

U-HAUL AT FALCON - ROLLING THUNDER WAY

CIVIL CONSTRUCTION PLANS

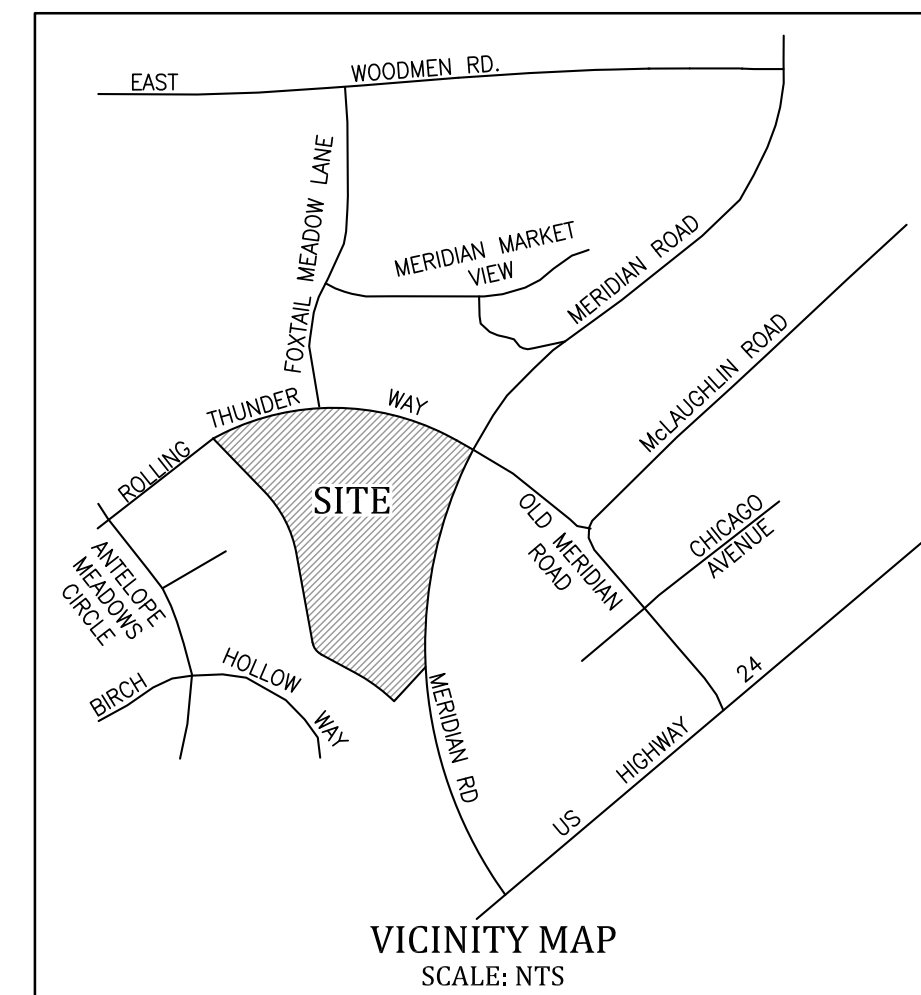
U-HAUL AT FALCON FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO

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Remove the GEC plans from this set since this is being submitted as a stand alone.

Coordinate with the traffic engineer. Traffic signal modifications and installations plans appears to be required at Foftail Meadow Lane and Rolling Thunder.



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
Engineering Corporation
7175 West Jefferson Avenue, Suite 2500
Lakewood, CO 80125
(303) 692-0369

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REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
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SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
CIVIL COVER SHEET

866077

DRAWN: JRD	C100
CHECKED: MWE	
DATE: 8/26/22	

ABBREVIATIONS	
ASSY = ASSEMBLY	NTS = NOT TO SCALE
BNDY = BOUNDARY	OD = OUTSIDE DIAMETER
BOP = BOTTOM OF PIPE	PC = POINT OF HORIZONTAL CURVATURE
C&G = CURB & GUTTER	PLBG = PLUMBING
CL = CENTERLINE	PP = PROPOSED
CO = CLEAN OUT	PRC = POINT OF REVERSE CURVE
CRA = CONCRETE REVERSE ANCHOR	PROP = PROPERTY
CR = POINT OF CURB RETURN	PT = POINT OF HORIZONTAL TANGENCY
CS = CROSS SLOPE	PVC = POLY VINYL CHLORIDE PIPE
CTB = CONCRETE THRUST BLOCK	PVC = POINT OF VERTICAL CURVATURE
DIP = DUCTILE IRON PIPE	PVI = POINT OF VERTICAL INTERSECTION
DTL = DETAIL	PVT = POINT OF VERTICAL TANGENCY
EL = ELEVATION	R = RADIUS
EOA = EDGE OF ASPHALT	R = RIGHT
ESMT = EASEMENT	RCP = REINFORCED CONCRETE PIPE
EX = EXISTING	RD = ROOF DRAIN (STORM LINE)
FC = FACE OF CURB	ROW = RIGHT OF WAY
FES = FLARED END SECTION	RT = RIGHT
FLG = FLANGE	SHT = SHEET
FL = FLOWLINE	SOI = SAND OIL INTERCEPTOR
GB = GRADE BREAK	SS = SANITARY SEWER
GI = GREASE INTERCEPTOR	STA = STATION
HP = HIGH POINT	STD = STANDARD
HORIZ = HORIZONTAL	TA = TOP OF ASPHALT
HYD = HYDRANT	TB = THRUST BLOCK
ID = INSIDE DIAMETER	TC = TOP OF CURB
L = LEFT	TOA = TOP OF ASPHALT
LT = LEFT	TOC = TOP OF CONCRETE
LF = LINEAR FEET	TOP = TOP OF PIPE
LP = LOW POINT	TYP = TYPICAL
MAX = MAXIMUM	VC = VERTICAL CURVE
MH = MANHOLE	WM = WATER MAIN
MIN = MINIMUM	

PRE-EXCAVATION CHECKLIST

- GAS AND OTHER UTILITY LINES OF RECORD SHOWN ON PLANS.
- UTILITIES CENTRAL LOCATING CALLED AT LEAST 2 BUSINESS DAYS AHEAD.
- UTILITIES LOCATED AND MARKED.
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES.*
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES.
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING.

*A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW	WATER	BLUE
ELECTRIC	RED	WASTEWATER	GREEN

Know what's below.
Call before you dig.

CONTACTS		
SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	UHC of Southern Colorado 1223B North Academy Blvd Colorado Springs, CO 80909	Jeff Gilley 719-337-8154
CIVIL ENGINEER	Kiowa Engineering Corporation 7175 West Jefferson Ave, #2200 Lakewood, CO 80235	Matthew Erichsen, PE (303) 692-0369
COMMUNITY: DRAINAGE, GRADING	El Paso County Public Works	---
WASTEWATER & WATER:	Falcon Highlands Metro District c/o JDS Hydro Consultants	Ryan Mangino, PE 719-227-0072
FIRE:	Falcon Fire Protection District	Trent Harwig 719-495-4050
GAS:	Colorado Springs Utilities	---
ELECTRIC:	Mountain View Electric Assoc	---

Please add standard Construction Drawing signature blocks to page #1

NOTICE TO APPLICANT: Approval of this CD's will include conditions of approval. Construction of certain Site Plan specific improvements shown in these CD plan set will not be allowed to start until the site plan has been approved (PPR2256): site paving per C203 & C204, stormlines B & C per sheet C404 & 405.

Please add PCD File # SF-22-40 to all sheets

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GENERAL NOTES:

- ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (CURRENT EDITION).
- ALL WATER AND SANITARY SEWER CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE FALCON HIGHLANDS METRO DISTRICT WHICH HAS ADOPTED THE CURRENT WOODMEN HILLS METRO DISTRICT STANDARD SPECIFICATIONS FOR ADDITIONAL UTILITY NOTES.
- ALL TRAFFIC CONTROL, TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT COLORADO SUPPLEMENT AND THE APPROVED PLANS.
- IF NECESSARY, THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EARTHWORK, ROADWAY AND TRENCHING OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, SEE THE GRADING NOTES FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY, STATE OF COLORADO AND COLORADO DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION ACTIVITIES ON THE SITE AND WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
- BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENT PRIOR TO ITS CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. ANY IMPROVEMENTS CONSTRUCTED NOT IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED ACCORDING TO THE APPROVED PLANS.
- WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT. THE PLACEMENT OF ADDITIONAL PAVING SHALL BE DONE TO A NEAT WORK LINE, SAW CUTTING A MINIMUM OF ONE (1) FOOT. SAW CUTTING WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE WORK. REPAIR/REPLACE ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES. ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE COUNTY SPECIFICATIONS. EXISTING CONCRETE PAVEMENT SHALL BE SCORED THEN BROKEN AT JOINTS TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.
- ALL ASPHALT WORK REQUIRING PATCHING WILL BE PERFORMED TO A NEAT WORK LINE/SAW CUT. ASPHALT PATCH WORK SHALL BE AT LEAST 2' WIDE AFTER THE COMPLETION OF WORK. NEW CURB CAN BE PLACED FLUSH WITH THE EXISTING ASPHALT IF IT IS TO A NEAT WORK LINE.
- WHERE NEW CONSTRUCTION TIES INTO EXISTING IMPROVEMENTS, SUCH AS PAVEMENT, SIDEWALKS, CURBS, THE CONTRACTOR SHALL SAW CUT THE EXISTING IMPROVEMENTS TO A TRUE LINE, WITH A VERTICAL FACE AND TO A MINIMUM DEPTH OF 2-INCHES OR TO THE DEPTH OF THE REINFORCING STEEL, WHICHEVER OCCURS FIRST. IF THE EDGE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE RE-CUT PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY CONSTRUCTION RELATED DAMAGE TO EXISTING PAVEMENT OR CURB & GUTTER OFF SITE (OUTSIDE OF THE PROPERTY LINE).
- NO PAVEMENT DROP-OFFS WILL BE ALLOWED TO REMAIN OVERNIGHT. DROP-OFFS TO BE TEMPORARILY FILLED WITH ASPHALT AT 3:1 MINIMUM SLOPE WITH DELINEATOR POLES MARKING THE UPPER EDGE OF DROP-OFF.
- EXISTING UTILITIES:** THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. IF IT APPEARS THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA AND SITE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THE EXISTING UTILITIES.
- WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL CLEANOUTS, MANHOLES AND VALVE COVERS WITHIN PAVEMENT TO 1/4 TO 1/2 INCH BELOW THE FINISHED GRADE AND CROSS SLOPE PRIOR TO FINAL LIFT PAVING AND ADJUST TO MATCH FINISH GRADE IN UNPAVED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT WITH THAT OF THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS.
- CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, STRUCTURES, ADJOINING PROPERTIES AND PUBLIC THROUGHFARES FROM DAMAGE DURING CONSTRUCTION.
- FOR PROPOSED SITE LIGHTING LOCATIONS AND DETAILS REFER TO ELECTRICAL PLANS.
- FOR PROPOSED SITE LANDSCAPING, REFER TO THE LANDSCAPING PLAN.
22. BASIS OF BEARINGS: SOUTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN ON THE SURVEY AND ASSUMED TO BEAR S42°42'06"W.
25. BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

PAVING NOTES:

- PAVEMENT CONSTRUCTION, INCLUDING PAVEMENT DEPTHS SHOULD FOLLOW THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE SITE
- ALL PAVEMENT AREAS SHOULD BEAR ON NO LESS THAN 12 INCHES OF SCARIFIED, MOISTURE CONDITIONED AND COMPACTED SOILS OR BE 12-INCHES CLEAN FILL COMPACTED TO THE LEVEL AND MOISTURE CONTENT INDICATED IN THE GEOTECHNICAL REPORT.
 - MATERIALS MEETING THE CDOT REQUIREMENTS FOR GRADING SX (1/2 INCH NOMINAL) FOR TOP LIFT AND GRADING S (3/4 INCH NOMINAL) FOR THE LOWER LAYERS IS RECOMMENDED. ASPHALT CEMENT: PG 64-22 OR PG 64-28. ASPHALT CONTENT: AS PER MIX DESIGN. PERCENT AIR VOIDS: 3-1/2% TO 5%. Ndefsig=75.
- ASPHALTIC PAVEMENT WORK SHOULD MEET THE REQUIREMENTS FOR SUPERPAVE MIXTURES IN THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ASPHALTIC LEVELING AND SURFACE COURSE SHALL CORRESPOND TO SECTION 703.04 STATE OF COLORADO DIVISION OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION REQUIREMENTS FOR HOT PLANT MIX BITUMINOUS PAVEMENT.
- ASPHALT MIX DESIGNS STATING THE SUPERPAVE MIXTURE PROPERTIES, SHOULD BE SUBMITTED TO THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO VERIFY THEIR ADEQUACY. MATERIALS AND CONSTRUCTION METHODS SHOULD BE IN ACCORDANCE WITH THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 403.
- THE AGGREGATE BASE COURSE SHOULD BE CDOT CLASS 6 PER CDOT TABLE 703-2 AND CONSTRUCTION METHODS SHOULD CONFORM TO CDOT SECTION 304. THE AGGREGATE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698.
- ASPHALT MATERIAL SHOULD BE PLACED IN MAXIMUM 3-INCH LIFTS (2-INCH MINIMUM THICKNESS OR TWO TIMES THE AGGREGATE SIZE WHICHEVER IS GREATER) AND SHOULD BE COMPACTED TO A MINIMUM OF 96% MAXIMUM THEORETICAL SPECIFIC GRAVITY.
- AFTER FINAL SUBGRADE ELEVATION HAS BEEN ESTABLISHED AND THE SUBGRADE IS COMPACTED, THE MOISTURE CONTENT AND DENSITY OF THE TOP 12 INCHES OF THE SUBGRADE SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER AND THE PAVEMENT SUBGRADES SHOULD BE PROOF ROLLED WITH A HEAVY PNEUMATIC-TIRED WHEEL (I.E. A LOADED TEN-WHEEL DUMP TRUCK) WITH A MINIMUM WEIGHT OF 15 TONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE PROOF ROLLING. AREAS NOT IN COMPLIANCE WITH THE REQUIRED RANGES OF MOISTURE OR DENSITY AND SUBGRADE THAT IS PUMPING OR DEFORMING EXCESSIVELY (GREATER THAN 1-INCH) SHOULD BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED. FILL AND CONSOLIDATE DEPRESSED AREAS, REMOVE UNCOMPACTED MATERIALS AND COMPACT TO 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. PAVEMENT SHOULD NOT BE PLACED ON SOFT, WET, FROZEN OR OTHERWISE UNSUITABLE SUBGRADE.
- APPLY WITH MANUFACTURER'S RECOMMENDED DOSAGES AND APPLICATION INSTRUCTIONS. APPLY TO COMPACTED, DRY SUBGRADE.
- APPLY TACK COAT TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALT OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALT CONCRETE PAVEMENT. DISTRIBUTE AT RATE OF 0.05 TO 0.15 GAL. PER SQ. YD. OF SURFACE. ALLOW TO DRY UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
- TEST FINISHED SURFACE OF EACH ASPHALT COURSE FOR SMOOTHNESS, USING TEN-FT STRAIGHT EDGE APPLIED PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACES WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING SMOOTHNESS TOLERANCES: BASE COURSE SURFACE: 1/4-INCH, WEARING COURSE SURFACE: 3/16-INCH CHECK SURFACE AREAS AT INTERVALS AS DIRECTED BY ARCHITECT OR ENGINEER.

CURB & GUTTER, SIDEWALK AND CONCRETE NOTES:

- CONCRETE FOR SITE CURB & GUTTER AND SIDEWALK SHALL BE CDOT CLASS B.
- CONCRETE DRAIN PANS AND PAVEMENT SHALL BE CDOT CLASS P.
- ALL CONCRETE SUBGRADE SHALL BEAR ON NO LESS THAN 12 INCHES OF SCARIFIED, MOISTURE CONDITIONED AND COMPACTED SOILS OR BE 12-INCHES CLEAN COMPACTED FILL. CORY DENSITY TO BE 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AND TO 0 TO +2% OF THE OPTIMUM MOISTURE CONTENT FOR CLAY SOILS AND -2 TO +2% OF THE OPTIMUM MOISTURE CONTENT FOR SANDY SOILS TO A MINIMUM DEPTH OF 8 INCHES, UNLESS OTHERWISE NOTED OR REQUIRED BY GEOTECHNICAL ENGINEER.
- CONCRETE FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- MIX DESIGN: PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. SUBMITTAL SHALL INCLUDE ALL INFORMATION USED IN DESIGNING THE MIX.
- RECORD OF WORK: A RECORD SHALL BE KEPT BY THE GENERAL CONTRACTOR LISTING THE TIME AND DATE OF PLACEMENT OF ALL CONCRETE. SUCH RECORD SHALL BE KEPT UNTIL THE COMPLETION OF THE PROJECT AND SHALL BE AVAILABLE TO THE OWNER'S REPRESENTATIVE FOR EXAMINATION AT ANY TIME.
- DISCHARGE ALL CONCRETE TRANSMITTED IN A TRUCK MIXER, AGITATOR OR OTHER TRANSPORTATION DEVICE WITHIN 1-1/2 HOURS AFTER THE MIXING WATER HAS BEEN ADDED.
- ALL TRANSITIONS TO DIFFERENT CURB TYPES SHALL BE MADE WITH 1:10 TRANSITIONS, UNLESS OTHERWISE NOTED.
- FINISH:** CURB AND GUTTER: SACK FINISH EXPOSED SURFACES. SIDEWALKS: BROOM FINISH EXPOSED SURFACES. PAVEMENT: AS SOON AS THE FINISHED CONCRETE HAS SET SUFFICIENTLY TO MAINTAIN A TEXTURE AND NO BLEED WATER REMAINS ON THE SURFACE, THE SURFACE CAN BE DRAGGED WITH A SHORT LENGTH OF DAMP BURLAP OR OTHER MATERIAL SUCH AS SYNTHETIC TURF CARPETING. AS AN ALTERNATE, THE SURFACE CAN BE BROOMED TO DEVELOP A SKID-RESISTANT SURFACE AND UNIFORM APPEARANCE.
- CONTROL (CONTRACTION) AND CONSTRUCTION JOINTS:** CONTROL JOINTS SHOULD SEPARATE CONCRETE PAVEMENTS INTO PANELS AS RECOMMENDED BY ACI. THE CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO A MINIMUM DEPTH OF ONE-QUARTER (1/4) OF THE TOTAL THICKNESS OF THE CONCRETE. SAWED CONTROL JOINT MUST BE DONE NO LATER THAN 24 HOURS AFTER CONCRETE IS POURED. CONSTRUCTION JOINTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER
 - CURB & GUTTER CONTROL JOINT SPACING (3/16" WIDE) SHALL BE 10' TYPICAL (12' MAXIMUM), UNLESS SPECIFIED OTHERWISE. ADJUST SPACING LENGTH IF ADJACENT TO CONCRETE PAVEMENT SO PAVEMENT PANEL JOINT LINES WILL BE CONTINUOUS THROUGH THE C&G. PROVIDE CONSTRUCTION JOINTS 25-FT O.C. MAX IN EACH DIRECTION (UNLESS NOTED OTHERWISE).
 - SIDEWALKS SHALL HAVE CONTROL JOINTS (3/16" WIDE) WITH THE JOINTS SPACED 5- FEET APART (4-FT MINIMUM, 6-FT MAXIMUM SPACING). PROVIDE CONSTRUCTION JOINTS 25-FT O.C. MAX IN EACH DIRECTION WITH SQUARE FOOTAGE LESS THAN 400 SF AND AT CURVES, TANGENTS AND CORNERS (UNLESS NOTED OTHERWISE).
 - CONCRETE PAVEMENT CONTROL JOINT: 1/16" - 1/8" FOR UNSEALED JOINTS; AT LEAST 1/4" FOR SEALED JOINTS WITH 3/8" TYPICAL.
- EXPANSION JOINTS:** INSTALL WHEN ADJUTING EXISTING CONCRETE SLABS, INLETS, FIRE HYDRANTS, POLES AND OTHER FIXED OBJECTS. TOOLED 1/4" RADIUS EDGES. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, EXTEND FULL DEPTH OF CONTACT SURFACE, LEAVE 1/2" BELOW TOP OF PAVEMENT AND SEAL WITH 1/4" THICK POLYURETHANE JOINT SEALANT.
 - CURB AND GUTTER EXPANSION JOINT SPACING: 300-FT MAX. ON STRAIGHT SECTIONS.
 - SIDEWALK EXPANSION JOINT SPACING: 100-120 FOOT SPACING ON STRAIGHT SECTIONS.
- JOINT SEALANT:** BEFORE SEALING JOINTS, THE JOINT OPENING SHOULD BE THOROUGHLY CLEANED WITH COMPRESSED AIR TO REMOVE ALL FOREIGN MATTER. ALL CONTACT SURFACES OF THE JOINT SHOULD BE CLEANED TO REMOVE LOOSE MATERIAL AND ELECTRICAL PLUMBING SHALL BE COVERED. CONTRACTOR TO INFORM ENGINEER IF THERE IS A DISCREPANCY INFORMATION SHOWN ON THIS DRAWING IS NOT INTENDED FOR USE IN THE HORIZONTAL OR VERTICAL LAYOUT OF LIGHT POLES OR ELECTRIC FACILITIES.
- SEALS SHOULD BE PROVIDED BETWEEN CURB AND PAVEMENT AND AT JOINTS TO REDUCE MOISTURE INFILTRATION.
- CURING:** CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE AND MECHANICAL INJURY FOR AT LEAST 5 DAYS AFTER PLACEMENT. AFTER FINISHING AND TEXTURING OPERATIONS HAVE COMPLETED AND IMMEDIATELY AFTER FREE WATER HAS EVAPORATED, THE EXPOSED SURFACE OF THE CONCRETE AND ANY EXPOSED EDGES SHOULD BE UNIFORMLY COATED WITH A WHITE PIGMENTED MEMBRANE FORMING CURING COMPOUND MEETING ASTM C309 OR C1315 (TYPE II) SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURER. IN GENERAL, WITHIN 30 MINUTES OF PLACING THE OVERLAY, CURING COMPOUND SHOULD BE APPLIED AT TWICE THE STANDARD RATE. WEATHER REQUIREMENTS: THE MIXED CONCRETE TEMPERATURE SHALL BE BETWEEN 50 AND 90 DEGREES FAHRENHEIT AT THE TIME OF PLACEMENT. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND. BEFORE CONCRETE PLACEMENT, ALL ICE, SNOW AND FROST SHALL BE COMPLETELY REMOVED FROM WITHIN FORMWORK. SALT SHALL NOT BE USED TO THAW ICE, SNOW OR FROST. WHEN CONCRETE HAS BEEN PLACED IN COLD WEATHER AND THE AMBIENT TEMPERATURE MAY DROP BELOW 35 DEGREES F, PROVIDE INSULATED CURING BLANKETS OR OTHER SUITABLE MATERIALS TO MAINTAIN THE CONCRETE TEMPERATURE ABOVE 50 DEGREES F. DURING THE CURING PERIOD, THE MINIMUM CURING PERIOD SHALL BE FIVE (5) DAYS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE FOR HIMSELF THE NECESSITY FOR UNDERTAKING PROTECTIVE MEASURES. CONCRETE INJURED BY FROST ACTION SHALL BE REMOVED AND REPLACED AT THE CONCRETE PAVING CONTRACTOR'S EXPENSE. PROTECT NEWLY FINISHED CONCRETE FROM RAIN DAMAGE.
- CONTROL TESTS, UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS: CONTROL TESTS OF CONCRETE WORK FOR INLETS AND MANHOLES SHALL BE MADE A MINIMUM OF ONCE DURING EACH DAY'S POUR. CONTROL TESTS OF CONCRETE WORK FOR SIDEWALK, CURB AND GUTTER SHALL BE MADE AS REQUIRED BY THE CITY OR A MINIMUM OF TWICE DURING EACH DAY'S POUR, PLUS ONE (1) PER 100 CUBIC YARDS. EACH TEST SHALL CONSIST OF FOUR (4) STANDARD 6" TEST CYLINDERS CAST AND CURED IN ACCORDANCE WITH C31 AND C172. TESTS SHALL BE MADE AT THE TIME CONTROL TESTS ARE TAKEN AND SO STATED IN THE REPORTS TO DETERMINE THE SLUMP, AIR CONTENT, UNIT WEIGHT AND TEMPERATURE OF THE CONCRETE. ALL TESTS SHALL BE MADE IN ACCORDANCE WITH C391, C138, OR C231.
- PAVEMENT SHALL NOT BE OPENED TO TRAFFIC FOR AT LEAST 3 FULL DAYS AFTER PLACING AND MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE AT LEAST 1800 PSI. TRAFFIC SHALL BE RESTRICTED TO PASSENGER CARS AND LIGHT TRUCKS FOR AT LEAST 7 DAYS AFTER CONCRETE IS PLACED. PROTECT NEWLY FINISHED CONCRETE FROM RAIN DAMAGE. PLACEMENT OF PARTIAL PAVEMENT THICKNESS FOR USE DURING CONSTRUCTION IS NOT RECOMMENDED WITHOUT A DETAILED PAVEMENT ANALYSIS INCORPORATING CONSTRUCTION TRAFFIC.

GRADING NOTES:

- ALL EARTHWORK AND EROSION CONTROL REQUIRED OF THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE COUNTY STANDARDS.
- A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED FOR THE SUBJECT SITE. THE RECOMMENDATIONS INCLUDED IN THE REPORT SHOULD BE FOLLOWED DURING CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO THE REPORT FOR SOIL BORING LOGS. FOLLOWING IS INFORMATION FROM THE REPORT, THE CONTRACTOR SHALL REFER TO THE REPORT FOR REQUIREMENTS.
 - REFER TO GEOTECHNICAL ENGINEERING STUDY FOR COMPACTION REQUIREMENTS.
 - REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR COMPACTION AND EARTHWORK REQUIREMENTS FOR THE BUILDING PADS AND ADJACENT AREAS.
- FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. THE PLACEMENT AND COMPACTION OF FILL AND BACKFILL SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
 - FILL MATERIAL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS, UNLESS OTHERWISE NOTED.
 - FILL SHOULD BE COMPACTED TO 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AND TO 0 TO +2% OF THE OPTIMUM MOISTURE CONTENT FOR CLAY SOILS AND -2 TO +2% OF THE OPTIMUM MOISTURE CONTENT FOR SANDY SOILS, UNLESS OTHERWISE NOTED.
 - ON-SITE SOILS SHOULD BE SCARIFIED TO A DEPTH OF NO LESS THAN 12 INCHES BELOW PLANNED GRADE, MOISTURE CONDITIONED AND RE-COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS.
- ALL SOILS USED FOR FILL AND BACKFILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST THE FILL COMPACTION, APPROVE THE FILL MATERIALS AND COMMENT, AS NEEDED, ON THE METHOD OF PLACING AND COMPACTION, IN WRITING, TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE GEOTECHNICAL ENGINEER WHEN TESTS ARE TO BE MADE.
 - THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FOUNDATION EXCAVATIONS AND GIVE WRITTEN APPROVAL OF THE COMPLETED FOUNDATIONS TO THE ARCHITECT (1) WHEN EXCAVATIONS ARE FIRST OPEN AND (2) JUST PRIOR TO PLACING OF CONCRETE TO TEST AND CONTROL THE FILL COMPACTION, APPROVE THE MATERIALS, OBSERVE AND GIVE WRITTEN APPROVAL TO THE ARCHITECT THAT ALL BEARING SURFACES HAVE BEEN INSPECTED AND FILL REQUIREMENTS HAVE BEEN MET.
 - QUALITY CONTROL BY AN INDEPENDENT TESTING AGENCY AND GEOTECHNICAL ENGINEER SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.
- RUBBISH AND DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH AND ASPHALT SHALL NOT BE BACKFILLED ADJACENT TO ANY OF THE STRUCTURES OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA.
- EXISTING UTILITIES:** THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. IF IT APPEARS THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA AND SITE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THE EXISTING UTILITIES.
- GRADING CONTOURS SHOWN ON THIS PLAN ARE TO FINAL GRADE.
- ALL VERTICAL SPOT ELEVATIONS SHOWN ON THE GRADING PLAN ARE FLOWLINE OF CURB (FL) OR FINISH GROUND (FG), UNLESS OTHERWISE NOTED.
 - GRADING ABBREVIATIONS: FL=FLOWLINE, TC=TOP OF CURB, TOC=TOP OF CONCRETE, TOA=TOP OF ASPHALT, EOC=EDGE OF CONCRETE, EOA=EDGE OF ASPHALT, HP=HIGH POINT, LP=LOW POINT, FF=FINISH FLOOR ELEVATION.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- SIDEWALK SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK.
- WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLABS ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.
- NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF UNSUITABLE FILL MATERIALS TO A SUITABLE SPOIL AREA. EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. THE COST OF HAULAGE AND SPOILING OF EXCESS EXCAVATED MATERIALS SHALL BE PAID FOR AS DOCUMENTED IN THE PROJECT SPECIFICATIONS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORM WATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORM WATER 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-PERMITS.
- ALL EROSION CONTROL WILL BE DONE IN CONFORMANCE WITH THE COUNTY STANDARDS. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE COUNTY OR ENGINEER.
- ALL SLOPES STEEPER THAN 4:1 SHALL REQUIRE EROSION CONTROL BLANKET, NORTH AMERICAN GREN SC150BN DOUBLE NETTED OR EQUAL AS A TEMPORARY STABILIZATION MEASURE.
- WATER SHALL BE USED AS A DUST PALLIATIVE AS REQUIRED AND SHALL BE INCLUDED IN THE COST FOR EARTHWORK ITEM(S).

Please add Standard EPC Construction Notes (click on embedded file)

Please add Standard EPC Signing & Striping Notes #1-#14

EXISTING SITE AND DEMOLITION NOTES:

- ALL DEMOLITION WORK SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS AND COUNTY REQUIREMENTS.
- PAVEMENT SAWCUTTING AND PATCHING: SEE THE GENERAL NOTES REGARDING SAWCUTTING EXISTING ASPHALT AND CONCRETE. SAWCUT PRIOR TO REMOVAL OF EXISTING CONCRETE OR ASPHALT.
- ALL DEMOLITION QUANTITIES ARE APPROXIMATE AND ARE FOR INFORMATION ONLY.
- EXISTING UTILITIES:** THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. IF IT APPEARS THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA AND SITE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THE EXISTING UTILITIES.
- TAKE ALL MEANS NECESSARY TO PROTECT OBJECTS THAT ARE NOT DESIGNATED TO BE REMOVED OR DEMOLISHED. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE PROPERTY OWNERS.
- SCHEDULE AND EXECUTE ALL WORK IN A CAREFUL MANNER WITH ALL NECESSARY CONSIDERATION FOR NEIGHBORS AND THE PUBLIC AND TO PREVENT INJURY TO ALL PERSONS AND PROPERTY. AVOID INTERFERENCE WITH THE USE OF, AND PASSAGE TO AND FROM ADJOINING BUILDING AND FACILITIES.
- TAKE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING DEMOLITION OPERATIONS. THOROUGHLY MOISTEN ALL GROUND SURFACES AS OFTEN AS REQUIRED TO PREVENT DUST BEING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND THE CONCURRENT PERFORMANCE OF OTHER WORK ON THE SITE.
- PRIOR TO BEGINNING CONSTRUCTION, CAREFULLY INSPECT THE ENTIRE SITE AND ALL OBJECTS TO BE DEMOLISHED AND/OR LEFT INTACT, AND DETERMINE AN ORDER SEQUENCE FOR THE PERFORMANCE OF THIS PORTION OF THE WORK. LOCATE ALL EXISTING UTILITY LINES WITHIN THE SITE THAT ARE TO BE DISCONNECTED AND/OR CAPPED AND DETERMINE THE REQUIREMENTS FROM THE UTILITY COMPANY. LOCATE ALL ACTIVE UTILITY LINES TRAVERSING THE SITE AND DETERMINE THE REQUIREMENTS FOR PROTECTION. IN THE EVENT OF UNFORESEEN CONDITIONS, IMMEDIATELY NOTIFY THE ENGINEER FOR DIRECTION.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITIONS OF THE EXISTING FACILITIES TO BE DEMOLISHED.
- NO MATERIAL OR DEBRIS SHALL BE DISPOSED OF WITHIN THE PROJECT LIMITS WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNERS FOR DISPOSAL LOCATIONS OUTSIDE THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN A MANNER WHICH IS LAWFUL.
- CONTRACTOR RESPONSIBLE FOR REPLACING ANY DAMAGE TO EXISTING PAVEMENT AND CURB & GUTTER OUTSIDE OF THE PROPERTY LINE CAUSED BY THE CONTRACTOR DURING CONSTRUCTION.

HORIZONTAL CONTROL NOTES:

- ALL DIMENSIONS ARE TO THE FLOWLINE/FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
 - "E" INDICATES A DIMENSION THAT VARIES, THE TWO FEATURES ARE NOT PARALLEL TO EACH OTHER.
 - FC=FACE OF CURB, PL=PROPERTY LINE. (EXAMPLE DIMENSION: 10.0' PL-FC = PROPERTY LINE TO FACE OF CURB DIMENSION.)
- PROPOSED LIGHT POLES AND ELECTRIC FACILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR TO VERIFY THE LIGHT POLE LOCATIONS MATCH THE LOCATIONS SHOWN ON THE SITE ELECTRICAL PLAN PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON SITE ELECTRICAL PLAN SHALL GOVERN. CONTRACTOR TO INFORM ENGINEER IF THERE IS A DISCREPANCY. INFORMATION SHOWN ON THIS DRAWING IS NOT INTENDED FOR USE IN THE HORIZONTAL OR VERTICAL LAYOUT OF LIGHT POLES OR ELECTRIC FACILITIES.

SIGNAGE AND STRIPING NOTES:

- ALL TRAFFIC CONTROL, TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT COLORADO SUPPLEMENT AND THE APPROVED PLANS.
- THE PAVEMENT MARKING SHALL BE ALUMINUM MIXED POLYMER WITH PASHO M248, TYPE I, COLOR AS NOTED ON PLANS OR CHLORINATED-RUBBER BASE TRAFFIC LANE MARKING PAINT, FACTORY-MIXED, QUICK-DRYING AND NON-BLEEDING.
- INSTALL THE PAVEMENT MARKING PAINT PER THE MANUFACTURER'S RECOMMENDATIONS.
- APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RESULTS. SWEEP AND CLEAN SURFACE PRIOR TO PAINTING TO ELIMINATE LOOSE MATERIAL AND DUST.
- STRIPING SHALL BE DONE WHEN THE AIR AND PAVEMENT TEMPERATURES ARE AT LEAST 50F OR AS RECOMMENDED BY THE MANUFACTURER. THE PAVEMENT MARKING SHALL BE CONDUCTIVE TO SATISFACTORY RESULTS.
- EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED DESIGN SHALL BE REMOVED BY A WATER OR SAND BLAST METHOD THAT WILL NOT DETERIORATE THE PAVEMENT, AS APPROVED BY THE ENGINEER.
- HANDICAP PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAP PARKING SPACE.
- ALL PAVEMENT MARKINGS FOR PARKING SPACES AND PAINTED ISLANDS SHALL BE 4-INCH WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

- ALL WATER AND SANITARY SEWER WORK SHALL COMPLY WITH THE FALCON HIGHLANDS METRO DISTRICT REQUIREMENTS WHICH HAS ADOPTED THE WOODMEN HILLS METRO DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS (CURRENT EDITION).
- THE CONTRACTOR SHALL OBTAIN AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE DISTRICT AND TOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS.
- EXISTING UTILITIES:** THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. IF IT APPEARS THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA AND SITE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THE EXISTING UTILITIES.
 - THE CONTRACTOR SHALL APPROPRIATE UTILITY COMPANIES, UTILITY DISTRICT AND THE COUNTY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
 - THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SANITARY SEWER, STORM SEWER, WATER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF PIPE.
 - BEGIN LAYING PIPE AT THE LOWEST POINT, WITH THE BELLS POINTING UPHILL. LAY THE PIPE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. LAY PIPE TRUE TO LINE AND GRADE AS SHOWN ON THE DWGS.
 - ALL STORM SEWER AND SANITARY SEWER PIPE LENGTHS AND SLOPES ARE FIGURED FROM CENTER OF MANHOLE, BEND, WYE AND THE RANISE WALL OF INLETS. PIPE LENGTHS ARE GIVEN AS A HORIZONTAL LENGTH AND ARE APPROXIMATE.
 - PIPE LENGTHS INCLUDE THE FLARED END SECTION.
 - ALL STORM AND SANITARY SEWER PIPE BEDDING TO BE CLASS B BEDDING, UNLESS OTHERWISE NOTED.
 - RCP STORM SEWER PIPE SHALL BE CLASS III, WALL B, UNLESS OTHERWISE NOTED.
 - ALL RCP SECTIONS SHALL BE JOINED IN SILENT MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C-433. AVERAGE JOINT GAP THAT EXCEEDS 1/2 INCH SHALL BE FILLED WITH NON-SHRINK GROUT.
 - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SMOOTH WALL INTERIOR PIPE (TYPE S) AND CONFORM TO ASTM F2306, UNLESS OTHERWISE NOTED. GASKETS SHALL COMPLY WITH ASTM F477, CONSISTING OF A PROPERLY VULCANIZED HIGH GRADE ELASTOMERIC COMPOUND. LUBRICANTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOINTS SHALL BE IN CONFORMANCE WITH ASTM D5212.
 - ALL STORM SEWER MANHOLE CONSTRUCTION AND MATERIALS SHALL BE PER DISTRICT, COUNTY STANDARDS AND SPECIFICATIONS. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
 - MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER TO BE SET IN CENTERED CONCRETE RINGS WITH RIM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATION.
 - SANITARY SEWER PIPE SHALL BE CONSTRUCTED A MINIMUM OF TEN- FEET CLEAR FROM WATER LINES, EXCEPT WHERE THEY CROSS.
 - SANITARY AND STORM SEWER CLEAN OUTS SHALL BE THE SAME SIZE AS THE HOST PIPE. CLEAN OUTS TO HAVE THREADED CAPS. COVERS TO BE TRAFFIC RATED AND FLUSH WITH FINISHED GRADE. CLEANOUT SHALL BE CONSTRUCTED SO SURFACE LOAD WILL NOT BE TRANSFERRED TO THE PIPE.
 - ALL WATER SERVICE PIPE SHALL BE INSTALLED WITH 6.0-FT COVER TYPICAL (5.5-FT MINIMUM) BELOW FINISHED GRADE.
 - WATER SERVICE PIPE TO BE SEAMLESS TYPE K COPPER WATER TUBE (ASTM B 88).
 - COMPACTION OF TRENCHES SHALL BE PER THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
 - ALL WATER AND SANITARY SEWER SERVICES MUST BE INSPECTED BY THE DISTRICT INSPECTOR.
 - PIPE BACKFILLING SHALL NOT OCCUR UNTIL PIPE HAS BEEN INSPECTED.
 - PROPOSED LIGHT POLES AND ELECTRIC FACILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTOR TO VERIFY THE LIGHT POLE LOCATIONS MATCH THE LOCATIONS SHOWN ON THE SITE ELECTRICAL PLAN PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON SITE ELECTRICAL PLAN SHALL GOVERN. CONTRACTOR TO INFORM ENGINEER IF THERE IS A DISCREPANCY. INFORMATION SHOWN ON THIS DRAWING IS NOT INTENDED FOR USE IN THE HORIZONTAL OR VERTICAL LAYOUT OF LIGHT POLES OR ELECTRIC FACILITIES.
 - PAVEMENT SAWCUTTING AND PATCH REQUIREMENTS, REFER TO THE GENERAL NOTES FOR REQUIREMENTS.
 - WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL CLEANOUTS, MANHOLES AND VALVE COVERS TO 1/4 TO 1/2 INCH BELOW THE FINISHED GRADE AND CROSS SLOPE PRIOR TO FINAL LIFT PAVING.
 - UTILITY INTERFACE BETWEEN SITE AND BUILDING DESIGN. INTERFACE IS 5.0-FT FROM BUILDING FACE, UNLESS OTHERWISE NOTED. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR DESIGN OF UTILITY FROM INTERFACE TO THE BUILDING. COORDINATE WITH BUILDING PLUMBER ON THE EXACT LOCATION OF UTILITIES INTO THE BUILDING PRIOR TO CONSTRUCTION.

GENERAL NOTES:

NO.	1	2	3	4	5	6	7	8
INITIALS								
DATE								

REVISIONS:

PROFESSIONAL SEAL:

NO.	1	2	3	4	5	6	7	8
INITIALS								
DATE								

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SHEET CONTENTS:

NOTES SHEET

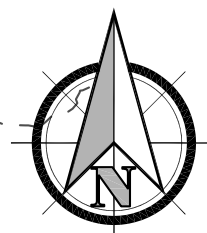
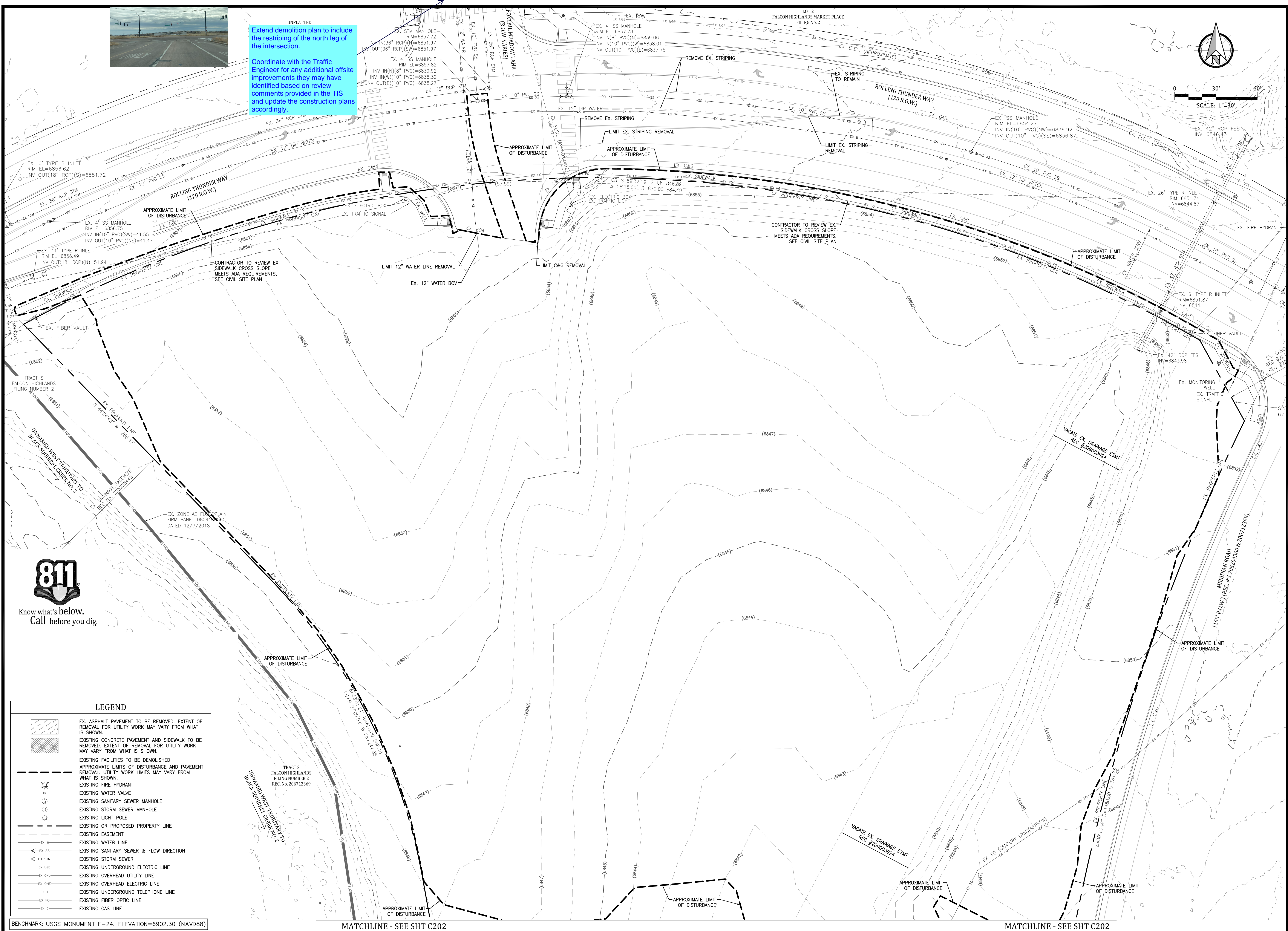
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CHECKED:	MWE	
DATE:	8/26/22	

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UNPLATTED
Extend demolition plan to include the restriping of the north leg of the intersection.
Coordinate with the Traffic Engineer for any additional offset improvements they may have identified based on review comments provided in the TIS and update the construction plans accordingly.



0 30' 60'
SCALE: 1"=30'



Know what's below.
Call before you dig.

LEGEND	
	EX. ASPHALT PAVEMENT TO BE REMOVED. EXTENT OF REMOVAL FOR UTILITY WORK MAY VARY FROM WHAT IS SHOWN.
	EXISTING CONCRETE PAVEMENT AND SIDEWALK TO BE REMOVED. EXTENT OF REMOVAL FOR UTILITY WORK MAY VARY FROM WHAT IS SHOWN.
	EXISTING FACILITIES TO BE DEMOLISHED
	APPROXIMATE LIMITS OF DISTURBANCE AND PAVEMENT REMOVAL. UTILITY WORK LIMITS MAY VARY FROM WHAT IS SHOWN.
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING OR PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER & FLOW DIRECTION
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE

BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

MATCHLINE - SEE SHT C202

MATCHLINE - SEE SHT C202

GENERAL NOTES:

REVISIONS:

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SHEET CONTENTS:
EXISTING CONDITIONS/
DEMOLITION PLAN

866077

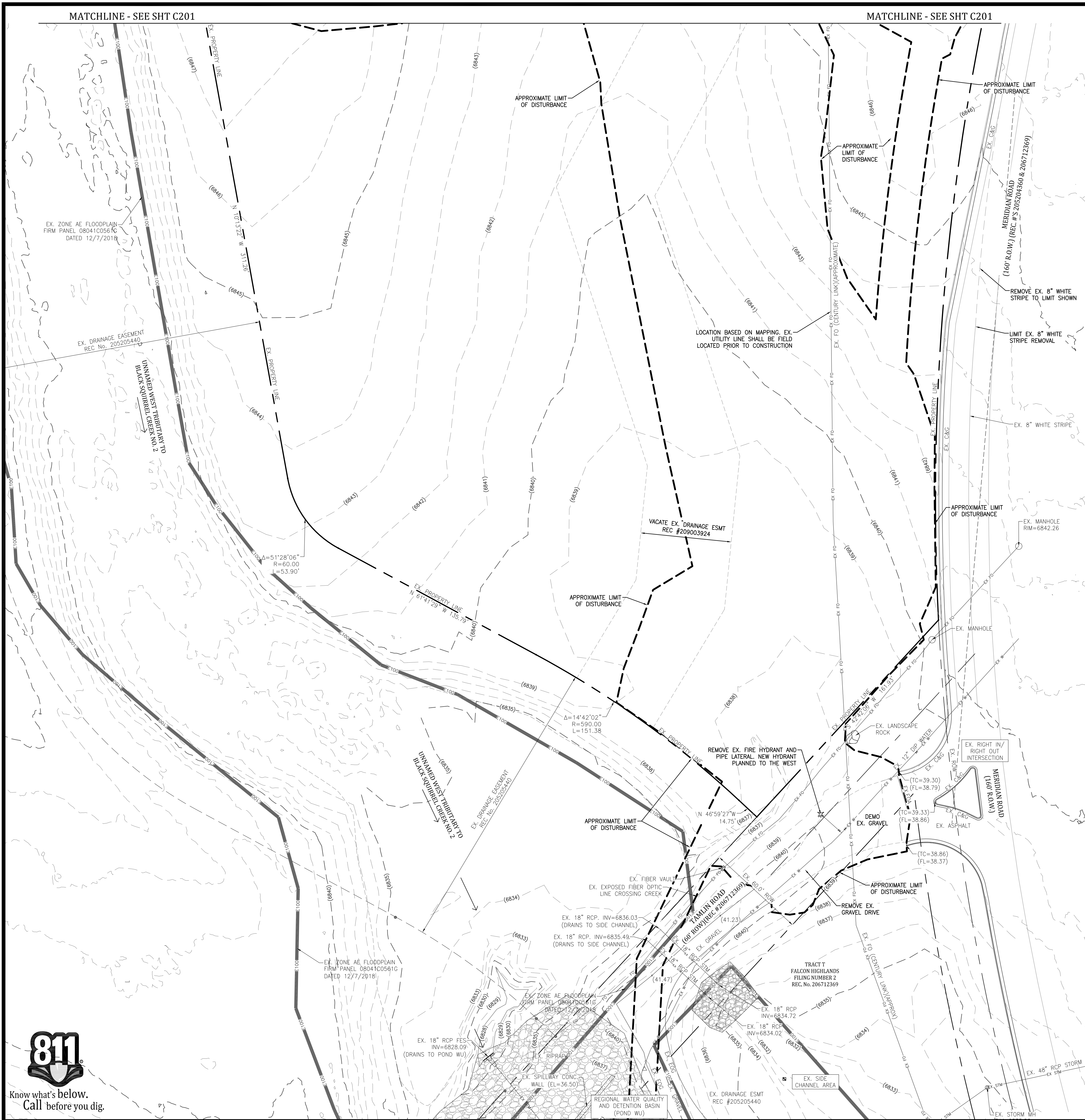
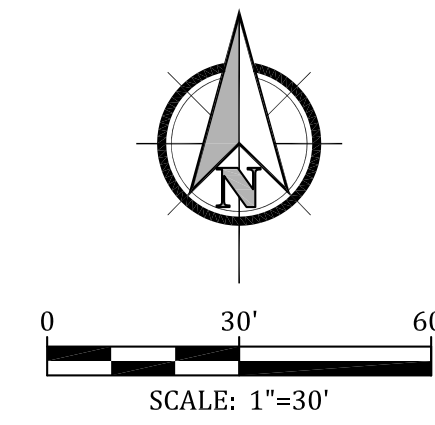
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DATE: 8/26/22

C201

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MATCHLINE - SEE SHT C201

MATCHLINE - SEE SHT C201



Know what's below.
Call before you dig.

GENERAL NOTES:

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NO.	DATE	INITIALS	NOTES
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DEMOLITION PLAN

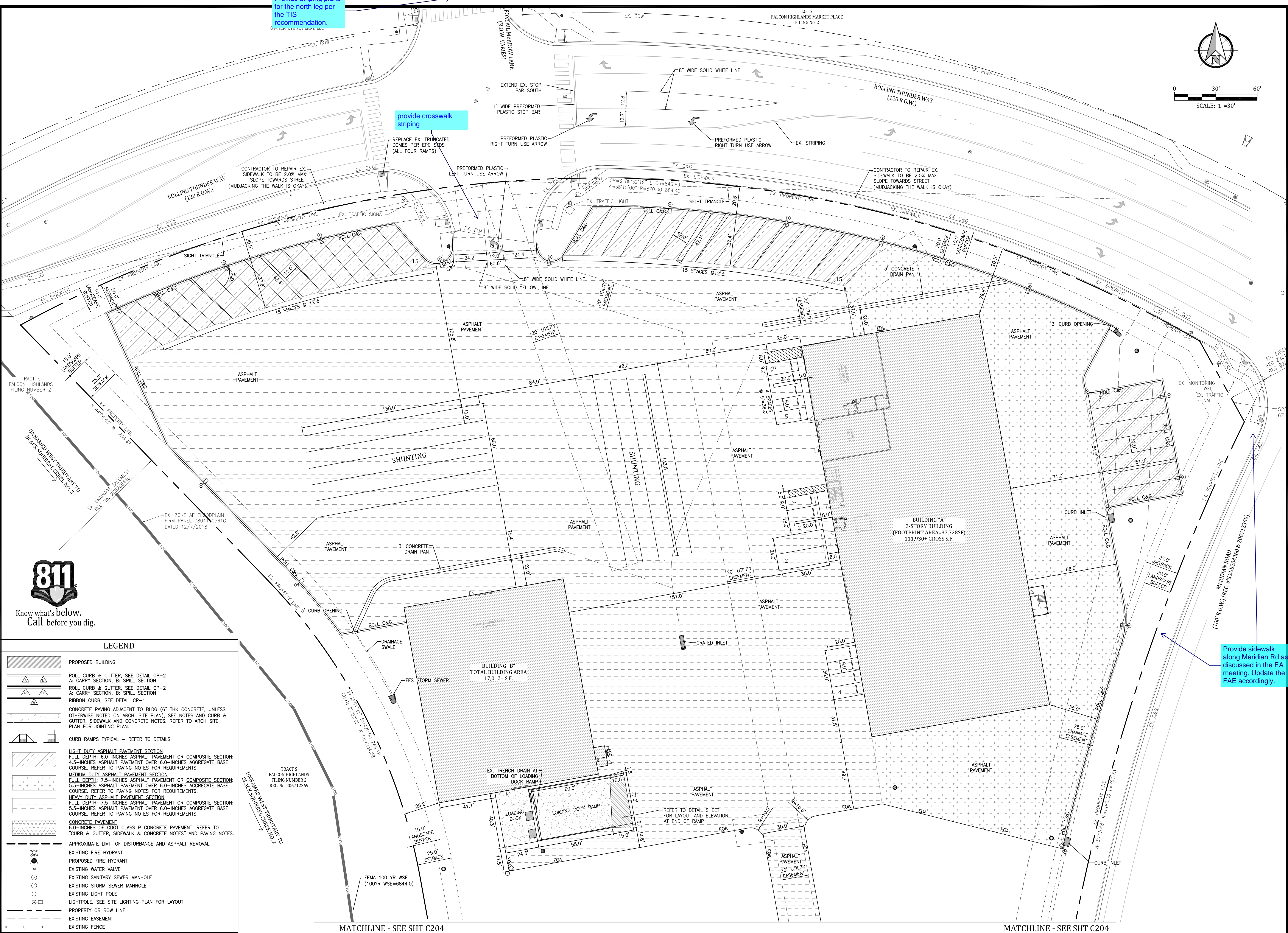
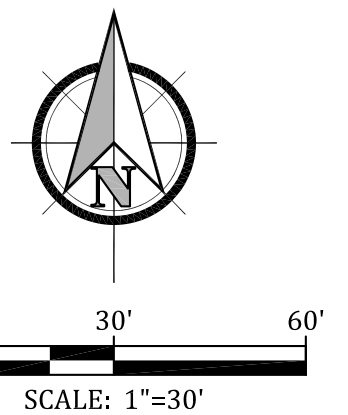
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DATE:	8/26/22	

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Provide striping plans for the north leg per the TIS recommendation.

provide crosswalk striping



LEGEND

	PROPOSED BUILDING
	ROLL CURB & GUTTER, SEE DETAIL CP-2 A: CARRY SECTION, B: SPILL SECTION
	RIBBON CURB, SEE DETAIL CP-1
	CONCRETE PAVING ADJACENT TO BLDG (6" THK CONCRETE, UNLESS OTHERWISE NOTED ON ARCH. SITE PLAN), SEE NOTES AND CURB & GUTTER, SIDEWALK AND CONCRETE NOTES. REFER TO ARCH SITE PLAN FOR JOINTING PLAN.
	CURB RAMPS TYPICAL - REFER TO DETAILS
	LIGHT DUTY ASPHALT PAVEMENT SECTION FULL DEPTH: 6.0-INCHES ASPHALT PAVEMENT OR COMPOSITE SECTION: 4.5-INCHES ASPHALT PAVEMENT OVER 6.0-INCHES AGGREGATE BASE COURSE. REFER TO PAVING NOTES FOR REQUIREMENTS.
	MEDIUM DUTY ASPHALT PAVEMENT SECTION FULL DEPTH: 7.5-INCHES ASPHALT PAVEMENT OR COMPOSITE SECTION: 5.5-INCHES ASPHALT PAVEMENT OVER 6.0-INCHES AGGREGATE BASE COURSE. REFER TO PAVING NOTES FOR REQUIREMENTS.
	HEAVY DUTY ASPHALT PAVEMENT SECTION FULL DEPTH: 7.5-INCHES ASPHALT PAVEMENT OR COMPOSITE SECTION: 5.5-INCHES ASPHALT PAVEMENT OVER 6.0-INCHES AGGREGATE BASE COURSE. REFER TO PAVING NOTES FOR REQUIREMENTS.
	CONCRETE PAVEMENT 6.0-INCHES OF CLASS P CONCRETE PAVEMENT. REFER TO "CURB & GUTTER, SIDEWALK & CONCRETE NOTES" AND PAVING NOTES.
	APPROXIMATE LIMIT OF DISTURBANCE AND ASPHALT REMOVAL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLE
	LIGHTPOLE, SEE SITE LIGHTING PLAN FOR LAYOUT
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	EXISTING FENCE

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
CIVIL SITE PLAN

866077

DRAWN:	JRD	C203
CHECKED:	MWE	
DATE:	8/26/22	

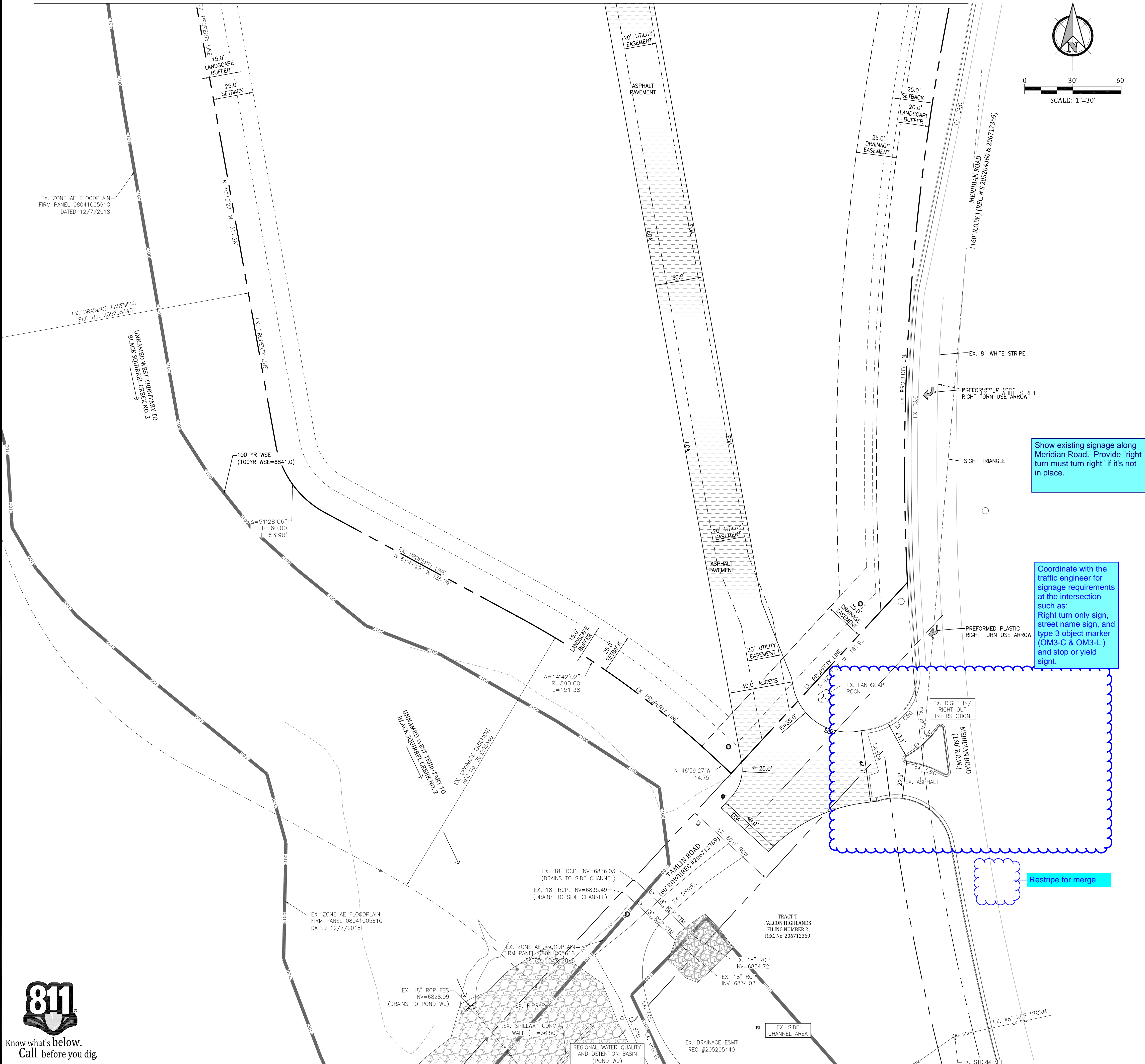
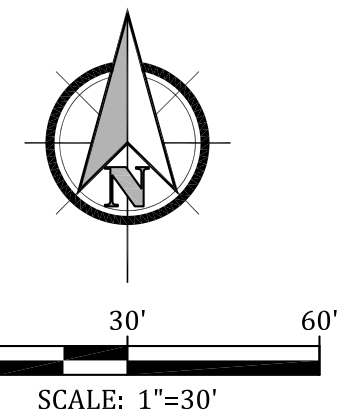
MATCHLINE - SEE SHT C204

MATCHLINE - SEE SHT C204

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MATCHLINE - SEE SHT C203

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Show existing signage along Meridian Road. Provide "right turn must turn right" if it's not in place.

Coordinate with the traffic engineer for signage requirements at the intersection such as:
Right turn only sign, street name sign, and type 3 object marker (OM3-C & OM3-L) and stop or yield sign.

Restripe for merge

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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PROFESSIONAL SEAL:

Kiowa
Engineering Corporation
7175 West Jefferson Avenue, Suite 2500
Lakewood, CO 80426
(303) 682-0369

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
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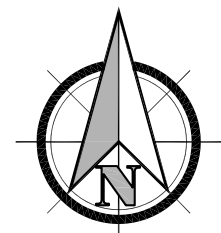
SHEET CONTENTS:
CIVIL SITE PLAN

866077

DRAWN:	JRD	C204
CHECKED:	MWE	
DATE:	8/26/22	



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SCALE: 1"=30'



Know what's below.
Call before you dig.

LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	APPROXIMATE EXISTING SPOT ELEVATION, ELEVATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION

BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

MATCHLINE - SEE SHT C302

MATCHLINE - SEE SHT C302

GENERAL NOTES:

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PROFESSIONAL SEAL:

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7175 West Jefferson Avenue, Suite 2500
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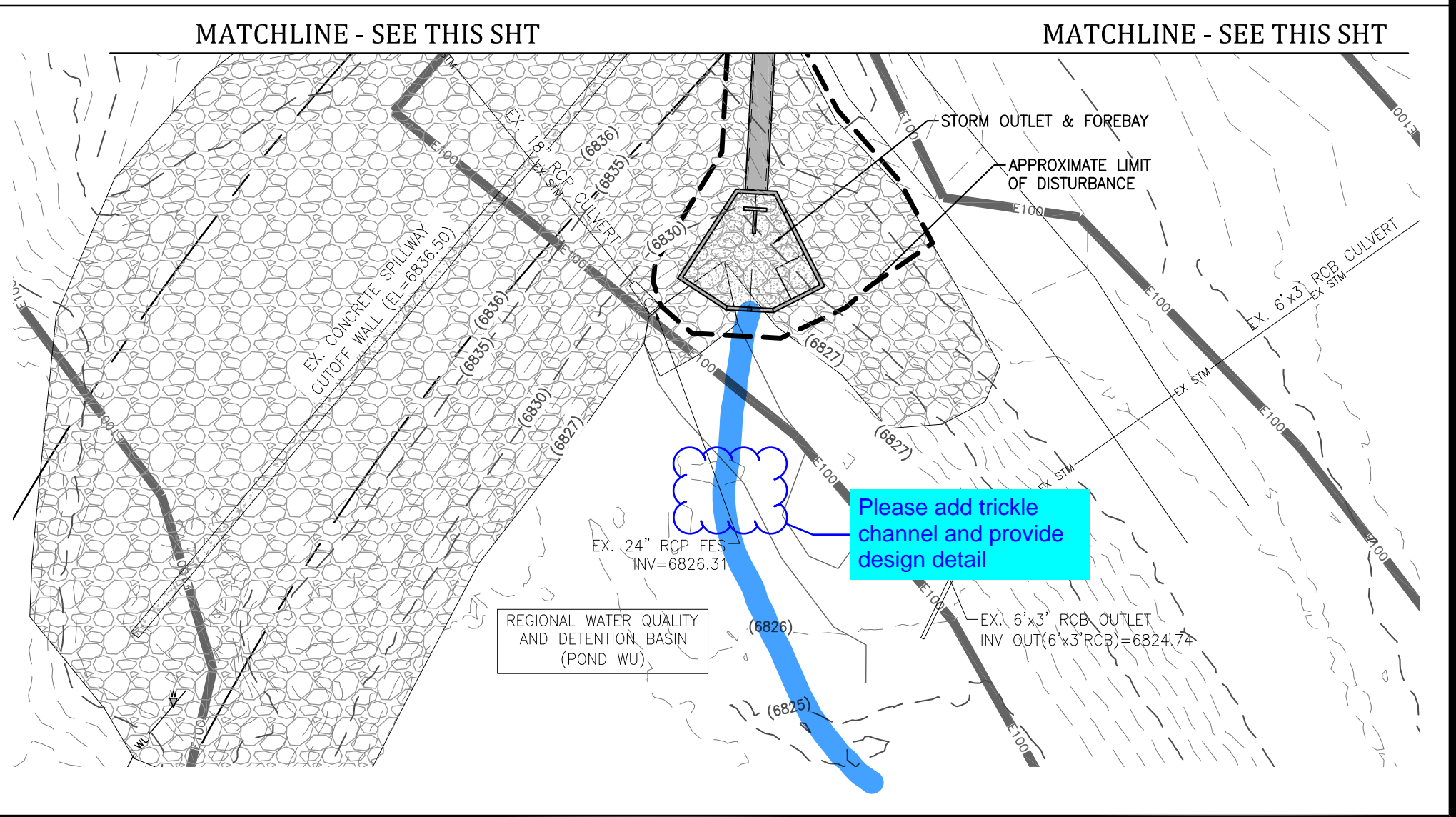
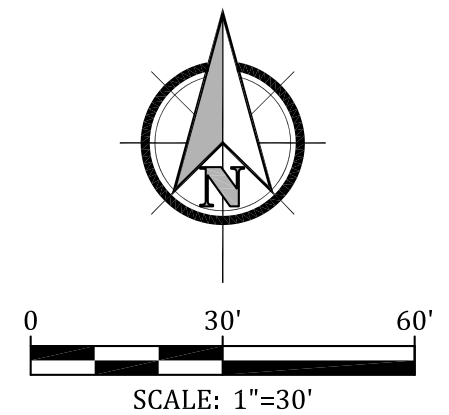
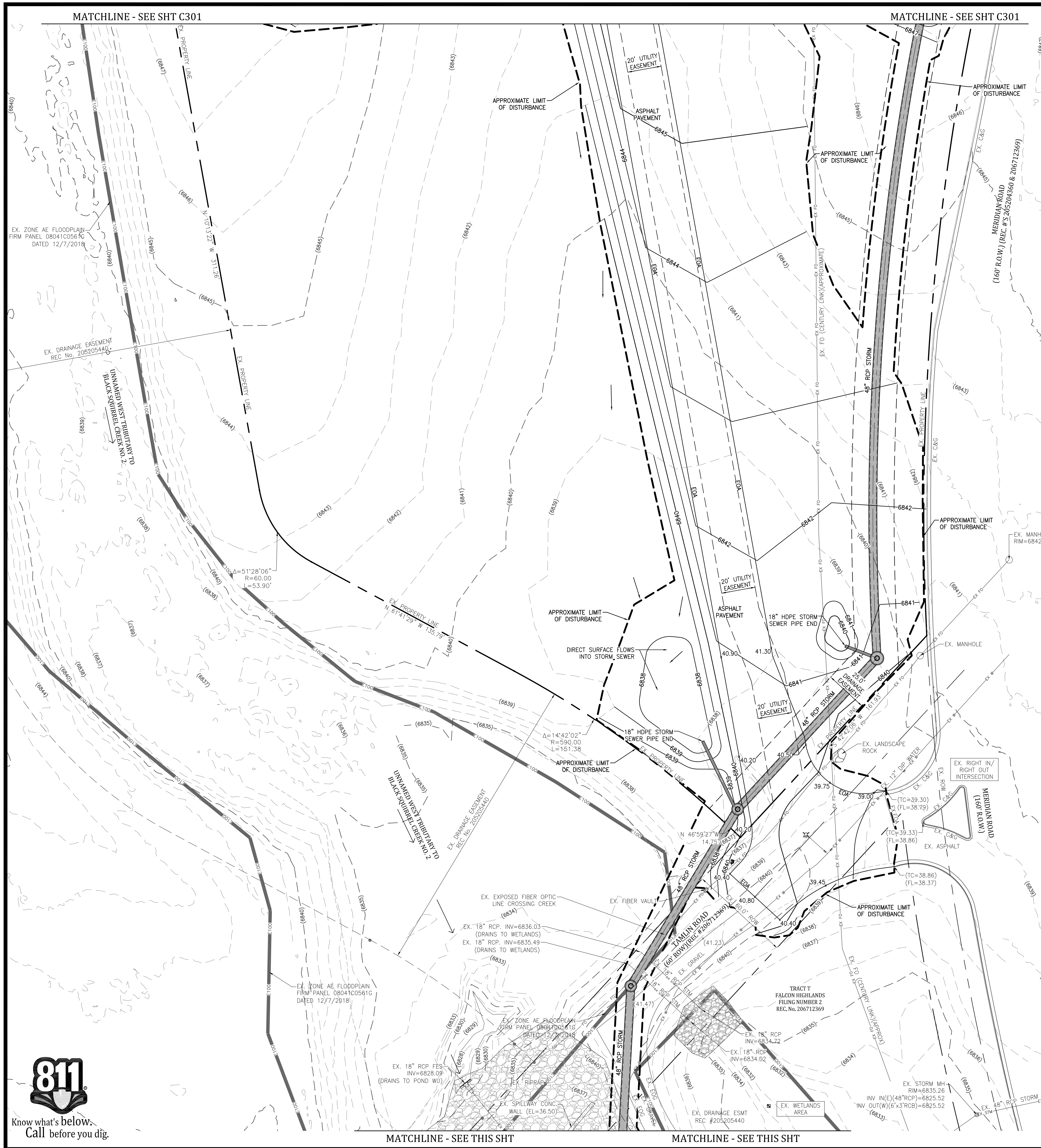
SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING PLAN

866077

DRAWN: JRD	C301
CHECKED: MWE	
DATE: 8/26/22	

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GENERAL NOTES:

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C302

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U-HAUL AT FALCON - ROLLING THUNDER WAY

GRADING AND EROSION CONTROL PLAN

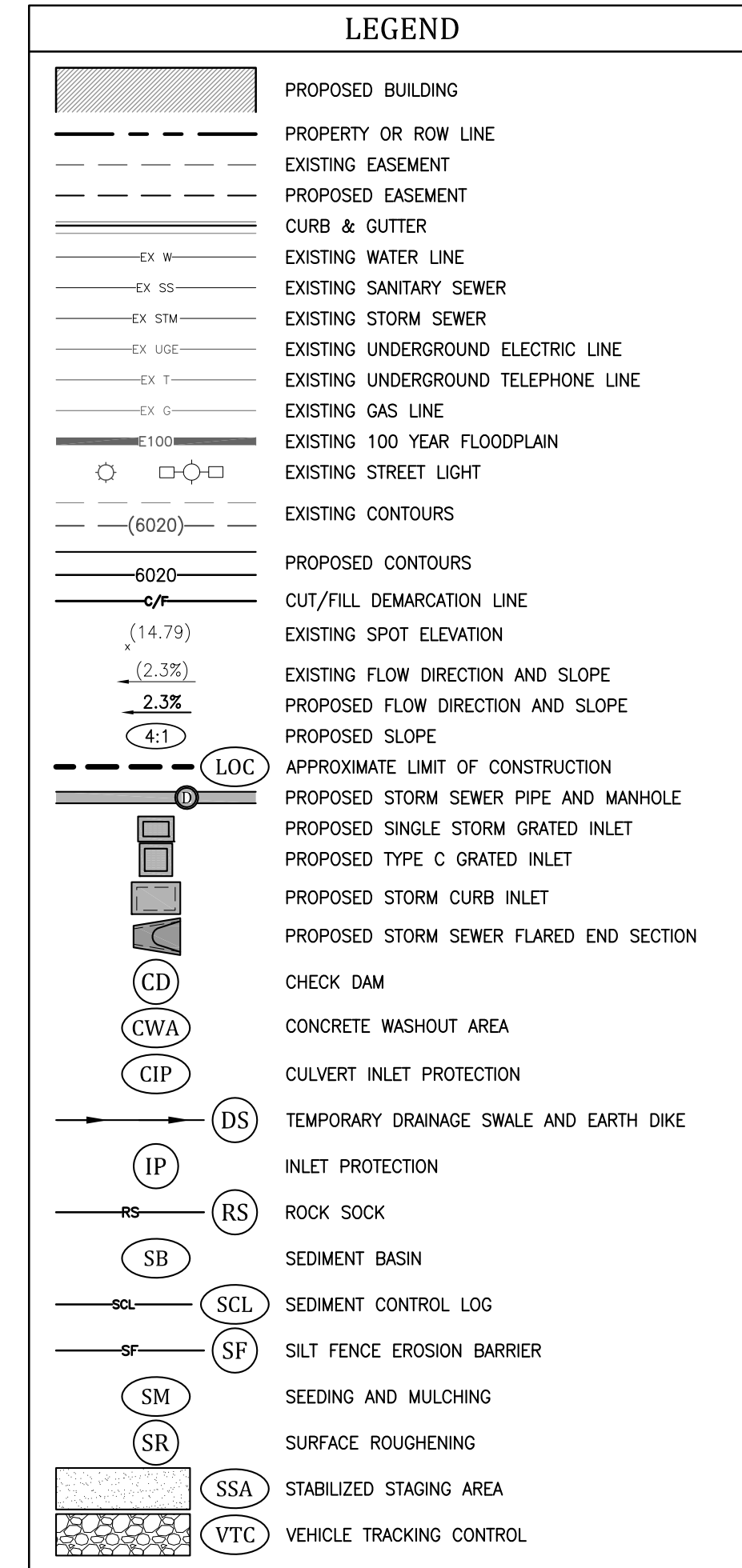
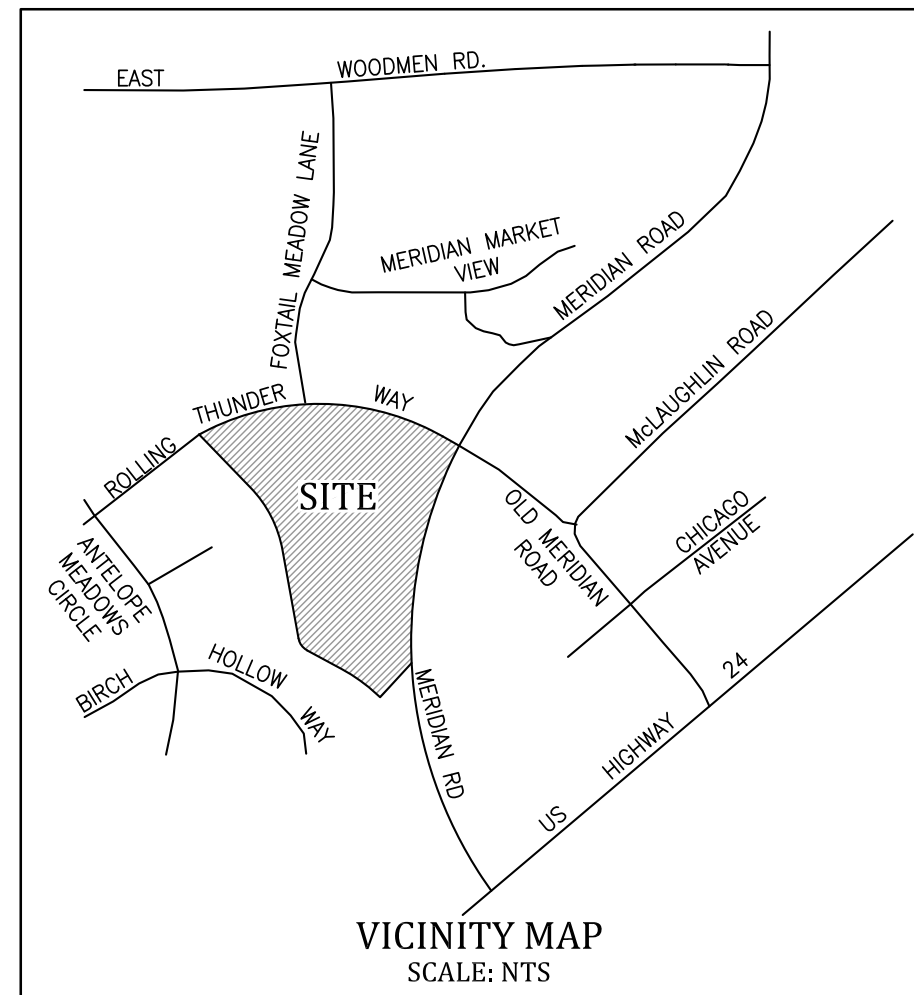
U-HAUL AT FALCON FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO

Please see and address all comments on PPR2256 for the GEC sheeting contained in the CDs V1.

INDEX OF SHEETS	
C310	EROSION CONTROL PLAN - COVER SHEET
C311-C312	EROSION CONTROL PLAN - INITIAL PHASE
C313-C314	EROSION CONTROL PLAN - INTERIM/FINAL PHASE
C315-C316	EROSION CONTROL PLAN - DETAIL SHEET

- GRADING AND EROSION CONTROL NOTES - EL PASO COUNTY:**
- 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 OF UNCONTAMINATED GROUND WATER 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 ONSITE 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 ONSITE 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 NINYO & MOORE 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: CDPE WATER QUALITY CONTROL DIVISION WQCD--PERMITS. ATTN: PERMITS UNIT



Since the GEC has also been submitted as a stand alone plan set delete the GEC sheets from this overall CD plan set to avoid having duplicates.

Update the sheet index on page 1 to omit the GEC sheets.

Design Engineer's Statement:
These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. 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.

Matthew W. Erichsen, P.E. #36713 Date _____
For and on behalf of Kiowa Engineering Corp.

Owner/Developer's Statement:
I, the owner/developer have read and will comply with all of the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

Owner Signature _____ 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 which 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.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, 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.

County Engineer _____ Date _____

ABBREVIATIONS	
ASSY = ASSEMBLY	NTS = NOT TO SCALE
BNDY = BOUNDARY	OD = OUTSIDE DIAMETER
BSP = BOTTOM OF PIPE	PC = POINT OF HORIZONTAL CURVATURE
C&G = CURB & GUTTER	PLBG = PLUMBING
CL = CENTERLINE	PP = PROPOSED
CO = CLEAN OUT	PRC = POINT OF REVERSE CURVE
ORA = CONCRETE REVERSE ANCHOR	PROP = PROPERTY
CR = POINT OF CURB RETURN	PT = POINT OF HORIZONTAL TANGENCY
CS = CROSS SLOPE	PVC = POLY VINYL CHLORIDE PIPE
CTB = CONCRETE THRUST BLOCK	PVC = POINT OF VERTICAL CURVATURE
DIP = DUCTILE IRON PIPE	PVI = POINT OF VERTICAL INTERSECTION
DTL = DETAIL	PVT = POINT OF VERTICAL TANGENCY
EL = ELEVATION	R = RADIUS
EDA = EDGE OF ASPHALT	R = RIGHT
ESMT = EASEMENT	RCP = REINFORCED CONCRETE PIPE
EX = EXISTING	RD = ROOF DRAIN (STORM LINE)
FL = FACE OF CURB	R/W = RIGHT OF WAY
FES = FLARED END SECTION	RT = RIGHT
FLG = FLANGE	SHT = SHEET
FL = FLOWLINE	SOI = SAND OIL INTERCEPTOR
GB = GRADE BREAK	SS = SANITARY SEWER
GI = GREASE INTERCEPTOR	STA = STATION
HP = HIGH POINT	STD = STANDARD
HORIZ = HORIZONTAL	TA = TOP OF ASPHALT
HYD = HYDRANT	TB = THRUST BLOCK
ID = INSIDE DIAMETER	TC = TOP OF CURB
L = LEFT	TOA = TOP OF ASPHALT
LT = LEFT	TOC = TOP OF CONCRETE
LF = LINEAR FEET	TOP = TOP OF PIPE
LP = LOW POINT	TP = TYPICAL
MAX = MAXIMUM	VC = VERTICAL CURVE
MH = MANHOLE	WM = WATER MAIN
MIN = MINIMUM	

PRE-EXCAVATION CHECKLIST

- GAS AND OTHER UTILITY LINES OF RECORD SHOWN ON PLANS.
- UTILITIES CENTRAL LOCATING CALLED AT LEAST 2 BUSINESS DAYS AHEAD.
- UTILITIES LOCATED AND MARKED.
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES.
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES.
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING.

A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW	WATER	BLUE
ELECTRIC	RED	WASTEWATER	GREEN

Know what's below.
Call before you dig.

CONTACTS		
SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	UHC of Southern Colorado 1223B North Academy Blvd Colorado Springs, CO 80909	Jeff Gilley 719-337-8154
CIVIL ENGINEER	Kiowa Engineering Corporation 7175 West Jefferson Ave, #2200 Lakewood, CO 80235	Matthew Erichsen, PE (303) 692-0369
COMMUNITY DRAINAGE, GRADING	El Paso County Public Works	-----
WASTEWATER & WATER:	Falcon Highlands Metro District c/o JDS Hydro Consultants	Ryan Mangino, PE 719-227-0072
FIRE:	Falcon Fire Protection District	Trent Harwig 719-495-4050
GAS:	Colorado Springs Utilities	-----
ELECTRIC:	Mountain View Electric Assoc	-----

BASIS OF BEARINGS: SOUTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN ON THE SURVEY AND ASSUMED TO BEAR S42°42'06"W. BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

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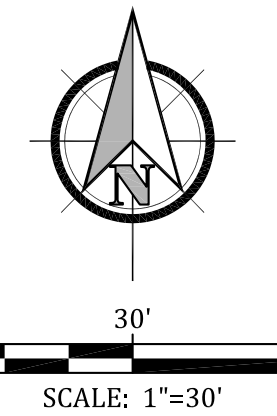
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SHEET CONTENTS:
GRADING AND EC PLAN
- COVER SHEET

866077

DRAWN: JRD	C310
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DATE: 8/26/22	

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EROSION CONTROL NOTES:

1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

MATCHLINE - SEE SHT C312

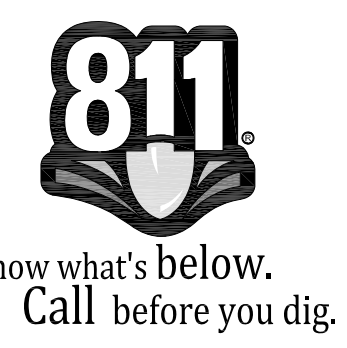
MATCHLINE - SEE SHT C312

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SHEET CONTENTS:
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- INITIAL

866077

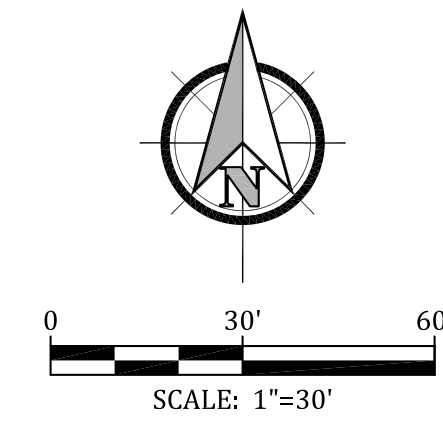
DRAWN: JRD
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C311

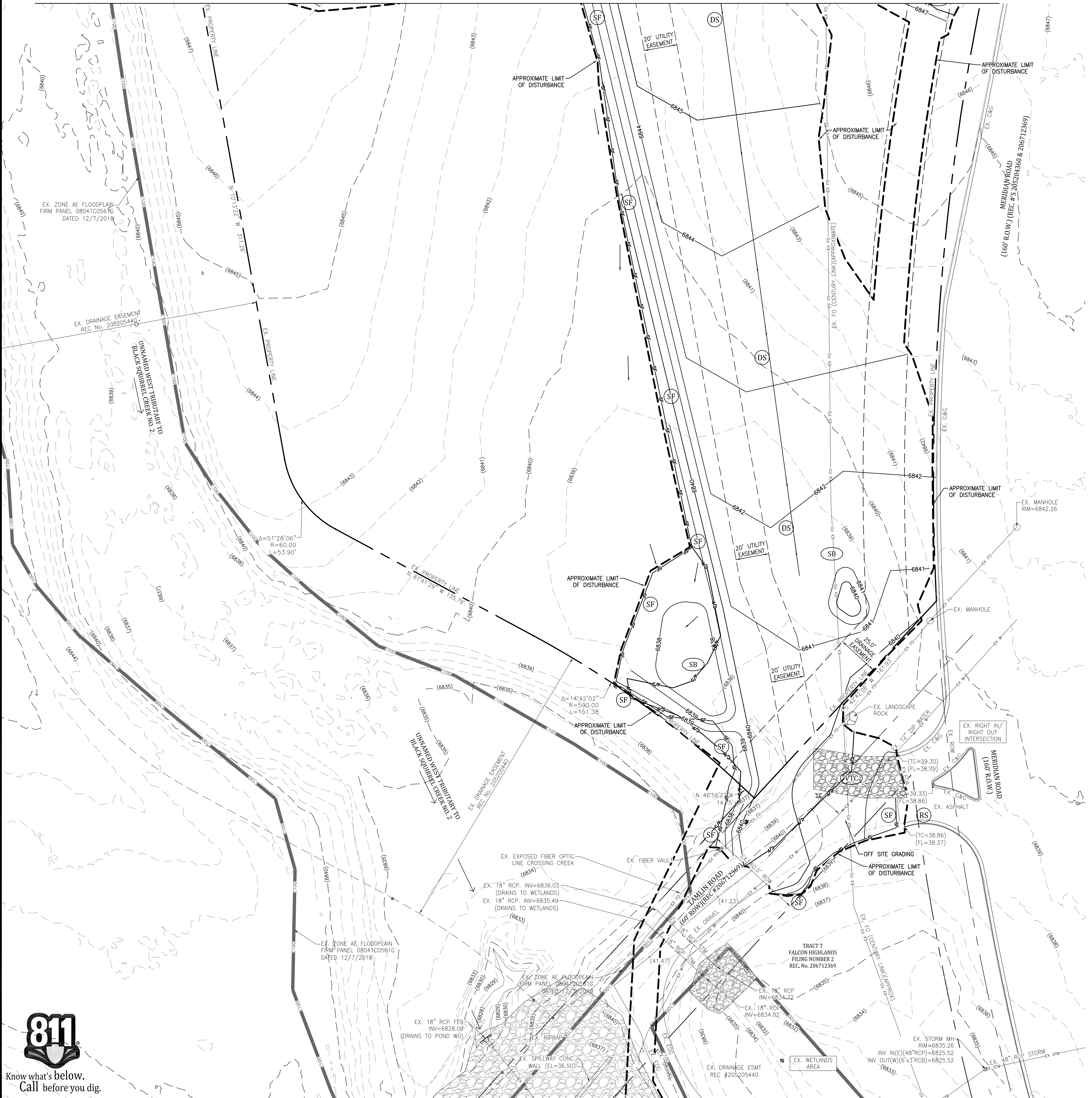
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1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
 2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
 3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
 4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.



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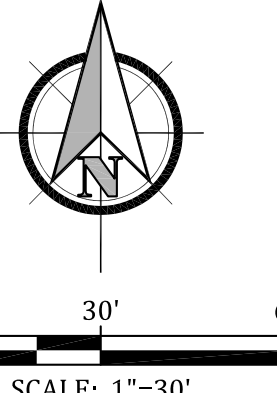
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BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

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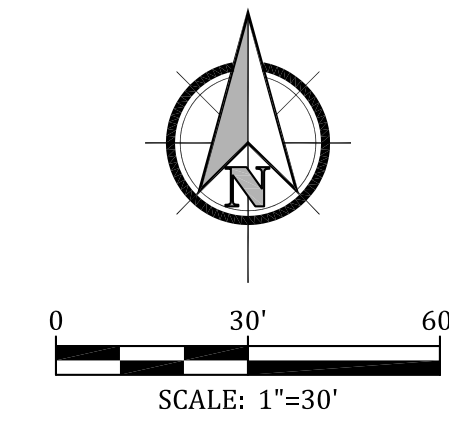
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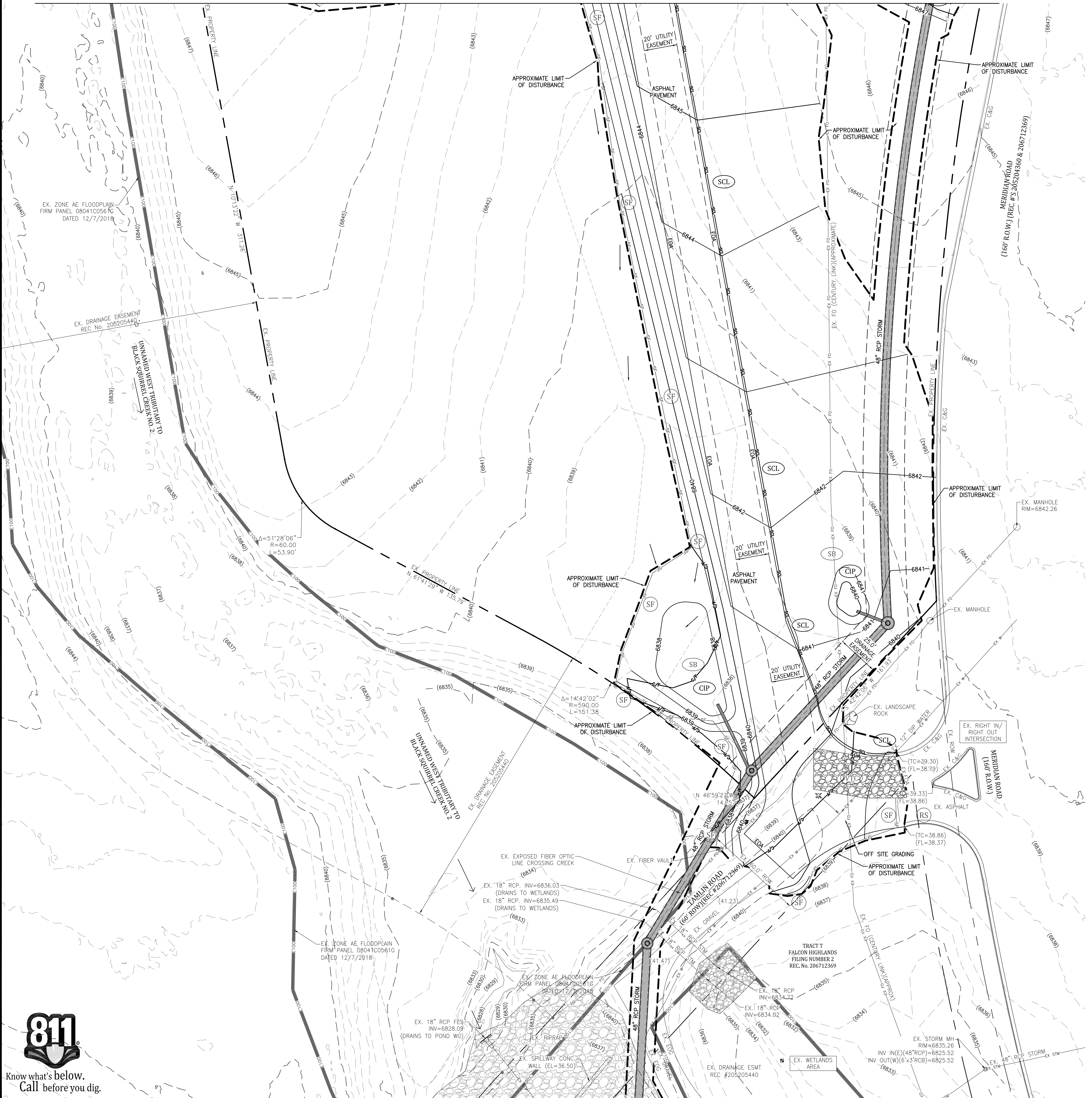
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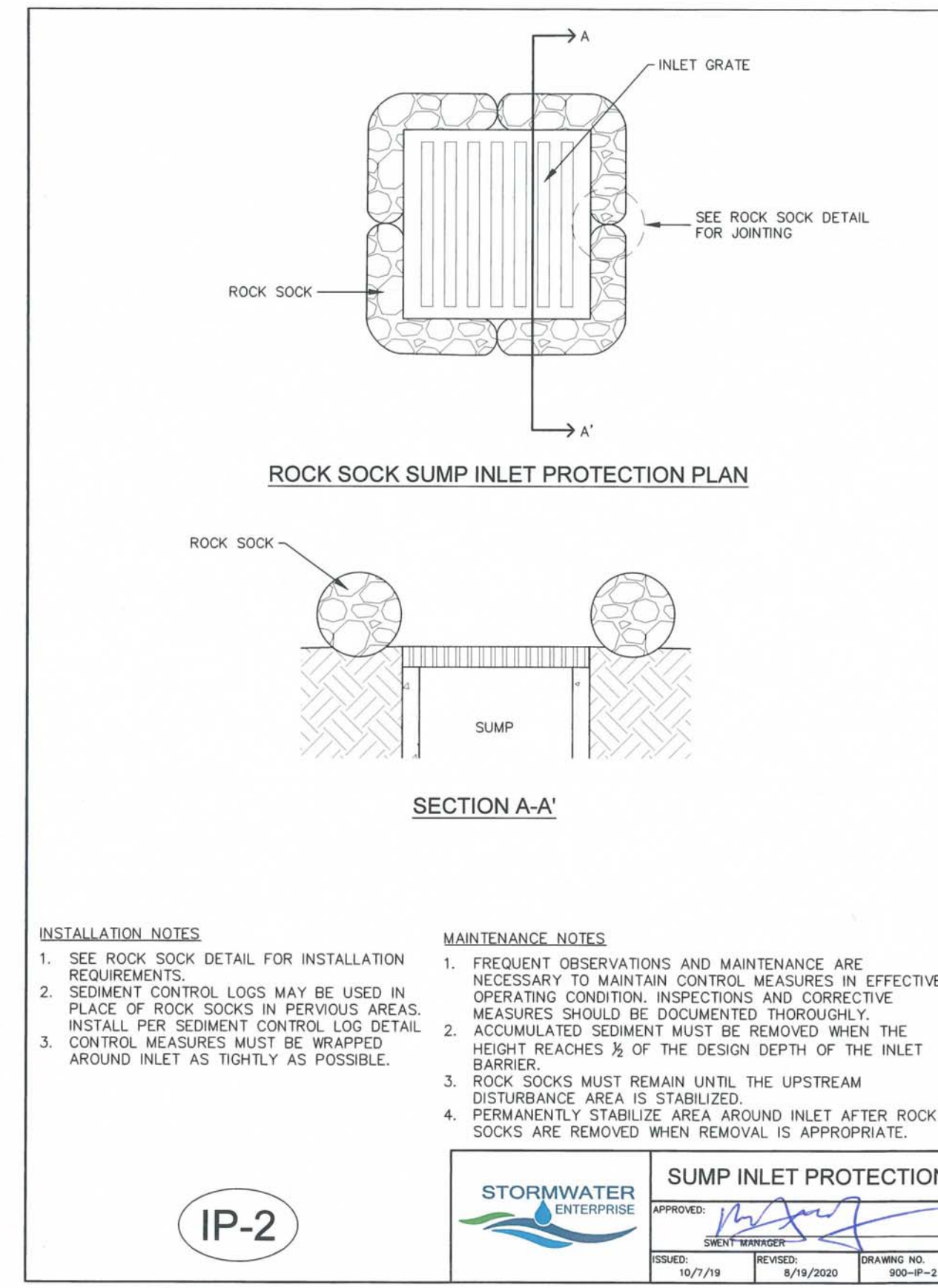
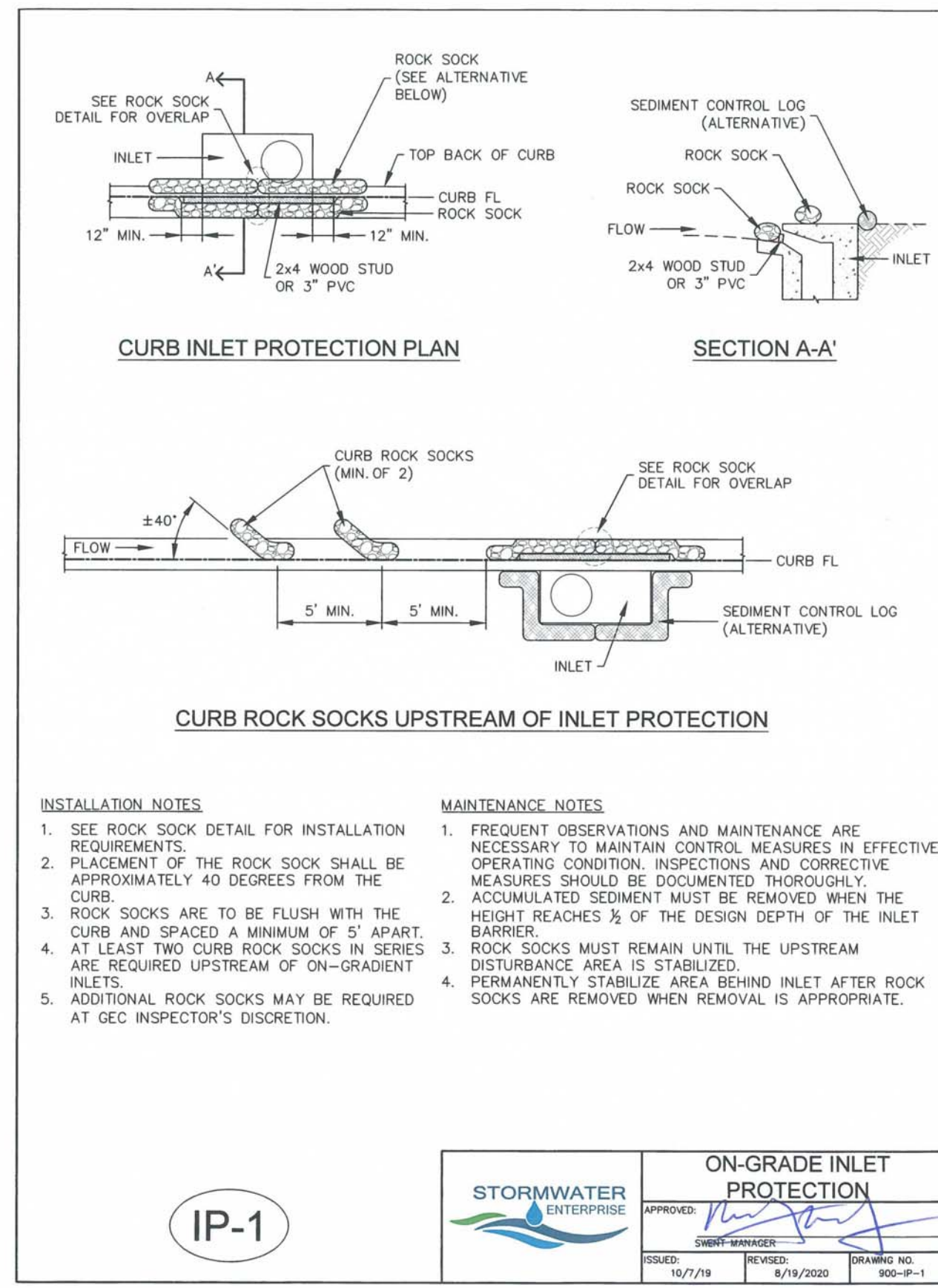
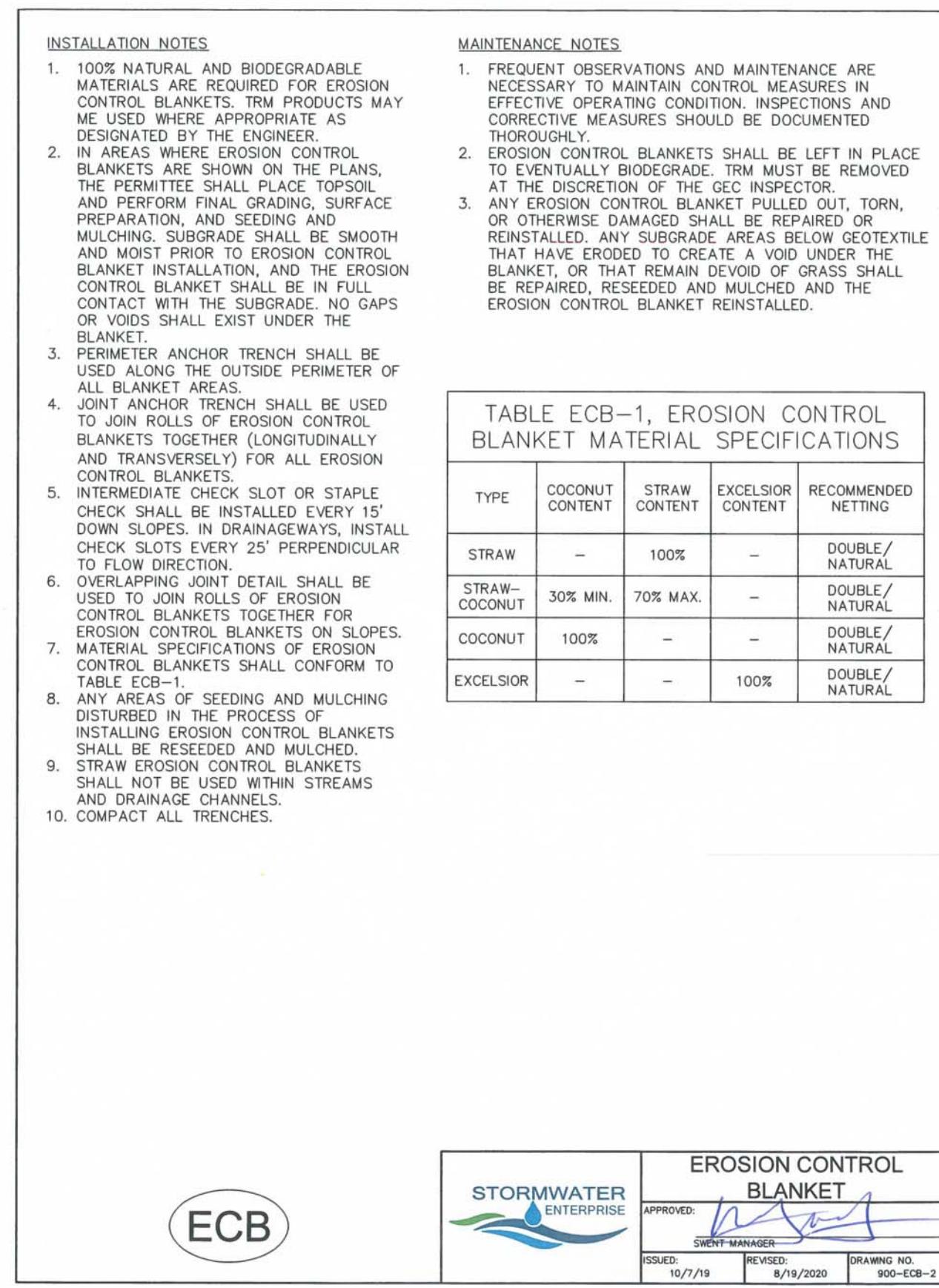
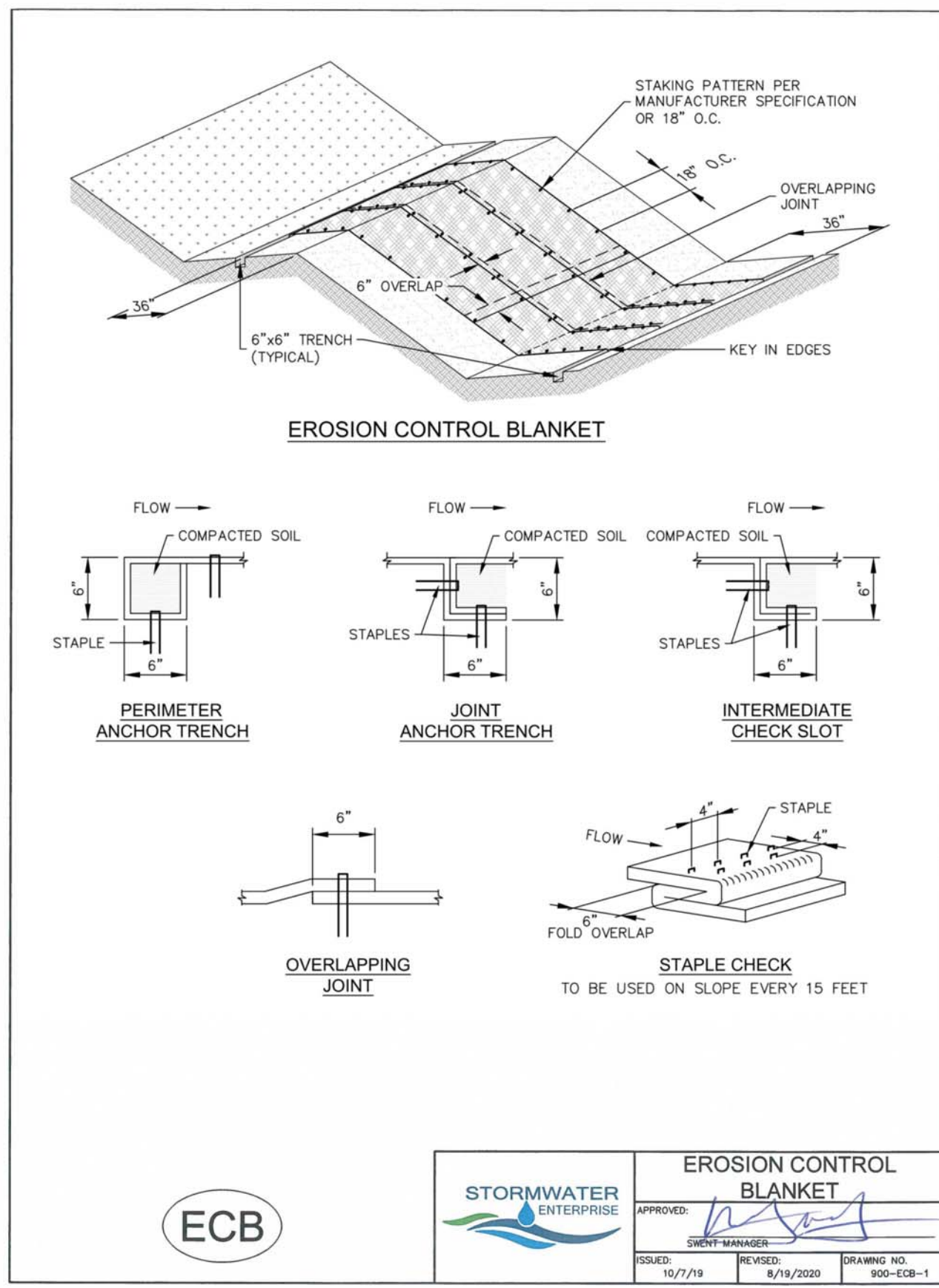
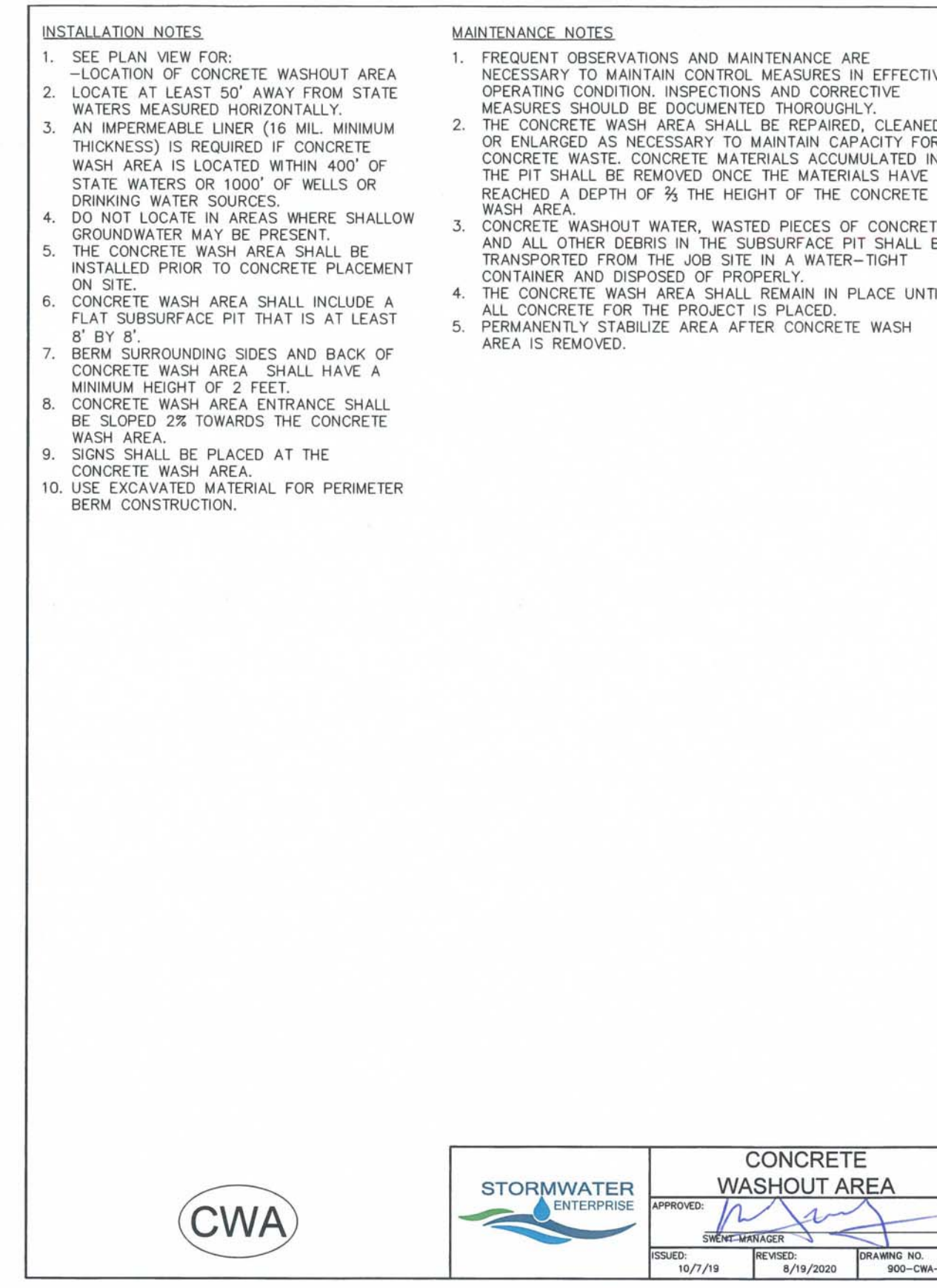
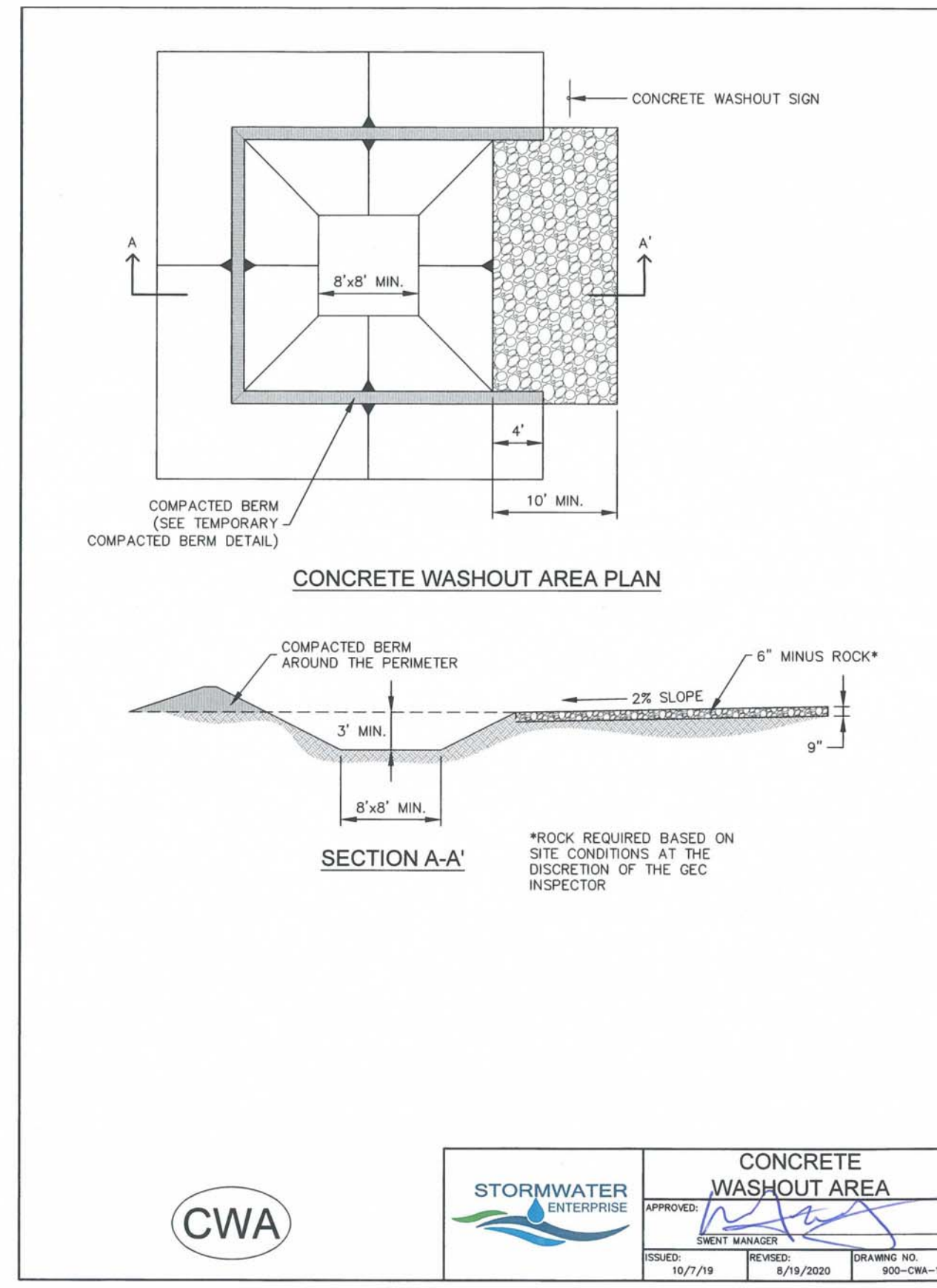
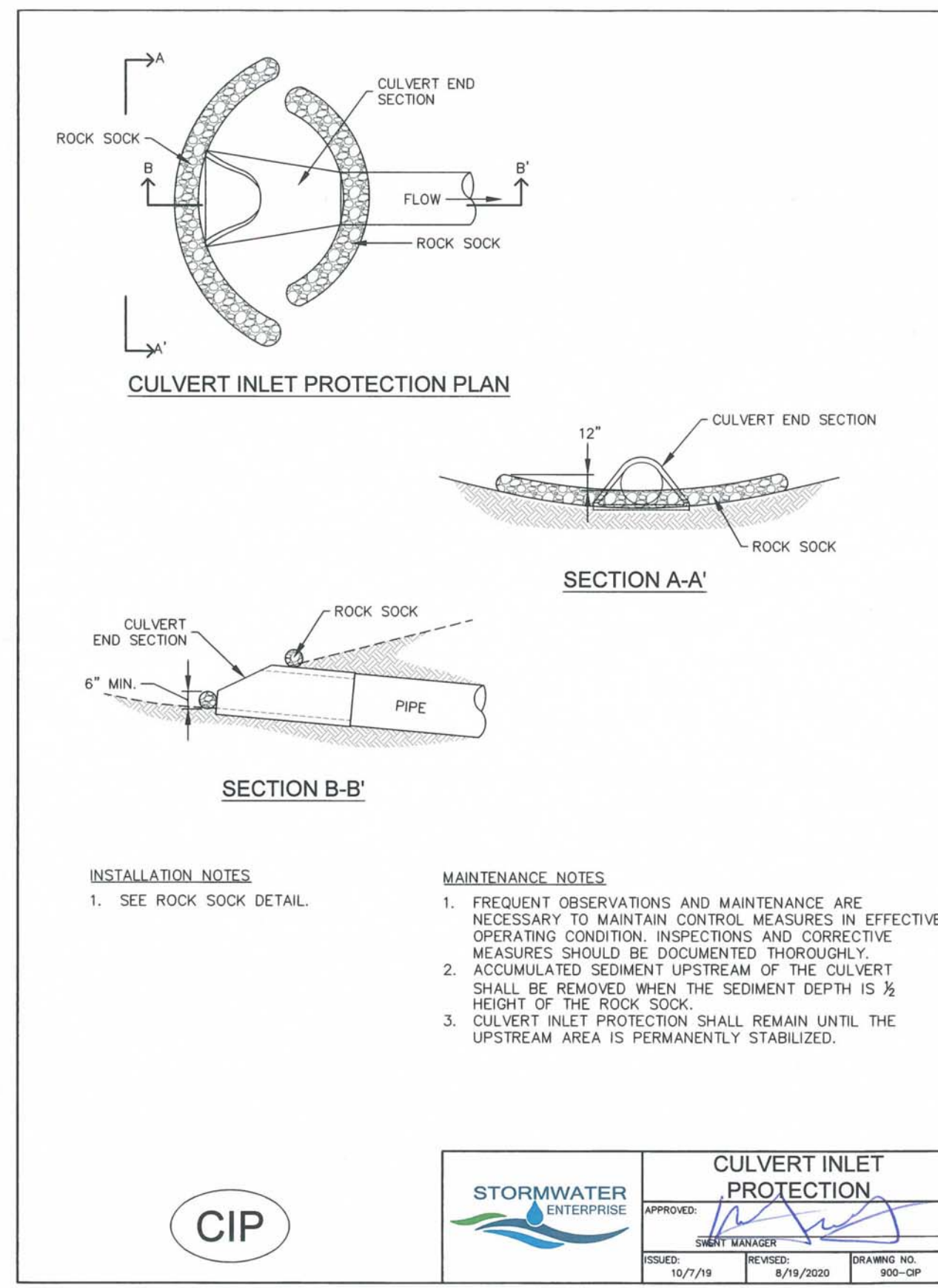
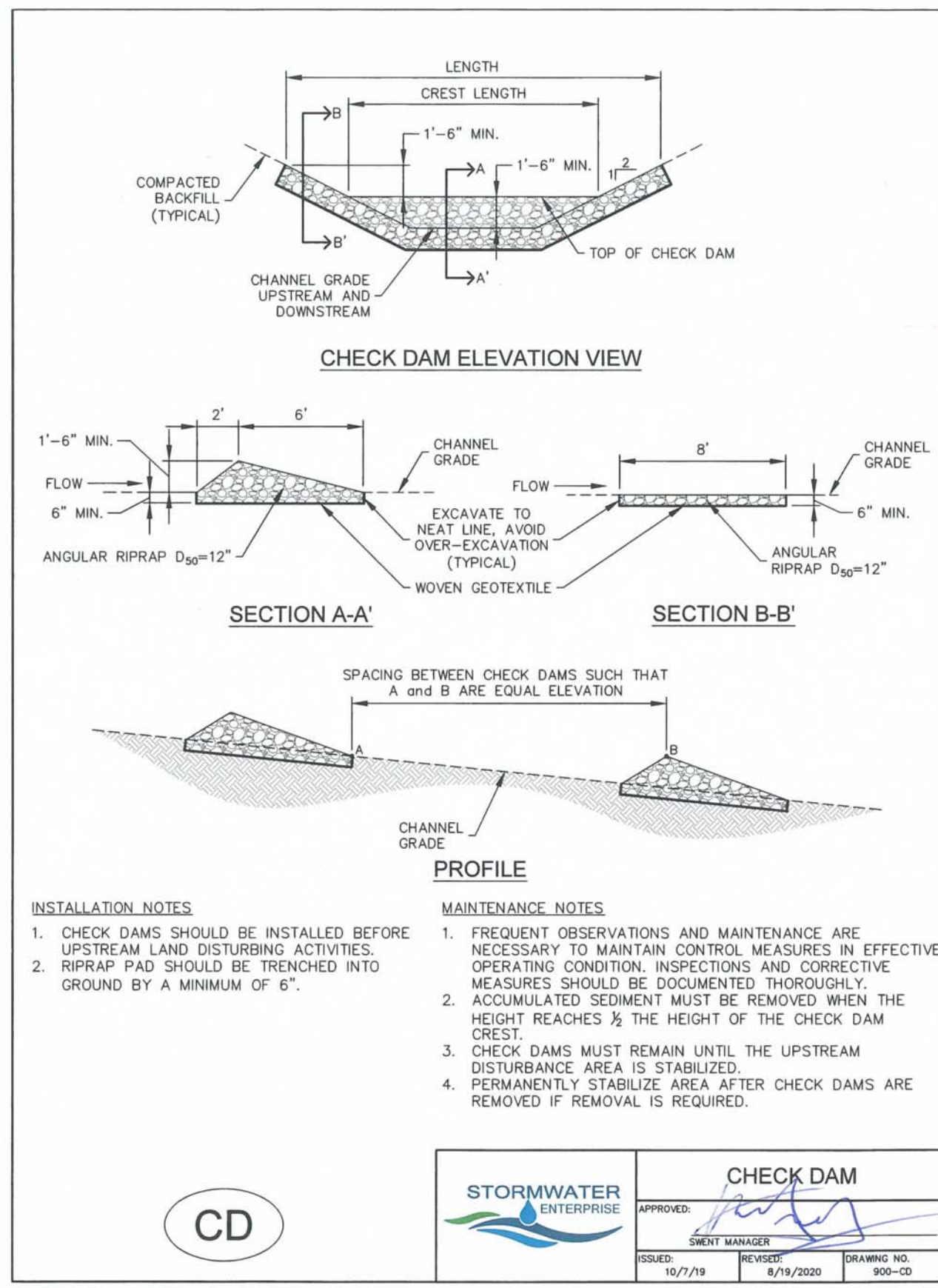
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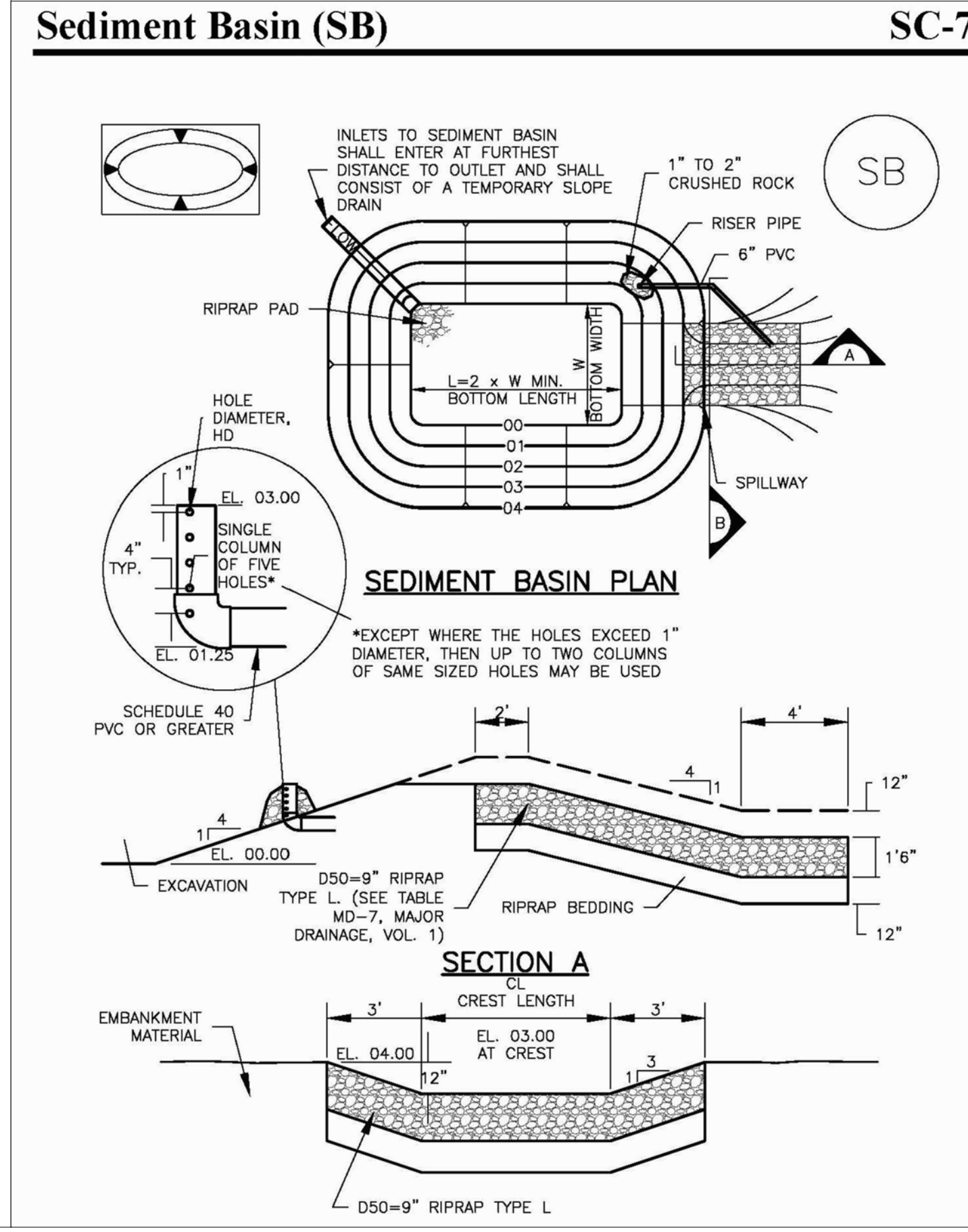
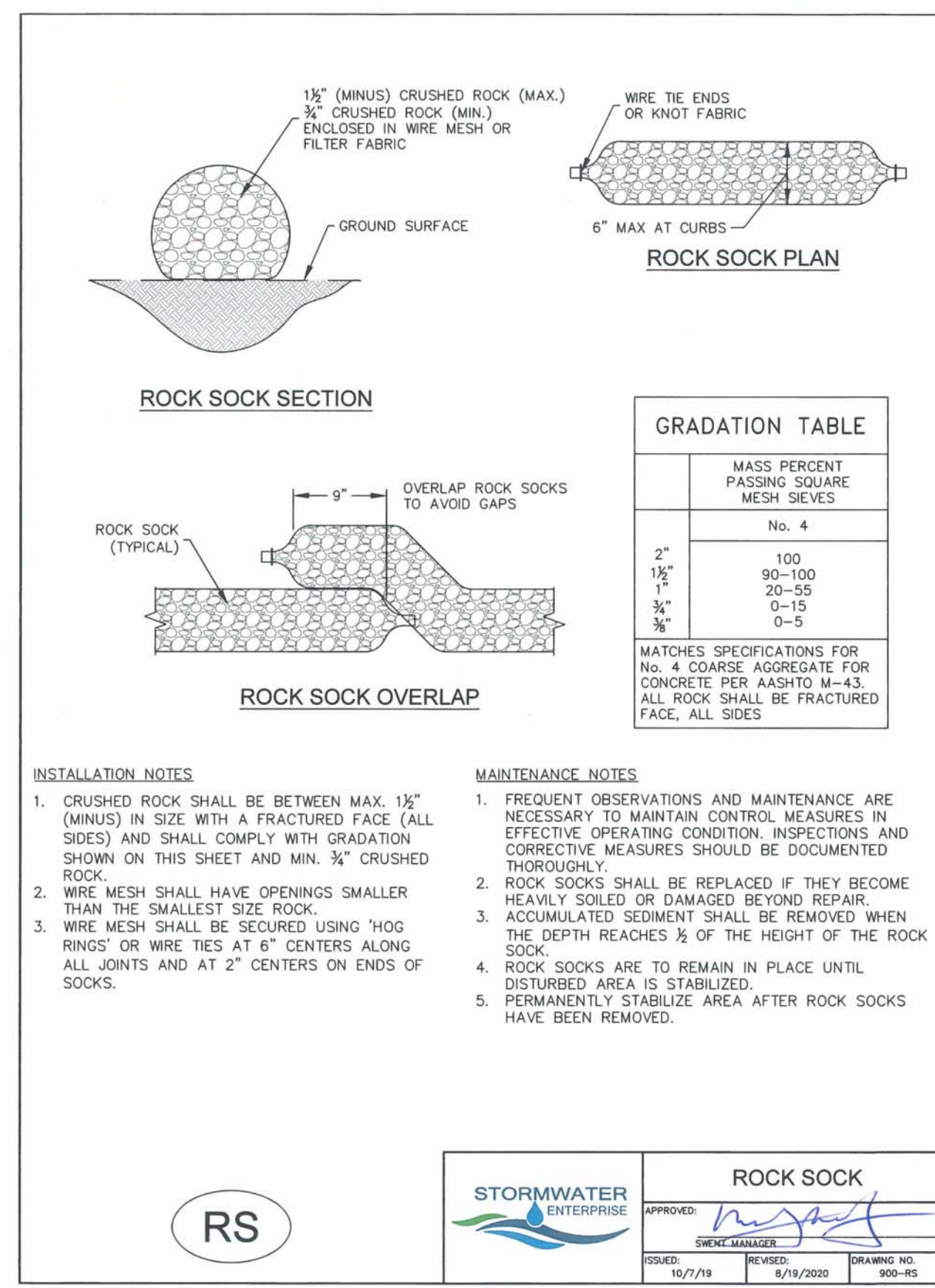
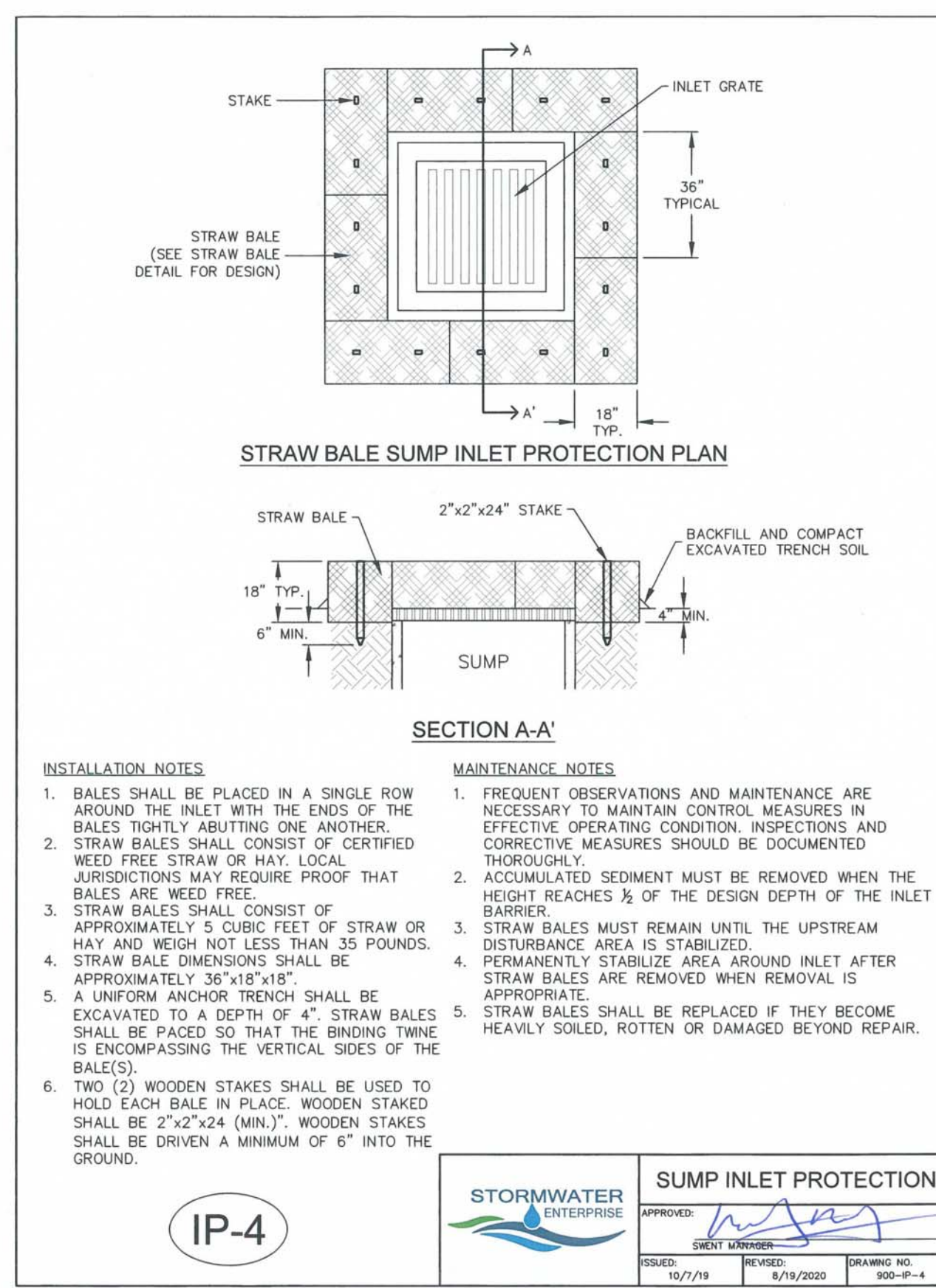
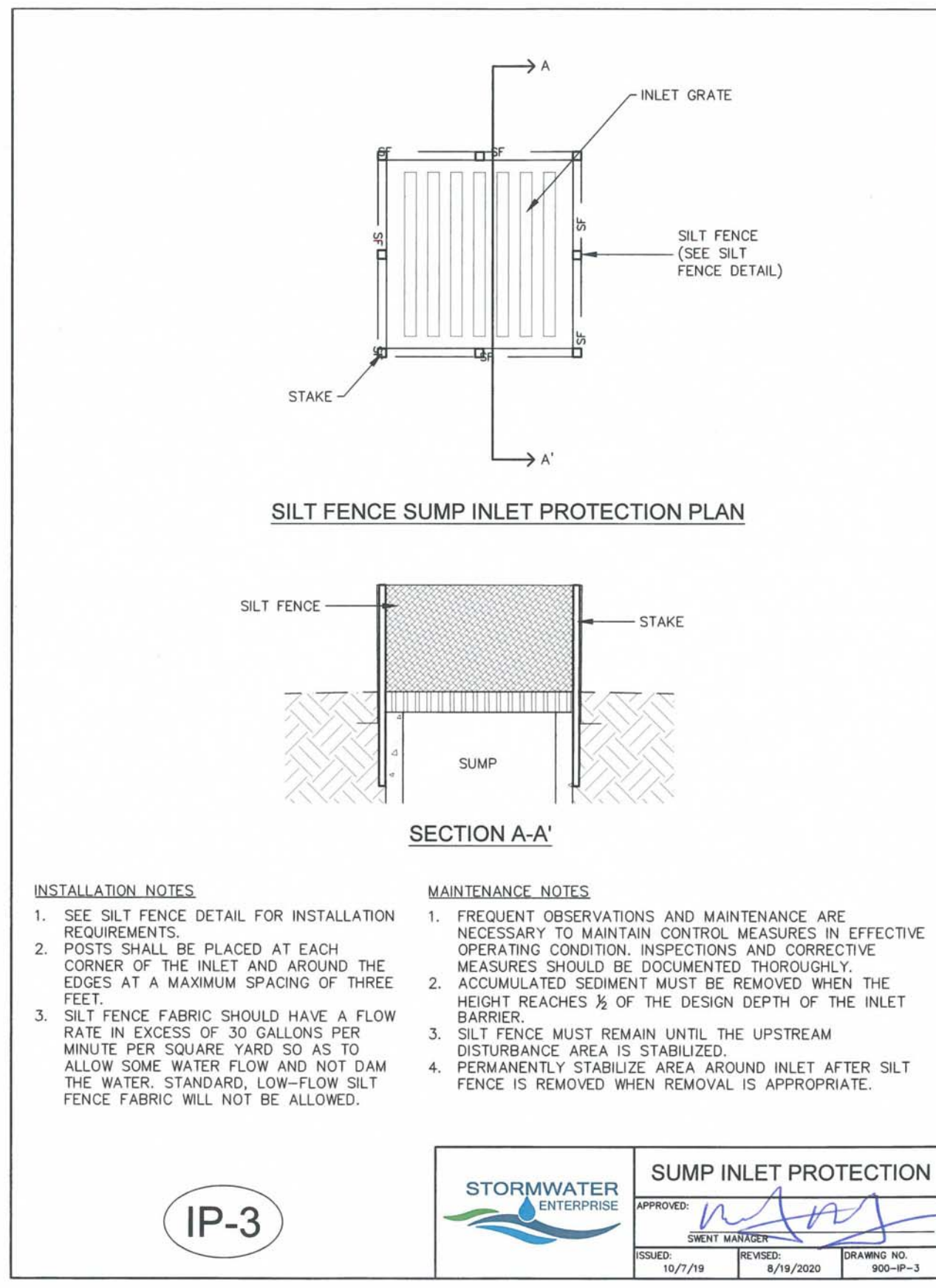


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

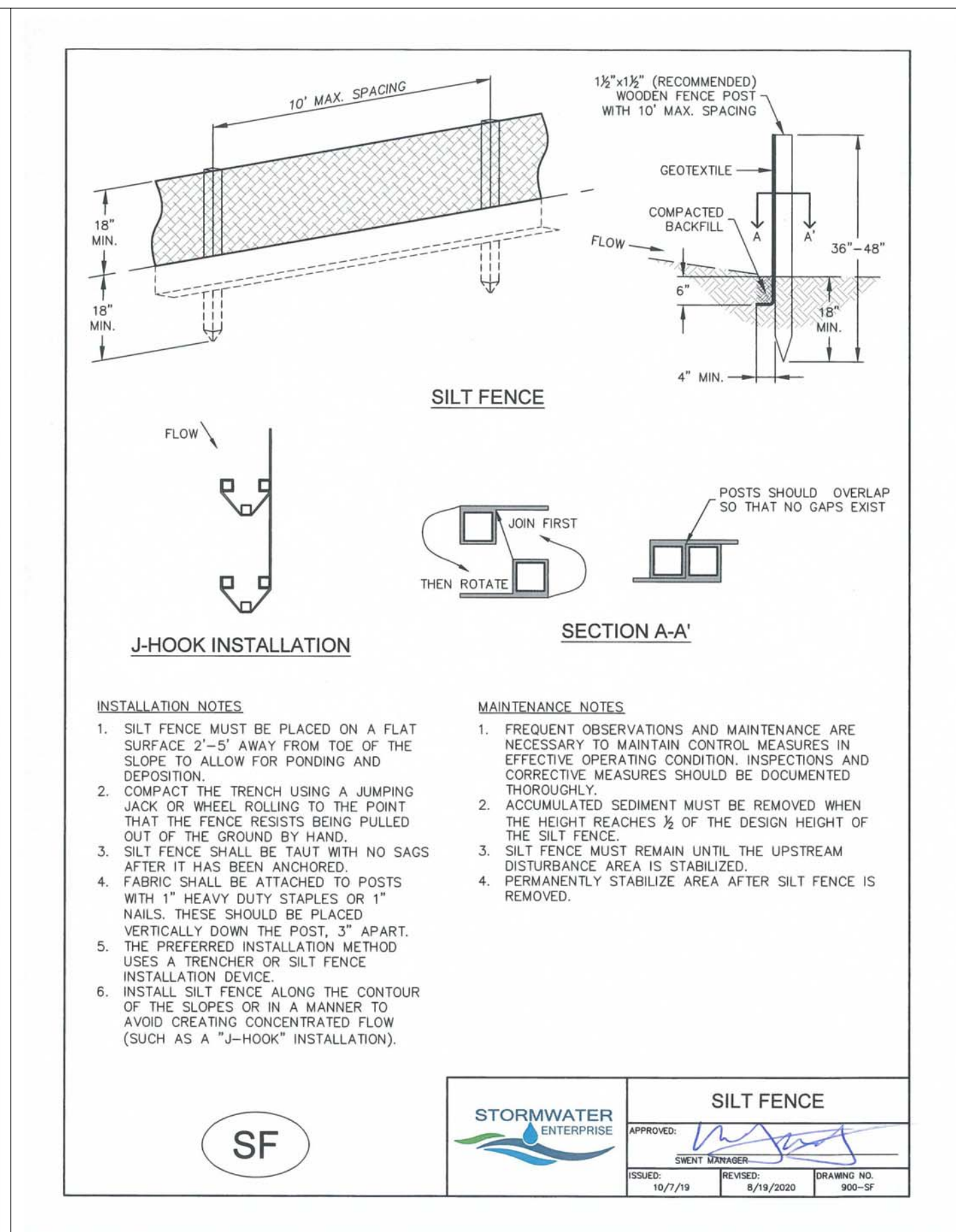
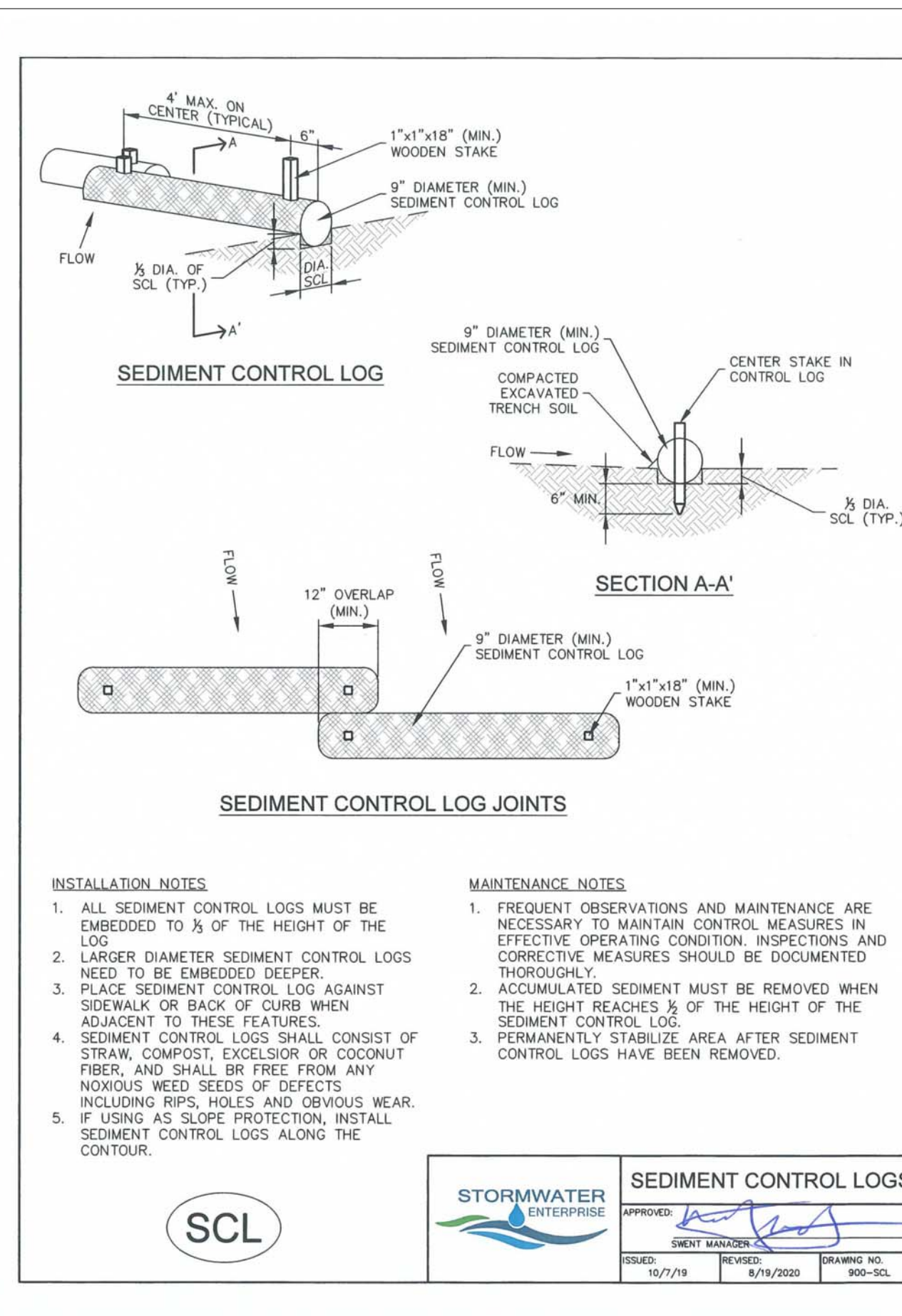
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9/32
2	21	3	1 1/16
3	28	5	5/16
4	33 1/2	6	3/8
5	38 1/2	8	2 1/8
6	43	9	2 1/4
7	47 1/4	11	2 5/16
8	51	12	2 3/8
9	55	13	2 1/2
10	58 1/4	15	1 5/8
11	61	16	3 1/2
12	64	18	1
13	67 1/2	19	1 1/16
14	70 1/2	21	1 1/8
15	73 1/4	22	1 1/16

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



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SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

- IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
 - SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDED IS USED.
- BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDED.
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISION: 8/19/2020

DRAWING NO: 900-SM

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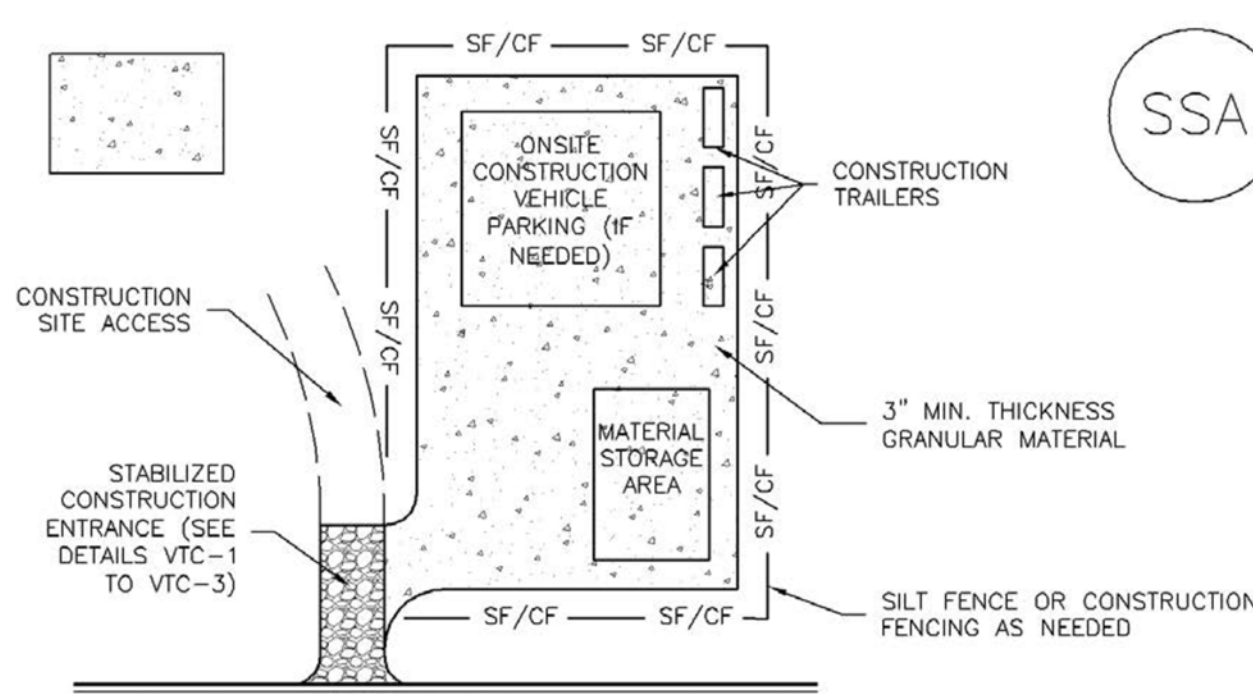
Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

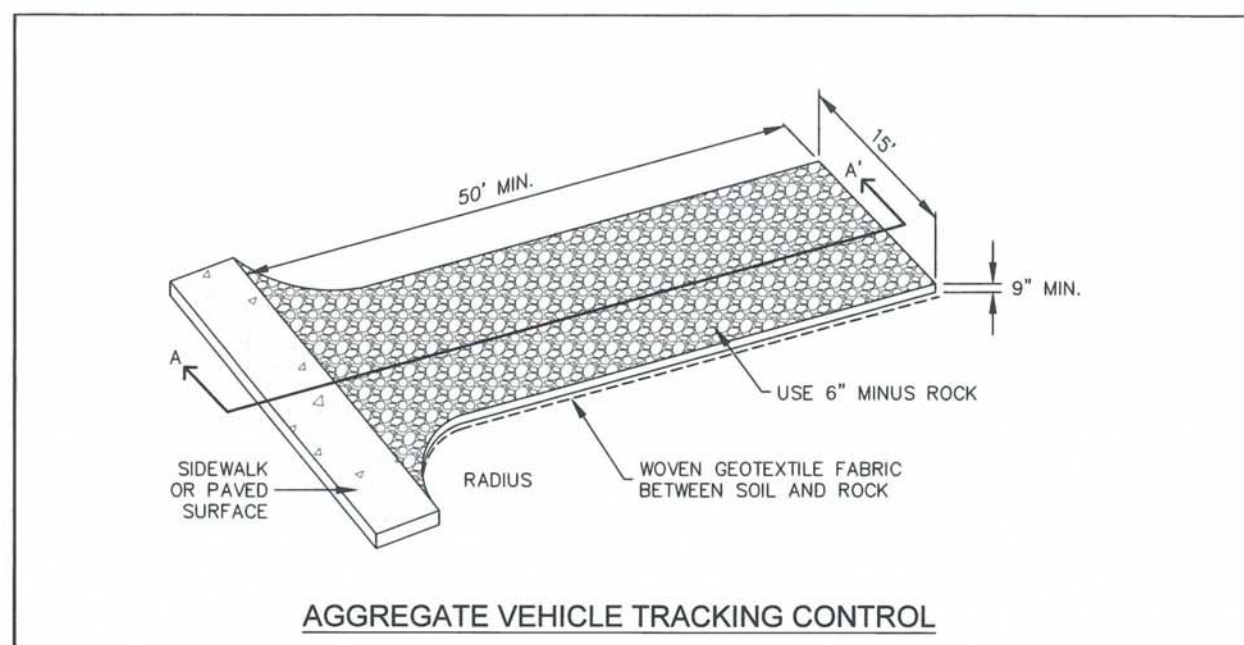
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

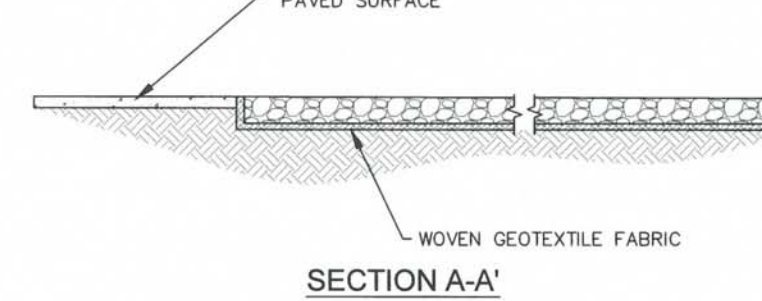
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- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



AGGREGATE VEHICLE TRACKING CONTROL



INSTALLATION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF 6" MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

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DESIGNED BY: [Signature]

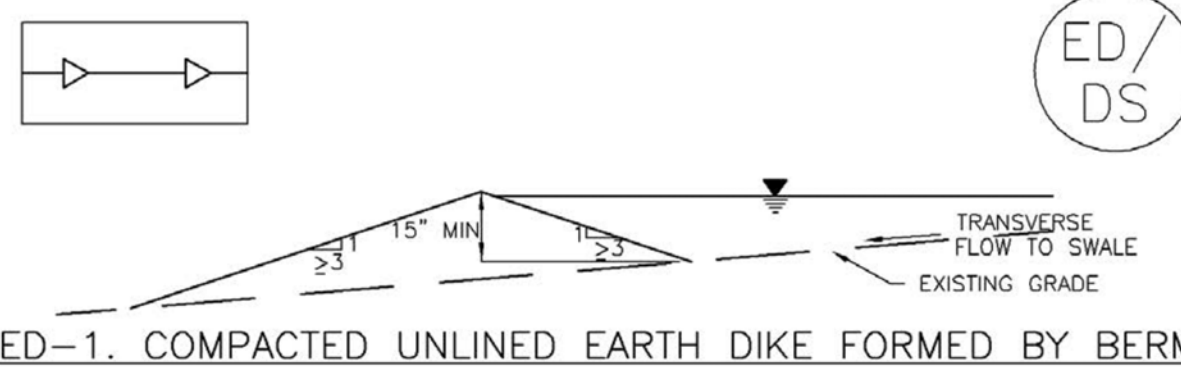
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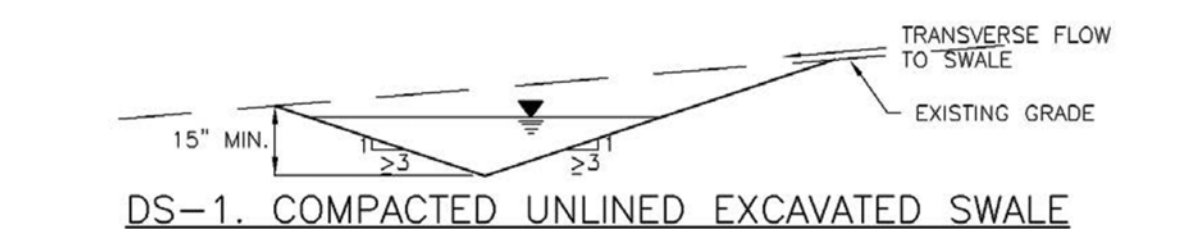
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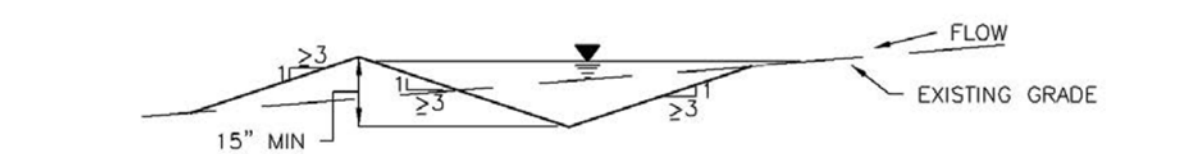
Earth Dikes and Drainage Swales (ED/DS) EC-10



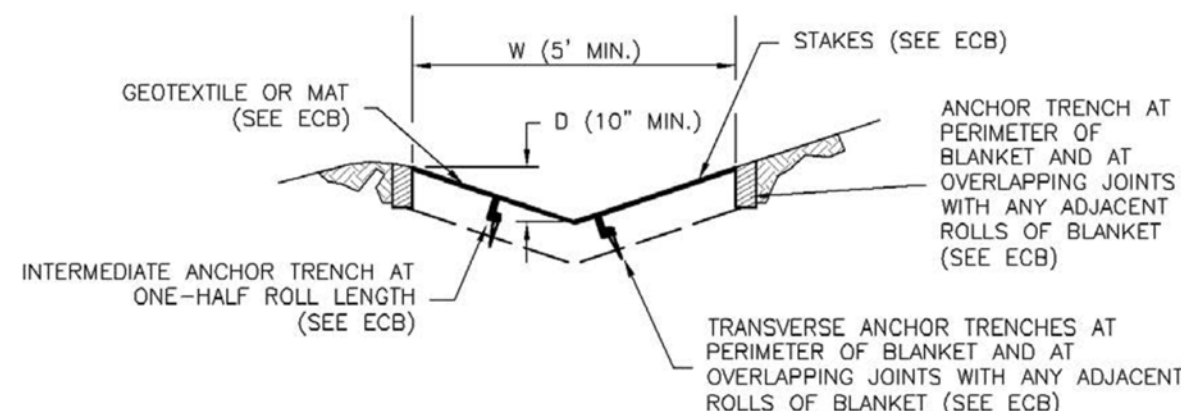
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



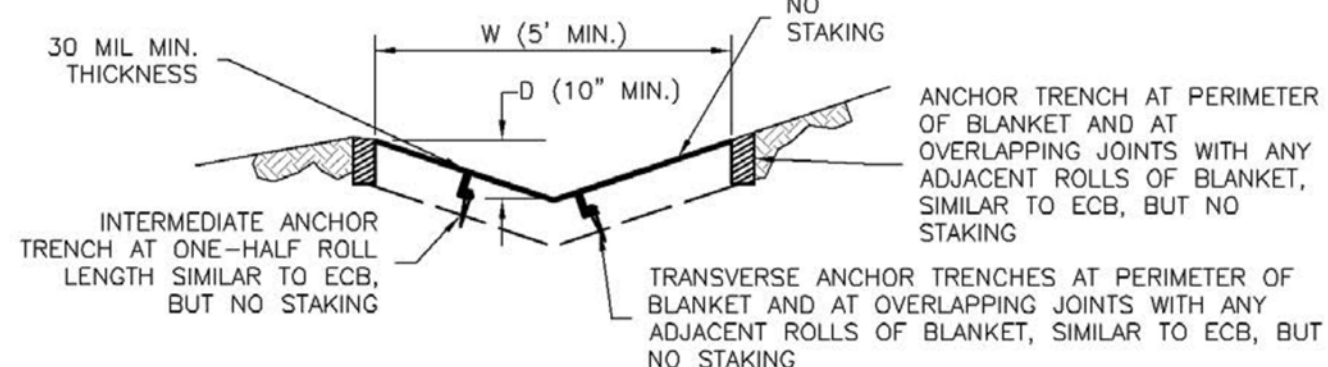
DS-1. COMPACTED UNLINED EXCAVATED SWALE



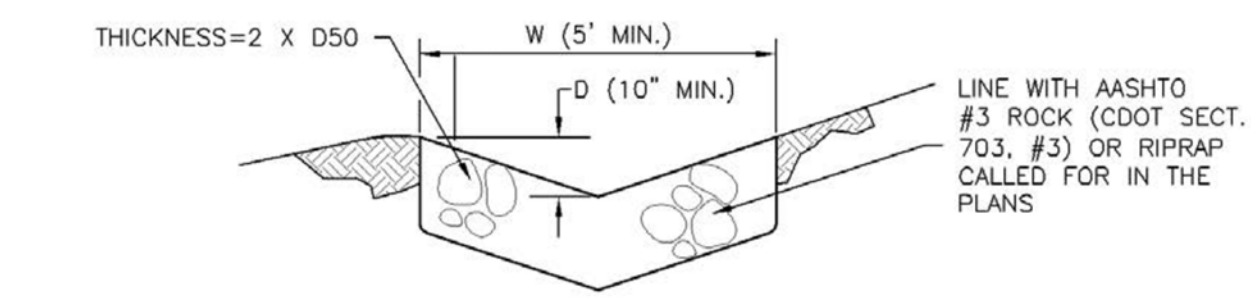
DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
 - LENGTH OF EACH SWALE.
 - DEPTH, D, AND WIDTH, W DIMENSIONS.
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
- WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

Kiowa Engineering Corporation

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SHEET CONTENTS:
GRADING AND EC PLAN
- DETAIL SHT

866077

DRAWN: JRD
CHECKED: MWE
DATE: 8/26/22

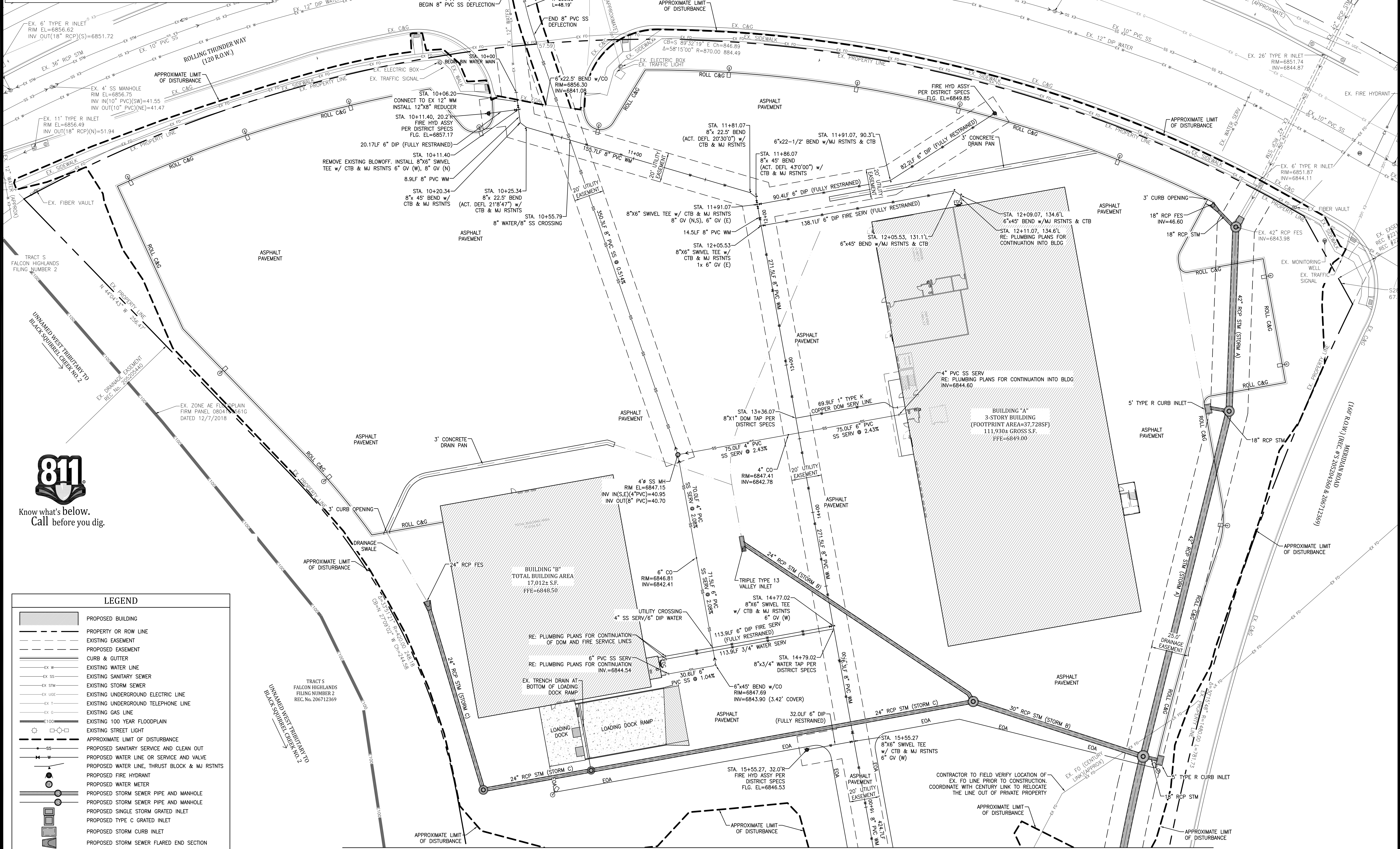
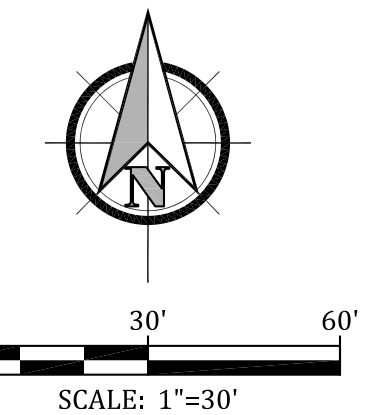
C317

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BUILDING FIRE FLOW INFORMATION

BUILDING A:
 BLDG CONSTRUCTION TYPE: II-B
 NFPA FIRE SPRINKLER SYSTEM: Yes
 BUILDING FIRE AREA: 111,930sf (3 Floors) (Footprint: 37,728sf)
 FIRE FLOW REQUIRED: 3,500gpm @ 20psi Residual
 (Assumes 50% Reduction for Fire Sprinkler)
 MIN # OF HYDRANTS: 4
 MAXIMUM HOSE LAY LENGTH: 210ft

BUILDING B:
 BLDG CONSTRUCTION TYPE: II-B
 NFPA FIRE SPRINKLER SYSTEM: Yes
 BUILDING FIRE AREA: 17,012sf (1 Floor)
 FIRE FLOW REQUIRED: 1,500gpm @ 20psi Residual
 (Assumes 50% Reduction for Fire Sprinkler)
 MIN # OF HYDRANTS: 1
 MAXIMUM HOSE LAY LENGTH: 250ft



LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	APPROXIMATE LIMIT OF DISTURBANCE
[Symbol]	PROPOSED SANITARY SERVICE AND CLEAN OUT
[Symbol]	PROPOSED WATER LINE OR SERVICE AND VALVE
[Symbol]	PROPOSED WATER LINE, THRUST BLOCK & MJ RSTNTS
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION

GENERAL NOTES:

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SHEET CONTENTS:
 UTILITY PLAN

866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 8/26/22

C401

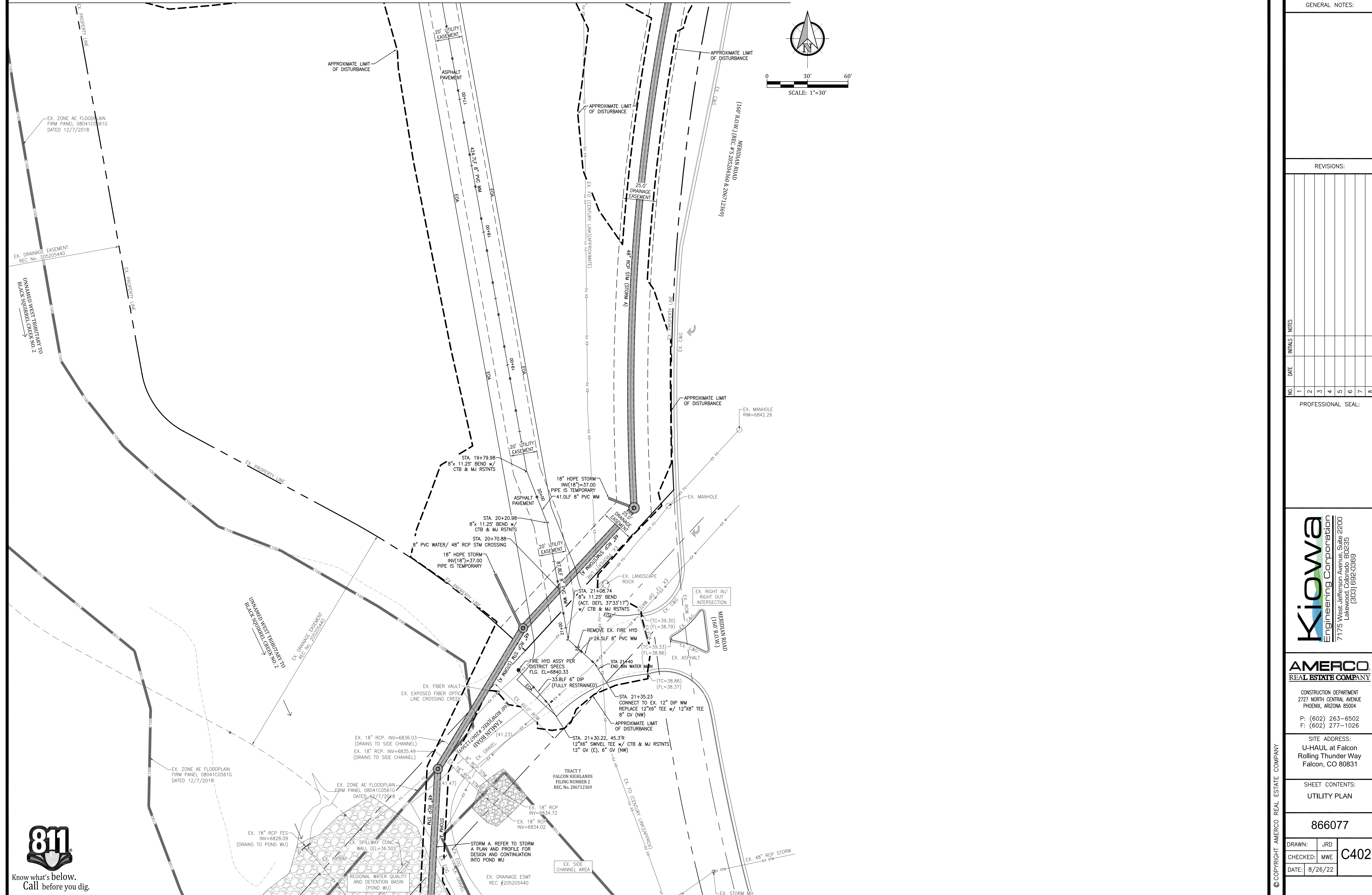
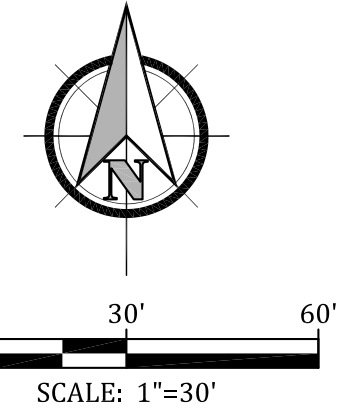
MATCHLINE - SEE SHT C402

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MATCHLINE - SEE SHT C401

MATCHLINE - SEE SHT C401



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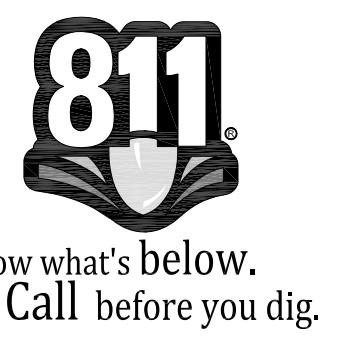
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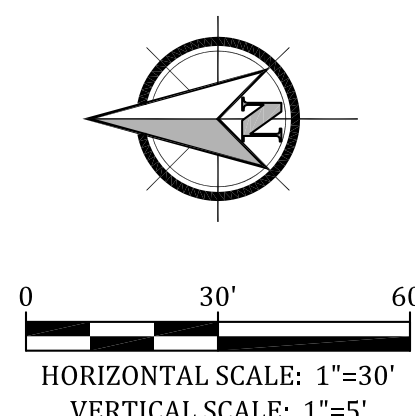
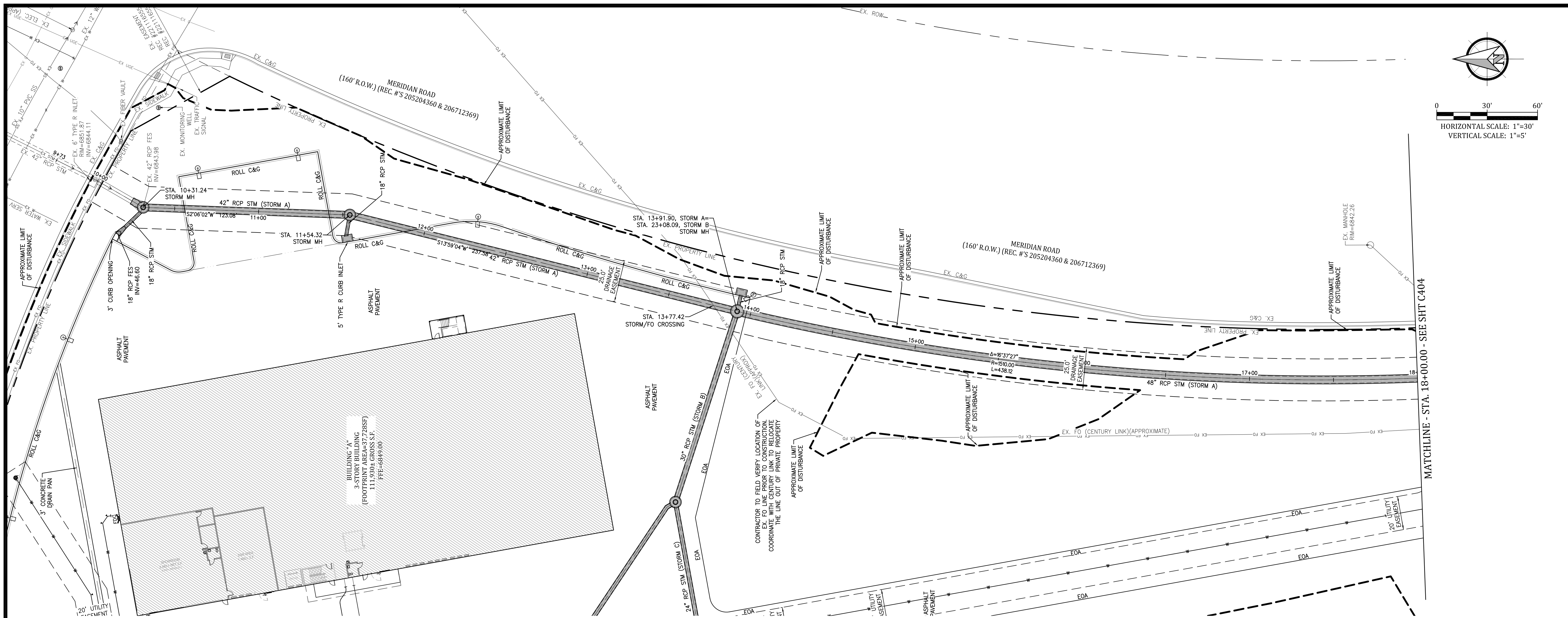
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UTILITY PLAN

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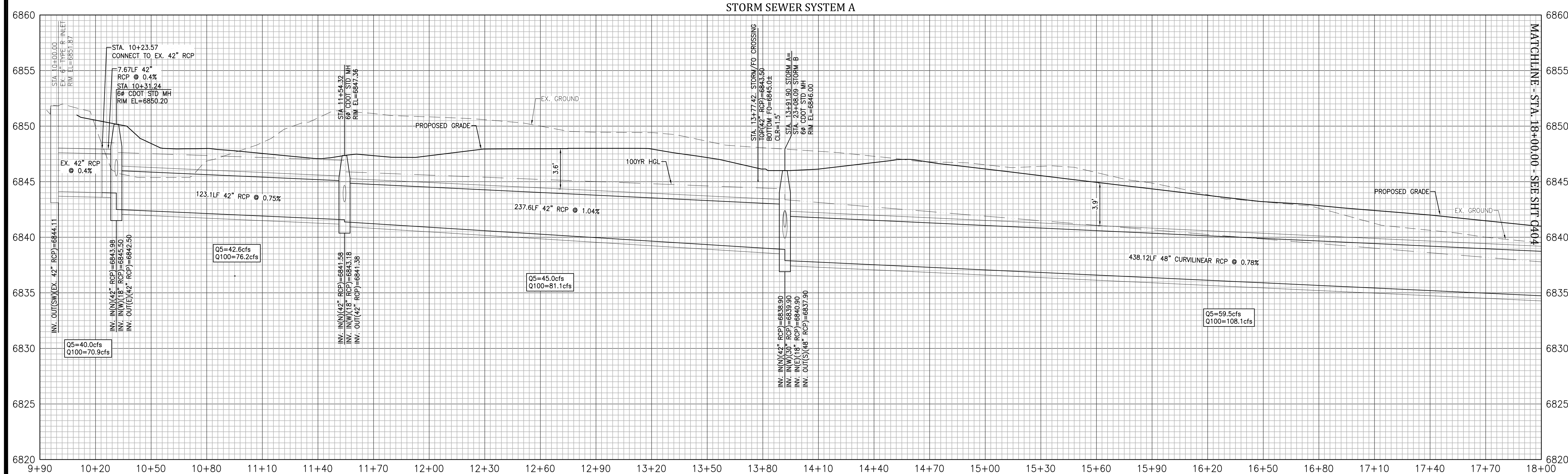
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STORM SEWER SYSTEM A



GENERAL NOTES:

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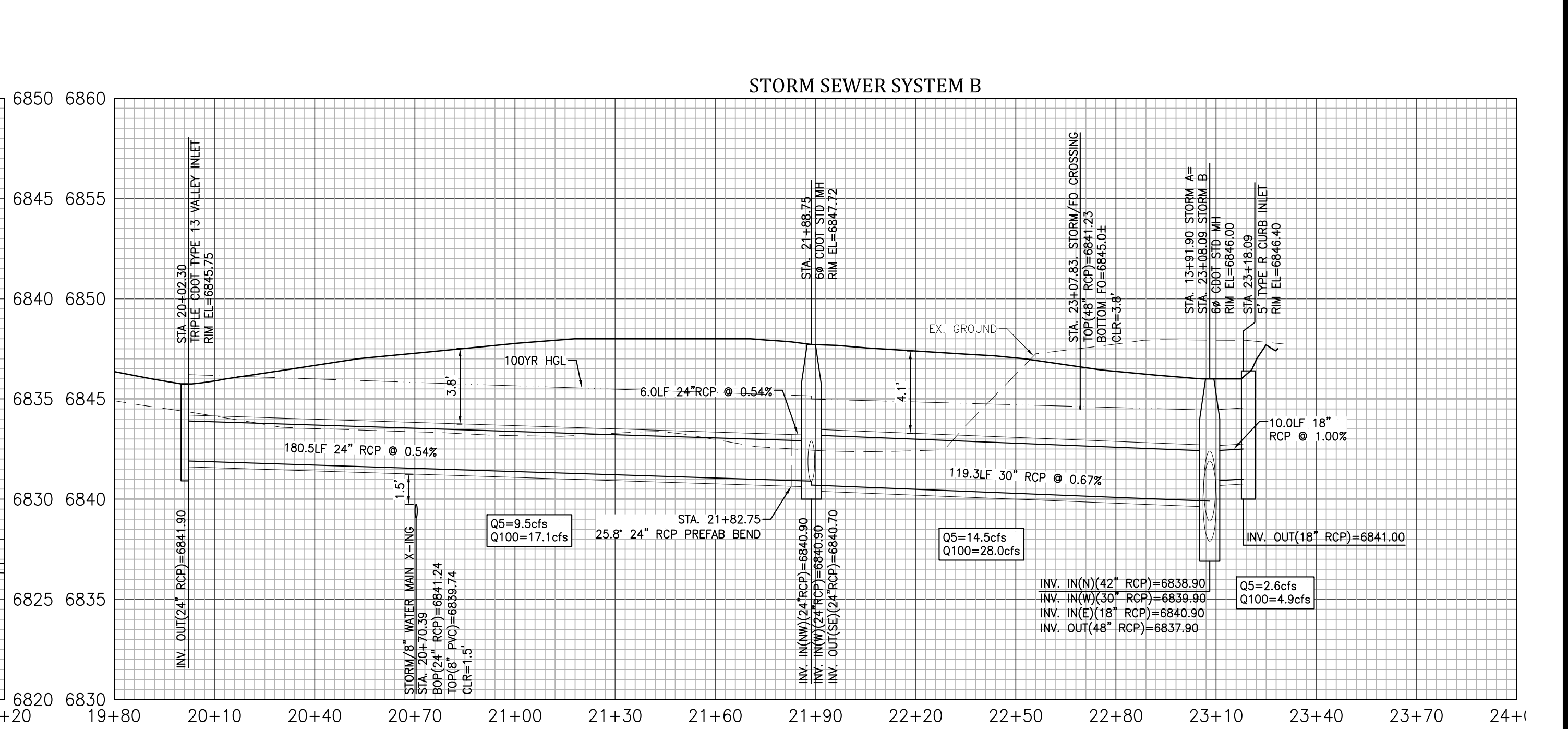
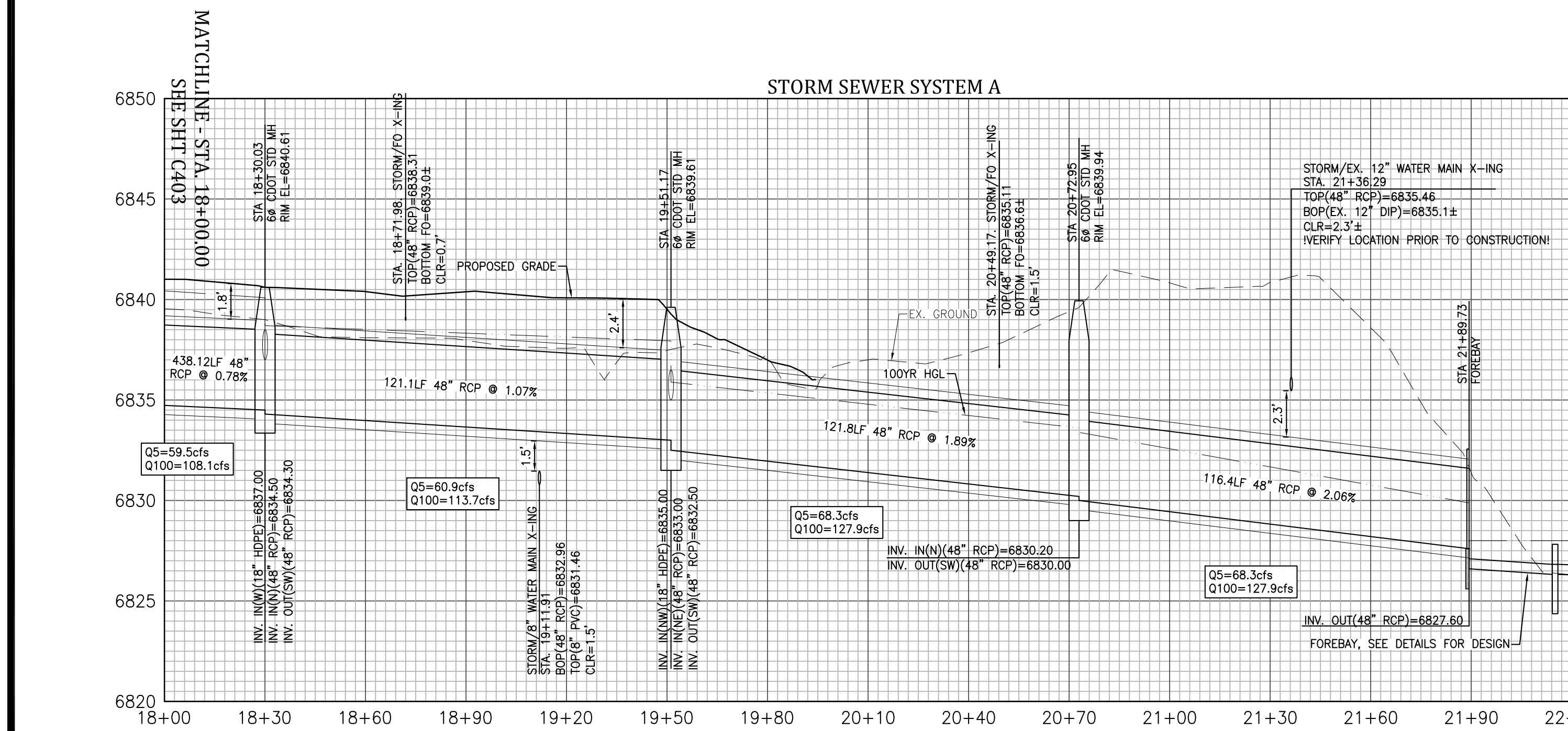
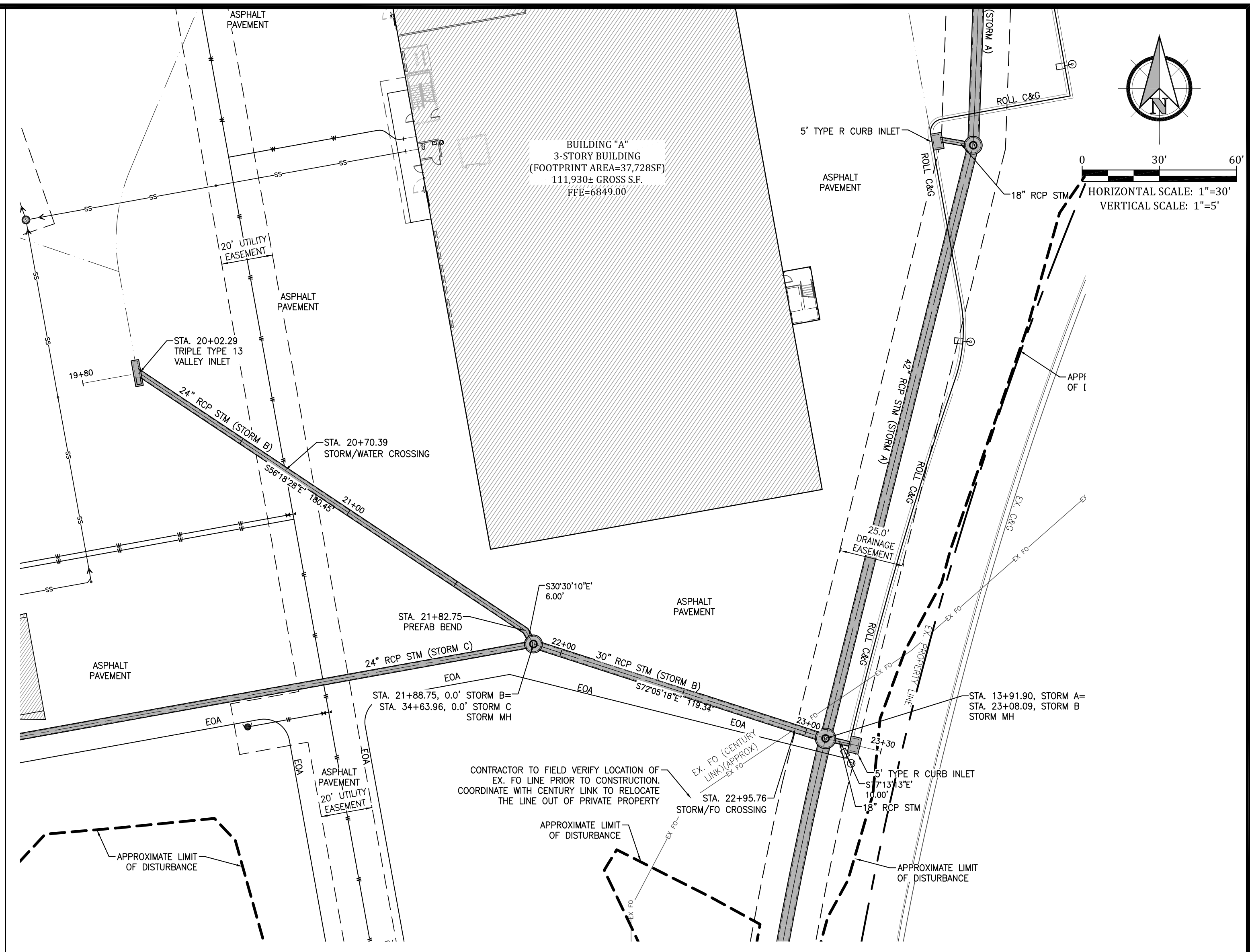
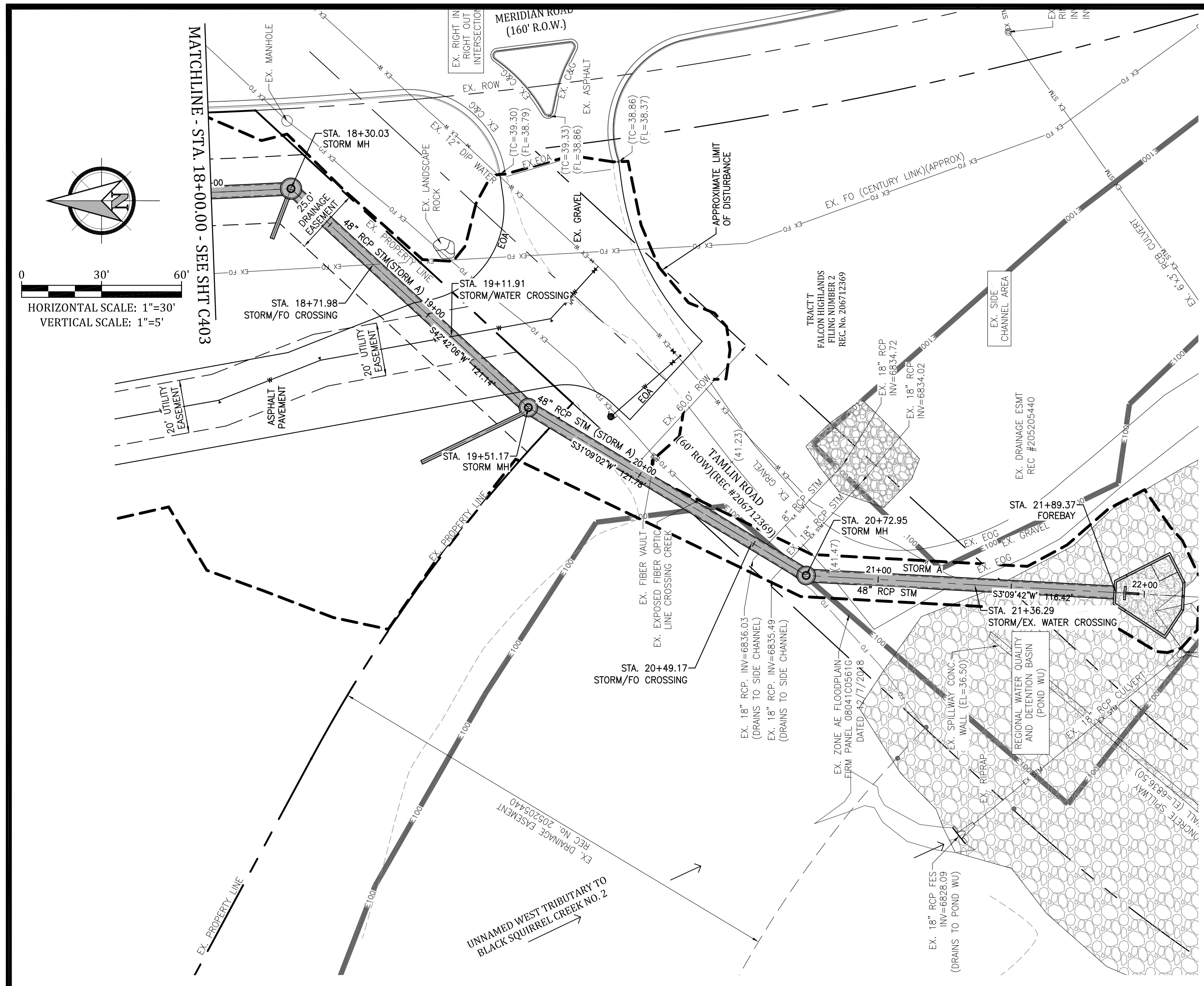
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STORM SEWER PLAN
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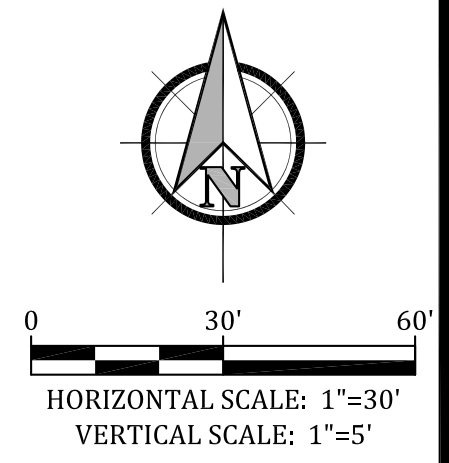
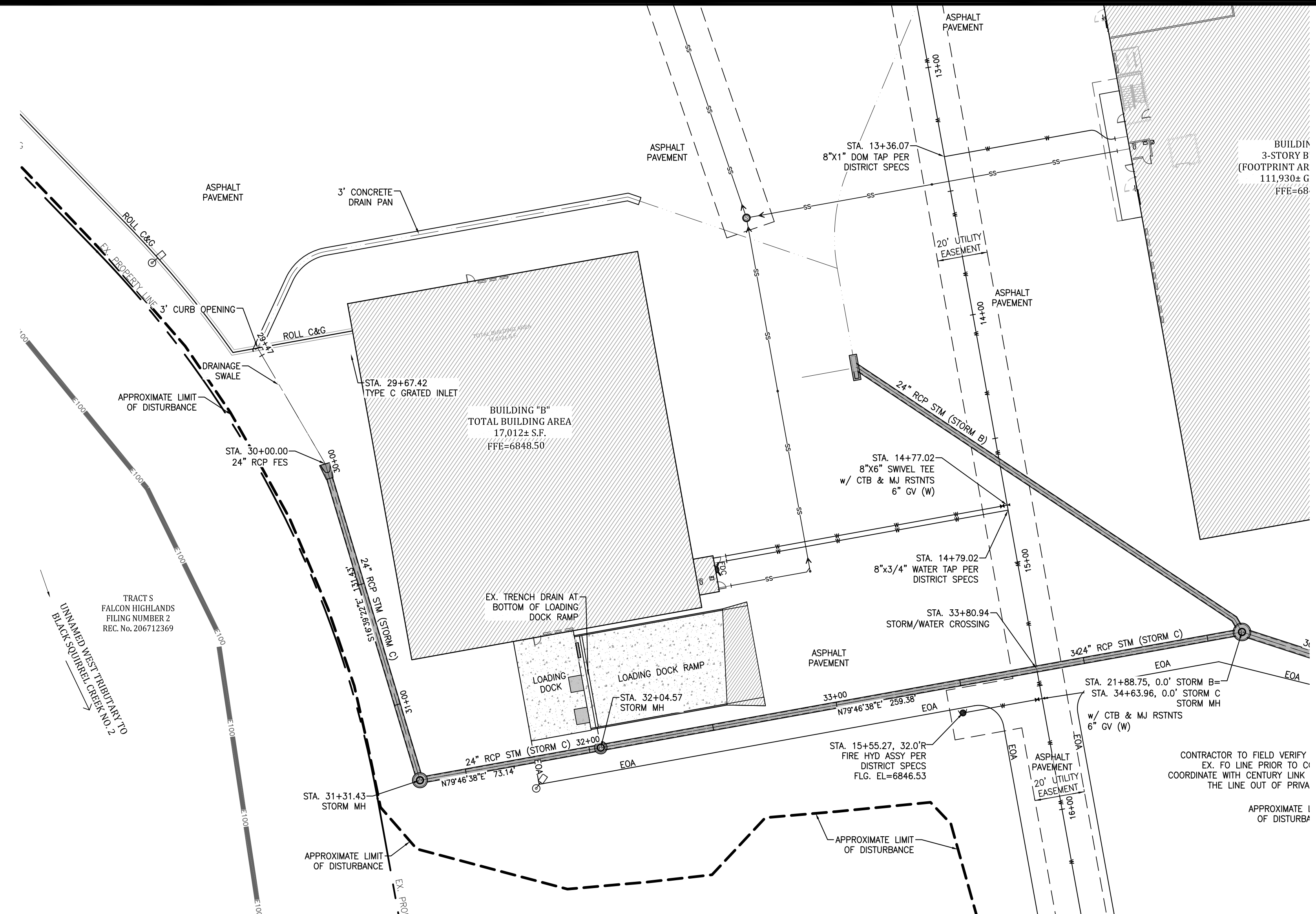
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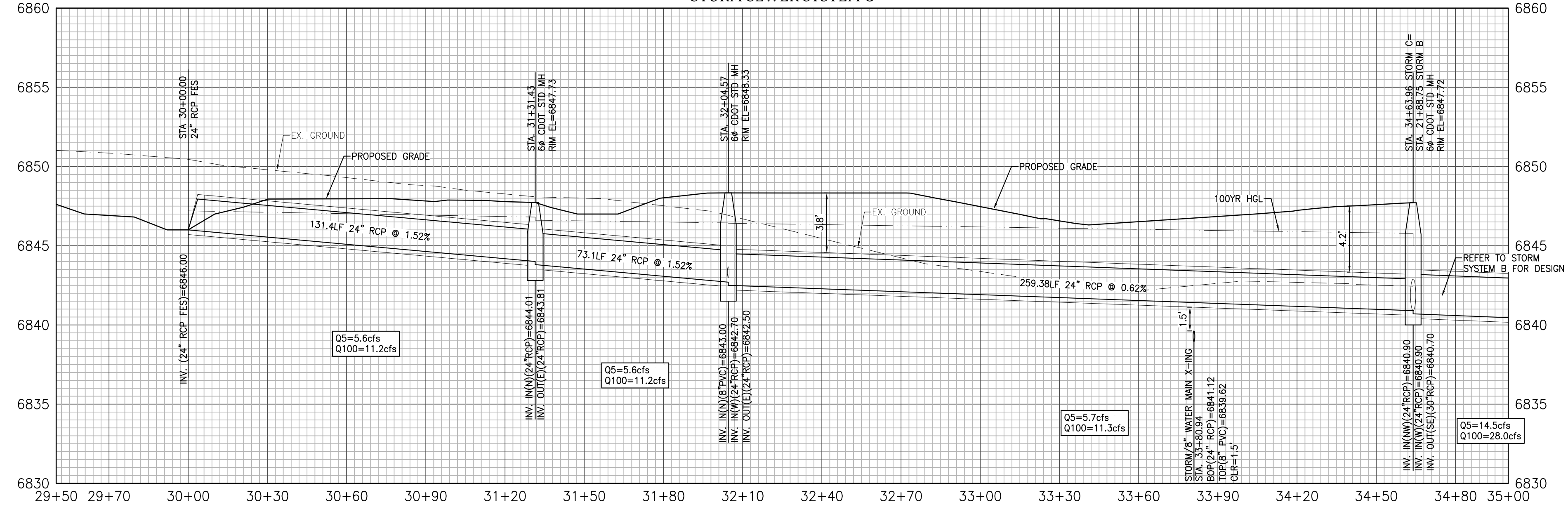
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SHEET CONTENTS:
STORM SEWER PLAN
AND PROFILE



STORM SEWER SYSTEM C



GENERAL NOTES:

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