PROJECT TEAM

SUPER STAR CAR WASH 1830 N 95TH AVE, SUITE 106 PHOENIX, AZ, 85037 **CONTACT: TIM VARLEY** TEL: 801-651-1748 EMAIL: TVARLEY@SSCWAZ.COM

AYRES ASSOCIATES 3665 JFK PARKWAY BLDG. 2 SUITE 100 FORT COLLINS, CO 80525 CONTACT: SCOTT MAIER TEL: (262)-522-4901 EMAIL:MAIERS@AYRESASSOCIATES.COM

LANDSCAPE ARCHITECT AYRES ASSOCIATES 3665 JFK PARKWAY BLDG. 2 SUITE 100 FORT COLLINS, CO 80525 CONTACT: DAVID LAND TEL: (303)-548-2870 EMAIL: LANDD@AYRESASSOCIATES.COM

ARCHITECT **AO ARCHITECTS** 144 N ORANGE STREET ORANGE CA 92866 **CONTACT: DUC HUYNH** TEL: (714)-639-9860 EMAIL: DUCH@AOARCHITECTS.COM

PROPERTY LEGAL DESCRIPTION

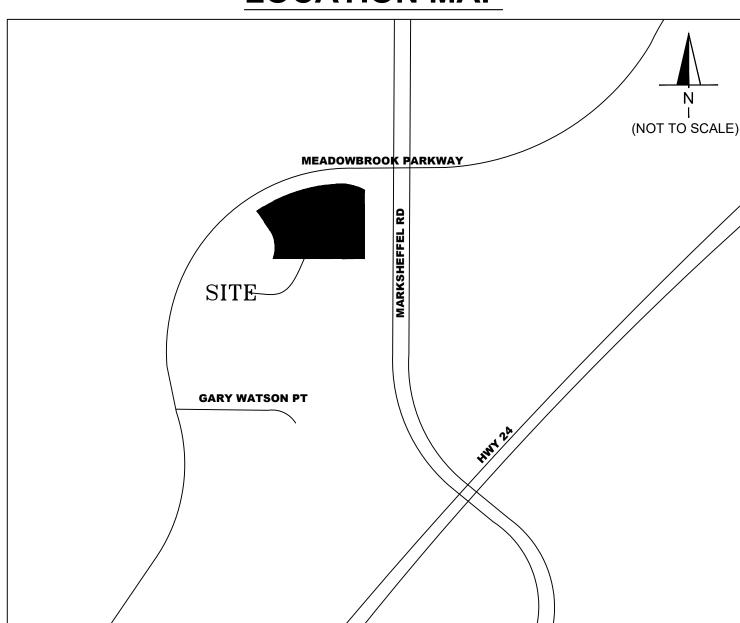
LOT 1. BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

<i>Narley</i> Tim Varley
Tim Varley
Super Star Car Wash
1830 N 95th Ave, Suite 106
Phoenix, AZ, 85037

LOCATION MAP



ZONING DISTRICT LAND USE		FORMA	23 4 36 41	AREA 3,149 S.F. 5,591 S.F. 6,918 S.F. 1,509 S.F.	% PROP 36% 7% 57% 64% 100%						
BUILDING AREA PARKING LOT AREA (INC. OTHER HARD SURFACES) TOTAL IMPERVIOUS AF TOTAL AREA ZONING DISTRICT LAND USE		1	366	,591 S.F. 5,918 S.F. 1,509 S.F.	7% 57% 64%						
PARKING LOT AREA (INC. OTHER HARD SURFACES) TOTAL IMPERVIOUS AF TOTAL AREA ZONING DISTRICT LAND USE		1	36 41 64	5,918 S.F. 1,509 S.F. 1,658 S.F.	57% 64%						
TOTAL IMPERVIOUS AF TOTAL AREA ZONING DISTRICT LAND USE		1	64	I,509 S.F. I,658 S.F.	64%						
ZONING ZONING DISTRICT LAND USE		1	64	1,658 S.F.							
ZONING DISTRICT LAND USE	G INI	1			100%						
ZONING DISTRICT LAND USE	G INI	1	ГΙС	N							
LAND USE		EXISTING			ZONING INFORMATION						
LAND USE		LXIOTINO	PROPOSED								
FROM	ZONING DISTRICT CS CS			cs							
		VACANT		CARWASH							
		REQUIRED		PROVIDED							
	FRONT (N) 25'		26	26.4'							
	ILDING SIDE (W) 25'			80.2'							
SETBACKS SIDE	E (E)	0'	78		3.3'						
REA	R (S)	0'		13	6.6'						
FRONT (N)		25'		26	3.0'						
L SETRACKS	E (W)	25'	2		5.1'						
SIDE	E (E)	0'			6.0'						
REAR (S) 0'					.0'						
DADKING -	DARD	1 SPACE PER BAY OR STALL		26							
ACCESSIBLE		1	OTAL I	2							
		TOTAL PARKING 1 SPACE PER BAY OR STALL 28 E PARKING 1U = 2 SPACES 5% OF REQUIRED PARKING 4			40						

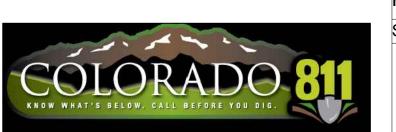
SHEET LIST TABLE					
SHEET NUMBER	SHEET TITLE				
C1.0	COVER SHEET				
C1.1	GENERAL NOTES				
C2.0	EXISTING CONDITIONS				
C3.0	SITE PLAN				
C3.1	HORIZONTAL CONTROL PLAN				
C3.2	PAVING PLAN				
C4.0	FIRE AND SERVICE PLAN				
C5.0	GRADING PLAN				
C5.1	DRAINAGE PLAN				
C6.0	UTILITY PLAN				
C7.0	PHOTOMETRIC PLAN				
C8.0	CONSTRUCTION DETAILS				
C8.1	CONSTRUCTION DETAILS				
L1.0	LANDSCAPE PLAN				
L1.1	LANDSCAPE DETAILS				
A1.0	FLOOR PLAN				
A2.0	EXTERIOR ELVATIONS				
A3.0	PERSPECTIVE 1				
A4.0	PERSPECTIVE 2				
A5.0	PERSPECTIVE 3				
A6.0	COLORS AND MATERIALS				

EPC - EDARP FILE NUMBER: PPR2315

CONTRACTOR NOTE

CONTRACTOR SHALL KEEP A COPY OF EL PASO COUNTY STAMPED/APPROVED PLANS ON-SITE AT ALL TIMES FOR GENERAL CONTRACTOR AND MUNICIPAL INSPECTOR REFERENCE.





AYRES ASSOCIATES 3665 JFK PARKWAY BUILDING 2, SUITE 100 FORT COLLINS, CO 80525 262.522.4901

www.AyresAssociates.com

MEADOW COLORADO S

Drawn By: Checked By: SEM 06/23/2023

Project No. 24-0409 Sheet Number

GENERAL SITE WORK NOTES:

- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS BOOK, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION IN EL PASO COUNTY, COLORADO; IN CASE OF CONFLICT, EL PASO COUNTY SHALL TAKE PRECEDENCE.
- ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR CONSTRUCTION IN EL PASO COUNTY, UNLESS OTHERWISE NOTED ON THE
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF

THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING THAT COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER. THE OWNER AND ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REGARD TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. ALL KNOWN DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, WHETHER CONTAINED IN THE DATA SUBMITTED BY THESE AGENCIES OR NOT, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THE TITLE SHEET MAY BE CONTACTED. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR
- NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER, NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY UPON FINAL INSPECTION OF THE PROJECT.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR LENGTH SPECIFIED IN THE GENERAL CONDITIONS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH LOCAL MUNICIPAL CODES. A TRAFFIC CONTROL PERMIT IS REQUIRED FOR WORK ON CITY STREETS.
- . THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER, BURNING ON THE SITE IS NOT PERMITTED.
- : NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED AS REQUIRED BY THE OWNER AND ENTITY THAT HAS JURISDICTION OVER THE WORK.
- 14. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR

RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

- 5. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- 16. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH
- CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. . THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE
- CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- . EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NPDES STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION HAS BEEN OBTAINED. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL TO STAY IN COMPLIANCE WITH THE NPDES PERMIT. THESE ADJUSTMENTS MAY BE MADE TO ACCOMMODATE PHASED CONSTRUCTION AND/OR SPECIFIC SITE CONDITIONS.
- THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND MAKE THE NECESSARY SUBMITTALS TO THE ENGINEER. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.
- 20. THE CONTRACTOR SHALL VIDEOTAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- 21. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL
- 22. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFFSITE OF ANY EXISTING PAVING AND STRUCTURES REMOVED.
- 24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY.
- 25. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR AND TO EL PASO COUNTY STANDARDS.
- 26. REFER TO IRRIGATION PLANS FOR SLEEVING REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES FOR SLEEVING REQUIREMENTS PRIOR TO ANY PAVING
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. AND T.A.S.) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.

SANITARY SEWER NOTES

- SANITARY SEWER PIPE 8 INCHES AND LARGER SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-3034 OR ASTM F-679 STANDARDS
- BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- MANHOLES: SANITARY SEWER MANHOLES SHALL BE 4-FOOT, 0-INCH I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478, WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH LOCAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS.
- ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.
- FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE PER EL PASO COUNTY SPECIFICATIONS.
- 0. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL
- 1. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.
- 12. TESTING: DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED.
- 13. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- TELEVISING: ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES
- TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.
- RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S), INCLUDING SERVICE STUB LOCATIONS, TO THE ENGINEER, WHO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES, IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.
- ALL SANITARY SEWER CONSTRUCTION AND MATERIAL SHALL MEET UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION STANDARDS AND SPECIFICATION. IF ANY DISCREPANCY IN THESE PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING ANY MATERIAL

WATER NOTES:

- PIPE MATERIALS: WATERMAINS SHALL BE CONSTRUCTED OF PER GOVERNING AUTHORITY INSTALLATION, MATERIAL, AND SPECIFICATION STANDARDS.
- FITTINGS: ALL FITTINGS SHALL BE OF PUSH ON BLUE BRUTE PVC FITTINGS AND MEET MUNICIPAL STANDARDS.
- VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS AND MUST MEET MUNICIPAL STANDARDS
- THE JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.
- FIRE HYDRANTS: FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C-502, LATEST REVISION, AND SHALL MEET THE STANDARDS SET BY THE UTILITY OR MUNICIPALITY HAVING JURISDICTION. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE THE ROADWAY. 6.5' STANDARD BURY DEPTH.PROVIDE AND INSTALL FULL RESTRAINT FROM MAIN TO THE HYDRANT.THE SHAFT BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.
- SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH MINNEAPOLIS PATTERN.
- WATER MAIN DEFLECTIONS WILL GENERALLY NOT BE ALLOWED. HOWEVER, IF A MINOR DEFLECTION IS NECESSARY, THE MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.
- BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH.
- SAND SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.
- 10. A MINIMUM DEPTH OF COVER OF 4.5-FEET UNDER PAVEMENT AND 6-FEET IN OPEN SPACES SHALL BE MAINTAINED OVER THE WATER LINES. MAXIMUM ALLOWABLE
- CONCRETE THRUST BLOCKING SHALL BE POURED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC. RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS AND ACCORDING TO RESTRAINT TABLE.
- SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
- 13. ALL WATER CONSTRUCTION AND MATERIAL SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATION. IF ANY DISCREPANCY IN THESE PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING ANY MATERIAL.
- HORIZONTAL SEPARATION-WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.
- (1) IF A WATERMAIN CROSSES OVER A SANITARY OR STORM SEWER MAIN, THE WATERMAIN SHALL BE LAID SO THAT THE BOTTOM OF THE WATERMAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER MAIN.
- IF THE WATERMAIN CROSSES UNDER A SANITARY OR STORM SEWER MAIN, THE WATERMAIN SHALL BE LAID SO THAT THE TOP OF THE WATERMAIN IS AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE SEWER.
- WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN EIGHT (8) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- (4) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
- IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED IN (B) ABOVE.
- AL MATERIALS SHALL BE SUBJECT TO FULL SHOP DRAWING REVIEW AND APPROVAL BY THE CITY OF COLORADO SPRINGS WATER AND SEWER UTILITY. SEE UTILITY PLANS FOR ADDITIONAL NOTES. ALL UTILITIES MUST MEET CITY OF COLORADO SPRINGS STANDARDS.

PAVING NOTES

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING. PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS PER GEOTECHNICAL REQUIREMENTS AND LOCAL MUNICIPALITIES HAVING JURISDICTION OVER THE WORK.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUCTD), LATEST EDITION, AND IN ACCORDANCE WITH EL PASO COUNTY CODE.

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING

(1) SCARIFY, DISC, AND AERATE.

(2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

(3) REMOVE AND REPLACE WITH GRANULAR MATERIAL

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER

A. ALL EXTERIOR CONCRETE SHALL MEET LOCAL MUNICIPAL STATE, OR OWNER REQUIREMENTS PER THE JURISDICTION HAVING AUTHORITY OVER THE WORK. IF NO SPECIFICATIONS ARE AVAILABLE, THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS SHALL PREVAIL. IF REQUIREMENTS CONFLICT WITH EACH OTHER, THE AUTHORITY HAVING JURISDICTION OVER THE WORK SHALL COMPLY, OTHERWISE FOLLOW THE MORE RESTRICTIVE.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TEN (10) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PEDESTRIAN WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 50-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE CURING AND PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR.

G. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

A. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER DOT AND/OR LOCAL MUNICIPAL SPECIFICATIONS.

5. TESTING AND FINAL ACCEPTANCE
A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE GEOTECHINCAL ENGINEER.

B. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND
- THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING
- CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL
- BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO
- 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.
- 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).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH

DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM
- 14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC
- 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED
- 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
- 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
- 21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL

- 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
- 28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] 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

3665 JFK PARKWAY

FORT COLLINS, CO

262.522.4901

80525

BUILDING 2, SUITE 100

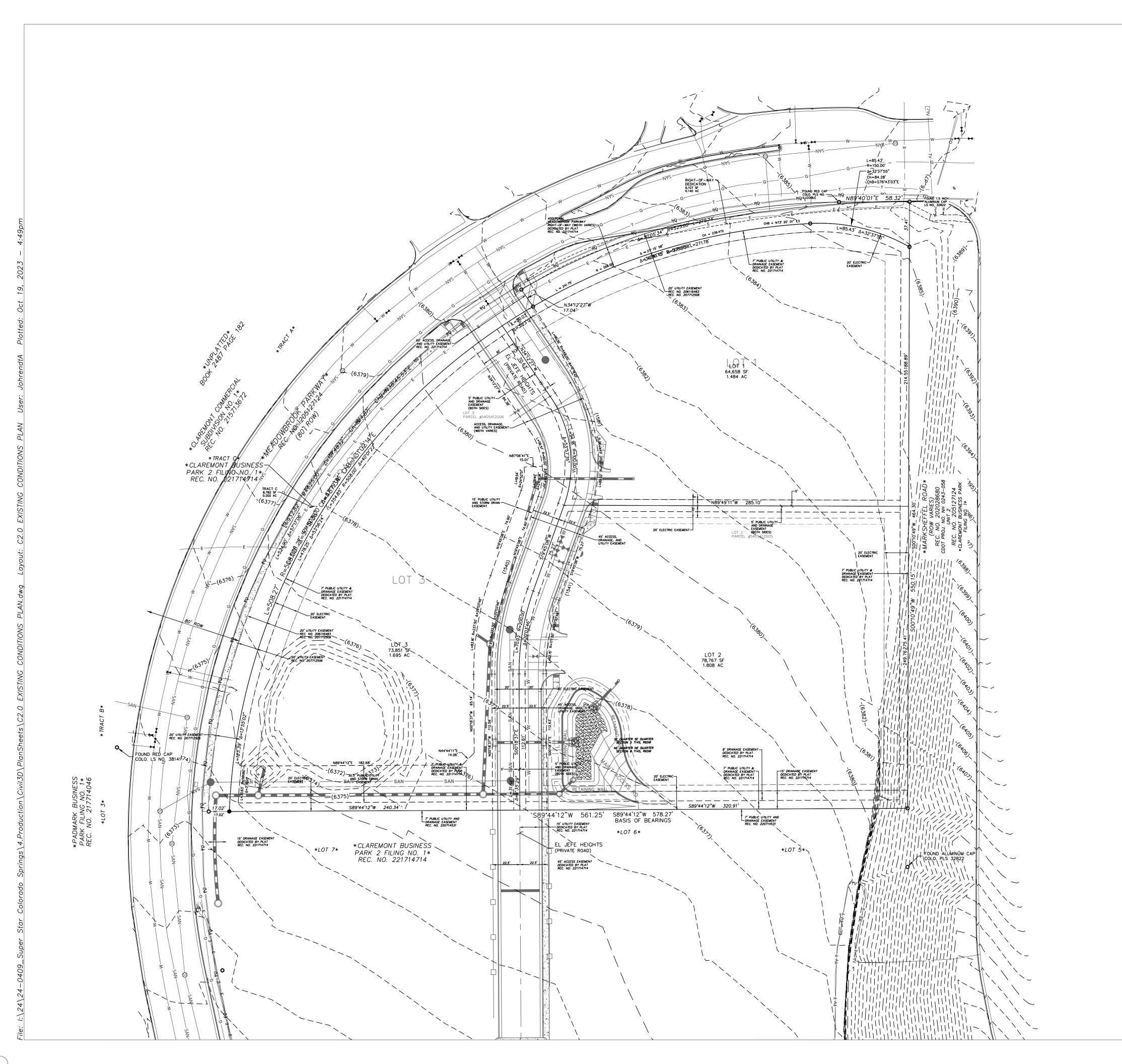
www.AyresAssociates.com

S \triangleleft 80 0 $\overline{\mathbf{Z}}$ \Box 00

Drawn By: Checked By: Project No.

Sheet Number

S





3665 JFK PARKWAY BUILDING 2, SUITE 100 FORT COLLINS, CO 80525 262.522.4901



ONDITIONS

EXISTING

AJJ SEM

24-0409

OMH FIBER OPTIC MANHOLE

SH

STAR

S

Drawn By:

WY 80915

P CO

MEADOWBROOK COLORADO SPRING,

O ELECTRIC MANHOLE OMH GENERAL MANHOLE $\stackrel{\mathsf{ETRAN}}{\Box}$ ELECTRIC TRANSFORMER TELEPHONE PEDESTAL TVPED TV PEDESTAL № ELECTRIC METER ⊗ ELECTRIC PULLBOX LIGHT POLE

————— EASEMENT LINE UNDERGROUND TELEPHONE UNDERGROUND TV CABLE UNDERGROUND FIBER OPTIC UNDERGROUND ELECTRIC UNDERGROUND SANITARY

> UNDERGROUND GAS UNDERGROUND STORM SEWER WATERMAIN

OVERHEAD ELECTRIC FOUND MONUMENT (TYPE/SIZE NOTED)

LEGEND

⊞ INLET

SANITARY MANHOLE

CATCH BASIN

⊘wv WATER VALVE

ØGV GAS VALVE

SURVEY PROVIDED BY: MS CIVIL CONSULTANTS, INC

MAY BE SUBJECT TO CHANGES

PROPERTY BOUNDARIES, EASEMENTS, AND UTILITIES

OGUY GUY ANCHOR

OMH STORM SEWER MANHOLE

SET ¾" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT

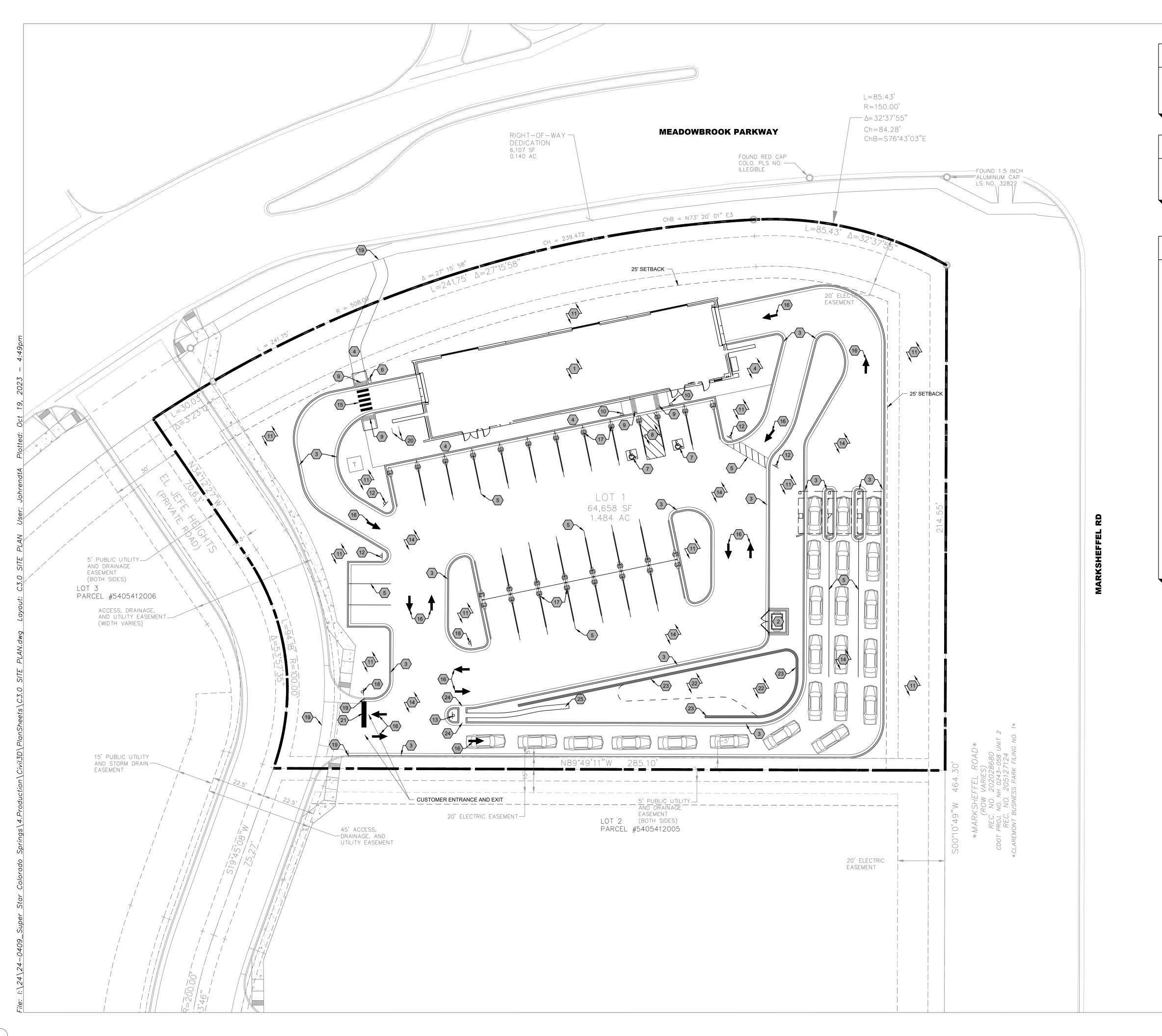
SET PK NAIL SURVEY NAIL WITH WASHER (100.00') RECORD BEARING OR DISTANCE

SECTION CORNER

ARE CURRENTLY UNDER DESIGN BY MS CIVIL CONSULTANTS, INC AND GRAPHIC SCALE IN FEET

Checked By: 10/20/2023 Project No. Sheet Number

C2.0



GENERAL NOTES

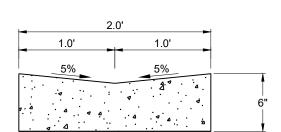
- 1. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- MONUMENT SIGNAGE SHALL BE APPROVED THROUGH A SEPARATE BUILDING PERMIT AND SHALL CONFORM TO EL PASO COUNTY CODES.

LEGEND

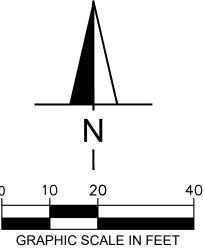
— — — — — PROPERTY LINE SETBACK

KEY NOTES

- 1 PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DESIGN)
- 3 CONCRETE CURB AND GUTTER
- 4 CONCRETE SIDEWALK
- $\sqrt{5}$ 4" WIDE PAINTED STRIPE TYP.
- 6 SIGN WATCH FOR PEDESTRIAN IN CROSSWALK
- 7 ADA PAVEMENT MARKING
- 8 ADA UNLOADING ZONE
- 9 CURB RAMP (SEE DETAILS)
- 10 ACCESSIBLE PARKING SIGN (SEE DETAILS)
- (11) LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- 12 "DO NOT ENTER" SIGN
- (13) CAR WASH ENTRANCE SIGN
- (14) ASPHALT PAVEMENT (SEE PAVING PLAN)
- (15) PEDESTRIAN CROSSWALK STRIPPING
- 16 DIRECTIONAL ARROW PAVEMENT MARKING
- VEHICLE VACUUMS (TYP.) (18) "STOP" SIGN
- (19) CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
- 20 BIKE RACK 2 INVERTED U (STAINLESS STEEL)
- 21 18" STOP BAR
- 22 RAIN GARDEN (SEE GRADING PLAN AND DETAILS)
- (23) LANDSCAPE RETAINING WALL
- 24 3' CONCRETE CURB CHASE
- 25 2' CONCRETE DRAINAGE PAN (SEE DETAIL BELOW)



2' CONCRETE DRAINAGE PAN



Drawn By: Checked By: 10/20/2023 Project No. 24-0409 Sheet Number

C3.0

ARWASH

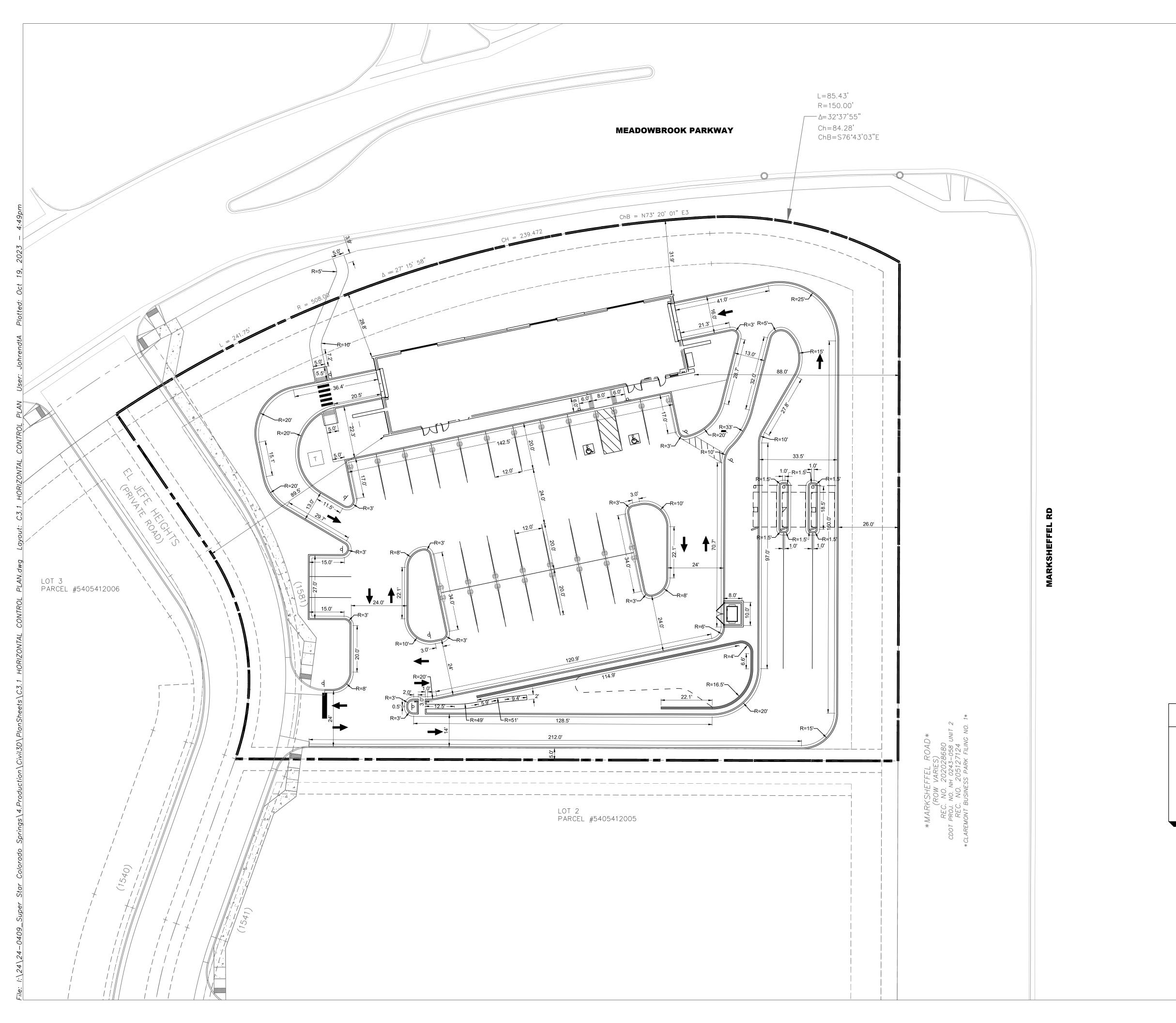
SUPERSTAR

3665 JFK PARKWAY BUILDING 2, SUITE 100 FORT COLLINS, CO

www.AyresAssociates.com

80525 262.522.4901

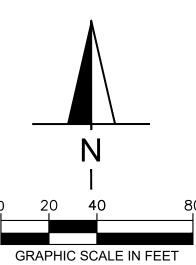
MEADOWBROOK COLORADO SPRING,





GENERAL NOTES

- 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE
- 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- DIMENSIONS.
- RADII ADJACENT TO PARKING STALL ALONG CURB FLOW LINE AND NOT DIMENSIONED ON THIS PLAN SHALL BE 1-FEET, TYPICAL .
- 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.

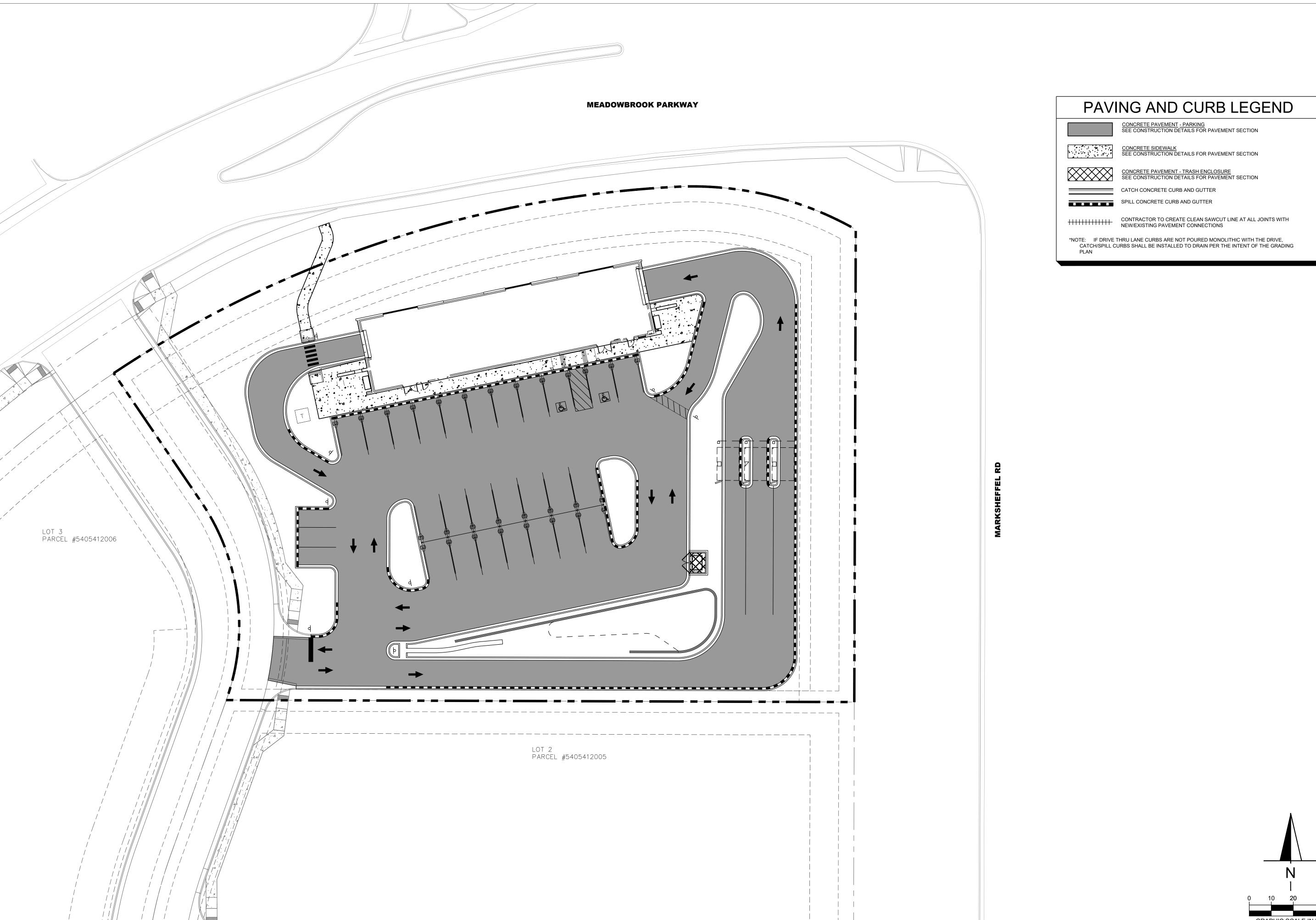


Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409

A V

Sheet Number

C3.1





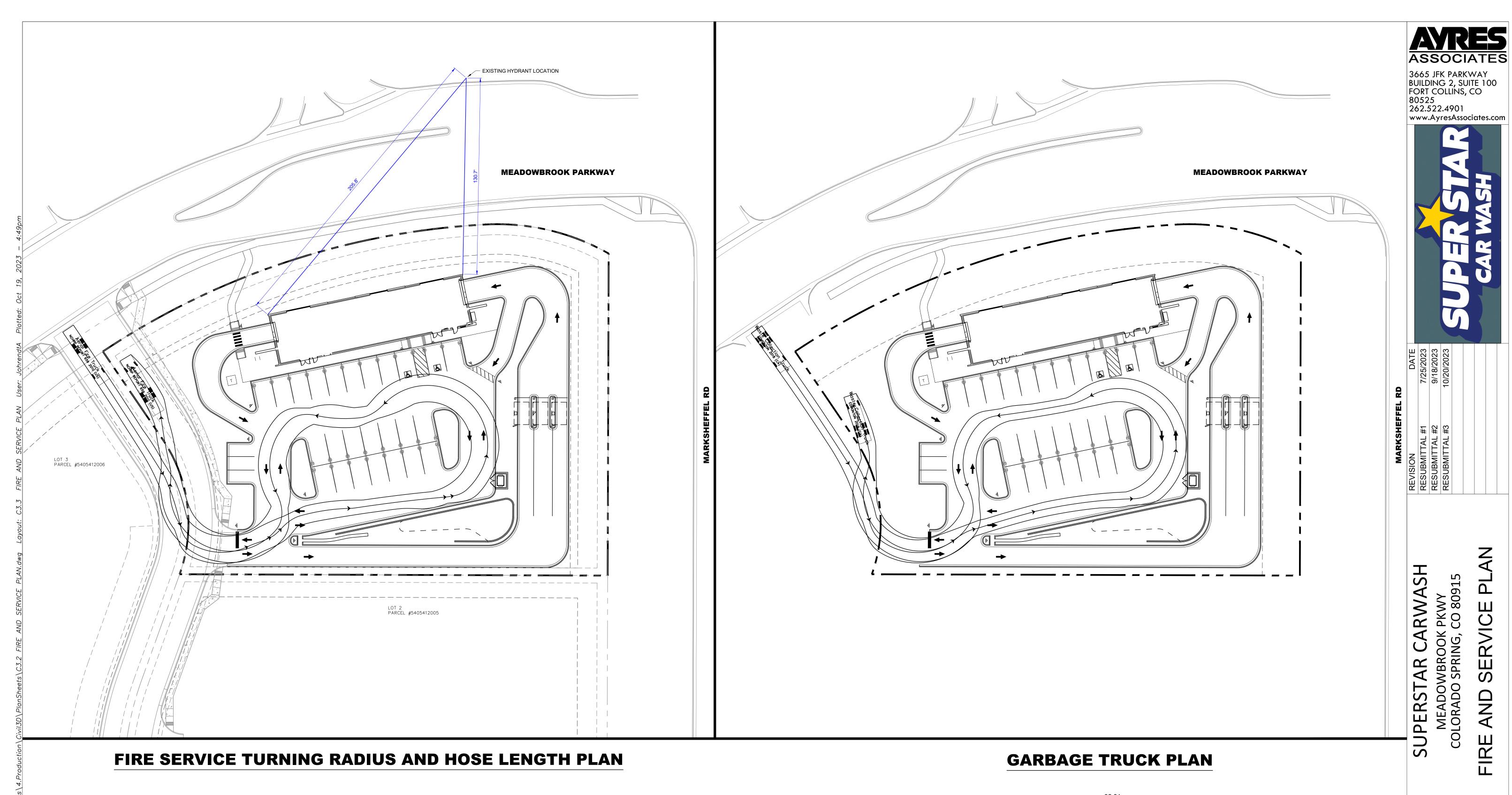
DATE	7/25/2023	9/18/2023	10/20/2023			
REVISION	RESUBMITTAL #1	RESUBMITTAL #2	RESUBMITTAL #3			

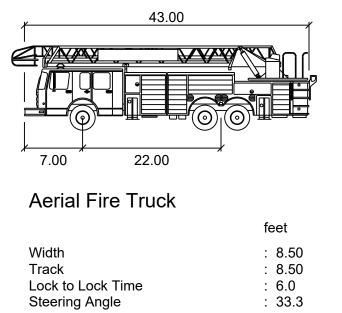
Drawn By: Checked By:

Project No. 24-0409

Sheet Number

C3.2





OUTER EDGE OF VEHICLE TRACKING LINE IS CORNER OF VEHICLE, NOT TIRE TRACK.



Waste Collection	Truc
	fee
Width	: 8.
Track	: 8.
<u>. —</u> .	_

Steering Angle

: 27.7

			_
		N I	
0	15	30	6
G	RAPHIC	SCALE IN	FEET

Drawn By:	AJJ
Checked By	: SEM
Date:	10/20/2023
Project No.	24-0409
Sheet Number	•

C4.0



GRADING NOTES

CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE OCCURS AT ALL JOINTS WITH EXISTING CONDITIONS.

- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT

 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 - 7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
 - 8. NO GRADING SLOPES SHALL EXCEED 4:1 SLOPES
 -). WATER TRUCK CALLED FOR BY THE CITY INSPECTOR WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
 - 10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE
 - BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE WITHIN 48 HOURS OF WRITTEN NOTICE BY THE COUNTY SHALL CAUSE THE CITY TO ISSUE A STOP WORK
 - 12. AREAS BEING DISTURBED BY THE GRADING SHALL BE RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE
 - 13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUEST SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - 14. THE DUTY OF THE COUNTY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURE IN, ON, OR NEAR THE
 - 15. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1967) FOR LOCATION OF UNDERGROUND GAS, ELECTRIC, AND TELEPHONE UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF

GRADING LEGEND

BW = BOTTOM OF WALL

TC = TOP OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

FG = FINISHED GRADE

SLOPE AND FLOW DIRECTION

EXISTING CONTOUR

PROPOSED CONTOUR (DATUM = 6300)

LIMITS OF DISTURBANCE (1.47 ACRES)

Design Engineer's Statemen

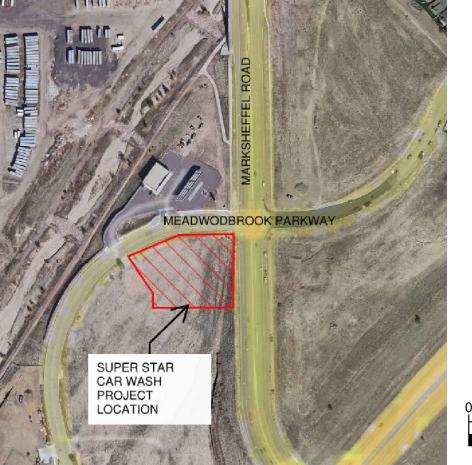
This grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

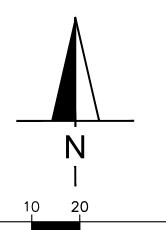
10/19/23

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements of the Grading and Erosion Control Plan.

1830 N 95TH AVE, SUITE 106 PHOENIX, AZ, 85037





GRAPHIC SCALE IN FEET

C5.0

BUILDING 2, SUITE 100 FORT COLLINS, CO 80525 262.522.4901 www.AyresAssociates.com

3665 JFK PARKWAY

SUPERS

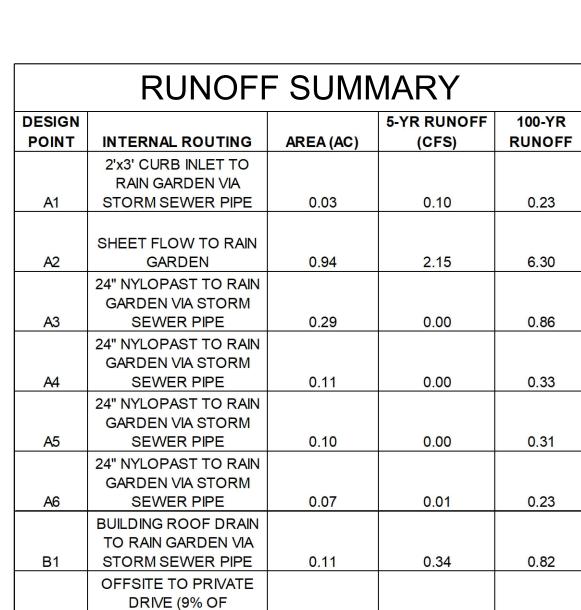
WY 809 PK CO MEADOV COLORADO

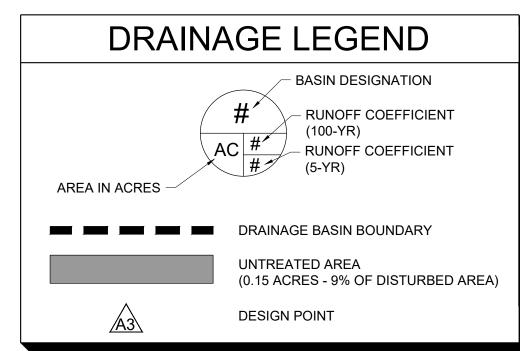
Drawn By: Checked By:

10/20/2023 24-0409 Project No.

Sheet Number





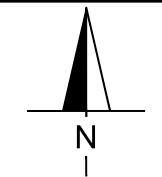


0.15

This grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this

DISTRUBED AREA)

SCOTT MAIER, P.E. 10/19/23



GRAPHIC SCALE IN FEET

0.35

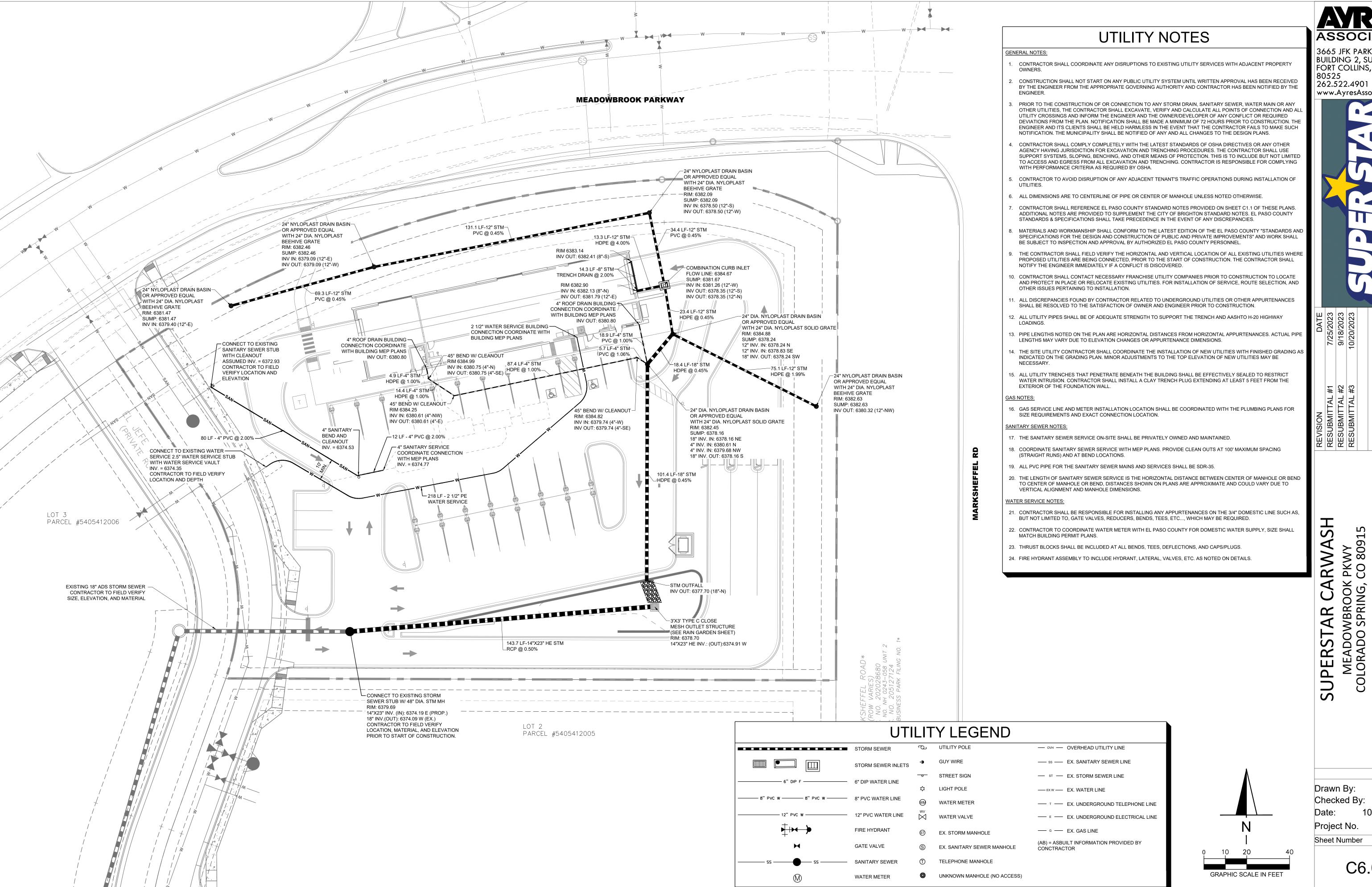
Drawn By: Checked By: 10/20/2023 Project No. 24-0409 Sheet Number

C5.1

3665 JFK PARKWAY BUILDING 2, SUITE 100 FORT COLLINS, CO 80525 262.522.4901

www.AyresAssociates.com

ARWA PK CO MEADOWBROOK COLORADO SPRING, DRAINAGE SUPERSTAR



3665 JFK PARKWAY

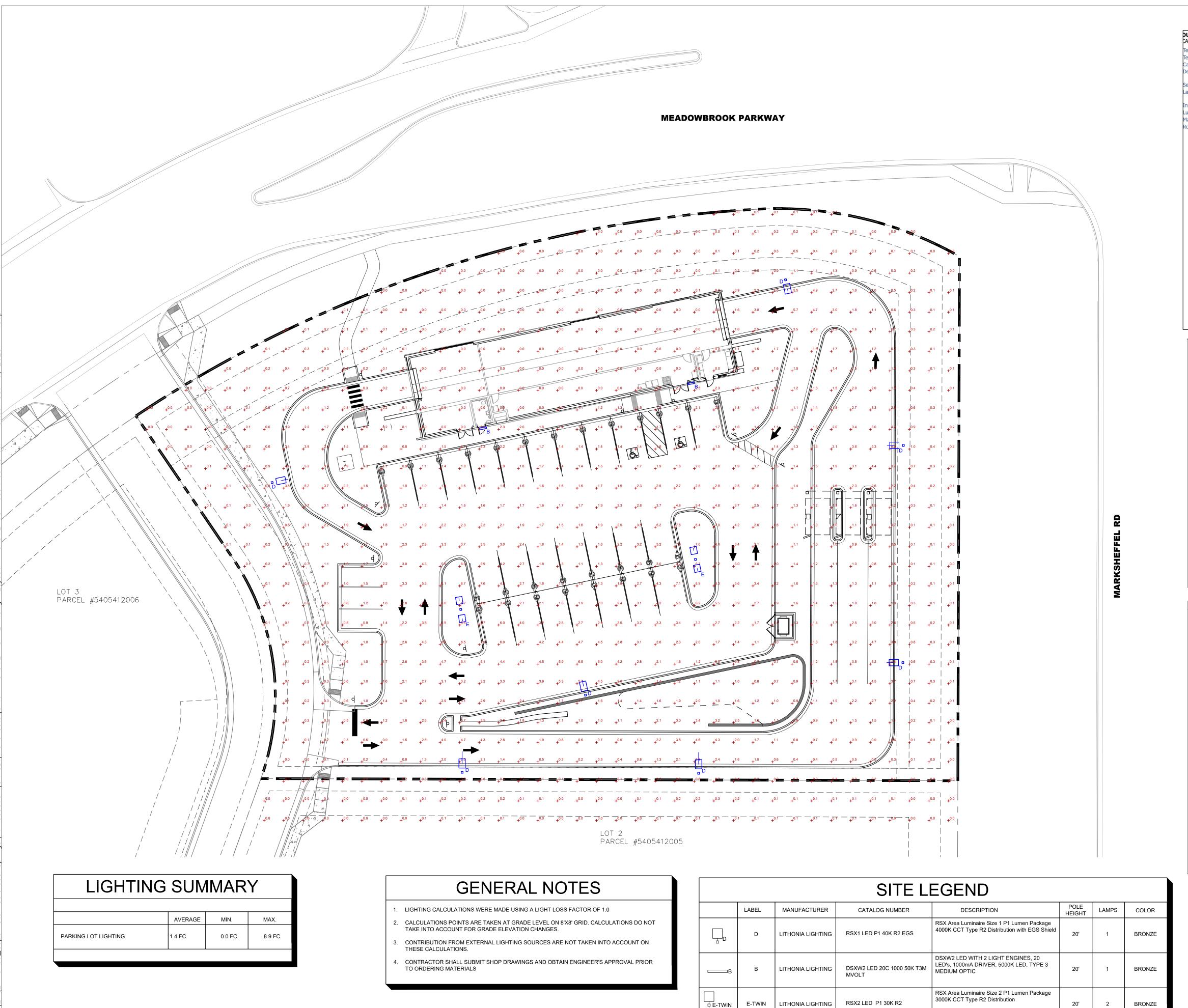
BUILDING 2, SUITE 100 FORT COLLINS, CO

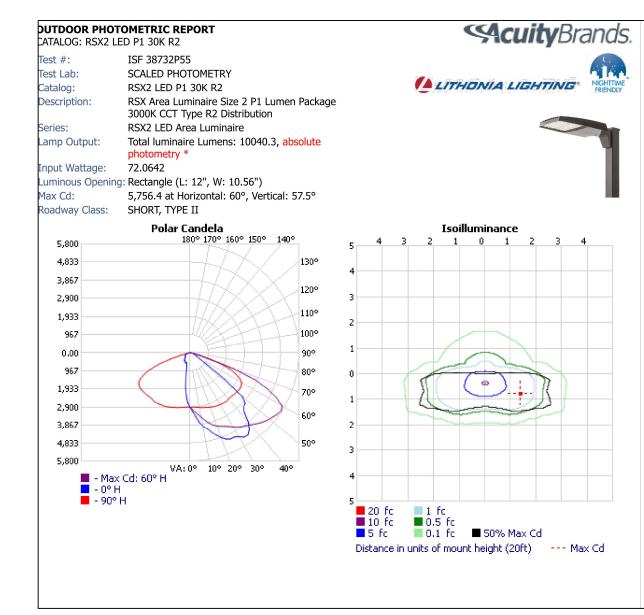
www.AyresAssociates.com

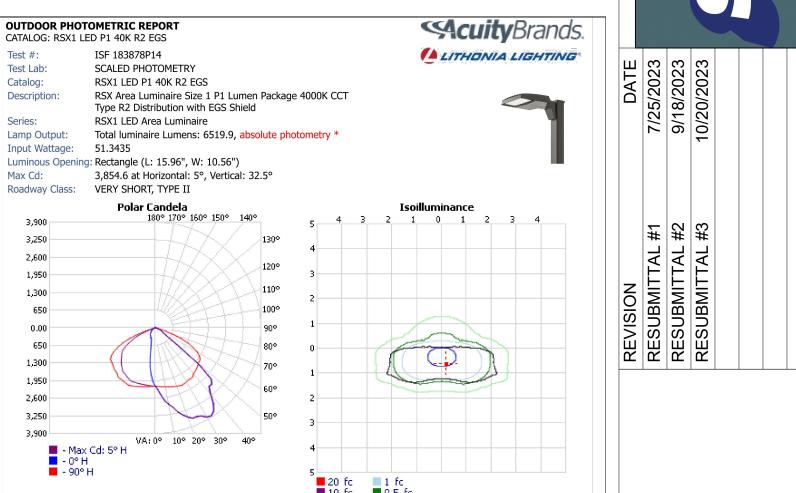
WY 809 PK CO WBROOK SPRING, MEADOV COLORADO (

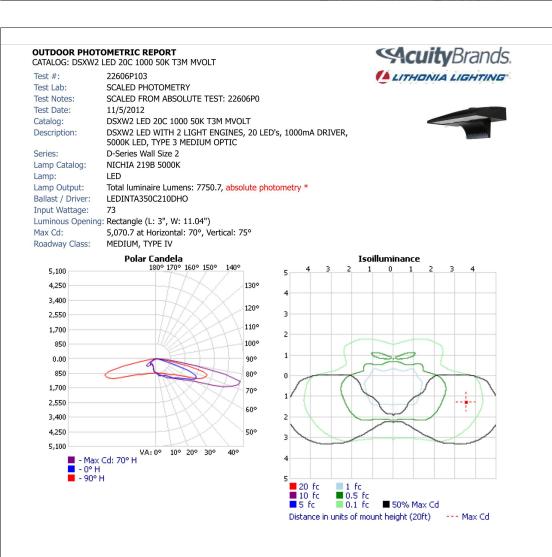
Drawn By: Checked By: 10/20/2023 Project No. 24-0409

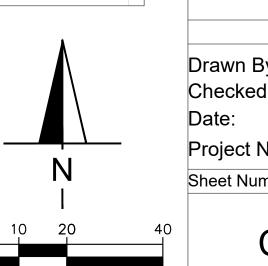
C6.0











GRAPHIC SCALE IN FEET

Drawn By: Checked By: 10/20/2023 24-0409 Project No.

3665 JFK PARKWAY BUILDING 2, SUITE 100 FORT COLLINS, CO

www.AyresAssociates.com

80525 262.522.4901

C7.0

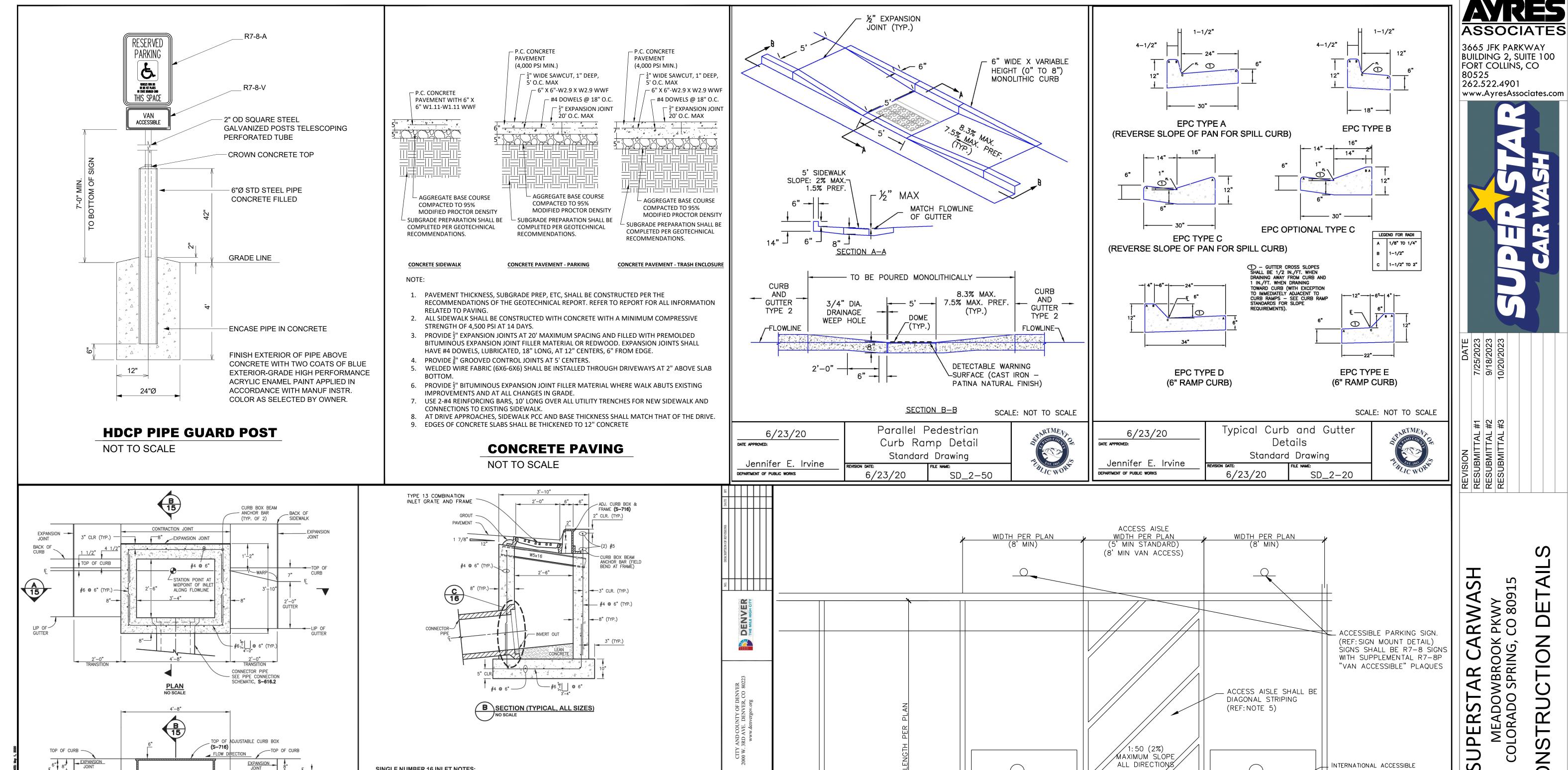
Sheet Number

SH

ARWA

CO 80915

MEADOWBROOK COLORADO SPRING,



ASP/JDMT

JUNE 2020

15.1 FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.

CONSTRUCTION SPECIFICATIONS.

IRON CURB BOX (S-716)

15.4 Sc = SLOPE OF CONNECTOR = 2% MIN.

15.15 NO CORNER PENETRATIONS ON STRUCTURE.

15.3 FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.

15.8 ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.

15.11 SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS

15.12 INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

15.9 NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.

15.14 FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.

SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT. 15.17 SEE S-616.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.

TYPE 13

(12'-0" MAX.)

5" CLR.

COMBINATION INLET

GRATE AND FRAME

~SUITABLE SUBGRADE

(SEE NOTE 15.2)

___ 3" CLR. (TYP.)

#4 @ 6" (TYP.)

__#6 @ 6" (TYP.)

STRUCTURE TO BE

LIFTS. (BACKFILL METHOD B)

COMBINATION CURB INLET

HAND TAMPED IN 6"

15.2 SUB-GRADE SHALL BE 6-12" OF CLASS B BEDDING COMPACTED PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED

15.5 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAST

15.6 DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'-0" (MAX.). FOR INLETS MORE THAN 12'-0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

15.7 ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.

15.10 CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH

15.13 LEAN CONCRETE FILL TO BE F'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE F'C = 4,500 PSI, MAX

W/CM = 0.45 AND AIR ENTRAINED 5% TO 8%. F'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.

15.16 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT

15.18 REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

CDOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DEICERS ARE APPLIED. REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.

MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVEREXCAVATED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD

Drawn By: Checked By: 10/20/2023 24-0409 Project No. Sheet Number C8.0

PARKING SYMBOL

EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 8 FEET WIDE AND HAVE A 96" MINIMUM ACCESS AISLE FOR VANS OR 60" ACCESS AISLE FOR

4. CURB AND GUTTER ADJACENT TO OR WITHIN ACCESSIBLE PARKING STALLS SHALL BE MODIFIED IN A MANNER THAT THE SLOPE CONSTRUCTED WITHIN THE

ACCESSIBLE PARKING DETAIL

CONSTRUCTED SLOPES WITHIN THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

5. SURFACE STRIPING PAINT SHALL BE FS-TT-P-1952D (WATERBORNE), TYPE II ADVERSE CONDITIONS, COLOR: WHITE PER THE MUTCD.

RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.

GUTTER PAN SHALL NOT EXCEED 1:50 OR (2%) SLOPE IN ALL DIRECTIONS.

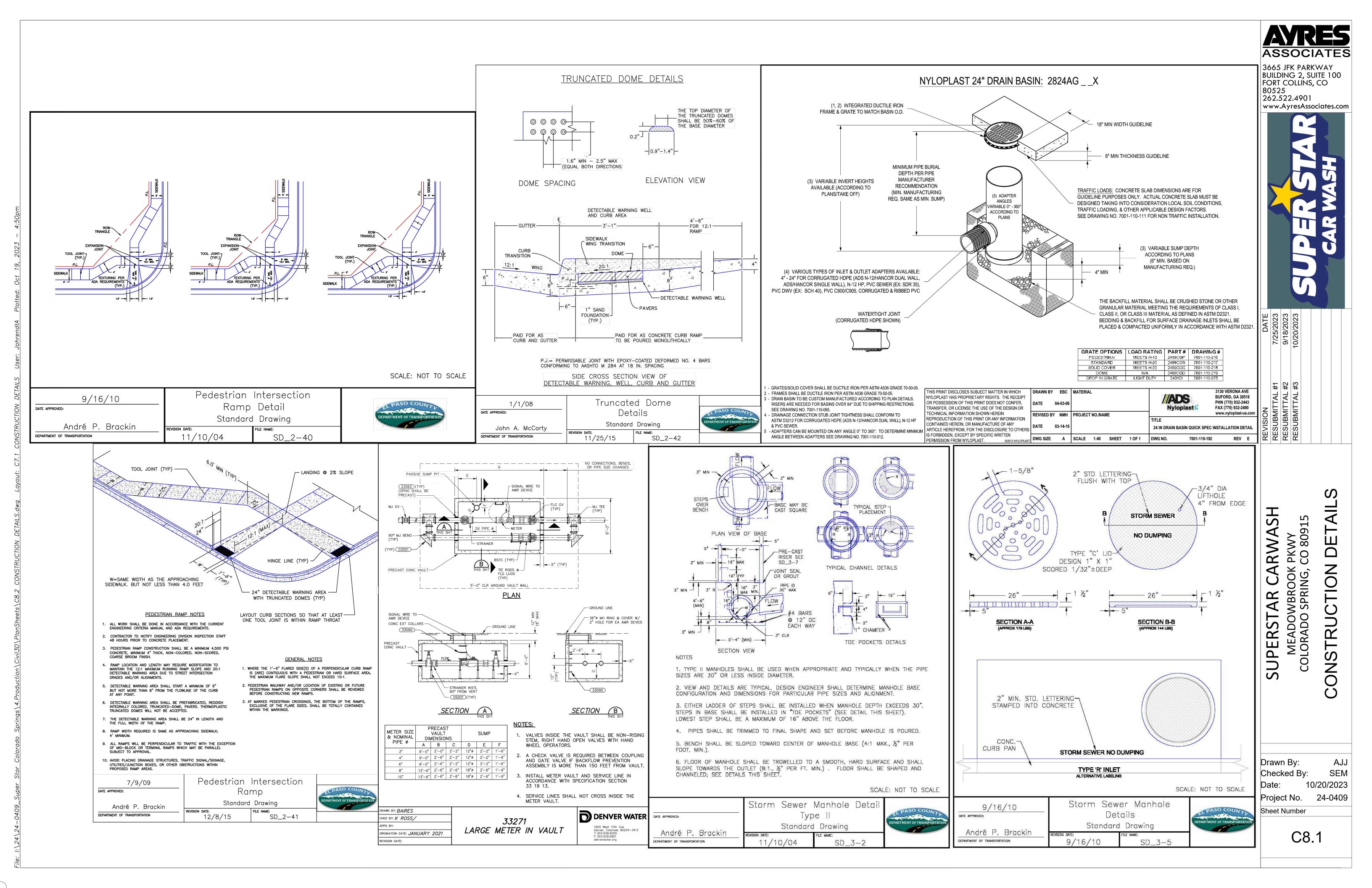
CARS ADJACENT TO THE SPACE.

WHERE APPLICABLE)

(VAN ACCESSIBLE DESIGNATION

S

0



LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

STREET NAME OR BOUNDARY	STREET CLASSIFICATION	WIDTH REQUIRED/PROVIDED	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED
MEADOWBROOK PARKWAY (NORTH BOUNDARY)	NONARTERIAL	10'/10'	336'-8"	1 TREE/30'	12 TREES/12 TREES
MARKSHEFFEL ROAD (EAST BOUNDARY)	MAJOR ARTERIAL	25'/25'	214'-6"	1 TREE/20'	11 TREES/11 TREES
SOUTH ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	285'-1"	1 TREE/30'	10 TREES/**100 SHRUBS
WEST ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	148'-5"	1 TREE/30'	5 TREES/5 TREES

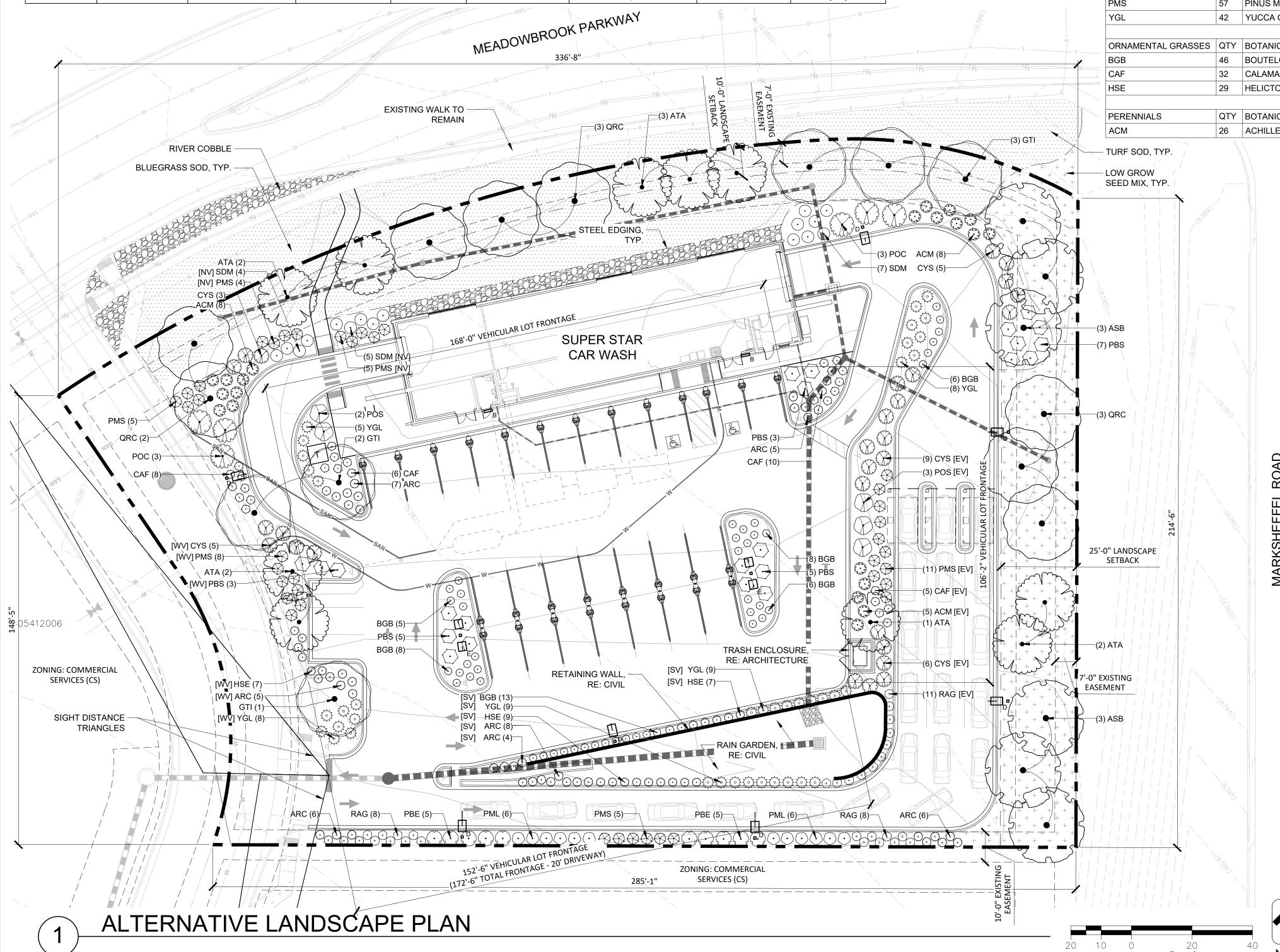
INTERNAL LANDSCAPE

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA REQUIRED/PROVIDED (SF)	INTERNAL TREES REQUIRED/PROVIDE
64,658 SF	5%	3,233 SF/6,776 SF	7 TREES/8 TREES

* DUE TO EXISTING EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG SOUTH BOUNDARY. TEN (10 SHRUBS WITH A MINIMUM CONTAINER SIZE OF FIVE (5) GALLONS HAVE BEEN PROVIDED PER EACH REQUIRED TREE. DUE TO LIMITED SPACE, 56 SHRUBS HAVE BEEN PROVIDED ALONG SOUTH BOUNDARY. THE REMAINING 44 SHRUBS REQUIRED HAVE BEEN PROVIDED IN THE NORTHEAST AND NORTHWEST CORNERS.

MOTOR VEHICLE LOT

PROVIDED	REQUIRED/PROVIDED	VEHICLE LOT FRONTAGE	(EXCLUDING DRIVEWAYS)		FRONTAGE PROVIDED (LF)	PLANTS PROVIDED		ABBREVIATION ON PLAN
		MEADOWBROOK PARKWAY	168'-0"	112'-0"	45'-8" + BUILDING WALL	9/9	122'-4"	[NV]
21	3 TREES/3 TREES	MARKSHEFFAL ROAD	106'-2"	70'-8"	138'-0"	26/24	-	[EV]
21	5 INEES/S INEES	SOUTH SIDE	152'-6"	101'-7"	119'-7"	30/29	-	[SV]
		WEST SIDE	106'-6"	71'-0"	81'-10"	18/18	-	[WV]



PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH	ASSOCIATES
ASB	6	ACER SACCHARUM 'BAILSTA' TM / FALL FIESTA SUGAR MAPLE	B&B	2"	40 - 65FT. HT.	25 - 40FT W.	
ATA	12	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	B&B	2"	15 - 25FT. HT.	15 - 25FT. W.	3665 JFK PARKWAY BUILDING 2, SUITE 100
GTI	6	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEY LOCUST	B&B	2"	25 - 40FT. HT.	25 - 40FT. W.	FORT COLLINS, CO
QRC	10	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM / HERITAGE OAK	B&B	2"	40 - F' HT.	25 - 40FT' W.	80525
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH	262.522.4901 www.AyresAssociates.com
PML	12	PHILADELPHUS MICROPHYLLUS 'LITTLELEAF' / LITTLELEAF MOCKORAGE	5 GAL.		4 - 5FT. HT.	5FT. W.	
POC	9	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' / CENTER GLOW NINEBARK	5 GAL.		6 - 10FT. HT.	6 - 8FT. W.	
POS	7	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL.		3 - 6FT. HT.	3 - 6FT. W.	
PBE	10	PRUNUS BESSEYI / WESTERN SAND CHERRY	5 GAL.		12 - 18IN. HT.	4 - 6FT. W.	
PBS	23	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL.		6 - 18IN. HT.	3 - 6FT. W.	
RAG	27	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL.		2 - 3FT. HT.	2 - 3FT. W.	
SDM	24	SYMPHORICARPOS X DOORENBOSII 'MARLEEN' / MARLEEN SNOWBERRY	5 GAL.		3 HT.	3FT. W.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH	
ARC	41	ARCTOSTAPHYLOS X COLORADENSIS / COLORADO MANZANITA	5 GAL.		6 - 18IN. HT.	10 - 15FT. W.	
CYS	37	CYTISUS SCOPARIUS / SCOTCH BROOM	5 GAL.		4 - 6FT. HT.	4 - 6FT. W.	
PMS	57	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL.		18 - 36IN. HT.	3 - 6FT. W.	
YGL	42	YUCCA GLAUCA / SOAPWEED	5 GAL.		2 - 4FT. HT.	2 - 4FT. W.	
OPNIAMENTAL CRASSES	OTV	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH	• 10
BGB	46	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.	
CAF	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.		3 - 6FT. HT.	1 - 3FT. W.	
HSE			5 GAL.				
NOE	29	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH	
ACM	26	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL.		2 - 3FT. HT.	1 - 3FT. W.	
L			-				

LEGEND

BLUEGRASS SOD (SPRAY IRRIGATED
ROUNDED RIVER COBBLE 3"-6"

LOW GROW SEED MIX (SPRAY IRRIGATED)

STEEL LANDSCAPE EDGER

LOW GROW SEED MIX

% OF MIX	TYPE	POUNDS PLS*
30%	EPHRAIM CRESTED WHEATGRASS	15
25%	SHEEP FESCUE	12
20%	PERENNIAL RYE	10
15%	CHEWINGS FESCUE	8
10%	CANADA BLUEGRASS	5
100%	TOTAL PLS:	50

LOW GROW SEED MIX BY ARKANSAS VALLEY SEED

TOTAL 50 PLS#/ACRE - DRILL SEEDED AT HALF RATE; TWO

*PLS = PURE LIVE SEED

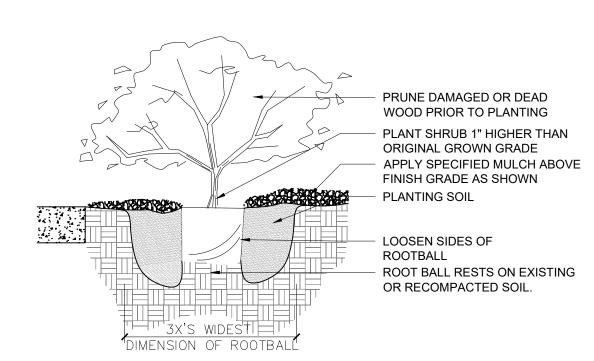
SEEDING RATE:

MEADOWBROOK COLORADO SPRING,

Drawn By: Checked By: 06/23/2023 Project No. 24-0409

Sheet Number

L1.0

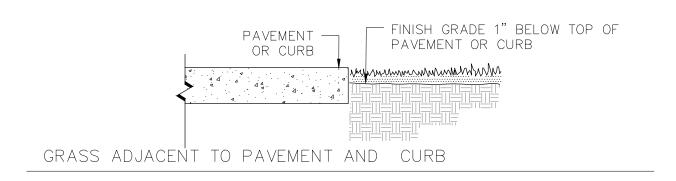


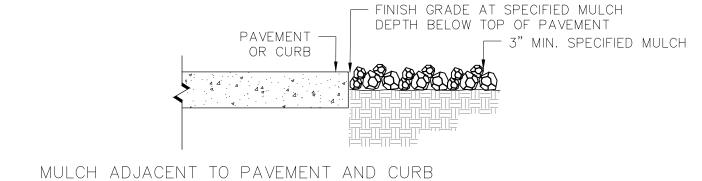
NOTES: 1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT

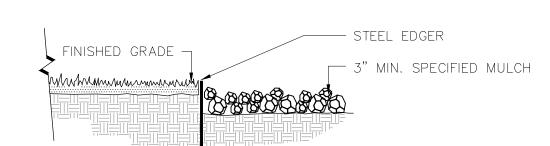
- 2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
- 3. BACKFILL AND WATER IN THOROUGHLY. 4. BROKEN ROOT BALLS WILL BE REJECTED.



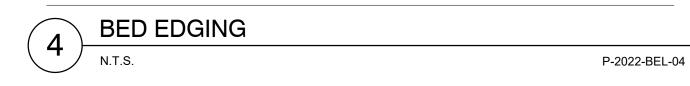
P-2022-BEL-03

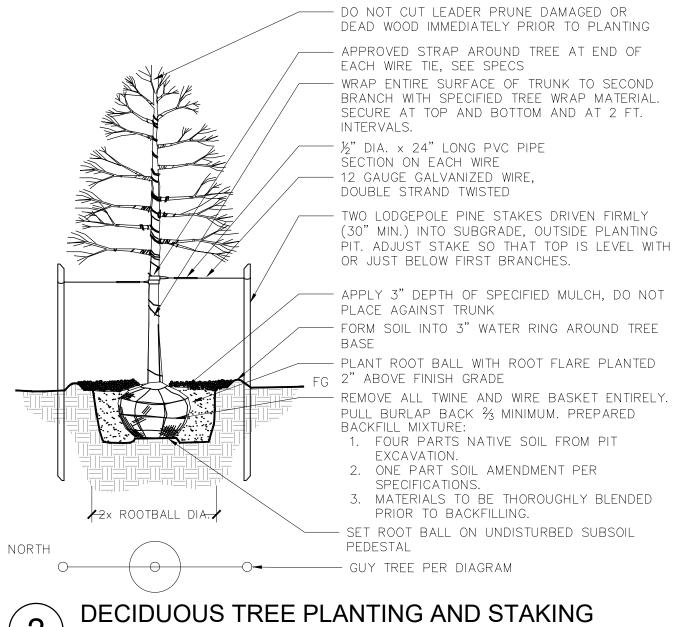




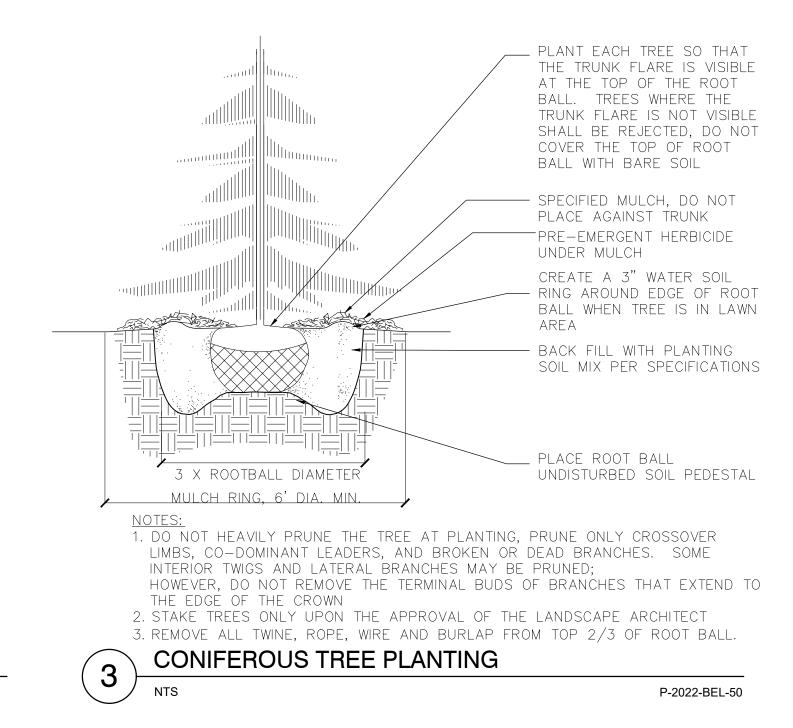


ADJACENT GRASS & MULCH - STEEL EDGE





P-2022-BEL-01



PLANTING & LANDSCAPE NOTES:

- 1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CODE COMPLIANT BACK FLOW PREVENTION MEASURES. BEDS WILL BE WATERED VIA DRIP IRRIGATION BELOW THE MULCH SURFACE. NATIVE SEED AND SOD AREAS WILL BE WATERED VIA OVERLAPPING, HEAD TO HEAD SPRAY COVERAGE. OWNER TO BE RESPONSIBLE FOR IRRIGATION MAINTENANCE.
- 2. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS. MINOR ADJUSTMENTS TO AVOID UTILITY AND SITE CONFLICTS ARE ALLOWED. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY NOTABLE CONFLICTS AND PROPOSED SOLUTIONS.
- 4. ALL PLANTING BEDS ADJACENT TO LAWN SHALL HAVE STEEL EDGING AS INDICATED ON PLANS.
- 5. TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY BEFORE PLANTING TO AVOID UTILITIES AND OTHER OBSTACLES.
- CONTRACTOR IS RESPONSIBLE FOR FINAL PRODUCT TO MEET ALL LOCAL AND STATE REQUIREMENTS.
- 7. CONTRACTOR TO MINIMIZE DISTURBANCE TO ESTABLISHED LAWN AND IRRIGATION SYSTEM AND REPLACE EXISTING LAWN THAT IS UNSATISFACTORY TO OWNER OR ARCHITECT.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION, AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- 9. EXISTING BUILDINGS, GRADING, EASEMENTS, AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS.
- 10. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING WORK.
- 11. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BIKE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRES FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
- 13. ALL LAYOUT DIMENSIONS ARE TWO DIMENSIONAL, NO VERTICAL CHANGE IS ACCOUNTED FOR IN MEASUREMENTS. ACTUAL LENGTH MAY VARY FROM PLANS.
- 14. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 15. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURE DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AND RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE **OWNERS EXPENSE**
- 16. CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY REFERENCE CIVIL DRAWING FOR ACTUAL INFORMATION.
- 17. TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUBS BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
- 18. CONTRACTOR TO REVIEW PLANT LIST DURING BIDDING AND PROVIDE COMMENTS ON ANY PLANT MATERIAL AND PLACEMENT AND PROVIDE ALTERNATIVE.
- 19. QUANTITIES PROVIDED IN SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITIES SHOWN AND THE PLAN AND MEETING THE DESIGN INTENT
- 20. OWNER TO PERFORM ONGOING MAINTENANCE CONSISTENT WITH CITY OF ERIE STANDARDS.
- 21. PLANTING AREAS SHALL RECEIVE MIN. 3-INCH DEPTH DECORATIVE ROCK MULCH OVER FILTER FABRIC. ROCK MULCH TO BE 1 ½" BUTTER ROCK, LIGHT TAN IN COLOR.
- 22. TREES IN SODDED AREAS AND ROCK MULCHED PLANTING AREAS SHALL RECEIVE 3-FOOT DIA. CEDAR BARK WOOD MULCH RING AT A MIN. 3-INCH
- 23. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.



ASSOCIATES

3665 JFK PARKWAY

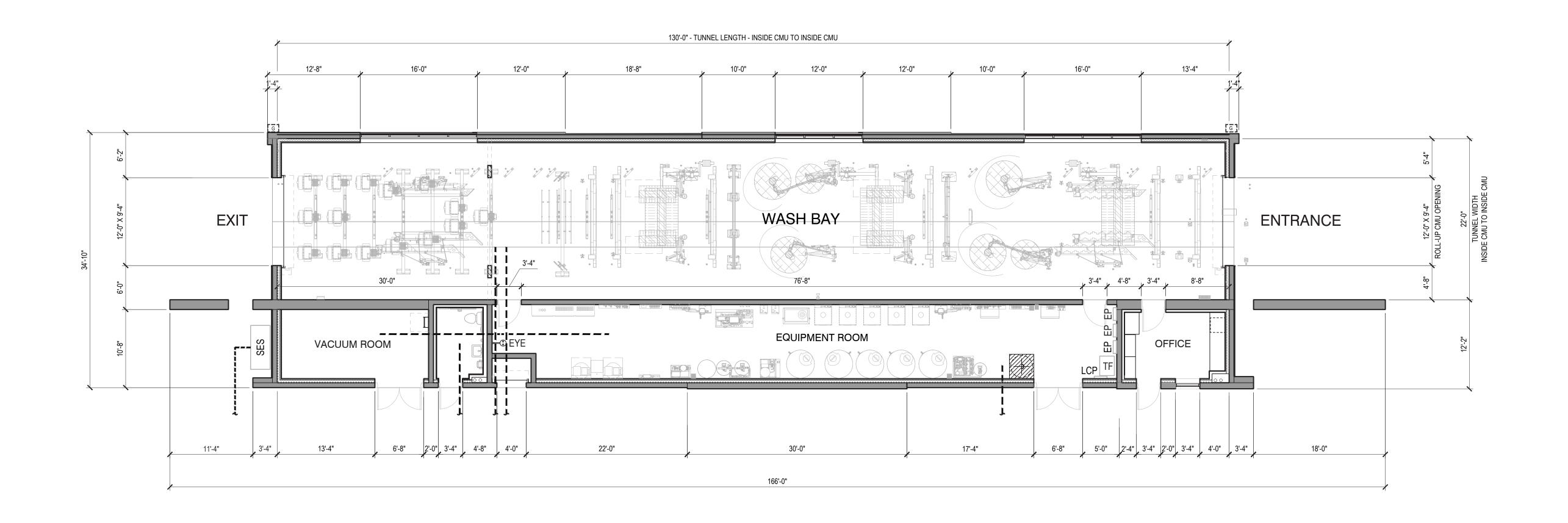
S \triangleleft 80 RW/ 4 MEADO\ LORADO S Δ ш 4

S

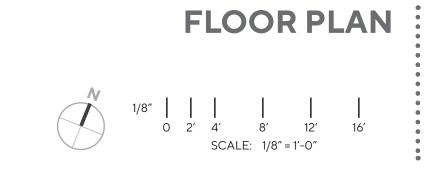
Drawn By: Checked By: 06/23/2023 24-0409

Project No.

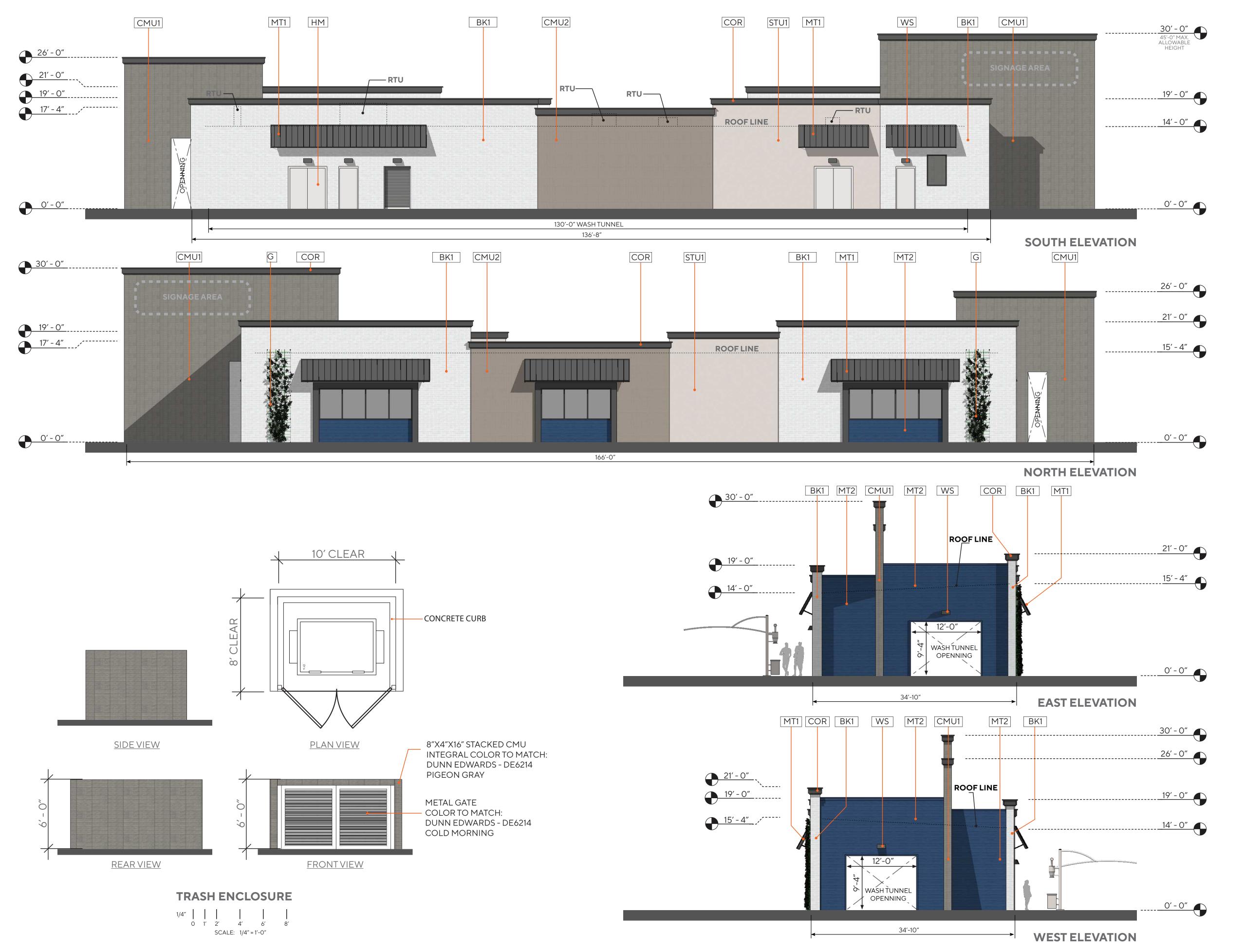
Sheet Number

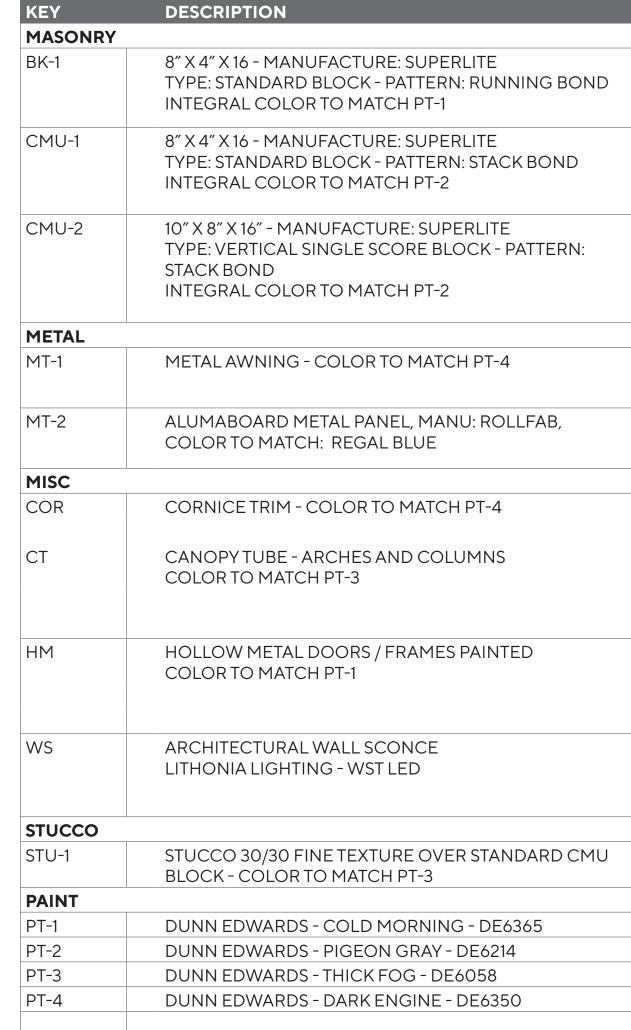








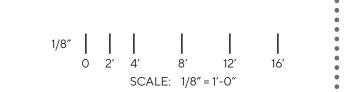




ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



MEADOWBROOK & MARKSHEFFEL

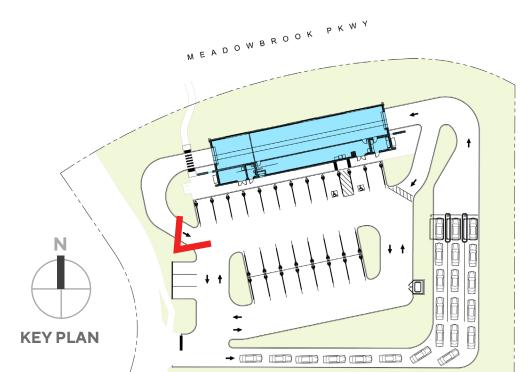






*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.





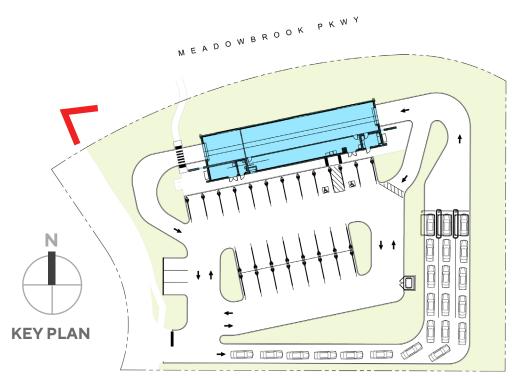


MEADOWBROOK & MARKSHEFFEL



*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.





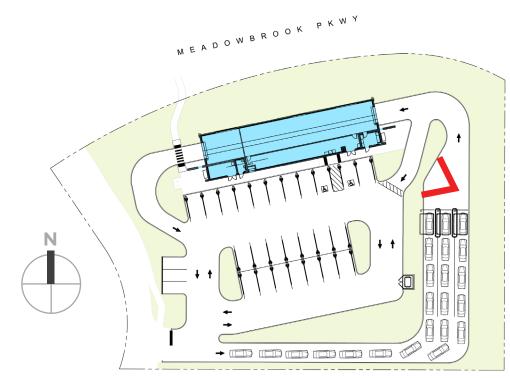






*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

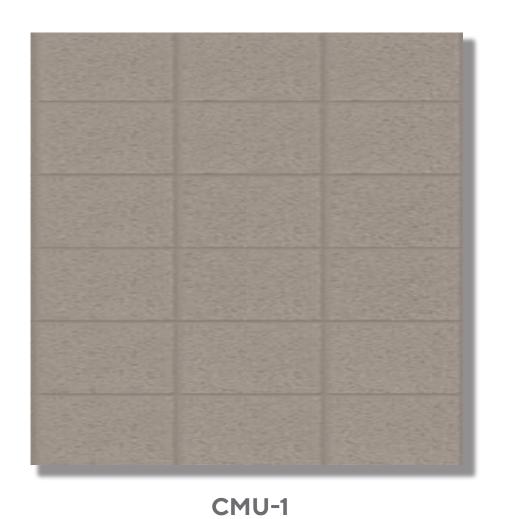
LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.

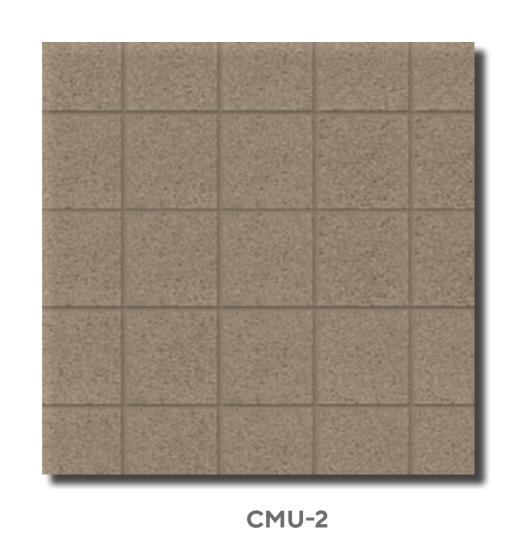


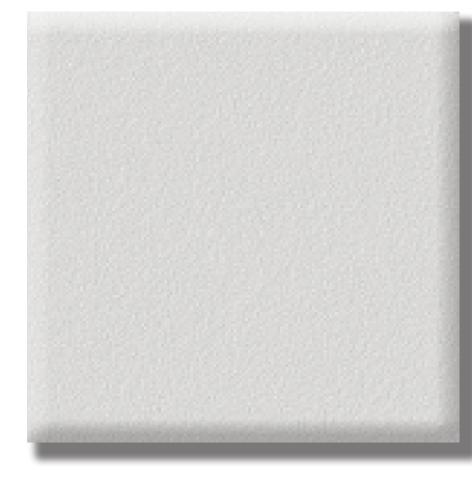


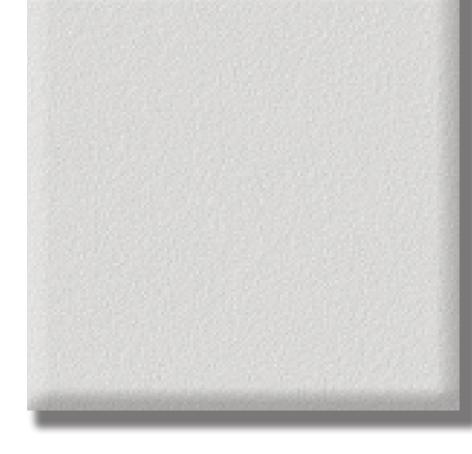
MEADOWBROOK & MARKSHEFFEL

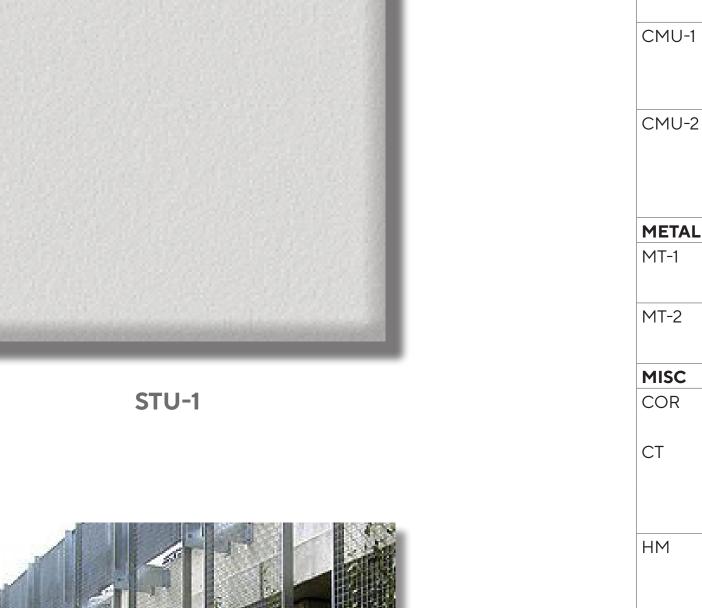








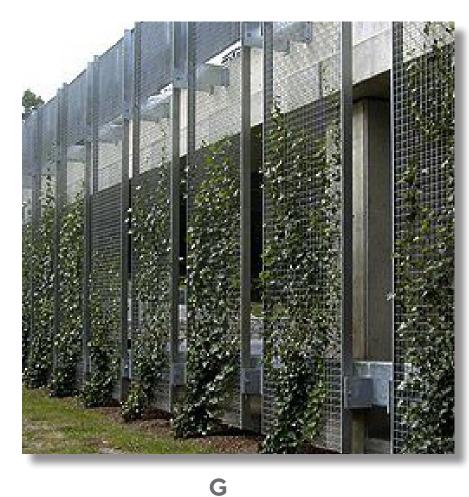


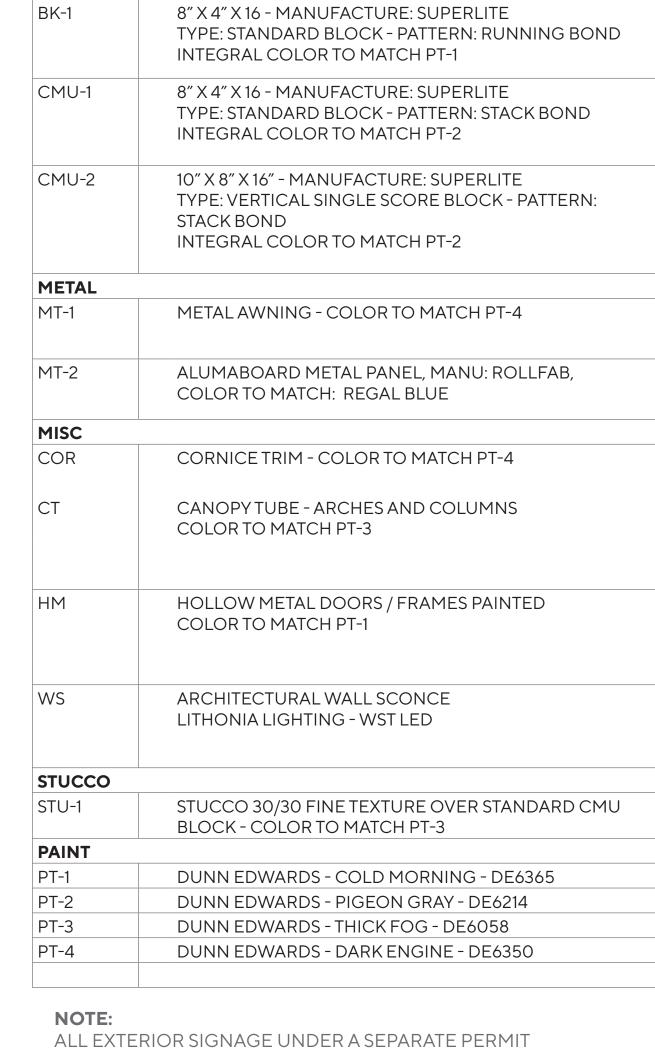












DESCRIPTION

MASONRY

