

GENERAL NOTES:

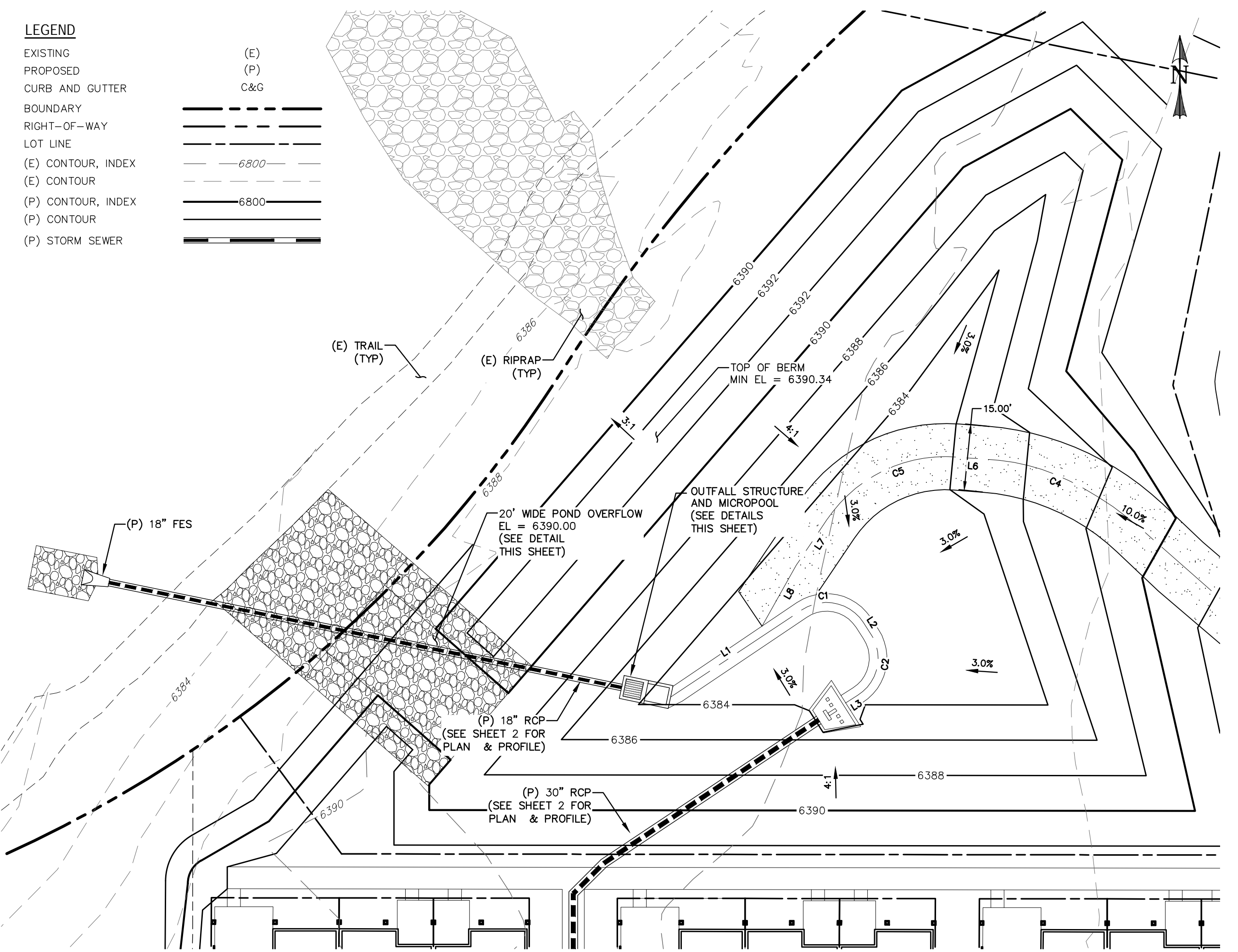
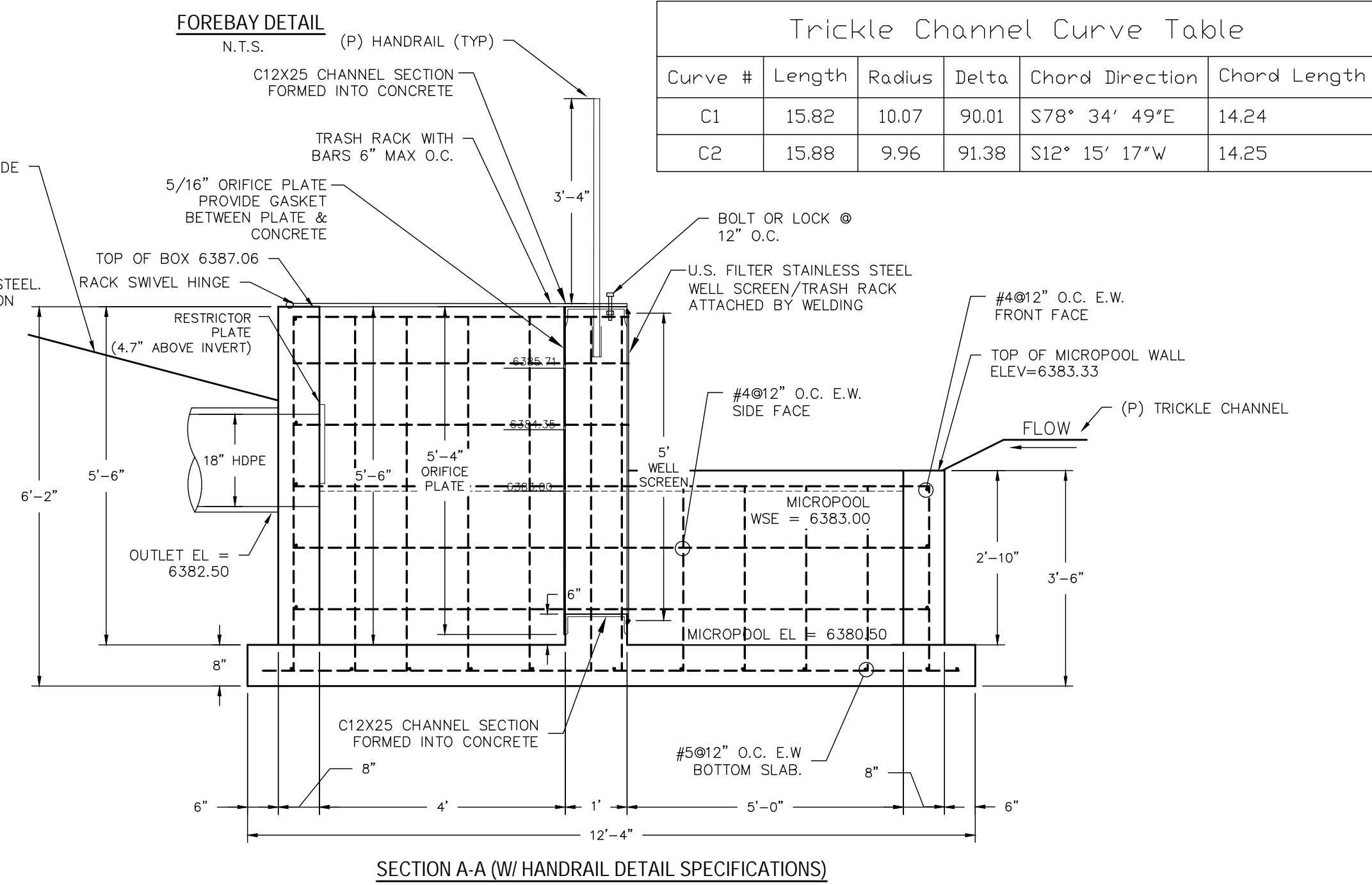
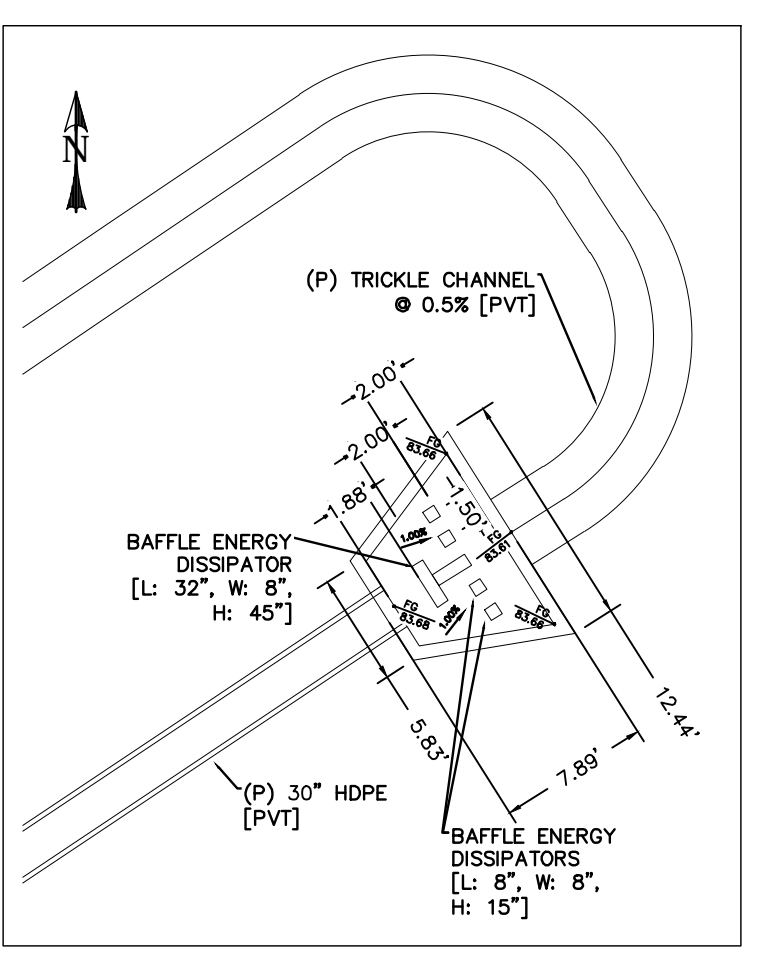
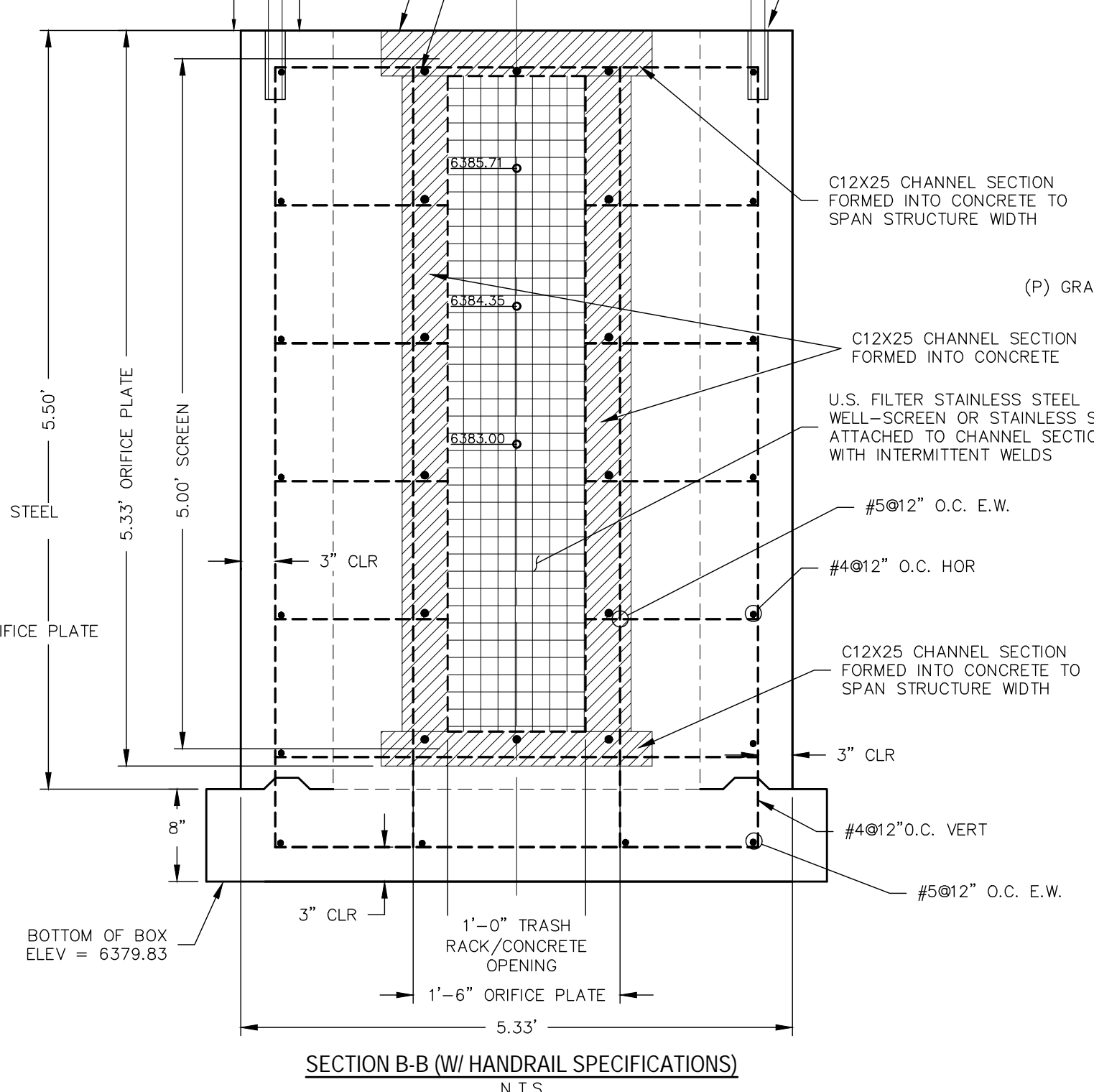
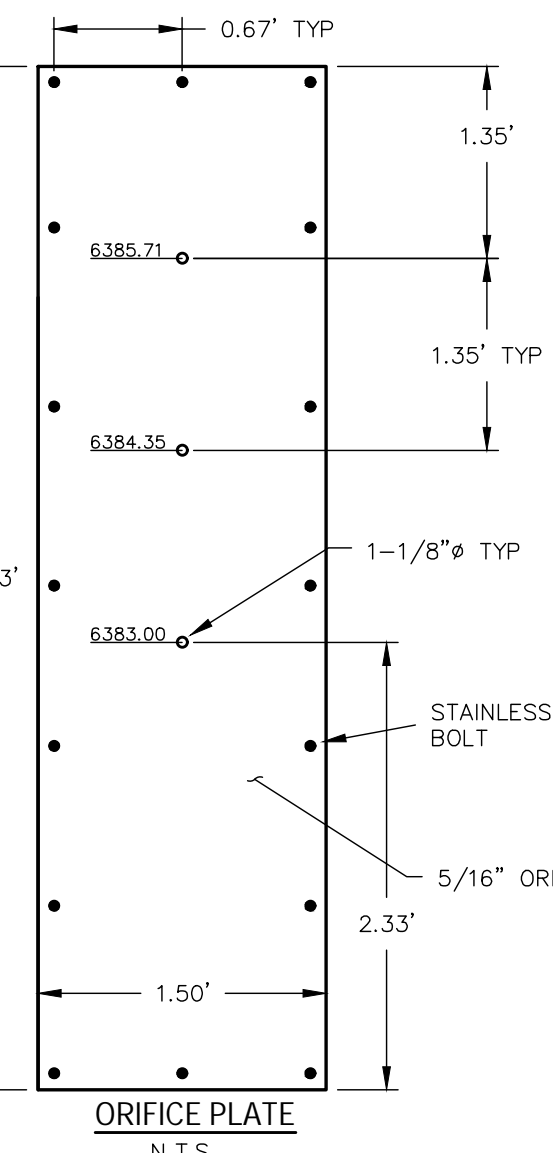
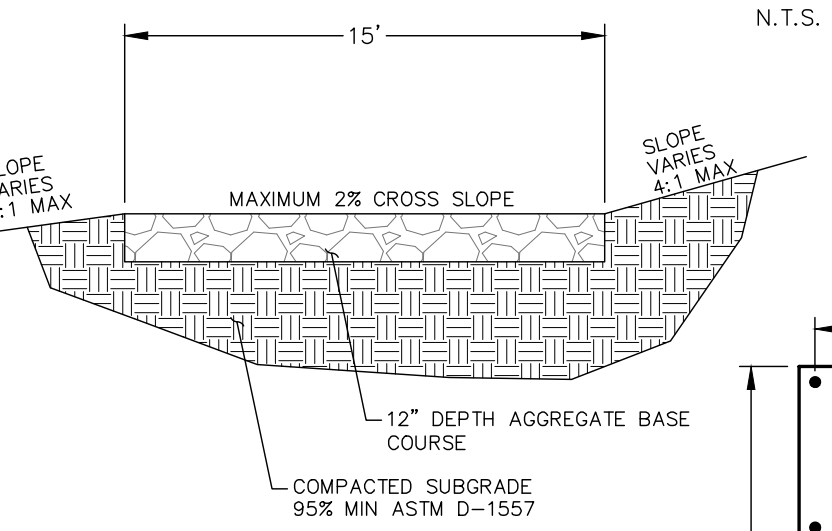
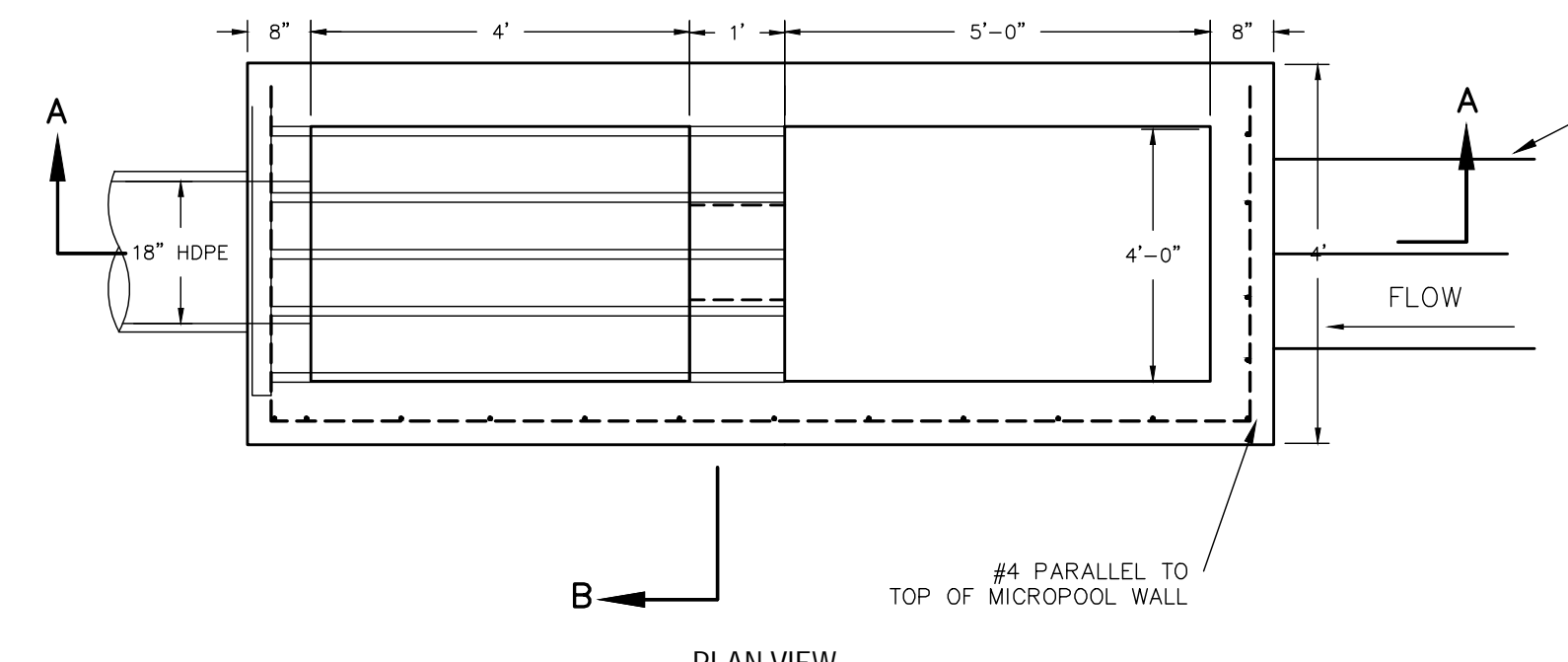
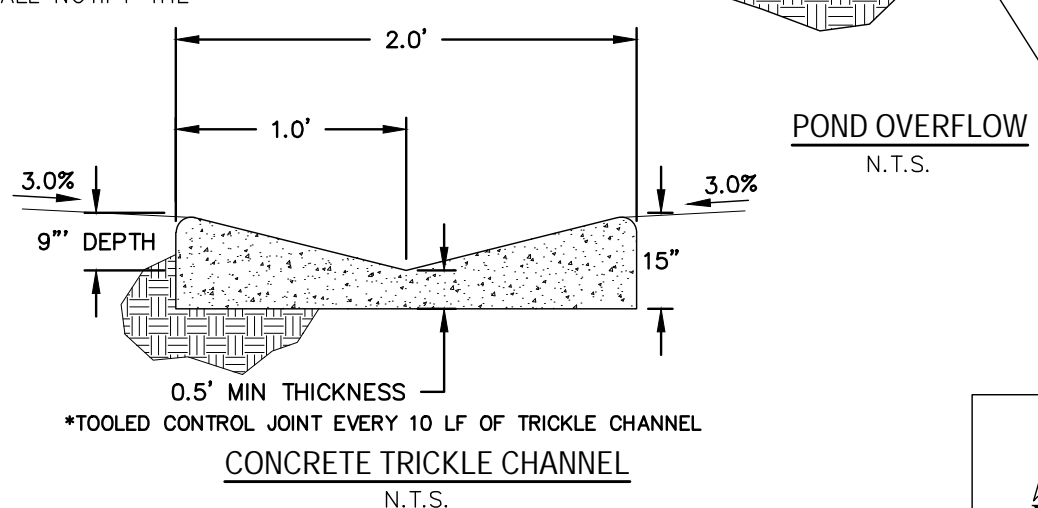
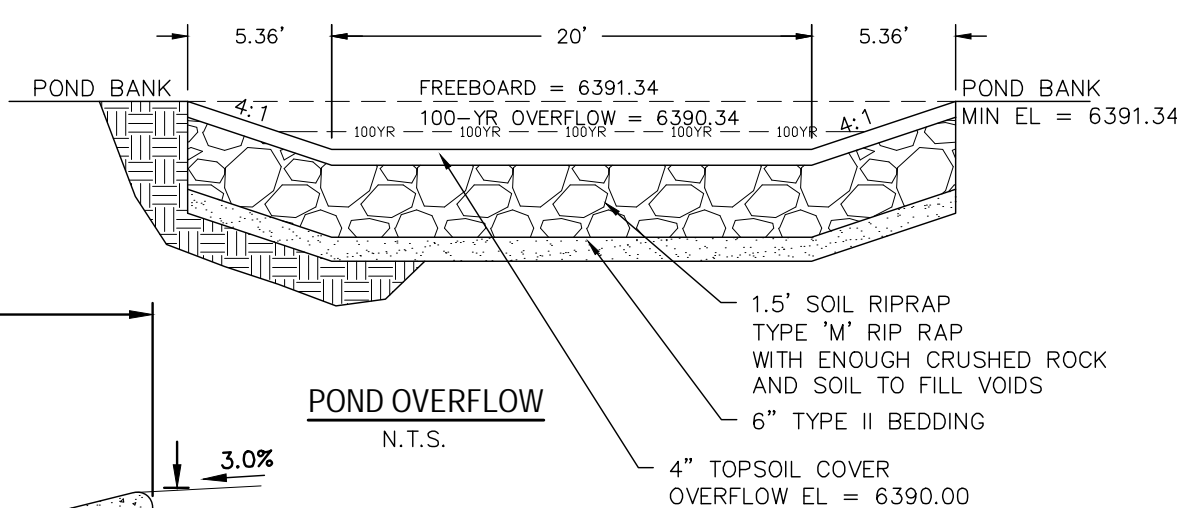
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS LATEST REVISION, UNLESS OTHERWISE IDENTIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY DAMAGE TO UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION SHALL BE SETTLED BY THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE A PRECONSTRUCTION CONFERENCE INCLUDING THE CONTRACTOR, ENGINEER, GEOTECHNICAL ENGINEER, PROJECT SURVEYOR, AND CITY REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE INDICATING THE PROJECT SEQUENCING AND TIME LINE FOR CONSTRUCTION ACTIVITIES FOR THE DURATION OF THE PROJECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GEOTECHNICAL ENGINEER, THE ENGINEER, AND/OR CITY REPRESENTATIVE FOR TESTING AND OBSERVATION AS ESTABLISHED AT THE PRECONSTRUCTION CONFERENCE AND AS REQUIRED BY THE PROJECT SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT SURVEYOR FOR STAKING REQUIREMENTS AS ESTABLISHED AT THE PRECONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL PROVIDE COPIES OF ALL SUBMITTALS AND CERTIFICATIONS TO THE ENGINEER FOR APPROVAL A MINIMUM OF TWO (2) WEEKS PRIOR TO ORDERING MATERIALS.
- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE CONTRACTOR AND/OR THE OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING SIGNAGE FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE CITY REPRESENTATIVE ASSIGNED TO THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- IF A DISCREPANCY IS IDENTIFIED BETWEEN THE CONSTRUCTION DRAWINGS, PROJECT SPECIFICATIONS, AND/OR CITY SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO CONTINUATION OF WORK.
- PRIVATE EXTENDED DETENTION BASIN TO BE OWNED AND MAINTAINED BY CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT.

CONCRETE CONSTRUCTION NOTES:

- ALL CAST INPLACE STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. HIGHER COMPRESSIVE STRENGTH CONCRETE IS ACCEPTABLE TO ACHIEVE EARLY STRENGTH AS DEEMED NECESSARY TO MEET CONSTRUCTION SCHEDULING.
- REINFORCING BARS SHALL BE IN CONFORMANCE WITH ASTM A-615 GRADE 60.
- CONCRETE PROTECTIVE COVER SHALL BE 3" FOR CONCRETE POURED AGAINST EARTH AND 2" FOR FORMED CONCRETE, UNLESS OTHERWISE NOTED ON THE PLANS.
- MINIMUM LAP SPLICES SHALL BE 18".
- PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318. DROP CHUTES AND/OR PUMPING SHALL BE USED TO PREVENT SEGREGATION OF THE MIX DUE TO EXCESSIVE VERTICAL DROP.
- CONCRETE SHALL BE PLACED WITH A SLUMP BETWEEN 1" AND 4".
- NO CALCIUM CHLORIDE ADMIXTURE SHALL BE USED. AN APPROVED WATER REDUCING AGENT MAY BE USED.
- CONCRETE SHALL HAVE 5% TO 8% ENTRAINED AIR BY VOLUME.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 1".
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH CITY OF COLORADO SPRINGS STANDARDS. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED FROM THE ENGINEER AND MUST BE APPROVED IN WRITING PRIOR TO ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURE STABILITY DURING CONSTRUCTION. BACKFILL SHALL BE BROUGHT UP EVENLY AGAINST STRUCTURE.

LEGEND

- (E) EXISTING
- (P) PROPOSED
- C&G CURB AND GUTTER
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- (E) CONTOUR, INDEX
- (E) CONTOUR
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (P) STORM SEWER



Trickle Channel Line Table

Line #	Length	Direction
L1	35.74	N56° 24' 54.95"E
L2	3.15	S33° 10' 36.00"E
L3	3.23	S57° 41' 09.57"W

Trickle Channel Curve Table

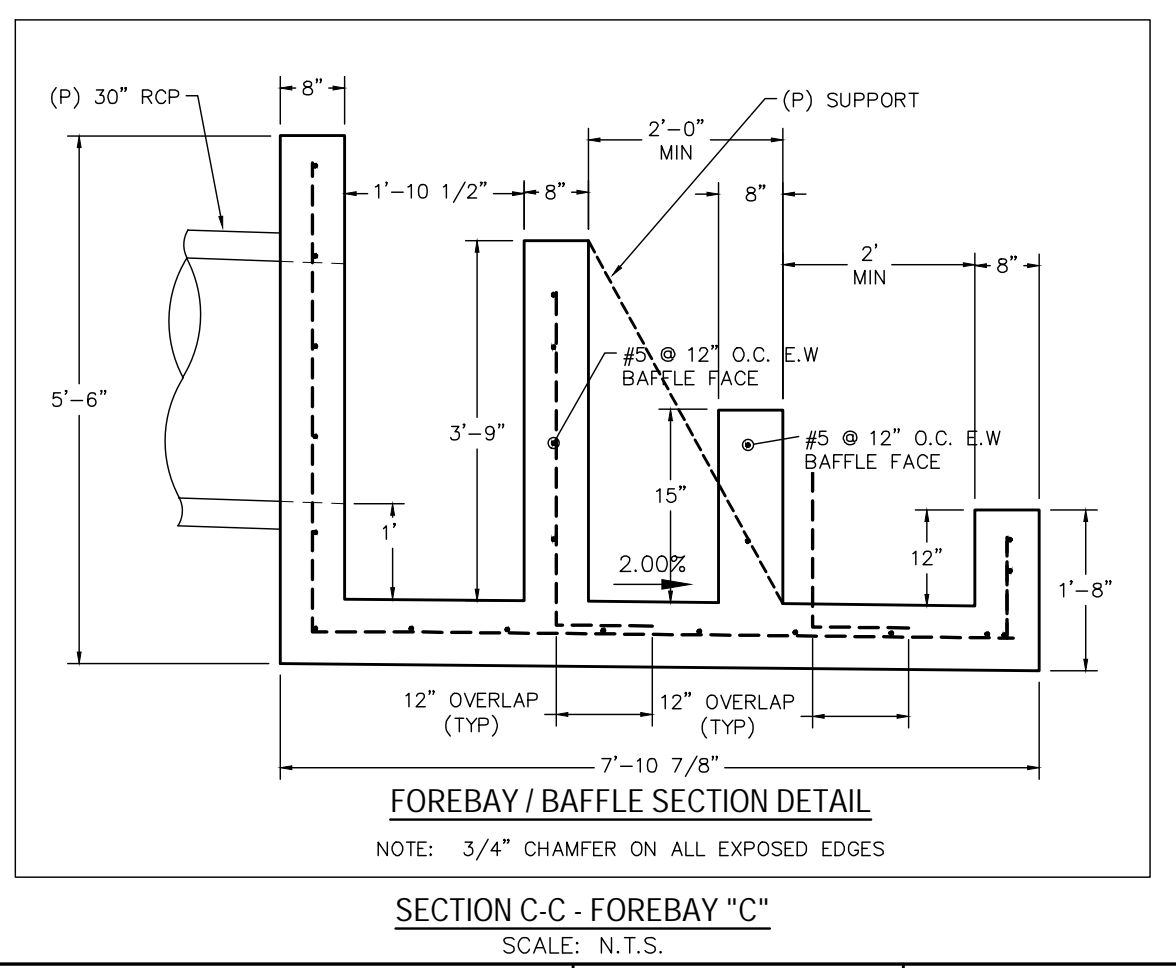
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.82	10.07	90.01	S78° 34' 49"E	14.24
C2	15.88	9.96	91.38	S12° 15' 17"W	14.25

Maintenance Road Line Table

Line #	Length	Direction
L4	95.29	N16° 33' 16.75"W
L5	47.84	N48° 46' 44.60"W
L6	6.48	N85° 35' 33.79"W
L7	12.34	S33° 56' 45.97"W
L8	15.95	S29° 20' 28.32"W

Maintenance Road Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	15.86	27.50	33.04	N33° 04' 32"W	15.64
C4	19.65	46.83	24.04	N75° 49' 32"W	19.51
C5	17.15	32.50	30.23	S79° 17' 31"W	16.95

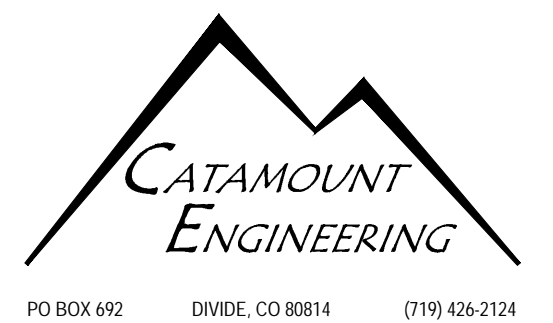


REV.	DESCRIPTION	DATE



PREPARED FOR:
PREMIER HOMES
200 W CITY CENTER DR #200
PUEBLO CO 81003

PREPARED UNDER THE SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER #40510
07/29/22 DATE



THE VILLAS AT CLAREMONT RANCH
POND DETAIL SHEET
SCALE: N/A DATE: 07/29/22
JOB NUMBER: 16-102 SHEET: 5 OF 5