

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

PROPERTY OWNER

PARK PLACE ENTERPRISES LLC 15 MIRANDA ROAD COLORADO SPRINGS, CO 80906

ARCHITECT LANDSCAPE ARCHITECT

ENTITLEMENT CONSULTANT

CIVIL ENGINEER / SURVEYOR GEOTECHNICAL ENGINEER GALLOWAY & COMPANY

6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 FAX: (303) 770-3636

ATTN: AARON MCLEAN (ENTITLEMENTS) ATTN: KYLE J. MATTHEWS (ARCHITECT) ATTN: KERRI LILJEGREN, RLA (LANDSCAPE ARCHITECT) ATTN: JOE PARK, P.E. (CIVIL ENGINEERING) ATTN: LYLE BISSEGGER, P.L.S. (SURVEY)

DEVELOPER/APPLICANT

SFP-E P.O. BOX 5350 BEND, OR 97708 (541) 416-5238 ATTN: GEORGE BUNTING

PICKERING, COLE & HIVNER 1070 W. 124TH AVENUE, SUITE 300 WESTMINSTER, CO 80234 TEL: (303) 996-2999

JURISDICTIONAL CONTACTS

PLANNING DEPARTMENT

EL PASO COUNTY-PLANNING 2880 INTERNATIONAL CIRCLE #110 COLORADO SPRINGS, CO 80910 TEL: (719) 520-6313 ATTN: NINA RUIZ

ENGINEERING DEPARTMENT

EL PASO COUNTY-ENGINEERING 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 TEL: (719) 520-6813 ATTN: ELIZABETH NIJKAMP

FALCON FIRE DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 TEL: (719) 495-4050

UTILITY CONTACTS

POWER MOUNTAIN VIEW ELECTRIC ASSOCIATION

11140 E WOODMEN ROAD FALCON, CO 80831 TEL: (800) 388-9881

WATER

FALCON HIGHLANDS METROPOLITAN DISTRICT 111 SOUTH TEJON STREET #705 COLORADO SPRINGS, CO 80903 TEL: (719) 635-0330 ATTN: CYNTHIA BEYER

SANITARY SEWER

WOODMAN HILLS METRO DISTRICT 8046 EASTON ROAD FALCON, CO 80831 TEL: (719) 495-2500 x111 ATTN: DANNY EVERETT

ATTN: GLENN D. OHLSEN, P.E.

BUILDING DEPARTMENT

PIKES PEAK REGIONAL BUILDING DEPARTMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 TEL: (719) 327-2880

FIRE DEPARTMENT

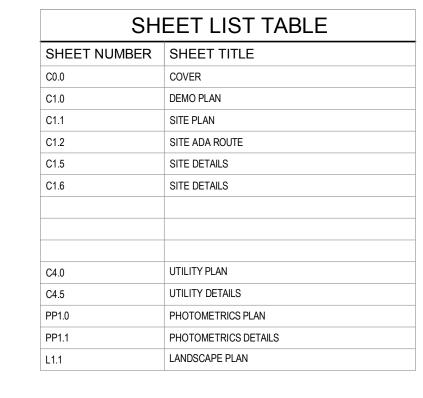
ATTN: CHIEF TRENT HARWIG

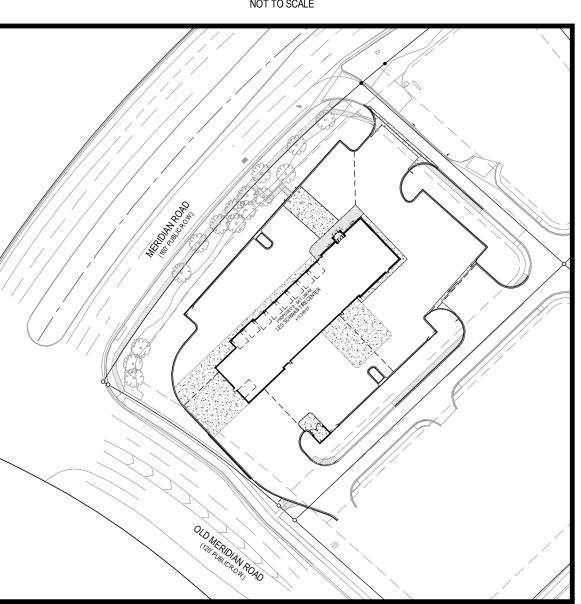
TELEPHONE CENTURYLINK TEL: (719) 633-2998 ATTN: JIM CONNELLY

GAS

COLORADO SPRINGS UTILITIES (719) 668-4462 ATTN: BEN SCHMITT

EAST WOODMEN ROAD VICINITY MAP





SITE MAP

FOR INFORMATION ONLY

EARTHWORK SUMMARY TABLE					
CUT	FILL	EXPORT			
XXX CY	XXX CY	XXX CY			
CUT/FILL NUMBERS ARE FOR PERMITTING IRPOSES ONLY AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.					

CONTRACTOR IS RESPONSIBLE FOR TAKE-OFFS AND SHOULD NOT RELY ON CUT/FILL NUMBERS SHOWN ON THESE CONSTRUCTION DOCUMENTS FOR ESTIMATING PURPOSES, NO CLAIM WILL BE CONSIDERED IF THE CONTRACTOR RELIES ON THIS INFORMATION FOR BIDDING OR FOR CONSTRUCTION

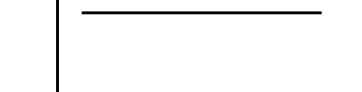
NOTE: CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING ALL QUANTITIES PROVIDED ON PLANS PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: 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

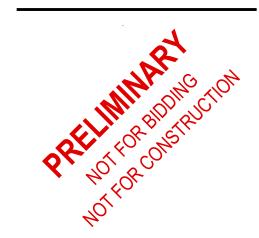
GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FALCON STANDARD CONSTRUCTION SPECIFICATIONS, IMPROVEMENT STANDARDS AND STANDARD DRAWINGS.
- 2. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE CITY. OWNER AND THE ENGINEER HARMLESS FROM AN AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY, OWNER OR ENGINEER.
- THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES HOWEVER. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH THE CONTRACTOR MAY DISCOVER, BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF THE IMPROVEMENTS. THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE. ANY COSTS INCURRED RESULTING FROM CONTRACTOR'S FAILURE TO STOP AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE SPECIFICATION OF THE AGENCIES INVOLVED AND ALL WORK IS SUBJECT THE APPROVAL OF THEIR DIRECTOR OR AUTHORIZED REPRESENTATIVE.
- 6. THE CONTRACTOR SHALL NOTIFY THE CITY OF FALCON'S PUBLIC SERVICES INSPECTORS MON.-FRI. 8:00 A.M. TO 4:00 P.M. AT (XXX) XXX-XXXX FOR A PRECONSTRUCTION MEETING 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION ACTIVITIES. TRI VIEW WATER AGENCY AND PIKES PEAK UTILITY DISTRICT REQUIRE AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION REQUESTS FOR INSPECTION OF PUBLIC FACILITIES. THEREFORE. NOTICE SHALL BE GIVEN 48-HOURS IN ADVANCE AND BE PERFORMED BY THE AGENCY'S DESIGNATED AGENT.
- 7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS AND SHALL POSSESS APPROVED PLANS PRIOR TO BEGINNING OF CONSTRUCTION. A SET OF SIGNED AND APPROVED PLANS ARE TO BE ON THE JOB SITE AT ALL TIMES.
- 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PUBLIC AND PRIVATE IMPROVEMENT WITHIN THE WORK AREA AND SHELL ADEQUATELY BARRICADE THE PROJECT SITE TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.
- 9. THE CONTRACTOR MUST EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. THE CONTRACTOR SHALL INCUR ALL COSTS FOR SUCH EXCAVATION.
- 10. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.
- 11. CONTRACTOR MUST NOTIFY "COLORADO 811" AT 811 (PHONE 800-922-1987) OR THROUGH THE WEBSITE AT HTTP://COLORADO811.ORG 48 HOURS IN ADVANCE BEFORE ANY
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND/OR OTHER SURVEY MONUMENTS AND SHALL NOTIFY CITY OF FALCON OF PUBLIC SERVICES OF ANY DAMAGED OR REMOVED CITY, STATE, OR BUREAU MONUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGED OR REMOVED MONUMENTS.
- 13. CONTRACTOR SHALL NOTIFY DEPARTMENT OF PUBLIC SERVICES UPON APPLICATION FOR PERMIT AND PAYMENT OF REQUIRED FEE.
- 14. THE CONTRACTOR SHALL VERIFY ALL STREETS NAMES AND THEIR CORRECT SPELLING WITH THE FIRE DEPARTMENT AND BUILDING DIVISION BEFORE ORDERING STREET SIGNS.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY FLOODPLAIN BOUNDARIES. FLOODPLAIN BOUNDARIES SHALL BE CLEARLY DELINEATED IN THE FIELD WITH ORANGE ESA FENCING AND SIX FOOT (6') STAKES TEN FEET (10') OC PRIOR TO
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY WITHIN THE "LIMITS OF WORK." THESE AREAS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO
- 17. WHERE WORK IS BEING DONE IN AN OFFSITE EASEMENT THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 48 HOURS PRIOR TO COMMENCING WORK.
- 18. 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.



Colorado Springs, Co 80920

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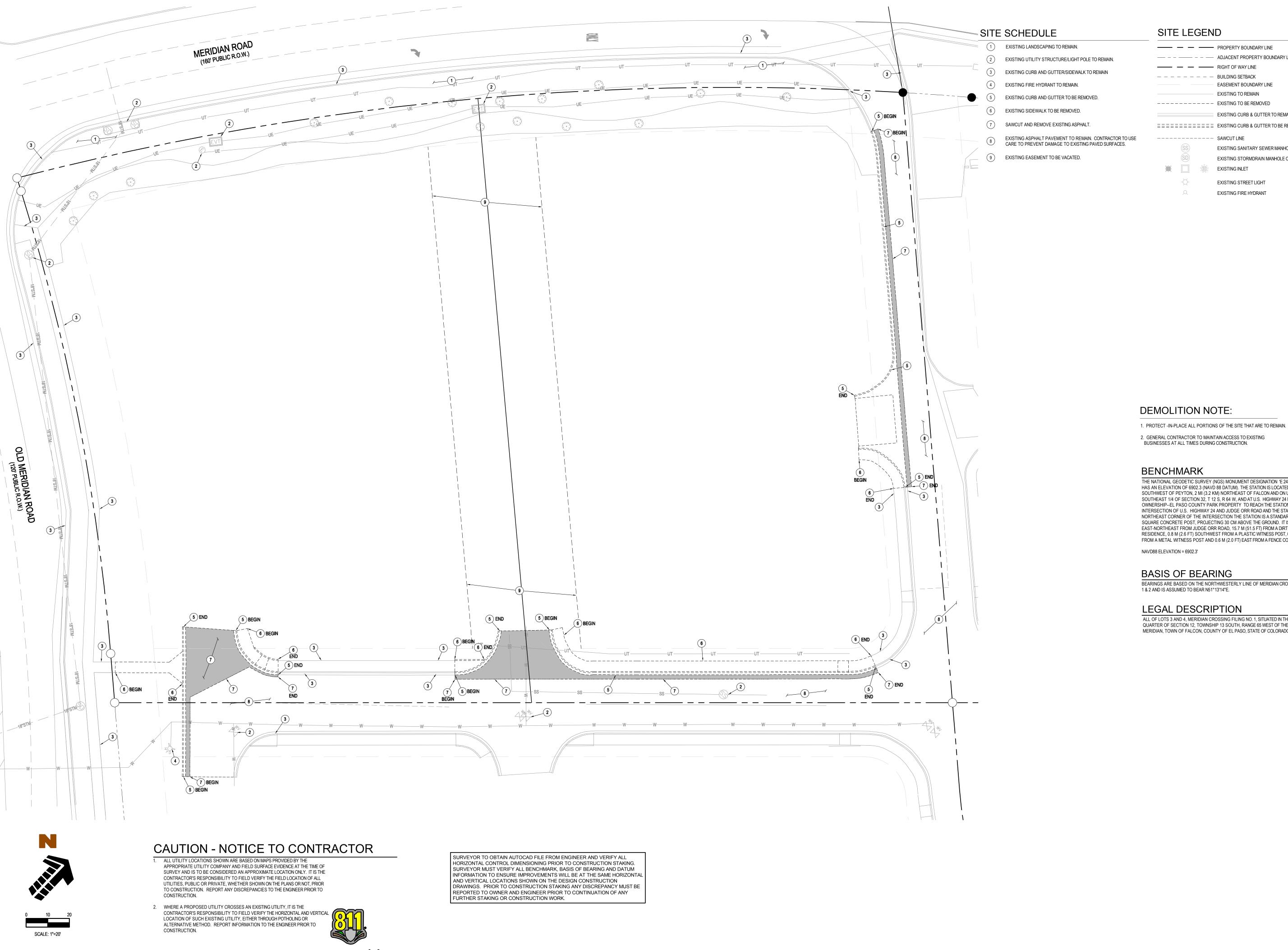
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2	6/8/18	2ND SDP SUBMITTAL
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Date Issue / Description Init.

0 3/27/18 CLIENT SET

Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

COVER



—— — PROPERTY BOUNDARY LINE — – – — ADJACENT PROPERTY BOUNDARY LINE - - - - - - BUILDING SETBACK EASEMENT BOUNDARY LINE EXISTING TO REMAIN ---- EXISTING TO BE REMOVED EXISTING CURB & GUTTER TO REMAIN

> EXISTING SANITARY SEWER MANHOLE COVER EXISTING STORMDRAIN MANHOLE COVER

EXISTING FIRE HYDRANT

2. GENERAL CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

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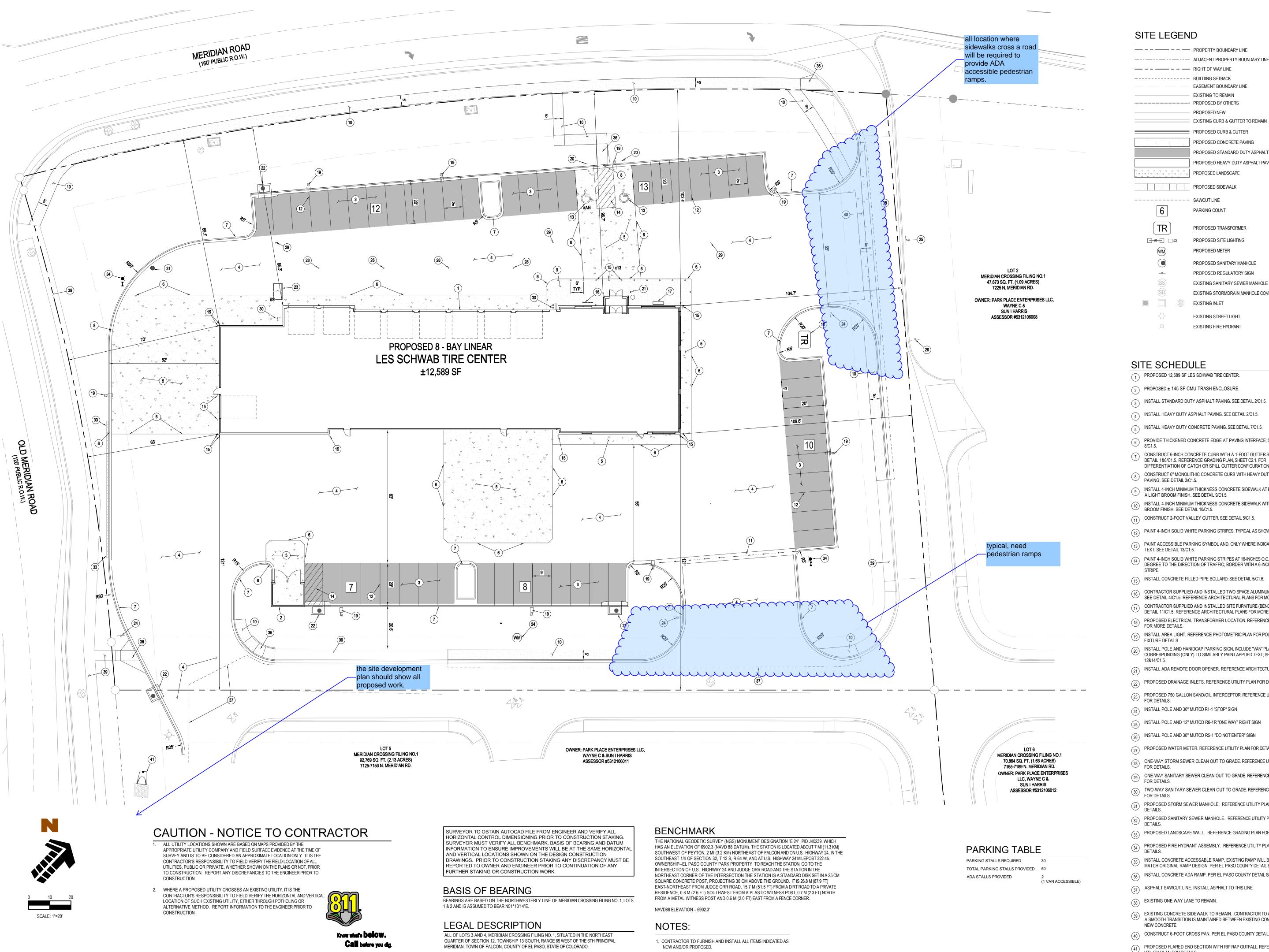
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0	3/27/18	CLIENT SET	JDF
1	4/6/18	SDP SUBMITTAL	JDF
2	6/8/18	2ND SDP SUBMITTAL	JDF
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Project No:	LST00067
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DEMO PLAN



SITE LEGEND

— – – — PROPERTY BOUNDARY LINE -------- ADJACENT PROPERTY BOUNDARY LINE — – – — RIGHT OF WAY LINE BUILDING SETBACK EASEMENT BOUNDARY LINE EXISTING TO REMAIN PROPOSED BY OTHERS PROPOSED NEW EXISTING CURB & GUTTER TO REMAIN PROPOSED CURB & GUTTER PROPOSED CONCRETE PAVING PROPOSED STANDARD DUTY ASPHALT PAVING PROPOSED HEAVY DUTY ASPHALT PAVING PROPOSED LANDSCAPE PROPOSED SIDEWALK SAWCUT LINE PARKING COUNT PROPOSED TRANSFORMER PROPOSED SITE LIGHTING PROPOSED METER PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN EXISTING SANITARY SEWER MANHOLE COVER EXISTING STORMDRAIN MANHOLE COVER EXISTING INLET

SITE SCHEDULE

- PROPOSED 12,589 SF LES SCHWAB TIRE CENTER.
- PROPOSED ± 145 SF CMU TRASH ENCLOSURE.
- (4) INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
- (5) INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL 7/C1.5.
- 6 PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/C1.5.
- 7 CONSTRUCT 6-INCH CONCRETE CURB WITH A 1-FOOT GUTTER SECTION; SEE DETAIL 186/C1.5. REFERENCE GRADING PLAN, SHEET C2.1, FOR DIFFERENTIATION OF CATCH OR SPILL GUTTER CONFIGURATION.

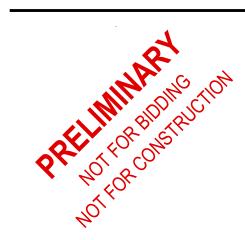
EXISTING STREET LIGHT

EXISTING FIRE HYDRANT

- (8) CONSTRUCT 6" MONOLITHIC CONCRETE CURB WITH HEAVY DUTY CONCRETE PAVING; SEE DETAIL 3/C1.5.
- 9 INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK AT BUILDING WITH A LIGHT BROOM FINISH. SEE DETAIL 9/C1.5.
- INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK WITH A LIGHT BROOM FINISH. SEE DETAIL 10/C1.5.
- CONSTRUCT 2-FOOT VALLEY GUTTER. SEE DETAIL 5/C1.5.
- $\overbrace{\text{(12)}}$ PAINT 4-INCH SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN.
- PAINT ACCESSIBLE PARKING SYMBOL AND, ONLY WHERE INDICATED, VAN TEXT; SEE DETAIL 13/C1.5.
- PAINT 4-INCH SOLID WHITE PARKING STRIPES AT 16-INCHES O.C. AND 45 DEGREE TO THE DIRECTION OF TRAFFIC; BORDER WITH A 6-INCH SOLID WHITE
- (15) INSTALL CONCRETE FILLED PIPE BOLLARD: SEE DETAIL 5/C1.6.
- CONTRACTOR SUPPLIED AND INSTALLED TWO SPACE ALUMINUM BIKE RACK; SEE DETAIL 4/C1.5. REFERENCE ARCHITECTURAL PLANS FOR MORE DETAILS.
- CONTRACTOR SUPPLIED AND INSTALLED SITE FURNITURE (BENCH). SEE DETAIL 11/C1.5. REFERENCE ARCHITECTURAL PLANS FOR MORE DETAILS.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION. REFERENCE UTILITY PLAN FOR MORE DETAILS.
- (19) INSTALL AREA LIGHT; REFERENCE PHOTOMETRIC PLAN FOR POLE, BASE AND FIXTURE DETAILS.
- 20 INSTALL POLE AND HANIDCAP PARKING SIGN, INCLUDE "VAN" PLACARD CORRESPONDING (ONLY) TO SIMILARLY PAINT APPLIED TEXT; SEE DETAIL
- (21) INSTALL ADA REMOTE DOOR OPENER. REFERENCE ARCHITECTURAL PLANS.
- PROPOSED DRAINAGE INLETS. REFERENCE UTILITY PLAN FOR DETAILS.
- PROPOSED 750 GALLON SAND/OIL INTERCEPTOR. REFERENCE UTILITY PLAN
- FOR DETAILS. (24) INSTALL POLE AND 30" MUTCD R1-1 "STOP" SIGN
- (25) INSTALL POLE AND 12" MUTCD R6-1R "ONE WAY" RIGHT SIGN
- (26) INSTALL POLE AND 30" MUTCD R5-1 "DO NOT ENTER" SIGN
- $\stackrel{\textstyle \frown}{}$ PROPOSED WATER METER. REFERENCE UTILITY PLAN FOR DETAILS. ONE-WAY STORM SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
- ONE-WAY SANITARY SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
- TWO-WAY SANITARY SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
- PROPOSED STORM SEWER MANHOLE. REFERENCE UTILITY PLAN FOR DETAILS.
- PROPOSED SANITARY SEWER MANHOLE. REFERENCE UTILITY PLAN FOR DETAILS.
- (33) PROPOSED LANDSCAPE WALL. REFERENCE GRADING PLAN FOR DETAILS.
- PROPOSED FIRE HYDRANT ASSEMBLY. REFERENCE UTILITY PLAN FOR DETAILS.
- (36) INSTALL CONCRETE ADA RAMP. PER EL PASO COUNTY DETAIL SD_2-41,42/C1.6
- (37) ASPHALT SAWCUT LINE. INSTALL ASPHALT TO THIS LINE.
- (38) EXISTING ONE WAY LANE TO REMAIN.
- (39) EXISTING CONCRETE SIDEWALK TO REMAIN. CONTRACTOR TO ASSURE THAT A SMOOTH TRANSITION IS MAINTAINED BETWEEN EXISTING CONCRETE AND NEW CONCRETE.
- (40) CONSTRUCT 6-FOOT CROSS PAN. PER EL PASO COUNTY DETAIL SD_2-26/C1.6.
- PROPOSED FLARED END SECTION WITH RIP RAP OUTFALL. REFERENCE UTILITY PLAN FOR DETAILS.

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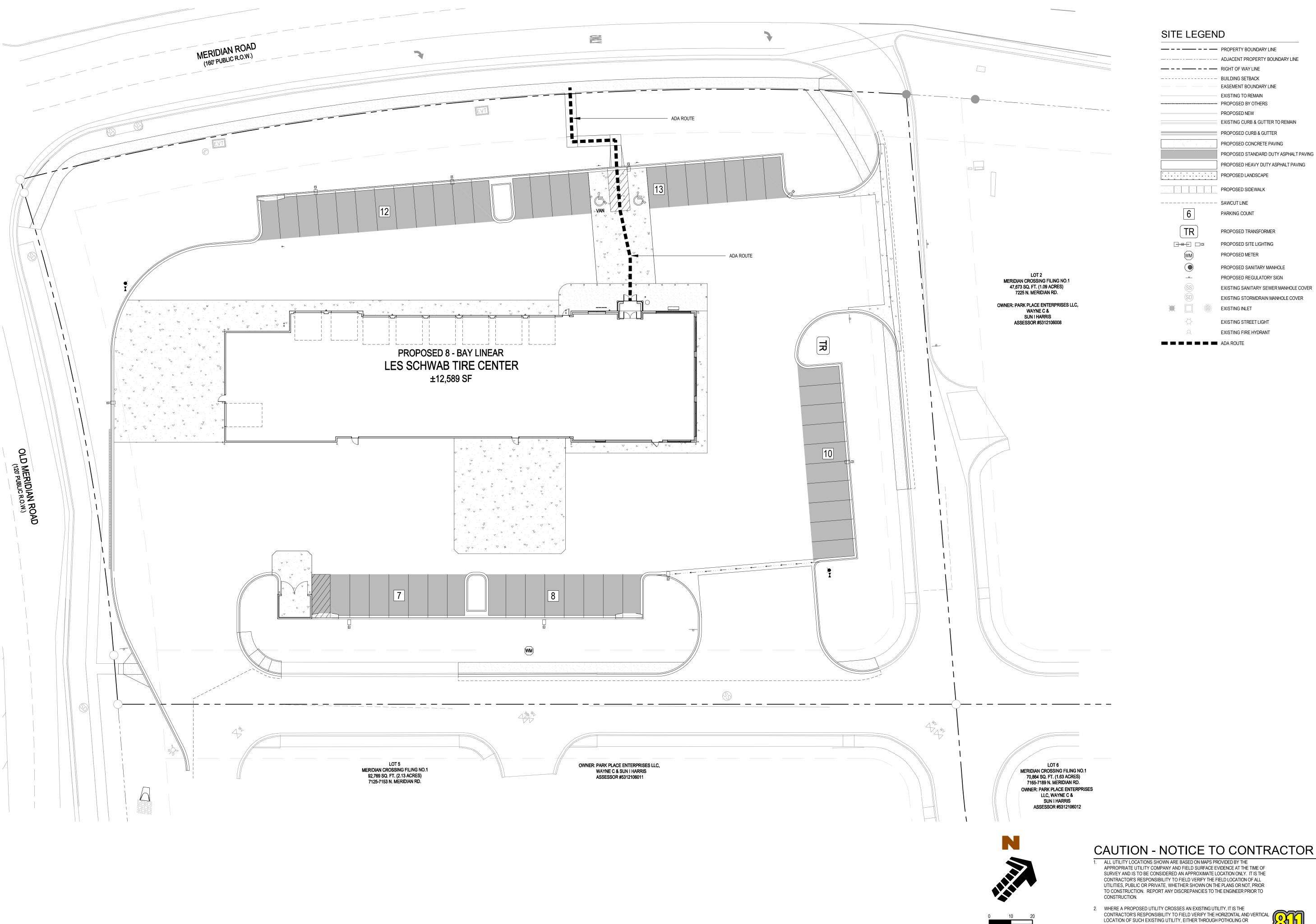


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Date Issue / Description **0** 3/27/18 CLIENT SET 4/6/18 SDP SUBMITTAL 2 6/8/18 2ND SDP SUBMITTAL

LST00067 Drawn By: Checked By: 4/6/2018

SITE PLAN



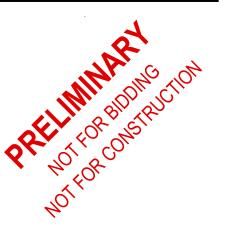
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ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO



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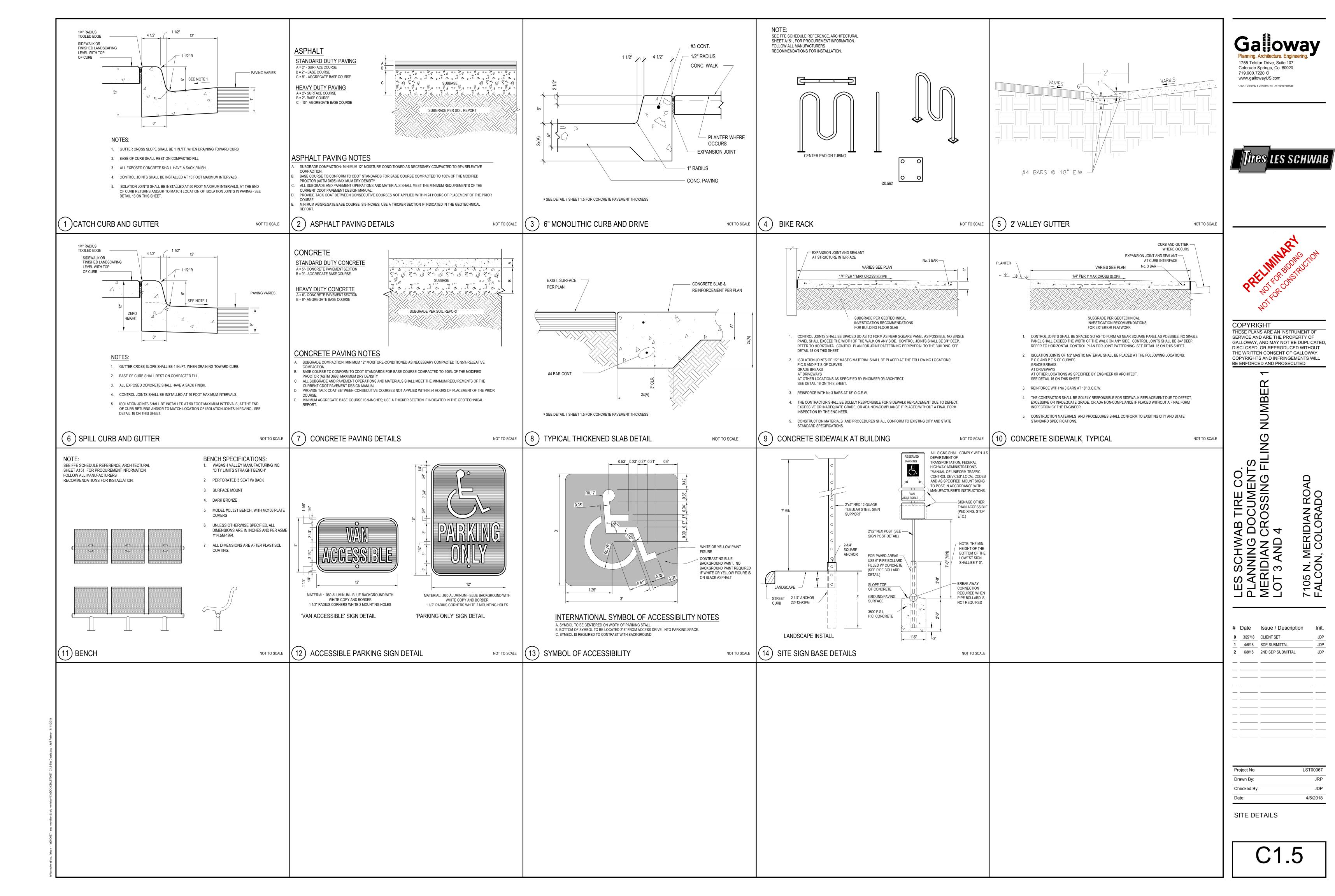
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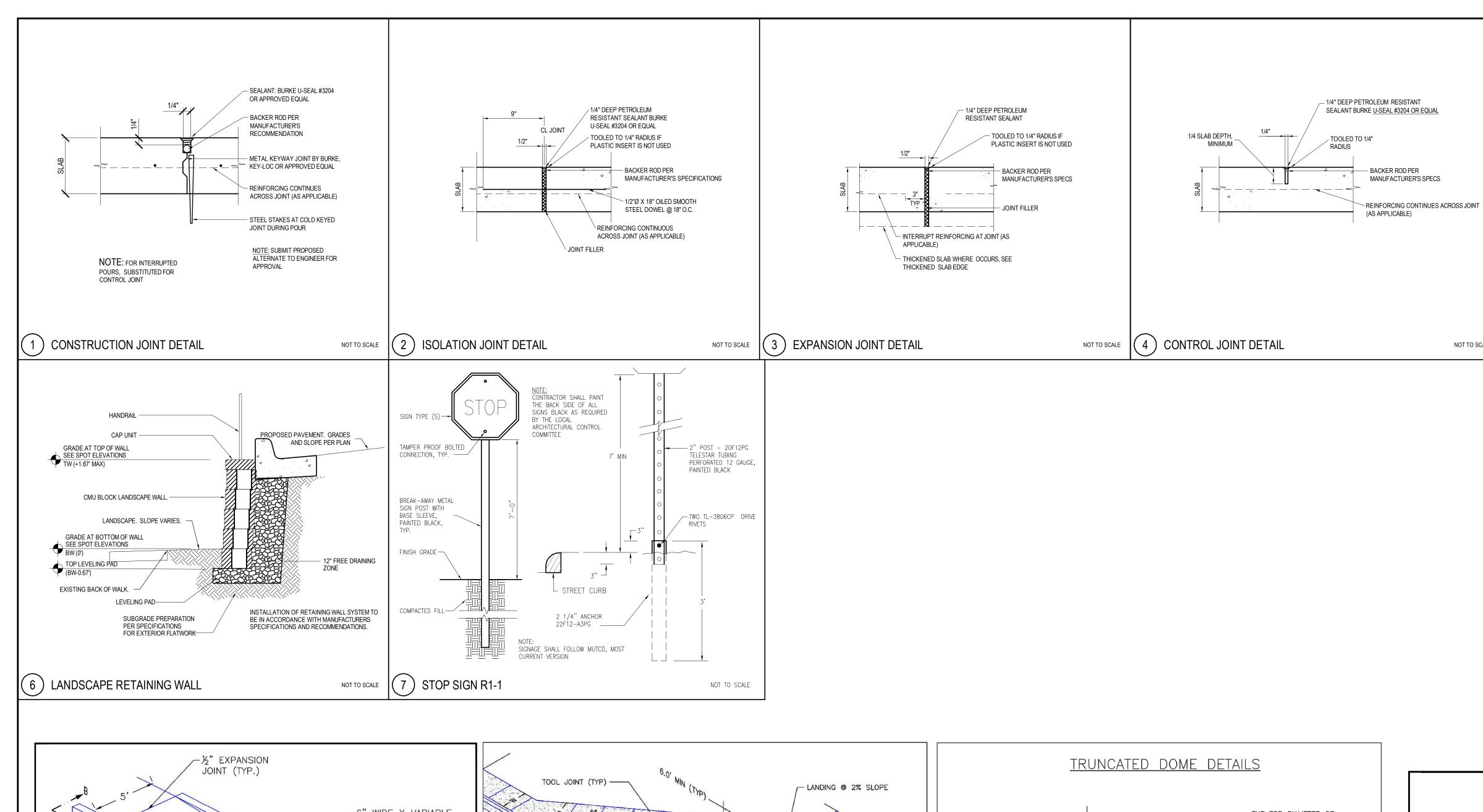
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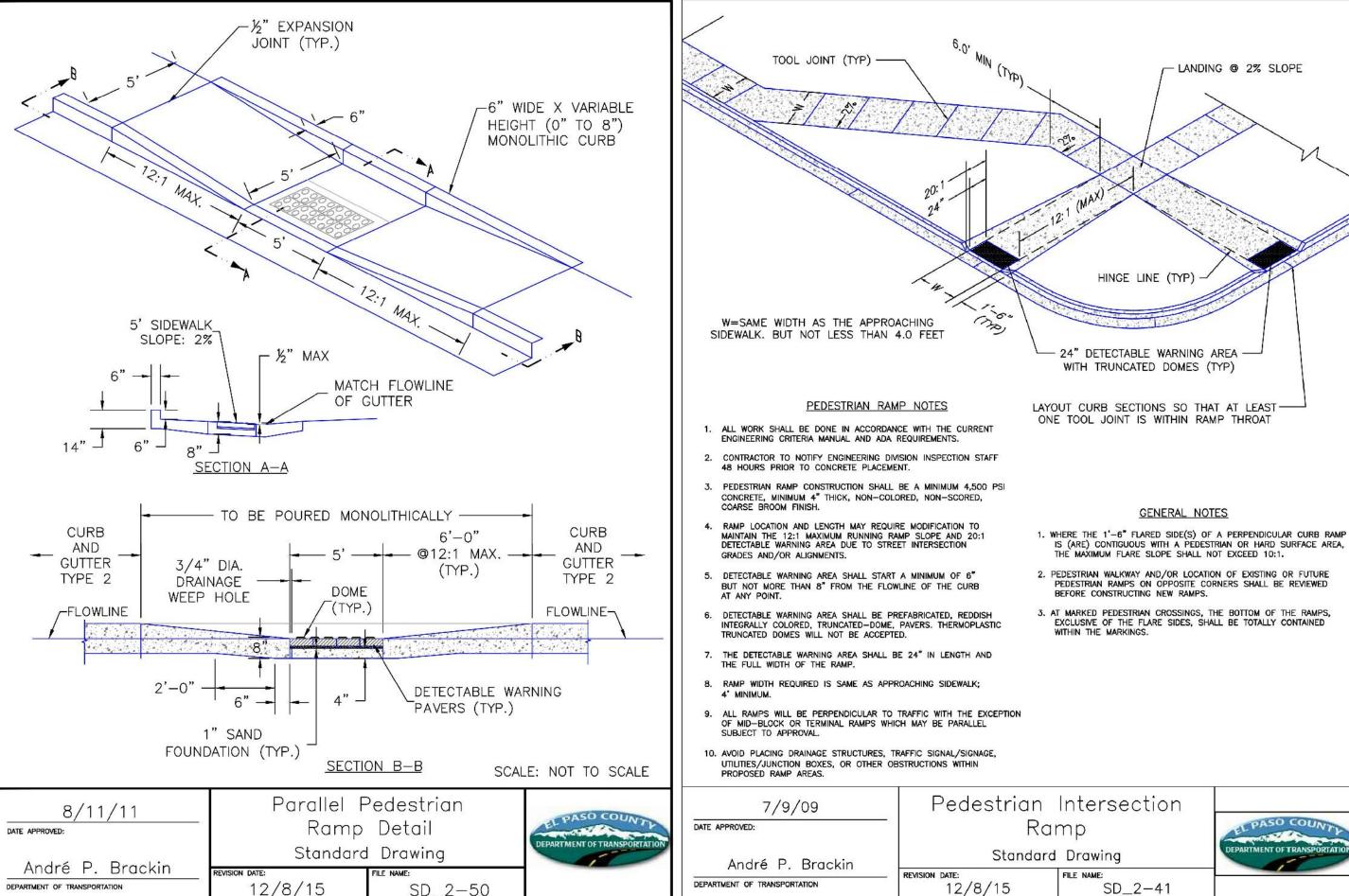
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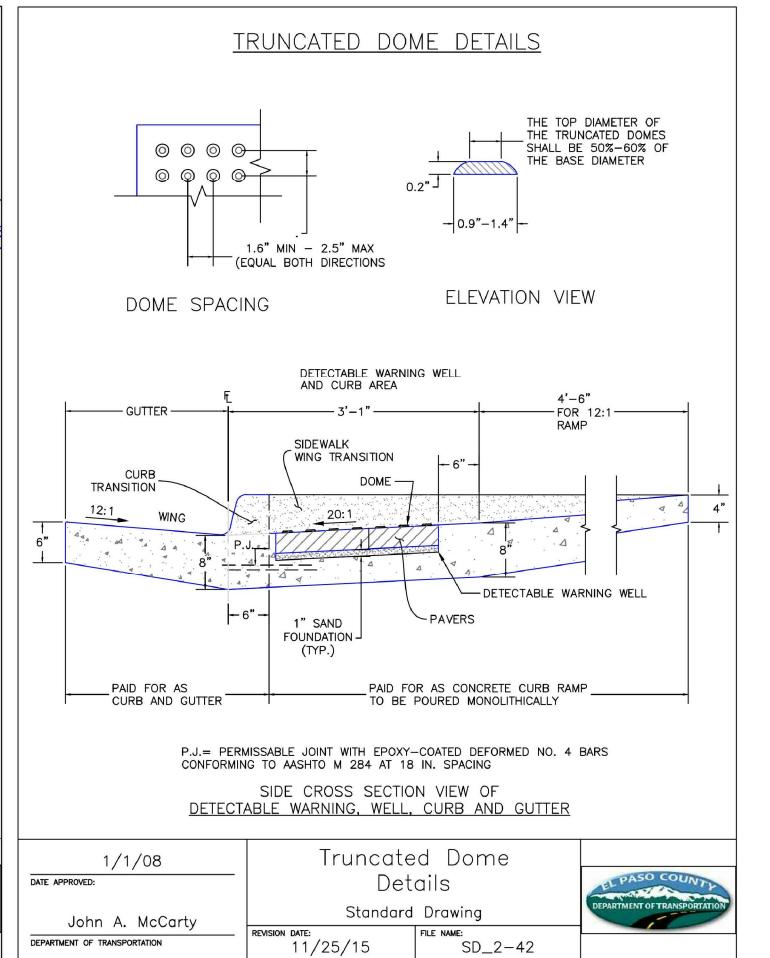
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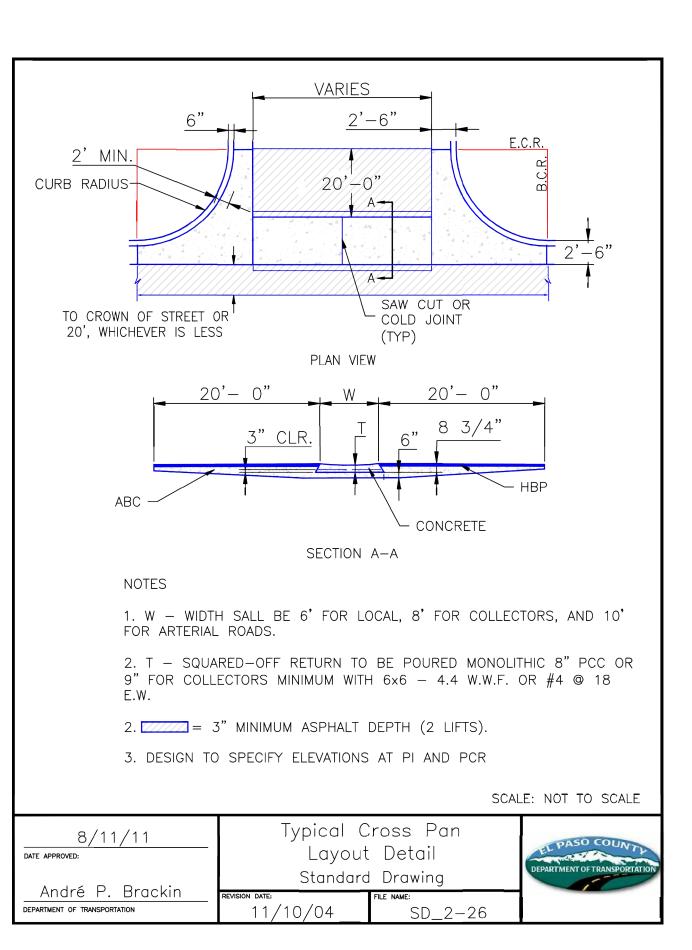
Call before you dig.











(5) TYPICAL BOLLARD DETAIL



_ 05 5000 6" DIA. STD STL. PIPE FILLED WITH CONCRETE (2) COATS PRIMED,

__ 03 3000 18" DIA.

NOT TO SCALE

CONC. FTG.

(1) FIN. PER SPEC.

- FINISH GRADE OR

CONC. SLAB





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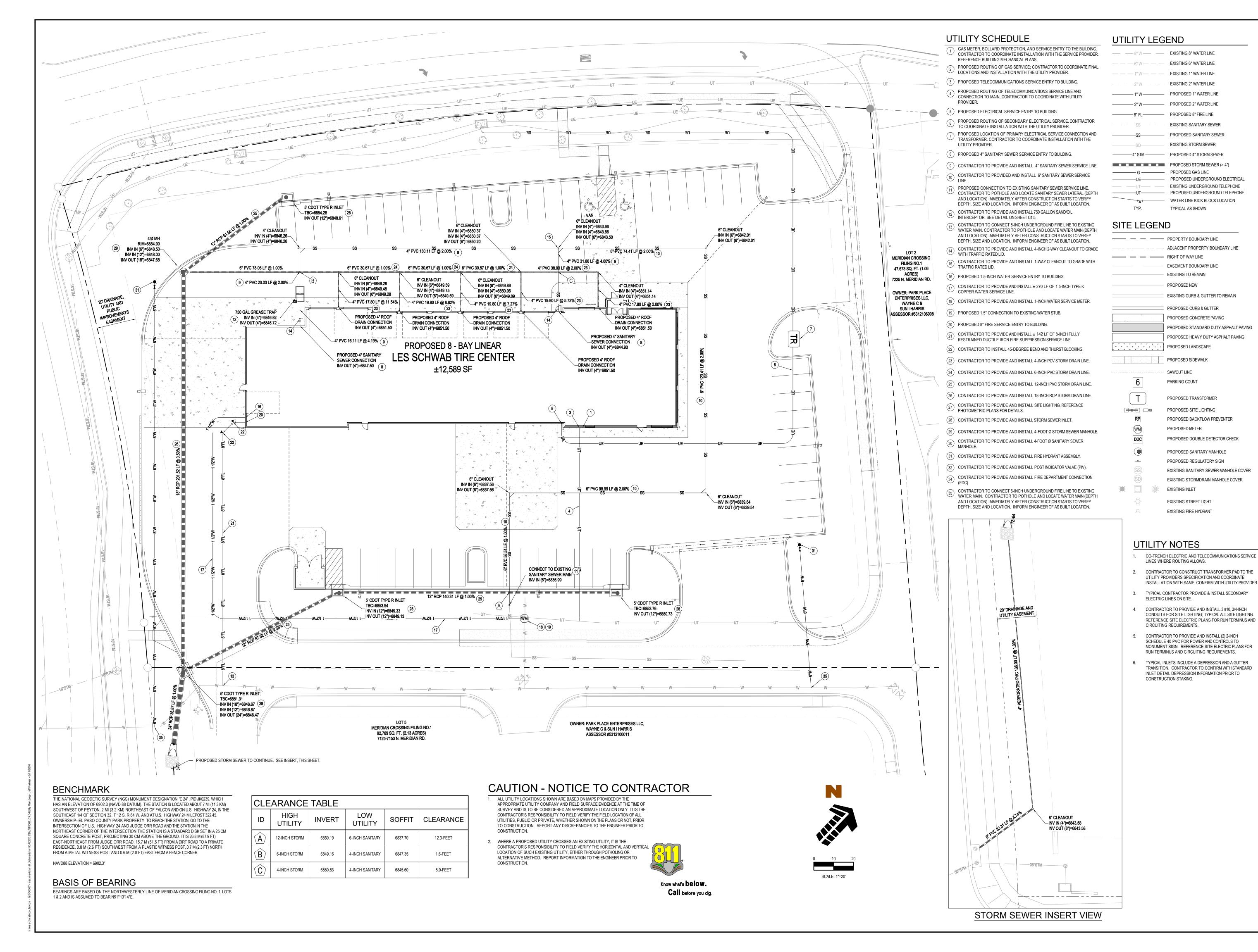
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7105 N. MERIDIAN ROAD
FALCON, COLORADO

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Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

SITE DETAILS

 $\overline{C16}$



EXISTING 8" WATER LINE EXISTING 6" WATER LINE

EXISTING 1" WATER LINE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING UNDERGROUND TELEPHONE

PROPOSED UNDERGROUND TELEPHONE

WATER LINE KICK BLOCK LOCATION

TYPICAL AS SHOWN

EASEMENT BOUNDARY LINE

PROPOSED CURB & GUTTER

PROPOSED LANDSCAPE

PROPOSED SIDEWALK

PROPOSED TRANSFORMER

PROPOSED SITE LIGHTING

PROPOSED METER

EXISTING INLET

EXISTING STREET LIGHT

EXISTING FIRE HYDRANT

PROPOSED BACKFLOW PREVENTER

PROPOSED DOUBLE DETECTOR CHECK

EXISTING SANITARY SEWER MANHOLE COVER

EXISTING STORMDRAIN MANHOLE COVER

PROPOSED SANITARY MANHOLE

PROPOSED REGULATORY SIGN

SAWCUT LINE

PARKING COUNT

PROPOSED CONCRETE PAVING

EXISTING CURB & GUTTER TO REMAIN

PROPOSED STANDARD DUTY ASPHALT PAVING

PROPOSED HEAVY DUTY ASPHALT PAVING

EXISTING TO REMAIN

PROPOSED NEW

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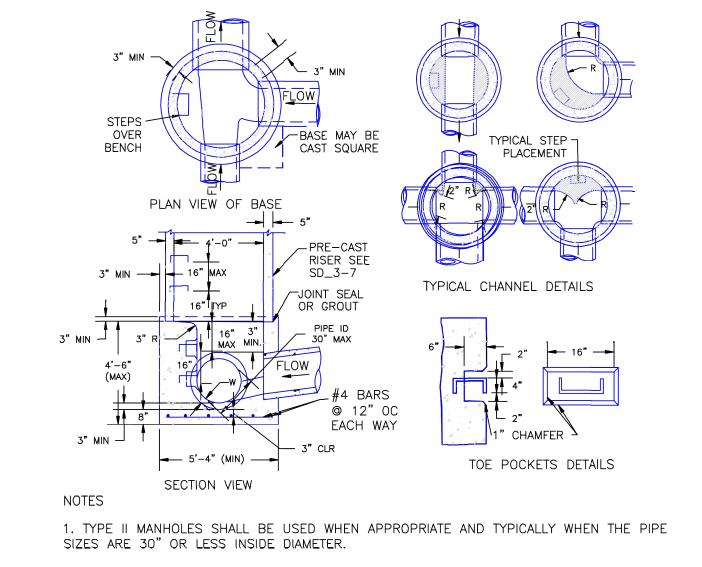
Date Issue / Description 0 3/27/18 CLIENT SET

4/6/18 SDP SUBMITTAL

2 6/8/18 2ND SDP SUBMITTAL

LST00067 Checked By 4/6/2018

UTILITY PLAN



2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

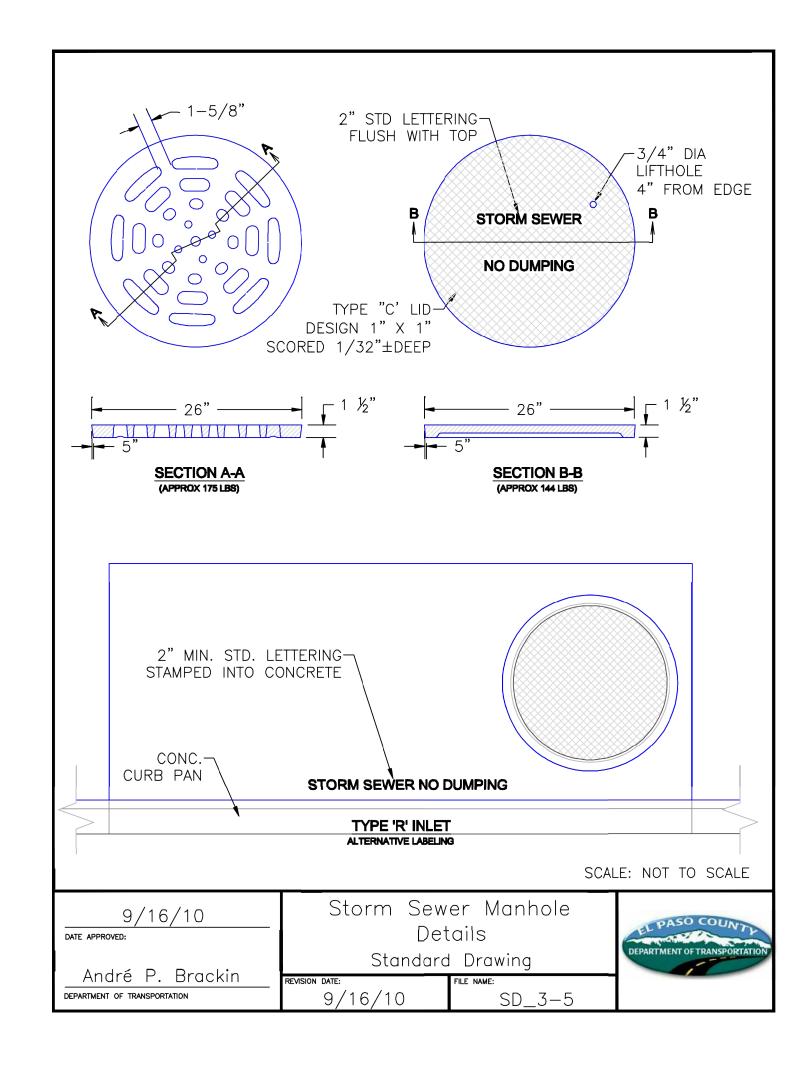
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER

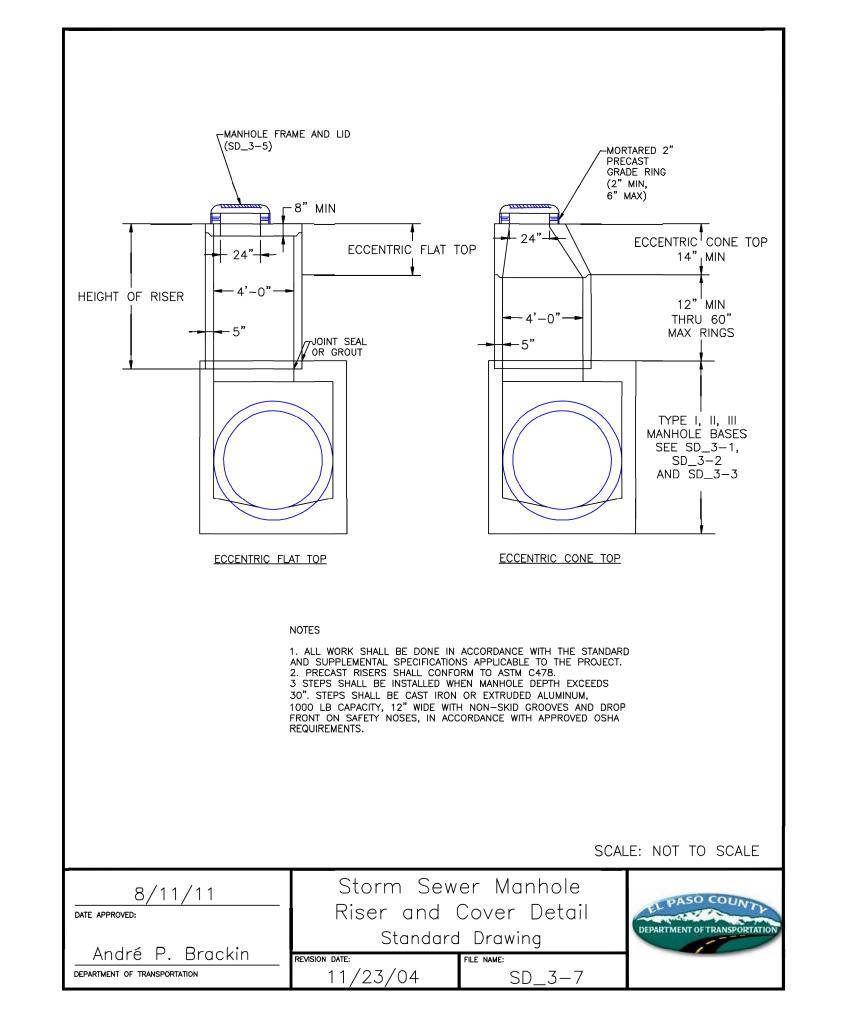
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., $\frac{1}{2}$ " PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

	Storm	Sewer	Manhole	Detail	
DATE APPROVED:		Тур	oe II		EL PA
Andrá D. Draokin		Standard	d Drawing		DEPARTMEN
<u>André P. Brackin</u>	REVISION DATE:		FILE NAME:		
DEPARTMENT OF TRANSPORTATION	11/10	0/04	SD .	3-2	

FOOT. MIN.).







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OT 3 AND 4

 Project No:
 LST00067

 Drawn By:
 JRP

 Checked By:
 JDP

 Date:
 4/6/2018

UTILITY DETAILS

C4.5

LES SCHWAB TIRE CENTER ±12,589 SF S 3.5 2.0 2.2 1.8 2.5 W@ 18' ↑0.3 ↑0.2 ↑0.1 ↑0.1 ↑0.1 ↑0.1 ↑0.2 ↑0.2 ↑0.2 ↑0.2 ↑0.2 ↑0.2 ↑0.2 ↑0.3 ↑0.3 ↑0.5 ↑0.7 ↑1.0 ↑1.1 ↑1.3 ↑1.6 ↑1.4 ↑1.1 ↑1.0 ↑0.9 ↑1.1 ↑1.3 ↑1.3 1.9 2.0 2.1 2.6 2.6 3.0 2.3 1.8 1.4 1.0 0.8 0.9 0.9 0.8 0.7 0.2 0.0 0.0 0.0 **/1.8** [2.3 | 1.7 | 1.7 | 1.5 | 1.4 | 1.4 | 1.5 | 1.7 | 1.8 | 2.3 | 1.8 | 1.6 | 1.3 | 1.0 | 0.8 | 0.4 | 0.2 | 0.1 | 0.1 | 0.2 | 0.3 | 0.2 | 0.2 | 0.1 | 0.1

4 4 4	۱ 🎍	•	•	•	•	•	•	•	•	•	•	•	•	•
										CALCI	ULATION SU	JMMAR	Y (FC)	
										LABEL	AVG	MAX	MIN	AVG/N
										PARKING	1.87	3.50	0.70	2.
										DRIVEWAY	0.97	7.10	0.10	9.
									•					

				(SITE LIGH	TING SC	CHEDULE					
'MIN 2.67 9.70	MARK	MANUFACTURER	CATALOG NO.	BEAM DISTRIB.	LAMP DATA	VOLTS	FIXTURE QUAN. PER POLE	FIXTURE AND POLE FINISH	MOUNTIN HT. (FT.)	POLE TYPE	DESCRIPTIO N	REMARKS
	S	GALLEON	GLEON-AE-01-LED-E1-SL3	IV	LED PROVIDED W/ FIXTURE	120/277	1	BRONZE	20' - 0"	SSA	PARKING LOT LIGHT	

GENERAL NOTES:

A SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, LAMPS, AND BALLASTS.

b CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.

c POLE TYPE DESCRIPTION (ABC): A - SHAPE, R-ROUND, S-SQUARE; B - PROFILE, S-STRAIGHT, T-TAPERED; C - MATERIAL, A-ALUMINUM, S-STEEL







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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILIN
LOT 3 AND 4

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP_
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP
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Project No:	LST00067
Drawn By:	JTH
Checked By:	DN
Date:	4/6/2018

PHOTOMETRICS PLAN

Know what's **below.**

Call before you dig.

PP1.1

CAUTION - NOTICE TO CONTRACTOR

----- LED FIXTURE, DARK BRONZE

NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE DOWN CAST FIXTURES. LIGHTS SHALL NOT IMPACT ADJACENT PROPERTIES. (TYP.

- DARK BRONZE POLE

CONCRETE LIGHT POLE BASE, SACK-RUBBED WITH SMOOTH FINISH AND CHAMFERED TOP EDGE

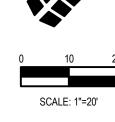
ALL LIGHTS)

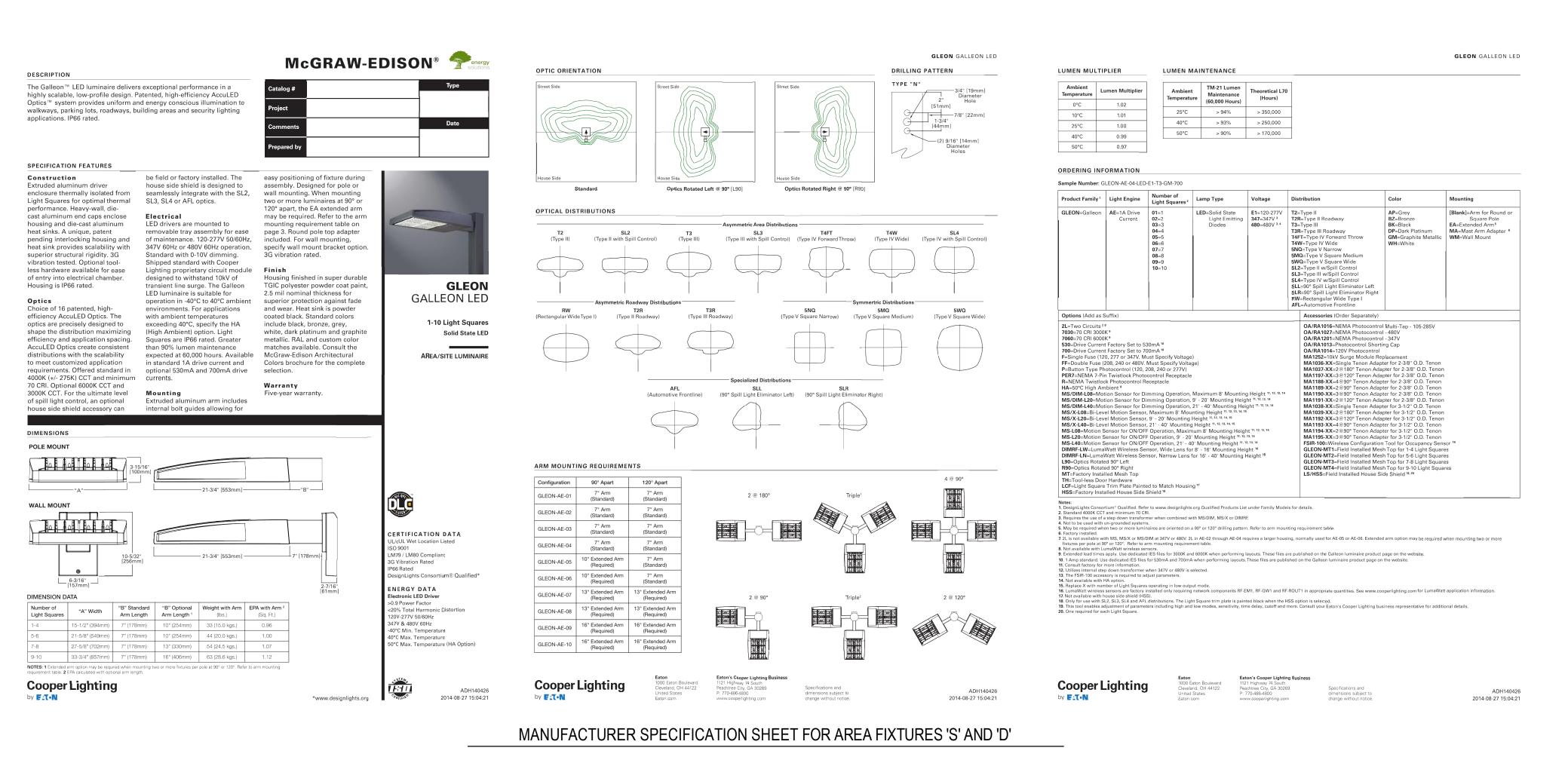
ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE
APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF
SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL
UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR
TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO
CONSTRUCTION.

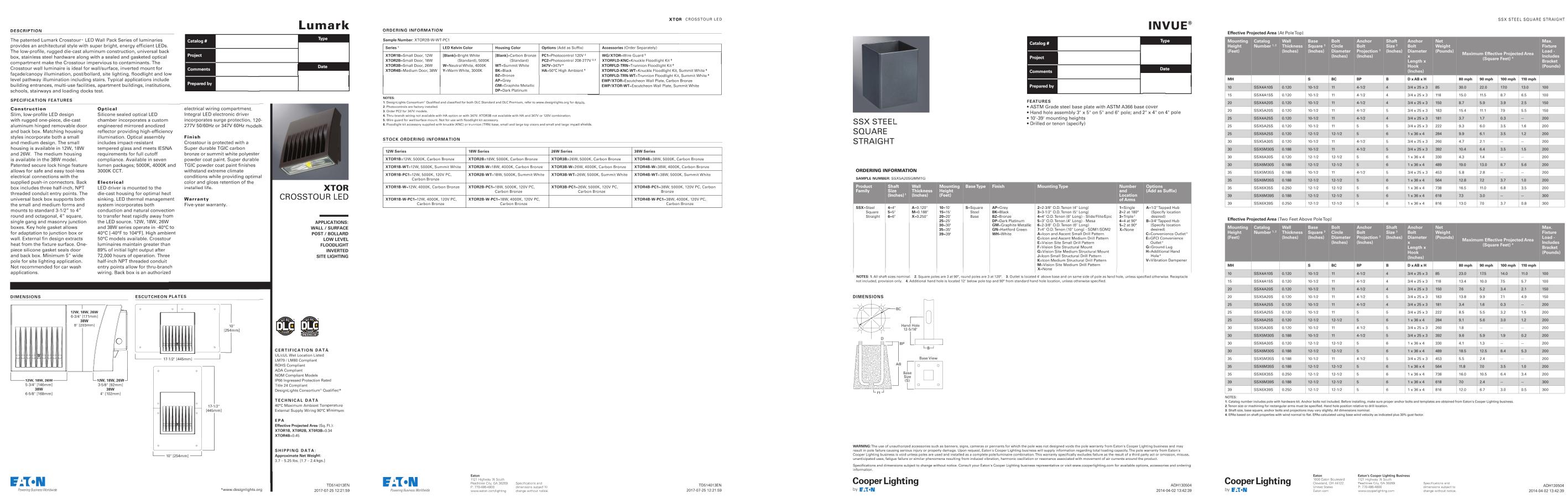
AREA LIGHT DETAIL

SCALE: NOT TO SOLE

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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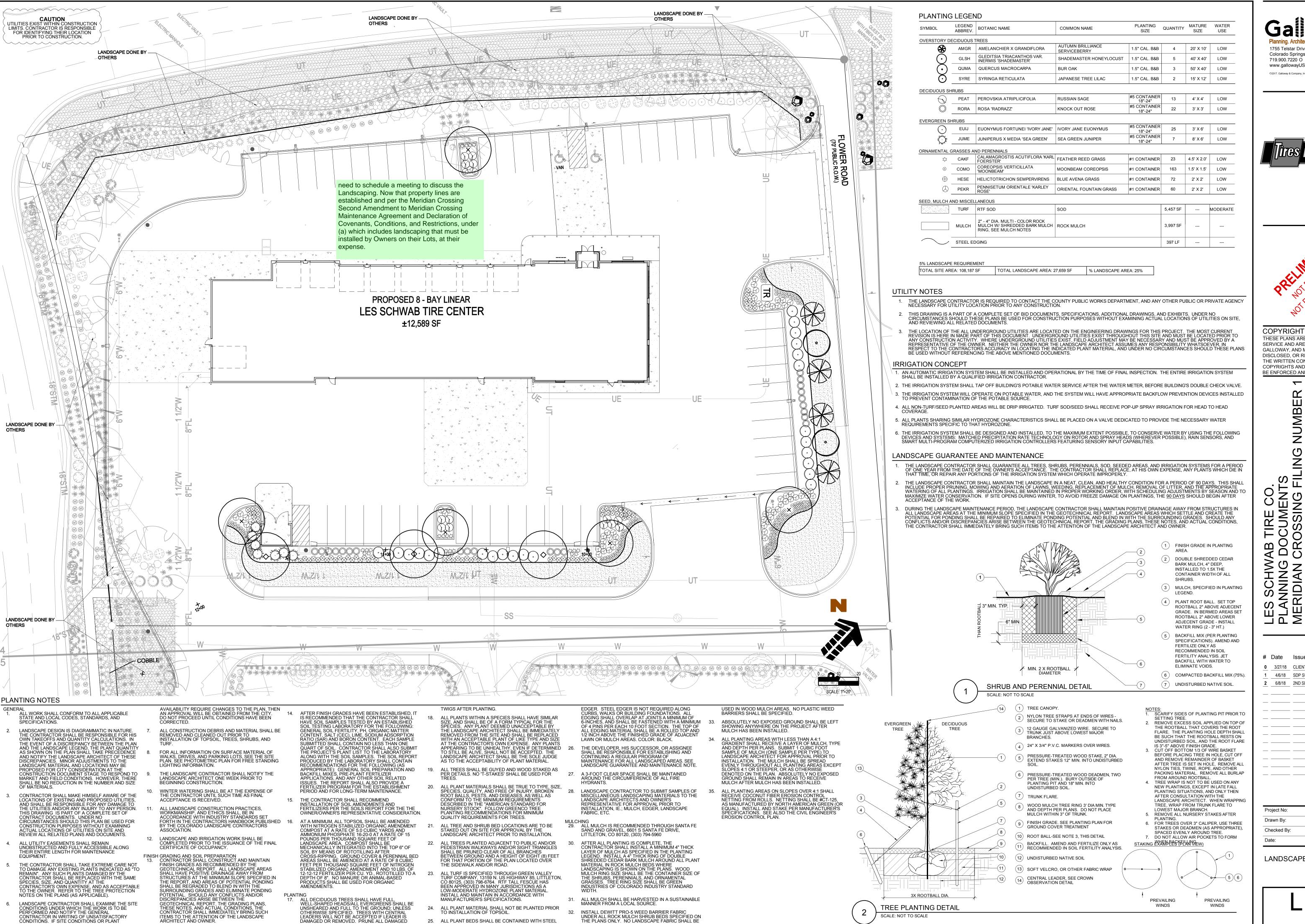
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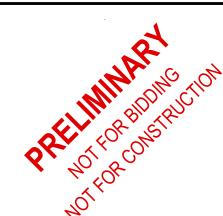
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		-

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PHOTOMETRICS DETAILS



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RIDIAN

Date Issue / Description 3/27/18 CLIENT SET 4/6/18 SDP SUBMITTAL 6/8/18 2ND SDP SUBMITTAL

49

LST00067 JDP

4/6/2018

LANDSCAPE PLAN

Markup Summary

Locked (4)



Subject: Group Page Label: 3 Lock: Locked Author: dsdsevigny

Date: 7/12/2018 10:45:50 AM

Color:

all location where sidewalks cross a road will be required to provide ADA accessible pedestrian ramps.

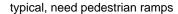


Subject: Group Page Label: 3

Lock: Locked Author: dsdsevigny

Date: 7/12/2018 10:45:51 AM

Color:





Subject: Engineer Page Label: 3

Lock: Locked Author: dsdsevigny

Date: 7/12/2018 10:45:52 AM

Color:

the site development plan should show all proposed work.



Subject: Text Box Page Label: 11 Lock: Locked Author: dsdsevigny

Date: 7/12/2018 10:45:53 AM Color: ■

need to schedule a meeting to discuss the Landscaping. Now that property lines are established and per the Meridian Crossing Second Amendment to Meridian Crossing Maintenance Agreement and Declaration of Covenants, Conditions, and Restrictions, under (a) which includes landscaping that must be installed by Owners on their Lots, at their expense.