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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CONSTRUCTION DRAWINGS CHECKLIST

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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 RECPETION 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 BOUELVARD 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 BOUELVARD 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 212713198 WITH THE EL PASO CLAERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOUELVARD 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 CURAVTURE;
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

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

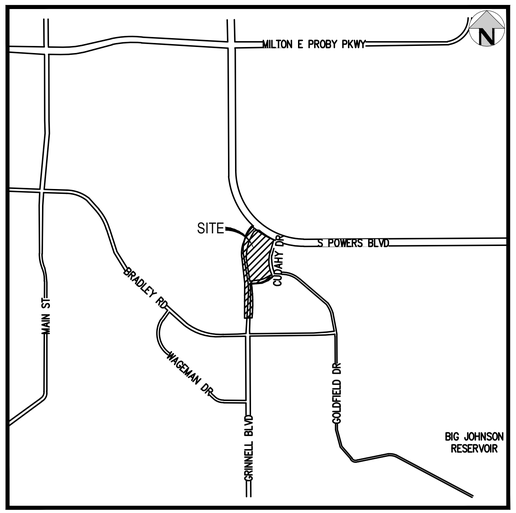
NES, INC
619 N CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
CONTACT: CHRIS LIEBER
(719) 471-0073

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



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

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
LDSC	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

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

Know what's **below.**
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Development | Services | Investments

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

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

PRELIMINARY NOT FOR CONSTRUCTION

Filepath: J:\221206\ENGINEERING\COVER\ - COVER.DWG Layout: COVER
Model: None
Plotted: MON 05/08/23 8:03:17P By: Mike Sustad

EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL NOTES

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AN AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESCQP 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.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL 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.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE 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.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON ON MAY 18, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

STANDARD GESC NOTES

1. 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.
2. ALL EXISTING BMPS WILL NEED TO BE PROPERLY REFRESHED OR RE-INSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
3. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
4. SEE DETAIL SHEETS ECS-ECT FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
5. 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.
6. ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
7. 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.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
10. 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.
11. 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.
12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL PROPOSED SLOPES 4:1 OR GREATER.

GENERAL STORM 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. 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 HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
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.
11. 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.
12. 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

1. 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.
2. 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.
3. 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

1. 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.
2. THE CONTRACTOR SHALL NOTIFY 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, DEWATERING DISCHARGE, PERMITTING FOR ALL UTILITY INSTALLATION. PUMP RATE TESTS ARE HIGHLY RECOMMENDED.

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
NOTES

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
2
2 OF 60

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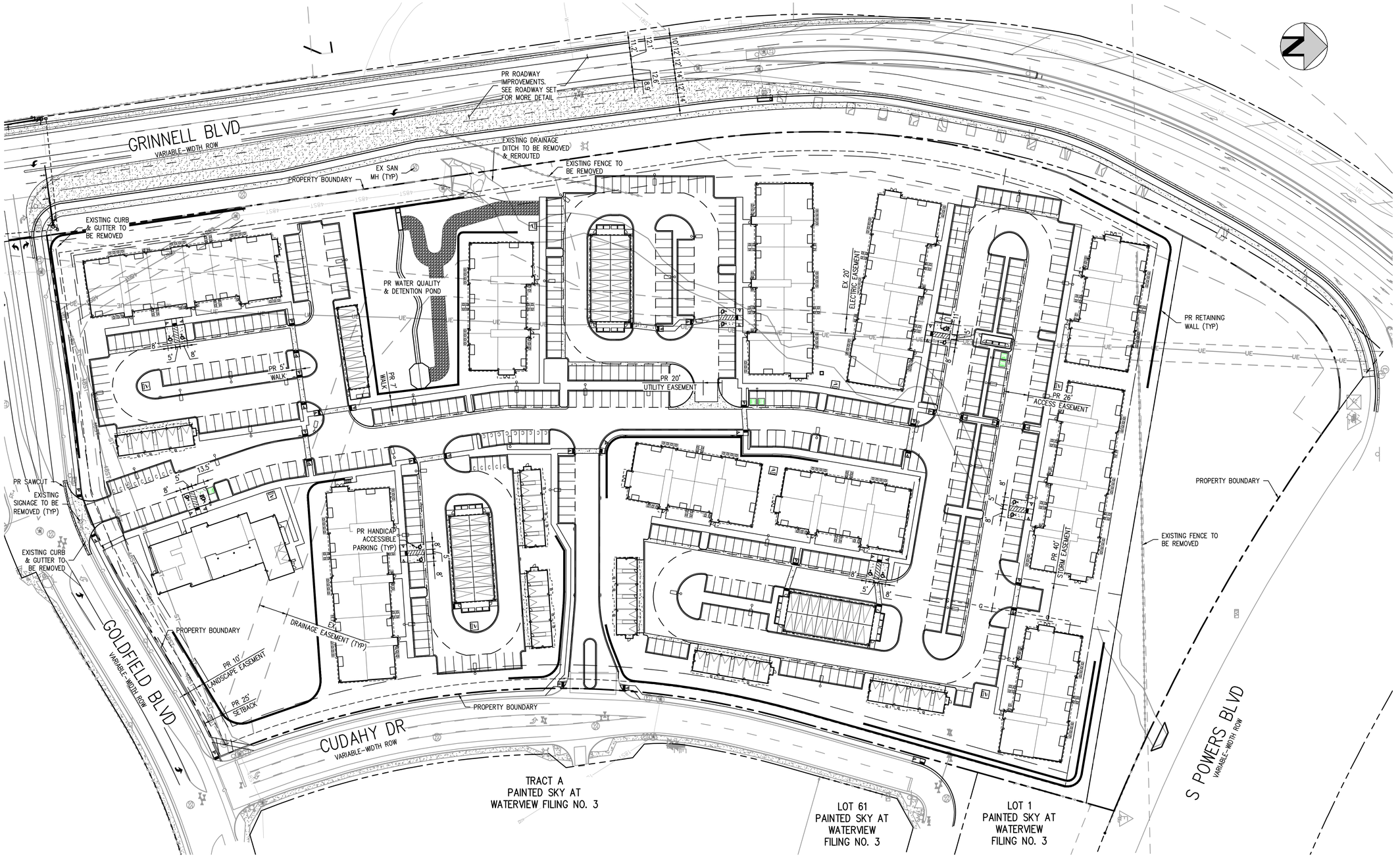

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SCALE: 1" = 50'

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

ISSUE DATE: 05-08-2023

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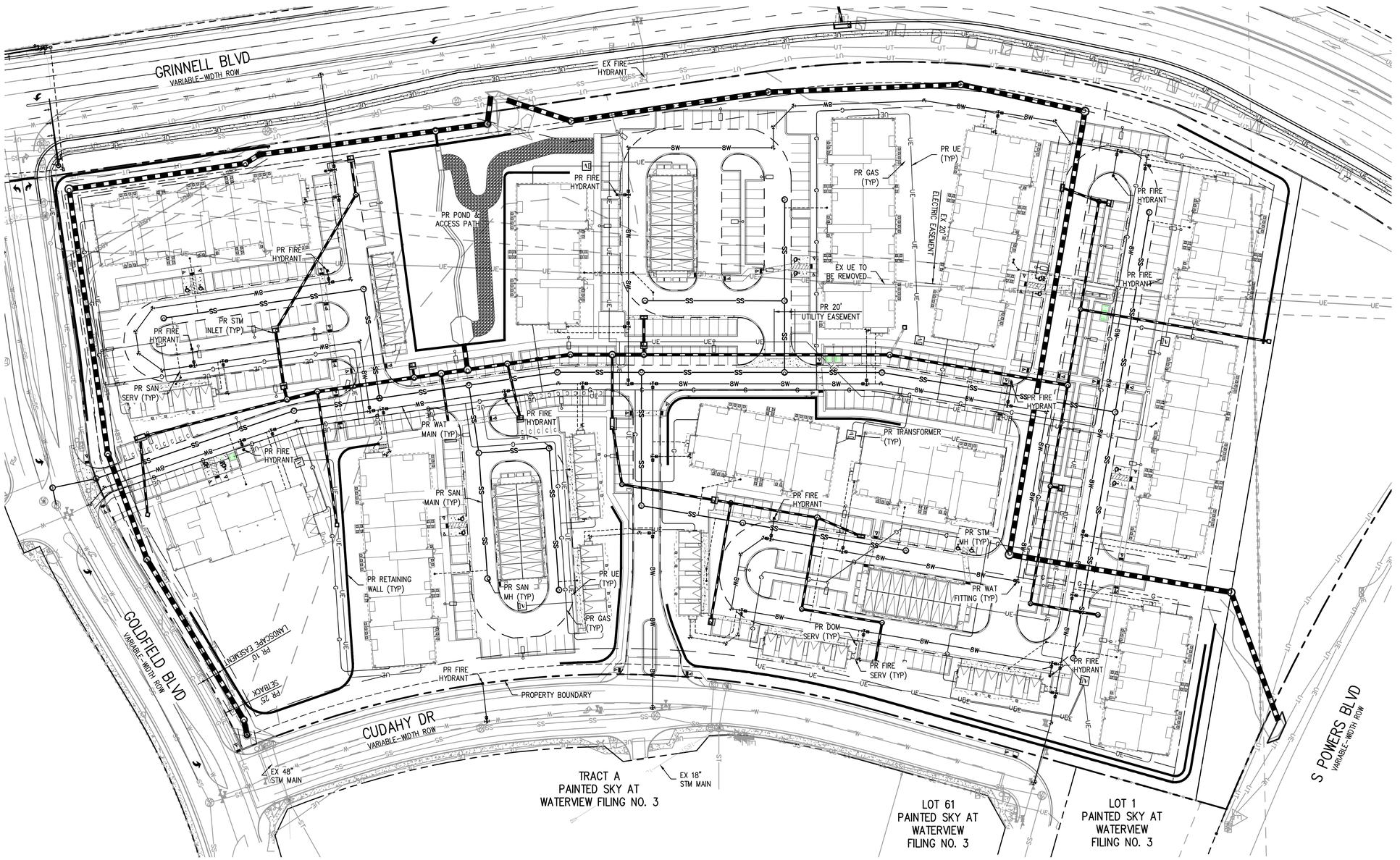
OUTLOOK POWERS & GRINNELL
OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
3



NOTES:

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SCALE: 1" = 50'

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DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
OVERALL UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
4
4 OF 60

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11 XREFs: e-base, e-base-hyot, e-legal-hyot, p-util, e-util-hyot, evergreen logo, p-base, p-legal, p-roadway, p-util, stamp - cd
PLOTTED: MON 05/08/23 8:03:49P BY: MILES SUSTAD

NOTES:

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SCALE: 1" = 50'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
DRY UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER
5

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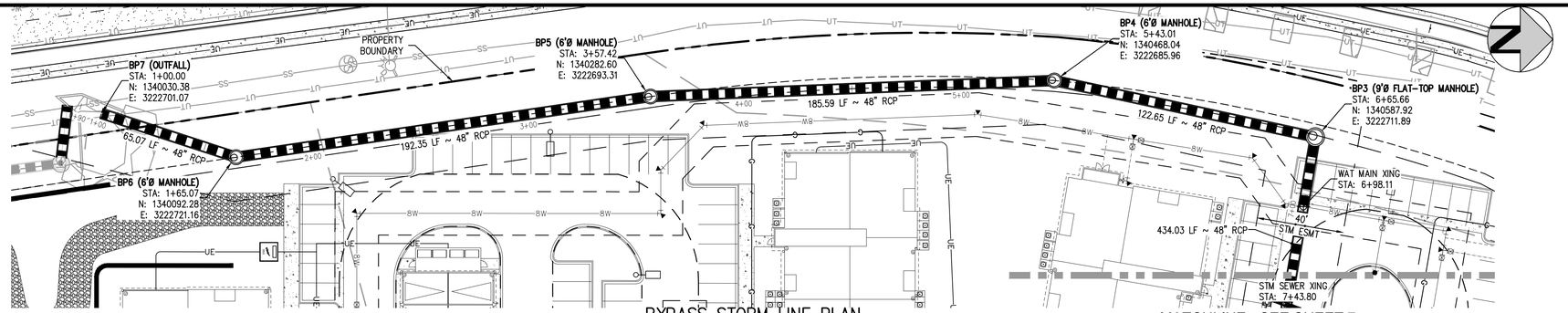
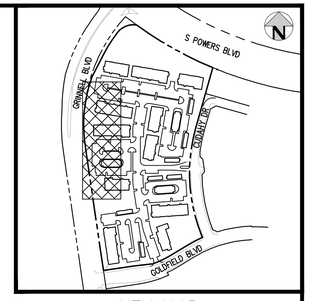


BYPASS STORM LINE PLAN

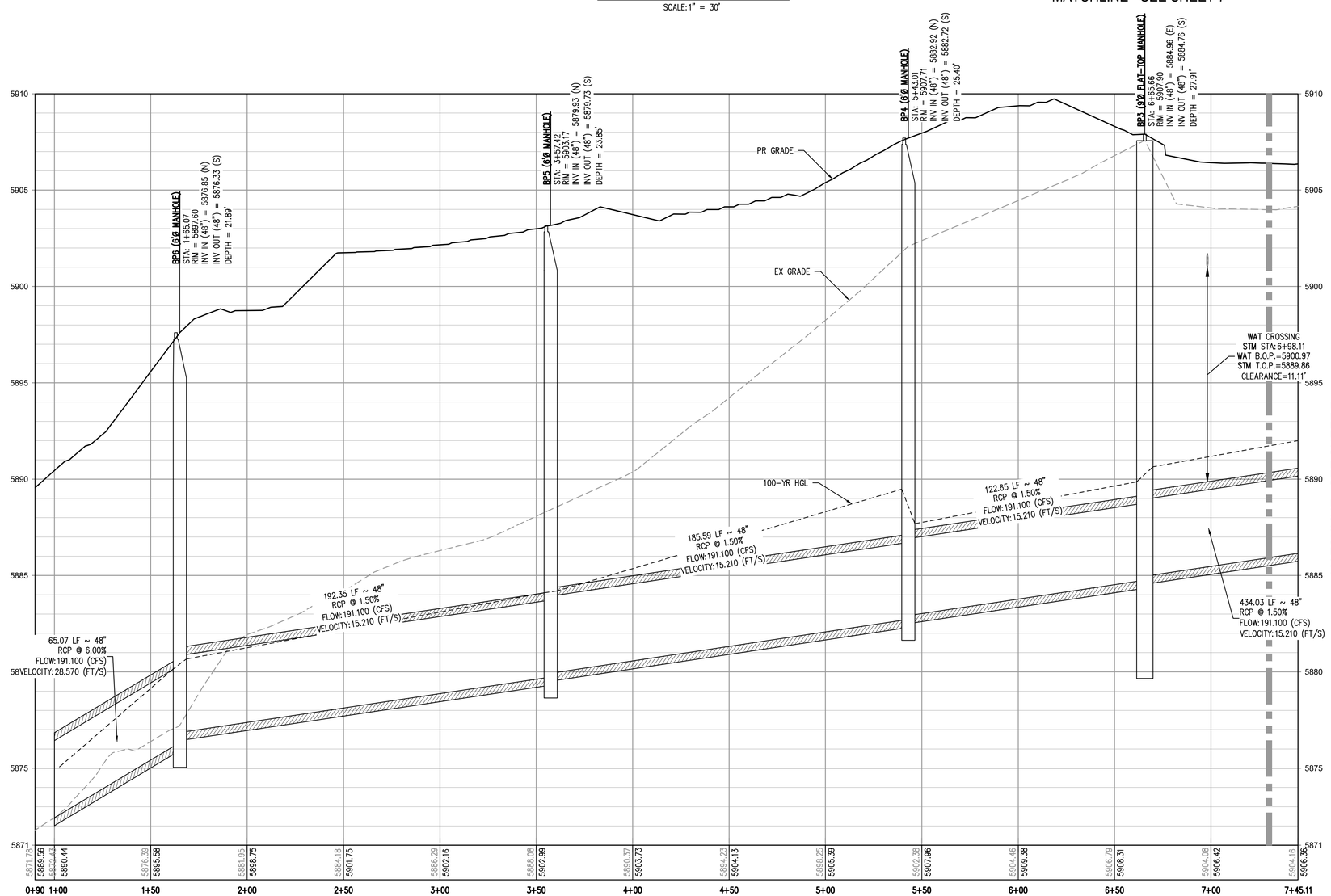
SCALE: 1" = 30'

MATCHLINE - SEE SHEET 7



KEY MAP

SCALE: 1"=400'



BYPASS STORM LINE PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

GENERAL STORM 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. 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.
11. 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.
12. 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.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
BYPASS STORM LINE PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER
6
6 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORMCD\...STORM P&P...BYPASS LINE.DWG LAYOUT: BYPASS STORM LINE PLAN & PROFILE
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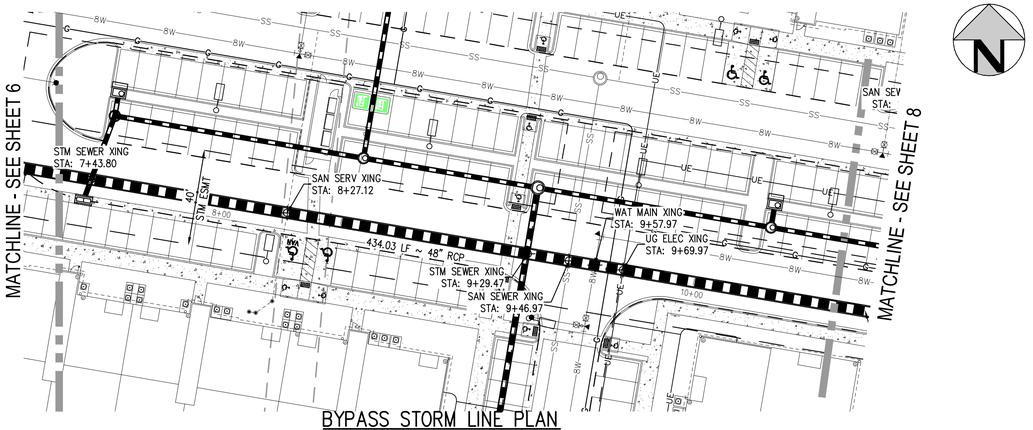
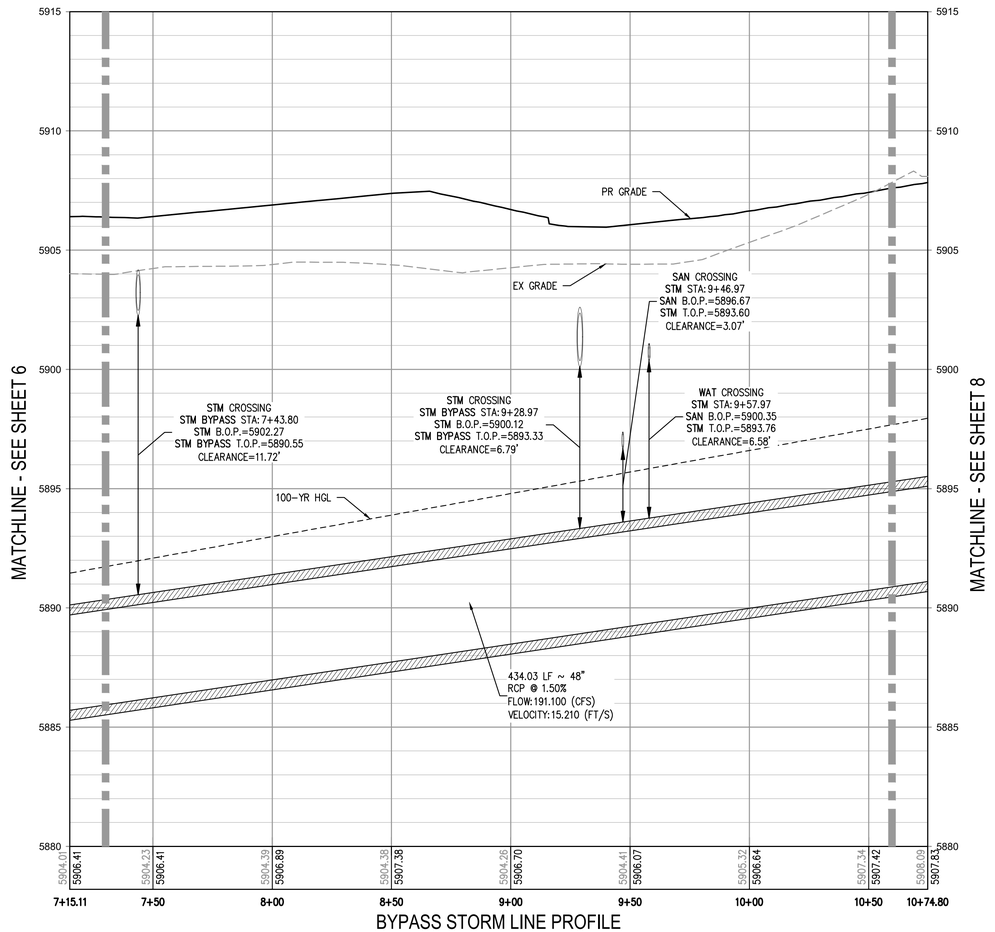


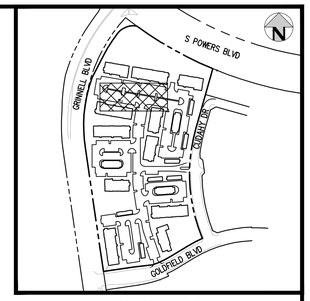
BYPASS STORM LINE PLAN

SCALE:1" = 30'



BYPASS STORM LINE PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP

SCALE:1"=400'

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

30 0 30 60

SCALE: 1" = 30'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
BYPASS STORM LINE PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER 7

7 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD_STORM PRP - BYPASS LINE.DWG LAYOUT: BYPASS STORM LINE PLAN & PROFILE (2)
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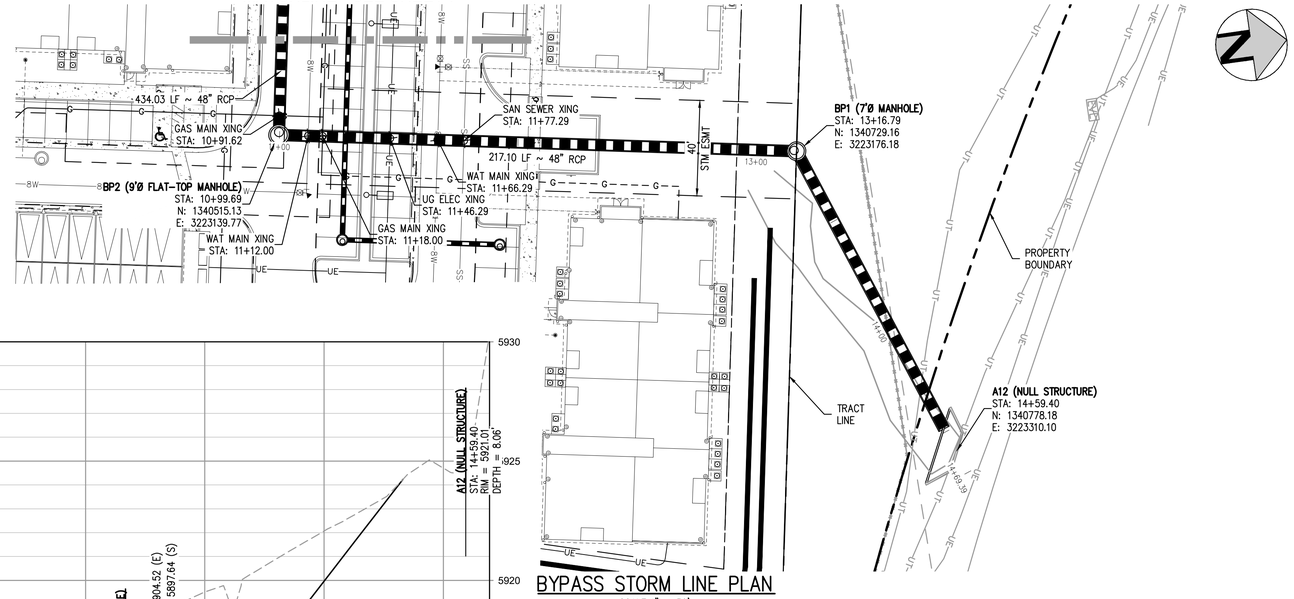
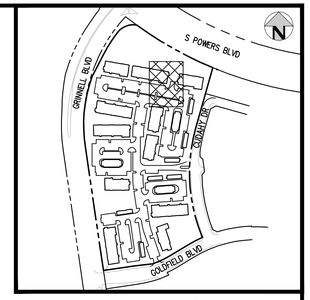


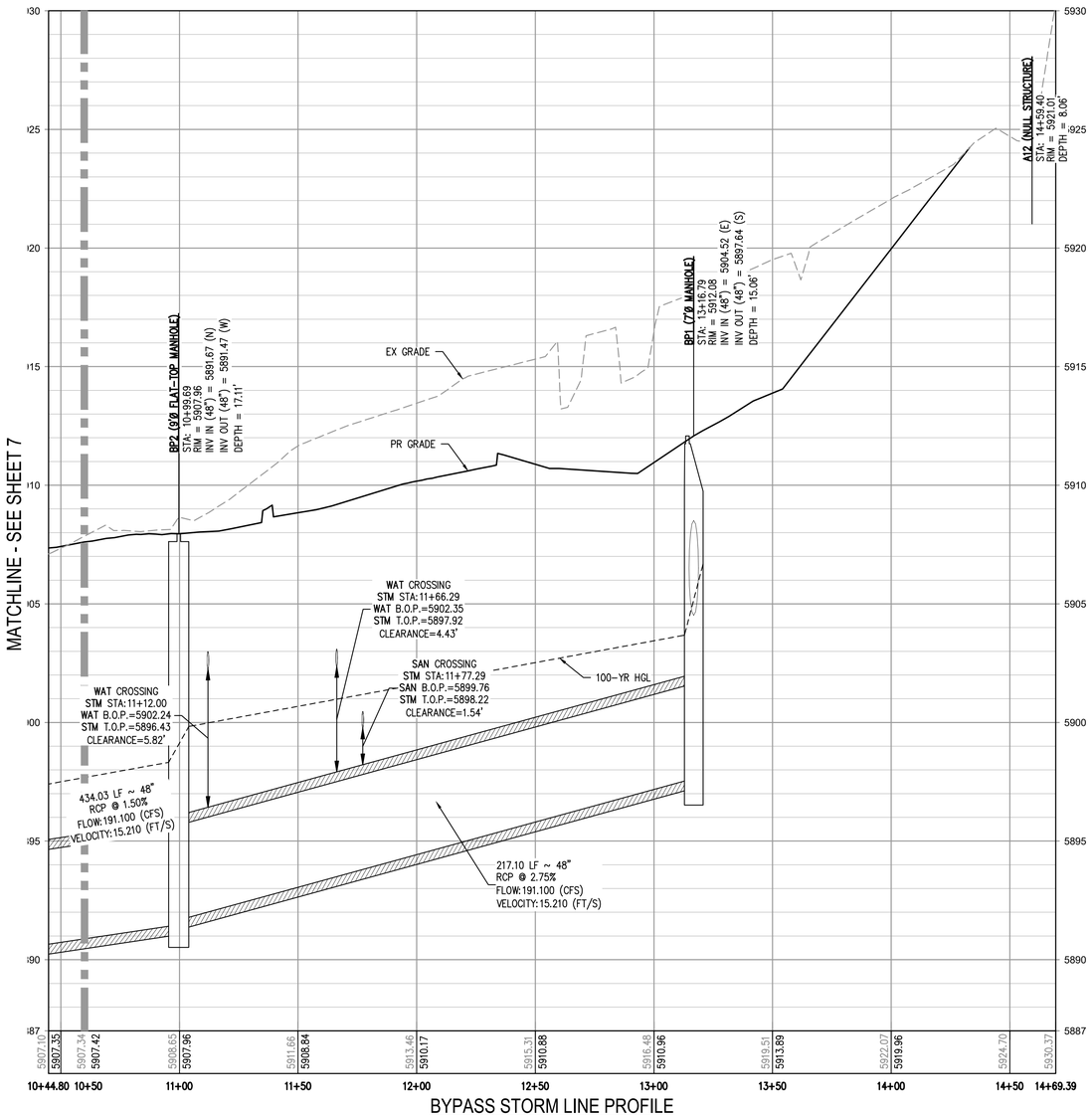
BYPASS STORM LINE PLAN

SCALE:1" = 30'



KEY MAP

SCALE:1"=400'



BYPASS STORM LINE PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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30 0 30 60
SCALE: 1" = 30'

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
BYPASS STORM LINE PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
8
8 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD_STORM P&P_BYPASS LINE.DWG LAYOUT: BYPASS STORM LINE PLAN & PROFILE (3)
13 XREFS: e-base, e-base-byot, e-legal-byot, e-util, e-util-byot, evergreen logo, hks general storm notes - 2022-06-16, keymap, p-base, p-legal, p-roadway, p-util, stamp - cd
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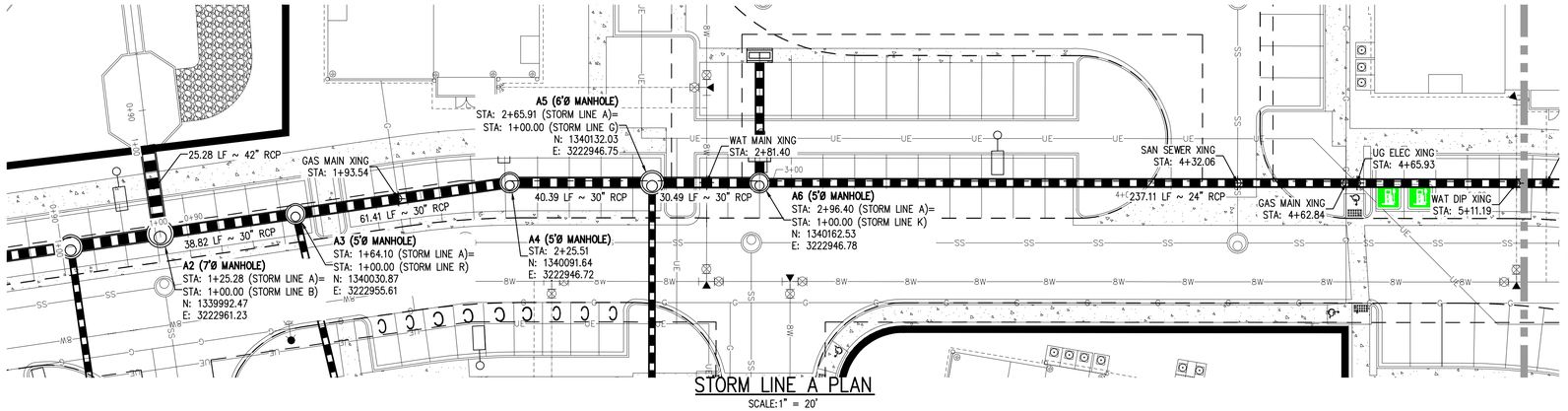
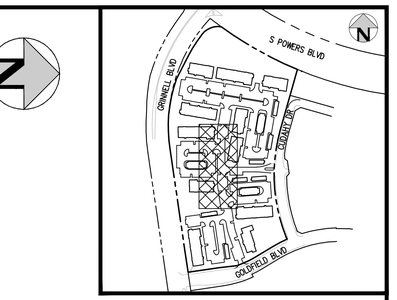


MATCHLINE - SEE SHEET 10

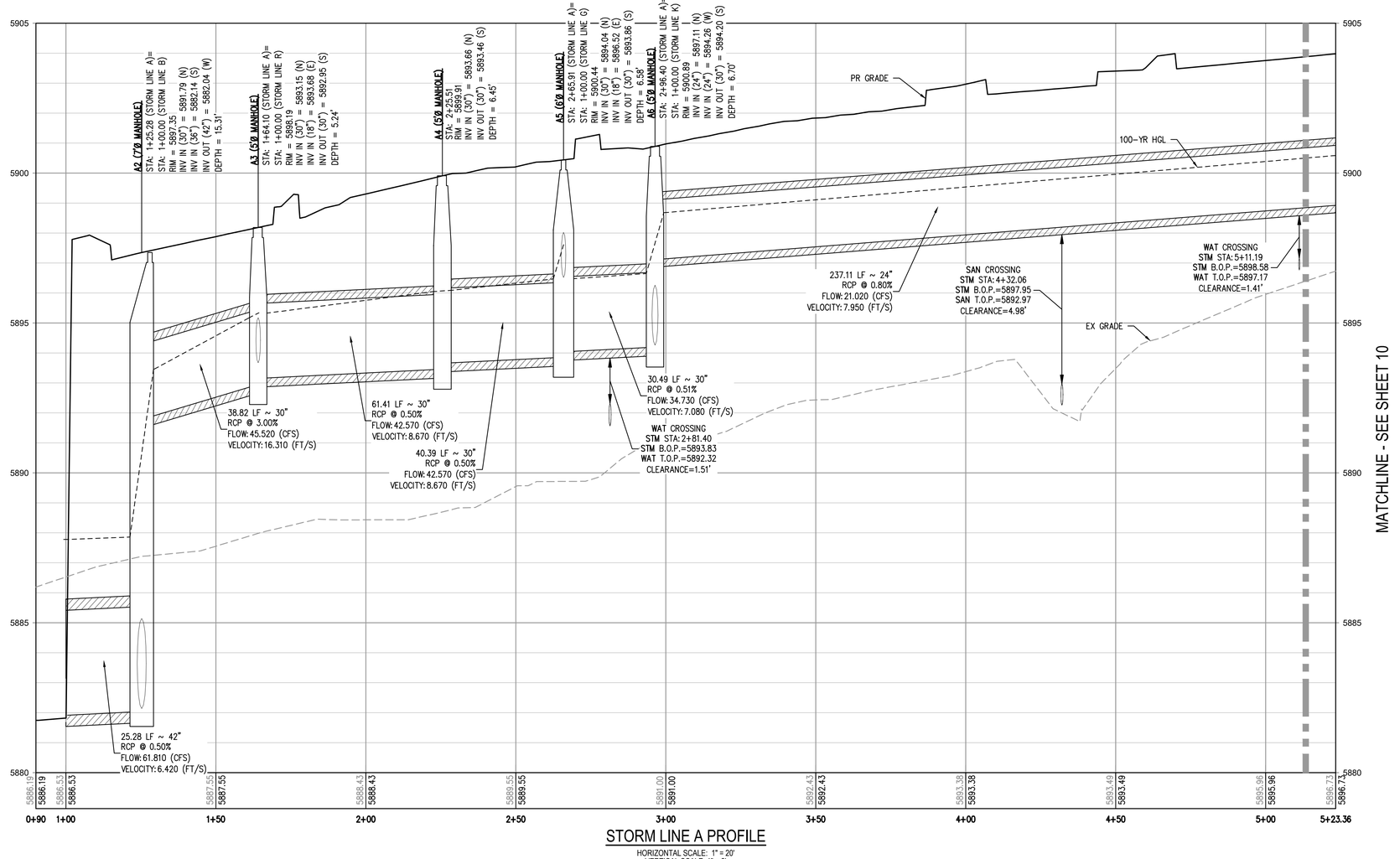
STORM LINE A PLAN

SCALE: 1" = 20'



KEY MAP

SCALE: 1"=400'



MATCHLINE - SEE SHEET 10

STORM LINE A PROFILE

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Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

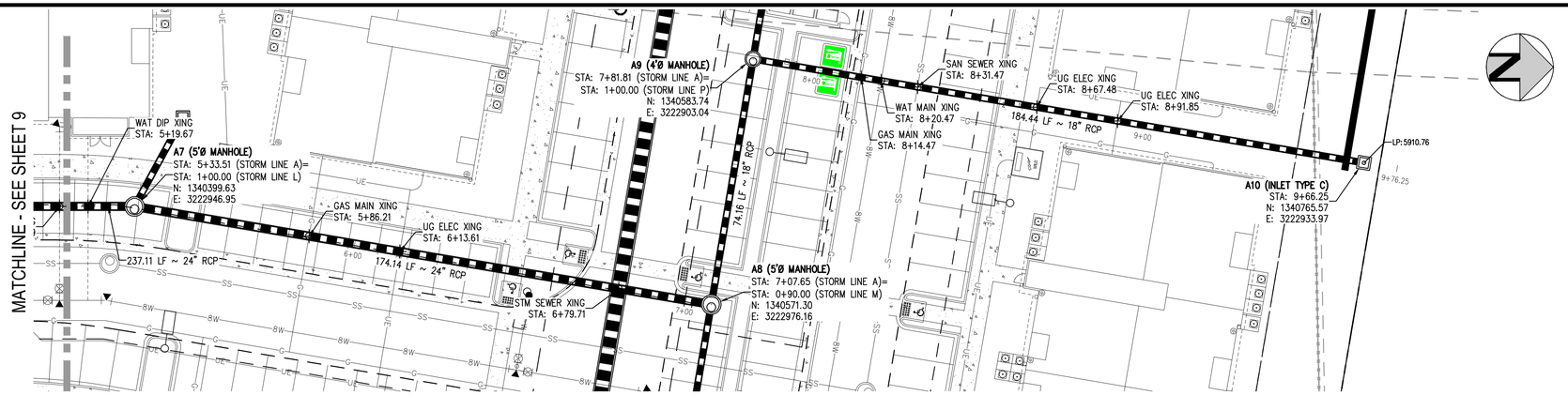
Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
STORM LINE A PLAN & PROFILE

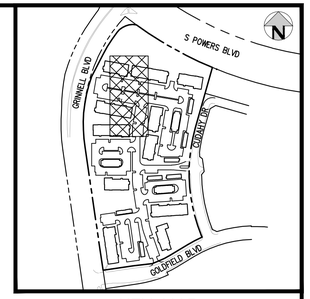
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
9
9 OF 60

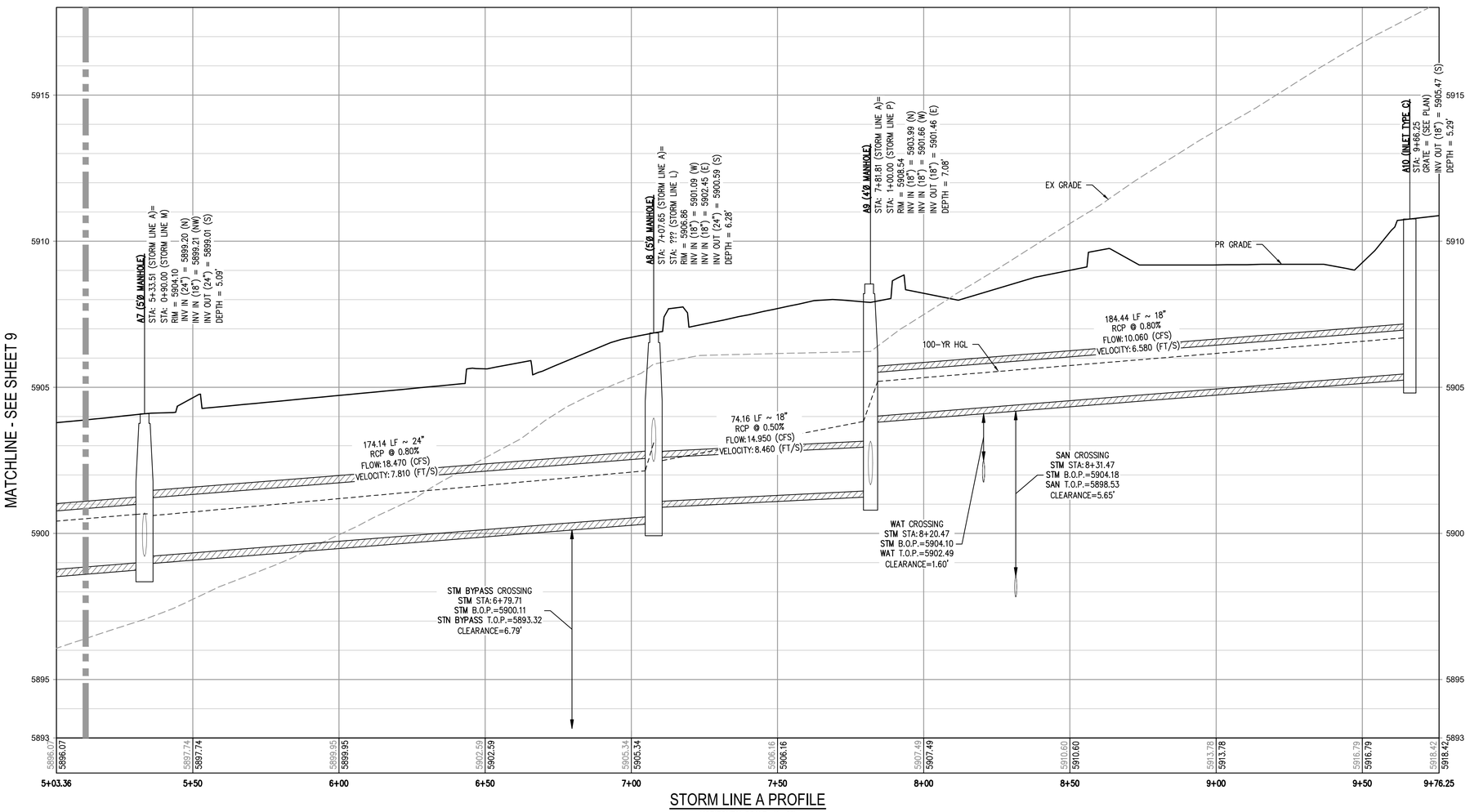
FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 1.DWG LAYOUT: STORM LINE A
NO XREFs
PLOTTED: MON 05/08/23 8:04:46P BY: MILES SUSTAD



STORM LINE A PLAN
SCALE:1" = 20'



KEY MAP
SCALE:1"=400'



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

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SCALE: 1" = 20'

DESIGNED BY: <DESIGNER>
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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
10
10 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM PRP - 1.DWG LAYOUT: STORM LINE A (3)
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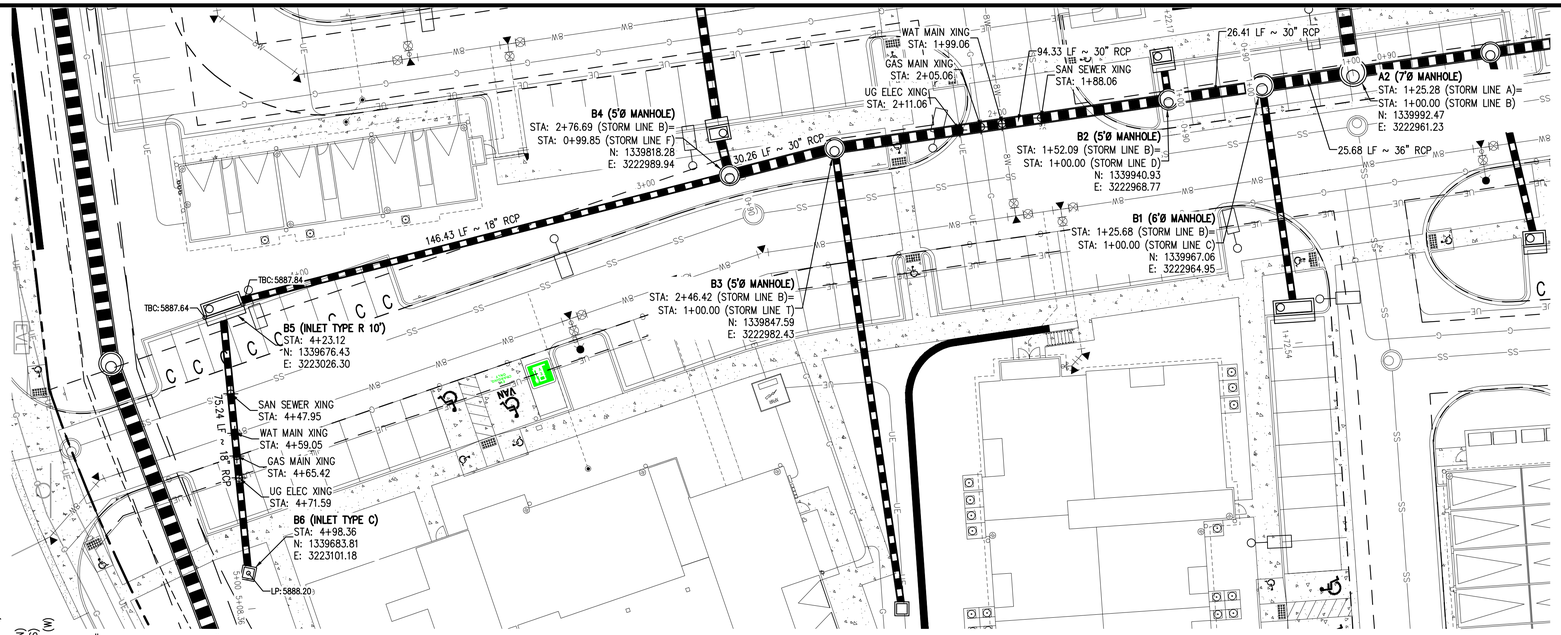
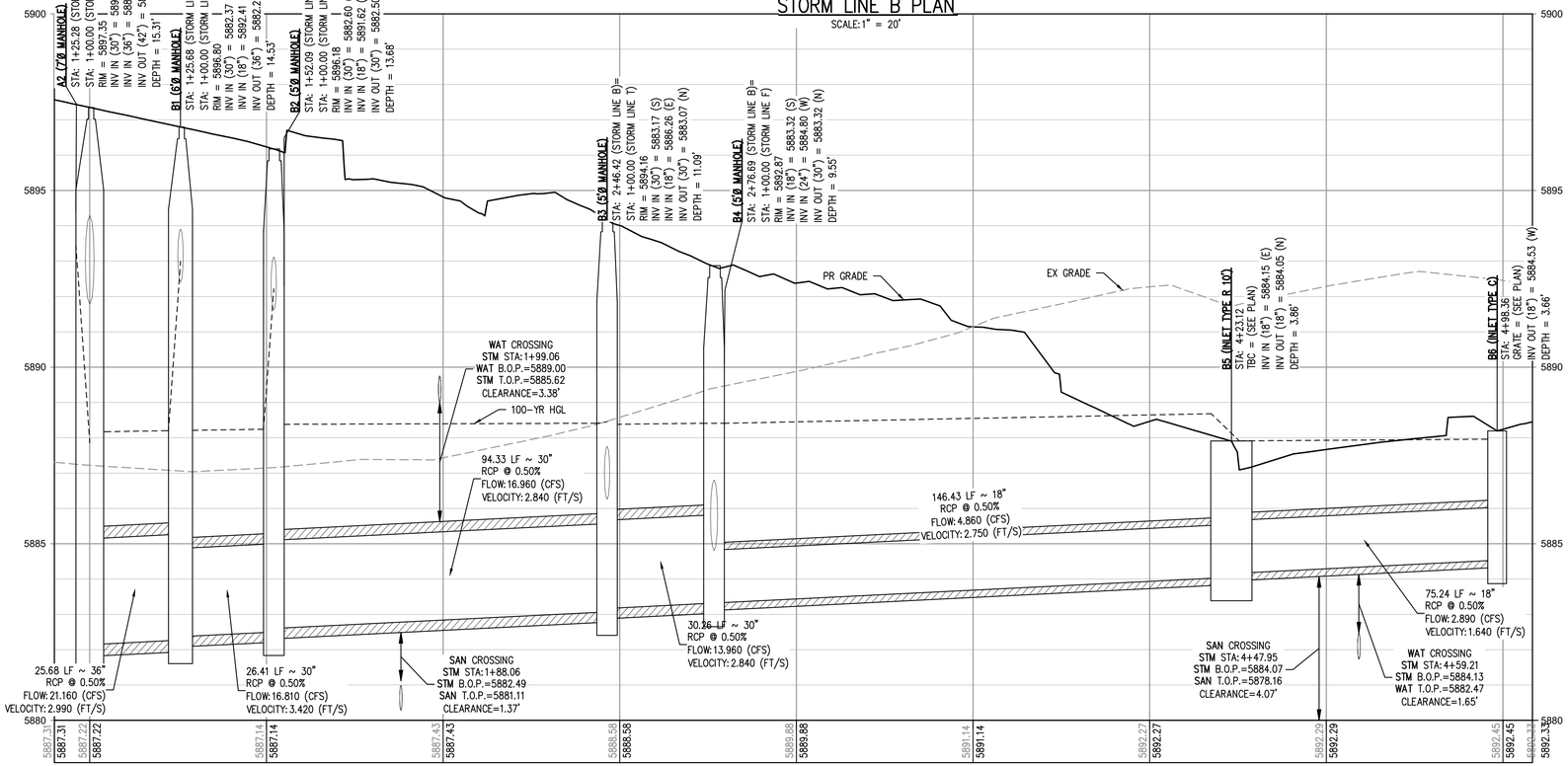


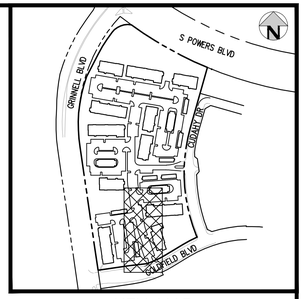
STORM LINE B PLAN

SCALE:1" = 20'



STORM LINE B PROFILE

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



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SCALE:1"=400'

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20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

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OUTLOOK POWERS & GRINNELL
STORM LINE B PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
11
11 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM.PRP - 1.DWG LAYOUT: STORM LINE B
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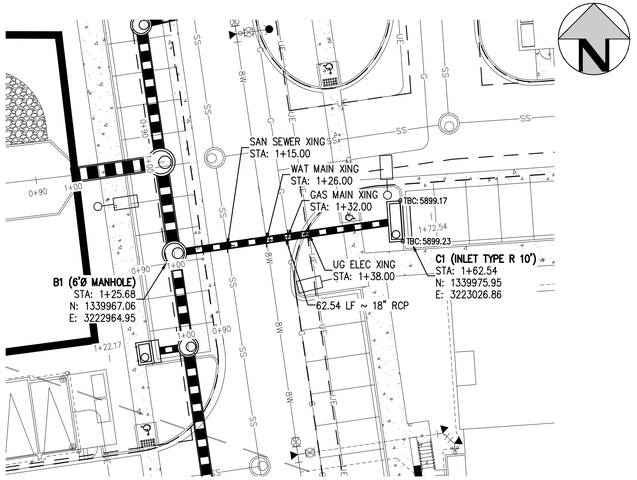
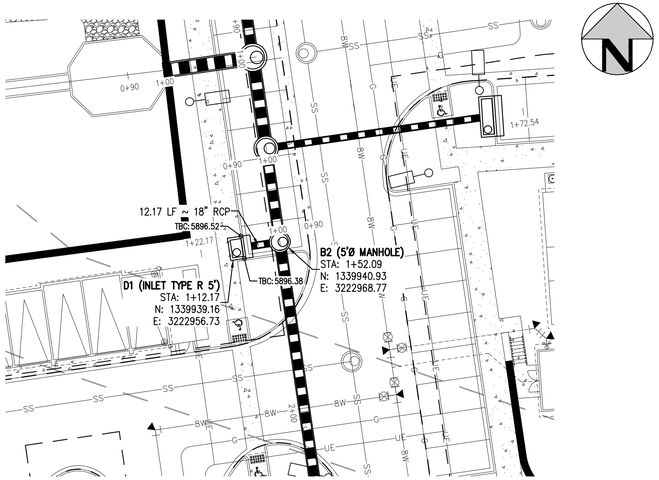


STORM LINE C PLAN
SCALE: 1" = 20'



STORM LINE D PLAN
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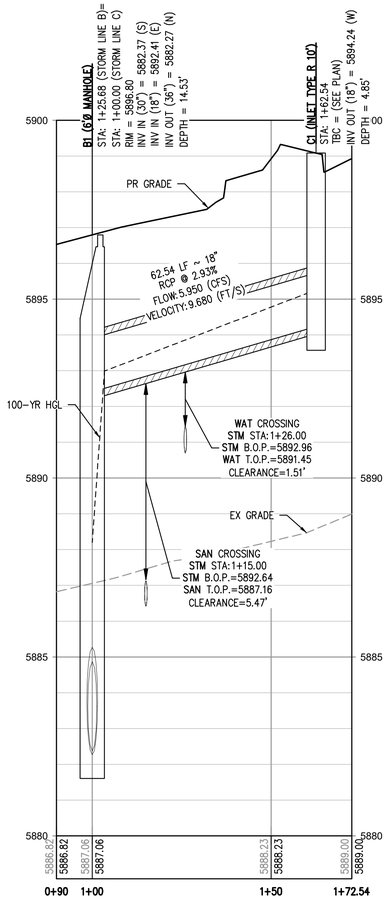
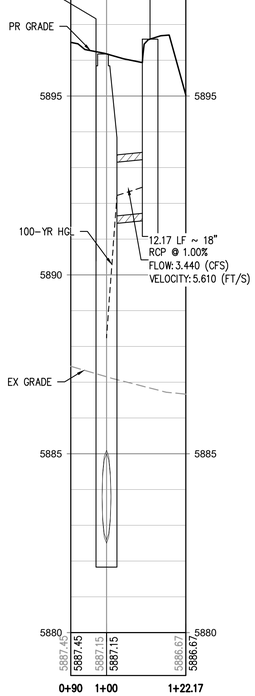
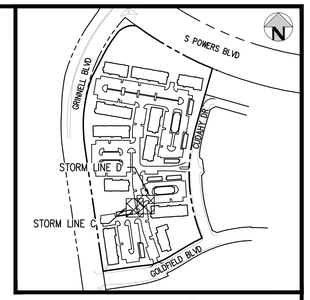


STORM LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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



KEY MAP
SCALE: 1" = 400'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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Denver, Colorado 80203
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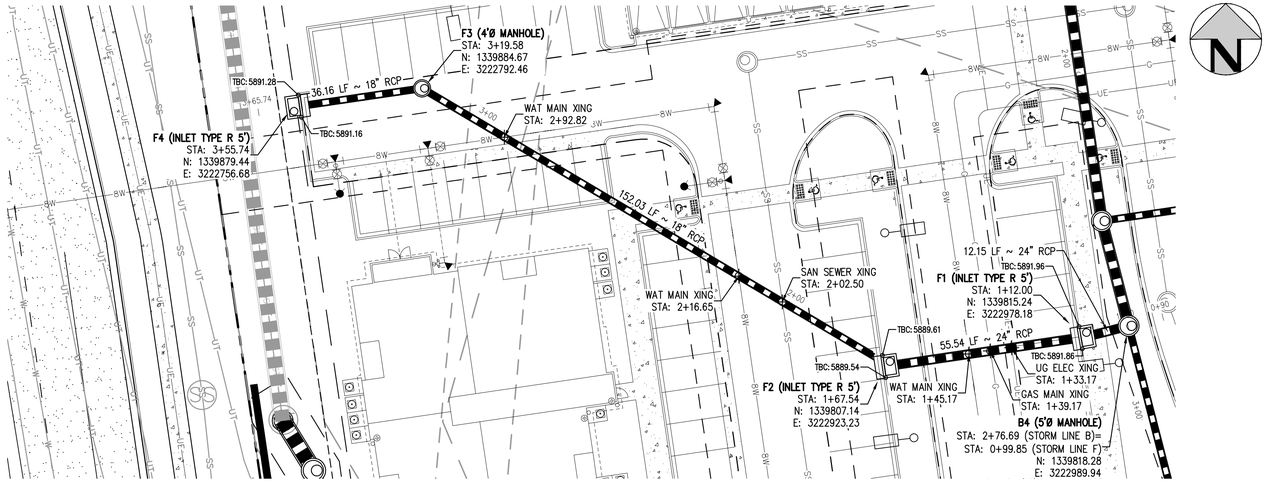
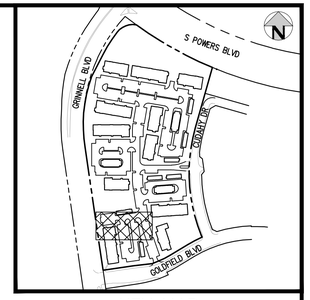
OUTLOOK POWERS & GRINNELL
STORM LINE C & D PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

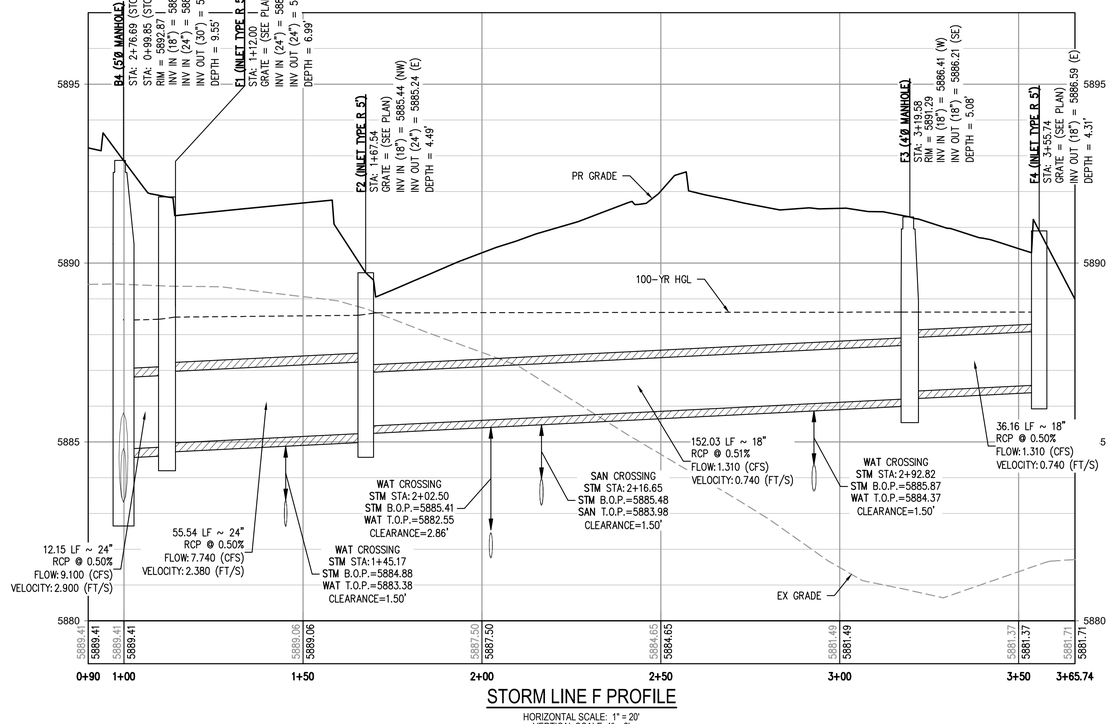
PROJECT #: 221206
SHEET NUMBER
12
12 OF 60



STORM LINE F PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1"=400'



STORM LINE F PROFILE
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20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

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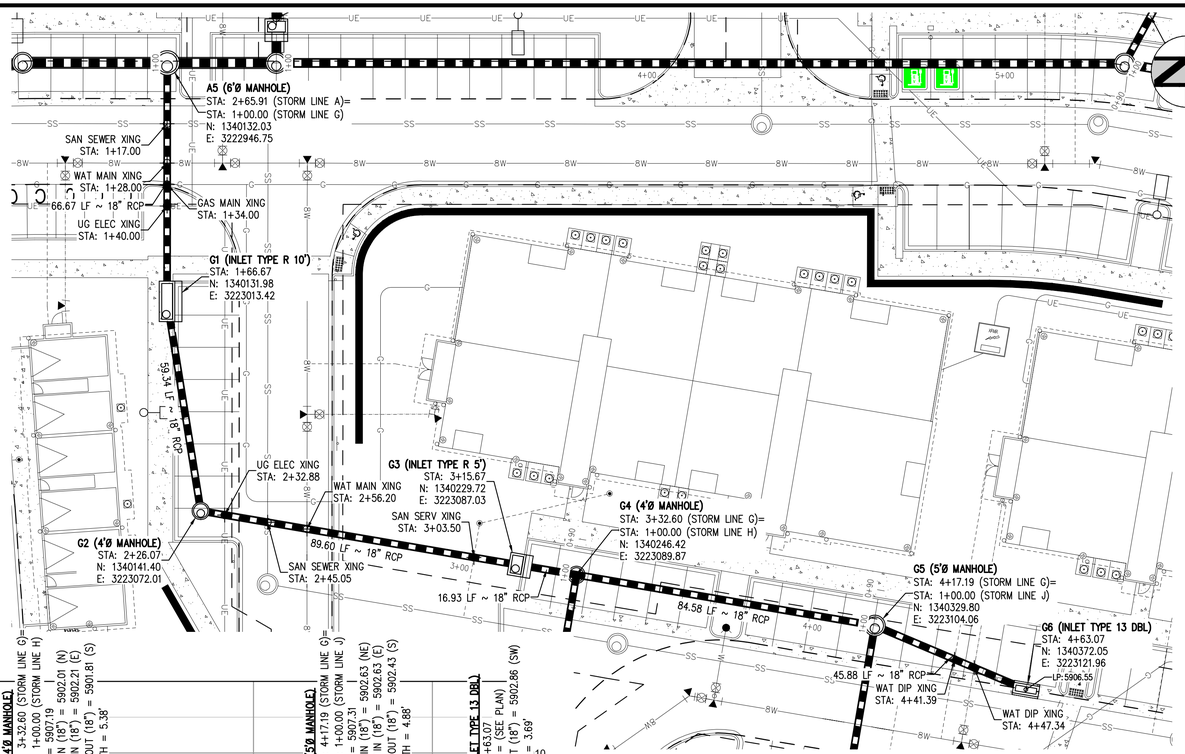
OUTLOOK POWERS & GRINNELL
STORM LINE F PLAN & PROFILE

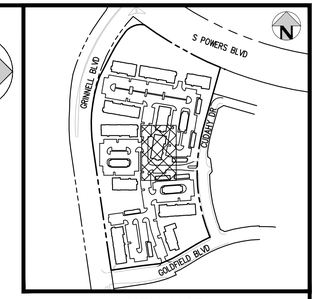
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
13
13 OF 60



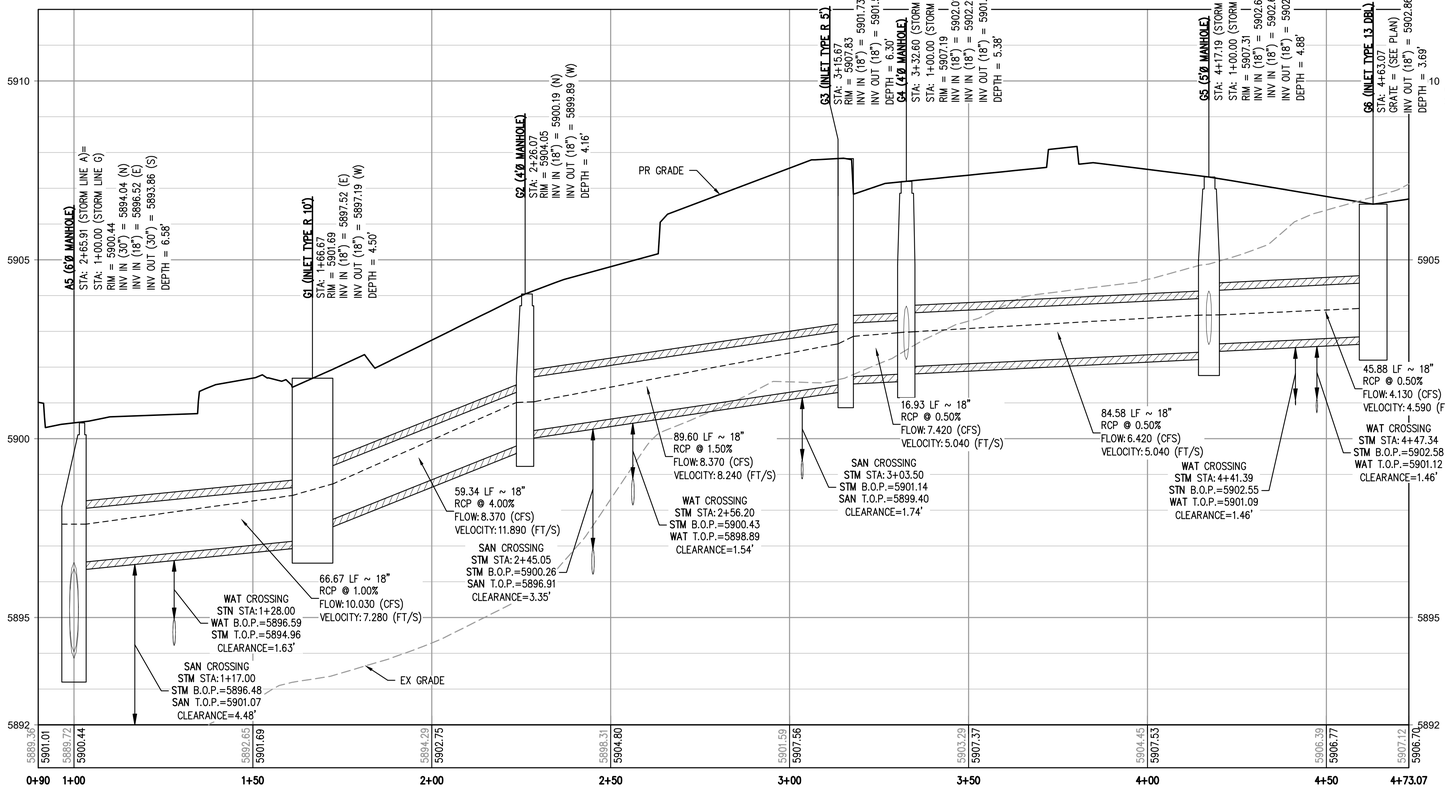
STORM LINE G PLAN

SCALE:1" = 20'



KEY MAP

SCALE:1"=400'



STORM LINE G PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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OUTLOOK POWERS & GRINNELL
STORM LINE G PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
14
14 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM.PRP - 2.DWG LAYOUT: STORM LINE G
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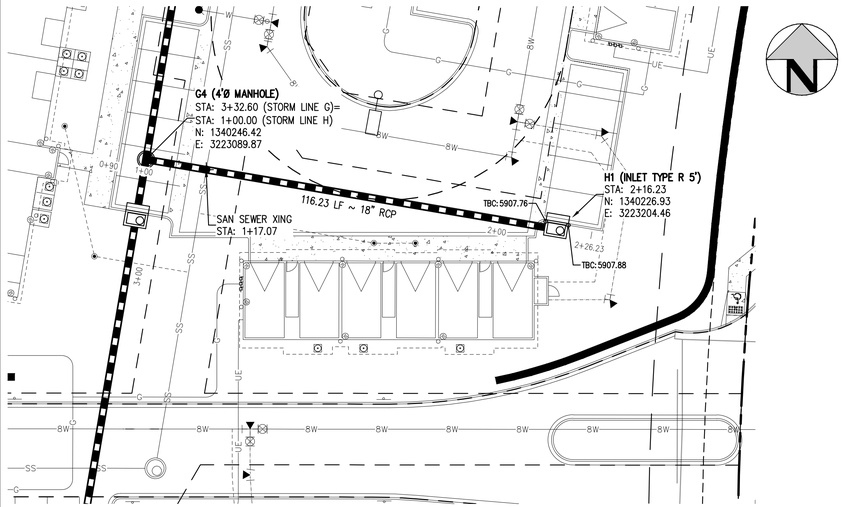
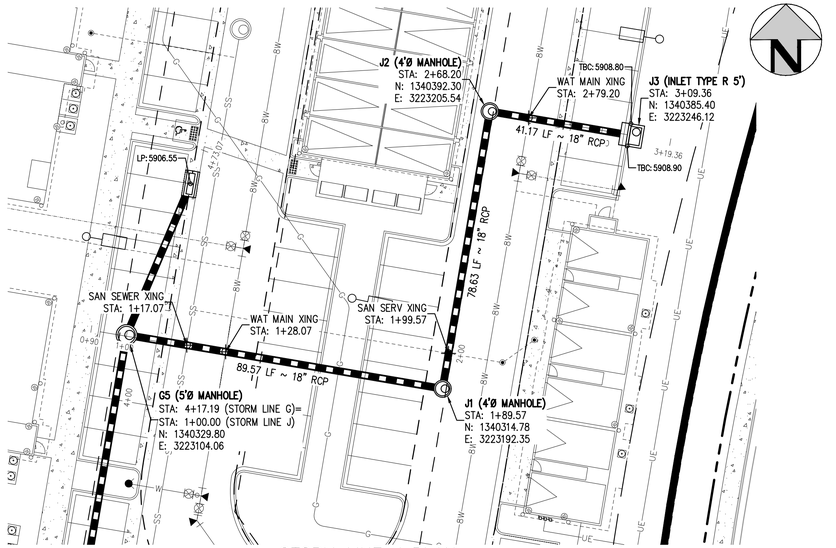


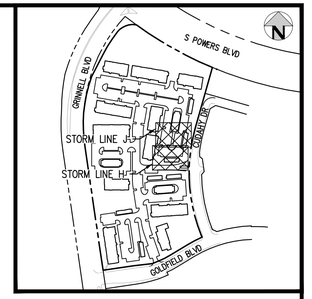
STORM LINE H PLAN

SCALE:1" = 20'



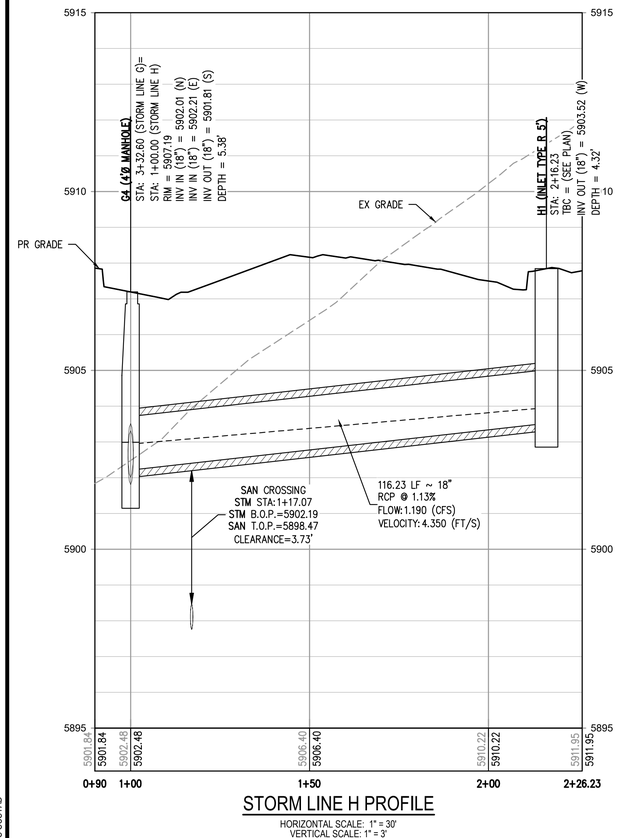
STORM LINE J PLAN

SCALE:1" = 20'



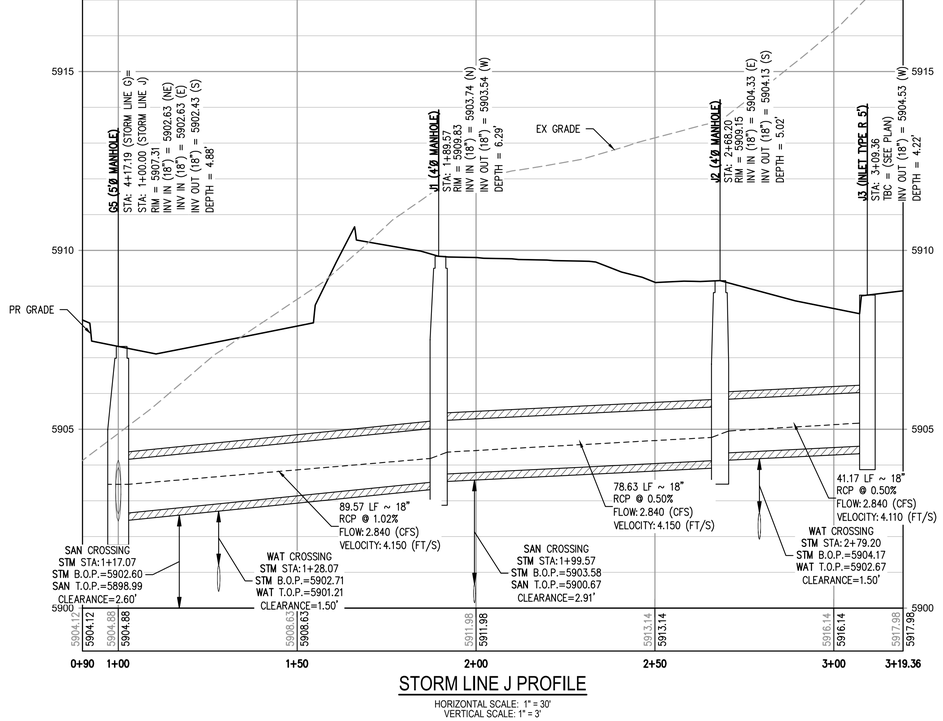
KEY MAP

SCALE:1"=400'



STORM LINE H PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
STORM LINE H & J PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
15
15 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 2.DWG LAYOUT: STORM LINE H & J
NO XREFs
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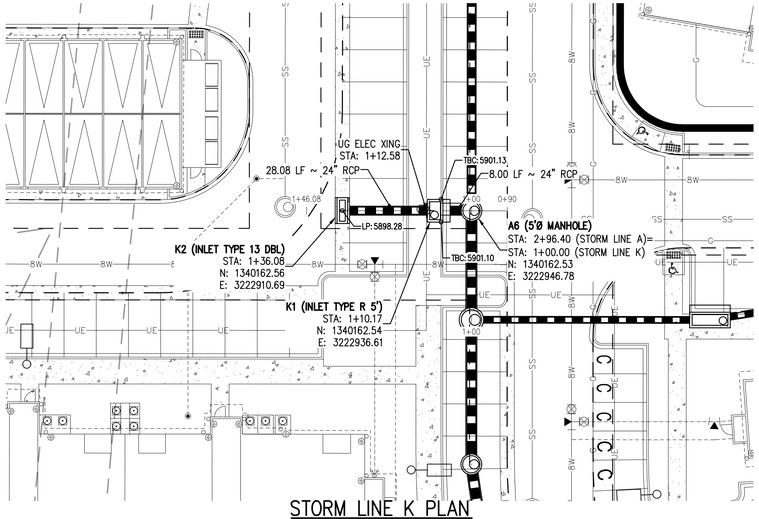
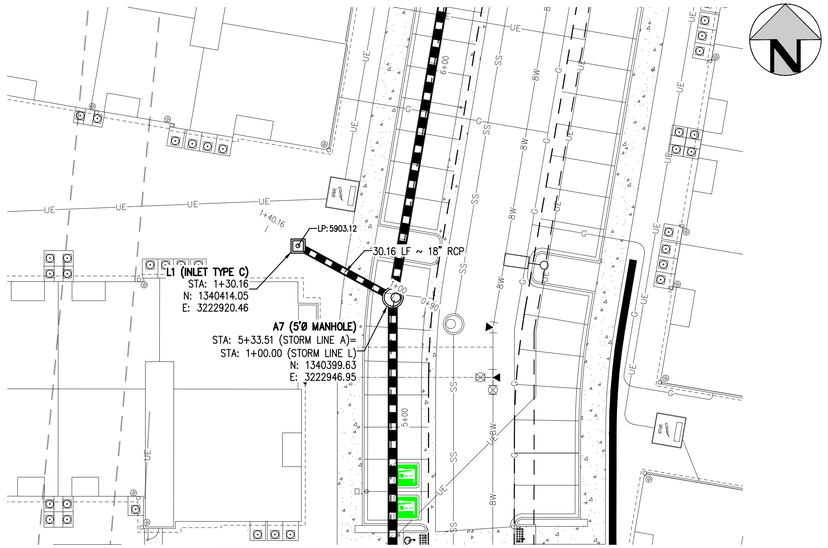


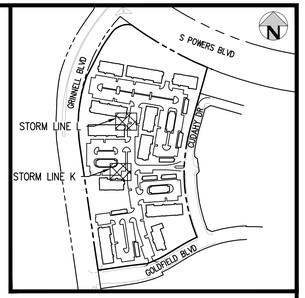
STORM LINE K PLAN

SCALE:1" = 20'



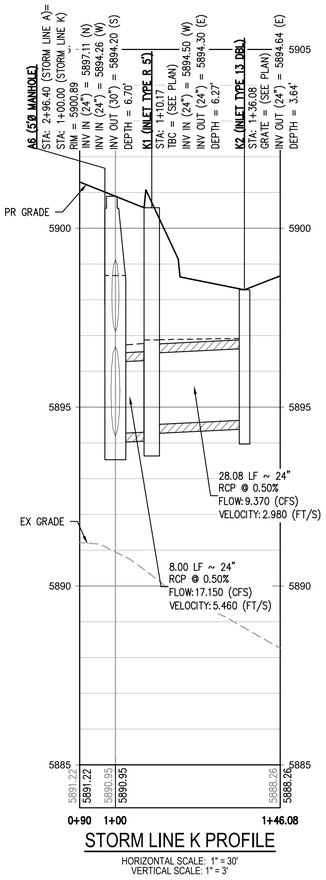
STORM LINE L PLAN

SCALE:1" = 20'



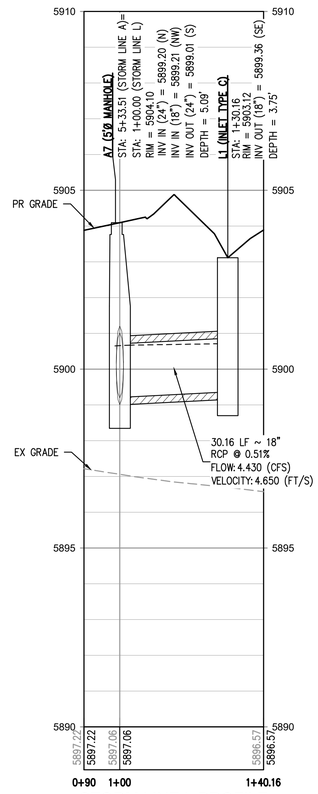
KEY MAP

SCALE:1"=400'



STORM LINE K PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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VERTICAL SCALE: 1" = 3'

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DRAWN BY: <DRAWN>

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
STORM LINE K & L PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
16
16 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 2.DWG LAYOUT: STORM LINE K & L
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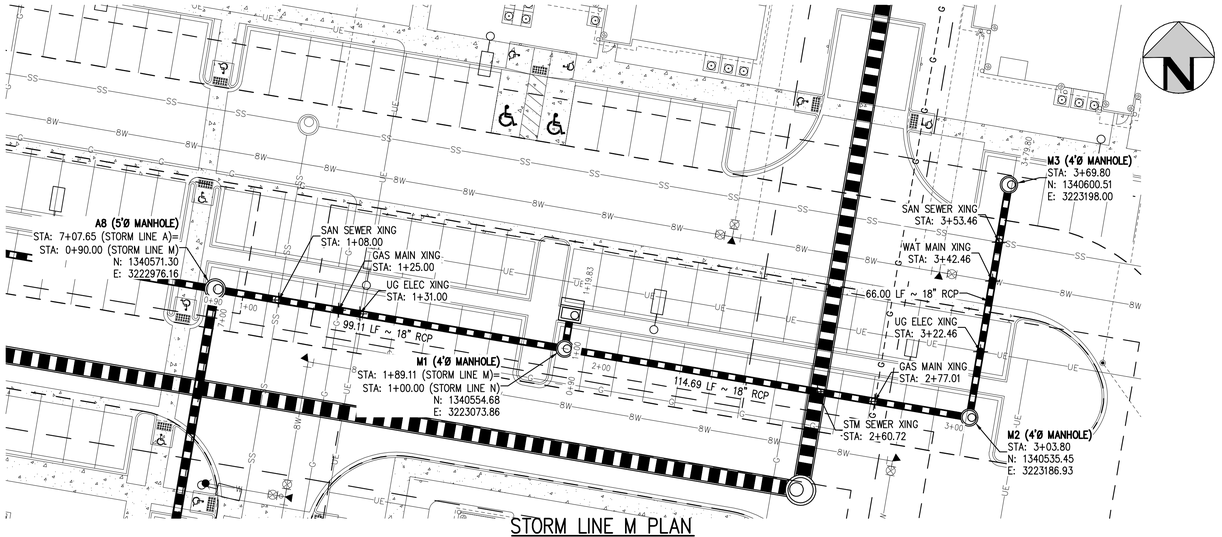
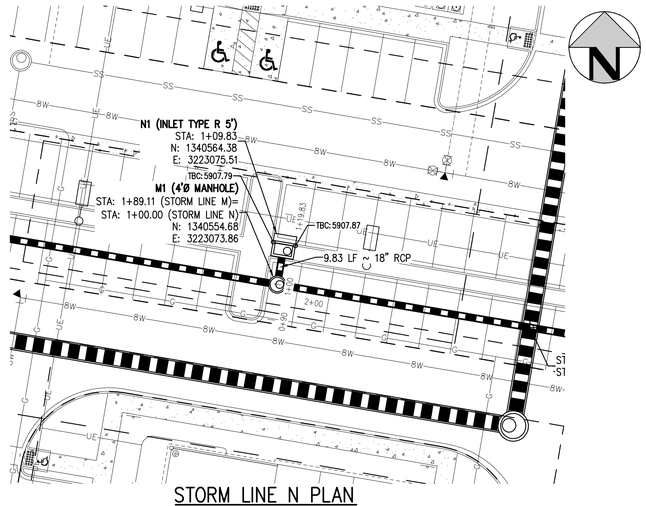
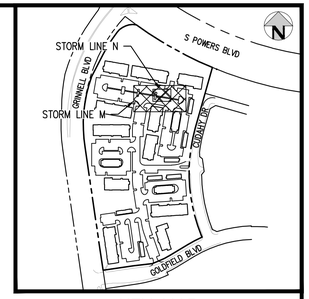


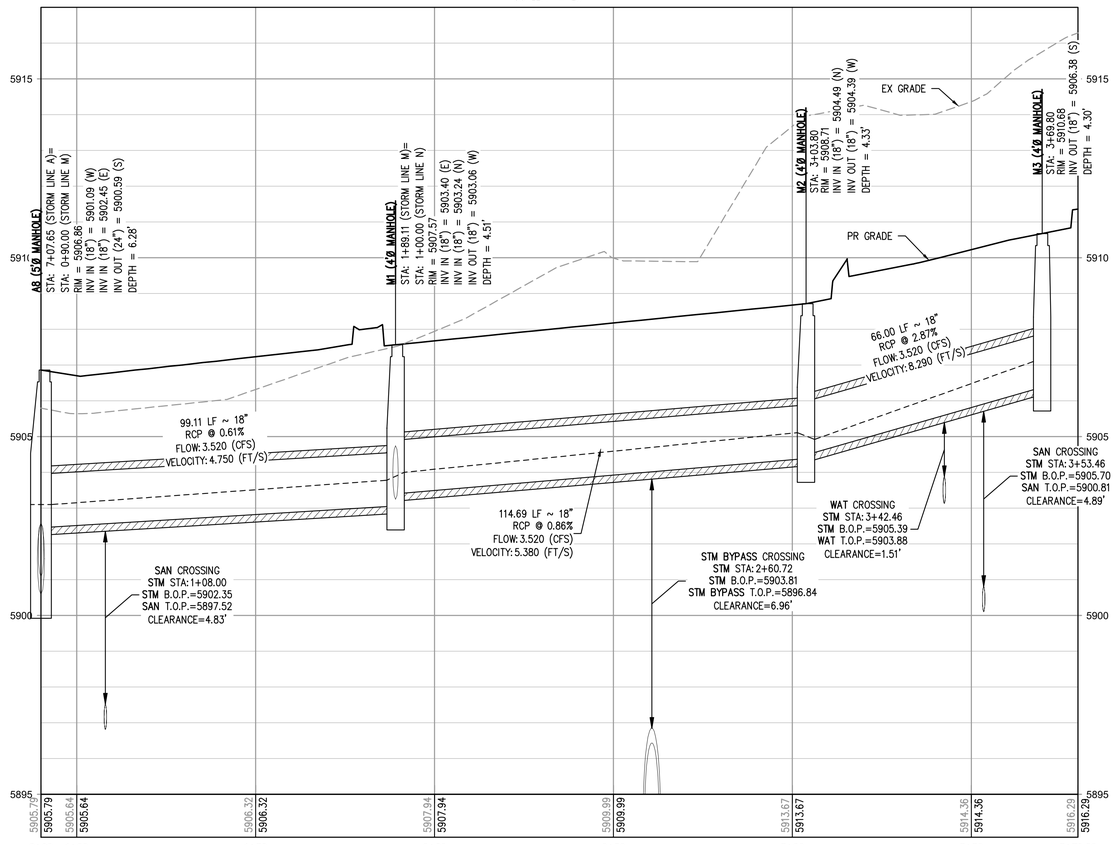
STORM LINE M PLAN
SCALE:1" = 20'



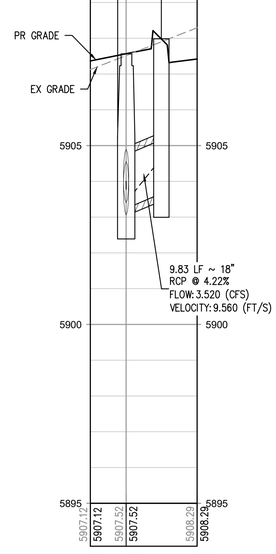
STORM LINE N PLAN
SCALE:1" = 20'



KEY MAP
SCALE:1"=400'



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



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SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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OUTLOOK POWERS & GRINNELL
STORM LINE M & N PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
17
17 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM PAP - 2.DWG LAYOUT: STORM LINE M & N
NO XREFS
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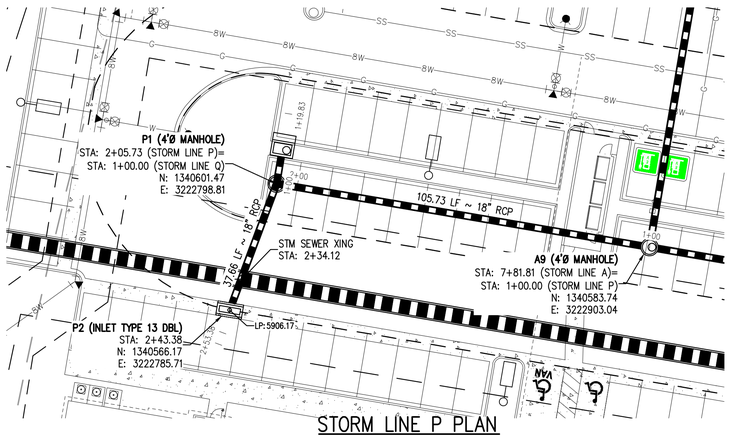
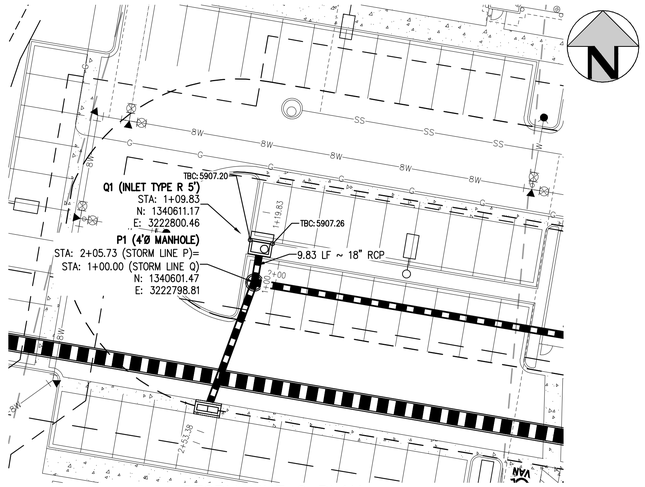


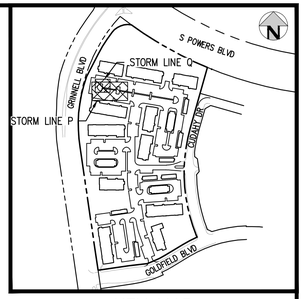
STORM LINE P PLAN

SCALE: 1" = 20'



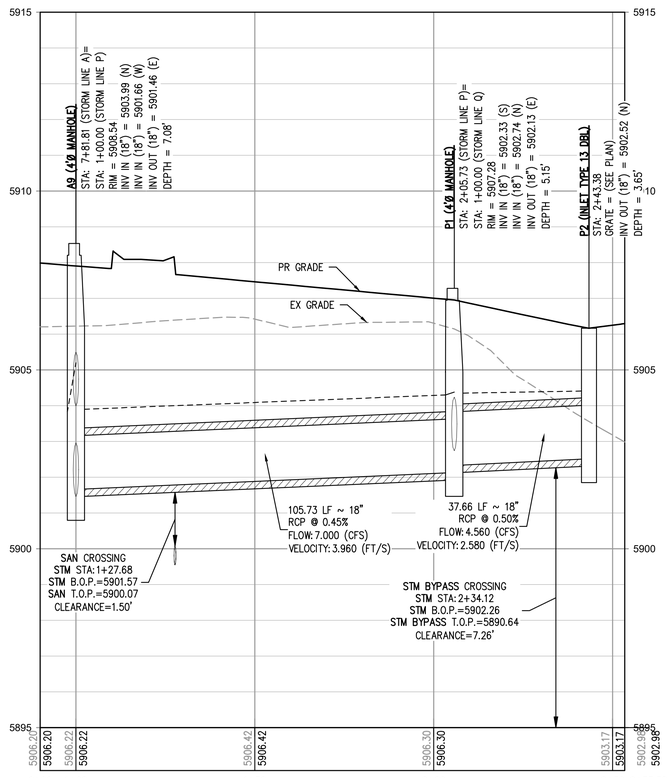
STORM LINE Q PLAN

SCALE: 1" = 20'



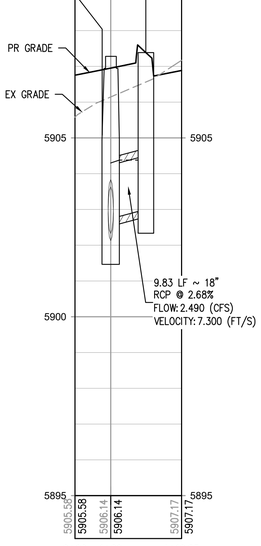
KEY MAP

SCALE: 1"=400'



STORM LINE P PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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DRAWN BY: <DRAWN>

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OUTLOOK POWERS & GRINNELL
STORM LINE P & Q PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
18
18 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 2.DWG LAYOUT: STORM LINE P & Q
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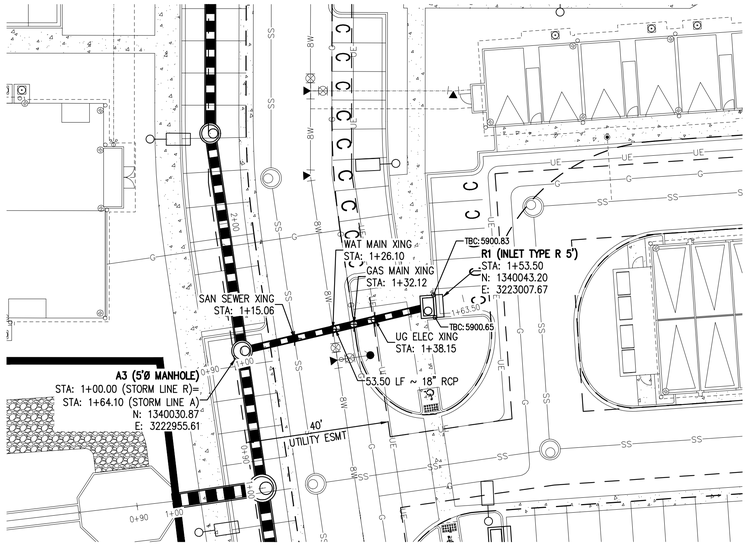
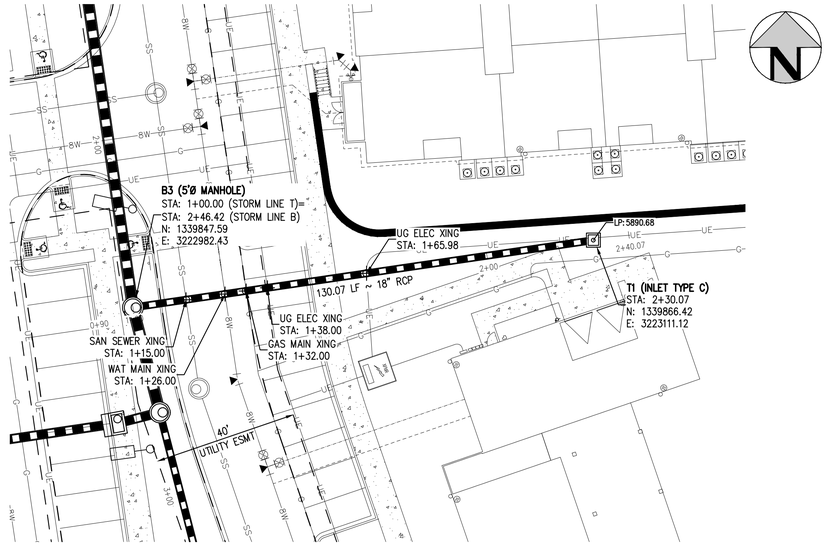


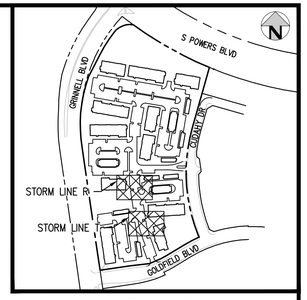
STORM LINE R PLAN

SCALE: 1" = 20'



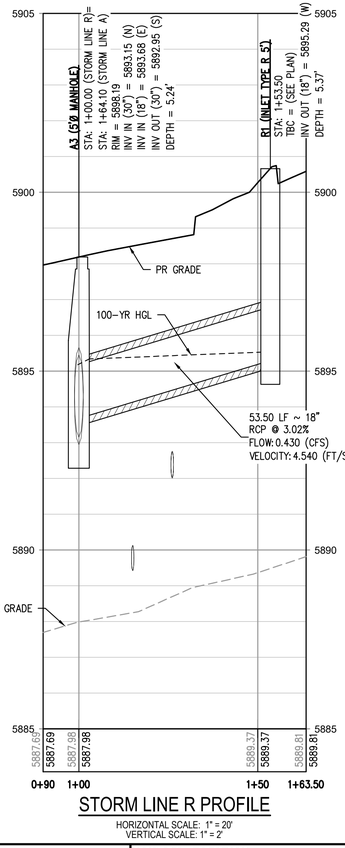
STORM LINE T PLAN

SCALE: 1" = 20'



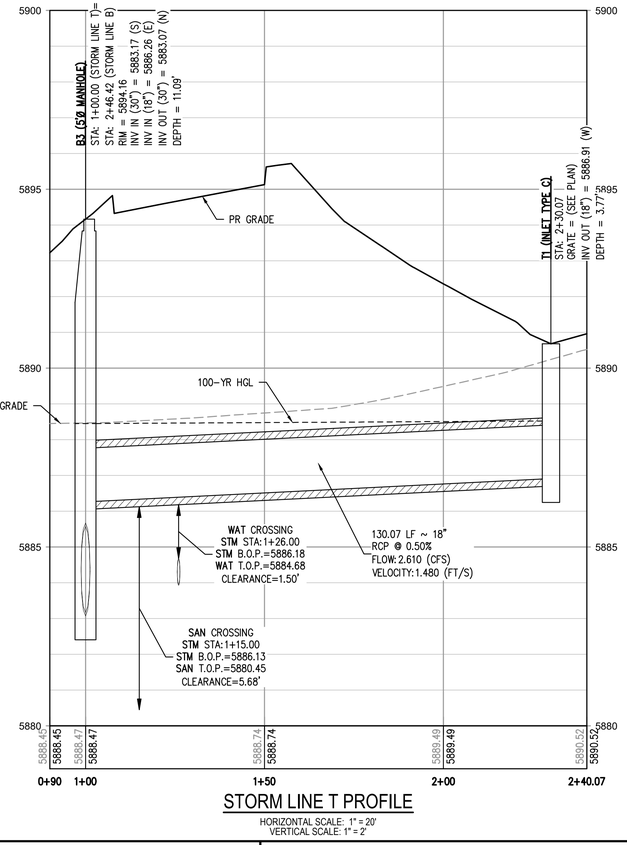
KEY MAP

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'

GENERAL STORM 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. 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.
11. 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.
12. 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.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

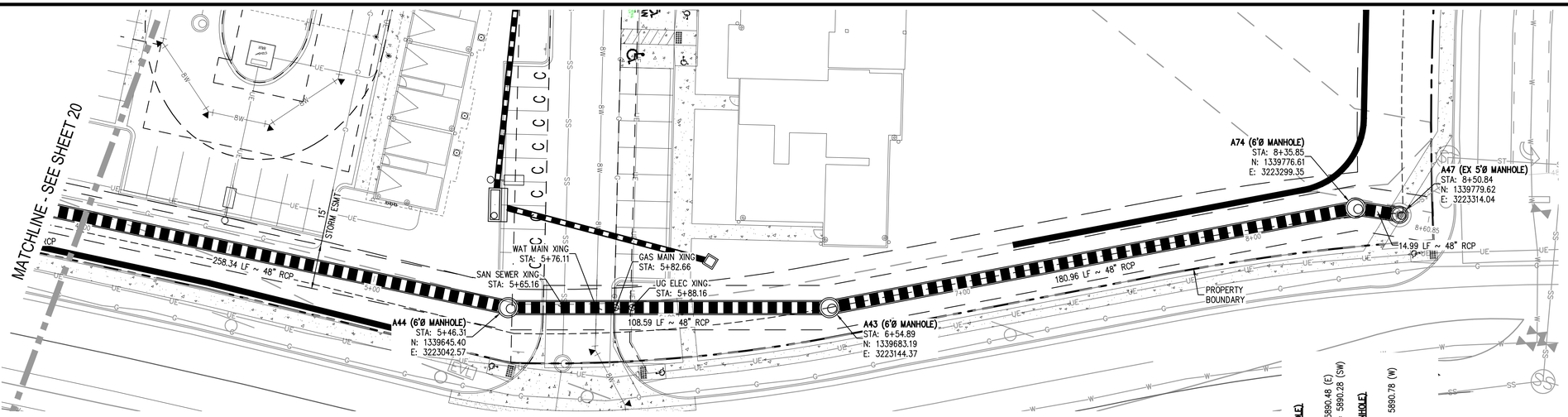
Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
STORM LINE R & T PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

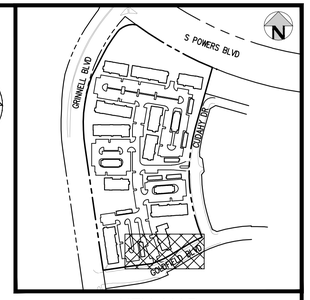
PROJECT #: 221206
SHEET NUMBER
19
19 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 3.DWG LAYOUT: STORM LINE R & T
NO XREFS
PLOTTED: MON 05/08/23 8:06:44P BY: MILES SUSTAD



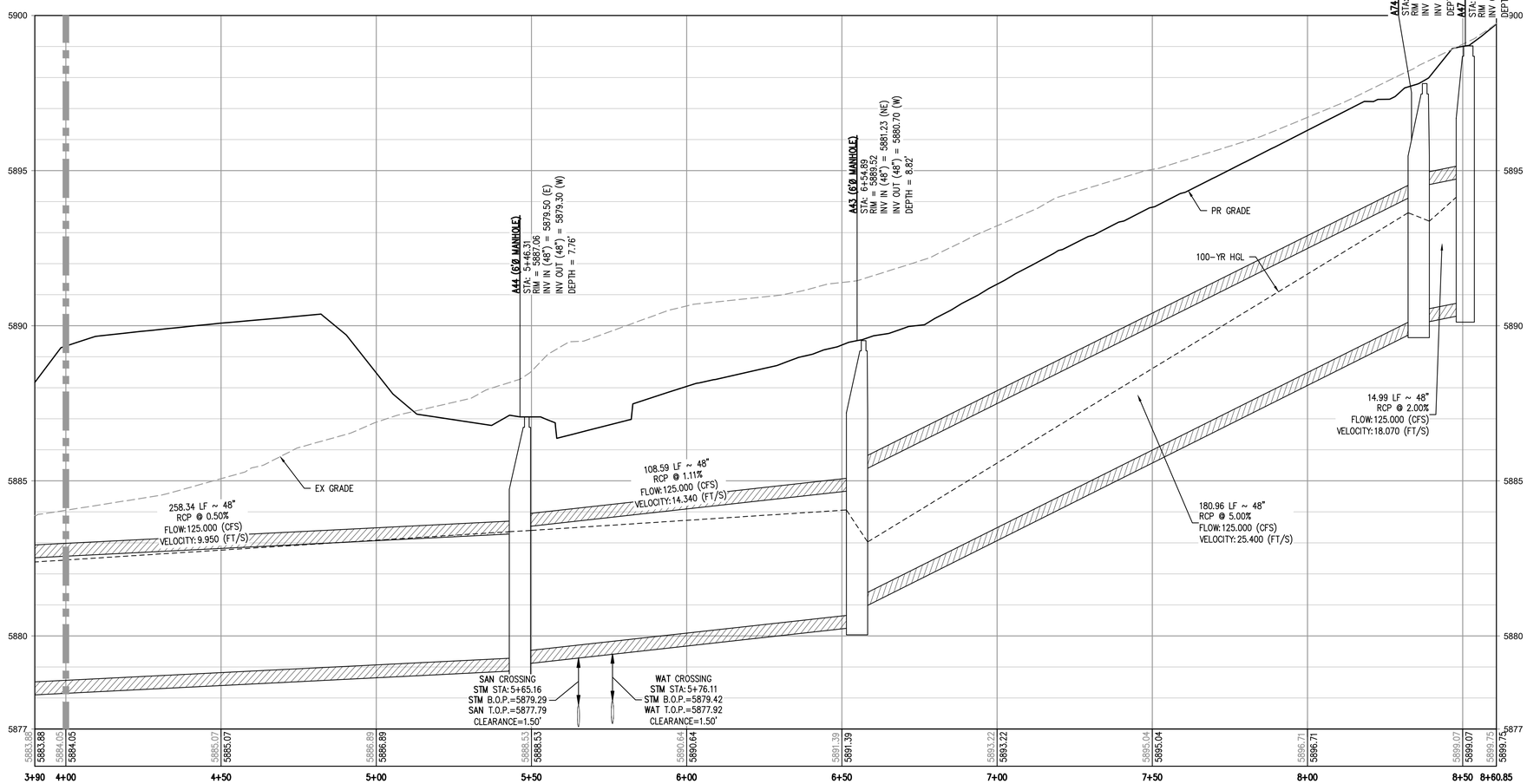
STORM RELOCATION A PLAN

SCALE:1" = 20'



KEY MAP

SCALE:1"=400'



STORM RELOCATION A PROFILE

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

GENERAL STORM NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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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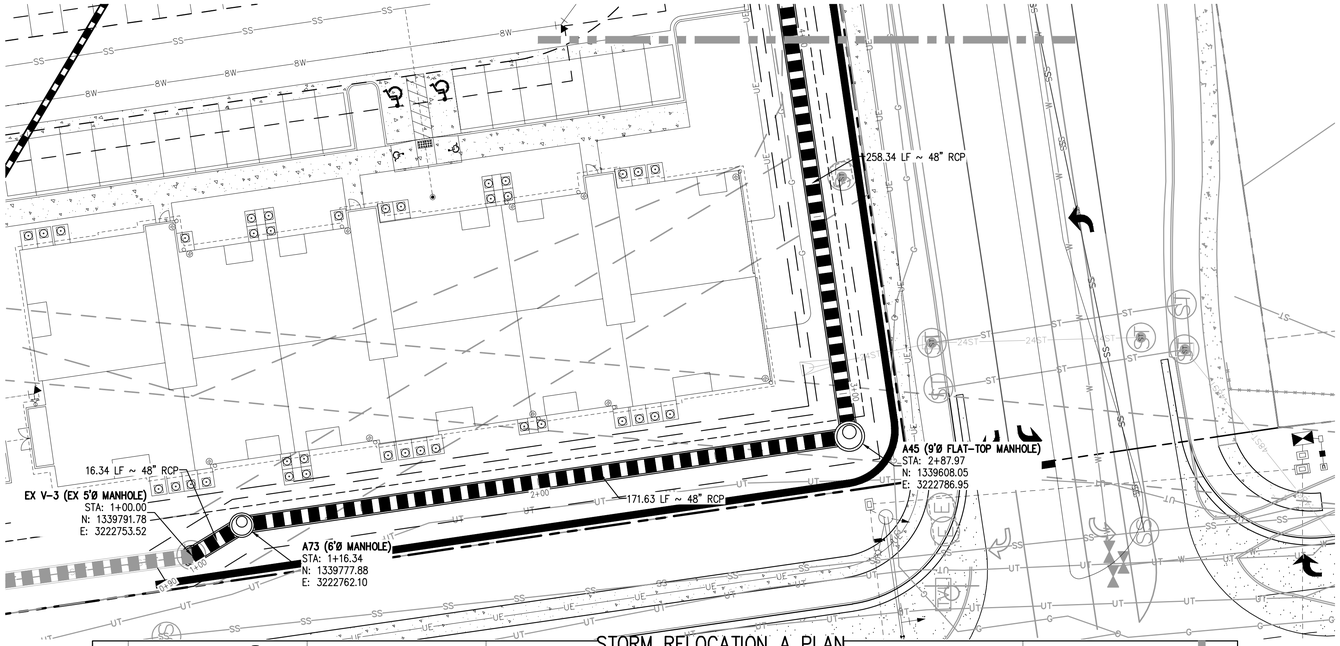
OUTLOOK POWERS & GRINNELL
STORM RELOCATION LINE A PLAN & PROFILE

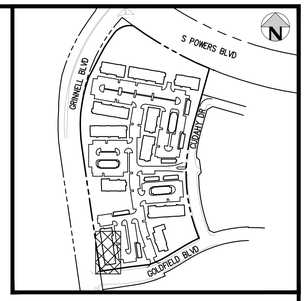
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
20
20 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM PRP - 3.DWG LAYOUT: RELOCATION LINE A-2
NO XREFS
PLOTTED: MON 05/08/23 8:06:58P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 21

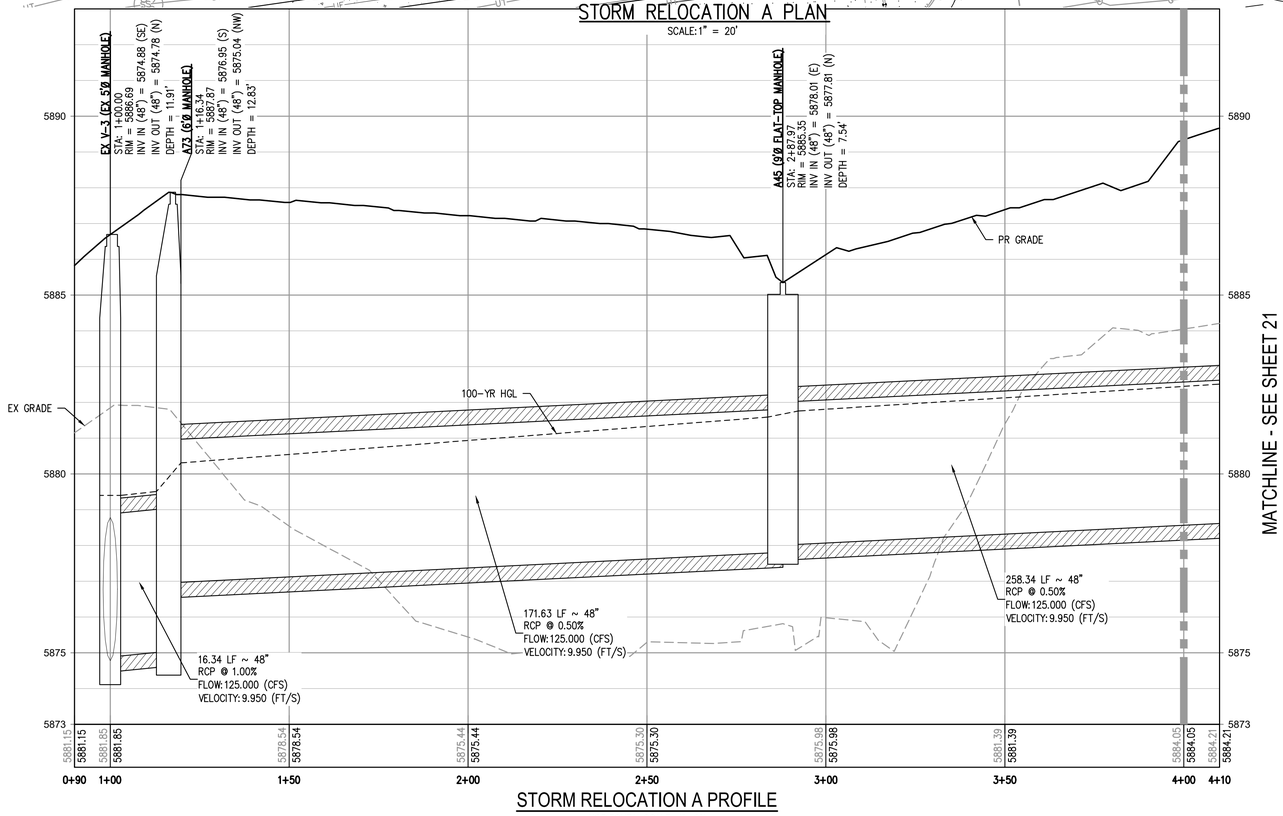




KEY MAP
SCALE:1"=400'

STORM RELOCATION A PLAN

SCALE:1" = 20'



MATCHLINE - SEE SHEET 21

STORM RELOCATION A PROFILE

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Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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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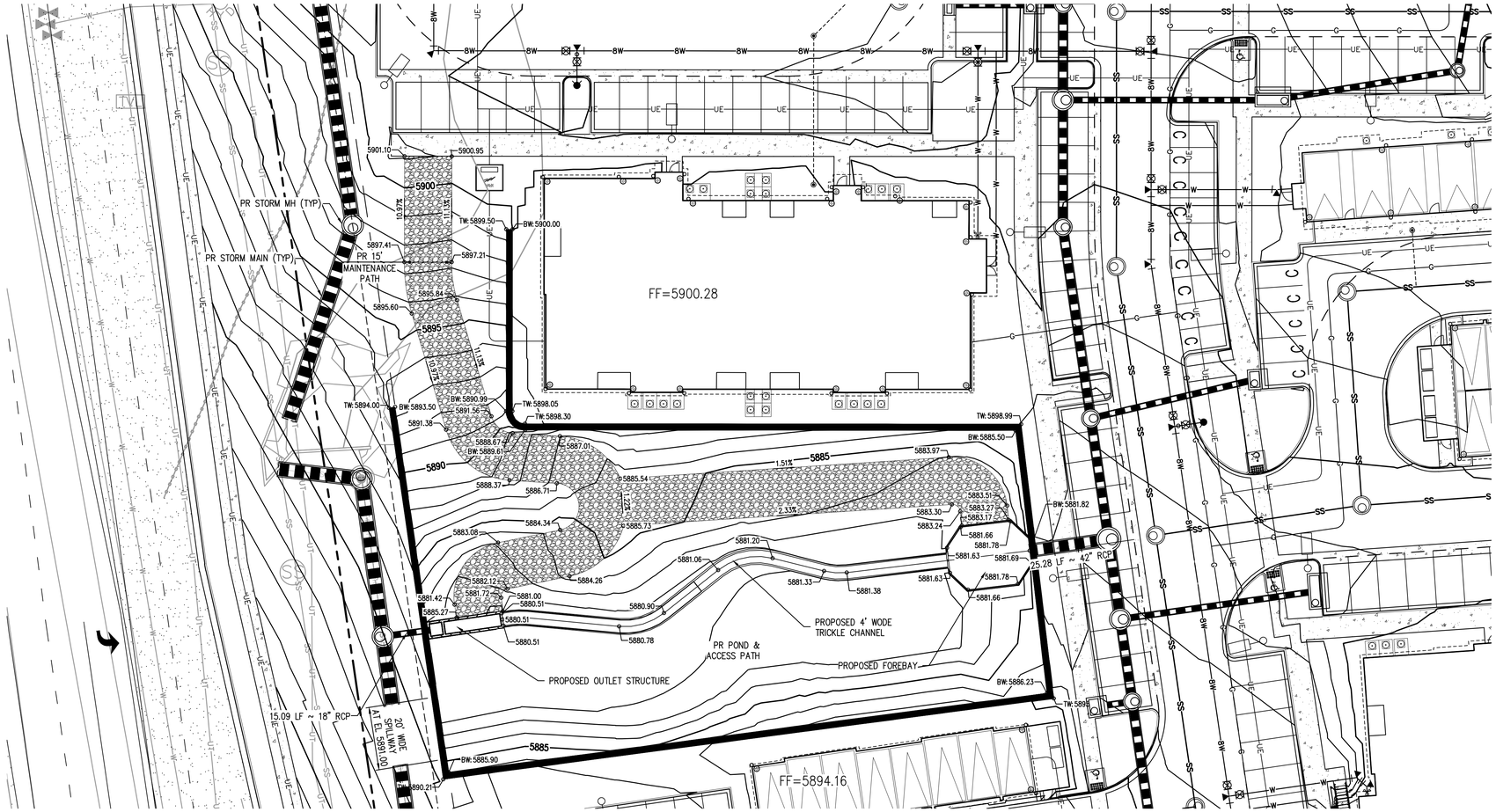
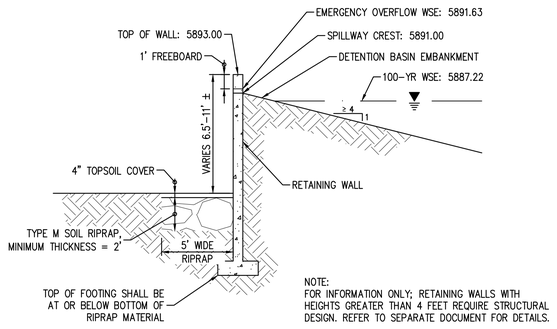
OUTLOOK POWERS & GRINNELL
STORM RELOCATION LINE A PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

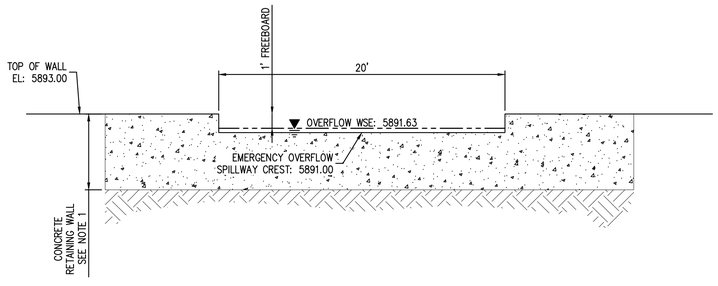
PROJECT #: 221206
SHEET NUMBER
20
20 OF 60

FILEPATH: J:\221206\ENGINEERING\UTILITIES\STORM\CD - STORM P&P - 3.DWG LAYOUT: RELOCATION LINE A
NO XREFs
PLOTTED: MON 05/08/23 8:07:13P BY: MILES GUSTAD

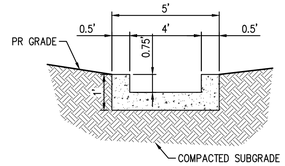




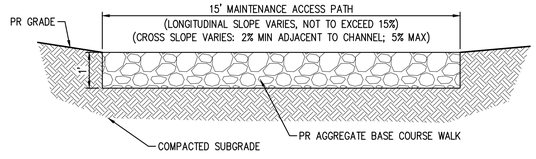
SECTION C-C CONCRETE OVERFLOW WALL
NTS



SECTION B-B OVERFLOW SPILLWAY
NTS



LOW FLOW CHANNEL
SCALE: NTS



MAINTENANCE ACCESS PATH SECTION
NTS

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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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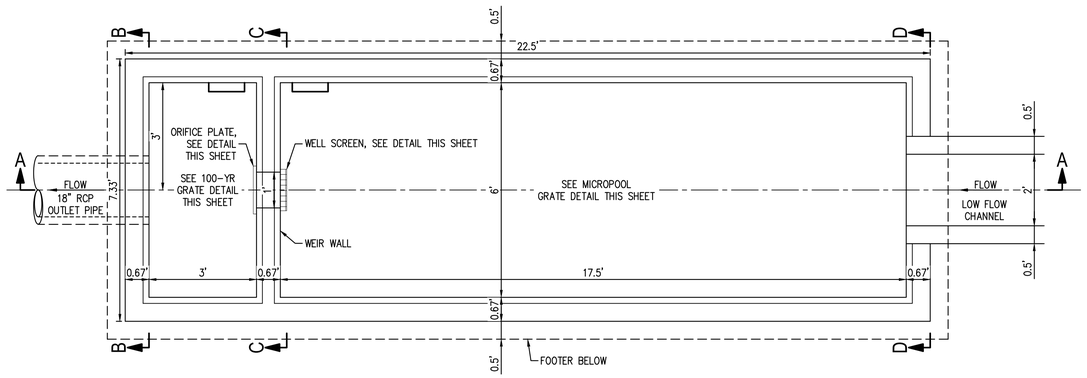
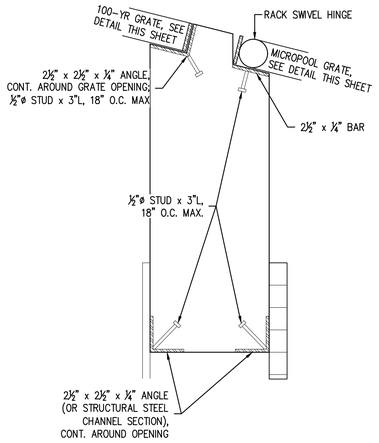
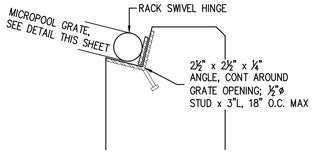
OUTLOOK POWERS & GRINNELL
DETENTION POND PLAN

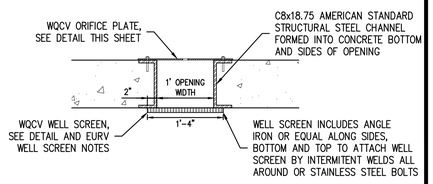
PRELIMINARY NOT FOR CONSTRUCTION

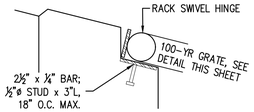
PROJECT #: 221206
SHEET NUMBER
22

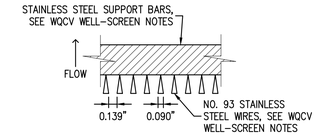


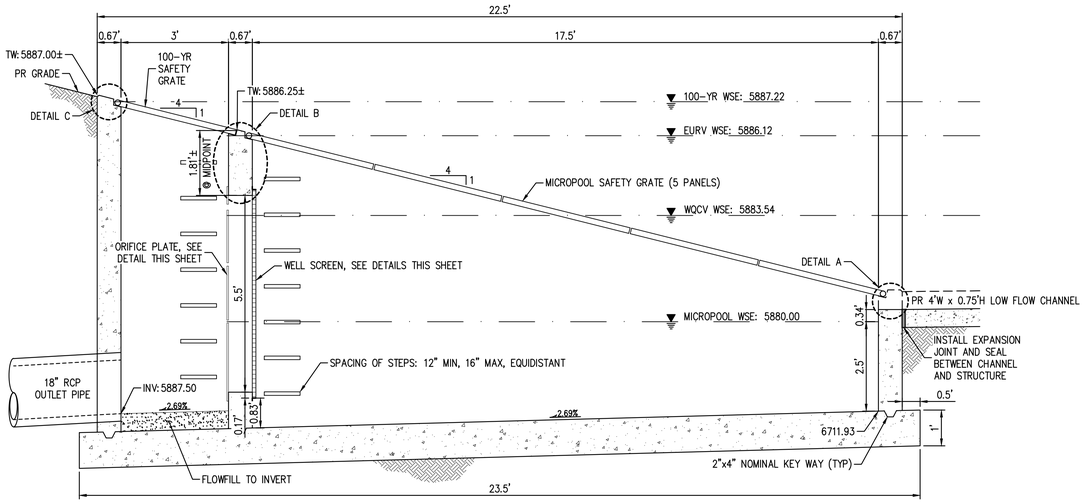


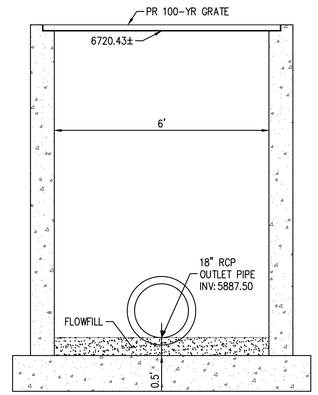


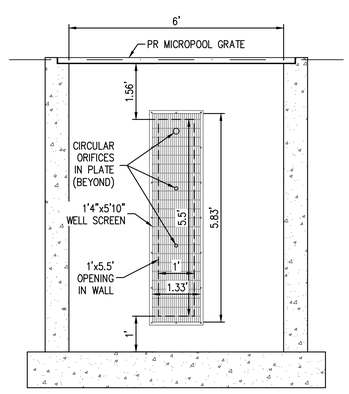


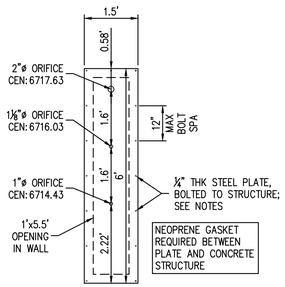


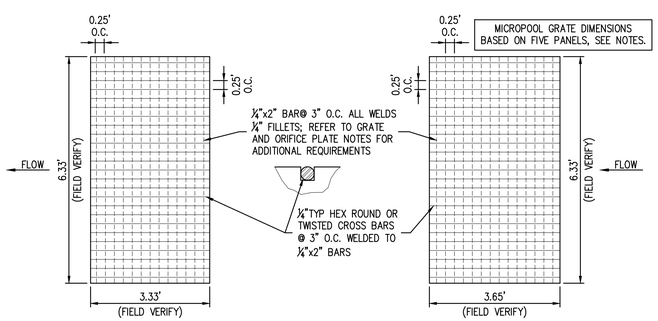












STRUCTURE NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE AND FOREBAYS FOR ENGINEER AND CITY REVIEW.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE BELOW FOR MINIMUM LAP SPLICE 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.

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

3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
5. BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
6. SUBGRADE TO BE 12" THICK COMPACTED CLEAN FILL.
7. OUTLET STRUCTURES STEPS SHALL CONFORM TO AASHTO M199.

WQCV WELL SCREEN NOTES:

1. WELL SCREEN SHALL BE STAINLESS STEEL AND ATTACHED BY INTERMITTANT WELDS OR STAINLESS STEEL BOLTS ALONG EDGE OF THE MOUNTING FRAME.
2. 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:

1. 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.
2. 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.
3. FIELD VERIFY GRATE DIMENSION PRIOR TO FABRICATION.

Know what's below. Call before you dig.

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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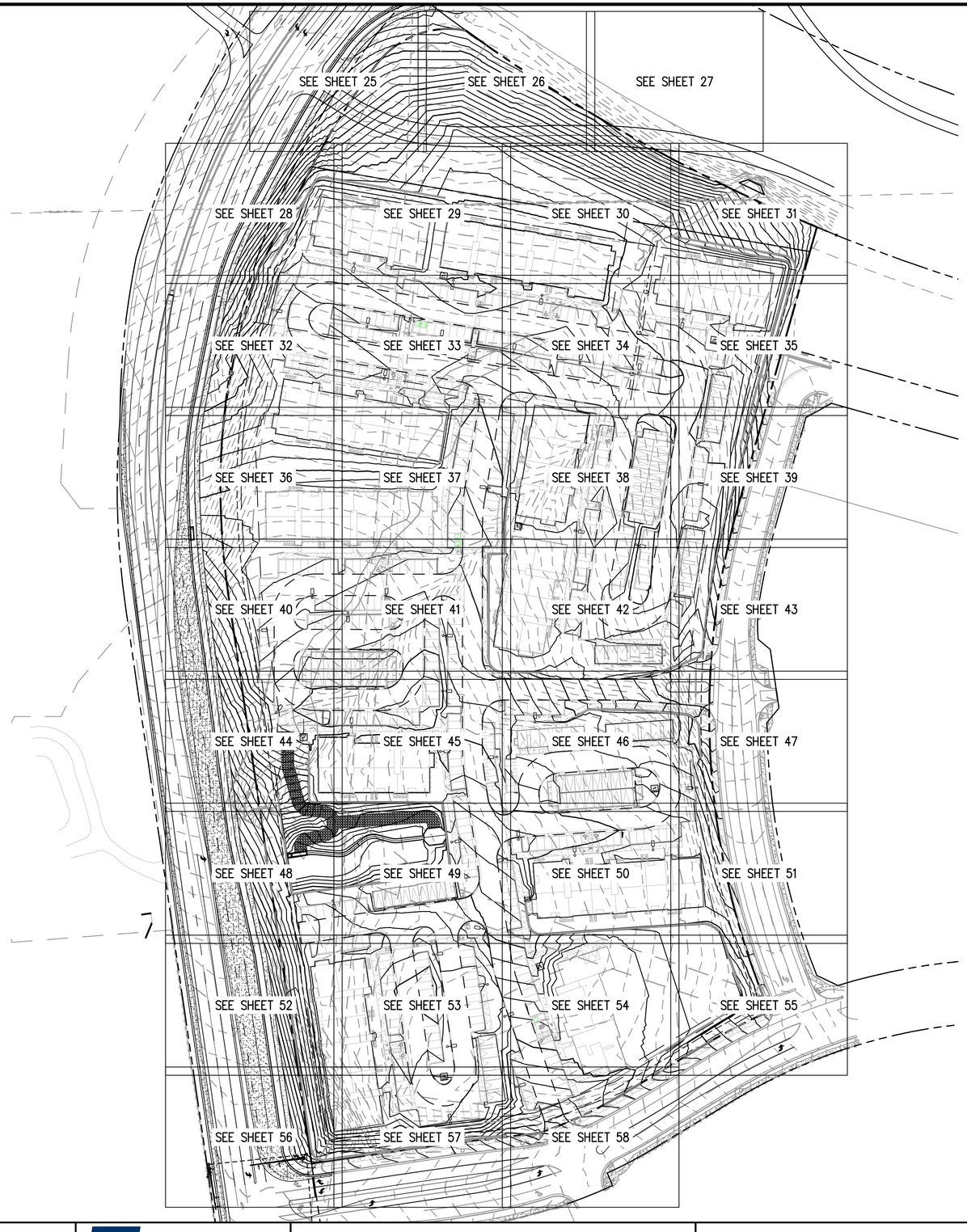
HarrisKocherSmith.com

OUTLOOK POWERS & GRINNELL
DETENTION POND DETAILS

PROJECT #: 221206
SHEET NUMBER
23
23 OF 60



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NOTE:

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

Know what's below. Call before you dig.

70 0 70 140
SCALE: 1" = 70'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
OVERALL GRADING KEYMAP

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER
24

FILEPATH: J:\221206\ENGINEERING\GRADING\GCD_OVERALL GRADING KEYMAP.DWG LAYOUT: OVERALL GRADING KEYMAP
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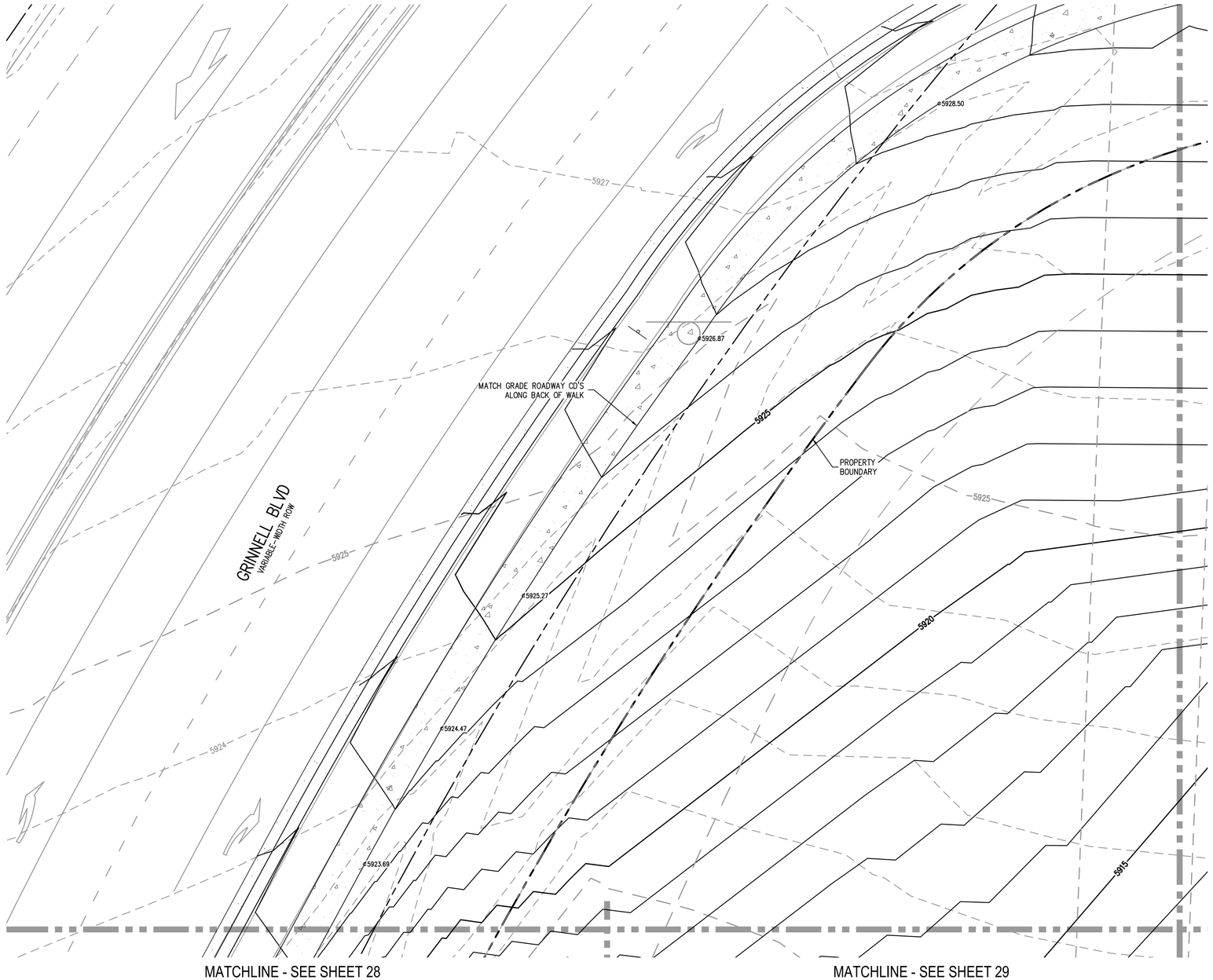

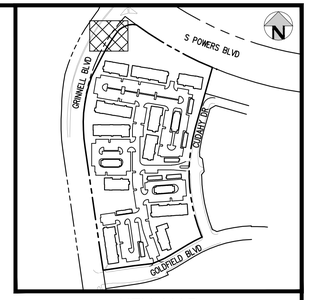

KEY MAP
SCALE: 1" = 400'

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10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
25
25 OF 60

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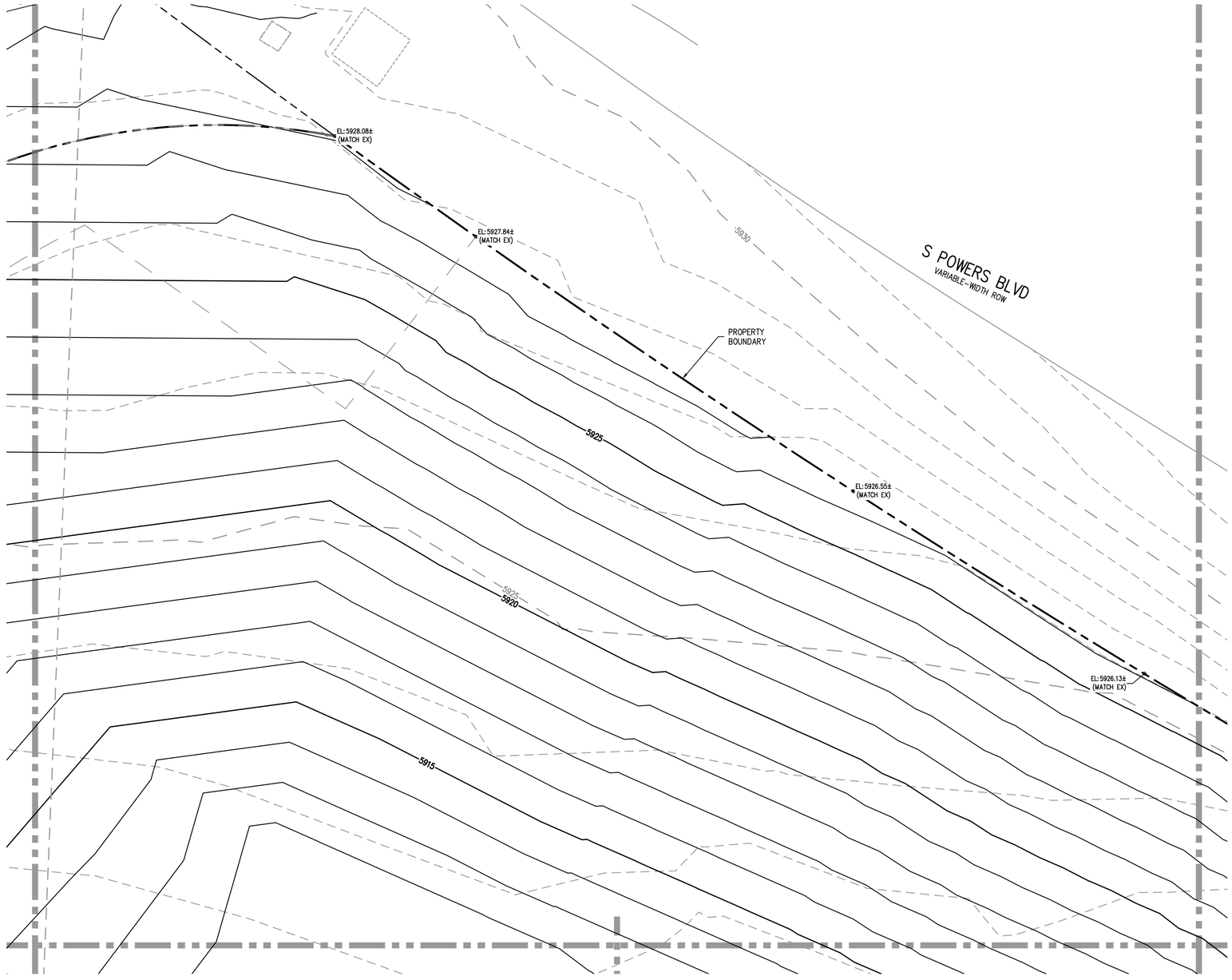

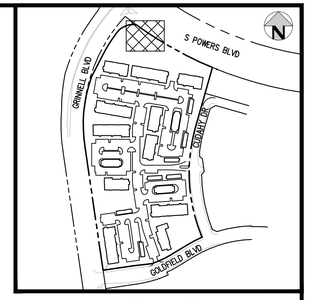

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10 0 10 20
SCALE: 1" = 10'

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
26
26 OF 60

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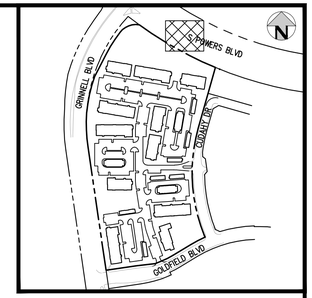
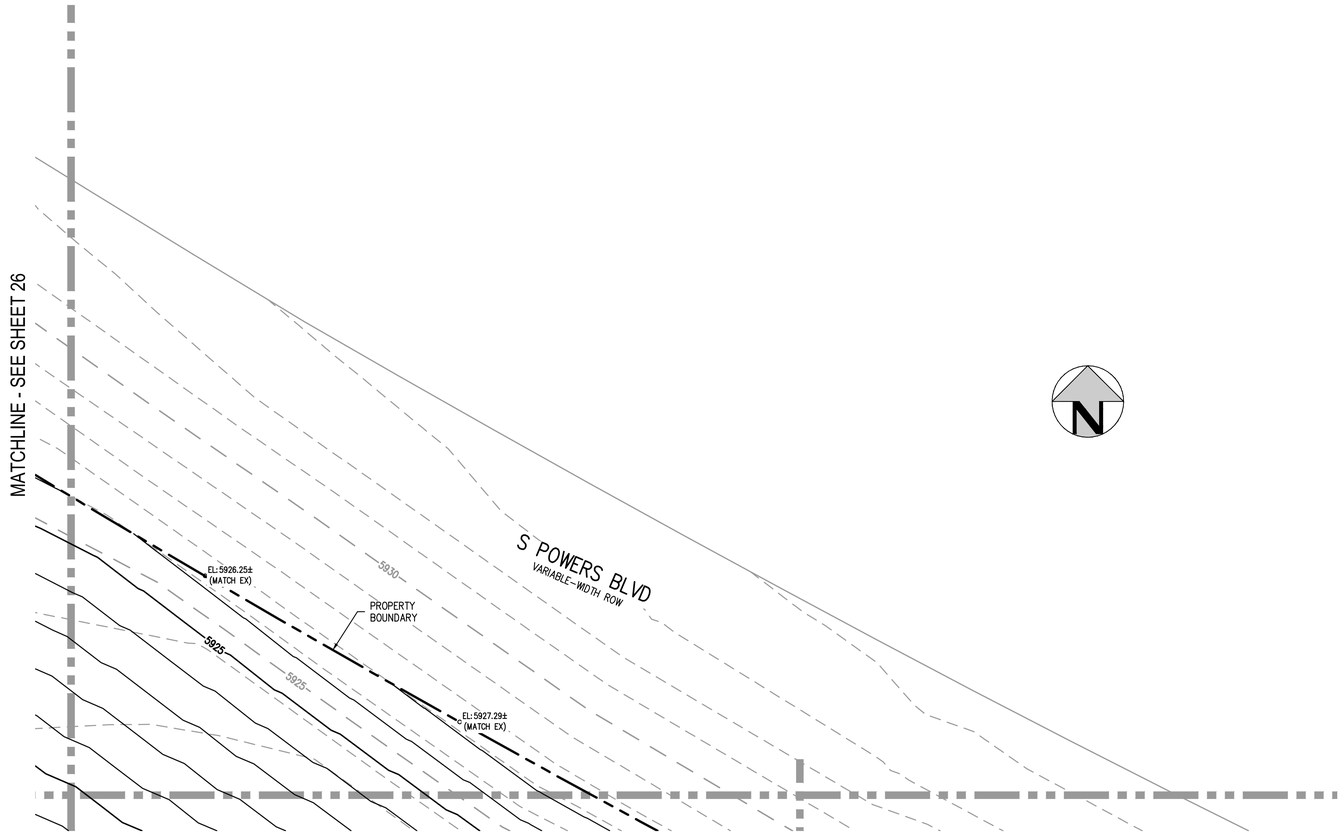


KEY MAP
SCALE: 1"=400'



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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
27
27 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 1.DWG LAYOUT: LAYOUT1 (3)
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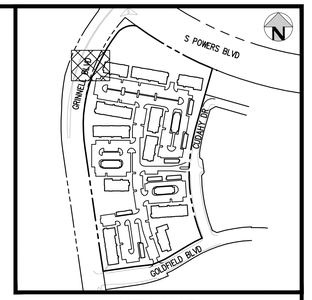

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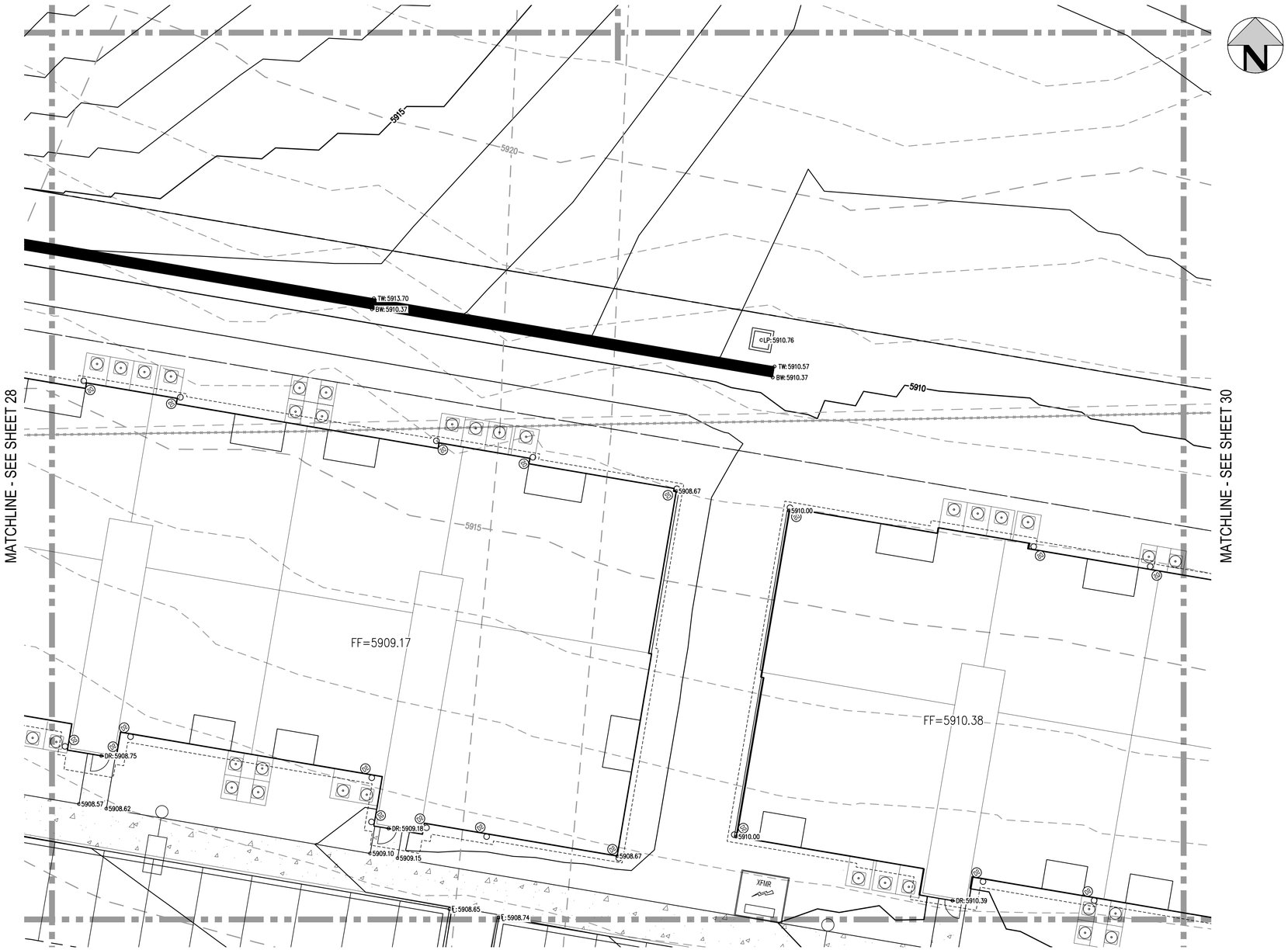
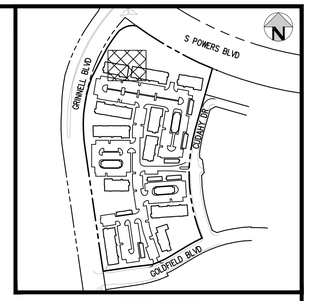
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
28
28 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 1.DWG LAYOUT: LAYOUT1 (4)
NO XREFs
PLOTTED: MON 05/08/23 8:08:16P BY: MILES SUSTAD





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 ??% FOR ??-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).
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Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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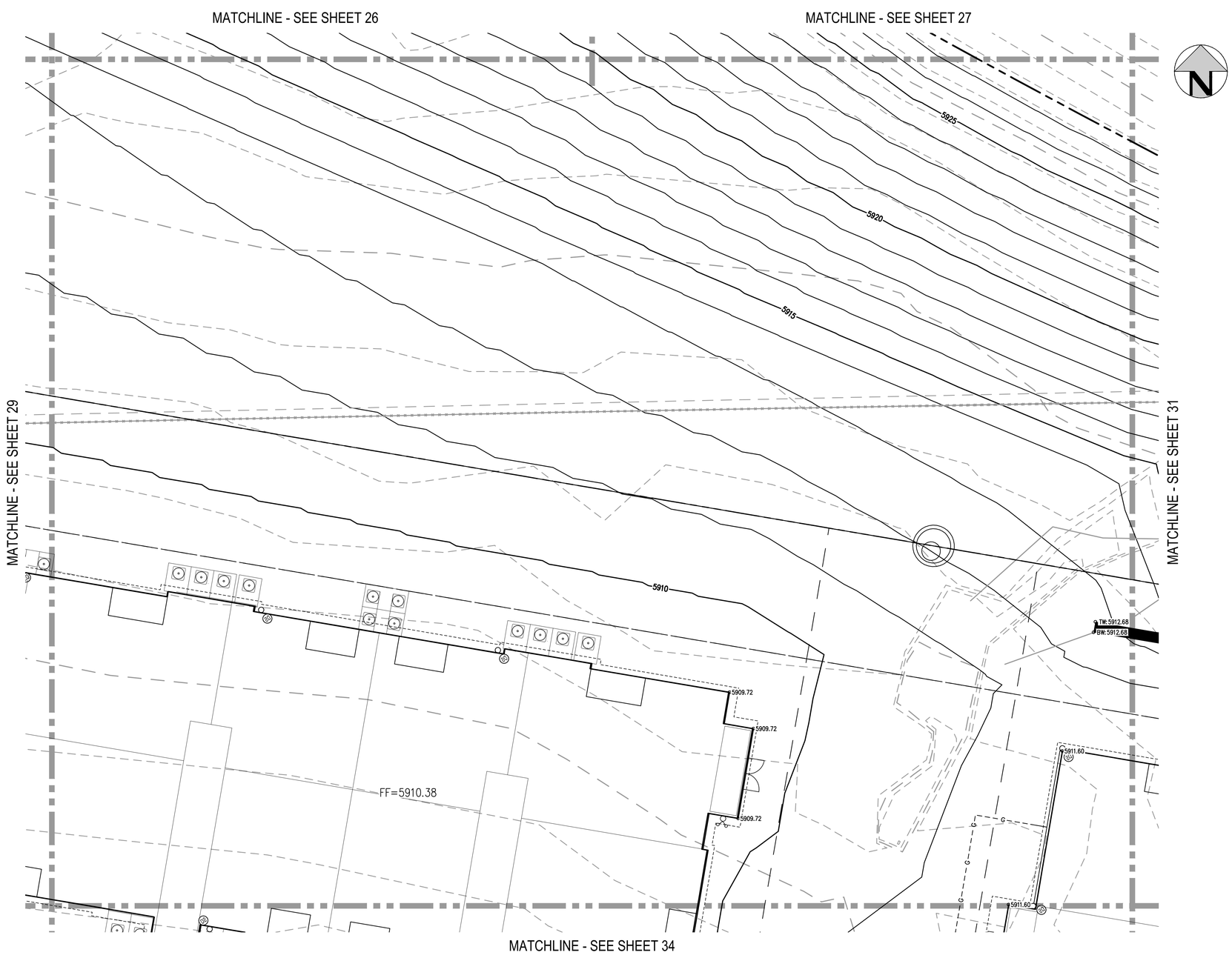

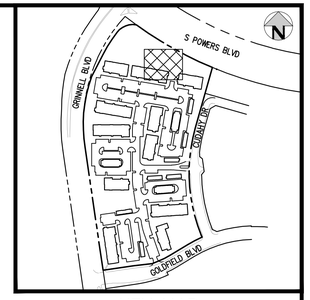

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DRAWN BY: CLH

ISSUE DATE: 05-08-2023

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FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 2.DWG LAYOUT: LAYOUT1
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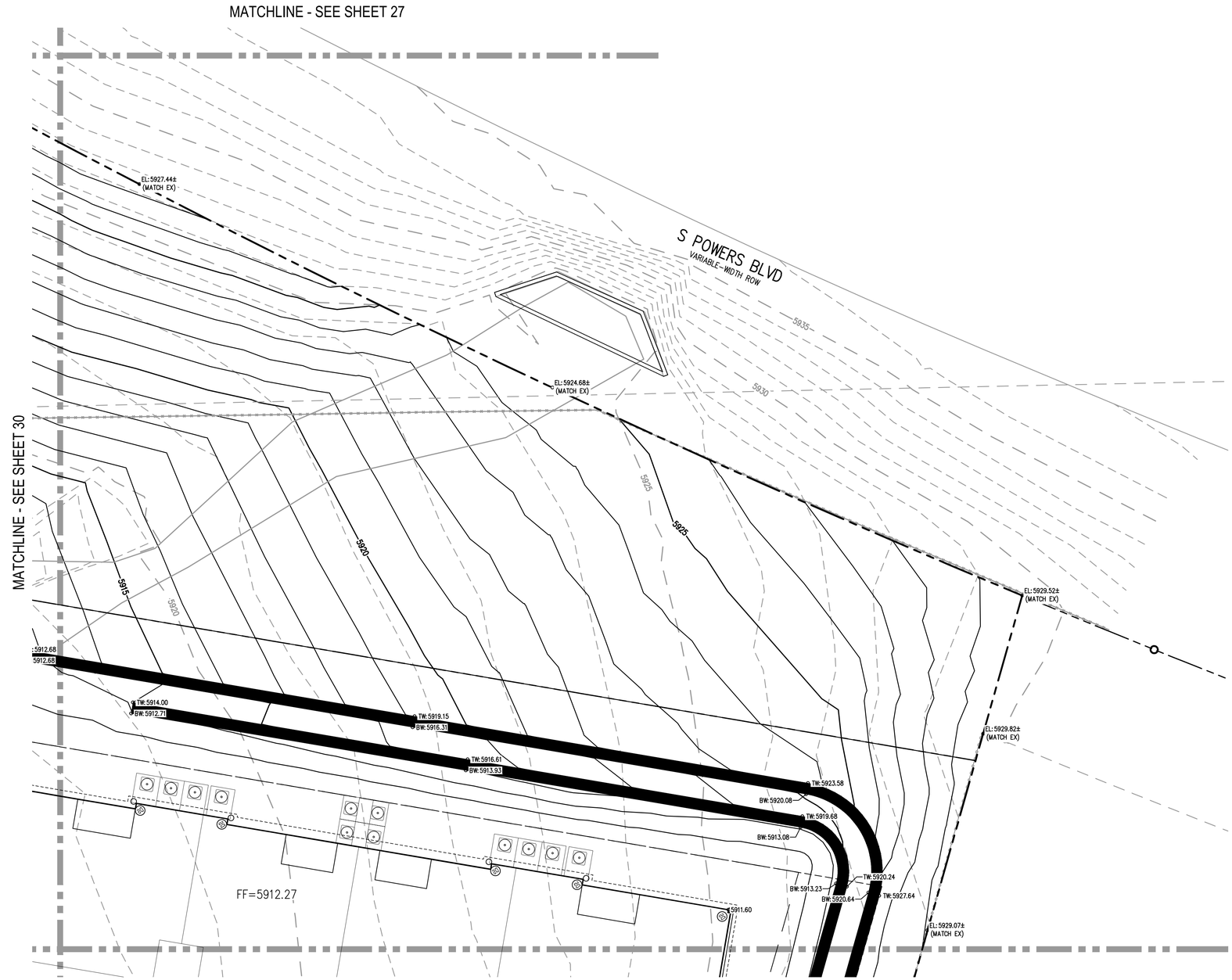

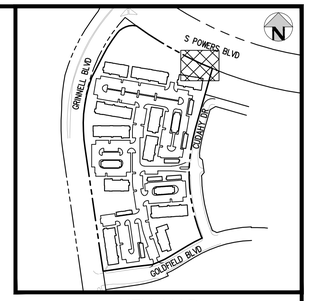

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ISSUE DATE: 05-08-2023

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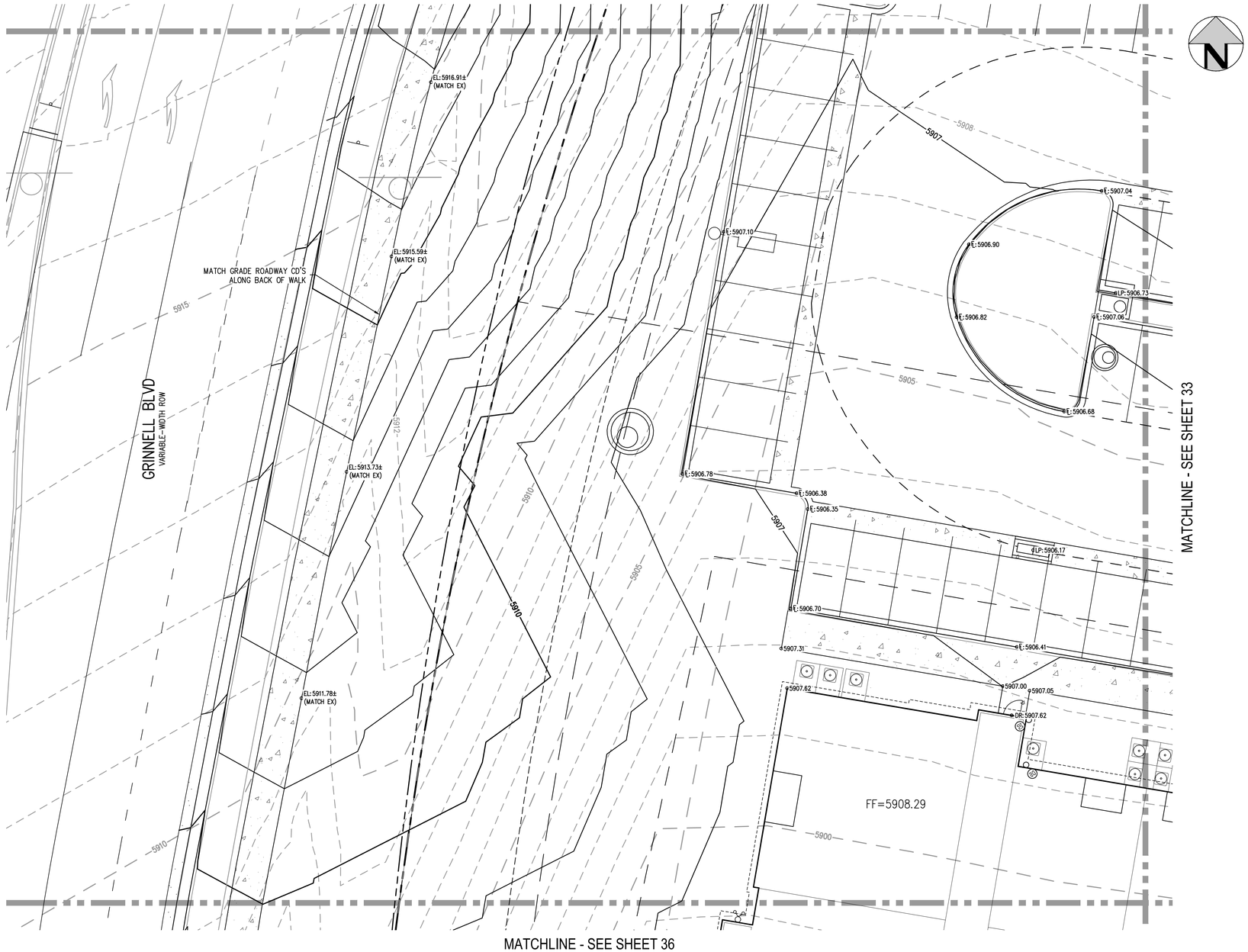

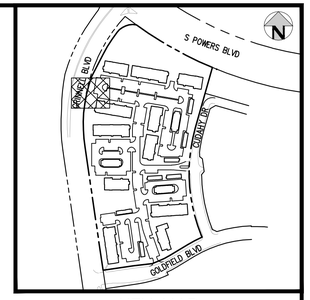

KEY MAP
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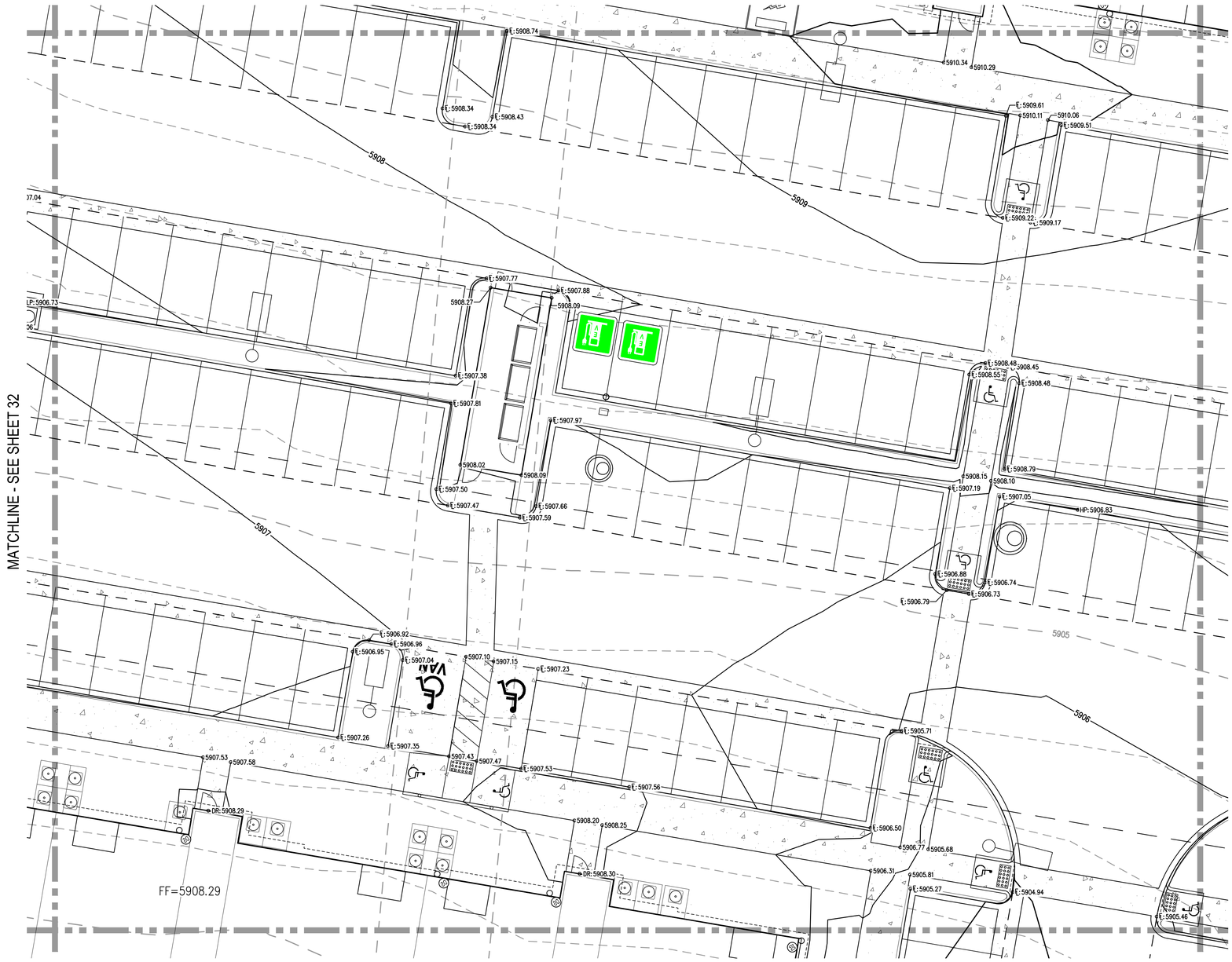
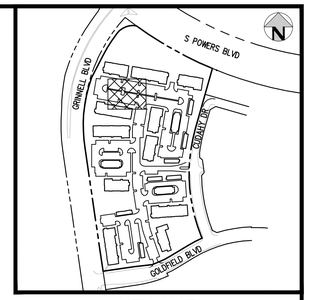
MATCHLINE - SEE SHEET 29



MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 37



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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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10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
33
33 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\GD - DETAILED GRADING PLAN - 2.DWG LAYOUT: LAYOUT1 (4)
NO XREFs
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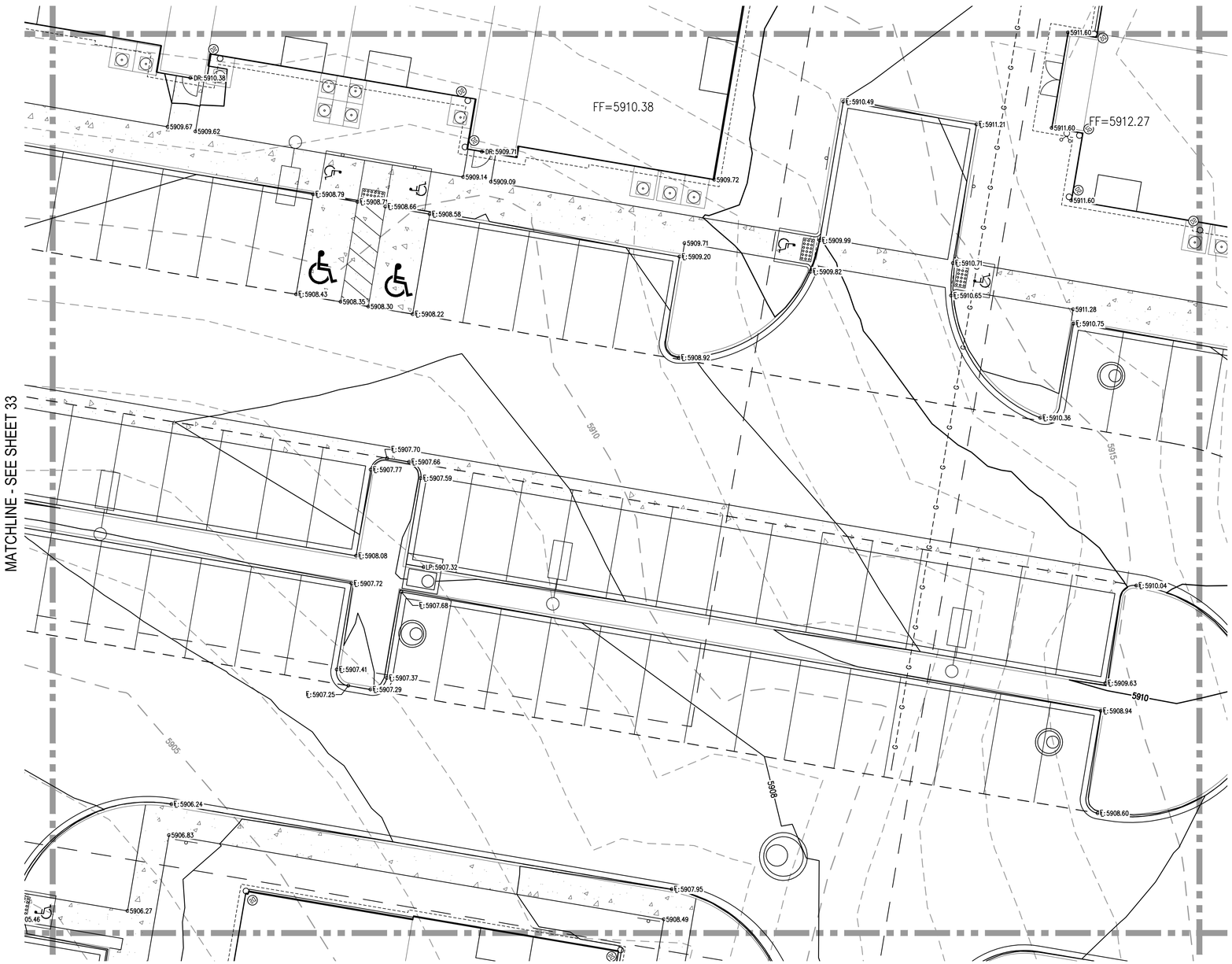

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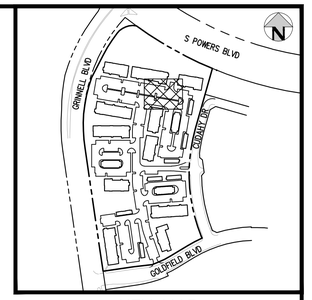

KEY MAP
SCALE:1"=400'

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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
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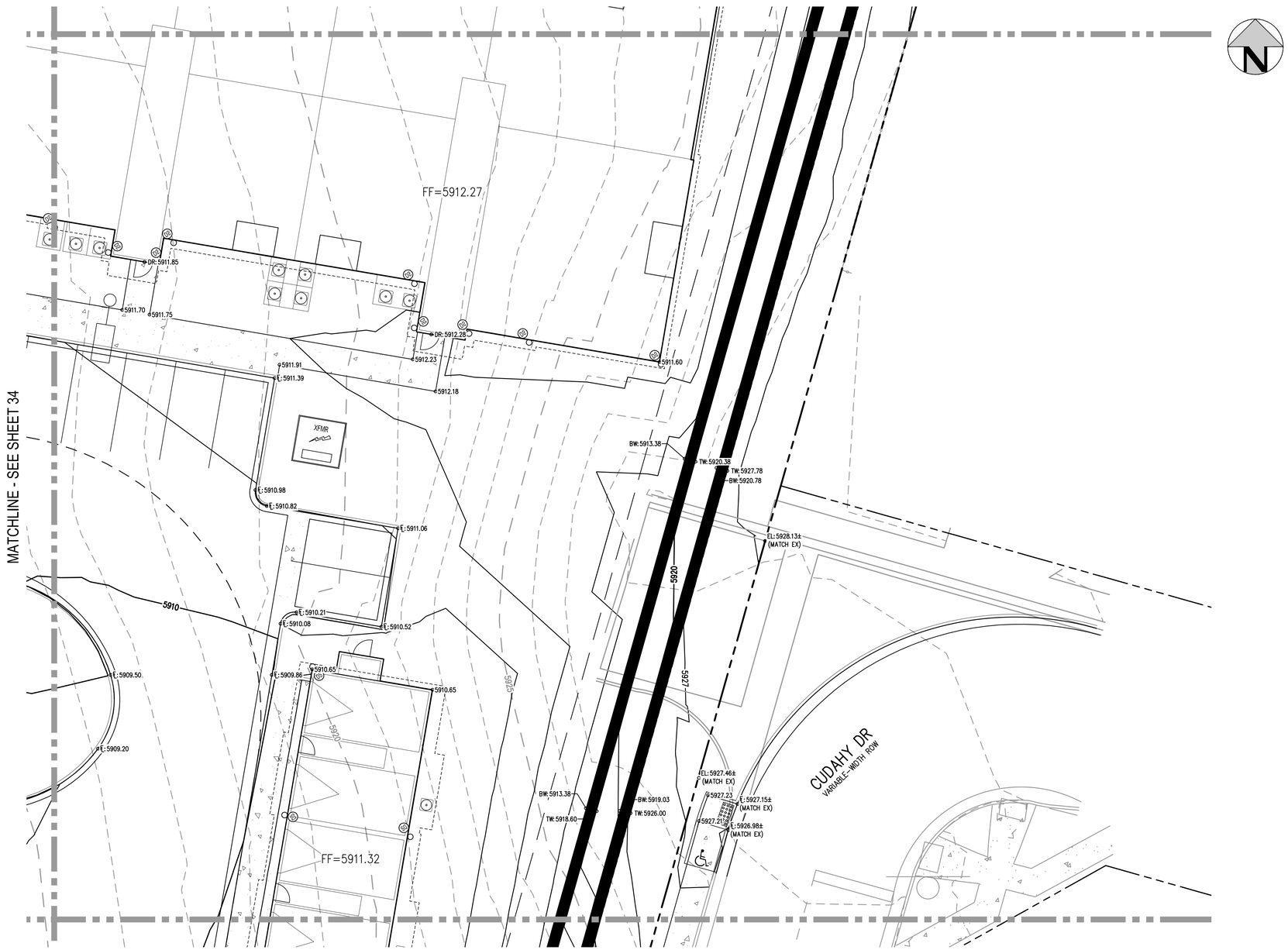

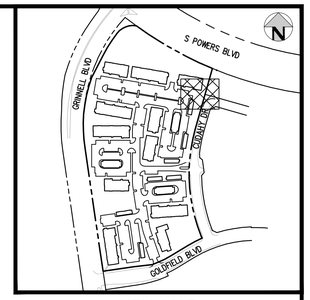

KEY MAP
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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
35
35 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\GCD - DETAILED GRADING PLAN - 3.DWG LAYOUT: LAYOUT1
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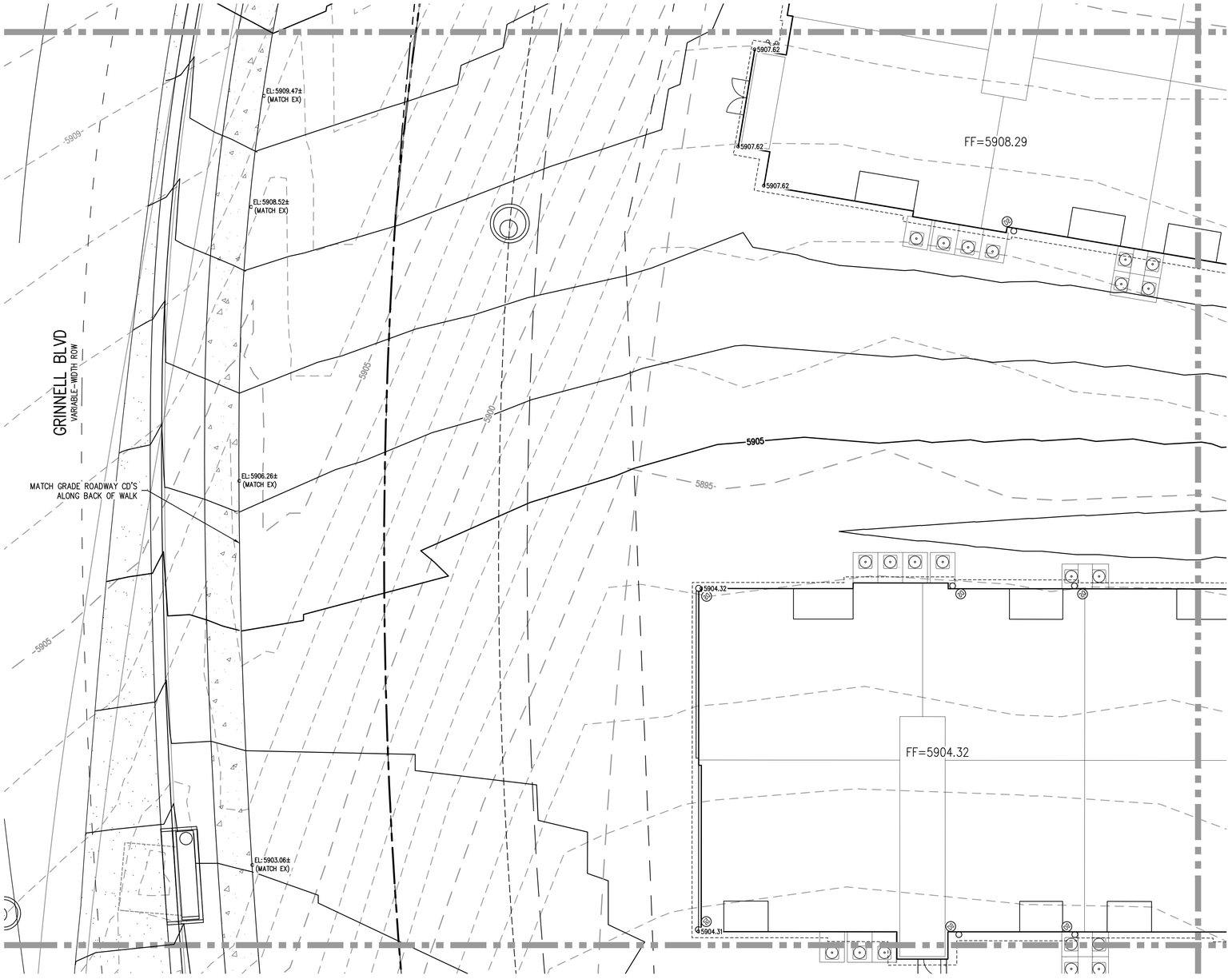

MATCHLINE - SEE SHEET 37

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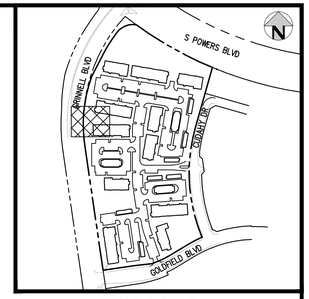

KEY MAP
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DESIGNED BY: MJS
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ISSUE DATE: 05-08-2023

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DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
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36
36 OF 60

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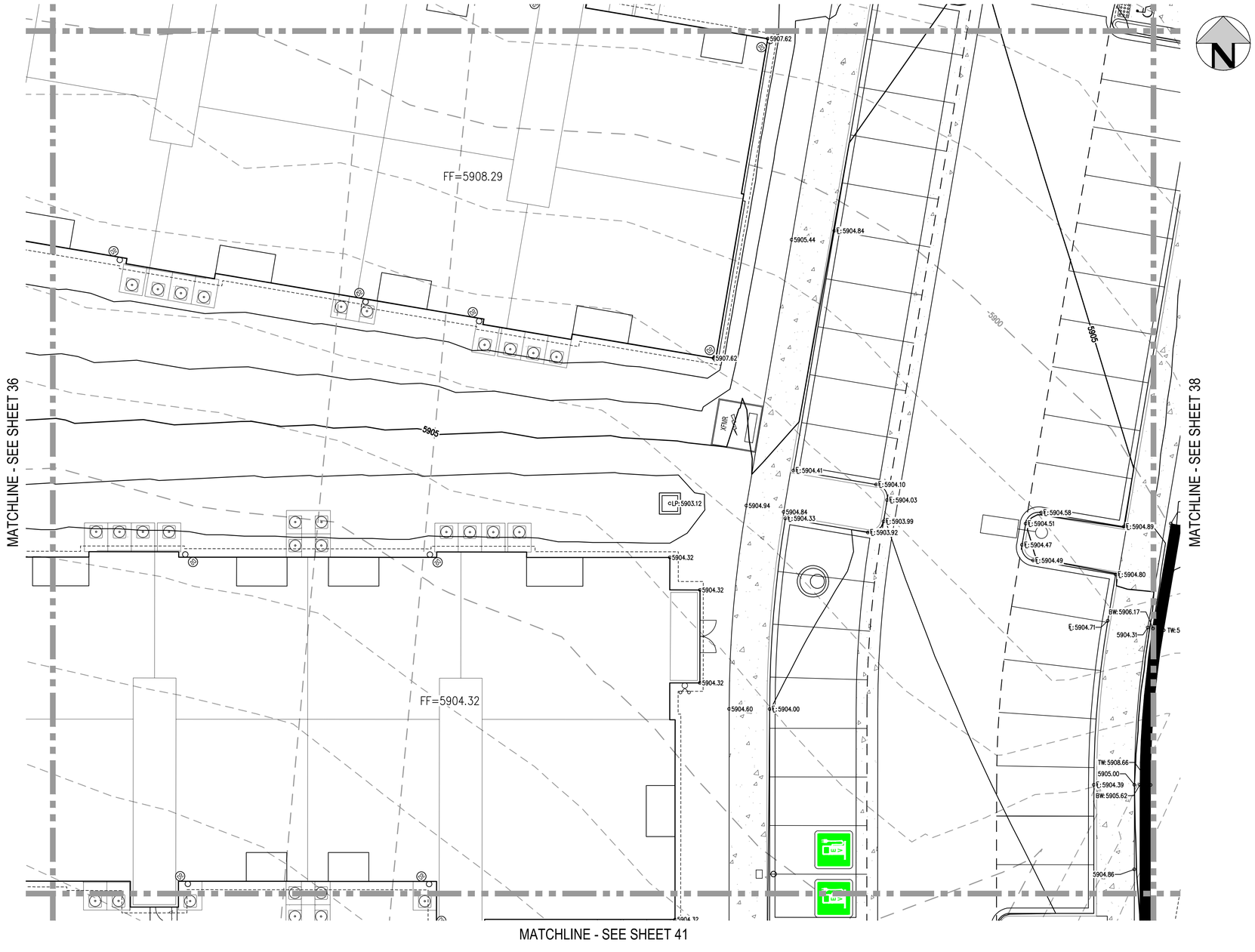

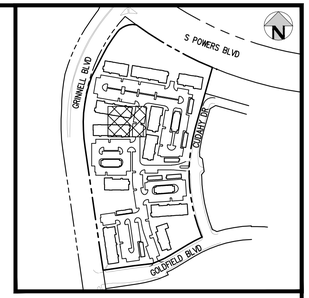

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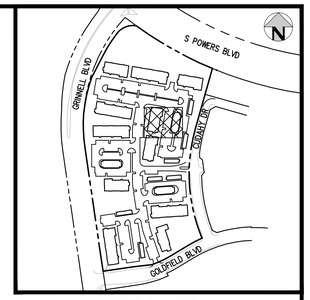

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10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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Evergreen
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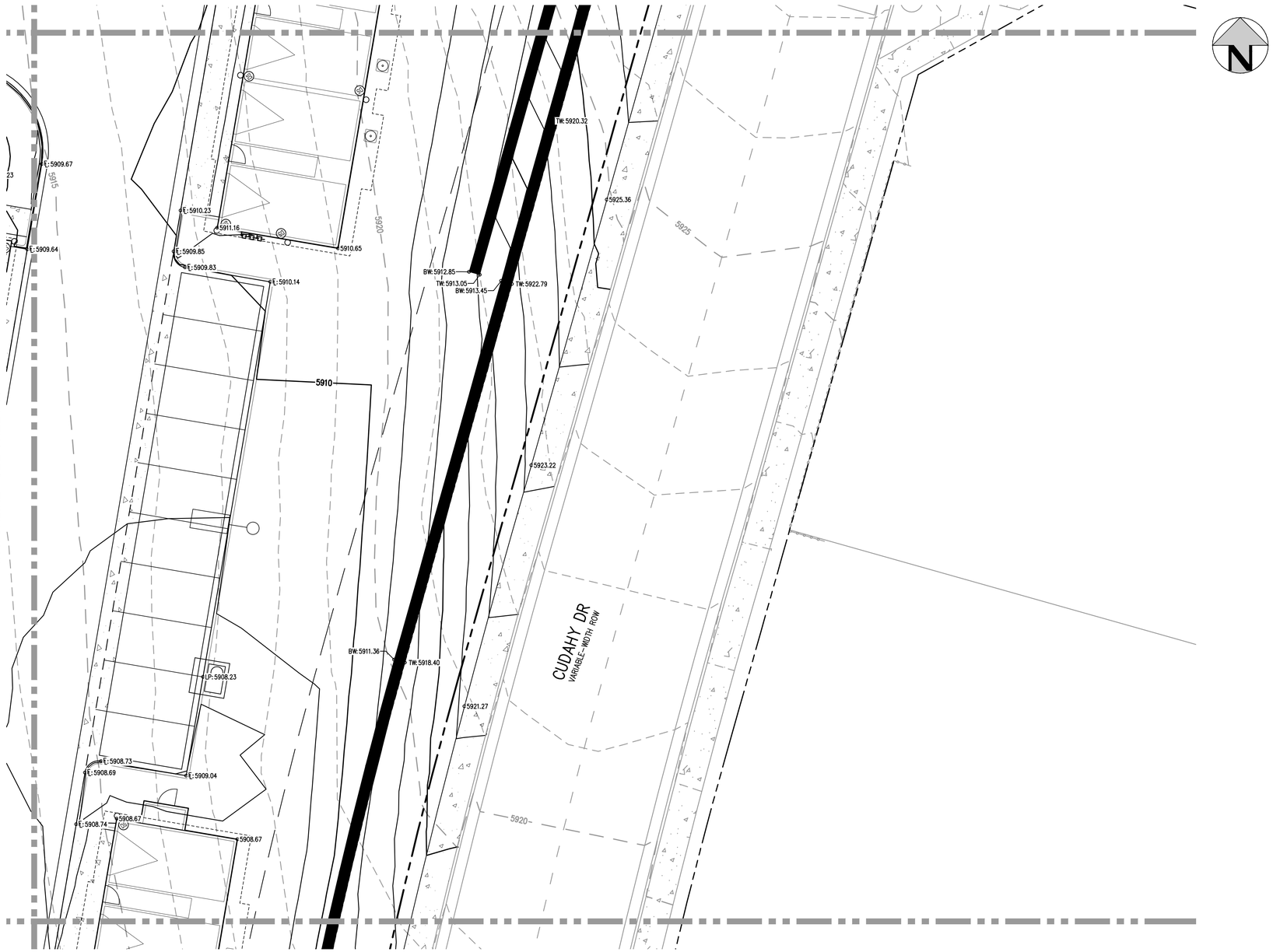
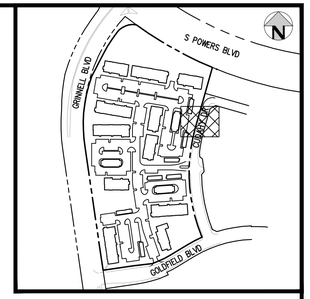
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
38
38 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 3.DWG LAYOUT: LAYOUT1 (4)
NO XREFS
PLOTTED: MON 05/08/23 8:09:21P BY: MILES SUSTAD





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DESIGNED BY: MJS
CHECKED BY: RCP
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ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

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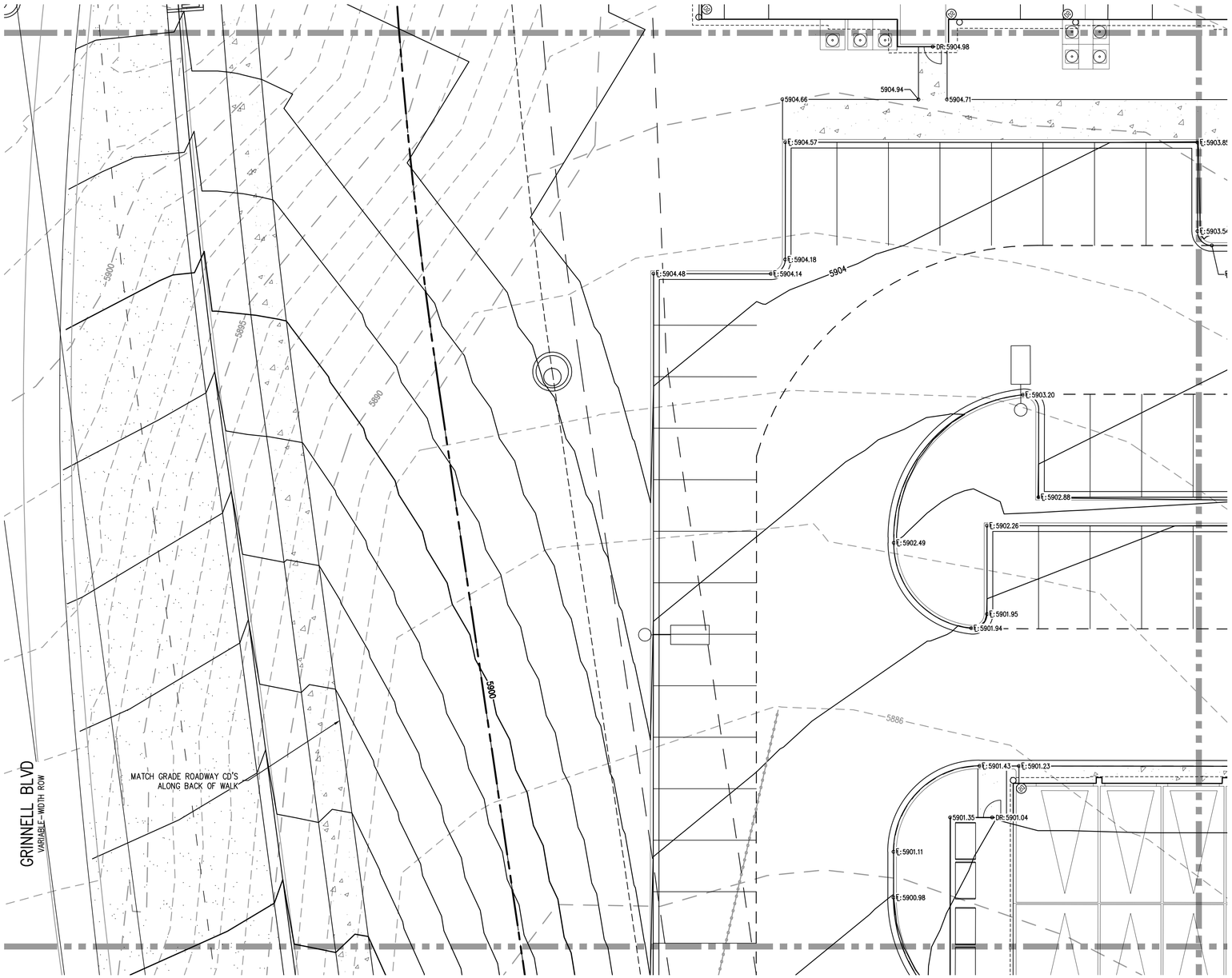
PROJECT #: 221206
SHEET NUMBER
39
39 OF 60

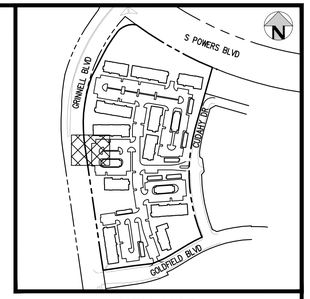
FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 3.DWG LAYOUT: LAYOUT1 (5)
NO XREFs
PLOTTED: MON 05/08/23 8:09:26P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 36



MATCHLINE - SEE SHEET 41

MATCHLINE - SEE SHEET 44



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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
40
40 OF 60

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NO XREFs
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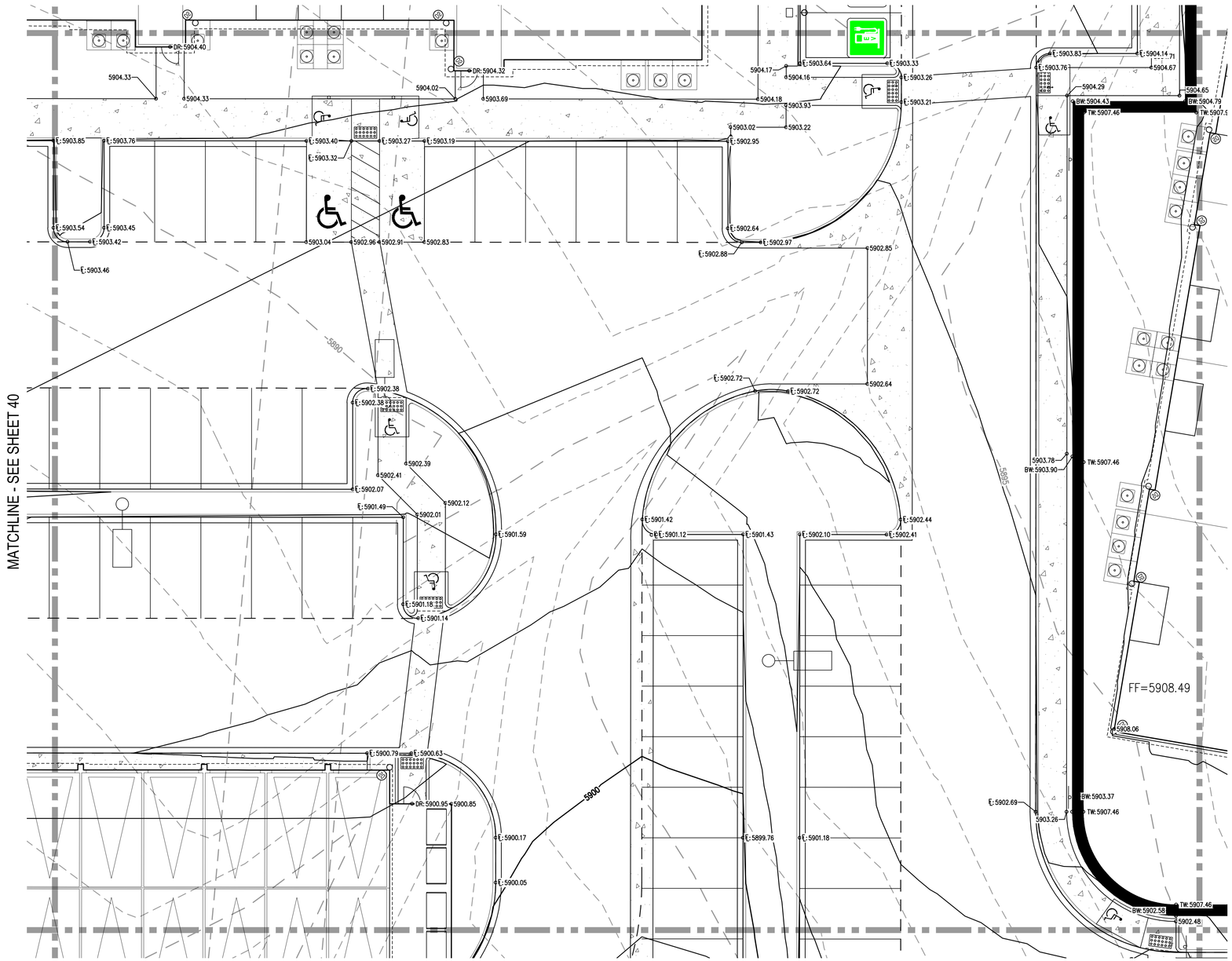
MATCHLINE - SEE SHEET 37



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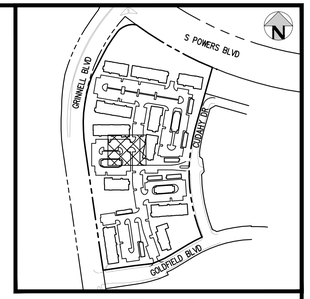

KEY MAP
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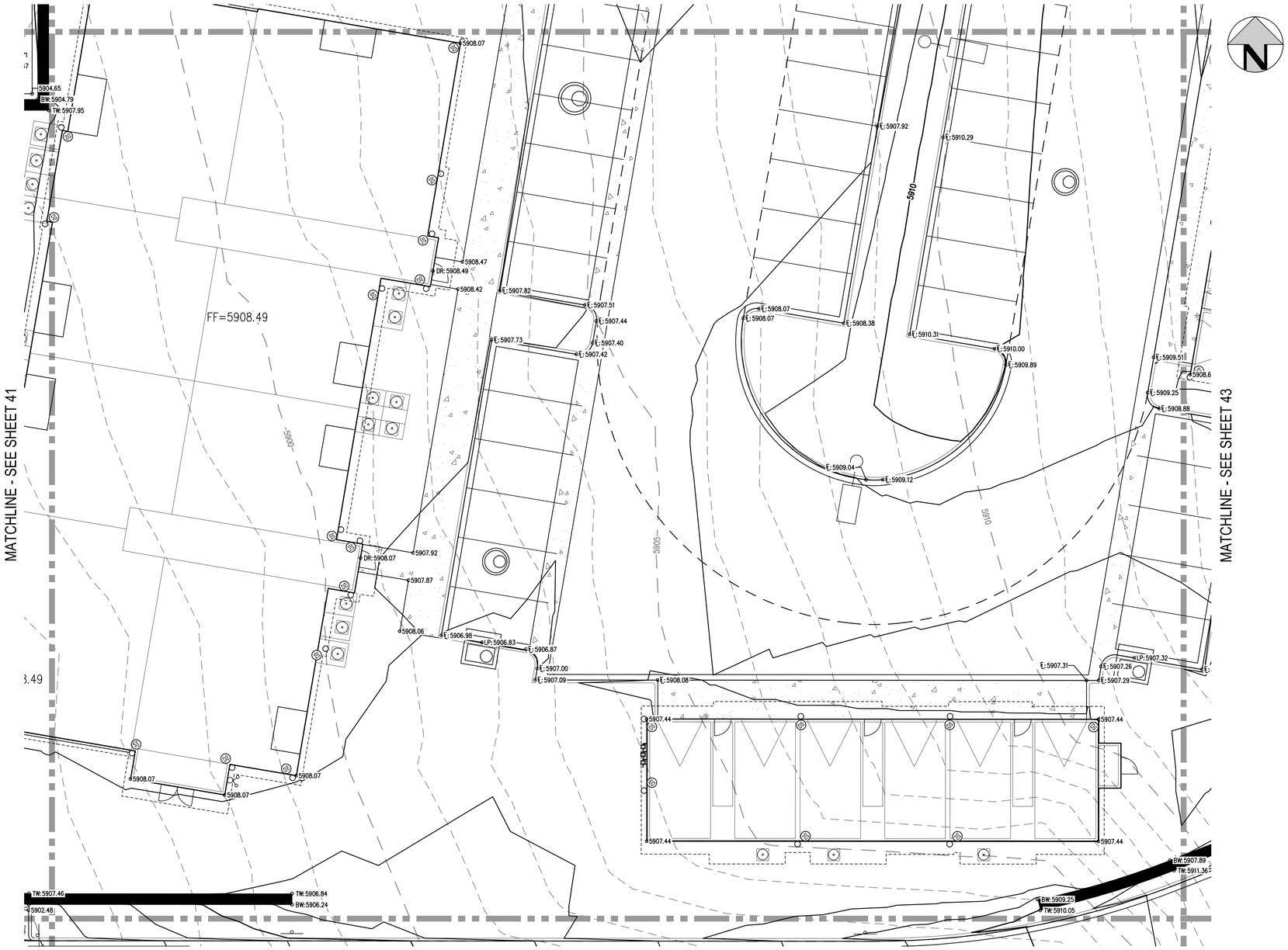

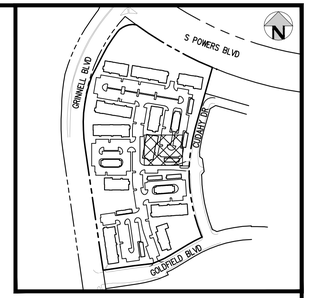

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DRAWN BY: CLH

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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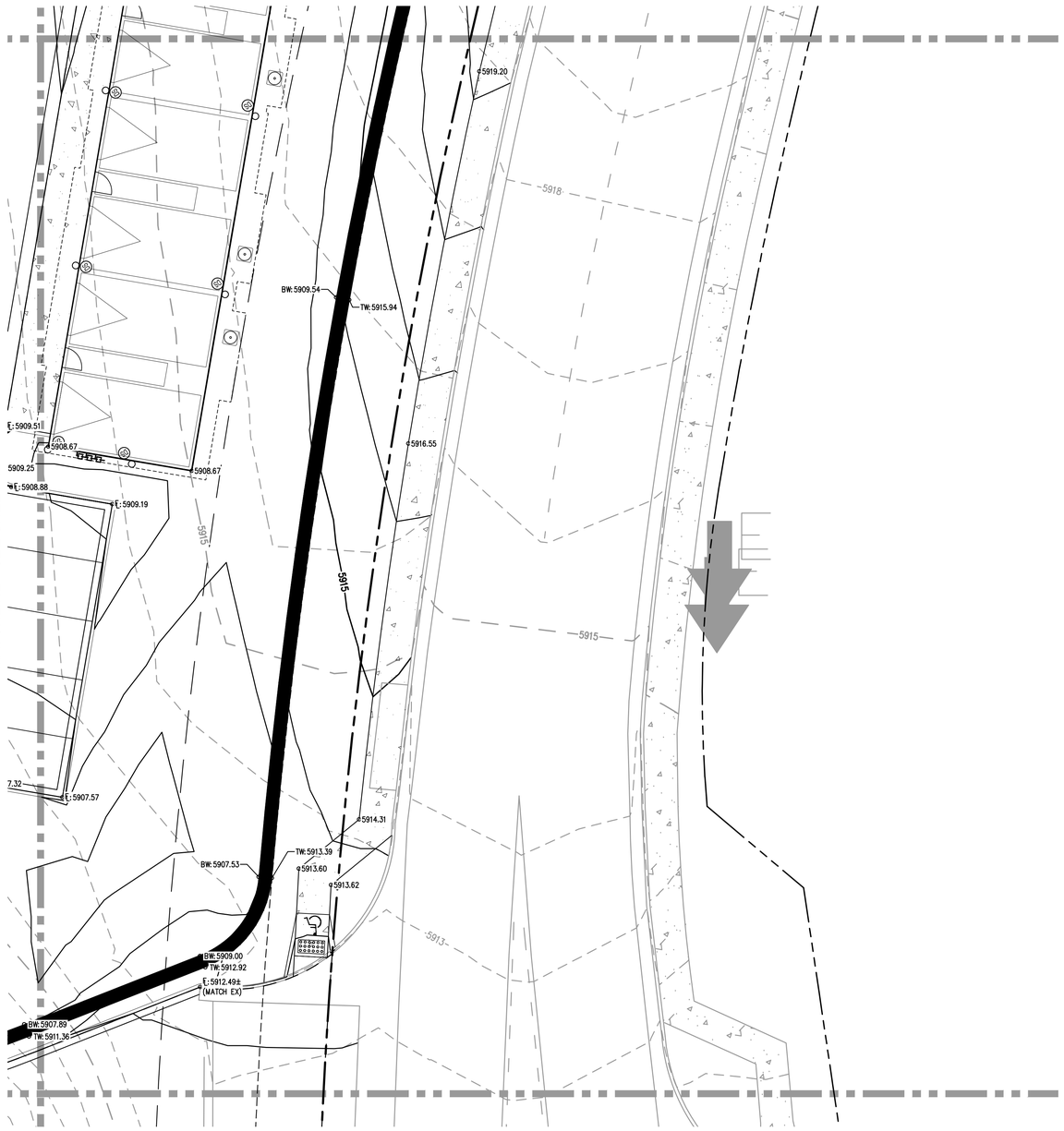
Evergreen
Development | Services | Investments

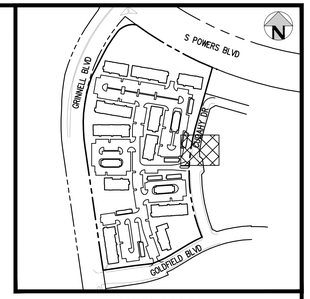
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
42
42 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 4.DWG LAYOUT: LAYOUT1 (3)
NO XREFs
PLOTTED: MON 05/08/23 8:09:59P BY: MILES SUSTAD





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 ??% FOR ??-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).
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10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: MJS
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DRAWN BY: CLH

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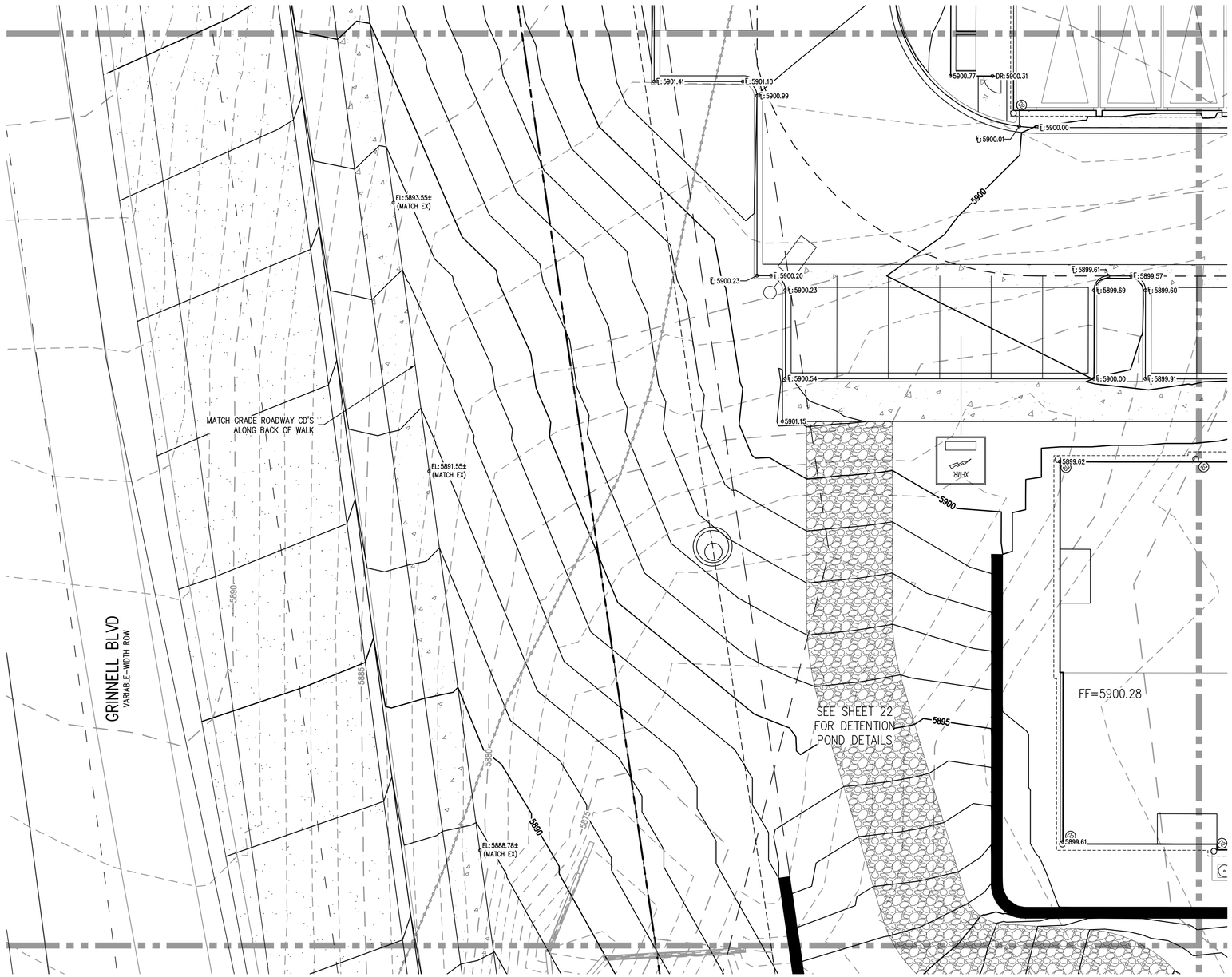

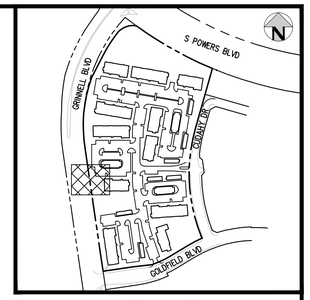

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FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 4.DWG LAYOUT: LAYOUT1 (5)
NO XREFs
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Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: MJS
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DRAWN BY: CLH

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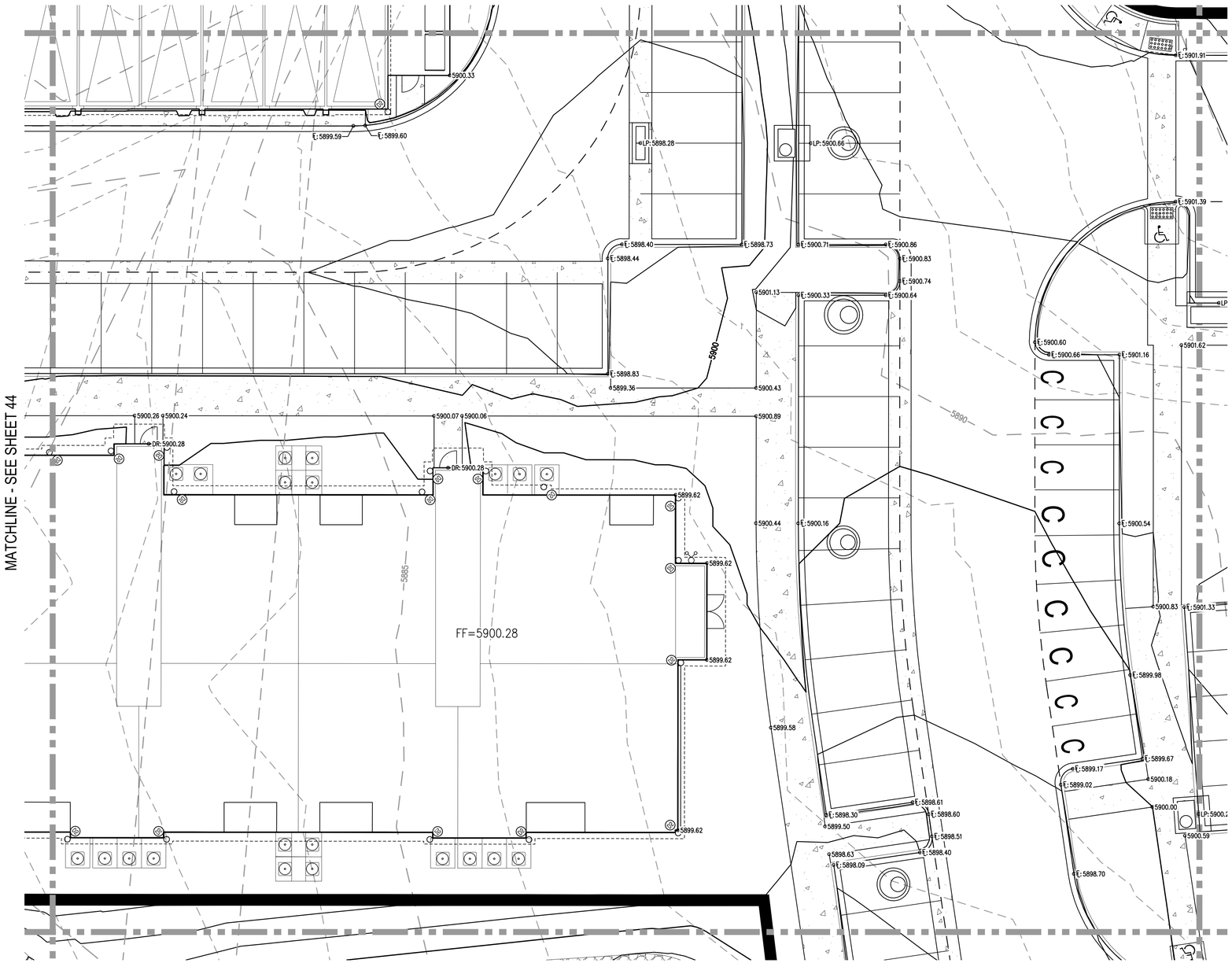
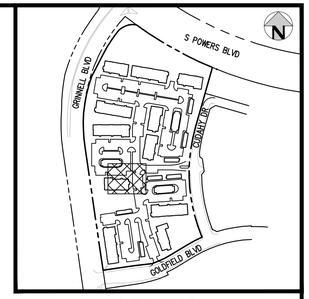
PROJECT #: 221206
SHEET NUMBER
44

MATCHLINE - SEE SHEET 41





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MATCHLINE - SEE SHEET 49

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

10 0 10 20
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DRAWN BY: CLH

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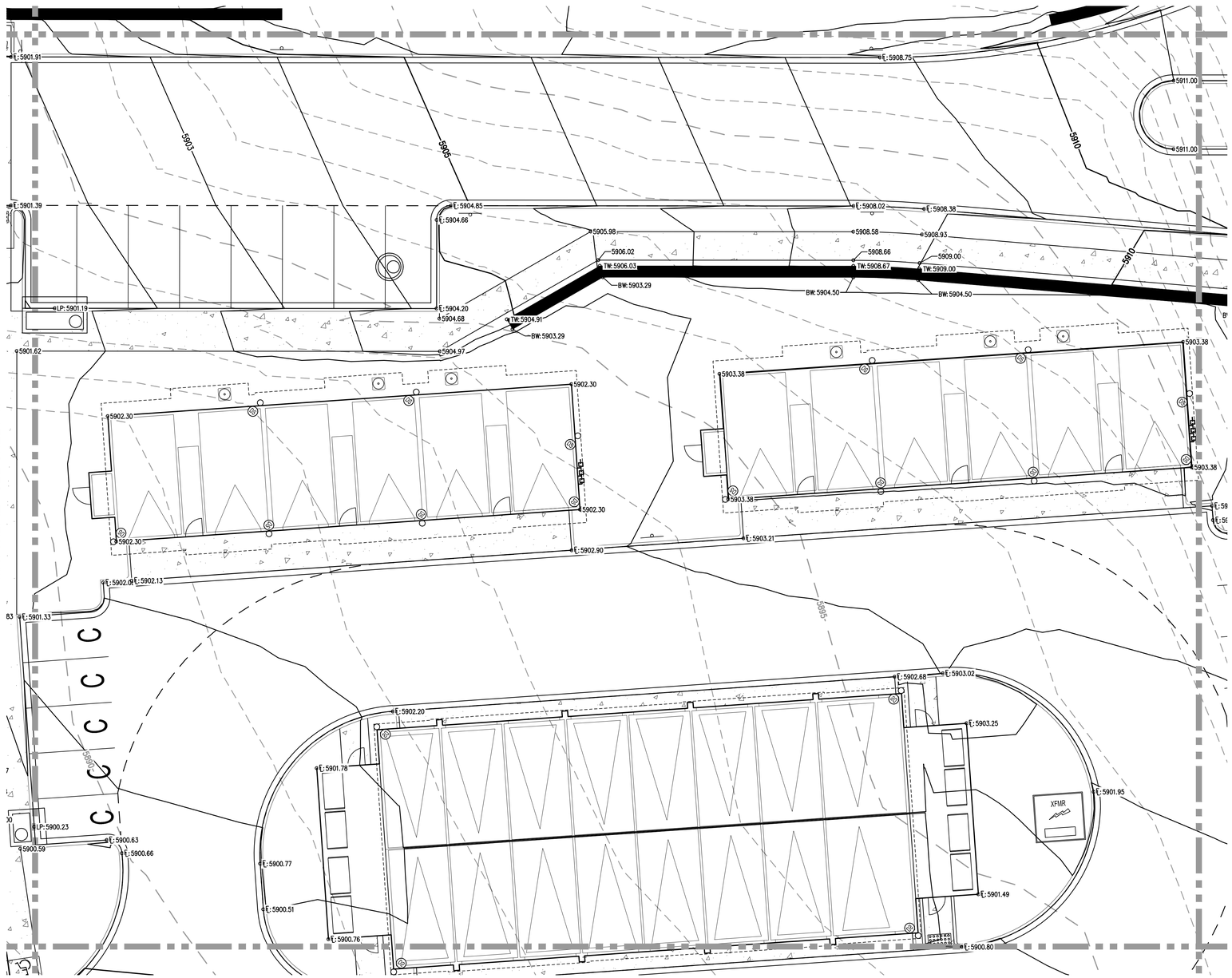
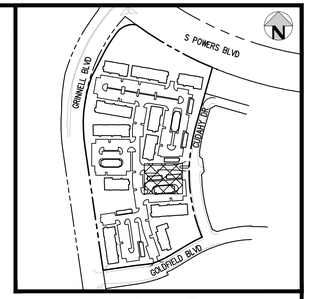
PROJECT #: 221206
SHEET NUMBER
45
45 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 5.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: MON 05/08/23 8:10:14P BY: MILES SUSTAD





KEY MAP
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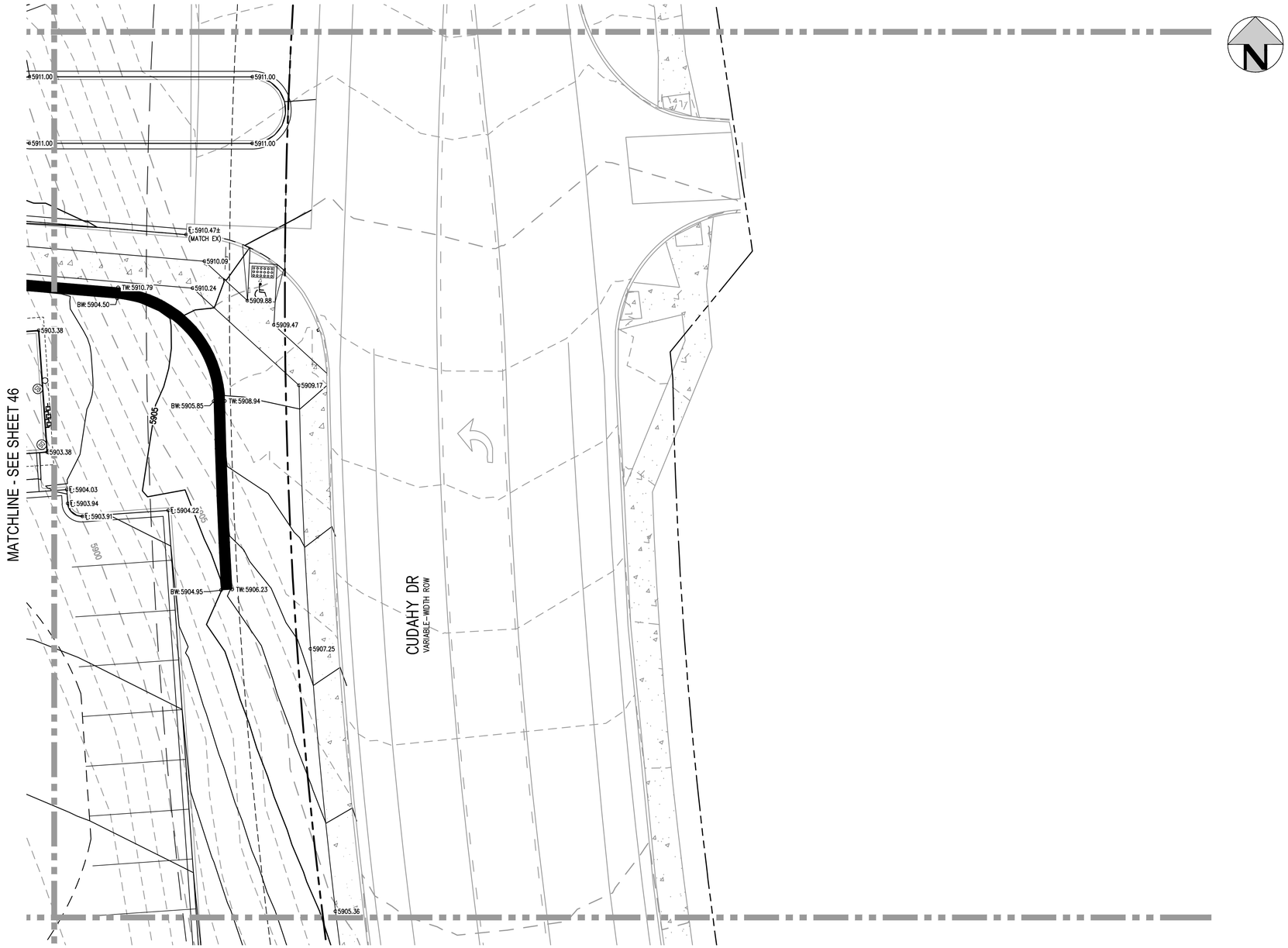
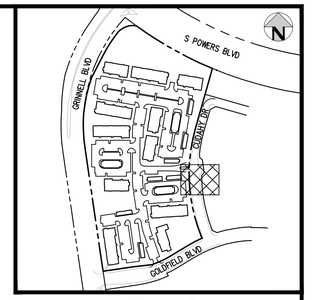
MATCHLINE - SEE SHEET 43



MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 51



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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Evergreen
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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

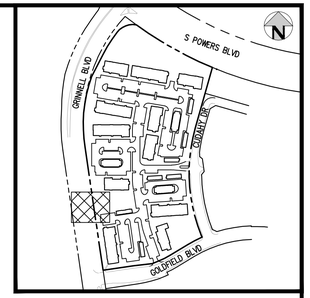
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
47
47 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 5.DWG LAYOUT: LAYOUT1 (3)
NO XREFs
PLOTTED: MON 05/08/23 8:10:26P BY: MILES SUSTAD

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 52



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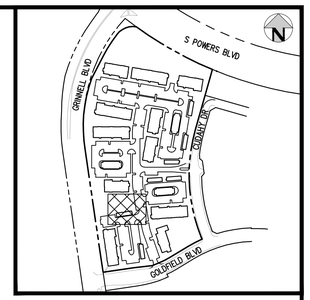

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OUTLOOK POWERS & GRINNELL
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SHEET NUMBER
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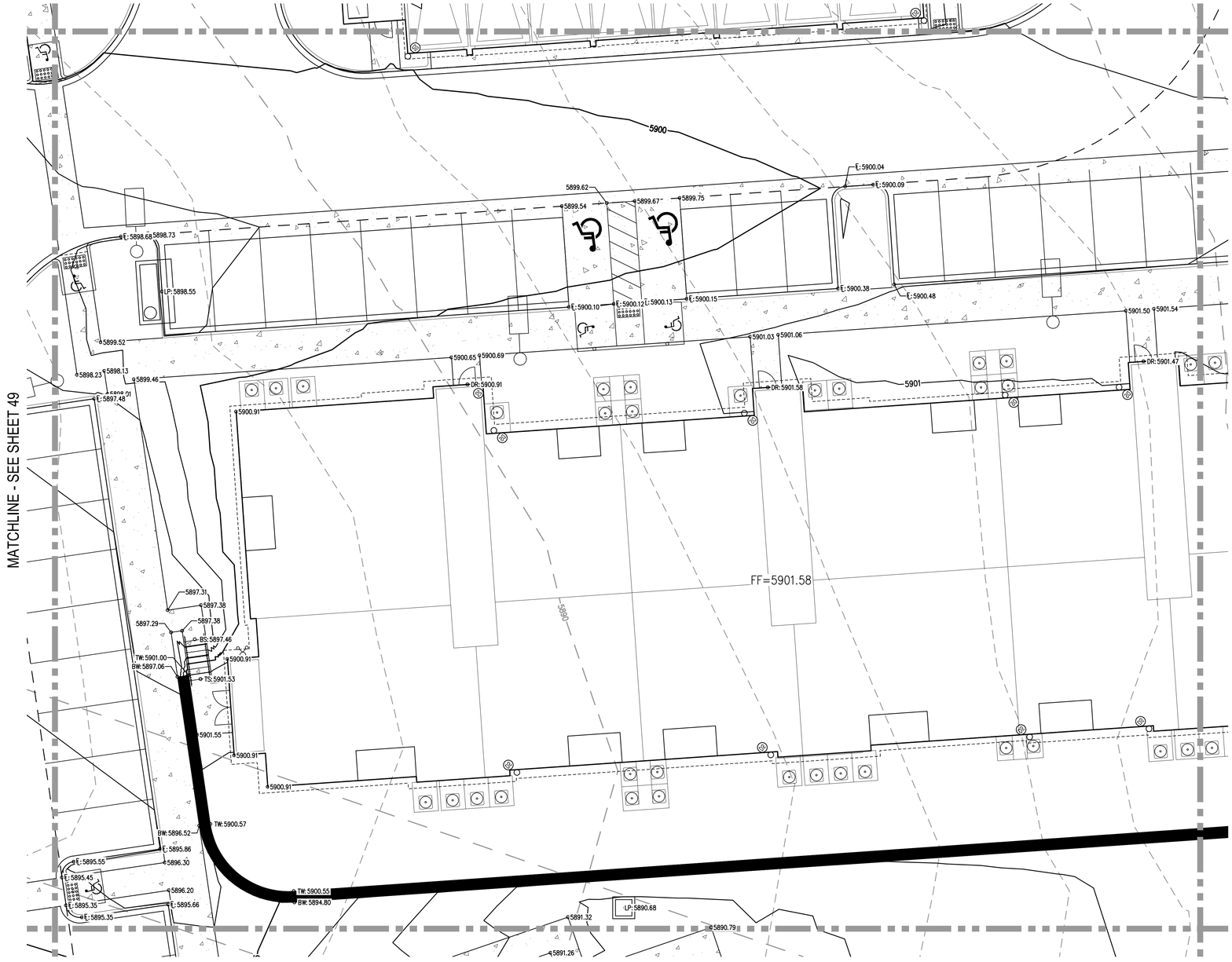

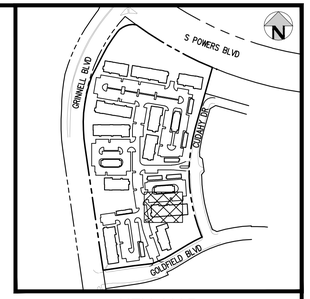

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FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6.DWG LAYOUT: LAYOUT1
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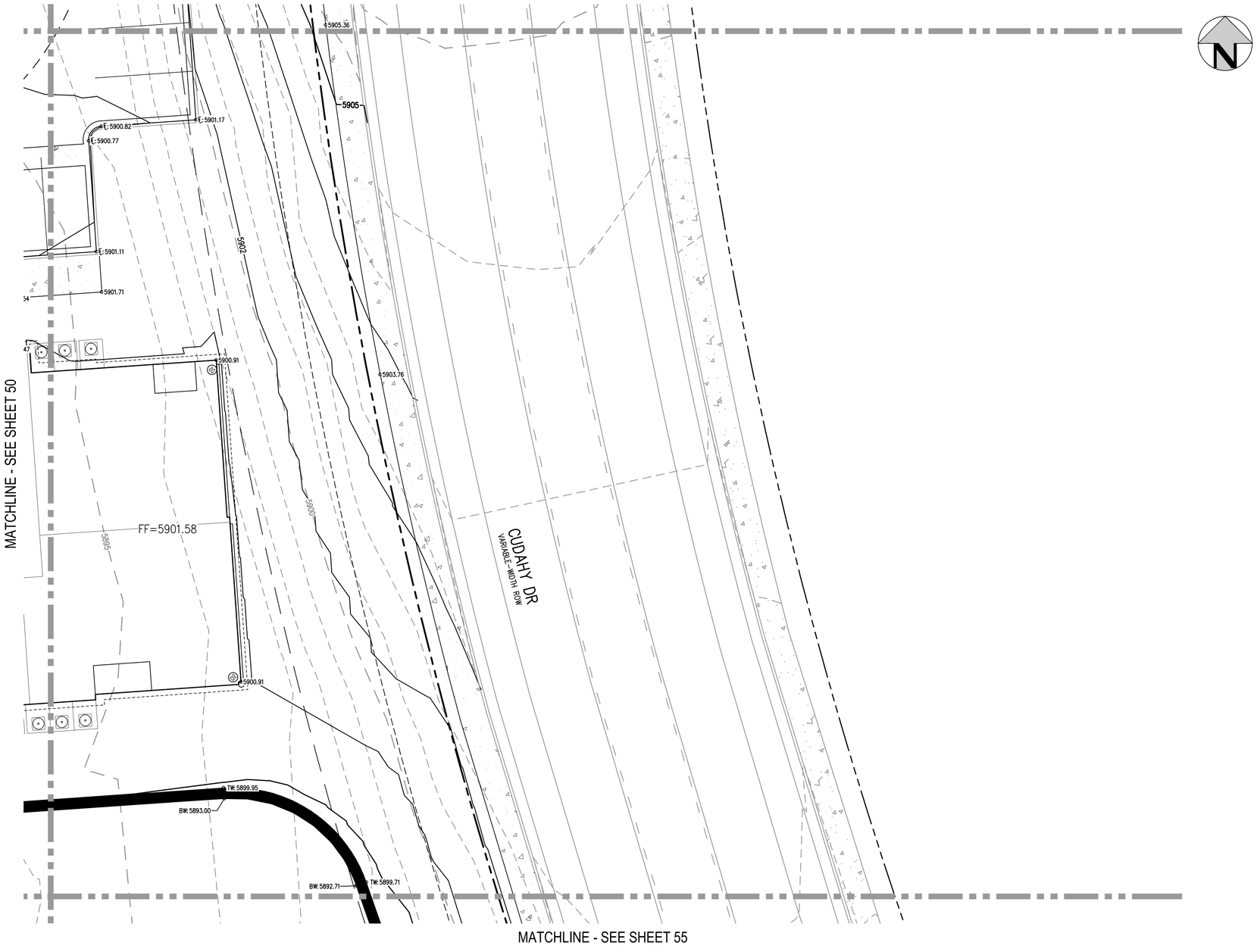

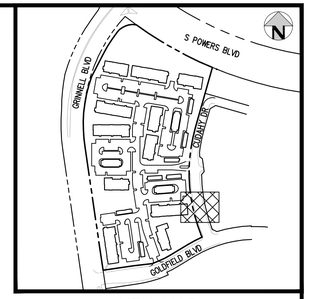

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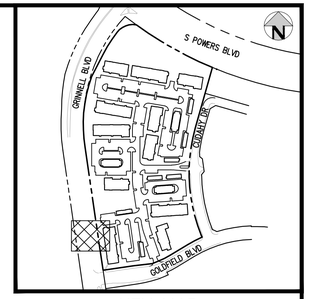

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811 Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

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Evergreen
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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
52
52 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 6.DWG LAYOUT: LAYOUT1 (3)
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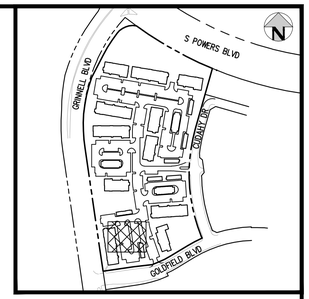
PLOTTED: MON 05/08/23 8:11:01P BY: MILES SUSTAD



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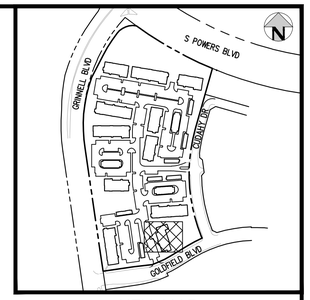

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DESIGNED BY: MJS
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OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

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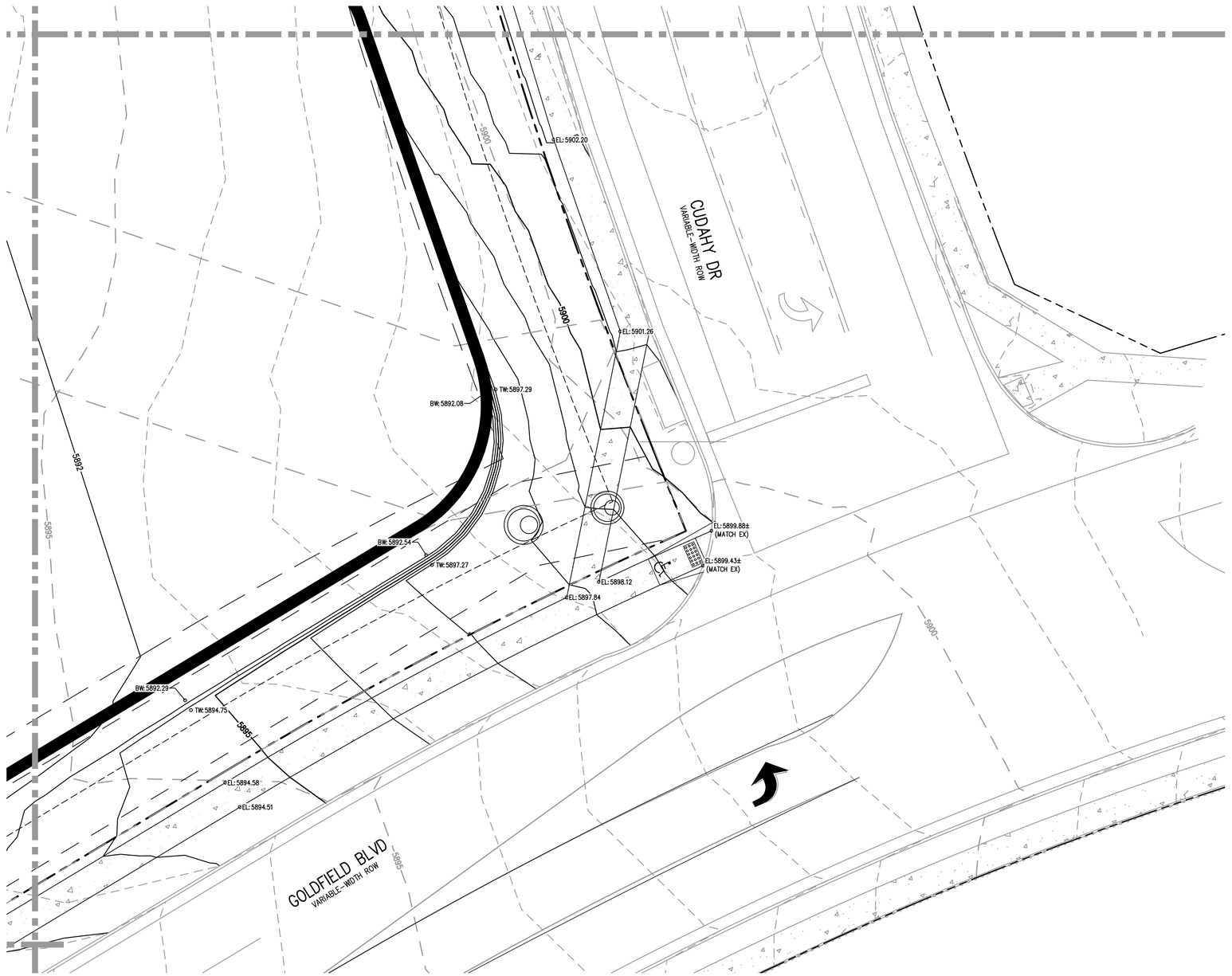

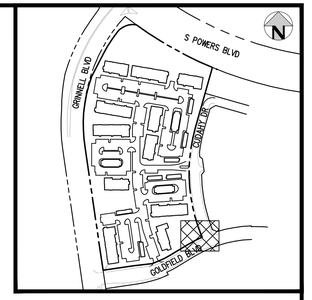

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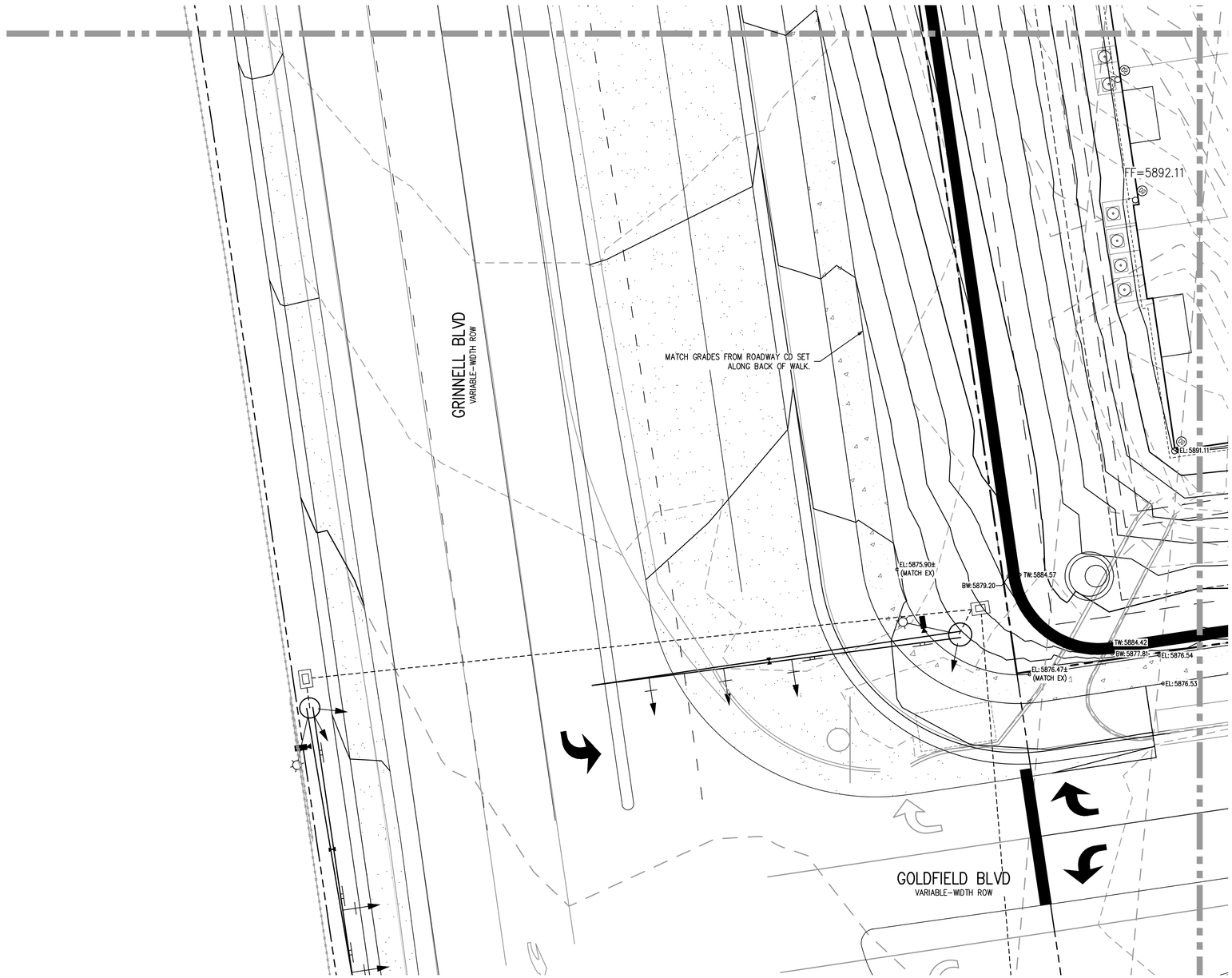

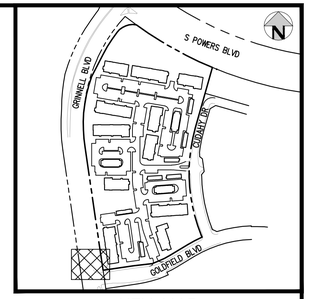

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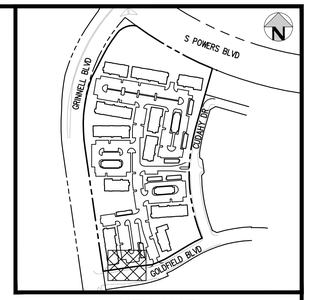

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3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER 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 ??% FOR ??-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.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
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).

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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

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
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
57
57 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 7.DWG LAYOUT: LAYOUT1 (3)
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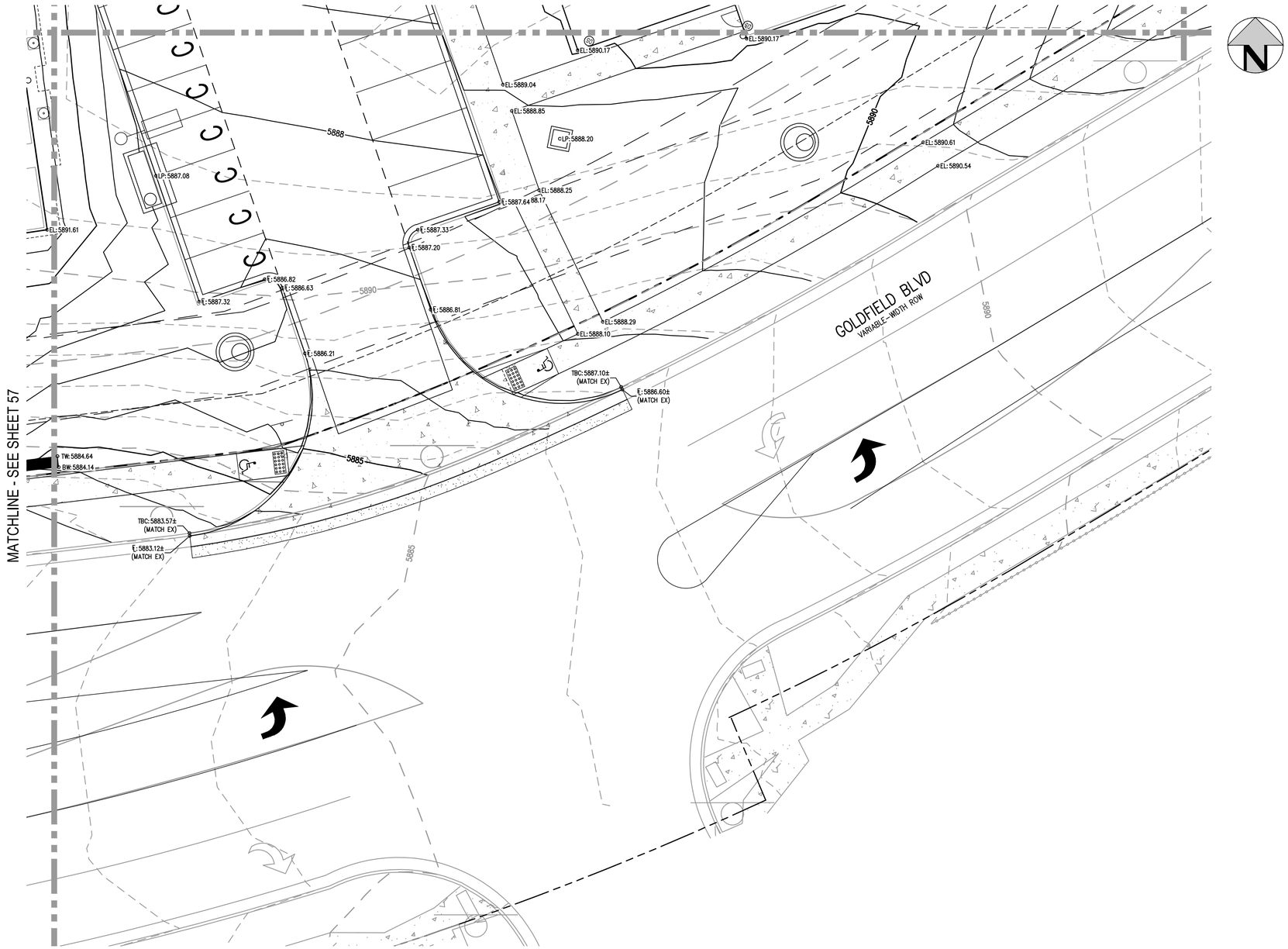

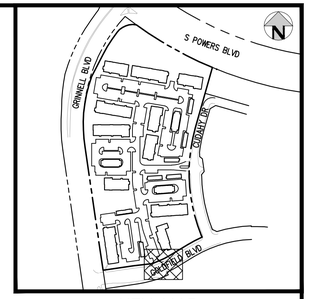

KEY MAP
SCALE: 1" = 400'

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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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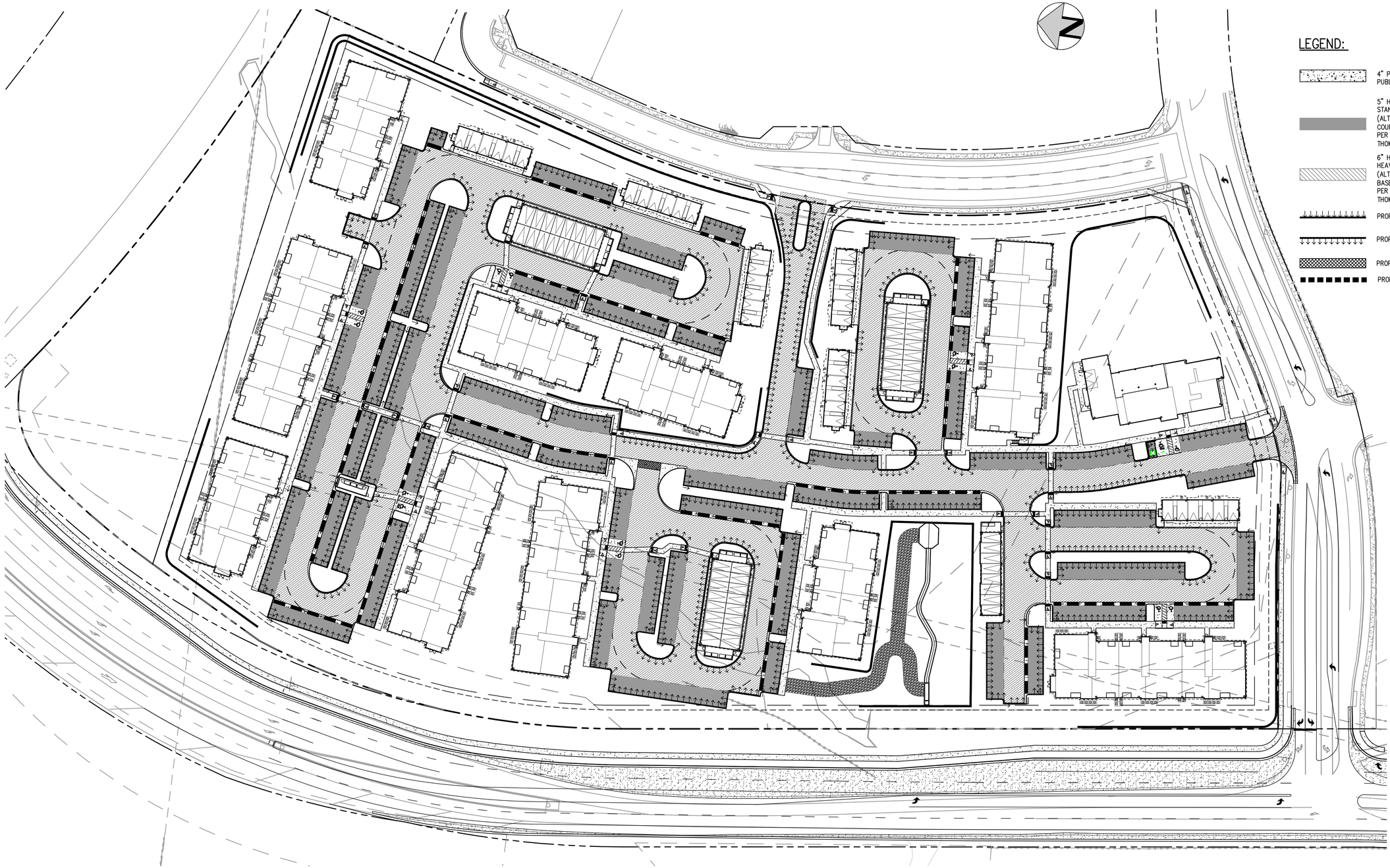
OUTLOOK POWERS & GRINNELL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
58
58 OF 60

FILEPATH: J:\221206\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - 7.DWG LAYOUT: LAYOUT1 (4)
NO XREFS
PLOTTED: MON 05/08/23 8:11:41P BY: MILES SUSTAD



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

Know what's below. Call before you dig.

50 0 50 100
SCALE: 1" = 50'

DESIGNED BY: BMW
CHECKED BY: RCP
DRAWN BY: BMW

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
PAVING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
59
59 OF 60

FILEPATH: J:\221206\ENGINEERING\ROADWAY\CD - PAVING PLAN.DWG LAYOUT: PAVING PLAN
8 XREFs: e-base, e-base-byot, e-legal-byot, evergreen logo, p-base, p-legal, p-roadway, stamp - cd
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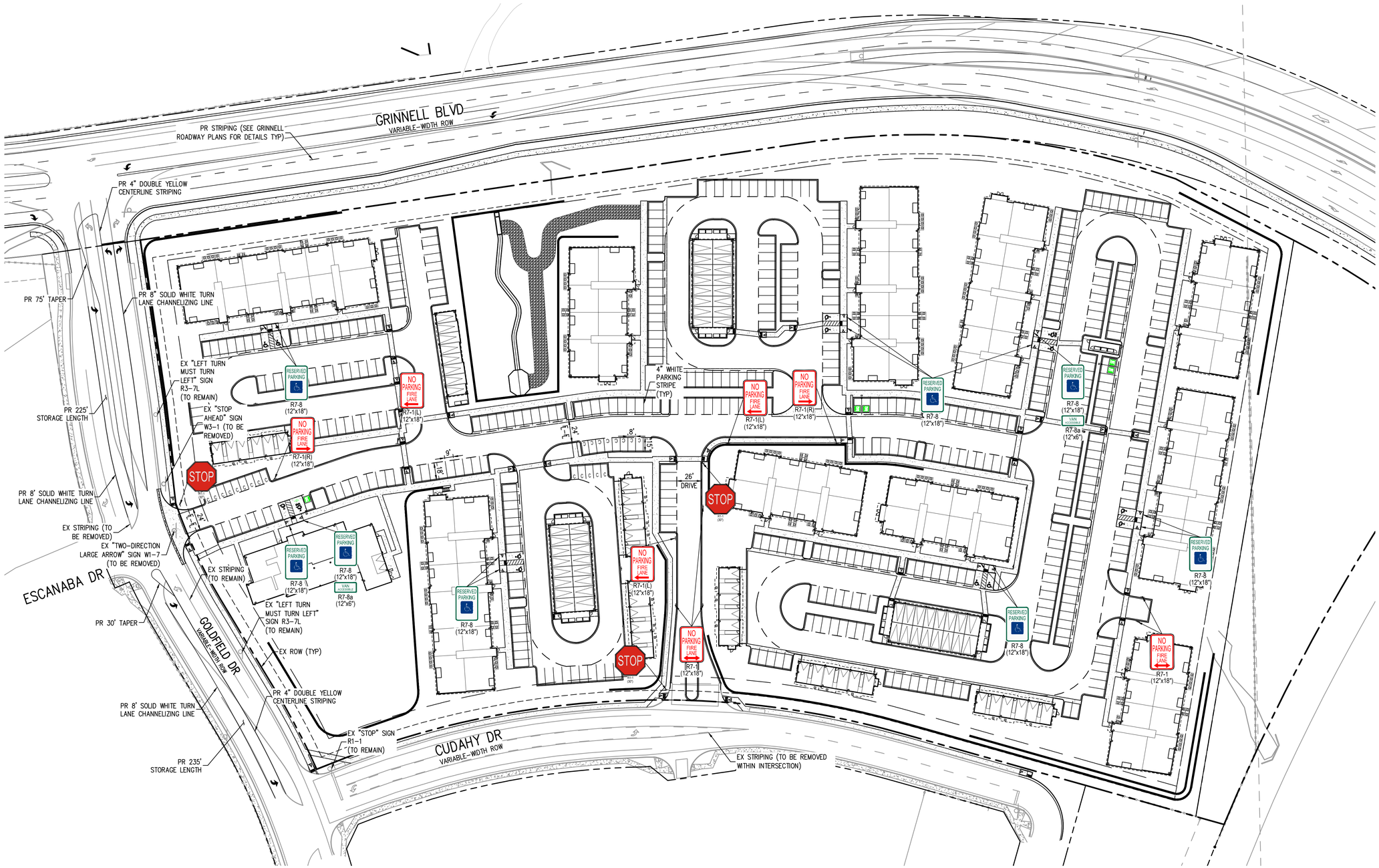

811 Know what's below. Call before you dig.

50 0 50 100
SCALE: 1" = 50'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

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OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
60
60 OF 60

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

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 RECPETION 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 BOUELVARD 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 BOUELVARD 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 212713398 WITH THE EL PASO CLAERK 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 CURAVTURE;
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:

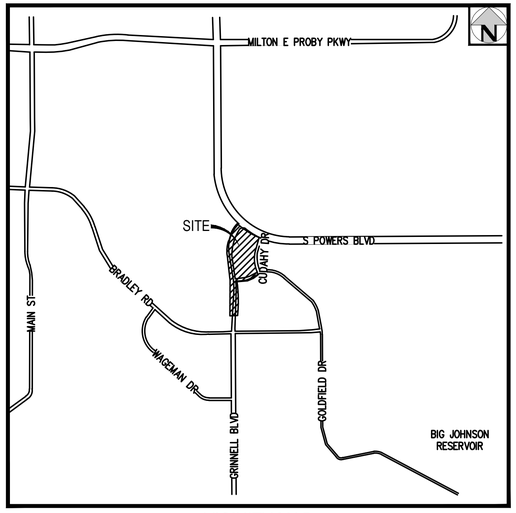
"A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES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

ELEVATION: 5908.830 US SURVEY FEET (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 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.



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

ABBREVIATIONS

C&G	CURB AND GUTTER
CONC	CONCRETE
℄	CENTER LINE
DWG	DRAWING
E	EAST, EASTING
EL	ELEVATION
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOR	END OF RAMP
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
℄	FLOW LINE
HCL	HORIZONTAL CONTROL LINE
HORZ	HORIZONTAL
HP	HIGH POINT
LDSC	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

Know what's below. Call before you dig.

DEVELOPER

Evergreen
Development | Services | Investments

CIVIL ENGINEER/SURVEYOR

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

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

PRELIMINARY NOT FOR CONSTRUCTION

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
☐ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3
☐ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7
☐ M-203-1	APPROACH ROADS	8
☐ M-203-2	DITCH TYPES	9
☐ M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12
☐ M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14
☐ M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16
☐ M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18
☐ M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS)	19-29
☐ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31
☐ M-214-1	NURSERY STOCK DETAILS	32
☐ M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34
☐ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS) ~~35-39~~ ***(REVISED ON JANUARY 31, 2022)***	
☐ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) ***(REVISED ON SEPTEMBER 6, 2022)***	
☐ M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40
☐ M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42
☐ M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	43-44
☐ M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46
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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.

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OUTLOOK POWERS & GRINNELL
M&S STANDARD PLANS LIST

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EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL NOTES

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AN AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESCQP 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.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL 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.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE 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.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVLOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.) IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON ON MAY 18, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

STANDARD GESC NOTES

1. 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.
2. ALL EXISTING BMPS WILL NEED TO BE PROPERLY REFRESHED OR RE-INSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
3. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
4. SEE DETAIL SHEETS ECS-ECJ FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
5. 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.
6. ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
7. 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.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
10. 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.
11. 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.
12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL PROPOSED SLOPES 4:1 OR GREATER.

GENERAL STORM 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. 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 HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
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.
11. 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.
12. 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

1. 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.
2. 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.
3. 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

1. 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.
2. THE CONTRACTOR SHALL NOTIFY 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, DEWATERING DISCHARGE, PERMITTING FOR ALL UTILITY INSTALLATION. PUMP RATE TESTS ARE HIGHLY RECOMMENDED.

Know what's below. Call before you dig.

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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HarrisKocherSmith.com

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OUTLOOK POWERS & GRINNELL
GENERAL NOTES

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
3
3 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\ROADWAY - COVER.DWG LAYOUT: LAYOUT2
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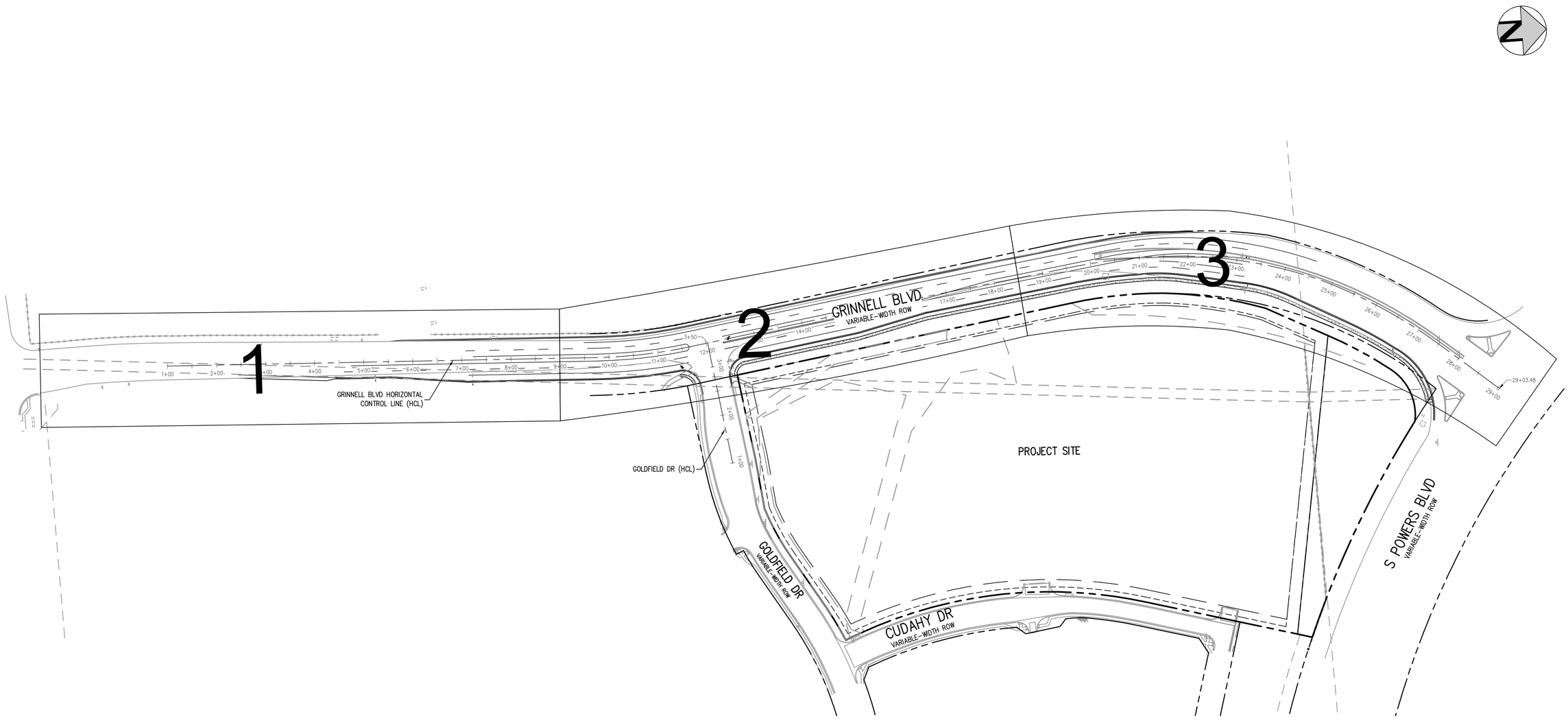

Know what's below. Call before you dig.

100 0 100 200
SCALE: 1" = 100'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
PROJECT SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
4
4 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - PROJECT SITE PLAN.DWG LAYOUT: LAYOUT1
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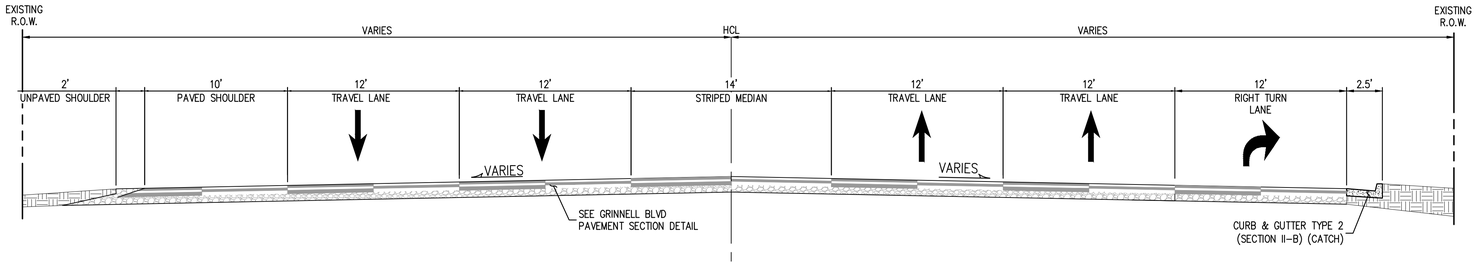
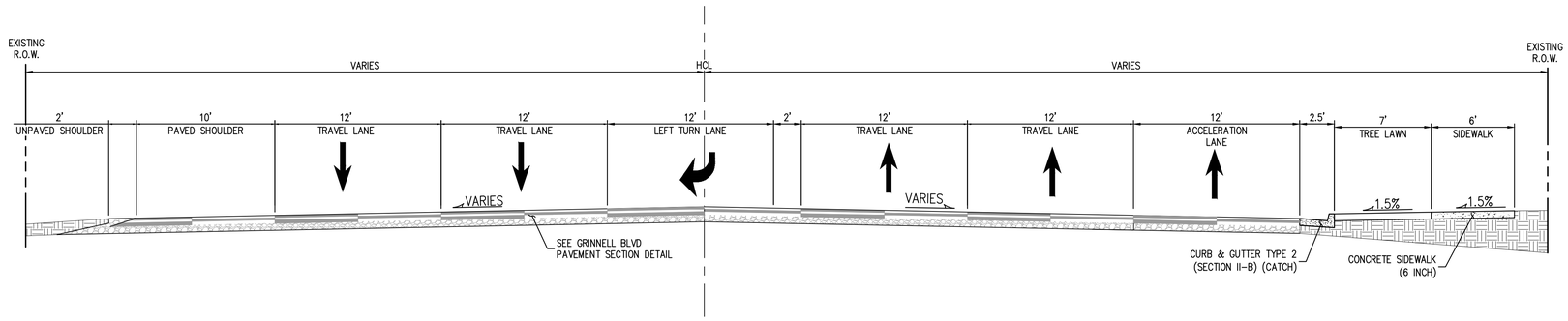
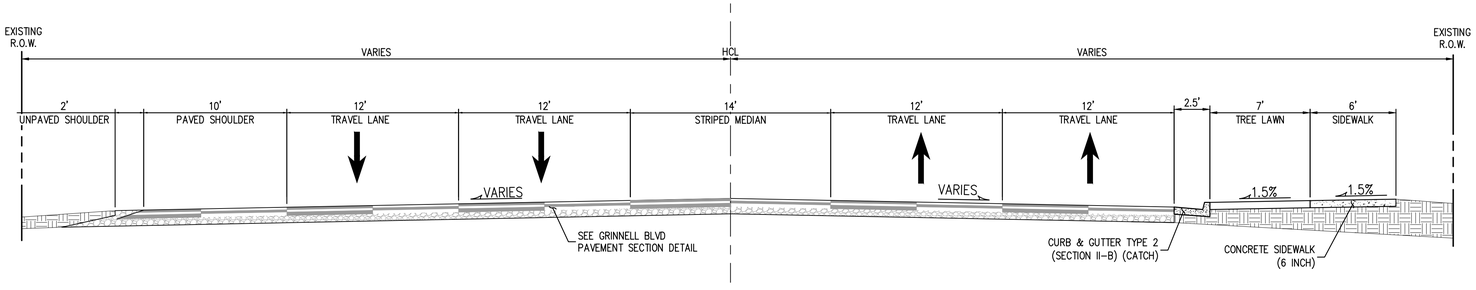


GRINNELL BLVD HCL STA 7+13.28 TO STA 11+37.55



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



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

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PLOTTED: MON 05/08/23 4:42:38P BY: BEN.LEECH

Know what's below. Call before you dig.

SCALE: 1" = 5'

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ISSUE DATE: 05-08-2023

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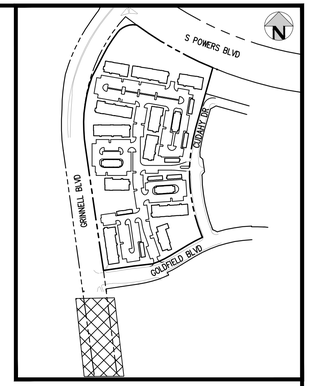
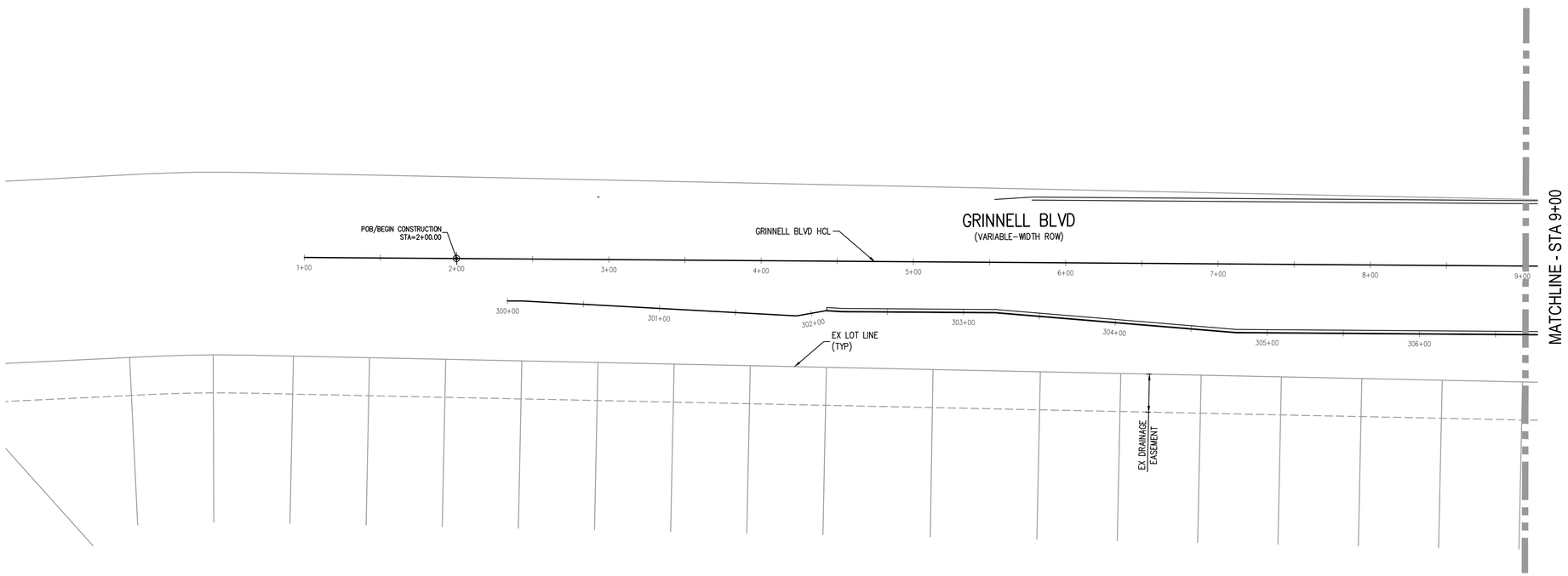
OUTLOOK POWERS & GRINNELL
TYPICAL SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
5



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.

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

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
GEOMETRIC CONTROL DIAGRAM

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
6
6 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW_GEOMETRIC CONTROL PLAN DWG LAYOUT: LAYOUT1
8 XREFs: a-base-byot, a-legal-byot, evergreen logo, keymap-rw, p-base[0], p-legal, p-roadway, stamp - rw
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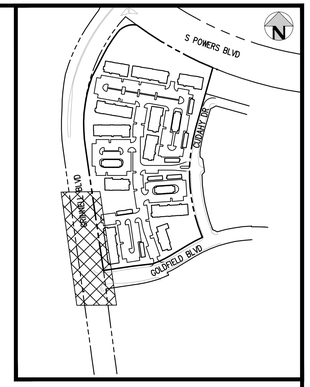

KEY MAP
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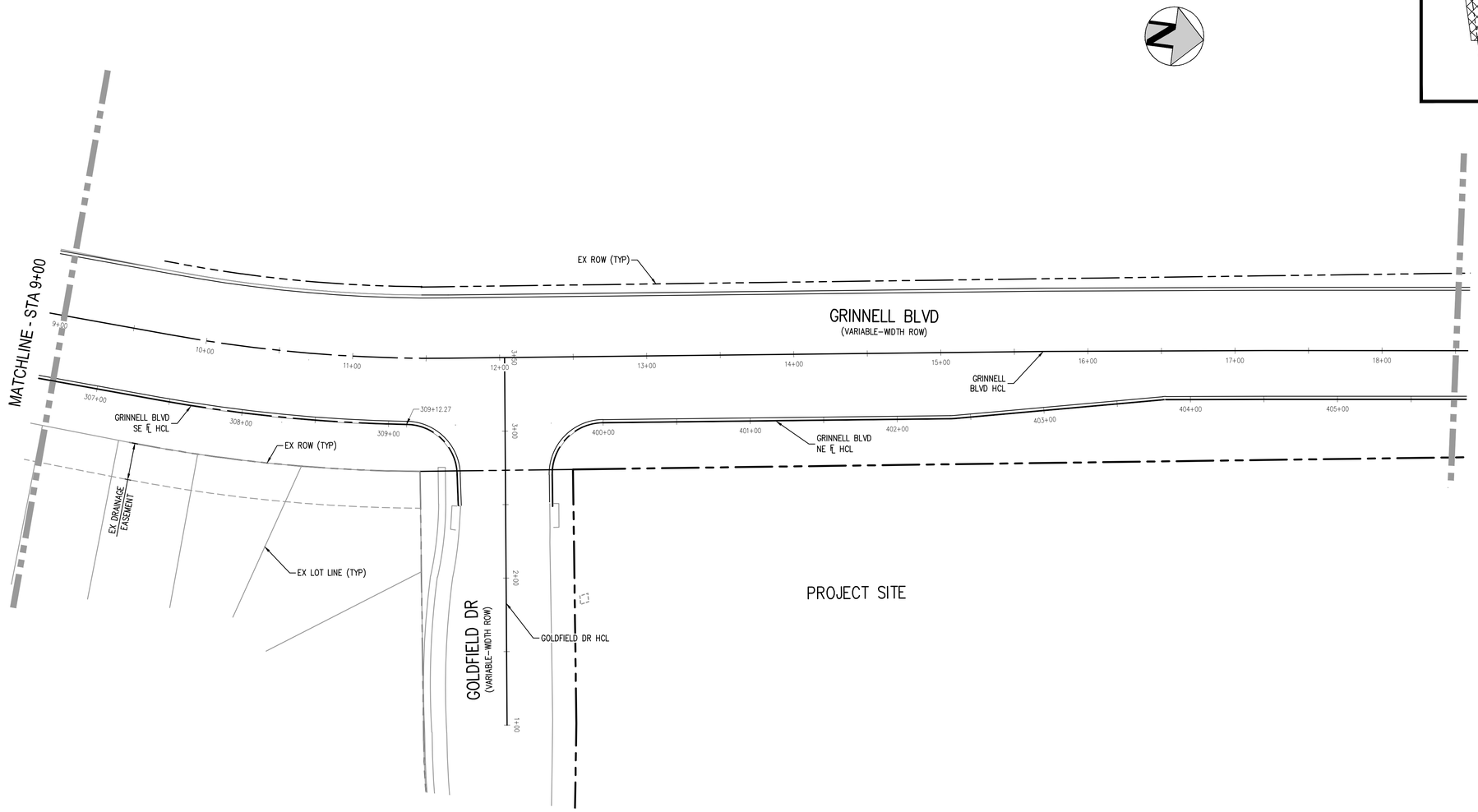

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ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
GEOMETRIC CONTROL DIAGRAM

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
7

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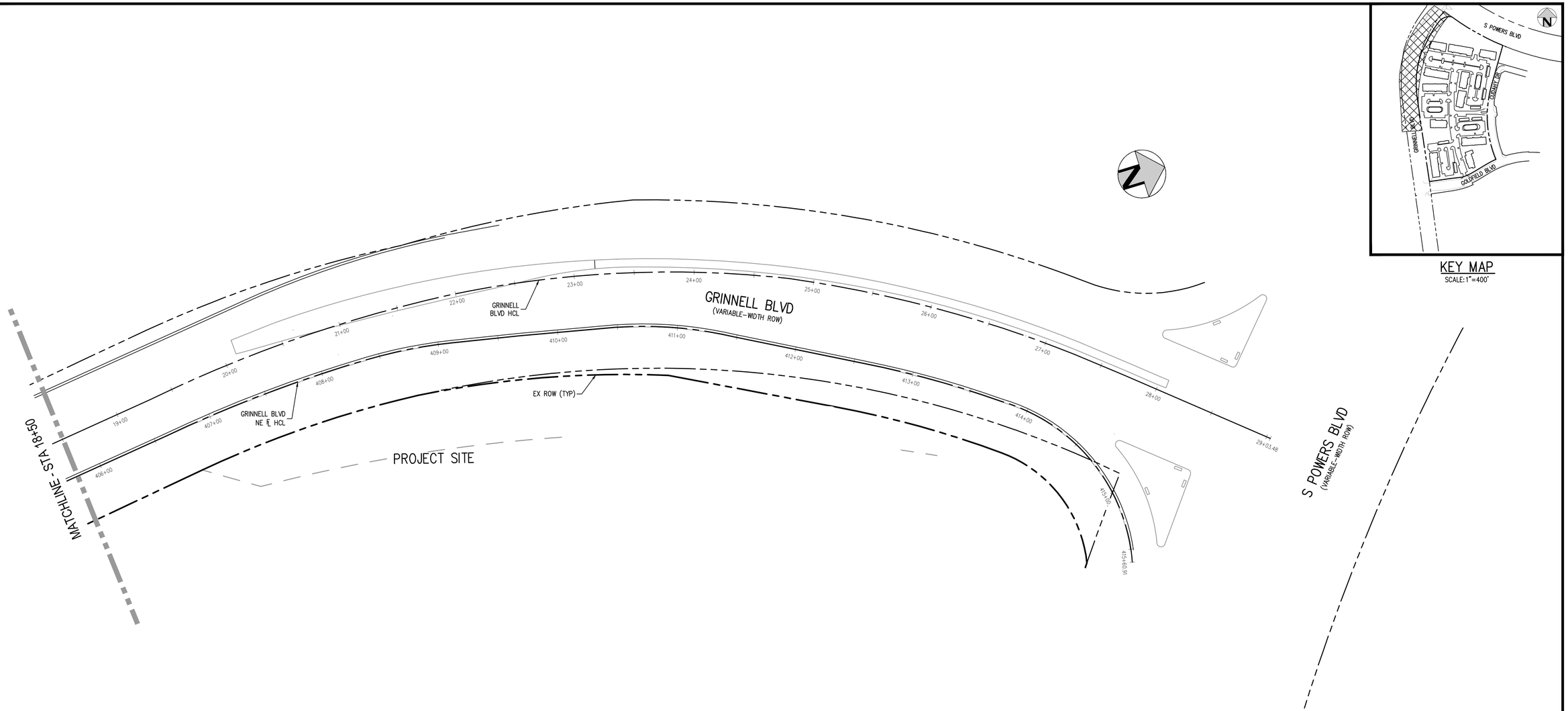

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811 Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

DESIGNED BY: MEK
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OUTLOOK POWERS & GRINNELL
GEOMETRIC CONTROL DIAGRAM

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
8
8 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - GEOMETRIC CONTROL PLAN.DWG LAYOUT: LAYOUT3
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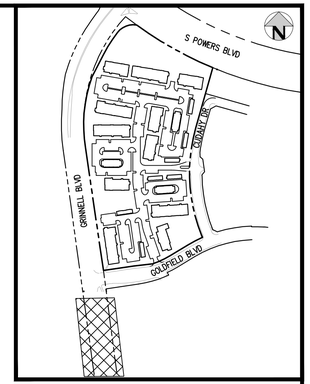
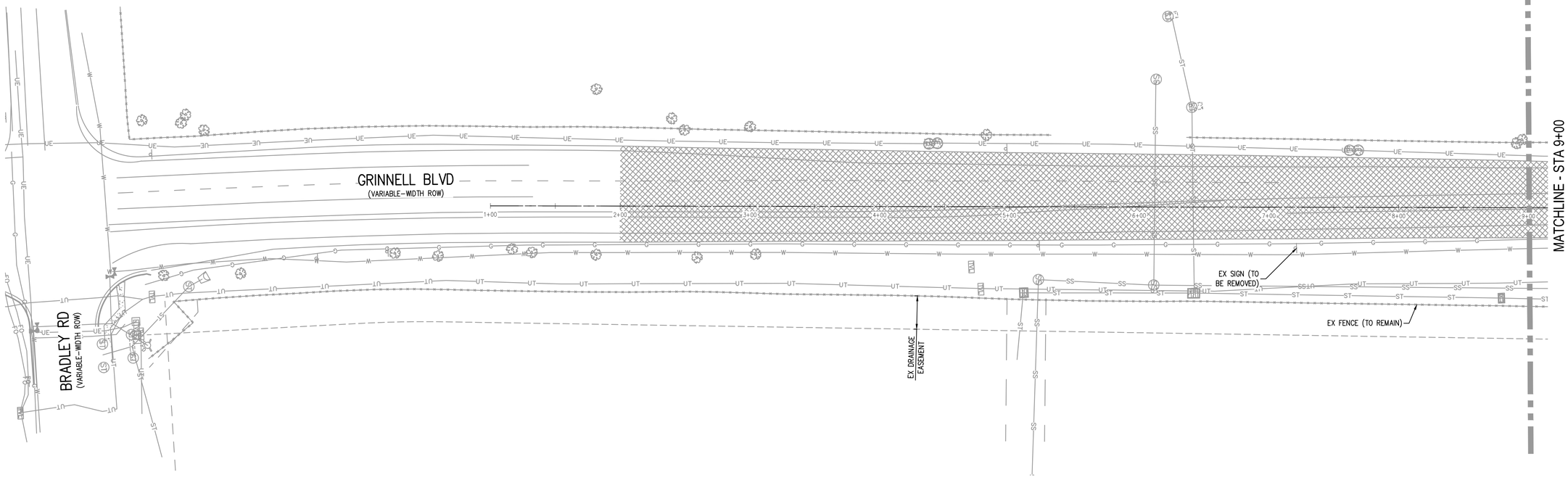


KEY MAP
SCALE: 1" = 400'



LEGEND:

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

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.

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
REMOVAL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
9
9 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - REMOVAL PLAN.DWG LAYOUT: LAYOUT1
7 XREFs: e-base-byot, e-legal-byot, e-util-byot, evergreen logo, keymap-rw, p-roadway, stamp - rw
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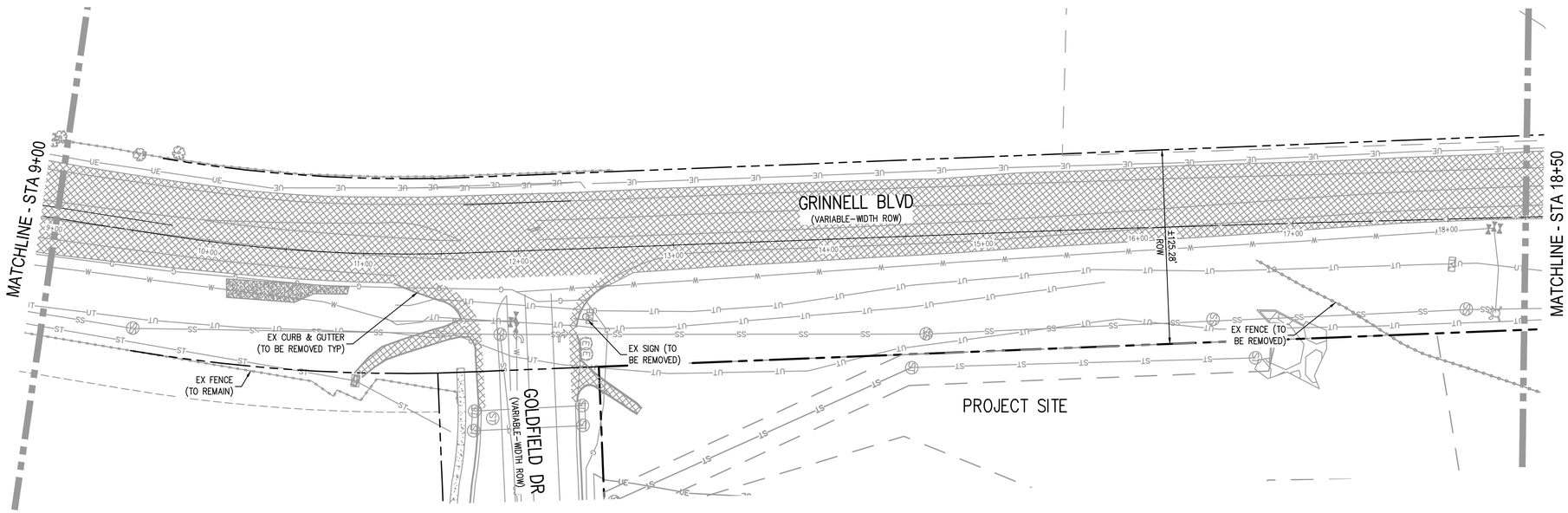

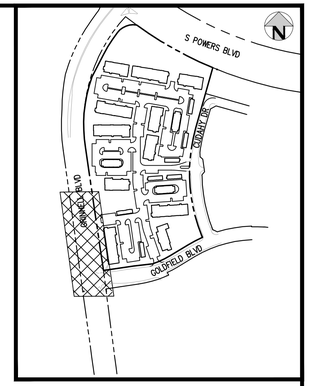

KEY MAP
SCALE: 1" = 400'

LEGEND:

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

NOTES:

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OUTLOOK POWERS & GRINNELL
REMOVAL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
10
10 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW- REMOVAL PLAN.DWG LAYOUT: LAYOUT2
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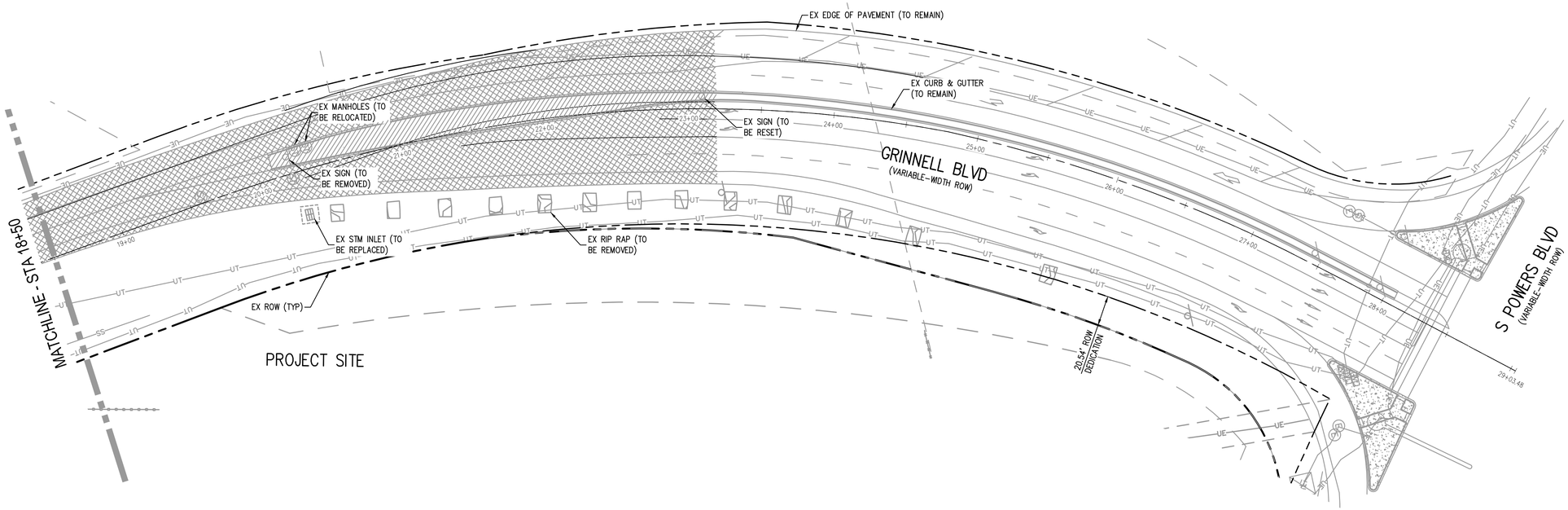

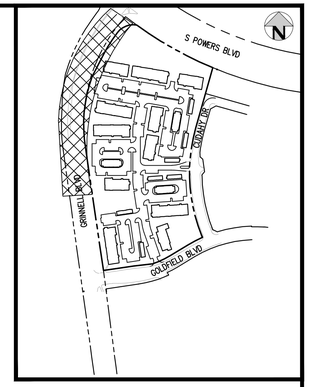

KEY MAP
SCALE: 1"=400'

LEGEND:

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

NOTES:

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

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
REMOVAL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
11
11 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - REMOVAL PLAN.DWG LAYOUT: LAYOUT3
7 XREFs: e-base-byot, e-legal-byot, e-util-byot, evergreen logo, krymap-rw, p-roadway, stamp - rw
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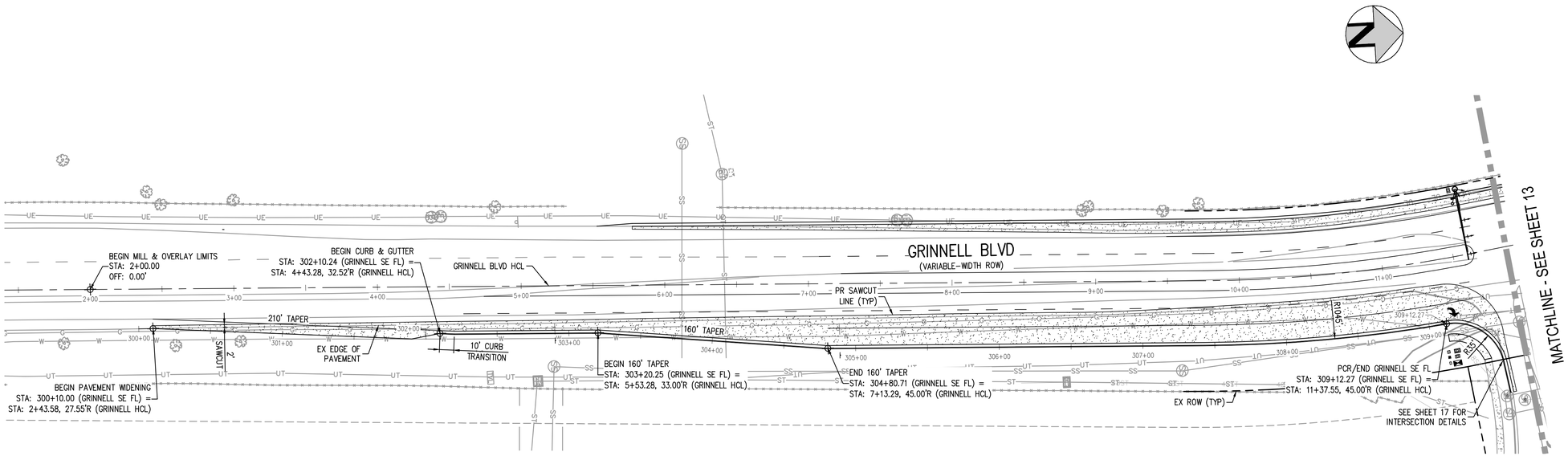
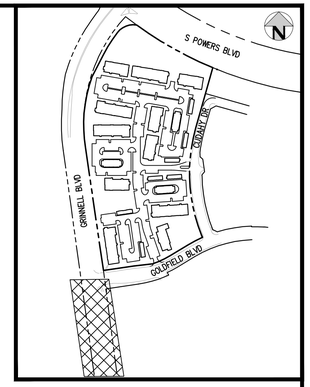


GRINNELL BLVD EAST FLOWLINE PLAN
SCALE: 1" = 40'

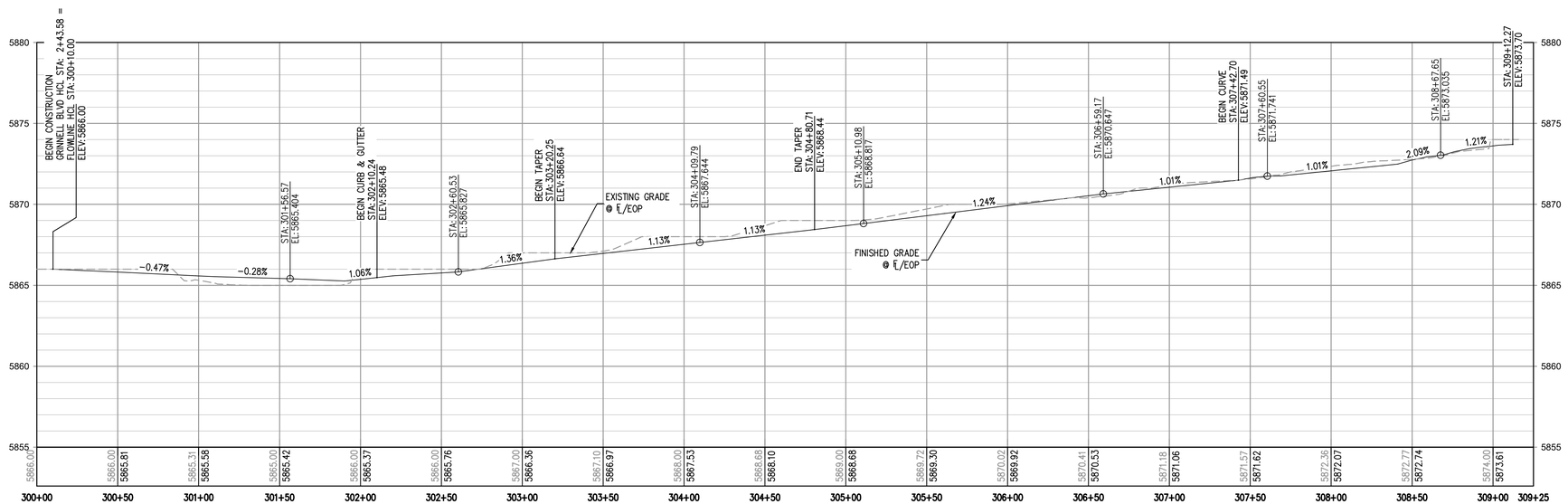


KEY MAP
SCALE: 1"=400'

LEGEND:

PORTLAND CEMENT CONCRETE PAVING

ASPHALT PAVING



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

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE EAST

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
12
12 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - GRINNELL P&P DNG LAYOUT: LAYOUT1
12 XREFS: e-base, e-base-byot, e-legal-byot, e-util, e-util-byot, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
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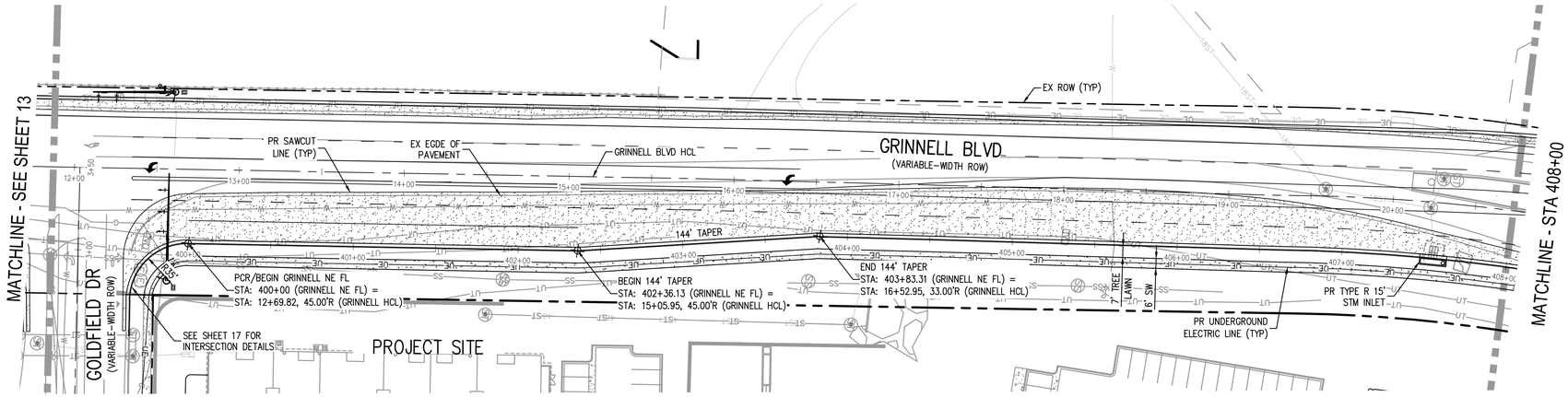
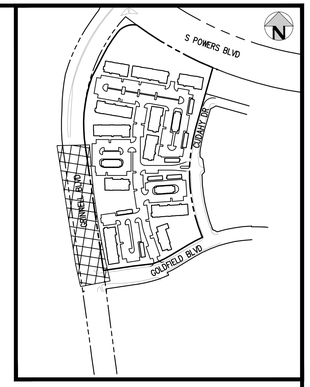


GRINNELL BLVD EAST FLOWLINE PLAN

SCALE: 1" = 40'



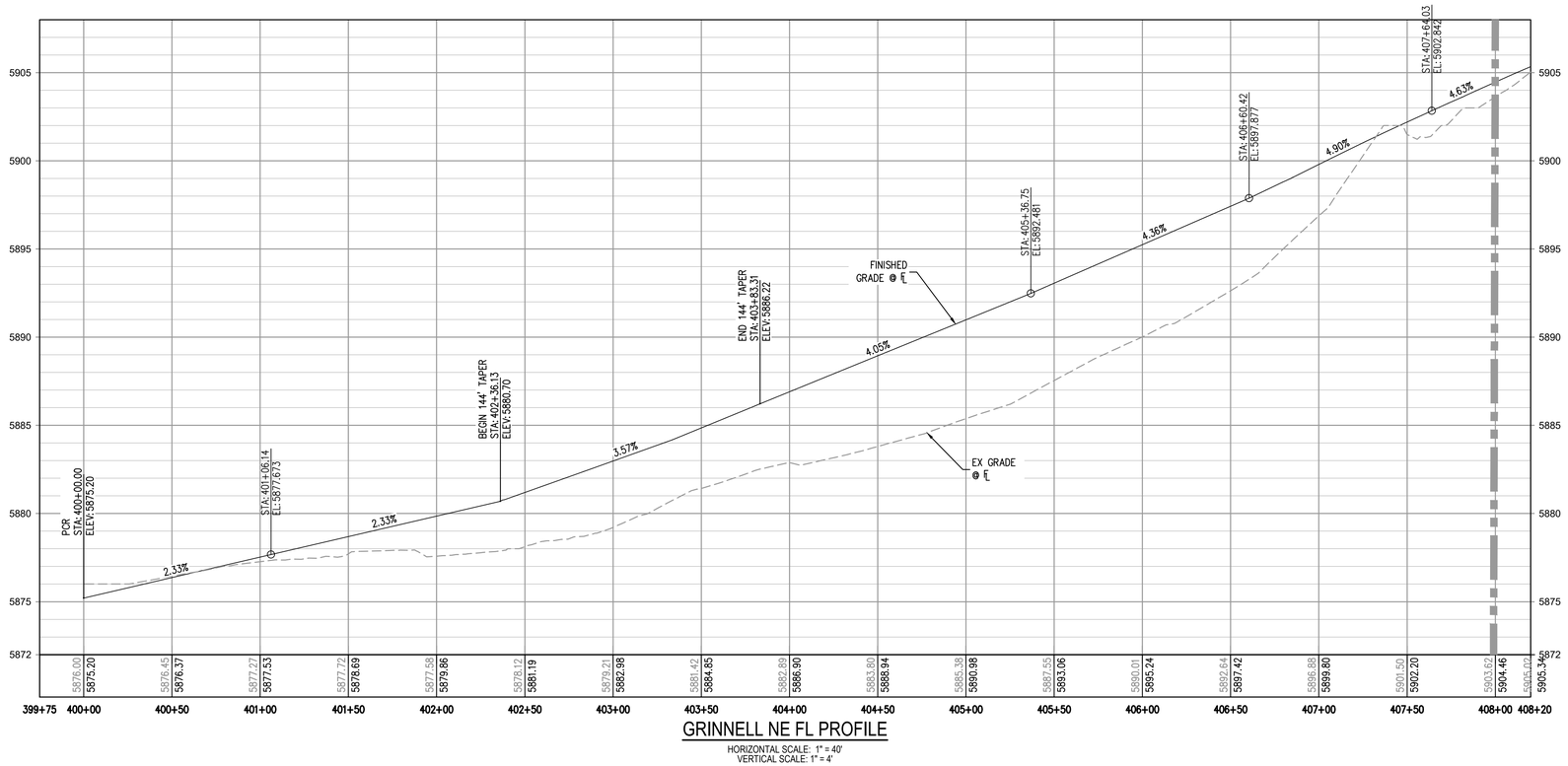
KEY MAP

SCALE: 1" = 400'

LEGEND:

PORTLAND CEMENT CONCRETE PAVING

ASPHALT PAVING



GRINNELL NE FL PROFILE

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

MATCHLINE - STA 408+00

Know what's below. Call before you dig.

40 0 40 80

SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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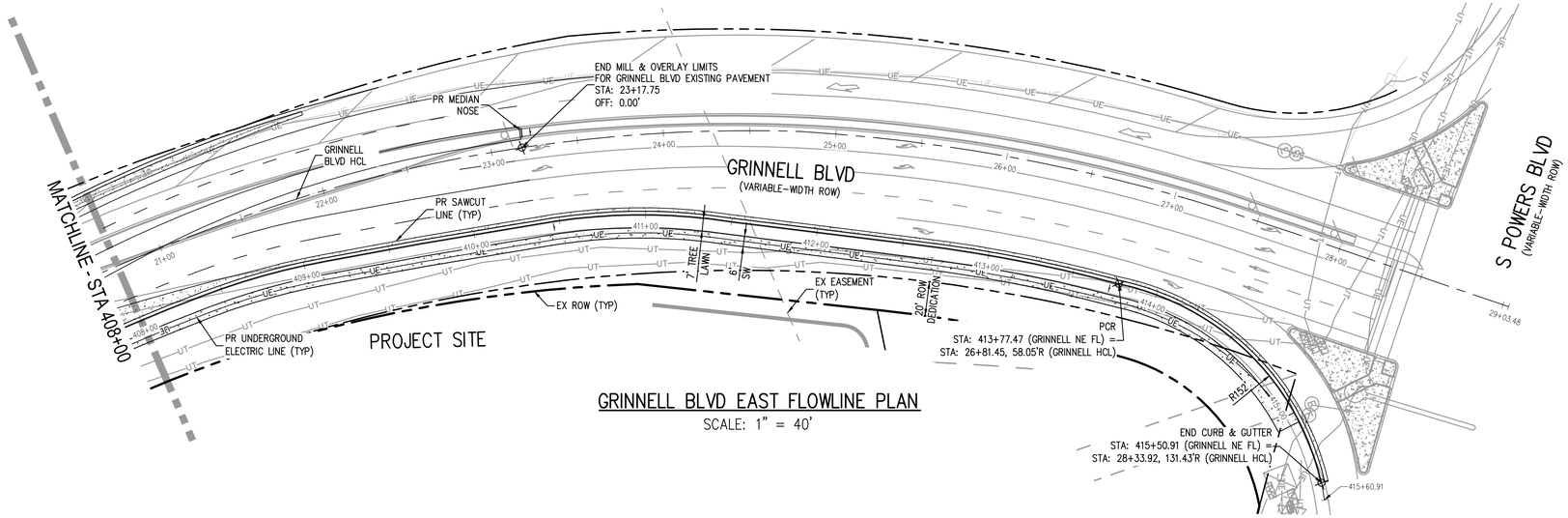
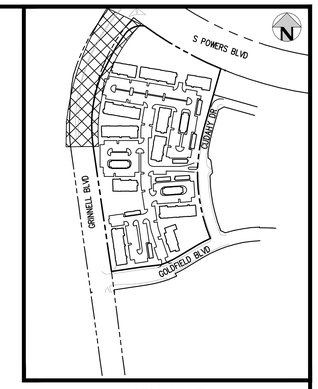
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE EAST

PRELIMINARY NOT FOR CONSTRUCTION

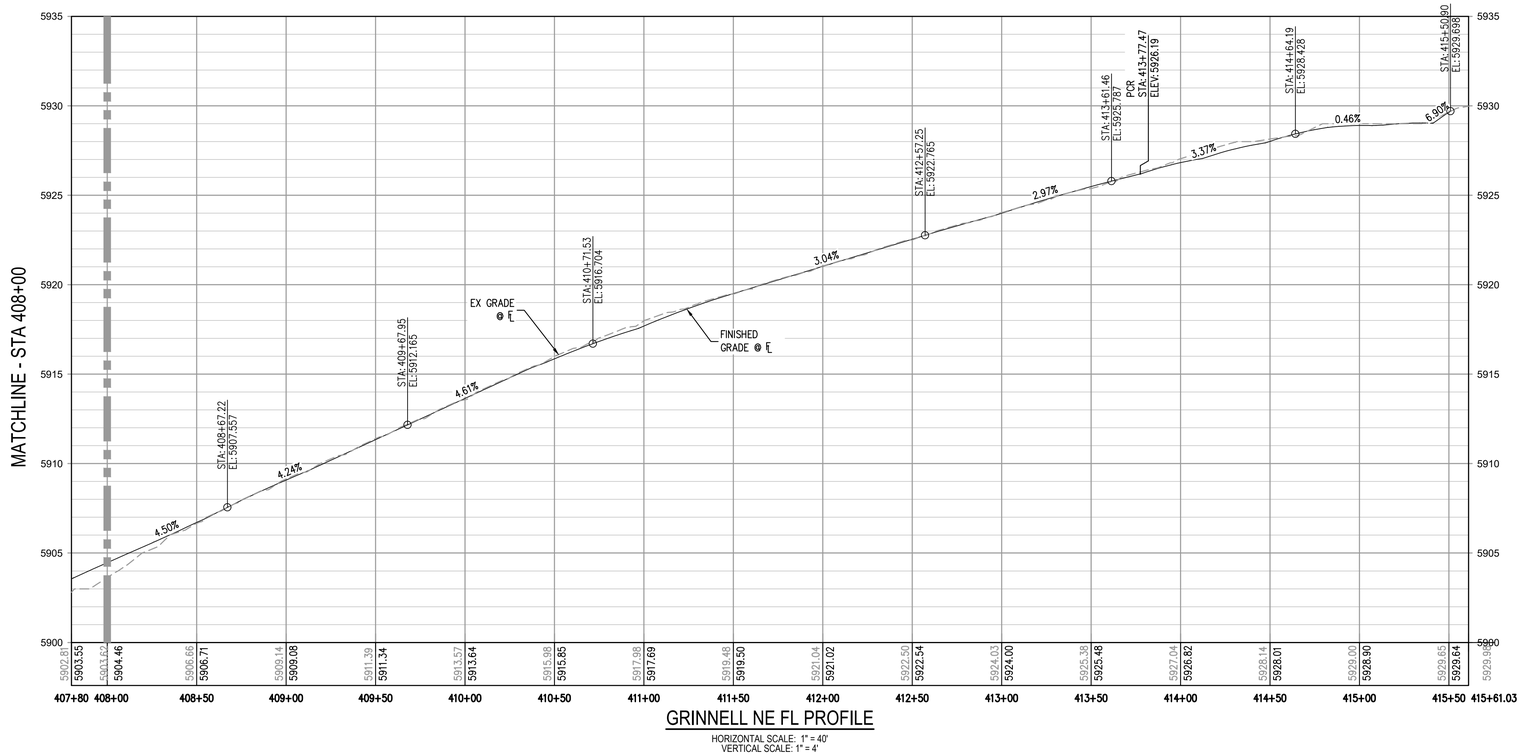
PROJECT #: 221206
SHEET NUMBER
13
13 OF 30



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



KEY MAP
SCALE: 1"=400'



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

LEGEND:

PORTLAND CEMENT CONCRETE PAVING

ASPHALT PAVING

Know what's below. Call before you dig.

SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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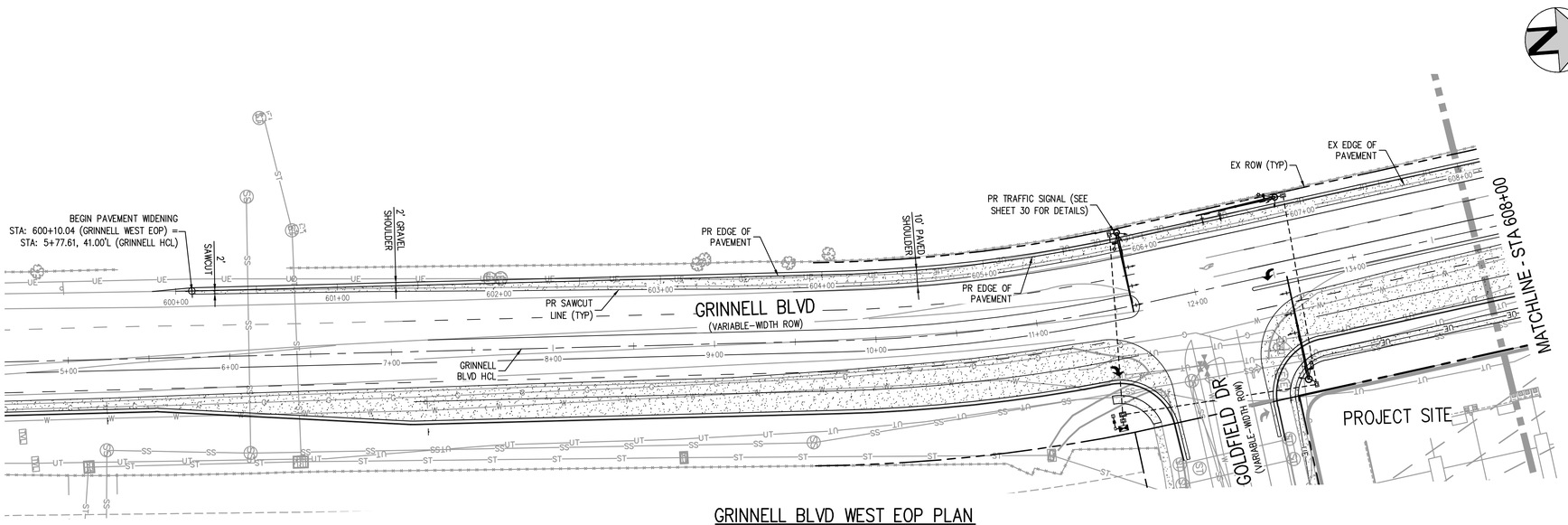
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE EAST

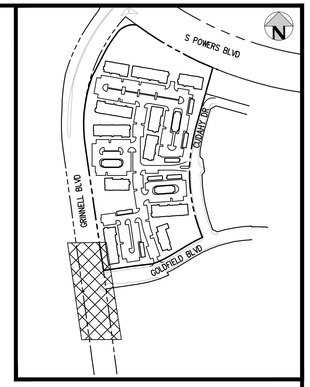
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
14
14 OF 30

FILEPATH: V:\221206\ENGINEERING\ROADWAY\RW_GRINNELL P&P DWG_LAYOUT_LAYOUT3
12 XREFS: e-base, e-base-hvpt, e-legal-hvpt, e-util, e-util-hvpt, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:43:34P BY: BEN LEECH



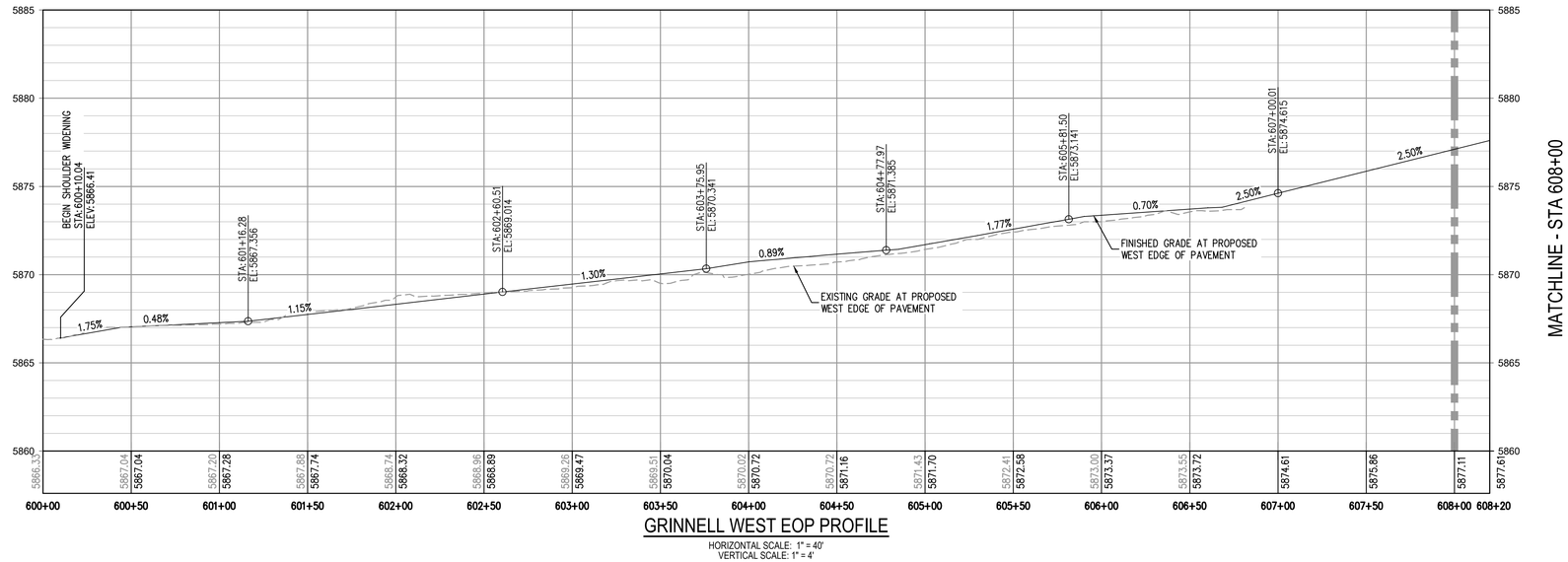
GRINNELL BLVD WEST EOP PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1"=400'

LEGEND:
PORTLAND CEMENT CONCRETE PAVING

ASPHALT PAVING



GRINNELL WEST EOP PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

Know what's below. Call before you dig.

SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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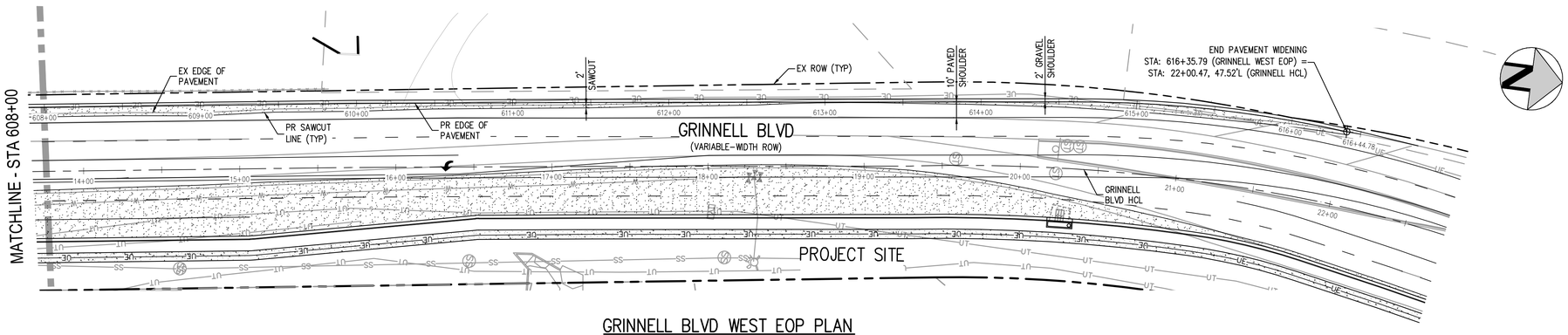
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE WEST

PRELIMINARY NOT FOR CONSTRUCTION

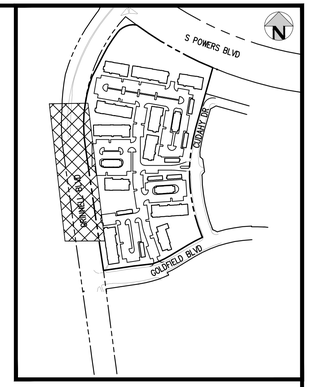
PROJECT #: 221206
SHEET NUMBER
15
15 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW- GRINNELL PRP WEST.DWG LAYOUT: LAYOUT1
11 XREFs: e-base, e-base-hyd, e-legal-hyd, e-util-hyd, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:43:44P BY: BEN LEECH



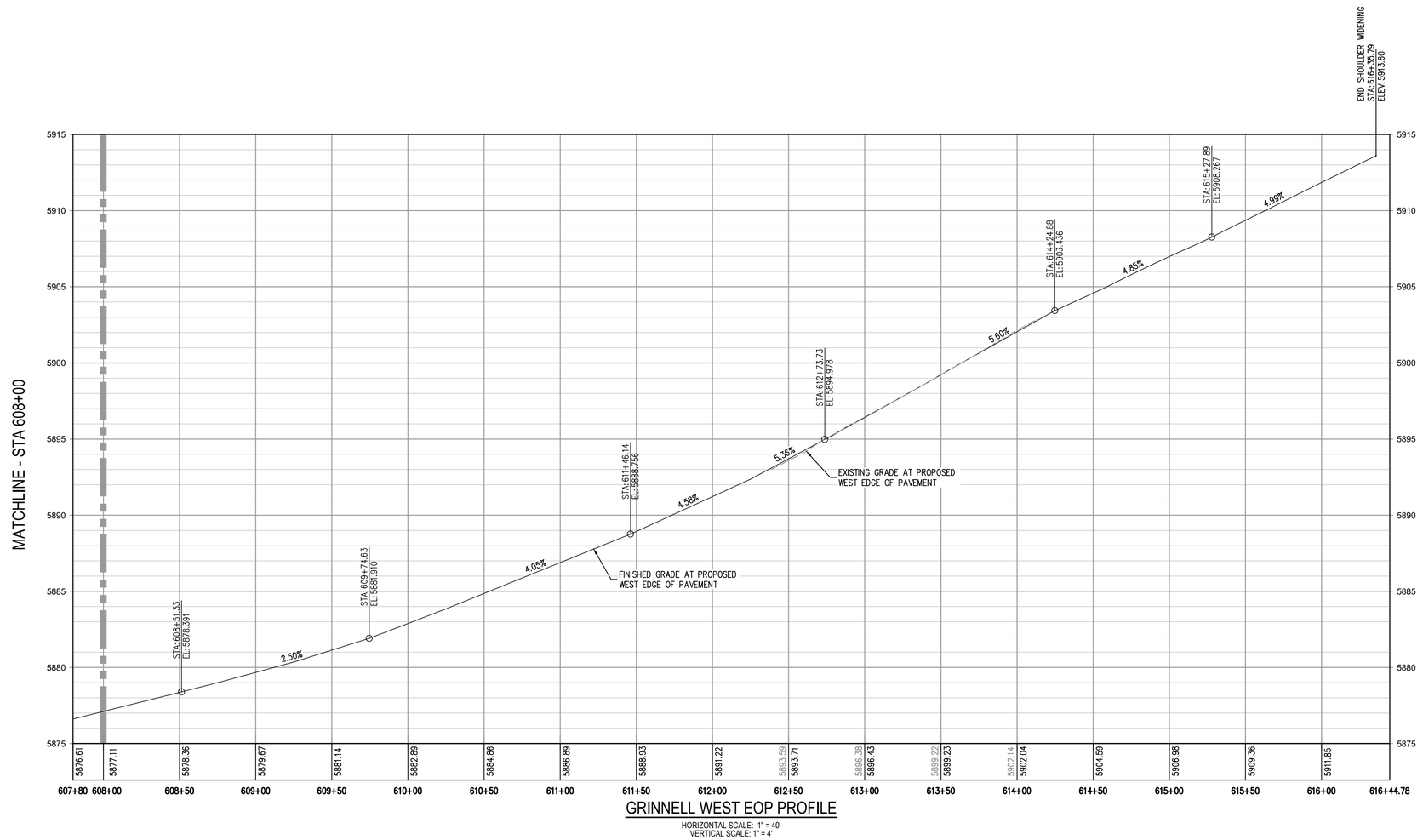
GRINNELL BLVD WEST EOP PLAN

SCALE: 1" = 40'



KEY MAP

SCALE: 1"=400'



GRINNELL WEST EOP PROFILE

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

LEGEND:

PORTLAND CEMENT CONCRETE PAVING

ASPHALT PAVING

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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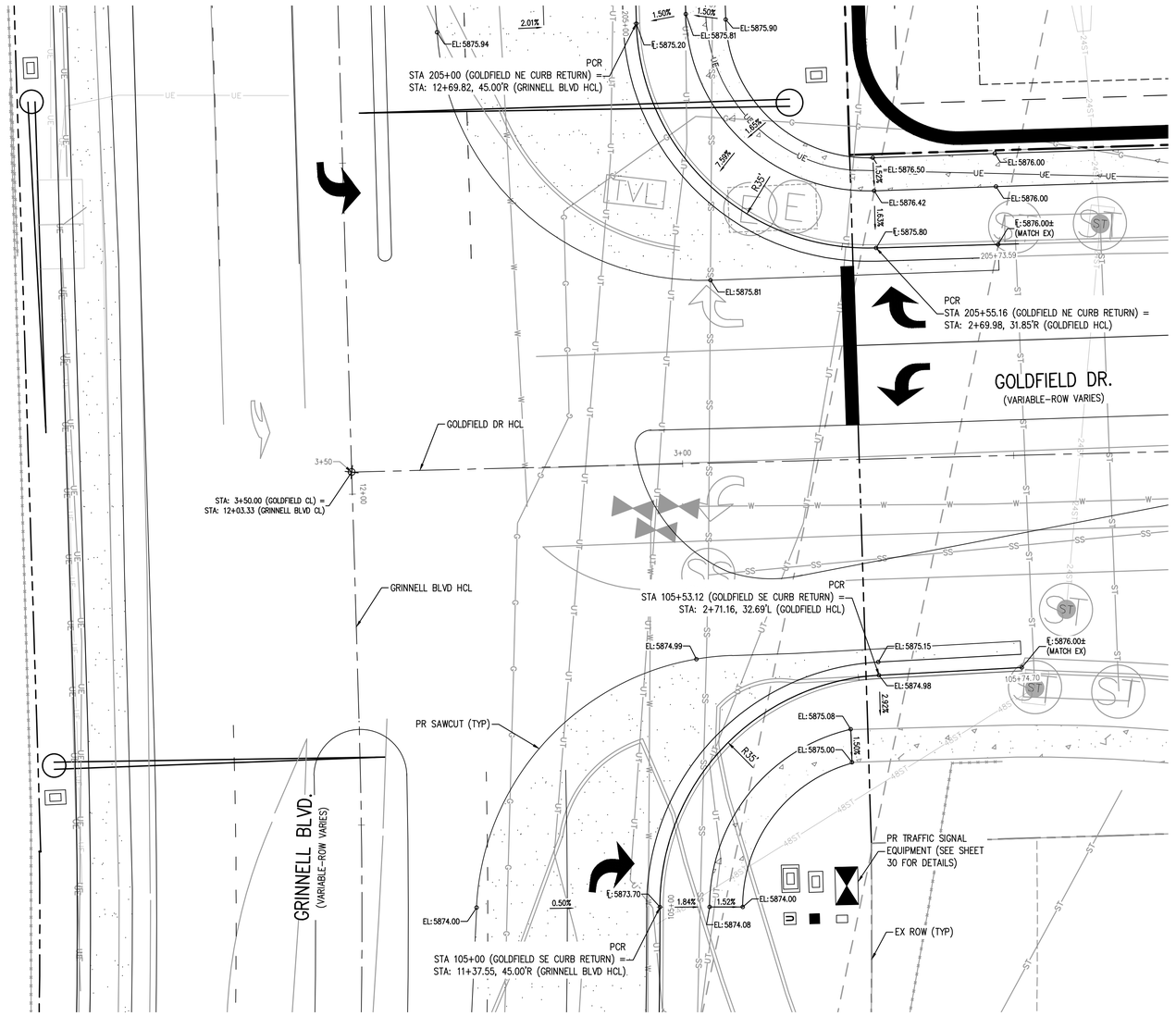
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD PLAN & PROFILE WEST

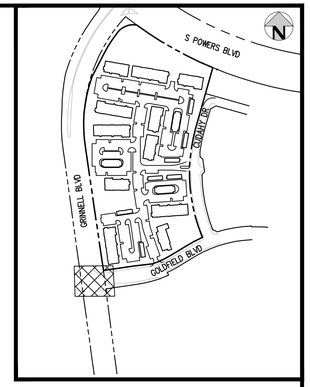
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206

SHEET NUMBER
16

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - GRINNELL P&P WEST.DWG LAYOUT: LAYOUT2
11:\XREFs: e-base, e-base-hydr, e-legal-hydr, e-util-hydr, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:43:49P BY: BEN.LEECH





KEY MAP
SCALE: 1" = 400'

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

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OUTLOOK POWERS & GRINNELL
GOLDFIELD DRIVE INTERSECTION DETAIL SHEET

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
17
17 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - INTERSECTION DETAILS.DWG LAYOUT: LAYOUT1
12 XREFs: e-base, e-base-hyd, e-legal-hyd, e-util, e-util-hyd, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
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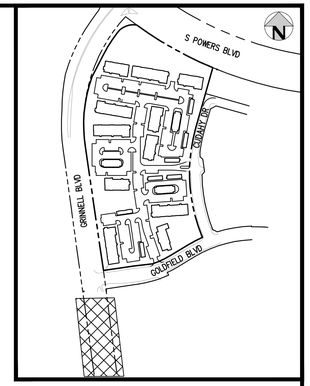
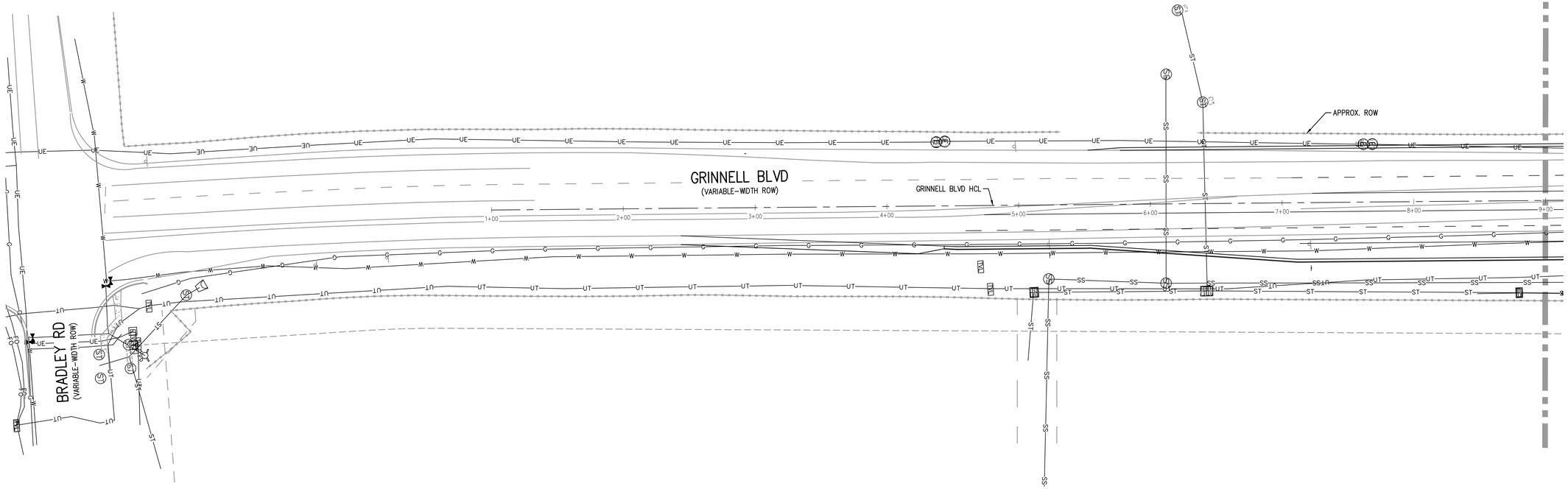


KEY MAP
SCALE: 1" = 400'



LEGEND

- EX WATER
- EX SANITARY SEWER
- EX STORM SEWER
- EX GAS
- EX UNDERGROUND TELEPHONE
- EX OVERHEAD ELECTRIC
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- 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# POTHOLE 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

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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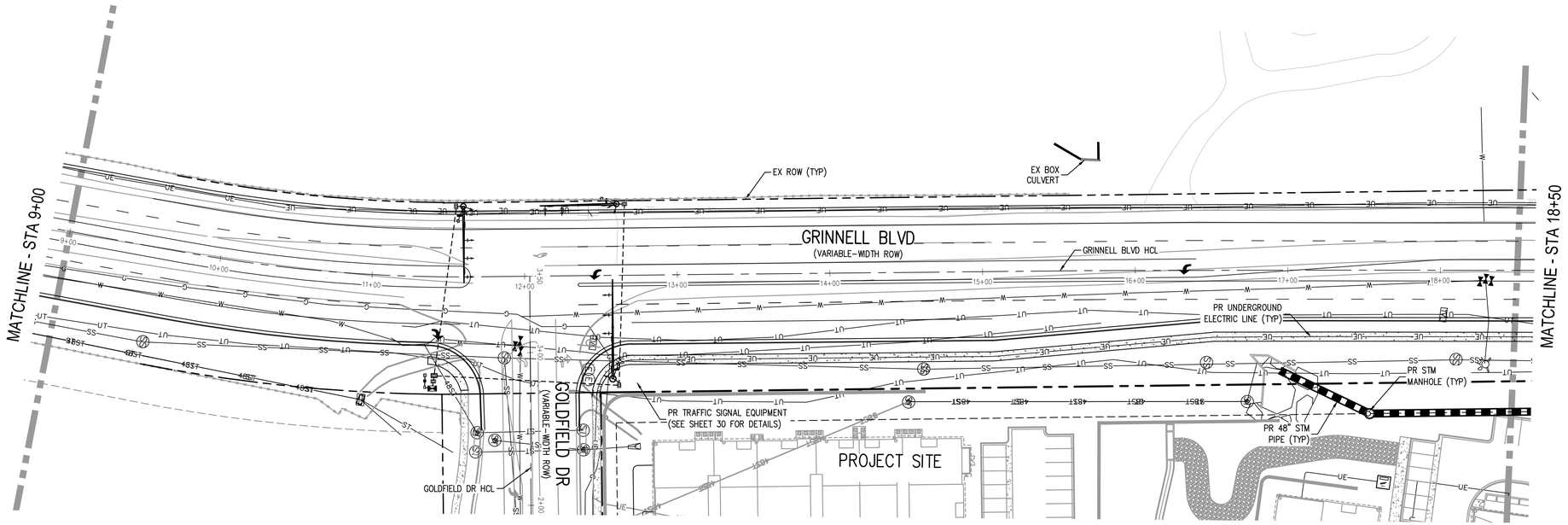
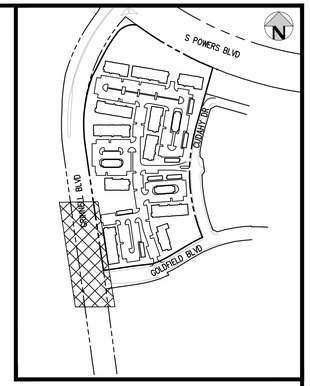
OUTLOOK POWERS & GRINNELL
UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
18
18 OF 30

FILEPATH: J:\22\1206\ENGINEERING\UTILITIES\PW - UTILITY PLANS.DWG LAYOUT: LAYOUT1
12 XREFS: e-base, e-base-byrd, e-legal-byrd, e-util, e-util-byrd, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:44:08P BY: BEN LEECH





KEY MAP
SCALE: 1" = 400'

LEGEND

- EX WATER
- EX SANITARY SEWER
- EX STORM SEWER
- EX GAS
- EX UNDERGROUND TELEPHONE
- EX OVERHEAD ELECTRIC
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- 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# POTHOLE 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

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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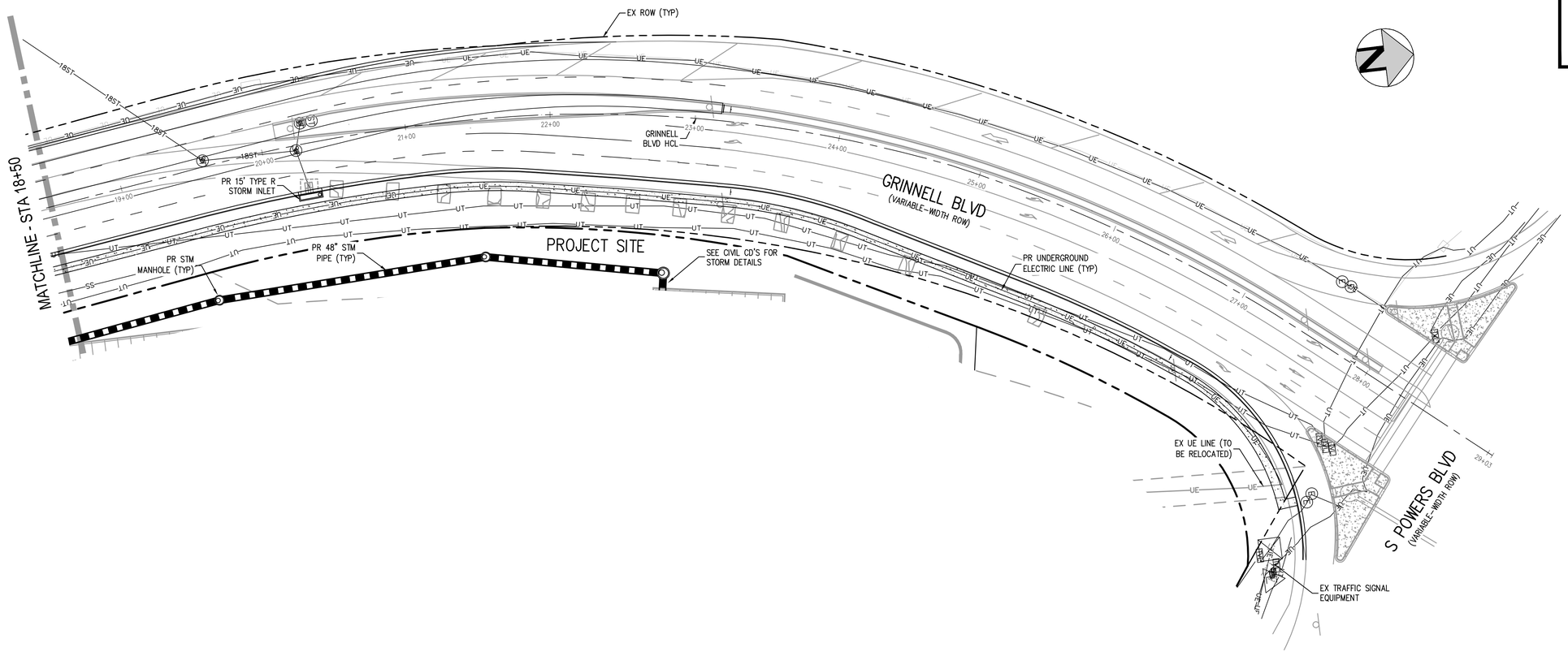
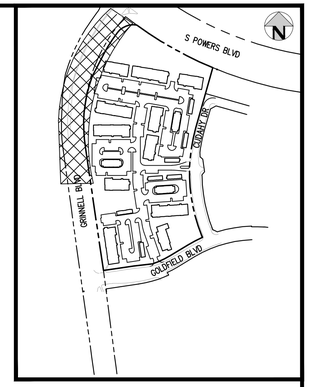
OUTLOOK POWERS & GRINNELL
UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
19
19 OF 30

FILEPATH: J:\221206\ENGINEERING\UTILITIES\RW - UTILITY PLANS.DWG LAYOUT: LAYOUT2
12 XREFs: e-base, e-base-hyot, e-legal-hyot, e-util, e-util-hyot, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:44:14P BY: BEN LEECH





KEY MAP
SCALE: 1" = 400'

LEGEND

- EX WATER
- EX SANITARY SEWER
- EX STORM SEWER
- EX GAS
- EX UNDERGROUND TELEPHONE
- EX OVERHEAD ELECTRIC
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- 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
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- 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

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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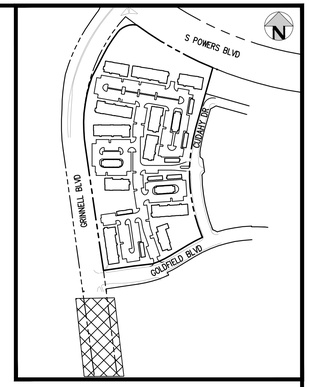
OUTLOOK POWERS & GRINNELL
UTILITY PLAN

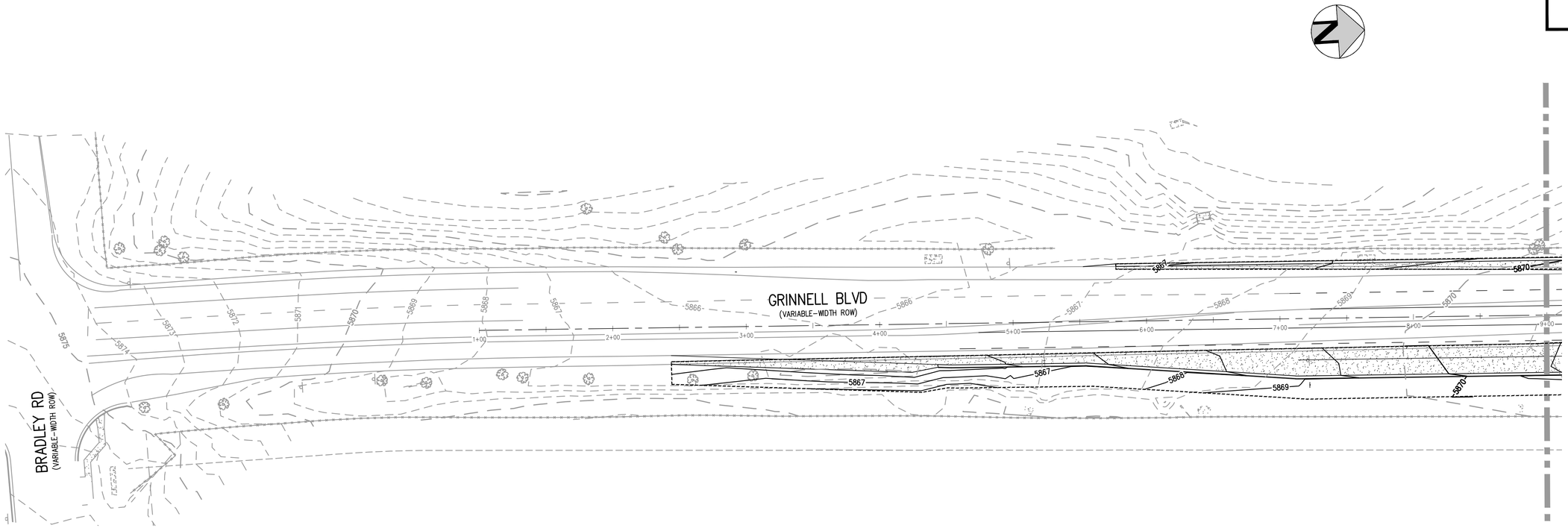
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
20
20 OF 30

FILEPATH: J:\221206\ENGINEERING\UTILITIES\RW - UTILITY PLANS.DWG, LAYOUT: LAYOUT3
12 XREFs: e-base, e-base-hyd, e-legal-hyd, e-util, e-util-hyd, evergreen logo, keymap-rw, p-base, p-legal, p-roadway, p-util, stamp - rw
PLOTTED: MON 05/08/23 4:44:19P BY: BEN LEECH



KEY MAP
SCALE: 1" = 400'



LEGEND

LIMITS OF DISTURBANCE
PROPOSED CONTOURS 5330
EXISTING CONTOURS 5330

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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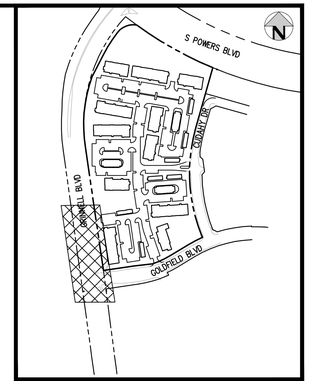
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD GRADING

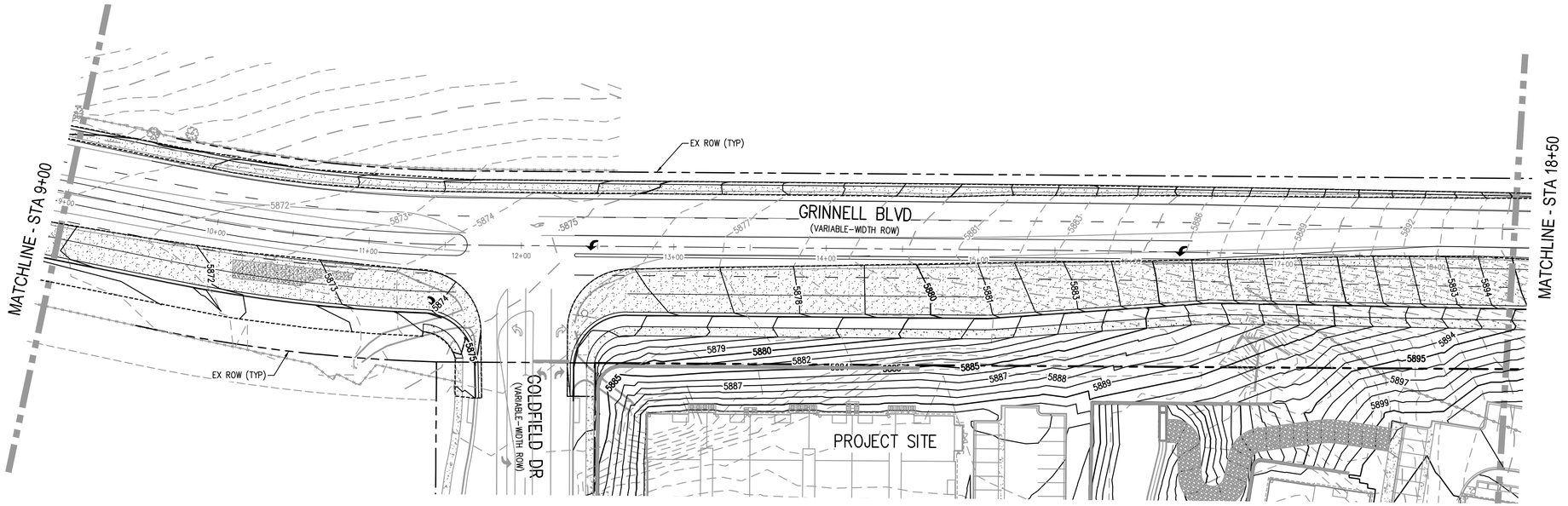
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
21
21 OF 30

FILEPATH: J:\22\206\ENGINEERING\ROADWAY\RW - GRADING PLAN.DWG LAYOUT: LAYOUT1
7.XREFs: e-base-byut, e-legal-byut, evergreen logo, keymap, p-legal, p-roadway, stamp - rw
PLOTTED: MON 05/08/23 4:44:26P BY: BEN LEECH



KEY MAP
SCALE: 1" = 400'



LEGEND

LIMITS OF DISTURBANCE ----------

PROPOSED CONTOURS 5330

EXISTING CONTOURS 5330

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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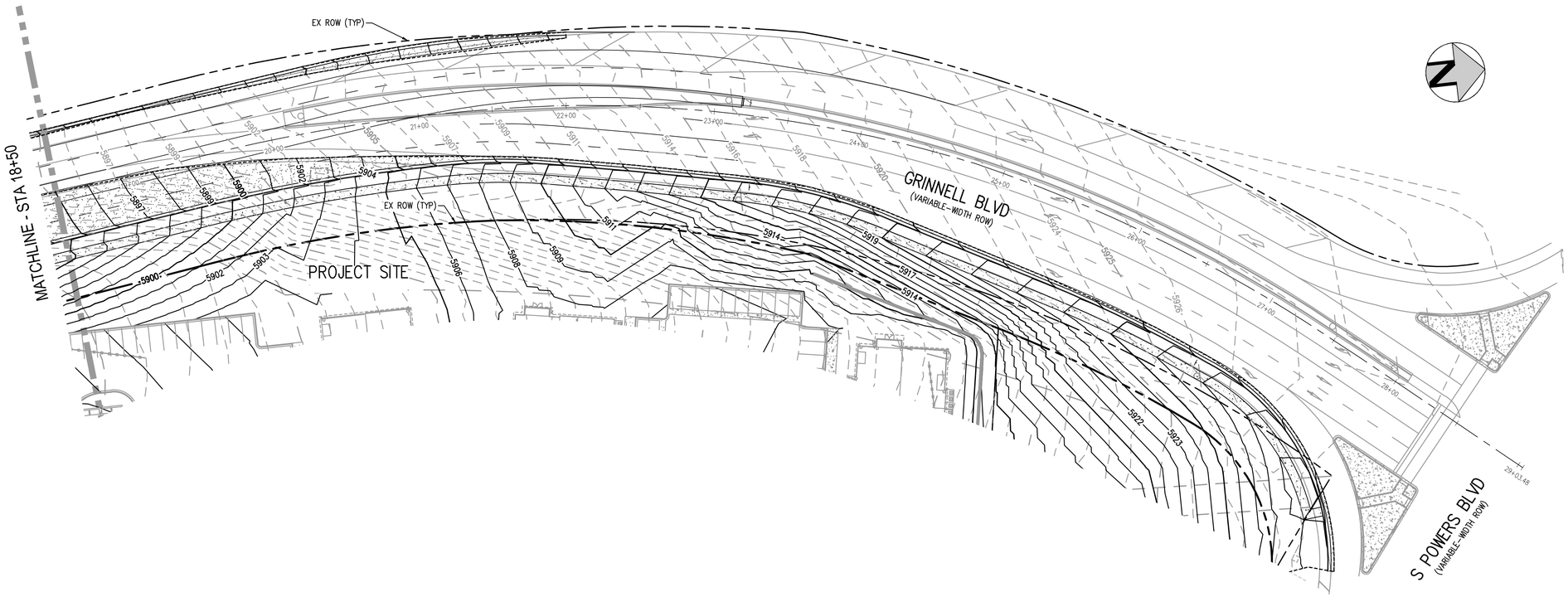
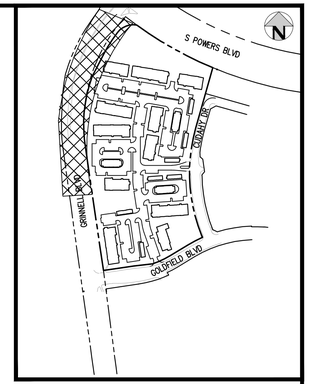
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD GRADING

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
22
22 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - GRADING PLAN.DWG LAYOUT: LAYOUT2
7.1(REF's: e-base-byat, e-legal-byat, evergreen logo, keymap, p-legal, p-roadway, stamp - rw
PLOTTED: MON 05/08/23 4:44:33P BY: BEN LEECH





KEY MAP
SCALE: 1" = 400'

LEGEND

LIMITS OF DISTURBANCE
PROPOSED CONTOURS 5330
EXISTING CONTOURS 5330

FILEPATH: J:\22\206\ENGINEERING\ROADWAY\RW - GRADING PLAN.DWG LAYOUT: LAYOUT3
7 XREFs: e-base-byut, e-legal-byut, evergreen logo, keymap, p-legal, p-roadway, stamp - rw
PLOTTED: MON 05/08/23 4:44:38P BY: BEN LEECH

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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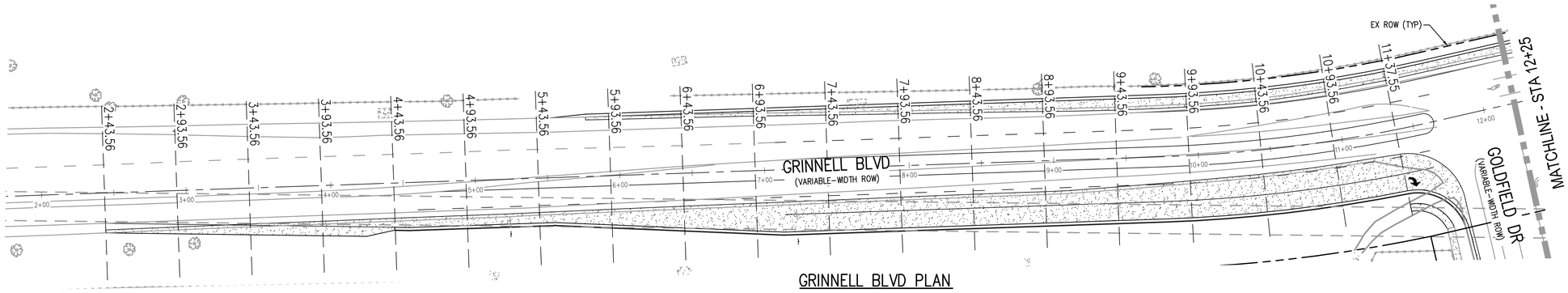
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

Evergreen
Development | Services | Investments

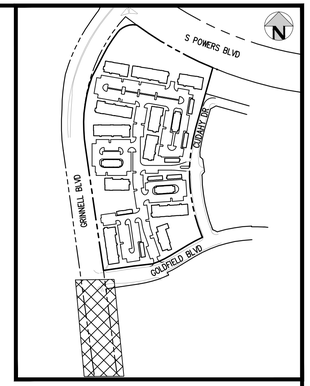
OUTLOOK POWERS & GRINNELL
GRINNELL BLVD GRADING

PRELIMINARY NOT FOR CONSTRUCTION

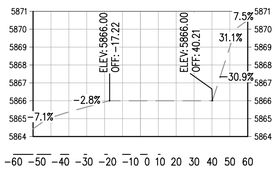
PROJECT #: 221206
SHEET NUMBER
23
23 OF 30



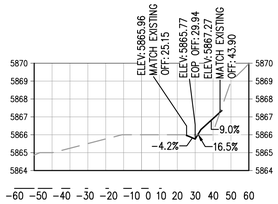
GRINNELL BLVD PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1"=400'



2+43.56
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



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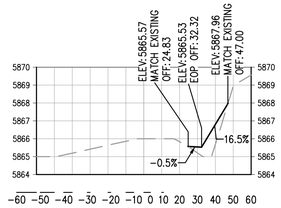
VERTICAL SCALE: 1" = 4'



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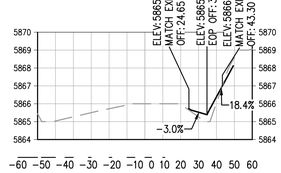
VERTICAL SCALE: 1" = 4'



3+93.56
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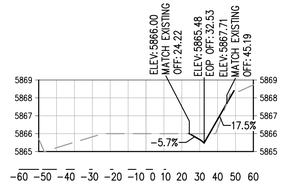
VERTICAL SCALE: 1" = 4'



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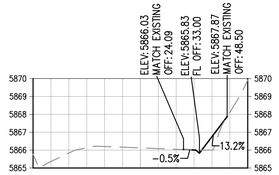
VERTICAL SCALE: 1" = 4'



4+93.56
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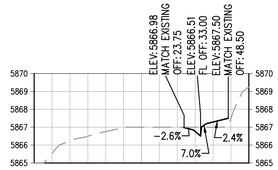
VERTICAL SCALE: 1" = 4'



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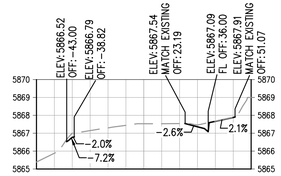
VERTICAL SCALE: 1" = 4'



5+93.56
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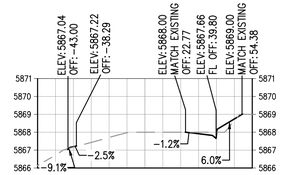
VERTICAL SCALE: 1" = 4'



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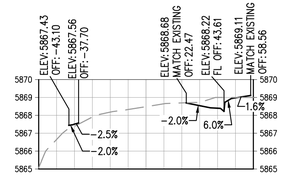
VERTICAL SCALE: 1" = 4'



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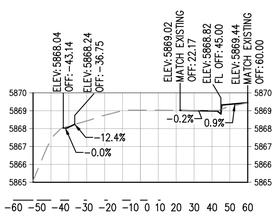
VERTICAL SCALE: 1" = 4'



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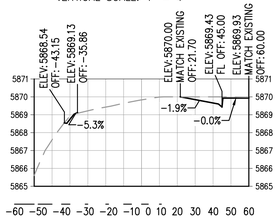
VERTICAL SCALE: 1" = 4'



7+93.56
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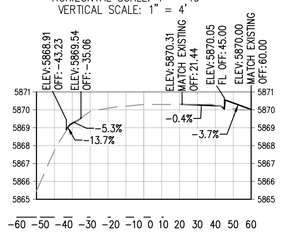
VERTICAL SCALE: 1" = 4'



8+43.56
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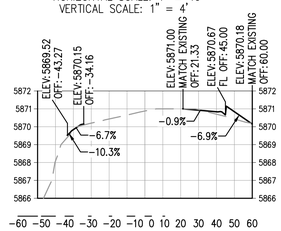
VERTICAL SCALE: 1" = 4'



8+93.56
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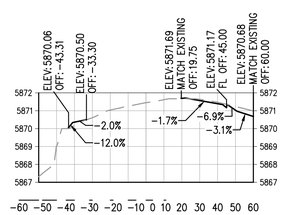
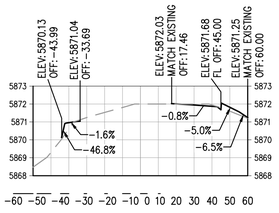
VERTICAL SCALE: 1" = 4'



9+43.56
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



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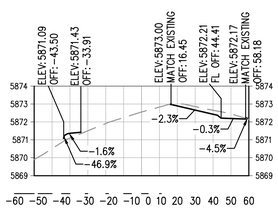

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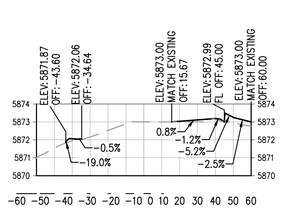
VERTICAL SCALE: 1" = 4'



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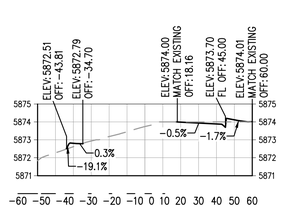
VERTICAL SCALE: 1" = 4'



11+37.55
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD CROSS SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
24

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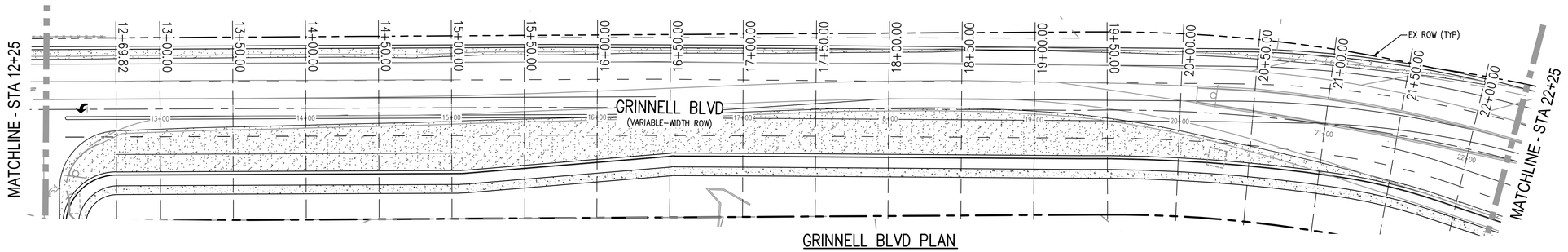
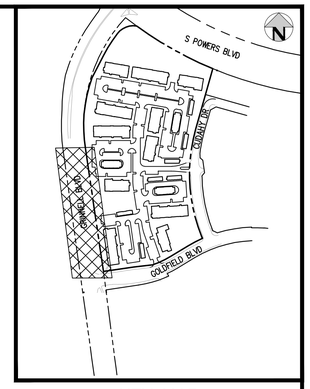


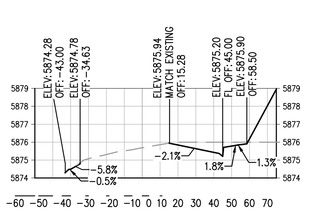
GRINNELL BLVD PLAN

SCALE: 1" = 40'



KEY MAP

SCALE: 1"=400'



12+69.82

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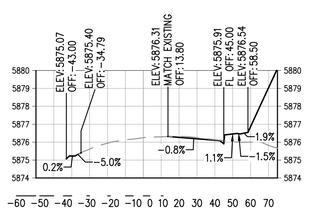
VERTICAL SCALE: 1" = 4'



13+00.00

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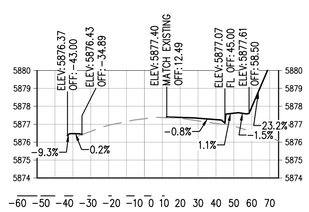
VERTICAL SCALE: 1" = 4'



13+50.00

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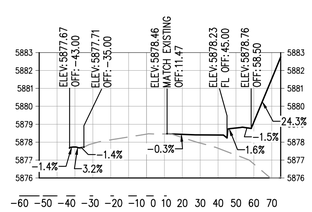

14+00.00

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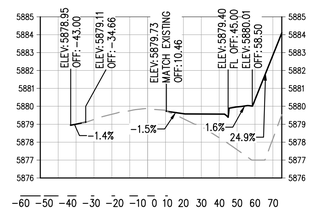

14+50.00

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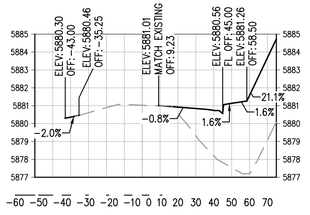

15+00.00

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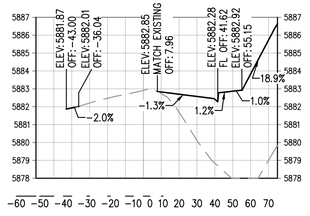

15+50.00

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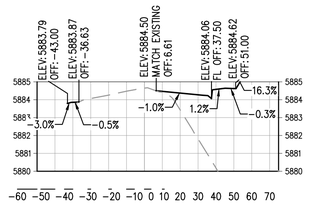
VERTICAL SCALE: 1" = 4'



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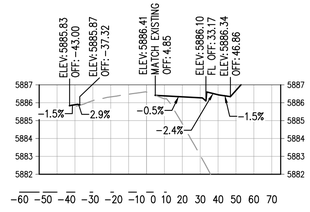
VERTICAL SCALE: 1" = 4'



16+50.00

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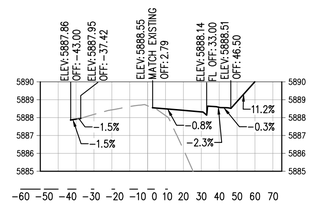
VERTICAL SCALE: 1" = 4'



17+00.00

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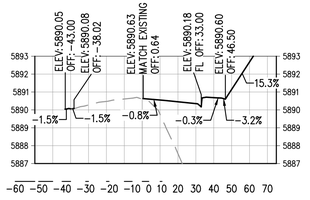
VERTICAL SCALE: 1" = 4'



17+50.00

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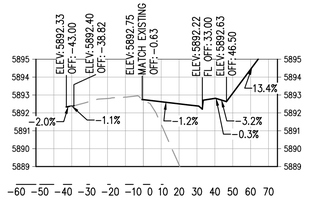
VERTICAL SCALE: 1" = 4'



18+00.00

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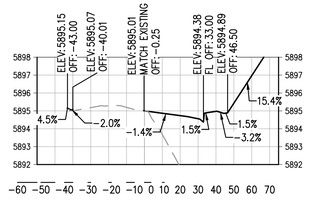

18+50.00

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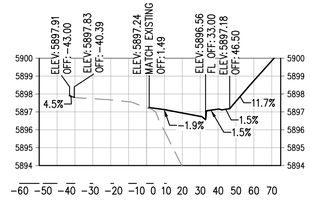

19+00.00

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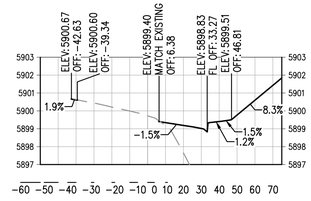

19+50.00

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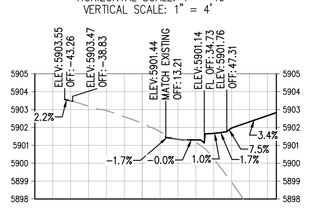
VERTICAL SCALE: 1" = 4'



20+00.00

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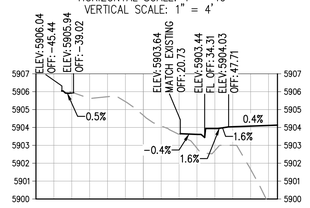
VERTICAL SCALE: 1" = 4'



20+50.00

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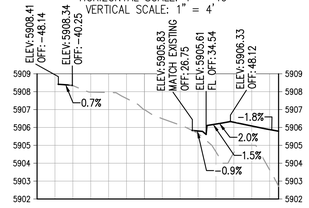

21+00.00

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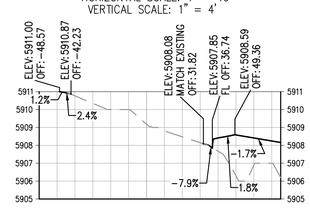

21+50.00

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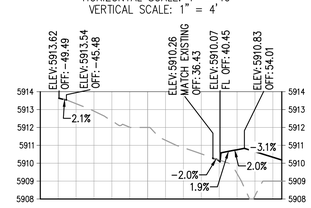

22+00.00

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

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023	
DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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OUTLOOK POWERS & GRINNELL
GRINNELL BLVD CROSS SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
25
25 OF 30

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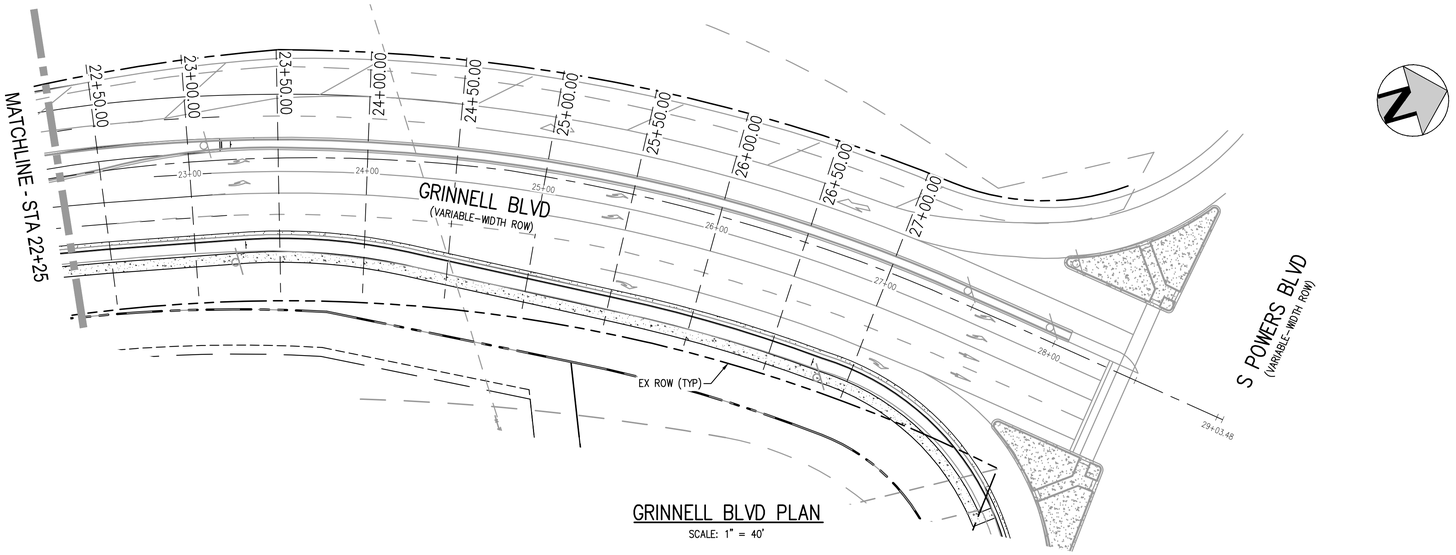
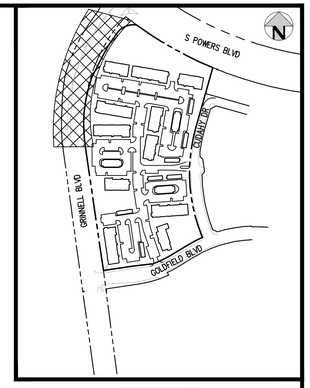
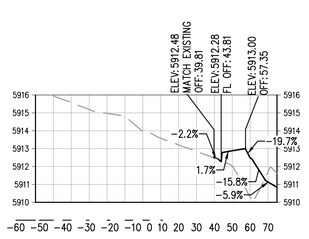


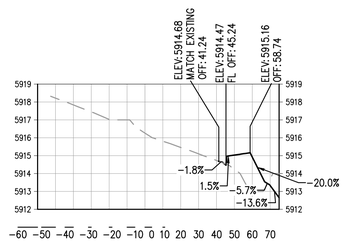
GRINNELL BLVD PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1" = 400'



22+50.00
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



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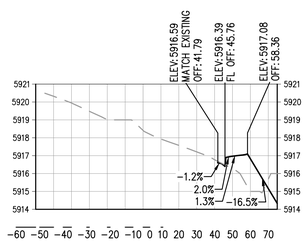

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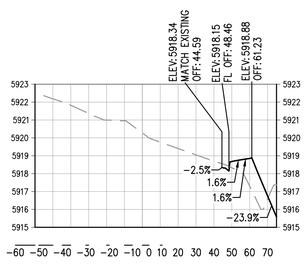

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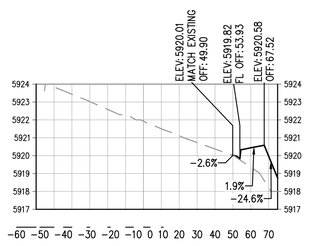

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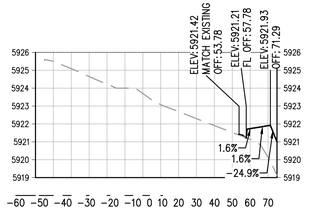

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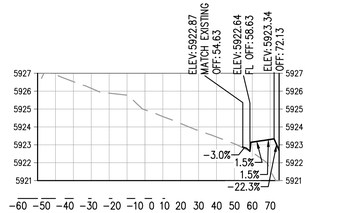

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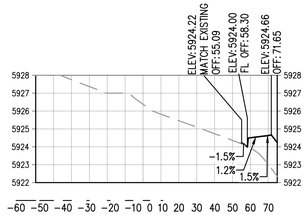

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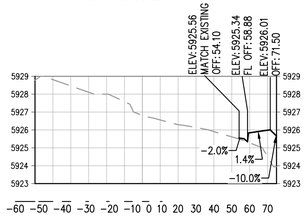

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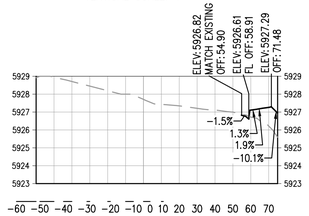

27+00.00
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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
GRINNELL BLVD CROSS SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
26
26 OF 30

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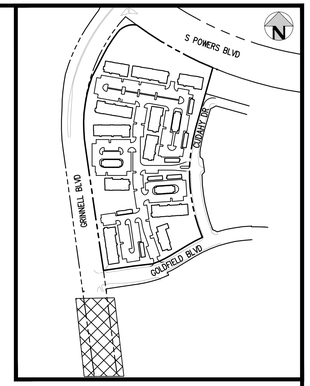
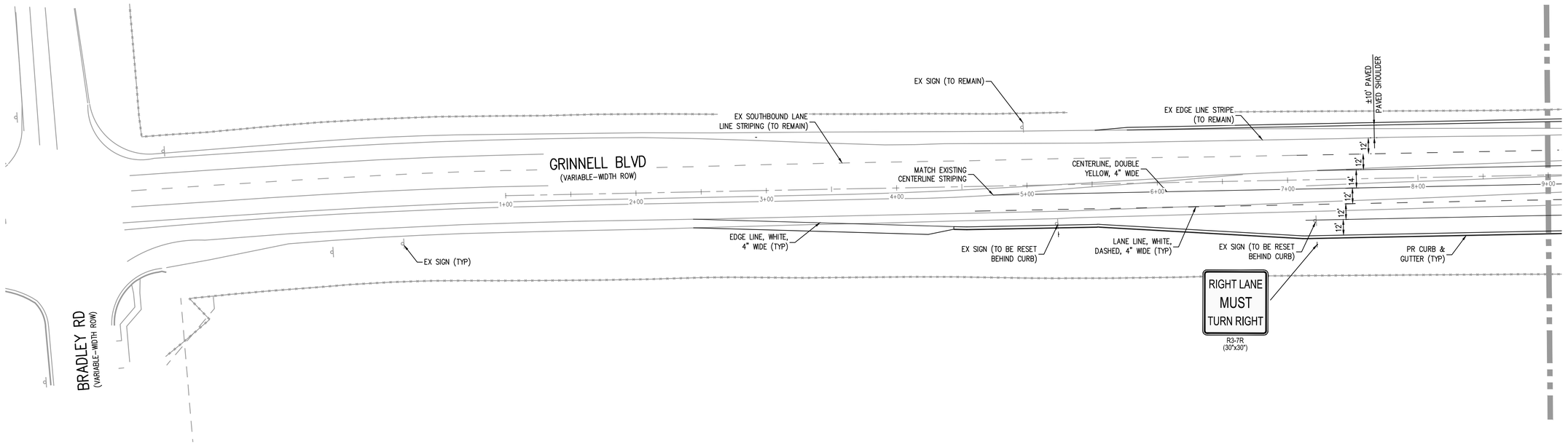


KEY MAP
SCALE: 1" = 400'



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SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
27
27 OF 30

FILEPATH: J:\221206\ENGINEERING\ROADWAY\RW - SIGNAGE & STRIPING PLAN.DWG, LAYOUT: LAYOUT1
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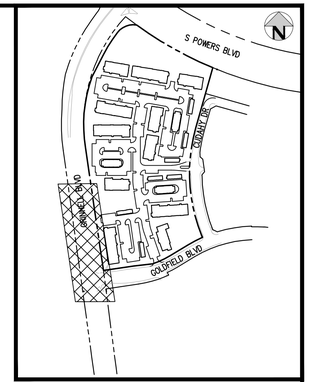

KEY MAP
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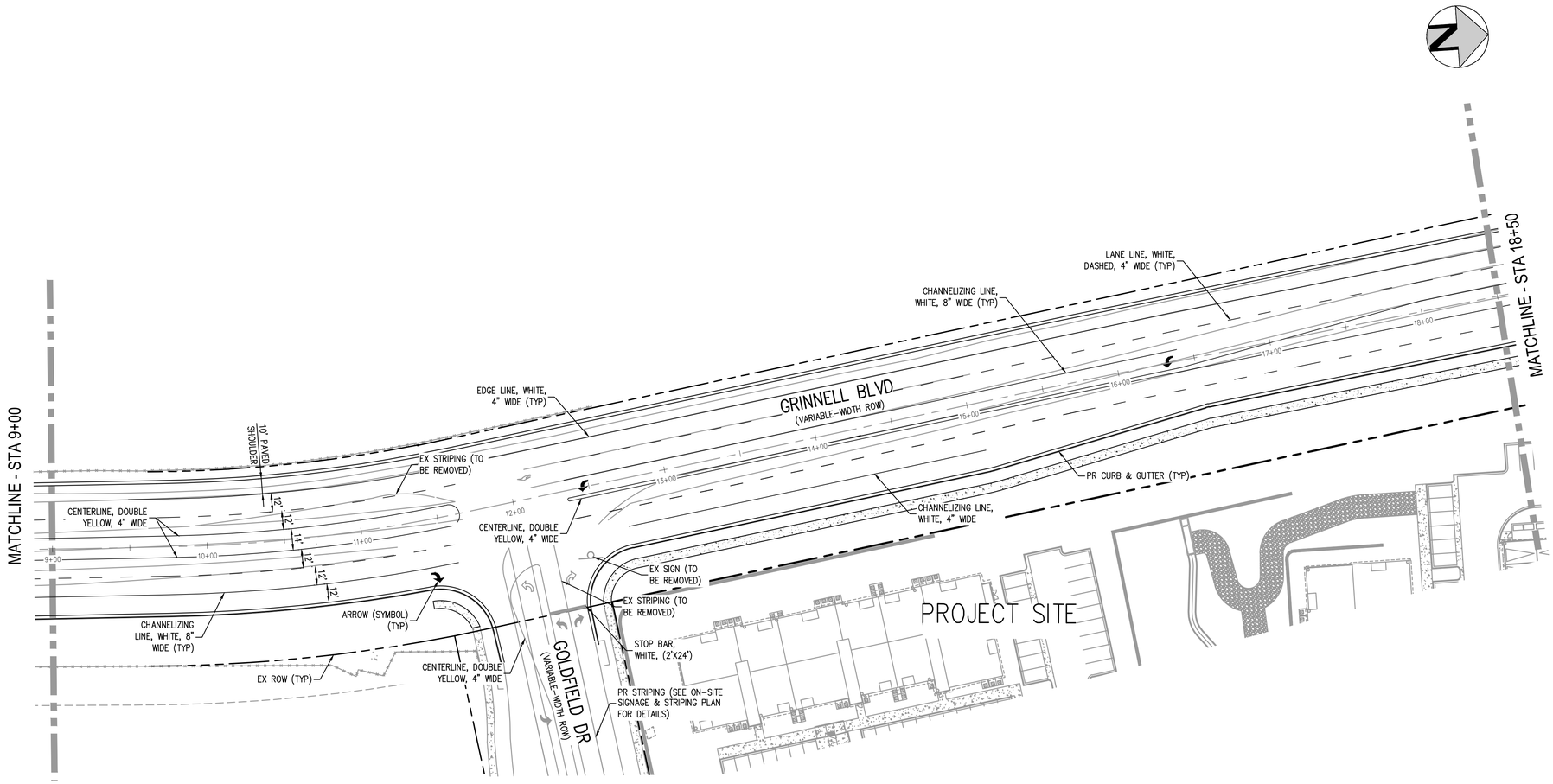

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

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OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
28
28 OF 30

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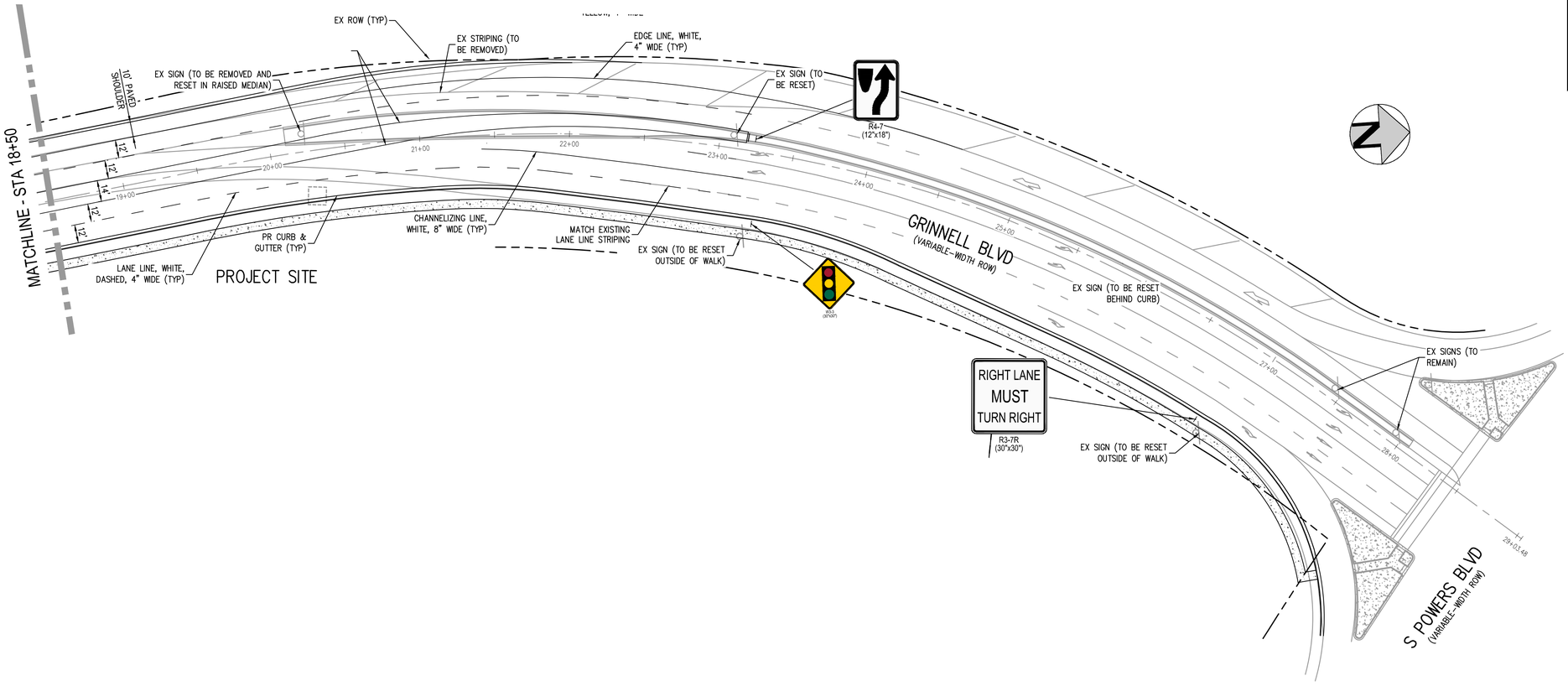

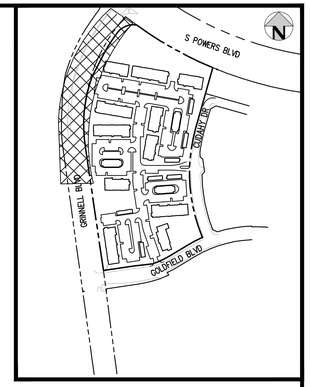

KEY MAP
SCALE: 1" = 400'

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SCALE: 1" = 40'

DESIGNED BY: MEK
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OUTLOOK POWERS & GRINNELL
SIGNAGE & STRIPING PLAN

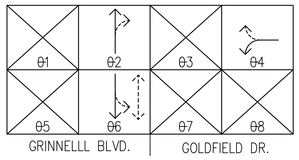
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
29

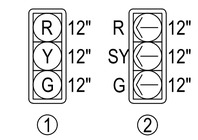
TRAFFIC SIGNAL LEGEND

- SIGNAL POLE AND MAST ARM
- LUMINAIRE
- SIGNAL HEAD WITH BACKPLATE
- SIDE-OF-POLE-MOUNTED SIGNAL HEAD
- PEDESTRIAN SIGNAL HEAD
- PEDESTRIAN PUSHBUTTON AND SIGN
- SIGNAL CONTROLLER CABINET
- PULL BOX
- SERVICE METER CABINET
- UNINTERRUPTED POWER SUPPLY
- OPTICOM DETECTOR (2 WAY)
- VIDEO DETECTOR
- SIGNAL WIRE CONDUIT
- MAST ARM MOUNTED SIGN

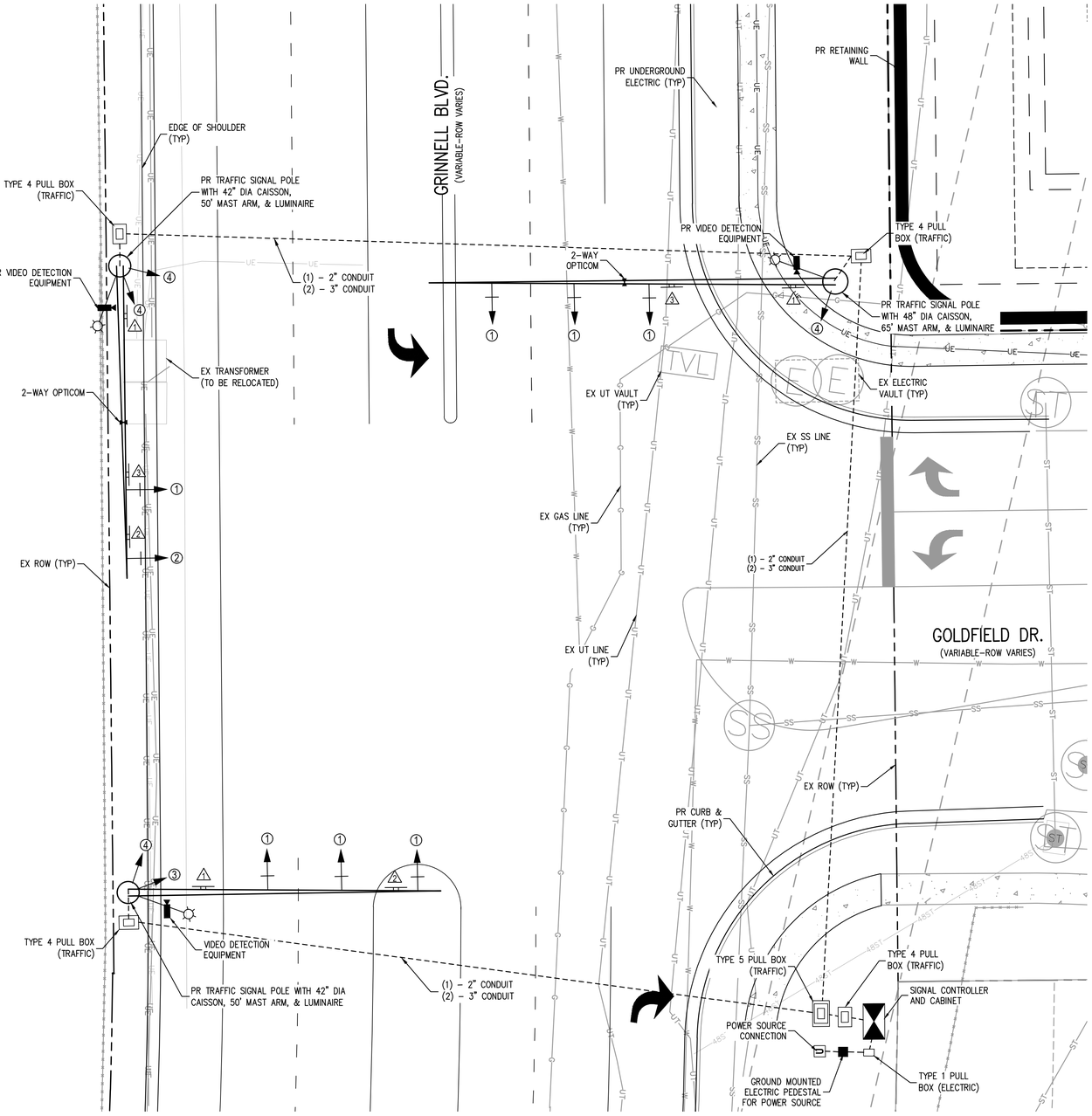
SIGNAL PHASING DIAGRAM

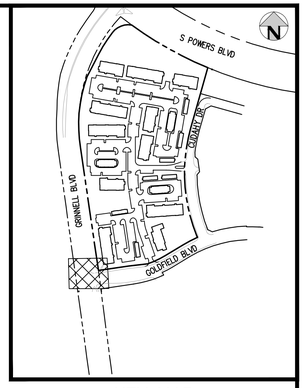


SIGNAL FACE DETAILS



*ALL MAST ARM SIGNAL HEADS SHALL HAVE LOUVERED BACKPLATES.





KEY MAP
SCALE: 1" = 400'

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
614-72886	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:

Street Name
D3-1*
(SPECIAL)

*STREET NAME SIGN SPECIFICATIONS TO BE PROVIDED BY EL PASO COUNTY.

△1

R3-5L
(30"x36")

△2

R3-5R
(30"x36")

△3

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

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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.

WATER & SANITARY 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 BOUELVARD AS DENOTED UNDER RECEPTION NUMBER 09080408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECPETION 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 BOUELVARD 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 BOUELVARD 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 CLAERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOUELVARD 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 CURAVTURE;
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:

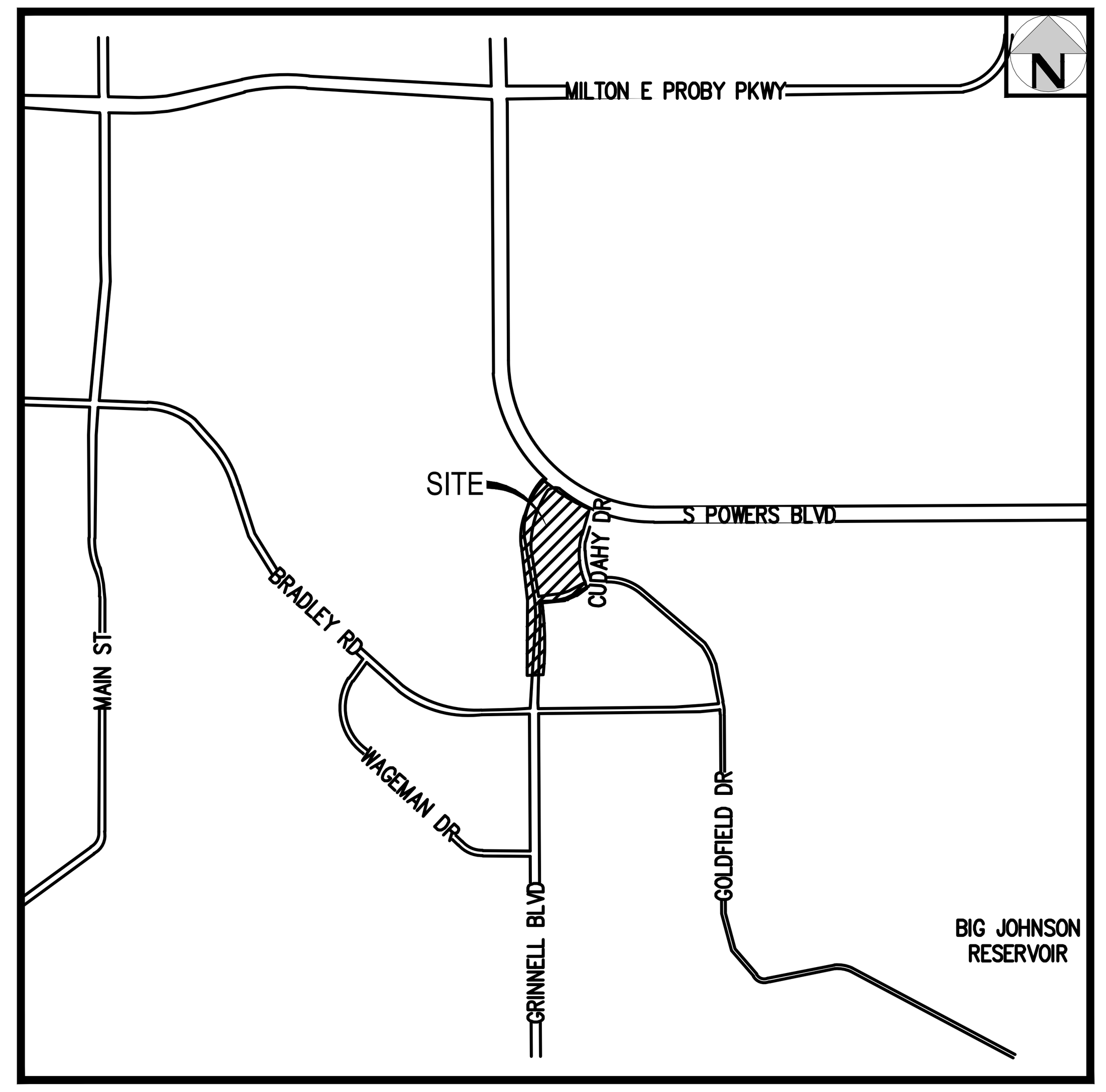
"A RR SPIKE SET IN CONCRETE NEXT TO A RAILROAD FENCE POST SOUTHWEST OF A 90 DEGREE CURVE IN POWERS BOULEVARD. THIS IS A SECTION CORNER FOR SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE SIXTH P.M. THE POINT IS DESIGNATED AS "5501V" PER THE COLORADO SPRINGS UTILITIES FACILITIES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

ELEVATION: 5908.830 US SURVEY FEET (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 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.



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT-OF-WAY		
SANITARY SEWER PIPE	SS	SS
WATER PIPE	W W	8W
STORM SEWER PIPE	ST	
GAS	G G	G G
UNDERGROUND TELEPHONE	UT UT	UT UT
UNDERGROUND ELECTRIC	UE UE	UE UE
OVERHEAD ELECTRIC	OE OE	OE OE
JOINT TRENCH	JT JT	JT JT
MANHOLE	ST SS	◎
GATE VALVE	⊠ ⋈	⊠
HYDRANT		
TEE & FITTINGS		
WATER DOMESTIC SERVICE		
WATER FIRE SERVICE		
SANITARY SERVICE W/ CLEANOUT		
INLET		
FLARED END SECTION		
LANDSCAPE DRAIN		
LIGHT		
TELEPHONE VAULT	P	
TELEPHONE JUNCTION BOX	P	
ELECTRIC PULL BOX	E	
FENCE POST/BOLLARD	●	
TRANSFORMER	TR	XFMR

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

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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 FOR 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 HARDSCAPED 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 HARDSCAPED 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.
34. 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.
35. THE CONTRACTOR SHALL THICKEN FILLETS IN MANHOLES AT THE DIRECTION OF THE SECURITY SANITATION DISTRICT WHERE THE UPSTREAM LINES HAVE EXCESSIVE GRADES.
36. 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.
37. 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 WATERTIGHT FERNCO TYPE COUPLINGS ENCASED IN REINFORCED CONCRETE 12-INCHESLONG, 6-INCHES THICK. MATCH INVERTS OF THE DIP AND PVC PIPE.
38. 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.
39. THE SANITARY SEWER PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS BETWEEN MANHOLES UNLESS OTHERWISE APPROVED BY THE SECURITY SANITATION DISTRICT.
40. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WASTEWATER PIPELINES OR MANHOLES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
41. 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.
42. 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.
43. 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.
44. ALL MANHOLES SHALL HAVE A FOUR (4) FOOT INSIDE DIAMETER UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
45. 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-WAYAND/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 FOR 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

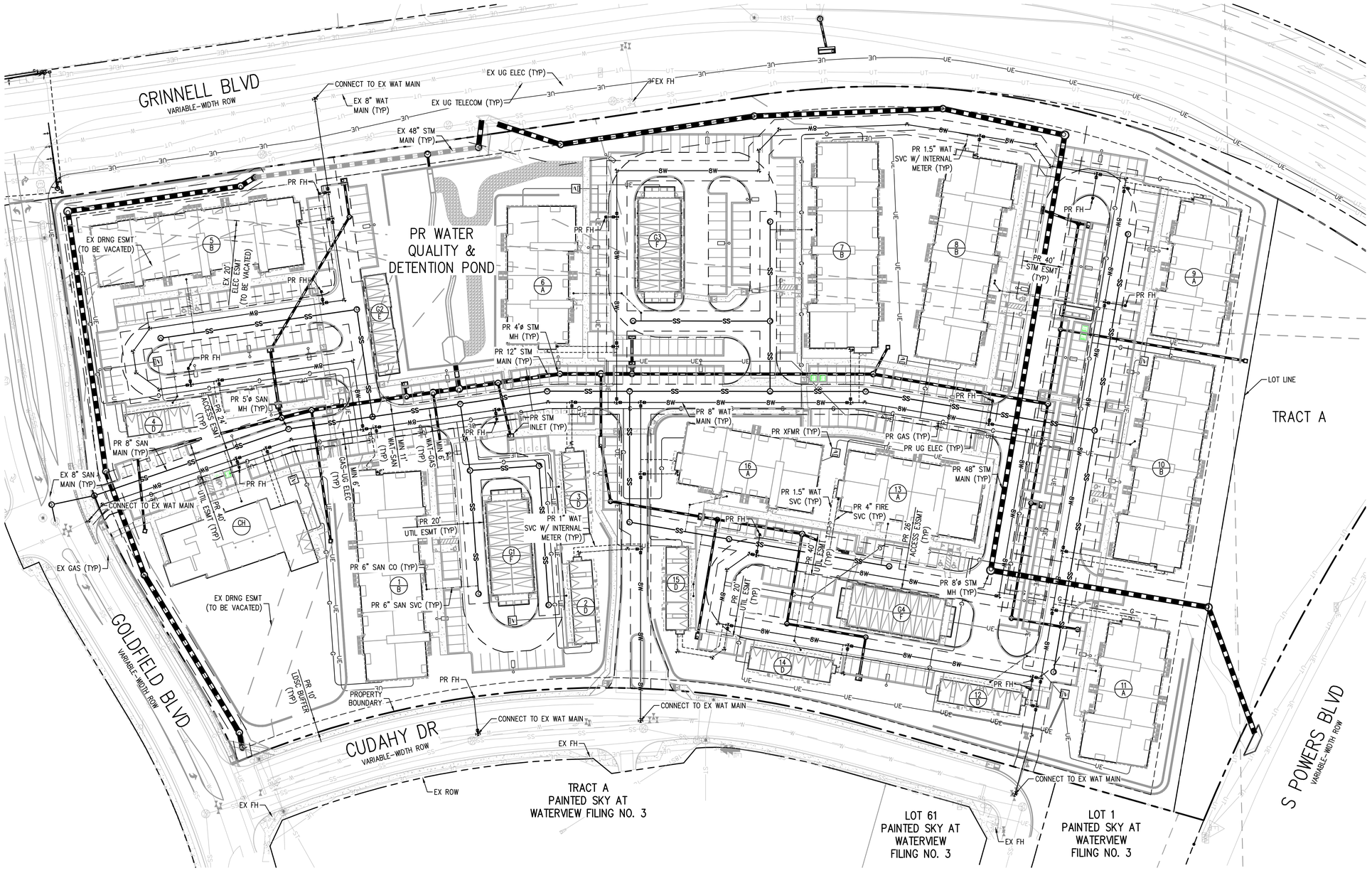
1. POTHOLING OR EXCAVATION FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS SHALL BE PERFORMED IN THE DESIGN STAGE OF THE PLAN PREPARATION. THE LOCATION OF CONNECTION OF NEW WATER MAINS TO THE EXISTING DISTRIBUTION SYSTEM FACILITIES SHALL BE EXCAVATED AND HORIZONTAL AND VERTICAL LOCATION OF 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 TWELVE (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 DRISCOPLEX ®5100 ULTRA-LINE ®POLYETHYLENE (PE) PIPING, SIDR-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 HARDSCAPED 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.



NOTES:

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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.

Know what's below. Call before you dig.

50 0 50 100
SCALE: 1" = 50'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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 UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
3
3 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\W&S - OVERALL UTILITY PLAN.DWG LAYOUT: LAYOUT1
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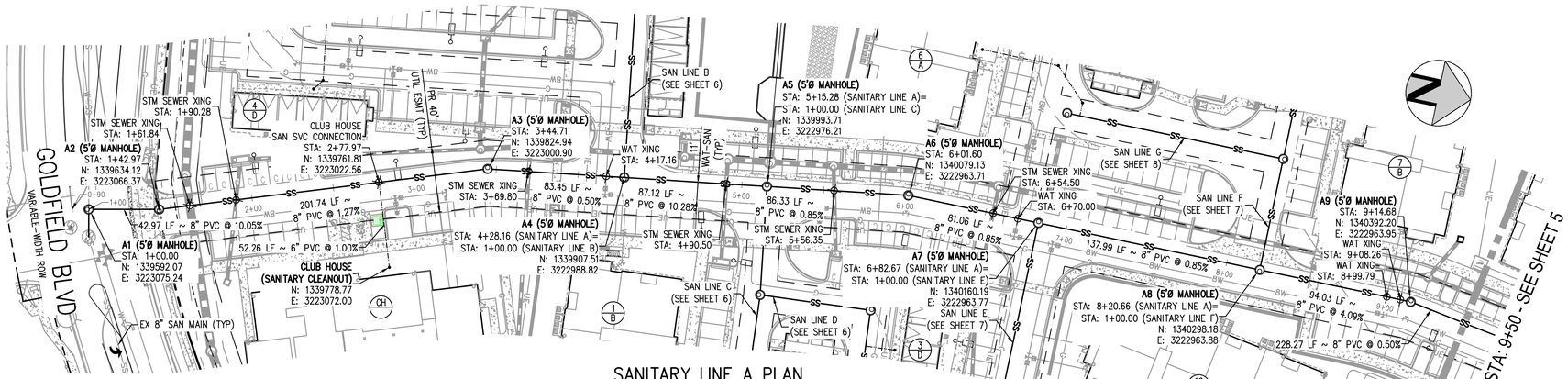


SANITARY LINE A PLAN

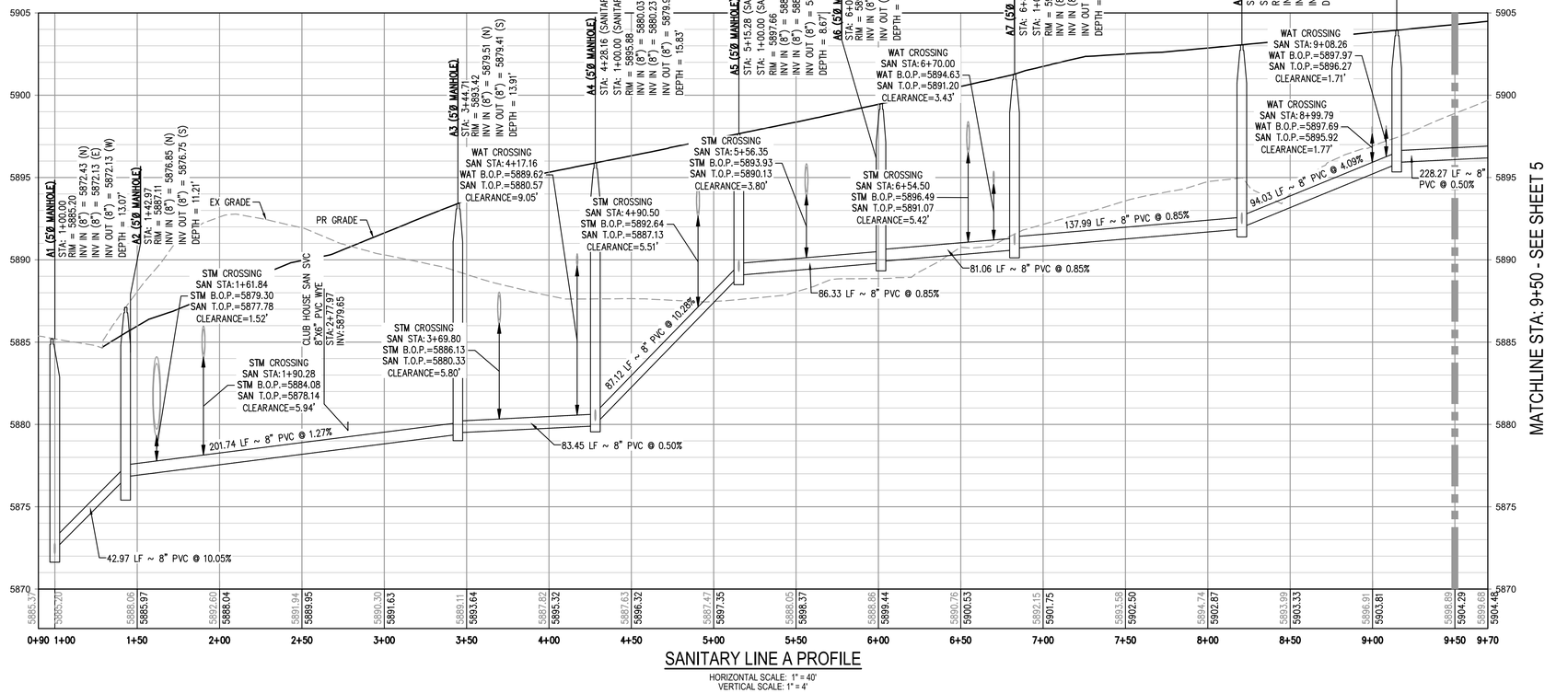
SCALE: 1" = 40'

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:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. 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.
6. 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.
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Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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OUTLOOK POWERS & GRINNELL
SANITARY LINE A PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
4
4 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\SANITARY\WLS - SANITARY LINE A P&P DWG LAYOUT: LAYOUT1
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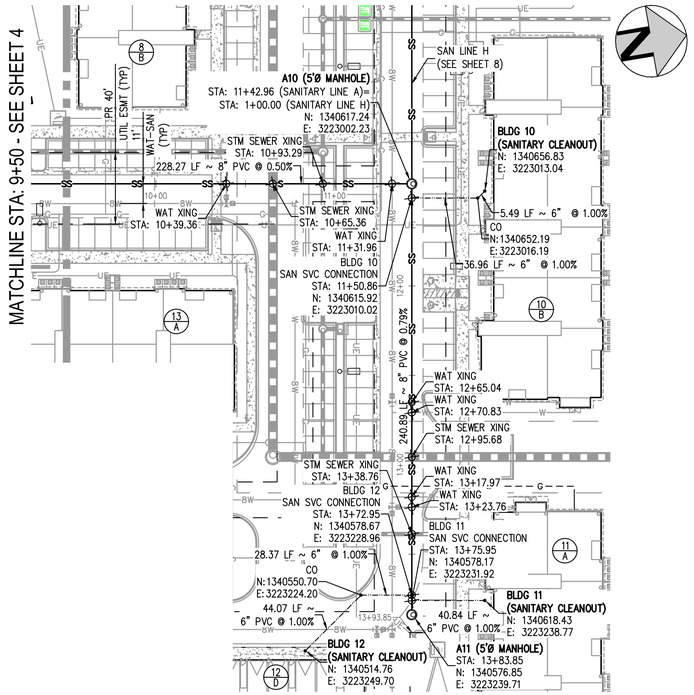
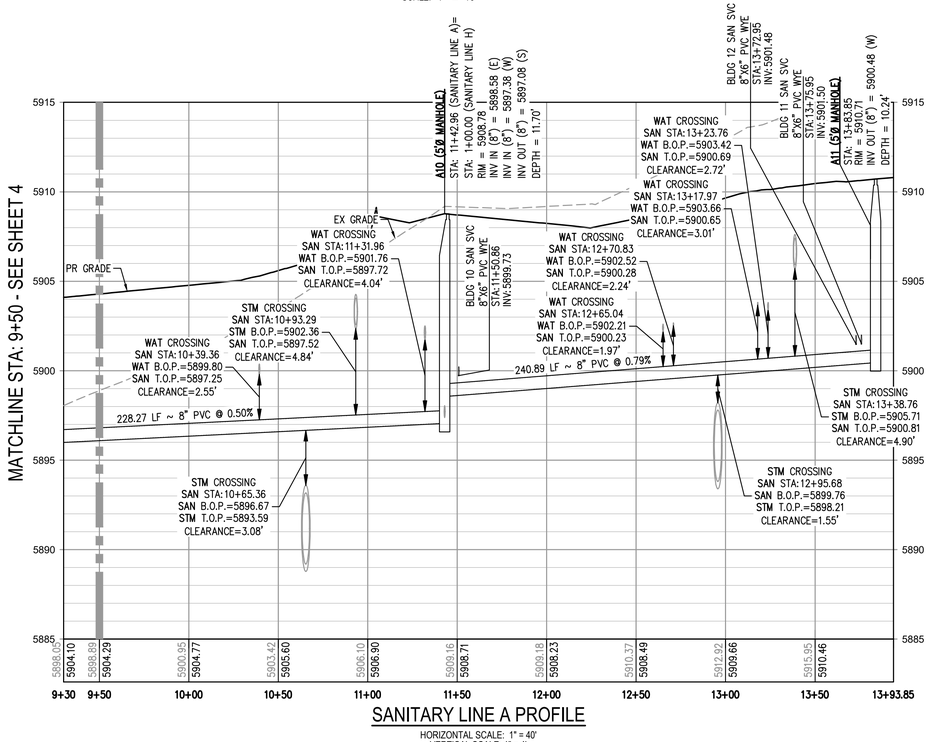


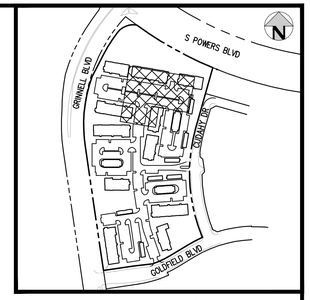
SANITARY LINE A PLAN

SCALE: 1" = 40'



SANITARY LINE A 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 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

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Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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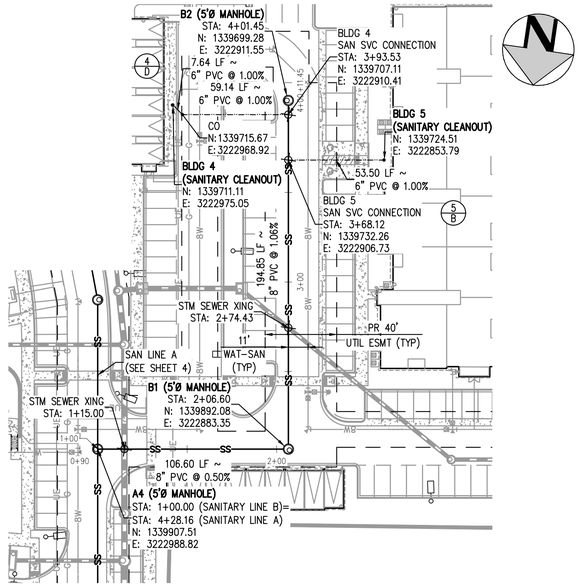
OUTLOOK POWERS & GRINNELL
SANITARY LINE A PLAN & PROFILE

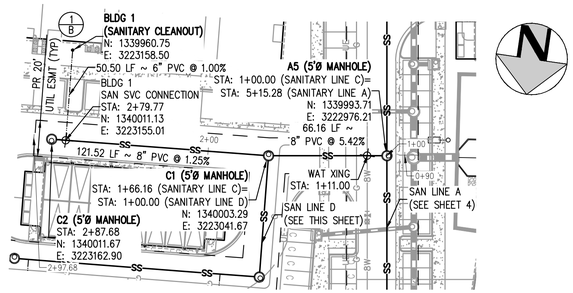
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
5
5 OF 20



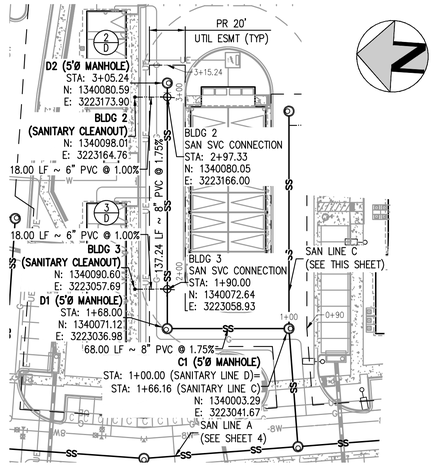
SANITARY LINE B PLAN

SCALE: 1" = 40'



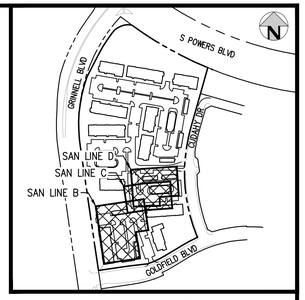
SANITARY LINE C PLAN

SCALE: 1" = 40'



SANITARY LINE D PLAN

SCALE: 1" = 40'



KEY MAP

SCALE:1"=400'

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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

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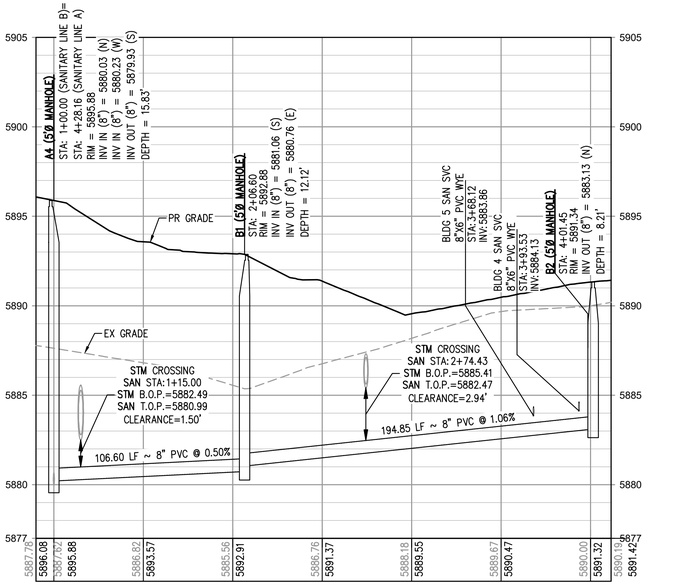
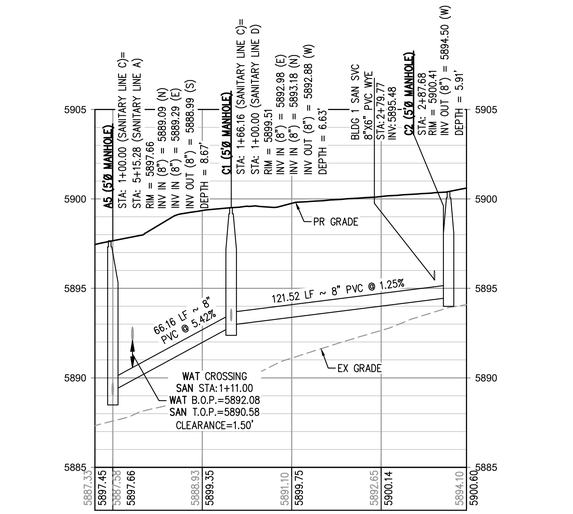


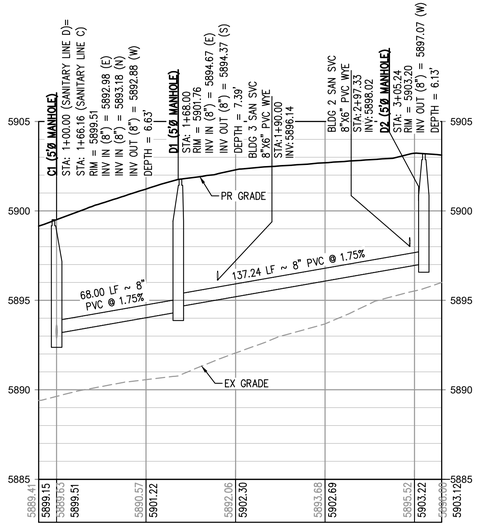
SANITARY LINE B PROFILE

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'

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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
SANITARY LINES B, C, & D PLAN AND PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
6

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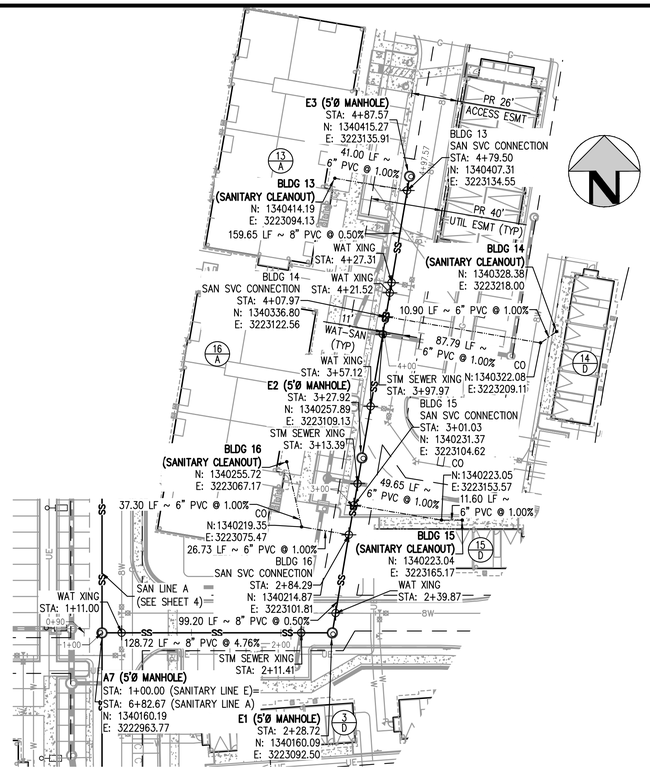
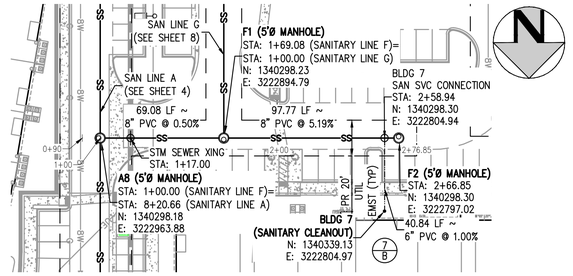


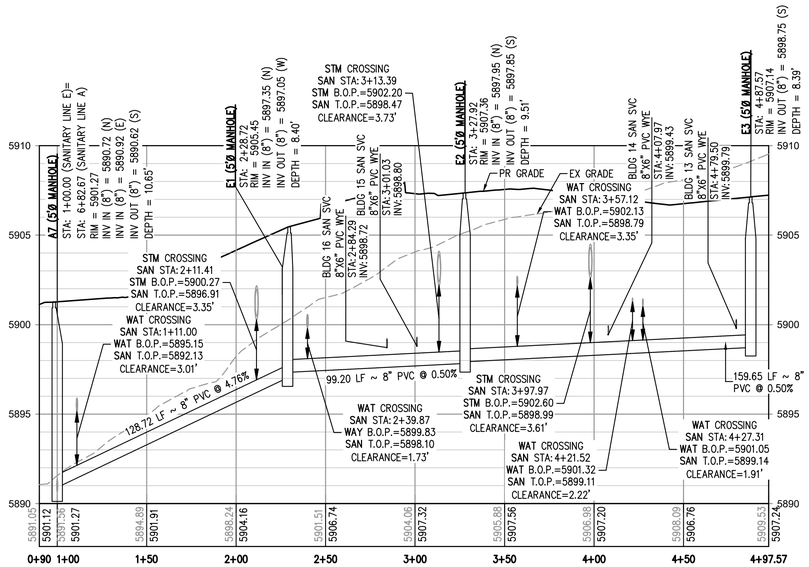
SANITARY LINE E PLAN

SCALE: 1" = 40'



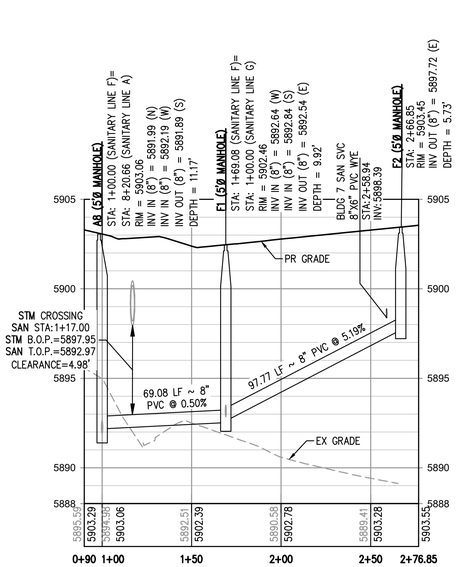
SANITARY LINE F PLAN

SCALE: 1" = 40'



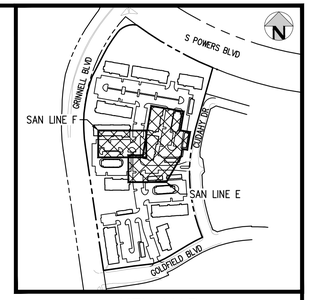
SANITARY LINE E PROFILE

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'

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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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SCALE: 1" = 40'

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ISSUE DATE: 05-08-2023

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
7

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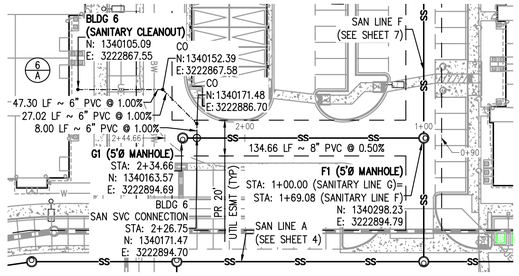
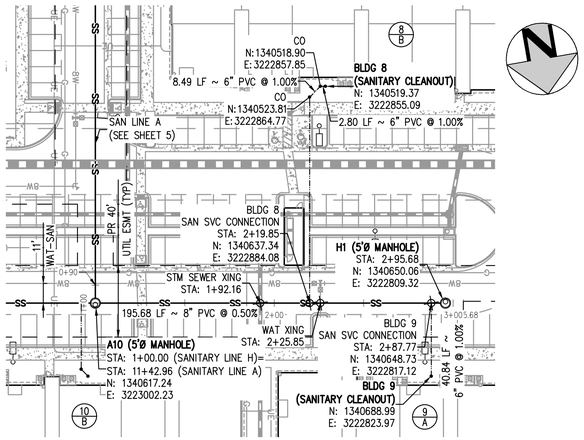


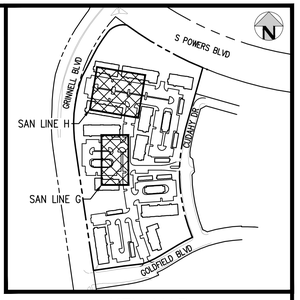
SANITARY LINE G PLAN

SCALE: 1" = 40'



SANITARY LINE H PLAN

SCALE: 1" = 40'

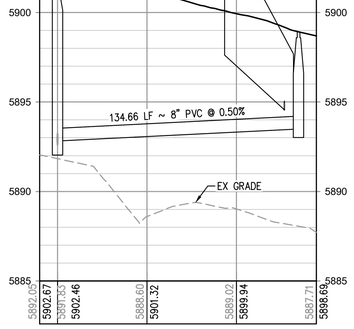


KEY MAP

SCALE:1"=400'

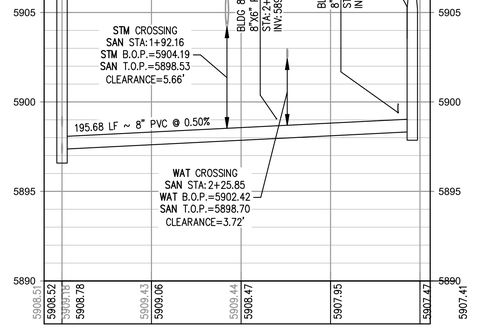
SANITARY SERVICE TABLE

BLDG SERVICE	SVC STA @ MAIN	SVC INV @ WYE	INV @ BLDG CLEANOUT	FFE	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)	NUMBER OF UNITS
BLDG 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'

GENERAL SANITARY 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. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. 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.
6. 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.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
    a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
    b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
    c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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
SANITARY LINES G & H PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
8
8 OF 20

FILEPATH: J:\221206\ENGINEERING\OUTLITIES\SANITARY\XWLS - SANITARY LINE E-H P&P.DWG | LAYOUT: LAYOUT1 (2)
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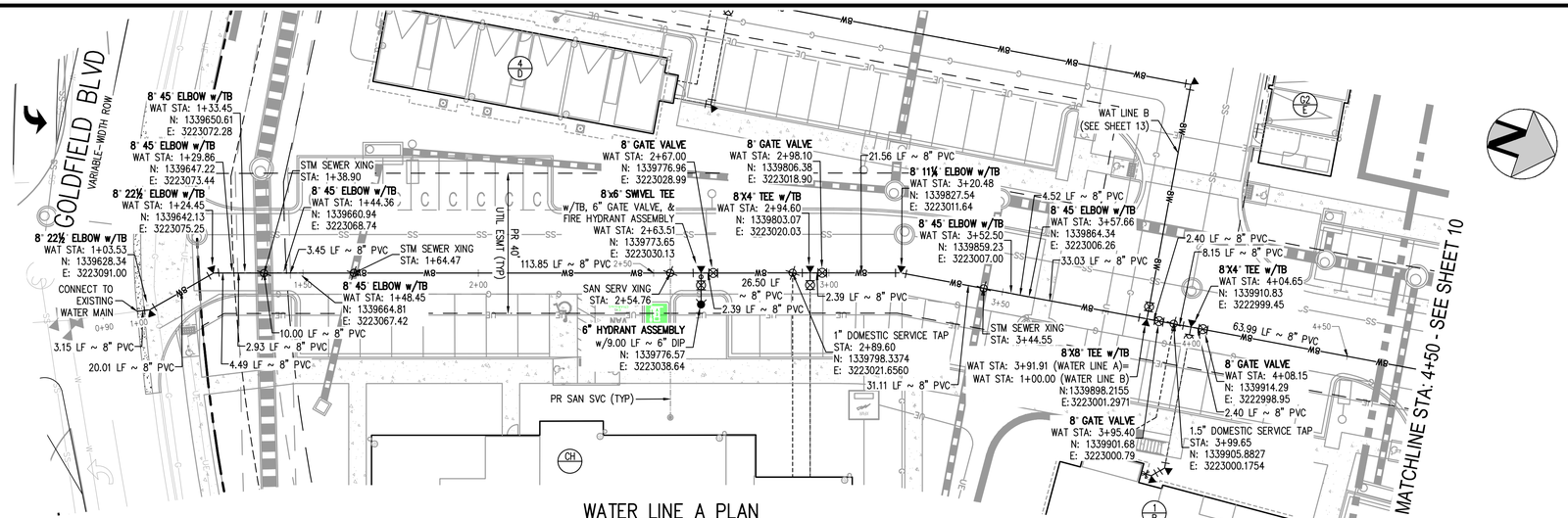
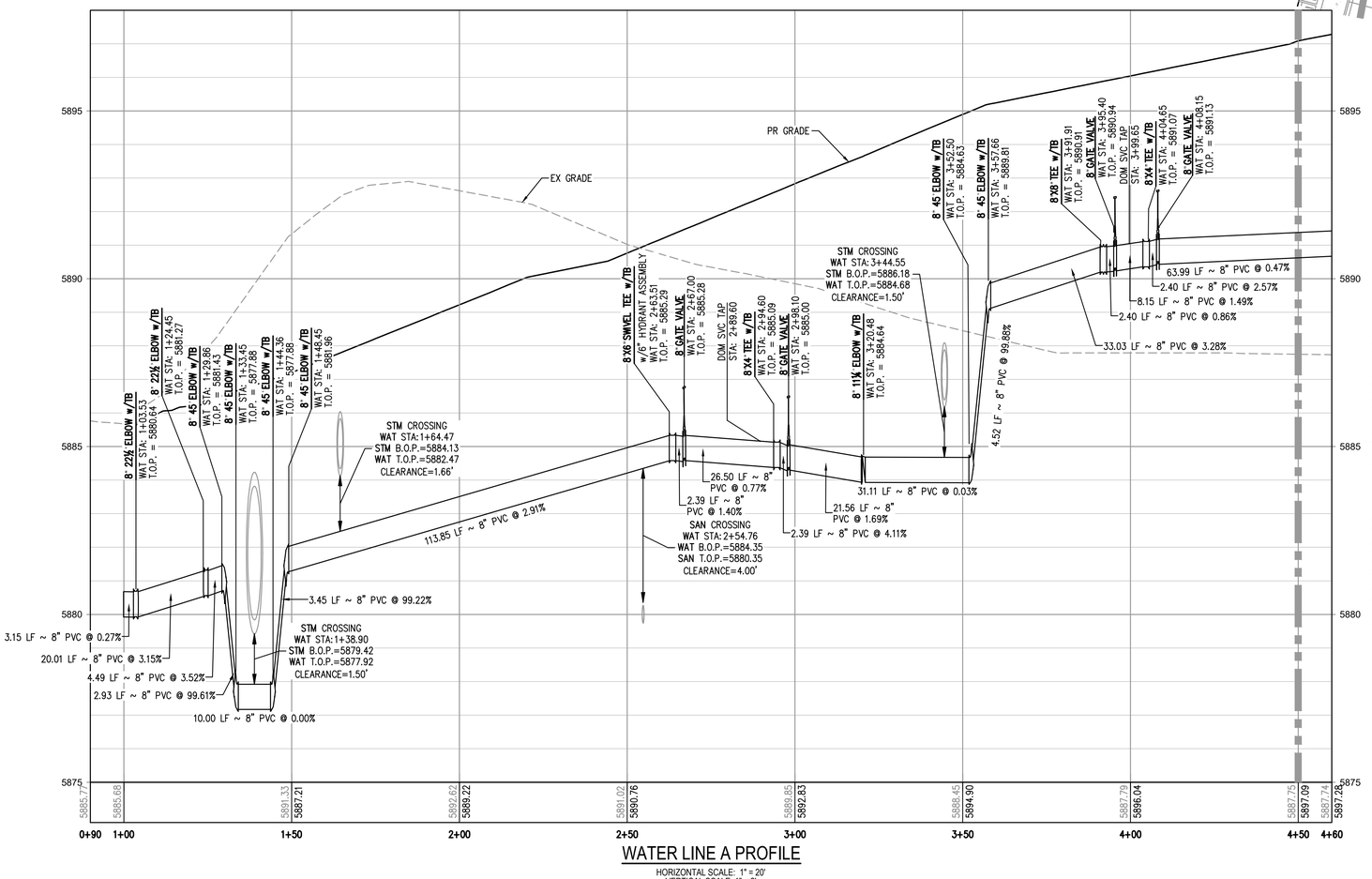


WATER LINE A PLAN

SCALE: 1" = 20'

KEY MAP

SCALE:1"=400'



WATER LINE A PROFILE

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

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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 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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SCALE: 1" = 20'

DESIGNED BY: CLH
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DRAWN BY: CLH

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
9
9 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\WBS - WATER LINE A P&P.DWG LAYOUT: LAYOUT1
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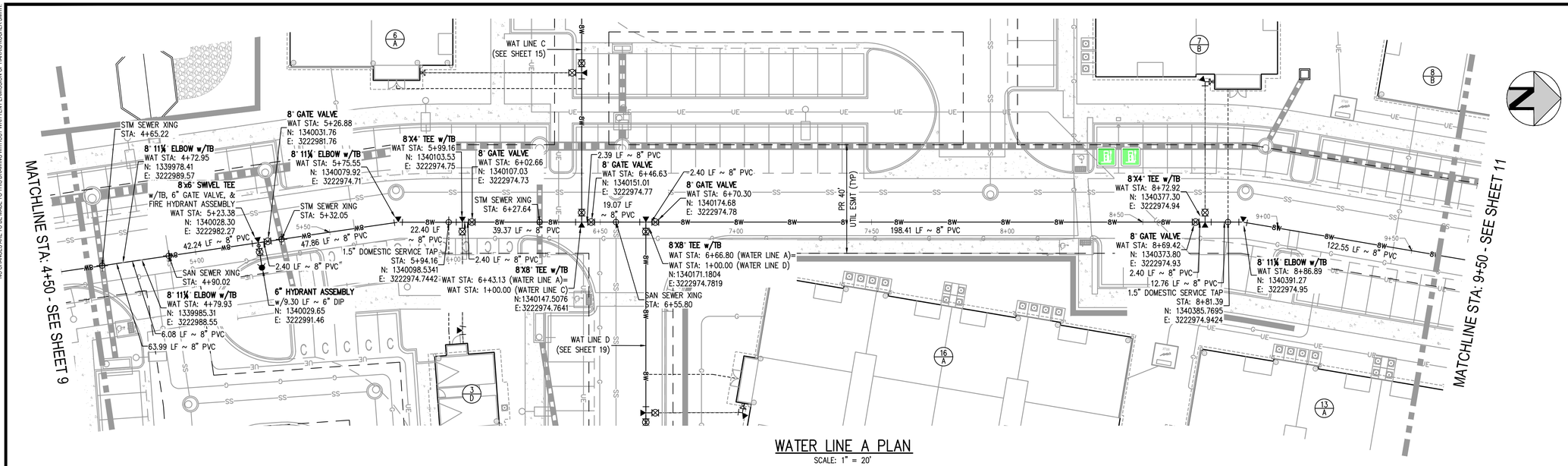
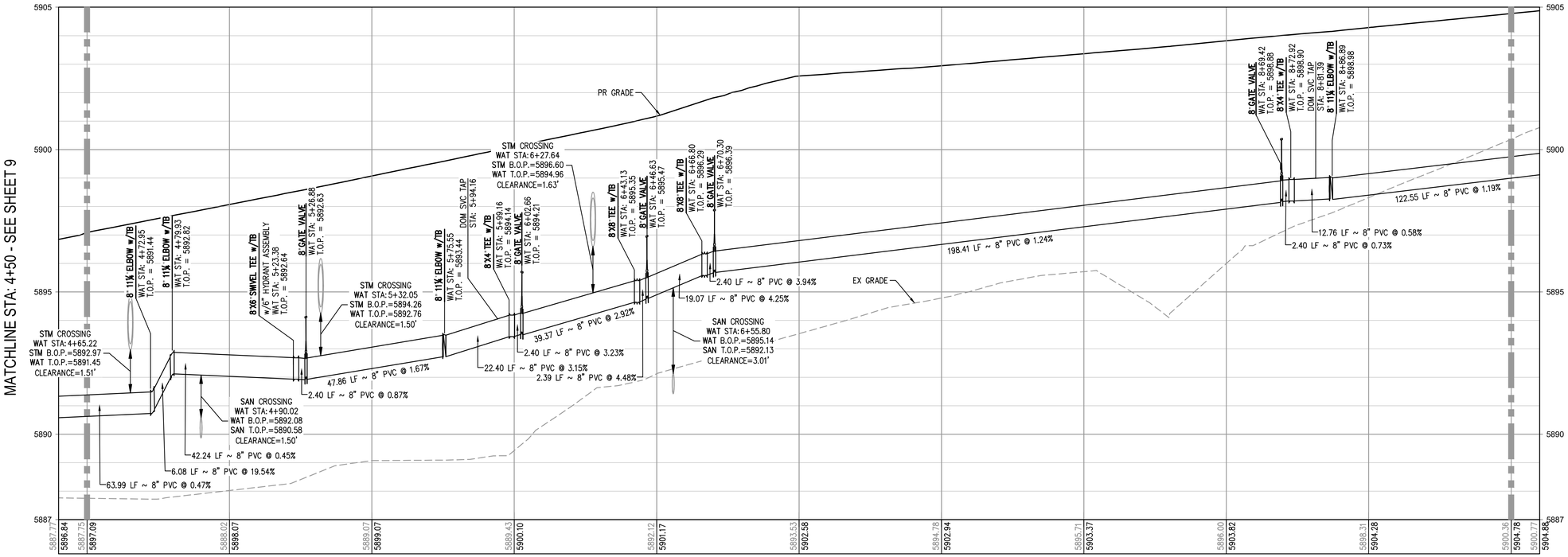


WATER LINE A PLAN
SCALE: 1" = 20'



WATER LINE A PROFILE
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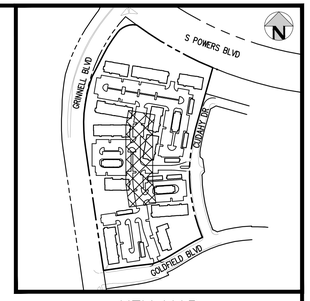

KEY MAP
SCALE:1"=400'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
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10
10 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE A P&P.DWG LAYOUT: LAYOUT1 (2)
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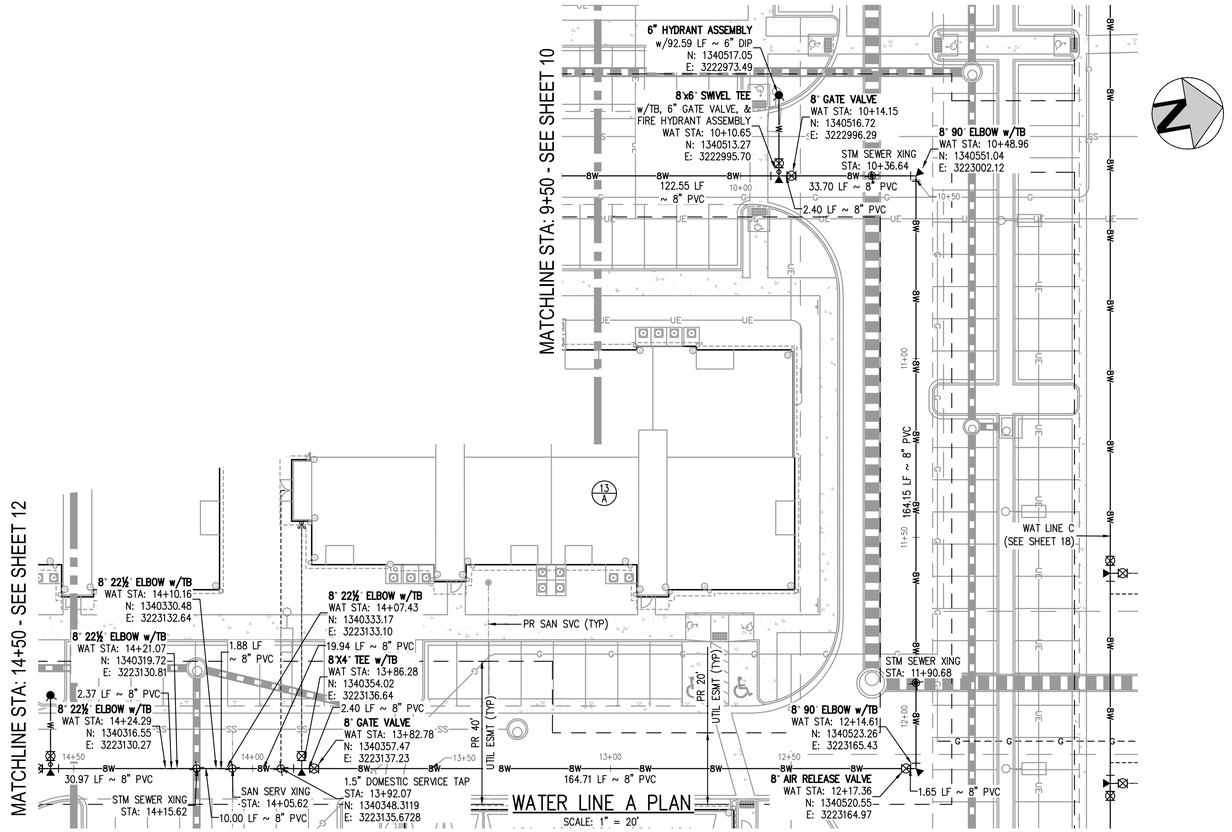

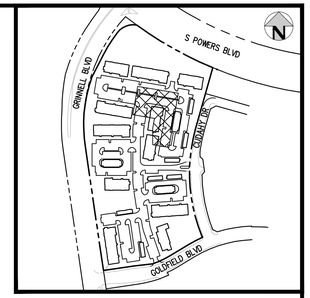

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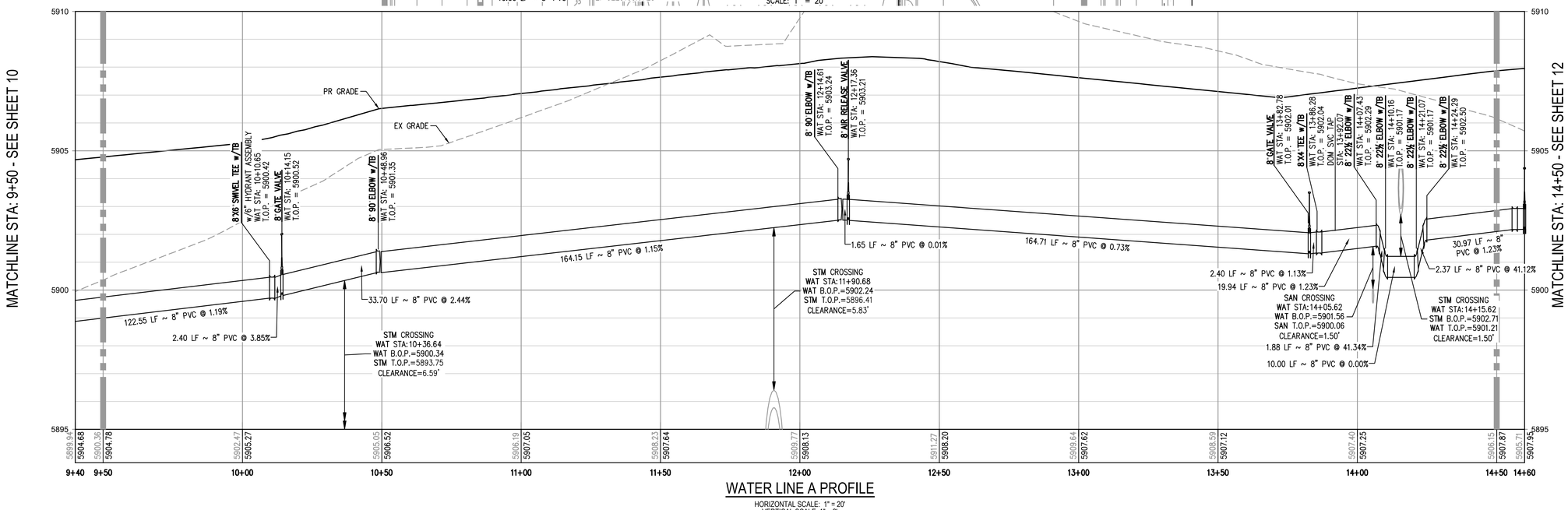

WATER LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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20 0 20 40
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OUTLOOK POWERS & GRINNELL
WATER LINE A PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

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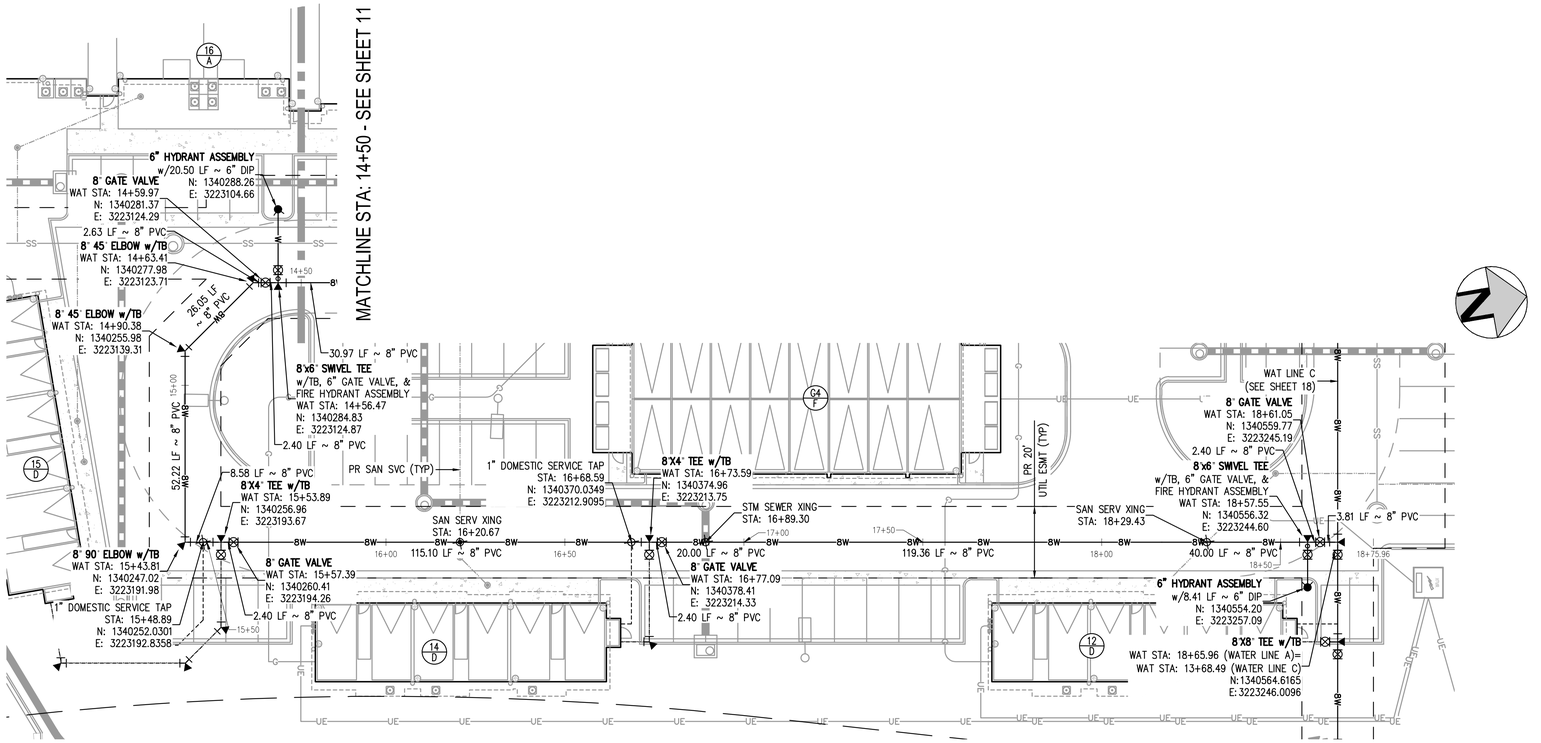
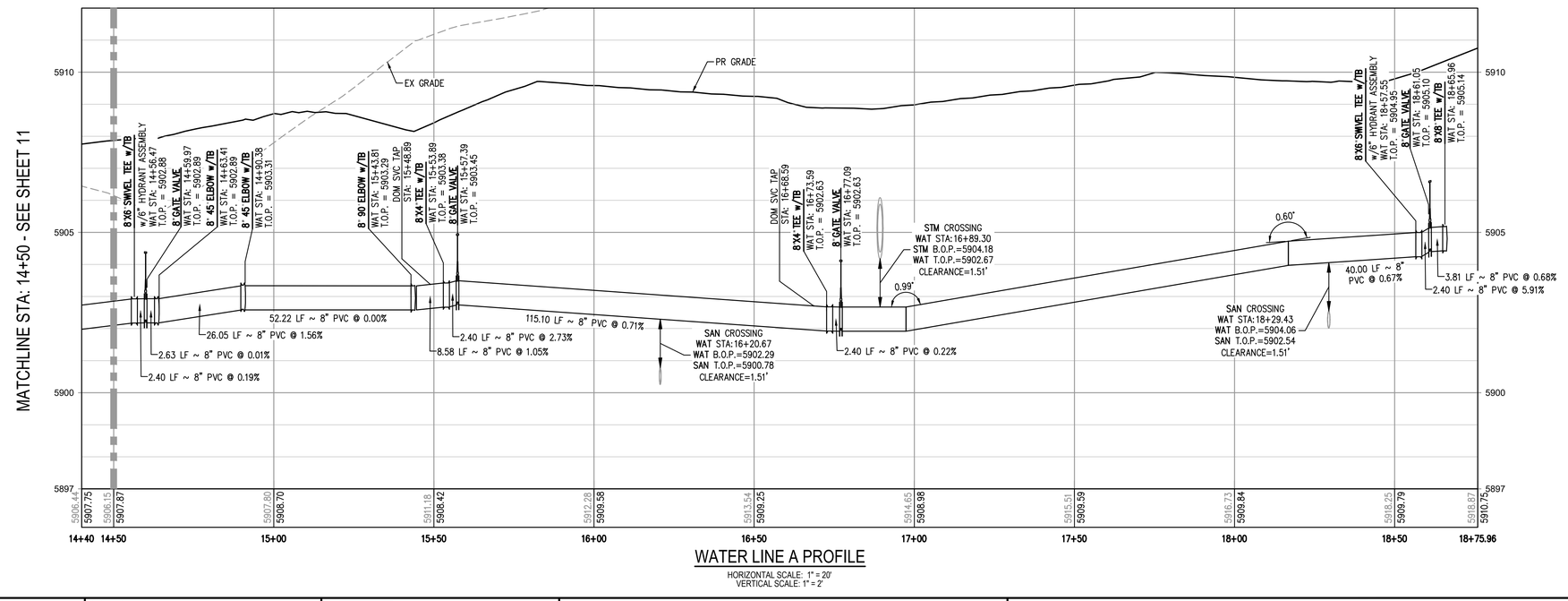
11
11 OF 20



WATER LINE A PLAN

SCALE: 1" = 20'



WATER LINE A PROFILE

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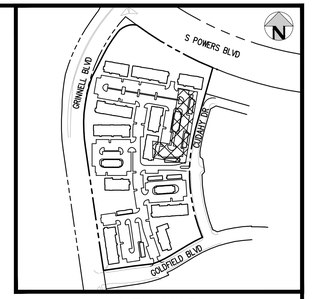
VERTICAL SCALE: 1" = 2'



KEY MAP

SCALE:1"=400'

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12
12 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\WBS - WATER LINE A P&P DWG LAYOUT: LAYOUT1 (4)
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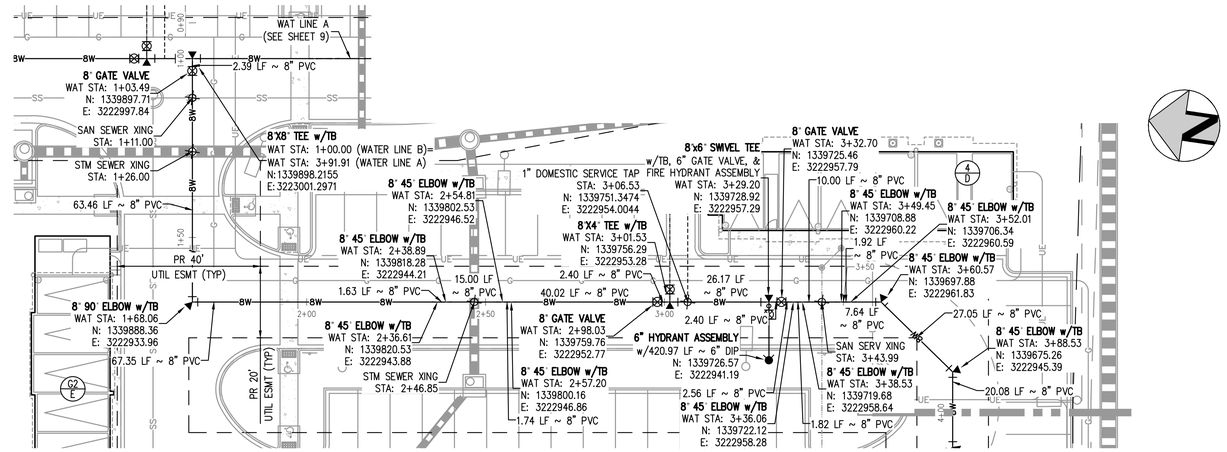
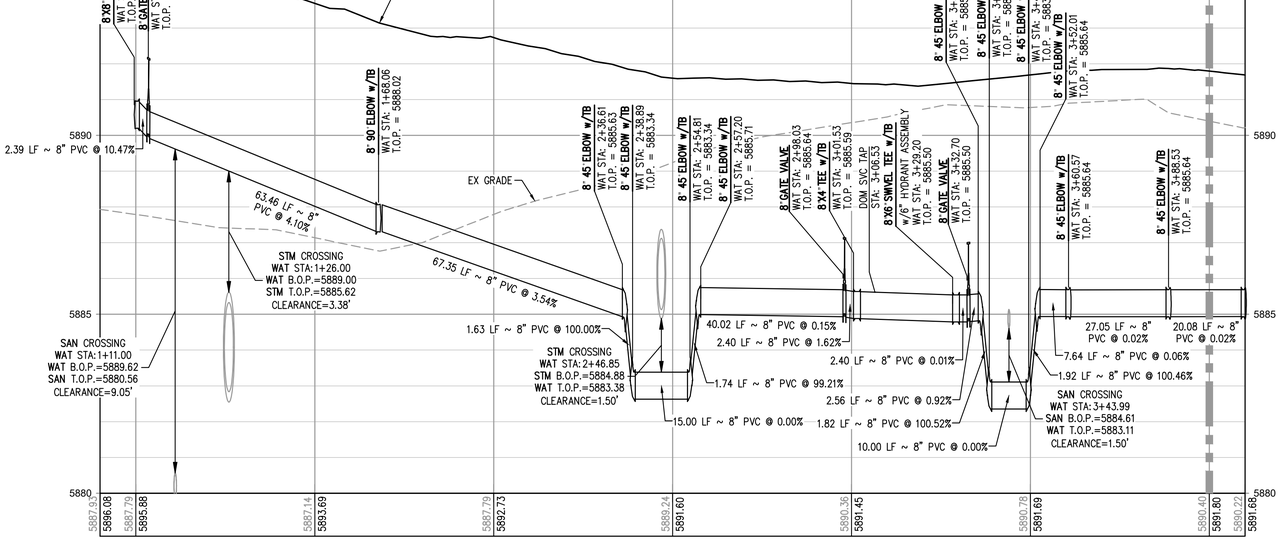


WATER LINE B PLAN

SCALE: 1" = 20'

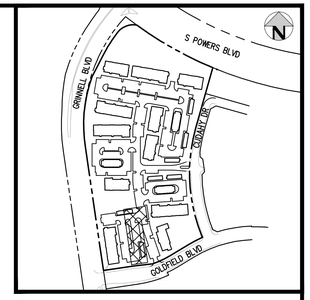
MATCHLINE STA: 4+00 - SEE SHEET 14



WATER LINE B PROFILE

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

MATCHLINE STA: 4+00 - SEE SHEET 14



KEY MAP

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Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

DESIGNED BY: CLH
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ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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

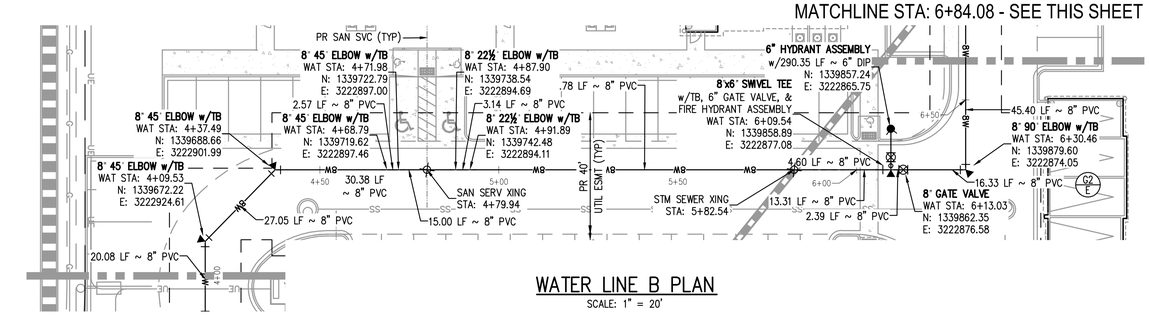
Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
WATER LINE B PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

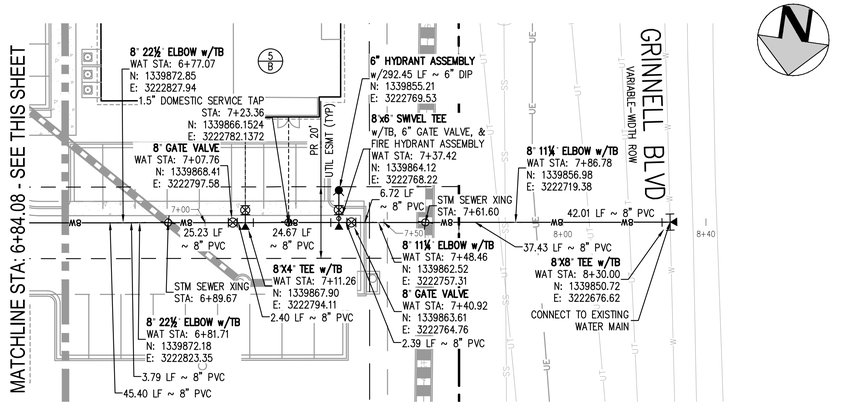
PROJECT #: 221206
SHEET NUMBER
13
13 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\WLS - WATER LINE B P&P.DWG LAYOUT: LAYOUT1
NO XREFS
PLOTTED: TUE 05/09/23 10:59:37A BY: COLTON HOCHEVAR



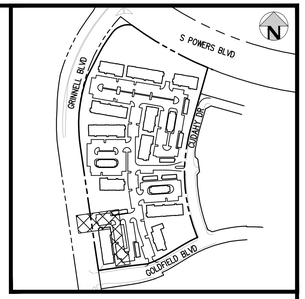
WATER LINE B PLAN

SCALE: 1" = 20'



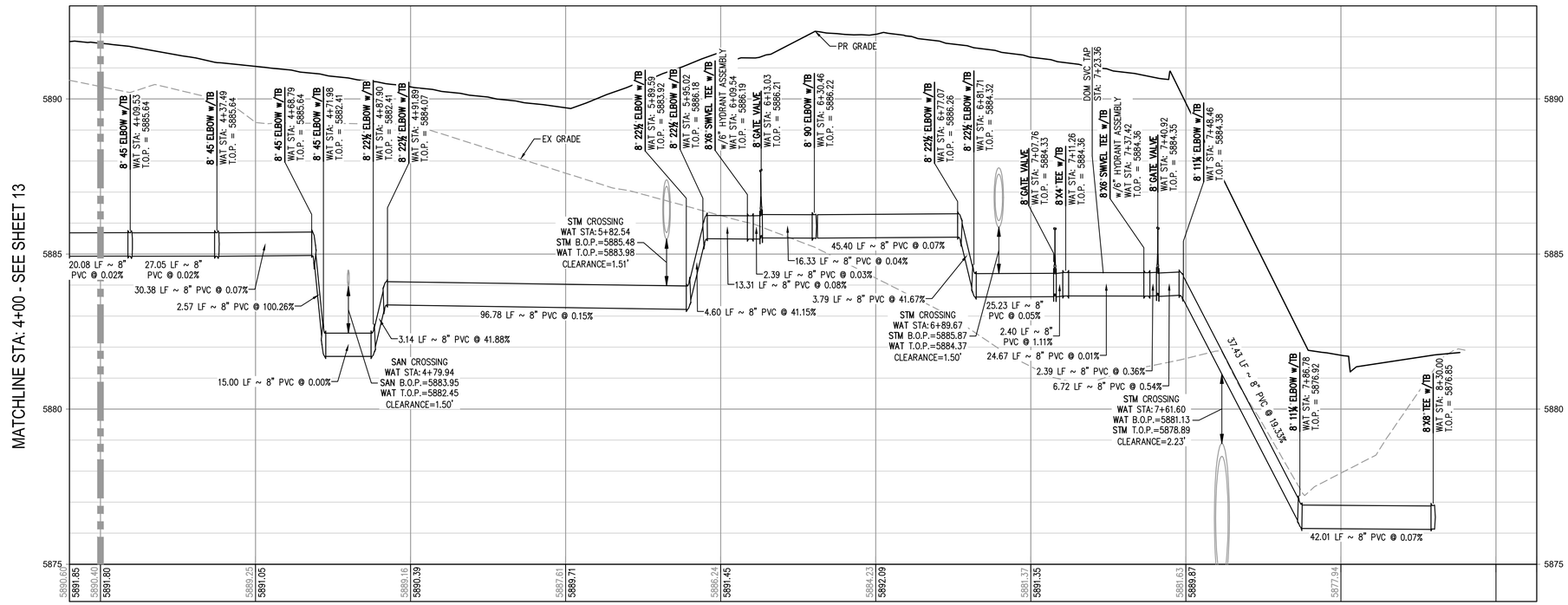
WATER LINE B PLAN

SCALE: 1" = 20'



KEY MAP

SCALE:1"=400'



WATER LINE B 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.
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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 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

Know what's below. Call before you dig.

SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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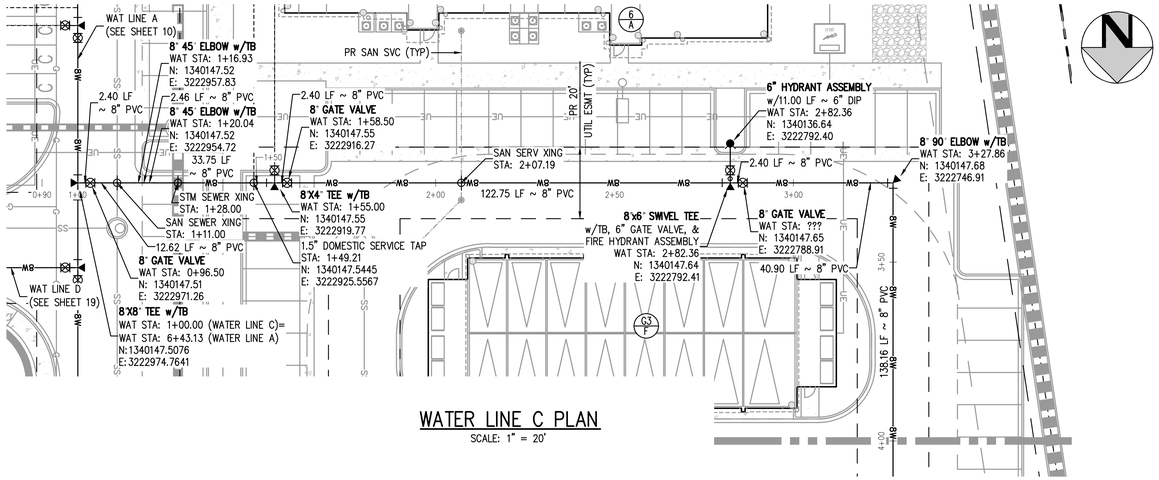
OUTLOOK POWERS & GRINNELL
WATER LINE B PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

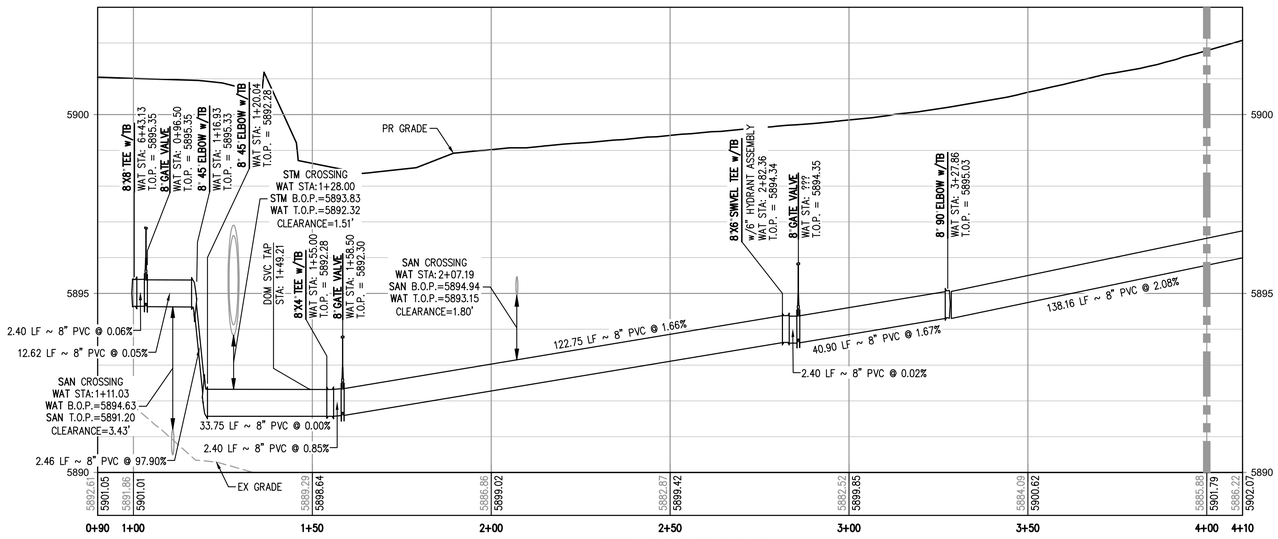
PROJECT #: 221206
SHEET NUMBER
14
14 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\WBS - WATER LINE B P&P DWG LAYOUT: LAYOUT1 (2)
NO XREFs
PLOTTED: TUE 05/09/23 10:59:46A BY: COLTON HOCHEVAR



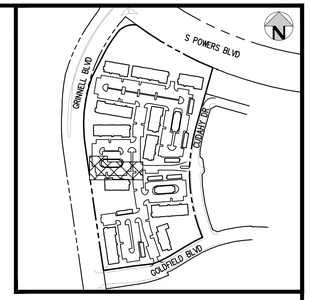
WATER LINE C PLAN
SCALE: 1" = 20'

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



KEY MAP
SCALE: 1"=400'

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

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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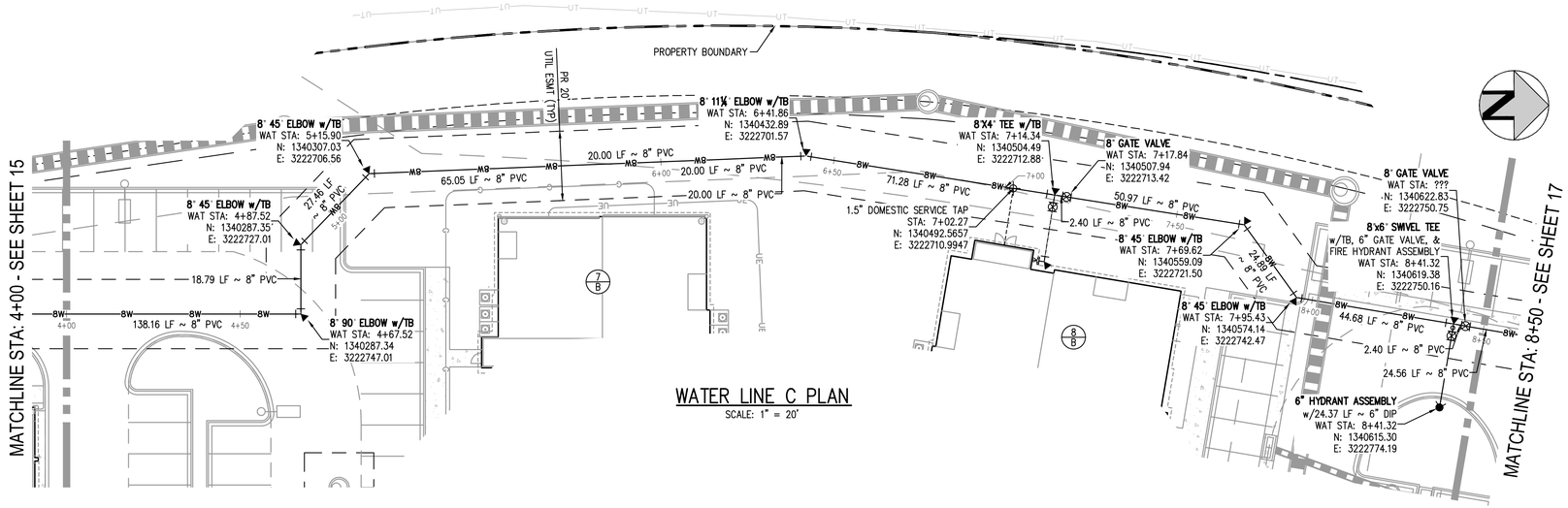
OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

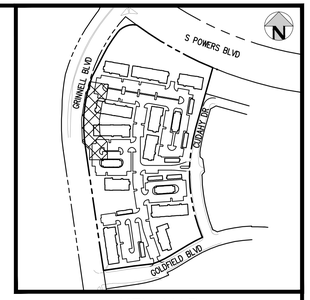
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
15
15 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\WAS - WATER LINE C P&P.DWG LAYOUT: LAYOUT1
NO XREFS
PLOTTED: TUE 05/09/23 11:00:37A BY: COLTON HOCHEVAR



WATER LINE C PLAN
SCALE: 1" = 20'



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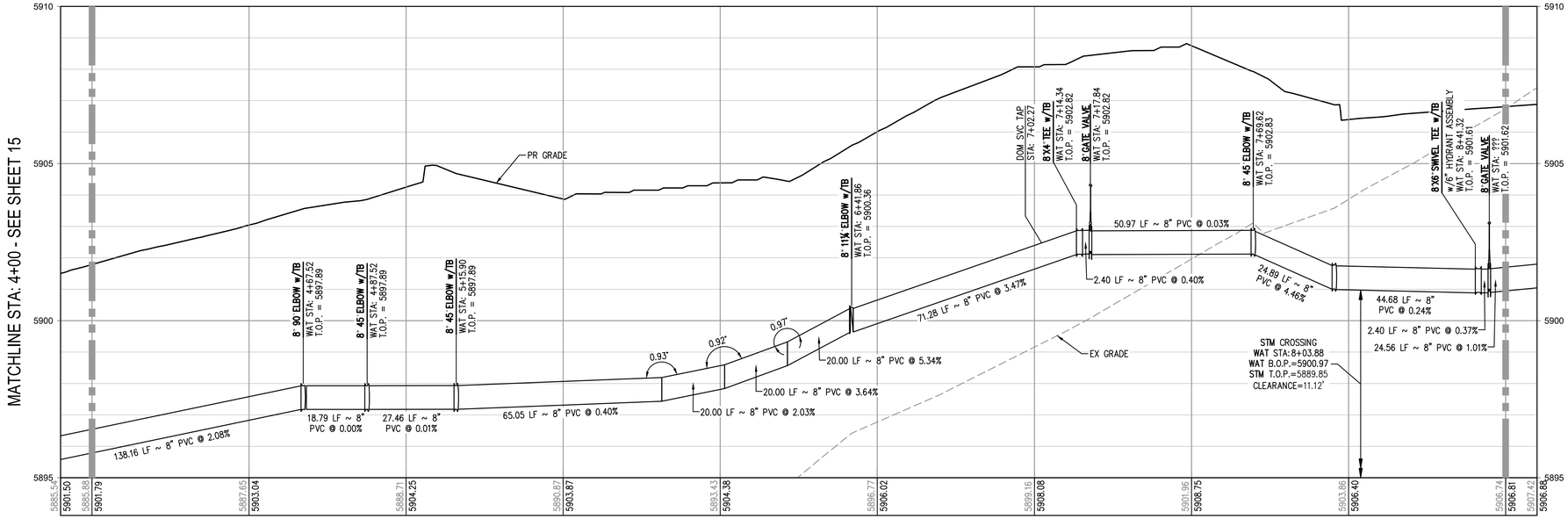

WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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20 0 20 40
SCALE: 1" = 20'

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

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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
16
16 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\W&S - WATER LINE C P&P.DWG LAYOUT: LAYOUT1 (2)
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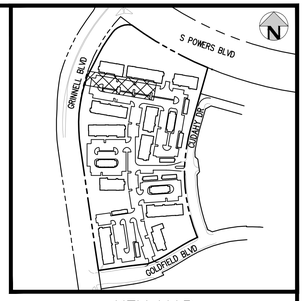
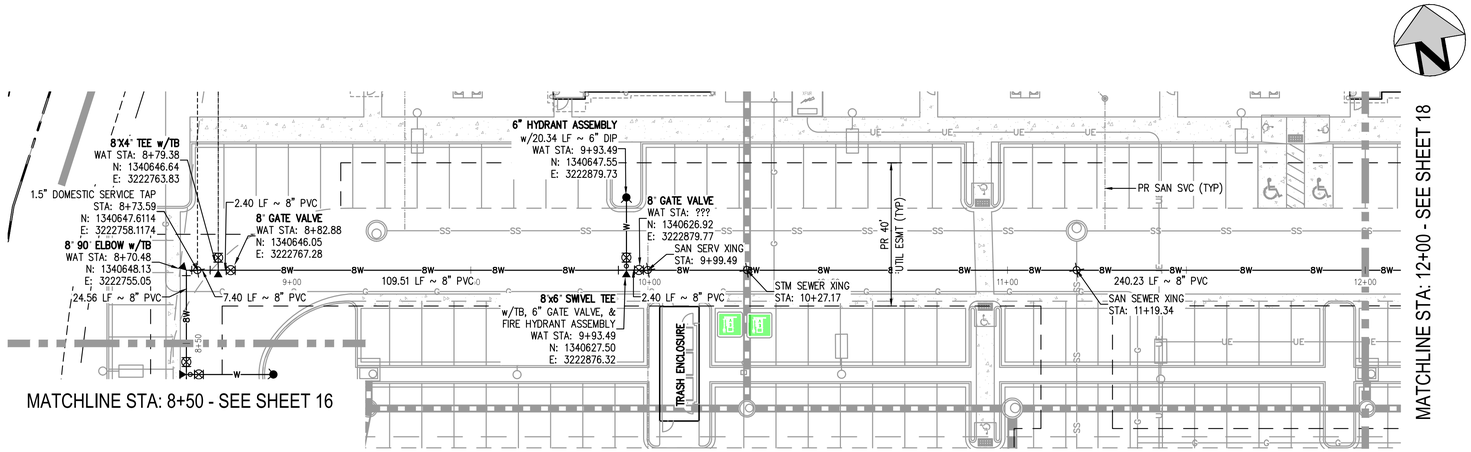
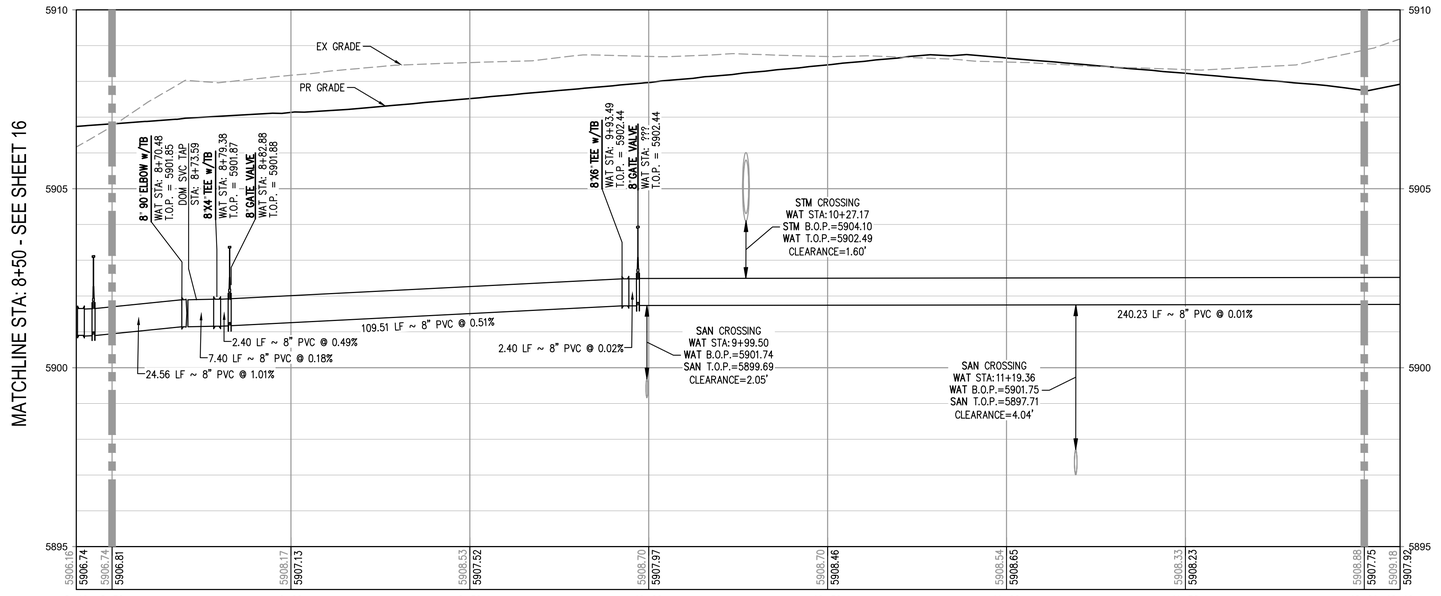


KEY MAP
SCALE: 1"=400'



WATER LINE C PLAN
SCALE: 1" = 20'



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

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Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

DESIGNED BY: CLH
CHECKED BY: ROP
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ISSUE DATE: 05-08-2023

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OUTLOOK POWERS & GRINNELL
WATER LINE C PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 221206
SHEET NUMBER
17
17 OF 20

FILEPATH: J:\221206\ENGINEERING\UTILITIES\WATER\W8S - WATER LINE C P&P.DWG LAYOUT: LAYOUT1 (3)
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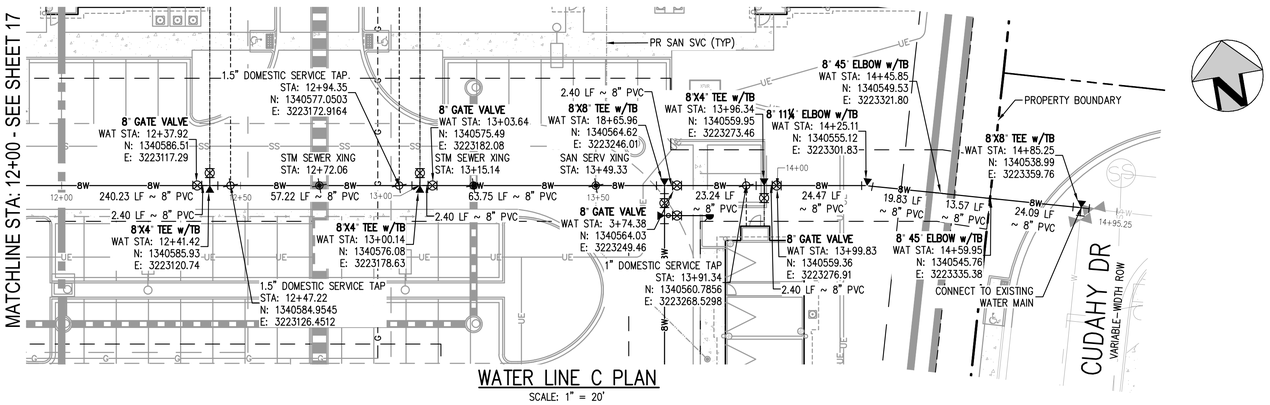
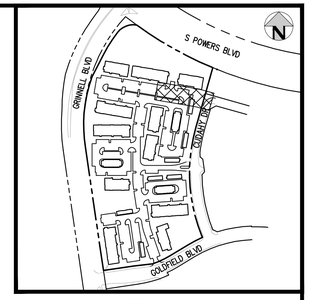


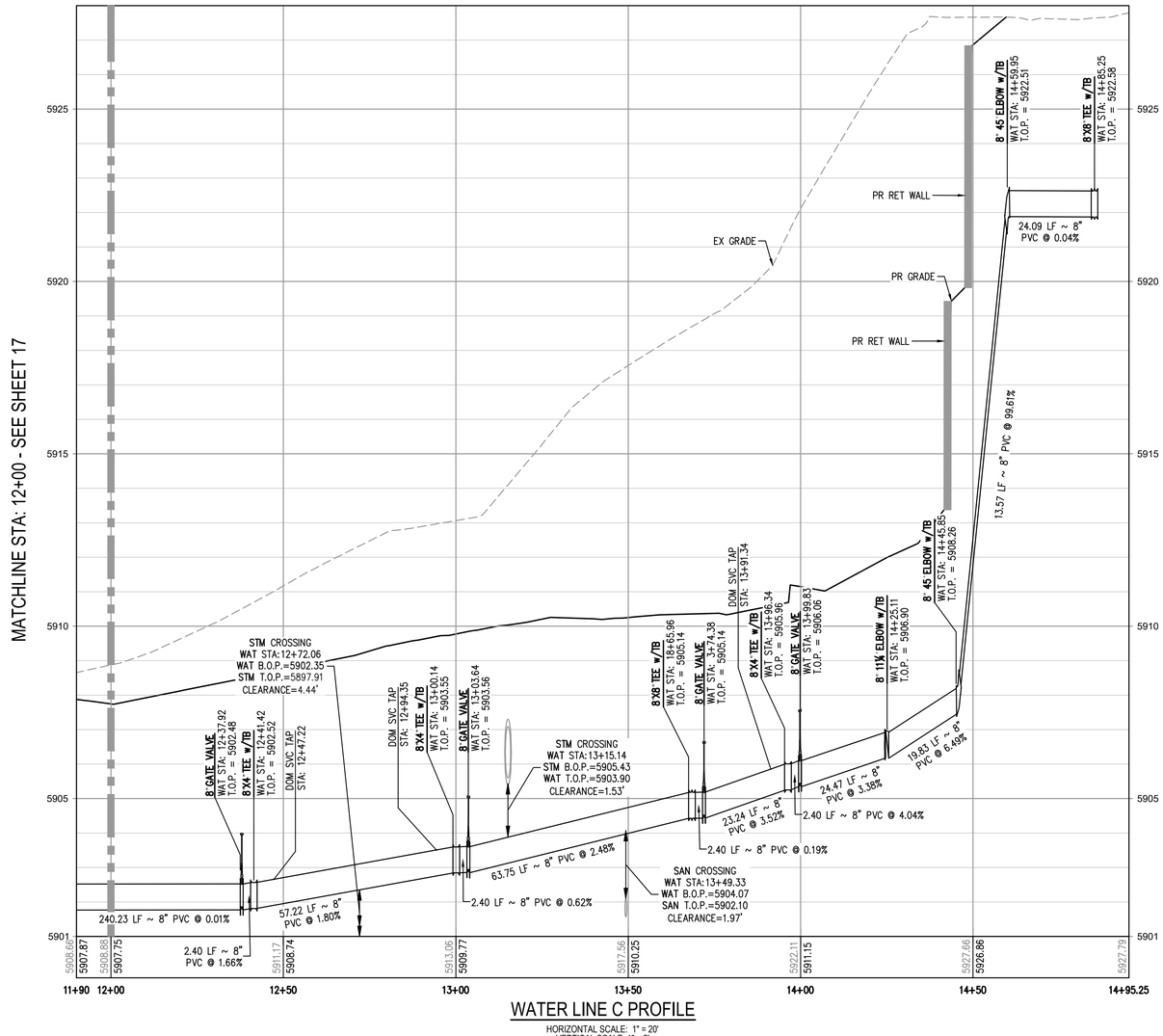
WATER LINE C PLAN

SCALE: 1" = 20'



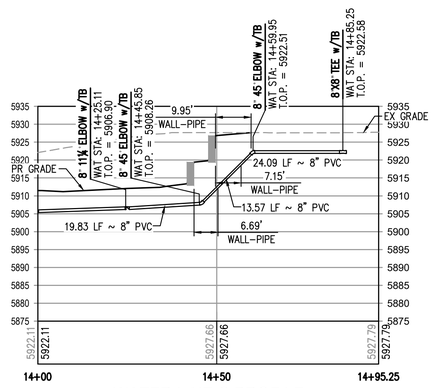
KEY MAP

SCALE: 1"=400'



WATER LINE C PROFILE

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



WATER LINE C PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

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20 0 20 40
SCALE: 1" = 20'

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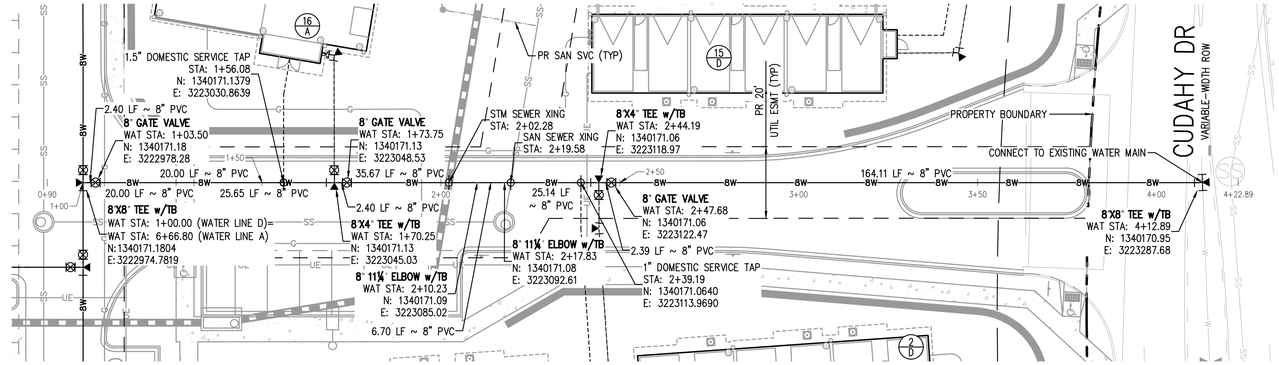
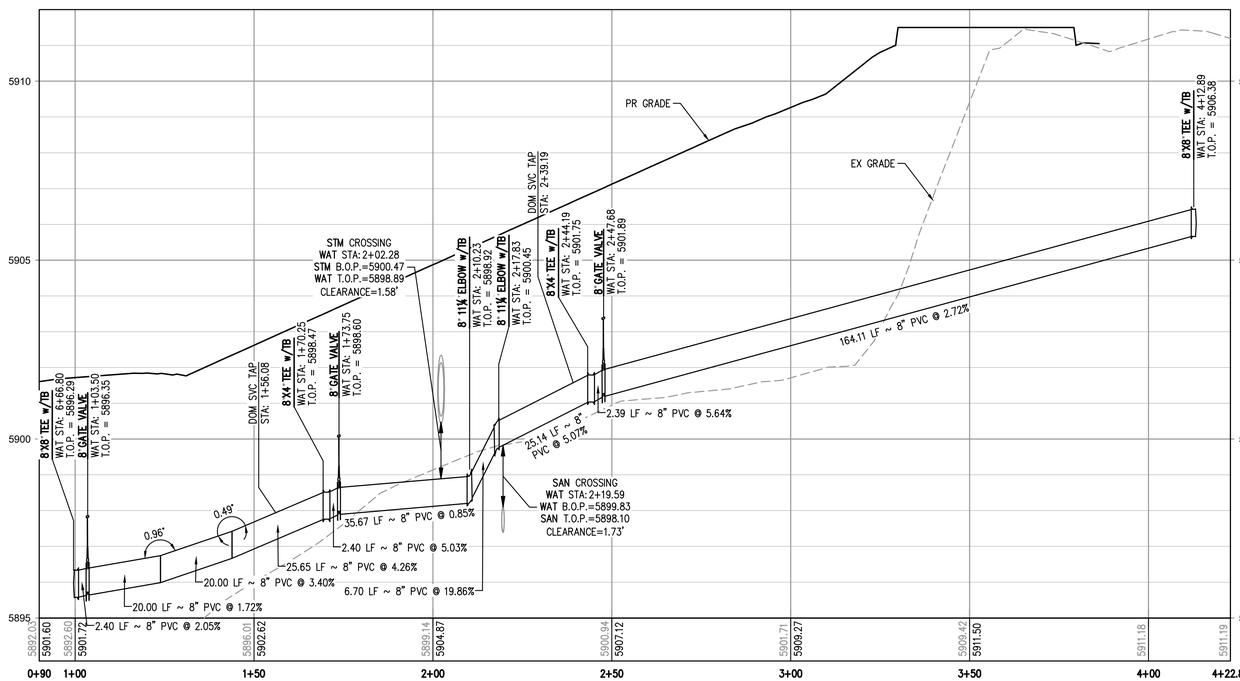


WATER LINE D PLAN

SCALE: 1" = 20'



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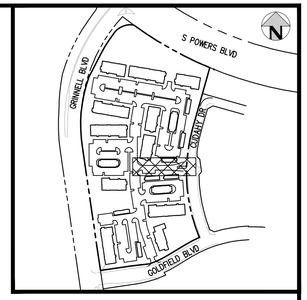

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PROJECT #: 221206
SHEET NUMBER
19
19 OF 20

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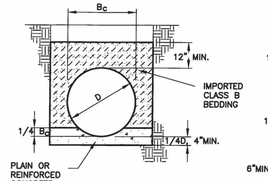
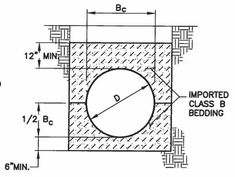
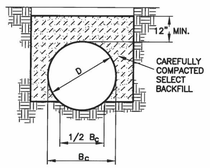
PLOTTED: TUE 05/09/23 11:01:20A BY: COLTON HOCHEVAR



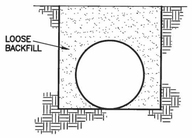
CLASS "A"
(CONCRETE CRADLE)
L.F.=2.8



CLASS "B"
(GRANULAR BASE)
L.F.=1.9



CLASS "C"
(SHAPED BOTTOM)
L.F.=1.5



CLASS "D"
(FLAT BOTTOM)
L.F.=1.1

NOTES:

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

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

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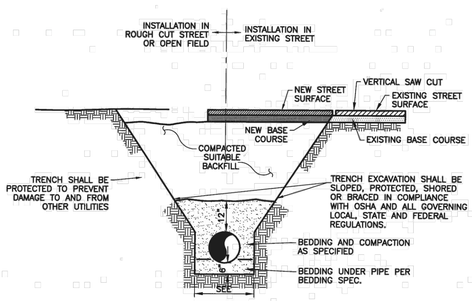

BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

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.

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

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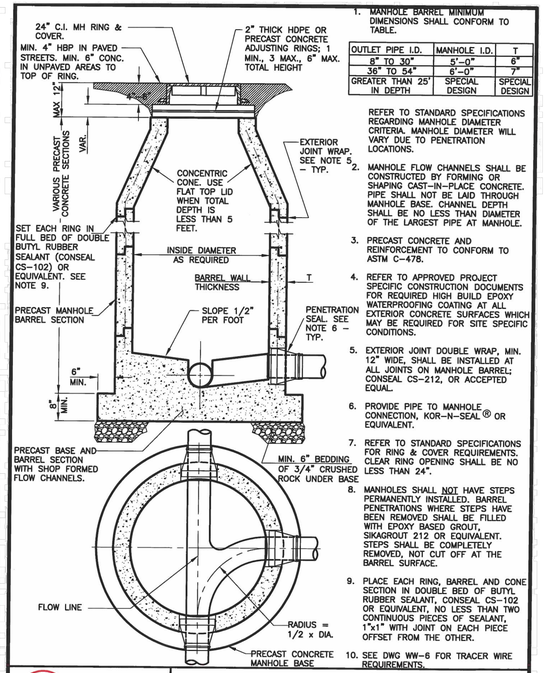

1. MANHOLE BARREL MINIMUM DIMENSIONS SHALL CONFORM TO TABLE.

OUTLET PIPE I.D.	MANHOLE I.D.	T
8" TO 30"	5'–0"	6"
36" TO 54"	6'–0"	7"
GREATER THAN 25' IN DEPTH	SPECIAL DESIGN	SPECIAL DESIGN

REFER TO STANDARD SPECIFICATIONS REGARDING MANHOLE DIAMETER CRITERIA. MANHOLE DIAMETER WILL VARY DUE TO PENETRATION LOCATIONS.

2. MANHOLE FLOW CHANNELS SHALL BE CONSTRUCTED BY FORMING OR SHAPING CAST–IN–PLACE CONCRETE. PIPE SHALL NOT BE LAID THROUGH MANHOLE BASE. CHANNEL DEPTH SHALL BE NO LESS THAN DIAMETER OF THE LARGEST PIPE AT MANHOLE.
3. PRECAST CONCRETE AND REINFORCEMENT TO CONFORM TO ASTM C–478.
4. REFER TO APPROVED PROJECT SPECIFIC CONSTRUCTION DOCUMENTS FOR REQUIRED HIGH BUILD EPOXY WATERPROOFING COATING AT ALL EXTERIOR CONCRETE SURFACES WHICH MAY BE REQUIRED FOR SITE SPECIFIC CONDITIONS.
5. EXTERIOR JOINT DOUBLE WRAP, MIN. 12" WIDE, SHALL BE INSTALLED AT ALL JOINTS ON MANHOLE BARREL; CONSEAL CS–212, OR ACCEPTED EQUAL.
6. PROVIDE PIPE TO MANHOLE CONNECTION, KOR–N–SEAL ® OR EQUIVALENT.
7. REFER TO STANDARD SPECIFICATIONS FOR RING & COVER REQUIREMENTS. CLEAR RING OPENING SHALL BE NO LESS THAN 24".
8. MANHOLES SHALL NOT HAVE STEPS PERMANENTLY INSTALLED. BARREL PENETRATIONS WHERE STEPS HAVE BEEN REMOVED SHALL BE FILLED WITH EPOXY BASED GROUT, SIKAGROUT 212 OR EQUIVALENT. STEPS SHALL BE COMPLETELY REMOVED, NOT CUT OFF AT THE BARREL SURFACE.
9. PLACE EACH RING, BARREL AND CONE SECTION IN DOUBLE BED OF BUTYL RUBBER SEALANT, CONSEAL CS–102 OR EQUIVALENT, NO LESS THAN TWO CONTINUOUS PIECES OF SEALANT, 1"x1" WITH JOINT ON EACH PIECE OFFSET FROM THE OTHER.
10. SEE DWG WW–6 FOR TRACER WIRE REQUIREMENTS.

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

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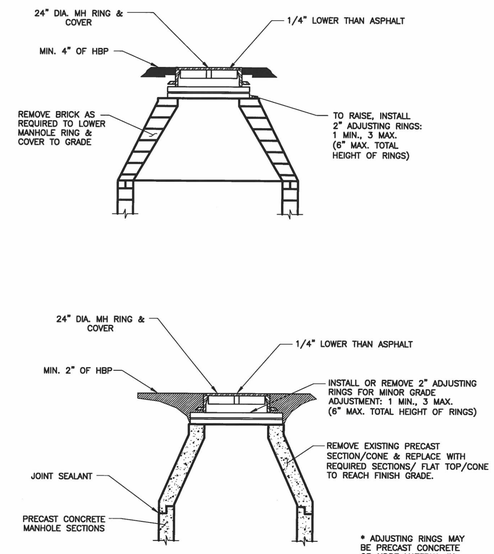

* ADJUSTING RINGS MAY BE PRECAST CONCRETE OR HDPE MATERIAL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

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

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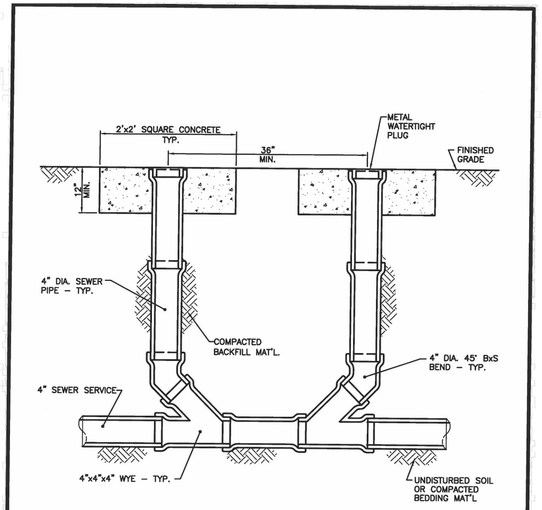

NOTE:

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

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

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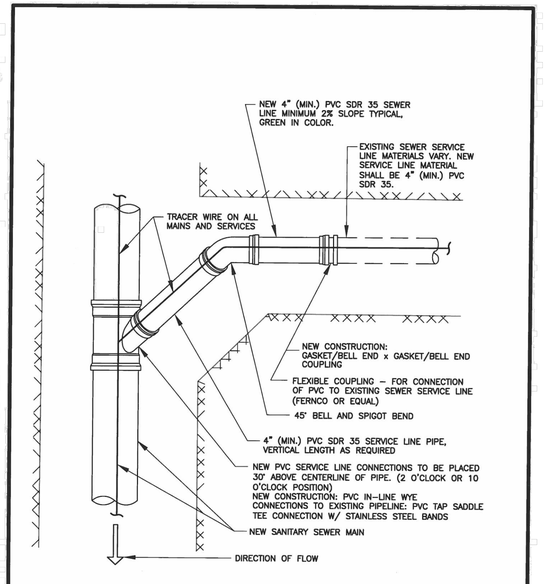

NOTE:

1. ALL NEW SERVICE LINE CONSTRUCTION SHALL BE 4"(MIN.) SDR 35 PVC, GREEN IN COLOR, GASKET/BELL END x SPIGOT PIPE.

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

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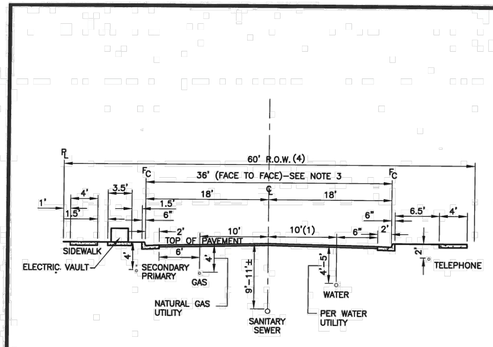

TYPICAL CROSS SECTION
UTILITIES LOCATION

GENERAL NOTES

1. ALL SEWERS SHALL MAINTAIN A 10' CLEAR SEPARATION FROM WATER, OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. ELECTRIC CONDUITS SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM WATER.
3. FOR 40' WIDE STREET SECTIONS, MAINTAIN WATER 10 FEET FROM SANITARY SEWER OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT STREET CENTERLINE.
4. 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.

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

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Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 05-08-2023

DATE	REVISION COMMENTS

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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

Evergreen
Development | Services | Investments

OUTLOOK POWERS & GRINNELL
SANITARY DETAILS

PROJECT #: 221206
SHEET NUMBER
20
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