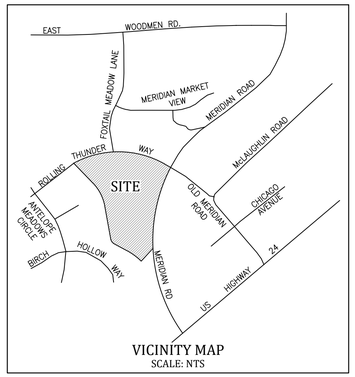
U-HAUL AT FALCON - ROLLING THUNDER WAY
CIVIL CONSTRUCTION PLANS
U-HAUL AT FALCON FILING NO. 1 (FALCON HIGHLANDS)
EL PASO COUNTY, COLORADO

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT



VICINITY MAP
SCALE: NTS

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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.

_____ _____
Joshua Palmer, P.E.
County Engineer/ECM Administrator Date

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

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

CONTACTS

SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	AMERCO Real Estate Company 2727 North Central Avenue 5N Phoenix, AZ 85004	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	Edward B. Schoenheit 719-520-6813
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	___ ___-___-____

GENERAL NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

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(303) 692-0369

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CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
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U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
CIVIL COVER SHEET

866077

DRAWN:	JRD	C100	
CHECKED:	MWE		
DATE:	6/9/23		

PCD File #
PPR-22-56 & SF-22-40

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GENERAL NOTES:
1. ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (CURRENT EDITION).
2. 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 WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS. SEE THE UTILITY PLAN FOR ADDITIONAL UTILITY NOTES.
3. 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.
4. 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.
5. ALL EARTHWORK, ROADWAY AND TRENCHING OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, SEE THE GRADING NOTES FOR ADDITIONAL REQUIREMENTS.
6. 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.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
9. BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. 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.
11. 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.
12. 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 JOINT TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.
13. ALL ASPHALT REMOVAL 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.
14. 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.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY CONSTRUCTION RELATED DAMAGE TO EXISTING PAVEMENT OR CURB & GUTTER OFF SITE (OUTSIDE OF THE PROPERTY LINE).
16. 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.
17. 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.
18. 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.
19. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH THAT OF THE UTILITY COMPANIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS.
21. CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, STRUCTURES, ADJOINING PROPERTIES AND PUBLIC THOROUGHFARES FROM DAMAGE DURING CONSTRUCTION.
22. FOR PROPOSED SITE LIGHTING LOCATIONS AND DETAILS REFER TO ELECTRICAL PLANS.
23. FOR PROPOSED SITE LANDSCAPING, REFER TO THE LANDSCAPING PLAN.
24. 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:
1. PAVEMENT CONSTRUCTION, INCLUDING PAVEMENT DEPTHS SHOULD FOLLOW THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE SITE
2. 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.
   2.1. MATERIAL 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%. Ndesign=75.
3. 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.
4. 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.
5. 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.
6. 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 92-96% MAXIMUM THEORETICAL SPECIFIC GRAVITY.
7. AFTER FINAL SUBGRADE ELEVATION HAS BEEN REACHED AND THE SUBGRADE 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 VEHICLE (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.
8. APPLY CHEMICAL HERBICIDE AGENT IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDED DOSAGES AND APPLICATION INSTRUCTIONS. APPLY TO COMPACTED, DRY SUBGRADE.
9. 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.
10. 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:
1. CONCRETE FOR SITE CURB & GUTTER AND SIDEWALK SHALL BE CDOT CLASS B.
2. CONCRETE DRAIN PANS AND PAVEMENT SHALL BE CDOT CLASS P.
3. 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. COMPACTION 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL TRANSITIONS TO DIFFERENT CURB TYPES SHALL BE MADE WITH 1:10 TRANSITIONS, UNLESS OTHERWISE NOTED.
9. 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 ALTERNATIVE, THE SURFACE CAN BE BROOMED TO DEVELOP A SKID-RESISTANT SURFACE AND UNIFORM APPEARANCE.
10. 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.
    10.1. 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).
    10.2. 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).
    10.3. CONCRETE PAVEMENT CONTROL JOINT WIDTH: 1/16" - 1/8" FOR UNSEALED JOINTS. AT LEAST 1/4" FOR SEALED JOINTS WITH 3/8" TYPICAL.
11. EXPANSION JOINTS: INSTALL WHEN ABUTTING 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.
    11.1. CURB AND GUTTER EXPANSION JOINT SPACING: 300-FT MAX. ON STRAIGHT SECTIONS.
    11.2. SIDEWALK EXPANSION JOINT SPACING: 100-120 FOOT SPACING ON STRAIGHT SECTIONS.
12. 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 SHOULD BE SURFACE DRY. SEALANT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
13. SEALS SHOULD BE PROVIDED BETWEEN CURB AND PAVEMENT AND AT JOINTS TO REDUCE MOISTURE INFILTRATION.
14. 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.
15. 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.
16. 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.
17. PAVEMENT SHALL NOT BE OPENED TO TRAFFIC FOR AT LEAST 3 FULL DAYS AFTER PLACING AND MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE AT LEAST 1,800 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. THE PLACEMENT OF PARTIAL PAVEMENT THICKNESS FOR USE DURING CONSTRUCTION IS NOT RECOMMENDED WITHOUT A DETAILED PAVEMENT ANALYSIS INCORPORATING CONSTRUCTION TRAFFIC.

SIGNAGE AND STRIPING NOTES - PRIVATE:
1. INSTALL THE PAVEMENT MARKING PAINT PER THE MANUFACTURER'S RECOMMENDATIONS.
2. 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.
3. STRIPING SHALL BE DONE WHEN THE AIR AND PAVEMENT TEMPERATURERS ARE AT LEAST 50F OR AS RECOMMENDED BY THE MANUFACTURER. THE PAVEMENT SURFACE AND WEATHER CONDITIONS SHALL BE CONDUCIVE TO SATISFACTORY RESULTS.
4. 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.
5. HANDICAP PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAP PARKING SPACE.
6. ALL PAVEMENT MARKINGS FOR PARKING SPACES AND PAINTED ISLANDS SHALL BE 4-INCH WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.

GRADING NOTES:
1. ALL EARTHWORK AND EROSION CONTROL REQUIRED OF THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE COUNTY STANDARDS.
2. 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.
   2.1. REFER TO GEOTECHNICAL ENGINEERING STUDY FOR COMPACTION REQUIREMENTS.
   2.2. REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR COMPACTION AND EARTHWORK REQUIREMENTS FOR THE BUILDING PADS AND ADJACENT AREAS.
3. 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.
   3.1. **FILL MATERIAL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS,** UNLESS OTHERWISE NOTED.
   3.2. 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.
   3.3. **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.
4. 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 MATERIALS, OBSERVE AND GIVE WRITTEN APPROVAL TO THE ARCHITECT THAT ALL BEARING SURFACES HAVE BEEN INSPECTED AND FILL REQUIREMENTS HAVE BEEN MET.
   4.1. 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.
5. 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.
6. 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.
7. GRADING CONTOURS SHOWN ON THIS PLAN ARE TO FINAL GRADE.
8. ALL VERTICAL SPOT ELEVATIONS SHOWN ON THE GRADING PLAN ARE FLOWLINE OF CURB (FL) OR FINISH GROUND (FG), UNLESS OTHERWISE NOTED.
   8.1. 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.
9. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
10. 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.
11. BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. ALL EROSION CONTROL WILL BE DONE IN CONFORMANCE WITH THE COUNTY STANDARDS. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE COUNTY OR ENGINEER.
19. ALL SLOPES 3:1 OR STEEPER SHALL REQUIRE EROSION CONTROL BLANKET, NORTH AMERICAN GREEN SC150BN DOUBLE NETTED OR EQUAL AS A TEMPORARY STABILIZATION MEASURE.
20. WATER SHALL BE USED AS A DUST PALLIATIVE AS REQUIRED AND SHALL BE INCLUDED IN THE COST FOR EARTHWORK ITEM(S).
21. NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS SHALL BE UTILIZED ON SITE.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICAT

MATCHLINE - SEE SHT C202

UNPLATTED
OWNER: CYGNET LAND LLC

LOT 2
FALCON HIGHLANDS MARKET PLACE
FILING No. 2

EX. ROW

EX. STM MANHOLE
RIM=6857.72
INV IN(36" RCP)(N)=6851.97
INV OUT(36" RCP)(SW)=6851.97

EX. 4' SS MANHOLE
RIM EL=6857.82
INV IN(N)(8" PVC)=6839.92
INV IN(W)(10" PVC)=6838.32
INV OUT(E)(10" PVC)=6838.27

EX. 4' SS MANHOLE
RIM EL=6857.78
INV IN(8" PVC)(N)=6839.06
INV IN(10" PVC)(W)=6838.01
INV OUT(10" PVC)(E)=6837.75

EX. 12" WATER
EX. 10" PVC SS
FOXTAIL MEADOW LANE (R.O.W. VARIES)
EX. 36" RCP STM
EX. 36" RCP STM
EX. 10" PVC SS
EX. 12" DIP WATER
EX. GAS (APPROXIMATE)
EX. ELEC. (APPROXIMATE)
EX. UGE
EX. C&G
EX. SIDEWALK
EX. FO
EX. PROPERTY LINE
EX. ELECTRIC BOX
EX. TRAFFIC SIGNAL
EX. CURB RAMP
EX. EOA
EX. WALK

REMOVE EX. STRIPING
LIMIT EX. STRIPING REMOVAL
APPROXIMATE LIMIT OF DISTURBANCE
LIMIT 12" WATER LINE REMOVAL
EX. 12" WATER BOV
LIMIT C&G REMOVAL
CONTRACTOR TO REVIEW EX. SIDEWALK CROSS SLOPE MEETS ADA REQUIREMENTS, SEE CIVIL SITE PLAN
EX. STRIPING TO REMAIN

ROLLING THUNDER WAY (120 R.O.W.)

CB=S 89°32'19" E Ch=846.89
Δ=58°15'00" R=870.00 884.49

EX. 6' TYPE R INLET
RIM EL=6856.62
INV OUT(18" RCP)(S)=6851.72

EX. 4' SS MANHOLE
RIM EL=6856.75
INV IN(10" PVC)(SW)=41.55
INV OUT(10" PVC)(NE)=41.47

EX. 11' TYPE R INLET
RIM EL=6856.49
INV OUT(18" RCP)(N)=51.94

EX. SS MANHOLE
RIM EL=6854.27
INV IN(10" PVC)(NW)=6836.92
INV OUT(10" PVC)(SE)=6836.87

EX. 42" RCP FES
INV=6846.43

EX. 26' TYPE R INLET
RIM=6851.74
INV=6844.87

EX. FIRE HYDRANT

EX. WATER SERV.

EX. 6' TYPE R INLET
RIM=6851.87
INV=6844.11

EX. 42" RCP FES
INV=6843.98

EX. MONITORING WELL

EX. TRAFFIC SIGNAL

EX. FIBER VAULT

EX. EASEMENT REC. #220000000 REC. #2

S26 67

TRACT S
FALCON HIGHLANDS
FILING NUMBER 2

EX. PROPERTY LINE
N 44°04'43" W 256.47

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

EX. DRAINAGE EASEMENT
REC. No. 2070070440

EX. ZONE AE FLOODPLAIN
FIRM PANEL 08041C0561G
DATED 12/7/2018

VACATE EX. DRAINAGE ESMT REC #208003924

EX. PROPERTY LINE
N 44°04'43" W 256.47
CB=N 21°57'17" W Ch=244.58
CRV=21°02'40" R=670.00 246.16

TRACT S
FALCON HIGHLANDS
FILING NUMBER 2
REC. No. 206712369

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

EX. PROPERTY LINE
CB=S 21°57'17" E Ch=480.00
Δ=30°15'48" R=480.00 253.52

EX. FO (CENTURY LINK)(APPROX)

MERIDIAN ROAD
(160' R.O.W.) (REC. # 's 2053094601 & 2067123691)

APPROXIMATE LIMIT OF DISTURBANCE

MATCHLINE - SEE SHT C202

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 GRAVEL DRIVE 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
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER & FLOW DIRECTION
- EX STM — EXISTING STORM SEWER
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX OHU — EXISTING OVERHEAD UTILITY LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX T — EXISTING UNDERGROUND TELEPHONE LINE
- EX FO — EXISTING FIBER OPTIC LINE
- EX G — EXISTING GAS LINE

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

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
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8			

PROFESSIONAL SEAL:

Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
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(303) 692-0369

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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:
EXISTING CONDITIONS/ DEMOLITION PLAN

866077

DRAWN:	JRD	C201
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

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MATCHLINE - SEE SHT C201

MATCHLINE - SEE SHT C201

EX. PROPERTY LINE

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

EX. DRAINAGE EASEMENT REC No. 205205440

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO.2

APPROXIMATE LIMIT OF DISTURBANCE

VACATE EX. DRAINAGE ESMT REC #209003924

EX. PROPERTY LINE N 61°41'29" W 135.75'

Δ=51°28'06" R=60.00 L=53.90'

Δ=14°42'02" R=590.00 L=151.38

EX. PROPERTY LINE N 00°13'22" W 317.28'

EX. PROPERTY LINE N 42°42'36" W 41.39'

EX. PROPERTY LINE

EX. DRAINAGE EASEMENT REC. No. 205205440

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

EX. SOLID WHITE LINE

EX. C&G

MERIDIAN ROAD (160' R.O.W.) (REC. #'s 205204360 & 206712369)

REMOVE EX. 8" WHITE LINE TO LIMIT SHOWN

LIMIT EX. 8" WHITE LINE REMOVAL

LOCATION BASED ON MAPPING. EX. UTILITY LINE SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION

EX. TO (CENTURY LINK)(APPROXIMATE)

EX. PROPERTY LINE

EX. C&G

EX. C&G

EX. 4" WIDE SOLID WHITE LINE

EX. 4" WIDE SOLID YELLOW LINE

APPROXIMATE LIMIT OF DISTURBANCE

EX. MANHOLE RIM=6842.26

EX. 4" WIDE DASHED WHITE LINE

EX. MANHOLE

EX. RIGHT IN/ RIGHT OUT INTERSECTION

EX. LANDSCAPE ROCK

12" DIP WATER

EX. C&G

EX. C&G

EX. ASPHALT

(TC=39.30) (FL=38.79)

(TC=39.33) (FL=38.86)

(TC=38.86) (FL=38.37)

EX. 4" WIDE SOLID YELLOW LINE

LIMIT REMOVAL OF EX. 4" WIDE SOLID WHITE LINE

MERIDIAN ROAD (160' R.O.W.)

REMOVE EX. FIRE HYDRANT AND PIPE LATERAL. NEW HYDRANT PLANNED TO THE WEST

N 46°59'27"W 14.75'

DEMO EX. GRAVEL

APPROXIMATE LIMIT OF DISTURBANCE

EX. FIBER VAULT

EX. EXPOSED FIBER OPTIC LINE CROSSING CREEK

EX. 18" RCP, INV=6836.03 (DRAINS TO SIDE CHANNEL)

EX. 18" RCP, INV=6835.49 (DRAINS TO SIDE CHANNEL)

TAMLIN ROAD (60' ROW)(REC #206712369)

EX. GRAVEL (41.23)

18" RCP STM (41.47)

REMOVE EX. GRAVEL DRIVE

APPROXIMATE LIMIT OF DISTURBANCE

LIMIT REMOVAL OF EX. 4" WIDE SOLID WHITE LINE

TRACT T FALCON HIGHLANDS FILING NUMBER 2 REC. No. 206712369

EX. TO (CENTURY LINK)(APPROX.)

EX. 4" WIDE SOLID WHITE LINE

EX. 4" WIDE DASHED WHITE LINE

EX. 18" RCP INV=6834.72

EX. 18" RCP INV=6834.02

EX. 18" RCP FES INV=6828.09 (DRAINS TO POND WU)

EX. RIPRAP

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

EX. SPILLWAY CONC. WALL (EL=36.50)

REGIONAL WATER QUALITY AND DETENTION BASIN (POND WU)

EX. DRAINAGE ESMT REC #205205440

REMOVE AND SALVAGE

EX. SIDE CHANNEL AREA

EX. STORM MH RIM=6835.26 INV IN(E)(48"RCP)=6825.52 INV OUT(W)(6'x3'RCB)=6825.52

EX. 48" RCP STORM

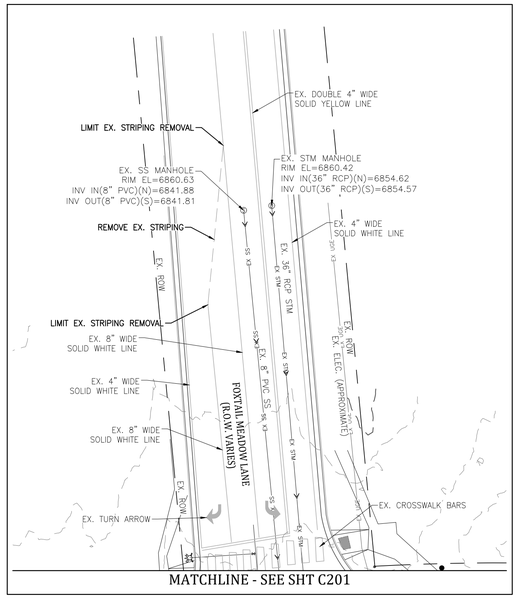
10.7' 12' 12' 8'

MATCHLINE - SEE RIGHT

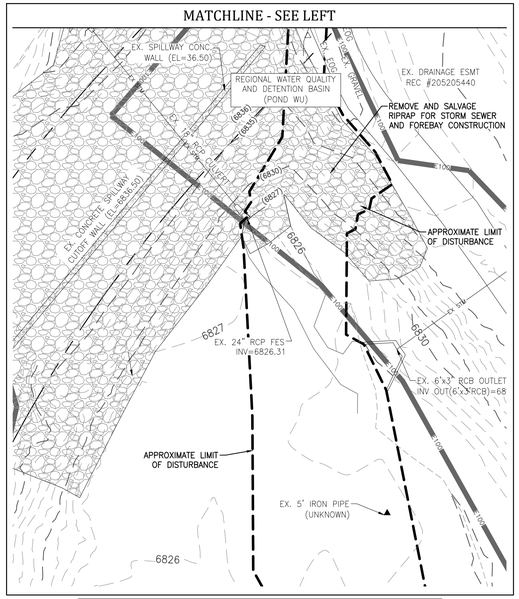
811 Know what's below. Call before you dig.

0 30' 60'

SCALE: 1"=30'



MATCHLINE - SEE SHT C201



SEE SHT C303 FOR DISTURBANCE RELATED TO TRICKLE CHANNEL INSTALLATION

GENERAL NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

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

SHEET CONTENTS:
EXISTING CONDITIONS/ DEMOLITION PLAN

866077

DRAWN:	JRD	C202
CHECKED:	MWE	
DATE:	6/9/23	

PCD File # PPR-22-56 & SF-22-40

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MATCHLINE - SEE SHT C204

NOTES:
1. REFER TO NOTES SHEET FOR PARKING SPACE STRIPING REQUIREMENTS.

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

UNPLATTED
OWNER: CYGNET LAND LLC

LOT 2
FALCON HIGHLANDS MARKET PLACE
FILING No. 2

FOXTAIL MEADOW LANE
(R.O.W VARIES)

ROLLING THUNDER WAY
(120 R.O.W.)

EX. ROW

EX. C&G

EX. SIDEWALK

EX. PROPERTY LINE

EX. TRAFFIC SIGNAL

EX. TRAFFIC LIGHT

EX. WALK

EX. CURB RAMP

EX. EOA

8" WIDE SOLID WHITE LINE

EXTEND EX. STOP BAR SOUTH

1' WIDE PREFORMED PLASTIC STOP BAR

PREFORMED PLASTIC LEFT TURN USE ARROW

PREFORMED PLASTIC RIGHT TURN USE ARROW

PREFORMED PLASTIC LEFT TURN USE ARROW

EX. DOUBLE 4" WIDE SOLID YELLOW LINE

10'x2' WHITE PAINTED CROSSWALK BARS

REPLACE EX. TRUNCATED DOMES PER EPC STDS (ALL FOUR RAMPS)

CONTRACTOR TO REPAIR EX. SIDEWALK TO BE 2.0% MAX SLOPE TOWARDS STREET (MUDJACKING THE WALK IS OKAY)

CB=S 89°32'19" E, Ch=846.89
Δ=58°15'00" R=870.00 884.49

SIGHT TRIANGLE

ROLL C&G

STRIPED PARKING SPACES

PARKING SPACE STRIPING, SEE NOTES

15 PARKING SPACES @ 12'±

R=849.5'

R=12'

R=10'

20.0' SETBACK

10.0' LANDSCAPE BUFFER

3' CONCRETE DRAIN PAN

20' UTILITY EASEMENT

ASPHALT PAVEMENT

N: 1,403,043.85
E: 3,251,899.03

N: 1,403,031.20
E: 3,251,755.16

N: 1,402,966.20
E: 3,251,546.40

N: 1,402,965.65
E: 3,252,179.19

N: 1,402,957.34
E: 3,252,274.72

N: 1,402,871.03
E: 3,251,590.15

N: 1,402,752.79
E: 3,251,762.01

N: 1,402,658.97
E: 3,252,101.38

N: 1,402,611.07
E: 3,251,787.56

N: 1,402,577.71
E: 3,252,239.55

3' CURB OPENING

CURB INLET

5' TRANSITION FROM ROLI C&G TO INLET

EX. MONITORING WELL

EX. TRAFFIC SIGNAL

EX. EASEMENT REC. #22... REC. #2...

S26 67...

HANDICAP PARKING SIGN ATTACHED TO BLDG

HANDICAP PARKING SPACE AND AISLE, SEE DETAILS

STRIPED PARKING SPACES, SEE NOTES FOR STRIPING REQUIREMENTS

WHEEL STOP, TYP.

8' CONCRETE APRON

4 SHUNTING SPACES @ 12' = 48.0'

5 SHUNTING SPACES @ 12' = 60.0'

SHUNTING SPACES

STRIPED SHUNTING SPACES, SEE NOTES FOR STRIPING REQUIREMENTS

BUILDING "A"
3-STORY BUILDING
(FOOTPRINT AREA=37,728SF)
111,930± GROSS S.F.

BUILDING "B"
TOTAL BUILDING AREA
17,012± S.F.

GRATED INLET

FES STORM SEWER

EX. TRENCH DRAIN AT BOTTOM OF LOADING DOCK RAMP

LOADING DOCK

LOADING DOCK RAMP

REFER TO GRADING PLAN FOR LAYOUT AND ELEVATION AT END OF RAMP

DRAINAGE SWALE

25.0' DRAINAGE EASEMENT

15.0' LANDSCAPE BUFFER

25.0' SETBACK

TRACT S
FALCON HIGHLANDS
FILING NUMBER 2

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

EX. DRAINAGE EASEMENT
REC. No. 205070440

EX. PROPERTY LINE
N 44°04'43" W 256.47'

EX. ZONE AE FLOODPLAIN
FIRM PANEL 08041C0561G
DATED 12/7/2018

FEMA 100 YR WSE
(100YR WSE=6844.0)

MERIDIAN ROAD
(160' R.O.W.) (REC. # 9 2052836&6 & 2067123&9)

Know what's below.
Call before you dig.

LEGEND

- PROPOSED BUILDING
- ROLL CURB & GUTTER, SEE DETAIL CP-2 A: CARRY SECTION, B: SPILL SECTION
- 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 CDOT 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

MATCHLINE - SEE SHT C204

GENERAL NOTES:

REVISIONS:

NO.	DATE	MNTMGS	NOTES
1			
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Rolling Thunder Way
Falcon, CO 80831

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CIVIL SITE PLAN

866077

DRAWN:	JRD	C203
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

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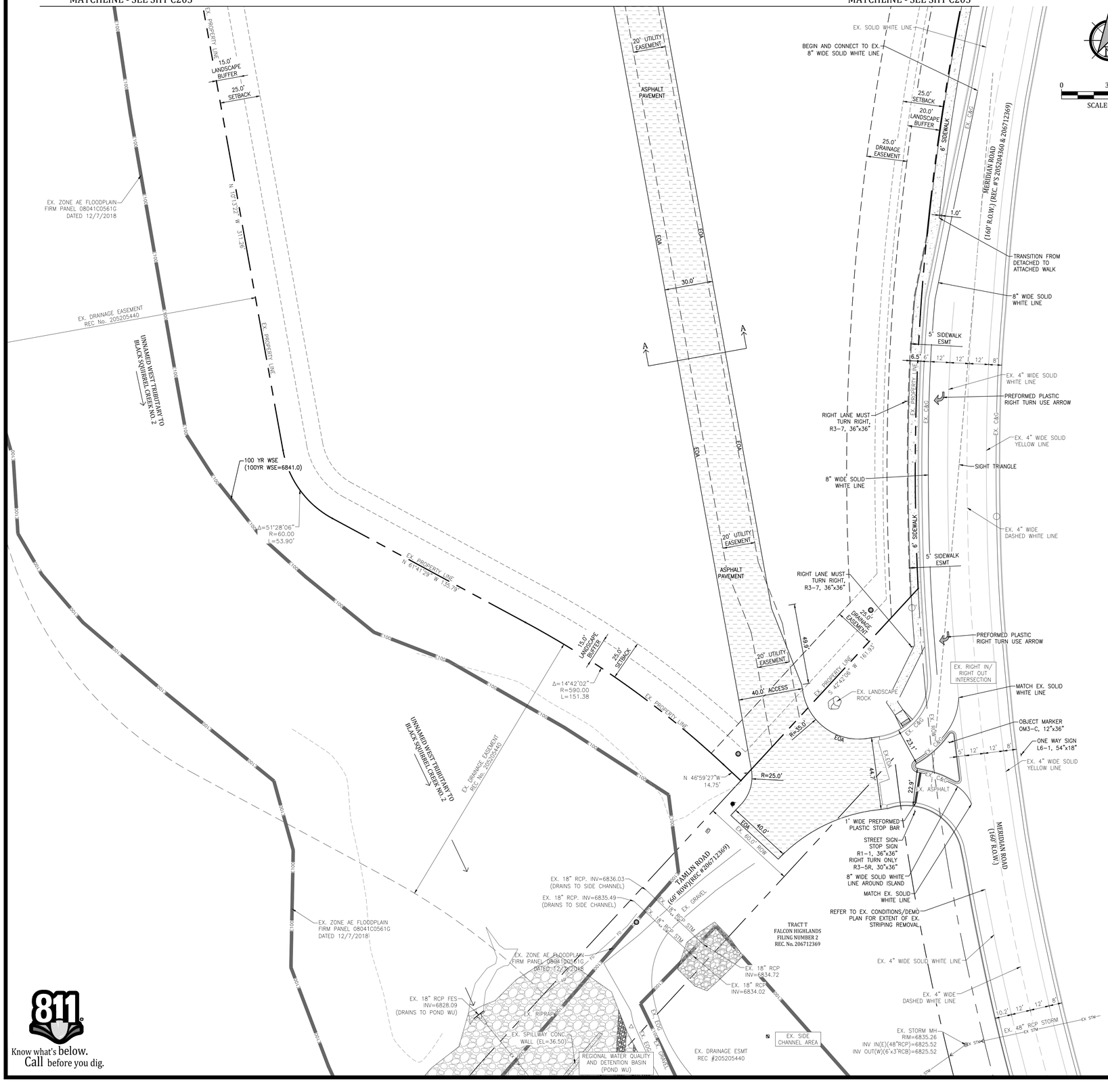
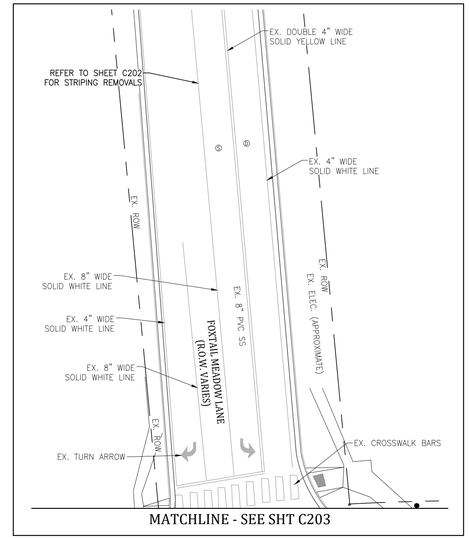
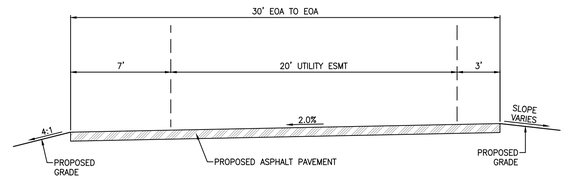
MATCHLINE - SEE SHT C203

MATCHLINE - SEE SHT C203







A C204 ACCESS ROAD TYPICAL SECTION A-A
SCALE: NTS

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

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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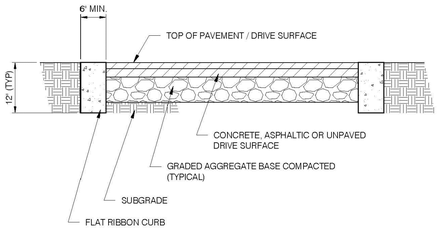
RIBBON CURB DETAIL

USE AT ALL INTERIOR LOT LOCATIONS



RIBBON CURB NOTES:

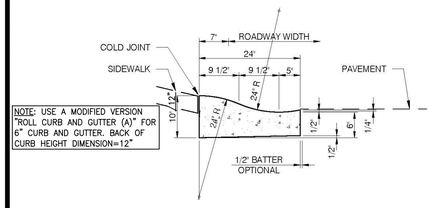
1. RIBBON CURB MUST BE A FLAT CURB, TOP FLUSH WITH PAVED OR UNPAVED DRIVE SURFACES.
2. RIBBON CURB SHALL BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.
3. ALONG RIBBON CURB:
   - 1/2-INCH EXPANSION JOINTS OR PREMOLDED BITUMINOUS EXPANSION JOINT MATERIAL SHALL BE PROVIDED AT ALL STRUCTURES, RADIUS POINTS, AND AT INTERVALS NOT TO EXCEED 50 FEET.
   - CONSTRUCTION JOINT SHALL BE INSTALLED 1/2-INCH AT 10-FT INTERVALS.

AMERCO REAL ESTATE COMPANY — RIBBON CURB DETAIL

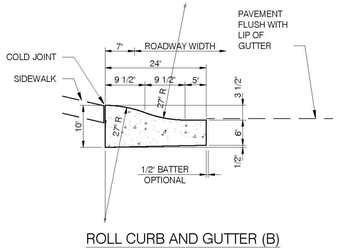
FILE NAME: CURB PROFILES.dwg	SHEET:
SECTION #: Division-3 (3000)	CP-1
REVISED: 05.13.2020	DETAIL
SCALE: NOT TO SCALE	

CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH: (602) 263-6502

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



ROLL CURB AND GUTTER (B)

ROLL CURB NOTES (A & B)

1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

AMERCO REAL ESTATE COMPANY — ROLL CURB DETAILS

FILE NAME: CURB PROFILES.dwg	SHEET:
SECTION #: Division-3 (3000)	CP-2
REVISED: 05.13.2020	DETAIL
SCALE: NOT TO SCALE	

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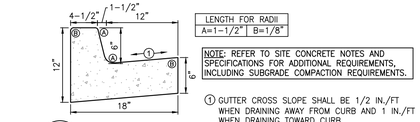
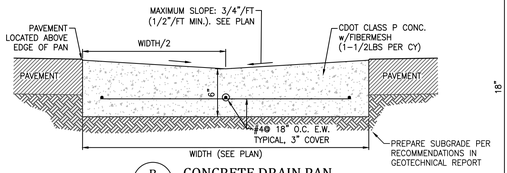
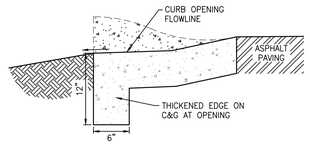


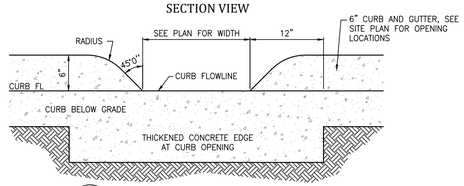
A C211 6" C&G w/1' PAN
SCALE: 1"=1'



B C211 CONCRETE DRAIN PAN
PARKING LOT
SCALE: NTS

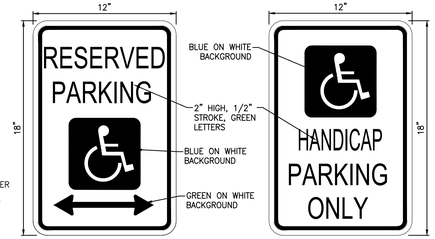


SECTION VIEW



C C211 CURB OPENING ELEVATION VIEW
SCALE: NTS

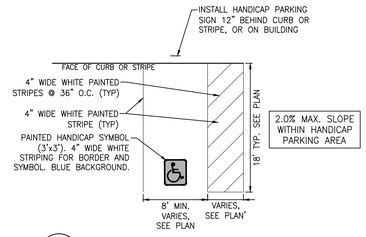
VAN ACCESSIBLE PARKING SIGN
(SIGN R7-8P - 12"x6")



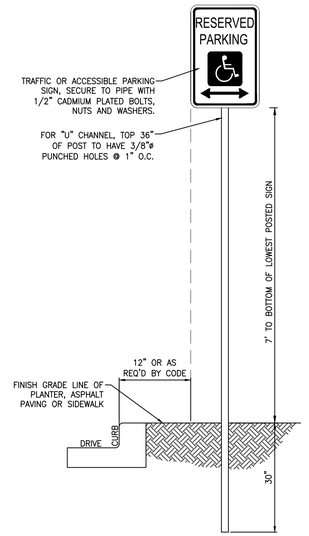
HANDICAP PARKING SIGN
(SIGN R7-8)

ALTERNATE HANDICAP PARKING SIGN

E C211 HANDICAP PARKING SIGN
SCALE: NTS

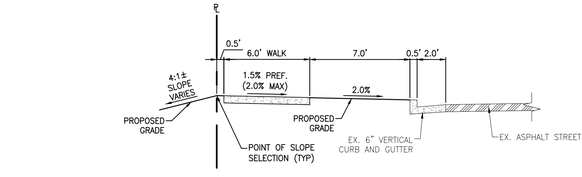


D C211 TYPICAL HANDICAP PARKING STALL
SCALE: NTS

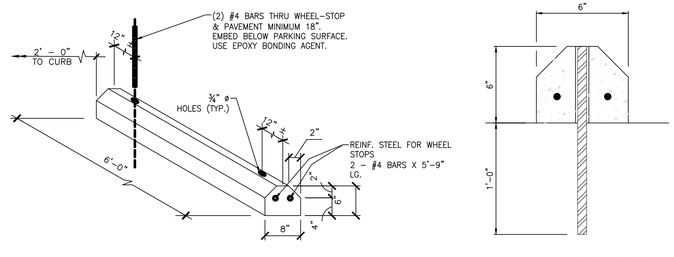


NOTES:
1. ALL TRAFFIC CONTROL AND TRAFFIC SIGNS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT COLORADO SUPPLEMENT AND THE APPROVED PLANS.
2. STOP AND YIELD SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 2B-9 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND CDOT S-614-1.
3. PRIVATE STREET SIGN DESIGN AND PLACEMENT SHALL BE PER THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY OF COLORADO SPRINGS TRAFFIC DIVISION. STREET SIGN BACKGROUND TO BE BROWN.
4. LOCATION, PLACEMENT, AND THE NUMBER OF REQUIRED FIRE LANES SIGNS OR FIRE LANE STRIPING SHALL BE COORDINATED WITH THE COLORADO SPRINGS FIRE DEPARTMENT.
5. HANDICAP PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAP PARKING SPACE.
6. VAN ACCESSIBLE SIGNS SHOULD BE LOCATED AT VAN ACCESSIBLE PARKING SPACES (SEE STRIPING PLAN FOR LOCATIONS). PLACE "VAN ACCESSIBLE" SIGN WITH A MINIMUM OF FIVE (5) FEET OF CLEARANCE.

F C211 SIGN PLACEMENT DETAIL
STANDARD DUTY BASE
SCALE: NTS



G C211 TYPICAL ASPHALT T-PATCH DETAIL
SCALE: NTS

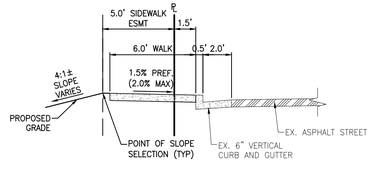


WHEEL STOP SECTION
SCALE: N.T.S.

NOTE:
IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN .

H C211 TYPICAL CONCRETE WHEEL STOP DETAIL
SCALE: NTS

I C211 DETACHED SIDEWALK TYPICAL SECTION
SCALE: NTS



J C211 ATTACHED SIDEWALK TYPICAL SECTION
SCALE: NTS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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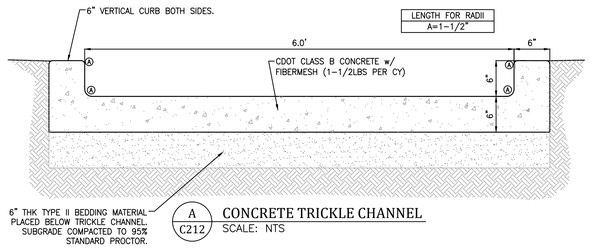
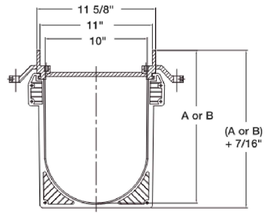


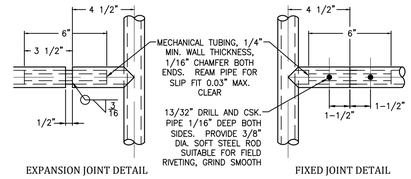
A / C212 CONCRETE TRICKLE CHANNEL
SCALE: NTS

NOTES:
1. TRENCH DRAIN IN LOADING DOCK SHALL BE WATTS DEAD LEVEL DX 12" WIDE WITH DUCTILE IRON FRAME (CLASS F GRATE) OR EQUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF TRENCH DRAIN.

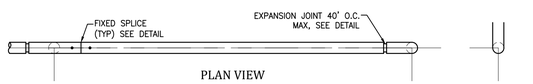


B / C212 TRENCH DRAIN SECTION
SCALE: NTS

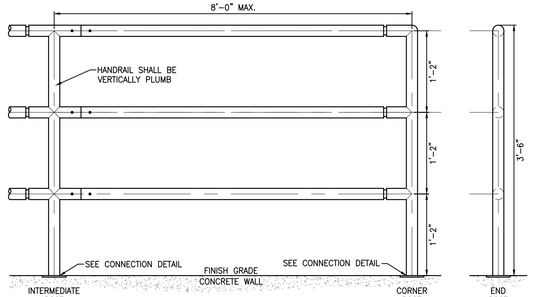
PEDESTRIAN RAILING/HANDRAIL NOTES:
1. ALL HANDRAIL SHALL BE FABRICATED WITH NEW 1-1/2" (1-7/8" OD) DIAMETER STANDARD WEIGHT STEEL PIPE.
2. WELD ALL PIPE JOINTS WITH 1/8" REINFORCED WELDS AND DRESS SMOOTH.
3. CORNERS AND EDGES OF ALL BARS, PLATES AND PIPE ENDS SHALL BE SANDED SMOOTH AND FREE OF BURRS.
4. ALL HANDRAIL MATERIAL REQUIRED FOR COMPLETE INSTALLATION SHALL BE PROVIDED.
5. HANDRAIL FINISH SHALL BE ONE COAT METAL PRIMER AND TWO COATS SHERWIN WILLIAMS PAINT. PAINT COLOR SHALL BE TOASTY (SW 6095) TO MATCH EX. RAILING ON NORTHWEST FOREBAY. CONTRACTOR TO SUBMIT COLOR SAMPLE FOR APPROVAL PRIOR TO APPLICATION.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.



EXPANSION JOINT DETAIL — FIXED JOINT DETAIL



PLAN VIEW



ELEVATION VIEW

D / C212 PEDESTRIAN RAILING/HANDRAIL
SCALE: NTS

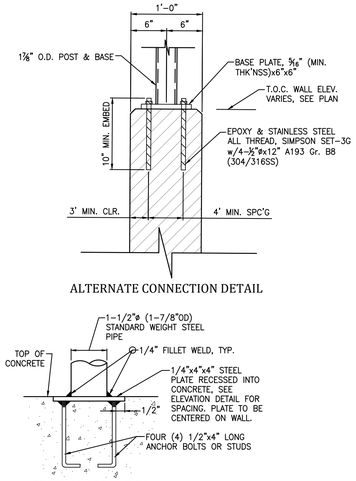
GRADATION OF TYPE II GRANULAR BEDDING

U.S. STANDARD SIEVE	PERCENT PASSING BY WEIGHT (TYPE II CDOT SECT. 703.09 CLASS A)
3 INCHES	90–100
3/4 INCHES	20–90
#4	0–20
#200	0–3

CLASSIFICATION AND GRADATION OF RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	d50* (INCHES)
TYPE VL	70–100 50–70 35–50 2–10	12 9 6 2	6**
TYPE L	70–100 50–70 35–50 2–10	15 12 9 3	9**
TYPE M	70–100 50–70 35–50 2–10	21 18 12 4	12**
TYPE H	100 50–70 35–50 2–10	30 24 18 6	18
TYPE VH	100 50–70 35–50 2–10	42 33 24 9	24

* d50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
** MIX VL, L AND M RIPRAP WITH 35% TOPSOIL (BY VOLUME) AND BURY WITH 4–6 INCHES OF TOPSOIL, ALL VIBRATION COMPACTED & REVEGETATE. (CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP. UDFCD, DRAINAGE CRITERIA MANUAL, VOL. 1)



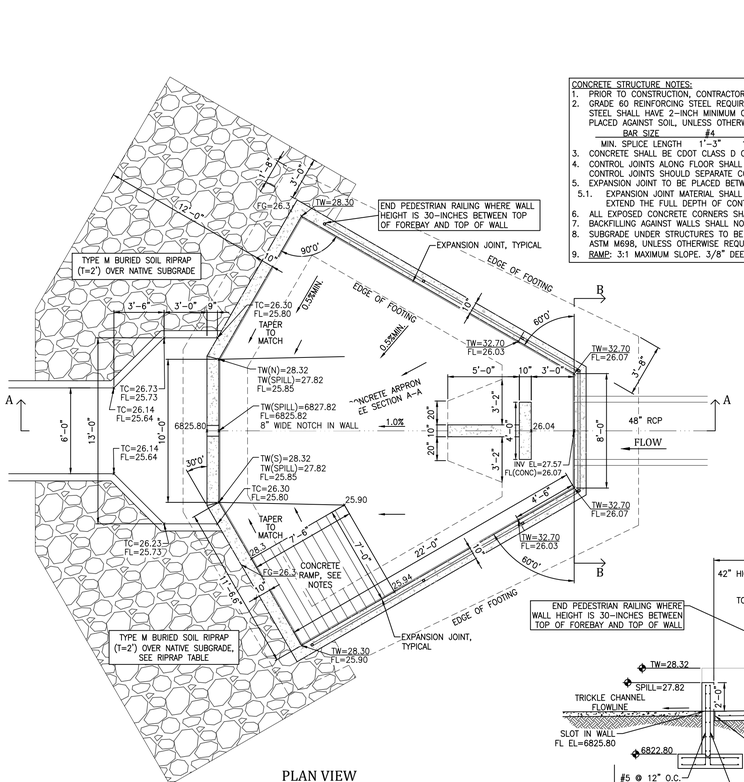
ALTERNATE CONNECTION DETAIL

STEEL PLATE EMBED
RAILING CONNECTION DETAIL

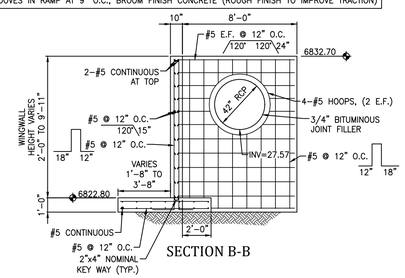
CONCRETE STRUCTURE NOTES:
1. PRIOR TO CONSTRUCTION, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE FOREBAY.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE AND 3-INCH MIN CLEARANCE TO EDGE OF CONCRETE PLACED AGAINST SOIL, UNLESS OTHERWISE NOTED.

BAR SIZE	#4	#5	#6	#7	#8
MIN. SPLICE LENGTH	1'-3"	1'-10"	2'-3"	2'-6"	3'-0"

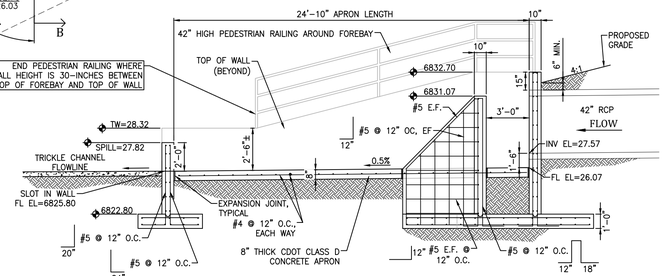
3. CONCRETE SHALL BE CDOT CLASS D CONCRETE.
4. CONTROL JOINTS ALONG FLOOR SHALL BE INSTALLED AT 10' O.C. MAXIMUM. THE JOINTS SHALL BE SEALED WITH A JOINT SEALANT. CONTROL JOINTS SHOULD SEPARATE CONCRETE INTO PANELS AS RECOMMENDED BY ACI.
5. EXPANSION JOINT TO BE PLACED BETWEEN WALL SECTIONS AND FOREBAY SLAB.
   5.1. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
7. BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
8. SUBGRADE UNDER STRUCTURES TO BE SCARIFIED TO A DEPTH OF 12" THK AND COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698, UNLESS OTHERWISE REQUIRED BY GEOTECHNICAL ENGINEER.
9. RAMP: 3:1 MAXIMUM SLOPE. 3/8" DEEP GROOVES IN RAMP AT 9" O.C., BROOM FINISH CONCRETE (ROUGH FINISH TO IMPROVE TRACTION)



PLAN VIEW



SECTION B-B



SECTION A-A

C / C212 FOREBAY DETAIL
SCALE: NTS

GENERAL NOTES:

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GRADING PLAN

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CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

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MATCHLINE - SEE SHT C301

MATCHLINE - SEE SHT C301

0 30' 60'

SCALE: 1"=30'

EX. PROPERTY LINE

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

N 70°11'22" W 331.26'

EX. DRAINAGE EASEMENT REC No. 205205440

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

Δ=51°28'06" R=60.00 L=53.90'

N 61°41'22" W 135.79'

APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE

ASPHALT PAVEMENT

20' UTILITY EASEMENT

LANDSCAPE

EOA

6845

6844

6843

6842

6841

6840

6839

6838

6837

6836

6835

6834

6833

EX. FO (CENTURY LINK)(APPROXIMATE)

48" RCP STORM

5' SIDEWALK ESMT

6' SIDEWALK

EX. C&G

EX. PROPERTY LINE

MERIDIAN ROAD (160' R.O.W.) (REC. #'S 205205440 & 206712369)

DIRECT SURFACE FLOWS INTO STORM SEWER

18" HDPE STORM SEWER PIPE END

18" PIPE END, NO FES

EX. 5' MANHOLE EX. RIM=40.46 PRO GROUND=40.9± CONTRACTOR TO COORDINATE WITH UTILITY COMPANY TO ADJUST RIM ELEVATION

Δ=14°42'02" R=590.00 L=151.38

EX. DRAINAGE EASEMENT REC No. 205205440

EX. LANDSCAPE ROCK

CURB RAMP PER COUNTY STANDARD

EX. RIGHT IN/ RIGHT OUT INTERSECTION

(TC=39.30) (FL=38.79)

(TC=39.33) (FL=38.86)

(TC=38.86) (FL=38.37)

EX. ASPHALT

VTC

N 46°59'27" W 14.75'

TAMLIN ROAD (60' ROW)(REC #206712369)

EX. GRAVEL (41.23)

EX. 18" RCP, INV=6836.03 (DRAINS TO WETLANDS)

EX. 18" RCP, INV=6835.49 (DRAINS TO WETLANDS)

EX. EXPOSED FIBER OPTIC LINE CROSSING CREEK

EX. FIBER VAULT RIM=37.95

MATCHLINE - SEE SHT C303

MATCHLINE - SEE SHT C303

TRACT T FALCON HIGHLANDS FILING NUMBER 2 REC. No. 206712369

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

EX. 18" RCP FES INV=6828.09 (DRAINS TO POND WO)

EX. RIPRAP

EX. SPILLWAY CONC. WALL (EL=36.50)

EX. 18" RCP INV=6834.22

EX. 18" RCP INV=6834.02

EX. STORM MH RIM=6835.26 INV IN(E)(48"RCP)=6825.52 INV OUT(W)(6'x3'RCB)=6825.52

EX. DRAINAGE ESMT REC #205205440

EX. WETLANDS AREA

REMOVE AND REPLACE EX. RIPRAP

Know what's below. Call before you dig.

GENERAL NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
Littleton, Colorado 80123
(303) 692-0369

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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:
GRADING PLAN

866077

DRAWN:	JRD	C302
CHECKED:	MWE	
DATE:	6/9/23	

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PPR-22-56 & SF-22-40

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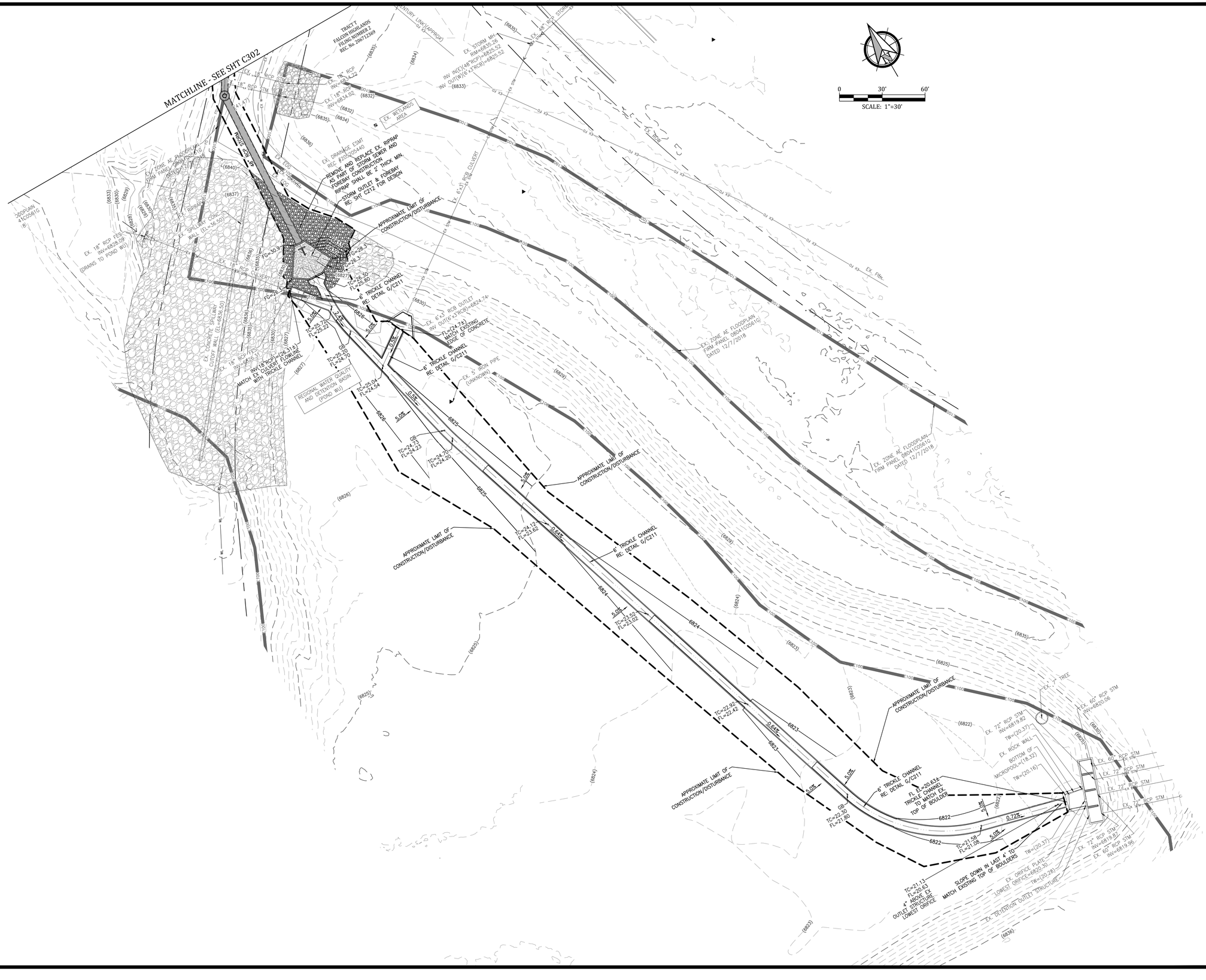

Know what's below. Call before you dig.

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U-HAUL AT FALCON - ROLLING THUNDER WAY

GRADING AND EROSION CONTROL PLAN

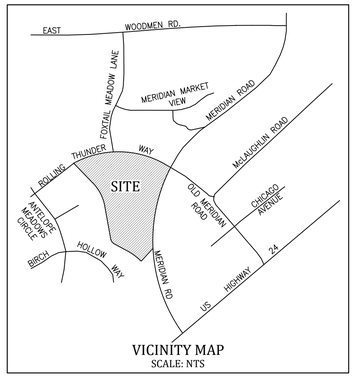
U-HAUL AT FALCON FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL NOTES – EL PASO COUNTY:

1. 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.
2. 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF–SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF–SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY NINYO & MOORE, SEPTEMBER 21, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
    COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
    WATER QUALITY CONTROL DIVISION
    WQCD – PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246–1530
    ATTN: PERMITS UNIT

NOTES:
1. SEEDING AND MULCHING: REFER TO DETAILS FOR SEEDING AND MULCHING REQUIREMENTS ALONG WITH TOP SOIL AND SOIL AMENDMENT REQUIREMENTS.



VICINITY MAP
SCALE: NTS

INDEX OF SHEETS

C310	EROSION CONTROL PLAN - COVER SHEET
C311-C313	EROSION CONTROL PLAN - INITIAL PHASE
C314-C316	EROSION CONTROL PLAN - INTERIM PHASE
C317-C319	EROSION CONTROL PLAN - FINAL PHASE
C320-C322	EROSION CONTROL PLAN - DETAIL SHEET

LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CURB & GUTTER
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER
- EX STM — EXISTING STORM SEWER
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX T — EXISTING UNDERGROUND TELEPHONE LINE
- EX G — EXISTING GAS LINE
- 100 — EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- (6020) — EXISTING CONTOURS
- 6020 — PROPOSED CONTOURS
- C/F — CUT/FILL DEMARCATION LINE
- (14.79) — EXISTING SPOT ELEVATION
- (2.3%) — EXISTING FLOW DIRECTION AND SLOPE
- 2.3% — PROPOSED FLOW DIRECTION AND SLOPE
- 4:1 — PROPOSED SLOPE
- LOC — APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED TYPE C GRATED INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM SEWER FLARED END SECTION
- CD — CHECK DAM
- CWA — CONCRETE WASHOUT AREA
- CIP — CULVERT INLET PROTECTION
- DS — TEMPORARY DRAINAGE SWALE AND EARTH DIKE
- IP — INLET PROTECTION
- RS — ROCK SOCK
- SB — SEDIMENT BASIN
- SCL — SEDIMENT CONTROL LOG
- SF — SILT FENCE EROSION BARRIER
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SSA — STABILIZED STAGING AREA
- VTC — VEHICLE TRACKING CONTROL

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

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

CONTACTS

SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	AMERCO Real Estate Company 2727 North Central Avenue 5N Phoenix, AZ 85004	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	Edward B. Schoenheit 719–520–6813
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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SHEET CONTENTS:
GRADING AND EC PLAN
- COVER SHEET

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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 MESURES 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.

UNPLATTED
OWNER: CYGNET LAND LLC

EX. ROW

EX. STM MANHOLE
RIM=6857.72
INV IN(36" RCP)(N)=6851.97
INV OUT(36" RCP)(SW)=6851.97

EX. 4' SS MANHOLE
RIM EL=6857.82
INV IN(N)(8" PVC)=6839.92
INV IN(W)(10" PVC)=6838.32
INV OUT(E)(10" PVC)=6838.27

EX. 36" RCP STM

EX. 10" PVC SS

EX. 12" DIP WATER

FOXTAIL MEADOW LANE
(R.O.W. VARIES)

EX. ELEC. (APPROXIMATE)

EX. 4' SS MANHOLE
RIM EL=6857.78
INV IN(8" PVC)(N)=6839.06
INV IN(10" PVC)(W)=6838.01
INV OUT(10" PVC)(E)=6837.75

FALCON HIGHLANDS FILING NO. 2

ROLLING THUNDER WAY
(120 R.O.W.)

EX. SS MANHOLE
RIM EL=6854.27
INV IN(10" PVC)(NW)=6836.92
INV OUT(10" PVC)(SE)=6836.82

EX. 42" RCP FES
INV=6846.43

EX. 26' TYPE R INLET
RIM=6851.74
INV=6844.87

EX. FIRE HYDRANT

EX. 6' TYPE R INLET
RIM EL=6856.62
INV OUT(18" RCP)(S)=6851.72

EX. 11' TYPE R INLET
RIM EL=6856.49
INV OUT(18" RCP)(N)=51.94

EX. 4' SS MANHOLE
RIM EL=6856.75
INV IN(10" PVC)(SW)=41.55
INV OUT(10" PVC)(NE)=41.47

APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE

EX. C&G
EX. SIDEWALK
EX. PROPERTY LINE
EX. ELECTRIC BOX
EX. TRAFFIC SIGNAL
EX. WALK
EX. EOA
EX. WATER SERV.
EX. 42" RCP STM

CB=S 89°32'19" E Ch=846.89
Δ=58°15'00" R=870.00 884.49

(37.59')
(2.45')

VTC
CWA
SSA
IP

EX. 6' TYPE R INLET
RIM=6851.87
INV=6844.11

EX. 42" RCP FES
INV=6843.98

EX. MONITORING WELL
EX. TRAFFIC SIGNAL

EX. EASEMENT
REC. #2
REC. #2

TRACT S
FALCON HIGHLANDS
FILING NUMBER 2

EX. PROPERTY LINE
N 44°04'43" W 256.47'

UNNAMED WEST TRIBUTARY TO
BLACK SQUIRREL CREEK NO. 2

EX. DRAINAGE EASEMENT
REC. #E1200040

EX. 100 YR FLOODPLAIN

EX. 10' PVC SS
CB=N 27°00'02" W Ch=244.58
Δ=3°37'57" R=4030.00 255.15

TRACT S
FALCON HIGHLANDS
FILING NUMBER 2
REC. No.206712369

UNNAMED WEST TRIBUTARY TO
BLACK SQUIRREL CREEK NO. 2

EX. PROPERTY LINE
Δ=30°12'48" R=1450.00 764.73

MERIDIAN ROAD
(160' R.O.W.) (REC. #'S 2052049360 & 206712369)

APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE

APPROXIMATE LIMIT OF CONST/DISTURBANCE

MATCHLINE - SEE SHT C312

MATCHLINE - SEE SHT C312

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

LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CURB & GUTTER
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER
- EX STM — EXISTING STORM SEWER
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX T — EXISTING UNDERGROUND TELEPHONE LINE
- EX G — EXISTING GAS LINE
- 100 — EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- (6020) — EXISTING CONTOURS
- PROPOSED CONTOURS
- 6020 — CUT/FILL DEMARCATION LINE
- C/F
- (14.79) — EXISTING SPOT ELEVATION
- (2.3%) — EXISTING FLOW DIRECTION AND SLOPE
- 2.3% — PROPOSED FLOW DIRECTION AND SLOPE
- 4:1 — PROPOSED SLOPE
- LOC — APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
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- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED TYPE C GRATED INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM SEWER FLARED END SECTION
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- SB — SEDIMENT BASIN
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- SF — SILT FENCE EROSION BARRIER
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SSA — STABILIZED STAGING AREA
- VTC — VEHICLE TRACKING CONTROL

Know what's below. Call before you dig.

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PROFESSIONAL SEAL:

Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
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SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN - INITIAL

866077

DRAWN:	JRD	C311	
CHECKED:	MWE		
DATE:	6/9/23		

PCD File #
PPR-22-56 & SF-22-40

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MATCHLINE - SEE SHT C311

MATCHLINE - SEE SHT C311

EX. PROPERTY LINE

EX. ZONE AE FLOODPLAIN
FIRM PANEL 08041C0561G
DATED 12/7/2018

EX. DRAINAGE EASEMENT
REC No. 20520544C

UNNAMED WEST TRIBUTARY TO
BLACK SQUIRREL CREEK NO 2

N 70°13'22" W 311.38'

APPROXIMATE LIMIT OF
CONSTRUCTION/DISTURBANCE

Δ=51°28'06"
R=60.00
L=53.90'

EX. PROPERTY LINE
N 61°41'29" W 135.79'

Δ=14°42'02"
R=590.00
L=151.38

APPROXIMATE LIMIT OF
CONSTRUCTION/DISTURBANCE

EX. DRAINAGE EASEMENT
REC. No. 20520544C

UNNAMED WEST TRIBUTARY TO
BLACK SQUIRREL CREEK NO. 2

N 46°59'27" W
14.75' (6837)

EX. EXPOSED FIBER OPTIC
LINE CROSSING CREEK
(6834)

EX. FIBER VAULT
RIM=37.95

EX. 18" RCP, INV=6836.03
(DRAINS TO WETLANDS)

EX. 18" RCP, INV=6835.49
(DRAINS TO WETLANDS)

TAMLIN ROAD
(60' ROW)[REC #206712369]

EX. 60.0' ROW

EX. GRADE (41.23)

MATCHLINE - SEE SHT C313

EX. ZONE AE FLOODPLAIN
FIRM PANEL 08041C0561G
DATED 12/7/2018

EX. ZONE AE FLOODPLAIN
FIRM PANEL 08041C0561G
DATED 12/7/2018

EX. 18" RCP FES
INV=6828.09
(DRAINS TO POND WU)

EX. RIPRAP

EX. SPILLWAY CONC.
WALL (EL=36.50)

EX. DRAINAGE ESMT
REC #20520544O

EX. WETLANDS
AREA

MATCHLINE - SEE SHT C313

TRACT T
FALCON HIGHLANDS
FILING NUMBER 2
REC. No. 206712369

EX. 18" RCP
INV=6834.72

EX. 18" RCP
INV=6834.02

EX. FO (CENTURY LINK)(APPROX)

EX. STORM MH
RIM=6835.26
INV IN(E)(48"RCP)=6825.52
INV OUT(W)(6'x3'RCB)=6825.52

EX. 48" RCP STORM

APPROXIMATE LIMIT OF
CONSTRUCTION/DISTURBANCE

APPROXIMATE LIMIT OF
CONSTRUCTION/DISTURBANCE

EX. FO (CENTURY LINK)(APPROX)

EX. PROPERTY LINE

EX. C&G

MERIDIAN ROAD
(160' R.O.W.)[REC #'S 20520436O & 20671236O]

EX. MANHOLE
RIM=6842.26

extend SF

EX. 5' MANHOLE
EX. RIM=40.46
PRO GROUND=40.9±
CONTRACTOR TO COORDINATE
WITH UTILITY COMPANY TO
ADJUST RIM ELEVATION

EX. PROPERTY LINE
N 44°42'36" W 61.13'

EX. LANDSCAPE
ROCK

EX. RIGHT IN/
RIGHT OUT
INTERSECTION

12" DIP WATER

EX. C&G

EX. X3 ROW

(39.05)

(TC=39.30)
(FL=38.79)

(TC=39.33)
(FL=38.86)

EX. ASPHALT

MERIDIAN ROAD
(160' R.O.W.)

(TC=38.86)
(FL=38.37)

OFF SITE GRADING

APPROXIMATE LIMIT OF
CONSTRUCTION/DISTURBANCE

SCALE: 1"=30'

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SHEET CONTENTS:
GRADING AND EC PLAN
- INITIAL

866077

DRAWN:	JRD	C312
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

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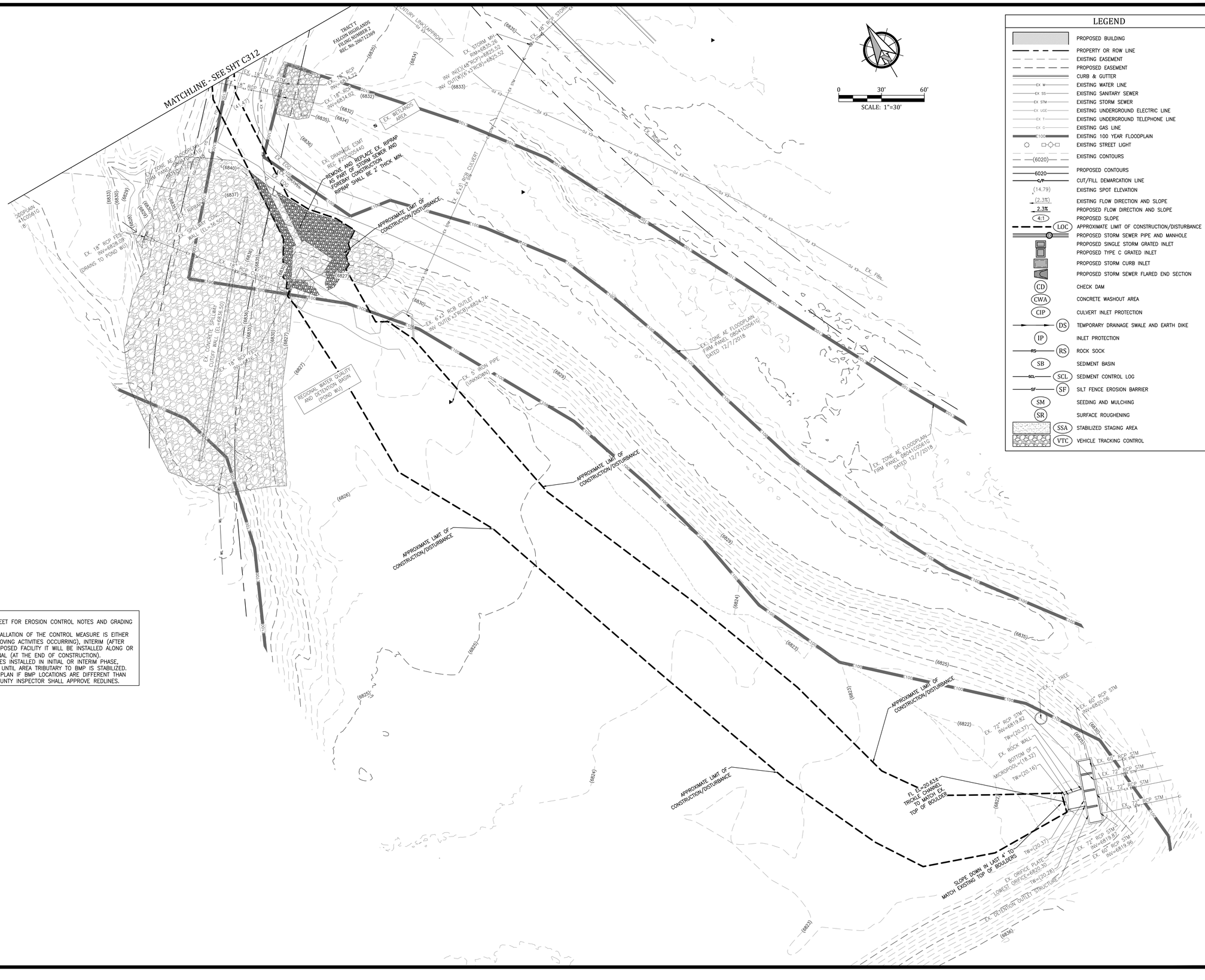

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SHEET CONTENTS:
GRADING PLAN

866077

DRAWN:	JRD	C313
CHECKED:	MWE	
DATE:	6/9/23	

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

N

0 30' 60'

SCALE: 1"=30'

Show contours or provide a detail of drainage ditch cross section

MATCHLINE - SEE SHT C315

MATCHLINE - SEE SHT C315

LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
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- PROPOSED EASEMENT
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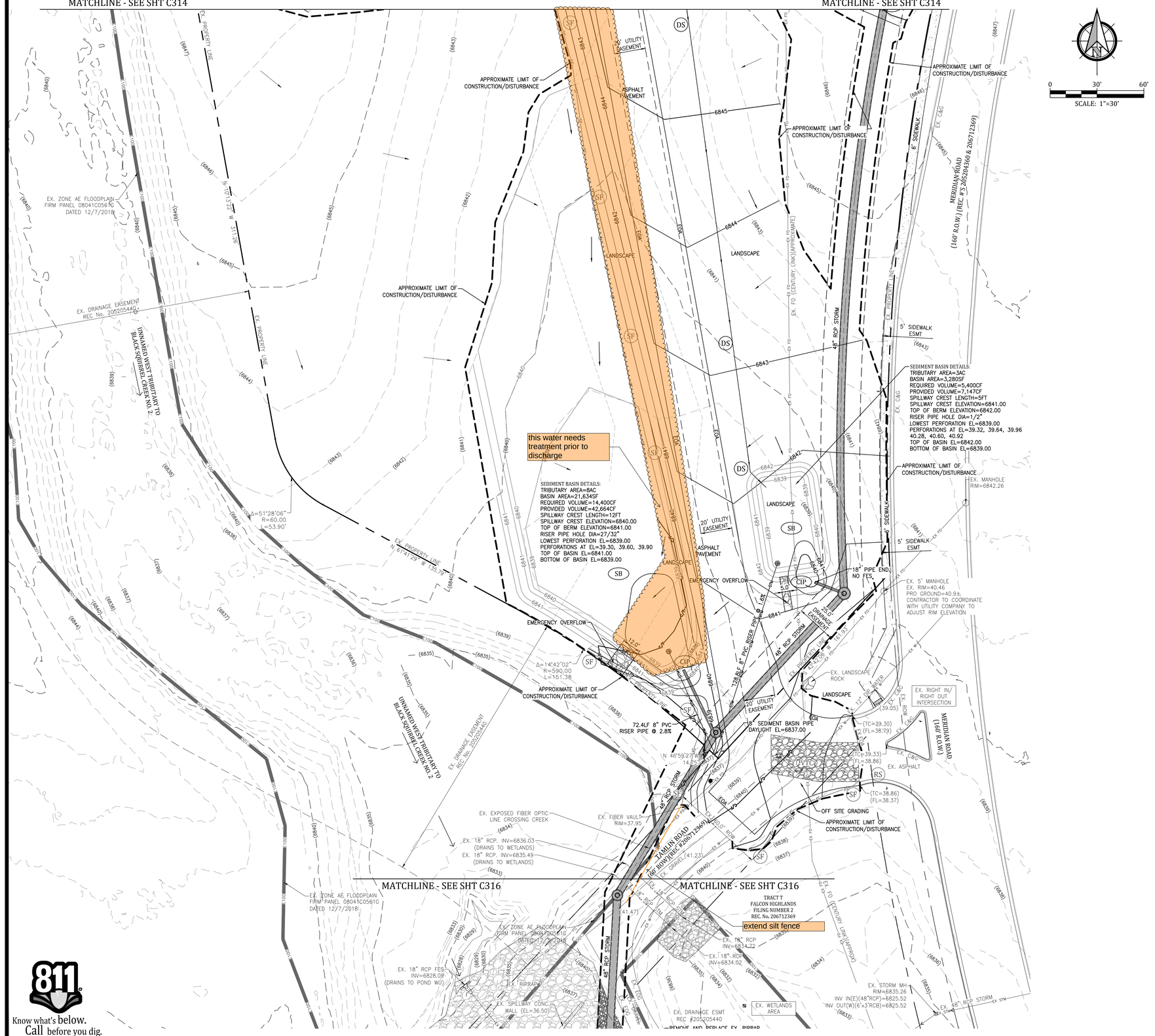
SHEET CONTENTS:
GRADING AND EC PLAN - INTERIM

866077

DRAWN:	JRD	C314	
CHECKED:	MWE		
DATE:	6/9/23		

PCD File # PPR-22-56 & SF-22-40



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GRADING AND EC PLAN - INTERIM

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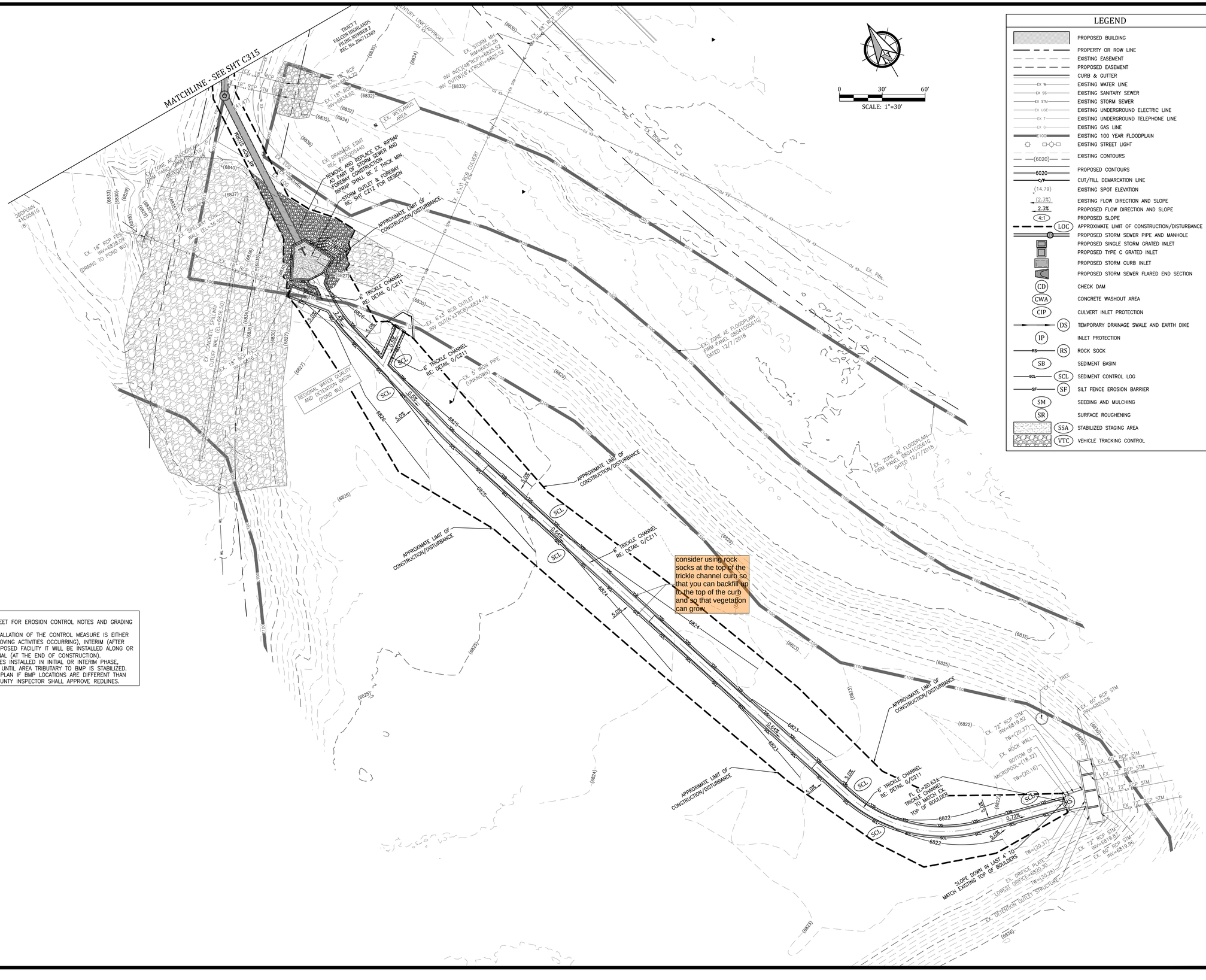

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F: (602) 277-1026

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

SHEET CONTENTS:
GRADING PLAN

866077

DRAWN:	JRD	C316
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

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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.

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

show seeing/mulching as a hatch

MATCHLINE - SEE SHT C318

MATCHLINE - SEE SHT C318

LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CURB & GUTTER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CUT/FILL DEMARCATION LINE
- EXISTING SPOT ELEVATION
- EXISTING FLOW DIRECTION AND SLOPE
- PROPOSED FLOW DIRECTION AND SLOPE
- PROPOSED SLOPE
- LOC — APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED TYPE C GRATED INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM SEWER FLARED END SECTION
- CD — CHECK DAM
- CWA — CONCRETE WASHOUT AREA
- CIP — CULVERT INLET PROTECTION
- DS — TEMPORARY DRAINAGE SWALE AND EARTH DIKE
- IP — INLET PROTECTION
- RS — ROCK SOCK
- SB — SEDIMENT BASIN
- SCL — SEDIMENT CONTROL LOG
- SF — SILT FENCE EROSION BARRIER
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SSA — STABILIZED STAGING AREA
- VTC — VEHICLE TRACKING CONTROL

Know what's below. Call before you dig.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
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6			
7			
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PROFESSIONAL SEAL:

Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
Littleton, Colorado 80123
(303) 692-0369

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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GRADING AND EC PLAN - FINAL

866077

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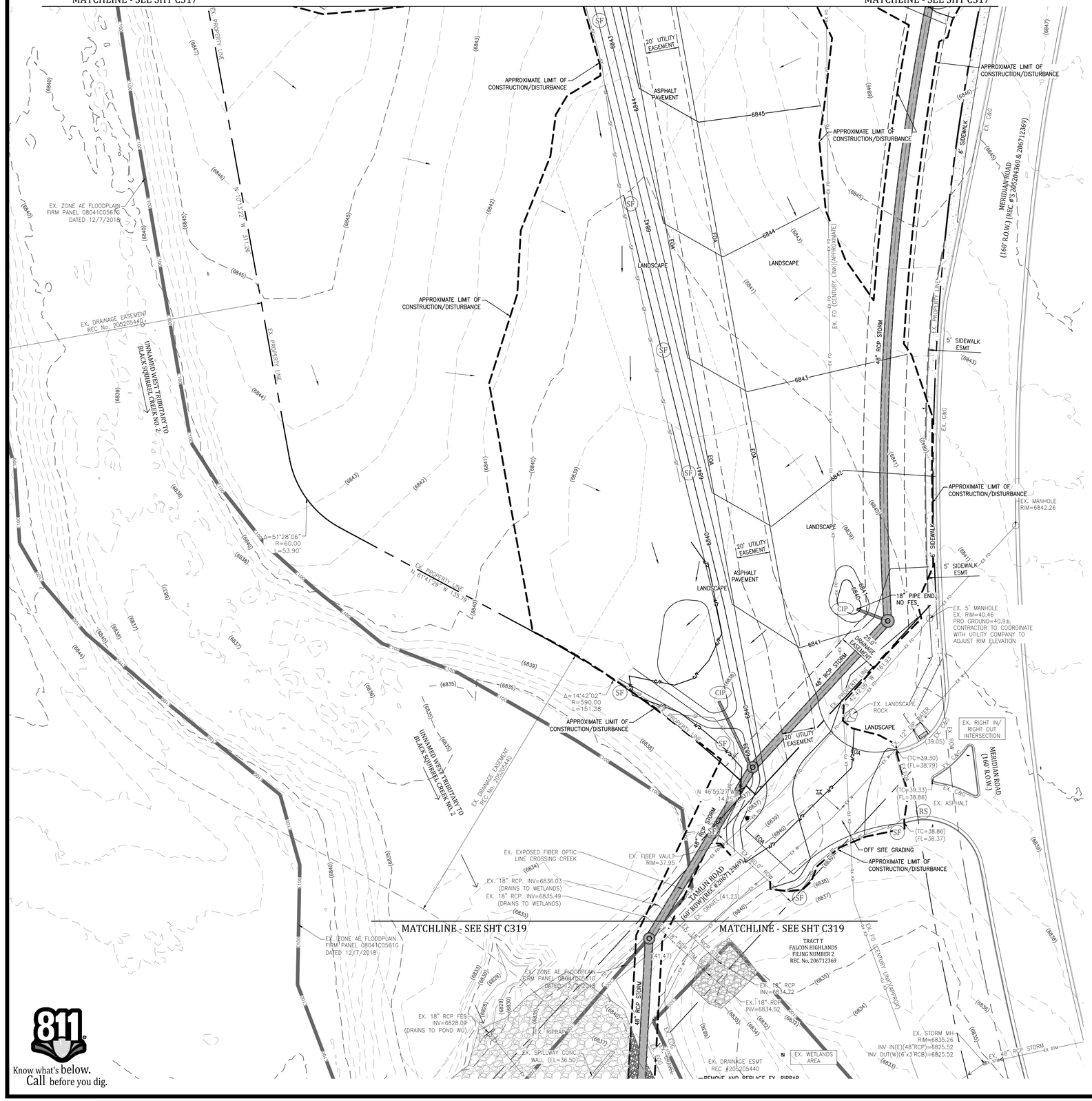

LEGEND

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- EX T — EXISTING UNDERGROUND TELEPHONE LINE
- EX G — EXISTING GAS LINE
- E100 — EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- (6020) — EXISTING CONTOURS
- 6020 — PROPOSED CONTOURS
- C/F — CUT/FILL DEMARCATION LINE
- (14.79) — EXISTING SPOT ELEVATION
- (2.3%) — EXISTING FLOW DIRECTION AND SLOPE
- 2.3% — PROPOSED FLOW DIRECTION AND SLOPE
- 4:1 — PROPOSED SLOPE
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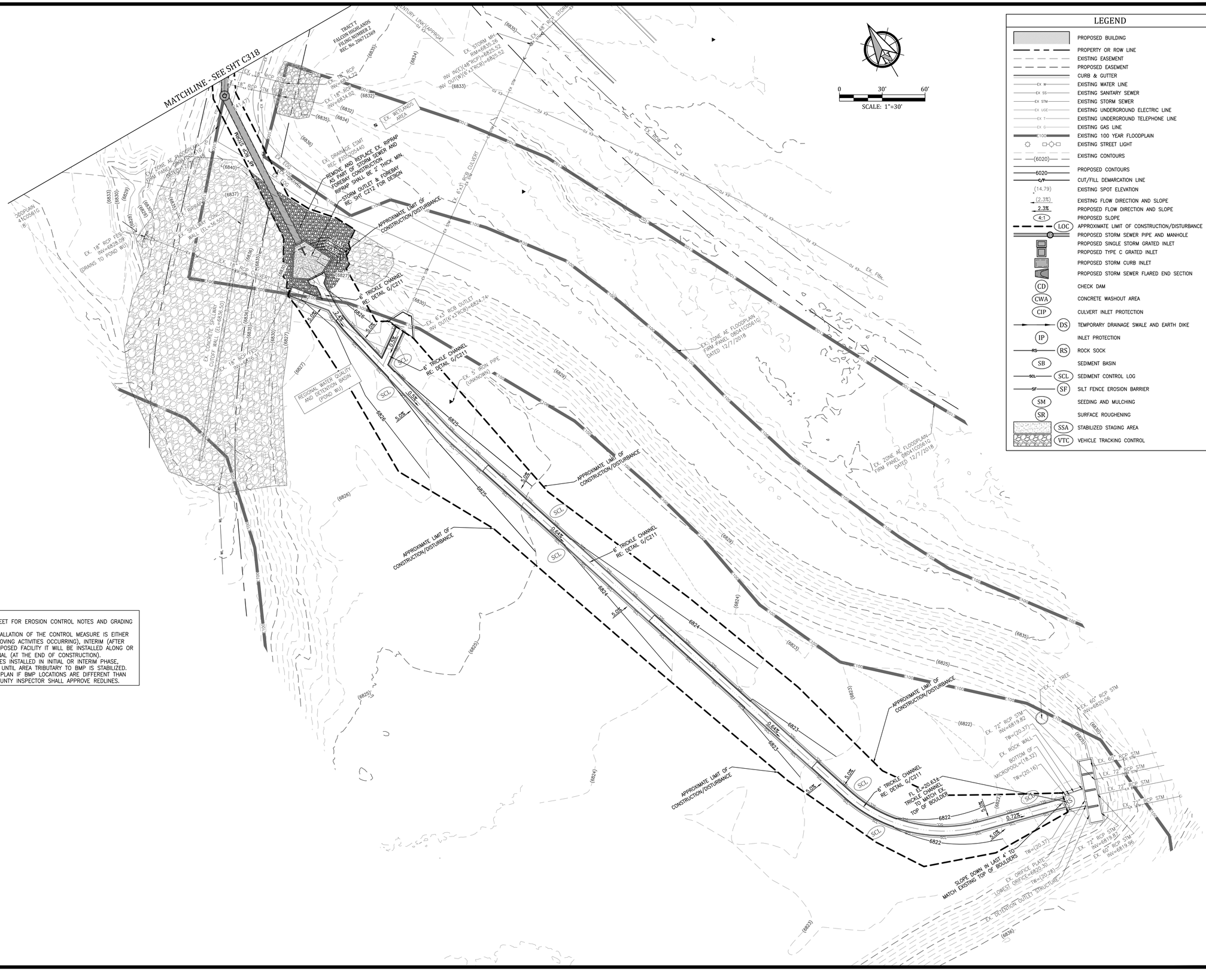

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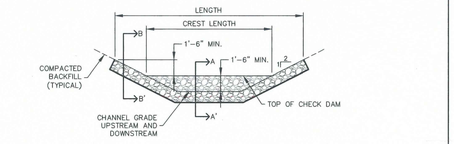
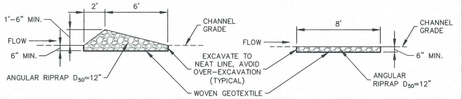
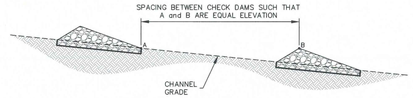


CHECK DAM ELEVATION VIEW



SECTION A-A' SECTION B-B'



PROFILE

INSTALLATION NOTES

1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

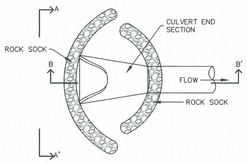
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

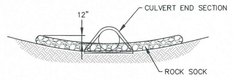
CD

STORMWATER ENTERPRISE — CHECK DAM

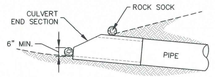
APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CD



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL.

MAINTENANCE NOTES

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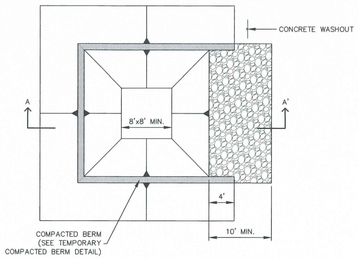
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ HEIGHT OF THE ROCK SOCK.
3. CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

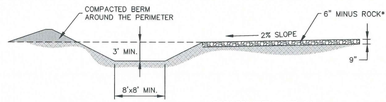
CIP

STORMWATER ENTERPRISE — CULVERT INLET PROTECTION

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CIP



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE QEC INSPECTOR

CWA

STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-1

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

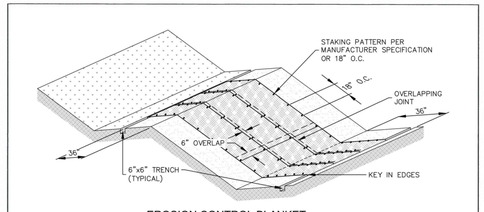
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅔ THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

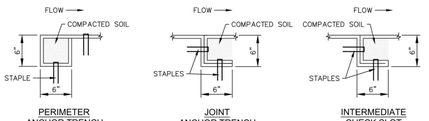
CWA

STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA

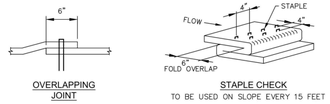
APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-2



EROSION CONTROL BLANKET



PERIMETER ANCHOR TRENCH — JOINT ANCHOR TRENCH — INTERMEDIATE CHECK SLOT



TO BE USED ON SLOPE EVERY 15 FEET

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

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2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE QEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB–1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

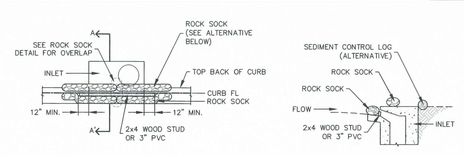
STORMWATER ENTERPRISE — EROSION CONTROL BLANKET

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-ECB-1

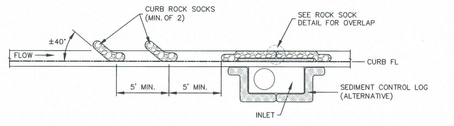
ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-ECB-2



CURB INLET PROTECTION PLAN SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT QEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

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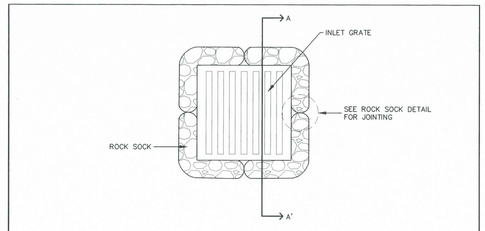
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

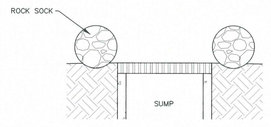
IP-1

STORMWATER ENTERPRISE — ON-GRADE INLET PROTECTION

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE — SUMP INLET PROTECTION

APPROVED: SMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-IP-2

GENERAL NOTES:

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DATE:	6/9/23		

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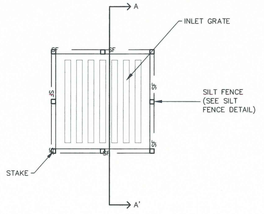
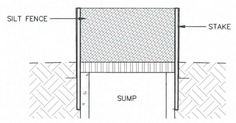


SILT FENCE SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
3. SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-3

STORMWATER ENTERPRISE — SUMP INLET PROTECTION

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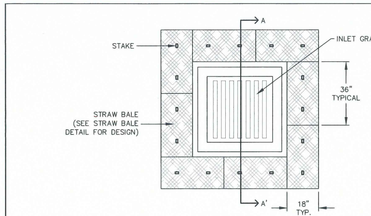
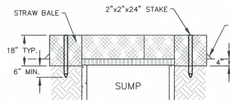


STRAW BALE SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
5. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
6. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24 (MIN.)". WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
5. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

IP-4

STORMWATER ENTERPRISE — SUMP INLET PROTECTION

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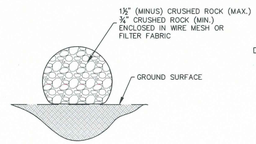
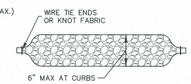
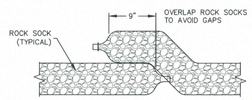


ROCK SOCK SECTION



ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE	
	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90-100
1"	20-55
¾"	0-15
⅜"	0-5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

RS

STORMWATER ENTERPRISE — ROCK SOCK

APPROVED: SMENT MANAGER

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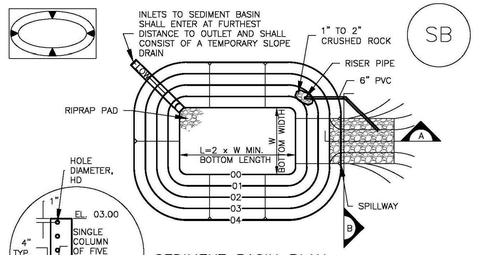
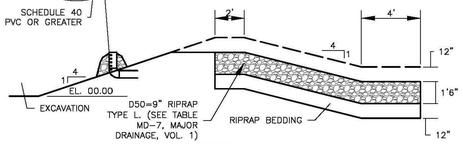
10/7/19	8/19/2020	900-RS

Sediment Basin (SB) SC-7



SEDIMENT BASIN PLAN

*EXCEPT WHERE THE HOLES EXCEED 1" DIAMETER, THEN UP TO TWO COLUMNS OF SAME SIZED HOLES MAY BE USED



SECTION A

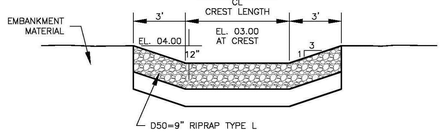


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

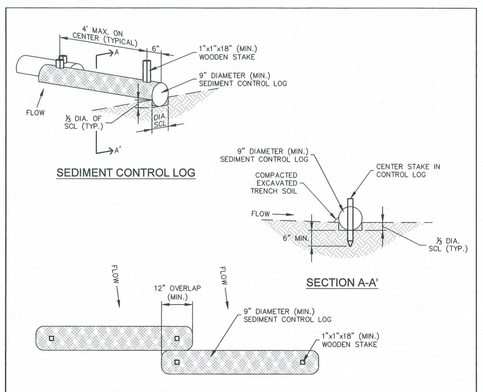
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/16
3	28	5	½
4	33 ½	6	9/16
5	38 ½	8	23/32
6	43	9	23/32
7	47 ¼	11	25/32
8	51	12	27/32
9	55	13	⅞
10	58 ¼	15	15/16
11	61	16	31/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 ⅛
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. 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.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. 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.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. 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

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



SEDIMENT CONTROL LOG

SECTION A-A'

SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ⅓ OF THE HEIGHT OF THE LOG
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE — SEDIMENT CONTROL LOGS

APPROVED: SMENT MANAGER

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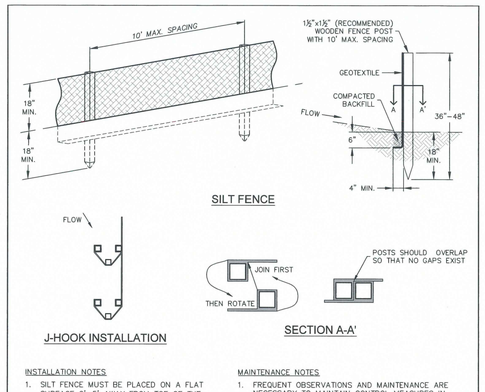

SILT FENCE

J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE — SILT FENCE

APPROVED: SMENT MANAGER

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10/7/19	8/19/2020	900-SF

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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

1. 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.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. 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.
4. 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

1. 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.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL-SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO-SEEDING 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 BRILLION DRILL OR HYDRO-SEEDING
   - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. 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-SEEDING 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.

SM | STORMWATER ENTERPRISE | SEEDING & MULCHING | APPROVED: CLIENT MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SM

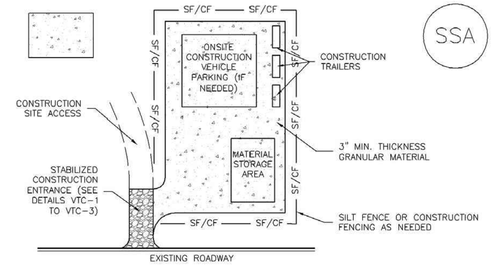
Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

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
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
			Seed rate (lbs PLS/acre)	19.3	9.7	4.8

[1]For 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.

[2]Species 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

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

STABILIZED STAGING AREA MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. 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.

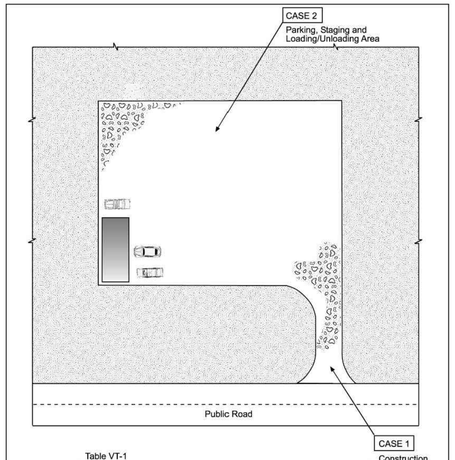


Table VT-1

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

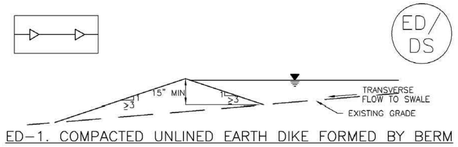
City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

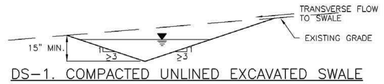
DENVM153722.CS.CB/FigVT-1/9-99

3-53

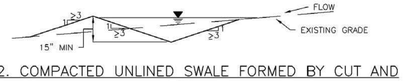
Earth Dikes and Drainage Swales (ED/DS) EC-10



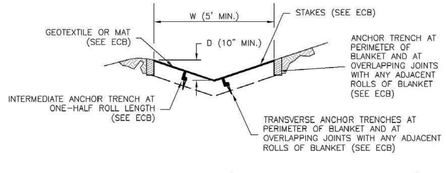
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



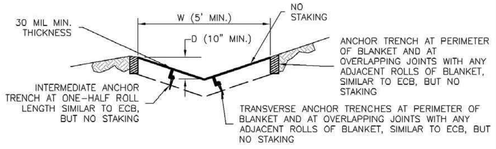
DS-1. COMPACTED UNLINED EXCAVATED SWALE



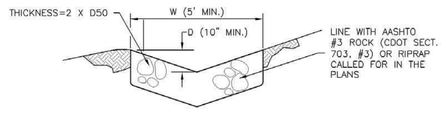
DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



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



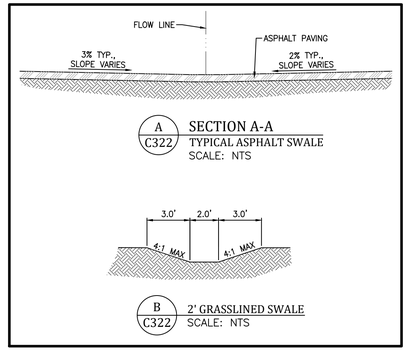
DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

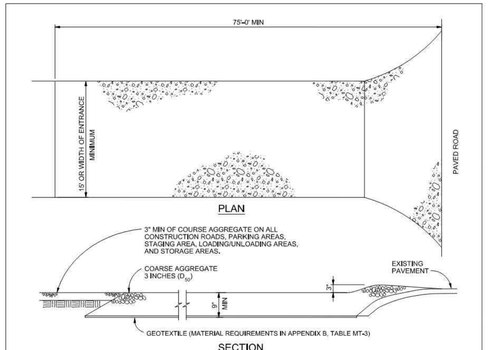
EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

1. 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.
2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
3. EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
4. EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
5. SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
6. FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
7. 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

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
5. 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.



VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

GENERAL NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

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5951 Middlefield Road, Suite 200
Littleton, Colorado 80123
(303) 992-0989

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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:
GRADING AND EC PLAN - DETAIL SHT

866077

DRAWN:	JRD	C322	
CHECKED:	MWE		
DATE:	6/9/23		

PCD File #
PPR-22-56 & SF-22-40

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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

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

UNPLATTED
OWNER: CYGNET LAND LLC

FALCON HIGHLANDS FILING NO. 2

FOXTAIL MEADOW LANE (R.O.W. VARIES)

ROLLING THUNDER WAY (120 R.O.W.)

EX. STM MANHOLE RIM=6857.72 INV IN(36" RCP)(N)=6851.97 INV OUT(36" RCP)(SW)=6851.97

EX. 4' SS MANHOLE RIM EL=6857.82 INV IN(N)(8" PVC)=6839.92 INV IN(W)(10" PVC)=6838.32 INV OUT(E)(10" PVC)=6838.27

EX. 4' SS MANHOLE RIM EL=6857.78 INV IN(8" PVC)(N)=6839.06 INV IN(10" PVC)(W)=6838.01 INV OUT(10" PVC)(E)=6837.75

EX. 4' SS MANHOLE RIM EL=6854.27 INV IN(10" PVC)(NW)=6836.92 INV OUT(10" PVC)(SE)=6836.87

EX. 42" RCP FES INV=6846.43

EX. 26' TYPE R INLET RIM=6851.74 INV=6844.87

EX. 6' TYPE R INLET RIM EL=6856.62 INV OUT(18" RCP)(S)=6851.72

EX. 4' SS MANHOLE RIM EL=6856.75 INV IN(10" PVC)(SW)=41.55 INV OUT(10" PVC)(NE)=41.47

EX. 11' TYPE R INLET RIM EL=6856.49 INV OUT(18" RCP)(N)=51.94

EX. 6' TYPE R INLET RIM=6851.87 INV=6844.11

CONNECT TO EX. SS MH INV IN(S)(8"PVC)=6838.90 BEGIN 8" PVC SS DEFLECTION

=13°48'20" R=200.00' L=48.19'

END 8" PVC SS DEFLECTION

STA. 10+00.00 BEGIN WM STATIONING N: 1,403,028.79 E: 3,251,812.82

APPROXIMATE LIMIT OF DISTURBANCE

CB=S 89°32'19" E Ch=846.89 Δ=58°15'00" R=870.00 884.49

EX. ELECTRIC BOX
EX. TRAFFIC LIGHT

EX. FIRE HYDRANT

EX. FIBER VAULT

EX. MONITORING WELL
EX. TRAFFIC SIGNAL

STA. 10+06.20 CONNECT TO EX 12" WM INSTALL 12"X8" REDUCER

STA. 10+11.40, 20.2'RT FIRE HYD ASSY PER DISTRICT SPECS FLG. EL=6857.48

20.17LF 6" DIP (FULLY RESTRAINED)

STA. 10+11.40 REMOVE EXISTING BLOWOFF, INSTALL 8"x6" SWIVEL TEE w/ CTB & MJ RSTNTS 6" GV (W), 8" GV (N)

8.9LF 8" PVC WM

STA. 10+20.34 8"x 45° BEND w/CTB & MJ RSTNTS

5.0LF 8" PVC WM

STA. 10+25.34 8"x 22.5° BEND (ACT. DEFL 21°8'47") w/CTB & MJ RSTNTS

155.7LF 8" PVC WM

STA. 10+55.79 8" WATER/8" SS CROSSING FG EL=6855.85 TOP(8"WM)=6849.85 (6.0' DEPTH) BOP(8"WM)=6849.14 TOP(8"SS)=6840.25 CLEAR=8.9'

STA. 11+81.07 8"x 22.5° BEND (ACT. DEFL 20°30'0") w/ CTB & MJ RSTNTS

STA. 11+86.07 8"x 45° BEND (ACT. DEFL 43°0'00") w/ CTB & MJ RSTNTS

STA. 11+91.07, 90.3'L 6"x22-1/2° BEND w/MJ RSTNTS & CTB

82.2LF 6" DIP (FULLY RESTRAINED)

FIRE HYD ASSY PER DISTRICT SPECS FLG. EL=6849.25

3" CONCRETE DRAIN PAN

STA. 11+91.07 8"X6" SWIVEL TEE w/ CTB & MJ RSTNTS 8" GV (N,S), 6" GV (E)

14.5LF 8" PVC WM

STA. 12+05.53 8"X6" SWIVEL TEE w/ CTB & MJ RSTNTS 1x 6" GV (E)

90.4LF 6" DIP (FULLY RESTRAINED)

138.1LF 6" DIP FIRE SERV (FULLY RESTRAINED)

5.0LF 6" DIP FIRE

STA. 12+09.07, 134.6'L 6"x45° BEND w/MJ RSTNTS & CTB

2.0LF 6" DIP FIRE

STA. 12+11.07, 134.6'L RE: PLUMBING PLANS FOR CONTINUATION INTO BLDG

STA. 12+05.53, 131.1'L 6"x45° BEND w/MJ RSTNTS & CTB

3' CURB OPENING w/3' CONC DRAIN CHANNEL FROM CURB TO FES

18" RCP STM RE: SHT C403 FOR DESIGN

EX. 42" RCP FES INV=6843.98

EX. EASEMENT REC. #22 REC. #2

S26 67

TRACT S FALCON HIGHLANDS FILING NUMBER 2

EX. PROPERTY LINE N 44°04'43" W 256.47'

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

EX. DRAINAGE EASEMENT REC. No. 7105070440

EX. ZONE AE FLOODPLAIN FIRM PANEL 08041C0561G DATED 12/7/2018

Know what's below. Call before you dig.

3' CONCRETE DRAIN PAN

4'ø SS MH RIM EL=6847.15 INV IN(S,E)(4"PVC)=40.85 INV OUT(8" PVC)=40.65

70.0LF 4" PVC SS SERV @ 2.08%

4" CO RIM=6846.81 INV=6842.31

3' CURB OPENING

DRAINAGE SWALE

APPROXIMATE LIMIT OF DISTURBANCE

24" RCP FES

BUILDING "B" TOTAL BUILDING AREA 17,012± S.F. FFE=6849.00

STA. 14+77.02, 81.87'RT 8" WATER/4" SS CROSSING FG EL=6847.55 BOP(4"SS)=6843.54 TOP(6"FIRE)=6842.05 (5.50' DEPTH) CLEAR=1.50'

STA. 14+82.02, 81.87'RT WATER SERV/4" SS CROSSING WATER TO CROSS UNDER SS SERV. CLEAR=1.50' MINIMUM

RE: PLUMBING PLANS FOR CONTINUATION OF DOMESTIC & FIRE SERVICE LINES 4" PVC SS SERV

RE: PLUMBING PLANS FOR CONTINUATION INV.=6844.50

TRENCH DRAIN AT BOTTOM OF LOADING DOCK RAMP RE: DETAIL SHT FOR REQUIREMENTS

71.5LF 4" PVC SS SERV @ 2.08%

32.6LF 4"PVC SS @ 2.15%

LOADING DOCK

LOADING DOCK RAMP

TRACT S FALCON HIGHLANDS FILING NUMBER 2 REC. No. 206712369

UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2

ASPHALT PAVEMENT

STA. 13+36.07 8"x1" DOM TAP PER DISTRICT SPECS

STA. 13+46.07 8" WATER/4" SS CROSSING FG EL=6847.65 BOP(4"SS)=6842.67 TOP(8"WM)=6841.17 (6.48' DEPTH) CLEAR=1.50'

5' RADIUS, TYP

69.9LF 1" TYPE K COPPER DOM SERV LINE

80.0LF 4" PVC SS SERV @ 2.27%

70.0LF 4" PVC SS SERV @ 2.27%

4" CO RIM=6847.35 INV=6842.44

WATER LINE SHALL BE INSTALLED DEEPER THAN TYPICAL AT CROSSING TO GO UNDER SS SERV, SEE CROSSING DEPTH

BUILDING "A" 3-STORY BUILDING (FOOTPRINT AREA=37,728SF) 111,930± GROSS S.F. FFE=6849.25

1" DOMESTIC WATER SERV RE: PLUMBING PLANS FOR CONTINUATION INTO BLDG

4" PVC SS SERV RE: PLUMBING PLANS FOR CONTINUATION INTO BLDG INV=6844.25

8' CONCRETE APRON

TRIPLE TYPE 13 VALLEY INLET

WATER LINE SHALL BE INSTALLED DEEPER THAN TYPICAL AT CROSSING TO GO UNDER STORM, SEE CROSSING DEPTH

STA. 14+59.71 8" WATER/24" STM CROSSING FG EL=6847.28 BOP(24"STM)=6841.24 TOP(8"WM)=6839.74 (7.54' DEPTH) CLEAR=1.50'

STA. 14+77.02 8"X6" SWIVEL TEE w/ CTB & MJ RSTNTS, 6" GV (W) VALVES DEEPER THAN TYP.

113.9LF 6" DIP FIRE SERV (FULLY RESTRAINED)

114.4LF 3/4" WATER SERV

STA. 14+82.02 8"x3/4" WATER TAP PER DISTRICT SPECS

4"x4" WYE w/CO & 4"x45° BEND RIM=6847.70 INV=6843.80 (3.5' COVER)

WATER LINE SHALL BE INSTALLED DEEPER THAN TYPICAL AT CROSSING TO GO UNDER STORM, SEE CROSSING DEPTH

32.0LF 6" DIP (FULLY RESTRAINED)

STA. 15+56.27, 32.0'R FIRE HYD ASSY PER DISTRICT SPECS FLG. EL=6846.53

STA. 15+56.27 8"X6" SWIVEL TEE w/ CTB & MJ RSTNTS 6" GV (W), 8" GV (N,S) VALVE DEEPER THAN TYP

8" PVC STM RE: SHT C405 FOR DESIGN

STA. 15+43.27 8" WATER/24" STM CROSSING FG EL=6846.75 BOP(24"STM)=6841.12

CONTRACTOR TO FIELD VERIFY LOCATION OF EX. FO LINE PRIOR TO CONSTRUCTION. COORDINATE WITH CENTURY LINK TO RELOCATE THE LINE OUT OF PRIVATE PROPERTY

EX. FO (CENTURY LINK) (APPROX)

5' TYPE R CURB INLET

18" RCP STM RE: SHT C404 FOR DESIGN

APPROXIMATE LIMIT OF DISTURBANCE

24" RCP STM (STORM C)

24" RCP STM (STORM B)

30" RCP STM (STORM B)

42" RCP STM (STORM A)

6' SIDEWALK

EX. PROPERTY LINE

EX. C&G

ROLL C&G

EOA

MEDIUM INTENSITY UNE (160' ROW) (REC. #'S 2020240340 & 2061123169)

MATCHLINE - SEE SHT C402

MATCHLINE - SEE SHT C402

LEGEND

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

GENERAL NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

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Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
UTILITY PLAN

866077

DRAWN:	JRD	C401	
CHECKED:	MWE		
DATE:	6/9/23		

PCD File #
PPR-22-56 & SF-22-40

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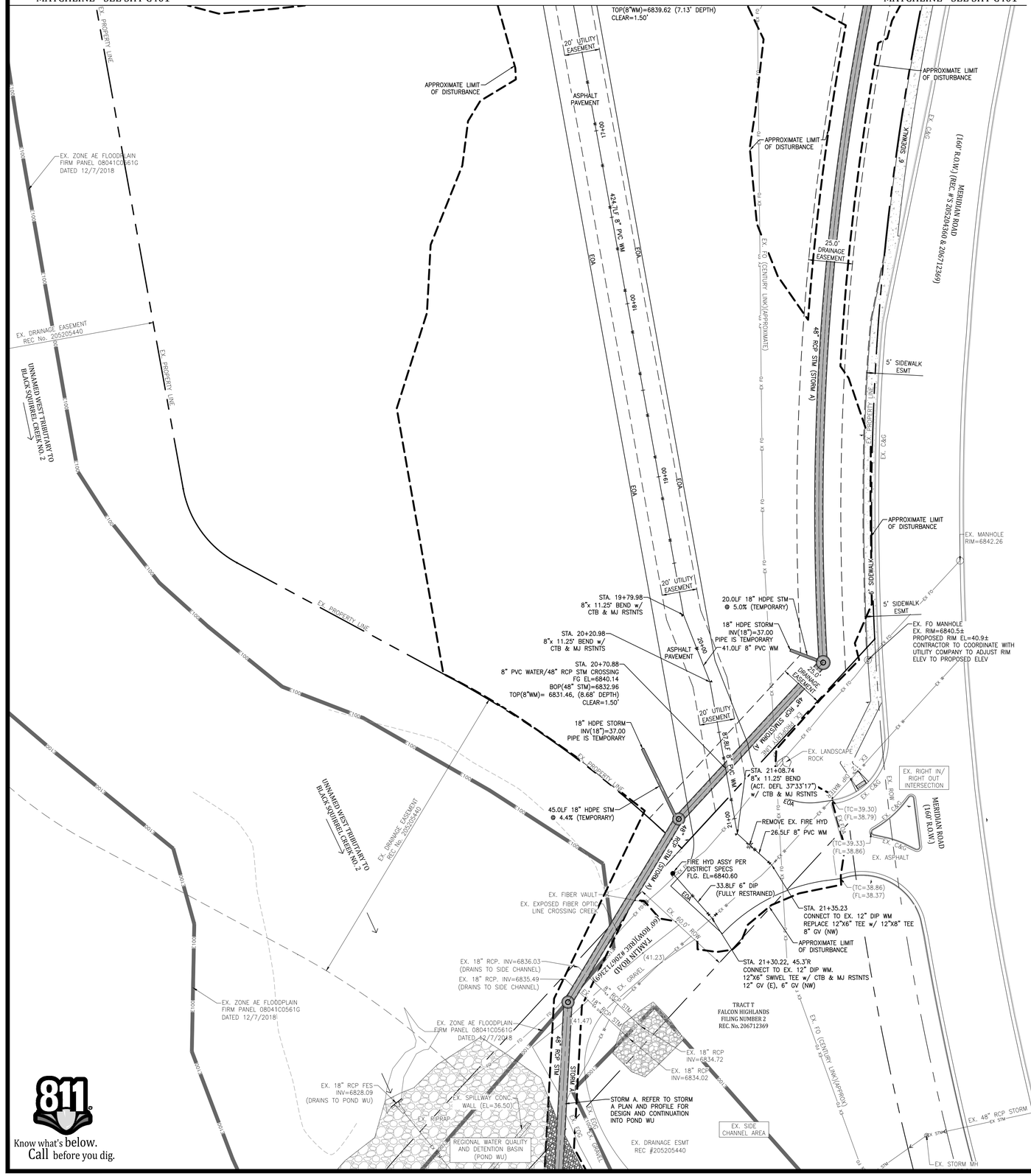
MATCHLINE - SEE SHT C401

MATCHLINE - SEE SHT C401



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

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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PROFESSIONAL SEAL:

Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
Littleton, Colorado 80123
(303) 692-0369

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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:
UTILITY PLAN

866077

DRAWN:	JRD	C402
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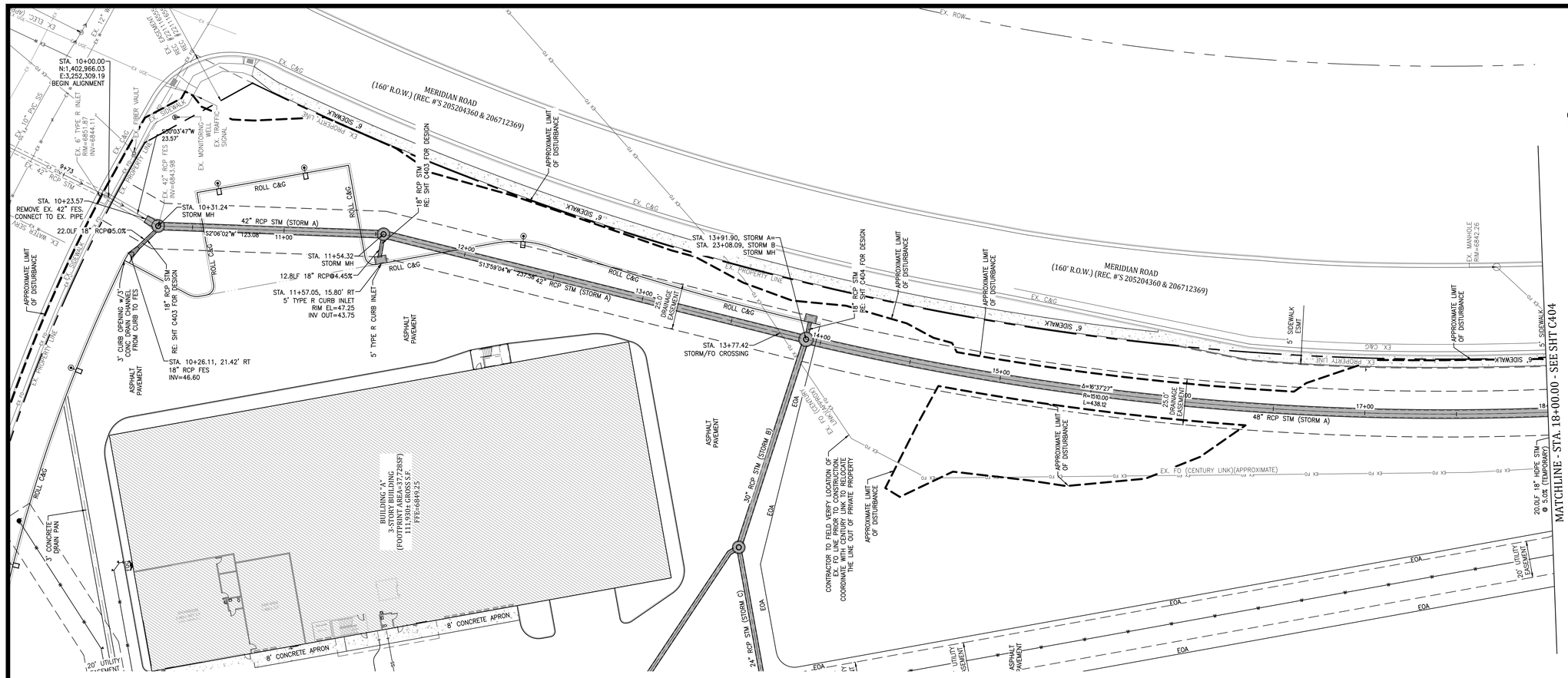

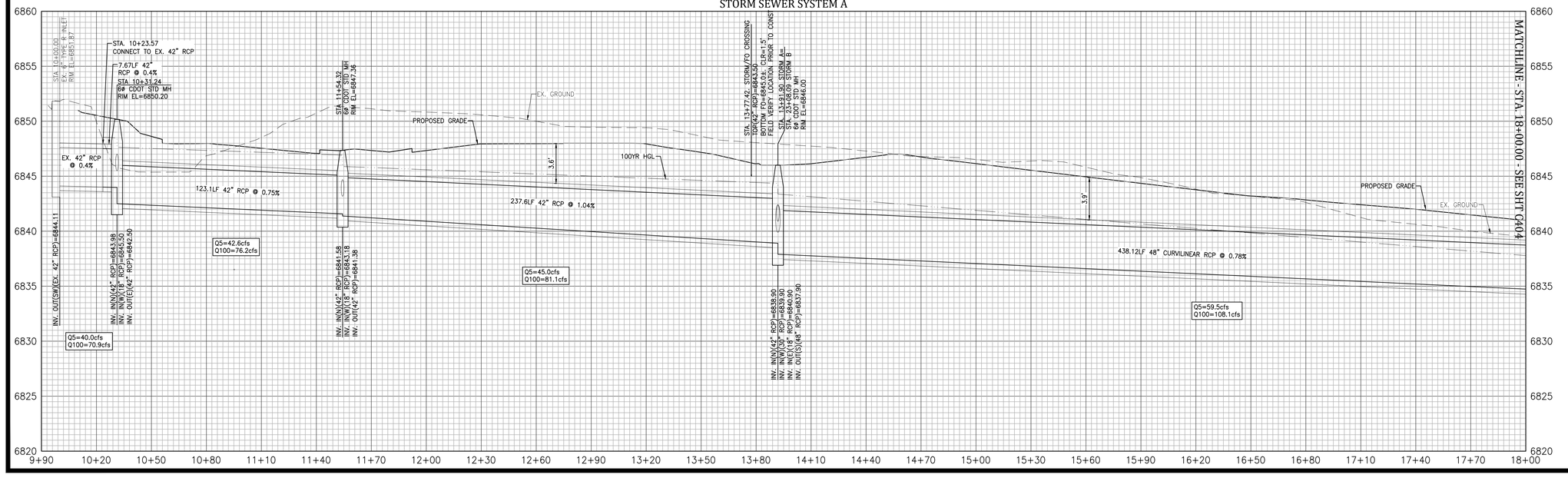

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[303] 6920369

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SHEET CONTENTS:
STORM SEWER PLAN AND PROFILE

866077

DRAWN:	JRD	C403
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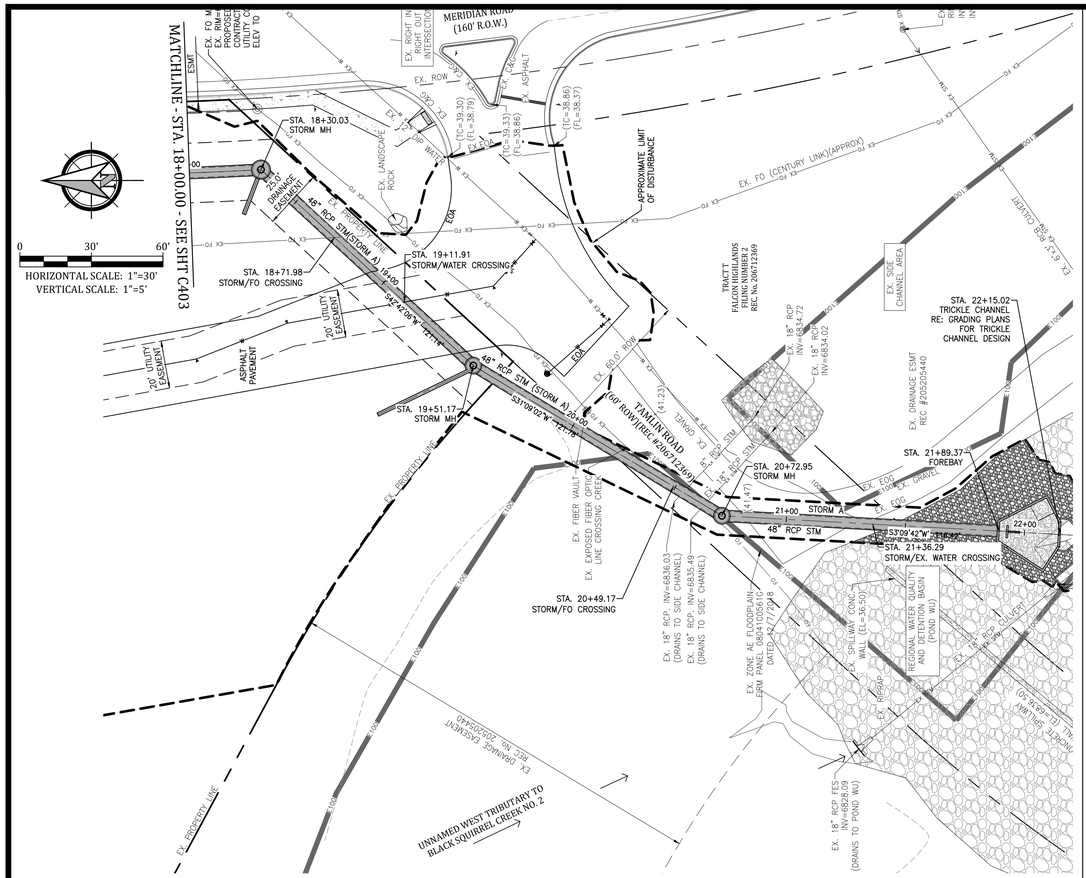
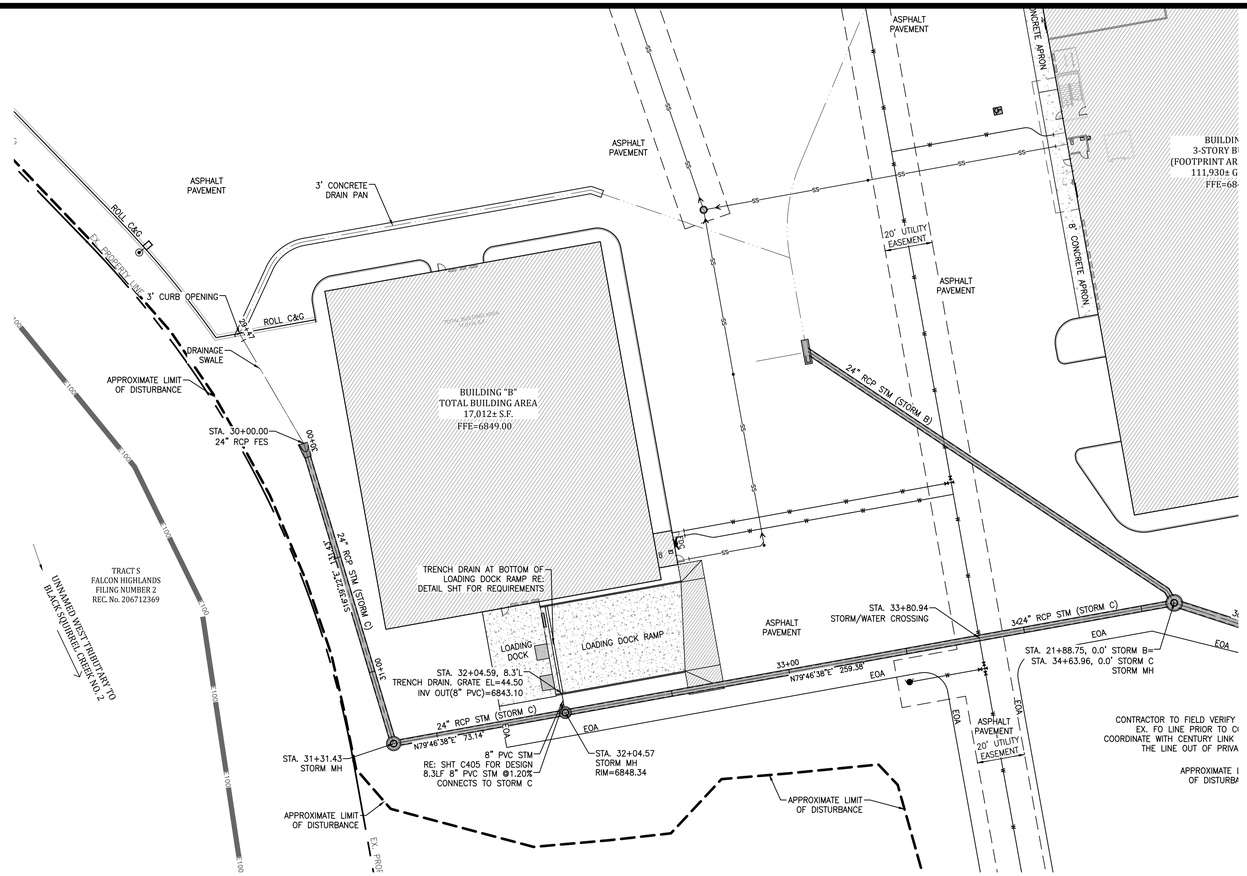
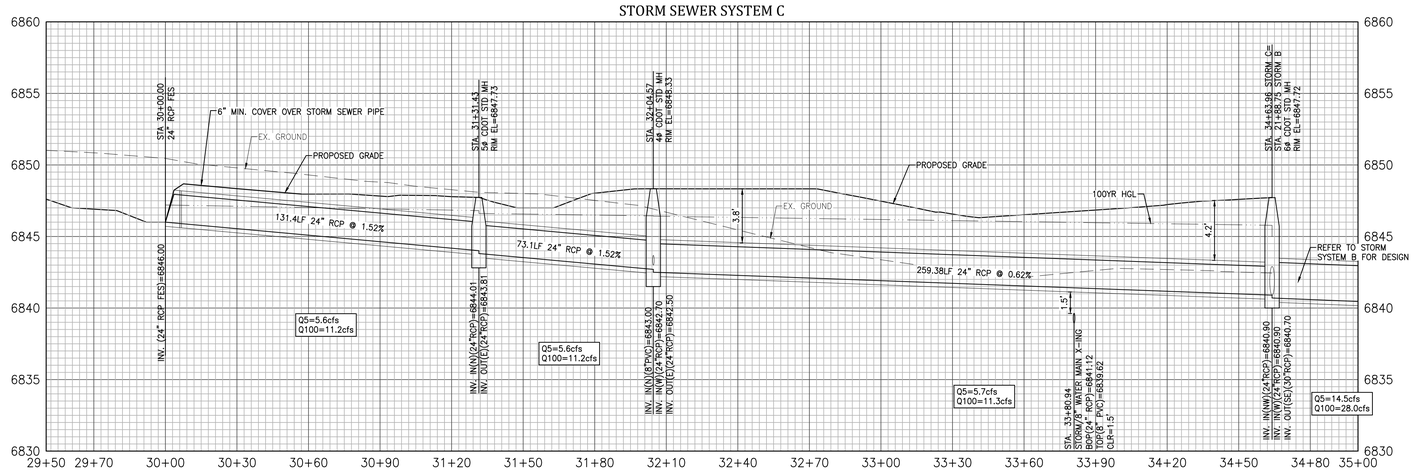

MATCHLINE - STA. 18+00.00 - SEE SHT C403
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'
MERIDIAN ROAD (160' R.O.W.)
STA. 18+30.03 STORM MH
STA. 18+71.98 STORM/FO CROSSING
STA. 19+11.91 STORM/WATER CROSSING
STA. 19+51.17 STORM MH
STA. 20+49.17 STORM/FO CROSSING
STA. 20+72.95 STORM MH
STA. 21+36.29 STORM/EX. WATER CROSSING
STA. 21+89.37 FOREBAY
STA. 22+15.02 TRICKLE CHANNEL RE: GRADING PLANS FOR TRICKLE CHANNEL DESIGN
48" RCP STM (STORM A)
54" RCP STM (STORM A)
S42°40'06"W - 421.16'
S31°09'02"W - 421.16'
S31°09'42"W - 218.63'
21+00 STORM A
22+00
TAMLIN ROAD (60' ROW) (REC.#2067123691)
EX. FO (CENTURY LINK)(APPROX)
APPROXIMATE LIMIT OF DISTURBANCE
EX. 60' ROW
EX. 80' ROW
EX. 100' ROW
EX. PROPERTY LINE
EX. FIBER VAULT
EX. EXPOSED FIBER OPTIC LINE CROSSING CREEK
EX. 18" RCP INV=6836.03 (DRAINS TO SIDE CHANNEL)
EX. 18" RCP INV=6835.49 (DRAINS TO SIDE CHANNEL)
EX. ZONE AE FLOODPLAIN FROM PANEL 0541G DATED 12/7/2018
EX. SPILLWAY CONC. WALL (EL=56.50')
EX. RIPRAP
REGIONAL WATER QUALITY AND DETENTION BASIN (POND WU)
EX. 18" RCP FES INV=6828.19 (DRAINS TO POND WU)
UNNAMED WEST TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2
EX. DRAINAGE EASEMENT REC. No. 9202052440
EX. DRAINAGE ESMT REC. #205205440
TRACT T FALCON HIGHLANDS FILING NO. 2 REC. No.206712369
EX. SIDE CHANNEL AREA
EX. 6'x3' RCB CULVERT
EX. 18" RCP INV=6834.72
EX. 18" RCP INV=6834.02
EX. 18" RCP INV=6834.22
EX. 18" RCP INV=6834.12
EX. 18" RCP INV=6834.32
EX. 18" RCP INV=6834.42
EX. 18" RCP INV=6834.52
EX. 18" RCP INV=6834.62
EX. 18" RCP INV=6834.72
EX. 18" RCP INV=6834.82
EX. 18" RCP INV=6834.92
EX. 18" RCP INV=6835.02
EX. 18" RCP INV=6835.12
EX. 18" RCP INV=6835.22
EX. 18" RCP





0 30' 60'

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

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GENERAL NOTES:

REVISIONS:

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