



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone 719-520-6300
 Fax 719-520-6695
 www.elpasoco.com

**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

CONSTRUCTION DRAWINGS CHECKLIST

Revised: January 2022

Construction Drawings				
The purpose of construction drawings is to provide the design for the construction, enlargement, alteration, relocation, removal, conversion, demolition, repair, maintenance and excavation of public infrastructure and common development improvements within the criteria governed by the ECM and the LDC. The construction drawings shall be prepared by a qualified professional engineer and shall be tailored to the stage of development application and the stage of subdivision-related construction.				
			Applicant	PCD
Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.			✓	Office use only
General Content				
1	Sheet Size: 22" x 34" (preferred) or 24" x 36" or 11" x 17"		✓	
2	Title block located on right side of sheet and includes at a minimum:		✓	
	Project title		✓	
	Sheet title		✓	
	Sheet number		✓	
	Name, address, and phone number of engineer		✓	
3	Engineer's stamp is required on all engineering design sheets (final plans for approval only) or cover sheet only electronically per State PE Board Laws, Rules and Policies. If County or Metro District standard detail sheets are included in the CD plan set and not revised, a signed and stamped note indicating that the Design Engineer has issued the referenced standard details with the CDs may be placed on the cover sheet.		✓	
4	Minimum text size is 0.08" (2 mm) on full-size plans and must be legible when printed on 11"x17" plans.		✓	
5	North arrow and scale on all plan sheets		✓	
6	Minimum scale is 1"=50' (smaller scale permitted with prior County approval)		✓	
7	Drawing legend for symbols, abbreviations, linetypes used		✓	
8	Title Sheet which includes at a minimum:		✓	
	Sheet index		✓	
	Project title		✓	
	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.		✓	
	General project layout map (show and label benchmark locations here and on street plans)		✓	
	Design engineer's statement		✓	
	Owner/developer's statement		✓	
	El Paso County signature block		✓	
	Planning and Community Development file number at lower right			
	Project benchmark (NAVD88)		✓	
	Basis of bearing		✓	
	Other applicable jurisdiction/utility signature blocks		✓	
	List of governing agencies, owner, engineer, architect with contact information		✓	
9	EPC standard construction notes		✓	
10	Details sheet(s) as needed		✓	



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Street Plan and Profile Sheets			
1	Typical cross-section for all proposed street classifications and variations. (List street names applicable to the typical street cross section)	✓	
2	The street plan view shall include at a minimum:		
	Existing and proposed utilities	✓	
	Existing and proposed structures	✓	
	Existing and proposed right-of-way/property lines	✓	
	Existing and proposed easements	✓	
	Existing and proposed contours with slope arrows (if no grading plan submitted)	✓	
	Adjacent subdivisions identified	✓	
	Proposed lot numbers		
	Proposed centerline alignment station label (line/curve data, PC, PT, and survey control)	✓	
	Curb return data (Radius, Length, Delta, Chord Bearing)	✓	
	Sight distance at intersections shall be shown and labeled. Notes shall be provided for each leg of the intersection stating that they exceed the minimum sight distance for ___ mph design speed. (ECM Section 2.3.7.C.5)	NA	
	Station equation at alignment intersections	✓	
	Street name label with road classification and design speed	✓	
3	The street profile view shall include at a minimum:		
	Existing ground profile at centerline	✓	
	Finished grade profile at centerline and/or flowline	✓	
	Existing and proposed grades shown and extended 100 feet beyond storm drain	✓	
	Existing and proposed utility crossings	✓	
	Station labels at the bottom of profile	✓	
	Elevation labels at the side of profiles	✓	
	Profile data labels: slope, vertical curve (L, K, A.D, PVI, PVC, PVT, etc.), grade break	✓	
	Superelevation data ("e" and runout, if applicable)	✓	
	Match lines	✓	
	Profiles required for curb returns, knuckles, cul-de-sac bulbs	NA	

**Note: See Roadway CD's
 for public roadway sheets.**



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Storm Drain Plan and Profile Sheets			
1	The storm drain plan view shall include at a minimum:		
	Existing and proposed utilities	✓	
	Existing and proposed structures	✓	
	Existing and proposed right-of-way/property lines	✓	
	Existing and proposed easements	✓	
	Existing and proposed contours with slope arrows (if grading plan is a separate plan set)	NA	
	Adjacent subdivisions identified	✓	
	Proposed lot numbers	NA	
	Storm drain alignment station label (with bearing, curve data for pipes laid on curves, and survey control)	✓	
	Station equation at alignment intersections	✓	
	Structures labeled: station/offset or coordinate, structure number/ID	✓	
	Trench width if located outside existing road; Mill/overlay limits within existing road	✓	
2	The storm drain profile view shall include at a minimum:		
	Existing ground and finished grade profile at centerline	✓	
	Existing and proposed utility crossings (label type of utility, clearances at storm drain crossing, invert)	✓	
	Station labels at the bottom of profile	✓	
	Elevation labels at the side of profiles	✓	
	Pipe labeled: size, material, class, design flow (Q100), velocity (V100), slope, public or private, maximum and minimum cover checks	✓	
	100-year hydraulic grade line	✓	
	Structure labeled: structure number/ID, size, type (inlet, manhole, etc.), grate or rim elevation, invert elevations, centerline station, reference where detail is found for non-standard structures	✓	
	Outfall labeled: end section and headwalls labeled, riprap apron (length, depth, type, D50), toe wall shown, profile of existing ground shown for 200 feet downstream of outfall, Q100 water surface elevation downstream of outfall	✓	
Pavement Marking and Signing Plan			
1	EPC Standard Signage and Striping Notes		
2	Show all existing and proposed traffic control items such as: curb and gutters, edge of pavement, driveways, medians, islands, sidewalks, curb ramps, curb cuts, ROW, easement, street names, utility poles, signal poles, sign posts, mail box kiosks, trees	✓	
3	Show all existing and proposed permanent pavement markings.	✓	
4	Label existing pavement marking to remain and extent of pavement marking to be removed	✓	
5	Label existing striping to remain, removed or relocated	✓	
6	Label proposed pavement marking (width, station/offset, color, type of marking material)	✓	
7	Label proposed signage (MUTCD sign code, signage symbol, size, station/offset or coordinates)	✓	
8	Pavement marking symbols detail	✓	

OUTLOOK POWERS & GRINNELL

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

CIVIL CONSTRUCTION PLANS

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 09080408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

1. NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 856.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
4. NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO THEA POINT OF NON TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 5307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 212713198;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
2. ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 610.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
3. SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;

THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
2. SOUTH 58°55'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
4. SOUTH 83°24'45" WEST, A DISTANCE OF 105.09 FEET;
5. SOUTH 81°41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 363,565 SQUARE FEET OR 8.346 ACRES, MORE OR LESS;

PROJECT BENCHMARK:

A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS).

ELEVATION: 5908.830 US SURVEY FEET (NAVD88 DATUM)

NOTE: NAVD 88 ELEVATION WAS TRANSFORMED FROM NGVD29 DATUM USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). NGVD 29 PUBLISHED ELEVATION = 5905.440. PER NCAT, DELTA IS 3.389 US SURVEY FEET.

BASIS OF BEARING:

BASIS OF BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 7 BY A FOUND RR SPIKE IN CONCRETE AND THE WEST QUARTER OF SAID SECTION 7 BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "17496", AS BEARING SOUTH 00°43'01" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

AGENCY CONTACT LIST

OWNER/DEVELOPER
EVERGREEN DEV CO
1873 S BELLARIE ST, SUITE 1200
DENVER, CO 80222
CONTACT: ROBERT PLACE
(303) 757-0401

ARCHITECT

KEPHART
2555 WALNUT ST
DENVER, CO 80205
CONTACT: JOCELYN SMITH
(303) 832-4474

EL PASO COUNTY

253275 AKERS DR
COLORADO SPRINGS, CO 80922
CONTACT: GILBERT LAFORCE
(719) 520-7945

CIVIL ENGINEER/SURVEYOR

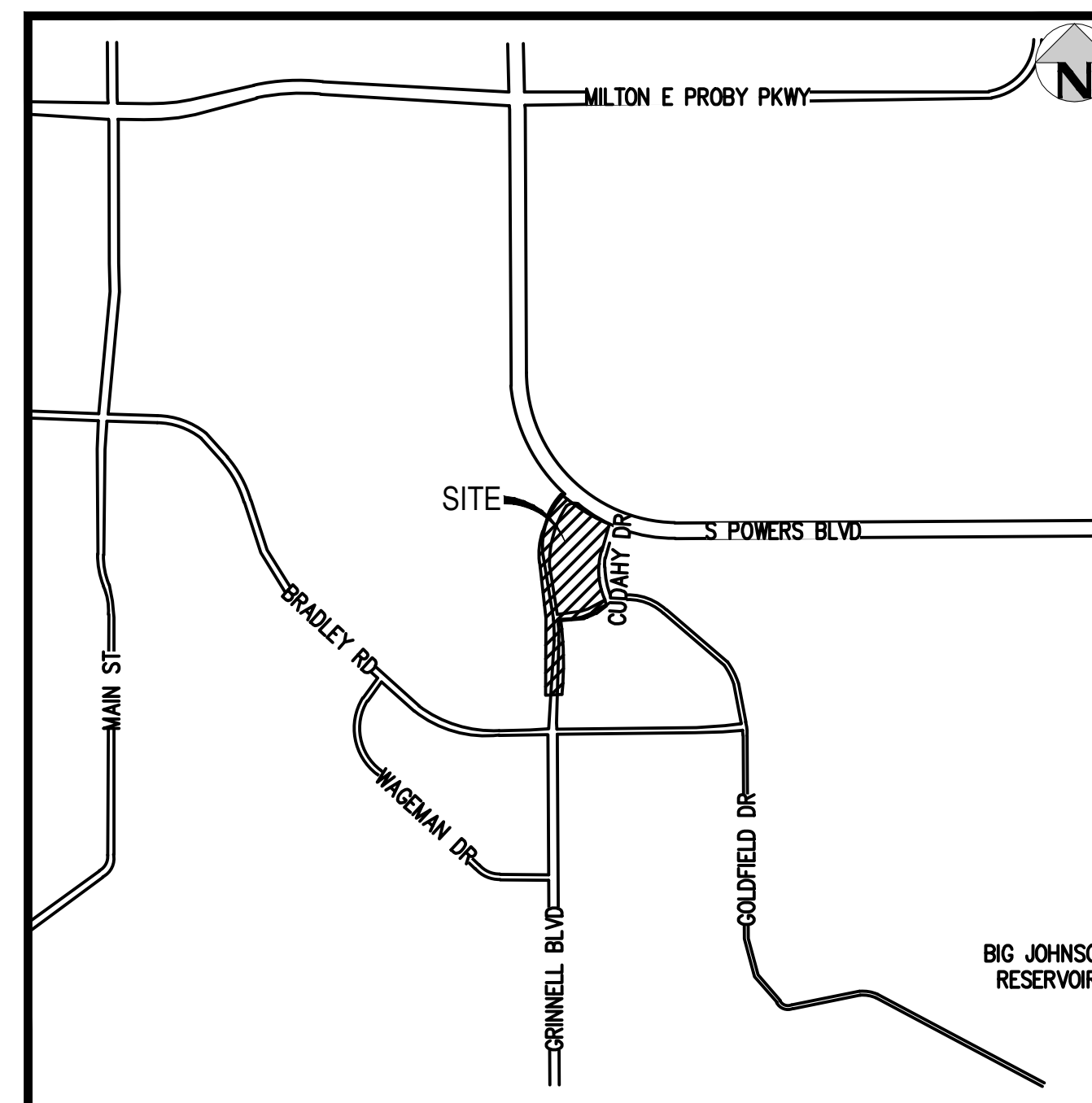
HARRIS KOCHER SMITH
1120 LINCOLN ST, SUITE 1000
DENVER, CO 80203
CONTACT: RACHEL PATTON, PE
SHAWN CLARKE
(303) 623-6300

LANDSCAPE ARCHITECT

NES, INC
619 N CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
CONTACT: CHRIS LIEBER
(719) 471-0073

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Legal description needs to
match legal description
provided on cover sheet of plat



VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATIONS

BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
BYOT	BY OTHERS
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
ELEC	ELECTRIC
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH
LP	LOW POINT
LSD	LANDSCAPE DRAIN
LSC	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MOD	MODIFIED
N	NORTH, NORTHING
PR	PROPOSED
PRV	PRIVATE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM SEWER
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TEMP	TEMPORARY
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
VERT	VERTICAL
WAT	WATER
XING	CROSSING

SHEET INDEX

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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 THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

COUNTY ENGINEER/ECM ADMINISTRATOR _____

DATE _____

OWNER'S STATEMENT:

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

OWNER SIGNATURE _____

DATE _____

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.

[NAME, P.E. # _____]

DATE _____

ISSUE DATE: 05-08-2023	PROJECT #: 221206
DATE	REVISION COMMENTS

Add "PCD File No. SF2318"

PRELIMINARY
NOT FOR
CONSTRUCTION

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL NOTES

- 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344). IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCN VOLUME II AND THE EGM APPENDIX I, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON ON MAY 18, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

STANDARD GESC NOTES

- SHADED BMPS WERE INSTALLED IN AN EARLIER PHASE, AND UNLESS OTHERWISE INDICATED SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY EL PASO COUNTY. CONTRACTOR SHALL VERIFY THE CONDITION OF ALL EXISTING BMPS AND REMOVE AND REPLACE THEM AS NECESSARY.
- ALL EXISTING BMPS WILL NEED TO BE PROPERLY REFRESHED OR RE-INSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- SEE DETAIL SHEETS EC-ECT FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEED MIX OR EL PASO COUNTY STANDARD SEED MIX.
- ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF BMPS AND PROCEDURES, IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPS THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPS, ARE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
- THE CONTRACTOR SHALL PROVIDE SURFACE ROUGHENING AND SEEDING AND MULCHING DURING THE DEMOLITION AND EARTHWORK PHASES AS REQUIRED BY THE SWMP AND EL PASO COUNTY INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
- THE CONTRACTOR SHALL REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) DATED 11/01/2021, THE COUNTY/CITY GRADING, EROSION, AND SEDIMENT CONTROL SPECIFICATIONS, AND THE MILE HIGH FLOOD DISTRICT VOLUME 3: STORMWATER BEST MANAGEMENT PRACTICES (BMPs) FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPE DRAIN AREA INLETS SHALL HAVE INLET PROTECTION UNTIL THE UPSTREAM AREA HAS BEEN FORMALLY LANDSCAPED AND ESTABLISHED. REFER TO THE STORM SEWER PLANS FOR EXACT LOCATIONS OF ALL AREA INLETS.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL PROPOSED SLOPES 4:1 OR GREATER.

GENERAL STORM NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL USE HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-NEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.

WATER QUALITY/NPDES EROSION AND SEDIMENT CONTROL NOTES

- THIS CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN HAS BEEN SUBMITTED AS THE APPLICATION FOR A STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE WATER QUALITY CONTROL DIVISION OF COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. I UNDERSTAND THAT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
- THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY 'BEST MANAGEMENT PRACTICES' AS INDICATED IN THE APPROVED CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN AND GEC PLANS.
- MODIFICATION OF AN ACTIVE STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES BY THE DEVELOPER, CONTRACTOR, OR THEIR AUTHORIZED AGENTS SHALL REQUIRE TIMELY NOTIFICATION OF AND APPROVAL BY THE WATER QUALITY CONTROL DIVISION. TERMINATION OF AN ACTIVE STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES UPON COMPLETION OF THE PROJECT REQUIRES NOTIFICATION OF AND APPROVAL BY EL PASO COUNTY ENGINEERING.

BMP MAINTENANCE NOTE

ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES, IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

UTILITY NOTES

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL NOTIFY 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, DEWATERING DISCHARGE, PERMITTING FOR ALL UTILITY INSTALLATION. PUMP RATE TESTS ARE HIGHLY RECOMMENDED.

Provide legend for linetypes used

Add the EPC Construction plans notes.

FILE PATH: J:\212106\ENGINEERING\GEOCID - COVER\DWG LAYOUT NOTES
 PLOTTED: MON 05/08/23 8:03:22P BY: MILES SUSTAD



DESIGNED BY: <DESIGNER>
 CHECKED BY: <REVIEWER>
 DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

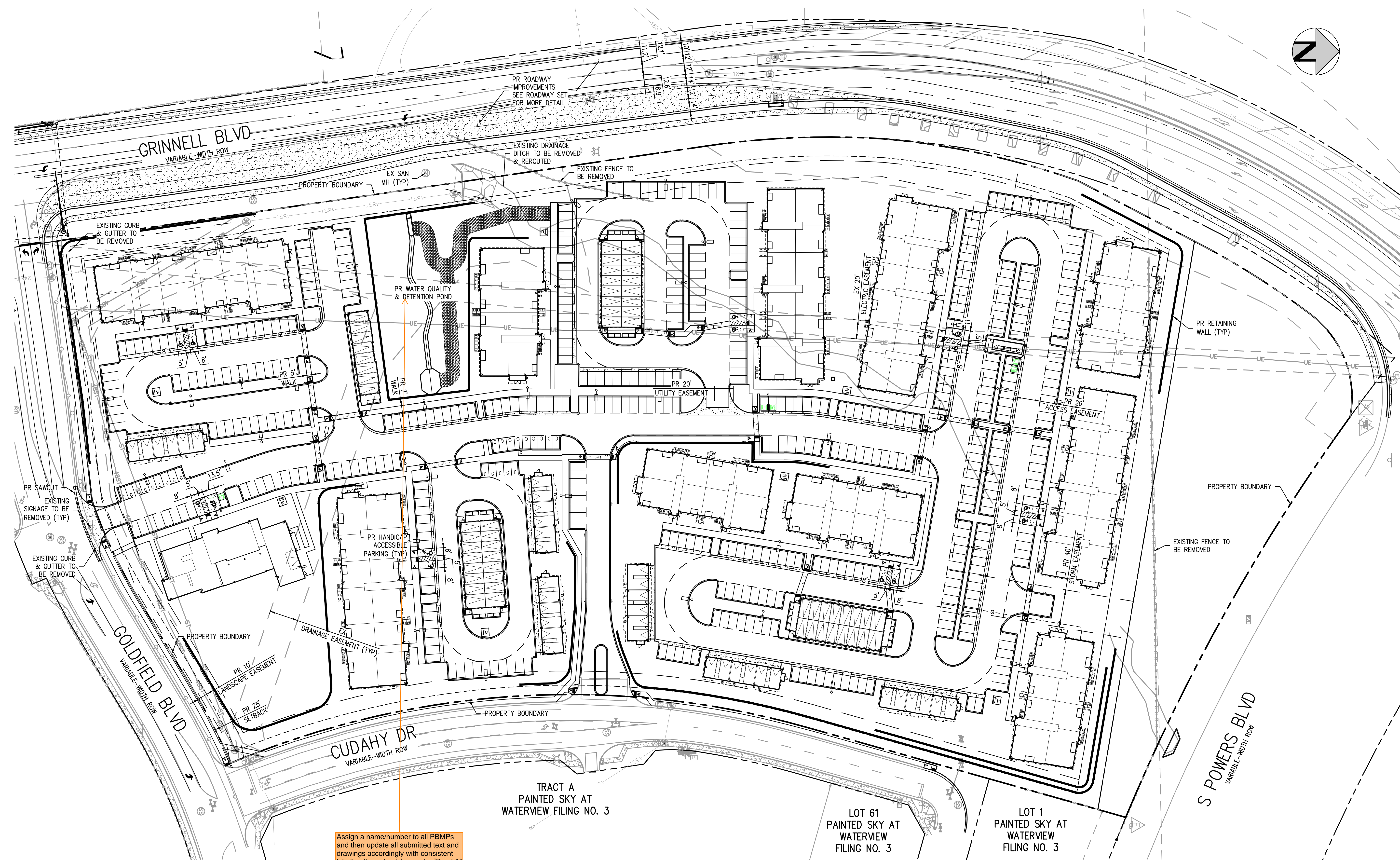
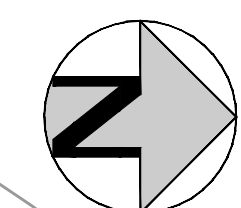


OUTLOOK POWERS & GRINNELL
 NOTES

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
 2
 2 OF 60

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Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

TRACT A
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WATERVIEW FILING NO. 3

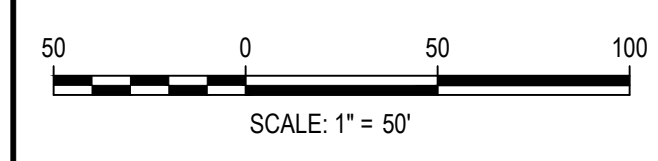
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LOT 1
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WATERVIEW
FILING NO. 3

FILES: J:\221206\ENGINEERING\221206 - OVERALL SITE PLANNING LAYOUT - OVERALL SITE PLAN.dwg
 PLOTTED: MON 05/08/2023 8:33:35P BY: MILES SUSTAD



Know what's below.
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 CHECKED BY: <REVIEWER>
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ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

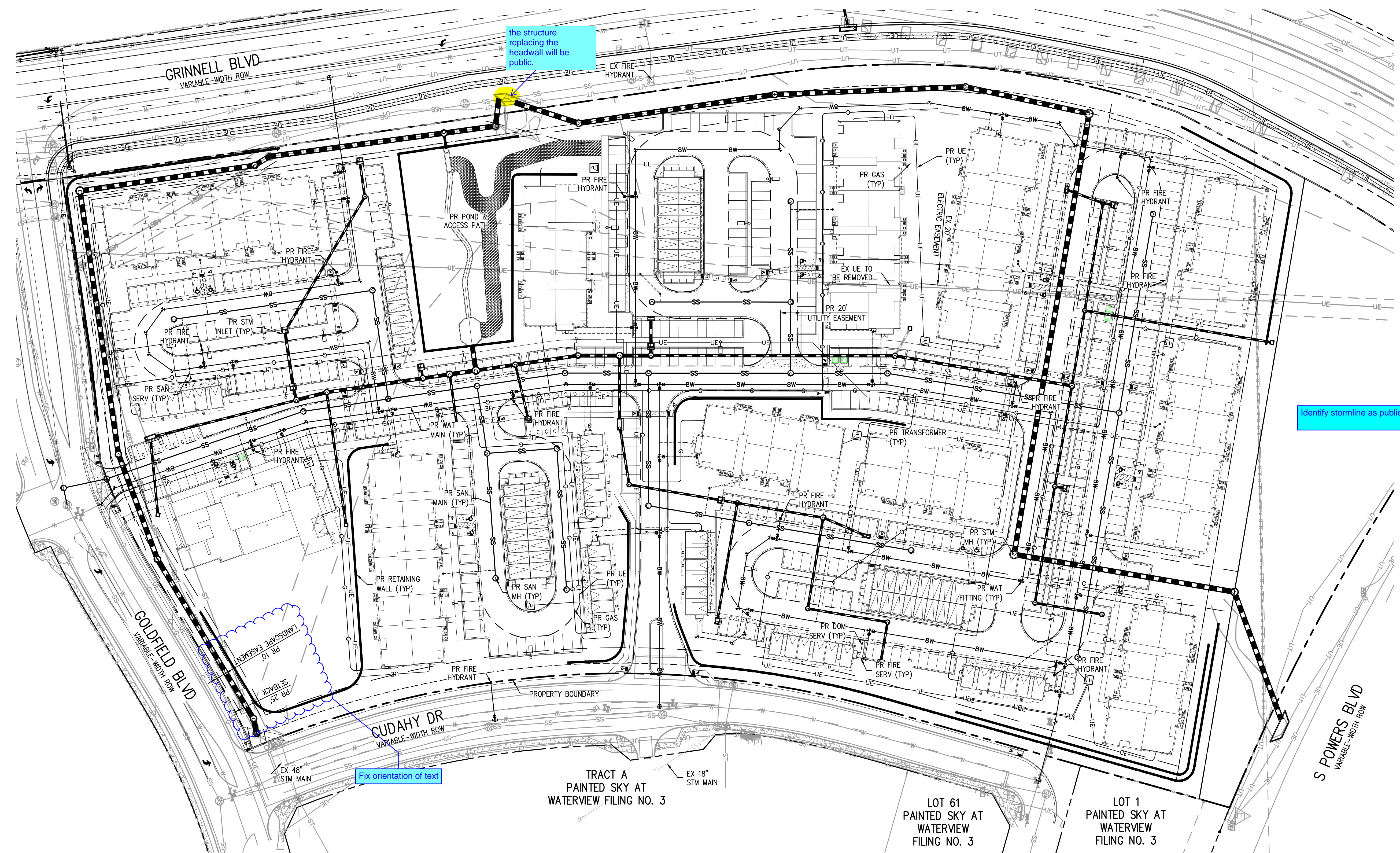
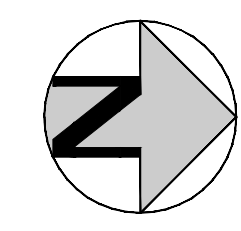
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OUTLOOK POWERS & GRINNELL
 OVERALL SITE PLAN

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PROJECT #: 221206
 SHEET NUMBER
3
 3 OF 60

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Identify stormline as public or private.

Fix orientation of text

the structure replacing the headwall will be public.

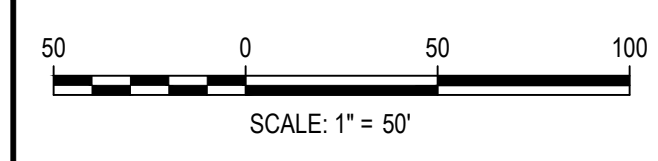
NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.

FILES: J:\221206\ENGINEERING\UTILITIES\CD - OVERALL UTILITY PLANNING LAYOUT OVERALL UTILITY PLAN
 DESIGNED BY: <DESIGNER>
 CHECKED BY: <REVIEWER>
 PLOTTED: MON 05/08/23 8:03:49P BY: MILES SUSTAD



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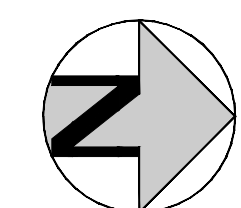
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OUTLOOK POWERS & GRINNELL
 OVERALL UTILITY PLAN

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PROJECT #: 221206
SHEET NUMBER
4
4 OF 60

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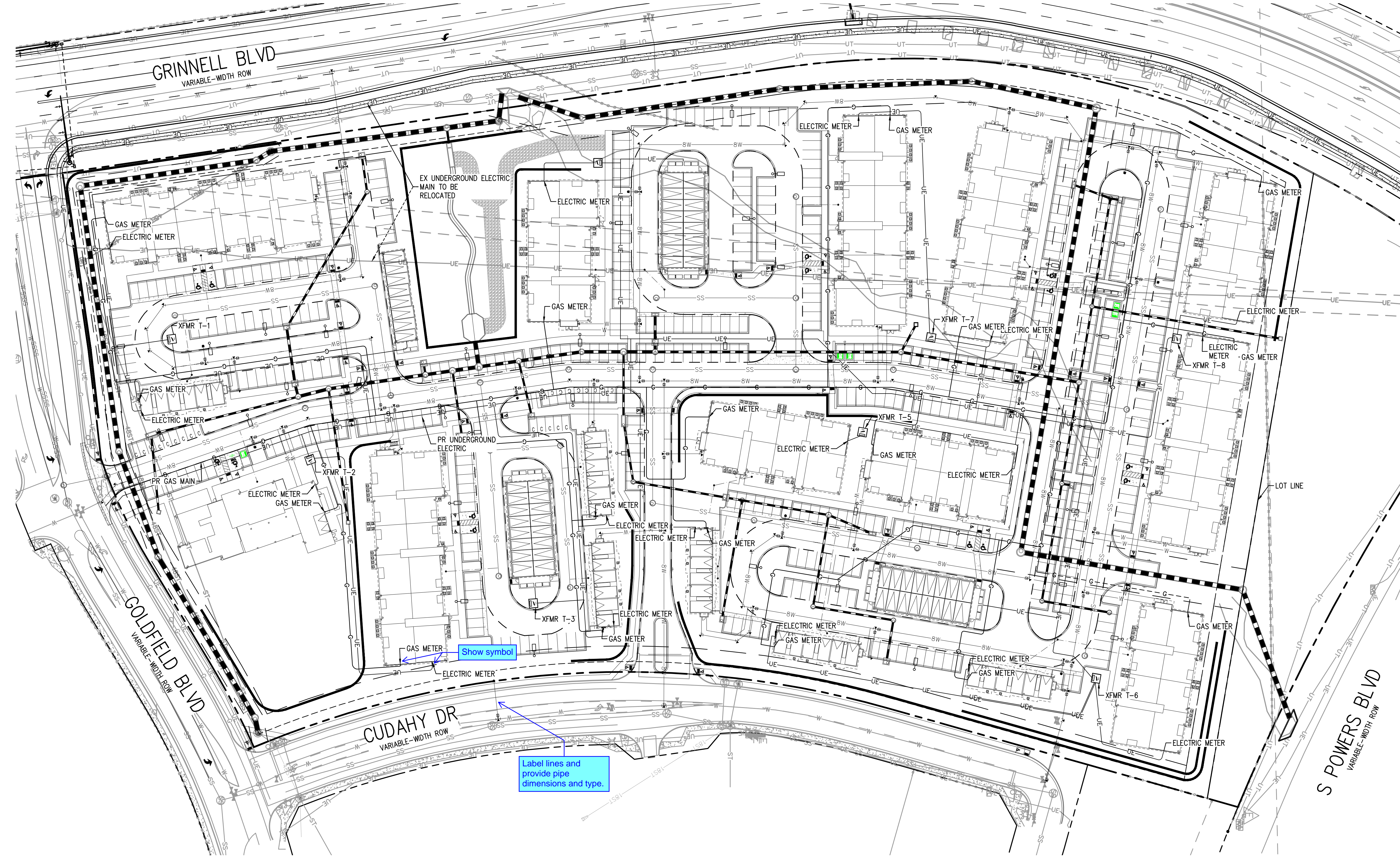
Include a legend for all the utility lines and infrastructure.

The swales in Basin areas E and M require underdrains per the drainage report. Show the underdrains and their tie into the storm sewer.

Label all swales and provide detailed cross section, include Sod and Permanent Irrigation requirements in accordance with Drainage Report Calculations.

NOTES:

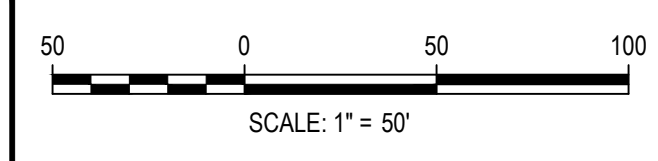
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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Show symbol

Label lines and provide pipe dimensions and type.

FILE PATH: J:\221206\ENGINEERING\UTILITIES\CD - DRY UTILITY PLANDWG - LAYOUT - DRY UTILITY PLAN
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OUTLOOK POWERS & GRINNELL
 DRY UTILITY PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

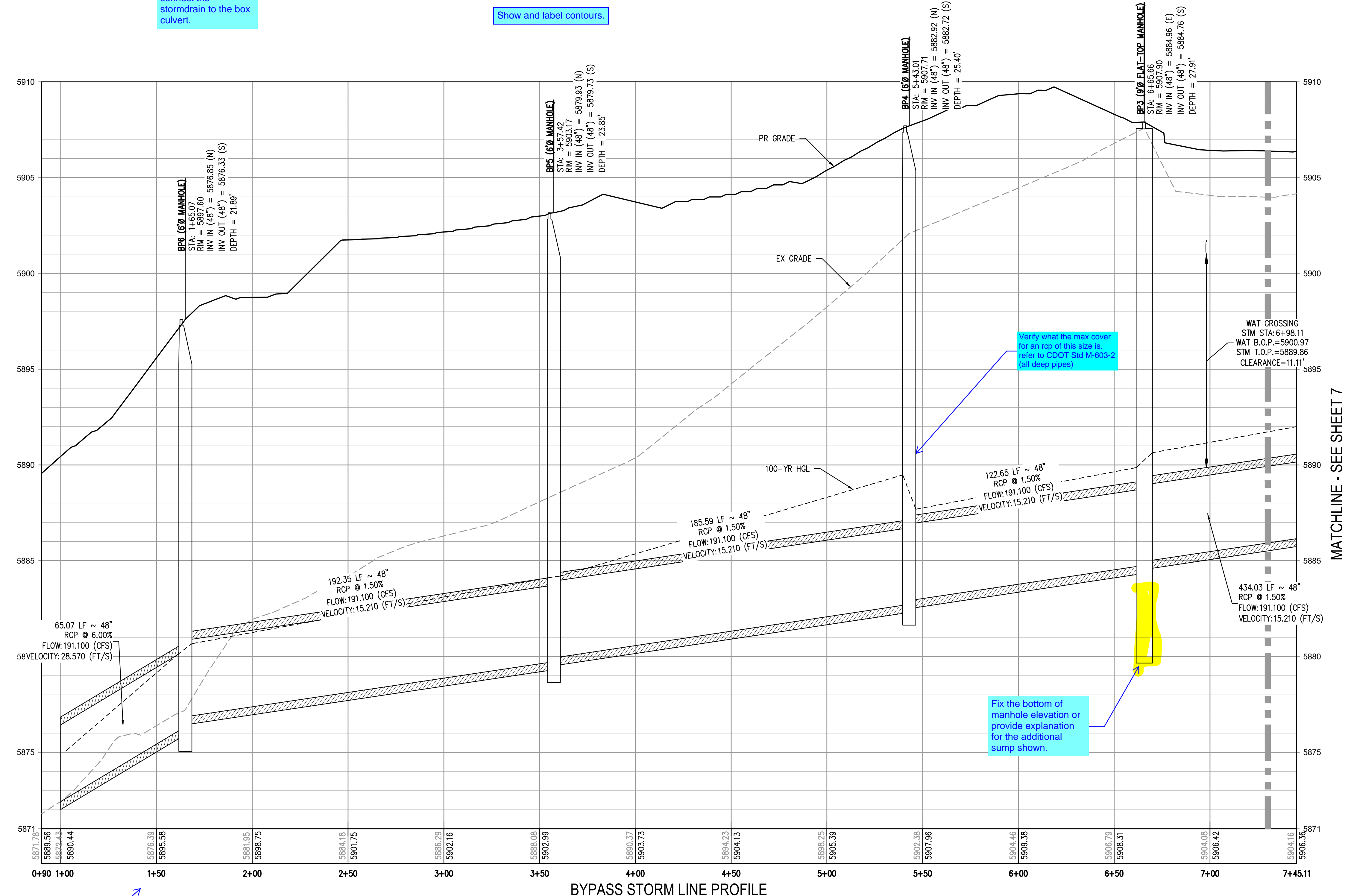
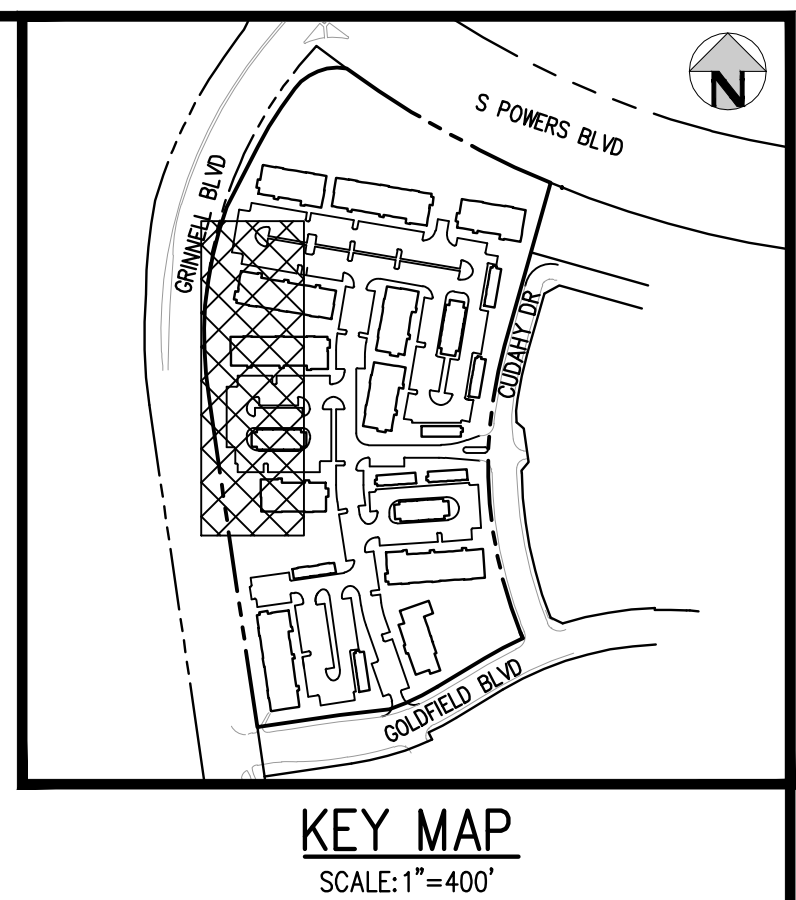
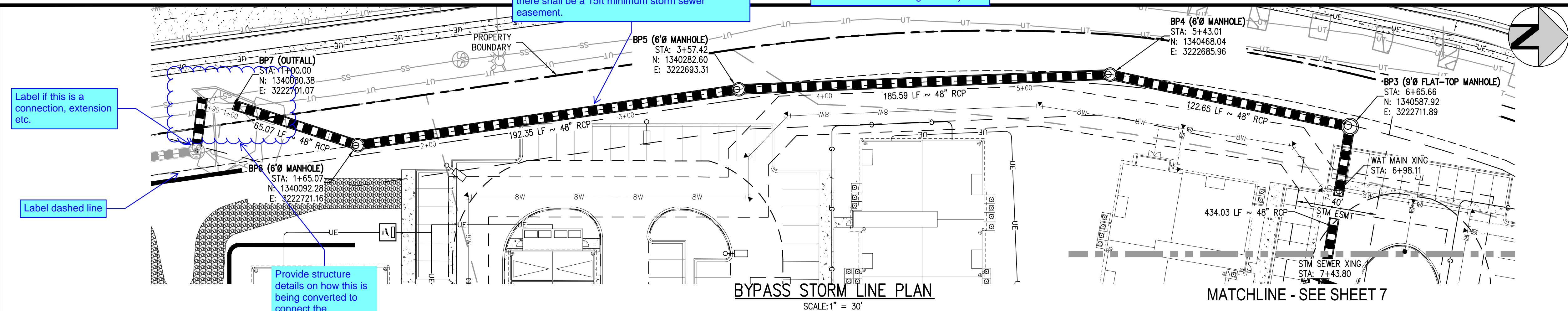
PROJECT #: 221206
 SHEET NUMBER

5

5 OF 60

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FILE PATH: J:\221206\ENGINEERING\UTILITIES\STORM\DCD - STORM R&P - BYPASS LINE DWG LAYOUT - BYPASS STORM LINE PLAN & PROFILE
 PLOTTED: MON 05/08/2023 8:04:39 AM BY: MILES JUSTAD
 PLOTTED: MON 05/08/2023 8:04:39 AM BY: MILES JUSTAD



- GENERAL STORM NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
 7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
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811 Know what's below. Call before you dig.

Stations do not match plan view. Please revise stations accordingly.

SCALE: 1" = 30'

DESIGNED BY: <DESIGNER>
 CHECKED BY: <REVIEWER>
 DRAWN BY: <DRAWN>

DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH

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 Denver, Colorado 80203
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 HarrisKocherSmith.com

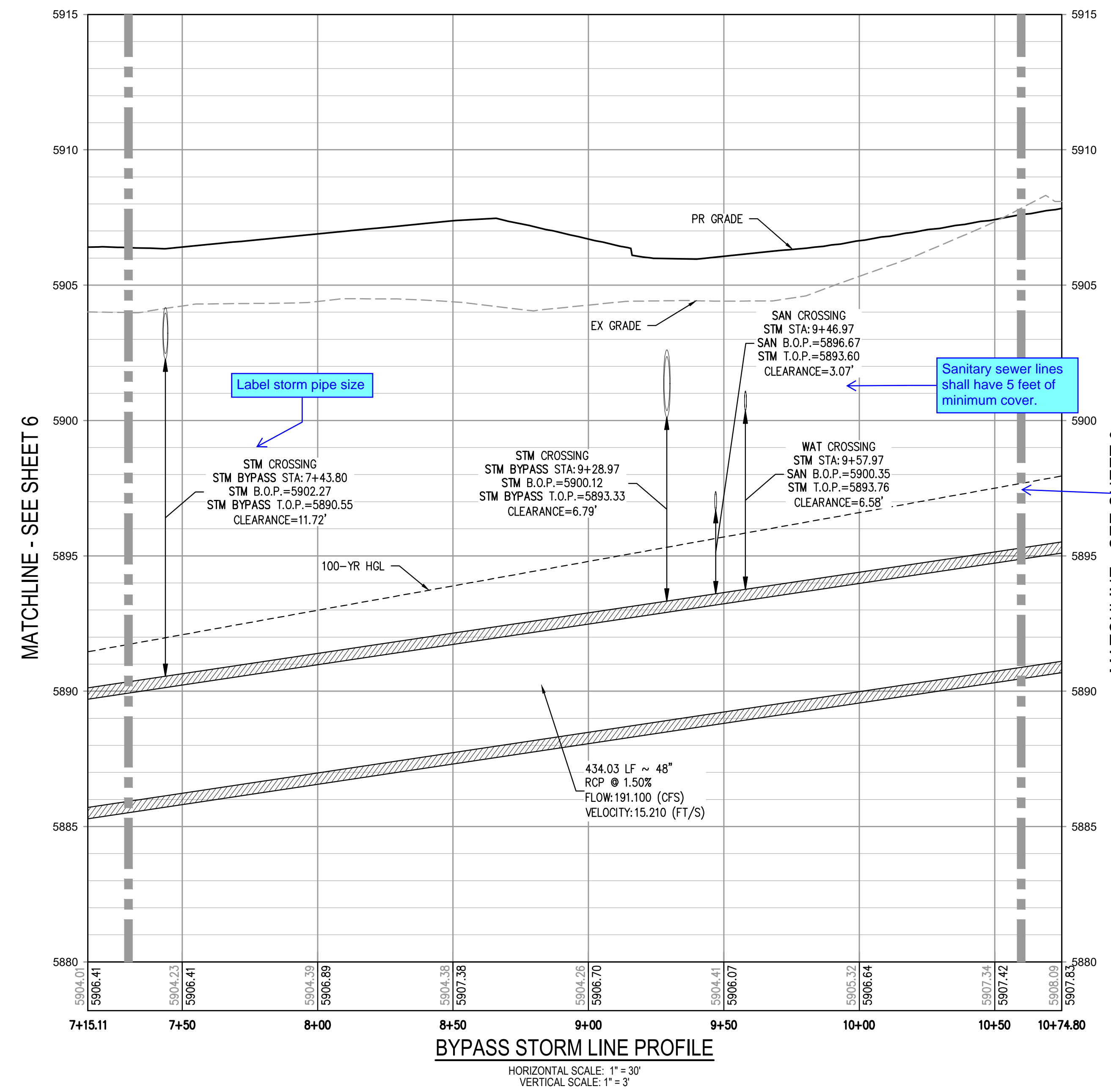
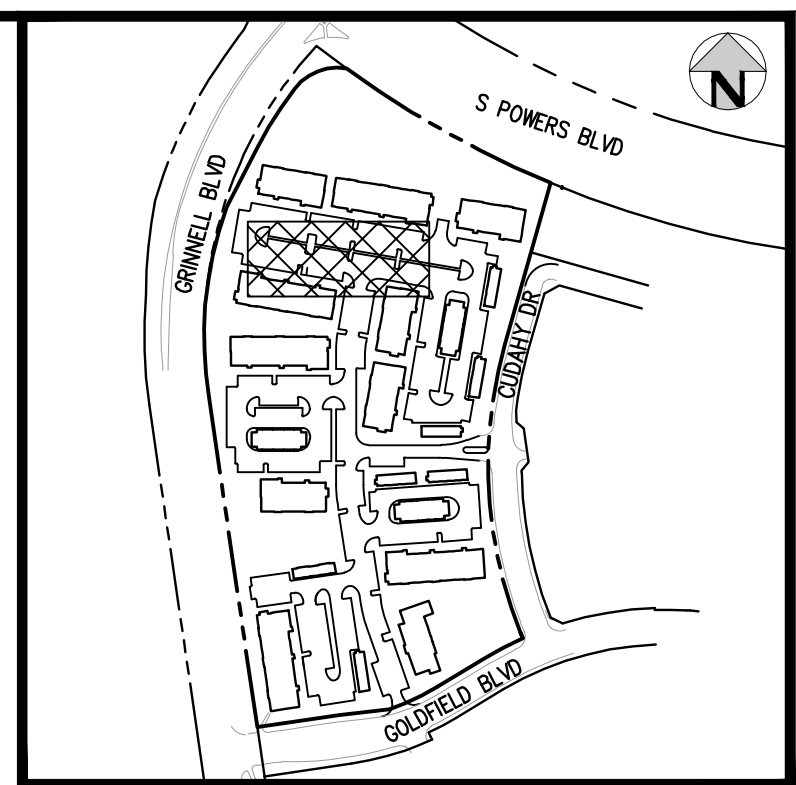
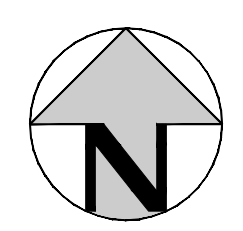
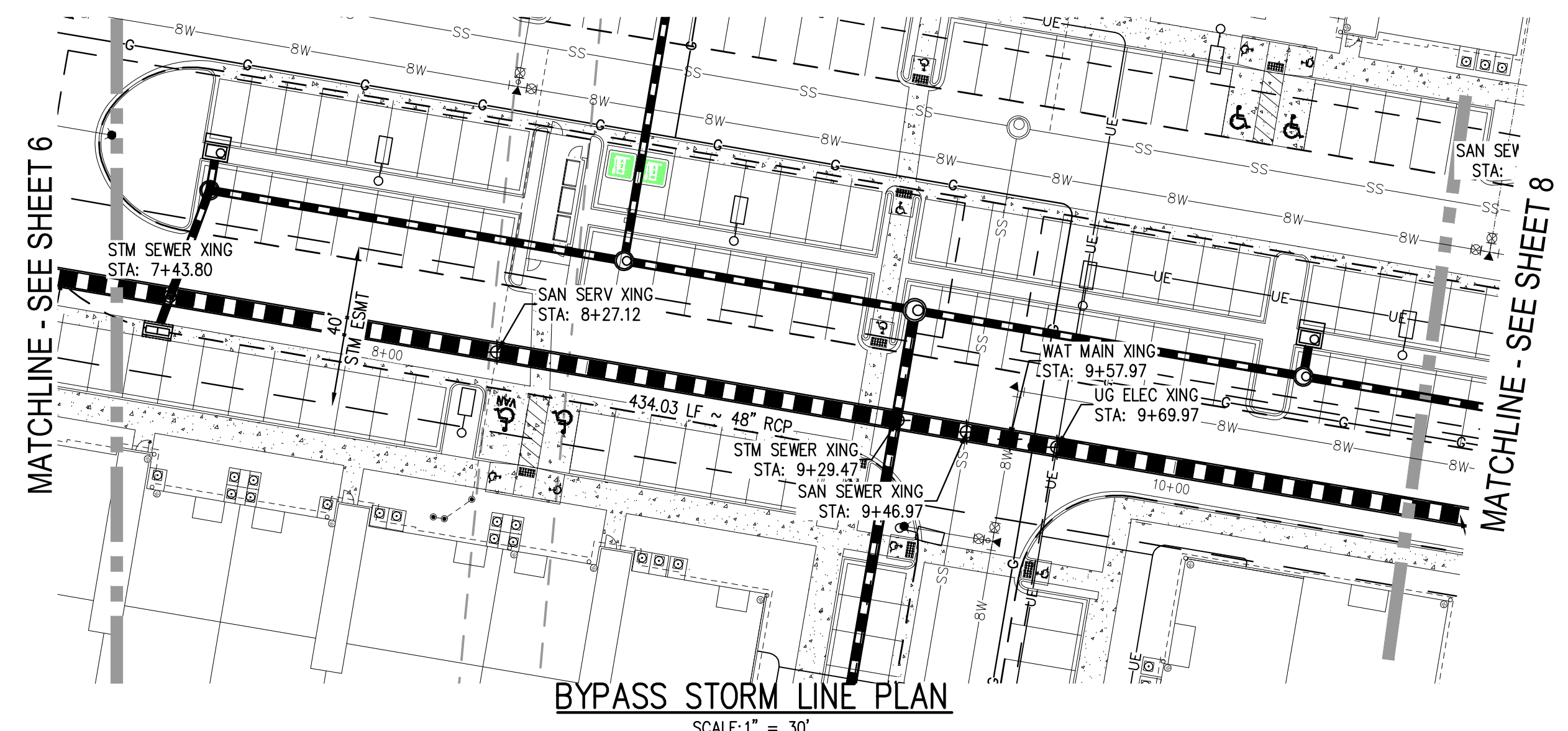
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OUTLOOK POWERS & GRINNELL
 BYPASS STORM LINE PLAN & PROFILE

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PROJECT #: 221206
 SHEET NUMBER
6
 6 OF 60

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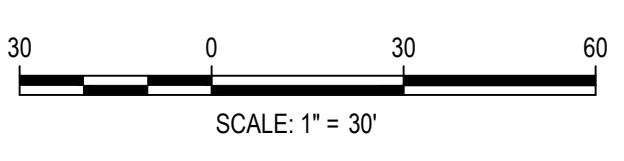
Update. This does not meet ECM 3.3.1.D. The designed is not a short run of pipes with pressure head.

D. Minimum Gradient.
The minimum gradient shall be 0.5% or a minimum velocity of 4 feet per second (fps) with the pipe flowing one quarter full. Storm sewer pipes shall be designed to flow full and free of pressure heads except for short runs where the grade changes and a small pressure head cannot be avoided. Where it is necessary to design for a pressure head, it shall be approved by the ECM Administrator and shall use pressure pipe with watertight joints with a 100-year service life.

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FILE PATH: J:\22126\ENGINEERING\UTILITIES\STORM\MD - STORM R&P - BYPASS LINE DWG LAYOUT - BYPASS STORM LINE PLAN & PROFILE (2)
 PLOT DATE: 05/08/2023 8:24:26 AM
 PLOTTED: MON 05/08/23 8:24:26 AM BY: MILES SUSTAD



DESIGNED BY: <DESIGNER>
 CHECKED BY: <REVIEWER>
 DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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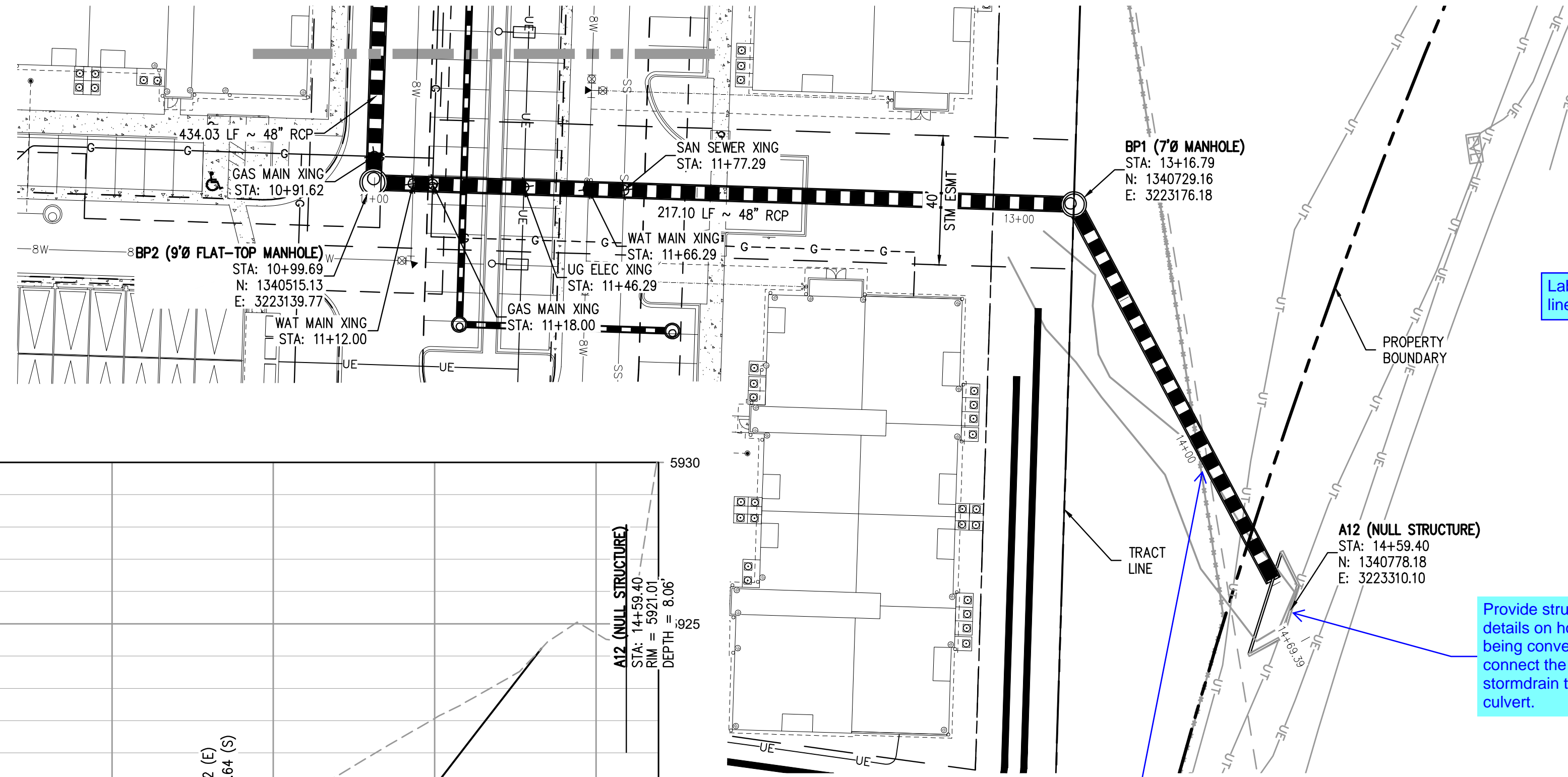
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OUTLOOK POWERS & GRINNELL
 BYPASS STORM LINE PLAN & PROFILE

PRELIMINARY
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PROJECT #: 221206
SHEET NUMBER
7
7 OF 60

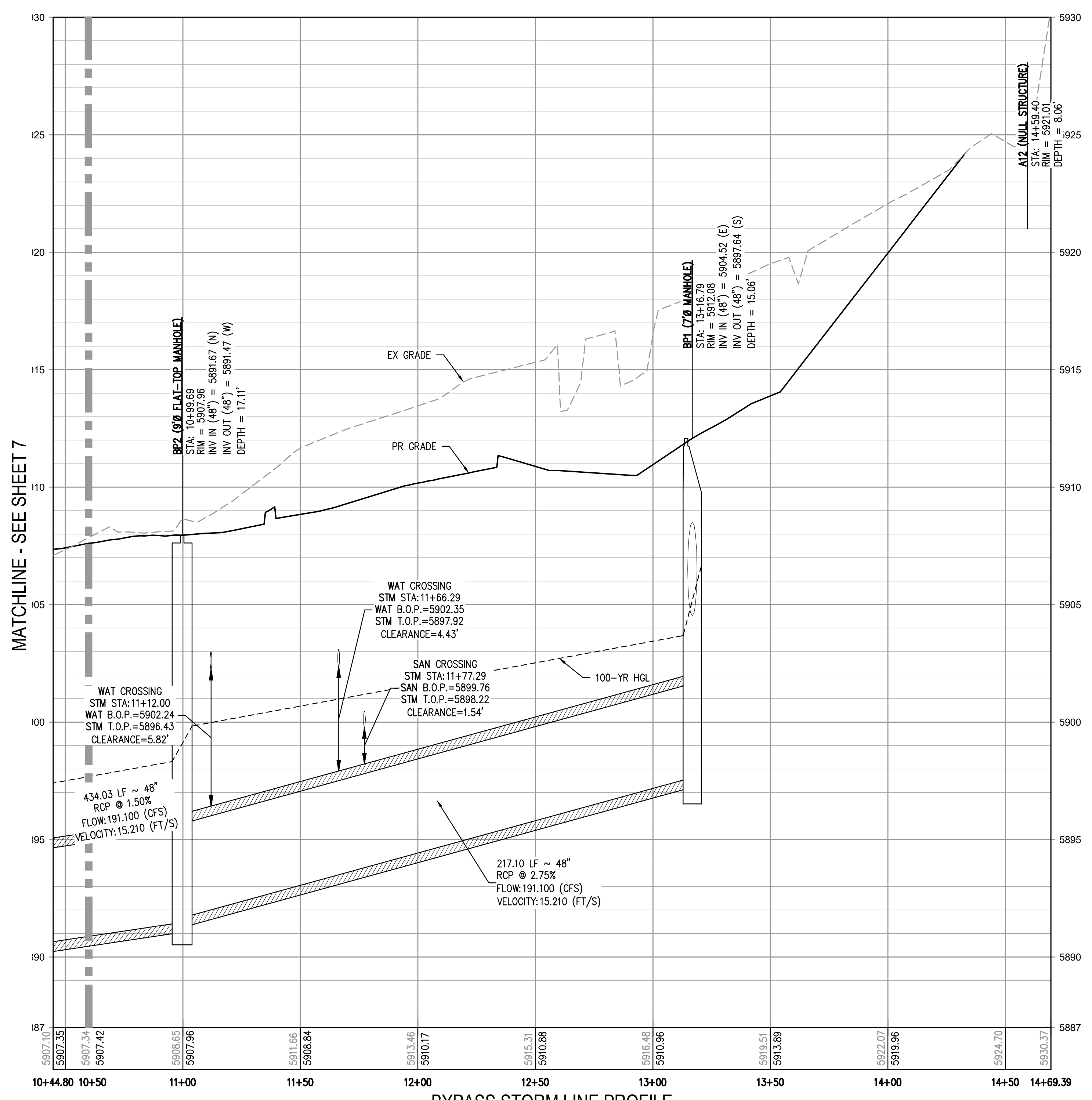
MATCHLINE - SEE SHEET 7



Label roadway and show ROW lines

Provide structure details on how this is being converted to connect the stormdrain to the box culvert.

Extend Profile to include this pipe segment.



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FILE PATH: J:\221206\ENGINEERING\UTILITIES\STORM-CD - STORM RCP - BYPASS LINE DWG LAYOUT - BYPASS STORM LINE PLAN & PROFILE (3).
 PLOTTED: MON 05/08/2023 8:24:31P BY: MILES SUSTAD
 PLOTTED: MON 05/08/2023 8:24:31P BY: MILES SUSTAD



DESIGNED BY: <DESIGNER>
 CHECKED BY: <REVIEWER>
 DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

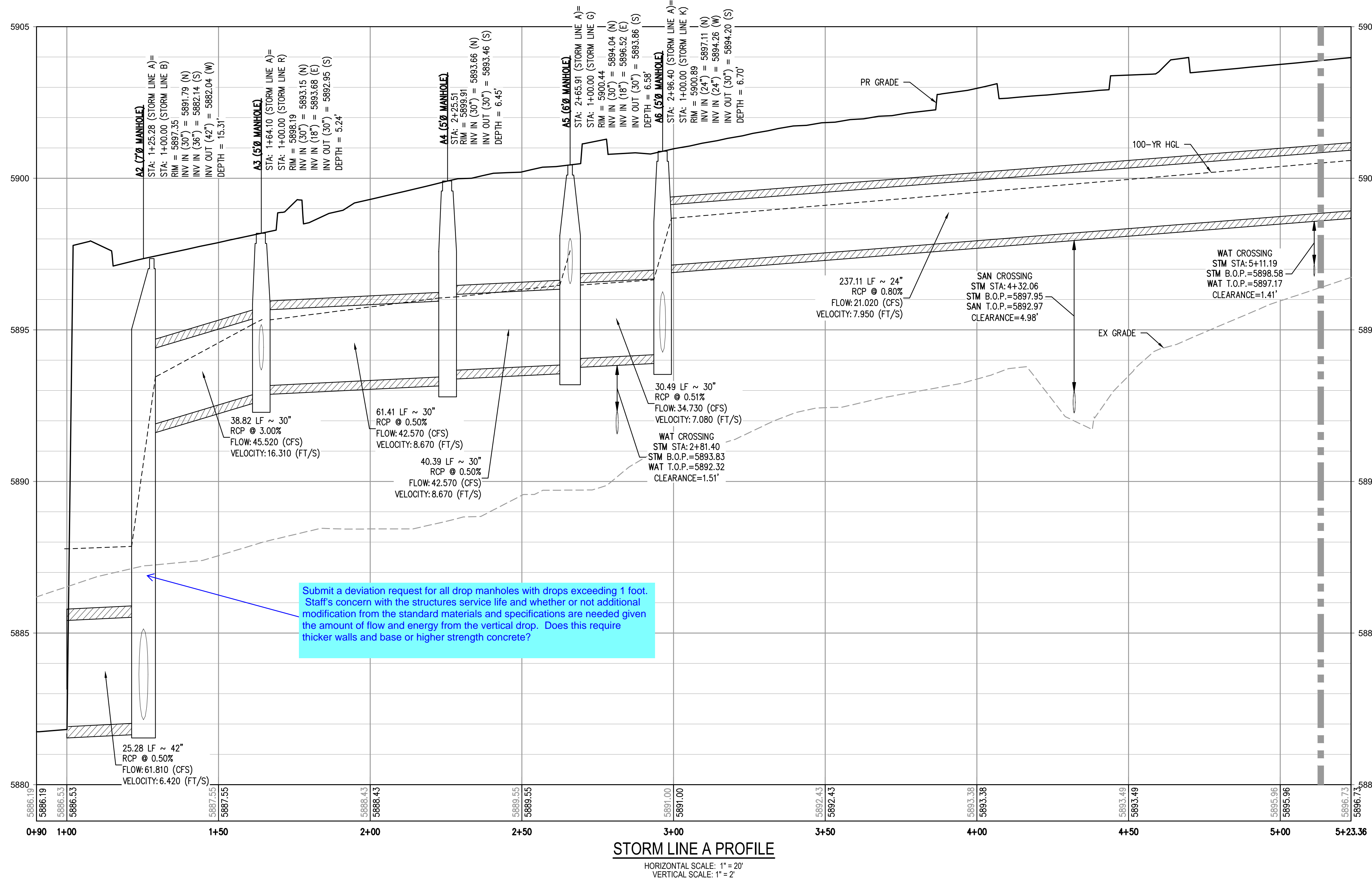
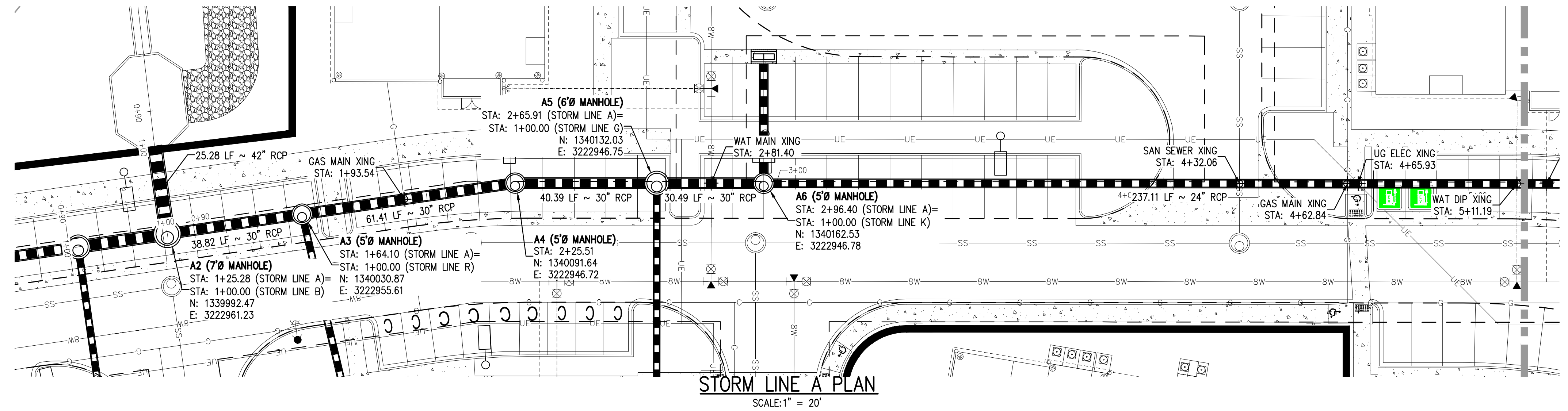


OUTLOOK POWERS & GRINNELL
 BYPASS STORM LINE PLAN & PROFILE

PRELIMINARY
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 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
8
 8 OF 60

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Submit a deviation request for all drop manholes with drops exceeding 1 foot. Staff's concern with the structures service life and whether or not additional modification from the standard materials and specifications are needed given the amount of flow and energy from the vertical drop. Does this require thicker walls and base or higher strength concrete?

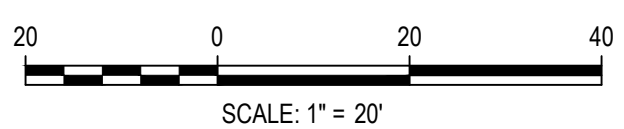
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FILE PATH: J:\221026\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 1.DWG LAYOUT: STORM LINE A
 PLOTTED: MON 05/09/23 8:04:46P BY: MILES SUSTAD



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 CHECKED BY: <REVIEWER>
 DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
 STORM LINE A PLAN & PROFILE

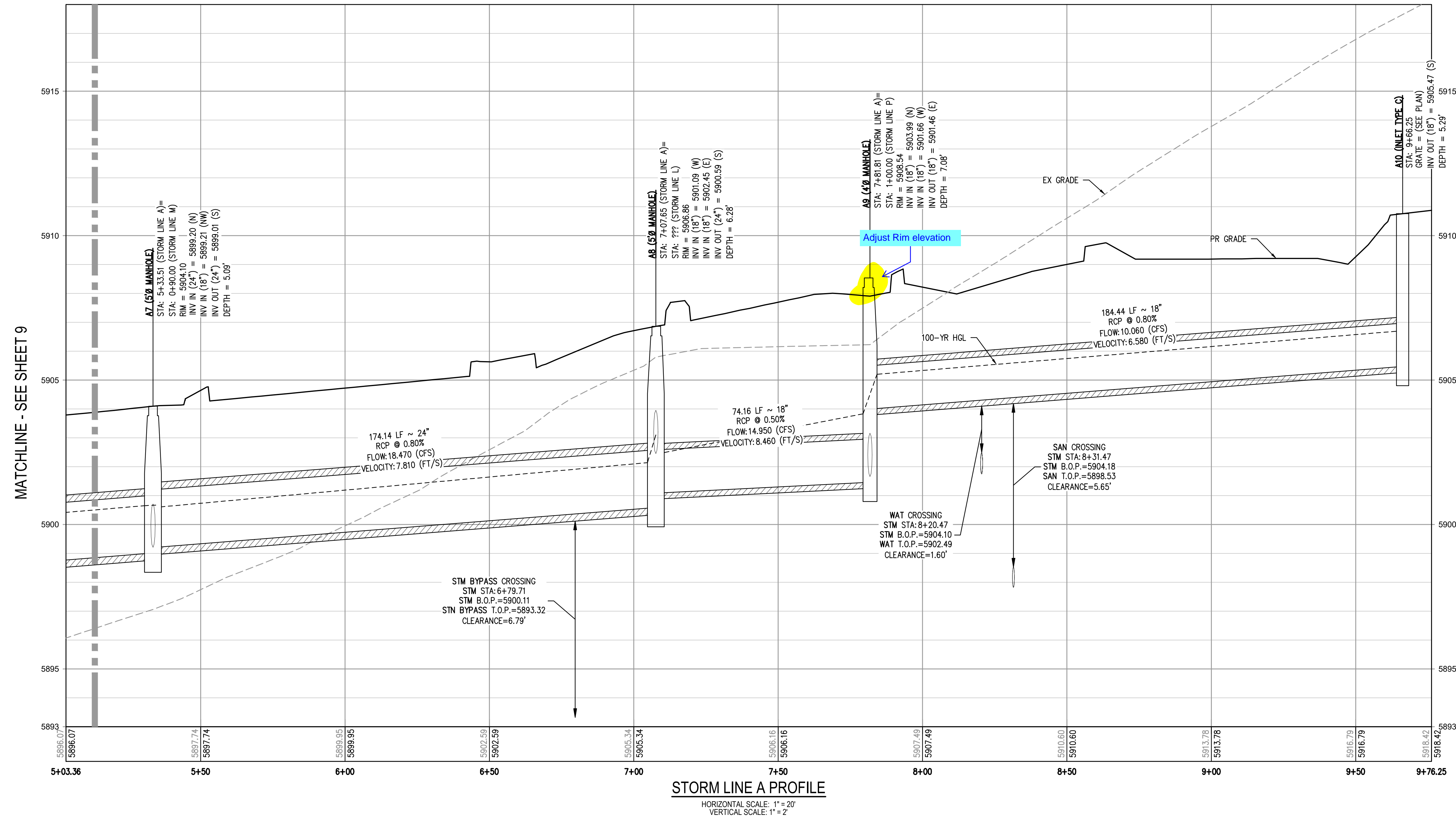
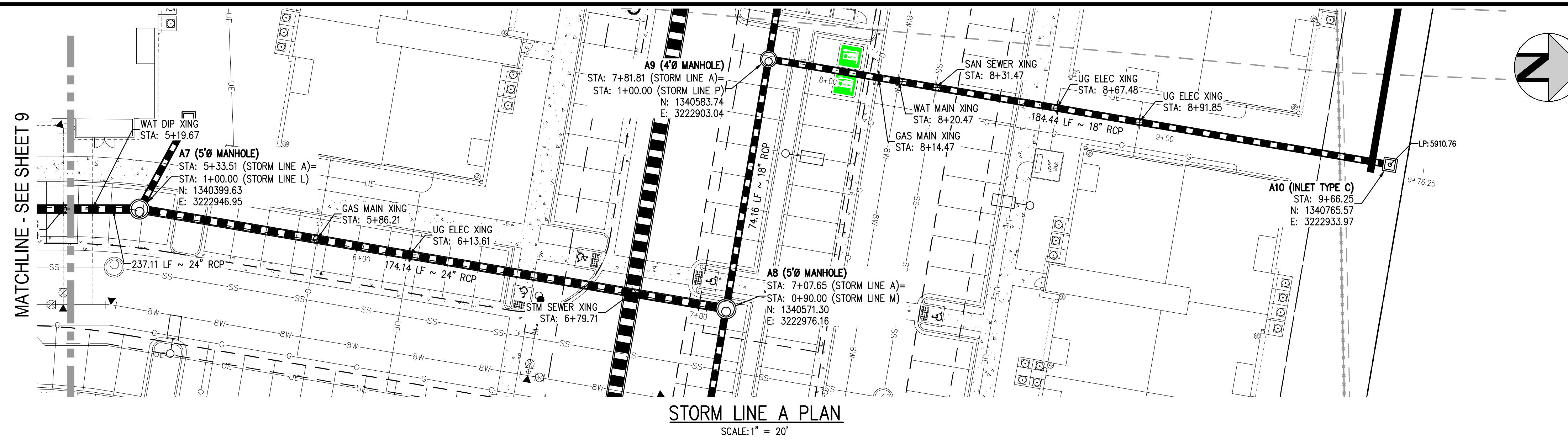
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PROJECT #: 221206
SHEET NUMBER

9

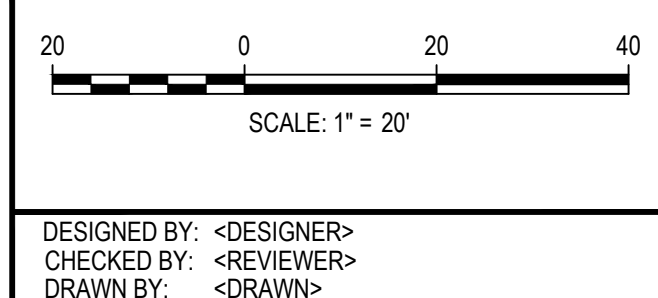
9 OF 60

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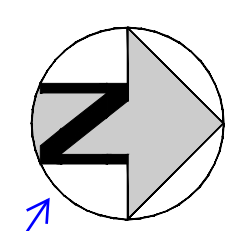
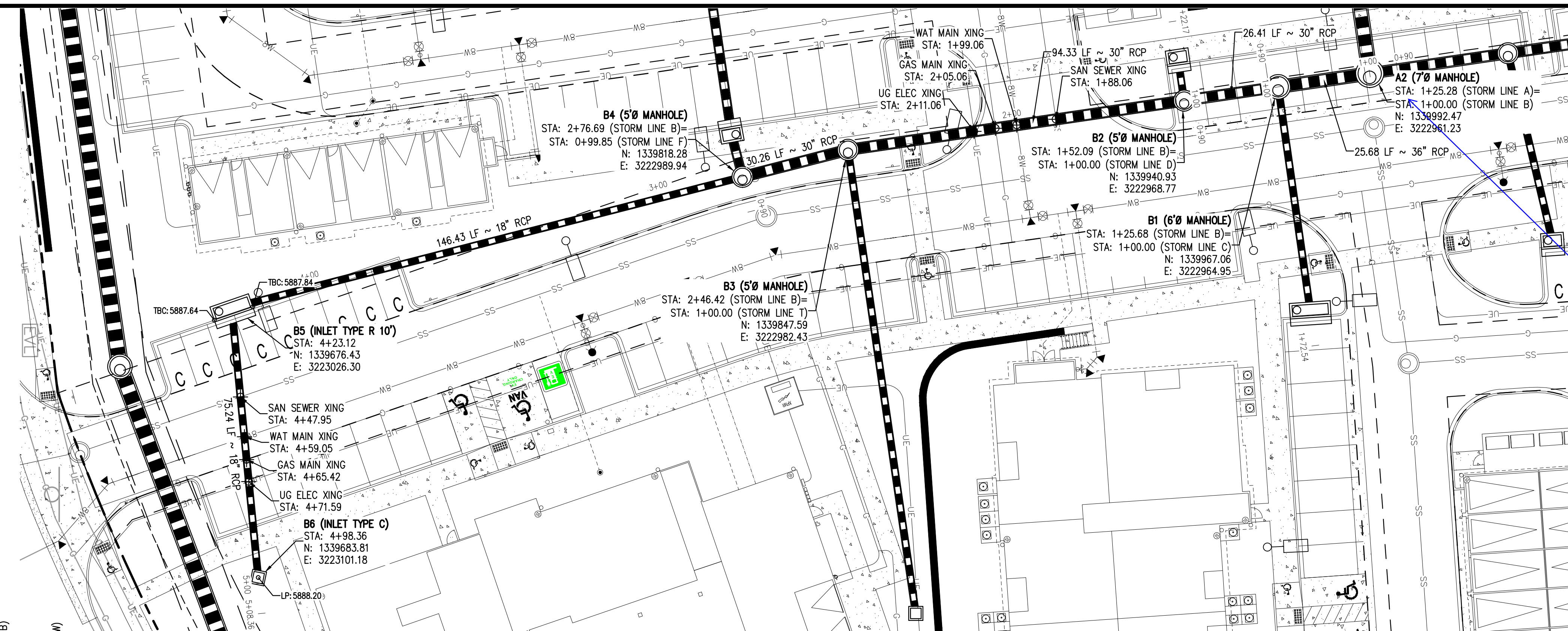


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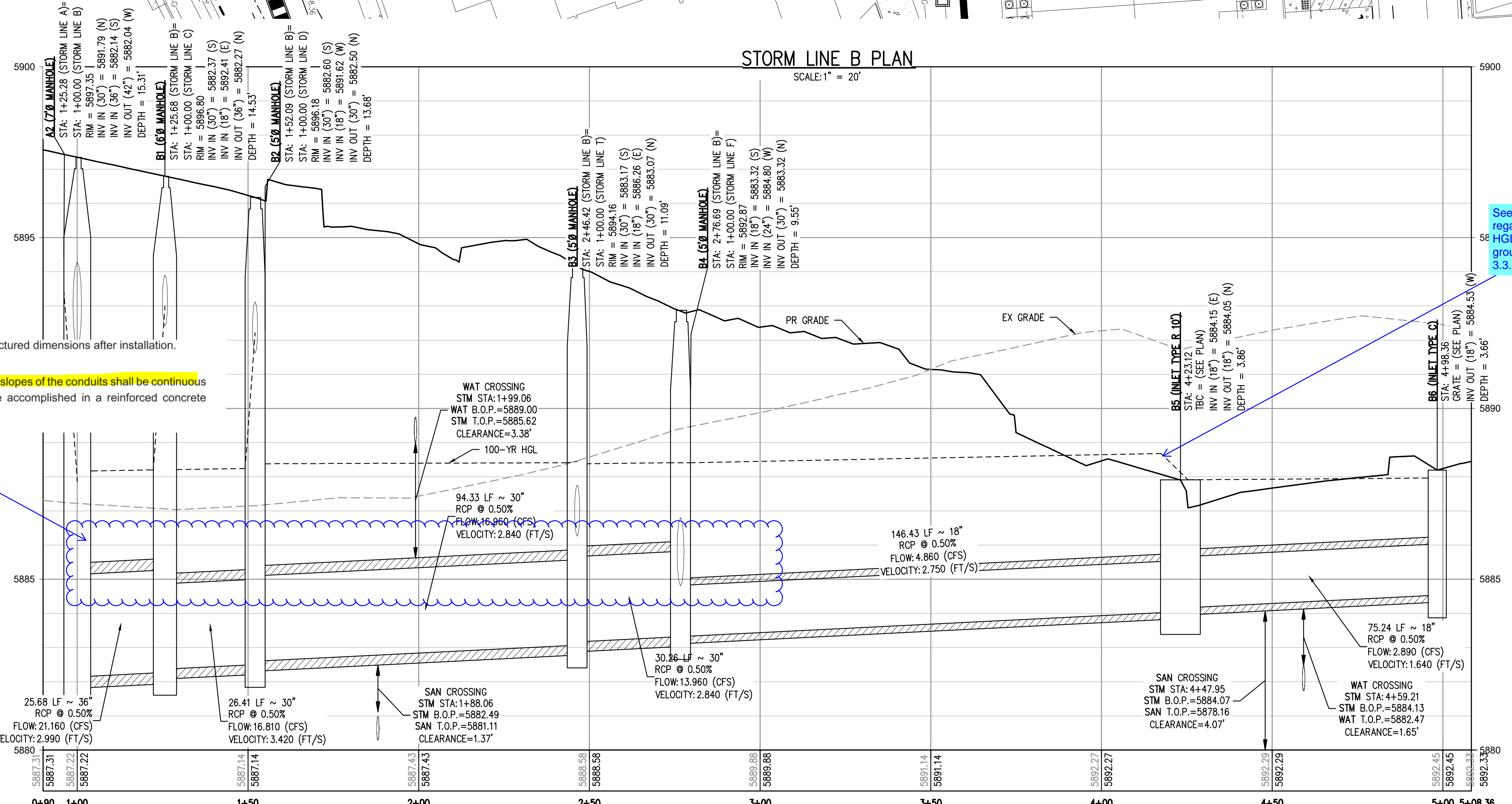
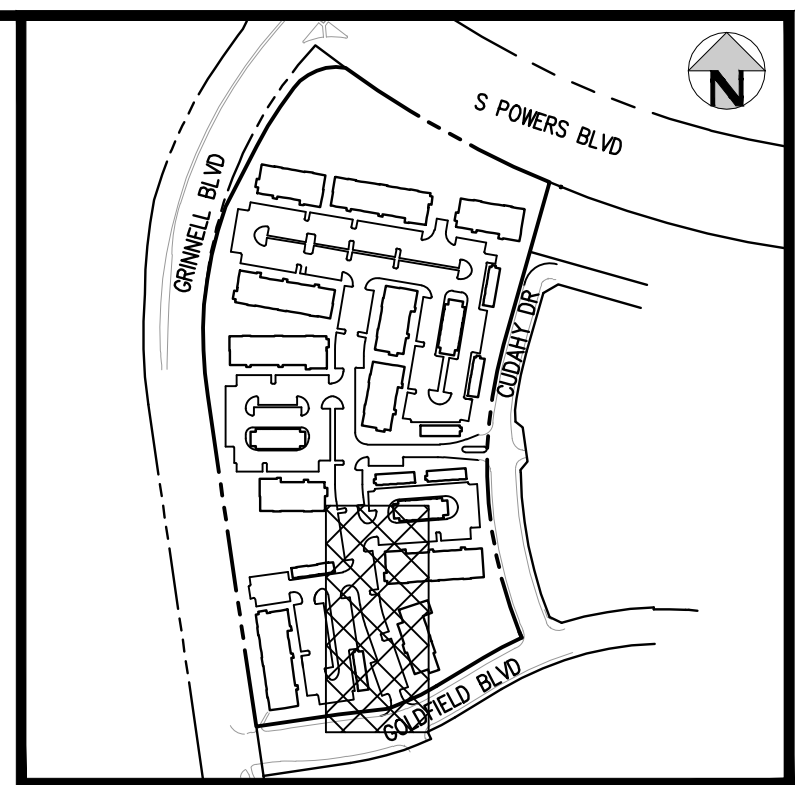
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PROJECT #: 221206
SHEET NUMBER
10
10 OF 60

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Rotate the plan view 180 to match the profile.



See comment provided in sheet 7 regarding the HGL. Additionally the HGL must be at or below the proposed ground surface per ECM Section 3.3.1.C

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- are met. Pipe must maintain its original manufactured dimensions after installation.
- Changes in Conduit Size.**
Where the conduit size increases, the inside top slopes of the conduits shall be continuous in elevation. Change in conduit sizes shall be accomplished in a reinforced concrete manhole or cleanout structure only.

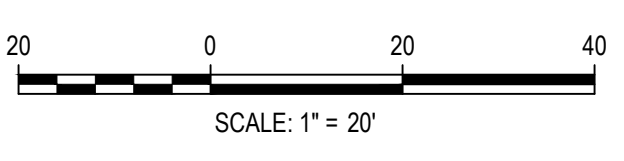
Revise pipe profile to meet ECM Section 3.3.1.J.2.

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STORM LINE B PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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HarrisKocherSmith.com

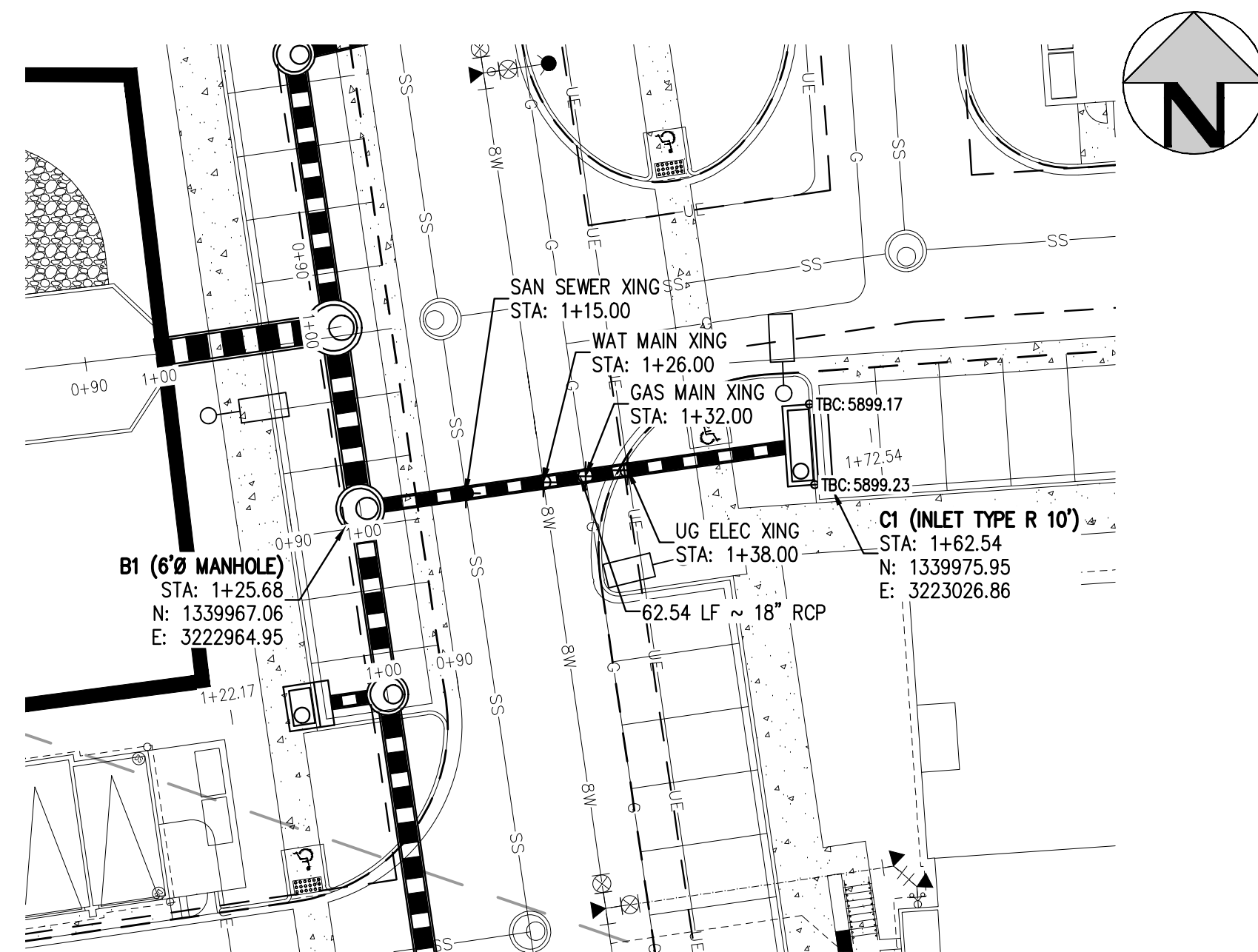
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STORM LINE B PLAN & PROFILE

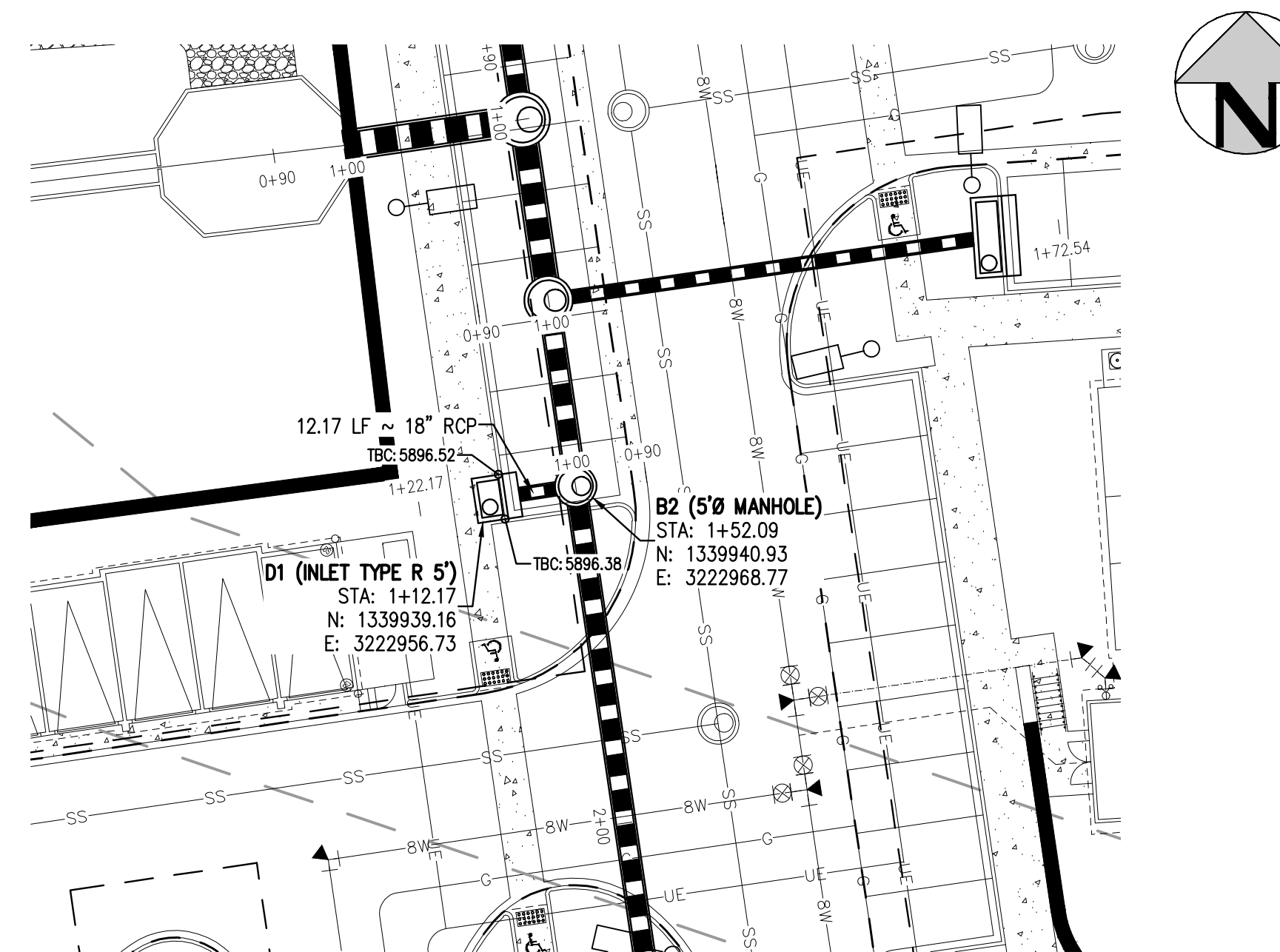
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PROJECT #: 221206
SHEET NUMBER
11
11 OF 60

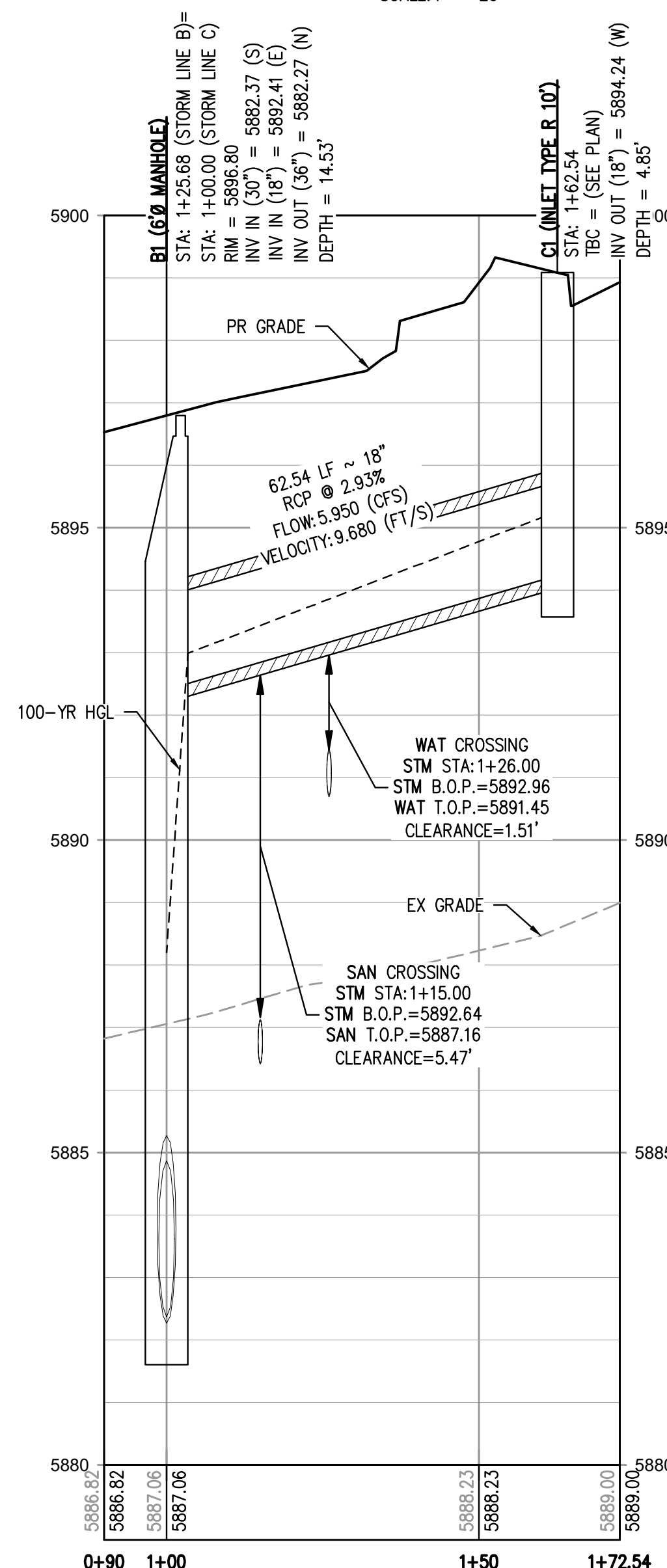
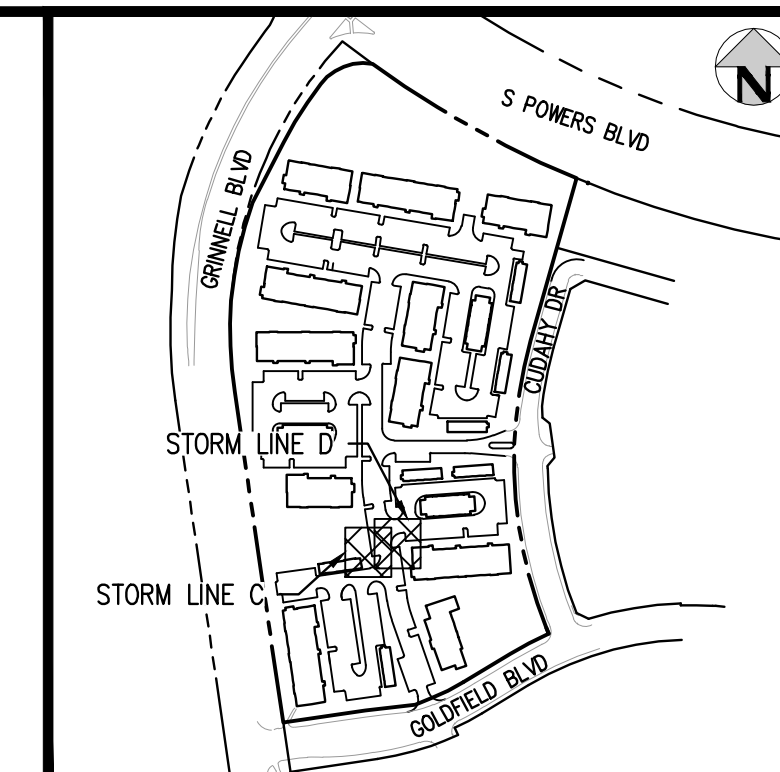
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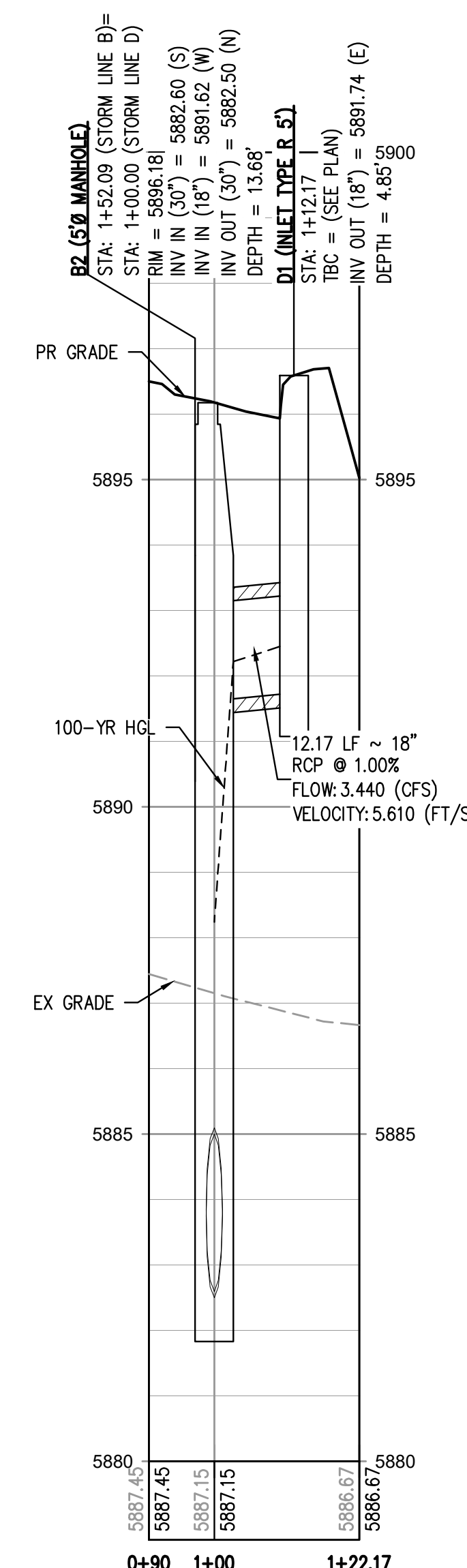
STORM LINE C PLAN
 SCALE: 1" = 20'



STORM LINE D PLAN
 SCALE: 1" = 20'



STORM LINE C PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



STORM LINE D PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

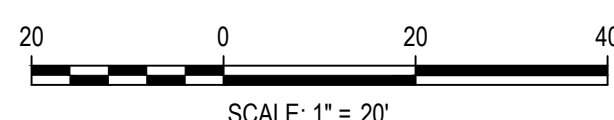
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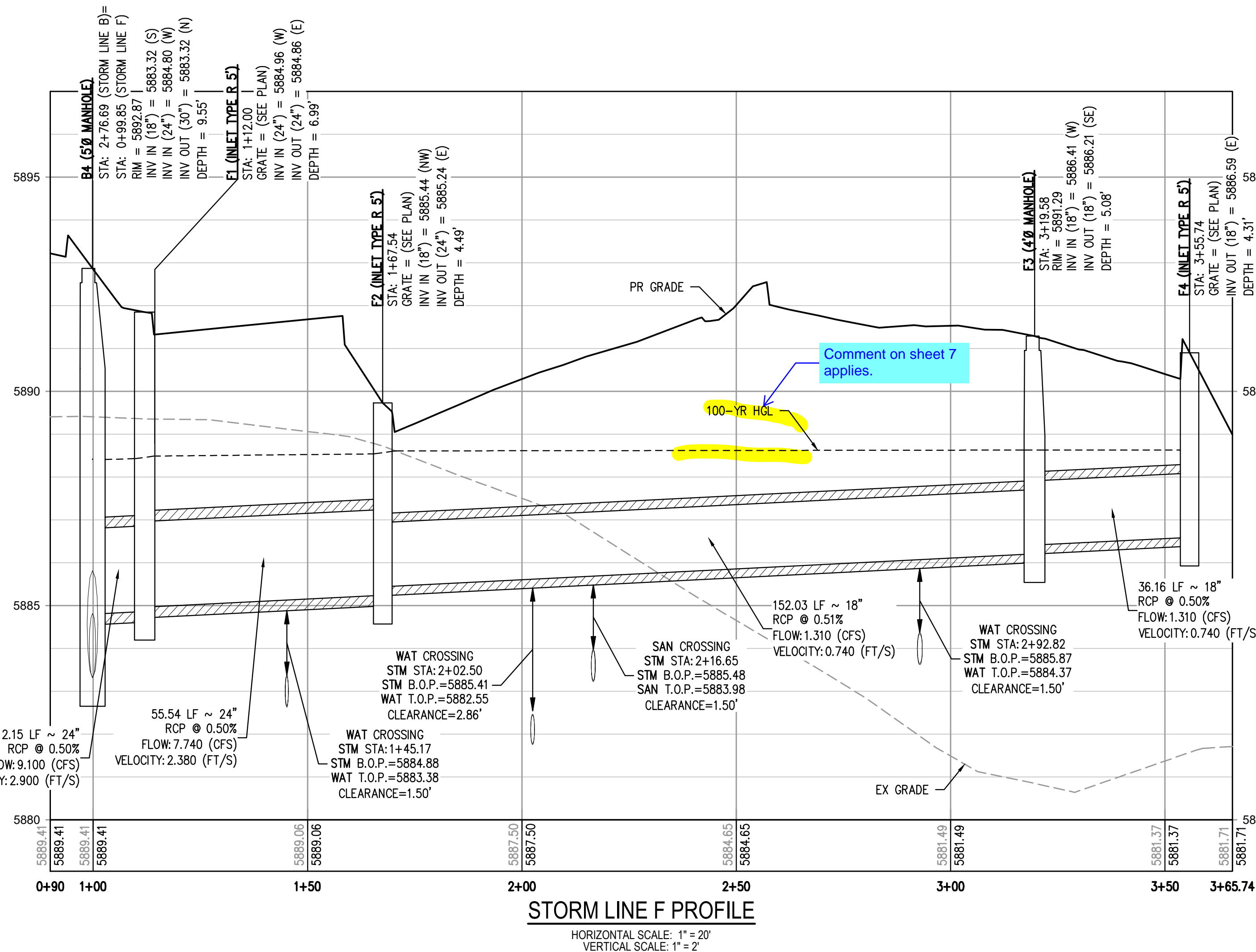
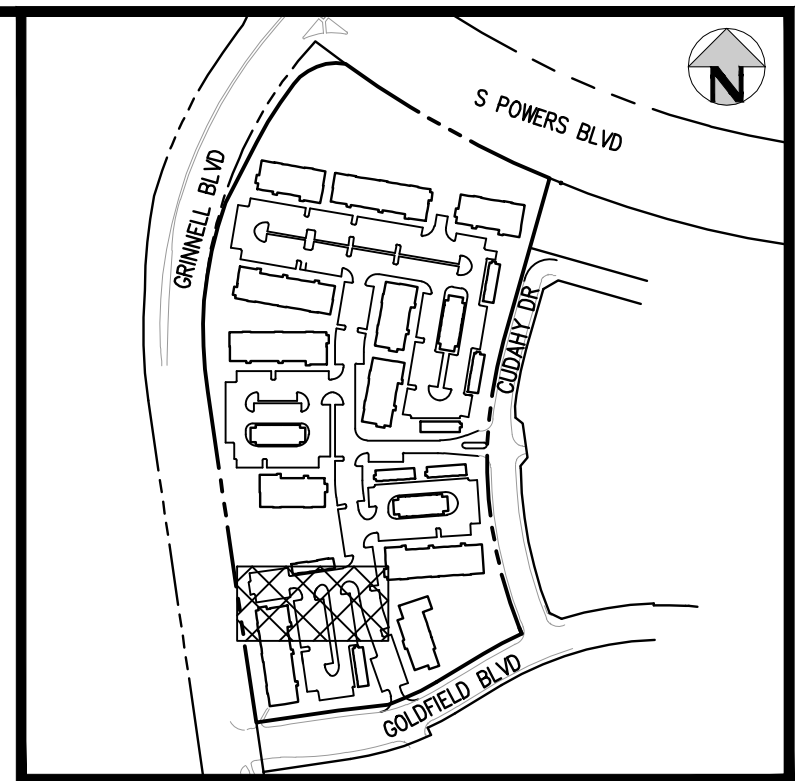
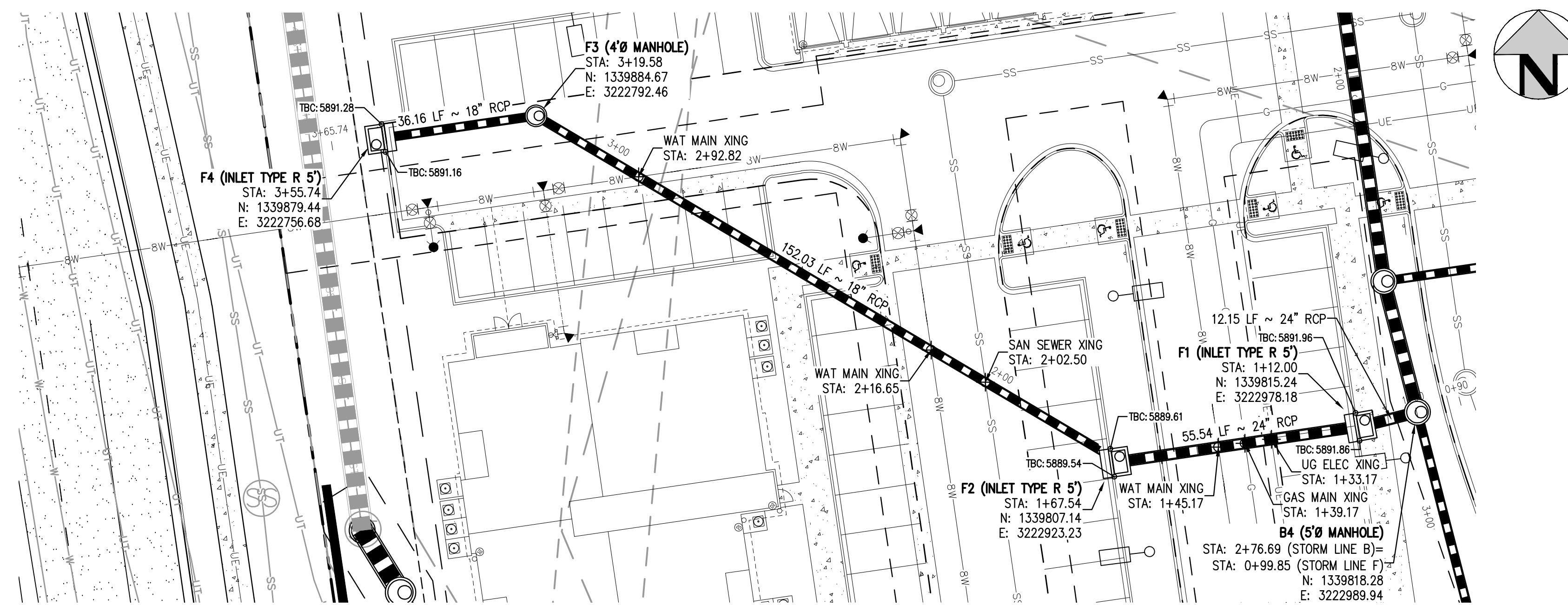
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PROJECT #: 221206
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12

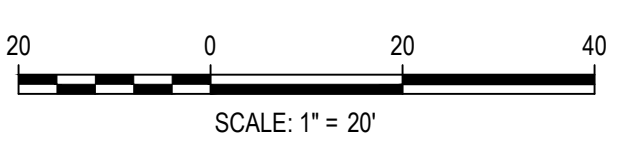
12 OF 60

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 Denver, Colorado 80203
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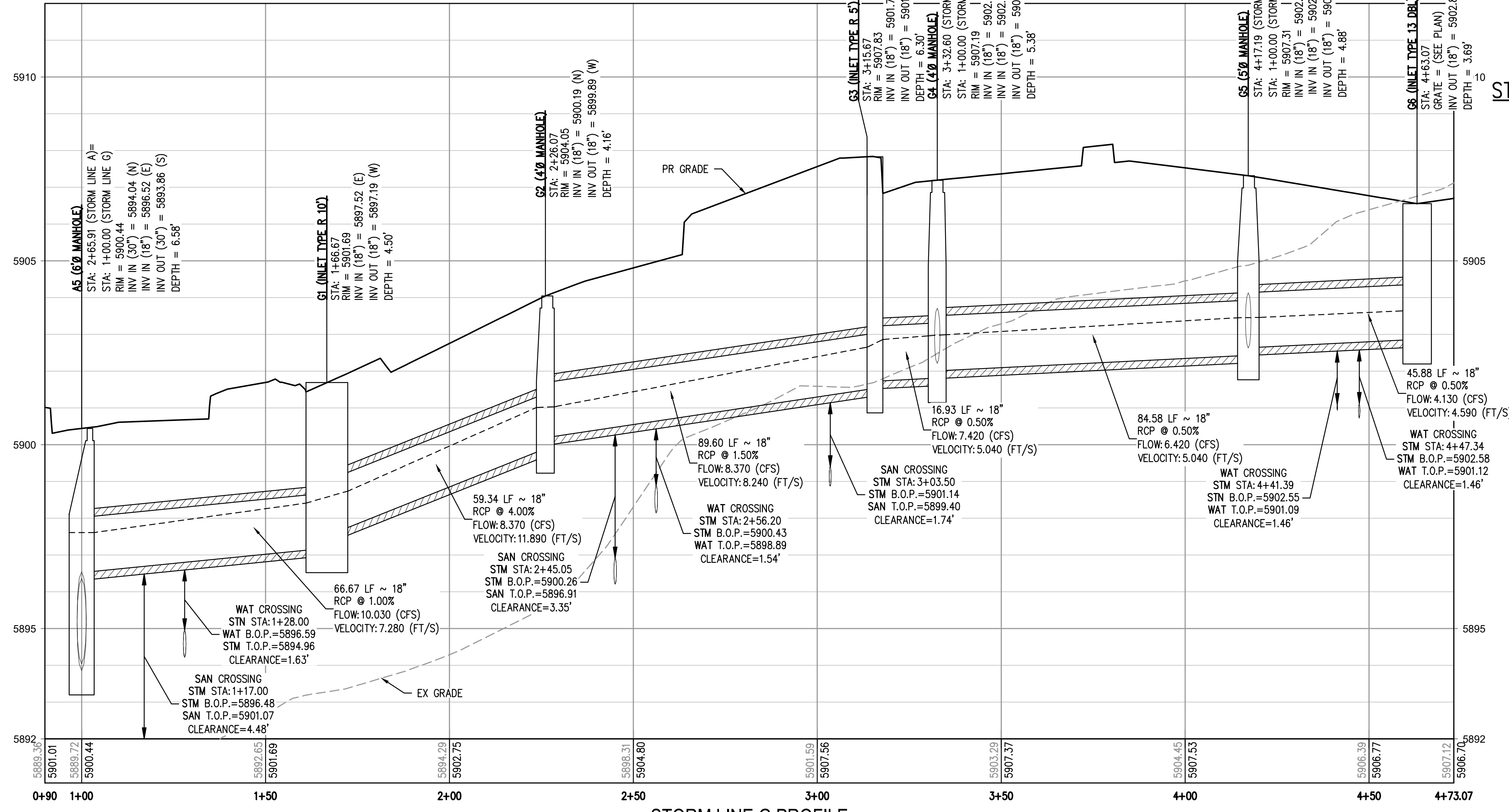
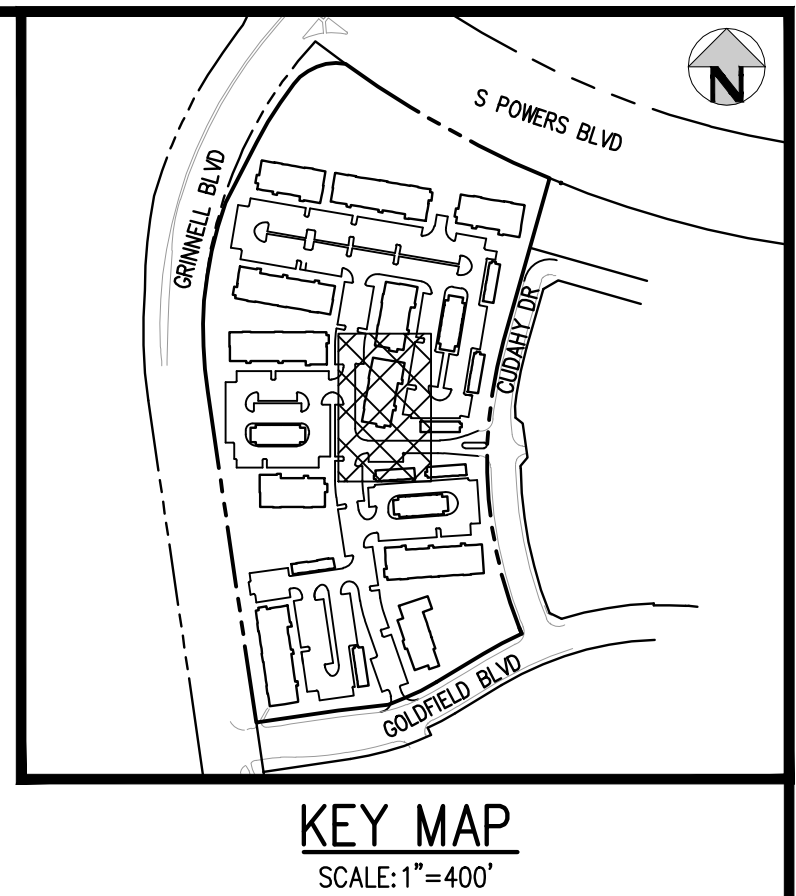
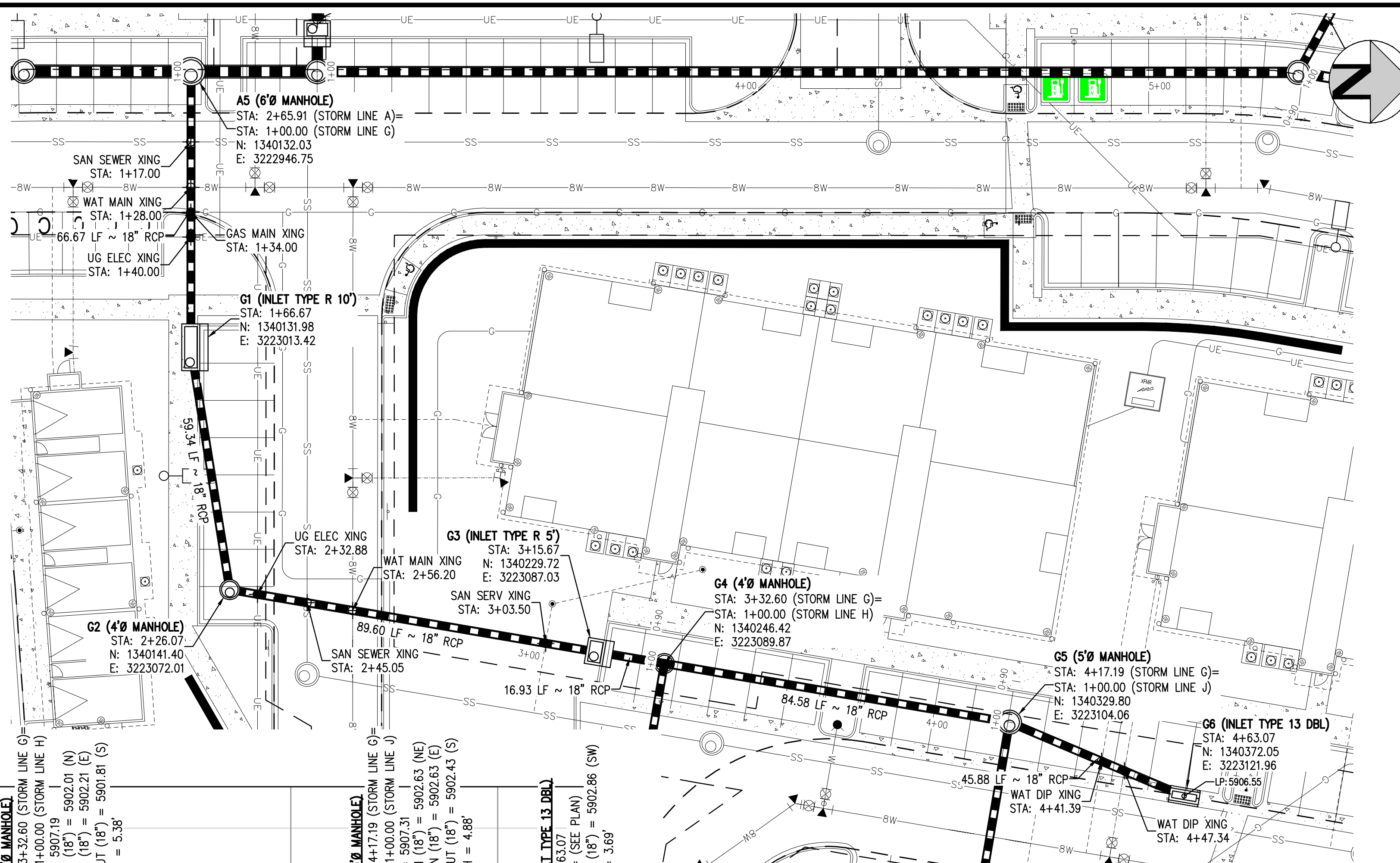
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 STORM LINE F PLAN & PROFILE

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13
13 OF 60

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STORM LINE G PLAN
SCALE: 1" = 20'

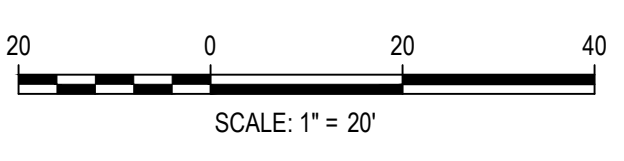
STORM LINE G PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

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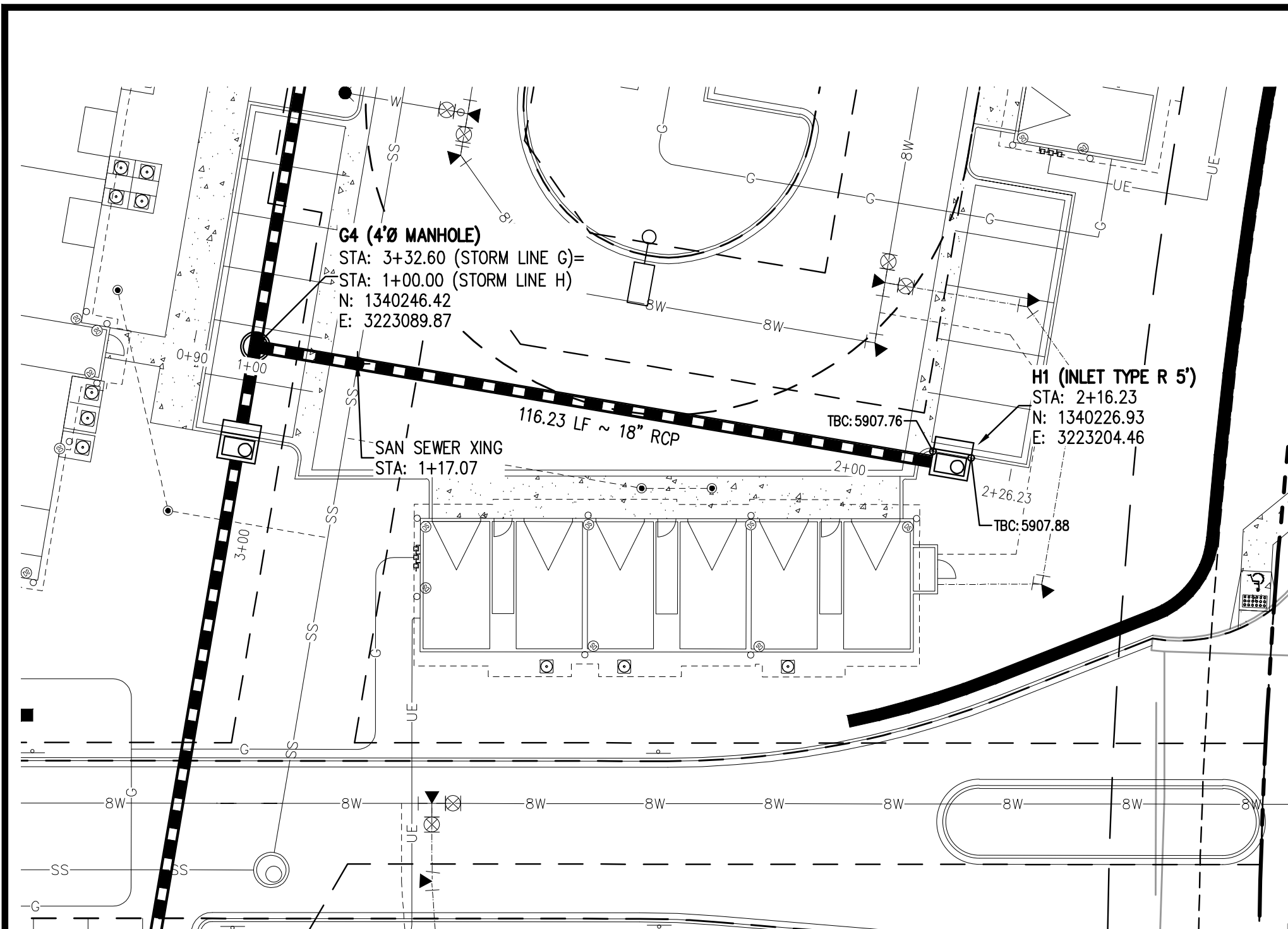
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PROJECT #: 221206
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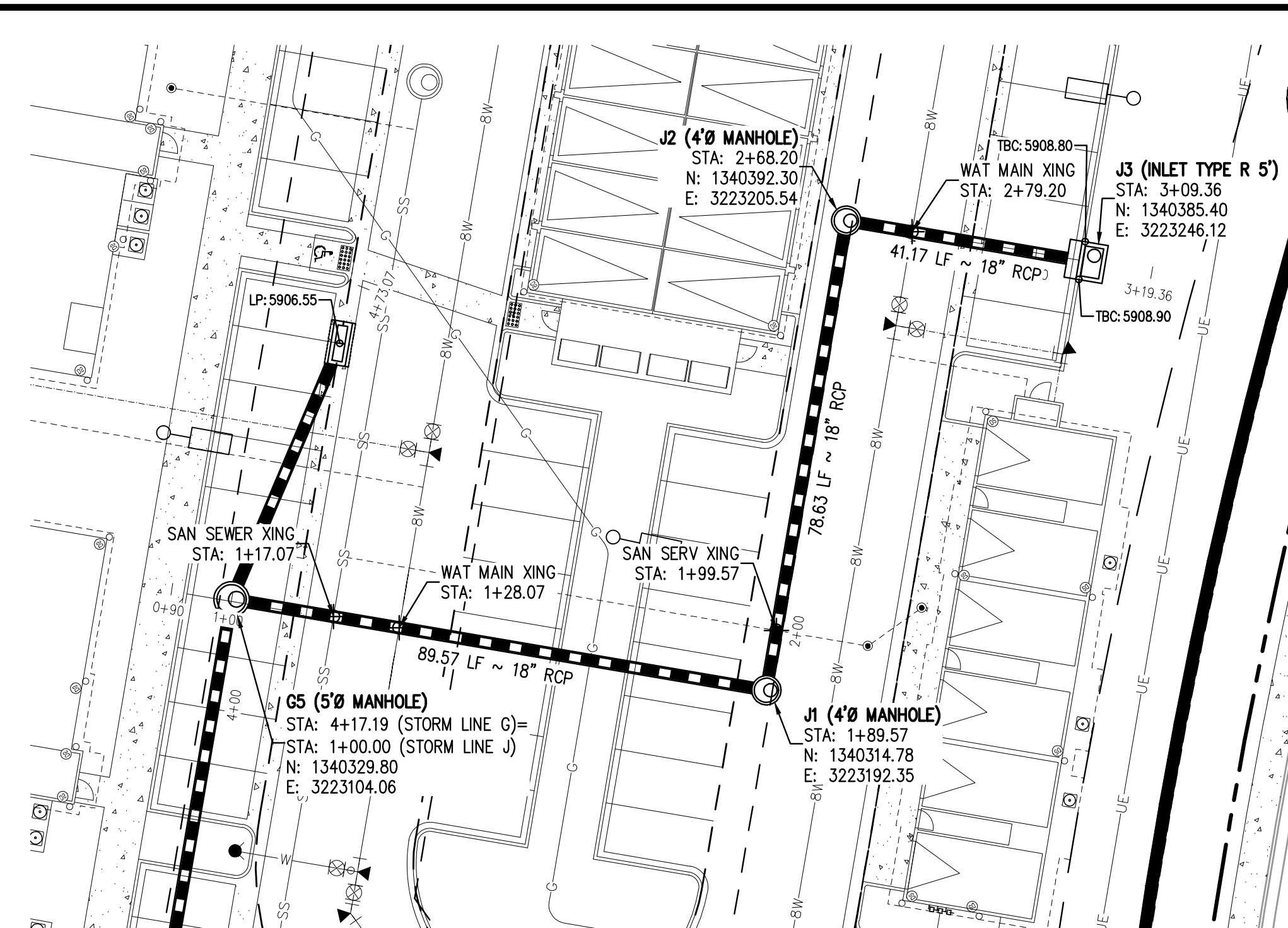
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14 OF 60

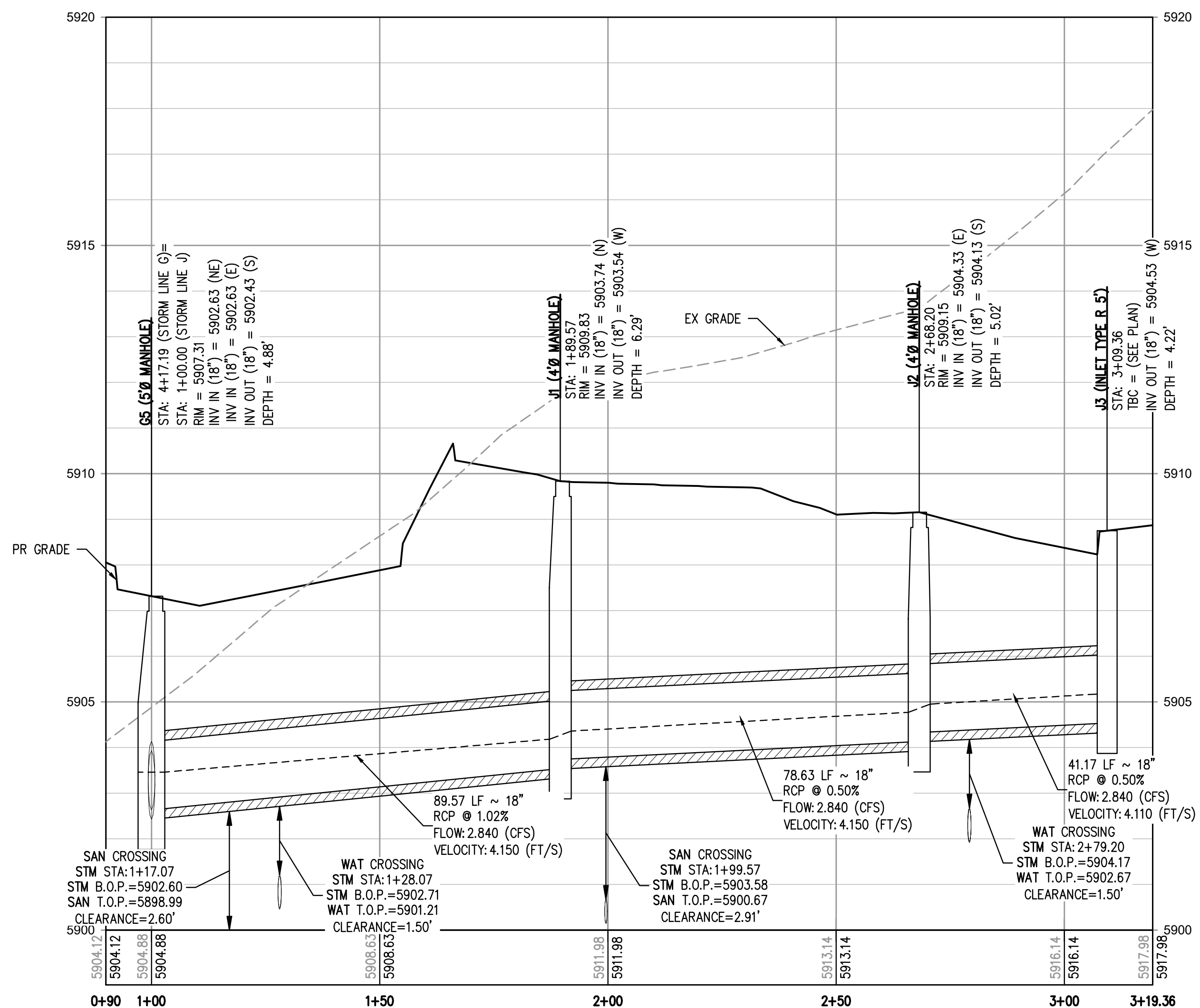
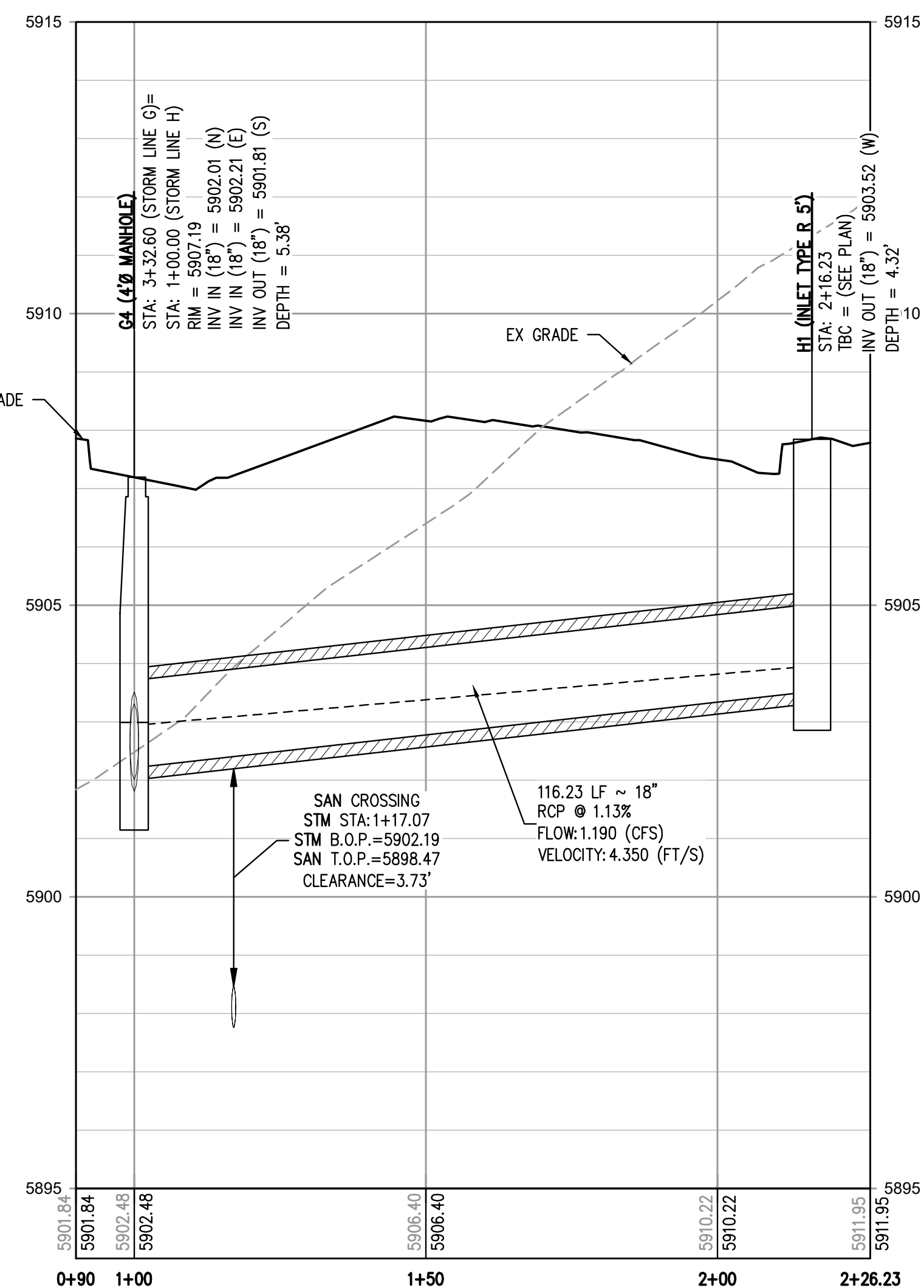
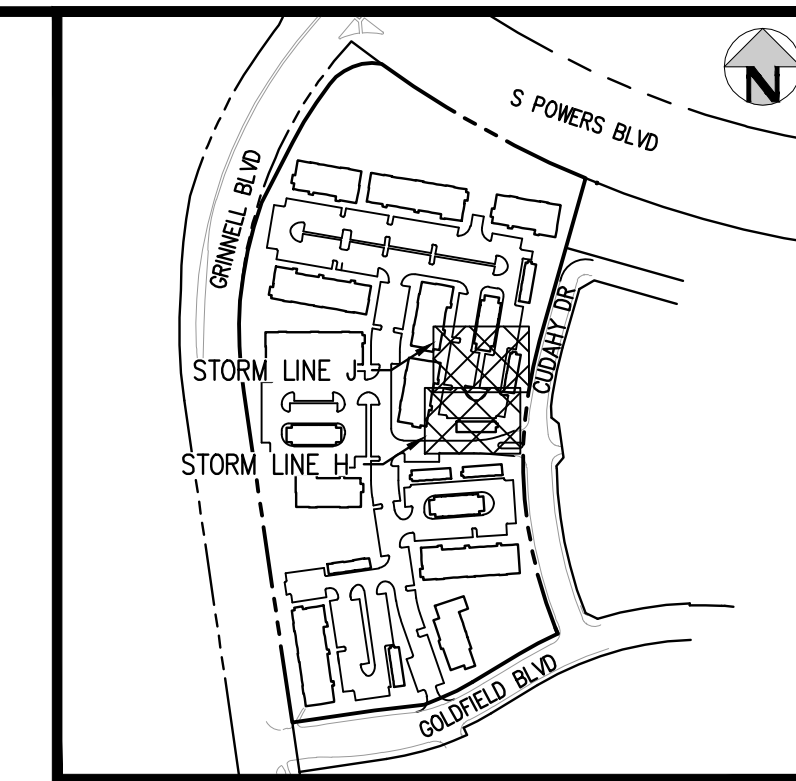
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STORM LINE H PLAN
 SCALE: 1" = 20'



STORM LINE J PLAN
 SCALE: 1" = 20'

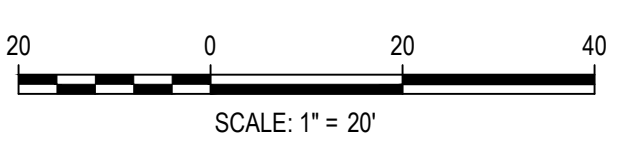


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 HarrisKocherSmith.com

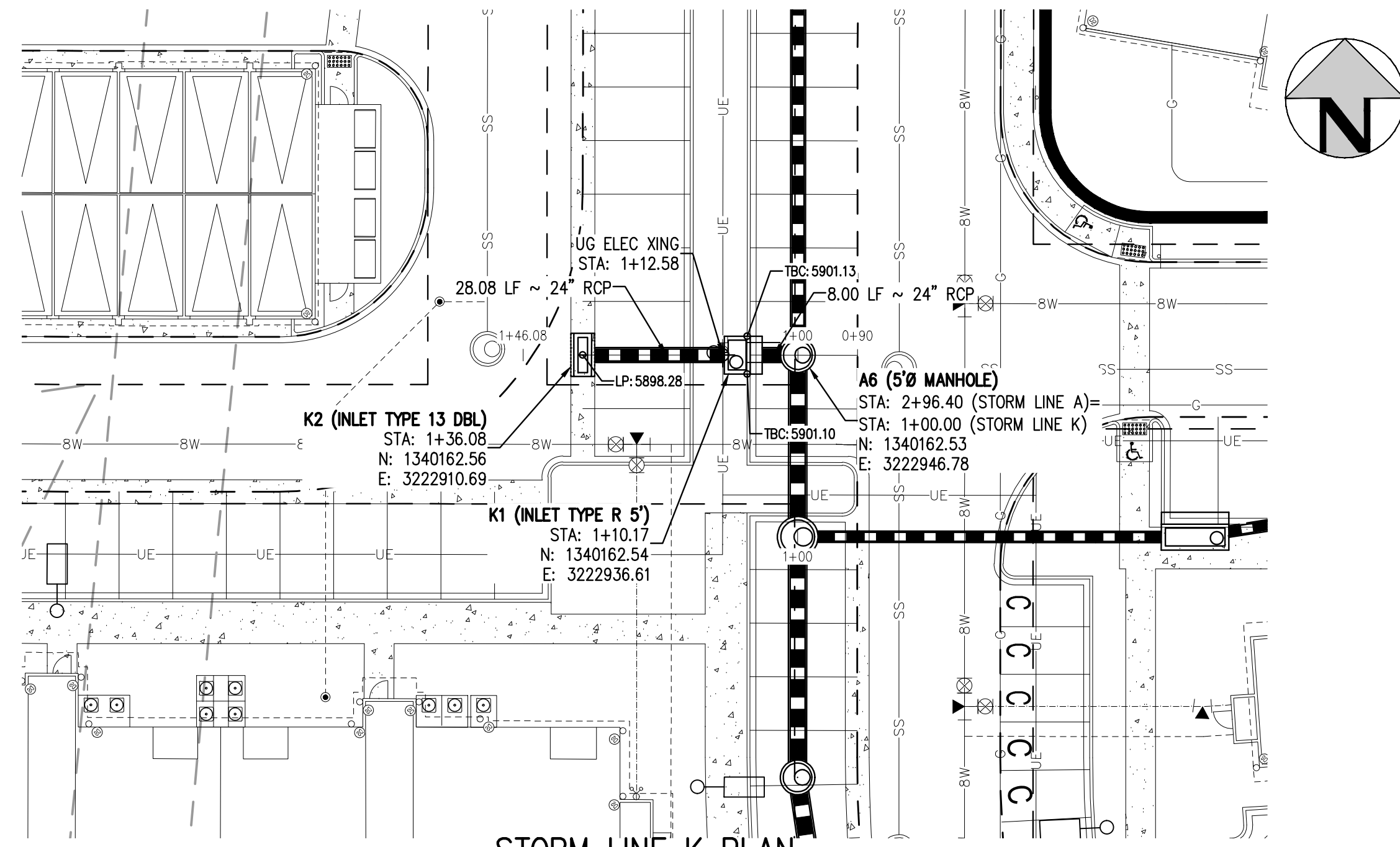
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 STORM LINE H & J PLAN & PROFILE

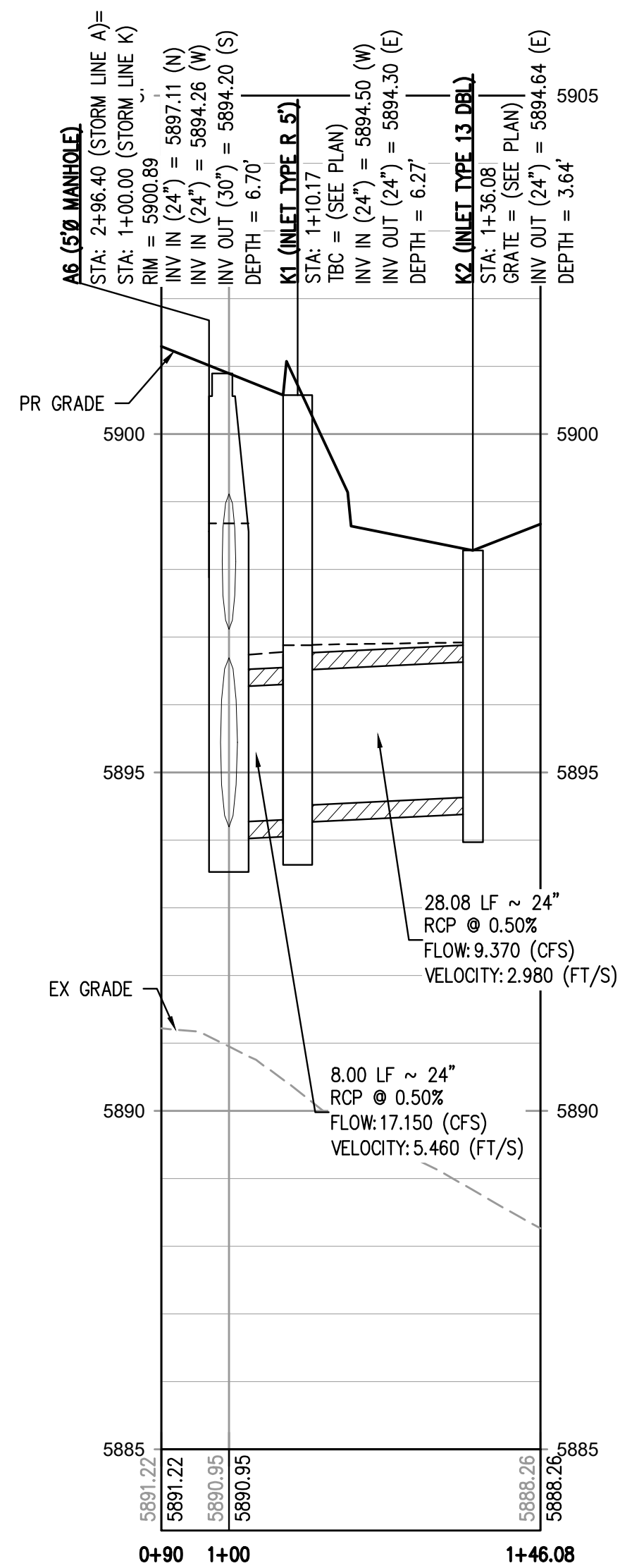
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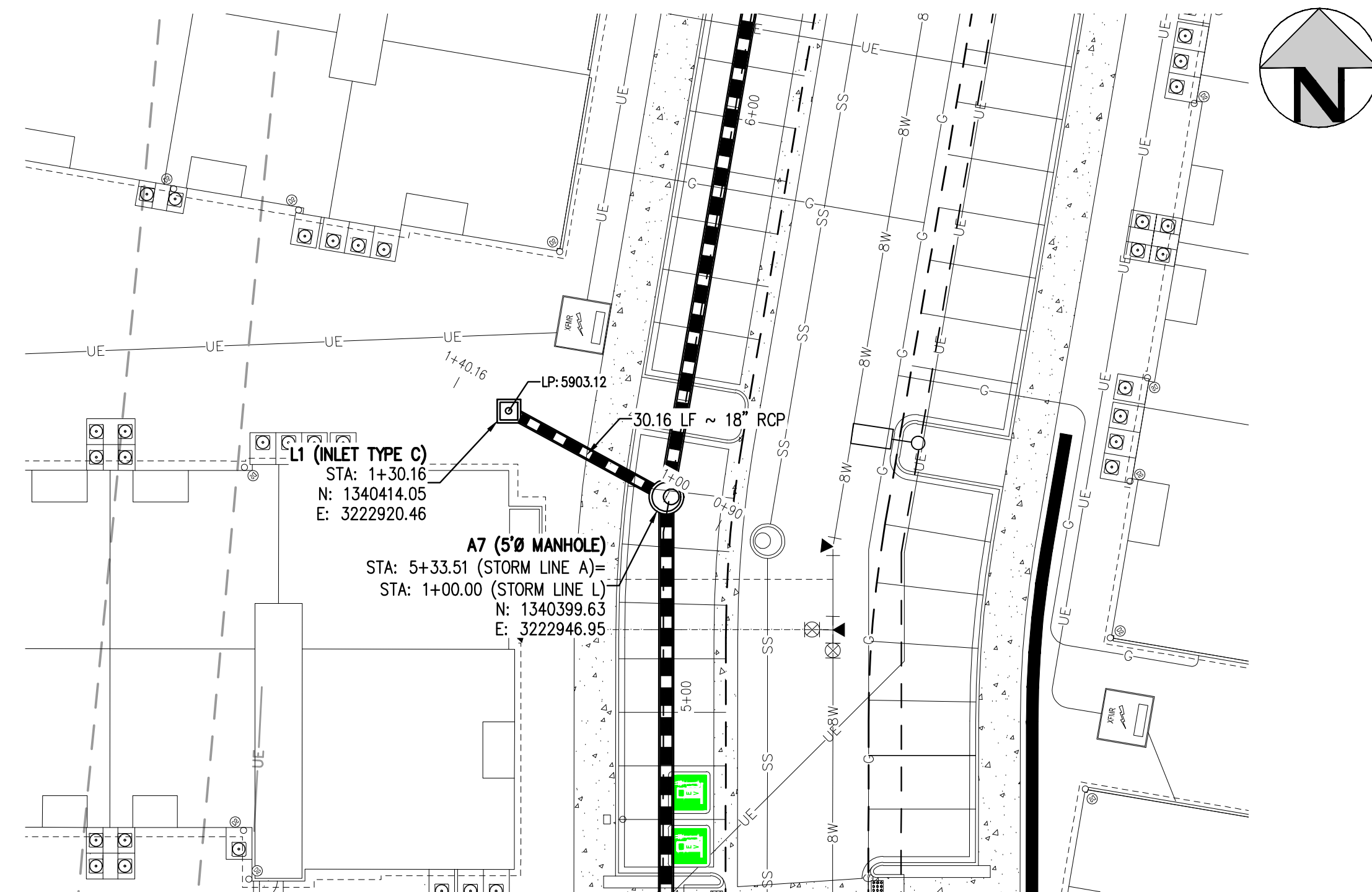
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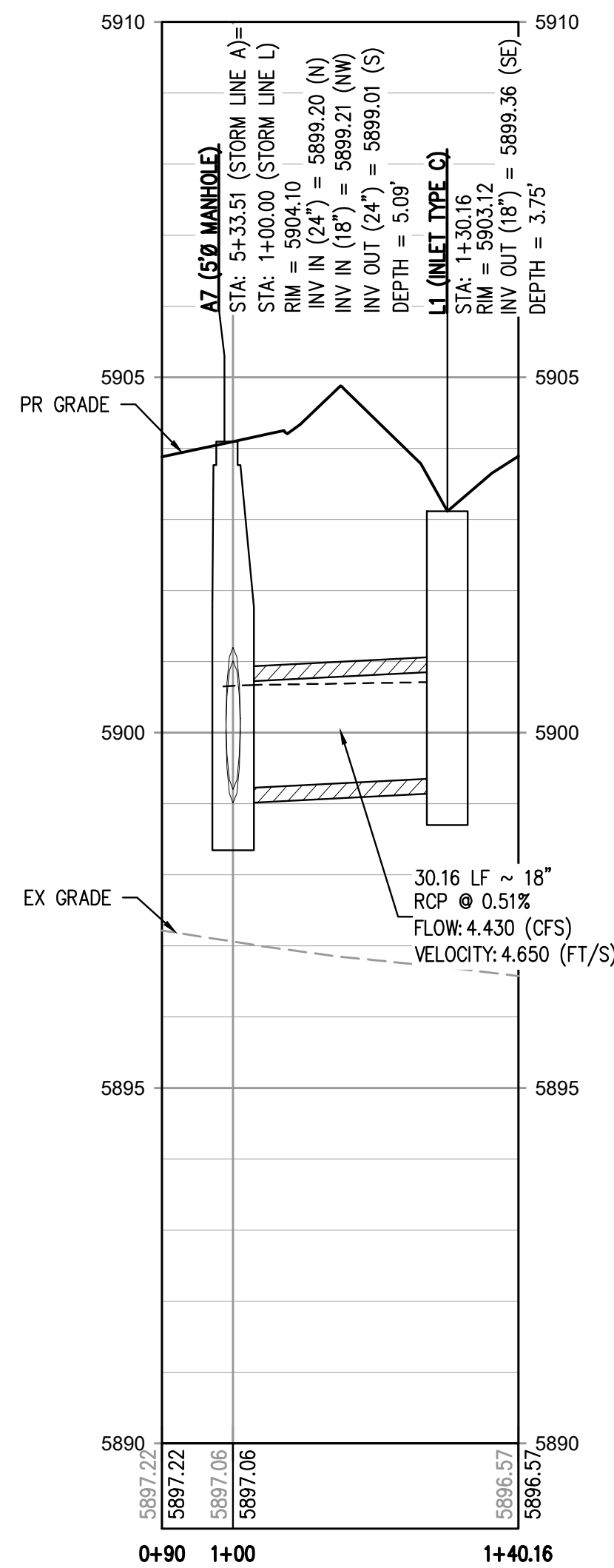
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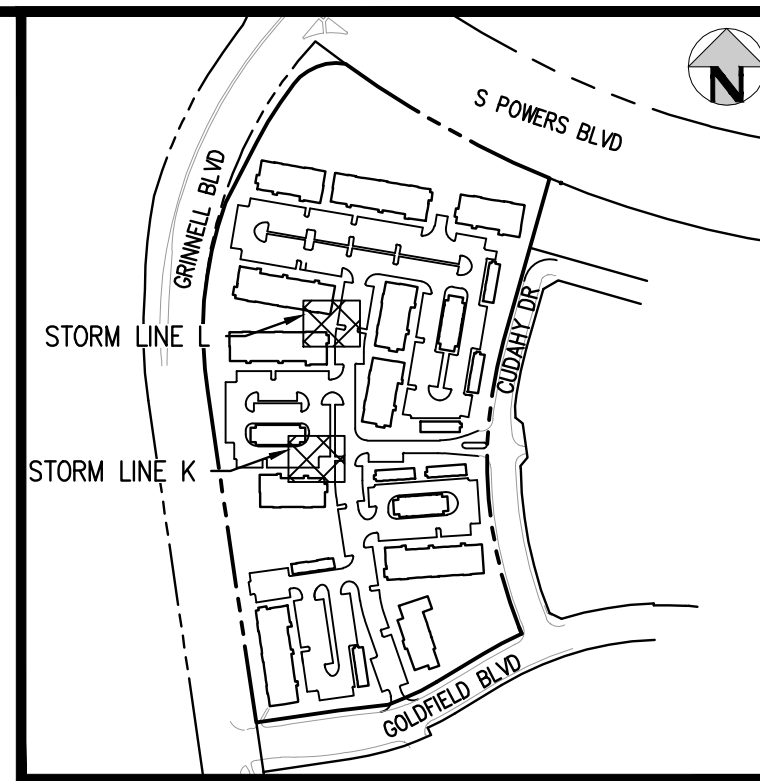
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VERTICAL SCALE: 1" = 3'



STORM LINE L PLAN
SCALE: 1" = 20'



STORM LINE L PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP
SCALE: 1" = 400'

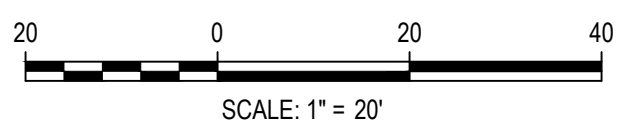
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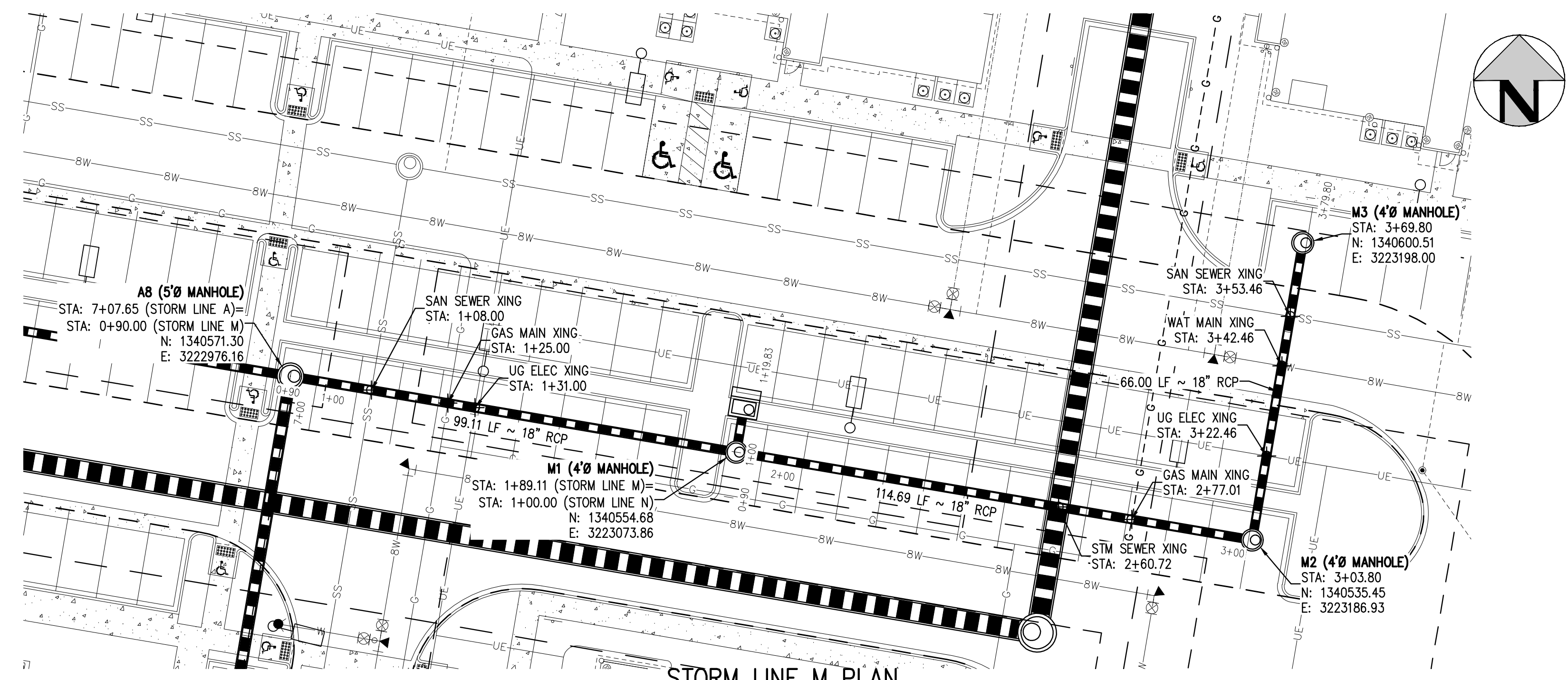
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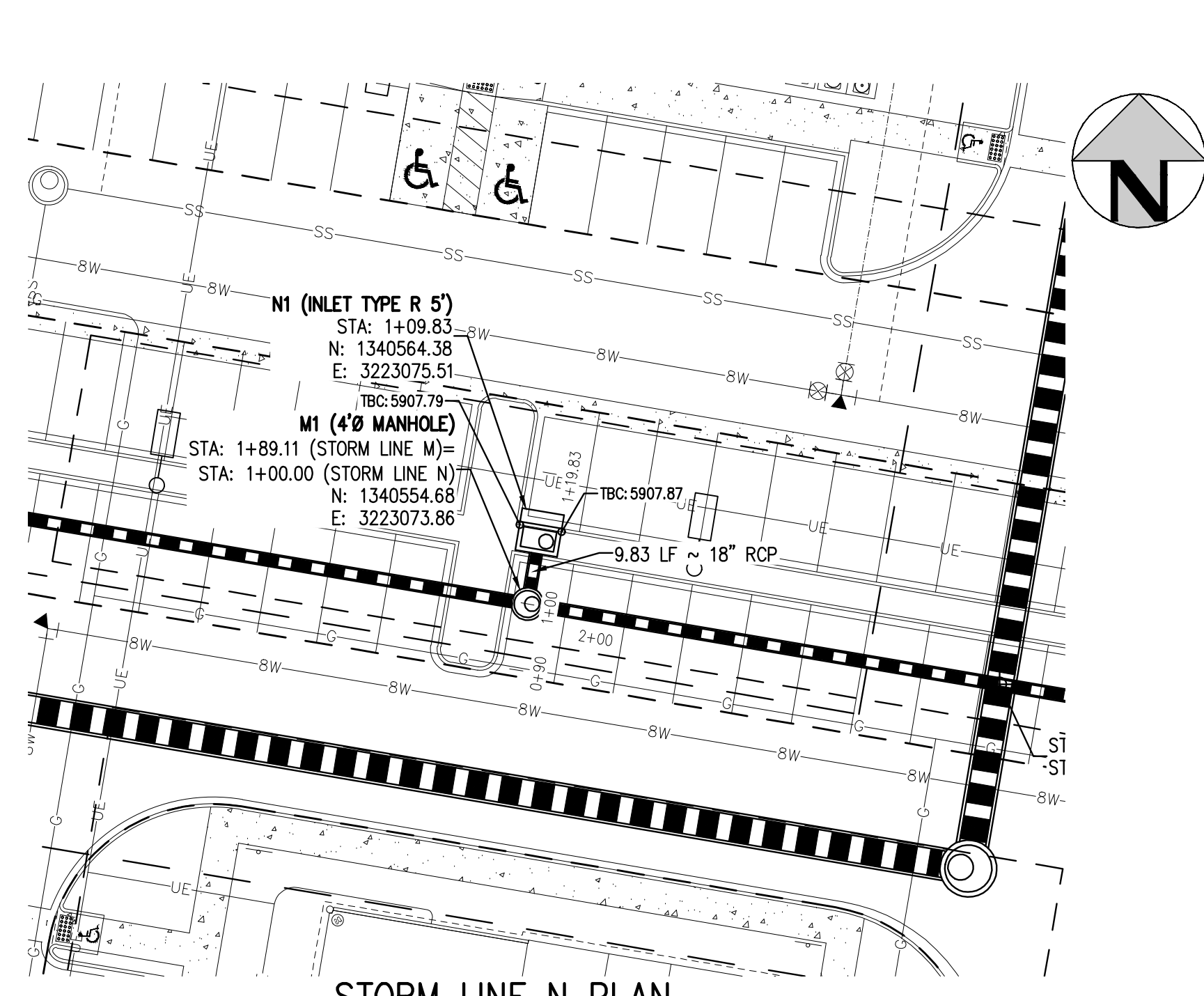
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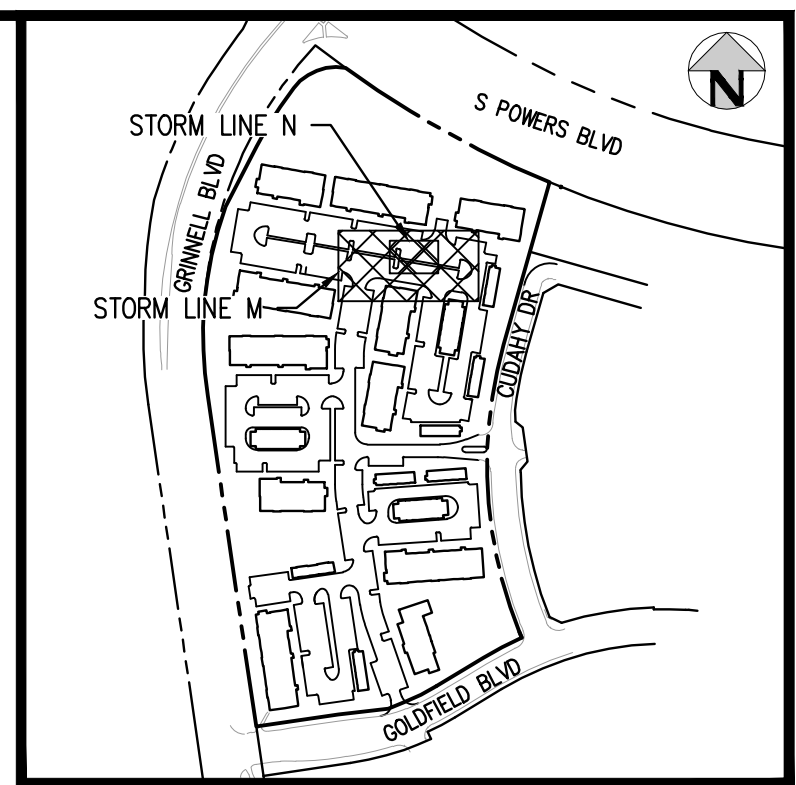
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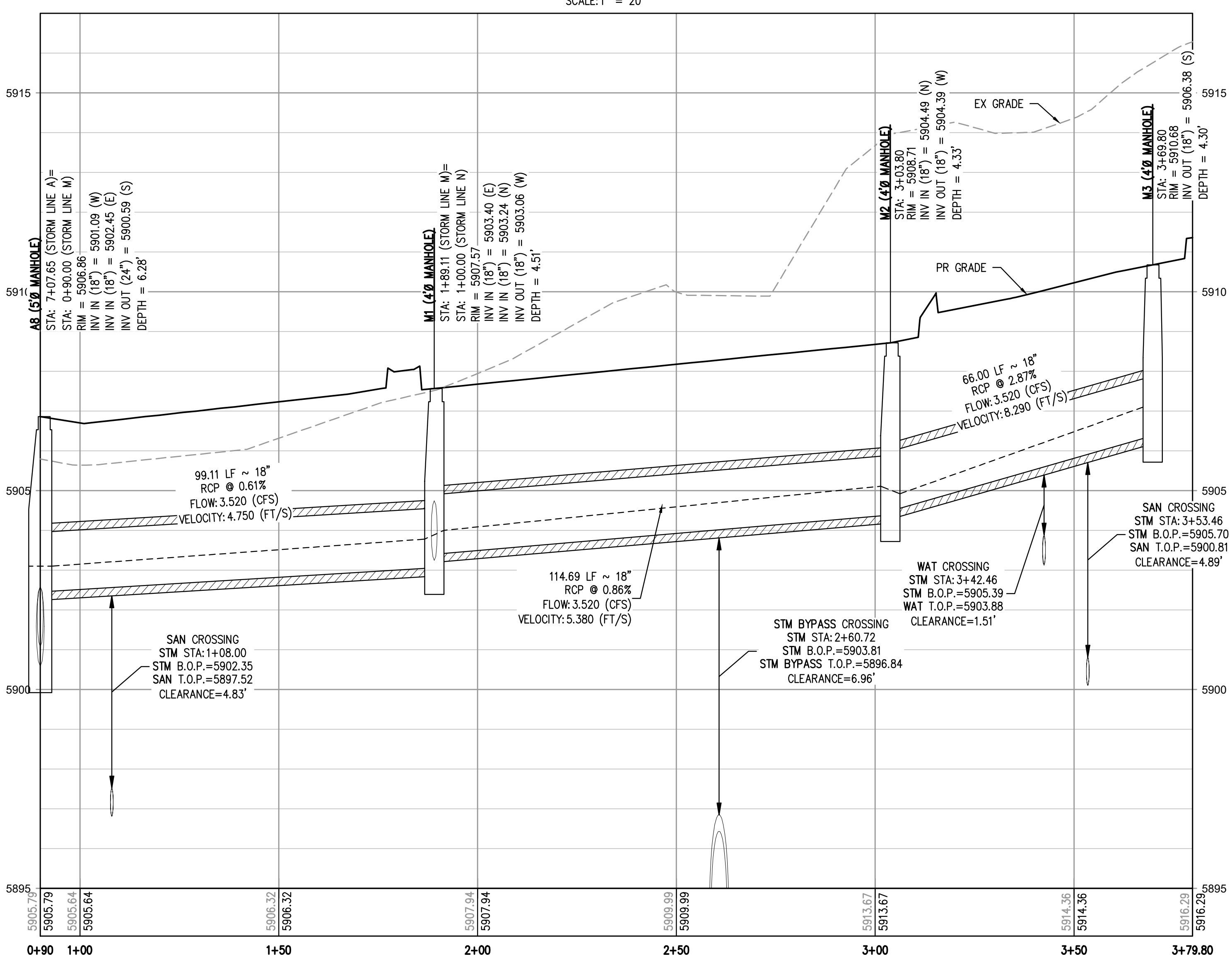
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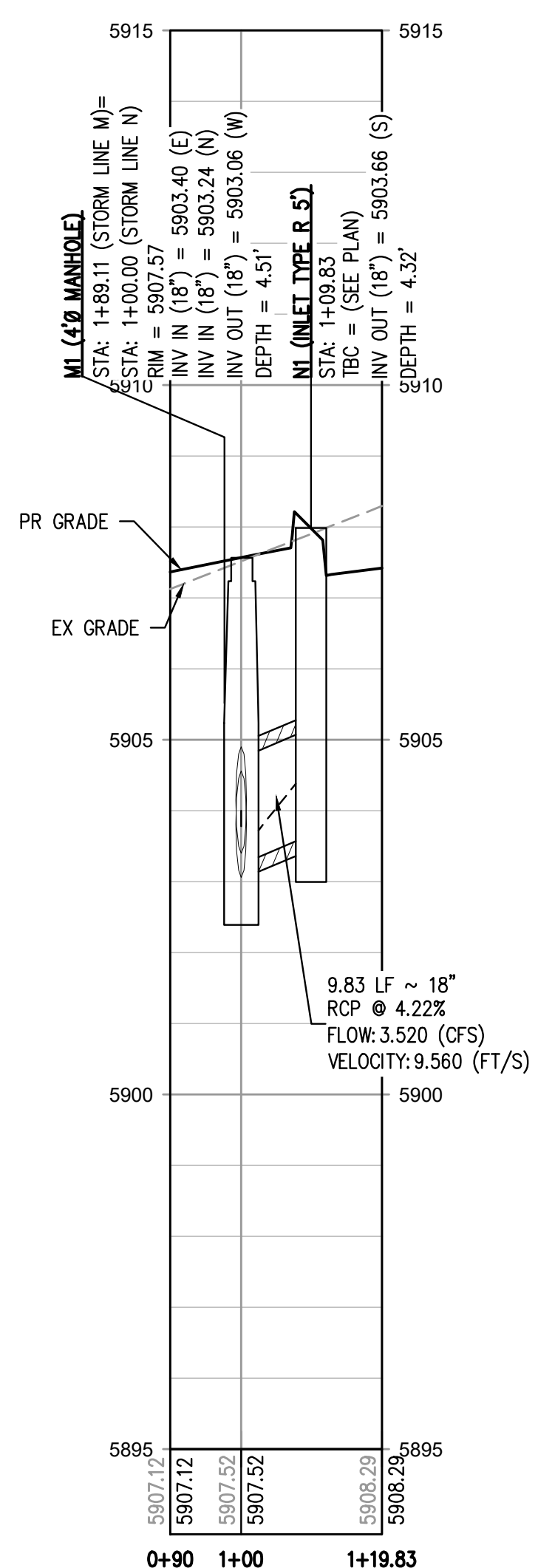
STORM LINE N PLAN
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KEY MAP
SCALE: 1" = 400'



STORM LINE M PROFILE
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VERTICAL SCALE: 1" = 3'



STORM LINE N PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

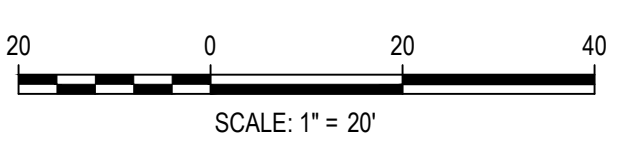
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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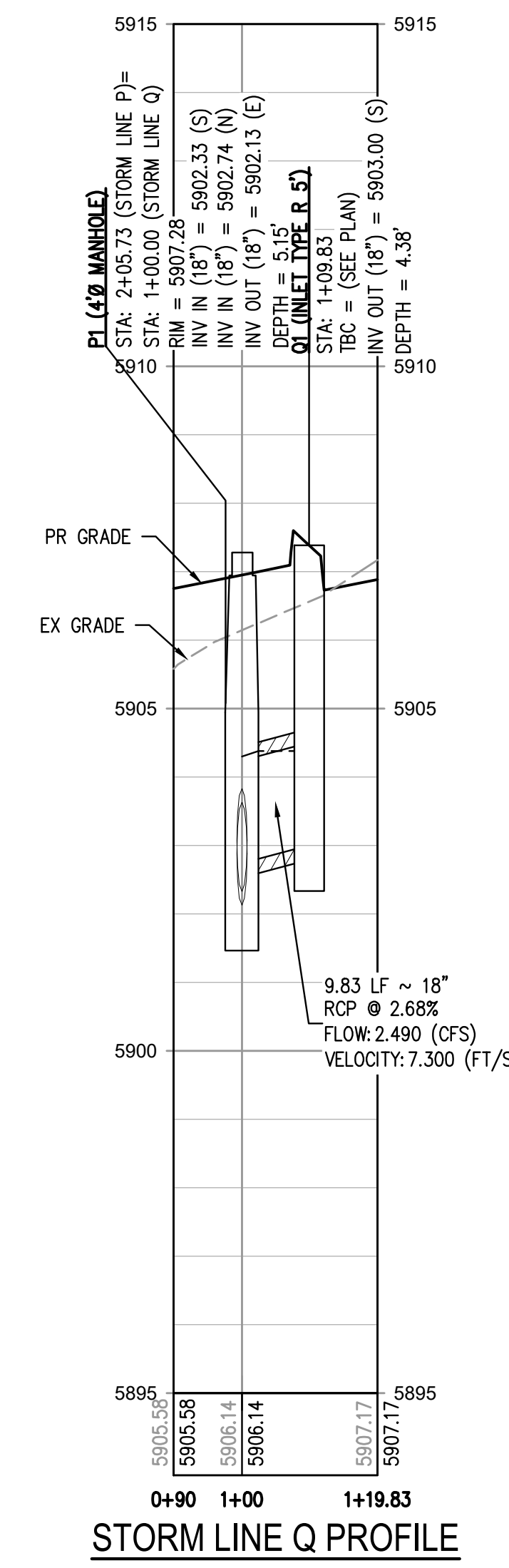
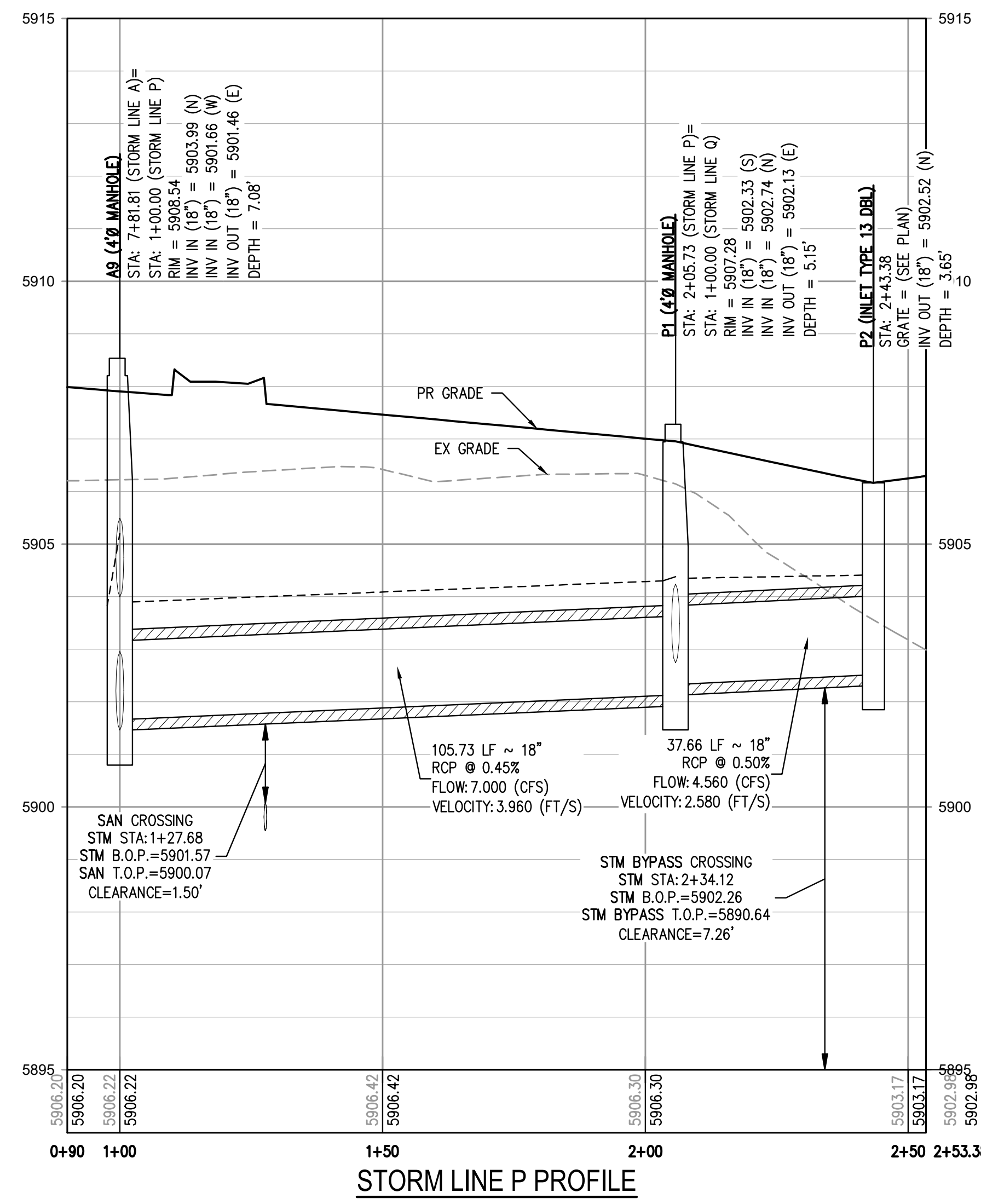
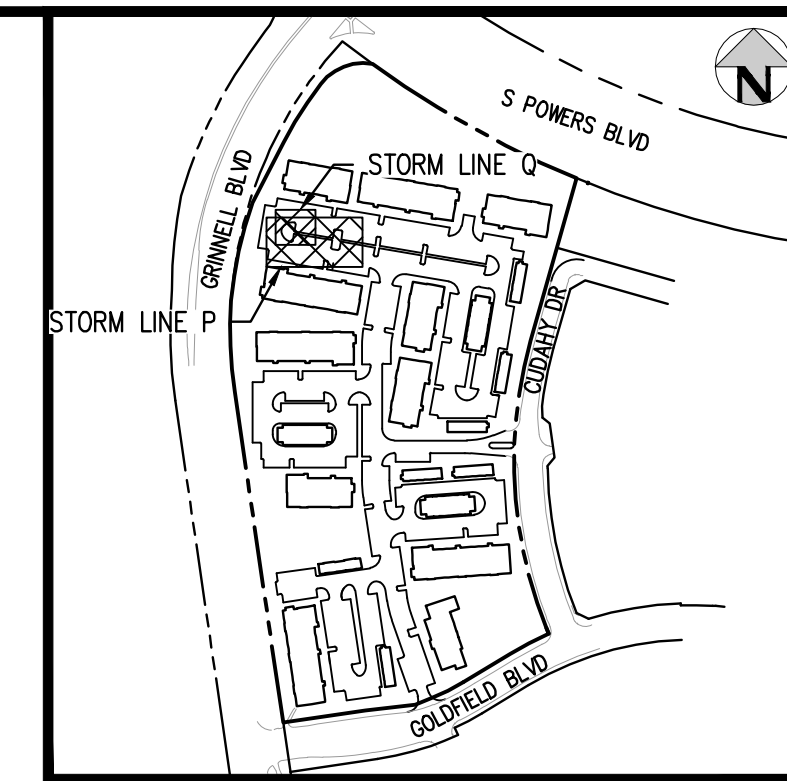
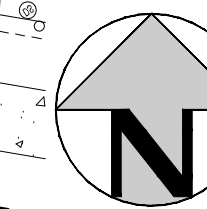
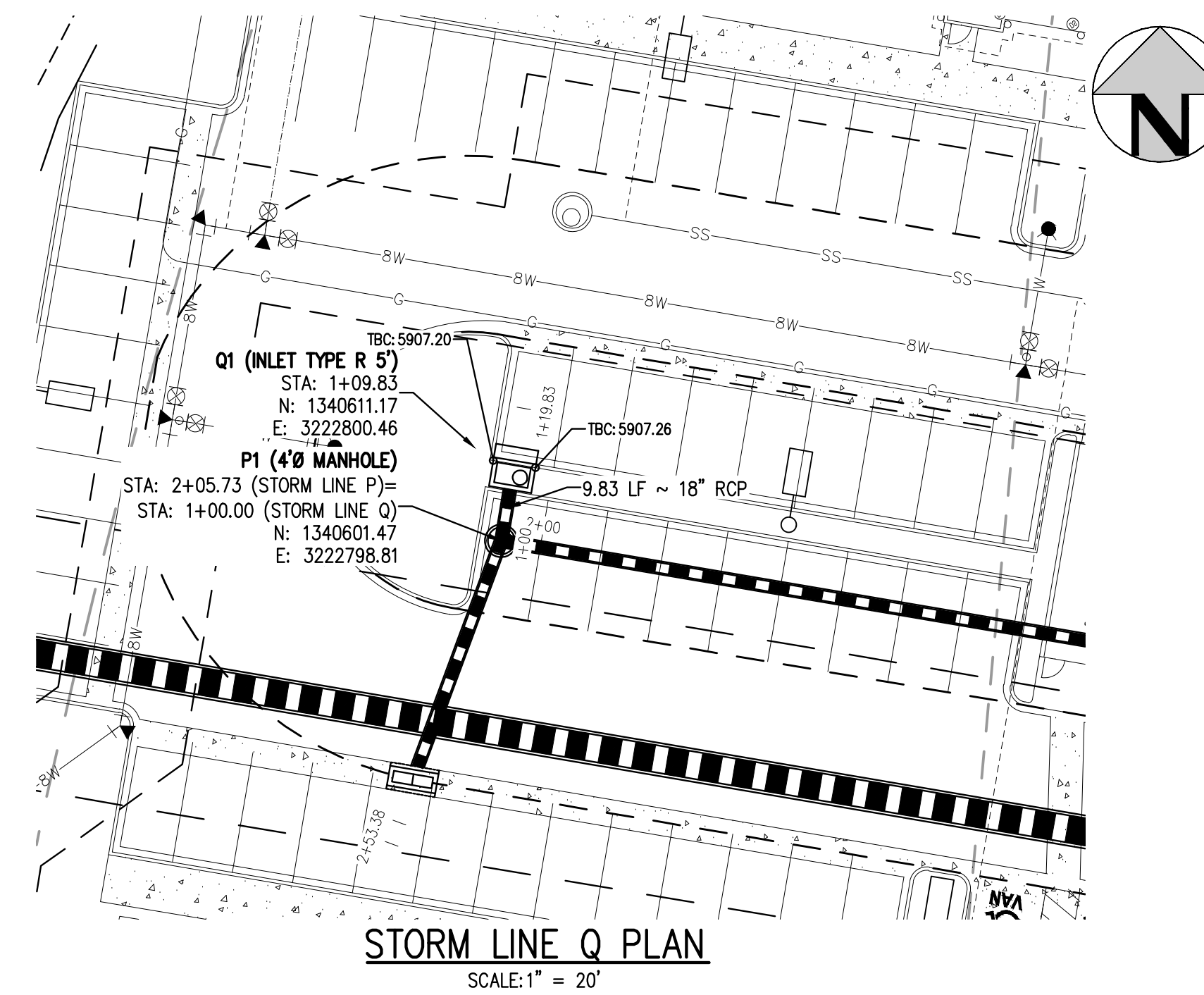
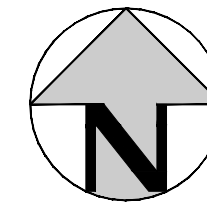
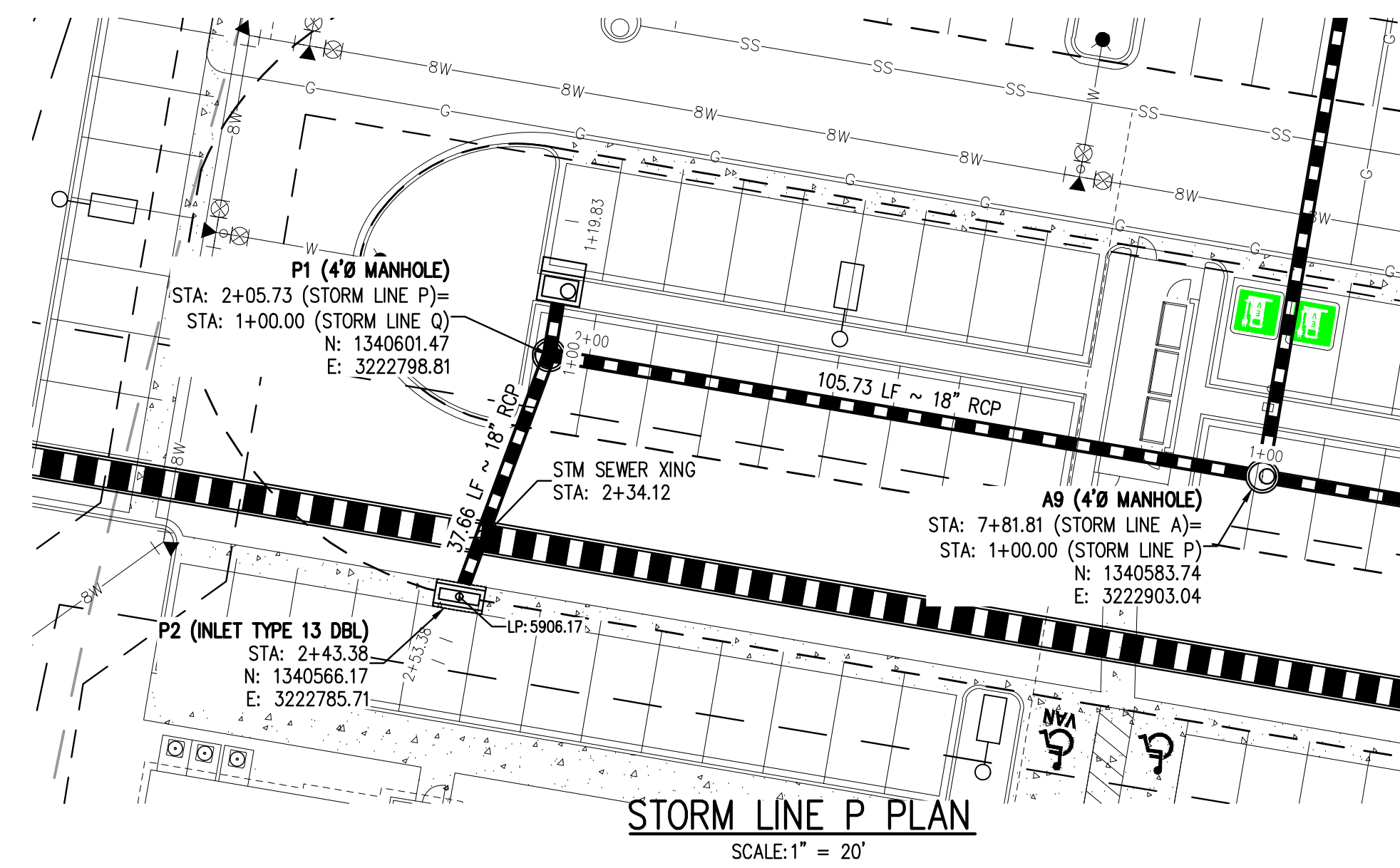
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OUTLOOK POWERS & GRINNELL
STORM LINE M & N PLAN & PROFILE

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17
17 OF 60

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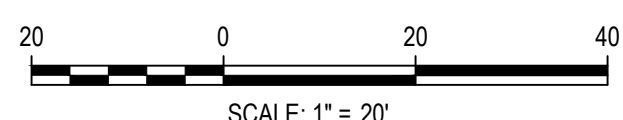
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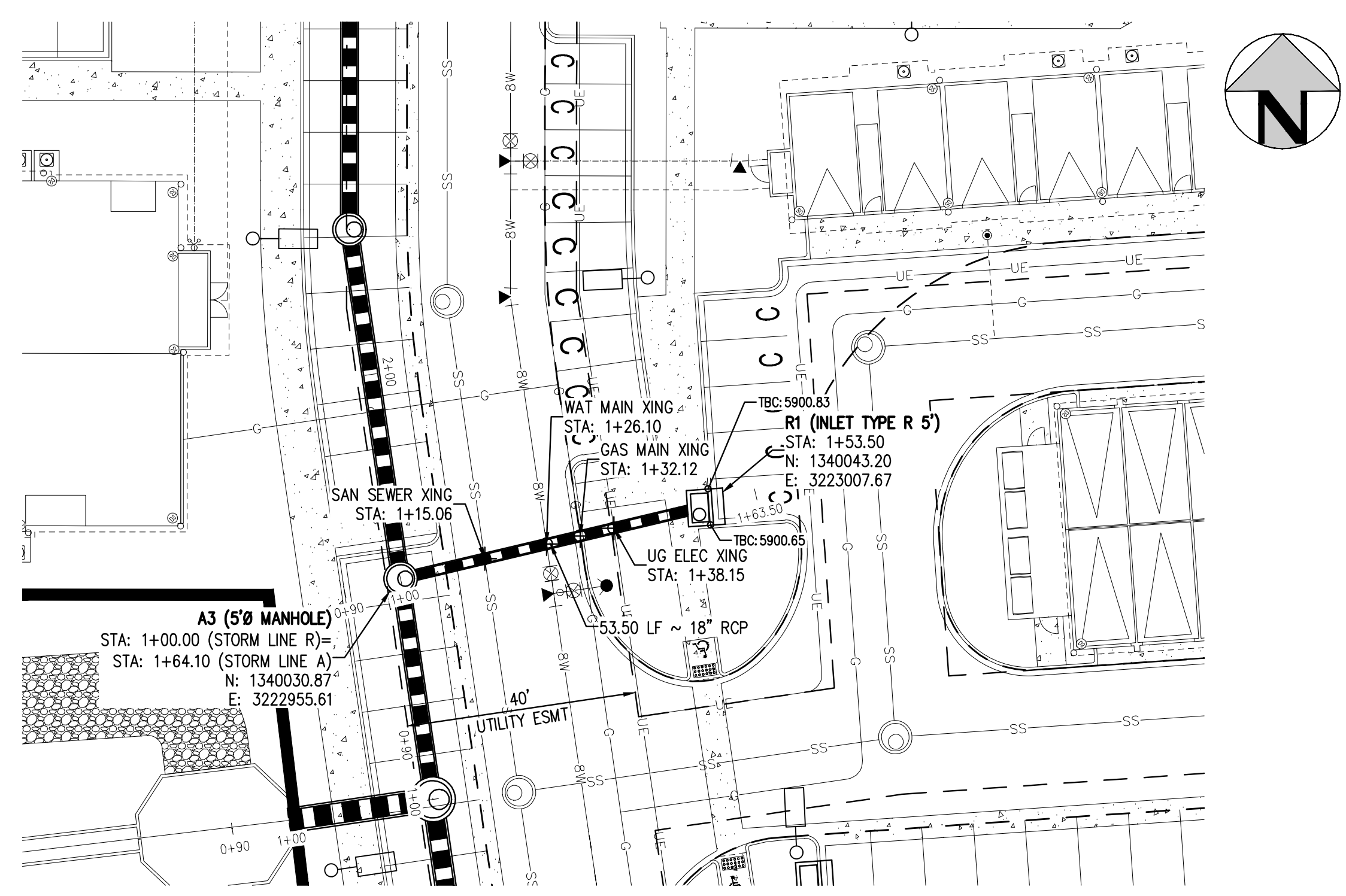
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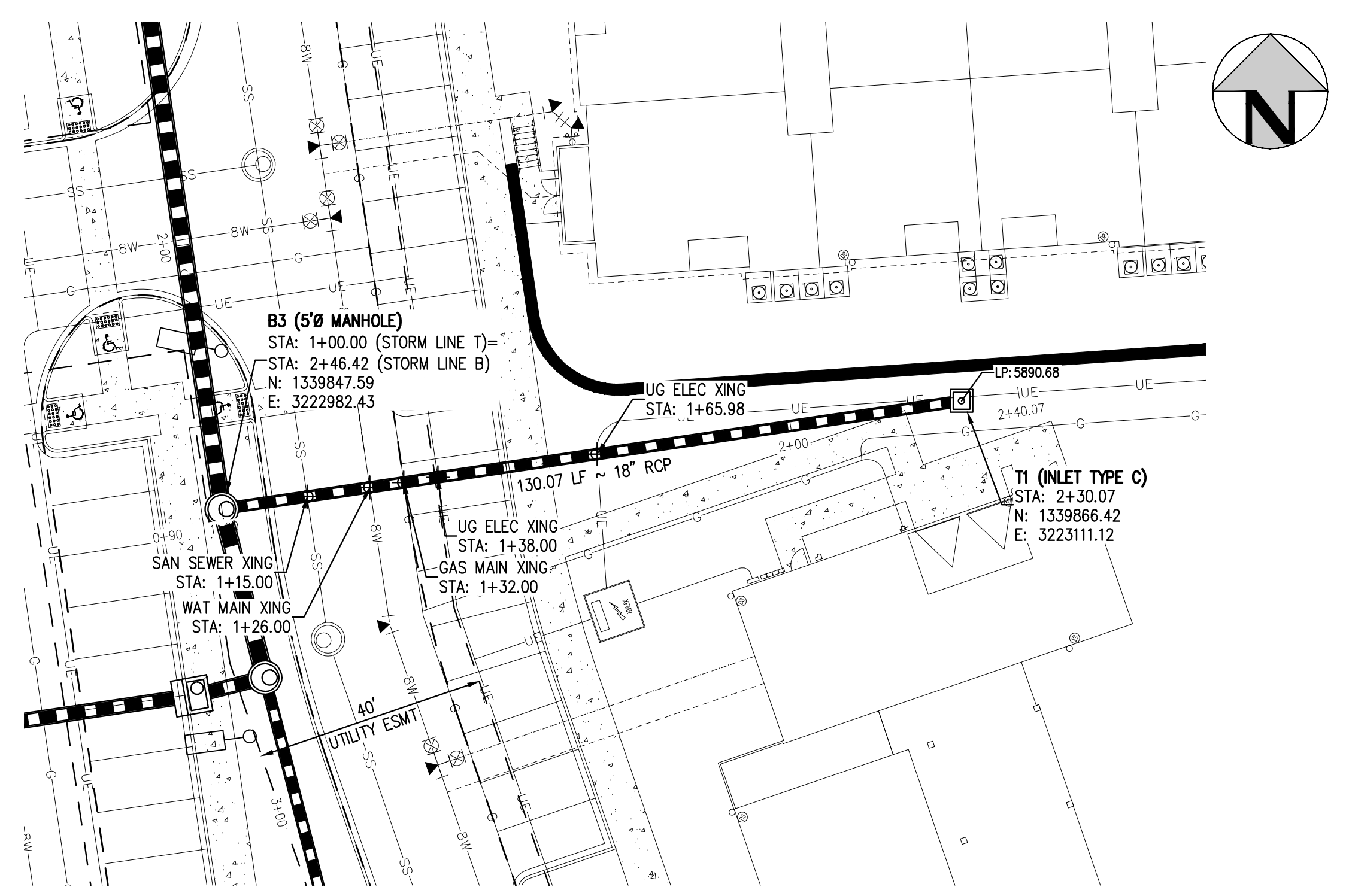
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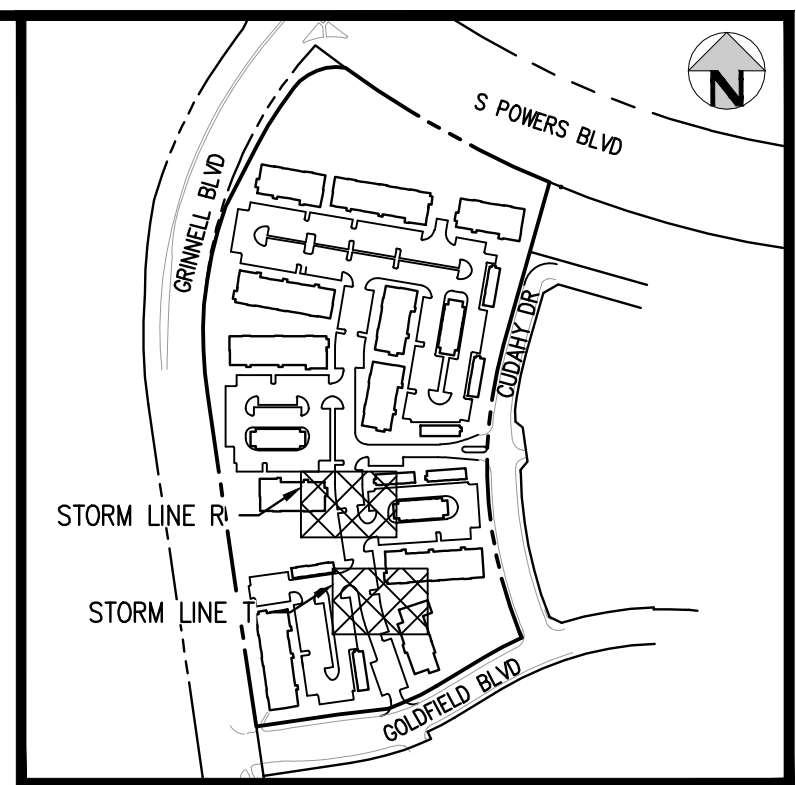
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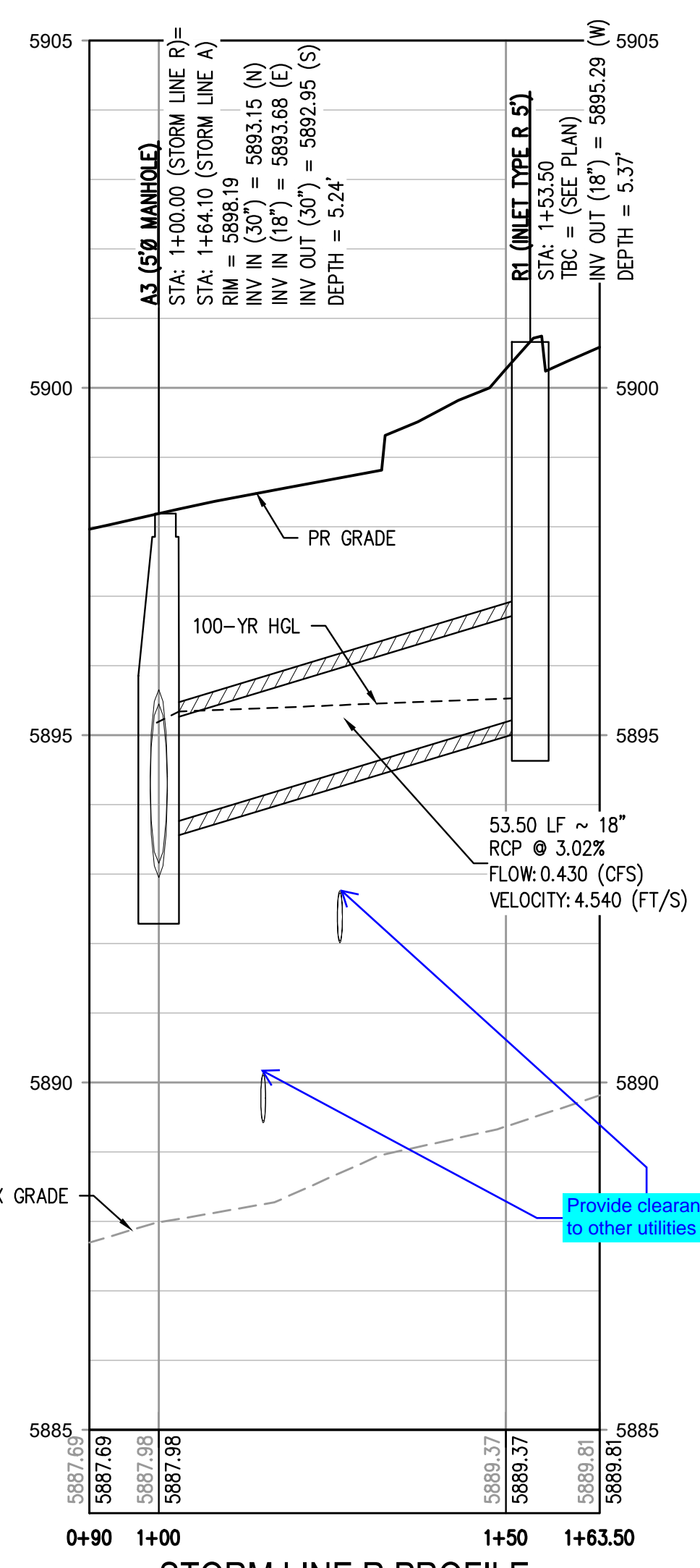
STORM LINE R PLAN
SCALE: 1" = 20'



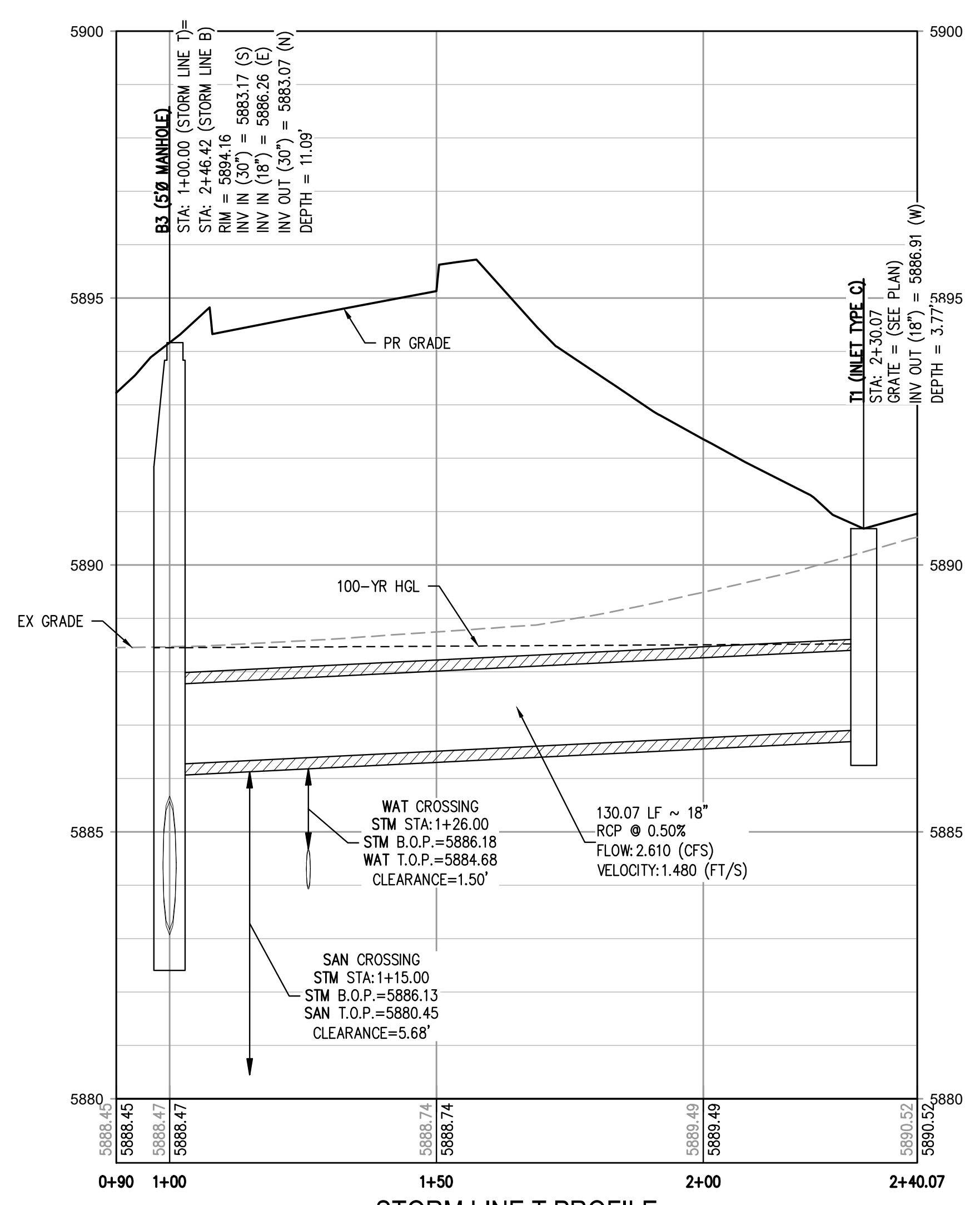
STORM LINE T PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 400'



STORM LINE R PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE T PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

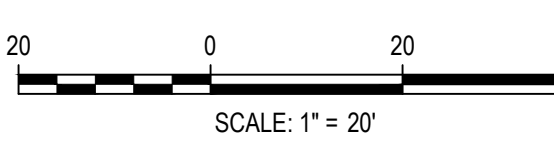
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8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
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FILE PATH: J:\221026\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 3.DWG LAYOUT: STORM LINE R & T
NO SCALE: 11/15/23
PLOTTED: MON 05/09/23 8:06:44P BY: MILES SUSTAD



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DESIGNED BY: <DESIGNER>
CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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OUTLOOK POWERS & GRINNELL
STORM LINE R & T PLAN & PROFILE

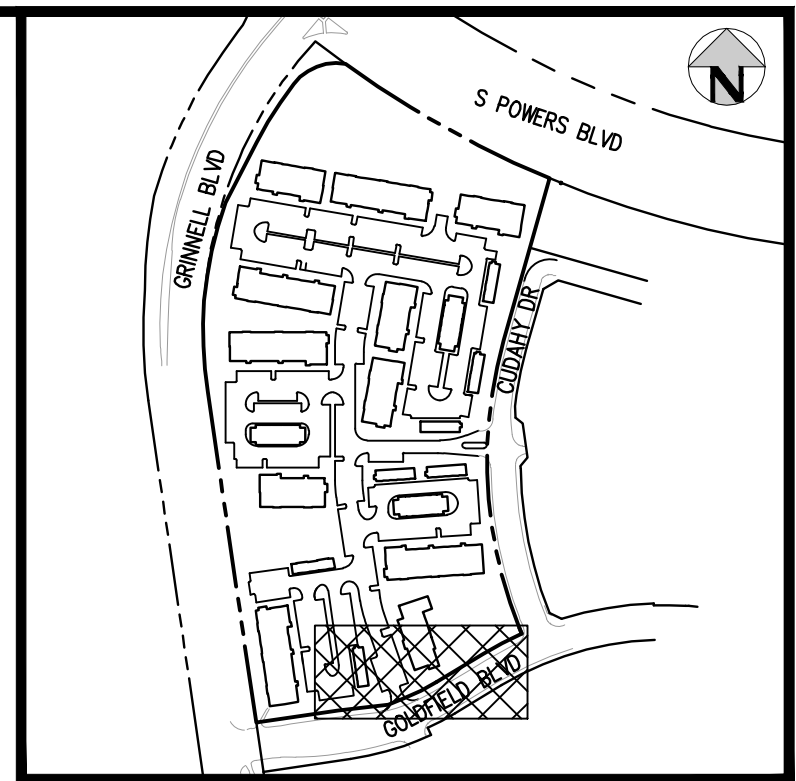
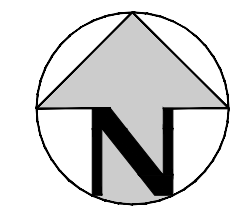
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PROJECT #: 221206
SHEET NUMBER

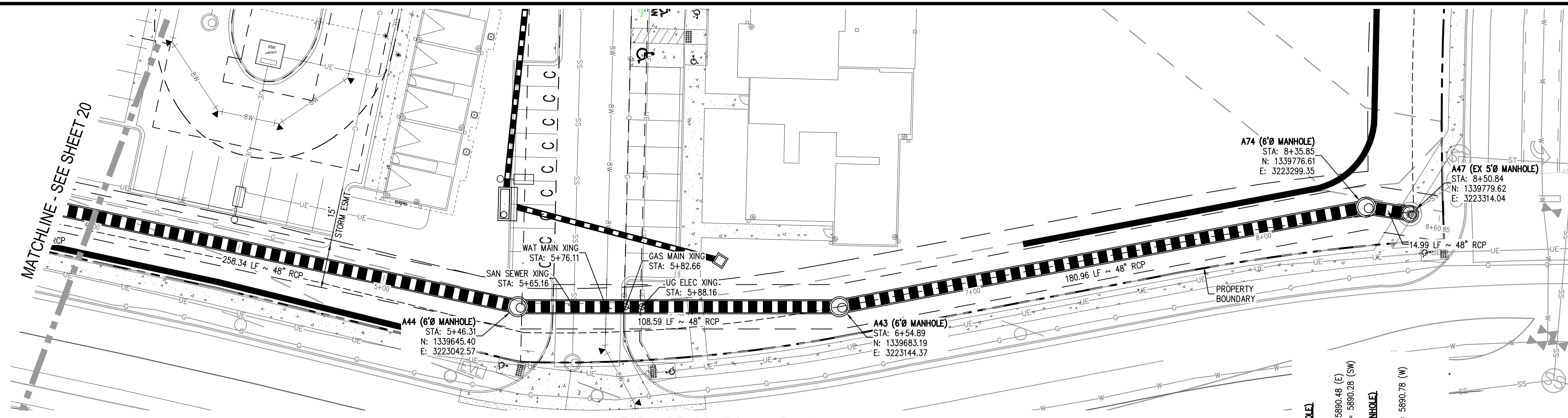
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19 OF 60

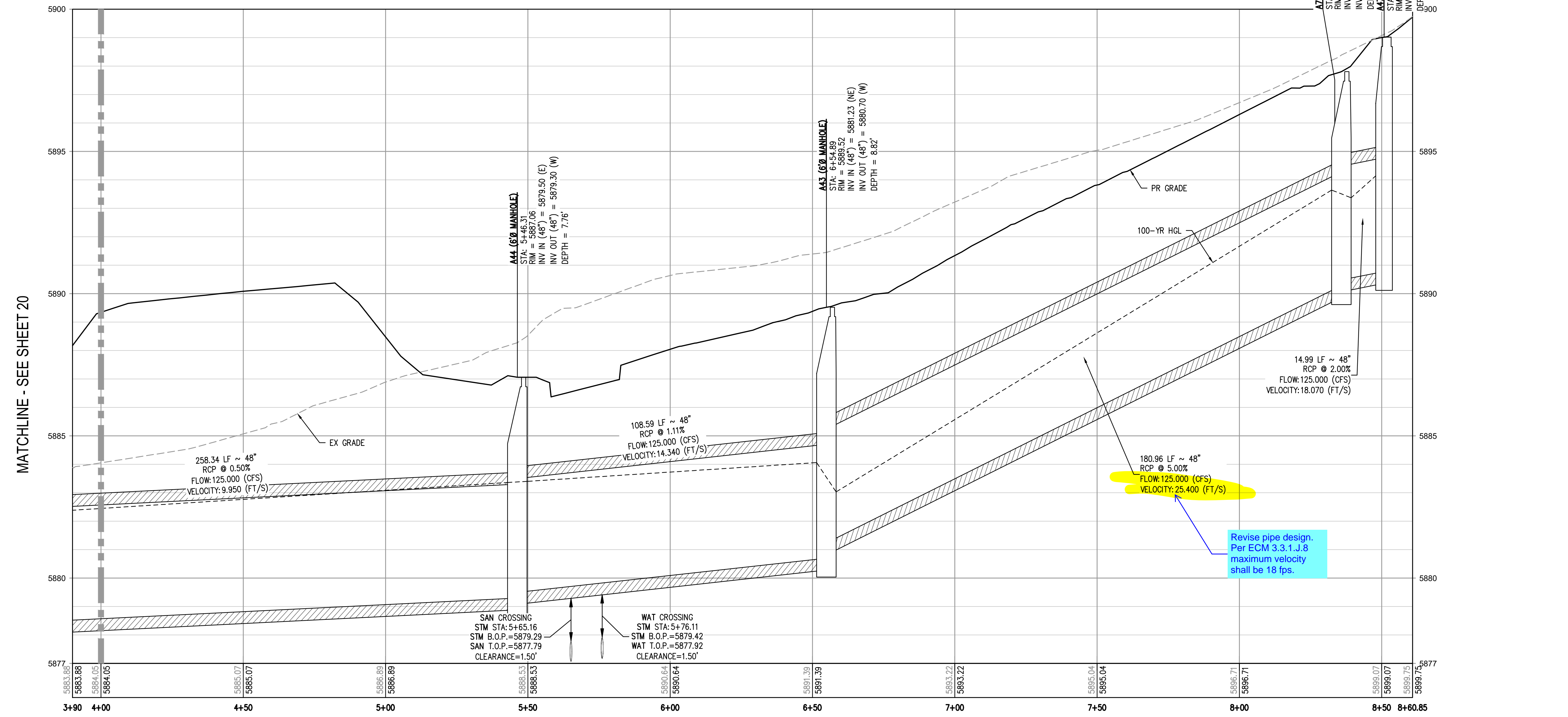
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 400'



STORM RELOCATION A PLAN
SCALE: 1" = 20'



STORM RELOCATION A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GENERAL STORM NOTES:

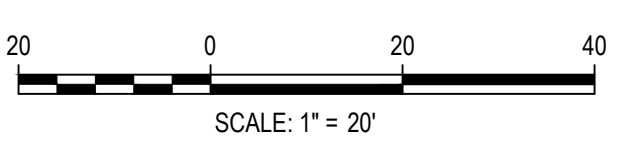
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Revise pipe design.
Per ECM 3.3.1 J.8
maximum velocity
shall be 18 fps.

FILE PATH: J:\22106\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 3.DWG LAYOUT: RELOCATION LINE A-2
PLOT DATE: MON 05/08/23 8:06:58P BY: MILES SUSTAD



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CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

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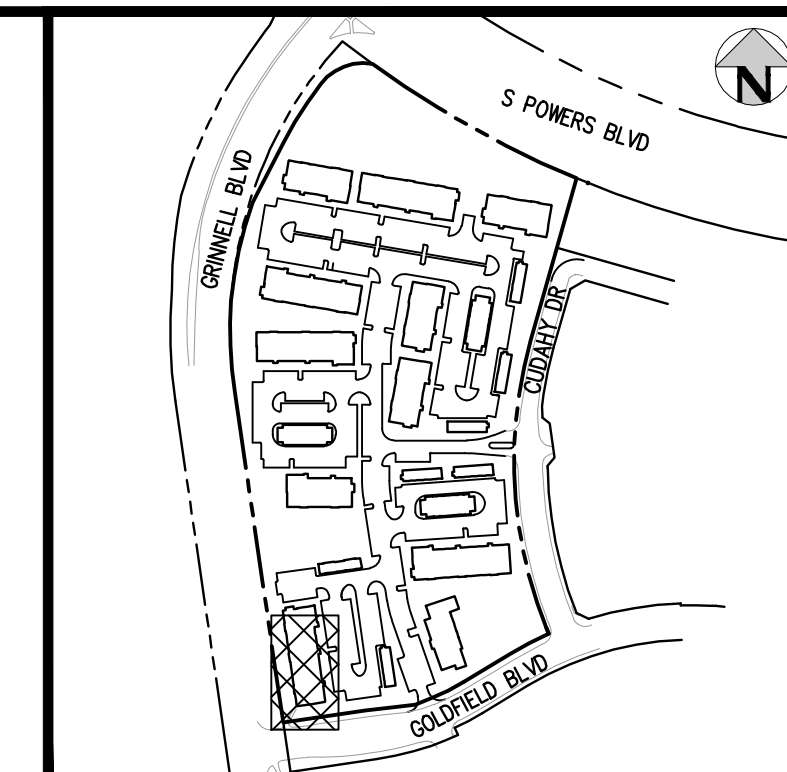
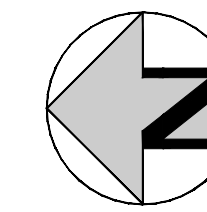
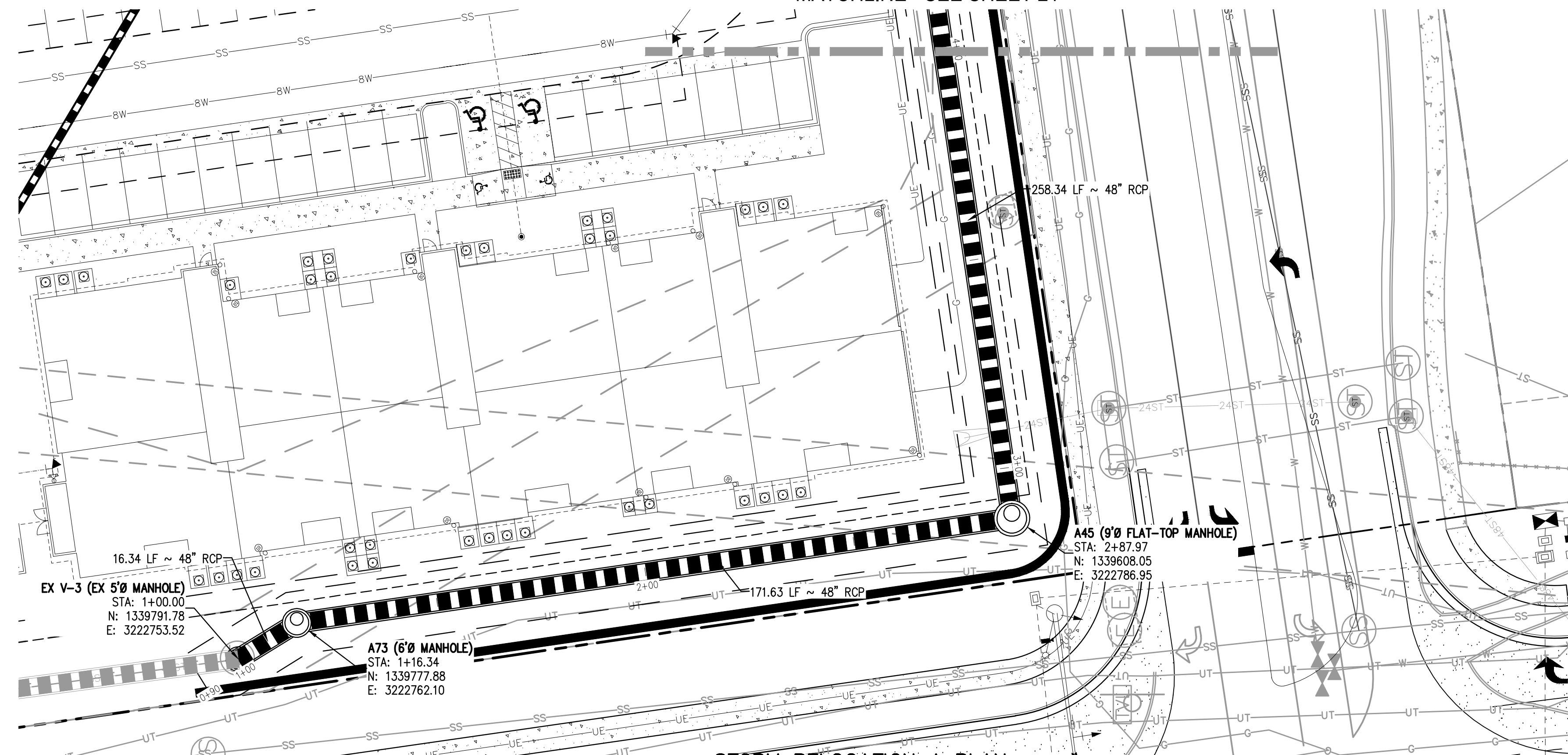
OUTLOOK POWERS & GRINNELL
STORM RELOCATION LINE A PLAN & PROFILE

PRELIMINARY
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CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
20
20 OF 60

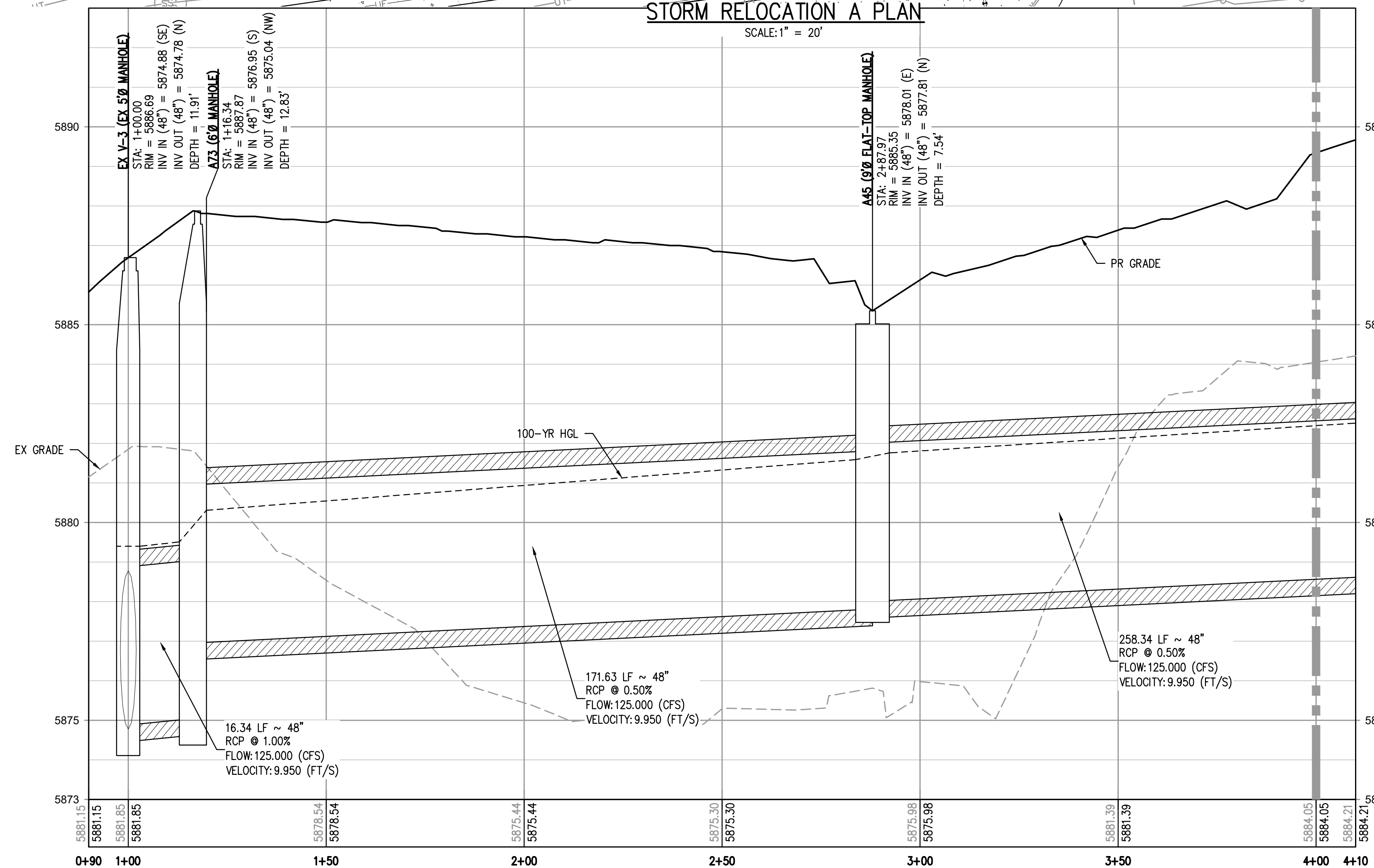
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - SEE SHEET 21



STORM RELOCATION A PLAN

SCALE: 1" = 20'



STORM RELOCATION A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE - SEE SHEET 21

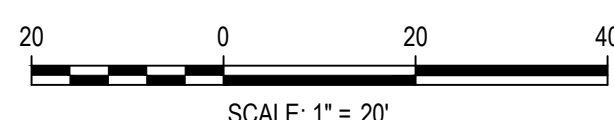
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FILE PATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 3.DWG LAYOUT: RELOCATION LINE A
NO SCALE: 11/15/23
PLOTTED: MON 05/08/23 8:07:33P BY: MILES SUSTAD



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OUTLOOK POWERS & GRINNELL
STORM RELOCATION LINE A PLAN & PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER

20

20 OF 60

CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

For this project staff recommends you discuss the viability of an underground detention facility with the Stormwater Engineer given the height of the retaining walls on the pond.

Per MHFD retaining should be no more than 50 percent of the pond perimeter. Coordinate with the Stormwater team with regards to this criteria.

The use of retaining walls within detention basins is generally discouraged due to the potential increase in long-term maintenance access and costs as well as concerns regarding the safety of the general public and maintenance personnel. Where walls are used, limit the length of the retaining walls to no more than 50 percent of the basin perimeter. Also, consider potential fall hazards associated with pedestrians, cyclists, and vehicles in determining the appropriate treatment between a sidewalk, path, or roadway and the top of the wall. Considerations include distance from the public to the wall, curvature of the path or roadway, single or terraced walls, surrounding land use, and volume of traffic. Potential solutions include dense vegetation, seat walls, perimeter fencing, safety railing and guardrail. In some cases walls less than 2 feet will warrant a hard vertical barrier; in other cases a 3-foot wall may be the point at which this barrier is

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2

Chapter 12 Storage

appropriate. Check requirements of the local jurisdiction. UDFCD recommends providing a hard vertical barrier in any location where walls exceed 3-feet.

Adequate horizontal separation between terracing walls should be provided to ensure that each wall is loaded by the adjacent soil, based on conservative assumptions regarding the angle of repose. When determining the separation between walls, consider the proposed anchoring system and the required equipment/space needed to repair the wall in the event of a failure. Ensure that failure and repair of any wall does not impact loading on adjacent walls. Separation between adjacent walls should be at least twice the adjacent wall height, such that a plane extended through the bottom of adjacent walls would not be steeper than a 2(H):1(V) slope. Slope of finished grade between walls should not exceed 4 percent. Wall designs exceeding these criteria or exceeding a height of 30 inches should only be performed by a Professional Engineer and should include a structural analysis for the design, evaluating the various loading conditions that the wall may encounter. Also consider a drain system behind the wall to ensure that hydrostatic pressures are equalized as the water level changes in the basin.

provide hydraulic analysis in the drainage report to verify if native grass is sufficient or additional erosion protection such as soil riprap is needed.

provide safety railing or guard rail

Sections B-B and C-C need to be labeled in plan view.

Update. Per DCM Section 11.2.2 a minimum of 15' maintenance easement shall be provided around the perimeter of the detention facility.

pond bottom should have a minimum slope of 3% toward the trickle channel and micropool. Please adjust to minimize future maintenance needs.

Provide Forebay details.

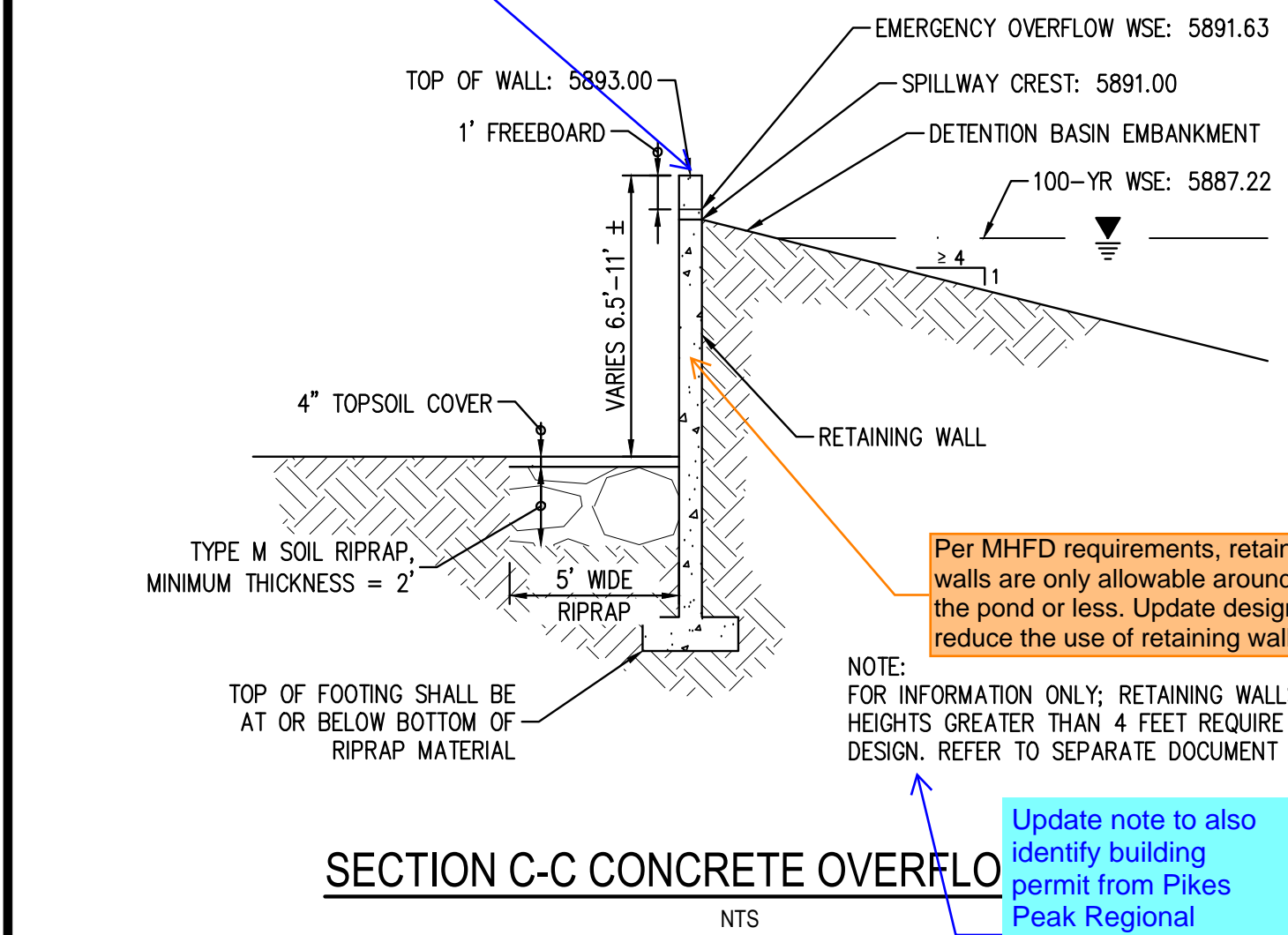
11.2.2 Detention Facility Construction
The construction of detention facilities which multi-use benefits can provide significant benefits when properly planned and designed. Controlled outlets for flood surcharge storage should be provided, and it is required that such outlets be designed to release at a rate that does not exceed the peak rate estimated under natural conditions for the design storm, or other discharge established by policy and/or the drainage basin planning study.
Adequate safety measures shall be provided with all detention facilities. A minimum 15-foot maintenance easement shall be provided around the perimeter of the impoundment and embankment areas. Access to the bottom of the pond from a public road shall be provided via a minimum 15-foot wide ramp at a slope no greater than twelve (12) percent.

Final drainage report shows a 25' spillway length. Please revise detail.

provide dimension

Consider having control joints every ~10ft.

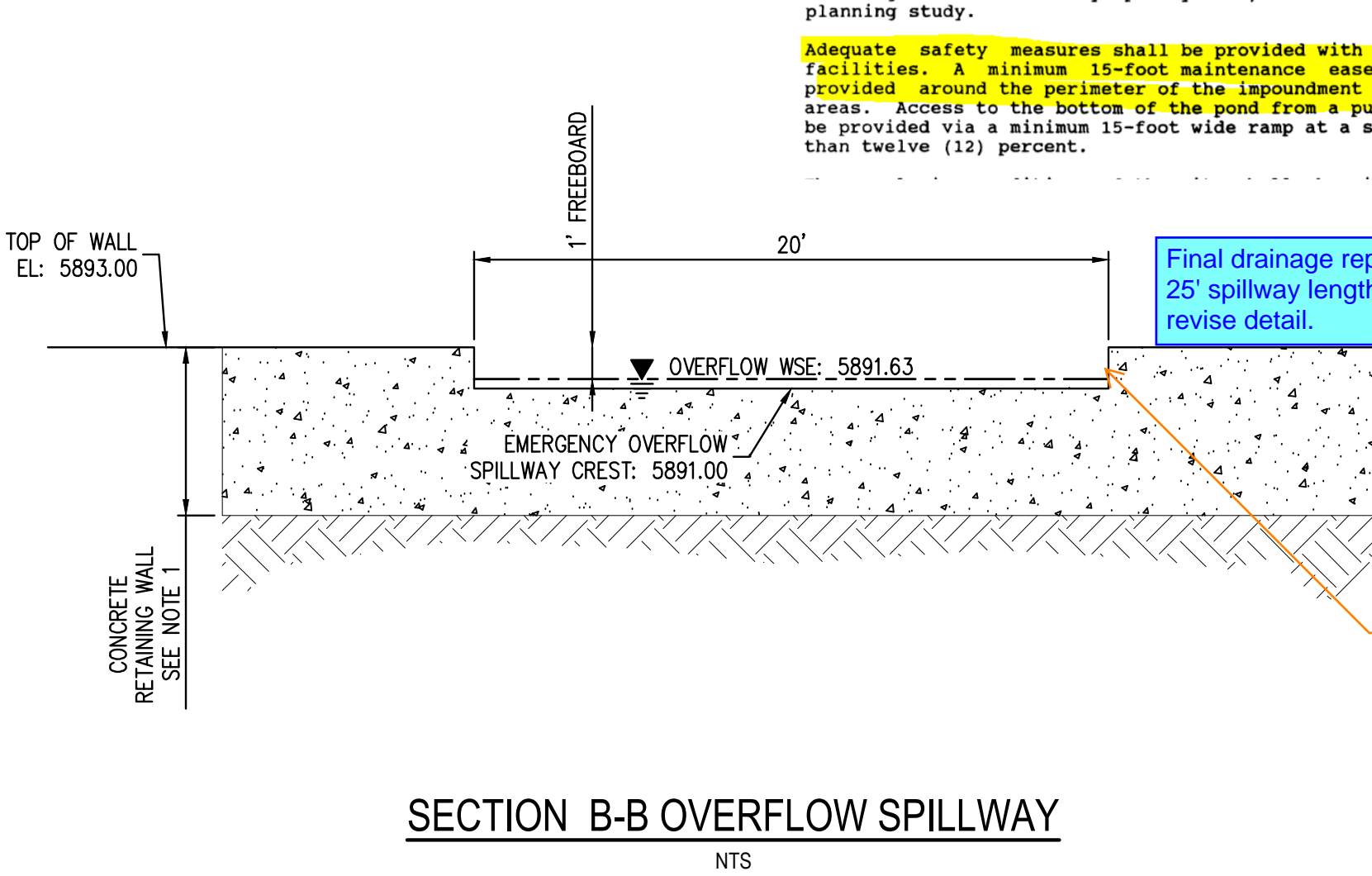
Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



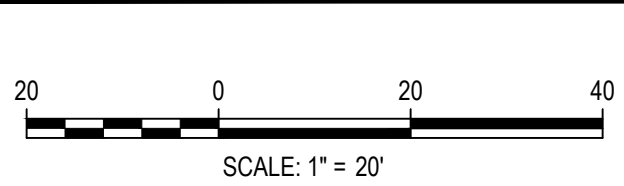
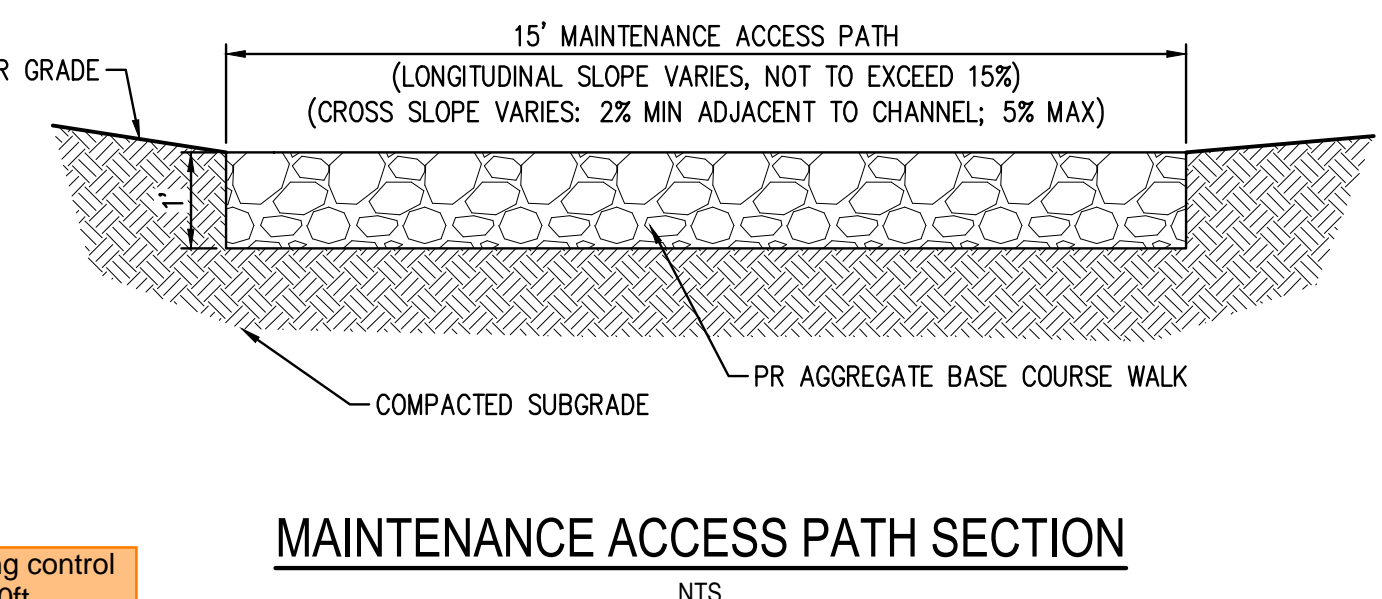
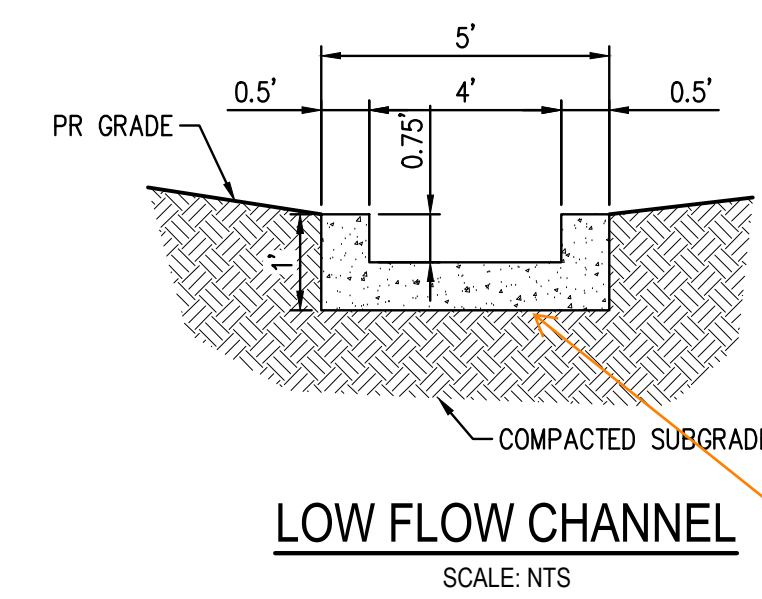
Per MHFD requirements, retaining walls are only allowable around 50% of the pond or less. Update design to reduce the use of retaining wall.

NOTE: FOR INFORMATION ONLY; RETAINING WALLS WITH HEIGHTS GREATER THAN 4 FEET REQUIRE STRUCTURAL DESIGN. REFER TO SEPARATE DOCUMENT FOR DETAILS.

Update note to also identify building permit from Pikes Peak Regional Building Department is also required prior to installation.



Provide profile view of spillway



DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

Table with columns for DATE, REVISION COMMENTS, and ISSUE DATE: 05-08-2023.

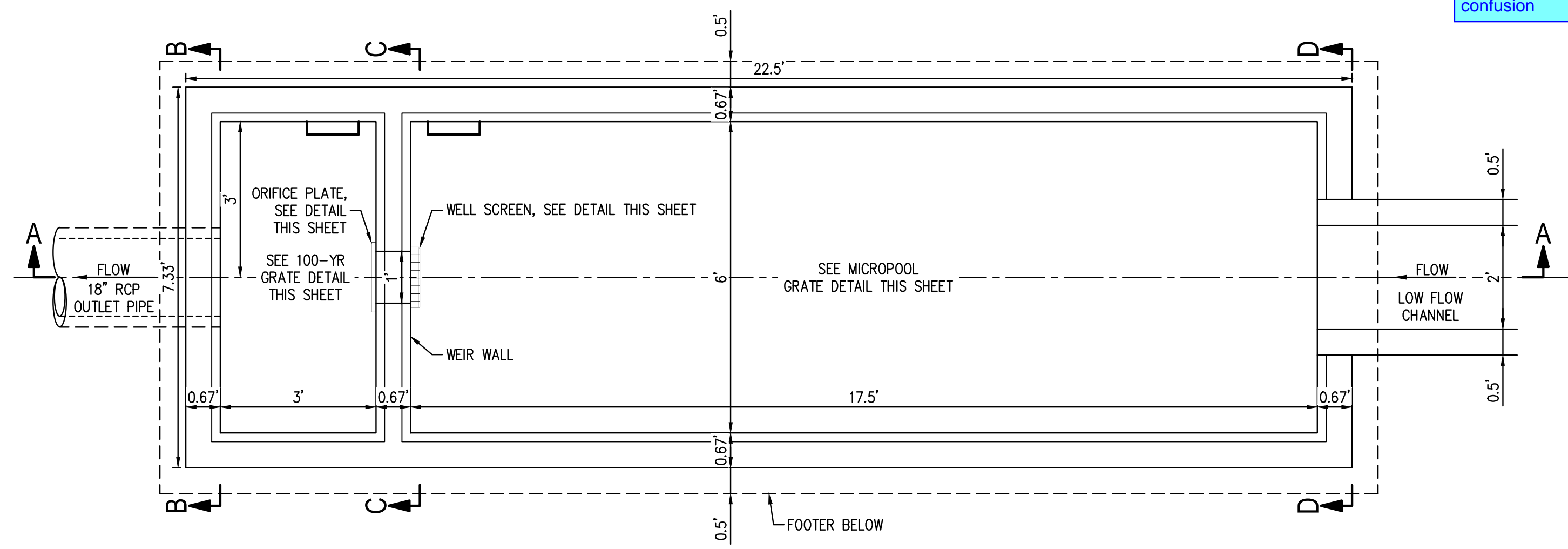


OUTLOOK POWERS & GRINNELL
DETENTION POND PLAN

PRELIMINARY
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CONSTRUCTION

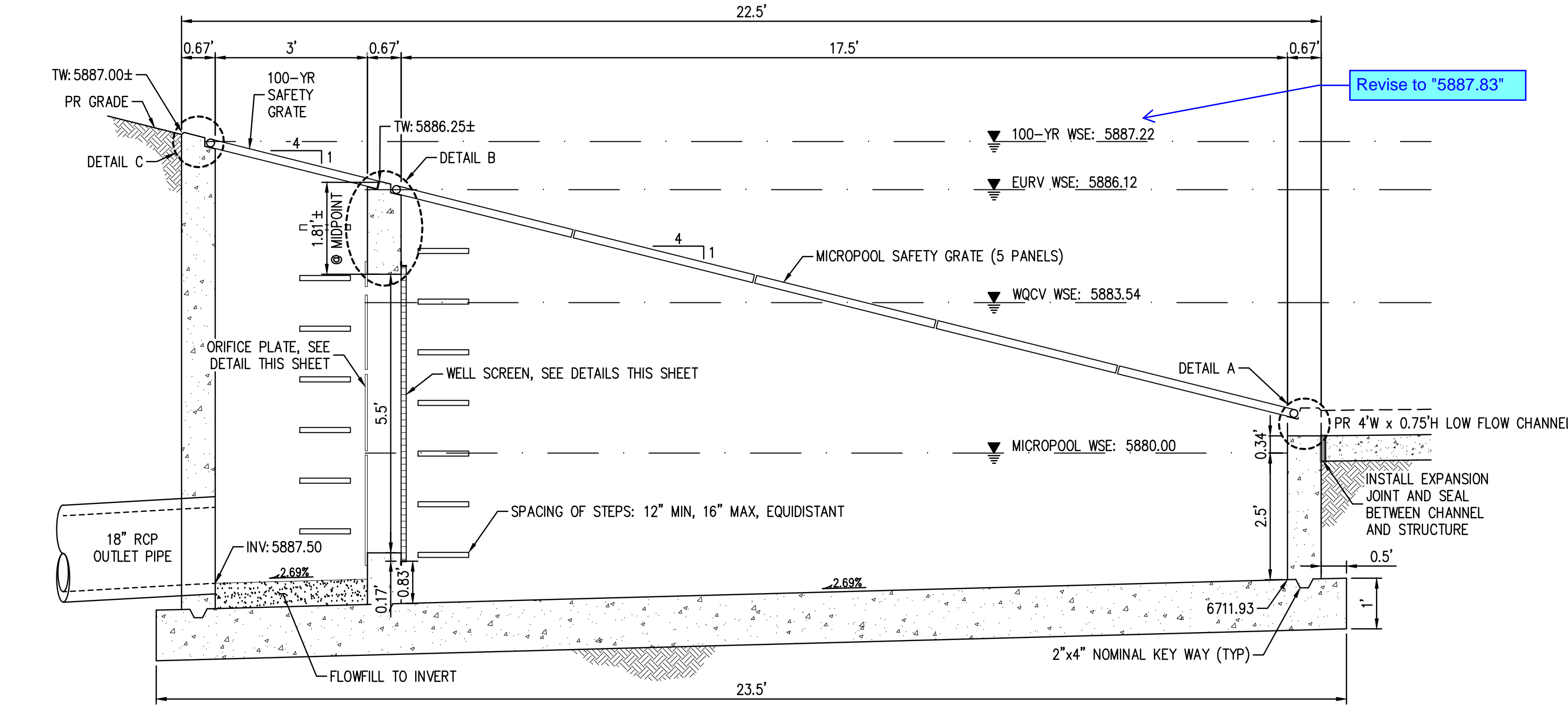
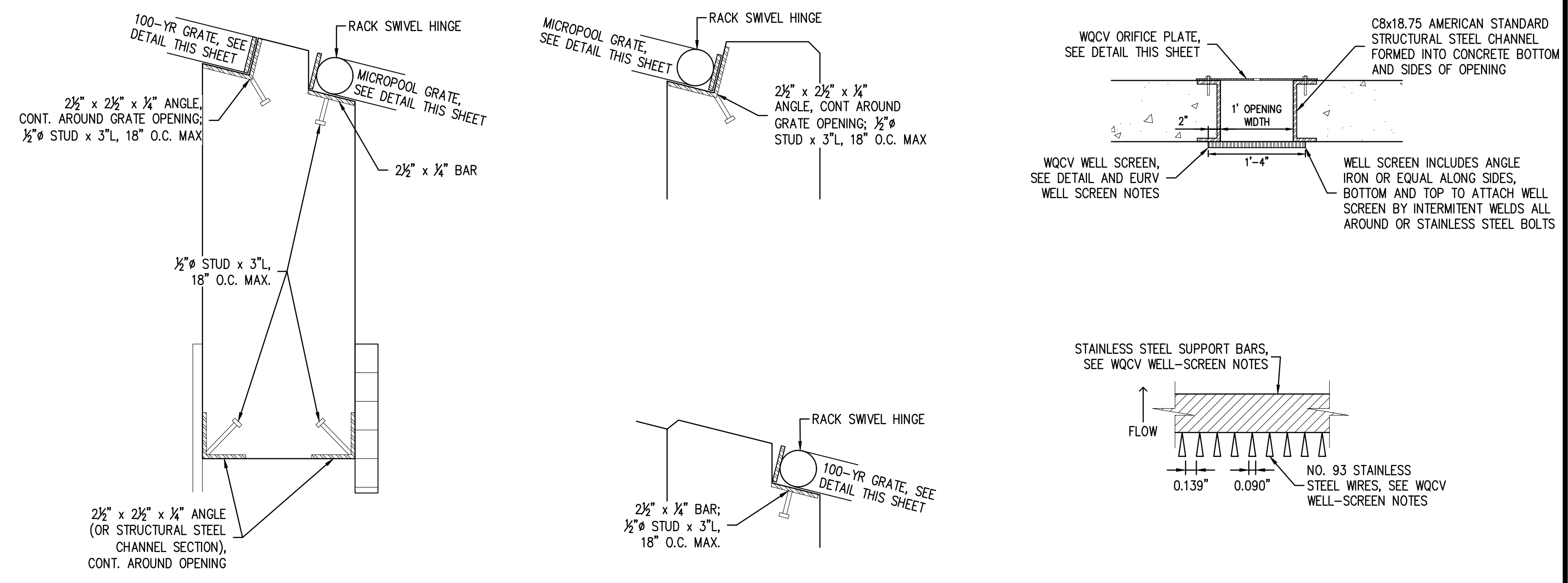
PROJECT #: 221206
SHEET NUMBER
22
22 OF 60

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



Typical comment - ensure all dimensions match the detention spreadsheet in the drainage report.

Provide section detail names to avoid confusion



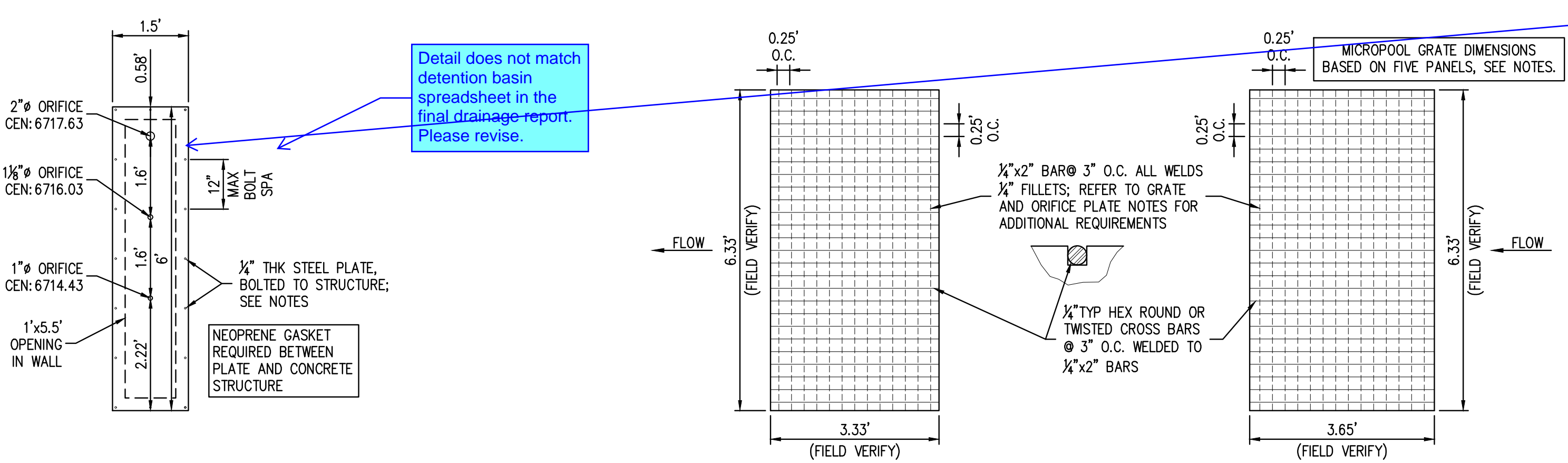
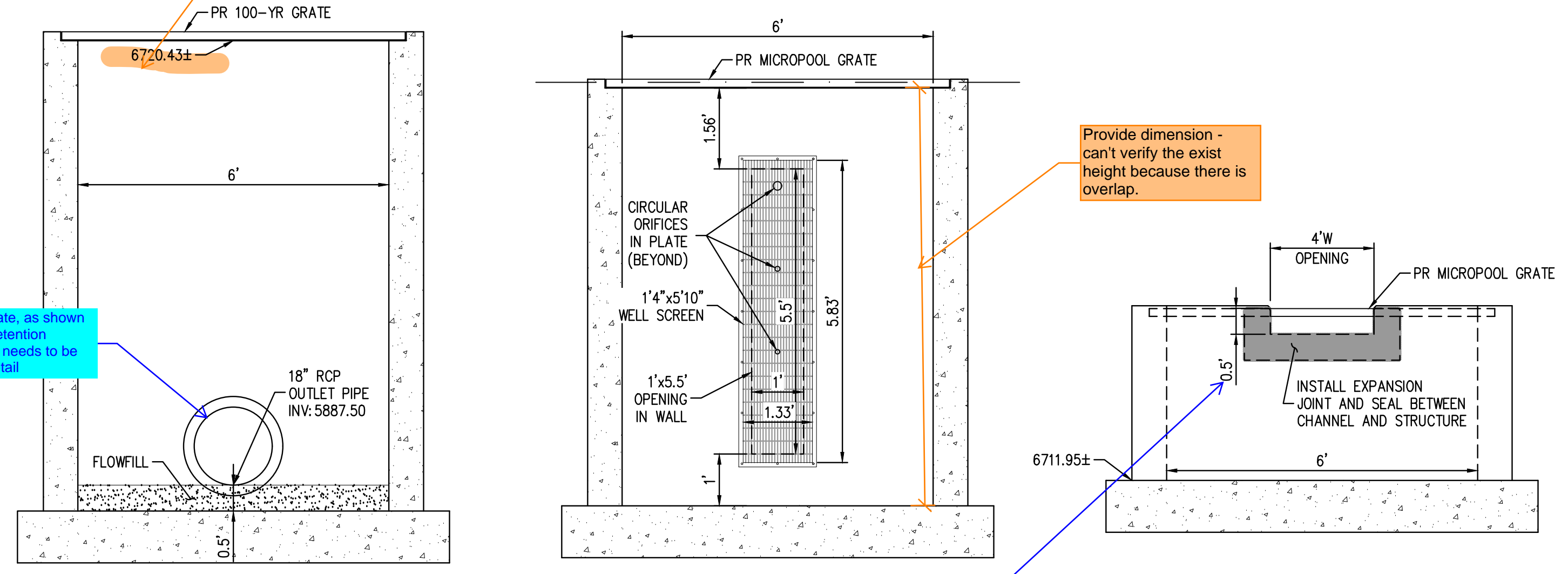
Revise to "5887.83"

Update elevation - does not match the rest of the elevations in range.

Restrictor plate, as shown on MHFD Detention spreadsheet needs to be shown on detail

Provide dimension - can't verify the exist height because there is overlap.

Per MHFD detention pond orifice height is 2' at 3.70' above pond bottom, not at top of box. Opening needs to be shown on orifice plate, not in the box wall



Detail does not match detention basin spreadsheet in the final drainage report. Please revise.

STRUCTURE NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE AND FOREBAYS FOR ENGINEER AND CITY REVIEW.
- GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE BELOW FOR MINIMUM LAP SPICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE AND 3-INCH MIN CLEARANCE TO EDGE OF CONCRETE PLACED AGAINST SOIL, UNLESS OTHERWISE NOTED.
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
- BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
- SUBGRADE TO BE 12" THICK COMPACTED CLEAN FILL.
- OUTLET STRUCTURES STEPS SHALL CONFORM TO AASHTO M199.

BAR SIZE	#4	#5	#6
MIN. SPICE LENGTH	1'-3"	1'-7"	2'-0"

WQCV WELL SCREEN NOTES:

- WELL SCREEN SHALL BE STAINLESS STEEL AND ATTACHED BY INTERMITTENT WELDS OR STAINLESS STEEL BOLTS ALONG EDGE OF THE MOUNTING FRAME.
- WQCV WELL SCREEN:
 - TYPE OF SCREEN: STAINLESS STEEL #93 VEE WIRE (JOHNSON VEE WIRE TM STAINLESS STEEL SCREEN OR EQUIVALENT WITH 60% OPEN AREA)
 - SCREEN SLOT OPENING DIMENSION: 0.139" (SCREEN #93 VEE WIRE SLOT OPENING)
 - TYPE AND SIZE OF SUPPORT ROD: TE 0.074"x0.50"
 - SPACING OF SUPPORT ROD (O.C.): 1.0 INCH
 - TOTAL SCREEN THICKNESS: 0.655"
 - CARBON STEEL HOLDING FRAME TYPE: 3/4" x 1.0" ANGLE

GRATE AND ORIFICE PLATE NOTES:

- GRATES AND ORIFICE PLATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. GRATES TO BE BOLTED DOWN TO OUTLET STRUCTURE @ 18" O.C. HINGED PANELS TO BE ACCESSIBLE FOR MAINTENANCE.
- GRATES AND ORIFICE PLATES SHALL BE STAINLESS STEEL OR GALVANIZED STEEL. TRASH RACKS SHALL BE HOT DIP GALVANIZED STEEL AND HOT POWDER PAINTED AFTER GALVANIZED.
- FIELD VERIFY GRATE DIMENSION PRIOR TO FABRICATION.

FILE PATH: J:\221206\ENGINEERING\UTILITIES\FORMICD - DETENTION POND.DWG LAYOUT.LAYOUT1
PLOT DATE: MON 05/08/23 8:15:46P BY: AMANDA CASTELL



DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

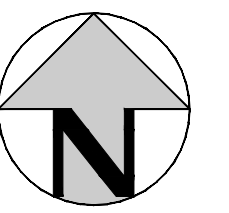
ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS



OUTLOOK POWERS & GRINNELL
DETENTION POND DETAILS

PROJECT #: 221206
SHEET NUMBER
23
23 OF 60

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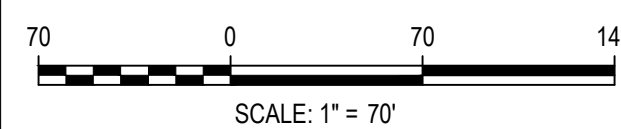


- NOTE:**
- SEE DETAILED GRADING PLANS SHEETS 25-58 FOR DETAILED GRADING INFORMATION AND GENERAL GRADING NOTES.
 - ALL RETAINING WALLS RETAINING 36" OF SOIL OR GREATER REQUIRE DESIGN BY STRUCTURAL ENGINEER.
 - REFER TO THE GRADING AND EROSION CONTROL PLAN (GESC) FOR ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

FILE PATH: J:\221206\ENGINEERING\GRADING\CD - OVERALL GRADING KEYMAP\DWG - LAYOUT - OVERALL GRADING KEYMAP
PLOTTED: MON 06/08/23 8:07:56P BY: MILES SUSTAD



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DESIGNED BY: <DESIGNER>
CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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 HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
OVERALL GRADING KEYMAP

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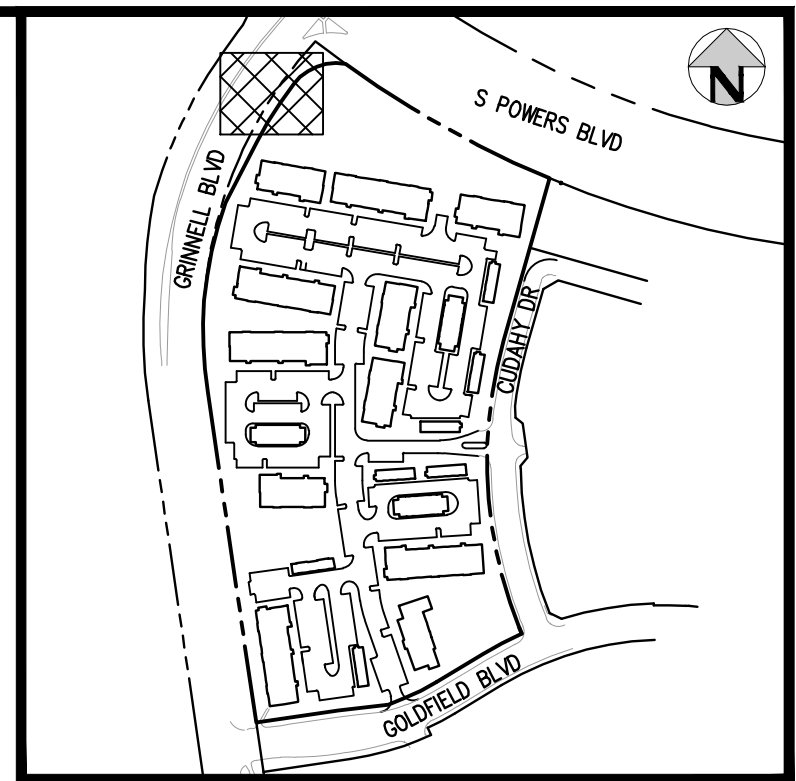
PROJECT #: 221206
SHEET NUMBER

24

24 OF 60

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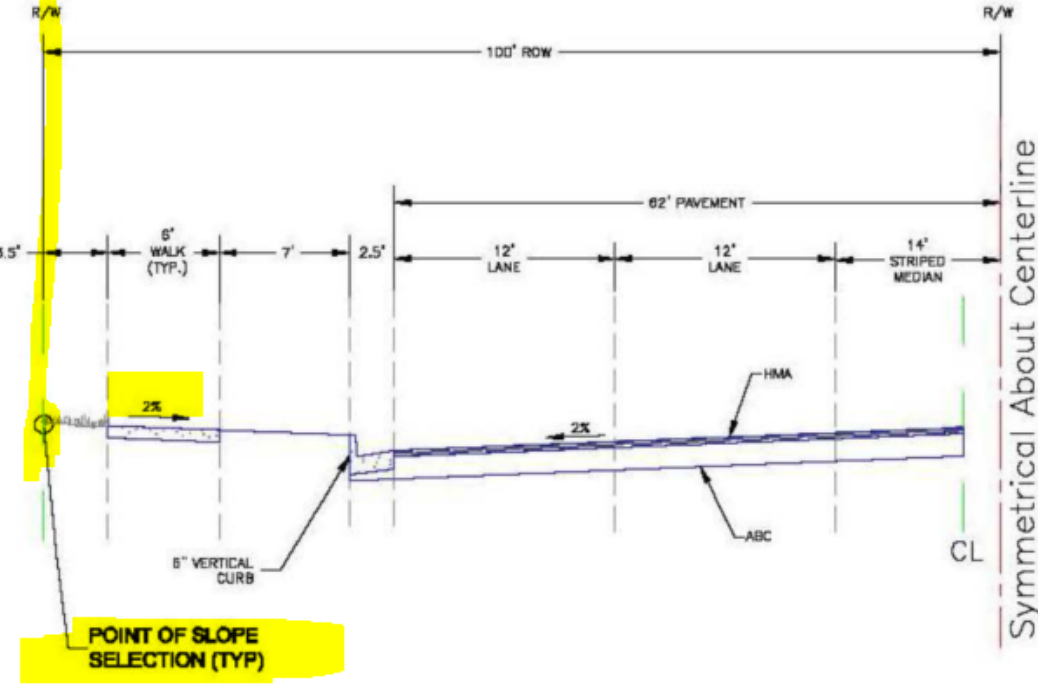
show existing and proposed stormwater flow direction arrows (typ.)



KEY MAP
SCALE: 1" = 400'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
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Roadway Design Parameters
Design Speed: 40 mph
Posted Speed: 35 mph
Maximum ADT: 20,000
Design Vehicle: WB-67

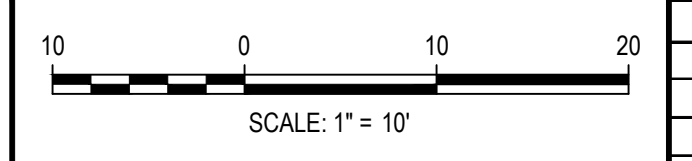
At least provide 10 feet of bench behind the sidewalk at 2% slope. Preference would be to maintain a 2% slope up to the ROW from the Grinnell sidewalk in accordance with the standard county cross section which shows point of slope selection occurring at the ROW.

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 29

FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 1.DWG LAYOUT.LAYOUT1
PLOTTED: MON 05/08/23 8:08:00P BY: MILES SUSTAD



DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

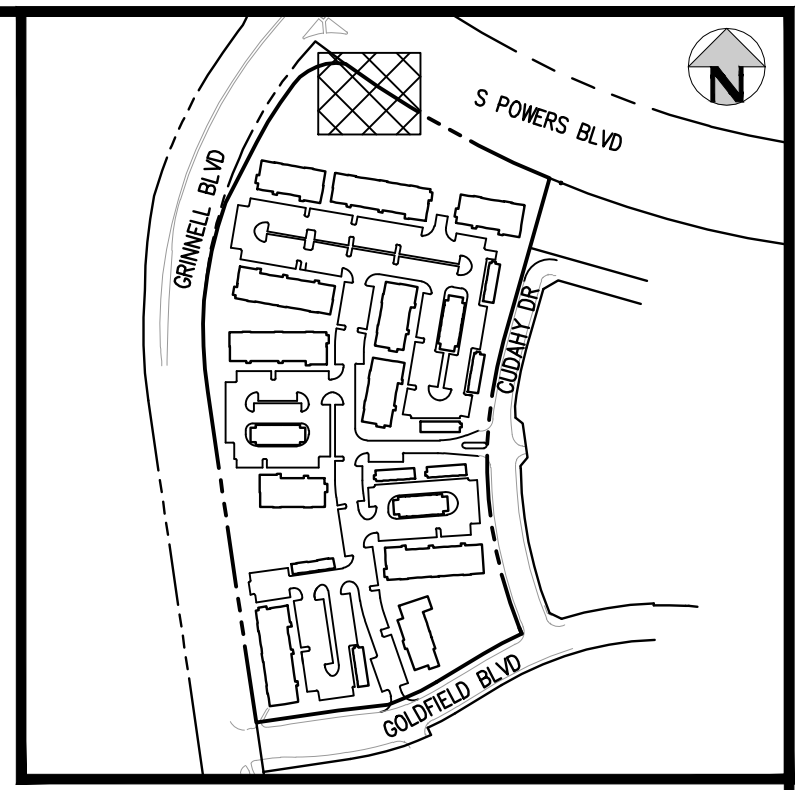
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PROJECT #: 221206
SHEET NUMBER

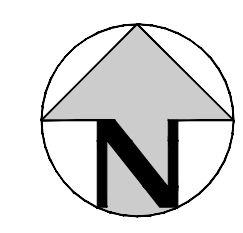
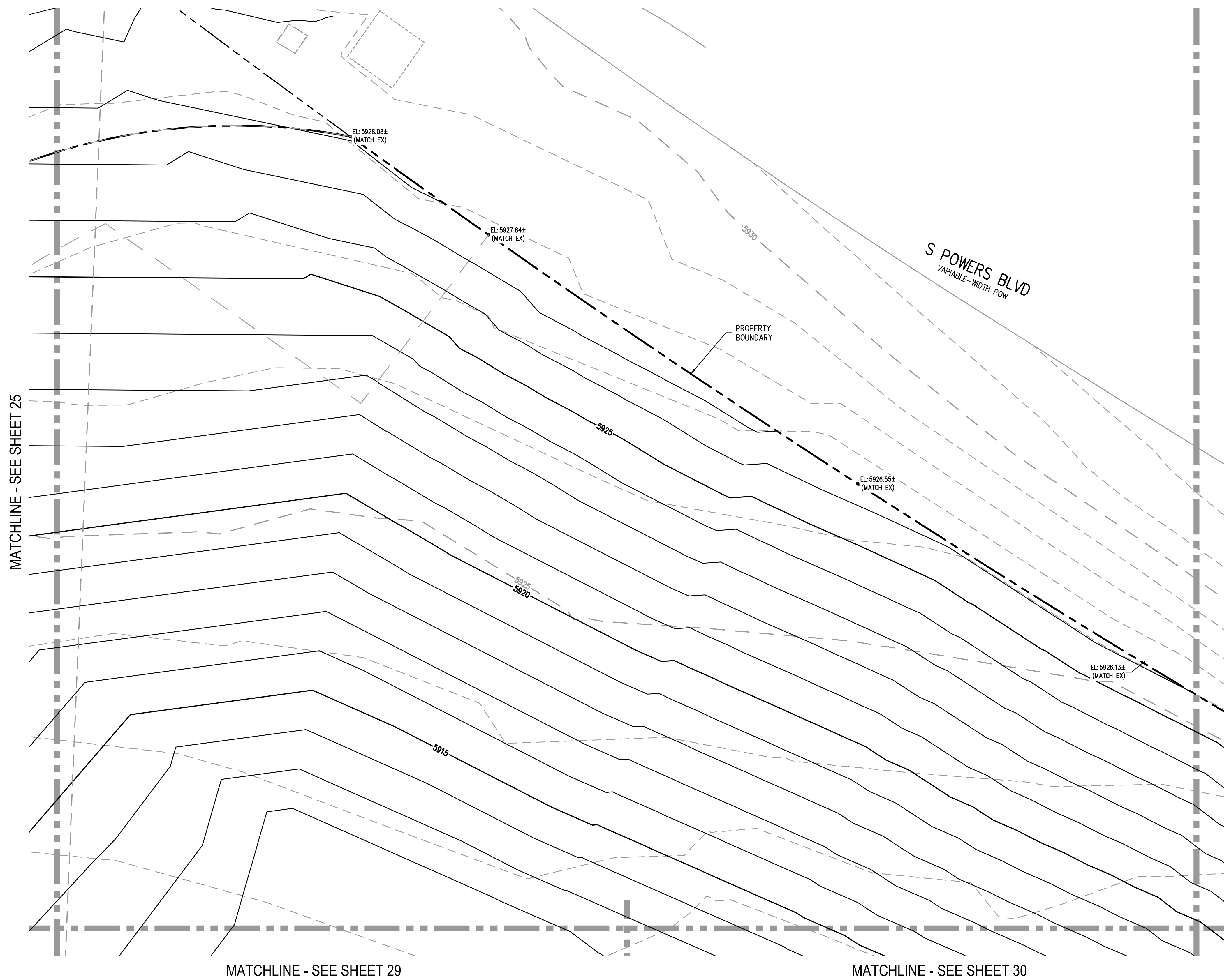
25

25 OF 60

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KEY MAP
SCALE: 1" = 400'



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MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 27

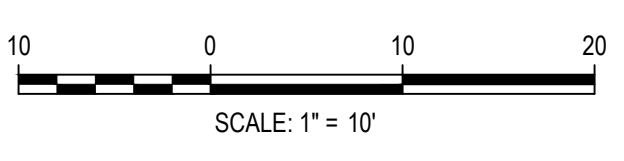
MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 30

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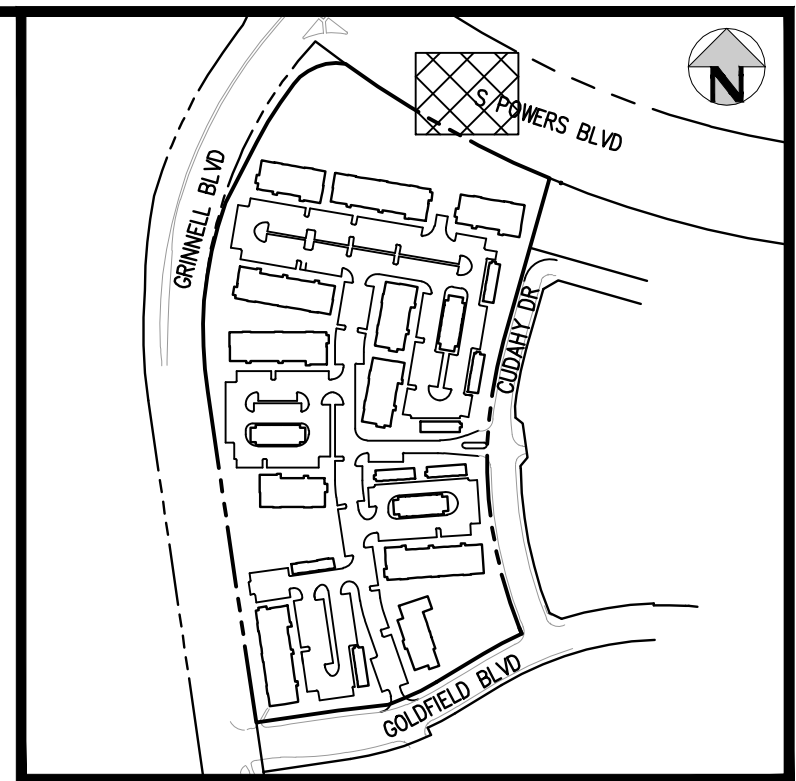
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

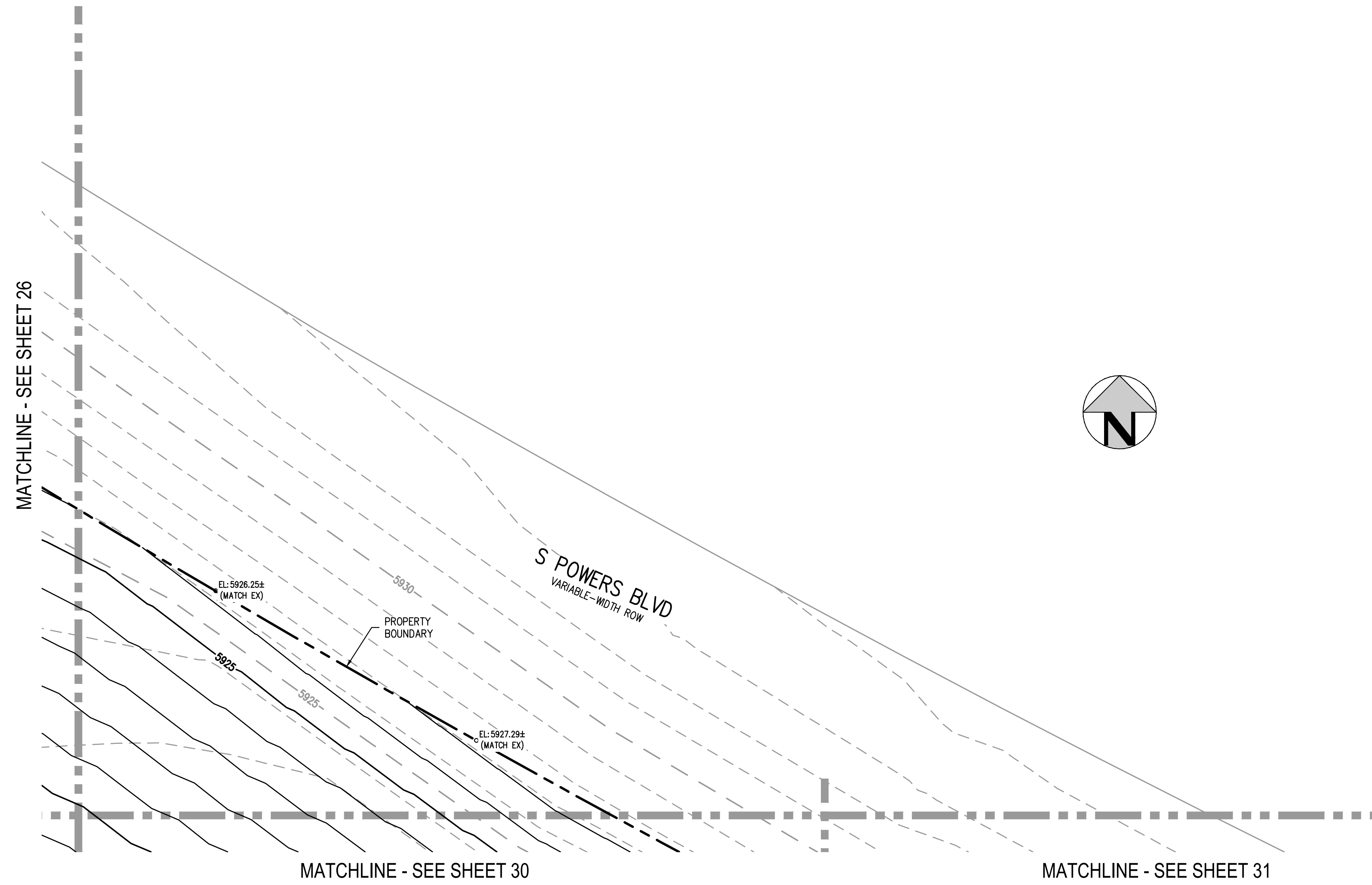
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PROJECT #: 221206
SHEET NUMBER
26
26 OF 60

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KEY MAP
SCALE: 1" = 400'

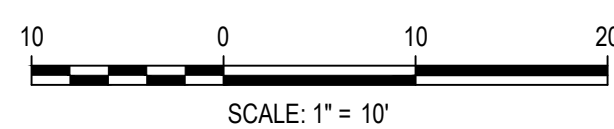


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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 1.DWG LAYOUT LAYOUT (3)
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 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
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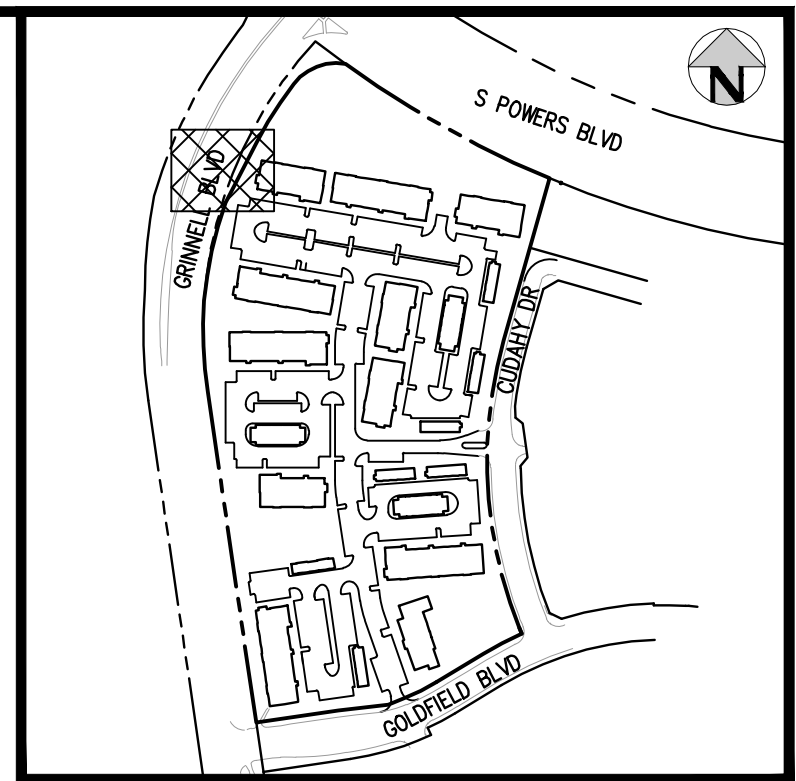
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PROJECT #: 221206
 SHEET NUMBER

27

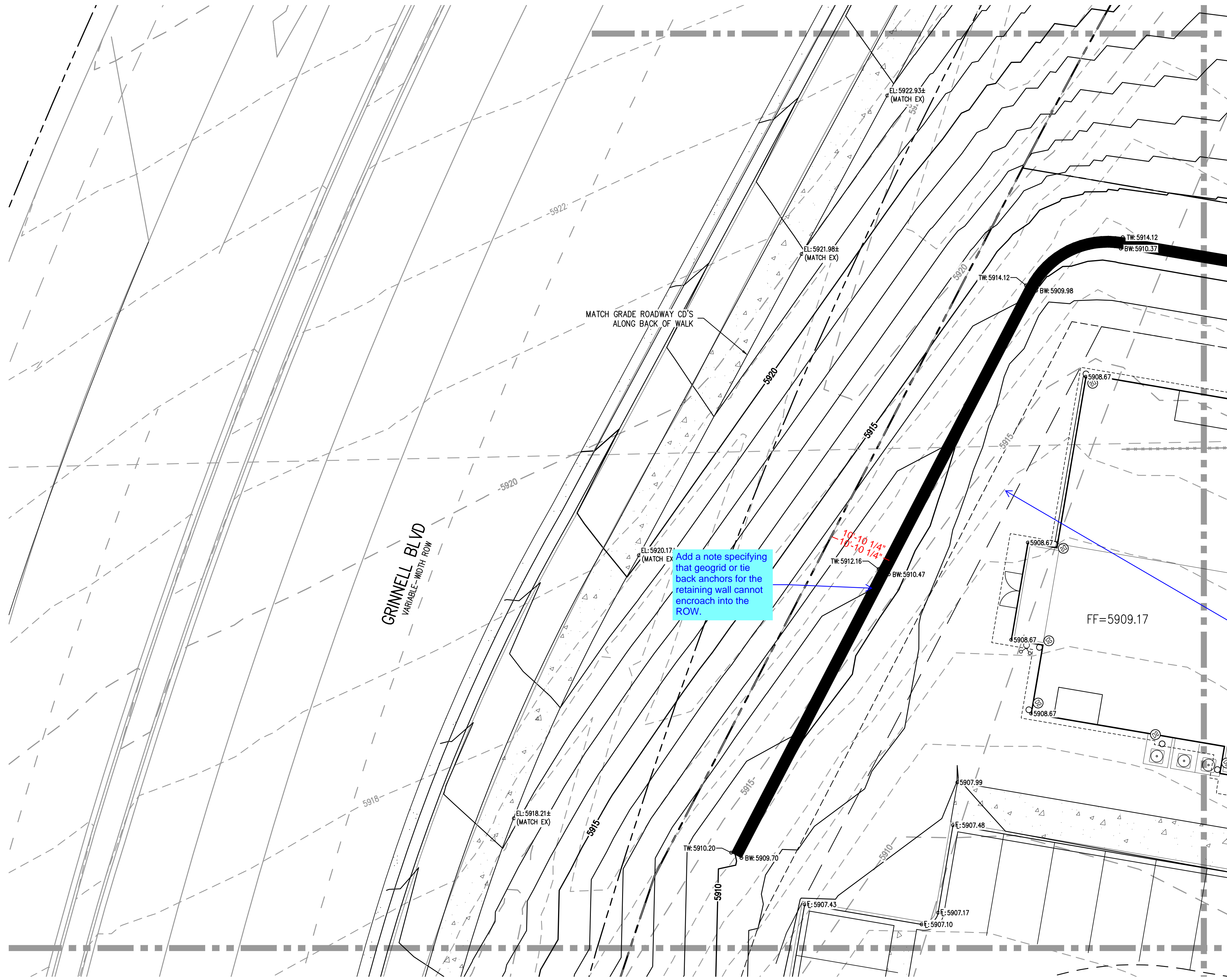
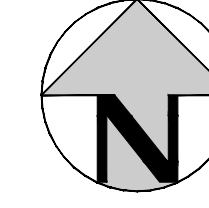
27 OF 60

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KEY MAP
SCALE: 1" = 400'

MATCHLINE - SEE SHEET 25



MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 32

GRINNELL BLVD
VARIABLE WIDTH ROW

MATCH GRADE ROADWAY CD'S
ALONG BACK OF WALK

Add a note specifying that geogrid or tie back anchors for the retaining wall cannot encroach into the ROW.

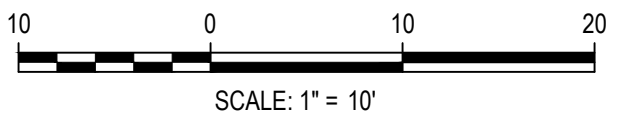
Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.

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FILE PATH: J:\21206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 1.DWG LAYOUT.LAYOUT (4)
 PLOTTED: MON 05/08/23 8:08:16P BY: MILES SUSTAD



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 DRAWN BY: CLH

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 Denver, Colorado 80203
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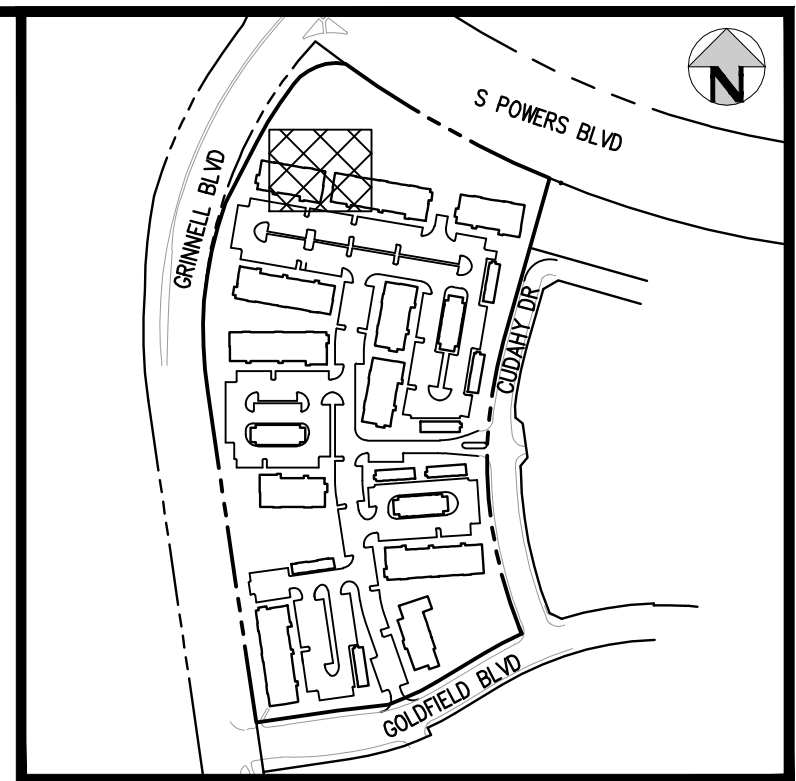
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

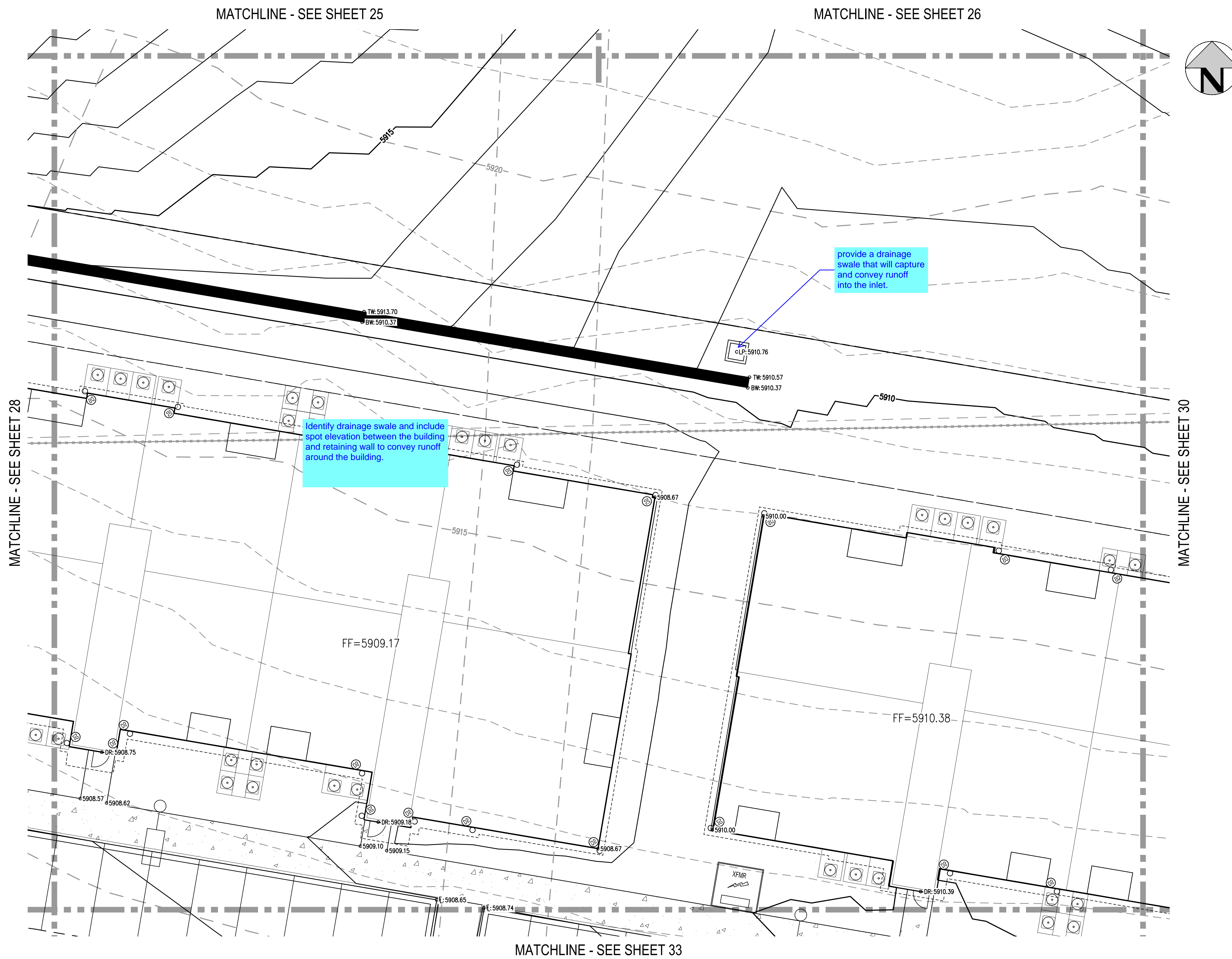
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PROJECT #: 221206
SHEET NUMBER
28
28 OF 60

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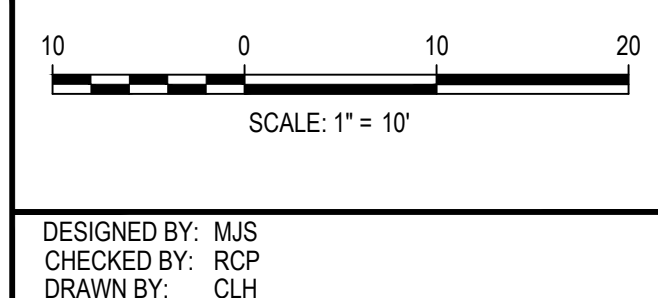


KEY MAP
SCALE: 1" = 400'



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OUTLOOK POWERS & GRINNELL
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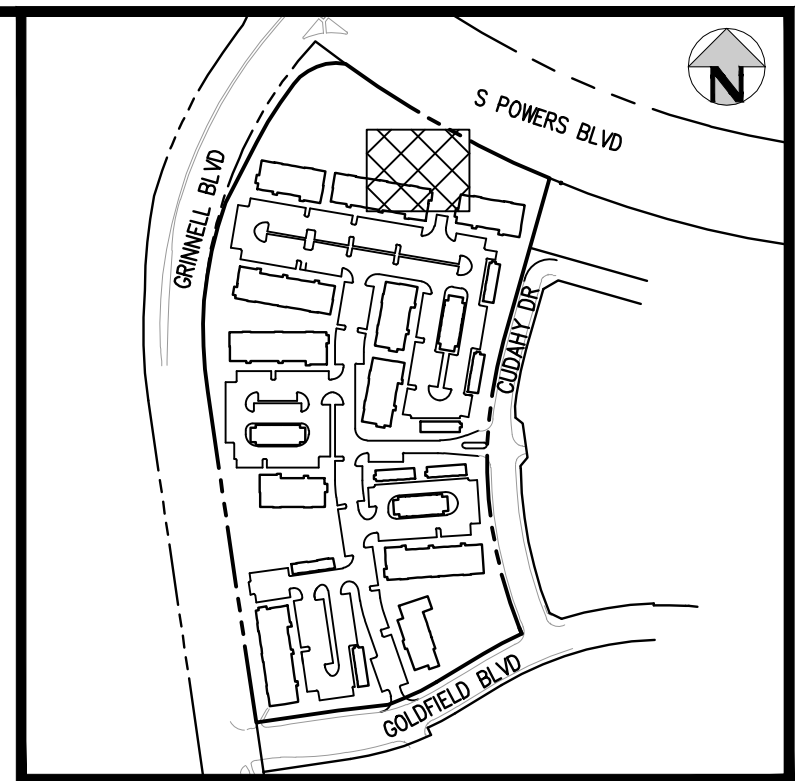
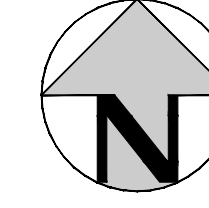
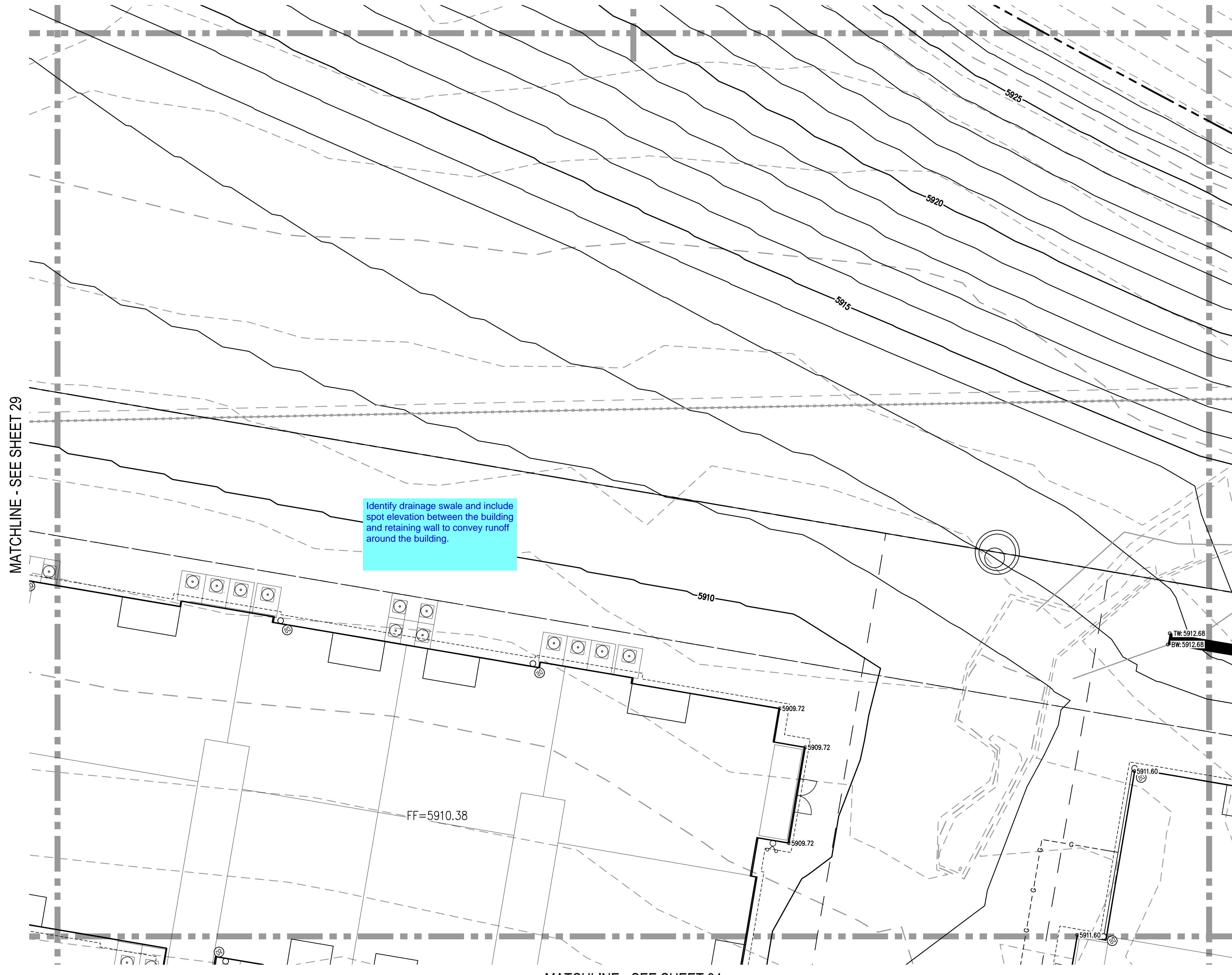
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SHEET NUMBER
29
29 OF 60

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MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27



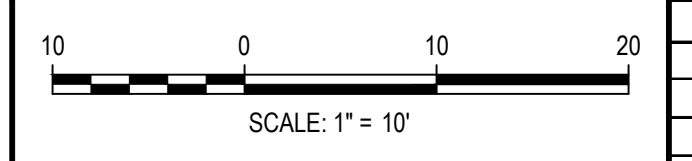
KEY MAP
SCALE: 1" = 400'

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Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.

FILE PATH: J:\221206\ENGINEERING\GRA\ING\GD - DETAILED GRADING PLAN - 2.DWG LAYOUT.LAYOUT1
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DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
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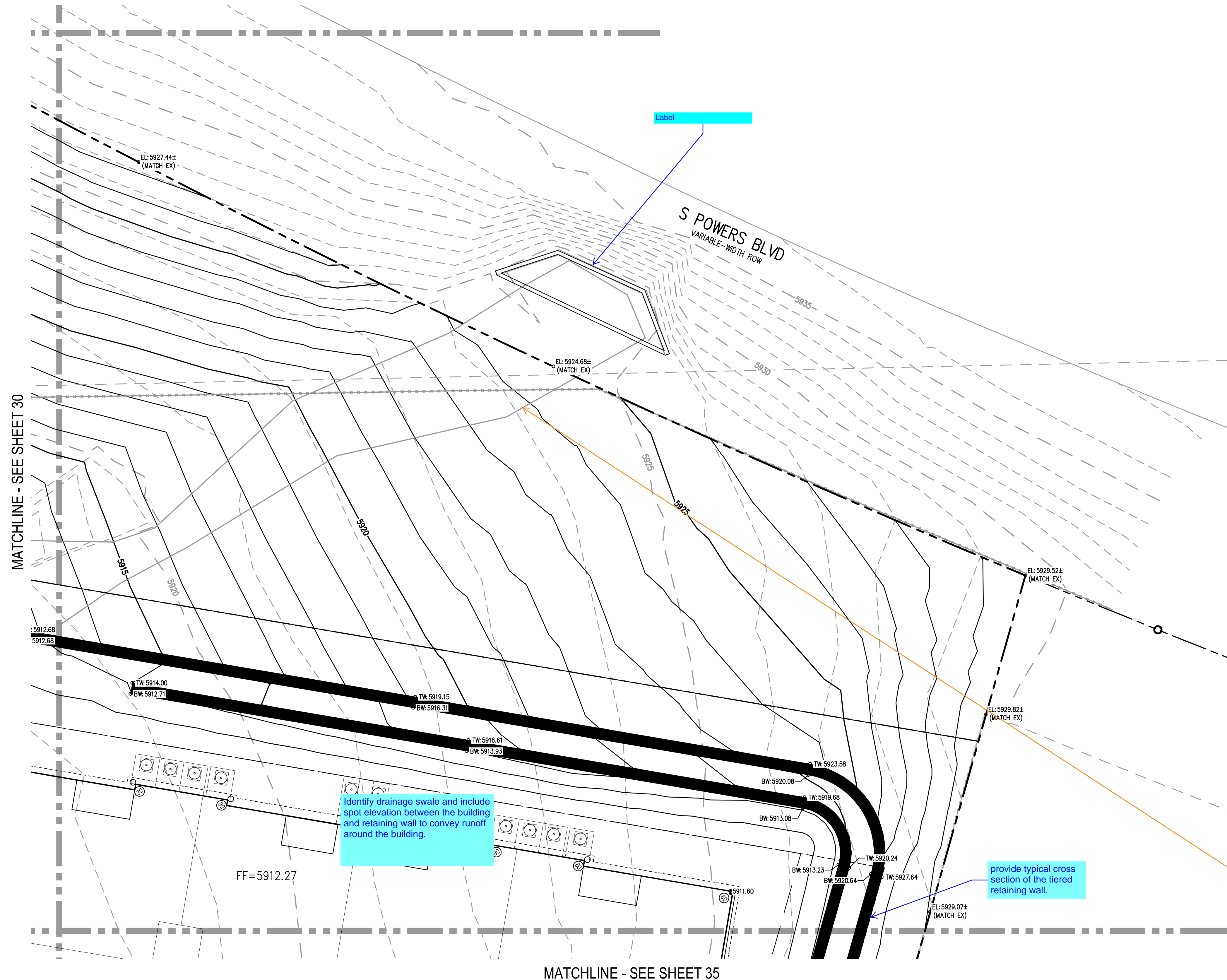
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
 SHEET NUMBER
30
 30 OF 60

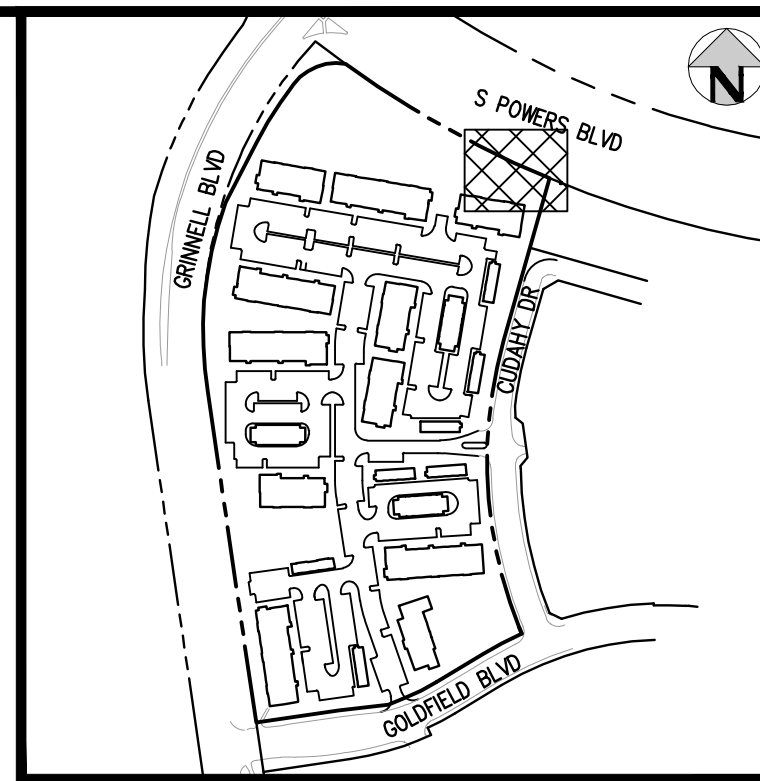
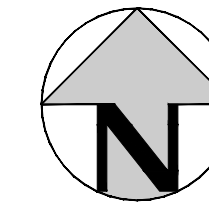
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MATCHLINE - SEE SHEET 27



MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 35



KEY MAP
SCALE: 1" = 400'

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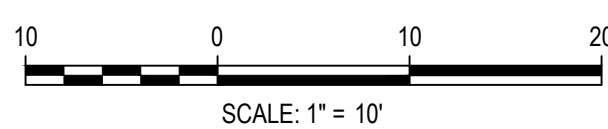
provide typical cross section of the tiered retaining wall.

Show detail for filling in the erosion and incorporate the recommendations from the geotech report to the plans. Show current contours of the 10'-20' deep eroded channel.

FILE PATH: J:\212106\ENGINEERING\GRA\ING\CD - DETAILED GRADING PLAN - 2.DWG LAYOUT.LAYOUT (2)
PLOTTED: MON 05/08/23 8:08:36P BY: MILES SUSTAD



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DRAWN BY: CLH

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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

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PROJECT #: 221206
SHEET NUMBER

31

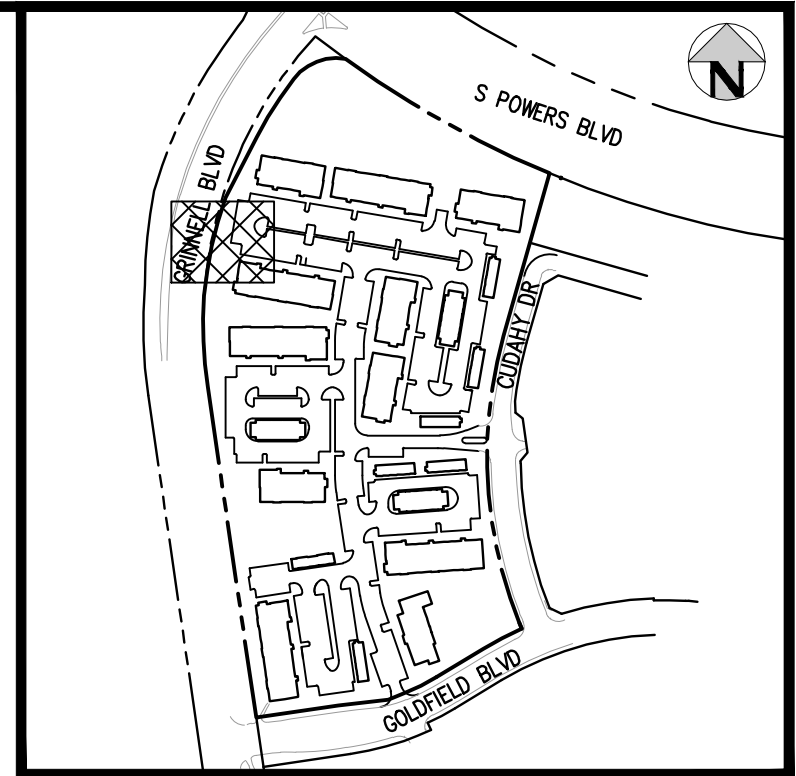
31 OF 60

MATCHLINE - SEE SHEET 28



MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 36



KEY MAP
SCALE: 1" = 400'

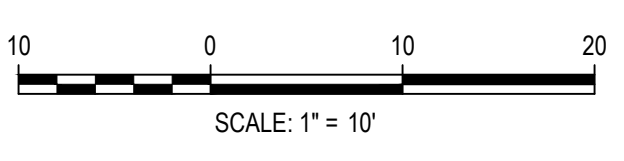
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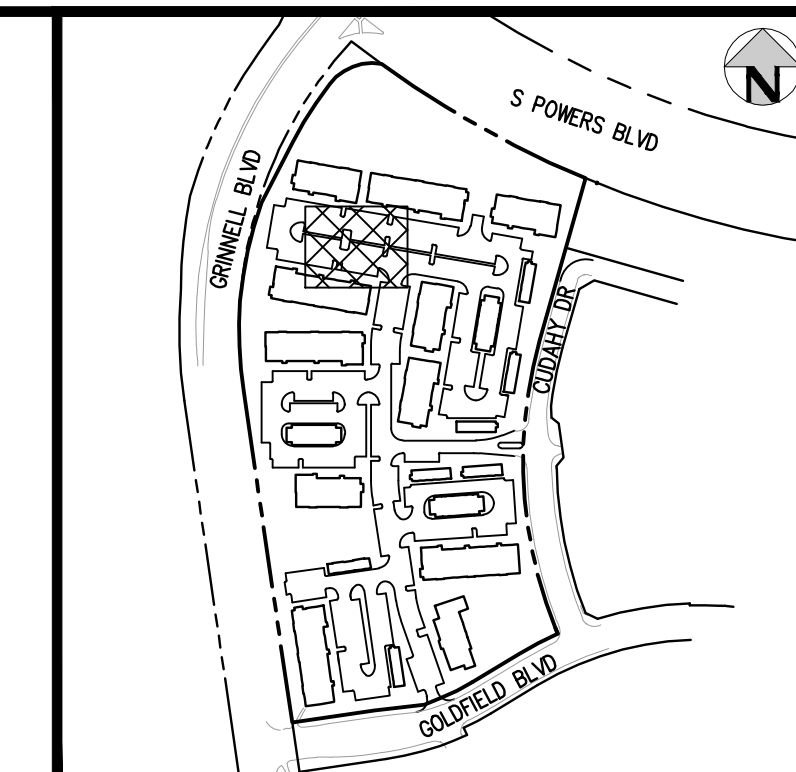
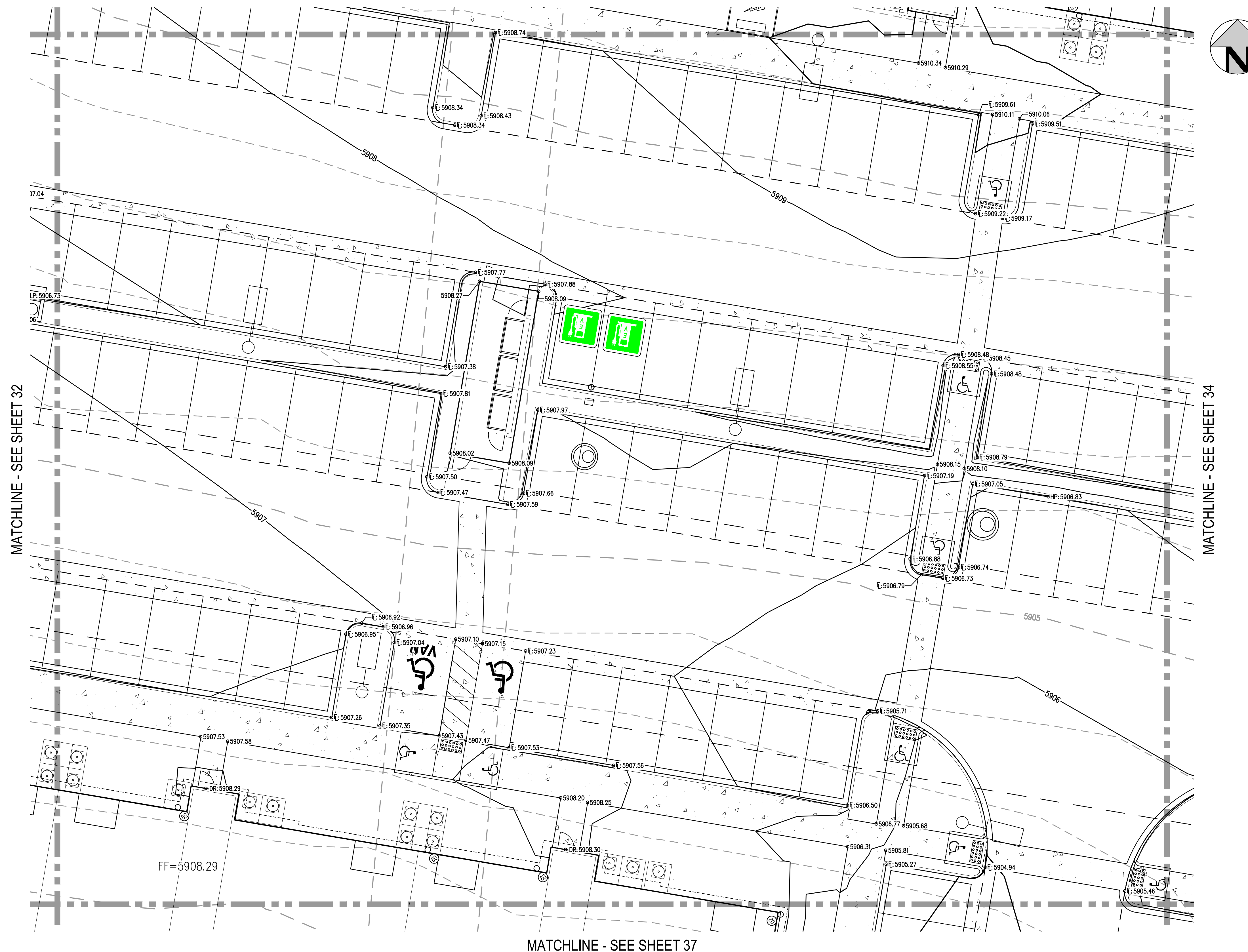
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 CHECKED BY: RCP
 PLOTTED: MON 05/08/23 8:08:46P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 29



KEY MAP
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GENERAL GRADING NOTES:

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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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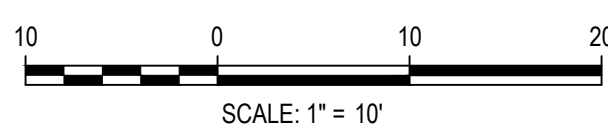
MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 37



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DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

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 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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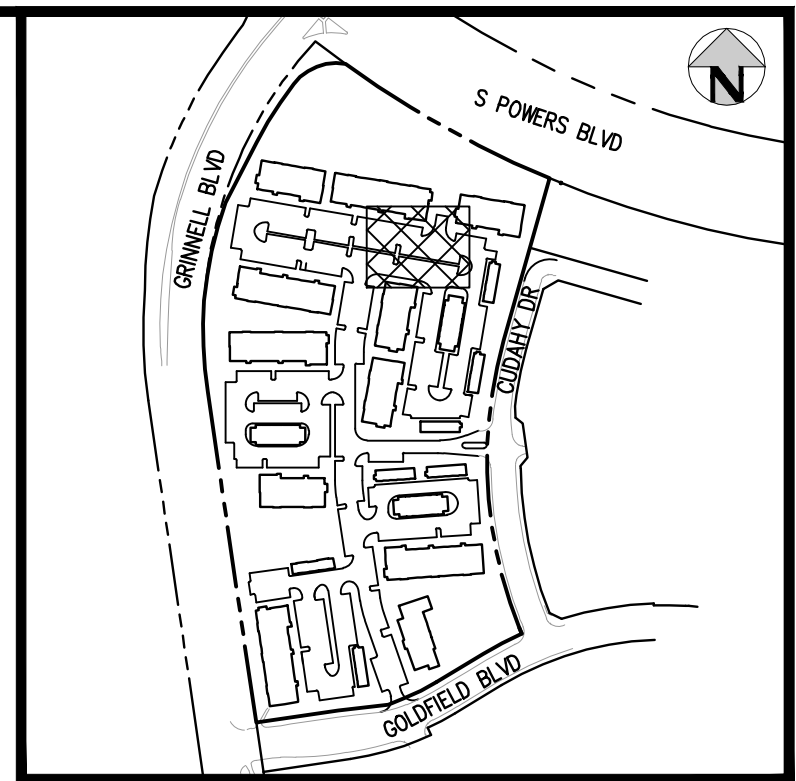
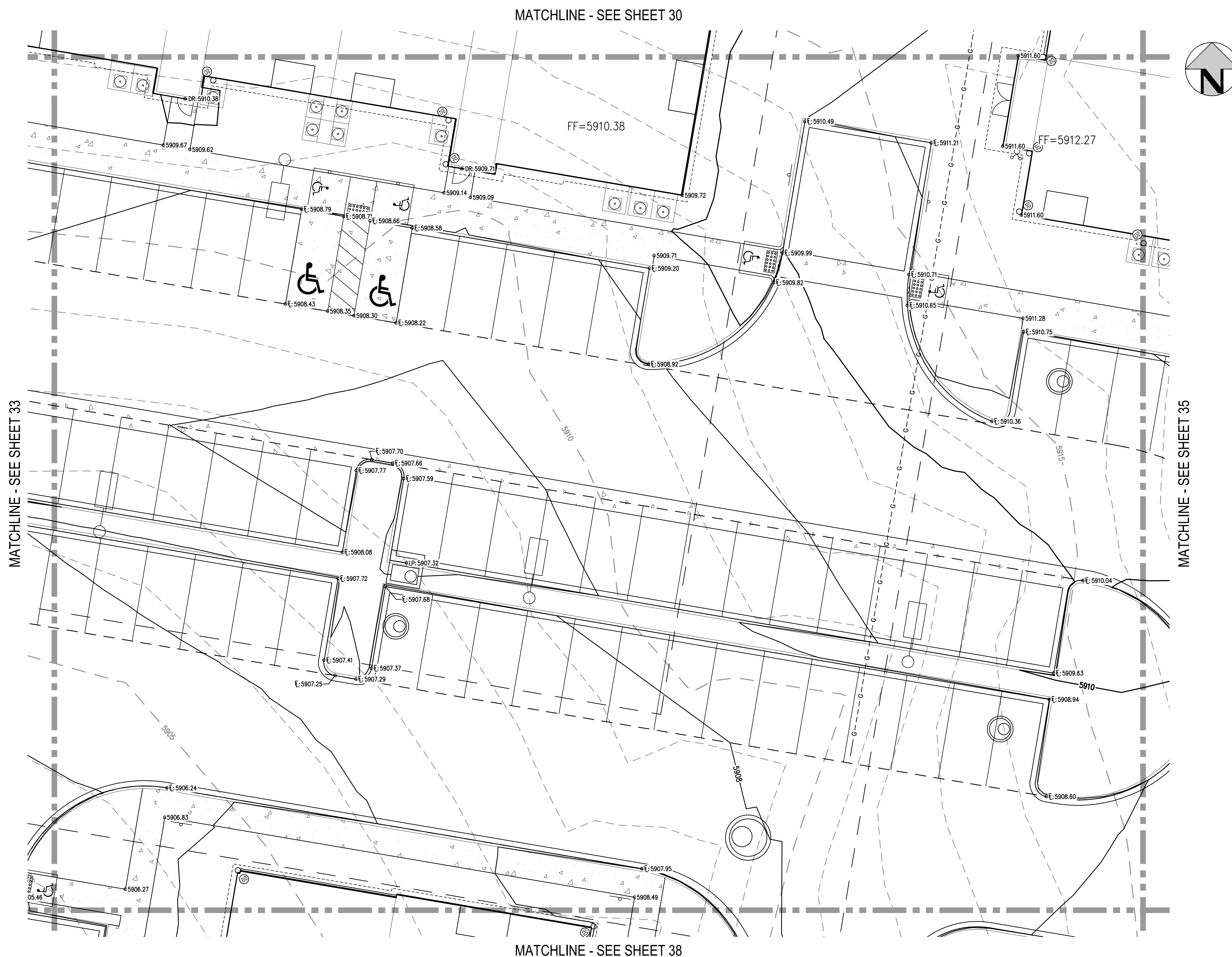
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
33
 33 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 2 DWG LAYOUT\Layout (5)
DRAWN BY: MJS
CHECKED BY: RCP
PLOTTED: MON 05/08/23 8:08:51P BY: MILES SUSTAD



KEY MAP
SCALE: 1" = 400'

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MATCHLINE - SEE SHEET 33

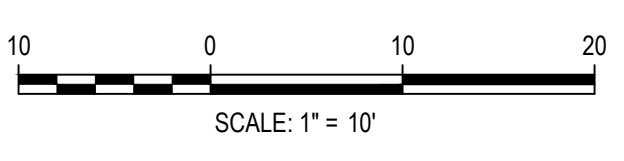
MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 38



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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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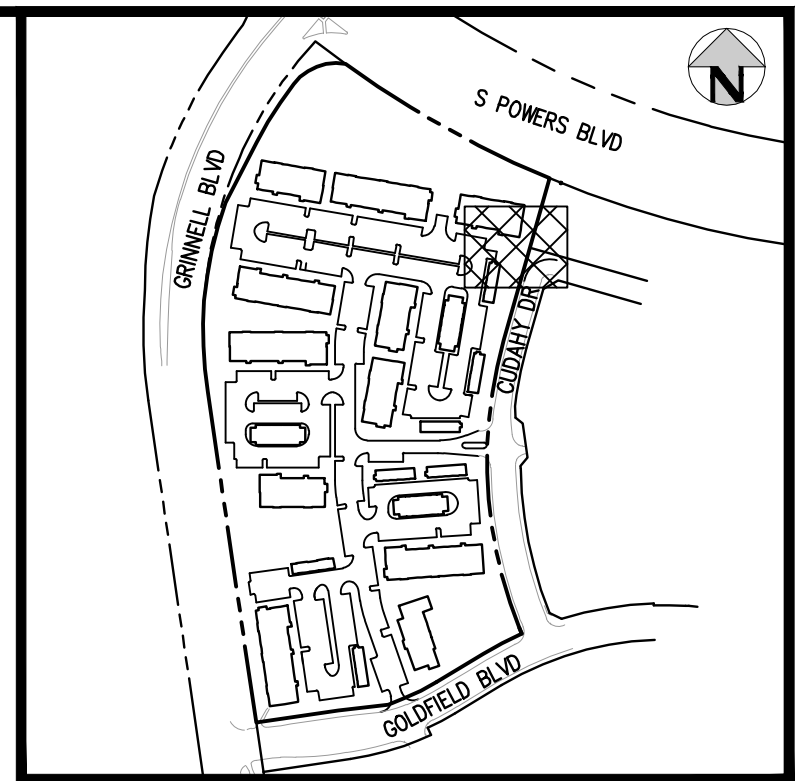
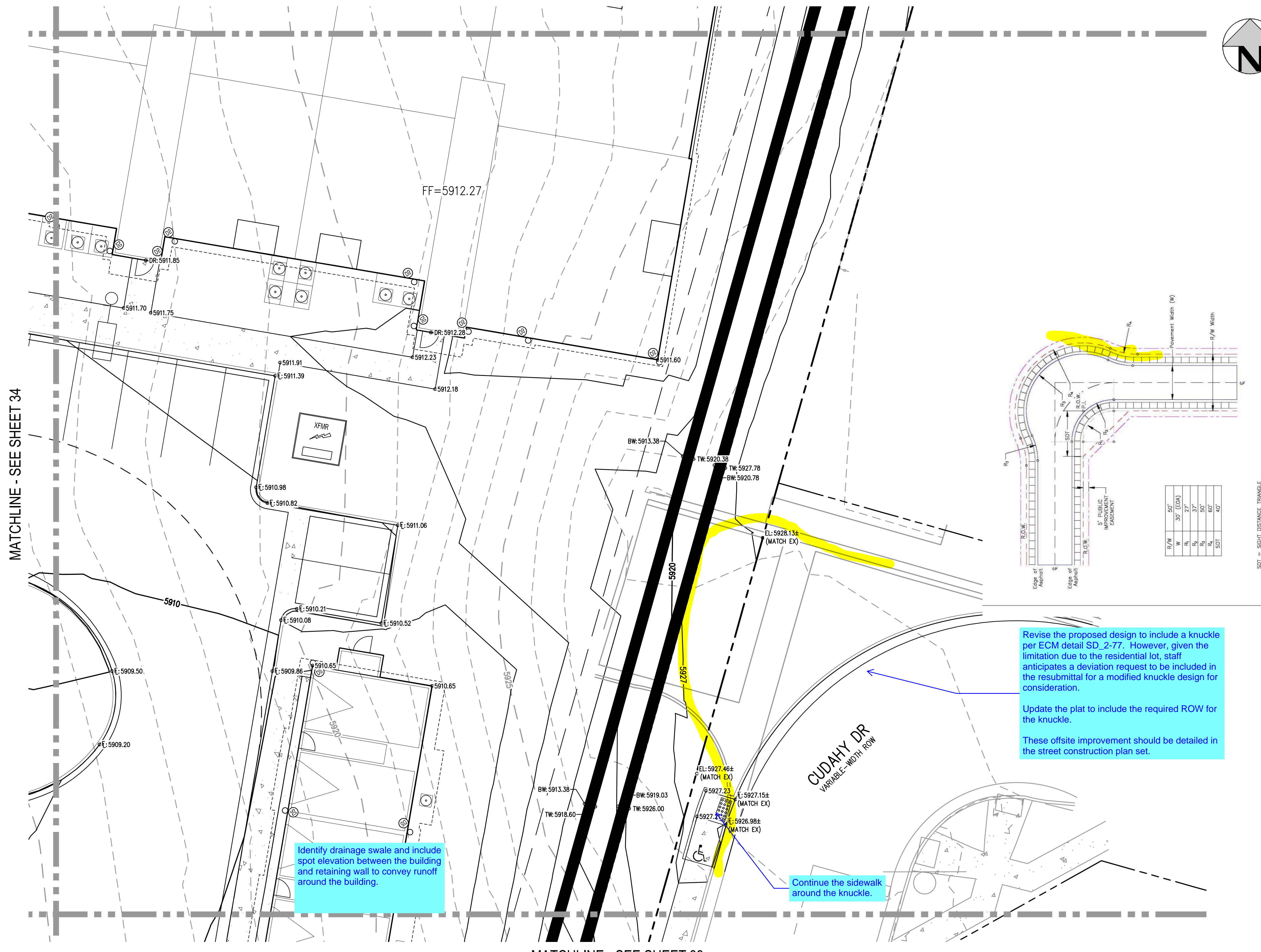
PROJECT #: 221206
 SHEET NUMBER

34

34 OF 60

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MATCHLINE - SEE SHEET 31



KEY MAP
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Revise the proposed design to include a knuckle per ECM detail SD_2-77. However, given the limitation due to the residential lot, staff anticipates a deviation request to be included in the resubmittal for a modified knuckle design for consideration.

Update the plat to include the required ROW for the knuckle.

These offsite improvement should be detailed in the street construction plan set.

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.

Continue the sidewalk around the knuckle.

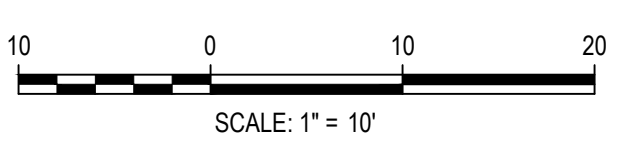
MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 39

7/9/09
Urban Local Knuckle
Standard Drawing
12/9/15
SD_2-77

DATE APPROVED: 7/9/09
DESIGNED BY: Andrei Brackin
CHECKED BY: [blank]
DRAWN BY: [blank]

FILE PATH: J:\221206\ENGINEERING\GRA\ING\CD - DETAILED GRADING PLAN - 3DWG LAYOUT.LAYOUT1
PLOT DATE: 05/08/2023 8:09:04P
PLOTTED: MON 05/08/23 8:09:04P BY: MILES JUSTAD



ISSUE DATE: 05-08-2023

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HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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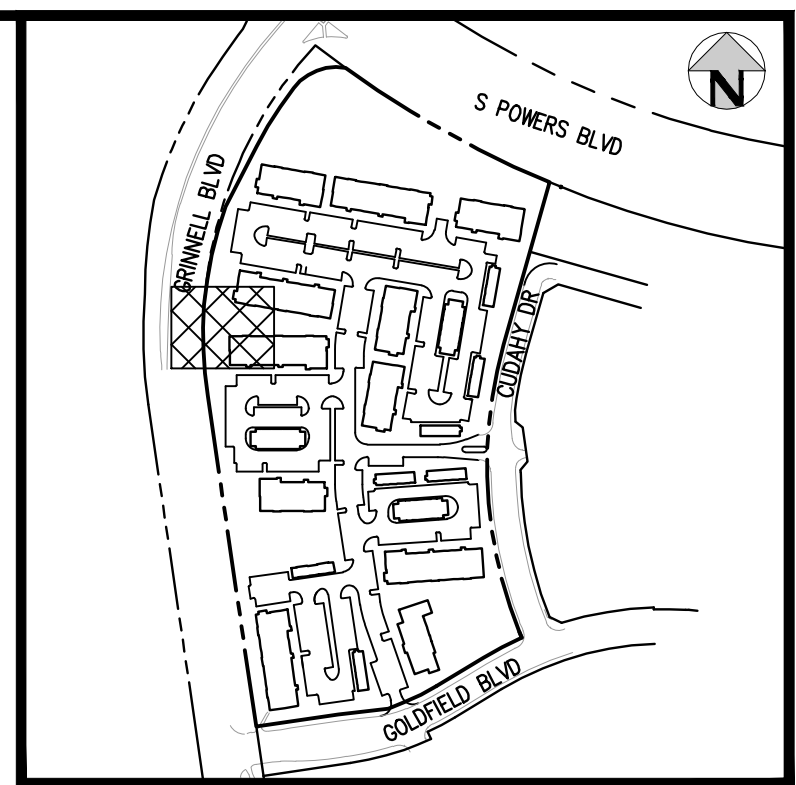
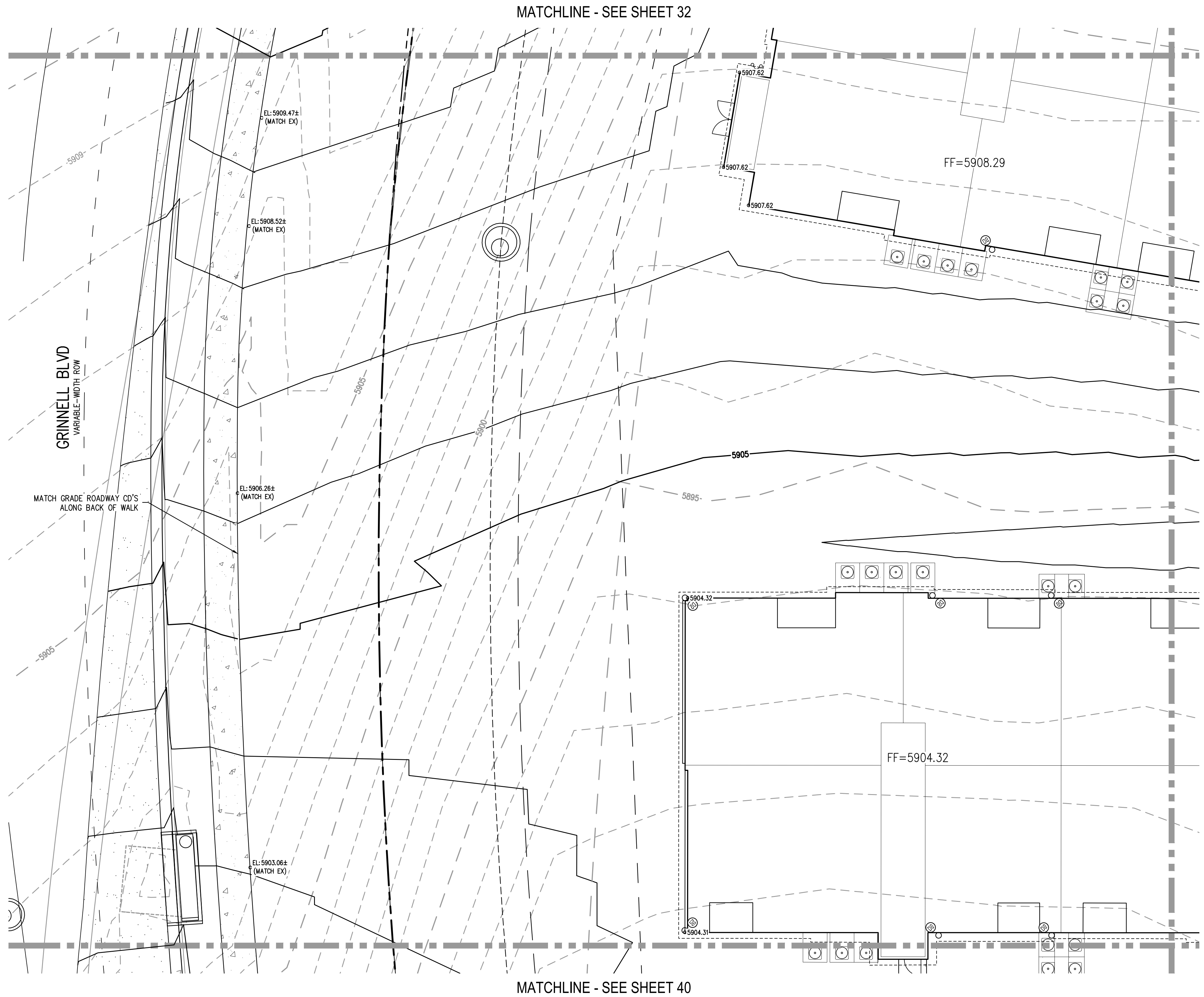
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

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PROJECT #: 221206
SHEET NUMBER
35
35 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 3DWG LAYOUT.LAYOUT (2)
 PLOTTED: MON 05/08/23 8:08:11P BY: MILES SUSTAD

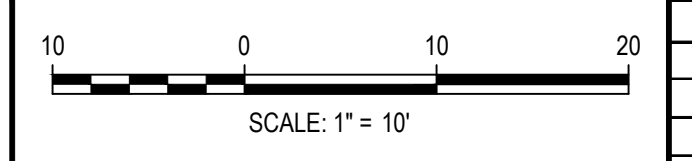


KEY MAP
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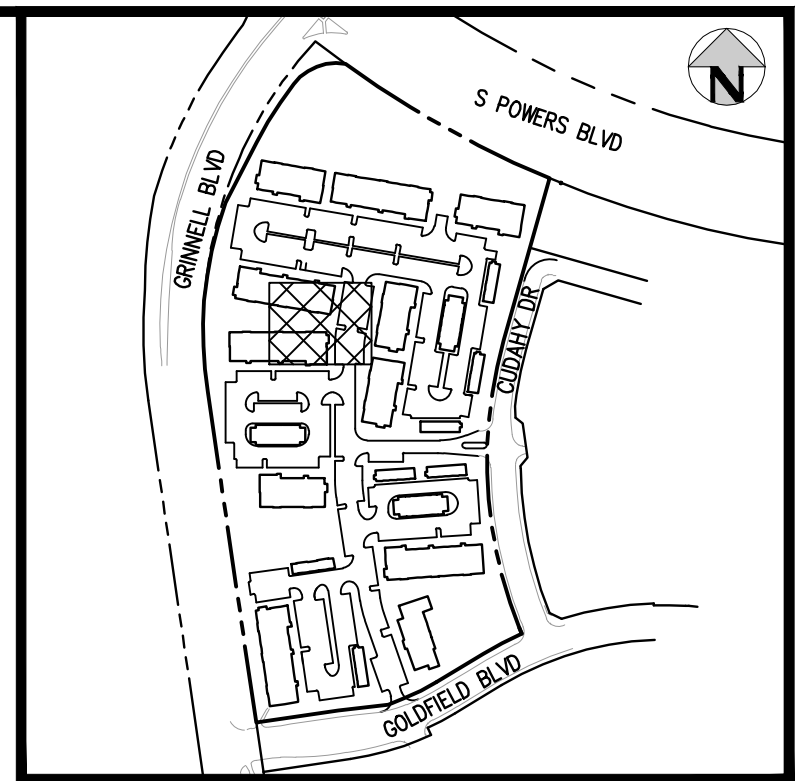
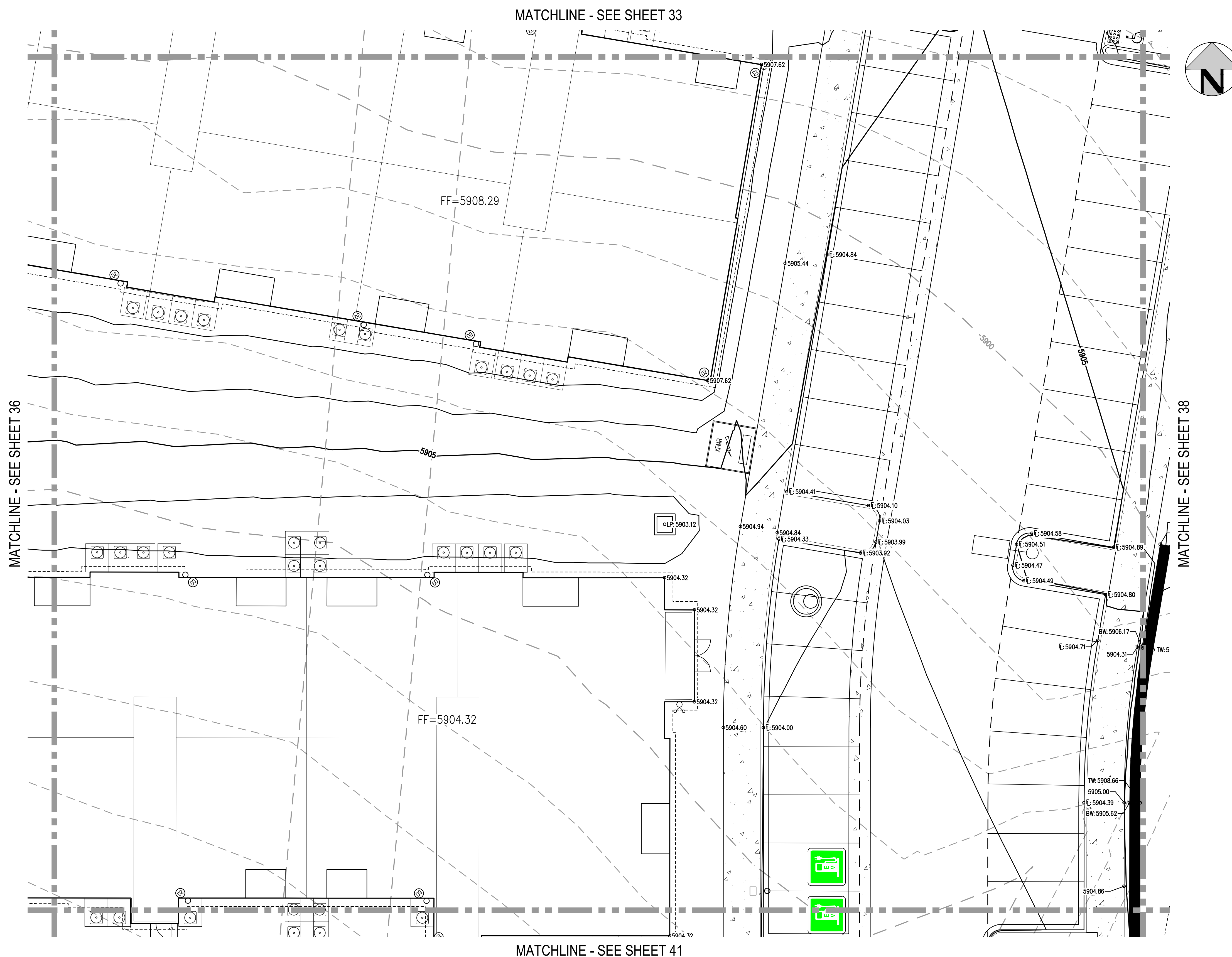
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
 SHEET NUMBER
36
 36 OF 60

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 PLOTTED: MON 05/08/23 8:09:16P BY: MILES SUSTAD

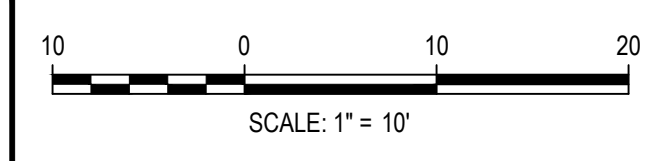


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DATE	REVISION COMMENTS

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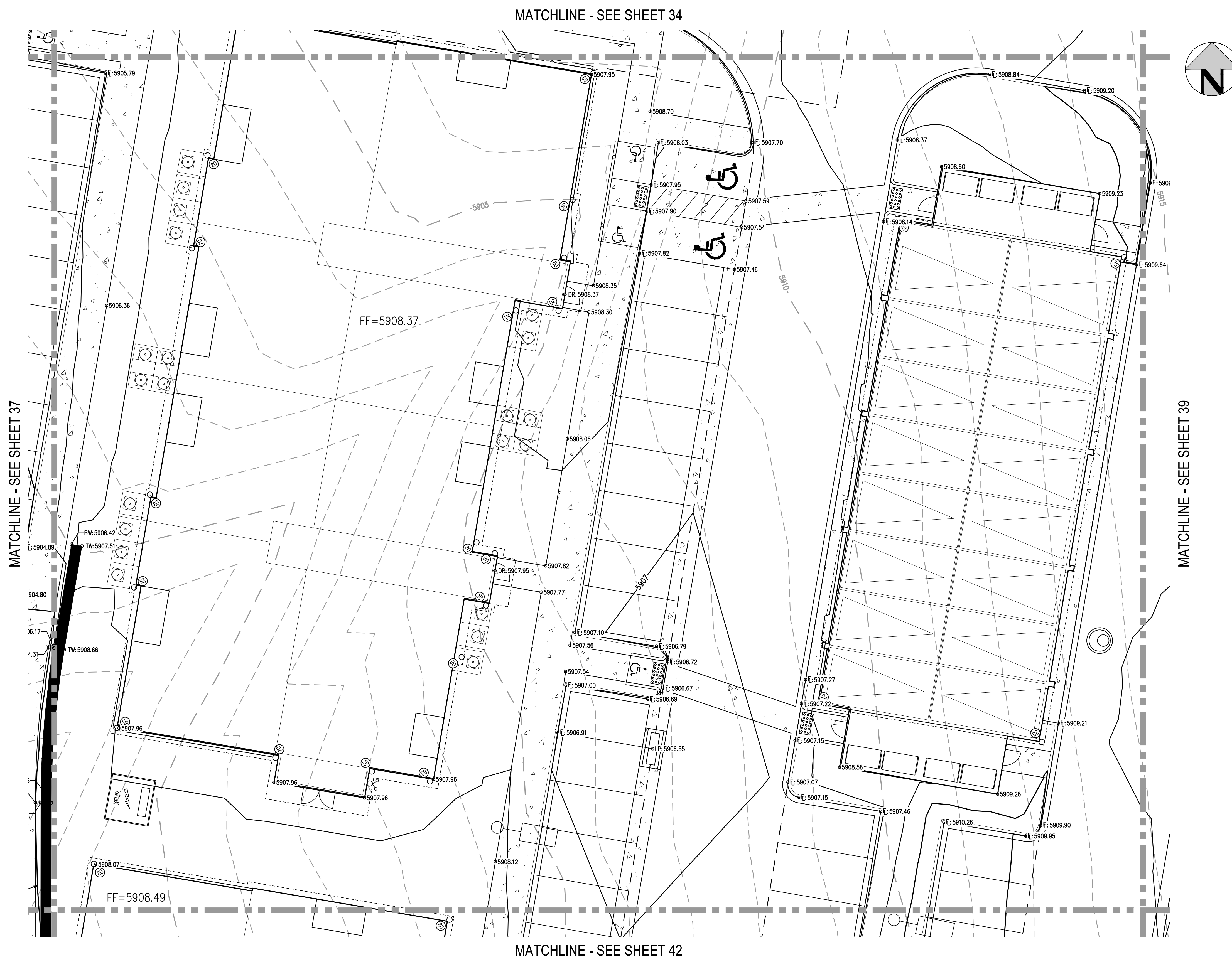
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
37
 37 OF 60

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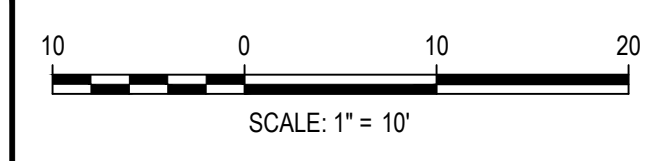
FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 3DWG LAYOUT.LAYOUT (4)
 PLOTTED: MON 05/08/23 8:09:21P BY: MILES SUSTAD



- GENERAL GRADING NOTES:**
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
 SHEET NUMBER
38
 38 OF 60

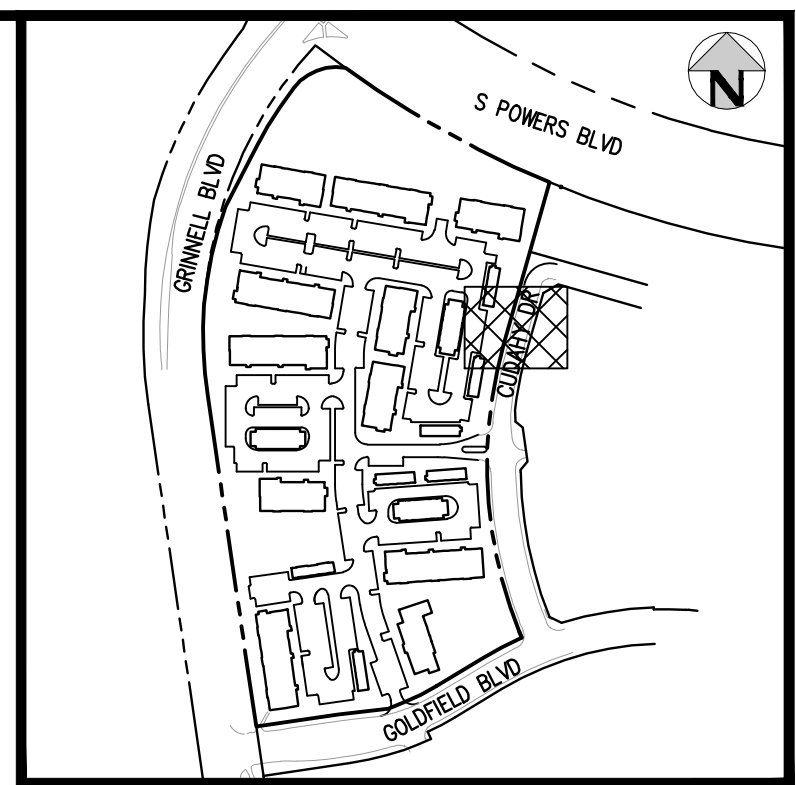
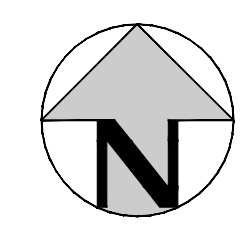
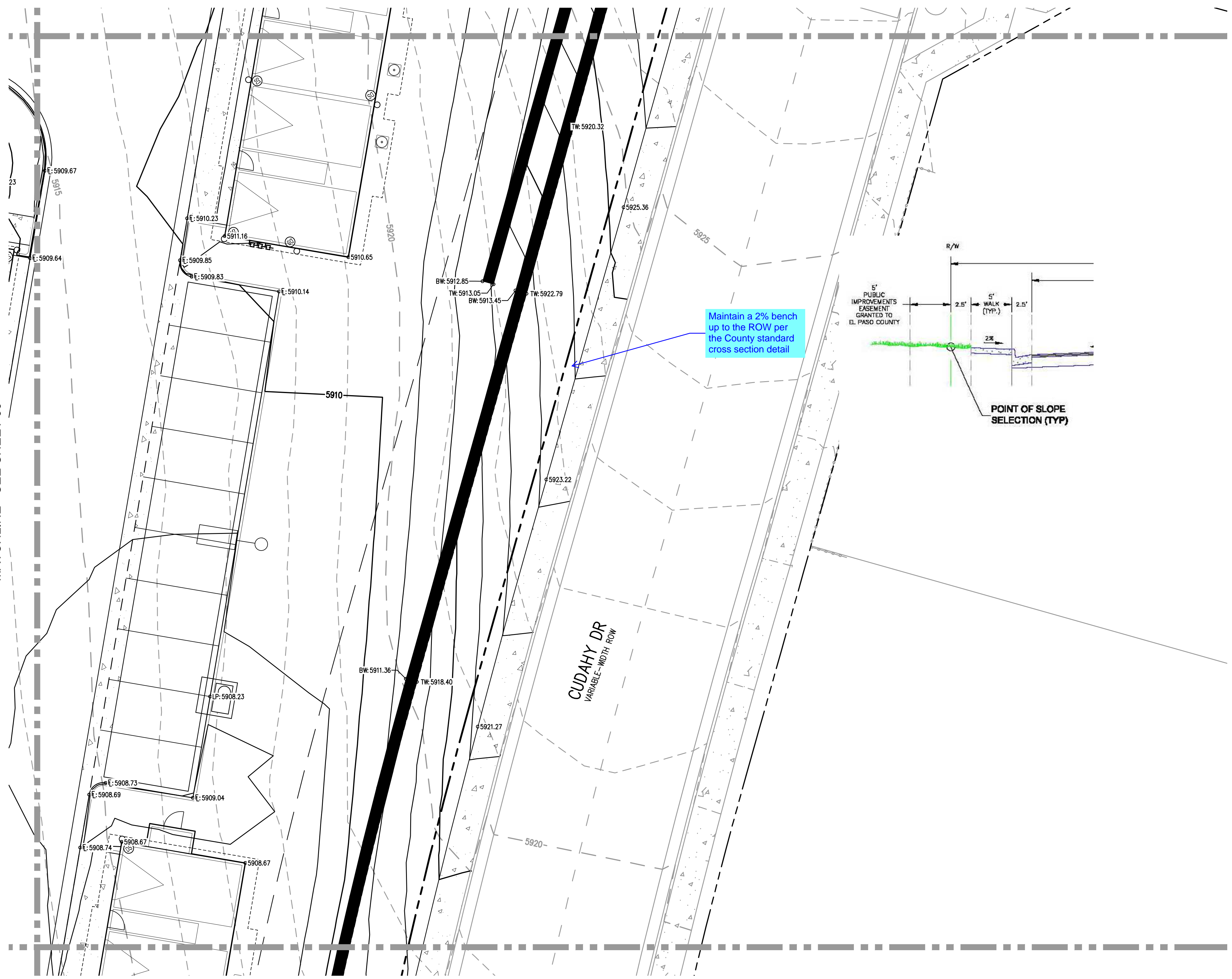
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 PLOTTED: MON 05/08/23 8:09:26P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 38

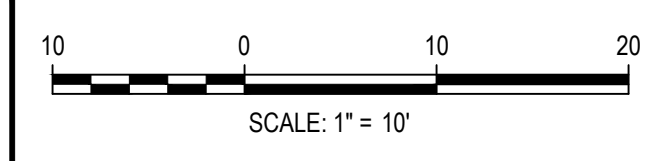
MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 43



KEY MAP
SCALE: 1" = 400'

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 CHECKED BY: RCP
 DRAWN BY: CLH

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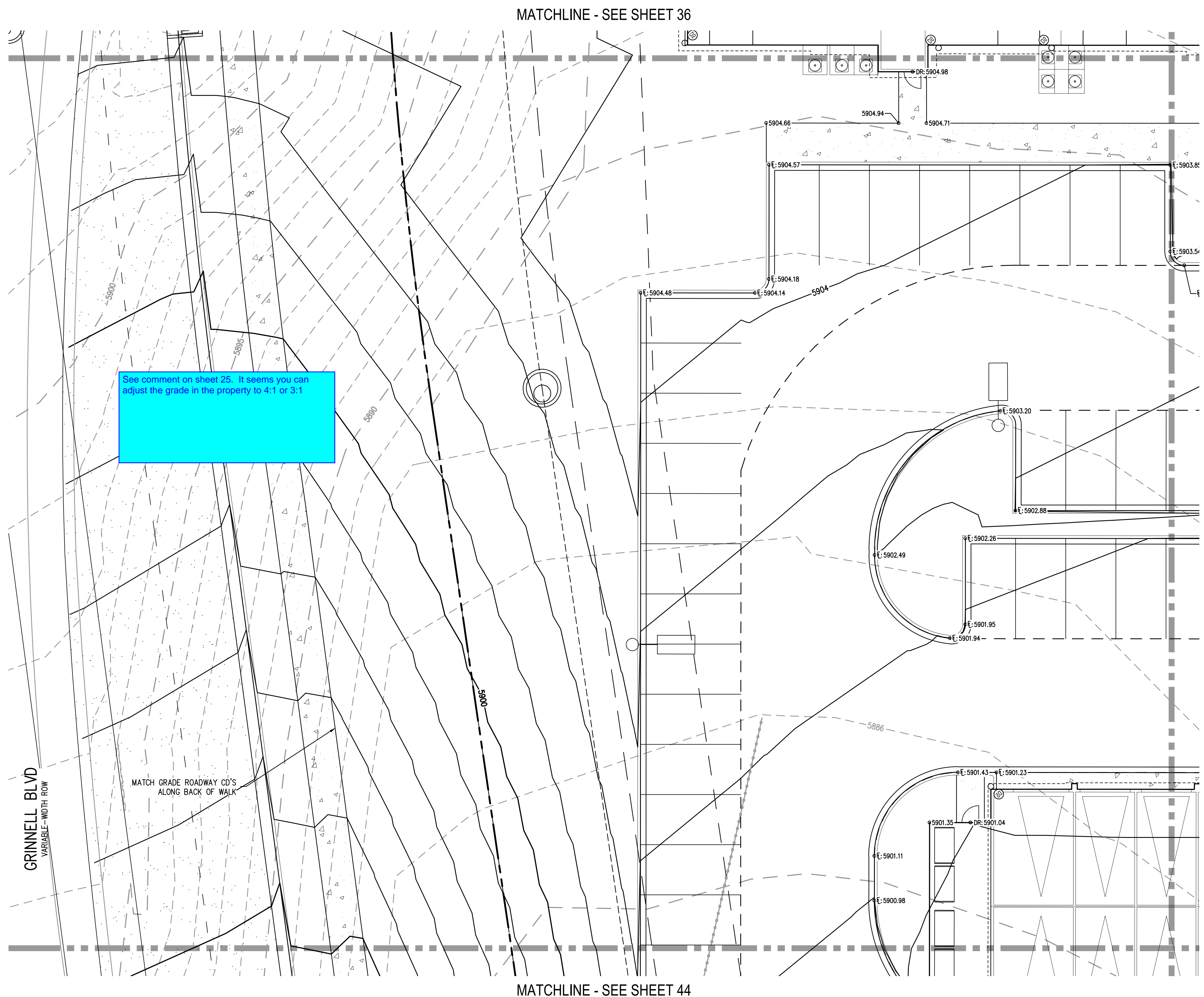
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
 SHEET NUMBER
39
 39 OF 60

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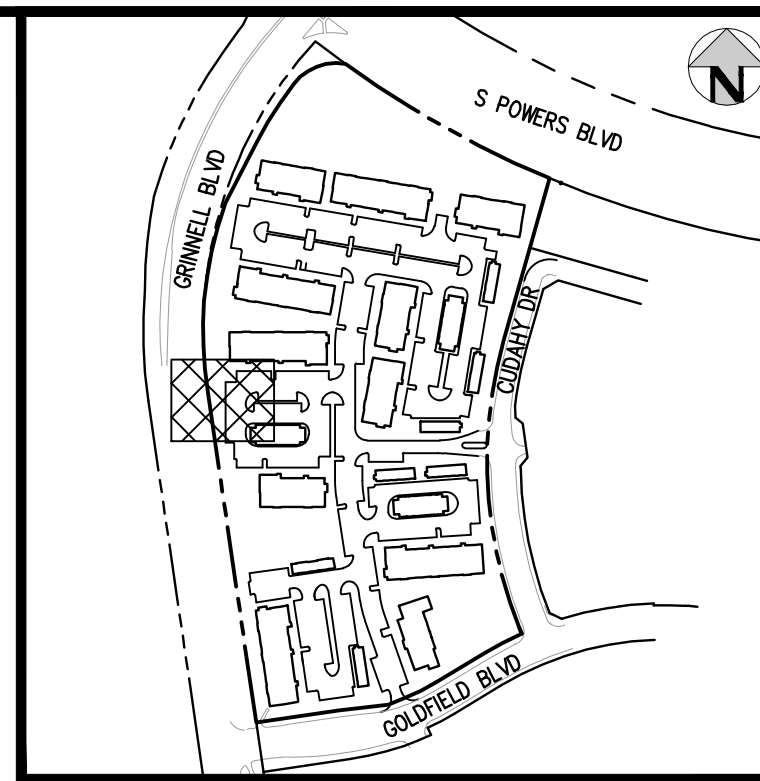
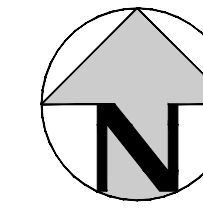
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MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 41



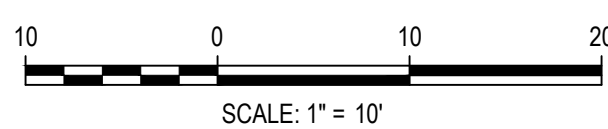
KEY MAP
SCALE: 1" = 400'

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CHECKED BY: RCP
DRAWN BY: CLH

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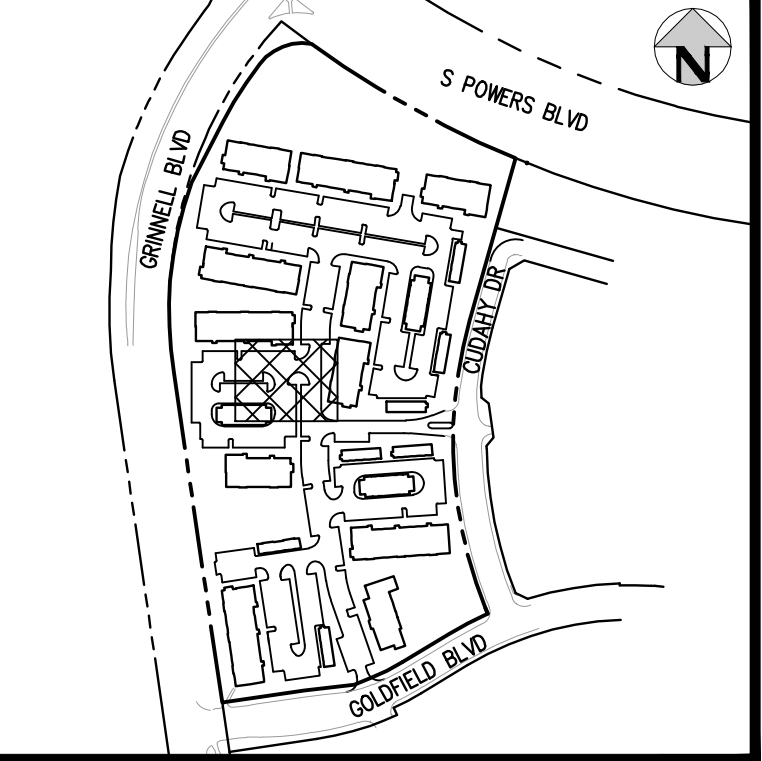
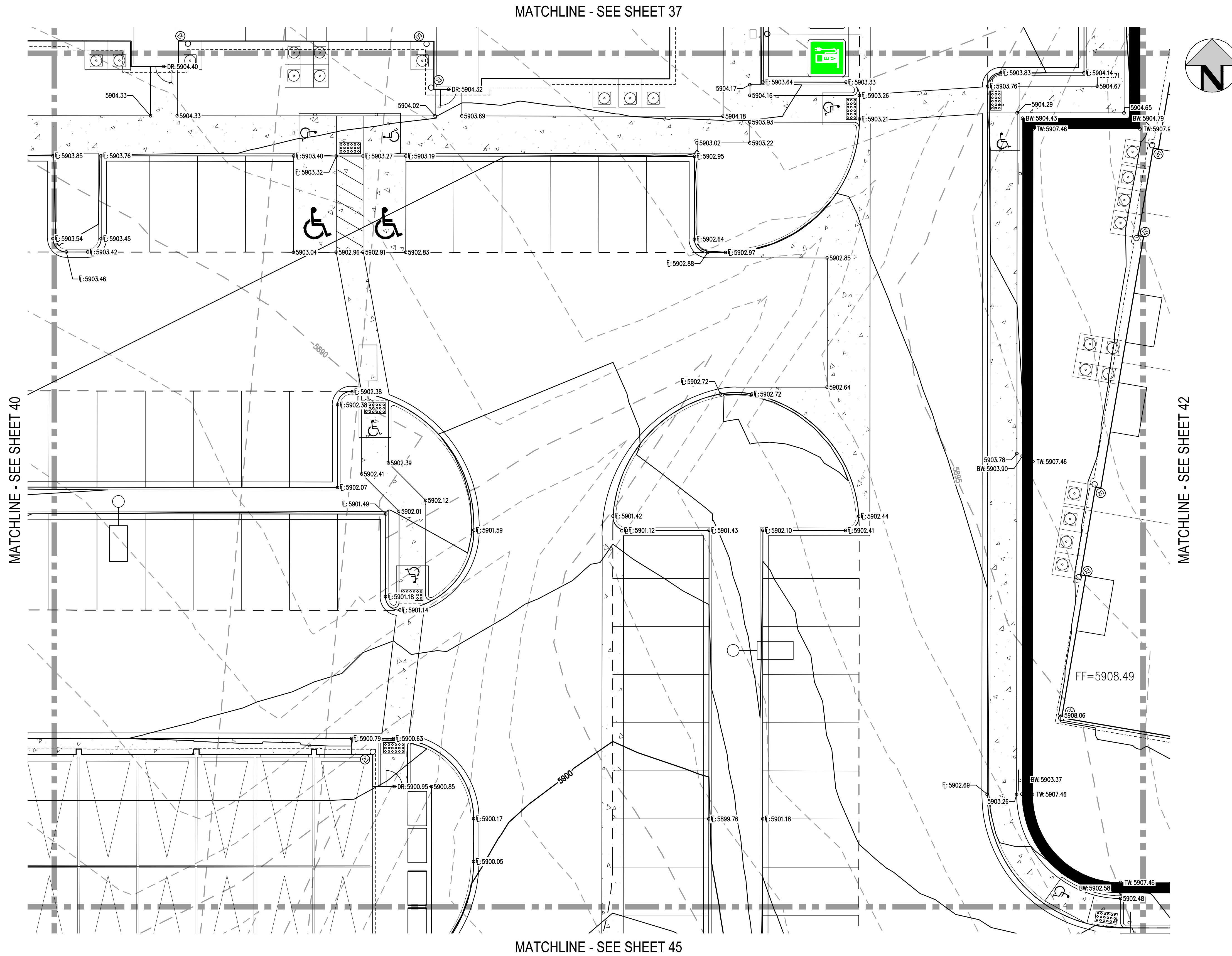
PROJECT #: 221206
SHEET NUMBER

40

40 OF 60

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PLOT DATE: MON 05/08/23 8:09:45P BY: MILES SUSTAD



KEY MAP
SCALE: 1" = 400'

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MATCHLINE - SEE SHEET 40

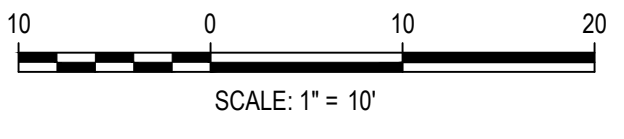
MATCHLINE - SEE SHEET 42

MATCHLINE - SEE SHEET 37

MATCHLINE - SEE SHEET 45



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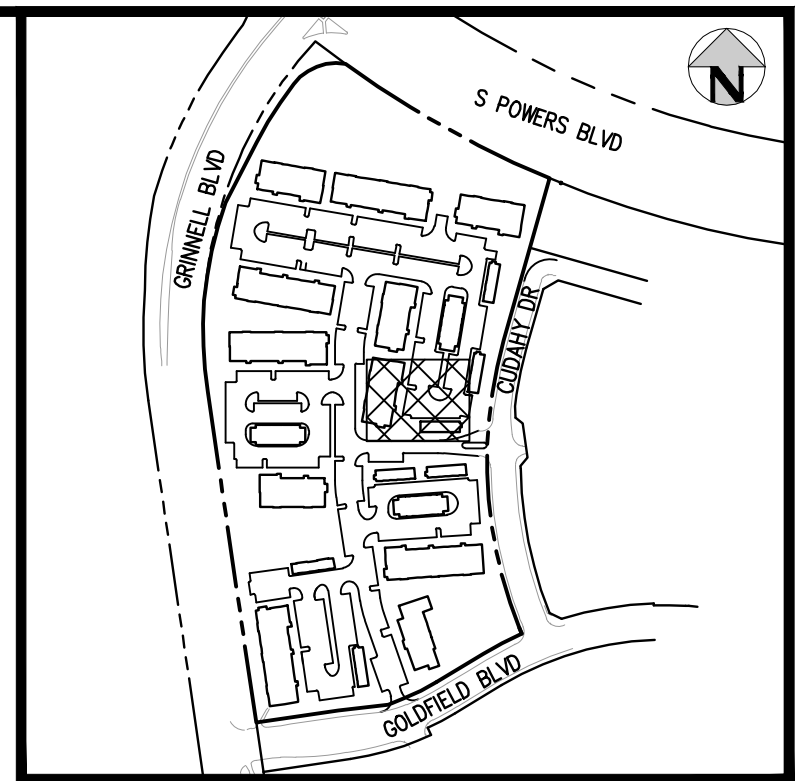
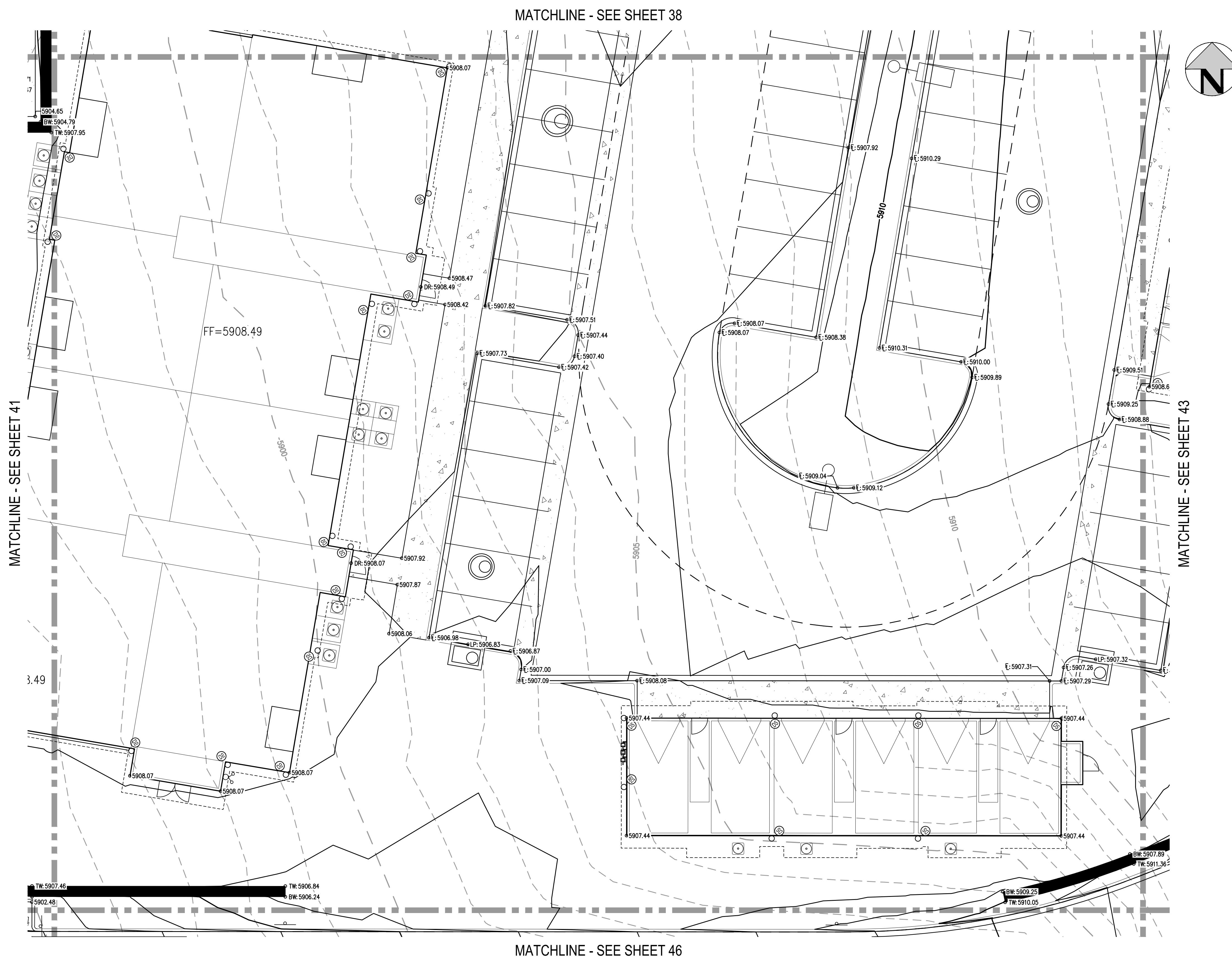
PROJECT #: 221206
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41 OF 60

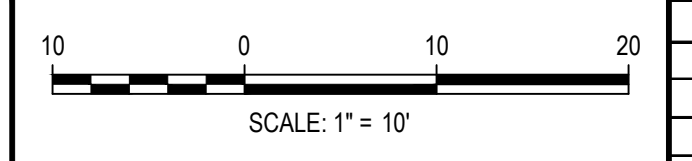
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 PLOTTED: MON 05/08/23 8:09:59P BY: MILES SUSTAD



KEY MAP
SCALE: 1" = 400'

- GENERAL GRADING NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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 - ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
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 - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
 - PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
 - SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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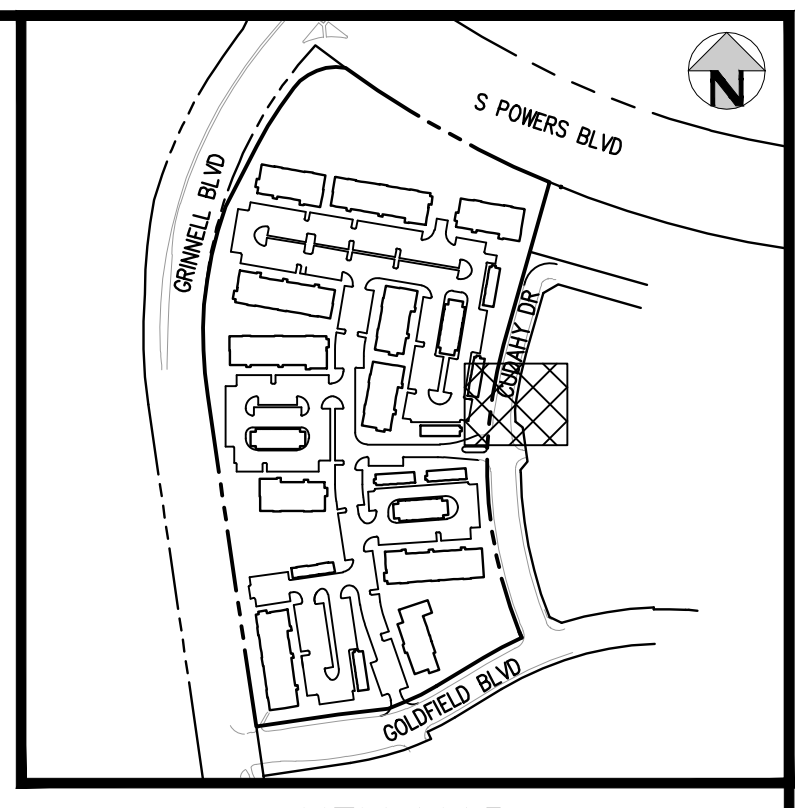
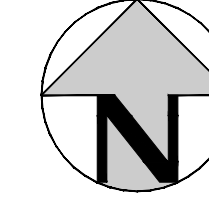
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
42
42 OF 60

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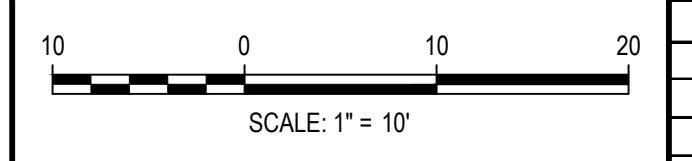
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 PLOTTED: MON 05/08/23 8:09:55P BY: MILES SUSTAD



KEY MAP
SCALE: 1" = 400'

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1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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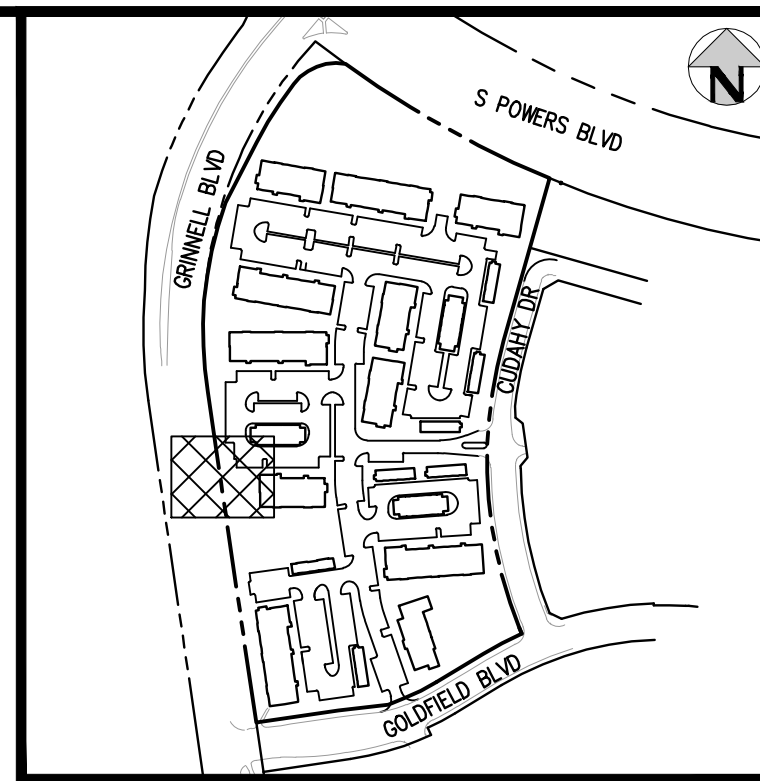
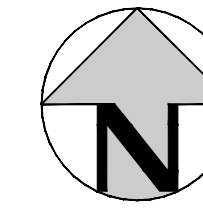
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

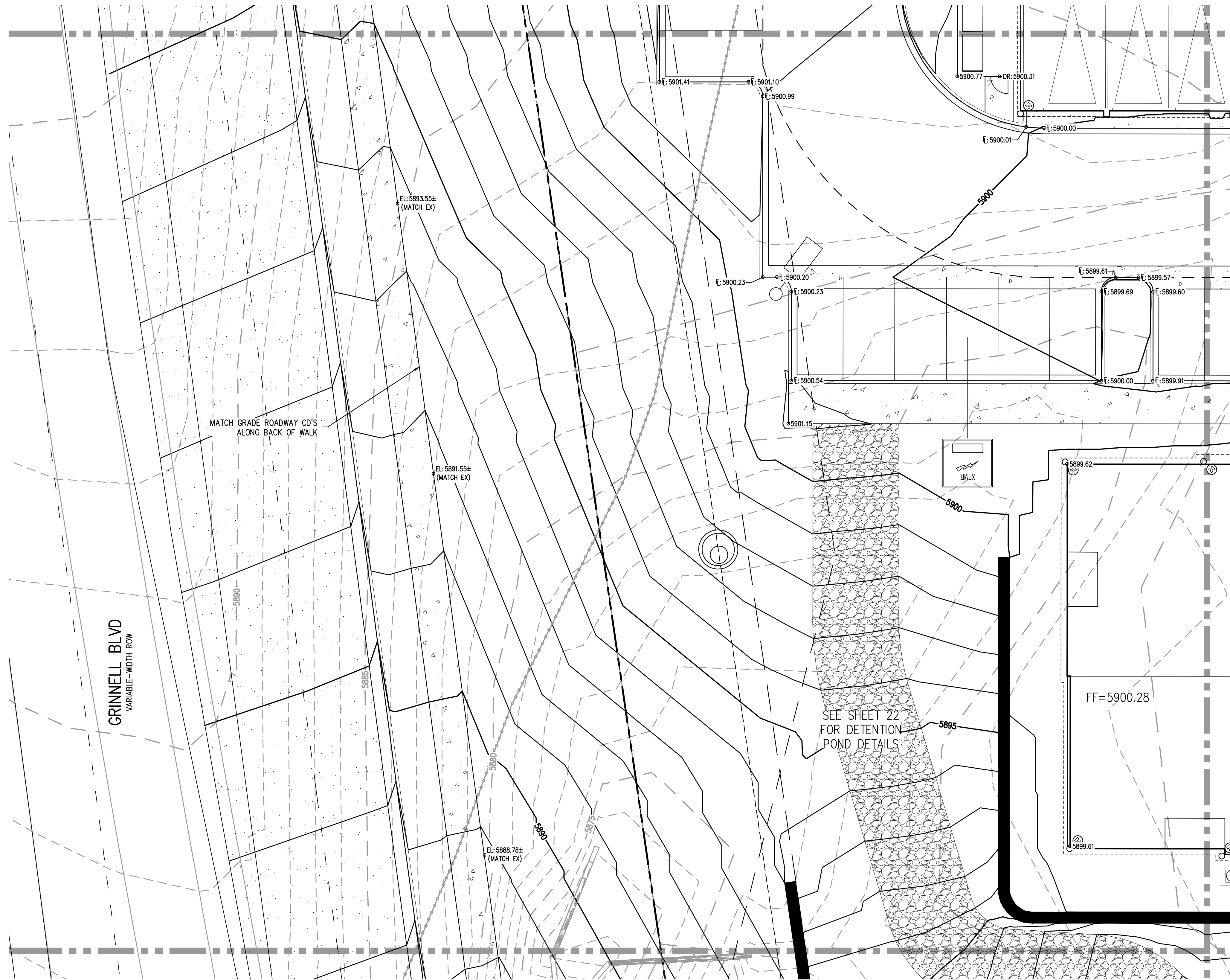
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PROJECT #: 221206
 SHEET NUMBER
43
 43 OF 60

MATCHLINE - SEE SHEET 40



KEY MAP
SCALE: 1" = 400'



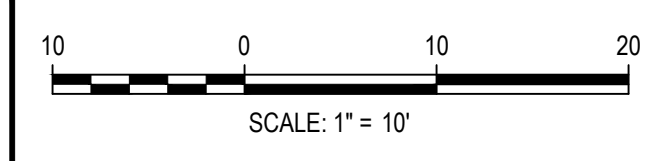
MATCHLINE - SEE SHEET 45

MATCHLINE - SEE SHEET 48

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PLOTTED: MON 05/08/23 8:10:00P BY: MILES SUSTAD



ISSUE DATE: 05-08-2023	
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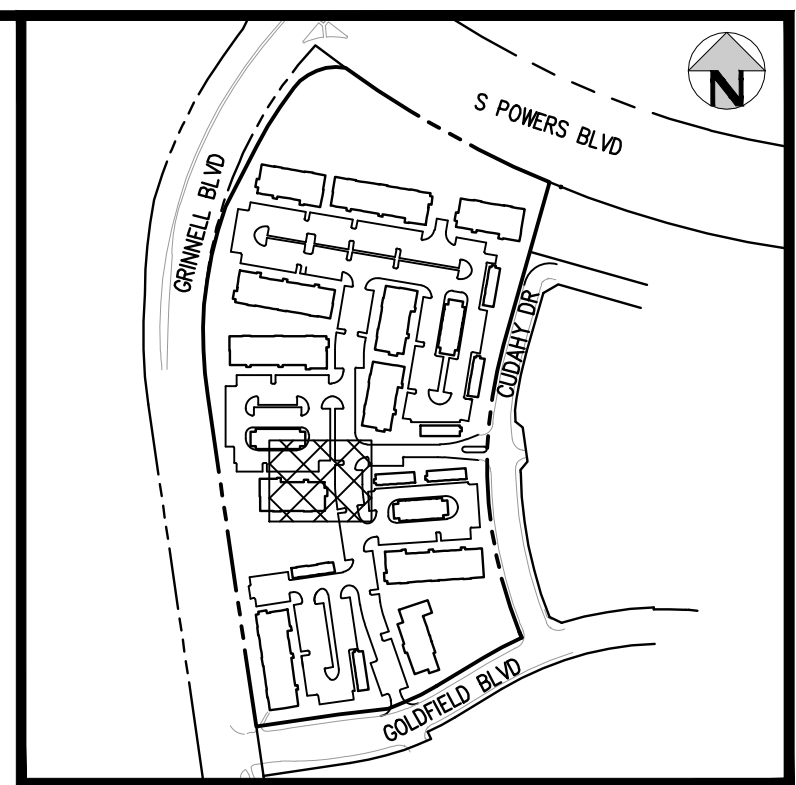
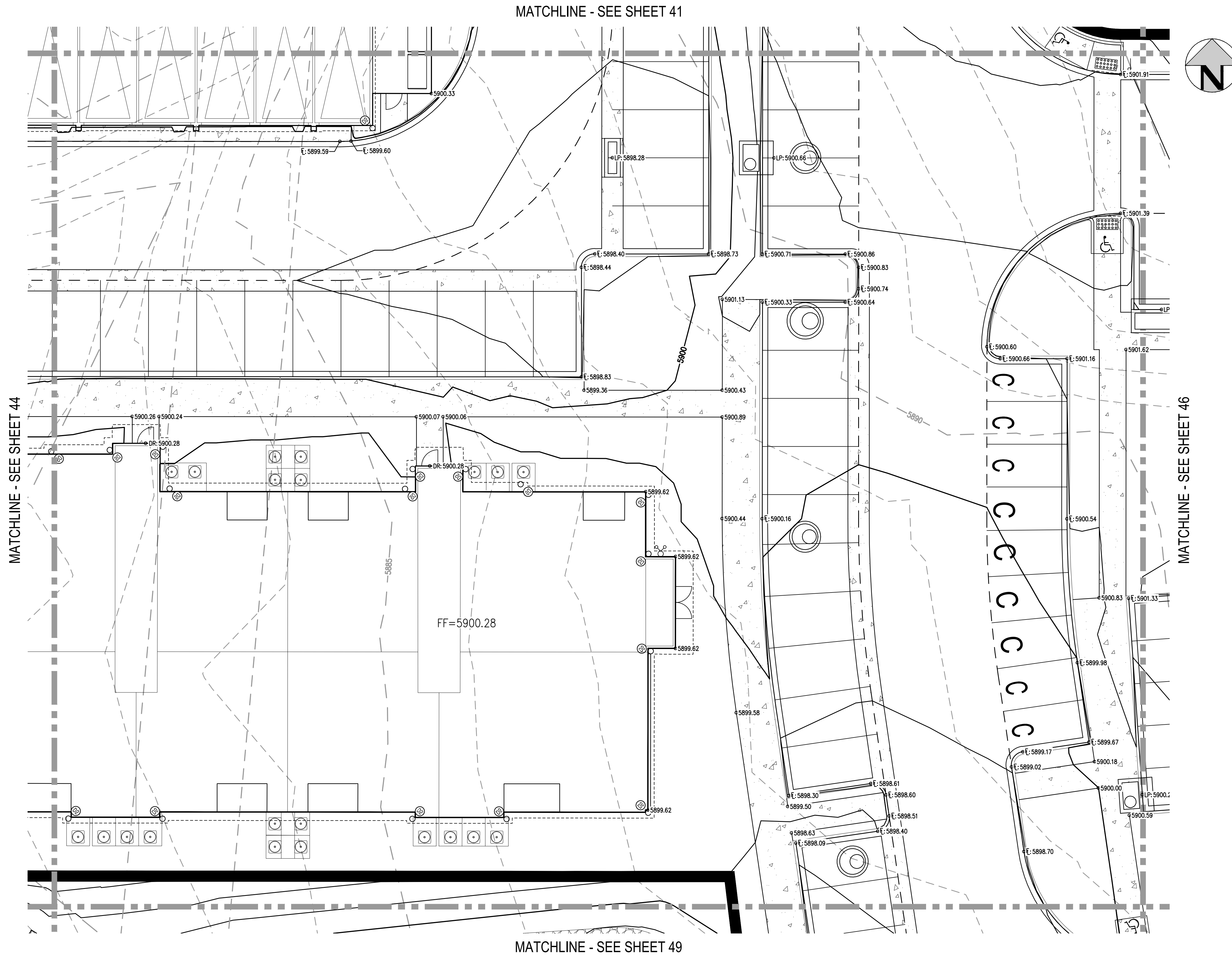
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
44
44 OF 60

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PLOT DATE: MON 05/08/23 8:10:14P BY: MILES SUSTAD

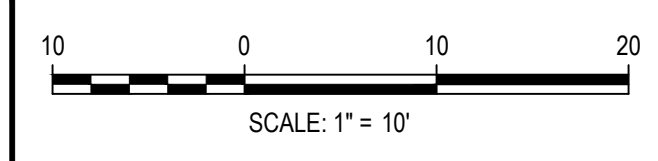


KEY MAP
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Know what's below.
Call before you dig.



DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

DATE	REVISION COMMENTS

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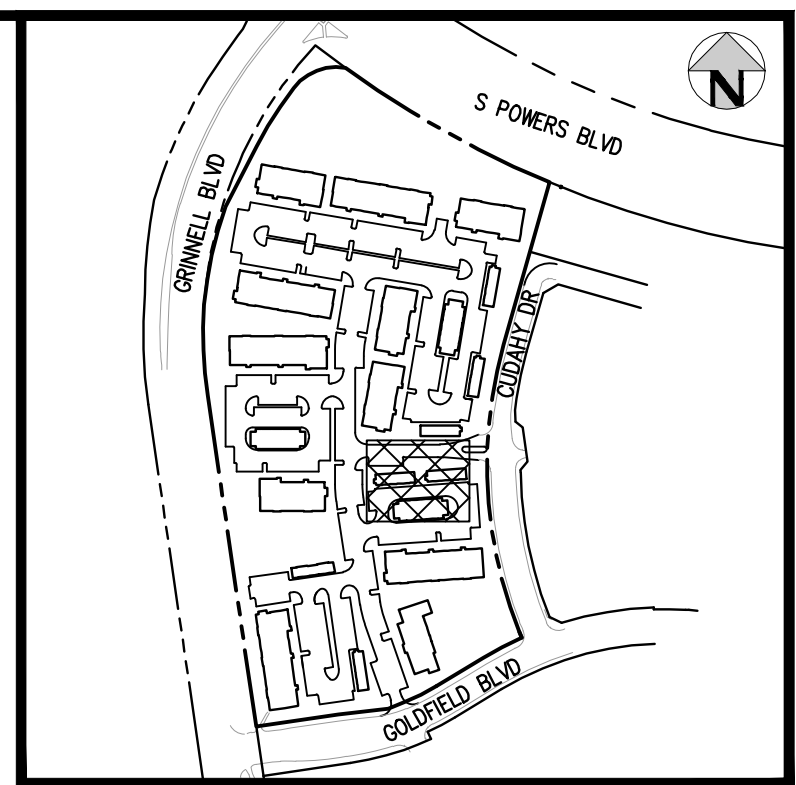
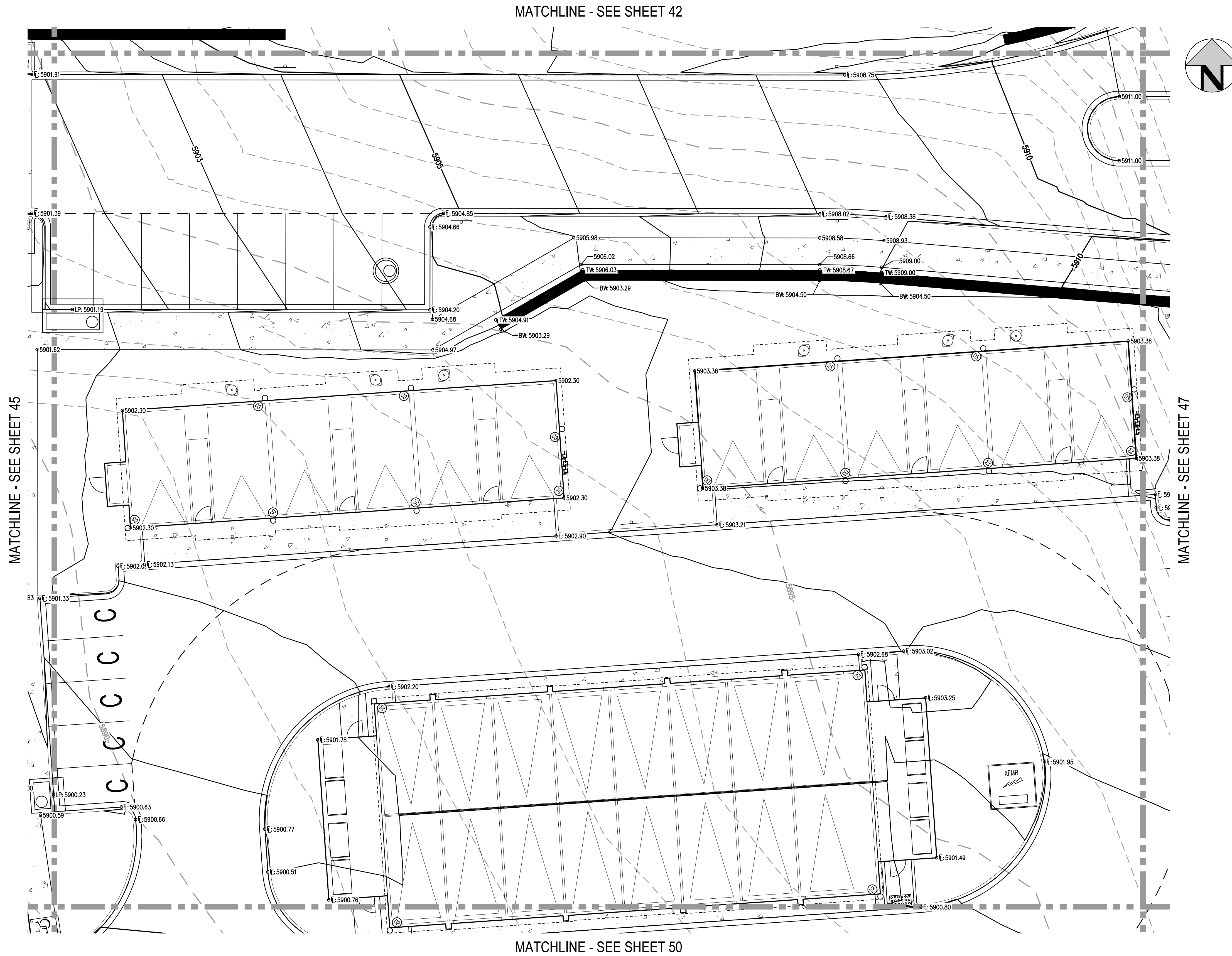
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
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45
45 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\GD - DETAILED GRADING PLAN - SDWG LAYOUT.LAYOUT (2)
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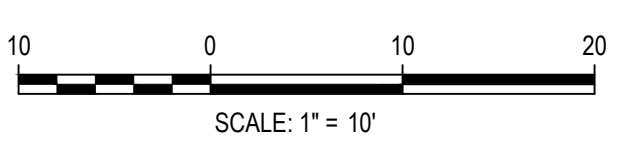


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 17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).



Know what's below.
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 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

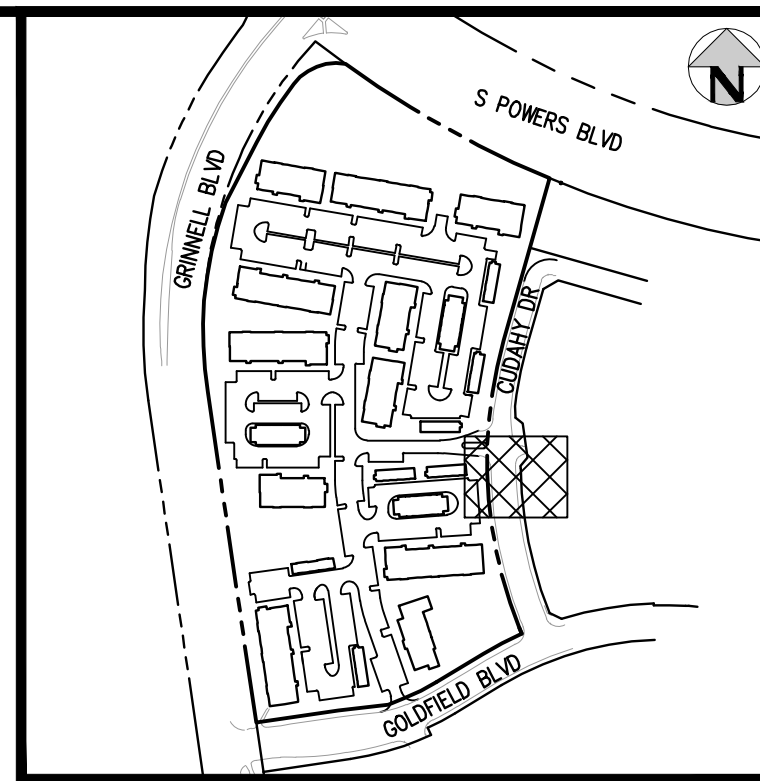
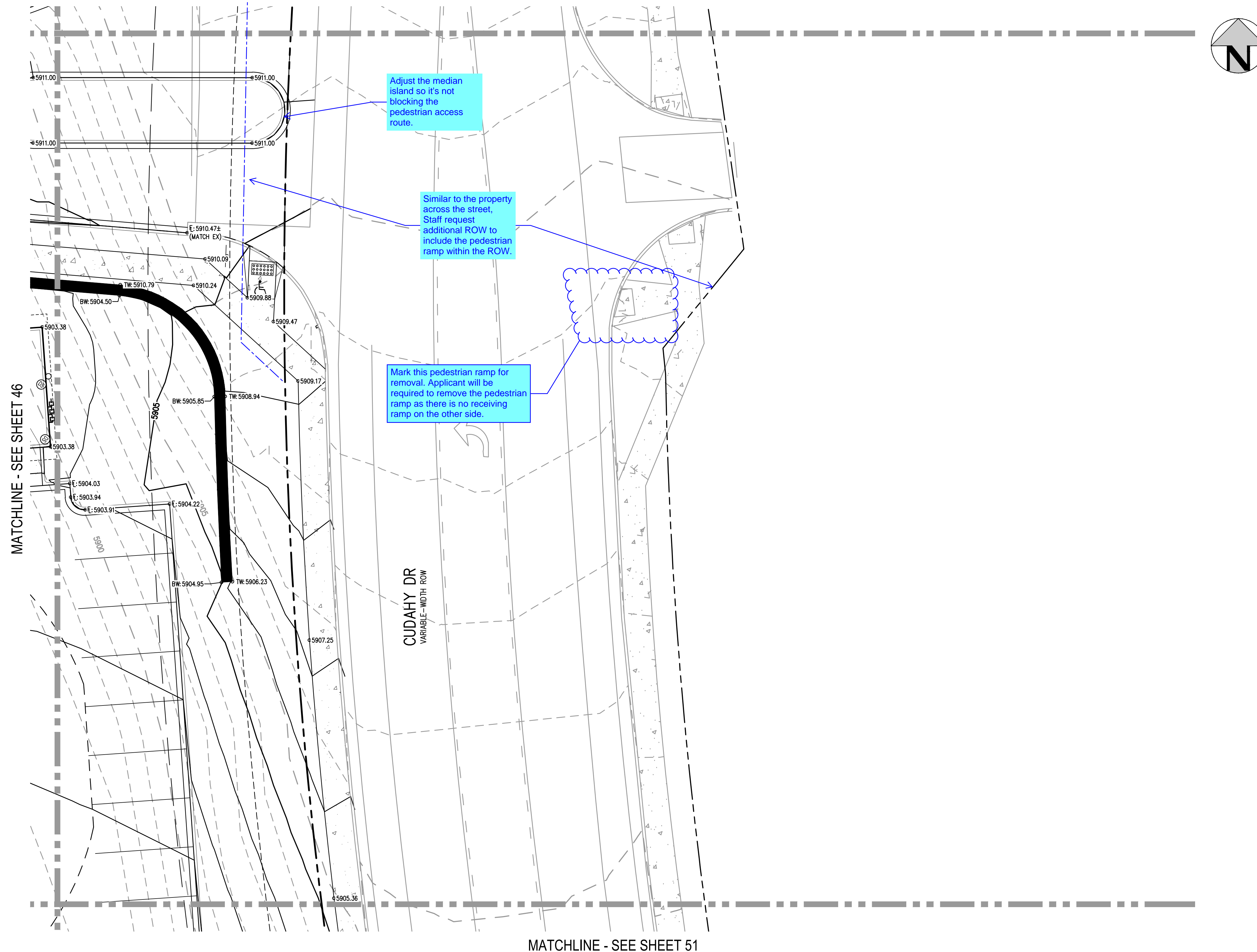
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PROJECT #: 221206
SHEET NUMBER
46
46 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - SDWG LAYOUT.LAYOUT (3)
DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: MON 05/08/23 8:10:26P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 43



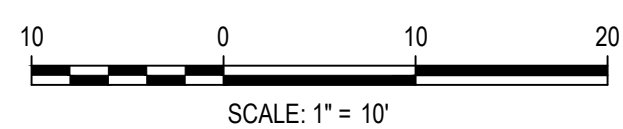
KEY MAP
SCALE: 1" = 400'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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DRAWN BY: CLH

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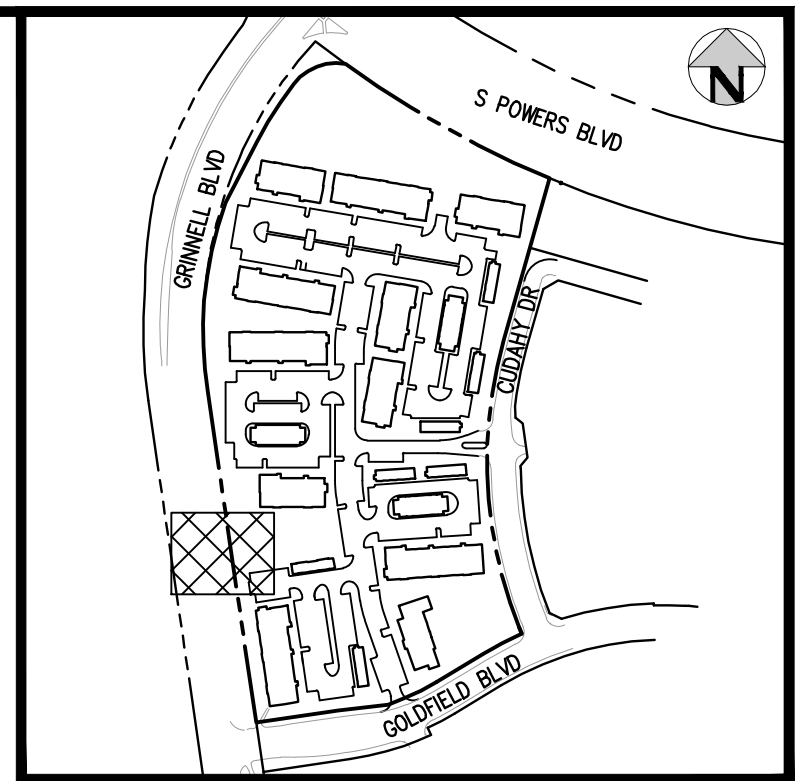
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PROJECT #: 221206
SHEET NUMBER

47

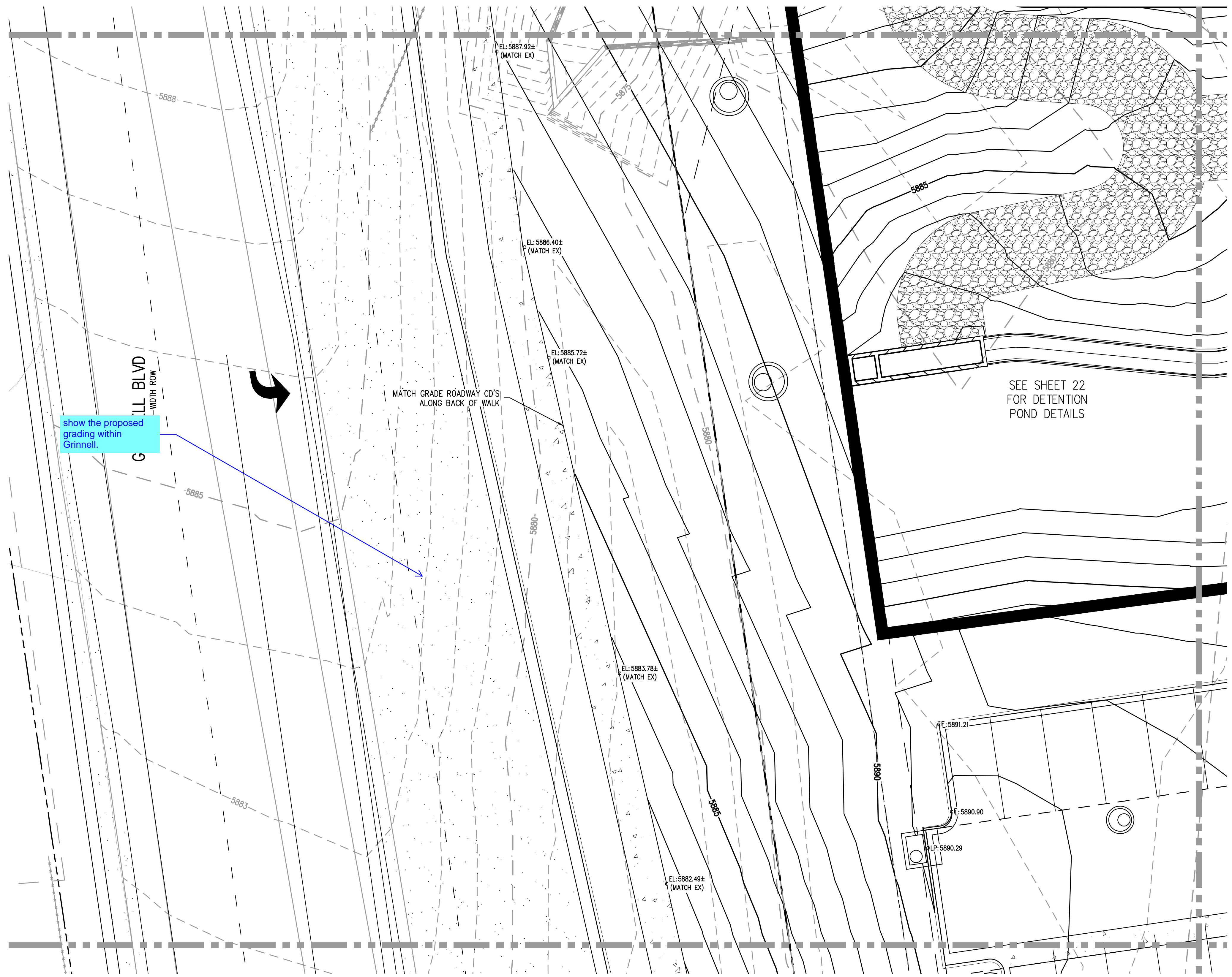
47 OF 60

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KEY MAP
SCALE: 1" = 400'

MATCHLINE - SEE SHEET 44



MATCHLINE - SEE SHEET 49

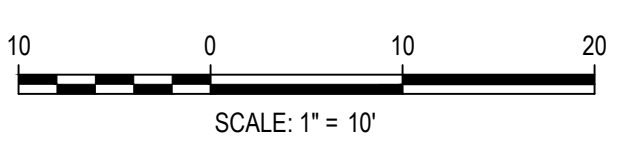
MATCHLINE - SEE SHEET 52

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FILE PATH: J:\221206\ENGINEERING\GRA\ING\CD - DETAILED GRADING PLAN - SDWG LAYOUT.LAYOUT (4)
DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: MON 05/08/23 8:10:31P BY: MILES SUSTAD



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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

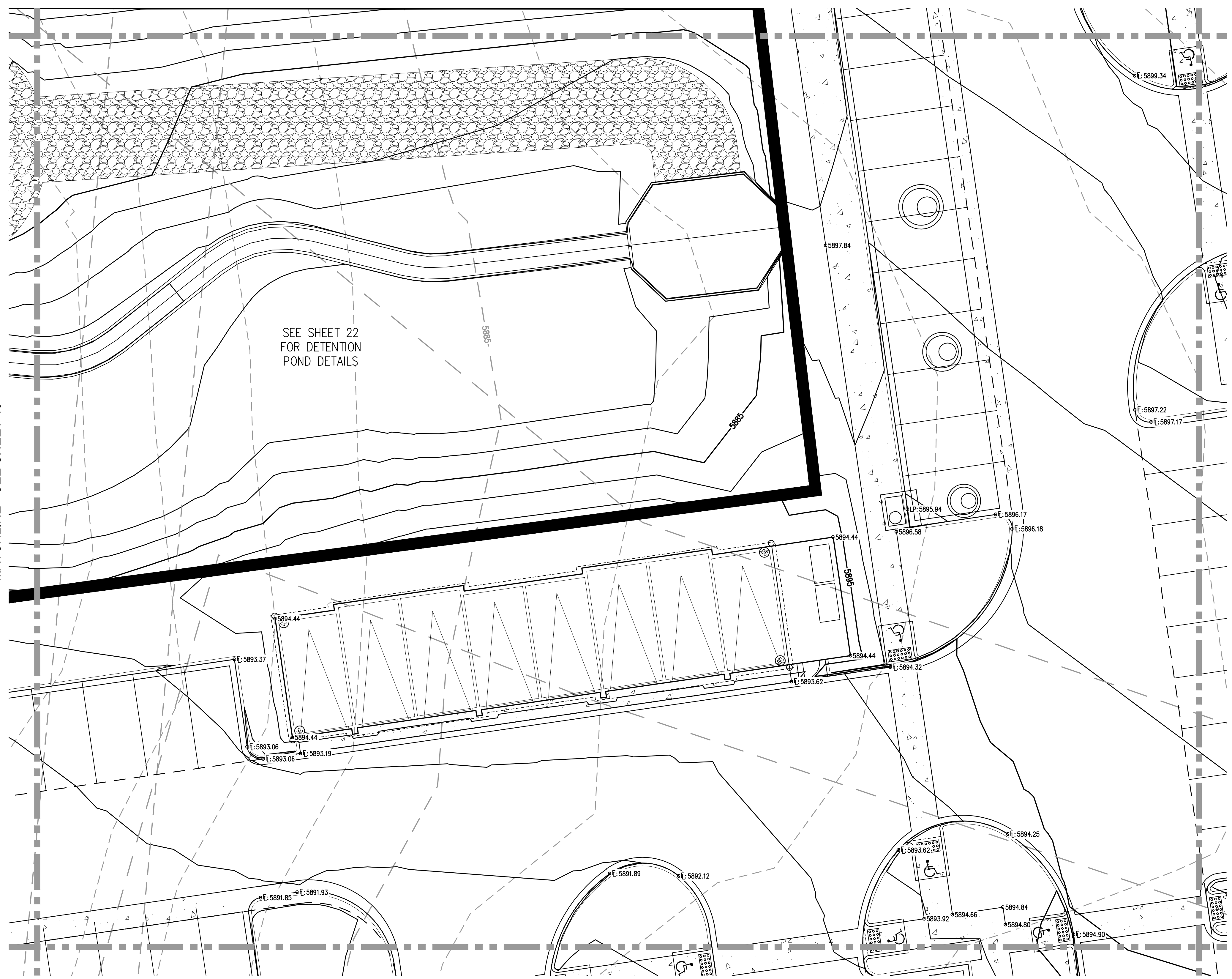
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PROJECT #: 221206
SHEET NUMBER
48
48 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRA\ING\CD - DETAILED GRADING PLAN - SDWG LAYOUT.LAYOUT(1).DWG
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MATCHLINE - SEE SHEET 48

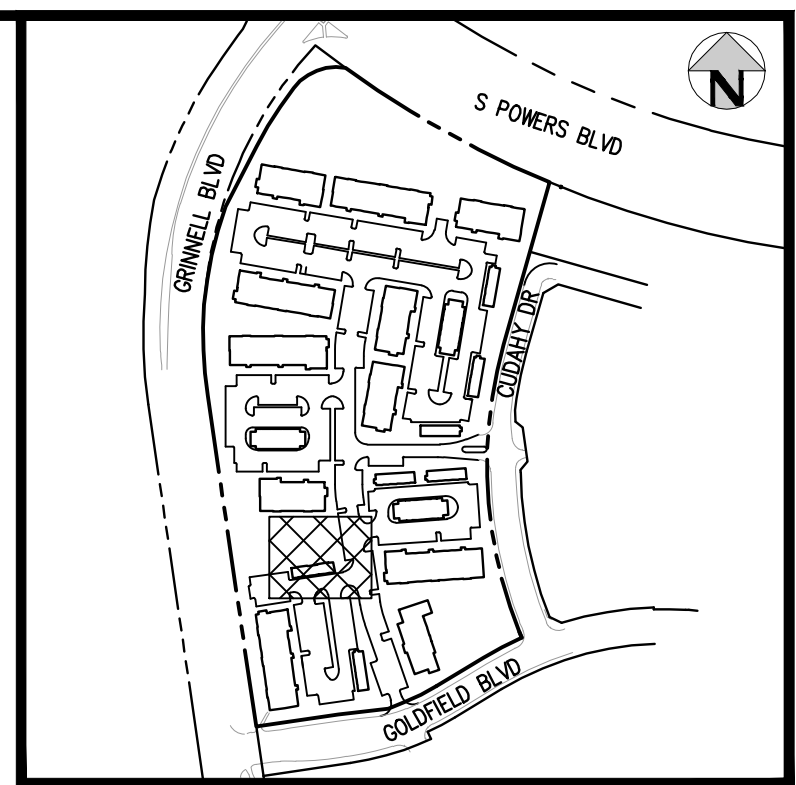
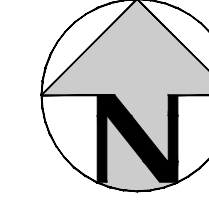


MATCHLINE - SEE SHEET 45

SEE SHEET 22 FOR DETENTION POND DETAILS

MATCHLINE - SEE SHEET 53

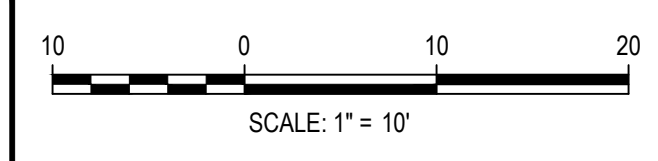
MATCHLINE - SEE SHEET 50



KEY MAP
 SCALE: 1" = 400'

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ISSUE DATE: 05-08-2023	
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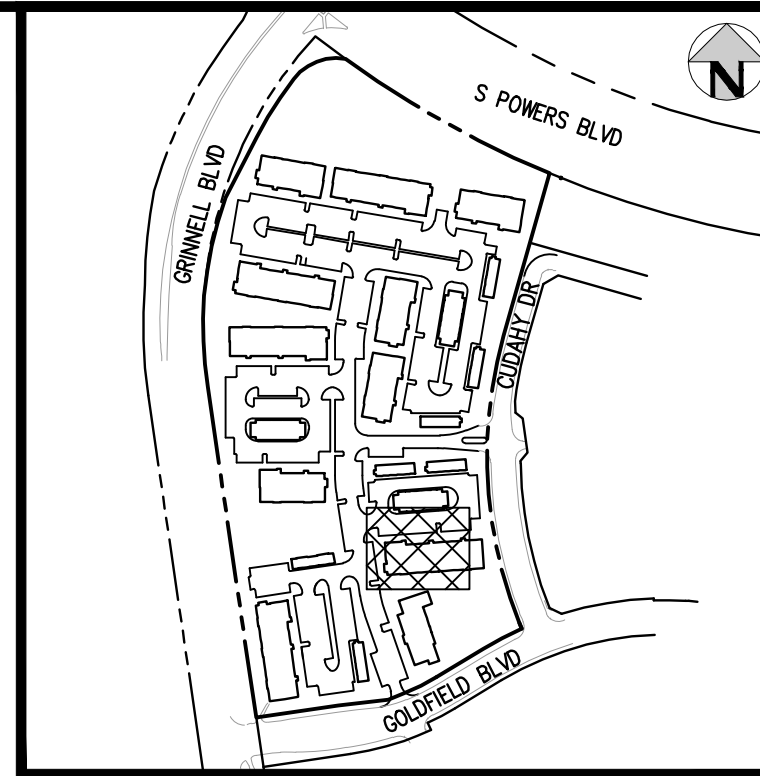
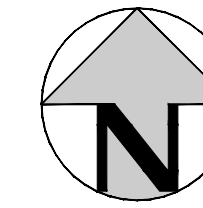
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

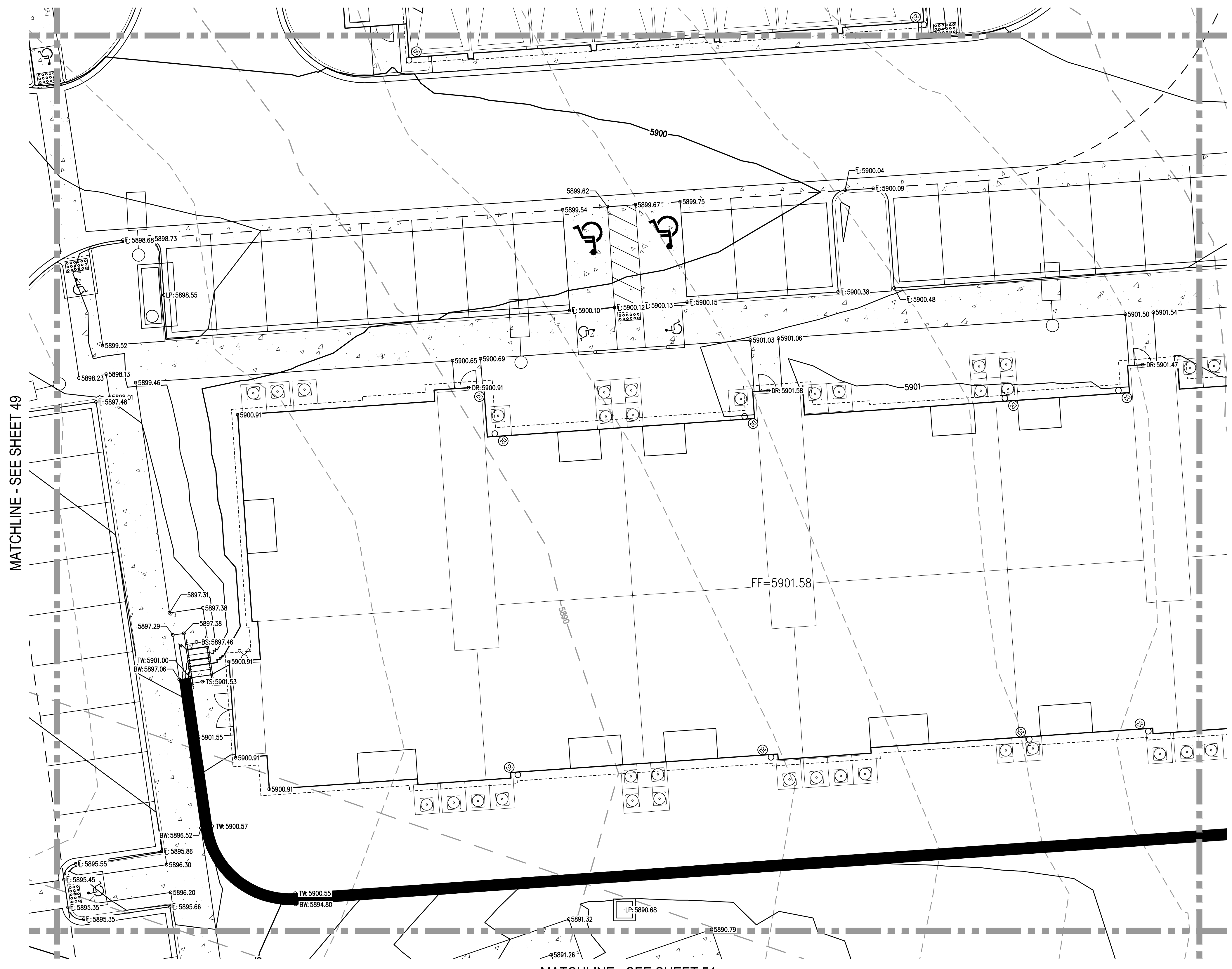
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PROJECT #: 221206
SHEET NUMBER
49
49 OF 60

MATCHLINE - SEE SHEET 46



KEY MAP
SCALE: 1" = 400'



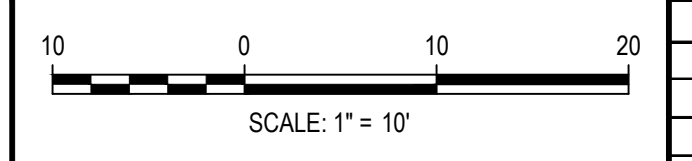
MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 51

MATCHLINE - SEE SHEET 54

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6DWG LAYOUT.LAYOUT1
DRAWN BY: MJS
CHECKED BY: RCP
PLOTTED: MON 05/08/23 8:10:48P BY: MILES SUSTAD



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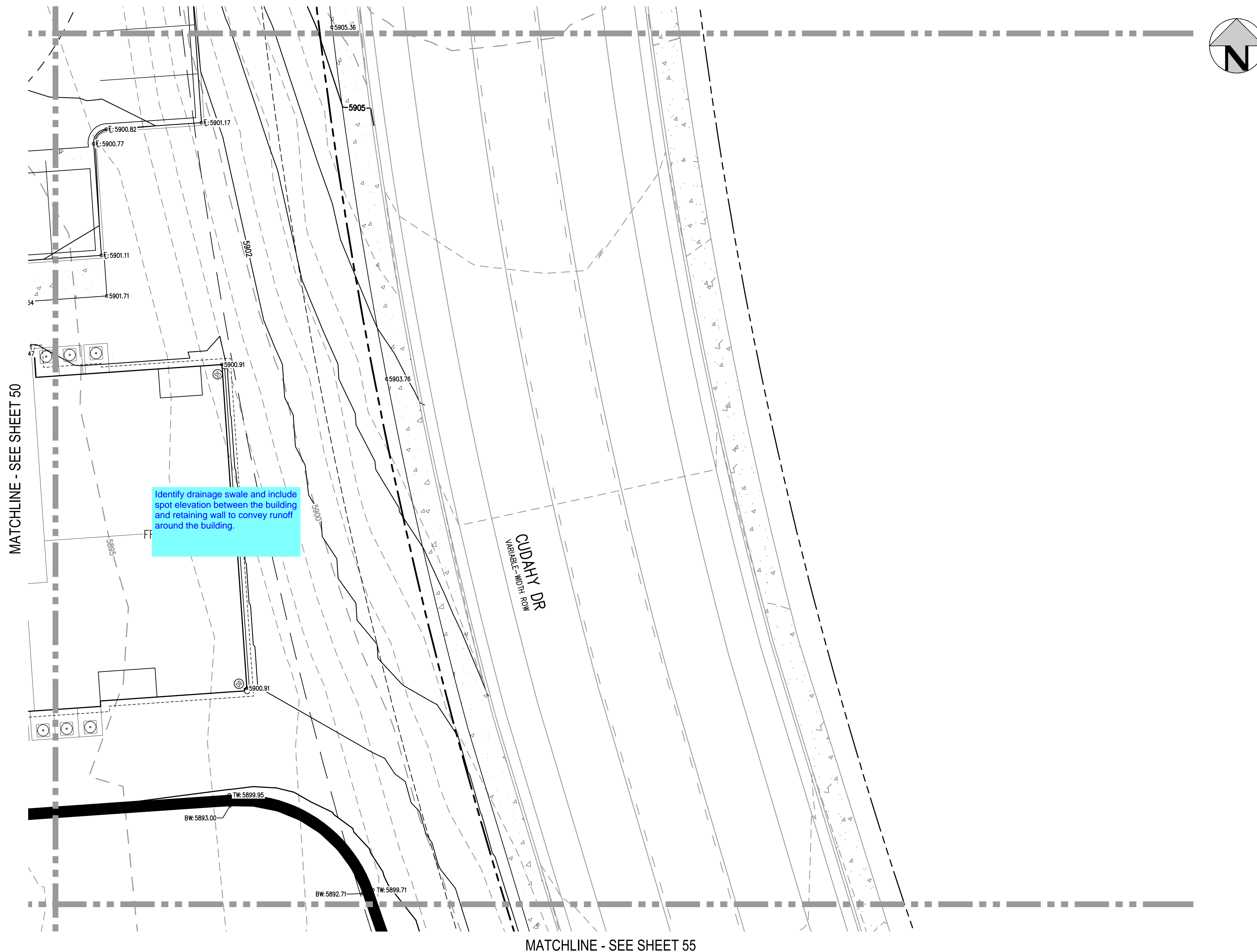
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PROJECT #: 221206
SHEET NUMBER
50
50 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6DWG LAYOUT.LAYOUT (2)
 PLOTTED: MON 05/08/23 8:10:56P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 47

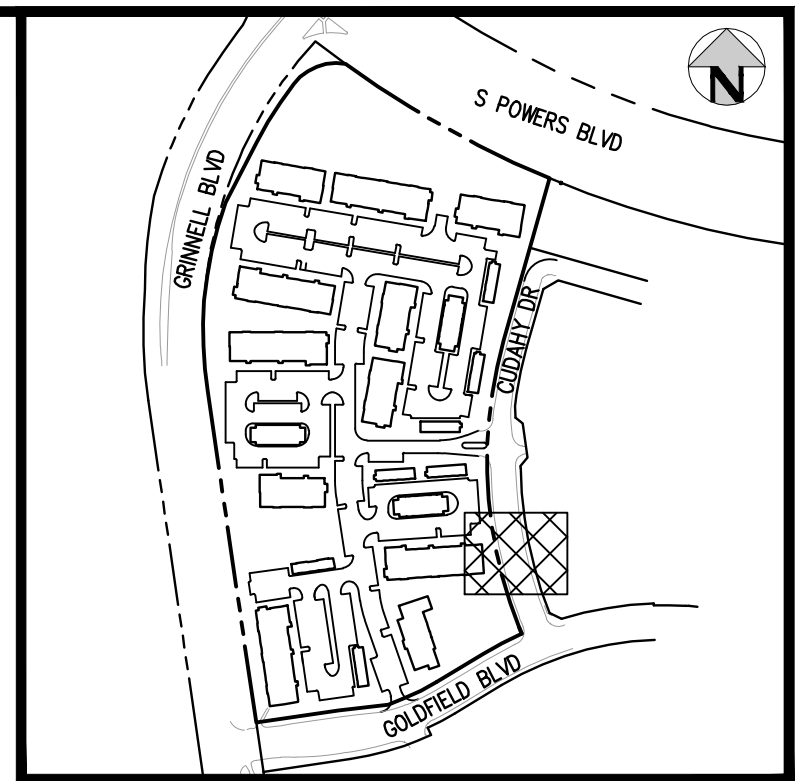


MATCHLINE - SEE SHEET 50

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.

CUDAHY DR
 VARIABLE-WIDTH ROAD

MATCHLINE - SEE SHEET 55



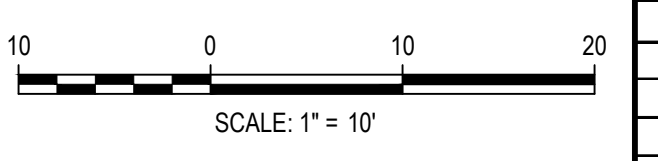
KEY MAP
 SCALE: 1" = 400'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 2% FOR 7'-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
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 CHECKED BY: RCP
 DRAWN BY: CLH

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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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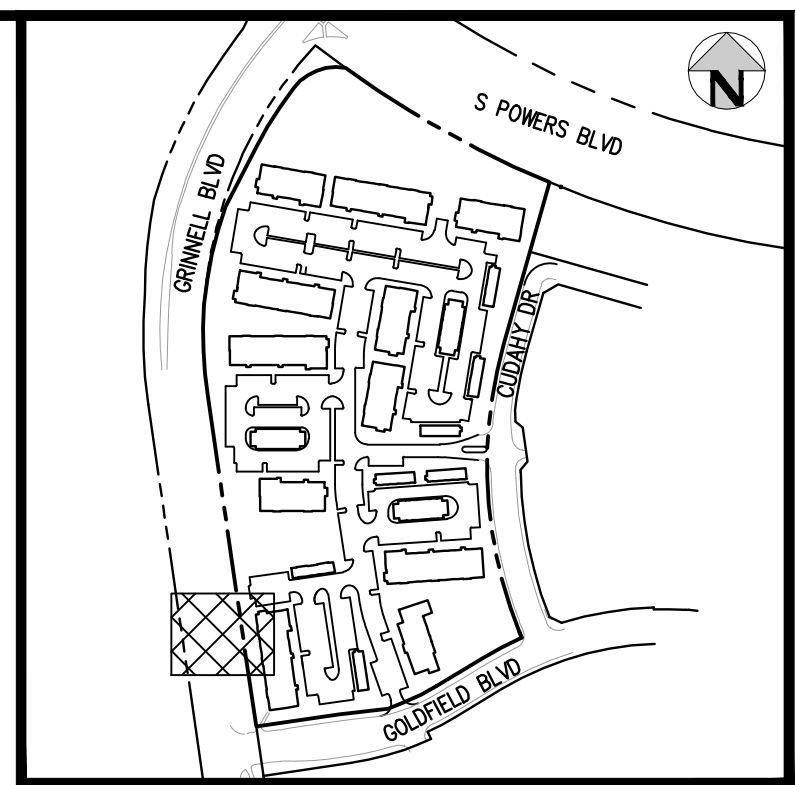
PROJECT #: 221206
 SHEET NUMBER

51

51 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6 DWG LAYOUT.LAYOUT (3)
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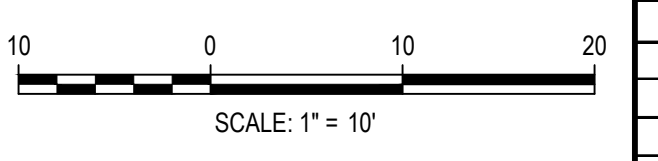


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SCALE: 1" = 400'

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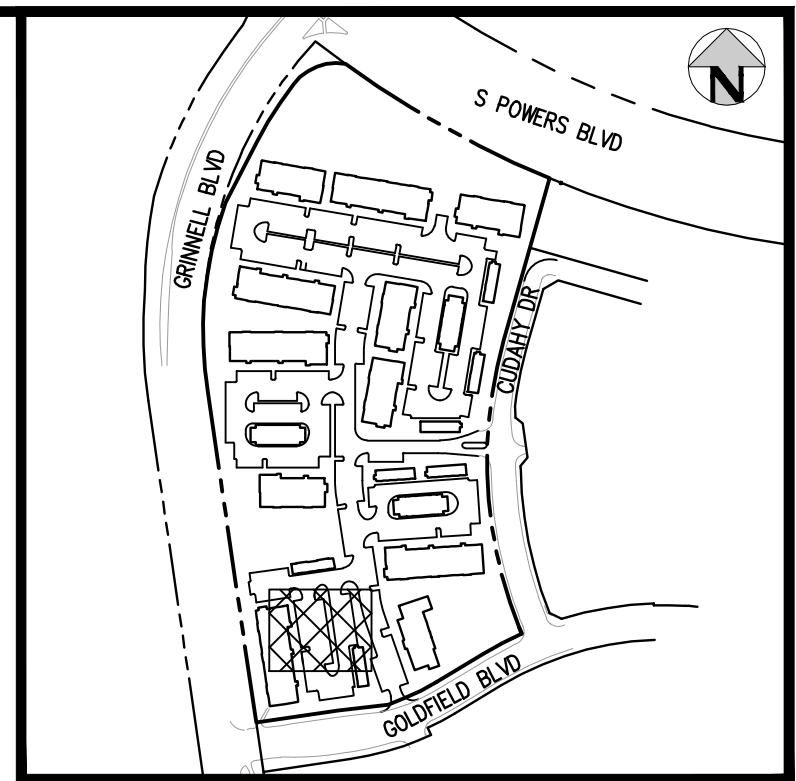
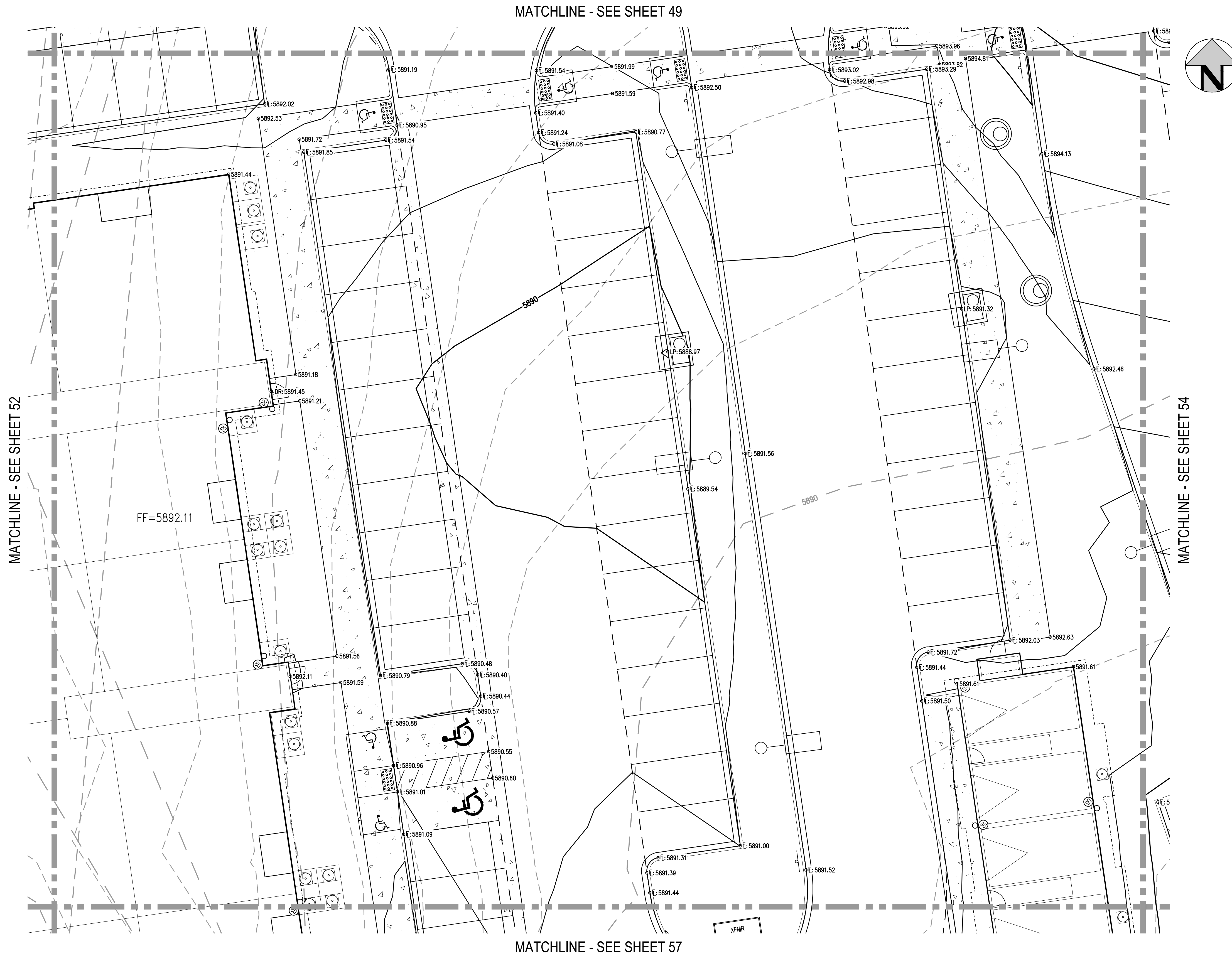
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

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PROJECT #: 221206
SHEET NUMBER
52
52 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6 DWG LAYOUT\LAYOUT (4)
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PLOTTED: MON 05/08/23 8:11:06P BY: MILES SUSTAD

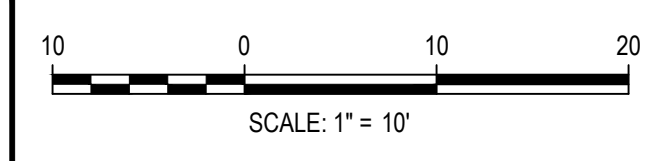


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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

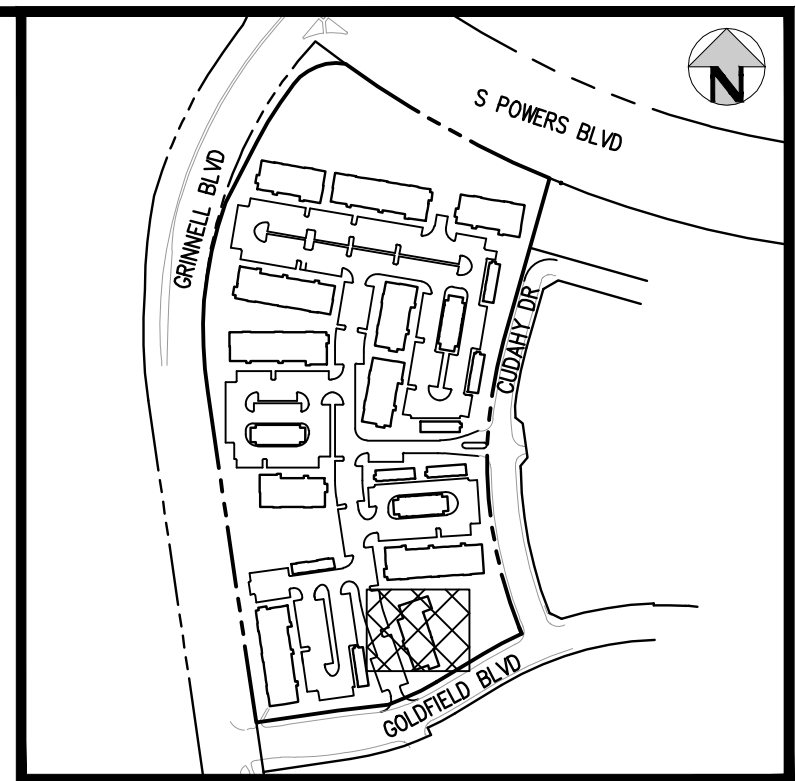
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PROJECT #: 221206
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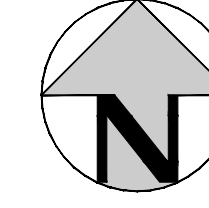
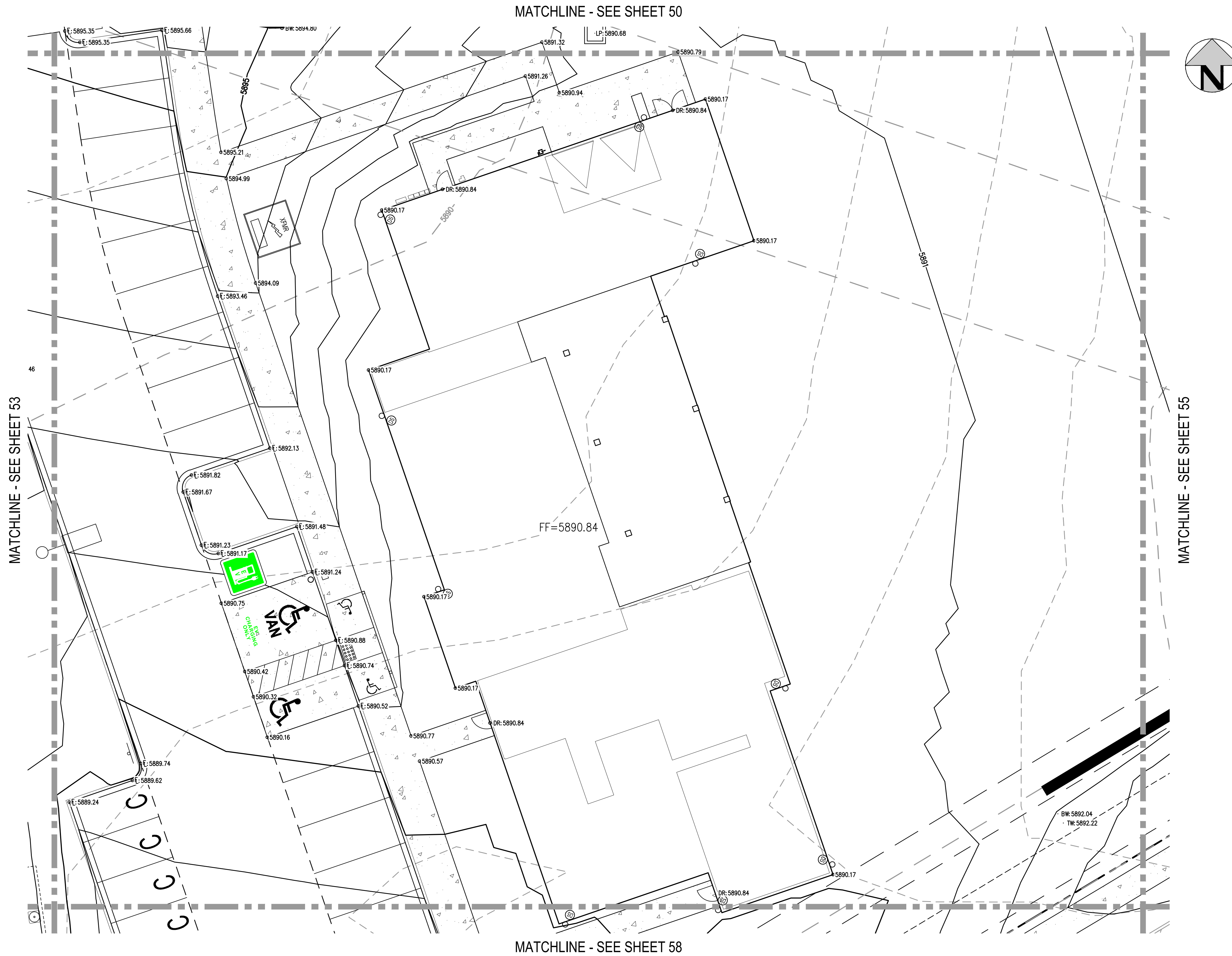
53

53 OF 60

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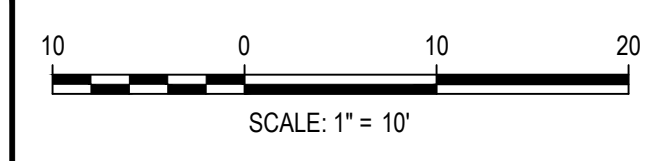


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 DRAWN BY: MJS
 CHECKED BY: RCP
 PLOTTED: MON 05/08/23 8:11:11P BY: MILES SUSTAD



DESIGNED BY: MJS
 CHECKED BY: RCP
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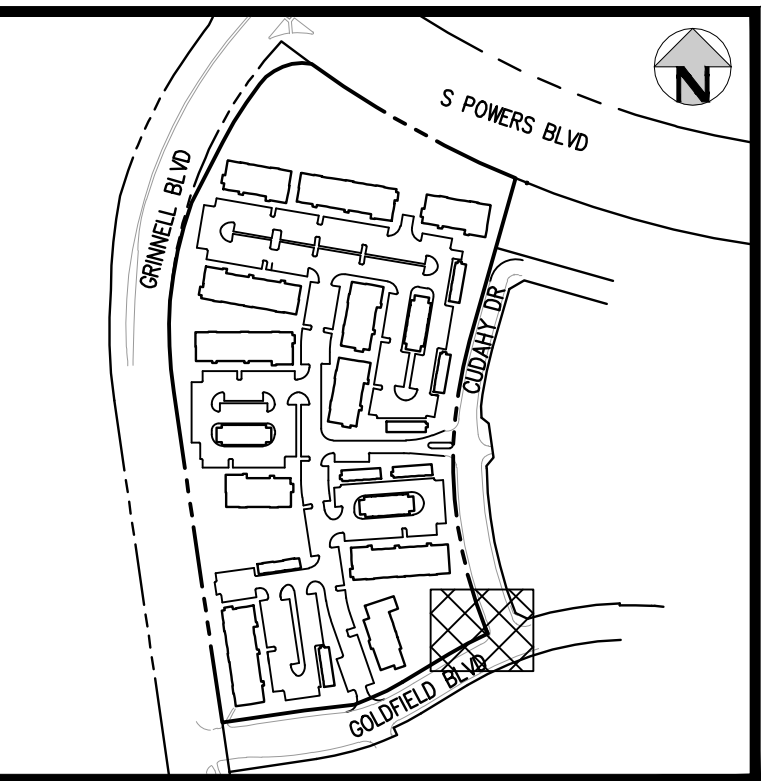
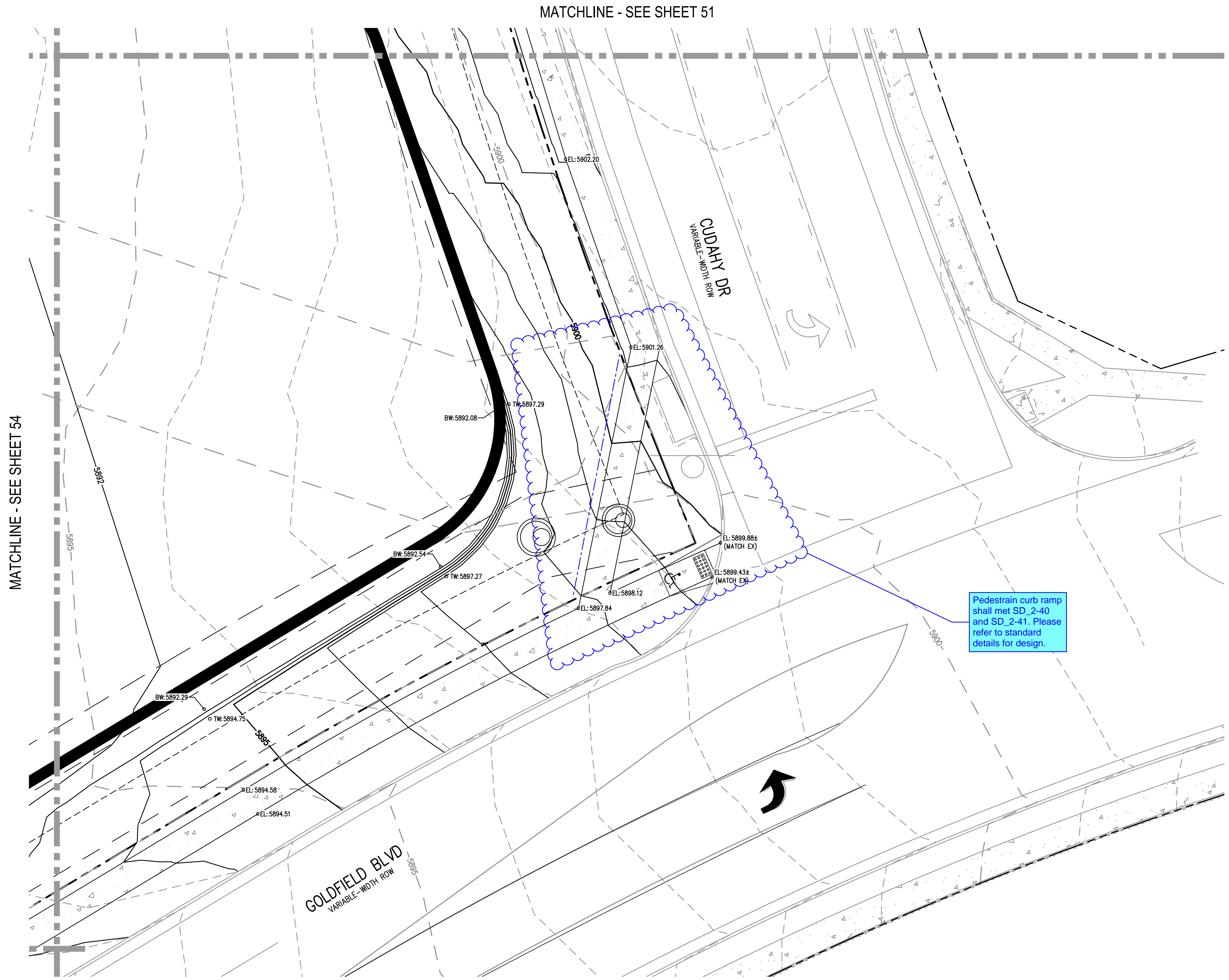
OUTLOOK POWERS & GRINNELL
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54
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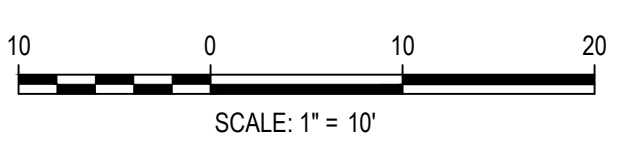
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 PLOTTED: MON 05/08/23 8:11:24P BY: MILES SUSTAD



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Call before you dig.



DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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 HarrisKocherSmith.com

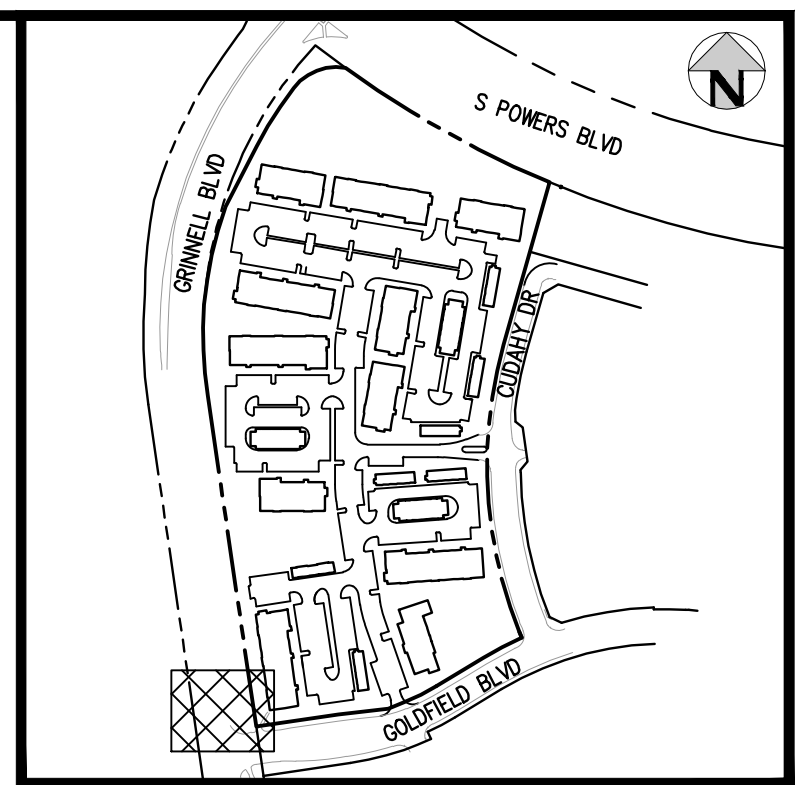
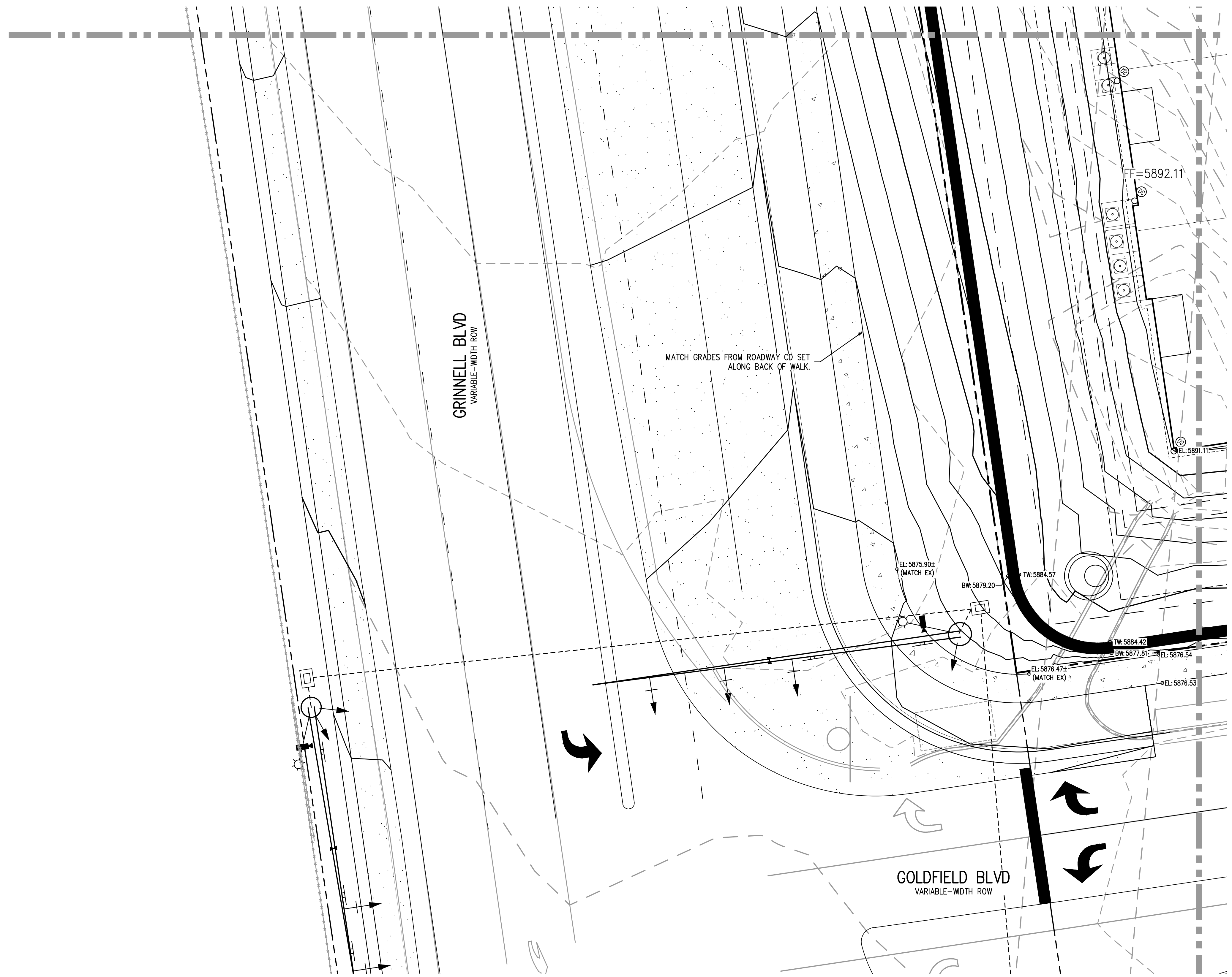
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
55
55 OF 60

MATCHLINE - SEE SHEET 52

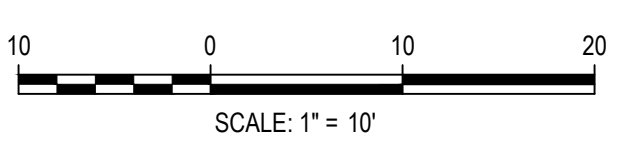


KEY MAP
SCALE: 1" = 400'

- GENERAL GRADING NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
 4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
 5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
 7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
 8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
 9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 2% FOR 7'-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
 10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
 11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
 12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
 13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
 14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 7.DWG LAYOUT LAYOUT (2)
 PLOTTED: MON 05/08/23 8:11:31P BY: MILES SUSTAD



DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: CLH

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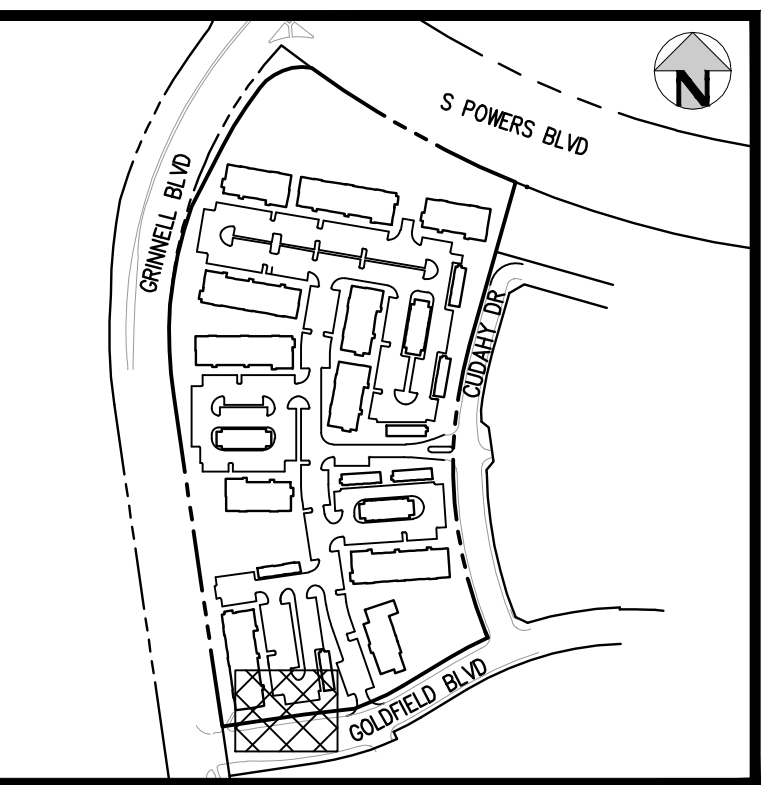
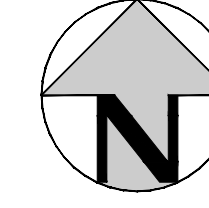
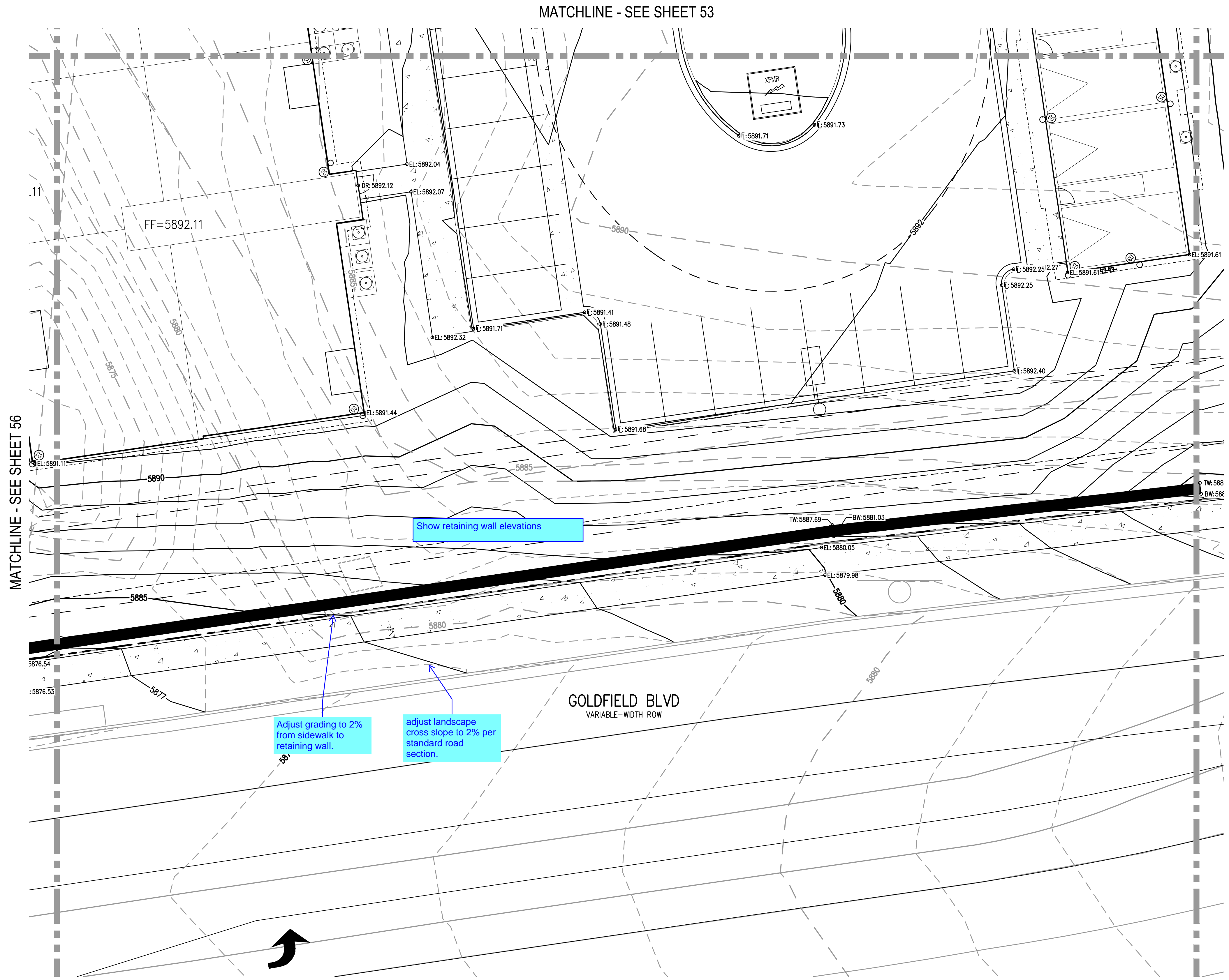
OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
56
 56 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 7.DWG LAYOUT LAYOUT (3)
PLOT DATE: MON 05/08/23 8:11:36P BY: MILES SUSTAD



KEY MAP
SCALE: 1" = 400'

GENERAL GRADING NOTES:

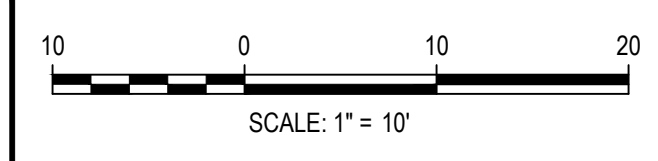
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Coordinate with design engineer for % recommendations.

Adjust grading to 2% from sidewalk to retaining wall.

adjust landscape cross slope to 2% per standard road section.

Add a note stating that retaining walls over 4 feet in height require a building permit and structural engineering plans.



ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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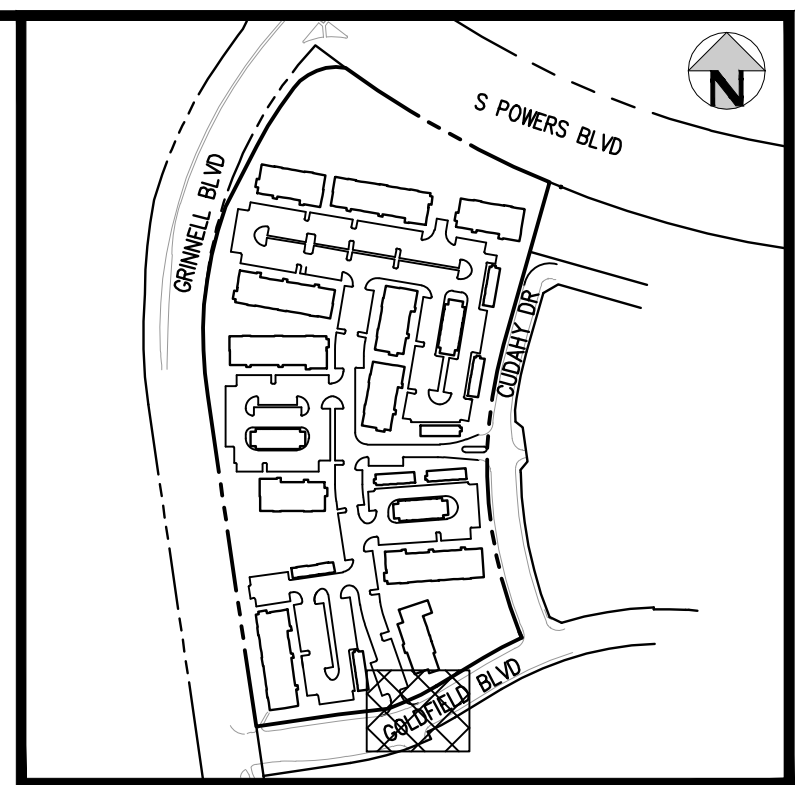
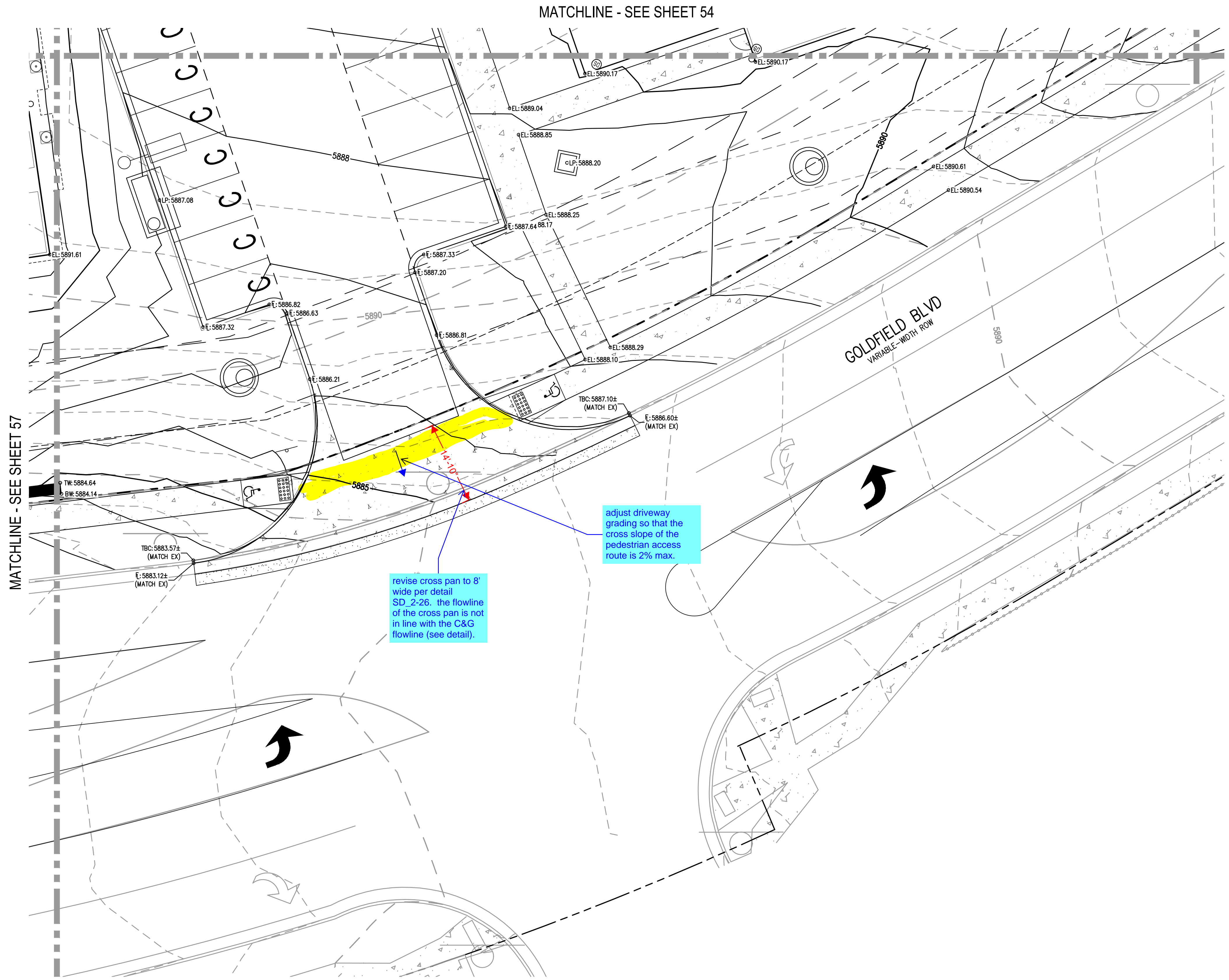
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
57
57 OF 60

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FILE PATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 7.DWG LAYOUT: LAYOUT (4)
PLOT DATE: MON 05/08/23 8:11:41P BY: MILES SUSTAD

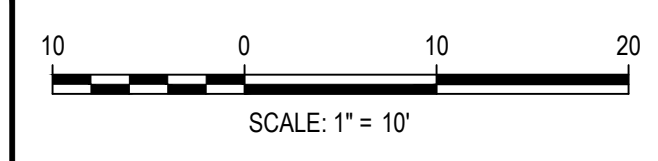


KEY MAP
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Know what's below.
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 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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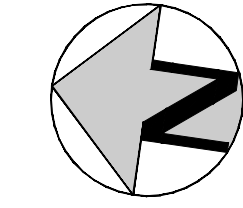
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OUTLOOK POWERS & GRINNELL
 DETAILED GRADING PLAN

PRELIMINARY
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 CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
58
58 OF 60

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LEGEND:

- 4" PORTLAND CEMENT CONCRETE PRIVATE SIDEWALK
PUBLIC SIDEWALK – PER EL PASO COUNTY STANDARDS
- 5" HOT MIX ASPHALT
STANDARD DUTY ASPHALT PAVEMENTS
(ALTERNATIVE: 3" ASPHALT + 8" AGGREGATE BASE COURSE)
PER GEOTECHNICAL REPORT PREPARED BY CTL THOMPSON 05/11/2023
- 6" HOT MIX ASPHALT
HEAVY DUTY ASPHALT PAVEMENTS
(ALTERNATIVE 1: 4" ASPHALT + 8" AGGREGATE BASE COURSE)
PER GEOTECHNICAL REPORT PREPARED BY CTL THOMPSON 05/11/2023
- PROPOSED 6" VERTICAL CURB (2' CATCH)
- PROPOSED 6" VERTICAL CURB & GUTTER (1' SPILL)
- PROPOSED CROSS PAN
- PROPOSED 4' VALLEY PAN

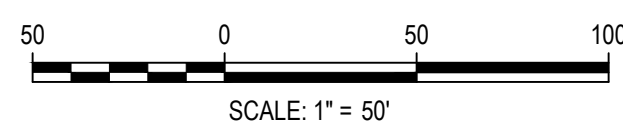
Adjust hatching.
Crosspan must be concrete.

Label roadways

FILEPATH: J:\221206\ENGINEERING\ROADWAY\CD - PAVING PLAN\DWG LAYOUT: PAVING PLAN
 PLOT DATE: 05/08/2023 10:45:49A BY: MILES JUSTAD
 PLOTTED: TUE 05/08/2023 10:45:49A BY: MILES JUSTAD



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 CHECKED BY: RCP
 DRAWN BY: BMW

ISSUE DATE: 05-08-2023

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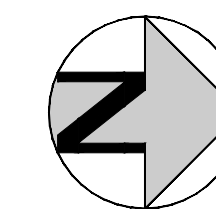
OUTLOOK POWERS & GRINNELL
 PAVING PLAN

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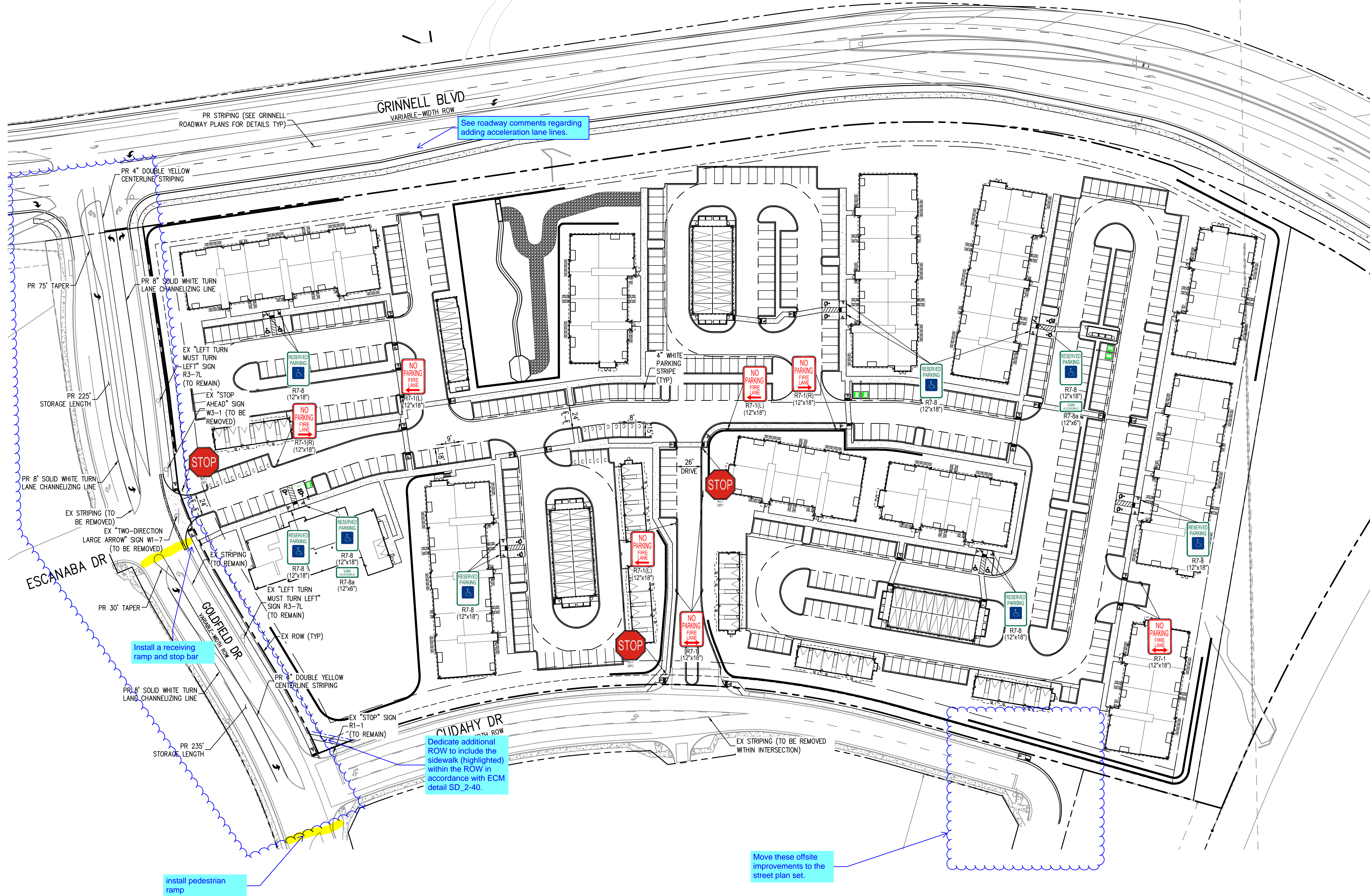
PROJECT #: 221206
 SHEET NUMBER

59

59 OF 60



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See roadway comments regarding adding acceleration lane lines.

Install a receiving ramp and stop bar

Dedicate additional ROW to include the sidewalk (highlighted) within the ROW in accordance with ECM detail SD_2-40.

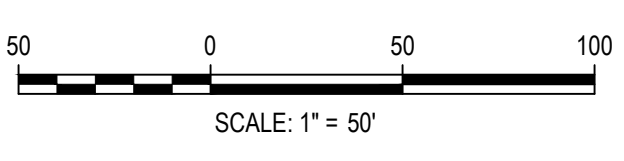
Move these offsite improvements to the street plan set.

install pedestrian ramp

FILE PATH: J:\221206\ENGINEERING\ROADWAY\CD - SIGNAGE & STRIPING PLAN\DWG_LAYOUT_SIGNAGE_STRIPING_PLAN.dwg
PLOTTED: MON 05/08/2023 8:12:00P BY: MILES SUSTAD



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DESIGNED BY: BSL
CHECKED BY: MEK
DRAWN BY: BSL

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05-08-2023	ISSUE DATE

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OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
60
60 OF 60

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Filepath: J:\221206\ENGINEERING\ROADWAY\ROADWAY - COVER.DWG Layout: LAYOUT1
Printed: MON 05/08/2023 14:22:15 By: Ben Wang

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 09080408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

1. NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 856.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
4. NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO THEA POINT OF NON TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 5307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 212713198;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
2. ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 610.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
3. SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;

THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
2. SOUTH 58°55'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
4. SOUTH 83°24'45" WEST, A DISTANCE OF 105.09 FEET;
5. SOUTH 81°41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 363,565 SQUARE FEET OR 8.346 ACRES, MORE OR LESS;

BENCHMARK:

* A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R65W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS).

ELEVATION: 5908.830 US SURVEY FEET (NAVD88 DATUM)

NOTE: NAVD 88 ELEVATION WAS TRANSFORMED FROM NGVD29 DATUM USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCA1). NGVD 29 PUBLISHED ELEVATION = 5905.440. PER NCA1, DELTA IS 3.389 US SURVEY FEET.

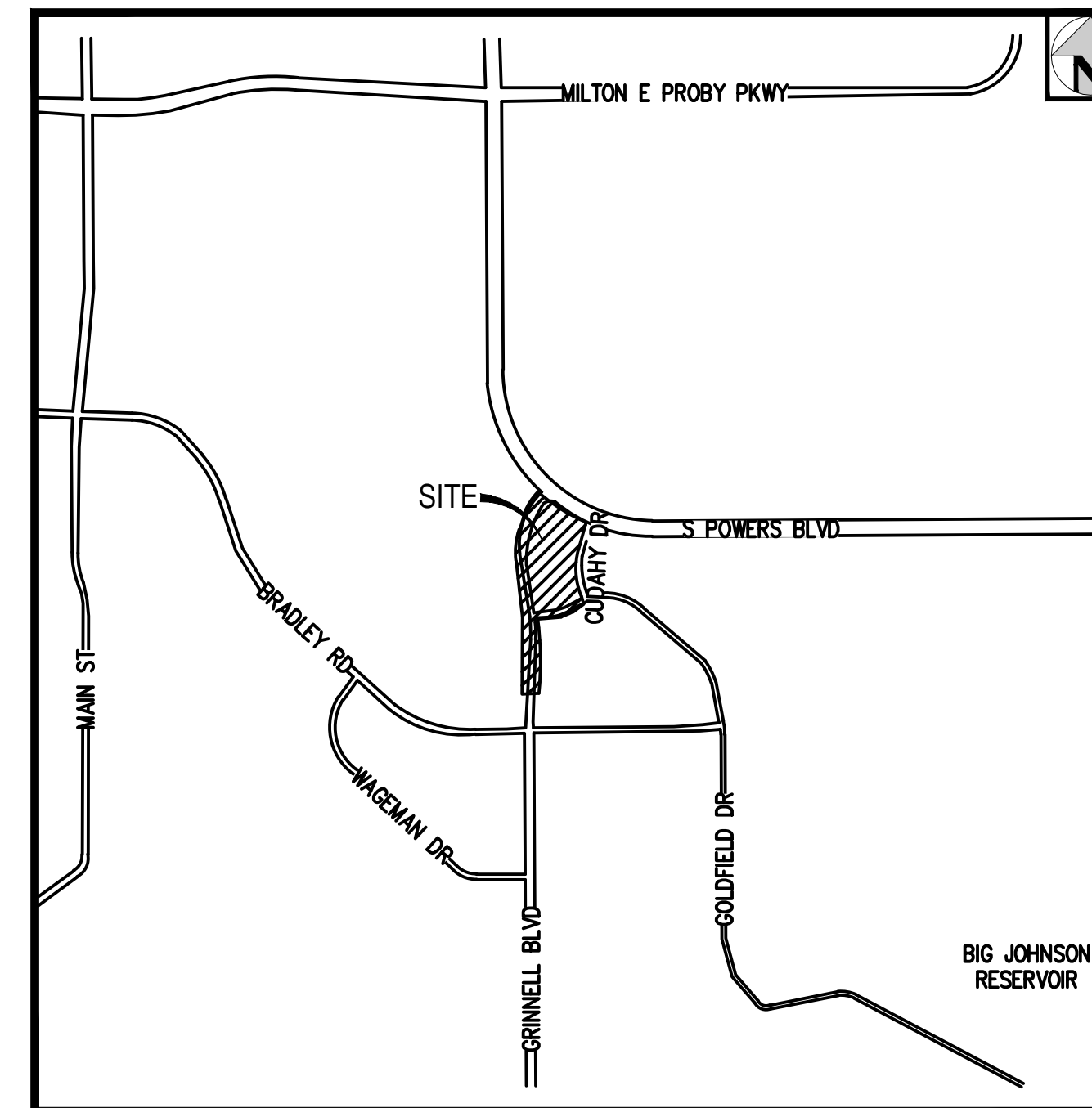
BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 7 BY A FOUND RR SPIKE IN CONCRETE AND THE WEST QUARTER OF SAID SECTION 7 BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "17496", AS BEARING SOUTH 00°43'01" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

OUTLOOK POWERS & GRINNELL

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

GRINNELL BLVD ROADWAY PLANS



VICINITY MAP
SCALE: 1" = 2000'

Upload the Roadway Plans as a separate item on the eDARF submittal matrix.

The civil site design will be approved with the site plan application. However these offsite improvements to the public streets will need to be approved with the final plat application.

Staff's recommendation is to remove the Site specific civil plan set from the SF2318 final plat application and submit it with the site plan application (PPR2320).

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Include offsite improvements to Goldfield and Cudahy with these plan set.

ABBREVIATIONS

C&G	CURB AND GUTTER
CONC	CONCRETE
CL	CENTER LINE
DWG	DRAWING
E	EAST, EASTING
EL	ELEVATION
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ER	END OF RAMP
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
HCL	HORIZONTAL CONTROL LINE
HORZ	HORIZONTAL
HP	HIGH POINT
LDSCL	LANDSCAPE
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
NO	NUMBER
NTS	NOT TO SCALE
PR	PROPOSED
ROW	RIGHT OF WAY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
STM	STORM
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TYP	TYPICAL
WAT	WATER

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 THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

COUNTY ENGINEER/ECM ADMINISTRATOR _____ DATE _____

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRINNELL BLVD ROADWAY PLANS.

OWNER SIGNATURE _____ DATE _____

ENGINEER'S STATEMENT:
THIS ROADWAY PLAN SET PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR ROADWAY PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

Add PCD File No SF2318

DEVELOPER

CIVIL ENGINEER/SURVEYOR



ISSUE DATE: 05-08-2023	PROJECT #: 221206
DATE	REVISION COMMENTS

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COLORADO
DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST
 July 31, 2019
 Revised on April 14, 2023

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX , AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLANS LIST		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		STANDARD PLANS LIST		STANDARDS PLANS LIST	
Designer Initials: JBK	<input checked="" type="checkbox"/>			Construction Engineering Services JBK				Standard Sheet No. 1 of 1	
Last Modification Date: 04/14/23	<input checked="" type="checkbox"/>			Issued by the Project Development Branch: July 31, 2019				Project Sheet Number:	
Detailer Initials: LTA	<input checked="" type="checkbox"/>								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	<input checked="" type="checkbox"/>								

Markup any detailed being used/referenced with the project.
Remove this sheet if no CDOT M&S details is being referenced.

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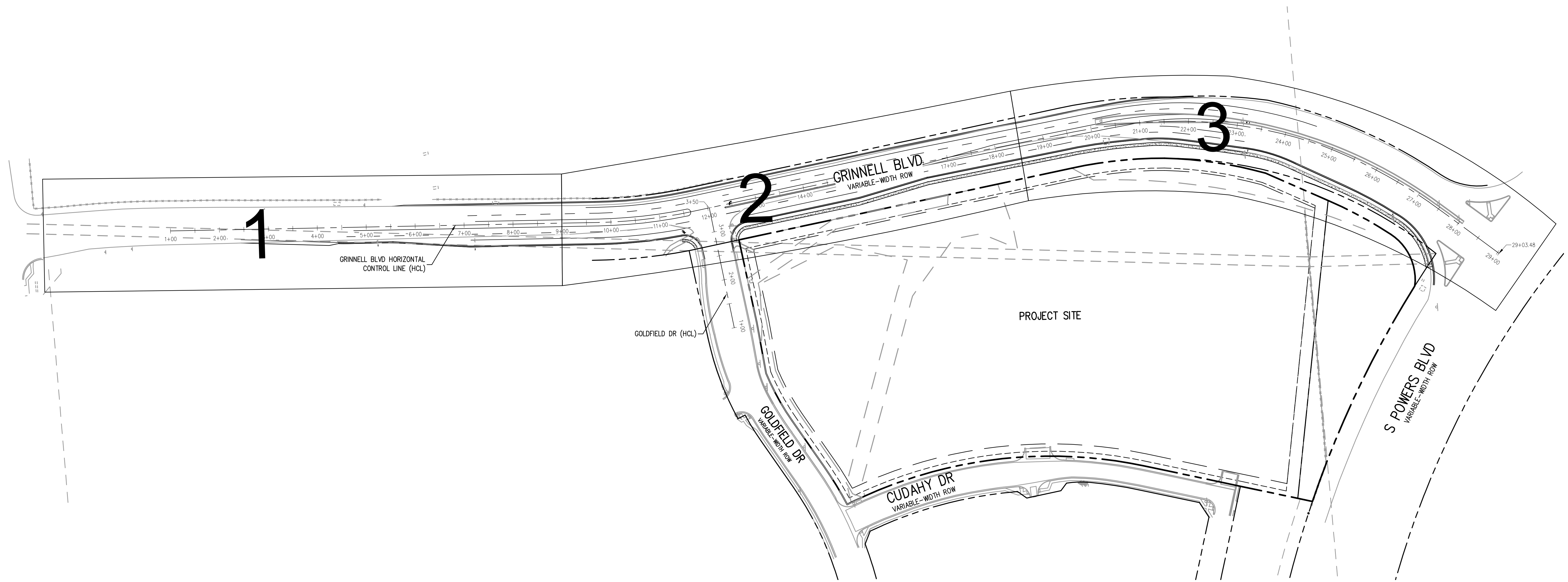
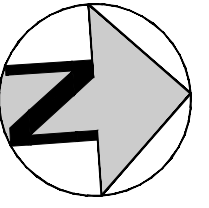
ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS



OUTLOOK POWERS & GRINNELL
M&S STANDARD PLANS LIST

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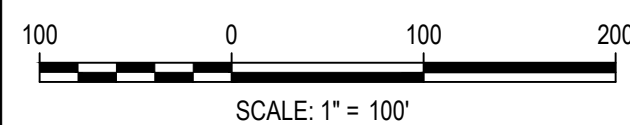
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 C USER: bsmith
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Know what's below.
 Call before you dig.



DESIGNED BY: MEK
 CHECKED BY: MEK
 DRAWN BY: BSL

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
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 HarrisKocherSmith.com

Evergreen
 Development | Services | Investments

OUTLOOK POWERS & GRINNELL
 PROJECT SITE PLAN

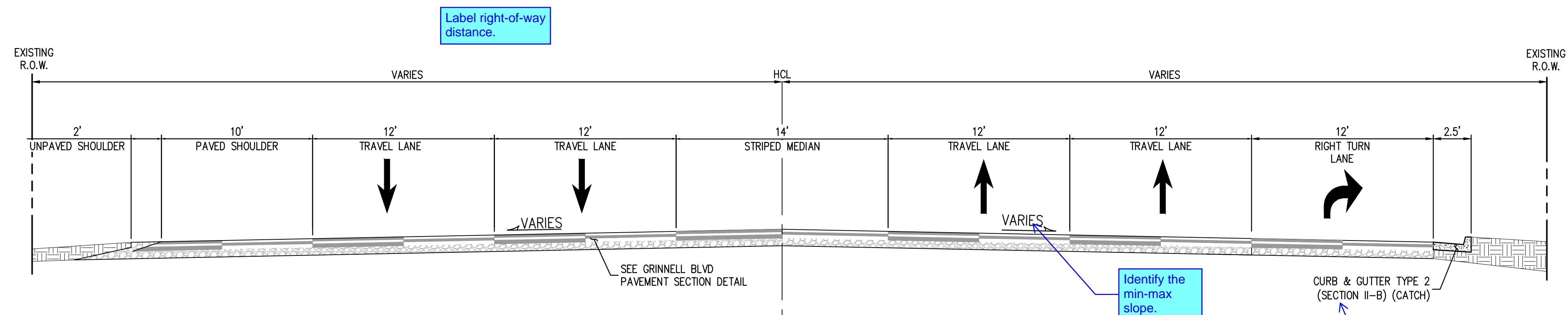
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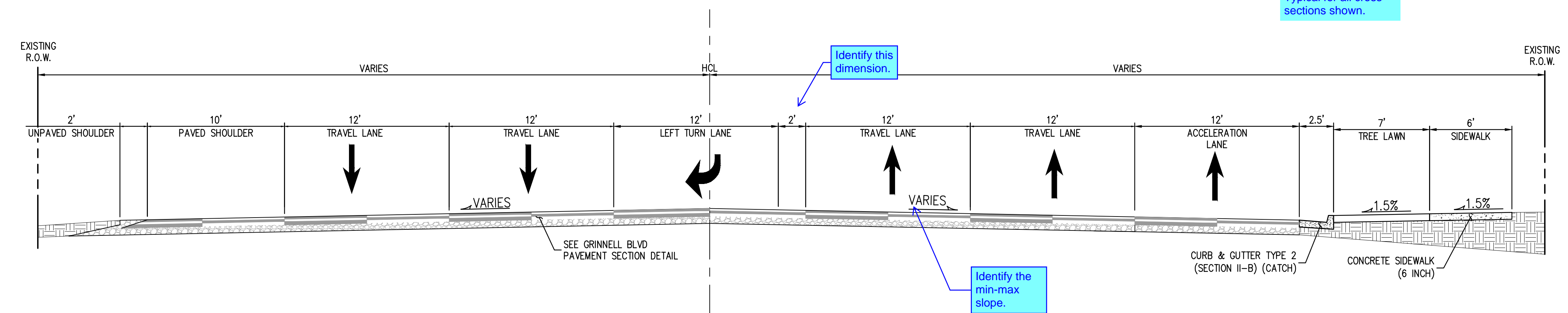
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4 OF 30

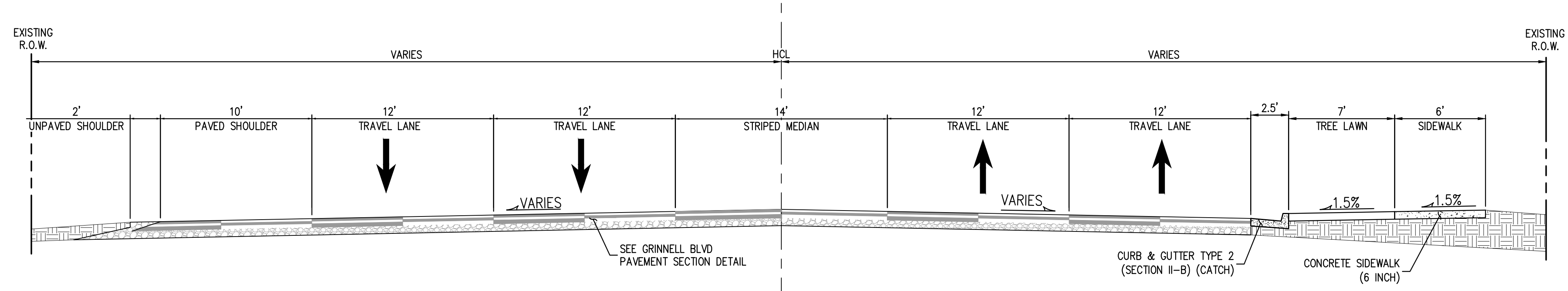
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GRINNELL BLVD HCL STA 7+13.28 TO STA 11+37.55



GRINNELL BLVD HCL STA 12+69.82 TO STA 15+05.95



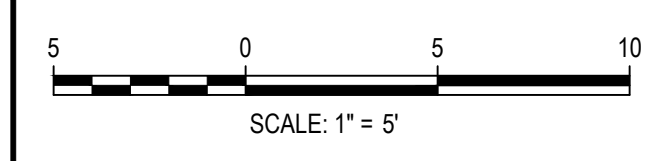
GRINNELL BLVD HCL STA 16+52.95 TO STA 20+30.98

provide a cross section from 20+31 to 28+00

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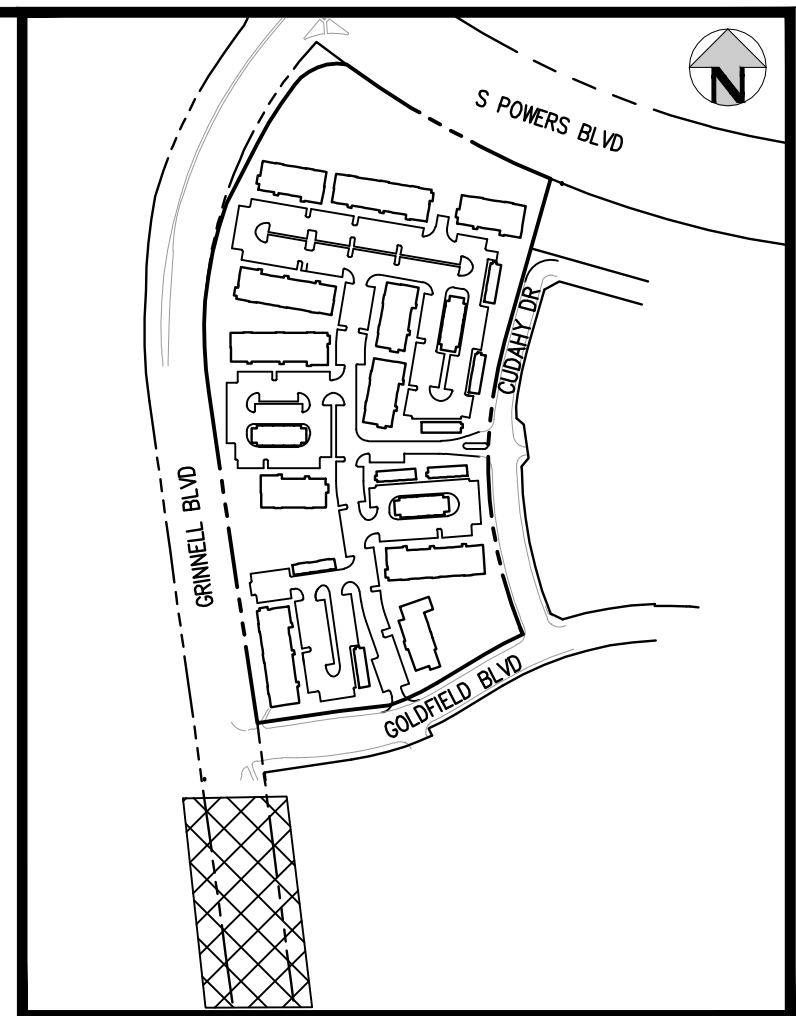
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OUTLOOK POWERS & GRINNELL
 TYPICAL SECTIONS

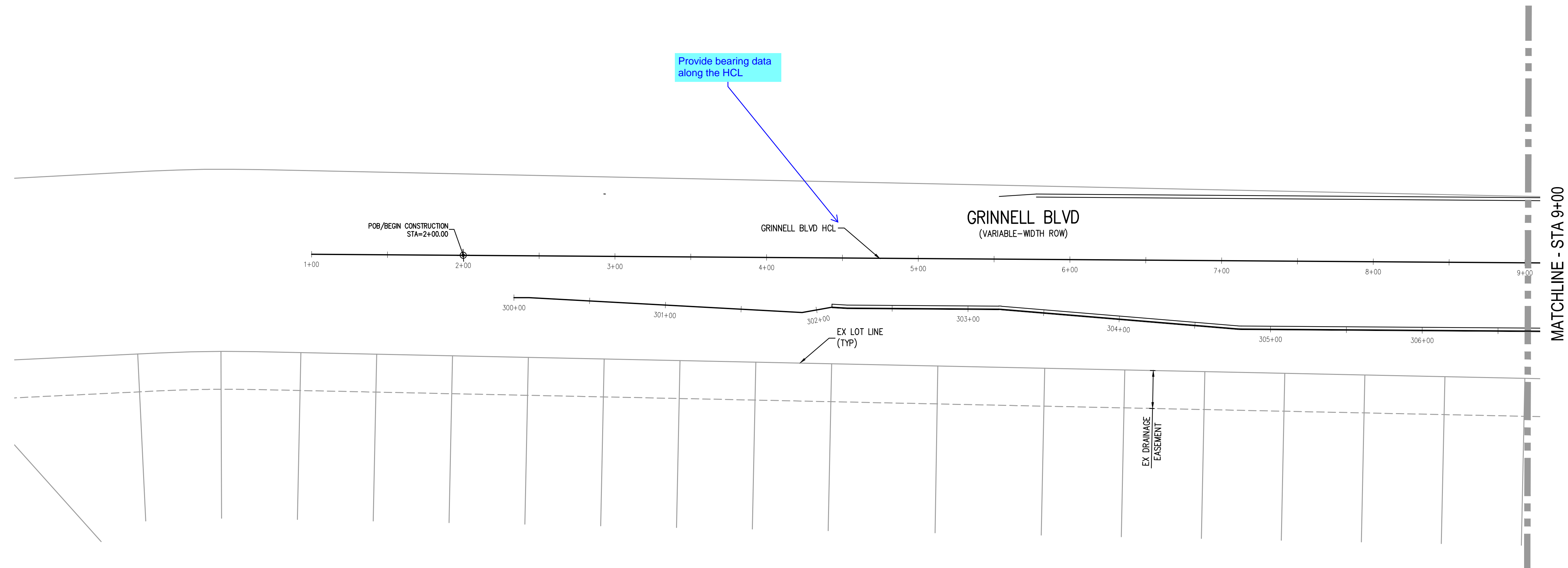
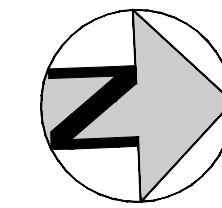
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PROJECT #: 221206
SHEET NUMBER
5
5 OF 30

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KEY MAP
SCALE: 1"=400'



BENCHMARK:

*A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS).

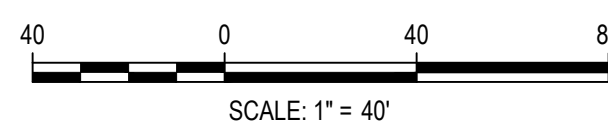
ELEVATION: 5908.830 US SURVEY FEET (NAVD88 DATUM)

NOTE: NAVD 88 ELEVATION WAS TRANSFORMED FROM NGVD29 DATUM USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). NGVD 29 PUBLISHED ELEVATION = 5905.440. PER NCAT, DELTA IS 3.389 US SURVEY FEET.

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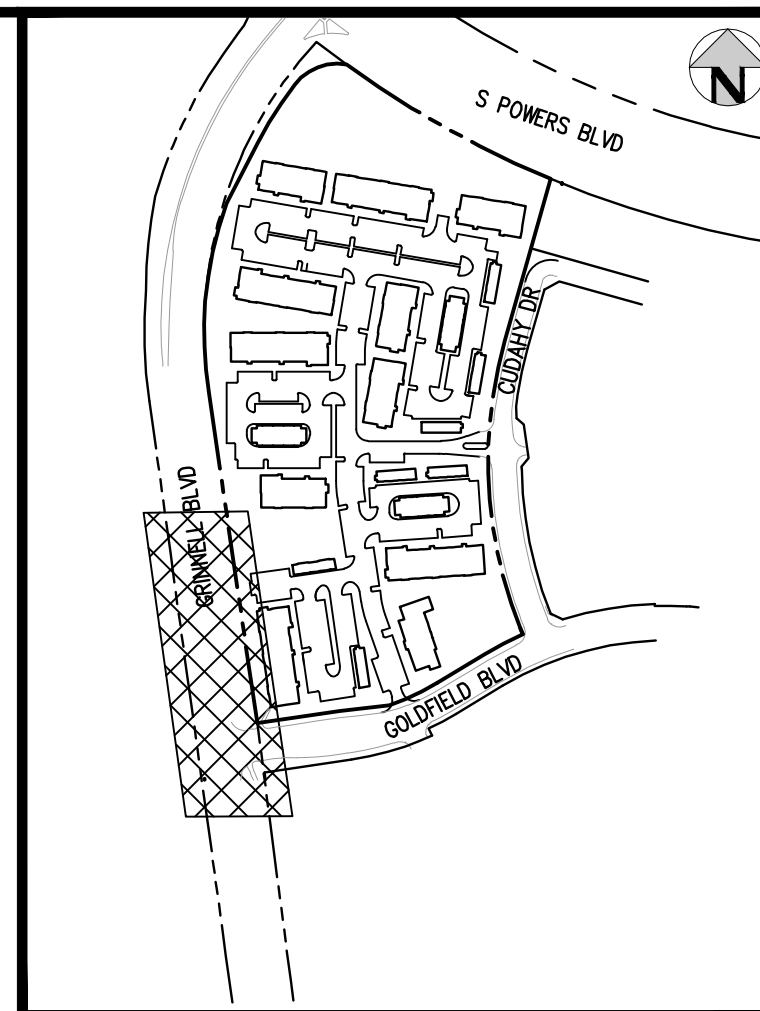
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OUTLOOK POWERS & GRINNELL
 GEOMETRIC CONTROL DIAGRAM

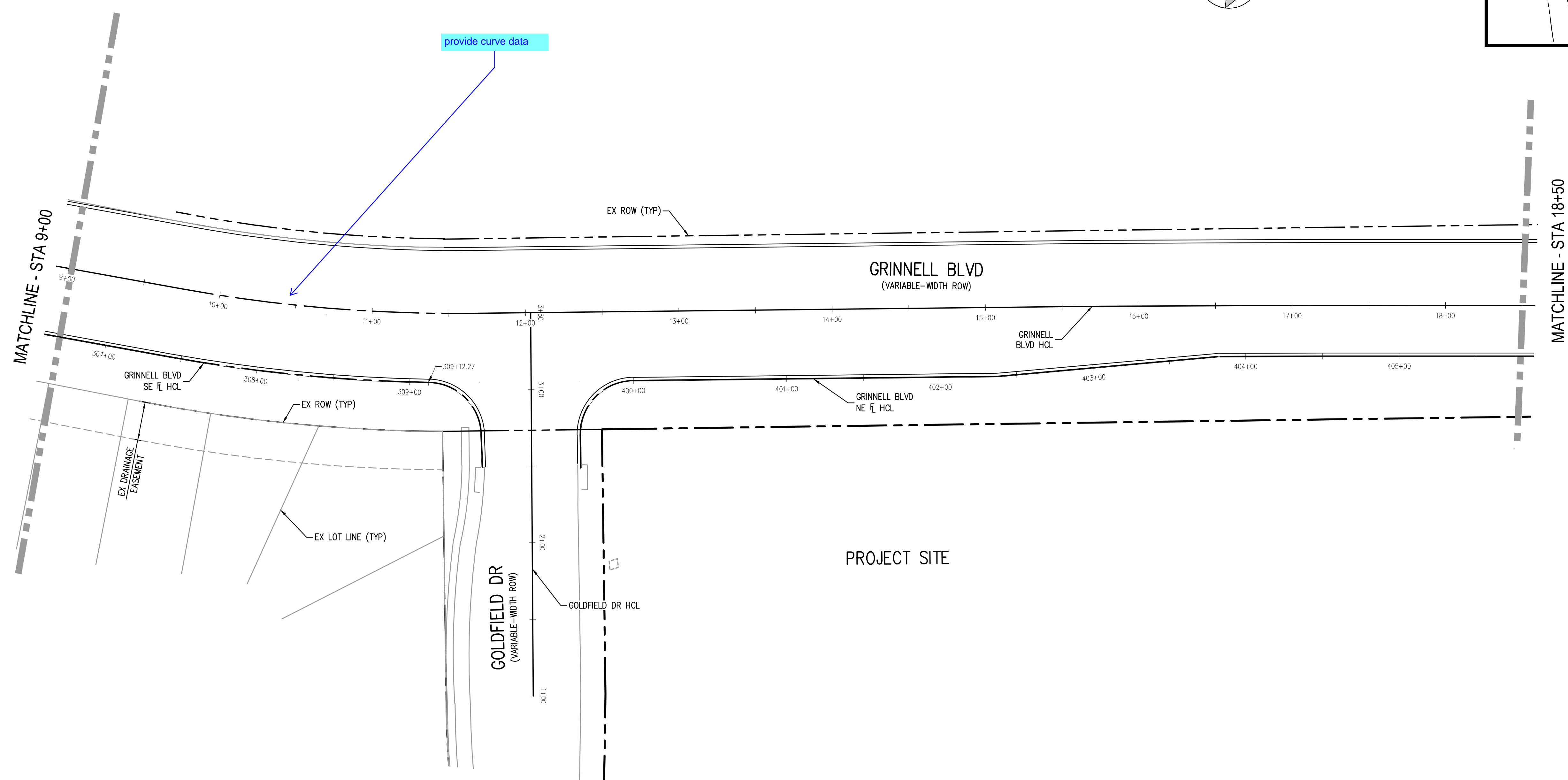
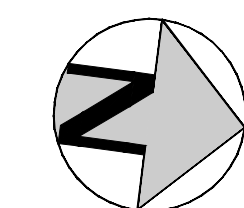
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PROJECT #: 221206
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6
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KEY MAP
SCALE: 1"=400'



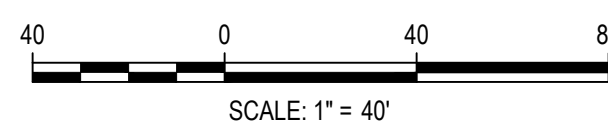
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ELEVATION: 5908.830 US SURVEY FEET (NAVD88 DATUM)

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OUTLOOK POWERS & GRINNELL
 GEOMETRIC CONTROL DIAGRAM

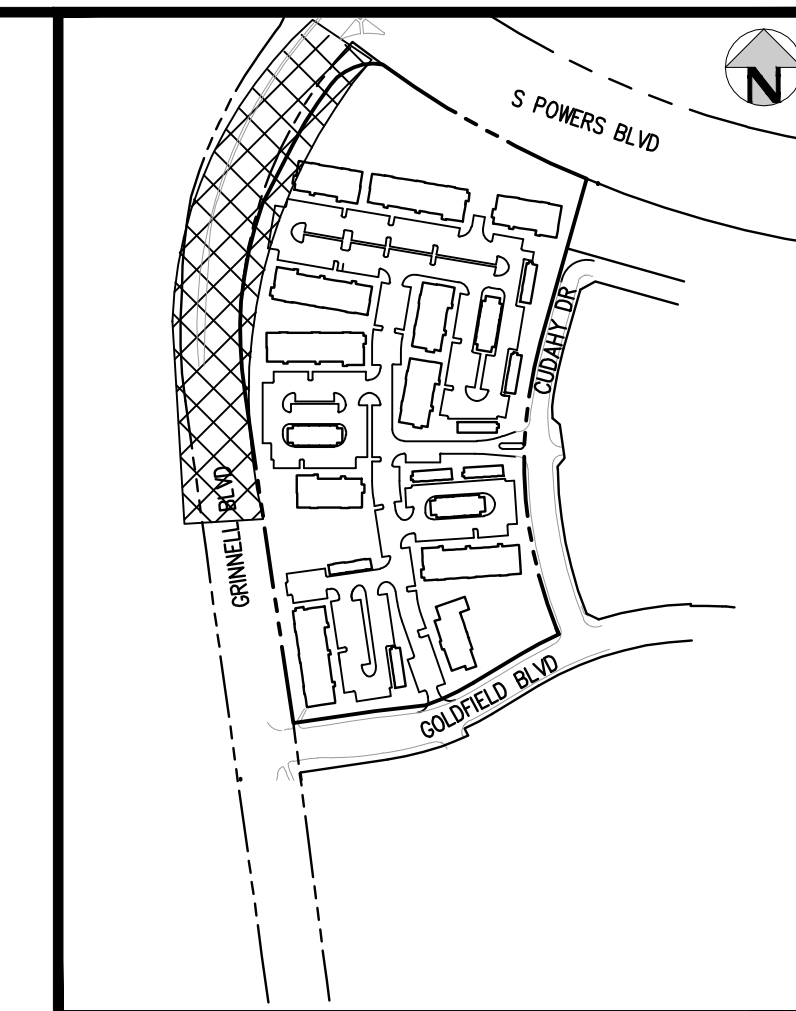
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PROJECT #: 221206
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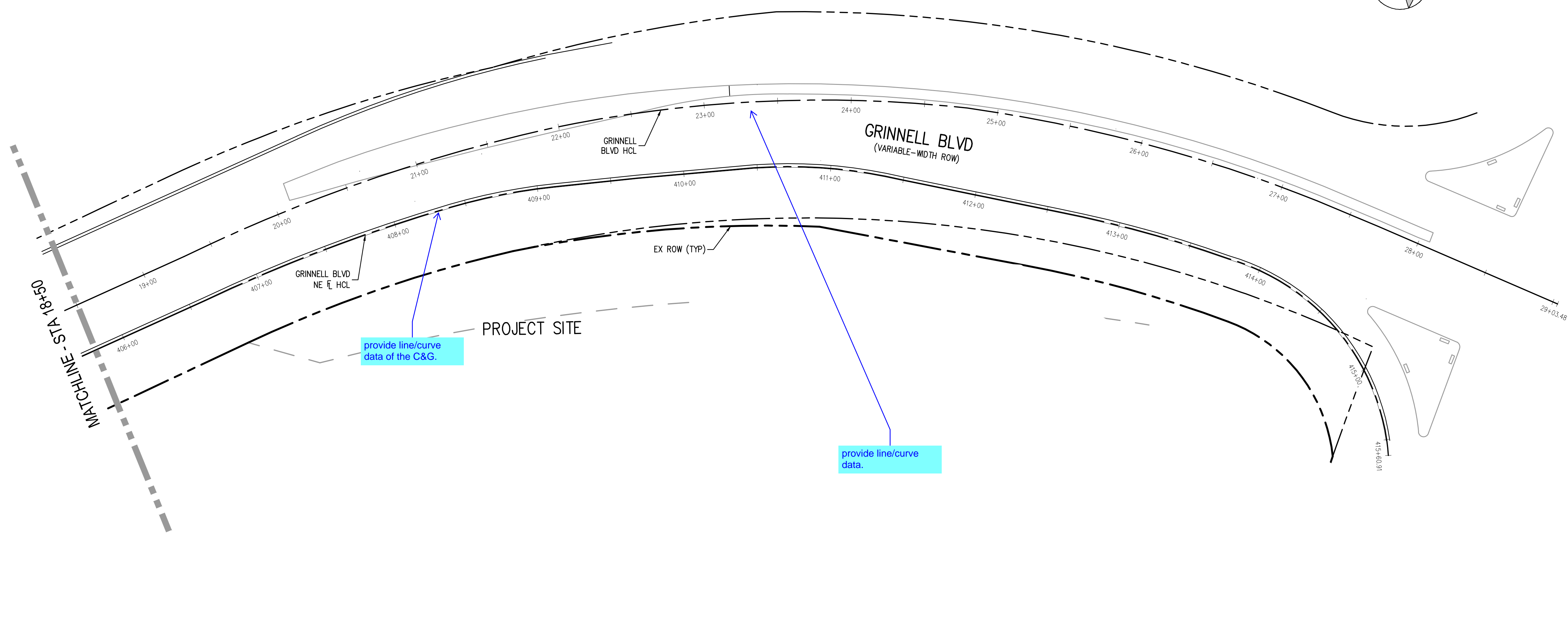
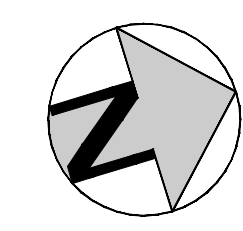
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7 OF 30

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KEY MAP
SCALE: 1"=400'



S POWERS BLVD
(VARIABLE-WIDTH ROW)

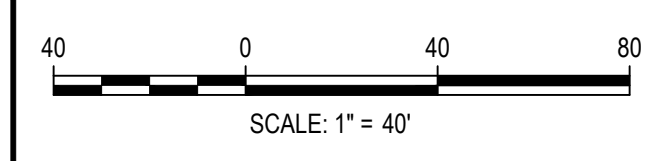
BENCHMARK:

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 PLOT DATE: 05/08/2023 10:42:52 AM
 PLOTTED: MON 05/08/23 4:42:52 PM BY: BEN LEECH



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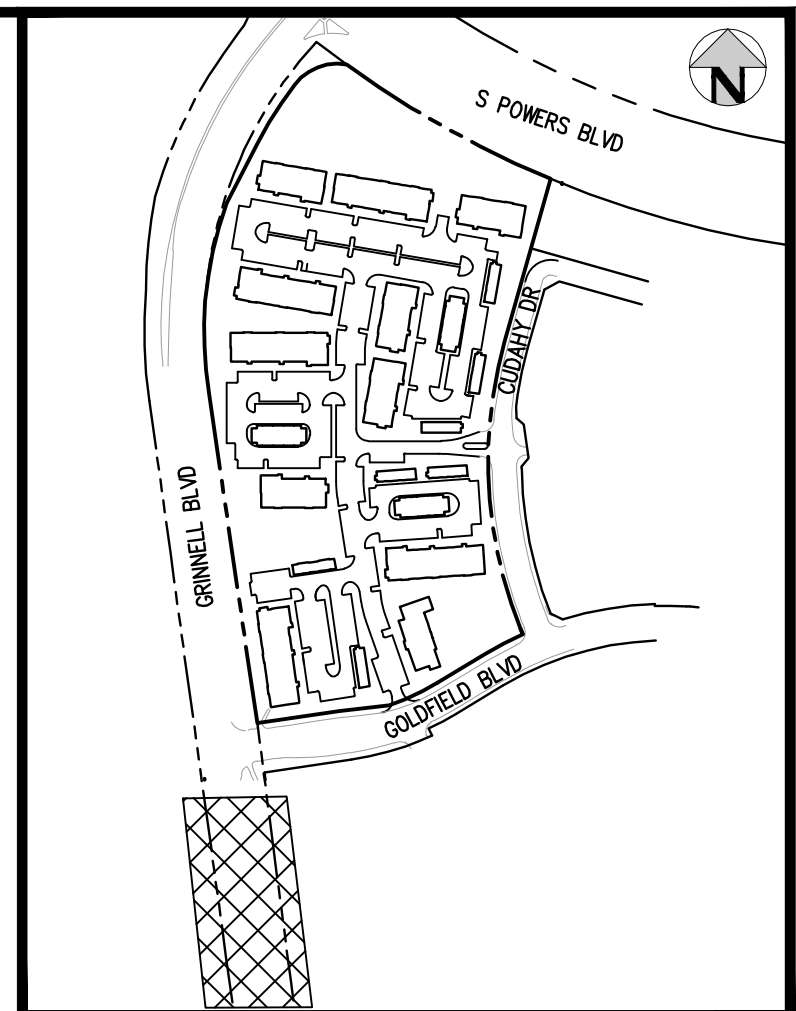
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OUTLOOK POWERS & GRINNELL
 GEOMETRIC CONTROL DIAGRAM

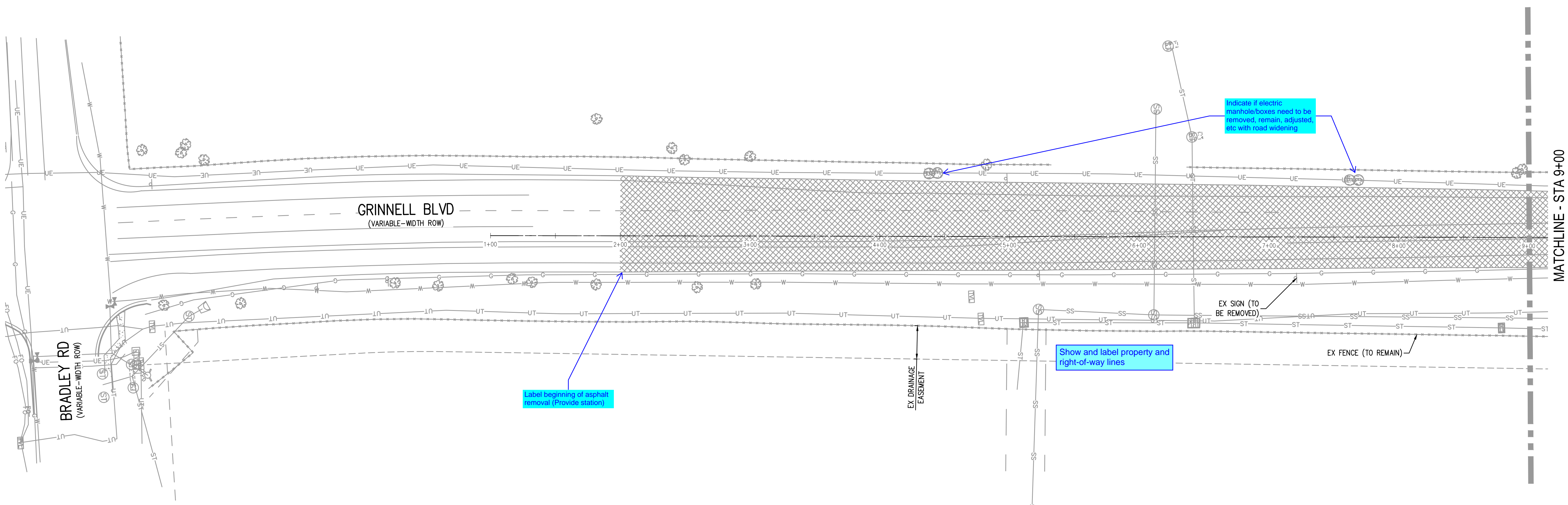
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8
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KEY MAP
SCALE: 1"=400'



Indicate if electric manhole/boxes need to be removed, remain, adjusted, etc with road widening

Label beginning of asphalt removal (Provide station)

Show and label property and right-of-way lines

EX SIGN (TO BE REMOVED)

EX FENCE (TO REMAIN)

MATCHLINE - STA 9+00

LEGEND:

- REMOVAL OF ASPHALT MAT
- REMOVAL OF CURB & GUTTER
- REMOVAL OF CONCRETE PAVEMENT
- REMOVAL OF RAISED MEDIAN

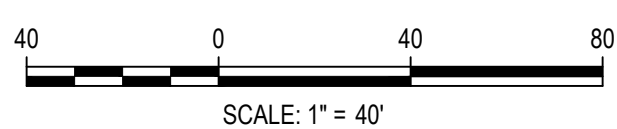
NOTES:

1. THE LIMITS OF DEMOLITION SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL EXPECTATION OF WHAT MAY/MAY NOT NEED TO BE REMOVED AND DEMOLISHED PRIOR TO CONSTRUCTION. THE LIMITS AND AMOUNT OF DEMOLITION MAY NEED TO BE ADJUSTED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS OF CONSTRUCTION. THE EXTENT OF DEMOLITION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. EXISTING UTILITY MANHOLES/RIMS/BOXES/STRUCTURES/ETC. CALLED OUT TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO DETERMINE THE REQUIREMENTS FOR ADJUSTING EXISTING PULL BOXES/MANHOLES/STRUCTURES/ETC.

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - REMOVAL PLANNING LAYOUT.LAYOUT
 USER: hks\ben.leech\p\ben.leech
 PLOTTED: MON 05/08/23 4:43:00P BY: BEN LEECH



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OUTLOOK POWERS & GRINNELL
 REMOVAL PLAN

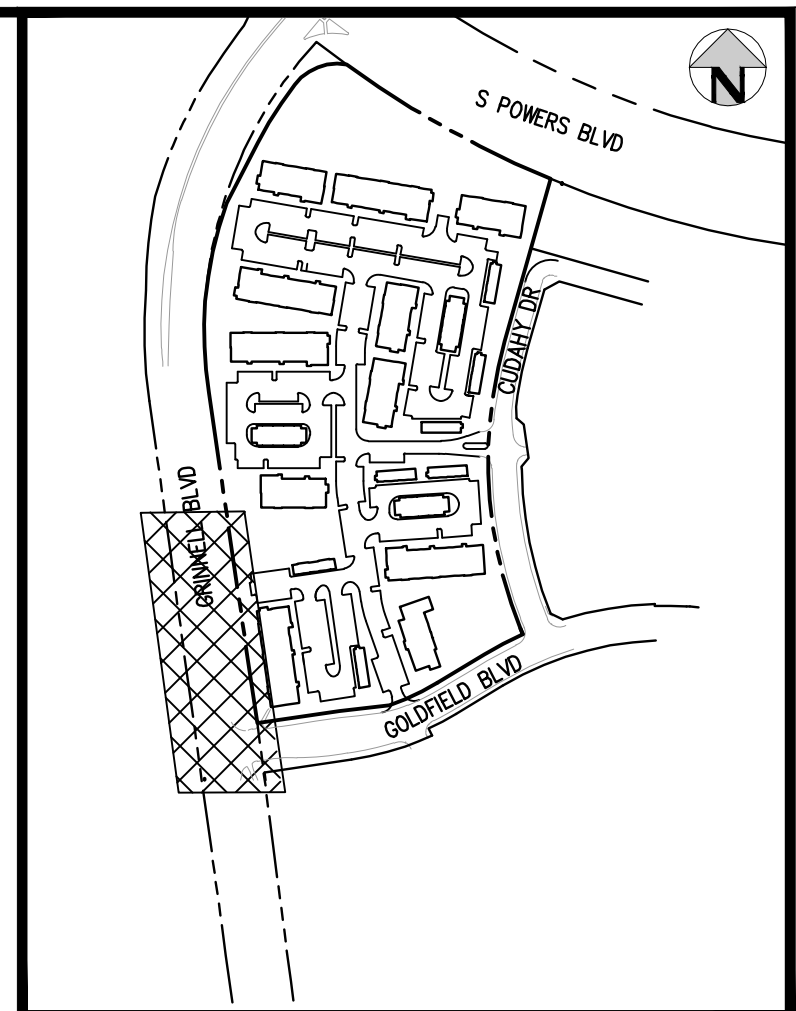
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PROJECT #: 221206
 SHEET NUMBER

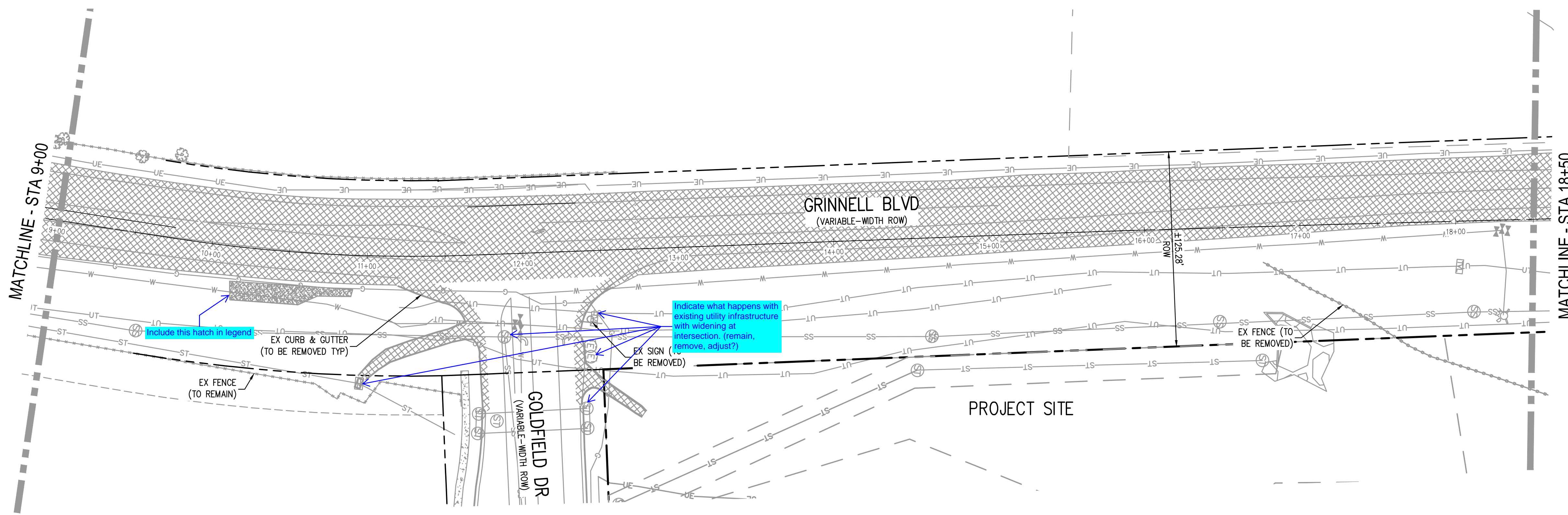
9

9 OF 30

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KEY MAP
SCALE: 1"=400'



LEGEND:

- REMOVAL OF ASPHALT MAT
- REMOVAL OF CURB & GUTTER
- REMOVAL OF CONCRETE PAVEMENT
- REMOVAL OF RAISED MEDIAN
- REMOVAL OF GRAVEL MAT

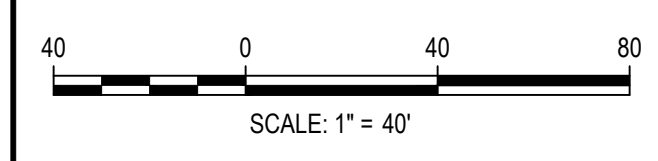
NOTES:

1. THE LIMITS OF DEMOLITION SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL EXPECTATION OF WHAT MAY/MAY NOT NEED TO BE REMOVED AND DEMOLISHED PRIOR TO CONSTRUCTION. THE LIMITS AND AMOUNT OF DEMOLITION MAY NEED TO BE ADJUSTED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS OF CONSTRUCTION. THE EXTENT OF DEMOLITION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
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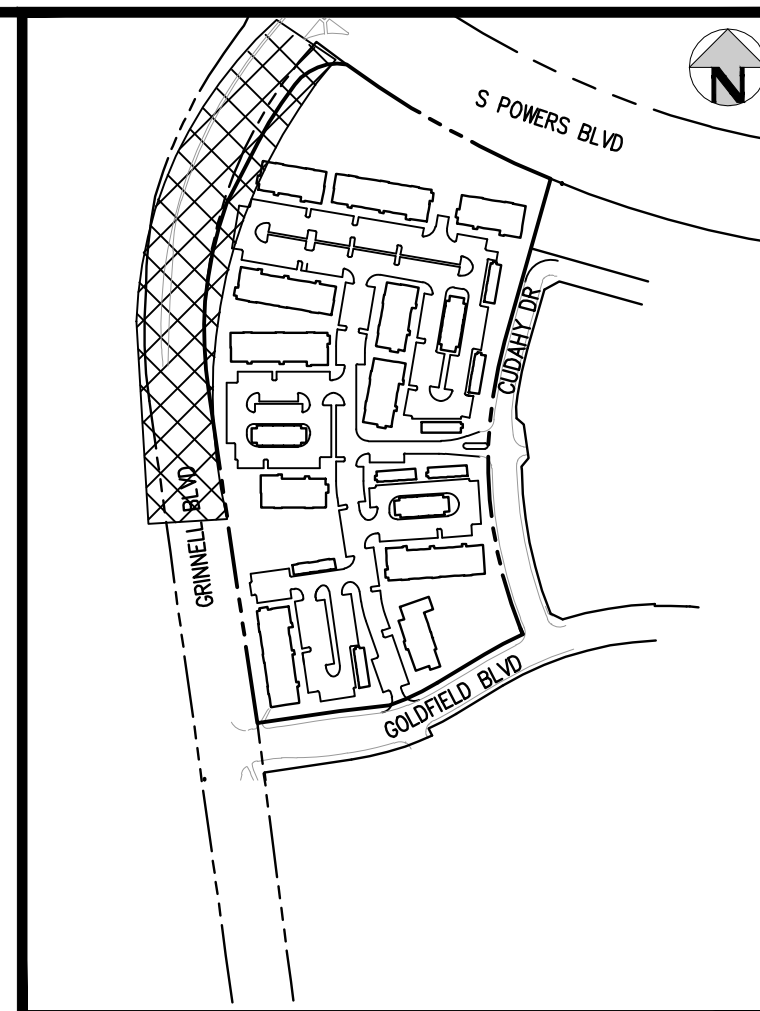
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OUTLOOK POWERS & GRINNELL
REMOVAL PLAN

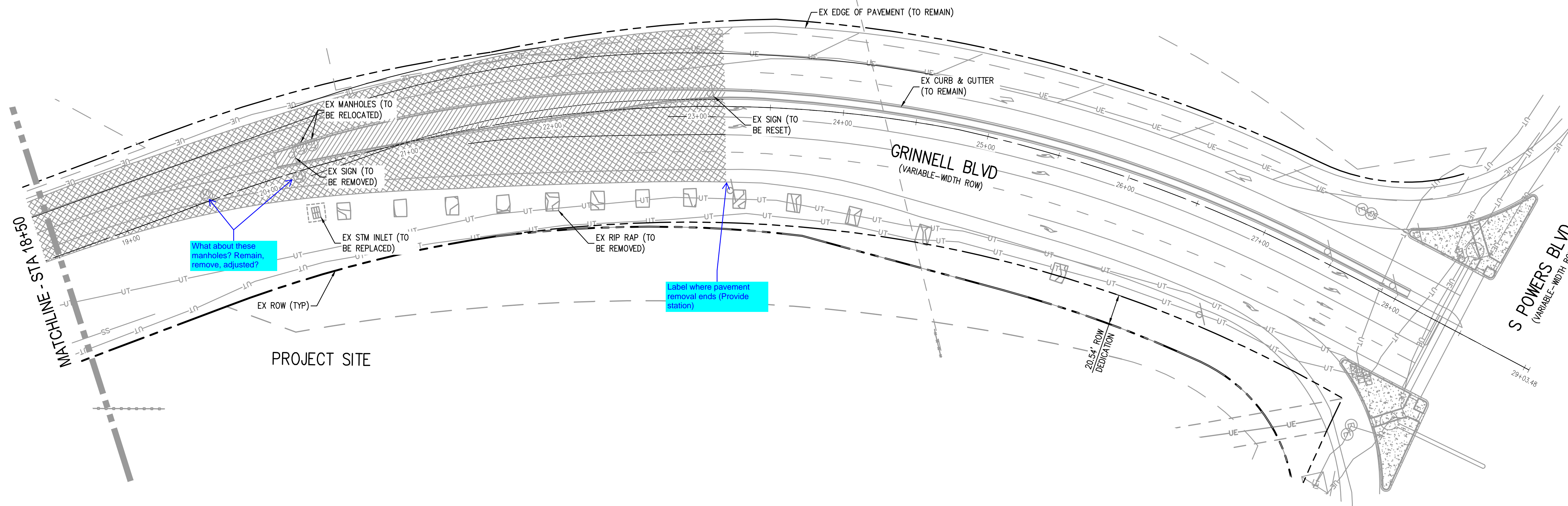
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PROJECT #: 221206
SHEET NUMBER
10
10 OF 30

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KEY MAP
SCALE: 1"=400'



What about these manholes? Remain, remove, adjust?

Label where pavement removal ends (Provide station)

LEGEND:

- REMOVAL OF ASPHALT MAT
- REMOVAL OF CURB & GUTTER
- REMOVAL OF CONCRETE PAVEMENT
- REMOVAL OF RAISED MEDIAN

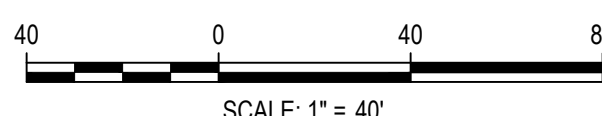
NOTES:

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OUTLOOK POWERS & GRINNELL
REMOVAL PLAN

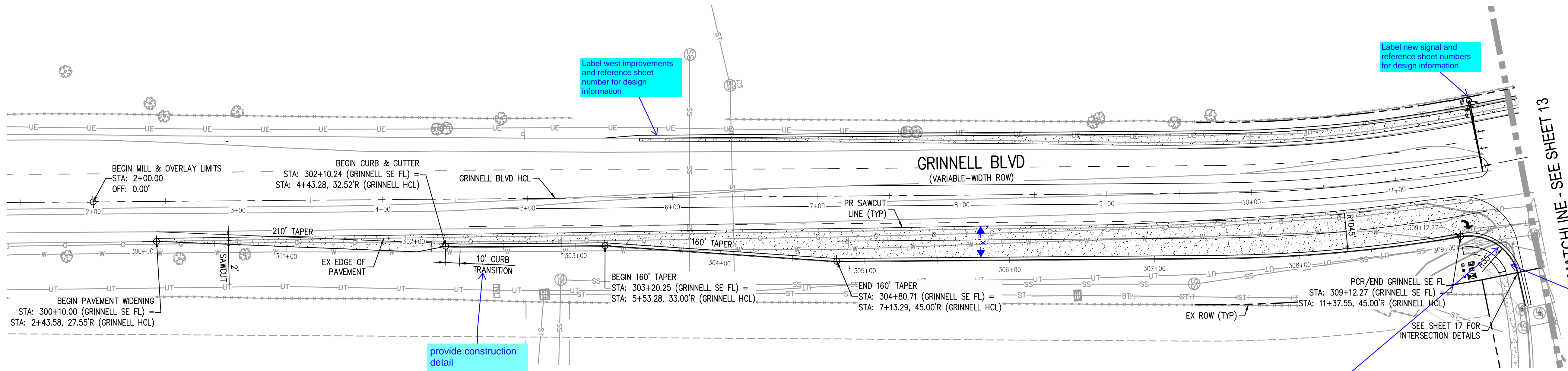
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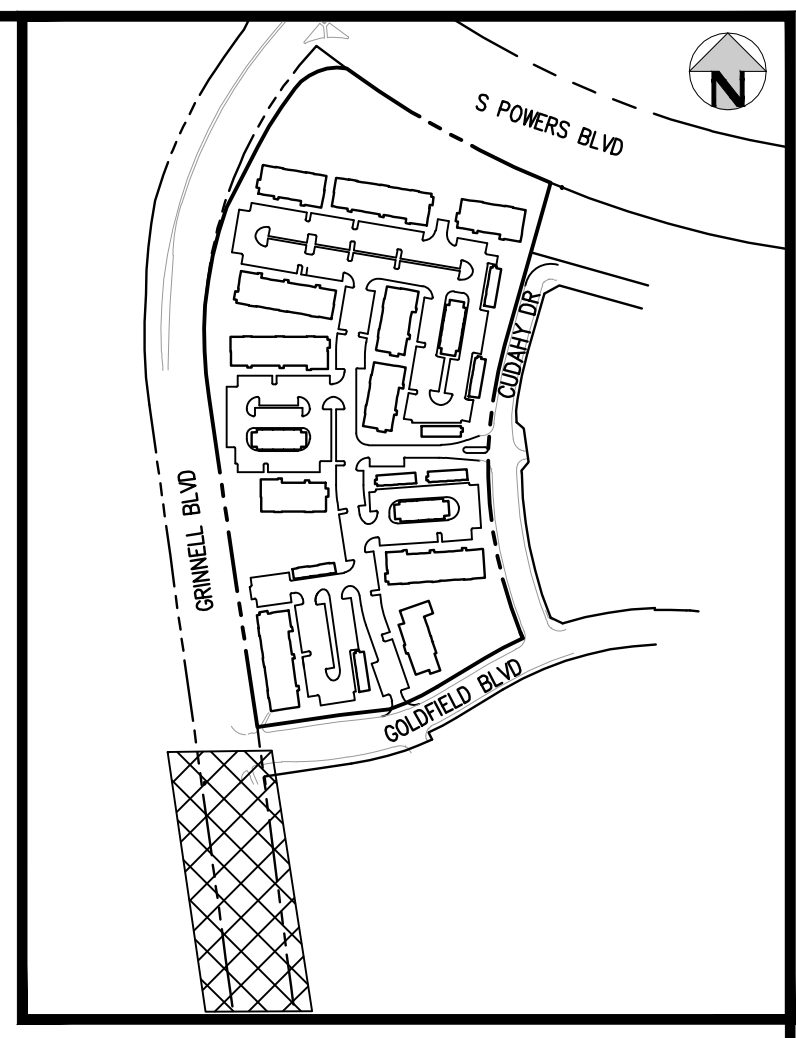
11

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GRINNELL BLVD EAST FLOWLINE PLAN
SCALE: 1" = 40'



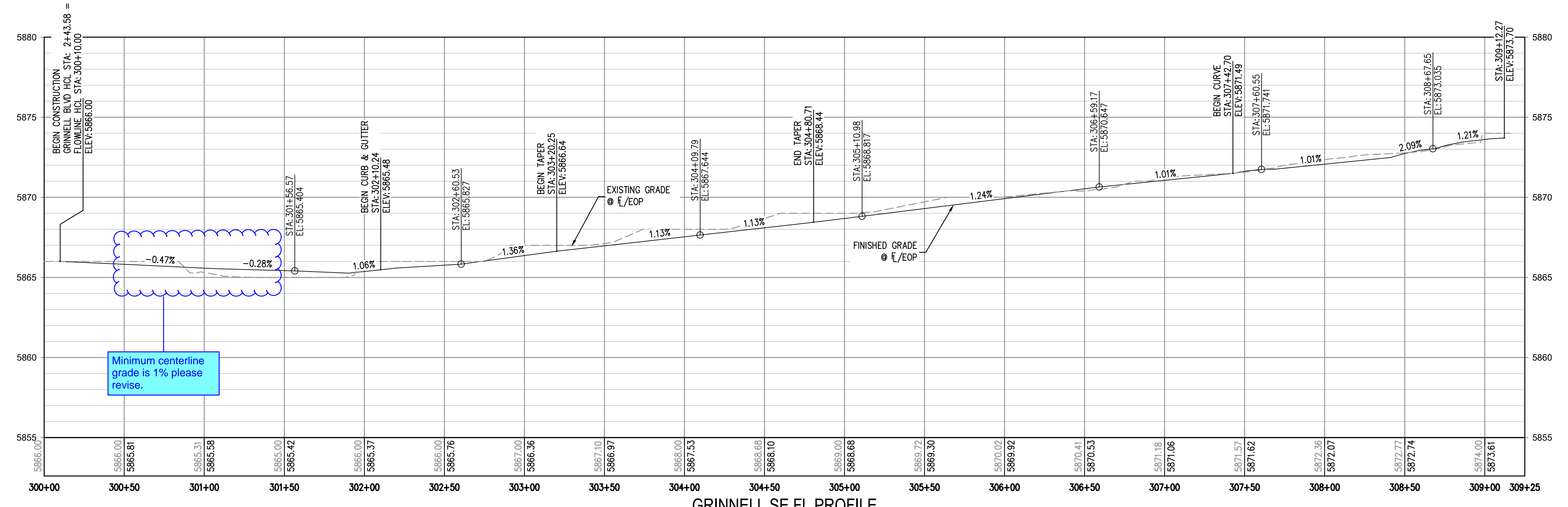
KEY MAP
SCALE: 1"=400'

Install pedestrian ramp.
Include County standard details in the plan set for the C&G, pedestrian ramp. The pedestrian access route must meet ADA criteria in ECM chapter 6.

LEGEND:

- PORTLAND CEMENT CONCRETE PAVING
- ASPHALT PAVING

update asphalt hatch in the legend to match the plan scale.

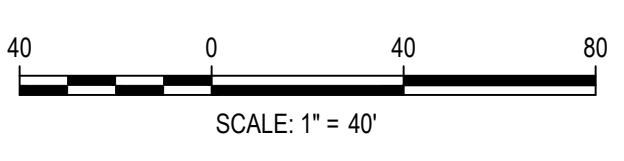


GRINNELL SE FL PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

FILE PATH: J:\221206\ENGINEERING\ROADWAY\RW - GRINNELL P&P DWG LAYOUT LAYOUT1
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE EAST

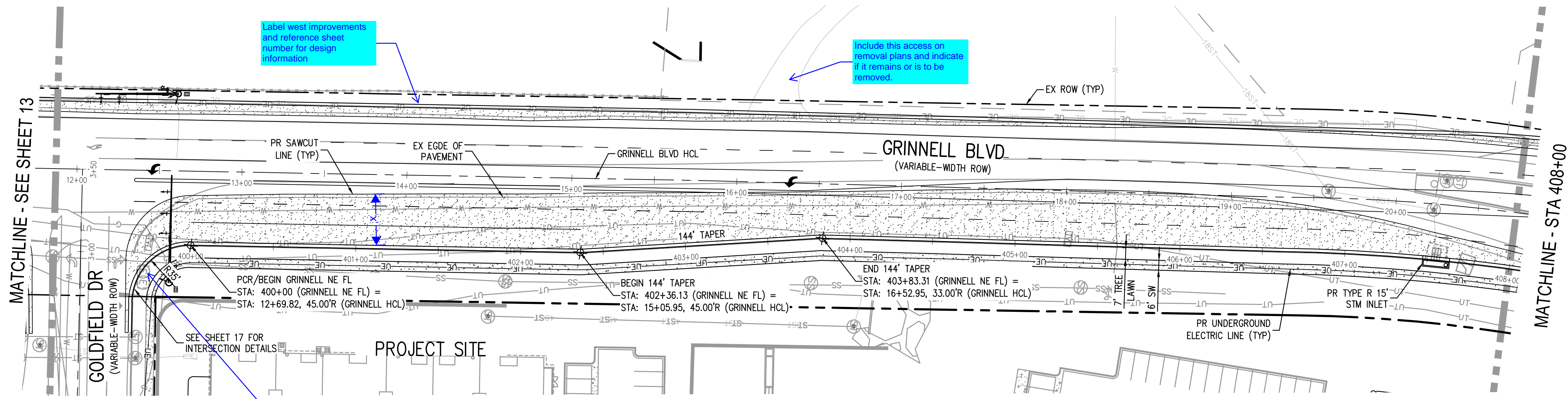
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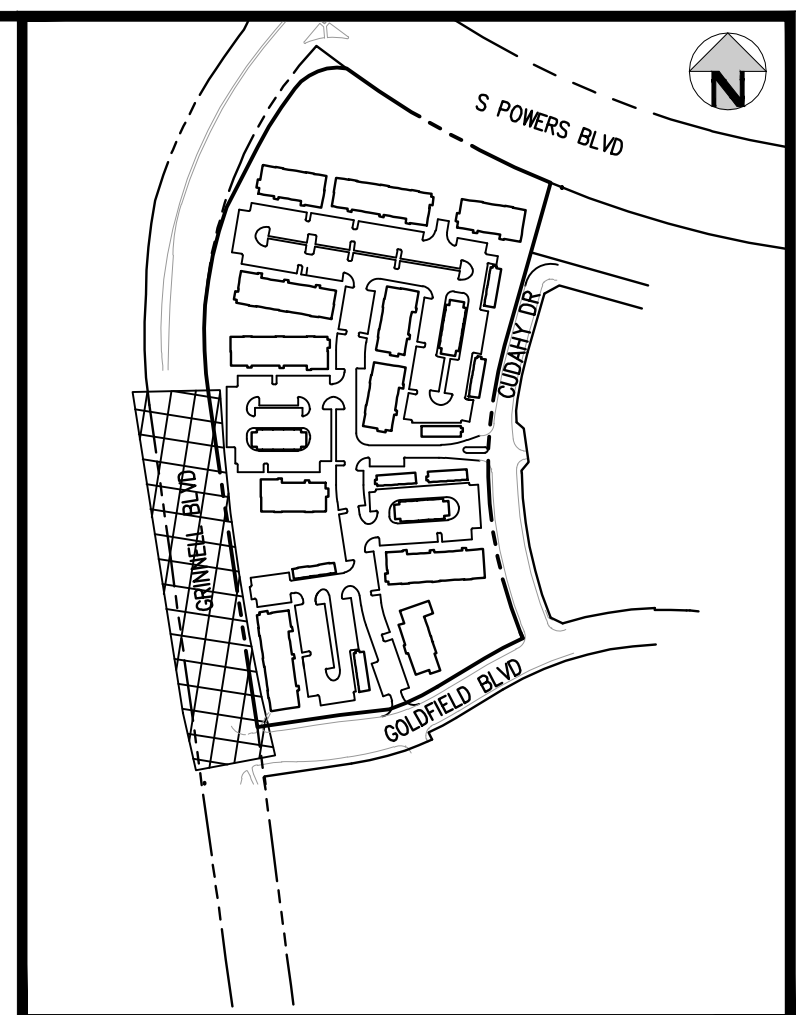
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12 OF 30

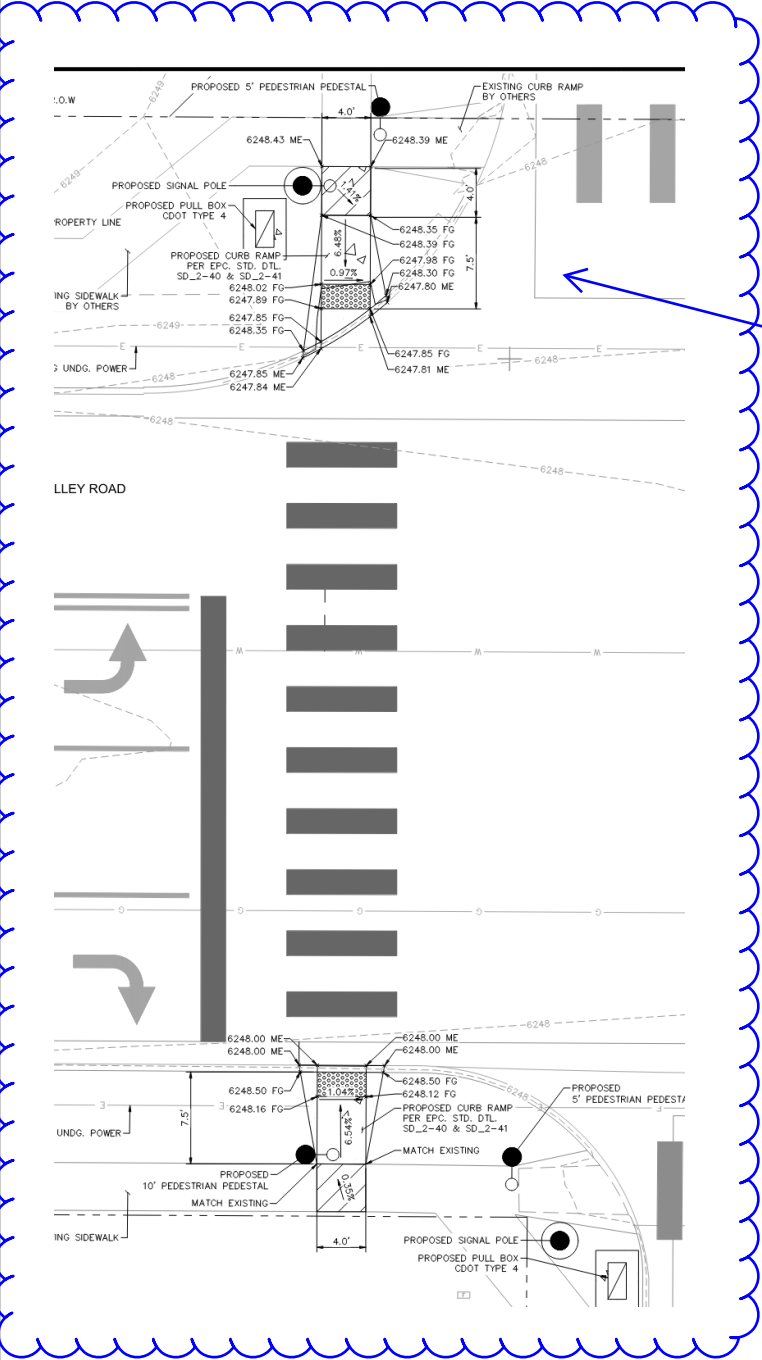
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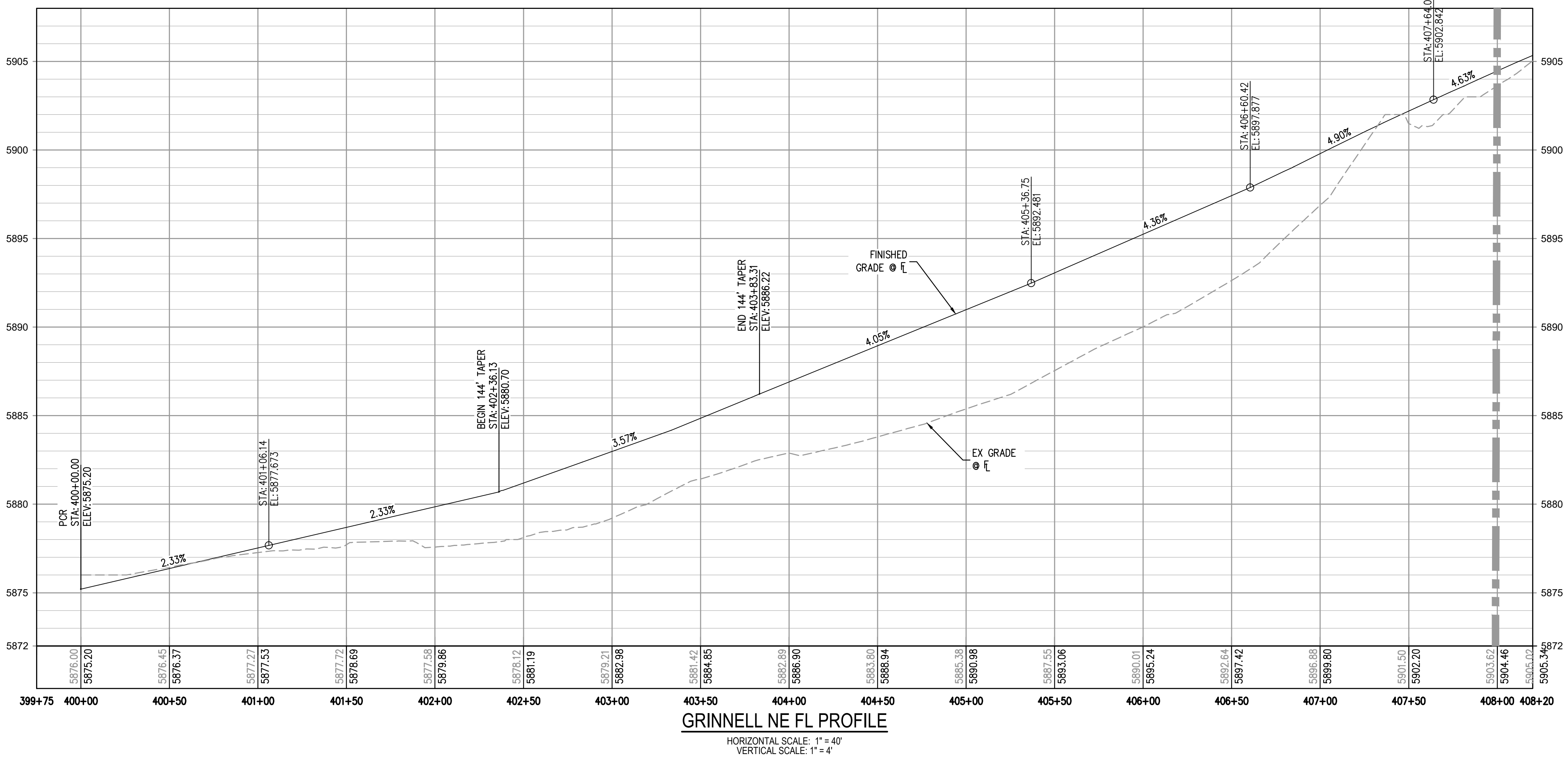
GRINNELL BLVD EAST FLOWLINE PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1"=400'



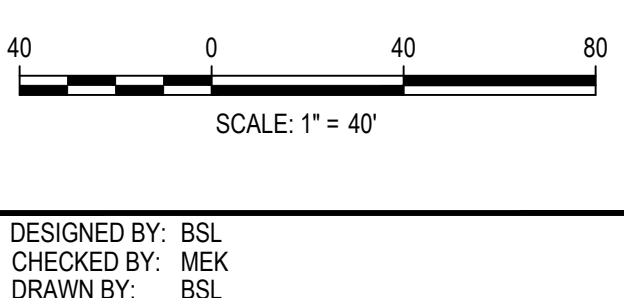
provide a detailed spot grading with slope tags for all proposed pedestrian ramps. Example from other projects



GRINNELL NE FL PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

- LEGEND:**
- PORTLAND CEMENT CONCRETE PAVING
 - ASPHALT PAVING

FILE PATH: J:\221206\ENGINEERING\ROADWAY\RW - GRINNELL P&P DWG LAYOUT LAYOUT2
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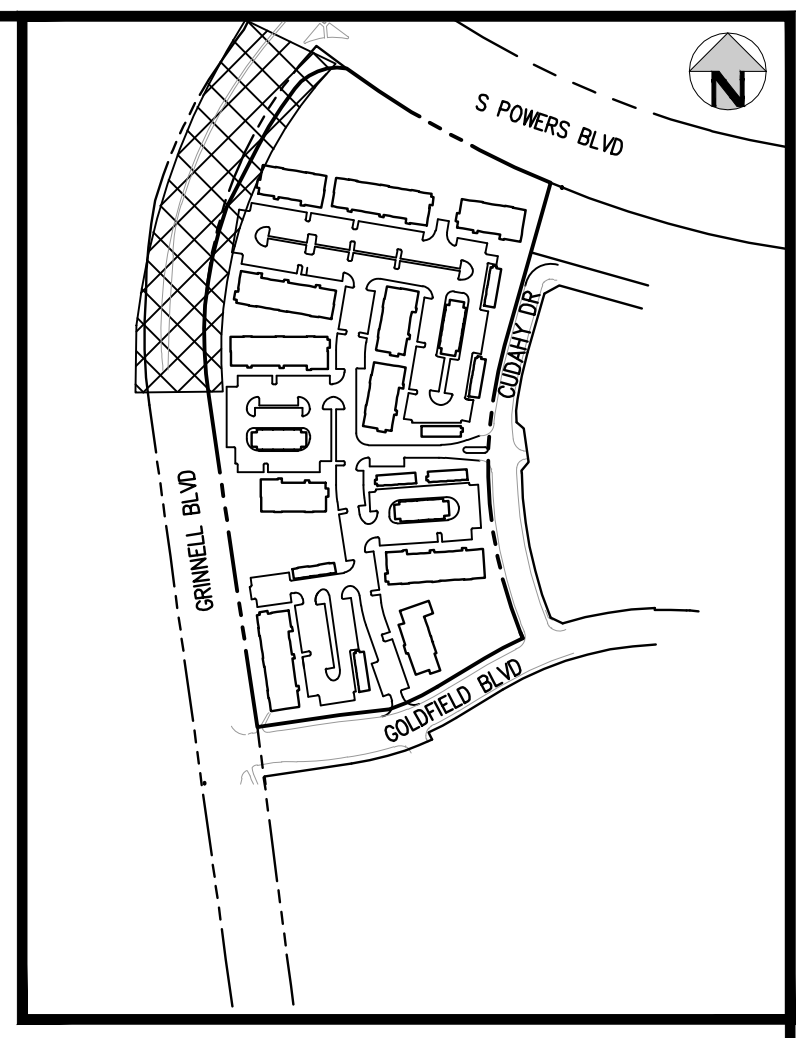
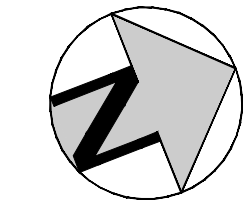
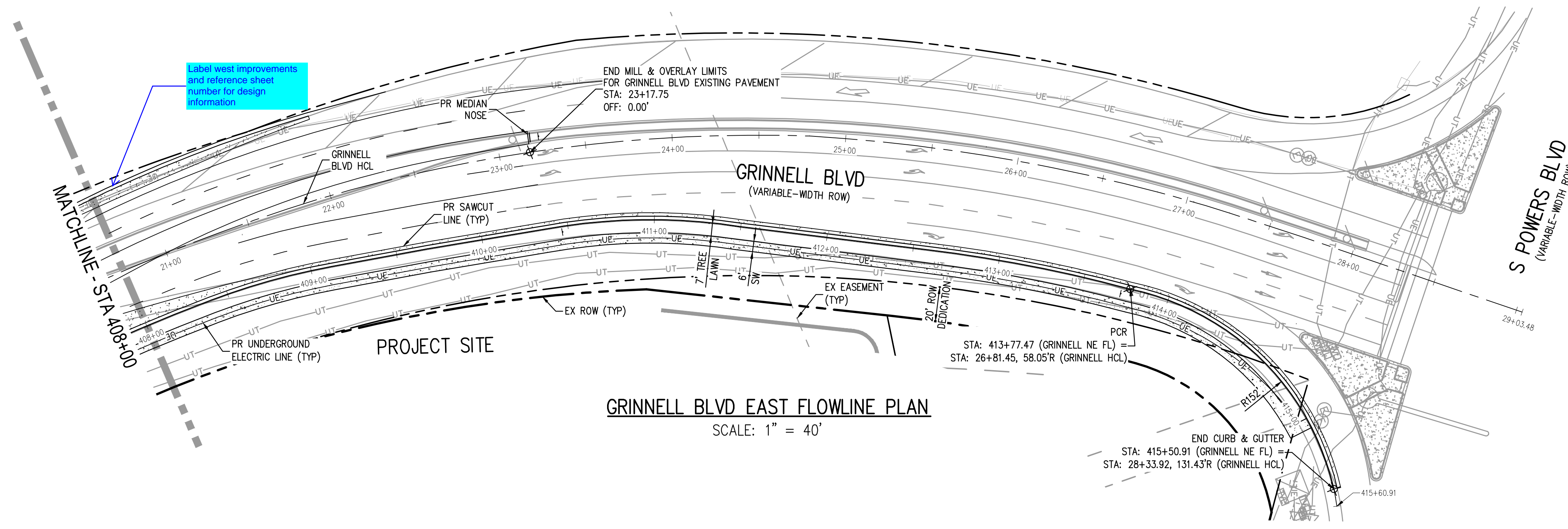
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OUTLOOK POWERS & GRINNELL
 GRINNELL BLVD PLAN & PROFILE EAST

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PROJECT #: 221206
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13
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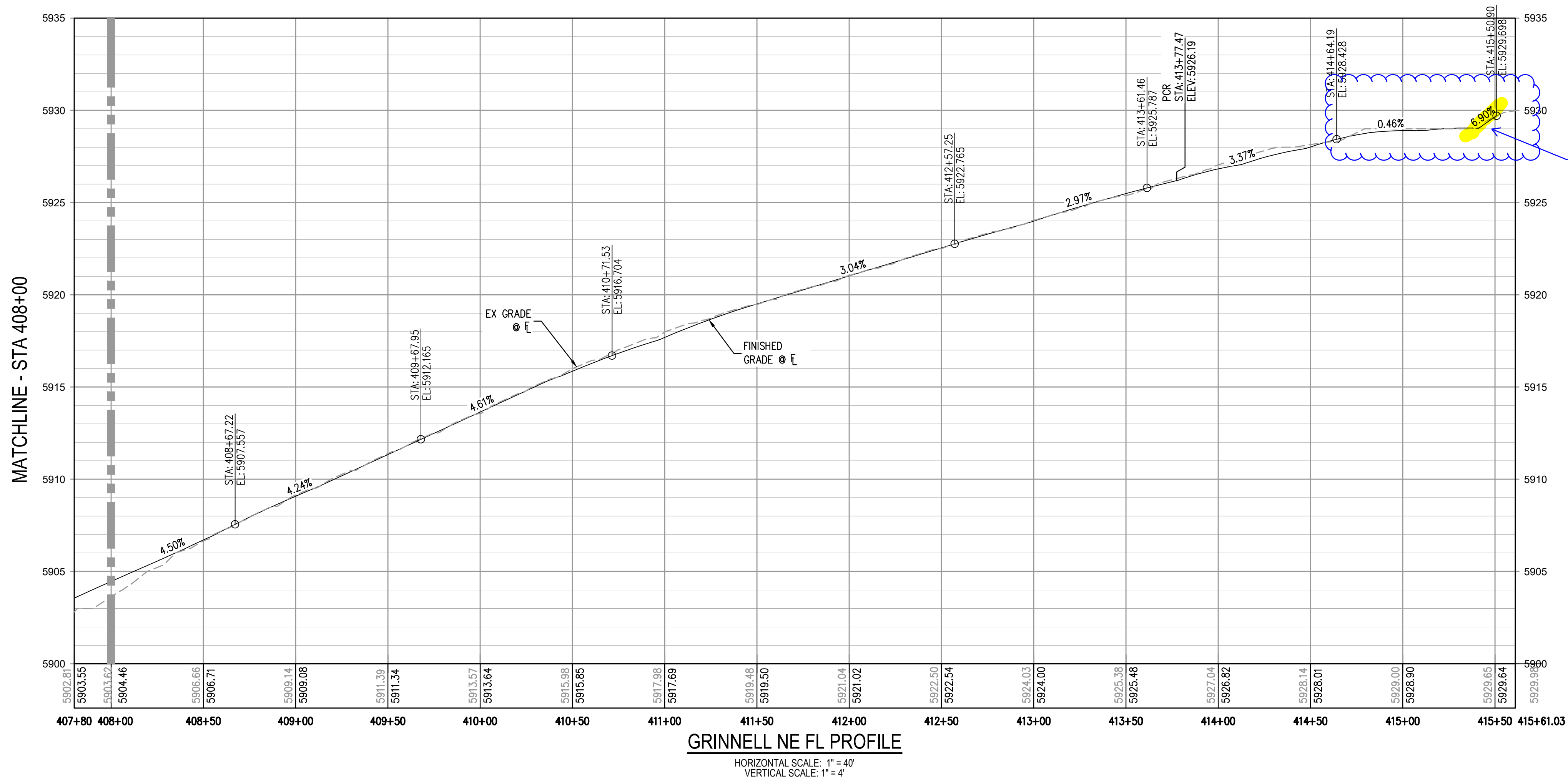


KEY MAP
SCALE: 1" = 400'

GRINNELL BLVD EAST FLOWLINE PLAN
SCALE: 1" = 40'

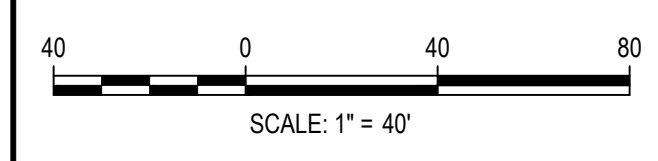
LEGEND:

- PORTLAND CEMENT CONCRETE PAVING
- ASPHALT PAVING



GRINNELL NE FL PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

FILE PATH: J:\221206\ENGINEERING\ROADWAY\RW - GRINNELL P&P.DWG LAYOUT LAYOUT3
 PLOT DATE: 05/08/23 10:43:43 AM
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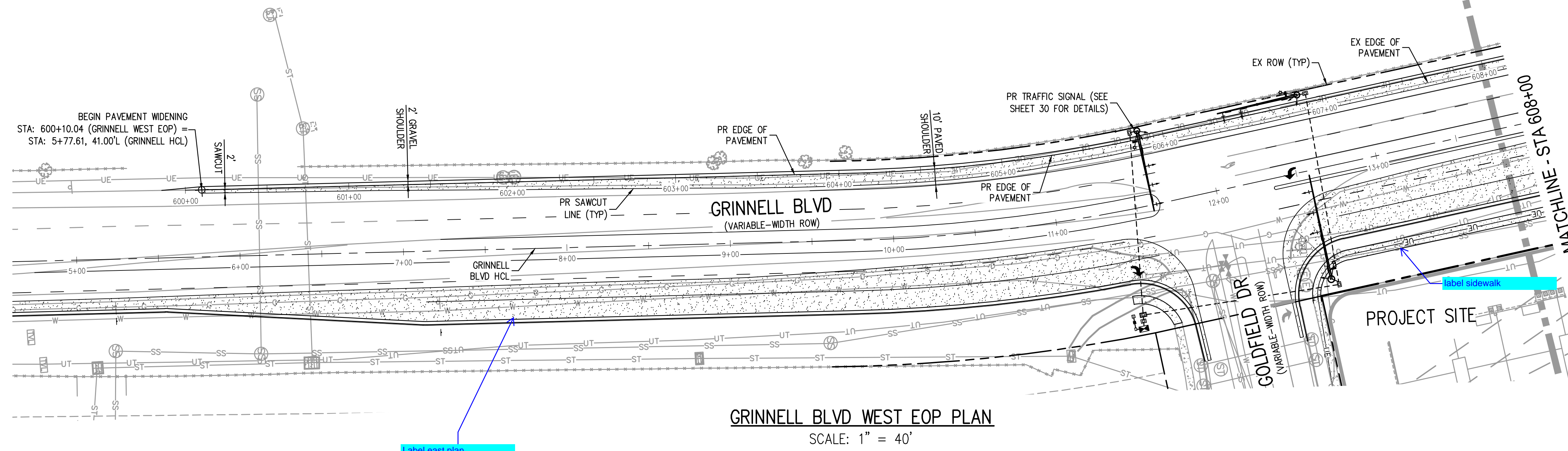
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OUTLOOK POWERS & GRINNELL
 GRINNELL BLVD PLAN & PROFILE EAST

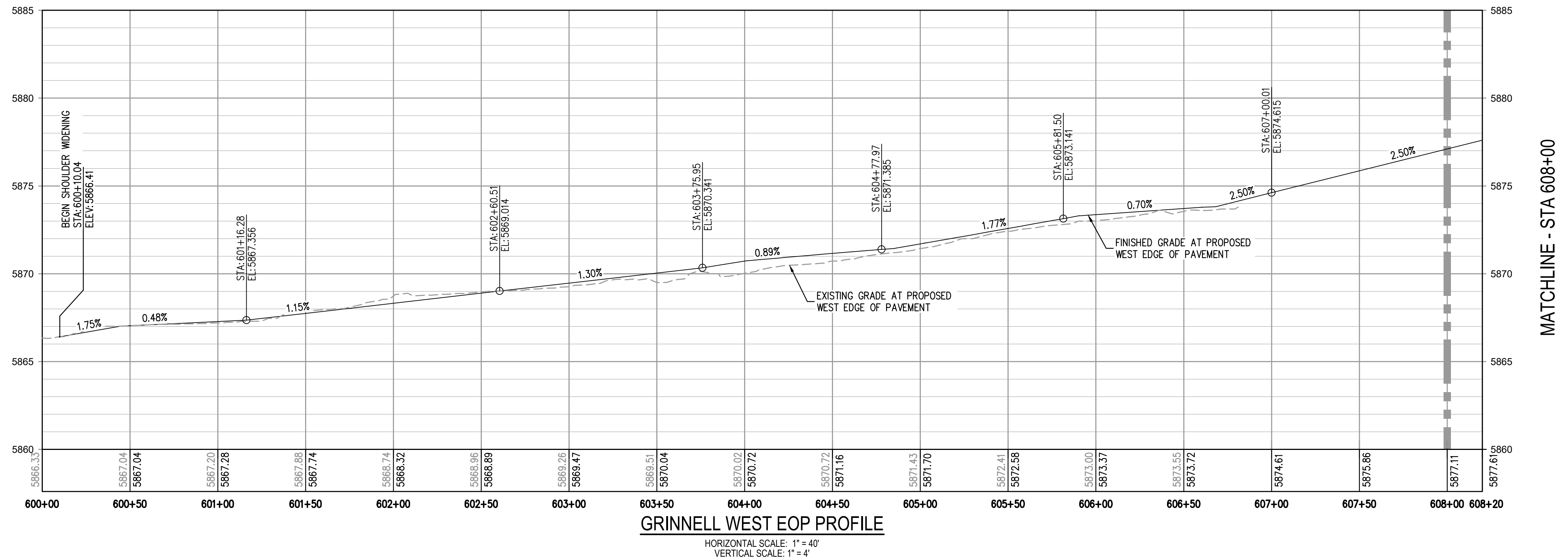
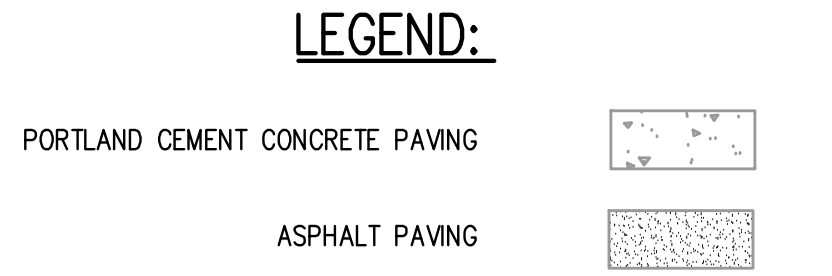
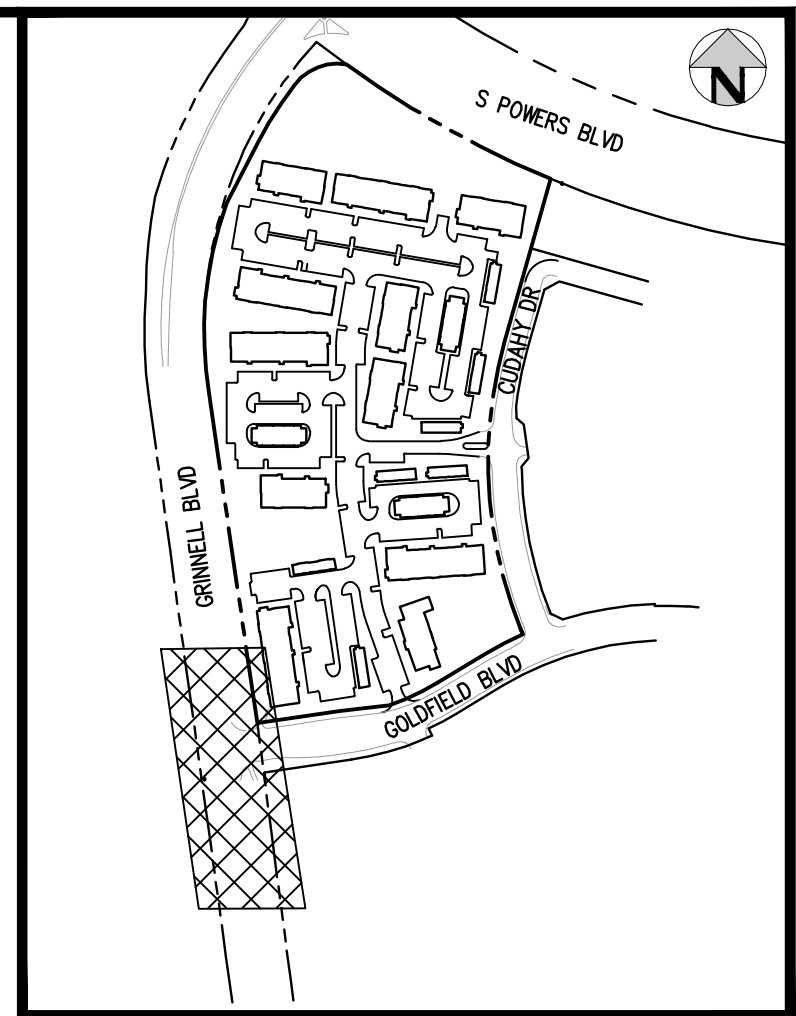
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 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
14
14 OF 30

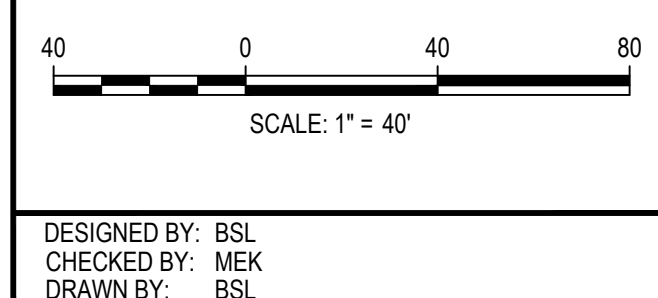
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Label east plan improvements and reference sheet number for design information



FILES: H:\J22126\ENGINEERING\ROADWAY\RW - GRINNELL P&P WEST DWG LAYOUT.LAYOUT1
DESIGNED BY: BSL
CHECKED BY: MEK
DRAWN BY: BSL
PLOTTED: MON 05/08/23 4:43:44P BY: BEN LECH



ISSUE DATE: 05-08-2023	
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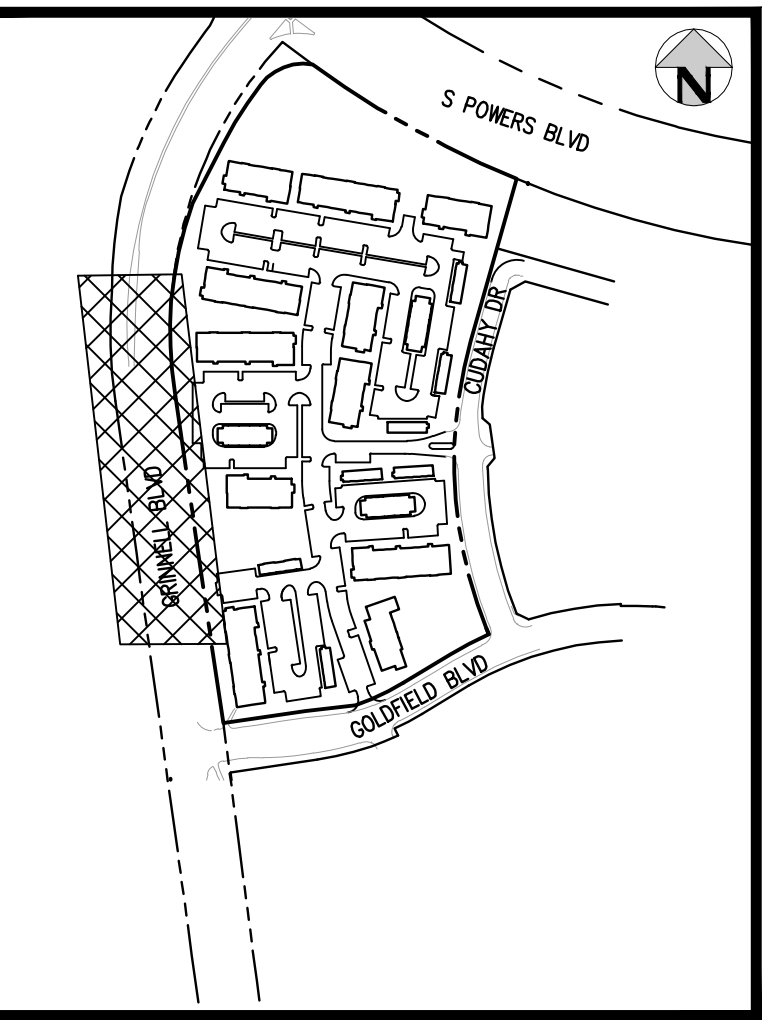
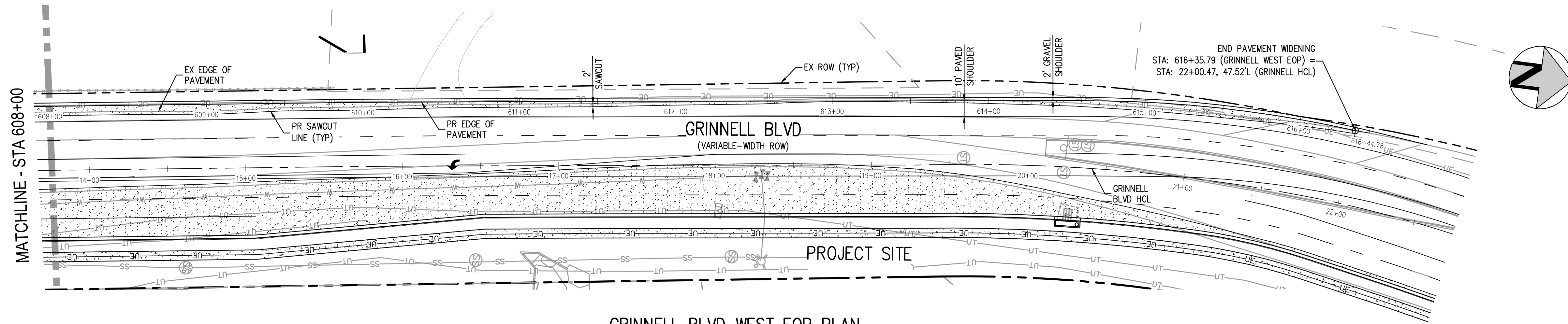
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE WEST

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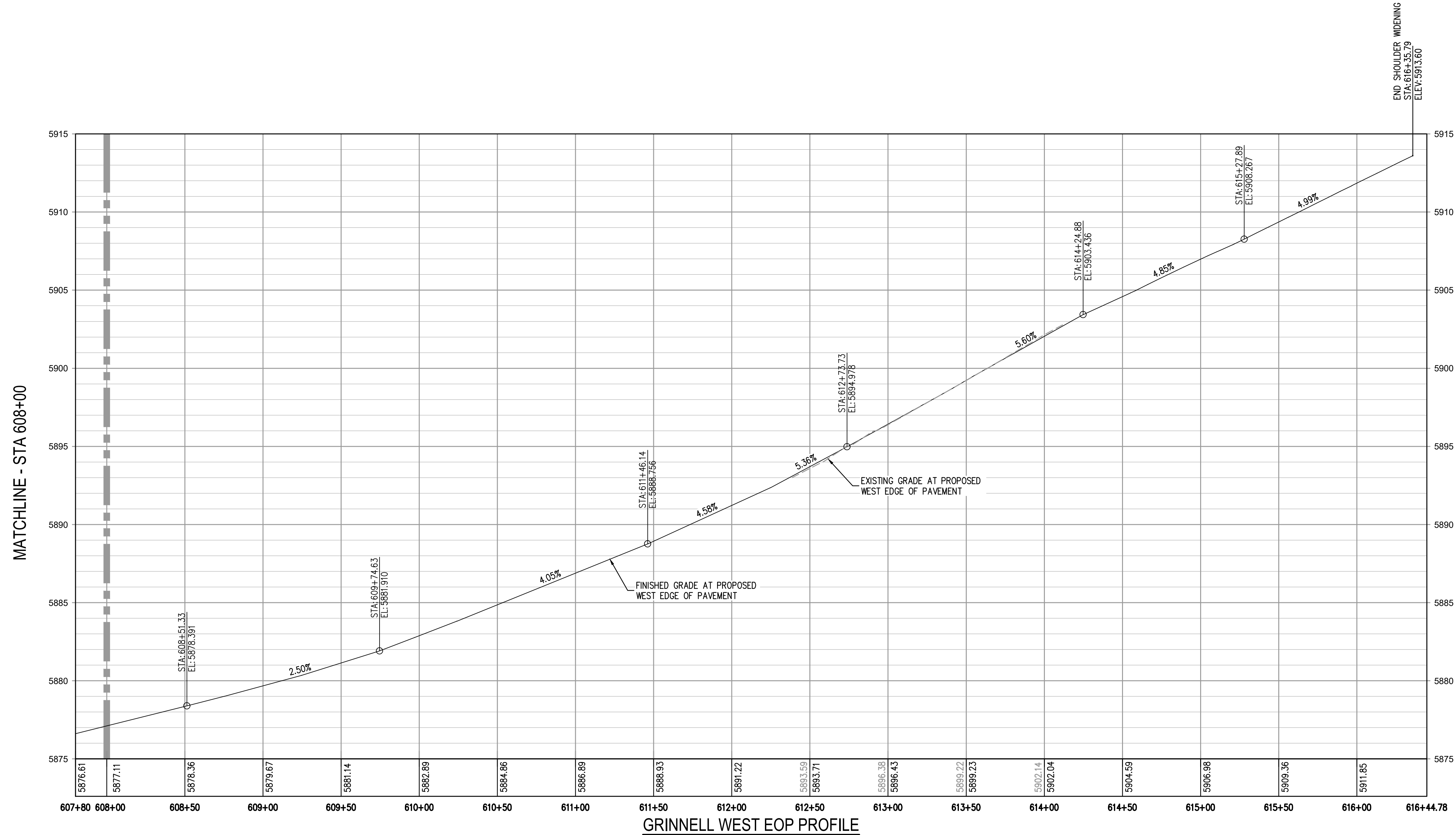
PROJECT #:	221206
SHEET NUMBER	15
15 OF 30	

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KEY MAP
SCALE: 1" = 400'

GRINNELL BLVD WEST EOP PLAN
SCALE: 1" = 40'



LEGEND:

- PORTLAND CEMENT CONCRETE PAVING
- ASPHALT PAVING

FILES: J:\221206\ENGINEERING\ROADWAY\GRINNELL P&P WEST DWG LAYOUT.LAYOUT2
DESIGNED BY: BSL
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PLOTTED: MON 05/08/23 4:43:49P BY: BEN LEECH

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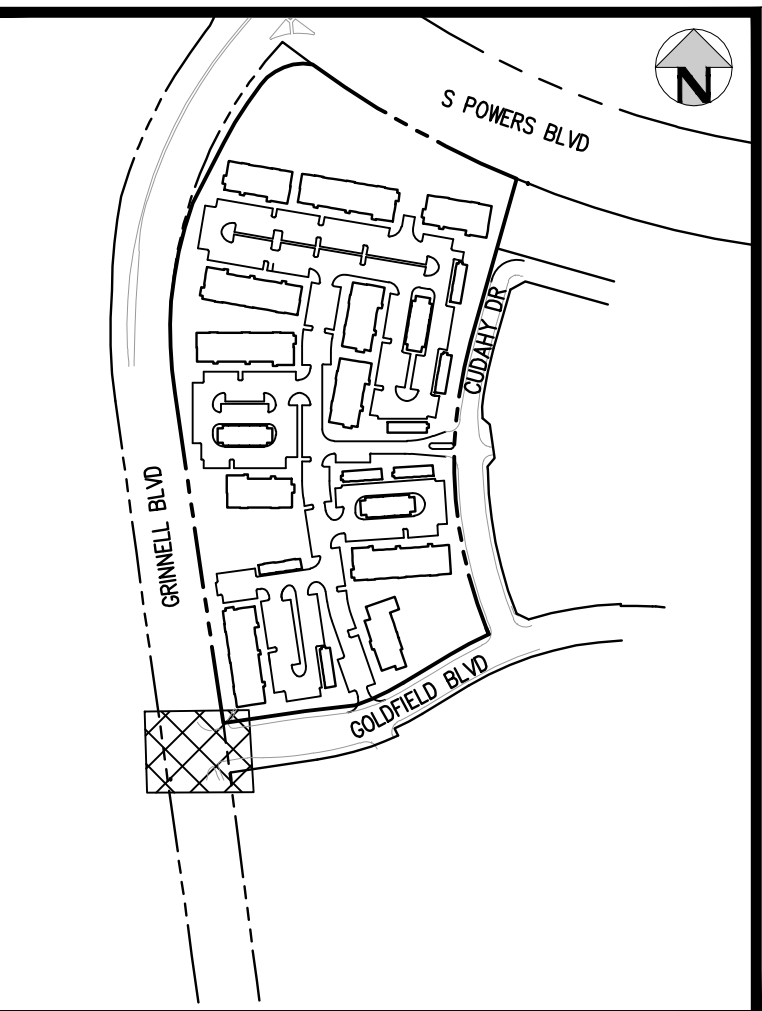
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE WEST

PRELIMINARY
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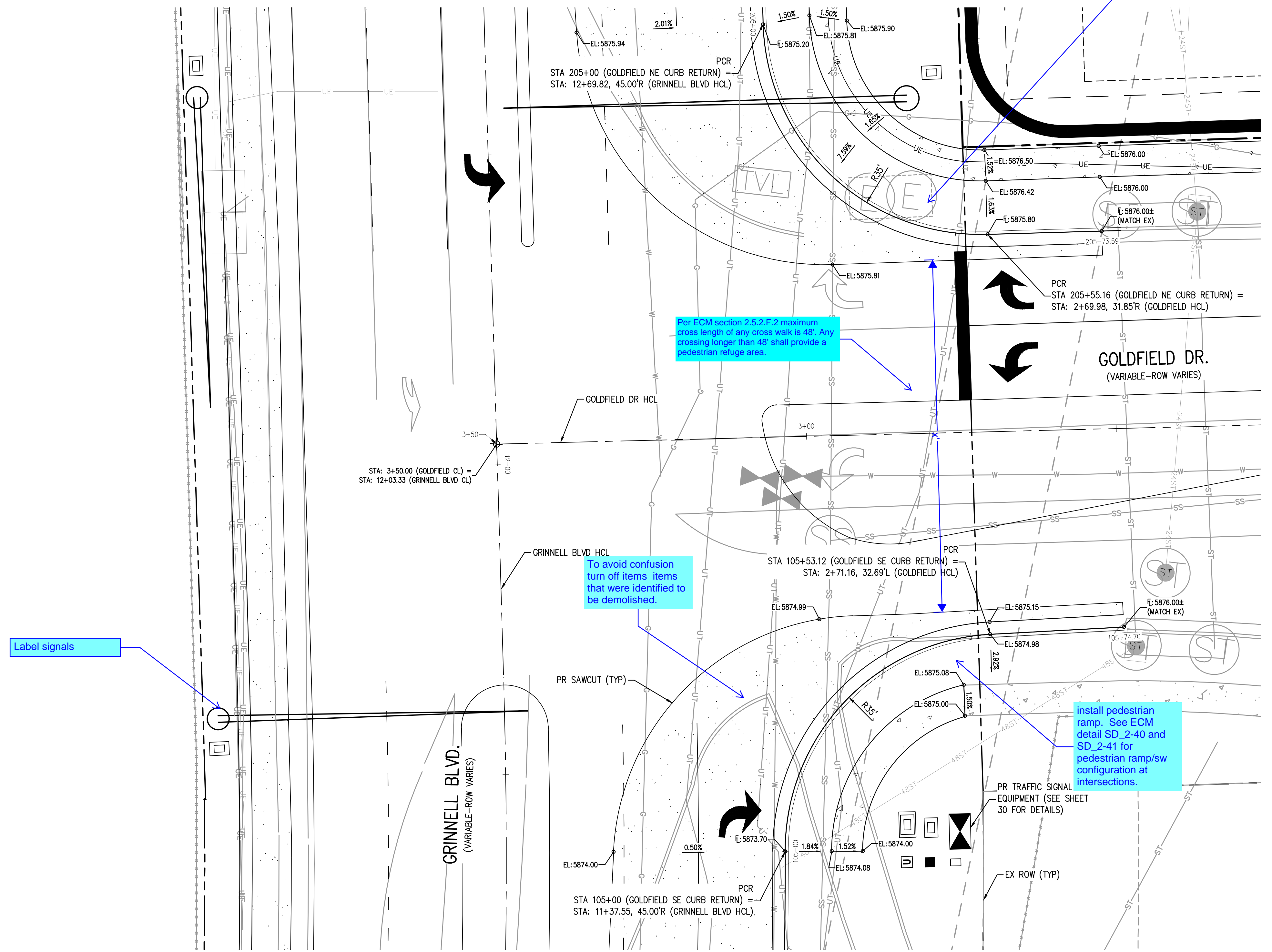
PROJECT #: 221206
SHEET NUMBER
16
16 OF 30

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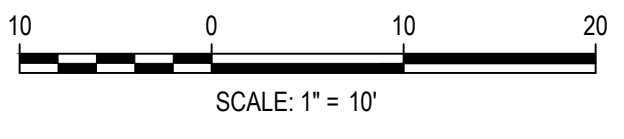
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 PLOTTED: MON 05/08/2023 4:43:58P BY: BEN LEECH



KEY MAP
SCALE: 1"=400'



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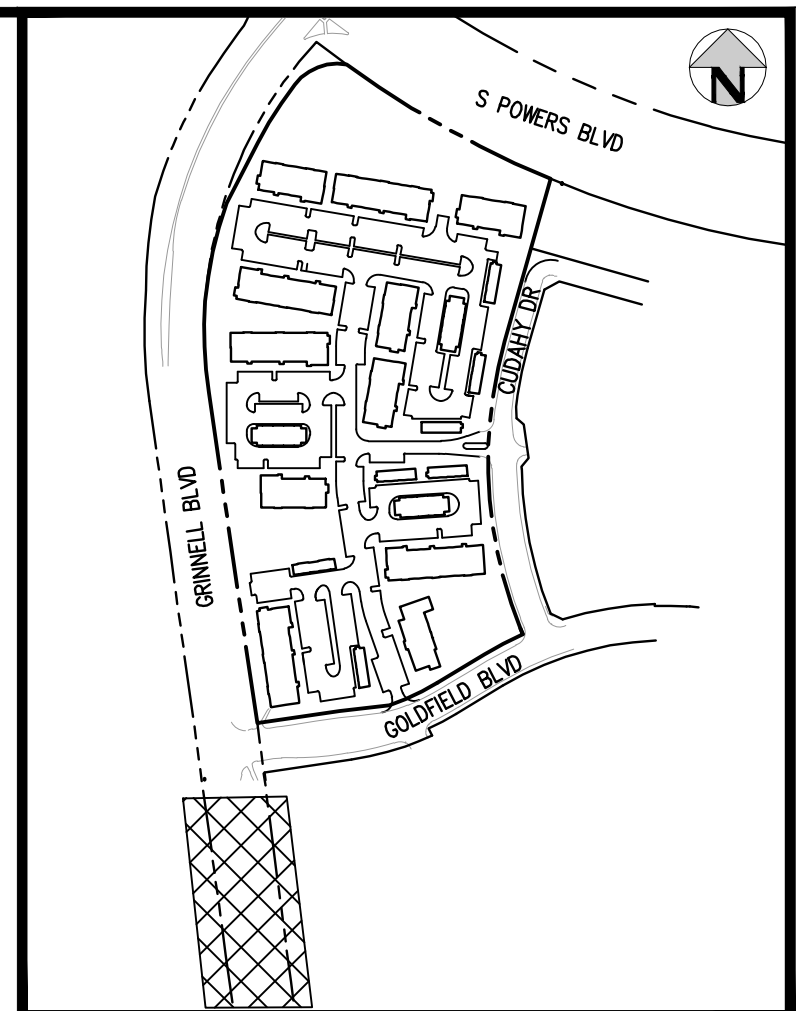
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OUTLOOK POWERS & GRINNELL
 GOLDFIELD DRIVE INTERSECTION DETAIL SHEET

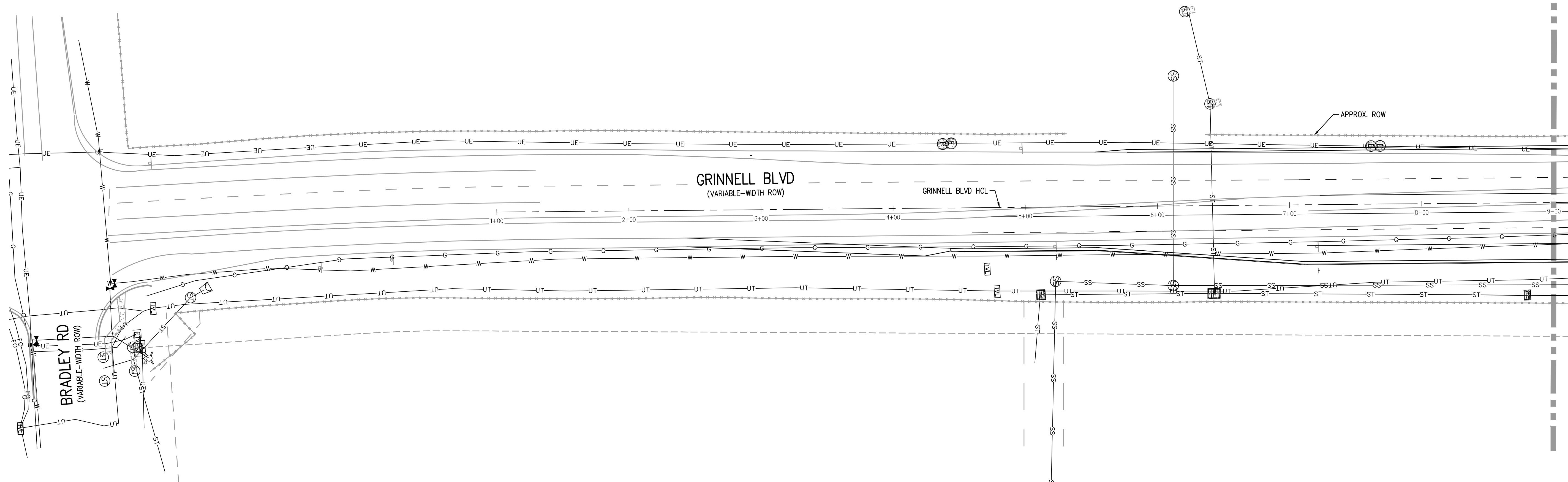
PRELIMINARY
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PROJECT #: 221206
SHEET NUMBER
17
17 OF 30

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KEY MAP
SCALE: 1"=400'

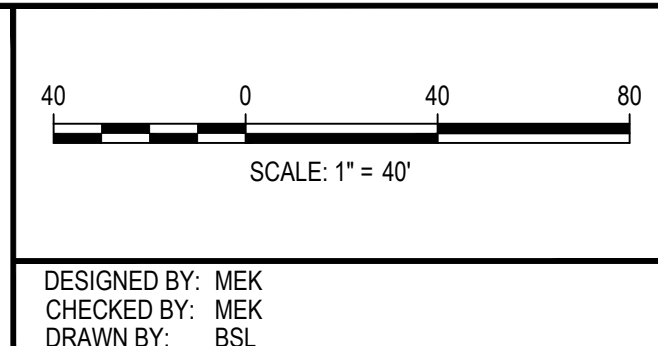


MATCHLINE - STA 9+00

LEGEND

- W — W — EX WATER
- SS — SS — EX SANITARY SEWER
- ST — ST — EX STORM SEWER
- C — C — EX GAS
- UT — UT — EX UNDERGROUND TELEPHONE
- OE — OE — EX OVERHEAD ELECTRIC
- ⊕ — EX WATER MANHOLE
- ⊕ — EX FIRE HYDRANT
- ⊕ — EX SANITARY SEWER MANHOLE
- ⊕ — EX STORM SEWER MANHOLE
- ⊕ — EX TRANSFORMER
- ⊕ — EX ELECTRIC MISC.
- ⊕ — EX LIGHT POLE
- ⊕ — EX FLARED END SECTION
- ⊕ — EX ELECTRIC POLE
- ⊕ — EX ELECTRIC GUY WIRE
- ⊕ — EX CABLE TV PEDESTAL
- ⊕ — EX TELEPHONE PEDESTAL
- ⊕ — EX TELECOMM MANHOLE
- ⊕ — EX IRRIGATION DITCH
- PH# — POT HOLE LOCATION
- ⊕ — PR TRAFFIC MAST ARM POLE
- ⊕ — PR TRAFFIC PEDESTAL POLE
- ⊕ — PR FIRE HYDRANT
- ⊕ — PR STORM MANHOLE
- ⊕ — PR STORM INLET TYPE C
- ⊕ — PR FLARED END SECTION
- ⊕ — PR 10' STORM INLET
- ⊕ — PR 5' STORM INLET
- ⊕ — PR STORM SEWER
- ⊕ — PR SANITARY SEWER
- ⊕ — REMOVAL OR ABANDONMENT OF UTILITY LINE

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 PLOT DATE: 05/08/2023 4:44:08 PM
 PLOTTED: MON 05/08/23 4:44:08 PM BY: BEN LEECH



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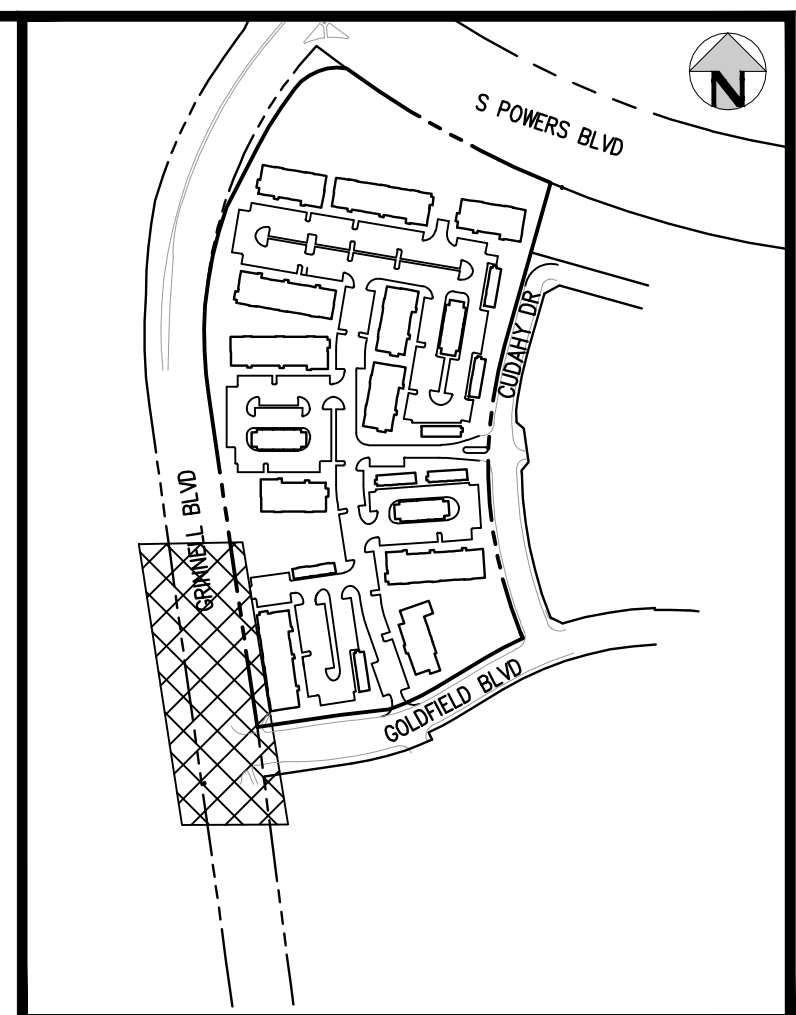
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OUTLOOK POWERS & GRINNELL
 UTILITY PLAN

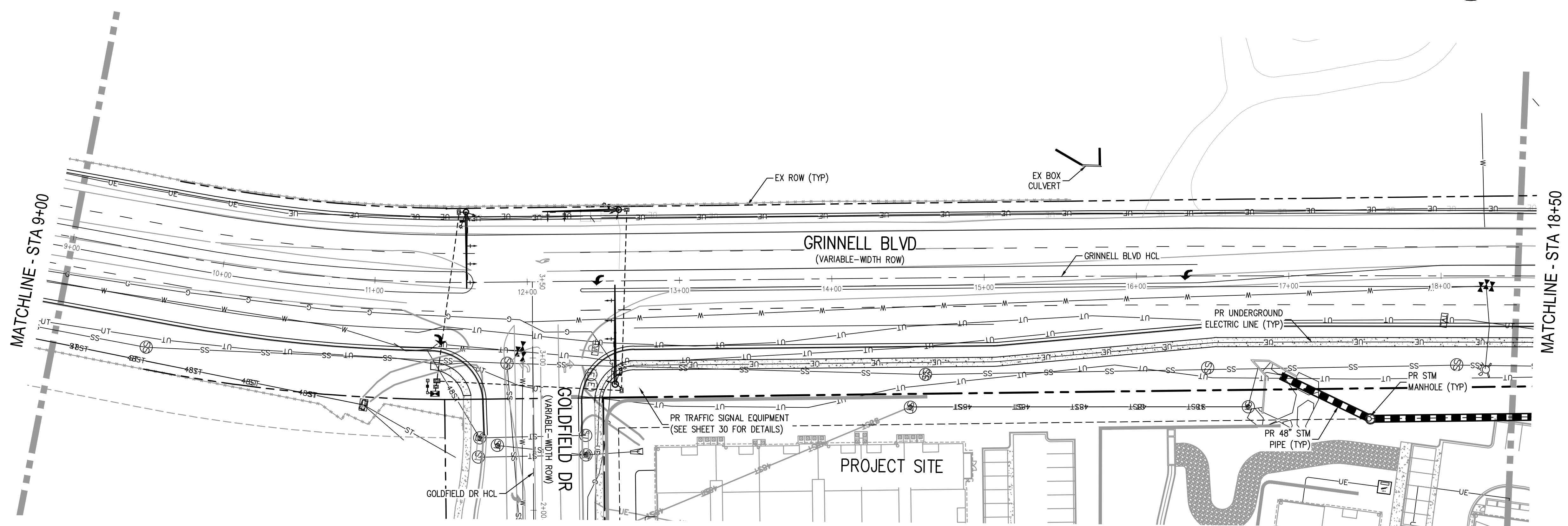
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SHEET NUMBER
18
18 OF 30

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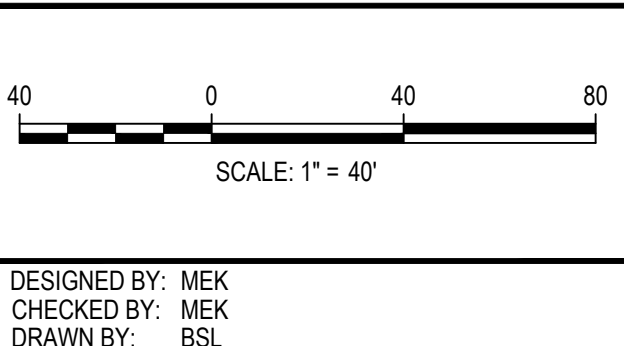
KEY MAP
SCALE: 1"=400'



LEGEND

- | | | | | | | | |
|-------------|--------------------------|---|---------------------------|-----|--------------------------|---|--|
| — W — W — | EX WATER | ⊗ | EX WATER VALVE | □ | EX TELEPHONE PEDESTAL | ▭ | PR 10' STORM INLET |
| — SS — SS — | EX SANITARY SEWER | ⊙ | EX SANITARY SEWER MANHOLE | ⊙ | EX TELECOMM MANHOLE | ▭ | PR 5' STORM INLET |
| — ST — ST — | EX STORM SEWER | ⊙ | EX STORM SEWER MANHOLE | ▭ | EX IRRIGATION DITCH | ▭ | PR STORM SEWER |
| — C — C — | EX GAS | ⊙ | EX TRANSFORMER | PH# | POTHOLE LOCATION | ▭ | PR SANITARY SEWER |
| — UT — UT — | EX UNDERGROUND TELEPHONE | ⊙ | EX ELECTRIC MISC. | ⊙ | PR TRAFFIC MAST ARM POLE | ▭ | REMOVAL OR ABANDONMENT OF UTILITY LINE |
| — OE — OE — | EX OVERHEAD ELECTRIC | ⊙ | EX LIGHT POLE | ⊙ | PR TRAFFIC PEDESTAL POLE | ▭ | |
| ⊙ | EX WATER MANHOLE | ⊙ | EX FLARED END SECTION | ⊙ | PR FIRE HYDRANT | ▭ | |
| ⊙ | EX FIRE HYDRANT | ⊙ | EX ELECTRIC POLE | ⊙ | PR STORM MANHOLE | ▭ | |
| | | ⊙ | EX ELECTRIC GUY WIRE | ⊙ | PR STORM INLET TYPE C | ▭ | |
| | | ⊙ | EX CABLE TV PEDESTAL | ⊙ | PR FLARED END SECTION | ▭ | |

FILE PATH: J:\221206\ENGINEERING\UTILITIES\RW - UTILITY PLANS DWG - LAYOUT_LAYOUT2
 PLOTTED: MON 05/08/23 4:44:44P BY: BEN LEECH



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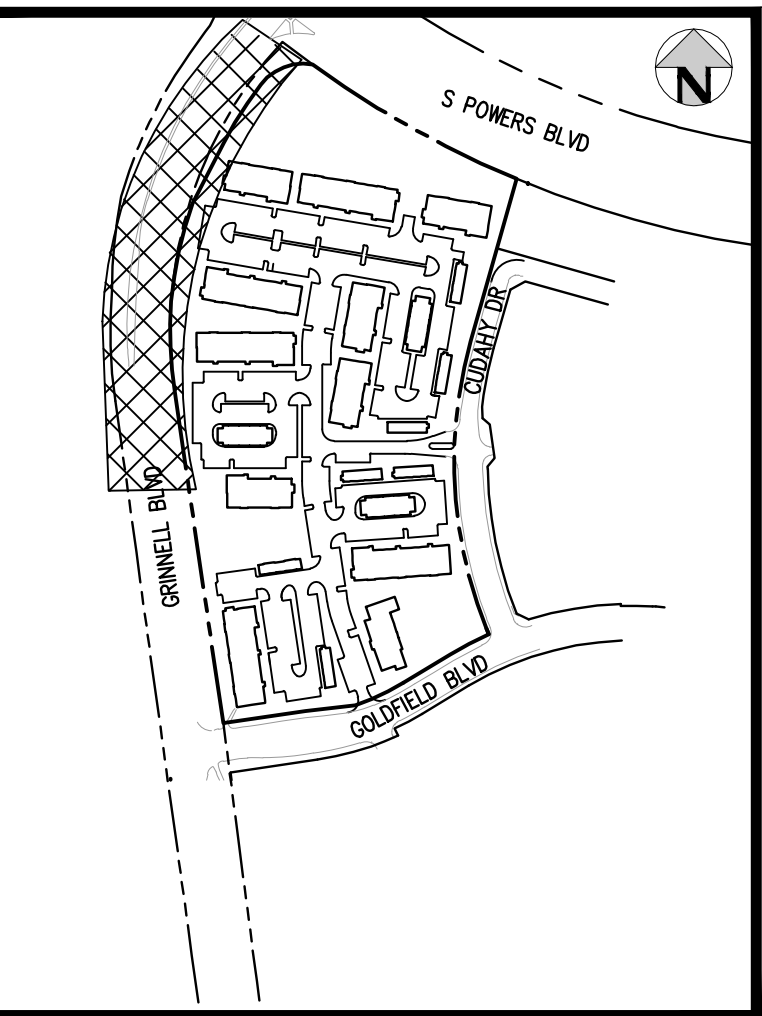
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OUTLOOK POWERS & GRINNELL
 UTILITY PLAN

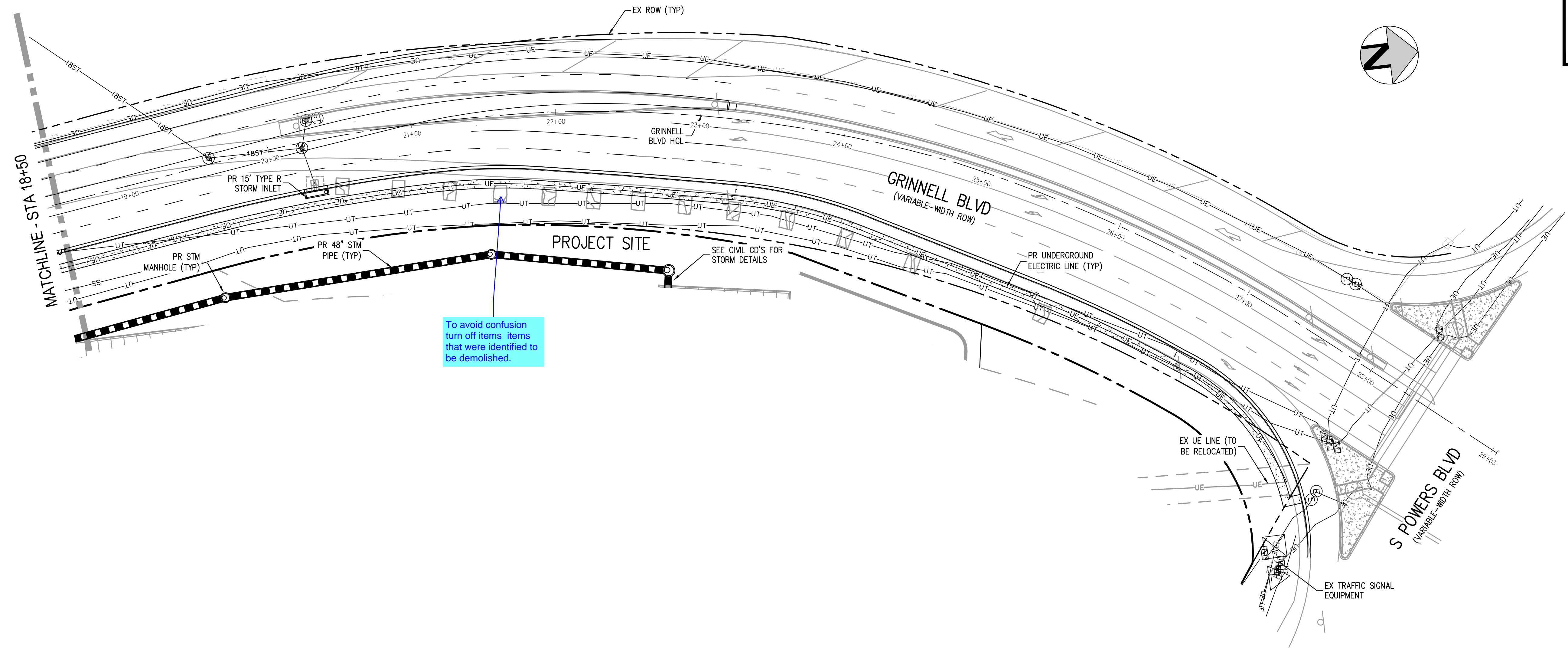
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PROJECT #: 221206
 SHEET NUMBER
19
 19 OF 30

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KEY MAP
SCALE: 1"=400'



To avoid confusion
turn off items items
that were identified to
be demolished.

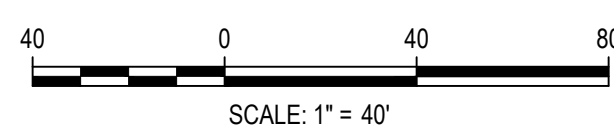
LEGEND

- | | | | |
|--------------------------------------|-----------------------------|----------------------------|--|
| — W — W — EX WATER | ⊗ EX WATER VALVE | ⊠ EX TELEPHONE PEDESTAL | PR 10' STORM INLET |
| — SS — SS — EX SANITARY SEWER | ⊙ EX SANITARY SEWER MANHOLE | ⊙ EX TELECOMM MANHOLE | PR 5' STORM INLET |
| — ST — ST — EX STORM SEWER | ⊙ EX STORM SEWER MANHOLE | ⊠ EX IRRIGATION DITCH | PR STORM SEWER |
| — C — C — EX GAS | ⊠ EX TRANSFORMER | PH# POT HOLE LOCATION | PR SANITARY SEWER |
| — UT — UT — EX UNDERGROUND TELEPHONE | ⊙ EX ELECTRIC MISC. | ⊙ PR TRAFFIC MAST ARM POLE | REMOVAL OR ABANDONMENT OF UTILITY LINE |
| — OE — OE — EX OVERHEAD ELECTRIC | ⊙ EX LIGHT POLE | ⊙ PR TRAFFIC PEDESTAL POLE | |
| ⊙ EX WATER MANHOLE | ⊙ EX FLARED END SECTION | ⊙ PR FIRE HYDRANT | |
| ⊙ EX FIRE HYDRANT | ⊙ EX ELECTRIC POLE | ⊙ PR STORM MANHOLE | |
| | ⊙ EX ELECTRIC GUY WIRE | ⊙ PR STORM INLET TYPE C | |
| | ⊙ EX CABLE TV PEDESTAL | ⊙ PR FLARED END SECTION | |

FILE PATH: J:\221206\ENGINEERING\UTILITIES\RW - UTILITY PLANS\DWG - LAYOUT_LAYOUT3
 PLOTTED: MON 05/08/23 4:44:58P BY: BEN LEECH



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OUTLOOK POWERS & GRINNELL
 UTILITY PLAN

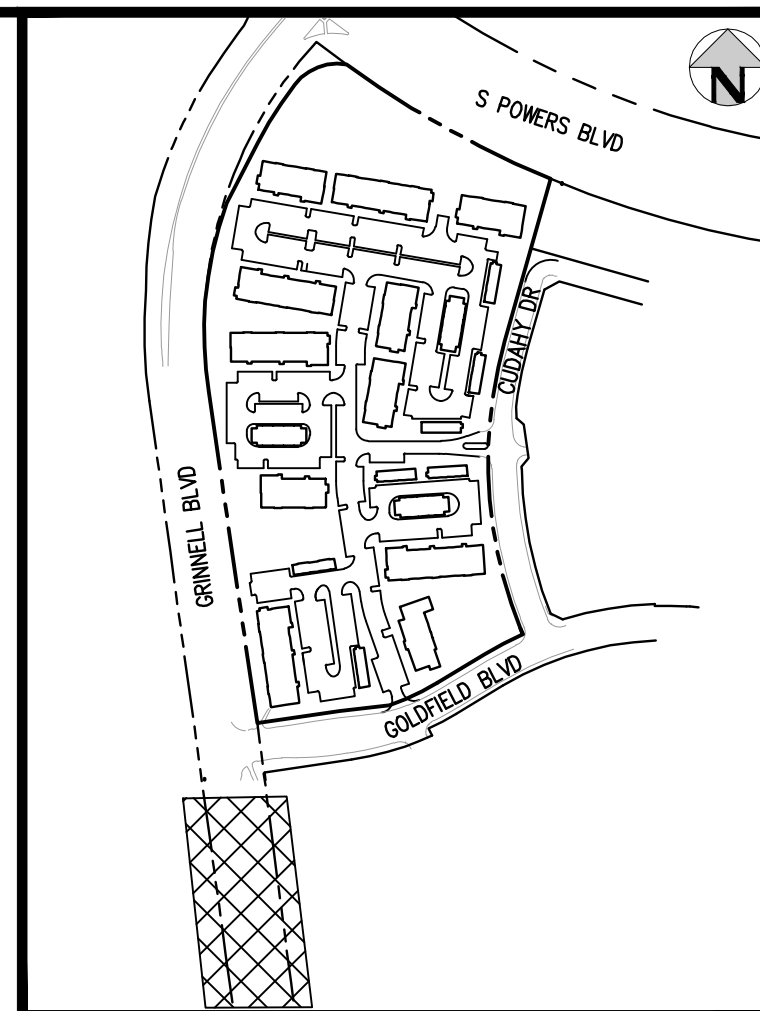
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PROJECT #: 221206
 SHEET NUMBER

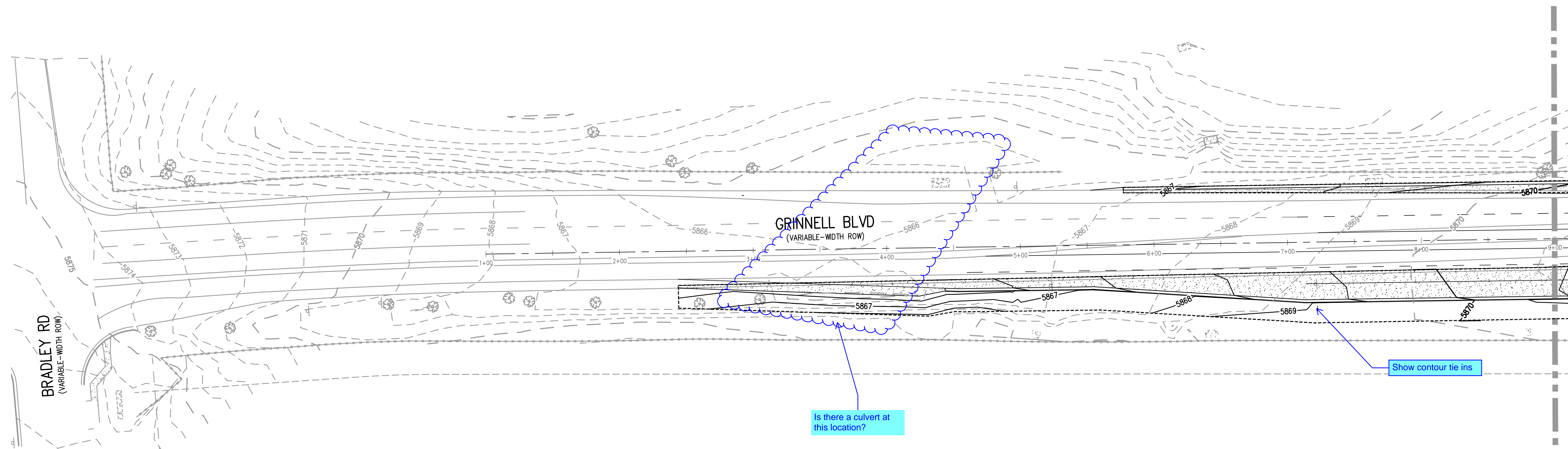
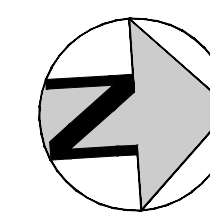
20

20 OF 30

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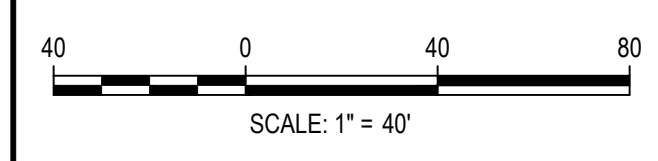
KEY MAP
SCALE: 1"=400'



LEGEND

- LIMITS OF DISTURBANCE - - - - -
- PROPOSED CONTOURS = 5330 =
- EXISTING CONTOURS - - 5330 - -

FILE PATH: J:\221206\ENGINEERING\ROADWAY\RW - GRADING PLAN\DWG LAYOUT.LAYOUT1
PLOT DATE: 05/08/2023 4:44:26P BY: BEN LEECH



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DRAWN BY: BSL

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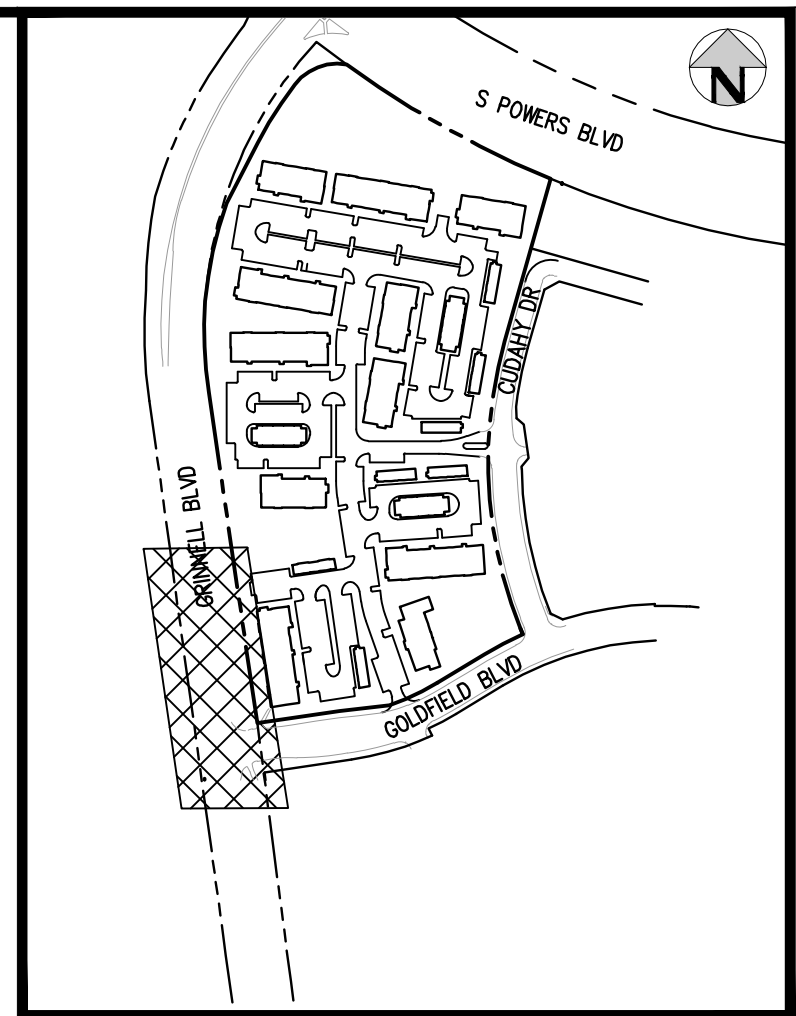
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD GRADING

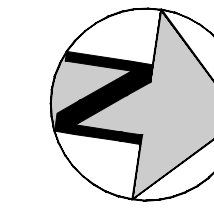
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PROJECT #: 221206
SHEET NUMBER
21
21 OF 30

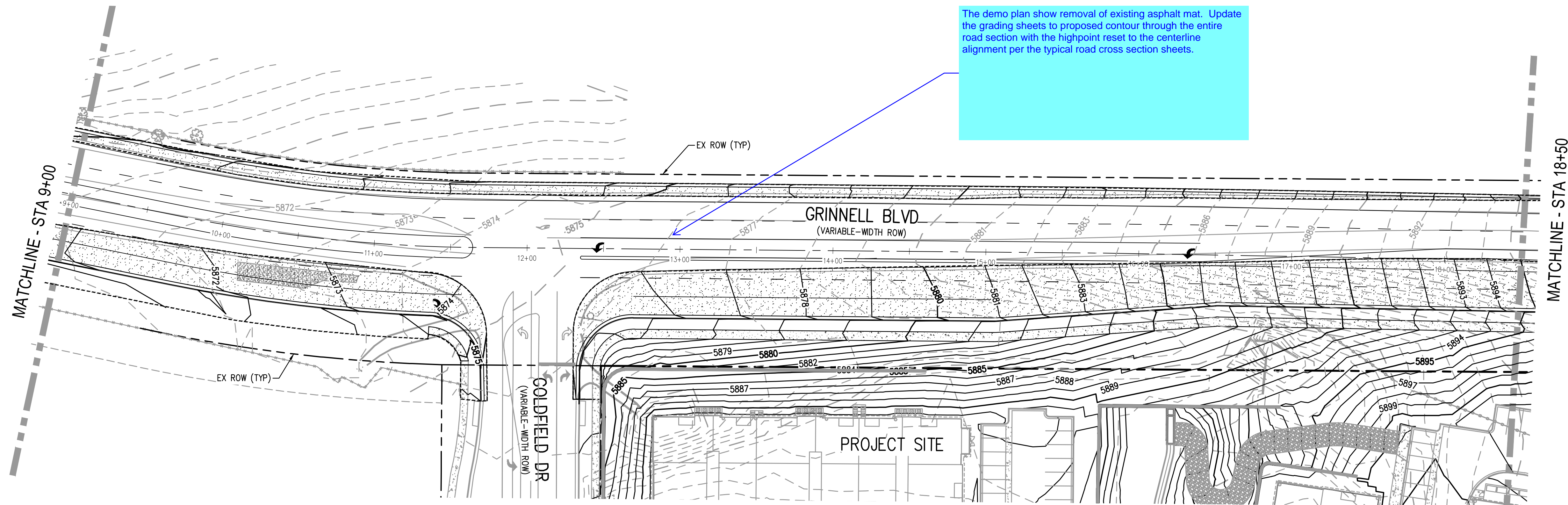
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KEY MAP
SCALE: 1"=400'



The demo plan show removal of existing asphalt mat. Update the grading sheets to proposed contour through the entire road section with the highpoint reset to the centerline alignment per the typical road cross section sheets.



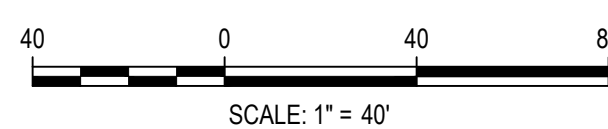
LEGEND

- LIMITS OF DISTURBANCE -----
- PROPOSED CONTOURS = 5330 =
- EXISTING CONTOURS = 5330 - -

FILEPATH: J:\22\2021\ENGINEERING\ROADWAY\RAW - GRADING PLANNING LAYOUT.LAYOUT2
 USER: bsl
 PLOTTED: MON 05/08/23 4:44:33P BY: BEN LEECH



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OUTLOOK POWERS & GRINNELL
 GRINNELL BLVD GRADING

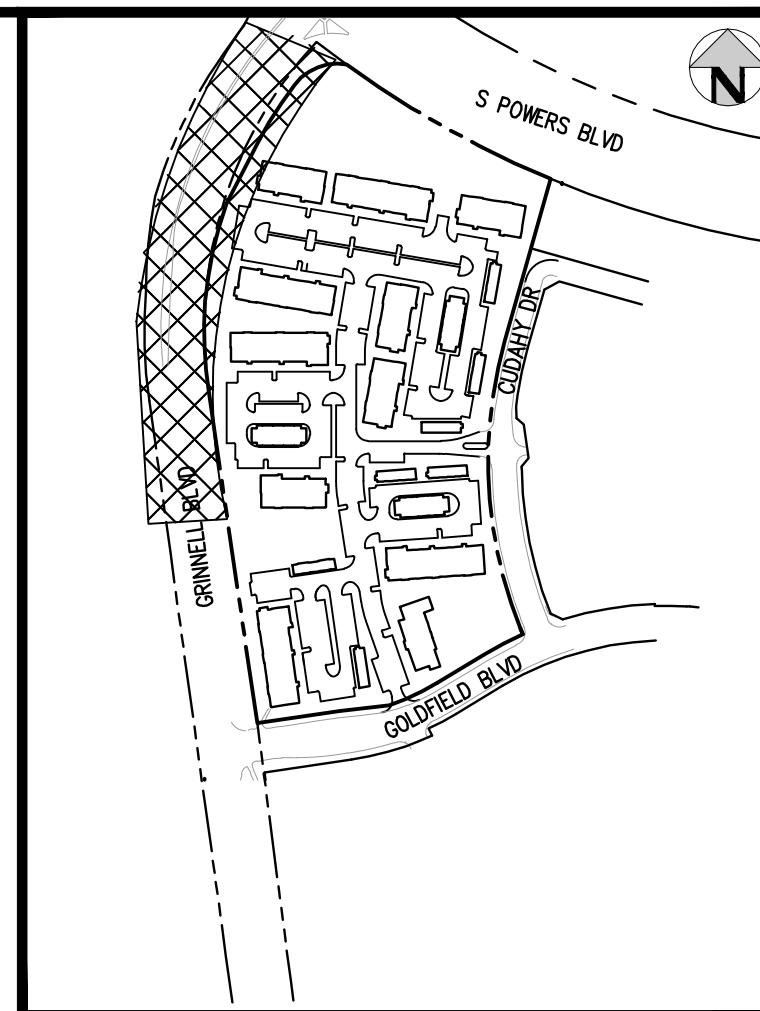
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PROJECT #: 221206
 SHEET NUMBER

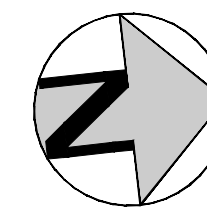
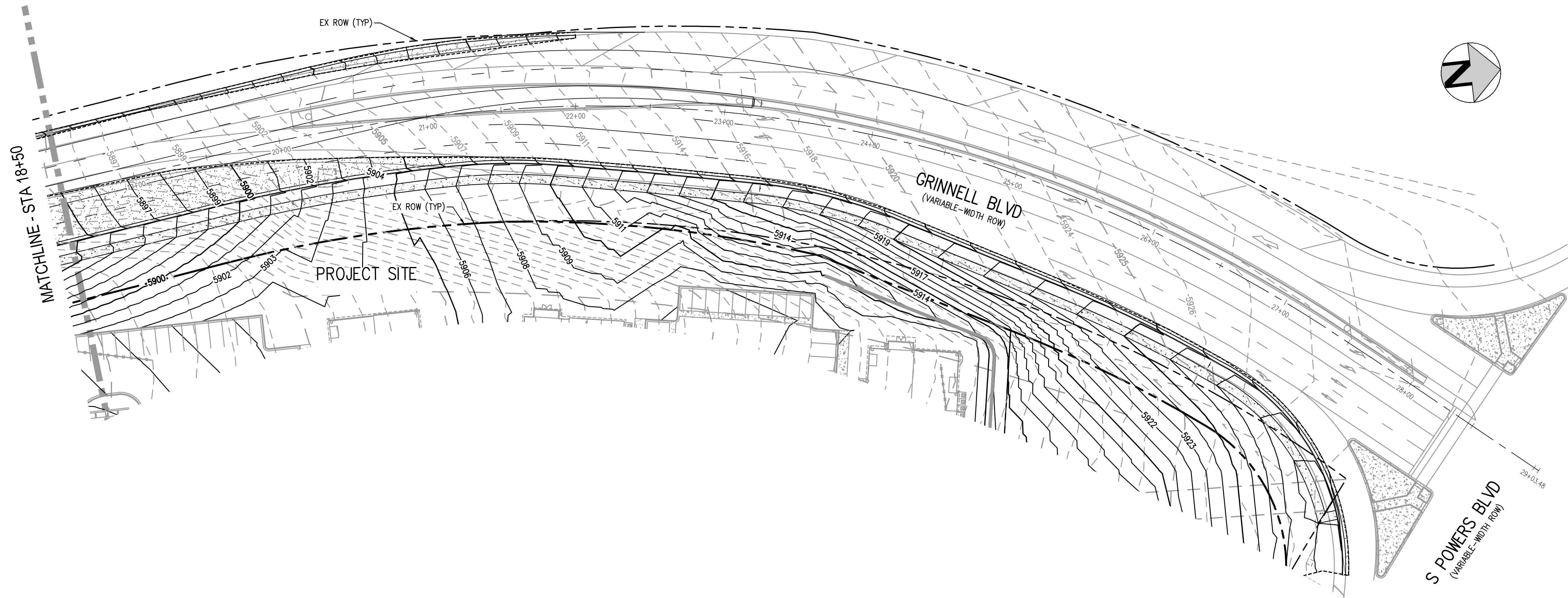
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22 OF 30

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KEY MAP
SCALE: 1"=400'



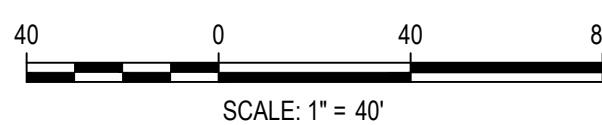
LEGEND

- LIMITS OF DISTURBANCE -----
- PROPOSED CONTOURS = 5330 =
- EXISTING CONTOURS = 5330 =

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 PLOT DATE: 05/08/2023 4:44:38P
 PLOTTED: MON 05/08/23 4:44:38P BY: BEN LEECH



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OUTLOOK POWERS & GRINNELL
 GRINNELL BLVD GRADING

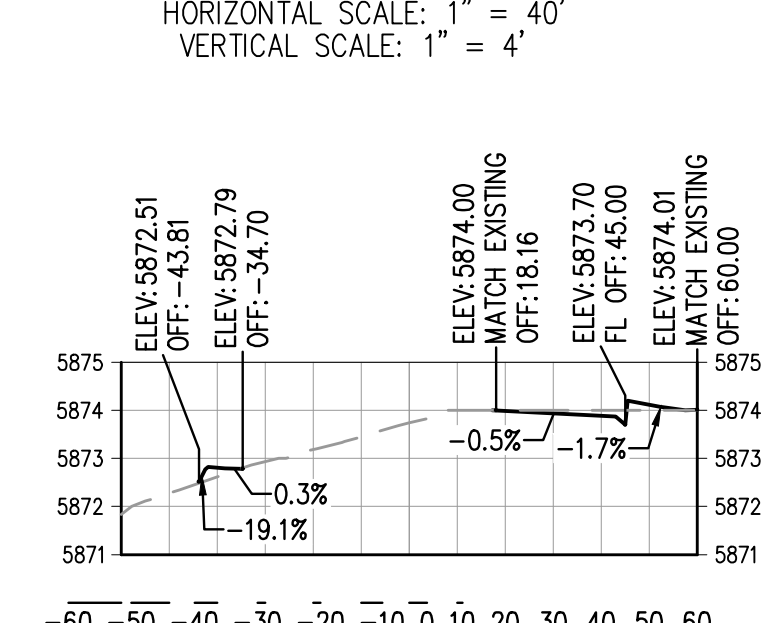
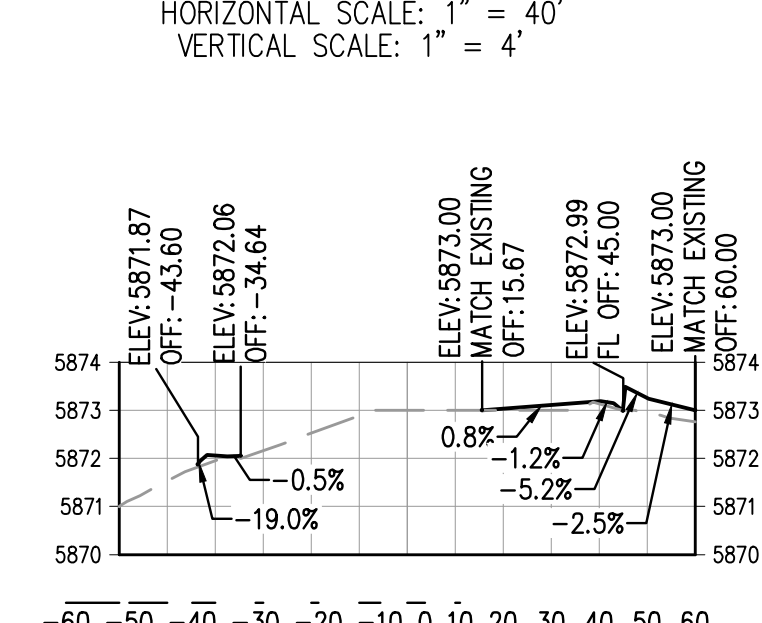
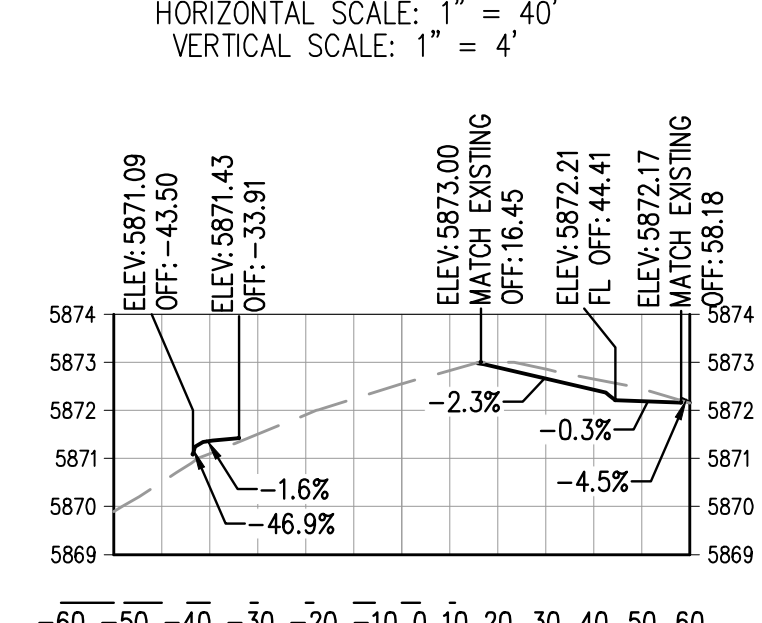
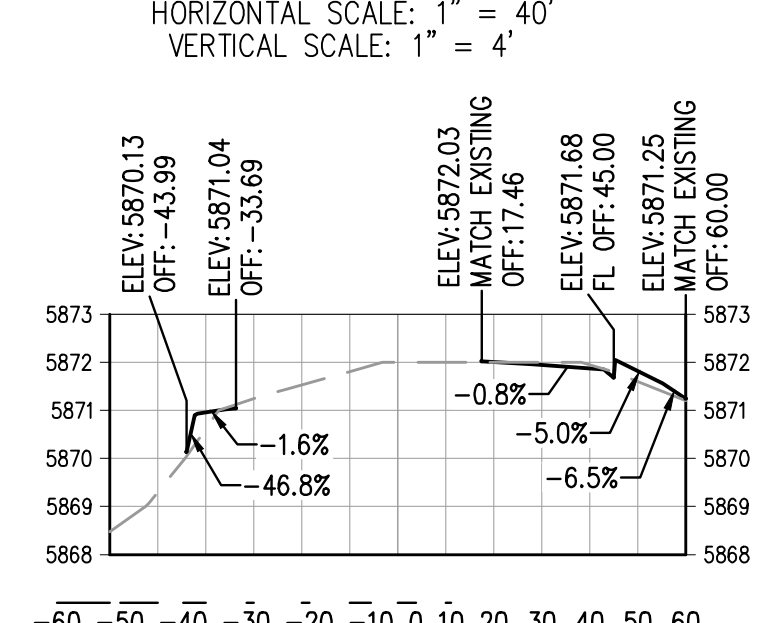
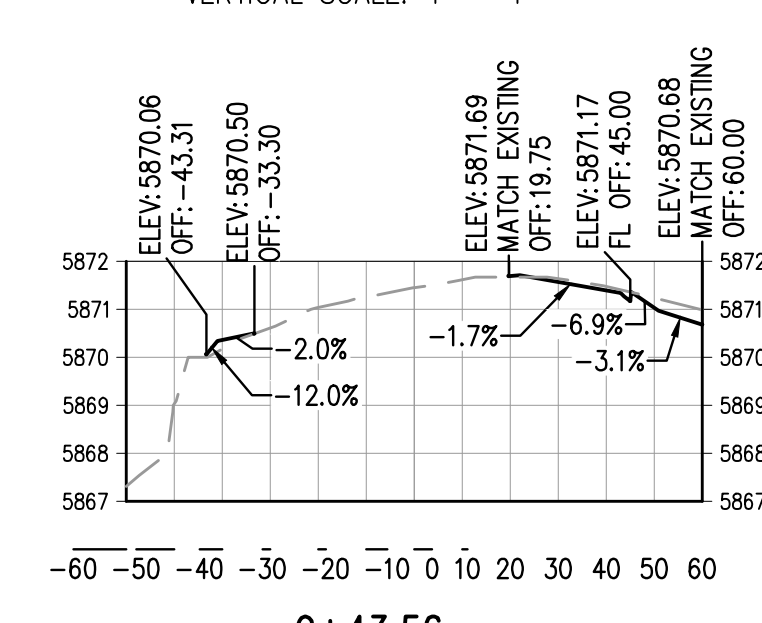
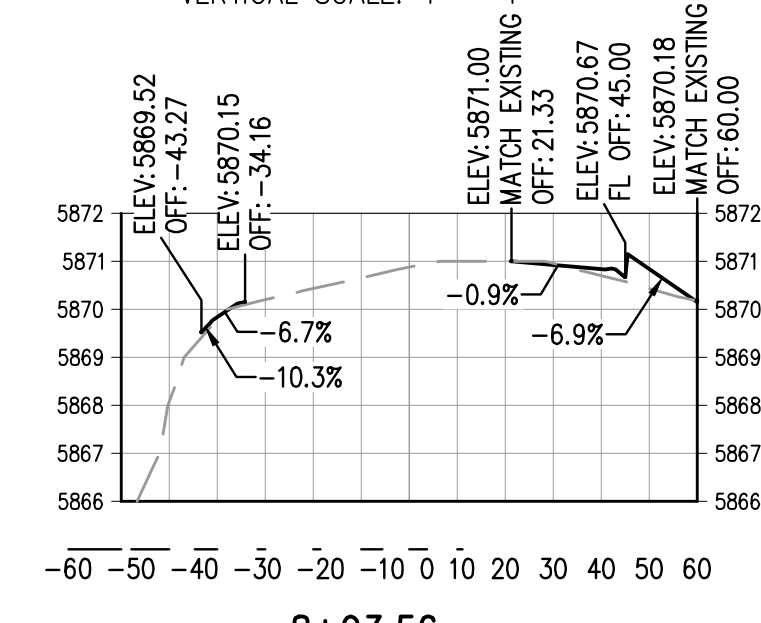
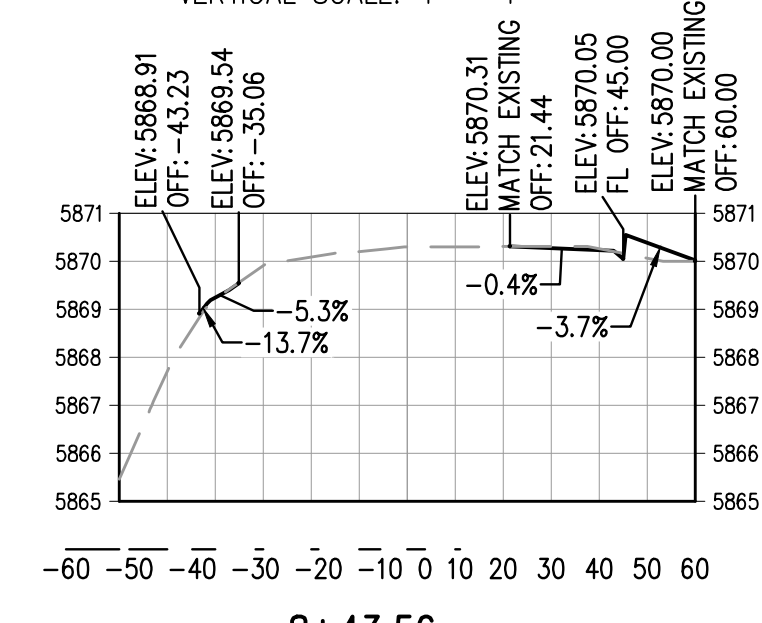
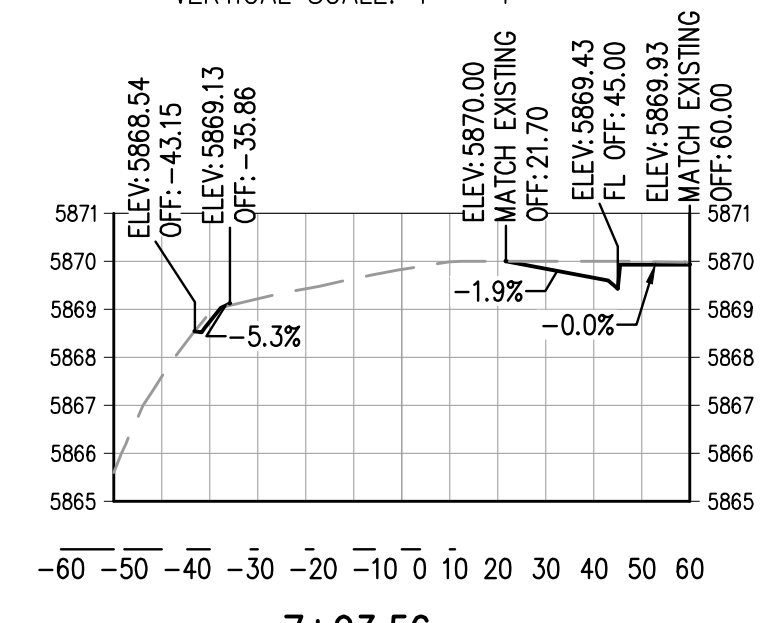
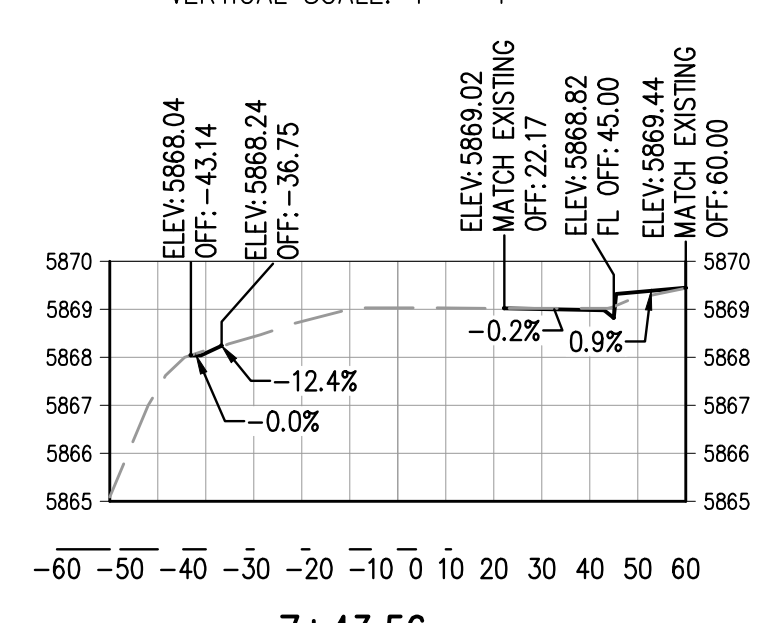
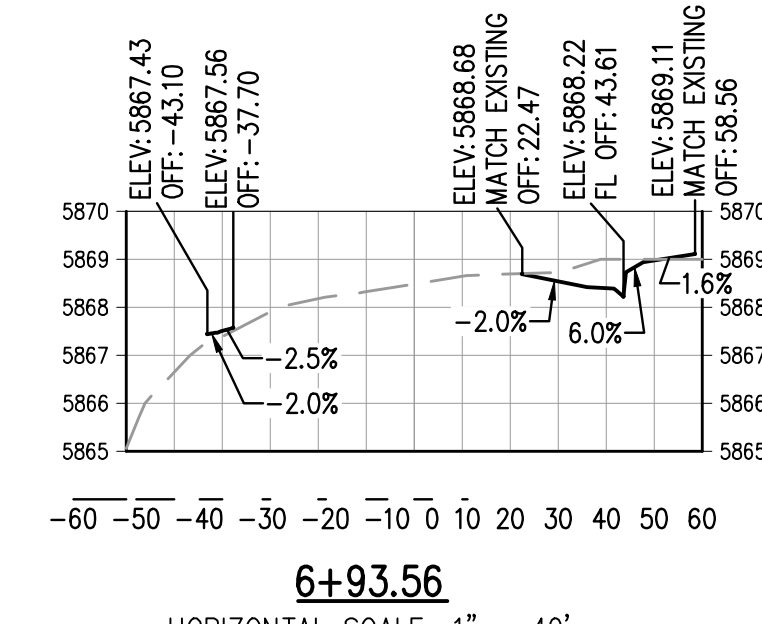
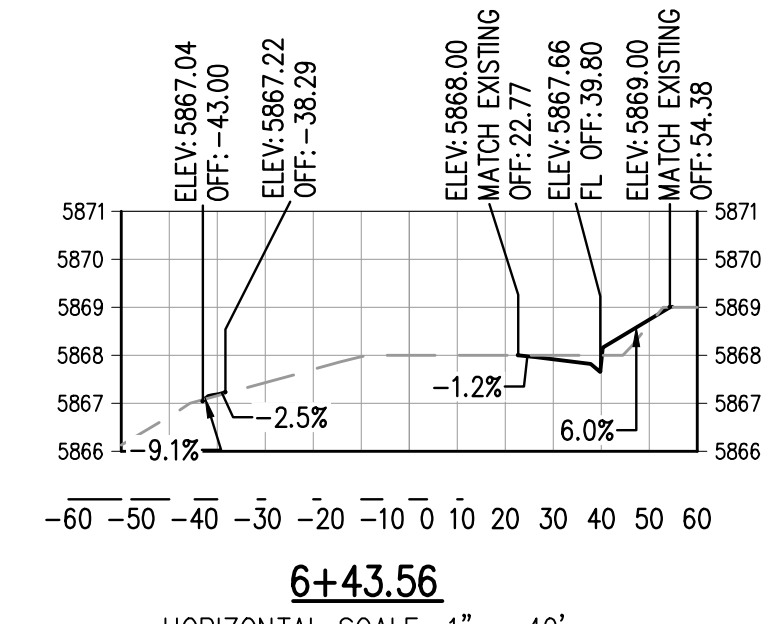
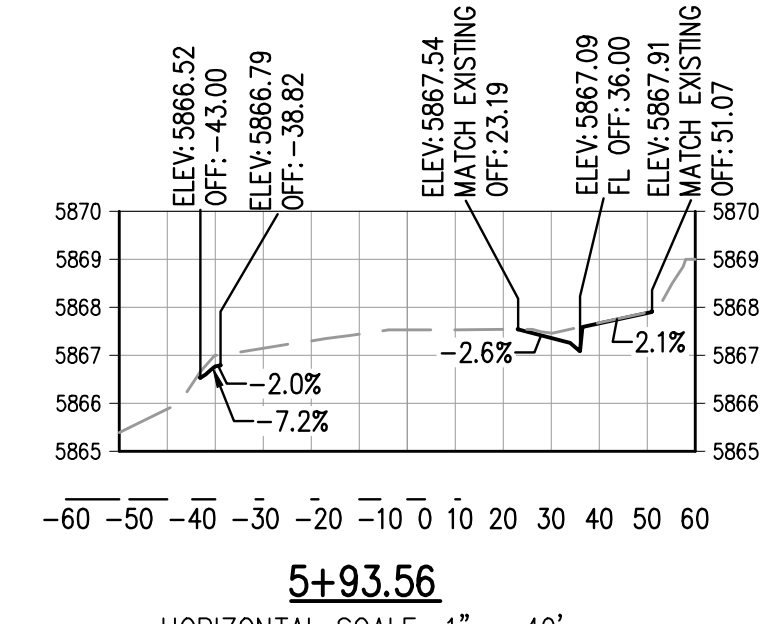
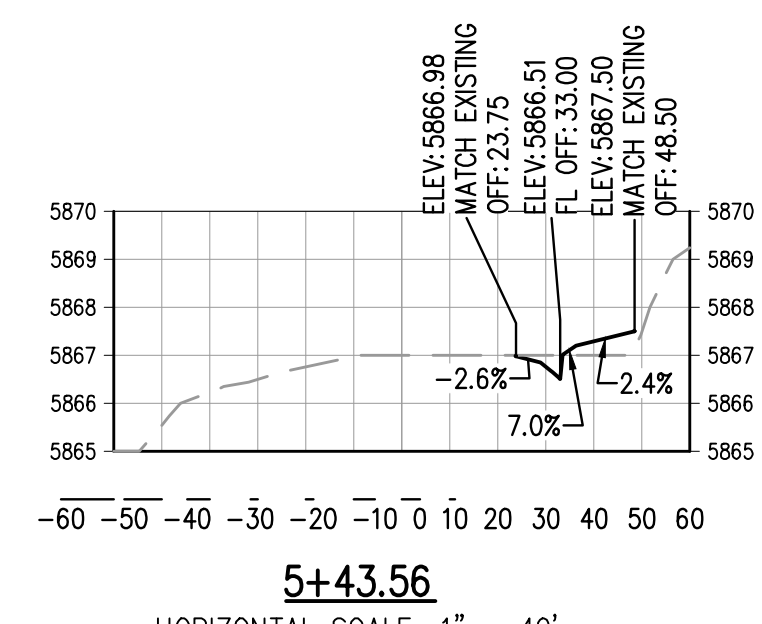
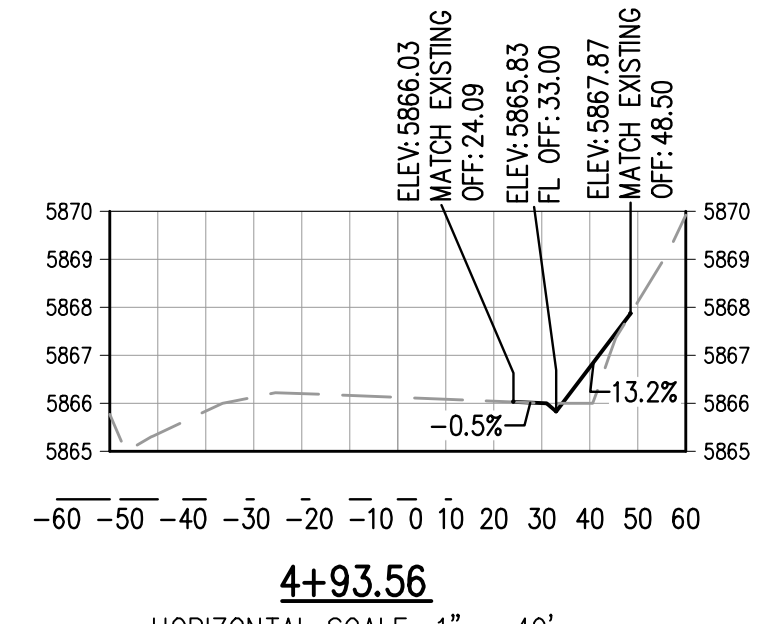
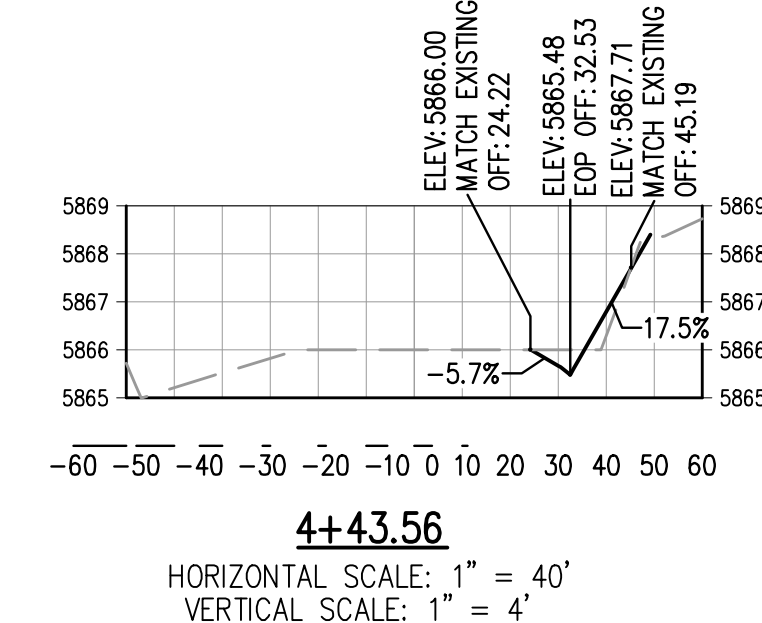
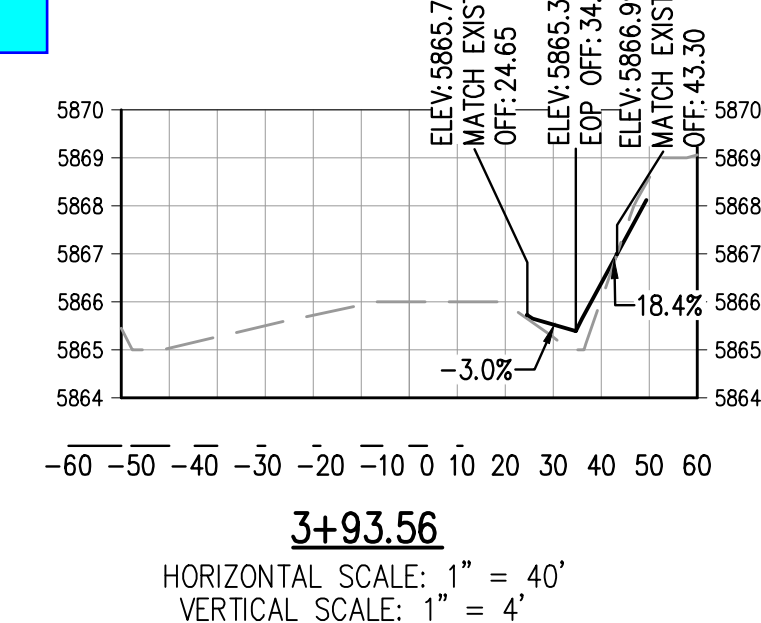
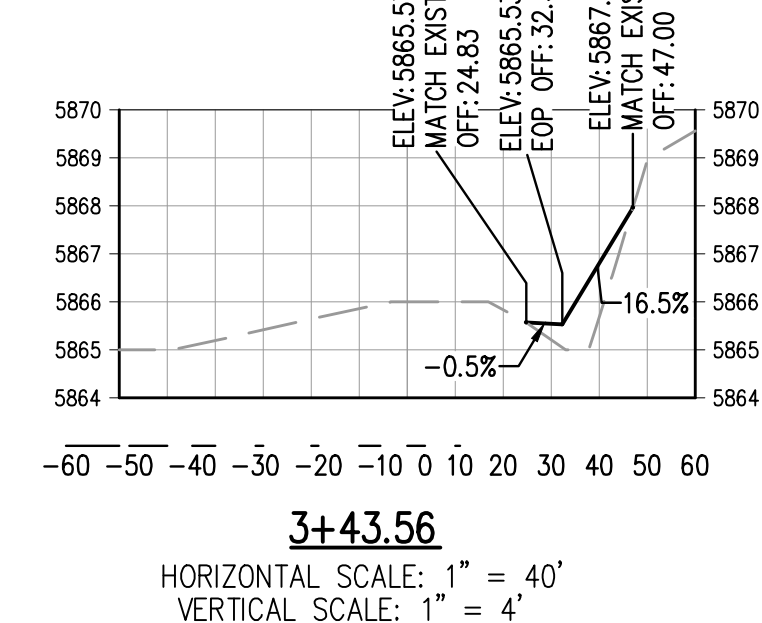
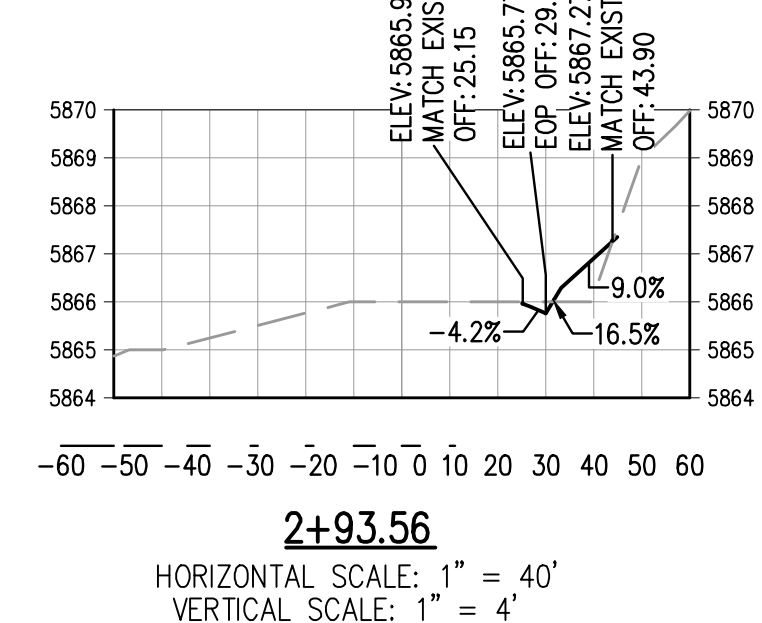
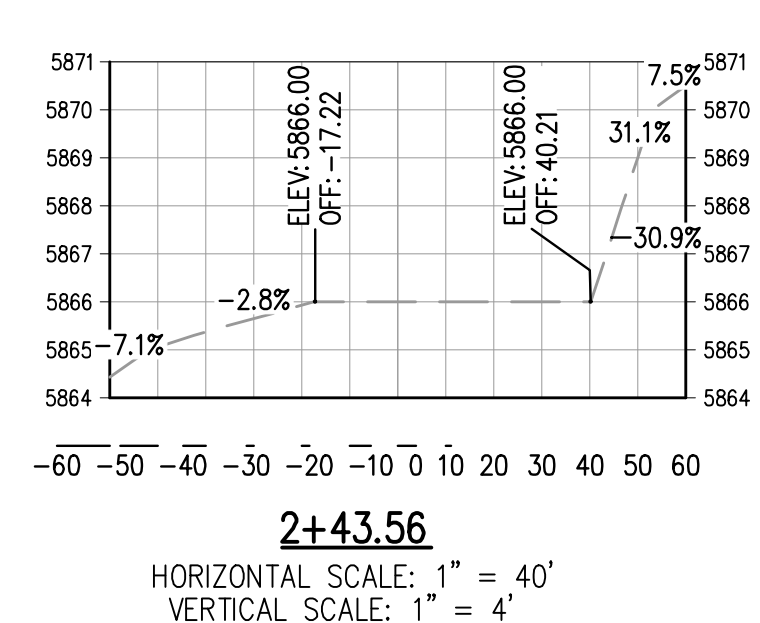
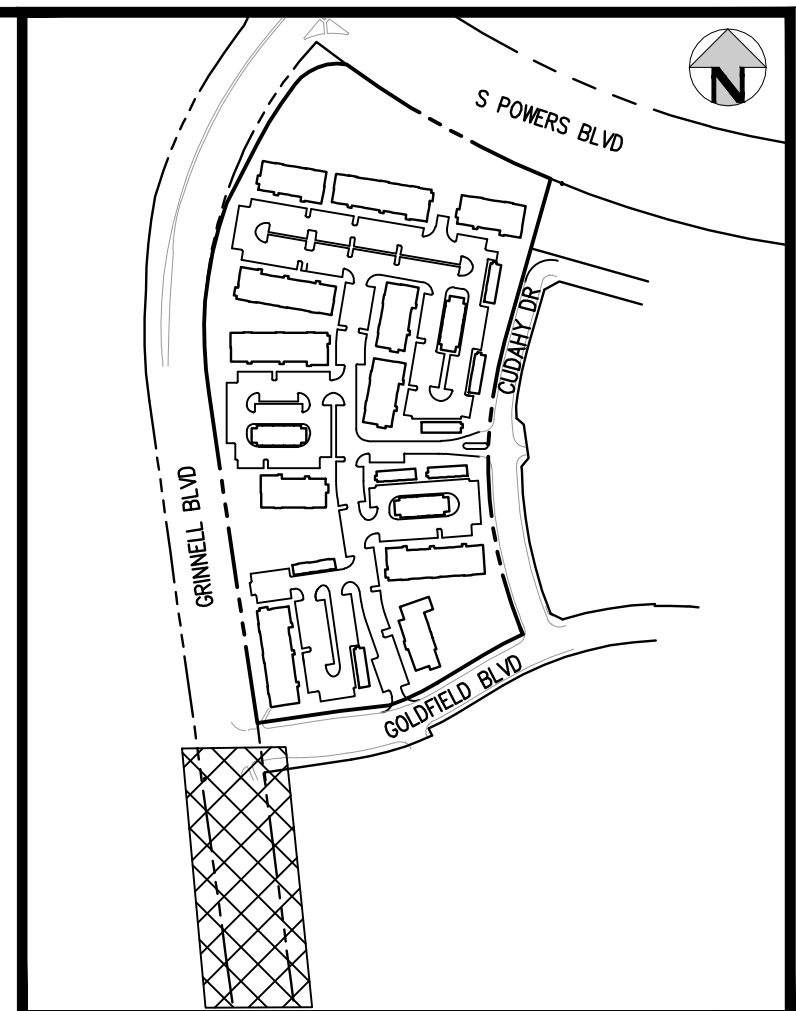
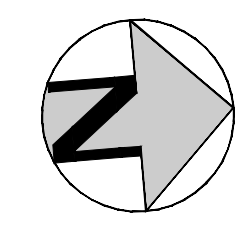
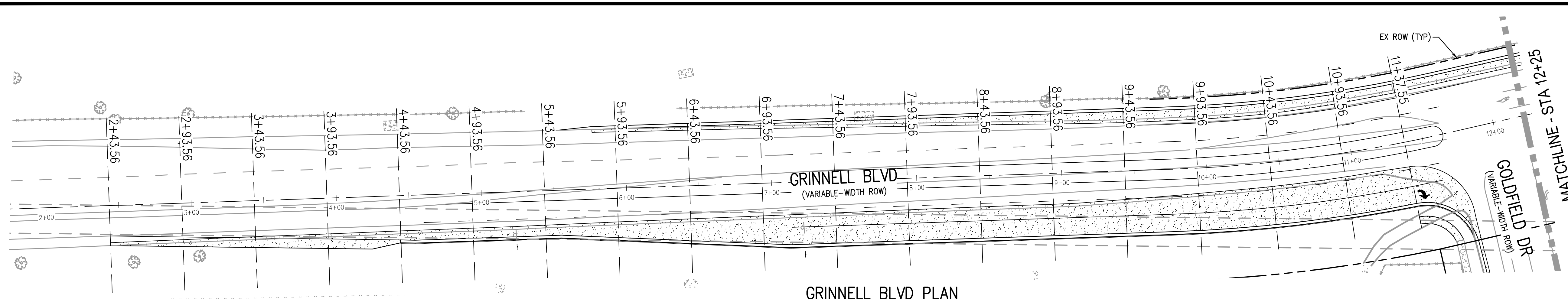
PRELIMINARY
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PROJECT #: 221206
 SHEET NUMBER

23

23 OF 30

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

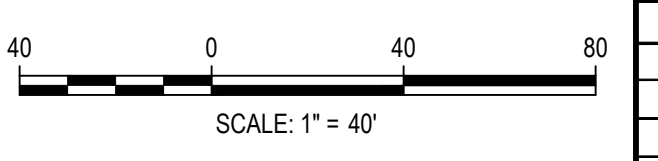


See comment on sheet 22 and update the cross sections.

FILE PATH: J:\22\ENGINEERING\ROADWAY\GRINNELL CROSS SECTIONS.DWG LAYOUT: LAYOUT1
7/25/2023 10:58:11 AM
PLOTTED: MON 05/08/2023 4:44:50P BY: BEN LEECH



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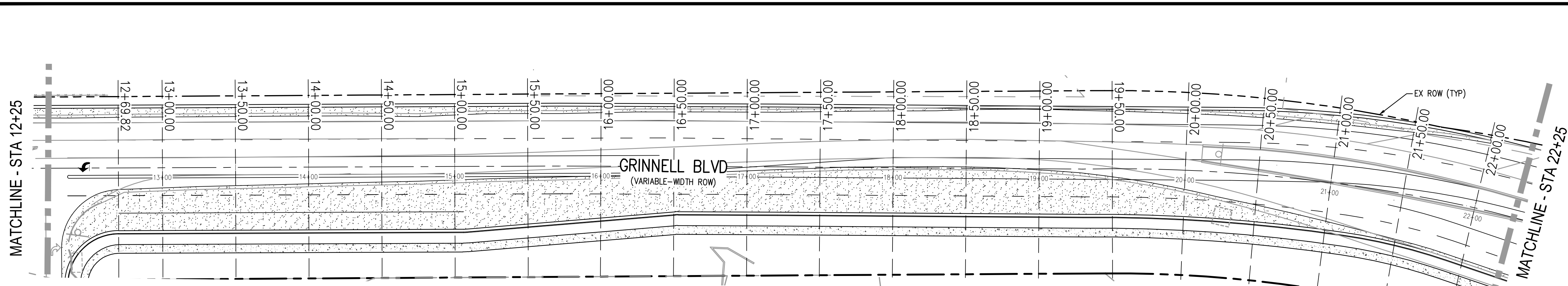
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD CROSS SECTIONS

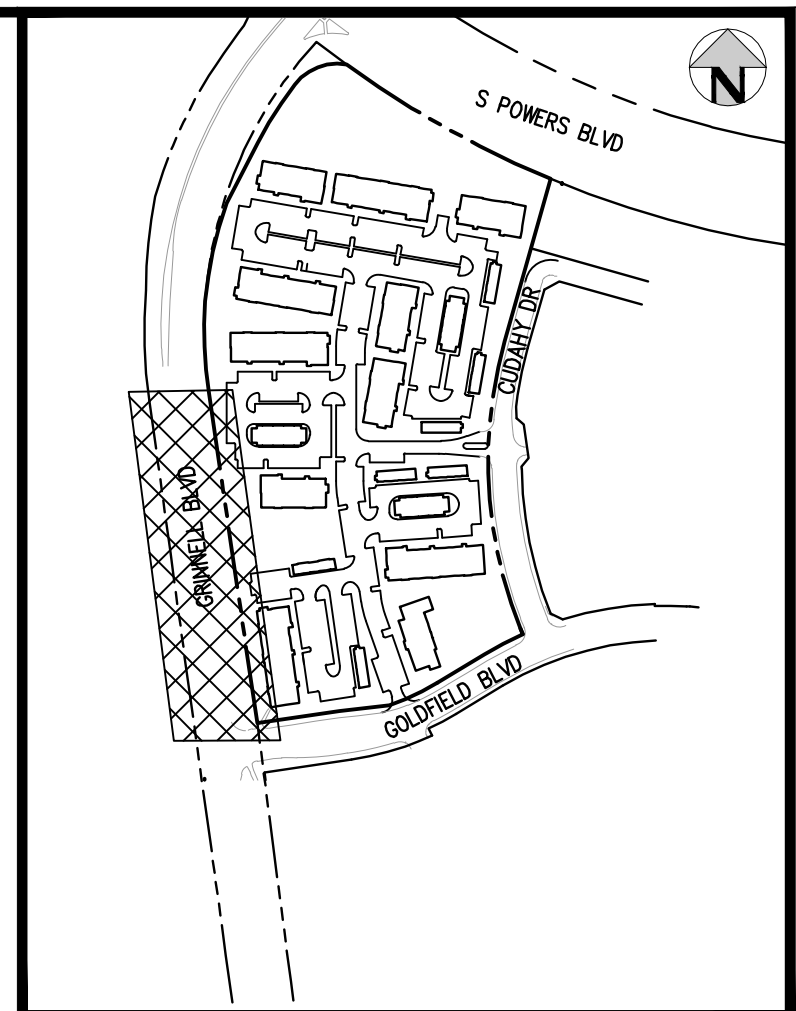
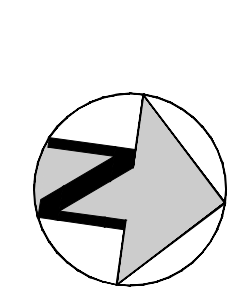
PRELIMINARY
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PROJECT #: 221206
SHEET NUMBER
24
24 OF 30

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

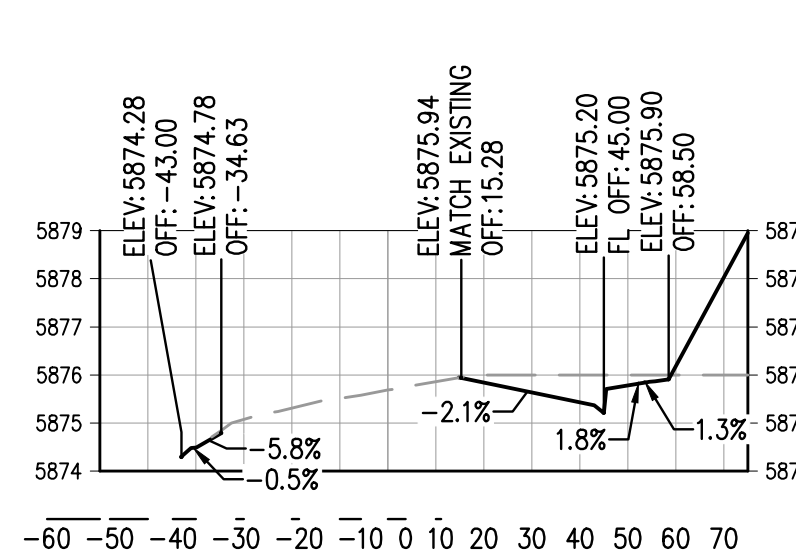


GRINNELL BLVD PLAN
SCALE: 1" = 40'



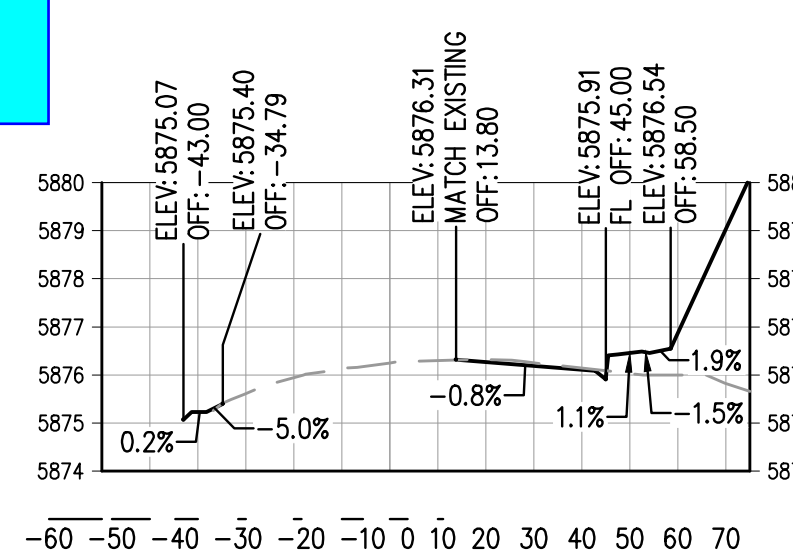
KEY MAP
SCALE: 1"=400'

See comment on sheet 22 and update the cross sections.



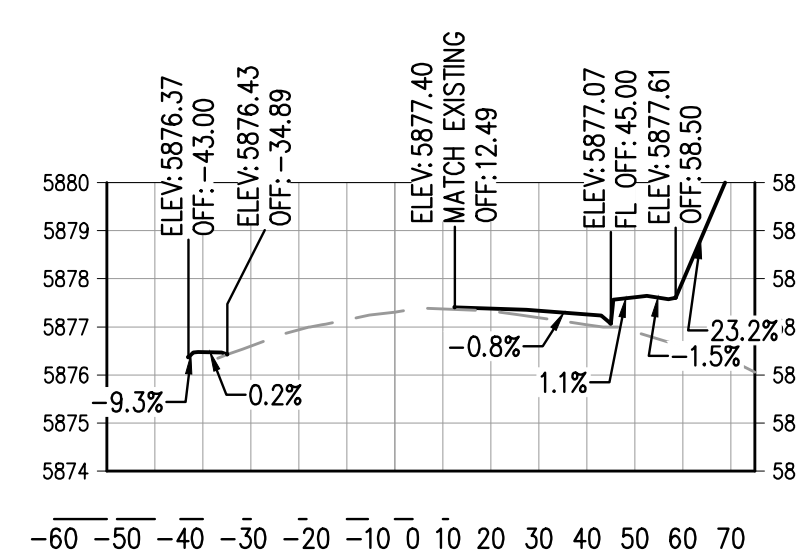
12+69.82

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



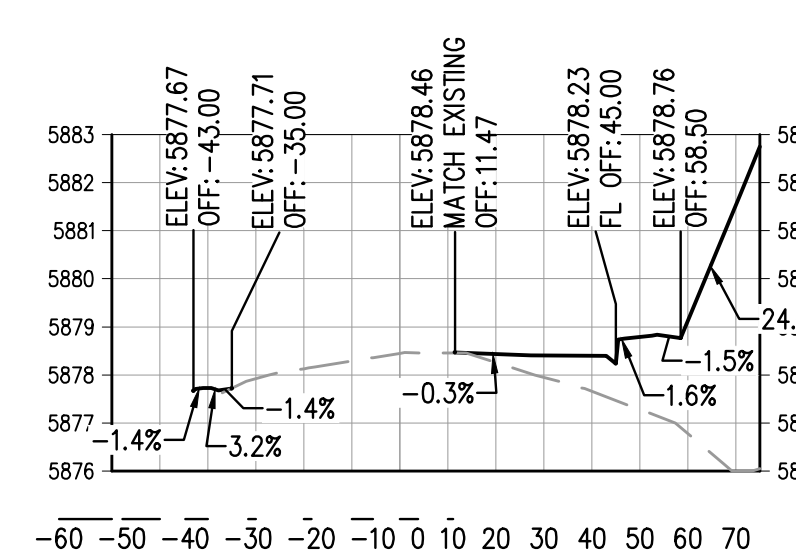
13+00.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



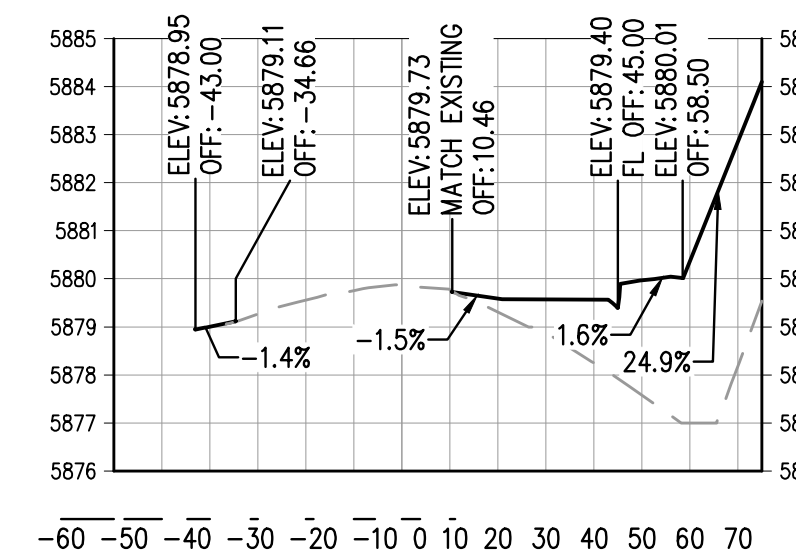
13+50.00

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VERTICAL SCALE: 1" = 4'



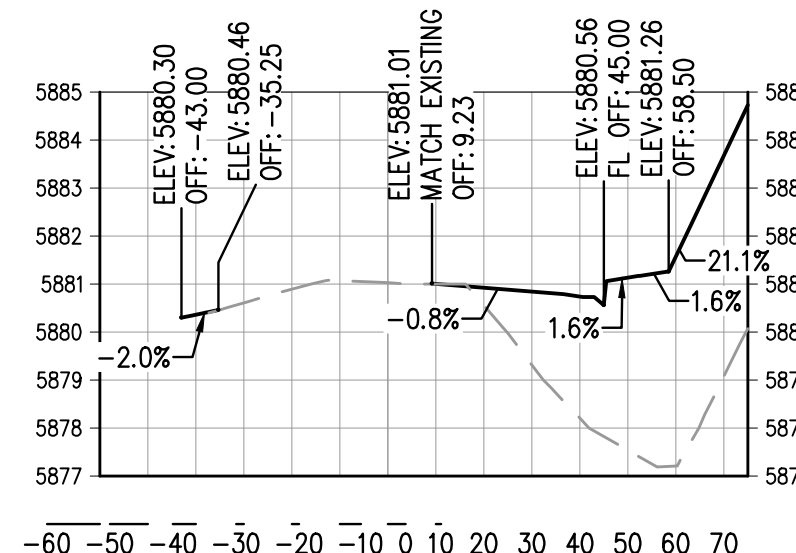
14+00.00

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VERTICAL SCALE: 1" = 4'



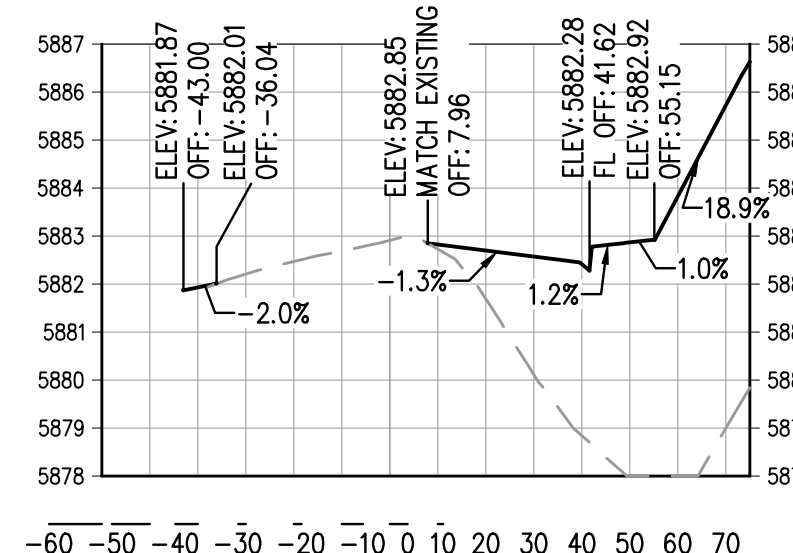
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VERTICAL SCALE: 1" = 4'



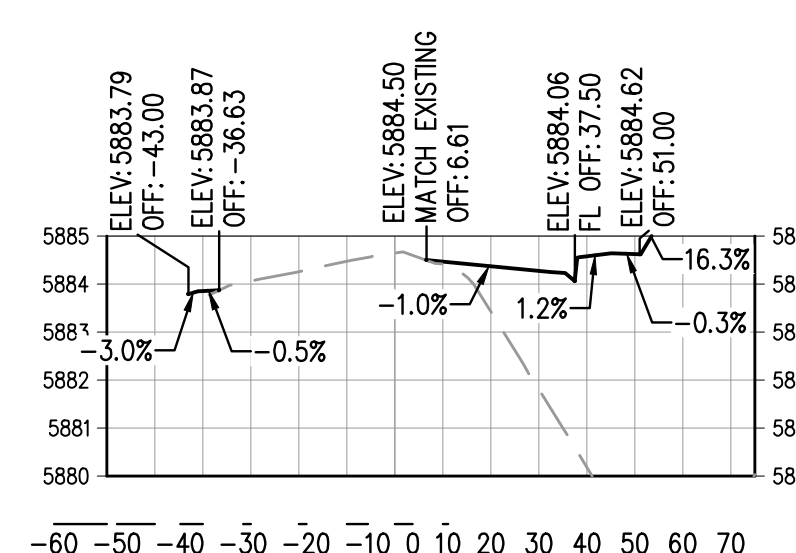
15+00.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



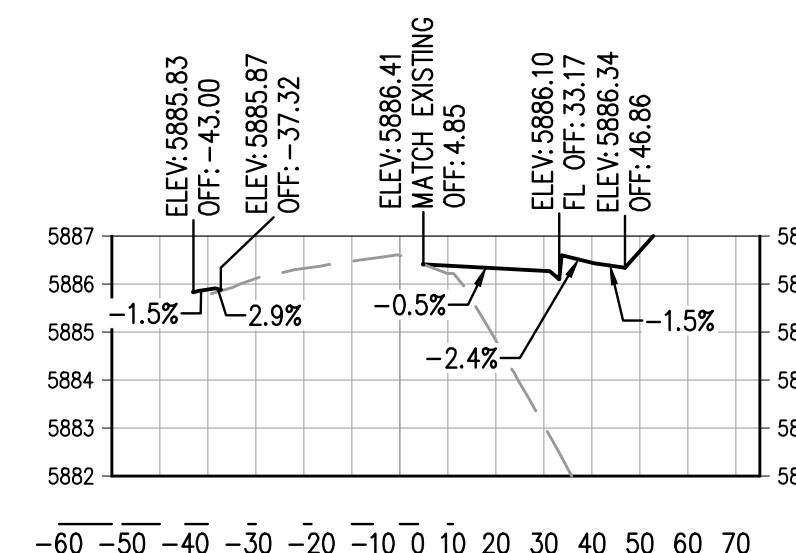
15+50.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



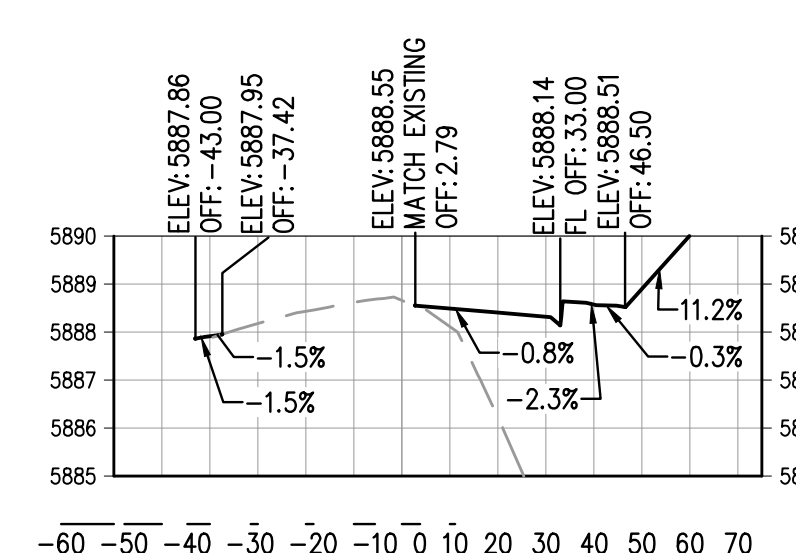
16+00.00

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VERTICAL SCALE: 1" = 4'



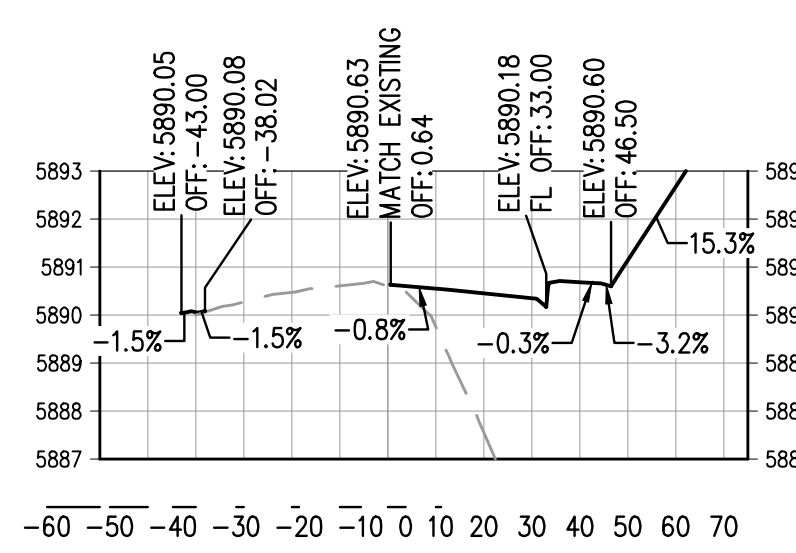
16+50.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



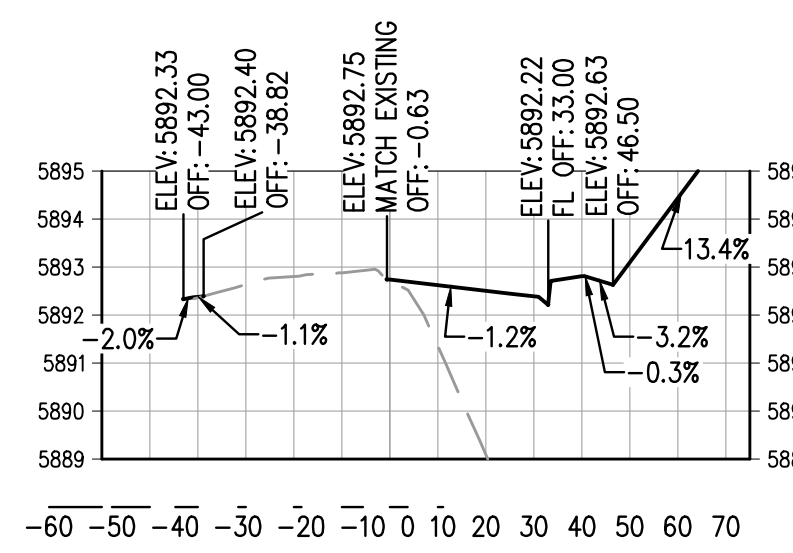
17+00.00

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VERTICAL SCALE: 1" = 4'



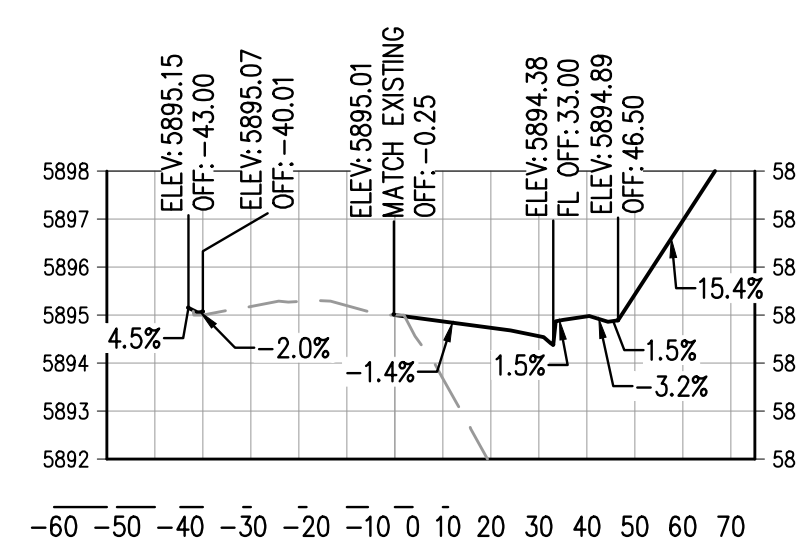
17+50.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



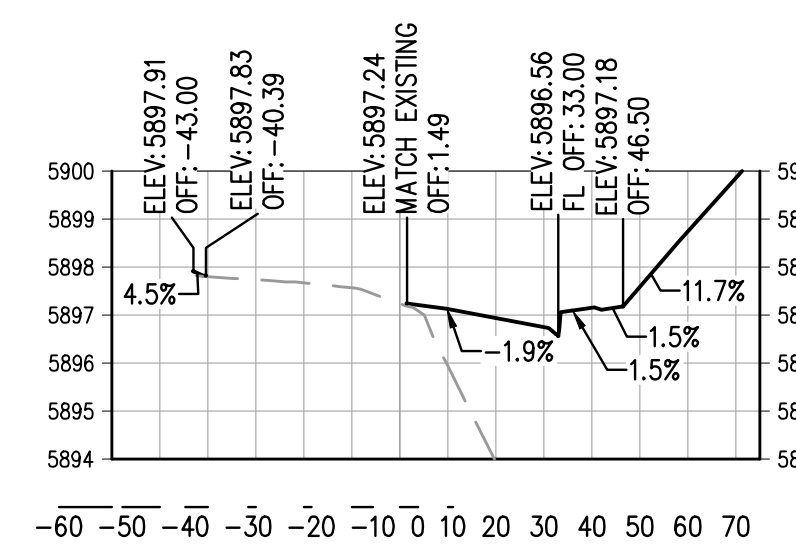
18+00.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



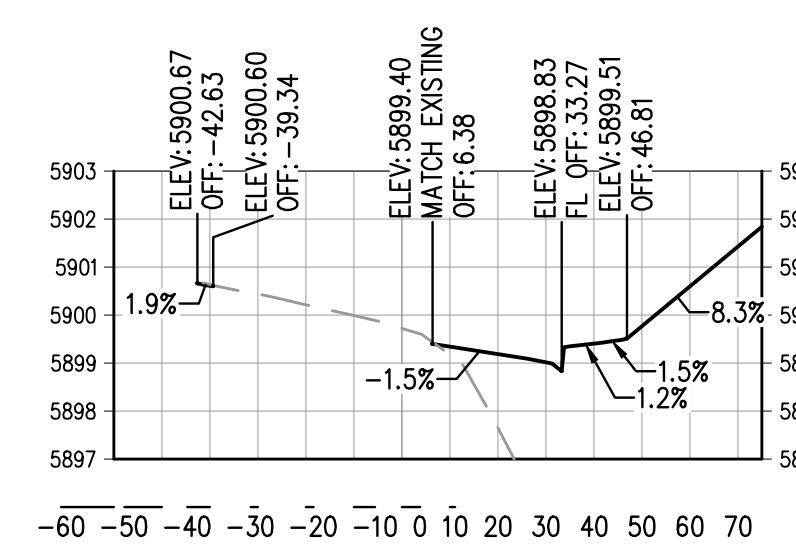
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VERTICAL SCALE: 1" = 4'



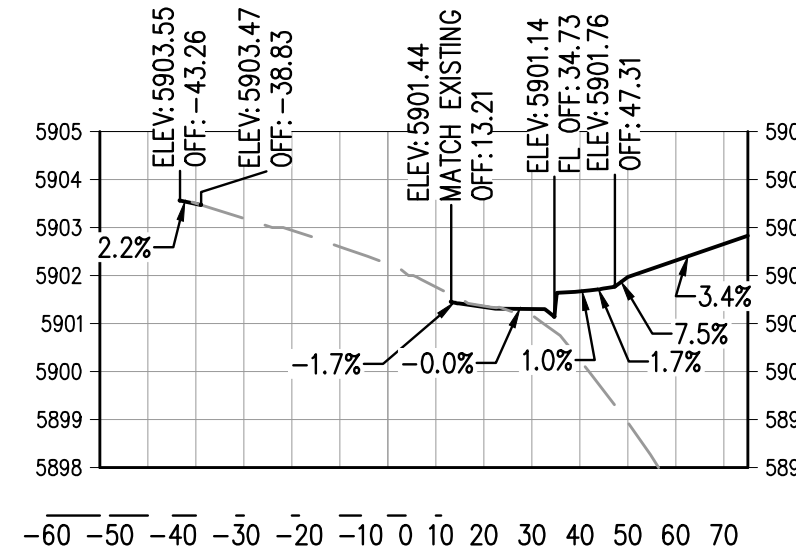
19+00.00

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VERTICAL SCALE: 1" = 4'



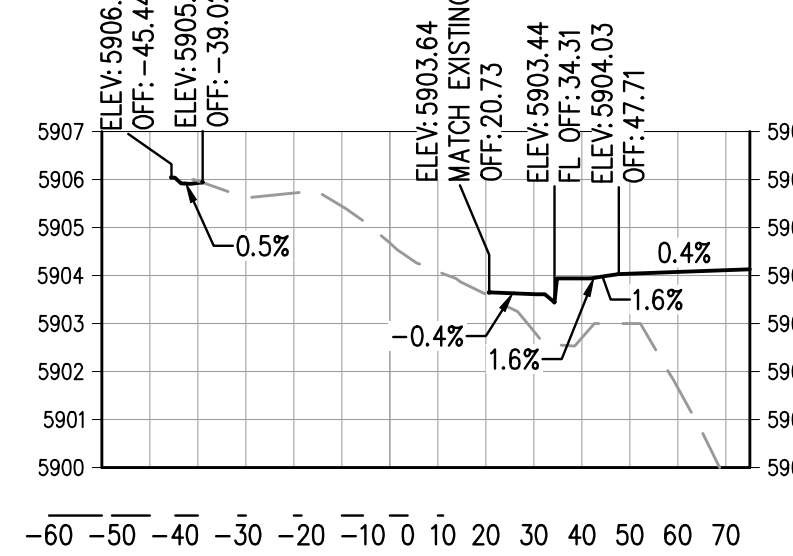
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VERTICAL SCALE: 1" = 4'



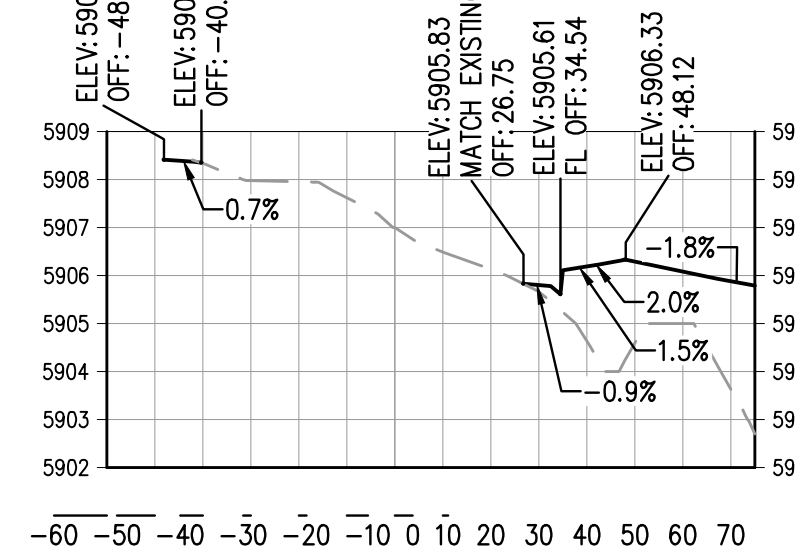
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VERTICAL SCALE: 1" = 4'



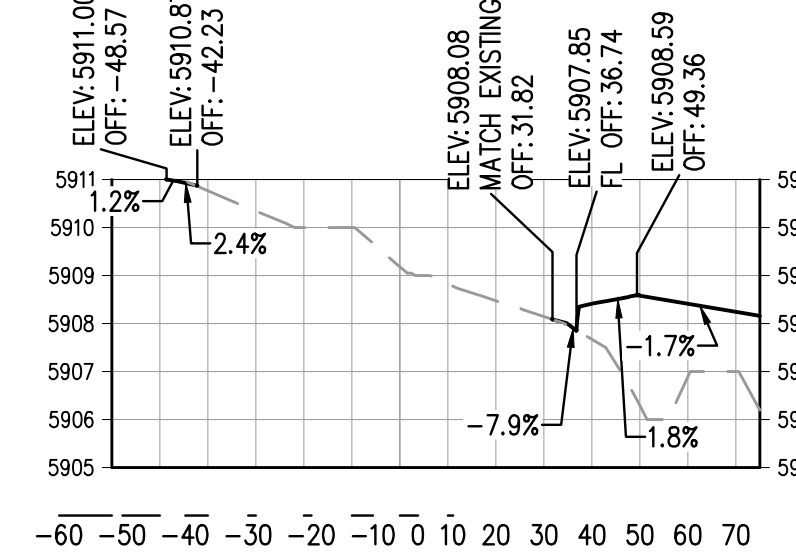
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VERTICAL SCALE: 1" = 4'



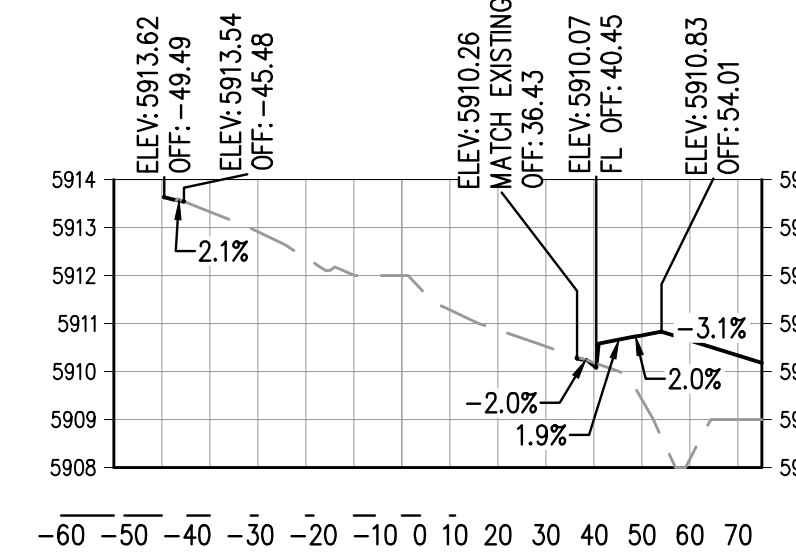
21+00.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



21+50.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



22+00.00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

FILE: J:\22\ENGINEERING\ROADWAY\GRINNELL CROSS SECTIONS.DWG LAYOUT: LAYOUT2
7:56:57 PM 08/08/23 4:44:55P BY: BEN LECH
PLOTTED: MON 08/08/23 4:44:55P BY: BEN LECH

DESIGNED BY: BSL
CHECKED BY: MEK
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ISSUE DATE: 05-08-2023

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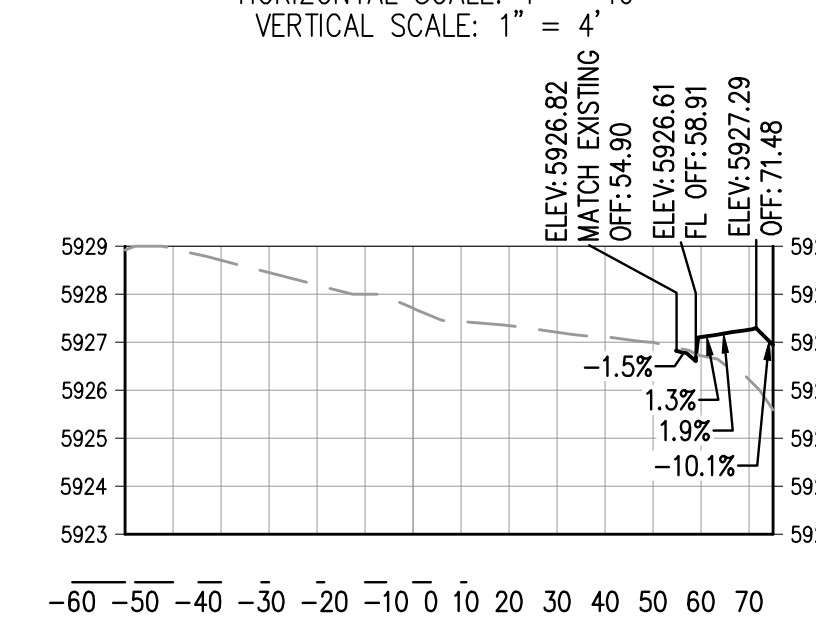
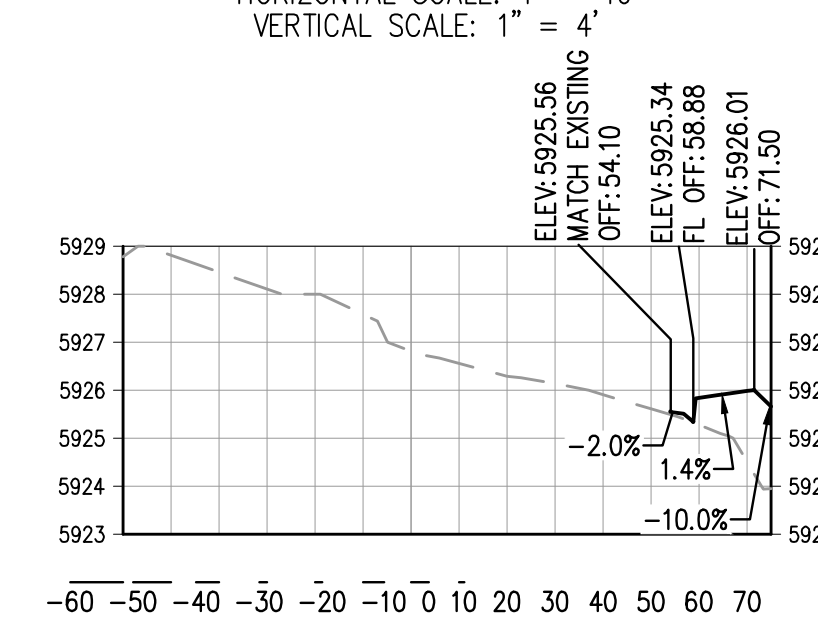
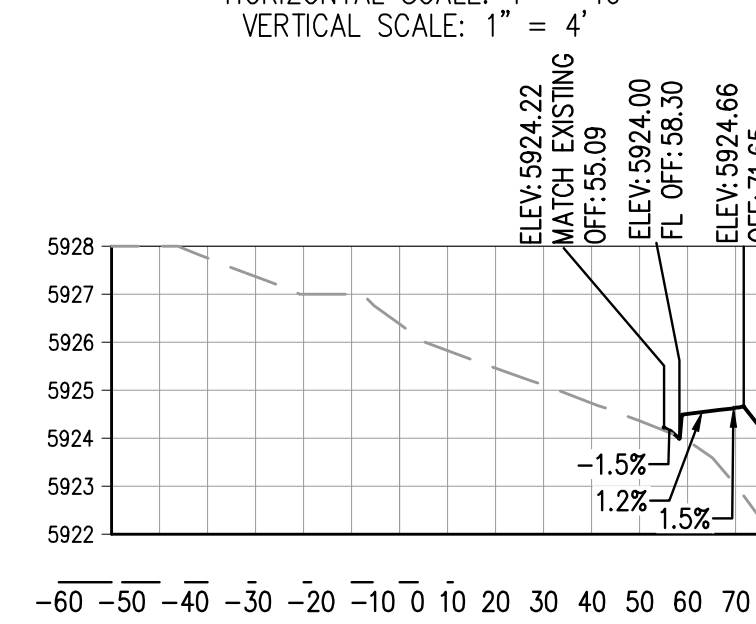
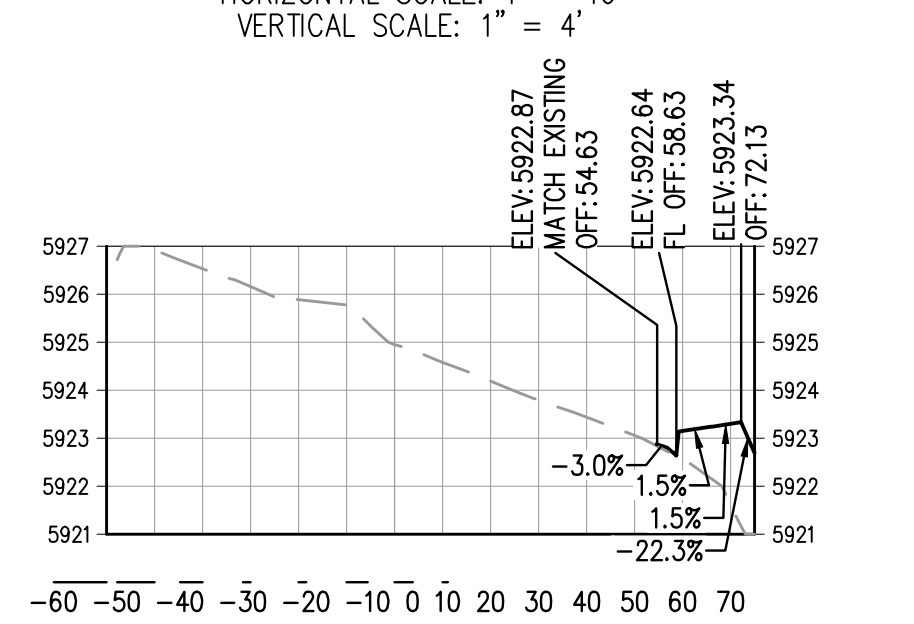
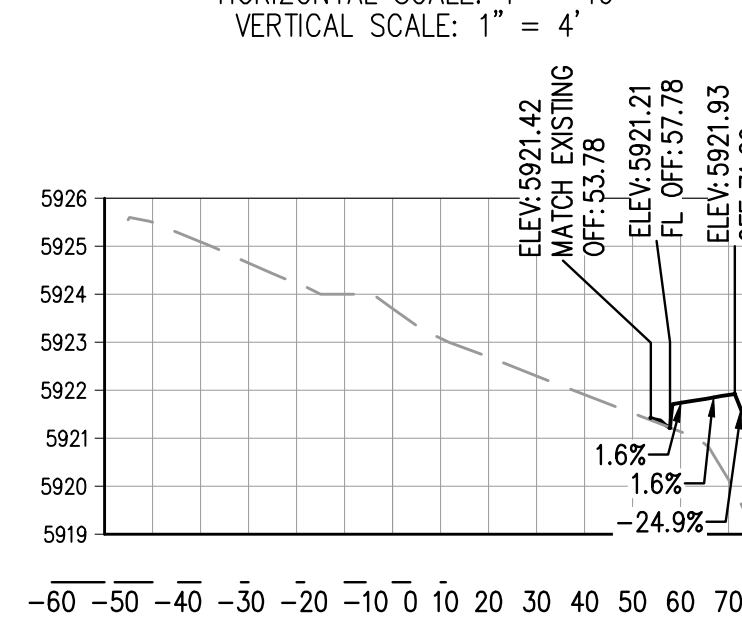
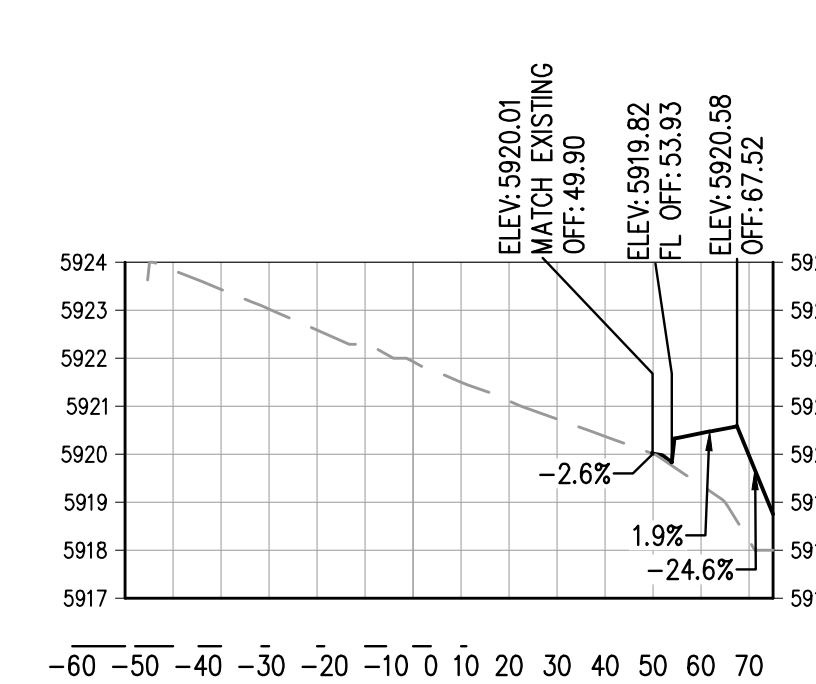
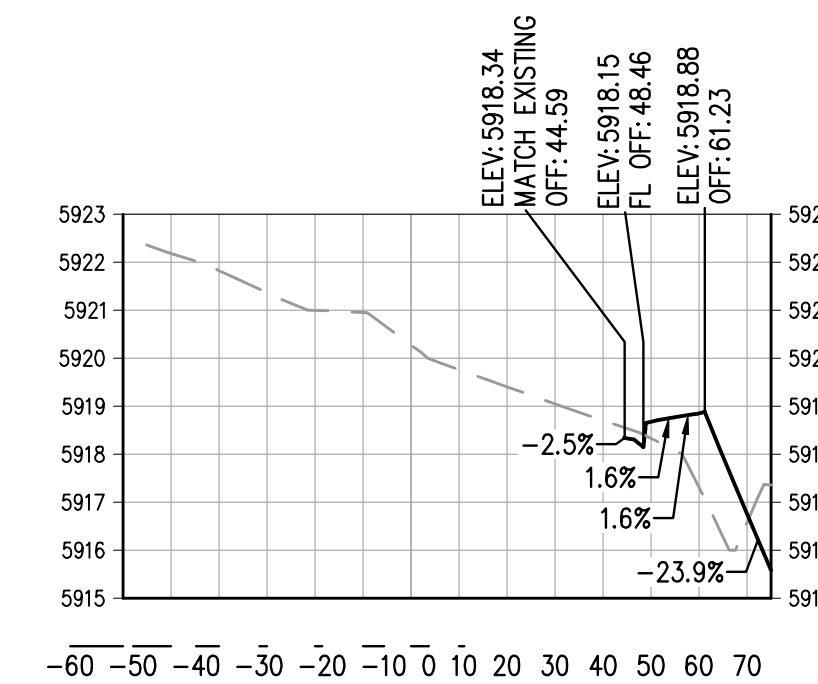
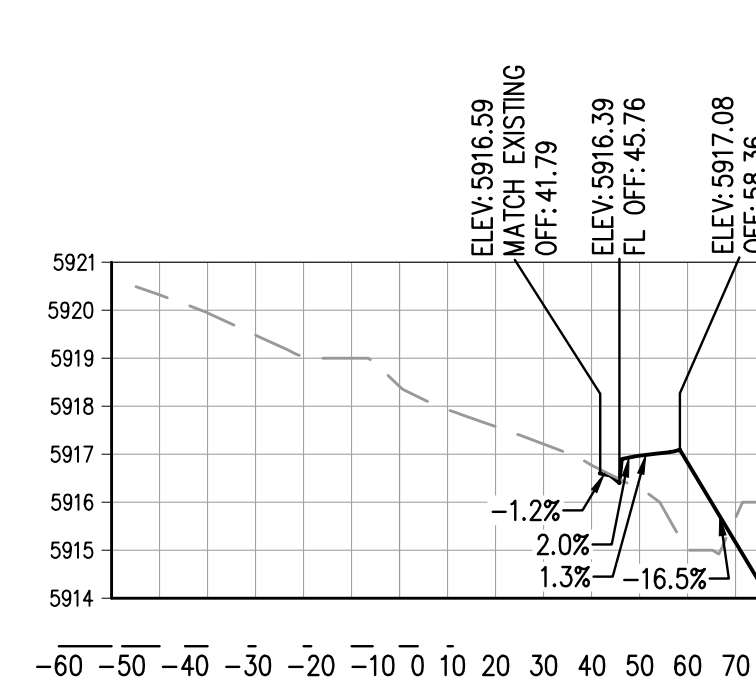
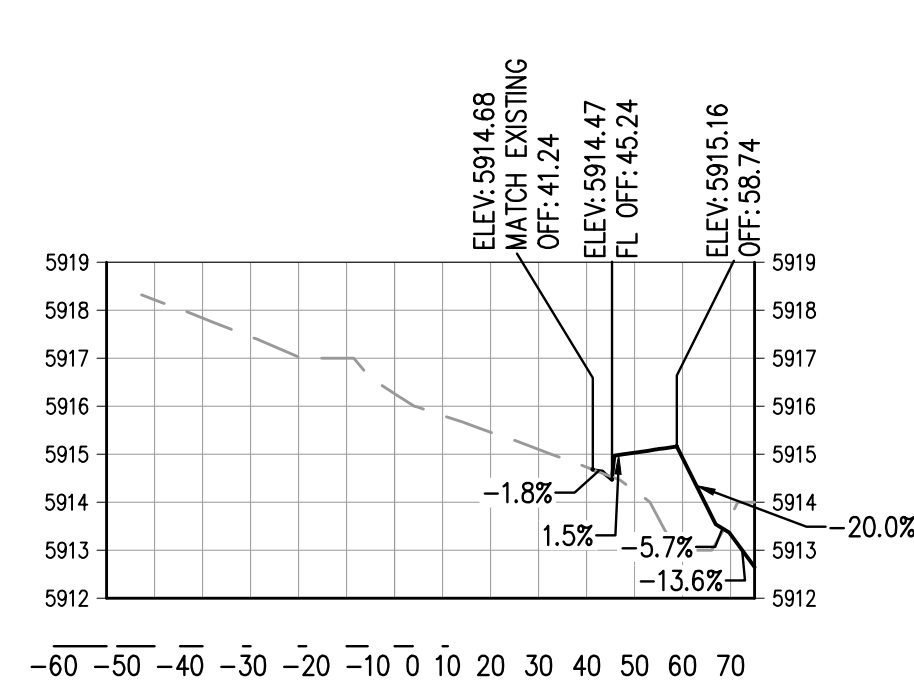
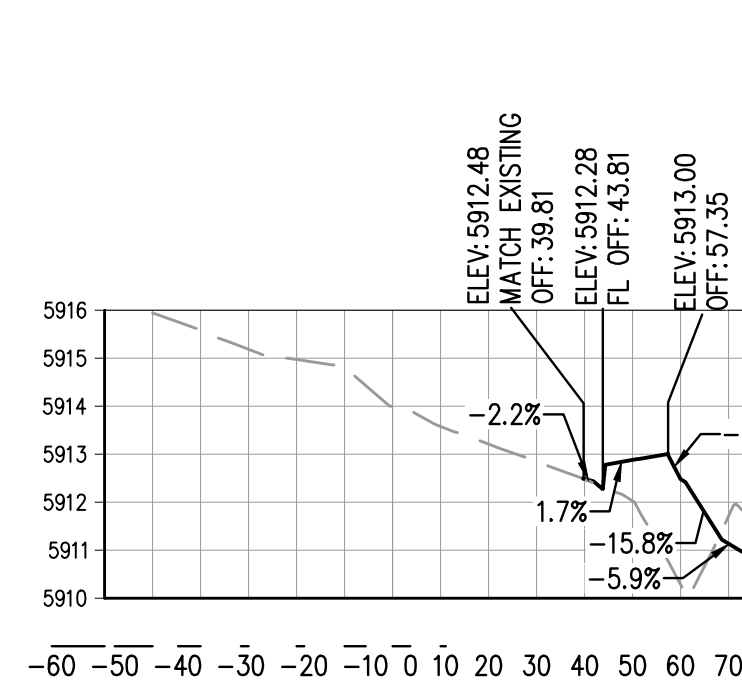
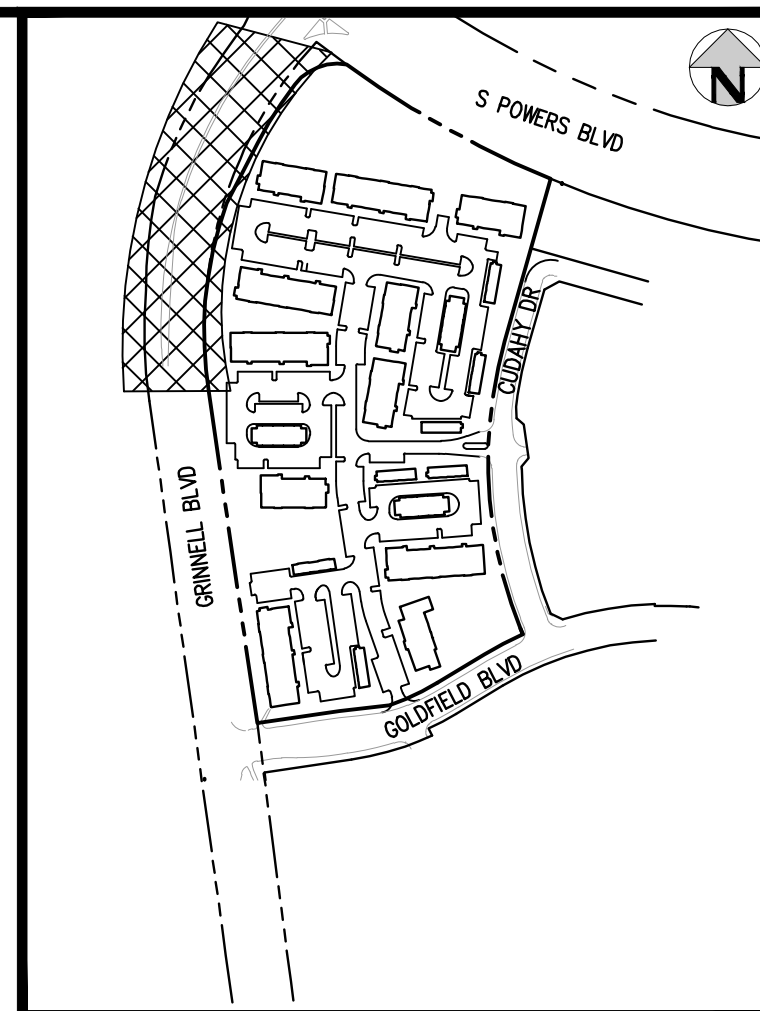
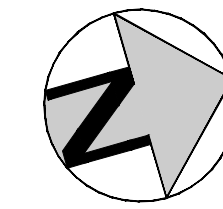
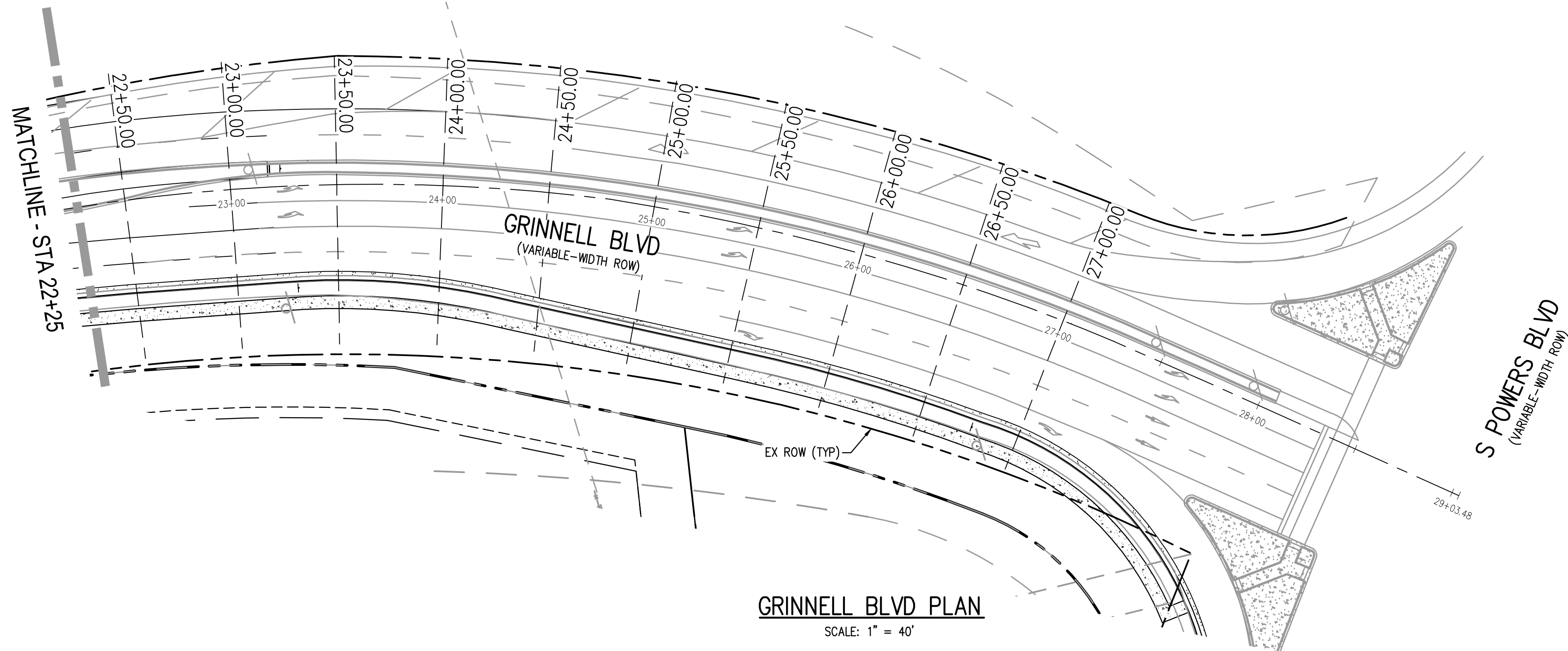
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD CROSS SECTIONS

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PROJECT #: 221206
SHEET NUMBER
25
25 OF 30

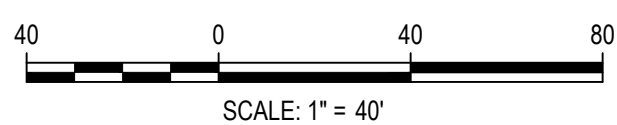
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: J:\22\2023\ENGINEERING\ROADWAY\RW - GRINNELL CROSS SECTIONS.DWG LAYOUT: LAYOUT3
 USER: BSL
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OUTLOOK POWERS & GRINNELL
 GRINNELL BLVD CROSS SECTIONS

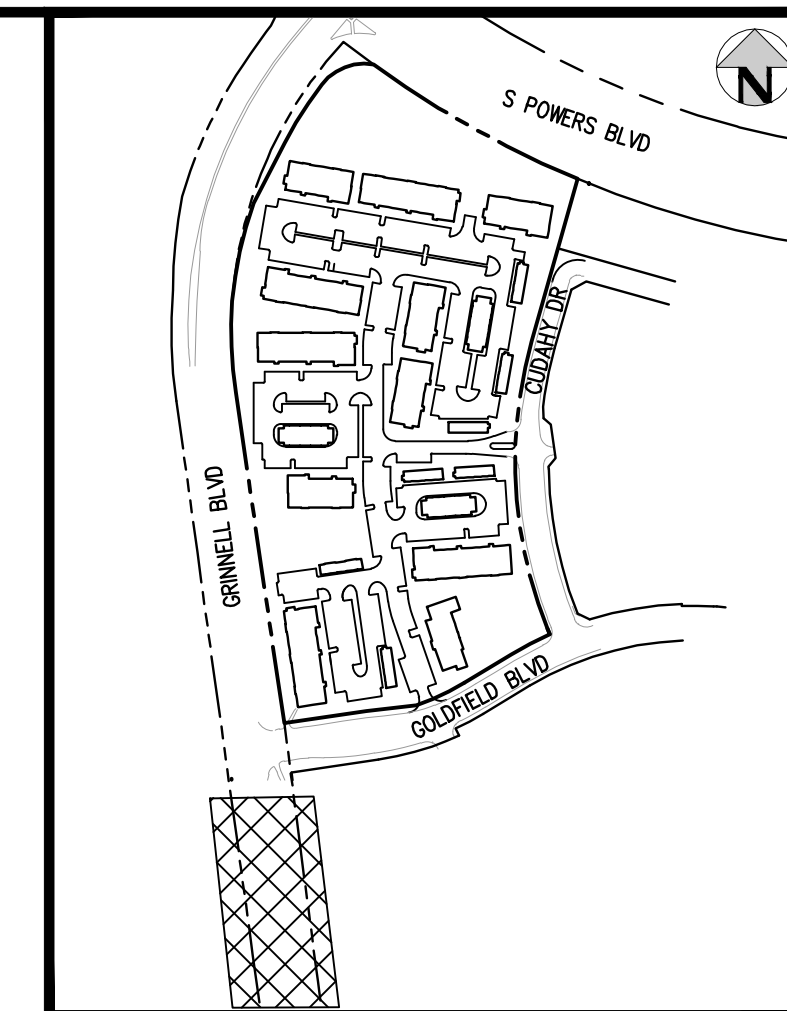
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PROJECT #: 221206
 SHEET NUMBER

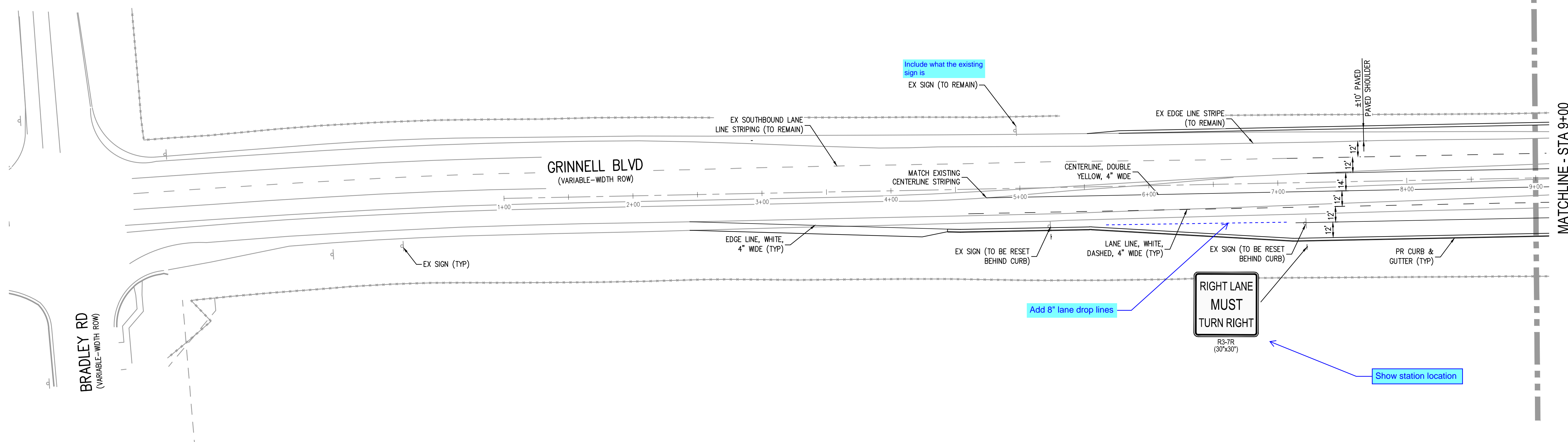
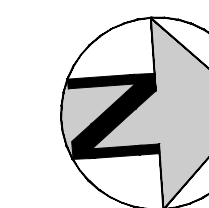
26

26 OF 30

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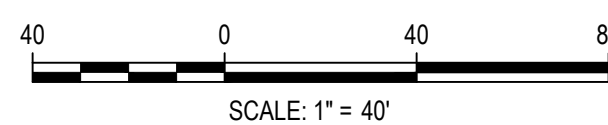
KEY MAP
SCALE: 1"=400'



FILEPATH: J:\221206\ENGINEERING\ROADWAY\RAW - SIGNAGE & STRIPING PLAN\DWG_LAYOUT.LAYOUT1
 PLOTTED: MON 05/08/23 4:45:07P BY: BEN LEECH



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OUTLOOK POWERS & GRINNELL
 SIGNAGE & STRIPING PLAN

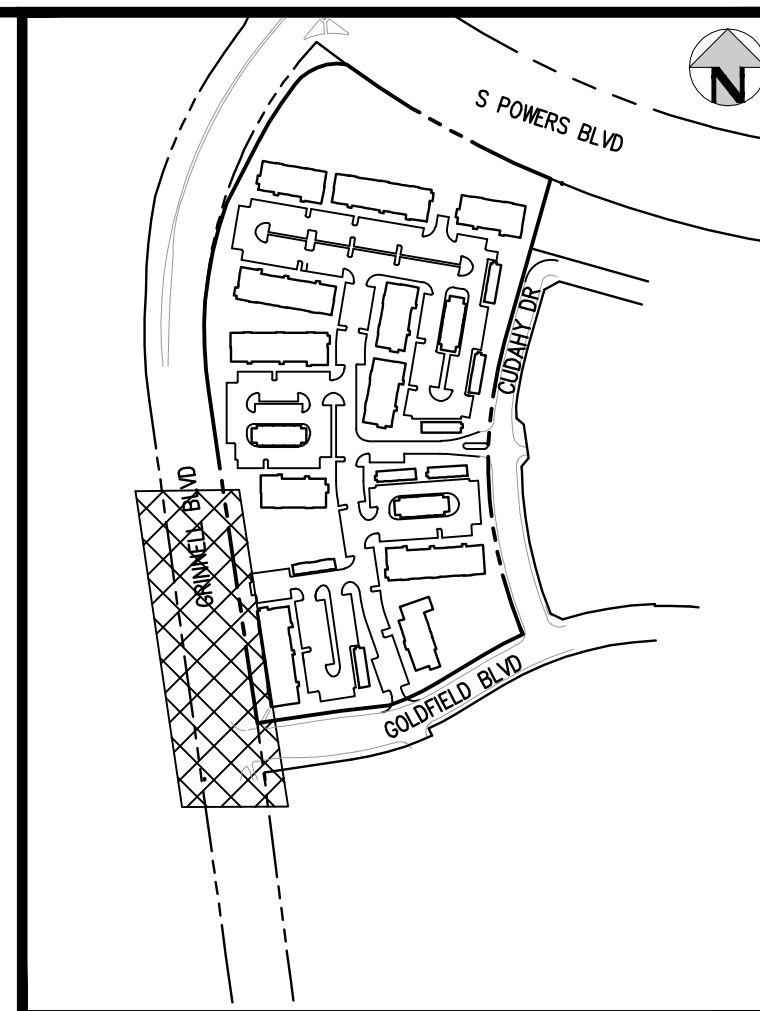
PRELIMINARY
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PROJECT #: 221206
 SHEET NUMBER

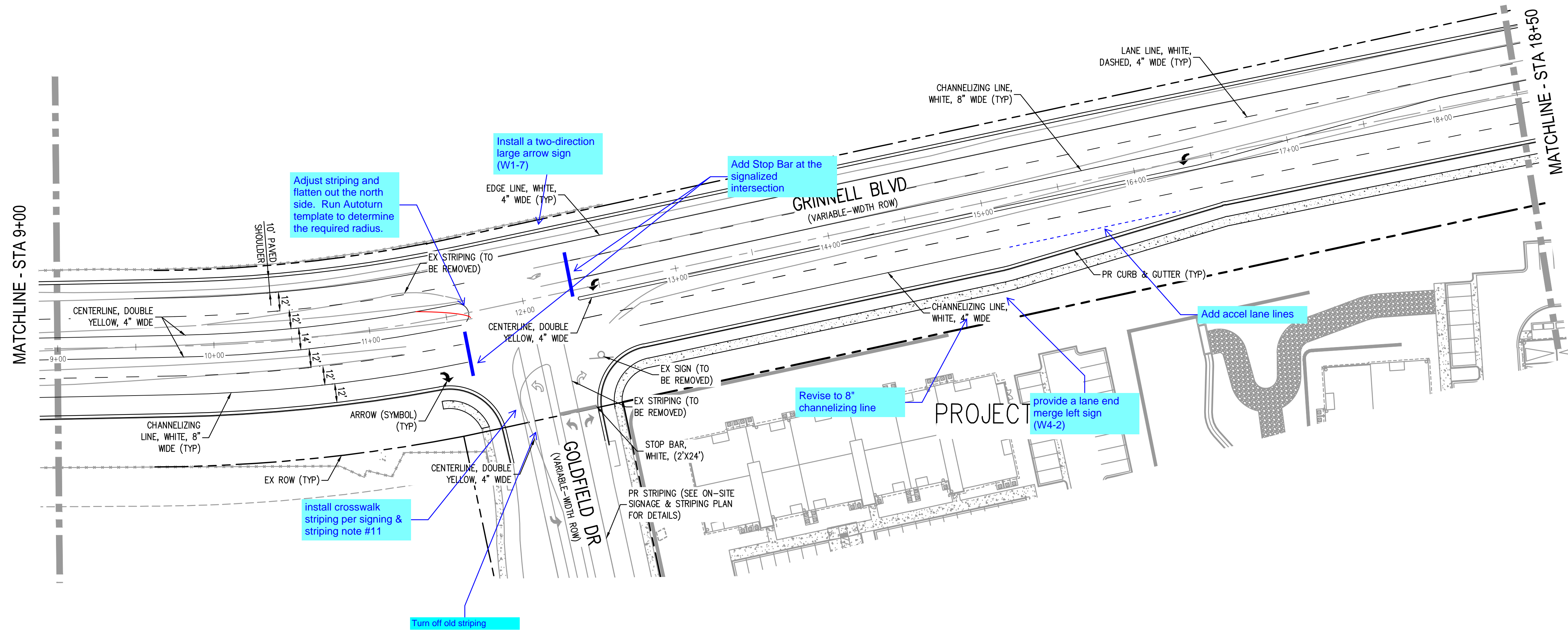
27

27 OF 30

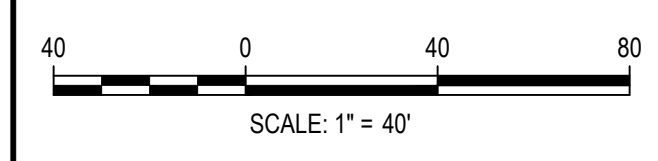
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KEY MAP
SCALE: 1"=400'



FILEPATH: J:\221206\ENGINEERING\ROADWAY\RAW - SIGNAGE & STRIPING PLAN\DWG_LAYOUT.LAYOUT2
 PLOTTED: MON 05/08/23 4:45:58P BY: BEN LEECH



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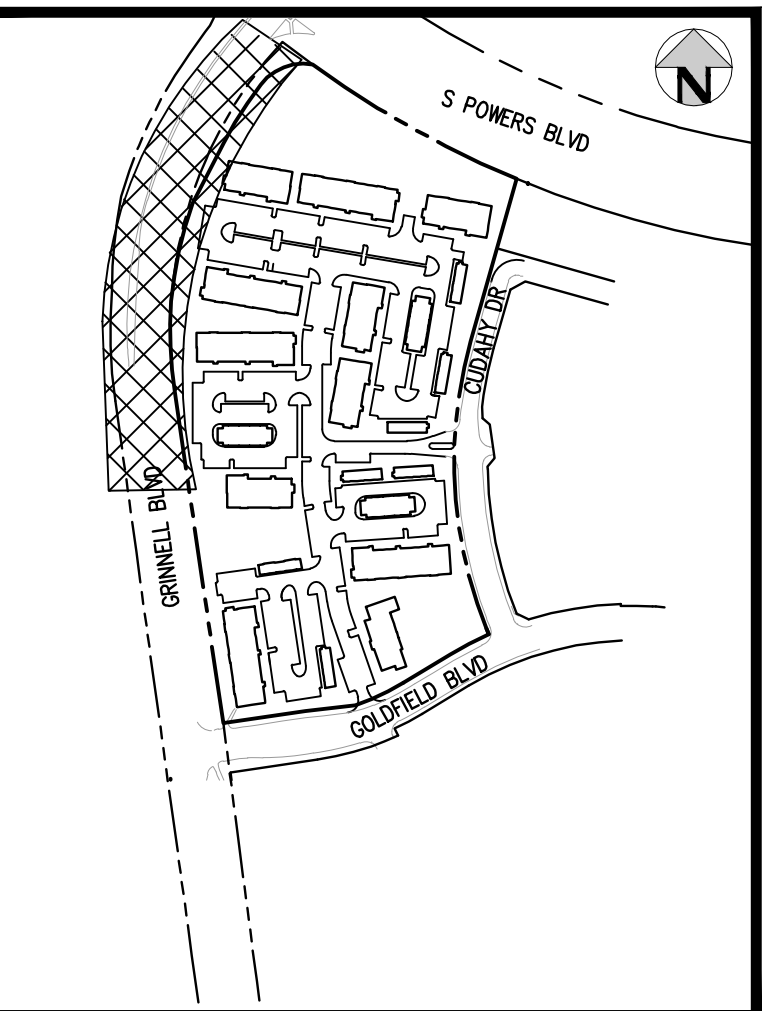
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OUTLOOK POWERS & GRINNELL
 SIGNAGE & STRIPING PLAN

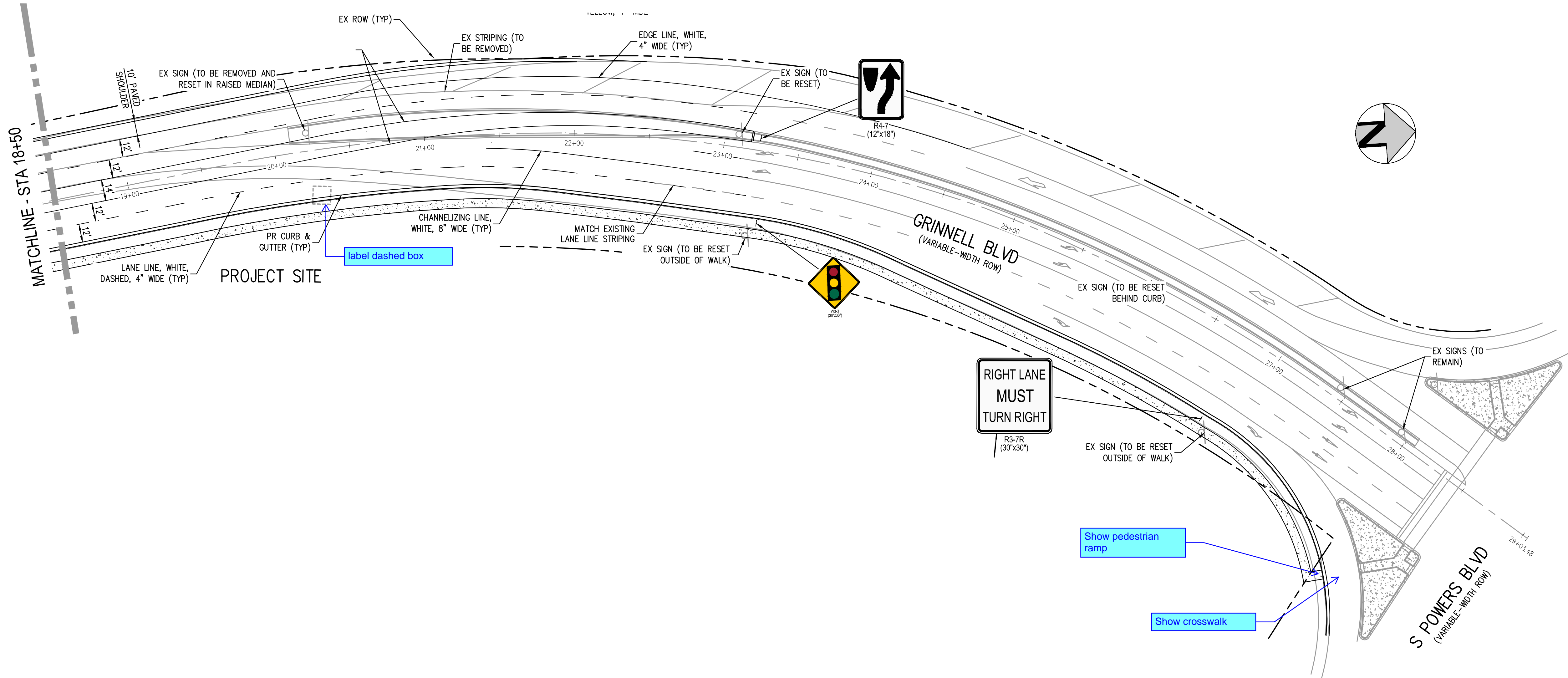
PRELIMINARY
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PROJECT #: 221206
SHEET NUMBER
28
28 OF 30

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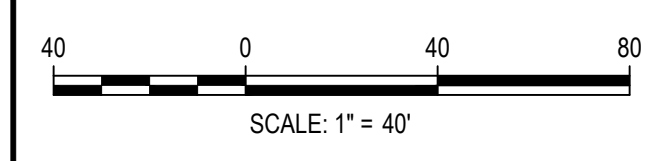
KEY MAP
SCALE: 1"=400'



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PLOT DATE: 05-08-2023 4:45:53 PM
PLOTTED: MON 05/08/23 4:45:53 PM BY: BEN LEECH



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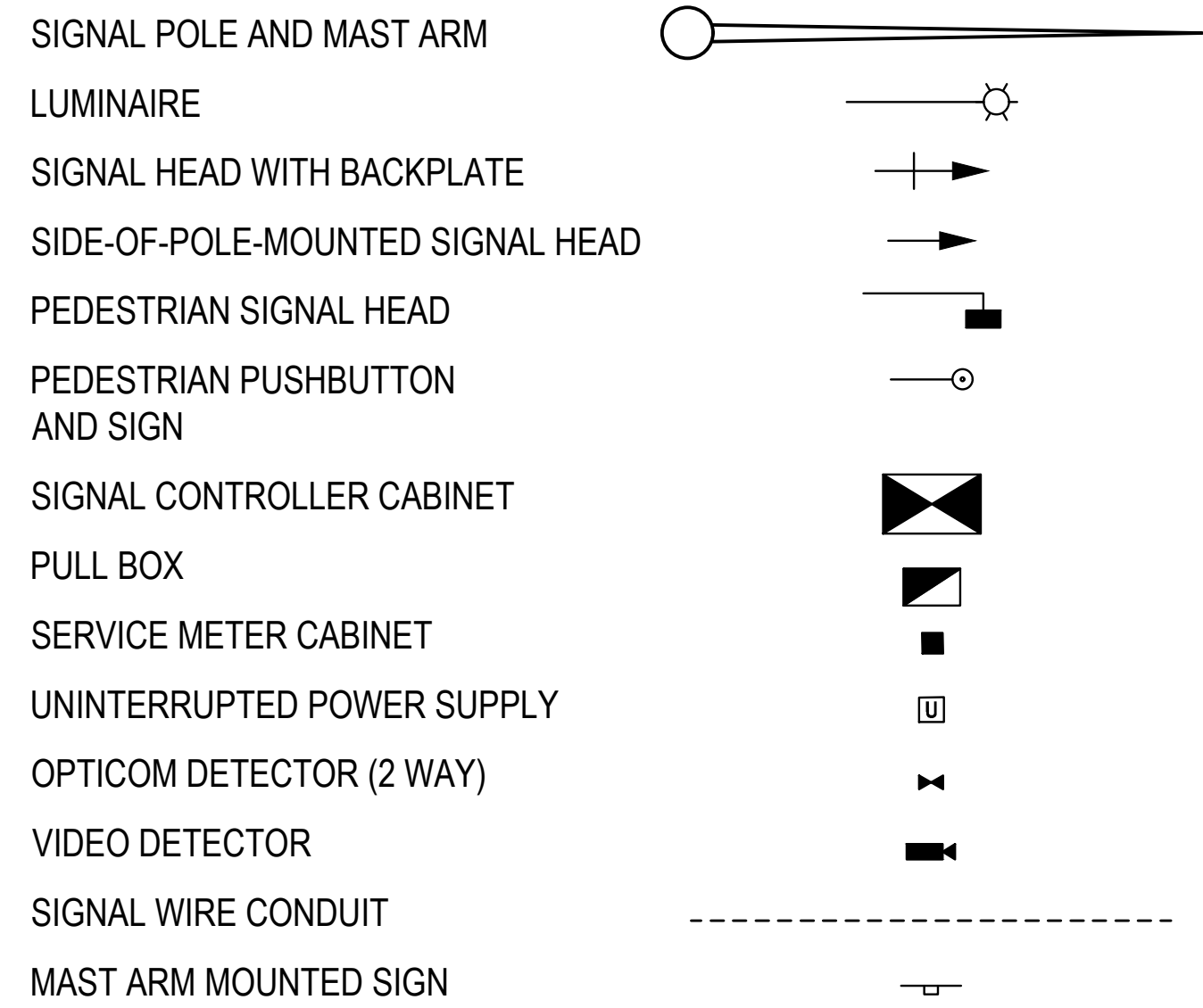
OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

PRELIMINARY
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CONSTRUCTION

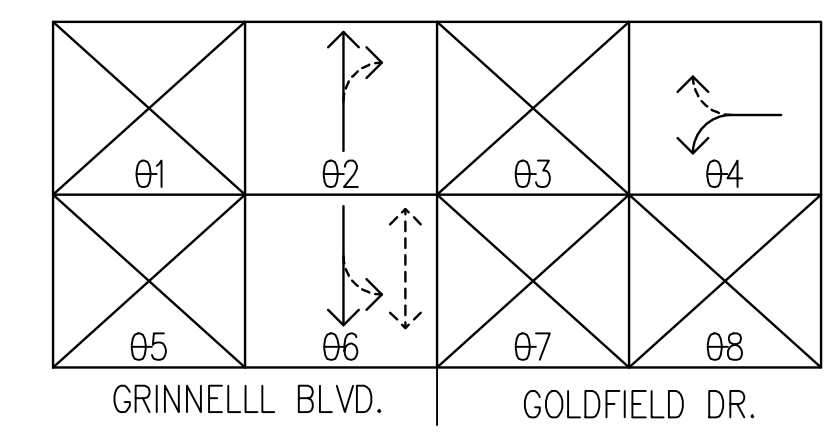
PROJECT #: 221206
SHEET NUMBER
29
29 OF 30

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

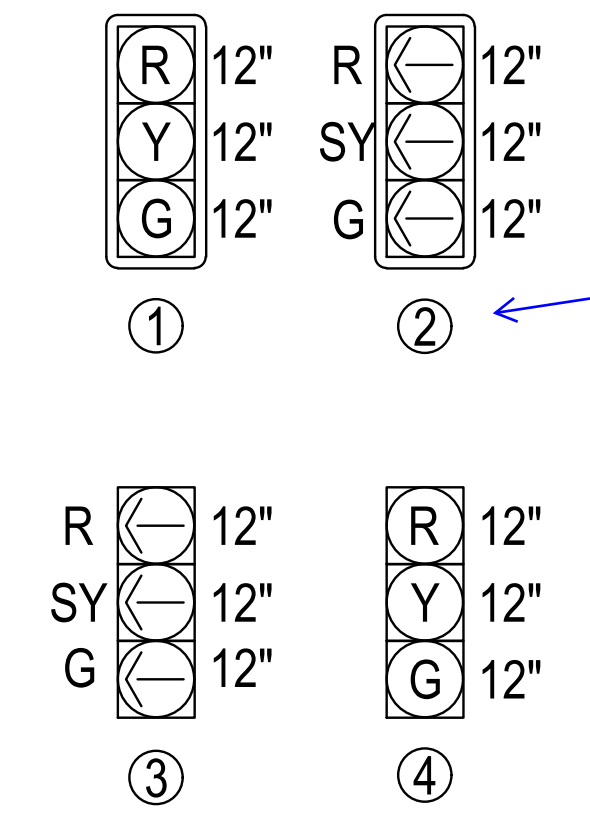
TRAFFIC SIGNAL LEGEND



SIGNAL PHASING DIAGRAM

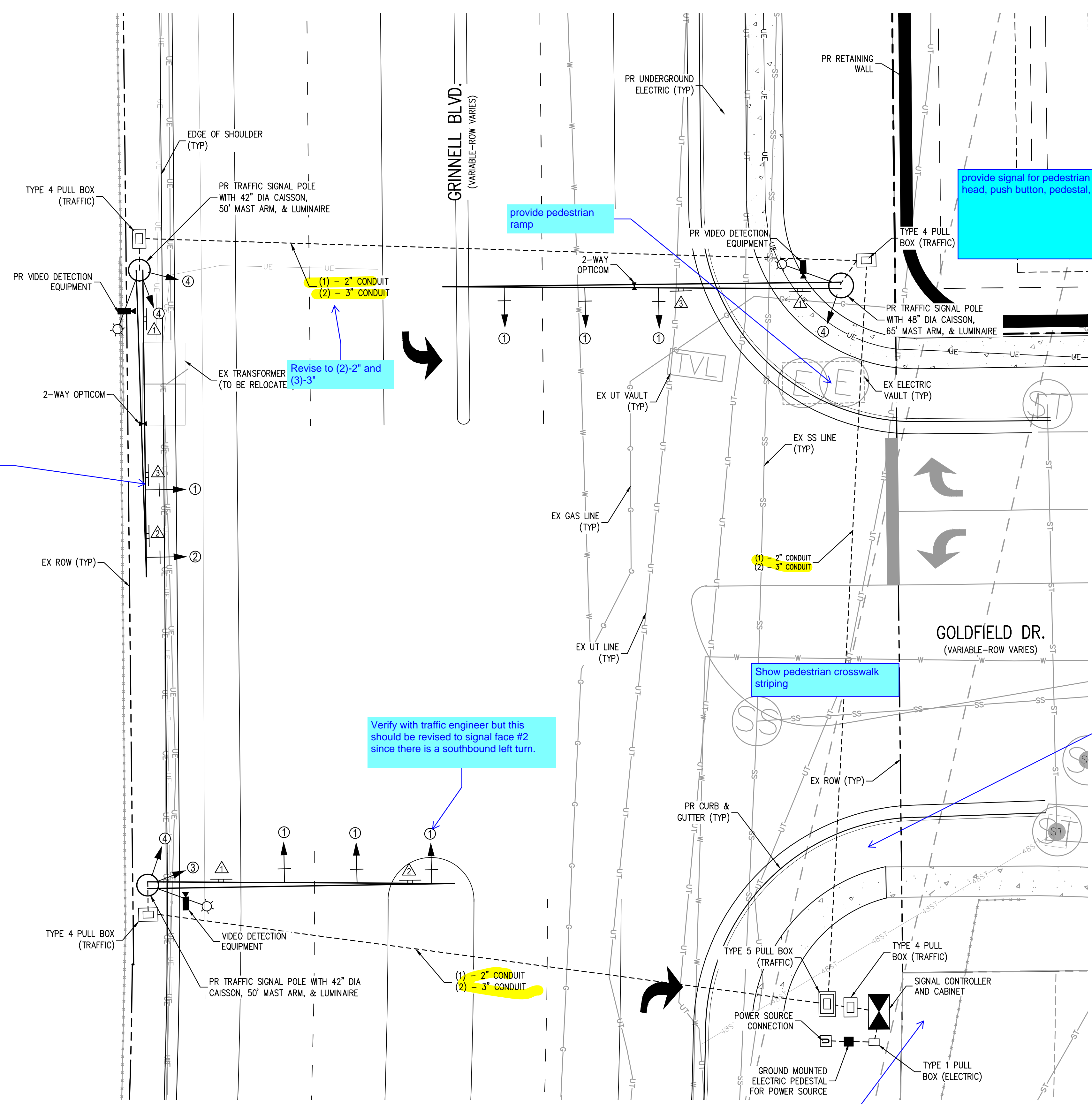


SIGNAL FACE DETAILS



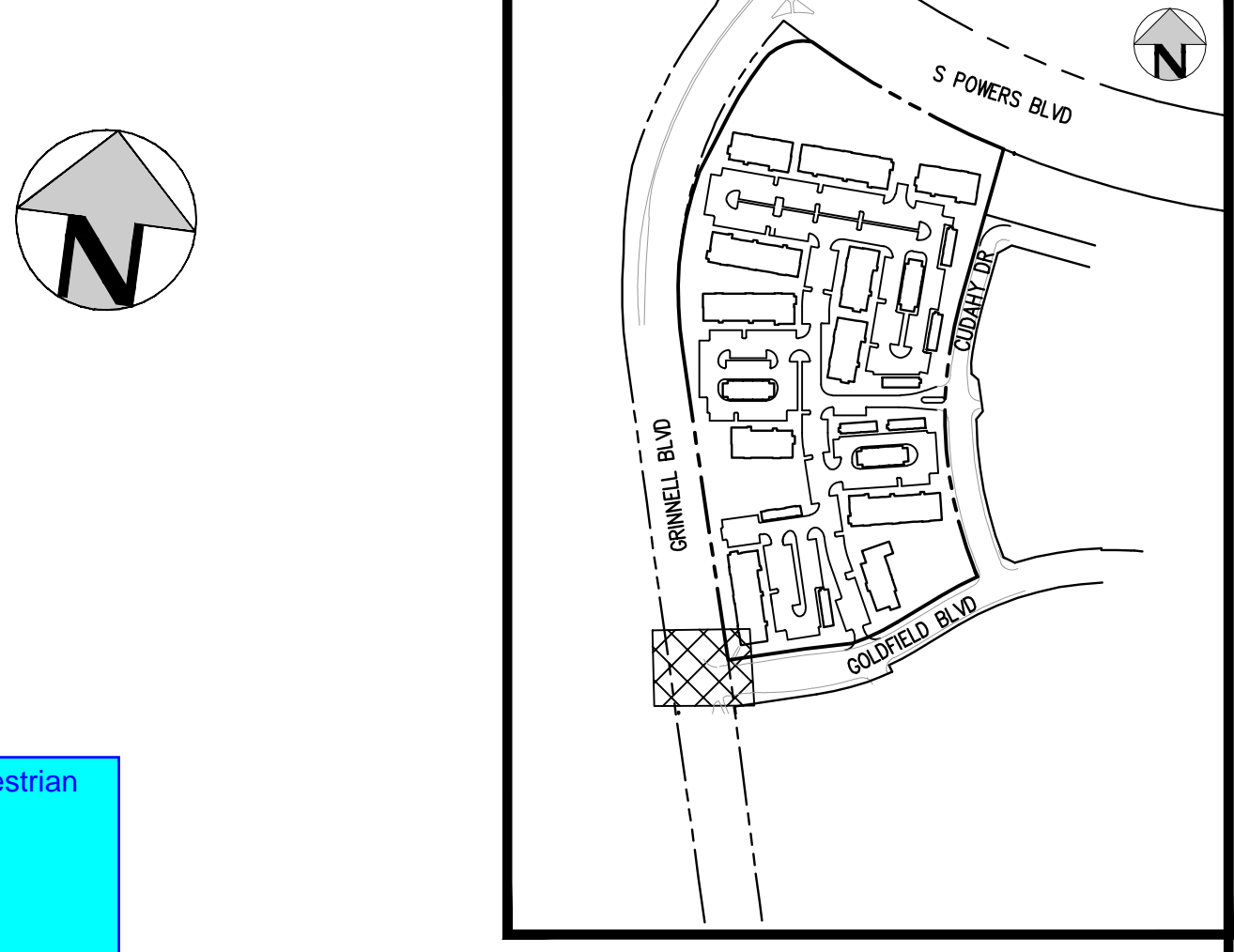
Staff will verify with Highways if this should be a 4-section vertical head to include a flashing yellow arrow.

*ALL MAST ARM SIGNAL HEADS SHALL HAVE LOUVERED BACKPLATES.



Verify with traffic engineer if this signal head is necessary. This does not seem to be needed.

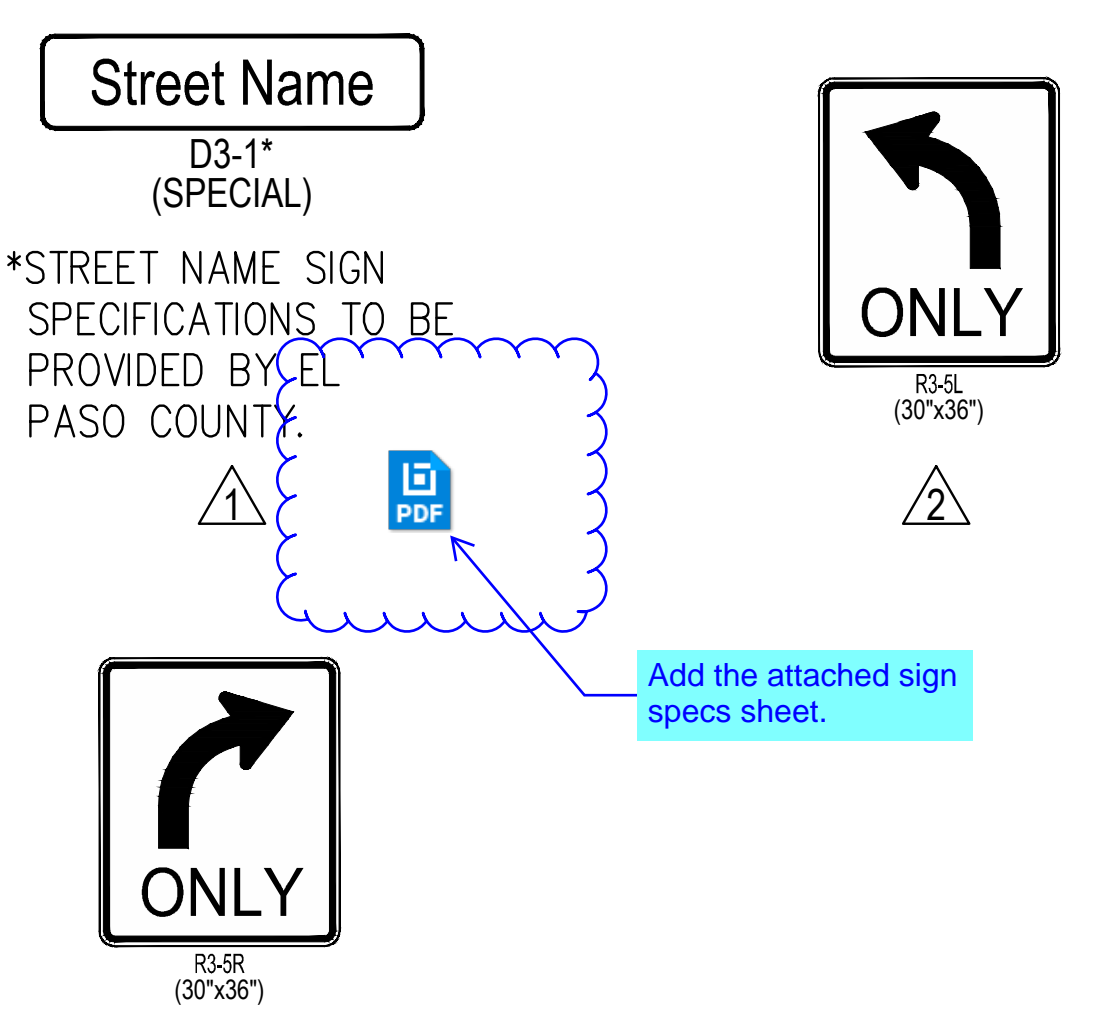
Verify with traffic engineer but this should be revised to signal face #2 since there is a southbound left turn.



SUMMARY OF QUANTITIES

CDOT ITEM NO.	DESCRIPTION	UNIT	PLAN
503-00042	DRILLED SHAFT (42 INCH)	LF	33
503-00048	DRILLED SHAFT (48 INCH)	LF	20.50
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	350
613-00206	3 INCH ELECTRICAL CONDUIT (BORED)	LF	750
613-07001	CDOT TYPE ONE PULL BOX	EACH	1
613-07004	CDOT TYPE FOUR PULL BOX	EACH	4
613-07005	CDOT TYPE FIVE PULL BOX	EACH	1
613-10000	WIRING	LS	1
613-13014	LUMINAIRE (LED) (14,000 LUMENS)	EACH	3
614-00011	SIGN PANEL (CLASS I)	EACH	7
614-10160	SIGNAL HEAD BACKPLATES	EACH	8
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	13
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1
614-72866	FIRE PREEMPTION UNIT AND TIMER (TWO-WAY)	EACH	2
614-72866	INTERSECTION DETECTION SYSTEM (CAMERA)	EACH	3
614-81150	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 - 50' MAST ARM)	EACH	2
614-81165	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 - 65' MAST ARM)	EACH	1
614-86232	TRAFFIC SIGNAL CONTROLLER (SOLID STATE) (FULL-ACTUATED) (8 PHASE)	EACH	1
614-87690	ETHERNET SWITCH	EACH	1
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1
626-00000	MOBILIZATION	LS	1
630-10005	TRAFFIC CONTROL	LS	1

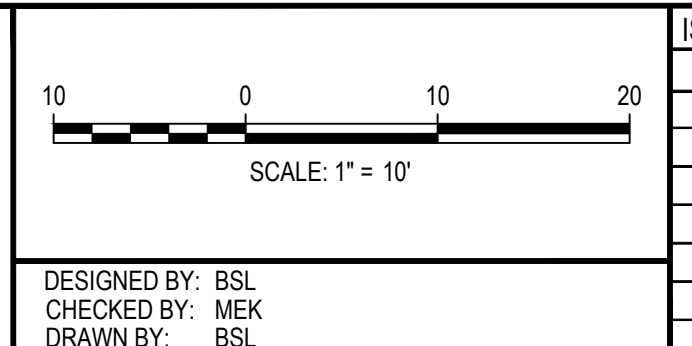
MAST ARM MOUNTED SIGNS:



Add Note that
 1. Proposed controller to be a McCain 2070 Flex ATC controller w/ rack mount, C1 connector, and Omni Software.
 2. Proposed Controller Cabinet shall be a McCain 350i ATC w/ Battery Backup and Auxiliary Rack.

Reference all the applicable CDOT details used for the signal plan.

FILE PATH: J:\221206\ENGINEERING\ROADWAY\RW - TRAFFIC SIGNAL PLANNING LAYOUT LAYOUT.TIF
 PLOTTED: MON 05/08/2023 4:45:22P BY: BEN LEECH



DATE	REVISION COMMENTS
05-08-2023	ISSUE DATE

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

Evergreen
 Development | Services | Investments

OUTLOOK POWERS & GRINNELL
 TRAFFIC SIGNAL PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
30
 30 OF 30

OUTLOOK POWERS & GRINNELL

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Upload the Utility Plans as a separate item on the eDARP submittal matrix.

Staff's recommendation is to remove the Site specific improvements from the SF2318 final plat application and submit it with the site plan application (PPR2320).

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 09080408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

1. NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 856.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
4. NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO THE POINT OF NON TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 5307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 212713198;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
2. ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 610.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
3. SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;

THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
2. SOUTH 58°55'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
4. SOUTH 83°24'45" WEST, A DISTANCE OF 105.09 FEET;
5. SOUTH 81°41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 363,565 SQUARE FEET OR 8.346 ACRES, MORE OR LESS;

BENCHMARK:

* A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS).

ELEVATION: 5908.830 US SURVEY FEET (NAV88 DATUM)

NOTE: NAVD 88 ELEVATION WAS TRANSFORMED FROM NGVD29 DATUM USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCA1). NGVD 29 PUBLISHED ELEVATION = 5905.440. PER NCA1, DELTA IS 3.389 US SURVEY FEET.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 7 BY A FOUND RR SPIKE IN CONCRETE AND THE WEST QUARTER OF SAID SECTION 7 BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "17496", AS BEARING SOUTH 00°43'01" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

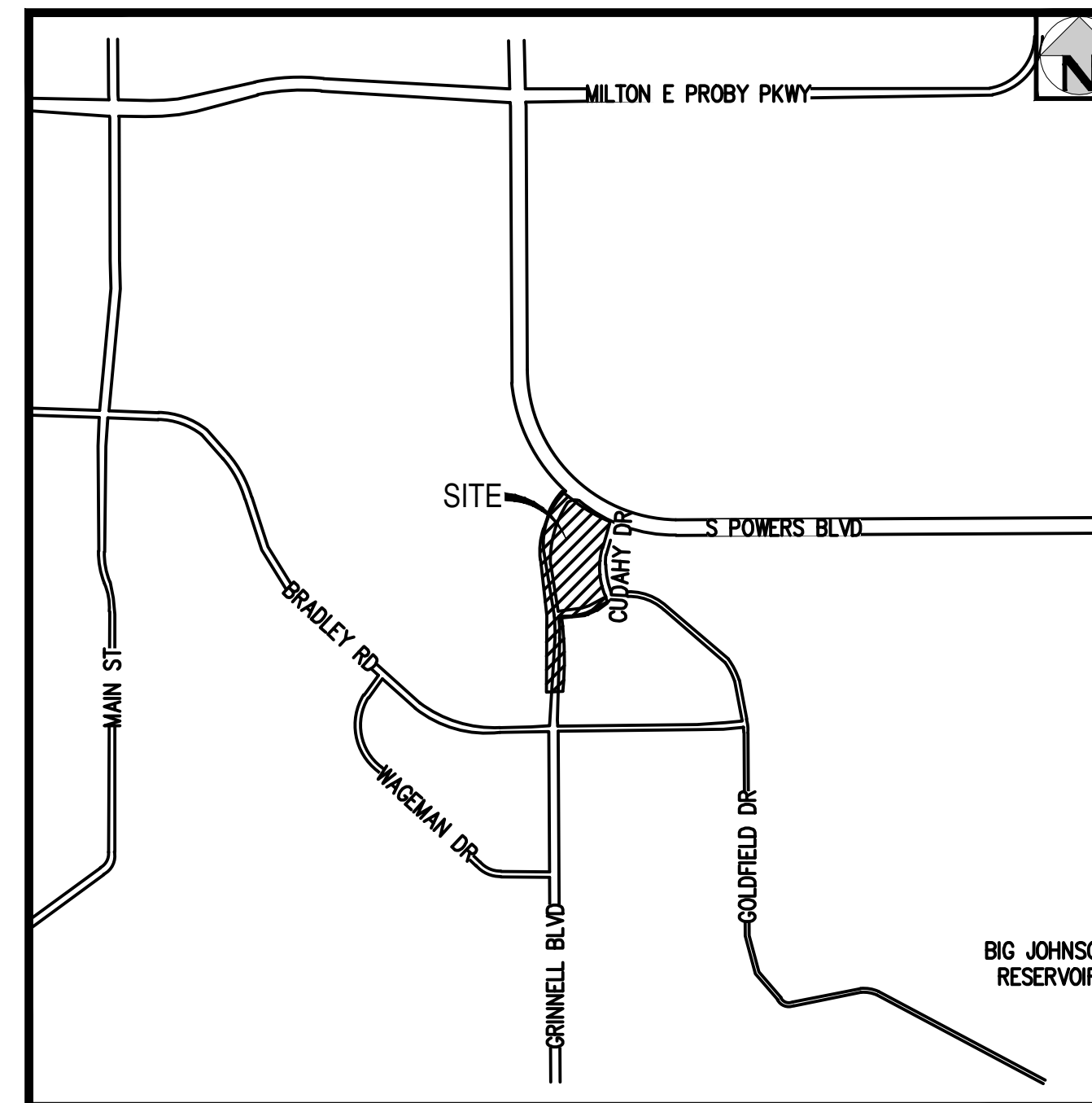
WATER & SANITARY PLANS

ABBREVIATIONS

BLDG	BUILDING
BLVD	BOULEVARD
DIP	DUCTILE IRON PIPE
E	EAST, EASTING
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FT	FEET
LF	LINEAR FEET
N	NORTH, NORTHING
PKWY	PARKWAY
ROW	RIGHT-OF-WAY
SAN	SANITARY
STM	STORM
TOP	TOP OF PIPE
TYP	TYPICAL
UG	UNDERGROUND
WAT	WATER

LEGEND

PROPERTY LINE	---	---
RIGHT-OF-WAY	- - - - -	- - - - -
SANITARY SEWER PIPE	---SS---	---SS---
WATER PIPE	---W---	---SW---
STORM SEWER PIPE	---ST---	---ST---
GAS	---G---	---G---
UNDERGROUND TELEPHONE	---UT---	---UT---
UNDERGROUND ELECTRIC	---UE---	---UE---
OVERHEAD ELECTRIC	---OE---	---OE---
JOINT TRENCH	---JT---	---JT---
MANHOLE	⊙	⊙
GATE VALVE	⊗	⊗
HYDRANT	⊕	⊕
TEE & FITTINGS	⊕	⊕
WATER DOMESTIC SERVICE	---	---
WATER FIRE SERVICE	---	---
SANITARY SERVICE W/ CLEANOUT	---	---
INLET	⊕	⊕
FLARED END SECTION	⊕	⊕
LANDSCAPE DRAIN	⊕	⊕
LIGHT	⊕	⊕
TELEPHONE VAULT	⊕	⊕
TELEPHONE JUNCTION BOX	⊕	⊕
ELECTRIC PULL BOX	⊕	⊕
FENCE POST/BOLLARD	⊕	⊕
TRANSFORMER	⊕	⊕



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

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- 2 GENERAL NOTES
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- 9 WATER LINE A PLAN & PROFILE
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- 11 WATER LINE A PLAN & PROFILE
- 12 WATER LINE A PLAN & PROFILE
- 13 WATER LINE B PLAN & PROFILE
- 14 WATER LINE B PLAN & PROFILE
- 15 WATER LINE C PLAN & PROFILE
- 16 WATER LINE C PLAN & PROFILE
- 17 WATER LINE C PLAN & PROFILE
- 18 WATER LINE C PLAN & PROFILE
- 19 WATER LINE D PLAN & PROFILE
- 20 SANITARY DETAILS

WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH WATER DISTRICT SPECIFICATIONS AND SHALL BE INSTALLED TO A DEPTH OF 5 FEET TO FLOW LINE FOR WATER MAIN(S) UP TO BUT NOT INCLUDING 12 INCH DIAMETER WATER MAINS AND 4 FEET OF COVER FOR 12 INCH AND LARGER DIAMETER MAIN(S) AT FINAL GRADE. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. ALL MAIN EXTENSIONS SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE WATER DISTRICT.

ANY WATER MAIN, SERVICE LINE OR APPURTENANCE THAT IS TO BE RELOCATED OR ADJUSTED BY THE CONTRACTOR OR DEVELOPER SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR OR PERSON OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT AT NO EXPENSE TO THE SECURITY WATER DISTRICT.

SIGNED _____ DATE _____
OWNER/DEVELOPER

DBA _____
ADDRESS _____

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO SECURITY WATER DISTRICT SPECIFICATIONS.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATION AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE SECURITY FIRE DEPARTMENT OR FOUNTAIN FIRE DEPARTMENT, WHOMEVER HAS JURISDICTION.

SIGNED _____ DATE _____
SECURITY FIRE DEPARTMENT

SIGNED _____ DATE _____
FOUNTAIN FIRE DEPARTMENT

WATER PLAN APPROVAL

SIGNED _____ DATE _____
SECURITY WATER DISTRICT

SANITARY STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED SEWER FACILITIES WILL BE MADE IN ACCORDANCE WITH SECURITY SANITATION DISTRICT SPECIFICATIONS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER.

ANY SEWER MAIN, SERVICE LINE, OR APPURTENANCE TO EITHER, THAT IS TO BE RELOCATED OR ADJUSTED BECAUSE OF CONSTRUCTION OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR, OR PERSON(S) REQUIRING THE MOVEMENT, RELOCATION, OR ADJUSTMENT. THIS SHALL BE AT NO EXPENSE TO THE SECURITY SANITATION DISTRICT.

SIGNED _____ DATE _____
OWNER/DEVELOPER

SECURITY SANITATION PLAN APPROVAL

SIGNED _____ DATE _____
SECURITY SANITATION DISTRICT

Add the El Paso County standard signature blocks for the developer/owner statement, design engineer statement, and county engineer.

Add PCD File No SF2318

PRELIMINARY
NOT FOR
CONSTRUCTION

DEVELOPER

CIVIL ENGINEER/SURVEYOR



ISSUE DATE: 05-08-2023	PROJECT #: 221206
DATE	REVISION COMMENTS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
Filepath: J:\221206\ENGINEERING\UTILITIES\WAS - COVER.DWG Layout LAYOUT1
Project Title: 050823 10:55:05A By: Colton Hocher

SECURITY SANITATION DISTRICT GENERAL NOTES FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION

GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT (SSD) SEWER USE REGULATIONS (SUR), THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT.
2. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR DETERMINING THE LOCATION AND PROVIDING PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED BY DIALING 811 OR 1-800-922-1987.
3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EXCAVATION FOR THE NEW WASTEWATER FACILITIES AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED. IN THE CASE WHERE A GUY WIRE OR ITS ANCHOR IS IN DIRECT CONFLICT WITH THE WORK PROPOSED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY FOR THE REMOVAL AND REINSTALLATION OF THE CONFLICTING GUY WIRE OR ANCHOR AS REQUIRED.
4. NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE MAINTAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
5. THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS, ACCEPTABLE TO THE UTILITY OWNER, ARE MADE BETWEEN THE CONTRACTOR, THE RESPECTIVE UTILITY DEPARTMENT AND WHERE APPROPRIATE, THE PRIVATE PROPERTY OWNER(S).
6. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

EARTHWORK

7. ALL EXCAVATION, PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND THE DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY GOVERNING WORK IN AND USE OF PUBLIC RIGHT-OF-WAYS.
8. IN THOSE AREAS WHERE CONSTRUCTION ACTIVITY ALTERS EXISTING DRAINAGE CONFIGURATIONS, DRAINAGE PATTERNS SHALL BE RESTORED TO AS GOOD AS OR BETTER CONDITIONS THAN THOSE THAT EXISTED PRIOR TO THE CONSTRUCTION ACTIVITY.
9. COMPACTION SHALL BE IN COMPLIANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS. IN THOSE AREAS WHERE CUT PERMITS ARE ISSUED BY AN OUTSIDE AUTHORITY OR IN CASE OF CONFLICT IN THE REFERENCED STANDARDS, COMPLY WITH THE MORE STRINGENT SPECIFICATION.
10. ANY MATERIAL NOT SUITABLE FOR INCORPORATION INTO TRENCH BACKFILL OR STREET SUBGRADE SHALL BE REMOVED FROM THE SITE.
11. ANY SOIL THAT IS DISTURBED BELOW THE DESIGNATED SUBGRADE ELEVATIONS BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.

TRAFFIC CONTROL AND STREET SURFACE RESTORATION

12. ALL STREET SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE AGENCY HAVING JURISDICTION OVER THE ROADWAY, SUBJECT TO THE ACCEPTANCE BY THE SECURITY SANITATION DISTRICT.

SANITARY SEWER SERVICE LINES

13. SANITARY SEWER SERVICE LINES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
14. SANITARY SEWER SERVICE CONNECTIONS USING IN-LINE TEES OR SADDLE TAP TEES SHALL BE INSTALLED NO LESS THAN 5- FEET FROM ANY MANHOLE AND NO LESS THAN 3- FEET FROM AN ADJACENT SEWER SERVICE CONNECTION OR TAP.
15. THE CONTRACTOR SHALL NOTIFY THE SECURITY SANITATION DISTRICT 48- HOURS PRIOR TO COMMENCING EXCAVATION FOR A SANITARY SEWER SERVICE LINE AND COORDINATE THE REQUIRED INSPECTIONS.
16. CLEANOUTS SHALL BE INSTALLED WHERE HORIZONTAL DEFLECTIONS IN ALIGNMENT OCCUR IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
17. ALL SERVICE LINE INSTALLATIONS SHALL BE INSPECTED BY THE SECURITY SANITATION DISTRICT PRIOR TO BACKFILLING.
18. SANITARY SEWER SERVICE LINES SHALL BE INSTALLED WITH AN ABSOLUTE MINIMUM SLOPE OF 2% UNLESS SPECIFICALLY AUTHORIZED BY THE SECURITY SANITATION DISTRICT IN WRITING.

GENERAL CONSTRUCTION NOTES

19. SHOP DRAWING SUBMITTALS SHALL BE MADE TO THE SECURITY SANITATION DISTRICT FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
20. ALL SEWER MAIN AND SERVICE LINE WORK SHALL BE UNDERTAKEN UTILIZING CLASS "B" BEDDING. REFER TO THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED PIPELINE EMBEDMENT.
21. ANY SIGNS, DELINEATOR POSTS, MAILBOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION AND IN AN ACCEPTABLE CONDITION.
22. IN THOSE AREAS WHERE NEW PIPELINE CONSTRUCTION IMPACTS EXISTING FENCING, THE CONTRACTOR SHALL REMOVE THE FENCING AS NECESSARY. ALL FENCING REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN A CONDITION AS GOOD AS OR BETTER THAN ORIGINALLY FOUND.
23. EXISTING PROPERTY CORNERS AND SECTION MONUMENTATION SHALL NOT BE DISTURBED. IN THE EVENT ANY EXISTING PROPERTY MONUMENTATION IS DISTURBED DURING THE COURSE OF CONSTRUCTION, IT SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF COLORADO.
24. THE CONTRACTOR SHALL SET ALL MANHOLE RINGS AND COVERS OUTSIDE OF PAVED ROADWAYS OR HARDCAPED AREAS 2-INCHES ABOVE THE FINISH GRADE AND INSTALL A CARSONITE MARKER POST AT EACH MANHOLE. THE CONTRACTOR SHALL COORDINATE WITH THE SECURITY SANITATION DISTRICT FOR THE PLACEMENT OF THE CARSONITE MARKERS AT ALL OFF-ROAD MANHOLE LOCATIONS.
25. IN PAVED ROADS OR HARDCAPED SURFACES, MANHOLE RINGS SHALL BE SET ¼-INCH BELOW FINISH GRADE. CARE SHALL BE TAKEN IN FINAL GRADING TO PRECLUDE PONDING OF SURFACE WATER OVER MANHOLE RINGS AND COVERS.
26. THE CONTRACTOR SHALL REVIEW THE DETAILS IN THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND STANDARD DRAWINGS FOR MANHOLE WALL THICKNESS, BASE DIAMETER AND THICKNESS, STEEL REQUIREMENTS AND WATERPROOFING REQUIREMENTS. MANHOLE BASES SHALL BE PRECAST UNITS UNLESS APPROVED IN ADVANCE BY THE SECURITY SANITATION DISTRICT.
27. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONCRETE/GROUT FILLETS IN THE MANHOLES WITH THE SECURITY SANITATION DISTRICT TO ENSURE PROPER PERFORMANCE AND ACHIEVEMENT OF DESIGN INTENT. FULL DEPTH, EQUAL TO THE PIPE DIAMETER, FLOW CHANNELS ARE REQUIRED.
28. THE CONTRACTOR IS TO UNDERTAKE HIS WORK IN ACCORDANCE WITH OSHA'S CONFINED SPACE ENTRY REQUIREMENTS.
29. NEW MATERIALS SHALL BE USED FOR ALL WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS.
30. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. FINAL GRADING IS SUBJECT TO REVIEW AND APPROVAL.
31. THE SUBGRADE UNDERNEATH ALL STRUCTURES SHALL BE ADEQUATELY STABILIZED IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS.
32. ALL SANITARY SEWER COLLECTION SYSTEM COMPONENTS ARE SUBJECT TO PRESSURE TESTING IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE BY THE DISTRICT, ALL SANITARY SEWER LINES SHALL BE PROFESSIONALLY CLEANED, INSPECTED BY INTERNAL VIDEO CAMERA AND WRITTEN RECORDS AND DIGITAL VIDEO DISK (DVD) RECORDINGS FURNISHED TO THE SECURITY SANITATION DISTRICT FOR REVIEW AND APPROVAL.
33. THE PIPELINE INSTALLATION SHALL GENERALLY BE ACCOMPLISHED FROM THE LOWEST PORTION OF THE PROJECT PROCEEDING UPHILL. FLAT TOP LIDS ON PRECAST CONCRETE MANHOLES ARE REQUIRED FOR ALL MANHOLES 5.0 FEET AND LESS IN DEPTH. ECCENTRIC CONES ARE TO BE INSTALLED ON ALL MANHOLES WITH DEPTHS GREATER THAN 5.0 FEET.
34. THE CONTRACTOR SHALL THICKEN FILLETS IN MANHOLES AT THE DIRECTION OF THE SECURITY SANITATION DISTRICT WHERE THE UPSTREAM LINES HAVE EXCESSIVE GRADES.
35. ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL BE IN CONFORMANCE WITH ASTM D3034 (GREEN IN COLOR) AND INSTALLED PER ASTM D2321. PIPE STANDARD DIMENSION RATIO (SDR) OR PIPE STIFFNESS (PS) MAY VARY AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
36. WHERE THE NEW SANITARY SEWER MAIN IS LESS THAN 18 VERTICAL INCHES UNDER A WATER MAIN, THE CONTRACTOR SHALL INSTALL A 20-FOOT LONG SEGMENT OF DUCTILE IRON PIPE (DIP) IN THE SANITARY SEWER MAIN CENTERED ON THE WATER MAIN CROSSING. THE DIP SHALL BE CONNECTED TO THE PVC SANITARY SEWER MAIN WITH WATER TIGHT FERNCO TYPE COUPLINGS ENCASED IN REINFORCED CONCRETE 12-INCHES LONG, 6-INCHES THICK. MATCH INVERTS OF THE DIP AND PVC PIPE.
37. ALL DUCTILE IRON PIPING UTILIZED WITHIN THE SECURITY SANITATION DISTRICT SHALL HAVE AN INTERIOR COATING OR LINING IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS SPECIFICALLY DESIGN, APPLIED AND INSTALLED FOR CORROSION CONTROL.
38. THE SANITARY SEWER PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS BETWEEN MANHOLES UNLESS OTHERWISE APPROVED BY THE SECURITY SANITATION DISTRICT.
39. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WASTEWATER PIPELINES OR MANHOLES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
40. ALL PIPELINES SHALL BE "AS BUILT" SURVEYED AND "AS BUILT" DRAWINGS SUBMITTED TO THE SECURITY SANITATION DISTRICT FOR REVIEW AND ACCEPTANCE. PAPER OR "HARD COPY" DRAWINGS AND ELECTRONIC AUTOCAD FILES ARE REQUIRED. REFER TO THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED ELECTRONIC FILE FORMAT, HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM.
41. THE CONTRACTOR SHALL PROCURE AND FAMILIARIZE HIMSELF WITH THE SECURITY SANITATION DISTRICT (SSD) SEWER USE REGULATIONS (SURS), THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE DISTRICT'S SEWER USE REGULATIONS AND DESIGN CRITERIA AND STANDARD SPECIFICATIONS SHALL BE ON-SITE ANY TIME CONSTRUCTION IS BEING ACCOMPLISHED.
42. MANHOLE ENTRY PERMIT: THE SECURITY SANITATION DISTRICT WILL AUTHORIZE THE CONTRACTOR TO ENTER DISTRICT-OWNED MANHOLES; HOWEVER, THE DISTRICT WILL NOT ISSUE AN "ENTRY PERMIT" TO THE CONTRACTOR FOR ANY CONFINED SPACE. PRIOR TO ANY ENTRY, THE CONTRACTOR SHALL PROVIDE HIS OWN PERSONNEL CAPABLE AND QUALIFIED TO ISSUE AN ENTRY PERMIT AND SHALL BE EQUIPPED FOR ENTRY INTO CONFINED SPACES. THE SECURITY SANITATION DISTRICT WILL ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S ENTRY INTO DISTRICT-OWNED MANHOLES.
43. ALL MANHOLES SHALL HAVE A FOUR (4) FOOT INSIDE DIAMETER UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
44. THE WARRANTY FOR COMPLETED WORK SHALL EXTEND FOR A TWO-YEAR PERIOD FROM THE DATE OF ACCEPTANCE OF THE PROJECT BY THE DISTRICT.

SECURITY SANITATION DISTRICT GENERAL NOTES FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION

GENERAL

1. "DISTRICT MAINS" AS DEFINED IN SECTION 2.01 (A) OF THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY/AND/OR EASEMENTS AS DETERMINED BY THE SECURITY WATER DISTRICT. PUBLIC RIGHT-OF-WAYS MUST BE APPROVED BY THE LOCAL LAND USE AUTHORITY IN THE SUBDIVISION PLAT OR OTHERWISE BY DEDICATION AND ACCEPTANCE.
2. THE SECURITY WATER DISTRICT MUST RECEIVE SIGNED AND RECORDED COPIES OF ALL EASEMENT AGREEMENTS PRIOR TO THE START OF CONSTRUCTION.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SECURITY WATER DISTRICT POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT.
4. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR DETERMINING THE LOCATION AND PROVIDING PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED BY DIALING 811 OR 1-800-922-1987. ALL PLANS FOR WATER SYSTEM ADDITIONS OR IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE DISTRICT'S SYSTEM SHALL COMPLY WITH THE COLORADO SUBSURFACE UTILITY LAW: SENATE BILL 18-167, CRS 9-1.5-101 THROUGH 9-1.5-108, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, PREPARATION AND SUBMITTAL OF SUBSURFACE UTILITY ENGINEERING PLANS, DOCUMENTS AND CERTIFICATIONS AS SPECIFIED.
5. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EXCAVATION FOR THE NEW WATER FACILITIES AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED. IN THE CASE WHERE A GUY WIRE OR ITS ANCHOR IS IN DIRECT CONFLICT WITH THE WORK PROPOSED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY FOR THE REMOVAL AND REINSTALLATION OF THE CONFLICTING GUY WIRE OR ANCHOR AS REQUIRED.
6. NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE MAINTAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
7. THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS, ACCEPTABLE TO THE UTILITY OWNER, ARE MADE BETWEEN THE CONTRACTOR, THE RESPECTIVE UTILITY DEPARTMENT AND WHERE APPROPRIATE, THE PRIVATE PROPERTY OWNER(S).
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

EARTHWORK

1. ALL EXCAVATION, PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY GOVERNING WORK IN AND USE OF PUBLIC RIGHT-OF-WAYS.
2. IN THOSE AREAS WHERE CONSTRUCTION ACTIVITY ALTERS EXISTING DRAINAGE CONFIGURATIONS, DRAINAGE PATTERNS SHALL BE RESTORED TO AS GOOD AS OR BETTER CONDITIONS THAN THOSE THAT EXISTED PRIOR TO THE CONSTRUCTION ACTIVITY.
3. COMPACTION SHALL BE IN COMPLIANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. IN THOSE AREAS WHERE EXCAVATION PERMITS ARE ISSUED BY AN OUTSIDE AUTHORITY OR IN CASE OF CONFLICT IN THE REFERENCED STANDARDS, COMPLY WITH THE MORE STRINGENT SPECIFICATION.
4. ANY MATERIAL NOT SUITABLE FOR INCORPORATION INTO TRENCH BACKFILL OR STREET SUBGRADE SHALL BE REMOVED FROM THE SITE.
5. ANY SOIL THAT IS DISTURBED BELOW THE DESIGNATED SUBGRADE ELEVATIONS BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.

TRAFFIC CONTROL AND STREET SURFACE RESTORATION

1. ALL STREET SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE AGENCY HAVING JURISDICTION OVER THE ROADWAY, SUBJECT TO THE ACCEPTANCE BY THE SECURITY WATER DISTRICT.

WATER MAINS & APPURTENANCES

1. POTHOLING OR EXCAVATION FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS SHALL BE PERFORMED IN THE DESIGN STAGE OF THE PLAN PREPARATION. THE LOCATION OF CONNECTION OF NEW WATER MAINS TO THE EXISTING DISTRIBUTION SYSTEM FACILITIES SHALL BE EXCAVATED AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING FACILITIES DETERMINED BY PRECISE SURVEY. THE POTHOLE AND SURVEY DATA SHALL BE SHOWN ON THE FINAL APPROVED WATER MAIN PLANS AND/OR DRAWINGS.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE SECURITY WATER DISTRICT INSPECTOR OFFICE TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE SECURITY WATER DISTRICT WILL BE NOTIFIED FIVE WORKING DAYS PRIOR TO ANY SHUT DOWN OF EXISTING SERVICE DUE TO CONSTRUCTION.
3. REUSE OF ANY MATERIALS OR REJECTION OF ANY NEW MATERIALS SHALL BE AT THE SOLE DISCRETION OF THE SECURITY WATER DISTRICT'S INSPECTOR. THE SECURITY WATER DISTRICT'S DECISION SHALL BE FINAL.
4. ALL STREET VALVE BOXES SHALL BE TYLER/UNION SLIP TYPE (664-A, 26T+36B IS REFERENCE TO LEVEL ONE ASSEMBLY, LESS LID WHICH IS A 5-1/4" DROP LID MARKED "WATER"). STREET VALVE BOXES SHALL BE SET 0" - 1/4" BELOW FINAL PAVEMENT SURFACE ELEVATION. FINAL SURFACE ELEVATION SHALL BE CONSTRUCTED AS ASSEMBLY IS DESIGNED (TOP SECTION FLANGE WILL BEAR APPLIED LOADING. DROP-IN RISERS SHALL NOT BE USED.)
5. DO NOT DROP PIPE AND FITTINGS WHEN OFF-LOADING. DO NOT STORE PIPE AND ASSOCIATED MATERIALS DIRECTLY ON THE GROUND.
6. ALL WATER MAINS AND APPURTENANCES DELIVERED TO THE SITE FOR INSTALLATION SHALL BE KEPT CLEAN. THE ENDS OF PIPES AND FITTINGS SHALL BE COVERED UNDER PROTECTIVE COVERINGS AT THE TIME OF DELIVERY TO PROTECT THE INNER SURFACES FROM COMING INTO CONTACT WITH MOISTURE, DIRT, DUST, DEBRIS AND ANIMALS AND SHALL REMAIN PROTECTED UNTIL INSTALLATION IS COMPLETE.

WATER SERVICE LINES

1. SERVICE LINES SHALL BE INSTALLED WITH WET TAPS FOR CORPORATION STOPS. LINES ONE (1) INCH AND SMALLER DIAMETER SHALL BE DIRECT TAPPED (CC THREADED), TAPS ONE AND A HALF (1-½) INCH AND LARGER REQUIRE A WELVE (12) INCH LONG, CC THREADED, FUSION EPOXY COATED, STEEL TAPPING SLEEVE OR CUT IN TEE.
2. EACH BUSINESS, EACH RESIDENCE, AND EACH UNIT OF A DUPLEX HAVING SEPARATE WATER FACILITIES SHALL HAVE A SEPARATE METER AND WATER SERVICE LINE FROM THE MAIN TO THE METER ASSEMBLY.
3. EXISTING BUSINESSES OR RESIDENCES THAT MODIFY, EXPAND OR SPLIT SPACE THAT NOW HAVE ONE SERVICE LINE, SHALL INSTALL A NEW SERVICE LINE CONNECTED TO THE DISTRIBUTION SYSTEM AND METER ASSEMBLY IF THERE IS TO BE A SEPARATE BUSINESS OR RESIDENCE.
4. TAPPING PERMITS MUST BE APPLIED FOR AT THE SECURITY WATER DISTRICT OFFICE LOCATED AT 231 SECURITY BOULEVARD, PHONE 719-392-3475, AND PAID FOR AT LEAST 24 HOURS PRIOR TO TAPPING.
5. ALL SERVICE TAPS ON WATER MAINS WITHIN THE SECURITY WATER DISTRICT DISTRIBUTION SYSTEM SHALL BE ACCOMPLISHED BY THE CONTRACTOR, WHO SHALL NOTIFY THE SECURITY WATER DISTRICT 24 HOURS PRIOR TO TAPPING. PROPERTY CORNERS SHALL BE CLEARLY MARKED BY CONTRACTOR OR OWNER PRIOR TO TAPPING.
6. SERVICE LINE MATERIAL SHALL BE DISCOPLEX 0.5100 ULTRA-LINE 80POLYETHYLENE (PE) PIPING, SDR-7, OR OTHER SECURITY WATER DISTRICT APPROVED MATERIAL, ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE. CURB STOPS AND CORPORATION STOPS SHALL BE FORD METER BOX CO. BRASS AS SPECIFIED. CURB STOP BOXES SHALL BE TYLER, BOTTOM SLIP JOINT AND TOP SCREW JOINT.
7. SERVICE LINES SHALL ENTER THE LOT AS CLOSE AS POSSIBLE TO 90-DEGREES TO THE FRONT PROPERTY LINE. SERVICE LINES SHALL HAVE NO LESS THAN 10- FEET OF SEPARATION FROM SEWER SERVICES AND NO LESS THAN 6- FEET OF SEPARATION FROM ALL OTHER UTILITIES. BENCHING OF WATER SERVICE LINES ABOVE SEWER SERVICES IN A COMMON DITCH IS NOT PERMITTED. CURB STOPS SHALL BE SET AT A DEPTH OF 4- FEET TO FINAL GRADE OR AT SIDEWALK ELEVATION. CURB STOPS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
8. DRAWINGS FOR NON-RESIDENTIAL SERVICE INSTALLATIONS SHALL HAVE A DETAIL OF THE UTILITY ROOM SHOWING METER(S), PRV, BACKFLOW DEVICE, ISOLATION VALVES, FLOOR DRAINS, AND OTHER REQUIRED APPURTENANCES. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO INITIAL ACCEPTANCE BY THE SECURITY WATER DISTRICT. THE SECURITY WATER DISTRICT SHALL RECEIVE COPIES OF TEST RESULTS ON SECURITY WATER DISTRICT TEST FORMS AVAILABLE AT THE SECURITY WATER DISTRICT OFFICE.

GENERAL CONSTRUCTION NOTES

1. SHOP DRAWING SUBMITTALS SHALL BE MADE TO THE SECURITY WATER DISTRICT FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
2. ALL WATER MAINS AND SERVICE LINE WORK SHALL BE UNDERTAKEN UTILIZING CLASS "B" BEDDING. REFER TO THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED PIPELINE EMBEDMENT.
3. ANY SIGNS, DELINEATOR POSTS, MAILBOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION AND IN AN ACCEPTABLE CONDITION.
4. IN THOSE AREAS WHERE NEW PIPELINE CONSTRUCTION IMPACTS EXISTING FENCING, THE CONTRACTOR SHALL REMOVE THE FENCING AS NECESSARY. ALL FENCING REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN A CONDITION AS GOOD AS OR BETTER THAN ORIGINALLY FOUND.
5. EXISTING PROPERTY CORNERS AND SECTION MONUMENTATION SHALL NOT BE DISTURBED. IN THE EVENT ANY EXISTING PROPERTY MONUMENTATION IS DISTURBED DURING THE COURSE OF CONSTRUCTION, IT SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF COLORADO.
6. THE CONTRACTOR SHALL SET ALL VALVE RISER BOXES OUTSIDE OF PAVED ROADWAYS OR HARDCAPED AREAS 2-INCHES ABOVE THE FINISH GRADE AND INSTALL A CARSONITE MARKER POST AT EACH VALVE. CONTRACTOR SHALL COORDINATE WITH THE SECURITY WATER DISTRICT FOR THE PLACEMENT OF THE CARSONITE MARKERS AT ALL LOCATIONS.
7. NEW MATERIALS SHALL BE USED FOR ALL WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. FINAL GRADING IS SUBJECT TO REVIEW AND APPROVAL.
9. THE SUBGRADE UNDERNEATH ALL STRUCTURES SHALL BE ADEQUATELY STABILIZED IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
10. ALL WATER MAINS ARE SUBJECT TO PRESSURE TESTING IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE BY THE SECURITY WATER DISTRICT, ALL WATER MAINS MUST BE PRESSURETESTED, DISINFECTED, AND AN ACCEPTABLE BACTERIOLOGICAL TEST RECEIVED AND PROVIDED TO THE SECURITY WATER DISTRICT FOR ACCEPTANCE.
11. THE PIPELINE INSTALLATION SHALL GENERALLY BE ACCOMPLISHED BY PUSHING SPIGOT ENDS INTO BELL ENDS OF THE PIPE.
12. ALL WATER MAINS INSTALLED WITHIN THE SECURITY WATER DISTRICT SHALL BE DUCTILE IRON PIPE (DIP) IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
13. WHERE THE NEW WATER MAIN IS LESS THAN 18 VERTICAL INCHES OVER A SANITARY SEWER MAIN, THE WATER LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS.
14. ALL DUCTILE IRON PIPING UTILIZED WITHIN THE SECURITY WATER DISTRICT DISTRIBUTION SYSTEM SHALL HAVE AN EXTERIOR COATING AND AN INTERIOR LINING IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
15. THE WATER MAIN PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS UNLESS OTHERWISE APPROVED BY THE SECURITY WATER DISTRICT.
16. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WATER DISTRIBUTION SYSTEM PIPELINES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
17. ALL PIPELINES SHALL BE "AS BUILT" SURVEYED AND "AS BUILT" DRAWINGS SUBMITTED TO THE SECURITY WATER DISTRICT FOR REVIEW AND ACCEPTANCE. PAPER OR "HARD COPY" DRAWINGS AND ELECTRONIC AUTOCAD FILES ARE REQUIRED. REFER TO THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED ELECTRONIC FILE FORMAT, HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM.
18. THE CONTRACTOR SHALL PROCURE AND BE FAMILIAR WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SECURITY WATER DISTRICT POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE SECURITY WATER DISTRICT'S DESIGN CRITERIA AND STANDARD SPECIFICATIONS SHALL BE ON-SITE ANY TIME CONSTRUCTION IS BEING ACCOMPLISHED.
19. THE WARRANTY FOR COMPLETED WORK SHALL EXTEND FOR A TWO-YEAR PERIOD FROM THE DATE OF THE PRELIMINARY ACCEPTANCE OF THE PROJECT BY THE SECURITY WATER DISTRICT.

Add the county standard construction notes

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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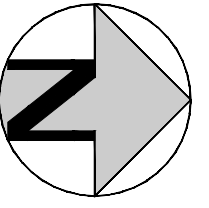
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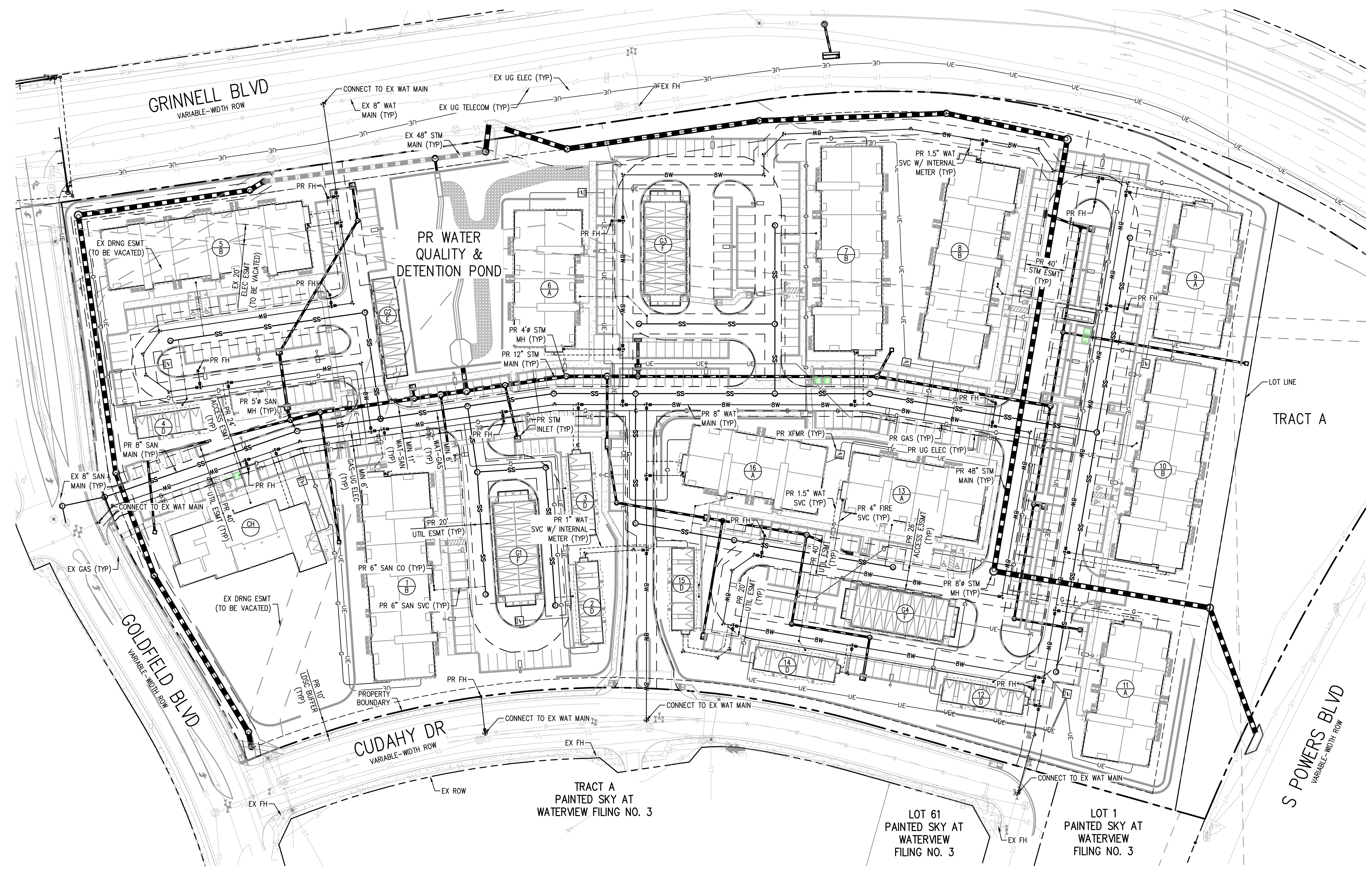


OUTLOOK POWERS & GRINNELL
GENERAL NOTES

PROJECT #: 221206
SHEET NUMBER
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2 OF 20



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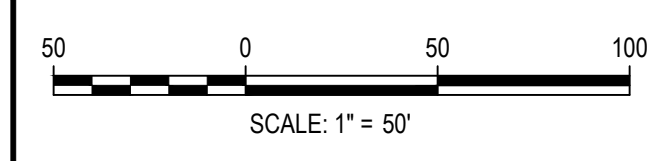


- NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.

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Call before you dig.



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DATE	REVISION COMMENTS

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HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
OVERALL UTILITY PLAN

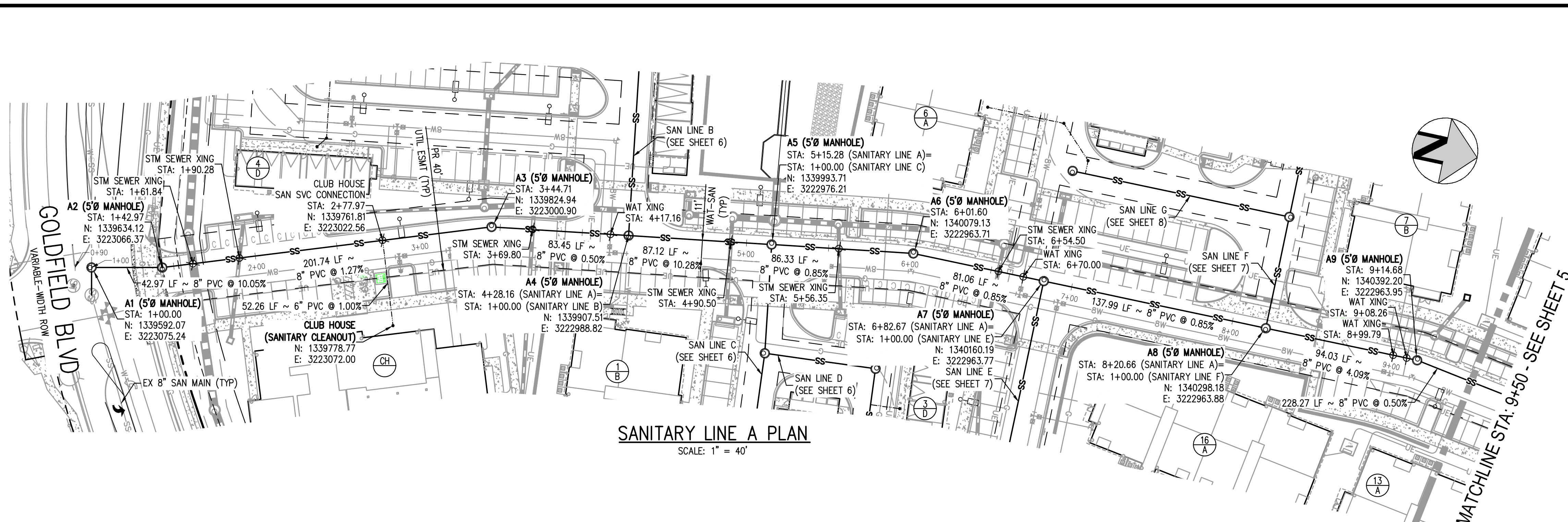
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CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER

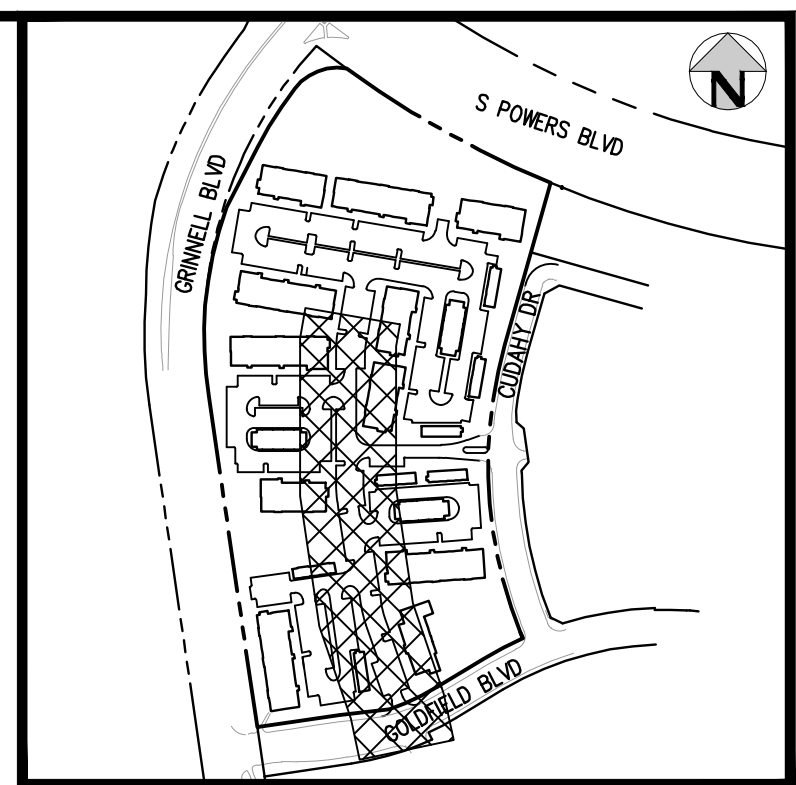
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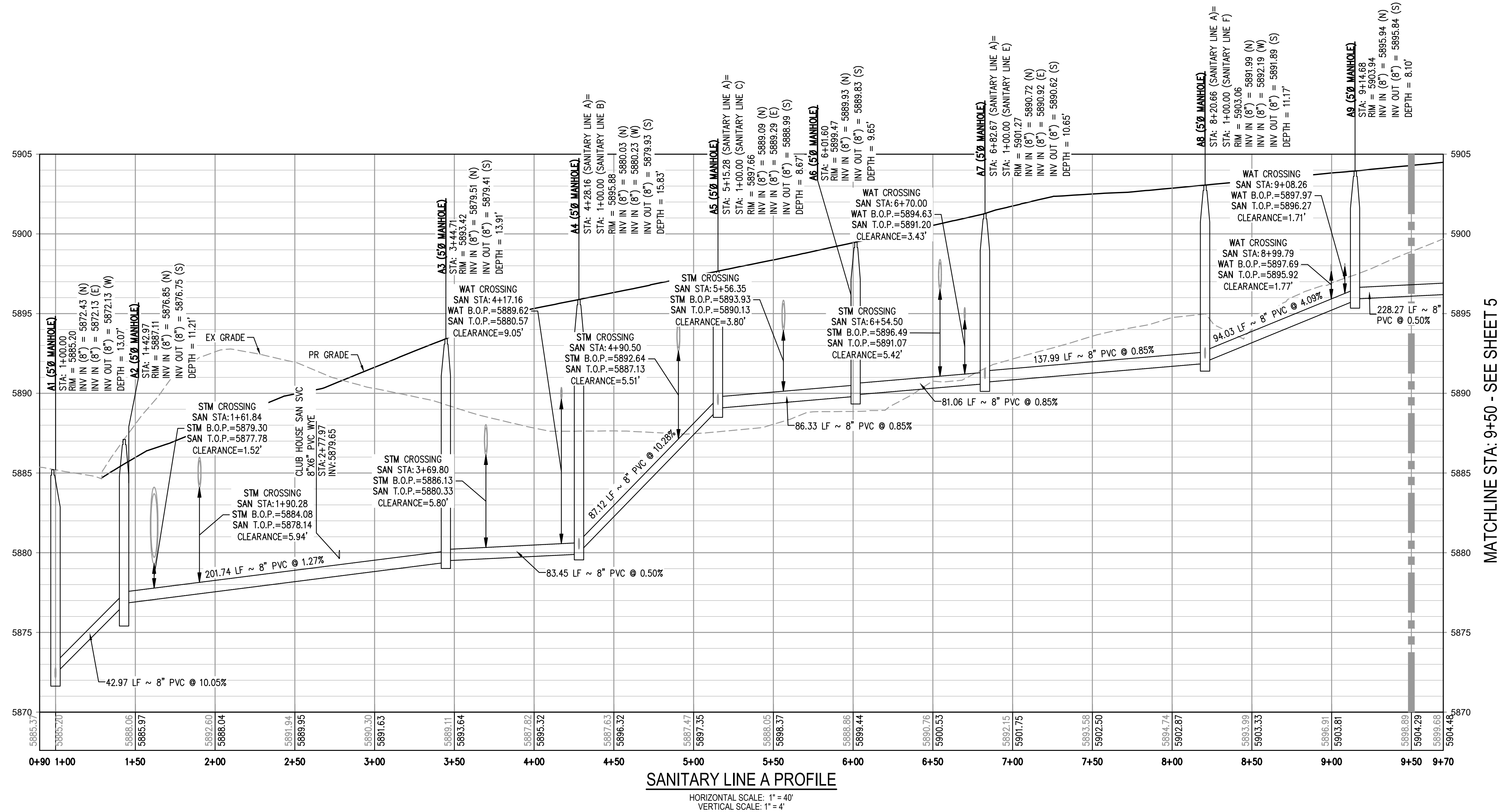


SANITARY LINE A PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1" = 400'

SANITARY SERVICE TABLE								
BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
CLUB HOUSE	2+77.97	5879.65	5880.17	5890.84	52.26	1.00%	6"	N/A

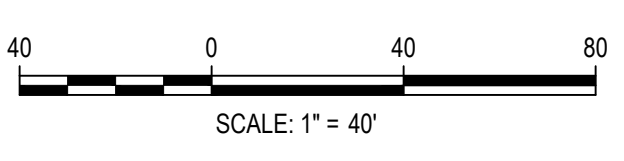


SANITARY LINE A PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

GENERAL SANITARY NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
- MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
 - VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

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ISSUE DATE: 05-08-2023	
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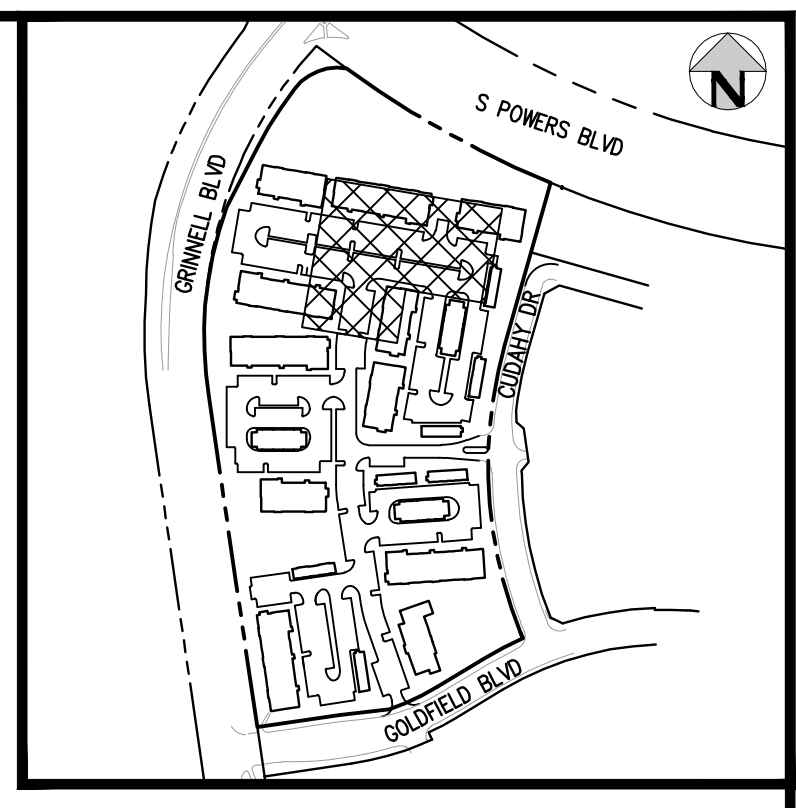
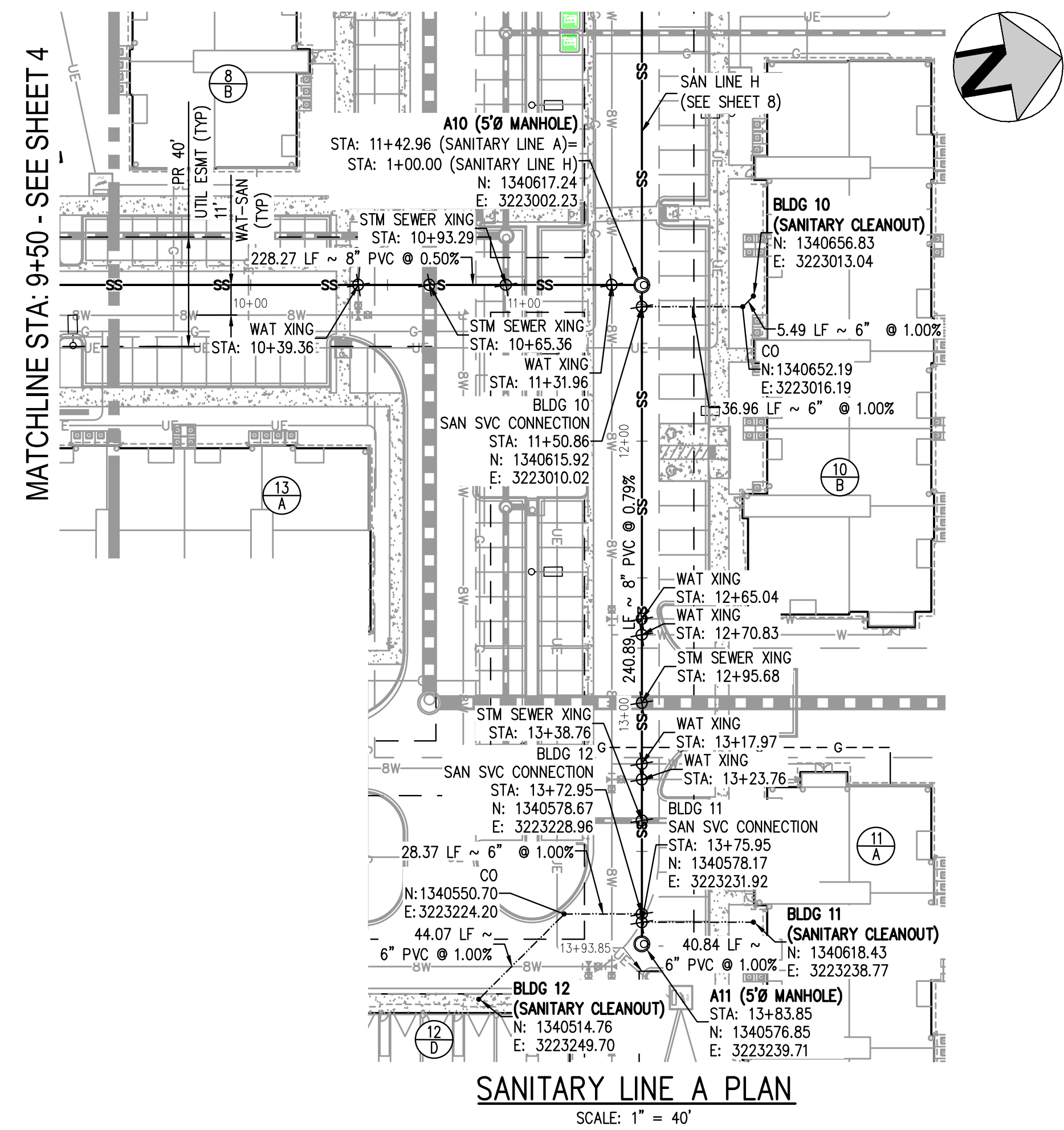
OUTLOOK POWERS & GRINNELL
SANITARY LINE A PLAN & PROFILE

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NOT FOR
CONSTRUCTION

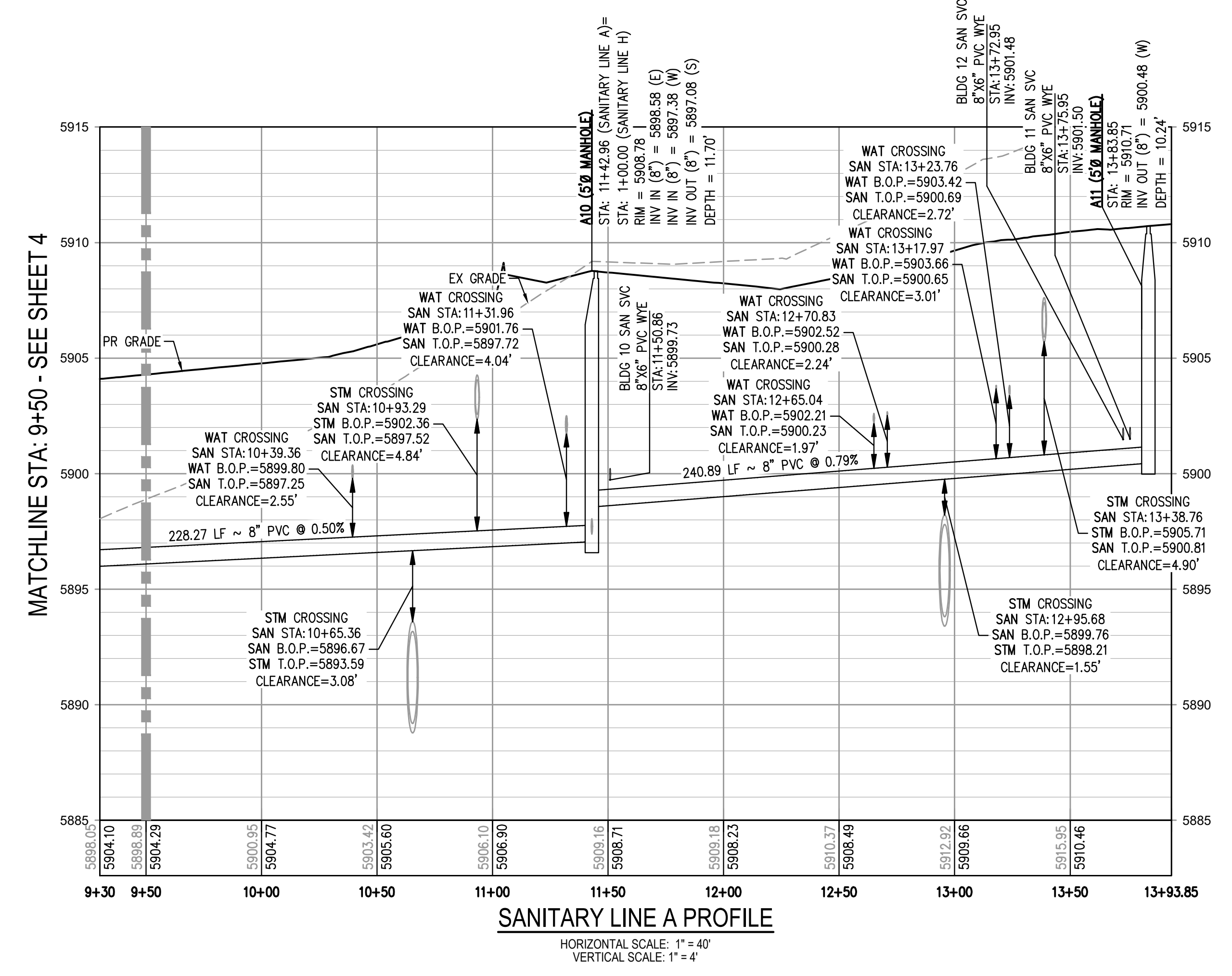
PROJECT #: 221206
SHEET NUMBER
4
4 OF 20

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SANITARY SERVICE TABLE								
BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
BLDG 10	11+50.86	5899.73	5900.14	5910.38	42.45	1.00%	6"	36
BLDG 12	13+72.95	5901.47	5902.20	5911.32	72.44	1.00%	6"	3
BLDG 11	13+75.95	5901.50	5901.91	5912.27	40.84	1.00%	6"	24



- GENERAL SANITARY NOTES:**
- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 - PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 - ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
 - MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
 - FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 - CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
 - ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
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 - VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

811
 Know what's below.
 Call before you dig.

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

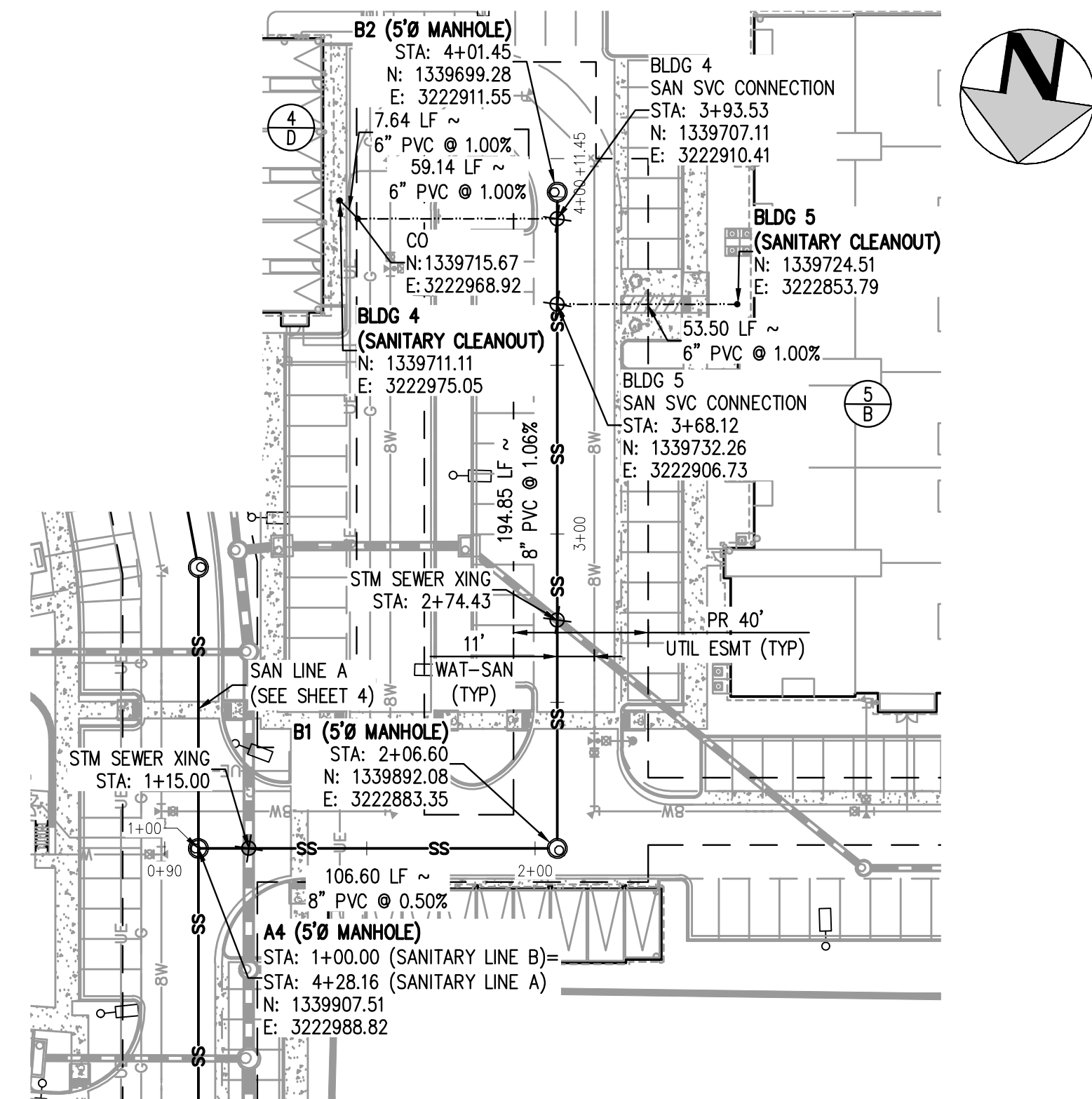
Evergreen
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OUTLOOK POWERS & GRINNELL
 SANITARY LINE A PLAN & PROFILE

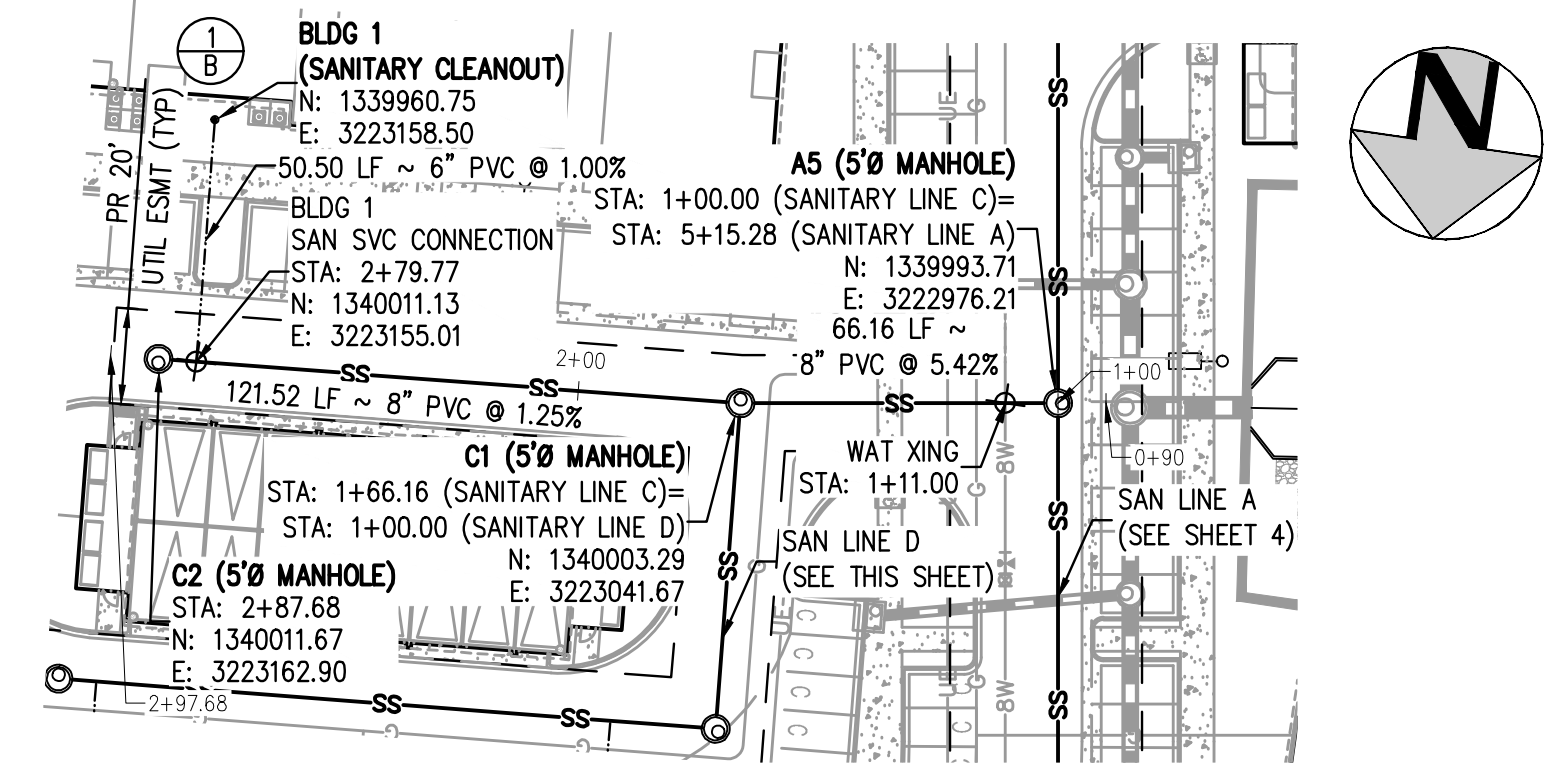
PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
5
 5 OF 20

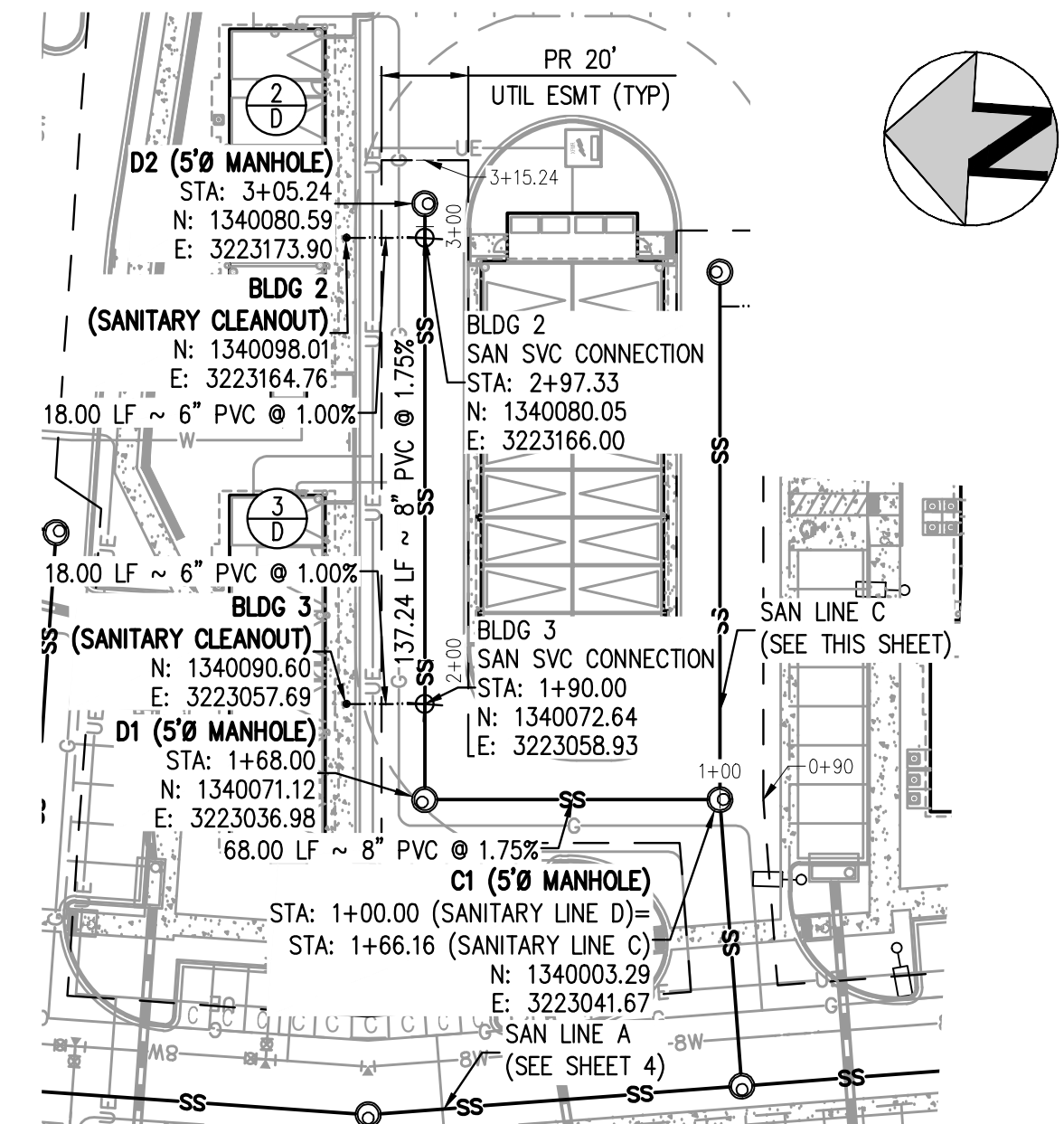
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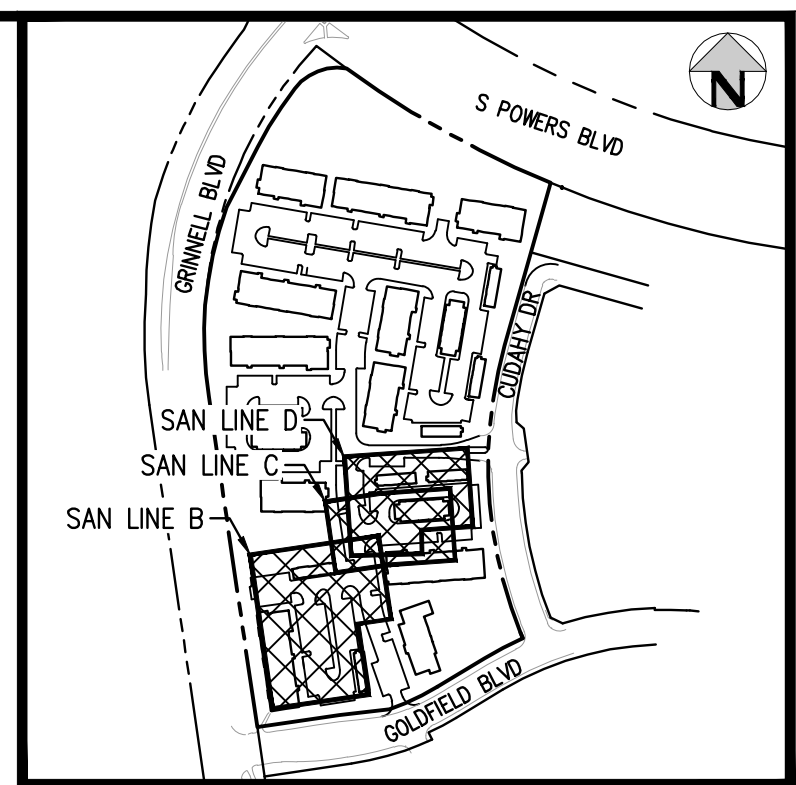
SANITARY LINE B PLAN
SCALE: 1" = 40'



SANITARY LINE C PLAN
SCALE: 1" = 40'



SANITARY LINE D PLAN
SCALE: 1" = 40'

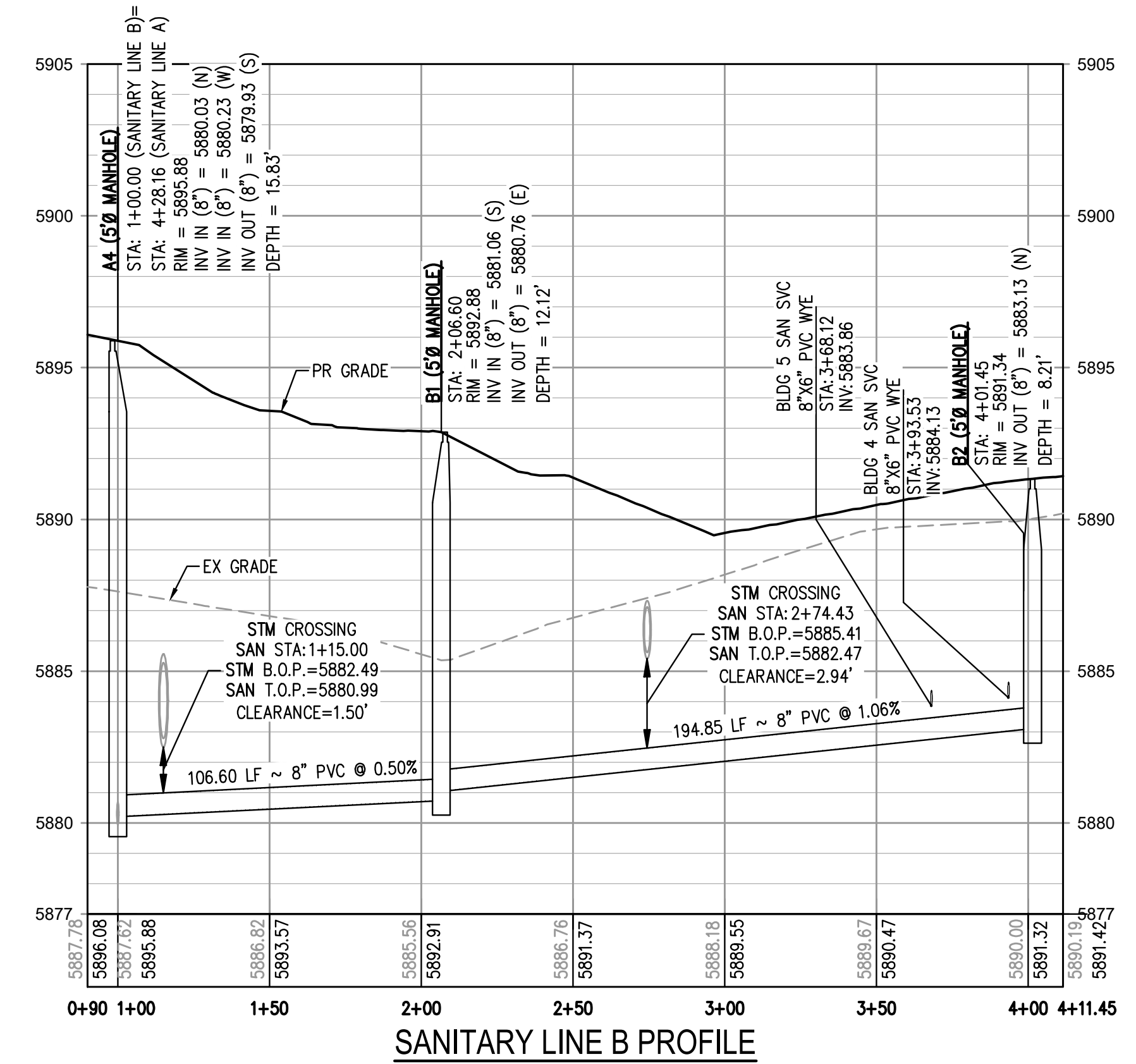


KEY MAP
SCALE: 1" = 400'

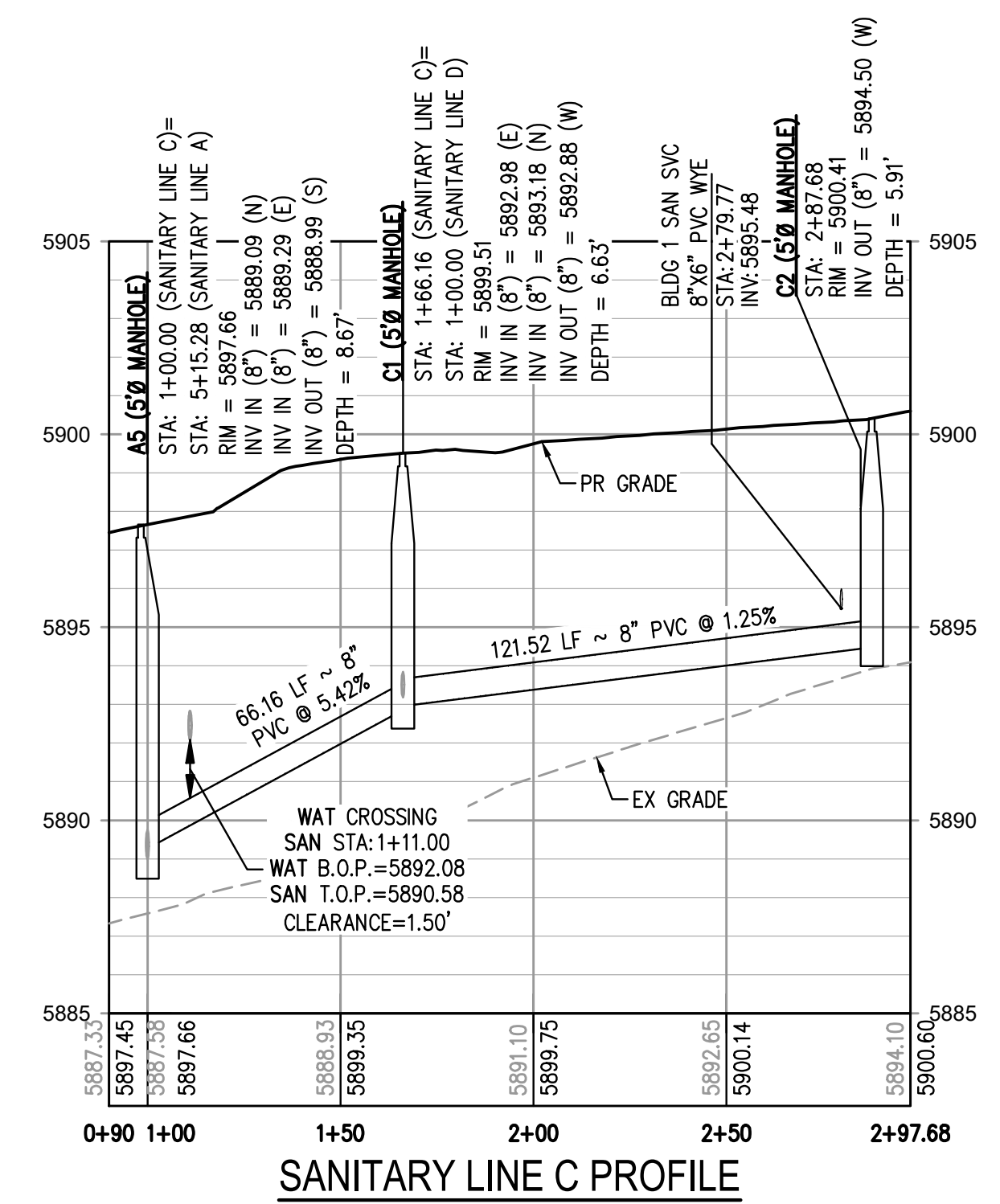
SANITARY SERVICE TABLE								
BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
BLDG 5	3+68.12	5883.86	5884.39	5892.11	53.50	1.00%	6"	36
BLDG 4	3+93.53	5884.13	5884.80	5892.27	66.78	1.00%	6"	3
BLDG 1	2+79.77	5895.48	5895.99	5901.58	50.50	1.00%	6"	36
BLDG 3	1+90.00	5896.14	5896.32	5902.97	18.00	1.00%	6"	3
BLDG 2	2+97.33	5898.02	5898.20	5904.05	18.00	1.00%	6"	3

GENERAL SANITARY NOTES:

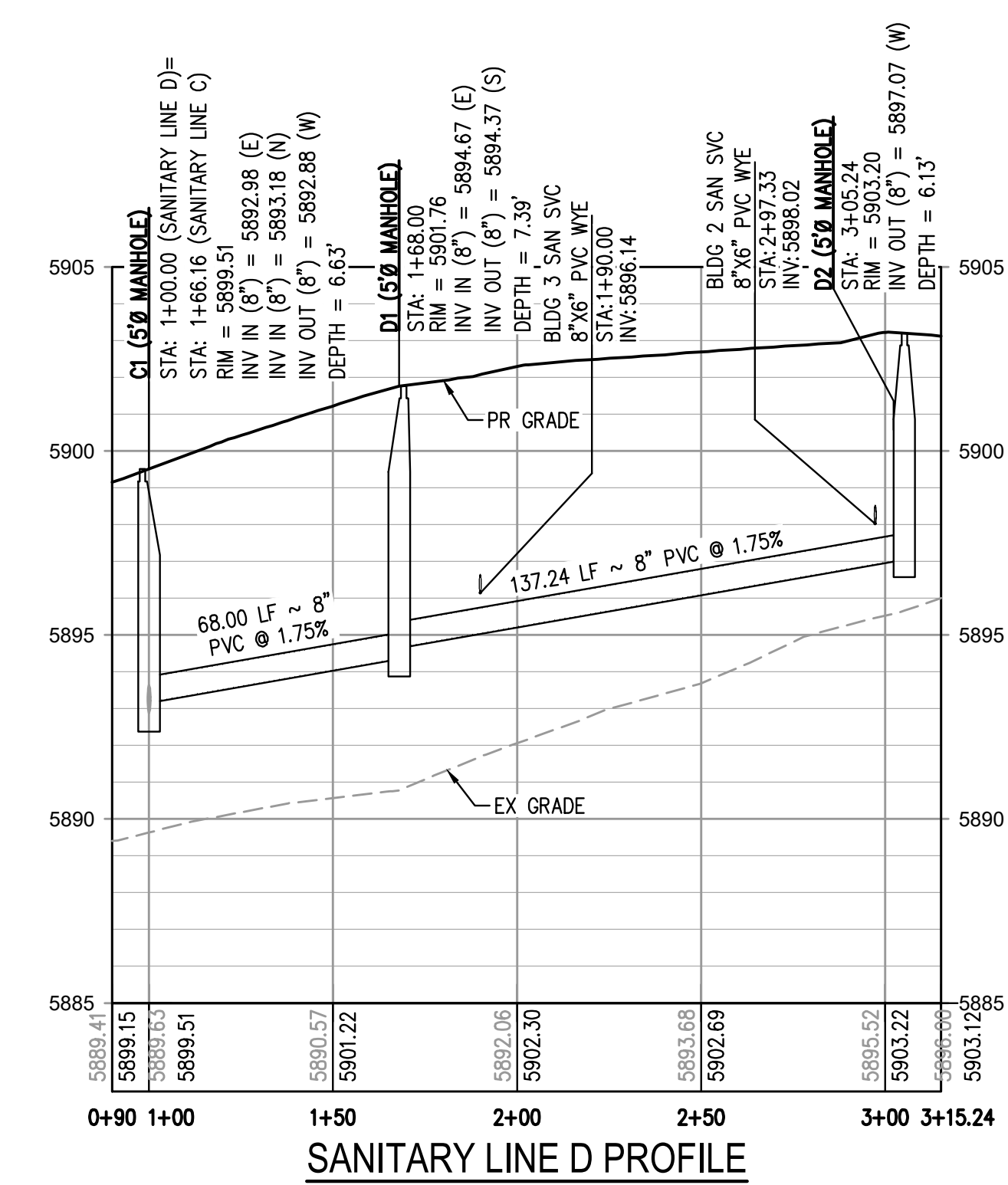
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SANITARY LINE B PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SANITARY LINE C PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

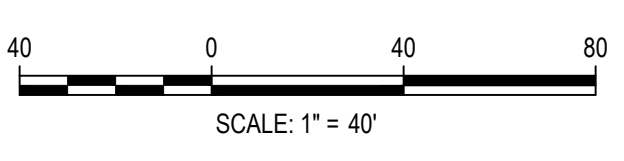


SANITARY LINE D PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

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PLOT DATE: TUE 05/09/23 10:56:22A BY: COLTON HOCHER/AV



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CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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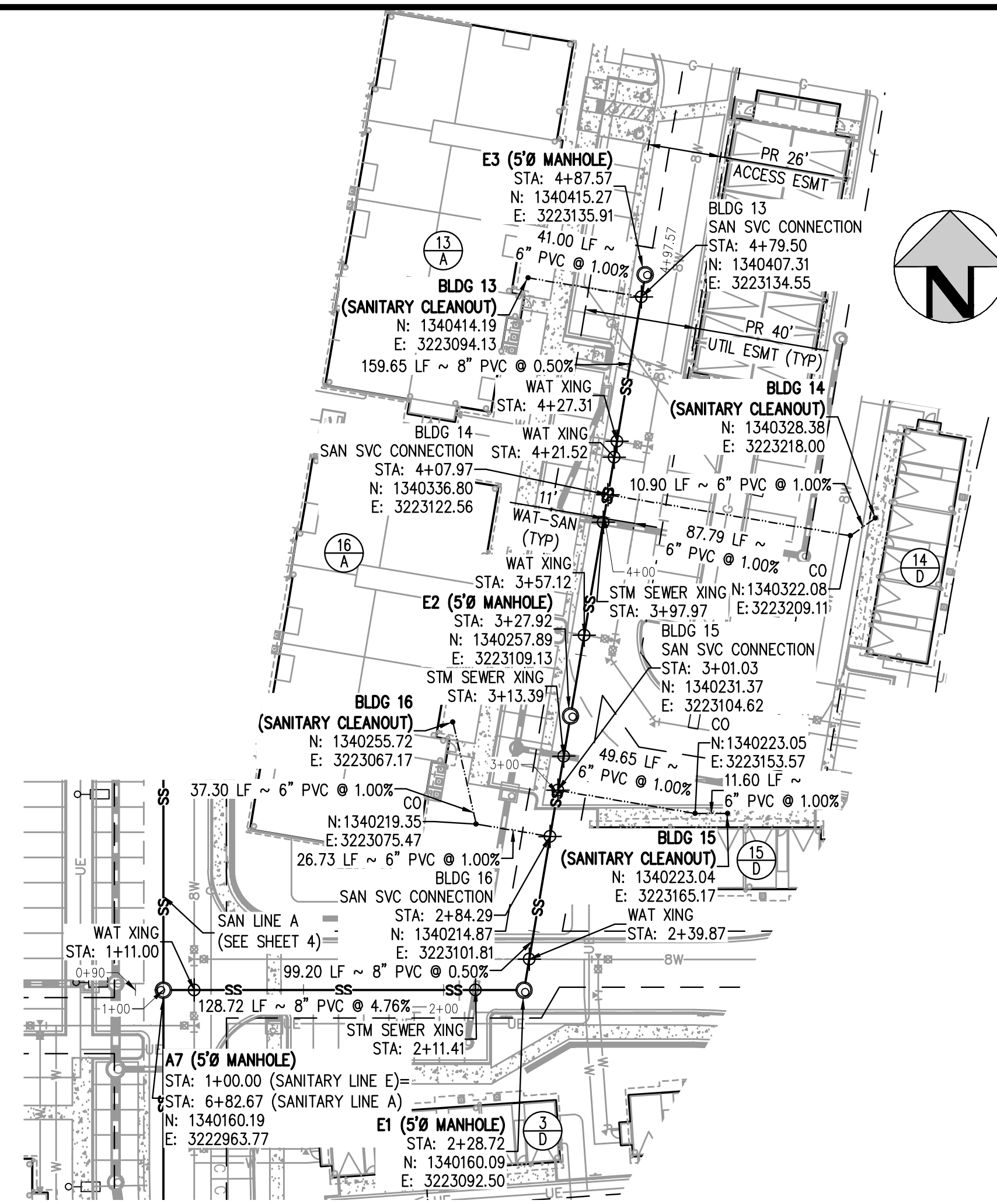
Evergreen
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OUTLOOK POWERS & GRINNELL
SANITARY LINES B, C, & D PLAN AND PROFILE

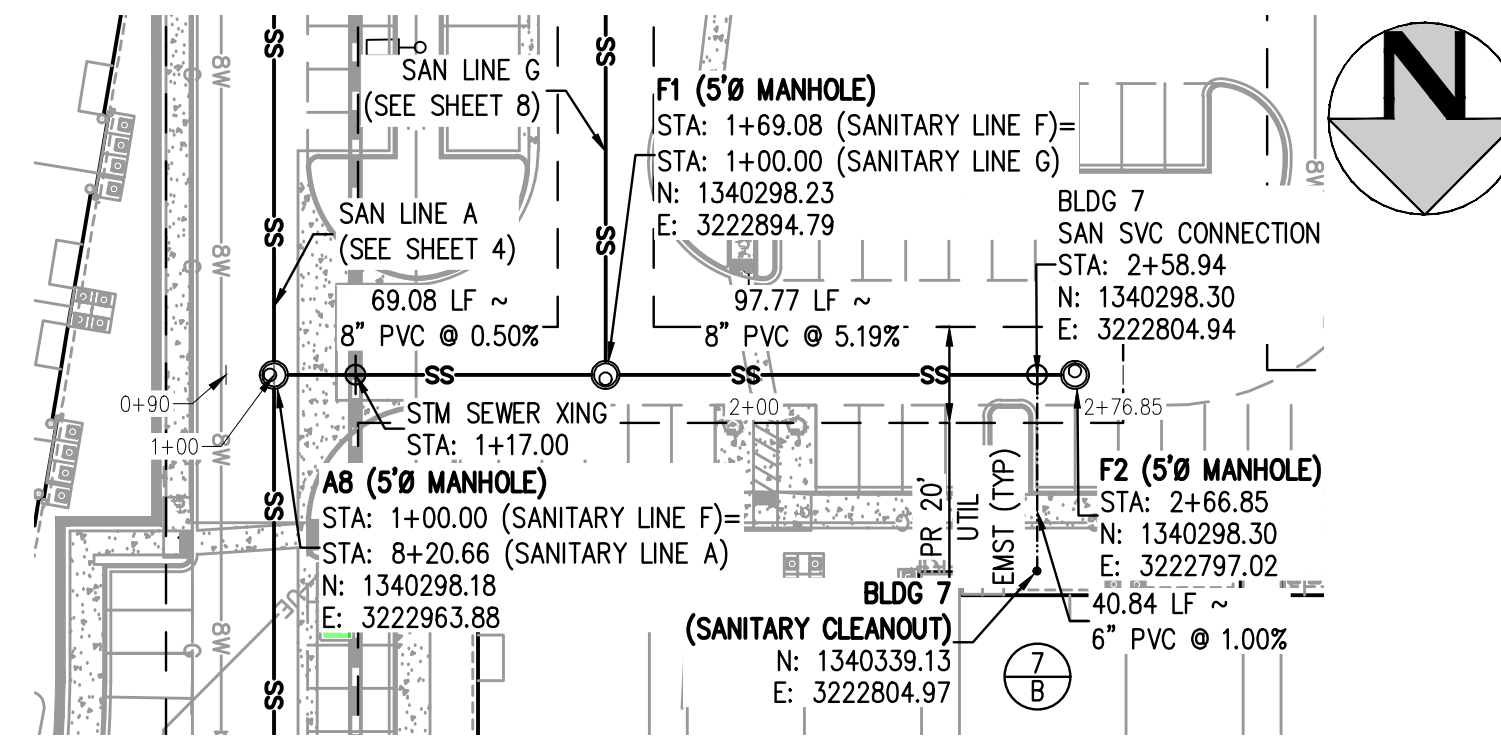
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NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
6
6 OF 20

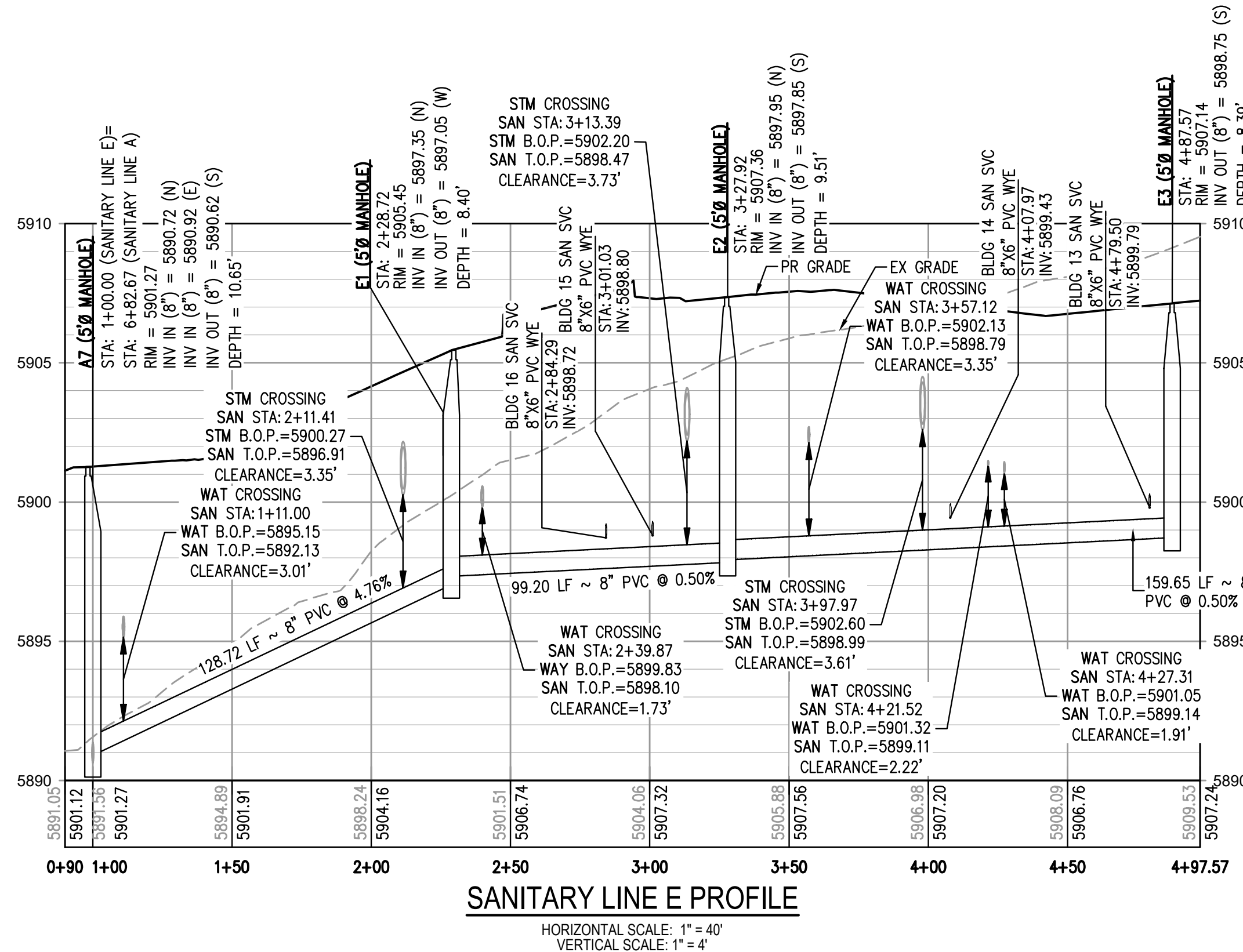
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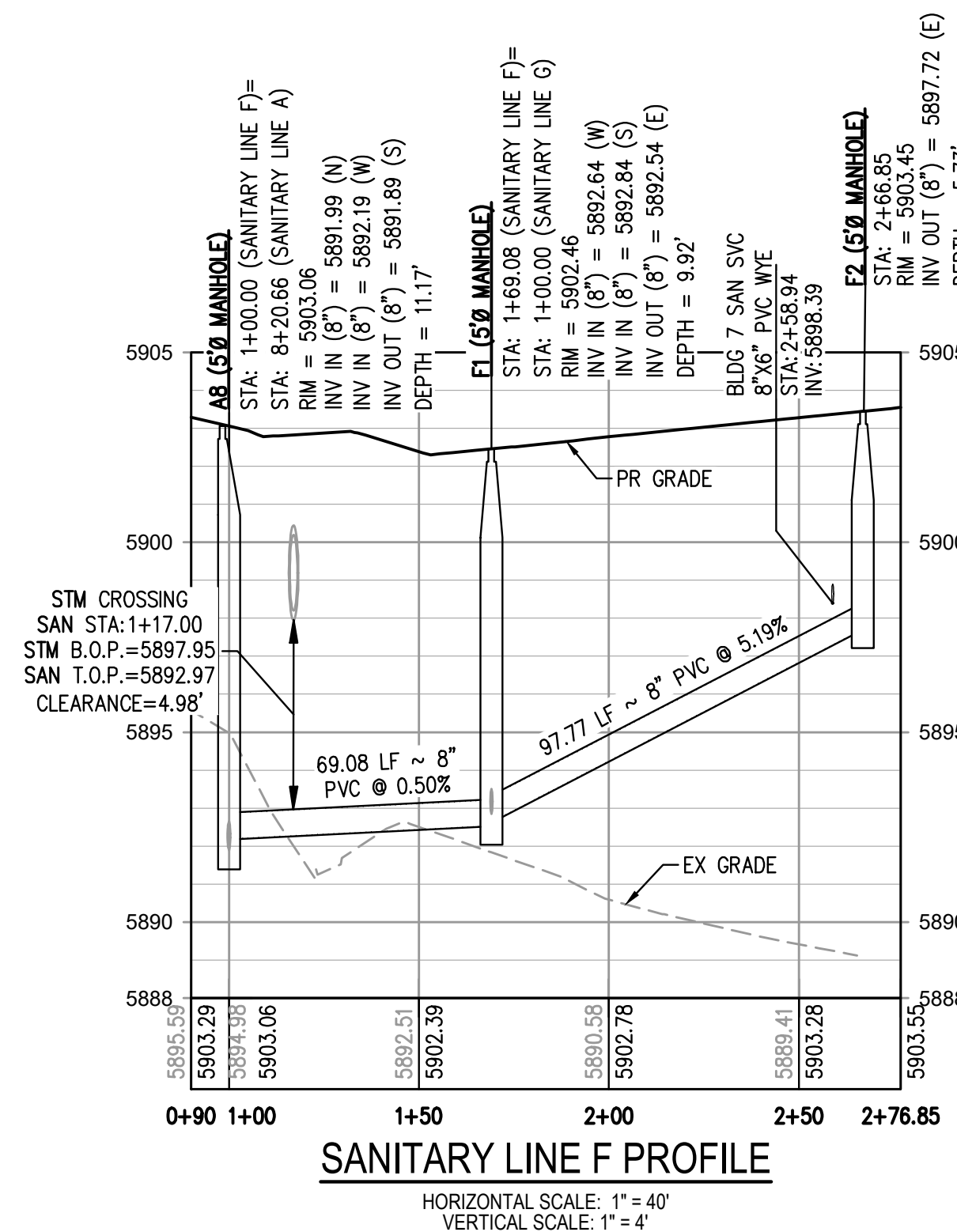
SANITARY LINE E PLAN
SCALE: 1" = 40'



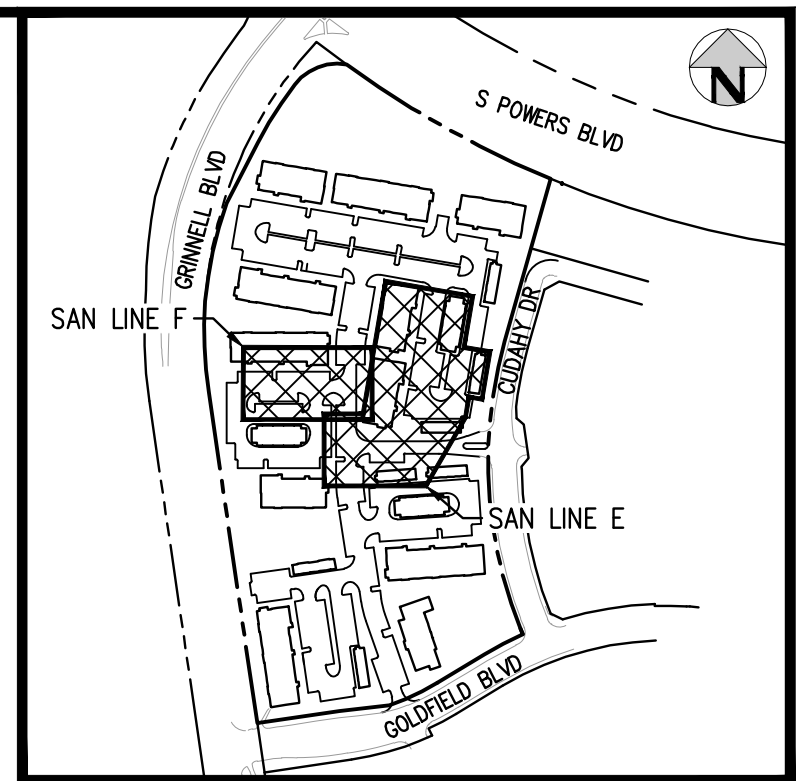
SANITARY LINE F PLAN
SCALE: 1" = 40'



SANITARY LINE E PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SANITARY LINE F PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



KEY MAP
SCALE: 1" = 400'

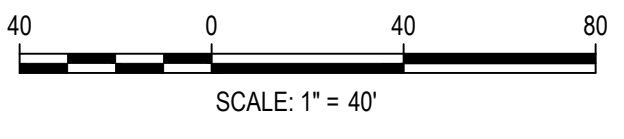
SANITARY SERVICE TABLE								
BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
BLDG 16	2+84.29	5898.72	5899.36	5908.49	64.03	1.00%	6"	24
BLDG 15	3+01.03	5898.80	5899.42	5908.11	61.25	1.00%	6"	3
BLDG 14	4+07.97	5899.43	5900.42	5909.34	98.69	1.00%	6"	3
BLDG 13	4+79.50	5899.79	5900.20	5908.37	41.00	1.00%	6"	24
BLDG 7	2+58.94	5898.39	5898.80	5904.32	40.84	1.00%	6"	36

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FILES: J:\221206\ENGINEERING\UTILITIES\SANITARY\WKS - SANITARY LINE E-F P&P.DWG LAYOUT.LAYOUT
 USER: CLH
 PLOTTED: TUE 05/09/23 10:57:17A BY: COLTON HOCHER



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 CHECKED BY: RCP
 DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

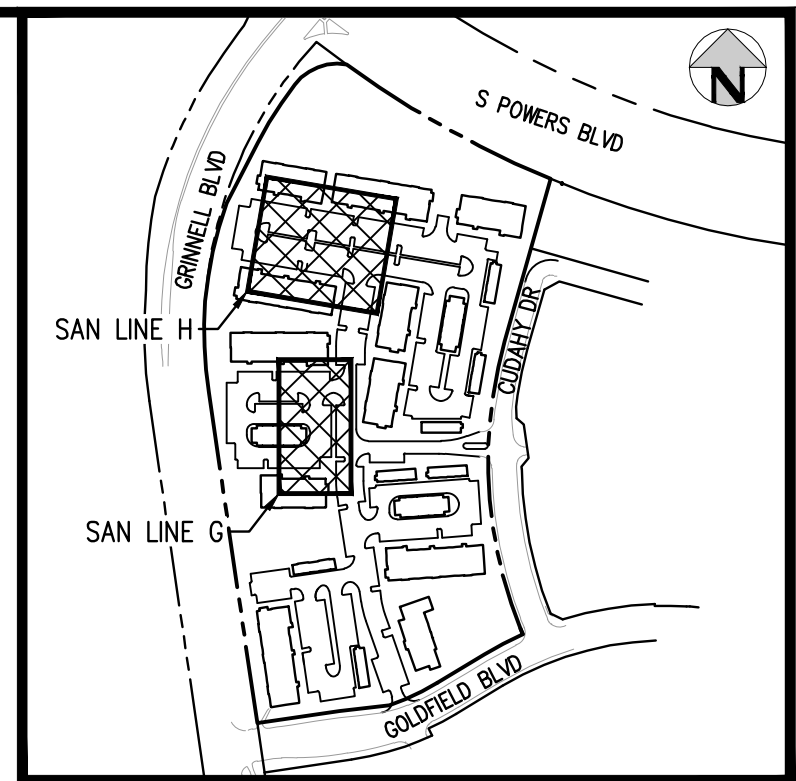


OUTLOOK POWERS & GRINNELL
SANITARY LINES E & F PLAN & PROFILE

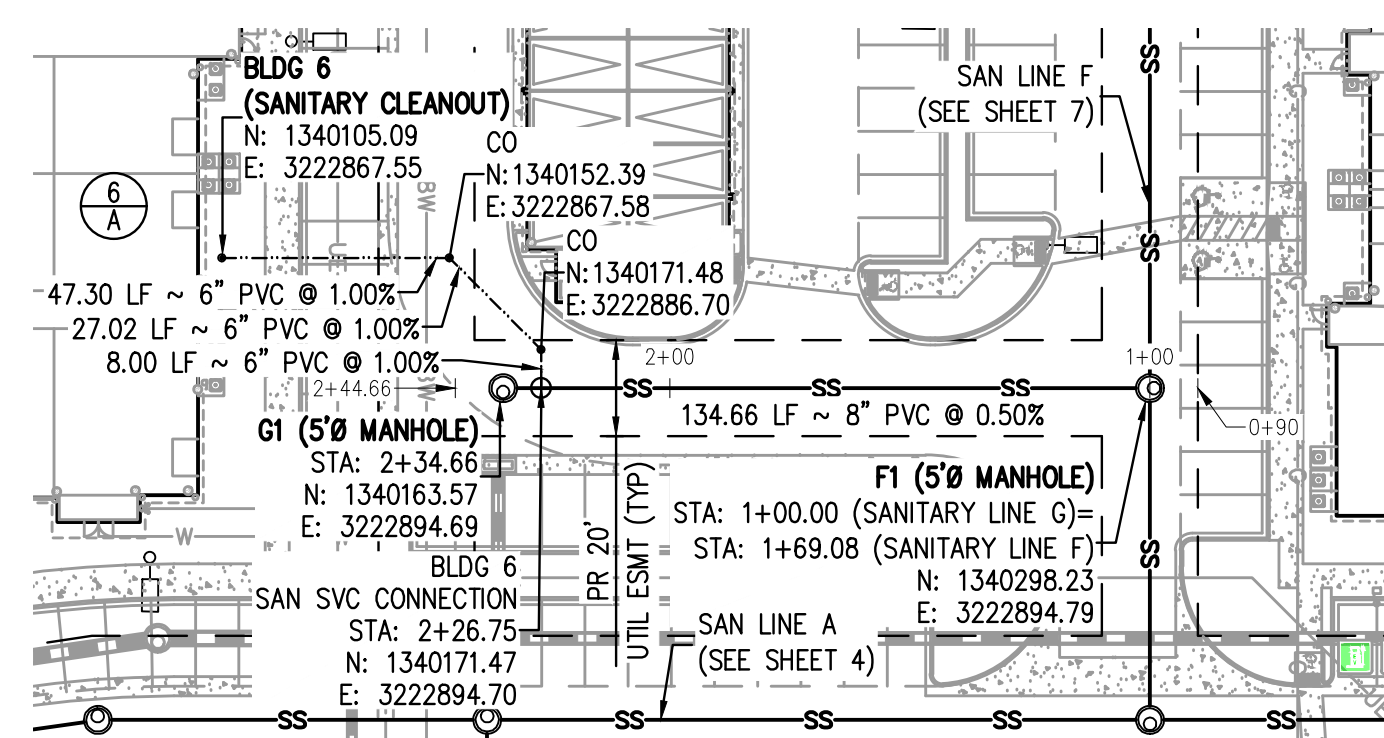
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
 SHEET NUMBER
7
 7 OF 20

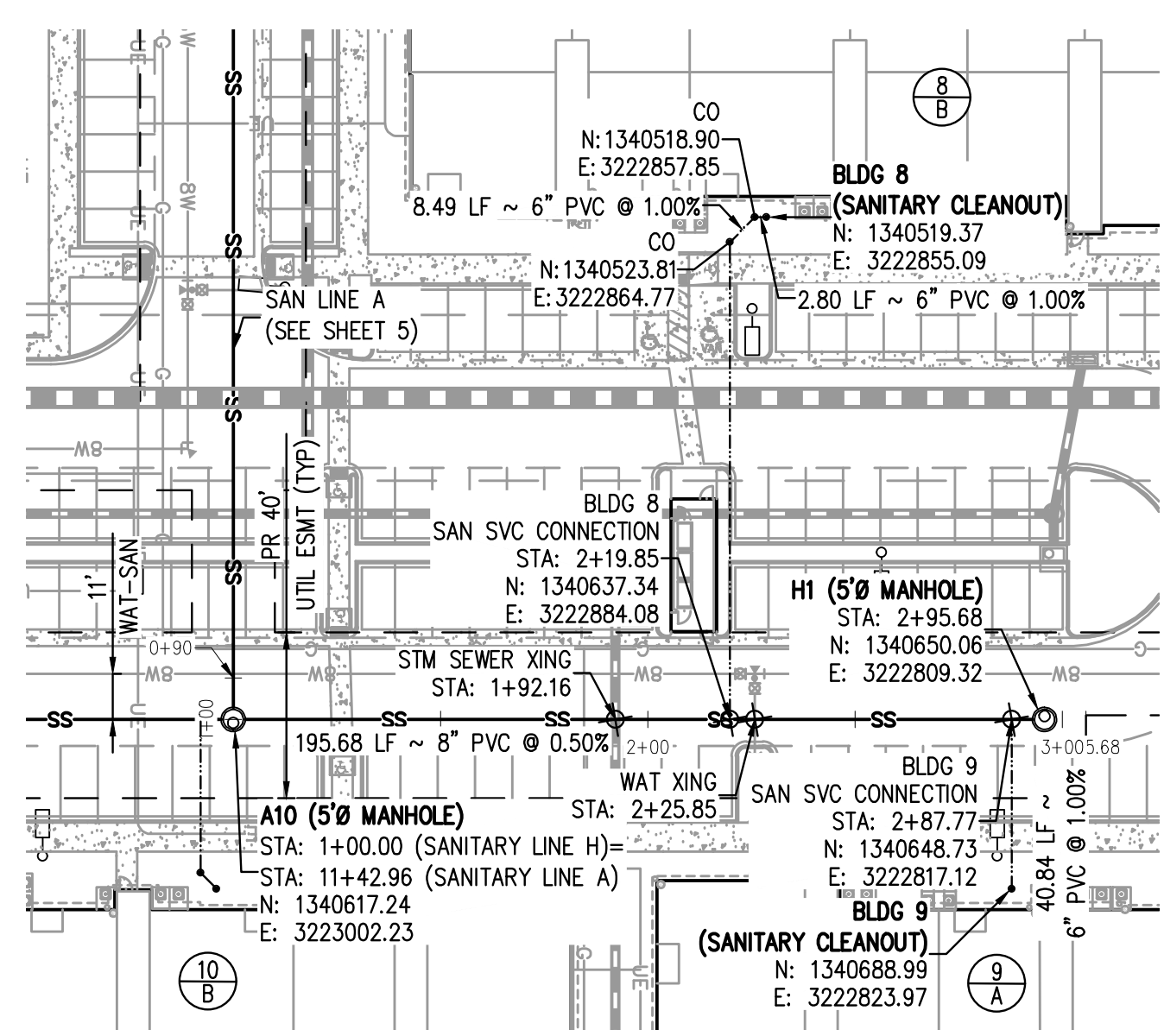
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 400'

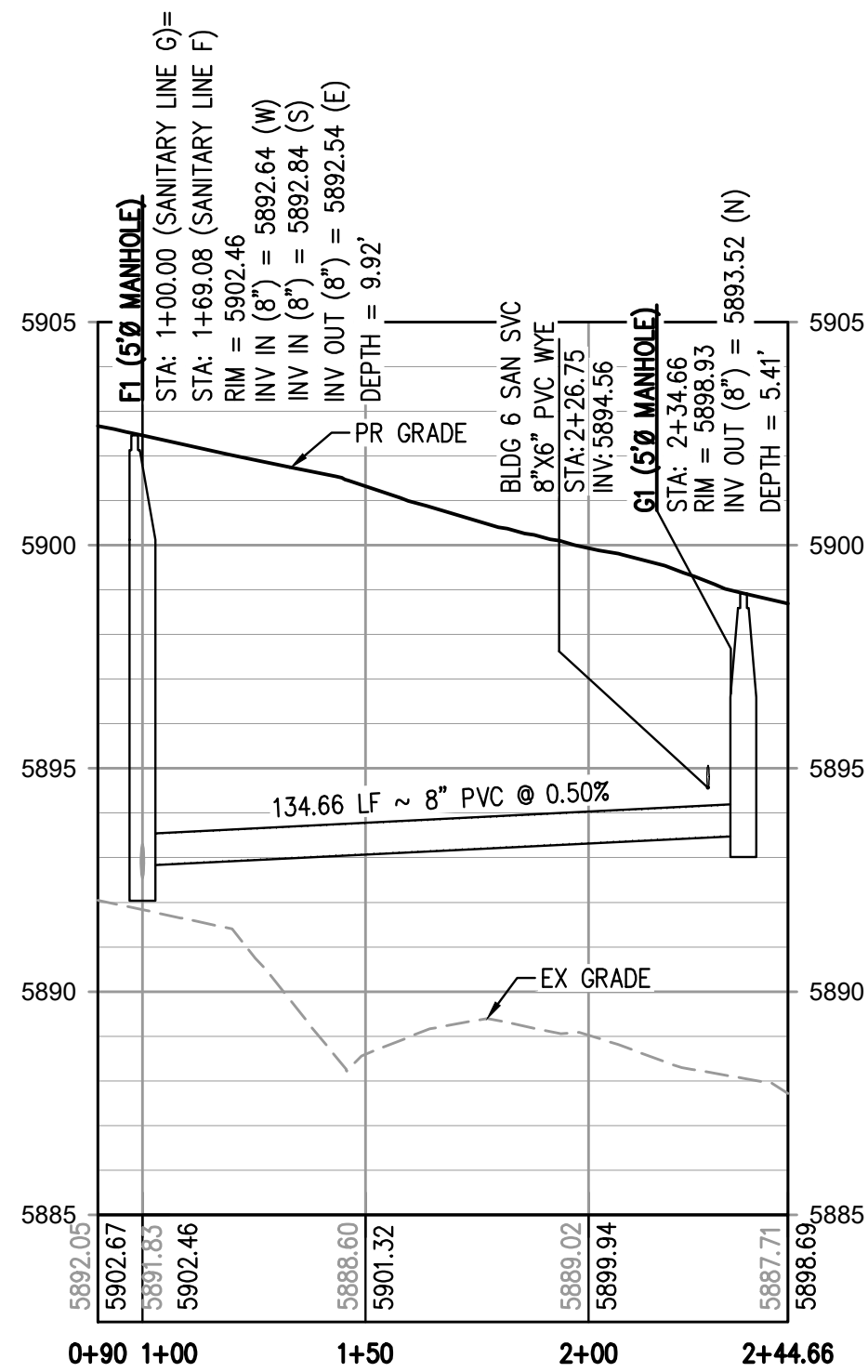


SANITARY LINE G PLAN
SCALE: 1" = 40'

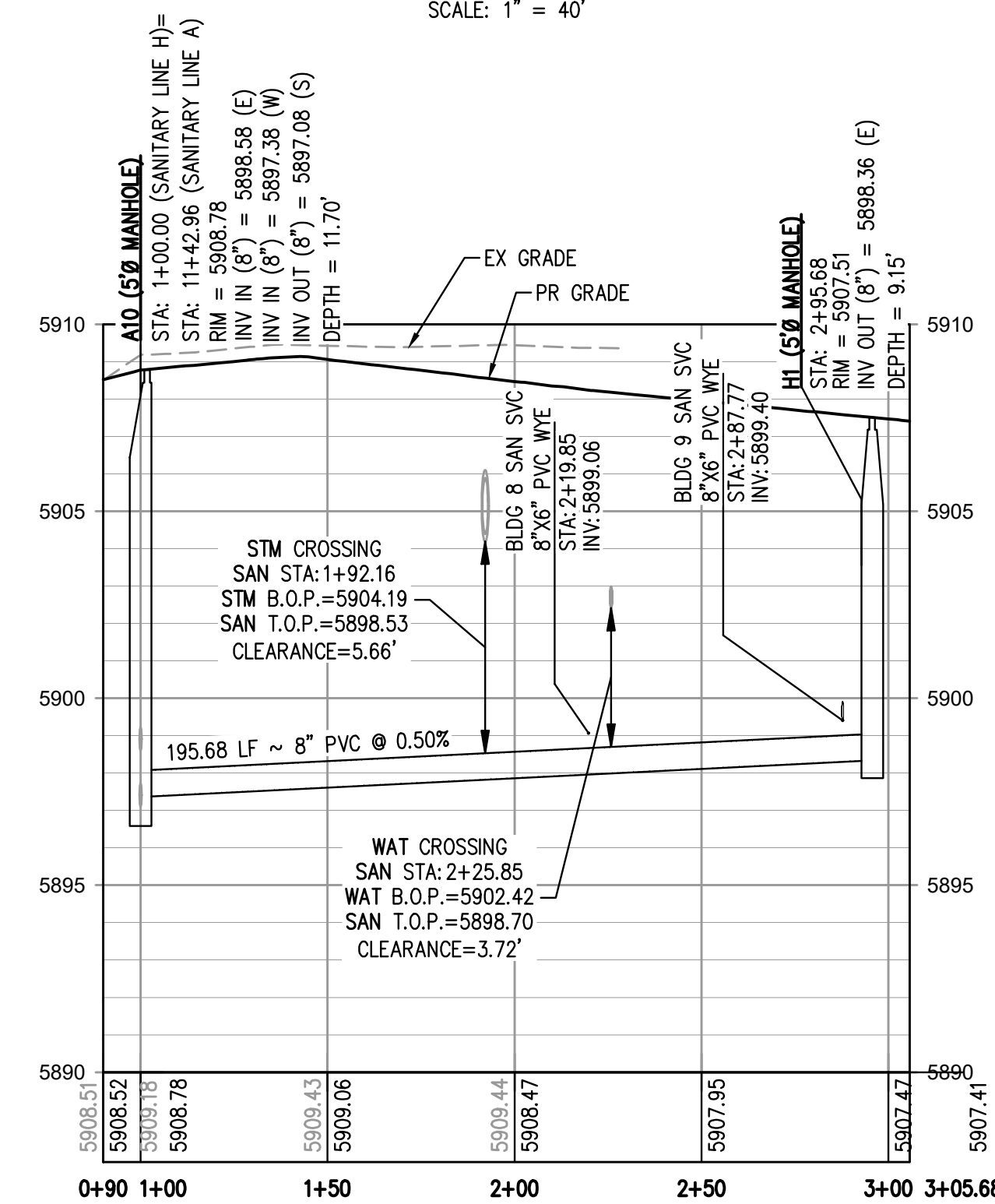


SANITARY LINE H PLAN
SCALE: 1" = 40'

SANITARY SERVICE TABLE								
BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
BLDG 6	2+26.75	5894.56	5895.38	5900.28	82.32	1.00%	6"	24
BLDG 8	2+19.85	5899.06	5900.33	5908.29	126.45	1.00%	6"	36
BLDG 9	2+87.77	5899.81	5899.40	5909.17	40.84	1.00%	6"	24



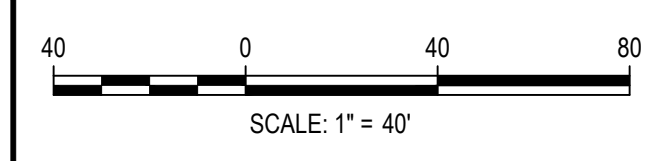
SANITARY LINE G PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SANITARY LINE H PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

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FILES: J:\221206\ENGINEERING\UTILITIES\SANITARY\W&S - SANITARY LINE G-H P&P\DWG LAYOUT (2).DWG
DESIGNED BY: RCP
CHECKED BY: RCP
PLOTTED: TUE 05/09/23 10:57:26A BY: COLTON HOCHER



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

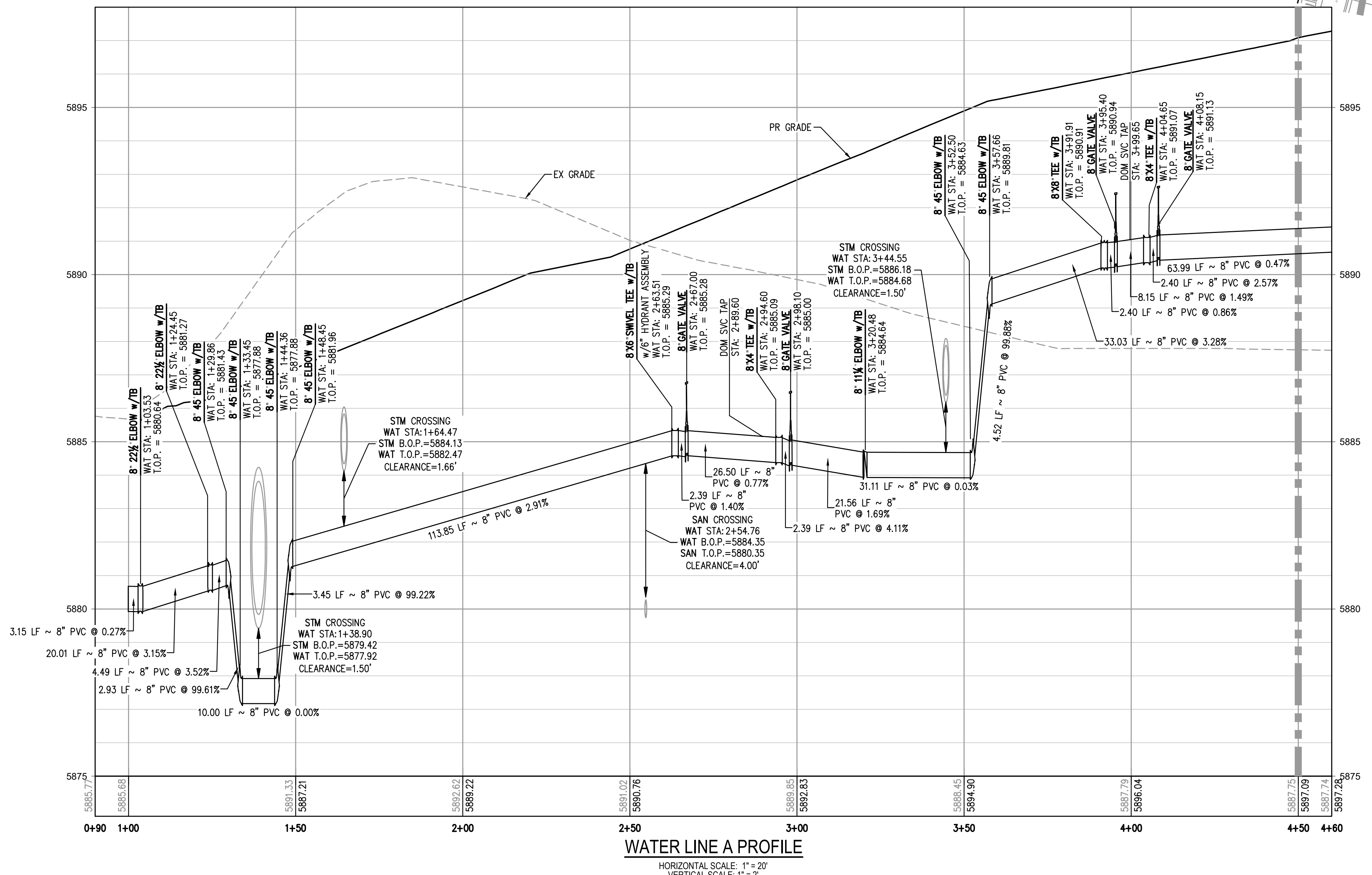
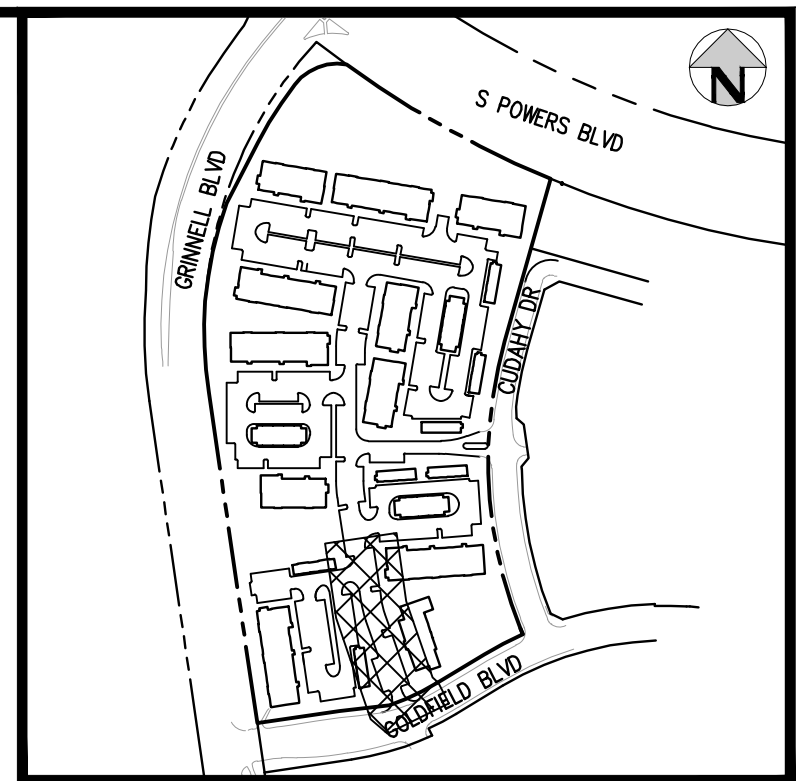
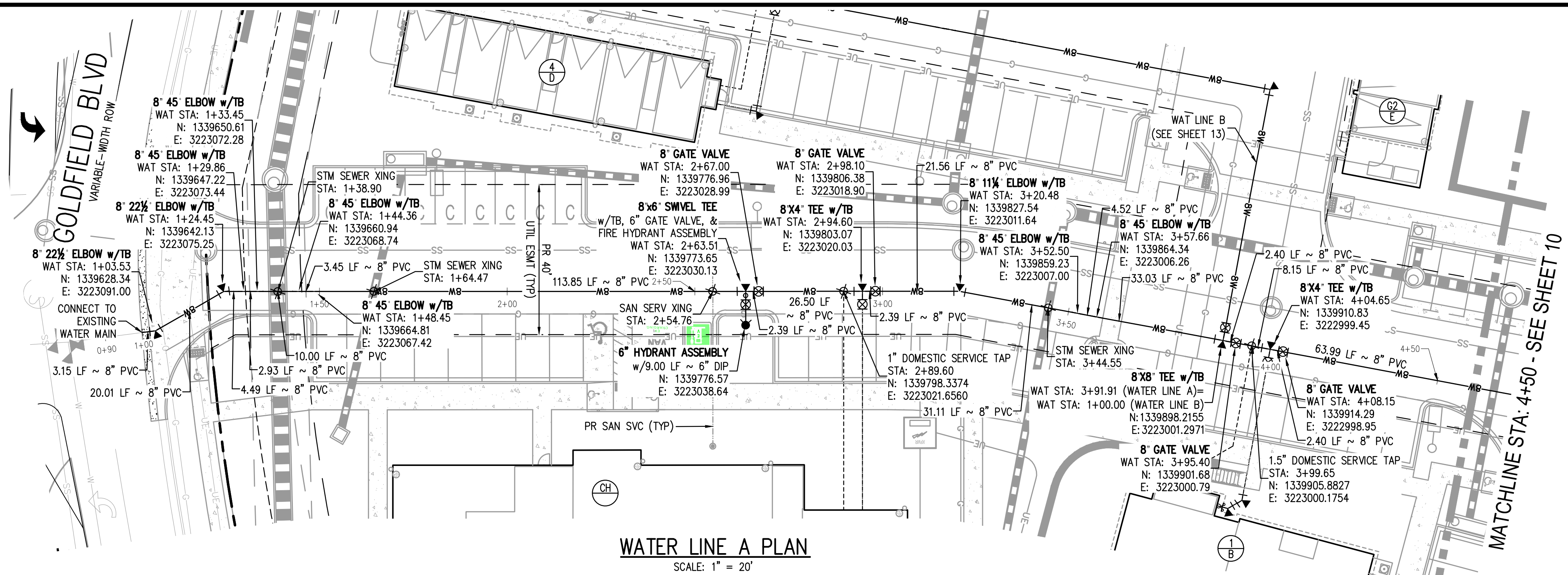


OUTLOOK POWERS & GRINNELL
SANITARY LINES G & H PLAN & PROFILE

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CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
8
8 OF 20

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MATCHLINE STA: 4+50 - SEE SHEET 10

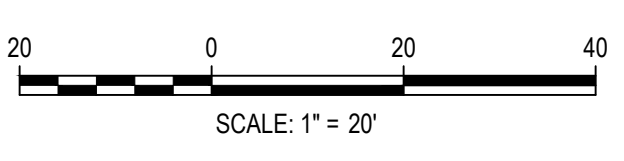
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 - DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED MANUFACTURER SPECIFICATIONS.

- STANDARD DRAWING INDEX:**
- STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.
- SWD STD DWG 1 - TYPICAL UTILITIES LOCATION
 - SWD STD DWG 4 - FIRE HYDRANT LOCATIONS
 - SWD STD DWG 5 - FIRE HYDRANT INSTALLATION
 - SWD STD DWG 6 - FIRE HYDRANT SPECIFICATIONS
 - SWD STD DWG 7 - VALVE INSTALLATION AND LOCATION
 - SWD STD DWG 8 - VALVE BOX INSTALLATION
 - SWD STD DWG 12 - COPPER TRACER WIRE ON P.V.C. PIPE
 - SWD STD DWG 13 - THRUST BLOCKS
 - SWD STD DWG 14 - THRUST BLOCKS FOR TAPS
 - SWD STD DWG 15 - TYPICAL TRENCH CROSS SECTION
 - SWD STD DWG 17 - PIPE CUTTING
 - SWD STD DWG 20 - WATER LINE LOWERING DETAIL
 - SWD STD DWG 22 - TEMPORARY AND PERMANENT BLOW-OFF INSTALLATION
 - SWD STD DWG 23 - TAPPING DETAIL
 - SWD STD DWG 24 - FLANGE LUG DETAIL

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 PLOTTED: TUE 06/09/23 10:58:30A BY: COLTON HOICHEVAR



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 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

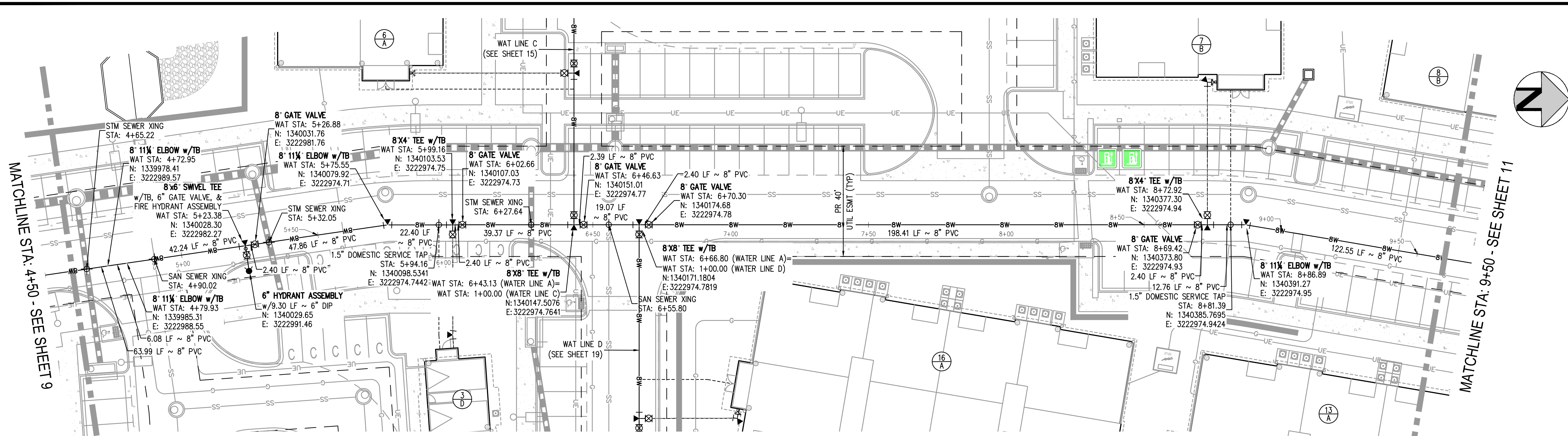
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OUTLOOK POWERS & GRINNELL
 WATER LINE A PLAN & PROFILE

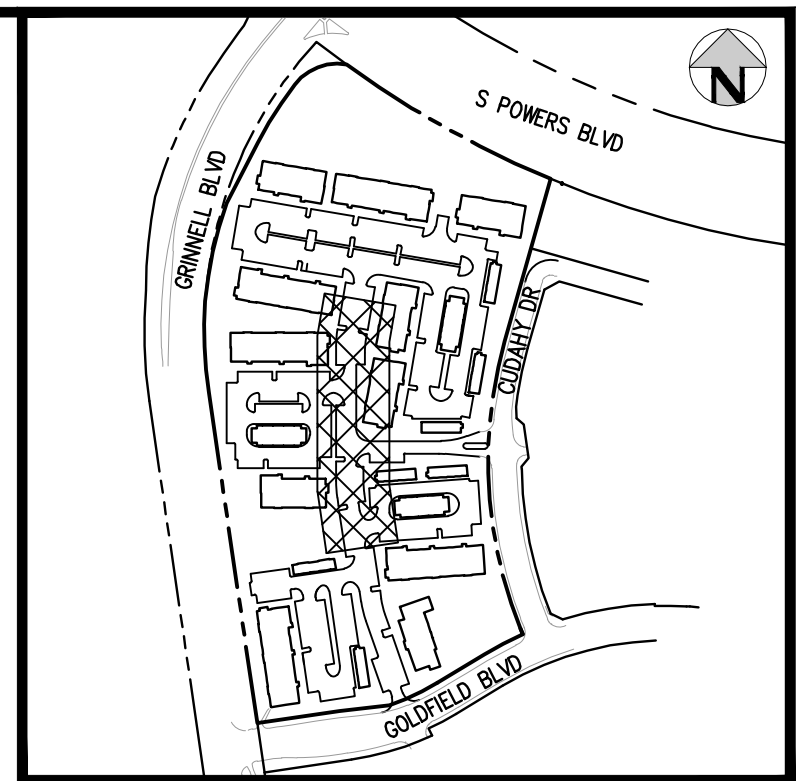
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PROJECT #: 221206
 SHEET NUMBER
9
 9 OF 20

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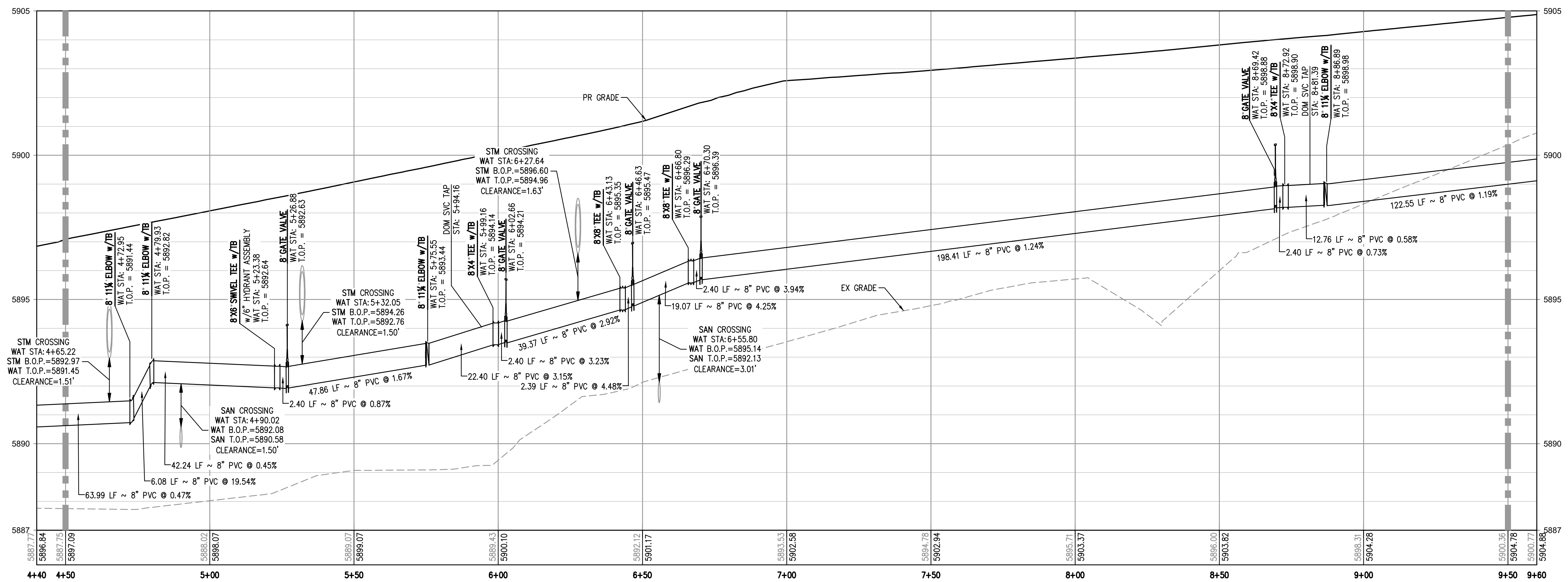
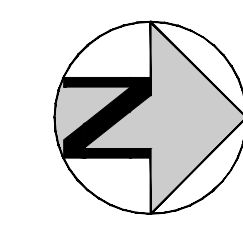
WATER LINE A PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 400'

MATCHLINE STA. 4+50 - SEE SHEET 9

MATCHLINE STA. 9+50 - SEE SHEET 11



WATER LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE STA: 4+50 - SEE SHEET 9

MATCHLINE STA: 9+50 - SEE SHEET 11

NOTES:

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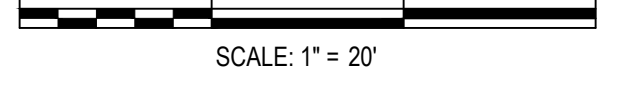
STANDARD DRAWING INDEX:

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 - SWD STD DWG 23 - TAPPING DETAIL
 - SWD STD DWG 24 - FLANGE LUG DETAIL

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE A.PIP.DWG LAYOUT.LAYOUT (2)
PLOT DATE: TUE 06/09/23 10:58:38A BY: COLTON HOEVEAR



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Denver, Colorado 80203
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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

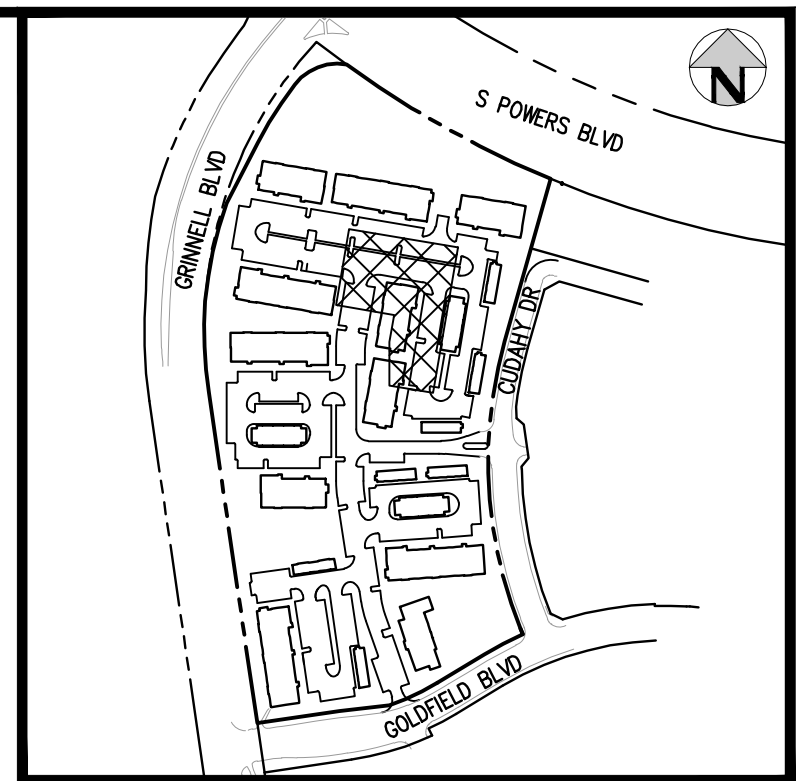
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PROJECT #: 221206
SHEET NUMBER

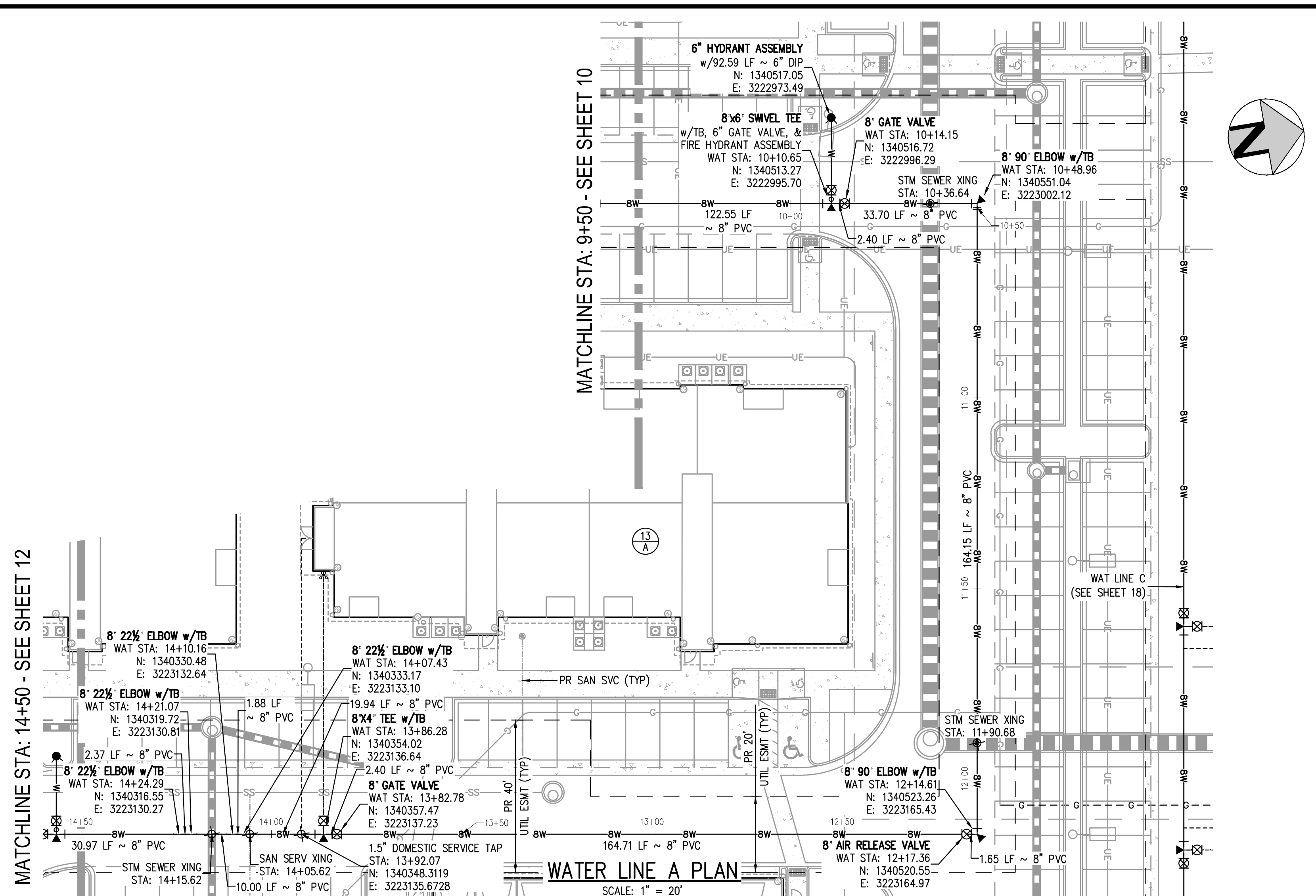
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10 OF 20

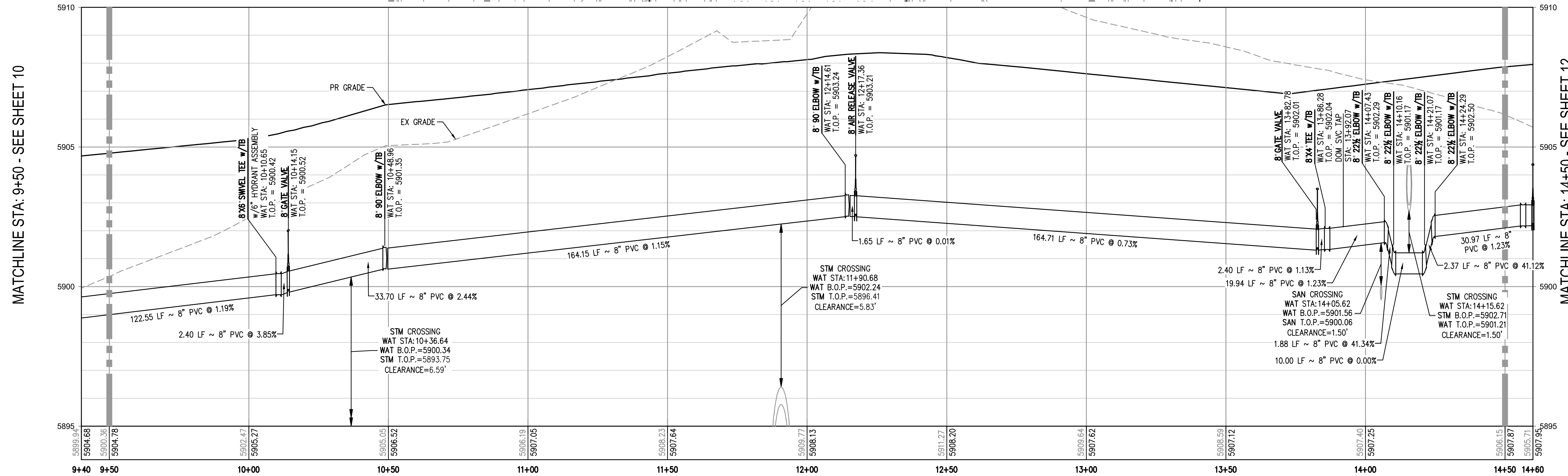
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KEY MAP
SCALE: 1" = 400'



WATER LINE A PLAN
SCALE: 1" = 20'



WATER LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

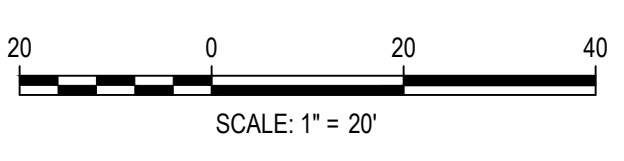
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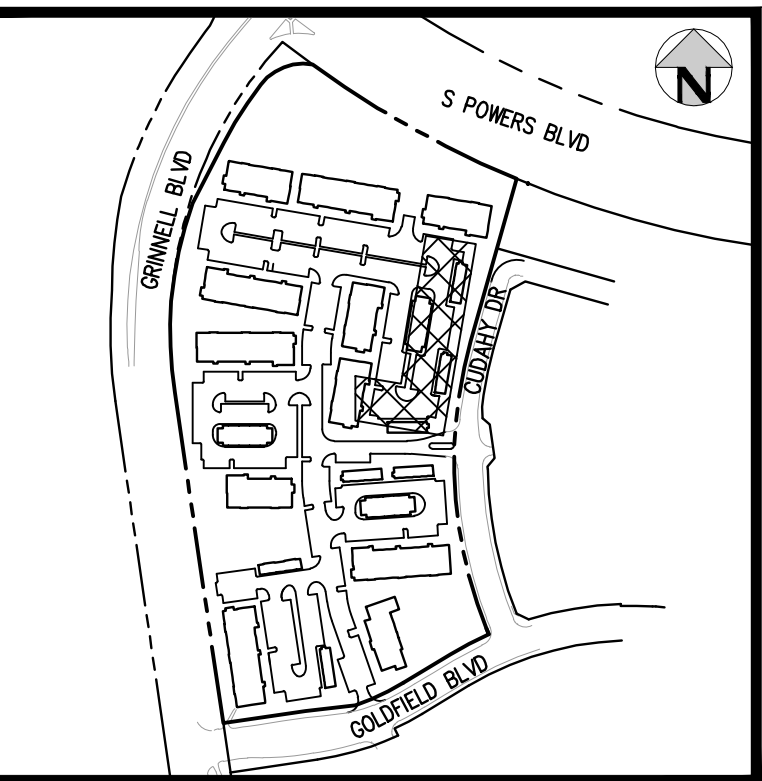
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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

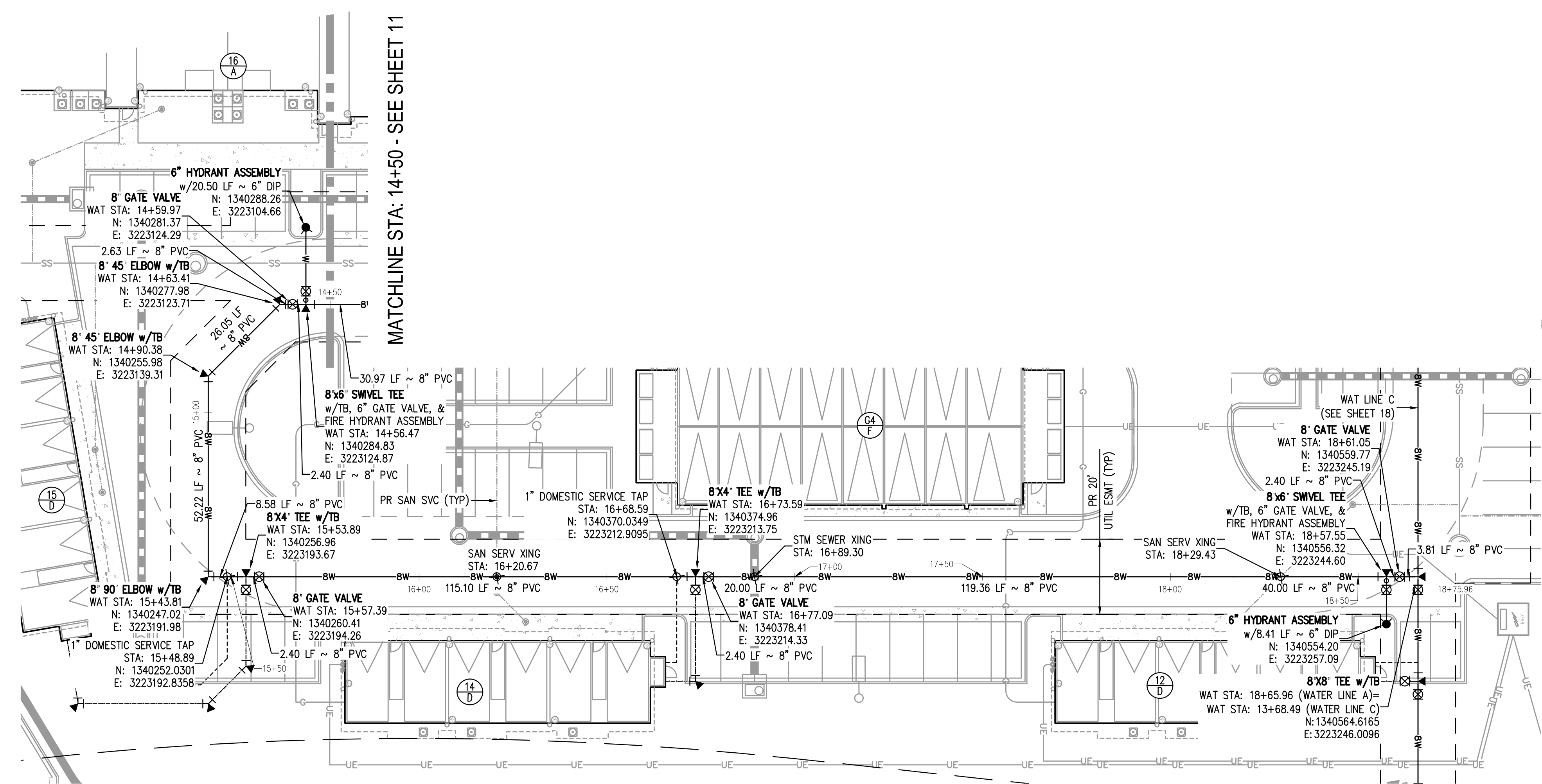
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PROJECT #: 221206
SHEET NUMBER
11
11 OF 20

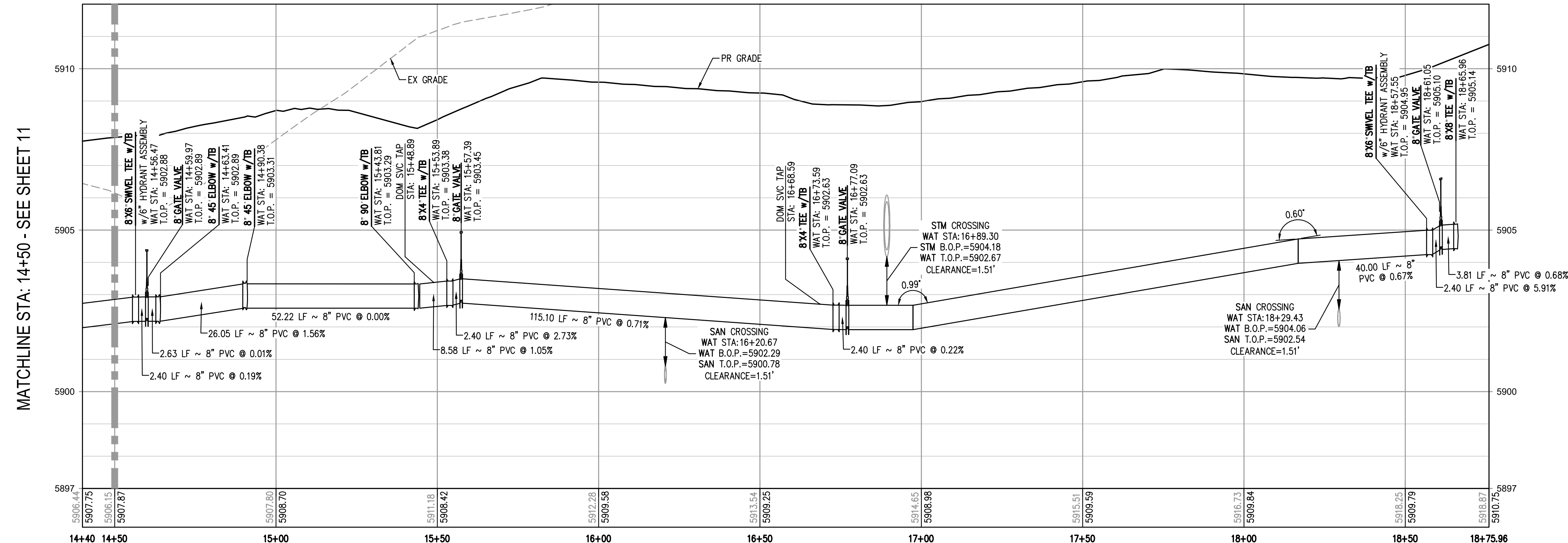
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KEY MAP
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WATER LINE A PLAN
SCALE: 1" = 20'



WATER LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

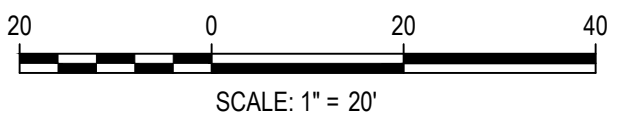
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FILE PATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE A P&P.DWG LAYOUT.LAYOUT (4)
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CHECKED BY: RCP
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CHECKED BY: RCP
DRAWN BY: CLH

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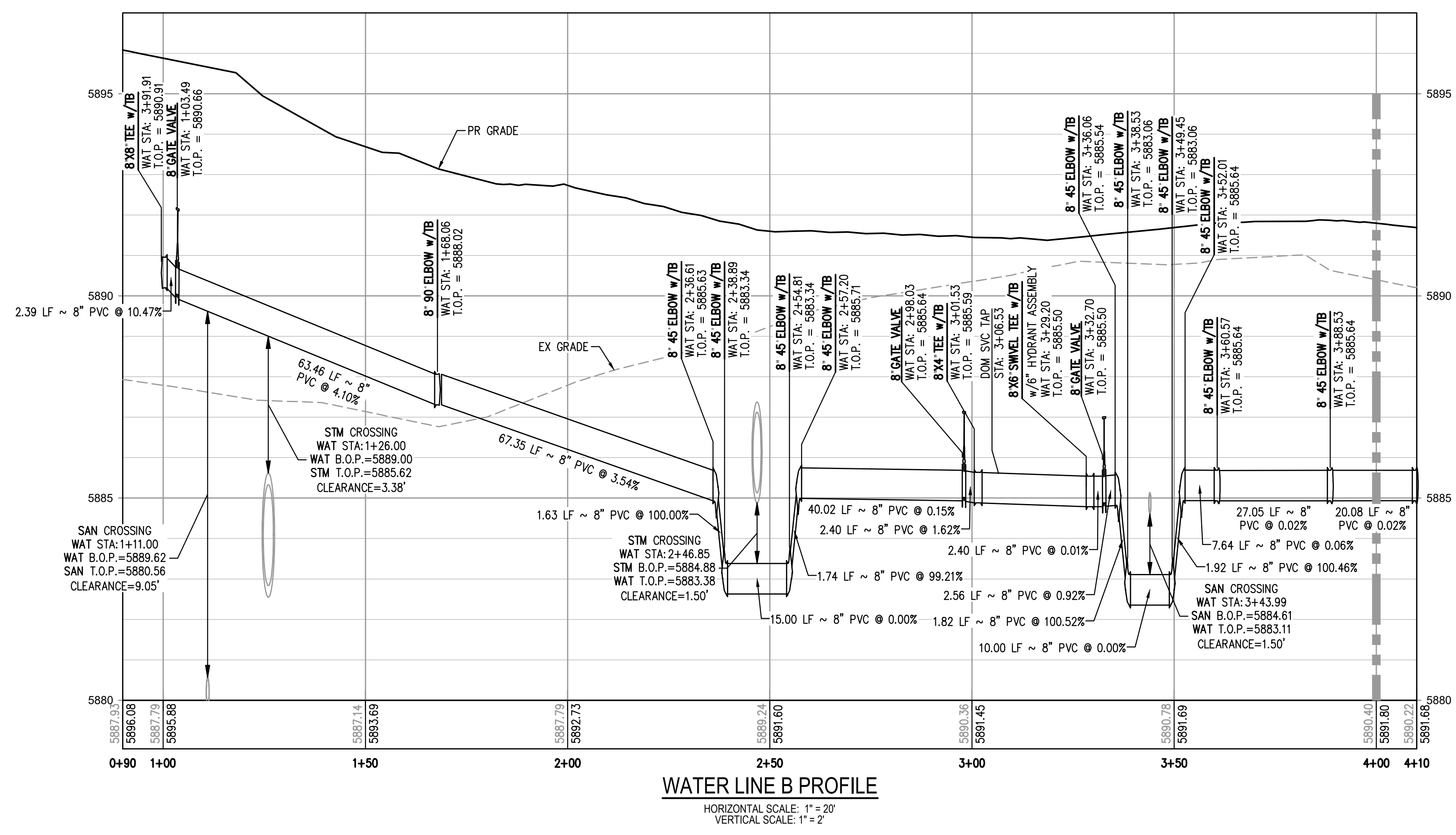
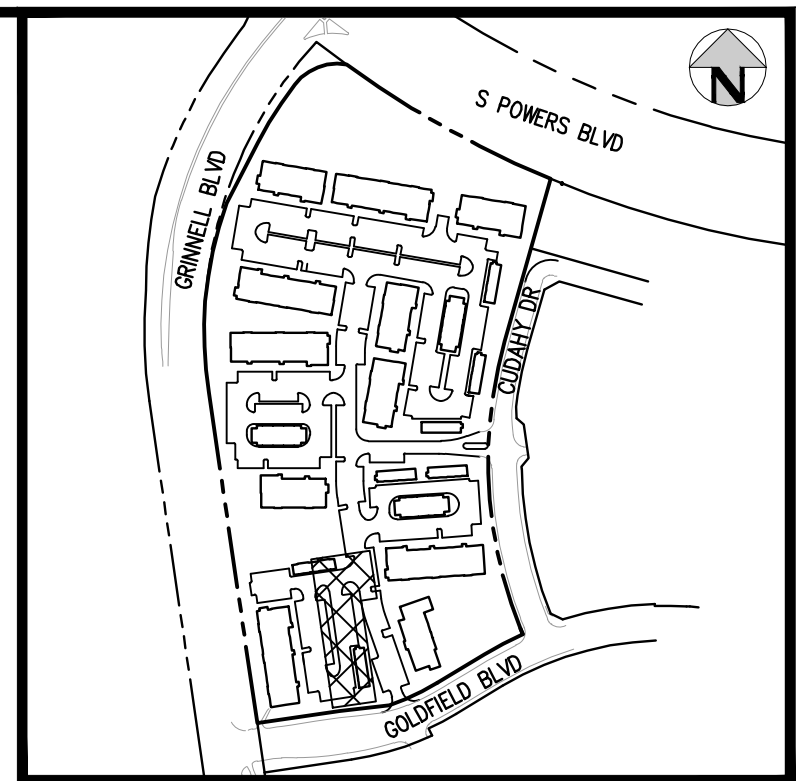
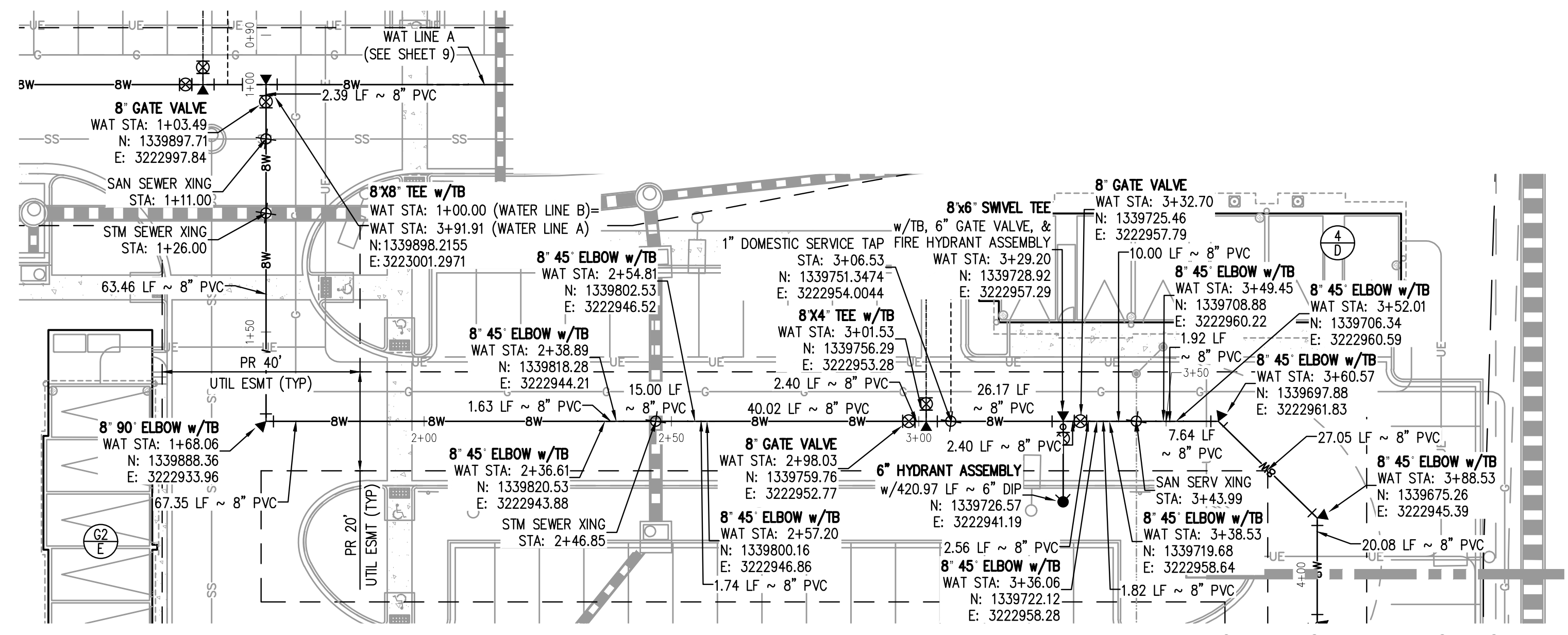
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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

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PROJECT #: 221206
SHEET NUMBER
12
12 OF 20

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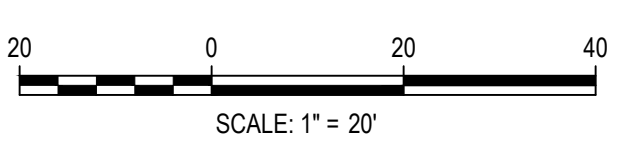
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FILE PATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE B P&P.DWG LAYOUT.LAYOUT
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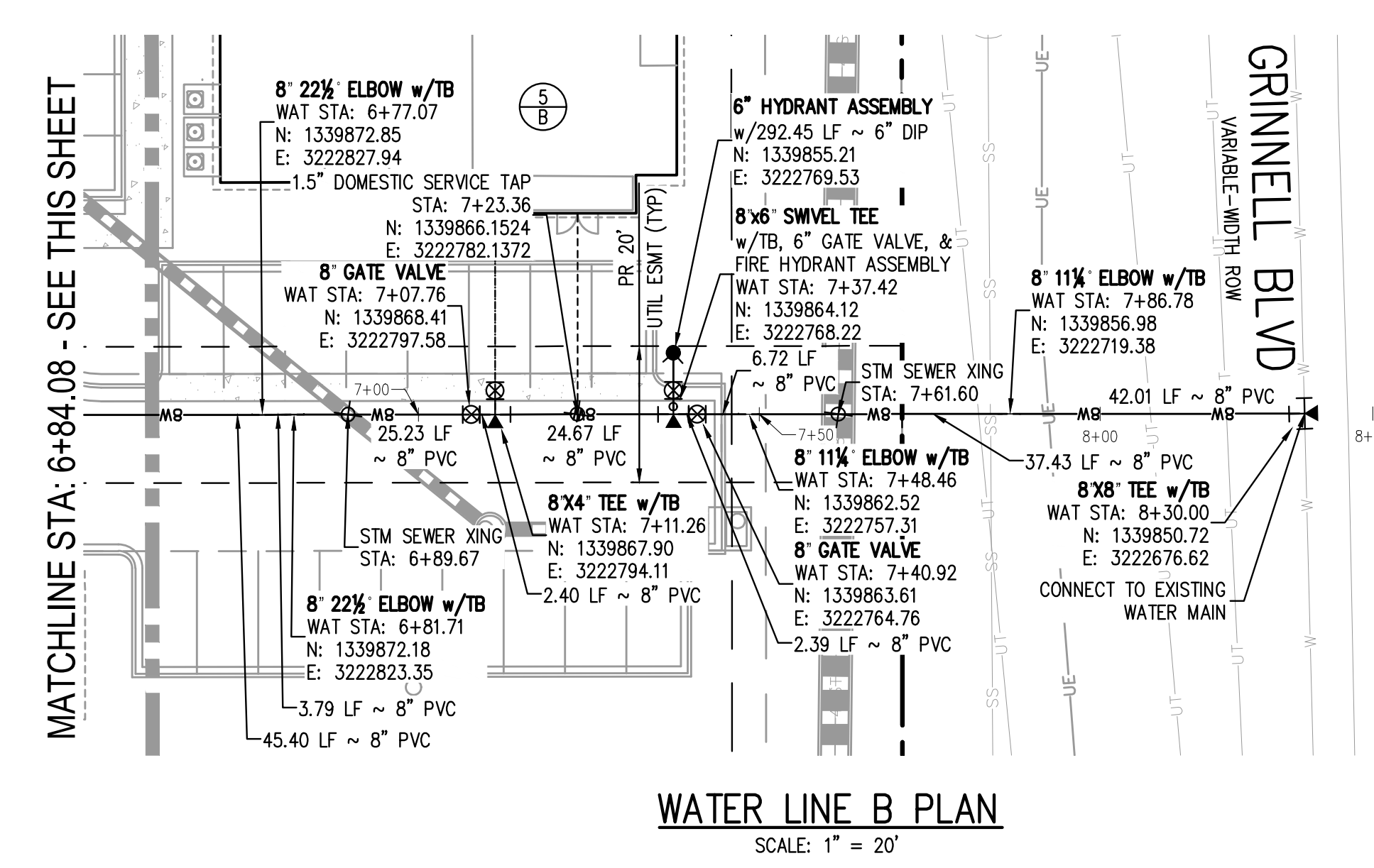
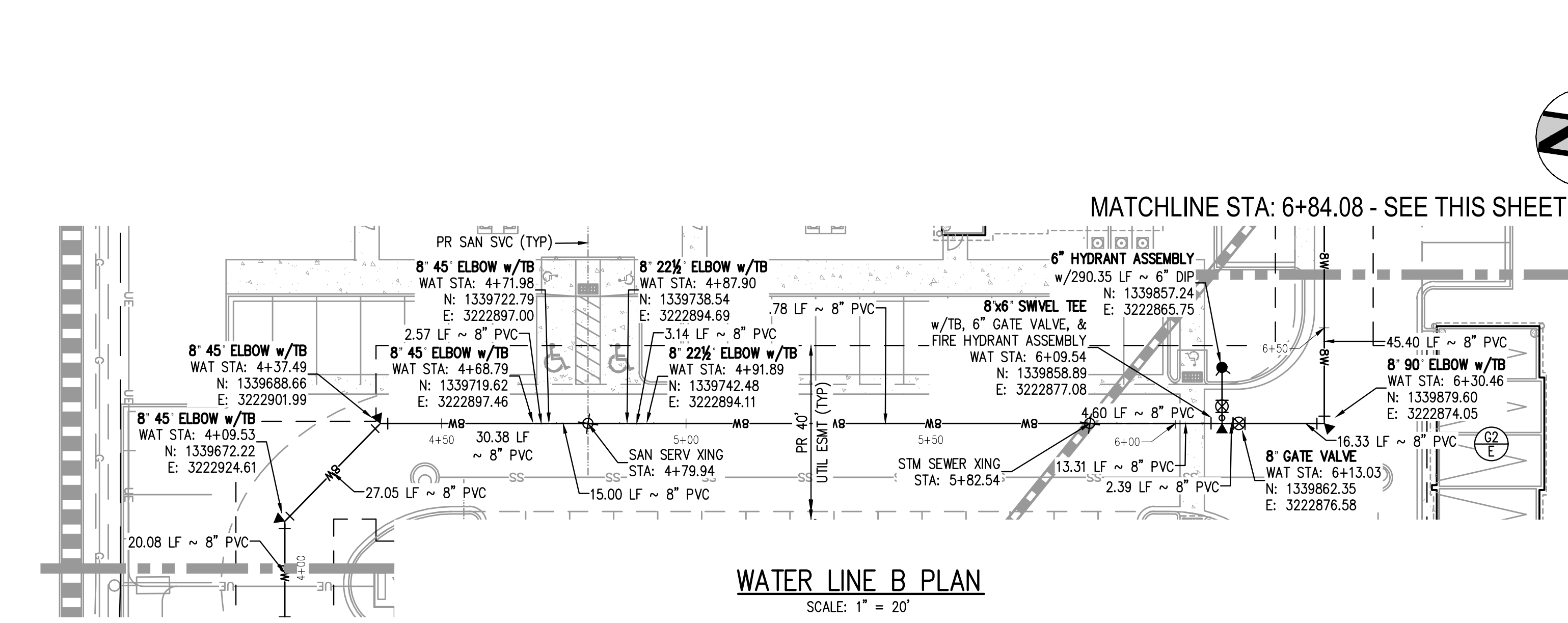
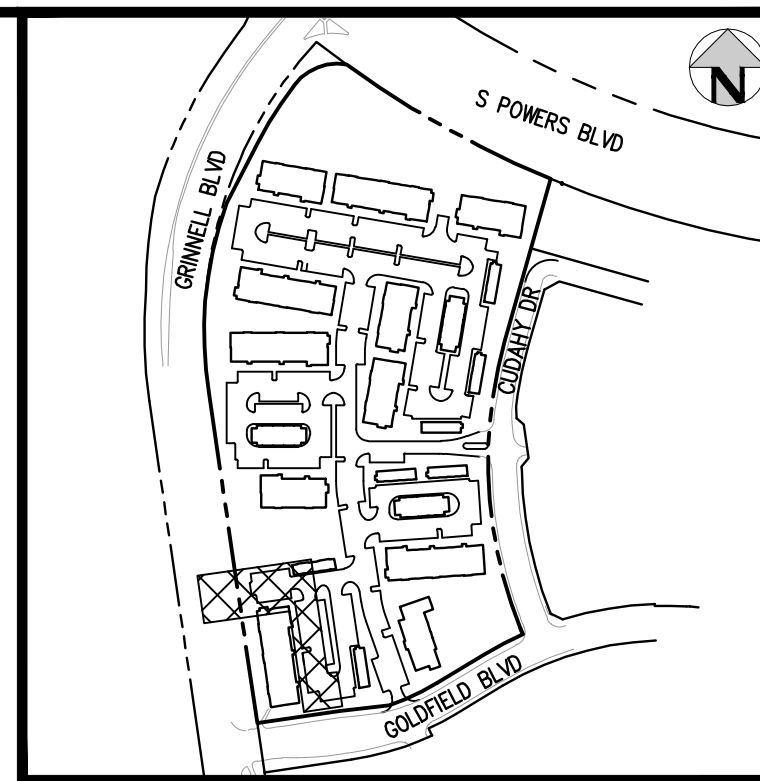
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OUTLOOK POWERS & GRINNELL
WATER LINE B PLAN & PROFILE

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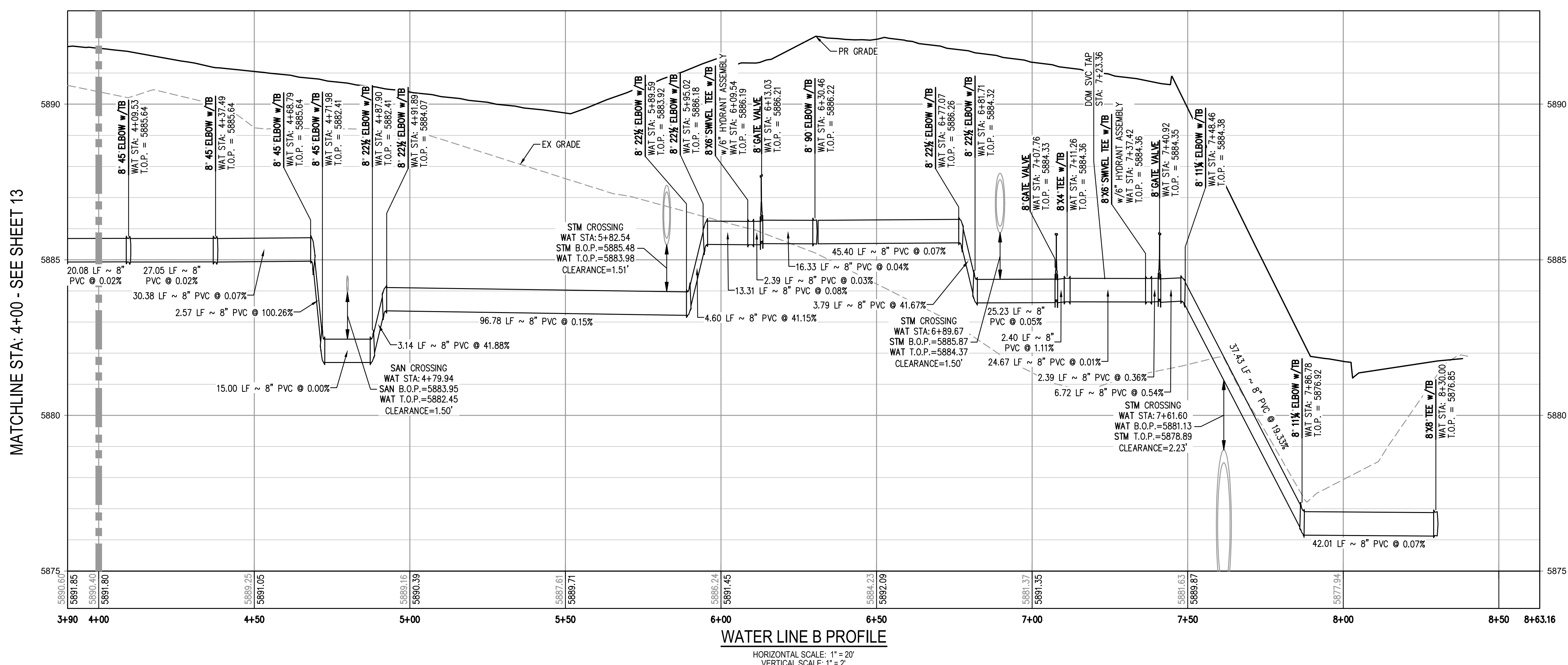
PROJECT #: 221206
SHEET NUMBER
13
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MATCHLINE STA: 4+00 - SEE SHEET 13

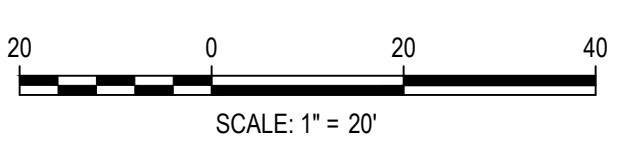
MATCHLINE STA: 6+84.08 - SEE THIS SHEET



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DRAWN: JUE 06/09/23 10:59:56A BY: COLTON HOCHER/AVR
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OUTLOOK POWERS & GRINNELL
WATER LINE B PLAN & PROFILE

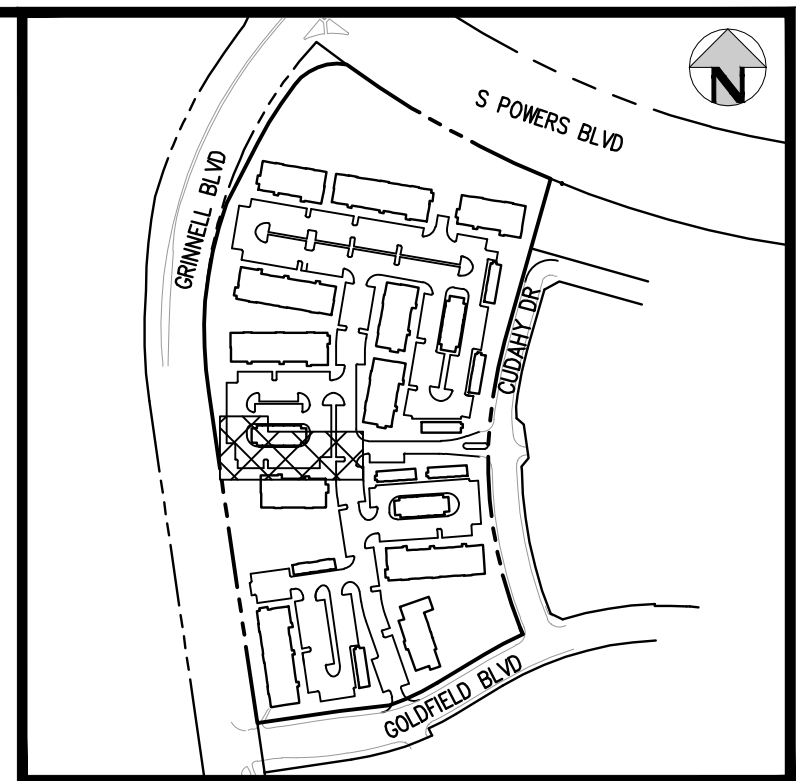
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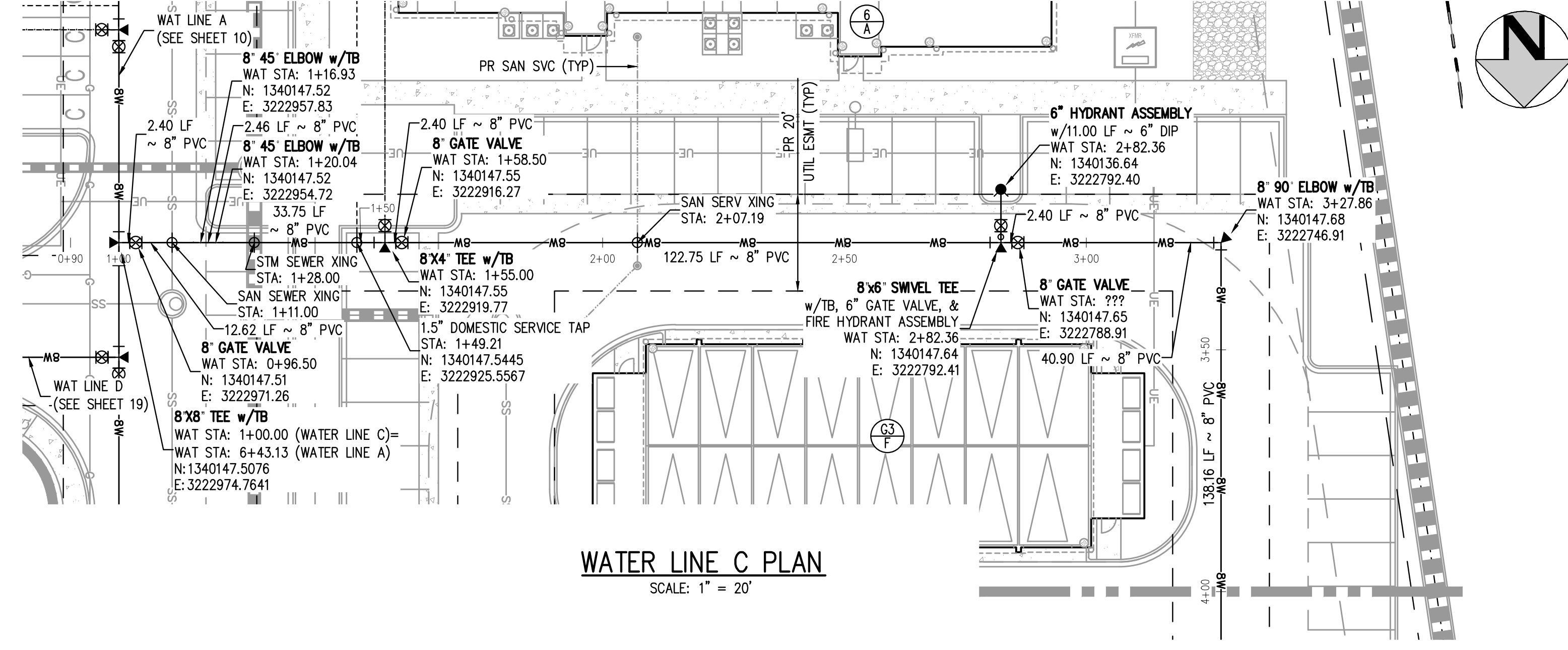
14

14 OF 20

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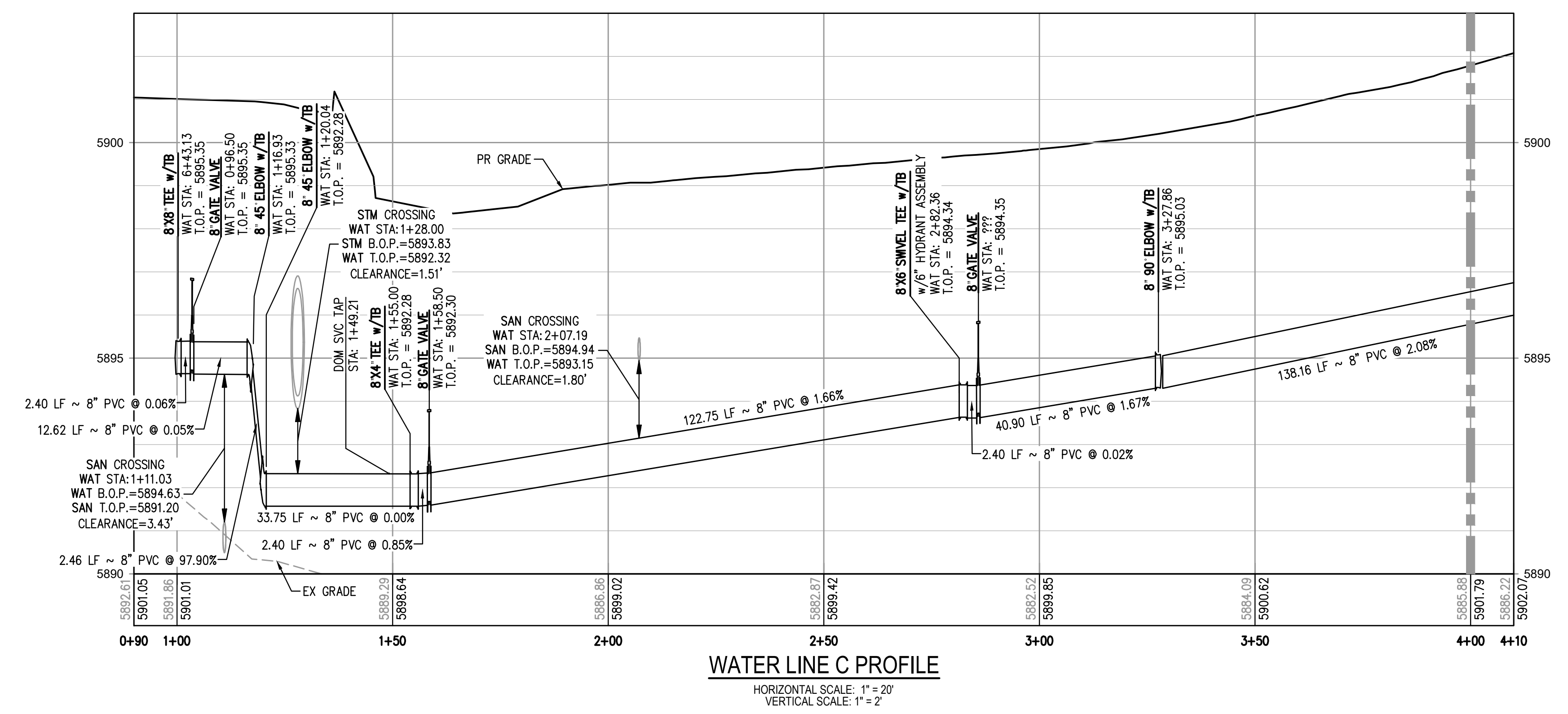


KEY MAP
SCALE: 1" = 400'



WATER LINE C PLAN
SCALE: 1" = 20'

MATCHLINE STA: 4+00 - SEE SHEET 16



WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE STA: 4+00 - SEE SHEET 16

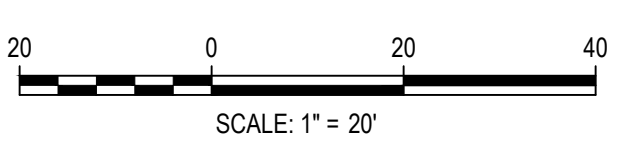
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FILE PATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE C P&P.DWG LAYOUT.LAYOUT1
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CHECKED BY: RCP
PLOTTED: TUE 06/09/23 11:00:37A BY: COLTON HOCHERVAR



DESIGNED BY: CLH
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DRAWN BY: CLH

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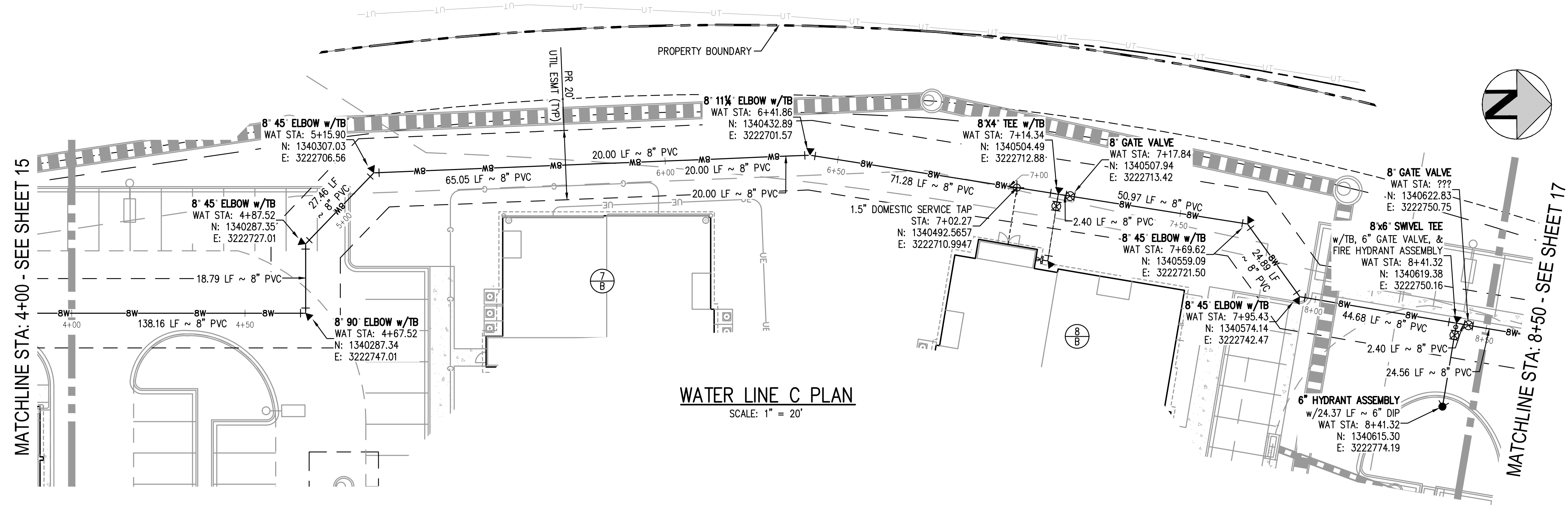
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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

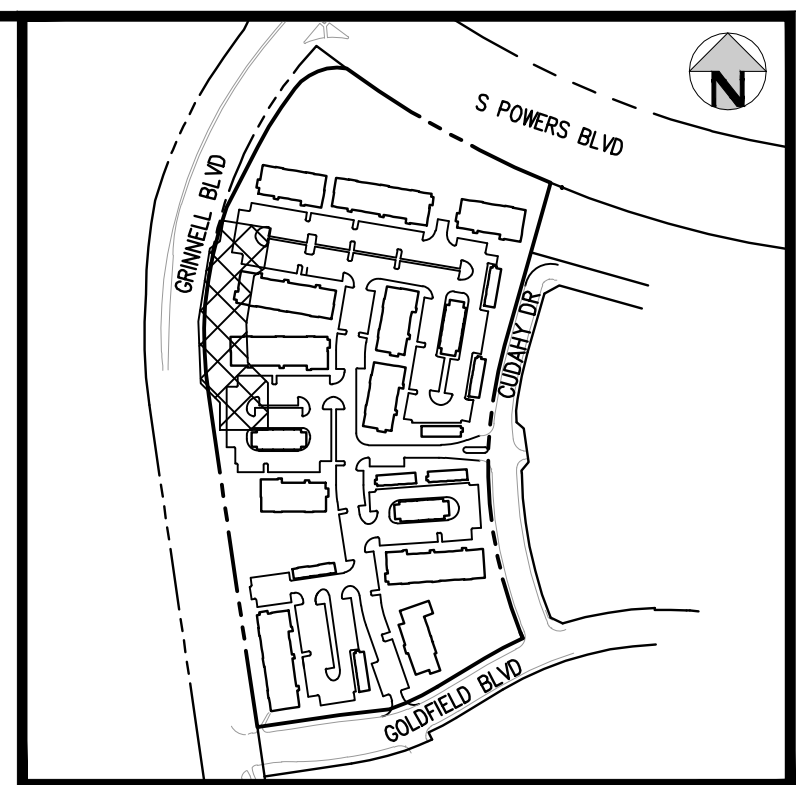
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PROJECT #: 221206
SHEET NUMBER
15
15 OF 20

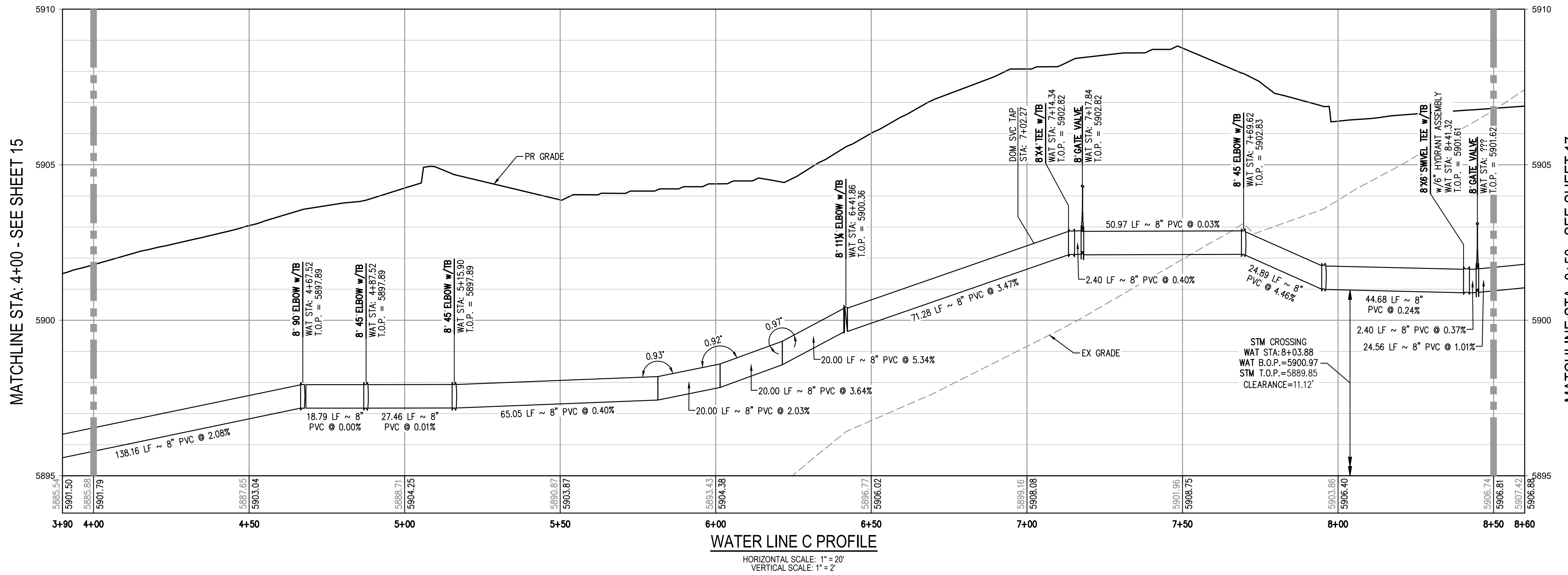
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WATER LINE C PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 400'



WATER LINE C PROFILE
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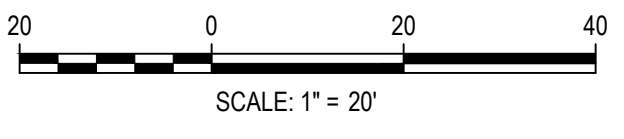
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CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

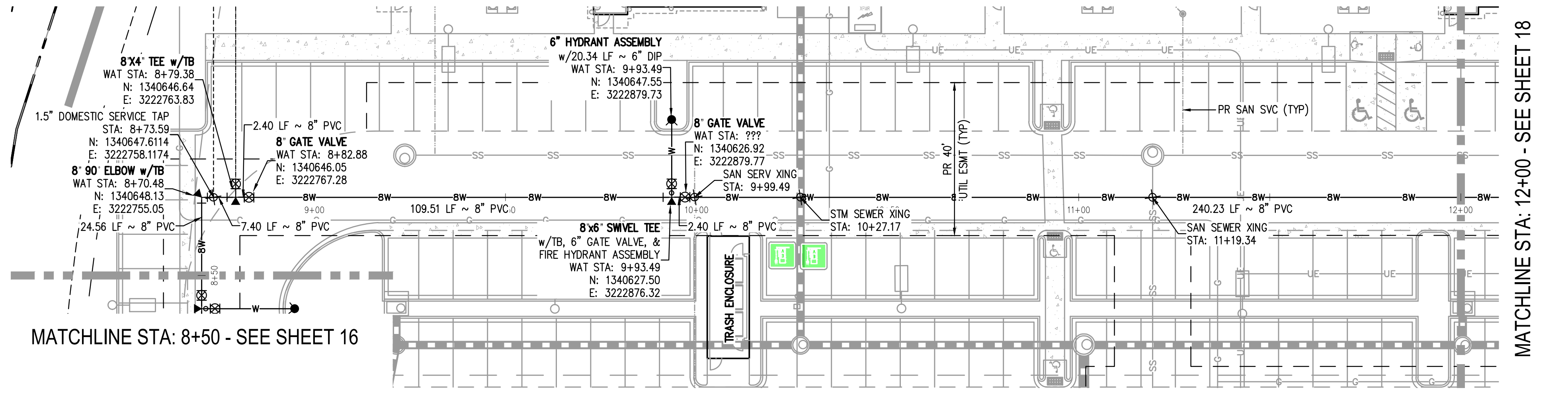
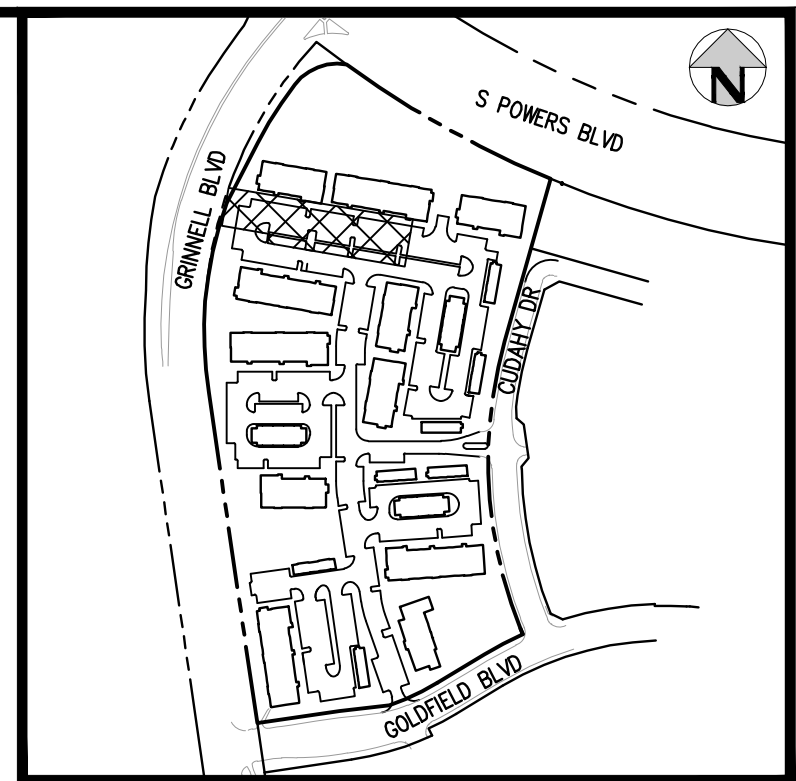
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PROJECT #: 221206
SHEET NUMBER

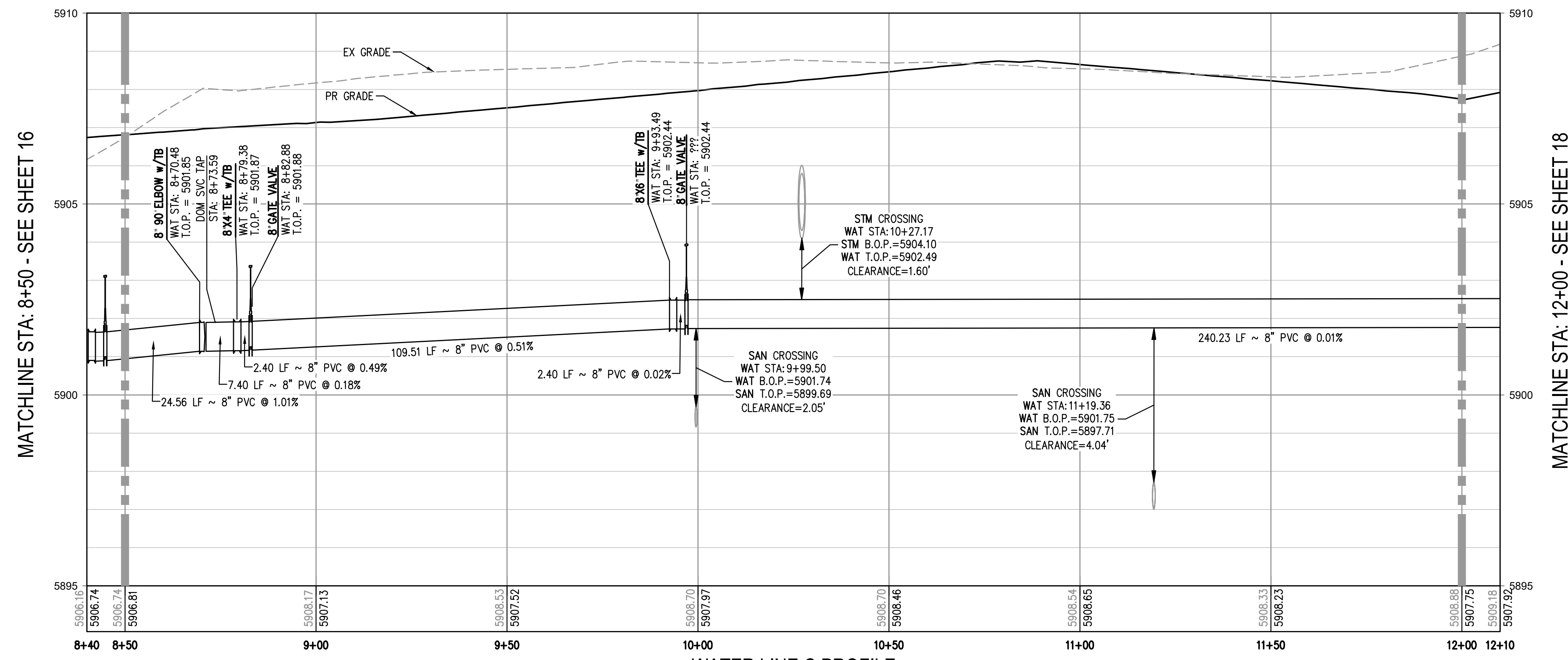
16

16 OF 20

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WATER LINE C PLAN
SCALE: 1" = 20'



WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

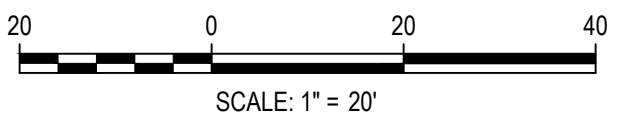
NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED MANUFACTURER SPECIFICATIONS.

STANDARD DRAWING INDEX:

- STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.
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 - SWD STD DWG 6 - FIRE HYDRANT SPECIFICATIONS
 - SWD STD DWG 7 - VALVE INSTALLATION AND LOCATION
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 - SWD STD DWG 13 - THRUST BLOCKS
 - SWD STD DWG 14 - THRUST BLOCKS FOR TAPS
 - SWD STD DWG 15 - TYPICAL TRENCH CROSS SECTION
 - SWD STD DWG 17 - PIPE CUTTING
 - SWD STD DWG 20 - WATER LINE LOWERING DETAIL
 - SWD STD DWG 22 - TEMPORARY AND PERMANENT BLOW-OFF INSTALLATION
 - SWD STD DWG 23 - TAPPING DETAIL
 - SWD STD DWG 24 - FLANGE LUG DETAIL

FILE PATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE C P&P.DWG LAYOUT.LAYOUT1 (3)
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CHECKED BY: RCP
PLOTTED: TUE 06/09/23 11:00:48A BY: COLTON HOCHERVAR



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DRAWN BY: CLH

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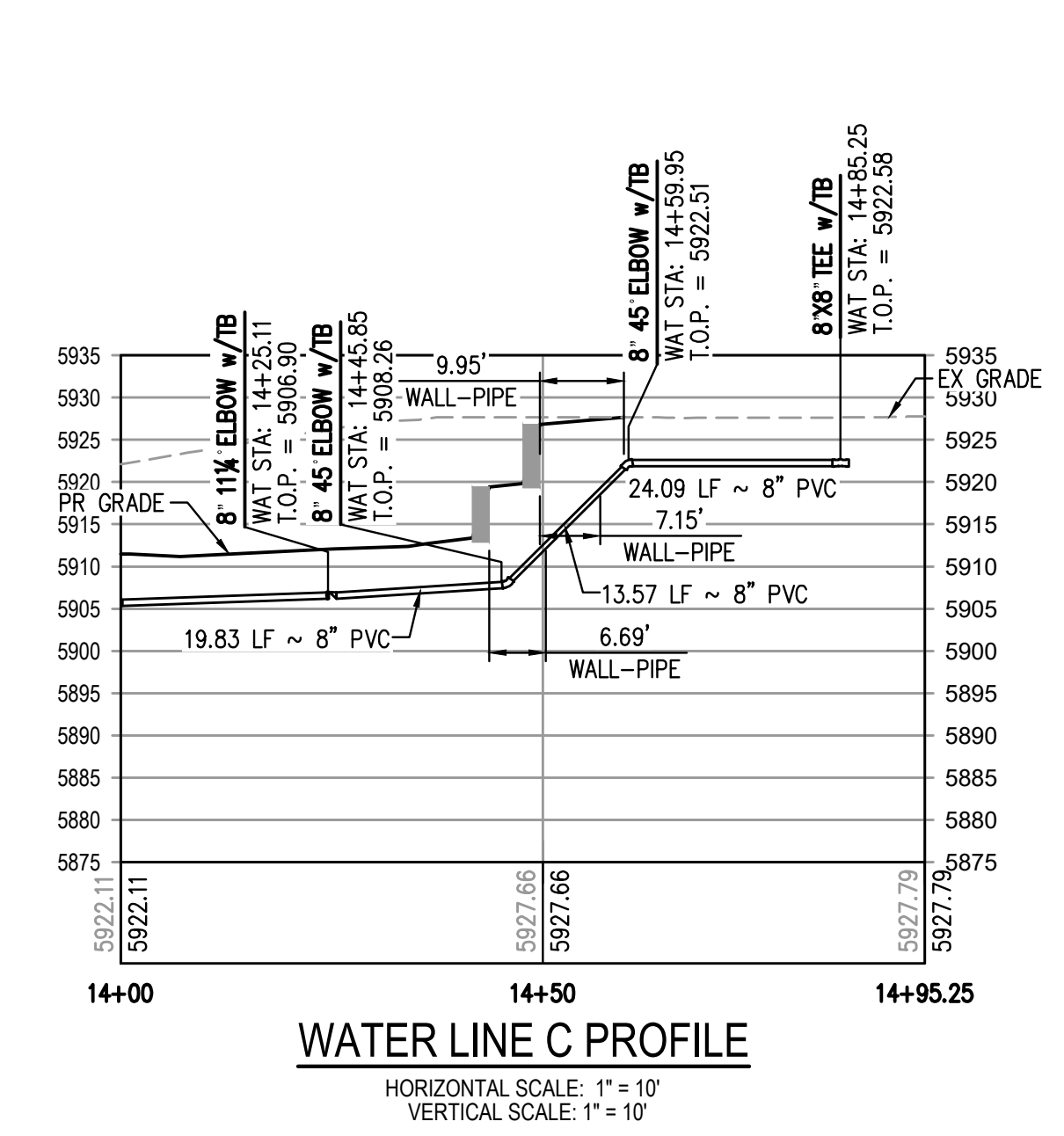
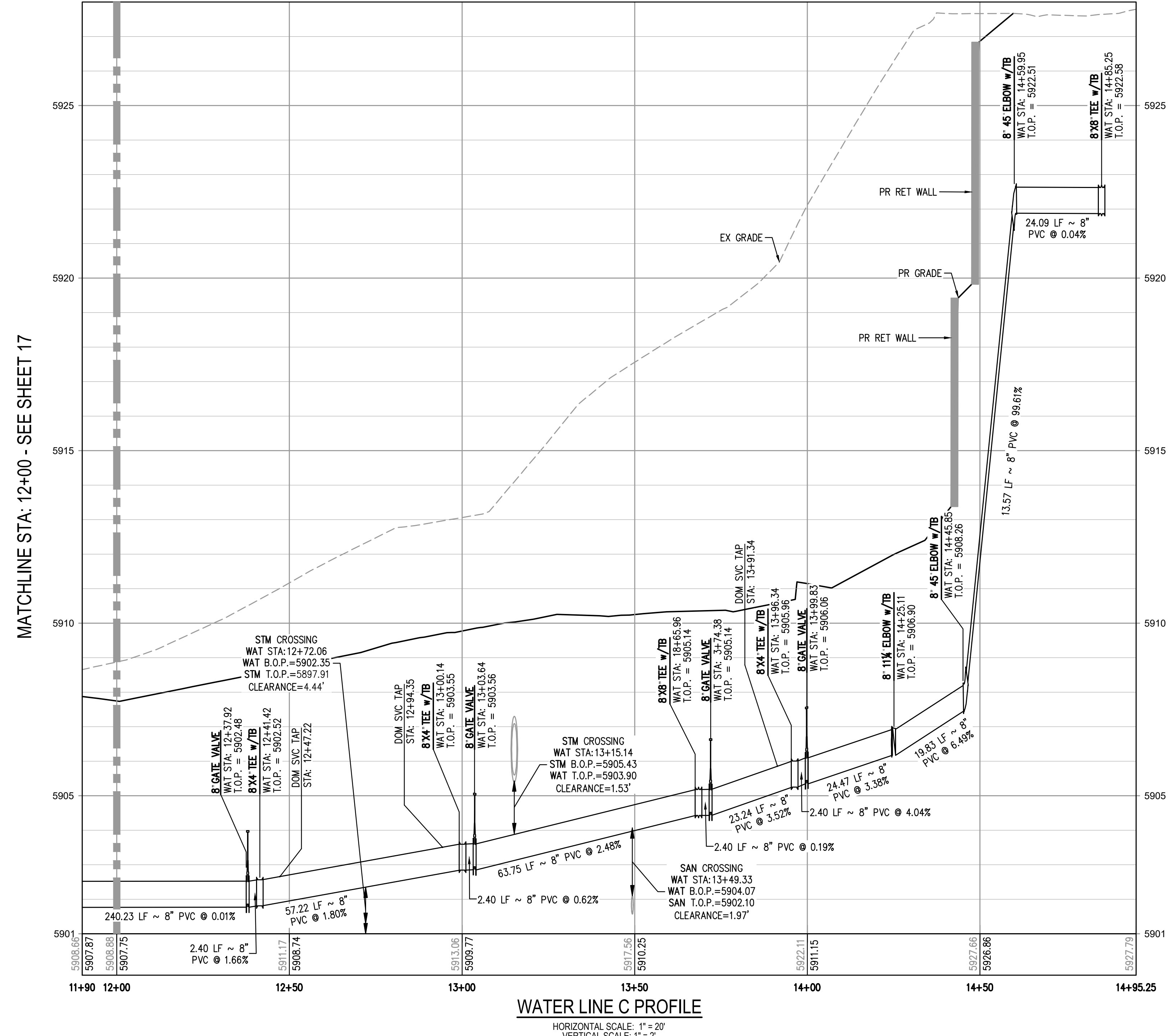
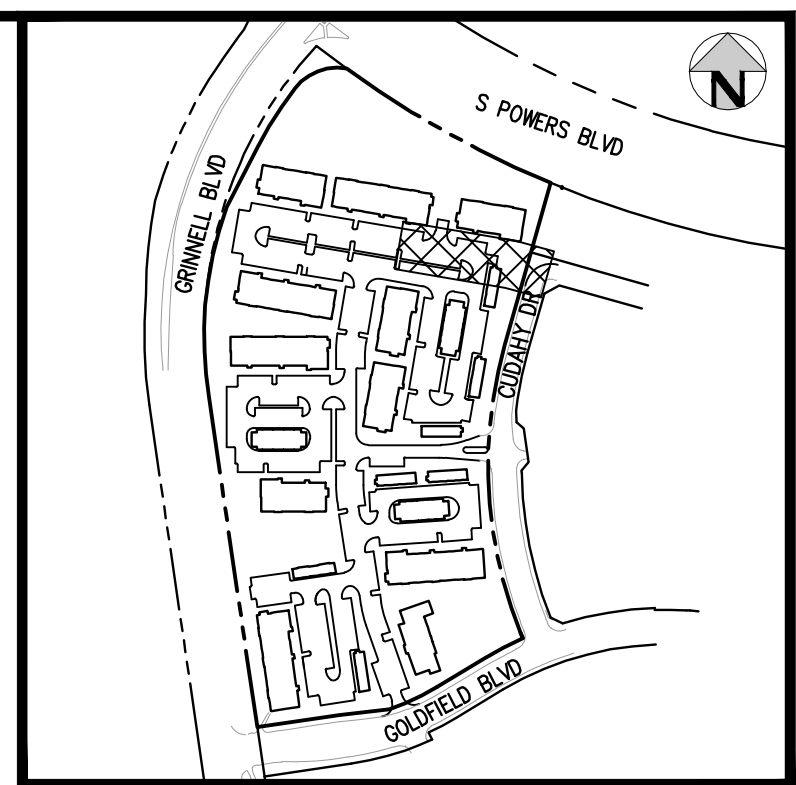
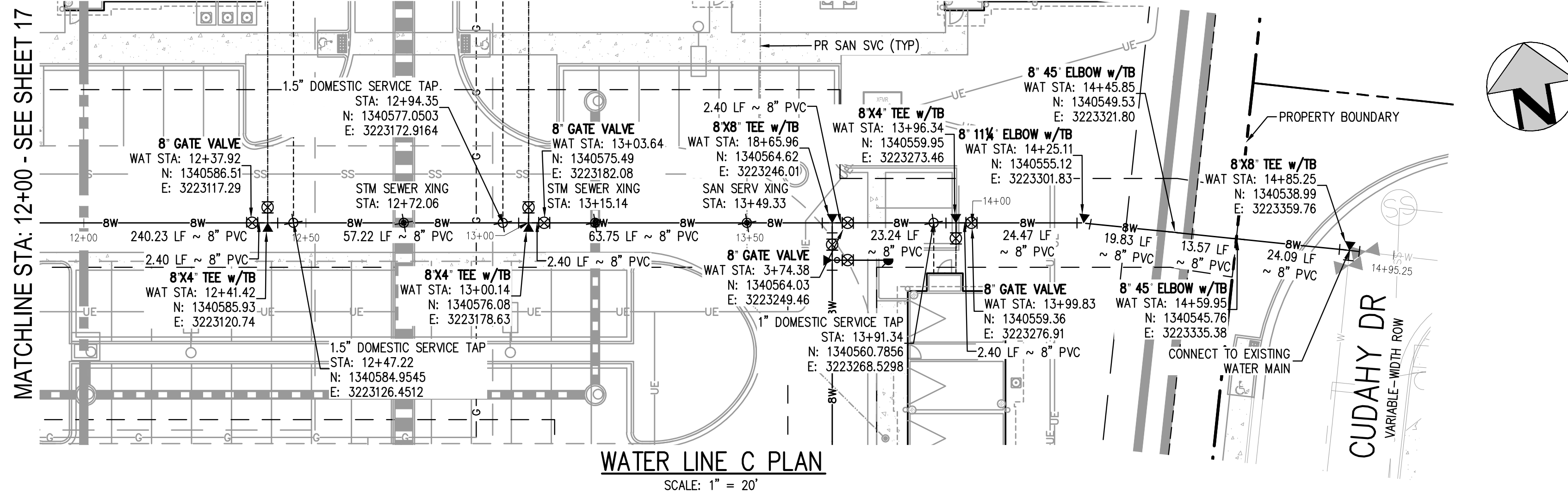
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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

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PROJECT #: 221206
SHEET NUMBER
17
17 OF 20

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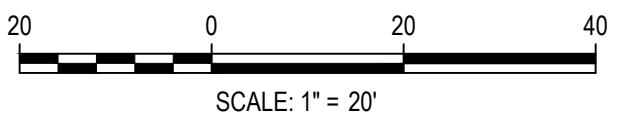
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FILE PATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE C P&P.DWG LAYOUT.LAYOUT (4)
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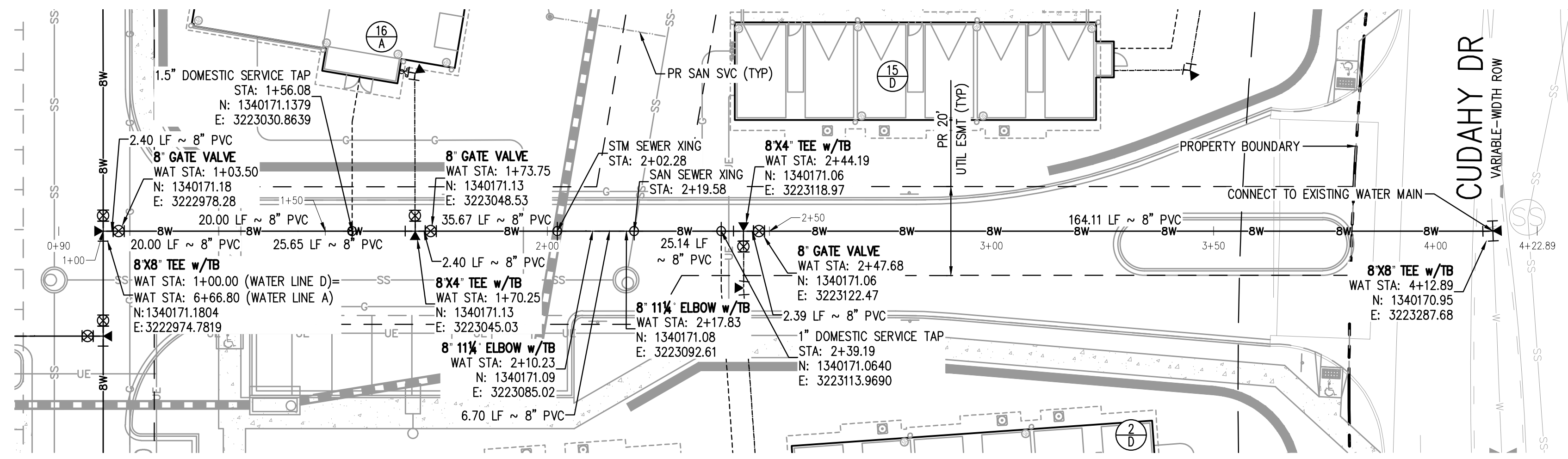
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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

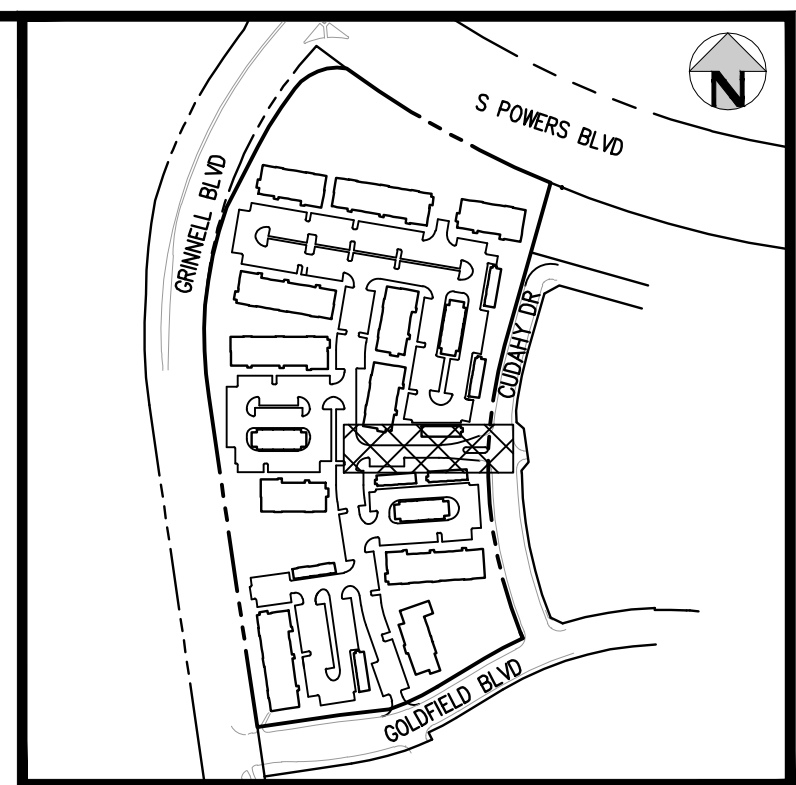
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PROJECT #: 221206
SHEET NUMBER
18
18 OF 20

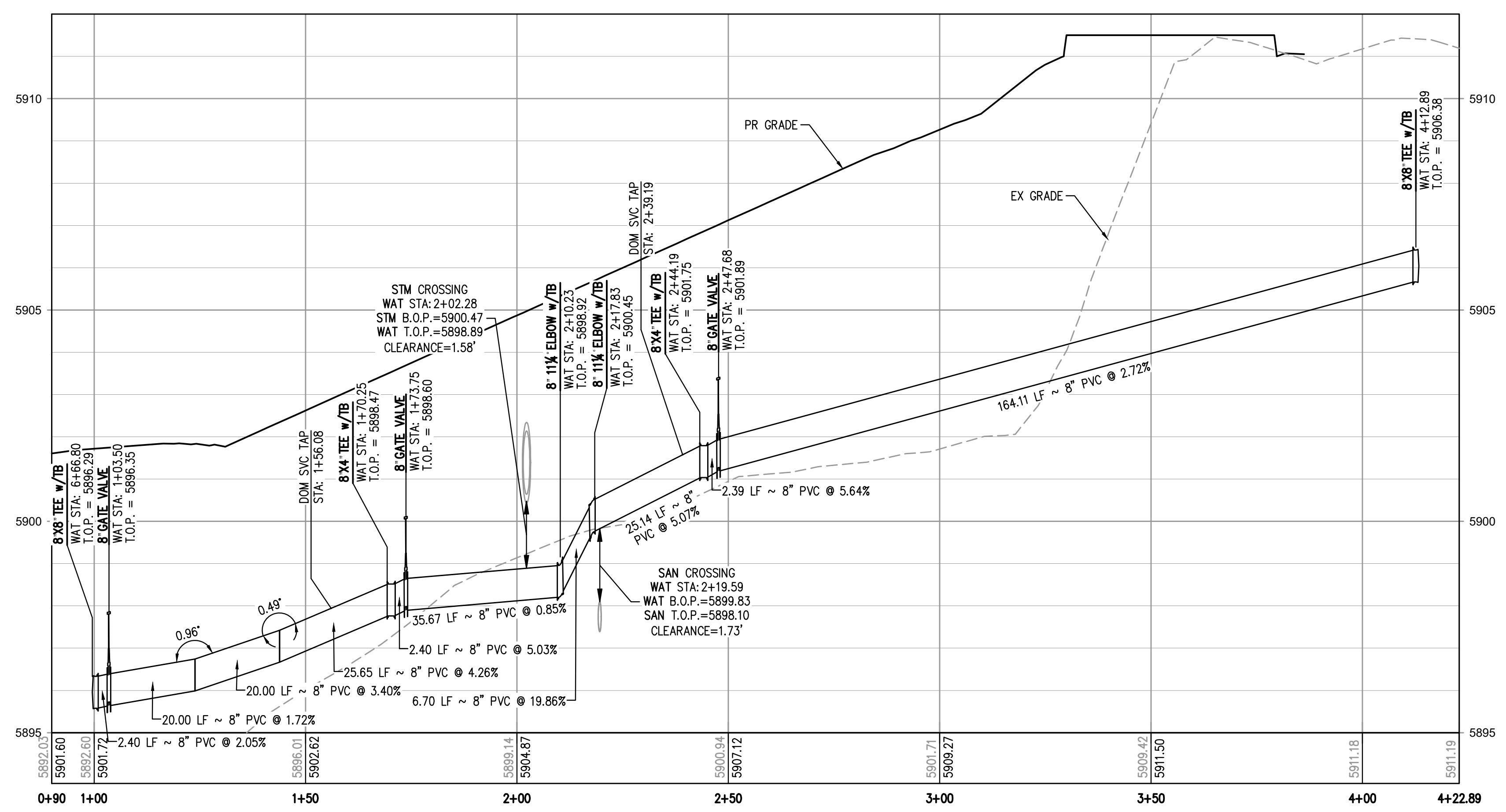
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WATER LINE D PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 400'



WATER LINE D PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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 WATER LINE D PLAN & PROFILE

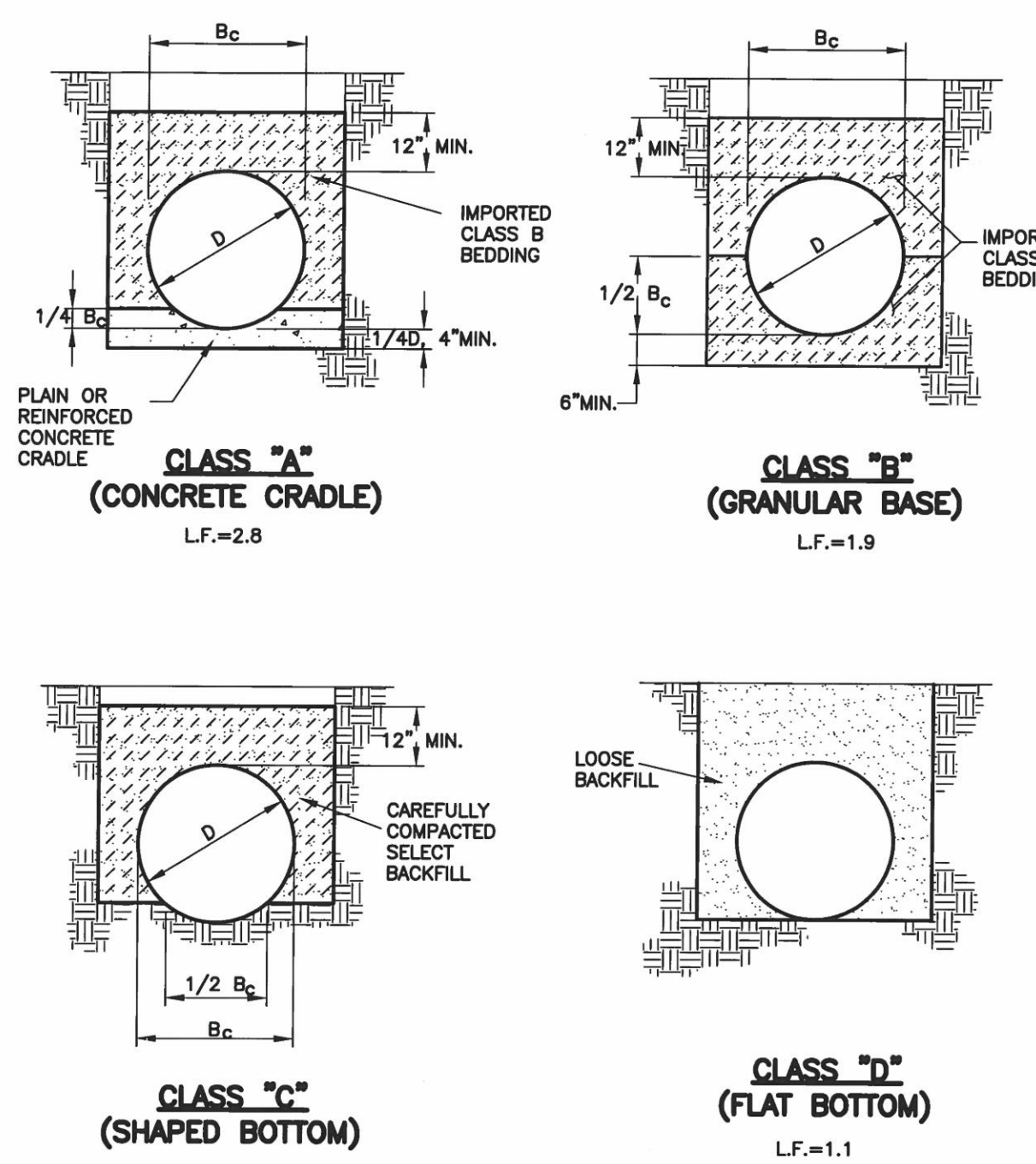
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PROJECT #: 221206
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19

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- NOTES:**
- FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR BEDDING MATERIAL AS DEFINED BY CLASS "B" BEDDING.
 - L.F. = LOADFACTOR
 - CLASS "D" BEDDING WILL NOT BE ACCEPTABLE UNDER ANY CONDITION.
 - MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 95% OF STD. PROCTOR DENSITY OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.

	PIPE BEDDING		WW-1
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	

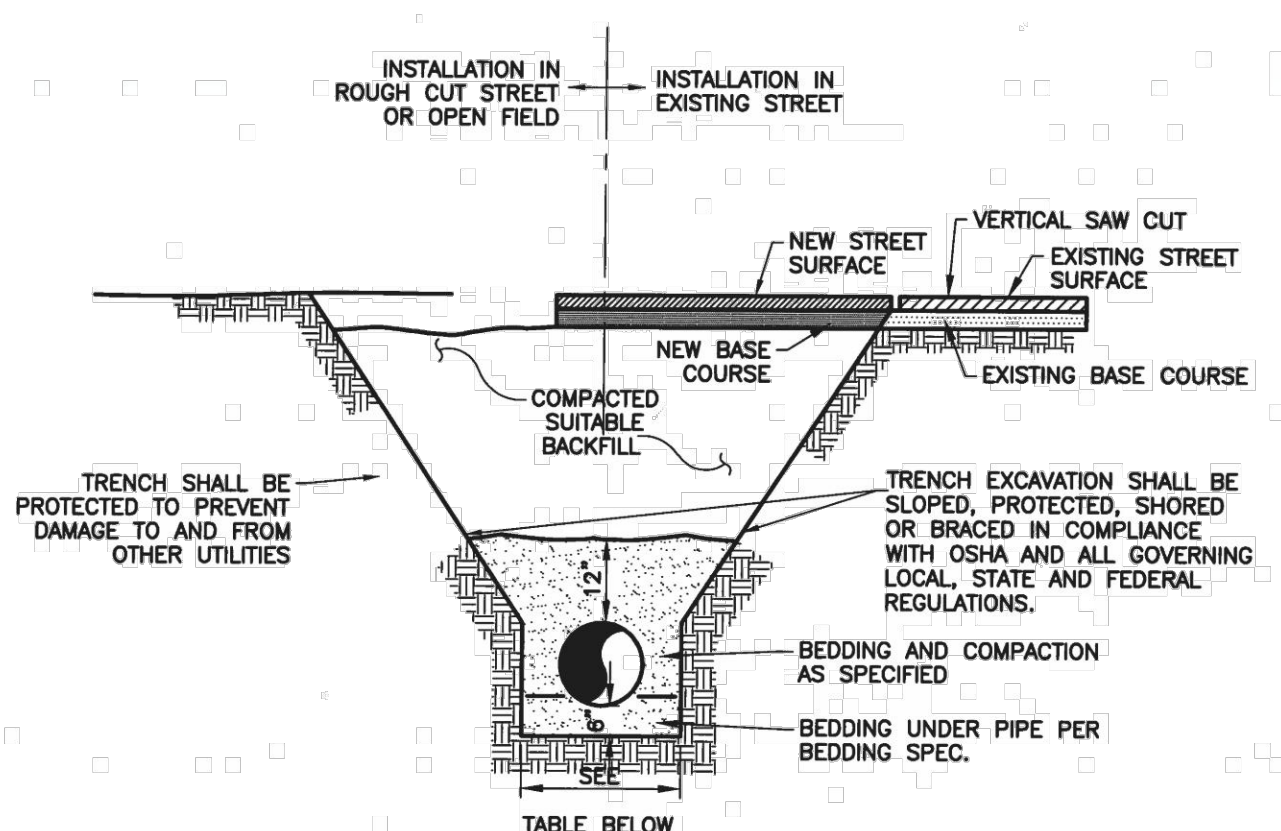
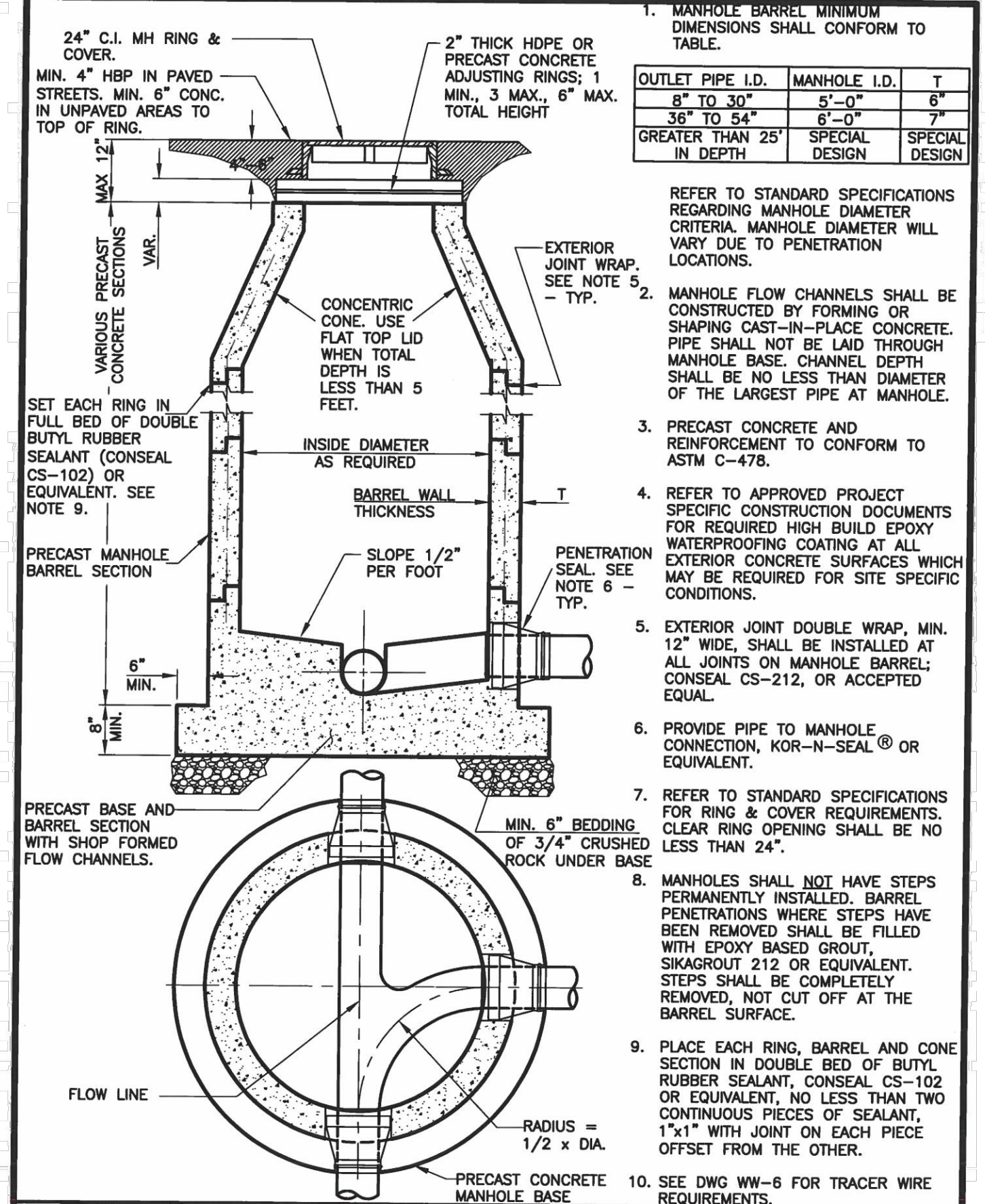


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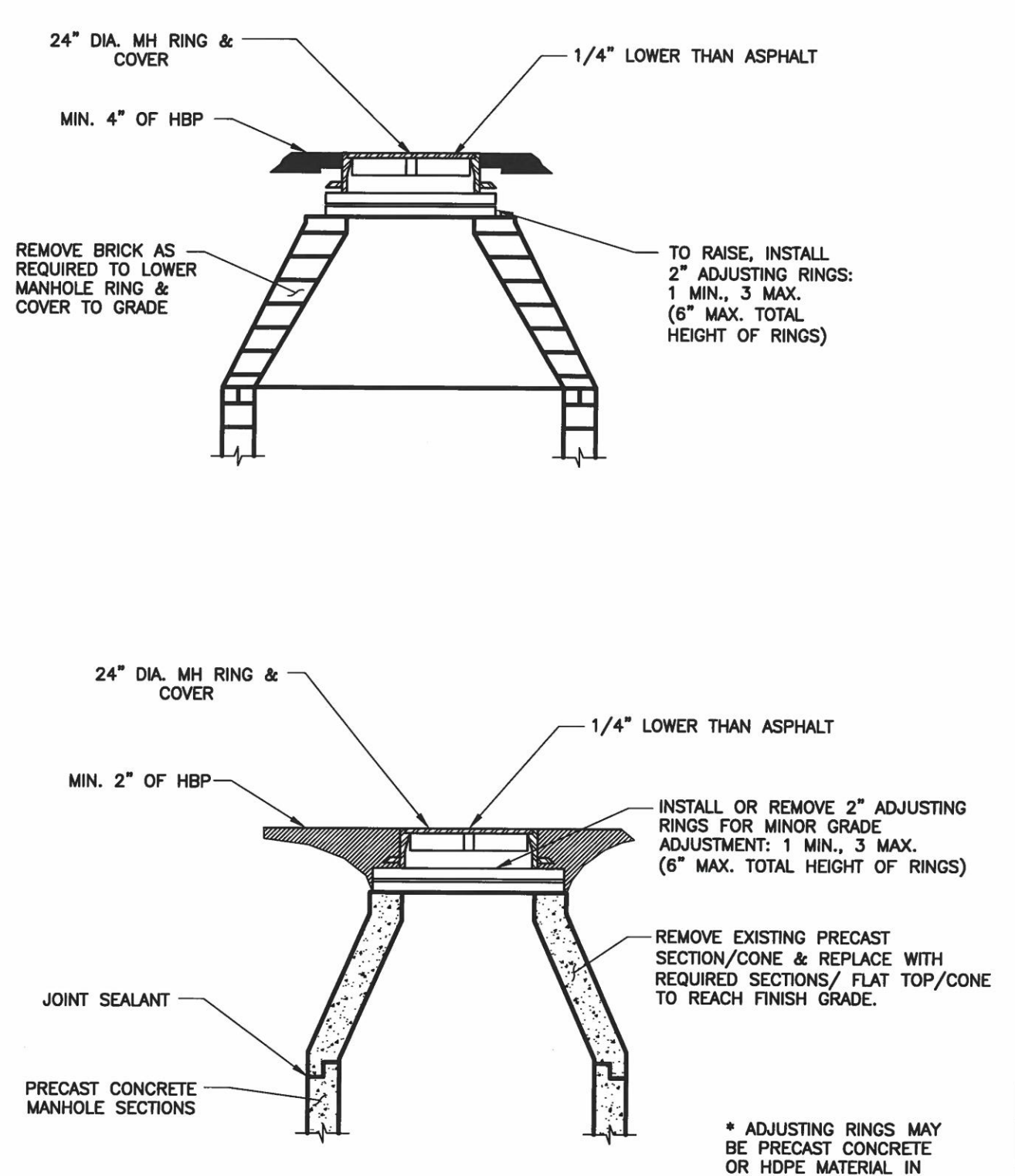
BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

- ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.
- AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.
- UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

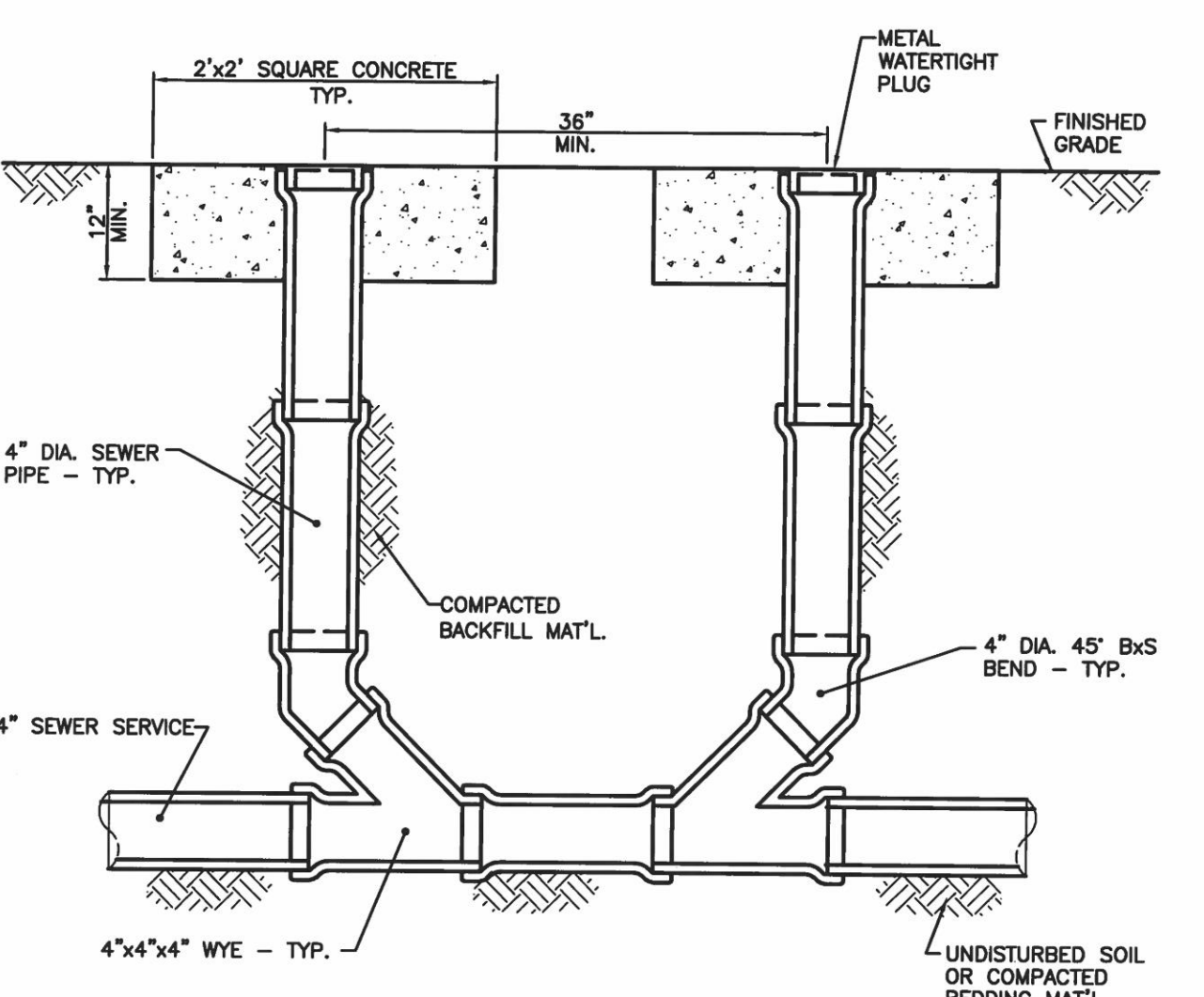
	TYPICAL TRENCH CROSS SECTION		WW-2
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	



	PRECAST MANHOLE		WW-3
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	

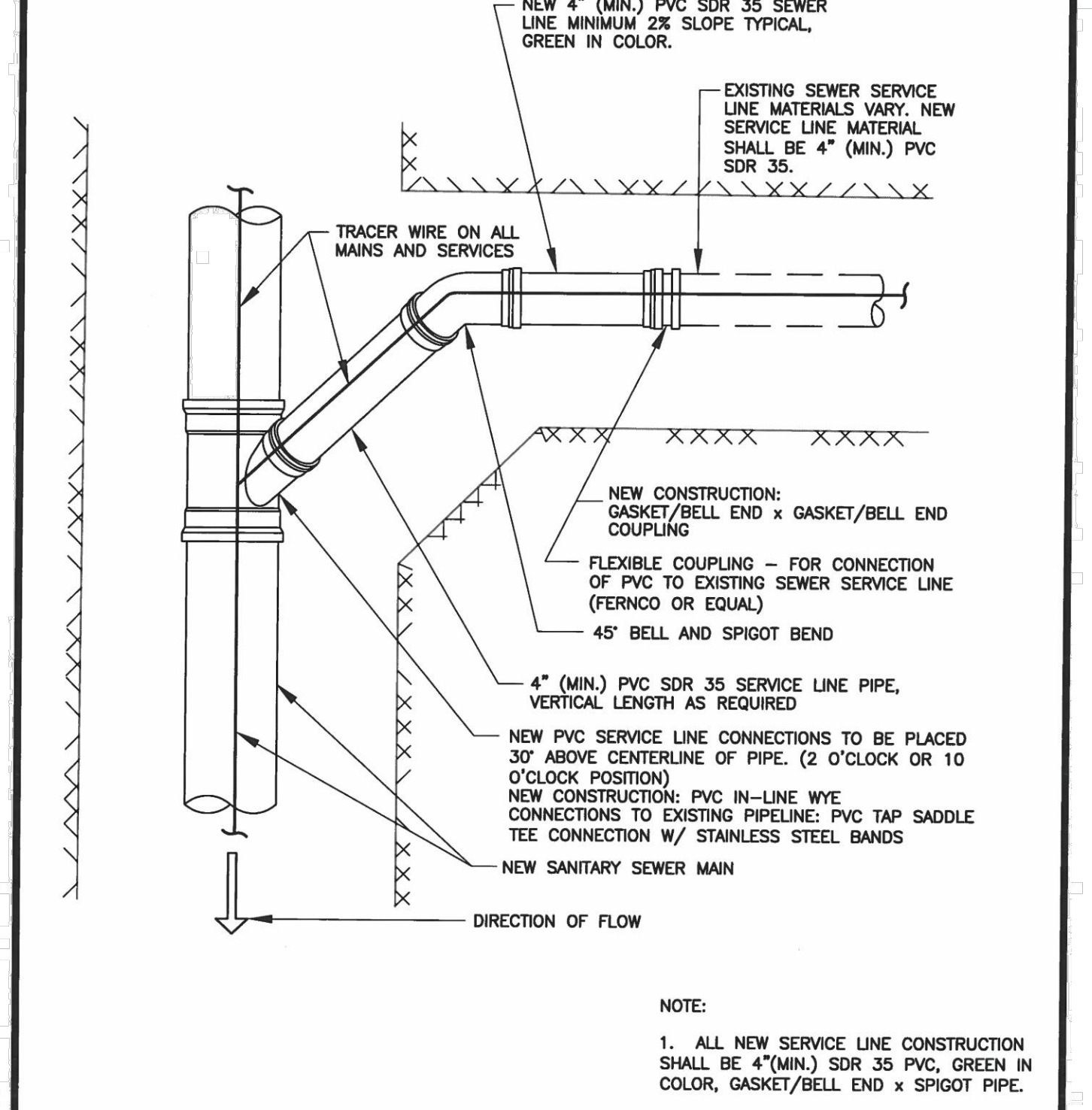


	MANHOLE RING AND COVER ADJUSTMENT		WW-7
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	

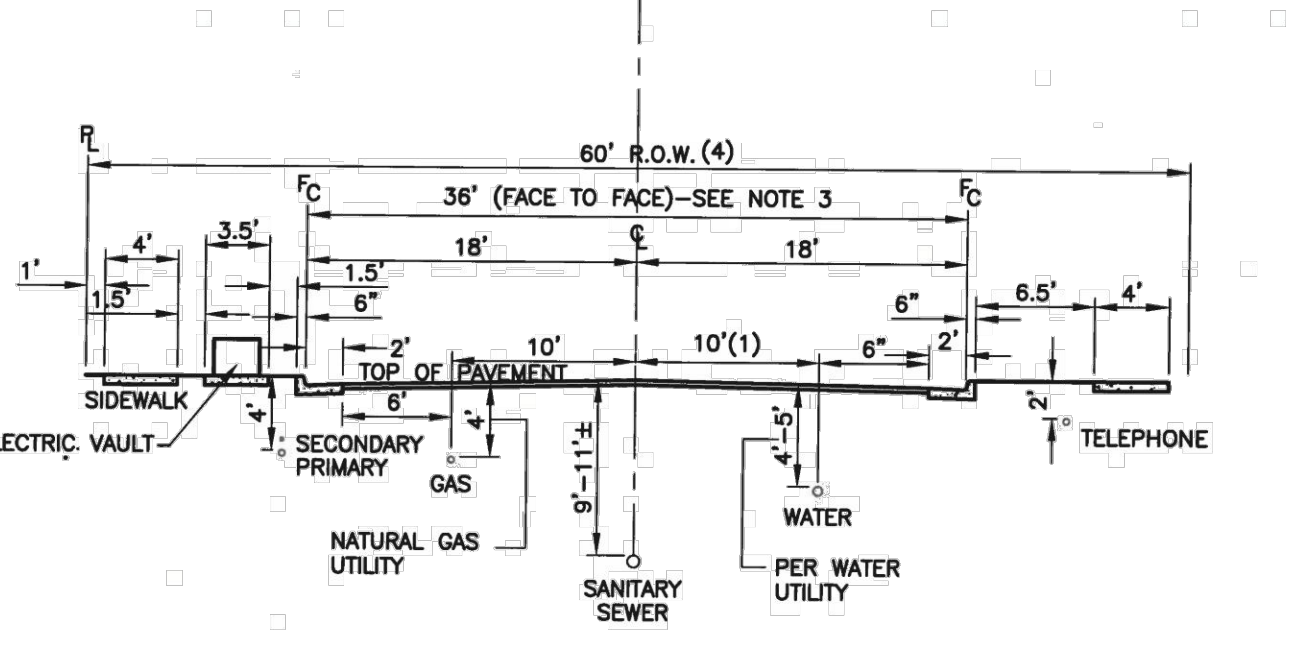


- NOTE:**
- REQUIRED ON SERVICE LINES WITH ONE OR TWO STACKS.
 - SERVICE LINE CLEANOUTS SHALL BE PLACED 2" BELOW GRADE WITH A 10" LONG RISER BOX PLACED AT GRADE WITH "SEWER" CAST IN THE LID.

	DUAL CLEANOUT		WW-8A
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	



	SANITARY SEWER SERVICE CONNECTION		WW-9
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	



- TYPICAL CROSS SECTION UTILITIES LOCATION**
- GENERAL NOTES**
- ALL SEWERS SHALL MAINTAIN A 10' CLEAR SEPARATION FROM WATER, OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 - ELECTRIC CONDUITS SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM WATER.
 - FOR 40' WIDE STREET SECTIONS, MAINTAIN WATER 10 FEET FROM SANITARY SEWER OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT STREET CENTERLINE.
 - FOR 50' WIDE RIGHT-OF-WAY (ROW), A 5-FOOT WIDE SIDEWALK AND UTILITY EASEMENTS ARE REQUIRED ADJACENT TO THE STREET ROW. FIVE (5) FOOT WIDE ATTACHED SIDEWALK IS USED WITH ELECTRIC UTILITIES BEHIND WALK IN EASEMENT.

	TYPICAL UTILITIES LOCATION		WW-11
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	

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CHECKED BY:
DRAWN BY:

ISSUE DATE: 05-08-2023	
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SANITARY DETAILS

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