EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

WEBSTER ELEMENTARY SCHOOL

CIVIL CONSTRUCTION DOCUMENTS

TRACT A, WILSONS WIDEFIELD ADDITION NO. 6
EL PASO COUNTY, STATE OF COLORADO

VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	UTILITY DEMOLITION PLAN
C2.0	PAVING PLAN
C2.1	HORIZONTAL CONTROL PLAN
C2.2	SITE ACCESS
C2.3	CONSTRUCTION DETAILS
C3.0	OVERALL UTILITY PLAN
C3.1	WATER & HYDRANT PLAN
C3.2	SANITARY SERVICE PLAN
C3.3	STORM PLAN
C3.4	STORM UNDERDRAIN PLAN
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C7.1	DETAILED BUILDING GRADING
C8.0	POND GRADING PLAN
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C9.1	INITIAL EROSION CONTROL PLAN
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C9.7	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN
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L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE NOTES
IR1.0	IRRIGATION PLAN
IR1.1	IRRIGATION DETAILS

LAND AREA:

TOTAL PROPERTY AREA: +/- 6.51 ACRES

BENCHMARK:

THIS UTILITY/FACILITY WAS UNABLE TO BE LOCATED AND IS SHOWN IN AN APPROXIMATE/ASSUMED LOCATION BASED ON RECORD DRAWINGS OR OTHER AVAILABLE INFORMATION OR FIELD EVIDENCES, THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATION OF THE UTILITY/FACILITY IF IT EXISTS,

LEGAL DESCRIPTION

TRACT A, WILSONS WIDEFIELD ADDITION NO. 6, ACCORDING TO REC. #55193130001, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP B/C.

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0952G, EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

SITE INFORMATION:

TIMING:
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
START: SUMMER 2022
END: SUMMER 2023

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
SUMMER 2024

AREAS:
TOTAL DISTURBED AREA: 6.51 ACRES

RECEIVING WATERS:
NAME OF RECEIVING WATERS: EAST BIG JOHNSON, ULTIMATELY FOUNTAIN CREEK

DESCRIPTION OF EXISTING VEGETATION:
THE EXISTING SITE CURRENTLY CONTAINS AN EXISTING SCHOOL BUILDING, PARKING LOT, BALL FIELD, AND GROUND COVER CONSISTING OF 100% WEEDS, GRASSES, AND TREES.

DESCRIPTION OF PERMANENT BMPS:
FULL SPECTRUM EXTENDED DETENTION BASIN

SOILS INFORMATION:
SOIL GROUP: 32% B, 68% C
SOIL SLOPES: 3 H: 1V OR LESS FOR ALL UN-RETAINED AREAS

NOTES:

1. NO BATCH PLANTS OR MASONRY MIX STATIONS WILL BE UTILIZED ON SITE.
2. NO SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER CROSS THE SITE.

CONTACTS:

OWNER:
WIDEFIELD SCHOOL DISTRICT 3
445 JERSEY LANE
COLORADO SPRINGS, CO 80911
TEL: (719) 391-3531
CONTACT: DAVE GISH

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

SURVEYOR:
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, CO 80905
TEL: (719) 260-0887
CONTACT: TIM MCCONNELL

Since you have combined the CDs with the GEC, these title blocks should be for GEC Plan within Construction Drawings Set -- GEC Checklist Items GG and II

DEVELOPER AND ENGINEERS STATEMENT ADJUSTED TO ACCOUNT FOR COMBINED CDs AND GEC PLAN

DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

WIDEFIELD SCHOOL DISTRICT 3
DEVELOPER SIGNATURE DATE

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS 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. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ERIC GUNDERSON, P.E. #49487 – KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

INTERIM REMOVED

Remove "Interim"

JOSHUA PALMER, P.E. – INTERIMCOUNTY ENGINEER/ECM ADMINISTRATOR DATE

PCD FILE NUMBER: PPR-22-009

LKA PARTNERS INCORPORATED
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Colorado Springs Colorado 80903
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Webster Elementary School
Addition and Alterations
445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION

Construction Documents

Drawn: J
Checked: E
Issued: 6 APRIL, 2(
Revised:

Area Key Plan

COVER SHEET

C0.0

Project No.: PPR-22-009 21-0
The LKA Partners Incorporate

LEGEND

- PROPERTY LINE
- EX. EASEMENT
- EX. UNDERGROUND GAS LINE
- EX. SANITARY SEWER LINE
- EX. ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. WATER LINE
- EX. STORM SEWER
- DEMO EXISTING UTILITY

NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
3. 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 REUED ON AS BEING EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY THE LOCATION.

EXISTING 10" AC WATER MAIN
EXISTING 8" VCP SANITARY SEWER MAIN
SANITARY SEWER MANHOLE
JERSEY LANE
60' PUBLIC R.O.W.
PROPERTY LINE
EXISTING FIRE HYDRANT
EXISTING WATER SERVICE LINE
EXISTING PLAY AREA
EXISTING GAS LINE
EXISTING STORM FLARED END WITH GRATE
EXISTING STORM PIPE
EXISTING SANITARY SEWER MANHOLE
EXISTING 6" AC WATER MAIN
BOLLARDS TO BE REMOVED. NOW SHOWN IN PLAN
Are these bollards? indicate if they are removed or stay
Indicate if signs are removed, stays or relocated
EXISTING SIGNS TO REMAIN. ANNOTATION NOW SHOWN
DEMO EXISTING LIGHT POLE
EXISTING ELECTRIC LINE
EXISTING ASPHALT PARKING AREA
SYRACUSE STREET
60' PUBLIC R.O.W.
EXISTING 6" VCP S... SEWER SERVICE LIN...
SEVERAL SECTIONS OF ASPHALT TO BE REMOVED. SECTIONS NOW SHOWN WITH HATCH AND QUANTITIES CALLED OUT
...TER ELEMENTARY SCHOOL
FFE: 5665.30
Indicate if any of the asphalt is removed or stays
EXISTING ASPHALT DRIVE
APPROXIMATE LOCATION OF EXISTING WATER LINE – CONTRACTOR TO VERIFY LOCATION
QUEBEC STREET
60' PUBLIC R.O.W.
NOTED, THANK YOU. EXISTING CULVERT TO REMAIN. GEC PLANS NOW SHOW THIS.
GEC plan shows this culvert being replaced. Please identify in the drawing.
SEVERAL SECTIONS OF SIDEWALK TO BE REMOVED. SECTIONS NOW SHOWN WITH HATCH AND QUANTITIES CALLED OUT
Indicate if any of the sidewalk is removed or stays
REMOVE 38 LF OF EXISTING 4" VCP STORM PIPE
REMOVE 80 LF OF EXISTING 8" VCP STORM PIPE
EXISTING BUILDING
EXISTING 12" CMP CULVERT
EXISTING 8" VCP SANITARY SEWER MAIN
EXISTING 6" AC WATER MAIN
DEMO EXISTING FENCE
EXISTING 8" VCP SANITARY SEWER MAIN
REMOVE 171 LF OF EXISTING 6" VCP STORM PIPE
EXISTING COMMUNICATION LINE
DEMO EXISTING FENCE
DEMO EXISTING LIGHT POLE
REMOVE 55 LF OF EXISTING 10" VCP STORM PIPE
APPROXIMATE LOCATION OF EXISTING ELECTRIC LINE – CONTRACTOR TO VERIFY LOCATION
EXISTING ELECTRIC LINE
Indicate if any of the riprap is removed or stays
RIPRAP TO BE REMOVED. ANNOTATION ADDED.
PROPERTY LINE
EXISTING PLAY AREA
EXISTING BUILDING
Indicate section of c&g which will be removed
EXISTING SECTIONS OF CURB ABD GUTTER TO BE REMOVED NOW SHOWN AND LABELED ON PLAN
EXISTING TREES TO REMAIN (TYP.)
EXISTING SANITARY SEWER MANHOLE
EXISTING BALLFIELD
REMOVE TOP OF EXISTING MANHOLE TO A DEPTH 2' BELOW FG AND FILL WITH CONCRETE
EXISTING CHAIN LINK FENCE
EXISTING CHAIN LINK FENCE
EXISTING GRAVEL PARKING AREA
EXISTING PLAY AREA
ELECTRIC LINE TO BE REMOVED
Is all of electric line removed or only a portion?
ALL OF ELECTRIC LINE TO BE REMOVED. LINETYPE ADDED TO SHOW THIS
EXISTING FIBER OPTIC LINE
PROPERTY LINE
MESA RIDGE SELF STORAGE
NSA PROPERTY LLC
671 SYRACUSE STREET
FILING NO. 1
REC. NO. 217713887
WIDEFIELD COMMUNITY BIBLE CHURCH
REC. NO. 551931306
702 QUEBEC STREET

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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

UTILITY DEMOLITION PLAN

C1.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT DRIVE LANES
- PROPOSED ASPHALT PARKING AREA & NON-VEHICULAR AREA
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD FIBER SAFETY SURFACING
- PROPOSED GRAVEL ROAD
- EXISTING GRAVEL PARKING AREA
- EXISTING GRAVEL/MULCH PLAY AREA

NOTED, THANK YOU CHANGED TO REFELCT APPROPRIATE JURISDICTION.

GENERAL NOTES

1. ALL PUBLIC IMPROVEMENTS IN THE CITY'S R.O.W. SHALL MEET CITY ENGINEERING AND ADA STANDARDS.
2. ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. TWO COATS WHITE TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING.
4. REFERENCE THE GEOTECHNICAL REPORT, BY GROUND ENGINEERING, FOR PAVEMENT SECTIONS AND INFORMATION.
5. ASPHALT MIX DESIGN TO BE SPECIFIED BY GEOTECH ENGINEER.

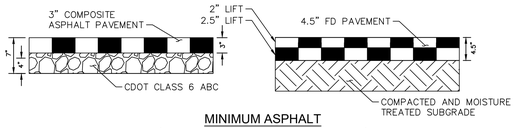
Please update this note. Site is located outside of the City, revise with El Paso County.

Please add a note that full depth asphalt is not allowed in El Paso County R.O.W.

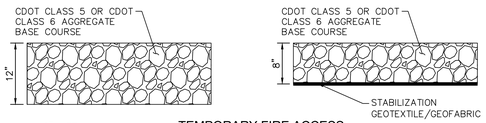
NOTE ADDED

MINIMUM PAVEMENT SECTIONS

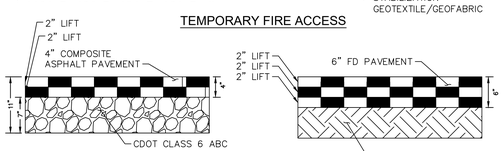
LOCATION	FLEXIBLE PAVEMENT (INCHES ASPHALT)	COMPOSITE SECTION (IN. ASPHALT/IN. AGGREGATE BASE)	RIGID SECTION (IN. CONCRETE/IN. AGGREGATE BASE)
ASPHALT PLAY AREA	4.5	3/4	–
GENERAL PARKING AREAS	6	4/7	6/6
DRIVE LANES	7	4.5/8	6.5/6



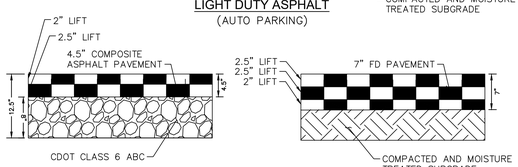
MINIMUM ASPHALT
(ASPHALT PLAY AREAS/COURTYARDS)



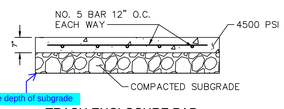
TEMPORARY FIRE ACCESS



LIGHT DUTY ASPHALT
(AUTO PARKING)



STANDARD DUTY ASPHALT
(AUTO DRIVE)



Include depth of subgrade.

TRASH ENCLOSURE PAD DETAIL

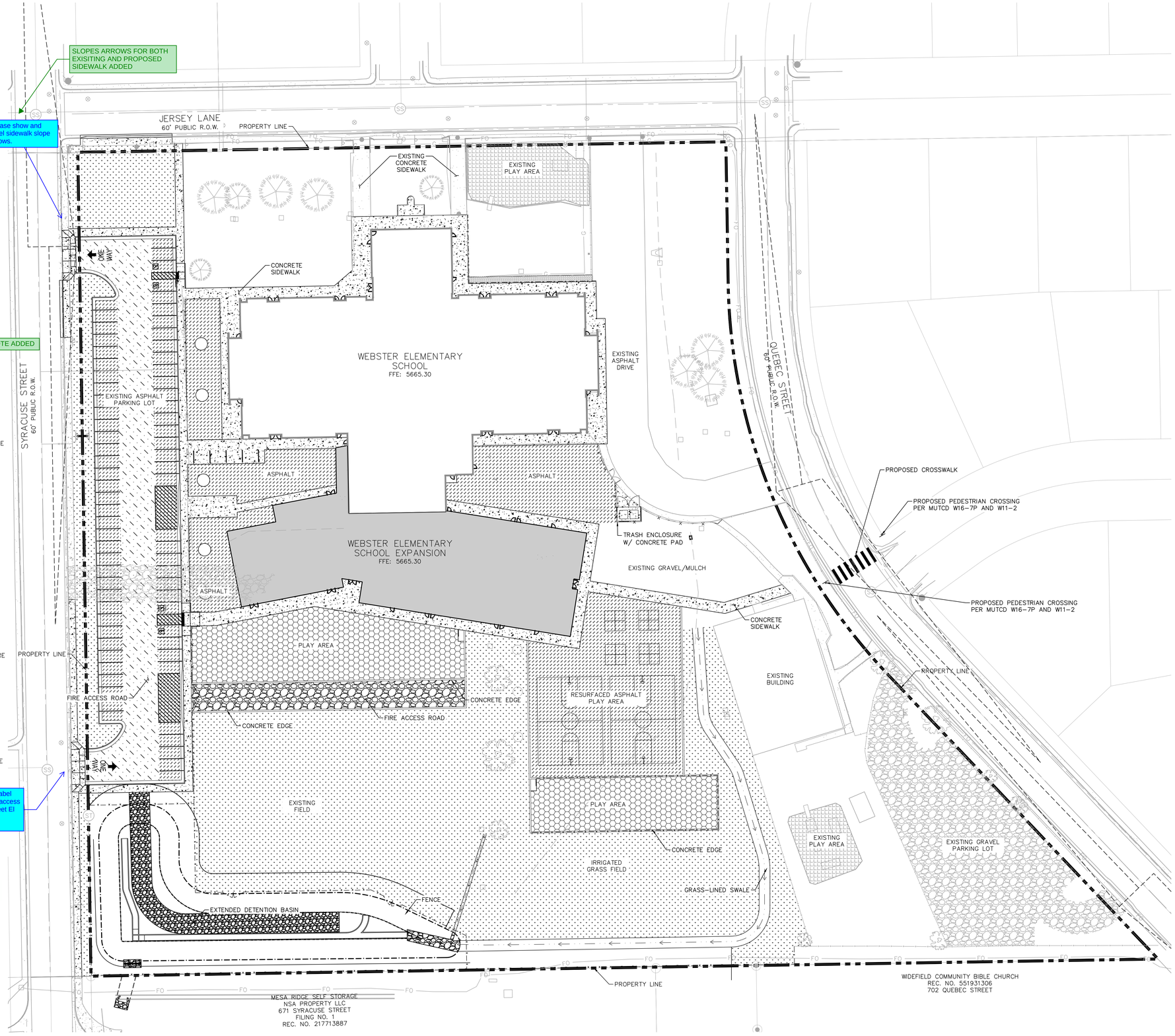
SUBGRADE DEPTH ADDED

Please add a label that proposed access points shall meet El Paso County SD_2-24.

NOTE REFERRING TO STANDARD DETAIL ADDED

SLOPES ARROWS FOR BOTH EXISITING AND PROPOSED SIDEWALK ADDED

Please show and label sidewalk slope arrows.



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Construction Documents

Drawn:	JAR
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Revised:	

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PAVING PLAN

C2.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD FIBER SAFETY SURFACING
- PROPOSED GRAVEL ROAD
- EXISTING GRAVEL PARKING AREA
- EXISTING GRAVEL/MULCH PLAY AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	99.33	N89°02'37.12"E
L2	92.90	N0°57'22.88"W
L3	6.33	S89°02'37.12"W
L4	27.50	N0°57'22.88"W
L5	94.53	S89°02'37.12"W
L6	50.97	N0°57'22.88"W
L7	31.61	S89°02'37.12"W
L8	8.00	N1°20'17.96"W
L9	7.50	S88°39'42.04"W
L10	4.05	N0°57'22.88"W
L11	4.00	S0°57'22.88"E
L13	7.50	S89°02'37.12"W
L14	8.00	S0°57'22.88"E
L15	34.17	S89°02'37.12"W
L16	39.72	S0°57'22.88"E
L17	17.53	S49°08'22.07"W
L18	110.63	S89°02'37.12"W
L19	107.39	N0°55'09.43"W
L20	6.00	S89°04'50.57"W
L21	61.91	S0°55'09.43"E
L22	79.47	S89°04'50.13"W
L23	7.42	S43°43'43.03"E
L24	73.91	N89°04'50.57"E
L25	405.00	S0°55'09.43"E
L26	73.14	S89°04'50.57"W

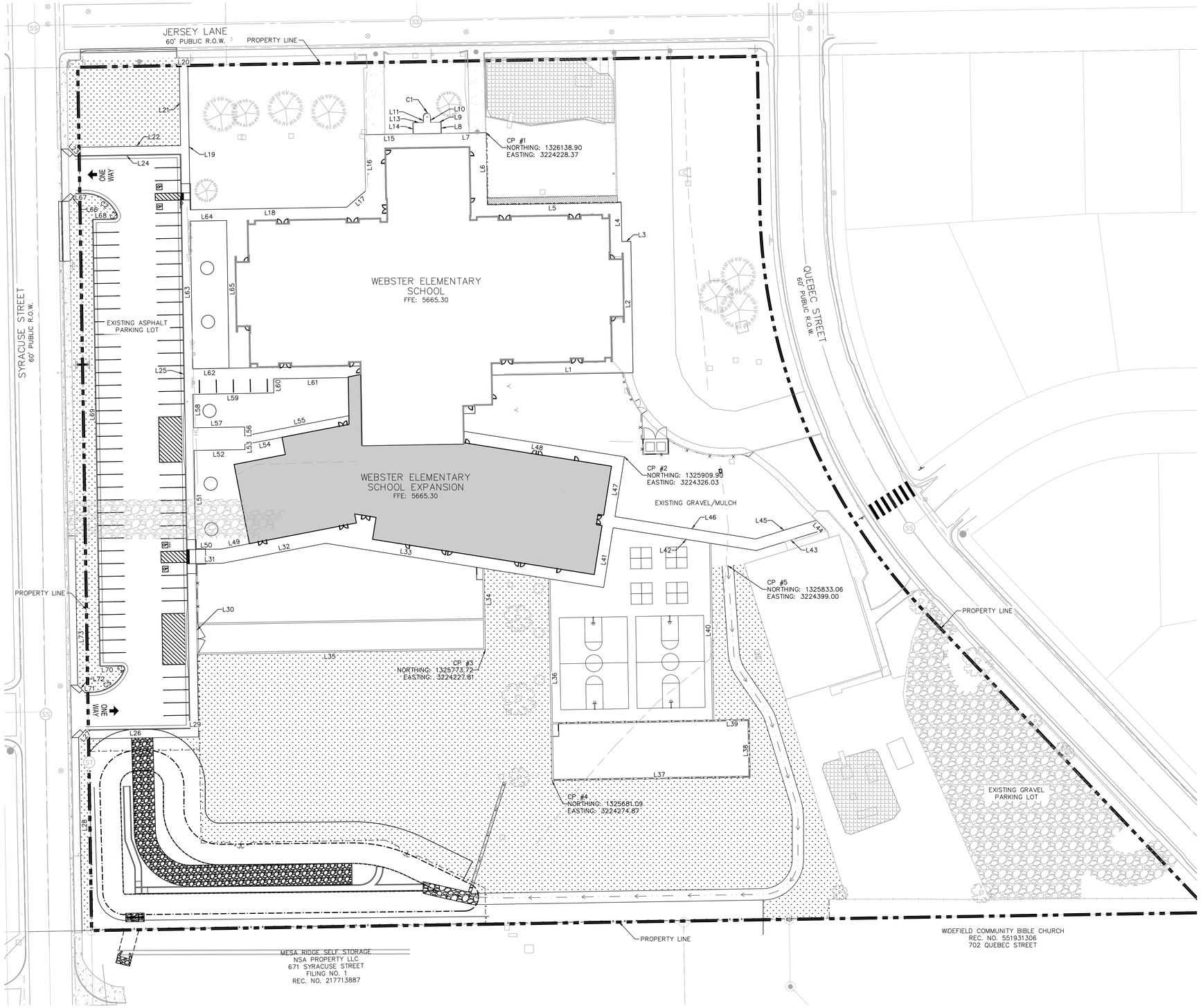
LINE TABLE		
LINE	LENGTH	BEARING
L27	7.49	S41°49'48.98"W
L28	137.78	S1°00'24.67"E
L29	6.00	N89°04'50.57"E
L30	116.50	N0°55'09.43"W
L31	19.06	N89°04'50.57"E
L32	73.97	N79°02'37.12"E
L33	198.78	S80°57'22.31"E
L34	57.47	S0°57'20.14"E
L35	203.47	S89°02'37.12"W
L36	142.67	S0°57'22.88"E
L37	140.00	N89°02'37.12"E
L38	41.00	N0°57'22.88"W
L39	25.00	S89°02'37.12"W
L40	124.80	N0°57'22.88"W
L41	42.75	N9°02'37.12"E
L42	102.42	S80°57'22.88"E
L43	51.20	N72°55'25.00"E
L44	9.08	N45°15'40.98"W
L45	45.05	S72°55'25.00"W
L46	100.57	N80°57'22.88"W
L47	42.75	N9°02'37.12"E
L48	114.53	N80°57'22.88"W
L49	20.20	N79°02'37.12"E
L50	18.18	N89°04'50.57"E
L51	70.00	S0°55'09.43"E

LINE TABLE		
LINE	LENGTH	BEARING
L52	36.00	S89°04'50.57"W
L53	3.62	S0°55'09.43"E
L54	26.71	S79°02'37.12"W
L55	74.91	N79°02'37.12"E
L56	6.29	S0°55'09.43"E
L57	36.00	N89°03'05.27"E
L58	23.64	S0°55'09.43"E
L59	57.01	S89°02'37.12"W
L60	10.00	S0°57'22.88"E
L61	52.74	S89°02'37.12"W
L62	25.72	S89°01'59.71"W
L63	104.40	N0°55'09.43"W
L64	25.65	N89°00'40.98"E
L65	104.41	S0°57'22.88"E
L66	7.53	S41°49'48.98"W
L67	5.79	S88°54'12.10"W
L68	14.83	N89°04'50.57"E
L69	315.00	N0°55'09.43"W
L70	14.83	S89°04'50.57"W
L71	5.19	N89°04'50.57"E
L72	7.49	S43°43'45.39"E
L73	105.50	S1°00'24.67"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2.50'	7.85'	S89°02'37"W	5.00'	180°00'00"	INFINITY'
C2	25.00'	29.59'	N57°01'02"W	27.89'	67°48'14"	16.80'
C3	2.50'	4.90'	N32°58'58"E	4.15'	112°31'35"	3.74'
C4	2.50'	4.90'	N34°49'16"W	4.15'	112°11'46"	3.72'
C5	25.00'	29.59'	N55°10'44"E	27.89'	67°48'14"	16.80'

GENERAL NOTES

1. ALL LINE AND CURVE LABELS REPRESENT EDGE OF PAVEMENT/CONCRETE OR FLOWLINE OF SWALE PER THIS SHEET.



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PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

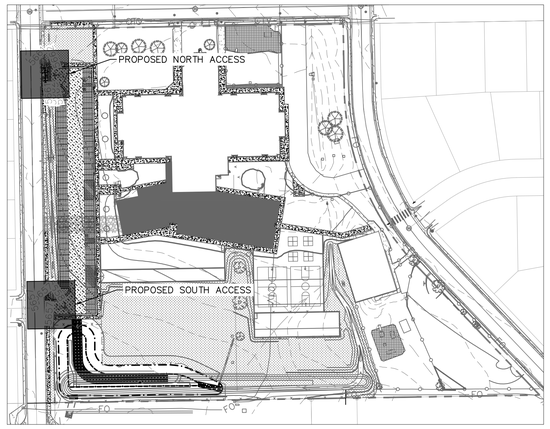
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

HORIZONTAL CONTROL PLAN

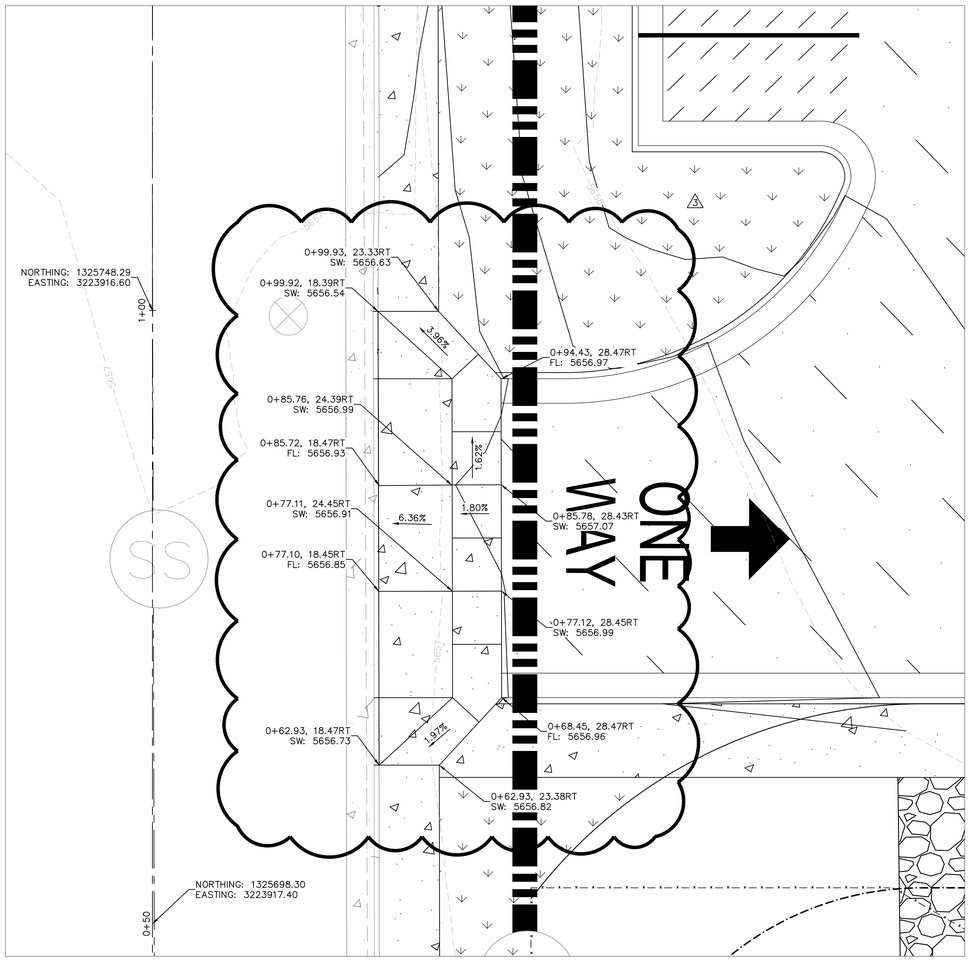
C2.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated



LABEL FOR PROPOSED ACCESSES ADDED. DETAIL 2-24 ADDED TO DETAIL SHEET C2.3

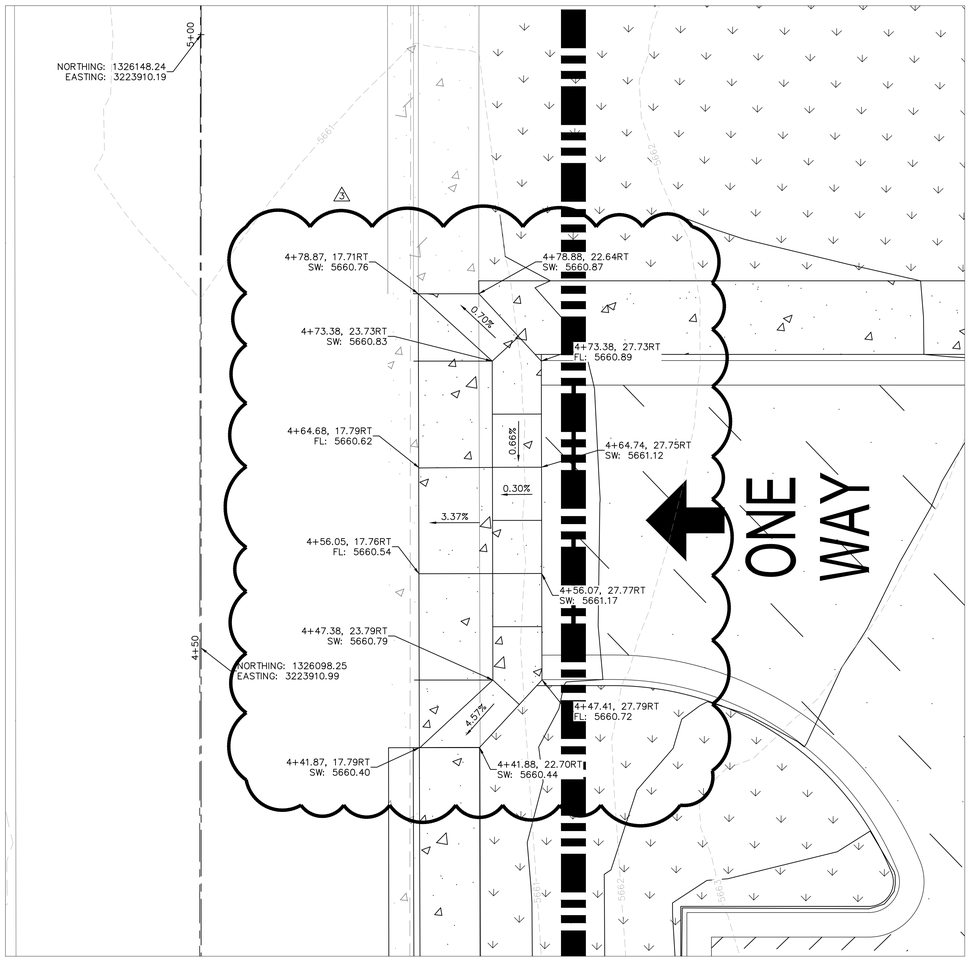
Please add a label that proposed accesses shall meet ECM Appendix F Standard Detail SD_2-24. Also, include standard detail SD_2-24 in the CD set.



PROPOSED SOUTH ACCESS

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10



PROPOSED NORTH ACCESS

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

LKA PARTNERS
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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

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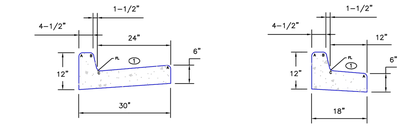
Revised:	
1	CCD-003, Feb 24, 2022

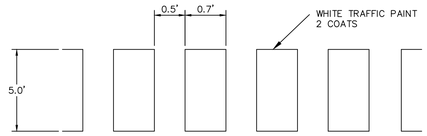
Area Key Plan

SITE ACCESS

C2.2

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated





TYPICAL CROSSWALK DETAIL

NOT TO SCALE

Move El Paso County Standard Construction notes to cover sheet..

CONSTRUCTION NOTES TO COVER SHEET

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

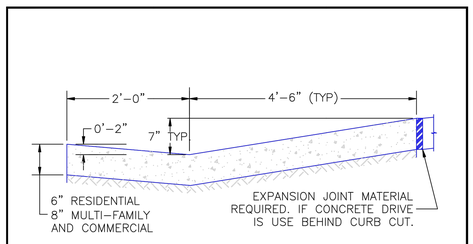
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

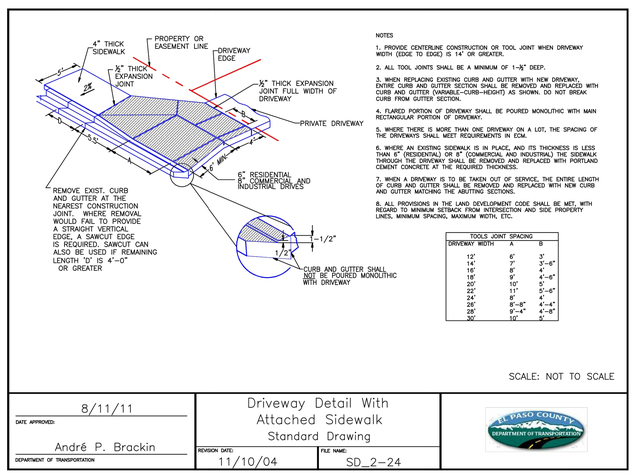
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.





NOTED, THANK YOU. SIGNATURE BLOCKS REMOVED FROM DETAIL SHEET.

Delete these duplicate signature blocks. Cover sheet has the signature blocks on it already.

DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

WIDEFIELD SCHOOL DISTRICT 3
DEVELOPER SIGNATURE DATE

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS 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. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ERIC GUNDERSON, P.E. #49487 – KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. – COUNTY ENGINEER/ECM ADMINISTRATOR DATE

LKA PARTNERS INCORPORATED
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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

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Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

CONSTRUCTION DETAILS

C2.3

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- PARCEL LINE
- PROPOSED LANDSCAPING
- EXISTING SIDEWALK
- PROPOSED UNDERGROUND DETENTION
- W — PROPOSED WATER LINE AND VALVE
- S — PROPOSED SANITARY SEWER LINE
- CNTL — PROPOSED CENTURY LINK COMMUNICATION LINE
- G — PROPOSED UNDERGROUND GAS LINE
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NOTES

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3. FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3 FEET INSIDE THE BUILDING.
4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
5. CONTRACTOR SHALL VERIFY LOCATION AND ALIGNMENT OF EXISTING UNDERGROUND FIBER OPTIC AND COAX LINES ALONG NORTH SIDE OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IF DISCREPANCIES EXIST.
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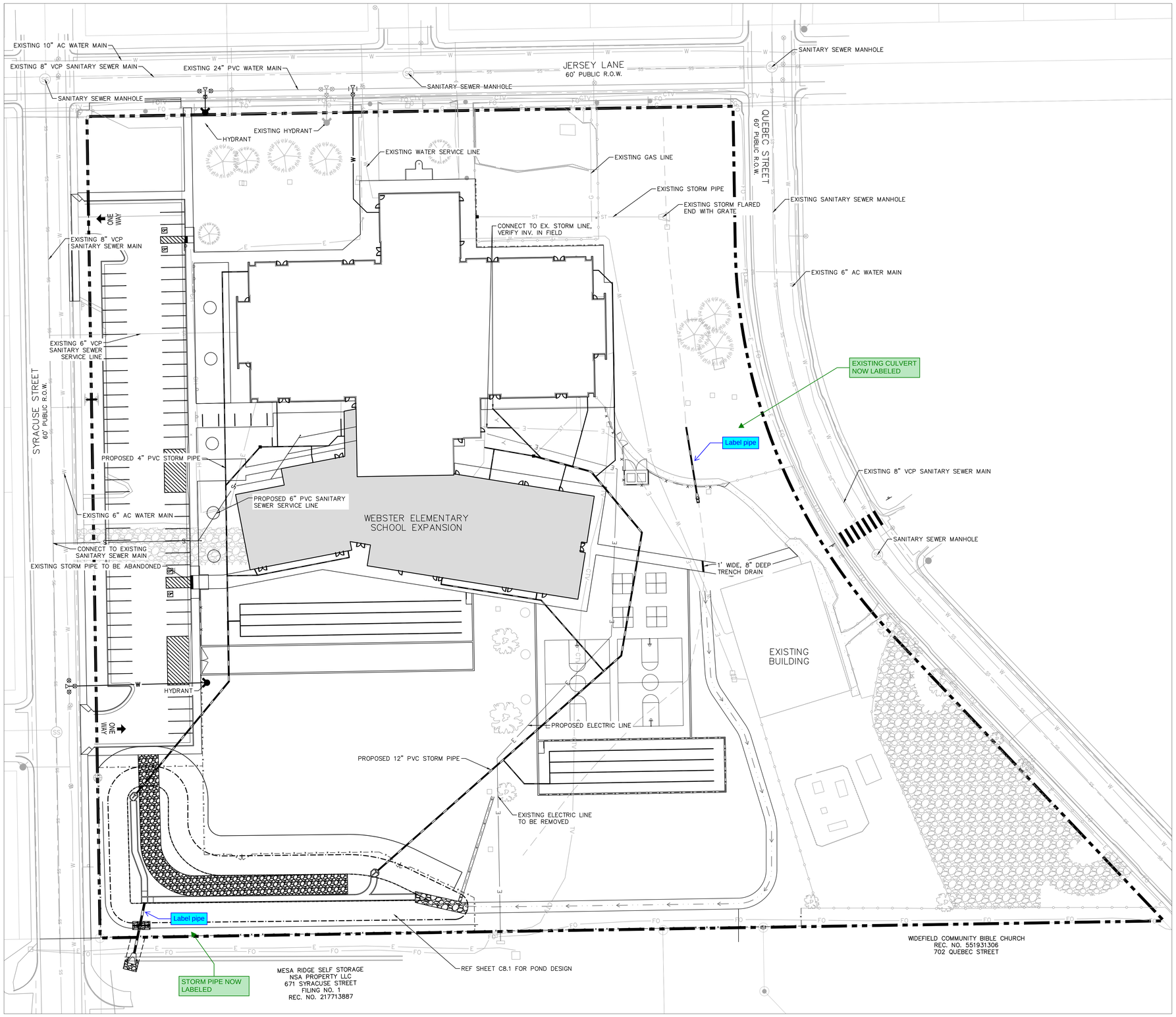

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Webster Elementary School Addition and Alterations

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WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

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Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

OVERALL UTILITY PLAN

C3.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

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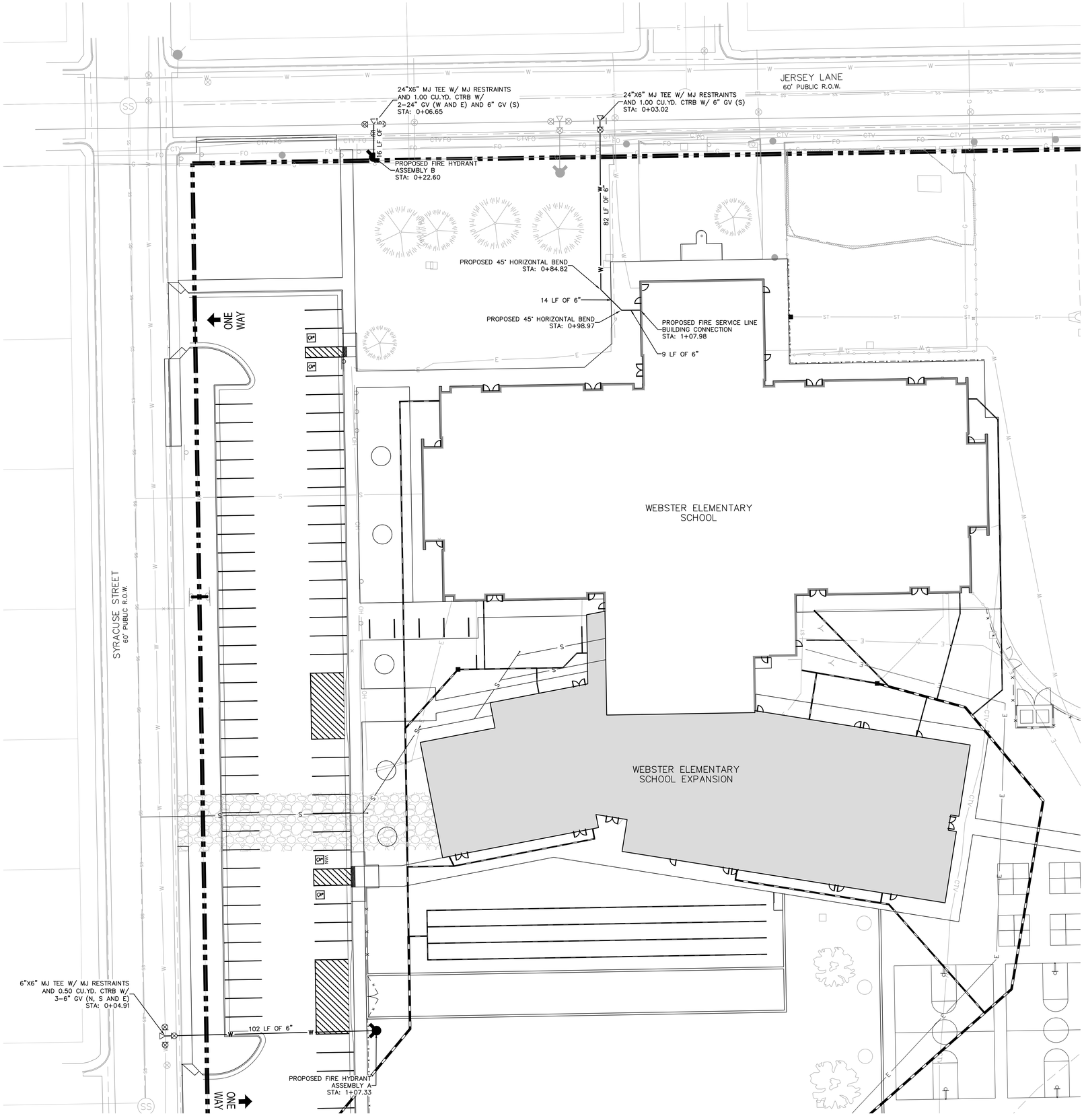
9. ALL WATER LINES TO BE INSTALLED WITH MINIMUM 5' OF COVER FROM TOP OF PIPE TO TOP OF FINISHED SURFACE



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WIDEFIELD SCHOOL DISTRICT 3
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Area Key Plan

NORTH

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WATER & HYDRANT PLAN

C3.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

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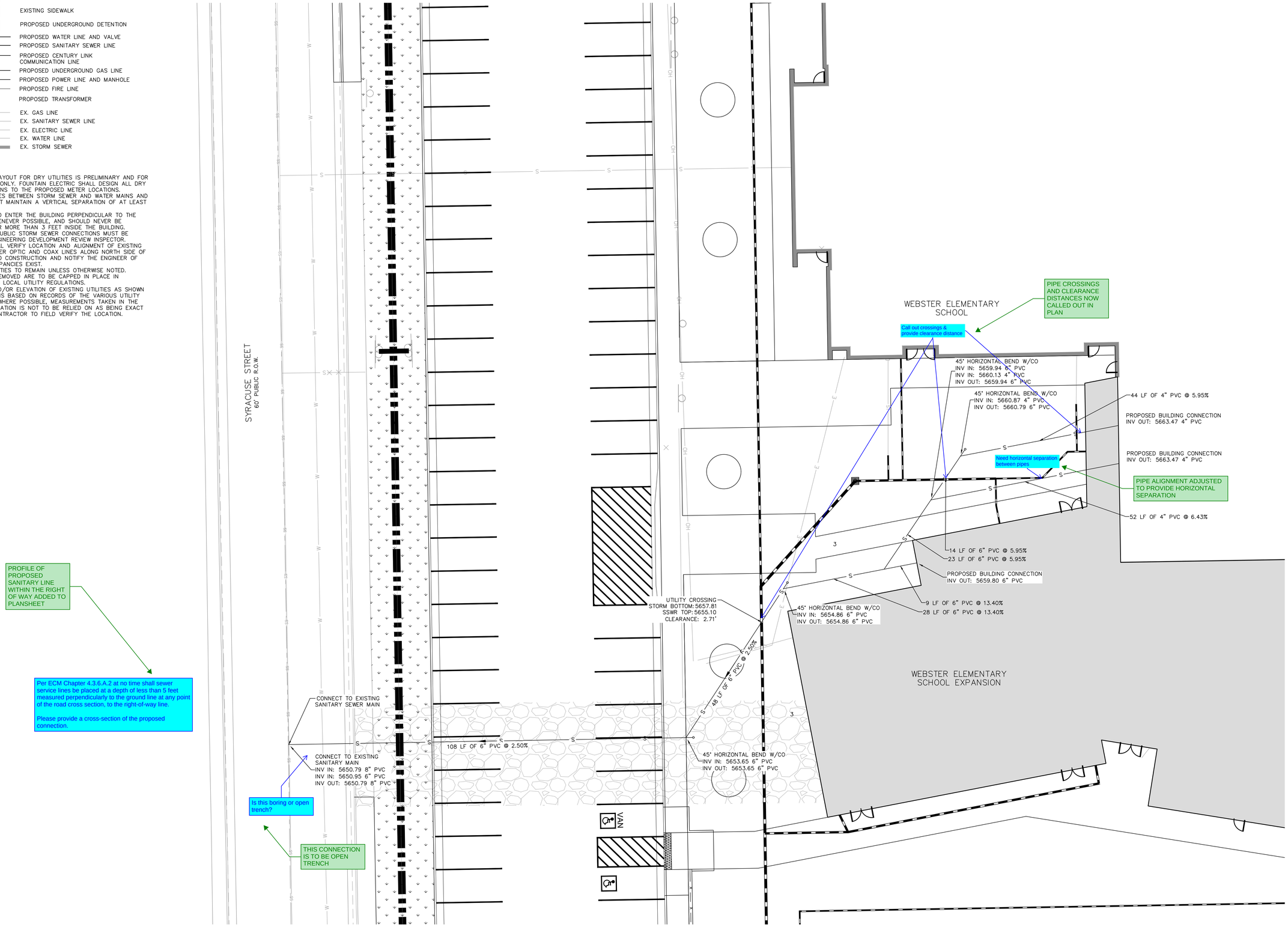

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Area Key Plan

NORTH

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SANITARY SERVICE PLAN

C3.2

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

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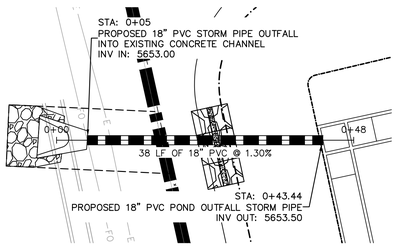
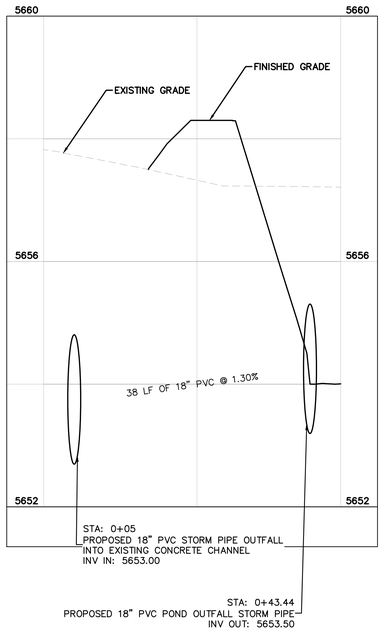
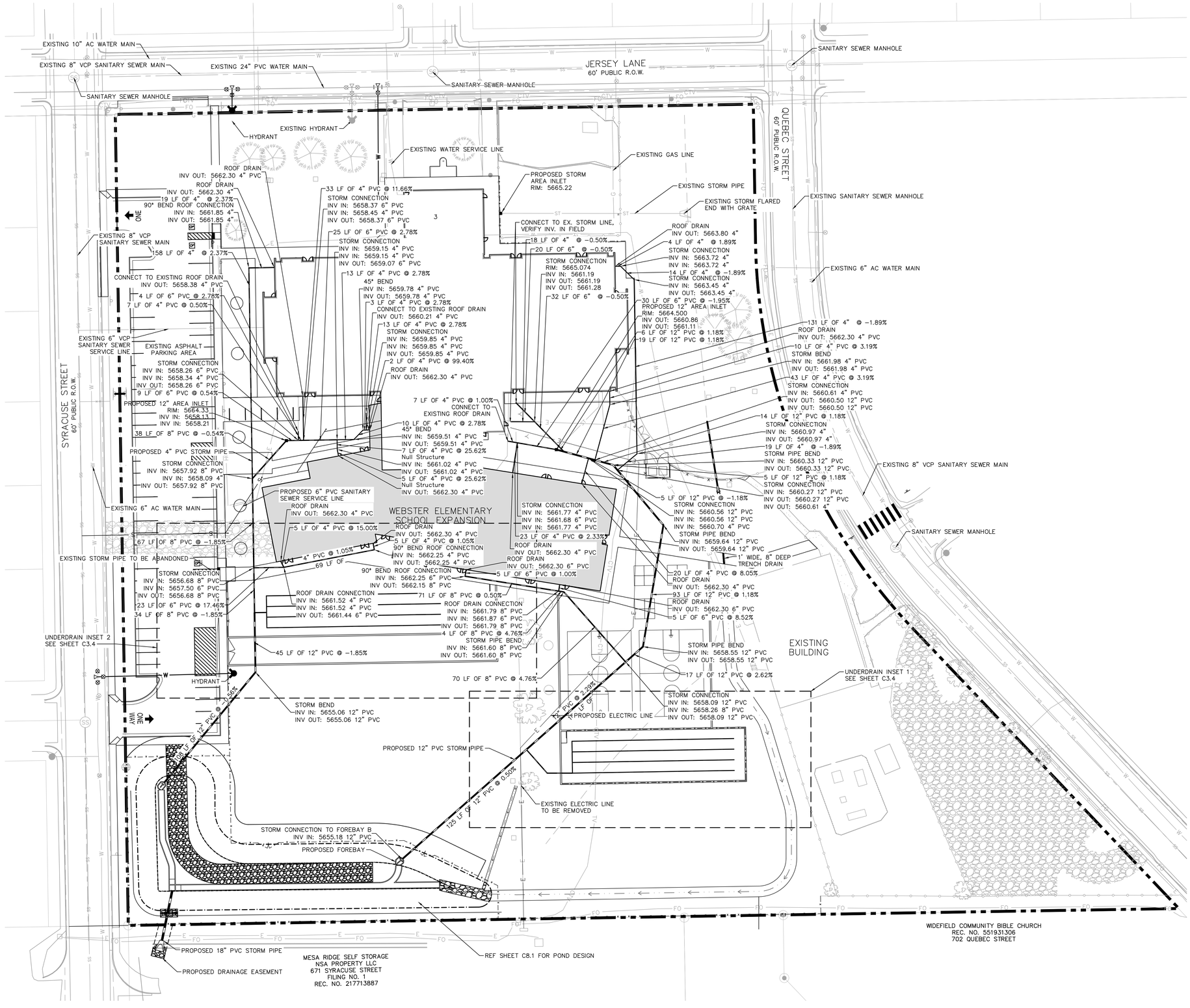


POND OUTFALL PIPE PLAN AND PROFILE





LKA PARTNERS INCORPORATED
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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	
	RFI 31R, JUN 01, 2022

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

STORM PLAN

C3.3

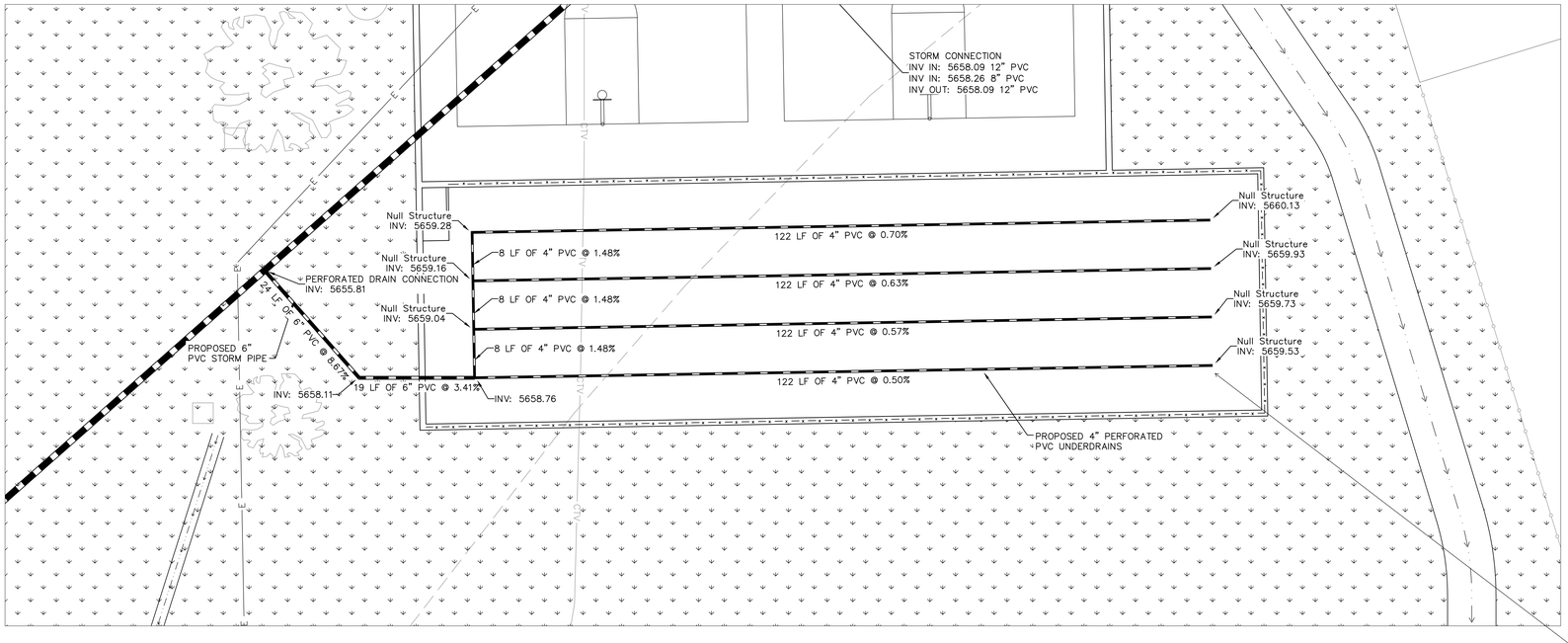
Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

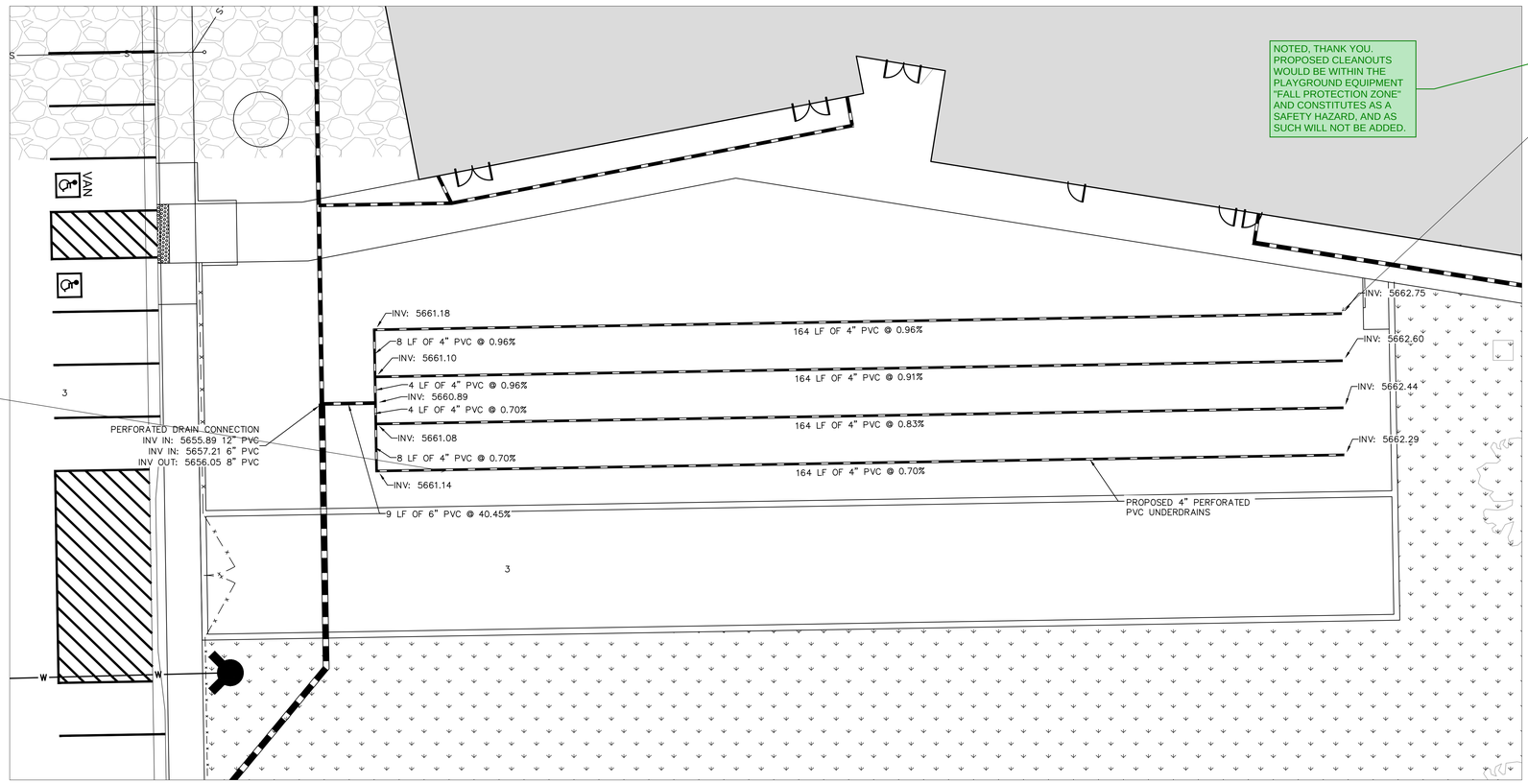
- PROPERTY LINE
- PARCEL LINE
- PROPOSED LANDSCAPING
- EXISTING SIDEWALK
- PROPOSED UNDERGROUND DETENTION
- W — PROPOSED WATER LINE AND VALVE
- S — PROPOSED SANITARY SEWER LINE
- CNTL — PROPOSED CENTURY LINK COMMUNICATION LINE
- G — PROPOSED UNDERGROUND GAS LINE
- E — PROPOSED POWER LINE AND MANHOLE
- F — PROPOSED FIRE LINE
- PROPOSED TRANSFORMER
- G — EX. GAS LINE
- S — EX. SANITARY SEWER LINE
- E — EX. ELECTRIC LINE
- W — EX. WATER LINE
- EX. STORM SEWER

NOTES

1. NOTE THAT THE LAYOUT FOR DRY UTILITIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY. FOUNTAIN ELECTRIC SHALL DESIGN ALL DRY UTILITY CONNECTIONS TO THE PROPOSED METER LOCATIONS.
2. UTILITY CLEARANCES BETWEEN STORM SEWER AND WATER MAINS AND CONNECTIONS MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".
3. FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3 FEET INSIDE THE BUILDING.
4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
5. CONTRACTOR SHALL VERIFY LOCATION AND ALIGNMENT OF EXISTING UNDERGROUND FIBER OPTIC AND COAX LINES ALONG NORTH SIDE OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IF DISCREPANCIES EXIST.
6. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
7. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
8. 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 ON AS BEING EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY THE LOCATION.



UNDERDRAIN INSET 1



UNDERDRAIN INSET 2

CDOT UNDERDRAIN DETAIL AND PIPE SPECS PER USDCM VOL 3 ADDED TO SHEET C2.3

Please provide a detail including siot sizing and material around slotted piping.

NOTED, THANK YOU. PROPOSED CLEANOUTS WOULD BE WITHIN THE PLAYGROUND EQUIPMENT "FALL PROTECTION ZONE" AND CONSTITUTES AS A SAFETY HAZARD, AND AS SUCH WILL NOT BE ADDED.

consider installing cleanouts at ends of each leg to allow for maintenance in the event of clogging.

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Widefield School District 3

1820 Main Street

Colorado Springs, CO. 80911

445

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	
3	CCD-003, Feb 24, 2022

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

STORM UNDERDRAIN PLAN

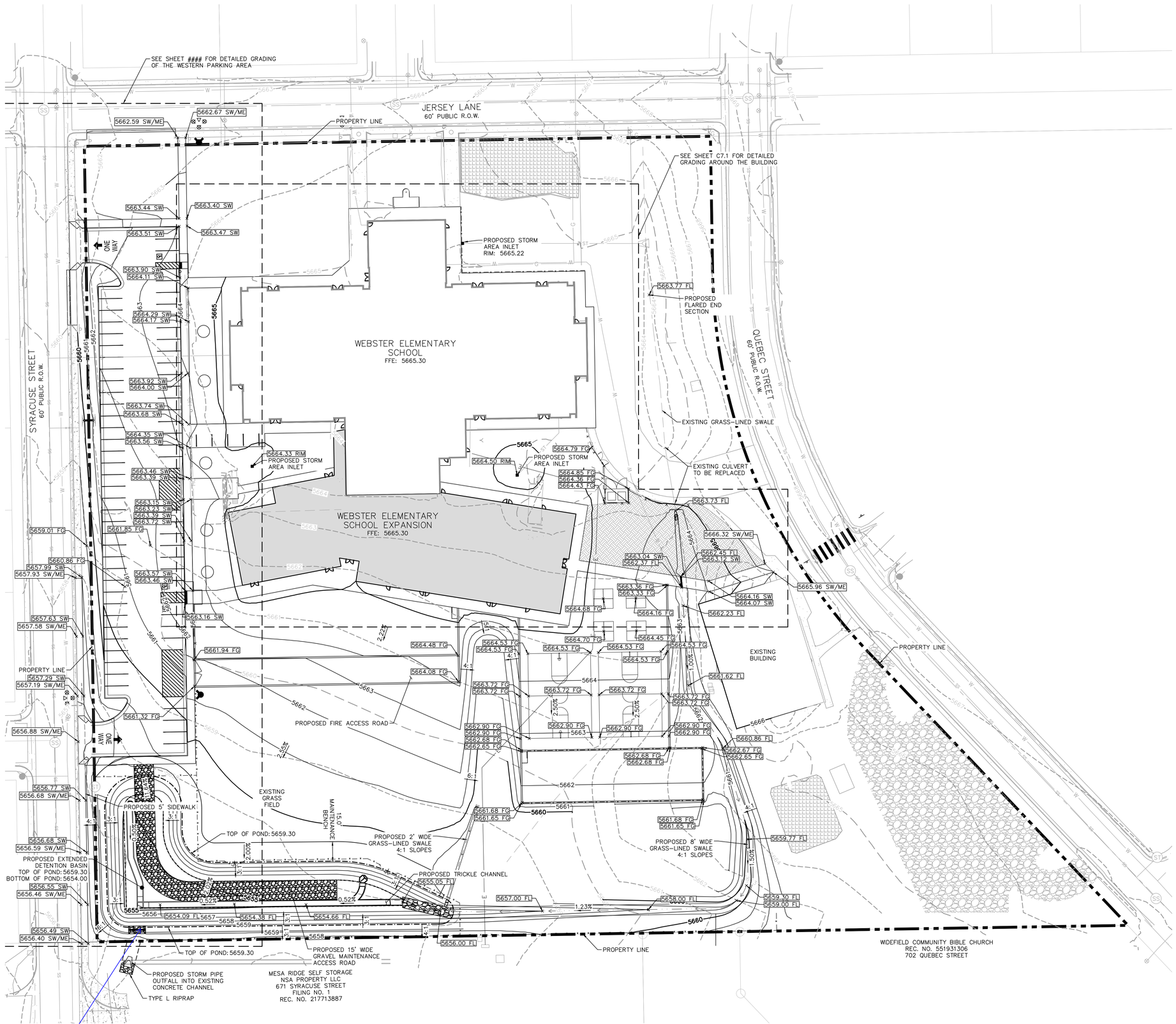
C3.4

Project No.: PPR-22-009 21-003

The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- G — EX. GAS LINE
- S — EX. SANITARY SEWER LINE
- E — EX. ELECTRIC LINE
- W — EX. WATER LINE
- EX. STORM SEWER
- 6000 — PROPOSED MAJOR CONTOUR
- 6001 — PROPOSED MINOR CONTOUR
- 6000 — EXISTING MAJOR CONTOUR
- 6001 — EXISTING MINOR CONTOUR
- PROPOSED LANDSCAPING
- EXISTING SIDEWALK
- FG — FINISHED GRADE
- FFE — FINISH FLOOR ELEVATION
- ME — MATCH EXISTING
- FL — FLOWLINE
- SW — SIDEWALK



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRIDE. TRADITION. INNOVATION.

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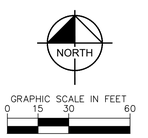

GRADING PLAN

C7.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

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- G — EX. GAS LINE
- S — EX. SANITARY SEWER LINE
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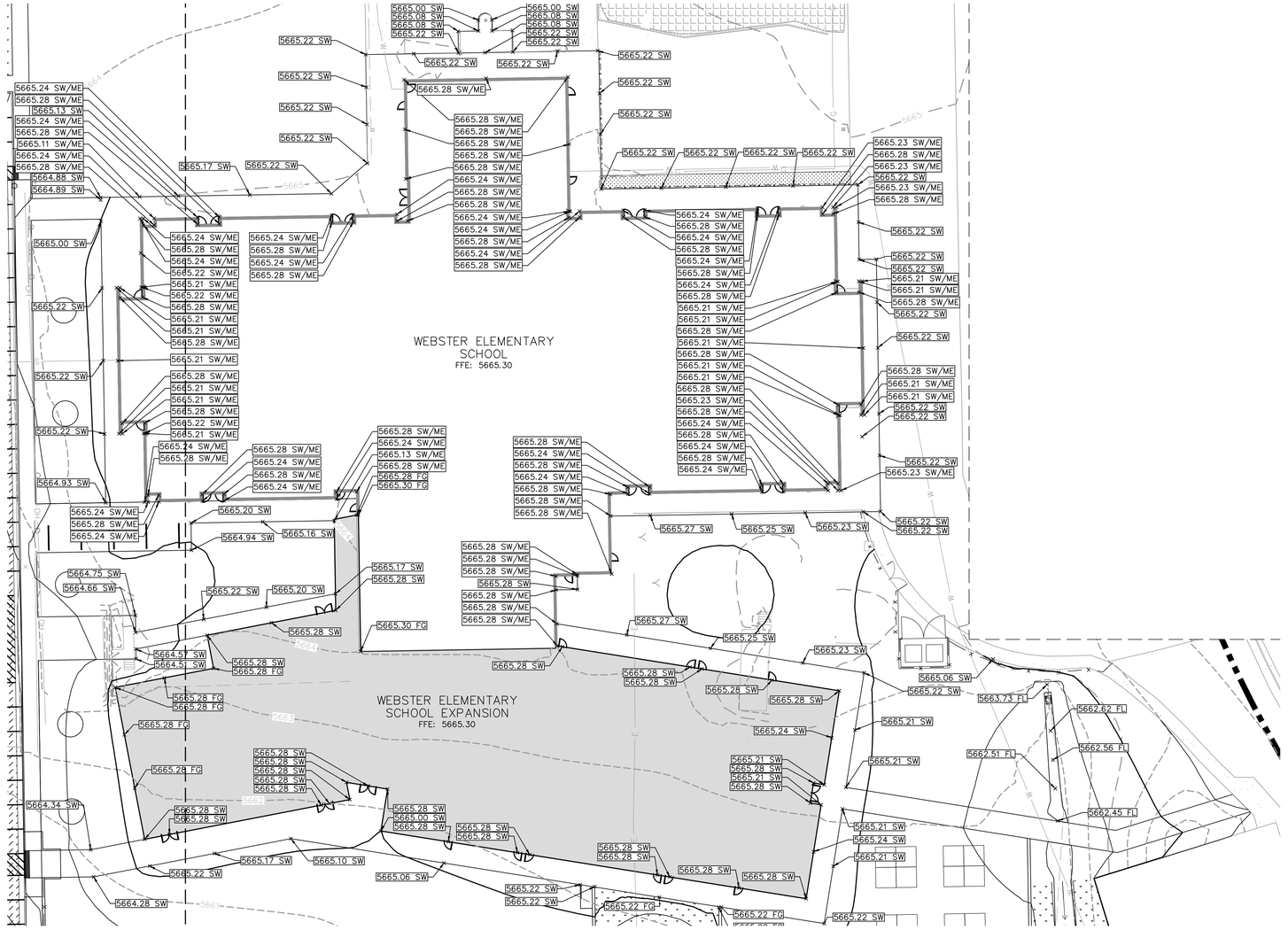

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Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DETAILED BUILDING GRADING

C7.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

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- G — EX. GAS LINE
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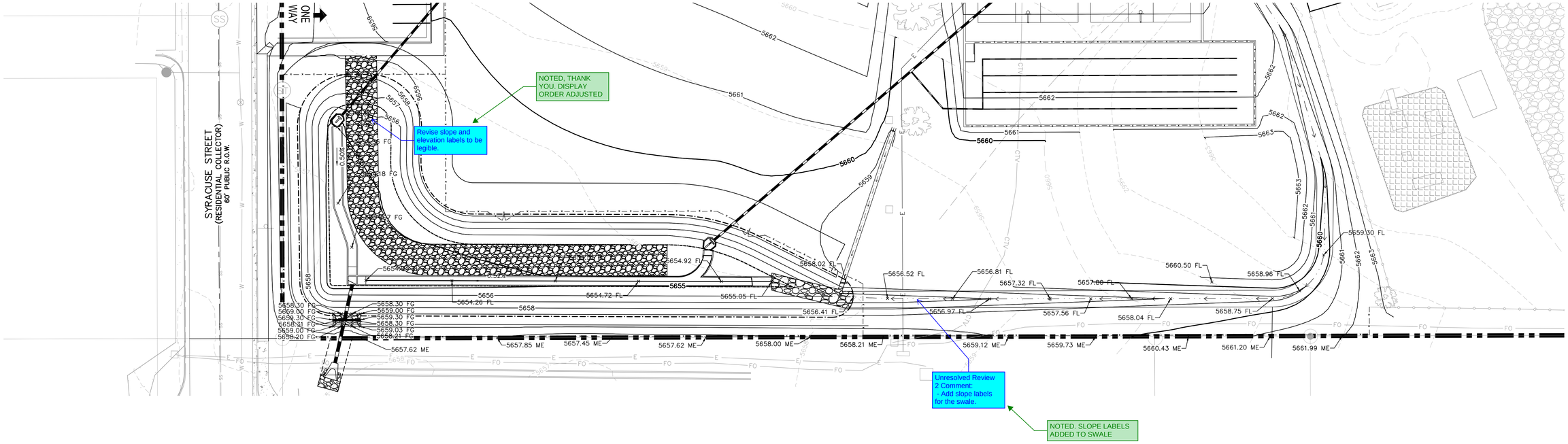

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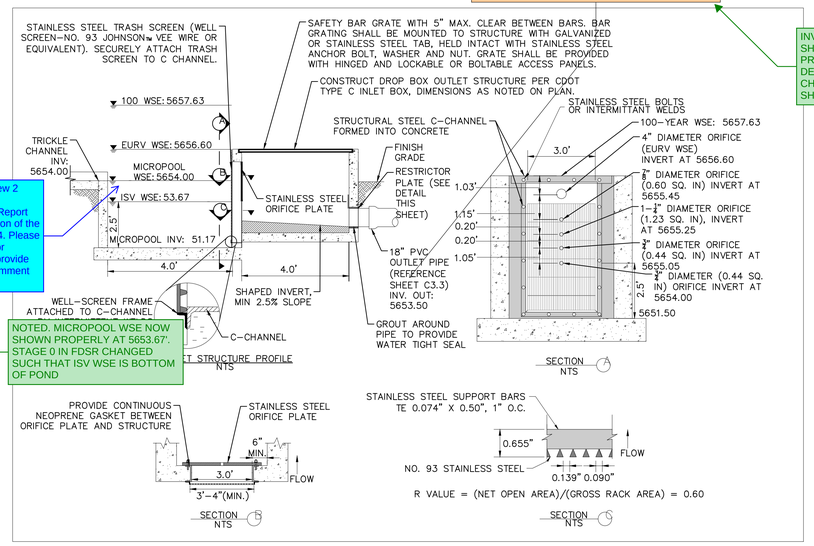
0 10 20 40

POND GRADING PLAN

C8.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

elevation doesnt match drainage report. Unresolved
What is referenced on sheet 3.3?

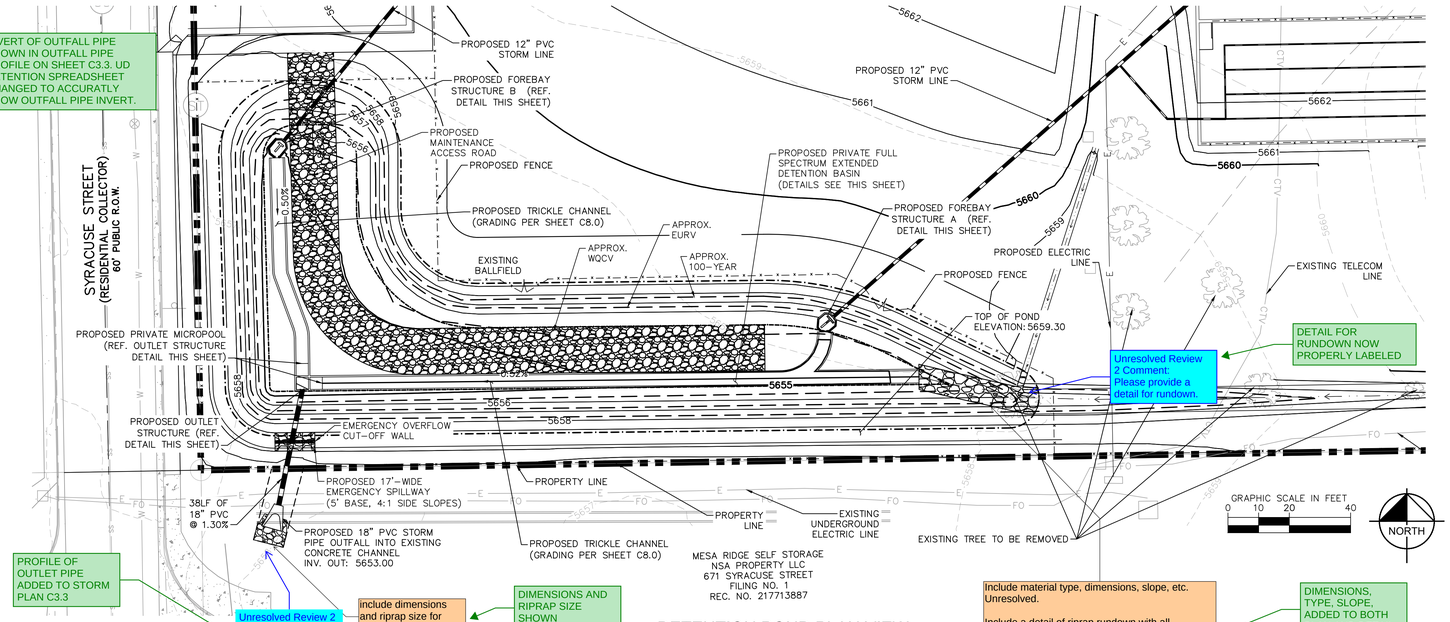


Unresolved Review 2 Comment:
- Final Drainage Report shows the elevation of the micropool at 5654. Please verify elevation for conformance or provide explanation in comment responses.

NOTED. MICROPOOL WSE NOW SHOWN PROPERLY AT 5653.67'. STAGE 0 IN FDSR CHANGED SUCH THAT ISV WSE IS BOTTOM OF POND

INVERT OF OUTFALL PIPE SHOWN IN OUTFALL PIPE PROFILE ON SHEET C3.3. UD DETENTION SPREADSHEET CHANGED TO ACCURATLY SHOW OUTFALL PIPE INVERT.

OUTLET STRUCTURE PROFILE DETAIL
N.T.S.



Unresolved Review 2 Comment:
Please provide a detail for rundown.

DETAIL FOR RUNDOWN NOW PROPERLY LABELED

PROFILE OF OUTLET PIPE ADDED TO STORM PLAN C3.3

Unresolved Review 2 Comment:
Show profile of 18" outlet pipe and outlet protection

include dimensions and riprap size for outlet protection

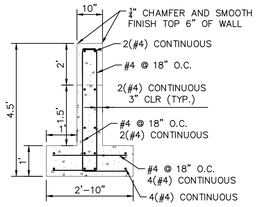
DIMENSIONS AND RIPRAP SIZE SHOWN

DETENTION POND PLAN VIEW
SCALE: 1" = 20'

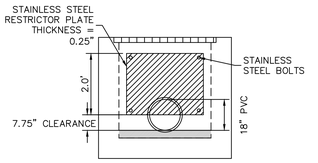
Include material type, dimensions, slope, etc. Unresolved.

Include a detail of riprap rundown with all information, similar to the figure shown in the drainage report

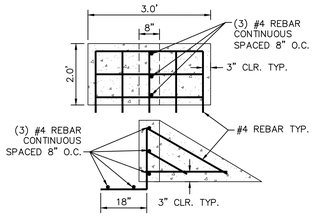
DIMENSIONS, TYPE, SLOPE, ADDED TO BOTH PLAN AND DETAIL



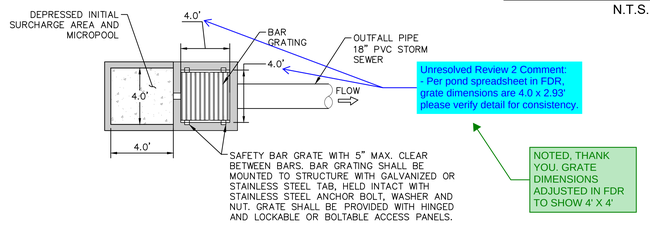
EMERGENCY OVERFLOW CUT-OFF WALL SECTION D
N.T.S.



100-YEAR FLOW RESTRICTOR DETAIL
N.T.S.



FOREBAY DISSIPATER DETAIL
N.T.S.

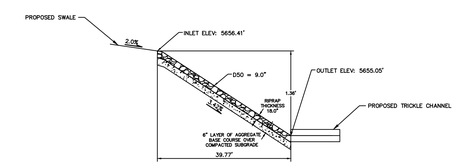


Unresolved Review 2 Comment:
- Per pond spreadsheet in FDR, grate dimensions are 4.0 x 2.93 please verify detail for consistency.

NOTED, THANK YOU. GRATE DIMENSIONS ADJUSTED IN FDR TO SHOW 4' X 4'

OUTLET STRUCTURE PLAN VIEW DETAIL
N.T.S.

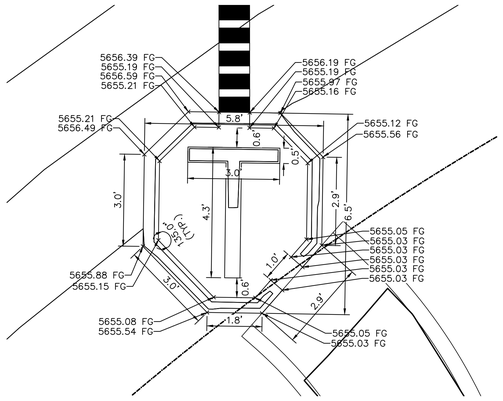
MAINTENANCE ACCESS ROAD
N.T.S.



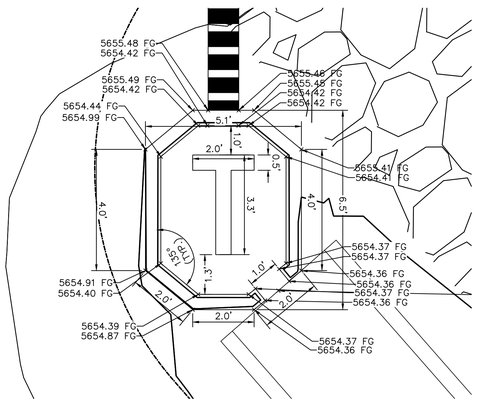
EMERGENCY SPILLWAY PROFILE
N.T.S.

riprap rundown? Doesnt match drainage report design

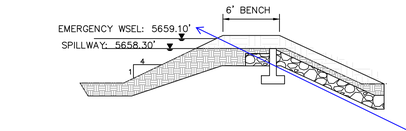
NOTED, THANK YOU. DETAIL TITLE CHENGED TO "RIPRAP RUNDOWN"



FOREBAY WALL A PLAN VIEW DETAIL
N.T.S.

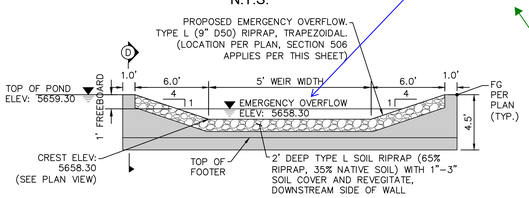


FOREBAY WALL B PLAN VIEW DETAIL
N.T.S.



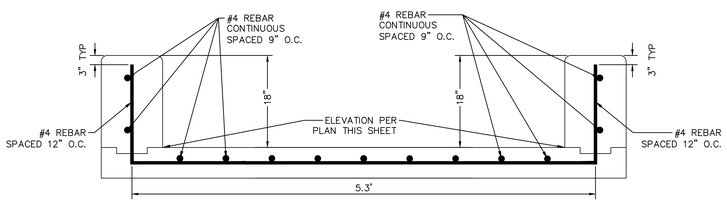
EMERGENCY SPILLWAY PROFILE
N.T.S.

Unresolved Review 2 Comment:
- Emergency Overflow Elevation does not match FDR or profile above.

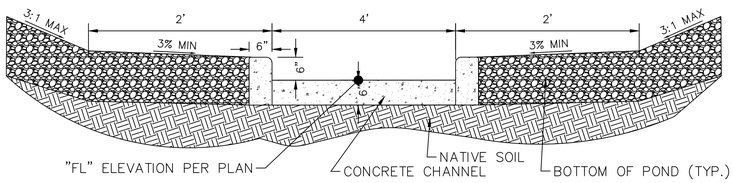


EMERGENCY OVERFLOW CUT-OFF WALL PROFILE
N.T.S.

EMERGENCY OVERFLOW ELEVATION ADJUSTED ON DETAIL TO ACCURATLY REPRESENT FDR.



FOREBAY WALL SECTION E
N.T.S.



TRICKLE CHANNEL- CROSS SECTION DETAIL
N.T.S.

Table 506-2

Pay Item	Stone Size d50[1] (Inches)	Percent of Material Smaller Than Typical Stone[2]	Typical Stone Dimensions[3] (Inches)	Typical Stone Weight[4] (Pounds)
Riprap	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10
Riprap	24	100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

[1]d50 = nominal stone size
[2]based on typical rock mass
[3]equivalent spherical diameter
[4]based on a specific gravity = 2.5

Nominal stone size and total thickness of the riprap shall be as shown on the plans.

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Revised:	

Area Key Plan

POND DETAILS

C8.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

WEBER ELEMENTARY SCHOOL

GRADING AND EROSION CONTROL PLANS

TRACT A, WILSONS WIDEFIELD ADDITION NO. 6
EL PASO COUNTY, STATE OF COLORADO

VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C9.0	GESQCP PLAN COVER SHEET
C9.1	INITIAL EROSION CONTROL PLAN
C9.2	INTERIM EROSION CONTROL PLANN
C9.3	FINAL EROSION CONTROL PLAN
C9.4	EROSION CONTROL DETAILS
C9.5	EROSION CONTROL DETAILS
C9.6	EROSION CONTROL DETAILS
C9.7	EROSION CONTROL DETAILS

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

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP HAS BEEN APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL 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.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES, INC., DATED 9/10/2020 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

    COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
    WATER QUALITY CONTROL DIVISION
    WQCD -PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246-1530
    ATTN: PERMITS UNIT

CONTACTS:

OWNER:
WIDEFIELD SCHOOL DISTRICT 3
445 JERSEY LANE
COLORADO SPRINGS, CO 80911
TEL: (719) 391-3531
CONTACT: DAVE GISH

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

SURVEYOR:
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, CO 80905
TEL: (719) 260-0887
CONTACT: TIM MCCONNELL

NOTED. NAME CHANGED

Revise to Joshua Palmer

LAND AREA:

TOTAL PROPERTY AREA: +/- 6.51 ACRES

BENCHMARK:

THIS UTILITY/FACILITY WAS UNABLE TO BE LOCATED AND IS SHOWN IN AN APPROXIMATE/ASSUMED LOCATION BASED ON RECORD DRAWINGS OR OTHER AVAILABLE INFORMATION OR FIELD EVIDENCES, THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATION OF THE UTILITY/FACILITY IF IT EXISTS,

LEGAL DESCRIPTION

TRACT A, WILSONS WIDEFIELD ADDITION NO. 6, ACCORDING TO REC. #55193130001, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP B/C.

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0952G, EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

SITE INFORMATION:

TIMING:
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
START: SUMMER 2022
END: SUMMER 2023

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
SUMMER 2024

AREAS:
TOTAL DISTURBED AREA: 6.51 ACRES

RECEIVING WATERS:
NAME OF RECEIVING WATERS: EAST BIG JOHNSON, ULTIMATELY FOUNTAIN CREEK

DESCRIPTION OF EXISTING VEGETATION:
THE EXISTING SITE CURRENTLY CONTAINS AN EXISTING SCHOOL BUILDING, PARKING LOT, BALL FIELD, AND GROUND COVER CONSISTING OF 100% WEEDS, GRASSES, AND TREES.

DESCRIPTION OF PERMANENT BMPS:
FULL SPECTRUM EXTENDED DETENTION BASIN

SOILS INFORMATION:
SOIL GROUP: 32% B, 68% C
SOIL SLOPES: 3 H: 1V OR LESS FOR ALL UN-RETAINED AREAS

NOTES:

1. NO BATCH PLANTS OR MASONRY MIX STATIONS WILL BE UTILIZED ON SITE.
2. NO SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER CROSS THE SITE.

DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

WIDEFIELD SCHOOL DISTRICT 3
DEVELOPER SIGNATURE DATE

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS 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. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ERIC GUNDERSON, P.E. #49487 - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. - COUNTY ENGINEER/ECM ADMINISTRATOR DATE

LKA PARTNERS INCORPORATED
A Professional Corporation for Architecture and Planning
430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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Webster Elementary School Addition and Alterations
445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

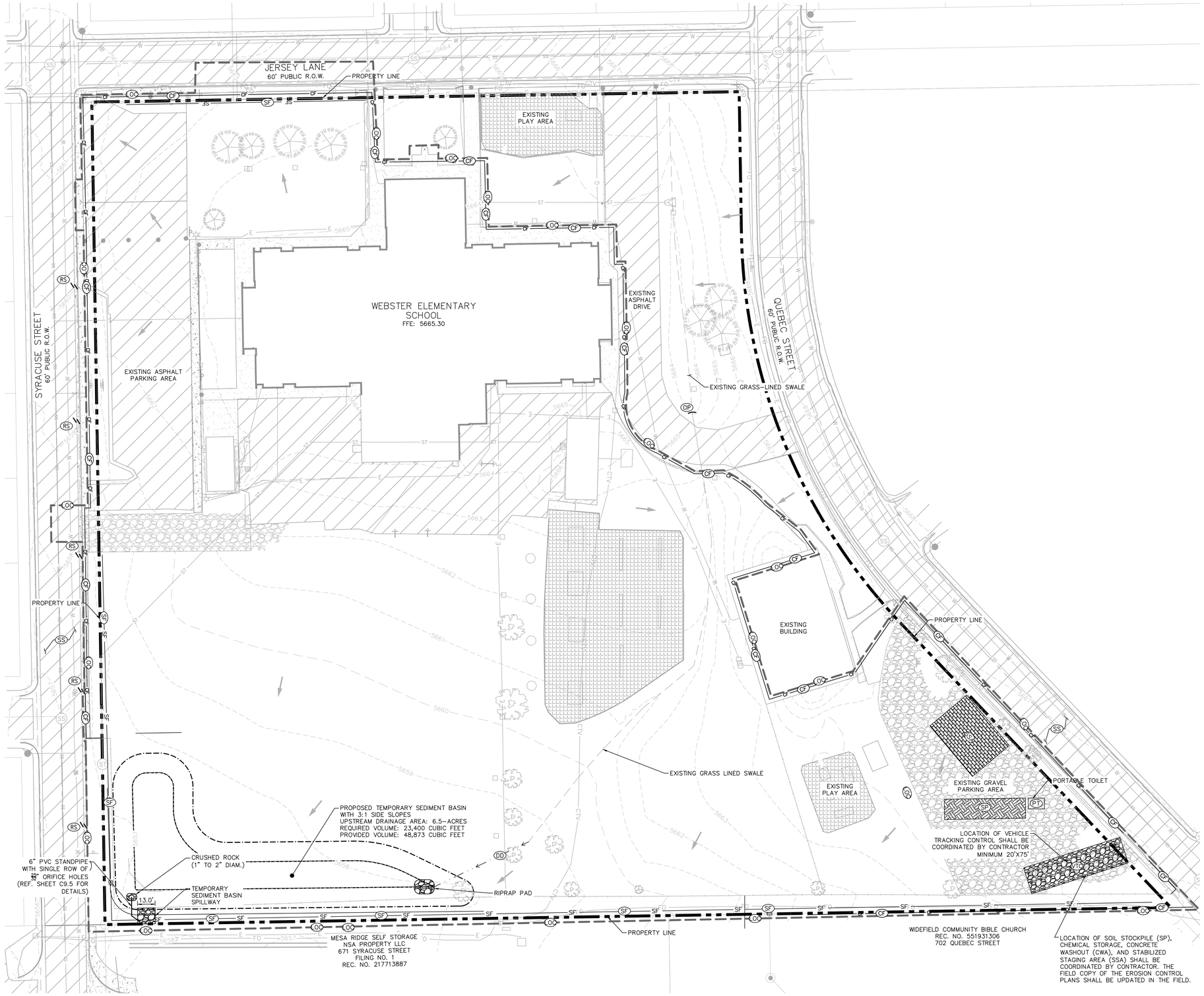
GESQCP PLAN COVER SHEET

C9.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- 6550 EXISTING MAJOR CONTOUR
- 6551 EXISTING MINOR CONTOUR
- 6550 PROPOSED MAJOR CONTOUR
- 6551 PROPOSED MINOR CONTOUR
- LOC LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- EASEMENT
- S EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- EXISTING STORM SEWER PIPE
- FO EXISTING FIBER OPTIC LINE
- G EXISTING GAS LINE
- OH EXISTING OVERHEAD ELECTRIC LINE
- O EXISTING BARBED WIRE FENCE
- RS ROCK SOCKS PER UDFCD DETAIL SC-5
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- CD CHECK DAM
- DD DIVERSION DITCH
- VTC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- IP INLET PROTECTION
- CIP CULVERT INLET PROTECTION
- EXISTING FLOW DIRECTION ARROW
- PROPOSED FLOW DIRECTION ARROW
- SS STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
- DC DUST CONTROL PER UDFCD DETAIL EC-14
- FINAL STABILIZATION. (REFERENCE FINAL LANDSCAPING PLANS)



NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
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7. ALL WORK IN THE SYRACUSE STREET, JERSEY LANE, AND QUEBEC STREET ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
9. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
10. DEMOLITION, REMOVAL AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
12. CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA), VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SSA, VTC, AND CWA BMPS AS EXCAVATION SEQUENCING DICTATES.
13. CONTRACTOR MAY SUBSTITUTE SEDIMENT CONTROL LOGS (SCL) FOR SILT FENCE (SF) AS PERIMETER CONTROL, DEPENDING UPON SITE CONDITIONS. SCL, AND SF MAY BE INTERCHANGED DEPENDING ON SITE CONDITIONS.
14. CONTRACTOR SHALL OBTAIN R.O.W. PERMITS FOR ANY R.O.W. CLOSURES.
15. SEE FINAL LANDSCAPING PLAN IN THE DEVELOPMENT PLAN FOR FINAL STABILIZATION MEASURES.

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Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

INITIAL EROSION CONTROL PLAN

C9.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

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- PROPOSED FLOW DIRECTION ARROW
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- DC DUST CONTROL PER UDFCD DETAIL EC-14
- PROPOSED ASPHALT DRIVE LANES
- PROPOSED ASPHALT PARKING AREA & NON-VEHICULAR AREA
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD FIBER SAFETY SURFACING
- PROPOSED GRAVEL ROAD
- EXISTING GRAVEL PARKING AREA
- EXISTING GRAVEL/MULCH PLAY AREA

NOTES

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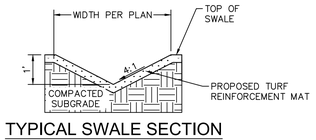
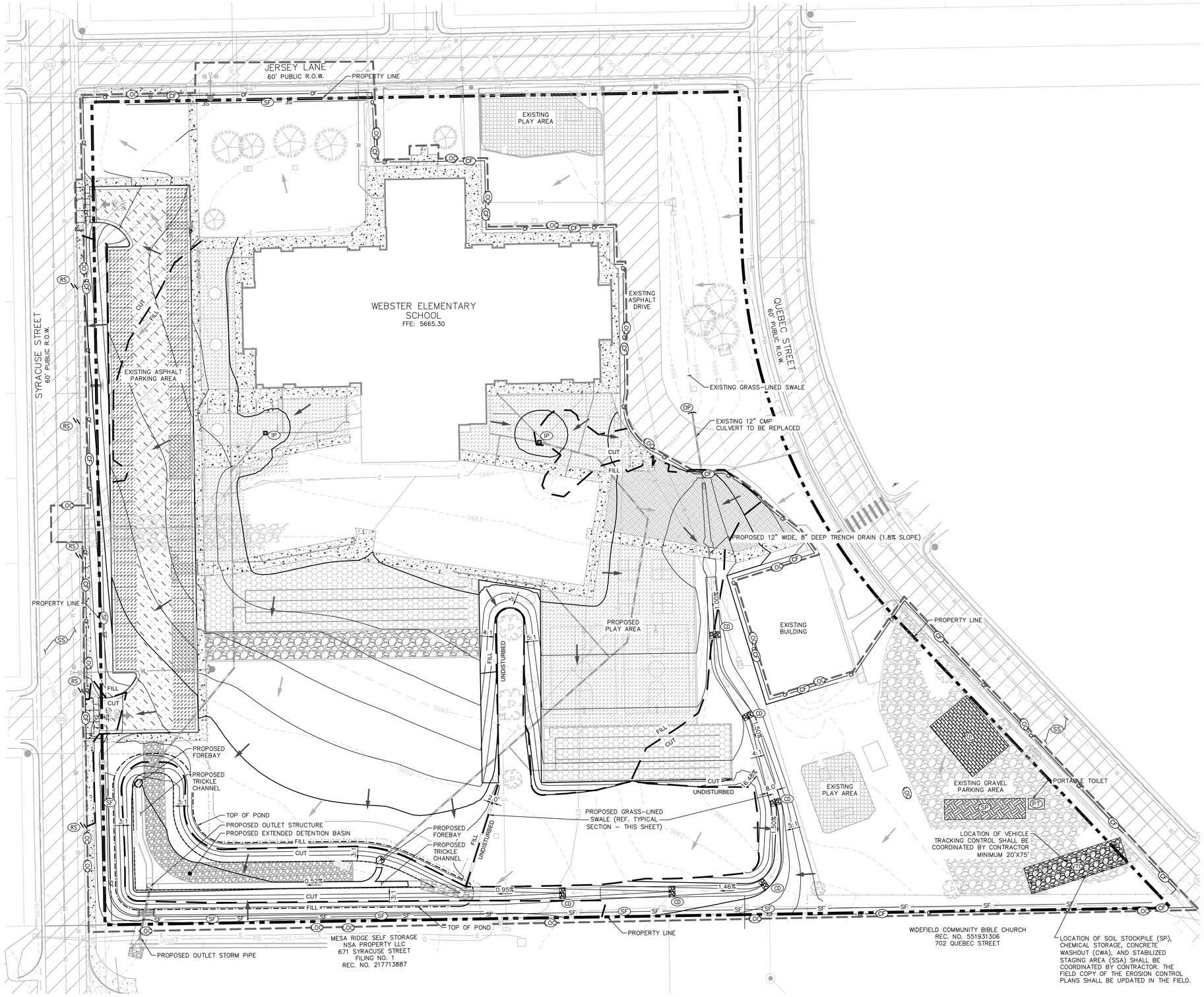
14. CONTRACTOR SHALL OBTAIN R.O.W. PERMITS FOR ANY R.O.W. CLOSURES.
15. SEE FINAL LANDSCAPING PLAN IN THE DEVELOPMENT PLAN FOR FINAL STABILIZATION MEASURES.



TYPICAL SWALE SECTION
N.T.S.



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Webster Elementary School Addition and Alterations

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WIDEFIELD SCHOOL DISTRICT 3
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Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

INTERIM EROSION CONTROL PLANN

C9.2

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

LEGEND

- PROPERTY LINE
- 6550 EXISTING MAJOR CONTOUR
- 6551 EXISTING MINOR CONTOUR
- 6550 PROPOSED MAJOR CONTOUR
- 6551 PROPOSED MINOR CONTOUR
- (LOC) LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- EASEMENT
- S EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- EXISTING STORM SEWER PIPE
- FO EXISTING FIBER OPTIC LINE
- G EXISTING GAS LINE
- OH EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BARBED WIRE FENCE
- (RS) ROCK SOCKS PER UDFCD DETAIL SC-5
- (SSA) STABILIZED STAGING AREA
- (CWA) CONCRETE WASHOUT
- (VTC) VEHICLE TRACKING CONTROL
- (SP) SOIL STOCKPILE
- (ECB) EROSION CONTROL BLANKET
- (TRM) TURF REINFORCEMENT MAT
- (IP) INLET PROTECTION
- (CIP) CULVERT INLET PROTECTION
- EXISTING FLOW DIRECTION ARROW
- PROPOSED FLOW DIRECTION ARROW
- (SS) STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
- (DC) DUST CONTROL PER UDFCD DETAIL EC-14
- FINAL STABILIZATION. (REFERENCE FINAL LANDSCAPING PLANS)
- PROPOSED ASPHALT DRIVE LANES
- PROPOSED ASPHALT PARKING AREA & NON-VEHICULAR AREA
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD FIBER SAFETY SURFACING
- PROPOSED GRAVEL ROAD
- EXISTING GRAVEL PARKING AREA
- EXISTING GRAVEL/MULCH PLAY AREA

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
7. ALL WORK IN THE SYRACUSE STREET, JERSEY LANE, AND QUEBEC STREET ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
9. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
10. DEMOLITION, REMOVAL AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
12. CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA), VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SSA, VTC, AND CWA BMPS AS EXCAVATION SEQUENCING DICTATES.
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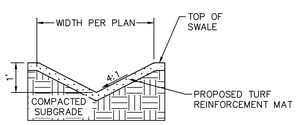

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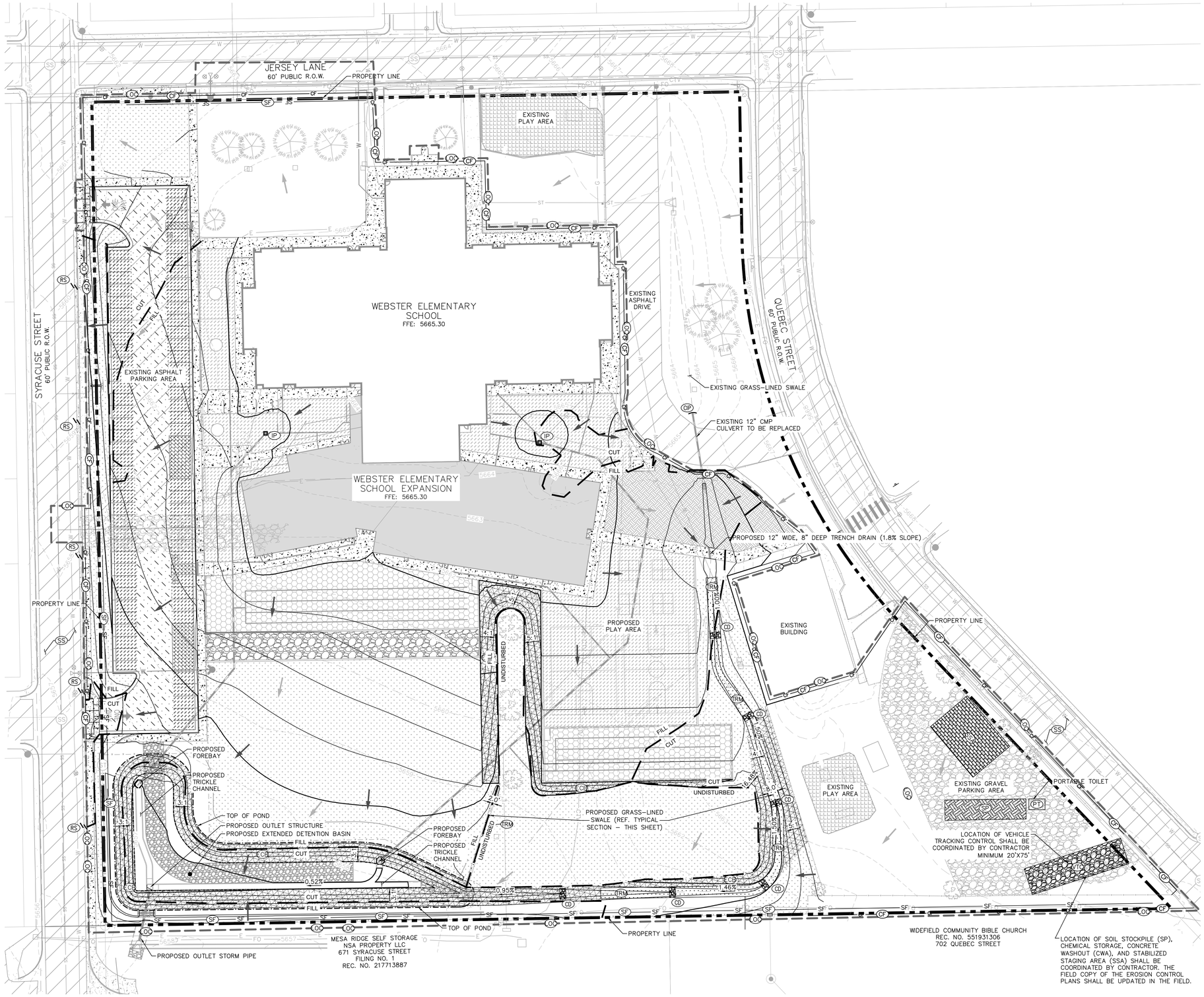

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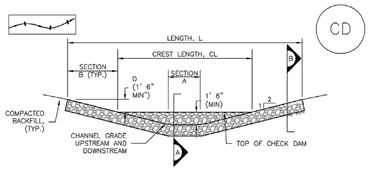
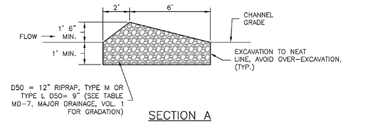
FINAL EROSION CONTROL PLAN

C9.3

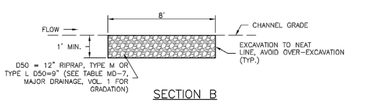
Project No.: PPR-22-009 21-003
The LKA Partners Incorporated



CHECK DAM ELEVATION VIEW



SECTION A



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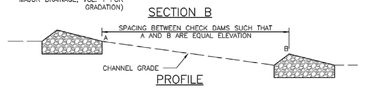
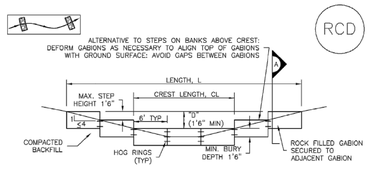
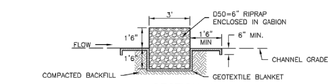


PROFILE

CD-1. CHECK DAM



REINFORCED CHECK DAM ELEVATION VIEW



SECTION A

REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATIONS OF CHECK DAMS.
   -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

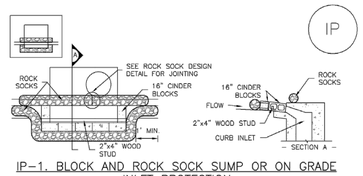
2. CHECK DAMS INDICATED ON THE SWMP SHALL BE INSTALLED PRIOR TO AN UPSTREAM LAND-DISTURBING ACTIVITIES.

3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4½" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT SECTION.

4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1' 6".

5. GEOTEXTILE BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1' 6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

CD-2. REINFORCED CHECK DAM



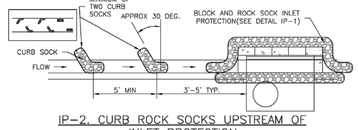
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

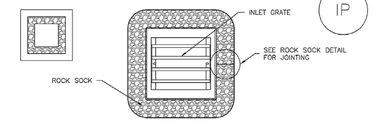
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

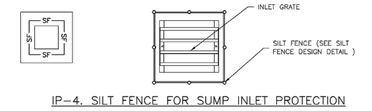


IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



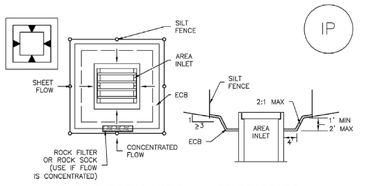
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



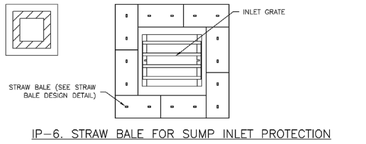
IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

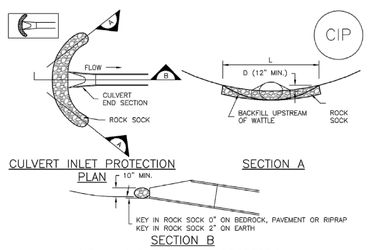


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CULVERT INLET PROTECTION PLAN

SECTION B

CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

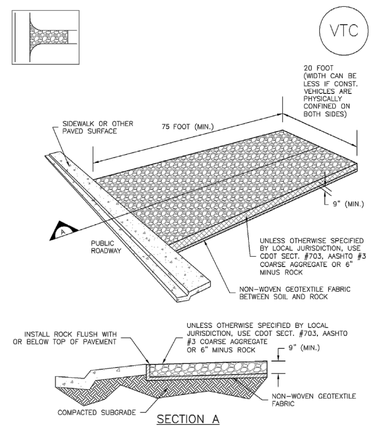
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

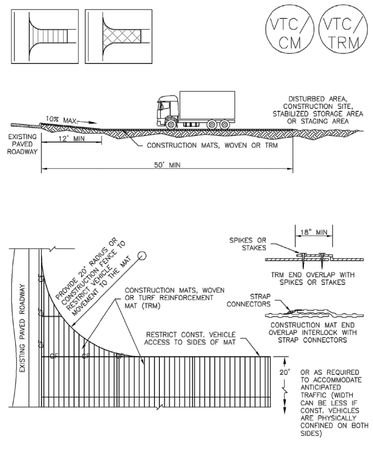
(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

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EROSION CONTROL DETAILS

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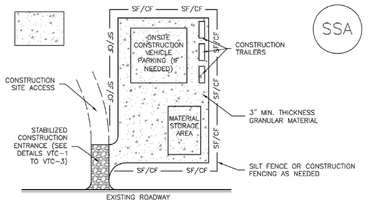


SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

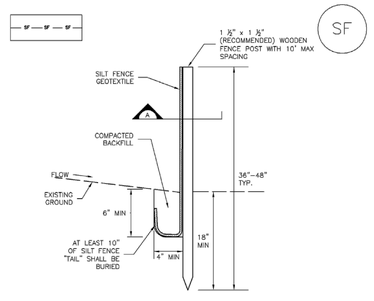
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

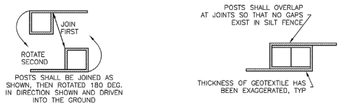
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

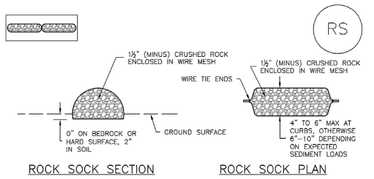


SILT FENCE

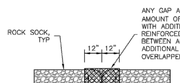


SECTION A

SF-1. SILT FENCE



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF ½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF ROCK SOCKS.

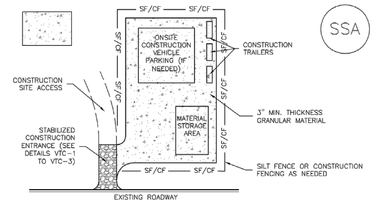
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 1/2 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½". RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

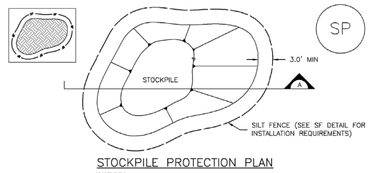
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

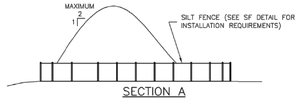
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

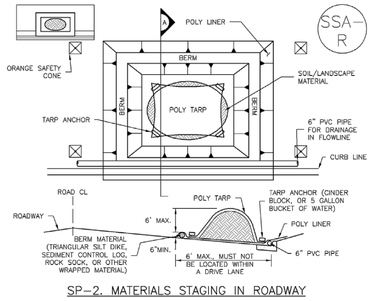
STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF STOCKPILES.
   -TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF MATERIAL STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.

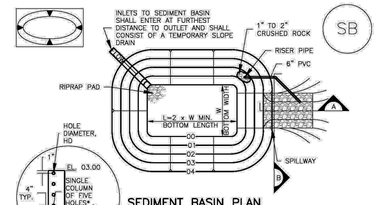
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.

4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.

5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.

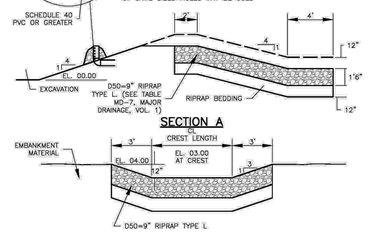
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.

7. THIS FEATURE CAN BE USED FOR:
   -UTILITY REPAIRS.
   -WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
   -OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.



SEDIMENT BASIN PLAN

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



SECTION A

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/32
3	28	5	½
4	33 ½	6	9/16
5	38 ½	8	11/16
6	43	9	23/32
7	47 ¼	11	25/32
8	51	12	27/32
9	55	13	⅞
10	58 ¾	15	15/16
11	61	16	31/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 ⅛
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF SEDIMENT BASIN.
   -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	JAR
Checked:	EJG
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan

EROSION CONTROL DETAILS

C9.5

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

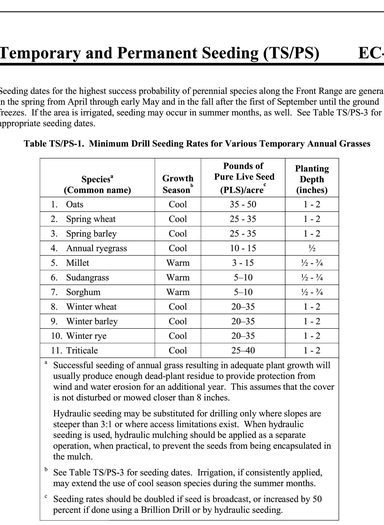
Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

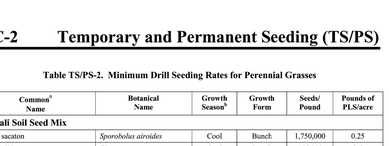
Protect seeded areas from construction equipment and vehicle access.



ECB–1. PIPE OUTLET TO DRAINAGEWAY

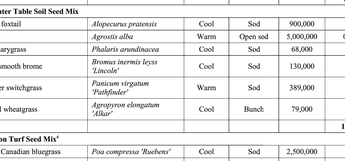
ECB–2. SMALL DITCH OR DRAINAGEWAY

ANCHOR DETAILS



ECB–3. OUTSIDE OF DRAINAGEWAY

STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT, OR EXCELSIOR).
   –AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB–1. ECB MATERIAL SPECIFICATIONS

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

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

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Area Key Plan

EROSION CONTROL DETAILS

C9.6

Project No.: PPR-22-009 21-003
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- **Turf Reinforcement Mat (TRM)**: A rolled erosion control product composed of non-degradable synthetic fibers, filaments, nets, wire mesh, and/or other elements, processed into a permanent, three-dimensional matrix of sufficient thickness. TRMs, which may be supplemented with degradable components, are designed to impart immediate erosion protection, enhance vegetation establishment and provide long-term functionality by permanently reinforcing vegetation during and after maturation. Note: TRMs are typically used in hydraulic applications, such as high flow ditches and channels, steep slopes, stream banks, and shorelines, where erosive forces may exceed the limits of natural, unreinforced vegetation or in areas where limited vegetation establishment is anticipated.

Tables RECP-1 and RECP-2 provide guidelines for selecting rolled erosion control products appropriate to site conditions and desired longevity. Table RECP-1 is for conditions where natural vegetation alone will provide permanent erosion control, whereas Table RECP-2 is for conditions where vegetation alone will not be adequately stable to provide long-term erosion protection due to flow or other conditions.

Table RECP-2. ECTC Standard Specification for Permanent[1] Rolled Erosion Control Products
(Adapted from: Erosion Control Technology Council 2005)

Product Type	Slope Applications	Channel Applications	
	Maximum Gradient	Maximum Shear Stress[4,5]	Minimum Tensile Strength[2,3]
TRMs with a minimum thickness of 0.25 inches (6.35 mm) per ASTM D 6525 and UV stability of 80% per ASTM D 4355 (500 hours exposure).	0.5:1 (H:V)	6.0 lbs/ft^2 (288 Pa)	125 lbs/ft (1.82 kN/m)
	0.5:1 (H:V)	8.0 lbs/ft^2 (384 Pa)	150 lbs/ft (2.19 kN/m)
	0.5:1 (H:V)	10.0 lbs/ft^2 (480 Pa)	175 lbs/ft (2.55 kN/m)

[1] For TRMs containing degradable components, all property values must be obtained on the non-degradable portion of the matting alone.

[2] Minimum Average Roll Values, machine direction only for tensile strength determination using ASTM D 6818 (Supersedes Mod. ASTM D 5035 for RECPs)

[3] Field conditions with high loading and/or high survivability requirements may warrant the use of a TRM with a tensile strength of 44 kN/m (3,000 lb/ft) or greater.

[4] Required minimum shear stress TRM (fully vegetated) can sustain without physical damage or excess erosion (> 12.7 mm (0.5 in.) soil loss) during a 30-minute flow event in large scale testing.

[5] Acceptable large-scale testing protocols may include ASTM D 6460, or other independent testing deemed acceptable by the engineer.

Design and Installation

RECPs should be installed according to manufacturer's specifications and guidelines. Regardless of the type of product used, it is important to ensure no gaps or voids exist under the material and that all corners of the material are secured using stakes and trenching. Continuous contact between the product and the soil is necessary to avoid failure. Never use metal stakes to secure temporary erosion control products. Often wooden stakes are used to anchor RECPs; however, wood stakes may present installation and maintenance challenges and generally take a long time to biodegrade. Some local jurisdictions have had favorable experiences using biodegradable stakes.

This BMP Fact Sheet provides design details for several commonly used ECB applications, including:

ECB-1 Pipe Outlet to Drainageway

ECB-2 Small Ditch or Drainageway

ECB-3 Outside of Drainageway

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EROSION CONTROL DETAILS

C9.7

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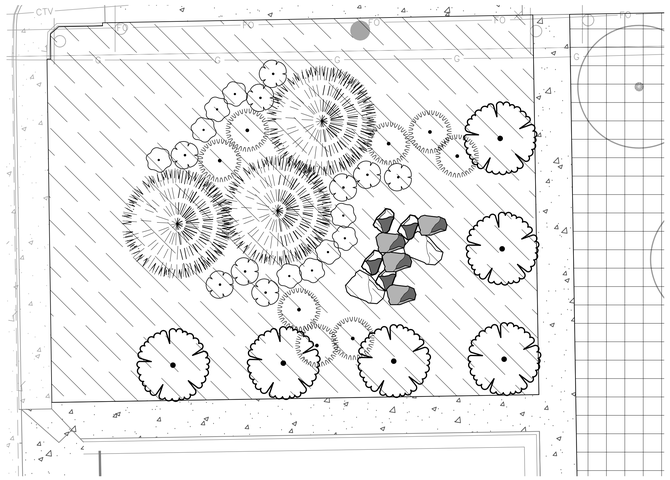
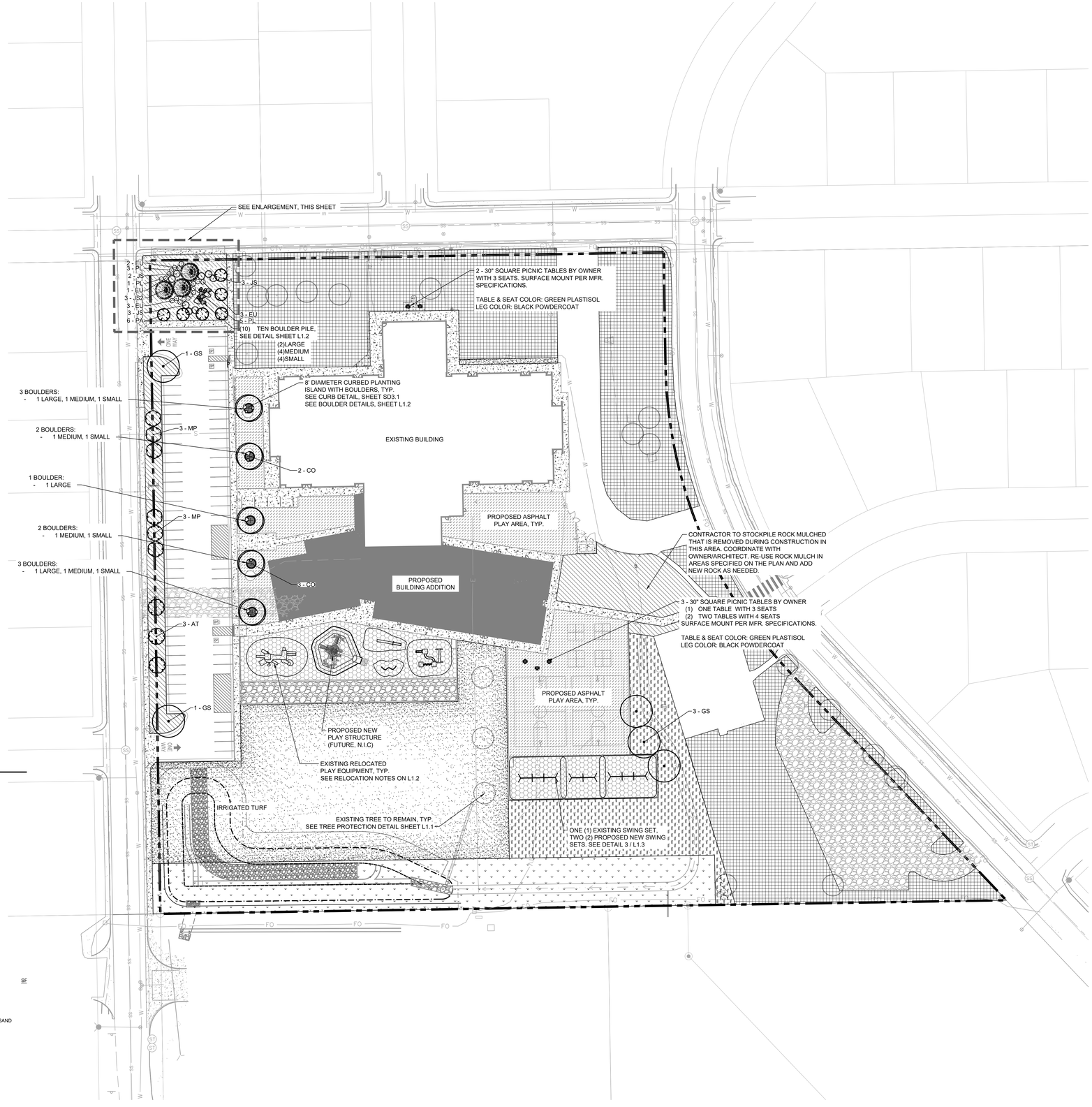


1 L1.0 XERIC PLANTING ENLARGEMENT PLAN

1" = 10'-0"



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AT	3	ACER TATARICUM `HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	CO	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	30'-40'	40'-50'
	EXIS	19	EXISTING TREE TO REMAIN		-			
	GS	5	GLEDITSIA TRIACANTHOS `SKYLINE'	SKYLINE HONEY LOCUST	B & B	2" CAL MIN	30'-40'	40'-50'
	JS2	3	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	15'-20'	30'-40'
	MP	6	MALUS X `PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	PA	6	PRUNUS AMERICANA	AMERICAN PLUM	B & B	1.5" CAL MIN	10'-15'	20'-30'

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EU	9	ERICAMERIA NAUSEOSA GLABRATA	TALL GREEN RABBITBRUSH	5 GAL	SEE PLAN	2-6'	2-6'
	JS	8	JUNIPERUS X MEDIA `SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	6'-8'	5'-6'
	PL	9	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	2'-3'	2'-3'

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	SF
	COBL A	5,105 SF	SQUEEGEE COVER	1/4"-3/8" NATURAL EARTHTONE COLOR	GRAVEL	3" DEPTH	NO		
	COBL B	12,841 SF	ROCK MULCH	1 1/2"-3" RIVER ROCK	ROCK MULCH	4"	YES	PIONEER SAND	
	EX	70,510 SF	EXISTING AREA TO REMAIN		EXISTING				
	SEED	24,540 SF	PBSI WETLAND PRAIRIE MIX	BY PAWNEE BUTTES SEED CO.	SEED				
	SEED2	16,589 SF	LOW GROW NATIVE SEED MIX	BY ARKANSAS VALLEY SEED	SEED	20-25 LBS / ACRE			
	SOD	47,524 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD				

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Area Key Plan

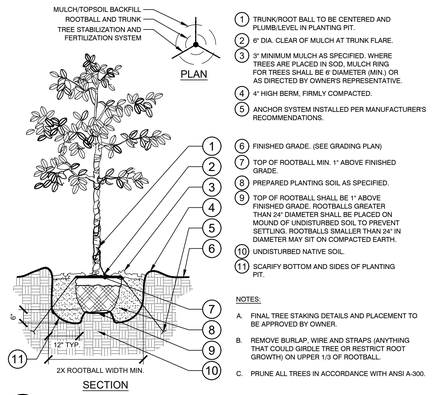
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LANDSCAPE PLAN

L1.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 4' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

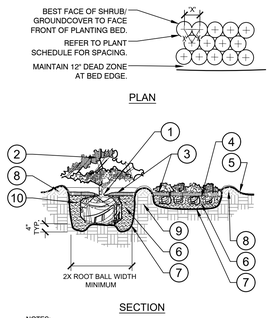
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.2 TREE PLANTING
SECTION / PLAN — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SOUND 'T' PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

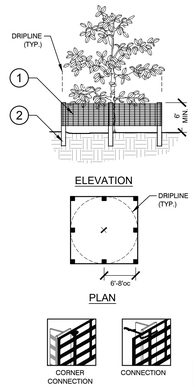
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

2 L1.2 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

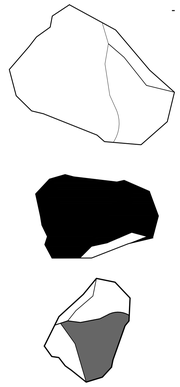
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

3 L1.2 TREE PROTECTION FENCING
ELEVATION / PLAN — NTS

NOTE:
- ALL BOULDERS TO BE INDIAN SUNSET BOULDERS FROM PIONEER SAND & GRAVEL
- CONTRACTOR TO ARRANGE BOULDERS TO BE TOUCHING SURROUNDING BOULDERS AS TIGHTLY AS POSSIBLE IN BOULDER PILE.



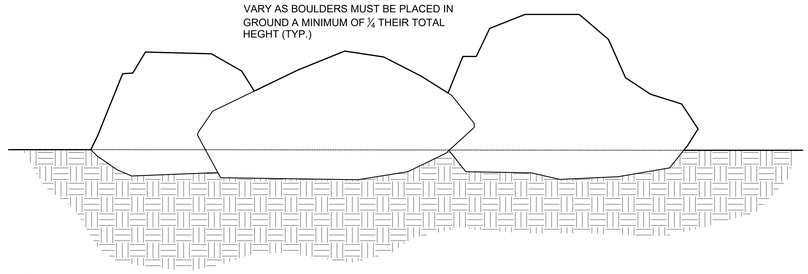
LARGE BOULDER (4-5' DIAMETER)

MEDIUM BOULDER (3-4' DIAMETER)

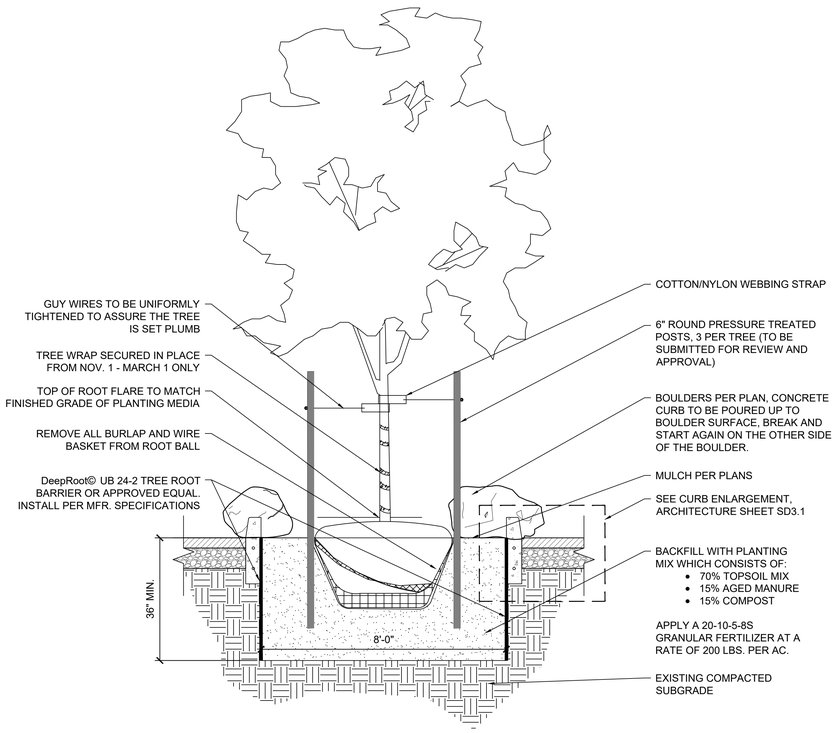
SMALL BOULDER (2-3' DIAMETER)

4 L1.2 BOULDER SIZING DETAIL
NTS

NOTE:
- PLACEMENT HEIGHT OF BOULDERS WILL VARY AS BOULDERS MUST BE PLACED IN GROUND A MINIMUM OF ¼ THEIR TOTAL HEGHT (TYP.)



5 L1.2 BOULDER PLACEMENT
DETAIL — NTS



6 L1.2 CURBED PLANTING ISLAND WITH BOULDERS
ELEVATION / PLAN — NTS

PLAYGROUND EQUIPMENT RELOCATION

1. THE PLAYGROUND DESIGN SHALL COMPLY WITH EL PASO COUNTY'S PLAYSCAPE POLICIES.
2. CONTRACTOR TO DISASSEMBLE EXISTING PLAYGROUND EQUIPMENT AND COORDINATE TEMPORARY STORAGE WITH OWNER/ARCHITECT.
3. REMOVE ALL ENGINEERED WOOD FIBER AND PLASTIC PLAYGROUND EDGER AND RELOCATE TO TEMPORARY LOCATION DURING CONSTRUCTION. COORDINATE LOCATION AND TIMING WITH OWNER/ARCHITECT.
4. CONTRACTOR TO CONSULT WITH THE PLAYGROUND SUPPLIER OR A CERTIFIED PLAYGROUND SAFETY INSPECTOR (CPSI) IN ORDER TO HAVE EQUIPMENT INSPECTED AND REPAIRED PRIOR TO REINSTALLATION.
5. PROVIDE 12" OF ENGINEERED WOOD FIBER (SEE DETAIL) IN AREAS SPECIFIED ON THE PLAN AND INSTALL TO MANUFACTURER'S SPECIFICATIONS.
6. CONTRACTOR TO REASSEMBLE EXISTING EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS AND REPLACE HARDWARE AS NEEDED DURING REASSEMBLY.
7. CONTRACTOR TO INSTALL EQUIPMENT PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS AND ALL CITY, STATE AND FEDERAL LAWS. THE EQUIPMENT IS TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN. VERIFY THAT FALL SAFETY ZONES DO NOT OVERLAP. COORDINATE INSPECTION BY SUPPLIER OR CPSI AFTER INSTALLATION. CONTRACTOR SHALL MAKE REPAIRS AND ADJUSTMENTS AS REQUIRED BY THE PLAYGROUND INSPECTOR BEFORE EQUIPMENT IS UTILIZED.
8. ALL NEW, EXISTING OR RE-USED PLAY EQUIPMENT IS TO PROPERLY FIT WITHIN THE INTENDED SAFETY USE ZONE AS ORIGINALLY SPECIFIED BY THE MANUFACTURER OR CPSI. THE SAFETY USE ZONE IS MEASURED FROM THE OUTERMOST EDGE OF THE EQUIPMENT, ON ALL SIDES (ASTM 1487-11 SECTION 9)
9. PLAY AREA, PATHS AND EQUIPMENT SHALL COMPLY WITH CURRENT AMERICAN DISABILITIES ACT 2010 ADA STANDARDS
10. ALL CONCRETE FOOTINGS SHOULD HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI IN WELL COMPACTED SOIL THAT MEETS MANUFACTURERS SPECIFICATION
11. PLAY AREA AND SITE EQUIPMENT MUST COMPLY WITH THE MOST RECENT GUIDELINES, SPECIFICATIONS AND RECOMMENDATIONS OF THE CONSUMER PRODUCT SAFETY COMMISSION (CPSC) HANDBOOK, FOR PUBLIC PLAYGROUND SAFETY, ASTM SPECS FOR PLAYGROUND EQUIP. FOR PUBLIC USE (ASTM F1487) AND ASTM SPEC FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIP (ASTM F1292).
12. APPLICANT TO PROVIDE TO THE COUNTY AND OWNER, CERTIFICATION FROM PLAY EQUIPMENT MANUFACTURER, THAT PLAY EQUIPMENT HAS BEEN INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THAT THE PLAY EQUIPMENT IS SAFE FOR USE.
13. A PLAYGROUND AUDIT OF PLAY AREAS AND A GMAX FIELD SAFETY SURFACING TEST ARE REQUIRED UPON COMPLETION OF INSTALLATION.
14. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

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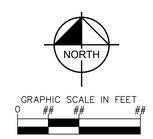

LANDSCAPE DETAILS

L1.1

Project No.: PPR-22-009 21-003
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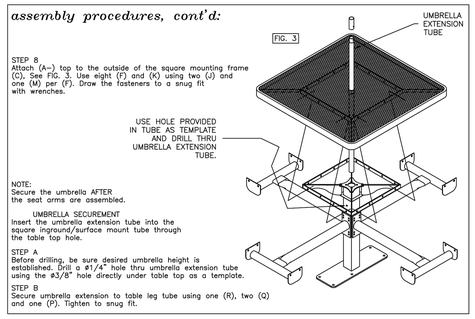
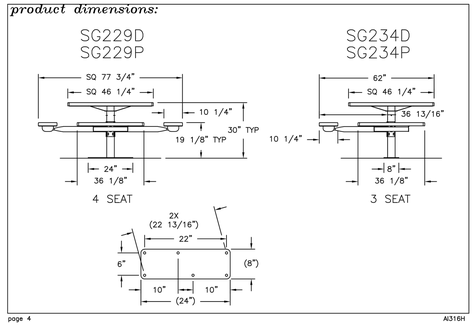
NOTES

1. TABLE TO MATCH THE EXISTING BENCHES AT THE SCHOOL.
2. COLOR TO BE GREEN
3. THREE TABLE IS TO BE A 3 BENCH ADA COMPLIANT, ALL OTHER TABLES ARE TO BE 4-SEAT.
4. TABLES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. UMBRELLA EXTENSION TUBE TO BE KEPT OFF TABLES YET GIVEN TO OWNER FOR FUTURE USE.





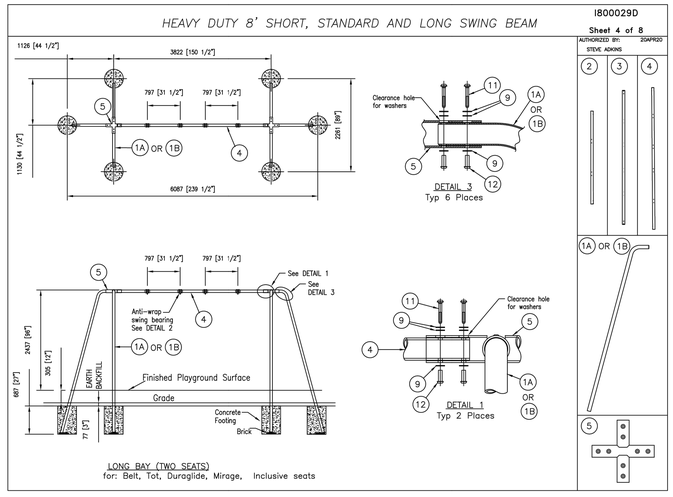
page 4 AI316H

1 L1.3 WABASH VALLEY TABLE
ELEVATION / PLAN NTS

NOTES

1. COLOR TO BE DETERMINED

2 L1.3 LITTLE TIKES NU-EDGE GSX PLAY STRUCTURE (FUTURE, N.I.C.)
ELEVATION / PLAN NTS



EXISTING SWINGSET

- COLOR IS GRAY WITH BLUE BELT SWINGS

NOTES

1. SWING SET IS TO MATCH EXISTING IN STYLE AND SIZE.
2. SEAT COLOR TO BE BLACK. FRAME COLOR TO BE FOREST GREEN.
3. ONE SWING SET TO BE A 4-BELT MODEL, ONE IS TO BE A 6-BELT SWING PER PLAN
4. INSTALL PER MANUFACTURERS SPECIFICATION.

Independent Events - Swings

STANDARD SWINGS

Product #: 200096595

Contact Us for Price

Age Group: 2-12

Space Required: 32'-0" × 29'-0"

Weight: 177.58 lb

Certification: ASTM, CPSC

Quantity: 1

3 L1.3 LITTLE TIKES SWING SET
ELEVATION / PLAN NTS

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Webster Elementary School Addition and Alterations

445 Jersey Lane, Colorado Springs, CO 80911

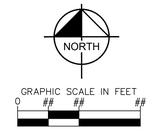
Widefield School District 3
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	SB
Checked:	JCP
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan



LANDSCAPE DETAILS

L1.2

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

D. MATERIALS

3. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

4. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER; HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

4. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

5. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

6. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

7. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

8. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

9. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

10. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

11. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

12. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

13. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

14. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

15. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

16. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

17. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

18. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

19. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

20. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

21. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"x¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

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Addition and Alterations
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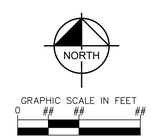
1820 Main Street
Colorado Springs, CO. 80911

WIDEFIELD SCHOOL DISTRICT 3
PRIDE. TRADITION. INNOVATION.

Construction Documents

Drawn:	SB
Checked:	JCP
Issued:	6 APRIL, 2022
Revised:	

Area Key Plan



LANDSCAPE NOTES

L1.3

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
25	RAIN BIRD 5006-SAM-PC,FC-MPR TURF ROTOR, 6.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	30	45		25'
30	RAIN BIRD 5006-SAM-PC,FC-MPR TURF ROTOR, 6.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	8	45		30'
35	RAIN BIRD 5006-SAM-PC,FC-MPR TURF ROTOR, 6.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	71	45		35'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-150-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40 GPM.	1
5 7 10 12 18 24	RAIN BIRD PC SINGLE OUTLET, PC DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS WITH SELF-PIERCING BARB INLET. FLOW RATE: 5 GPH=LIGHT BROWN, 7 GPH=VIOLET, 10 GPH=GREEN, 12 GPH=DARK BROWN, 18 GPH=WHITE, 24 GPH=ORANGE	50
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (2 assigned to each 3 GAL plant) 1.0 GPH emitters (2 assigned to each 5 GAL plant)	910.7 S.F. 52

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	8
BF	EXISTING BACKFLOW PREVENTOR	1
POC 2"	POINT OF CONNECTION 2"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	4,078 L.F.
	IRRIGATION LATERAL LINE: PVC CLASS 200	904.8 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,092 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	398.5 L.F.

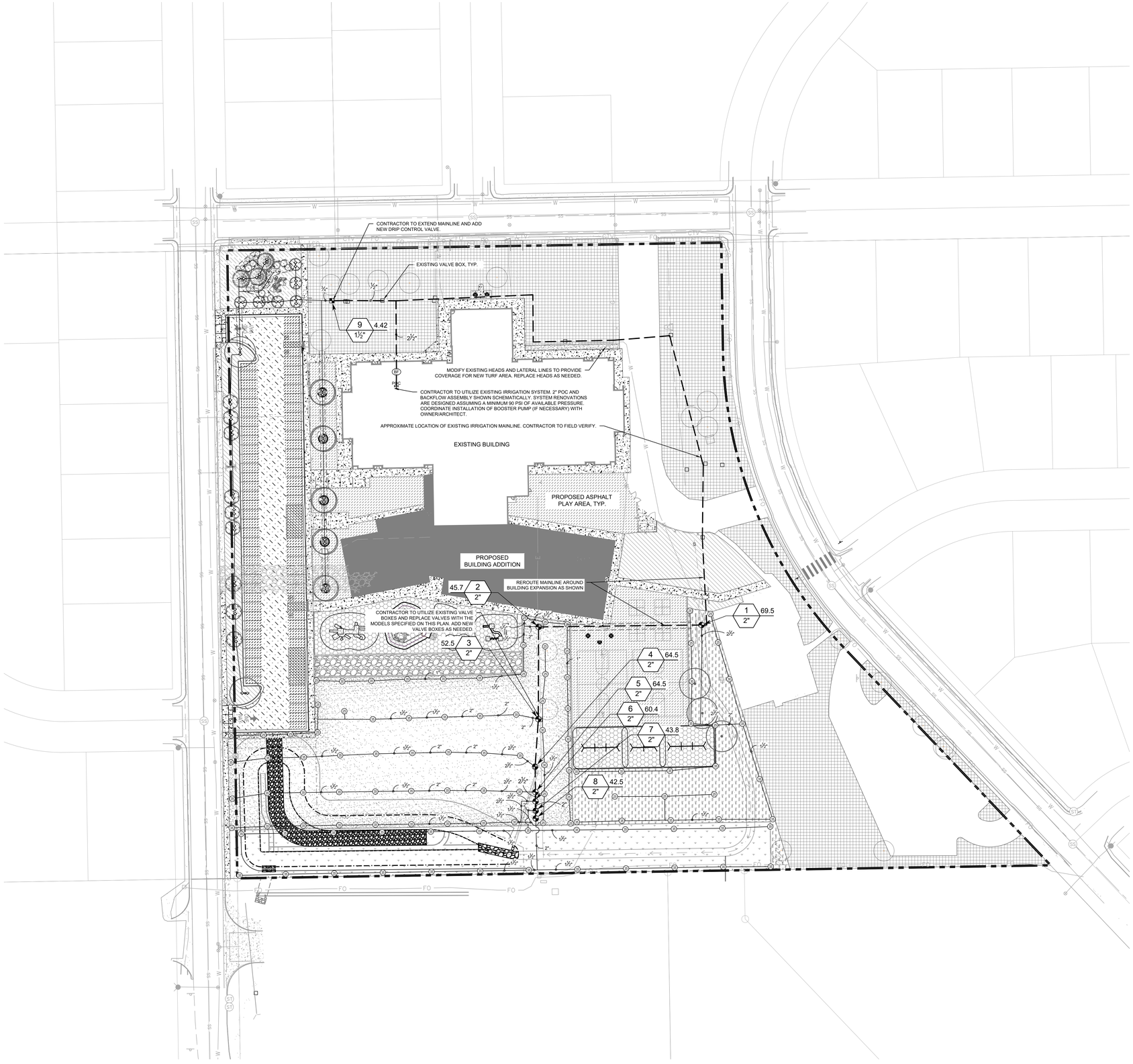
Valve Callout
- # (top) — Valve Number
- # — Valve Flow
- #" — Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	2"	TURF ROTOR	69.47		54.75	76.19	1.78 in/h
2	RAIN BIRD PEB	2"	TURF ROTOR	45.66		53.42	69.46	0.66 in/h
3	RAIN BIRD PEB	2"	TURF ROTOR	52.48		54.21	72.94	0.6 in/h
4	RAIN BIRD PEB	2"	TURF ROTOR	64.45		53.35	77.19	0.6 in/h
5	RAIN BIRD PEB	2"	TURF ROTOR	64.45		53.32	77.5	0.59 in/h
6	RAIN BIRD PEB	2"	TURF ROTOR	60.37		54.28	76.85	0.61 in/h
7	RAIN BIRD PEB	2"	TURF ROTOR	43.83		54.44	71.3	0.62 in/h
8	RAIN BIRD PEB	2"	TURF ROTOR	42.48		54.83	71.42	0.6 in/h
9	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	DRIP EMITTER	4.42		30.94	46.08	0.2 in/h

CRITICAL ANALYSIS

Generated:	2021-12-07 10:50
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	2"
Flow Available:	70.55 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90.00 PSI
Pressure Available:	90.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	69.47 GPM
Flow Available at POC:	70.55 GPM
Residual Flow Available:	1.08 GPM
Critical Station:	5
Design Pressure:	45 PSI
Friction Loss:	3.36 PSI
Fittings Loss:	0.34 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4.63 PSI
Pressure Req. at Critical Station:	53.32 PSI
Loss for Fittings:	1.24 PSI
Loss for Main Line:	12.36 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10.58 PSI
Critical Station Pressure at POC:	77.5 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	12.5 PSI



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Webster Elementary School Addition and Alterations

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Widefield School District 3
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Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

IRRIGATION PLAN

IR1.0

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

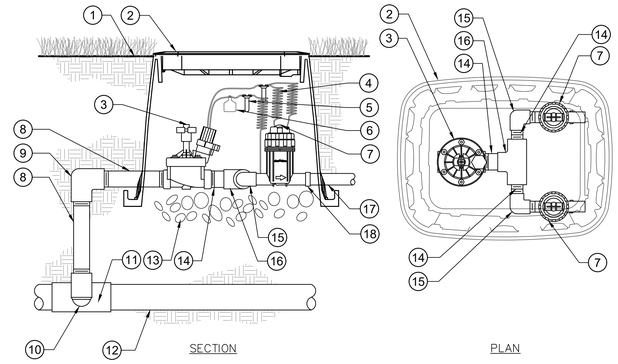
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNERS REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNERS REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ½" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

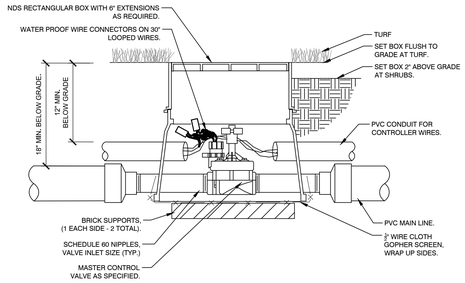


SECTION

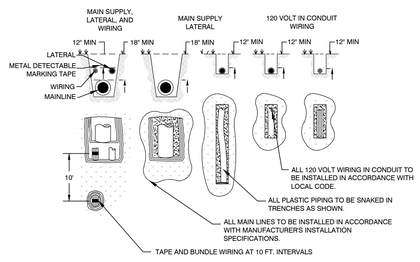
PLAN

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

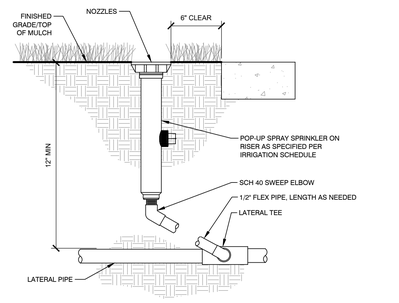
1 IR1.2 DRIP ZONE VALVE KIT — SECTION / PLAN — NTS



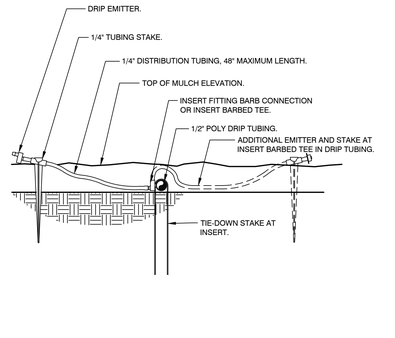
2 IR1.2 MASTER CONTROL VALVE — SECTION — NTS



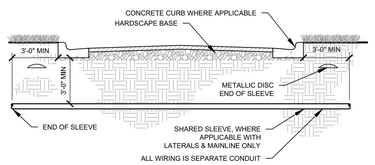
3 IR1.2 TYPICAL TRENCHING — SECTION — NTS



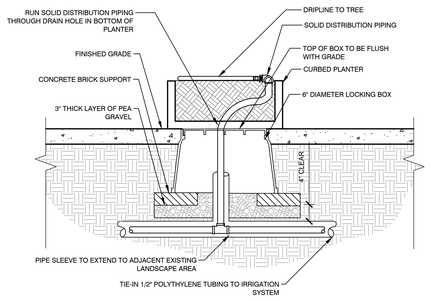
4 IR1.2 TYPICAL SPRAY / ROTAR HEAD — SECTION — NTS



5 DRIP EMITTER AT 1/4" TUBING — 3" = 1'-0" — 096-958-001-04



6 IR1.2 TYPICAL SLEEVING — SECTION — NTS



7 IR1.2 DRIP EMITTER THROUGH PLANTER — SECTION — NTS

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Area Key Plan

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

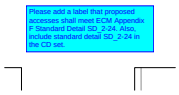
IRRIGATION NOTES & DETAILS

IR1.1

Project No.: PPR-22-009 21-003
The LKA Partners Incorporated

Construction Drawings_v3.pdf Markup Summary

Carlos (19)



Subject: Text Box
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Author: Carlos
Date: 8/10/2022 2:19:44 PM
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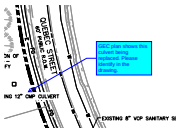
Layer:
Space:

Please add a label that proposed accesses shall meet ECM Appendix F Standard Detail SD_2-24. Also, include standard detail SD_2-24 in the CD set.



Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: Carlos
Date: 8/10/2022 2:23:16 PM
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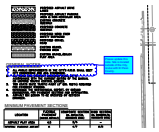
Color:
Layer:
Space:

GEC plan shows this culvert being replaced. Please identify in the drawing.



Subject: Cloud+
Page Label: [3] C2.0 PAVING PLAN
Author: Carlos
Date: 8/10/2022 2:25:50 PM
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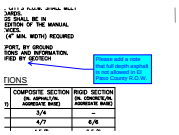
Color:
Layer:
Space:

Please update this note. Site is located outside of the City, revise with El Paso County.



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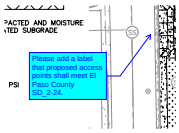
Please add a note that full depth asphalt is not allowed in El Paso County R.O.W.



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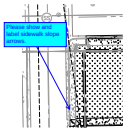
Space:

Please add a label that proposed access points shall meet El Paso County SD_2-24.

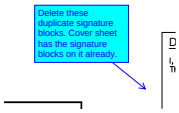


Subject: Callout
Page Label: [3] C2.0 PAVING PLAN
Author: Carlos
Date: 8/10/2022 4:20:52 PM
Status:
Color:
Layer:
Space:

Please show and label sidewalk slope arrows.

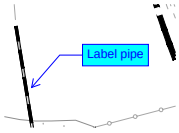
Subject: Cloud+
Page Label: [6] C2.3 CONSTRUCTION DETAILS
Author: Carlos
Date: 8/10/2022 4:36:42 PM
Status:
Color:
Layer:
Space:

Move El Paso County Standard Construction notes to cover sheet..



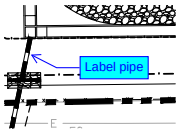
Subject: Callout
Page Label: [6] C2.3 CONSTRUCTION DETAILS
Author: Carlos
Date: 8/10/2022 4:37:34 PM
Status:
Color:
Layer:
Space:

Delete these duplicate signature blocks. Cover sheet has the signature blocks on it already.



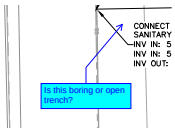
Subject: Callout
Page Label: [7] C3.0 OVERALL UTILITY PLAN
Author: Carlos
Date: 8/10/2022 4:55:05 PM
Status:
Color:
Layer:
Space:

Label pipe



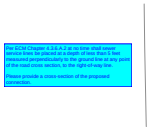
Subject: Callout
Page Label: [7] C3.0 OVERALL UTILITY PLAN
Author: Carlos
Date: 8/10/2022 4:55:42 PM
Status:
Color:
Layer:
Space:

Label pipe



Subject: Callout
Page Label: [9] C3.2 SANITARY SERVICE PLAN
Author: Carlos
Date: 8/10/2022 5:14:44 PM
Status:
Color:
Layer:
Space:

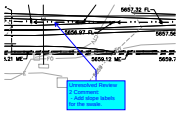
Is this boring or open trench?



Subject: Text Box
Page Label: [9] C3.2 SANITARY SERVICE PLAN
Author: Carlos
Date: 8/10/2022 5:17:33 PM
Status:
Color:
Layer:
Space:

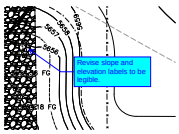
Per ECM Chapter 4.3.6.A.2 at no time shall sewer service lines be placed at a depth of less than 5 feet measured perpendicularly to the ground line at any point of the road cross section, to the right-of-way line.

Please provide a cross-section of the proposed connection.



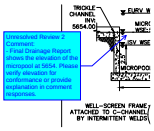
Subject: Callout
Page Label: [14] C8.0 POND GRADING PLAN
Author: Carlos
Date: 8/10/2022 5:20:34 PM
Status:
Color:
Layer:
Space:

Unresolved Review 2 Comment:
- Add slope labels for the swale.



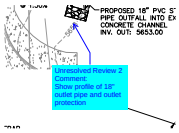
Subject: Callout
Page Label: [14] C8.0 POND GRADING PLAN
Author: Carlos
Date: 8/10/2022 5:22:12 PM
Status:
Color:
Layer:
Space:

Revise slope and elevation labels to be legible.



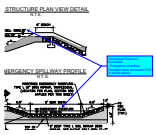
Subject: Callout
Page Label: [15] C8.1 POND DETAILS
Author: Carlos
Date: 8/10/2022 5:26:05 PM
Status:
Color:
Layer:
Space:

Unresolved Review 2 Comment:
- Final Drainage Report shows the elevation of the micropool at 5654. Please verify elevation for conformance or provide explanation in comment responses.



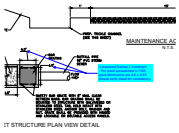
Subject: Callout
Page Label: [15] C8.1 POND DETAILS
Author: Carlos
Date: 8/11/2022 7:49:31 AM
Status:
Color:
Layer:
Space:

Unresolved Review 2 Comment:
Show profile of 18" outlet pipe and outlet protection



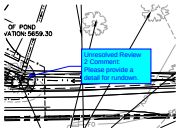
Subject: Callout
Page Label: [15] C8.1 POND DETAILS
Author: Carlos
Date: 8/11/2022 7:51:03 AM
Status:
Color:
Layer:
Space:

Unresolved Review 2 Comment:
- Emergency Overflow Elevation does not match FDR or profile above.



Subject: Callout
Page Label: [15] C8.1 POND DETAILS
Author: Carlos
Date: 8/11/2022 7:51:44 AM
Status:
Color:
Layer:
Space:

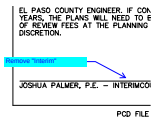
Unresolved Review 2 Comment:
- Per pond spreadsheet in FDR, grate dimensions are 4.0 x 2.93' please verify detail for consistency.



Subject: Callout
Page Label: [15] C8.1 POND DETAILS
Author: Carlos
Date: 8/11/2022 7:53:34 AM
Status:
Color:
Layer:
Space:

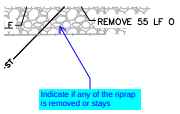
Unresolved Review 2 Comment:
Please provide a detail for rundown.

CDurham (13)



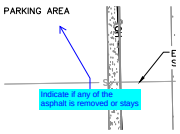
Subject: Callout
Page Label: [1] C0.0 COVER SHEET
Author: CDurham
Date: 8/11/2022 9:20:00 AM
Status:
Color:
Layer:
Space:

Remove "Interim"



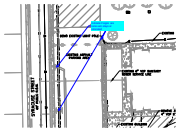
Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:21:50 AM
Status:
Color:
Layer:
Space:

Indicate if any of the riprap is removed or stays



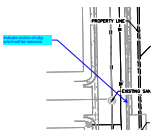
Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:22:09 AM
Status:
Color:
Layer:
Space:

Indicate if any of the asphalt is removed or stays



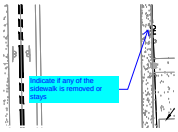
Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:23:43 AM
Status:
Color:
Layer:
Space:

Indicate if signs are removed, stays or relocated



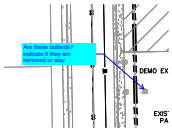
Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:24:48 AM
Status:
Color:
Layer:
Space:

Indicate section of c&g which will be removed



Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:25:32 AM
Status:
Color:
Layer:
Space:

Indicate if any of the sidewalk is removed or stays

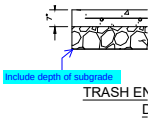


Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:26:08 AM
Status:
Color:
Layer:
Space:

Are these bollards? Indicate if they are removed or stay

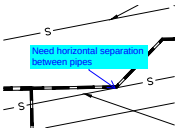
Subject: Callout
Page Label: [2] C1.0 UTILITY DEMOLITION PLAN
Author: CDurham
Date: 8/11/2022 9:27:35 AM
Status:
Color:
Layer:
Space:

Is all of electric line removed or only a portion?



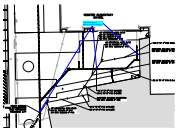
Subject: Callout
Page Label: [3] C2.0 PAVING PLAN
Author: CDurham
Date: 8/11/2022 9:30:18 AM
Status:
Color:
Layer:
Space:

Include depth of subgrade



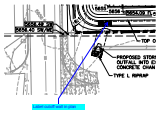
Subject: Callout
Page Label: [9] C3.2 SANITARY SERVICE PLAN
Author: CDurham
Date: 8/11/2022 9:36:38 AM
Status:
Color:
Layer:
Space:

Need horizontal separation between pipes



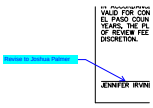
Subject: Callout
Page Label: [9] C3.2 SANITARY SERVICE PLAN
Author: CDurham
Date: 8/11/2022 9:37:00 AM
Status:
Color:
Layer:
Space:

Call out crossings & provide clearance distance



Subject: Callout
Page Label: [12] C7.0 GRADING PLAN
Author: CDurham
Date: 8/11/2022 9:42:57 AM
Status:
Color:
Layer:
Space:

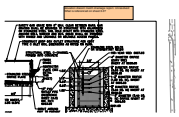
Label cutoff wall in plan



Subject: Callout
Page Label: [16] C9.0 GESQCP PLAN COVER SHEET
Author: CDurham
Date: 8/11/2022 9:46:25 AM
Status:
Color:
Layer:
Space:

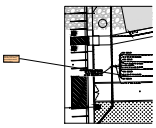
Revise to Joshua Palmer

dotprete (8)



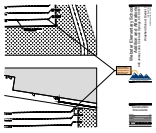
Subject: Engineer
Page Label: [15] C8.1 POND DETAILS
Author: dotprete
Date: 8/10/2022 10:19:37 AM
Status:
Color:
Layer:
Space:

elevation doesnt match drainage report.
Unresolved
What is referenced on sheet 3.3?



Subject: Engineer
Page Label: [11] C3.4 STORM UNDERDRAIN PLAN
Author: dotprete
Date: 8/10/2022 10:22:15 AM
Status:
Color:
Layer:
Space:

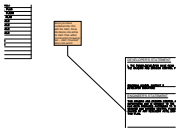
Please provide a detail including siot sizing and material around slotted piping.



Subject: Engineer
Page Label: [11] C3.4 STORM UNDERDRAIN PLAN
Author: dotprete
Date: 8/10/2022 10:23:12 AM
Status:
Color:
Layer:
Space:

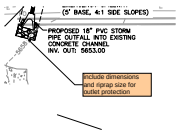
consider installing cleanouts at ends of each leg to allow for maintenance in the event of clogging.

Subject: Stormwater Comments Color
Page Label: [1] C0.0 COVER SHEET
Author: dotprete
Date: 8/10/2022 10:23:34 AM
Status:
Color:
Layer:
Space:



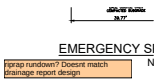
Subject: Engineer
Page Label: [1] C0.0 COVER SHEET
Author: dotprete
Date: 8/10/2022 9:30:39 AM
Status:
Color:
Layer:
Space:

Since you have combined the CDs with the GEC, these title blocks should be for GEC Plan within Construction Drawings Set -- GEC Checklist Items GG and II



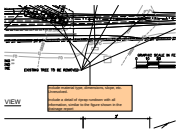
Subject: Engineer
Page Label: [15] C8.1 POND DETAILS
Author: dotprete
Date: 8/10/2022 9:47:42 AM
Status:
Color:
Layer:
Space:

include dimensions and riprap size for outlet protection



Subject: Engineer
Page Label: [15] C8.1 POND DETAILS
Author: dotprete
Date: 8/10/2022 9:50:09 AM
Status:
Color:
Layer:
Space:

riprap rundown? Doesnt match drainage report design



Subject: Engineer
Page Label: [15] C8.1 POND DETAILS
Author: dotprete
Date: 8/10/2022 9:50:39 AM
Status:
Color:
Layer:
Space:

Include material type, dimensions, slope, etc. Unresolved.

Include a detail of riprap rundown with all information, similar to the figure shown in the drainage report