

THE SOD GUY - SALES LOT

CONSTRUCTION DRAWINGS

LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION FILING NO. 1A

COLORADO SPRINGS, COLORADO 80911

FA PROJECT NO. 04-18-0188
MAY 21, 2019



PROJECT LOCATION MAP
N.T.S.

SHEET INDEX		
NO.	TITLE	DESCRIPTION
1	G-01	COVER SHEET
2	C-01	SITE PLAN
3	C-02	UTILITY PLAN
4	C-03	GRADING PLAN
5	C-04	GRADING AND EROSION CONTROL PLAN
6	C-05	SECTIONS & DETAILS

OWNER INFO:
THE SOD GUY
42600 SUMMIT VIEW CT.
PARKER, CO 80138

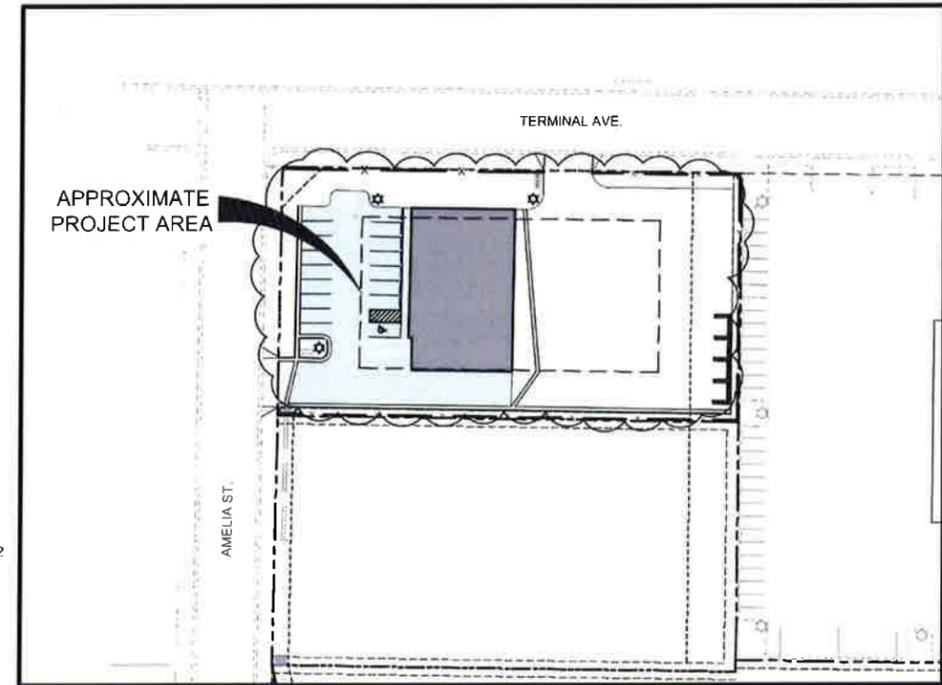
SITE ADDRESS:
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION
COLORADO SPRINGS, COLORADO 80911

ENGINEER:
CONNER BURBA, P.E.
ENGINEER II
56 INVERNESS DRIVE EAST, STE 112
ENGLEWOOD, CO 80112
720-214-5884

PREPARED UNDER THE DIRECT SUPERVISION OF:

By: _____ Date: _____
CONNER BURBA, PE #51257
FOR AND ON BEHALF OF FORSGREN ASSOCIATES, INC

LEGAL DESCRIPTION:
LOT 1 IN APPALOOSA HIGHWAY 24 SUBDIVISION FILING NO. 1A



VICINITY MAP
N.T.S.

Add CRUD Signature Block
 JS 06/06/19

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

P:\Clients\The Sod Guy\CAD\Construction Plans\1 - 301 - Cover.dwg - 5/24/2019 1:07 PM

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR DRIVELITE
FOR THE MARKING OF UNDERGROUND
UTILITY LINES.

PROJECT NO.	DATE/ISSUE	DRAWN	DESIGNED	APPROVED	IN CHARGE	BY	DATE	
		C. BURBA	C. BURBA	C. BURBA	C. BURBA	J. MOORE		
OWNER							THE SOD GUY	THE SOD GUY - SALES LOT
COLORADO SPRINGS, CO							COLORADO SPRINGS, CO	COVER
SHEET NO.							G-01	SHEET NO.
DATE:							12/31/18	PAGE NO.
1 OF X							1 OF X	1 OF X

FORSGREN
Associates, Inc.
56 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.800.0000

THE SOD GUY - SALES LOT

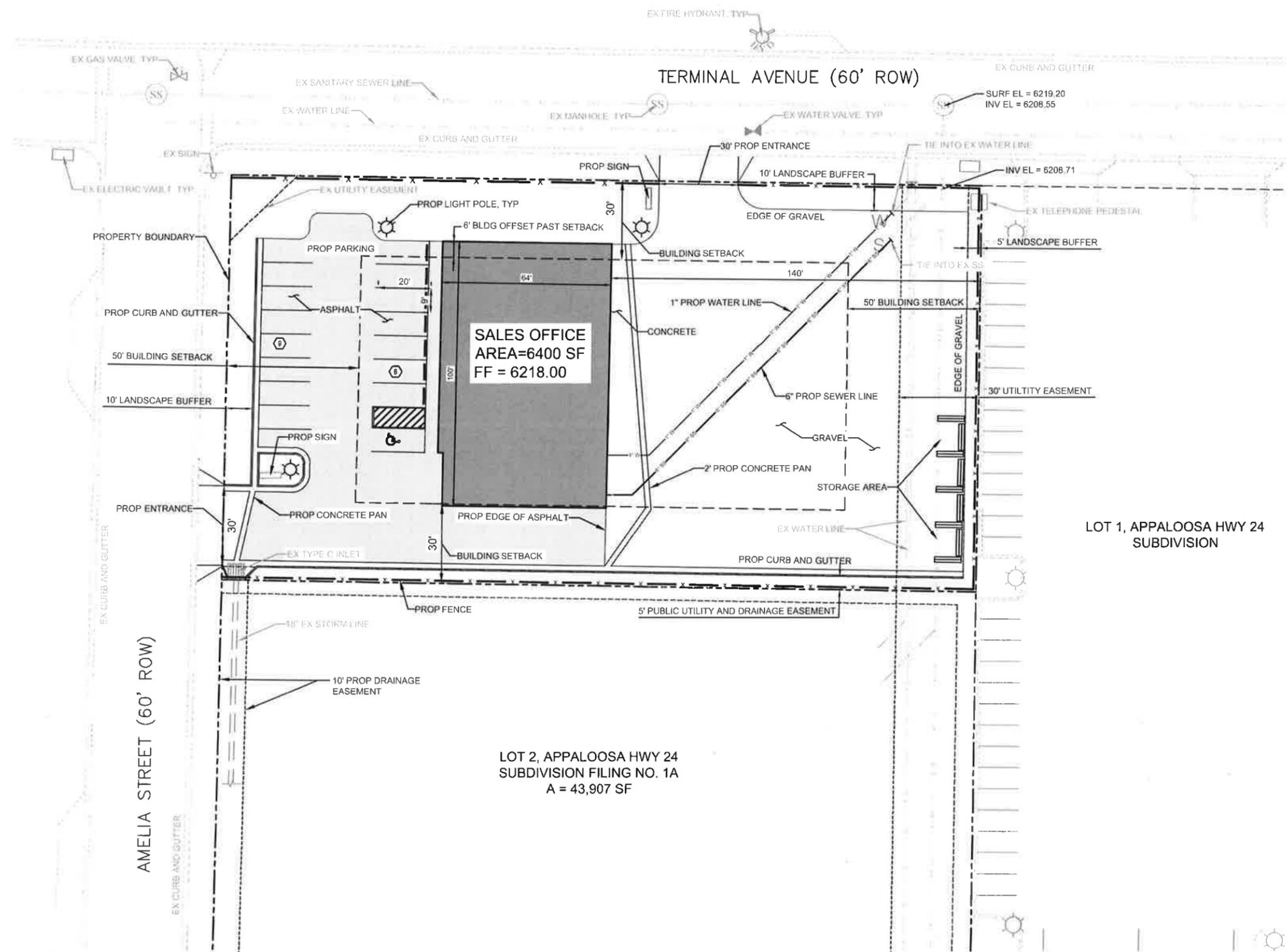
SITE DEVELOPMENT PLANS
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION

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.

LEGEND:

-  PROPOSED GRAVEL
-  PROPOSED ASPHALT
-  PROPOSED FENCE
-  PROPOSED LANDSCAPING

EL PASO COUNTY CODE	REQUIRED	PROVIDED
PARKING SPACES	XX	17
LANDSCAPING	XX	XX



LOT 1, APPALOOSA HWY 24
SUBDIVISION

LOT 2, APPALOOSA HWY 24
SUBDIVISION FILING NO. 1A
A = 43,907 SF

NO.	REVISIONS	BY	DATE

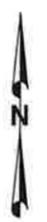
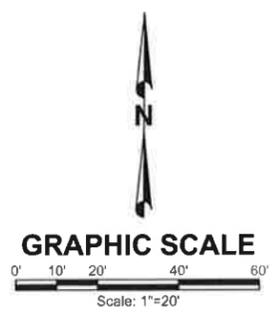
FORSGREN
Associates Inc.
56 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-18-20XX
DRAWN BY	C. BURBA
DESIGNED BY	C. BURBA
APPROVED BY	C. BURBA
DATE	J. MOORE

OWNER
THE SOD GUY
COLORADO SPRINGS, CO

THE SOD GUY - SALES LOT
SITE PLAN

SHEET NO:
C-01
DATE:
01/11/19
PAGE NO:
2 OF 6



GENERAL CONSTRUCTION NOTES:

1. PARKING DIMENSIONS ARE TO FACE OF CURB
2. NO TRASH ENCLOSURE REQUIRED
3. SEE C-04 FOR STAGING AND STRIPING PLAN
4. CONTRACTOR SHALL PROTECT EX APPURTENANCES AND POWER POLES
5. SIDE LOT BUILDING SETBACK = 5'-0". FRONT LOT BUILDING SETBACK = 15'-0"
6. INSTALL 3'-0" OF TYPE VL RIPRAP ALONG EAST AND SOUTHEAST EDGE OF PAVEMENT FOR EROSION PROTECTION
7. ALL WATER SERVICE LINES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-0"
8. ALL HDPE WATER SERVICE LINES SHALL BE HDPE SDR7 PIPE MATERIAL
9. CONTRACTOR SHALL INSTALL WATER SERVICE LINE AND SANITARY SERVICE LINE WITH A MINIMUM SEPARATION OF 10' FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE

THE SOD GUY - SALES LOT

CONSTRUCTION DRAWINGS LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION

UTILITY LEGEND



WATER AND SANITARY SEWER SYSTEM CONSTRUCTION NOTES

1. All materials and workmanship shall be in conformance with Cherokee Metropolitan District Standards and Specifications and the City of Colorado Springs construction standards unless noted otherwise. In the event of conflict, the higher standard shall govern.
2. The Contractor shall provide a traffic control plan in accordance with the provisions of the applicable agency having jurisdiction over the roadway which may include, but is not limited to, the El Paso County Public Services Division, City of Colorado Springs, and/or the Colorado Department of Transportation.
3. All street surface restoration shall be in accordance with the requirements of the applicable agency having jurisdiction over the roadway.
4. Shop drawing submittals shall be made for all materials to be incorporated into this project.
5. The Contractor is responsible to ensure that all work is performed in accordance with applicable standards and regulations as set forth by the Occupational Safety and Health Administration (OSHA).
6. The Contractor is to undertake his work in accordance with the District's Confined Space Entry requirements.
7. The Contractor shall be responsible for obtaining all necessary permits.
8. Positive drainage shall be provided away from all structures. Final grading is subject to review and approval.
9. All water system mains pipe material shall be polyvinyl chloride (PVC) class 200 (DR-14) per AWWA C-900 and ASTM D2411 specifications, except where noted. Specifically, sections of water pipe that cross under major drainage ways (sand creek) or major thoroughfares shall be ductile iron pipe.
10. All fittings shall be constructed of gray-iron material and furnished with mechanical pipe ends. All fittings shall have a minimum pressure rating of 250 psi and shall be wrapped with a 9 mil thickness polyethylene material per AWWA Standard C105. All fittings shall have anodes cad welded.
11. All water pipes shall be installed at a minimum depth of five (5) feet below finished grade.
12. All bends, tee, fire hydrants, blow-offs, and plugs at dead ends shall be installed with concrete thrust blocks.
13. Valve boxes shall be Tyler Slip Type "C" cast iron valve box assembly (S&B) with No. 150 oval base or approved equal.
14. All water system components shall be flared and chlorinated per AWWA C-601. Chlorinating water mains prior to acceptance. The contractor shall produce a 25 mg/l solution by adhering chlorine tablets to the pipe section with permex clear lvs inside the system. Chlorination shall occur prior to hydrostatic testing. The contractor shall obtain a bacteriological sample after the system has been flushed. A clean bacteriological sample must be obtained prior to the system being placed into service.
15. Hydrostatic testing: All water system mains shall be field pressure tested to a minimum of 150 psi or 1 1/2 times the static operating pressure, whichever is greater. Maximum allowable leakage for each section of pipe between line valves shall not exceed the following: "10 gallons per inch of pipe diameter per mile per day."
16. All valves shall conform to open ball construction per Cherokee Metropolitan District Standards.
17. When it is necessary to tie into an existing water main, the contractor shall ensure a minimum clearance of 18" where possible between the outside diameters of pipes.
18. While constructing the water and waste water system the contractor shall have in his possession at least one approved for construction set of updated plans at all times. Approved field modifications to plan sets shall be clearly identified in red ink on the plans by the contractor per field construction. These as-built changes shall be dated and submitted to the engineer of record. The engineer of record shall prepare a complete set of "as-constructed" drawings and deliver the sets to the Cherokee Metropolitan District prior to final acceptance of the water system.
19. Prior to tapping any EX water main the contractor shall submit and receive approval for said tap in accordance with the Cherokee Metropolitan District Standards.
20. All non-metallic pipes shall have a tracer wire attached to its top during construction. The tracer wire shall be #12 AWG insulated copper wire No. 12 copper conductors and shall be permanently affixed to the top of the pipe using tape at 4' intervals. The tracer wire shall also be permanently connected to all fire hydrant line metallic pipe bands, main valve and other metallic fittings and appurtenances. All points of connection shall be protected from corrosion by an epoxy or silicon coating. Ground tracer wires to surface at all valve boxes. Do not attach tracer wire to epoxy coated valves or fittings.
21. The contractor assumes responsibility for the protection of all utilities during the work. Prior to any excavation, contact the Utility Notification Center of Colorado at (800) 922-1887 at least two working days prior to digging.
22. Sanitary sewer pipe shall conform to ASTM D3034-SDR35 PVC.
23. Contractor shall field verify location and elevation of EX inverts prior to installation of new sanitary sewer system.
24. The pipeline installation shall generally be undertaken from the downhill portion of the project proceeding uphill.
25. All sanitary sewer manholes, lids, bases and other appurtenances shall be in accordance with (IAW) Colorado Springs Details Standard manhole Detail 1. Except as noted on these plans where required on these plans, water light manholes, lids and connections shall be provided IAW Colorado Springs standards.
26. Sanitary Sewer service lines shall be located per the detail on the utility service plan, or at the direction of the inspector.
27. Flat top lids on precast concrete manholes are required for all manholes 5.0 feet and less in depth. Eccentric cones are to be installed on all manholes with depths greater than 5.0 feet.
28. The sanitary sewer pipeline shall be installed in straight alignments between manholes unless otherwise approved by the Cherokee Metropolitan District.
29. The Contractor is responsible for any damage to the EX wastewater pipelines or manholes as a result of their construction activity.
30. All openings shall be "as built" surveyed and "as built" drawings submitted to the Cherokee Metropolitan District for review and acceptance.
31. Manhole Entry Permit: The Cherokee Metropolitan District will authorize the Contractor to enter District-owned manholes, however, the District will not issue an "Entry Permit" to the Contractor for any confined space. Prior to any entry, the Contractor shall provide his own personnel capable and qualified to issue an entry permit and shall be equipped for entry into confined spaces. The Cherokee Metropolitan District will assume no responsibility for the Contractor's entry into District-owned manholes.
32. Over lot grading and street sub-grade must be within one (1) foot prior to any utility installation.
33. Tracer wire is to be installed with all sanitary sewer main lines and services from the main line to the building structure. As outlined in comment #13.
34. Maximum depth of sanitary sewer is 6 feet of cover, if this minimum cannot be achieved do to shallow sewer sub then the following applies: other than the sewer service line, the following shall apply:
 - a. Depth greater than 6 feet, material type SCH 40
 - b. Depth between 4 feet and 6 feet, material type SCH 40 or cast iron pipe (CIP)
 - c. Depth less than 4 feet, material type SCH 40 or CIP with concrete cap
35. Water service must be over the sewer at all times. Sewer service pipe located within one foot of a water service line must be constructed with SCH 40 pipe or CIP.
36. All exterior sewer clean outs (CO) must have a Cast Iron, traffic rated cover or equivalent with concrete collar.
37. Specific size application of the Sandfall and/or Grease trap to be determined by Cherokee Metro District with the minimum size to be 1500 gallon.
38. Upon completion of construction and prior to acceptance by the District, two (2) copies of "as-constructed" plans and two (2) sets of electronic data files of the plans shall be submitted to the District for record.
 - a. The two (2) copies shall be complete with all "as-constructed" information together with a certification by the party responsible for construction that all data thereon is accurate and represents actual constructed conditions.
 - b. The two plan sets shall be submitted on sheets that are 24" x 36" in size.
 - c. The plan set shall be on a durable media that can be run through photocopying equipment.
 - d. The two electronic data formats shall be submitted. The first electronic data file set shall be in AutoCAD 2006 or newer format with no external reference drawings. All external references must be bound into the drawing set. The second set of electronic data files shall be in Adobe Acrobat pdf format.
 - e. "As-constructed" plans shall be submitted within two weeks of completion of the water and/or sanitary sewer utilities.
 - f. No authorization to connect to the system or discharge to the system will be allowed until the "as-constructed" documents have been received and accepted by the District.
 - g. All plans, specifications and supporting documents shall be prepared by or under the direct supervision of a professional engineer licensed to practice in the State of Colorado. All plans and specifications shall bear the seal and signature of said licensed professional engineer.
39. The Contractor's warranty shall extend for a two-year period from the date of Substantial Completion of the project.

HOPE: SDR9 CTS
\$8 06/06/19

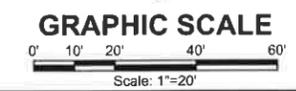
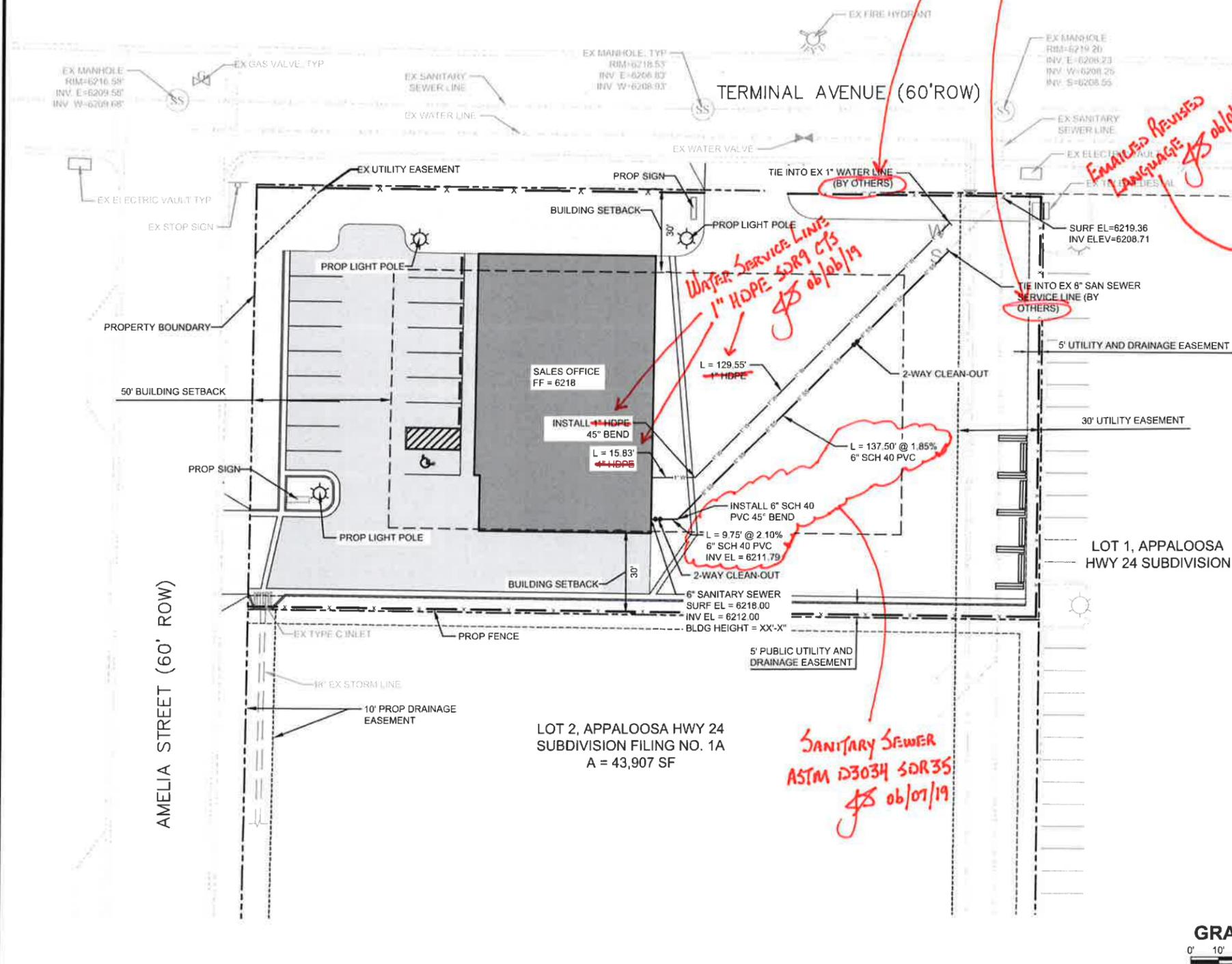
CMO Will Witness But Will Not Be Making These Connections
\$8 06/07/19

EMERGENCY REVISIONS LANGUAGE
\$8 06/06/19

Water Service Line
1" HOPE: SDR9 CTS
\$8 06/06/19

Note # 29
\$8 06/06/19

Sanitary Sewer
ASTM D3034 SDR35
\$8 06/07/19



NO.	REVISIONS	BY	DATE
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FORSGREN Associates Inc.			
56 Inverness Drive East, Suite 112, Englewood, CO 80112 PH: 720.214.5884 FAX: 720.000.0000			
PROJECT NO.	04-18-0188	OWNER	THE SOD GUY
DRAWN	C. BURBA	DESIGNED	C. BURBA
CHECKED	C. BURBA	DATE	J. MOORE
SALES LOT - SPECIAL USE	UTILITY PLAN		
SHEET NO.	C-02		
DATE:	01/11/19		
PAGE NO.	3 OF 6		

THE SOD GUY - SALES LOT

CONSTRUCTION DRAWINGS
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION

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.

NAME _____ DATE _____

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

NAME _____ 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. _____ DATE _____

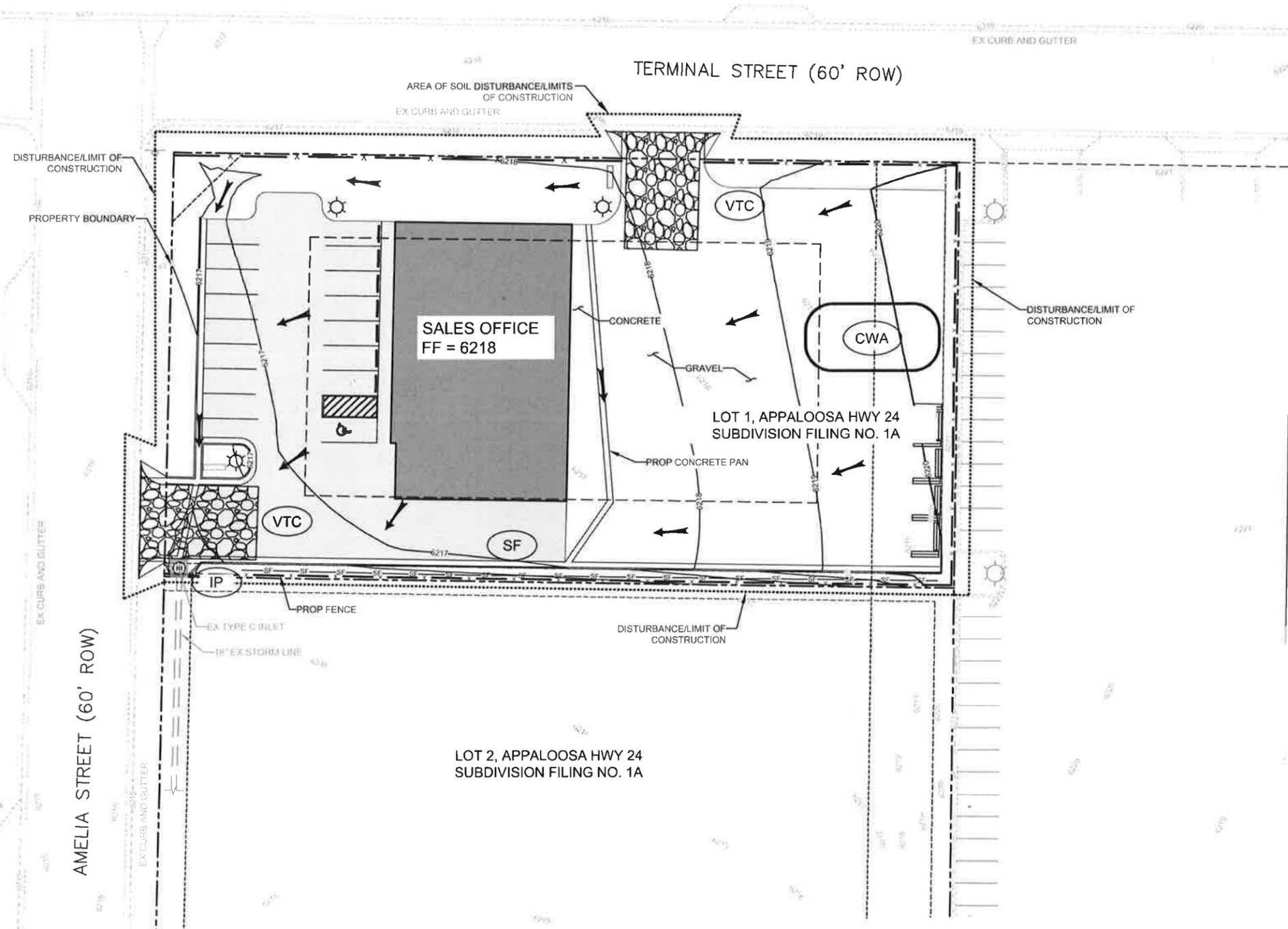
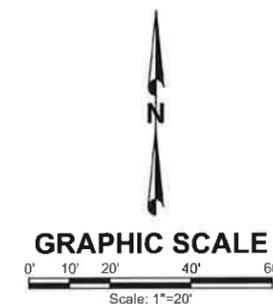
COUNTY ENGINEER / ECM ADMINISTRATOR

GENERAL CONSTRUCTION NOTES:

1. INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7, CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION.
2. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEDED.

LEGEND

-  VTC VEHICLE TRACKING CONTROL 
-  SF SILT FENCE 
-  SCL SEDIMENT CONTROL LOG 
-  CWA CONCRETE WASHOUT AREA 
-  IP INLET PROTECTION 



NO.	REVISIONS	BY	DATE

FORSGREN Associates Inc.
56 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-15-0012
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
DATE	J. MOORE

OWNER
THE SOD GUYS
COLORADO SPRINGS, CO

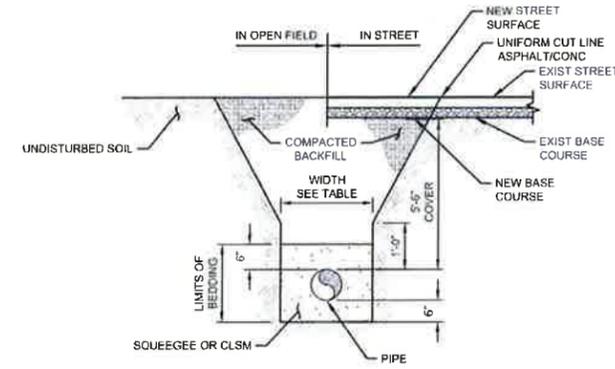
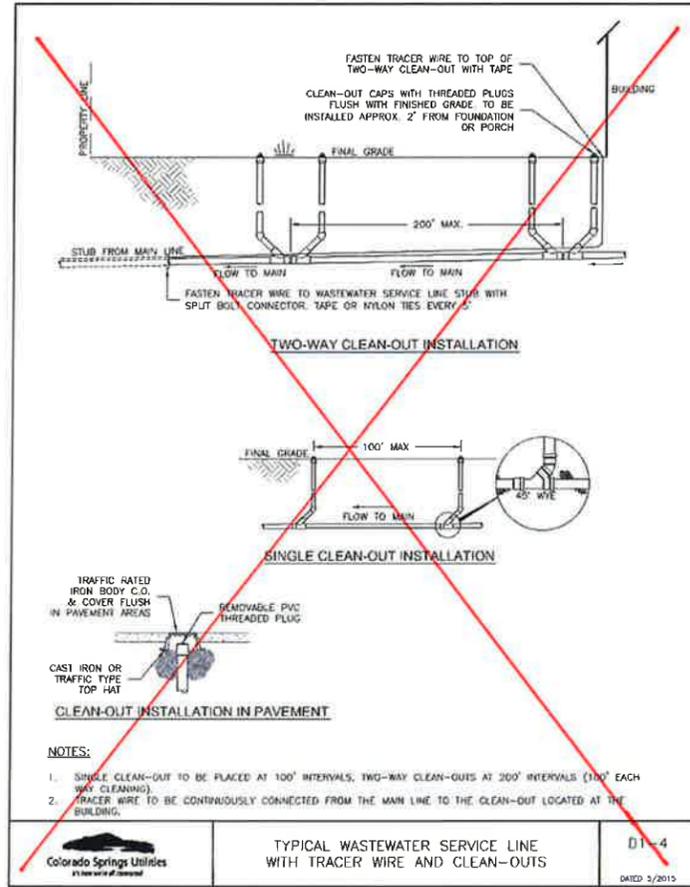
SALES LOT - SPECIAL USE
GRADING AND EROSION CONTROL PLAN

SHEET NO:
C-04
DATE:
01/11/18
PAGE NO:
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THE SOD GUY - SALES LOT

CONSTRUCTION DRAWINGS

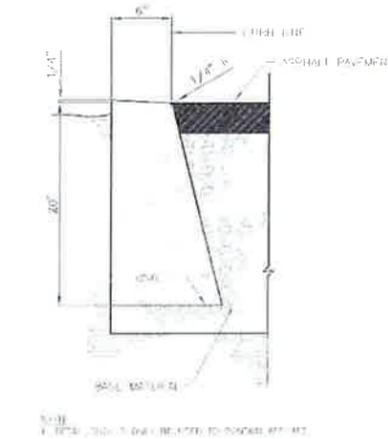
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION



PIPE Ø	MIN WIDTH	MAX WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
18"	2'-6"	3'-6"

- NOTES:**
- TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY OSHA-SUBPART P
 - TRENCH SHALL CONFORM TO APPLICABLE OSHA REQUIREMENTS

TRENCH DETAIL
SCALE: NTS



ASPHALT EDGE CURB DETAIL
SCALE: NTS

2 WAY CLEANOUT
SCALE: NTS

*Add CMD Detail WW-8B
JS 06/06/19*

*"TRACER WIRE"
Add CMD Detail W-12
JS 06/06/19*

*"MEETER SET DETAIL"
Add CMD Detail W-39
JS 06/06/19*

NO.	REVISIONS	BY	DATE

FORSGREN Associates, Inc.
56 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.8884 FAX: 720.000.0000

PROJECT NO.	24-18-033
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
DATE	J. MOORE

OWNER
THE SOD GUY
COLORADO SPRINGS, CO

SALES LOT - SPECIAL USE
SECTIONS & DETAILS

SHEET NO:
C-05
DATE:
01/11/19
PAGE NO:
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