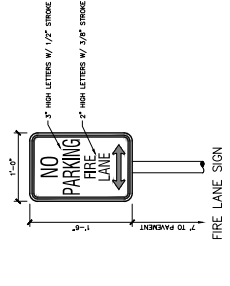
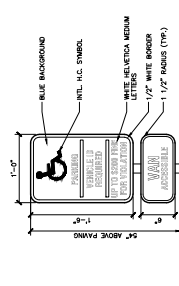
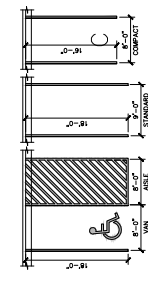
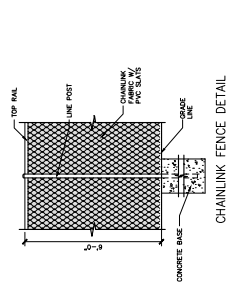
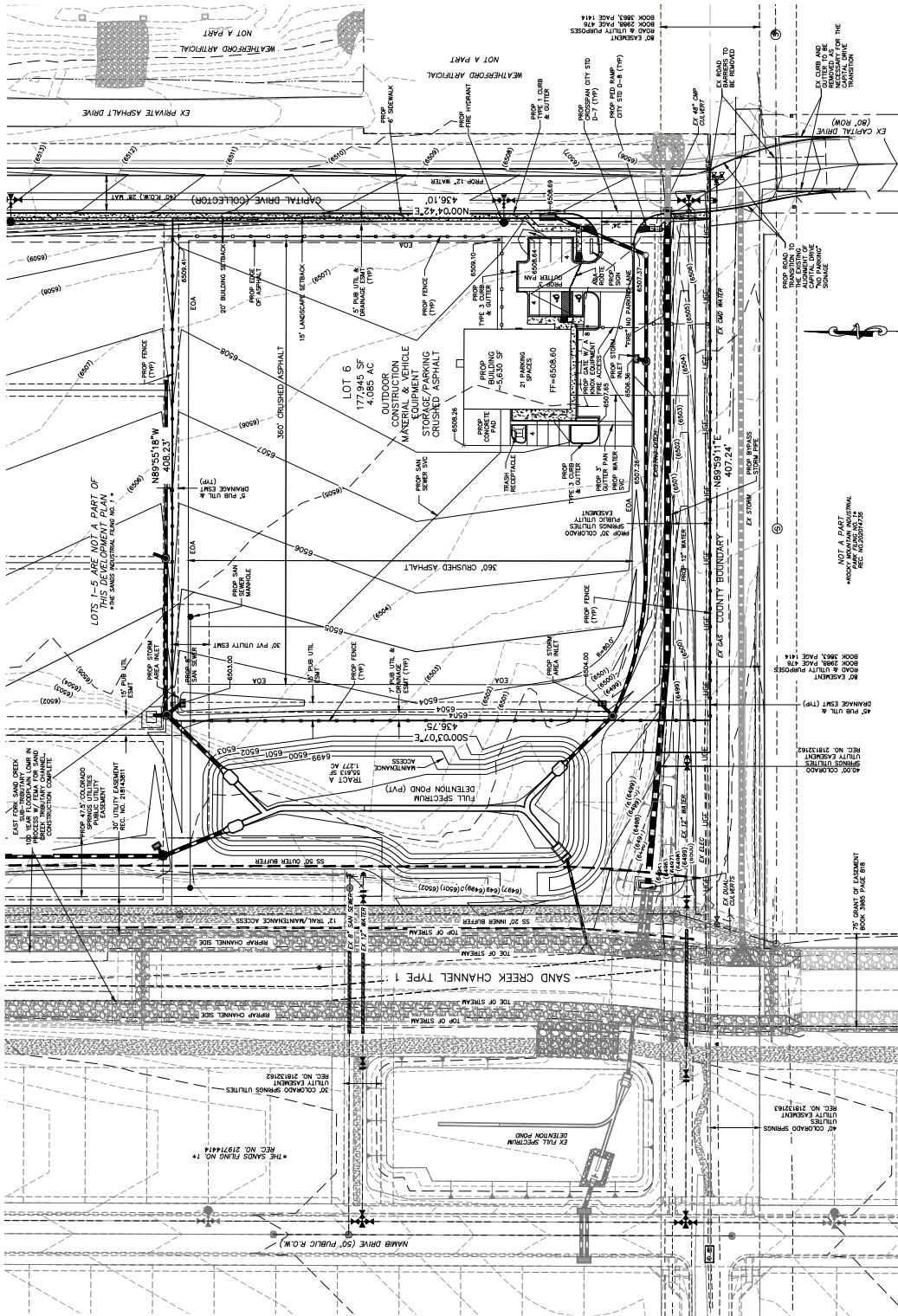


THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6 DEVELOPMENT PLAN - SITE PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



102 E. INES PEAK AVE. SUITE 200
COLORADO SPRINGS CO. 80903
PHONE 719.535.566

THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6
SITE PLAN
JOB NO. 43-129
DATE REVISION: 03/23/20
DATE REVISION:

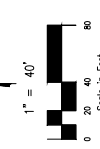


FIGURE 2

THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6

PRELIMINARY GRADING PLAN

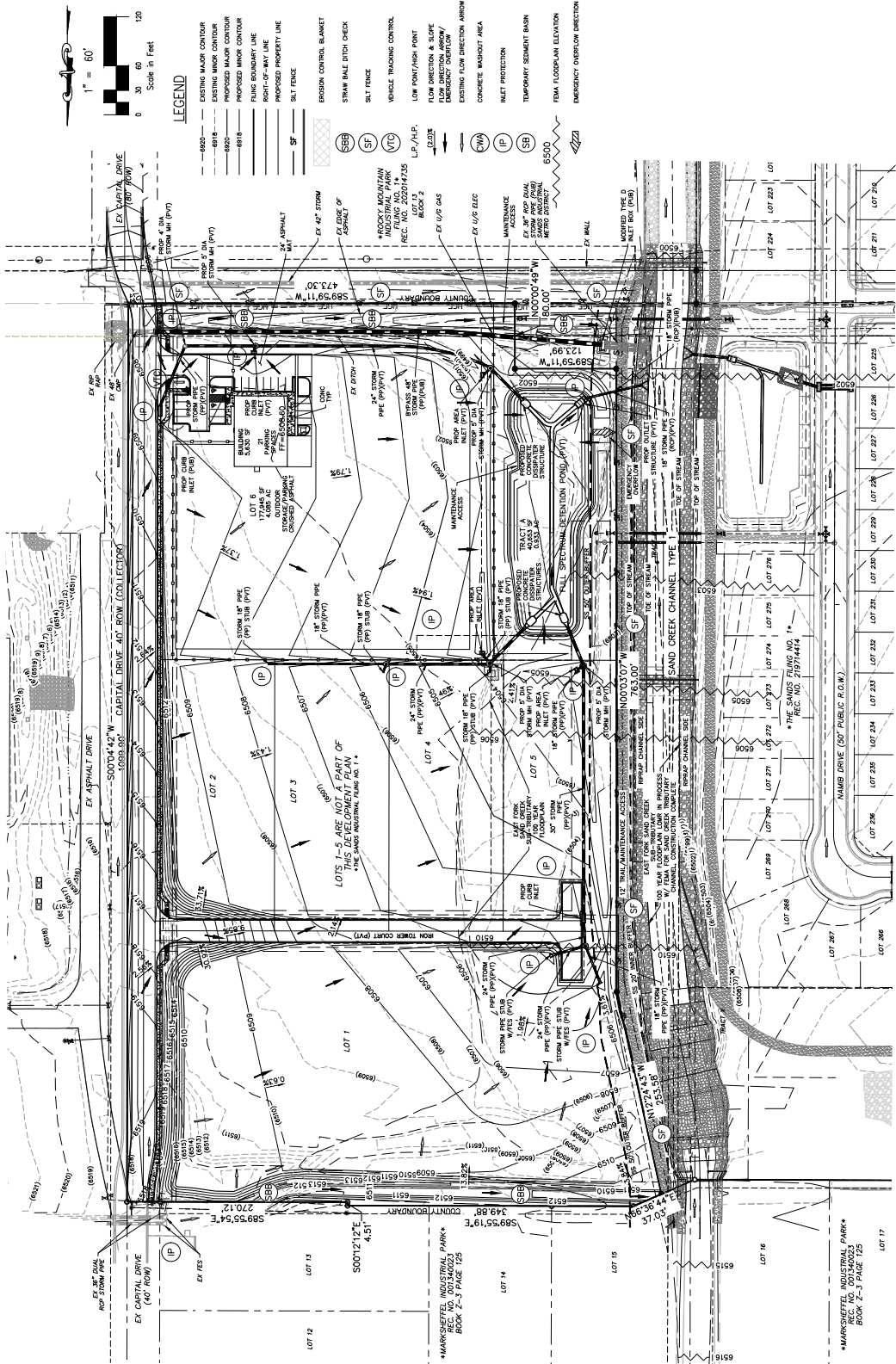
MARCH 2020

STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND MEASURES SET FORTH IN THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL MANUAL. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE SUBJECT TO THE PENALTIES AND REMEDIAL PROCEDURES SET FORTH IN THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL MANUAL.
- NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SLOTTED AND FILTERED EROSION CONTROL MEASURES AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDD.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED IMMEDIATELY UPON THE COMPLETION OF THE GRADING AND STORMWATER QUALITY CONTROL PLAN. INSPECTIONS, 719-385-5900, 48 HOURS PRIOR TO CONSTRUCTION.
- SEMENT (MUD AND GROUT) TRANSPORTED INTO A PUBLIC ROAD, IMMEDIATELY OF THE SIZE OF THE SITE, SHALL BE CLEANED.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- STORMWATER QUALITY CONTROL MEASURES SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL STOPPLES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN AND MULCHED WITH TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO THE FOLLOWING: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE DATE OF THE GRADING AND EROSION CONTROL PROPERTY OWNERSHIP PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY APPROVALS TO GRASS WITHIN UTILITY EASEMENTS OR RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL BE SUBJECT TO THE FOLLOWING: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE DATE OF THE GRADING AND EROSION CONTROL PROPERTY OWNERSHIP PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

EROSION CONTROL NOTES

- AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT SOIL EROSION AND SEDIMENTATION. EROSION CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF TOPSOIL AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW WALK-SEMENT TRIPS (OR EDA) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND VEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 100 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
- ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PREVENT ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
- WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (LONGER THAN 30 DAYS), RIGHT-OF-WAY AREAS, OR AREAS IN ACCORDANCE WITH COOT STANDARD SPECIFICATIONS SHALL BE APPLIED TO THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS OF DISTURBANCE. AREAS NOT TO BE LEFT BARE SHALL BE LEFT WITH GRASS OR OTHER VEGETATION. VEGETATION STOCKPILES WILL BE SEEDED AND/OR MULCHED TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF 3" FENCE.
- TEMPORARY STOCKPILES (8' MAX HEIGHT) DUE TO UTILITY PRESENT BLOWING SOILS. TEMPORARY STOCKPILES MUST BE KEPT MUSTY BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
- AREAS LEFT OPEN FOR 30 DAYS OR MORE OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEEDED AND/OR MULCHED.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6
PRELIMINARY GRADING PLAN
 PROJECT NO. 45-129 SCALE: HORIZONTAL: 1"=60' VERTICAL: 1"=4'0"
 DESIGNED BY: DUM CHECKED BY: MS
 DATE: 02/03/20 SHEET 3 OF 10 PGR01

102 E. PINE AVE. SUITE 300
 COMBODIE SPRING, CO. 8003
 PHONE: 719-556-6666

FIGURE 2

THE SANDS INDUSTRIAL PARK LOT 6

CITY OF COLORADO SPRINGS, COLORADO

PRELIMINARY LANDSCAPE PLAN



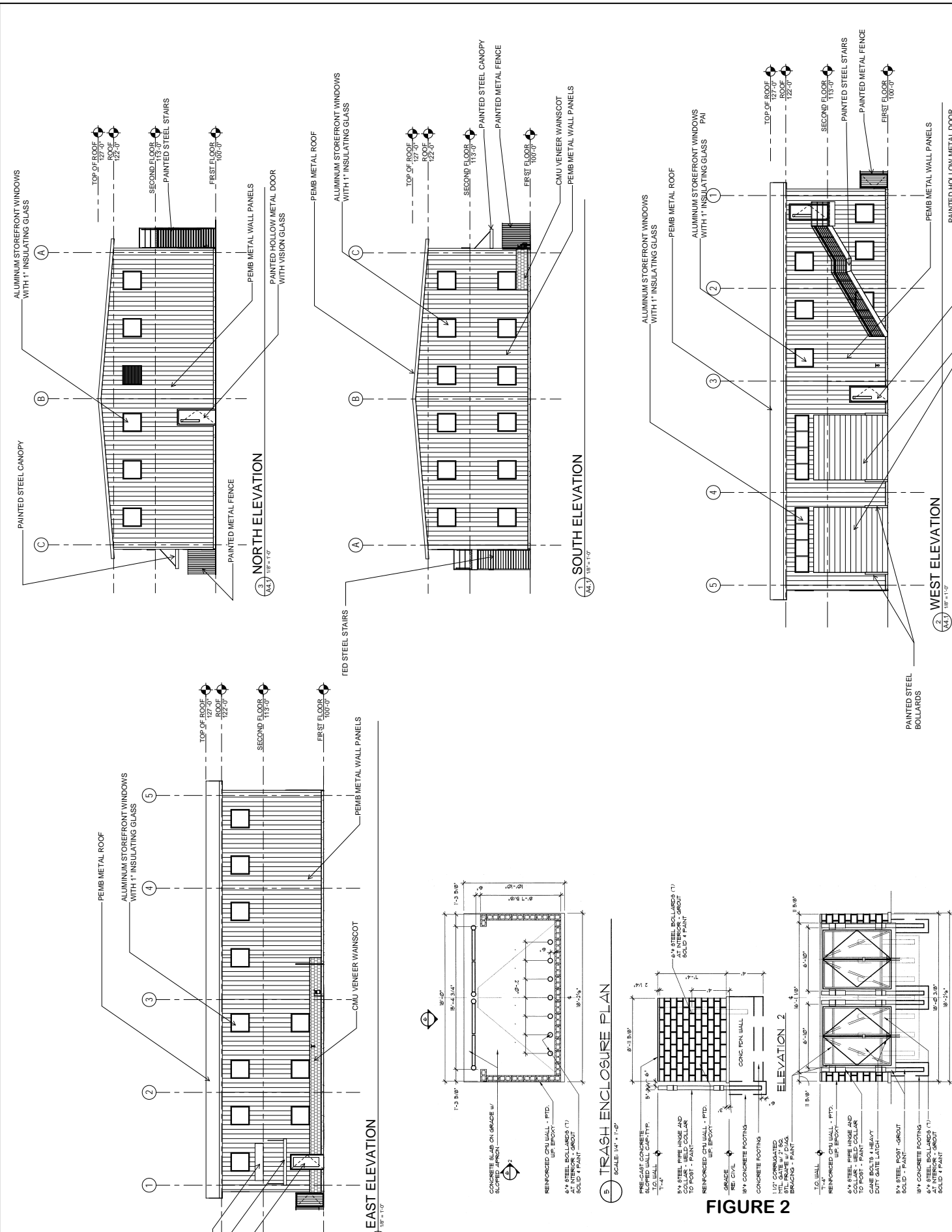
N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.477.0163
Fax: 719.477.0167
www.nesinc.com
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STREAMSIDE PLANT SCHEDULE

CODE	SYMBOL	SCIENTIFIC COMMON NAME	HEIGHT	WIDTH	SPREAD	ROOTS	SHADE	WIND	WATER
A1		Arbutus Menziesii / Ash Strawberry	15'	10"	1.5' Cal.	80%	4/95		
P2		Prunella dioica / Pinon Pine	20'	15"	6" HT	CONIT	12/50		
P3		Pinus edulis / Pinon Pine	30'	20"	2" Cal.	80%	4/90		
S3		Salix amygdaloides / Peach Leaf Willow	35'	25"	2" Cal.	80%	4/90		

TREE AND GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	BLANK LINE: No vegetation
	BARE SOIL: Bare soil
	GRASS: Grass
	MULCH: Mulch
	ROCK: Rock
	SAND: Sand
	GRAVEL: Gravel
	CONCRETE: Concrete
	ASPHALT: Asphalt
	BRICK: Brick
	PAVERS: Pavers
	STUCCO: Stucco
	DRY STACK STONE: Dry Stack Stone
	FLAGSTONE: Flagstone
	SLATE: Slate
	TRAVERTINE: Travertine
	GRANITE: Granite
	LIMESTONE: Limestone
	SANDSTONE: Sandstone
	SHALE: Shale
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NO.	DATE	DESCRIPTION
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100	11/11/2011	

Schedule Label	Category Number	Description	Lamp	Number of Lamps	Lamps per Unit	LUF	Wattage
WW 1	203W LED 200 30K T5 IMBOLT	DOWN LED WITH 2) 10 LED LIGHT FIXTURES, TYPE T5 OPTIC 4000K @ 5000K	LED	1	666	0.01	40.7
WW 2	LED 40K IMBOLT	LED (Standard)	LED	1	83	0.01	6.36
WW 3	203W LED 200 30K T5 IMBOLT	DOWN LED WITH 2) 10 LED LIGHT FIXTURES, TYPE T5 OPTIC 4000K @ 5000K	LED	1	264	0.01	23.3
WW 4	T514-CBLED-30K			1	3078	0.01	47.8

Description	Symbol	Avg	Max	Min	MaxMin	AsphMin
Property Boundary	+	0.26	4.76	0.06	N/A	N/A
Right of Way	X	0.08	2.38	0.06	11.51	0.01
South West	X	2.16	4.76	1.46	3.41	1.51
Property	X	0.33	4.76	0.06	N/A	N/A

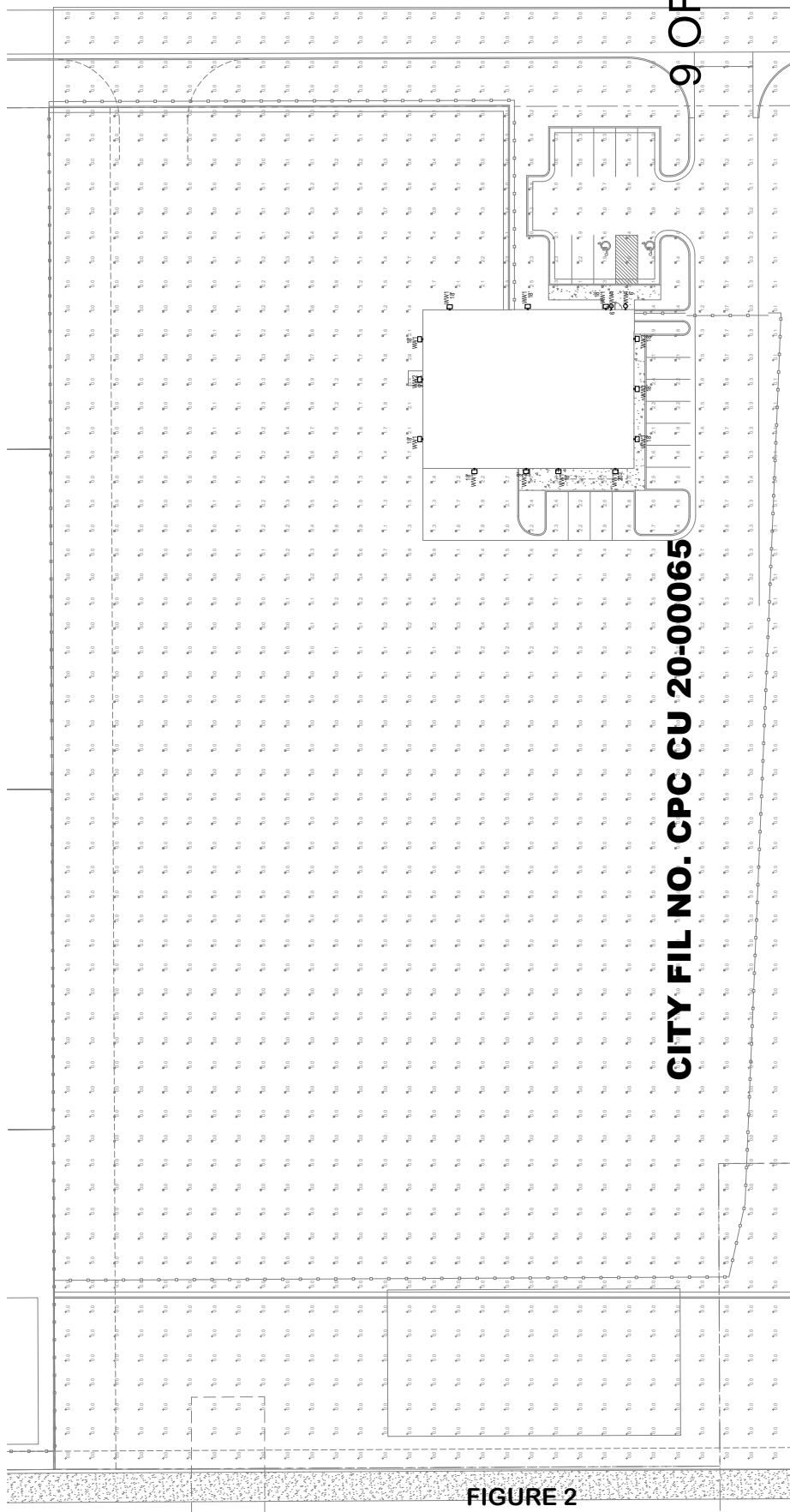


FIGURE 2

CITY FILE NO. CPC CU 20-00065

