

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LOCAL JURISDICTION MUNICIPAL CODE, TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY PUBLIC WORKS OR UTILITIES INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN/CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN/CITY, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO PUBLIC WORKS INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (IF APPLICABLE), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY PUBLIC WORKS INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

BENCHMARK:

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

BASIS OF BEARING:

S 89° 49'00" W BETWEEN SOUTHEAST CORNER, SECTION 1, T13S, R65W, SIXTH P.M. AND THE SOUTH 1/4 CORNER, SECTION 1 T13S, R65W, SIXTH P.M.

LEGAL DESCRIPTION:

LOT 10 , FALCON MARKETPLACE, ACCORDING TO THE PLAT AS RECORDED DECEMBER 23, 2019 AT RECEPTION NO. 219714441, COUNTY OF EL PASO, STATE OF COLORADO.

ENGINEERS CERTIFICATION:

THESE CONSTRUCTION DRAWINGS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORM DRAINAGE AND SANITARY CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS AND THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA OF THE COUNTY OF EL PASO.

THOMAS PANNELL, P.E.
COLORADO NO. 53615

SITE DEVELOPMENT PLANS FOR SUPER STAR CAR WASH FALCON MARKETPLACE LOT 10

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH. P.M.
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP

SCALE= 1" = 500'

PROPERTY OWNER:

SUPER STAR CAR WASH
1830 N 95TH AVE, SUITE 106
PHOENIX, AZ 85037
CONTACT: TIM VARLEY
PHONE: (801) 651-1748

ENGINEER:

BOWMAN CONSULTING
1526 COLE BLVD, SUITE 100
LAKEWOOD, CO 80401
CONTACT: THOMAS PANNELL, PROJECT MANAGER
PHONE: (303) 801-2900

SURVEYOR:

BOWMAN CONSULTING
1526 COLE BLVD, SUITE 100
LAKEWOOD, CO 80401
CONTACT: BRIAN SOCIA, DIRECTOR OF SURVEY
PHONE: (303) 801-2900

DEVELOPER:

EVERGREEN
2390 EAST CAMELBACK ROAD,
PHOENIX, AZ 85016
CONTACT: KAREN LEVITT ORTIZ, DEVELOPMENT MANAGER
PHONE: (602) 808-8600

ARCHITECT:

CAWLEY ARCHITECTS
730 NORTH 52ND STREET, SUITE 203
PHOENIX, AZ 85008
CONTACT: CHRISTOPHER BARTA, SENIOR PROJECT MANAGER
PHONE: (602) 393-5060

COUNTY:

EL PASO COUNTY
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
CONTACT: RYAN HOWSER, PLANNER 1
PHONE: (719) 520-6300

This can be removed, since it is covered in the Engineers Statement above.

If this is for the county review engineer, you can remove it. Review engineers do not sign plans.

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C4.0	GRADING PLAN
C5.0	UTILITY PLAN
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DR1.0	ELECTRICAL SITE LIGHTING PLAN
DR2.0	ELECTRICAL SITE PHOTOMETRICS - PRE-CURFEW
DR2.1	ELECTRICAL SITE PHOTOMETRICS - POST-CURFEW

ENGINEERS 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.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNERS STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE _____ DATE _____

ENGINEER OF RECORD:

THE GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

REVIEW ENGINEER:

THE GRADING AND EROSION CONTROL PLAN WAS REVIEWED AND FOUND TO MEET THE CHECKLIST REQUIREMENTS EXCEPT WHERE OTHERWISE NOTED OR ALLOWED BY AN APPROVED DEVIATION REQUEST.

REVIEW ENGINEER _____ DATE _____

Add text:
PCD Filing No.:
PPR-21-008

REVISIONS	DATE	DESCRIPTION

COVER
SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN
EL PASO COUNTY
COLORADO

DESIGN SWK	DRAW SWK	CHKD TOP
SCALE H: 1" = XXX' V: 1" = XXX'		
JOB No. 020441-01-001		
DATE : 02/09/2021		
SHEET C1.0		

EXISTING	LEGEND DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF CONSTRUCTION	
	LIMITS OF DISTURBANCE	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	CONCRETE SIDEWALK	
	ASPHALT SIDEWALK	
	HANDICAP PARKING	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	VEHICLES PER DAY INDICATOR	
	TEST PIT	
	MONITORING WELL	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	GRADE BREAK	
	RIDGELINE	
	SPOT ELEVATION	
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	OVERHEAD UTILITY	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	TREE	
	TREE LINE	
	WETLANDS	

LEGEND NOTES

- THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.
- ADDITIONAL LEGENDS AND NOTES MAY BE FOUND ON OTHER SHEETS ASSOCIATED WITH THIS PLAN. THESE LEGENDS AND NOTES ARE TO BE REFERENCED IN ADDITION TO THIS STANDARD SHEET.

ABBREVIATIONS	
A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS. OFFICIALS
AB	AS-BUILT
AC	ALGEBRAIC DIFFERENCE IN GRADE
AD	ACCESS EASEMENT
AE	ADJACENT
ADJ	ADJACENT
AGGR	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ANSI	ANGLE POINT
APT	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREATH
BOV	BACK OF CURB
BC	BASEMENT FLOOR
BF	BUILDING
BLDG	BENCHMARK
BM	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BMP	BLOW OFF VALVE
BOV	BEARING
BRG	BUILDING RESTRICTION LINE
BRL	BEGINNING VERTICAL CURVE ELEVATION
BVCE	BEGINNING VERTICAL CURVE STATION
BVCS	BOTTOM OF WALL
BW	NO. & #
C	NTS
C#	CENTER CORRECTION ON VERTICAL CURVE
CC	RUNOFF COEFFICIENT
CATV	CABLE TELEVISION
CBG	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CCDOT	COLORADO DEPT. OF TRANSPORTATION
CF	CUBIC FEET
CF	CUBIC FEET PER SECOND
CF	CURB AND GUTTER (REVERSE SLOPE)
CG(R)	CHORD
CH	CHORD BEARING
CI	CAST IRON PIPE
CI	CENTERLINE
CL	CLEAR
CL	CUBIC METERS
CM	CORRUGATED METAL PIPE
CMP	CUBIC METERS PER SECOND
CMS	RUNOFF CURVE NUMBER
CON	CONTINUOUS
CNT	CLEAN OUT
CO	CONCRETE
CONC	CURB STOP
CO	COURT
CT	CENTER
CTR	CONTROL LINE
CTRY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DD	DIVERSION DIKE
DE	DETAIL
DIAM	DIAMETER
DIA	DUCTILE IRON PIPE
DIP	DROP INLET
DI	DISTANCE
DIST	DOMESTIC LINE
DL	DROP MANHOLE
DM	DOMESTIC
DDM	DRIVE DRAIN
DRN	DRAINAGE AREA
DRNG	DOWN SPOUT
DS	DWELLING UNITS
DRNG	DRAINAGE
DW	DRIVEWAY
D/W	DELTA
Δ	EASTING/EAST
E	EACH
EA	EAST BOUND LANE
EBL	EROSION CONTROL
EC	EROSION CONTROL BLANKET
ED	EDGE OF CURB
ED	EDGE OF GUTTER
EG	ENERGY GRADIENT LINE
EL	ELEVATION
EL	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
ENT	EDGE OF ASPHALT
EOA	EDGE OF CONCRETE
EOC	EDGE OF PAVEMENT
EOP	EQUIPMENT
EQUIP	EASEMENT
EXIST	EXISTING TO BE DEMOLISHED
EXIST	EXISTING TO REMAIN
EXT	EXISTING TO BE RELOCATED
ETR	ENDING VERTICAL CURVE ELEVATION
ETRP	ENDING VERTICAL CURVE STATION
EVCE	ENDING VERTICAL CURVE STATION
EVCS	END WALL
EW	EXISTING
EQ	ENVIRONMENTAL QUALITY CORRIDOR
EQ	EXISTING
F	FIRE LINE
FAR	FLOOR AREA RATIO
FD	FACE OF CURB
FOC	FLOOR DRAIN
FD	FLARED END SECTION
FES	FIRST FLOOR OR FINISH FLOOR
FT	FINISH GRADE
FC	FIRE HYDRANT
FH	FLOW LINE
FL	FOUNDATION
FND	FOYER
FOY	FLOOD PLAIN
FP	FEET PER SECOND
FP	FIRE SERVICE OR FACTOR OF SAFETY
FPS	FEET PER SECOND
FT	FOOT OR FEET
G	GAS
GAR	GARAGE
GB	GRADE BREAK
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
GV	GATE VALVE
GV	USGS
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HBP	HOT BITUMINOUS PAVEMENT
HBL	HYDRAULIC GRADE LINE
HBL	HORIZONTAL
HORZ	HIGH POINT
HP	HAND RAIL
HR	HEIGHT
HT	HEADWATER
HW	HEAD
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IE	INCH
IN	INVERT
IP	IRON PIPE
IP	IRON PIPE FOUND
IPF	IRON PIPE SET
IPR	IRRIGATION
IR	IR
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT OR RATE VERTICAL CURVATURE
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCC	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LP	LIP OF PAN
LL	LOW POINT
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
N	NORTHING/NORTH
N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
NBY	NORTH OF CORNERLY
NFA	NET FLOOR AREA
NO.	NUMBER
& #	NOT TO SCALE
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHEAD
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P	PROPERTY LINE
P&P	PLAN AND PROFILE
P	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PCTC	POINT OF CURVATURE TOP OF CURB
PI	POINT OF INTERSECTION
PG	PAGE
PGL	POINT OF GRADE LINE
PRC	PRELIMINARY CURVATURE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RDR	REDO
RD	ROAD OR ROOF DRAIN
REIN	REINFORCED
REDD	REQUIRED
RET	RETAINING
RETR	RETAINMENT
ROP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
RMO	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
ROUTE	ROUTE
RTE	ROUTE
R/W & ROW	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY SEWER
SANMH	SANITARY SEWER MANHOLE
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SEW	SEWER
SEW	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SP	SPECIFICATIONS
SPEC	STATION
STD	STANDARD
STK	STACK
STW	STORM SEWER
STW	STORM SEWER MANHOLE
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
Sy	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TBR	TO BE REMOVED
TOC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEST HOLE
TEMP	TEMPERATURE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TP	TEST PIT OR TREE PROTECTION
TP	TOP OF WALL OR TAILWATER
TPP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UG	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UGDR	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
UTIL	UTILITY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
WM	WATER MAIN
W/TH	WITH THRUST BLOCK
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE
XNG	CROSSING
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR

GENERAL NOTES

- UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR SHOWN INCORRECTLY ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS FOR THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT THE JOB SITE AT ALL TIMES THE APPROPRIATE GOVERNING AGENCY'S PUBLIC WORKS MANUAL, ALL APPROVED EASEMENT AGREEMENTS, AND ONE (1) SIGNED COPY OF THE PLANS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
- CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH OSHA REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS/HER CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND IN THE EVENT THAT ANY FIRE HYDRANTS ARE TO BE TEMPORARILY REMOVED FROM SERVICE, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE "SOILS AND INVESTIGATION" REPORT FROM GEOTECHNICAL ENGINEER ALONG WITH THE "PAVEMENT THICKNESS DESIGN REPORT". THE CONTRACTOR MUST HAVE COPIES OF SAME ON THE SITE AT ALL TIMES.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AS-CONSTRUCTED HORIZONTAL AND VERTICAL CONSTRUCTION INFORMATION, INCLUDING THE LOCATIONS OF ALL SANITARY LINES AND SERVICES, WATER LINES AND SERVICES, AND OTHER UTILITY LINES AND SERVICES TO THE ENGINEER FOR PREPARATION OF AS-BUILT DOCUMENTS.
- LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE PER APPROPRIATE GOVERNING AGENCY.
- WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE. ASPHALT PATCH SHALL BE PER APPROPRIATE GOVERNING AGENCY STANDARDS.
- REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE EROSION CONTROL PLAN). THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY (IF APPLICABLE) TO COMPLETE THE CONSTRUCTION AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER WILL BE PROVIDED BY THE CONTRACTOR TO KEEP WIND EROSION IN CHECK. USE OF WATER AS A DUST PREVENTATIVE SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF THE WORK.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CLEAN UP OR REPAIR IS COMPLETE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE STREET CORES, RIGHT-OF-WAY TEMPLATES, AND LOTS ACCORDING TO GRADING INSTRUCTIONS SHOWN ON PLANS.
- STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE ELEVATION TO TOP OF ASPHALT.
- COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE +/- 0.1 FEET.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL APPROPRIATE PERMITS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN OBTAINED PRIOR TO GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TEMPORARY WATER DIVERSION/CONTROL DEVICES AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID DEVICES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MECHANICAL/ELECTRICAL/PLUMBING/STRUCTURAL PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE OWNER, APPROPRIATE GOVERNING AGENCY, AND/OR THE ARCHITECT/ENGINEER.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS, PER LOCAL CODE.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCH DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
- ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- AN AIR QUALITY PERMIT SHALL BE OBTAINED IF REQUIRED.
- ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. BOWMAN CONSULTING GROUP, LTD. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
- THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL RESIDENCES WITHIN VICINITY OF THE PROPERTY BOUNDARY TEN (10) DAYS PRIOR TO ANY BLASTING IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY REQUIREMENTS.
- NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITY LINES OR STRUCTURES. BLASTING TO BE EXTENDED 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING PERMIT.
- THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE WORK.
- ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING

**STANDARD NOTES FOR EL PASO COUNTY
GRADING AND EROSION CONTROL PLANS**

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS 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 PRIOR TO IMPLEMENTATION.
- 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. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.
- 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 PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- ANY EARTH DISTURBANCE 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 INFEASIBLE.
- 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 SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY.
- DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.**
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

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WOODMAN HILLS METROPOLITAN DISTRICT GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICTS ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES
- TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
A) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
• TEST 100 % OF ALL LINES
• MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
• ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
• ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
• SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
• ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENSURING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MN) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE ANWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND KENNEDY GUARDIAN (K81D, K81A AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
B) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

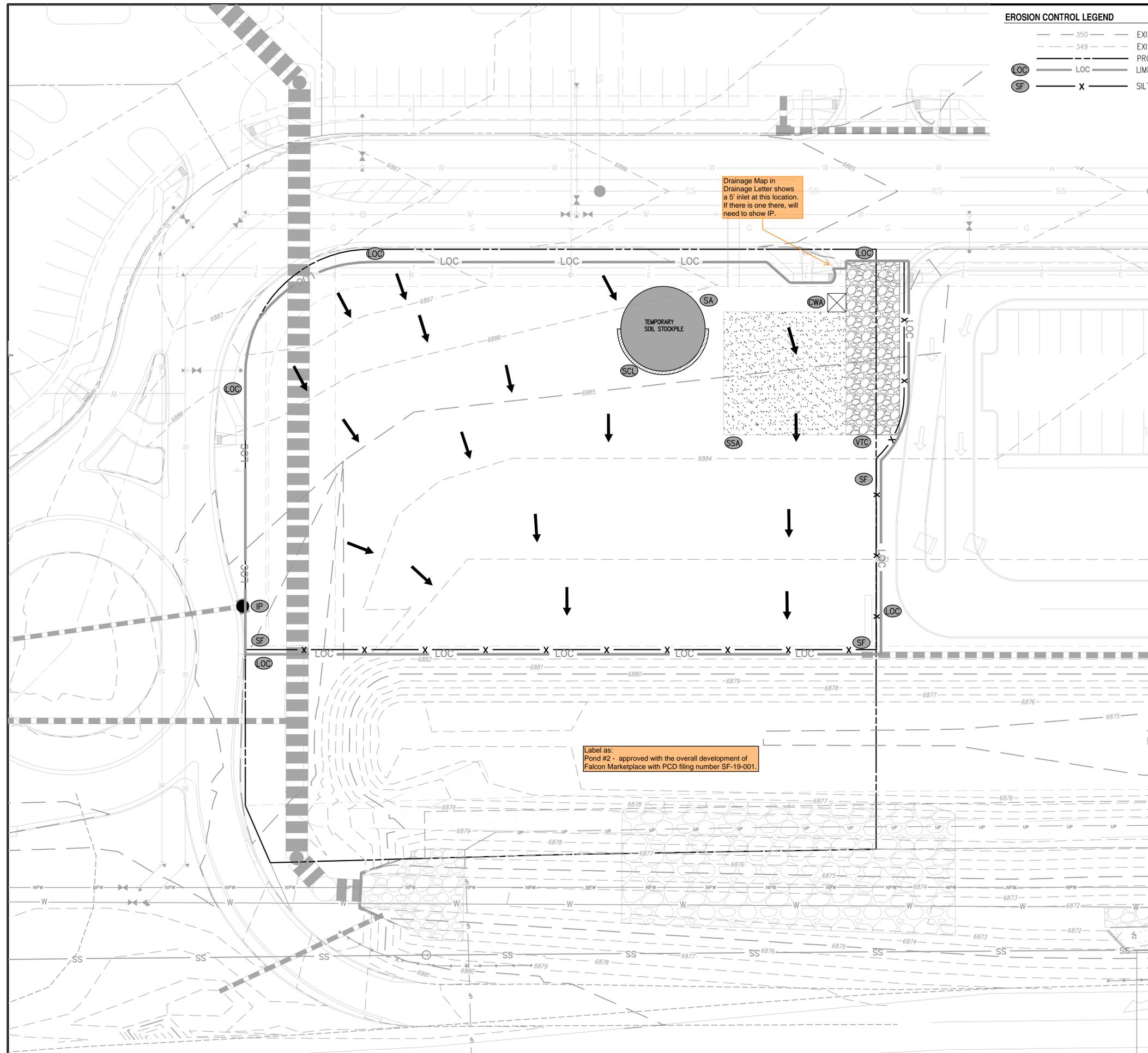
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RUI16 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
- COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

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Lakewood, CO 80401

REVISION	REVISIONS	
	DATE	DESCRIPTION

LOCAL GENERAL NOTES
SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN
EL PASO COUNTY
COLORADO

DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No.	020441-01-001	
DATE	02/09/2021	
SHEET	C1.2	



EROSION CONTROL LEGEND

- 350 --- EXISTING GROUND MAJOR CONTOUR
- 349 --- EXISTING GROUND MINOR CONTOUR
- --- PROPERTY LINE
- LOC --- LIMITS OF CONSTRUCTION
- X --- SILT FENCE
- SSA [Symbol] STABILIZED STAGING AREA
- VTC [Symbol] VEHICLE TRACKING CONTROL
- CWA [Symbol] CONCRETE WASHOUT AREA
- [Symbol] FLOW ARROW
- SA [Symbol] STOCKPILE AREA
- SCL [Symbol] SEDIMENT CONTROL LOG
- IP [Symbol] INLET PROTECTION

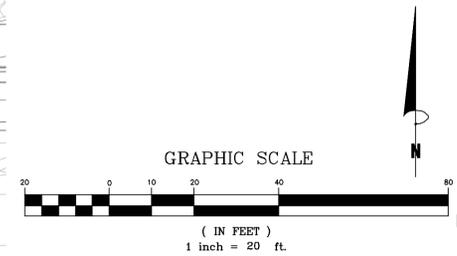
LIMITS OF DISTURBANCE = 1.07 ACRES

Checklist Item B - label the surrounding subdivision names, lot #'s, and/or parcel #'s - label adjacent roads.
 Checklist Item H and M. If "limits of disturbance" and "construction boundary" are the same, change to "construction boundary/limits of disturbance" or otherwise show as separate linetypes for each on the legend and figure.
 Item I - include a note on here (or on Sheet 2 - General Erosion Control Notes) about condition of existing vegetation.
 show offsite drainage flow arrows as well
 Item P - identify areas of cut/fill. A note descriptive note is acceptable. For examples: the site is mostly cut or fill, or cut/fill in northwest corner, or site was previously graded with the rest of the overall development of Falcon Marketplace.

Label as:
 Pond #2 - approved with the overall development of Falcon Marketplace with PCD filing number SF-19-001.

NOTES:

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
3. EROSION CONTROL DEVICES ARE SHOWN AS THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
4. ANY TEMPORARY STOCKPILE OF SOIL PLACES BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION. SOIL STOCKPILES SHALL NOT EXCEED 10 FEET IN HEIGHT.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
8. INSTALL ADDITION CONTROL MEASURES IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.



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REVISION	DESCRIPTION	DATE

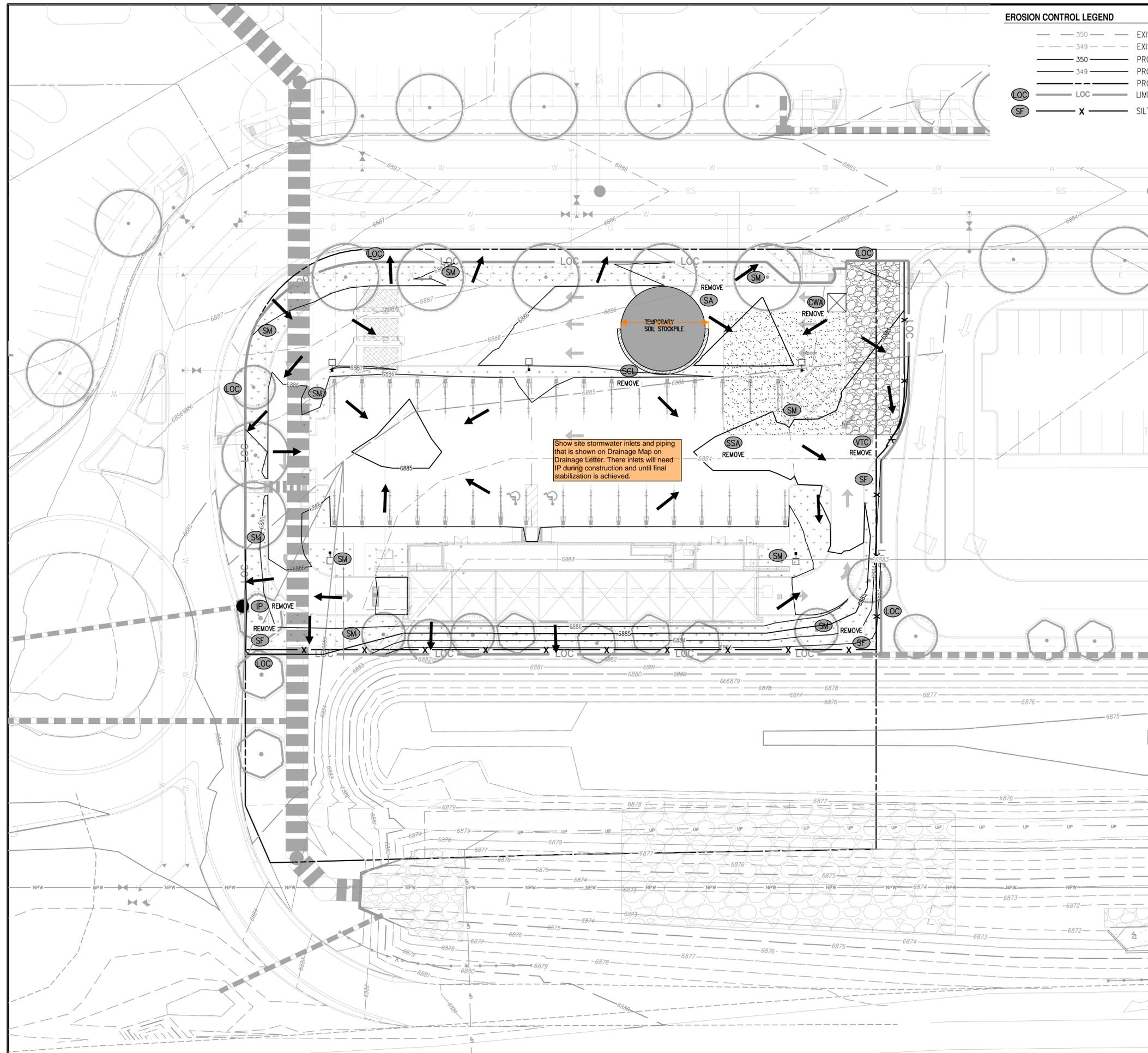
INITIAL EROSION CONTROL PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

EL PASO COUNTY COLORADO

NOT FOR CONSTRUCTION

DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE: H: 1" = 20' V: 1" = XXX'		
JOB No. 020441-01-001		
DATE: 02/09/2021		
SHEET		
C2.0		



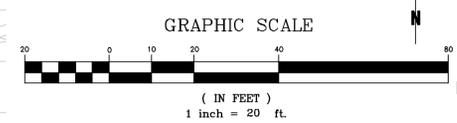
EROSION CONTROL LEGEND

- 350 --- EXISTING GROUND MAJOR CONTOUR
- 349 --- EXISTING GROUND MINOR CONTOUR
- 350 --- PROPOSED GROUND MAJOR CONTOUR
- 349 --- PROPOSED GROUND MINOR CONTOUR
- --- PROPERTY LINE
- --- LIMITS OF CONSTRUCTION
- (LOC) --- SILT FENCE
- (SF) --- SILT FENCE
- (SSA) [Pattern] STABILIZED STAGING AREA
- (VTC) [Pattern] VEHICLE TRACKING CONTROL
- (SM) [Pattern] SEEDING AND MULCHING
- (CWA) [Symbol] CONCRETE WASHOUT AREA
- [Arrow] FLOW ARROW
- (SA) [Symbol] STOCKPILE AREA
- (SCL) [Symbol] SEDIMENT CONTROL LOG
- (IP) [Symbol] INLET PROTECTION

Show site stormwater inlets and piping that is shown on Drainage Map on Drainage Letter. There inlets will need IP during construction and until final stabilization is achieved.

NOTES:

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
3. EROSION CONTROL DEVICES ARE SHOWN AS THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
4. ANY TEMPORARY STOCKPILE OF SOIL PLACES BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION. SOIL STOCKPILES SHALL NOT EXCEED 10 FEET IN HEIGHT.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
8. INSTALL ADDITION CONTROL MEASURES IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.



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FINAL EROSION CONTROL PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10

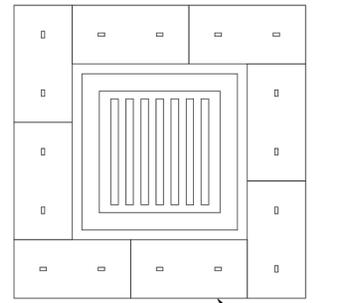
SITE DEVELOPMENT PLAN

EL PASO COUNTY
COLORADO

NOT FOR CONSTRUCTION

SEAL

DESIGN SWK	DRAWN SWK	CHKD TOP	
SCALE		H: 1" = 20'	
		V: 1" = XXX'	
JOB No.		020441-01-001	
DATE		02/09/2021	
		SHEET	
		C2.1	



STRAW BALE
(SEE FIG. SBB-2 FOR INSTALLATION REQUIREMENTS)

STRAW BALE INLET PROTECTION
NTS

STRAW BALE INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

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

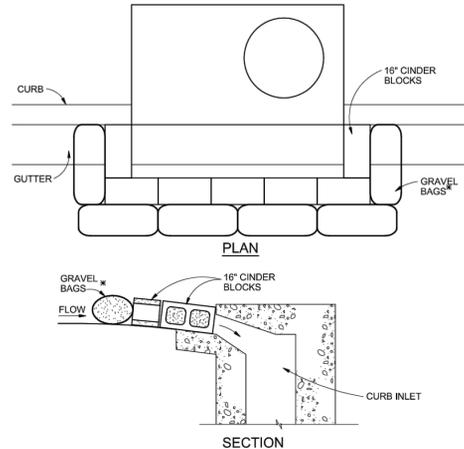
MAINTENANCE REQUIREMENTS

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

City of Colorado Springs
Stormwater Quality

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

3-26



BLOCK AND GRAVEL BAG CURB INLET PROTECTION
NTS

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

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

City of Colorado Springs
Stormwater Quality

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

3-27

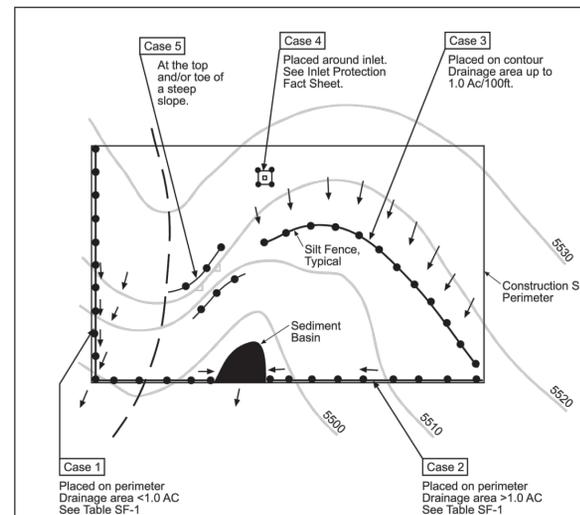


Table SF-1

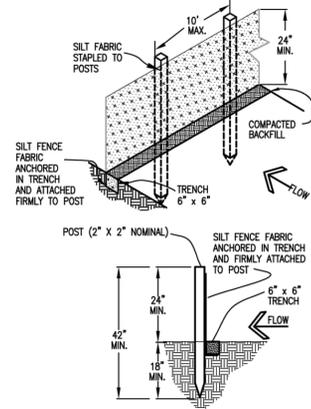
Silt Fence Used as	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Perimeter Control	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

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

City of Colorado Springs
Storm Water Quality

Figure SF-1
Silt Fence
Application Examples

3-35



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR GROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

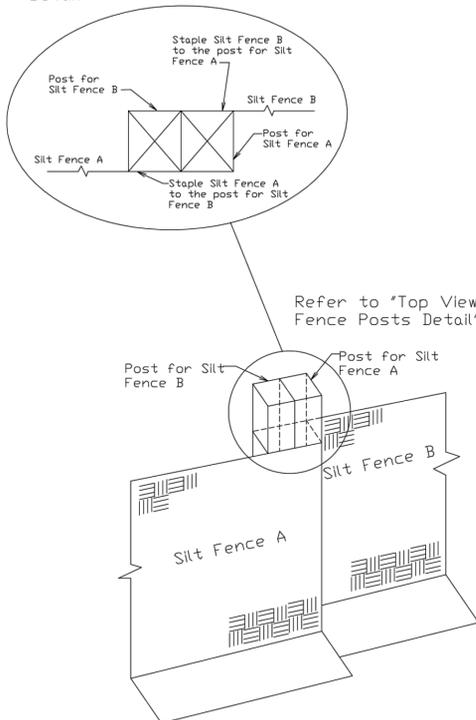
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT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

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements

3-36

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"

City of Colorado Springs
Stormwater Quality

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

3-37

REVISION	DATE	DESCRIPTION

EL PASO COUNTY
COLORADO

EROSION CONTROL DETAILS
SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

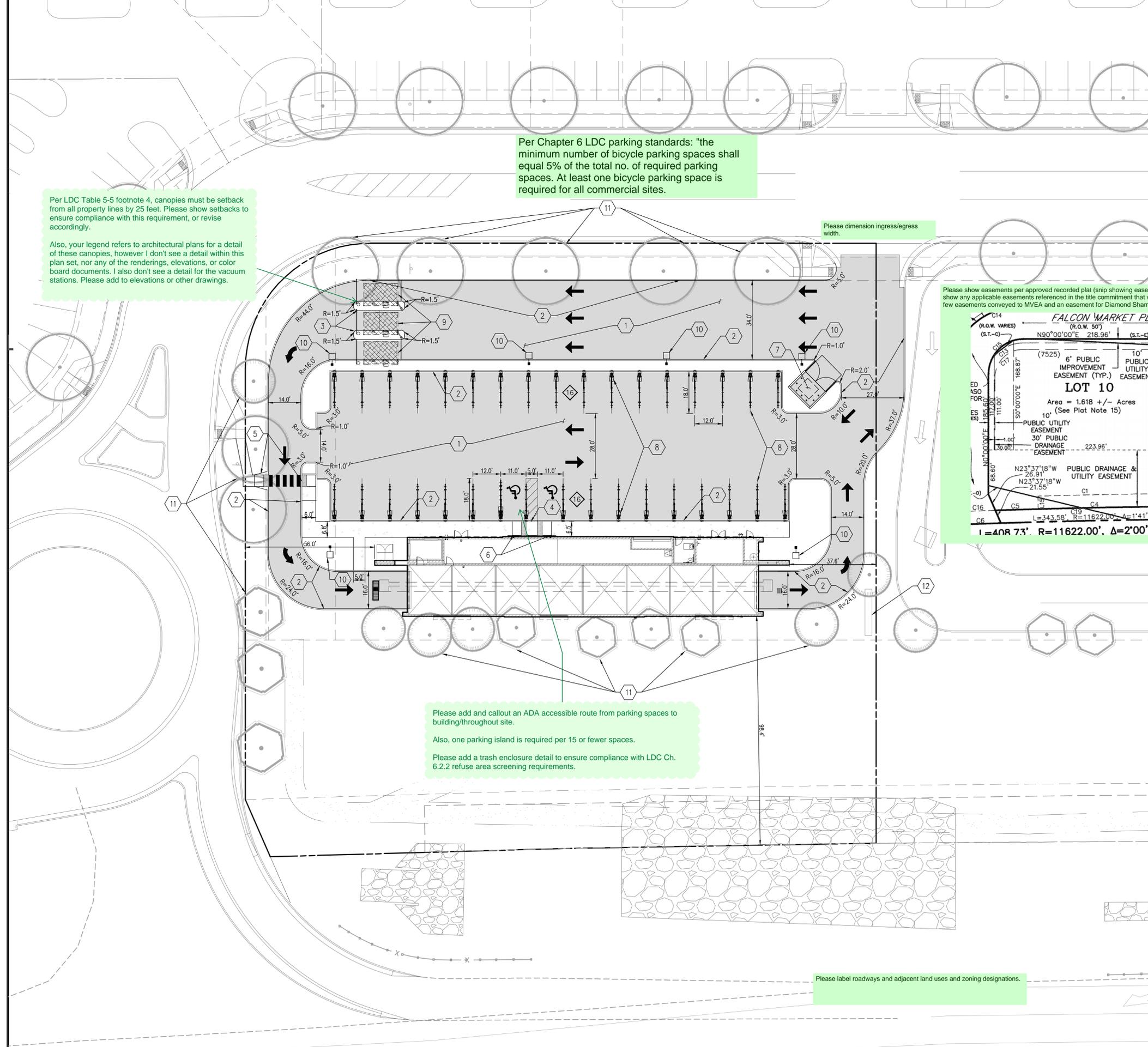
SEAL

NOT FOR CONSTRUCTION

DESIGN	DRAWN	CHKD
SWK	SWK	TOP
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No.	020441-01-001	
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SHEET	C2.2	



Know what's below.
Call before you dig.



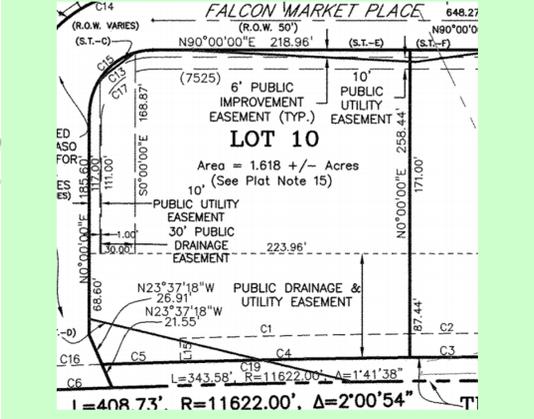
Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the total no. of required parking spaces. At least one bicycle parking space is required for all commercial sites."

Per LDC Table 5-5 footnote 4, canopies must be setback from all property lines by 25 feet. Please show setbacks to ensure compliance with this requirement, or revise accordingly.

Also, your legend refers to architectural plans for a detail of these canopies, however I don't see a detail within this plan set, nor any of the renderings, elevations, or color board documents. I also don't see a detail for the vacuum stations. Please add to elevations or other drawings.

Please dimension ingress/egress width.

Please show easements per approved recorded plat (snip showing easements below). Please also show any applicable easements referenced in the title commitment that was submitted (there are a few easements conveyed to MVEA and an easement for Diamond Shamrock gas pipeline company.



EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
X	FENCE LINE	X
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	TREE	---

- KEY NOTES**
- 1 PROPOSED CONCRETE PAVEMENT
 - 2 PROPOSED 6" INTEGRAL CURB
 - 3 PROPOSED RAISED CONCRETE SLAB
 - 4 PROPOSED ADA RAMP (SEE DETAIL ON SHEET C8.0)
 - 5 PROPOSED ADA RAMP (SEE DETAIL ON SHEET C8.1)
 - 6 PROPOSED ADA PARKING SIGN
 - 7 PROPOSED TRASH ENCLOSURE
 - 8 PROPOSED VACUUM STATION (SEE ARCHITECTURAL PLANS)
 - 9 PROPOSED CANOPY (SEE ARCHITECTURAL PLANS)
 - 10 PROPOSED SITE LIGHT
 - 11 PROPOSED TREE (BY OTHERS)
 - 12 DEVELOPMENT MONUMENT SIGN (BY OTHERS)

Please add and callout an ADA accessible route from parking spaces to building/throughout site.

Also, one parking island is required per 15 or fewer spaces.

Please add a trash enclosure detail to ensure compliance with LDC Ch. 6.2.2 refuse area screening requirements.

Please create an area on the bottom right corner of this site plan (by or incorporated into the title block) that is dedicated for the Planning Director's approval stamp.

Please provide required ADA Note:

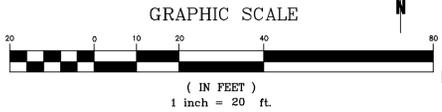
ACCESSIBILITY NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

Please add a site data table including, but not limited to: property address, parcel ID, zoning district, land use (proposed), property acreage, parking data table (required/provided), building height, setbacks, etc.

Much of this information is described in the letter of intent, but please show within a site data table on the site plan.

Please label roadways and adjacent land uses and zoning designations.



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Lakewood, CO 80401
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REVISION	DATE	DESCRIPTION

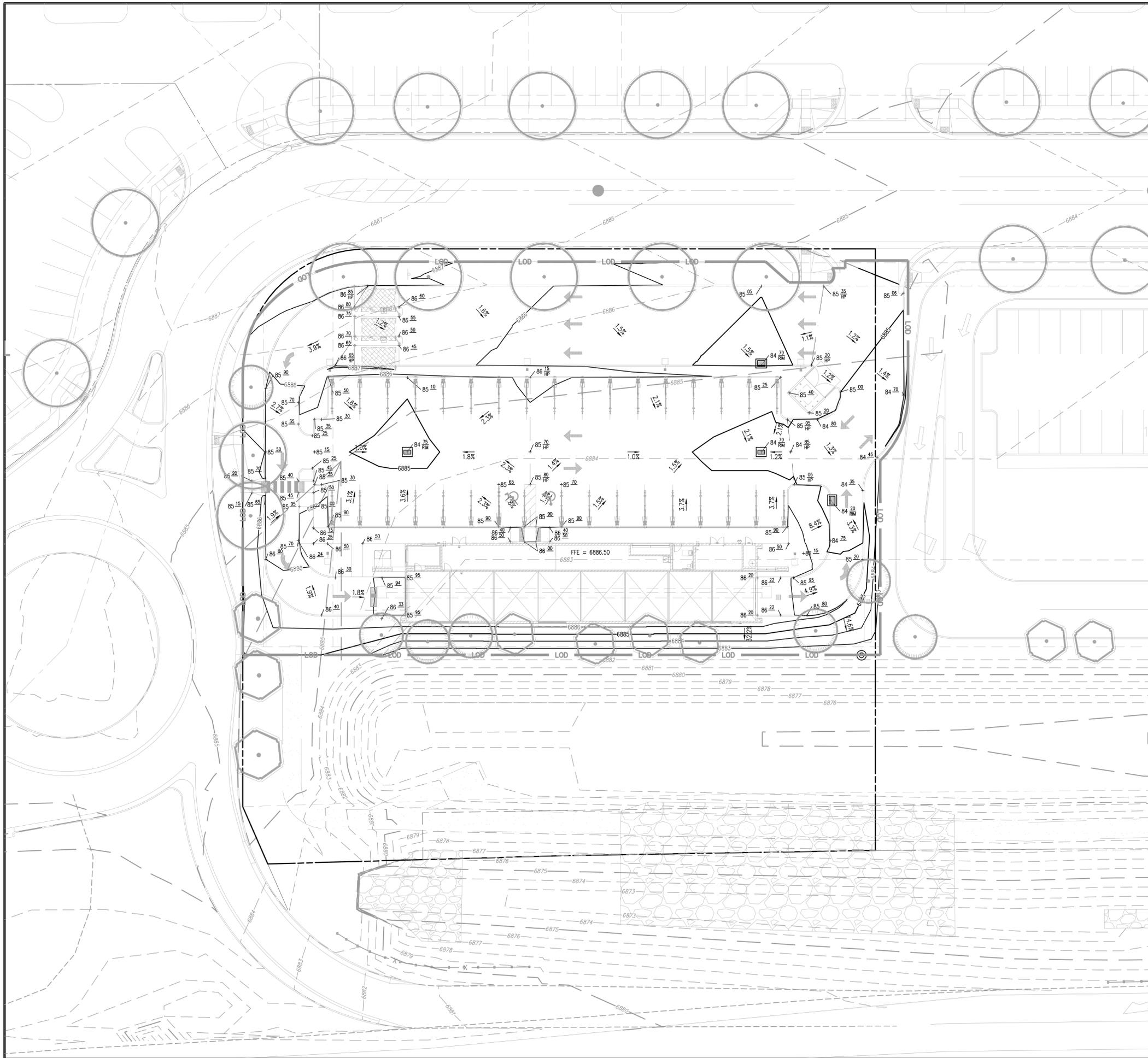
SITE PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

EL PASO COUNTY COLORADO

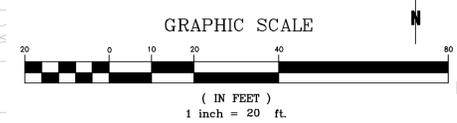
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DESIGN SWK	DRAWN SWK	CHKD TOP
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SHEET C3.0		



EXISTING	LEGEND DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	LIMITS OF DISTURBANCE	---
X	FENCE LINE	X
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	GRADE BREAK	---
52.22	SPOT ELEVATION	52.22
5236.22	STORM SEWER MANHOLE	5236.22
---	STORM SEWER INLET	---
---	TREE	---

NOTES:
 1. RIM ELEVATION AT CURB INLETS ARE FLOW LINE ELEVATION



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REVISION	DESCRIPTION	DATE

GRADING PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

EL PASO COUNTY COLORADO

NOT FOR CONSTRUCTION

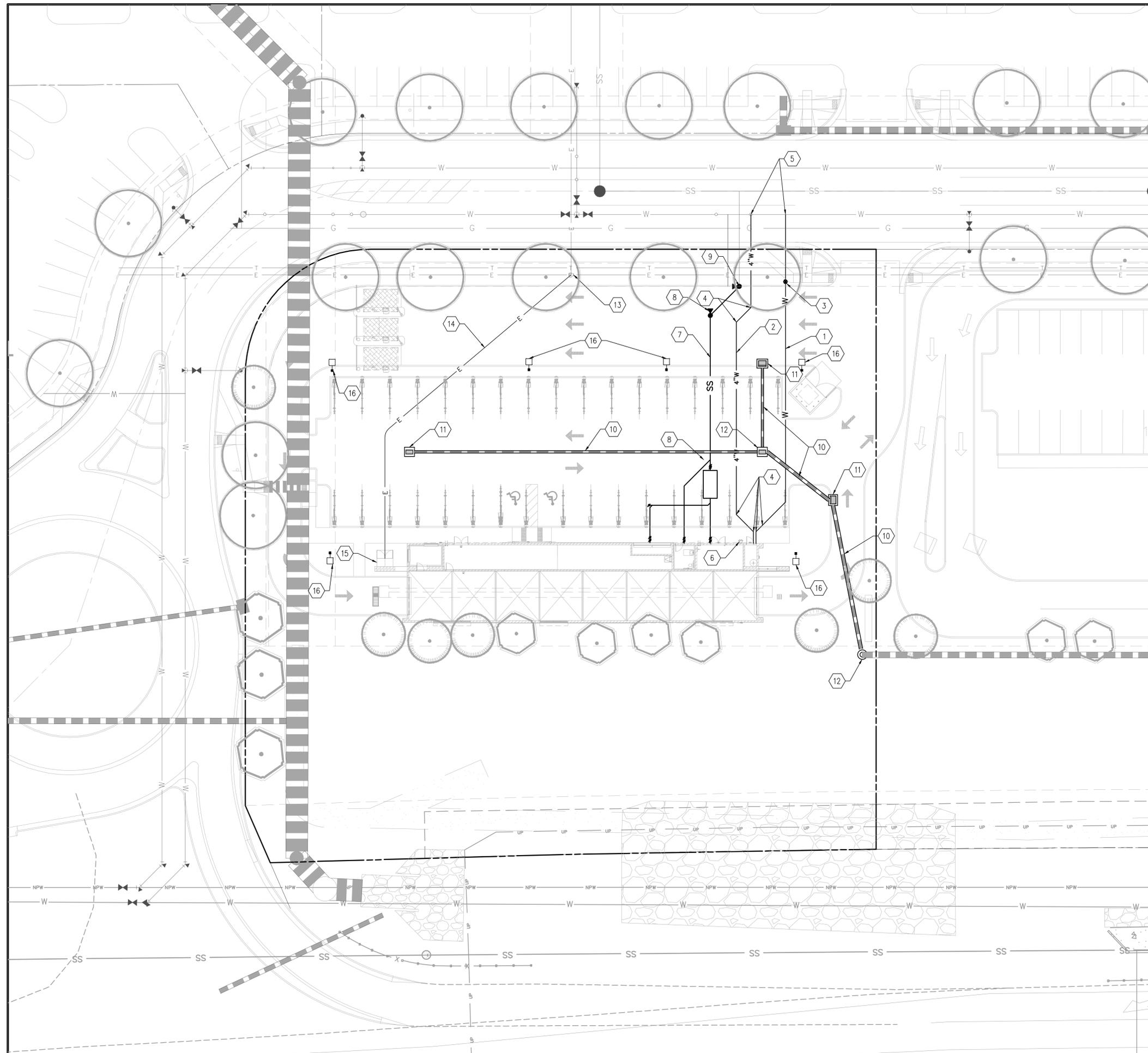
DESIGN	DRAWN	CHKD
SWK	SWK	TOP

SCALE: H: 1" = 20'
V: 1" = XXX'

JOB No. 020441-01-001

DATE: 02/09/2021

SHEET
C4.0



EXISTING	LEGEND DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
-x-	FENCE LINE	-x-
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
W	WATER LINE	W
M	WATER METER	M
W	WATER VALVE	W
SS	FIRE HYDRANT	SS
SS	SANITARY LINE	SS
S	SANITARY MANHOLE	S
SS	SANITARY CLEANOUT	SS
SS	STORM SEWER PIPE	SS
SS	STORM SEWER MANHOLE	SS
SS	STORM SEWER INLET	SS
SS	STORM SEWER FLARED END SECTION	SS
SS	STORM SEWER HEADWALL	SS
E	UNDERGROUND ELECTRIC	E
T	STREET LIGHT	T
T	TELECOM SERVICE	T
T	NATURAL GAS SERVICE	T
○	TREE	○

- KEY NOTES**
1. PROPOSED 2 1/2" PVC DOMESTIC WATER SERVICE (SEE DETAIL ON SHEET C8.2)
 2. PROPOSED 4" PVC FIRE WATER SERVICE
 3. PROPOSED 2" WATER METER
 4. PROPOSED 45" WATER BEND
 5. PROPOSED CONNECTION TO WATERMAIN
 6. PROPOSED FDC
 7. PROPOSED 6" PVC SANITARY SEWER
 8. PROPOSED SANITARY SEWER CLEANOUT (SEE DETAIL ON SHEET C8.3)
 9. PROPOSED 45" SANITARY SEWER BEND CONNECTION TO LATERAL
 10. PROPOSED HP STORM PIPE
 11. PROPOSED STORM INLET
 12. PROPOSED STORM MANHOLE
 13. PROPOSED TRANSFORMER BY OTHERS
 14. PROPOSED ELECTRIC SECONDARY
 15. PROPOSED SERVICE ENTRANCE SECTION (SEE ARCHITECTURAL PLANS)
 16. PROPOSED SITE LIGHT

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES
 2. WATER TO BE INSTALLED MINIMUM OF 4' BELOW FINAL GRADE
 3. ALL WATER SERVICE SHALL BE AWWA C900 PVC OR EQUAL
 4. SANITARY SEWER SHALL BE INSTALLED A MINIMUM OF 6' BELOW FINAL GRADE
 5. ALL SANITARY SHALL BE SDR-35 OR EQUAL

GRAPHIC SCALE

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REVISION	DATE	DESCRIPTION

UTILITY PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

COLORADO

EL PASO COUNTY

SEAL

NOT FOR CONSTRUCTION

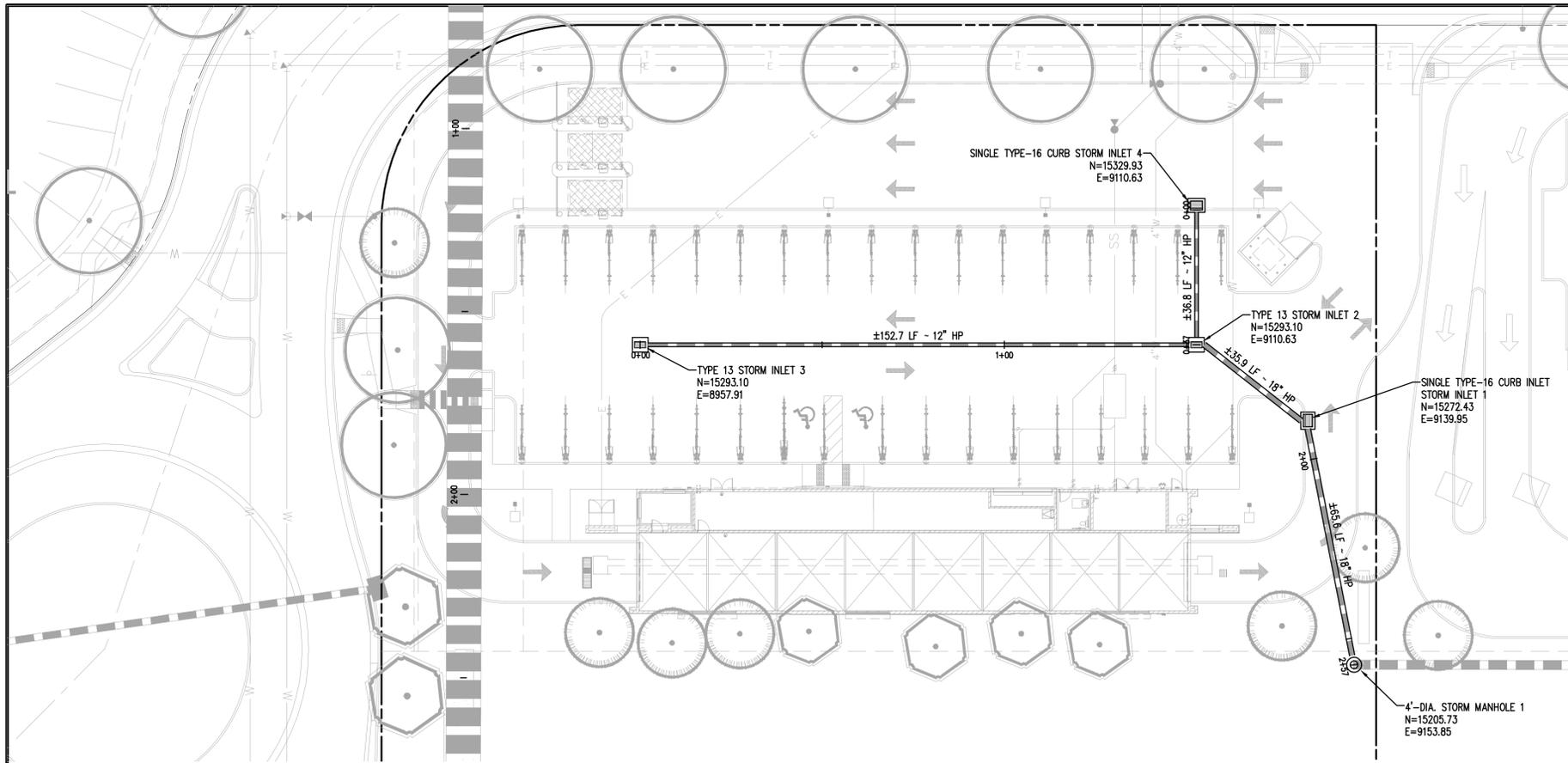
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SWK	SWK	TOP

SCALE: H: 1" = 20'
V: 1" = XXX'

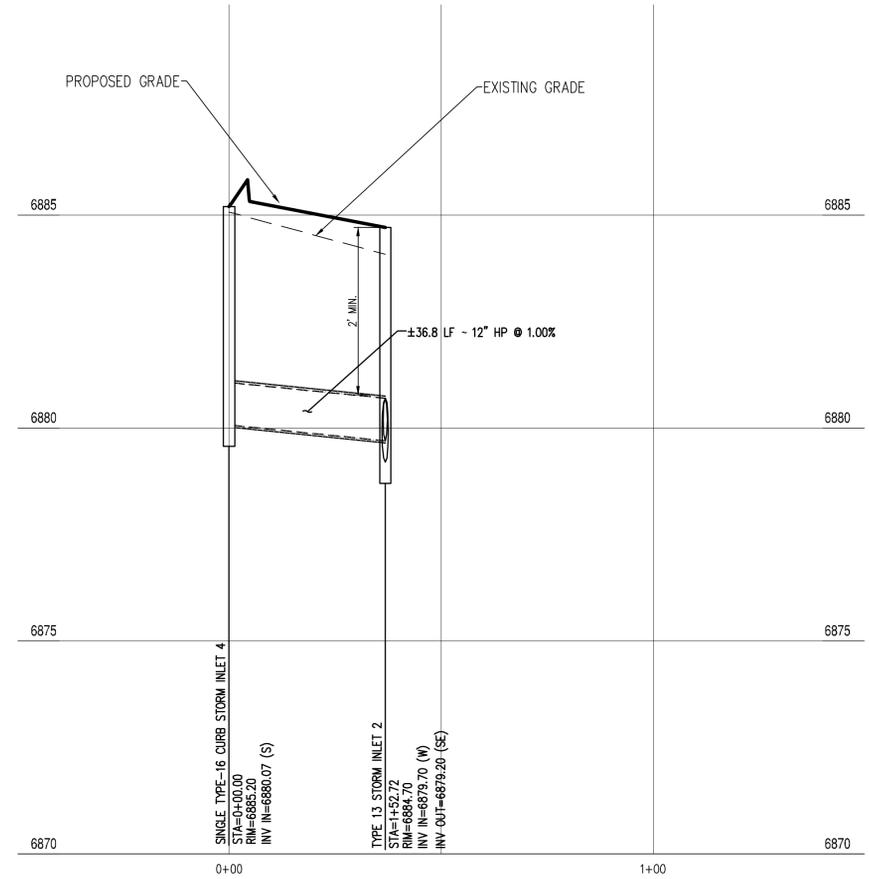
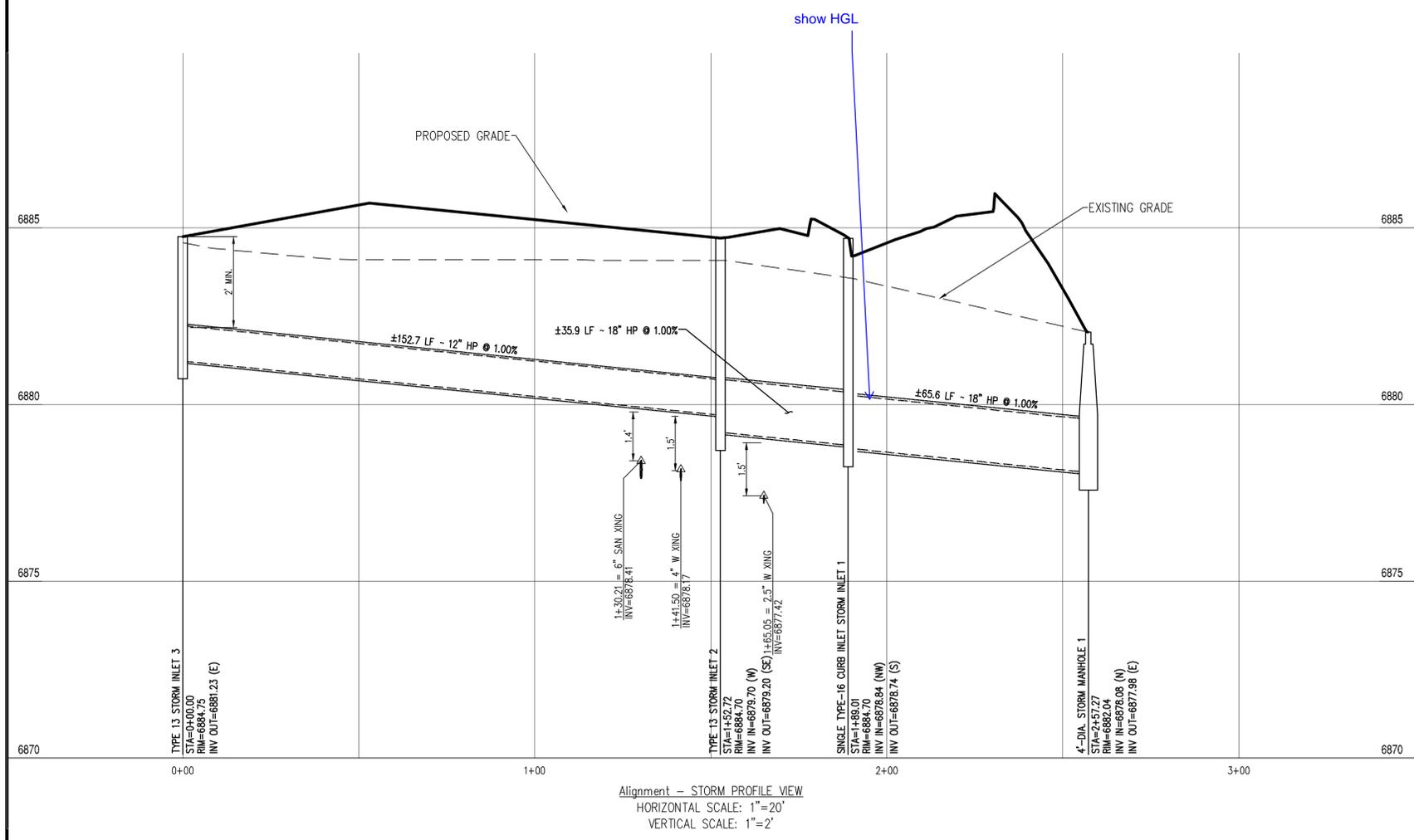
JOB No. 020441-01-001

DATE: 02/09/2021

SHEET
C5.0

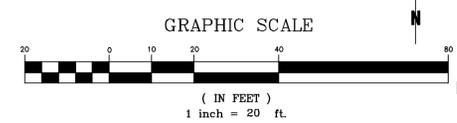


EXISTING	LEGEND DESCRIPTION	PROPOSED
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---	ADJACENT PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
W	WATER LINE	W
M	WATER METER	M
W	WATER VALVE	W
SS	FIRE HYDRANT	SS
SS	SANITARY LINE	SS
SM	SANITARY MANHOLE	SM
SS	SANITARY CLEANOUT	SS
SS	STORM SEWER PIPE	SS
SM	STORM SEWER MANHOLE	SM
SM	STORM SEWER INLET	SM
SS	STORM SEWER FLARED END SECTION	SS
SS	STORM SEWER HEADWALL	SS
U	UNDERGROUND ELECTRIC	U
T	STREET LIGHT	T
T	TELECOM SERVICE	T
T	NATURAL GAS SERVICE	T
Tree Symbol	TREE	Tree Symbol



Alignment - Storm Inlet 2 PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

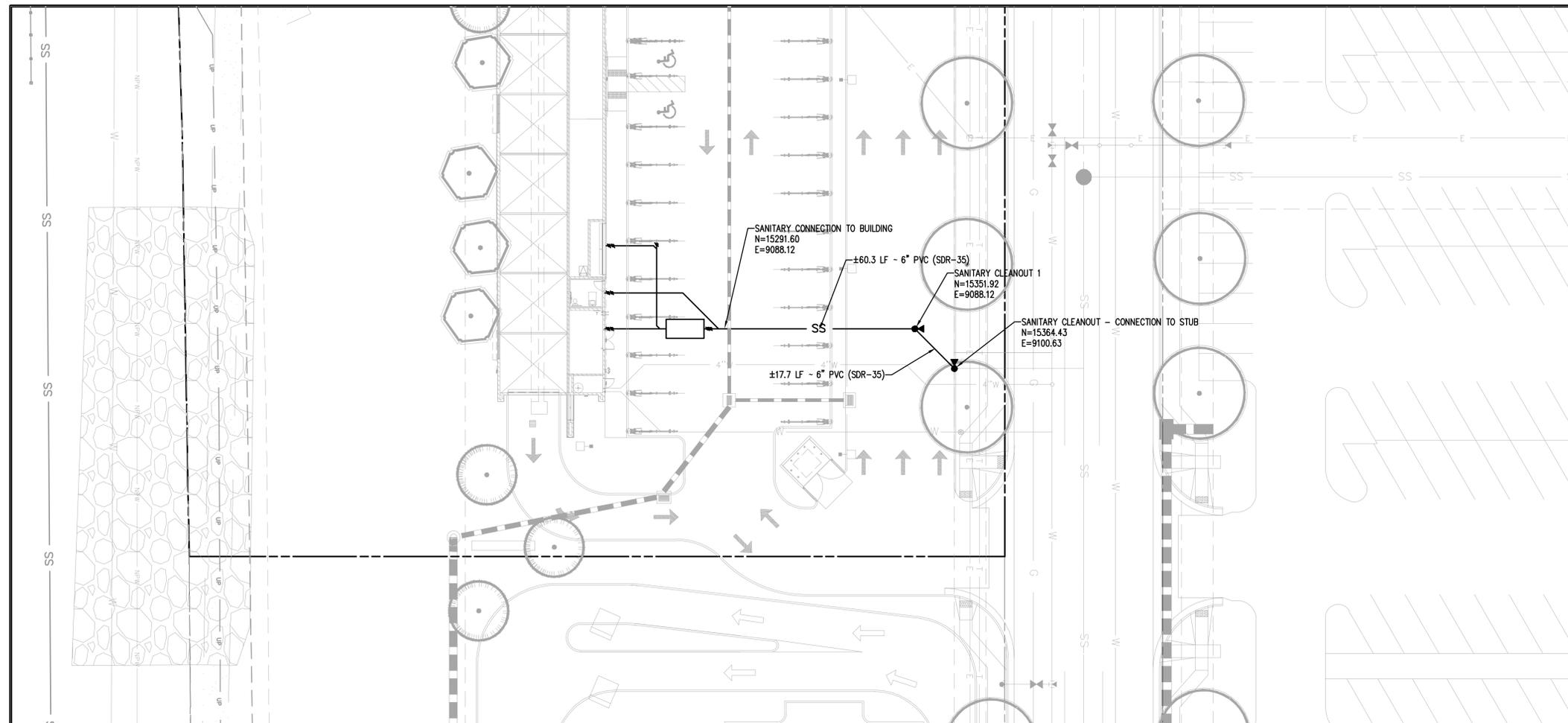
NOTES:
 1. RIM ELEVATION AT CURB INLETS ARE FLOW LINE ELEVATION



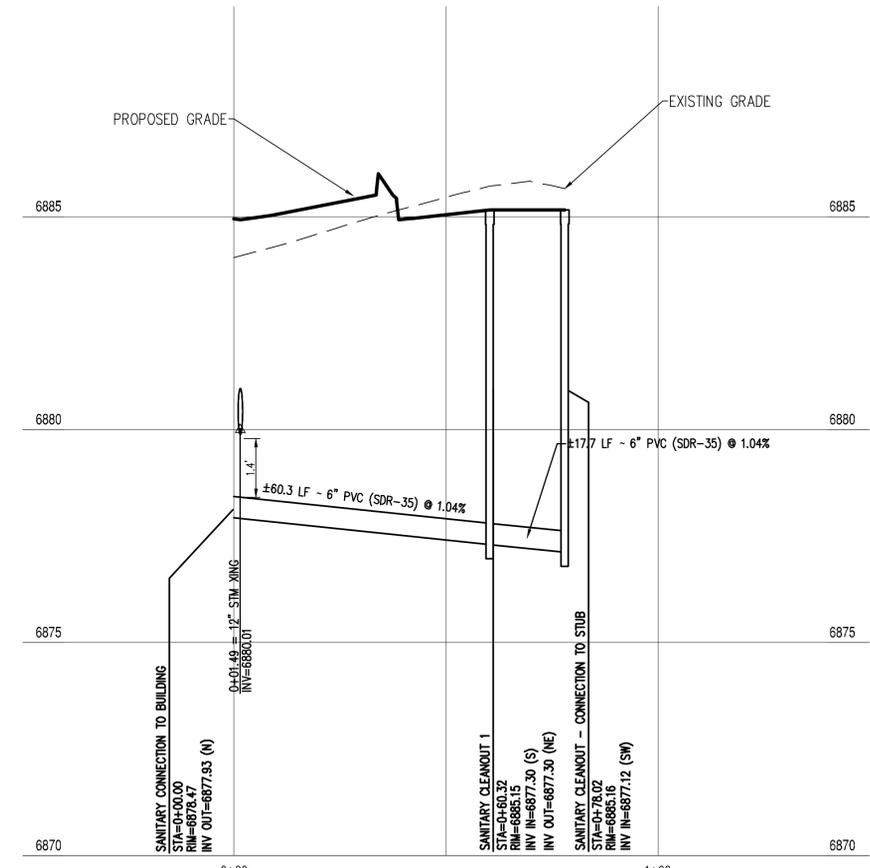
REVISION	DESCRIPTION	DATE

STORM PLAN & PROFILE
 SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY COLORADO

DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE	H: 1" = 20' V: 1" = 2'	
JOB No.	020441-01-001	
DATE	02/09/2021	
SHEET	C6.0	



EXISTING	LEGEND DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	CONCRETE SIDEWALK	---
W	WATER LINE	W
W	WATER METER	W
W	WATER VALVE	W
W	FIRE HYDRANT	W
SS	SANITARY LINE	SS
SS	SANITARY MANHOLE	SS
SS	SANITARY CLEANOUT	SS
SS	STORM SEWER PIPE	SS
SS	STORM SEWER MANHOLE	SS
SS	STORM SEWER INLET	SS
SS	STORM SEWER FLARED END SECTION	SS
SS	STORM SEWER HEADWALL	SS
E	UNDERGROUND ELECTRIC	E
T	STREET LIGHT	T
T	TELECOM SERVICE	T
G	NATURAL GAS SERVICE	G
Tree Symbol	TREE	Tree Symbol



Alignment - SANITARY PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

- NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES
 2. WATER TO BE INSTALLED MINIMUM OF 4' BELOW FINAL GRADE
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 5. ALL SANITARY SHALL BE SDR-35 OR EQUAL

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

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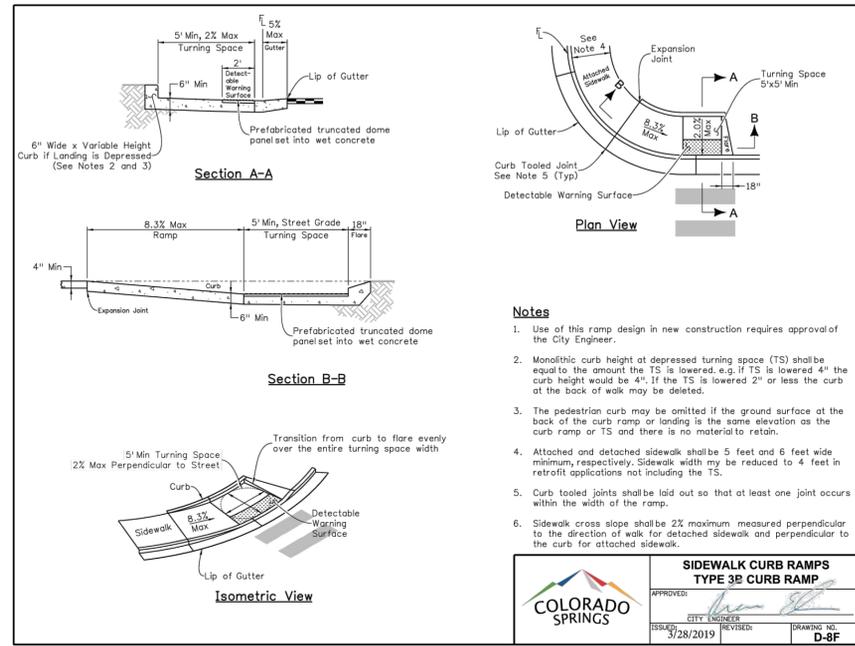
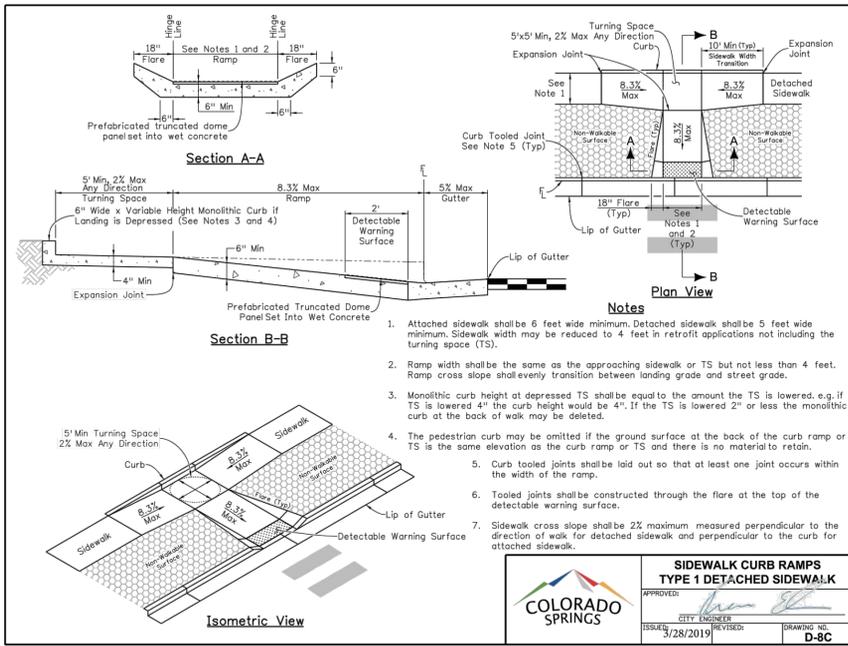
SANITARY PLAN AND PROFILE
 SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY
 COLORADO

DESIGN SWK
 DRAWN SWK
 CHKD TOP

SCALE H: 1" = 20'
 V: 1" = 2'

JOB No. 020441-01-001
 DATE: 02/09/2021
 SHEET C7.0

NOT FOR CONSTRUCTION



REVISION	DATE	DESCRIPTION

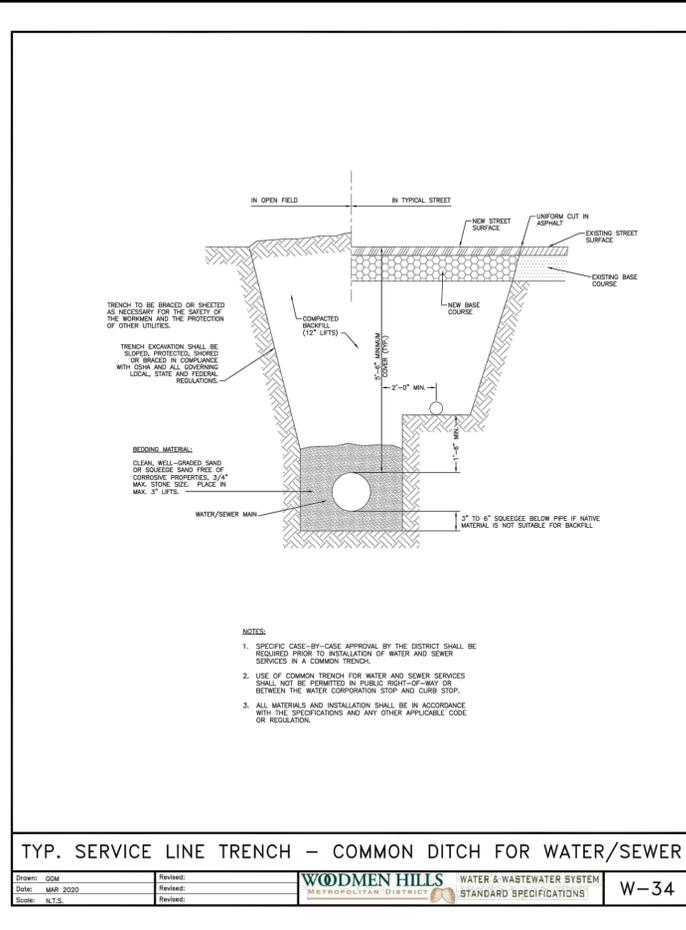
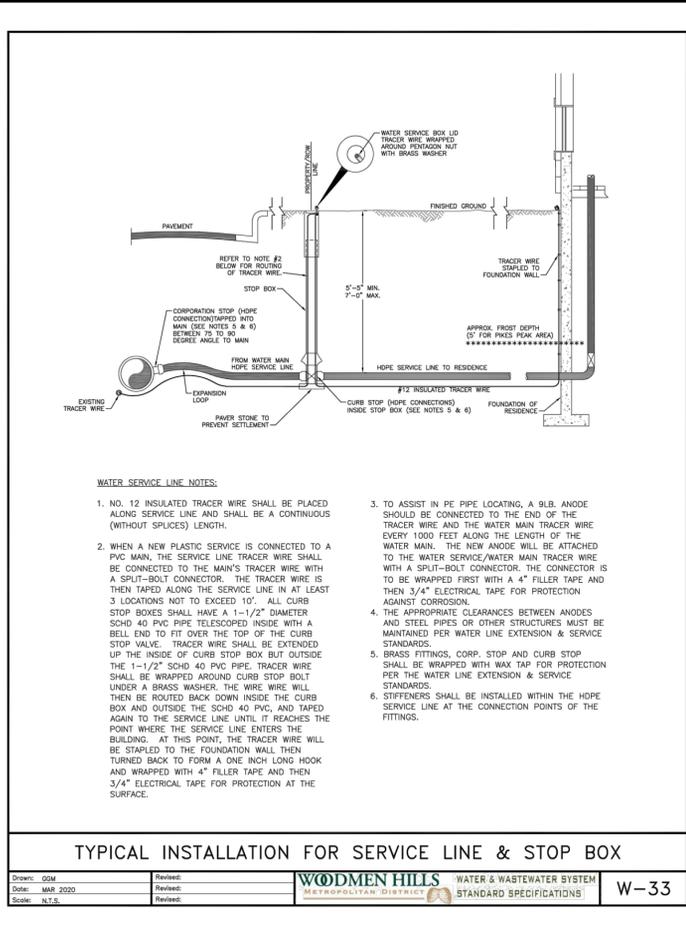
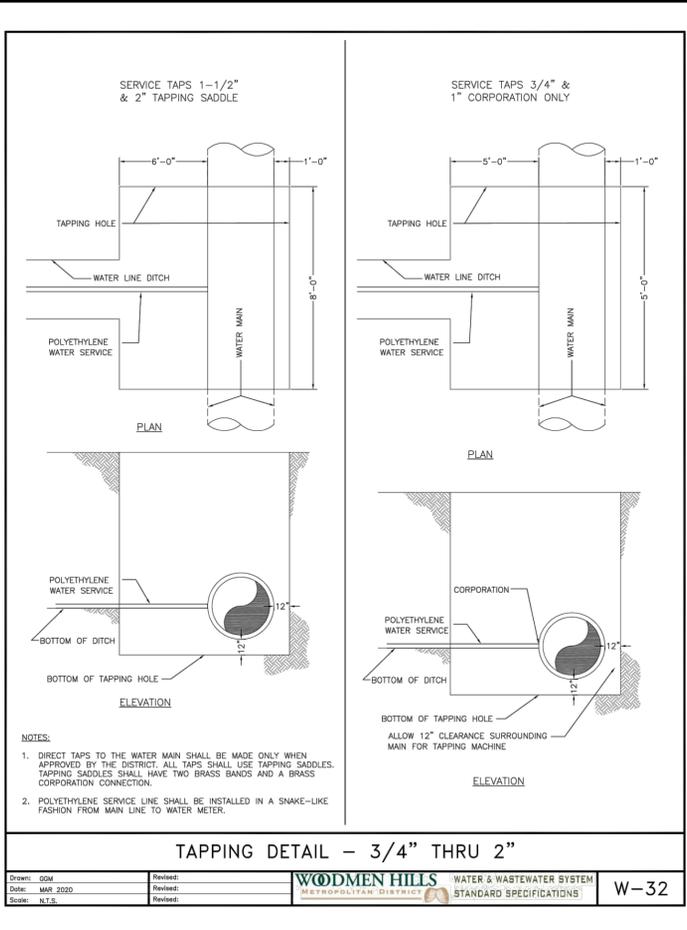
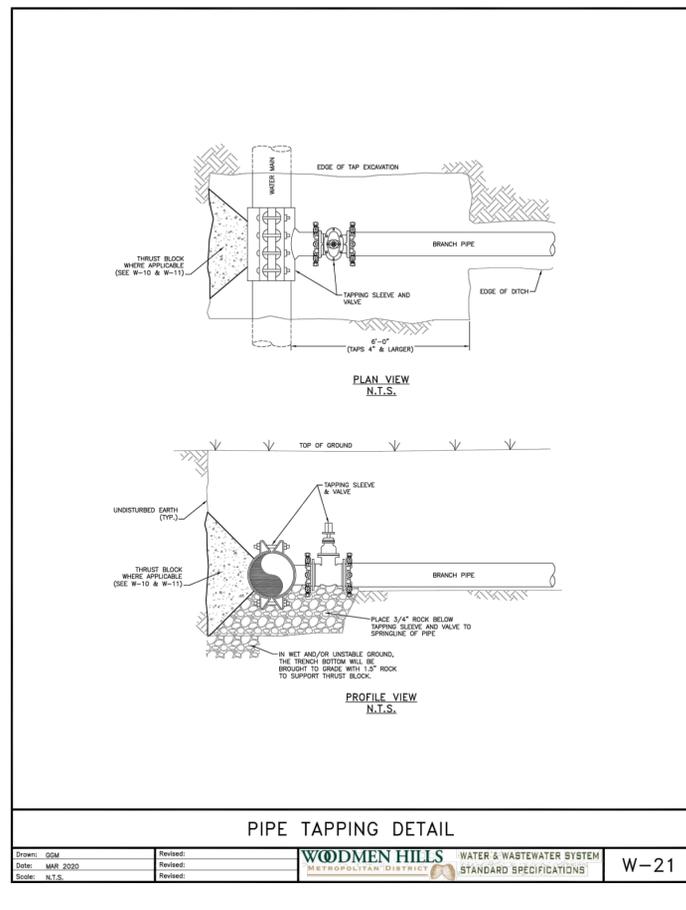
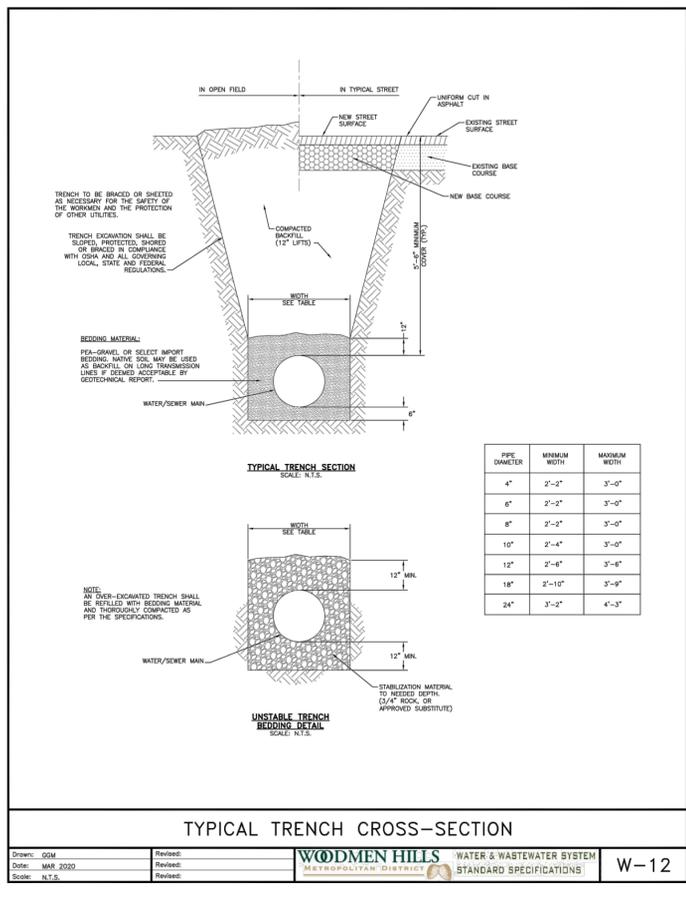
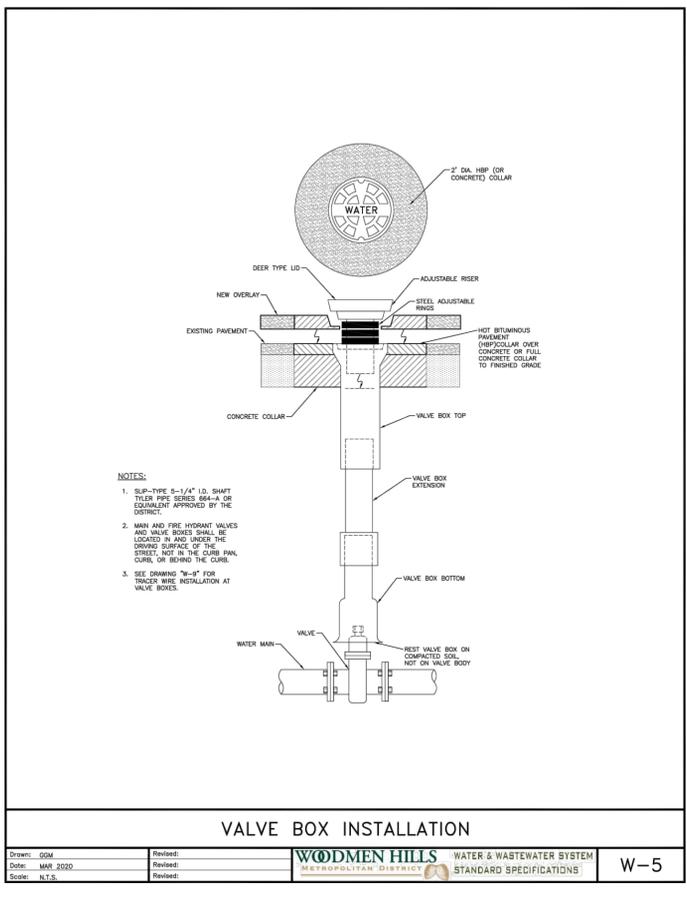
CONSTRUCTION DETAILS
 SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY
 COLORADO

SEAL

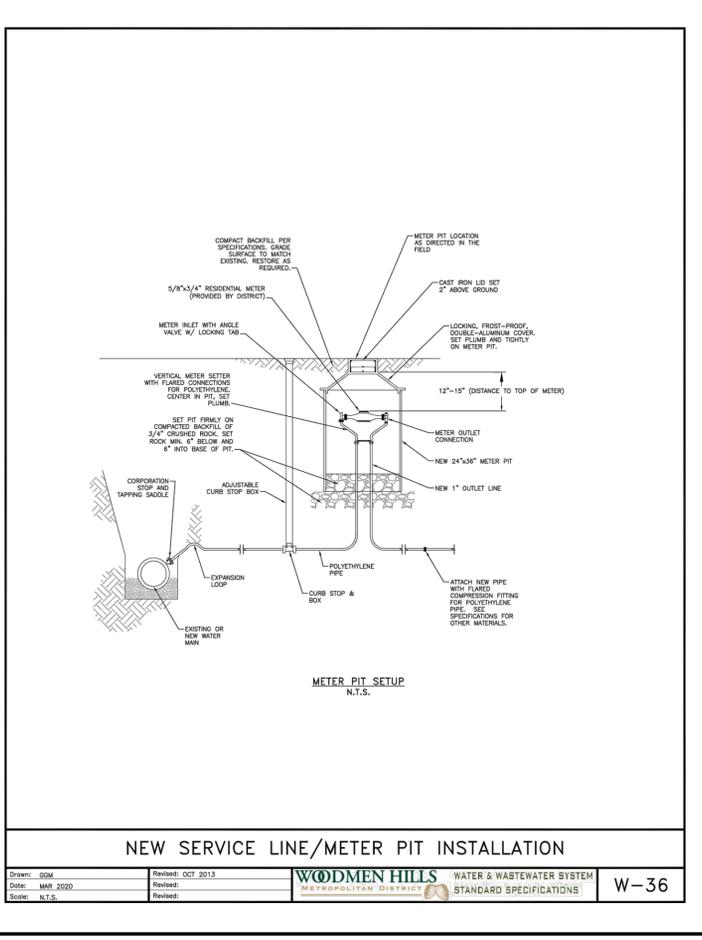
NOT FOR CONSTRUCTION

DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No.	020441-01-001	
DATE	02/09/2021	
SHEET	C8.1	





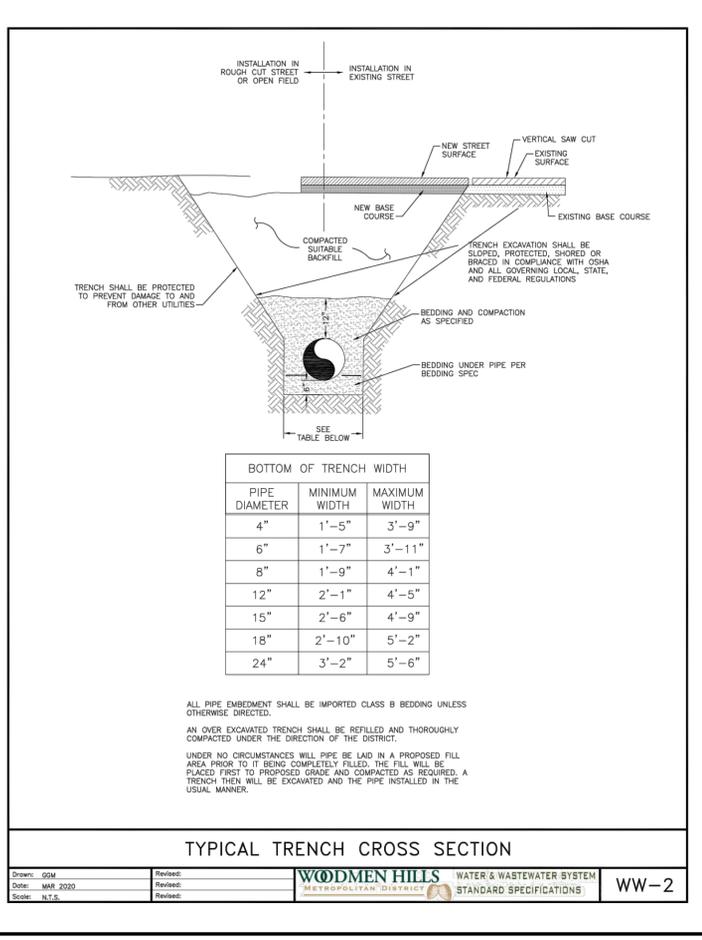
REVISION	DATE	DESCRIPTION



NEW SERVICE LINE/METER PIT INSTALLATION

Drawn: GJM Revised: OCT 2013
Date: MAR 2020 Revised:
Scale: N.T.S.

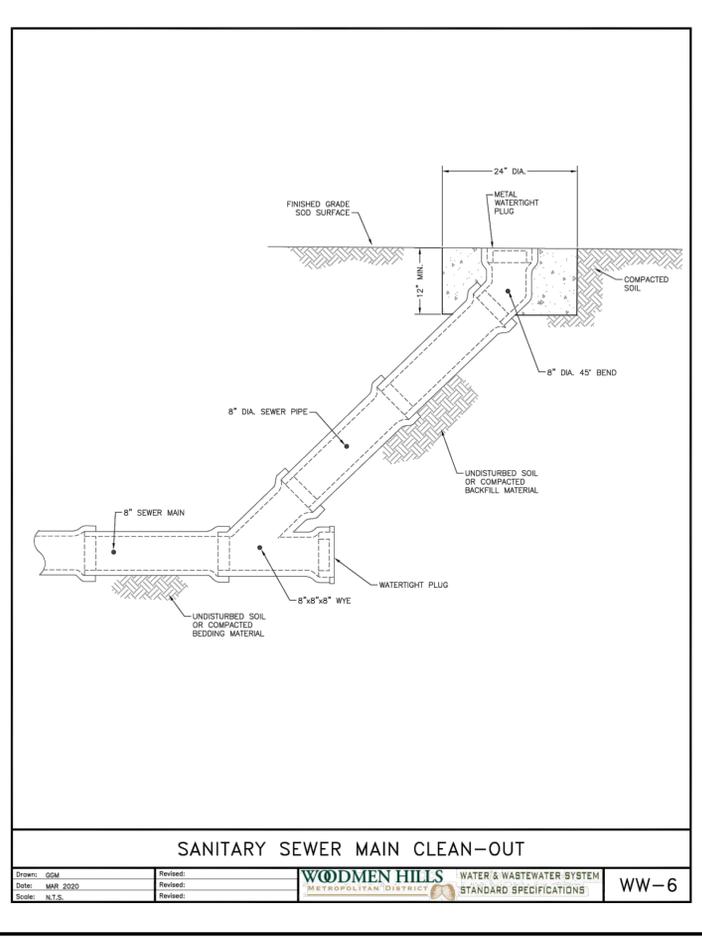
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **W-36**



TYPICAL TRENCH CROSS SECTION

Drawn: GJM Revised:
Date: MAR 2020 Revised:
Scale: N.T.S.

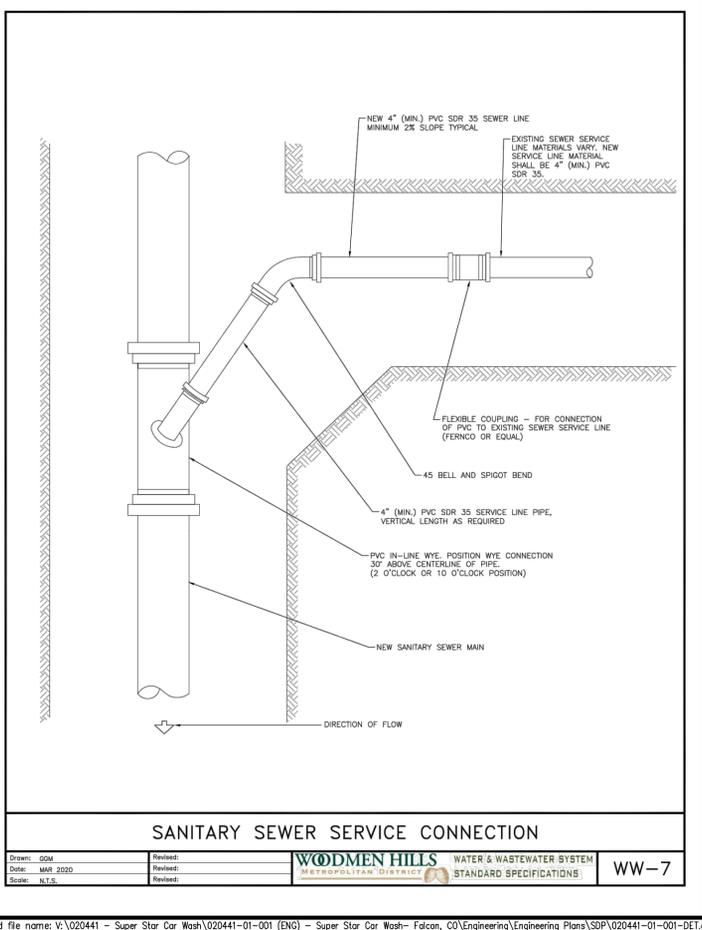
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **WW-2**



SANITARY SEWER MAIN CLEAN-OUT

Drawn: GJM Revised:
Date: MAR 2020 Revised:
Scale: N.T.S.

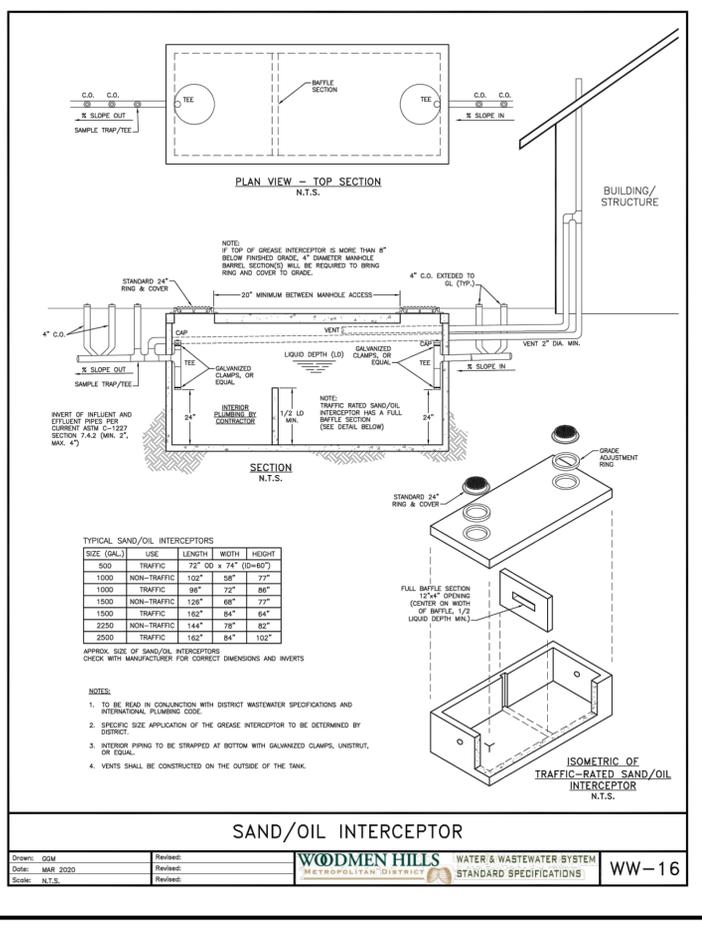
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **WW-6**



SANITARY SEWER SERVICE CONNECTION

Drawn: GJM Revised:
Date: MAR 2020 Revised:
Scale: N.T.S.

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **WW-7**



SAND/OIL INTERCEPTOR

Drawn: GJM Revised:
Date: MAR 2020 Revised:
Scale: N.T.S.

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **WW-16**

REVISION	DATE	DESCRIPTION

SANITARY DETAILS

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

EL PASO COUNTY COLORADO

NOT FOR CONSTRUCTION

DESIGN SWK DRAWN SWK CHKD TOP

SCALE H: 1" = XXX'
V: 1" = XXX'

JOB No. 020441-01-001

DATE: 02/09/2021

SHEET C8.3



UNDERGROUND SPRINKLER SYSTEM

PART 1 - General
1.01 WORK INCLUDED
A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.

B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are necessarily necessary for a complete installation, they shall be furnished under this contract. Sprinklers shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head (100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.

C. It is the responsibility of the Irrigation Contractor to provide 100% coverage to all Landscape areas.

1.02 CONTRACTOR'S QUALIFICATIONS

A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanlike manner by mechanics skilled in the trade.

B. The Contractor shall be responsible for any damage to any covered by these specifications, under his care and custody, until final acceptance of his work.

C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

A. It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.

B. It is the Irrigation Contractor's responsibility to verify water pressure, water source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

A. The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work for material and equipment storage.

B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.

C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.

D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.

E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict, and carry the installations to a rapid completion without any unnecessary delays.

PART 2 - PRODUCTS

2.01 PIPING

A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell-tite joint couplers. All fittings shall be solvent welded, schedule 40 PVC.

B. All lateral piping, on the discharge side of the zone valves, two inches (2") and under, shall be class 200 PVC. Fittings shall be schedule 40 PVC material. 1/2" pvc to be class 315

C. All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound for such connections shall be Pemotex Type II teflon tape or a prior approved equivalent.

D. Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

A. Emitter heads shall be on PVC laterals, or prior approved equivalent.

2.03 AUTOMATIC CONTROLLER

A. Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24-hour clock to 14 automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwire to controller, see detail.

2.04 QUICKCOUPLING VALVES

A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size or prior approved equivalent. They shall be mounted on one inch (1") copper swing joint risers, and the tops shall be set flush with the top of the planters. Furnish and deliver to the Owner double-tug coupler key complete with one inch (1") hose swivel for connecting to the above valves. Also furnish two (2) locktop cover key.

2.05 ELECTRICAL CONTROL CABLE

A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF", 600 volt, stranded, or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable.

B. All control or "hot" wires shall be on one color and all common or "ground" wire shall be or another color(white).

C. Verifications of wire types and installation procedures shall be checked to conform to local codes.

D. All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, leaving slack in the wire. Expansion joints in the wire may be provided at 200-foot intervals by making 5 or 6 turns of the wire around a piece of 1/2 inch pipe. Where it is necessary to run wire in a separate trench, the wire shall be a minimum cover of twelve (12) inches.

PART 3 - INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

A. The Contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduit, cables or pipelines damaged during the installation of the irrigation system.

B. The Contractor shall clearly mark and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work.

C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.

D. The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.

E. contact blue stake prior to digging.

3.02 EXCAVATION

A. The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenchers used on the site shall be of an approved type to cut smooth-bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay piping. Excavations shall be made in such a manner that they shall be backfilled and carefully tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least twenty four (24) inches for the main piping, and at least twelve (12) inches for the lateral branch lines.

3.03 PIPE INSTALLATION

A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified. Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on soft fill or other unstable material. No direct contact, with other piping or structures, will be permitted at crossings. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or capped ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks, with control valves in place, before backfilling the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc.

B. Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area. PVC steves to be at a 24" depth.

3.04 BACKFILLING

A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Care shall be taken to place any previously tiled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6) inches of the backfill.

3.05 SPRINKLER HEADS

A. Sprinklers shall be set plumb and level with the turf at locations shown on the drawings. In lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three (3) inches above the grade. After the turf is established, the Contractor shall, within ten (10) days after notification, lower the heads to their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade - never below.

3.06 AUTOMATIC VALVES

A. Each sprinkler zone shall be operated by automatic electric valves in the zones indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a top on which the valve's zone number shall be plainly marked.

B. All valves to be in valve boxes, valve boxes to have a pre-approved sump per detail.

C. Each valve shall be housed in an Ametek valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

3.07 WATER SUPPLY

A. Connection shall be made to the sprinkler outside the building as shown on the drawings.

B. Water meter to be supplied by others. Unless otherwise noted.

3.08 ELECTRICAL WORK

A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install complete and properly operating all the required electrical work for the lawn irrigation system. This shall include all power and control wiring along with switches, safety switches, relays, transformers, fuses, conduit, wiring devices, etc. required for a properly

operating system.

B. All electrical work shall be done in accordance with the National Electrical Code and local ordinances.

C. All wire connections, at remote control valves (either direct buried or in control boxes) and at all wire splices, shall be left with sufficient "slack" so that in case of repair the wire barnet or splice may be brought to the surface without disconnecting the wires.

D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate common ground wire system entirely independent of the common ground wire system of all other controllers. Only those remote control valves which are being controlled by one specific controller shall be connected to that controller's common ground wire system.

3.09 TESTING

A. After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi for 30 minutes. Should any leaks be found, they shall be repaired and the line retested until satisfactory. Zone lines shall be tested at 80 psi in like manner. After testing, the system shall be thoroughly flushed out before the heads may be installed. Upon completion, an operating test shall be performed to visually check the coverage of the system. Any heads which do not function according to the manufacturer's data shall be replaced with sprinklers that do or the installation shall be otherwise corrected to provide satisfactory performance. Final adjustment to the sprinkler heads and automatic equipment will be done by the Contractor upon completion of the installation to the satisfaction of the Landscape Architect. Minor adjustment from then on shall be made by the Owner's Maintenance Staff.

3.10 DRAWINGS OF RECORD

A. The Contractor shall provide and keep up to date a complete "as-built" record set of mylar sepals which shall be corrected to show any changes from the original drawings. These record drawings shall show location of all control lines, valves, main lines, flush caps, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accurate dimensions indicated.

B. After completion of the sprinkler installation, the Contractor shall deliver to the Owner three prints of the correct and completed "as-built" set of drawings, along with three bound instruction folders covering the equipment installed. Contractor shall present the above information as a condition precedent to his completion payment.

3.11 GUARANTEE

A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify final acceptance by the Owner.

B. The entire sprinkler system shall be guaranteed for a period of one year from this final acceptance date. The Contractor shall promptly replace, without cost to the Owner, any defective materials of faulty workmanship which may develop within this guarantee period, including restoration of any property damaged during repairs. He shall also be responsible for damages resulting from leaks which may occur in the piping system installed by him, and he shall repair, at his expense, all damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for damages occasioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other caused beyond the control of the Contractor.

C. It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation during the guarantee period.

D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by guarantee, in accordance with a predetermined schedule of fees.

LANDSCAPING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.

1.02 QUALITY ASSURANCE

A. For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory.

B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.

C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.

D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the nomenclature of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

E. Plants of the species specified shall be furnished in the variety, size, grade and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climatic conditions similar to those in the locality of the project for at least two years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies.

H. All plants shall be freshly dug. No heeled in plants or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth, be healthy and vigorous, well branched and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, sunscald, insect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthy well developed root systems. The root system of container grown plants shall be sufficiently developed to hold the earth intact upon removal of the container.

I. Planting, sodding and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

1.03 SUBMITTALS

A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for soil.

B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

PART 2 - PRODUCTS

2.01 SOIL

A. Approved nursery grade cultivated grass sod; species and cultivar as indicated on the drawings with strong, fibrous root system, free from stones and burned or bare spots.

2.02 PLANTING SOIL FOR PLANT PITS AND BEDS

A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The Ph value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of cinders, stones, lumps, clods, earth, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition.

2.03 PEAT

A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildly acid, and granulated or stratified.

2.04 FERTILIZER

A. Commercial Fertilizer: A complete fertilizer, conforming to FS O-241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight: 10% nitrogen 5% nitrogen 10% phosphoric acid-or-10% phosphoric acid 10% potash 5% potash

B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent nitrogen, three percent phosphoric acid and other basic elements by weight.

C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired.

D. The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.

2.05 WATER

A. Shall be furnished by the Owner. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

A. All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are at their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.

B. Shrubs shall be matched specimens from single bush source.

C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12) inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of coning out will be rejected.

D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with bark abrasions, sunscald, disfiguring knots, or fresh cuts of limbs over 1 1/4 inches which have not completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted.

E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of the plant.

F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of nearest equivalent size of variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.

G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor

only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.

PART 3 - INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site or during the progress of the work for size and condition of balls or roots, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.

3.02 DIGGING AND HANDLING

A. Digging shall be done the same season of planting and shall be done by hand as to not injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved.

B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.

C. Roots or balls of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set on the ground and well protected with soil, wet moss and other acceptable material. Bare rooted plants shall be planted or heeled-in immediately upon delivery.

D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 FERTILIZING SOD SUBSOIL

A. Apply fertilizer at a rate recommended by manufacturer. Apply after fine grading and prior to compaction. Mix thoroughly into upper two (2) inches of topsoil.

B. Lightly water to aid the breakdown of fertilizer.

C. Apply fertilizer within 48 hours before laying sod.

3.04 LAYING SOD

A. Lay sod as soon as possible after delivery to prevent deterioration.

B. Lay sod closely knit together with no open joints visible, and pieces not overlapped. Lay smooth and flush with adjoining grass areas. Finish grade to be one and a half inches (1-1/2") below paving and top of surface curbs.

C. Immediately water sodded areas after installation. Water in sufficient amounts to saturate sod and upper four (4) inches of soil.

D. After sod and soil has dried sufficiently to prevent damage, roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities. Ensure rolling equipment weight not over 250 lbs. or less than 150 lbs.

3.05 TIME OF PLANTING

A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscaping work, including placing of topsoil to finish grade. Thereafter, conduct planting operations under favorable conditions.

B. Any plant material installed during typical off seasons (hot summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.06 PLANTING OPERATIONS

A. General

1. The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.

2. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried.

3. Maintain all trench or grade stakes for work under other sections until their removal is approved by the Landscape Architect.

4. The Contractor shall stake plant location, shrub pits and other planting areas and secure the Landscape Architect's approval before starting excavation of same, making adjustments as necessary.

5. Unless otherwise directed by Landscape Architect indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping and watering.

B. Plant Pits and Beds

1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12) inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12) inches planting soil under the ball when the plant is set. The depth of the pit shall be as follows:

2. Planting pit backfill for all trees and shrub shall be as follows: 2/3 parts by volume of topsoil and 1/3 parts by volume forest mulch.

3. One pound 16-20-0 per cubic yard of mix. 3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of the plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform tablets to be used with each planting (six for 36-inch box, three for 15 gallon, two for 5 gallon, and one for 1 gallon).

C. Installations

1. Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2) inches below the finish grade and the finish grade shall be a shallow trough over the ball of earth and slightly smaller than the pit to facilitate watering. Space all plants as shown.

2. Set balled and burlapped plants upon a well tamped layer of planting soil. Backfill around ball with planting soil in six to eight (6 - 8) inch lifts, each thoroughly tamped and puddled to top of pit. Avoid air pockets. Remove all ropes and wires from tops and sides of balls. No burlap shall be pulled out from under the balls.

3. Plants supplied in containers shall be installed immediately upon being removed from their containers. Removal of plants from containers shall be in a manner that will not disturb the root system of the soil in which they were planted. Under no conditions shall the plant be removed from the containers by pulling on the main stem to plants shall be installed with their containers remaining attached.

4. Before install bare root plants, planting soil shall be placed and compacted to a depth of twelve (12) inches in the bottom of the pits and the plants shall be installed within the pits and distributed and spread in their natural position, with the planting soil being carefully placed and compacted around the roots so as to leave no air space.

D. Pruning, Wrapping, Mulching, Staking and Spraying

1. Pruning a. Plants shall not be pruned prior to delivery unless Landscape Architect gives written permission. Pruning will occur only at time of planting and according to standard horticultural practice and at the direction of the Landscape Architect. Amount of pruning shall be limited and is not to exceed thirty-three percent (33%) of total plant mass as necessary to remove dead or injured twigs and branches and to compensate for root loss resulting from transplanting. Do not cut leaders.

b. Remove all dead wood, suckers, and broken or badly bruised branches.

c. Pruning shall be done with clean, sharp tools according to standard horticultural practices. Cuts shall be made flush leaving no spits.

d. Cuts over 1/2 inch diameter shall be painted over with approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. Injured cambium and bruises and scars shall be tracked back to living tissue and removed. Smooth and wash wounds so as not to retain water. Treat wounds with paint.

2. Staking and Guying

a. Stake or guy all trees per detail. Trees which blow down, sway excessively, or are otherwise injured because of improper bracing shall be replaced at Contractor's expense.

3. Spraying

a. All ground cover and non-lawn areas shall be treated with pre-emergent.

4. Decomposed Granite

a. Prior to placing, the area shall be totally free of weeds using chemical control. Apply a pre-emergence control (Surflan or prior approved equivalent) according to manufacturer's recommendations. The decomposed granite shall be evenly distributed at the designated areas to a depth of two (2) inches. After placing and grading, lightly water to remove fine material from the surface and water settle or roll to an extent satisfactory to the Landscape Architect. Apply second application of pre-emergence control according to manufacturer's recommendations.

b. Decomposed granite shall be "Madison Gold" in color, 1/2 inch minus in size, shall be free from lumps or balls of clay and shall not contain calcareous coating, calcine, organic matter or deleterious substances. Color and source of decomposed granite shall be approved by Landscape Architect. All material shall be of uniform production source and shall present a uniform appearance. Material containing clumps which will not disintegrate with a shovel blow shall be rejected.

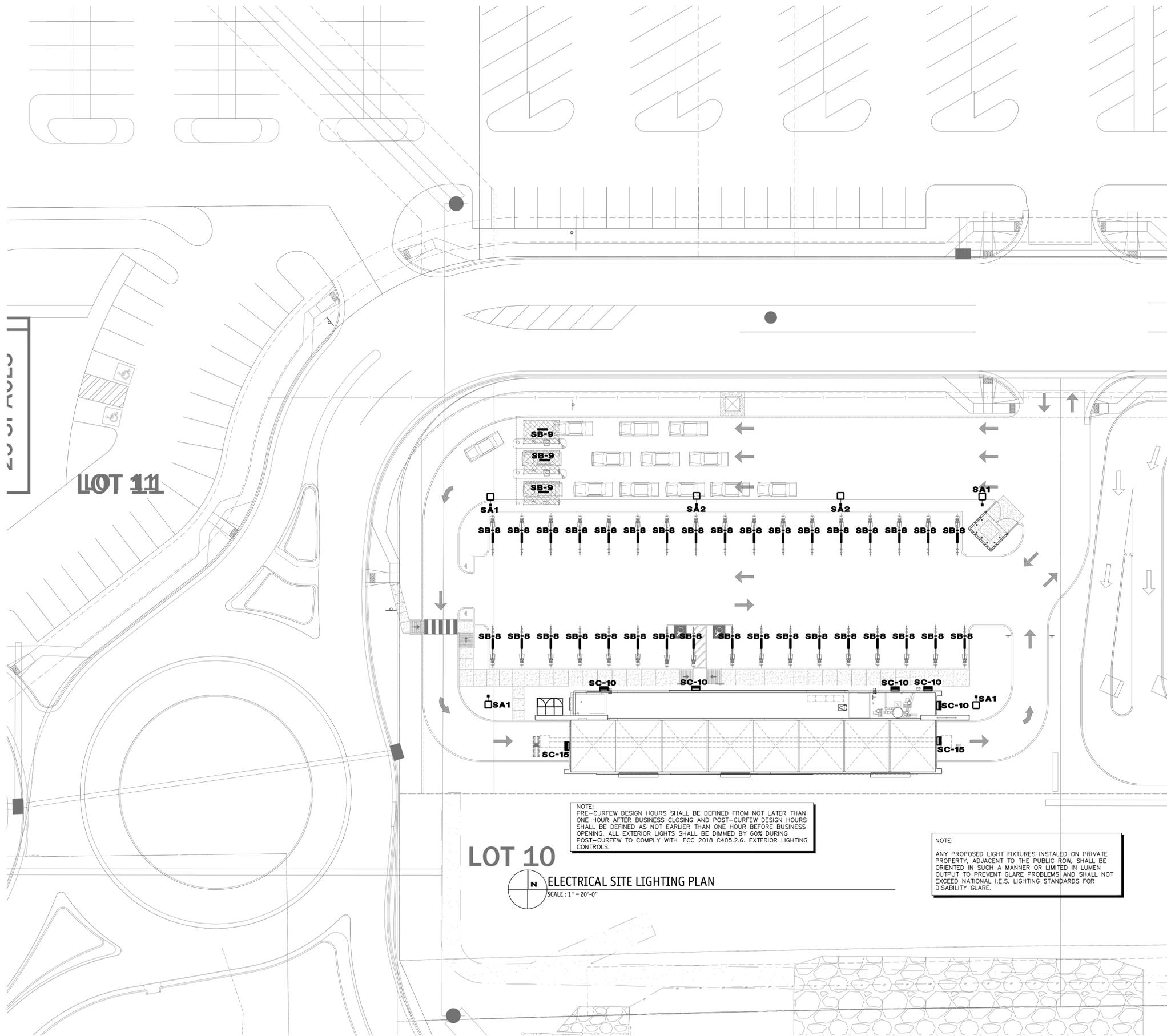
5. Workmanship - Decomposed granite a. Install rock to a depth as indicated on the plans (typically two inches thick).

6. Workmanship - Berms a. Earth berms (mounding) shall take the form indicated on the plans. The Landscape Architect shall inspect and approve all finished grades prior to any planting.

7. Cleaning Up a. Keep all areas of this project in a clean, neat and orderly condition at all times. Trash burning and disposal shall not be done on the site. Prior to acceptance put all areas of the work in a finished condition acceptable to the Landscape Architect.

3.07 OBSTRUCTIONS BELOW GROUND

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NOTE:
 PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 80% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.

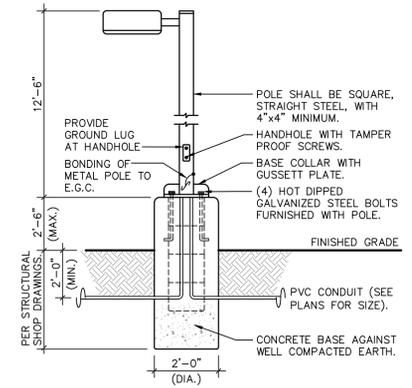
NOTE:
 ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

LOT 10
 ELECTRICAL SITE LIGHTING PLAN
 SCALE: 1" = 20'-0"

GENERAL NOTES - SITE

- REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND COMPLETE CONTRACTUAL OBLIGATIONS.
- ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
- ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THWN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH APPLICABLE CODES OF THE NEC.
- ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH PER POWER COMPANY SPECIFICATIONS AND REQUIREMENTS.
- ALL WIRING SHALL BE COPPER. WIRING #4 AWG AND LARGER SHALL BE XHHW TYPE INSULATION.

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE 'SA1' / 'SA2'

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEER'S SEALED CONSTRUCTION DOCUMENT.
 NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

LUMINAIRE SCHEDULE

- PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
- MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
- BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT, ALTERNATES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED DEDUCT TO BASE BID.
- ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.
- PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS/MOUNTING
SA1	LITHONIA DSX0-LED-P1-40K-15M-MVOLT-SSS	MVOLT	LED 38W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET.
SA2	LITHONIA DSX0-LED-P1-40K-15M-MVOLT-HS-SSS	MVOLT	LED 38W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET.
SB-8	LITHONIA DMW2-2000LM-MD-PFL-MVOLT-40K-90CRI	MVOLT	LED 19W	2' UNDER CANOPY FIXTURE.
SB-9	LITHONIA DMW2-2000LM-MD-PFL-MVOLT-40K-90CRI	MVOLT	LED 19W	2' UNDER CANOPY FIXTURE.
SC-10	LITHONIA WST-LED-P1-40K-VW-MVOLT	MVOLT	LED 12W	WALL MOUNTED LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'.
SC-15	LITHONIA WST-LED-P1-40K-VW-MVOLT	MVOLT	LED 12W	WALL MOUNTED LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'.

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN CODES IBC, 2018 NEC, 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

Project Contact/Designer: **Chad Curry**
 Project # 20473
HAWKINS DESIGN GROUP INC.
 ELECTRICAL CONSULTING ENGINEERS
 140 WEST HARWELL ROAD
 MESA, ARIZONA 85233
 PH 480.813.9000 FAX 480.813.9001
 EMAIL: email@hawkinsdsg.com

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

REVISION	DESCRIPTION	DATE

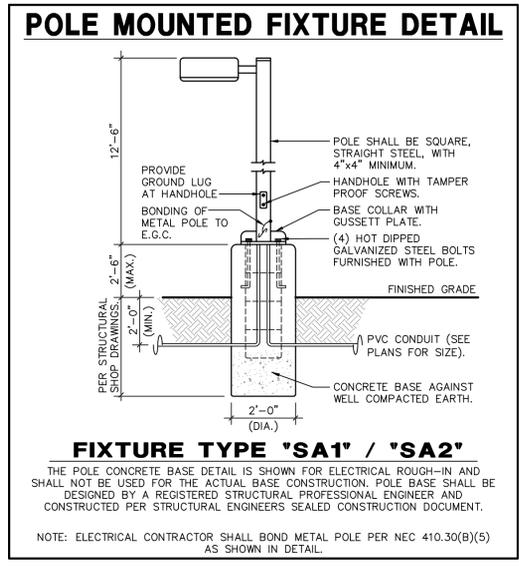
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
□	SA1	4	Lithonia Lighting	DSXO LED P1 40K T5M MVOLT/ SSS POLE MOUNT AT15'	DSXO LED P1 40K T5M MVOLT	LED	4891	0.65	38
□	SA2	2	Lithonia Lighting	DSXO LED P1 40K T3M MVOLT HS/ SSS POLE MOUNT AT15'	DSXO LED P1 40K T3M MVOLT with houseside shield	LED	3708	0.65	38
	SB-8	34	Lithonia Lighting	DMW2 2000LM MD PFL MVOLT 40K 90CRI	DMW2 L24 2000LM MD PFL MVOLT GZ1 40K 90CRI (GLEDS), MOUNTED @ 8'-0" AFG	LED	1823	0.65	18.78
	SB-9	3	Lithonia Lighting	DMW2 2000LM MD PFL MVOLT 40K 90CRI	DMW2 L24 2000LM MD PFL MVOLT GZ1 40K 90CRI (GLEDS), MOUNTED @ 9'-0" AFG	LED	1823	0.65	18.78
■	SC-10	5	Lithonia Lighting	WST LED P1 40K VW MVOLT (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT, MOUNTED @ 10'-0" AFG	LED	1659	0.65	12
■	SC-15	2	Lithonia Lighting	WST LED P1 40K VW MVOLT (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT, MOUNTED @ 15'-0" AFG	LED	1659	0.65	12

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.6 fc	11.3 fc	0.2 fc	56.5:1	13.0:1

Footcandles exceed allowable limits at property boundaries along right of way. Per LDC Ch. 6 Lighting Standards:

(d) Maximum Levels. Maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.

(e) Measurement at Property Boundaries. Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 10 foot candles as a direct result of the on-site lighting. All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "houseside shield" reflectors on the sides facing the residential property line.

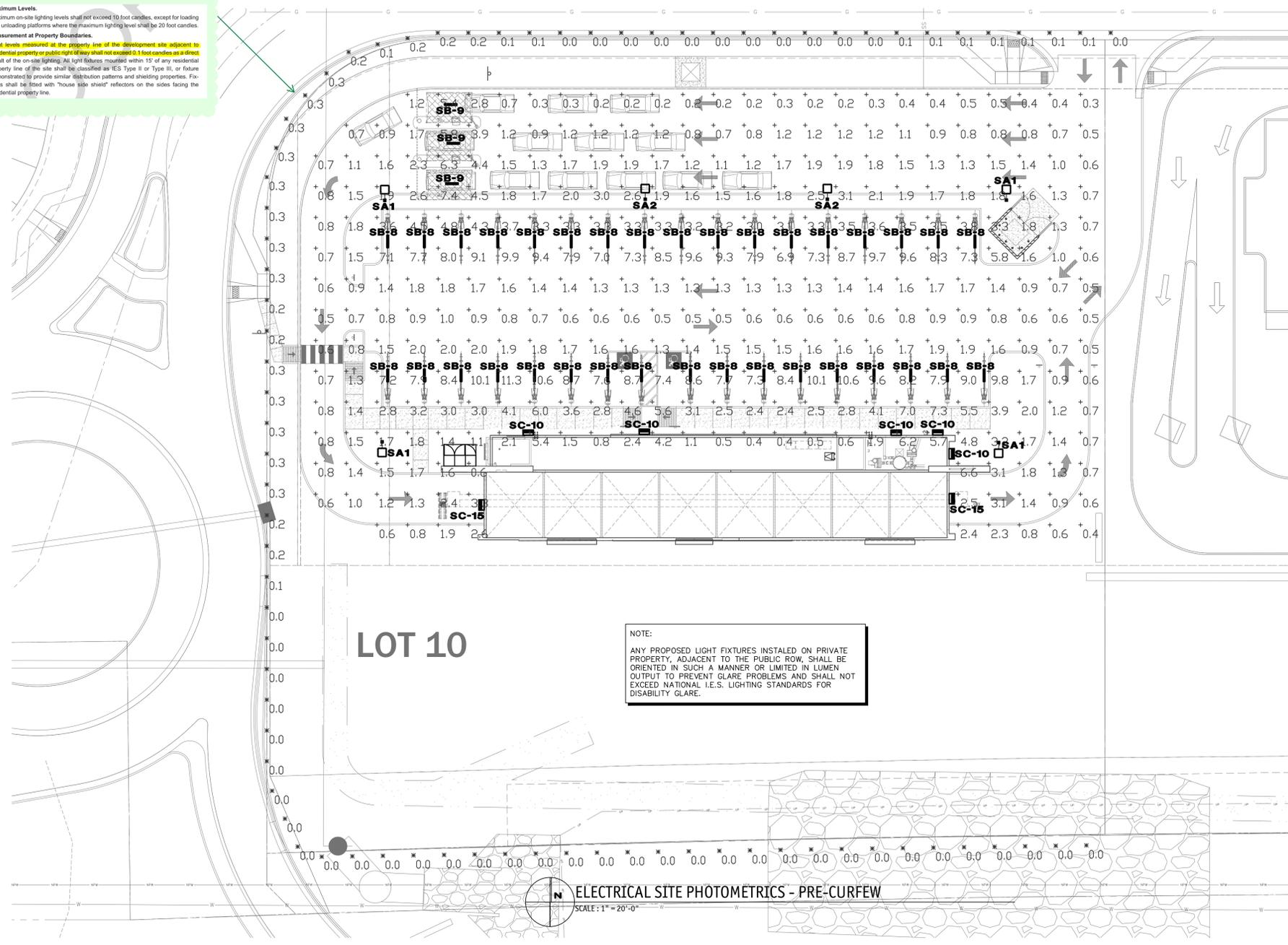


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DATE	REVISION	DESCRIPTION

REVISIONS

SEAL

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

DESIGN SWK	DRAWN SWK	CHKD TOP

SCALE: H: V:

JOB No. 020441-01-001

DATE: 02/05/2021

SHEET DR2.0

SUPER STAR CAR WASH - FF MARKETPLACE LOT 10 SITE DEVELOPMENT PLAN
EL PASO COUNTY COLORADO

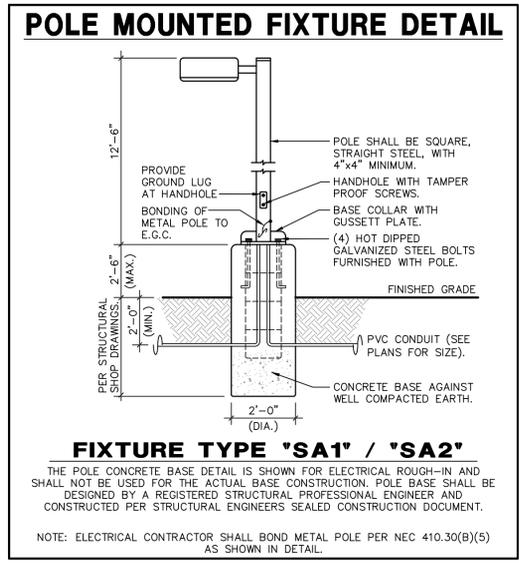
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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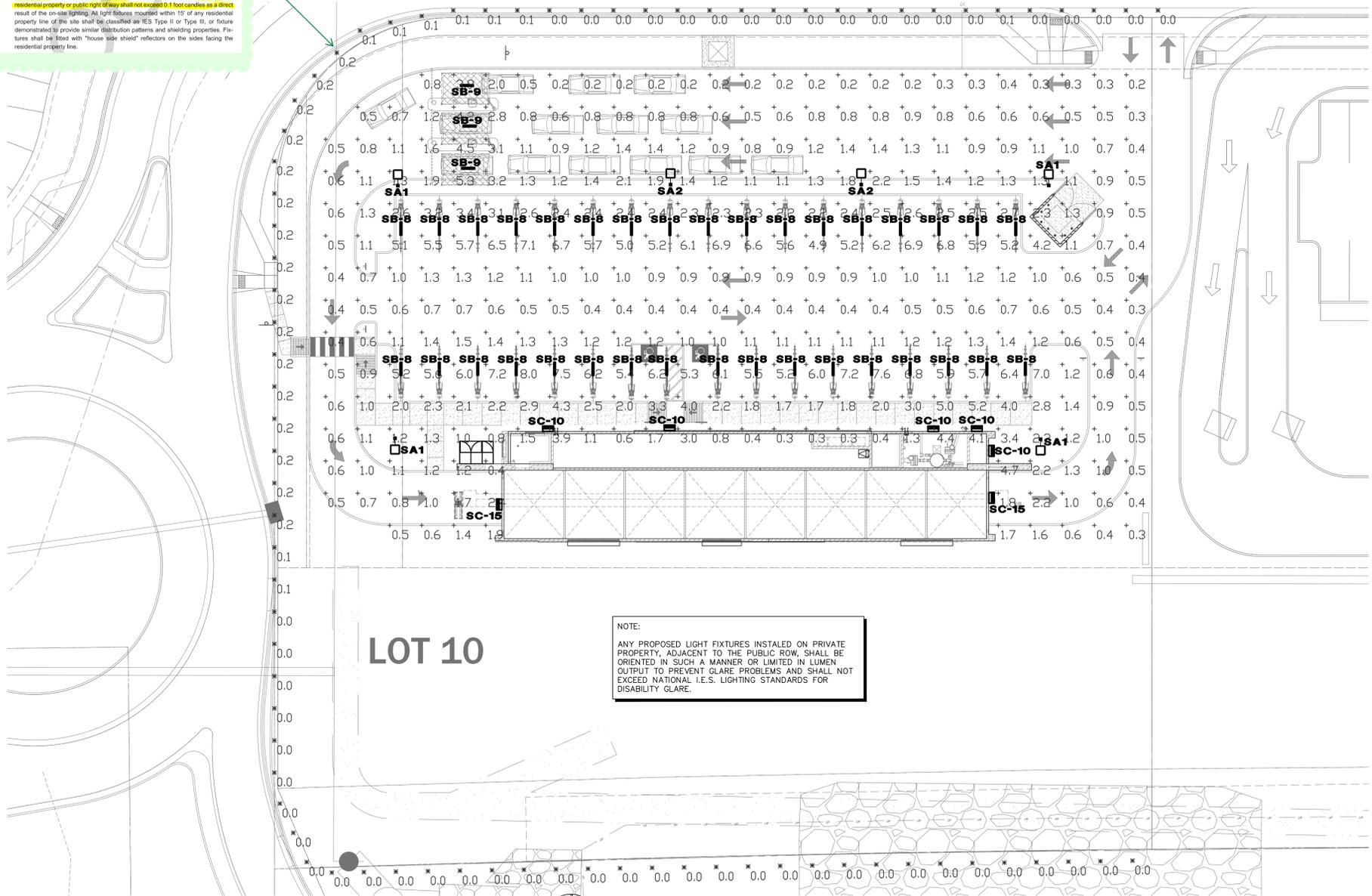
Footcandles exceed allowable limits at property boundaries along right of way. Per LDC Ch. 6 Lighting Standards:

(d) Maximum Levels. Maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.

(e) Measurement at Property Boundaries. Light levels measured at the property line of the development shall be measured in a manner that does not suggest that footcandle readings are a direct result of the on-site lighting. All light fixtures mounted within 10' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.



NOTE: PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 60% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.



ELECTRICAL SITE PHOTOMETRICS - POST-CURFEW
SCALE: 1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN CODES
IBC, 2018 NEC, 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

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IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

REVISION	DESCRIPTION	DATE

SEAL
PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

DESIGN SWK	DRAWN SWK	CHKD TOP
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SCALE: H: V:
JOB No. 020441-01-001
DATE: 02/05/2021
SHEET DR2.1