

LEGEND

Proposed Line Types and Symbols shown. Existing Line Types and Symbols shall be the same, but screened, unless designated otherwise by the inclusion of a survey by others.

●	Set Survey Monument	— STH —	Storm Sewer Line
●	Set Survey Monument (in concrete)	— STH —	Storm Sewer Manhole
○	Found Survey Monument	— STH —	Curb Inlet
○	Found Survey Monument in Box	— STH —	Field Inlet
(O.U.)	Origin Unknown	— STH —	Junction Box
⊕	Found Right-of-Way Marker	— STH —	Grate Inlet
⊕	Control Point	— STH —	Grate Inlet (Round/Domed)
⊕	Benchmark	— STH —	End Section
⊕	Set Hub	— STH —	Headwall
— OHC —	Overhead Utility Line(s)	— STH —	Down Spout
— UEL —	Underground Electric Line	— RD —	Roof Drain
— UEL —	Underground Electric Line Marker	— CMP —	Corrugated Metal Pipe
— UEL —	Underground KCP&L Line (e.g.)	— CMP —	Corrugated Metal Arch Pipe
— UEL —	Utility Pole	— CPP —	Corrugated Plastic Pipe
— UEL —	Utility Pole with Transformer	— HDPE —	High Density Polyethylene Pipe
— UEL —	Guy Anchor	— RCP —	Reinforced Concrete Pipe
— UEL —	Utility Pole w/Light & arm	— RCAP —	Reinforced Concrete Arch Pipe
— UEL —	Street Light Pole w/ arm	— ROB —	Reinforced Concrete Box
— UEL —	Street Light Pole (14')	— FES —	Flared End Section
— UEL —	Electric Pedestal (above ground)	— ~ —	Pipe Continues-Outlet or Source
— UEL —	Electric Meter	— ~ —	Not Found or Not Surveyed
— UEL —	Electric Access Vault (underground)	— W —	Water Line
— UEL —	Electric Access Box (mounted)	— W —	Water Service Line
— UEL —	Electric Manhole	— W —	Underground Water Line Marker
— UEL —	Electric Pull Box (underground)	— W —	Water Valve
— UEL —	Transformer (pad mounted)	— W —	Fire Hydrant
— UEL —	Yard Light	— W —	Fire Hydrant Assembly
— UEL —	Air Conditioner Unit	— W —	Water Meter
— W —	Water Line	— W —	Water Manhole
— W —	Water Service Line	— W —	Water Vault (underground)
— W —	Underground Water Line Marker	— W —	Sprinkler Control Box
— W —	Water Valve	— W —	Sprinkler Head
— W —	Fire Hydrant	— W —	Yard Hydrant
— W —	Fire Hydrant Assembly	— W —	Backflow Valve (BFV)
— W —	Water Meter	— W —	Backflow Preventer (BFP)
— W —	Water Manhole	— W —	Blow-Off Assembly
— W —	Water Vault (underground)	— W —	Gas Line
— W —	Sprinkler Control Box	— W —	Gas Service Line
— W —	Sprinkler Head	— W —	Underground Spire Line (e.g.)
— W —	Yard Hydrant	— W —	Underground Gas Line Marker
— W —	Backflow Valve (BFV)	— W —	Gas Manhole or Access Lid
— W —	Backflow Preventer (BFP)	— W —	Gas Valve
— W —	Blow-Off Assembly	— W —	Regulator Unit
— W —	Gas Line	— W —	Gas Meter
— W —	Gas Service Line	— W —	Casing Vent
— W —	Underground Spire Line (e.g.)	— W —	Underground Pipe Line (High Capacity)
— W —	Underground Gas Line Marker	— W —	Underground Pipe Line Marker
— W —	Gas Manhole or Access Lid	— W —	Underground Telephone Line
— W —	Gas Valve	— W —	Underground AT&T Line (e.g.)
— W —	Regulator Unit	— W —	Underground Telephone Line Marker
— W —	Gas Meter	— W —	Telephone Pedestal (above ground)
— W —	Casing Vent	— W —	Telephone Manhole
— W —	Underground Pipe Line (High Capacity)	— W —	Telephone Access Vault (underground)
— W —	Underground Pipe Line Marker	— W —	Telephone Access Box (mounted)
— W —	Underground Telephone Line	— W —	Underground Fiber Optic Line
— W —	Underground AT&T Line (e.g.)	— W —	Underground Fiber Optic Line Marker
— W —	Underground Telephone Line Marker	— W —	Fiber Optic Pedestal
— W —	Telephone Pedestal (above ground)	— W —	Fiber Optic Manhole
— W —	Telephone Manhole	— W —	Fiber Optic Vault (underground)
— W —	Telephone Access Vault (underground)	— W —	Fiber Optic Pedestal on top of Vault
— W —	Telephone Access Box (mounted)	— W —	Traffic Signal Post w/ Mast Arm
— W —	Underground Fiber Optic Line	— W —	Pedestrian Signal Pole
— W —	Underground Fiber Optic Line Marker	— W —	Traffic Control Manhole
— W —	Fiber Optic Pedestal	— W —	Traffic Control Cabinet
— W —	Fiber Optic Manhole	— W —	Traffic Control Vault (underground)
— W —	Fiber Optic Vault (underground)	— W —	Underground Cable TV Line
— W —	Fiber Optic Pedestal on top of Vault	— W —	Underground Spectrum Line (e.g.)
— W —	Traffic Signal Post w/ Mast Arm	— W —	Underground Cable TV Marker
— W —	Pedestrian Signal Pole	— W —	Cable TV Pedestal (above ground)
— W —	Traffic Control Manhole	— W —	Manhole-Unknown Purpose
— W —	Traffic Control Cabinet	— W —	Grease Trap Access Lid
— W —	Traffic Control Vault (underground)	— W —	Monitoring Well
— W —	Underground Cable TV Line	— W —	Bore Hole
— W —	Underground Spectrum Line (e.g.)	— W —	Fill Lid (for Underground Tank)
— W —	Underground Cable TV Marker	— W —	Sanitary Sewer Line
— W —	Cable TV Pedestal (above ground)	— W —	Sanitary Sewer Service Line
— W —	Manhole-Unknown Purpose	— W —	Sanitary Sewer Manhole
— W —	Grease Trap Access Lid	— W —	Clean-out
— W —	Monitoring Well	— W —	Vitrified Clay Pipe
— W —	Bore Hole	— W —	Ductile Iron Pipe
— W —	Fill Lid (for Underground Tank)	— W —	Polyvinyl Chloride Pipe
— W —	Sanitary Sewer Line	— W —	Cast Iron Pipe
— W —	Sanitary Sewer Service Line	— W —	Underground Utility Line Marker
— W —	Sanitary Sewer Manhole	— W —	Metal Guard Rail or Handrail
— W —	Clean-out	— W —	Flag Pole
— W —	Vitrified Clay Pipe	— W —	Satellite Dish
— W —	Ductile Iron Pipe	— W —	Mailbox
— W —	Polyvinyl Chloride Pipe	— W —	Concrete or Metal Bollard
— W —	Cast Iron Pipe	— W —	Wood Bollard or Wood Post

LEGAL DESCRIPTION

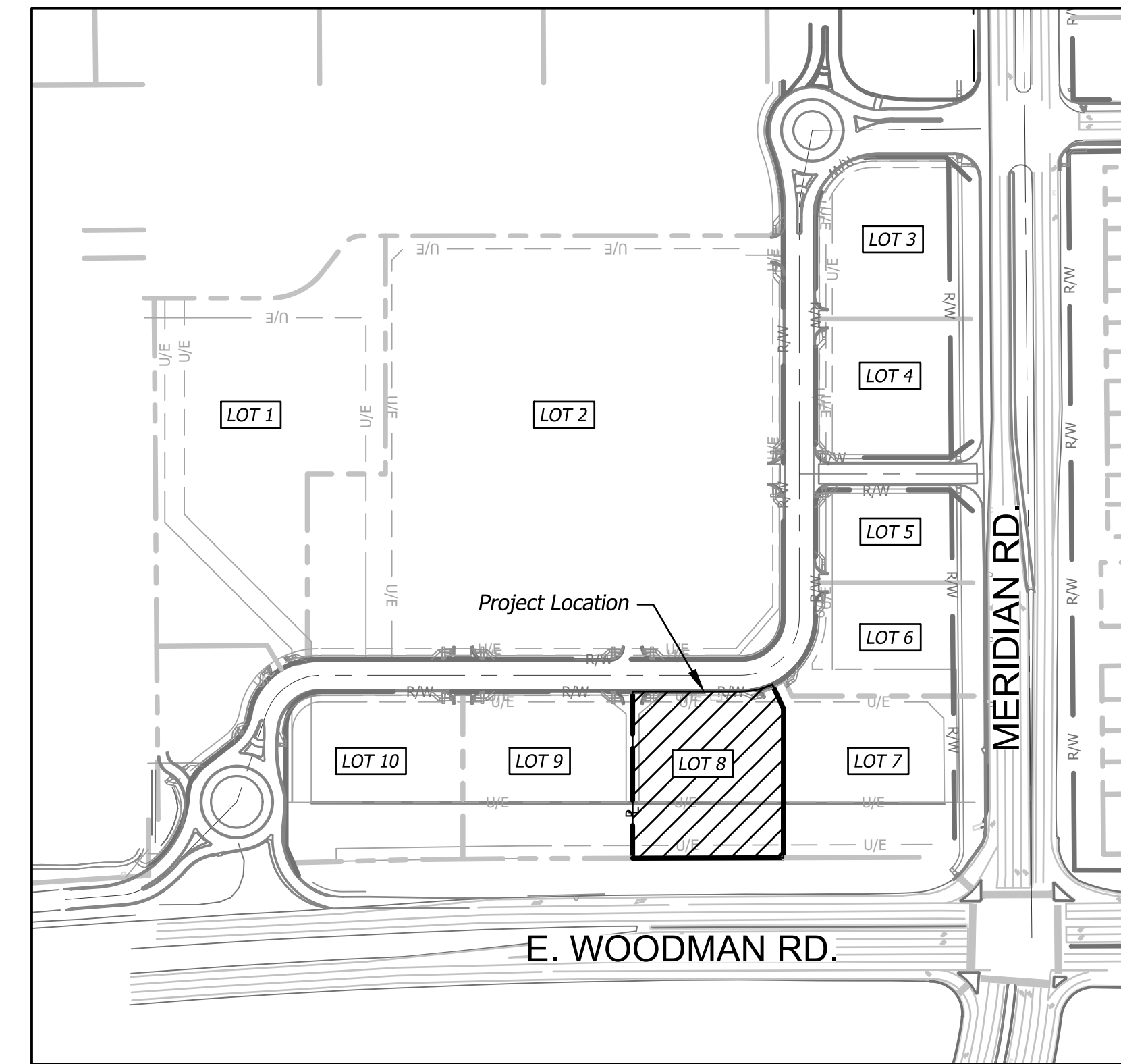
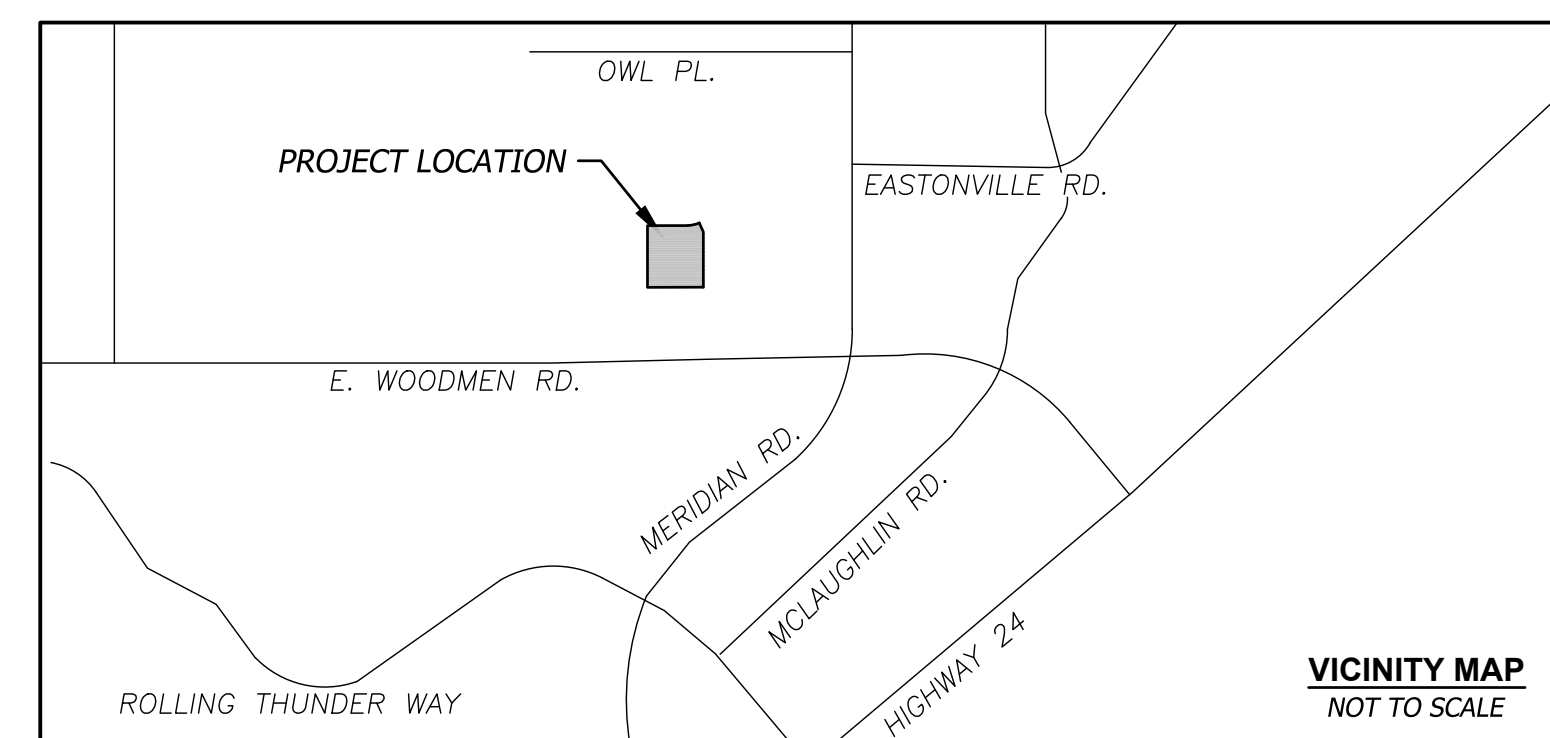
LOT 8, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Previous comment not addressed: Include a note on the cover sheet indicating the escrow fee amount and associated improvements.

Include the following note (applicable to all lots in Falcon Marketplace): Owner is aware that the access permits (AP211569, AP211570) are subject to conditions of approval.

GENERAL NOTES

- All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the County of El Paso, Colorado.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- Unless specified otherwise, all construction shall meet the requirements of the Colorado Department of Transportation (CDOT) Standard Specifications, except as modified by these plans.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements.
- A Right-of-Way permit is required from the El Paso County, Colorado Public Works Department for any work within the public right-of-way.



SITE MAP
1"=200'

PCD FILE #PPR2137

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REVISIONS:

▲	CITY COMMENTS	10.13.21
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ISSUE DATE:

1ST PERMIT/BID SET	07-15-2021
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DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



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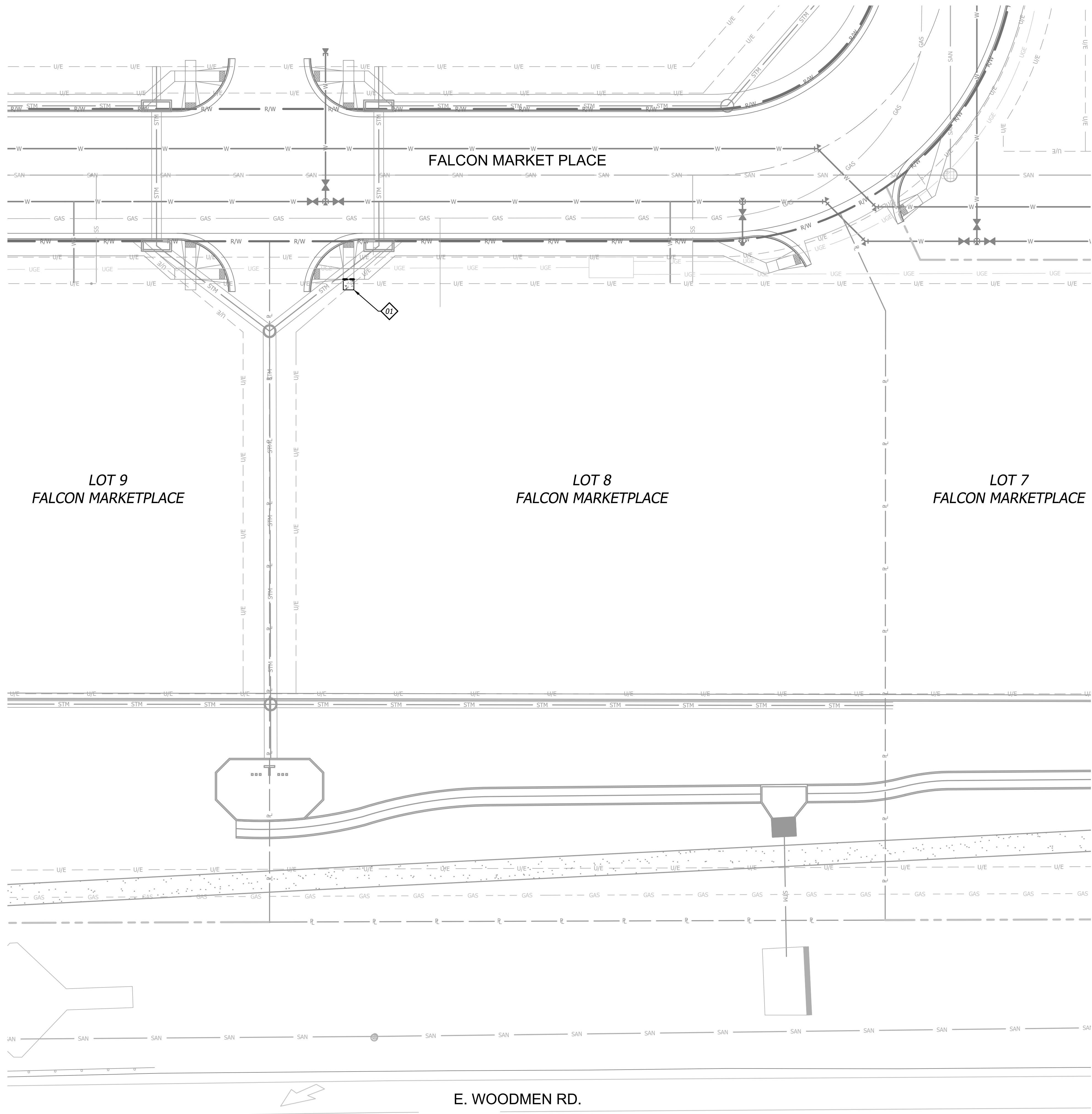
PANDA EXPRESS
TRUE WARM & WELCOME
E WOODMEN RD & MERIDIAN RD, LOT 8
FALCON, CO 80831

GENERAL INFORMATION

C0.1

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021



GENERAL NOTES

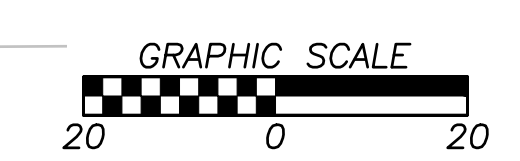
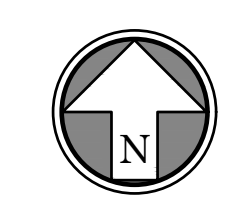
1. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
2. All protection fencing shall be installed prior to demolition/construction activity.
3. Contractor shall verify location of all utilities prior to any excavation or construction activity.

DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF 4'x4' SLAB OF CONCRETE SIDEWALK.

DEMOLITION LEGEND

- SAW CUT LINE
- [Hatched Box] CONCRETE SIDEWALK TO BE REMOVED



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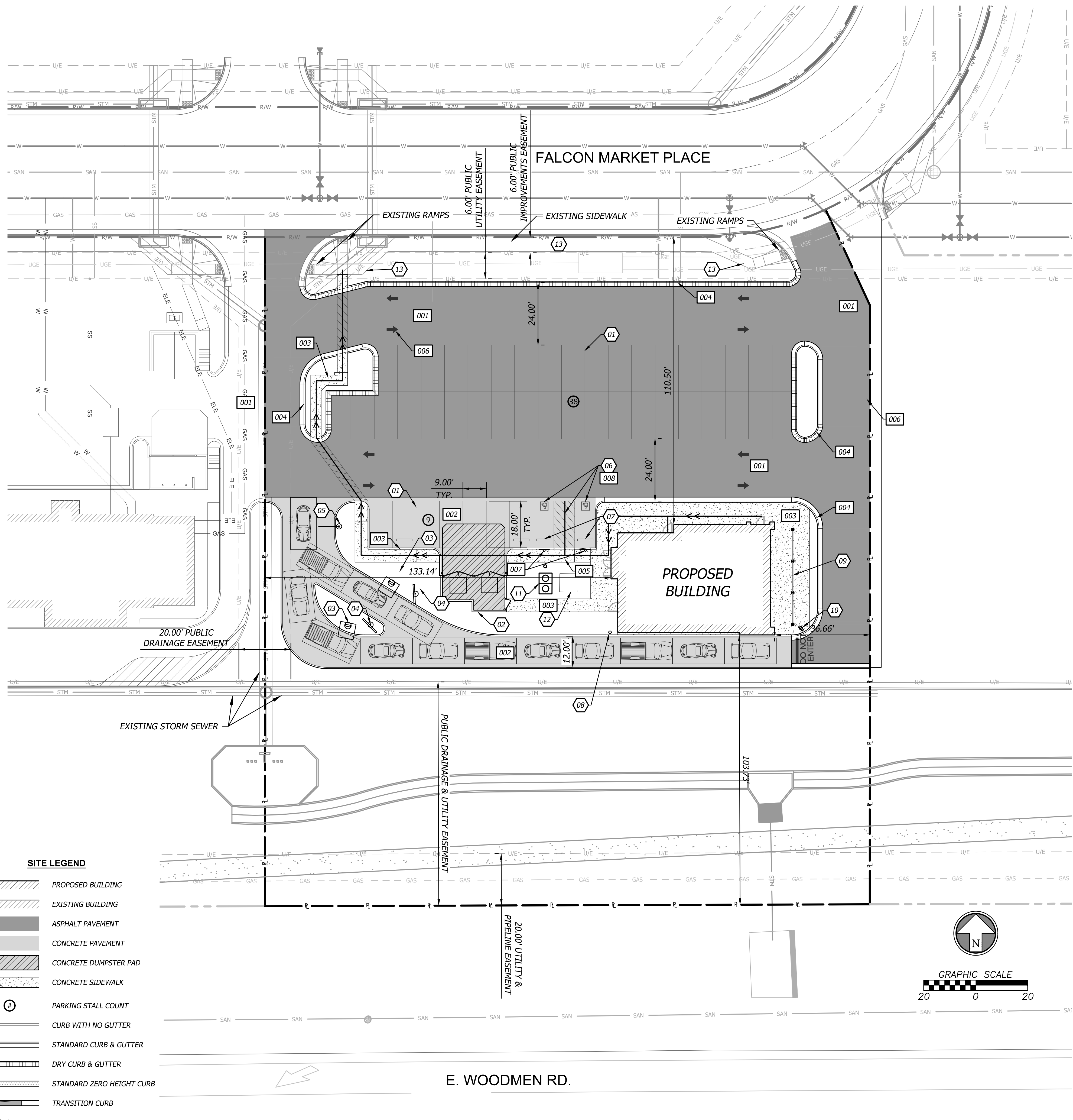
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 FALCON, CO 80831

DEMOLITION PLAN

C1.0

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021



SITE DATA

SITE	
SITE AREA:	1.37 AC 59,816 SF
PARKING, DRIVES, WALKS AREA:	31,119 SF (52.0%)
LANDSCAPE AREAS:	26,316 SF (44.0%)
BUILDING AREA:	2,381 SF (4.0%)
EXISTING LAND USE: VACANT PAD SITE PROPOSED LAND USE: FAST FOOD RESTAURANT	
PARKING	
PARKING PROVIDED:	45 STANDARD 2 HANDICAP (1 VAN)
PARKING REQUIRED:	24
STANDARD STALLS: (1 SPACE PER 100 SF BUILDING SPACE)	
ADA STALLS: (BASED ON 45 STALLS)	2

APPLICANT/DEVELOPER

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P (303) 335-5701
CONTACT: ALEX PHELPS
EMAIL: ALEX.PHELPS@PANDARG.COM

PROPERTY INFORMATION

7545 FALCON MARKET PLACE
FALCON, CO

LOT 8, FALCON MARKETPLACE, IN A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE
6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PROPERTY TAX SCHEDULE NUMBER: 5301403004

ZONING
CR (COMMERCIAL REGIONAL)

CIVIL ENGINEER

BRUNGARDT HONOMICHL & COMPANY, P.A.
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1900
CONTACT: KURT YODER, PE
EMAIL: KURT.YODER@IBHC.COM

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE, EMULSION, LATEX BASED WHITE TRAFFIC PAINT FOR PARKING LOT STALL STRIPING (TYP.).
- 02 DUMPSTER AND SCREENING ENCLOSURE
- 03 SPEAKER BOX, REFER TO ARCHITECTURAL PLANS
- 04 MENU BOARD, REFER TO ARCHITECTURAL PLANS
- 05 DRIVE THRU CLEARANCE BAR, REFER TO ARCHITECTURAL PLANS
- 06 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 07 7 FT RUBBER WHEEL STOPS
- 08 INSTALL BOLLARD BEHIND CURB AND 3 FT FROM BUILDING TO PROTECT GAS METER AND BUILDING.
- 09 PATIO RAILING. SEE ARCHITECT'S PLANS FOR DESIGN.
- 10 DO NOT ENTER/THANK YOU SIGN. SEE ARCHITECT'S PLANS FOR DESIGN.
- 11 PROPOSED GREASE INTERCEPTOR
- 12 PROPOSED TRANSFORMER
- 13 SIDEWALK AND RAMPS PROPOSED BY DEVELOPER

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C6.0-C6.3

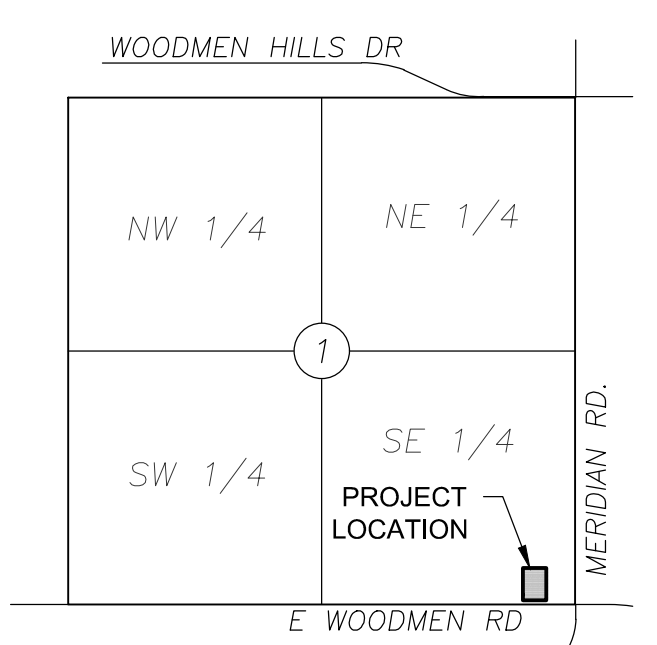
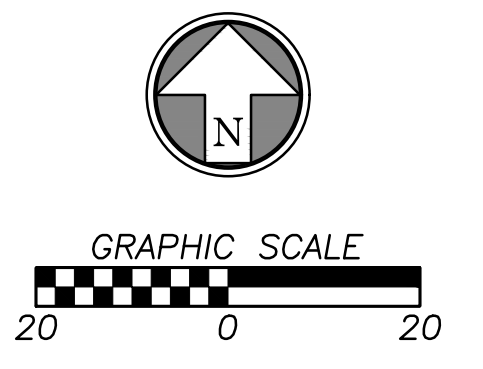
- 001 ASPHALT PAVEMENT
- 002 CONCRETE PAVEMENT
- 003 CONCRETE SIDEWALK
- 004 CONCRETE CURB & GUTTER
- 005 TYPE A SIDEWALK RAMP (PRIVATE)
- 006 DIRECTIONAL ARROW
- 007 (ADA) HANDICAP PARKING SIGNAGE
- 008 (ADA) HANDICAP PARKING STRIPING

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SITE LEGEND

	PROPOSED BUILDING
	EXISTING BUILDING
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE DUMPSTER PAD
	CONCRETE SIDEWALK
	PARKING STALL COUNT
	CURB WITH NO GUTTER
	STANDARD CURB & GUTTER
	DRY CURB & GUTTER
	STANDARD ZERO HEIGHT CURB
	TRANSITION CURB
	ACCESSIBLE ADA ROUTE



SECTION MAP

NTS
SECTION 1-T13S-R65W OF 6TH PM
EL PASO COUNTY, COLORADO

PLANNING & COMMUNITY
DEVELOPMENT DIRECTOR APPROVAL
SIGNATURE _____ DATE _____

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REVISIONS:

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1		10.13.21

ISSUE DATE:

1ST PERMIT/BID SET	DATE
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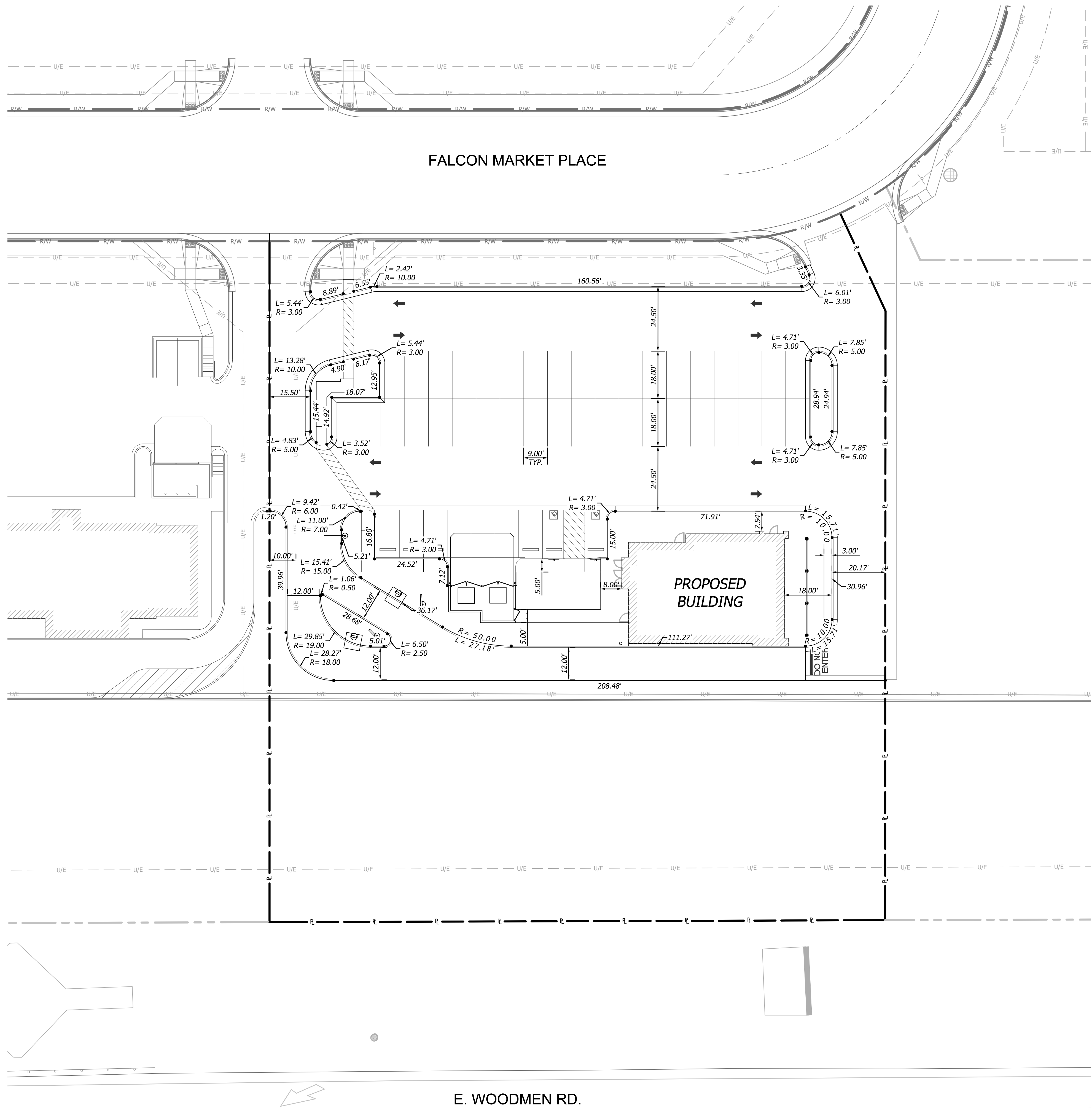
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FALCON, CO 80831

SITE PLAN

C2.0

TRUE WARM & WELCOME 2300 R5

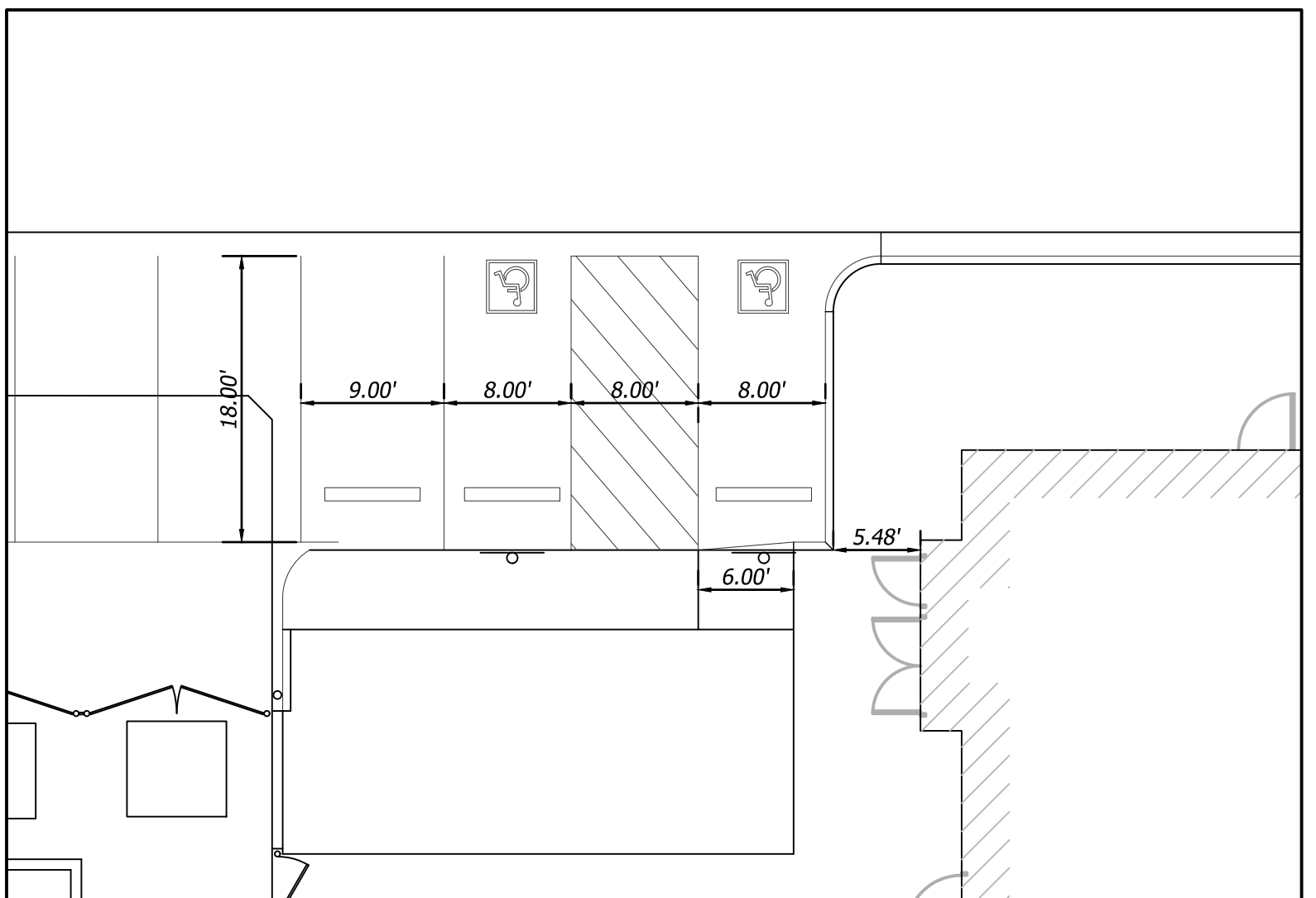
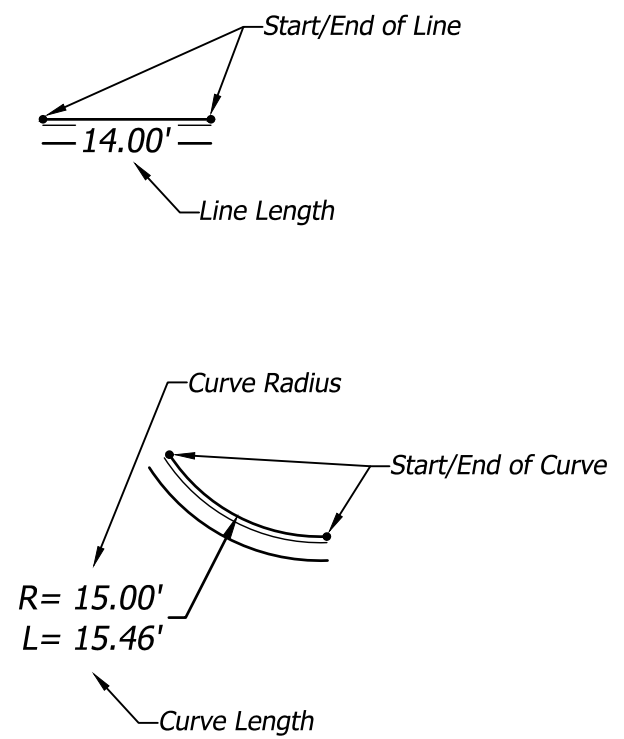
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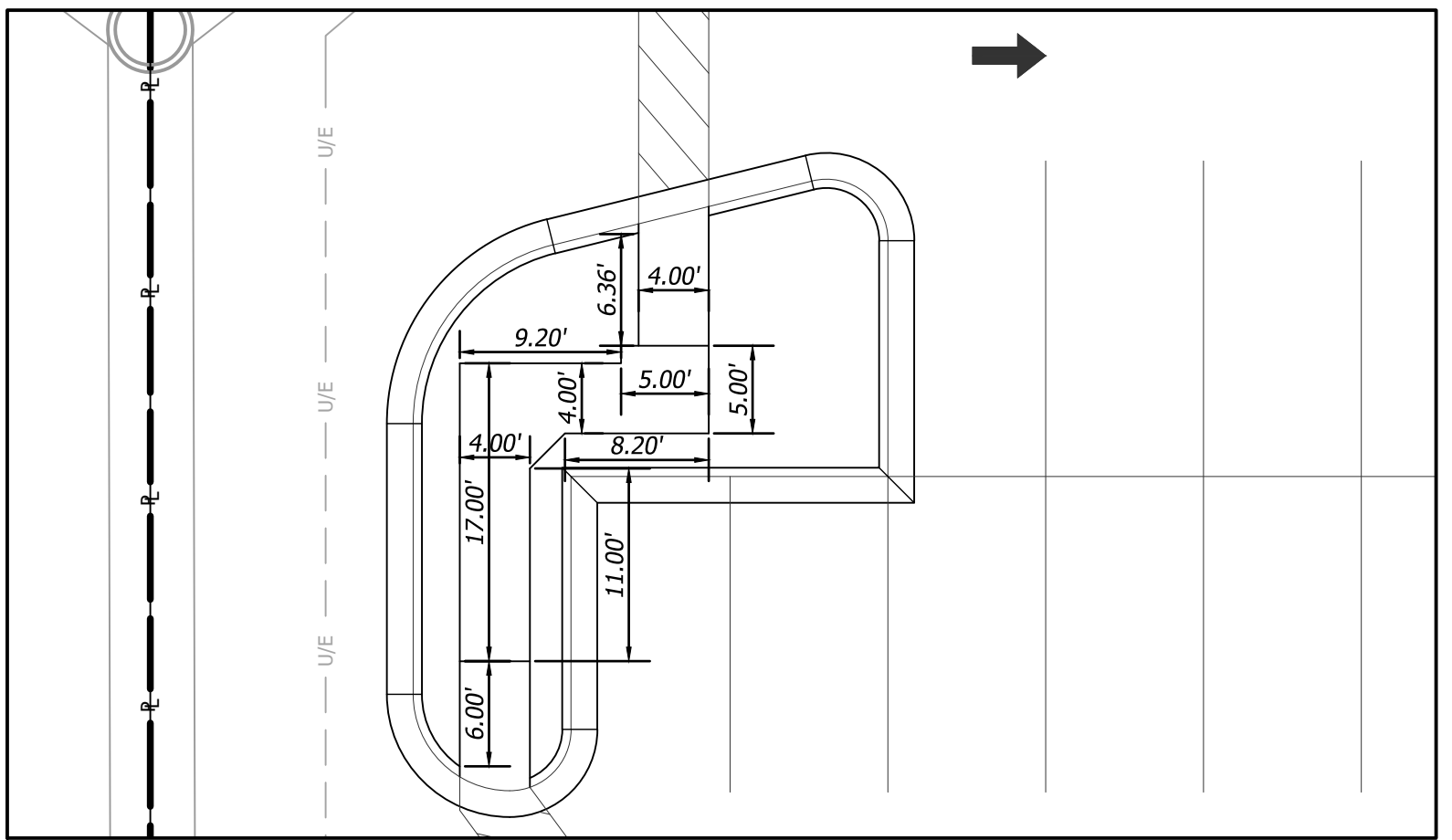
DIMENSION NOTES

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

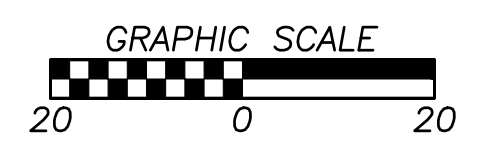
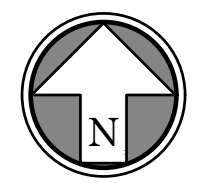
DIMENSION LEGEND



ADA LAYOUT
SCALE: 1"=10'



ADA LAYOUT
SCALE: 1"=10'



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REVISIONS:

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 E WOODMEN RD & MERIDIAN RD, LOT 8
 FALCON, CO 80831

DIMENSION PLAN

C2.1

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021

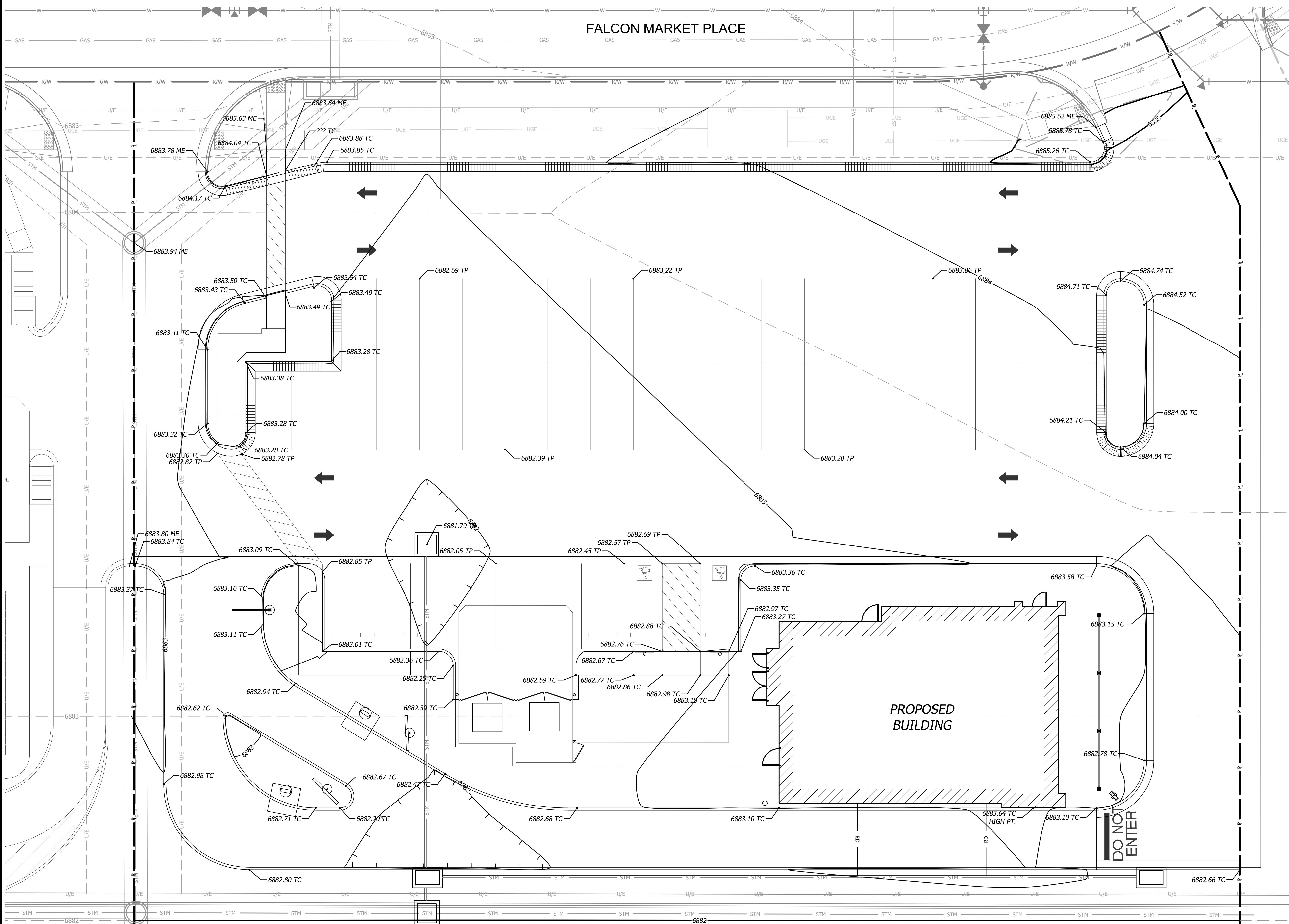
GRADING LEGEND

	CURB WITH NO GUTTER		980 FINISH GRADE MAJOR CONTOURS
	STANDARD CURB & GUTTER		982 FINISH GRADE MINOR CONTOURS
	DRY CURB & GUTTER		980 EXISTING GRADE MAJOR CONTOURS
	ZERO HEIGHT CURB		982 EXISTING GRADE MINOR CONTOURS
	TRANSITION CURB		PROPERTY LINE
	DRAINAGE DIRECTION		RIGHT-OF-WAY LINE

DETAILED GRADING LEGEND

0000.00 FG	FINISHED GRADE ELEVATION
0000.00 TC	TOP OF CURB ELEVATION
0000.00 TP	TOP OF PAVEMENT ELEVATION
0000.00 TW	FG @ TOP OF RETAINING WALL
0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
0000.00 XX	HIGH POINT AT SPECIFIC CALLOUT
0000.00 YY	LOW POINT AT SPECIFIC CALLOUT
1.00%	SLOPE INDICATOR

FALCON MARKET PLACE



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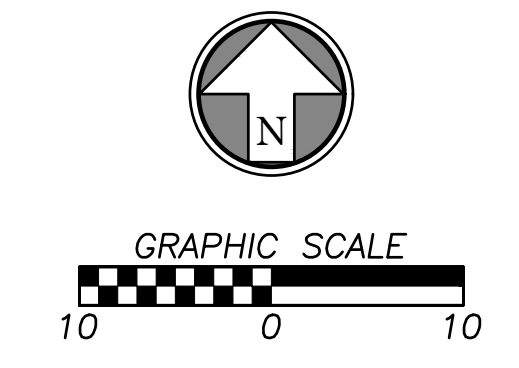
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PANDA EXPRESS
TRUE WARM & WELCOME
E WOODMEN RD & MERIDIAN RD, LOT 8
FALCON, CO 80831



PCD FILE #PPR2137
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Overland Park, Kansas 66210
p. (913) 663-1900
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DETAILED GRADING PLAN

C3.1

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021

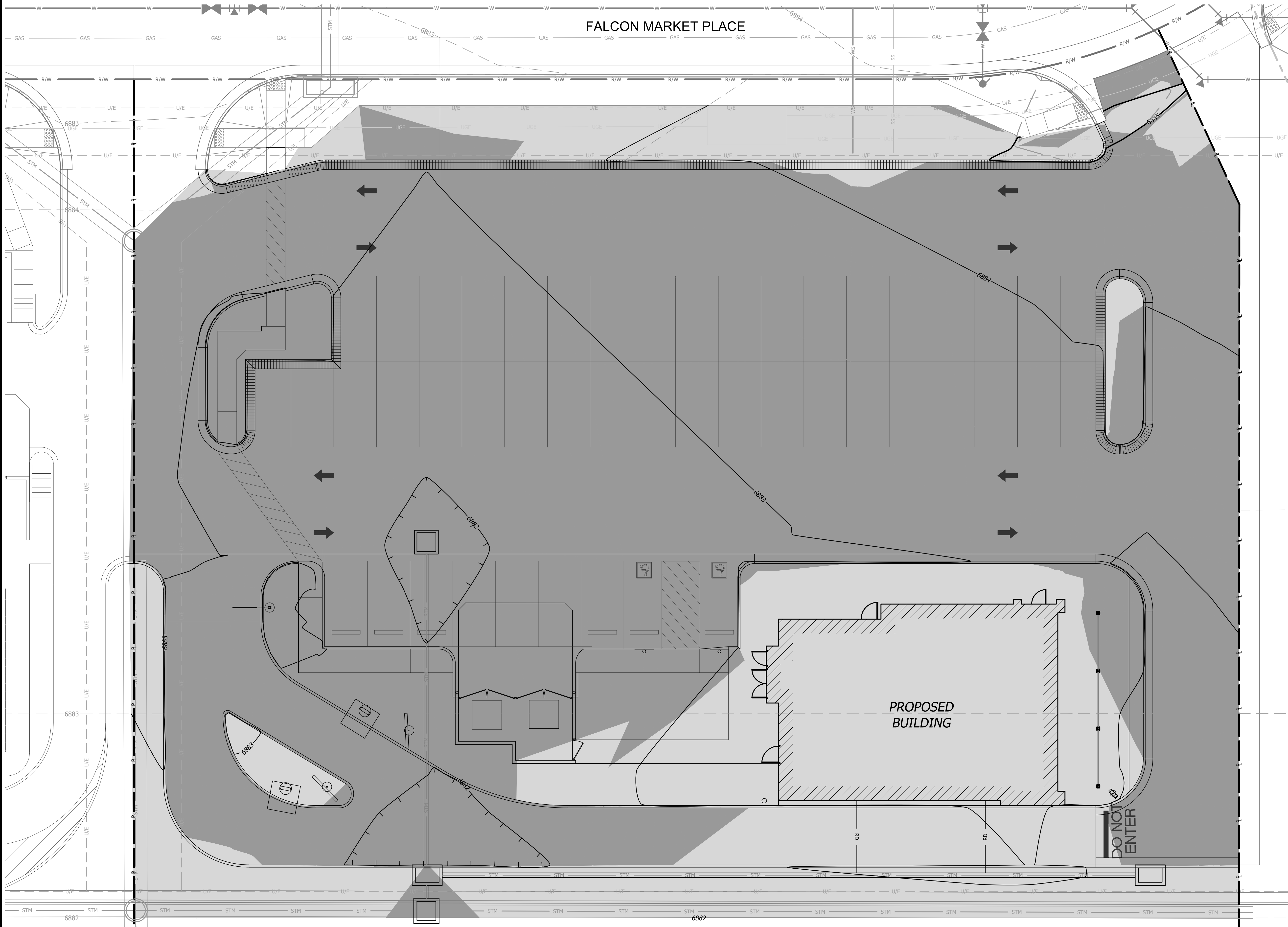
FILL AREA
CUT AREA
SITE EARTHWORK: 433 CY CUT

GRADING LEGEND

- CURB WITH NO GUTTER
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- DRAINAGE DIRECTION
- 980 FINISH GRADE MAJOR CONTOURS
- 982 FINISH GRADE MINOR CONTOURS
- - - 980 EXISTING GRADE MAJOR CONTOURS
- - - 982 EXISTING GRADE MINOR CONTOURS
- R — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE

DETAILED GRADING LEGEND

- 0000.00 FG FINISHED GRADE ELEVATION
- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 ME MATCH EXISTING GRADE
- 0000.00 TE TOP ELEVATION OF STRUCTURE
- 0000.00 XX HIGH POINT AT SPECIFIC CALLOUT
- 0000.00 XX LOW POINT AT SPECIFIC CALLOUT
- 1.00% SLOPE INDICATOR



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REVISIONS:

▲ CITY COMMENTS	10.13.21

ISSUE DATE:

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DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
PANDA STORE #: -
ARCH PROJECT #: 20044.016

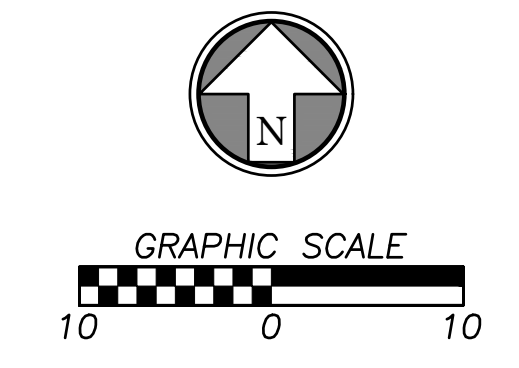


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PROPOSED CUT & FILL

C3.2

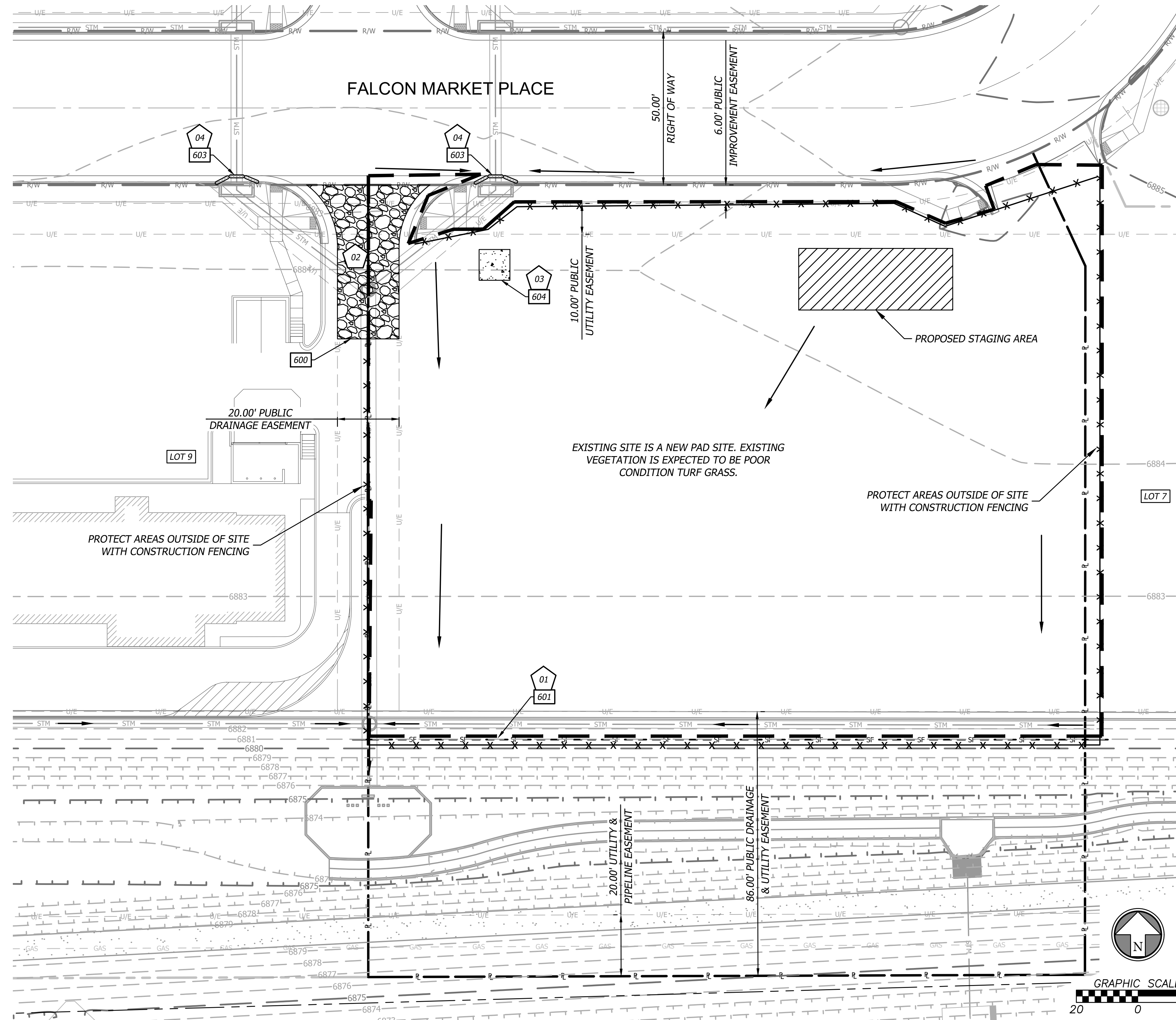


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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

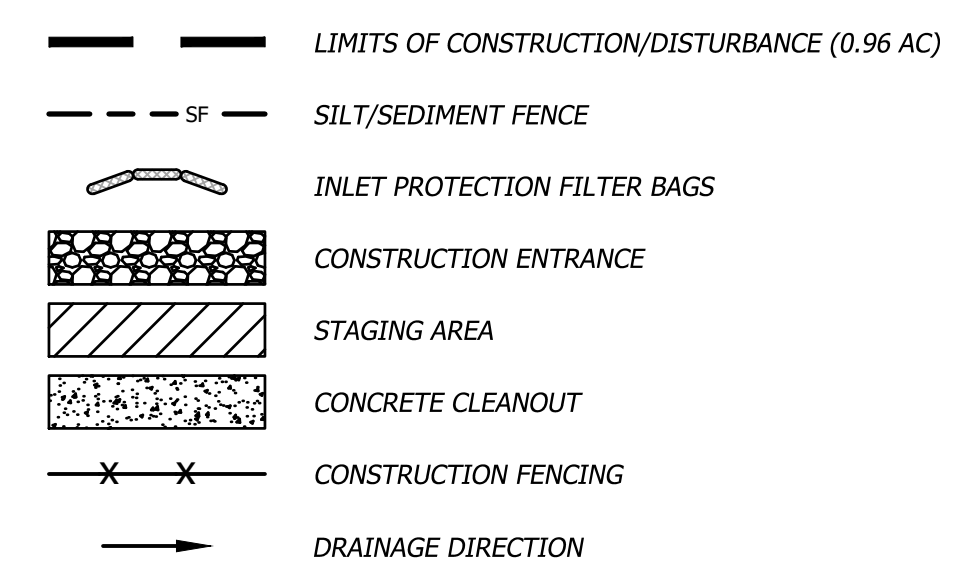
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED 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.
4. 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.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATER OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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 MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS 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 MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY POINT CONSULTING, LLC 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Steep Slope Protection	E	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

EROSION CONTROL LEGEND



000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT



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REVISIONS:

NO.	CITY COMMENTS	DATE
1		10.13.21

ISSUE DATE:

1ST PERMIT/BID SET	DATE
	07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
PANDA STORE #: -
ARCH PROJECT #: 20044.016



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PRE-CON EROSION CONTROL

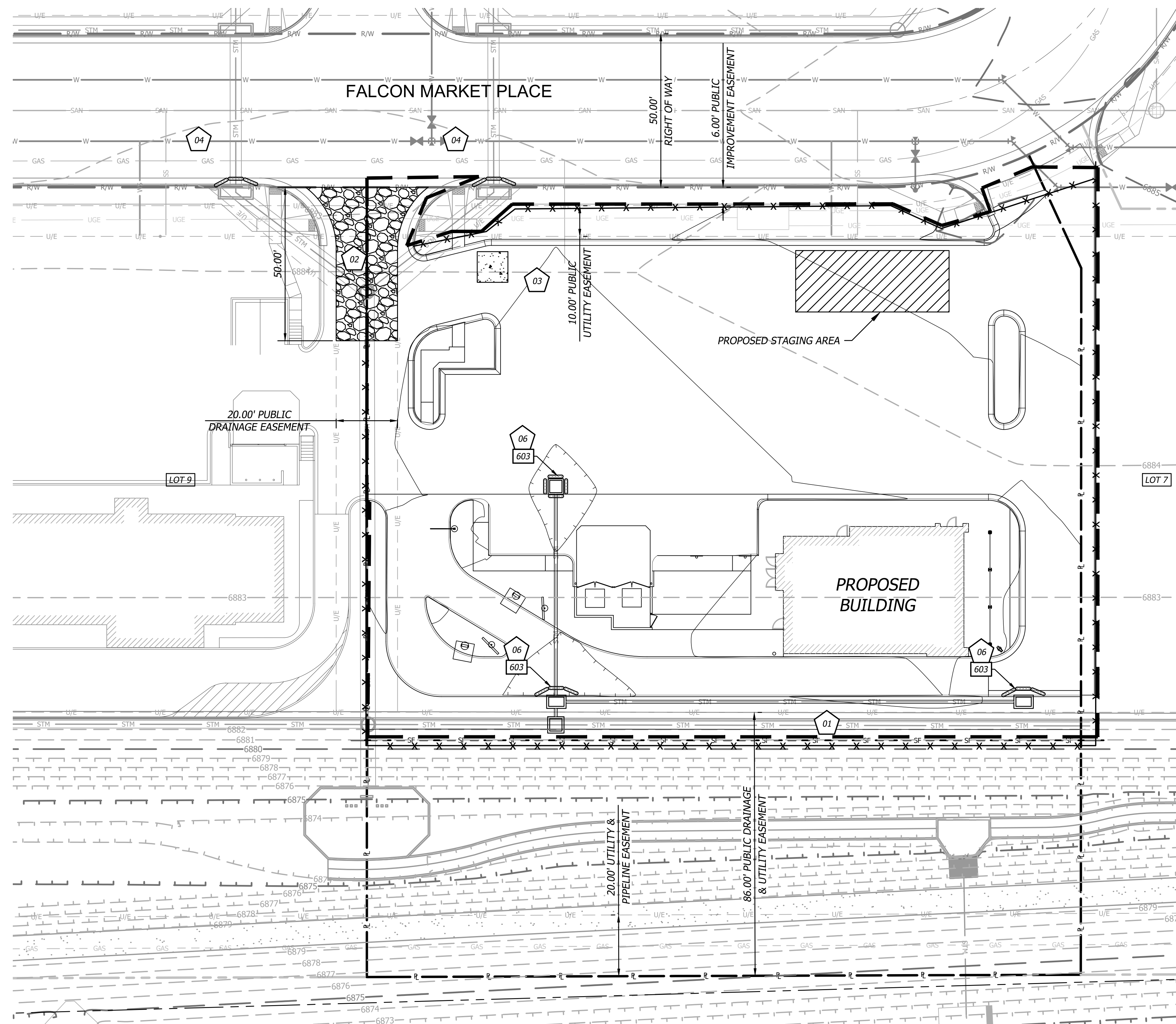
C3.3

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

SEE C3.3 FOR EROSION CONTROL NOTES.

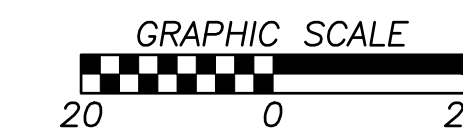
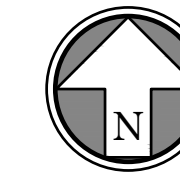


FLOOD STATEMENT

A LOMR was approved by FEMA for the subject site on October 7, 2021. The LOMR is to become effective February 22, 2022. The LOMR removes all of the site from the floodplain, with the exception of the detention pond area.

Map Number: 08041C0553G
 Panel No: 553 of 1300
 Map Revised Date: December 7, 2018
 LOMR effective Date: February 22, 2022

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.



EROSION & SEDIMENT CONTROL STAGING CHART

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EROSION CONTROL LEGEND

- DISTURBED AREA (0.96 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT
- CONSTRUCTION FENCING

DETAILS

- 000 SEE DETAIL SHEET C6.2 FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT

PCD FILE #PPR2137

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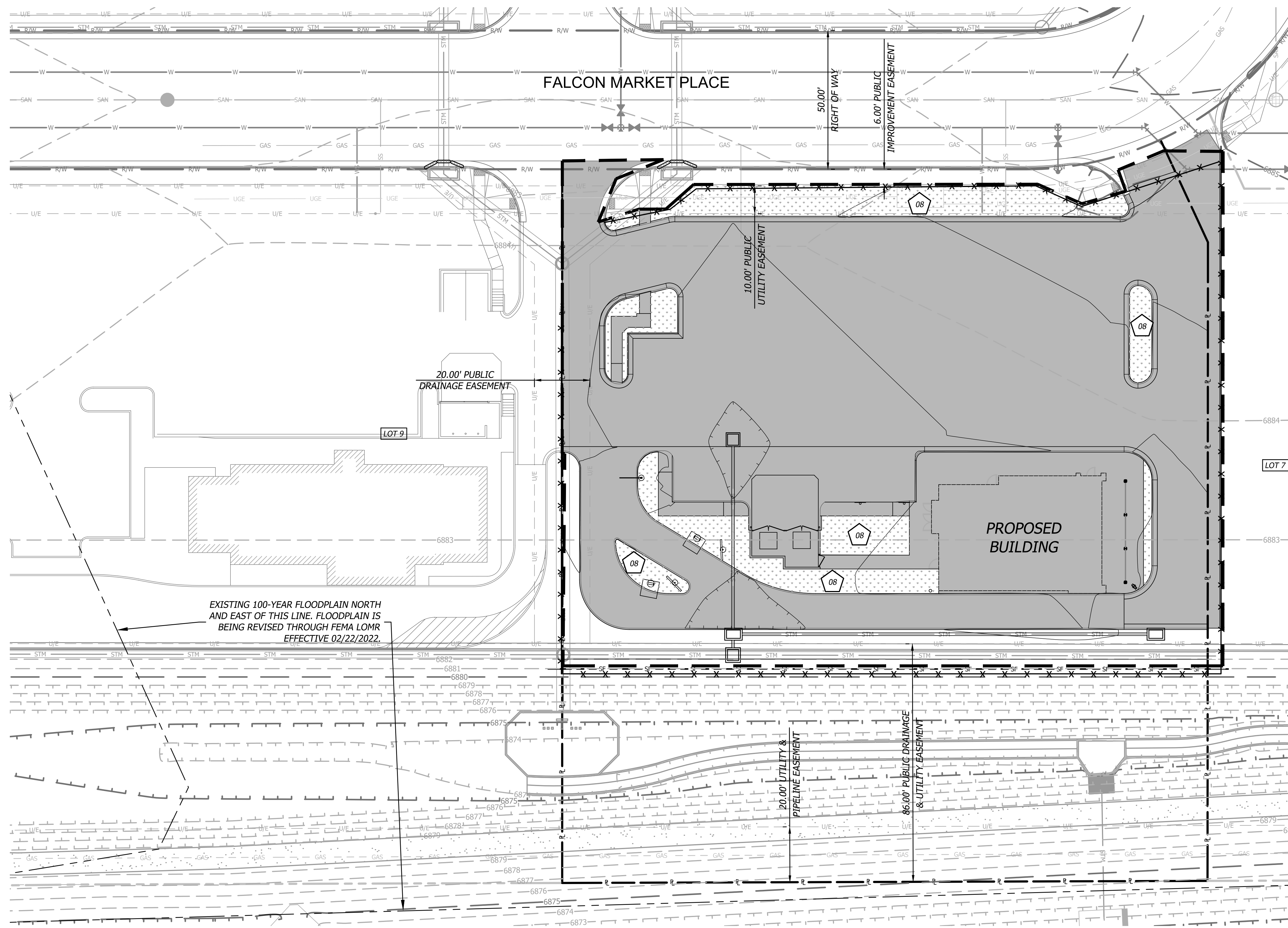
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MID-CON EROSION CONTROL

C3.4

TRUE WARM & WELCOME 2300 R5

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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

SEE C3.3 FOR EROSION CONTROL NOTES.



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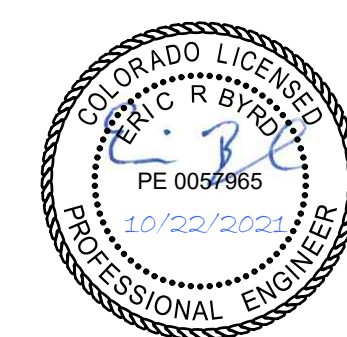
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EROSION & SEDIMENT CONTROL STAGING CHART

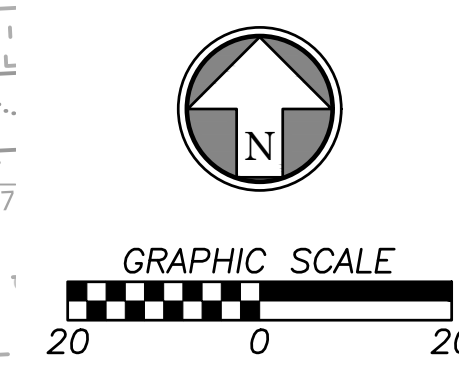
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EROSION CONTROL LEGEND

- DISTURBED AREA (0.96 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT
- PERMANENT SEEDING OR MULCHING
- IMPERVIOUS AREAS INCLUDING PAVEMENT, ROOFING, SIDEWALK

DETAILS

- 000 SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT



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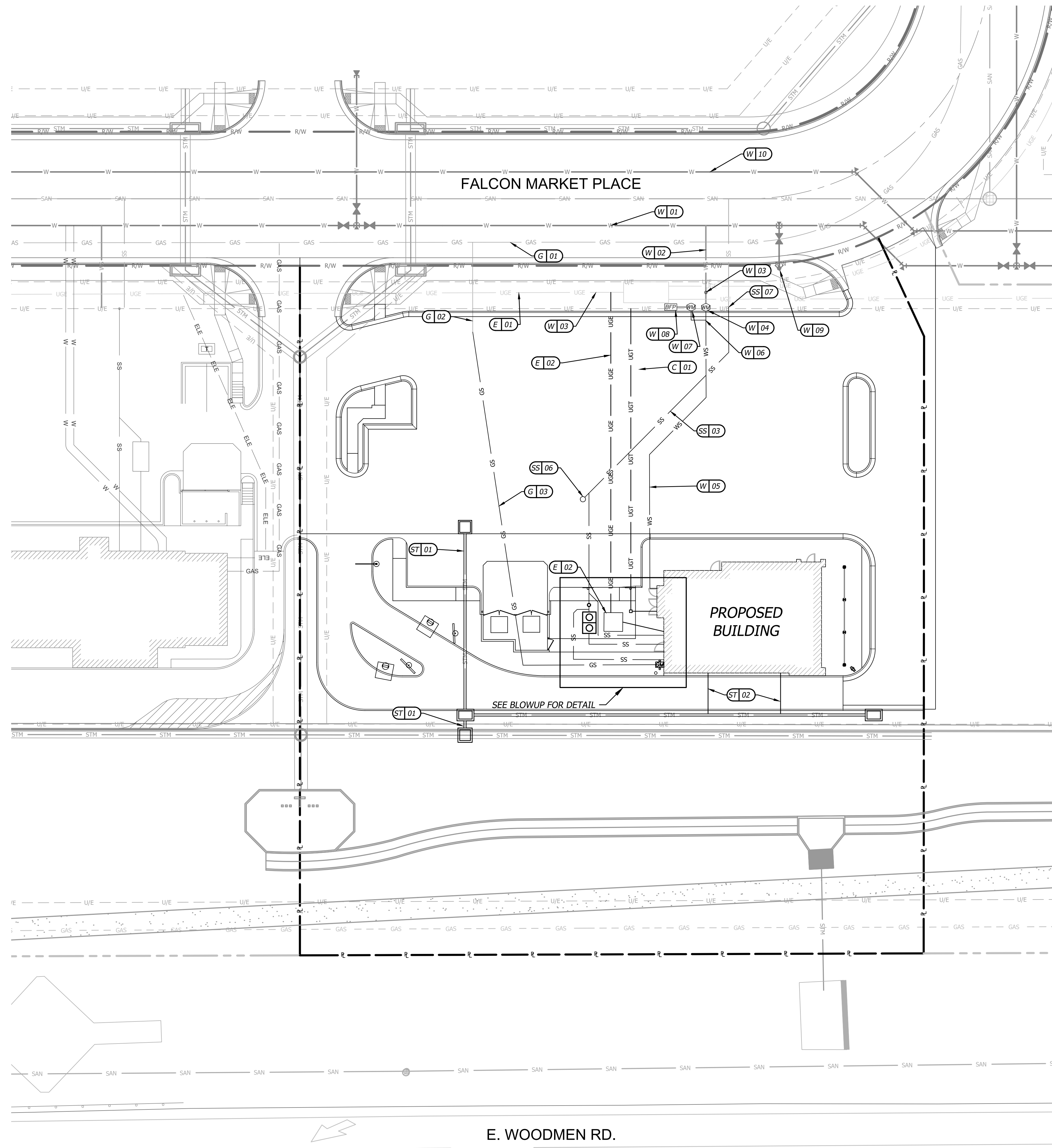
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POST-CON EROSION CONTROL

C3.5

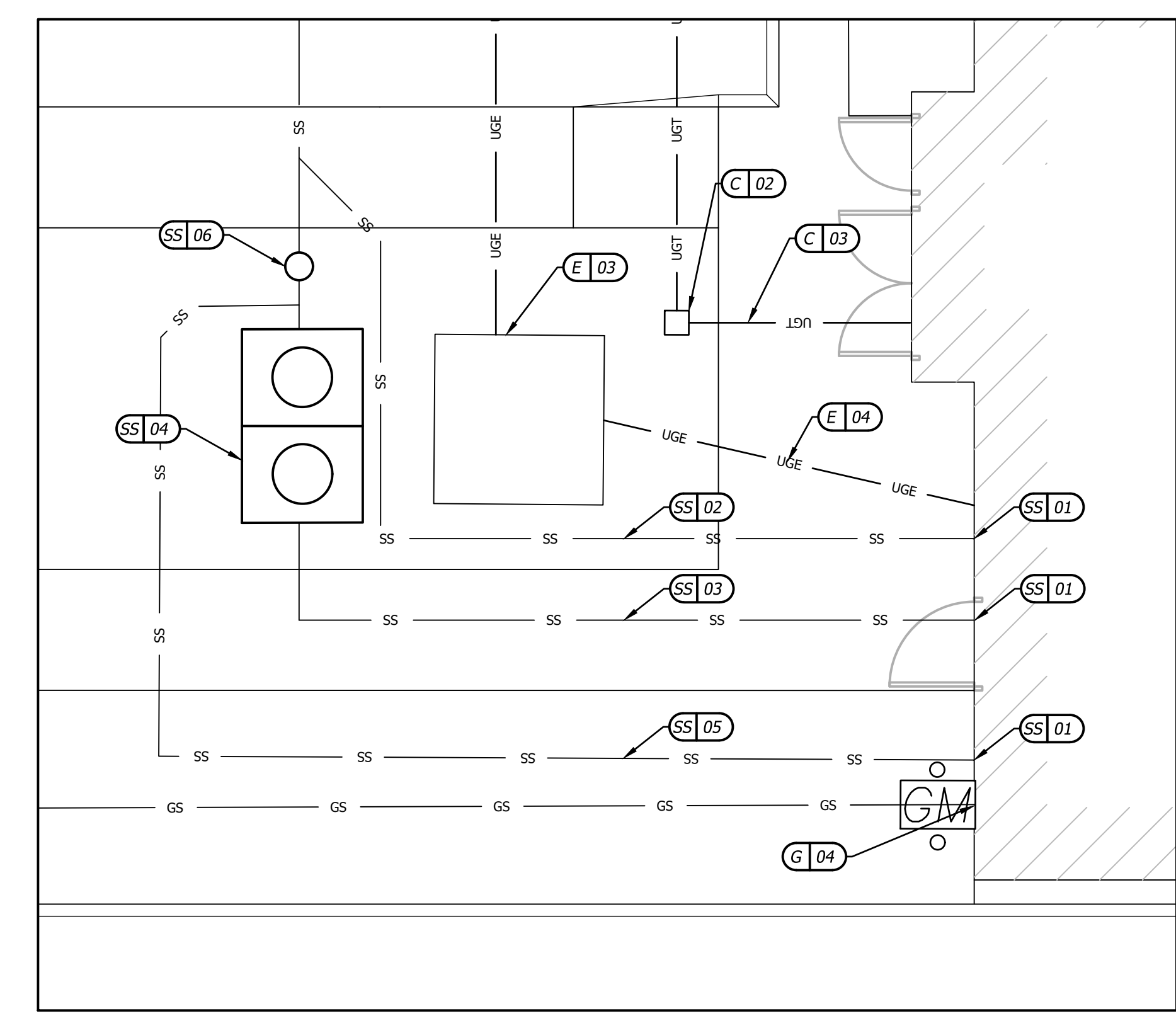
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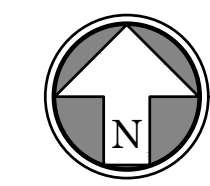
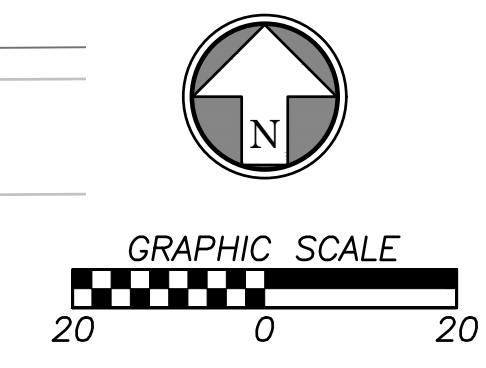


X 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION (WOODMEN HILLS METROPOLITAN DISTRICT)**
- 01 EXISTING 12" PVC DOMESTIC WATER MAIN LINE
 - 02 EXISTING 1.5" WATER SERVICE STUB.
 - 03 INSTALL TAPPING VALVE AND SLEEVE OVER EXISTING 1.5" WATER SERVICE LINE. PLACE CURB BOX OVER TAPPING VALVE.
 - 04 INSTALL 1" WATER METER.
 - 05 INSTALL 116 LF OF 1.5" HDPE DOMESTIC WATER SERVICE LINE.
 - 06 CONNECT 3/4" IRRIGATION SERVICE LINE TO DOMESTIC WATER SERVICE LINE.
 - 07 INSTALL 3/4" IRRIGATION DEDUCT METER.
 - 08 INSTALL REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE-GROUND ENCLOSURE.
 - 09 EXISTING FIRE HYDRANT.
 - 10 EXISTING 6" PVC RAW WATER MAIN LINE
- E - ELECTRIC SERVICE INFORMATION (MOUNTAIN VIEW ELECTRIC)**
- 01 EXISTING PRIMARY ELECTRIC LINES.
 - 02 CONTRACTOR TO INSTALL 119 LF 2-4" CONDUIT FOR PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC LINES TO TRANSFORMER PAD.
 - 03 PROPOSED TRANSFORMER PAD. COORDINATE WITH POWER COMPANY FOR CONNECTION.
 - 04 CONTRACTOR TO INSTALL 16 LF 1-4" SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REF. ELECTRICAL PLAN.
- C - COMMUNICATION SERVICE INFORMATION**
- 01 CONTRACTOR TO INSTALL LF 1-2" CONDUIT FOR COMMUNICATION SERVICE
 - 02 REFER TO ELECTRICAL SITE PLAN FOR TELECOM EQUIPMENT; INSTALL TELECOM VAULT IN LANDSCAPE SPACE BEHIND SIDEWALK.
 - 03 INSTALL 6 LF 1-2" CONDUIT TO CONNECT TO BUILDING. REF. ELECTRICAL PLAN.
- G - GAS SERVICE INFORMATION (COLORADO SPRINGS UTILITIES)**
- 01 EXISTING GAS MAIN.
 - 02 EXISTING GAS SERVICE STUB..
 - 03 CONNECT TO EXISTING GAS SERVICE STUB, AND INSTALL 178 LF 3" GAS SERVICE LINE.
 - 04 GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN.
- ST - STORM SEWER INFORMATION**
- 01 STORM SEWER LINE
 - 02 STORM ROOF DRAIN LINE
- SS - SANITARY SEWER INFORMATION (WOODMEN HILLS METROPOLITAN DISTRICT)**
- 01 CONNECT 6" SDR-26 PVC TO BUILDING FOR SANITARY SEWER SERVICE. FL 4' BELOW BUILDING FF.
 - 02 INSTALL 6" SDR-26 PVC @ 2.0% SLOPE MIN.
 - 03 INSTALL 6" SDR-26 PVC @ 2.0% SLOPE MIN. INTO GREASE INTERCEPTOR.
 - 04 INSTALL GREASE INTERCEPTOR; REF. PLUMBING PLAN SPECIFICATIONS ON P-101.
- FL =
 05 INSTALL 2" PVC VENT PIPE.
 06 INSTALL CLEANOUT.
 07 CONNECT TO EXISTING 6" SANITARY SEWER SERVICE LINE.
 FL = 6873.64 (CALCULATED)
 CONTRACTOR TO VERIFY FLOW LINE ELEVATION AND THAT MINIMUM SLOPES CAN BE MET.



BUILDING AREA DETAIL
SCALE: 1"=5'



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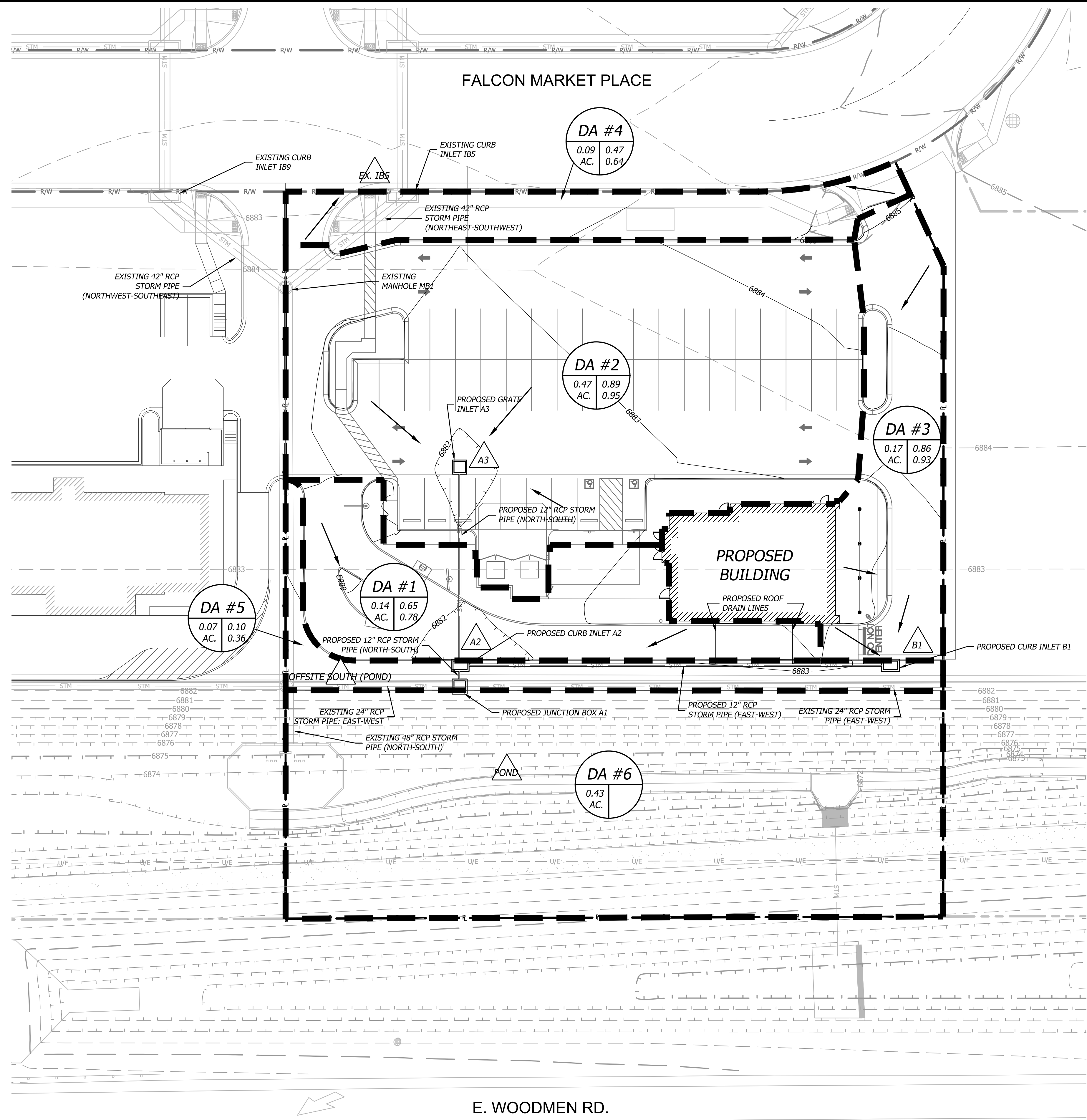
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UTILITY PLAN

C4.0

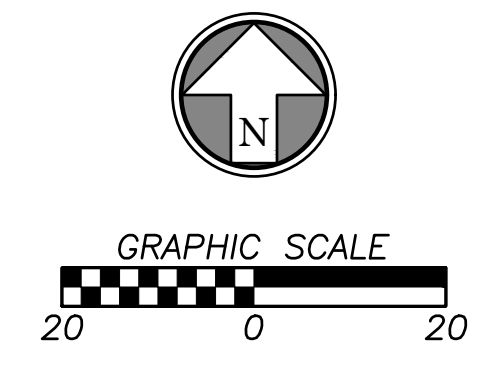
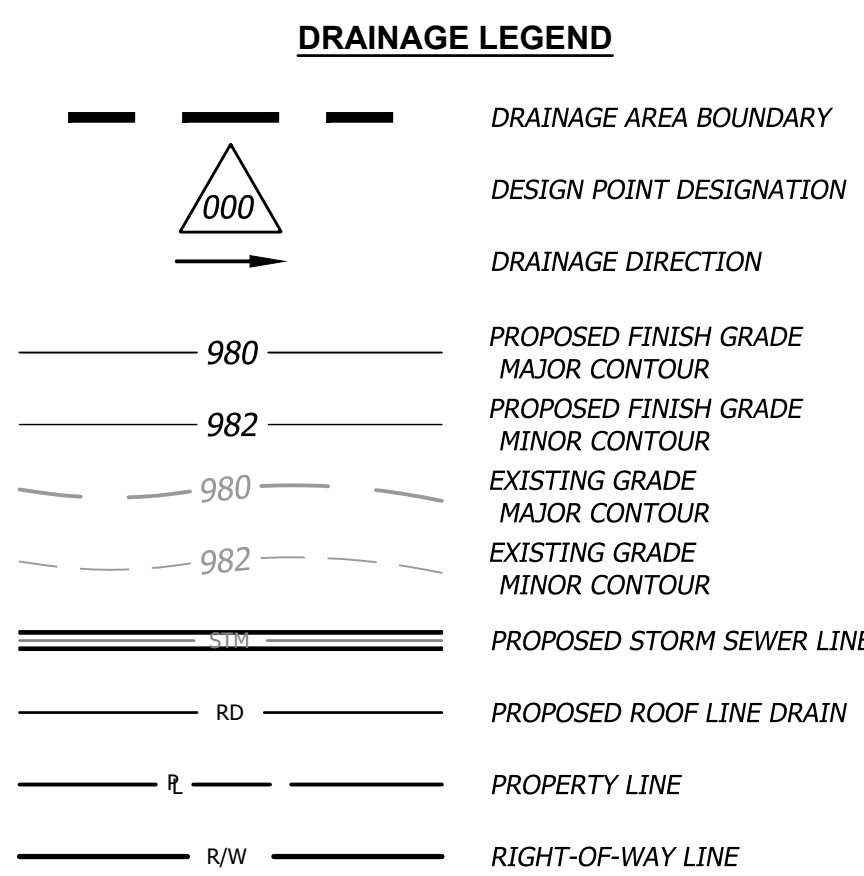
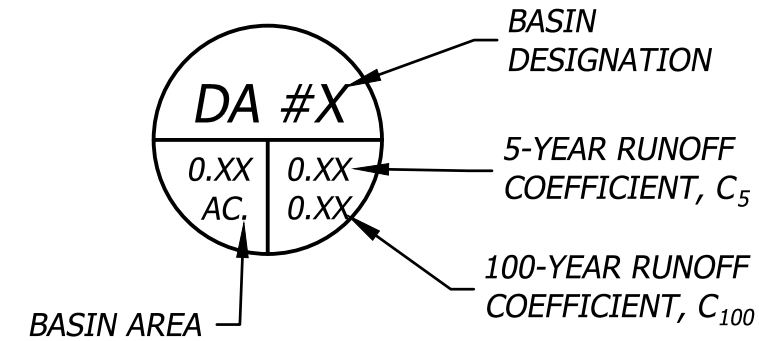
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SUMMARY RUNOFF TABLE

Basin ID	Design Point	Contributing Area (acres)	Runoff 5Yr (cfs)	Peak Runoff 100Yr (cfs)
DA #1	A2	0.14	0.46	0.92
DA #2	A3	0.47	2.18	3.91
DA #3	B1	0.18	0.78	1.41
DA #4	EX. IB5	0.09	0.21	0.49
DA #5	POND	0.07	0.02	0.15



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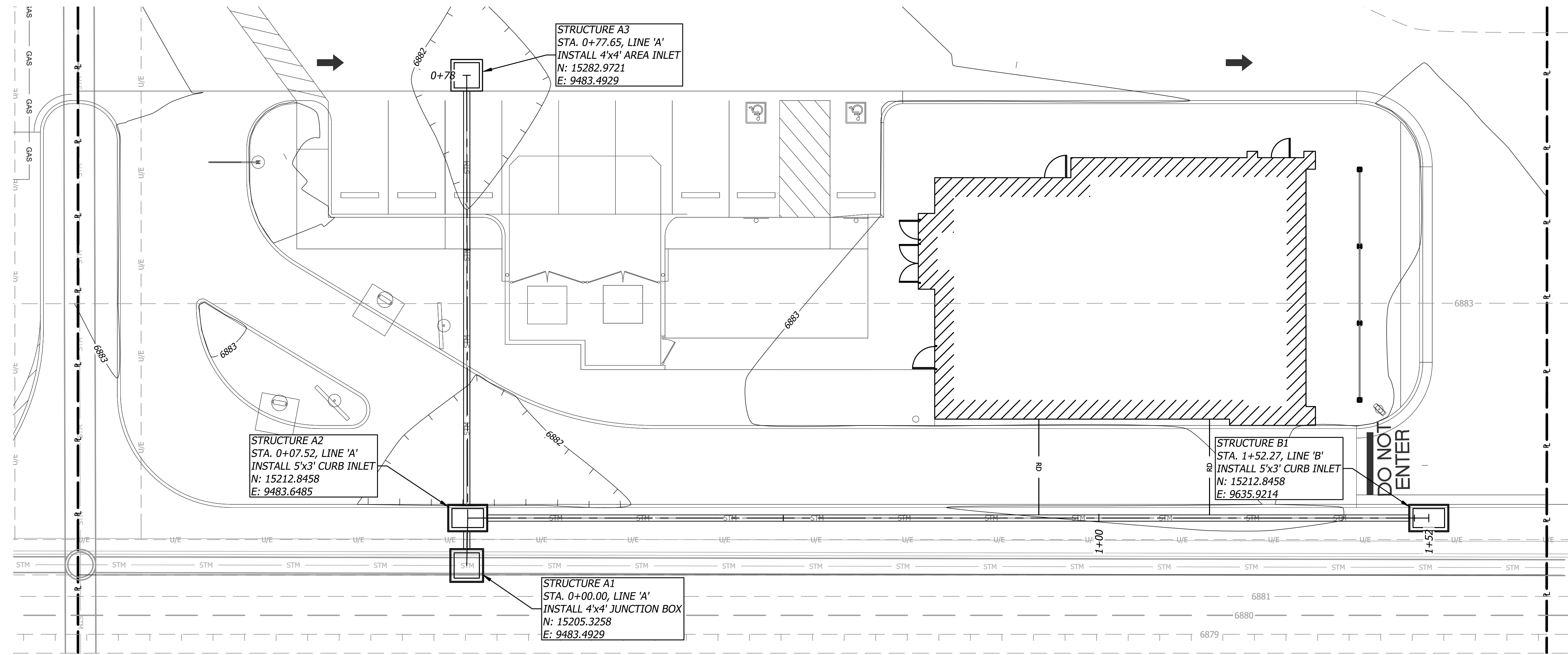
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DRAINAGE MAP

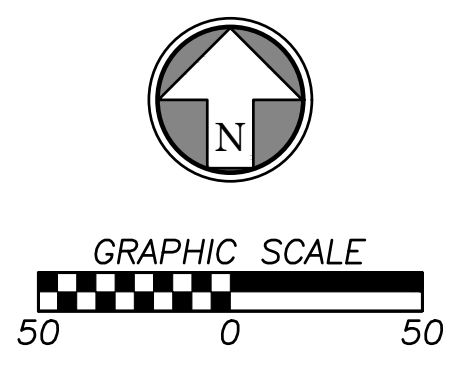
C5.0

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STORM NOTE
 ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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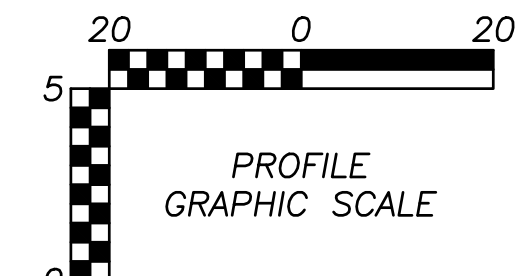
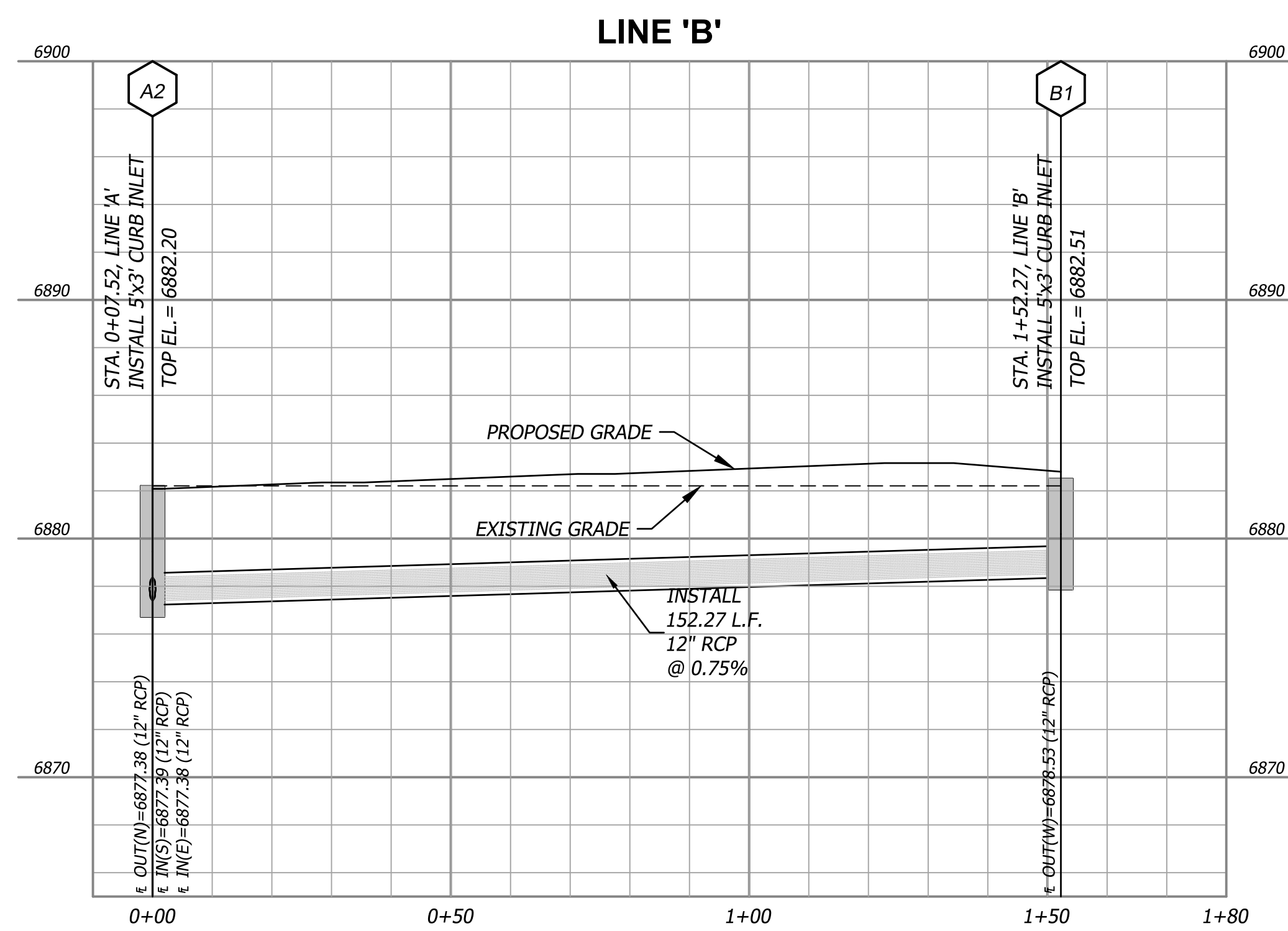
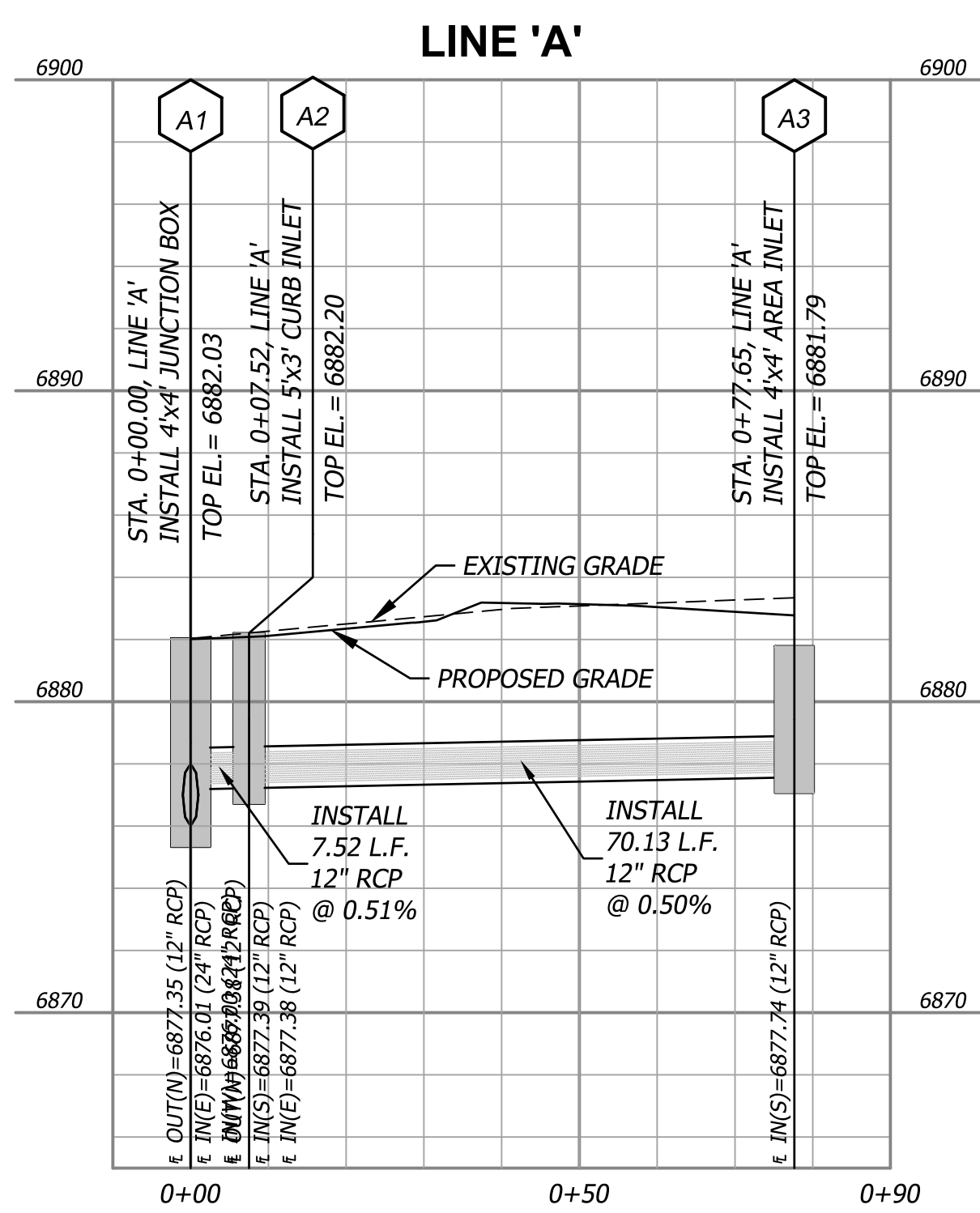
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STORM PLAN & PROFILE



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C5.1

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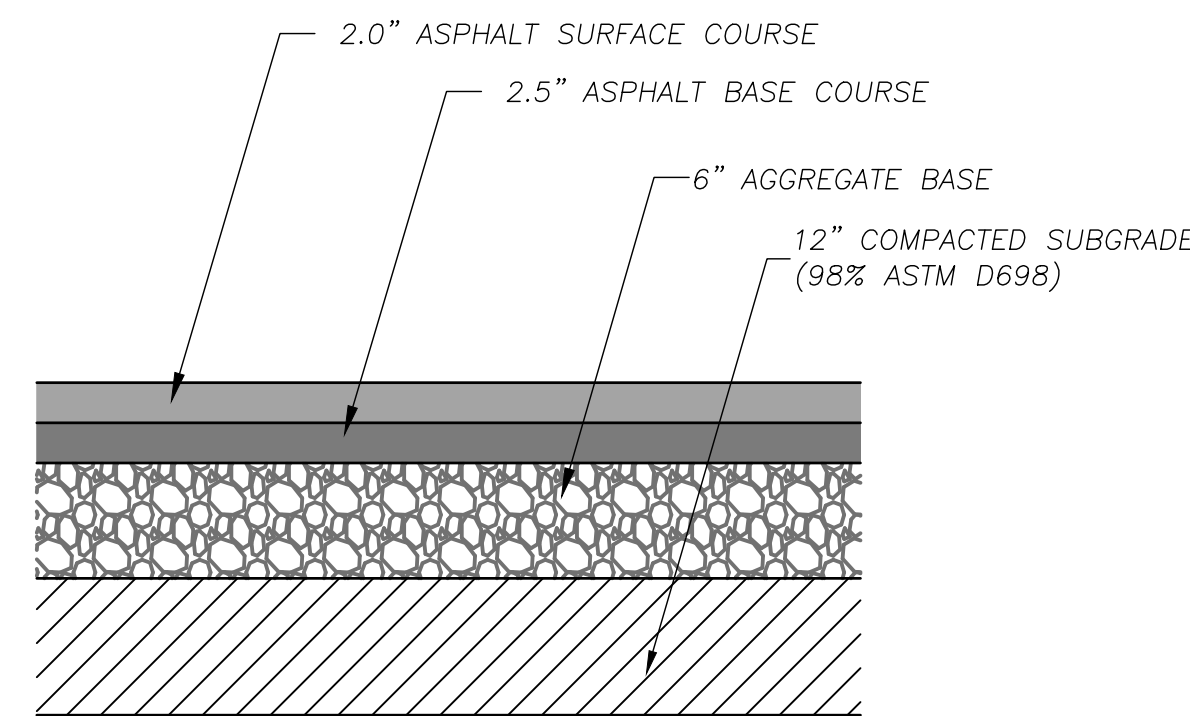
CIVIL DETAILS 1

C6.0

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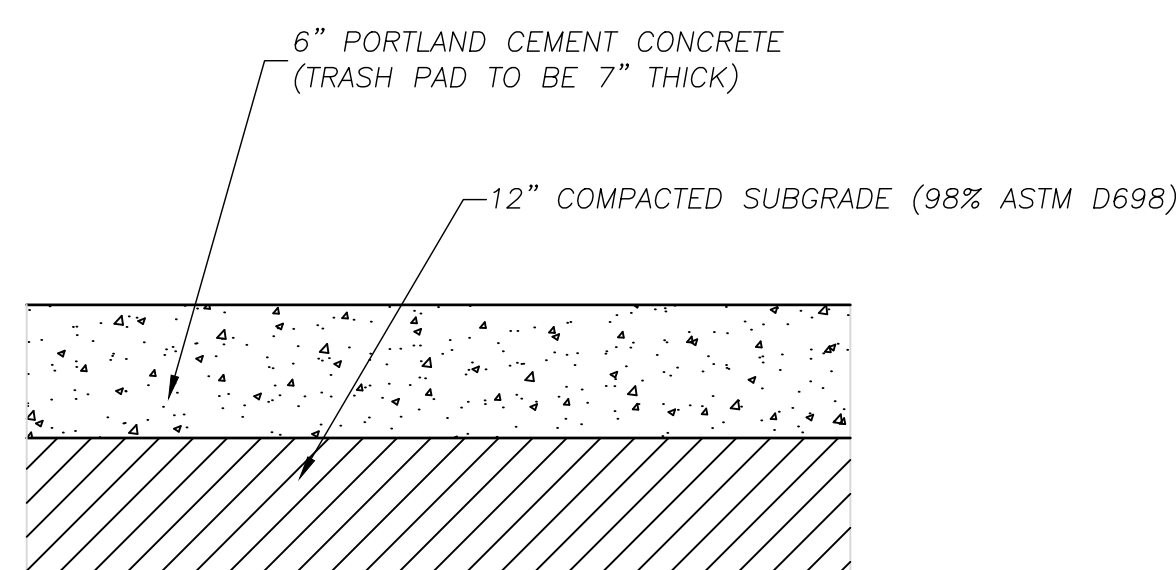
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- NOTES:**
- SHOP DRAWINGS FOR ASPHALT SHALL BE SUBMITTED PRIOR TO BATCHING. DENSITY TESTING FOR ASPHALT SHALL BE AT A MINIMUM OF 3 PER LIFT PER DAY DURING THE ASPHALT LAYING OPERATION. FINAL THICKNESS OF ASPHALT SHALL BE MEASURED AT 3 RANDOM LOCATIONS WITHIN THE SITE BY CORING THE PAVEMENT. THE AVERAGE OF THESE 3 CORES MUST BE GREATER THAN THE MINIMUM THICKNESS SPECIFIED IN THE PLANS.
 - ASPHALT PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 34 DEGREES FAHRENHEIT AND RISING.
 - THICKNESS SHOWN IS MINIMUM.



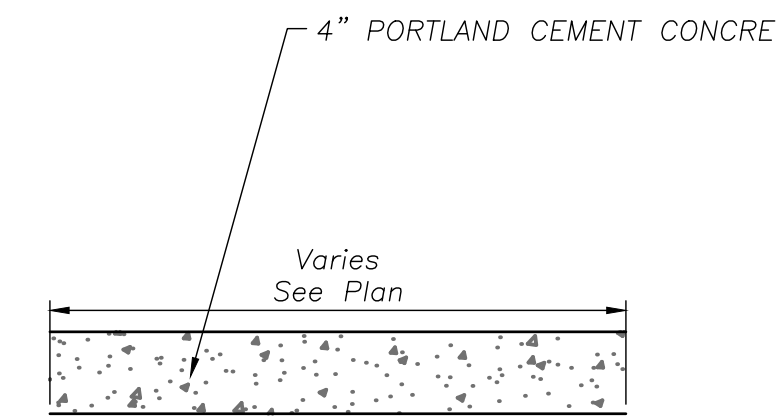
001
Asphalt Pavement
Not to Scale

- NOTES:**
- ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
 - 4000 PSI AT 28 DAYS, 4-INCH MAXIMUM SLUMP, AND 5%-7% AIR ENTRAINED MIX.
 - CONCRETE PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 34 DEGREES FAHRENHEIT AND RISING. COLD WEATHER PROCEDURES MAY BE UTILIZED FOR CONCRETE INSTALLATIONS WHEN TEMPERATURES ARE NOT SUITABLE FOR CONVENTIONAL PLACEMENT.
 - CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN TO ENGINEER PRIOR TO PLACEMENT.
 - REFER TO JOINTING DETAILS FOR DETAILS OF CONCRETE JOINTS.

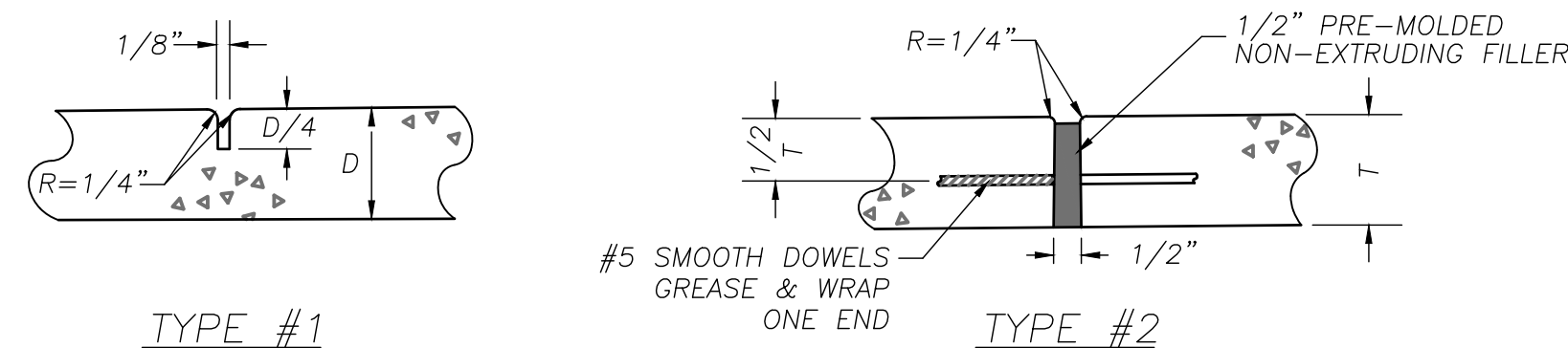


002
Concrete Pavement
Not to Scale

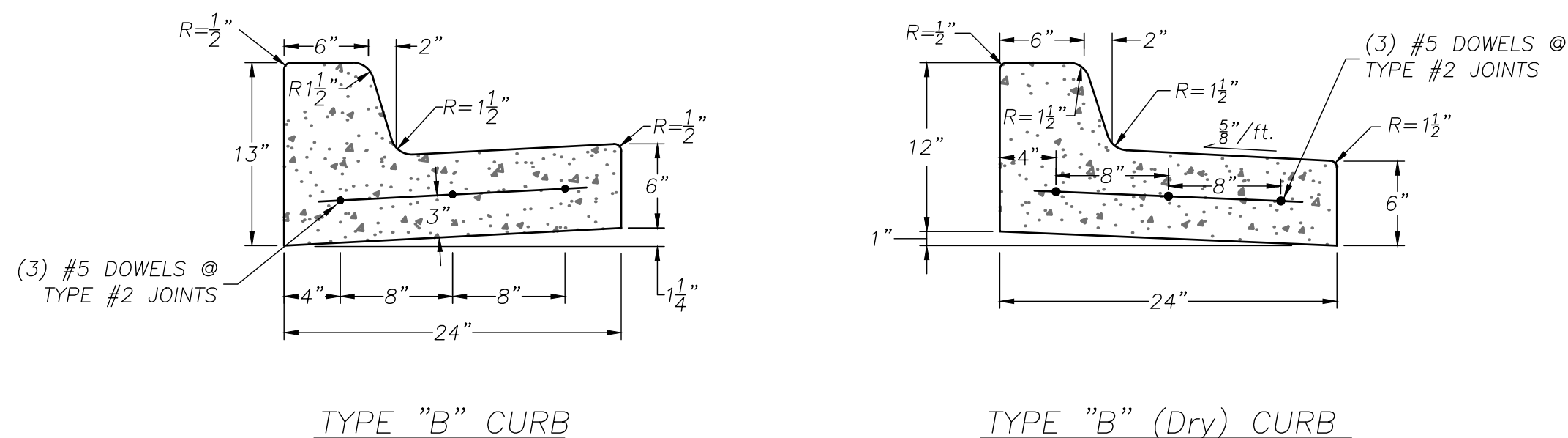
- NOTES:**
- ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
 - ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
 - CONCRETE SHALL BE A 4000 PSI MIX.



003
Concrete Sidewalk
Not to Scale

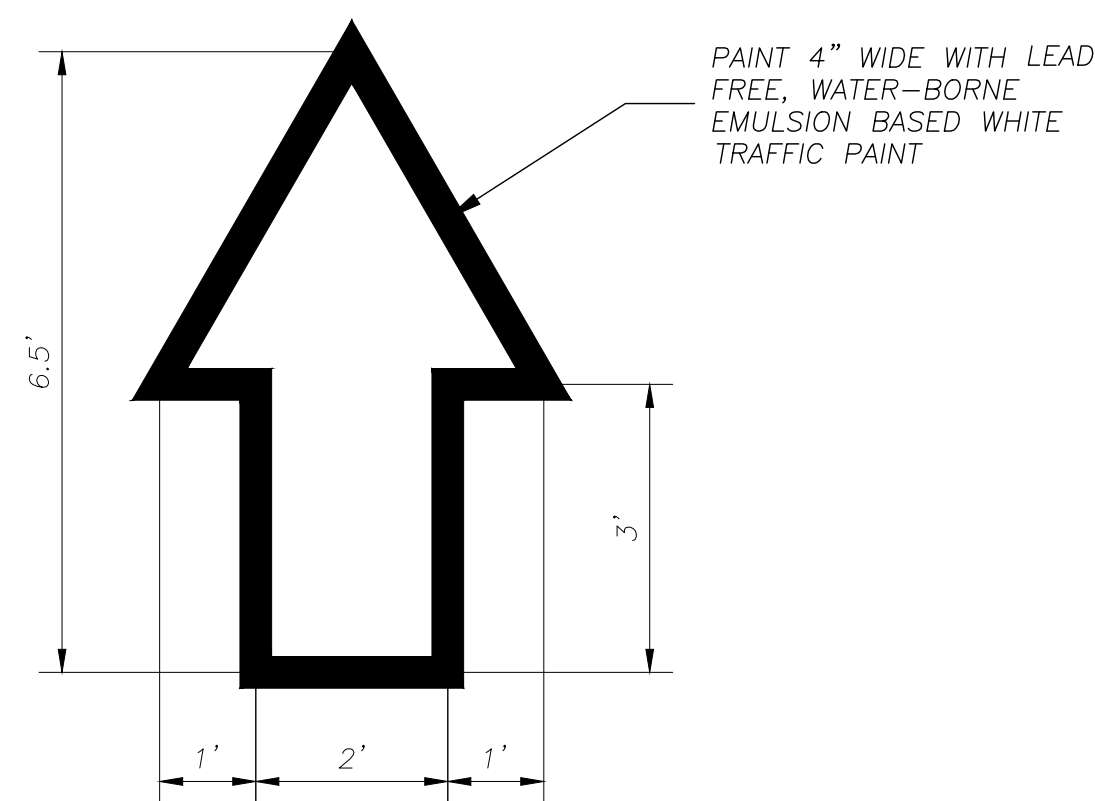


- NOTES:**
- TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
 - TYPE #1 JOINTS SHALL BE PLACED AT 15' OC.
 - TYPE #2 JOINTS SHALL BE PLACED AT ALL PC'S, PT'S AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
 - TYPE #2 SMOOTH BARS SHALL BE 24" LONG.

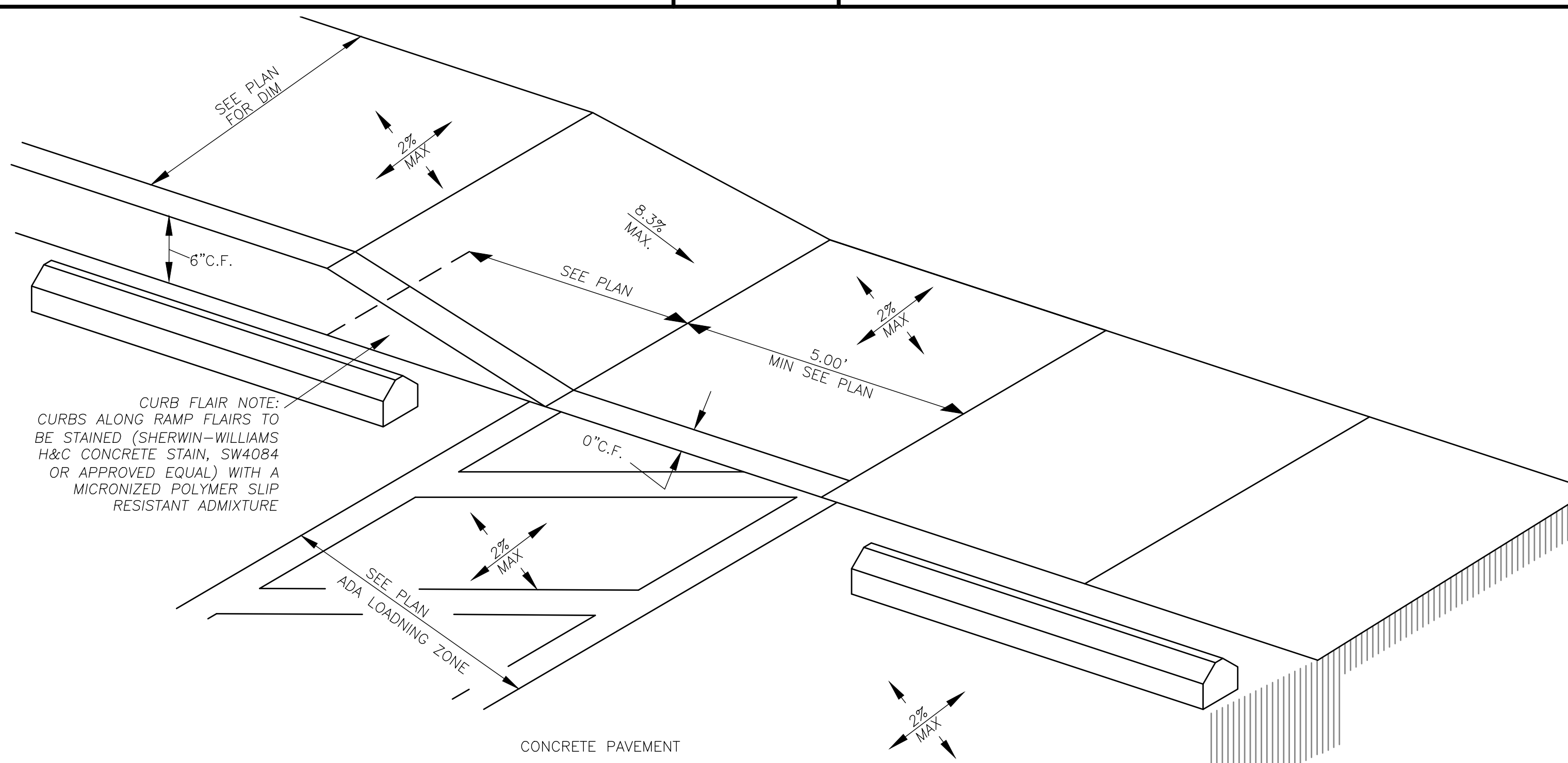


- NOTES:**
- ALL CONCRETE SHALL CONFORM TO KDOT GRADE 4.0 (AE).
 - ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
 - A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
 - A TYPE #1 JOINT SHALL BE PLACED AT 15' OC.
 - AB-3 MAY BE USED AS A LEVELING COURSE TO BRING SUBGRADE TO PROPER ELEVATION (6" max.).
 - DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5% min. SLOPE.

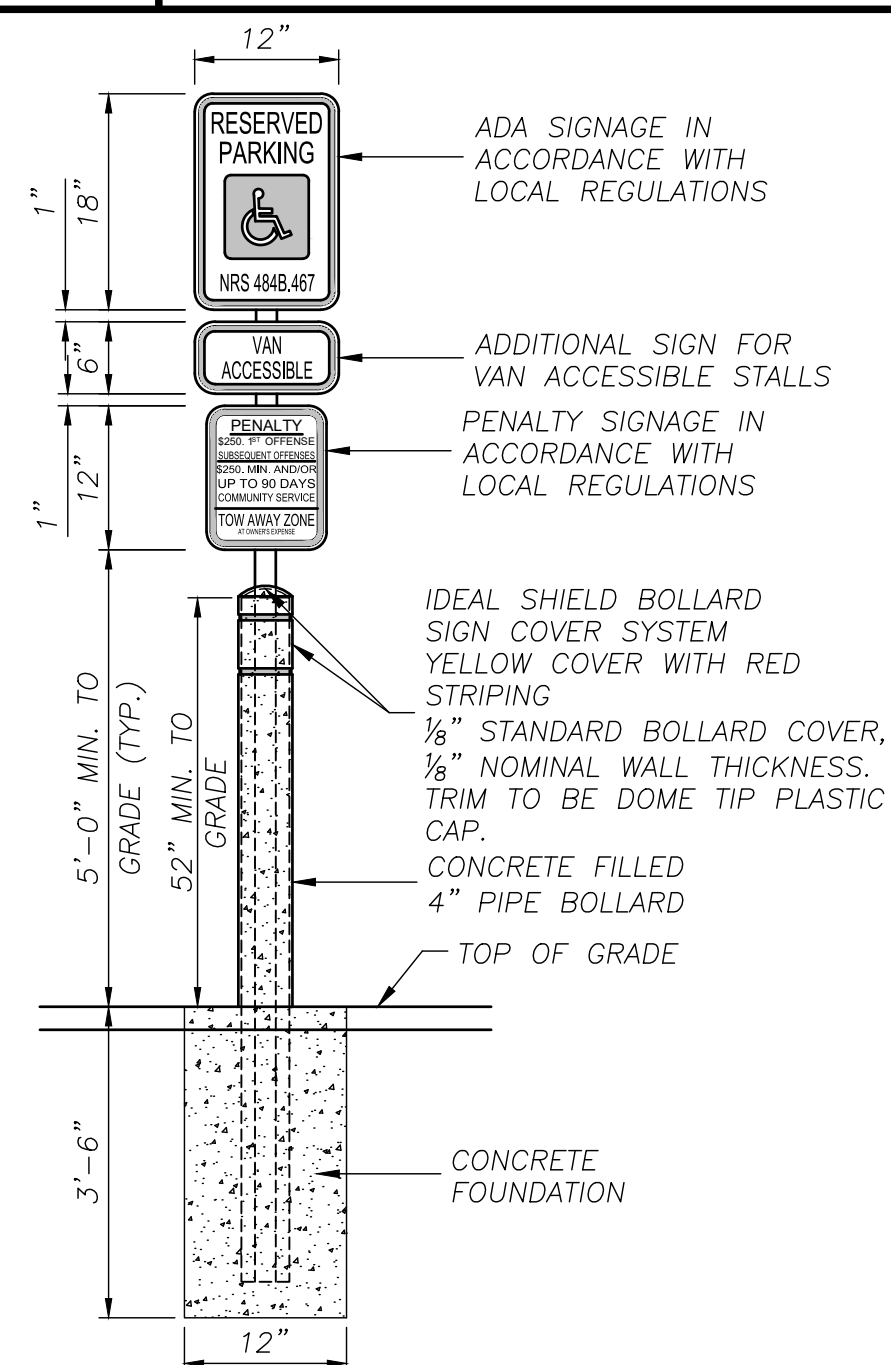
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Concrete Sidewalk, Curb & Gutter
Not to Scale



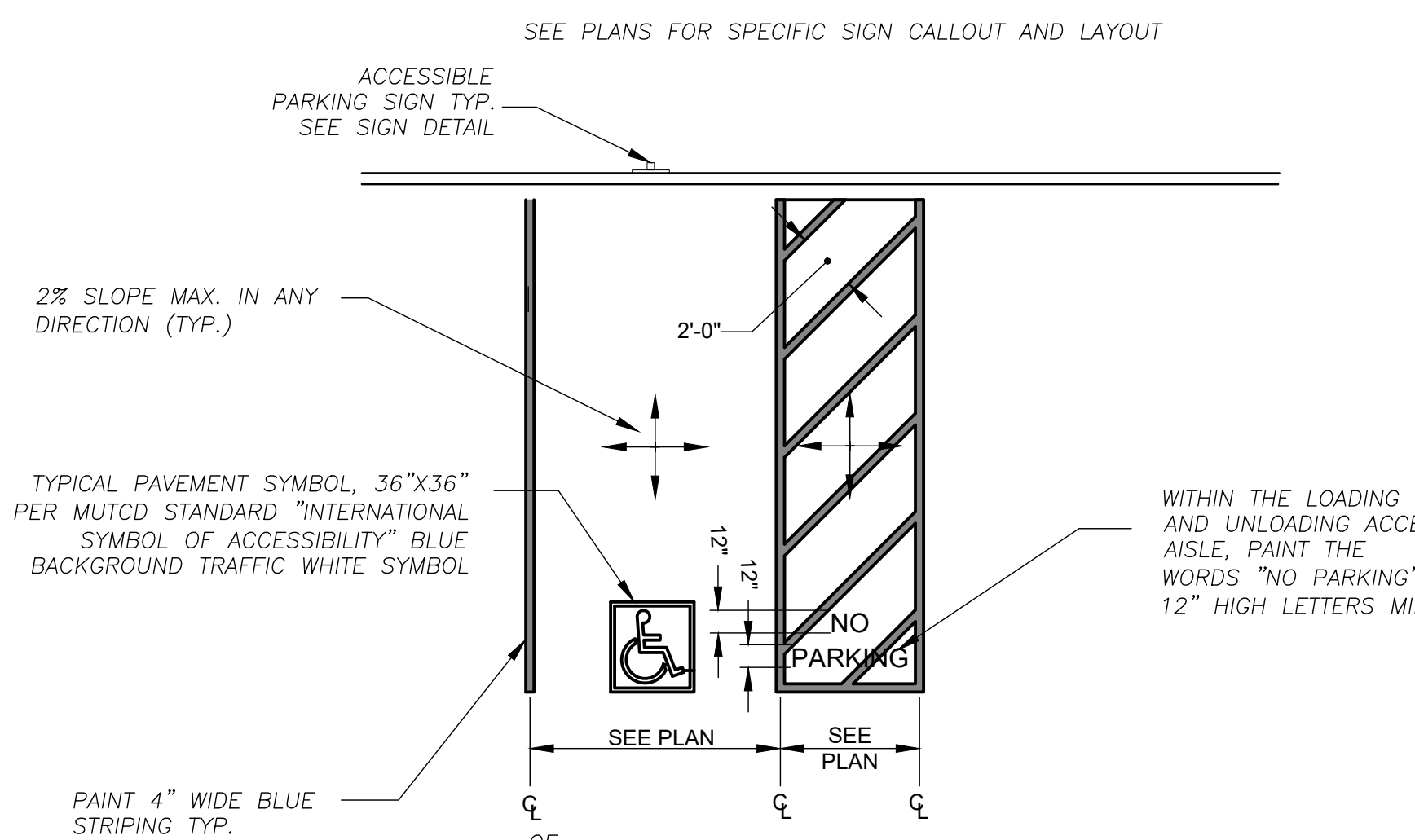
006
Directional Arrow
Not to Scale



005
"Type A" Private Sidewalk Ramp (ADA Compliant)
Not to Scale



007
ADA Parking Stall Signage
Not to Scale

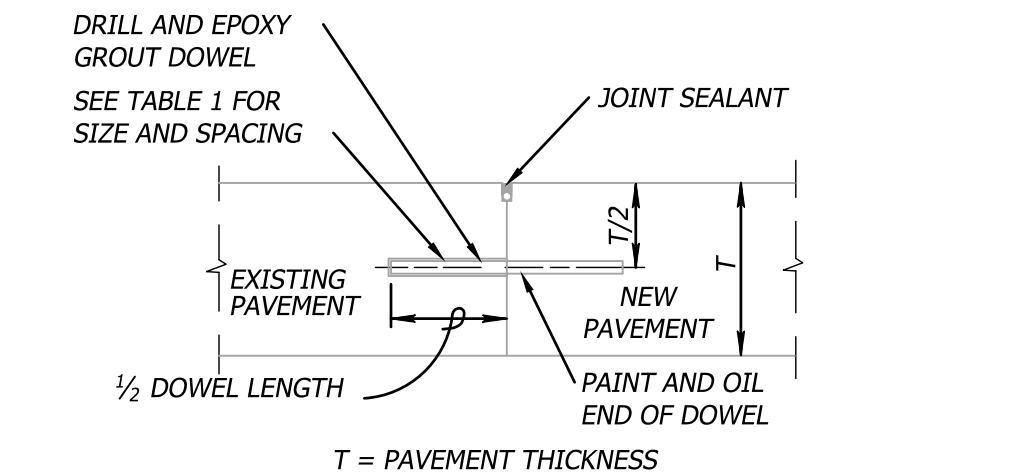


008
ADA Parking Striping
Not to Scale

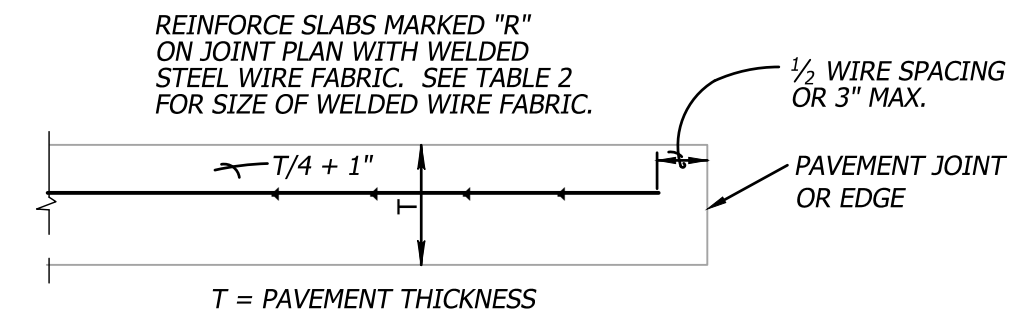
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JOINTING AND DOWEL NOTES

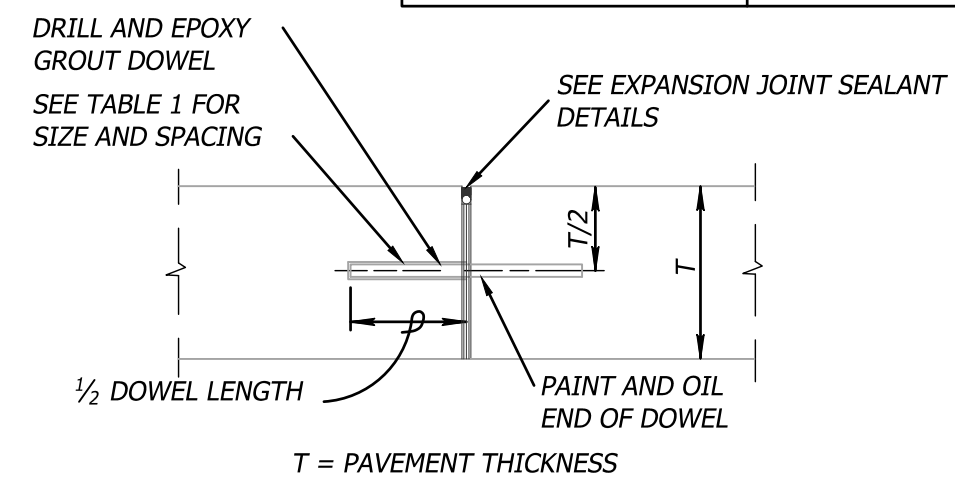
- WIDTH TO LENGTH RATIO OF SLABS NOT TO EXCEED 1.25 TIMES.
- LENGTH OF ANY PANEL TO NOT EXCEED 12.5 FEET IN PAVEMENT AREAS AND 10 FEET IN SIDEWALK AREAS.
- SLABS WHICH DO NOT FOLLOW THE WIDTH TO LENGTH RATIO ABOVE OR ARE NOT RECTANGULAR SHALL BE REINFORCED WITH STEEL WELDED WIRE FABRIC OF THE SIZES SHOWN IN TABLE 2. OTHER WWF SIZES MAY BE USED PROVIDED THE STEEL AREA (SQ INCHES/FOOT) IN THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IS EQUAL TO OR EXCEEDS THAT SHOWN IN TABLE 2.
- EPOXY COATED DOWEL BARS SHALL BE DRILLED BY USE OF A MECHANICAL RIG. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS **NOT** ACCEPTABLE.
- DRILLING, CLEANING, AND GROUTING SHALL BE PERFORMED PER THE EPOXY MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION.
- ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
- FOR EPOXY GROUT, THE HOLE DIAMETER SHALL BE NOT MORE THAN $\frac{1}{8}$ " LARGER THAN DOWEL DIAMETER OR AS DIRECTED BY THE EPOXY MANUFACTURER.
- INSTALL CLOSED CELL BACKER RODS AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
- INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
- JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
- ALL JOINTS ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED $\frac{1}{2}$ " IN WIDTH.
- CONTRACTOR TO INSTALL BULKHEAD AND DOWEL EXPANSION JOINTS AT DAY'S END POUR.



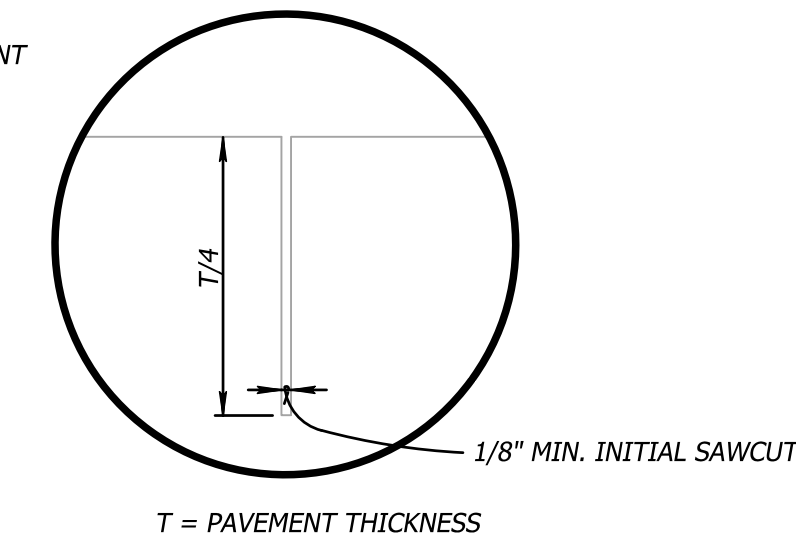
DOWELED JOINT BETWEEN NEW & EXISTING PAVEMENT (CONSTRUCTION JOINT)



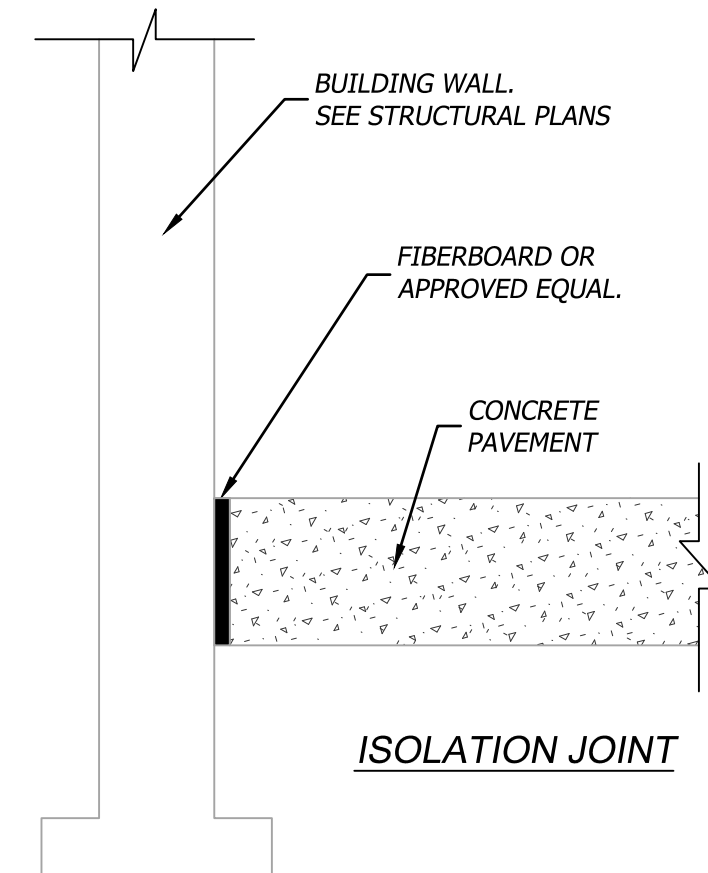
SLAB REINFORCING DETAIL



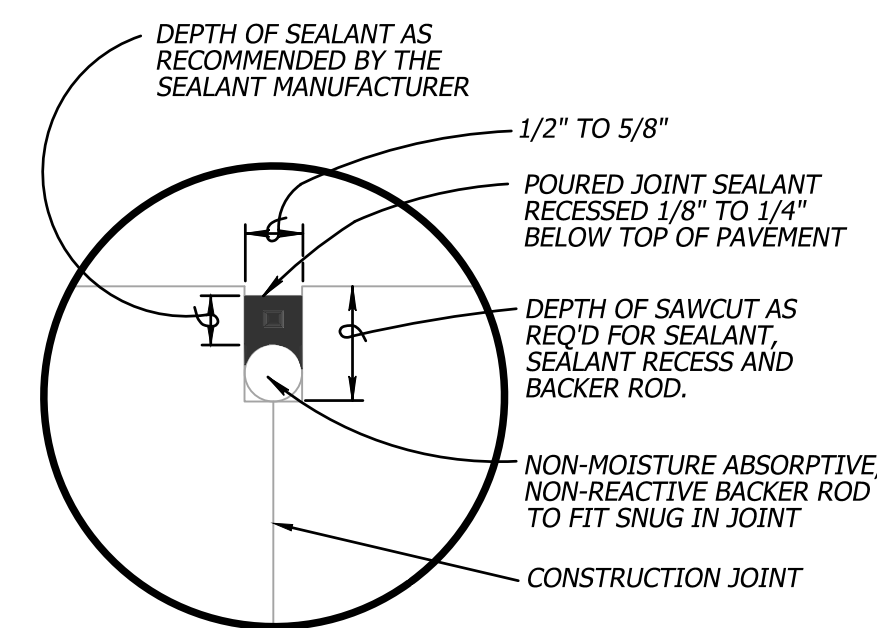
DOWELED EXPANSION JOINT



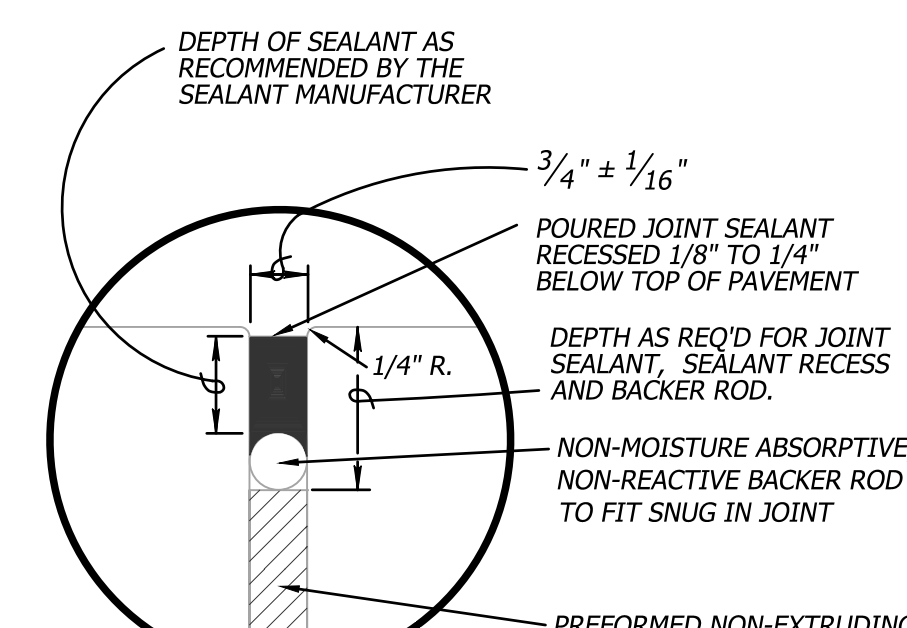
CONTRACTION JOINT



ISOLATION JOINT



COMPLETED CONSTRUCTION JOINT SEALANT DETAIL



COMPLETED EXPANSION JOINT SEALANT DETAIL

PAVEMENT THICKNESS	MAXIMUM DOWEL SPACING	MINIMUM DOWEL LENGTH	MINIMUM DOWEL DIAMETER
LESS THAN 8"	12"	16"	3/4"
8" TO 11"	12"	16"	1"
12" TO 15"	15"	20"	1-1/4"

PAVEMENT THICKNESS	MINIMUM REQUIRED AREA OF STEEL (SQ. IN. / FT)	WELDED WIRE FABRIC
6"	0.036	6 x 6 - W2.0 x W2.0
7"	0.042	6 x 6 - W2.9 x W2.9

009
Not to Scale

Concrete Pavement Joints



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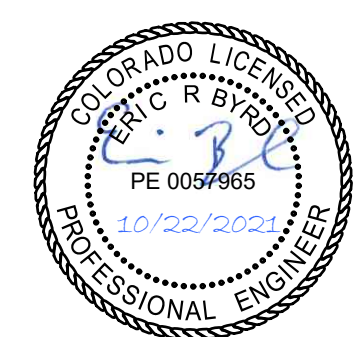
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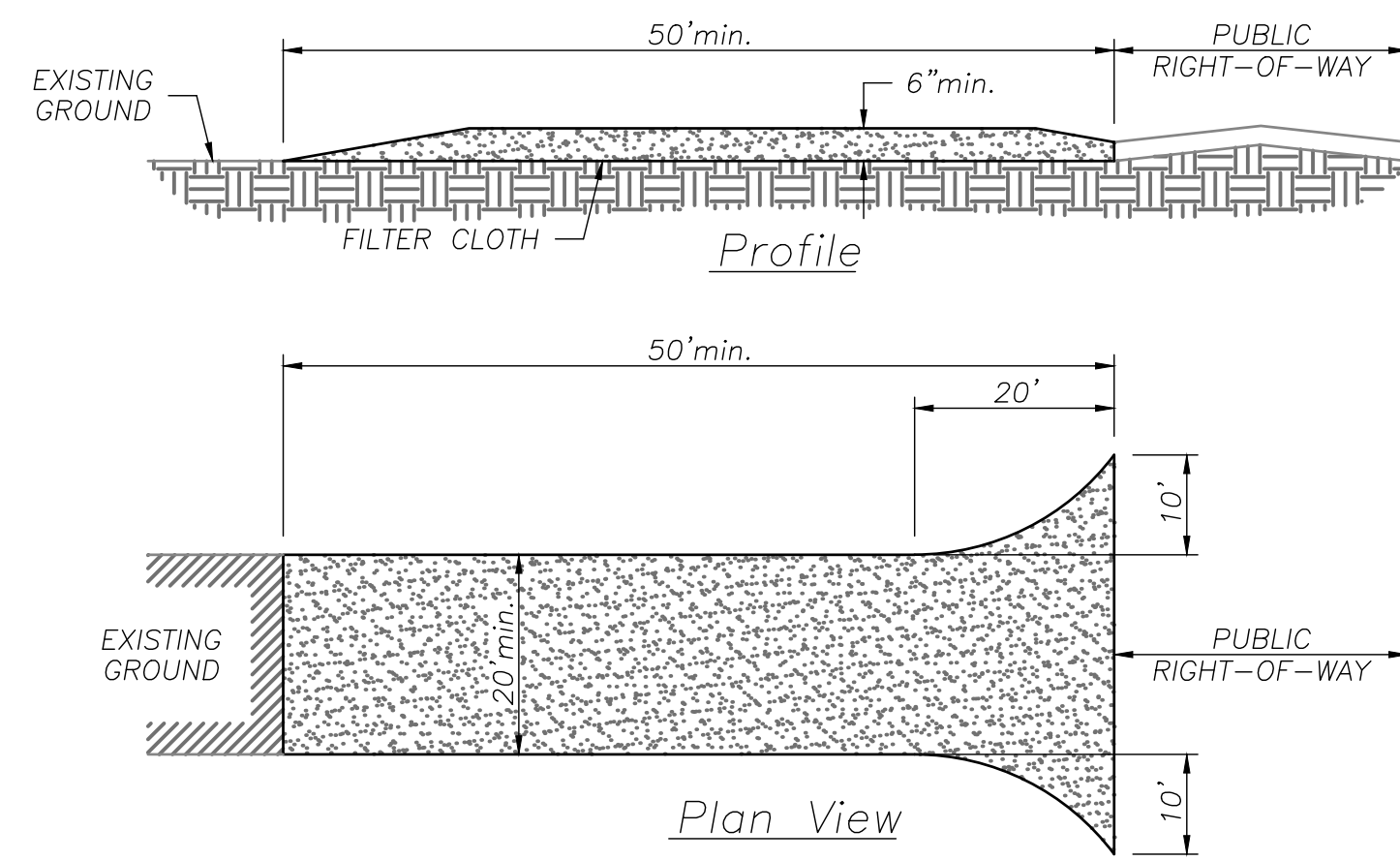
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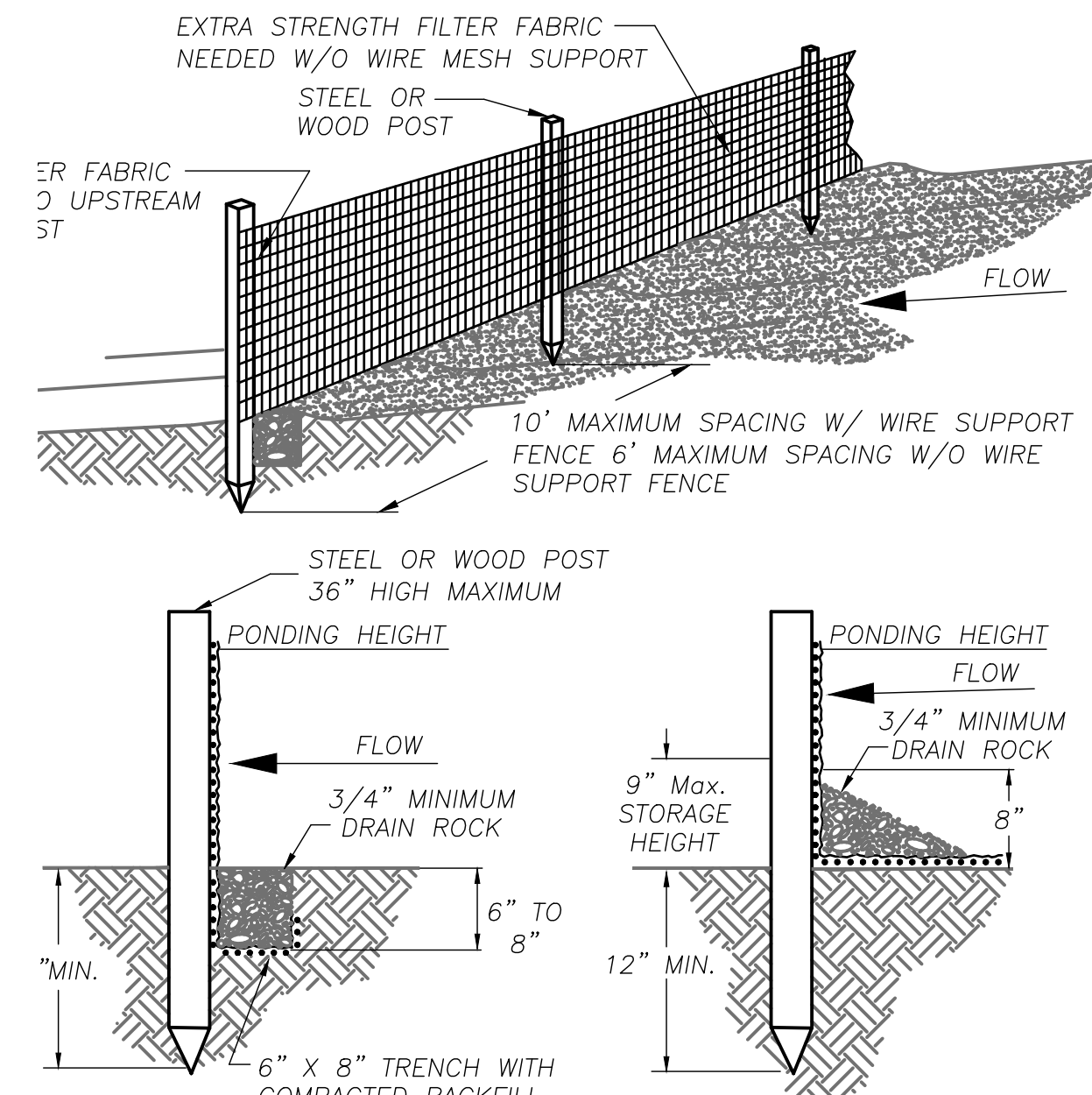
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CONSTRUCTION SPECIFICATIONS:

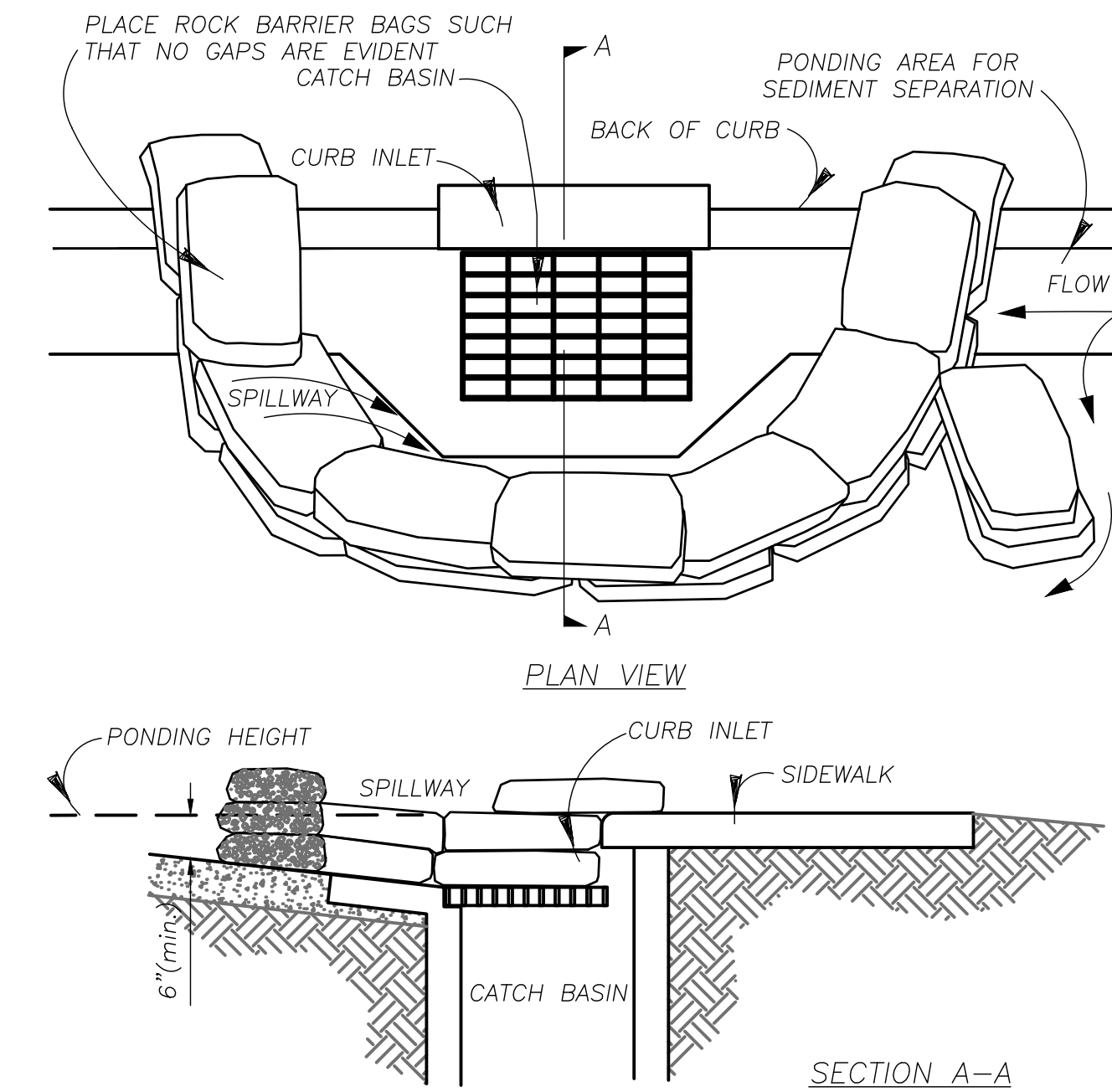
1. STONE SIZE — USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH — AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS — NOT LESS THAN SIX (6) INCHES.
4. WIDTH — TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH — WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING — WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



TRENCH DETAIL INSTALLATION WITHOUT TRENCHING

NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



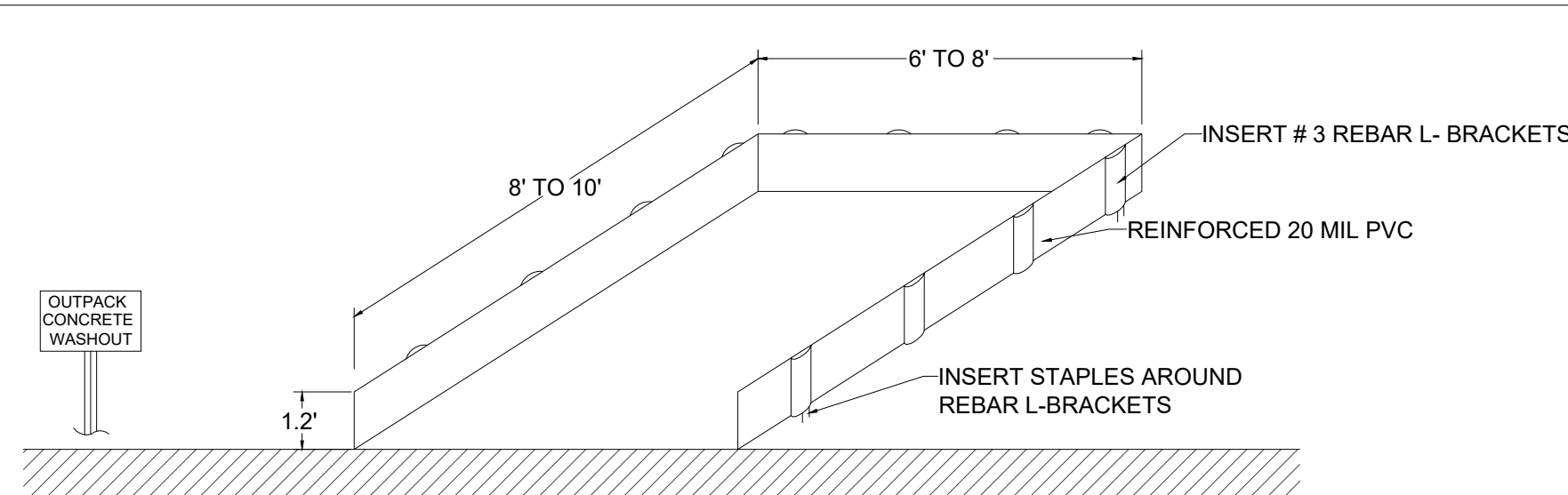
NOTES:

1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

600 Temporary Construction Entrance
Not to Scale

601 Filter Fabric Silt Fence
Not to Scale

603 Rock Bag Inlet Barrier
Not to Scale



NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
7. DO NOT DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT ONLY WASHOUT NON-HAZARDOUS WASTES INTO THE OUTPACK WASHOUT.



604 Concrete Washout
Not to Scale



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REVISIONS:

NO.	CITY COMMENTS	DATE
1		
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ISSUE DATE:

1ST PERMIT/BID SET	DATE
	07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
PANDA STORE #: -
ARCH PROJECT #: 20044.016



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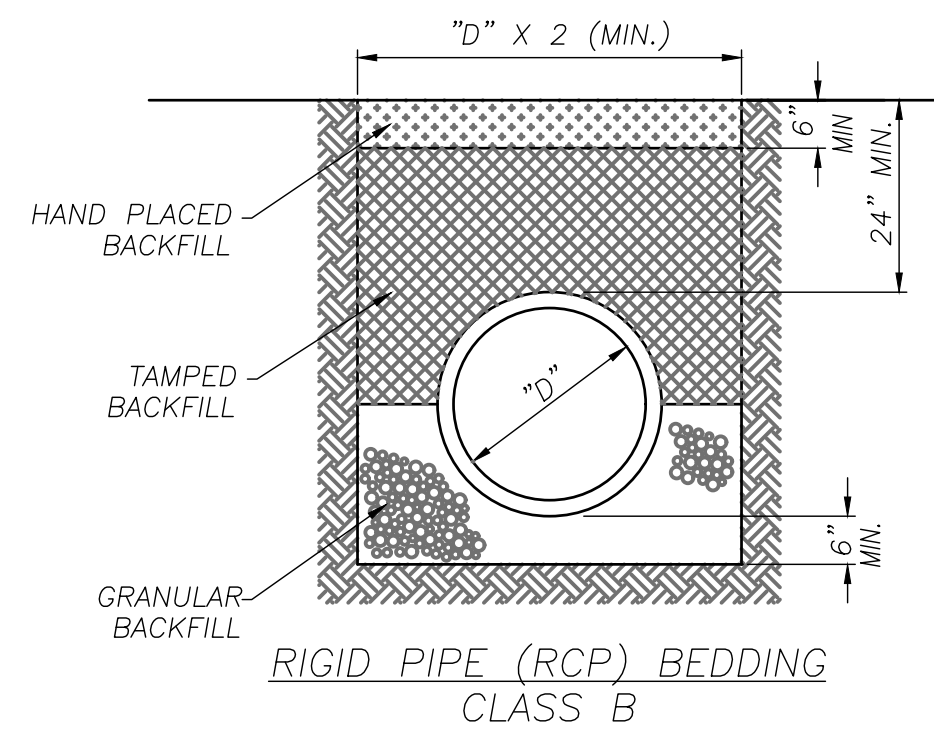
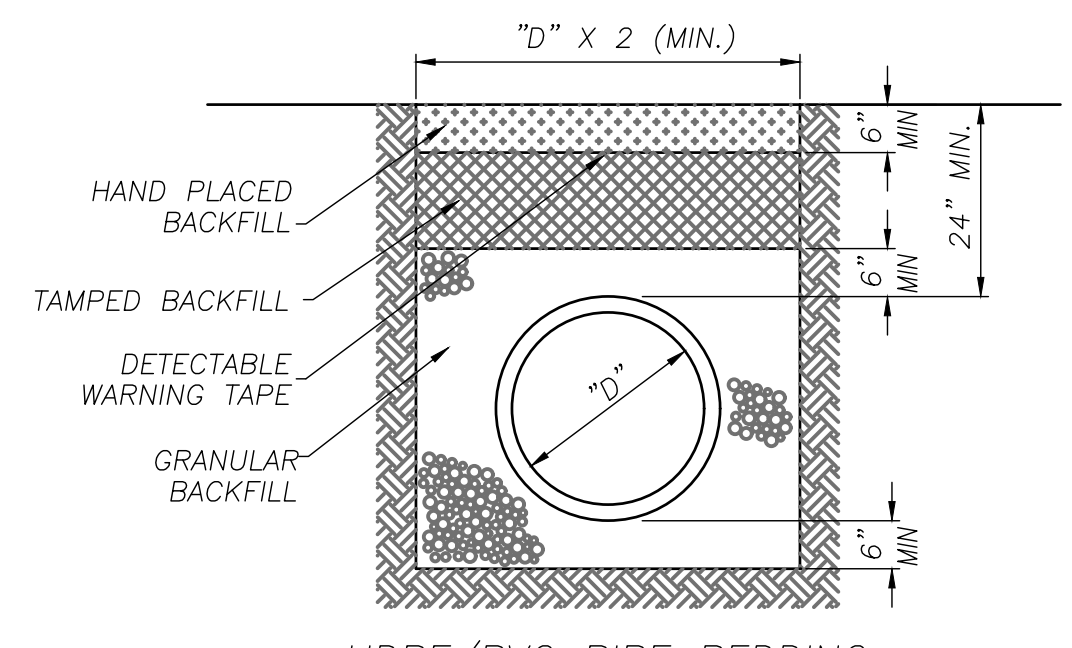
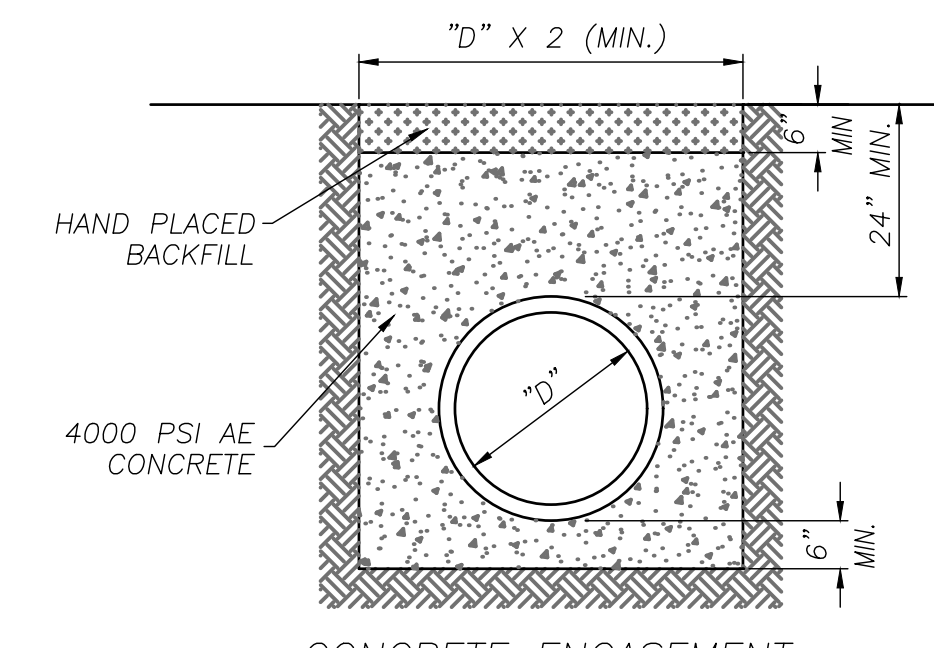
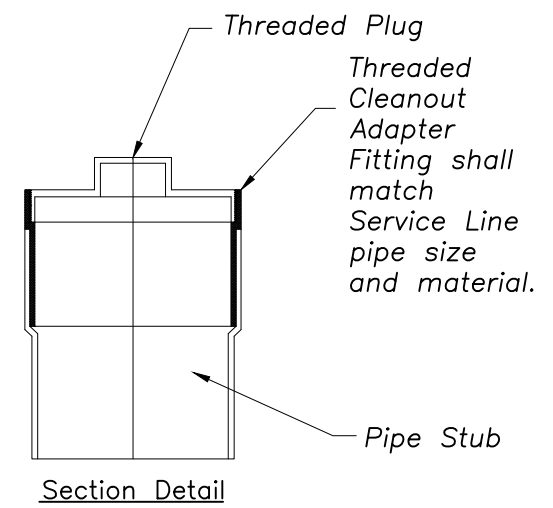
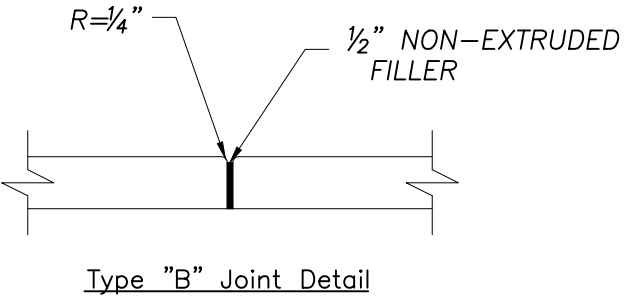
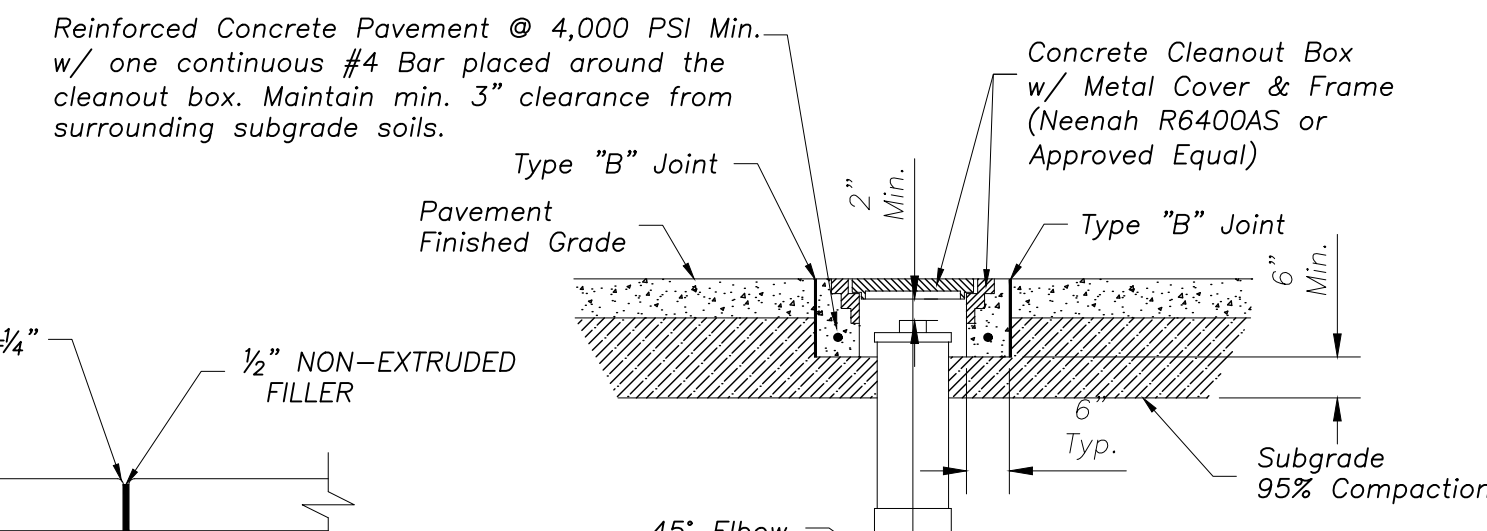
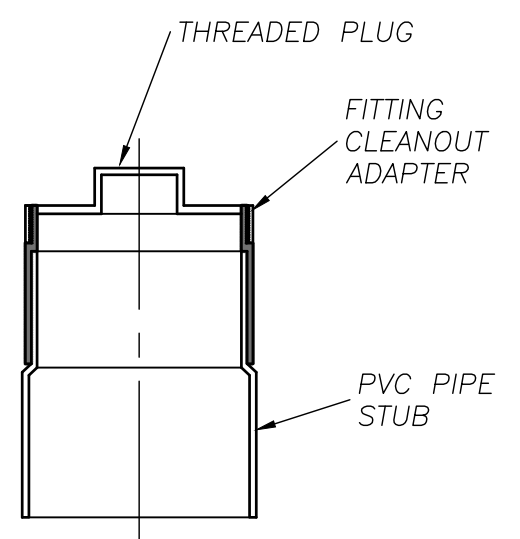
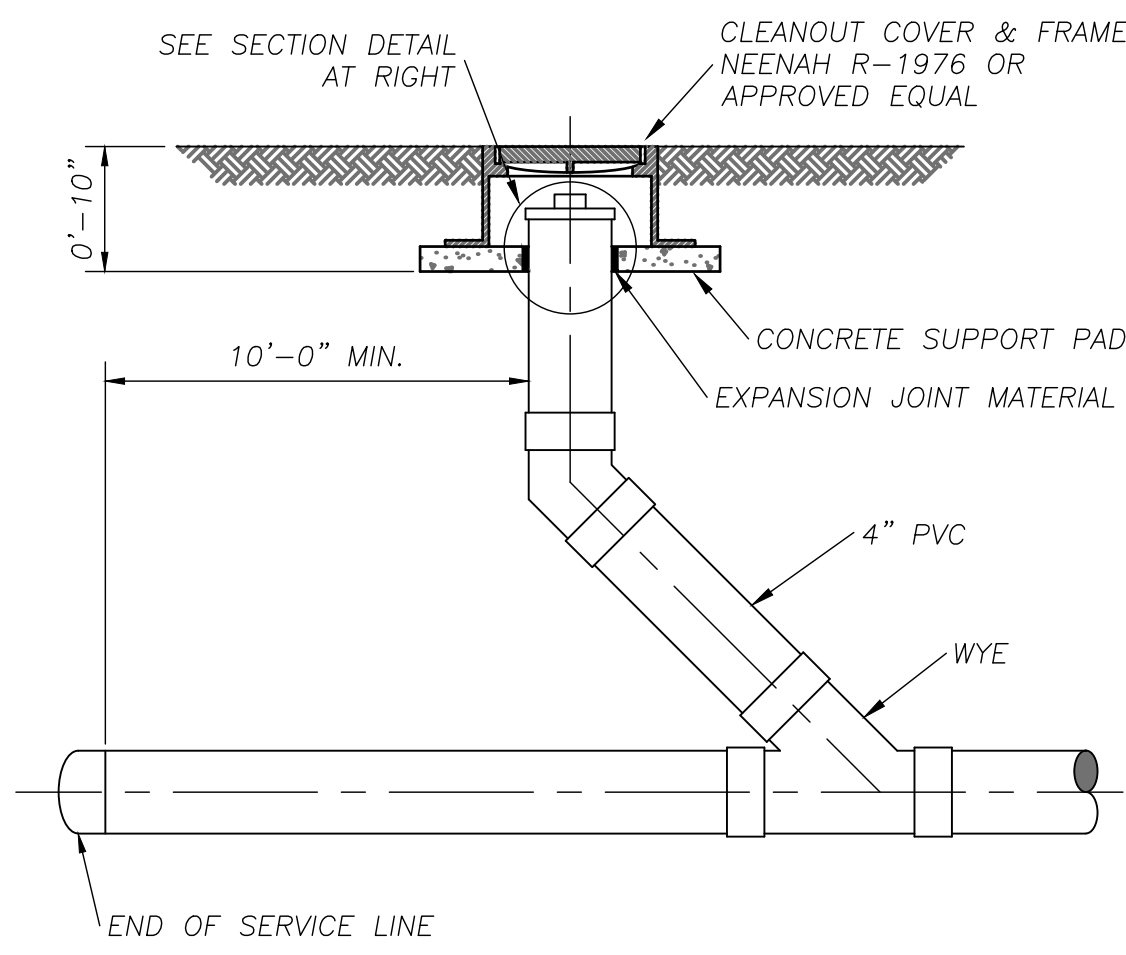
PCD FILE #PPR2137
BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
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CIVIL DETAILS 3

C6.2

TRUE WARM & WELCOME 2300 R5

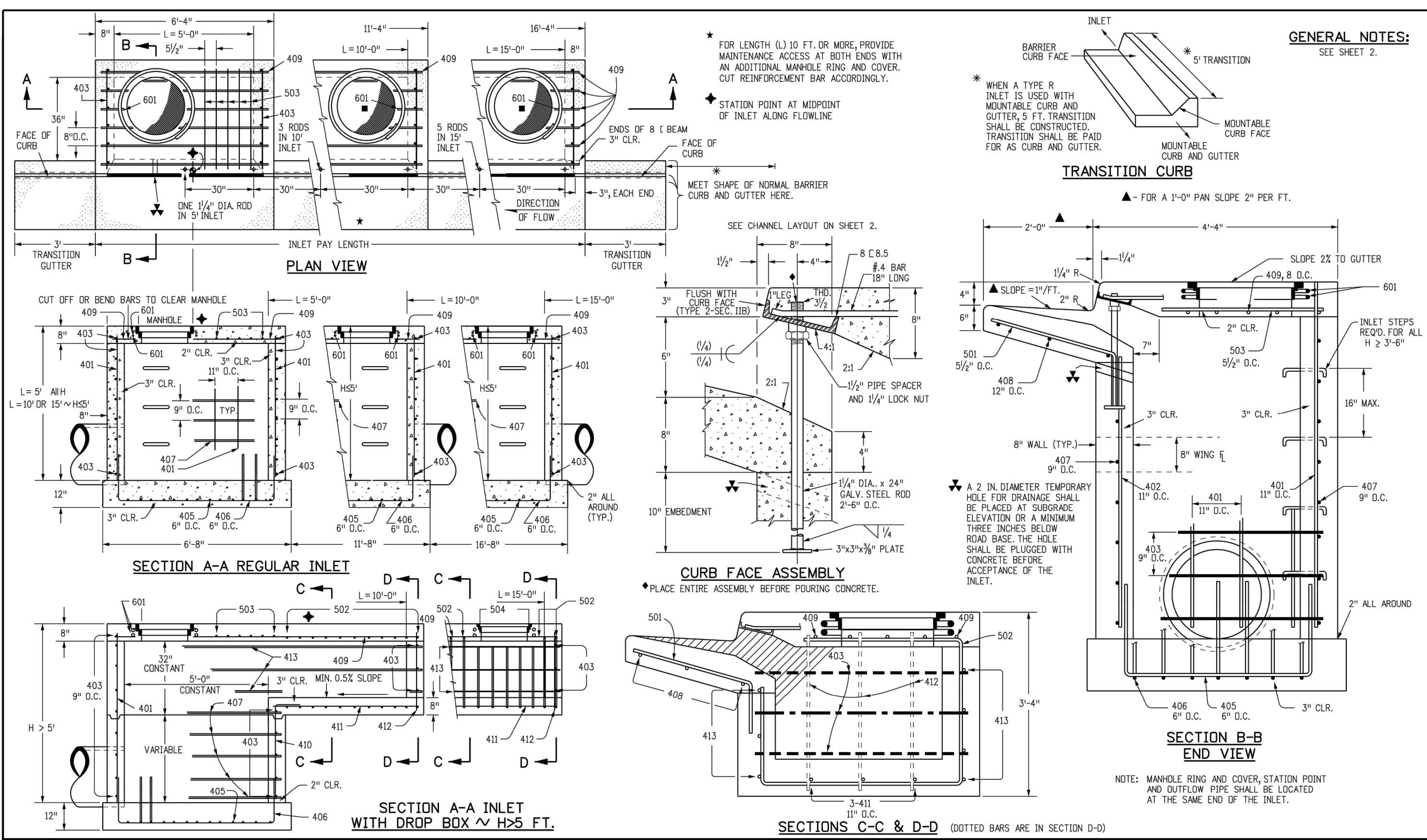
PERMIT/BID SET 07-15-2021



- NOTES:**
- GRANULAR FILL SHALL BE 1/2" CLEAN ROCK PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
 - TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO 95% STANDARD DENSITY PER ASTM D 698.
 - HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO 95% STANDARD DENSITY PER ASTM D 698. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL.
 - ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

301 Sanitary Sewer Cleanout
Not to Scale

302 Pipe Bedding
Not to Scale



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:	2829 West Howard Place	CDOT #0, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021	FAX: 303-757-9868	M-604-12
Last Modification Date: 07/31/19	Detailer: LTA			Project Development Branch		JBK		Standard Sheet No. 1 of 2	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch		Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	



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REVISIONS:

△	CITY COMMENTS	10.13.21
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ISSUE DATE:
1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
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CIVIL DETAILS 4

C6.3



303 Concrete Curb Inlet
Not to Scale

PERMIT/BID SET 07-15-2021

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