LES SCHWAB TIRE CENTER
SITE DEVELOPMENT PLANS
7105 N MERIDIAN ROAD
FALCON, COLORADO 80831

Cushing Terrell

cushingterrell.com
800.757.9522

Tires LES SCHWAB

DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

JURISDICTIONAL CONTACTS

EL PASO COUNTY
PLANNING DEPARTMENT
JOHN GREEN
2880 INTERNATIONAL CIRCLE #110
COLORADO SPRINGS, CO 80910
(719) 520-6442

UTILITY COMPANY

SANITARY SEWER
WOODMAN HILLS METRO DISTRICT
8046 EASTON RD,
FALCON, CO 80831
(719) 295-2500

WATER
FALCON HIGHLANDS METRO DISTRICT
111 S. TEJON ST, #705
COLORADO SPRINGS, CO 80903
(719) 635-0330

PHONE/CABLE
CONTRACTOR TO COORDINATE SERVICE
PROVIDER WITH OWNER

GAS
COLORADO SPRINGS UTILITIES
111 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
(719) 448-4808

POWER
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN ROAD
FALCON, CO 80831
(800) 388-9881

SITE MAP
1" = 50'
NORTH

SHEET LIST

SURVEY
1 OF 2 A.L.T.A./N.S.P.S. LAND TITLE SURVEY - COVER SHEET
2 OF 2 A.L.T.A./N.S.P.S. LAND TITLE SURVEY - MAP SHEET

CIVIL
C000 COVER SHEET
C001 GENERAL NOTES
C002 EXISTING CONDITIONS PLAN
C100 SITE PLAN
C101 CONCRETE PAVEMENT JOINTING PLAN
C200 GRADING & DRAINAGE PLAN
C300 UTILITY PLAN
C400 CIVIL DETAILS
C401 CIVIL DETAILS
C402 CIVIL DETAILS

PCD PLANNING NOTE

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

LEGAL DESCRIPTION

(THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO, NCS-975191-X17-OR1 WITH A COMMITMENT DATE OF OCTOBER 24, 2019 AT 5:00 P.M.)

PARCEL A:

LOT 1, MERIDIAN CROSSING FILING NO. 1A, ACCORDING TO THE PLAT RECORDED OCTOBER 3, 2018 AT RECEPTION NO. 218714221, COUNTY OF EL PASO, STATE OF COLORADO .

PARCEL B:

NON EXCLUSIVE EASEMENTS FOR CROSS ACCESS, INGRESS AND EGRESS AS SET FORTH AND GRANTED IN THE MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 8, 2008 AT RECEPTION NO. 208099925 AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 AT RECEPTION NO. 20935924.

FOR INFORMATIONAL PURPOSES ONLY: APN: 5312114001

VICINITY MAP
NTS

CONSULTANT TEAM

ARCHITECT
CUSHING TERRELL
CORY NELSON
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

CIVIL ENGINEER
CUSHING TERRELL
ZACK GRAHAM, PE
411 E MAIN STREET SUITE 101
BOZEMAN, MT 59715
(406) 922-7137

ELECTRICAL ENGINEER
CUSHING TERRELL
MIKE BEGLINGER, PE
306 W RAILROAD ST. STE 104
MISSOULA, MT 59802
(406) 728-9522

LANDSCAPE ARCHITECT
CUSHING TERRELL
ANGELA HANSEN
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

GEOTECHNICAL ENGINEER
PICKERING, COLE, & HIVNER
GLEN D. OHLSEN, PE
1070 WEST 124TH AVE, SUITE 300
WESTMINSTER, CO 80234
(208) 323-9520

811
Know what's **below.**
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PCD FILE NO. PPR-21-023

7105 N MERIDIAN RD.
FALCON, CO
LES SCHWAB TIRE CENTER

COLORADO LICENSED
ZACHARY W. GRAHAM
38039
PROFESSIONAL ENGINEER

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SITE DEVELOPMENT PLANS

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COVER SHEET

C000

ABBREVIATIONS

@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OHU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BP	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	℄, PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CATV, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CIPP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
℄, CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STYD	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

LEGEND

EXISTING	PROPOSED	
		ASPHALT
		CONCRETE
		HEAVY DUTY ASPHALT
		HEAVY DUTY CONCRETE
		GRAVEL
		LANDSCAPE
		LANDSCAPE
wm	WM	WATER MAIN
	F F	FIRE SERVICE
	WS WS	DOMESTIC WATER SERVICE
st	ST	STORM DRAIN
ss	SS	SANITARY SEWER
bp	BP BP	BURIED POWER
oh	OHP	OVERHEAD POWER
bt	BT BT	BURIED TELEPHONE
gas	GAS GAS	BURIED GAS
fo	FO FO	BURIED FIBER OPTIC
		FENCE - CHAINLINK
		FENCE - WOODEN
X	X	FENCE - BARBED WIRE
		BUILDING
		BUILDING ROOF OVERHANG
		VERTICAL CURB
		CURB AND GUTTER
		CURB AND GUTTER - CATCH
		CURB AND GUTTER - SPILL
		VEGETATION EXTENTS
		PROPERTY LINE - SUBJECT
		PROPERTY LINE - ADJACENT
		EASEMENT
1		CONTROL POINT
6		FOUND PROPERTY CORNER AS NOTED
1		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		WATER SHUTOFF
W	W	WATER METER
D	D	STORM DRAIN MANHOLE
G		STORM DRAIN INLET STRUCTURE
		STORM DRAIN CURB INLET
		STORM DRAIN OUTLET STRUCTURE
		STORM DRAIN ROOF DOWNSPOUT
CO	CO	STORM DRAIN CLEANOUT
S	S	SANITARY SEWER MANHOLE
CO	CO	SANITARY SEWER CLEANOUT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE (ONE LIGHT AND DIRECTION)
		LIGHT POLE
A		TRANSFORMER
P	P	POWER METER OR POWER HANDHOLE
G	G	GAS METER
T	T	TELEPHONE PEDESTAL
I	I	IRRIGATION CONTROL VALVE
		POLE SIGN AND DOUBLE POLE SIGN
		BOLLARD (OR AS NOTED)
	#	PARKING STALL COUNT
		DECIDUOUS TREE
		CONIFEROUS TREE
		BUSH

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE EL PASO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, EL PASO COUNTY AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A COLORADO LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
12. IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND EL PASO COUNTY A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

1. ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL ENGINEERING REPORT, PROPOSED LES SCHWAB TIRE CENTER" BY PICKERING, COLE & HIVNER, LLC. DATED SEPTEMBER 27TH, 2016.
2. ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

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7105 N MERIDIAN RD.
FALCON, CO

COLORADO LICENSED
ZACHARY W. GRAHAM
39039
PROFESSIONAL ENGINEER

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SITE DEVELOPMENT PLANS

09.01.2021
DRAWN BY | WALKER
CHECKED BY | GRAHAM
REVISIONS

NOTES

C001

1 C001 EXISTING CONDITIONS PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

PROJECT CONDITIONS

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
2. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
3. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED

SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

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FALCON, CO

COLORADO LICENSED ZACHARY W. GRAHAM 39039 PROFESSIONAL ENGINEER

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SITE DEVELOPMENT PLANS

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EXISTING CONDITIONS PLAN

C002

PCD FILE NO. PPR-21-023

1 C100 SITE PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. SEE DETAILS 8 & 9 / C400 FOR SIGN BASE AND FOUNDATION DETAILS

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.
3. SEE LANDARCH FOR CONCRETE JOINT SPACING. SEE DETAIL 2/C402 FOR CONCRETE JOINT DETAILS.

SITE DATA TABLE		
ADDRESS	7105 N MERIDIAN RD, FALCON, COLORADO	
ZONING	CR-COMMERCIAL SERVICE	
PARCEL ID	5312114001	
LAND USE	VEHICLE REPAIR GARAGE	
LOT AREA	2.48 ACRES	
LANDSCAPING (TOTAL)	31%	
PLANTING BEDS	16%	
TURF (OPEN SPACE)	15%	
BUILDING LOT COVERAGE	9.7%	
DWELLING UNITS	0	
	REQUIRED	PROPOSED
BUILDING HEIGHT	45' MAX	30
PARKING	34 (3/BAY 1/EMPLOYEE)	43
FRONT SETBACK	25' MIN	VARIES 82' MIN
REAR	25' MIN	VARIES 121' MIN
SIDE	25' MIN	VARIES 59' MIN

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PCD FILE NO. PPR-21-023

SITE PLAN

C100

1 C101 JOINTING PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

GENERAL NOTES

1. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. DURING INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREA CLEAN AND IN ORDERLY CONDITION. PROTECT ALL IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM OPERATIONS OR NEGLIGENCE OF LANDSCAPE CONTRACTORS AND OTHER TRADES. COORDINATE PROTECTION WITH OTHER TRADES.
3. MAINTAIN PROTECTION OF SITE IMPROVEMENTS DURING MAINTENANCE PERIODS AS SPECIFIED.
4. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
5. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
6. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION.
7. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
8. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
9. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
10. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
11. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
12. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
13. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULED INSPECTIONS.
14. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY STANDARDS, PROJECT SPECIFIC SPECIAL PROVISIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS.

JOINTING LEGEND

CONTRACTION/EXPANSION JOINT
SEE DETAIL 2/C401

CONTRACTION JOINT
SEE DETAIL 3/C101

2 C101 CONTRACTION / EXPANSION JOINT
SECTION

NOT TO SCALE

3 C101 CONTRACTION JOINT
SECTION

NOT TO SCALE

PCD FILE NO. PPR-21-023

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COLORADO LICENSED
ZACHARY W. GRAHAM
39039
PROFESSIONAL ENGINEER

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SITE DEVELOPMENT PLANS

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CONCRETE PAVEMENT JOINTING PLAN

C101

8/31/2021 10:46 AM | L:\LesSchwab\New\LSCO_20FAL\BIMCAD\Civil\LSCO_20FAL_C101.dwg

1 C200 GRADING PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE FLOW LINE, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 6800 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

GRADING LEGEND

-2.0%	PROPOSED SLOPE
	PROPOSED GRADE BREAK
st	EXISTING STORM DRAIN
ST	PROPOSED STORM DRAIN
???	FLOW LINE ELEVATION
MEG ???	MATCH EXISTING GRADE ELEVATION
TC ???	TOP OF CONCRETE ELEVATION
FG ???	FINISHED LANDSCAPE GRADE ELEVATION

NOTE: ADD 6800' TO ALL SPOT ELEVATIONS SHOWN

7 C200 CONCRETE CHANNEL REINFORCEMENT DETAIL

NOT TO SCALE

2 C200 CROSS PAN SECTION

NOT TO SCALE

3 C200 CONCRETE CHANNEL SECTION

NOT TO SCALE

4 C200 SIDEWALK CHASE SECTION

NOT TO SCALE

5 C200 SIDEWALK CHASE SECTION

NOT TO SCALE

6 C200 CURB CUT DETAIL

NOT TO SCALE

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GRADING PLAN

C200

1 C300 UTILITY PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

UTILITY CONTACTS

SANITARY SEWER	GAS	WATER	POWER	PHONE/CABLE
WOODMAN HILLS METRO DISTRICT 8046 EASTON RD, FALCON, CO 80831 (719) 295-2500	COLORADO SPRINGS UTILITIES 111 S. CASCADE AVE. COLORADO SPRINGS, CO 80903 (719) 448-4808	FALCON HIGHLANDS METRO DISTRICT 111 S. TEJON ST, #705 COLORADO SPRINGS, CO 80903 (719) 635-0330	MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN ROAD FALCON, CO 80831 (800) 388-9881	CONTRACTOR TO COORDINATE SERVICE PROVIDER WITH OWNER

WATER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS.
2. UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE HDPE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS.
3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
4. THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 5.0 FT. WHERE AT LEAST 5.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
5. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
7. ANY EXISTING OR NEW VALVES THAT CONTROL THE FALCON HIGHLANDS METRO DISTRICT WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
10. ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
11. PER THE CURRENT COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS
3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
4. PER CURRENT COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
6. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
8. AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
9. PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
10. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

DRY UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

COLORADO SPRINGS UTILITIES

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, FALCON CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ANY GAS LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS METERS TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
8. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
9. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF FALCON OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

PCD FILE NO. PPR-21-023

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UTILITY PLAN

C300

NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PROOF-ROLLED USING A STEEL-DRUM ROLLER TO DETERMINE TH EPRESENCE OF ANY SOFT SPOTS. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

1 / C400 ASPHALT PAVEMENT - STANDARD CROSS SECTION

NOT TO SCALE

NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PROOF-ROLLED USING A STEEL-DRUM ROLLER TO DETERMINE TH EPRESENCE OF ANY SOFT SPOTS. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

2 / C400 ASPHALT PAVEMENT - HEAVY DUTY CROSS SECTION

NOT TO SCALE

NOTES:
1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
3. THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

3 / C400 CONCRETE PAVEMENT- STANDARD DUTY CROSS SECTION

NOT TO SCALE

NOTES:
1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
3. THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

4 / C400 CONCRETE PAVEMENT - HEAVY DUTY

NOT TO SCALE

EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
2. ROUND SMOOTH CONCRETE TOP
3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

5 / C400 6" DIA. BOLLARD

NOT TO SCALE

6 / C400 NOT USED

NOT TO SCALE

7 / C400 NOT USED

NOT TO SCALE

8 / C400 OASIS CLASSIC MAILBOX

NOT TO SCALE

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CIVIL DETAIL

C400

PCD FILE NO. PPR-21-023

1 C401 KEY KEEPER KEY DROP

NOT TO SCALE

FREESTANDING SIGNAGE

BOLLARD MOUNTED SIGNAGE

2 C401 ADA SIGNAGE DETAIL

NOT TO SCALE

3 C401 ACCESSIBLE PARKING STRIPING

NOT TO SCALE

NOTE:
1. MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

4 C401 BIKE RACK

NOT TO SCALE

NOTE:
1. WABASH VALLEY CL321-AP104N-MC103 (P).
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

5 C401 BENCH

NOT TO SCALE

NOTE:
1. SEE SITE LEGEND FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

6 C401 TRASH RECEPTACLE

NOT TO SCALE

7 C401 CLEANOUT

NOT TO SCALE

8 C401 SANITARY CONNECTION

NOT TO SCALE

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C401

NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

1 C402 CROSS PAN

NOT TO SCALE

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-20	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

2 C402 CURB AND GUTTER

NOT TO SCALE

SCALE: NOT TO SCALE

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

3 C402 SIDEWALK CHASE

NOT TO SCALE

SCALE: NOT TO SCALE

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

Oldcastle Precast®

Water

Single Grease Interceptor
Model: SGI-Standard

GALLON CAPACITY	MODEL No.	DIM "A"	DIM "B"	WATER DEPTH DIM "C"	DIM "D"	DIM "E"	DIM "F"	WEIGHT
320	4163-GI	4'-0"	6'-0"	2'-0"	2'-2"	3'-0"	2'-10"	7,535
500	4113-GI	4'-0"	11'-0"	2'-0"	2'-2"	3'-0"	2'-10"	11,631
750	4114-GI	4'-0"	11'-0"	2'-6"	2'-8"	4'-0"	3'-10"	14,031
1000	4114S-GI	4'-0"	11'-0"	3'-3"	3'-5"	4'-6"	4'-4"	15,300
1250	4115-GI	4'-0"	11'-0"	4'-0"	4'-2"	5'-0"	4'-10"	16,431
1500	4116-GI	4'-0"	11'-0"	5'-0"	5'-2"	6'-0"	5'-10"	18,831
1800	4116S-GI	4'-0"	11'-0"	5'-6"	5'-8"	6'-6"	6'-4"	20,031
2000	4117-GI	4'-0"	11'-0"	6'-0"	6'-2"	7'-0"	6'-10"	21,231
2500	6126S-GI	6'-0"	12'-6"	4'-6"	4'-8"	6'-0"	5'-10"	24,529
3000	6126T-GI	6'-0"	12'-6"	5'-6"	5'-8"	7'-0"	6'-10"	27,454
3500	1112S-GI	11'-0"	12'-0"	3'-8"	3'-10"	5'-0"	4'-10"	37,890
5000	1117S-GI	11'-0"	17'-0"	3'-8"	3'-10"	5'-0"	4'-10"	47,085
5500	1117A-GI	11'-0"	17'-0"	4'-0"	4'-2"	5'-9"	5'-7"	51,451
6000	1119S-GI	11'-0"	19'-0"	4'-0"	4'-2"	5'-9"	5'-7"	55,897
7000	1122S-GI	11'-0"	22'-0"	4'-0"	4'-2"	5'-0"	4'-10"	45,883
8000	1122A-GI	11'-0"	22'-0"	4'-6"	4'-8"	5'-9"	5'-7"	62,566
9000	1127A-GI	11'-0"	27'-0"	4'-0"	4'-2"	5'-9"	5'-7"	73,680
10000	1129A-GI	11'-0"	29'-0"	4'-6"	4'-8"	5'-9"	5'-7"	78,126
11000	1134A-GI	11'-0"	34'-0"	4'-0"	4'-2"	5'-9"	5'-7"	89,241

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4 C402 SAND OIL INTERECPTOR

NOT TO SCALE

Oldcastle Precast®

Water

Single Grease Interceptor
Model: SGI-Standard

Design Criteria:
Uniform Plumbing Code – Appendix H
Number of Meals Per Peak Hours X Waste Flow Rate X Retention Time X Storage Factor X Capacity In Gallons

Elevation View

Plan View

Notes:
1. Concrete: 28 Day Compressive Strength f'c = 4500 psi
2. Rebar: ASTM A-615 Grade 60
3. Mesh: ASTM A-185 Grade 65
4. Design: ACI-318-02 Building Code ASTM C-857 "Minimum Structural Design Loading For Underground Precast Concrete Utility Structures"
5. Loads: H-20 Truck Wheel w/ 30% Impact Per AASHTO
6. Fill w/ Clean Water Prior To Start-Up Of System
7. Contractor To Supply & Install All Piping & Sampling Tees
8. Gray Water Only.

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NOTES:

1. THIS DETAIL MAY BE USED FOR PAVEMENT CUTS LESS THAN 200 SQ. FT.

2. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY IN CONJUNCTION WITH TRENCHING.

3. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.

4. THICKNESS OF NEW A.C. PAVEMENT REPLACEMENT SHALL MATCH EXISTING (4" MIN.)

5. THICKNESS OF NEW BASE COURSE SHALL BE MINIMUM OF 6" OR EQUAL TO EXISTING, WHICHEVER IS GREATER.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Utility Trench Repair Detail Asphalt Pavement Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_4-20	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

5 C402 ASPHALT REPAIR

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cushingterrell.com
800.757.9522

Tires LES SCHWAB

LES SCHWAB TIRE CENTER

7105 N MERIDIAN RD.
FALCON, CO

COLORADO LICENSED PROFESSIONAL ENGINEER ZACHARY W. GRAHAM 38269

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SITE DEVELOPMENT PLANS

09.01.2021
DRAWN BY | WALKER
CHECKED BY | WHITE
REVISIONS
-

PCD FILE NO. PPR-21-023

CIVIL DETAIL

C402

1 FLOOR PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

NORTH REF

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LES SCHWAB TIRE

COLORADO LICENSED
BRADLEY D DUNBAR
405602
ARCHITECT

7-20-2021

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07.21.2021

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REVISIONS

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FLOOR PLAN

A1.1

1 A2.0 FRONT PERSPECTIVE
N.T.S.

2 A2.0 FRONT PERSPECTIVE @ SERVICE BAYS
N.T.S.

3 A2.0 SITE AERIAL VIEW
N.T.S.

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EXTERIOR VIEWS

A2.0

1 A2.1 FRONT ELEVATION

1/8" = 1'-0"

2 A2.1 REAR ELEVATION

1/8" = 1'-0"

3 A2.1 SERVICE END ELEVATION

1/8" = 1'-0"

4 A2.1 SHOWROOM ELEVATION

1/8" = 1'-0"

ELEVATION GENERAL NOTES:

A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN CMU AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
F. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

MATERIAL LEGEND:

BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)
BLK-2	ANGELUS CMU SPLIT BURNISHED, (MISSION WHITE)
BLK-3	ANGELUS CMU PRECISION, (GREYSTONE)
BLK-4	ANGELUS CMU SPLIT FACE, (LANERA RED)
SP-1	SOFFIT PANEL 6" V-GROOVE PLANKS (WHITE OAK NATURAL)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT TYPE-2 (MATCH VALSPAR 397B792 FLUROPON EXTRA DARK BRONZE)

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EXTERIOR ELEVATIONS

A2.1

GENERAL NOTES

A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
B. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION; ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

LEGEND

POLE MOUNTED LIGHT
WALL MOUNTED LIGHT

SITE LIGHTING SCHEDULE

	FIXTURE							MOUNTING		LAMP
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	TYPE	HEIGHT	TYPE
S1	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE 4 DISTRIBUTION WITH SPILL CONTROL, MOTION SENSOR CONTROLLED DIMMING.	MCGRAW-EDISON	GLEON-SA2B-740-2-SL4-BZ-FF-MS/DIM-L40W	1, 2, 3	208	11,111	85	POLE	20'	LED, 4000K
S-POLE	ROUND TAPERED STEEL POLE, DARK BRONZE, 20' MOUNTING HEIGHT	MCGRAW-EDISON	RTS6A20S-F-N-1-X-G	1, 4						
W1	LED WALL MOUNTED FIXTURE, FULL CUTOFF, DARK BRONZE FINISH AND MOTION SENSOR CONTROLLED DIMMING.	LUMARK	XTOR6B-W-BZ-MS/DIM-L20	1, 2	120-277	6,038	58	WALL	15'	LED, 4000K

NOTES:
1. COLOR SHALL BE DARK BRONZE, VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20' FIXTURE MOUNTING HEIGHT WITH 30" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
PARKING LOT	+	2.8 fc	9.7 fc	0.1 fc	28.0:1
PROPERTY LINE	+	0.1 fc	0.1 fc	0.0 fc	N / A

1 E100 SITE LIGHTING PLAN

NORTH

0 10 20 40
SCALE: 1" = 20'

2 E100 LIGHTING POLE BASE DETAIL
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SITE LIGHTING PLAN

E100

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