

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

CRAIG B. LARSEN, COLORADO P.E. #46758
FOR AND ON THE BEHALF OF LEGACY DESIGN GROUP

DATE

OWNER/DEVELOPER STATEMENT:

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

JOHN SEGELKE
SEGELKE REAL ESTATE
5570 E. BATES AVE.
DENVER, CO 80222

DATE

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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.

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

DATE

add a single signature block for the Planning and Community Development Executive Director, Craig Dossey on the first page. Place the development plan and landscape sheets in the front as the Director approves those.

and the EPC Land Development Code

CONTACTS

OWNER/DEVELOPER:
SEGELKE REAL ESTATE, LLC
JOHN SEGELKE
SEGELKE REAL ESTATE
1720 S. BELLAIRE STREET, SUITE 300
303.593.0813

AGENCIES:
El Paso County
COUNTY ENGINEERING
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
MR. JEFF RICE
719.520.6300

ARCHITECT:
THE RICHARDSON DESIGN PARTNERSHIP
JEFF BYERS, AIA
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SALT LAKE CITY, UT 84102
801.355.6868

WATER & SANITATION DISTRICT:
DONALD WATER AND SANITATION DISTRICT
15850 HOLBEIN DRIVE
COLORADO SPRINGS, CO 80921
MR. KIP PETERSON
719.488.3603

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257

FIRE DISTRICT:
DONALD WESCOTT FIRE PROTECTION DISTRICT
15415 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921
MR. VERNAN CHAMPLAN
719.488.8680

GEOTECHNICAL ENGINEER:
EARTH ENGINEERING CONSULTANTS, LLC
1036A ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.442.6813

Label site development plan, add the legal (to identify location) El Paso County, CO



LEGAL DESCRIPTION:

SITE DATA:

BUILDING/PARKING LOT NOTES

PROPOSED USE: MY PLACE HOTEL
FLOOR AREA (ESTIMATE PER ARCHITECTURAL PLANS - SEE CURRENT ARCHITECTURAL PLANS FOR BUILDING SPECIFIC QUANTITIES)
• MAIN: 9,950 SF
• SECOND LEVEL: 9,413 SF
• THIRD LEVEL: 9,413 SF
• TOTAL FLOOR AREA: 28,776 SF
ROOM NUMBER TOTAL: 64
PARKING SPACES: 72
BUILDING COVERAGE RATIO: 15.9% (BUILDING: 9,950 SF LOT: 62,785)

site address:

parking required parking provided

LOT DEVELOPMENT NOTES

TOWNSHIP: 12 SOUTH
RANGE: 67 WEST
SECTION: 1
LOT NUMBER: 3
DEVELOPMENT ACREAGE: 1.44 ACRES (62,785 SF)
ZONING: CS COMMERCIAL SERVICE

FEMA

FLOODPLAIN STATEMENT:

NO PORTION OF THIS SITE, LOT #3 OF THE ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.E.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.

VICINITY MAP



Lot 3 Academy Gateway Subdivision Filing No. 1 as recorded at Reception No. ...

BASIS OF BEARINGS: (PER MASTER PLAN DSD PROJ. #SF-16-018)

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON A PORTION OF THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK 0-2, PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A 3.5" BRASS CAP STAMPED "BDY 44" AND AT THE SOUTHERLY END BY A 3.5" BRASS CAP STAMPED "BDY 43" IS ASSUMED TO BEAR N56°36'25"W, A DISTANCE OF 630.29 FEET.

BENCHMARKS: (PER MASTER PLAN DSD PROJ. #SF-16-018)

A. A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88)
B. A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

LANDSCAPING NOTES

PERVIOUS AREA (LANDSCAPING): 30,019 SF (48%)
IMPERVIOUS AREA: 32,766 SF (52%)
Place o landscape sheet and complete table

SHEET INDEX & REVISION TABLE

SHEET	L dg	DATE	ORIGINAL ISSUE	REVISION 1	REVISION 2	REVISION 3	REVISION 4
			6/13/17				
C000	CIVIL COVER SHEET		X				
C001	CIVIL NOTES		X				
C002	EL PASO CO. NOTES		X				
C100	SITE PLAN		X				
C200	UTILITY PLAN		X				
C300	GRADING PLAN		X				
C400	EROSION CONTROL		X				
C500	CIVIL DETAILS		X				
C501	CIVIL DETAILS		X				
L100	LANDSCAPE COVER		X				
L101	LANDSCAPE SITE		X				
L102	PLANTING PLAN		X				
L500	LANDSCAPE DETAILS		X				

X DENOTES REVISED OR NEW SHEET
R DENOTES REMOVED SHEET
* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION



LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

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DEVELOPER: SEGELKE REAL ESTATE, LLC
COLORADO SPRINGS
MY PLACE HOTEL

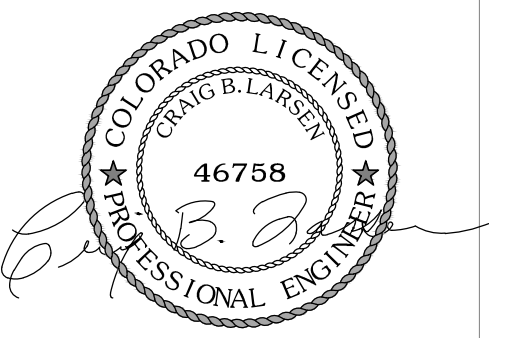
NEAR STRUTHERS ROAD & GLENEAGLE GATE VIEW

LEGAL DESC.: LOT 3,
ACADEMY GATEWAY
SUBDIVISION FILING NO. 1



Rev.	Date	Comment
-	-	-
-	-	-
-	-	-

DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



7/31/2017 5:54:07 PM

CIVIL COVER SHEET
C000

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITON AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE CIVIL COVER SHEET, C000
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:
THRUST BLOCKS: CLASS 2000
NON-EXPOSED: CLASS 3000
EXPOSED: CLASS 4000
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1% CLASS 4000 CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INsofar AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C-151, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

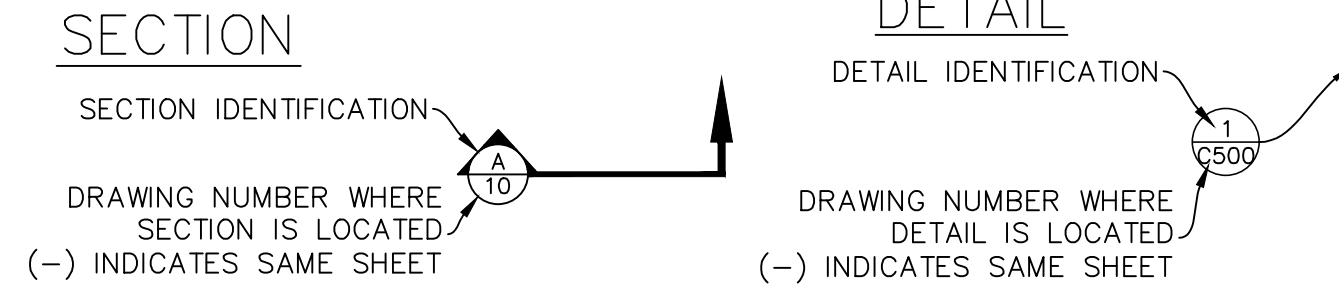
SPECIAL INSPECTIONS PER IBC 1704

- INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE; CONTINUOUS, SEE ASTM C172; ASTM C31; ASTM 318:5.6, 5.8; IBC 1913.10.
- VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
- PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
- PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, P	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, C	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, Ø	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHMOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GA	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



LEGACY DESIGN GROUP
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**COLORADO SPRINGS
MY PLACE HOTEL**

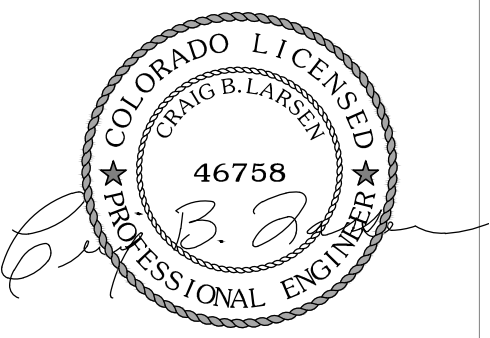
NEAR STRUTHERS ROAD &
GLENEAGLE GATE VIEW

LEGAL DESC.: LOT 3,
ACADEMY GATEWAY
SUBDIVISION FILING NO. 1



Rev.	Date	Comment
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DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



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CIVIL NOTES

C001

EL PASO COUNTY EROSION CONTROL NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC, COLORADO SPRINGS, CO AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

EL PASO COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKING SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



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DEVELOPER: SEGELKE REAL ESTATE, LLC

**COLORADO SPRINGS
 MY PLACE HOTEL**

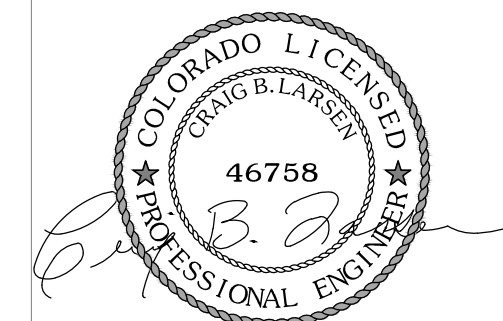
NEAR STRUTHERS ROAD &
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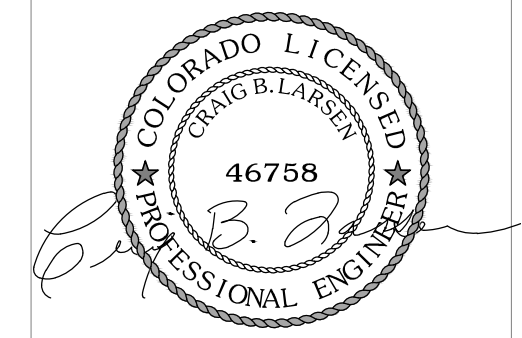


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**EL PASO CO.
 NOTES
 C002**

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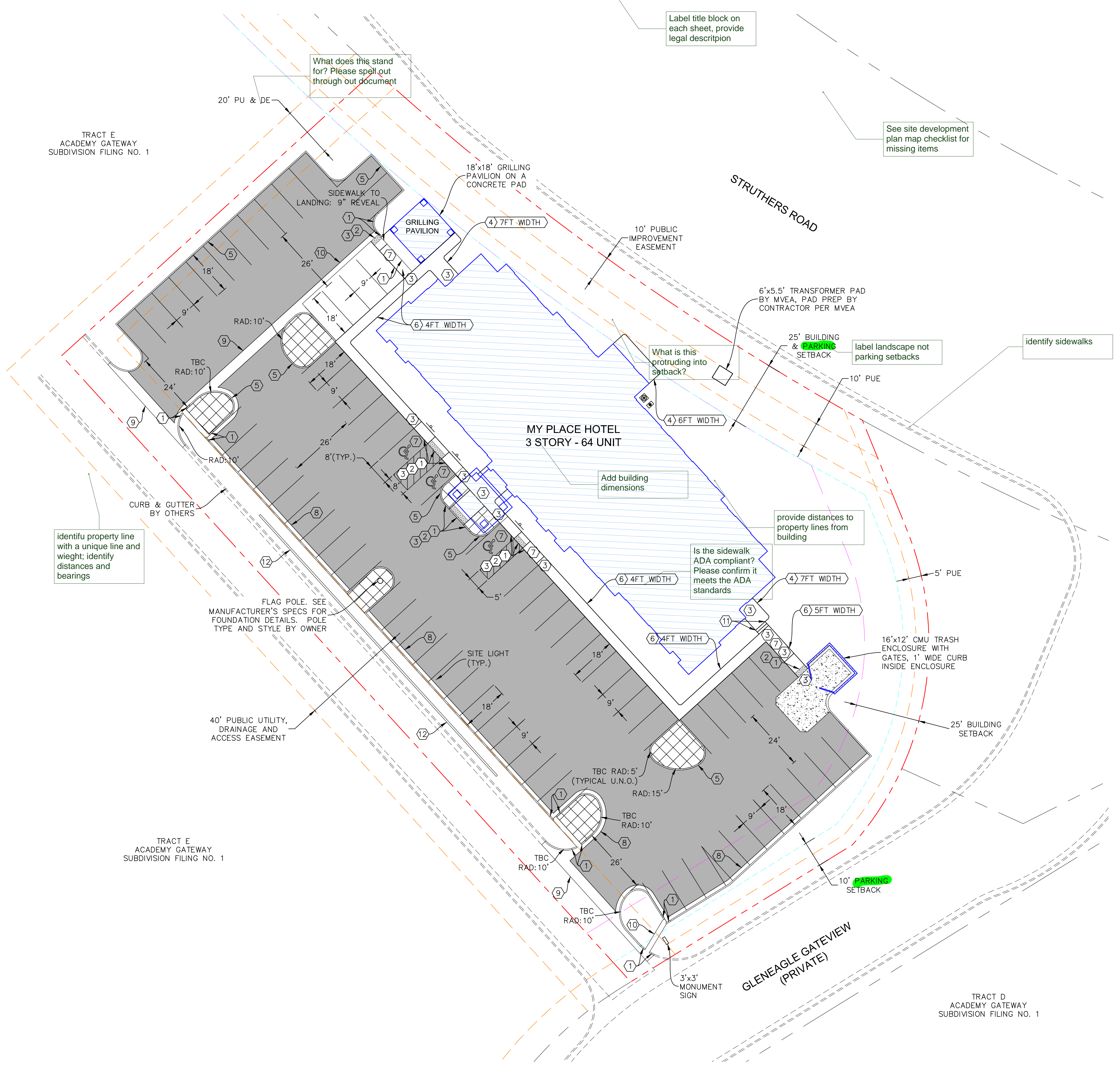
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LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- RESTRICTED-ACCESS LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CURB & GUTTER BY OTHERS
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE

- FLEXIBLE PAVEMENT (1) (C507)
- RIGID PAVEMENT (2) (C507)
- INTERIOR PARKING LANDSCAPING
- REMOVE EXISTING CONCRETE
- EXISTING CONCRETE
- PAVEMENT PATCHING, SEE C200
- EXISTING TREE

- KEY TAGS:**
- (1) TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.
 - (2) LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
 - (3) ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.
 - (4) INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING (C507)
 - (5) INSTALL CURB WALL (C507)
 - (6) INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (C507) (C507)
 - (7) INSTALL ADA STALLS &/OR RAMPS (C507) (C507)
 - (8) INSTALL CURB & GUTTER, PROVIDE CURB CUT @ (1) (C507)
 - (9) INSTALL 48" WATERWAY (C507)
 - (10) INSTALL 24" WATERWAY (C507)
 - (11) INSTALL HANDRAIL & STAIRS (C507)
 - (12) INSTALL RETAINING WALL (C507)



Label title block on each sheet, provide legal description

See site development plan map checklist for missing items

identify sidewalks

identifu property line with a unique line and wieght; identify distances and bearings

Add building dimensions

Is the sidewalk ADA compliant? Please confirm it meets the ADA standards

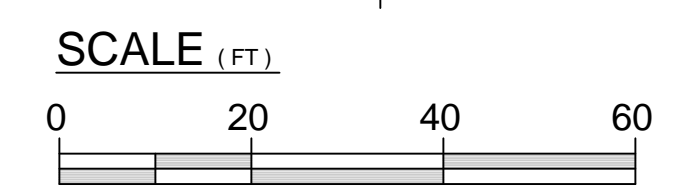
provide distances to property lines from building

16'x12' CMU TRASH ENCLOSURE WITH GATES, 1' WIDE CURB INSIDE ENCLOSURE

TRACT E
 ACADEMY GATEWAY
 SUBDIVISION FILING NO. 1

TRACT E
 ACADEMY GATEWAY
 SUBDIVISION FILING NO. 1

TRACT D
 ACADEMY GATEWAY
 SUBDIVISION FILING NO. 1



LEGEND		PROPOSED	EXISTING
SD	STORMDRAIN LINE	SD	SD
SS	SANITARY SEWER LINE	SS	SS
W	WATER LINE	W	W
OHE	OVERHEAD ELECTRIC LINE	OHE	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE	UGE
COM	COMMUNICATIONS LINE	COM	COM
G	GAS LINE	G	G
COND	CONDUIT PROPERTY LINE	COND	COND

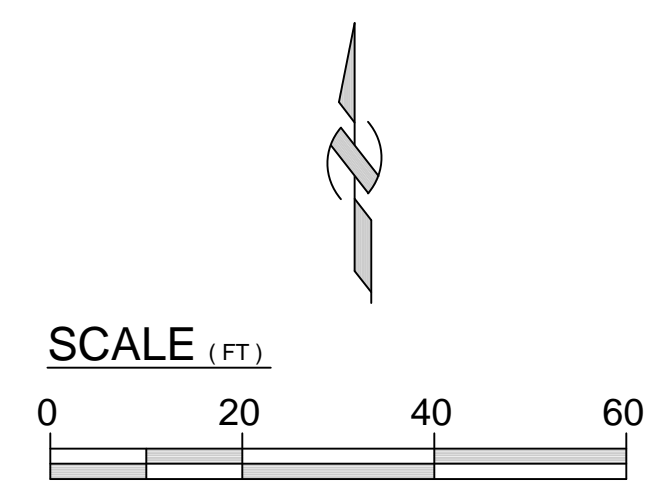
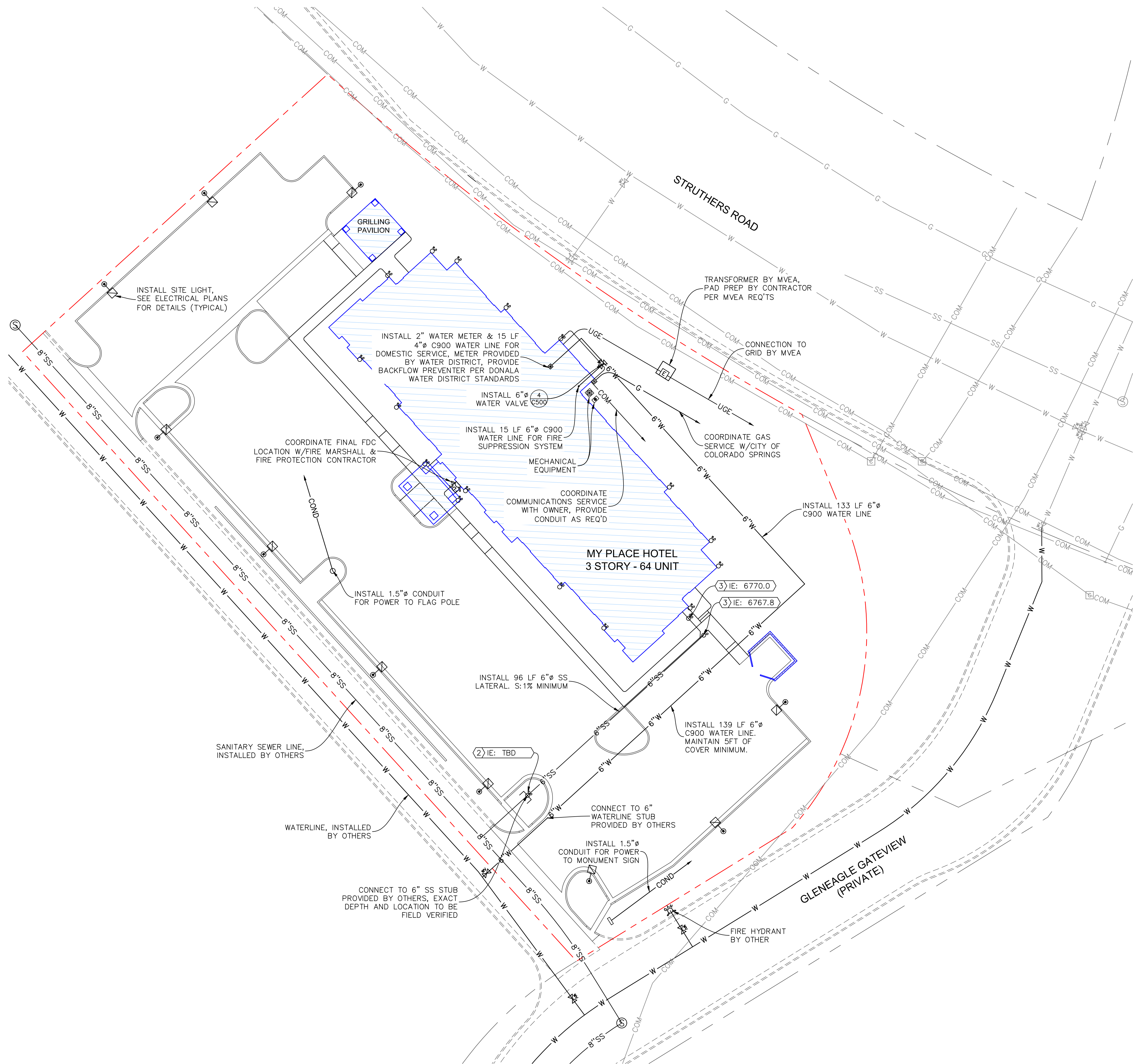
○	STORMDRAIN INLET
⊞	STORMDRAIN COMBINATION BOX
⊞	STORMDRAIN MANHOLE
⊞	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⊞	ROOFDRAIN (OUTLET TO LANDSCAPING)
⊞	CLEANOUT
⊞	SANITARY SEWER MANHOLE
⊞	ELECTRICAL/TRANSFORMER BOX
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	WATER VALVE/POST INDICATOR VALVE
⊞	FIRE DEPT. CONNECTION
⊞	SITE LIGHT
⊞	POWER POLE
⊞	PAVEMENT PATCHING

KEY TAGS:

- ① NOT USED
- ② NOT USED
- ③ INSTALL SS CLEANOUT (6" C500)

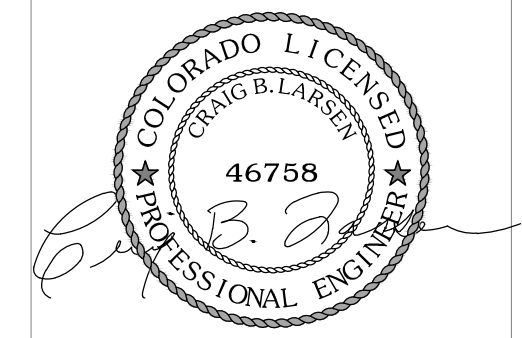
GENERAL UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.
4. WATER LINES SHALL HAVE 4-6 FEET OF COVER.
5. SEWER LINES SHALL HAVE 5 FEET OF COVER FOR PVC PIPE OR LESS THAN 5 FEET AND MORE THAN 3 FEET FOR DUCTILE IRON PIPE.



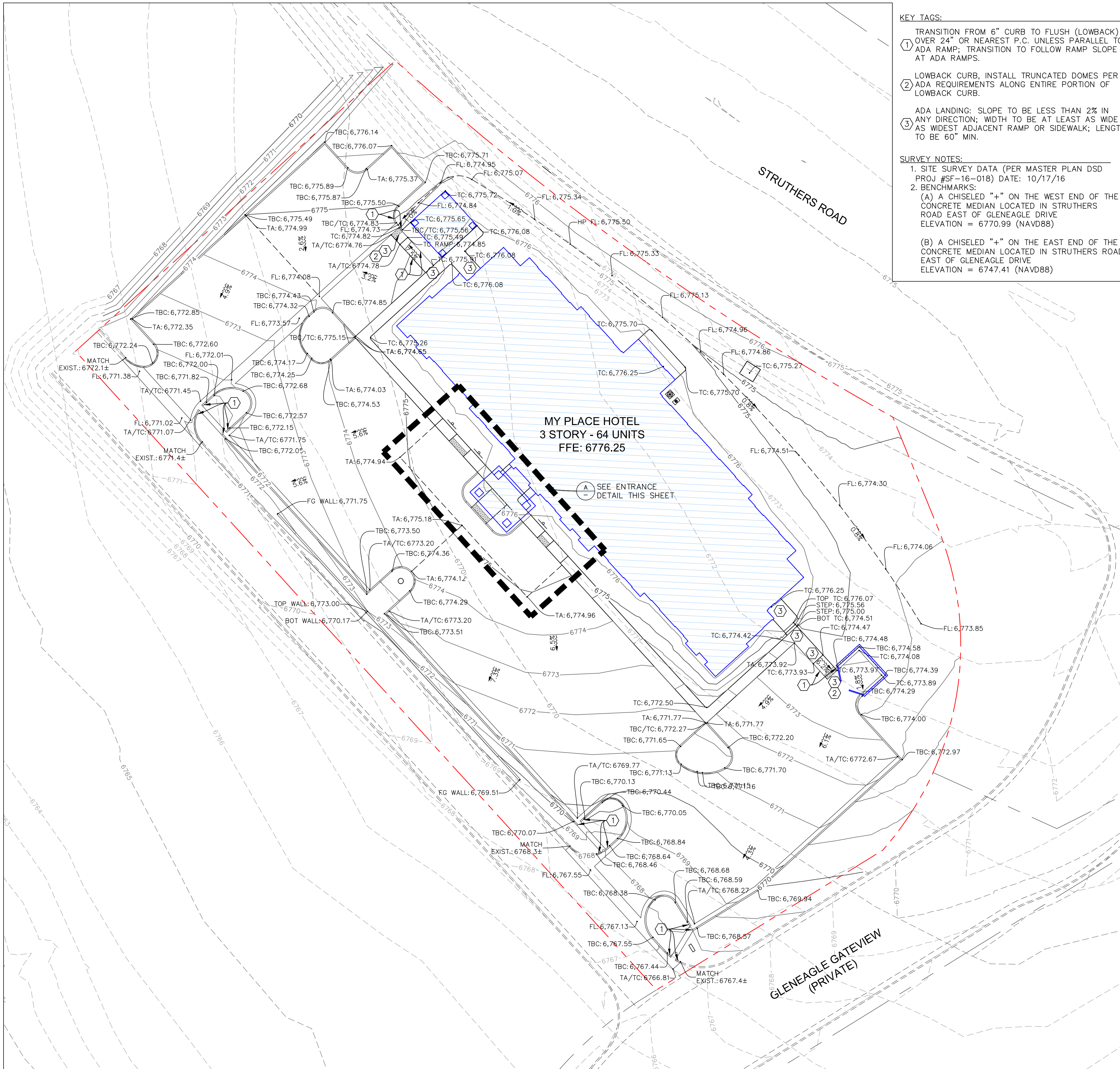
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UTILITY PLAN
C200



KEY TAGS:

① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.

② LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.

③ ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.

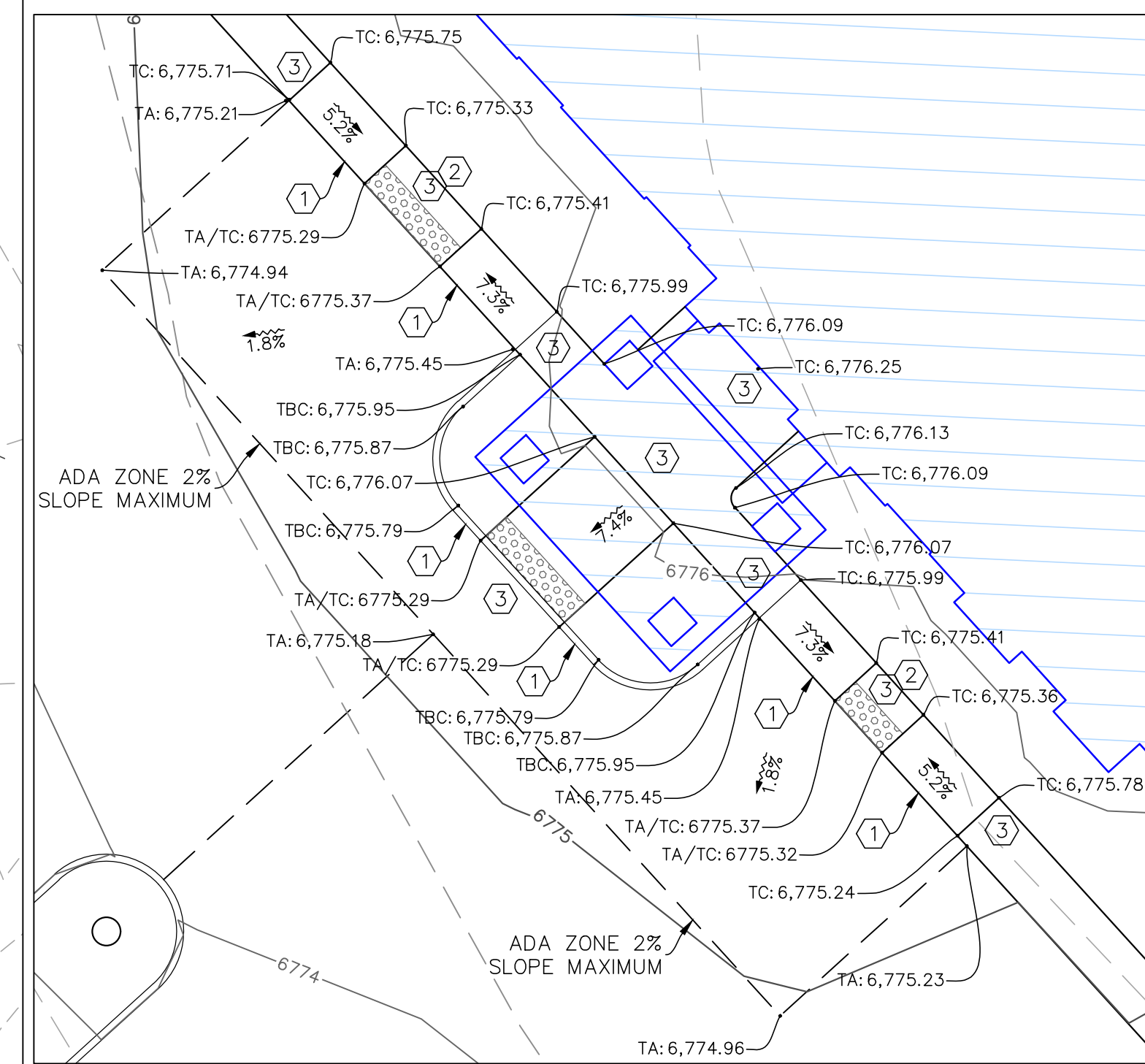
SURVEY NOTES:

1. SITE SURVEY DATA (PER MASTER PLAN DSD PROJ #SF-16-018) DATE: 10/17/16

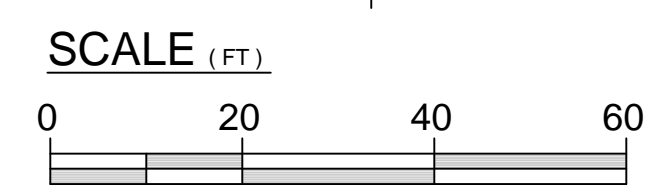
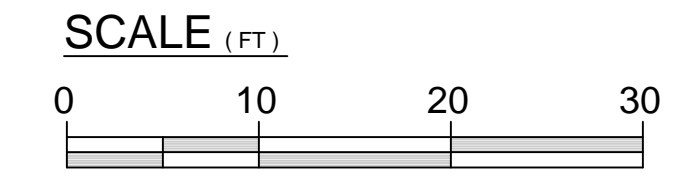
2. BENCHMARKS:
 (A) A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88)
 (B) A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

LEGEND

PROPOSED	EXISTING	
--- (dashed line)	--- (dashed line)	MAJOR CONTOUR
--- (dashed line)	--- (dashed line)	MINOR CONTOUR
--- (dashed line)	--- (dashed line)	BUILDING/STRUCTURE CURB, GUTTER
--- (dashed line)	--- (dashed line)	PROPERTY LINE
● (circle)	● (circle)	STORMDRAIN INLET
⊞ (square)	⊞ (square)	STORMDRAIN COMBINATION BOX
⊞ (circle)	⊞ (circle)	STORMDRAIN MANHOLE
⊞ (square)	⊞ (square)	DOWNSPOUT CONNECTION
⊞ (square)	⊞ (square)	ROOF DRAIN
⊞ (square)	⊞ (square)	CLEANOUT
--- (dashed line)	--- (dashed line)	GRADE BREAK LINE/CONVERGENCE POINT

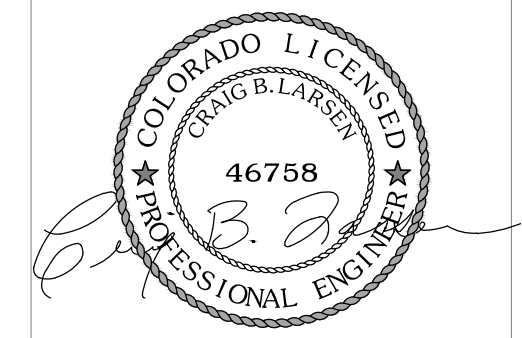


A ENTRANCE DETAIL
 1"=10'



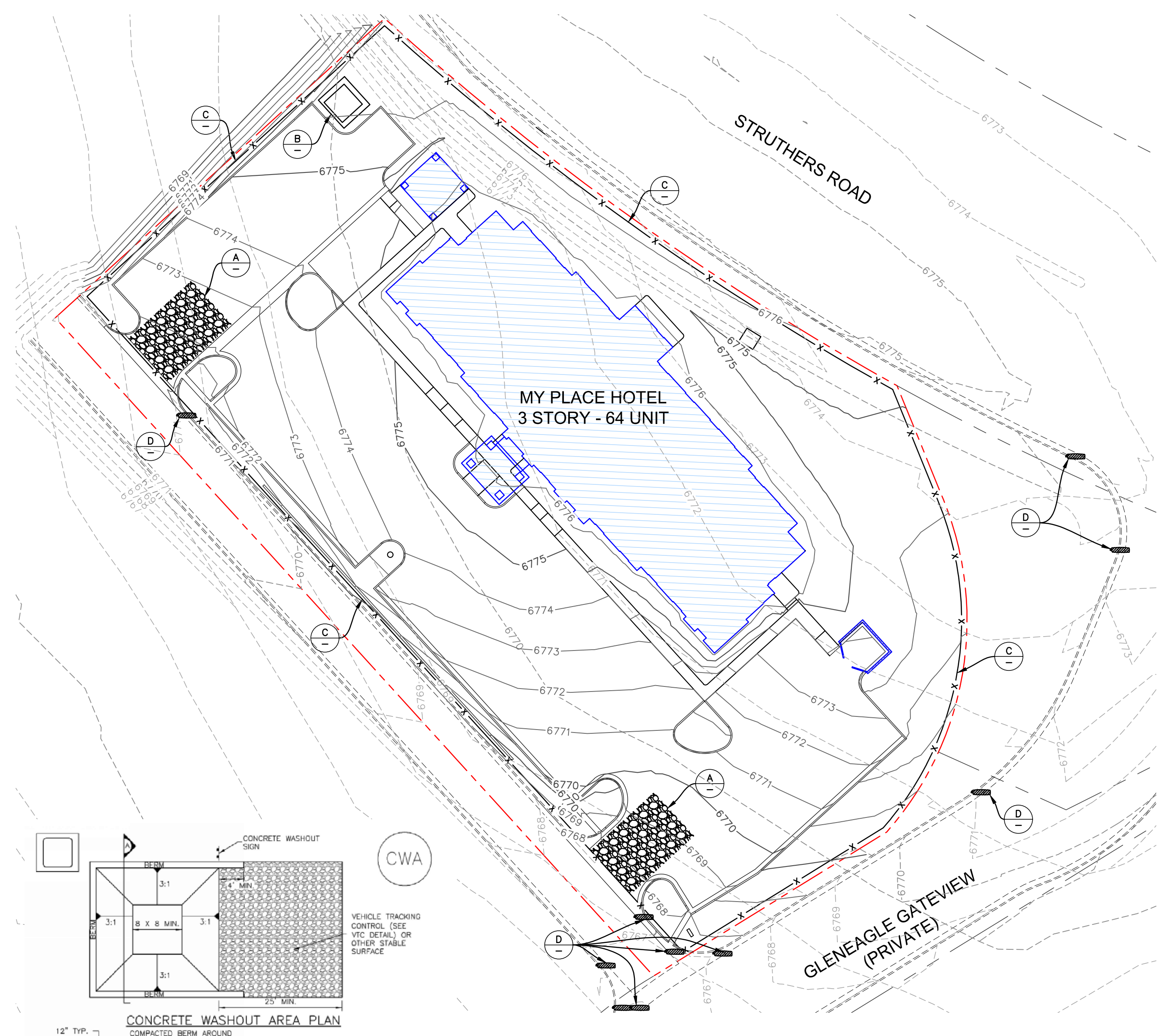
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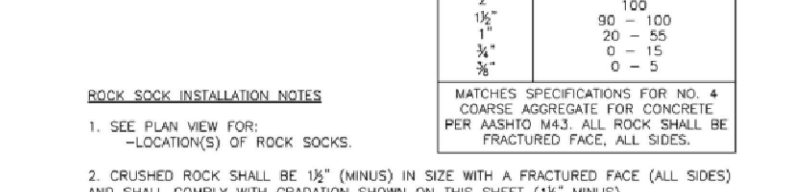
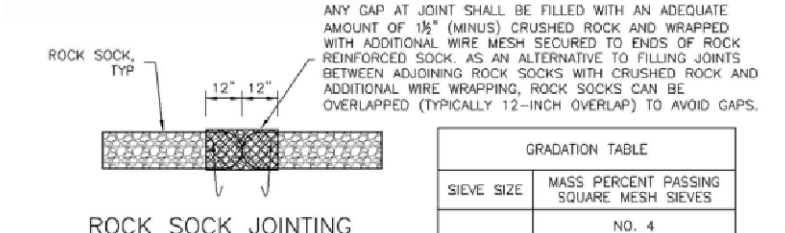
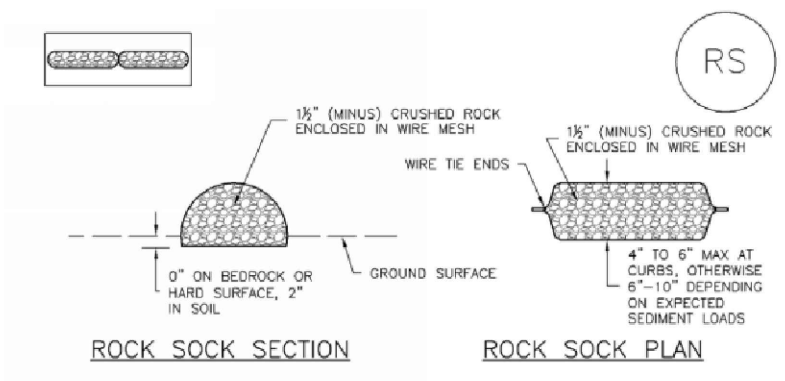
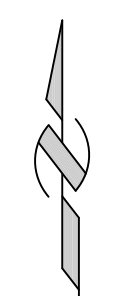
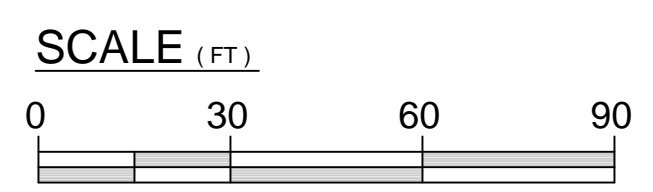
**GRADING
 PLAN
 C300**



- (A) CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) INSTALL STRAW WADDLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)

PROPOSED		EXISTING	
SD	SD	SD	SD
-1775	-1775	-1775	-1775
-1776	-1776	-1776	-1776
X	X	X	X

- STRAW BAIL
- GRAVEL BAG
- STORMDRAIN INLET
- STORMDRAIN COMBINATION BOX
- STORMDRAIN MANHOLE
- DOWNSPOUT CONNECTION



ROCK SOCK MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 5" OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

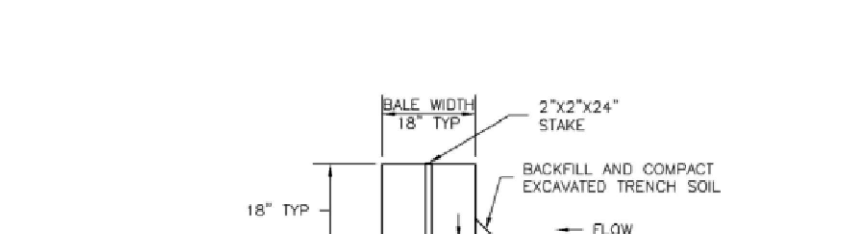
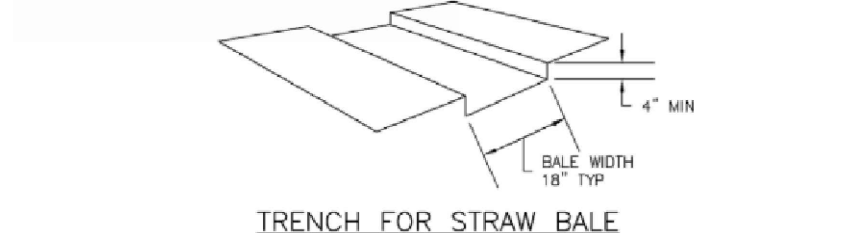
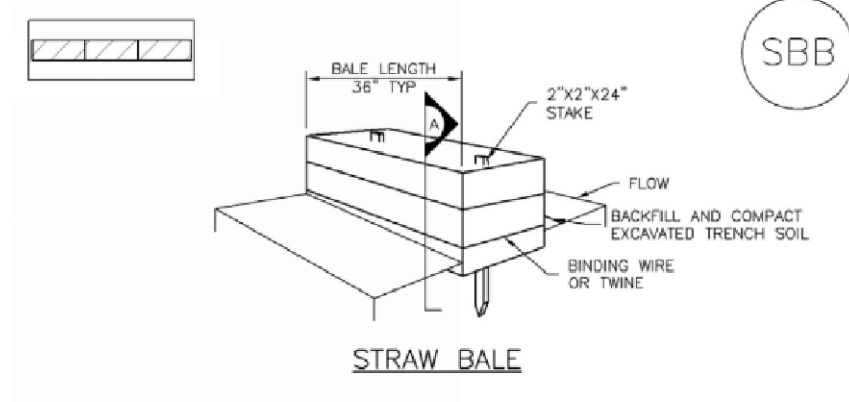
GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	100
NO. 10	90 - 100
NO. 20	70 - 85
NO. 40	40 - 55

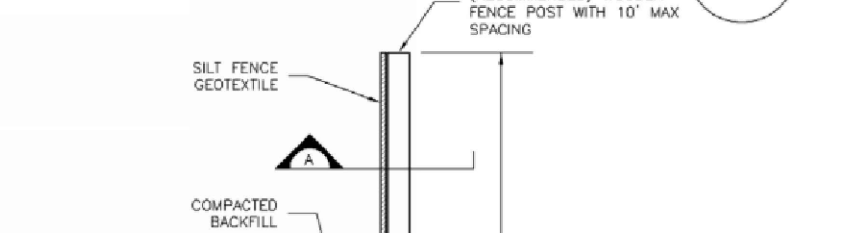
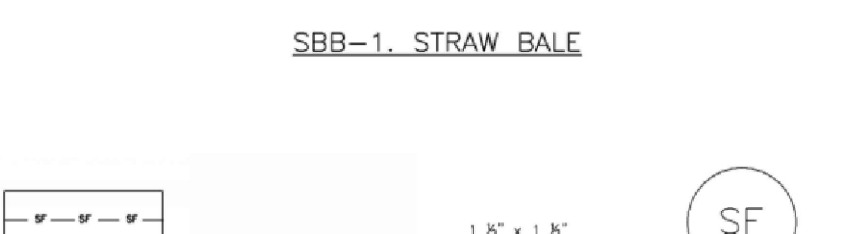
- ROCK SOCK INSTALLATION NOTES**
- SEE PLAN VIEW FOR THE LOCATION(S) OF ROCK SOCKS.
 - CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
 - WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POLYETHYLENE OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2" RECOMMENDED MINIMUM HOLE WIDTH OF 1/4".
 - WIRE MESH SHALL BE SECURED USING "NOD RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
 - SOME MANUFACTURERS MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLASURE.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

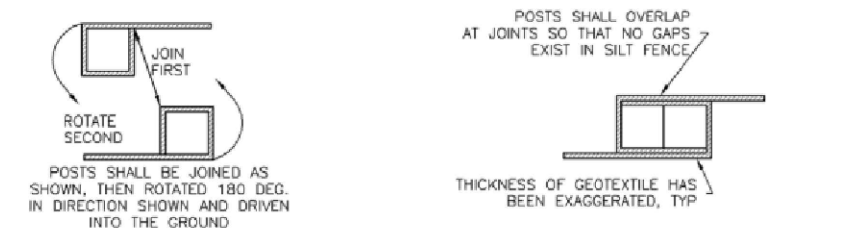
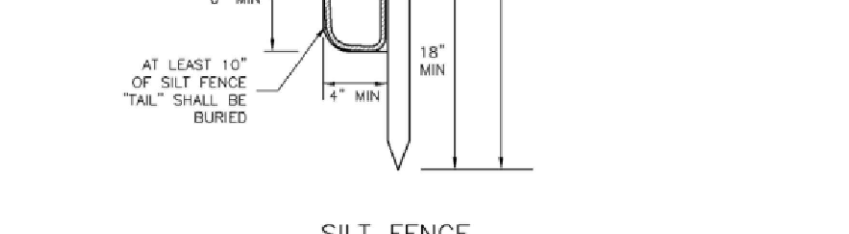
RS-1. ROCK SOCK PERIMETER CONTROL



SBB-1. STRAW BALE



SF-1. SILT FENCE

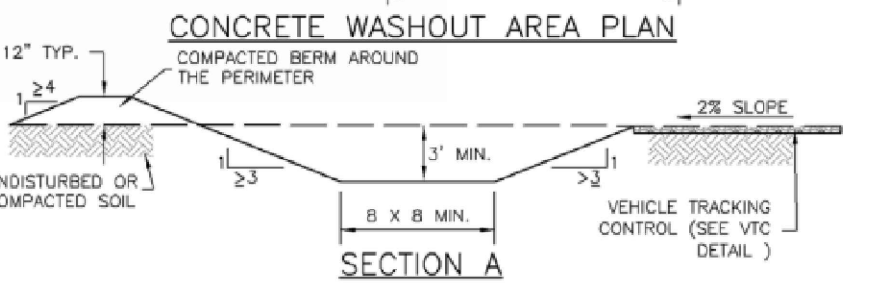
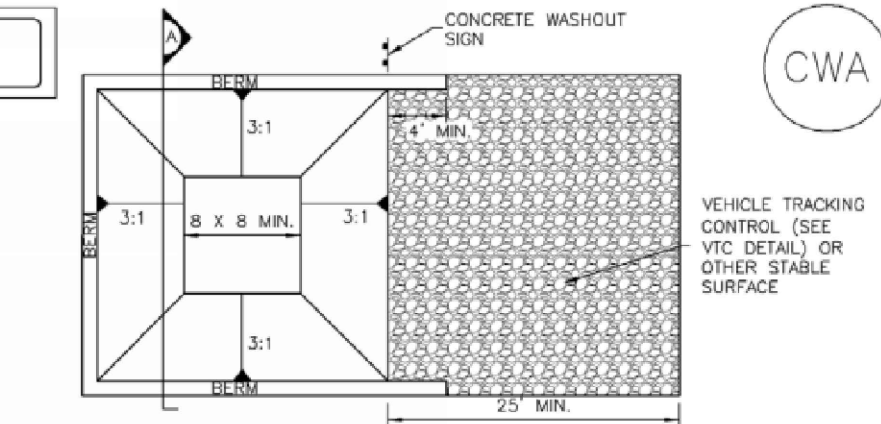


SF-1. SILT FENCE

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PENETRATION. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR FORMING AND DEPOSITION.
 - A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY WIND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE SECURED USING "NOD RINGS" OR WIRE TIES AT 6" CENTERS OR HOLE WITH 1" HEADS. STAKES AND HOLE SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

- SILT FENCE MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 5".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CWA-1. CONCRETE WASHOUT AREA

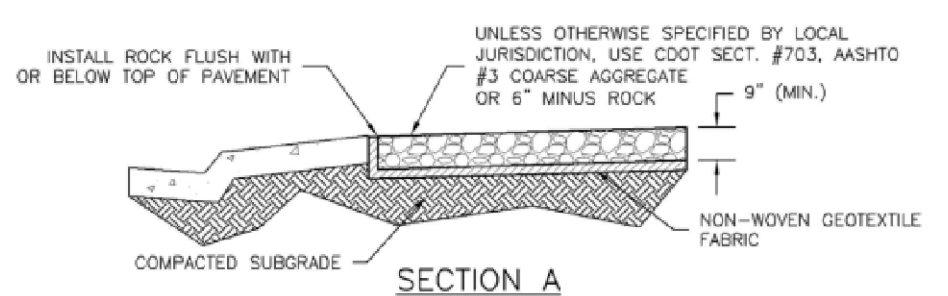
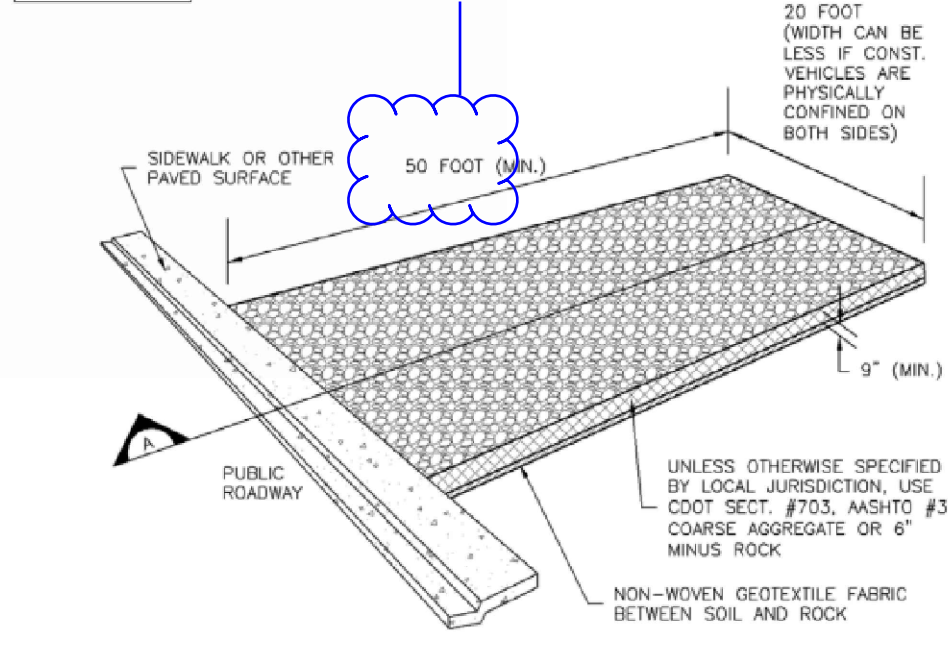
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREHARDENED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3" DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1".
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PLUMB DEVICES.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-1. CONCRETE WASHOUT AREA

EPC requires 75'



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

(B) CONCRETE WASHOUT BASIN

(A) VEHICLE TRACKING CONTROL

(C) STRAW WATTLE, SILT FENCE OR BALE EROSION CONTROL



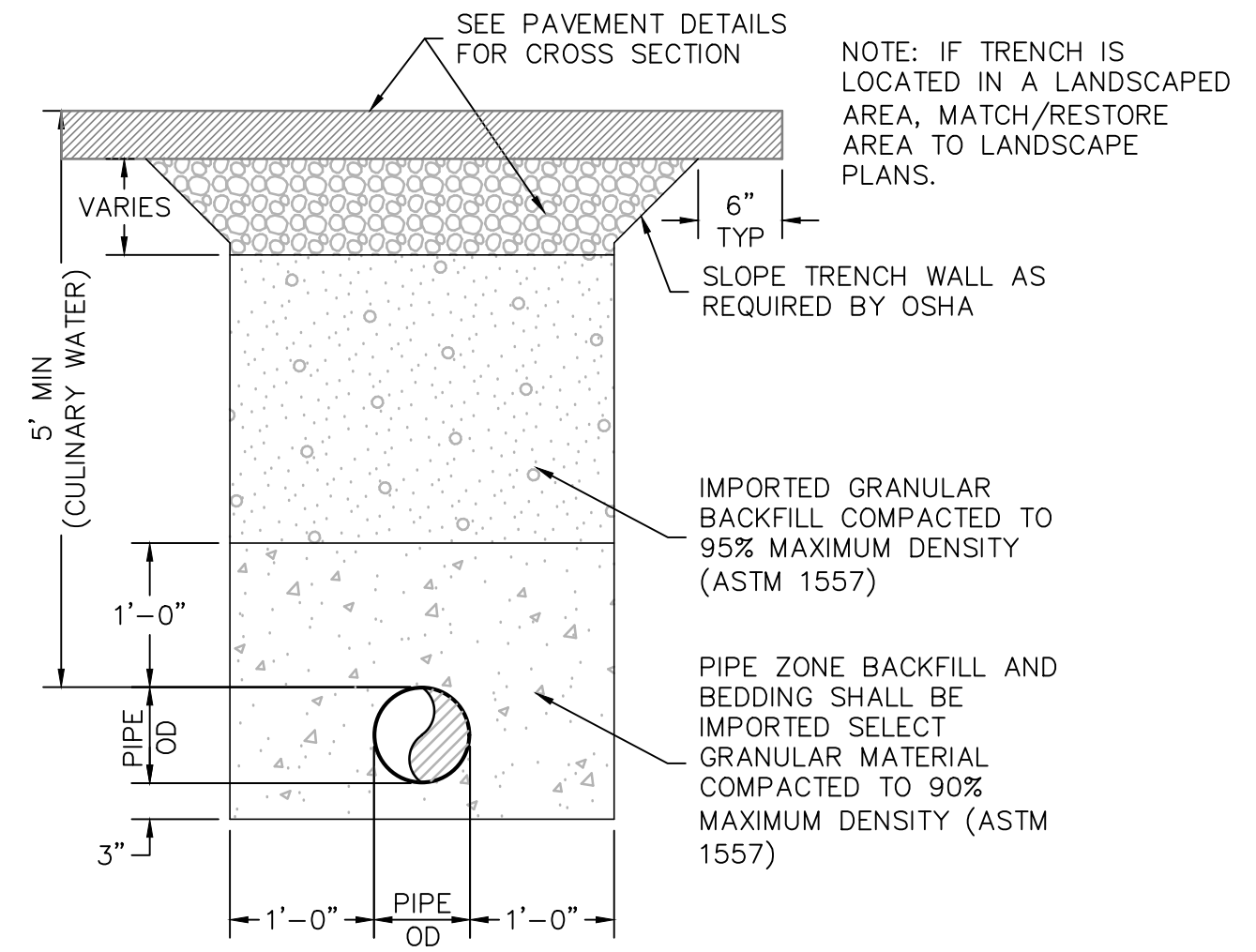
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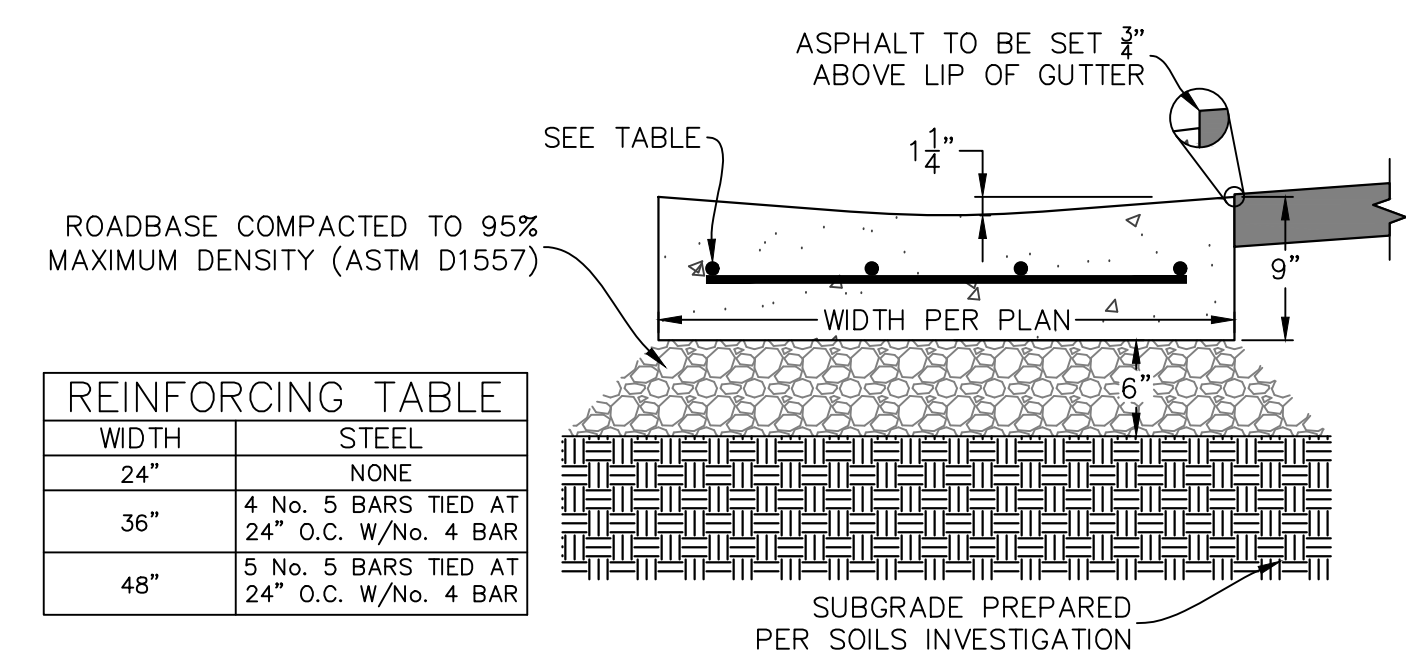


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EROSION CONTROL PLAN
C400

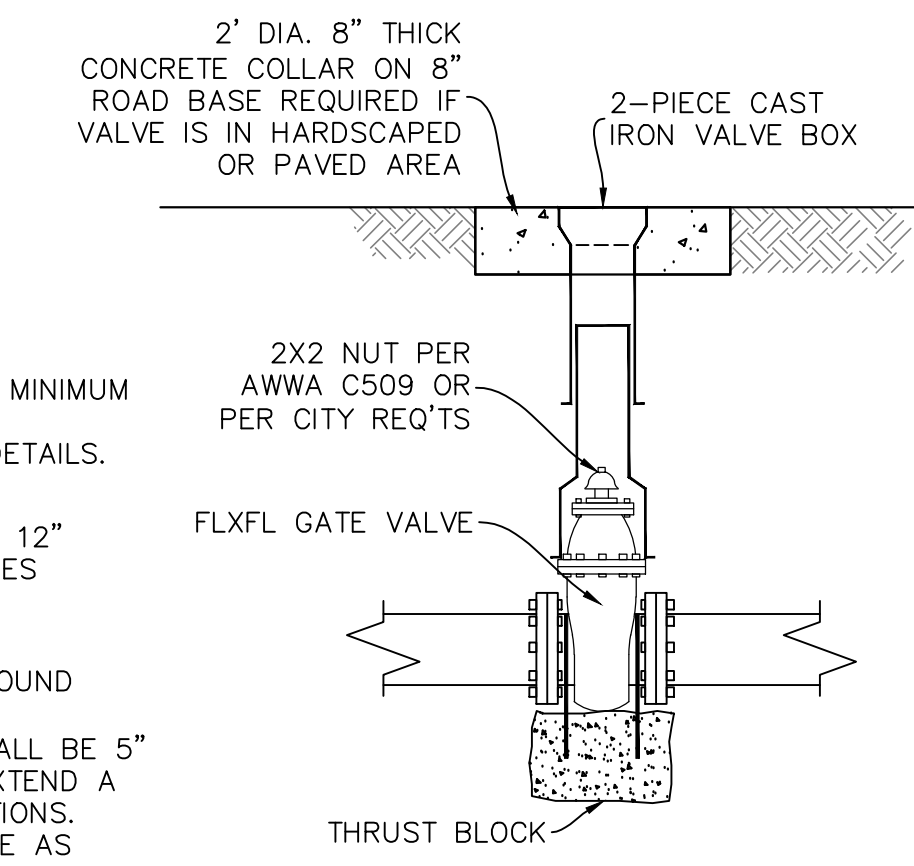


2 PIPE INSTALLATION
 NTS



3 WATERWAY
 NTS

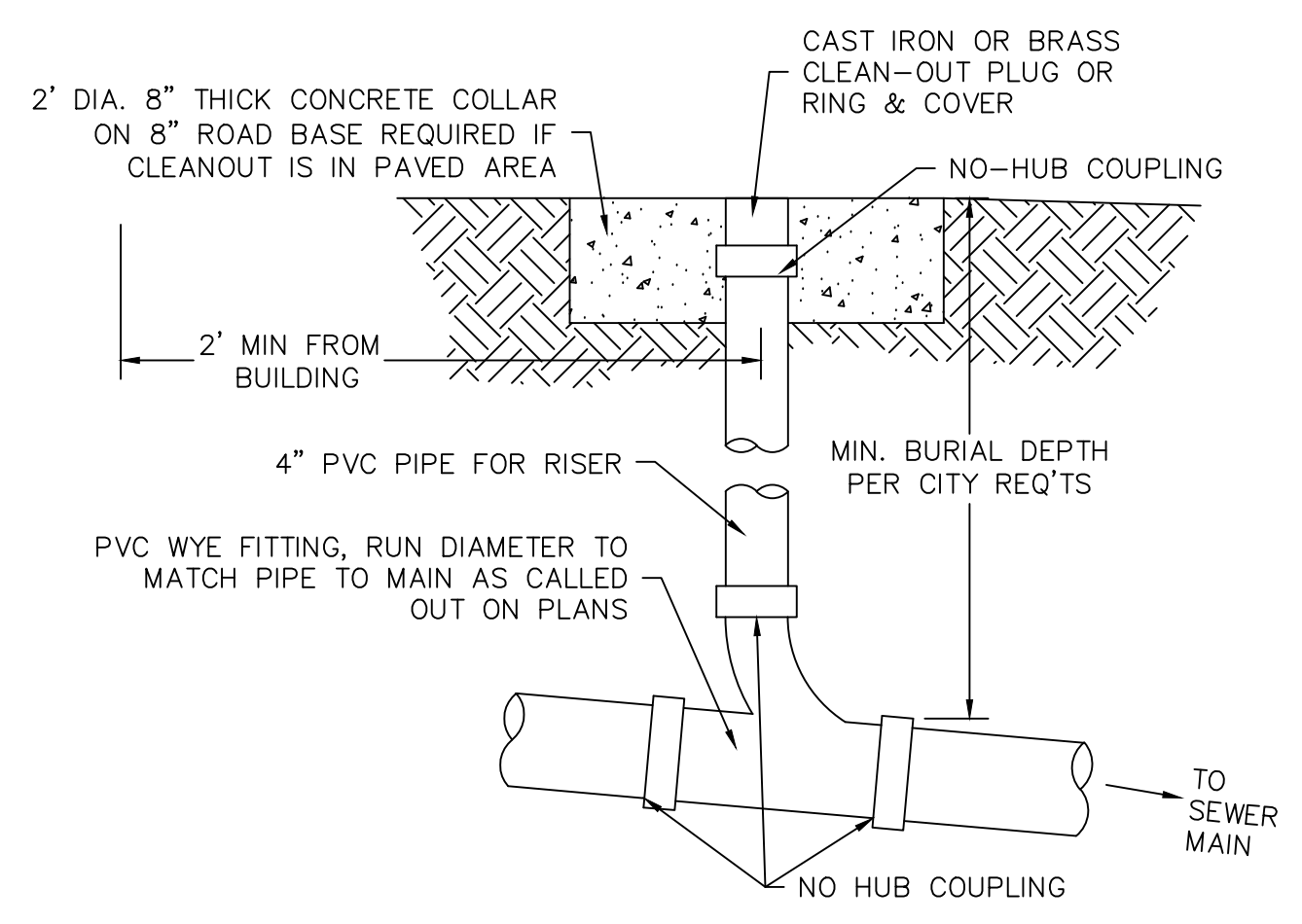
- VALVE NOTES**
- ALL WORK MUST BE INSPECTED BY ENGINEER.
 - THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.
 - #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.
 - CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDSCAPED AREA. CONCRETE SHALL BE 5" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL BE THE SAME AS CURB AND GUTTER.



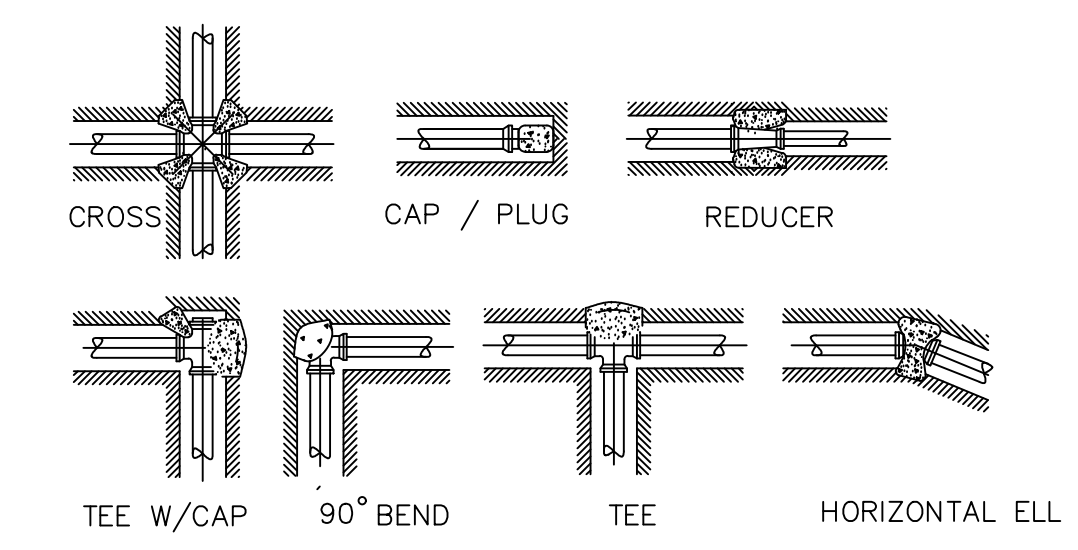
4 WATER VALVE
 NTS

1 NOT USED
 NTS

5 NOT USED
 NTS



6 SEWER CLEANOUT
 NTS



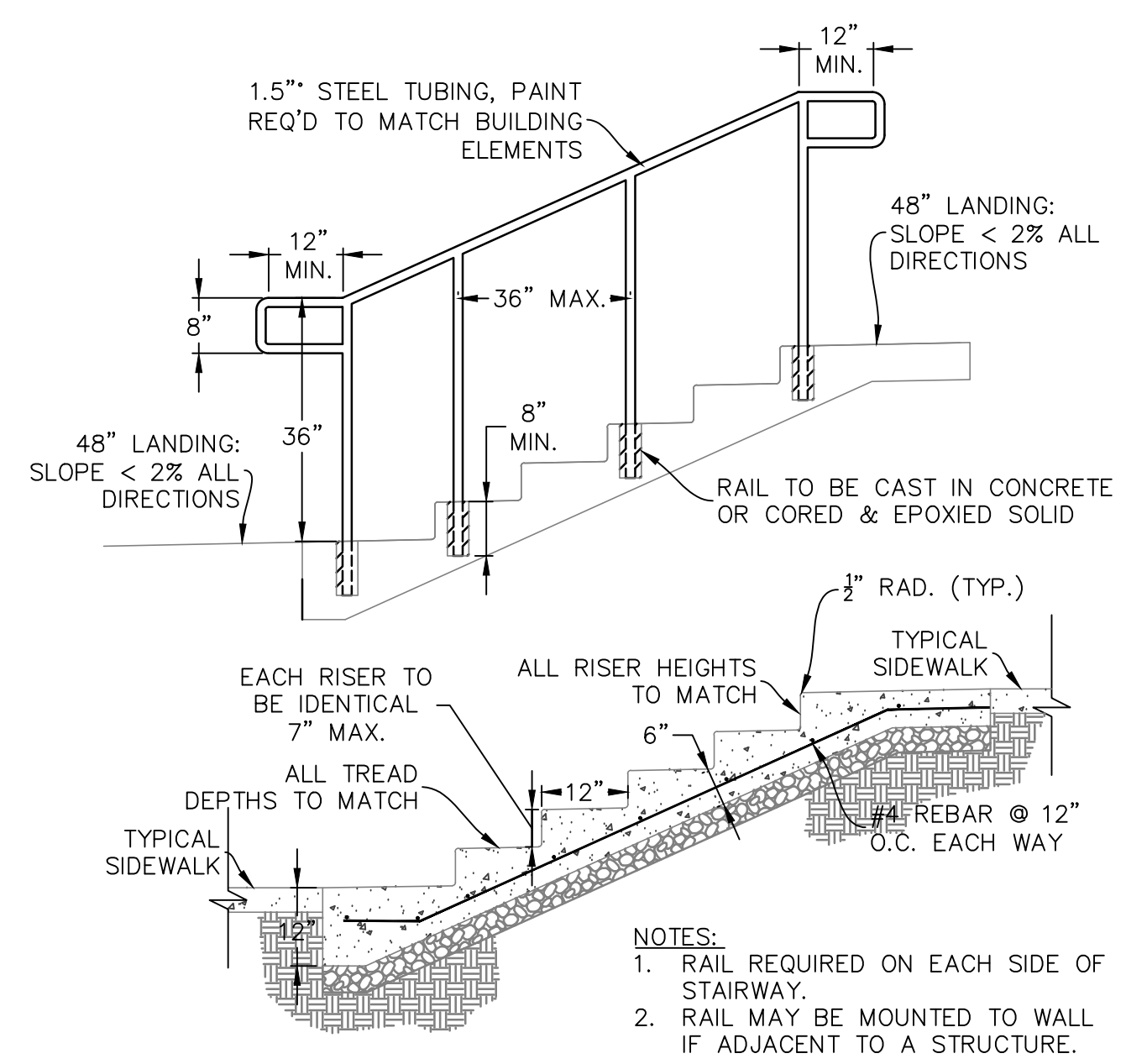
BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

MINIMUM BEARING AREA IN SQUARE FEET

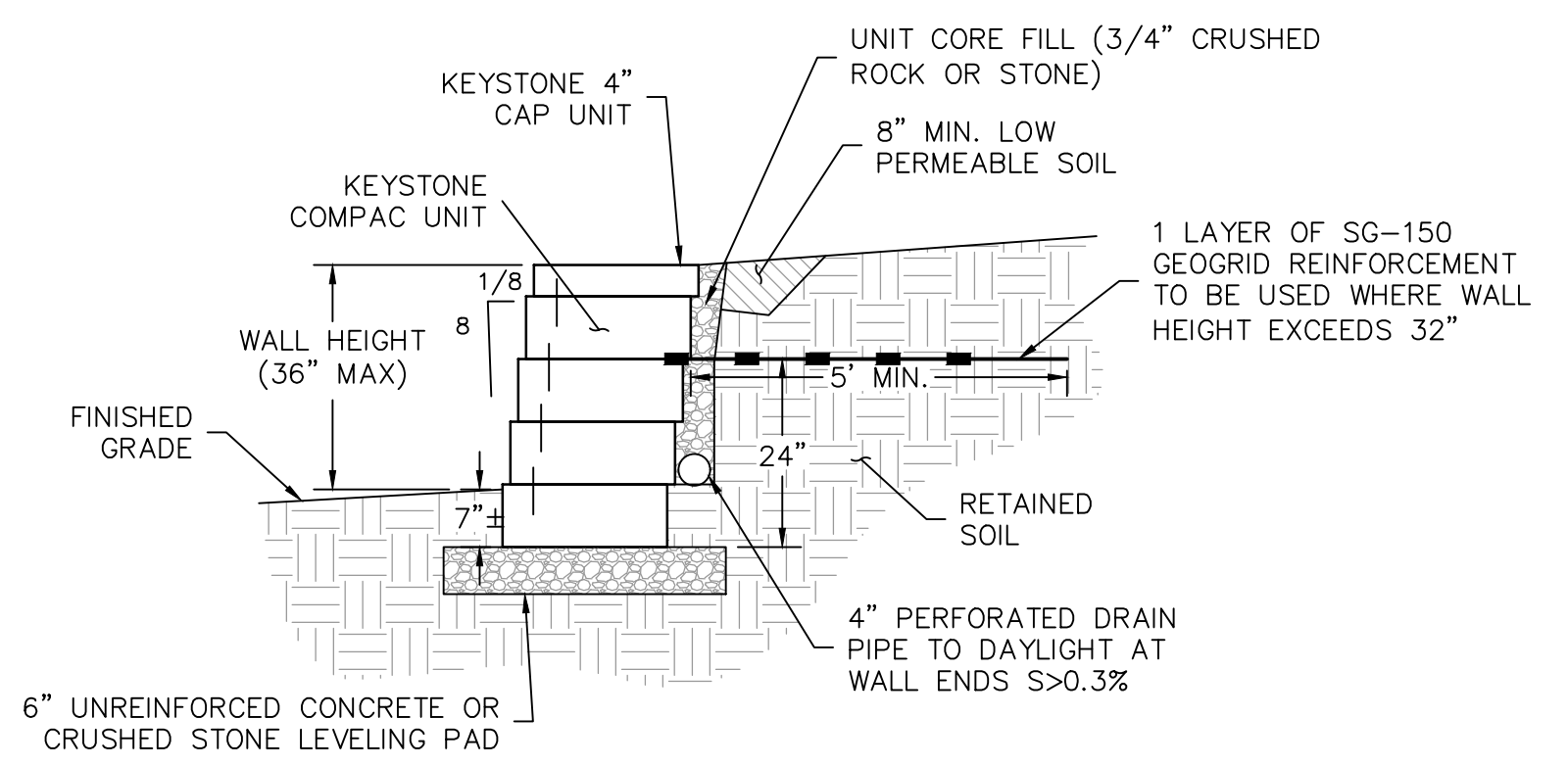
FITTING SIZE	TEE, WYE PLUG OR CAP	90° BEND PLUGGED	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND	45° VERT BEND * (CU YDS.)	22 1/2° VERT BEND (CU YDS.)	11 1/4° VERT BEND (CU YDS.)
			A1	A2						
4"	2.4	3.3	3.3	1.5	1.8	0.9	0.5	1.2	0.5	0.2
6"	5.3	7.5	7.5	5.6	4.1	2.1	1.0	1.9	1.0	0.5
8"	9.4	13.3	13.3	10.0	7.2	3.7	1.8	3.4	1.8	0.9
10"	14.7	20.8	20.8	17.5	11.3	5.7	2.9	5.3	2.9	1.5
12"	21.2	30.0	30.0	26.7	16.2	8.3	4.2	7.7	4.1	2.1
14"	28.9	40.8	40.8	33.3	22.1	11.3	5.7	10.4	5.6	2.9
16"	37.7	53.3	53.3	45.8	28.9	14.7	7.4	13.6	7.4	3.8
18"	47.7	67.5	67.5	60.0	36.5	18.6	9.4	17.2	9.3	4.8

- NOTES:**
- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACKFILL APPROVED BY ENGINEER.
 - KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 - REQUIRED BEARING AREAS AT FITTINGS SHALL BE AS REQUIRED IN NOTE 7 TO CONFORM TO TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
 - BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS TYPICAL DETAIL.
 - ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
 - THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
 - BEARING AREAS ARE BASED ON TEST PRESSURE OF 250 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.

7 THRUST BLOCK
 NTS



8 CONCRETE STAIR & RAIL
 NTS

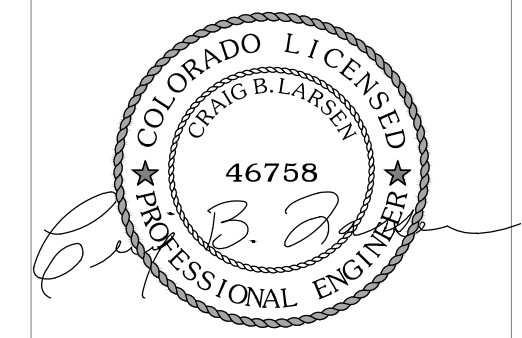


9 KEYSTONE RETAINING WALL
 NTS



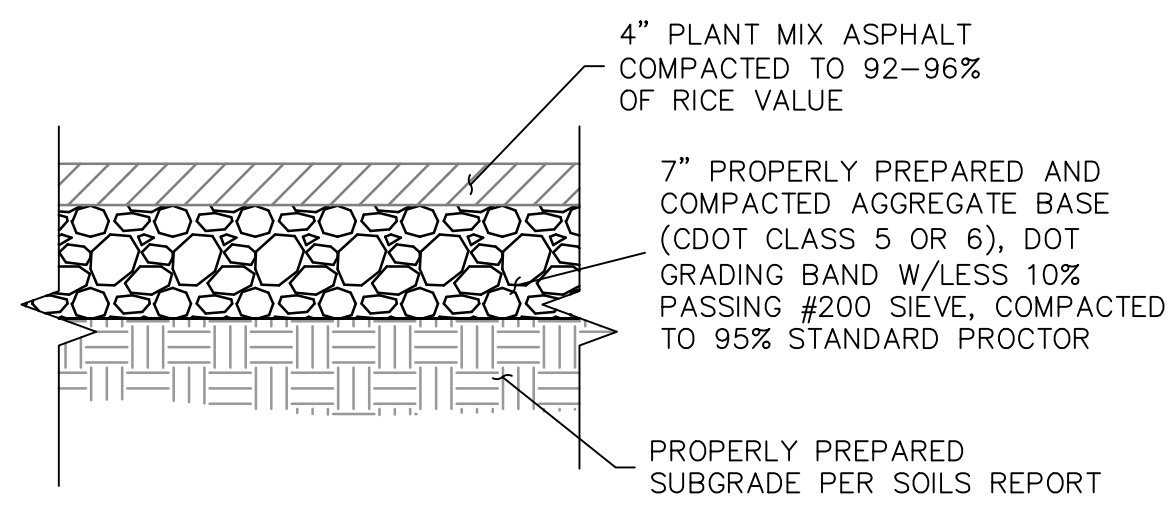
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 ORIG. ISSUE DATE: 06/13/2017



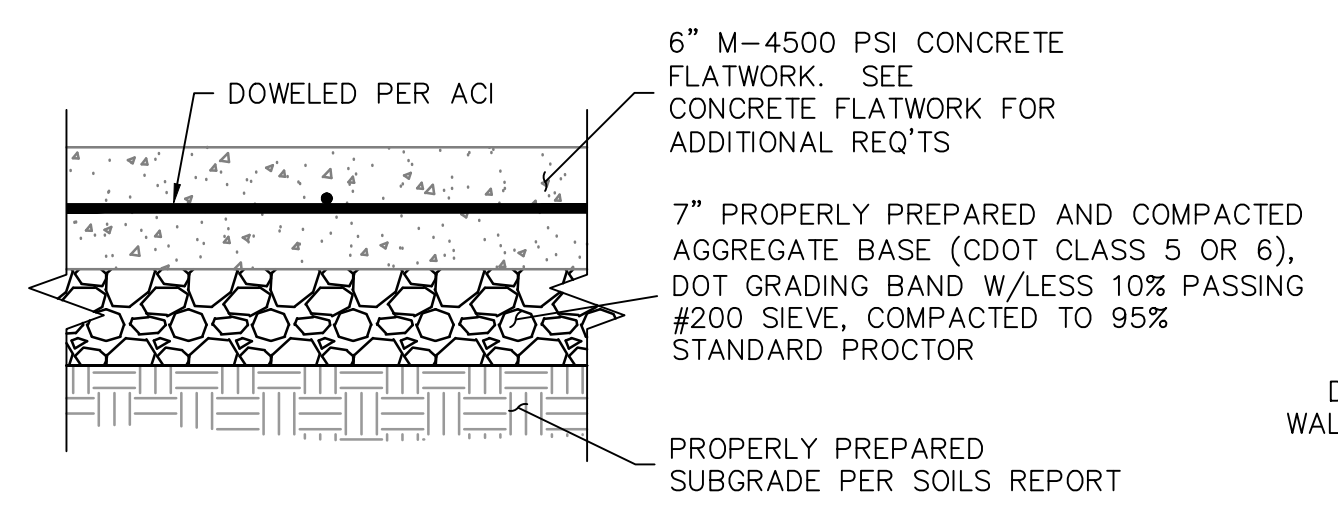
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DETAILS
 C500

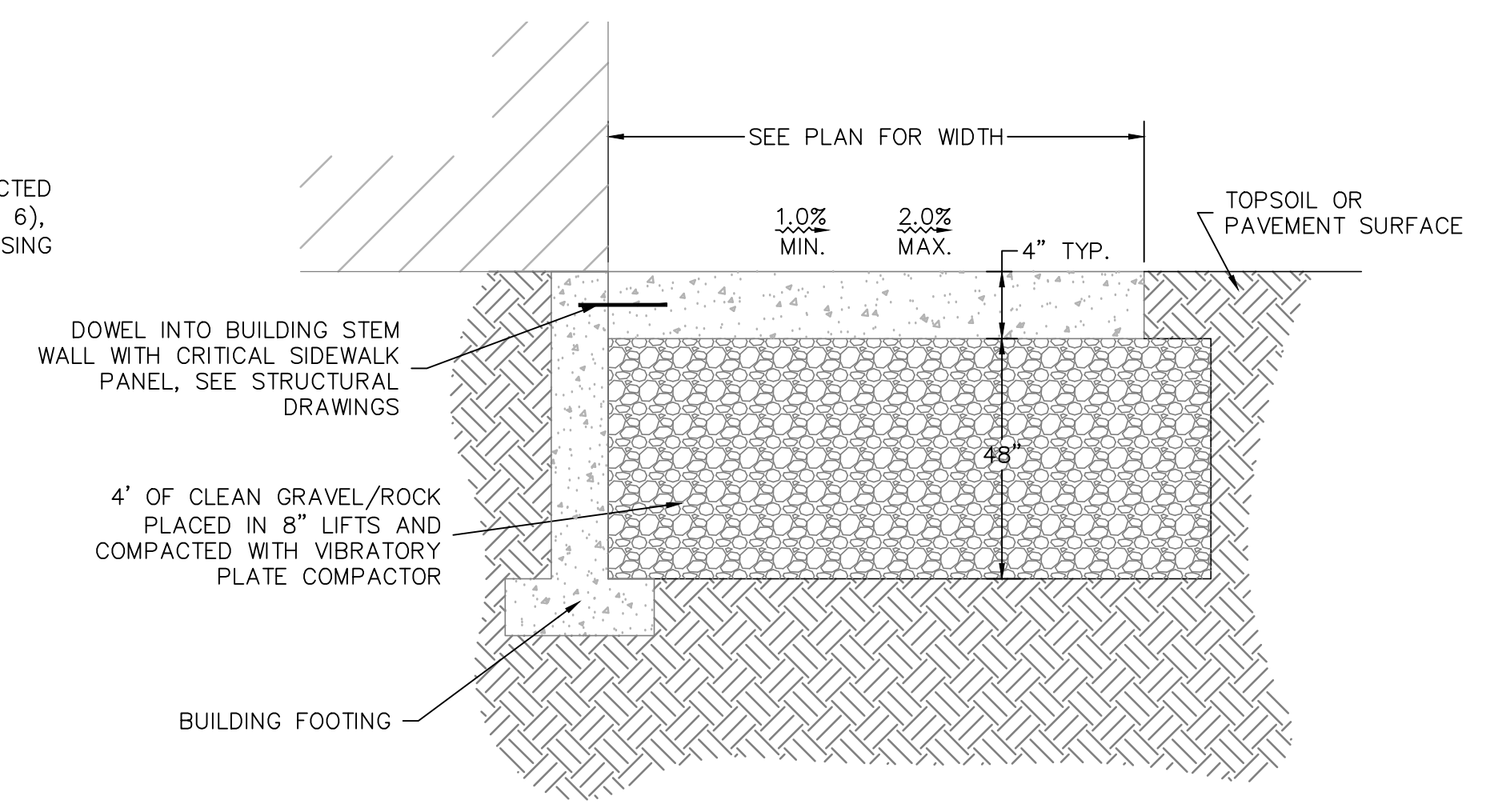


1 HEAVY PAVEMENT SECTION
 NTS
 PAVEMENT SECTION TO MEET
 SOILS REPORT REQUIREMENTS

2 NOT USED

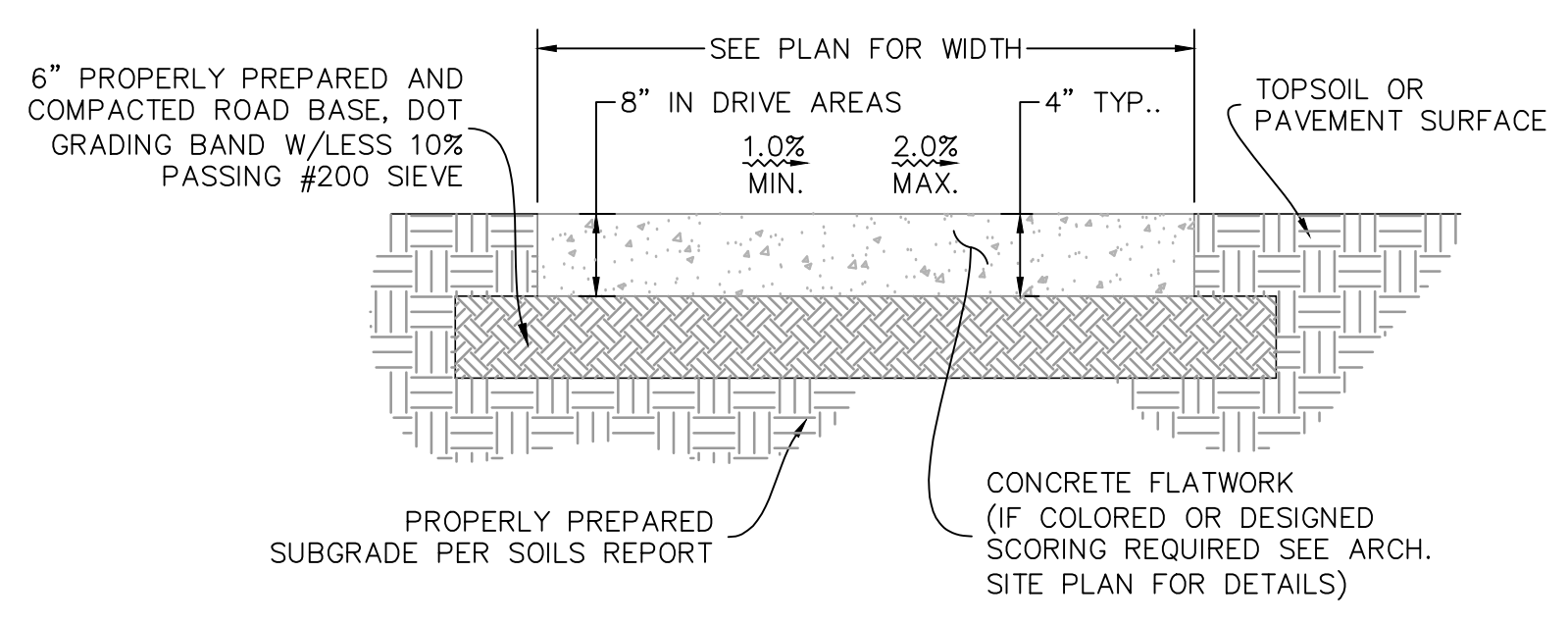


3 RIGID PAVEMENT SECTION
 NTS
 PAVEMENT SECTION TO MEET
 SOILS REPORT REQUIREMENTS



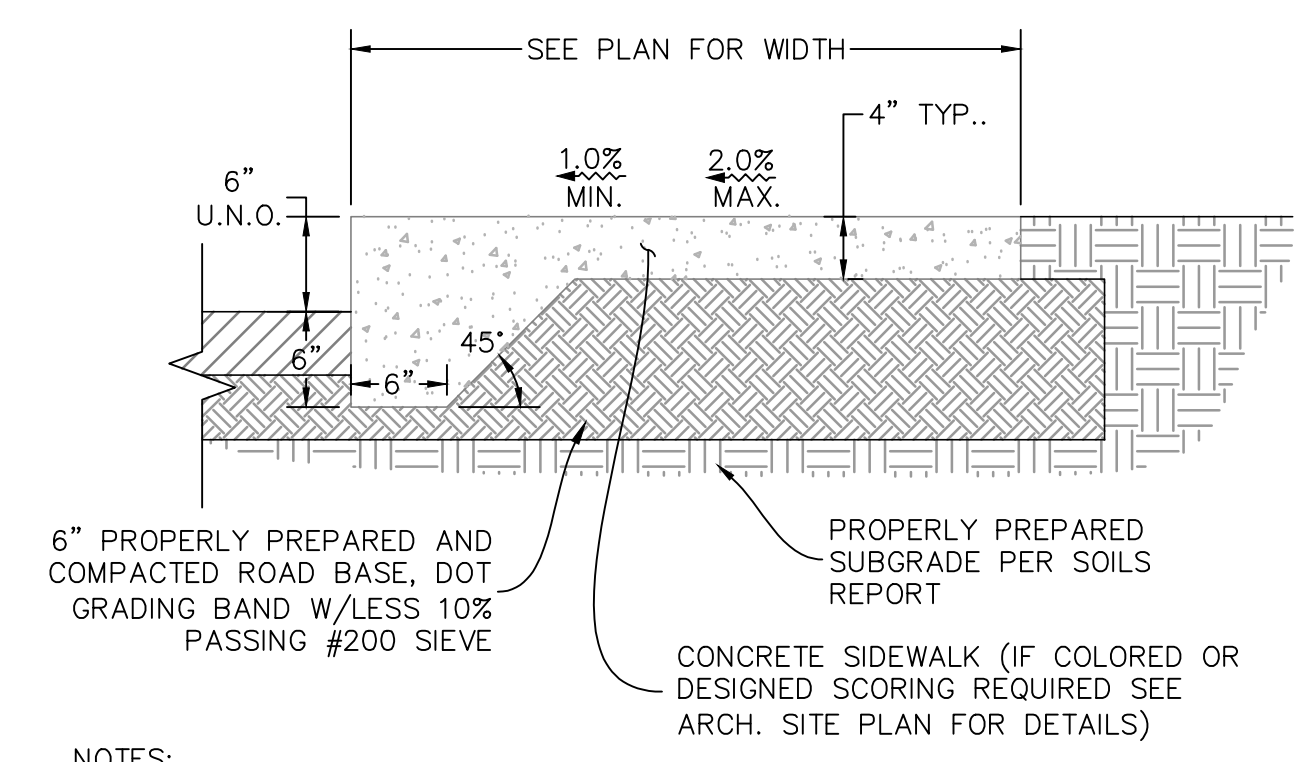
- NOTES:
1. MINIMUM SIDEWALK WIDTH: 44" IN DIRECTION OF TRAVEL
 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK.
 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS.
 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.

4 CRITICAL SIDEWALK PANEL
 NTS



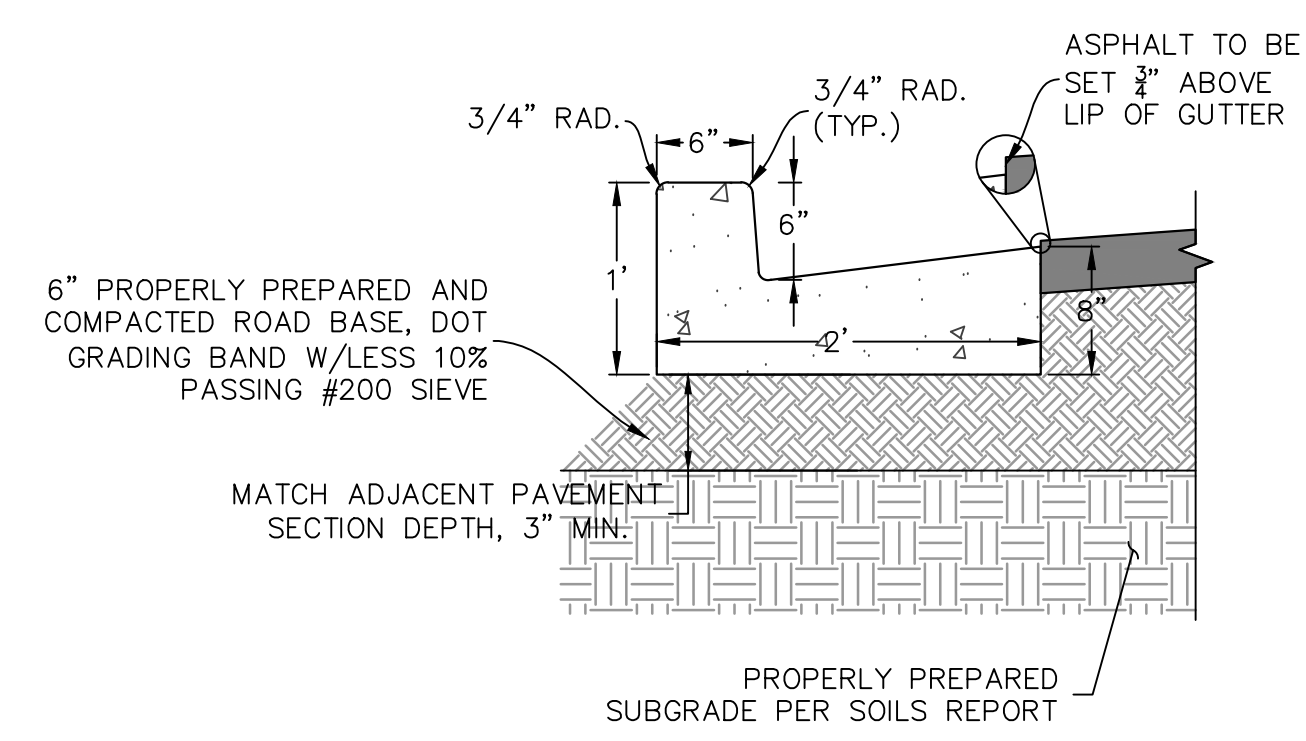
- NOTES:
1. CONCRETE SHALL CONTAIN NOT LESS THAN 6.3 BAGS CEMENT, HAVE 5-7% ENTRAINED AIR, AND SHALL BE PLACED AT A SLUMP NOT TO EXCEED 3.5".
 2. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
 3. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
 4. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8'.
 5. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
 6. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

6 TYPICAL CONCRETE SIDEWALK & FLATWORK
 NTS

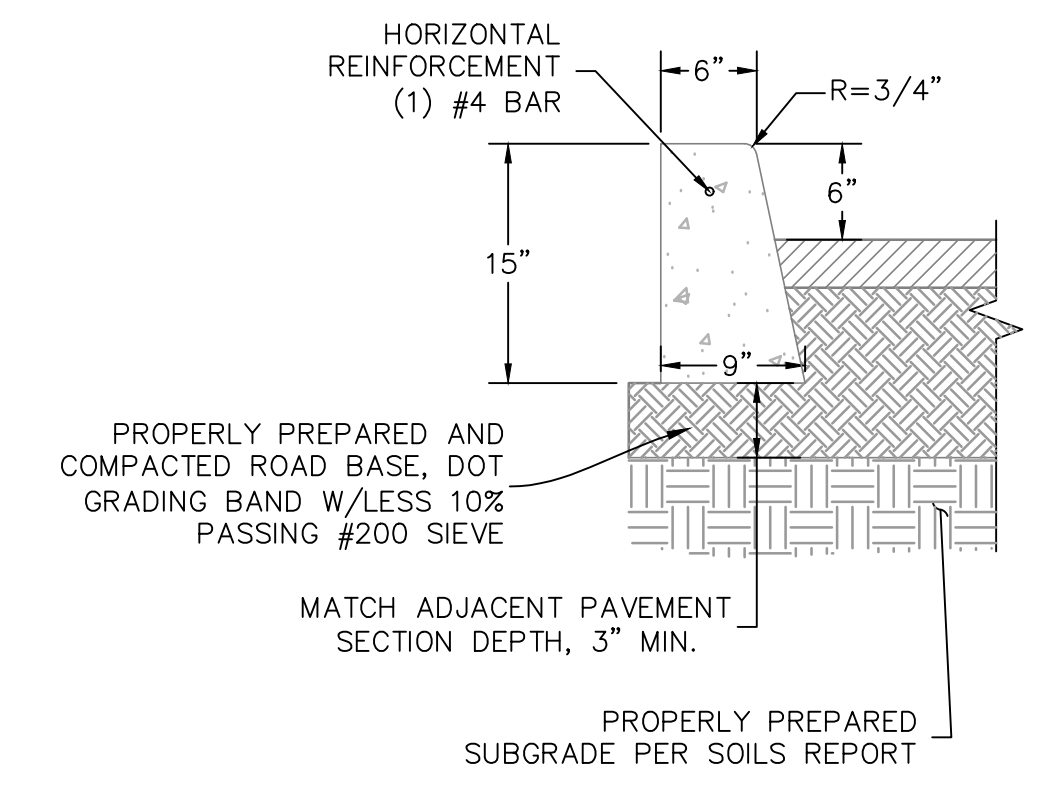


- NOTES:
1. SEE "TYPICAL CONCRETE SIDEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

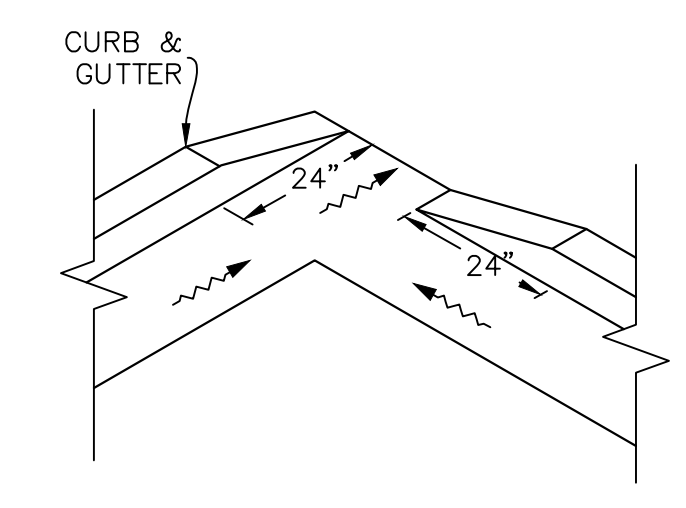
7 THICKENED EDGE SIDEWALK
 NTS



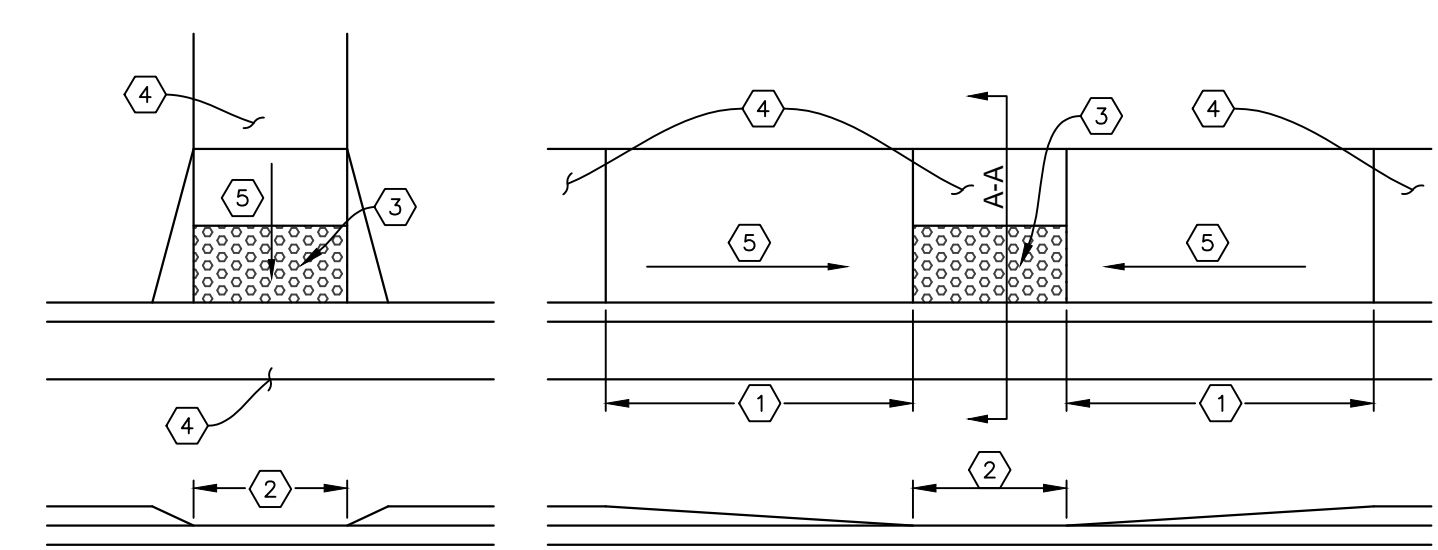
8 24" CURB & GUTTER
 NTS



5 CONCRETE CURB WALL
 NTS

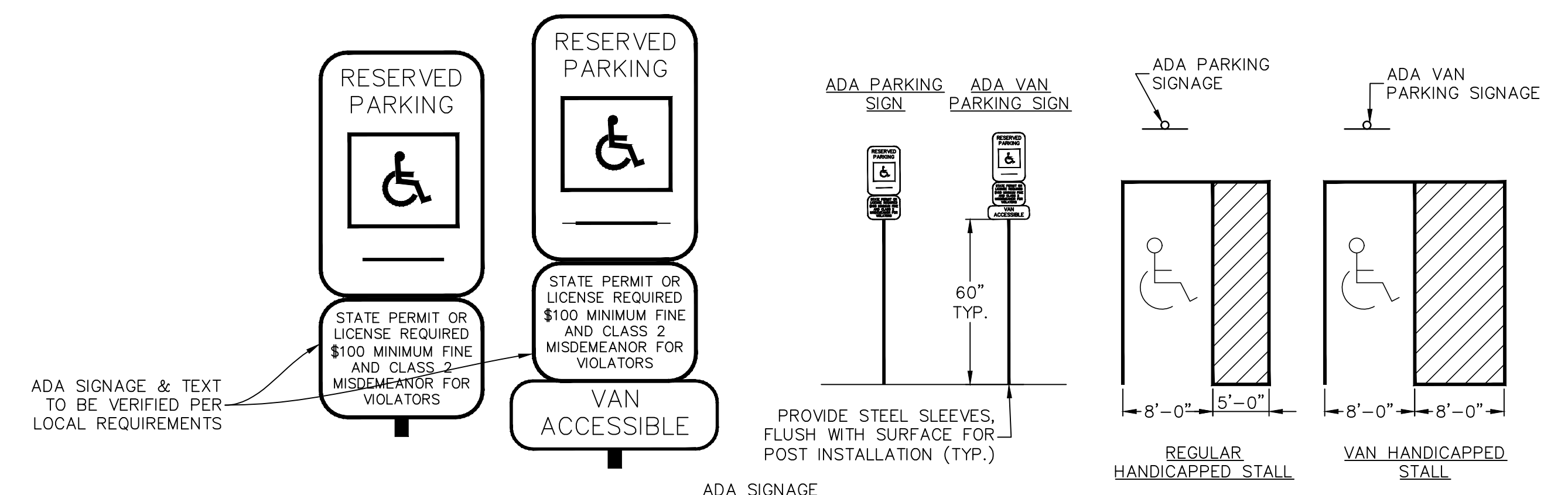


9 CURB CUT & DRAINAGE
 NTS



1. TRANSITION TO LOWBACK CURB/ZERO REVEAL
2. LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
3. TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
4. LANDING; SLOPE<2%
5. RAMP; SLOPE<8%

10 ADA RAMP
 NTS



- ADA SIGNAGE
- NOTES:
1. TWO REGULAR STALLS CAN SHARE ONE ACCESS AISLE.
 2. TWO VAN STALLS CAN SHARE ONE ACCESS AISLE.
 3. PARKING SPACE AND LOADING ZONE TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS.
 4. HANDICAPPED SIGNAGE SHALL BE PROVIDED FOR ALL HANDICAP STALLS ACCORDING TO ADA REQUIREMENTS. "VAN ACCESSIBLE" SIGN SHALL ALSO BE PROVIDED FOR ALL STALLS ADJACENT TO AN 8', OR LARGER, LOADING AREA. BOTTOM OF SIGNAGE SHALL BE 60" ABOVE FINISHED GRADE OF STALL.
 5. SEE GRADING PLAN FOR SIDEWALK GRADING ELEVATIONS. RAMP SLOPES TO BE 1:12 MAX PER ADA REQUIREMENTS.
 6. CONTRACTOR TO VERIFY, & MODIFY IF NECESSARY, ADA SIGNAGE TO ASSURE LOCAL COMPLIANCE REQUIREMENTS ARE MET.

11 ADA PARKING STALLS
 NTS



Rev.	Date	Comment

DRAWN BY: BMA
 DESIGN BY: CBL
 ORIG. ISSUE DATE: 06/13/2017



7/31/2017 5:57:45 PM

DETAILS

C501

Markup Summary

dsdrice (3)

Subject: Cloud+
Page Label: [1] COS C000 COVER FEMA
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/30/2017 11:24:56 AM
Color: ■

Subject: Callout
Page Label: [1] COS C000 COVER Lot 3 Academy Gateway Subdivision Filing No. 1
Lock: Unlocked as recorded at Reception No. ...
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/30/2017 12:30:39 PM
Color: ■

Subject: Cloud+
Page Label: [7] COS C400 SWPPP EPC requires 75'
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/30/2017 11:38:26 AM
Color: ■

dsdparsons (24)

Subject: Callout
Page Label: [1] COS C000 COVER Place o landscape sheet and complete table
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:43:27 AM
Color: ■

Subject: Callout
Page Label: [1] COS C000 COVER Label site development plan, add the legal (to
Lock: Unlocked identify location) El Paso County, CO.
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:50:17 AM
Color: ■

Subject: Callout
Page Label: [1] COS C000 COVER and the EPC Land Development Code
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:42:51 AM
Color: ■

Subject: Text Box
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:34:58 AM
Color: ■

El Paso County

Subject: Callout
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:42:14 AM
Color: ■

add a single signature block for the Planning and Community Development Executive Director, Craig Dossey on the first page. Place the development plan and landscape sheets in the front as the Director approves those.

Subject: Pen
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:34:41 AM
Color: ■

~

Subject: Callout
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:44:28 AM
Color: ■

LEGAL DESCRIPTION:

Subject: Callout
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:51:12 AM
Color: ■

parking required
parking provided

Subject: Pen
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:34:38 AM
Color: ■

—

Subject: Callout
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:44:03 AM
Color: ■

SITE DATA:

Subject: Callout
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:50:51 AM
Color: ■

site address:

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:20:14 AM
Color: ■

See site development plan map checklist for missing items

Subject: Highlight
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:08:59 AM
Color: ■

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:10:55 AM
Color: ■

Add building dimensions

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:09:48 AM
Color: ■

identify sidewalks

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:10:18 AM
Color: ■

identifu property line with a unique line and wieght;
identify distances and bearings

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:18:18 AM
Color: ■

What does this stand for? Please spell out through
out document

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/29/2017 3:53:28 PM
Color: ■

Label sheet Site Plan
Label each sheet as to what it is

Subject: Highlight
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:08:55 AM
Color: ■

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/29/2017 3:49:51 PM
Color: ■

What is this protruding into setback?

Subject: Callout
Page Label: [4] COS C100 SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:16:07 AM
Color: ■

Label title block on each sheet, provide legal
descriptipon

Subject: Callout
Page Label: [4] COS C100 SITE label landscape not parking setbacks
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:09:18 AM
Color:

Subject: Callout
Page Label: [4] COS C100 SITE Is the sidewalk ADA compliant? Please confirm it meets the ADA standards
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:12:40 AM
Color:

Subject: Callout
Page Label: [4] COS C100 SITE provide distances to property lines from building
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/30/2017 11:11:14 AM
Color:

AutoCAD SHX Text (690)

Subject:
Page Label: [1] COS C000 COVER CIVIL DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text JOHN SEGELKE DATE DATE SEGELKE
Date: REAL ESTATE 5570 E. BATES AVE. DENVER,
Color: CO 80222

Subject:
Page Label: [1] COS C000 COVER NO PORTION OF THIS SITE, LOT #3 OF THE ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IS WITHIN A DESIGNATED F.EME.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: UTILITY PLAN
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: L101
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: C100
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: C300
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: C501
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: S H E E T
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER REVISION 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER CIVIL DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER DENOTES REVISED OR NEW SHEET
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:
GAS COMPANY: CITY OF COLORADO
SPRINGS 101 SOUTH CONEJOS STREET
COLORADO SPRINGS, CO 80903 MR. BEN
SCHMIDT 719.668.4083 ELECTRIC COMPANY:
MOUNTAIN VIEW ELECTRIC 11140 E.
WOODMEN ROAD FALCON, CO 80831 MR.
CLINT GROSS 719.495.2283 TELEPHONE
COMPANY: CENTURY LINK
COMMUNICATIONS (LOCATORS) 800.922.1987
A.T.&T. (LOCATORS) 719.635.3647

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:
THESE DETAILED PLANS AND
SPECIFICATIONS WERE PREPARED UNDER
MY DIRECTION AND SUPERVISION. SAID
PLANS AND SPECIFICATIONS HAVE BEEN
PREPARED ACCORDING TO THE CRITERIA
ESTABLISHED BY THE COUNTY FOR
DETAILED ROADWAY, DRAINAGE, GRADING
AND EROSION CONTROL PLANS AND
SPECIFICATIONS, AND SAID PLANS AND
SPECIFICATIONS ARE IN CONFORMITY WITH
APPLICABLE MASTER DRAINAGE PLANS AND
MASTER TRANSPORTATION PLANS. SAID
PLANS AND SPECIFICATIONS MEET THE
PURPOSES FOR WHICH THE PARTICULAR
ROADWAY AND DRAINAGE FACILITIES ARE
DESIGNED AND ARE CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF. I ACCEPT
RESPONSIBILITY FOR ANY LIABILITY CAUSED
BY ANY NEGLIGENT ACTS, ERRORS, OR
OMISSIONS ON MY PART IN PREPARATION OF
THESE DETAILED PLANS AND
SPECIFICATIONS. CRAIG B. LARSEN,
COLORADO P.E. #46758 DATE DATE FOR
AND ON THE BEHALF OF LEGACY DESIGN
GROUP

Subject:
Page Label: [1] COS C000 COVER DATE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER DENOTES REMOVED SHEET
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER L102
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER R
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER LANDSCAPE COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER CIVIL COVER SHEET
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PERVIOUS AREA (LANDSCAPING): 30,019 SF
(48%) IMPERVIOUS AREA: 32,766 SF (52%)

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

REVISION 4

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

REVISION 2

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

OWNER/DEVELOPER: SEGELKE REAL ESTATE, LLC JOHN SEGELKE SEGELKE REAL ESTATE 1720 S. BELLAIRE STREET, SUITE 300 303.593.0813 ARCHITECT: THE RICHARDSON DESIGN PARTNERSHIP JEFF BYERS, AIA 510 SOUTH 600 EAST SALT LAKE CITY, UT 84102 801.355.6868 CIVIL ENGINEER: LEGACY DESIGN GROUP, LLC CRAIG LARSEN, PE PO BOX 1692 BOUNTIFUL, UT 84011-1692 605.725.5257 GEOTECHNICAL ENGINEER: EARTH ENGINEERING CONSULTANTS, LLC 1036A ELKTON DRIVE COLORADO SPRINGS, CO 80907 719.442.6813

Subject:
Page Label: [1] COS C000 COVER SITE PLAN
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER LANDSCAPE DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER EL PASO CO. NOTES
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER LANDSCAPE SITE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER C000
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER C400
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

COUNTY ENGINEERING: PLANNING AND
COMMUNITY DEVELOPMENT 2880
INTERNATIONAL CIRCLE COLORADO
SPRINGS, CO 80910 MR. JEFF RICE
719.520.6300 WATER & SANITATION DISTRICT:
DONALA WATER AND SANITATION DISTRICT
15850 HOLBEIN DRIVE COLORADO SPRINGS,
CO 80921 MR. KIP PETERSON 719.488.3603
FIRE DISTRICT: DONALD WESCOTT FIRE
PROTECTION DISTRICT 15415 GLENEAGLE
DRIVE COLORADO SPRINGS, CO 80921 MR.
VERNAN CHAMPLAN 719.488.8680

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

L500

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PLANTING PLAN

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

REVISION 3

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

TOWNSHIP: 12 SOUTH RANGE: 67 WEST
SECTION: 1 LOT NUMBER: 3 DEVELOPMENT
ACREAGE: 1.44 ACRES (62,785 SF) ZONING:
CS COMMERCIAL SERVICECS COMMERCIAL
SERVICE

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON A PORTION OF THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2, PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHELY END BY A 3.5" BRASS CAP STAMPED "BDY 44" AND AT THE SOUTHERLY END BY A 3.5" BRASS CAP STAMPED "BDY 43" IS ASSUMED TO BEAR N56°38'25"W, A DISTANCE OF 630.29 FEET.

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

L100

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

CIVIL NOTES

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PROPOSED USE: MY PLACE HOTEL FLOOR AREA (ESTIMATE PER ARCHITECTURAL PLANS - SEE CURRENT ARCHITECTURAL PLANS FOR BUILDING SPECIFIC QUANTITIES)
MAIN: 9,950 SF SECOND LEVEL: 9,413 SF
THIRD LEVEL: 9,413 SF TOTAL FLOOR AREA: 28,776 SF ROOM NUMBER TOTAL: 64 PARKING SPACES: 72 BUILDING COVERAGE RATIO: 15.9% (BUILDING:9,950 SF LOT:62,785)

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.
JOHN SEGELKE DATE DATE SEGELKE
REAL ESTATE 5570 E. BATES AVE. DENVER, CO 80222

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

* DENOTES FOR INFORMATION ONLY, SEE APPROVED DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

ORIGINAL ISSUE

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

C002

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

6/13/17

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

A. A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88) B. A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

Subject:
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

C001

Subject: GRADING PLAN
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: C200
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: C500
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: EROSION CONTROL
Page Label: [1] COS C000 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UCONCRETE
Page Label: [2] COS C001 NOTES
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UDETAIL AND SECTION SYMBOLS
Page Label: [2] COS C001 NOTES
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [2] COS C001 NOTES
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

DRAWING NUMBER WHERE SECTION IS
LOCATED (-) INDICATES SAME SHEET

Subject:
Page Label: [2] COS C001 NOTES
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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1. INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE; CONTINUOUS, SEE ASTM C172; ASTM C31; ASTM 318:5.6, 5.8; IBC 1913.10. 2. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC. 3. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC. 4. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC. 5. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS. 6. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

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1. PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C-151, AND MEET GOVERNING AGENCY REQUIREMENTS. 2. ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw". 3. ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS. 4. ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED. 5. ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS. 6. BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING. 7. PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE. 8. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED. 9. ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING. 10. THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED. 11. WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY

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NOT TO SCALE ON CENTER OUTSIDE
DIAMETER PROPERTY LINE OR PLATE POINT
OF CURVE POINT OF COMPOUND CURVE
POINT OF INTERSECTION POST INDICATOR
(VALVE) POINT OF REVERSE CURVE
PREFABRICATED POUND PER SQUARE FOOT
POUND PER SQUARE INCH POINT OF
TANGENCY POINT OF VERTICAL
INTERSECTION QUANTITY RADIUS
REINFORCED CONCRETE PIPE REFERENCE
REINFORCEMENT REQUIRED SCHEDULE
STORMDRAIN MANHOLE SECTION SHEET
SEWER MAHHPHOLE SPECIFICATION STATION
STANDARD SIDEWALK SYMMETRICAL TOP
OF ASPHALT TOP BACK OF CURB TOP BACK
OF WALK TOP FACE OF WALK TOP OF
CONCRETE TOP TOP OF WALL TYPICAL
UNLESS NOTED OTHERWISE VERTICAL
CURVE VERTICAL WITH WITHOUT WATER
SURFACE YARD

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APPX BEG BLDG BOT BW, BOW CB CL,
CFS CLR CMP CONC CONT CY DET DIA,
DIM DWG EA EG EL, ELEV EOA, EA EQ
EXIST, EX EXP FDN FG FH FL GA GALV
HORIZ HP IB ID IE INV LB LP MATL MAX
MIN MISC MFR MWSEL NIC, N.I.C.

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NTS OC, O.C. OD PL, PC PCC PI P.I. (P.I.V.)
PRC PREFAB PSF PSI PT PVI QTY R, RAD
RCP REF REINF REQ'D SCH SDMH SECT
SHT SMH SPEC STA STD SW SYM TA, TOA
TBC TBW TFW TC, TOC TOP TW, TOW TYP
UNO VC VERT W/ W/O WS YD

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1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK. 2. UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS: MODIFICATIONS: : GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE. 3. GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS: MAXIMUM PARTICLE SIZE: 4" MAXIMUM PERCENT PASSING #200 SIEVE: 13% 4. ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA. 5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS. 6. FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS: MAXIMUM PARTICLE SIZE: 3" MAXIMUM PERCENT PASSING #200 SIEVE: 13% 7. PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4

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APPROXIMATE BEGIN BUILDING BOTTOM
BOTTOM OF WALL CATCH BASIN
CENTERLINE CUBIC FEET PER SECOND
CLEAR CORRUGATED METAL PIPE
CONCRETE CONTINUOUS CUBIC YARD
DETAIL DIAMETER DIMENSION DRAWING
EACH EXISTING GRADE ELEVATION EDGE OF
ASPHALT EQUAL EXISTING EXPANSION
FOUNDATION FINISHED GRADE FIRE
HYDRANT FLOW LINE GAGE GALVANIZED
HORIZONTAL HIGH POINT INLET BOX INSIDE
DIAMETER INVERT ELEVATION INVERT
POUND LOW POINT MATERIAL MAXIMUM
MINIMUM MISCELLANEOUS MANUFACTURER
MAX WATER SURFACE ELEV. NOT IN
CONTRACT

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1. CONCRETE CLASS SHALL BE ACCORDING
TO STRUCTURE TYPE AS FOLLOWS:
CONCRETE CLASS SHALL BE ACCORDING TO
STRUCTURE TYPE AS FOLLOWS: THRUST
BLOCKS: CLASS 2000 CLASS 2000
NON-EXPOSED: CLASS 3000 EXPOSED:
CLASS 4000 CLASS 4000 2. AIR
ENTRAINMENT IS NOT REQUIRED FOR
THRUST BLOCKS. ALL EXPANSION JOINTS
SHALL BE AIR ENTRAINMENT IS NOT
REQUIRED FOR THRUST BLOCKS. ALL
EXPANSION JOINTS SHALL BE ACI
RECOMMENDATIONS. MAXIMUM SLUMP FOR
EXPOSED CONCRETE IS 4.5 INCHES, AND
REQUIRED AIR CONTENT IS 6%±1%, CLASS
4000 CONCRETE. CONCRETE FOR BOXES
AND MANHOLES SHALL BE CONSIDERED AS
EXPOSED CONCRETE.

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%%uPROJECT NOTES

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1. LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM ACTUAL LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER. 2. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH BEFORE PROCEEDING WITH THE WORK. 4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS. 5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS. 6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION. 7. PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS: SEE CIVIL COVER SHEET, C000 8. THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER

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1. THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION. 2. THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT. 3. IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

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1. ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET. 2. THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY. 3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS. 4. APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED. 5. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 6. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED. 7. NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING 8. THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY. 9. ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER. 10. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE)

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%%UEL PASO COUNTY STANDARD
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1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT REMOVE OR DAMAGE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKING SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS. 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS. 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS. 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR. 7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH " WHITE BORDER THAT IS NOT RECESSED. 12" WHITE BORDER THAT IS NOT RECESSED. 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING. 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN. 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS. 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS,

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1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS. 2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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. 3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE 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. 4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD. 5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE 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 PCD INSPECTIONS STAFF. 6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES.

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%%UEL PASO COUNTY SIGNING AND
STRIPING NOTES:

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1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS 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 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 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) EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION d. CDOT M & S STANDARDS CDOT M & S STANDARDS 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA 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

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Page Label: [4] COS C100 SITE CURB & GUTTER BY OTHERS
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Author: AutoCAD SHX Text
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Subject:
Page Label: [4] COS C100 SITE 3'x3' MONUMENT SIGN
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [4] COS C100 SITE 6'x5.5' TRANSFORMER PAD BY MVEA, PAD
PREP BY CONTRACTOR PER MVEA
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Subject:
Page Label: [4] COS C100 SITE TRACT E ACADEMY GATEWAY SUBDIVISION
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TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS. LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB. ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN. INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING INSTALL CURB WALL INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING INSTALL ADA STALLS &/OR RAMPS INSTALL CURB & GUTTER, PROVIDE CURB CUT @ INSTALL 48" WATERWAY INSTALL 24" WATERWAY INSTALL HANDRAIL & STAIRS INSTALL RETAINING WALL

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Page Label: [4] COS C100 SITE 18'x18' GRILLING PAVILION ON A CONCRETE PAD
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FLAG POLE. SEE MANUFACTURER'S SPECS
FOR FOUNDATION DETAILS. POLE TYPE AND
STYLE BY OWNER

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PROPERTY LINE OF INTEREST PARKING
OFFSET REQ'T BUILDING OFFSET REQ'T
RESTRICTED-ACCESS LINE EXISTING
PROPERTY LINE EXISTING EASEMENT
EXISTING EASEMENT TO BE ABANDONED
PROPOSED EASEMENT EXISTING CURB &
GUTTER PROPOSED CURB CURB & GUTTER
BY OTHERS PROPOSED FENCE EXISTING
FENCE PROPOSED BUILDING EXISTING
BUILDING PROPOSED SIGNAGE EXISTING
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Page Label: [4] COS C100 SITE SIDEWALK TO LANDING: 9" REVEAL
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Author: AutoCAD SHX Text
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Page Label: [4] COS C100 SITE TRACT E ACADEMY GATEWAY SUBDIVISION
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Subject:
Page Label: [5] COS C200 UTILITY INSTALL 15 LF 6" C900WATER LINE FOR FIRE SUPPRESSION SYSTEM
Lock: Unlocked
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Subject:
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WITH OWNER, PROVIDE CONDUIT AS REQ'D
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MONUMENT SIGN
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Lock: Unlocked MARSHALL & FIRE PROTECTION
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GENERAL UTILITY NOTES: 1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811. 2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS. 3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS. 4. WATER LINES SHALL HAVE 4-6 FEET OF COVER. WATER LINES SHALL HAVE 4-6 FEET OF COVER. 5. SEWER LINES SHALL HAVE 5 FEET OF COVER FOR PVC PIPE OR SEWER LINES SHALL HAVE 5 FEET OF COVER FOR PVC PIPE OR LESS THAN 5 FEET AND MORE THAN 3 FEET FOR DUCTILE IRON PIPE.

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TRANSFORMER BY MVEA, PAD PREP BY CONTRACTOR PER MVEA REQ'TS

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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Subject:
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INSTALL 139 LF 6" C900 WATER LINE.
MAINTAIN 5FT OF COVER MINIMUM.

Subject:
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Subject:
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Subject:
Page Label: [5] COS C200 UTILITY WATERLINE, INSTALLED BY OTHERS
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Color:

Subject:
Page Label: [5] COS C200 UTILITY INSTALL 96 LF 6" SSLATERAL. S:1% MINIMUM
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Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Date:
Color:

INSTALL 2" WATER METER & 15 LF 4" C900
WATER LINE FOR DOMESTIC SERVICE, METER
PROVIDED BY WATER DISTRICT, PROVIDE
BACKFLOW PREVENTER PER DONALA WATER
DISTRICT STANDARDS

Subject:
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Status:
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Date:
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Subject:
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Status: CONNECT TO 6" SS STUB PROVIDED BY
OTHERS, EXACT DEPTH AND LOCATION TO
BE FIELD VERIFIED
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [5] COS C200 UTILITY
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Status:
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Author: AutoCAD SHX Text
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STORMDRAIN LINE SANITARY SEWER LINE
WATER LINE OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
COMMUNICATIONS LINE GAS LINE CONDUIT
PROPERTY LINE

Subject:
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Author: AutoCAD SHX Text
Date:
Color:

STORMDRAIN INLET STORMDRAIN
COMBINATION BOX STORMDRAIN MANHOLE
DOWNSPOUT (ROOF DRAIN W/CONNECTION)
ROOFDRAIN (OUTLET TO LANDSCAPING)
CLEANOUT SANITARY SEWER MANHOLE
ELECTRICAL/TRANSFORMER BOX FIRE
HYDRANT WATER METER WATER
VALVE/POST INDICATOR VALVE FIRE DEPT.
CONNECTION SITE LIGHT POWER POLE
PAVEMENT PATCHING

Subject:
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Date:
Color:

CONNECT TO 6" WATERLINE STUB PROVIDED
BY OTHERS

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Author: AutoCAD SHX Text
Date:
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CONNECTION TO GRID BY MVEA

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Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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SURVEY NOTES: 1. SITE SURVEY DATA (PER MASTER PLAN DSD SITE SURVEY DATA (PER MASTER PLAN DSD PROJ #SF-16-018) DATE: 10/17/16 2. BENCHMARKS: BENCHMARKS: (A) A CHISELED "+" ON THE WEST END OF THE A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88) (B) A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

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COMBINATION BOX STORMDRAIN MANHOLE
Lock: Unlocked DOWNSPOUT CONNECTION ROOF DRAIN
Status: CLEANOUT
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Color:

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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [6] COS C300 GRADE ADA ZONE 2% SLOPE MAXIMUM
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Status:
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Author: AutoCAD SHX Text
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TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS. LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB. ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.

Subject:
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Status:
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Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [6] COS C300 GRADE MAJOR CONTOUR MINOR CONTOUR
Lock: Unlocked BUILDING/STRUCTURE CURB, GUTTER
Status: PROPERTY LINE
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
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Lock: Unlocked YR. STORM WATER SURFACE
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Subject:
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Subject:
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Subject:
Page Label: [7] COS C400 SWPPP %%%u STRAW WATTLE, SILTE FENCE OR BALE
Lock: Unlocked EROSION CONTROL
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Author: AutoCAD SHX Text
Date:
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Subject:
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Date:
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CONSTRUCT VEHICLE TRACKING CONTROL
ENTRANCE, LOCATION TO BE DETERMINED
BY CONTRACTOR THROUGHOUT PROJECT
FOR PRACTICALITY

Subject:
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Subject:
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Subject:
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP STORMDRAIN LINE PROPERTY LINE MAJOR
CONTOUR MINOR CONTOUR STRAW
Lock: Unlocked WADDLE/SILT FENCE
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP %%U VEHICLE TRACKING CONTROL
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP 1775
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP 1775
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP A
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

INSTALL STRAW WADDLE OR BALE EROSION
CONTROL BARRIER AT ALL LOCATIONS
WHERE STORMWATER RUNOFF MAY FLOW
OFF-SITE

Subject:
Page Label: [7] COS C400 SWPPP NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP B
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: PROPOSED
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: NTS
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: NTS
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: A
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SD
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

STRAW BAIL GRAVEL BAG STORMDRAIN
INLET STORMDRAIN COMBINATION BOX
STORMDRAIN MANHOLE DOWNSPOUT
CONNECTION

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

C

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PLACE GRAVEL BAGS & INLET PROTECTION,
OVER PROPOSED & EXISTING INLETS &
STREET GUTTERS UNTIL COMPLETION OF
SITE CONSTRUCTION & LANDSCAPING (TYP.
ALL INLETS)

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

D

Subject:
Page Label: [7] COS C400 SWPPP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

CONSTRUCT CONCRETE WASHOUT FACILITY,
LOCATION(S) TO BE DETERMINED BY
CONTRACTOR THROUGHOUT PROJECT FOR
PRACTICALITY, CLEAN & DISPOSE OF
EXCESS MATERIAL AS NECESSARY IN A
LAWFUL MANNER

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40.8

Subject:
Page Label: [8] COS C500 DETAILS #4 REBAR @ 12" O.C. EACH WAY
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 48"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 53.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS UNIT CORE FILL (3/4" CRUSHED ROCK OR STONE)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 24"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 20.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 11.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4 No. 5 BARS TIED AT 24" O.C. W/No. 4 BAR
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2' DIA. 8" THICK CONCRETE COLLAR ON 8"
Lock: Unlocked ROAD BASE REQUIRED IF VALVE IS IN
Status: HARDCAPED OR PAVED AREA
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SEWER CLEANOUT
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TO BE PRESSURE TESTED SHALL BE
Lock: Unlocked PROVIDED WITH CONCRETE THRUST BLOCKS
Status: AT ALL DIRECTION
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 9.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NOTES:
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2' DIA. 8" THICK CONCRETE COLLAR ON 8"
Lock: Unlocked ROAD BASE REQUIRED IF CLEANOUT IS IN
Status: PAVED AREA
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS (CU YDS.)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 60.0
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4" PVC PIPE FOR RISER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: KEYSTONE RETAINING WALL
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: NO HUB COUPLING
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 13.6
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4.1
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 37.7
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TEE W/CAP
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SEE TABLE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 40.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 67.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 6" UNREINFORCED CONCRETE OR CRUSHED
Lock: Unlocked STONE LEVELING PAD
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 28.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: REINFORCING TABLE
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 48" LANDING: SLOPE < 2% ALL DIRECTIONS
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 30.0
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1.0
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1. CONCRETE THRUST BLOCKING TO BE
Page Label: [8] COS C500 DETAILS POURED AGAINST UNDISTURBED EARTH OR
Lock: Unlocked STRUCTURAL BACKFILL
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4. BEARING AREAS AND SPECIAL BLOCKING
Page Label: [8] COS C500 DETAILS DETAILS SHOWN ON PLANS TAKE
Lock: Unlocked PRECEDENCE OVER BEARING
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 47.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CHANGES UNLESS OTHERWISE NOTED.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS BEARING AREA = (TEST PRESSURE/250) X
(2000/SOIL BEARING STRESS) X (TABLE
VALUE)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 13.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 20.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CROSS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TYPICAL SIDEWALK
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9.4
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 17.2
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RETAINED SOIL
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 90
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5 No. 5 BARS TIED AT 24" O.C. W/No. 4 BAR
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CROSS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS BEND *
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SLOPE TRENCH WALL AS REQUIRED BY OSHA
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 14.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 28.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS PIPE INSTALLATION
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS ALL RISER HEIGHTS TO MATCH
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS (CU YDS.)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2X2 NUT PER AWWA C509 OR PER CITY
Lock: Unlocked REQ'TS
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 18.6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

VALVE NOTES 1. ALL WORK MUST BE INSPECTED BY ALL WORK MUST BE INSPECTED BY ENGINEER. 2. THRUST BLOCKS REQUIRED WITH A MINIMUM THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS. 3. #4 REBAR TO HAVE A MINIMUM OF 12" #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1. 4. CONSTRUCT CONCRETE COLLAR AROUND CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDESCAPED AREA. CONCRETE SHALL BE 5" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL BE THE SAME AS CURB AND GUTTER.

Subject:
Page Label: [8] COS C500 DETAILS 0.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CAP / PLUG
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NOTE: IF TRENCH IS LOCATED IN A
Lock: Unlocked LANDSCAPED AREA, MATCH/RESTORE AREA
Status: TO LANDSCAPE PLANS.
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 0.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS STEEL
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 36"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS ROADBASE COMPACTED TO 95% MAXIMUM DENSITY (ASTM D1557)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 6. THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS OD
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS ASPHALT TO BE SET " 34" ABOVE LIP OF
Lock: Unlocked GUTTER
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 16.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 45°BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS REDUCER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS PIPE ZONE BACKFILL AND BEDDING SHALL BE
Lock: Unlocked IMPORTED SELECT GRANULAR MATERIAL
Status: COMPACTED TO 90% MAXIMUM DENSITY
Checkmark: Unchecked (ASTM 1557)
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS ON RUN
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TEE, WYE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SIZE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CAST IRON OR BRASS CLEAN-OUT PLUG OR RING & COVER
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: THRUST BLOCK
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7.5
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10.4
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: NTS
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 22.1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NOT USED
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 9.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2-PIECE CAST IRON VALVE BOX
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

3. REQUIRED BEARING AREAS AT FITTINGS
SHALL BE AS REQUIRED IN NOTE 7 TO
CONFORM TO TEST

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

IMPORTED GRANULAR BACKFILL
COMPACTED TO 95% MAXIMUM DENSITY
(ASTM 1557)

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

NTS

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PLUGGED

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

17.5

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

33.3

Subject:
Page Label: [8] COS C500 DETAILS 0.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS WATERWAY
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 22 1/2°BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS WATER VALVE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1/8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 0.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 30.0
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 11 1/4%%D
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS APPROVED BY ENGINEER.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 18"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5. ALL BURIED PIPING EXCEPT FLANGED,
Lock: Unlocked SCREWED, SOCKET WELD PVC OR WELDED
Status: STEEL PIPE SPECIFIED
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 10.0
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS AREAS AND BLOCKING DETAILS SHOWN ON
Lock: Unlocked THIS TYPICAL DETAIL.
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.0
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SEE PAVEMENT DETAILS FOR CROSS SECTION
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 8.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 11 1/4°BEND
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CAP
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5.6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1 LAYER OF SG-150 GEOGRID
Lock: Unlocked REINFORCEMENT TO BE USED WHERE WALL
Status: HEIGHT EXCEEDS 32"
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TEE PLUGGED
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 0.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS VERT BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NOTES: 1. RAIL REQUIRED ON EACH SIDE OF
Lock: Unlocked RAIL REQUIRED ON EACH SIDE OF
Status: STAIRWAY. 2. RAIL MAY BE MOUNTED TO
Checkmark: Unchecked WALL RAIL MAY BE MOUNTED TO WALL IF
Author: AutoCAD SHX Text ADJACENT TO A STRUCTURE.
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TYPICAL SIDEWALK
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 21.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 36.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 22 1/2%%D
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS VERT BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS (CU YDS.)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS FINISHED GRADE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS KEYSTONE 4" CAP UNIT
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS PVC WYE FITTING, RUN DIAMETER TO MATCH PIPE TO MAIN AS CALLED OUT ON PLANS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 90%%D BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NOT USED
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS RAIL TO BE CAST IN CONCRETE OR CORED & EPOXIED SOLID
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS FITTING
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS A1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 12" RAD. (TYP.)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS BEND
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 6"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS PIPE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 12"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 8"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NONE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.5"o STEEL TUBING, PAINTREQ'D TO MATCH BUILDING ELEMENTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NO-HUB COUPLING
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 14.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS WIDTH
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS MINIMUM BEARING AREA IN SQUARE FEET
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 45.8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5.6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 26.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS HORIZONTAL ELL
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS ALL TREAD DEPTHS TO MATCH
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS A2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 13.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 10"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS NTS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7. BEARING AREAS ARE BASED ON TEST
Lock: Unlocked PRESSURE OF 250 P.S.I. AND AN ALLOWABLE
Status: SOIL BEARING STRESS
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS CONCRETE STAIR & RAIL
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FLXFL GATE VALVE
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: KEYSTONE COMPAC UNIT
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 14"
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: PLUG OR
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5.3
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7.4
Page Label: [8] COS C500 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 2.1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 7.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS THRUST BLOCK
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 4" PERFORATED DRAIN PIPE TO DAYLIGHT AT WALL ENDS S>0.3%
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 48" LANDING: SLOPE < 2% ALL DIRECTIONS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS OD
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TEE
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS TO SEWER MAIN
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 45%%D VERT
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 11.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 3.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS SUBGRADE PREPARED PER SOILS
Lock: Unlocked INVESTIGATION
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5.7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS OF 2000 POUNDS PER SQUARE FOOT.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 0.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 67.5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 53.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 8" MIN. LOW PERMEABLE SOIL
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [8] COS C500 DETAILS 16"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS 6" PROPERLY PREPARED AND COMPACTED
Lock: Unlocked ROAD BASE, DOT GRADING BAND W/LESS
Status: 10% PASSING #200 SIEVE
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS LANDING; SLOPE<2%
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS 4' OF CLEAN GRAVEL/ROCK PLACED IN 8"
Lock: Unlocked LIFTS AND COMPACTED WITH VIBRATORY
Status: PLATE COMPACTOR
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS STATE PERMIT OR LICENSE REQUIRED \$100
Lock: Unlocked MINIMUM FINE AND CLASS 2 MISDEMEANOR
Status: FOR VIOLATORS
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS RESERVED PARKING
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: HEAVY PAVEMENT SECTION
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESERVED PARKING
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TYPICAL CONCRETE SIDEWALK & FLATWORK
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CONCRETE SIDEWALK (IF COLORED OR
DESIGNED SCORING REQUIRED SEE ARCH.
SITE PLAN FOR DETAILS)
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CONCRETE CURB WALL
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: NOT USED
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS RAMP; SLOPE<8%
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS STATE PERMIT OR LICENSE REQUIRED \$100
Lock: Unlocked MINIMUM FINE AND CLASS 2 MISDEMEANOR
Status: FOR VIOLATORS
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS PROPERLY PREPARED SUBGRADE PER
Lock: Unlocked SOILS REPORT
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: [9] COS C501 DETAILS -
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS ASPHALT TO BE SET " ABOVE 34" ABOVE LIP
Lock: Unlocked OF GUTTER
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS 3/4" RAD.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS VAN
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS -
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS MAX.
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS ADA SIGNAGE & TEXT TO BE VERIFIED PER
Lock: Unlocked LOCAL REQUIREMENTS
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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NOTES: 1. TWO REGULAR STALLS CAN SHARE ONE ACCESS AISLE. 2. TWO VAN STALLS CAN SHARE ONE ACCESS AISLE. 3. PARKING SPACE AND LOADING ZONE TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS. 4. HANDICAPPED SIGNAGE SHALL BE PROVIDED FOR ALL HANDICAP STALLS ACCORDING TO ADA REQUIREMENTS. "VAN ACCESSIBLE" SIGN SHALL ALSO BE PROVIDED FOR ALL STALLS ADJACENT TO AN 8', OR LARGER, LOADING AREA. BOTTOM OF SIGNAGE SHALL BE 60" ABOVE FINISHED GRADE OF STALL. 5. SEE GRADING PLAN FOR SIDEWALK GRADING ELEVATIONS. RAMP SLOPES TO BE 1:12 MAX PER ADA REQUIREMENTS. 6. CONTRACTOR TO VERIFY, & MODIFY IF NECESSARY, ADA SIGNAGE TO ASSURE LOCAL COMPLIANCE REQUIREMENTS ARE MET.

Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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4" PLANT MIX ASPHALT COMPACTED TO 92-96% OF RICE VALUE

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Page Label: [9] COS C501 DETAILS
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ADA SIGNAGE & TEXT TO BE VERIFIED PER LOCAL REQUIREMENTS

Subject:
Page Label: [9] COS C501 DETAILS
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Author: AutoCAD SHX Text
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ADA PARKING SIGN

Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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7" PROPERLY PREPARED AND COMPACTED AGGREGATE BASE (CDOT CLASS 5 OR 6), DOT GRADING BAND W/LESS 10% PASSING #200 SIEVE, COMPACTED TO 95% STANDARD PROCTOR

Subject: %%UADA SIGNAGE
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject: TRANSITION TO LOWBACK CURB/ZERO REVEAL
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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Subject: DOWEL INTO BUILDING STEM WALL WITH CRITICAL SIDEWALK PANEL, SEE STRUCTURAL DRAWINGS
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject: NTS PAVEMENT SECTION TO MEET PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS
Page Label: [9] COS C501 DETAILS
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Status:
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Author: AutoCAD SHX Text
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Subject: MIN.
Page Label: [9] COS C501 DETAILS
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Subject: NTS
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PROPERLY PREPARED AND COMPACTED
ROAD BASE, DOT GRADING BAND W/LESS
10% PASSING #200 SIEVE

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LOWBACK CURB/ZERO REVEAL, SEE SITE
PLAN FOR LENGTH

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6" M-4500 PSI CONCRETE FLATWORK. SEE
CONCRETE FLATWORK FOR ADDITIONAL
REQ'TS

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Subject:
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Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS TOPSOIL OR PAVEMENT SURFACE
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS 1.0%
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS HORIZONTAL REINFORCEMENT (1) #4 BAR
Lock: Unlocked
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Page Label: [9] COS C501 DETAILS NTS
Lock: Unlocked
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Author: AutoCAD SHX Text
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS RESERVED PARKING
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

NOTES: 1. CONCRETE SHALL CONTAIN NOT LESS THAN 6.3 BAGS CEMENT, HAVE 5-7% ENTRAINED AIR, AND SHALL BE PLACED AT A SLUMP NOT TO EXCEED 3.5". 2. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557. 3. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT. 4. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8'. 5. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH. 6. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

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Lock: Unlocked
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Author: AutoCAD SHX Text
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6" PROPERLY PREPARED AND COMPACTED
ROAD BASE, DOT GRADING BAND W/LESS
10% PASSING #200 SIEVE

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PROPERLY PREPARED SUBGRADE PER
SOILS REPORT

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CRITICAL SIDEWALK PANEL

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Author: AutoCAD SHX Text
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8

Subject:
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24" CURB & GUTTER

Subject:
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PROVIDE STEEL SLEEVES, FLUSH WITH
SURFACE FOR POST INSTALLATION (TYP.)

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4

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ADA RAMP

Subject:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS 11
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS 3/4" RAD. (TYP.)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS MAX.
Lock: Unlocked
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Subject:
Page Label: [9] COS C501 DETAILS 9
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS RESERVED PARKING
Lock: Unlocked
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Author: AutoCAD SHX Text
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Page Label: [9] COS C501 DETAILS NTS
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS THICKENED EDGE SIDEWALK
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS ADA VAN PARKING SIGNAGE
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
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NOTES: 1. MINIMUM SIDEWALK WIDTH: 44" IN DIRECTION OF TRAVEL MINIMUM SIDEWALK WIDTH: 44" IN DIRECTION OF TRAVEL 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK. 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS. 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.

Subject:
Page Label: [9] COS C501 DETAILS CURB & GUTTER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS
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Author: AutoCAD SHX Text
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NOTES: 1. SEE "TYPICAL CONCRETE SIDEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

Subject:
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PROPERLY PREPARED SUBGRADE PER
SOILS REPORT

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Author: AutoCAD SHX Text
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PROPERLY PREPARED SUBGRADE PER
SOILS REPORT

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Author: AutoCAD SHX Text
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ADA VAN PARKING SIGN

Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
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7" PROPERLY PREPARED AND COMPACTED
AGGREGATE BASE (CDOT CLASS 5 OR 6),
DOT GRADING BAND W/LESS 10% PASSING
#200 SIEVE, COMPACTED TO 95% STANDARD
PROCTOR

Subject:
Page Label: [9] COS C501 DETAILS
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Author: AutoCAD SHX Text
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VAN HANDICAPPED STALL

Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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NTS

Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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6" PROPERLY PREPARED AND COMPACTED
ROAD BASE, DOT GRADING BAND W/LESS
10% PASSING #200 SIEVE

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STATE PERMIT OR LICENSE REQUIRED \$100
MINIMUM FINE AND CLASS 2 MISDEMEANOR
FOR VIOLATORS

Subject:
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10

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CURB CUT & DRAINAGE

Subject:
Page Label: [9] COS C501 DETAILS VAN
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS TRUNCATED DOMES MEETING ADA REQ'TS
Lock: Unlocked ALONG ENTIRE DISTANCE OF LOWBACK
Status: CURB
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: [9] COS C501 DETAILS 5
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS TOPSOIL OR PAVEMENT SURFACE
Lock: Unlocked
Status:
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Subject:
Page Label: [9] COS C501 DETAILS PROPERLY PREPARED SUBGRADE PER
Lock: Unlocked SOILS REPORT
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Subject:
Page Label: [9] COS C501 DETAILS BUILDING FOOTING
Lock: Unlocked
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Subject:
Page Label: [9] COS C501 DETAILS 2.0%
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Subject:
Page Label: [9] COS C501 DETAILS ADA PARKING SIGNAGE
Lock: Unlocked
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Subject:
Page Label: [9] COS C501 DETAILS NTS PAVEMENT SECTION TO MEET
Lock: Unlocked PAVEMENT SECTION TO MEET SOILS
Status: REPORT REQUIREMENTS
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS RIGID PAVEMENT SECTION
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS STATE PERMIT OR LICENSE REQUIRED \$100
Lock: Unlocked MINIMUM FINE AND CLASS 2 MISDEMEANOR
Status: FOR VIOLATORS
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: [9] COS C501 DETAILS -
Lock: Unlocked
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Subject:
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: REGULAR HANDICAPPED STALL
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CONCRETE FLATWORK (IF COLORED OR
DESIGNED SCORING REQUIRED SEE ARCH.
SITE PLAN FOR DETAILS)
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: ADA PARKING STALLS
Page Label: [9] COS C501 DETAILS
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 3
Page Label: [9] COS C501 DETAILS
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Subject: 2.0%
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Lock: Unlocked
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