

CHEROKEE METROPOLITAN DISTRICT

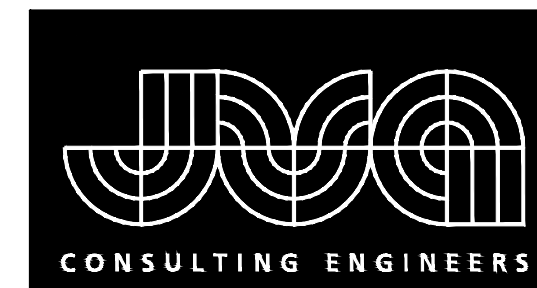
EL LICOTT CHLORINATOR UPGRADES

EL PASO COUNTY, COLORADO

LANDSCAPE PLAN: PPR-XXXX

CONTACTS

OWNER:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915	KEVIN BROWN, P.E. (719) 322-4339 KBROWN@CHEROKEEMETRO.ORG
ENVIRONMENTAL ENGINEER: (PLAN PREPARER)	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	RICHARD HOOD, P.E. (720) 409-8695 RHOOD@JVAJVA.COM
STRUCTURAL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	ADAM TEUNISSEN, P.E. (303) 565-4936 ATEUNISSEN@JVAJVA.COM
CIVIL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	NATHAN A. SKALAK, P.E. (303) 565 4930 NSKALAK@JVAJVA.COM
SURVEYOR:	EDWARD JAMES 926 ELKTON DR, COLORADO SPRINGS, CO 80907	EDWARD R. FISHER, PLS (719) 240-1003 EDWARD@EJSURVEYING.COM
ELECTRICAL ENGINEER:	BROWNS HILL ENGINEERING AND CONTROLS, LLC. 8119 SHAFFER PARKWAY, UNIT C LITTLETON, CO 80127	TED WILLIE, P.E. (720) 344-7771 TWILLIE@BROWNSHILLENG.COM
MECHANICAL ENGINEER:	MEC INC. 4640 N. PECOS STREET, UNIT F DENVER, CO 80211	BRYAN MOEN, P.E., LEED AP (303) 907-4285 BMOEN@MECENGR.COM



JVA, Inc. 1675 Larimer Street, Suite 550
Denver, CO 80202 303.444.1951
www.jvajva.com
 Boulder • Fort Collins • Winter Park
 Glenwood Springs • Denver

LEGAL DESCRIPTION:

A TRACT OF LAND IN SEC 14-14-63 DESC AS FOLS: COM AT NE4NW4, TH S 00<32'57" W 50.0 FT TO POB, CONT S 00<32'57" W 130.0 FT, N 88<41'59" W 290.0 FT, N 00<32'57" E 130.0 FT, TH S 88<41'59" E 290.0 FT TO POB

ZONING:

THE PROPERTY IS ZONED AS A-35 (AGRICULTURAL). THE PROPOSED PROJECT WILL NOT CHANGE THE ZONING DESIGNATION.

SHEET INDEX

SHEET NO.	TITLE
G0.0	COVER SHEET
G0.1	LEGEND, NOTES & ABBREVIATIONS
C1.0	LANDSCAPING PLAN

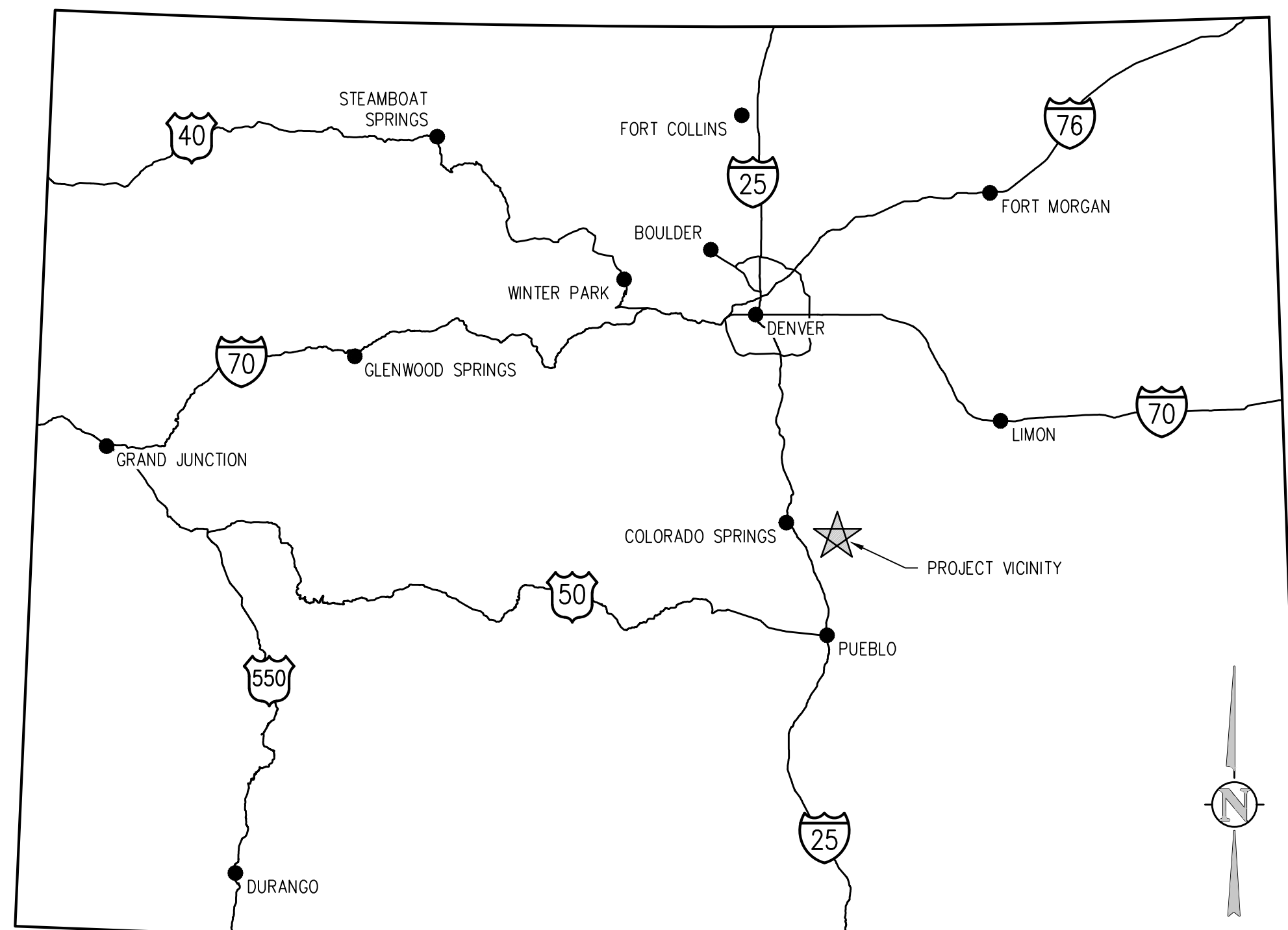
AUGUST 2023

PREPARED UNDER THE SUPERVISION OF

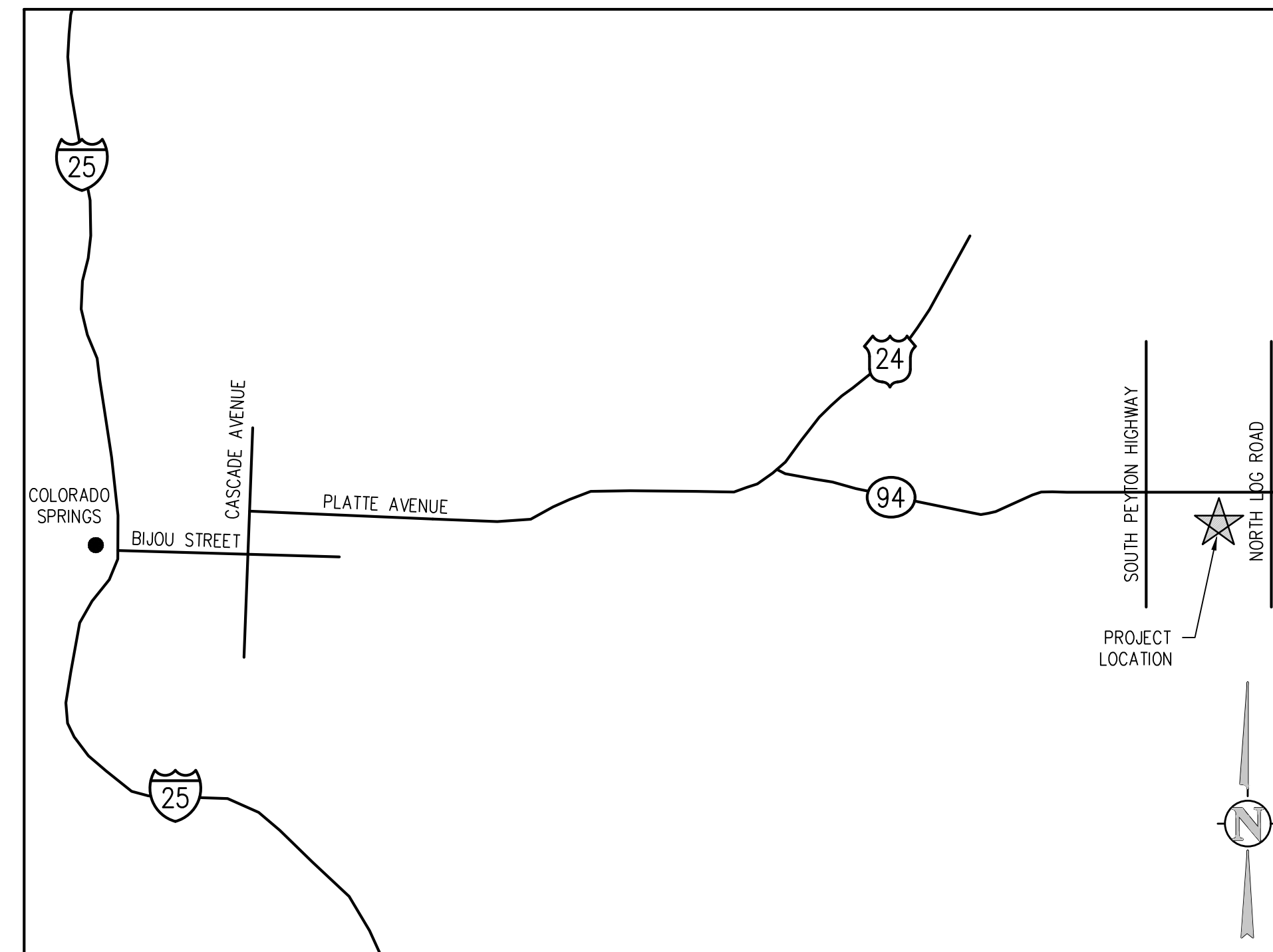
 JVA, Inc.

SITE DATA:

SITE ADDRESS:	21388 HWY 94, EL LICOTT, CO
PARCEL/SCHEDULE NUMBER:	3414201027
EXISTING/PROPOSED LAND USE:	EXEMPT POLITICAL SUBS/PUB SCHL
EXISTING LOT/PARCEL SIZE:	42,648 SF
PROPOSED LAND SWAPPED LOT/PARCEL SIZE:	48,571 SF
PROPOSED OPEN SPACE/LANDSCAPING COVERAGE:	16,432 SF
PROPOSED IMPERMEABLE SURFACE COVERAGE:	17,392 SF
EXISTING BUILDING FOOTPRINT:	1,388 SF
PROPOSED BUILDING FOOTPRINT:	1,303 SF
EXISTING STORAGE TANK FOOTPRINT:	2,220 SF
PROPOSED STORAGE TANK FOOTPRINT:	1,964 SF



VICINITY MAP
 NTS



PROJECT LOCATION MAP
 NTS

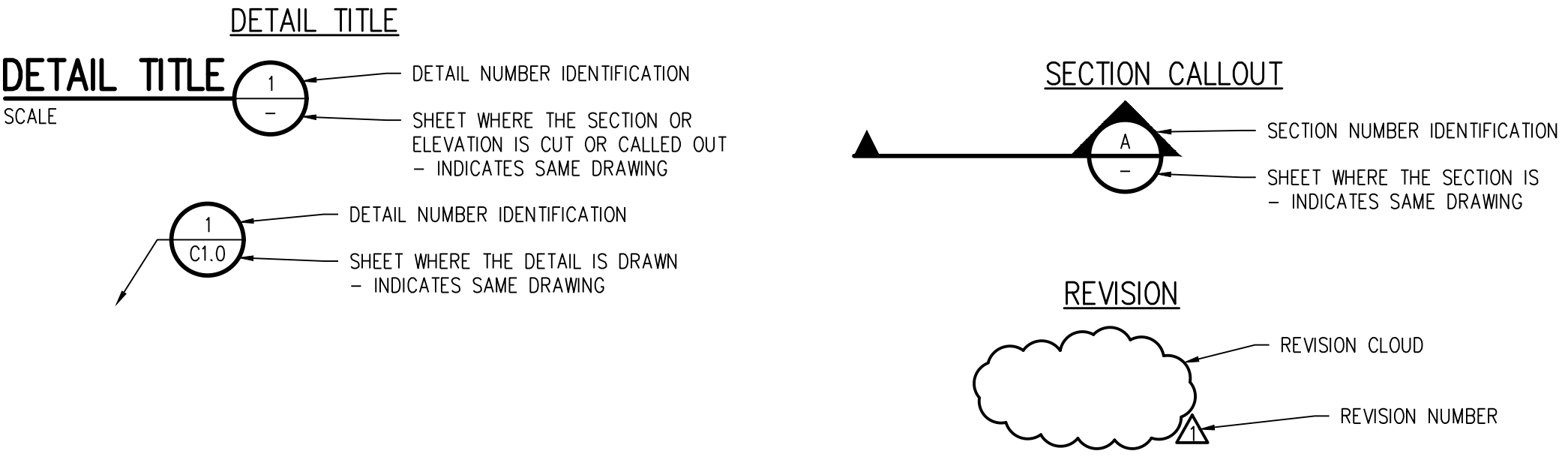
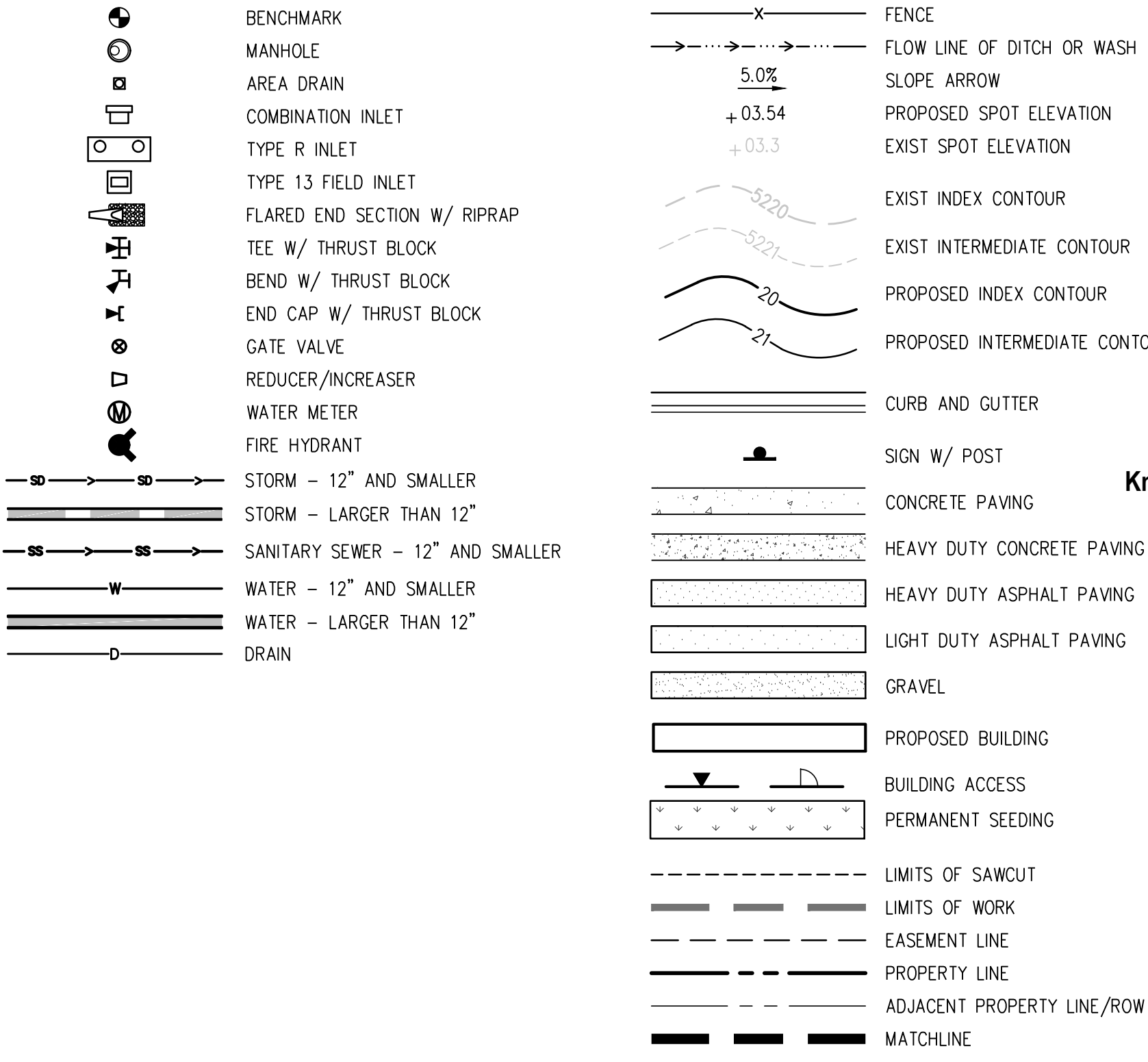
FILE NO.: PPR-XXXX

GENERAL NOTES

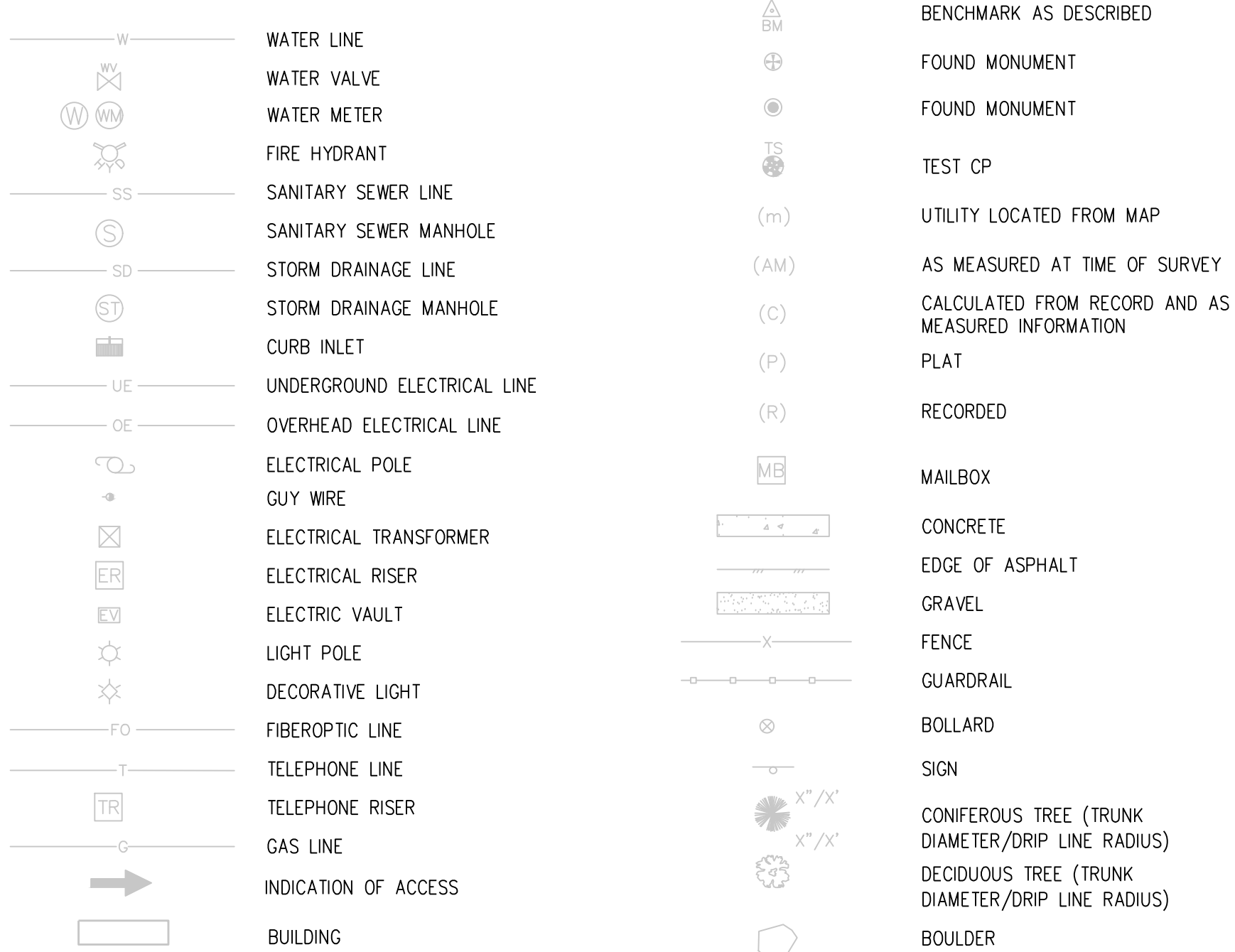
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION, ELLCOTT FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE ELLCOTT FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER AND ENGINEER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE COMPLETED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM (OWNER AND ENGINEER) BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- 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 THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
- THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.



DESIGN LEGEND



SURVEY LEGEND



NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	IN	INLET	INSUL	INSULATION
ABAN	ABANDON	INV	INVERT	IRR	IRRIGATION
AC	ASPHALTIC CONCRETE PAVING	JTS	JOINTS	KO	KNOCKOUT
ADDL	ADDITIONAL	KPL	KICK PLATE	KWY	KEYWAY
ADDM	ADDENDUM	L	LEFT OR LITER	LSCAPE	LANDSCAPE(NG)
ADJ	ADJUSTABLE	LF	LINEAR FOOT	LP	LOW POINT
AL	ALUMINUM	LT	LIGHT	LWL	LOW WATER LEVEL
ALT	ALTERNATE	MAINT	MAINTENANCE	MAN	MANUAL
AMT	AMOUNT	MATL	MATERIAL	MAX	MAXIMUM
APPROX	APPROXIMATE	ME	MATCH EXISTING	MECH	MECHANICAL
ARCH	ARCHITECT(URAL)	MFR	MANUFACTURER	MH	MANHOLE
ARV	AIR RELIEF VALVE	MIN	MINIMUM	MJ	MISCELLANEOUS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MISC	MISCELLANEOUS	MJC	MECHANICAL JOINT
ASPH	ASPHALT	N	NORTH	NA	NOT APPLICABLE
ASSY	ASSEMBLY	NIC	NOT IN CONTRACT	NPT	NATIONAL PIPE THREAD
ASYM	ASYMMETRICAL	NTS	NOT TO SCALE	OS	OFFSET
AUTO	AUTOMATIC	OC	ON CENTER	OD	OUTSIDE DIAMETER
AVG	AVERAGE	OD	OUTSIDE DIAMETER	OPP	OPPOSITE
AWWA	AMERICAN WATER WORKS ASSOC.	OPT	OPTIONAL	PC	POINT OF CURVATURE
BC	BACK OF CURB	PCO	POINT OF CURVATURE	PCQ	PRESSURE CLEAN OUT
BFV	BUTTERFLY VALVE	PCR	POINT OF CURVE RETURN	PCR	POINT OF CURVE RETURN
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL	PI	POINT OF INTERSECTION	PI	POINT OF INTERSECTION
BLDG	BUILDING	PV	POINT OF VERTICAL INTERSECTION	PL	PROPERTY LINE
BLK	BLOCK	PE	POLYETHYLENE	PL	PROPERTY LINE
BM	BENCH MARK	PREFAB	PREFABRICATED	PRELIM	PRELIMINARY
BMP	BEST MANAGEMENT PRACTICE	PREP	PREPARATION	PROP	PROPOSED
BS	BACKSIGHT	PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE	PSF	POUNDS PER SQUARE FOOT
BOS	BOTTOM OF STEP	PSI	POUNDS PER SQUARE INCH	PT	POINT OF TANGENCY
BOT	BOTTOM	PV	PLUG VALVE	PV	PLUG VALVE
BSMT	BASEMENT	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE	PVMT	PAVEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION	QTY	QUANTITY	R	RIGHT
BVCS	BEGIN VERTICAL CURVE STATION	R	RIGHT	RAD	RADIUS
BW	BOTTOM OF WALL	RD	ROOF DRAIN	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	RE	REFERENCE	RD	ROOF DRAIN
CCW	COUNTER CLOCKWISE	RECT	RECTANGULAR	RE	REFERENCE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	REIN	REINFORCE (D) (ING) (MENT)	RECT	RECTANGULAR
CDT	CAST IRON PIPE	REQD	REQUIRED	REIN	REINFORCE (D) (ING) (MENT)
CJ	CONSTRUCTION JOINT	ROW	RIGHT OF WAY	REQD	REQUIRED
CL	CLEAR	SAN	SANITARY	ROW	RIGHT OF WAY
CLR	CORRUGATED METAL PIPE	SC	SAWCUT	SAN	SANITARY
CMP	CONCRETE MASONRY UNIT	SD	STORM DRAIN	SC	SAWCUT
CMU	CONCRETE MASONRY UNIT	SECT	SECTION	SD	STORM DRAIN
CO	CLEANOUT	SPD	STANDARD PROCTOR DENSITY	SECT	SECTION
CONC	CONCRETE	SPEC	SPECIFICATION	SPD	STANDARD PROCTOR DENSITY
CONST	CONSTRUCTION	SQ	SQUARE	SPEC	SPECIFICATION
CONT	CONTINUOUS(ATION)	SQ IN	SQUARE INCH	SQ	SQUARE
COR	CORNER	SQ FT	SQUARE FOOT	SQ IN	SQUARE INCH
CR	CONCENTRIC REDUCER	SQ YD	SQUARE YARD	SQ FT	SQUARE FOOT
CTR	CENTER	SS	SANITARY SEWER	SQ YD	SQUARE YARD
CY	CUBIC YARDS	SST	STAINLESS STEEL	SS	SANITARY SEWER
DEMO	DEMOLITION	STA	STATION	SST	STAINLESS STEEL
DIA	DIAMETER	STD	STANDARD	STA	STATION
DIAG	DIAGONAL	STL	STEEL	STD	STANDARD
DIP	DUCTILE IRON PIPE	STRUCT	STRUCTURAL	STL	STEEL
DOM	DOMESTIC	SVC	SERVICE	STRUCT	STRUCTURAL
DN	DOWN	SWMP	STORMWATER MANAGEMENT PLAN	SVC	SERVICE
DR	DRAIN	SYM	SYMMETRICAL	SWMP	STORMWATER MANAGEMENT PLAN
DWG	DRAWING	TB	THRUST BLOCK	SYM	SYMMETRICAL
DWL	DOWEL	TBC	TOP BACK OF CURB	TB	THRUST BLOCK
E	EAST	TBM	TEMPORARY BENCH MARK	TBC	TOP BACK OF CURB
EA	EACH	TEMP	TEMPORARY	TBM	TEMPORARY BENCH MARK
ECC	ECCENTRIC	TC	FINISHED GRADE ADJACENT TO TOP OF WALL	TEMP	TEMPORARY
EJ	EXPANSION JT	THK	THICK	TC	FINISHED GRADE ADJACENT TO TOP OF WALL
EL	ELEVATION	TOB	TOP OF BANK	THK	THICK
ELB	ELBOW	TOC	TOP OF CONCRETE OR TOP OF CURB	TOB	TOP OF BANK
ELEC	ELECTRICAL	TOS	TOP OF STEP	TOC	TOP OF CONCRETE OR TOP OF CURB
ENGR	ENGINEER	TOT	TOTAL	TOS	TOP OF STEP
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL OR CAP OF WALL	TOT	TOTAL
EQ	EQUAL	TYP	TYPICAL	TW	TOP OF WALL OR CAP OF WALL
EQU	EQUIPMENT	UBC	UNIFORM BUILDING CODE	TYP	TYPICAL
EQUIV	EQUIVALENT	UGE	UNDERGROUND ELECTRIC	UBC	UNIFORM BUILDING CODE
ESMT	EASEMENT	UTIL	UTILITY	UGE	UNDERGROUND ELECTRIC
EST	ESTIMATE	VERT	VERTICAL	UTIL	UTILITY
EVCE	END VERTICAL CURVE ELEVATION	VCP	POINT OF VERTICAL CURVATURE	VERT	VERTICAL
EVCS	END VERTICAL CURVE STATION	VPC	POINT OF VERTICAL CURVATURE	VCP	POINT OF VERTICAL CURVATURE
EW	EACH WAY	VPC	POINT OF VERTICAL CURVATURE	VPC	POINT OF VERTICAL CURVATURE
EXP JT	EXPANSION JOINT	W	WIDE OR WIDTH	VPC	POINT OF VERTICAL CURVATURE
EXIST	EXISTING	W/	WITH	W	WIDE OR WIDTH
FND	FOUNDATION	W/O	WITHOUT	W/	WITH
FES	FLARED END SECTION	WOCE	WATER QUALITY CONTROL ELEVATION	W/O	WITHOUT
FF	FINISH FLOOR	WSE	WATER SURFACE ELEVATION	WOCE	WATER QUALITY CONTROL ELEVATION
FG	FINISH GRADE	WW	WASTEWATER	WSE	WATER SURFACE ELEVATION
FH	FIRE HYDRANT	X SECT	CROSS SECTION	WW	WASTEWATER
FL	FLOW LINE	XFMR	ELECTRONIC TRANSFORMER	X SECT	CROSS SECTION
FN	FENCE	YH	YARD HYDRANT	XFMR	ELECTRONIC TRANSFORMER
FOC	FACE OF CONCRETE			YH	YARD HYDRANT
FRM	FEET PER MINUTE				
FPS	FEET PER SECOND				
FT	FEET				
FTG	FOOTING OR FITTING				
G	GAS				
GA	GAUGE				
GAL	GALLON				
GALV	GALVANIZED				
GCO	GRADE CLEANOUT				
GP	GALVANIZED IRON PIPE				
GND	GROUND				
GPD	GALLONS PER DAY				
GPM	GALLONS PER MINUTE				
GR	GRATE				
GRG	GRATING				
GSP	GALVANIZED STEEL PIPE				
GV	GATE VALVE				
H	HIGH				
HB	HOSE BIB				
HE	HORIZONTAL ELLIPTICAL				
HDWL	HEADWALL				
HNDRL	HAND RAIL				
HORIZ	HORIZONTAL				
HP	HIGH POINT				
HR	HOUR				
HVAC	HEATING, VENTILATION, AIR CONDITIONING				
HWY	HIGHWAY				
HWL	HIGH WATER LINE				
HYD	HYDRANT				
INCL	INCLUDED				
ID	INSIDE DIAMETER				

6.2.2(G)(e) Water Storage Tank and Utility Facilities Landscape Requirements.

(i) Site-Specific Landscaping Required. PCD Director approval of site-specific landscaping is required for a water storage tank and utility facilities. Installation of approved site-specific landscaping is required prior putting a water storage tank or utility facility into operation. The site-specific landscaping is subject to the following standards:

- Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.

Due to this sites proximity to Hwy 94 and high visibility please add additional landscape such as native shrubs or boulders to meet the landscape requirement.

Please add file number PPR-2334

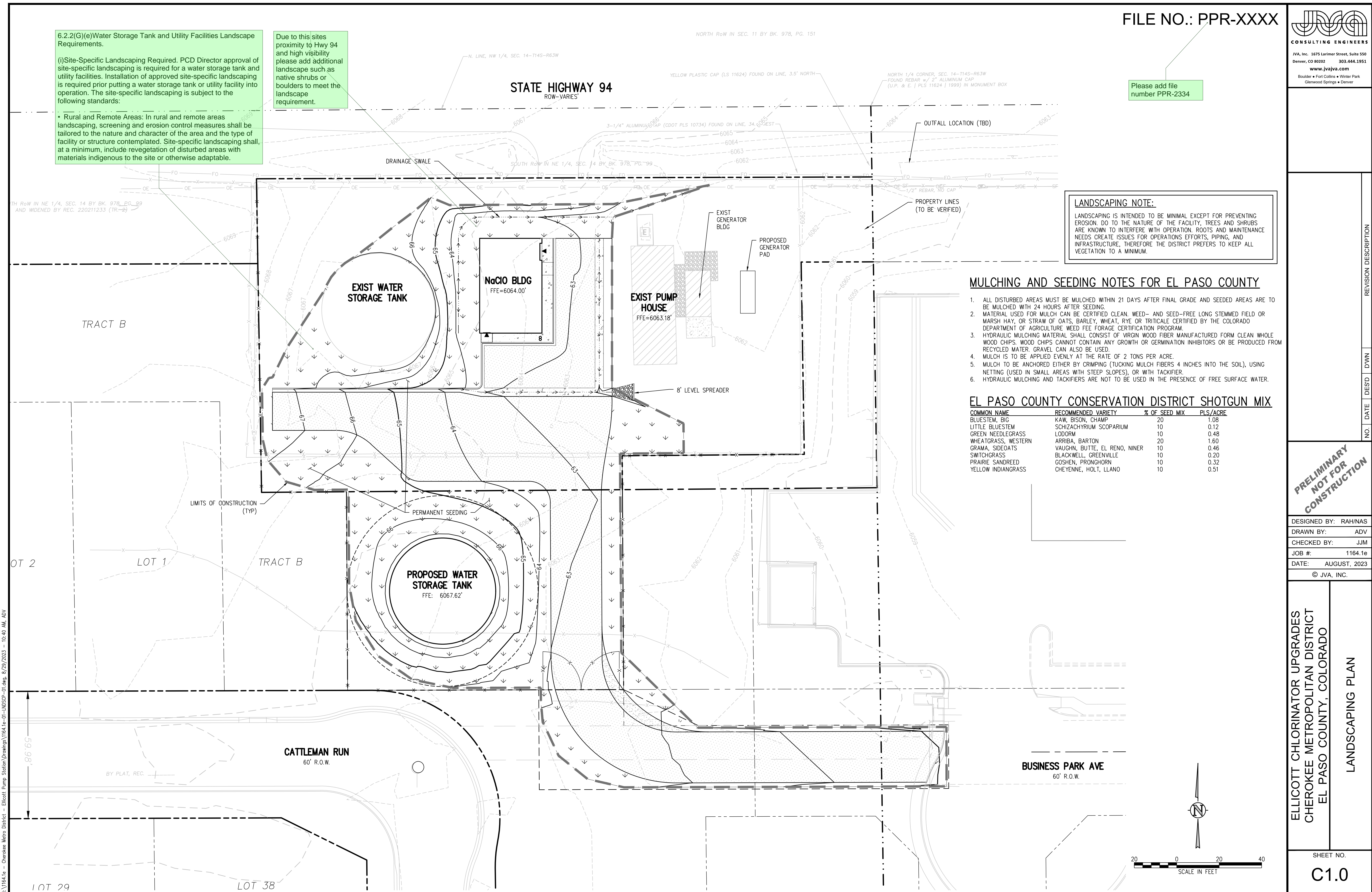
LANDSCAPING NOTE:
LANDSCAPING IS INTENDED TO BE MINIMAL EXCEPT FOR PREVENTING EROSION. DO TO THE NATURE OF THE FACILITY, TREES AND SHRUBS ARE KNOWN TO INTERFERE WITH OPERATION. ROOTS AND MAINTENANCE NEEDS CREATE ISSUES FOR OPERATIONS EFFORTS, PIPING, AND INFRASTRUCTURE, THEREFORE THE DISTRICT PREFERS TO KEEP ALL VEGETATION TO A MINIMUM.

MULCHING AND SEEDING NOTES FOR EL PASO COUNTY

- ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITH 24 HOURS AFTER SEEDING.
- MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FEE FORAGE CERTIFICATION PROGRAM.
- HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FORM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED WASTE. GRAVEL CAN ALSO BE USED.
- MULCH IS TO BE APPLIED EVENLY AT THE RATE OF 2 TONS PER ACRE.
- MULCH TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED IN SMALL AREAS WITH STEEP SLOPES), OR WITH TACKIFIER.
- HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

EL PASO COUNTY CONSERVATION DISTRICT SHOTGUN MIX

COMMON NAME	RECOMMENDED VARIETY	% OF SEED MIX	PLS/ACRE
BLUESTEM, BIG	KAW, BISON, CHAMP	20	1.08
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10	0.12
GREEN NEEDLEGRASS	LIDORM	10	0.48
WHEATGRASS, WESTERN	ARRIBA, BARTON	20	1.60
GRAMA, SIDE-OATS	VAUGHN, BUTTE, EL RENO, NINER	10	0.46
SWITCHGRASS	BLACKWELL, GREENVILLE	10	0.20
PRAIRIE SANDREED	GOSHEN, PRONGHORN	10	0.32
YELLOW INDIANGRASS	CHEYENNE, HOLT, LLANO	10	0.51



REVISION DESCRIPTION

NO. DATE DESD DWN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: RAH/NAS
DRAWN BY: ADV
CHECKED BY: JJM
JOB #: 1164.1e
DATE: AUGUST, 2023
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ELLCOTT CHLORINATOR UPGRADES
CHEROKEE METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO

LANDSCAPING PLAN

SHEET NO.
C1.0

N:\1164.1e - Cherokee Metro District - Ellicott Pump Station Drawings\1164.1e-01-LANDSCP-01.dwg, 8/29/2023 - 10:40 AM, ADV