

I:\2023\23009 - The Rock Commerce Center\CA00\Sheet Series\EC\The Rock\23009_Cover_Sheet.dwg tab: 1 OF 24 COVER SHEET Jun 18, 2024 - 1:13pm csolz

THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS

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.

PROJECT TEAM

OWNER / DEVELOPER

BASE CAMP, 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
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ARCHITECT

INTERGROUP ARCHITECTS
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CONTACT: BILL SMITH, AIA

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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.

DESIGN 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 PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS

11/09/23
MARK D. CEVAAL, P.E. #33123 DATE

OWNER/DEVELOPER'S STATEMENT

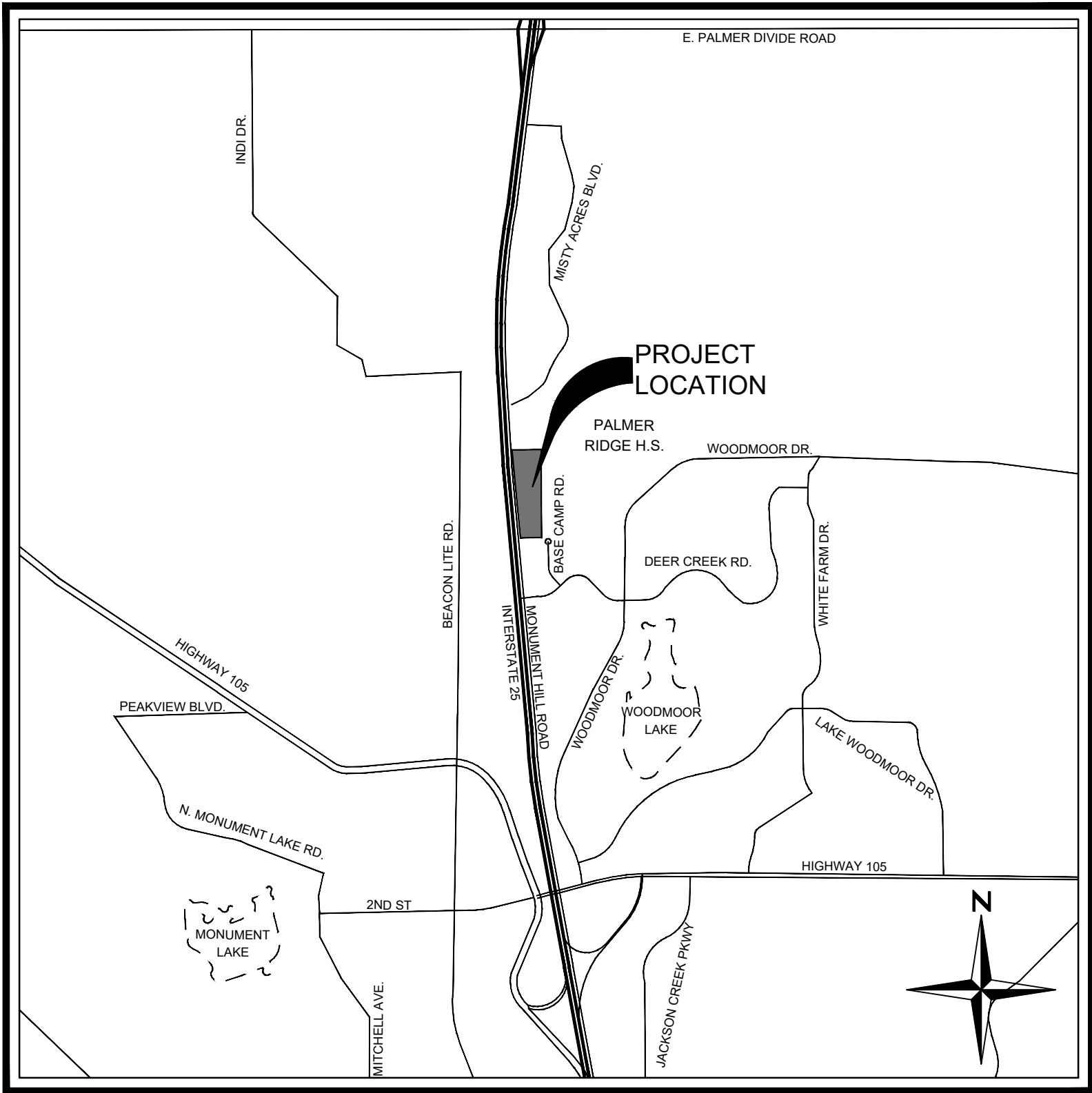
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

11/31/24
JEREMY RECORDS
BASE CAMP, LLC
1600 S. ALBON ST #200,
DENVER, CO 80222

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 WITH 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.
FIELD IN ACCORDANCE WITH REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSH PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR DATE



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.

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EC3.1	INITIAL EROSION CONTROL PLAN
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EC3.4	INTERIM EROSION CONTROL PLAN
EC3.5	FINAL EROSION CONTROL PLAN
EC3.6	FINAL EROSION CONTROL PLAN
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EC4.3	POND DETAILS

EL PASO COUTNY GRADING AND EROSION CONTROL PLAN NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURES(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND THE ECM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [GROUND ENGINEERING, 03-29-2023] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

15 Redland YEARS
WHERE GREAT PLACES BEGIN
720.283.6783
REDLAND.CO
Land Planning
Landscape Architecture
Civil Engineering
Construction Management



PROJECT NO.	23009	DATE	NO.	DATE	NO.	NOTES
1	1ST SUBMITTAL	07/28/2023	1			
2	2ND SUBMITTAL	10/20/2023	2			
3	3RD SUBMITTAL	11/17/2023	3			
4	4TH SUBMITTAL	12/15/2023	4			

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
COVER SHEET

SHEET

EC1.0

PCD FILE NO. PPR2329

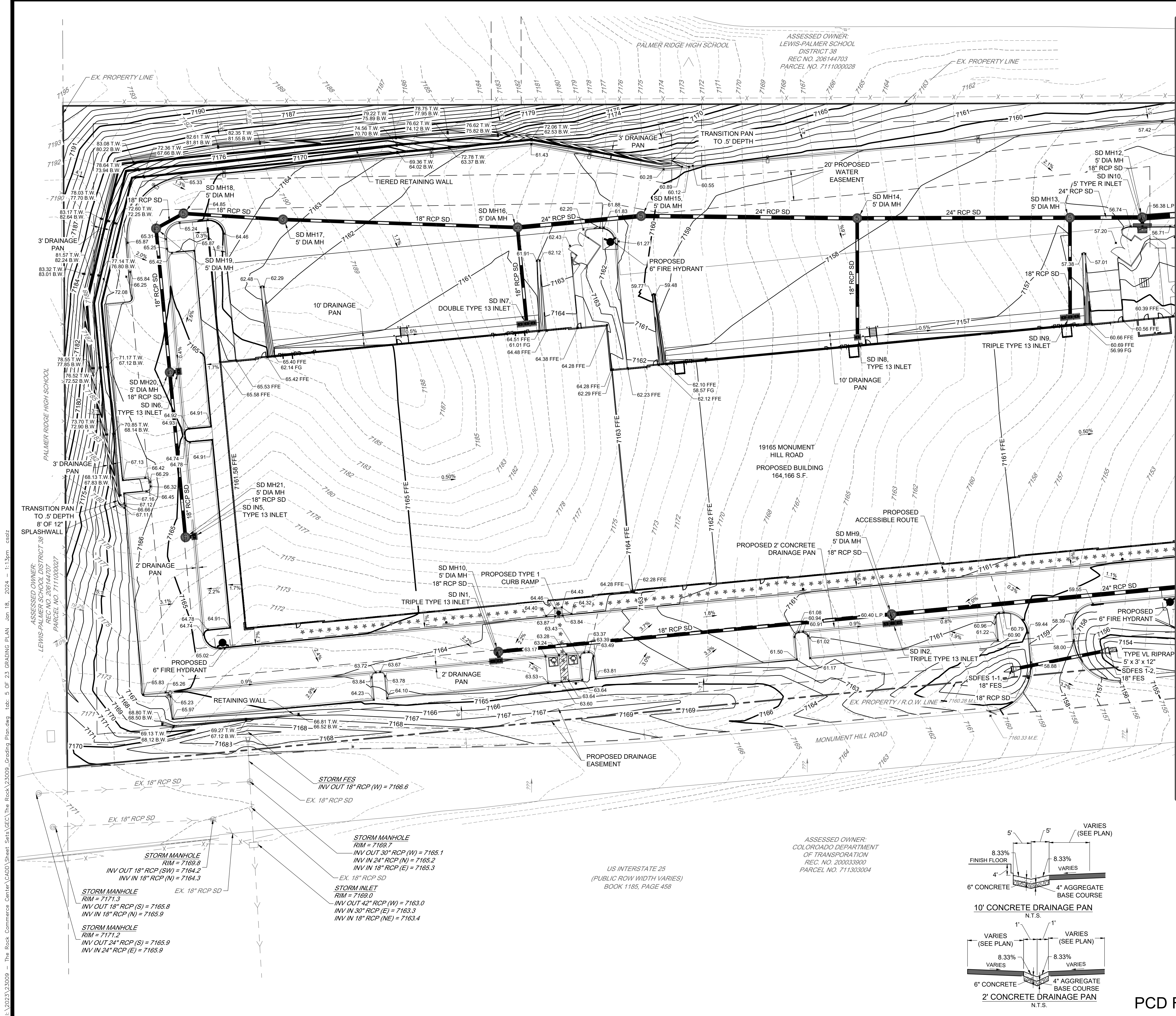
13. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (CALL 811 OR 1-800-922-1987). THE CONTRACTOR SHALL ALSO NOTIFY OTHER APPLICABLE UTILITY COMPANIES TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO

	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
	DEMOLITION

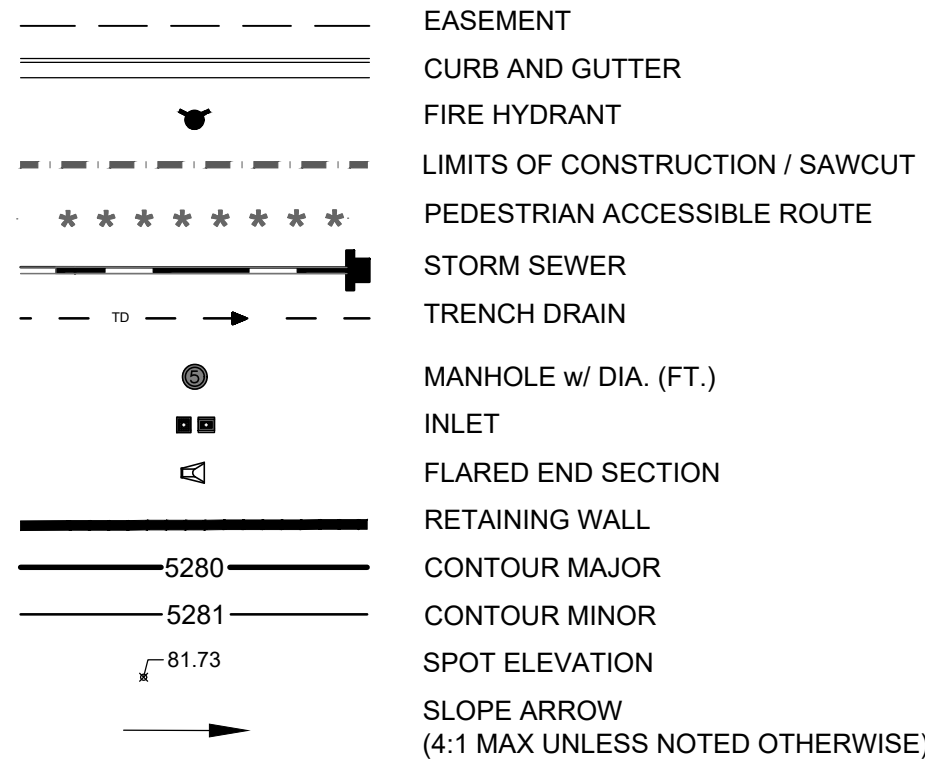
ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
B.O.P.	BOTTOM OF PIPE (ELEVATION)
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
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

[illegible][illegible]

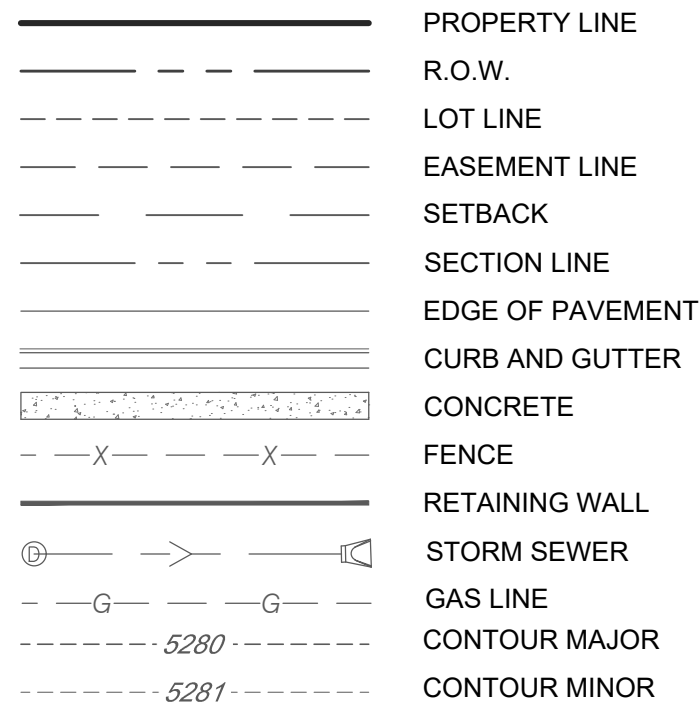
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PROPOSED LEGEND

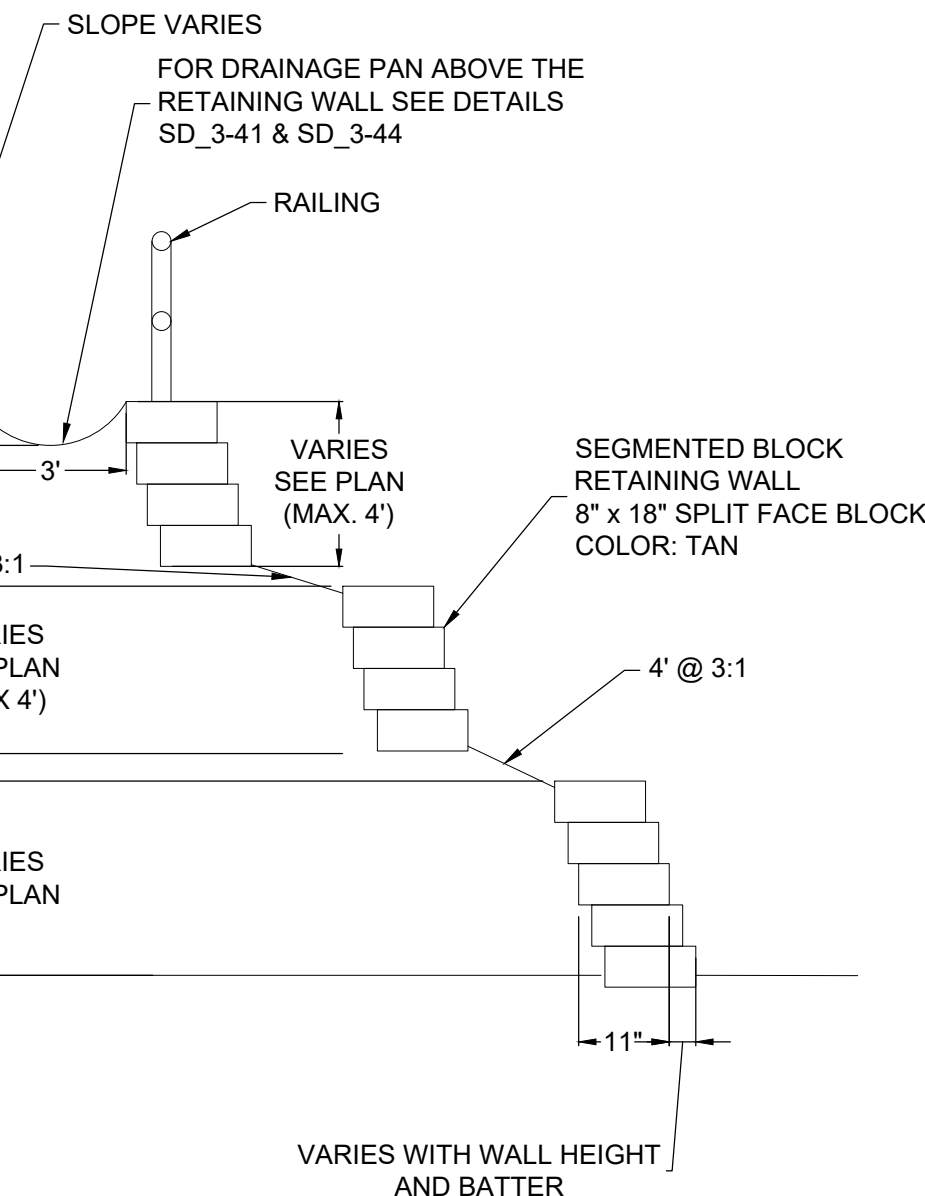


EXISTING LEGEND



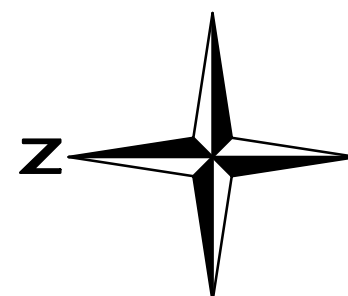
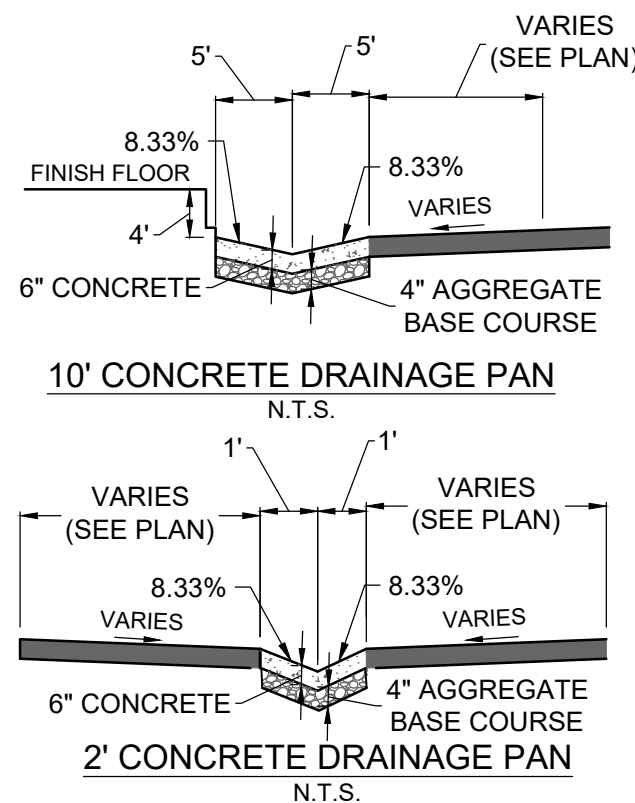
NOTE:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- REGIONAL BUILDING DEPARTMENT PERMIT REQUIRED FOR ALL RETAINING WALLS GREATER THAN OR EQUAL TO 4 FT IN HEIGHT.
- SEE SITE DEVELOPMENT PLAN FOR SCREENING WALL DETAILS BY ARCH.
- NO BATCH PLANTS WILL BE UTILIZED ONSITE.



TYPICAL MODULAR BLOCK WALL DETAIL
NOT TO SCALE

NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT



0 15 30 60
SCALE: 1" = 30'

15 Redland
YEARS WHERE GREAT PLACES BEGIN



PROJECT NO. 23009		DATE	NO.	NOTES
DATE	07/28/2023	1	1ST SUBMITTAL	
	10/20/2023	2	2ND SUBMITTAL	
	11/17/2023	3	3RD SUBMITTAL	
	12/15/2023	4	4TH SUBMITTAL	

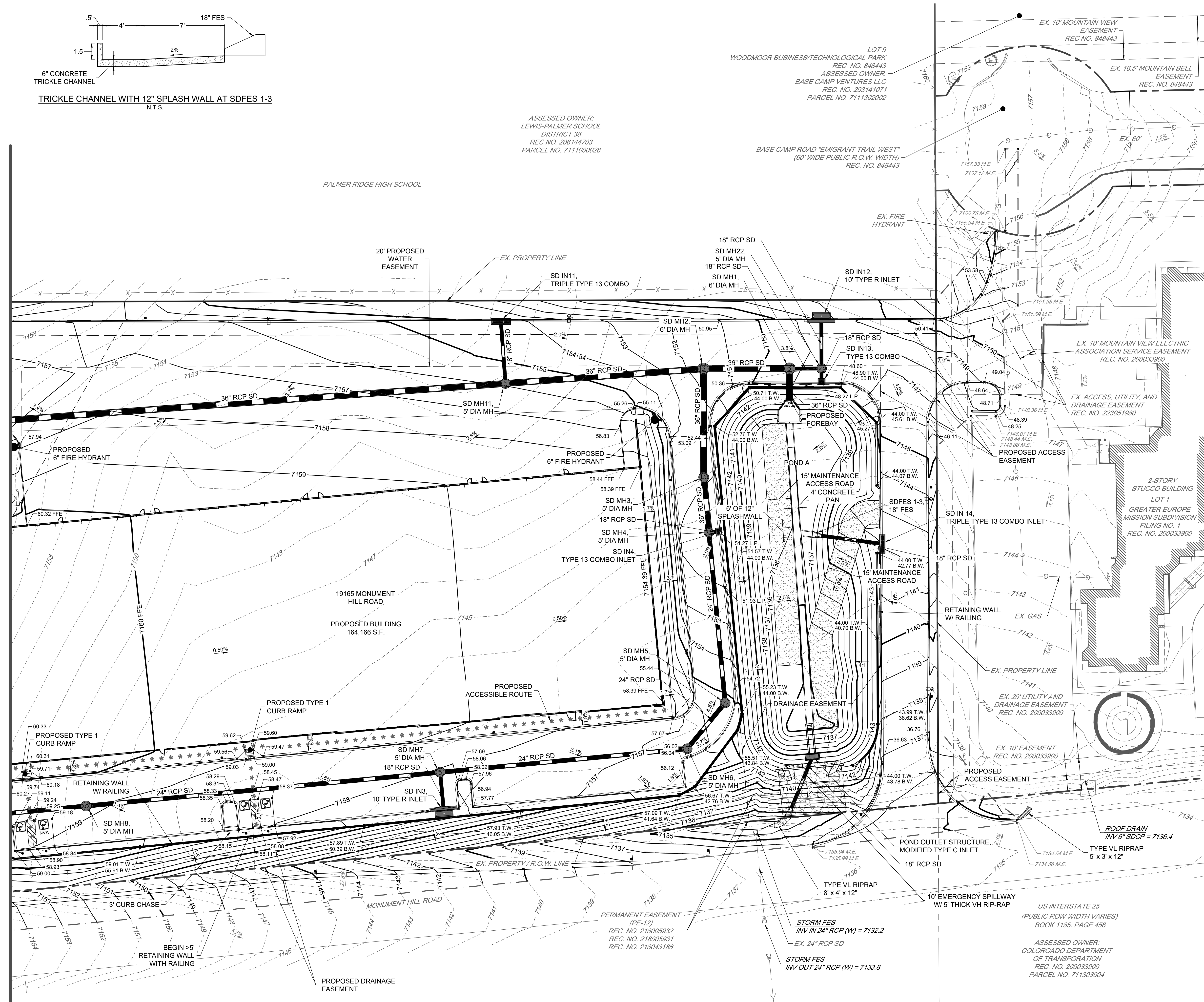
THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GRADING PLAN

SHEET
EC2.1

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MATCHLINE - SEE
SHEET NO. EC2.1



PROPOSED LEGEND

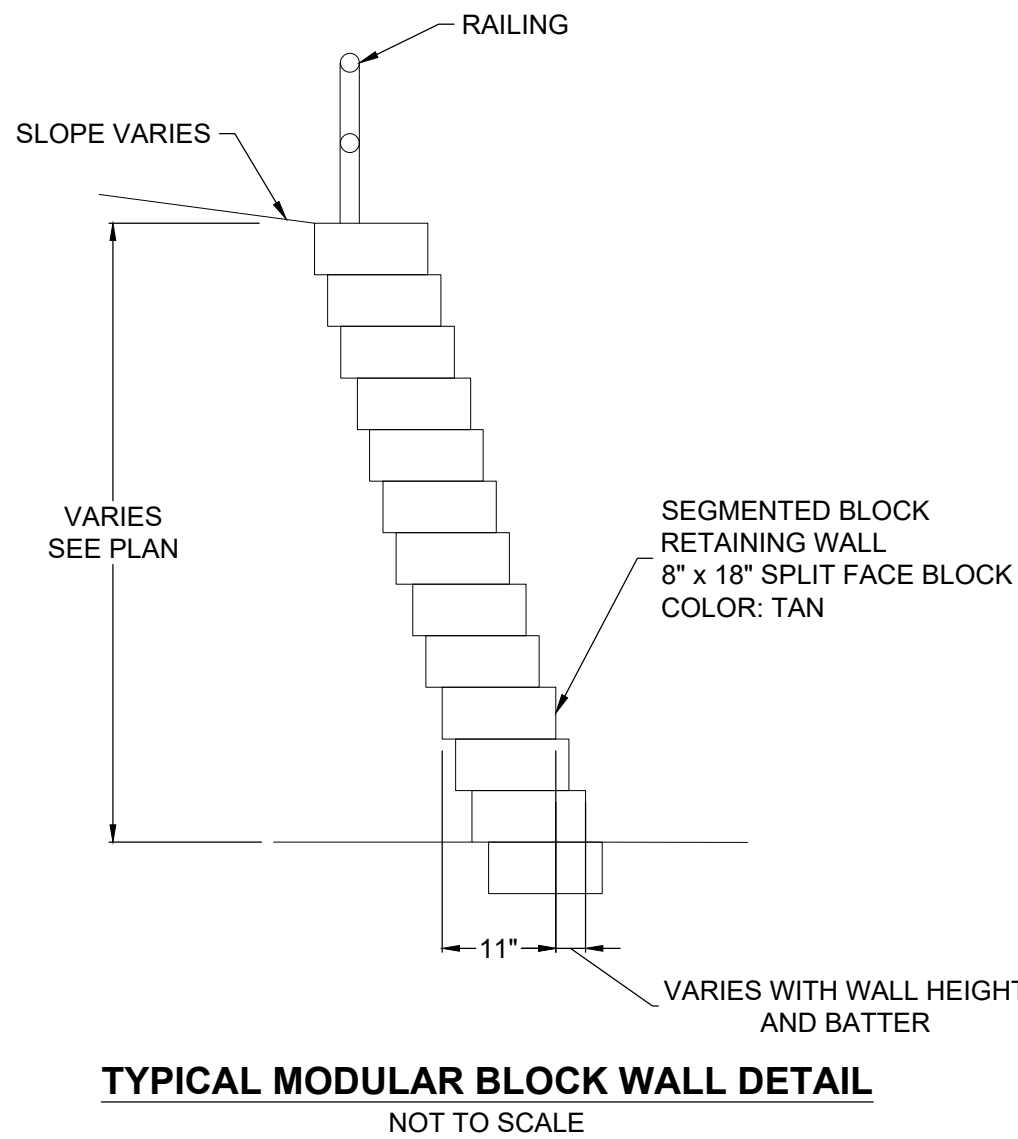
	EASEMENT
	CURB AND GUTTER
	FIRE HYDRANT
	LIMITS OF CONSTRUCTION / SAWCUT
	PEDESTRIAN ACCESSIBLE ROUTE
	STORM SEWER
	TRENCH DRAIN
	MANHOLE w/ DIA. (FT.)
	INLET
	FLARED END SECTION
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)

EXISTING LEGEND

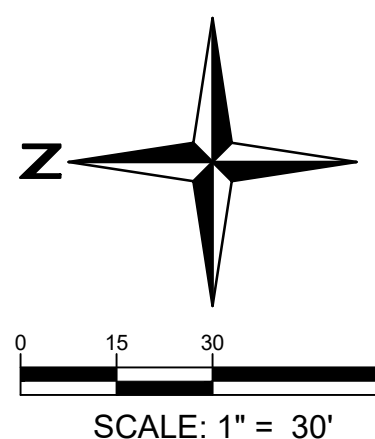
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SETBACK
	SECTION LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL
	STORM SEWER
	GAS LINE
	CONTOUR MAJOR
	CONTOUR MINOR

NOTE:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- REGIONAL BUILDING DEPARTMENT PERMIT REQUIRED FOR ALL RETAINING WALLS GREATER THAN OR EQUAL TO 4 FT IN HEIGHT.
- SEE SITE DEVELOPMENT PLAN FOR SCREENING WALL DETAILS BY ARCH.
- NO BATCH PLANTS WILL BE UTILIZED ONSITE.



NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT



PCD FILE NO. PPR2329

15 Redland
YEARS WHERE GREAT PLACES BEGIN

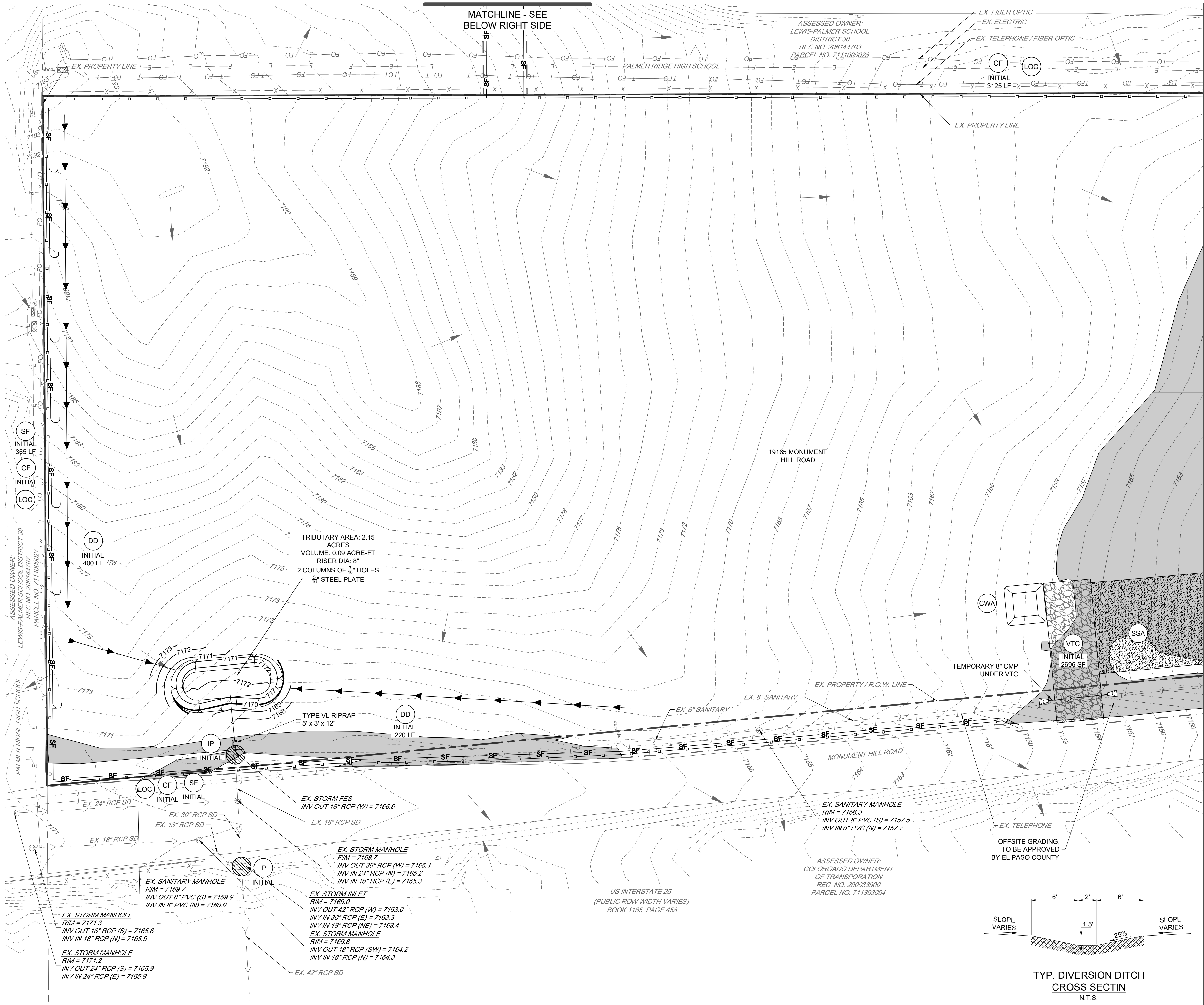


PROJECT NO.	23009	DATE	NO.	NOTES

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GRADING PLAN

SHEET
EC2.2

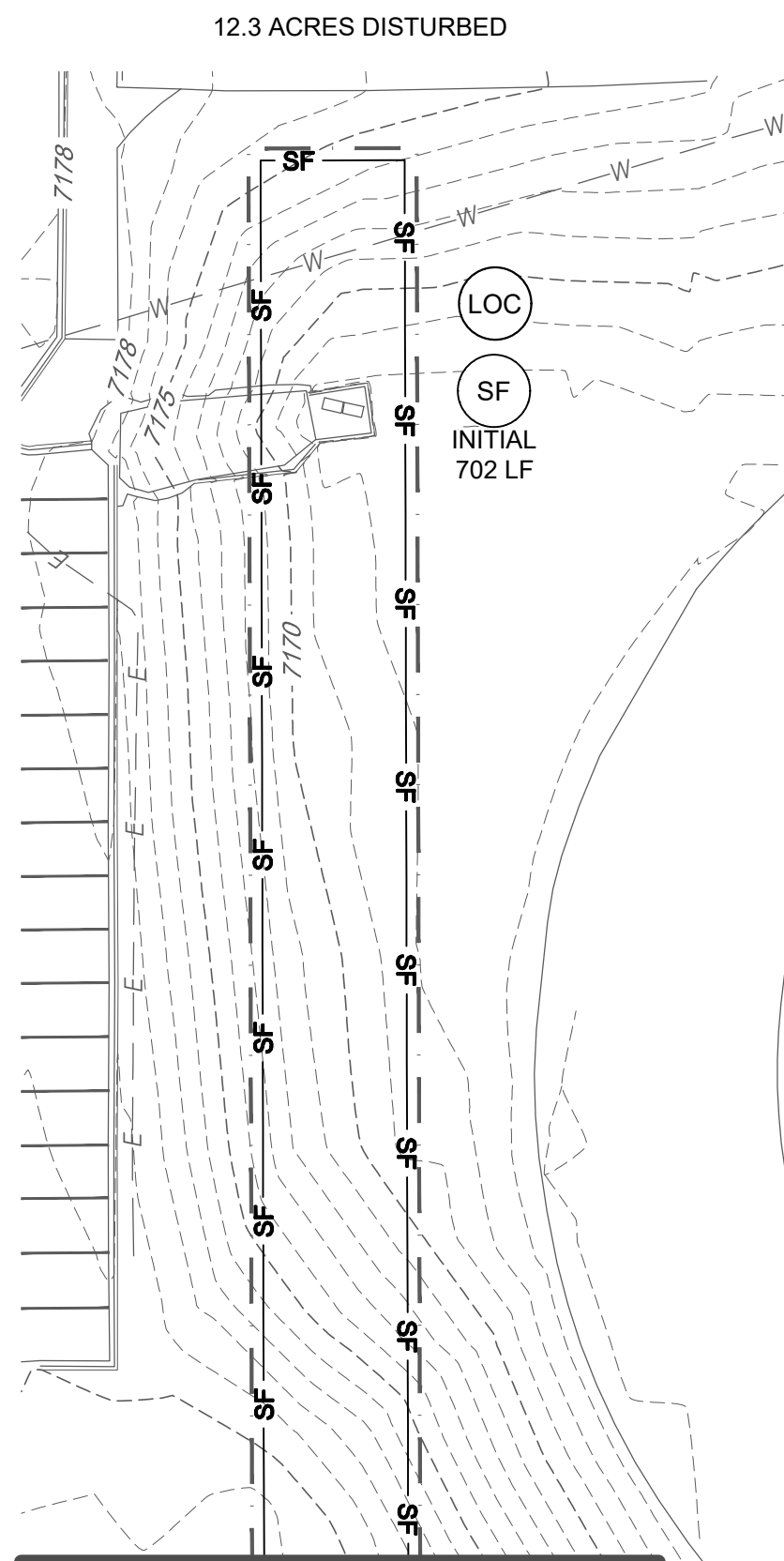
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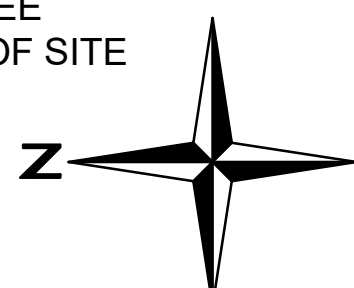
LEGEND

- 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
- SM SEEDING AND MULCHING
- REMOVE INDICATED BMP
- AREA OF CUT
- AREA OF FILL

MATCHLINE - SEE SHEET NO. EC3.2



MATCHLINE - SEE ABOVE EAST SIDE OF SITE



0 15 30 60
SCALE: 1" = 30'

NOTE: THERE IS NO NOTABLE VEGETATION ONSITE, THERE IS ONLY A HANDFUL OF SMALL TREES ONSITE AND ALL EXISTING VEGETATION GROUND COVER WILL BE DISTURBED.

PCD FILE NO. PPR2329

THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS
INITIAL EROSION CONTROL PLAN

SHEET

EC3.1

15 YEARS
WHERE GREAT PLACES BEGIN



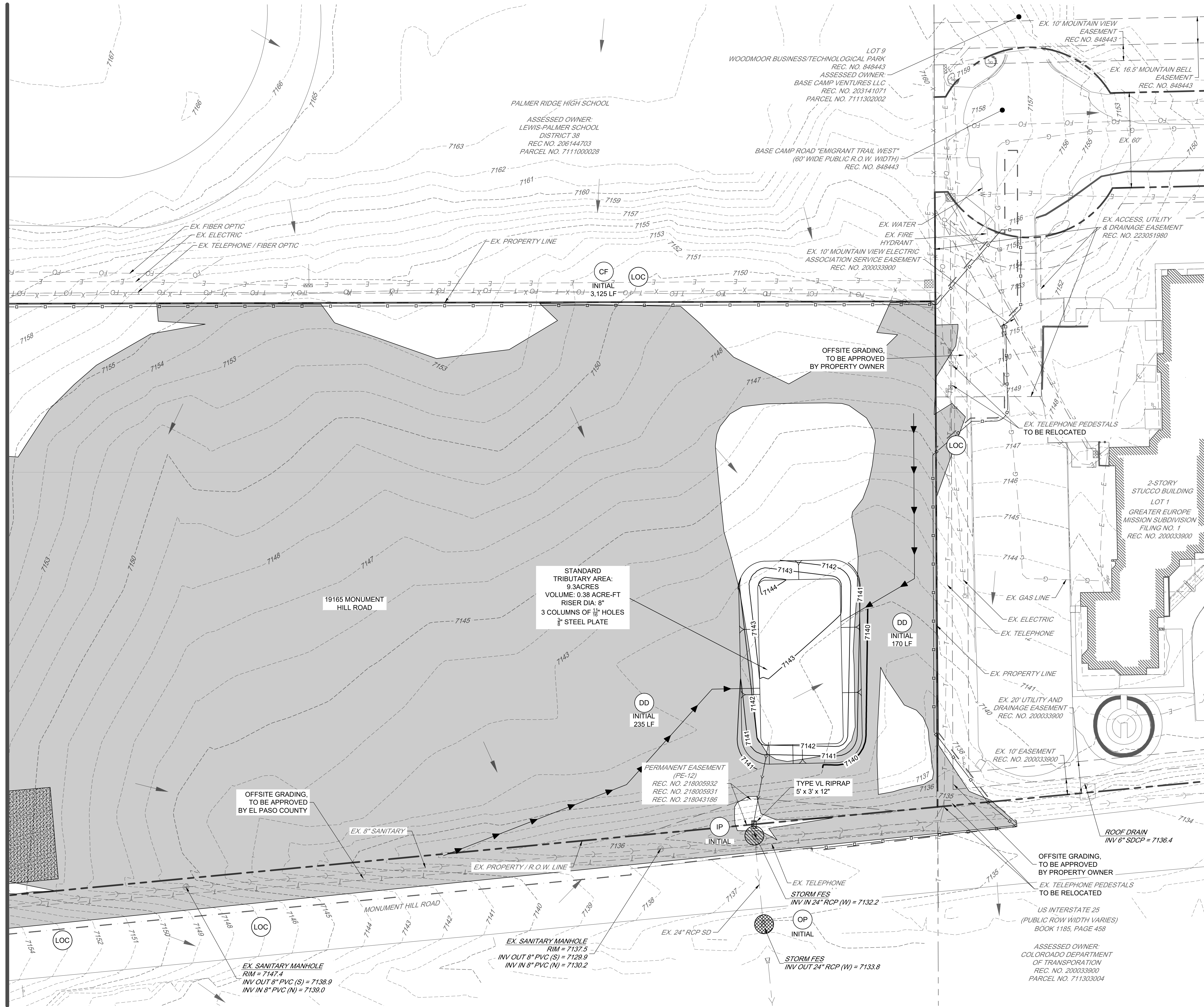
PROJECT NO.	23009	DATE	NO.	NOTES
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

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Land Planning
Landscape Architecture
Civil Engineering
Construction Management

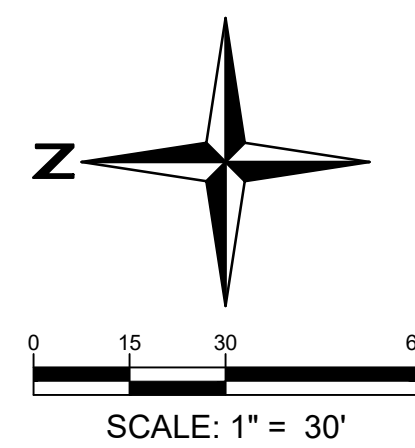
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MATCHLINE - SEE SHEET NO. EC3.1



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
	(SM)	SEEDING AND MULCHING
		REMOVE INDICATED BMP
		AREA OF CUT
		AREA OF FILL
12.3 ACRES DISTURBED		
TYP. DIVERSION DITCH CROSS SECTION N.T.S.		



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15 Redland
YEARS
WHERE GREAT PLACES BEGIN

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• Construction Management

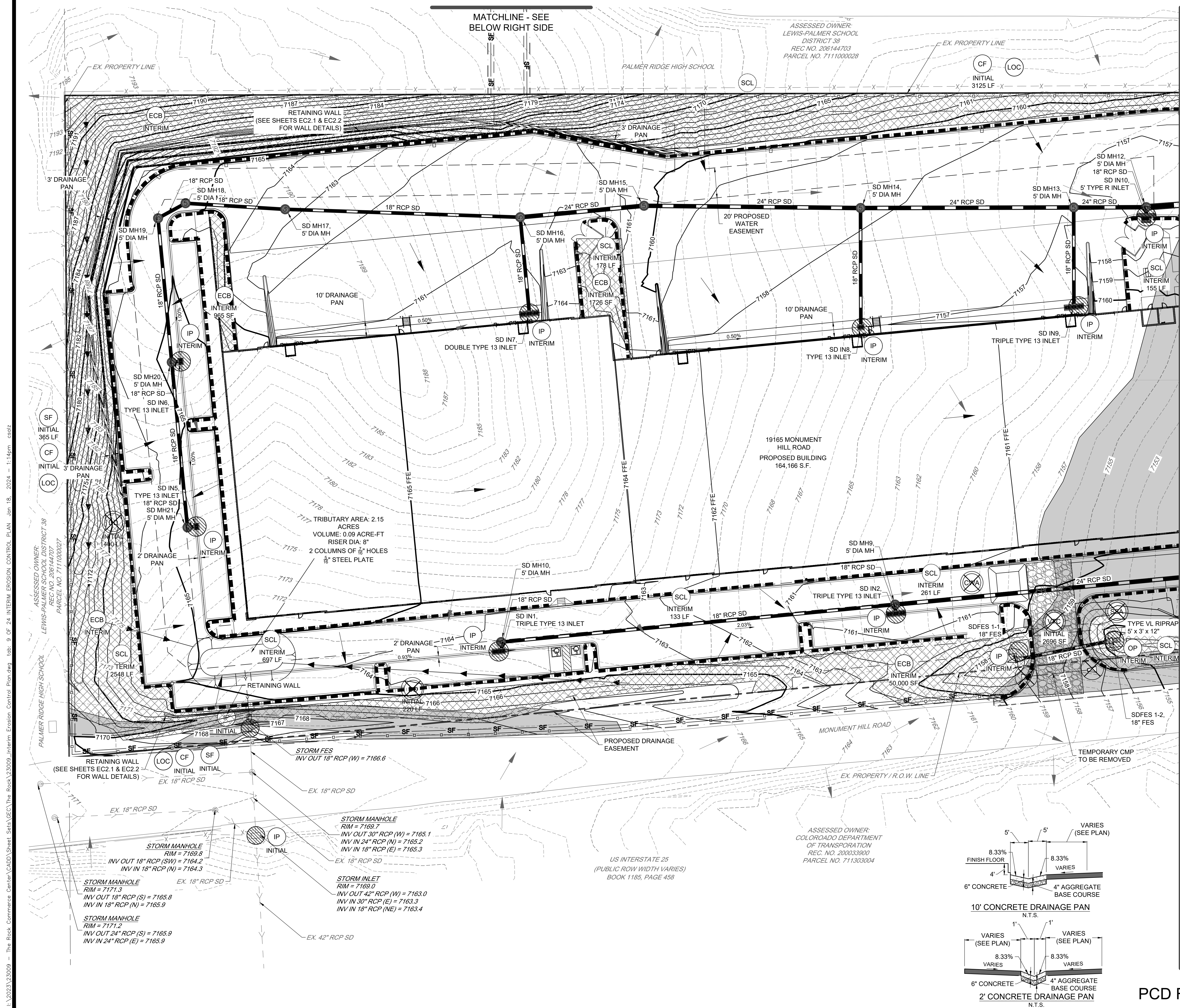


PROJECT NO. 23009		NOTES	
DATE	NO.	DATE	NO.
07/28/2023	1	1ST SUBMITTAL	
10/20/2023	2	2ND SUBMITTAL	
11/17/2023	3	3RD SUBMITTAL	
12/15/2023	4	4TH SUBMITTAL	

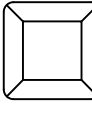
THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS

INITIAL EROSION CONTROL PLAN




LEGEND




CWA

CONCRETE WASHOUT AREA




CF

CONSTRUCTION FENCE




DD

DIVERSION DITCH



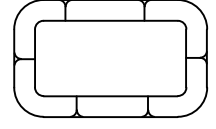
IP

INLET PROTECTION



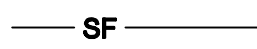
OP

OUTLET PROTECTION




SB

SEDIMENT BASIN




SF

SILT FENCE



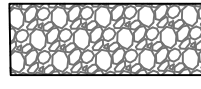
SCL

SEDIMENT CONTROL LOG




SSA

STABILIZED STAGING AREA




VTC

VEHICLE TRACKING CONTROL




ECB

EROSION CONTROL BLANKET



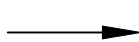
LOC

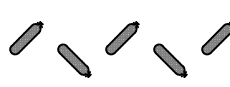
LIMITS OF CONSTRUCTION



ST

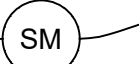
SEDIMENT TRAP

FLOW ARROW



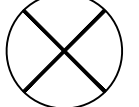
CS

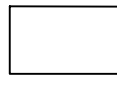
CURB SOCK




SM

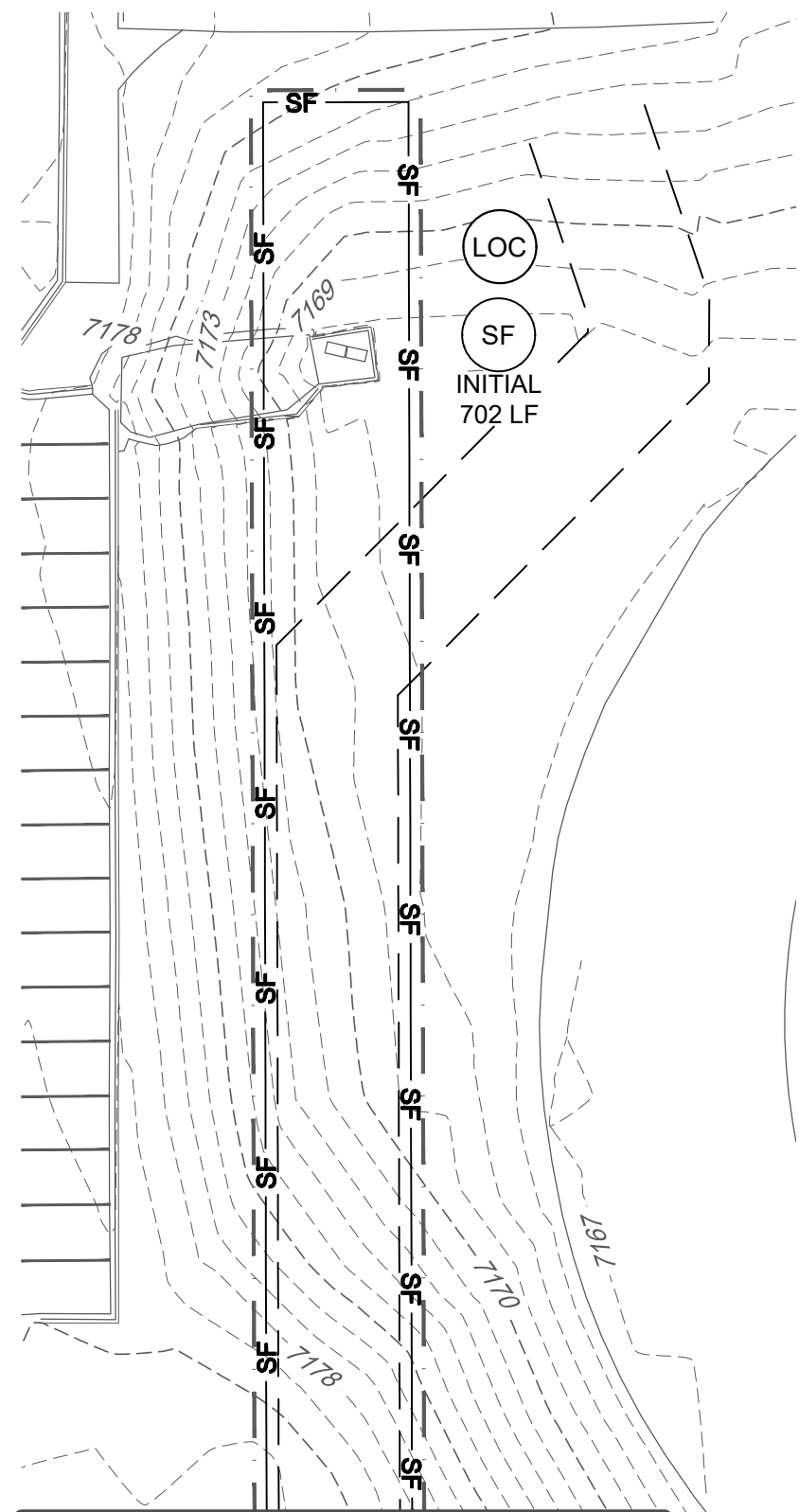
SEEDING AND MULCHING

REMOVE INDICATED BMP

AREA OF CUT


AREA OF FILL

MATCHLINE - SEE SHEET NO. EC3.4




MATCHLINE - SEE ABOVE EAST SIDE OF SITE

N



0153060



SCALE: 1" = 30'

15 YEARS


WHERE GREAT PLACES BEGIN

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CONSTRUCTION MANAGEMENT



PROJECT NO.	23009	DATE	NO.	NOTES
DATE	NO.	NOTES		
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS

INTERIM EROSION CONTROL PLAN

SHEET

EC3.3

[illegible]

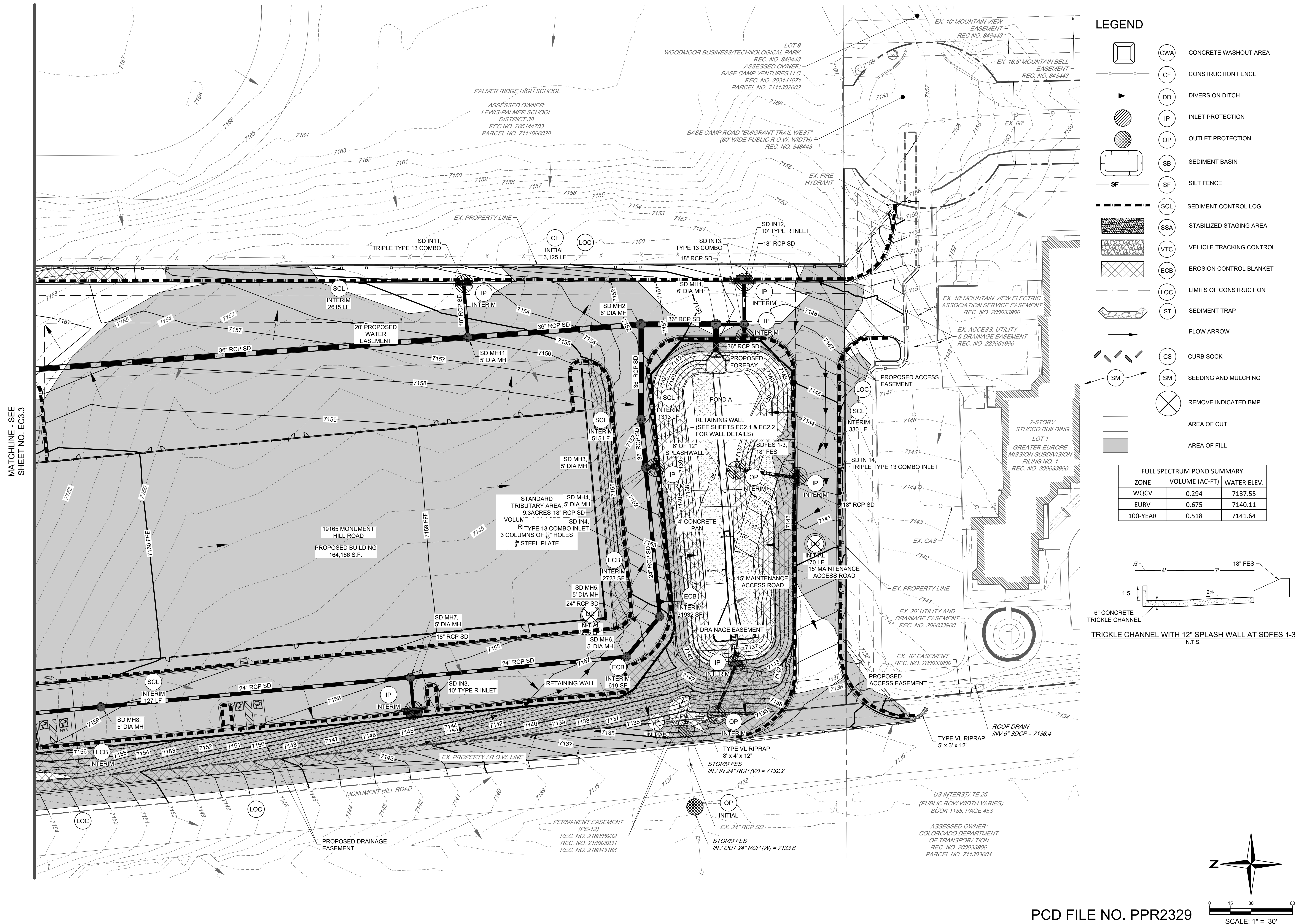
THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS

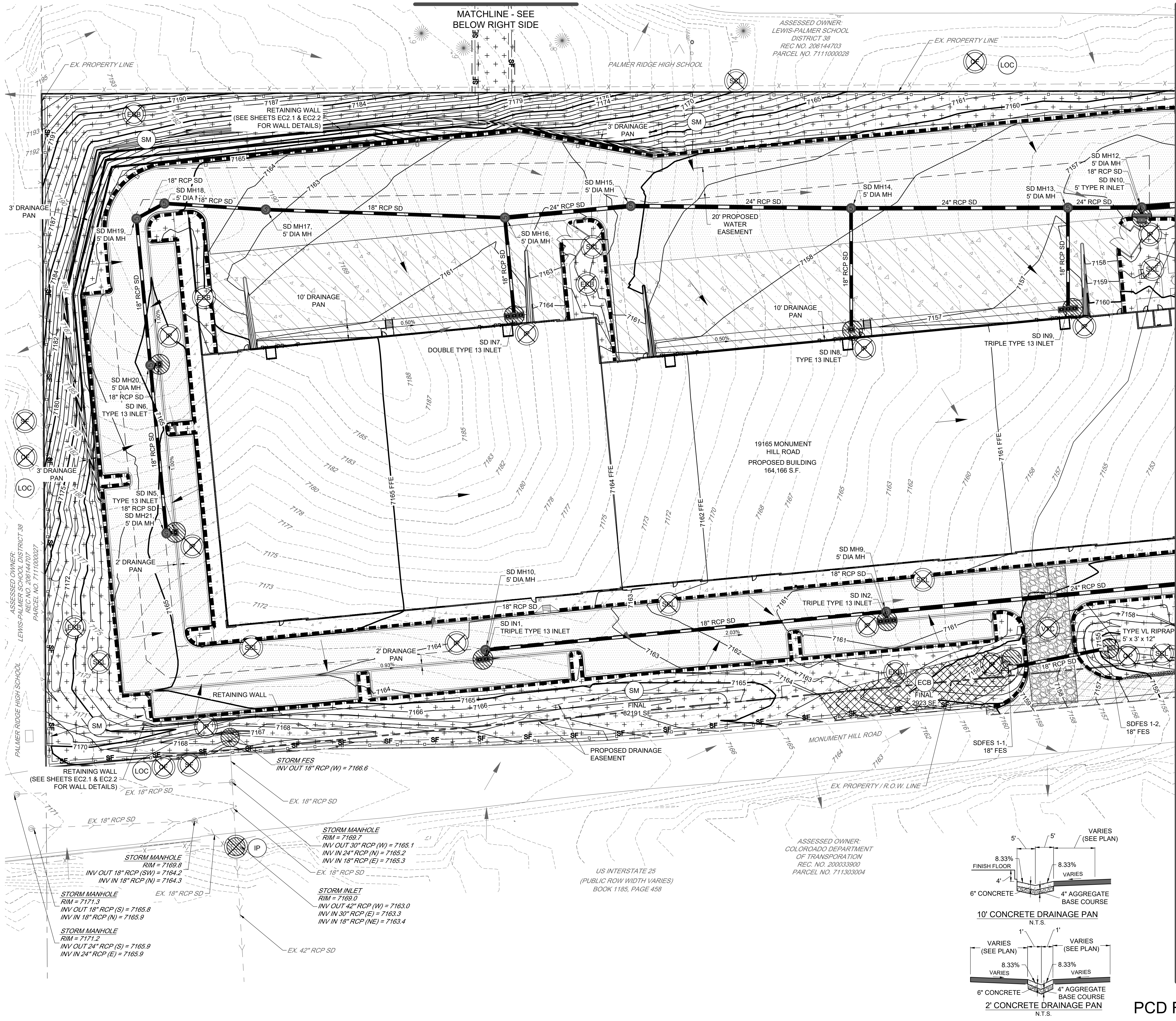
INTERIM EROSION CONTROL PLAN

SHEET

EC3.4



I:\2023\23009 - The Rock Commerce Center\CAD\Sheet Sets\EC3\The Rock 23009_Final Erosion Control Plan.dwg tab: 9 OF 24 FINAL EROSION CONTROL PLAN Jan 18, 2024 - 1:15pm csa/z

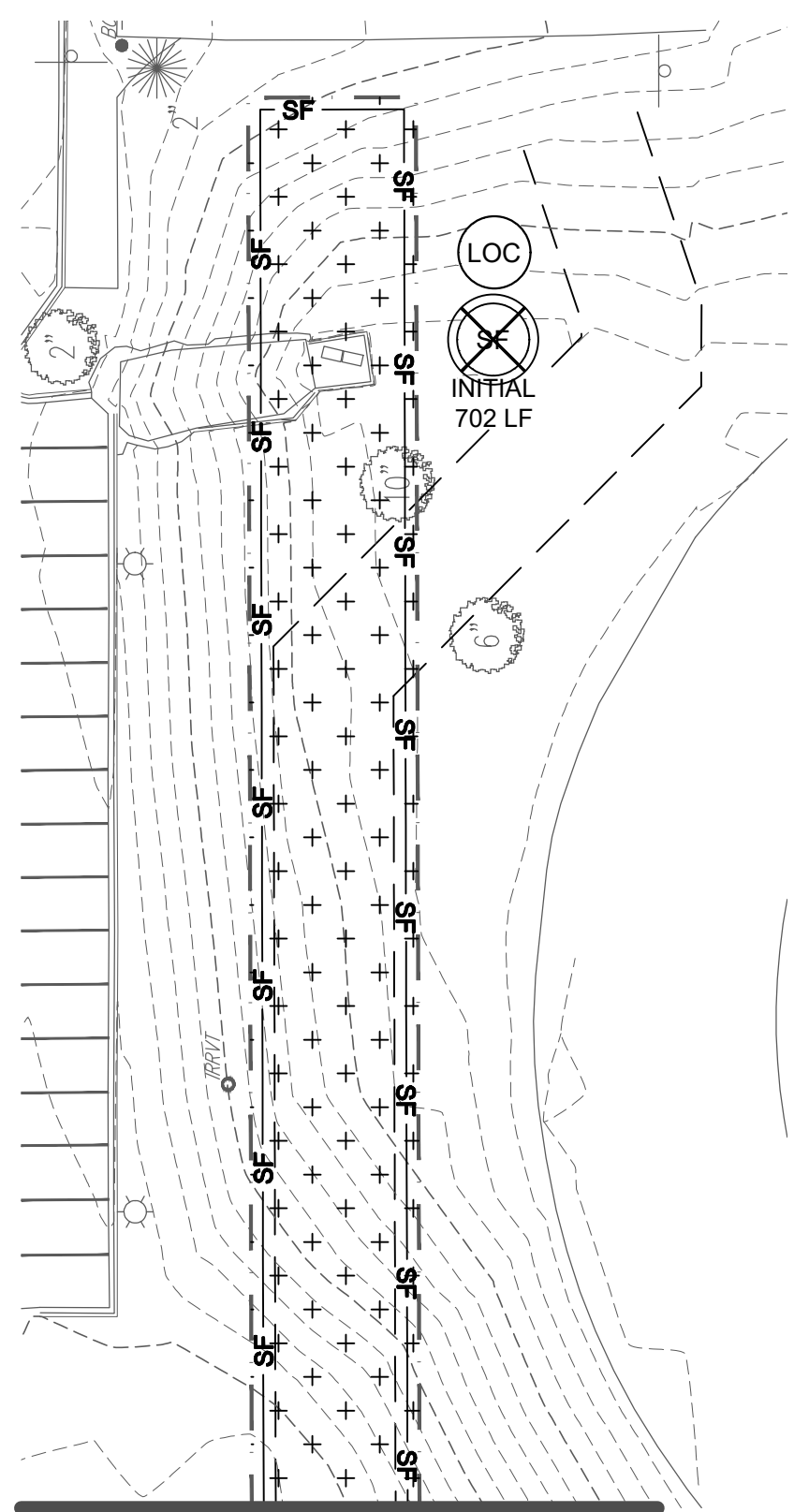


LEGEND

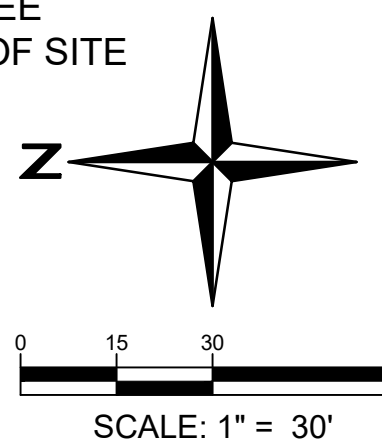
- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- DD DIVERSION DITCH
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- SB SEDIMENT BASIN
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- ECB EROSION CONTROL BLANKET
- LOC LIMITS OF CONSTRUCTION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

SEEDING AND MULCHING = 124,089 SF
PERMANENT EROSION CONTROL BLANKET = 16,058 SF

MATCHLINE - SEE SHEET NO. EC3.6



MATCHLINE - SEE ABOVE EAST SIDE OF SITE



PCD FILE NO. PPR2329

15 Redland
YEARS WHERE GREAT PLACES BEGIN



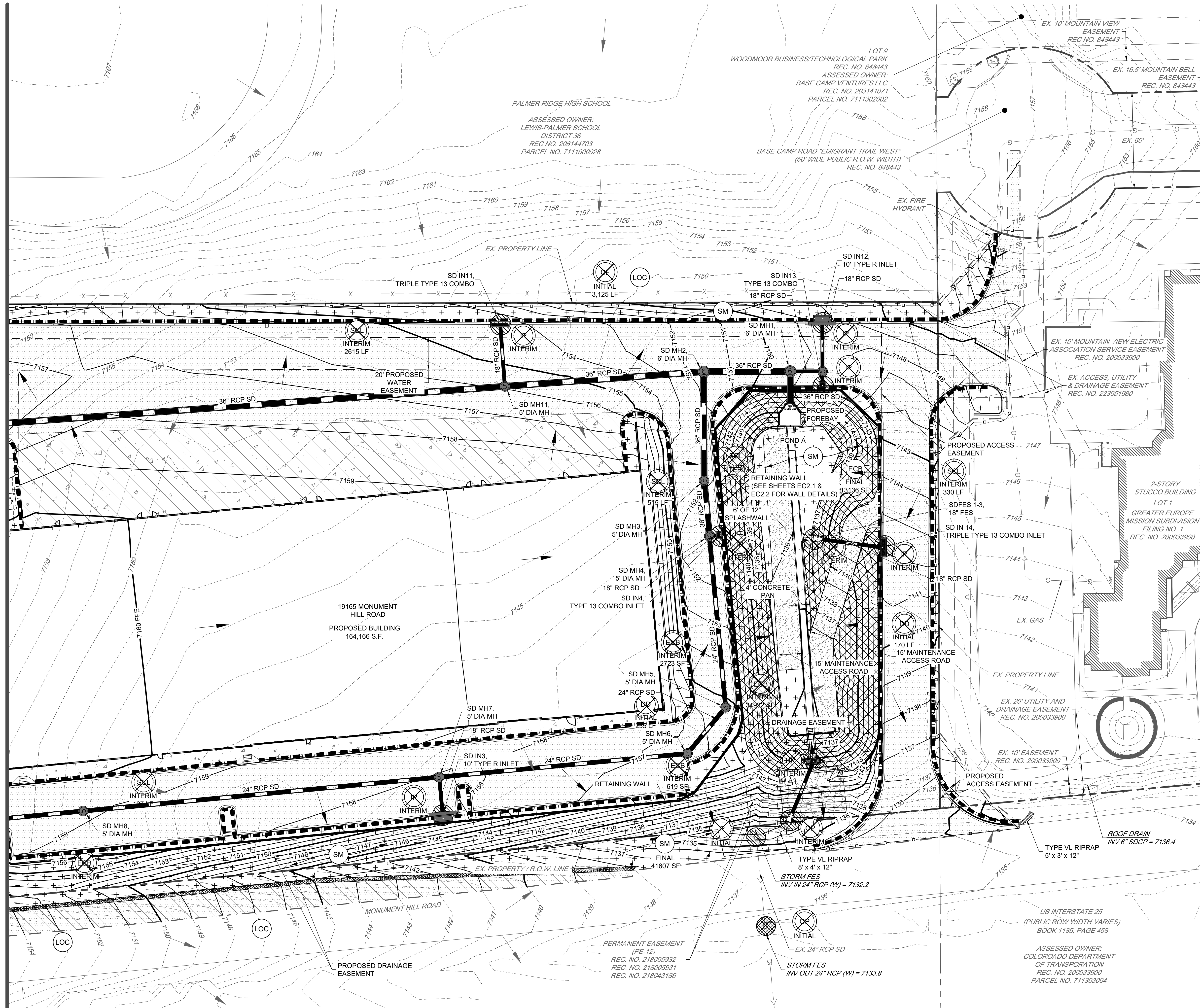
PROJECT NO.	23009	DATE	NO.	NOTES
DATE	NO.	NOTES		
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
FINAL EROSION CONTROL PLAN

SHEET
EC3.5

I:\2023\23009 - The Rock Commerce Center\CA00 Sheet Set\EC3 The Rock\23009_Final Erosion Control Plan.dwg tab: 10 OF 24 FINAL EROSION CONTROL PLAN Jan 18, 2024 - 1:15pm csolz

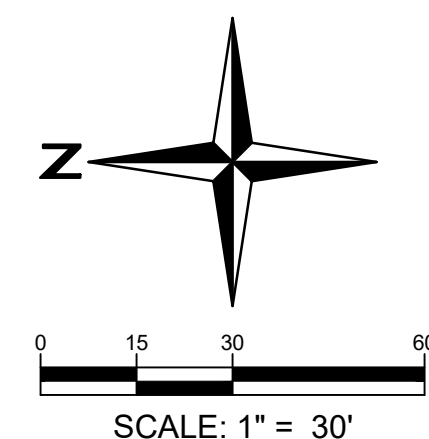
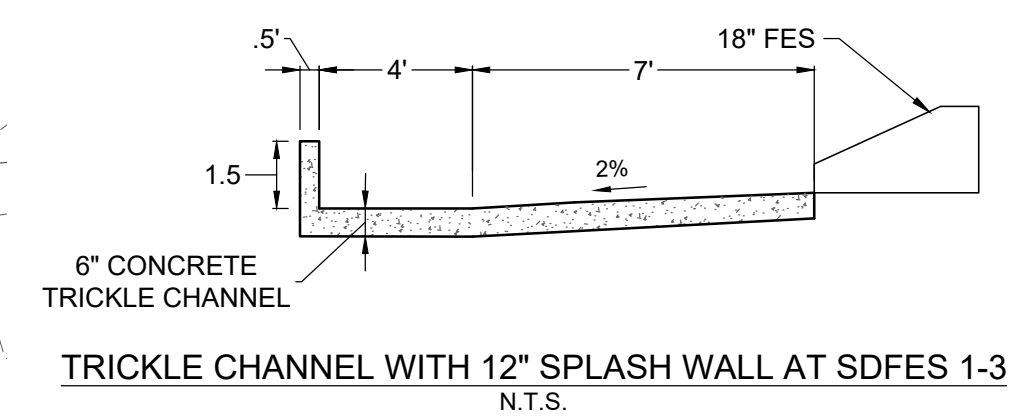
MATCHLINE - SEE
SHEET NO EC3.5



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 |
| | SM | SEEDING AND MULCHING |
| | | REMOVE INDICATED BMP |

FULL SPECTRUM POND SUMMARY		
ZONE	VOLUME (AC-FT)	WATER ELEV.
WQCV	0.294	7137.55
EURV	0.675	7140.11
100-YEAR	0.518	7141.64



PCD FILE NO. PPR2329

THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS

FINAL EROSION CONTROL PLAN

SHEET

EC3.6

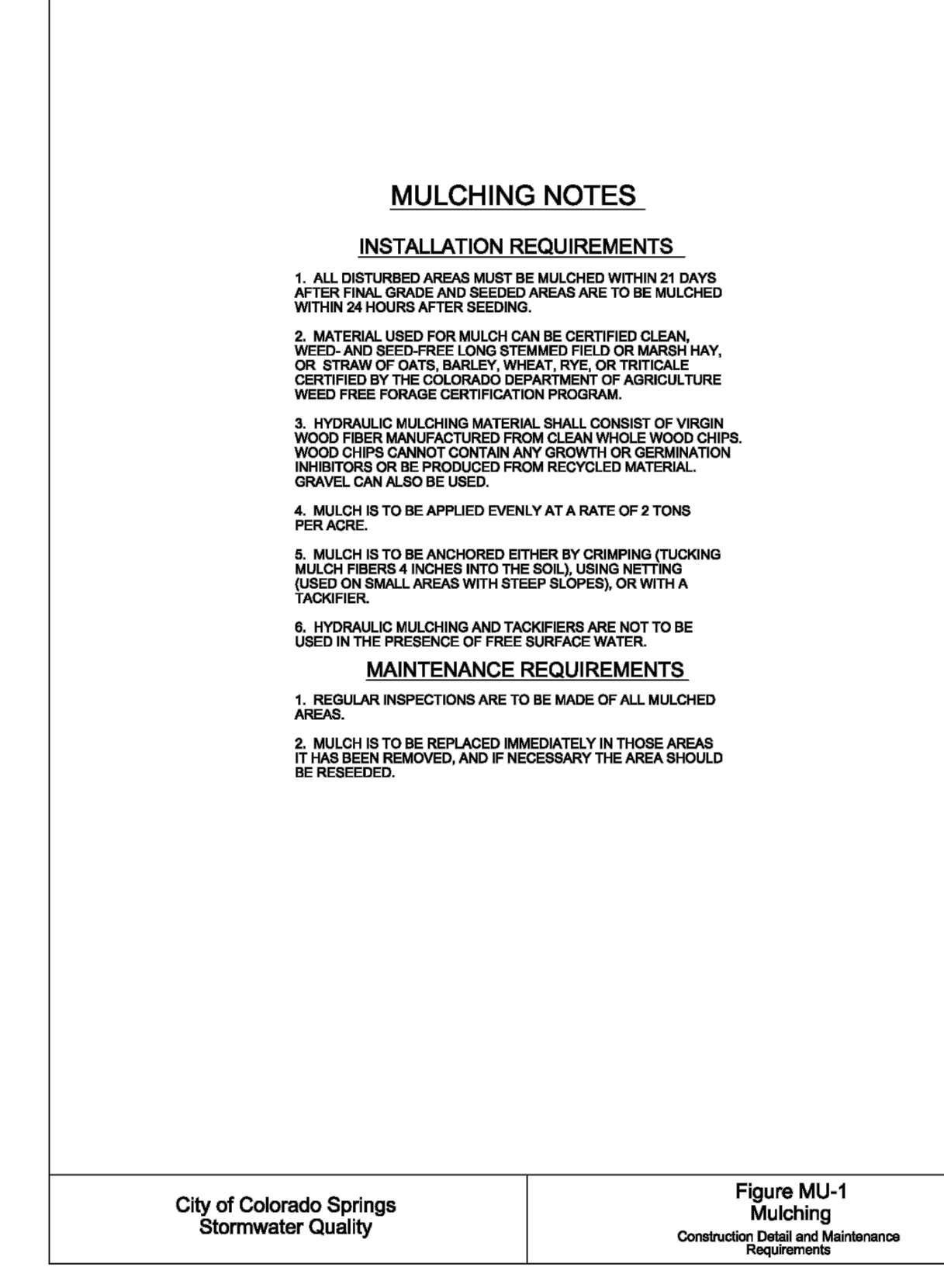
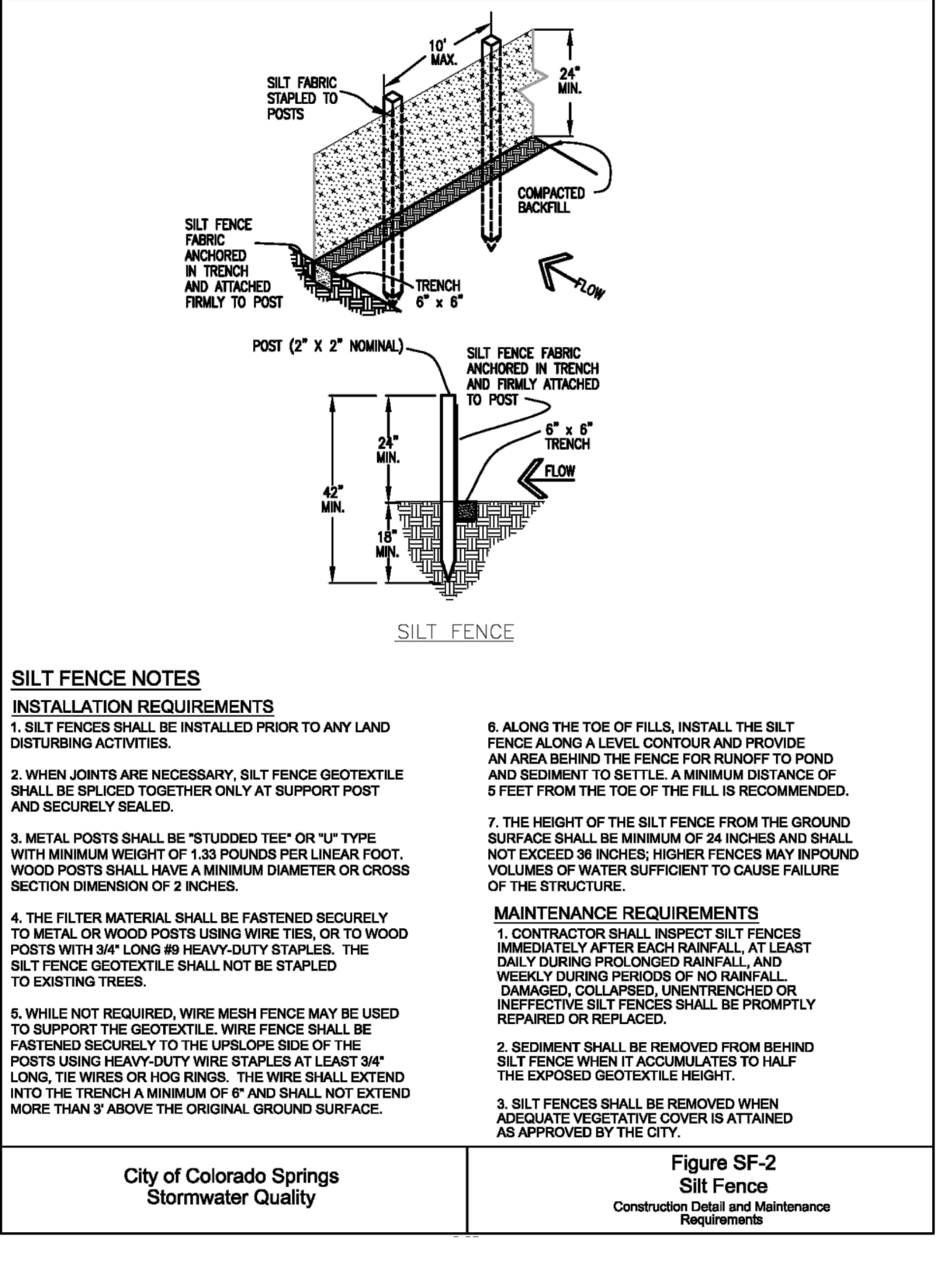
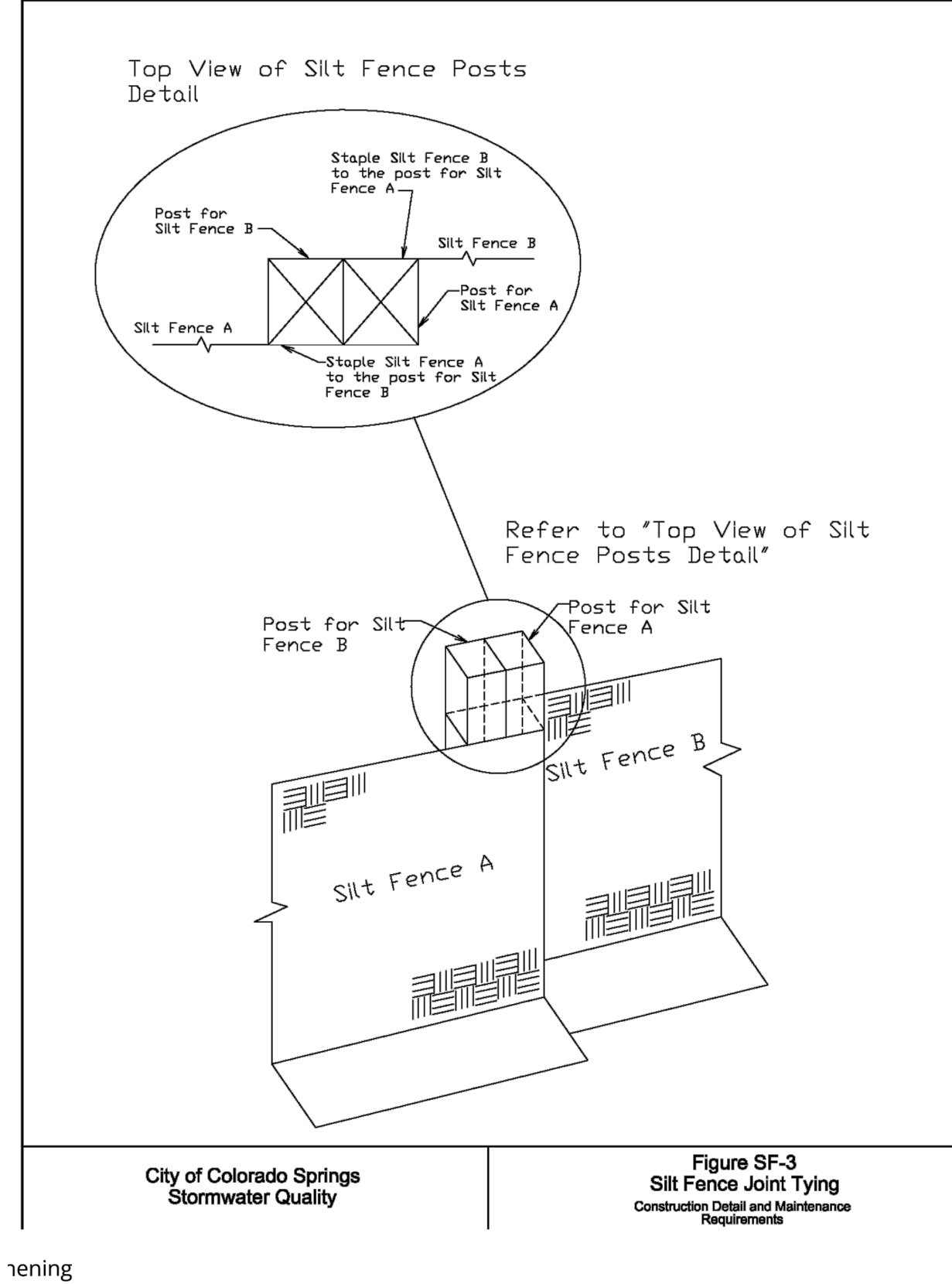
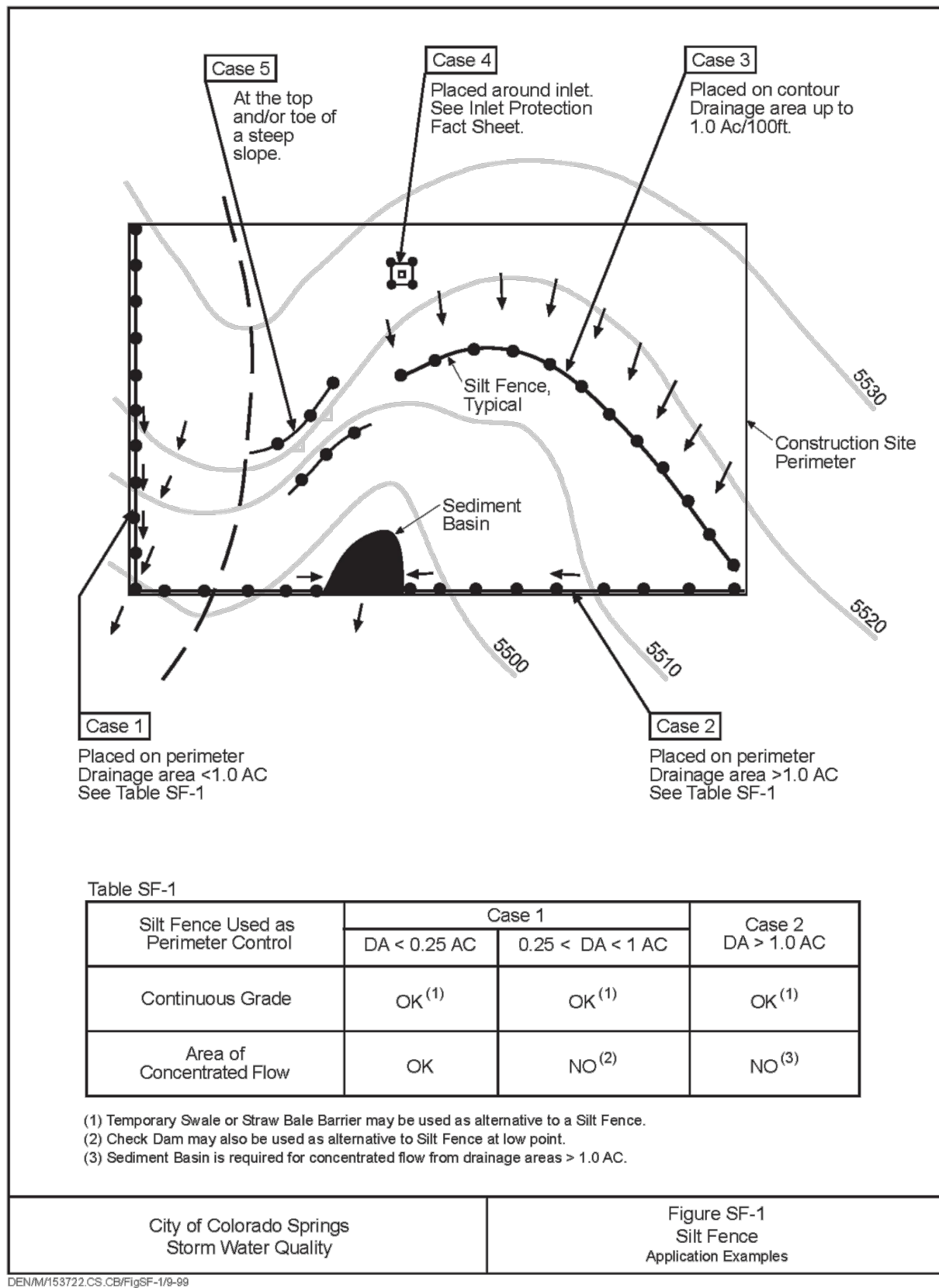
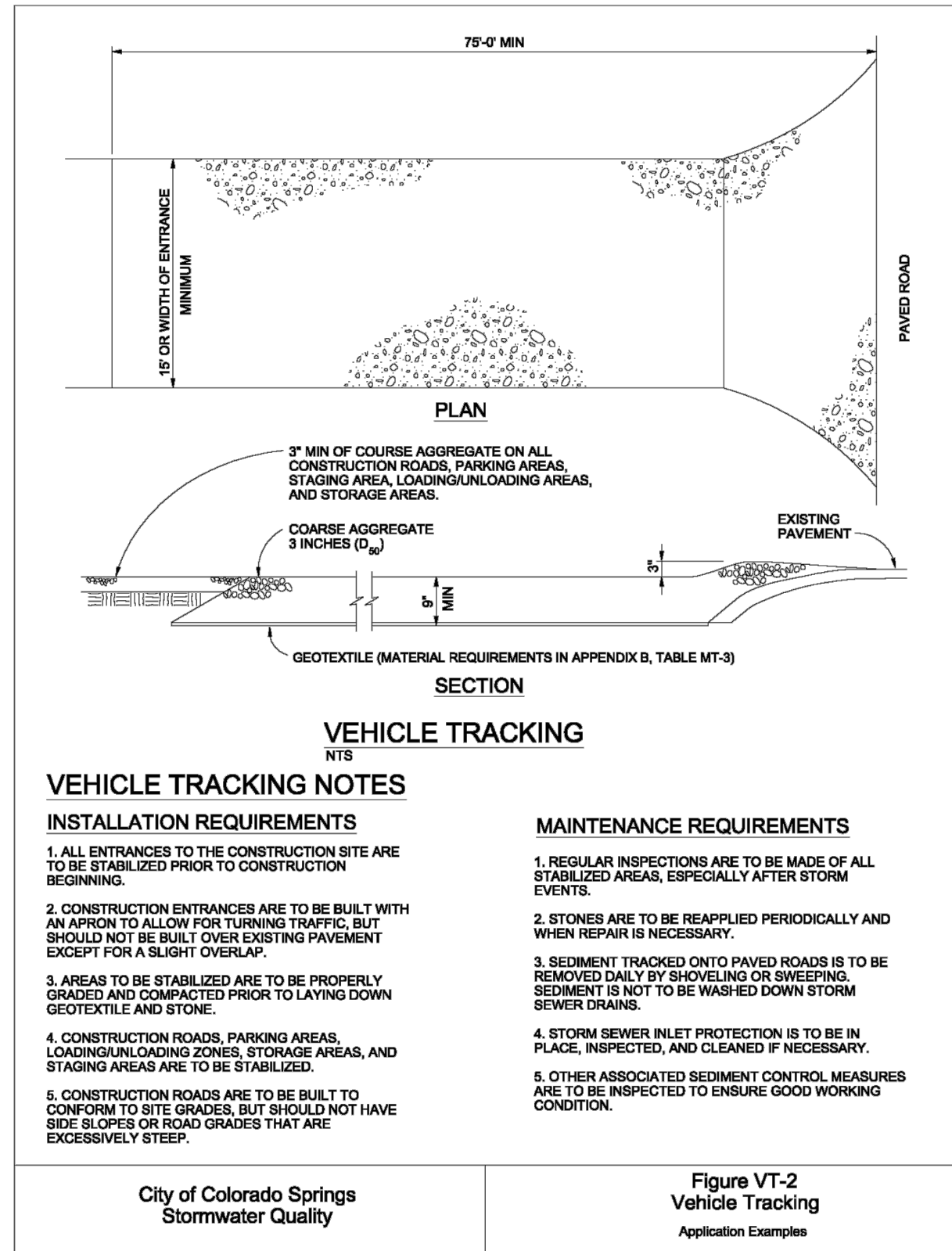
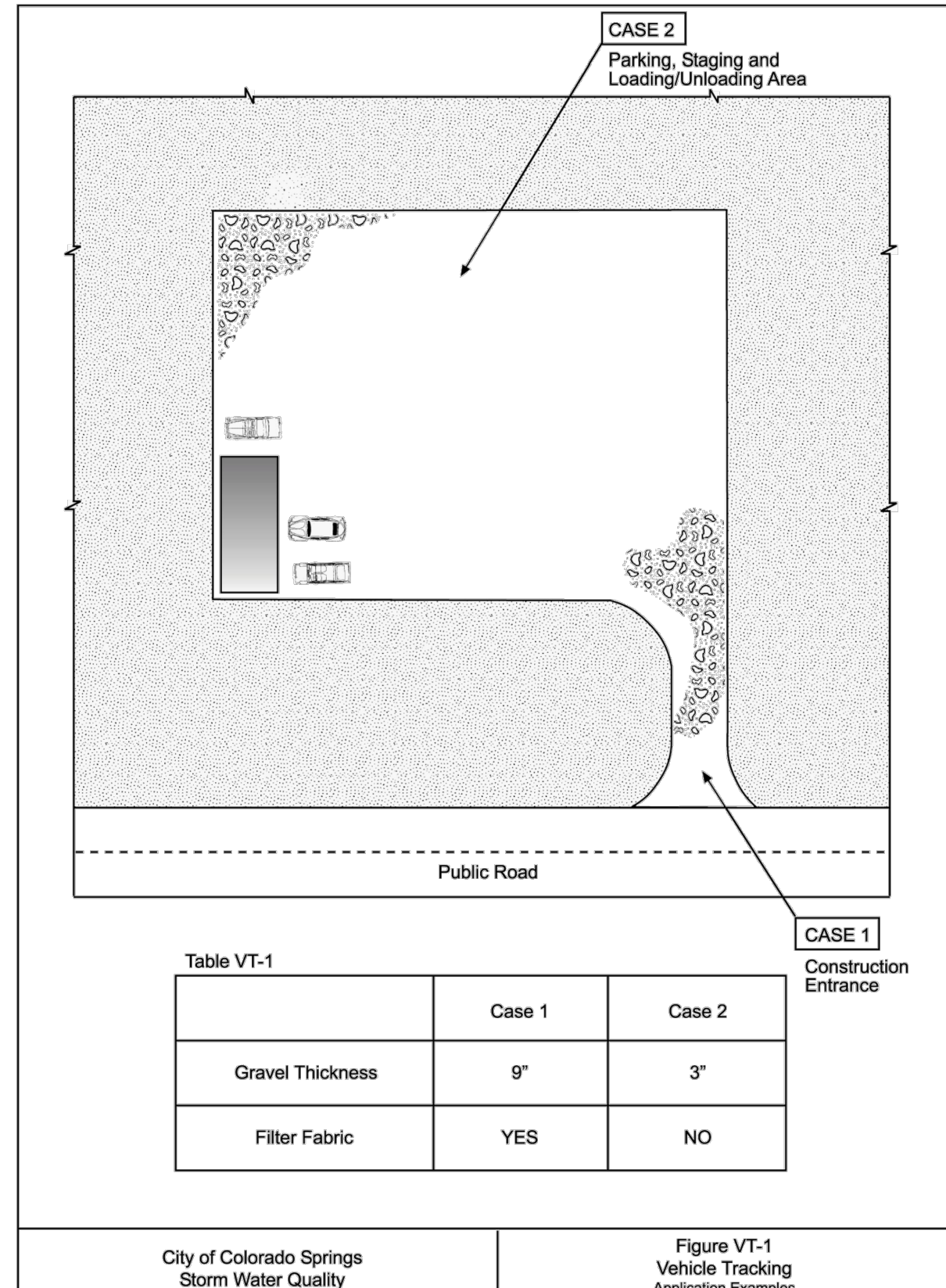
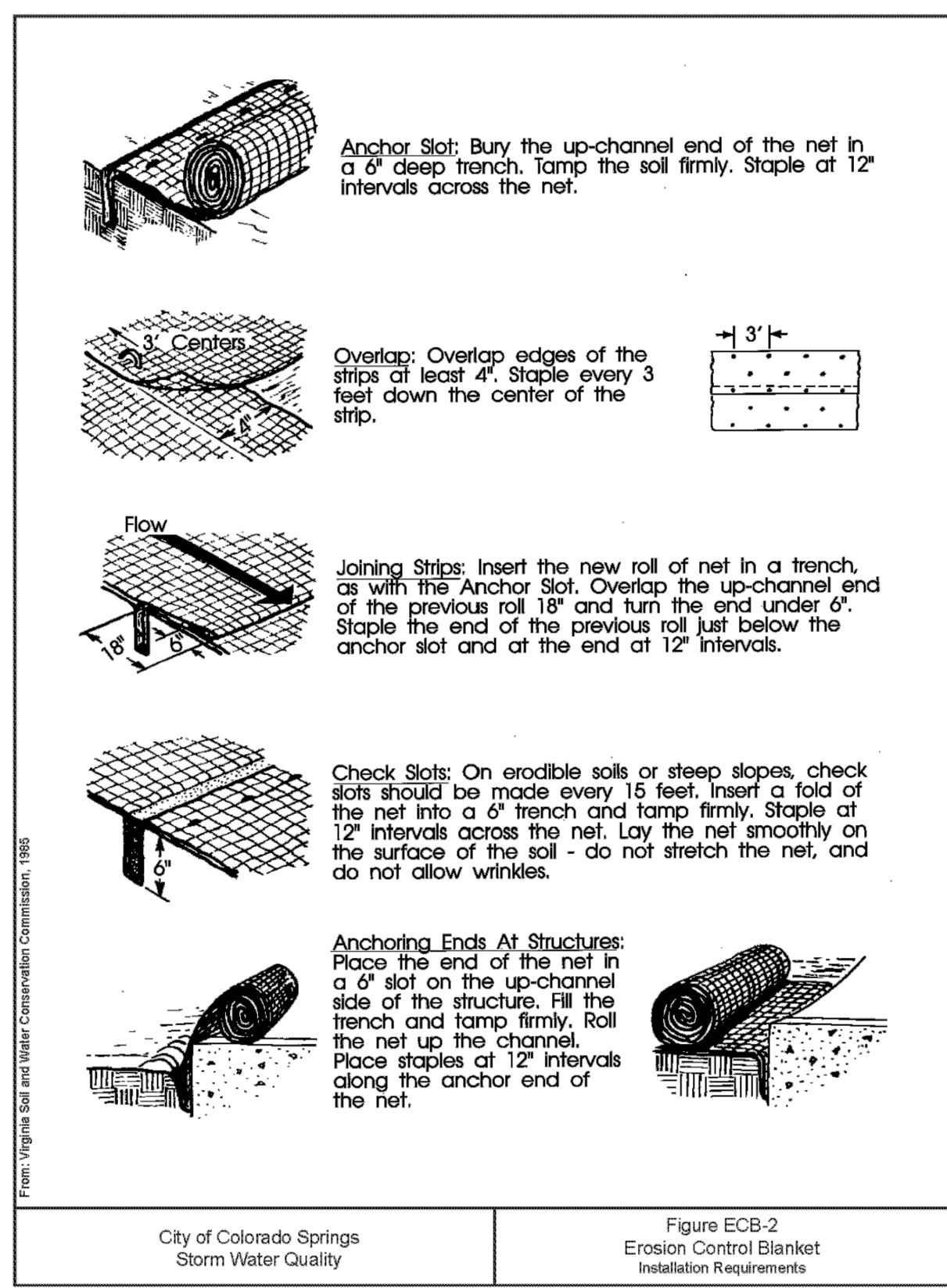
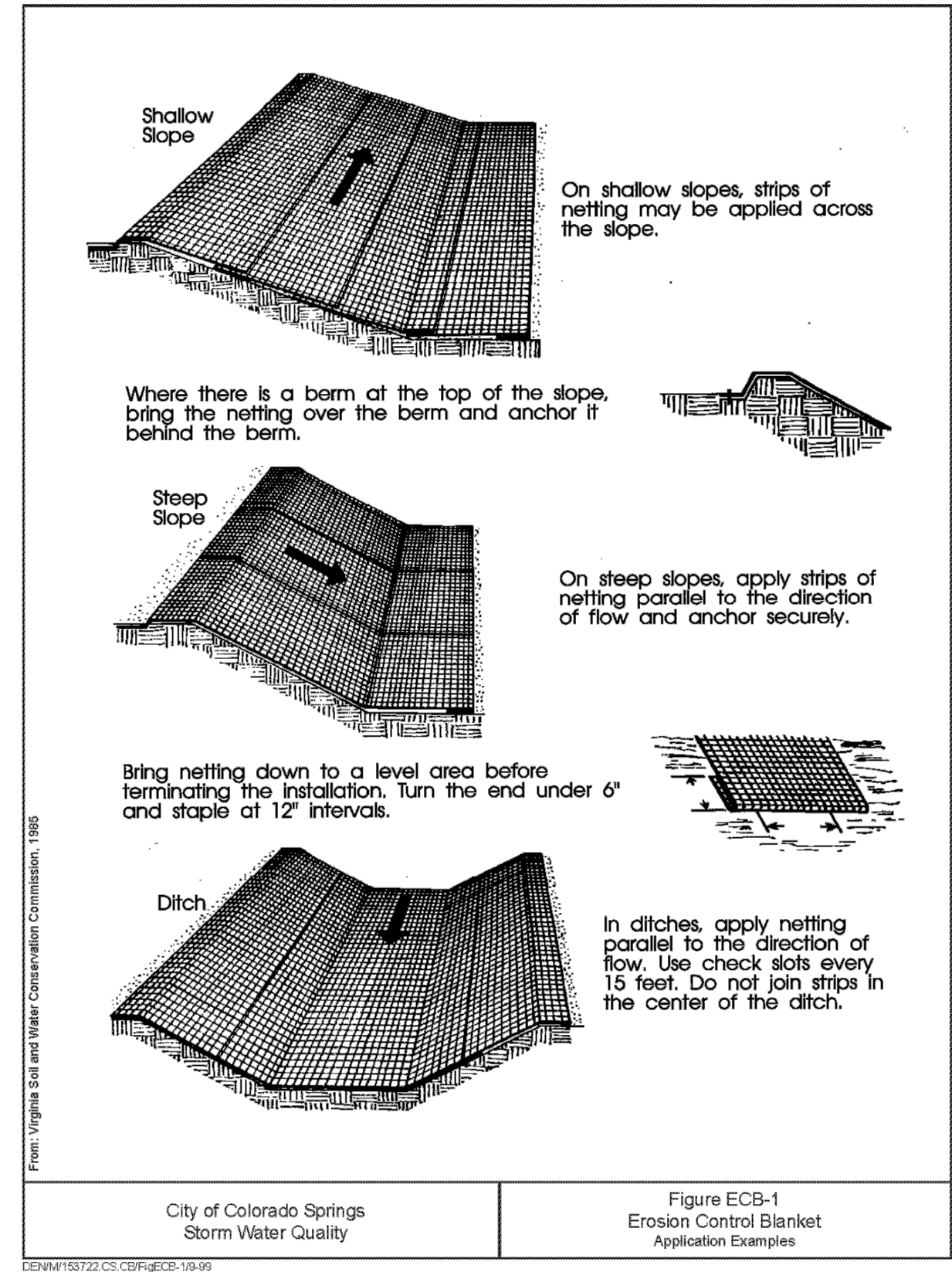
15 Redland
YEARS WHERE GREAT PLACES BEGIN



PROJECT NO.	23009	DATE	NO.	NOTES
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

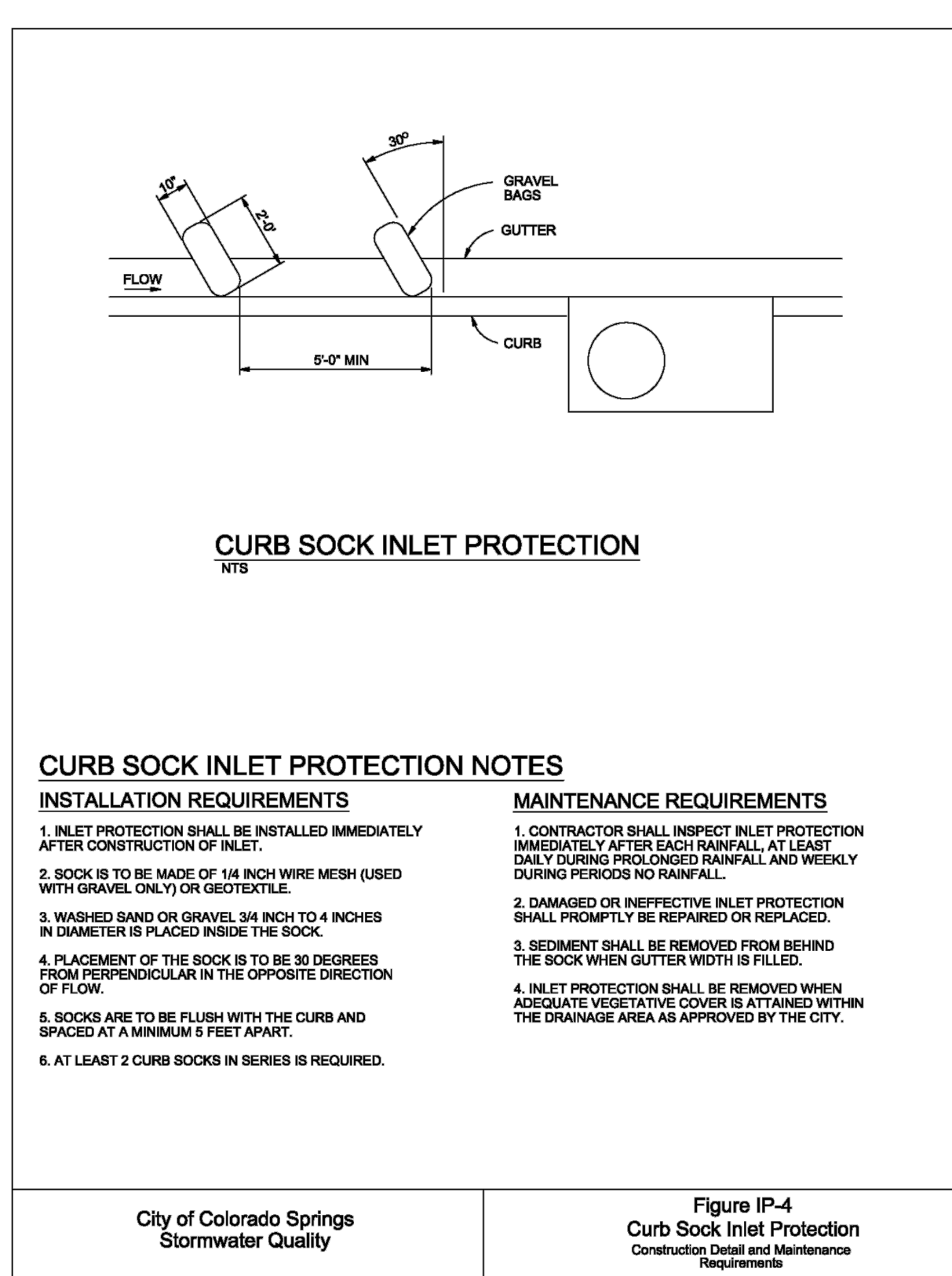
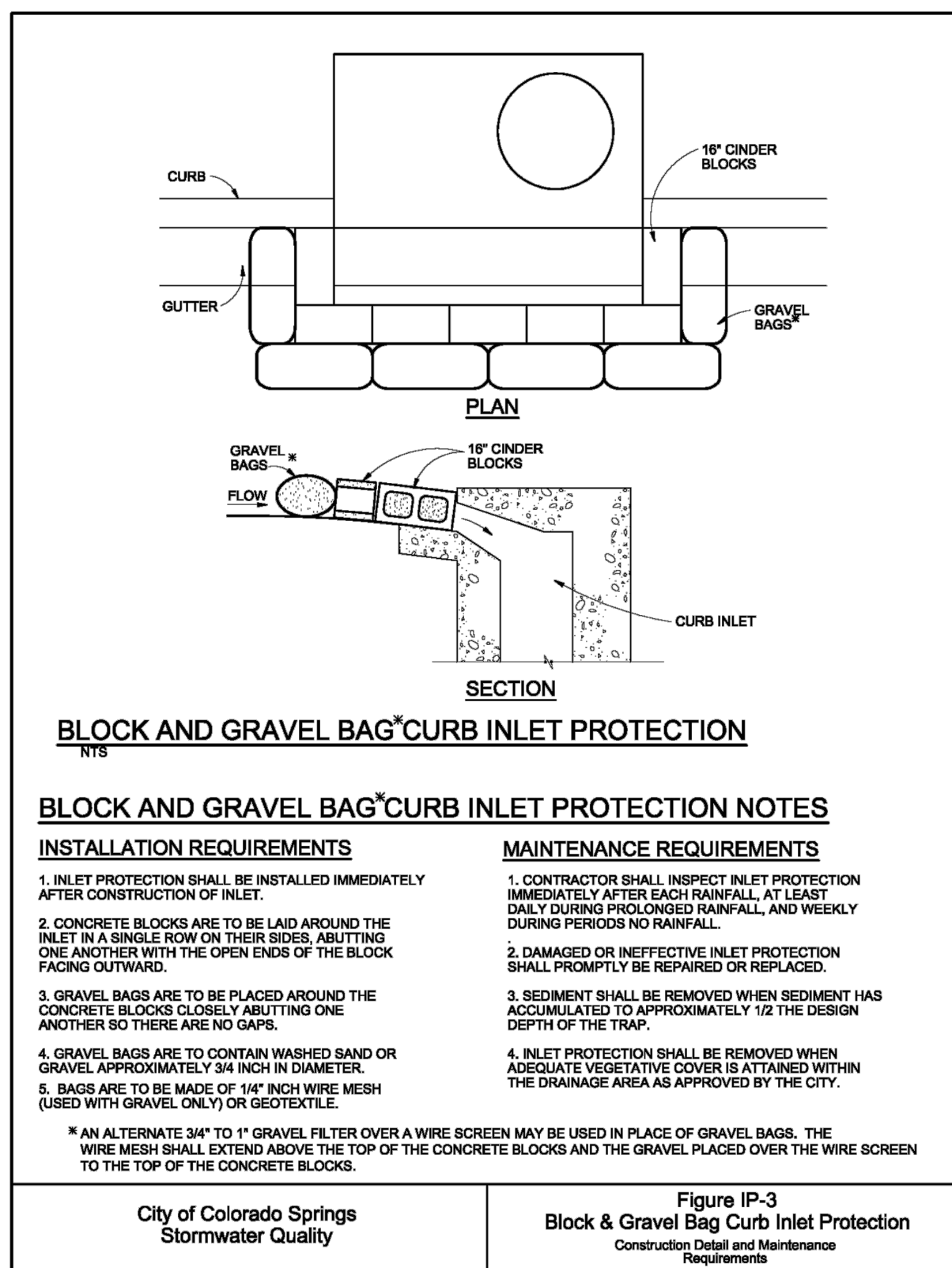
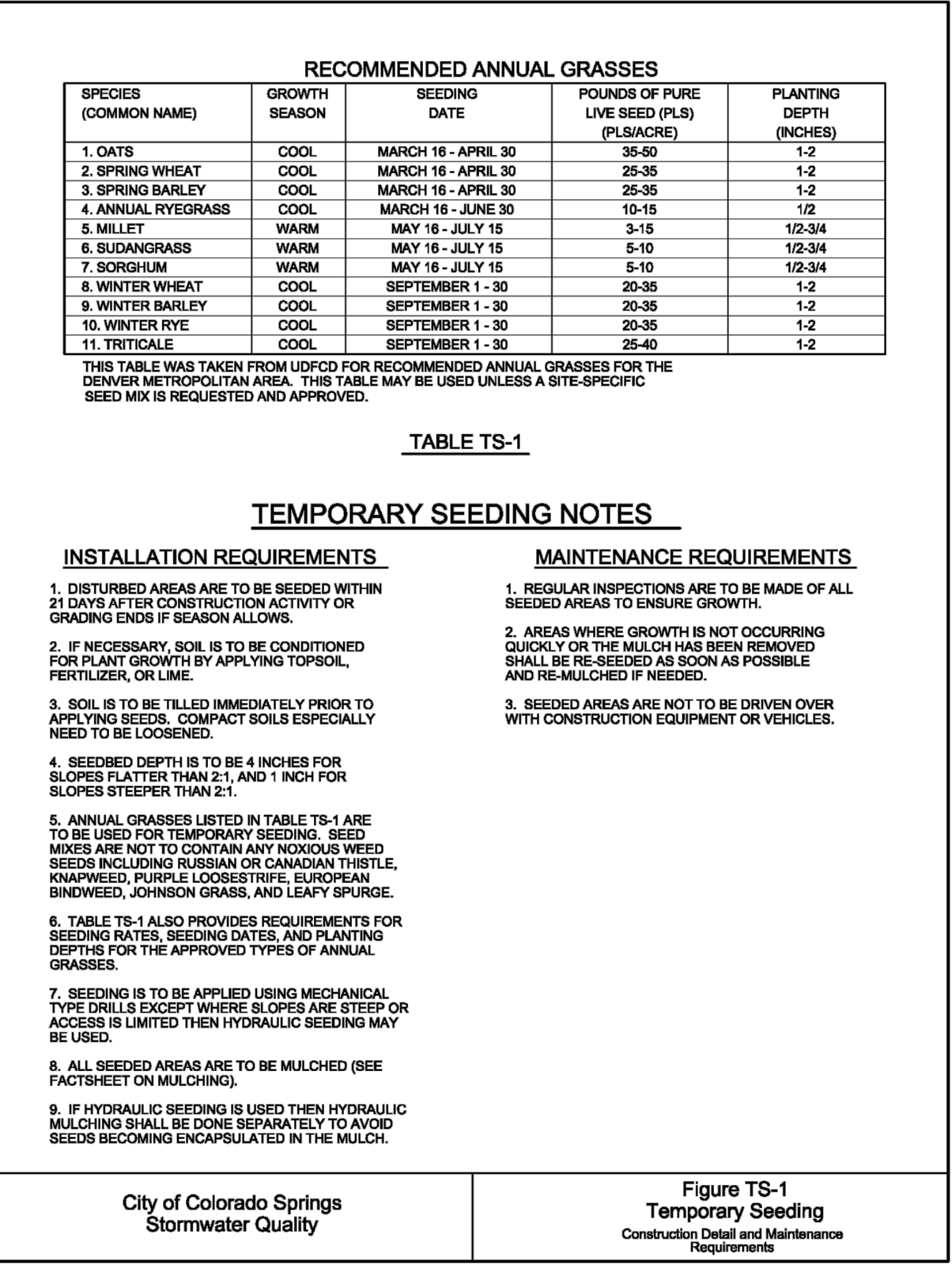
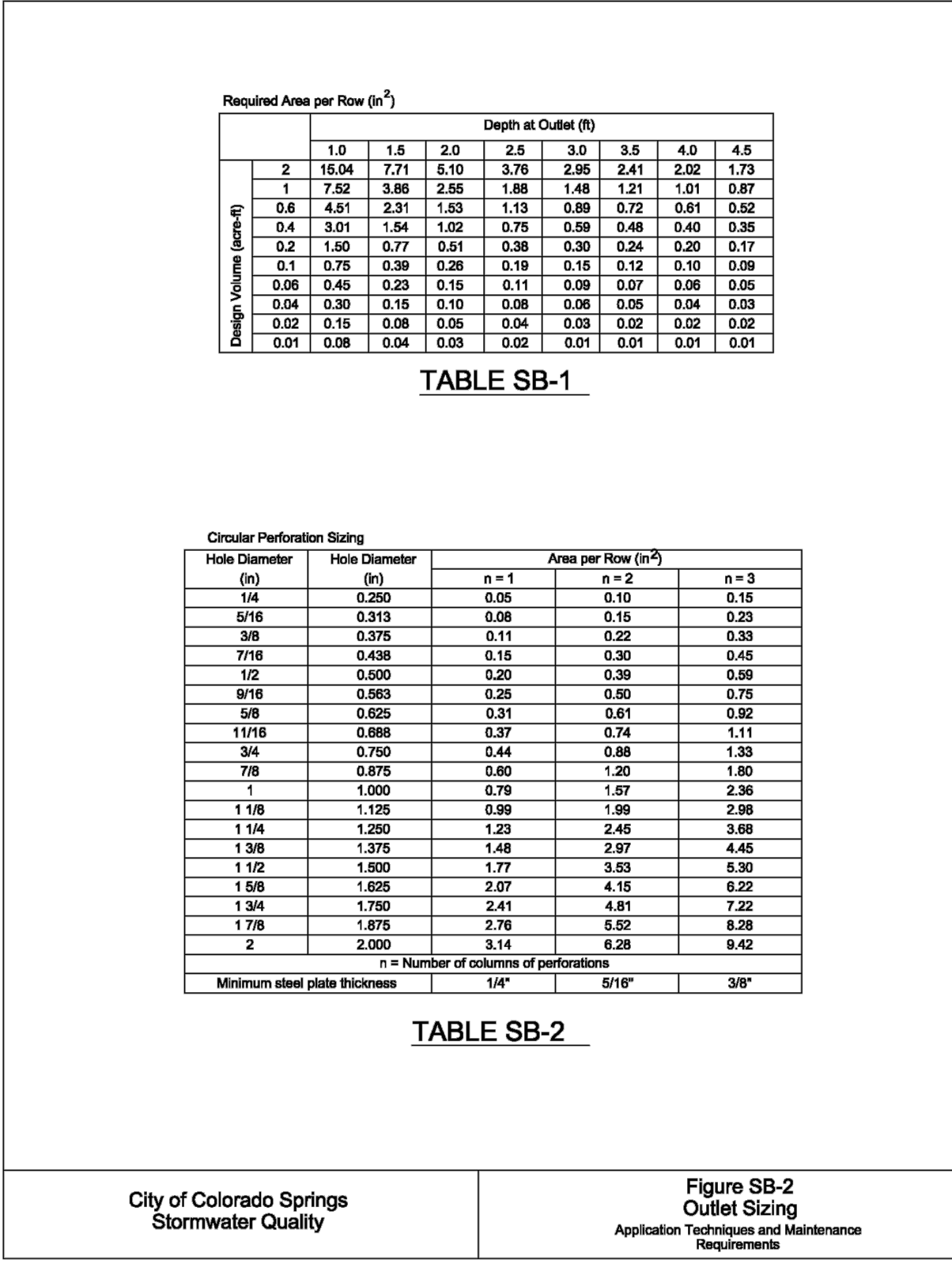
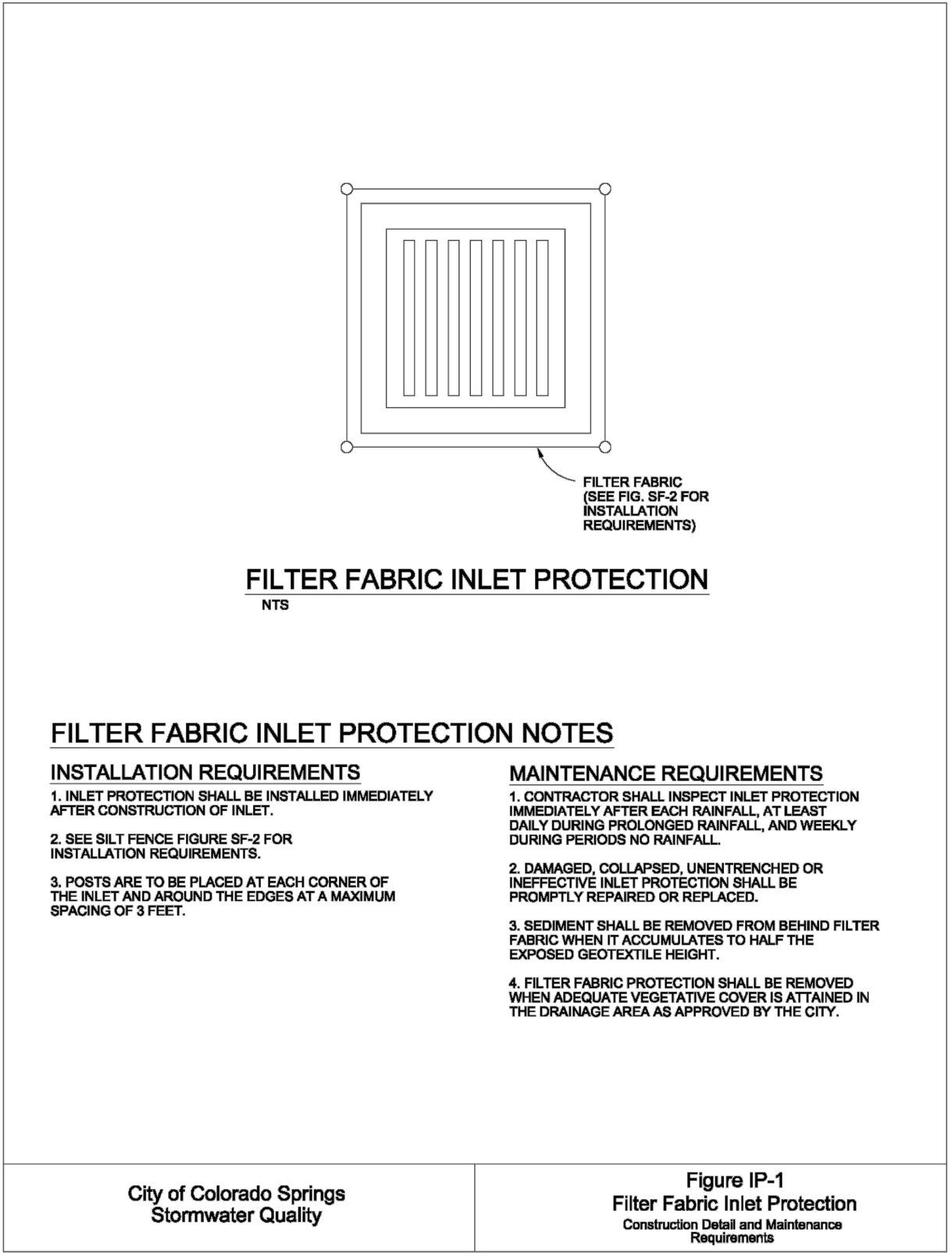
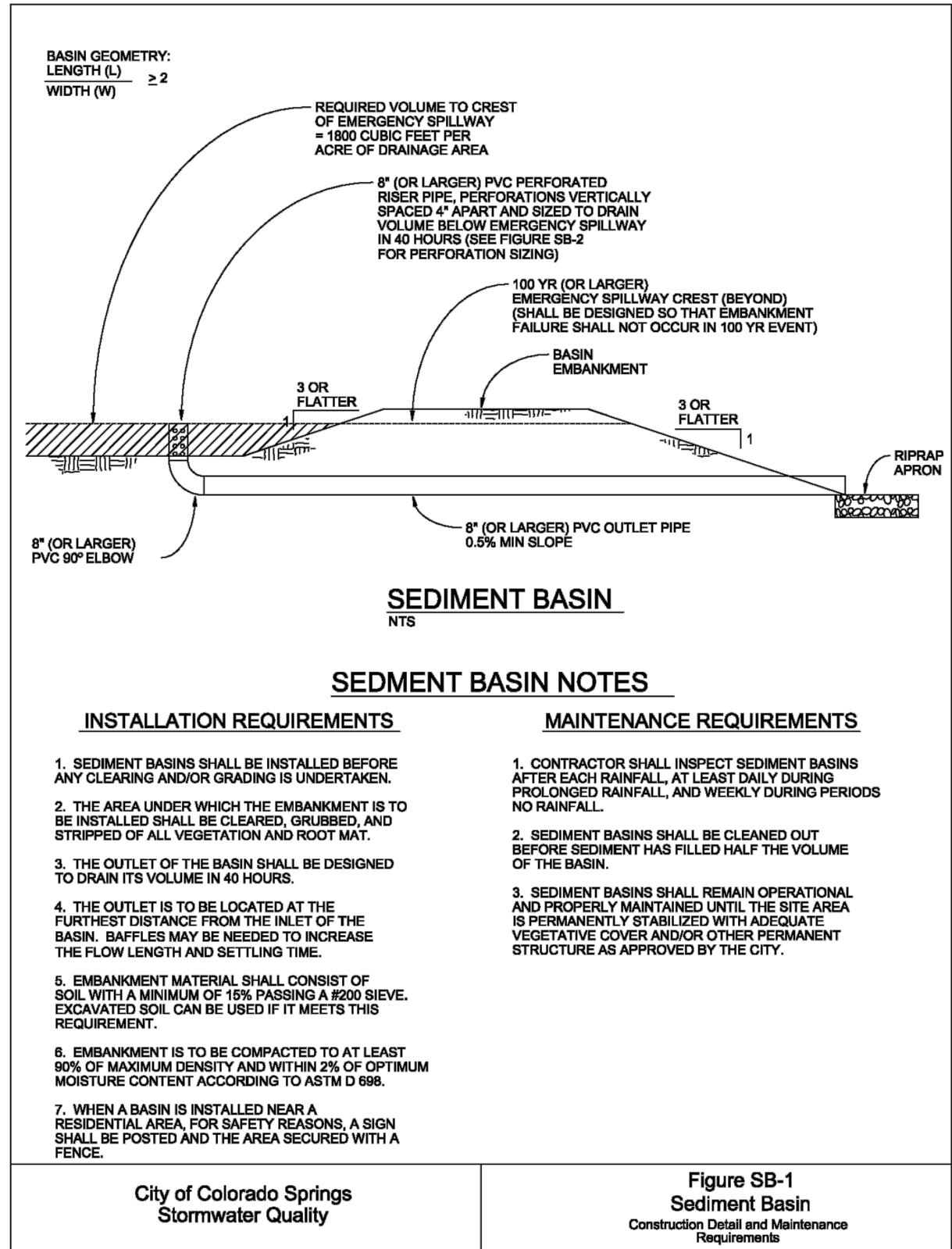
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Civil Engineering
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PROJECT NO.	23009	DATE	NO.	NOTES
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11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

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SHEET

PCD FILE NO. PPR2329

EC4.2

THE ROCK COMMERCE CENTER

GRADING AND EROSION CONTROL PLANS
GEC DETAILS

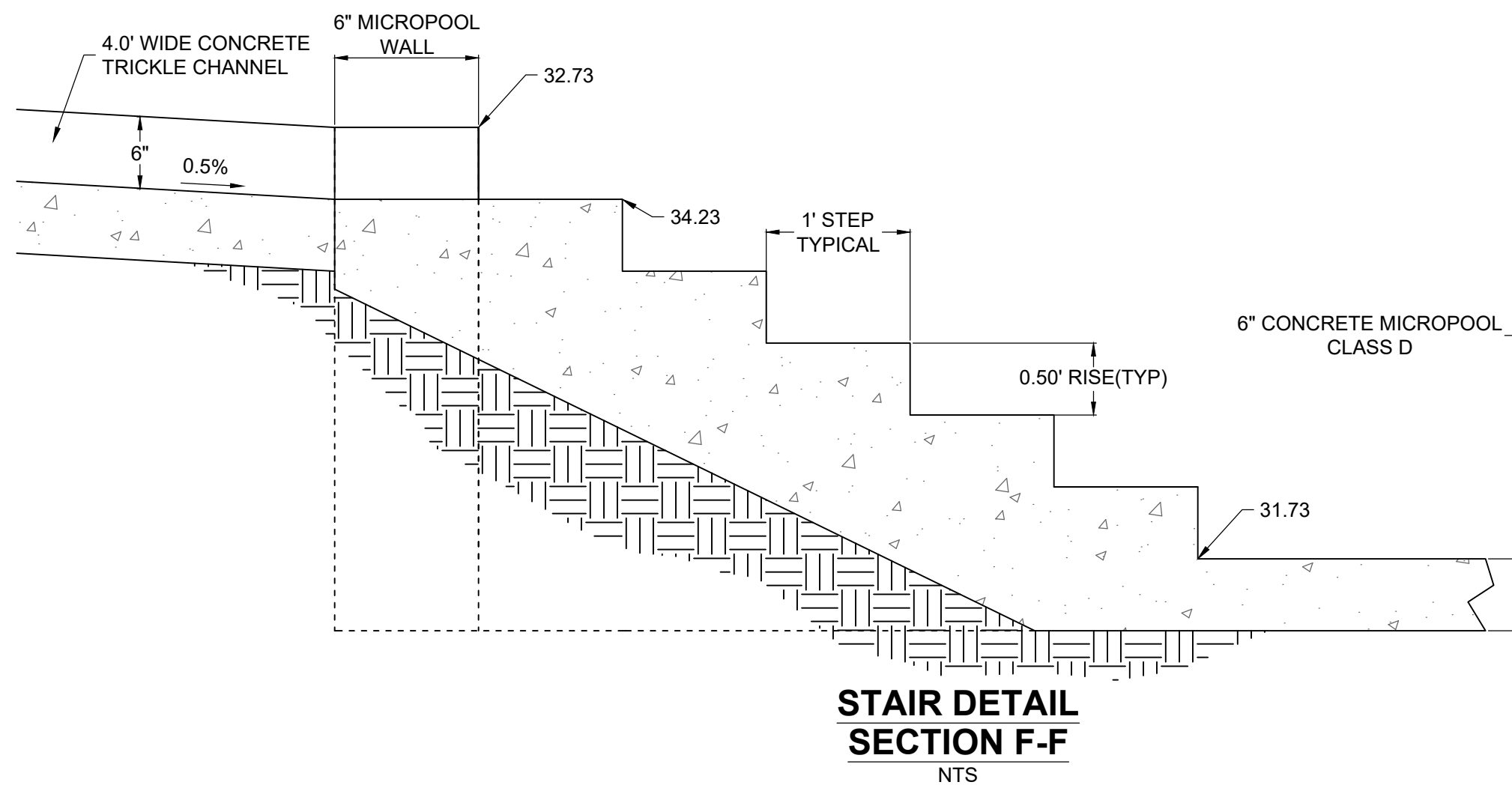
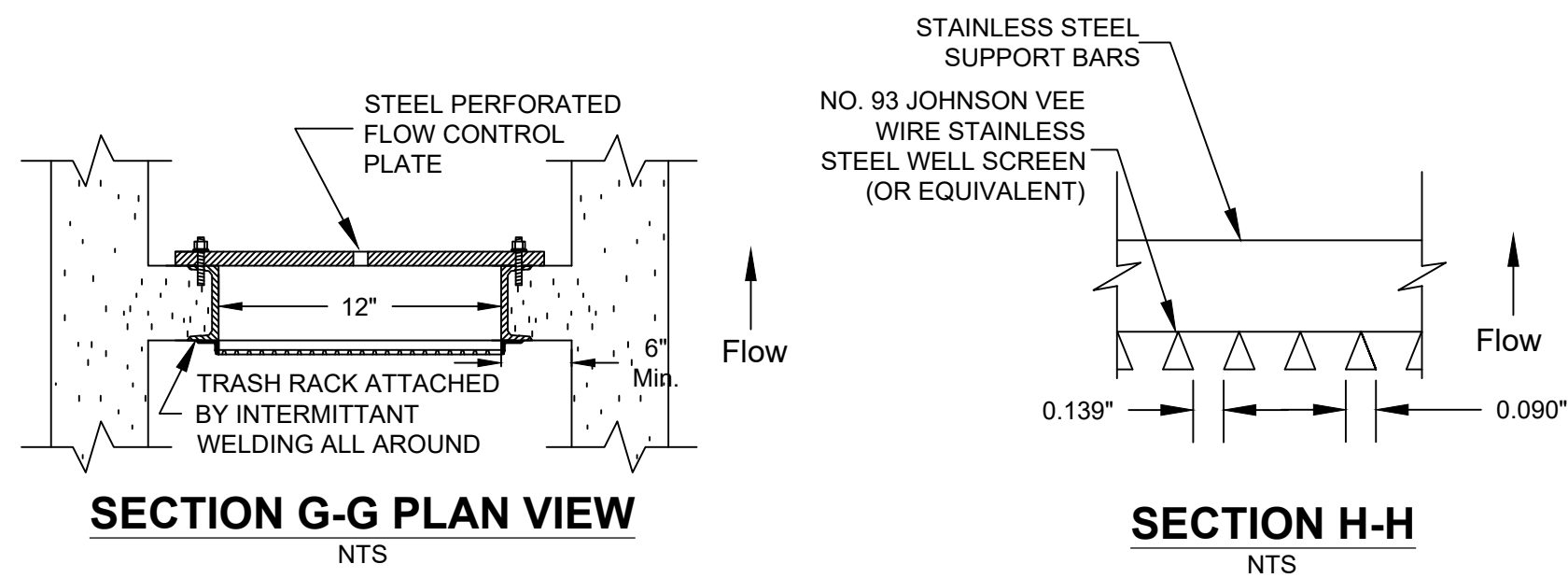
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23009			
DATE	NO.	NOTES	
07/28/2023	1	1ST SUBMITTAL	
10/20/2023	2	2ND SUBMITTAL	
11/17/2023	3	3RD SUBMITTAL	
12/15/2023	4	4TH SUBMITTAL	

15 Redland YEARS
WHERE GREAT PLACES BEGIN

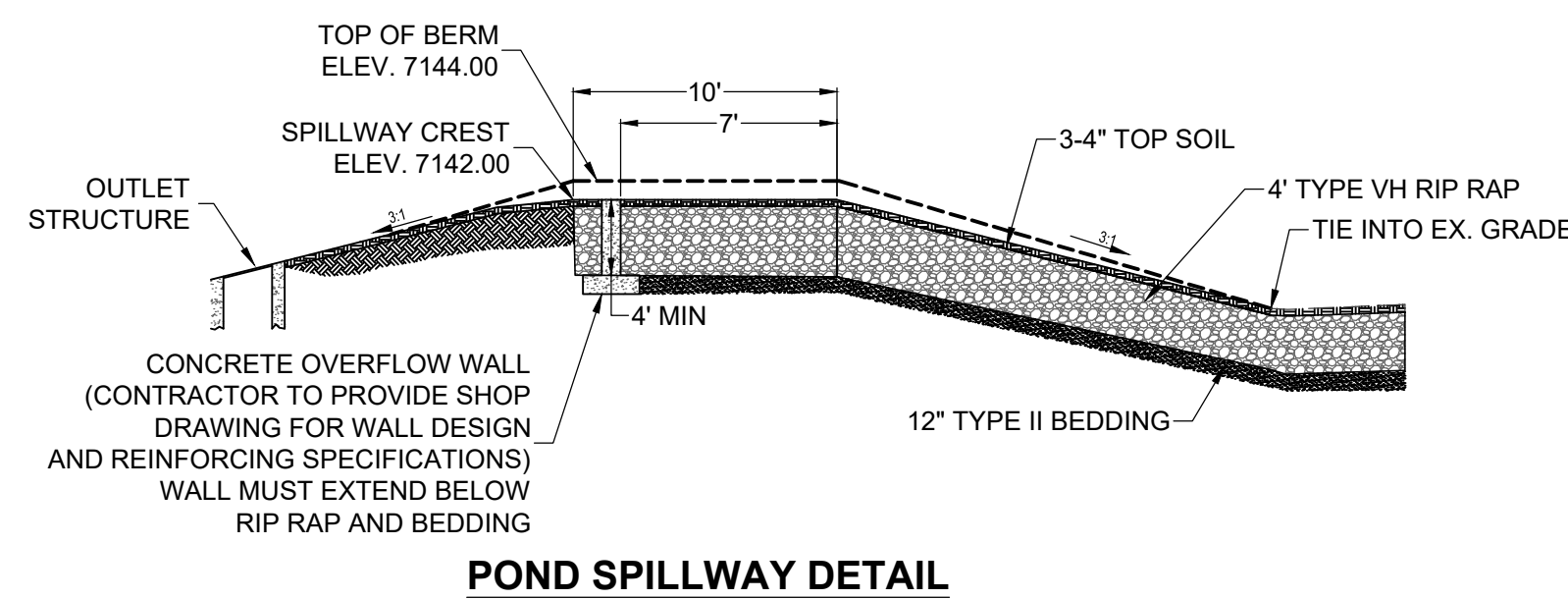
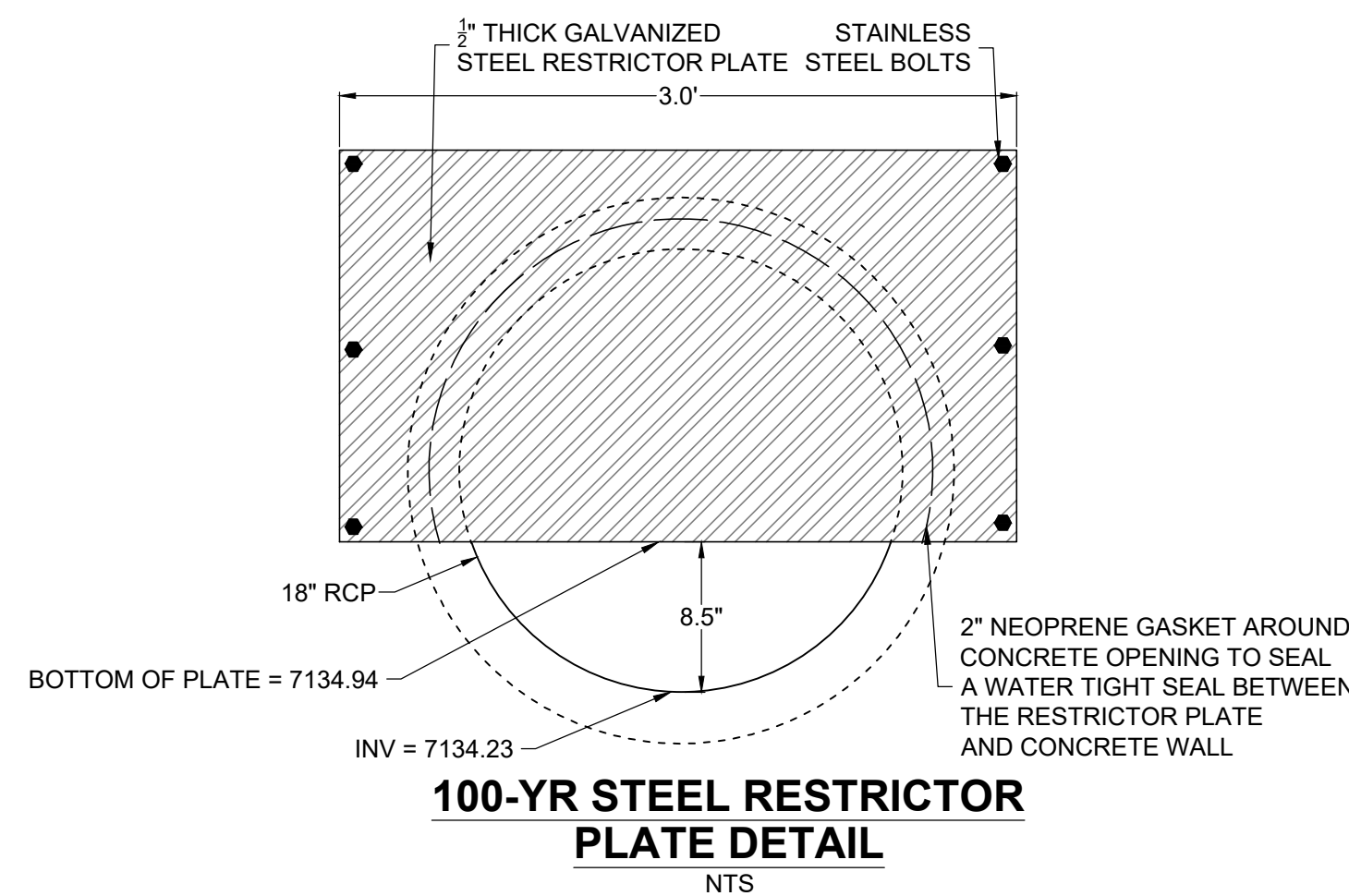
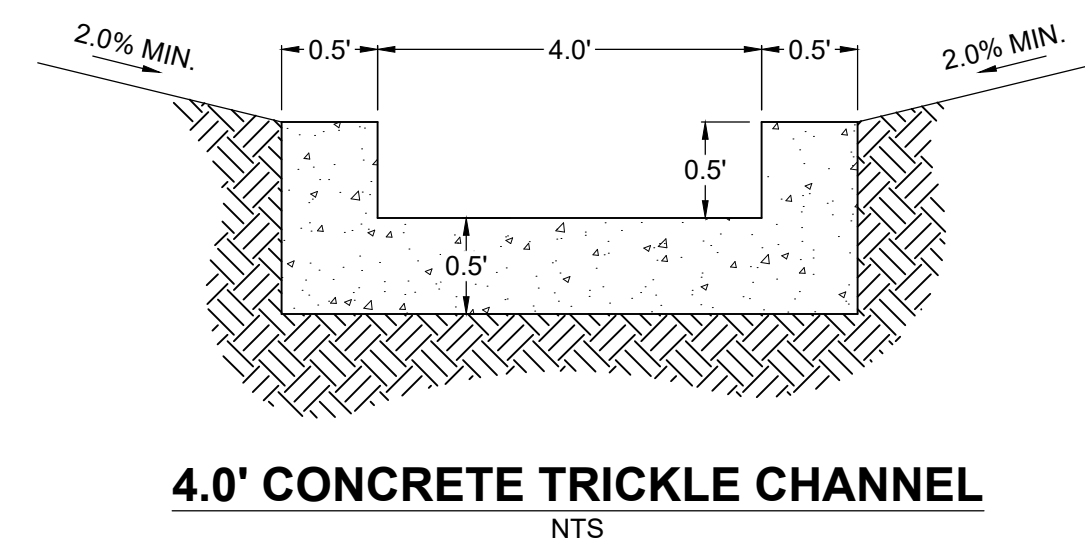
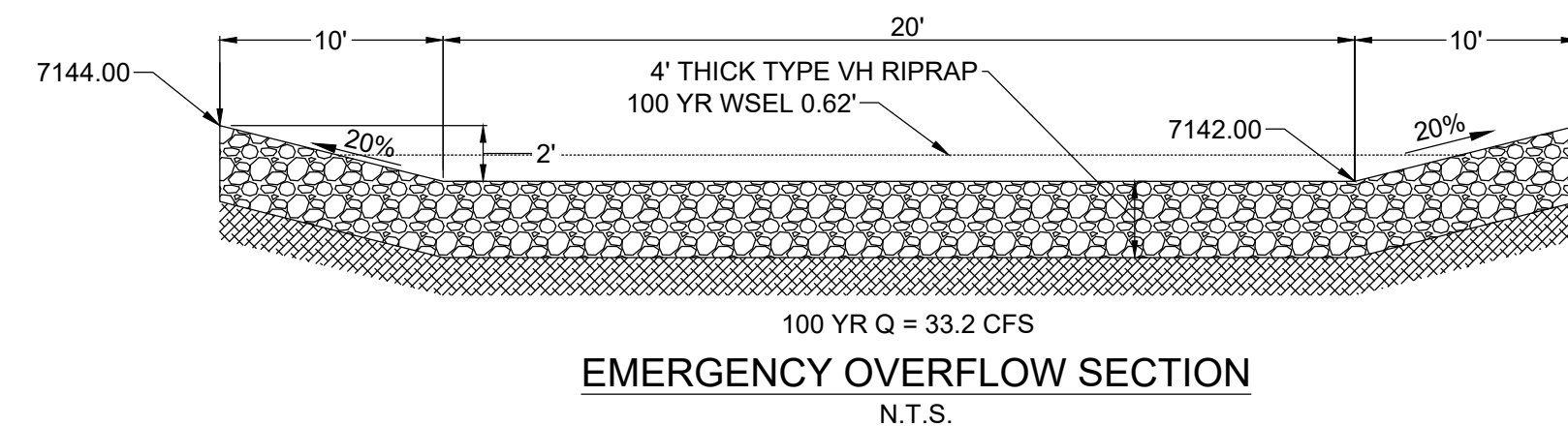
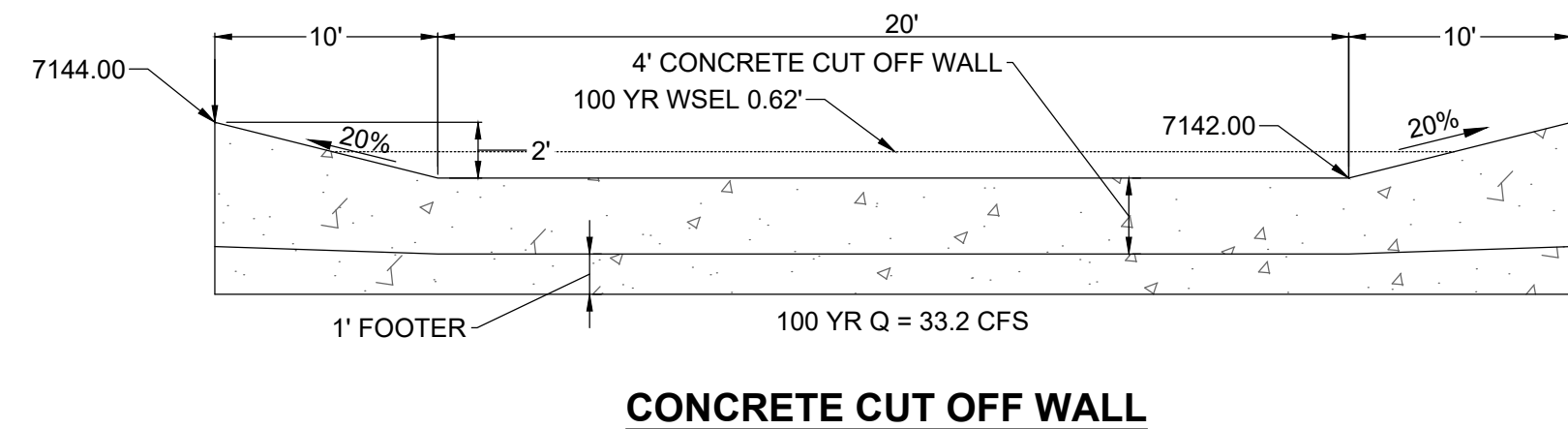
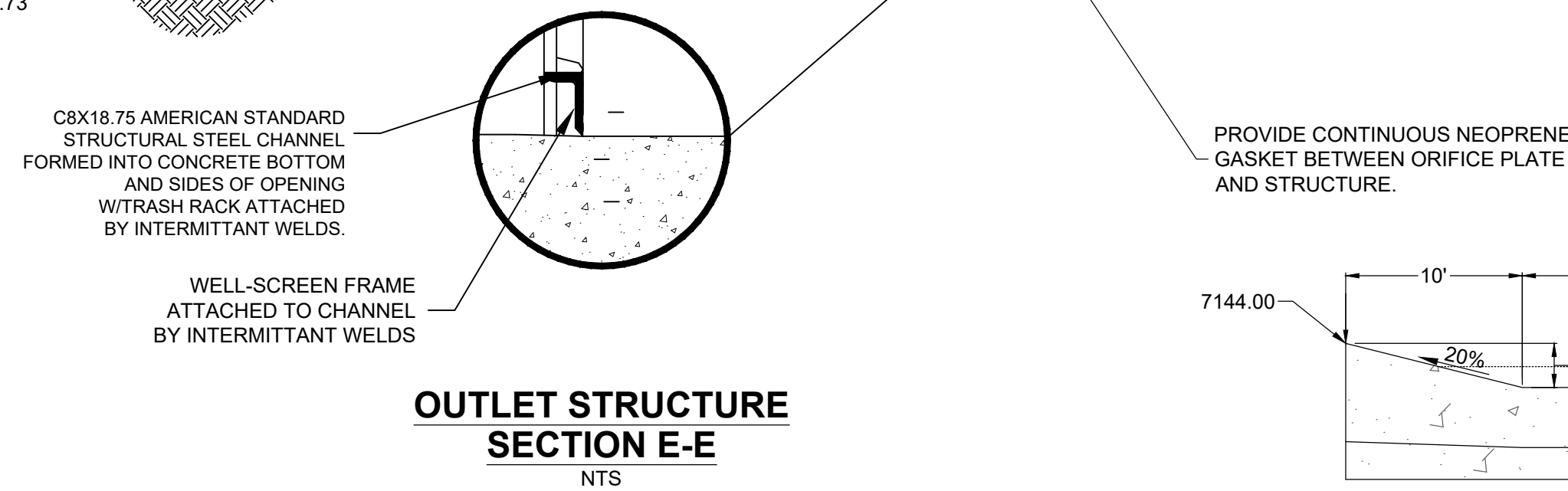
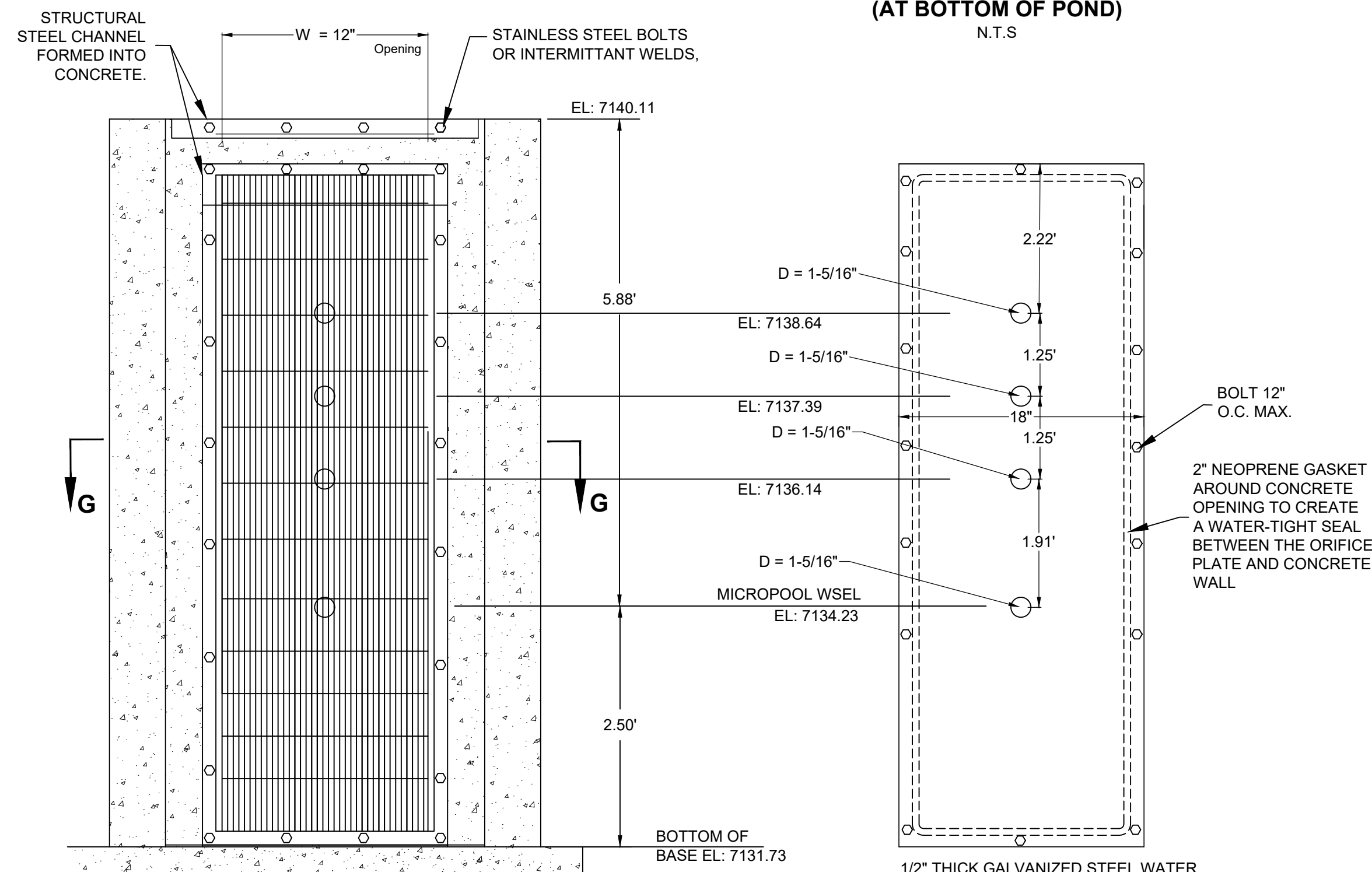
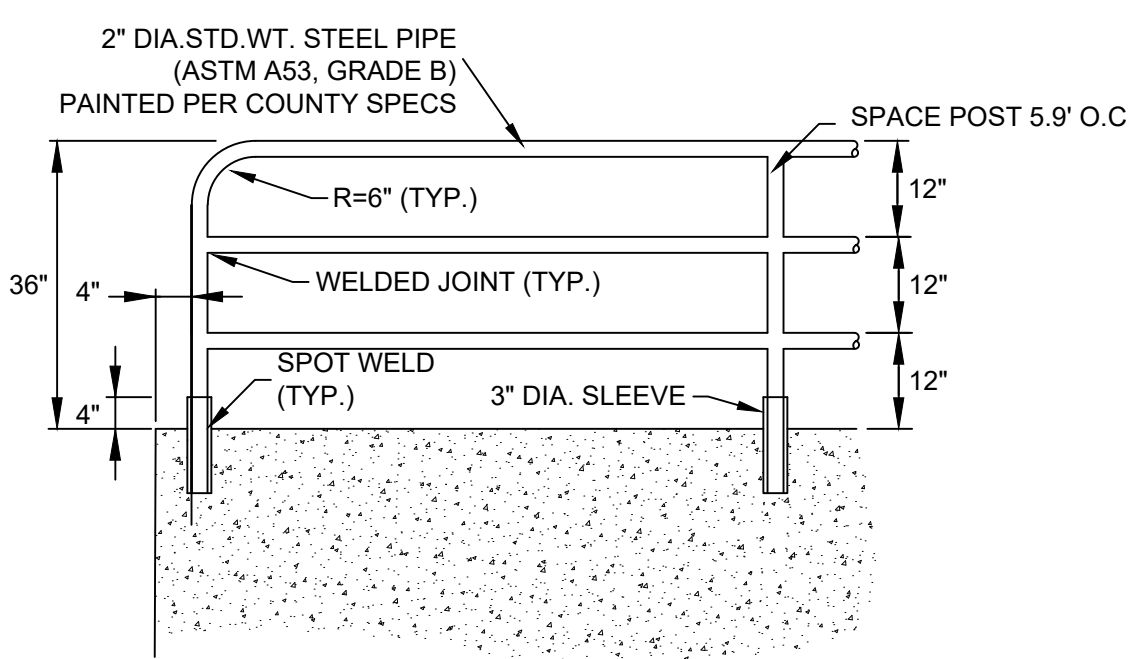
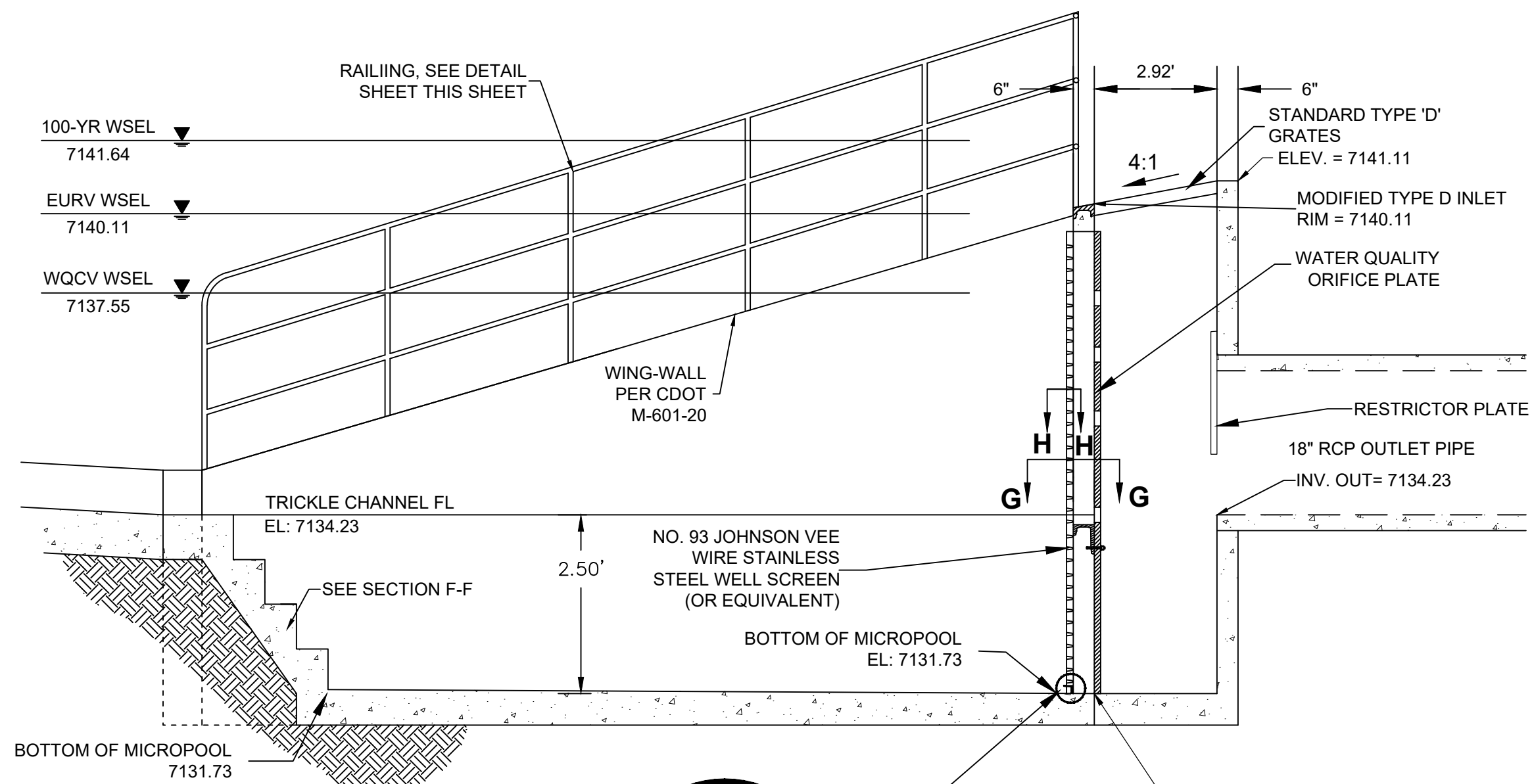
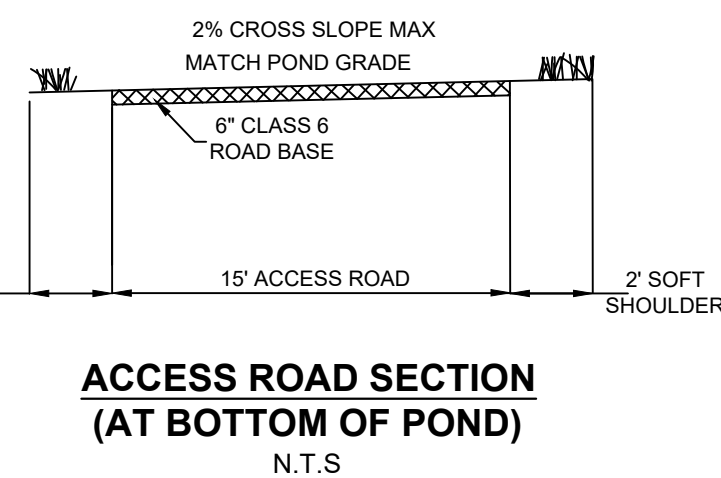
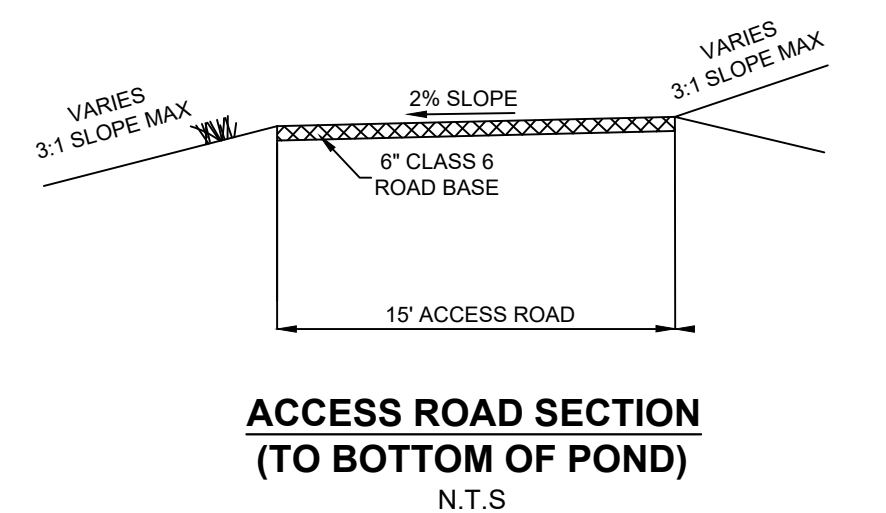
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NOTES:
1) ALL STRUCTURES SHALL CONSIST OF CDOT CLASS D CONCRETE.
2) CONTRACTOR TO SUPPLY STRUCTURAL SHOP DRAWINGS FOR ALL STRUCTURES PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

PCD FILE NO. PPR2329

15 Redland
YEARS WHERE GREAT PLACES BEGIN

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• Civil Engineering
• Construction Management



NOTES

NO.

DATE

PROJECT NO. 23009

DATE

NO.

NOTES

1 1ST SUBMITTAL

2 2ND SUBMITTAL

3 3RD SUBMITTAL

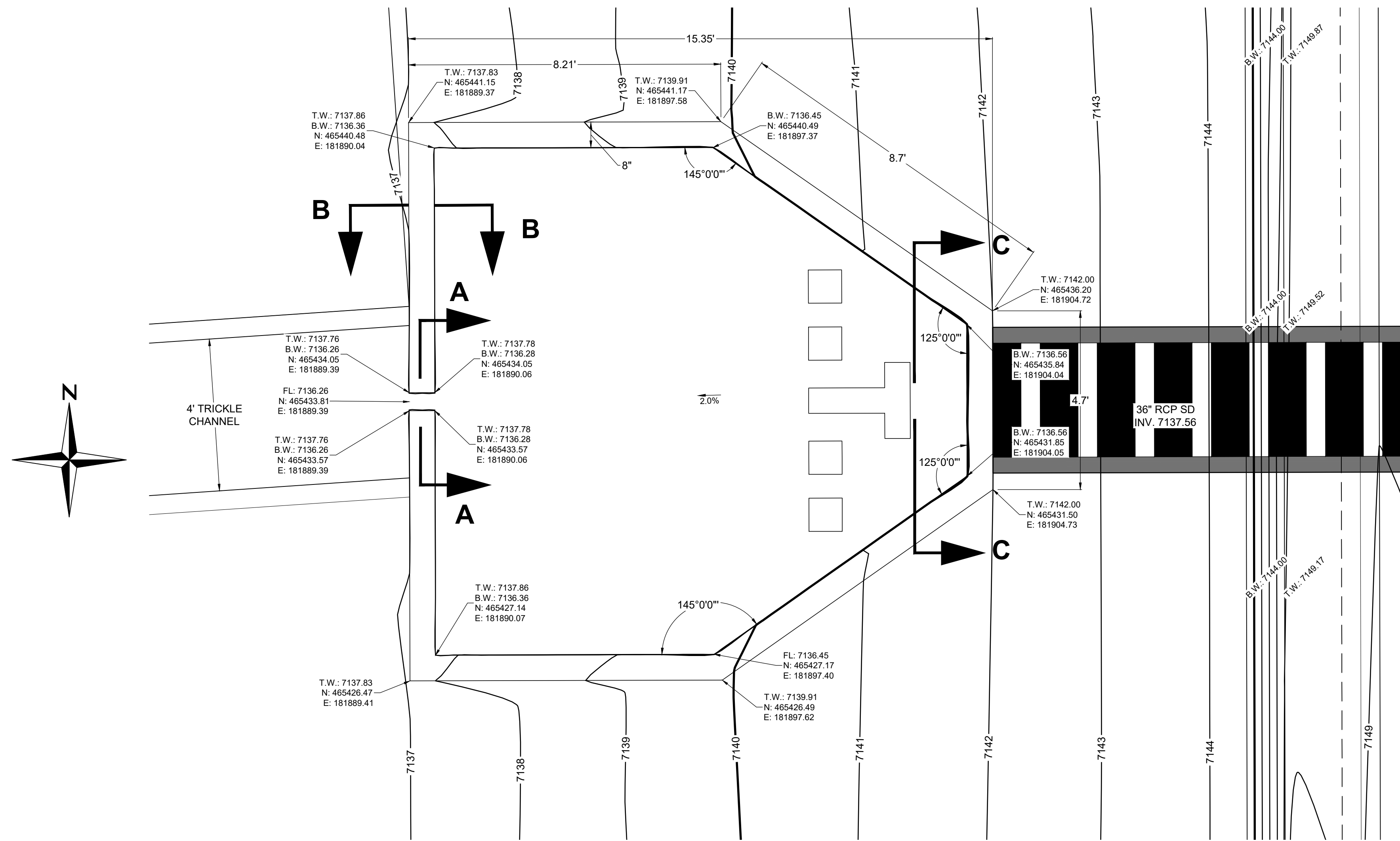
4 4TH SUBMITTAL

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
POND DETAILS

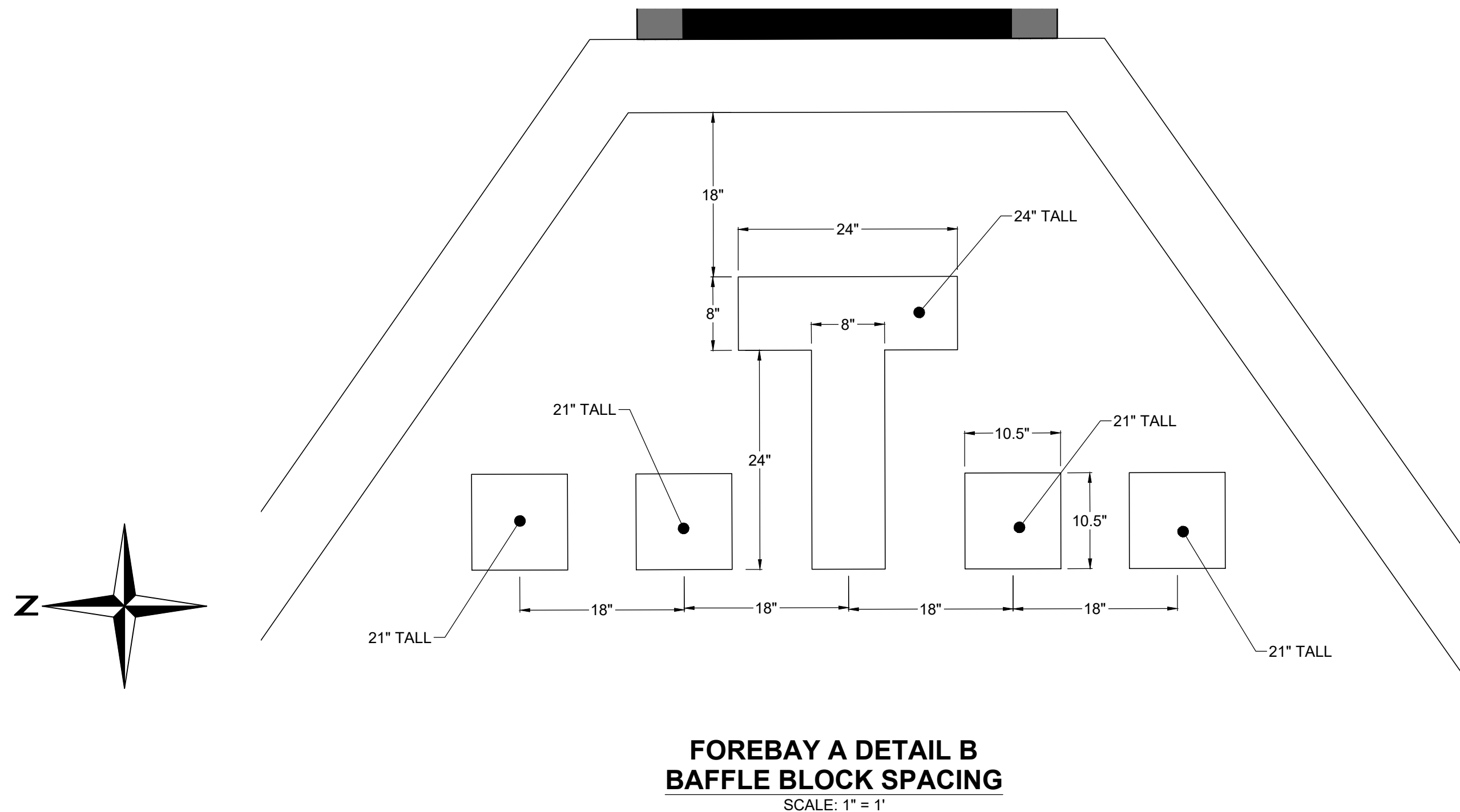
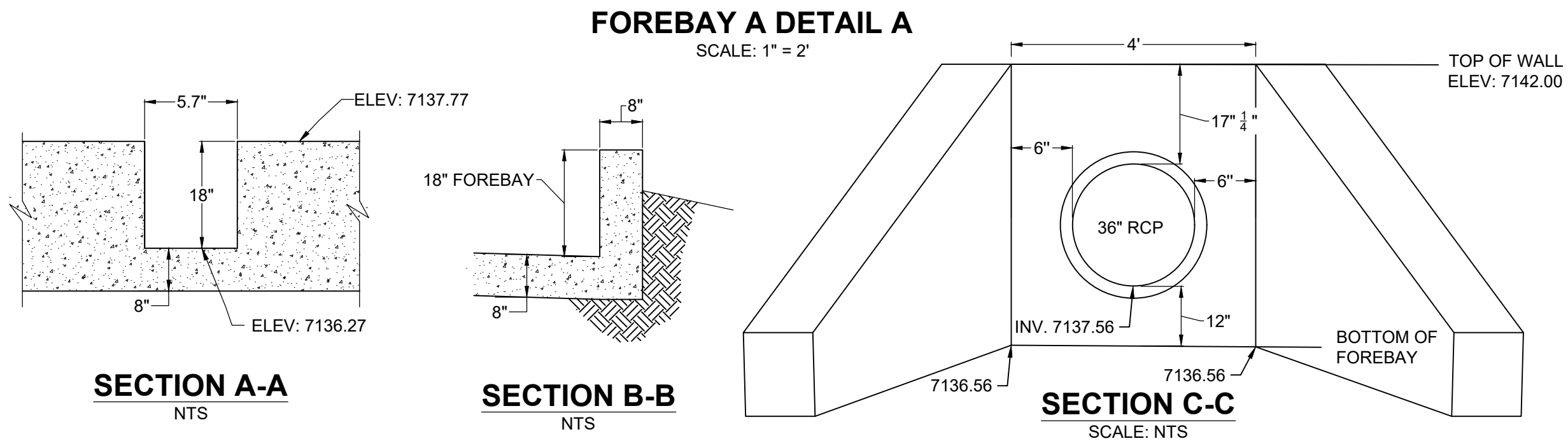
SHEET

EC4.3

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NOTES:
1) ALL STRUCTURES SHALL CONSIST OF CDOT CLASS D CONCRETE.
2) CONTRACTOR TO SUPPLY STRUCTURAL SHOP DRAWINGS FOR ALL STRUCTURES PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

PCD FILE NO. PPR2329

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
POND DETAILS

SHEET

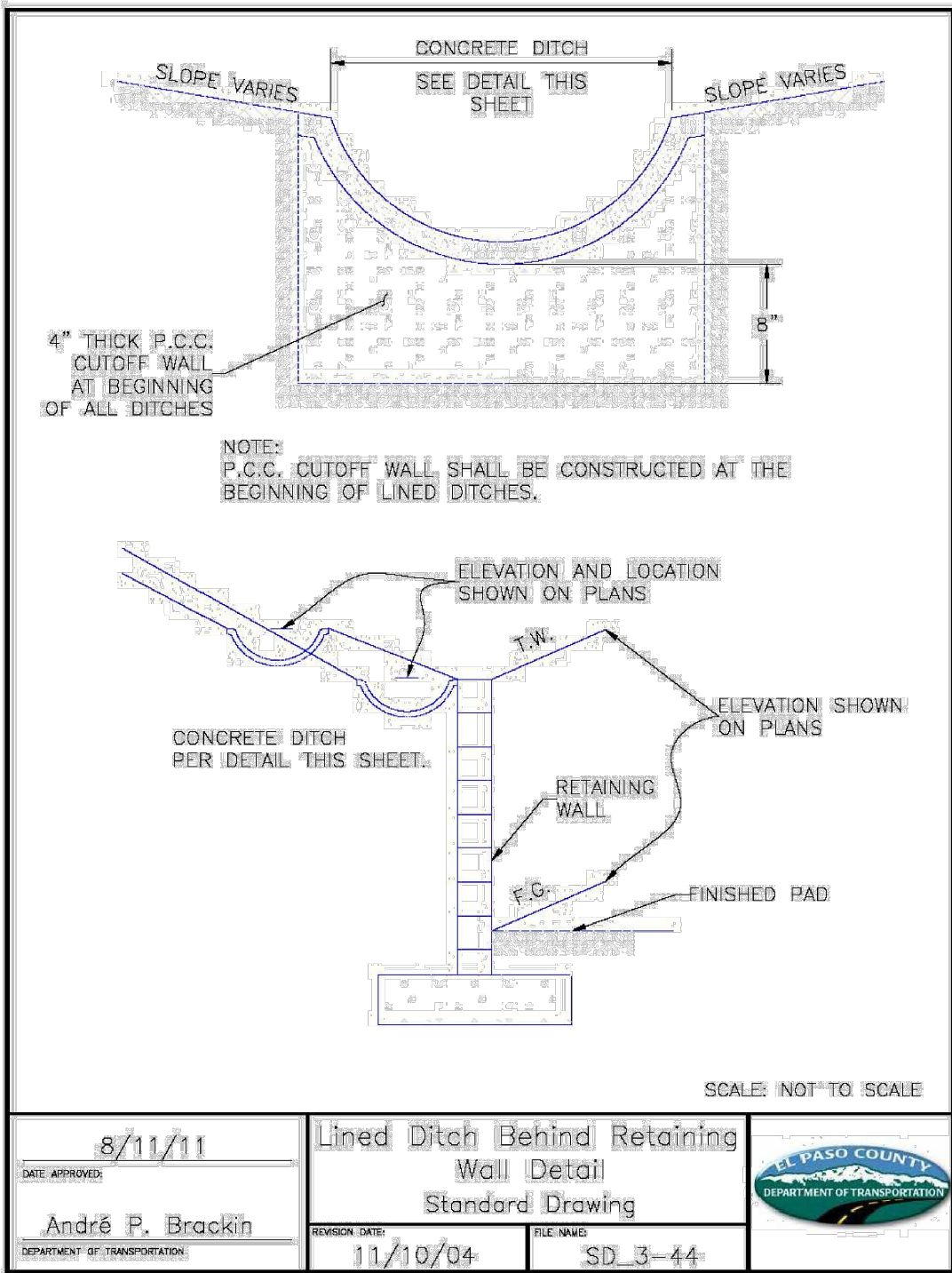
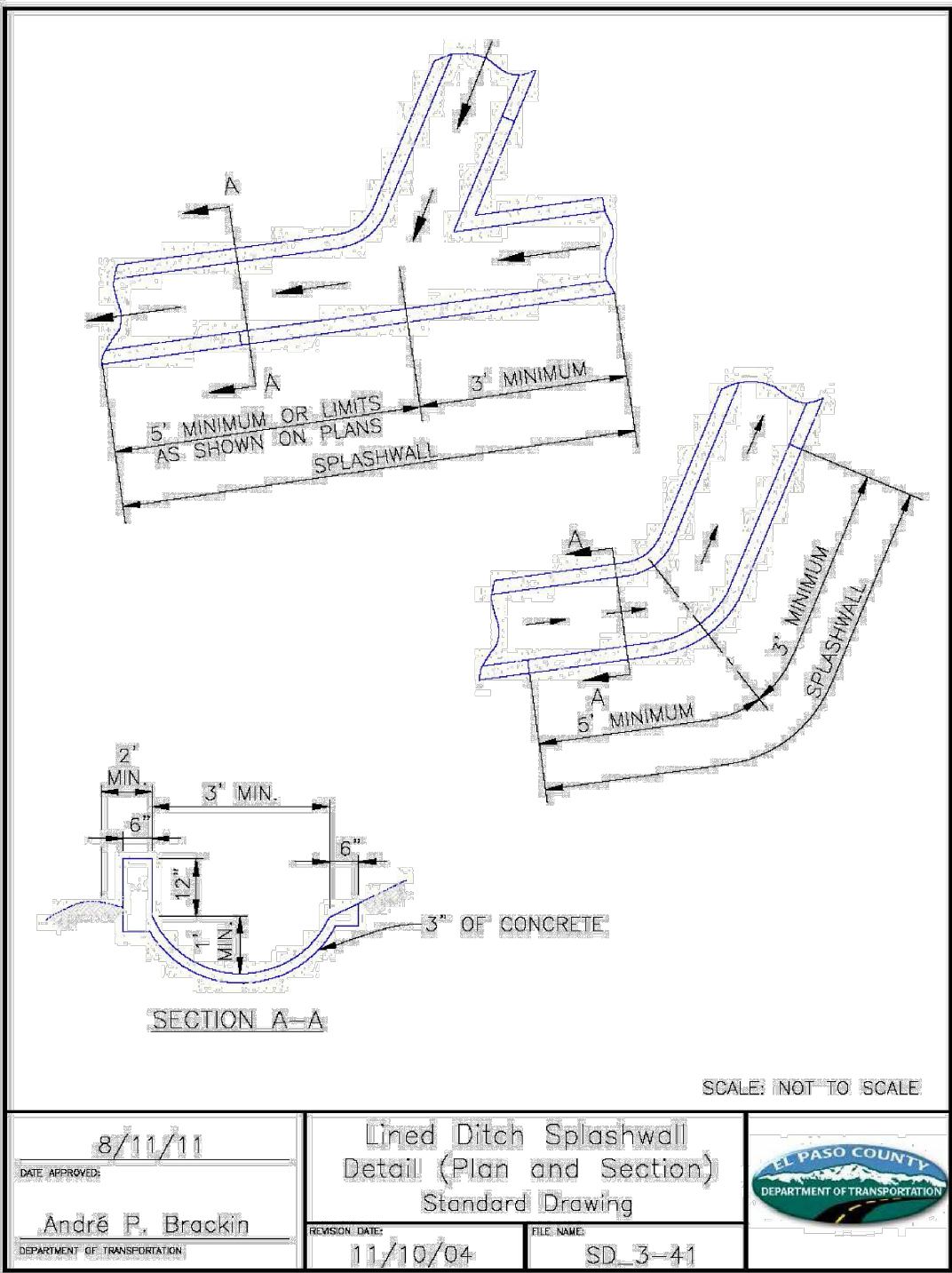
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DATE	NO.	NOTES
07/28/2023	1	1ST SUBMITTAL
10/20/2023	2	2ND SUBMITTAL
11/17/2023	3	3RD SUBMITTAL
12/15/2023	4	4TH SUBMITTAL

PROJECT NO.	23009	DATE	NO.	NOTES
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		
12/15/2023	4	4TH SUBMITTAL		

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GRADING AND EROSION CONTROL PLANS
DRAINAGE DETAILS

SHEET

EC4.5

PROJECT NO.	23009	DATE	NO.	NOTES
DATE	NO.	DATE	NO.	NOTES
07/28/2023	1			1ST SUBMITTAL
10/20/2023	2			2ND SUBMITTAL
11/17/2023	3			3RD SUBMITTAL
12/15/2023	4			4TH SUBMITTAL

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