

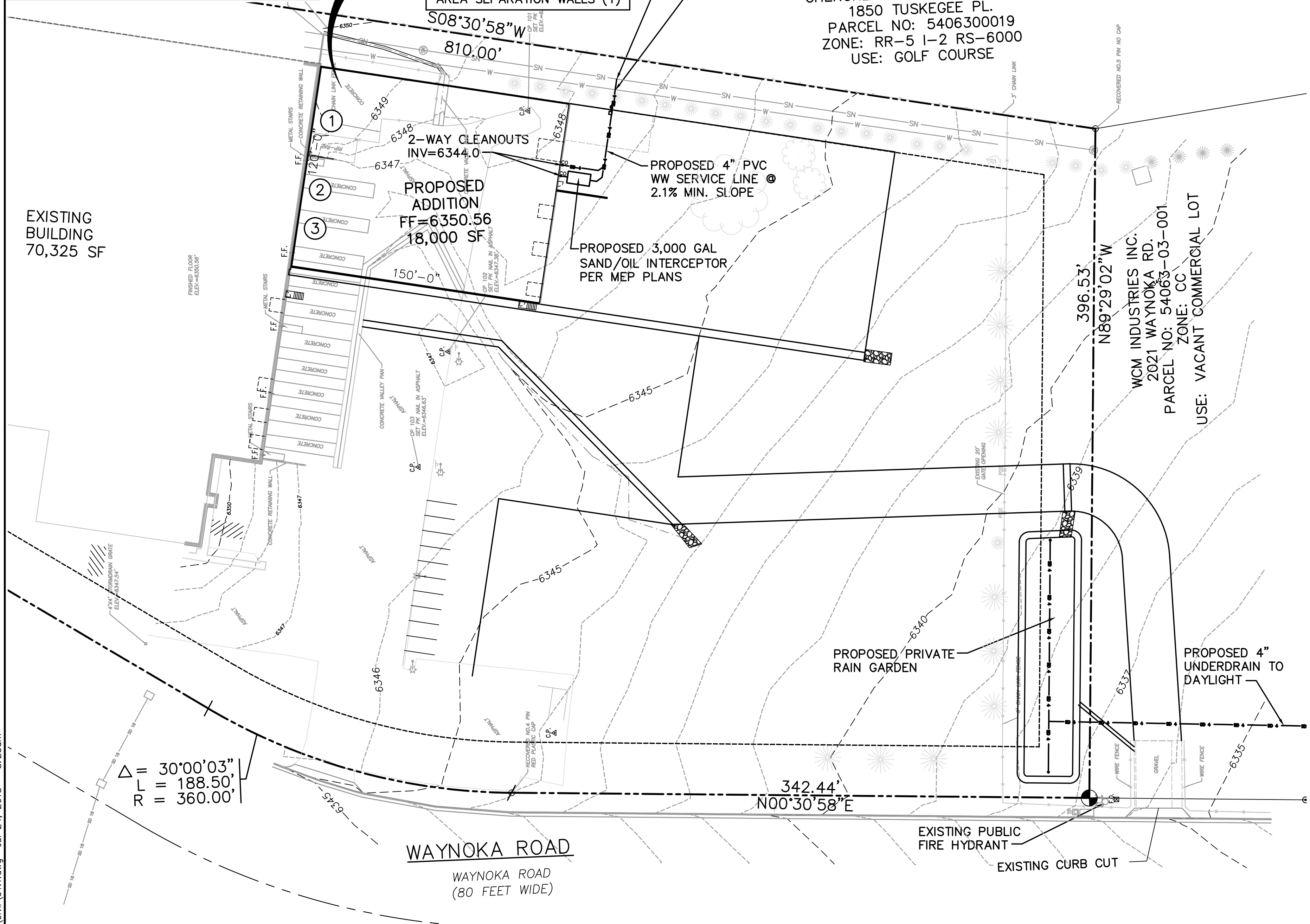
BUILDING ADDITION
 2121 WAYNOKA RD
 COLORADO SPRINGS, CO
 18,000 SQ. FT.
 TYPE II-B
 1,750 GPM
 REDUCED 50% FOR
 SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY

SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (Y)

FIELD LOCATE & CONNECT TO
 EXISTING 8" PUBLIC WW MAIN
 W/8"x4" SERVICE SADDLE

CAUTION CROSSING UNDER EXISTING
 WATER MAIN (POTHOLE TO FIELD
 VERIFY DEPTH & PROVIDE 18" MIN.
 CLEARANCE)

CHEROKEE METROPOLITAN DIST.
 1850 TUSKEGEE PL.
 PARCEL NO: 5406300019
 ZONE: RR-5 1-2 RS-6000
 USE: GOLF COURSE



EXISTING BUILDING
 70,325 SF

PROPOSED ADDITION
 FF=6350.56
 18,000 SF

PROPOSED 4" PVC
 WW SERVICE LINE @
 2.1% MIN. SLOPE

PROPOSED 3,000 GAL
 SAND/OIL INTERCEPTOR,
 PER MEP PLANS

WCM INDUSTRIES INC.
 2021 WAYNOKA RD.
 PARCEL NO: 54063-03-001
 ZONE: CC
 USE: VACANT COMMERCIAL LOT

$$\Delta = 30^{\circ}00'03''$$

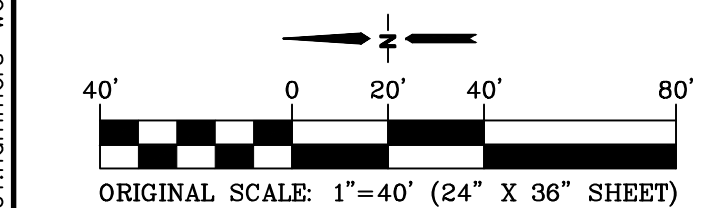
$$L = 188.50'$$

$$R = 360.00'$$

WAYNOKA ROAD
 WAYNOKA ROAD
 (80 FEET WIDE)

EXISTING PUBLIC
 FIRE HYDRANT

EXISTING CURB CUT



BENCHMARK:
 NGS BENCHMARK "R 76".
 ELEVATION=6289.86 (NAVD-1988)

KEYED NOTES:

- ① COORDINATE GAS SERVICE FROM EXISTING BUILDING PER MECH. PLANS
- ② COORDINATE ELECTRIC SERVICE FROM EXISTING BUILDING PER ELEC. PLANS
- ③ COORDINATE WATER & FIRE SERVICE FROM EXISTING BUILDING PER PLUMBING & SPRINKLER SYSTEM PLANS

CMD SERVICE LINE NOTES:

1. WATER SERVICE LINE STANDARD IS 1" HDPE DR-9 IPS.
2. THE WATER SERVICE LINE SHALL HAVE 12-GUAGE INSULATED TRACER WIRE INSTALLED. A MECHANICAL CONNECTION SHALL BE USED WHEN CONNECTING THE SERVICE LINE TRACER WIRE AND FOR ALL TRACER WIRE SPLICES.
3. THE SEWER SERVICE LINE SHALL HAVE 12-GUAGE INSULATED TRACER WIRE INSTALLED. A MECHANICAL CONNECTION SHALL BE USED WHEN CONNECTING THE SERVICE LINE TRACER WIRE AND FOR ALL TRACER WIRE SPLICES.
4. INSTALL CASING PIPE (4" SCH 40 PVC) ON WATER SERVICE LINE CROSSING UNDER STORM SEWER, EXTENDING CASING PIPE A MINIMUM OF 9' EACH SIDE OF THE STORM SEWER PIPE

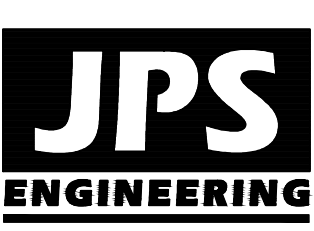
GENERAL UTILITY NOTES:

1. CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CHEROKEE METROPOLITAN DISTRICT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
8. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER DISTRICT STANDARDS. ALL WATER PIPE SHALL BE PVC C900 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY THE DISTRICT. DISINFECTION AND TESTING SHALL BE COMPLETED PER DISTRICT SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER DISTRICT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED PER DISTRICT STANDARDS.
14. SERVICE LINES SHALL BE INSTALLED PER DISTRICT STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
16. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION SPECIFICATIONS.

CHEROKEE METROPOLITAN DISTRICT STANDARD WATER AND SANITARY SEWER SYSTEM CONSTRUCTION NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
2. ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
3. ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105. ALL FITTINGS SHALL HAVE ANODES CAD WELDED.
4. ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
5. ALL BENDS, TEE, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
6. VALVE BOXES SHALL BE TYLER SLIP, TYPE C CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUIV.
7. ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, DISINFECTING WATER MAINS PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEX CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
9. ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
10. WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
11. WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE APPROVED FOR CONSTRUCTION SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF AS CONSTRUCTED DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
12. PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
13. ALL NONMETALLIC PIPES SHALL HAVE A TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE NO 12 COPPER CONNECTORS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. THE TRACER WIRE SHALL ALSO BE PERMANENTLY CONNECTED TO ALL FIRE HYDRANT TEE, METALLIC PIPE BENDS, MAIN VALVE AND OTHER METALLIC FITTINGS AND APPURTENANCES. ALL POINTS OF CONNECTION SHALL BE PROTECTED FROM CORROSION BY AN EPOXY OR SILICON COATING. GROUND TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
14. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
15. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
16. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
17. ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH (IAW) COLORADO SPRINGS DETAILS STANDARD MANHOLE DETAIL 1. EXCEPT AS NOTED ON THESE PLANS, WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED IAW COLORADO SPRINGS STANDARDS.
18. SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
19. OVERLOT GRADING AND STREET SUB GRADE MUST BE WITHIN ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
20. TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13
21. MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER, IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES; OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER:
 DEPTH GREATER THAN 6 FEET; MATERIAL TYPE SDR 35
 DEPTH BETWEEN 4 FEET AND 6 FEET; MATERIAL TYPE SCH 40 OR CAST IRON PIPE (CIP)
 DEPTH LESS THAN 4 FEET; MATERIAL TYPE SCH 40 OR CIP WITH CONCRETE CAP.
22. WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES. SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CIP WITH CONCRETE CAP.
23. ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT WITH CONCRETE COLLAR.
24. SPECIFIC SIZE APPLICATION OF THE SAND/OIL AND OR GREASE TRAP TO BE DETERMINED BY CHEROKEE METRO DISTRICT, WITH THE MINIMUM SIZE TO BE 1500 GALLON.
25. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 A. THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 B. THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 C. THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPIING EQUIPMENT.
 D. THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ACRBAT .PDF FORMAT.
 E. "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 F. NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
 G. ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

WOODFORD MANUFACTURING BUILDING ADDITION
 2121 WAYNOKA RD, COLORADO SPRINGS, COLORADO 80915



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsenr.com



CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 24 HOURS A DAY IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKINGS OF UNDERGROUND
 MEMBER UTILITIES

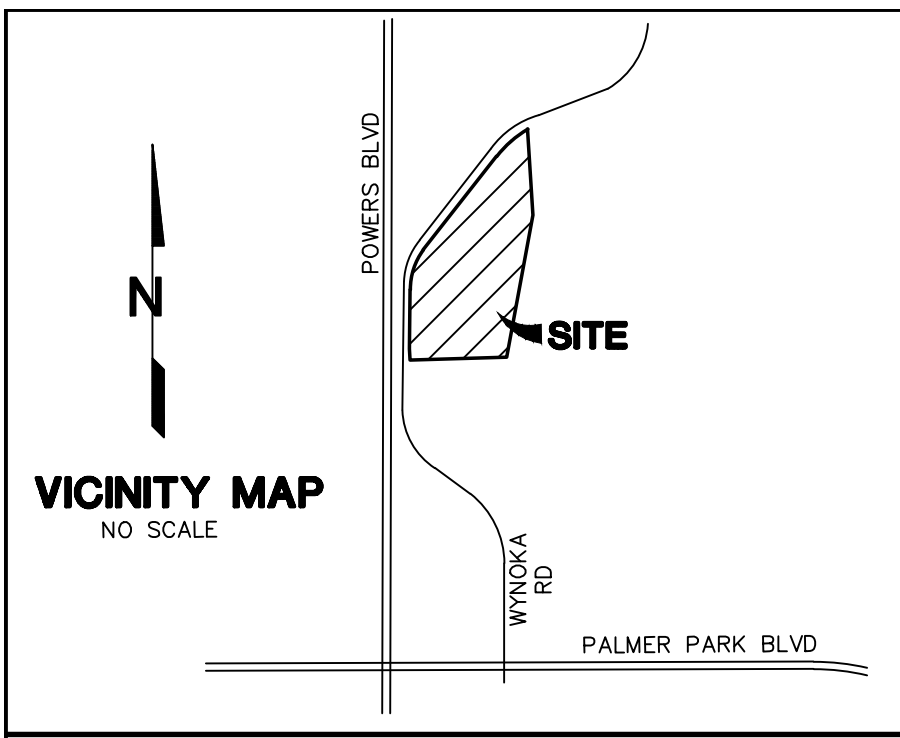
No.	REVISION	DATE
1	DP SUBMITTAL	7/24/18

SITE UTILITY PLAN

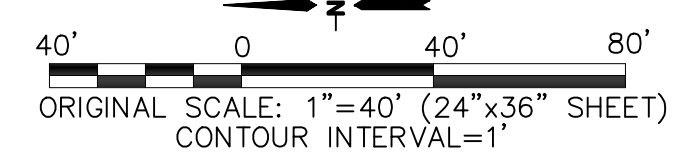
HORZ. SCALE: 1"=40'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: -	CHECKED: JPS
CREATED: 7/06/18	LAST MODIFIED: 7/24/18
PROJECT NO: 051801	MODIFIED BY: BJJ

SHEET: **U1.1**

Remove the site utility plan from the standalone GEC and upload as a separate document.



- EROSION CONTROL LEGEND: LEGEND:**
- (VTC) VEHICLE TRACKING CONTROL PAD
 - (SF) SILT FENCE
 - (SM) SEED & MULCH
 - (CWA) CONCRETE WASHOUT AREA (TO BE COMPLETELY CONTAINED & REMOVED UPON COMPLETION OF PROJECT)
 - (IP) INLET PROTECTION
 - (RG) RAIN GARDEN
 - (RR) RIPRAP APRON
- 6232 --- PROPOSED PROPERTY LINE
 - 6232 --- EXISTING CONTOURS
 - 6232 --- PROPOSED CONTOURS
 - x 31.5 EXISTING SPOT ELEVATIONS
 - x 31.5 PROPOSED SPOT ELEVATIONS
 - 1.0% PROPOSED GRADES
 - DS → ROOF DRAIN DOWNSPOUTS W/SPLASH BLOCKS (COORDINATE W/ ARCH / MEP PLANS)



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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THIS PLAN.

JOHN P. SCHWAB, CO P.E. 29891 DATE

OWNER'S/DEVELOPER'S STATEMENT:
 THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

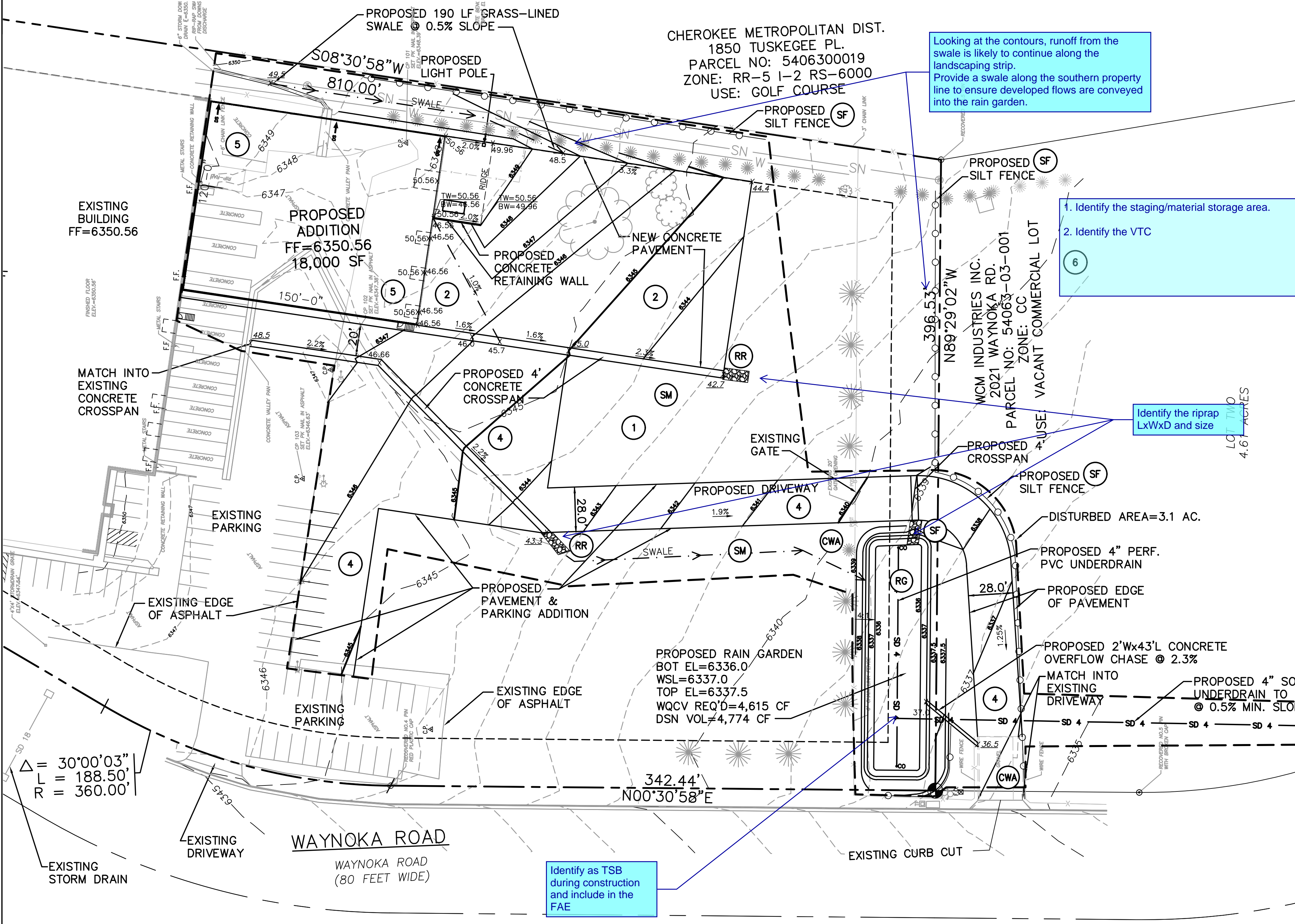
NAME DATE

EL PASO COUNTY:
 COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

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



Add a sheet index for the standalone GEC plan.

KEYED NOTES:

- 1 TOPSOIL STRIPPING / STOCKPILE AREA
- 2 CONCRETE PAVEMENT (PER GEOTECHNICAL REPORT; MIN. 6")
- 3 ASPHALT PAVEMENT (PER GEOTECHNICAL REPORT; MIN. 6" FULL-DEPTH ASPHALT)
- 4 RECYCLED ASPHALT PAVEMENT (PER GEOTECHNICAL REPORT; MIN. 6")
- 5 PREPARE & COMPACT BUILDING FOUNDATION, SLABS, & PAVEMENT PER PROJECT GEOTECHNICAL REPORT
- 6 CONTRACTOR MAY WASTE EXCESS CUT OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA; MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES W/ 3:1 MAX. SLOPES

ESTIMATED EARTHWORK QUANTITY:
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 374 CY
 * EMBANKMENT FILL = 1,357 CY
 NET (FILL) = 983 CY
 * (ASSUMES 15% COMPACTION FACTOR)

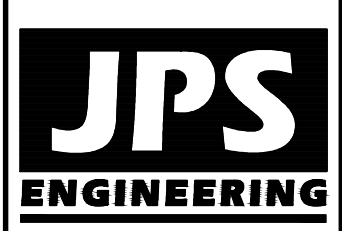
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PCD PROJECT NO. XX

BENCHMARK:
 NGS BENCHMARK "R 76".
 ELEVATION=6289.86 (NAVD-1988)

COLORADO SPRINGS CITY OF
 N. POWERS BLVD.
 PARCEL NO: 64001-000-55
 ZONE: PBC/CR AO AP22 SS
 USE: POLITICAL SUBDIVISION

WOODFORD MANUFACTURING BUILDING ADDITION
 2121 WAYNOKA RD, COLORADO SPRINGS, COLORADO 80915



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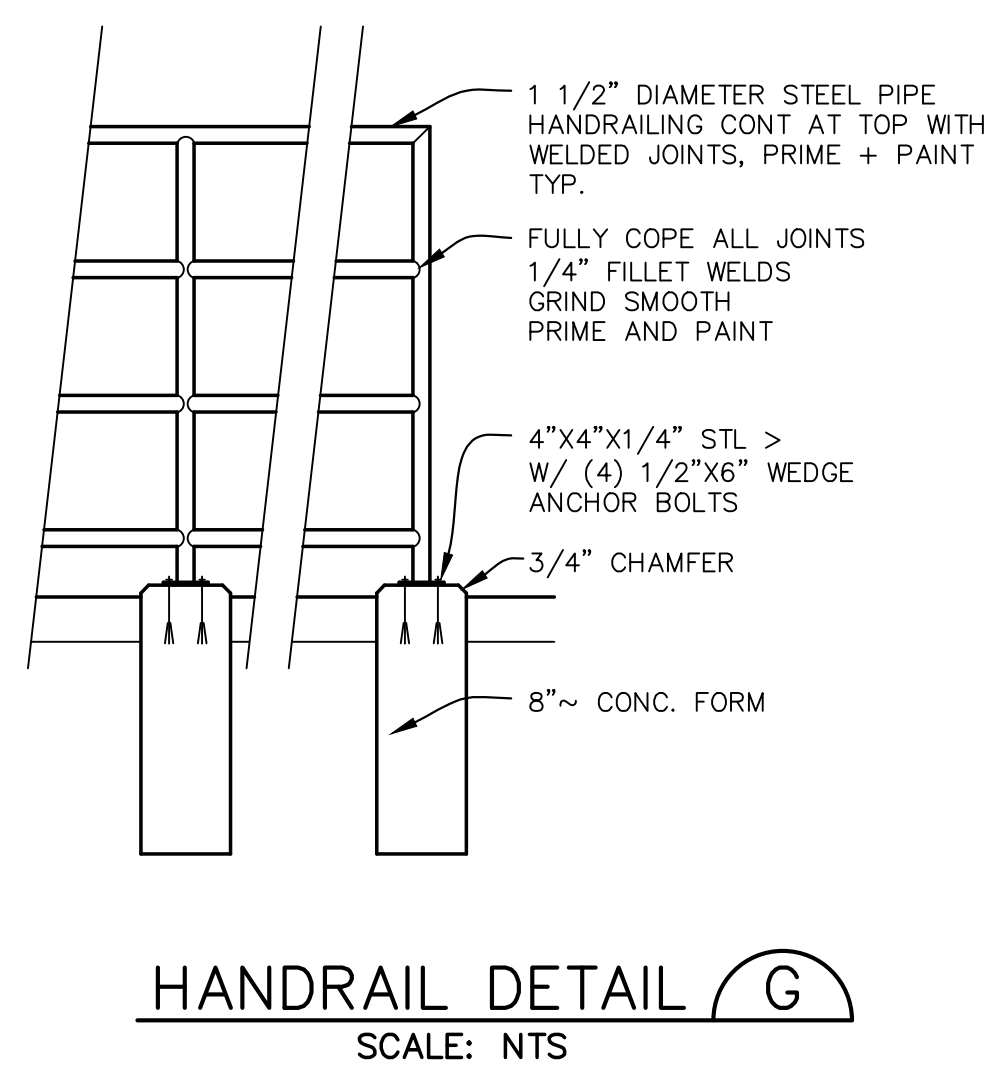
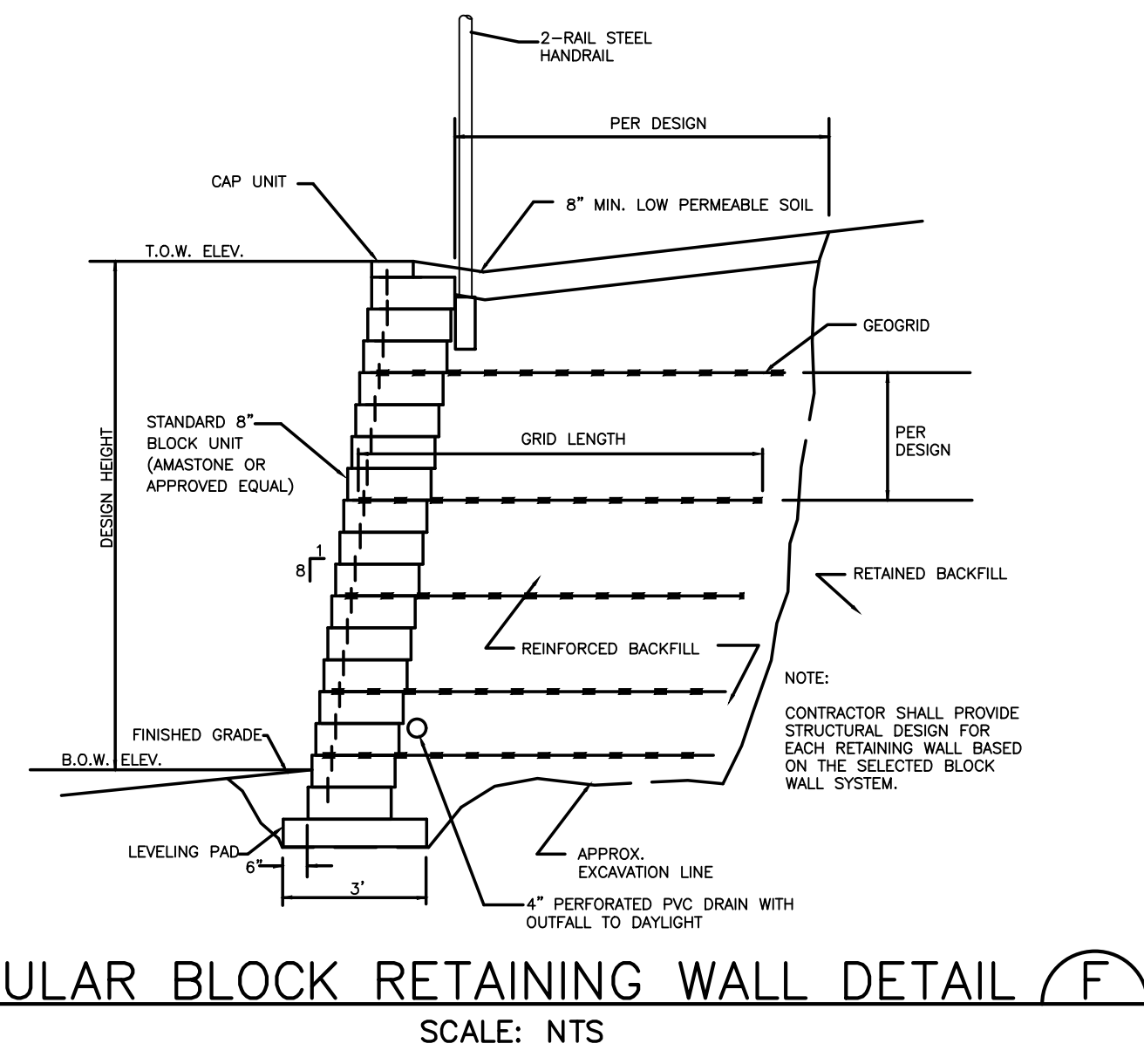
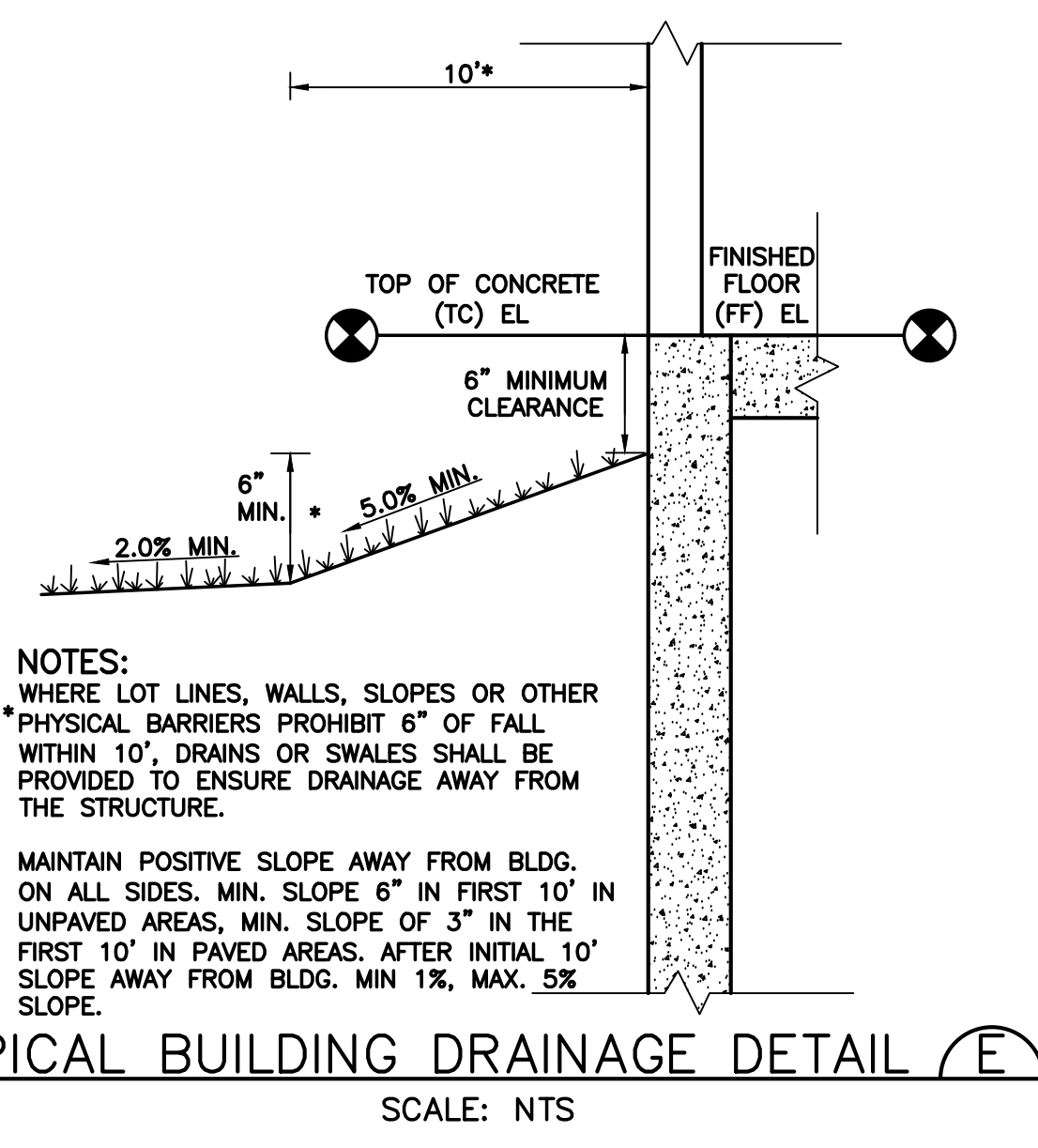
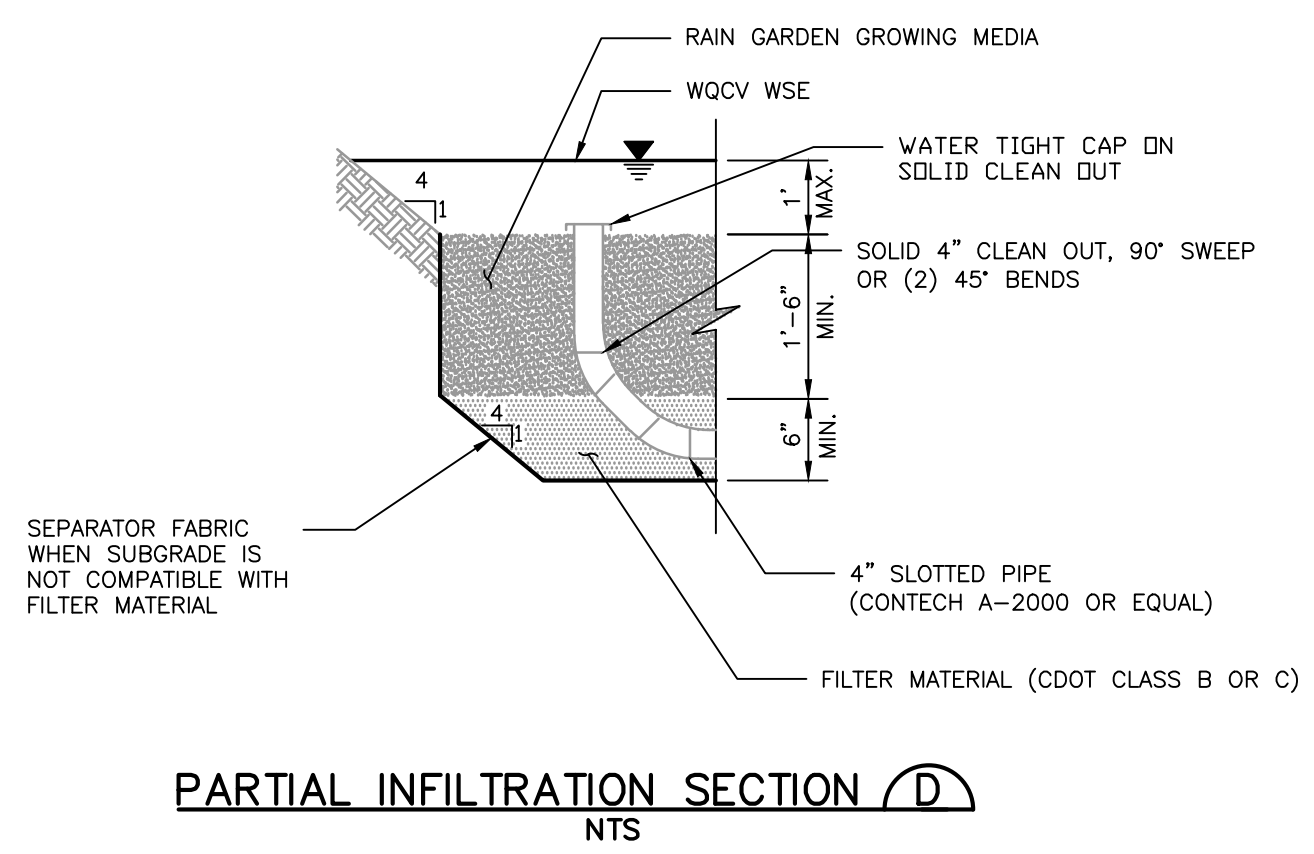
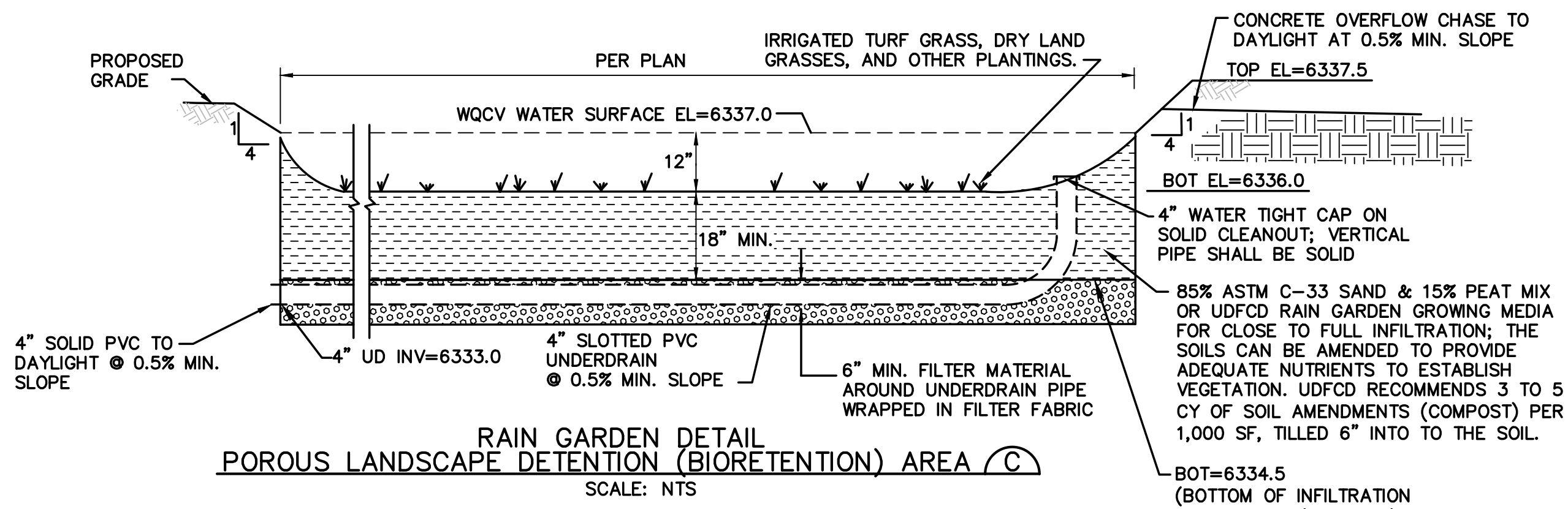
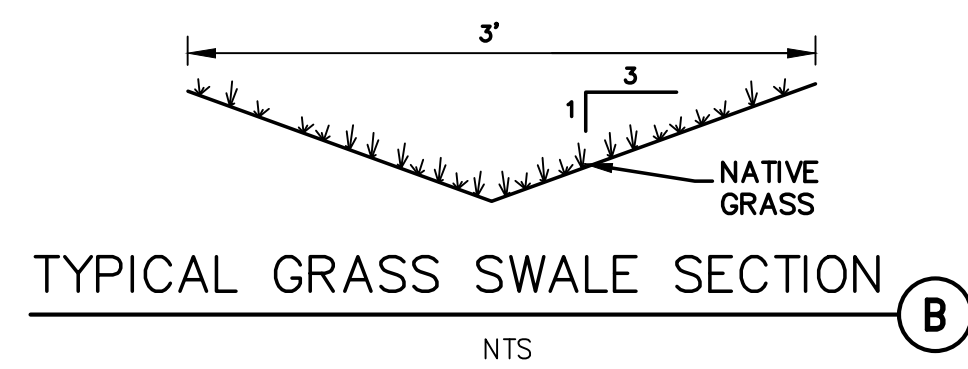
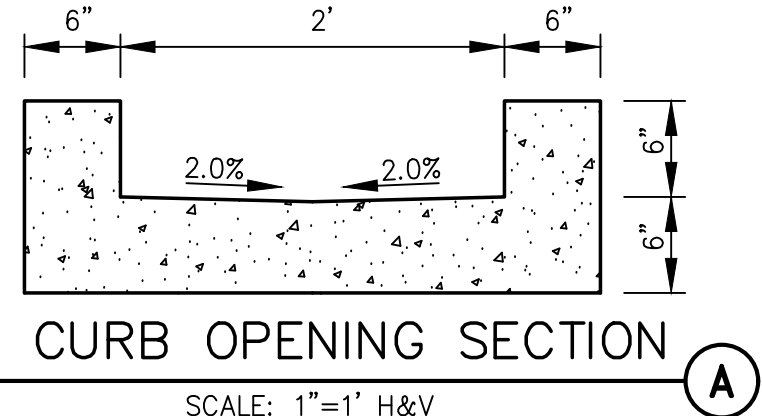
NO.	REVISION	DATE	BY
1	DP SUBMITTAL	7/24/18	JPS

SITE GRADING & EROSION CONTROL PLAN

HORIZ. SCALE: 1"=40'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: -	CHECKED: JPS
CREATED: 7/06/18	LAST MODIFIED: 7/24/18
PROJECT NO: 051801	MODIFIED BY: BJJ

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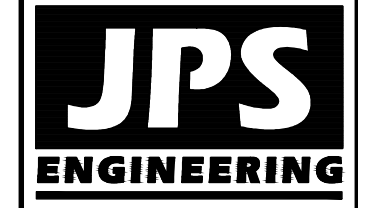
PPR1837



GENERAL CIVIL NOTES:

- All construction shall meet the following standards & specifications:
 - 2009 International Building Code.
 - Pikes Peak Regional Building Code, latest edition.
 - El Paso County Engineering Criteria Manual (ECM), latest edition.
 - Project Geotechnical Report.
- The contractor shall be responsible for the notification and field location 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 actual construction.
- The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times:
 - El Paso County Engineering Criteria Manual.
- Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
- Stationing is at centerline unless otherwise noted. All elevations are at flowline unless otherwise noted. All dimensions are from face of curb unless otherwise noted. Lengths shown for storm sewer pipes are to center of manhole.
- Contractor shall coordinate with gas, electric, telephone and cable t.v. Utility suppliers for installation of all utilities. Minimum cover for all dry utilities shall be 36".
- Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
- Match into existing grades at 3:1 max cut and fill slopes.
- Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after fine grading is complete ("foothills seed mix").
- Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
- The erosion control measures outlined on this plan are the responsibility of the contractor to monitor and replace, regrade, and rebuild as necessary until vegetation is re-established.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities within the project site.
- Additional erosion control measures may be required as determined by site conditions.
- The contractor will take the necessary precautions to protect existing utilities from damage due to this operation. Any damage to the utilities will be repaired at the contractor's expense, and any service disruption will be settled by the contractor.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
- Concrete used in curb and gutter, sidewalk, and crosspan construction shall meet County criteria.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.

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1	DP SUBMITTAL	7/24/18

CIVIL NOTES & DETAILS

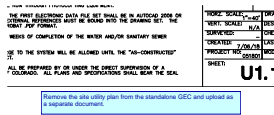
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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	-	CHECKED:	JPS
CREATED:	7/12/18	LAST MODIFIED:	7/24/18
PROJECT NO:	051801	MODIFIED BY:	BJJ

SHEET: **C2**

J:\projects\051801\hammers-woodford\dwg\civil\C2.dwg Jul 24, 2018 8:29am

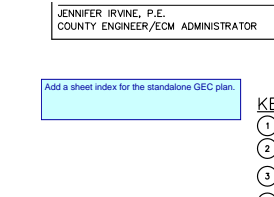
Markup Summary

dsdlaforce (8)



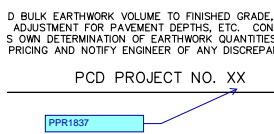
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Page Label: 1
Author: dsdlaforce
Date: 8/22/2018 4:00:30 PM
Color: ■

Remove the site utility plan from the standalone GEC and upload as a separate document.



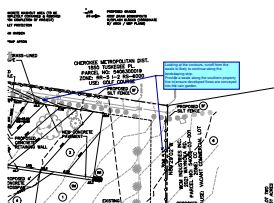
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Page Label: 2
Author: dsdlaforce
Date: 8/22/2018 4:02:22 PM
Color: ■

Add a sheet index for the standalone GEC plan.



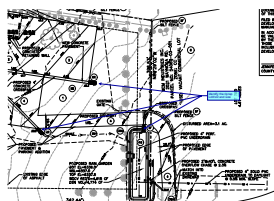
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PPR1837



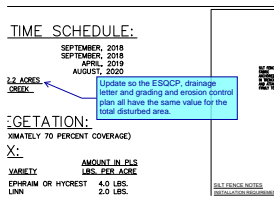
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Author: dsdlaforce
Date: 8/22/2018 4:32:51 PM
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Looking at the contours, runoff from the swale is likely to continue along the landscaping strip.
 Provide a swale along the southern property line to ensure developed flows are conveyed into the rain garden.



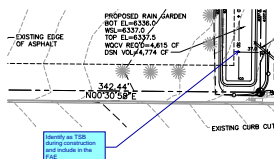
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Identify the riprap LxWxD and size



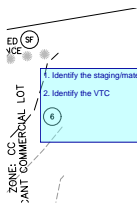
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Page Label: 4
Author: dsdlaforce
Date: 8/22/2018 4:45:09 PM
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Update so the ESQCP, drainage letter and grading and erosion control plan all have the same value for the total disturbed area.



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 8/22/2018 5:00:22 PM
Color: ■

Identify as TSB during construction and include in the FAE



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COUNTY

Subject: Text Box
Page Label: 2
Author: dsdlaforce
Date: 8/22/2018 5:03:02 PM
Color: ■

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1. Identify the staging/material storage area.
 2. Identify the VTC