

ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

- 1 PROPOSED 12,589 SF LES SCHWAB TIRE CENTER.
- INSTALL STANDARD DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
- INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
- INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL 7/C1.5.
- PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE
- CONSTRUCT 6-INCH CONCRETE CURB WITH A 1-FOOT GUTTER SECTION; SEE DETAIL 1&6/C1.5. REFERENCE GRADING PLAN, SHEET C2.1, FOR DIFFERENTIATION OF CATCH OR SPILL GUTTER
- CONSTRUCT 6" MONOLITHIC CONCRETE CURB WITH HEAVY DUTY CONCRETE PAVING; SEE DETAIL 3/C1.5.
- INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK AT BUILDING WITH A LIGHT BROOM FINISH. SEE DETAIL 9/C1.5.
- INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK WITH A
- CONSTRUCT 2-FOOT VALLEY GUTTER. SEE DETAIL 5/C1.5.
- PAINT 4-INCH SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN.
- PAINT ACCESSIBLE PARKING SYMBOL AND, ONLY WHERE INDICATED,
- PAINT 4-INCH SOLID WHITE PARKING STRIPES AT 16-INCHES O.C. AND 45 DEGREE TO THE DIRECTION OF TRAFFIC; BORDER WITH A 6-INCH
- INSTALL CONCRETE FILLED PIPE BOLLARD: SEE DETAIL 5/C1.6.
- CONTRACTOR SUPPLIED AND INSTALLED TWO SPACE ALUMINUM BIKE RACK; SEE DETAIL 4/C1.5. REFERENCE ARCHITECTURAL PLANS FOR
 - CONTRACTOR SUPPLIED AND INSTALLED SITE FURNITURE (BENCH). SEE DETAIL 11/C1.5. REFERENCE ARCHITECTURAL PLANS FOR MORE
- PROPOSED ELECTRICAL TRANSFORMER LOCATION. REFERENCE UTILITY PLAN FOR MORE DETAILS.
- INSTALL AREA LIGHT; REFERENCE PHOTOMETRIC PLAN FOR POLE,
- INSTALL POLE AND HANIDCAP PARKING SIGN, INCLUDE "VAN" PLACARD CORRESPONDING (ONLY) TO SIMILARLY PAINT APPLIED TEXT; SEE
- INSTALL ADA REMOTE DOOR OPENER. REFERENCE ARCHITECTURAL
- PROPOSED DRAINAGE INLETS. REFERENCE UTILITY PLAN FOR
- PROPOSED 750 GALLON SAND/OIL INTERCEPTOR. REFERENCE UTILITY
- PROPOSED WATER METER. REFERENCE UTILITY PLAN FOR DETAILS.
- ONE-WAY STORM SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY
- ONE-WAY SANITARY SEWER CLEAN OUT TO GRADE. REFERENCE

SITE LEGEND

— – – — ADJACENT PROPERTY BOUNDARY LINE RIGHT OF WAY LINE - - - - - - BUILDING SETBACK EASEMENT BOUNDARY LINE EXISTING TO REMAIN --- PROPOSED BY OTHERS PROPOSED NEW EXISTING CURB & GUTTER TO REMAIN PROPOSED CURB & GUTTER PROPOSED CONCRETE PAVING PROPOSED STANDARD DUTY ASPHALT PAVING PROPOSED HEAVY DUTY ASPHALT PAVING PROPOSED LANDSCAPE PROPOSED SIDEWALK SAWCUT LINE PARKING COUNT

PROPOSED TRANSFORMER PROPOSED SITE LIGHTING

> PROPOSED METER PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN EXISTING SANITARY SEWER MANHOLE COVER

EXISTING STORMDRAIN MANHOLE COVER EXISTING INLET

EXISTING STREET LIGHT EXISTING FIRE HYDRANT

NOTES:

1. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS INDICATED AS NEW AND/OR PROPOSED.

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

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0 3/27/18 CLIENT SET 1 4/6/18 SDP SET

Date Issue / Description

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

SITE PLAN

Markup Summary

Locked (3)



Subject: Text Box Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdsevigny Date: 5/4/2018 11:11:13 AM

Color:

Need measurements from all property lines to structure indicated on site plan



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdnijkamp Date: 5/4/2018 11:11:12 AM

Color:

an ADA approved pedestrian ramp will be required here



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdnijkamp Date: 5/4/2018 11:11:11 AM

Color:

Sidewalk will be required adjacent to Meridian Road, to run the entire width of the lots (3 & 4) (it is also anticipated that you keep a pedestrian access

from the public sidewalk to the building).