JOHNSON DEVELOPMENT ASSOCIATES

CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS

PROPERTY OWNER
JASPERCO, LLC.
5532 SADDLE ROCK TRAIL
COLORADO SPRINGS, CO 80918
ATTN: TONY COLON
EMAIL: TONYC@COLONFAM.COM

APPLICANT
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306
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EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
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ATTN: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER
ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PIKES PEAK AVE, SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: KENNETH L. MEYERS, PE

TRAFFIC ENGINEER
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
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EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
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UTILITY CONTACTS

WATER & WASTEWATER
CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
TELE: (719) 597-5080
ATTN: KEVIN BROWN
EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

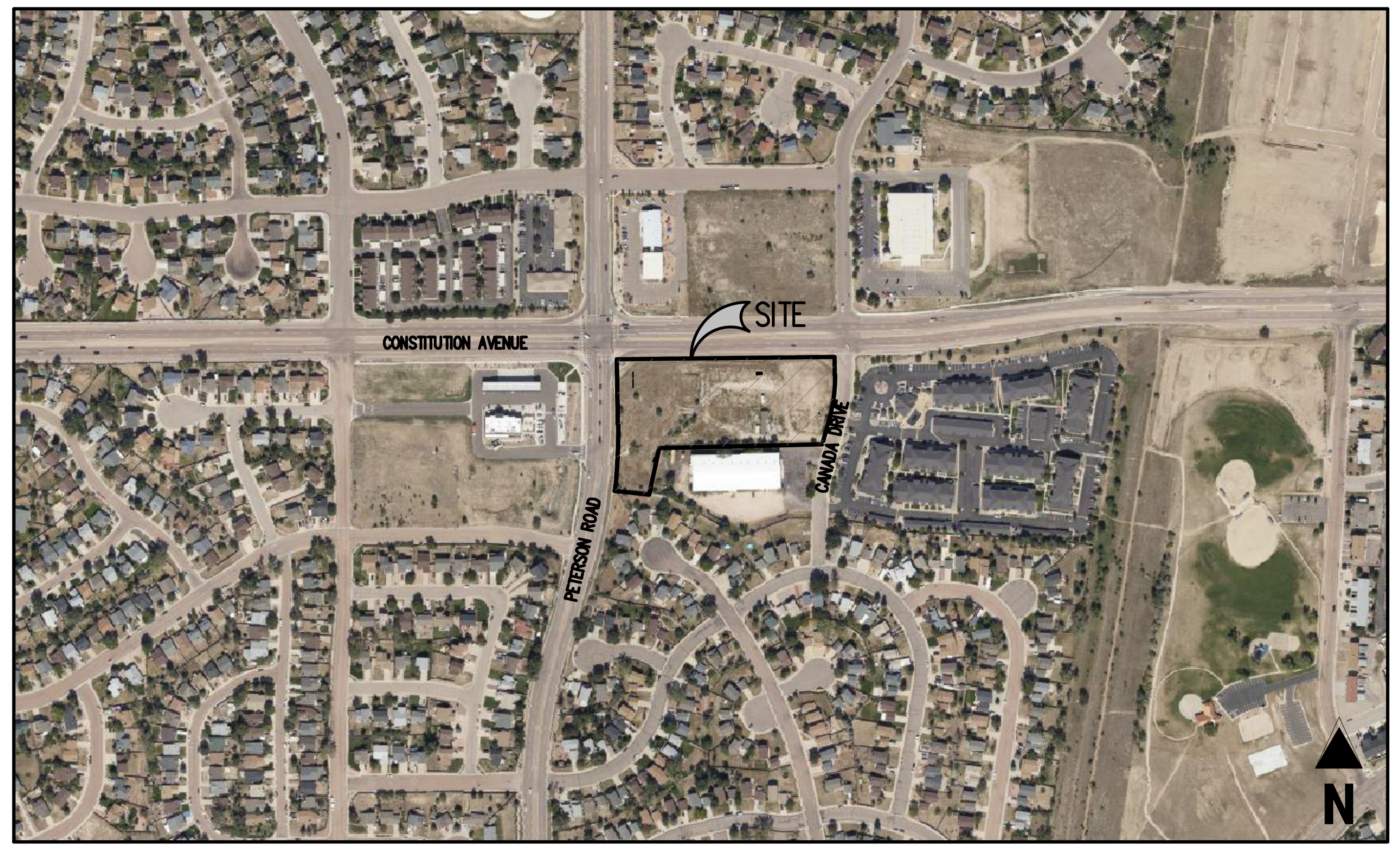
ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
CATHY HANSEN-LEE
EMAIL: CATHY.H@MVEA.COOP

NATURAL GAS
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
COLORADO SPRINGS, CO 80947-2150
TELE: (719) 668-5573
AARON CASSIO
EMAIL: ACASSIO@CSU.ORG

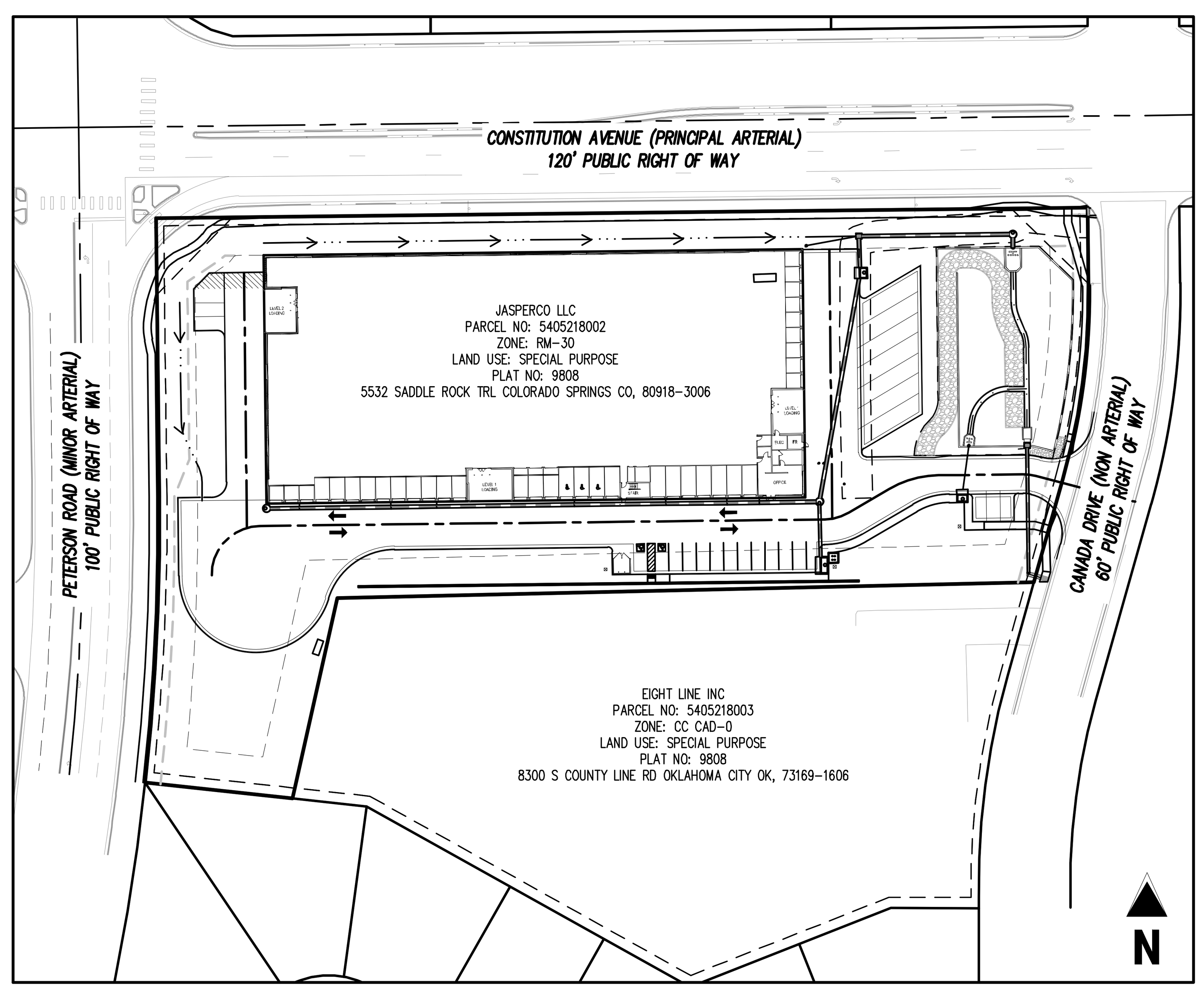
FIRE
CIMARRON HILLS FIRE PROTECTION DISTRICT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
TELE: (719) 591-0960
EMAIL: JMCLEOD@CIMARRON

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE



VICINITY MAP
0 100 200 400
SCALE: 1"=400'



SITE MAP
0 40 80
SCALE: 1"=80'

SHEET INDEX

SHEET DESCRIPTION	SHEET TITLE	SHEET NUMBER
1	COVER SHEET	C0.0
2	NOTES	C0.1
3	SITE PLAN & HORIZONTAL CONTROL	C1.1
4	DETAIL GRADING PLAN	C2.1
5	DETAIL GRADING PLAN	C2.2
6	STORM DRAIN PLAN & PROFILE	C3.1
7	STORM DRAIN PLAN & PROFILE	C3.2
8	SIGNAGE & STRIPING PLAN	C4.1
9	SITE DETAILS	C4.2
10	SITE DETAILS	C4.3

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164 — DATE: 07/21/2023

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENT SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

BRIAN DUNCAN
JOHNSON DEVELOPMENT ASSOCIATES — DATE: 7/21/2023

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 DIRECTORS DISCRETION.

COUNTY ENGINEER / ECM ADMINISTRATOR — DATE

PCD FILING NO.

PPR-2224

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/03/2023 1:40:00 PM
El Paso County Department of Public Works

Condition of Approval:
1. Install cross pan at the Canada Drive access location in accordance with EPC detail SD_2-26. See Sheet C1.1 for the specific location.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COLORADO REGISTERED PROFESSIONAL ENGINEER — BRADY AARON SHYROCK — 38164 — 07/21/2023

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2460 CANADA DRIVE
INDUSTRIAL DEVELOPMENT
CONSTRUCTION DOCUMENTS
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

COVER SHEET

EPC 8/3/2023

C0.0

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIV\3-CD\IMP\JDA02_IMP_C0.0_Cover Sheet.dwg - Craig Dold - 7/21/2023

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH CHEROKEE METROPOLITAN DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE CHEROKEE METROPOLITAN DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - D. CDOT M & S STANDARDS
4. 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

38164
07/21/2023

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2460 CANADA DRIVE
INDUSTRIAL DEVELOPMENT
CONSTRUCTION DOCUMENTS
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

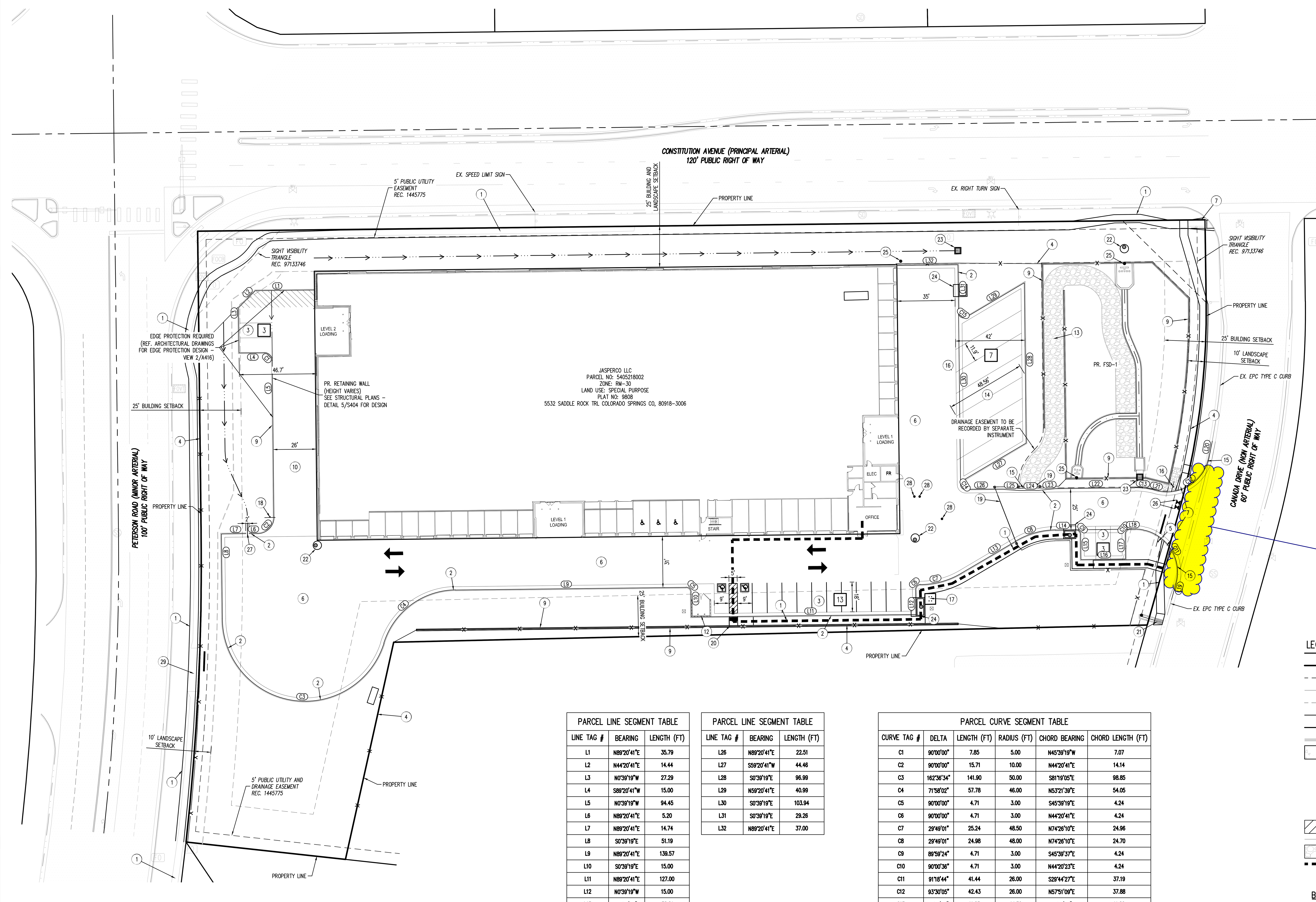
Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

NOTES

EPC 8/3/2023

C0.1

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIV\3-CD\IMP\JDA02_IMP_C0.0_Cover Sheet.dwg - Craig Dold - 7/21/2023



PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	N89°20'41"E	35.79
L2	N44°20'41"E	14.44
L3	N0°39'19"W	27.29
L4	S89°20'41"W	15.00
L5	N0°39'19"W	94.45
L6	N89°20'41"E	5.20
L7	N89°20'41"E	14.74
L8	S0°39'19"E	51.19
L9	N89°20'41"E	139.57
L10	S0°39'19"E	15.00
L11	N89°20'41"E	127.00
L12	N0°39'19"W	15.00
L13	N59°31'39"E	38.81
L14	N89°20'41"E	12.27
L15	S0°39'55"E	15.00
L16	N89°20'53"E	27.00
L17	N0°39'55"W	15.00
L18	N89°20'41"E	3.12
L19	S15°07'28"W	10.00
L20	N11°49'09"E	9.98
L21	S75°23'49"E	1.06
L22	N89°20'41"E	48.03
L23	N84°34'30"E	10.02
L24	N89°20'41"E	12.00
L25	S85°53'09"E	10.02

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L26	N89°20'41"E	22.51
L27	S59°20'41"W	44.46
L28	S0°39'19"E	96.99
L29	N59°20'41"E	40.99
L30	S0°39'19"E	103.94
L31	S0°39'19"E	29.26
L32	N89°20'41"E	37.00

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'00"	7.85	5.00	N45°39'19"W	7.07
C2	90°00'00"	15.71	10.00	N44°20'41"E	14.14
C3	162°36'34"	141.90	50.00	S81°19'05"E	98.85
C4	71°58'02"	57.78	46.00	N53°21'39"E	54.05
C5	90°00'00"	4.71	3.00	S45°39'19"E	4.24
C6	90°00'00"	4.71	3.00	N44°20'41"E	4.24
C7	29°49'01"	25.24	48.50	N74°26'10"E	24.96
C8	29°49'01"	24.98	48.00	N74°26'10"E	24.70
C9	89°59'24"	4.71	3.00	S45°39'37"E	4.24
C10	90°00'36"	4.71	3.00	N44°20'23"E	4.24
C11	91°18'44"	41.44	26.00	S29°44'27"E	37.19
C12	93°30'05"	42.43	26.00	N57°51'09"E	37.88
C13	15°15'30"	11.85	44.50	S83°01'34"E	11.82
C14	90°00'00"	4.71	3.00	S45°39'19"E	4.24
C15	120°00'00"	6.28	3.00	S60°39'19"E	5.20

SITE SCHEDULE

1. PROPOSED 5' DETACHED CONCRETE SIDEWALK
2. PROPOSED COS TYPE 1 – 8" VERTICAL CURB & GUTTER
3. PROPOSED GUEST PARKING
4. PROPOSED SECURITY FENCE
5. PROPOSED STOP SIGN (R1-1)
6. PROPOSED ASPHALT AREA
7. PROPOSED SD_2-40 PEDESTRAIN RAMP
8. ~~SIGHT DISTANCE TRIANGLE~~
9. PROPOSED RETAINING WALL DESIGNED BY OTHERS
10. PROPOSED CONCRETE RAMP TO SECOND STORY
11. PROPOSED CURB & GUTTER TRANSITION
12. PROPOSED TRASH ENCLOSURE
13. PROPOSED HS20 LOADING POND MAINTENANCE ROAD
14. PROPOSED COVERED RV STORAGE
15. PROPOSED EPC TYPE C CURB
16. PROPOSED STREET NAME SIGN
17. PROPOSED BICYCLE PARKING
18. PROPOSED NO TRUCKS SIGN
19. PROPOSED GATE
20. PROPOSED COS TYPE 3A PEDESTRIAN RAMP
21. PROPOSED CURB CHASE
22. PROPOSED 5' STORM MANHOLE
23. PROPOSED CDOT TYPE C STORM INLET
24. PROPOSED CDOT TYPE D-10-R STORM INLET
25. PROPOSED STORM CLEANOUT
26. PROPOSED WATER VALVE
27. PROPOSED 2' CURB CUT
28. PROPOSED SANITARY CLEANOUT
29. REMOVE EXISTING DRIVEWAY

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- LANDSCAPE BUFFER
- DRAINAGE SWALE
- ROADWAY CENTER LINE
- CURB AND GUTTER
- CONCRETE PAVING
- EXISTING SIGN
- EXISTING LIGHT POLE
- ROADWAY AND STOP SIGN
- SITE LIGHTING
- ADA ACCESSIBLE PARKING SYMBOL
- ADA ACCESSIBLE PARKING STRIPING
- EXISTING FENCE
- PROPOSED GRAVEL
- PROPOSED ADA ROUTE
- 3 PROPOSED BOLLARD

BASIS OF BEARINGS

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BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION – NOTICE TO CONTRACTOR

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719.900.7220
GallowayUS.com

COLORADO REGISTERED PROFESSIONAL ENGINEER 38164 07/21/2023

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2460 CANADA DRIVE INDUSTRIAL DEVELOPMENT CONSTRUCTION DOCUMENTS FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

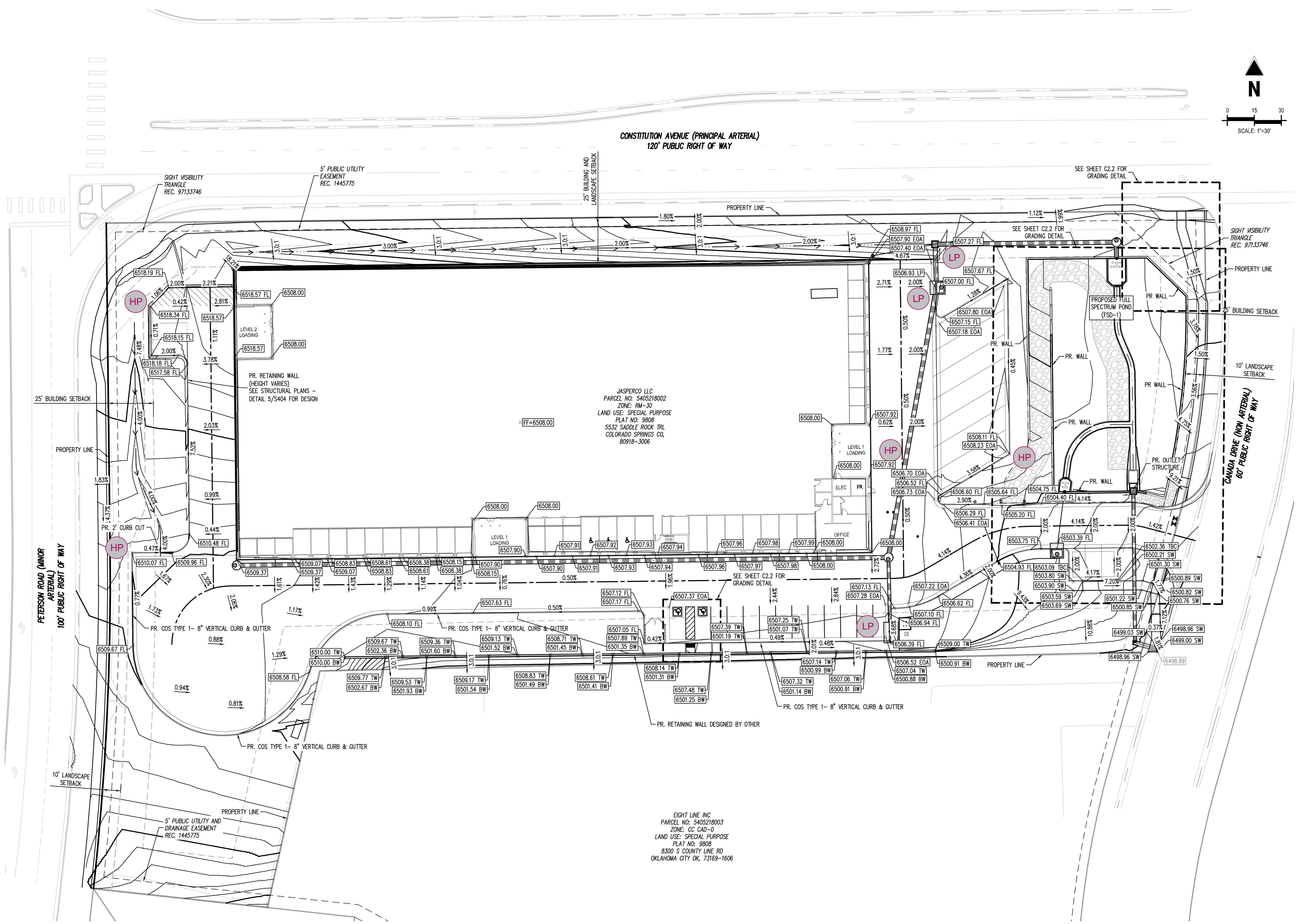
#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

SITE PLAN & HORIZONTAL CONTROL

EPC 8/3/2023

C1.1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
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- DRAINAGE SWALE
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- CURB AND GUTTER
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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

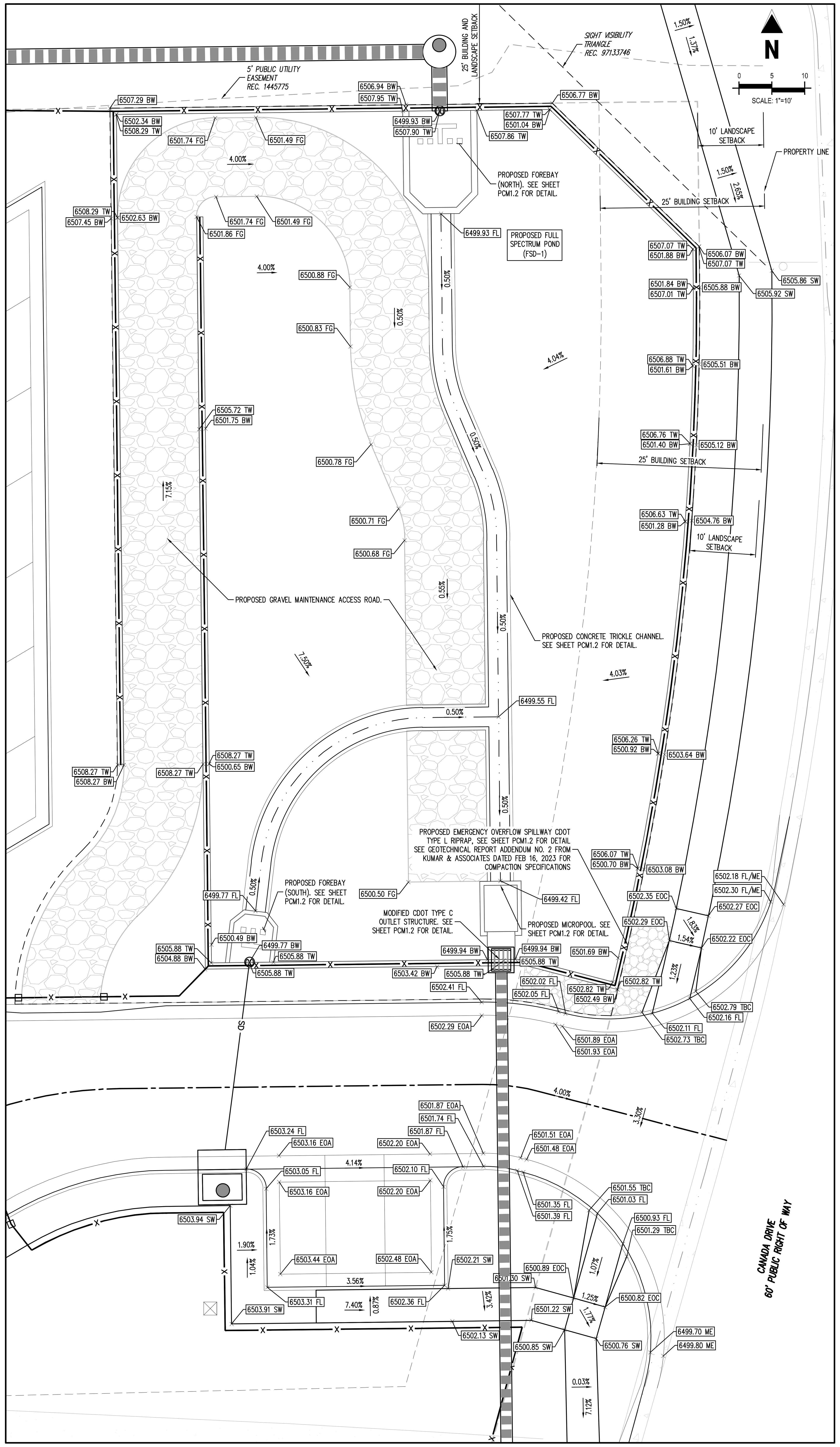
#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

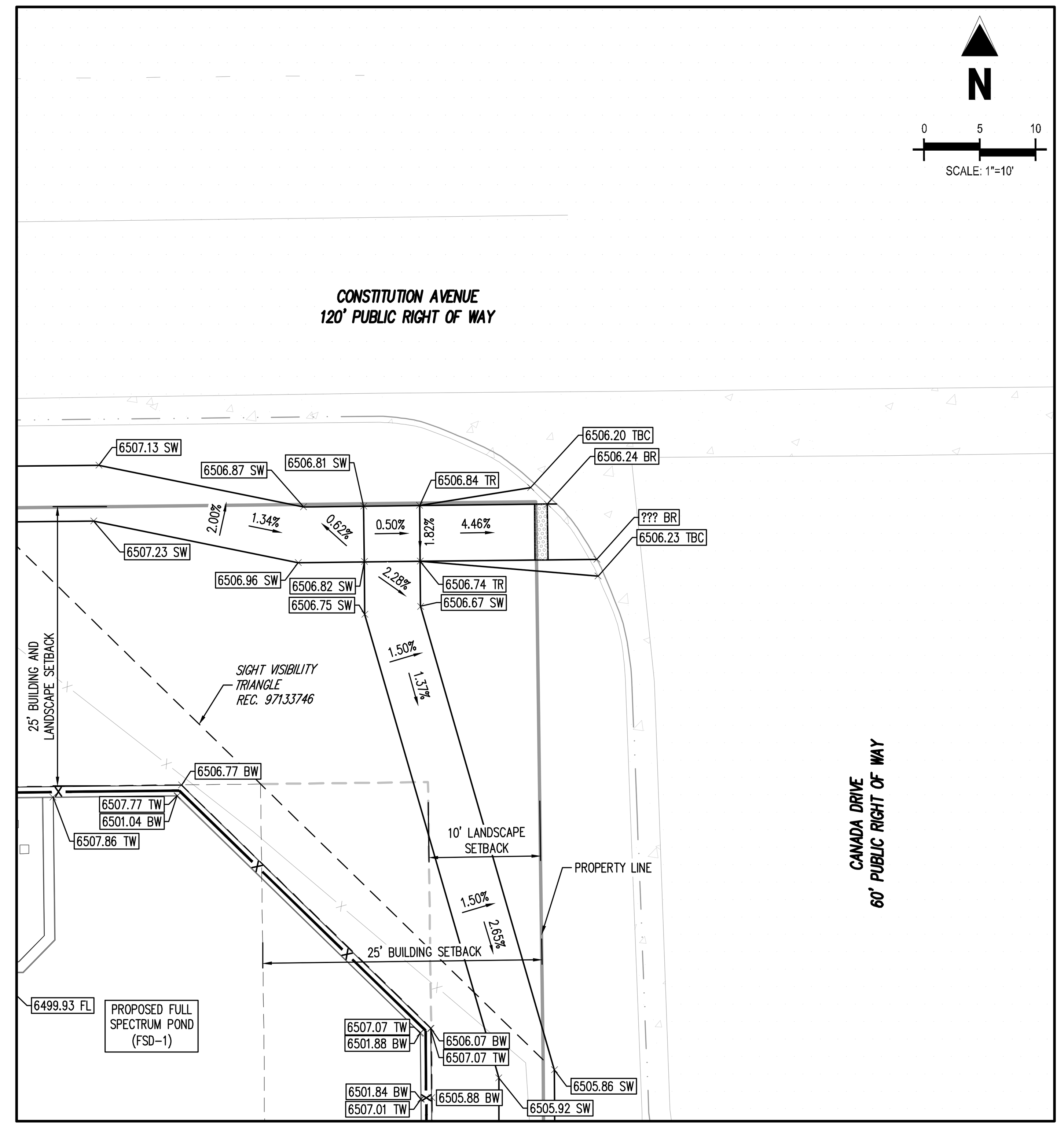
DETAIL GRADING PLAN

EPC 8/3/2023

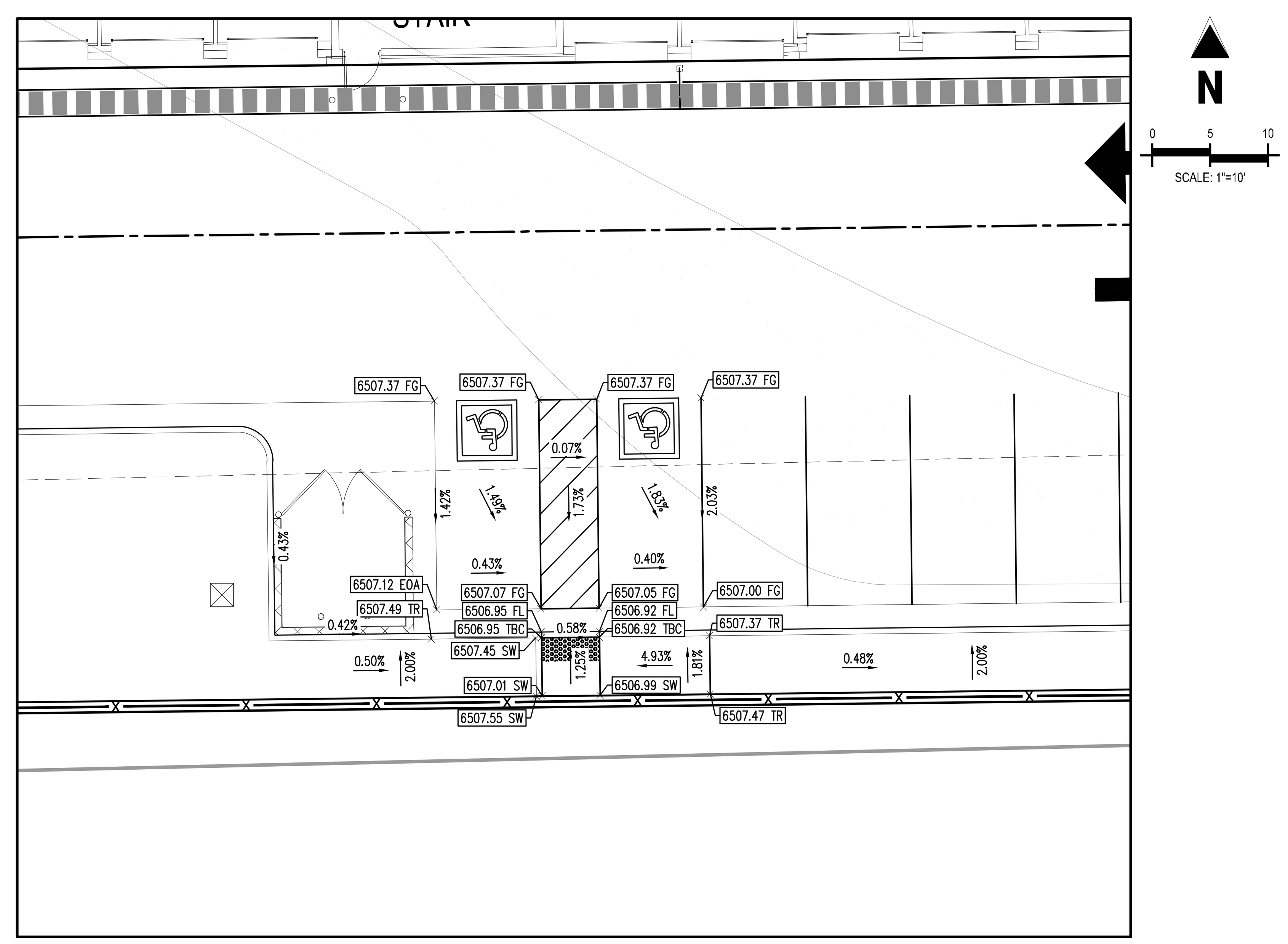
C2.1



EAST DRIVEWAY AND POND DETAIL
SCALE: 1" = 10'



NORTH EAST PEDESTRIAN RAMP DETAIL
SCALE: 1" = 10'



SOUTH PEDESTRIAN RAMP DETAIL
SCALE: 1" = 10'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- LANDSCAPE BUFFER
- DRAINAGE SWALE
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- ADA ACCESSIBLE PARKING STRIPING
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- PROPOSED GRAVEL
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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

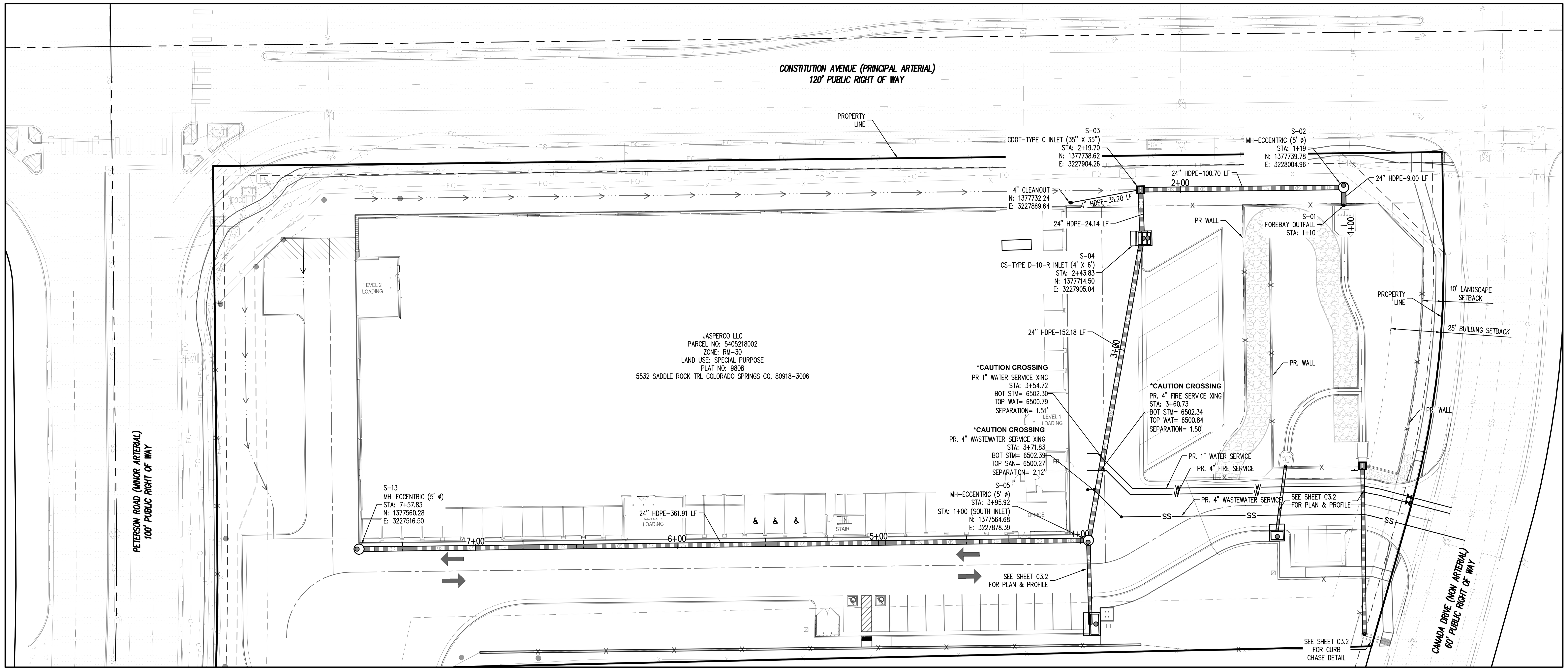
#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

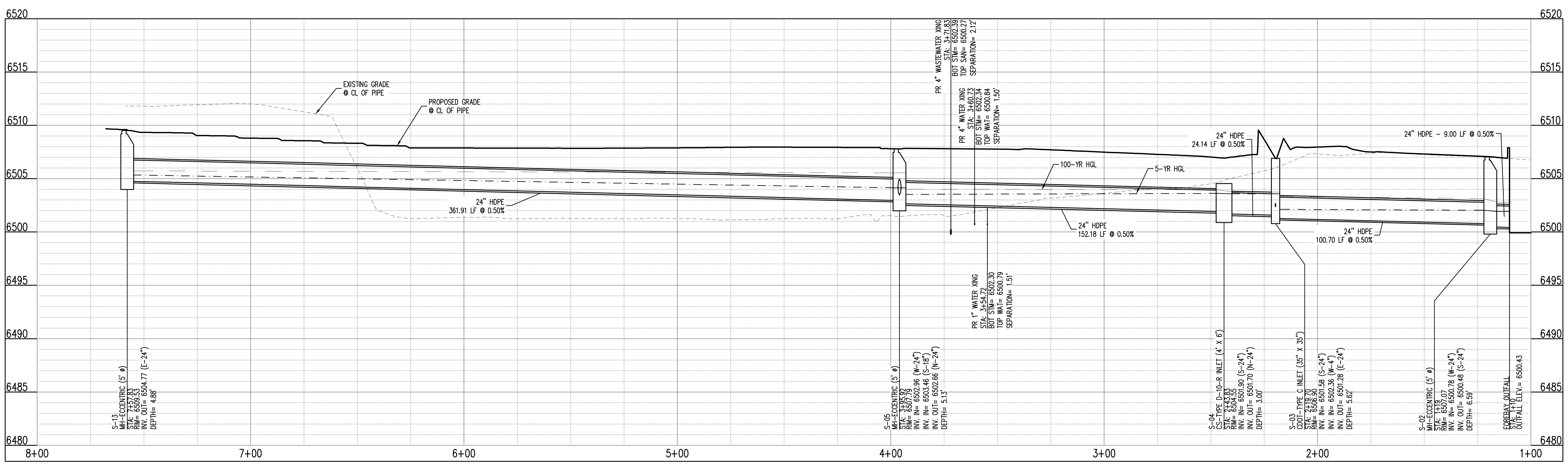
DETAIL GRADING PLAN

EPC 8/3/2023

C2.2



STORM SEWER PLAN: (STORM MAINLINE) (STA: 7+58.52 – 1+00.00)
SCALE: 1"=30'



STORM SEWER PLAN: (STORM MAINLINE) (STA: 7+58.52 – 1+00.00)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'
NOTE: PROFILE IS FROM RIGHT TO LEFT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- LANDSCAPE BUFFER
- DRAINAGE SWALE
- ROADWAY CENTER LINE
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- PROPOSED GRAVEL
- PROPOSED ADA ROUTE
- EXISTING GAS
- EXISTING WASTEWATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC

NOTES

1. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET
2. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
3. SEE GRADING PLAN FOR ALL GRADING INFORMATION
4. ALL STORM SEWER SHALL BE HDPE
5. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED
6. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26

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MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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BENCHMARK

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FIMS DATUM ELEVATION = 6534.61

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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

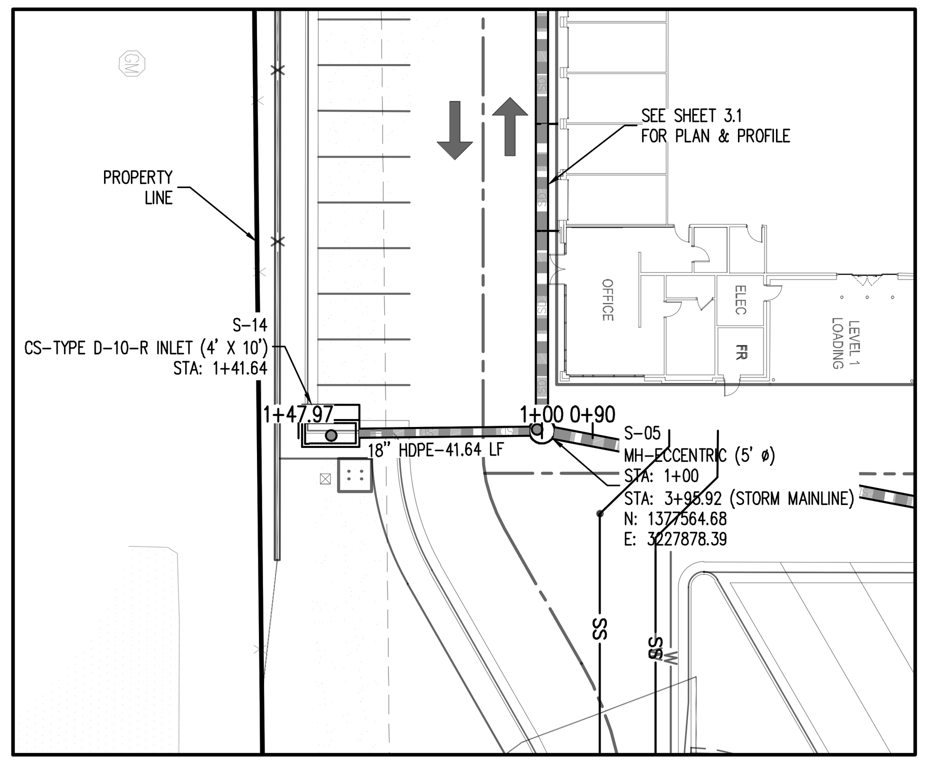
#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

STORM DRAIN PLAN & PROFILE

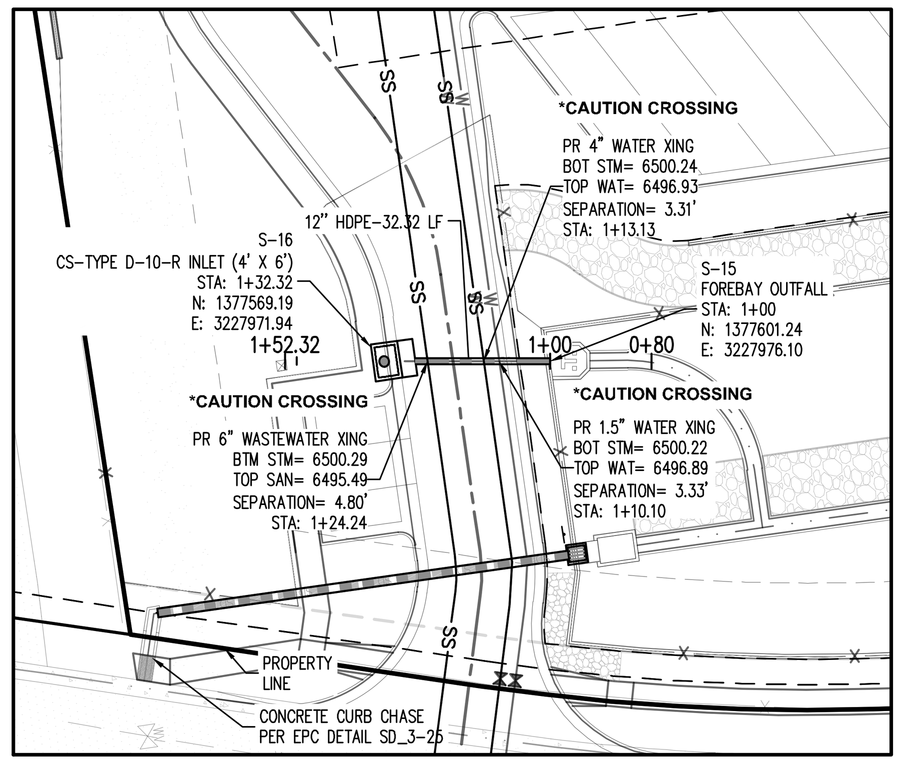
EPC 8/3/2023

C3.1



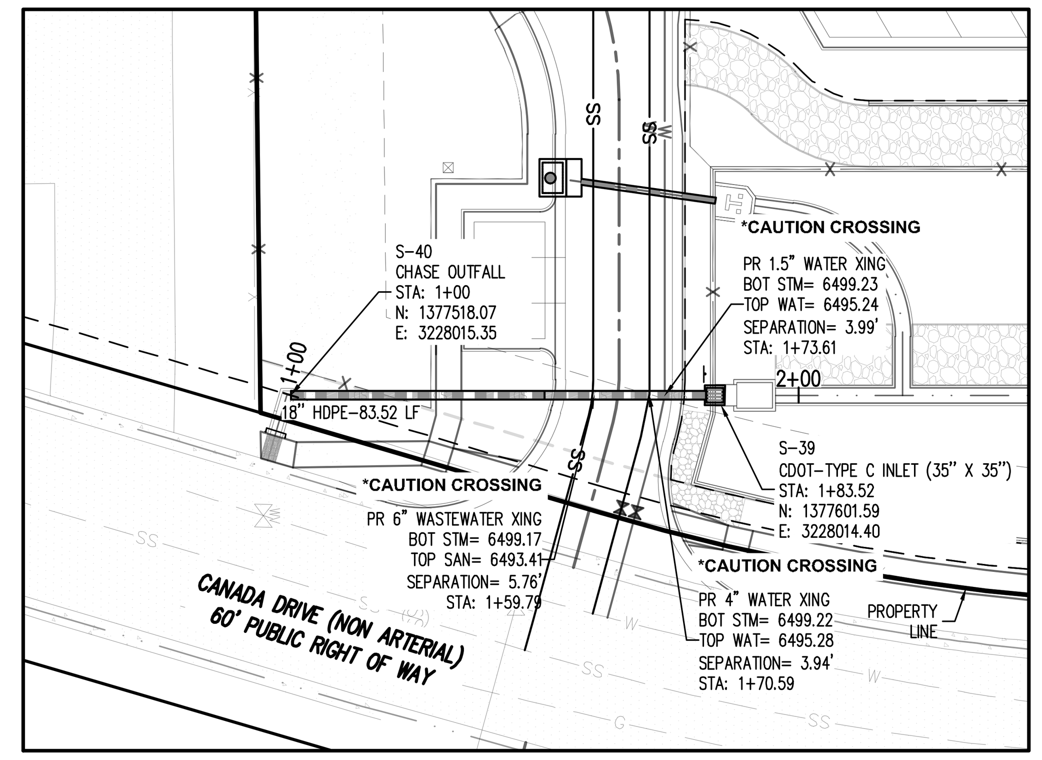
SCALE: 1"=30'

STORM SEWER PLAN: (SOUTH INLET) (STA: 1+47.97 - 0+90)
SCALE: 1"=30'



SCALE: 1"=30'

STORM SEWER PLAN: (SOUTH POND INLET) (STA: 1+52.32 - 0+80)
SCALE: 1"=30'



SCALE: 1"=30'

STORM SEWER PLAN: (SOUTH POND OVERFLOW) (STA: 1+00 - 2+00)
SCALE: 1"=30'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- LANDSCAPE BUFFER
- DRAINAGE SWALE
- ROADWAY CENTER LINE
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- ADA ACCESSIBLE PARKING STRIPING
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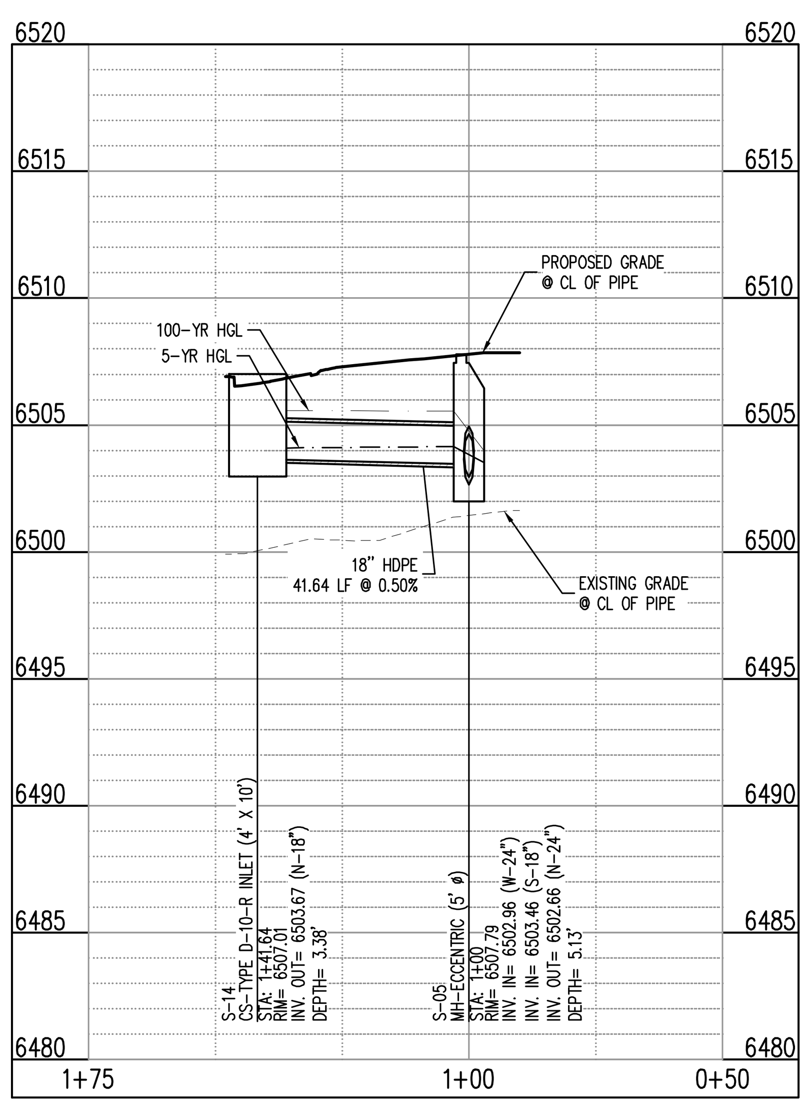
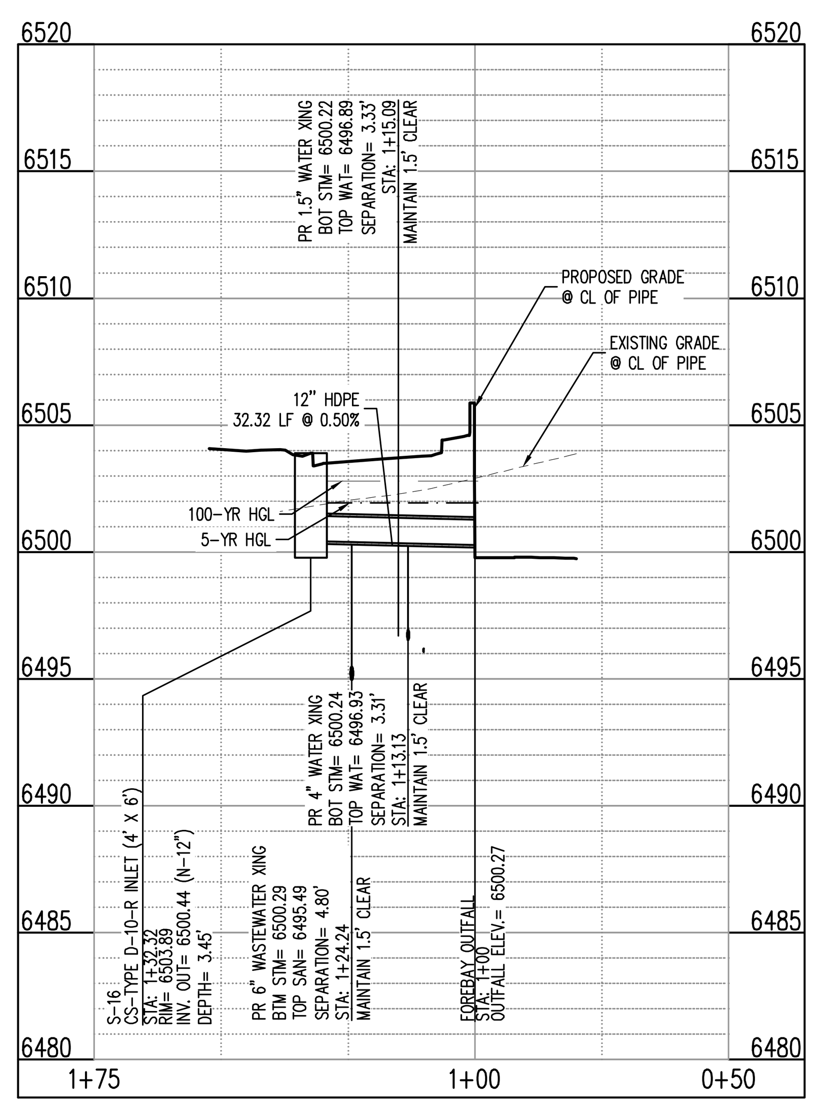
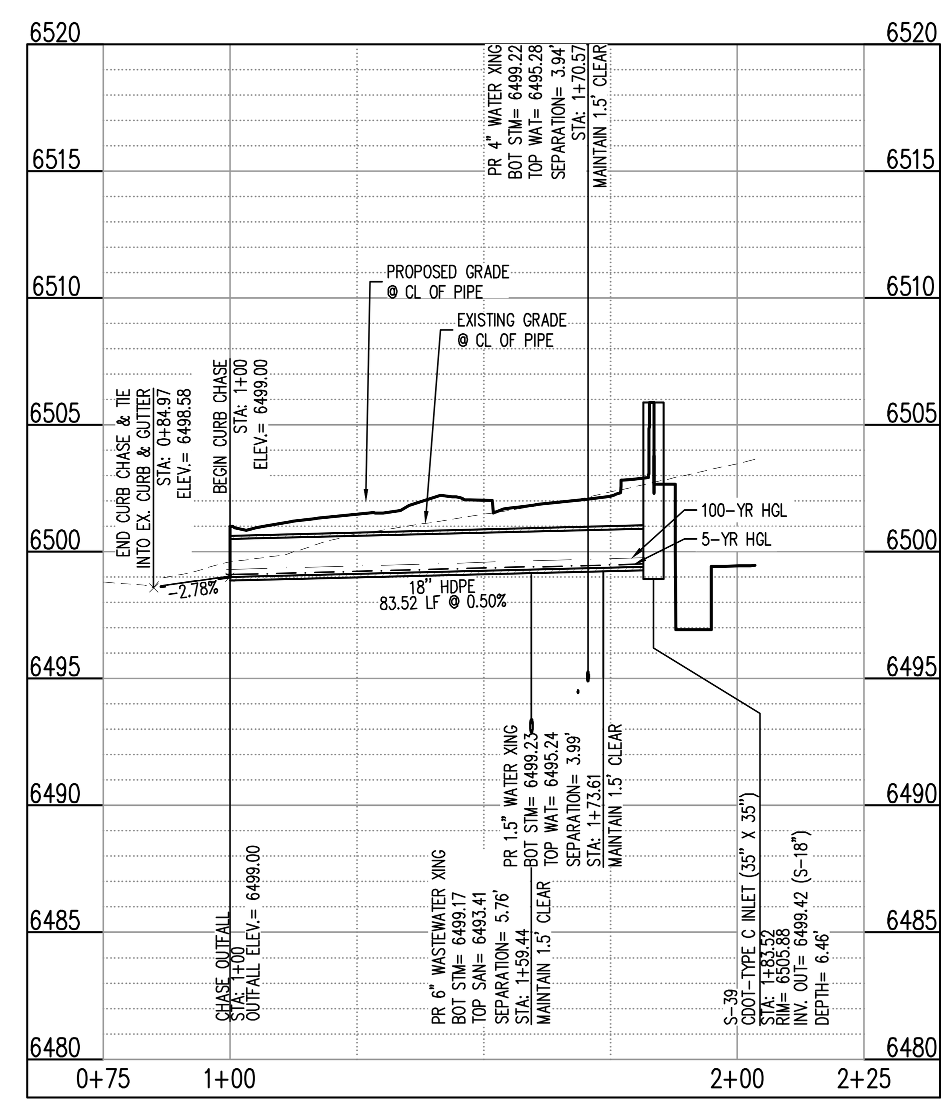
- PROPOSED GRAVEL
- PROPOSED ADA ROUTE
- EXISTING GAS
- EXISTING WASTEWATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC



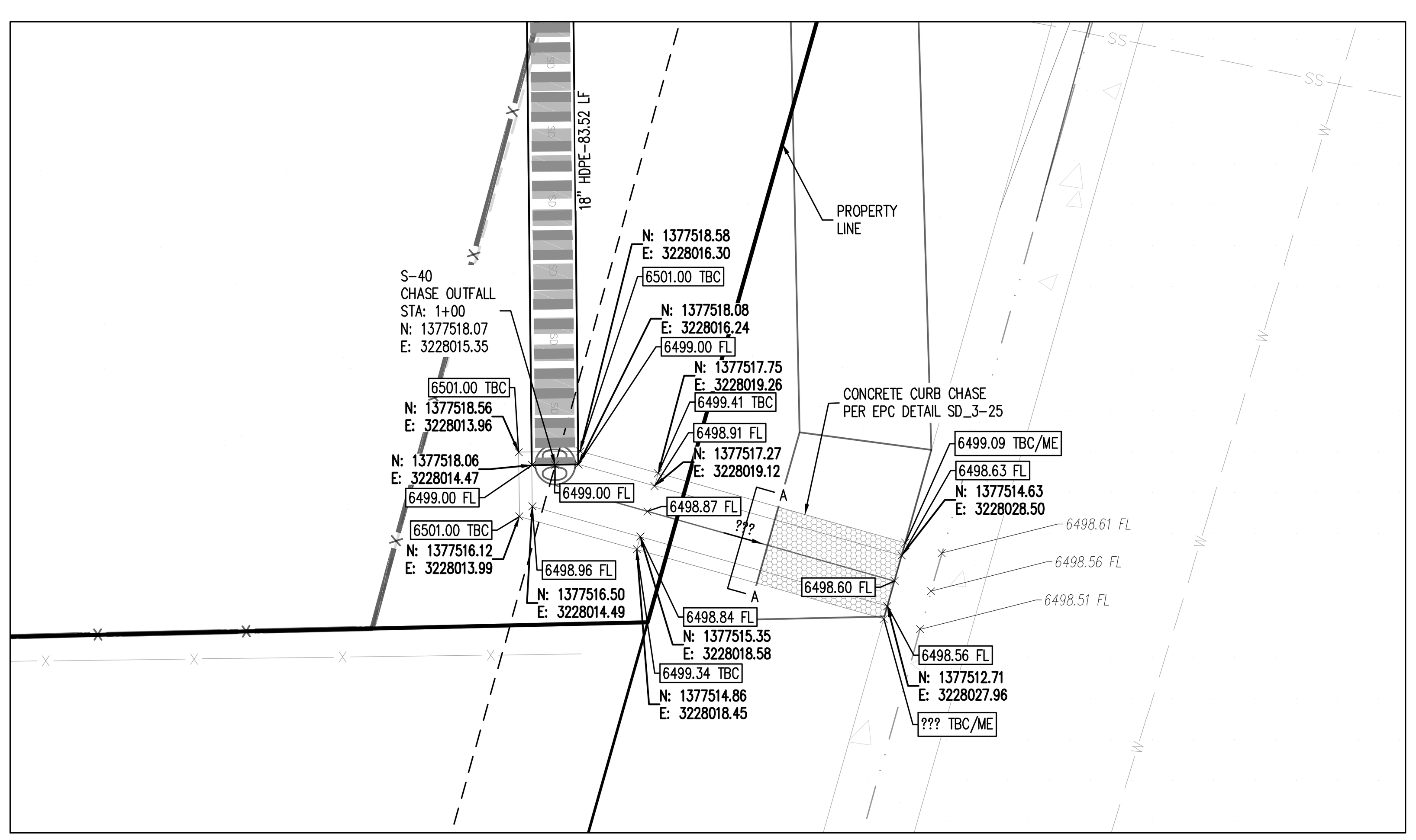
STORM SEWER PLAN: (SOUTH INLET) (STA: 1+75 - 0+50)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



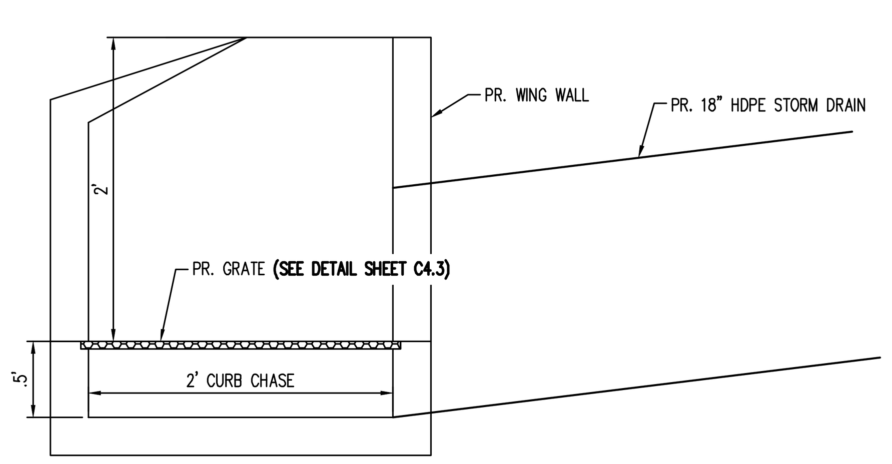
STORM SEWER PLAN: (SOUTH POND INLET) (STA: 1+75 - 0+50)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



STORM SEWER PLAN: (SOUTH POND OVERFLOW) (STA: 0+75 - 2+25)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



N
SCALE: 1"=5'



SECTION A-A

NOTE: REINFORCEMENT FOR HEADWALL & WINGWALLS TO FOLLOW CDOT M-601-20

NOTES

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BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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2460 CANADA DRIVE
INDUSTRIAL DEVELOPMENT
CONSTRUCTION DOCUMENTS
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

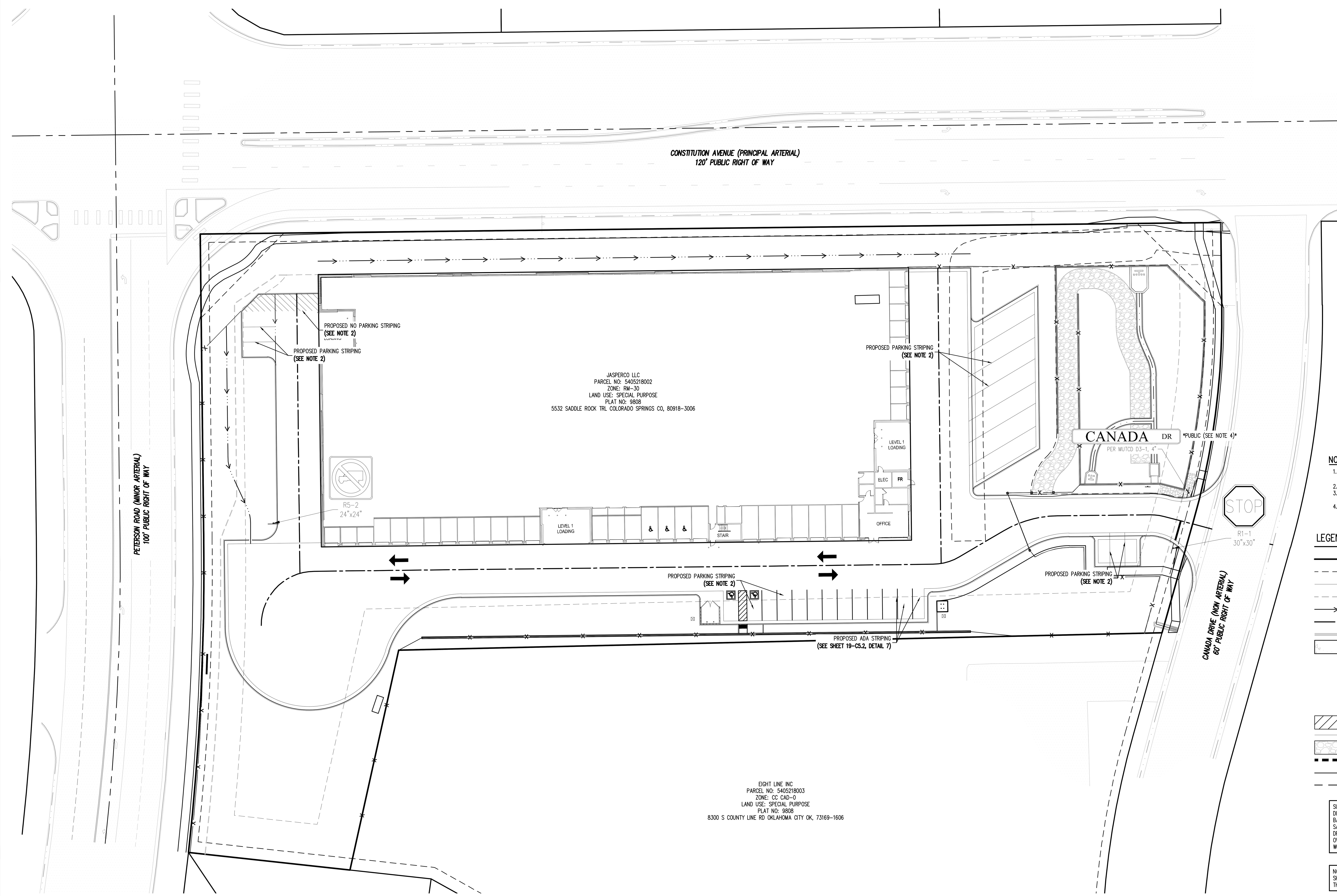
Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

STORM DRAIN PLAN & PROFILE

EPC 8/3/2023

C3.2

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIV\3-CD\IMP\JDA02_IMP_C3.2-Storm Drain P&P.dwg - Craig Dold - 7/21/2023



NOTES

1. REFER TO COLORADO SPRINGS FIRE DEPARTMENT (CSFD) "FIRE APPARATUS ACCESS ROAD MARKINGS" FOR SPECIFIC FIRE LANE SIGNING AND STRIPING DETAILS
2. ALL PARKING STRIPING SHALL BE 4" WIDE SOLID WHITE 15 MIL THICKNESS EPOXY PAINT
3. REFER TO CDOT STANDARD PLAN NO. S-627-1 FOR CROSSWALK AND STOP LINE STRIPING DETAILS
4. PUBLIC STREET SIGNS SHALL BE GREEN AND PRIVATE STREET SIGNS SHALL BE BROWN

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- LANDSCAPE BUFFER
- DRAINAGE SWALE
- ROADWAY CENTER LINE
- CURB AND GUTTER
- CONCRETE PAVING
- EXISTING SIGN
- EXISTING LIGHT POLE
- ROADWAY AND STOP SIGN
- SITE LIGHTING
- ADA ACCESSIBLE PARKING SYMBOL
- ADA ACCESSIBLE PARKING STRIPING
- EXISTING FENCE
- PROPOSED GRAVEL
- PROPOSED ADA ROUTE
- PROPOSED STRIPING
- PROPOSED FIRE LANE / NO PARKING STRIPING

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

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FIMS DATUM ELEVATION = 6534.61

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Colorado Springs, CO 80920
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GallowayUS.com

COLORADO REGISTERED PROFESSIONAL ENGINEER 38164
07/21/2023

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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.
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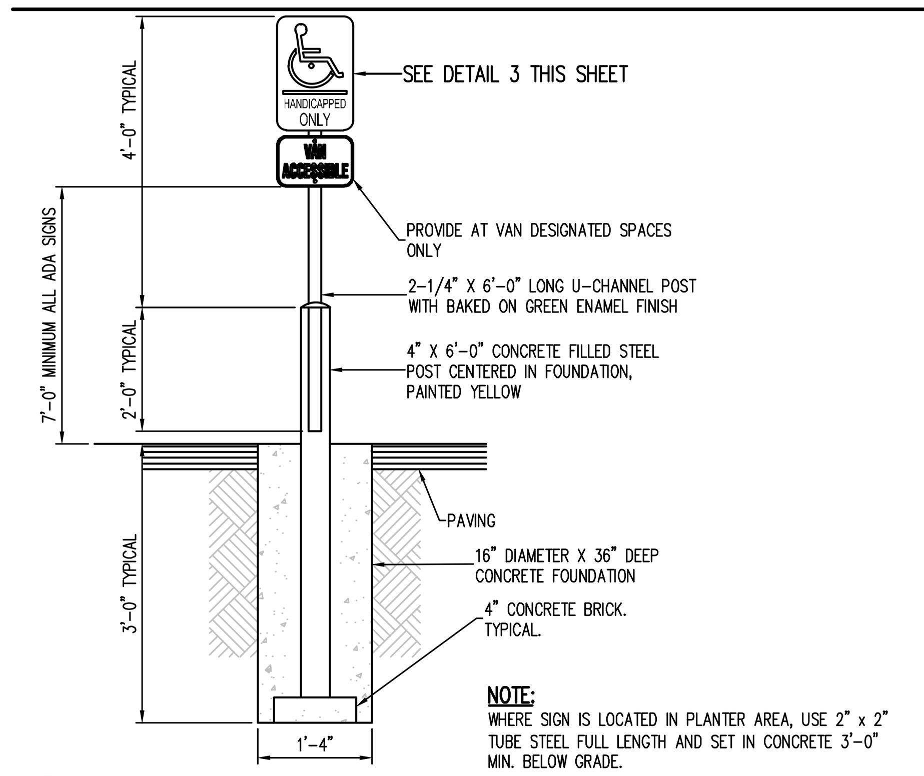
Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

SIGNAGE & STRIPING PLAN

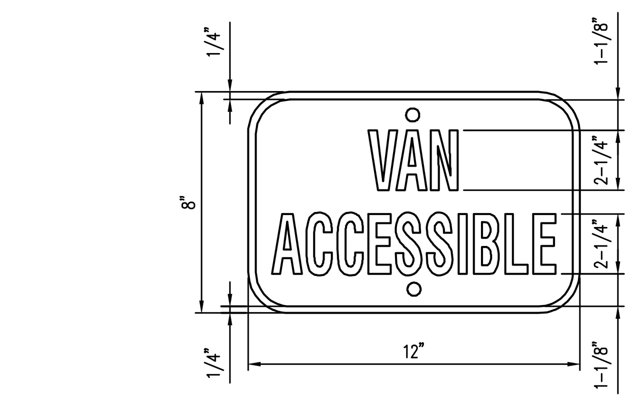
EPC 8/3/2023

C4.1



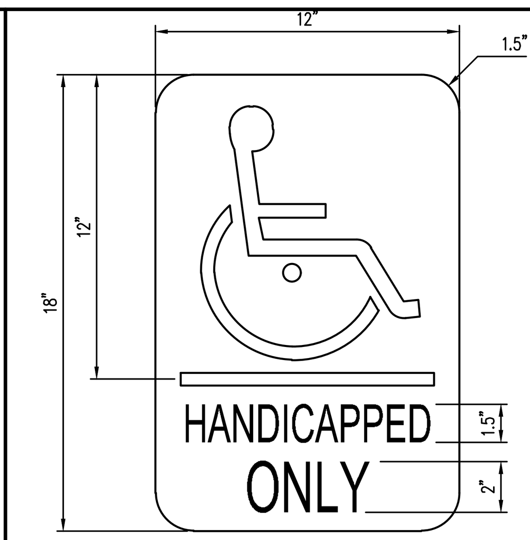
NOTE:
WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2" x 2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

1 HANDICAP PARKING SIGN POST
NOT TO SCALE



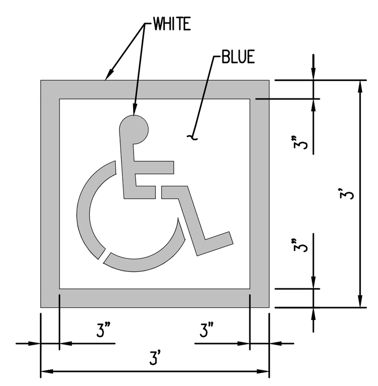
MATERIAL:
1. 0.060 ALUMINUM – BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

2 "VAN ACCESSIBLE" SIGN
NOT TO SCALE



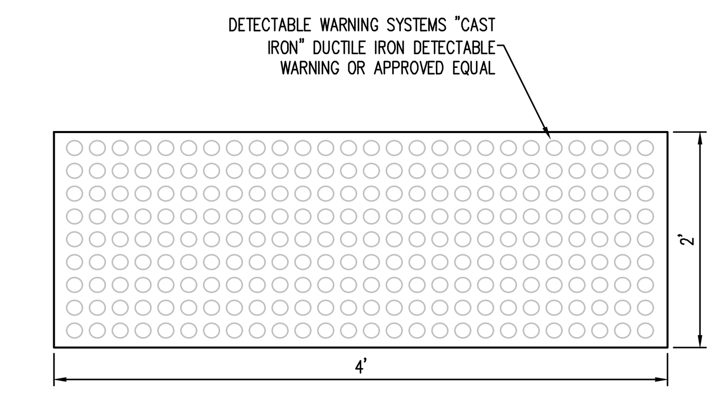
MATERIAL:
0.060 ALUMINUM – WHITE BACKGROUND WITH BLUE COPY AND BORDER – SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER 1-1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES.

3 HANDICAP PARKING SIGN
NOT TO SCALE

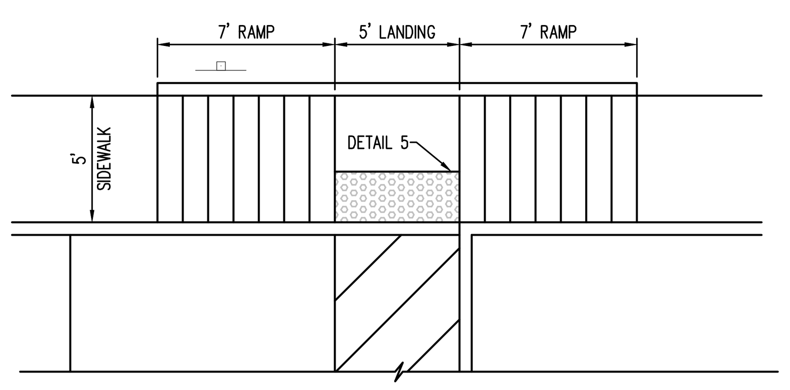


NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

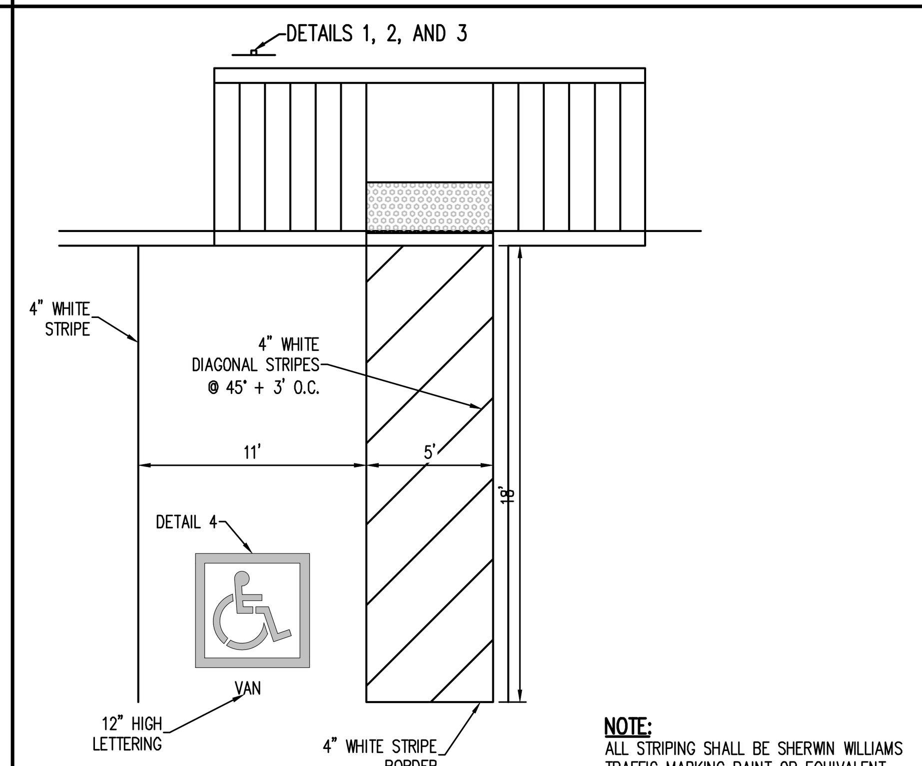
4 PAINTED ADA PARKING SYMBOL
NOT TO SCALE



5 TRUNCATED DOMES
NOT TO SCALE

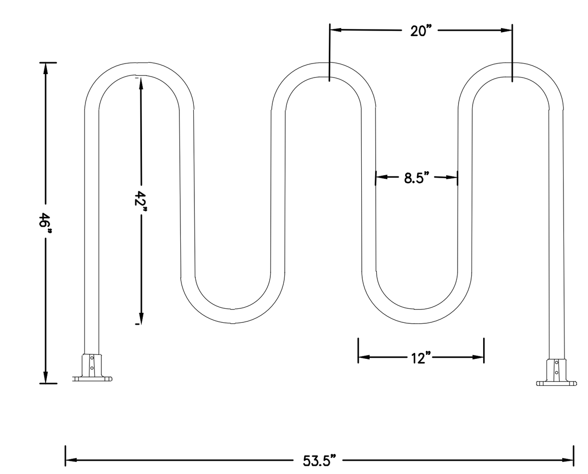


6 SITE ADA RAMP DETAIL
NOT TO SCALE



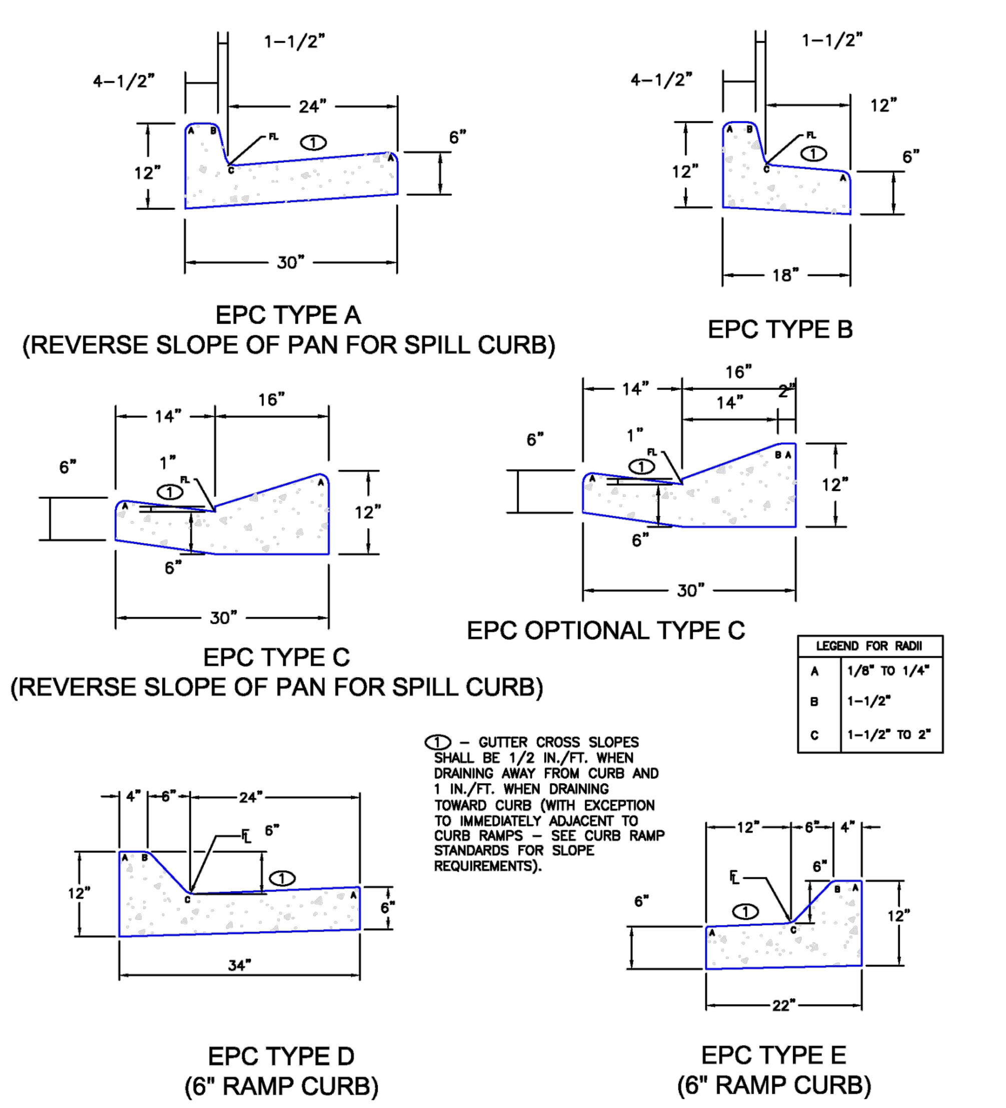
NOTE:
ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

7 ADA PARKING DETAIL
NOT TO SCALE



MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS:	60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT:	46"
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

8 STANDARD BICYCLE RACK DETAIL
NOT TO SCALE

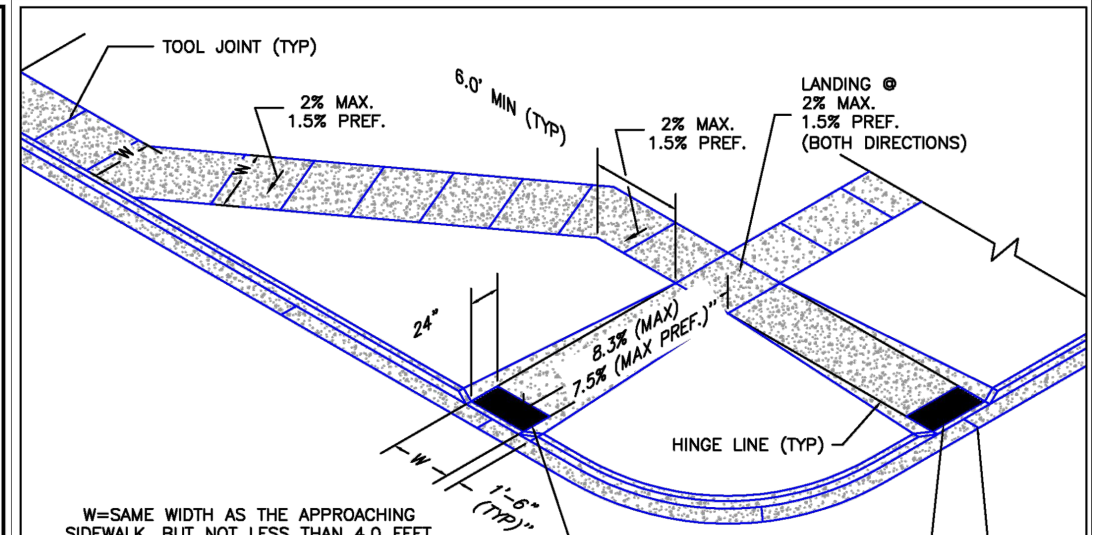


LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS – SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-20	



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

PEDESTRIAN RAMP NOTES

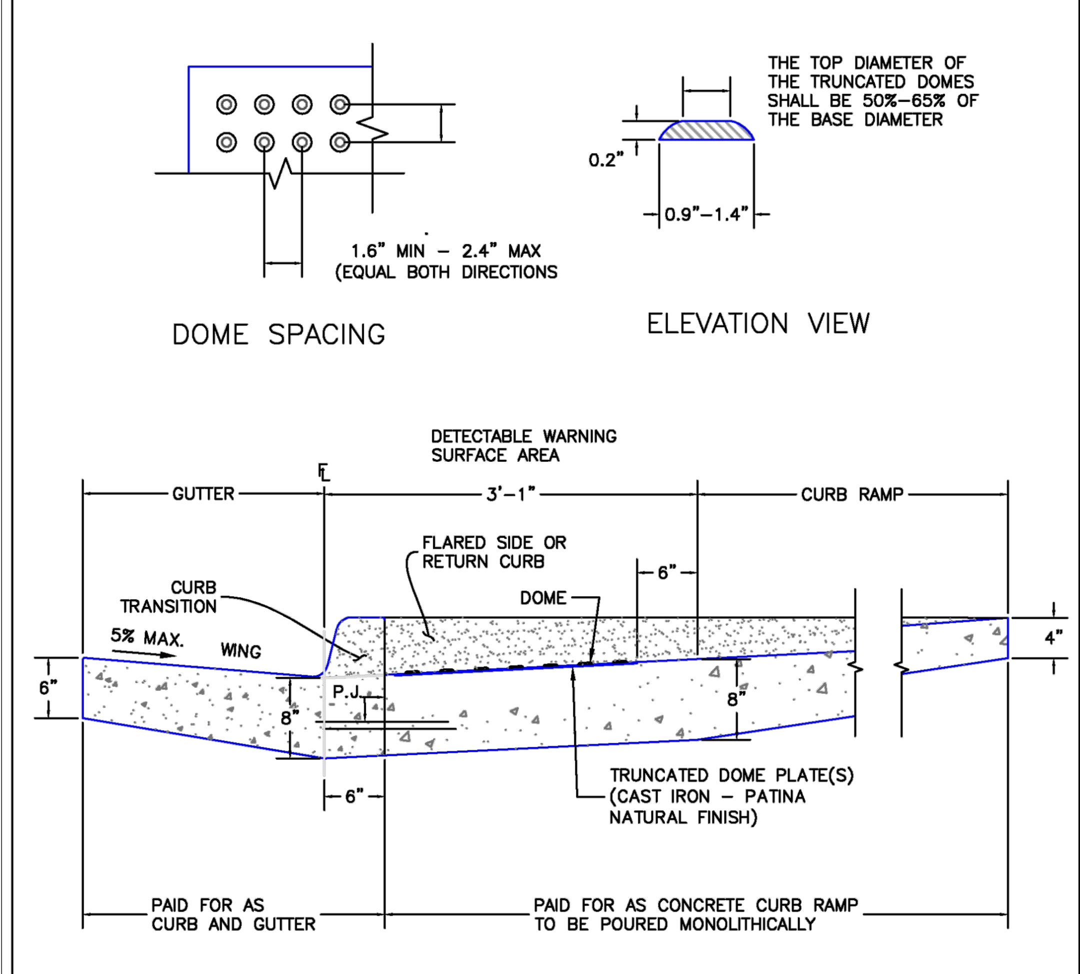
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-41	

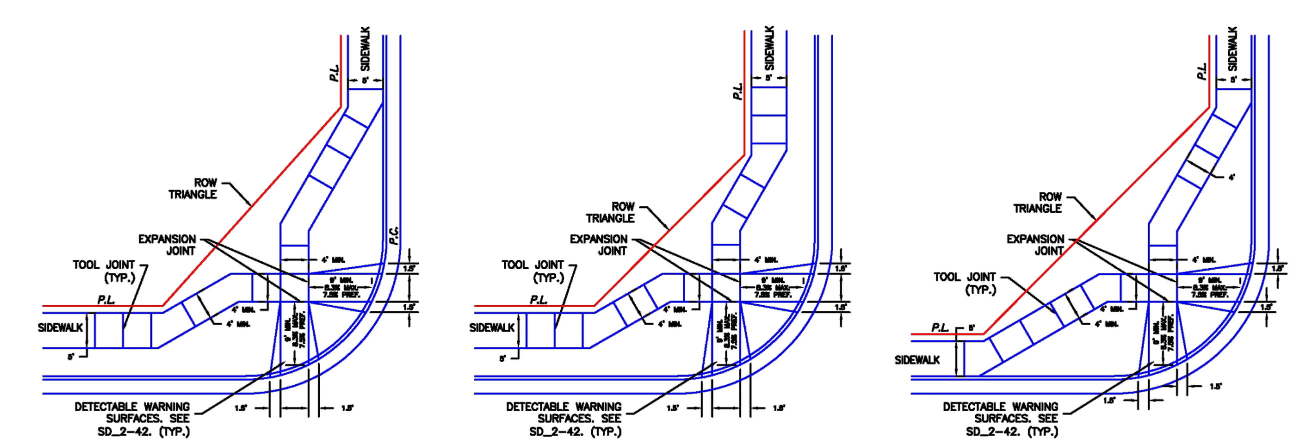
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-42	



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-40	

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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

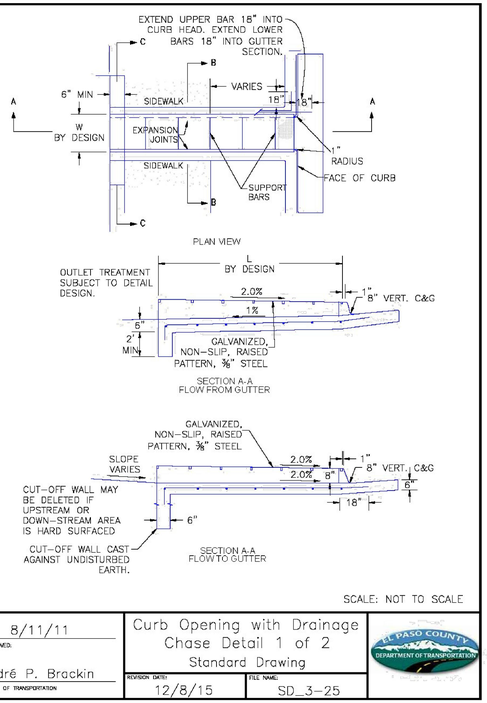
Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

SITE DETAILS

EPC 8/3/2023

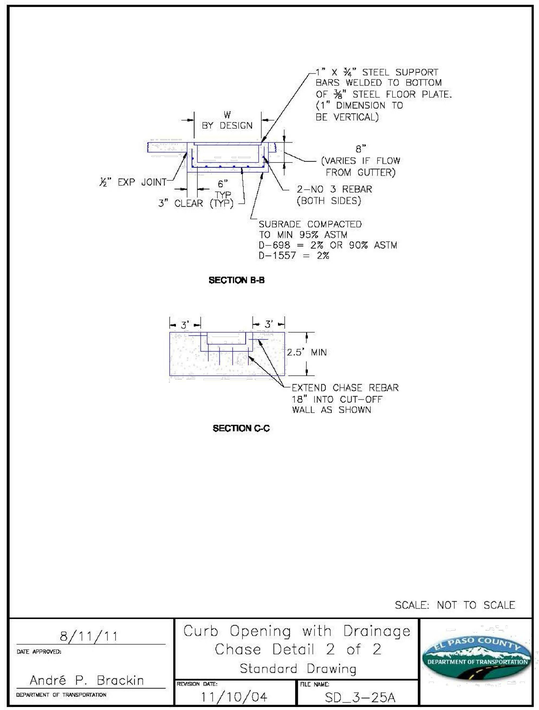
C4.2
Sheet 9 of 10

AppF-47.png (PNG Image, 992 × 1311 pixels) — Scaled (80%) https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367...

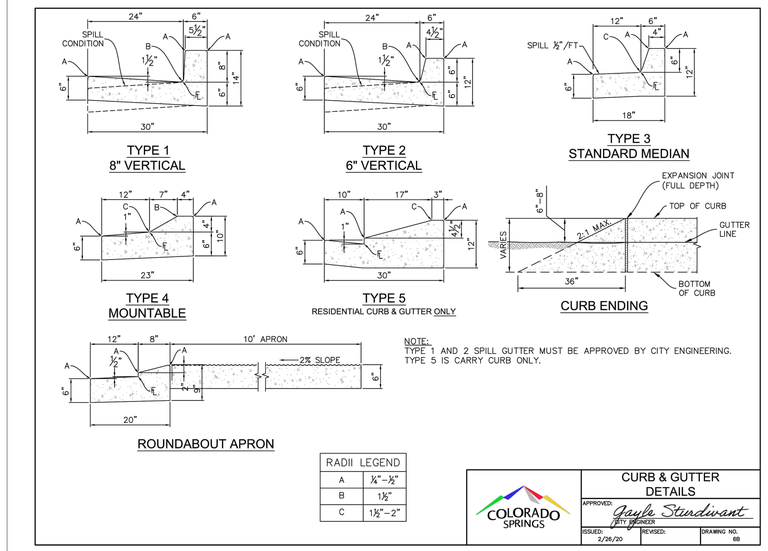


8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing REVISION DATED: 12/8/15 FILE NAME: SD_3-25	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

AppF-48.png (PNG Image, 985 × 1312 pixels) — Scaled (80%) https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367...



8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3-25A	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



RADII LEGEND	
A	¼"–½"
B	1½"
C	1½"–2"

COLORADO SPRINGS

CURB & GUTTER DETAILS

APPROVED: Gayle Sturdivant, CITY ENGINEER

ISSUED:	REVISED:	DRAWING NO.
3/26/20		6B

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07/21/2023

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LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

SITE DETAILS

EPC 8/3/2023

C4.3

Sheet 10 of 10

H:\Johnson Development Associates\01 Colorado Springs - Constitution Ave 8\NORV\CAD\MPD\SHEETS\JDA02_MPD_C4.3_Site Details.dwg - Craig Dietz - 7/21/2023

JOHNSON DEVELOPMENT ASSOCIATES

CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY SERVICE PLAN

PROJECT CONTACTS

PROPERTY OWNER
JASPERCO, LLC.
5532 SADDLE ROCK TRAIL
COLORADO SPRINGS, CO 80918
ATTN: TONY COLON
EMAIL: TONYC@COLONFAM.COM

APPLICANT
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306
TELE: (864) 529-1297
ATTN: BRIAN KEARNEY
EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER
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1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER
ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PIKES PEAK AVE, SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: KENNETH L. MEYERS, PE

TRAFFIC ENGINEER
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRIAN HORAN, P.E.
EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 337-1262
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER
CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
TELE: (719) 597-5080
ATTN: KEVIN BROWN
EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
CATHY HANSEN-LEE
EMAIL: CATHY.H@MVEA.COOP

NATURAL GAS
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
COLORADO SPRINGS, CO 80947-2150
TELE: (719) 668-5573
AARON CASSIO
EMAIL: ACASSIO@CSU.ORG

FIRE
CIMARRON HILLS FIRE PROTECTION DISTRICT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
TELE: (719) 591-0960
EMAIL: JMCLEOD@CIMARRON

VICINITY MAP
0 100 200 400
SCALE: 1"=400'

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	U0.0
2	UTILITY SERVICE PLAN	U1.1

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

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 DIRECTORS DISCRETION.

COUNTY ENGINEER / ECM ADMINISTRATOR DATE

PCD FILING NO.

PPR-2224

UTILITY SERVICE PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY CHEROKEE METROPOLITAN DISTRICT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS) AND CHEROKEE METROPOLITAN DISTRICT INFRASTRUCTURE CONSTRUCTION STANDARDS.
2. CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METROPOLITAN DISTRICT.
4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND THE INFRASTRUCTURE CONSTRUCTION STANDARDS.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND THE INFRASTRUCTURE CONSTRUCTION STANDARDS.
6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICE SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND SECTION 5.18 OF THE WATER LESS.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12" STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

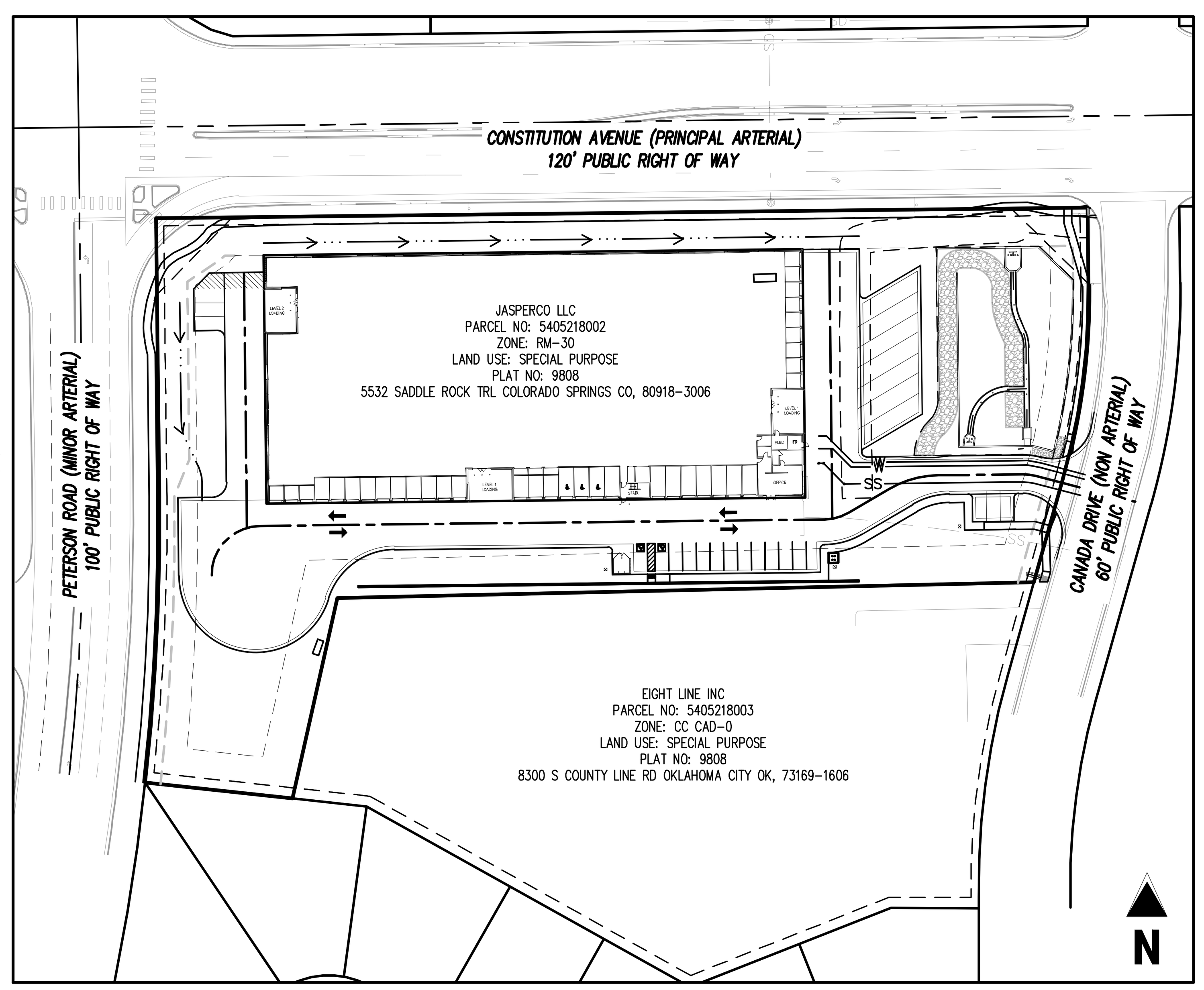
1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-SECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF CHEROKEE METROPOLITAN DISTRICT PERSONNEL.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METROPOLITAN DISTRICT.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 5 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

PLAN INFORMATION BLOCK

FIMS MAP NUMBER. 08041C0752G
TAX SCHEDULE NO.. 5405218002
DEVELOPMENT PLAN NUMBER. PPR-2224

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE



SITE MAP
0 40 80
SCALE: 1"=80'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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2460 CANADA DRIVE. STORAGE SITE
INDUSTRIAL DEVELOPMENT
UTILITY PLAN
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	BLB
Checked By:	BAS
Date:	JULY 2023

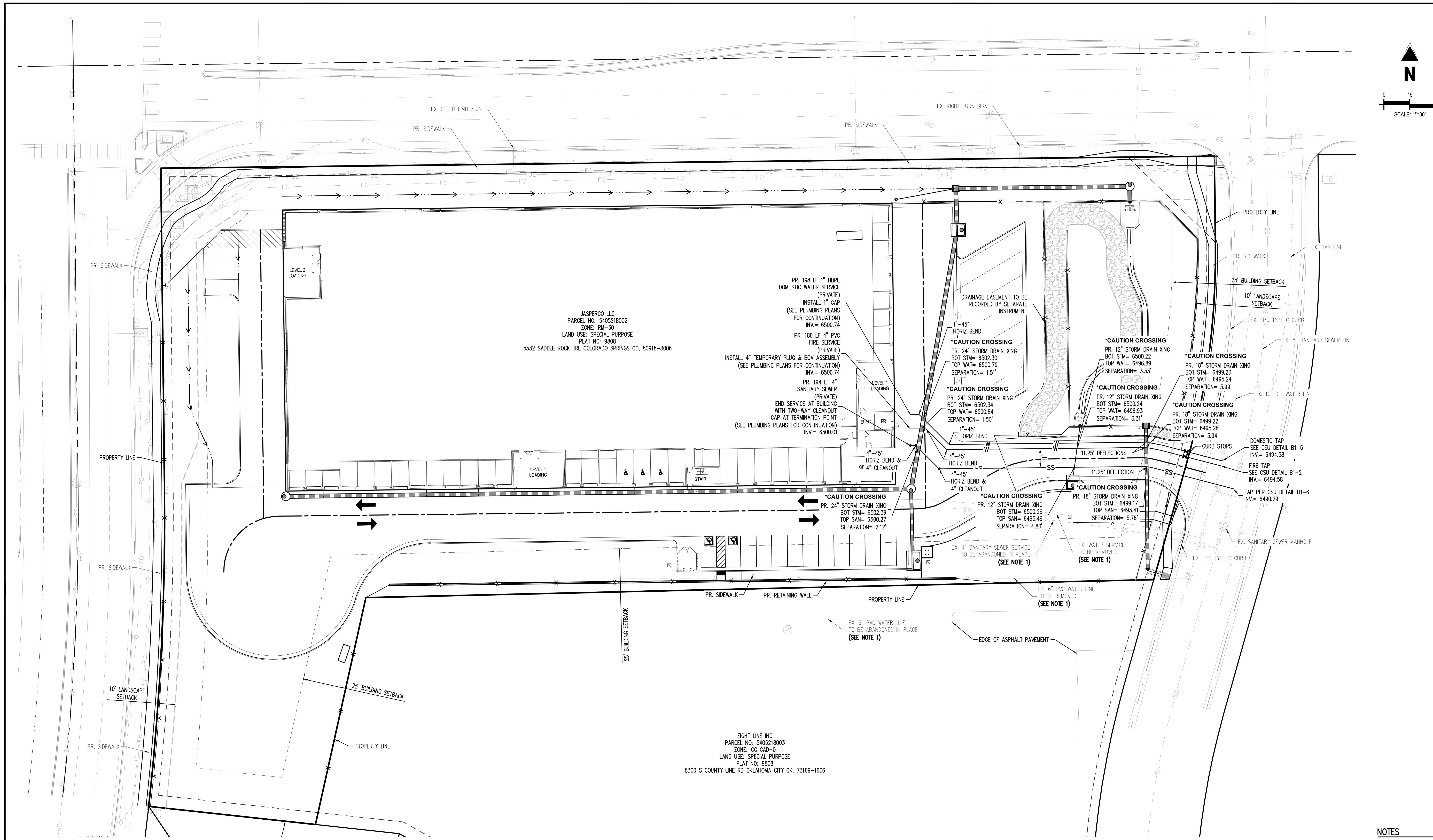
COVER SHEET

EPC 8/3/2023

U0.0

Sheet 1 of 2

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIV\3-CD\USP\JDA02_U0.0_Cover Sheet.dwg - Craig Dold - 7/21/2023



NOTES

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN VERTICAL SEPARATION PER EPC & CSU STANDARDS.

NOTE: PER COLORADO SENATE BILL 18-167, ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE INSTALLED WITH A DETECTABLE MATERIAL SO THEY CAN BE TRACED AT GROUND LEVEL. ENSURE ALL PIPES INSTALLED ARE EQUIPPED WITH A MEANS OF BEING DETECTED, AS PER CITY STANDARD D-37.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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2460 CANADA DRIVE, STORAGE SITE
INDUSTRIAL DEVELOPMENT
UTILITY PLAN
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA
Checked By:	BAS
Date:	JULY 2023

UTILITY SERVICE PLAN

EPC 8/3/2023

U1.1

JOHNSON DEVELOPMENT ASSOCIATES

CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PERMANENT CONTROL MEASURE PLAN

PROJECT CONTACTS

PROPERTY OWNER
JASPERCO, LLC.
5532 SADDLE ROCK TRAIL
COLORADO SPRINGS, CO 80918
ATTN: TONY COLON
EMAIL: TONYC@COLONFAM.COM

APPLICANT
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306
TELE: (864) 529-1297
ATTN: BRIAN KEARNEY
EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER
ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PIKES PEAK AVE, SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: KENNETH L. MEYERS, PE

TRAFFIC ENGINEER
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRIAN HORAN, P.E.
EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 337-1262
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER
CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
TELE: (719) 597-5080
ATTN: KEVIN BROWN
EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
CATHY HANSEN-LEE
EMAIL: CATHY.H@MVEA.COOP

NATURAL GAS
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
COLORADO SPRINGS, CO 80947-2150
TELE: (719) 668-5573
AARON CASSIO
EMAIL: ACASSIO@CSU.ORG

FIRE
CIMARRON HILLS FIRE PROTECTION DISTRICT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
TELE: (719) 591-0960
EMAIL: JMCLEOD@CIMARRON

VICINITY MAP
0 100 200 400
SCALE: 1"=400'

SHEET INDEX

SHEET DESCRIPTION	SHEET TITLE	SHEET NUMBER
PCM0.0	COVER SHEET	1
PCM1.0	OVERALL PCM PLAN	2
PCM1.1	POND PLAN	3
PCM1.2	FOREBAY DETAILS	4
PCM1.3	MICROPOOL & OUTLET STRUCTURE DETAILS	5
PCM1.4	RETAINING WALL DETAILS	6

LEGAL DESCRIPTION
LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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FIMS DATUM ELEVATION = 6534.61

DESCRIPTION OF CONSTRUCTION ACTIVITIES
ALL DATES ARE SUBJECT TO CHANGE. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN NOVEMBER OF 2021 AND BE COMPLETED BY MARCH OF 2022. FINAL STABILIZATION IS EXPECTED TO BE COMPLETED BY JULY OF 2022.

RECEIVING WATERS
INDIAN HILLS VILLAGE IS LOCATED WITHIN THE MESA DRAINAGE BASIN AS DESCRIBED IN THE "MASTER PLAN FOR MESA DRAINAGE BASIN," PREPARED BY GILBERT, MEYER & SAMS, INC. DATED AUGUST 10,1989.

STANDARD PCM NOTES

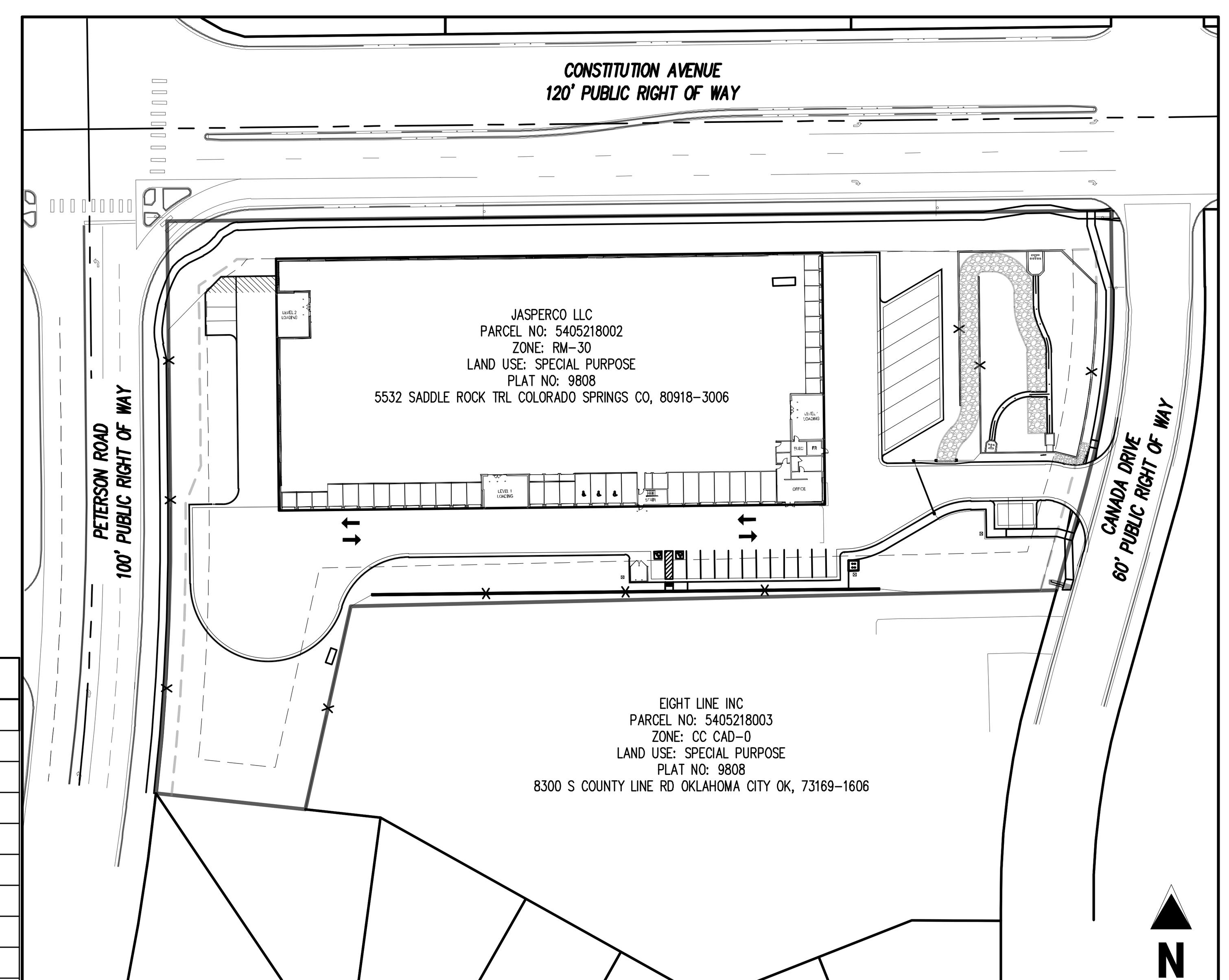
1. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED PRIOR TO APPROVAL OF THE SITE GRADING AND EROSION CONTROL (GEC) PLAN. REFERENCE THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL (DCM) VOLUME 2, CHAPTER 7 FOR MORE INFORMATION.
2. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE POLICIES AND PROCEDURES OUTLINED IN THE CITY DCM, AND THE APPROVED GEC PLAN.
3. THIS PERMANENT BMP PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS IF WORK ON THE PERMANENT BMP DOES NOT COMMENCE WITHIN 12 MONTHS OF PLAN APPROVAL, OR SHOULD ANY OF THE FOLLOWING OCCUR: A CHANGE IN OWNERSHIP, A CHANGE IN THE PROPOSED DEVELOPMENT, OR CHANGES TO THE DESIGN OF THE BMP.
4. CONTACT CITY GEC INSPECTIONS, 719-385-5918, AND THE CITY ENGINEERING INSPECTIONS, 719-385-5977, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE OR CAUSE ANY DISTURBANCE WITHIN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO WORK WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OF RIGHT-OF-WAY WITHOUT THE APPROPRIATE WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE APPLICANT IS RESPONSIBLE FOR THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS.
6. A PROFESSIONAL ENGINEER (PE) CERTIFICATION THAT THE BMP HAS BEEN INSTALLED AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS WILL BE REQUIRED ONCE THE BMP IS FULLY CONSTRUCTED. AN AS-CONSTRUCTED SURVEY MUST BE COMPLETED TO VERIFY FACILITY VOLUMES AND ELEVATIONS. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ALONG WITH THE PE CERTIFICATION. A PE CERTIFICATION REQUIRES PERIODIC ON-SITE OBSERVATIONS BY THE ENGINEER OF RECORD OR A PERSON UNDER THEIR RESPONSIBLE CHARGE. COORDINATION WITH THE ENGINEER OF RECORD TO ENSURE THAT THE NECESSARY ON-SITE OBSERVATIONS ARE COMPLETED IS THE RESPONSIBILITY OF THE APPLICANT.
7. THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD AND GEC INSPECTOR IMMEDIATELY SHOULD CONSTRUCTION OF THE BMP VARY IN ANY WAY FROM THE PLANS.
8. RETAINING WALLS WILL BE DESIGNED FOR ADDITIONAL LOADING SUCH AS FOOTINGS BELOW EURV, ETC.

PROJECT DATA

PARCEL NUMBER	
BMP CALCULATIONS	FINAL DRAINAGE REPORT CONSTITUTION STORAGE DEVELOPMENT
GRADING, EROSION & STORMWATER QUALITY CONTROL PLAN	GRADING & EROSION CONTROL PLANS IN PROGRESS
FUNCTIONAL MAINTENANCE OF THE PCM STRUCTURES WILL BE COMPLETED BY:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
AESTHETIC MAINTENANCE OF THE PCM WILL BE COMPLETED BY:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
100-YEAR WATER SURFACE ELEVATION	6502.79
EURV WATER SURFACE ELEVATION	6502.14
WQCV WATER SURFACE ELEVATION	6500.98
SOIL DATA	SOIL DATA FOR CONSTITUTION STORAGE WAS OBTAINED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY. SOILS WITHIN THE SITE ARE PREDOMINATELY TRUCKTON SANDY LOAM, SOIL CLASSIFICATION A. GEOTECH PER KUMAR & ASSOCIATES, INC., REPORT AND AMMENDUM #21-2-272
VEGETATION	SITE DEVELOPMENT PLAN IN PROGRESS
FEMA FLOOD INSURANCE RATE MAP	ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM NUMBER 08041C0752G), EFFECTIVE DATE DECEMBER 7, 2018, THE PROJECT SITE LIES OUTSIDE OF THE 100-YEAR AND 500-YEAR FLOODPLAINS. THE PROJECT SITE IS LOCATED IN ZONE X DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

POND COST ESTIMATE

	ITEM	JOB TOTAL	UNIT	UNIT PRICE	TOTAL
1	SOIL RIP RAP TRICKLE CHANNEL	158	LF	$306.00	$48,350.00
2	FOREBAY W/ T-BAFFLE	2	EA	$15,000.00	$30,000.00
3	OUTLET STRUCTURE	1	EA	$20,000.00	$20,000.00
4	MICROPOOL	1	EA	$5,000.00	$5,000.00
5	POND ACCESS ROAD (GRAVEL)	299	SY	$57.87	$17,300.00
6	GRADING (NOT PART OF GEC)	0.24	AC	$12,283.00	$2,950.00
7	SPILLWAY	30.5	LF	$526.00	$16,043.00
8	PERMANENT SEEDING	1	LS	$3,000.00	$3,000.00
	SUBTOTAL =				$142,643.00
	CONTINGENCY (10%)				$14,264.30
	GRAND TOTAL =				$156,907.30



SITE MAP
0 40 80
SCALE: 1"=80'

ENGINEER'S STATEMENT
THIS PERMANENT CONTROL MEASURE (PCM) PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, WAS DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL (MAY 2014), AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THIS PERMANENT BMP PLAN.

SIGNATURE: [signature] DATE: 07/21/2023

PRINTED NAME: BRADY A. SHYROCK, P.E. # 38164 SEAL

DEVELOPER'S/OWNER'S STATEMENT
JOHNSON DEVELOPMENT ASSOCIATES HEREBY CERTIFIES THAT THE PCM FOR CONSTITUTION STORAGE SHALL BE CONSTRUCTED ACCORDING TO THE DESIGN PRESENTED IN THIS PLAN. I UNDERSTAND THAT EL PASO COUNTY DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY MY ENGINEER AND THAT ARE SUBMITTED TO EL PASO COUNTY; AND CANNOT, ON BEHALF OF JOHNSON DEVELOPMENT ASSOCIATES, GUARANTEE THAT THE FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE JOHNSON DEVELOPMENT ASSOCIATES AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN.

DEVELOPER/OWNER SIGNATURE: [signature]

NAME OF DEVELOPER/OWNER: Brian Duncan DATE: 7/21/2023

DBA: JOHNSON DEVELOPMENT ASSOCIATES, INC. PHONE: 704-909-9186

TITLE: Development Manager EMAIL: bduncan@johnsondevelopment.net

ADDRESS: 101 N Pacific Coast Hwy, Ste. 308, El Segundo, CA 90245 FAX: 704-909-9186

CITY OF COLORADO SPRINGS STATEMENT:
FILED IN ACCORDANCE WITH SECTION 7.7.1503 OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

_______________ DATE: _______________
FOR THE CITY ENGINEER

NOTES:
THE CITY OF COLORADO SPRINGS APPROVES THESE PLANS BASED UPON THE NON-JURISDICTIONAL STATUS OF THE FACILITY. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO FOLLOW UP WITH THE STATE DIVISION OF WATER RESOURCES FOR JURISDICTIONAL DETERMINATION. IF UPON STATE REVIEW THE CLASSIFICATION CHANGES TO JURISDICTIONAL, ADDITIONAL CITY REVIEW AND APPROVAL WILL BE NECESSARY.

CAUTION - NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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719.900.7220
GallowayUS.com

COLORADO REGISTERED PROFESSIONAL ENGINEER 38164 — 07/21/2023

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PRIVATE PERMANENT CONTROL MEASURE PLAN
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915

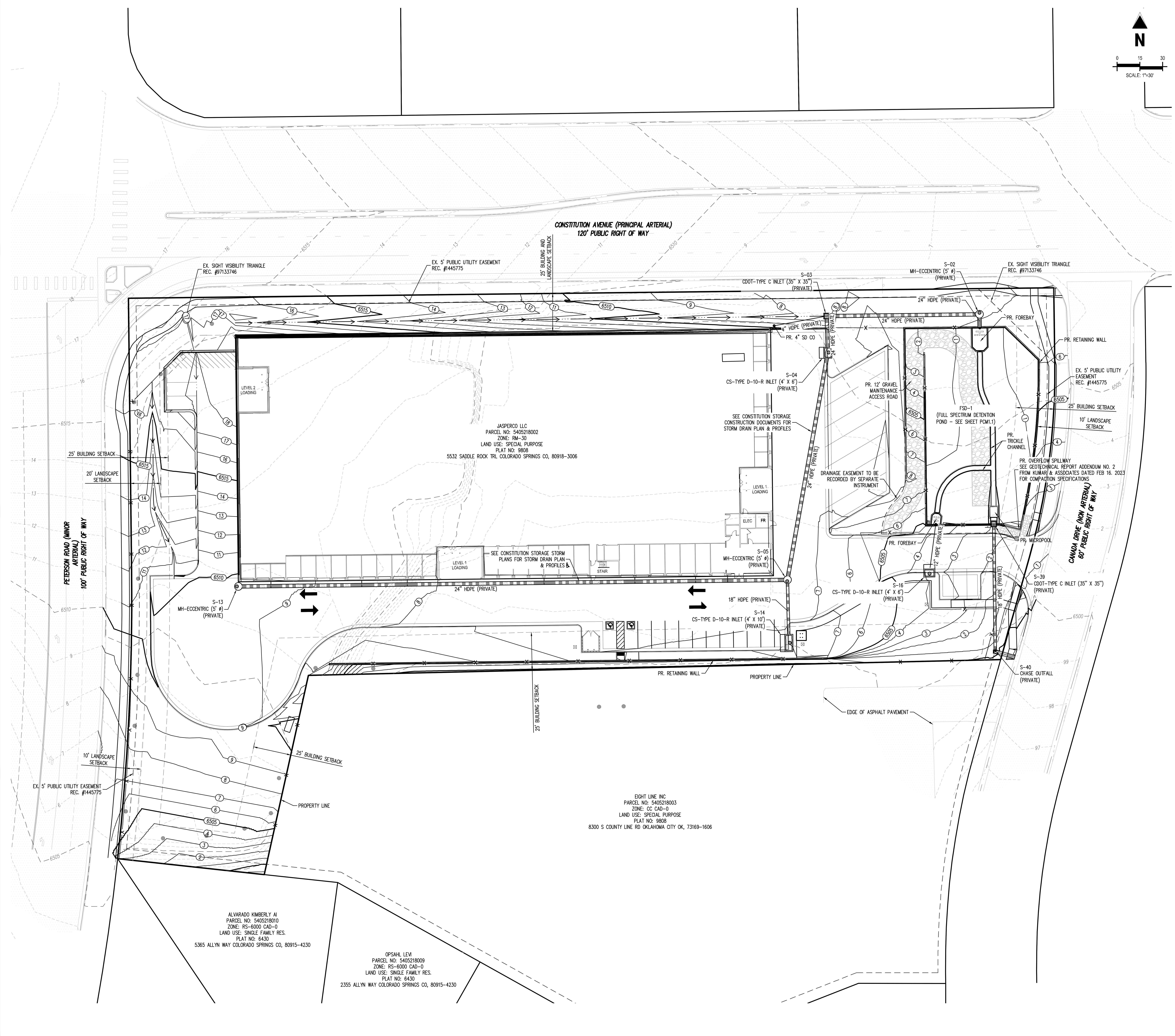
#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

COVER SHEET

EPC 8/3/2023

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIV\3-CD\PCM\JDA02_PCM 0.0 - Cover Sheet.dwg - Craig Dold - 7/21/2023



LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
6940	EXISTING MAJOR CONTOUR
41	EXISTING MINOR CONTOUR
	PROPOSED OPAQUE LANDSCAPE FENCE
	PROPOSED SPLIT RAIL FENCE
	PROPOSED BUILDING OUTLINE
	PROPOSED CROSS PAN
	PROPOSED SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED DETECTABLE WARNING SURFACE
	PROPOSED GRAVEL MAINTENANCE ACCESS
	PROPOSED RETAINING WALL
	EXISTING SIDEWALK
	EXISTING FENCE
	PROPOSED STORM PIPE
SD	PROPOSED STORM PIPE <12"
SD	EXISTING STORM PIPE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED STORM DRAIN STRUCTURES
SD	EXISTING STORM DRAIN STRUCTURES

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION - NOTICE TO CONTRACTOR

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PRIVATE PERMANENT CONTROL MEASURE PLAN
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.

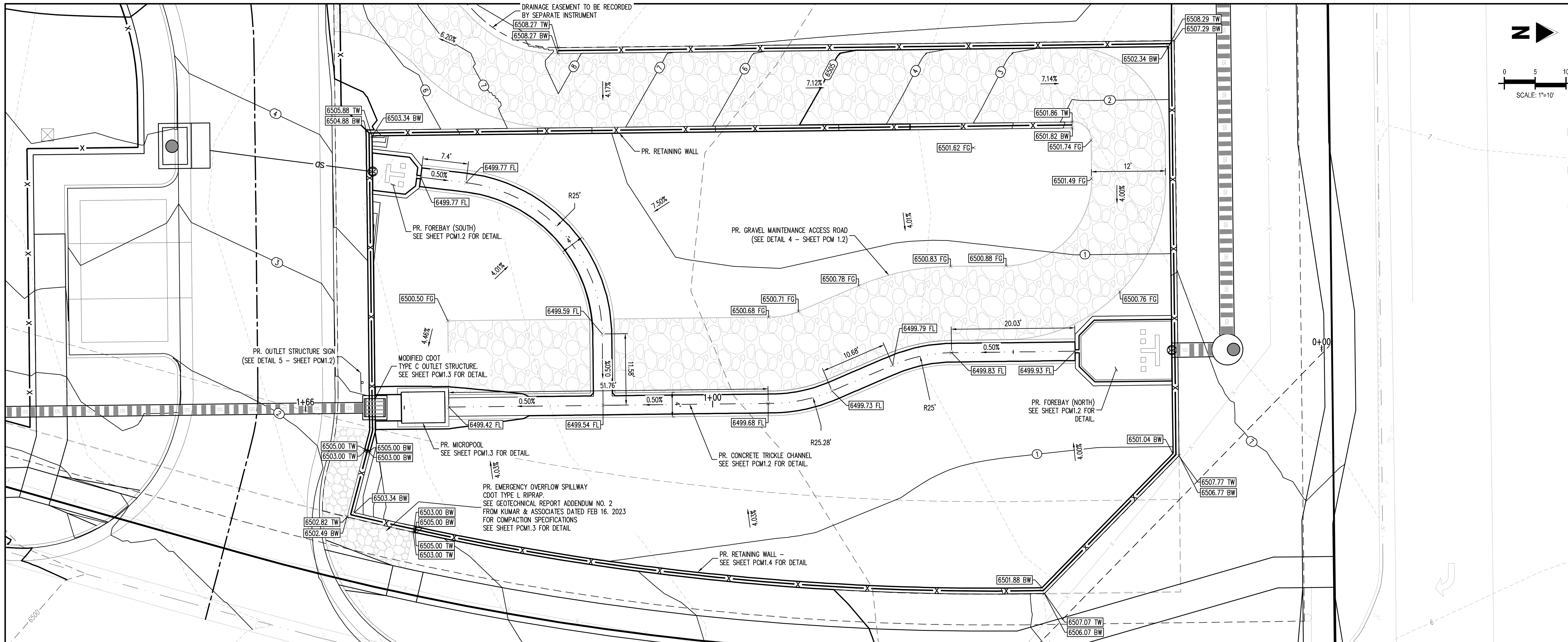
Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

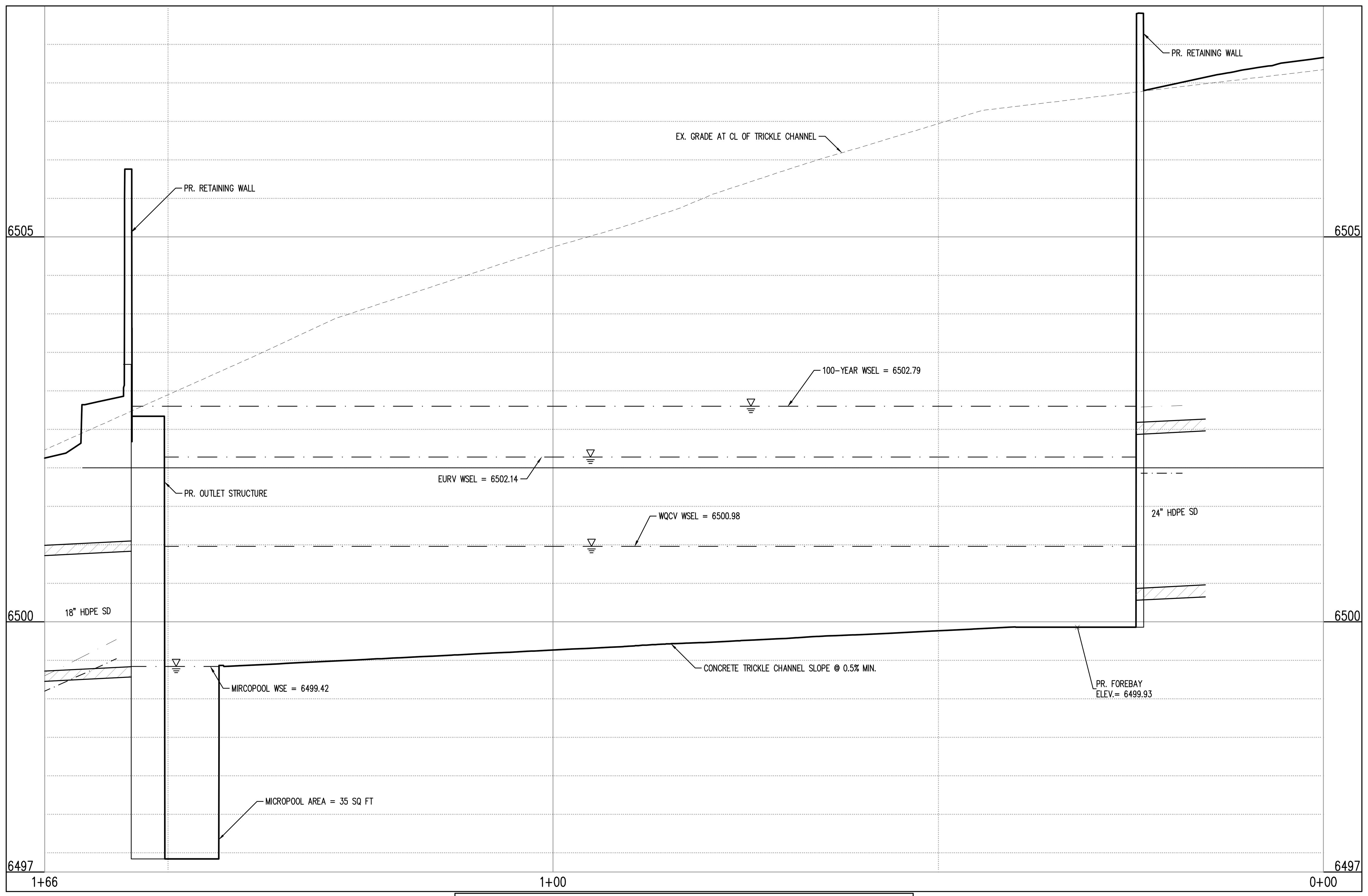
OVERALL PCM PLAN

EPC 8/3/2023

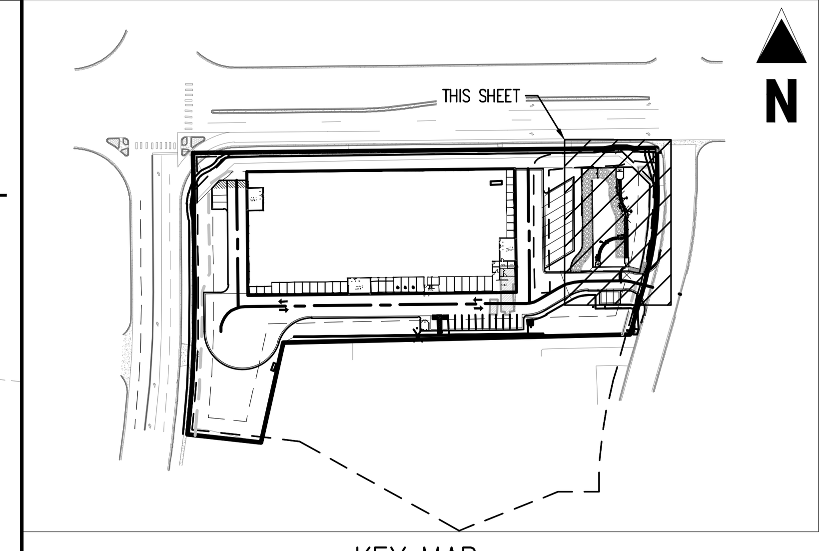
PCM1.0

Sheet 2 of 6





POND CL (STA: 0+00 TO 1+66) – SCALE: H: 1"=10' V: 1"=1'



KEY MAP

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED OPAQUE LANDSCAPE FENCE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED BUILDING OUTLINE
- PROPOSED CROSS PAN
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED GRAVEL MAINTENANCE ACCESS
- PROPOSED RETAINING WALL
- EXISTING SIDEWALK
- EXISTING FENCE
- PROPOSED STORM PIPE
- PROPOSED STORM PIPE <12"
- EXISTING STORM PIPE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN STRUCTURES
- EXISTING STORM DRAIN STRUCTURES

NOTE: SEE APPROVED DEVELOPMENT PLAN FOR THE PROPOSED LANDSCAPING PLANS FOR LANDSCAPING WITHIN THE PERMANENT BMP AREA.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS, AND/OR ANY OTHER CERTIFICATES OF INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTES:

1. REFER TO CONSTITUTION STORAGE PRIVATE IMPROVEMENT PLANS FOR ALL STORM PIPE, INLET, MANHOLE AND APPURTENANCE INFORMATION.
2. ALL STORM PIPE SHALL BE RCP CLASS 3 MINIMUM OR HDPE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED. TRENCH BEDDING SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
3. ALL STORMWATER FACILITIES SHOWN ON THESE PLANS ARE ASSUMED PRIVATE UNLESS OTHERWISE NOTED.
4. WALLS EXCEEDING 4' (MEASURED FROM BOTTOM OF FOOTING TO TOP OF WALL) MAY REQUIRE A BUILDING PERMIT.
5. EXISTING VEGETATION CONSISTS OF NATURAL GRASSES AND SHRUBS.
6. SOILS WITHIN THE SITE ARE TRUCKTON SANDY LOAM.
7. BOTTOM OF POND TO HAVE A MINIMUM SLOPE OF 3% TO THE TRICKLE CHANNEL AND MICROPOOL.

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

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PRIVATE PERMANENT CONTROL MEASURE PLAN
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.

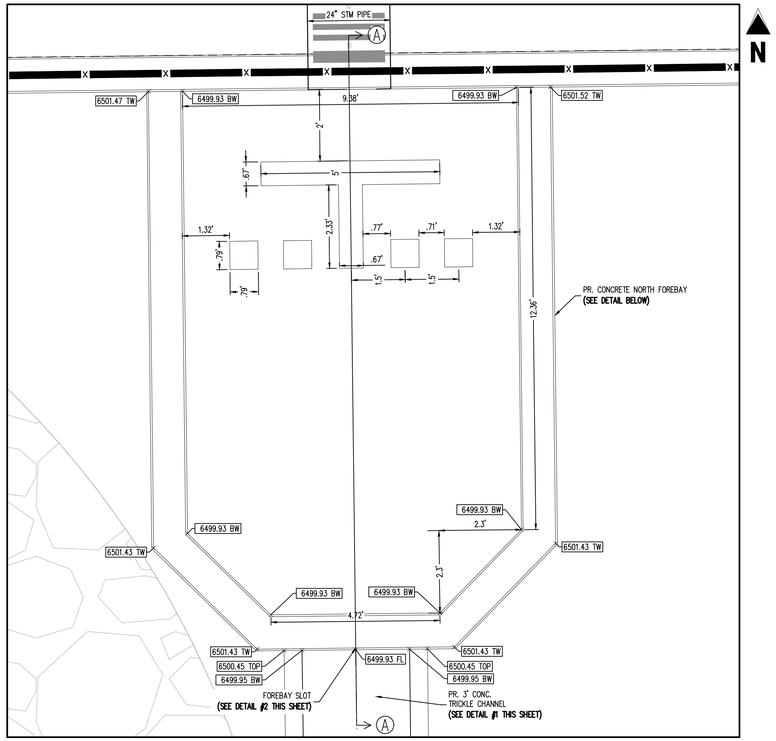
Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

POND PLAN

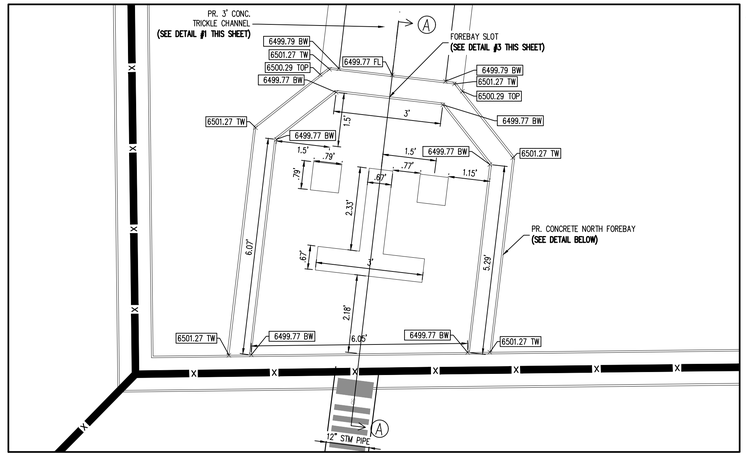
EPC 8/3/2023

PCM1.1

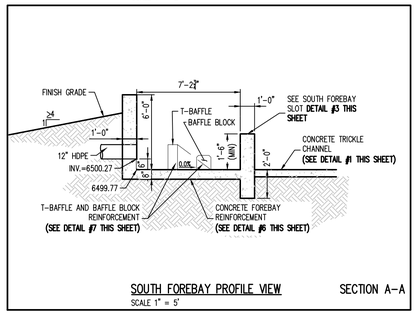
Sheet 3 of 6



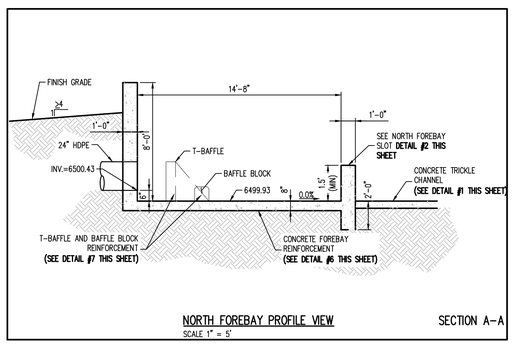
NORTH FOREBAY GRADING PLAN
SCALE 1" = 2'



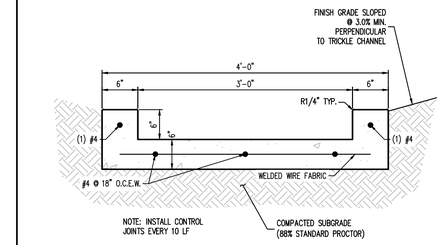
SOUTH FOREBAY GRADING PLAN
SCALE 1" = 2'



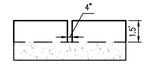
SOUTH FOREBAY PROFILE VIEW SECTION A–A
SCALE 1" = 5'



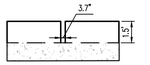
NORTH FOREBAY PROFILE VIEW SECTION A–A
SCALE 1" = 5'



1 TRICKLE CHANNEL DETAIL
NOT TO SCALE



2 NORTH FOREBAY SLOT DETAIL
SCALE: 1"=5'



3 SOUTH FOREBAY SLOT DETAIL
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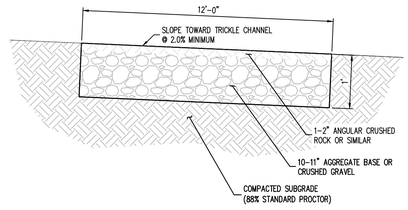


4 MAINTENANCE ACCESS DETAIL
NOT TO SCALE

WARNING

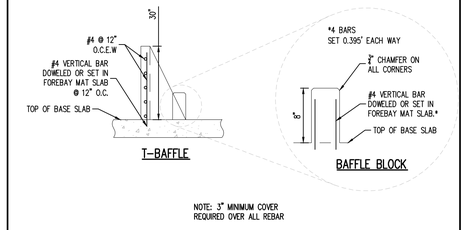
UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A KNOWING VIOLATION OF SECTION 309 OF THE CLEAN WATER ACT.

PUNISHMENT: FINE AND/OR IMPRISONMENT: 3–6 YEARS

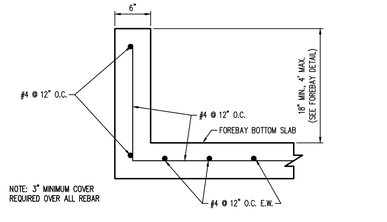
NOTES:

- ONE (1) SIGN SHALL BE POSTED ON OR NEAR THE OUTLET STRUCTURE WITH THE ABOVE MESSAGE.
- SIGN SHOULD BE A MINIMUM OF 0.75 SQUARE FEET
- SIGNS SHALL BE DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND.

5 OUTLET STRUCTURE SIGN DETAIL
NOT TO SCALE



7 FOREBAY – T–BAFFLES & BAFFLE BLOCKS REINFORCING DETAIL
NOT TO SCALE



6 FOREBAY REINFORCING DETAIL
NOT TO SCALE

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7/21/2023

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PRIVATE PERMANENT CONTROL MEASURE PLAN
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

FOREBAY DETAILS

EPC 8/3/2023

PCM1.2

Sheet 4 of 6

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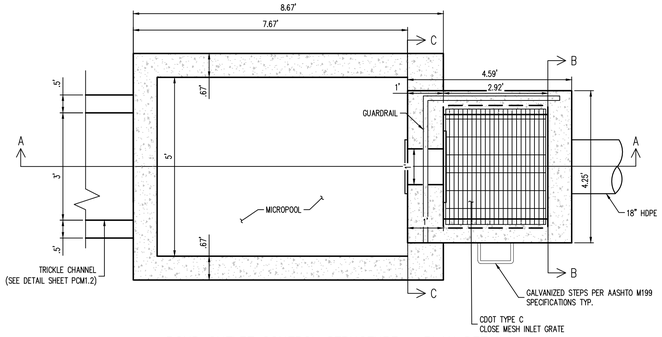
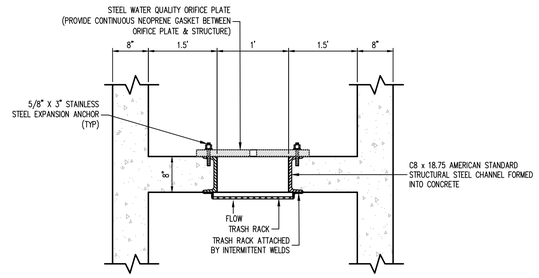
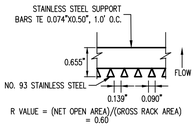


POND OUTLET CONTROL STRUCTURE – PLAN DETAIL

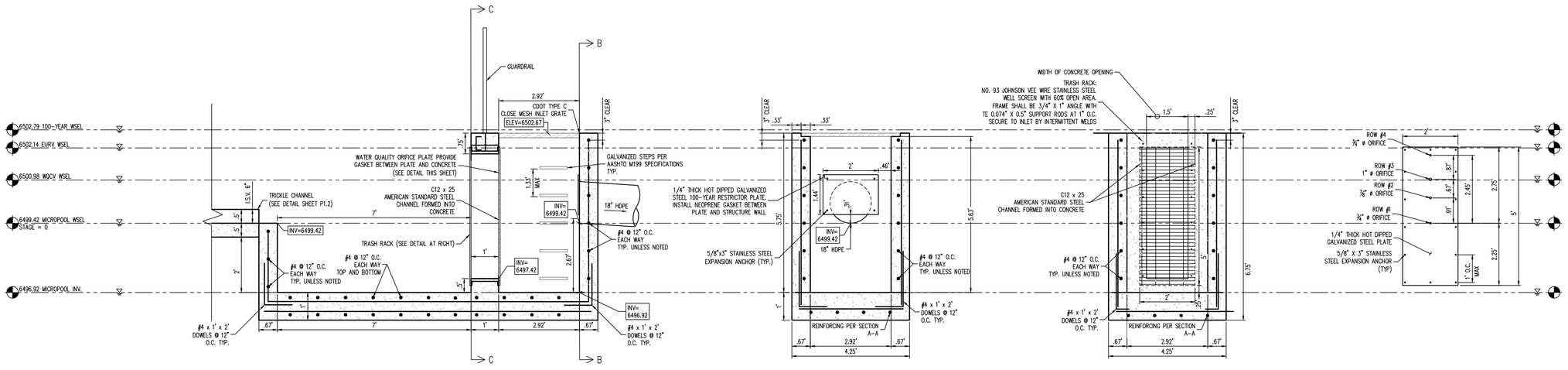


SECTION D–D
NOT TO SCALE



R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60

TRASH RACK SECTION
SCALE: 1" = 1'



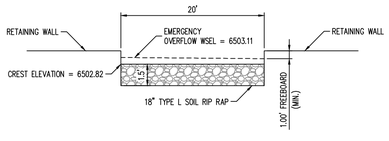
POND OUTLET CONTROL STRUCTURE – SECTION A–A

SECTION B–B

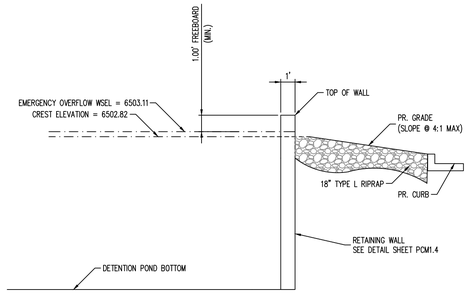
TRASH RACK – SECTION C–C

WQCV ORIFICE PLATE DETAIL

1 POND OUTLET STRUCTURE
SCALE: 1" = 2'



2 POND 100-YEAR OVERFLOW – CROSS SECTION
NOT TO SCALE



3 POND 100-YEAR OVERFLOW – PROFILE
NOT TO SCALE

Galloway
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38164
07/21/2023

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PRIVATE PERMANENT CONTROL MEASURE PLAN
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

MICROPOOL & OUTLET STRUCTURE DETAILS

EPC 8/3/2023

PCM1.3
Sheet 5 of 6

M:\Johnson Development Association\02 Colorado Springs - Constitution Ave 6500\DA\02\CIVIL\DA02_PCM 1.3 - Micropool Details.dwg - Cory Clark - 7/21/2023

Galloway
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COLORADO LICENSED PROFESSIONAL ENGINEER ELIAS REESE 49178
7/21/23

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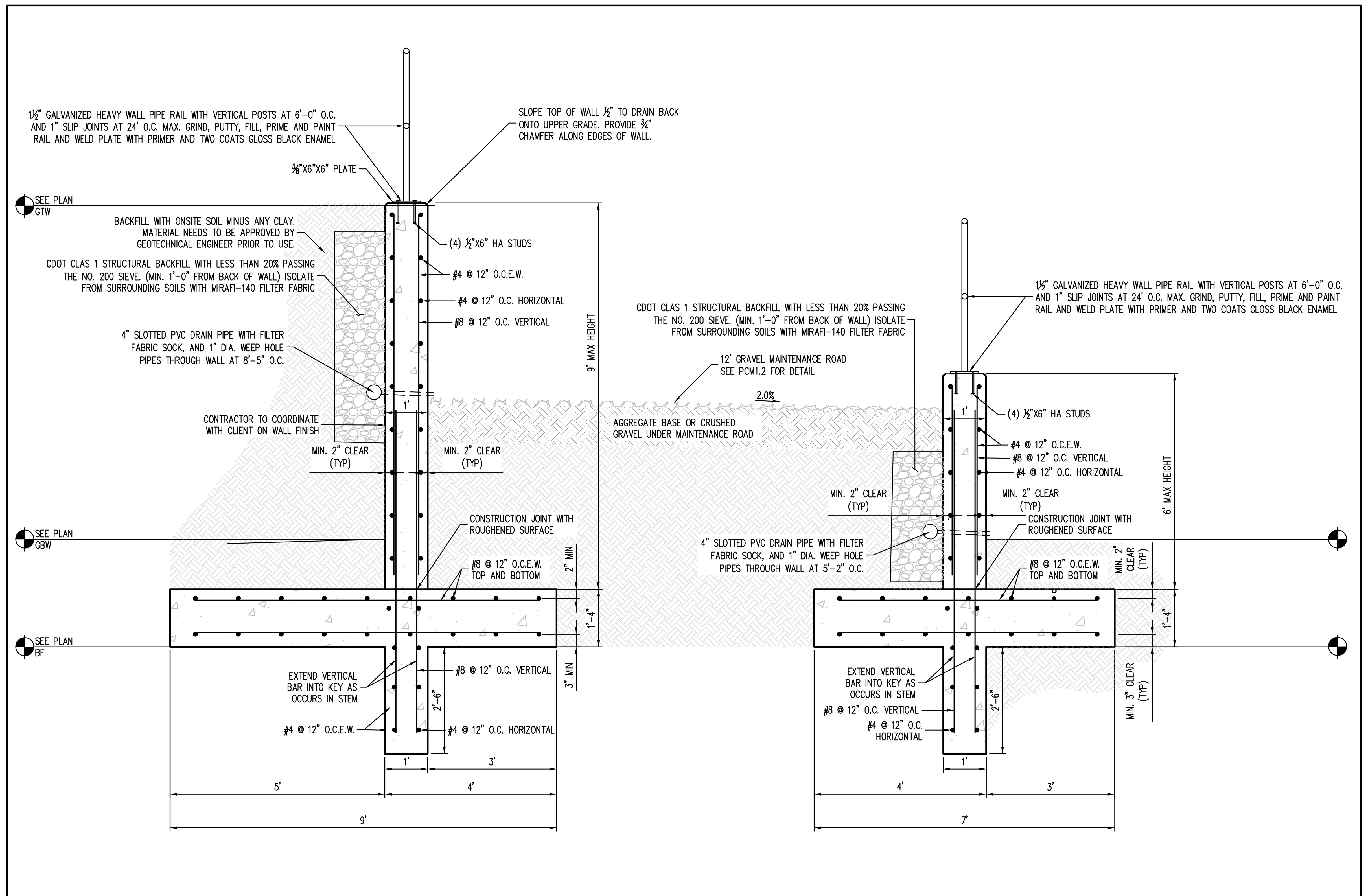
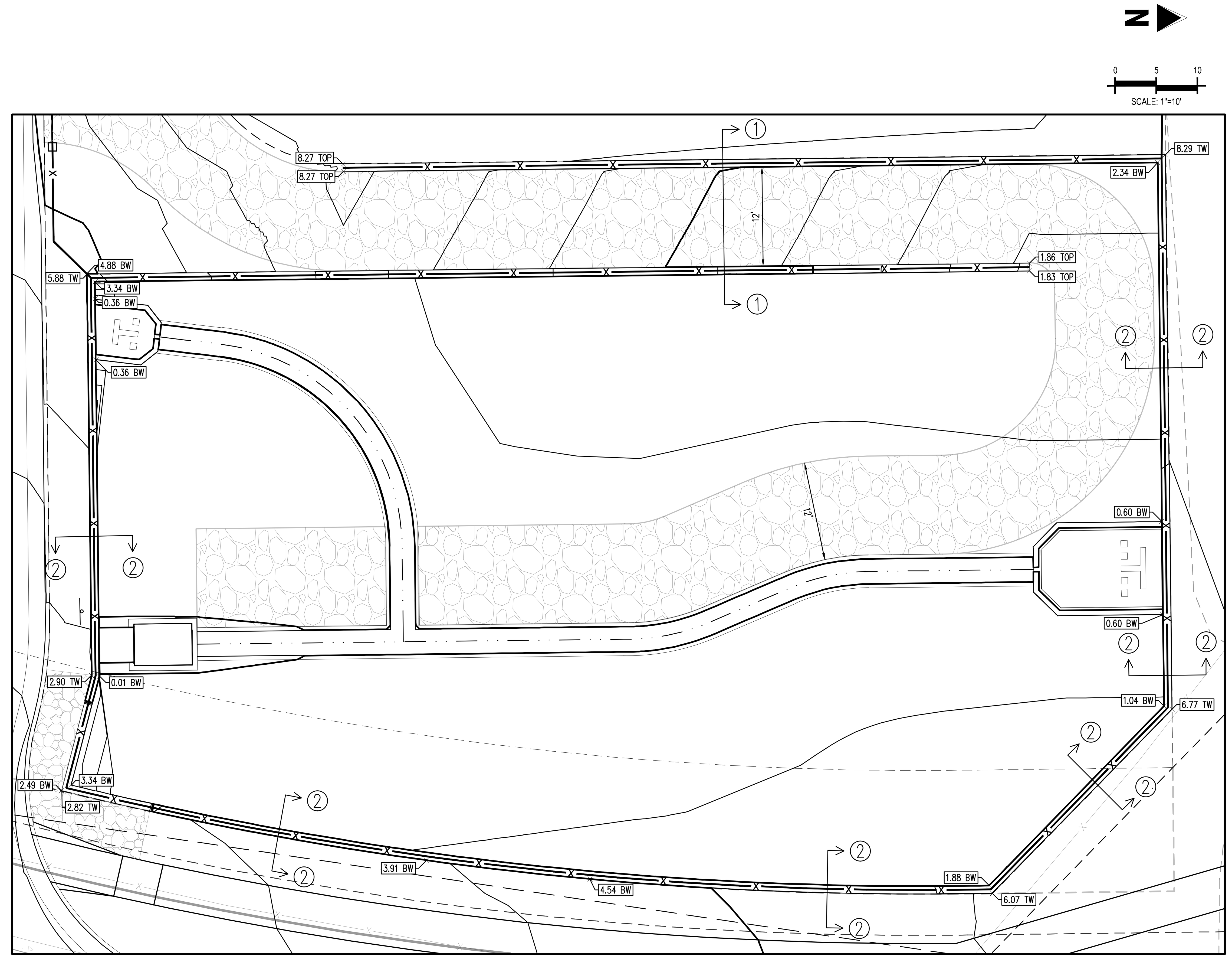
PRIVATE PERMANENT CONTROL MEASURE PLAN CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

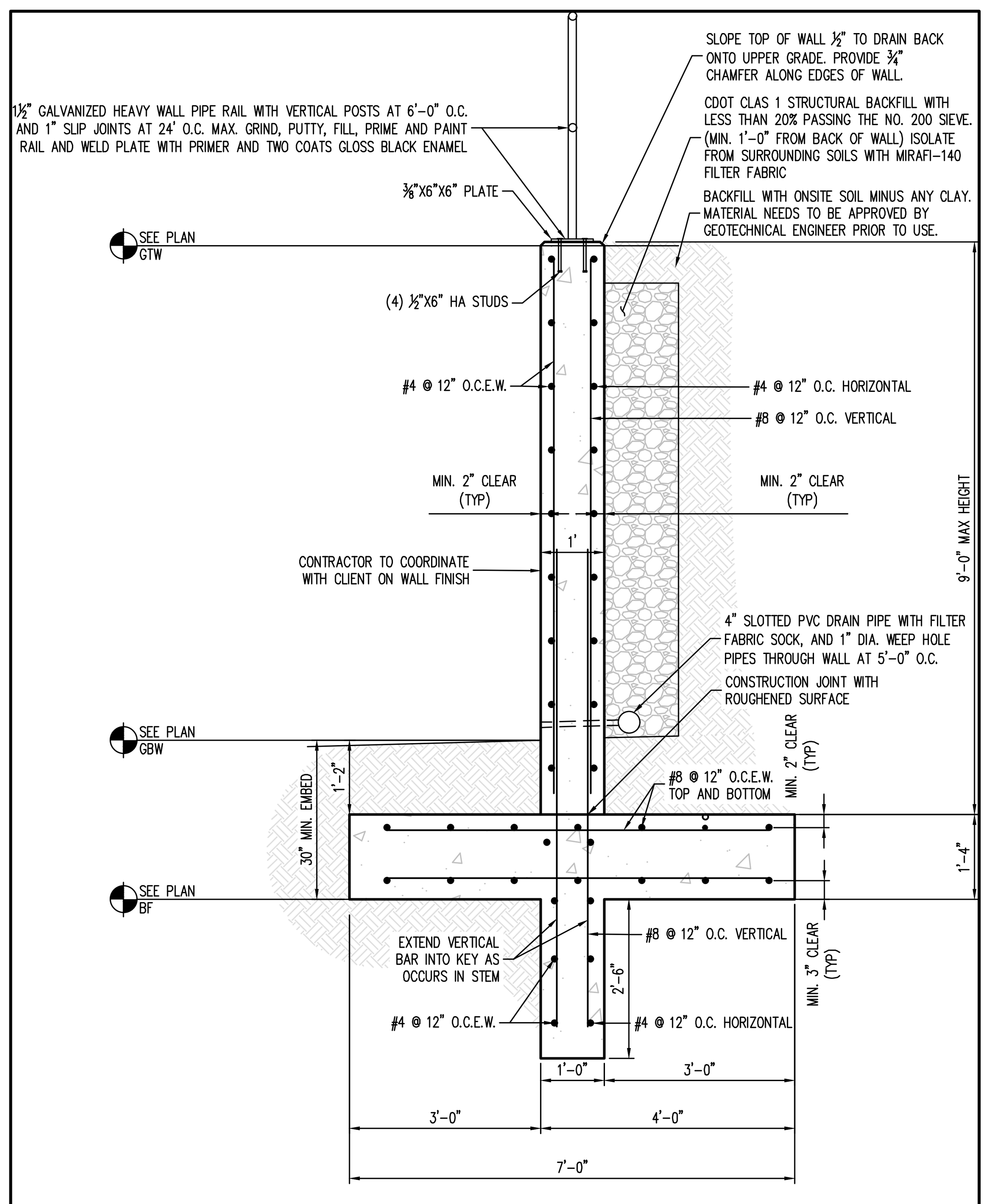
2460 CANADA DRIVE
COLORADO SPRINGS, CO 80915



1 CAST IN PLACE CONCRETE RETAINING WALL – TYPICAL SECTION
SCALE: 1"=2'



CAST IN PLACE CONCRETE RETAINING WALLS – PLAN VIEW



2 CAST IN PLACE CONCRETE RETAINING WALL – TYPICAL SECTION
SCALE: 1"=2'

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE "NORTH CAROLINA BUILDING CODE", 2015 EDITION, HEREAFTER REFERRED TO AS THE NCBC, AS ADOPTED BY CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS DIVISION UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).

TEMPORARY SHORING, BRACING: THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

ADJACENT UTILITIES: THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTHWORK, FOUNDATIONS, SHORING, AND EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

SPECIAL INSPECTIONS AND TESTING

INSPECTIONS: SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS PER RBC SECTION 109.7 AND IBC SECTIONS 1704, 1705, AS APPLICABLE.

SPECIAL INSPECTORS: SPECIAL INSPECTORS SHALL BE EMPLOYED BY THE OWNER. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO ARE REGISTERED WITH AN APPROVED AGENCY.

INSPECTION SUBMITTALS: SPECIAL INSPECTION REPORTS SHALL BE PROVIDED ON A WEEKLY BASIS. FINAL SPECIAL INSPECTION REPORTS WILL BE REQUIRED BY EACH SPECIAL INSPECTION FIRM PER IBC 1704.1.2. SUBMIT COPIES OF ALL INSPECTION AND TESTING REPORTS TO THE ARCHITECT/ENGINEER AND THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS SOON AS THEY ARE AVAILABLE.

SCHEDULE OF SPECIAL INSPECTIONS

	DESCRIPTION OF SPECIAL INSPECTION	PERIODIC	CONTINUOUS
SOILS	FOOTING SOIL BEARING SURFACES	X	
	EXCAVATION DEPTH AND BEARING LAYER	X	
	COMPACTED FILL MATERIAL; PHYSICAL PROPERTIES	X	
	SUBGRADE PREPARATION PRIOR TO BACKFILL	X	
	BACKFILLING OPERATIONS IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS INCLUDING LIFT THICKNESS, DENSITY TESTING, MOISTURE CONTENT, MATERIAL PROPERTIES		X
CONCRETE CONSTRUCTION	SIZE & PLACEMENT OF ALL REINFORCING STEEL	X	
	PLACEMENT CLEARANCES AROUND REINFORCING STEEL AT EMBEDDED CONDUIT	X	
	SHAPE, LOCATION & DIMENSIONS OF MEMBERS FORMED	X	
	USE OF THE REQUIRED DESIGN CONCRETE MIX	X	
	MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	X	
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	X	
	PLACING & SIZE OF CAST-IN-PLACE ANCHOR BOLTS AND EMBEDDED FABRICATIONS PRIOR TO THE POUR	X	
	PLACING OF CONCRETE AROUND CAST-IN-PLACE BOLTS AND EMBEDS		X
	SAMPLING OF FRESH CONCRETE		X
	DETERMINATIONS OF SLUMP, AIR CONTENT, AND TEMPERATURE		X
	GROUTING OPERATION OF REBAR DOWELS		X

SOILS AND FOUNDATIONS

1. FOUNDATIONS FOR ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
2. THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION.
3. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CDS.

	PREPARED BY:	REPORT NO.	REPORT DATE
GEOTECHNICAL REPORT	KUMAR & ASSOCIATES, INC.	REPORT - 21-2-272 ADDENDUM - 21-1-272 ADDENDUM - 21-2-272.A	FEBRUARY 3, 2022 MARCH 22, 2022 FEBRUARY 16, 2023
DESIGN CRITERIA	NET ALLOWABLE SOIL BEARING PRESSURE D+L	1500 PSF	
	MINIMUM EMBEDMENT (BELOW EXT. GRADE OR SLAB SUBGRADE)	30 INCHES	
	EQUIVALENT FLUID PRESSURE, ACTIVE	45 PSF	
	EQUIVALENT FLUID PRESSURE, PASSIVE	180 PSF	

NOTE: PER GOETECHNICAL ADDENDUM 21-2-272.A IT IS REQUIRED THAT CARE TO BE TAKEN NOT TO OVERCOMPACT THE BACKFILL. REFERENCE GEOTECHNICAL REPORT AND ADDENDUMS AND REPORT FOR ADDITIONAL INFORMATION.

SUBGRADE PREPARATION AND COMPACTION FOR ALL ITEMS ARE TO BE PREPARED IN SAME MANNER AS 2022 REPORT 21-2-272. OVEREXCAVATION AND REPLACEMENT OF ALL EXISTING FILL WILL BE REQUIRED WHERE PRESENT BELOW THE BEARING ELEVATION. ADDITIONALLY, OVEREXCAVATION AND REPLACEMENT OF THE CLAY SOILS WILL BE REQUIRED WHERE ENCOUNTERED WITHIN 3 FEET OF BEARING ELEVATION. REFERENCE GEOTECHNICAL REPORT AND ADDENDUMS AND REPORT FOR ADDITIONAL INFORMATION.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS:
1. ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
2. ACI 305.1-10 "SPECIFICATIONS FOR HOT WEATHER CONCRETING"
3. ACI 306.1-10 "SPECIFICATION FOR COLD WEATHER CONCRETING"
4. ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
5. ACI 117-10 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

SUBMITTALS
PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SECTION 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW. SUBSTANTIATING STRENGTH RESULTS FROM PAST TESTS SHALL NOT BE OLDER THAN 12 MONTHS PER ACI 318 SECTION 5.3.

CONCRETE MIX DESIGN REQUIREMENTS

	STRENGTH F'C (PSI)	TEST AGE	AGGREGATE, MAX. (IN.)	EXPOSURE CLASS	W/CM RATIO	AIR CONTENT (+/-1.5%)	SLUMP, MAX. (IN.)
SPREAD FOOTING	4500	28	1	F2/S0/W0/C1	0.45	6.0	4
FOUNDATION WALLS	3500	28	1	F1/S0/W0/C1	0.55	4.5	4

CONCRETE REINFORCEMENT

MATERIALS	REINFORCING BARS ASTM	A615 GRADE 60 DEFORMED BARS

PLACING: CONFORM TO ACI 301 SECTION 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO ACI 117.

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS:	CONCRETE CAST AGAINST EARTH	3"
	CONCRETE EXPOSED TO EARTH OR WEATHER	2"
	TIES IN COLUMNS AND BEAMS	1-1/2"
	BARS IN SLABS	3/4"
	BARS IN WALLS	3/4"
	EXTERIOR BARS IN TILT-UP PANELS	1"

SPLICES: CONFORM TO ACI 301 SECTION 3.3.2.7, "SPLICES". REFER TO "TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE" FOR TYPICAL REINFORCEMENT SPLICES.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED RETAINING WALL

PAVING LEGEND

- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARINGS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

#	Date	Issue / Description	Init.

Project No:	JDA02
Drawn By:	ASA/MRK
Checked By:	BAS
Date:	JULY 2023

RETAINING WALL DETAILS

EPC 8/3/2023

PCM1.4

H:\J\Johnson Development Associates\CO, Colorado Springs - Constitution Ave SS\0CIVIL\3-CD\PCM\JDA02_PCM 1.4 - Walls (CIP).dwg - Craig Dold - 7/21/2023