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.

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*
- *Set Survey Monument (in concrete)*
- *Found Survey Monument*
- *Found Survey Monument in Box*
- (O.U.) *Origin Unknown*
- *Found Right-of-Way Marker*
- *Control Point*
- *Benchmark*
- *Set Hub*
- OHC *Overhead Utility Line(s)*
- *Underground Electric Line Marker*
- UGE *Underground Electric Line*
- KCP&L *Underground KCP&L Line (e.g.)*
- *Utility Pole*
- *Utility Pole with Transformer*
- *Guy Anchor*
- *Utility Pole w/Light & arm*
- *Street Light Pole w/ arm*
- *Street Light Pole (14')*
- EP *Electric Pedestal (above ground)*
- EM *Electric Meter*
- EV *Electric Access Vault (underground)*
- EB *Electric Access Box (mounted)*
- E *Electric Manhole*
- *Electric Pull Box (underground)*
- *Transformer (pad mounted)*
- *Yard Light*
- AC *Air Conditioner Unit*
- W *Water Line*
- WS *Water Service Line*
- *Underground Water Line Marker*
- *Water Valve*
- *Fire Hydrant*
- *Fire Hydrant Assembly*
- WM *Water Meter*
- W *Water Manhole*
- WV *Water Vault (underground)*
- SC *Sprinkler Control Box*
- *Sprinkler Head*
- *Yard Hydrant*
- BFV *Backflow Valve (BFV)*
- BFP *Backflow Preventer (BFP)*
- BO *Blow-Off Assembly*
- GAS *Gas Line*
- GS *Gas Service Line*
- SPIRE *Underground Spire Line (e.g.)*
- *Underground Gas Line Marker*
- *Gas Manhole or Access Lid*
- *Gas Valve*
- RG *Regulator Unit*
- GM *Gas Meter*
- *Casing Vent*
- P *Underground Pipe Line (High Capacity)*
- *Underground Pipe Line Marker*
- UGT *Underground Telephone Line*
- ATT *Underground AT&T Line (e.g)*
- *Underground Telephone Line Marker*
- T *Telephone Pedestal (above ground)*
- T *Telephone Manhole*
- TA *Telephone Access Vault (underground)*
- TB *Telephone Access Box (mounted)*
- FO *Underground Fiber Optic Line*
- *Underground Fiber Optic Line Marker*
- F *Fiber Optic Pedestal*
- F *Fiber Optic Manhole*
- FV *Fiber Optic Vault (underground)*
- FM *Fiber Optic Pedestal on top of Vault*
- [36'] *Traffic Signal Post w/ Mast Arm*
- *Pedestrian Signal Pole*
- TC *Traffic Control Manhole*
- TC *Traffic Control Cabinet*
- TV *Traffic Control Vault (underground)*
- UGTV *Underground Cable TV Line*
- SPC *Underground Spectrum Line (e.g.)*
- *Underground Cable TV Marker*
- TV *Cable TV Pedestal (above ground)*
- U *Manhole-Unknown Purpose*
- GT *Grease Trap Access Lid*
- MW *Monitoring Well*
- BH *Bore Hole*
- *Fill Lid (for Underground Tank)*
- SAN *Sanitary Sewer Line*
- SS *Sanitary Sewer Service Line*
- S *Sanitary Sewer Manhole*
- *Clean-out*
- VCP *Vitrified Clay Pipe*
- DIP *Ductile Iron Pipe*
- PVC *Polyvinyl Chloride Pipe*
- CIP *Cast Iron Pipe*
- *Underground Utility Line Marker*
- *Metal Guard Rail or Handrail*
- *Flag Pole*
- *Satellite Dish*
- *Mailbox*
- *Concrete or Metal Bollard*
- *Wood Bollard or Wood Post*
- STM *Storm Sewer Line*
- ST *Storm Sewer Manhole*
- *Curb Inlet*
- *Field Inlet*
- *Junction Box*
- *Grate Inlet*
- *Grate Inlet (Round/Domed)*
- *End Section*
- *Headwall*
- DC *Down Spout*
- RD *Roof Drain*
- CMP *Corrugated Metal Pipe*
- CMAP *Corrugated Metal Arch Pipe*
- CPP *Corrugated Plastic Pipe*
- HDPE *High Density Polyethylene Pipe*
- RCP *Reinforced Concrete Pipe*
- RCAP *Reinforced Concrete Arch Pipe*
- RCB *Reinforced Concrete Box*
- FES *Flared End Section*
- *Pipe Continues-Outlet or Source Not Found or Not Surveyed*
- *Wood Fence*
- *Chain Link Fence*
- *Wire Fence (with or without barb)*
- *Barbed Wire Fence*
- *Plastic Fence*
- *Iron or Metal Fence*
- *Gate Post*
- *Retaining Wall*
- *Single Pole Sign*
- *Single Pole Sign*
- *Double Pole Sign*
- *Railroad Crossing Gate*
- *Railroad Switch Machine*
- *Railroad Tracks*
- *Wheel Stop*
- *ADA Parking Stall*
- *ADA Detection Warning Pad*
- *Bush*
- *Deciduous Tree and Size (Scaled for Size)*
- *Coniferous Tree and Size (Scaled for Size)*
- *Tree Stump*
- *Foliage Drip Line/Edge of Timber*
- *Hedge*

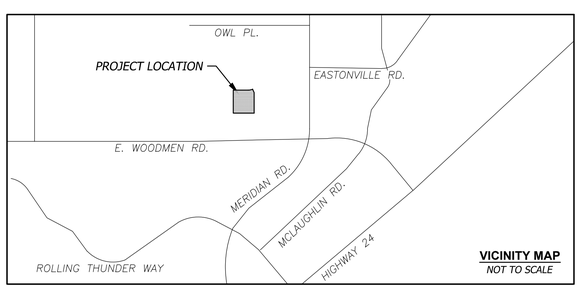
℄	*Center Line*
PL	*Property Line*
R/W	*Right-of-Way Line*
R=	*Radius*
L=	*Arc Length*
CB	*Chord Bearing*
CD	*Chord Distance*
Δ	*Interior Angle (Delta)*
I.T.B.	*Initial Tangent Bearing*
R/W	*Right-of-Way*
(M)	*Monumented*
(m)	*Measured*
(D)	*Deeded*
(P)	*Platted*
(C)	*Calculated*
(CR)	*Calculated from Record Dimensions*
(CM)	*Calculated from Found Monuments*
(PR)	*Proportioned*
BK.	*Book*
PG.	*Page*
DOC.	*Document Number*
INS.	*Instrument Number*
VOL.	*Volume*
ESMT.	*Easement*
B/L	*Building Setback Line*
U/E	*Utility Easement*
D/E	*Drainage Easement*
ST/E	*Storm Sewer Easement*
S/E	*Sanitary Sewer Easement*
IE/E	*Ingress/Egress Easement*
TC/E	*Temporary Construction Easement*
SQ. FT.	*Square Feet*
AC	*Acres*
CY	*Cubic Yard*
LF	*Linear Feet*
CO.	*Company*
L/S	*Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them)*
ASPH	*Asphalt*
CONC	*Concrete*
COR	*Corner*
R.WALL	*Retaining Wall*
STA.	*Station*
Lt	*Left*
Rt	*Right*
PI	*Point of Intersection*
PC	*Point of Curve*
PT	*Point of Tangent*
NT	*Not To Scale*
NTS	*Not To Scale*

ESCROW NOTE

1. Falcon Marketplace development includes public improvements that require escrow funds be paid from Falcon Marketplace developments to El Paso County Treasurer. These improvements include 1) Woodmen Road Eastbound Left Turn Lane Improvement at Meridian/Woodmen; 2) Woodmen Road Eastbound Left Turn Lane Improvement at Woodmen/Golden Sage; 3) Golden Sage Southbound Right Turn Lane Improvement at Woodmen/Golden Sage; 4) Golden Sage/Woodmen Frontage Traffic Signal; and 5) Protected/Permissive Left Turn Phasing at Woodmen/Golden Sage.

   The escrow amount to be paid from the Lot 8 developer to the El Paso County Treasurer for these improvements totals $1814.

4

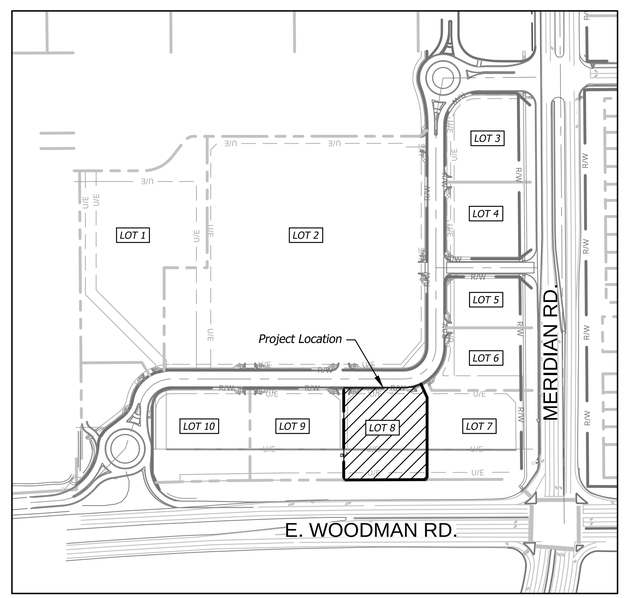


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the County of El Paso, Colorado.
2. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
3. 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).
4. 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.
5. The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
6. 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 Owners's satisfaction at the Contractor's expense.
7. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
8. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
9. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
10. 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.
11. Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
12. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
13. Unless specified otherwise, all construction shall meet the requirements of the Colorado Department of Transportation (CDOT) Standard Specifications, except as modified by these plans.
14. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements.
15. 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.
16. Owner is aware that the access permits (AP211569, AP211570) are subject to conditions of approval.

4



SITE MAP
1"=200'

PCD FILE #PPR2137

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REVISIONS:

1	BLDG COMMENTS	04.15.22

ISSUE DATE:

1ST	PERMIT/BID SET	07-15-2021

DRAWN BY: JA

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

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PANDA EXPRESS

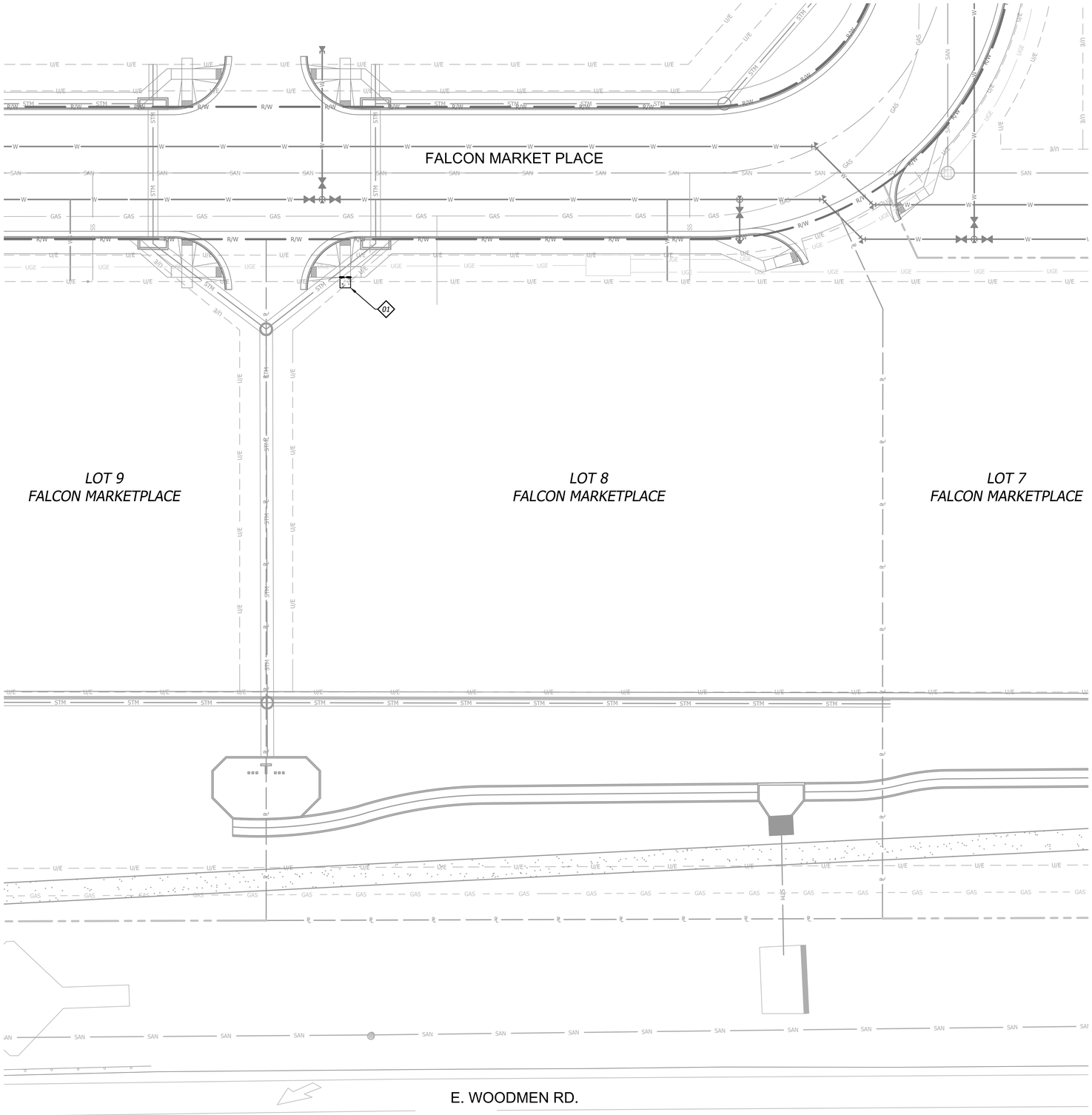
TRUE WARM & WELCOME
7545 FALCON MARKET PL
PEYTON, CO 80831

GENERAL INFORMATION

C0.1

PERMIT/BID SET 07-15-2021

TRUE WARM & WELCOME 2300 R6



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.

00 DEMOLITION NOTES

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

DEMOLITION LEGEND

SAW CUT LINE

CONCRETE SIDEWALK TO BE REMOVED

GRAPHIC SCALE

20 0 20

PCD FILE #PPR2137

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PEYTON, CO 80831

DEMOLITION PLAN

C1.0

PERMIT/BID SET 07-15-2021

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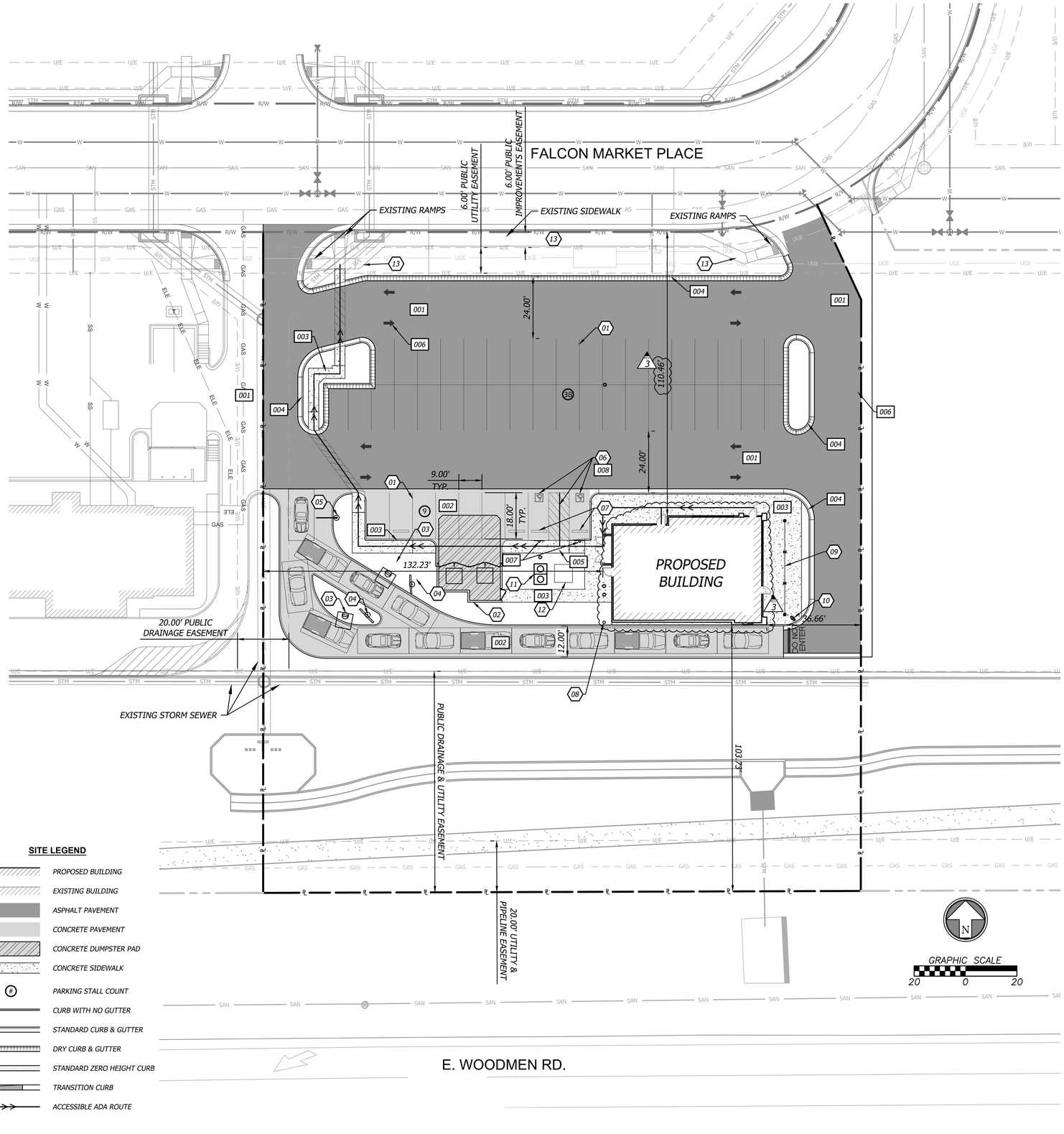

SITE DATA

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:		
STANDARD STALLS:	24	
(1 SPACE PER 100 SF BUILDING SPACE)		
ADA STALLS:	2	
(BASED ON 45 STALLS)		

APPLICANT/DEVELOPER

PANDA EXPRESS, INC.
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ROSEMEAD, CA 91770
P (303) 335-5701
CONTACT: ALEX PHELPS
EMAIL: ALEX.PHELPS@PANDARG.COM

CIVIL ENGINEER

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

00 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

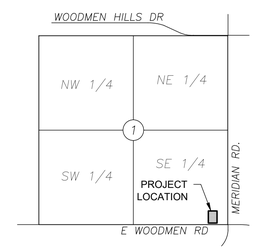
001	ASPHALT PAVEMENT
002	CONCRETE PAVEMENT
003	CONCRETE SIDEWALK
004	CONCRETE CURB & GUTTER
005	TYPE A SIDEWALK RAMP (PRIVATE)
006	DIRECTIONAL ARROW
007	(ADA) HANDICAP PARKING SIGNAGE
008	(ADA) HANDICAP PARKING STRIPING

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

PCD FILE #PPR2137

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REVISIONS:

1	BLDG COMMENTS / DTE	02.25.22

ISSUE DATE:

1ST	PERMIT/BID SET	07-15-2021

DRAWN BY: JA

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

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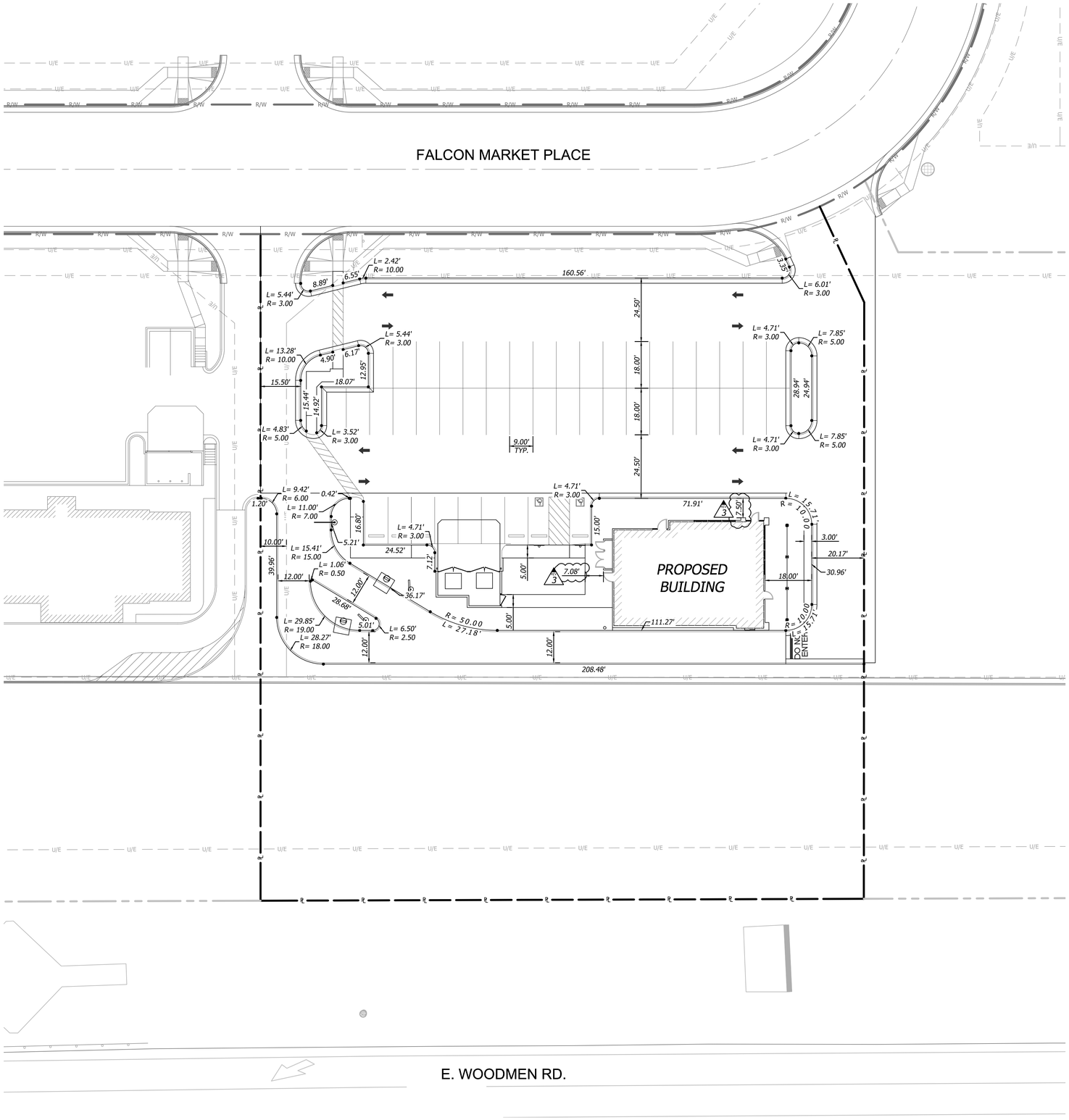
TRUE WARM & WELCOME
7545 FALCON MARKET PL
PEYTON, CO 80831

SITE PLAN

C2.0

PERMIT/BID SET 07-15-2021

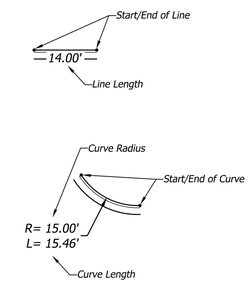
TRUE WARM & WELCOME 2300 R6

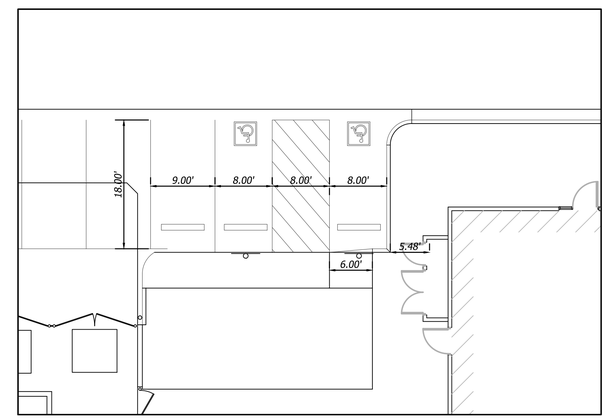


DIMENSION NOTES

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

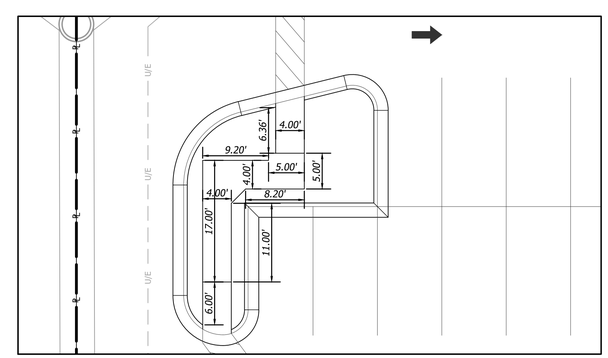
DIMENSION LEGEND





ADA LAYOUT

SCALE: 1"=10'



ADA LAYOUT

SCALE: 1"=10'

GRAPHIC SCALE 20 0 20

PCD FILE #PPR2137

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ISSUE DATE:

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DRAWN BY: JA

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PANDA STORE #: -
ARCH PROJECT #: 20044.016

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PANDA EXPRESS

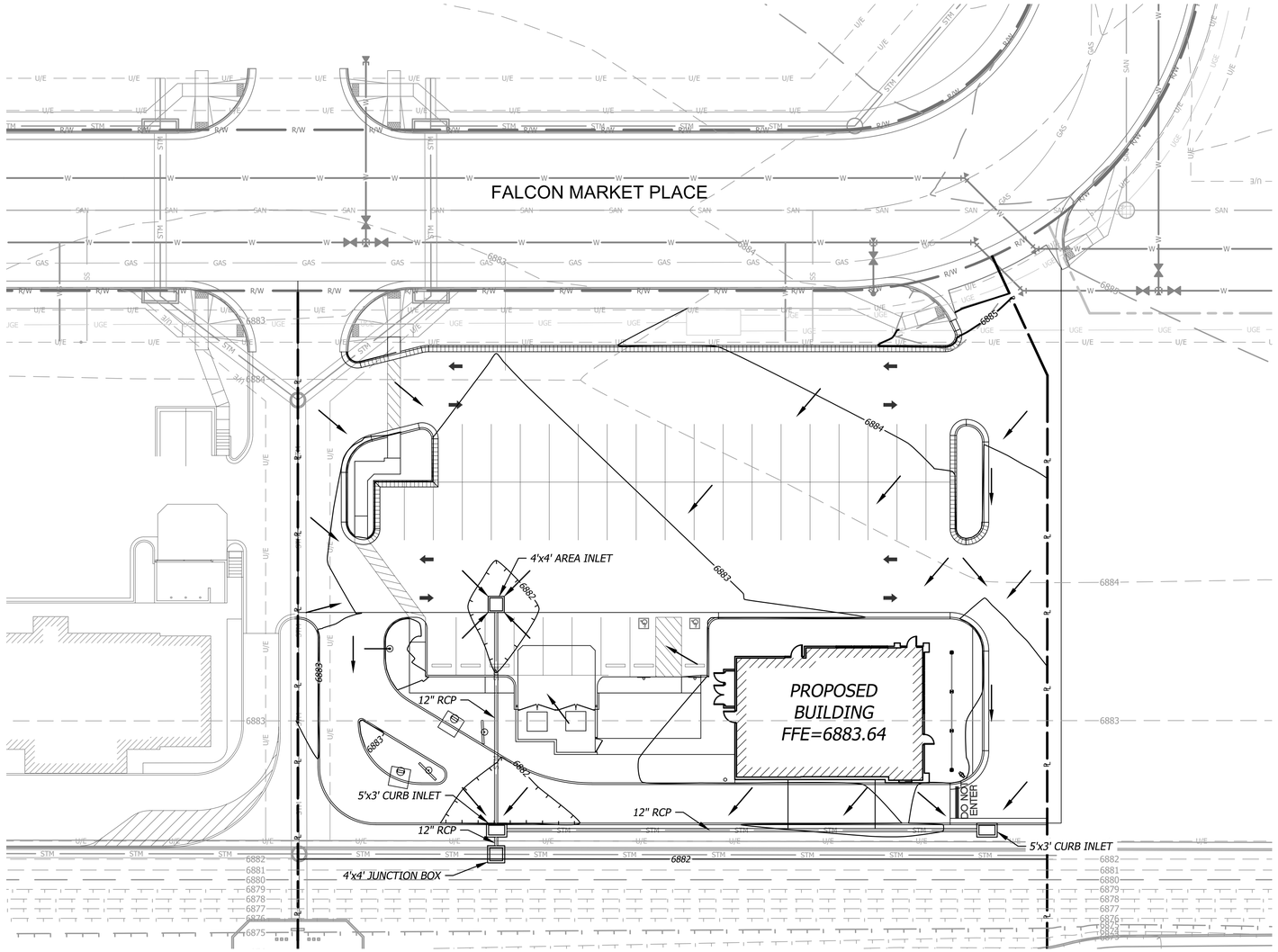
TRUE WARM & WELCOME
7545 FALCON MARKET PL
PEYTON, CO 80831

DIMENSION PLAN

C2.1

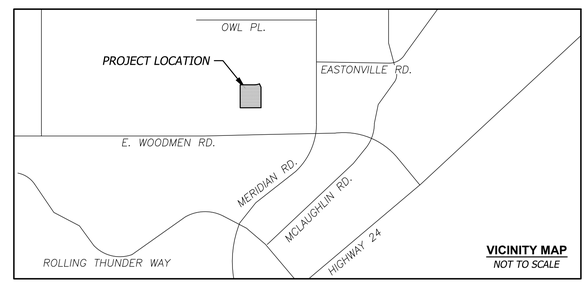
PERMIT/BID SET 07-15-2021

TRUE WARM & WELCOME 2300 R6



GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report, prepared by Terracon Consultants, Inc. on March 27, 2017, for the project and be familiar with the existing conditions and recommendations contained in the report.
2. As discussed in the Geotechnical Report, over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Colorado. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
8. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
9. Finished grades shall not be steeper than 3:1.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.
12. No batch plants will be utilized on-site for this project.



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.

BENCHMARKS

(DATUM: NGVD 29)

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANFORMER PAD AT TEH SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

ENGINEER'S STATEMENT

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.

05/24/2022

ENGINEER OF RECORD SIGNATURE DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY ENGINEER/ECM ADMINISTRATOR DATE

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER SIGNATURE DATE

GRAPHIC SCALE

20 0 20

PCD FILE #PPR2137

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DRAWN BY: JA

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

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GRADING PLAN

C3.0

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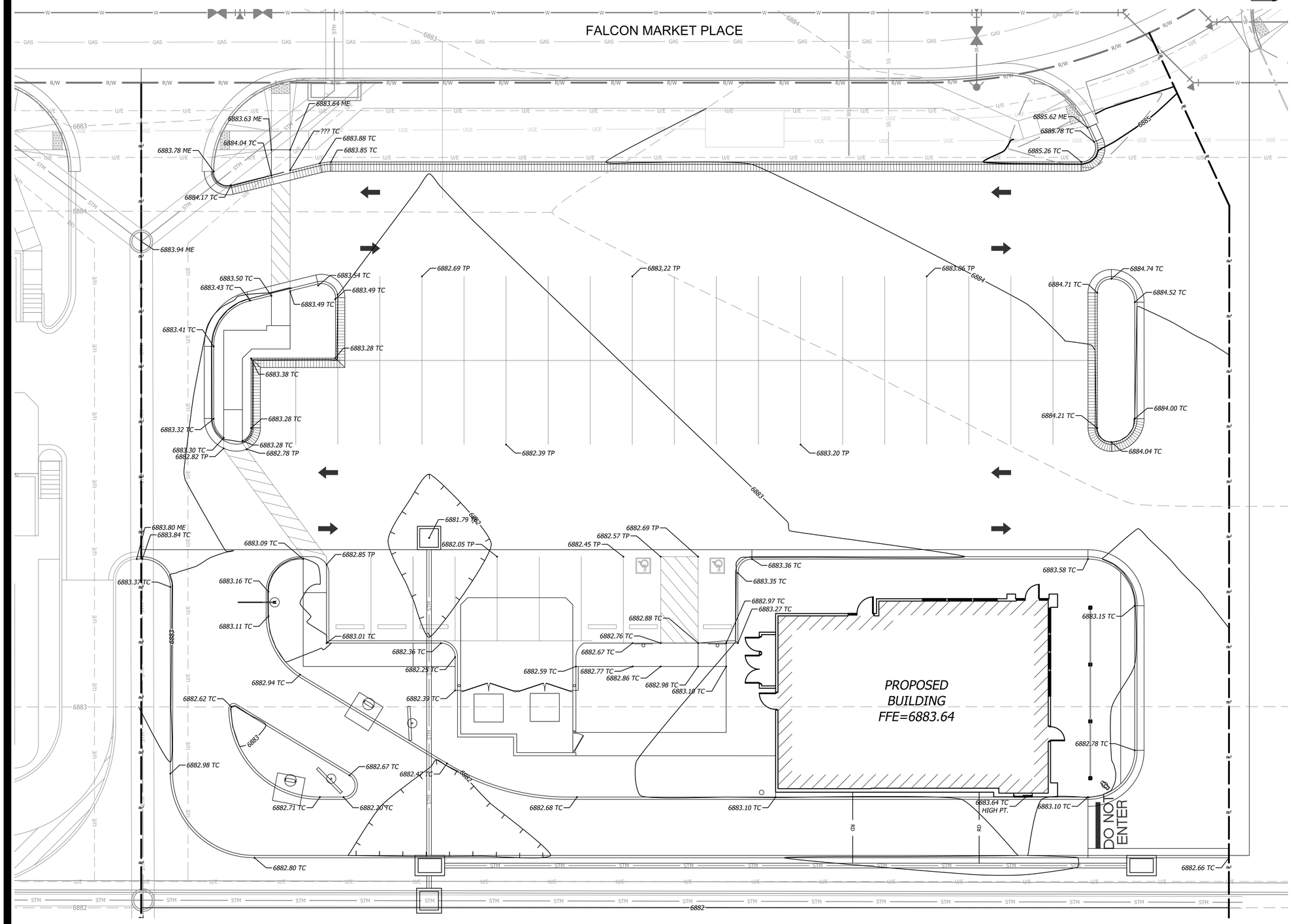
GRADING LEGEND

- 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
- PL — 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	HIGH POINT AT SPECIFIC CALLOUT
0000.00 XX LOW POINT	LOW POINT AT SPECIFIC CALLOUT
1.00%	SLOPE INDICATOR



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PE 0037965
08/11/2022

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DETAILED GRADING PLAN

C3.1

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GRADING LEGEND

FILL AREA	
CUT AREA	
SITE EARTHWORK: 433 CY CUT	
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
PL	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
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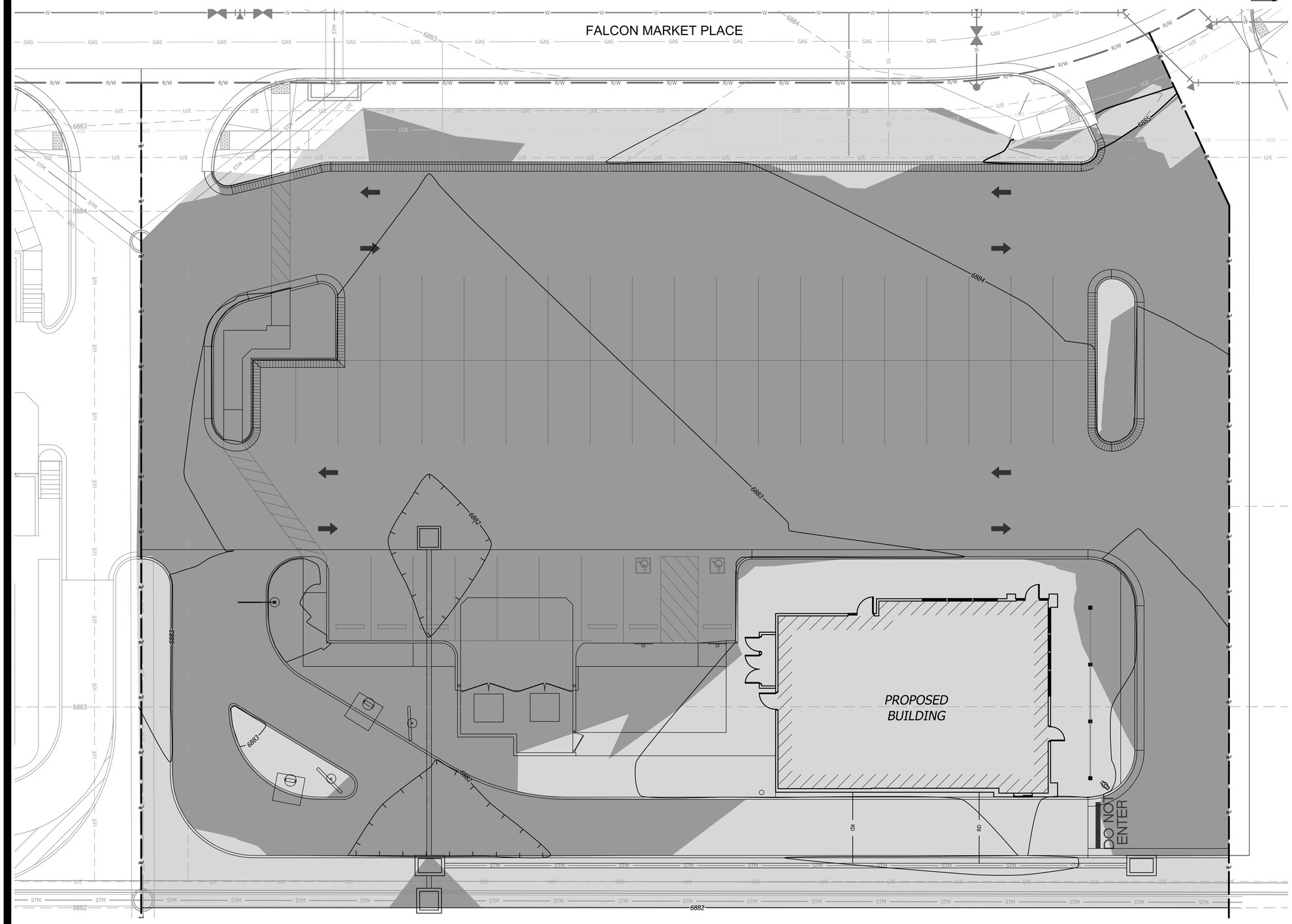
0000.00 XX LOW POINT	LOW POINT AT SPECIFIC CALLOUT
1.00%	SLOPE INDICATOR



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ERIC R BYRD
PE 0057965
08/11/2021
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PROPOSED CUT & FILL

C3.2

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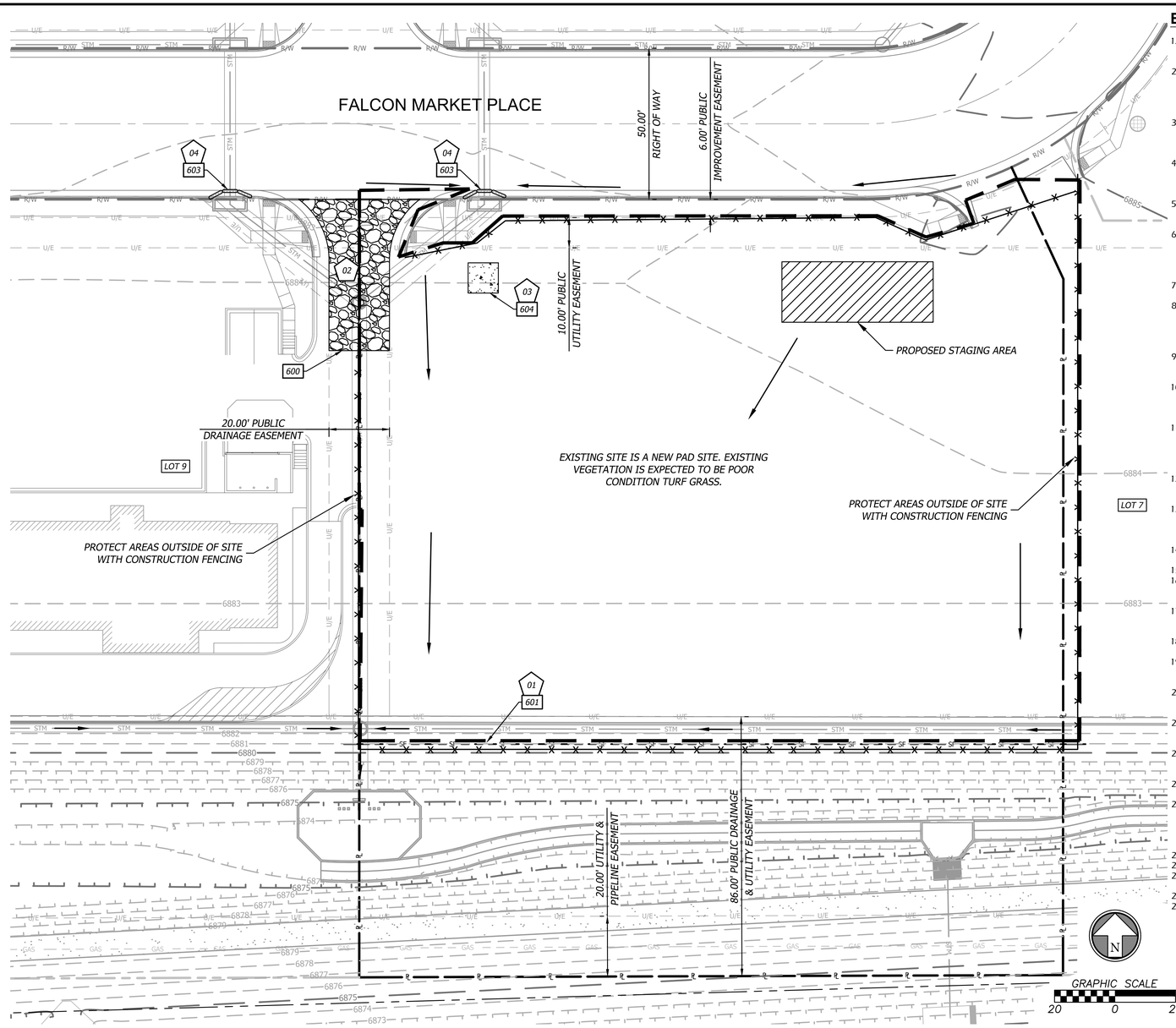

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OF THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED 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 EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY 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
WQCD – 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

- LIMITS OF CONSTRUCTION/DISTURBANCE (0.96 AC)
- SF — SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT
- CONSTRUCTION FENCING
- DRAINAGE DIRECTION

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 VEHICLE TRACKING CONTROL PAD
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT
605 PERMANENT SEEDING

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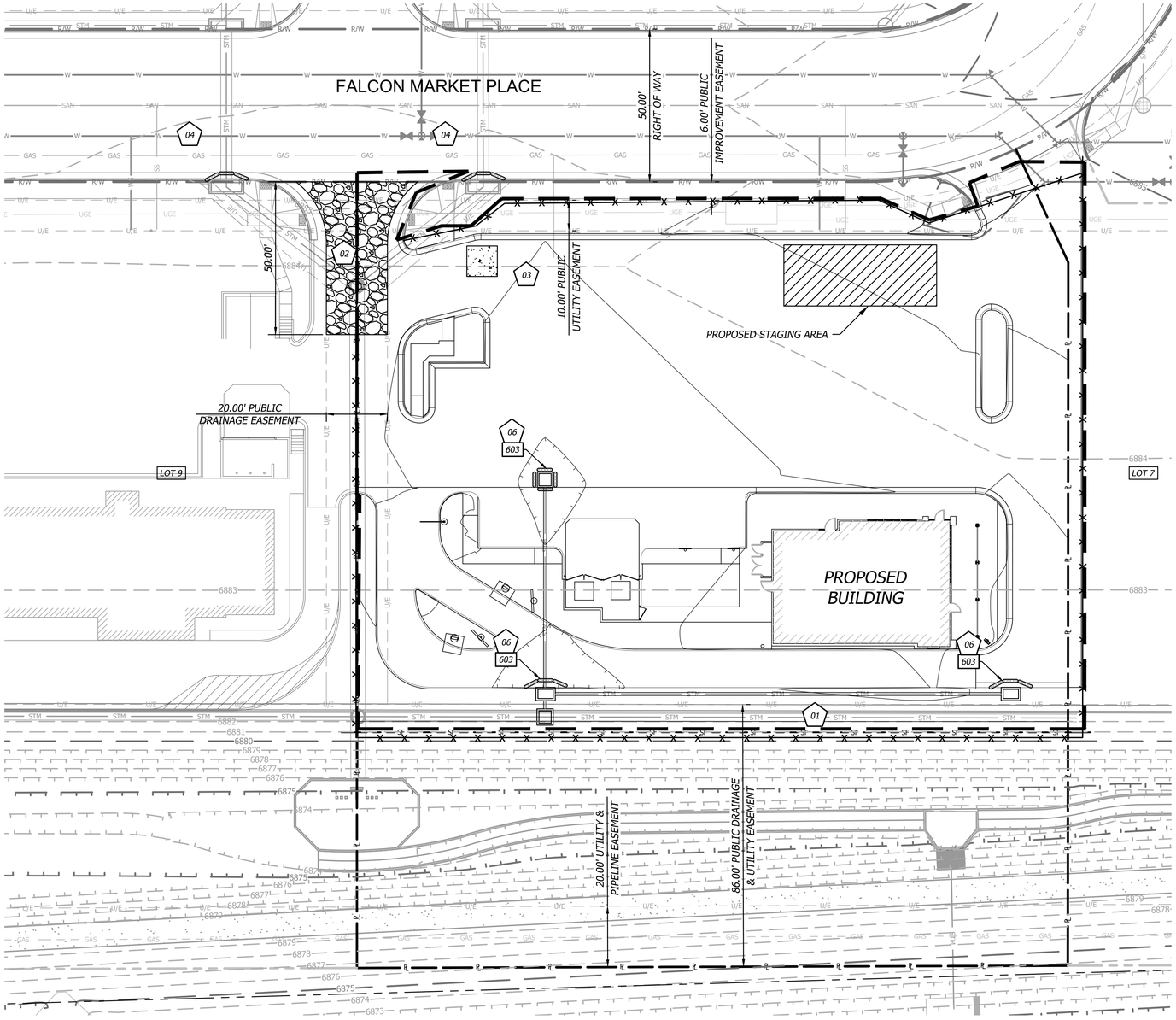
PRE-CON EROSION CONTROL

C3.3

PERMIT/BID SET 07-15-2021

TRUE WARM & WELCOME 2300 R6



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.

GRAPHIC SCALE
20 0 20

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

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

000 DETAILS

- SEE DETAIL SHEET C6.2 FOR THE FOLLOWING

600 VEHICLE TRACKING CONTROL PAD
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT
605 PERMANENT SEEDING

PCD FILE #PPR2137

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DRAWN BY: JA

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

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MID-CON EROSION CONTROL

C3.4

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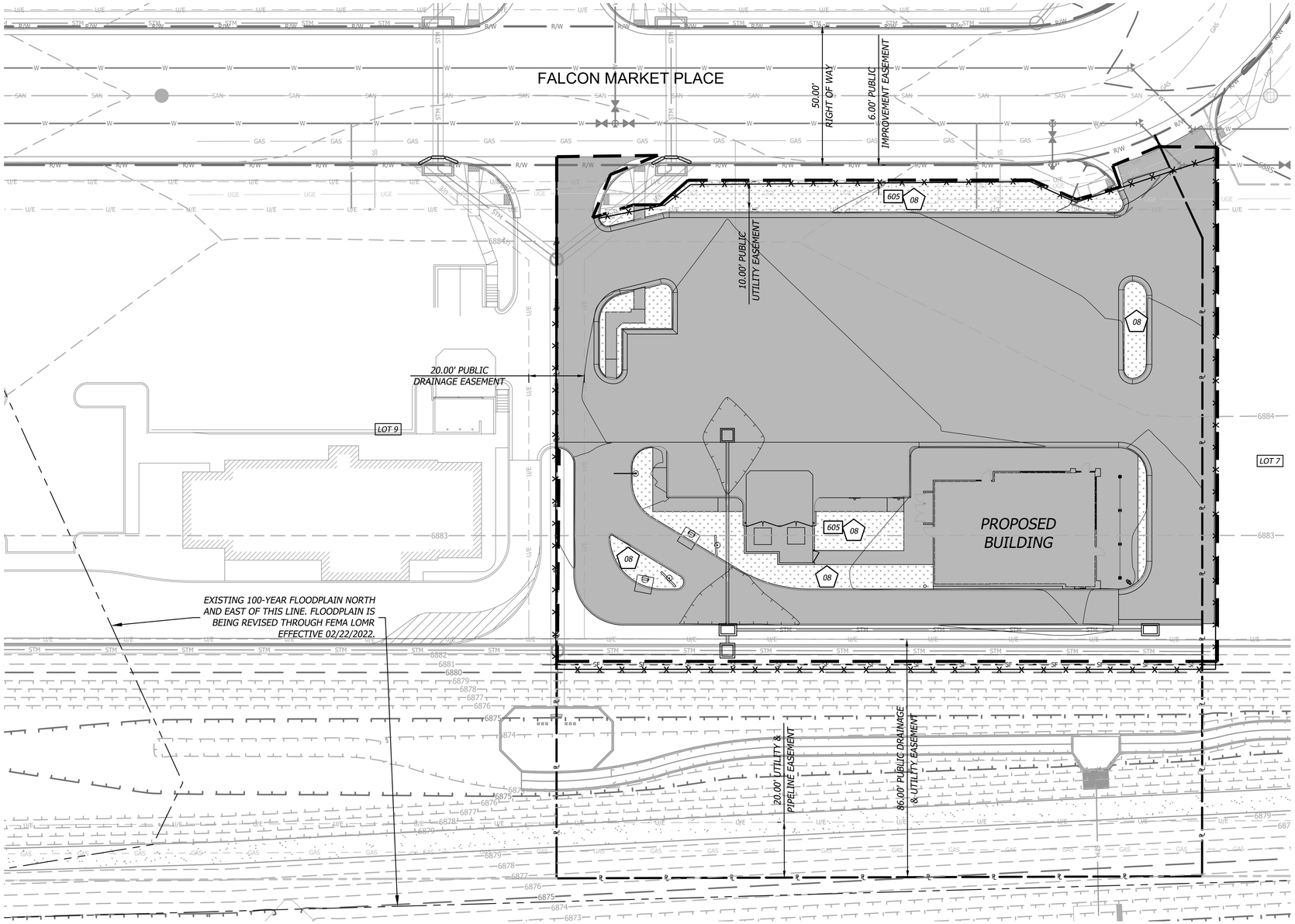

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

SEE C3.3 FOR EROSION CONTROL NOTES.

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

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

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 VEHICLE TRACKING CONTROL PAD
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT
605 PERMANENT SEEDING

PCD FILE #PPR2137

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POST-CON EROSION CONTROL

C3.5

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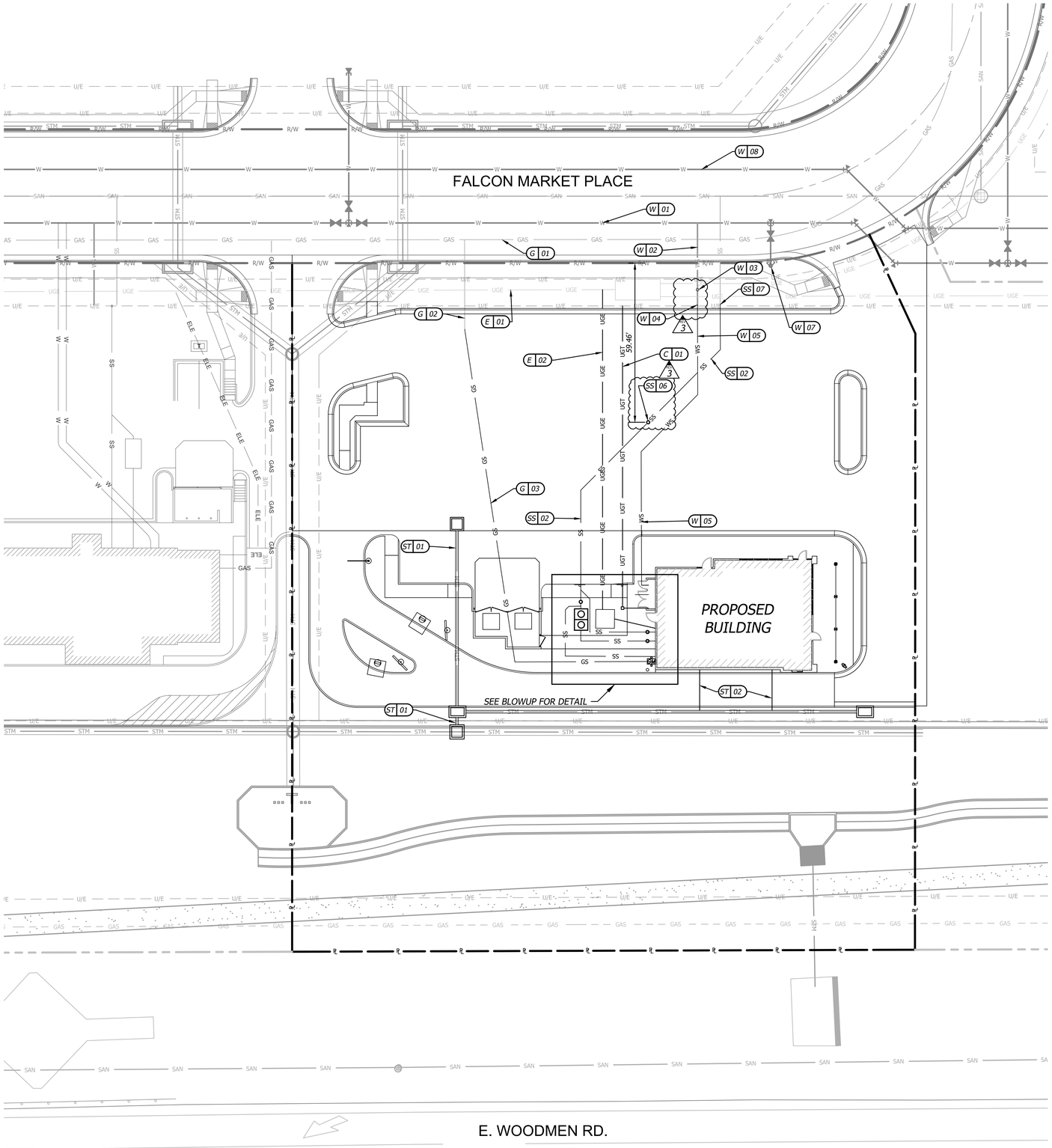


X 00 CONSTRUCTION NOTES

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 REMOVE CAP FROM END OF STUB AND CONNECT TO LINE WITH 1.5" HDPE LINE.
05 INSTALL 116 LF OF 1.5" HDPE DOMESTIC WATER SERVICE LINE. METER AND BFP TO BE INSIDE BUILDING. SEE PLUMBING PLANS.
3 06 INSTALL 5 LF OF 3/4" IRRIGATION STUB FOR IRRIGATION SUBCONTRACTOR TO TIE INTO. METER AND BFP TO BE INSIDE BUILDING. SEE PLUMBING PLANS.
07 EXISTING FIRE HYDRANT.
08 EXISTING 6" PVC RAW WATER MAIN LINE.

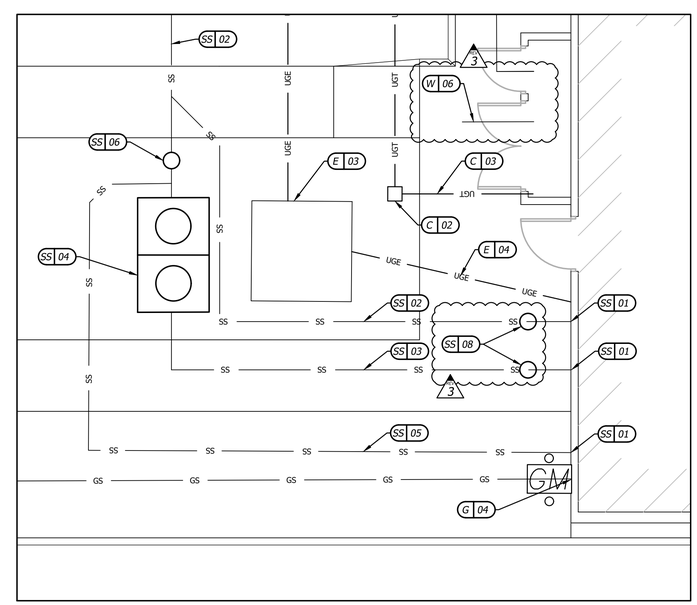
E - ELECTRIC SERVICE INFORMATION (MOUNTAIN VIEW ELECTRIC)
01 EXISTING PRIMARY ELECTRIC LINES.
02 CONTRACTOR TO INSTALL 119 LF 2-4" CONDUIT FOR PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC LINES TO TRANSFORMER PAD.
03 PROPOSED TRANSFORMER PAD. COORDINATE WITH POWER COMPANY FOR CONNECTION.
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 3 CONNECT 6" SDR-35 PVC TO BUILDING FOR SANITARY SEWER SERVICE.
FL=6879.50
02 INSTALL 6" SDR-35 PVC @ 2.0% SLOPE MIN.
03 INSTALL 6" SDR-35 PVC @ 2.0% SLOPE MIN. INTO GREASE INTERCEPTOR.
04 INSTALL GREASE INTERCEPTOR; REF. PLUMBING PLAN SPECIFICATIONS ON P-101.
FL= 6878.86
3 05 INSTALL 2" PVC VENT PIPE.
06 INSTALL TWO-WAY 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.
08 INSTALL TWO-WAY CLEANOUT. SEE PLUMBING PLANS FOR SPECS.



BUILDING AREA DETAIL
SCALE: 1"=5'

GRAPHIC SCALE
20 0 20

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REVISIONS:

1	CITY COMMENTS/OWNER UPDATES	02.11.22

ISSUE DATE:

1ST	PERMIT/BID SET	07-15-2021

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ARCH PROJECT #: 20044.016

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UTILITY PLAN

C4.0

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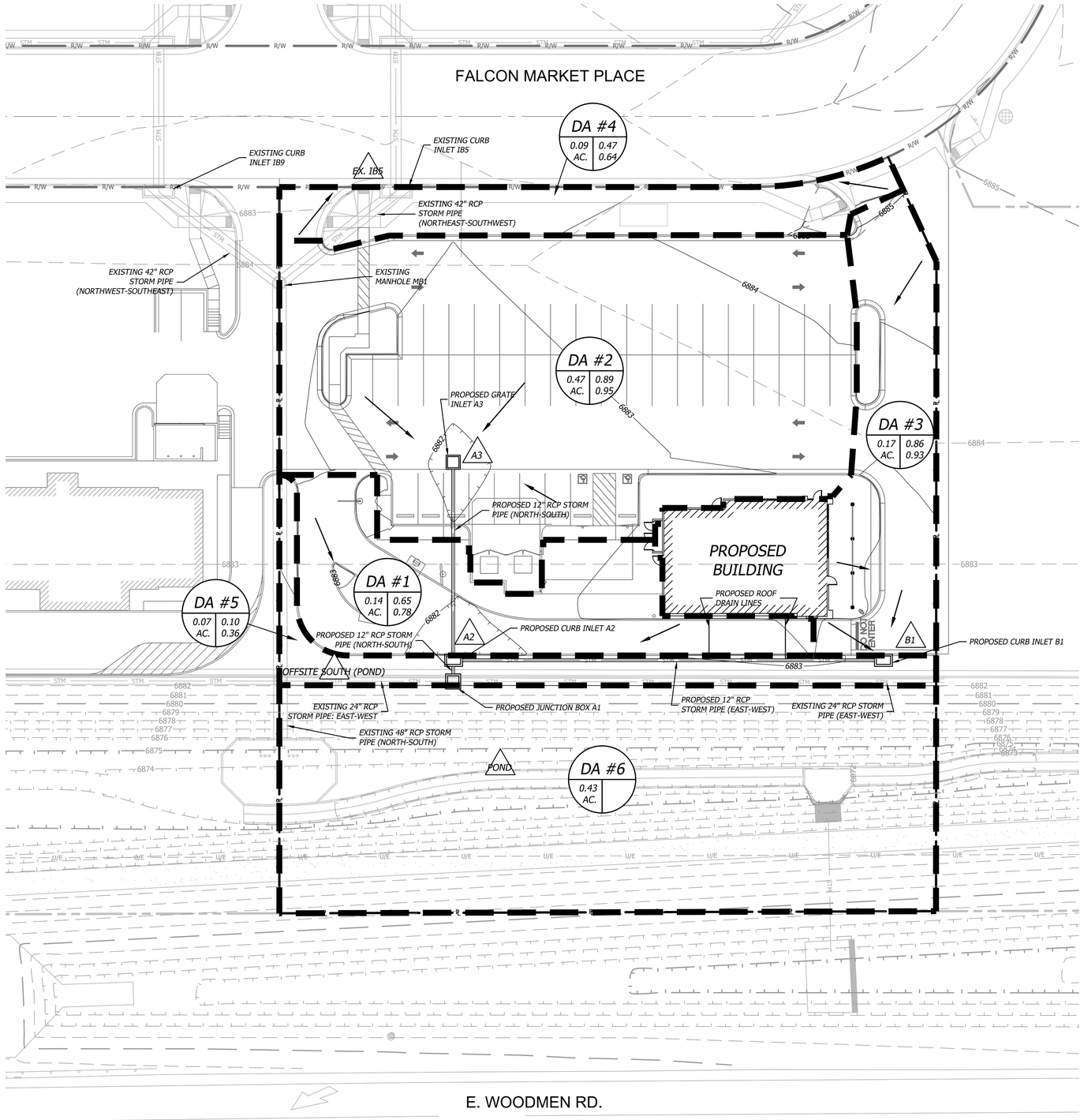
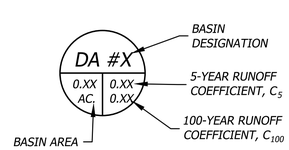


SUMMARY RUNOFF TABLE

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



DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- 000 — DESIGN POINT DESIGNATION
- DRAINAGE DIRECTION
- 980 — PROPOSED FINISH GRADE MAJOR CONTOUR
- 982 — PROPOSED FINISH GRADE MINOR CONTOUR
- 980 — EXISTING GRADE MAJOR CONTOUR
- 982 — EXISTING GRADE MINOR CONTOUR
- SSM — PROPOSED STORM SEWER LINE
- RD — PROPOSED ROOF LINE DRAIN
- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE

GRAPHIC SCALE
20 0 20

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DRAINAGE MAP

C5.0

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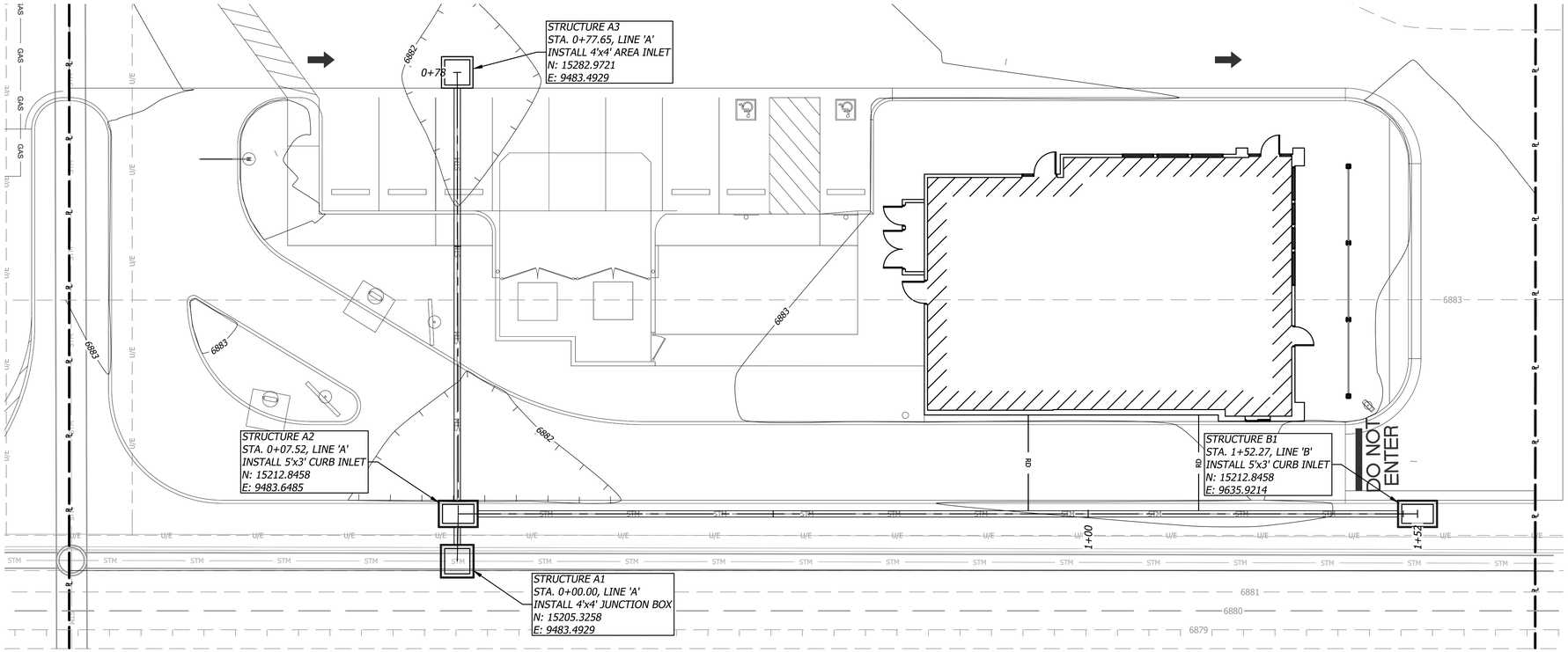
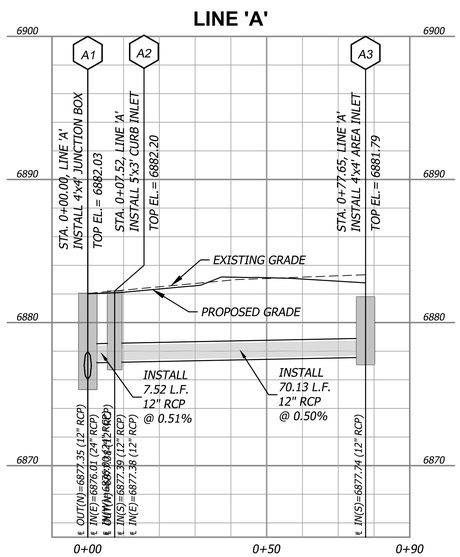
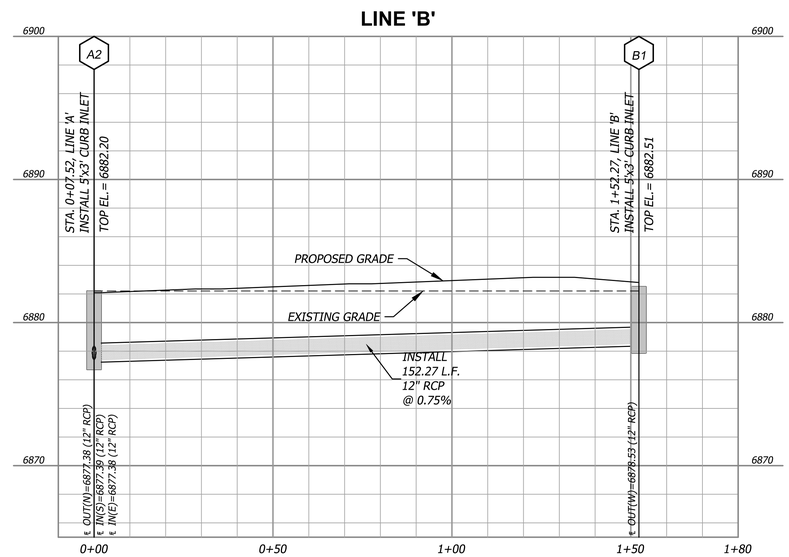


STORM NOTE

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

GRAPHIC SCALE
50 0 50





PROFILE GRAPHIC SCALE
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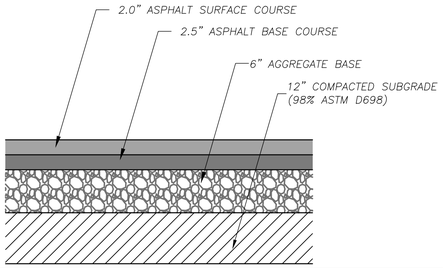
STORM PLAN & PROFILE

C5.1

PERMIT/BID SET 07-15-2021

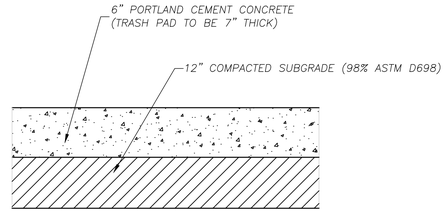
TRUE WARM & WELCOME 2300 R6

NOTES:
1. 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.
2. ASHPALT PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 34 DEGREES FAHRENHEIT AND RISING.
3. THICKNESS SHOWN IS MINIMUM.



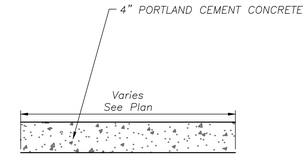
001 Not to Scale — Asphalt Pavement

NOTES:
1. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
2. 4000 PSI AT 28 DAYS, 4–INCH MAXIMUM SLUMP, AND 5%–7% AIR ENTRAINED MIX.
3. 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.
4. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN TO ENGINEER PRIOR TO PLACEMENT.
5. REFER TO JOINTING DETAILS FOR DETAILS OF CONCRETE JOINTS.

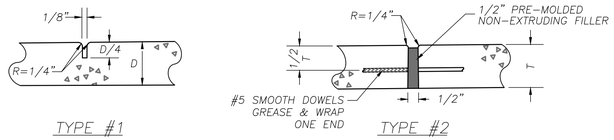


002 Not to Scale — Concrete Pavement

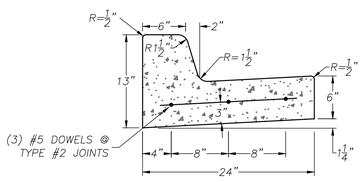
NOTES:
1. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
2. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
3. CONCRETE SHALL BE A 4000 PSI MIX.

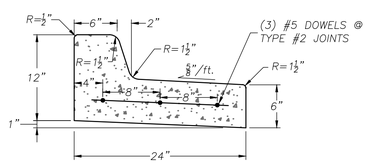


003 Not to Scale — Concrete Sidewalk



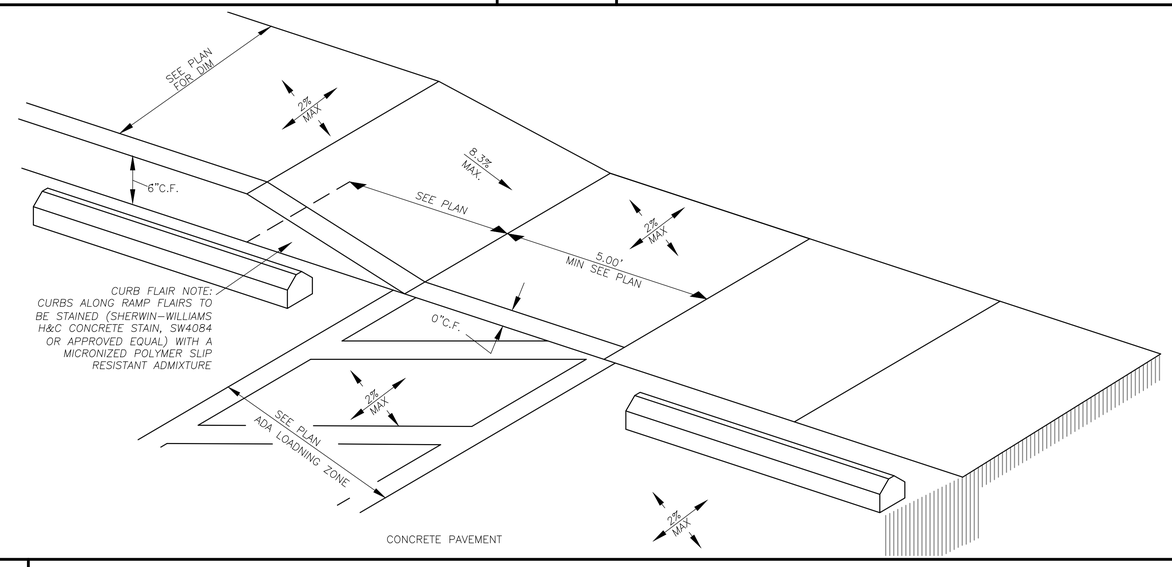
NOTES:
1. TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
2. TYPE #1 JOINTS SHALL BE PLACED AT 15'OC.
3. TYPE #2 JOINTS SHALL BE PLACED AT ALL PC's, PT's AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
4. TYPE #2 SMOOTH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



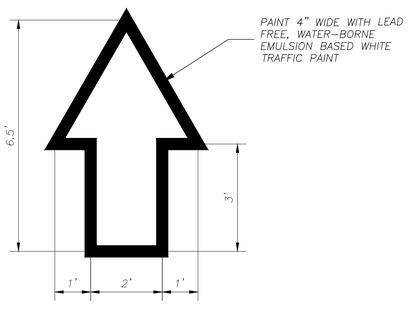


NOTES:
1. ALL CONCRETE SHALL CONFORM TO KDOT GRADE 4.0 (AE).
2. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
3. A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
4. A TYPE #1 JOINT SHALL BE PLACED AT 15'OC.
5. AB–3 MAY BE USED AS A LEVELING COURSE TO BRING SUBGRADE TO PROPER ELEVATION (6"max.).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

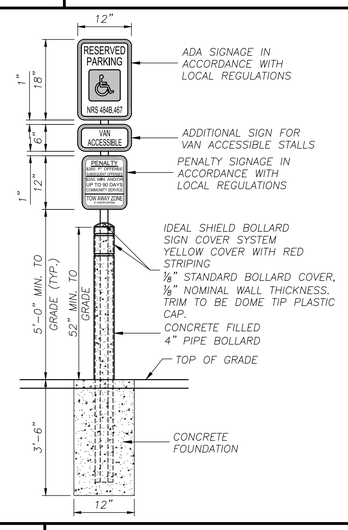
004 Not to Scale — Concrete Sidewalk, Curb & Gutter



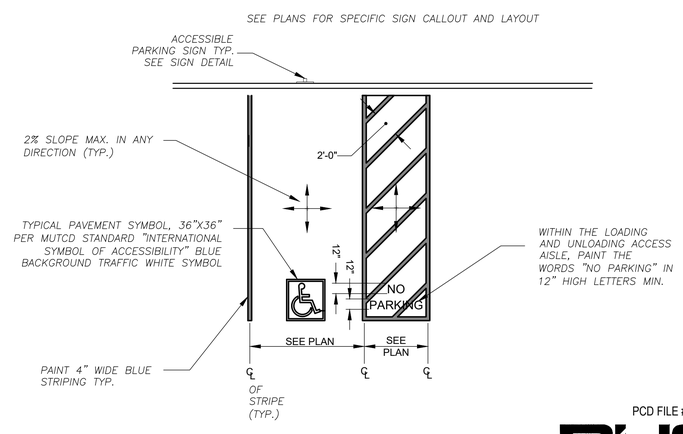
005 Not to Scale — "Type A" Private Sidewalk Ramp (ADA Compliant)



006 Not to Scale — Directional Arrow



007 Not to Scale — ADA Parking Stall Signage



008 Not to Scale — ADA Parking Striping

PCD FILE #PPR2137

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DRAWN BY: JA

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

COLORADO LICENSED PROFESSIONAL ENGINEER PERIC R BYRON PE 0037865 08/11/2022

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CIVIL DETAILS 1

C6.0

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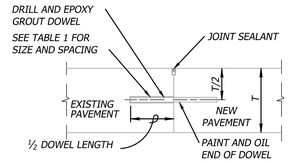
TRUE WARM & WELCOME 2300 R6

JOINTING AND DOWEL NOTES

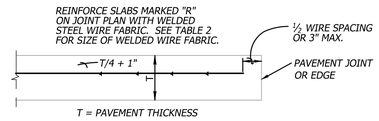
1. WIDTH TO LENGTH RATIO OF SLABS NOT TO EXCEED 1.25 TIMES.
2. LENGTH OF ANY PANEL TO NOT EXCEED 12.5 FEET IN PAVEMENT AREAS AND 10 FEET IN SIDEWALK AREAS.
3. SLABS WHICH DO NOT FOLLOW THE WIDTH TO LENGTH RATIO ABOVE OR ARE NOT RECTANGULAR SHALL BE REINFORCED WITH STEEL WELDED WIRE FABRIC OF THE SIZES 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.
4. 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.
5. DRILLING, CLEANING, AND GROUTING SHALL BE PERFORMED PER THE EPOXY MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION.
6. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
7. 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.
8. INSTALL CLOSED CELL BACKER RODS AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
9. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
10. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
11. ALL JOINTS ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED $\frac{1}{2}$" IN WIDTH.
12. CONTRACTOR TO INSTALL BULKHEAD AND DOWEL EXPANSION JOINTS AT DAY'S END POUR.



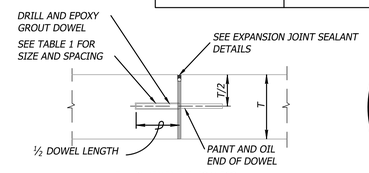
DOWELED JOINT BETWEEN NEW & EXISTING PAVEMENT (CONSTRUCTION JOINT)

TABLE 1			
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"

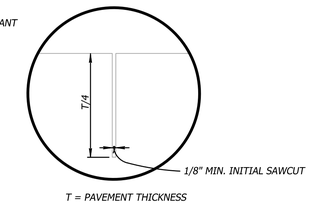
TABLE 2		
PAVEMENT THICKNESS	MINIMUM REQUIRED AREA OF STEEL (SQ. IN. / FT)	WELDED WIRE FABRIC
6"	0.036	6 x 6 - W2.0 x W2.0
7"	0.042	6 x 6 - W2.9 x W2.9



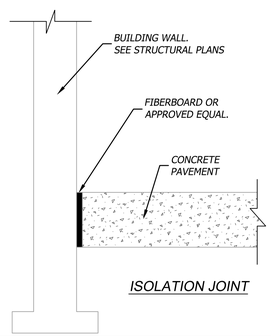
SLAB REINFORCING DETAIL



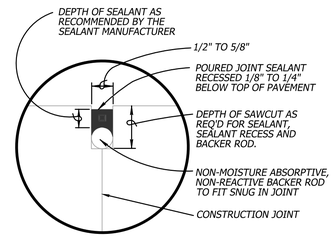
DOWELED EXPANSION JOINT



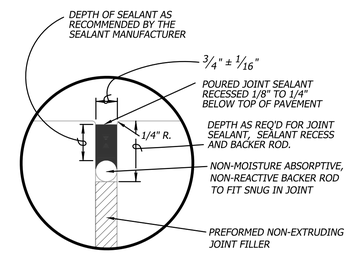
CONTRACTION JOINT



ISOLATION JOINT



COMPLETED CONSTRUCTION JOINT SEALANT DETAIL



COMPLETED EXPANSION JOINT SEALANT DETAIL

009
Not to Scale

Concrete Pavement Joints

PCD FILE #PPR2137

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CIVIL DETAILS 2

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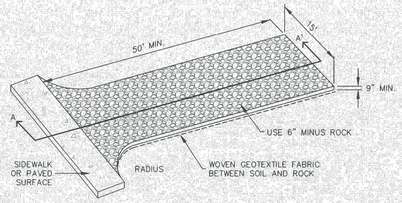
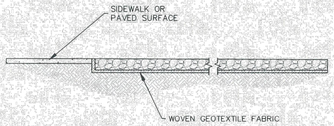
TRUE WARM & WELCOME 2300 R6



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

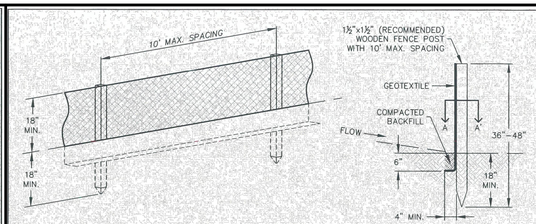
STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

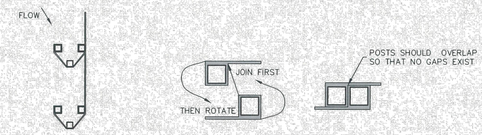
APPROVED: SWEMT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-VTC

600 Not to Scale — *Vehicle Tracking Control Pad*



SILT FENCE



J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

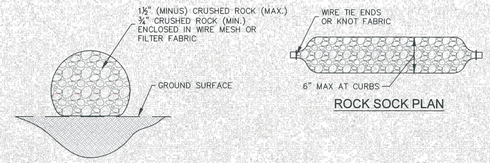
STORMWATER ENTERPRISE

SILT FENCE

APPROVED: SWEMT MANAGER

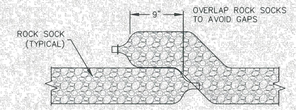
ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SF

601 Not to Scale — *Filter Fabric Silt Fence*



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE

	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90-100
1"	20-55
¾"	0-15
⅜"	0-5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

RS

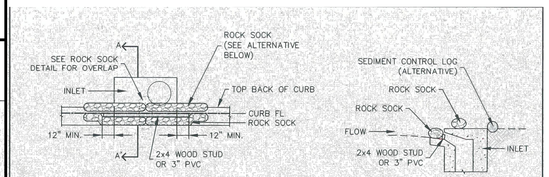
STORMWATER ENTERPRISE

ROCK SOCK

APPROVED: SWEMT MANAGER

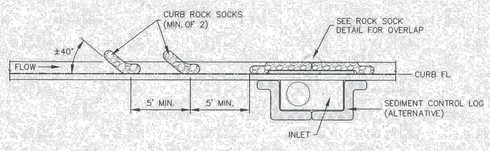
ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-RS

603 Not to Scale — *Storm Inlet Protection*



CURB INLET PROTECTION PLAN

SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

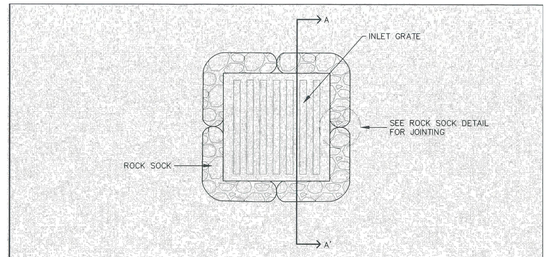
IP-1

STORMWATER ENTERPRISE

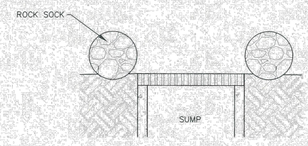
ON-GRADE INLET PROTECTION

APPROVED: SWEMT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWEMT MANAGER

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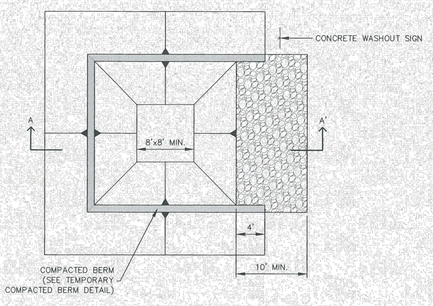
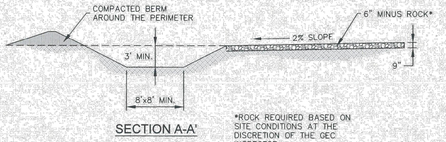
10/7/19	8/19/2020	900-IP-2



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: SWEMT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-CWA-1

604 Not to Scale — *Concrete Washout*

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL-SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING
   - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: SWEMT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SM

605 Not to Scale — *Permanent Seeding*

PCD FILE #PPR2137

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ISSUE DATE:

1ST	PERMIT/BID SET	07-15-2021

DRAWN BY: JA

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

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PEYTON, CO 80831

CIVIL DETAILS 3

C6.2

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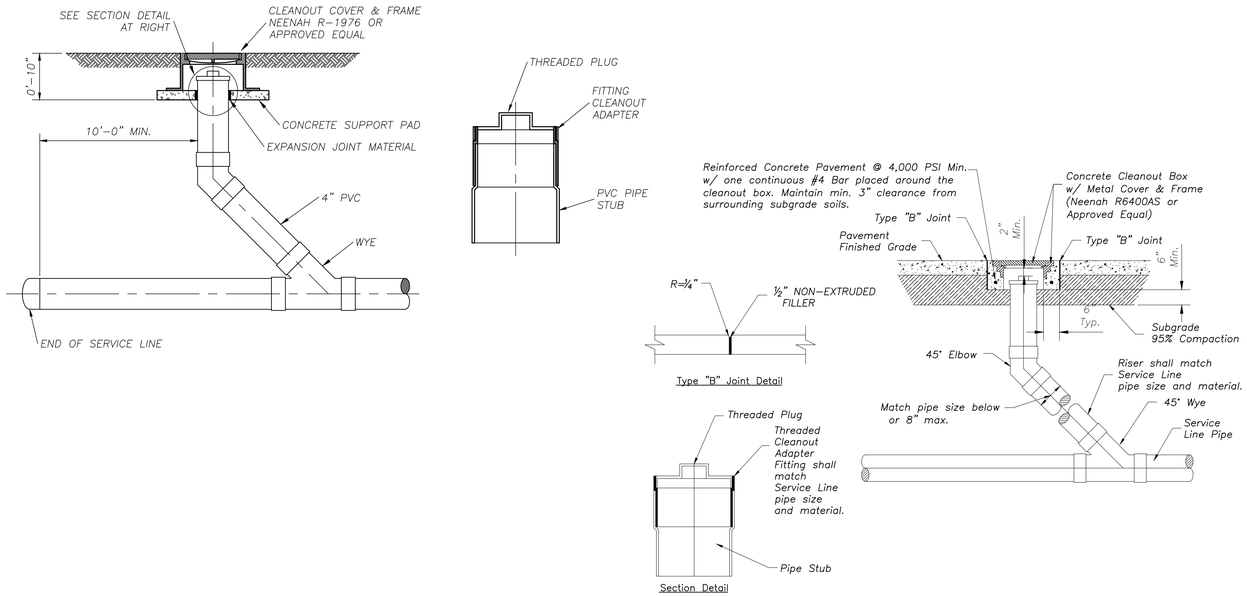
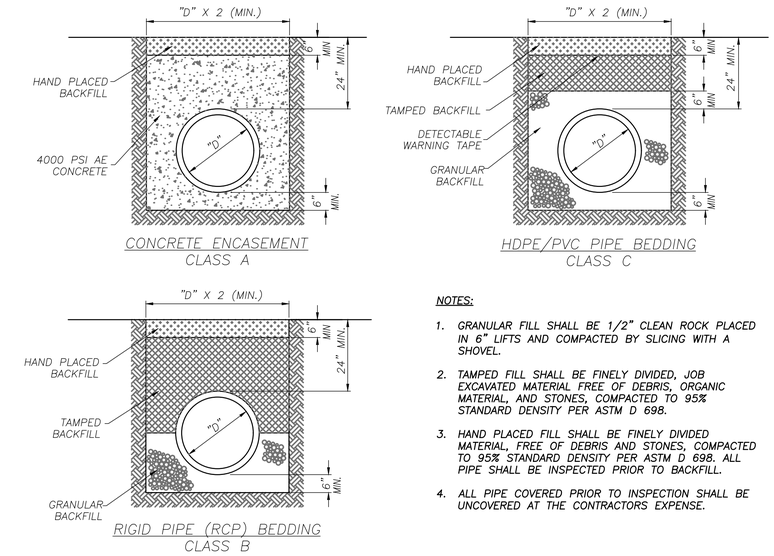
TRUE WARM & WELCOME 2300 R6



301
Not to Scale

Sanitary Sewer Cleanout

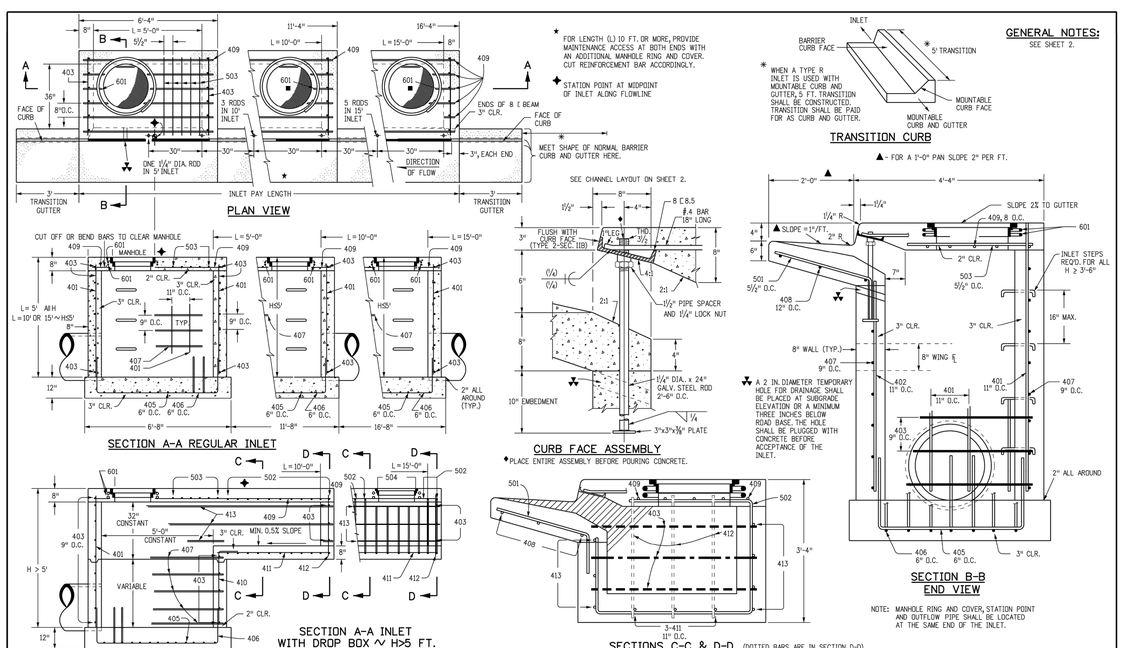


NOTES:

1. GRANULAR FILL SHALL BE 1/2" CLEAN ROCK PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
2. 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.
3. 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.
4. ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

302
Not to Scale

Pipe Bedding



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CDOT HQ, 3rd Floor
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CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

303
Not to Scale

Concrete Curb Inlet

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C6.3

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