

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.

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Initial comments have been provided but are not required as part of this application. The GEC Plan will be reviewed in completion with the construction application.

PROJECT TEAM

OWNER / DEVELOPER

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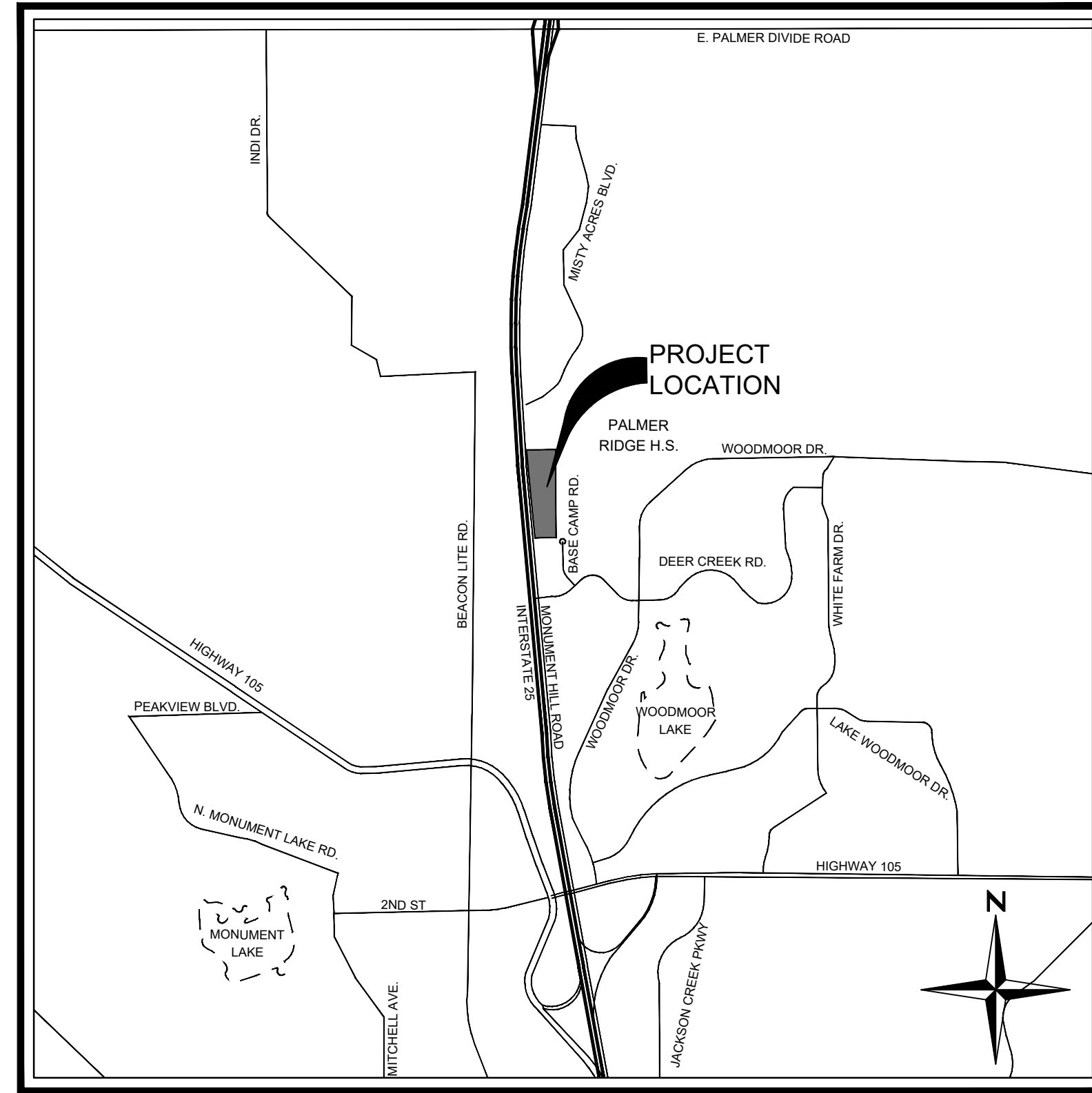
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LEGAL DESCRIPTION:

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.



VICINITY MAP
SCALE: 1" = 2000'

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

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.

JEREMY RECORDS
CENTRAL DEVELOPMENT, LLC
1600 S. ALBION ST #200,
DENVER, CO 80222

DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS 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.

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

DATE

Change to Josh Palmer, PE

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.

NAV088. 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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Unresolved:
Provide sheets for construction of pond

EL PASO COUNTY 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, DCM VOLUME II AND THE ECM APPENDIX I. 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

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NOT FOR CONSTRUCTION

PROJECT NO.	NO.	DATE	NOTES
23009			
	1	07/28/2023	1ST SUBMITTAL
	2	10/20/2023	2ND SUBMITTAL

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
COVER SHEET

SHEET

1 OF 10

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 (PRELIMINARY GEOTECHNICAL EVALUATION, MARCH 29, 2023, BY GROUND ENGINEERING). 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 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 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.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes 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. Contains two rows of revision data: Row 1: 1, 7/28/2023, 1ST SUBMITTAL, ALL; Row 2: 2, 10/20/2023, 2ND SUBMITTAL, ALL.

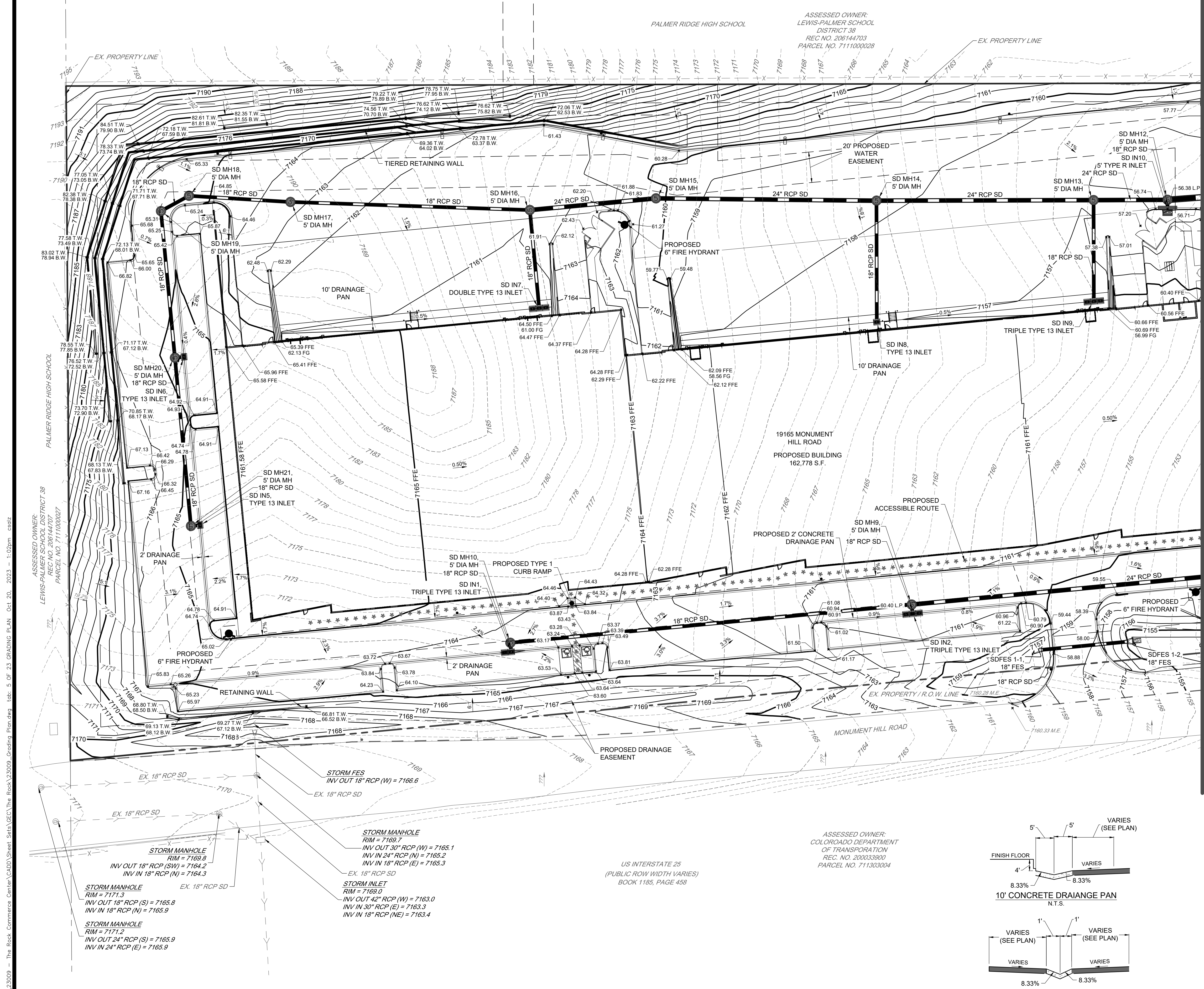
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NOT FOR CONSTRUCTION

Table with 4 columns: DATE, NO., NOTES, NO. Contains revision tracking information for 1st and 2nd submittals.

THE ROCK COMMERCE CENTER GRADING AND EROSION CONTROL PLANS REDLAND GENERAL NOTES



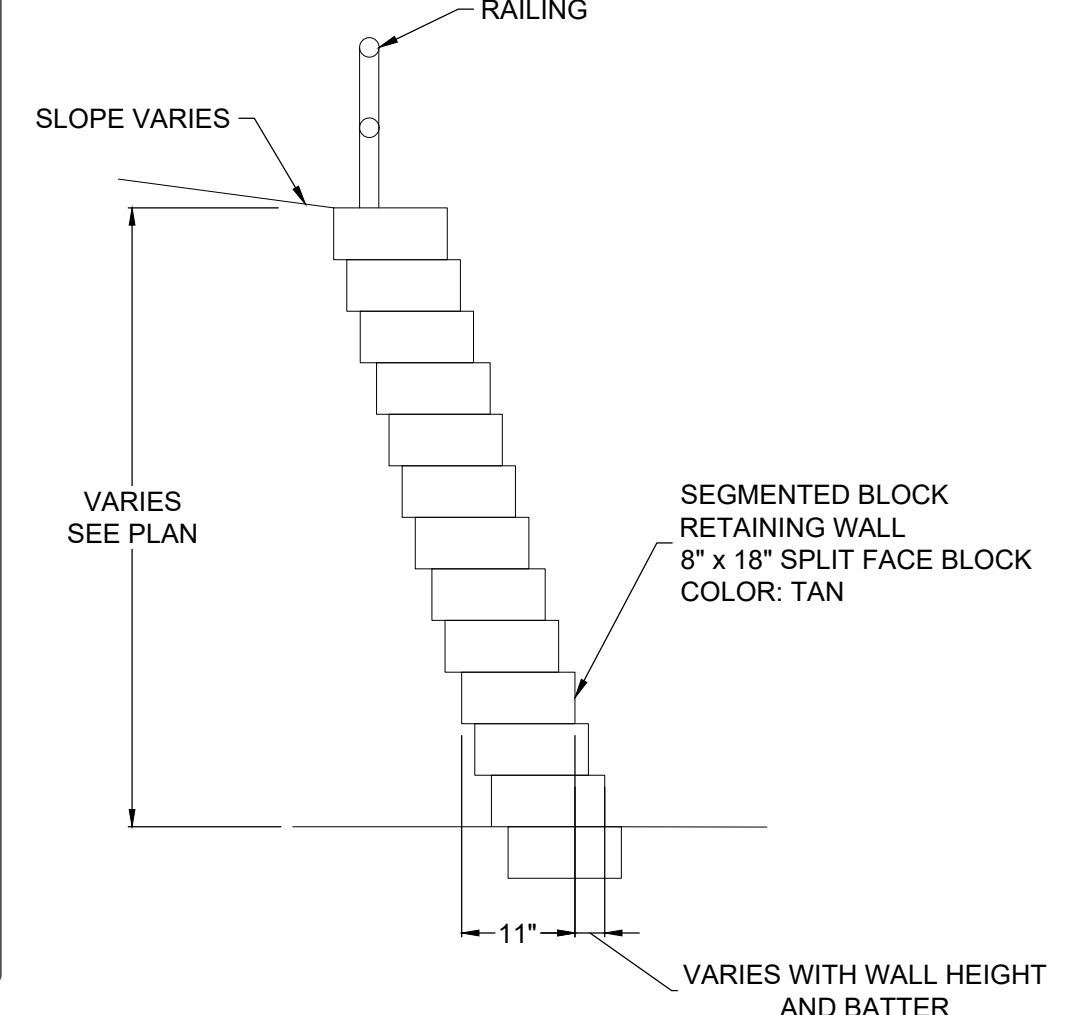
PROPOSED LEGEND

	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)

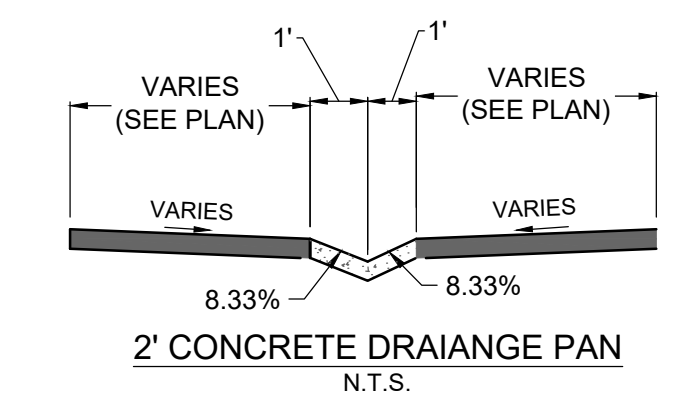
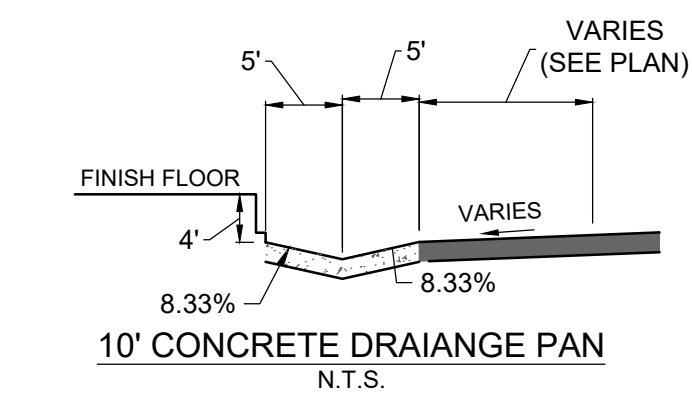
EXISTING LEGEND

	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

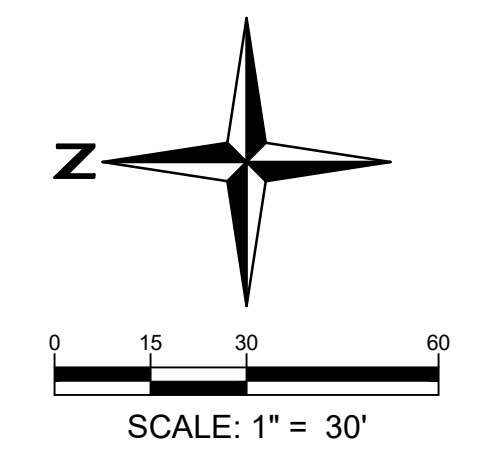
- NOTE:
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.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



TYPICAL MODULAR BLOCK WALL DETAIL
NOT TO SCALE
NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT



PCD FILE NO. PPR2329



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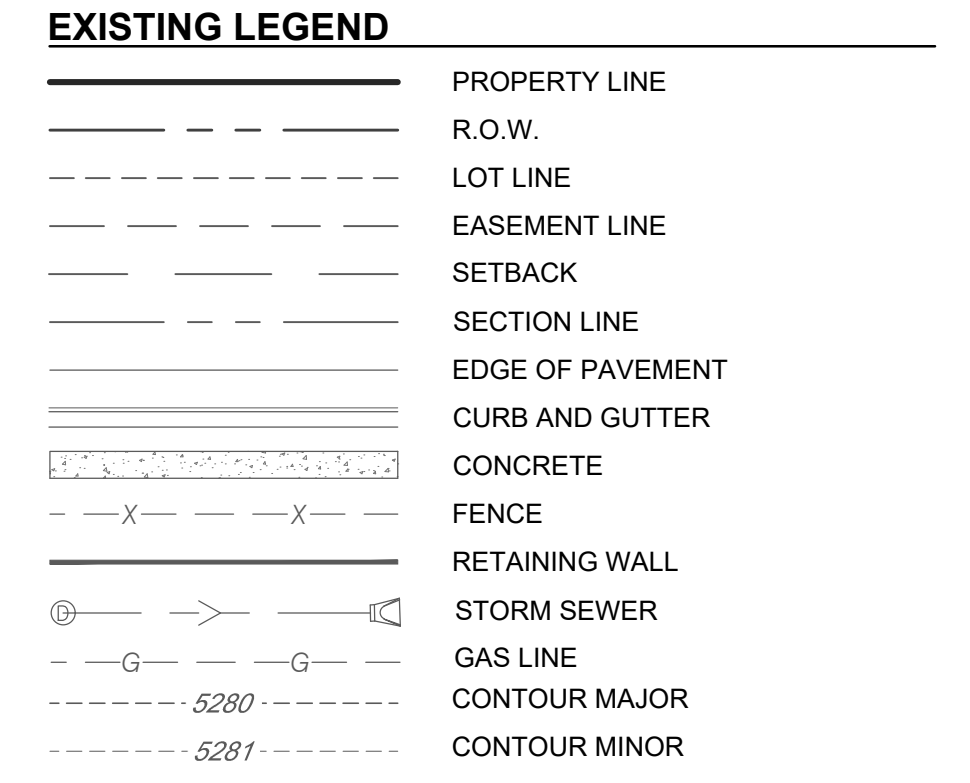
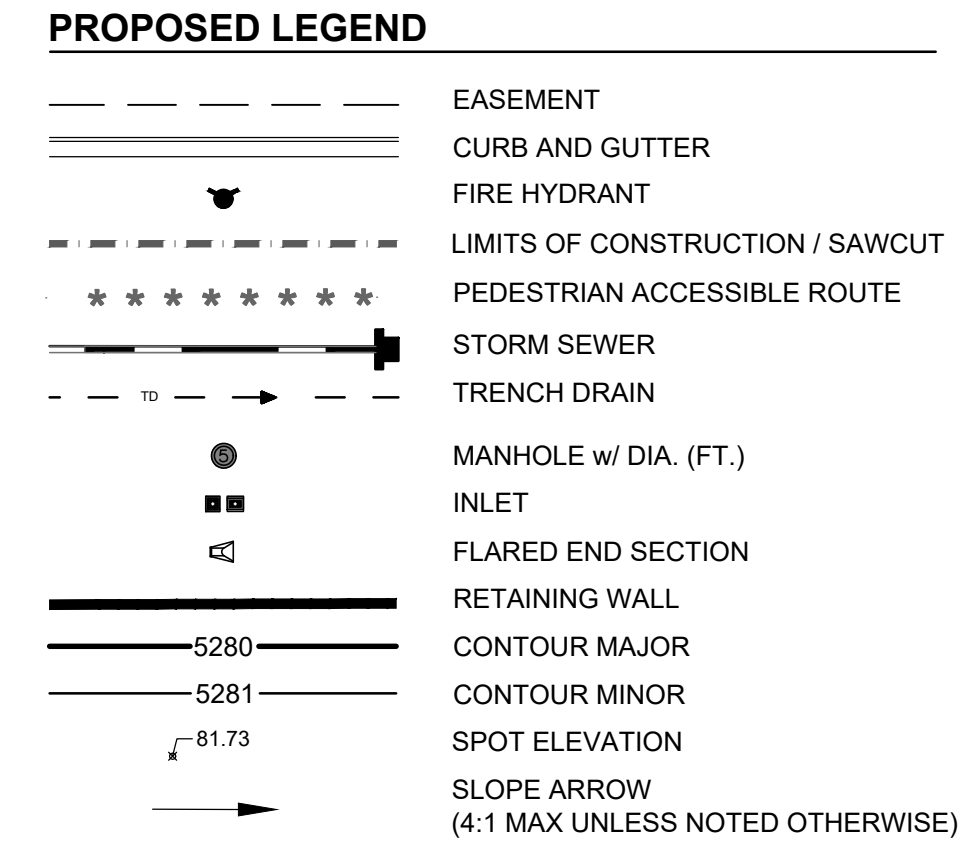
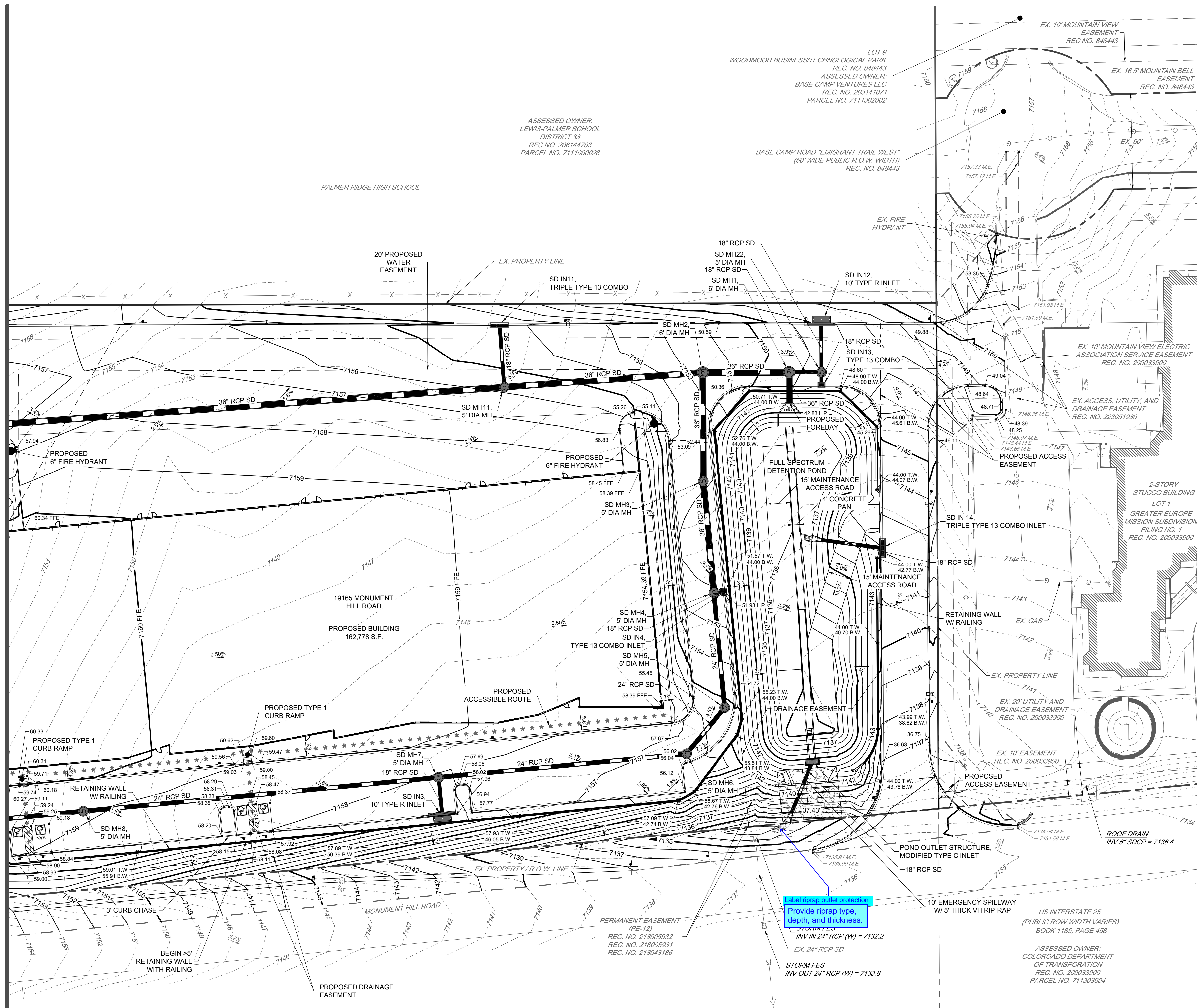
NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

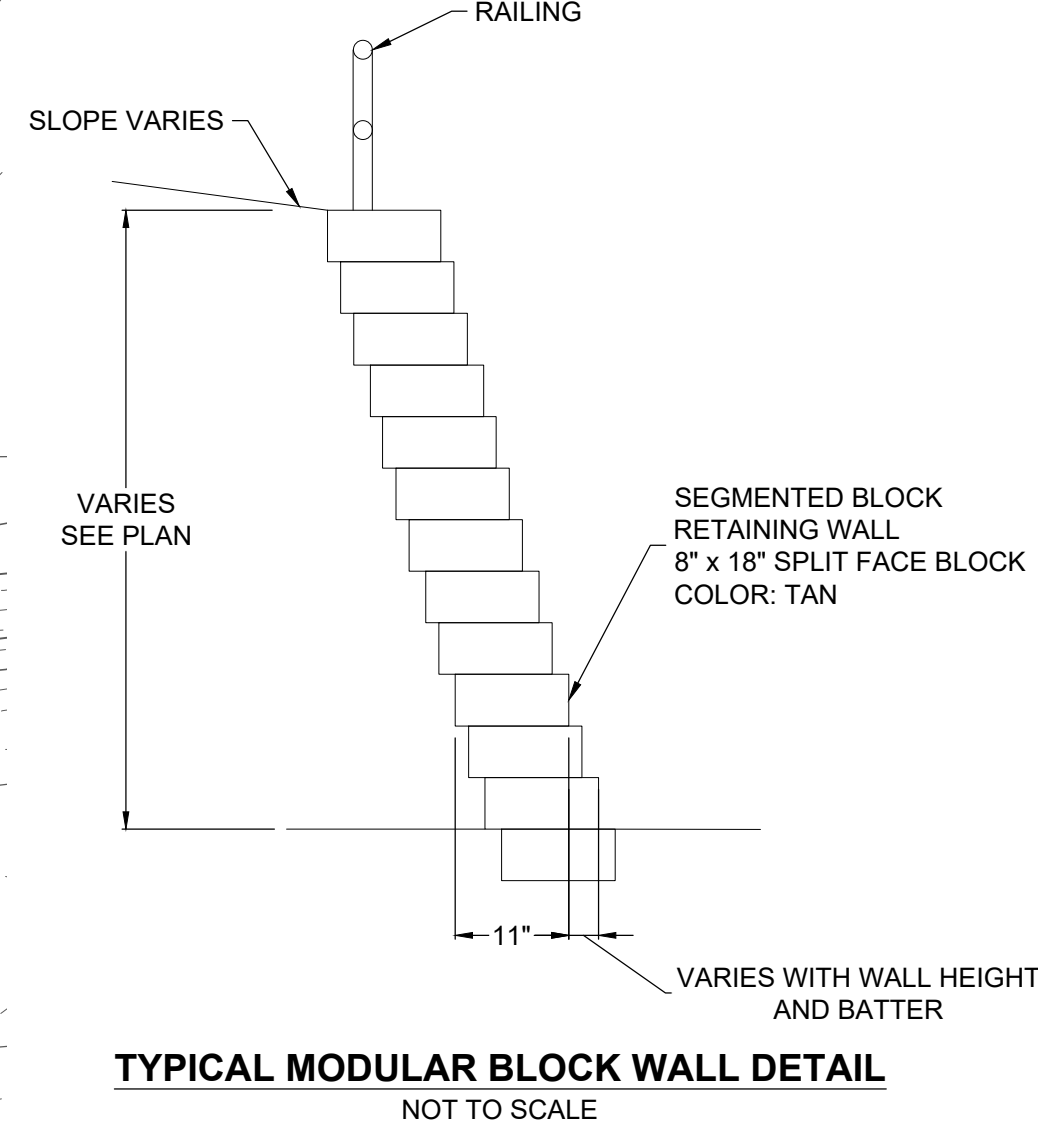
THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GRADING PLAN

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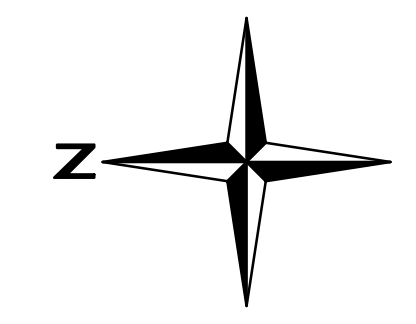
MATCHLINE - SEE SHEET NO. 3 OF 10



- NOTE:
1. 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 OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. REGIONAL BUILDING DEPARTMENT PERMIT REQUIRED FOR ALL RETAINING WALLS GREATER THAN OR EQUAL TO 4 FT IN HEIGHT.
 3. SEE SITE DEVELOPMENT PLAN FOR SCREENING WALL DETAILS BY ARCH.
 4. NO BATCH PLANTS WILL BE UTILIZED ONSITE.



NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT



PCD FILE NO. PPR2329

SCALE: 1" = 30'

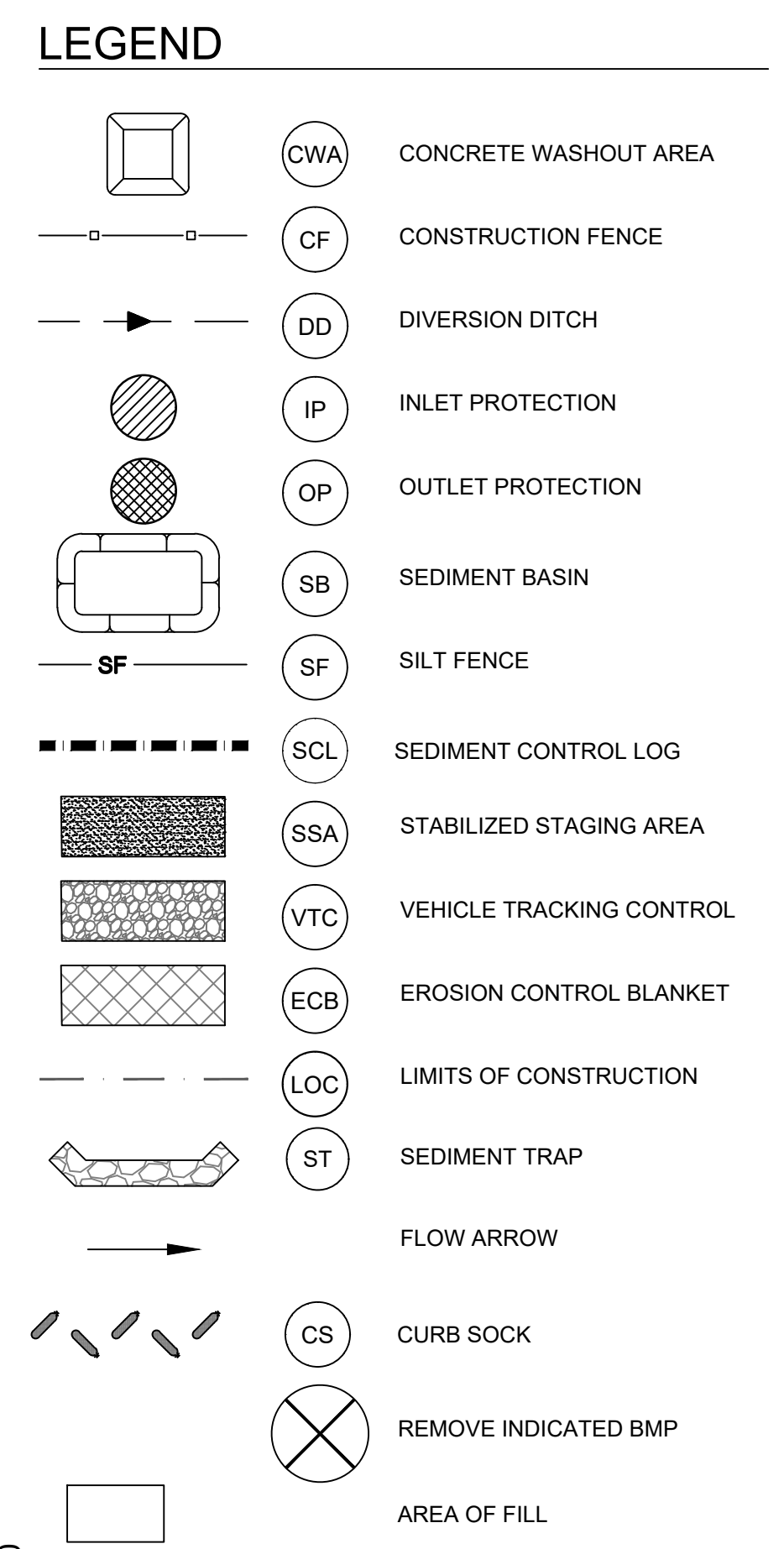
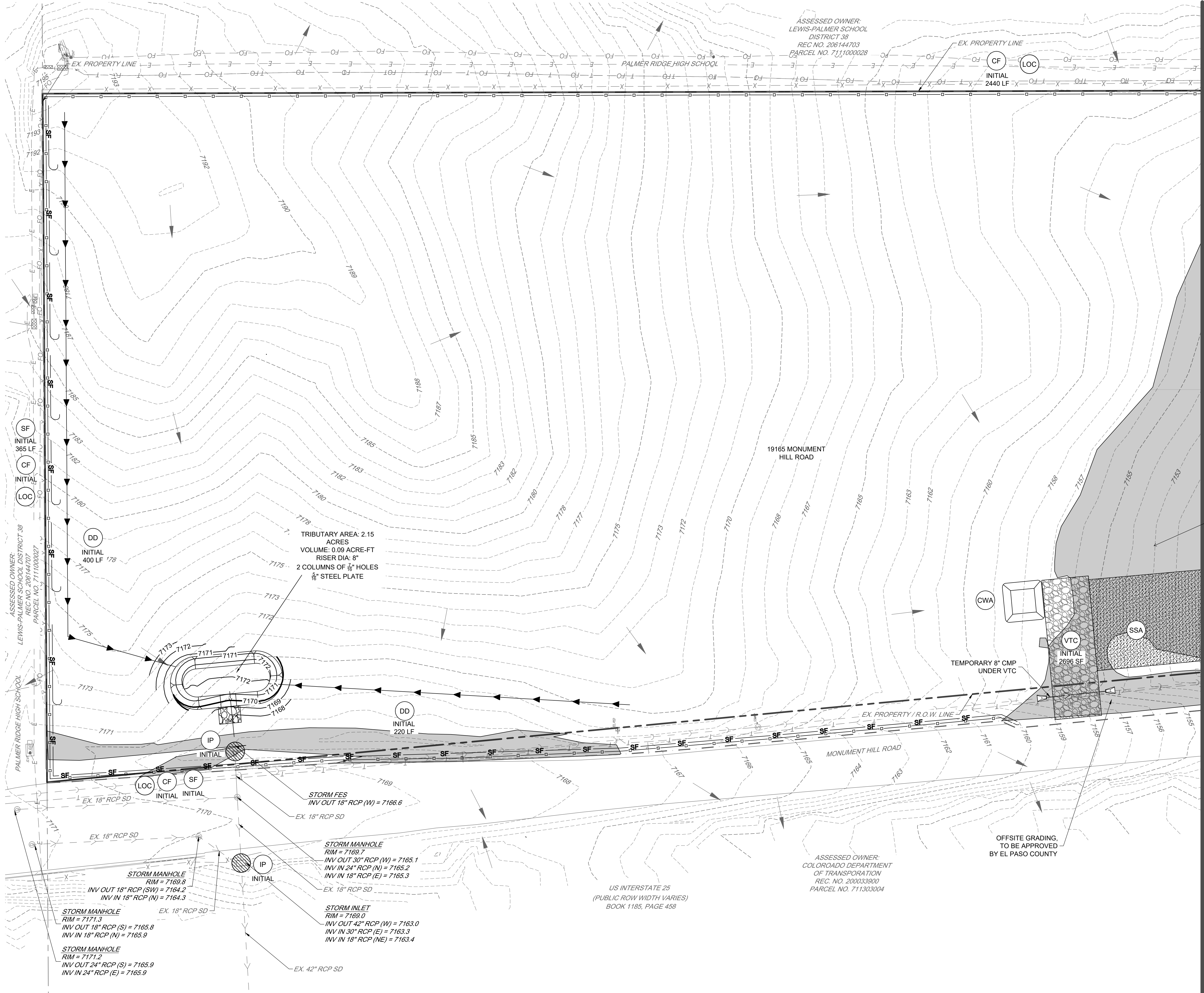
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PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

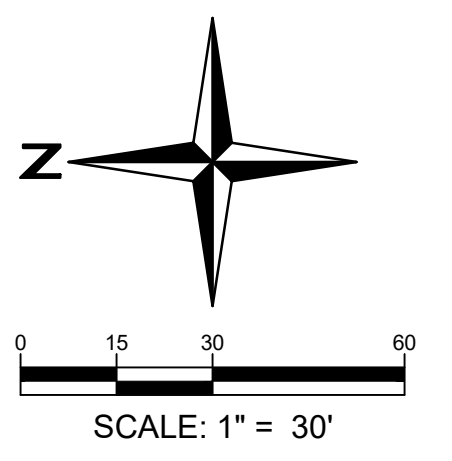
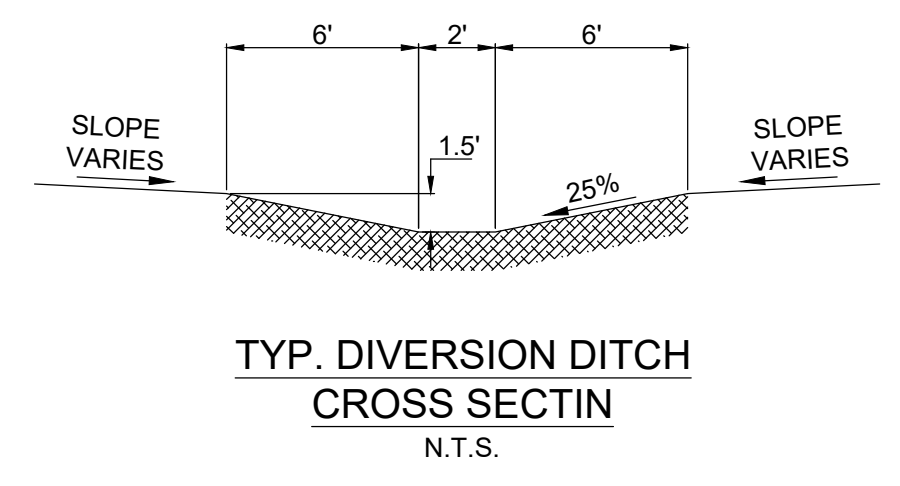
THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
 GRADING PLAN

I:\2023\23009 - The Rock Commerce Center\GADD Sheet Sets\GEC\The Rock\23009_Initial Erosion Control Plan.dwg tab: 7 OF 24 INITIAL EROSION CONTROL PLAN Oct 20, 2023 - 1:03pm csalz



MATCHLINE - SEE SHEET NO. 6 OF 10

12.3 ACRES DISTURBED



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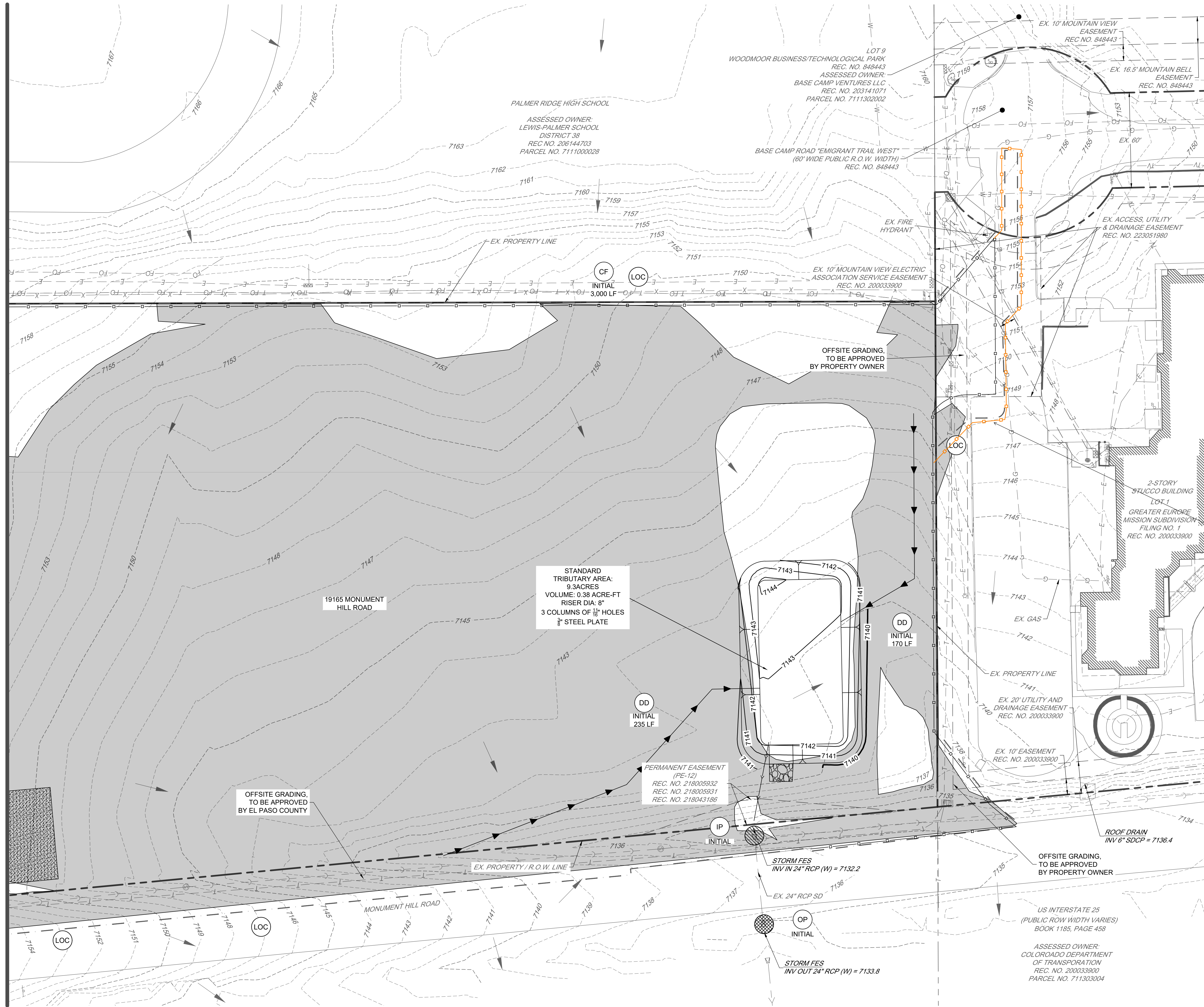
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PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

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

I:\2023\23009 - The Rock Commerce Center\CADD\Sheet Sets\GECC\The Rock\23009_Initial Erosion Control Plan.dwg tab: 8 OF 24 INITIAL EROSION CONTROL PLAN Oct 20, 2023 - 1:03pm csalz

MATCHLINE - SEE SHEET NO. 5 OF 10

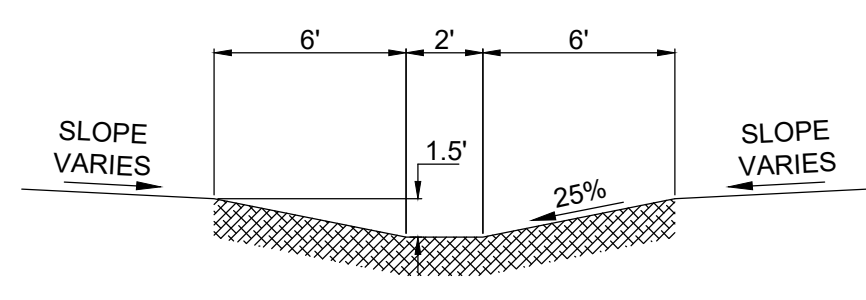


LEGEND

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

12.3 ACRES DISTURBED

extend CF outside LOD.



TYP. DIVERSION DITCH CROSS SECTION N.T.S.

STANDARD TRIBUTARY AREA: 9.3 ACRES
VOLUME: 0.38 ACRE-FT
RISER DIA. 8"
3 COLUMNS OF 1 1/2" HOLES
3/8" STEEL PLATE

OFFSITE GRADING, TO BE APPROVED BY EL PASO COUNTY

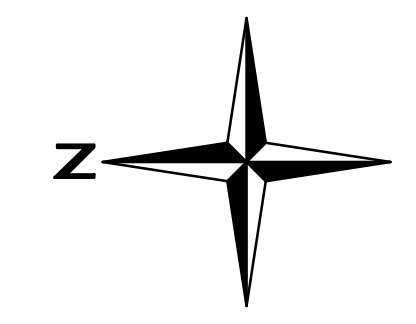
PERMANENT EASEMENT (PE-12)
REC. NO. 218005932
REC. NO. 218005931
REC. NO. 218043186

STORM FES
INV IN 24" RCP (W) = 7132.2
EX. 24" RCP SD - 7136

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

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

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



PCD FILE NO. PPR2329

SCALE: 1" = 30'

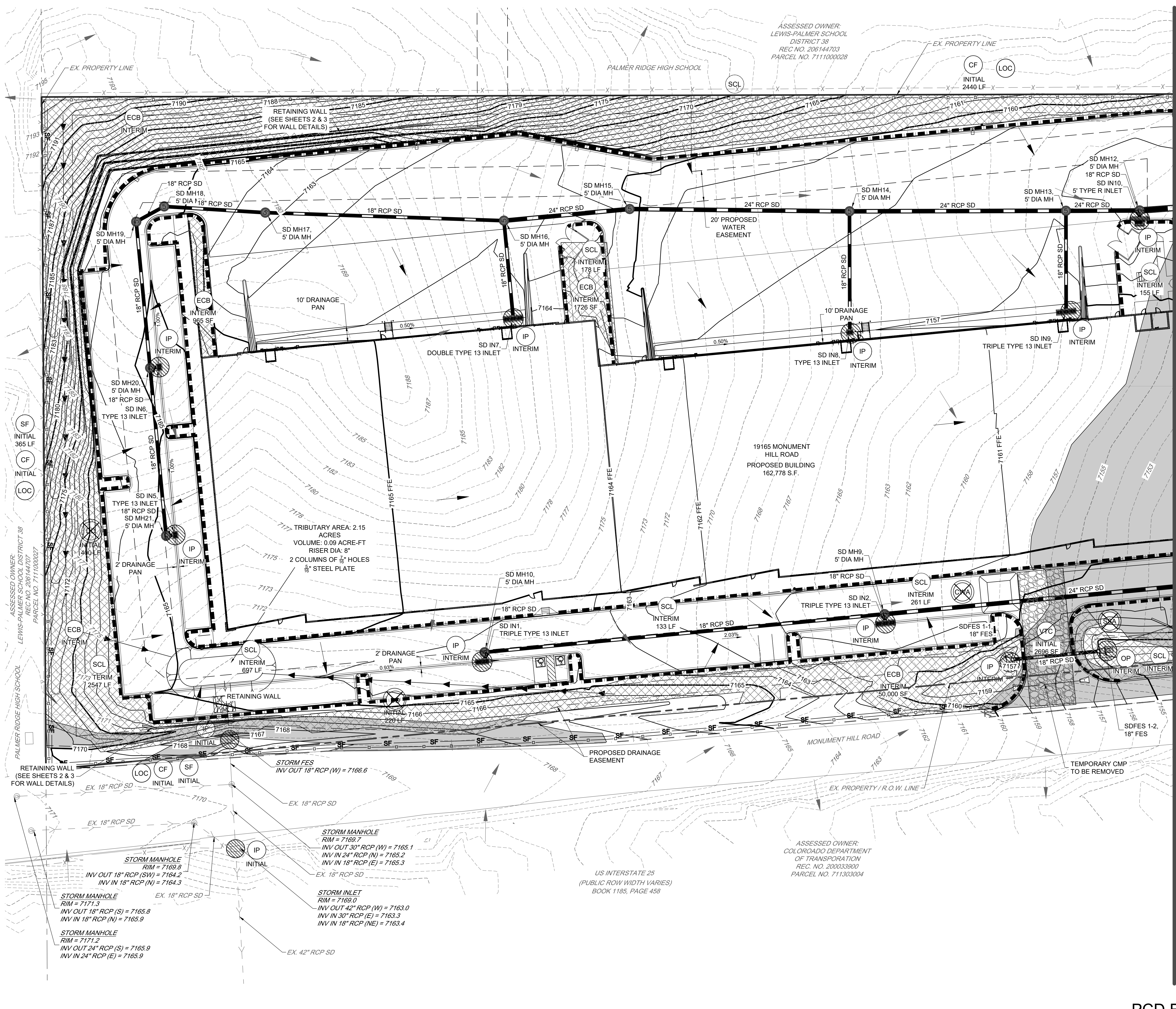
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PROJECT NO.	DATE	NO.	NOTES
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	10/20/2023	2	2ND SUBMITTAL

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

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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
	(X)	REMOVE INDICATED BMP
		AREA OF FILL

MATCHLINE - SEE SHEET NO. 8 OF 10

I didn't see the concrete drainage pan detail. Comment Response stated that it was on Sheet 5. I believe that is just the diversion ditch detail. Include 2' and 10' concrete drainage pan detail on this sheet.

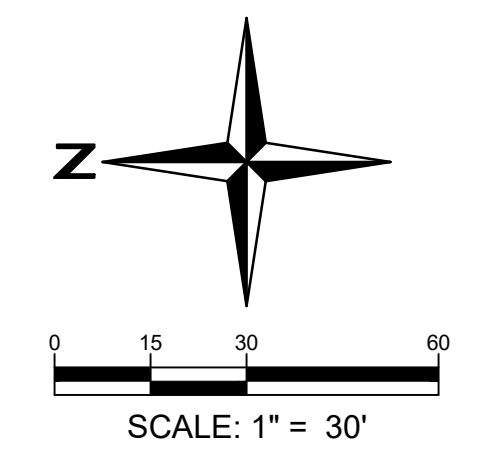
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PROJECT NO.	DATE	NO.	NOTES
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	10/20/2023	2	2ND SUBMITTAL

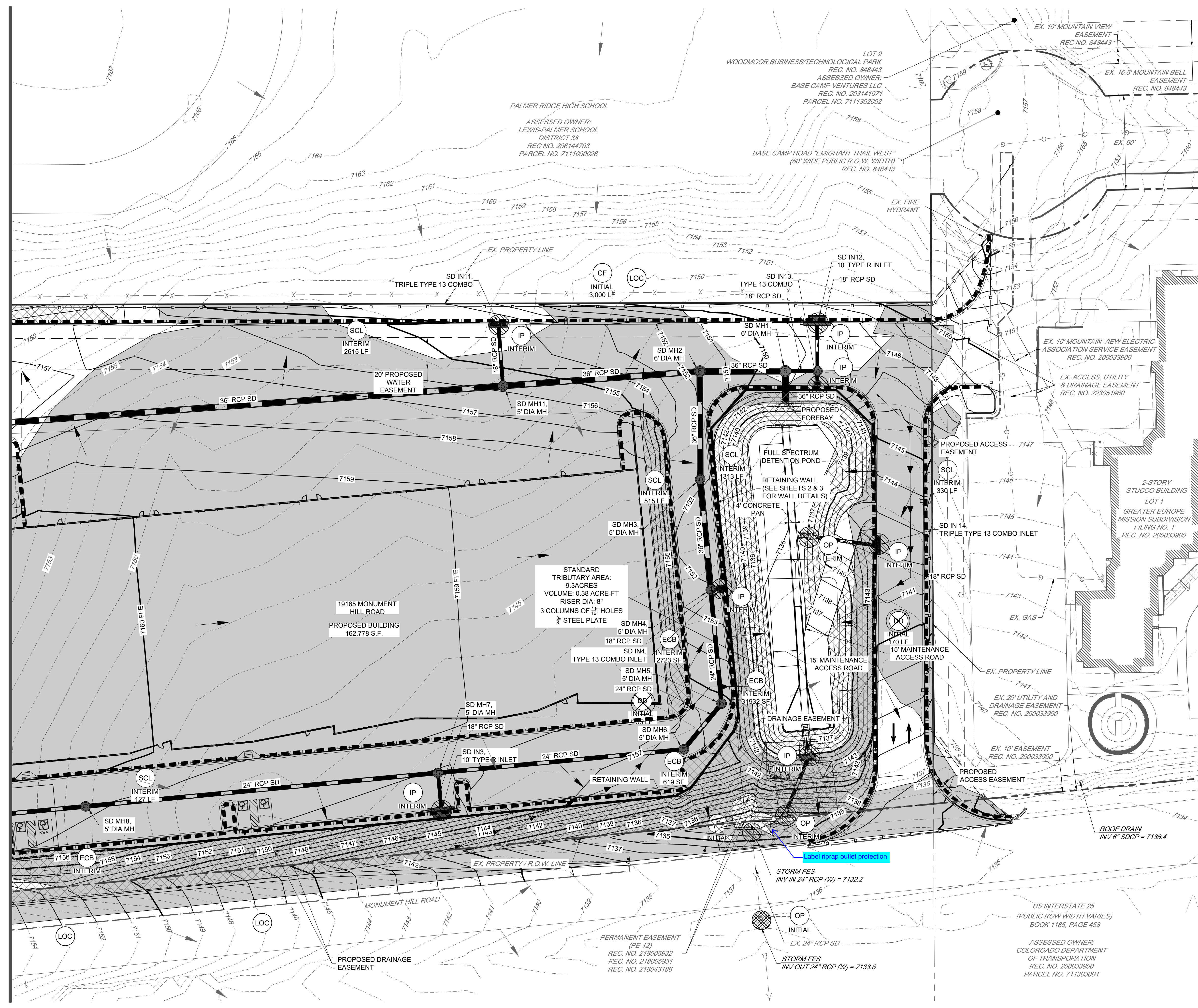
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GRADING AND EROSION CONTROL PLANS
 INTERIM EROSION CONTROL PLAN

PCD FILE NO. PPR2329



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MATCHLINE - SEE SHEET NO. 7 OF 10



LEGEND

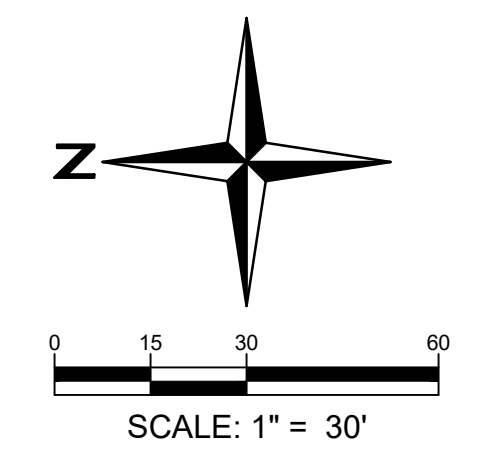
	(CWA)	CONCRETE WASHOUT AREA
	(CF)	CONSTRUCTION FENCE
	(DD)	DIVERSION DITCH
	(IP)	INLET PROTECTION
	(OP)	OUTLET PROTECTION
	(SB)	SEDIMENT BASIN
	(SF)	SILT FENCE
	(SCL)	SEDIMENT CONTROL LOG
	(SSA)	STABILIZED STAGING AREA
	(VTC)	VEHICLE TRACKING CONTROL
	(ECB)	EROSION CONTROL BLANKET
	(LOC)	LIMITS OF CONSTRUCTION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

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

Provide pond details, including (but not limited to):
 - forebay
 - outlet structure
 - trash rack and orifice plate details
 - spillway
 - trickle channel
 - pond bottom
 - maintenance access road
 - riprap outlet protection

show final erosion control figures (seeding mulching, pavement, ECB etc.). For clarification, do not show cut/fill shading or other temporary BMPs. Unresolved.



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PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

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

PCD FILE NO. PPR2329

Shallow Slope
On shallow slopes, strips of netting may be applied across the slope.

Where there is a berm at the top of the slope, bring the netting over the berm and anchor it behind the berm.

Steep Slope
On steep slopes, apply strips of netting parallel to the direction of flow and anchor securely.

Bring netting down to a level area before terminating the installation. Turn the end under 6" and staple at 12" intervals.

Ditch
In ditches, apply netting parallel to the direction of flow. Use check slots every 15 feet. Do not join strips in the center of the ditch.

City of Colorado Springs Storm Water Quality
Figure ECB-1 Erosion Control Blanket Application Examples

Anchor Slot: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Staple at 12" intervals across the net.

Overlap: Overlap edges of the strips at least 4". Staple every 3 feet down the center of the strip.

Joining Strips: Insert the new roll of net in a trench, as with the Anchor Slot. Overlap the up-channel end of the previous roll 18" and turn the end under 6". Staple the end of the previous roll just below the anchor slot and at the end at 12" intervals.

Check Slots: On erodible soils or steep slopes, check slots should be made every 15 feet. Insert a fold of the net into a 6" trench and tamp firmly. Roll the net up the channel. Place staples at 12" intervals along the anchor end of the net.

Anchoring Ends At Structures: Place the end of the net in a 6" slot on the up-channel side of the structure. Fill the trench and tamp firmly. Roll the net up the channel. Place staples at 12" intervals along the anchor end of the net.

City of Colorado Springs Storm Water Quality
Figure ECB-2 Erosion Control Blanket Installation Requirements

Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality
Figure VT-1 Vehicle Tracking Application Examples

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Storm Water Quality
Figure VT-2 Vehicle Tracking Application Examples

Table SF-1

Silt Fence Used as	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

(1) Temporary Stone or Straw Bale Barrier may be used as alternative to a Silt Fence.
(2) Check Dam may also be used as alternative to Silt Fence at low point.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs Storm Water Quality
Figure SF-1 Silt Fence Application Examples

Figure SF-3 Silt Fence Joint Tying
Construction Detail and Maintenance Requirements

City of Colorado Springs Storm Water Quality

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/16" LONG #8 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOOP RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 7" ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN APPROPRIATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Storm Water Quality
Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.
2. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
3. HYDRALIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD CHIP MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.
4. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
5. MULCH IS TO BE ANCHORED EITHER BY CRIMPING/TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL, USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.
6. HYDRALIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FRESH SURFACE WATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEED.

City of Colorado Springs Storm Water Quality
Figure MU-1 Mulching Construction Detail and Maintenance Requirements

15 Redland YEARS
WHERE GREAT PLACES BEGIN

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PROJECT NO.: 23009
DATE: 07/28/2023
DATE: 10/20/2023

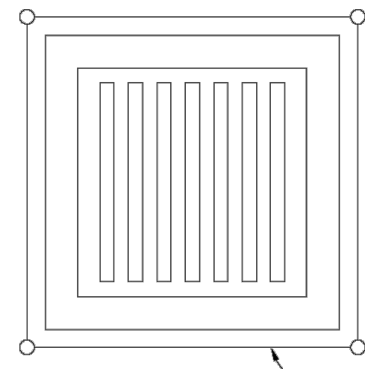
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NOTES
1. 1ST SUBMITTAL
2. 2ND SUBMITTAL

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

PCD FILE NO. PPR2329
9 OF 10



FILTER FABRIC INLET PROTECTION
NTS

INSTALLATION REQUIREMENTS

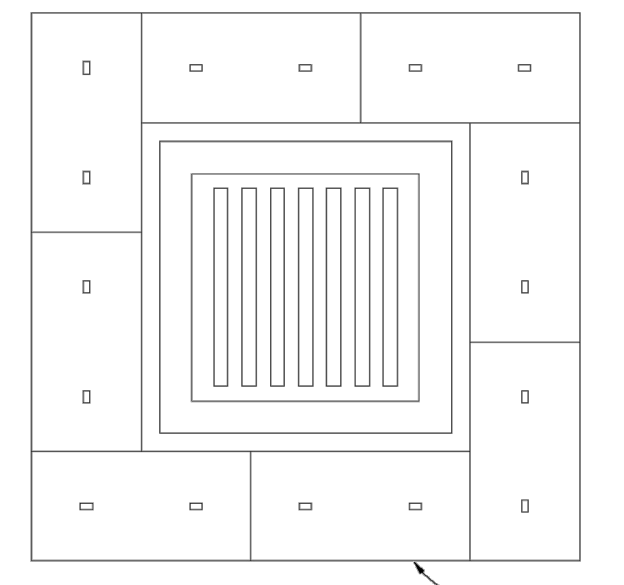
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. SEE S&T FIGURE SB-2 FOR INSTALLATION REQUIREMENTS.
3. PORTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR COLLAPSED UNFENCED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure IP-1
Filter Fabric Inlet Protection
Construction Detail and Maintenance Requirements



STRAW BALE INLET PROTECTION
NTS

INSTALLATION REQUIREMENTS

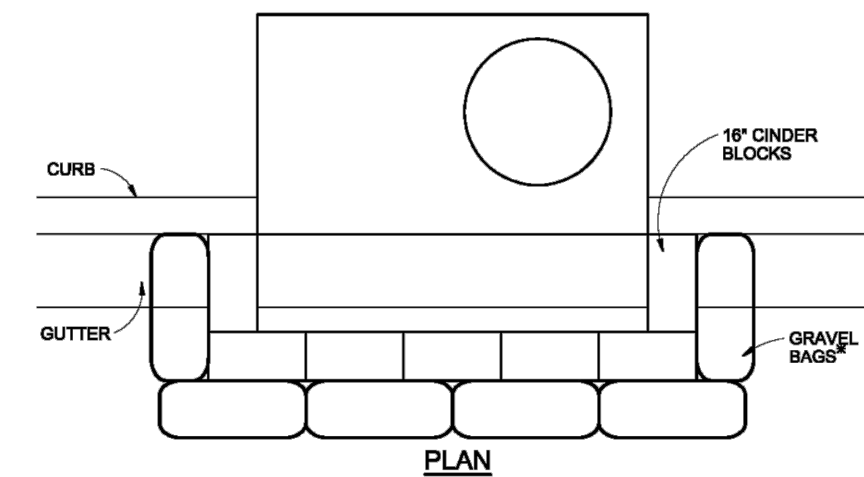
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
3. SEE STRAW BALE BARRIER FIGURE SB8-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

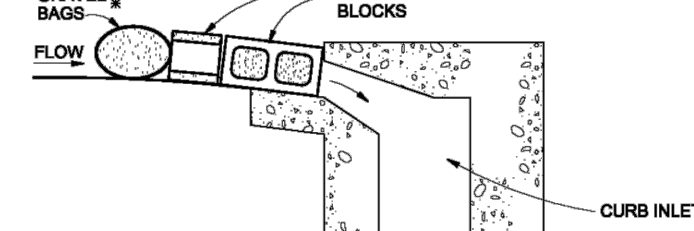
1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED. REPLACING BALES IF NECESSARY, AND UNFENCED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure IP-2
Straw Bale Inlet Protection
Construction Detail and Maintenance Requirements



PLAN



SECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION
NTS

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN END OF THE BLOCK FACING OUTWARD.
3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL, APPROXIMATELY 3/4 INCH IN DIAMETER.
5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

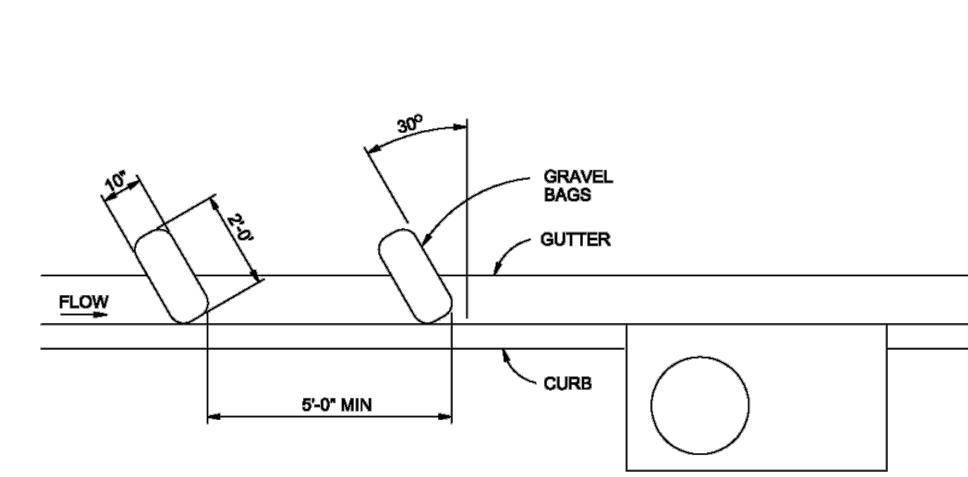
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DEPTH OF THE TRAP.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements



CURB SOCK INLET PROTECTION
NTS

INSTALLATION REQUIREMENTS

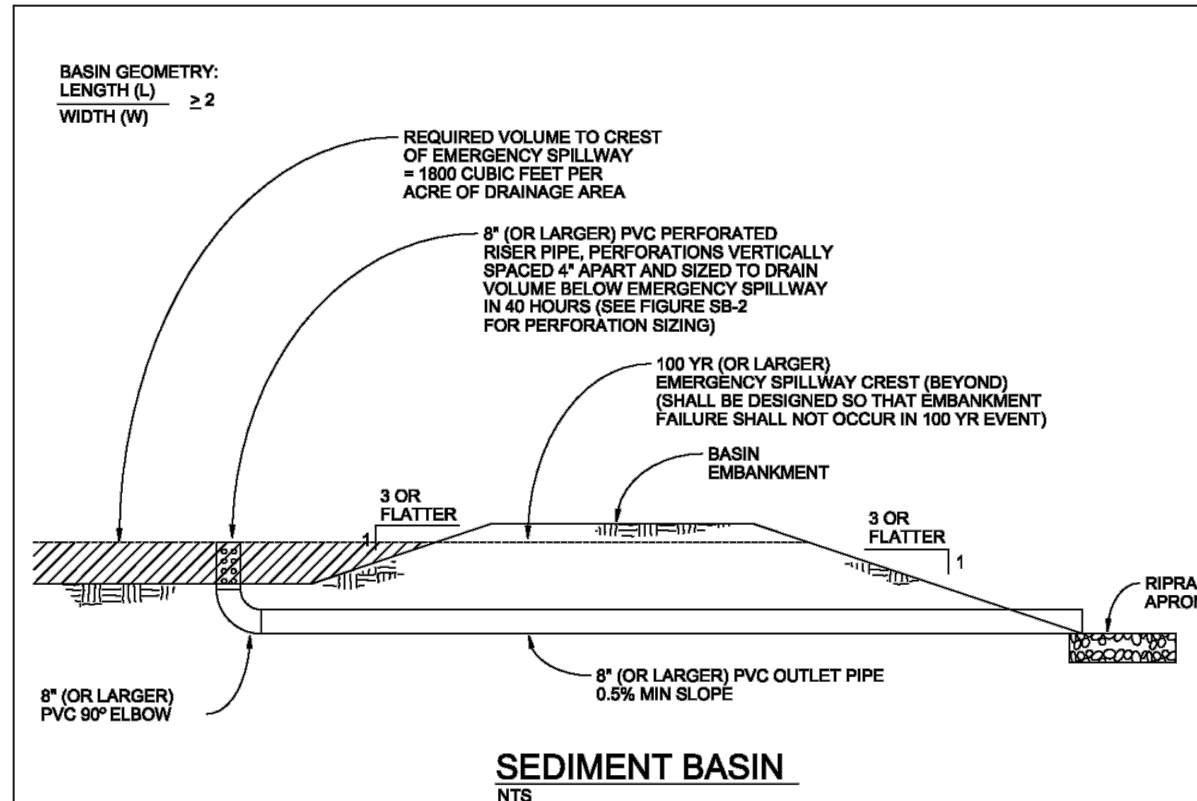
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.
3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.
4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
5. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED AT A MINIMUM 3 FEET APART.
6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure IP-4
Curb Sock Inlet Protection
Construction Detail and Maintenance Requirements



SEDIMENT BASIN
NTS

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. Baffles MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 80% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEARED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SB-1
Sediment Basin
Construction Detail and Maintenance Requirements

Design Volume (cfs)	Required Area per Row (ft ²)								
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
2	15.04	17.71	21.00	24.78	28.95	33.51	38.46	43.80	49.53
1	7.52	8.86	10.50	12.39	14.48	16.76	19.23	22.14	25.27
0.8	4.81	5.72	6.75	7.90	9.18	10.59	12.14	13.83	15.66
0.4	3.01	3.54	4.23	5.02	5.89	6.84	7.90	9.09	10.41
0.2	1.50	1.77	2.12	2.51	2.95	3.43	3.96	4.54	5.17
0.1	0.75	0.89	1.06	1.26	1.48	1.72	1.98	2.27	2.59
0.08	0.45	0.53	0.64	0.76	0.89	1.03	1.19	1.36	1.55
0.04	0.23	0.28	0.34	0.41	0.49	0.58	0.68	0.80	0.93
0.02	0.12	0.15	0.18	0.22	0.27	0.32	0.38	0.45	0.53
0.01	0.06	0.08	0.10	0.12	0.15	0.18	0.21	0.25	0.30

TABLE SB-1

Hole Diameter (in)	Hole Diameter (in)	Area per Row (ft ²)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.78	5.52	8.29
2	2.000	3.14	6.28	9.42

TABLE SB-2

City of Colorado Springs
Stormwater Quality

Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements

RECOMMENDED ANNUAL GRASSES

SPECIES (COMMON NAME)	GROWTH SEASON	SEEDING DATE	POUNDS OF PURE LIVE SEED (PLS) (PL/SQYD)	PLANTING DEPTH (INCHES)
1. OATS	COOL	MARCH 16 - APRIL 30	35-50	1-2
2. SPRING WHEAT	COOL	MARCH 16 - APRIL 30	25-35	1-2
3. SPRING BARLEY	COOL	MARCH 16 - APRIL 30	25-35	1-2
4. ANNUAL KYRGASS	COOL	MARCH 16 - JUNE 30	10-15	1/2
5. MILLET	WARM	MAY 16 - JULY 15	3-15	1/2-3/4
6. BLUINGRASS	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
7. SORGHUM	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
8. WINTER WHEAT	COOL	SEPTEMBER 1 - 30	20-35	1-2
9. WINTER BARLEY	COOL	SEPTEMBER 1 - 30	20-35	1-2
10. WINTER RYE	COOL	SEPTEMBER 1 - 30	20-35	1-2
11. TRITICALE	COOL	SEPTEMBER 1 - 30	25-40	1-2

THIS TABLE WAS TAKEN FROM UOPCO FOR RECOMMENDED ANNUAL GRASSES FOR THE DENVER METROPOLITAN AREA. THIS TABLE MAY BE USED UNLESS A SITE-SPECIFIC SEED MIX IS REQUESTED AND APPROVED.

TABLE TS-1

TEMPORARY SEEDING NOTES

INSTALLATION REQUIREMENTS

1. DISTURBED AREAS ARE TO BE SEEDS WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
2. IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIMES.
3. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. CONTACT SOILS ESPECIALLY NEED TO BE LOOSED.
4. SEEDING DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
5. ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIKE, EUROPEAN BIRCHWEED, JOHNSON GRASS, AND LEAFY SPURGE.
6. TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
7. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
8. ALL SEEDS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
9. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDS AREAS TO ENSURE GROWTH.
2. AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEEDS AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
3. SEEDS AREAS ARE NOT TO BE DRIVEN OVER WITH CONSTRUCTION EQUIPMENT OR VEHICLES.

City of Colorado Springs
Stormwater Quality

Figure TS-1
Temporary Seeding
Construction Detail and Maintenance Requirements

15 Redland YEARS
WHERE GREAT PLACES BEGIN
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Land Planning
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Civil Engineering
Construction Management

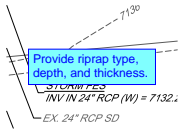
NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

THE ROCK COMMERCE CENTER
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

V2_Grading and Erosion Control Plan Comments.pdf Markup Summary

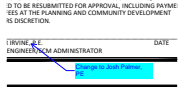
Carlos (1)



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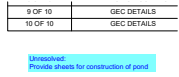
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CDurham (4)



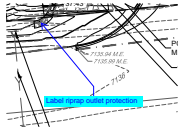
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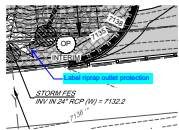
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Unresolved:
Provide sheets for construction of pond



Subject: Callout
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Author: CDurham
Date: 11/6/2023 4:52:02 PM
Color: ■

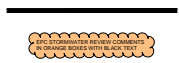
Label riprap outlet protection



Subject: Callout
Page Label: [8] 8 OF 10 INTERIM EROSION CONTROL PLAN
Author: CDurham
Date: 11/6/2023 4:54:03 PM
Color: ■

Label riprap outlet protection

Christina Prete (9)



Subject: Stormwater Comments Color
Page Label: [1] 1 OF 10 COVER SHEET
Author: Christina Prete
Date: 11/7/2023 12:12:46 PM
Color: ■

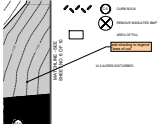


Subject: Contractor
Page Label: [1] 1 OF 10 COVER SHEET
Author: Christina Prete
Date: 11/7/2023 12:13:50 PM
Color: ■

Initial comments have been provided but are not required as part of this application. The GEC Plan will be reviewed in completion with the construction application.



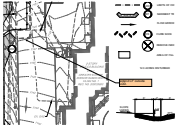
Subject: Resolved
Page Label: [3] 3 OF 10 GRADING PLAN
Author: Christina Prete
Date: 11/7/2023 7:17:43 AM
Color: ■



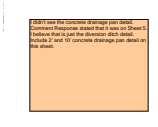
Subject: Contractor
Page Label: [5] 5 OF 10 INITIAL EROSION CONTROL PLAN add shading to legend
Author: Christina Prete
Date: 11/7/2023 11:57:46 AM
Color: ■



Subject: PolyLine
Page Label: [6] 6 OF 10 INITIAL EROSION CONTROL PLAN
Author: Christina Prete
Date: 11/7/2023 11:46:32 AM
Color: ■

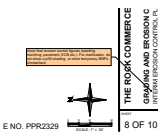


Subject: Contractor
Page Label: [6] 6 OF 10 INITIAL EROSION CONTROL PLAN extend CF outside LOD.
Author: Christina Prete
Date: 11/7/2023 11:46:51 AM
Color: ■



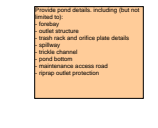
Subject: Contractor
Page Label: [7] 7 OF 10 INTERIM EROSION CONTROL PLAN
Author: Christina Prete
Date: 11/7/2023 11:51:54 AM
Color: ■

I didn't see the concrete drainage pan detail. Comment Response stated that it was on Sheet 5. I believe that is just the diversion ditch detail. Include 2' and 10' concrete drainage pan detail on this sheet.



Subject: Text Box
Page Label: [8] 8 OF 10 INTERIM EROSION CONTROL PLAN
Author: Christina Prete
Date: 11/7/2023 12:03:36 PM
Color: ■

show final erosion control figures (seeding mulching, pavement, ECB etc.). For clarification, do not show cut/fill shading or other temporary BMPs . Unresolved.



Subject: Contractor
Page Label: [8] 8 OF 10 INTERIM EROSION CONTROL PLAN
Author: Christina Prete
Date: 11/7/2023 12:06:55 PM
Color: ■

Provide pond details. including (but not limited to):
 - forebay
 - outlet structure
 - trash rack and orifice plate details
 - spillway
 - trickle channel
 - pond bottom
 - maintenance access road
 - riprap outlet protection