

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- 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.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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, SECTION1, T13S, R65W, SIXTH P.M. AND THE SOUTH ¼ CORNER, SECTION1 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.

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

LOCATED IN A PORTION OF THE SE ¼ 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, SR. PROJECT MANAGER
PHONE: (303) 801-2900

SURVEYOR:

BOWMAN CONSULTING
1526 COLE BLVD, SUITE 100
LAKEWOOD, CO 80401
CONTACT: BRIAN GARRETT, SR. PROJECT MANAGER-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

NOTES:

- OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP211570) ARE SUBJECT OF CONDITIONS OF APPROVAL.
- 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.

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	GENERAL NOTES
C1.2	LOCAL GENERAL NOTES
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	SANITARY PLAN AND PROFILE
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	WATER DETAILS
C5.3	SANITARY DETAILS
C5.4	WATER RECLAMATION SYSTEM DETAILS

DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WOODMEN HILLS METROPOLITAN DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

DISTRICT MANAGER: _____

DISTRICT ENGINEER: _____

DATE: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL GOVERN.

Approved

By: **Craig Dossey, Executive Director**

Date: **03/07/2022**

El Paso County Planning & Community Development



Bowman

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Lakewood, CO 80401
Phone: (303) 801-2900
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REVISIONS		DATE
REVISION	DESCRIPTION	
1	SSCW - FALCON MARKETPLACE - 2ND SDP SUBMITTAL	07/15/2021
2	SSCW - FALCON MARKETPLACE - 3RD SDP SUBMITTAL	10/13/2021
3	SSCW - FALCON MARKETPLACE - 4TH SDP SUBMITTAL	01/28/2022

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

COLORADO

EL PASO COUNTY

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

PCD FILING NO.:
PPR-21-008

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 MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	TREE	
	TREE LINE	
	WETLANDS	

	TREE LINE
	WETLANDS

LEGEND NOTES

1.

THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

2.

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
ASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS. OFFICIALS
AB	AS-BUILT
AC	ACRE
AD	ALGEBRAIC DIFFERENCE IN GRADE
AE	ACCESS EASEMENT
ADJ	ADJACENT
AGGR	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APT	ANGLE POINT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREATH
B	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c	CENTER CORRECTION ON VERTICAL CURVE
e	RUNOFF COEFFICIENT
C	CABLE TELEVISION
CATV	CURB AND GUTTER
C&G	CATCH BASIN
CB	CALIFORNIA BEARING RATIO
CBR	CENTER TO CENTER
CC	COLORADO DEPT. OF TRANSPORTATION
CDOT	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CFS	CURB AND GUTTER (REVERSE SLOPE)
CQ(R)	CHORD
CHRG	CHORD BEARING
CI	CAST IRON PIPE
OP	CENTERLINE
Q	CLEAR
CMR	CUBIC METERS
CM	CORRUGATED METAL PIPE
CMP	CUBIC METERS PER SECOND
CMS	RUNOFF CURVE NUMBER
CON	CONTINUOUS
CONT	CLEAN OUT
CO	CONCRETE
CONC	CURB STOP
CS	COURT
CT	CENTER
CTR	CONTROL LINE
CTRY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DD	DIVERSION DIKE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIP	DROP INLET
DI	DISTANCE
DL	DOMESTIC LINE
DL	DOMESTIC LINE
DM	DOMESTIC
DOM	DRIVE DRAIN
DR	DRAINAGE
DRN	DRAINAGE AREA
DRNG	DOWN SPOUT
DS	DWELLING UNITS
DWG	DRAINING
D/W	DRIVEWAY
Δ	DELTA
E	EASTING/EAST
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
ECB	EROSION CONTROL BLANKET
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EXIST	EASEMENT
EXIST	EXISTING TO BE DEMOLISHED
EXT	EXISTING TO REMAIN
ETR	EXISTING TO BE RELOCATED
ETRL	EXISTING TO BE REPLACED
ETRP	ENDING VERTICAL CURVE ELEVATION
EVCE	ENDING VERTICAL CURVE STATION
EVCS	END WALL
EW	EXISTING
EQ	ENVIRONMENTAL QUALITY CORRIDOR
EOC	EACH
F	FIRE LINE
FAR	FLOOR AREA RATIO
FOC	FACE OF CURB
FD	FLOOR DRAIN
FES	FLARED END SECTION
FF	FIRST FLOOR OR FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FLOW LINE
FND	FOUNDATION
Foyer	FOYER
FOD	FLOOD PLAIN
FP	FEET PER SECOND
FPS	FIRE SERVICE OR FACTOR OF SAFETY
FS	FOOT OR FEET
FT	FOOT OR FEET
G	GAS
GAR	GARAGE
GB	GRADE BREAK
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
GV	GATE VALVE
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HBP	HOT BITUMINOUS PAVEMENT
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPR	IRON PIPE SET
IRR	IRRIGATION
J	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT OR RATE OF VERTICAL CURVATURE
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LIP	LIP OF PAN
LOW	LOWEST
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
NCR	NORTH CORNER
NFA	NET FLOOR AREA
NO	NUMBER
& #	NOT TO SCALE
NTS	NOT TO SCALE
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OVER	OVERHEAD
Q/H	OVERHEAD CABLE
OHC	OVERHEAD ELECTRIC
OHE	OVERHEAD TELEPHONE
OHT	OVERHEAD TELEPHONE
P	PERIMETER
R	PROPERTY LINE
P&P	PLAN AND PROFILE
PVT	POINT OF VERTICAL CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PTC	POINT OF CURVATURE TOP OF CURB
PI	POINT OF INTERSECTION
PG	PAGE
PGL	POINT OF GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PURVEY UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PWMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RDCR	REDUCED LINE
RD	ROAD OR ROOF DRAIN
REIN	REINFORCED
REQD	REQUIRED
RET	RETAINING
RH	ROUGH GRADING PLAN
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
RMO	REMOTE OUTSIDE MONITOR
RPA	RESOURCES PROTECTION AREA
RR	RAILROAD
RT	RIGHT
ROUTE	ROUTE
R/W	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
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM SEWER
STMH	STORM SEWER MANHOLE
STR	STRUCTURE
SV	SERVICE
SW	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TBR	TO BE REMOVED
TCC	TOP OF CURB
TG	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TP	TEST PIT OR TREE PROTECTION
TPW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	U.S. GEOLOGICAL SURVEY
UTIL	UTILITY
V	VOLUME
OR VOL	VELOCITY
OR VEL	HANDICAPPED VAN PARKING SPACE
VAN	VERTICAL BEND
VB	VERTICAL BEND
VC	VERTICAL CURVE
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M	WATER MAIN
OR WM	WITH THRUST BLOCK
W/TB	WATER SURFACE ELEVATION
WSEL	WATER VALVE
WV	WATER VALVE
XING	CROSSING
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR

GENERAL NOTES
1. 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.
2. 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.
3. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS/HER CONSTRUCTION.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
15. 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.
16. 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.
17. 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.
18. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
19. 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.
20. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE STREET CORES, RIGHT-OF-WAY TEMPLATES, AND LOTS ACCORDING TO GRADING INSTRUCTIONS SHOWN ON PLANS.
21. STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE ELEVATION TO TOP OF ASPHALT.
22. COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
23. TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE +/- 0.1 FEET.
24. 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.
25. 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.
26. 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.
27. THE EXISTING UNDERGROUND UTILITIES SHOW 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 IN 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.
28. ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS, PER LOCAL CODE.
29. 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.
30. 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.
31. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
32. AN AIR QUALITY PERMIT SHALL BE OBTAINED IF REQUIRED.
33. 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.
34. 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.
35. 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.
36. ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING PERMIT.
37. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE WORK.
38. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING APPROPRIATE GOVERNING AGENCY STANDARDS.
39. WHERE A PROPOSED PIPE CROSSES OR PARALLELS A STREET OR DRIVE AISLE, THE ASPHALT SHALL BE NEATLY SAWCUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE PATCHED IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY STANDARDS.

GENERAL NOTES (CONT.)
41. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
42. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
43. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CITY, COUNTY, AND/OR APPROPRIATE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
44. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
45. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
46. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
47. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
48. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
49. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
50. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
51. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING OF ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF TEST HOLE FINDINGS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
52. EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 SUBPART P, OR CURRENT EDITION.
53. AT LOCATIONS WHERE THE FINAL SURFACE COURSE OF ASPHALT PAVEMENT IS TO BE FEATHERED INTO THE EXISTING SURFACE COURSE, THE EXISTING SURFACE COURSE IS TO BE SCABBLED TO A MINIMUM DEPTH OF 1" AND A TACK COAT APPLIED PRIOR TO FINAL PAVING TO INSURE A SMOOTH, WELL BONDED JOINT.
54. ANY NEW PAVEMENT OPENED TO TRAFFIC SHALL RECEIVE A TACK COAT PRIOR TO PLACEMENT OF ANY OVERLYING ASPHALT COURSE.
55. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
56. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE APPROPRIATE GOVERNING AGENCY.
57. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
58. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
59. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
60. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
61. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
62. ALL HANDICAP RAMPS SHALL BE BUILT IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE APPROPRIATE GOVERNING AGENCY STANDARDS, CDOT STANDARDS, AND CURRENT ADA REQUIREMENTS.
63. THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY ARE NOT ONLY

WOODMAN HILLS METROPOLITAN DISTRICT GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
2. 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.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
4. 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.
5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. 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
14. TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION,
15. 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.
16. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
17. 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.
18. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
19. 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.
20. 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 DISTRICT'S OFFICE.
21. 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.
22. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
23. 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.
24. 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.
25. TESTING OF FACILITIES:
26. 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.
27. B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
28. C) TEST 100 % OF ALL LINES
29. D) MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
30. E) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
31. F) ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
32. G) ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
33. H) SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
34. I) ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
35. 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.
36. 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 COMMENCING AFTER PRELIMINARY ACCEPTANCE.
37. ACCEPTANCE:
38. 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.
39. 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).
40. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
41. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) 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.
42. 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.
43. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA 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.
31. 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.
32. 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.
33. 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.
34. 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).
35. 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.
36. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
38. 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.
39. 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.
40. C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. 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.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 -- RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
41. 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.
42. 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.
43. C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
44. D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

REVISIONS

REVISION	DESCRIPTION	DATE
1	SSCW – FALCON MARKETPLACE – 2ND SDP SUBMITTAL	10/15/2021
2	SSCW – FALCON MARKETPLACE – 3RD SDP SUBMITTAL	10/13/2021
3	SSCW – FALCON MARKETPLACE – 4TH SDP SUBMITTAL	01/28/2022

LOCAL GENERAL NOTES

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

COLORADO

EL PASO COUNTY

SEAL

DESIGN	DRAWN	CHKD
SWK	SWK	TOP

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

JOB No. 020441-01-001

DATE : 02/09/2021

SHEET

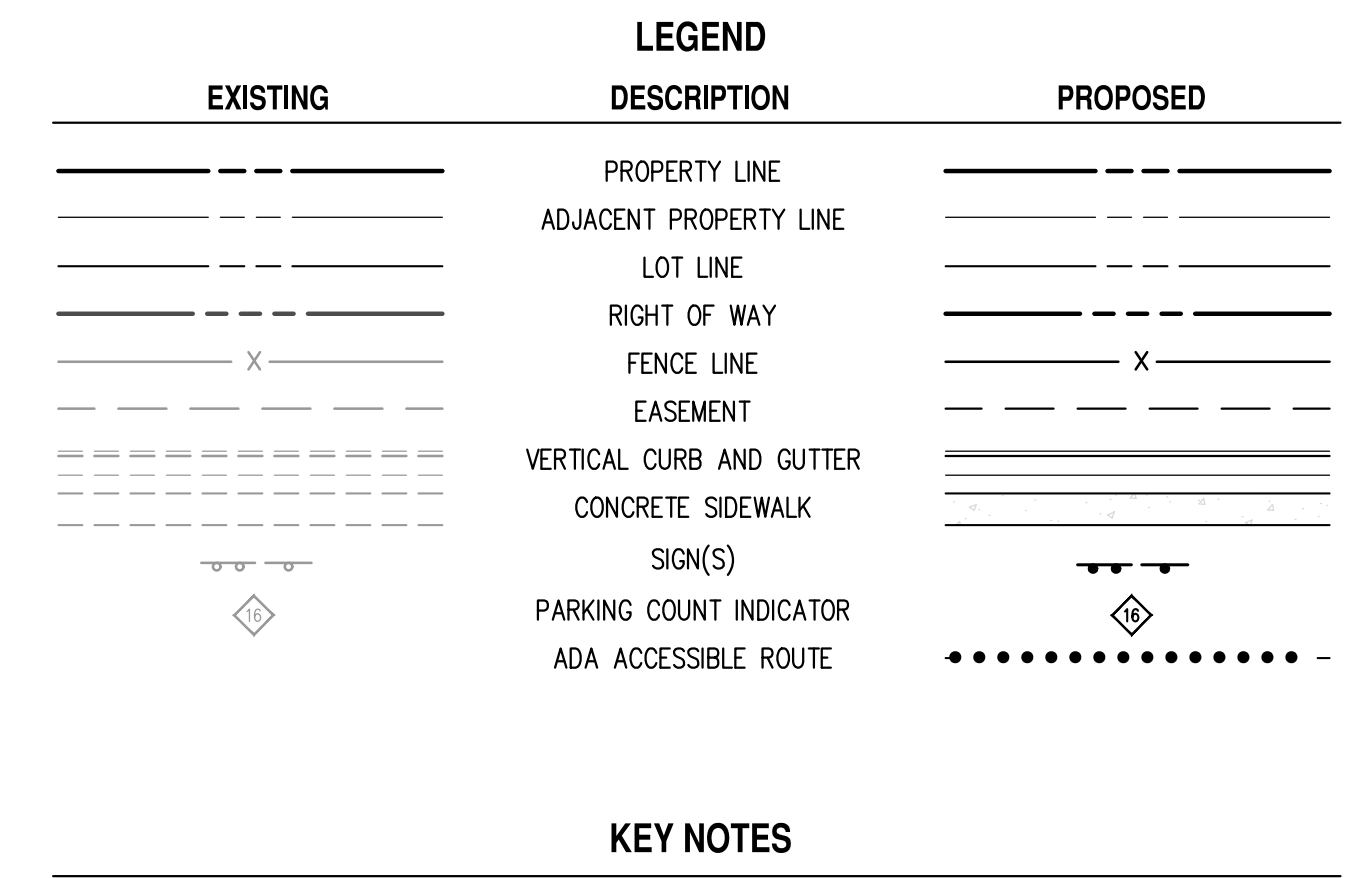
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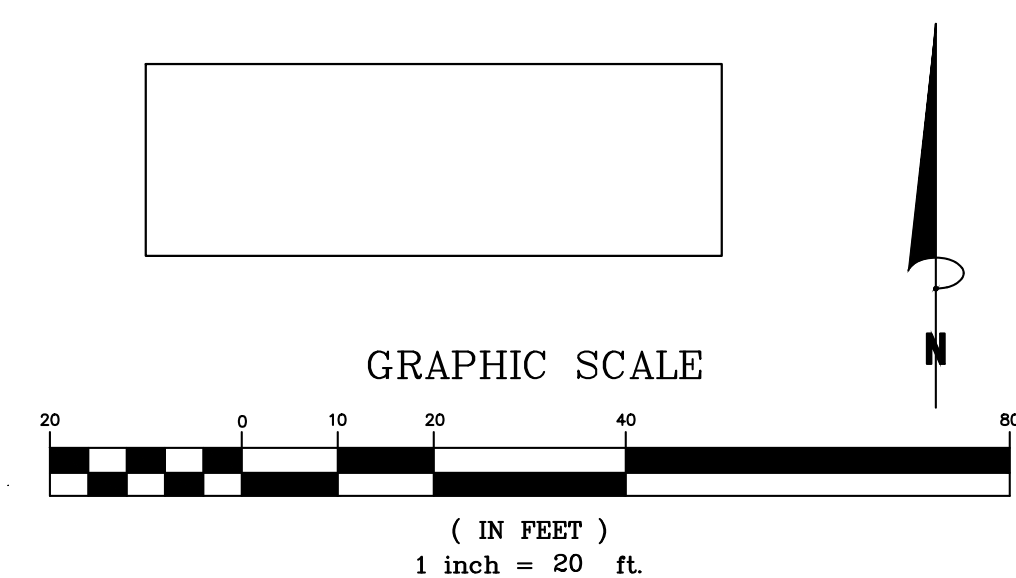
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- | | |
|----|--|
| 1 | PROPOSED CONCRETE PAVEMENT |
| 2 | PROPOSED 6" INTEGRAL CURB |
| 3 | PROPOSED RAISED CONCRETE SLAB |
| 4 | PROPOSED ADA RAMP (SEE DETAIL ON SHEET C5.0) |
| 5 | PROPOSED ADA RAMP (SEE DETAIL ON SHEET C5.1) |
| 6 | PROPOSED ADA PARKING SIGN |
| 7 | PROPOSED TRASH ENCLOSURE |
| 8 | PROPOSED VACUUM STATION (SEE DETAIL ON SHEET C5.1) |
| 9 | PROPOSED CANOPY (SEE DETAIL ON SHEET C5.1) |
| 10 | PROPOSED SITE LIGHT |
| 11 | PROPOSED STOP SIGN |
| 12 | PROPOSED "DO NOT ENTER" DIRECTIONAL SIGN |
| 13 | PROPOSED BICYCLE PARKING |
| 14 | DEVELOPMENT MONUMENT SIGN (BY OTHERS) |

SITE DATA TABLE		
PROPERTY ADDRESS	7525 FALCON MARKET PL	
PARCEL ID	5301403006	
ZONING DISTRICT	GR	
LAND USE	COMMERCIAL - CAR WASH	
TOTAL SITE AREA	70,481 SF	1.62 AC
OPEN SPACE AREA	10,012 SF	0.23 AC
IMPERVIOUS AREA	35,913 SF	0.83 AC
POND AREA	24,556 SF	0.56 AC
PARKING CALCULATIONS		
	STANDARD	ADA
REQUIRED	2	1
PROVIDED	30	2
BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT - WOODMEN RD	50'	98'
SIDE - INTERNAL	0'	38'
SIDE - FALCON MARKET PL	25'	56'
REAR - FALCON MARKET PL	25'	126'
BUILDING HEIGHT		
MAX	45'	
PROPOSED	30'	

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.



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

REVISION	DESCRIPTION	DATE
1	SSOW – FALCON MARKETPLACE – 2ND SDP SUBMITTAL	07/15/2021
2	SSOW – FALCON MARKETPLACE – 3RD SDP SUBMITTAL	10/13/2021
3	SSOW – FALCON MARKETPLACE – 4TH SDP SUBMITTAL	01/28/2022

SITE PLAN

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

EL PASO COUNTY

COLORADO

REVISIONS	

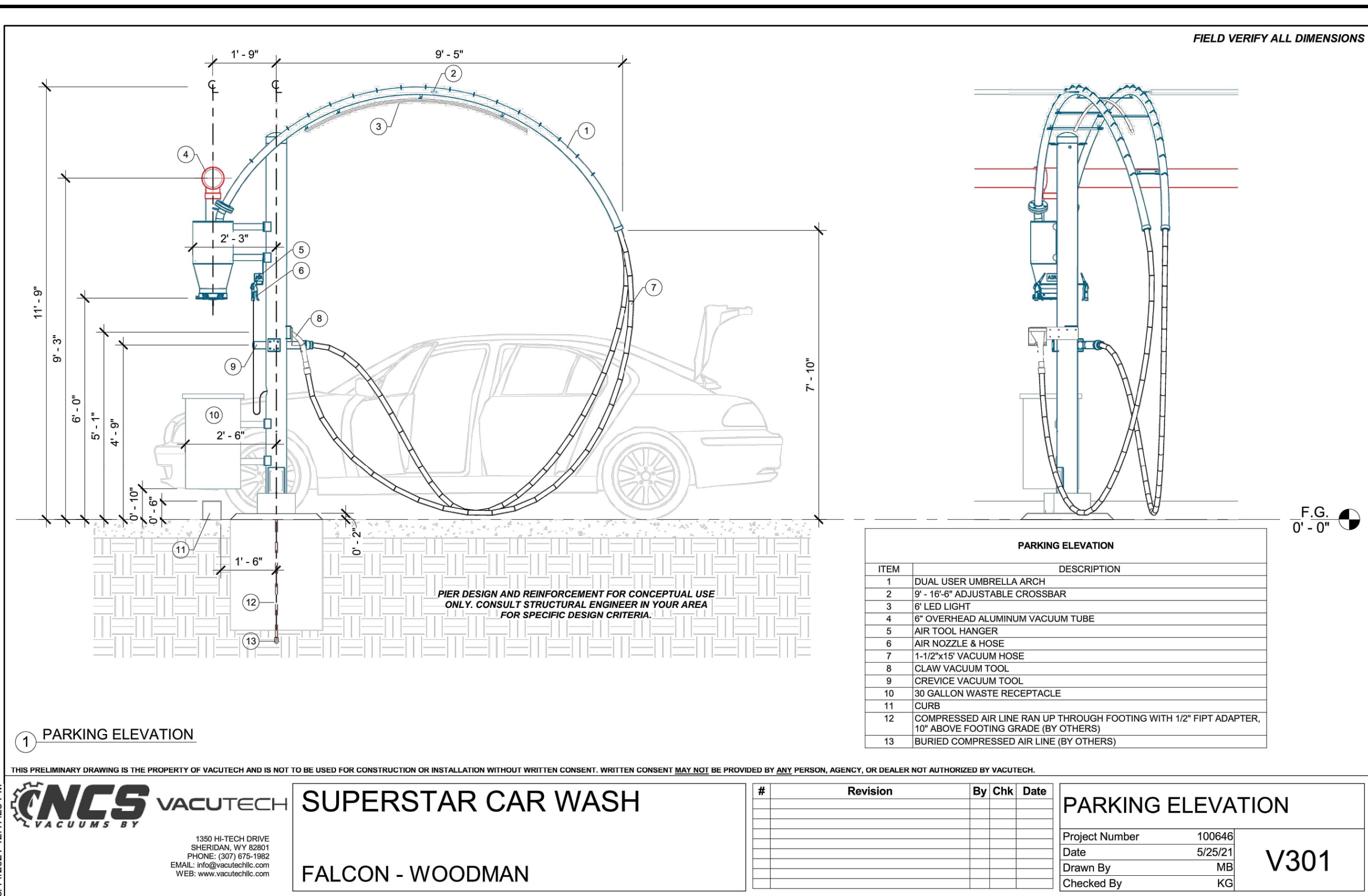
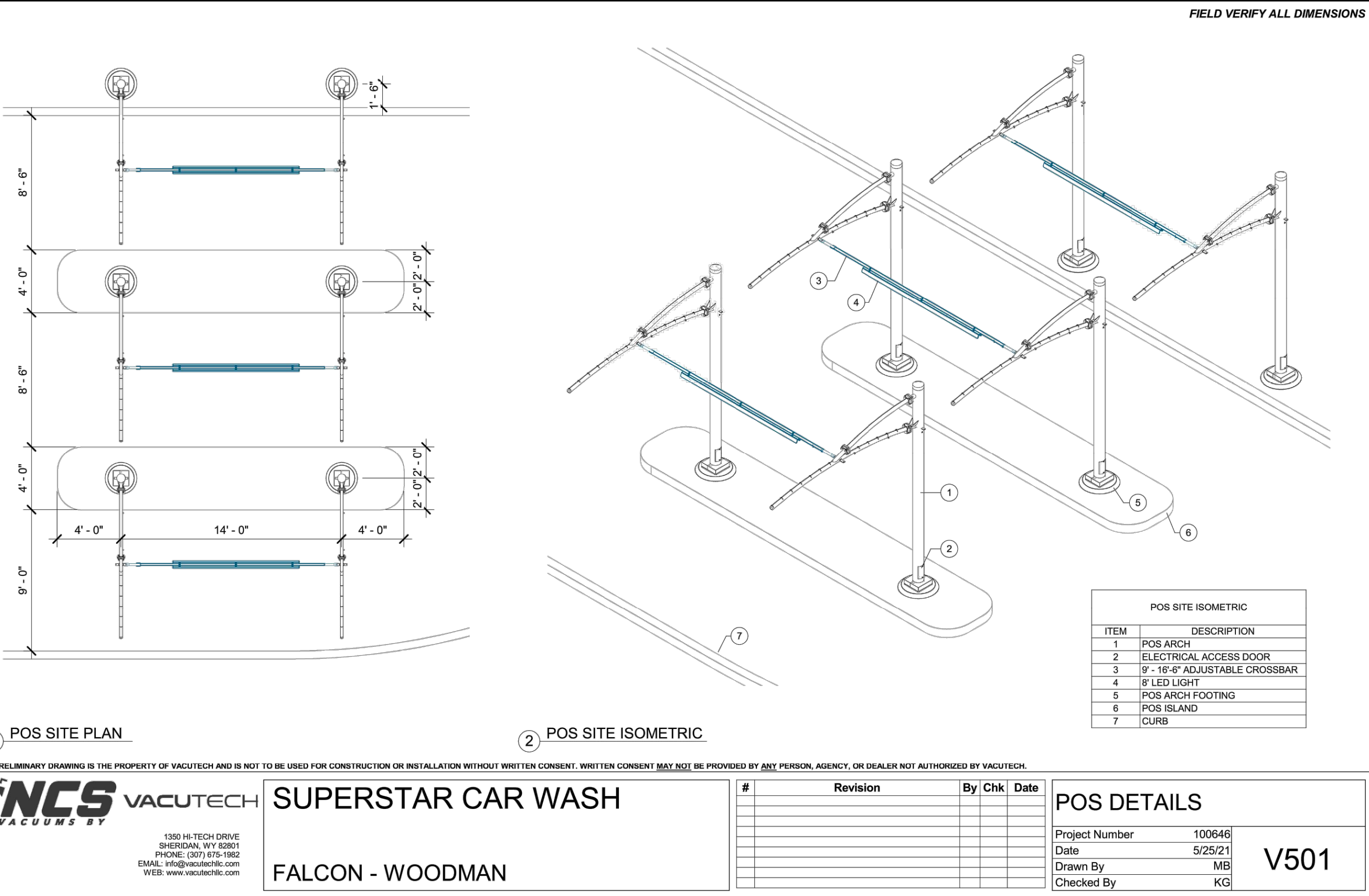
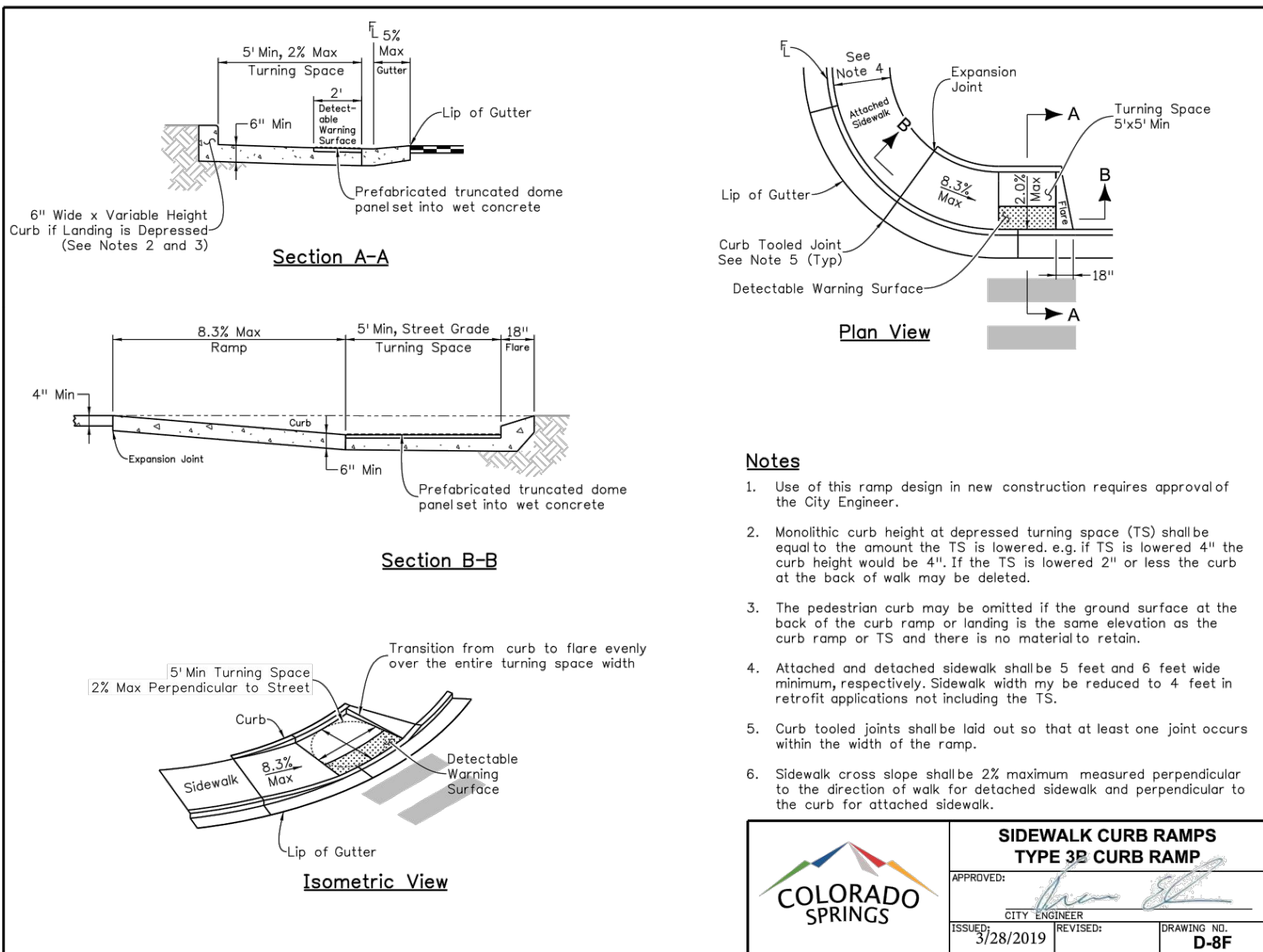
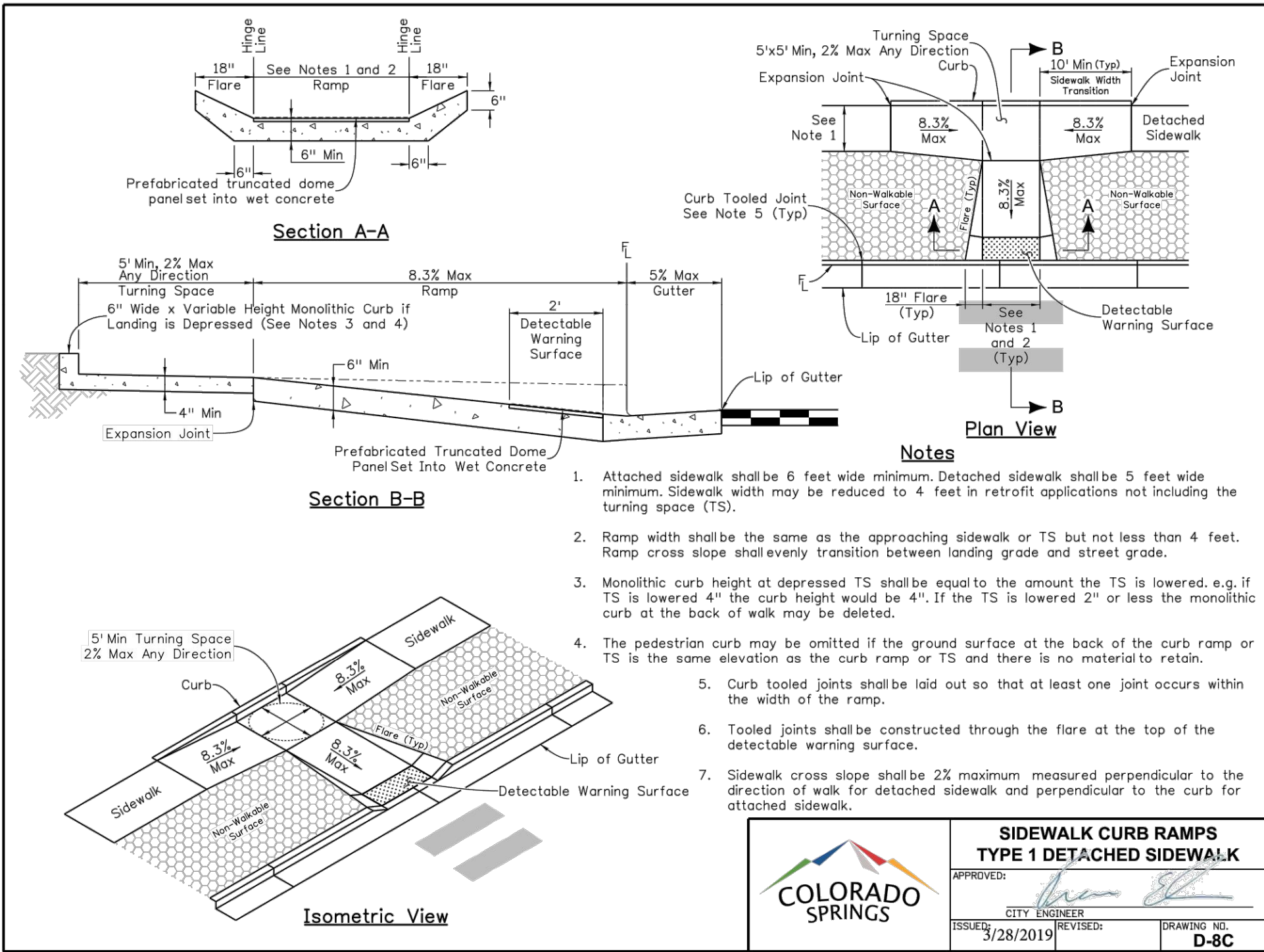
REVISION
1
2
3

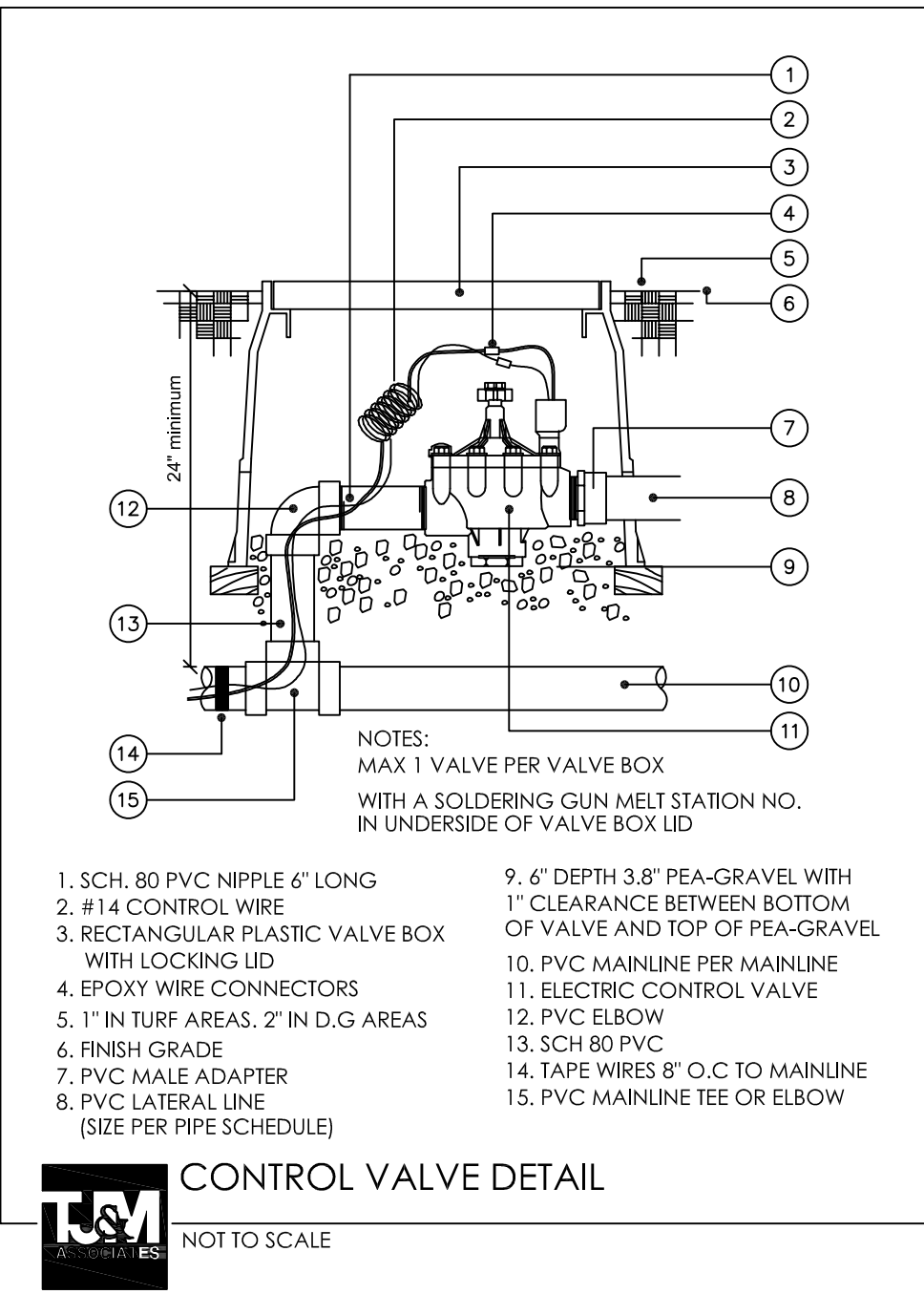
EAL

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		

Bowman

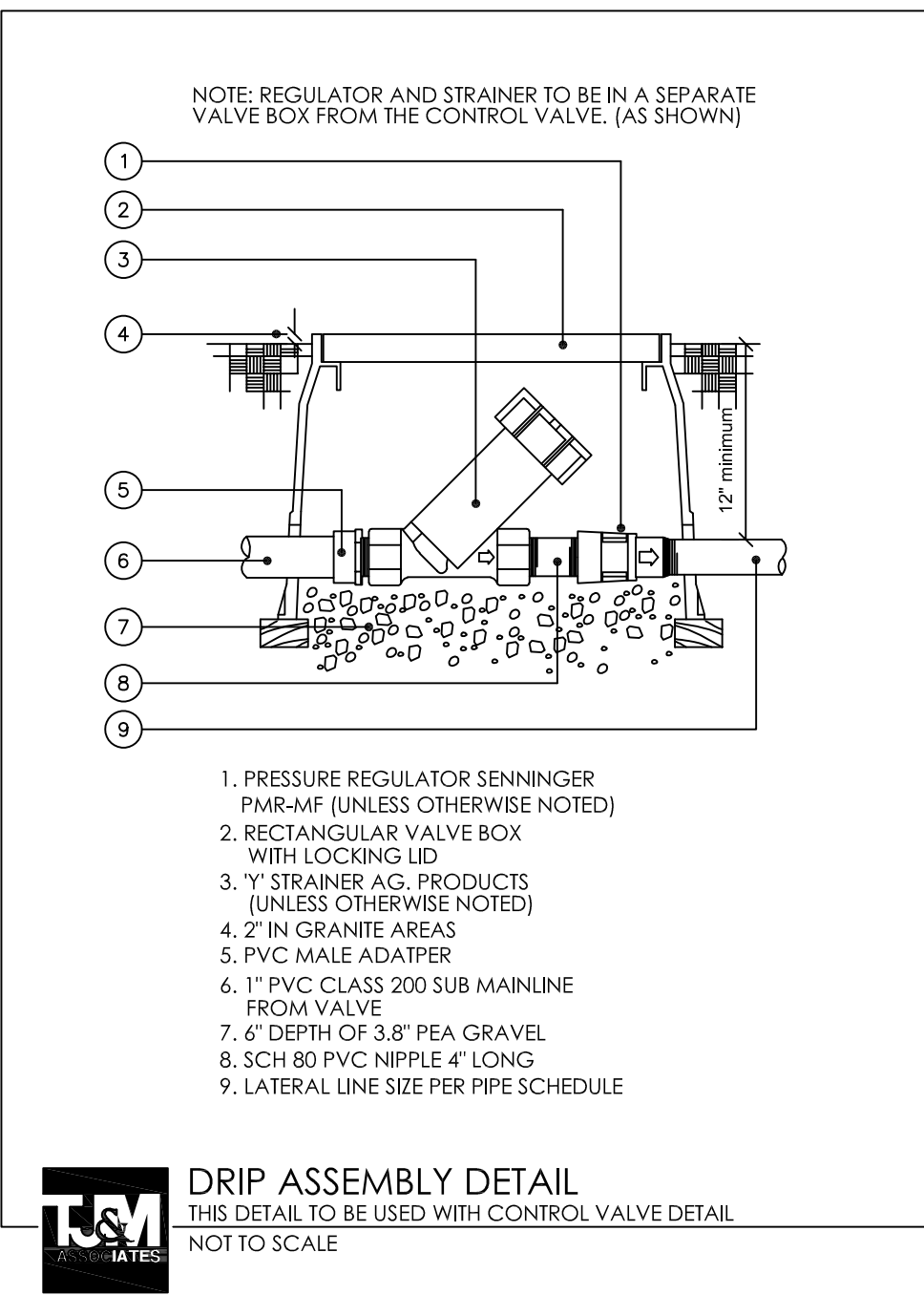
1526 Cole Blvd, Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowmanconsulting.com





CONTROL VALVE DETAIL

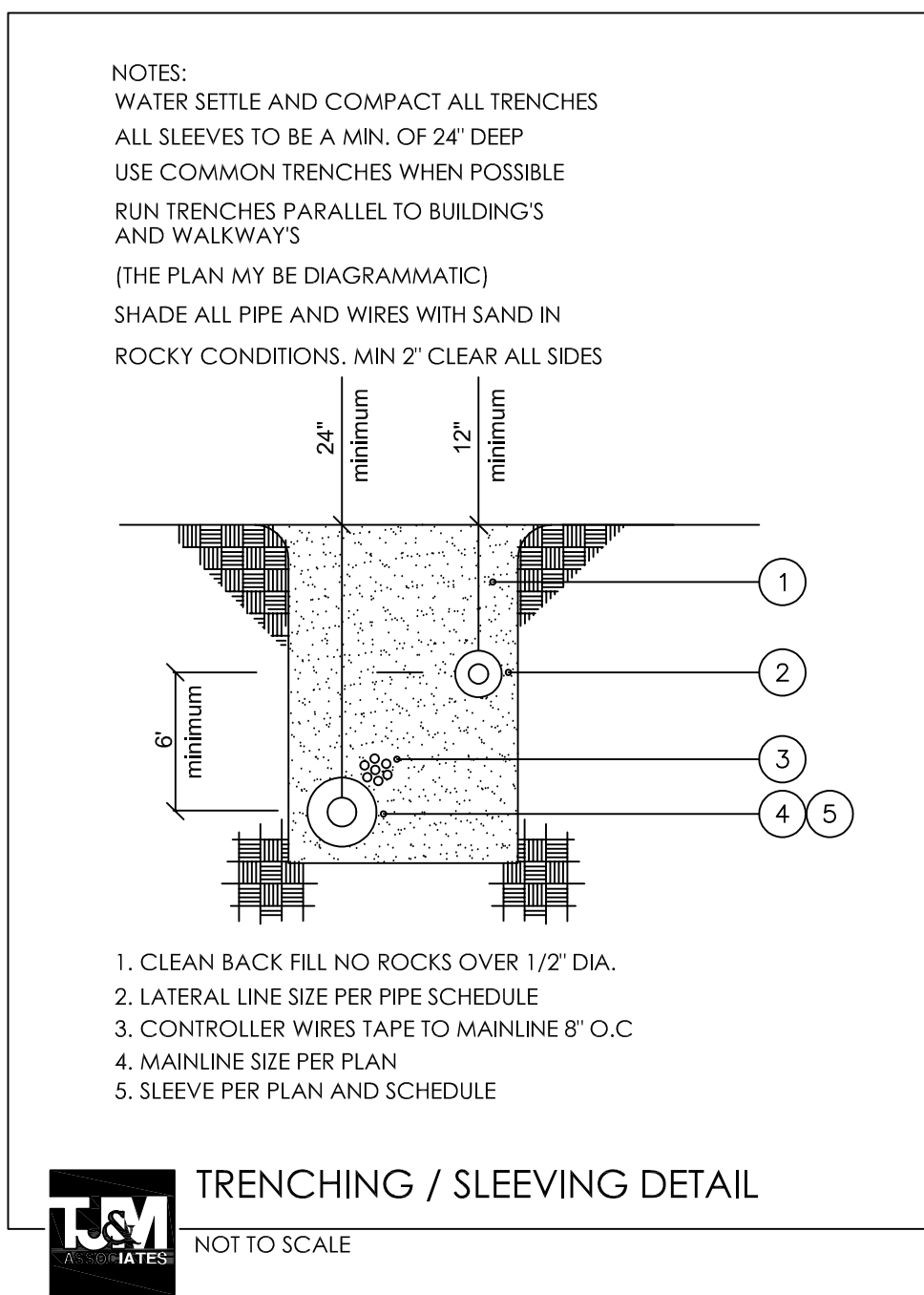
NOT TO SCALE



DRIP ASSEMBLY DETAIL

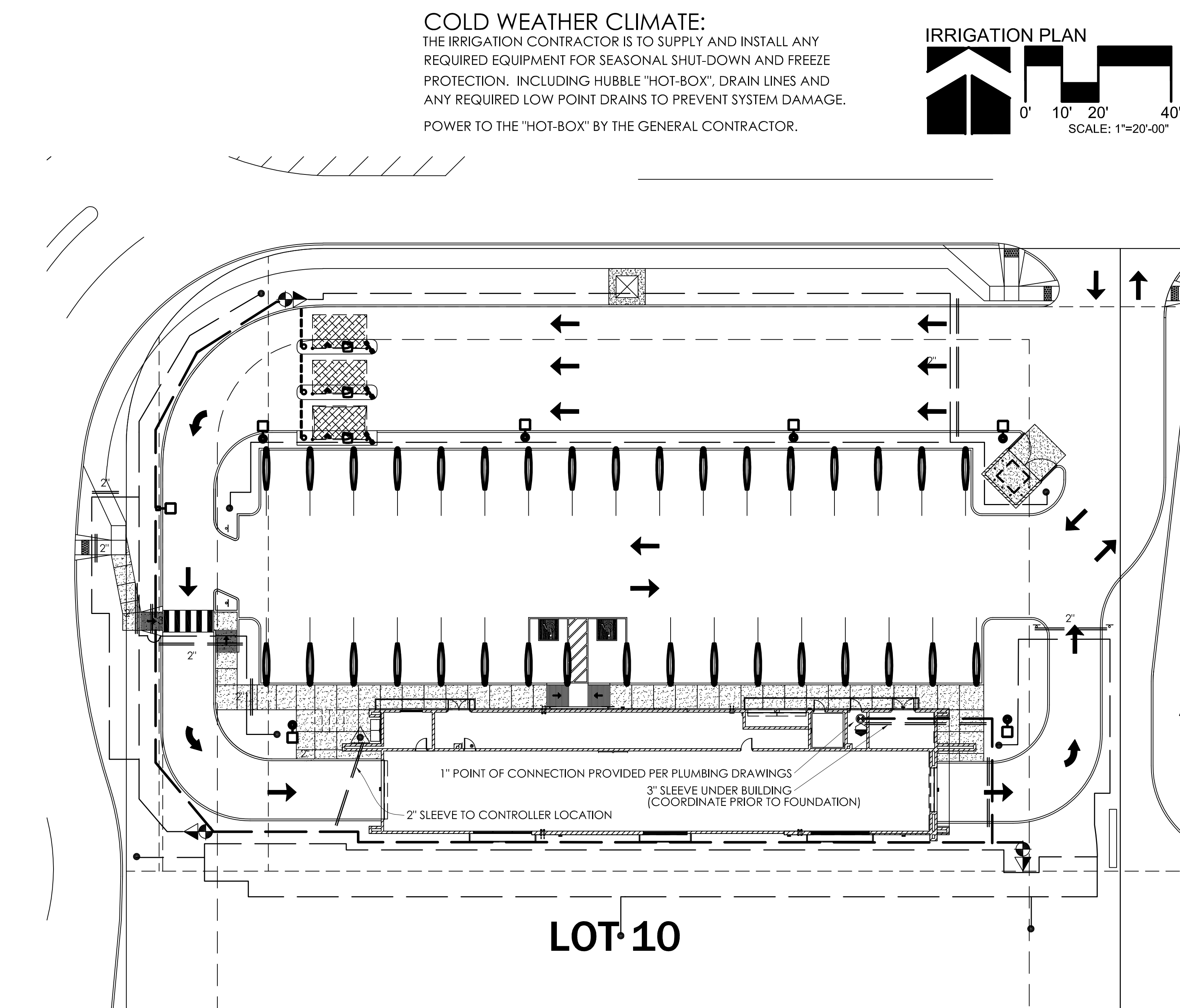
THIS DETAIL TO BE USED WITH CONTROL VALVE DETAIL

NOT TO SCALE

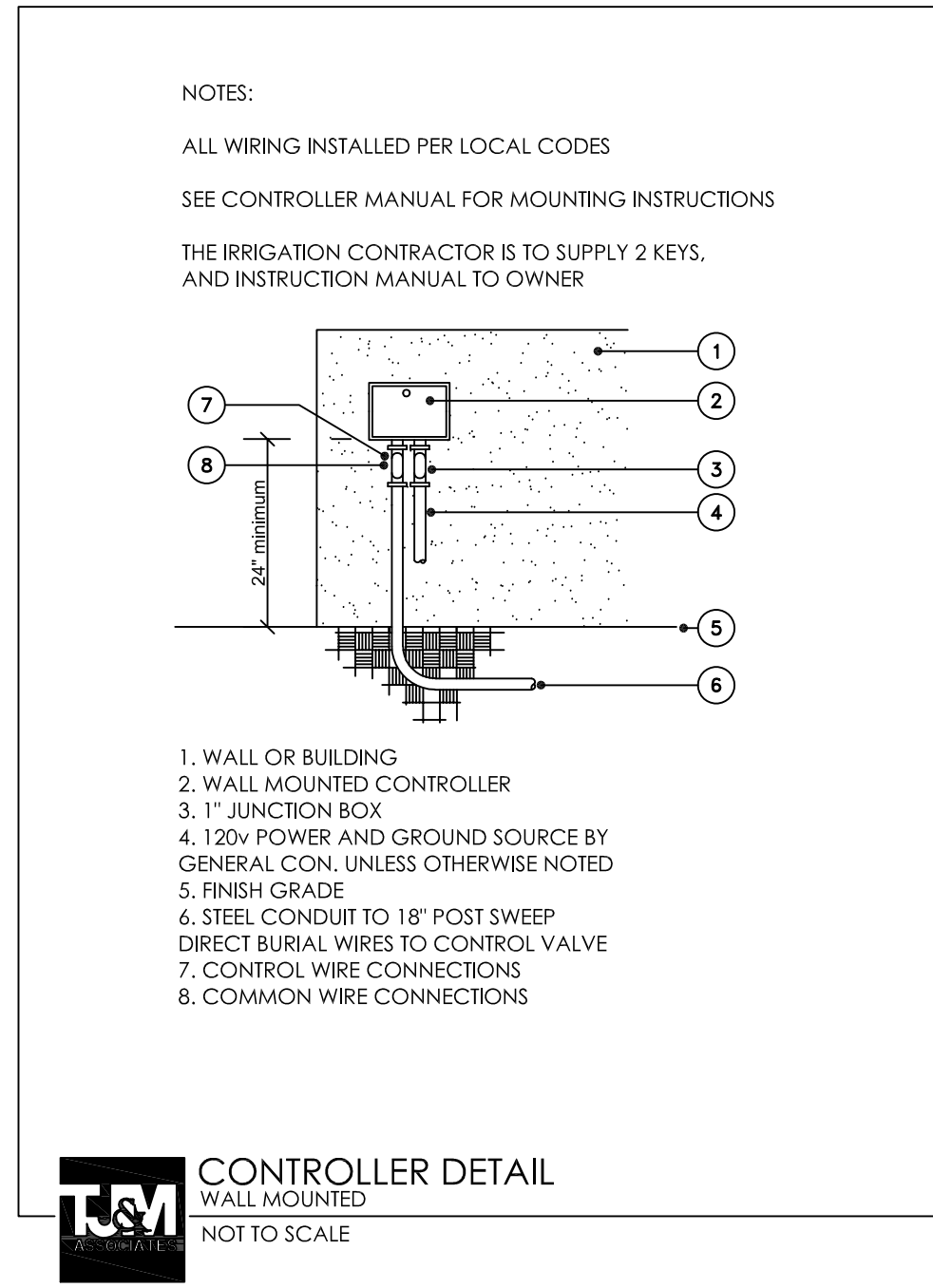


TRENCHING / SLEEVING DETAIL

NOT TO SCALE



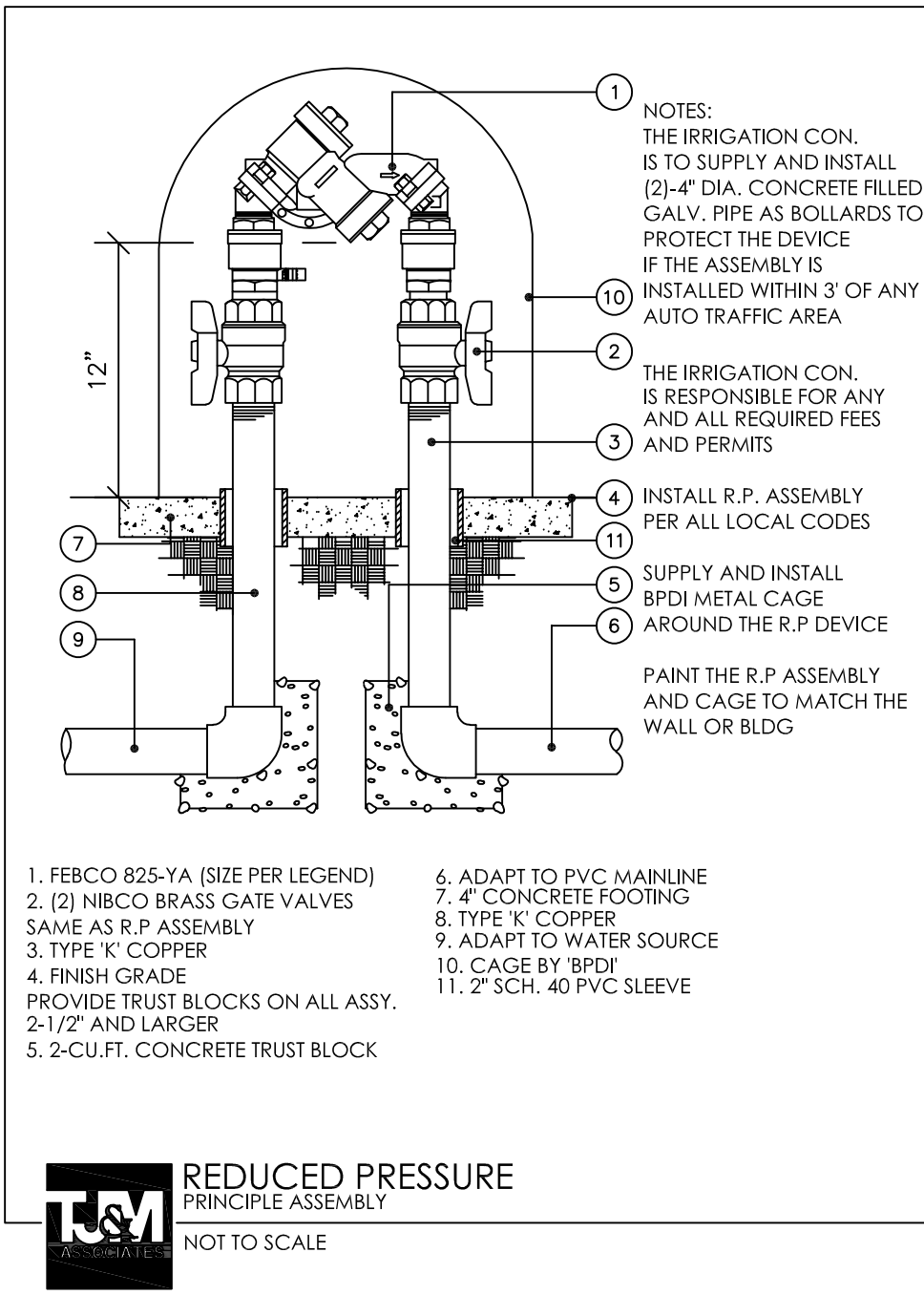
LOT 10



CONTROLLER DETAIL

WALL MOUNTED

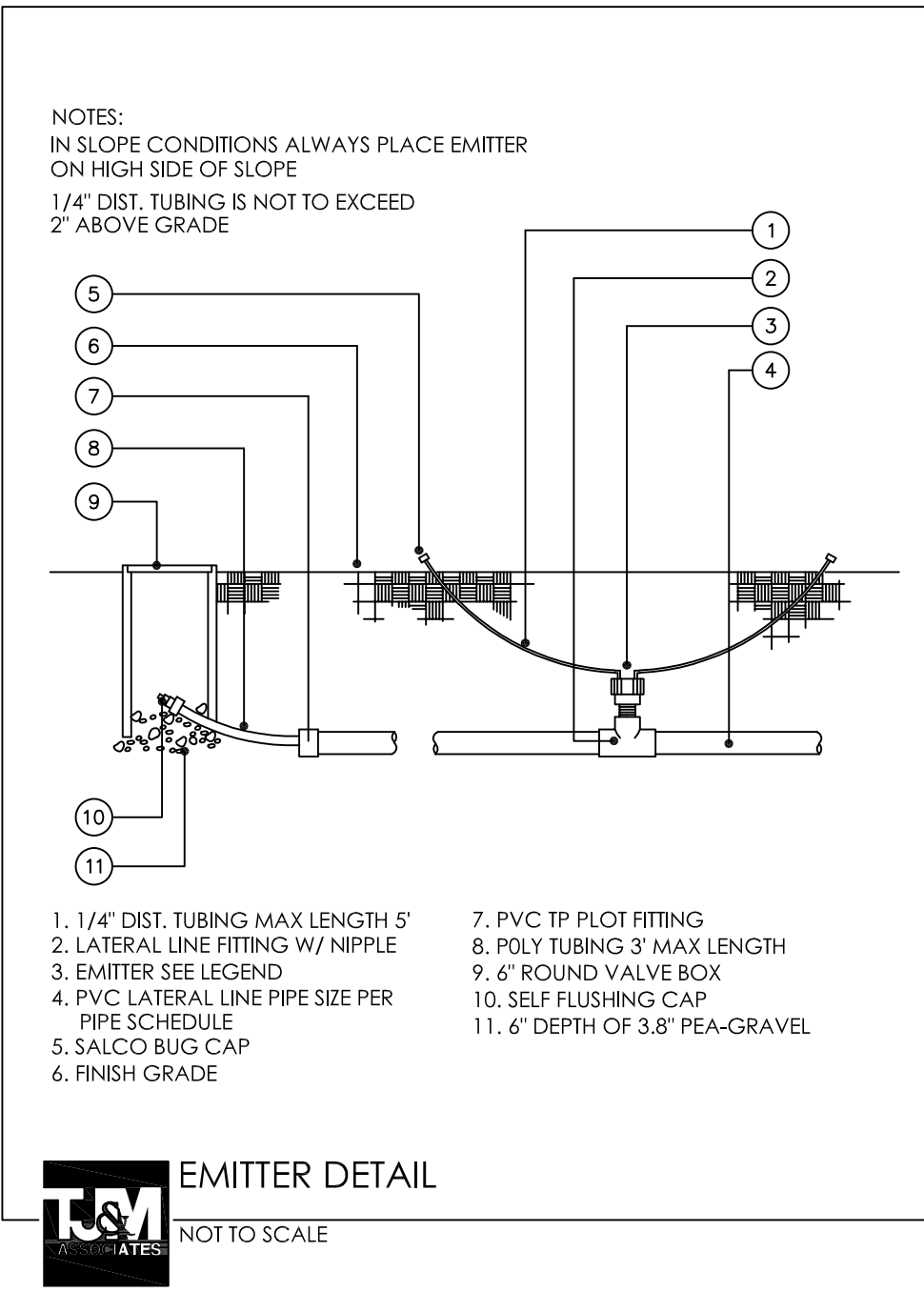
NOT TO SCALE



REDUCED PRESSURE

PRINCIPLE ASSEMBLY

NOT TO SCALE

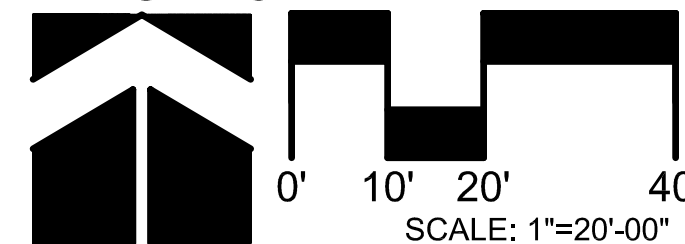


EMITTER DETAIL

NOT TO SCALE

COLD WEATHER CLIMATE:
THE IRRIGATION CONTRACTOR IS TO SUPPLY AND INSTALL ANY REQUIRED EQUIPMENT FOR SEASONAL SHUT-DOWN AND FREEZE PROTECTION, INCLUDING HUBBLE "HOT-BOX", DRAIN LINES AND ANY REQUIRED LOW POINT DRAINS TO PREVENT SYSTEM DAMAGE.
POWER TO THE "HOT-BOX" BY THE GENERAL CONTRACTOR.

IRRIGATION PLAN



CLARITY NOTE:
FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN
VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

SLEEVING SCHEDULE:
WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)
DRIP LATERAL 2" SCH. 40 PVC
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) HUNTER MPE-20
24" BOX	4	(1) HUNTER MPE-20
15 GALLON	4	(1) HUNTER MPE-10
5 GALLON	1	(1) HUNTER HEB-10
1 GALLON	1	(1) HUNTER HEB-10

NOTES:
EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL NON-METALIC WATER AND IRRIGATION PIPING LARGER THAN 2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE
(1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT

FOUNDATION NOTE:
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION OR FOOTING. ADJUST LAYOUT AS REQUIRED.
NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS DIAGRAMATIC ADJUST LAYOUT AS REQUIRED.

IRRIGATION LEGEND

- FEBCO 825-YA-1" R.P. ASSY. W/ GUARDSHACK CAGE PAINTED TO MATCH BUILDING
- HUNTER ICV-(SIZE PER MAINLINE) MASTER VALVE INSTALL IN VALVE BOX ADJACENT TO BACKFLOW
- HUNTER DRIP CONTROL ZONE KIT
PCZ-101-25 (30gph to 600gph) (.5gpm to 10gpm)
ICZ-101-25 (601gph to 1,200gph) (10gpm to 20gpm)
- HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED)
6 STATION CONTROLLER
(POWER PER GENERAL CONTRACTOR)
- HUNTER HEB-10 (1/2" THREADED) PRESSURE COMP. SINGLE PORT EMITTER
HUNTER MPE-(SIZE PER SCHEDULE) (1/2" THREADED) PRESSURE COMP. MULTI PORT EMITTER
- 1.5" MAINLINE (SCH40)
- CLASS 200-3/4" DRIP LATERAL LINE
- AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
- SCH 40 PVC SLEEVE (SEE SLEEVING SCHEDULE)

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net



Know what's below.
Call before you dig.

SEAL
TIMOTHY J. McQUEEN
914
04/15/2021
Original Order to Amend
01.25.22
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DESIGN	DRAIN	CHKD
SWK	SWK	TOP
SCALE	1/4"	
JOB No.	020441-01-001	
DATE :	02/09/2021	
SHEET	La.02	

Bowman

Phone: (303) 801-2800
www.bowmanconsulting.com

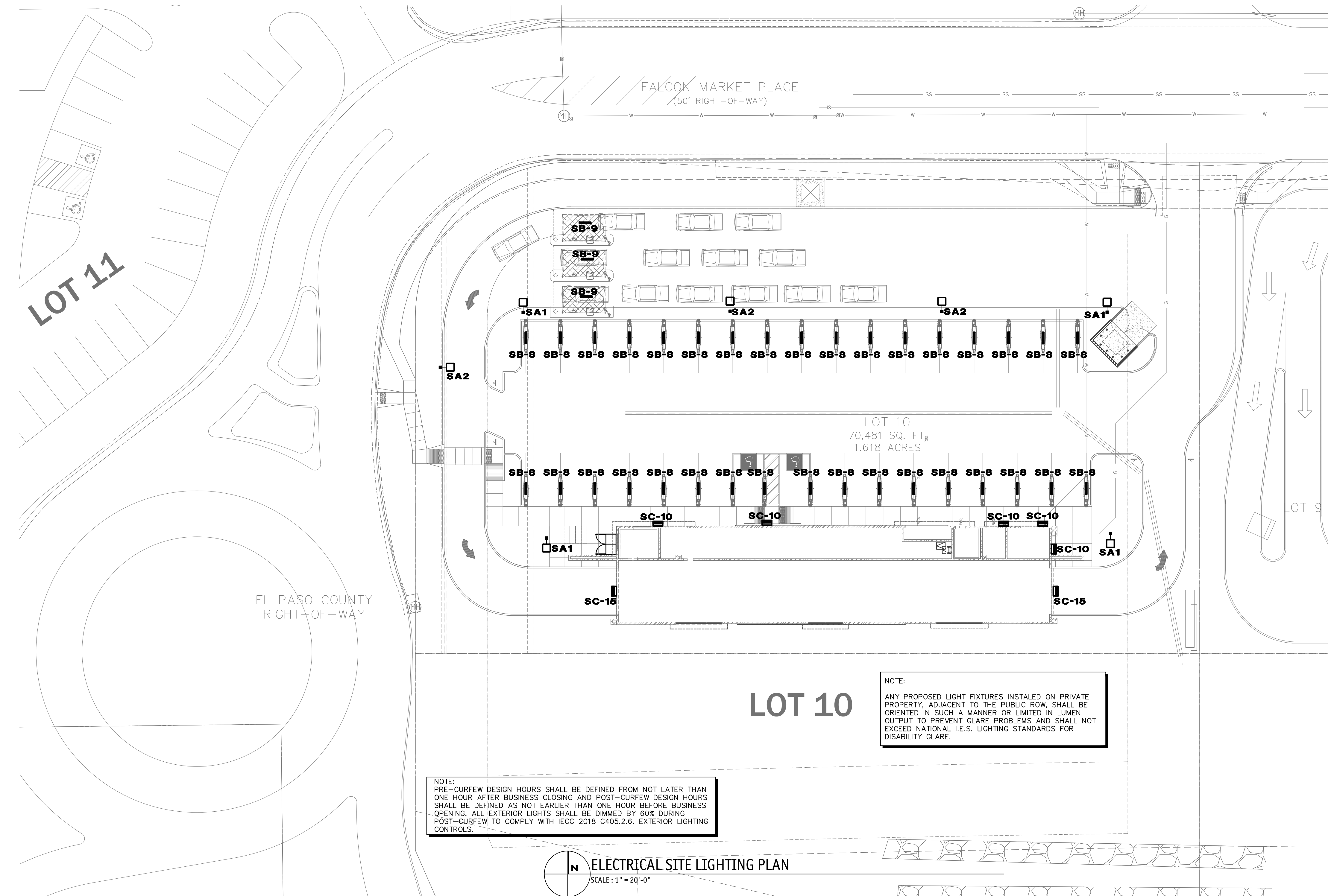
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

REVISIONS	DATE	DESCRIPTION
1	07/15/2021	SCS - FALCON MARKETPLACE - 2ND SP SUBMITTAL
2	09/06/2021	SCS - FALCON MARKETPLACE - 3RD SP SUBMITTAL

COLORADO

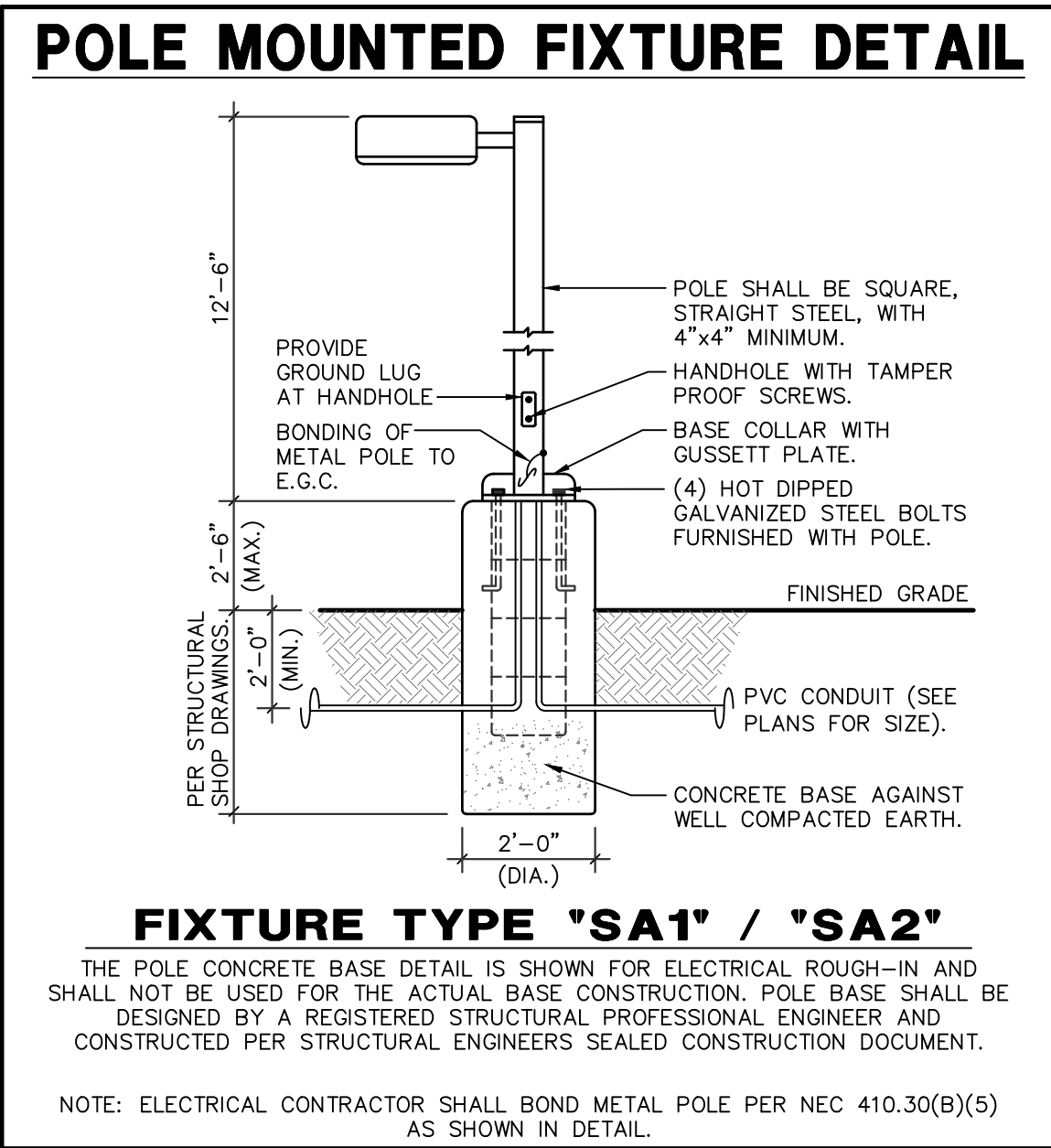
SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10
SITE DEVELOPMENT PLAN

EL PASO COUNTY



LUMINAIRE SCHEDULE				
1. PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.				
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.				
3. 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.				
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.				
5. 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-TSM-MVOLT-SSS	MVOLT	LED - 38W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET.
SA2	LITHONIA DSX0-LED-P1-40K-BLC-MVOLT-SSS	MVOLT	LED - 38W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET.
SB-8	LITHONIA DMW2-2000LM-MD-PFL-MVOLT-40K-80CRI	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'.

- 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.



**PRELIMINARY
NOT FOR CONSTRUCTION**

811

Know what's below.
Call before you dig.

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
1140 WEST HARWELL ROAD
MESA, ARIZONA 85203
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

Bowman

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1526 Cole Blvd., Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowmanconsulting.com

REVISIONS	DESCRIPTION	DATE
1	SSCW-FALCON MARKETPLACE-2nd SPD SUBMITTAL	05/11/2021

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

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

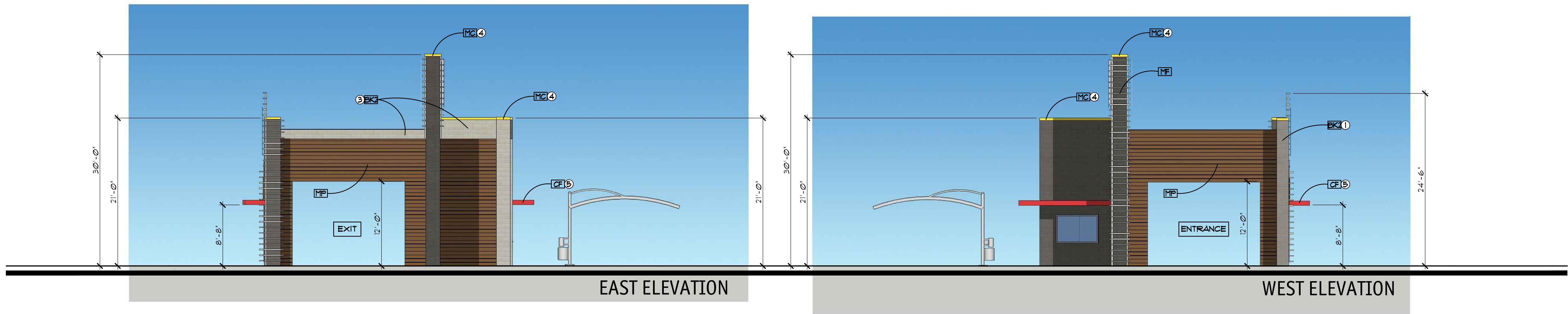
CA Project: 20135

DESIGN	DRAWN	CHKD
CRC	CRC	AG

SCALE	H:	V:
JOB No.	020441-01-001	

DATE	02/09/2021
------	------------

SHEET
DR1.0



GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ON SITE IN SIZES OF NO LESS THAN 12" X 12"

MATERIAL KEY

MATERIAL DESCRIPTION	
BK	SMOOTH FACE REGULAR STRUCK RUNNING BOND 8x8x16 CMU INTEGRAL - 'BASALITE' - 807UR
BK3	SMOOTH FACE REGULAR STRUCK RUNNING BOND 8x8x16 CMU STANDARD GRAY - PAINTED
MF	PRE-FINISHED METAL PANEL - LONGBOARD, V-GROOVE SIDING 'LIGHT CHERRY' 102056 / 101555
MC	PARAPET CAP
LM	HOLLOW METAL DOORS/FRAMES PAINTED TO MATCH THE SURROUNDING BLOCK
MS	METAL SCREEN MANUF. MICHIGANS COLOR: GALVALUME FINISH PATTERN: PERFORATED 3/4" HOLE, 1" STAGGER
CT	CANOPY TUBE - ARCHES
CF	CANOPY FRAME
SW	SCREEN WALL / TRASH ENCLOSURE
MF	METAL WALL CLADDING B+C AWNING, INC. 1-1/2" X 6-1/8" HORIZONTAL ALUMINUM TUBES 'ZINC GREY'

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CF
GLAZING	GL
INSULATED GLAZING SYSTEM SPECIFICATION	
OLDCASTLE - 1" INSULATED GLAZING SYSTEM	
U-FACTOR: 0.25	
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18	
OUTBOARD: 1/4" PFG SOLARCOOL BLUE (SRF #2)	
AIRSPACE: 1/2" (AIR FILL)	
INBOARD: 1/4" PFG SOLARBAN 60 ON CLEAR (SRF #3)	
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.	
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.	

COLOR KEY

KEY	MANUF. - INTEGRALLY COLORED BLOCK:
1	BASALITE-SMOOTH 807UR
MFR. NAME:	
COLOR NAME:	
1	SHER WILLIAMS 'DOVETAIL' SW1018
2	SHER WILLIAMS 'GAUNTLET GRAY' SW1019
3	SHER WILLIAMS 'MINDFUL GRAY' SW1016
4	DUNN EDWARDS 'SUNFLOWER' DE3391
5	DUNN EDWARDS 'HOT JAZZ' DE4109
MATERIAL	KEY
BOLLARDS	1
SES	2
TRANSFORMER	3
CT	VACUUM - POS CANOPY ARCHES
POULDER PAINT COLOR 'BEIGE' PROVIDED BY VENDOR	

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER

EXTERIOR ELEVATIONS

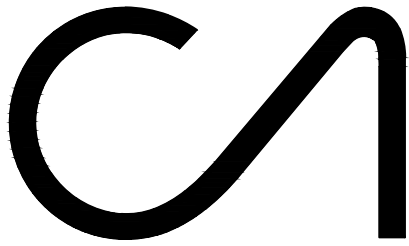


SUPERSTAR CAR WASH

NWC of
E WOODMEN RD.
& MERIDIAN RD.
FALCON, CO

DATE
SITE DEVELOPMENT
PLAN SUBMITTAL
12-23-2020
SITE DEVELOPMENT
PLAN RESUBMITTAL
02-05-2021

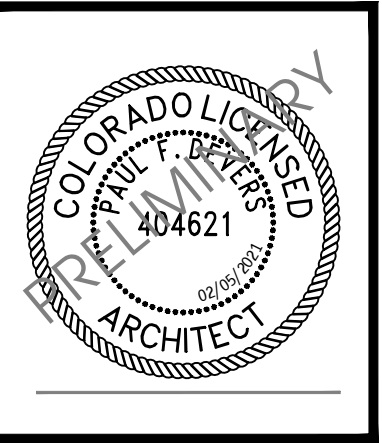
NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.
The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.
The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.



Cawley
Architects

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SUPERSTAR
CAR WASH

NWC of
E WOODMEN RD.
& MERIDIAN RD.
FALCON, CO

DATE
SITE DEVELOPMENT
PLAN SUBMITTAL
12-23-2020
SITE DEVELOPMENT
PLAN RESUBMITTAL
02-05-2021

NOTICE OF ALTERNATE BILLING
CYCLE:
This contract allows the owner to require
submission of billings or estimates in billing
cycles other than thirty days. A written
description of such other billing cycle
applicable to this project is available from
the owner or the owner's designated agent
(see owner's telephone number and address
on cover sheet) and the owner or its
designated agent shall provide this written
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The architectural design, conception and
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with the design build phased development
agreement for the exclusive use of Cawley
Architects. Any other use or release of these
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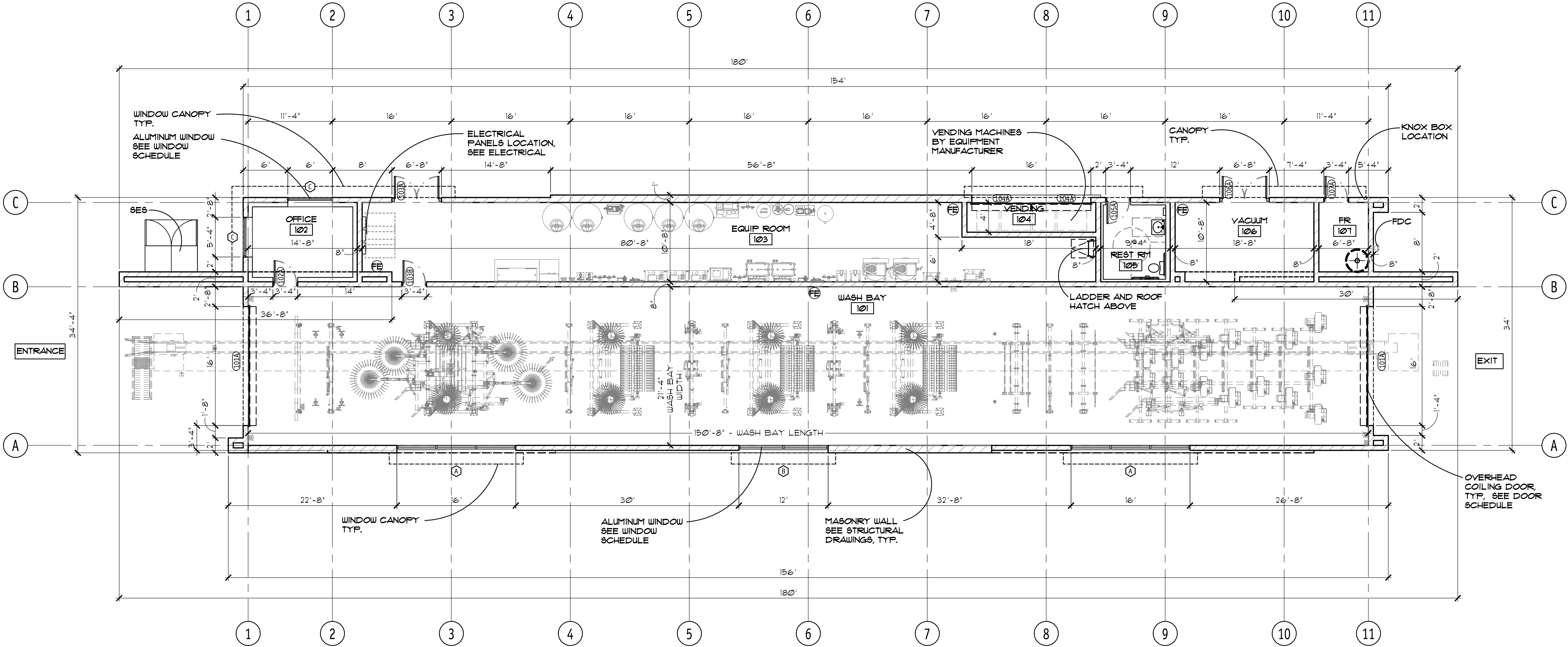
The site plan has been prepared without the
benefit of a survey. Depictions may not be
accurate or fully reflect all dimensions, data,
etc. which may affect the design and
usability of this site. All design shown here is
strictly conceptual.

GENERAL NOTES

- DIMENSIONS AS NOTED IN THE DRAWINGS ARE TO THE CENTERLINE OF INTERIOR PARTITION WALLS AND TO THE INTERIOR FACE OF EXTERIOR MASONRY, UNO.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL EQUIPMENT LOCATIONS DIMENSIONS, AND OTHER REQUIREMENTS.
- WHERE FLOORING MATERIALS CHANGE, THE CHANGE IS TO OCCUR AT THE CENTERLINE OF THE DOOR. FLOAT FLOOR AS REQUIRED PRIOR TO INSTALLATION OF FLOOR COVERING.
- MAINTAIN A MINIMUM OF 48" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TO DESIGNATED EXITS.
- PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLD SHALL BE LESS THAN 1/2" HIGH & BEVELED 1/2."
- ALL WALLS/FURRING IN TOILET ROOM AND OFFICE ROOM ARE TO HAVE R-11 BATT INSULATION/SOUND BATT, UNO.
- SEE 89MA NON-STRUCTURAL/NON-BEARING INTERIOR STEEL STUDS & TRACKS DETAIL FOR LIMITING HEIGHTS, GAUGE, SPACING, SEE SHEET A2.0
- VAPOR BARRIER PER G.S.N. AT RESTROOM, EQUIPMENT ROOM, AND OFFICE.
- VACUUM SYSTEM BY OTHERS UNDER SEPARATE PERMIT AS REQUIRED.

DRAWING LEGEND

- CHU WALL SEE ELEVATIONS
- INTERIOR DEMISING WALL
- INTERIOR PARTITION
- DOOR NUMBER
- DOOR NUMBER
- SHEET KEYNOTE
- WINDOW TYPE
- PARTITION TYPE KEY, SEE SHEET A2.0
- VERIFY OWNER REQUIREMENTS FOR CASEWORK & EQUIPMENT
- 3A 40BC FIRE EXTINGUISHER MOUNTED ON BRACKET @ 48" AFF
- DETAIL NUMBER
- DETAIL KEY
- SECTION NUMBER
- WALL SECTION
- SECTION NUMBER
- BUILDING SECTION
- GRID BUBBLE



NOTE:
FOR ALL FLOOR DRAINS &
FLOOR SINKS SEE PLUMBING
DRAWINGS

NOTE:
AT CAR WASH BAY - ALL STEEL
COLUMNS, BEAMS, ETC. SHALL BE
PAINTED BEFORE WRAPPING OR
ENCLOSING WITH EXTERIOR
FINISH MATERIAL (TYP)

BUILDING AREA
5,193 SF.

WASH BAY INSIDE DIMS
L=150'-8", W=21'-4"

FLOOR PLAN
1/8" = 1'-0"

Project: 20135

A2.1