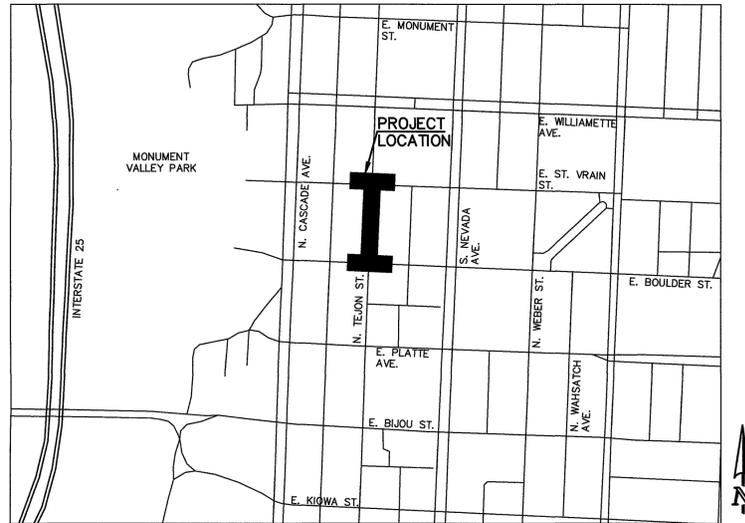


DOWNTOWN BUSINESS IMPROVEMENTS - PHASE 12

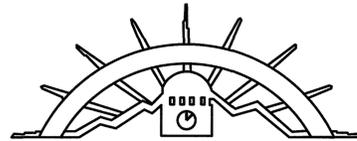
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

SEPTEMBER 30, 2016



VICINITY MAP
N.T.S.



DOWNTOWN COLORADO SPRINGS

AGENCIES

PARKING SYSTEM PROJECT MANAGER:	CITY OF COLORADO SPRINGS PARKING SYSTEM ENTERPRISE 130 S. NEVADA AVENUE COLORADO SPRINGS, CO 80903 MR. GREG WARNEKE (719) 385-5682
CITY ENGINEERING:	CITY OF COLORADO SPRINGS PUBLIC WORKS DEPARTMENT 30 S. NEVADA AVENUE, SUITE 403 COLORADO SPRINGS, CO 80903 MR. RYAN PHIPPS, P.E. (719) 385-5069
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. MARC A. WHORTON, P.E. (719) 785-0790
TRAFFIC ENGINEERING:	CITY OF COLORADO SPRINGS 30 S. NEVADA AVENUE COLORADO SPRINGS, COLORADO 80903 MRS. KATHLEEN KRAGER, P.E., P.T.O.E. (719) 385-7628
WATER RESOURCES:	DEVELOPMENT SERVICES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80903 MR. ADAM BAKER (719) 688-4737 (WATER/WASTEWATER)
FIELD ENGINEERING ENERGY SERVICES:	COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE COLORADO SPRINGS, COLORADO 80903 MS. MARY HOAGLUND (719) 688-4083
FORESTRY:	CITY OF COLORADO SPRINGS FORESTRY 1421 RECREATION WAY COLORADO SPRINGS, COLORADO 80905 MR. JEFF COOPER (719) 385-6571
FIRE DEPARTMENT:	CITY OF COLORADO SPRINGS FIRE PREVENTION DIVISION 2800 INTERNATIONAL CIRCLE - SUITE 200 COLORADO SPRINGS, COLORADO 80910 MS. DEE WITHEE (719) 385-7361
PARKING METERS:	CITY OF COLORADO SPRINGS PARKING METERS 130 S. NEVADA AVENUE COLORADO SPRINGS, COLORADO 80903 MR. DEAN ASATO (719) 385-5627
ENGINEERING INSPECTOR:	CITY OF COLORADO SPRINGS ENGINEERING INSPECTOR 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, COLORADO 80903 MR. PHIL HERRINGTON (719) 243-1128
TELEPHONE COMPANY:	CENTURYLINK (LOCATORS) 811 A.T. & T. (LOCATORS) 811 LEVEL 3 COMMUNICATIONS (LOCATORS) 811

APPROVALS:	
	10/12/16 DATE
	10-11-2016 DATE
	10/11/16 DATE
	10/12/16 DATE
	10-12-16 DATE
	N/A DATE

SHEET INDEX:

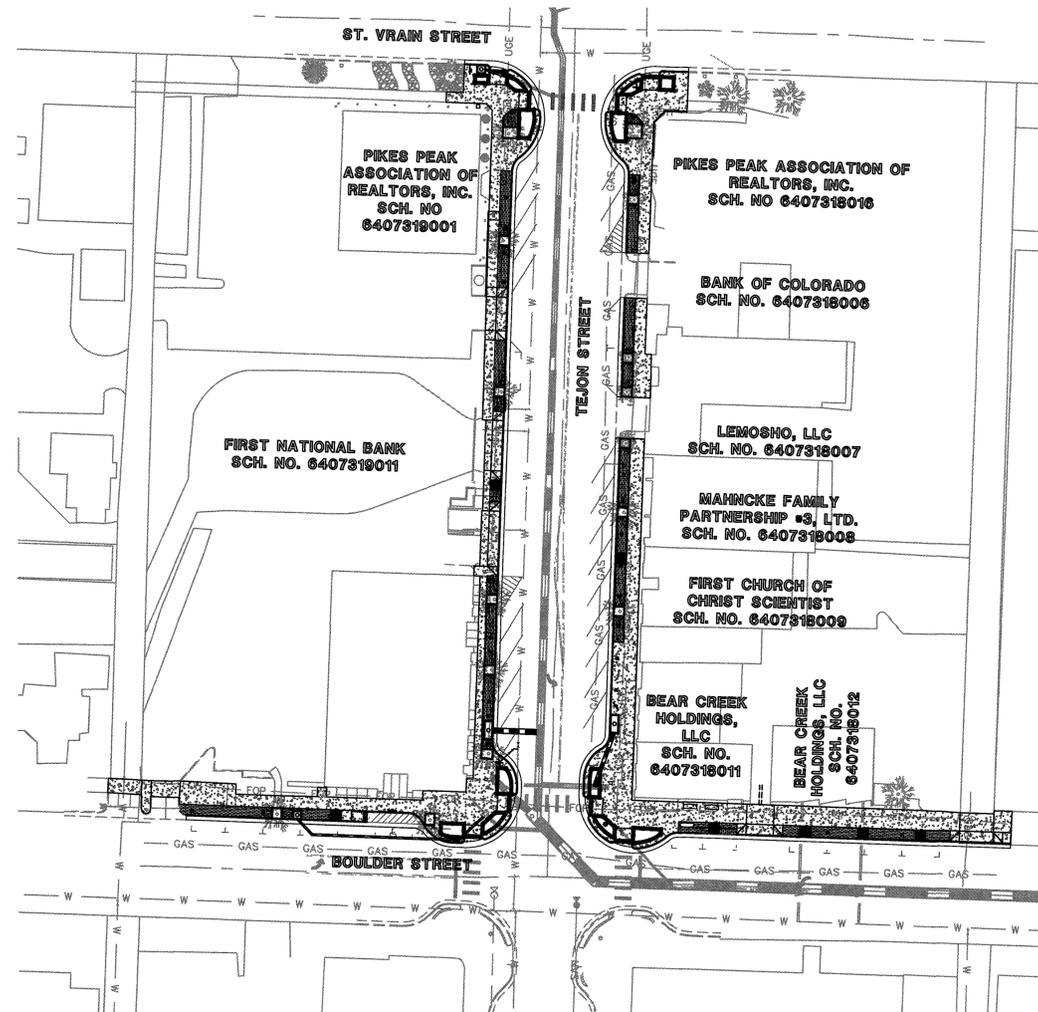
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BASIS OF BEARINGS:

AN ASSUMED LINE BETWEEN A #4 REBAR LOCATED ON THE NORTH SIDE OF ST. VRAIN STREET APPROXIMATELY 56 FEET NORTH OF A WATER VALVE LOCATED APPROXIMATELY 38.00 FEET EAST OF THE CENTERLINE INTERSECTION OF ST. VRAIN STREET AND TEJON STREET AND A PK NAIL WITH PINK FLAGGING LOCATED ON THE SOUTHWEST CORNER OF TEJON STREET AND BOULDER AVENUE, LOCATED APPROXIMATELY 12.5 FEET SOUTH OF THE SOUTHEAST CORNER OF THE WESTERLY PLANTER IS ASSUMED TO BEAR S11°18'00"W, A DISTANCE OF 593.38 FEET.

BENCHMARKS:

1. A #4 REBAR LOCATED ON THE NORTH SIDE OF ST. VRAIN STREET APPROXIMATELY 56 FEET NORTH OF A WATER VALVE LOCATED APPROXIMATELY 38.00 FEET EAST OF THE CENTERLINE INTERSECTION OF ST. VRAIN STREET AND TEJON STREET. EL:6030.20
2. A PK NAIL WITH PINK FLAGGING LOCATED ON THE SOUTHWEST CORNER OF TEJON STREET AND BOULDER AVENUE, LOCATED APPROXIMATELY 12.5 FEET SOUTH OF THE SOUTHEAST CORNER OF THE WESTERLY PLANTER. EL:6024.68



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.

NO. REVISION	DATE	REVIEW:

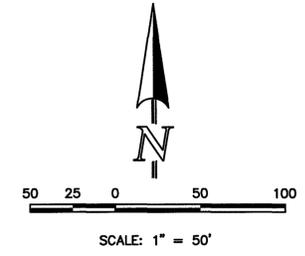
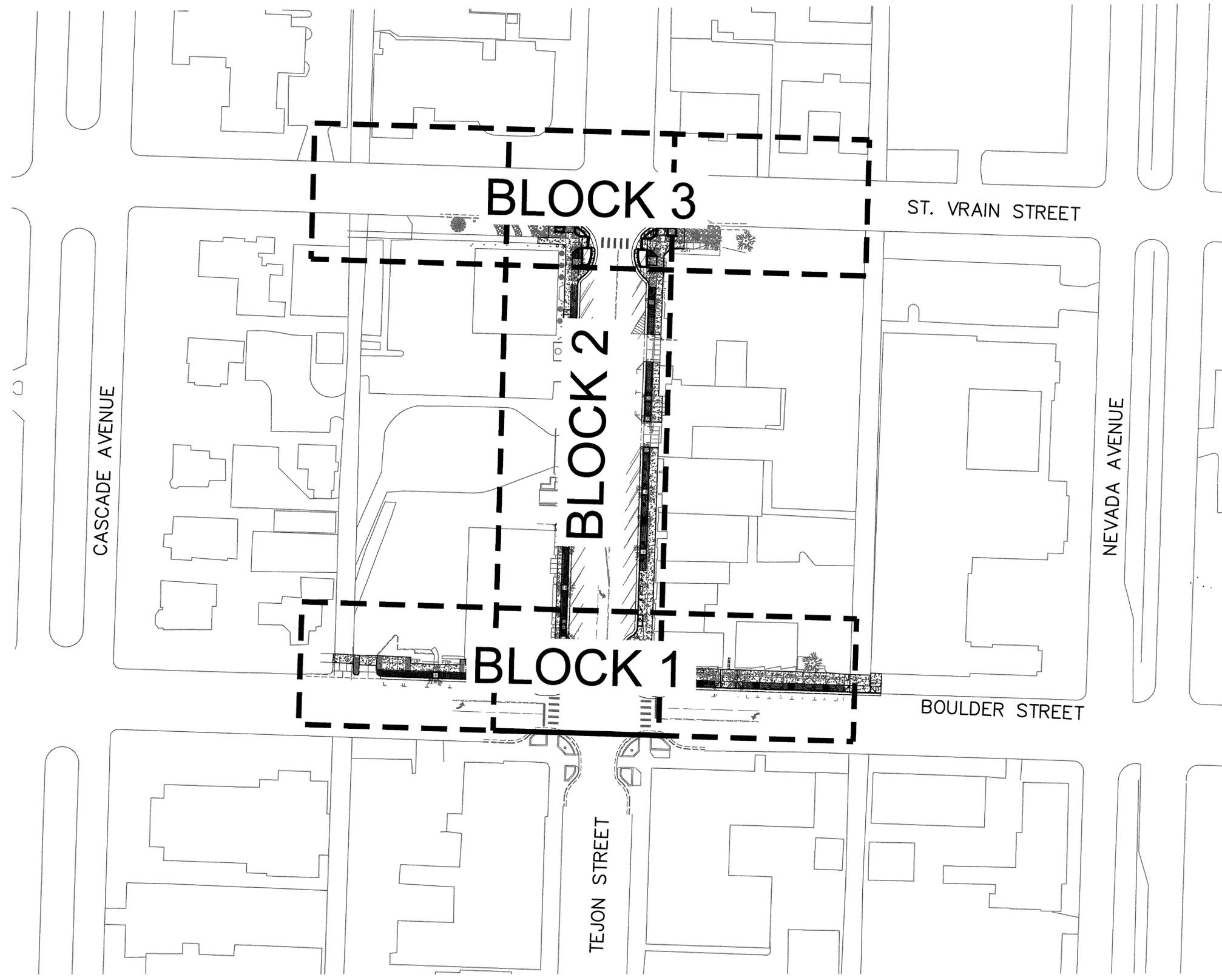
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, P.E. #37155
DATE: 10/11/16

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS TITLE SHEET			
DESIGNED BY	MAW	SCALE	DATE 09/30/2016
DRAWN BY	EAS	(H) 1"= 50'	SHEET 1 OF 36
CHECKED BY	(V) 1"= N/A	JOB NO.	2500.00



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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

(Signature)
37155
MARC A. WHORTON, COLORADO P.E. #37155 DATE 12/16/16

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS KEY MAP			
DESIGNED BY	MAW	SCALE	DATE 09/30/2016
DRAWN BY	EAS	(H) 1" = 50'	SHEET 2 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO. 2500.00

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GENERAL NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND OTHER CONDITIONS PRIOR TO BIDDING, ORDERING, OR FABRICATING ANY OF THE MATERIALS FOR THIS PROJECT AND PRIOR TO UNDERTAKING ANY PORTION OF THIS WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER OR APPLICABLE ENTITY.
- THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS ON SITE FOR THE DURATION OF THIS PROJECT.
- THE CITY ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE CITY ENGINEER.
- ALL RANGE POINTS, TIES, BENCHMARKS, OR OTHER SURVEY CONTROL POINTS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION MUST BE PRESERVED OR SHALL BE REESTABLISHED AFTER CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE BOXES TO FINAL GRADE. RANGE POINTS AND SECTION CORNERS TO BE SET BY A LICENSED SURVEYOR.
- ALL STATION CALLOUTS AND PROFILE GRADE LENGTHS ARE BASED ON FLOW LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES, SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- CONSTRUCTION ACTIVITY SHALL BE SCHEDULED WITH MINIMUM IMPACT TO PEDESTRIAN AND VEHICULAR TRAFFIC. TEMPORARY A.D.A. COMPLIANT PEDESTRIAN PATHS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. ALLOWABLE WORK HOURS SHALL BE SPECIFIED IN THE PROJECT SPECIAL PROVISIONS.
- UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 THREE BUSINESS DAYS IN ADVANCE OF ANY EXCAVATING OR GRADING.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES, EXISTING IRRIGATION, AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR APPLICABLE ENTITY. COST FOR PROTECTION AND RESTORATION OF EXISTING FACILITIES SHALL BE INCLUDED IN THE COST OF THE WORK.
- THE CONTRACTOR SHALL CONTACT CSU ELECTRIC TO INITIATE A REQUEST FOR CONSTRUCTION RELATED TEMPORARY ELECTRICAL POWER AS SOON AS POSSIBLE, IN SOME INSTANCES, UP TO 60 DAYS MAY BE REQUIRED TO PROVIDE METERS AND ELECTRICAL CONNECTIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH COLORADO SPRINGS UTILITIES (CSU) TO PROVIDE POWER TO THE STREET LIGHTS.
- THE CONTRACTOR SHALL INITIATE A REQUEST TO CENTURY LINK COMMUNICATIONS FOR ANY TELEPHONE SERVICE AT LEAST TWO WEEKS PRIOR TO NEEDING THAT SERVICE.
- CURB AND GUTTER AND RADII ARE SHOWN TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION IN CONFORMANCE WITH TRAFFIC CONTROL PLANS. NO LANE CLOSURES WILL BE PERMITTED BETWEEN THE HOURS OF 6:30 AM AND 6:30 AM AND BETWEEN THE HOURS OF 3:30 PM AND 6:00 PM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREA AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN FULL COMPLIANCE PAVEMENT MARKINGS ON THE ROADWAY DURING ALL PHASES OF THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS INCLUDING THE REMOVAL OF EXISTING PAVEMENT MARKINGS AND INSTALLATION OF NEW AND TEMPORARY PAVEMENT MARKINGS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITION.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS, OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE CITY ENGINEERING INSPECTOR ASSIGNED TO THE PROJECT.
- PRIOR TO THE BEGINNING OF WORK WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL PREPARE A SITE SPECIFIC AND DETAILED CONSTRUCTION TRAFFIC CONTROL PLAN WHICH COVERS ALL PHASES AND DAY/NIGHT SIGNAGE CONDITIONS OF WORK, INCLUDING FINAL SIGNAGE AND STRIPING. THE PLAN MUST ADDRESS ANY PROPOSED PHASING OF CONSTRUCTION, CONSISTENT WITH THE M.U.T.C.D.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING ROADWAY AND REPLACEMENT OF PAVEMENT MARKINGS, IF SCARRING OCCURS AFTER THE REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS.
- WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED ON DISTURBED, UNVEGETATED AREAS. WATER WILL NOT BE PAID FOR SEPARATELY.
- ALL CONCRETE SHALL CONTAIN ASTM C 150 TYPE V CEMENT. STRUCTURAL CONCRETE SHALL BE CONCRETE CLASS D.
- THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE. THE EXCEPTIONS ARE THE TRAFFIC CONTROL DEVICES, WHICH SHALL BE TREATED AS CALLED FOR IN THE PROJECT SPECIAL PROVISIONS.
- INLET PROTECTION SHOULD BE STOCKPILED SO THAT THEY MAY BE DEPLOYED FOR EROSION PROTECTION WITHIN TWO HOURS OF NOTICE BY THE CITY ENGINEER OR CONSTRUCTION SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION DURATION.
- ALL STREET LIGHTBASE AND CONDUIT INSTALLATIONS SHALL BE IN ACCORDANCE WITH STANDARD 220-2A OF THE COLORADO SPRINGS UTILITIES, ELECTRICAL DEPARTMENT STREET LIGHT CONSTRUCTION STANDARDS DATED 7/3/95. THE CONTRACTOR SHALL HAVE A COPY OF THE AFOREMENTIONED SPECIFICATIONS AT THE WORK SITE AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF NEW STREET LIGHT BASES WITH CSU. CSU WILL INSTALL NEW POLES AND LUMINAIRES.
- THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING CRITERIA REGARDING UTILITY CONSTRUCTION:
 - ALL WATER FACILITIES WORK SHALL BE IN ACCORDANCE WITH THE LATEST "COLORADO SPRINGS UTILITIES, WATER RESOURCES DEPARTMENT STANDARD SPECIFICATIONS." THE CONTRACTOR SHALL HAVE A COPY OF THE AFOREMENTIONED SPECIFICATIONS AT THE WORK SITE AT ALL TIMES.
 - ALL WORK DONE ON OR AROUND COLORADO SPRINGS UTILITIES WATER RESOURCES DEPARTMENT FACILITIES MUST BE INSPECTED BY A WATER RESOURCES DEPARTMENT INSPECTOR. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WATER RESOURCES DEPARTMENTS PIPELINE INSPECTION SECTION (636-5654) TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP, DO NOT CALL TO SCHEDULE THE TAP UNTIL THE PIPELINE INSPECTION NOTIFICATION. INSPECTIONS REQUIRED AFTER REGULAR WORKING HOURS MUST BE COORDINATED WITH THE PIPELINE INSPECTOR IN ADVANCE AND WILL BE SUBJECT TO OVER TIME CHARGES PER W.R.D. SPECIFICATIONS.
 - THE CONTRACTOR SHALL, AT THEIR EXPENSE, SUPPORT AND PROTECT ALL WATER MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION EXCEPT THOSE DESIGNATED TO BE TEMPORARILY SHUT DOWN. TEMPORARY WATER SERVICE DISRUPTION SHALL BE DONE TO MINIMIZE THE EFFECTS ON COLORADO SPRINGS UTILITIES CUSTOMERS. SHOULD A WATER MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WATER RESOURCES DEPARTMENT AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
 - THE COLORADO SPRINGS UTILITIES WATER RESOURCES DEPARTMENT CANNOT GUARANTEE THE LOCATION OF ACCURACY OF UNDERGROUND FACILITIES OR BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THESE PLANS CONFORM TO PROPOSED AND EXISTING FIELD CONDITIONS AND FOR DETERMINING THE LOCATIONS, HORIZONTAL AND VERTICAL, OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND FACILITIES IN A MANNER DETERMINED NECESSARY BY THE OWNER OF SUCH UTILITY OR FACILITY. ANY SUCH PROTECTION OR ADJUSTMENT IN THE GRADE OR ALIGNMENT OF THE WATER LINE AS DETERMINED NECESSARY BY THE WATER RESOURCES DEPARTMENT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
 - THERE SHALL BE NO CLAIMS AGAINST THE WATER RESOURCES DEPARTMENT FOR ANY HINDRANCES OR DELAYS DUE TO ANY CAUSE INCLUDING RESOLUTION OF CONFLICTS.
 - EXISTING & PROPOSED VALVE BOX LIDS SHALL BE RAISED TO MATCH PROPOSED NEW GRADE.

- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF COLORADO SPRINGS), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS AND REINFORCING HAVE BEEN INSPECTED BY THE CITY ENGINEERING INSPECTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY ENGINEERING INSPECTOR OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY ENGINEERING INSPECTOR WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
- THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS, LICENSES AND BONDS TO INCLUDE THOSE IDENTIFIED IN THE SPECIAL CONDITIONS SECTION OF THE PROJECT MANUAL AND ALL OTHERS NOT IDENTIFIED BUT WHICH ARE NECESSARY TO PERFORM THE WORK. PAYMENT FOR OBTAINING PERMITS, LICENSES AND BONDS REQUIRED BY ISSUING AGENCIES OTHER THAN THE CITY OF COLORADO SPRINGS WILL NOT BE MADE SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. PERMITS REQUIRED FROM THE CITY WILL BE ISSUED AT NO COST TO THE CONTRACTOR.
- ALL SAFETY PROVISIONS OF LOCAL, STATE, AND FEDERAL REGULATIONS APPLY IN ORDER OF JURISDICTIONAL CONTROL. CONTRACTOR IS ADVISED TO BECOME AWARE OF CONTROLLING PROVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THOSE ASSOCIATED WITH THE WORK, PEDESTRIANS, AND THE GENERAL PUBLIC THROUGHOUT THE DURATION OF THE CONTRACT.
- COMPACTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. WETTING, EXCAVATION, AND COMPACTION REQUIRED FOR COMPACTION OF BASES OF CUTS AND FILLS AND EMBANKMENTS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. TYPE OF COMPACTION FOR THIS PROJECT SHALL BE AASHTO T-99. WETTING REQUIREMENTS FOR T-99 COMPACTION IS APPROXIMATELY 0.040 M/GAL PER CY.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE CITY ENGINEERING INSPECTOR SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS. REMOVED MATERIALS BELOW PROPOSED TOP OF SUBGRADE WILL BE PAID FOR AS EXCAVATION.
- WHERE IT IS REQUIRED TO CUT EXISTING ASPHALT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE USING A SAW, CUTTING WHEEL, OR OTHER METHOD APPROVED BY THE CITY ENGINEERING INSPECTOR.
- CONTRACTOR SHALL STRAIGHT SAWCUT EXISTING ASPHALT PAVEMENT WHEN JOINING WITH NEW ASPHALT OR CONCRETE PAVEMENT. APPLY SS-1 TACK COAT IN AREAS WHERE ADJACENT EXISTING PAVEMENT IS IN POOR CONDITION AS DETERMINED BY THE CITY ENGINEERING INSPECTOR.
- WHEN ORDERED BY THE CITY ENGINEERING INSPECTOR, A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE THE BOND. TACK COAT, IF REQUIRED, SHALL NOT BE PAID SEPARATELY AND SHALL BE INCIDENTAL TO HMA PAVING.
- A TWO FOOT PATCH BACK, PER TYPICAL SECTIONS, UNLESS OTHERWISE NOTED IN THE PLANS, IS REQUIRED AROUND ALL PROPOSED CURB AND GUTTER REMOVAL AND REPLACEMENT PER CITY OF COLORADO SPRINGS STANDARDS. ASPHALT MILLING SHALL BE TO A DEPTH SUFFICIENT TO PROVIDE A MINIMUM 2" OVERLAY.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1928 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY. TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY". FOR INFORMATION, PLEASE CONTACT: COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590. PERMIT SHALL BE IN HAND BEFORE CONSTRUCTION BEGINS.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO STORM SEWER, CHANNEL IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.
- CONTRACTOR SHALL NOTIFY ALL RESIDENTS AND BUSINESSES IN WRITING 72 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS.
- CONTRACTOR SHALL PROVIDE THE CITY WITH A SET OF PLANS MARKED "AS BUILT". THE PLANS SHALL SHOW ALL UTILITIES, STREETS, GRADING AND ANY VARIATIONS FROM THE APPROVED PLAN.
- FOR ADDITIONAL GENERAL NOTES PERTAINING TO SPECIFIC ELEMENTS OF WORK, THE CONTRACTOR IS FURTHER DIRECTED TO THE FOLLOWING:
 - GENERAL NOTES FOR DEMOLITION - SHEETS 8, 9, 10
 - GENERAL NOTES FOR UTILITIES - SHEETS 24, 25
 - GENERAL NOTES FOR SIGNAGE & STRIPING - SHEET 31
- FOR ADDITIONAL PROJECT REQUIREMENTS AND CONSTRAINTS, THE CONTRACTOR IS FURTHER DIRECTED TO SPECIAL CONDITIONS OF THE PROJECT MANUAL.
- AGGREGATE BASE COURSE CLASS 6 SHALL BE USED UNDER THE CONCRETE PAVERS.
- THE CONTRACTOR SHALL PROVIDE THE CITY WITH 30 EXTRA CONCRETE PAVERS OF EACH OF THE VARIOUS SIZES. COLORS SHALL MATCH PAVERS USED FOR THE PROJECT.
- THE CONTRACTOR'S PROPOSED DEMOLITION AND CONSTRUCTION METHODS AND TACTICS FOR WORK WITHIN THE DRIP LINE OF TREES DESIGNATED TO BE SAVED SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- CITY WILL PULL PARKING METER HEADS, CONTRACTOR WILL REMOVE POLES, CITY WILL SUPPLY CONTRACTOR WITH NEW POLES, NEW POLES ARE TO BE SET BY CONTRACTOR. CITY WILL IDENTIFY FINAL LOCATION FOR PARKING METER POLES. CITY WILL PUT METER HEADS ON NEW POLES. CONTRACTOR TO COORDINATE PARKING METER RELOCATIONS WITH COLORADO SPRINGS CITY PARKING.
- CITY WILL PROVIDE ALL PARKING STALL STRIPING. CONTRACTOR TO PROVIDE ALL TRAFFIC (CROSS WALKS, STOP BARS, LANE LINES, ETC) STRIPING.
- CONTRACTOR TO NOTIFY COLORADO SPRINGS UTILITY ELECTRIC TWO WEEKS PRIOR TO REMOVAL OF EXISTING STREET LIGHTING.
- CONTRACTOR SHALL HIRE A LICENSED TREE SERVICE COMPANY FOR ANY WORK TO BE COMPLETED ON TREES INCLUDING ROOT PRUNING. ROOT PRUNING SHALL BE INSPECTED BY THE CITY FORESTRY DEPARTMENT PRIOR TO COMPLETION.
- CONTRACTOR TO CONTACT CITY FORESTRY PRIOR TO WORK AROUND EXISTING TREES.

- CONTRACTOR SHALL INSTALL INLET PROTECTION PER SHEETS 8, 9, & 10 PRIOR TO CONSTRUCTION. AS PROPOSED IMPROVEMENTS ARE CONSTRUCTED PER SHEETS 11, 12, 13, & 14, CONTRACTOR SHALL INSTALL INLET PROTECTION ON NEW INLETS AS THEY ARE COMPLETED. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION DURATION.
- STORM SEWER TIE-INS SHALL BE PERFORMED ON WEEKENDS BY CONTRACTOR TO AVOID TRAFFIC IMPACTS. CONTRACTOR SHALL COORDINATE WITH CITY.
- MILL AND OVERLAY SHALL BE PERFORMED TO REDUCE IMPACT TO TRAFFIC. CONTRACTOR SHALL COORDINATE WITH CITY.
- TRACKS FOR THE CITY TROLLEY EXIST BENEATH EXISTING PAVEMENT. HOWEVER, IT IS NOT ANTICIPATED THAT THEY WILL BE ENCOUNTERED DURING CONSTRUCTION. IN THE EVENT THAT THE TRACKS ARE EXPOSED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT ENGINEER AND CITY IMMEDIATELY. ANY WORK REGARDING THE TRACKS SHALL BE INCIDENTAL TO THE REMOVAL AND REPLACEMENT OF ASPHALT.

LEGEND

	EXISTING	PROPOSED
ASPHALT		
BENCH		
BIKE RACK (MULTI-U)		
BIKE RACK (STANDING)		
BRICK INLAY		
CONCRETE		
FIRE HYDRANT		
FLAGSTONE PAVERS		
GAS LINE		
IRON RAILING		
LIGHT POLE		
MILL AND OVERLAY LIMITS		
PARKING METER		
PARKING STRIPE		
SANITARY SEWER LINE		
SANITARY SEWER LINE (ABANDONED)		
SANITARY SEWER MANHOLE		
SIGN		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TREE (CONIFEROUS)		
TREE (DECIDUOUS)		
TREE WELL		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND FIBER OPTIC CABLE		
WATER LINE		
WATER VALVE		

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORNTON, P.E. #37155

DATE: *10/11/16*

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

**DOWNTOWN BUSINESS IMPROVEMENTS
PHASE 12**

CONSTRUCTION DOCUMENTS
GENERAL NOTES & LEGEND

DESIGNED BY	MAW	SCALE	DATE	09/30/2016
DRAWN BY	EAS	(H) 1" = N/A	SHEET	3 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00	



NO.	ITEM	QTY	UNIT
1	CONSTRUCTION SURVEY	1	LS
2	MOBILIZATION	1	LS
3	TRAFFIC CONTROL	1	LS
4	EROSION CONTROL	1	LS
5	TREE PROTECTION	19	EA
6	SAWCUT ASPHALT	2100	LF
7	SAWCUT CONCRETE	1700	LF
8	MILL ASPHALT	1345	SY
9	REMOVE ASPHALT	135	SY
10	REMOVE CONCRETE, BRICK PAVERS & STREETScape	675	SY
11	REMOVE CONCRETE CURB & GUTTER	1320	LF
12	REMOVE STORM INLET	4	EA
13	CAP STORM LINES	3	EA
14	REMOVE FIRE HYDRANT	1	EA
15	REMOVE PARKING METER POLE	34	EA
16	REMOVE TREES/SHRUBS	6	EA
17	REMOVE & RELOCATE TRAFFIC POLE	1	EA
18	REMOVE & RELOCATE STREET LIGHT	2	EA
19	REMOVE SIGN	1	EA
20	REMOVE AND RELOCATE SIGN	4	EA
21	REMOVE AND RELOCATE BIKE RACK	7	EA
22	REMOVE & RELOCATE BENCH	2	EA
23	REMOVE & RELOCATE NEWS STAND	2	EA
24	REMOVE & RELOCATE TRASH RECEPTACLE	1	EA
25	REMOVE & REPLACE METAL RAILING	1	LS
26	STORM INLET, 10' X 4'	2	EA
27	STORM INLET, 4' X 4'	2	EA
28	12" RCP STORM PIPE	20	LF
29	18" RCP STORM PIPE	120	LF
30	24" RCP STORM PIPE	35	LF
31	36" RCP STORM PIPE	27	LF
32	CONVERT STORM INLET TO MH AND RAISE TO GRADE	1	LS
33	INSTALLATION OF NEW FIRE HYDRANT	1	LS
34	NEW LIGHT POLE BASE	5	EA
35	JUNCTION BOX FOR LIGHT POLE	5	EA
36	2" ELECTRICAL CONDUIT & PULL WIRE	300	LF
37	IRRIGATION	1	LS
38	ADJUST UTILITY BOXES TO GRADE	1	LS
39	4" CONCRETE SIDEWALK	13100	SF
40	8" CONCRETE SIDEWALK	2000	SF
41	24" DETECTABLE WARNING SURFACE	85	LF
42	2" ASPHALT OVERLAY (HMAO)	1345	SY
43	BRICK PAVERS	3450	SF
44	SAND SETTING BED, 1" DEEP, & FABRIC FILTER	3450	SF
45	AGG BASE COURSE, CLASS C, 6" DEPTH	3450	SF
46	CONCRETE CURB & GUTTER, TYPE 1	1315	LF
47	CONCRETE CURB & GUTTER, 6"	55	LF
48	CONCRETE CURB & GUTTER, 10"	70	LF
49	4" CONCRETE HEADER CURB	50	LF
50	6" CONCRETE HEADER CURB	45	LF
51	CAST IN PLACE CONCRETE HEADER CURB (TREE WELL)	500	LF
52	CONCRETE WALL, 12" THICK (INCLUDING REBAR)	1210	SF
53	CONCRETE LEVELING PAD, 3.5" THICK	355	SF
54	PLANTER WALL PILASTER	66	EA
55	IMPORT UNCLASSIFIED CLEAN SOIL	70	CY
56	PARKING METER POLE	27	EA
57	4" THERMOPLASTIC MARKING	90	LF
58	24" THERMOPLASTIC MARKING	155	LF
59	8" BENCH	1	EA
60	1.5" CALIPER TREE	5	EA
61	2.5" CALIPER TREE	2	EA
62	METAL TREE GRATE	7	EA
63	MULCHING	12	CY
64	1 GAL CONTAINER PLANTING	111	EA
65	3 GAL CONTAINER PLANTING	21	EA
66	5 GAL CONTAINER PLANTING	51	EA
67	6 GAL CONTAINER PLANTING	55	EA

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UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO. REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

 37155

MARC A. WHORTON, COLORADO, P.E. #37155

DATE: 11/9/16

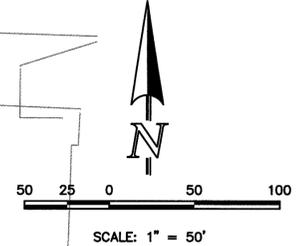
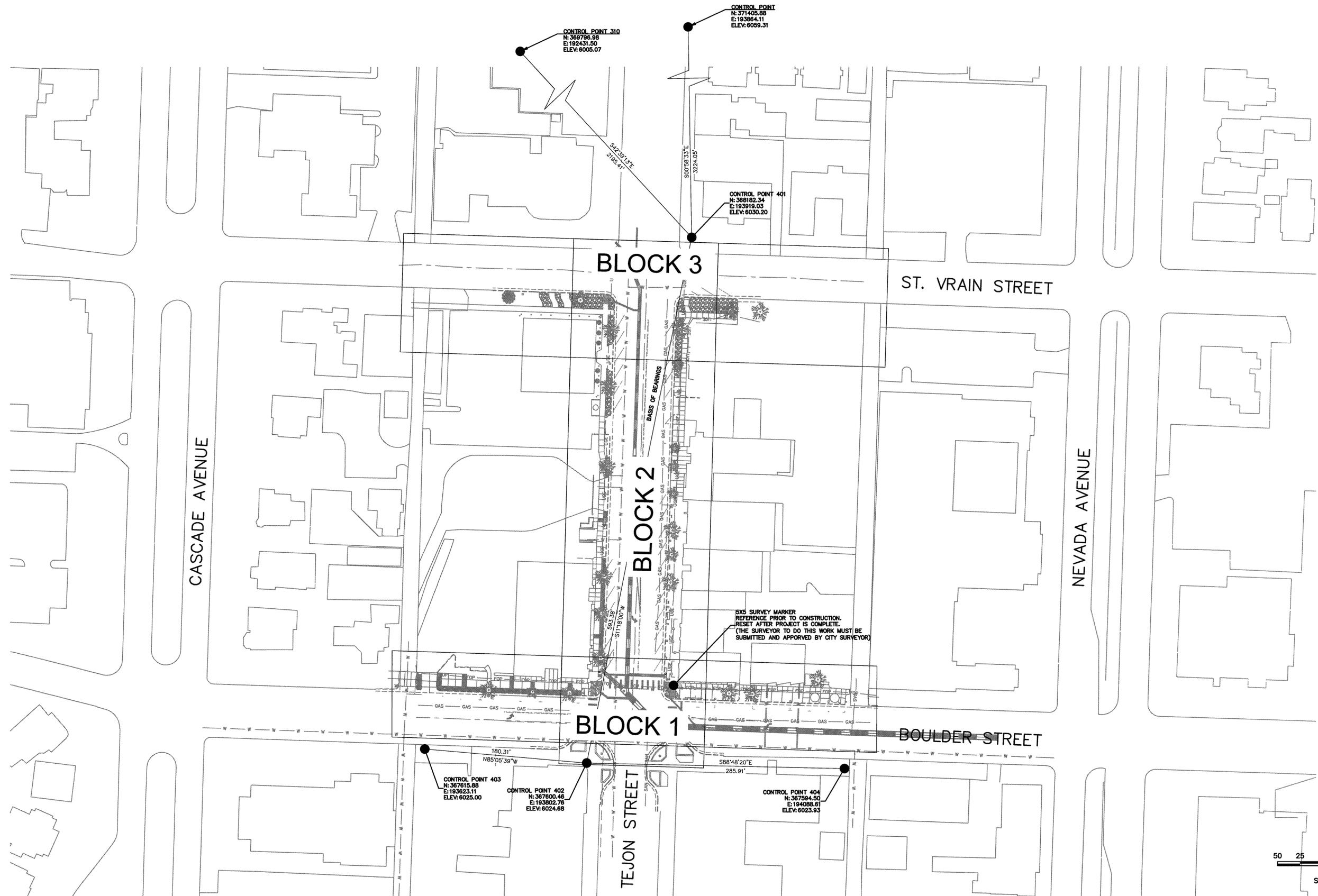


CLASSIC CONSULTING ENGINEERS & SURVEYORS

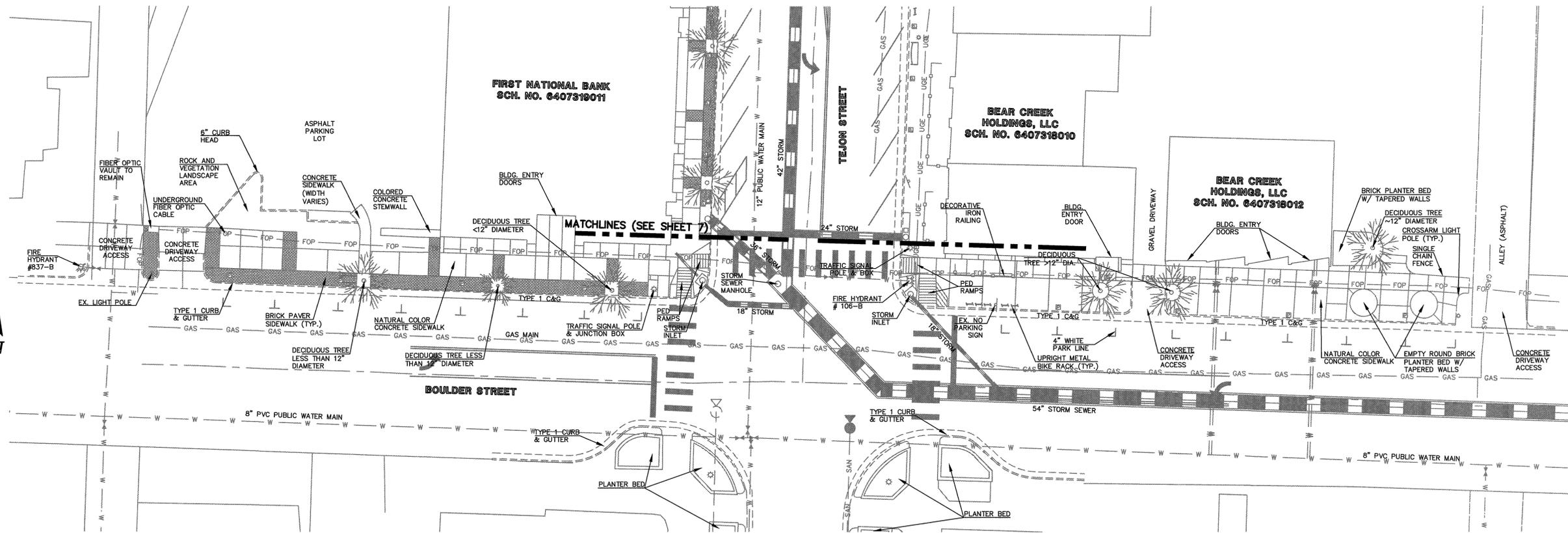
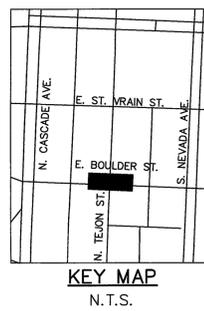
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0798(Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12			
CONSTRUCTION DOCUMENTS SUMMARY OF APPROXIMATE QUANTITIES			
DESIGNED BY	MAW	SCALE	DATE 11/09/2016
DRAWN BY	EAS	(H) 1" = N/A	SHEET 4 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO. 2500.00

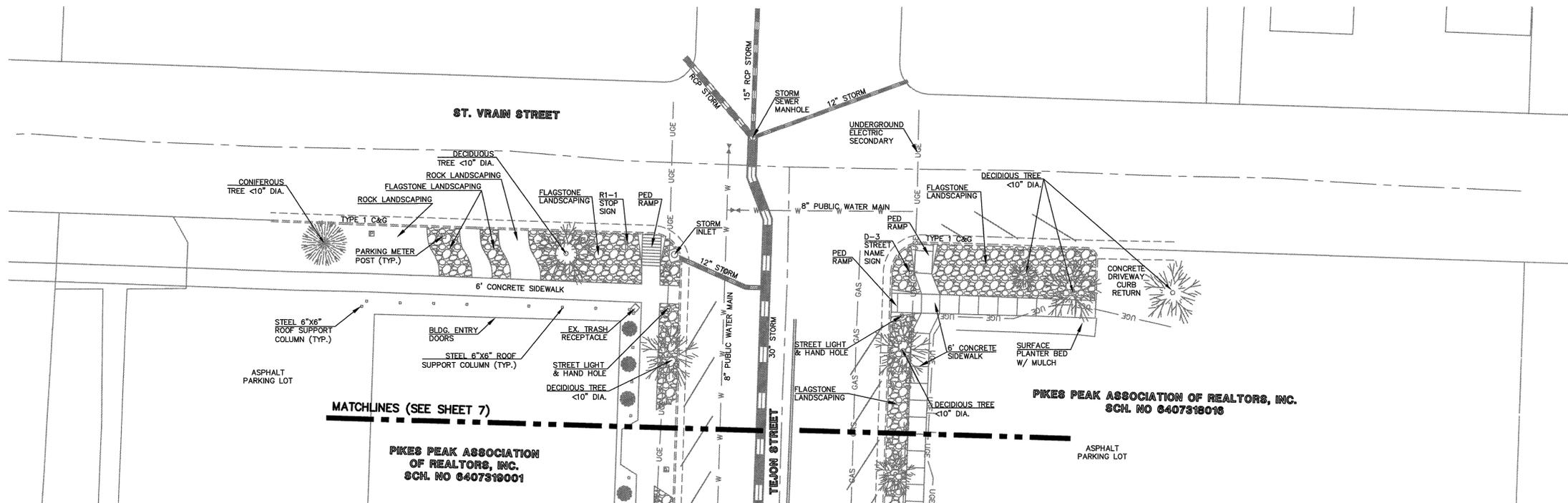
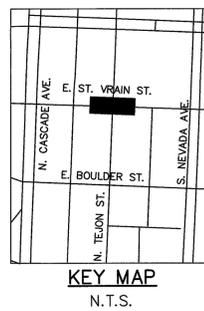
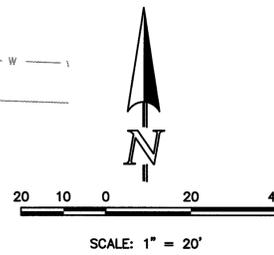
CLASSIC CONSULTING ENGINEERS & SURVEYORS



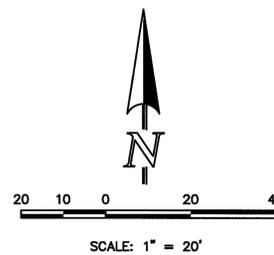
<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR 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 UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">NO.</th> <th style="font-size: x-small;">REVISION</th> <th style="font-size: x-small;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE													<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> </div> <p style="font-size: x-small;">MARC A. WHORSON, P.E. #37155</p>	<div style="text-align: center;"> <p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> </div> <p style="font-size: x-small;">619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p style="font-size: x-small;">(719)785-0790 (719)785-0799(Fax)</p>	<p style="font-size: x-small;">DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12</p> <p style="font-size: x-small;">CONSTRUCTION DOCUMENTS HORIZONTAL CONTROL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="font-size: xx-small;">DESIGNED BY</td> <td style="font-size: xx-small;">MAW</td> <td style="font-size: xx-small;">SCALE</td> <td style="font-size: xx-small;">DATE</td> <td style="font-size: xx-small;">09/30/2016</td> </tr> <tr> <td style="font-size: xx-small;">DRAWN BY</td> <td style="font-size: xx-small;">EAS</td> <td style="font-size: xx-small;">(H) 1" = 50'</td> <td style="font-size: xx-small;">SHEET</td> <td style="font-size: xx-small;">5 OF 36</td> </tr> <tr> <td style="font-size: xx-small;">CHECKED BY</td> <td style="font-size: xx-small;">(V) 1" = N/A</td> <td style="font-size: xx-small;">JOB NO.</td> <td colspan="2" style="font-size: xx-small;">2500.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	09/30/2016	DRAWN BY	EAS	(H) 1" = 50'	SHEET	5 OF 36	CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00	
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BLOCK 1
BOULDER STREET EXISTING CONDITIONS

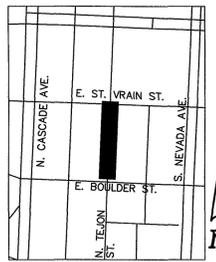


BLOCK 3
ST. VRAIN STREET EXISTING CONDITIONS

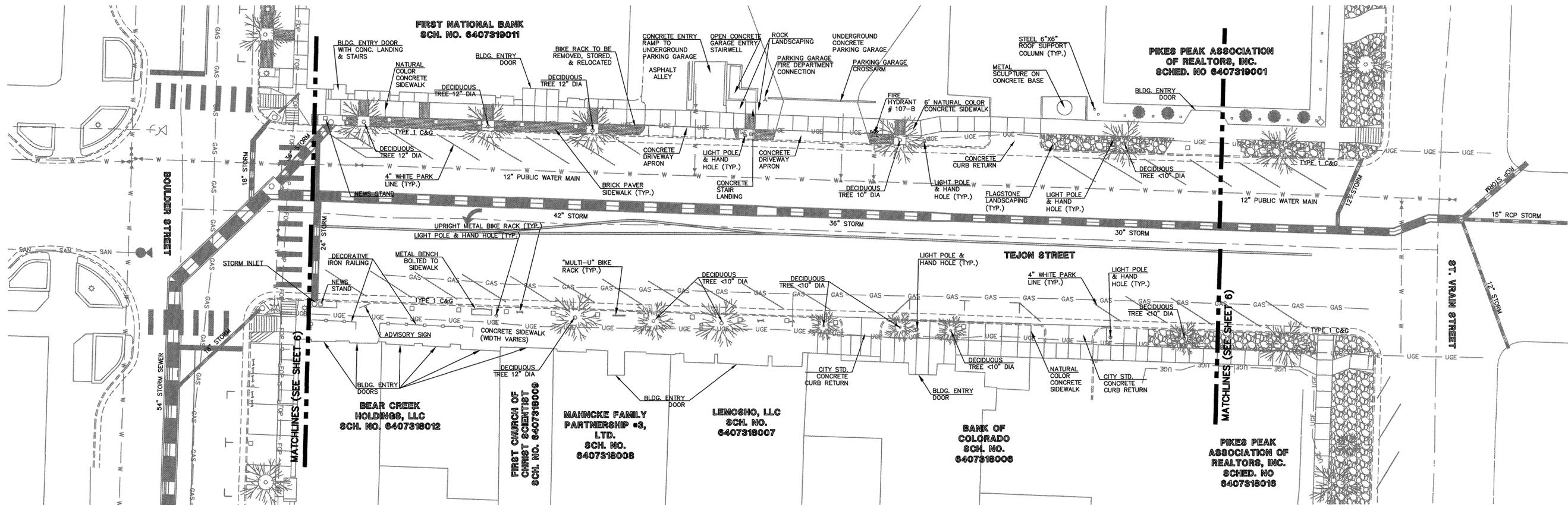


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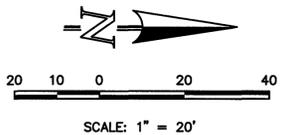
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KEY MAP
N.T.S.



BLOCK 2
TEJON STREET EXISTING CONDITIONS



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE

REVIEW:
PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

(Signature)
MARC A. WHORTON, P.E. #37155

(Signature)
DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

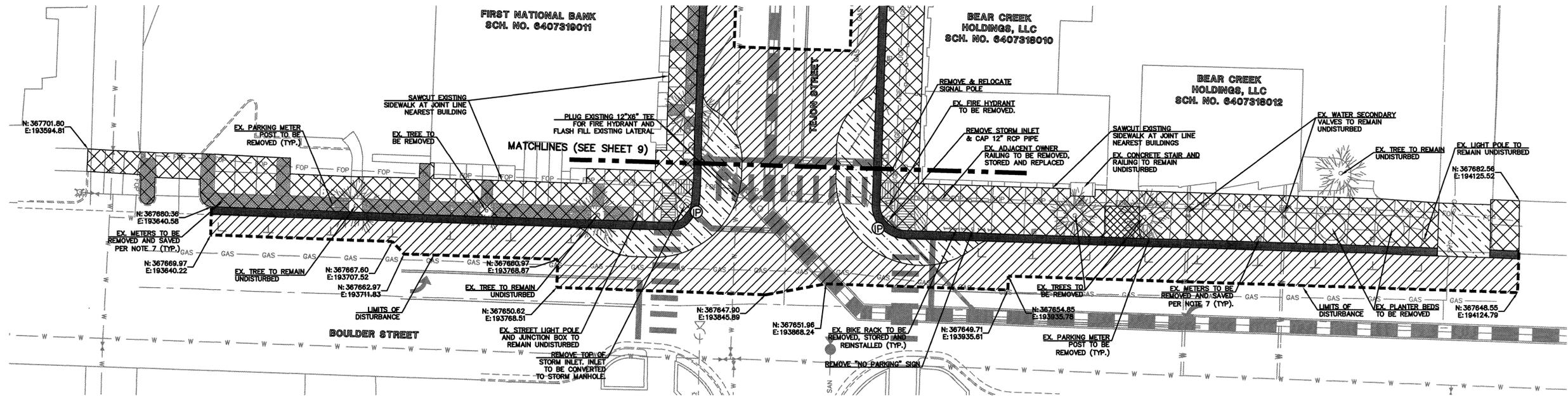
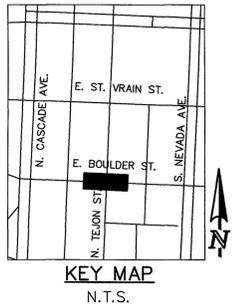
(719)785-0790
(719)785-0799 (fax)

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12			
CONSTRUCTION DOCUMENTS BLOCK 2 EXISTING CONDITIONS PLAN			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 20'	SHEET 7 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00



NOTE:
EXISTING 5X5 NE SURVEY MONUMENT ON THE
CORNER OF TEJON AND BOULDER STREETS
TO BE PROTECTED DURING CONSTRUCTION.
IF MONUMENT IS DAMAGED OR MOVED IN ANY
WAY, CONTRACTOR IS RESPONSIBLE FOR
RE-MONUMENTING.

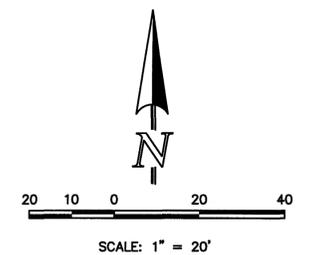
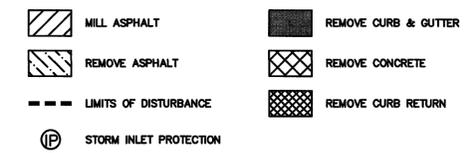


BLOCK 1
BOULDER STREET DEMOLITION PLAN

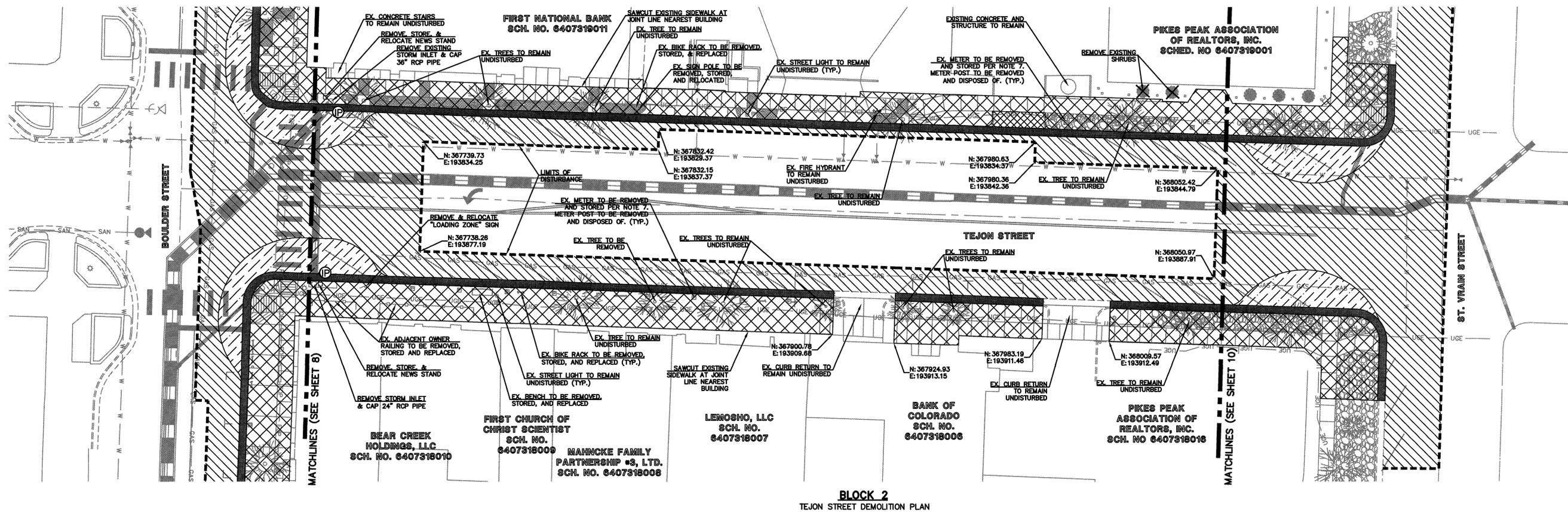
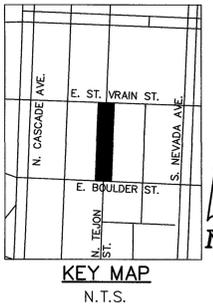
GENERAL NOTES FOR DEMOLITION:

- ANY HARDWARE REMOVED FROM LIGHTPOLES (i.e. BANNERS, PLANTERS, HOLIDAY DECORATIONS, ETC.) SHALL BE GIVEN TO THE BUSINESS IMPROVEMENT DISTRICT.
- COORDINATE THE REMOVAL OF ALL ITEMS WITH THE PROPERTY OWNER, BID, OR CITY.
- SEE SHEET 20 FOR NEW SIGN PLACEMENT AND SIGN RELOCATION.
- NO MORE THAN 150' OF SIDEWALK AND/OR LANDSCAPING (OR 1/3 OF BLOCK) MAY BE REMOVED AT ANY ONE TIME. NEW WALK AND LANDSCAPING SHALL BE IN PLACE PRIOR TO NEW DEMOLITION.
- EXISTING UTILITY POLES AND ALL OVERHEAD LINES, STREET LIGHTS, TRANSFORMERS AND OTHER APPURTENANCES WILL BE REMOVED BY EACH UTILITY COMPANY AFTER NEW LINES AND SERVICES HAVE BEEN INSTALLED.
- ELECTRIC VAULTS ARE NOT TO BE DEMOLISHED.
- PARKING METER DEMOLITION SHALL BE COORDINATED WITH THE CITY OF COLORADO SPRINGS PARKING ADMINISTRATOR. THE CITY WILL REMOVE AND STORE PARKING METERS. CITY WILL SUPPLY NEW POLES FOR CONTRACTOR INSTALLATION. CITY WILL INSTALL METERS.
- THE REMOVAL AND STORAGE OF ALL "OWNER" ITEMS IS TO BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS INCLUDING THE REMOVAL OF EXISTING PAVEMENT MARKINGS AND THE INSTALLATION OF NEW AND TEMPORARY MARKINGS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS.
- CONTRACTOR TO SAWCUT EXISTING SIDEWALK AREAS ON EXISTING JOINTS WHENEVER POSSIBLE.
- LANDSCAPING EXISTS IN FLAGSTONE PAVERS ON THE NORTH END OF TEJON STREET BETWEEN THE SIDEWALK AND CURB AND GUTTER. CONTRACTOR TO REMOVE ALL GRASSES, SHRUBS, AND FEATURES IN THIS AREA AND PROPERLY DISPOSE OF.

LEGEND



<p align="center">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p align="center">811</p> <p align="center">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE													<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> <p>MARC A. WHORTON, P.E. #37155</p> </div>	<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>	<p align="center">DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12</p> <p align="center">CONSTRUCTION DOCUMENTS BLOCK 1 DEMOLITION & REMOVAL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>EAS</td> <td>(H) 1" = 20'</td> <td>09/30/2016</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td>2500.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	EAS	(H) 1" = 20'	09/30/2016	CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00
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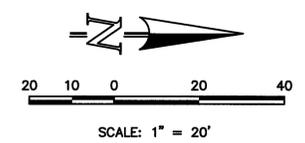
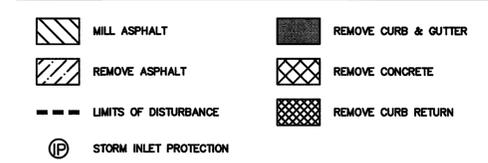


BLOCK 2
TEJON STREET DEMOLITION PLAN

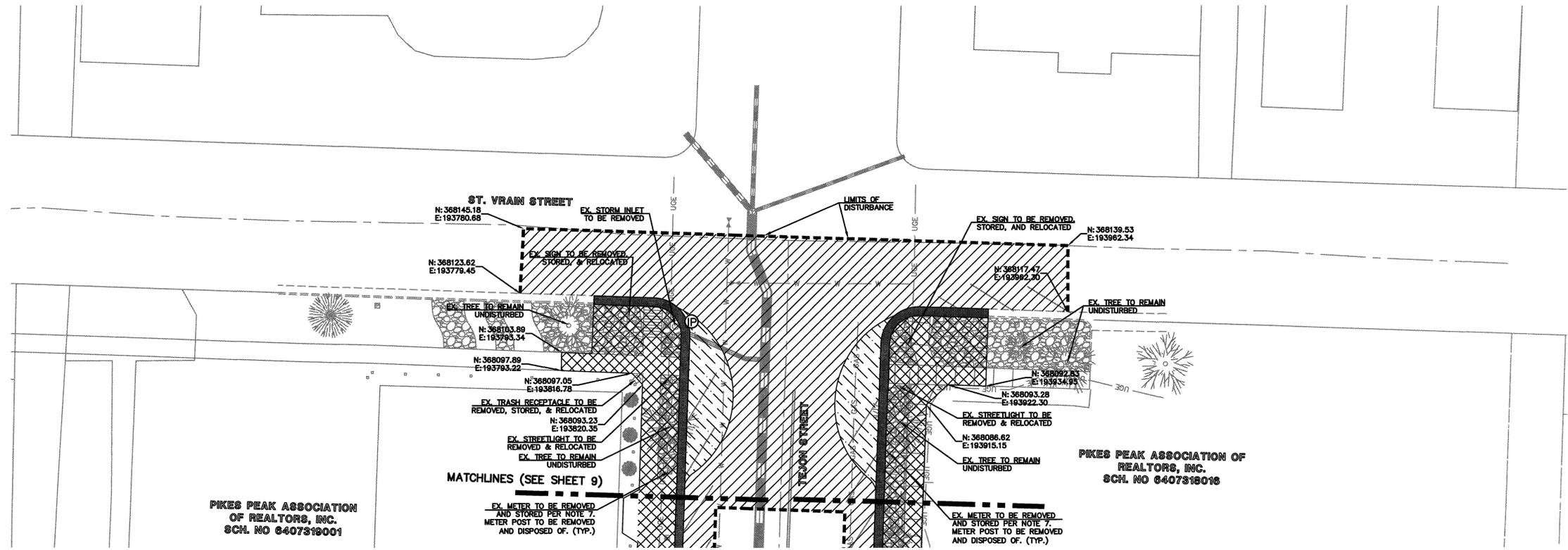
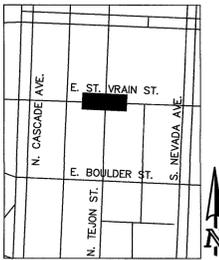
GENERAL NOTES FOR DEMOLITION:

- ANY HARDWARE REMOVED FROM LIGHTPOLES (i.e. BANNERS, PLANTERS, HOLIDAY DECORATIONS, ETC.) SHALL BE GIVEN TO THE BUSINESS IMPROVEMENT DISTRICT.
- COORDINATE THE REMOVAL OF ALL ITEMS WITH THE PROPERTY OWNER, BID, OR CITY.
- SEE SHEET 29 FOR NEW SIGN PLACEMENT AND SIGN RELOCATION.
- NO MORE THAN 150' OF SIDEWALK AND OR LANDSCAPING (OR 1/3 OF BLOCK) MAY BE REMOVED AT ANY ONE TIME. NEW WALK AND LANDSCAPING SHALL BE IN PLACE PRIOR TO NEW DEMOLITION.
- EXISTING UTILITY POLES AND ALL OVERHEAD LINES, STREET LIGHTS, TRANSFORMERS AND OTHER APPURTENANCES WILL BE REMOVED BY EACH UTILITY COMPANY AFTER NEW LINES AND SERVICES HAVE BEEN INSTALLED.
- ELECTRIC VAULTS ARE NOT TO BE DEMOLISHED.
- PARKING METER DEMOLITION SHALL BE COORDINATED WITH THE CITY OF COLORADO SPRINGS PARKING ADMINISTRATOR. THE CITY WILL REMOVE AND STORE PARKING METERS. CITY WILL SUPPLY NEW POLES FOR CONTRACTOR INSTALLATION. CITY WILL INSTALL METERS.
- THE REMOVAL AND STORAGE OF ALL "OWNER" ITEMS IS TO BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS INCLUDING THE REMOVAL OF EXISTING PAVEMENT MARKINGS AND THE INSTALLATION OF NEW AND TEMPORARY MARKINGS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS.
- CONTRACTOR TO SAWCUT EXISTING SIDEWALK AREAS ON EXISTING JOINTS WHENEVER POSSIBLE.
- LANDSCAPING EXISTS IN FLAGSTONE PAVERS ON THE NORTH END OF TEJON STREET BETWEEN THE SIDEWALK AND CURB AND GUTTER. CONTRACTOR TO REMOVE ALL GRASSES, SHRUBS, AND FEATURES IN THIS AREA AND PROPERLY DISPOSE OF.

LEGEND



<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">NO.</th> <th style="font-size: x-small;">REVISION</th> <th style="font-size: x-small;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE													<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> <p>MARC A. WHORTON, P.E. #37155</p> </div>	<div style="text-align: center;"> <p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> </div>	<p>DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12</p> <p>CONSTRUCTION DOCUMENTS BLOCK 2 DEMOLITION & REMOVAL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>09/30/2016</td> </tr> <tr> <td>DRAWN BY</td> <td>EAS</td> <td>(H) 1" = 20'</td> <td>SHEET</td> <td>9 OF 36</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">2500.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	09/30/2016	DRAWN BY	EAS	(H) 1" = 20'	SHEET	9 OF 36	CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00	
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PIKES PEAK ASSOCIATION
OF REALTORS, INC.
SCH. NO 6407319001

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OF REALTORS, INC.
SCH. NO 6407318016

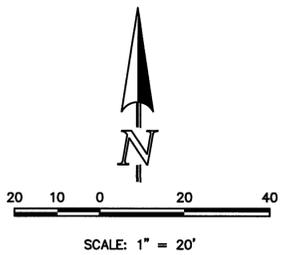
BLOCK 3
ST. VRAIN STREET DEMOLITION PLAN

GENERAL NOTES FOR DEMOLITION:

- ANY HARDWARE REMOVED FROM LIGHTPOLES (i.e. BANNERS, PLANTERS, HOLIDAY DECORATIONS, ETC.) SHALL BE GIVEN TO THE BUSINESS IMPROVEMENT DISTRICT.
- COORDINATE THE REMOVAL OF ALL ITEMS WITH THE PROPERTY OWNER, BID, OR CITY.
- SEE SHEET 20 FOR NEW SIGN PLACEMENT AND SIGN RELOCATION.
- NO MORE THAN 150' OF SIDEWALK AND/OR LANDSCAPING (OR 1/3 OF BLOCK) MAY BE REMOVED AT ANY ONE TIME. NEW WALK AND LANDSCAPING SHALL BE IN PLACE PRIOR TO NEW DEMOLITION.
- EXISTING UTILITY POLES AND ALL OVERHEAD LINES, STREET LIGHTS, TRANSFORMERS AND OTHER APPURTENANCES WILL BE REMOVED BY EACH UTILITY COMPANY AFTER NEW LINES AND SERVICES HAVE BEEN INSTALLED.
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LEGEND

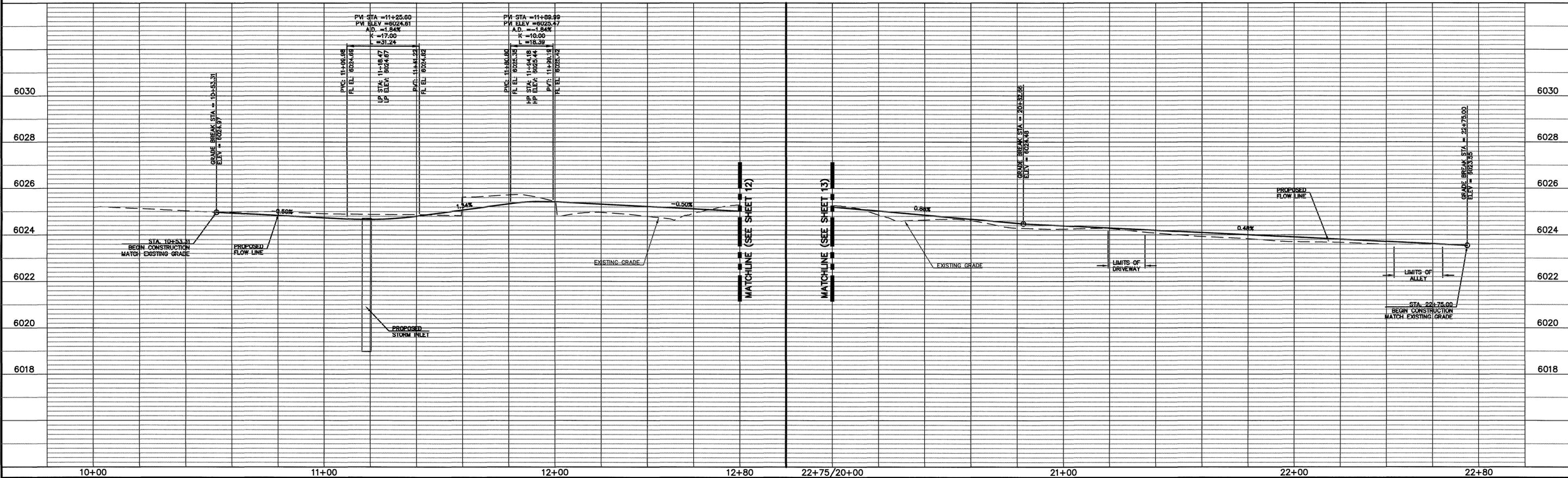
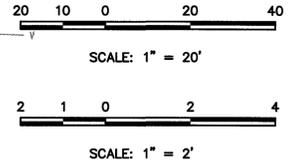
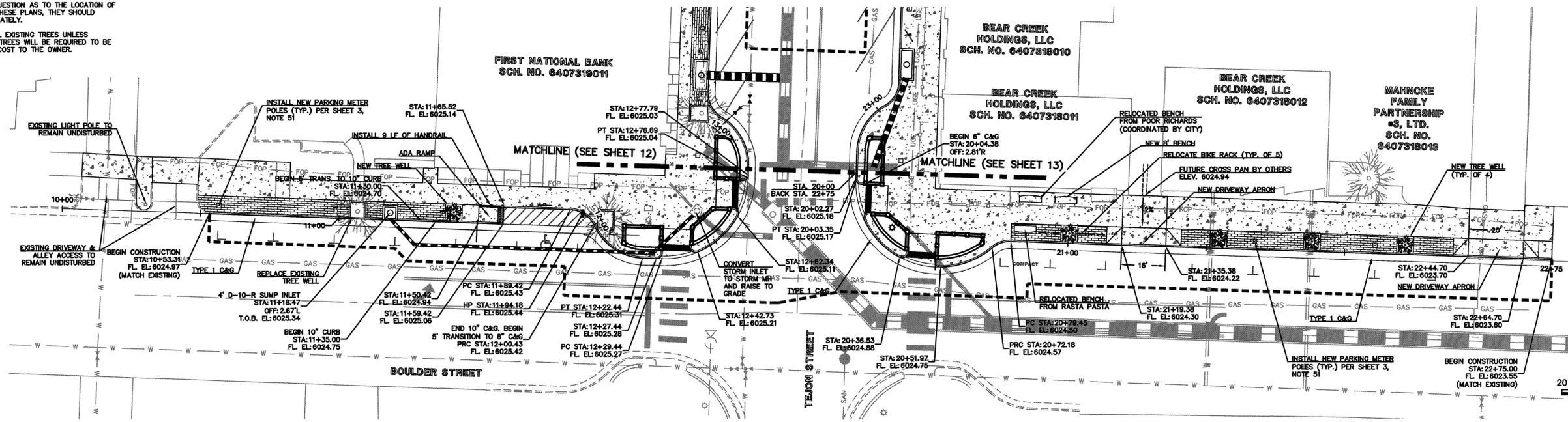
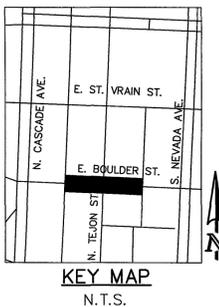
- MILL ASPHALT
- REMOVE ASPHALT
- LIMITS OF DISTURBANCE
- STORM INLET PROTECTION
- REMOVE CURB & GUTTER
- REMOVE CONCRETE
- REMOVE CURB RETURN



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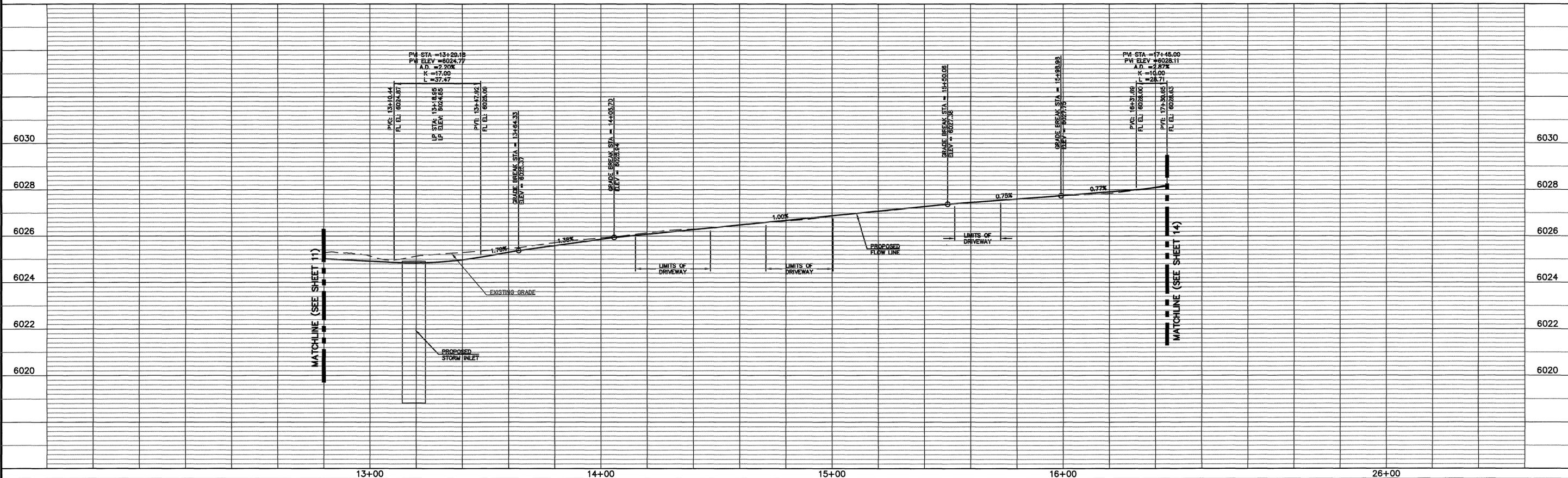
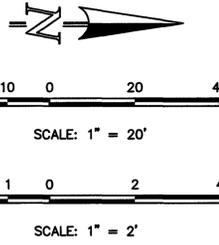
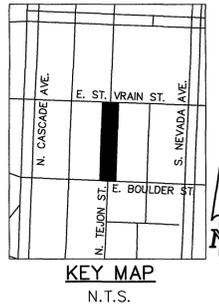
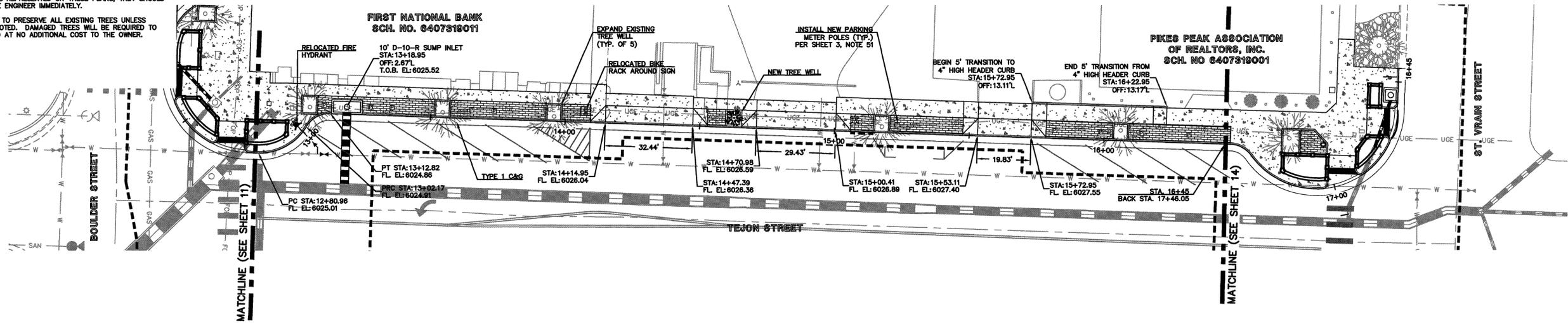


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NOTES:

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NO.	REVISION	DATE

REVIEW: PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

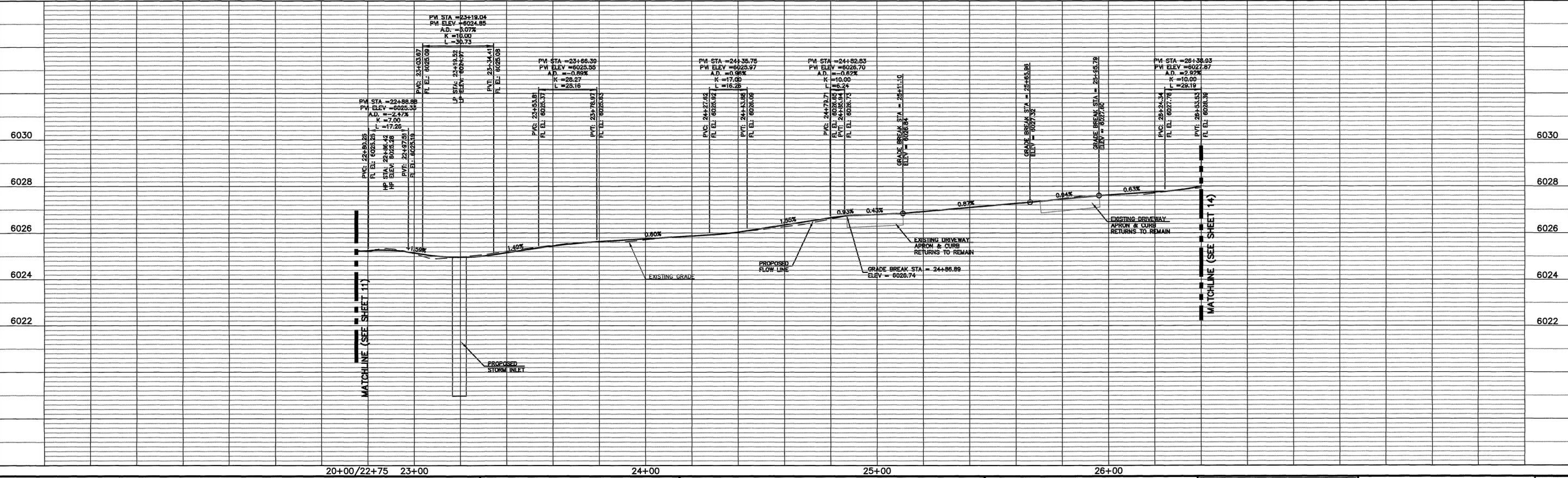
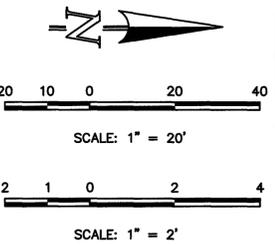
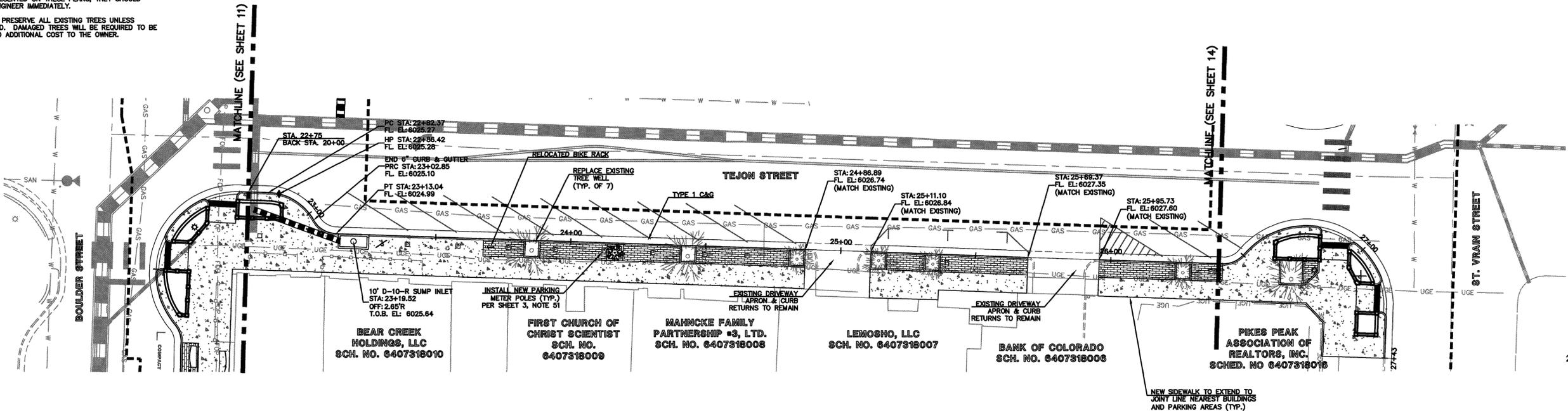
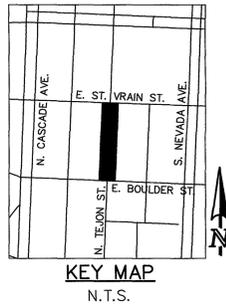
(719) 785-0790
(719) 785-0799 (fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12			
CONSTRUCTION DOCUMENTS BLOCK 2 WEST SITE IMPROVEMENT PLAN & PROFILE			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 20'	SHEET 12 OF 36
CHECKED BY	(V) 1" = 2'	JOB NO.	2500.00

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NOTES:

1. USE STANDARD 8" TYPE 1 CURB UNLESS OTHERWISE NOTED.
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NO. REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

Marc A. Whorton
MARC A. WHORTON, P.E. #37155

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 765-0790
(719) 765-0799 (Fax)

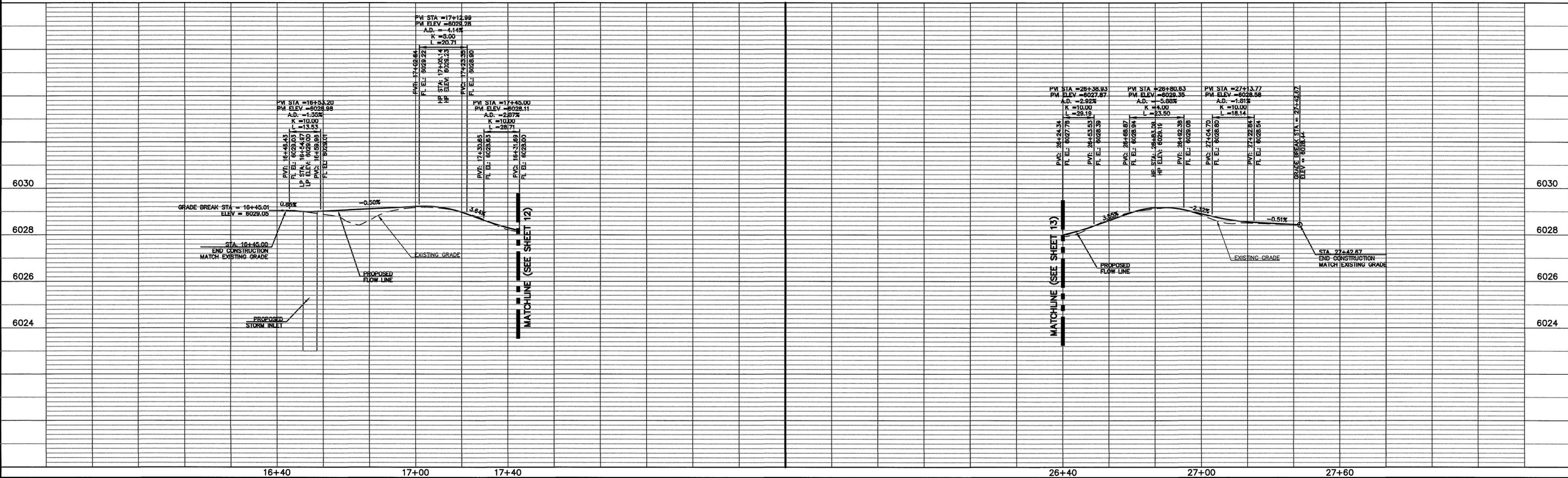
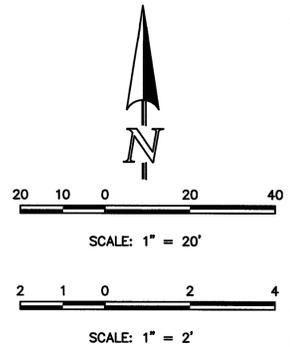
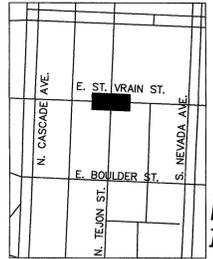
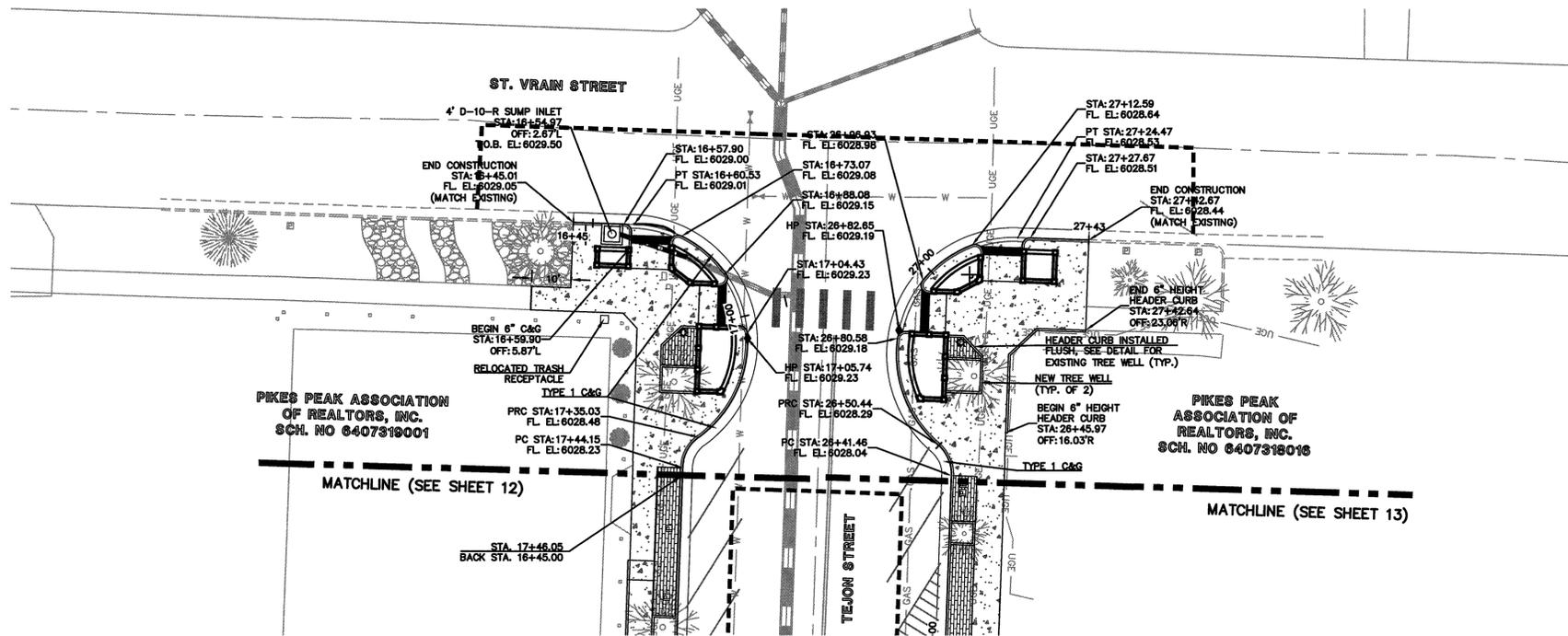
**DOWNTOWN BUSINESS IMPROVEMENTS
PHASE 12**

CONSTRUCTION DOCUMENTS
BLOCK 2 EAST SITE IMPROVEMENT
PLAN & PROFILE

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 20'	09/30/2016
CHECKED BY	(V)	1" = 2'	SHEET 13 OF 36
			JOB NO. 2500.00

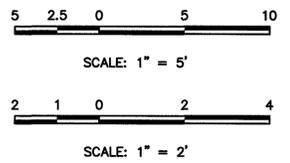
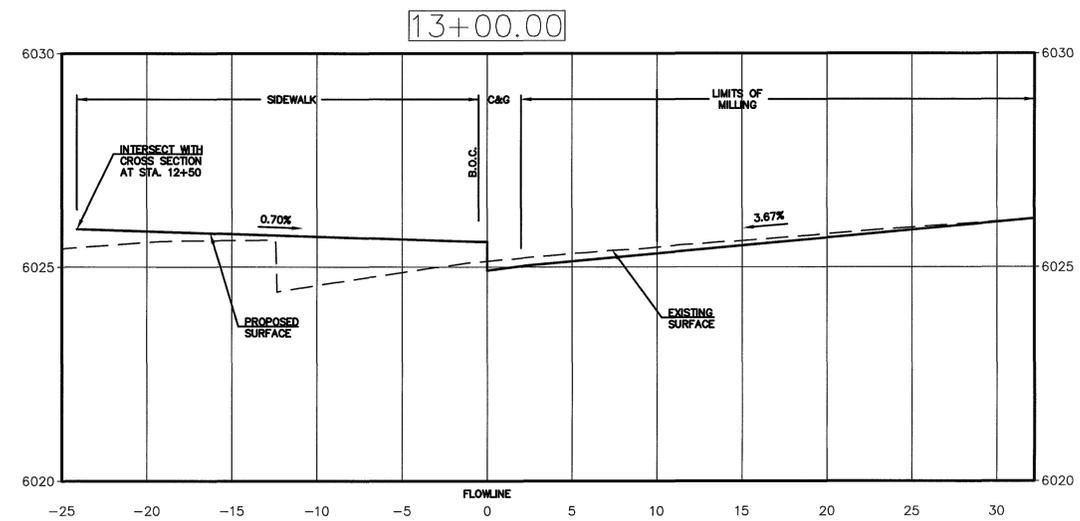
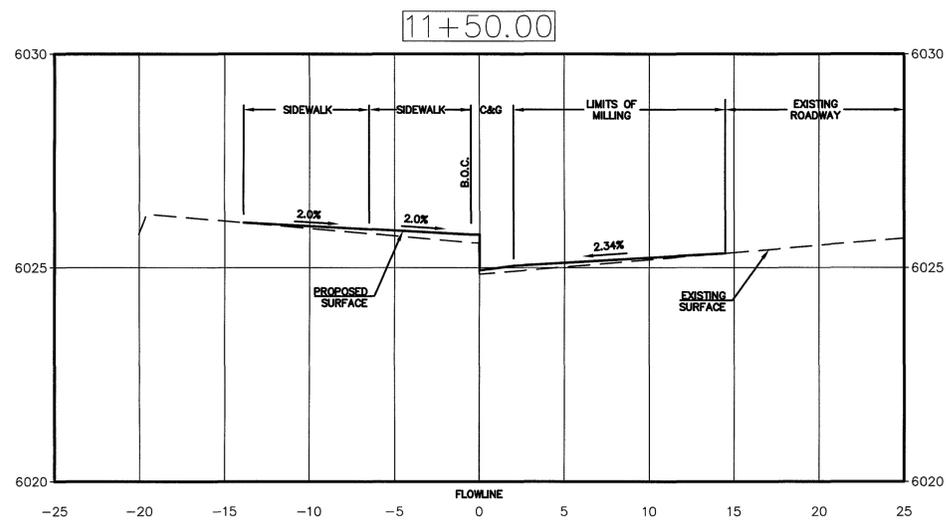
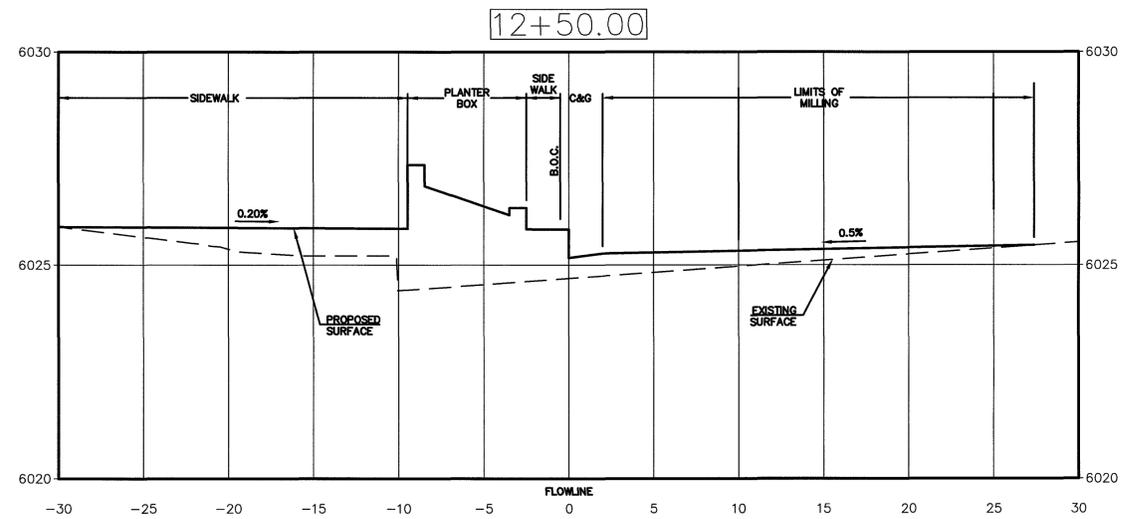
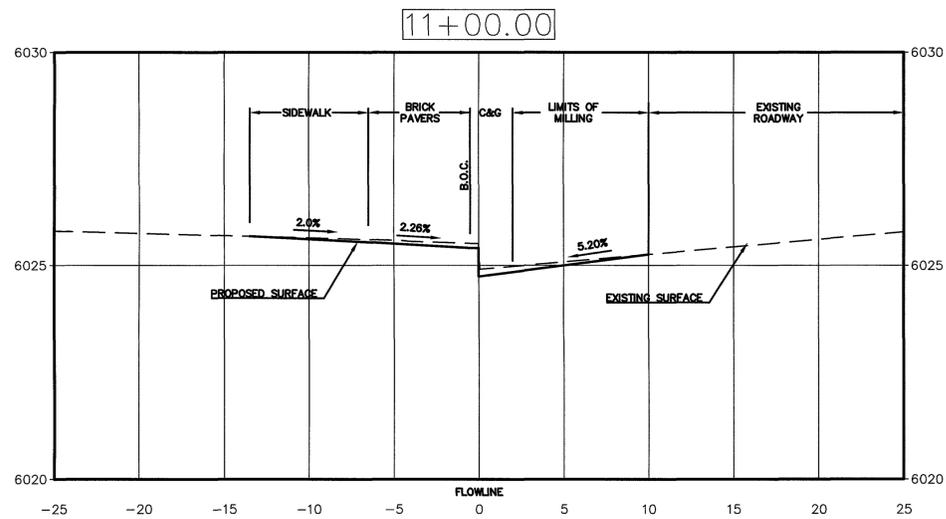
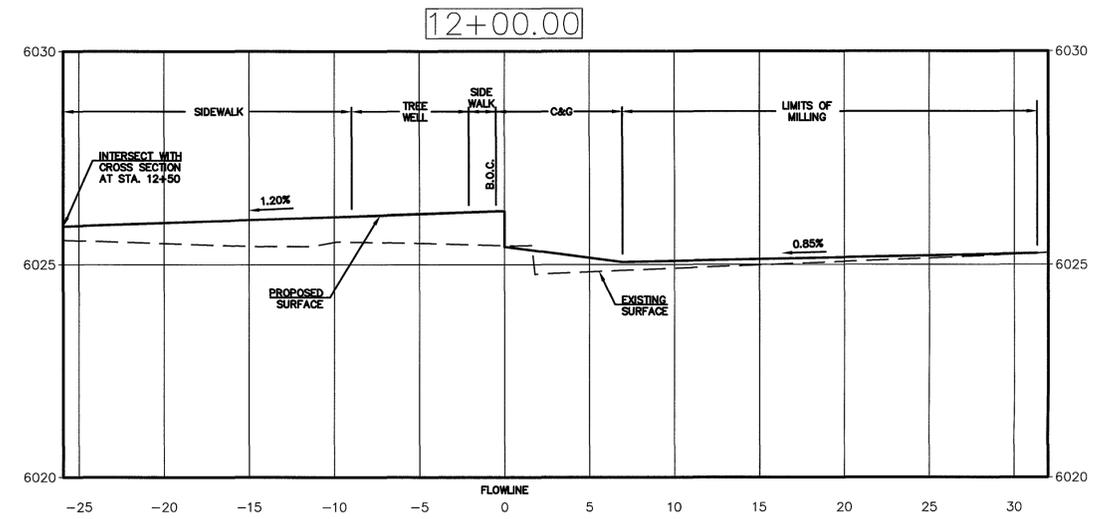
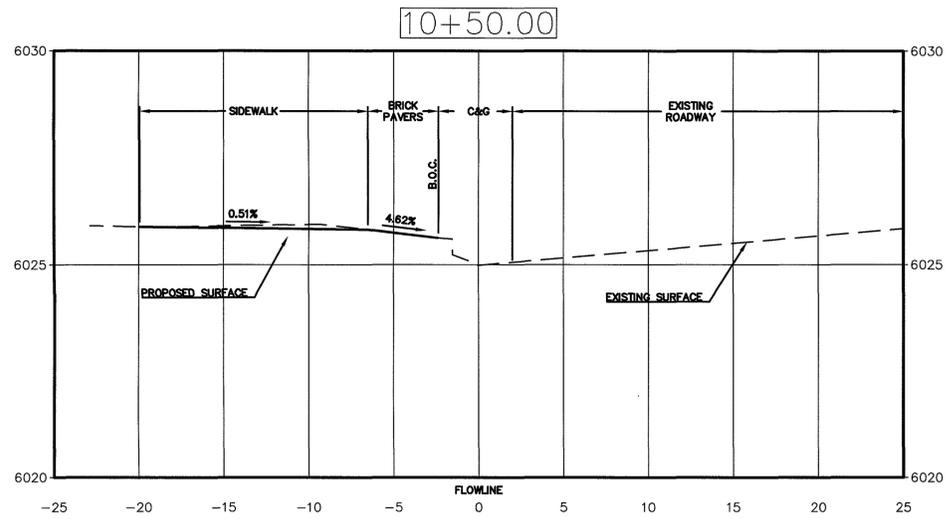
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	<p>PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p>			

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MARC A. WHORTON, P.E. #37155

DATE: 10/16

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

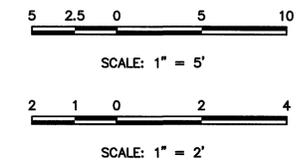
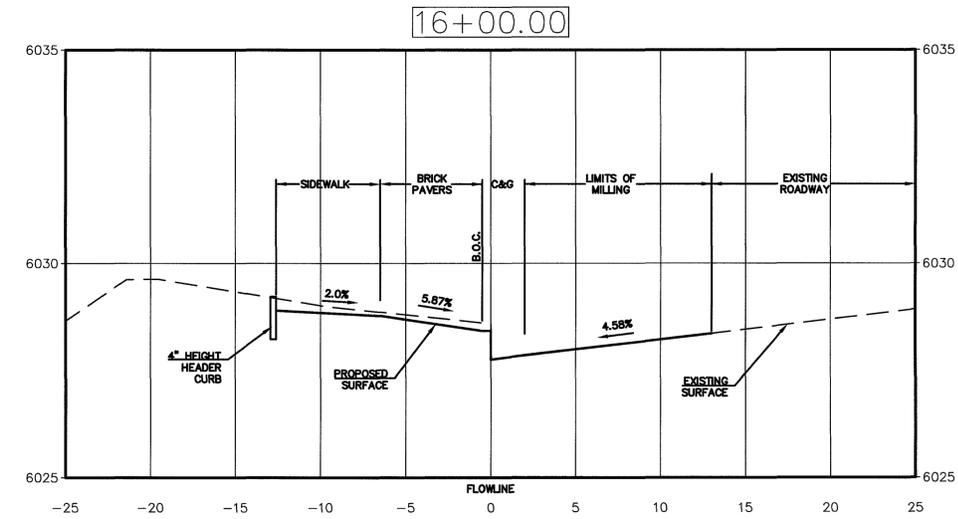
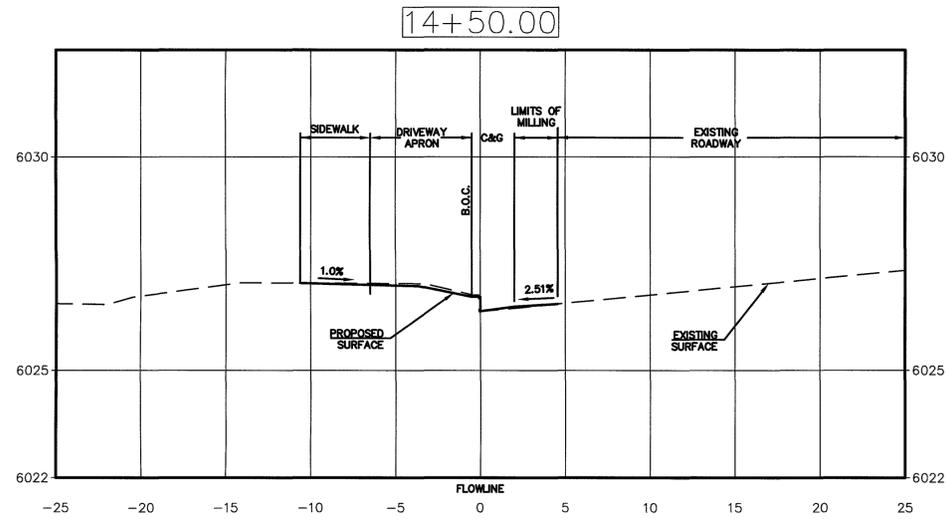
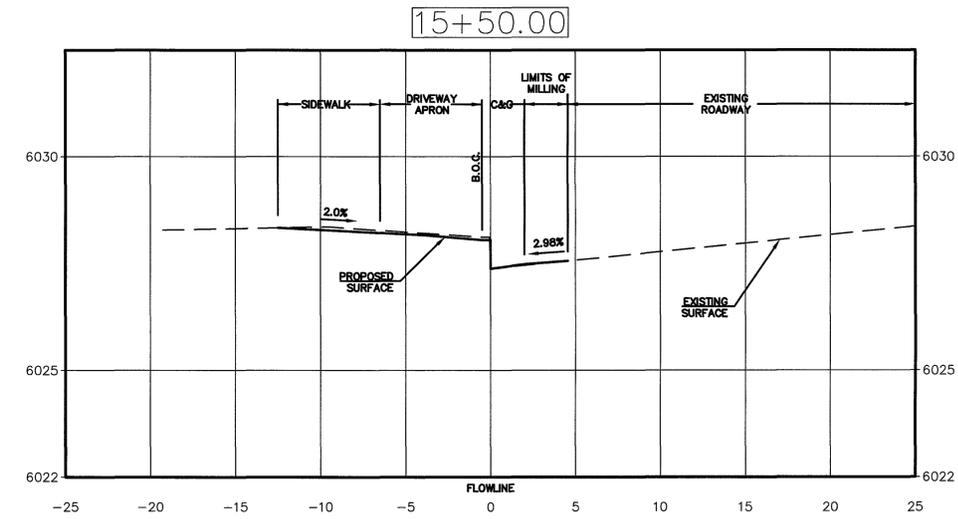
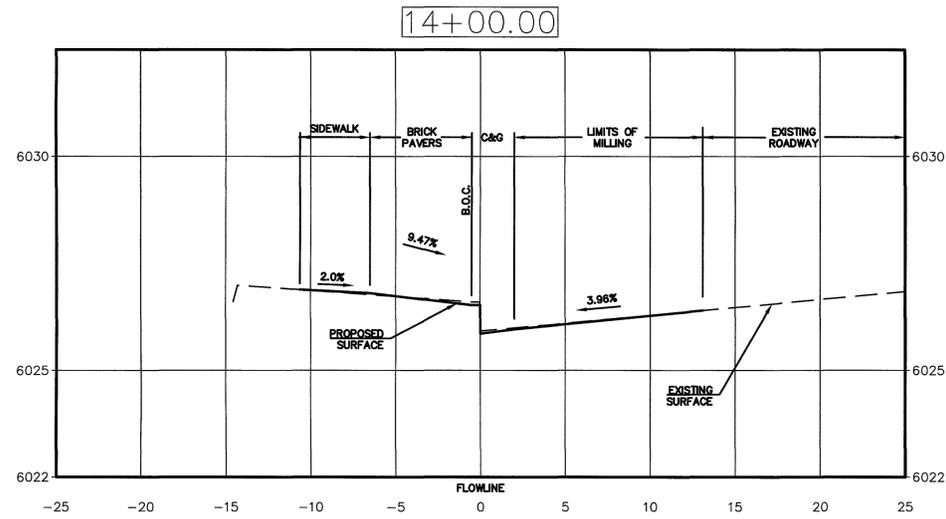
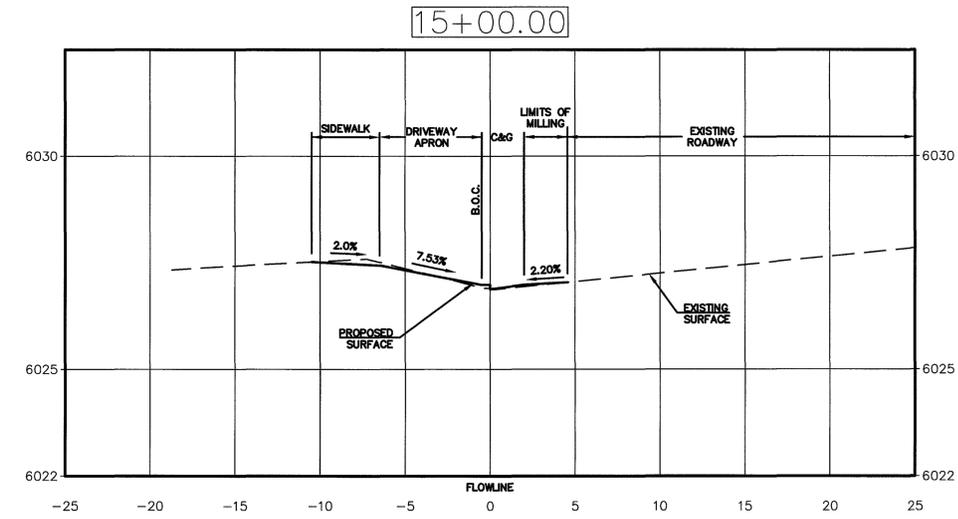
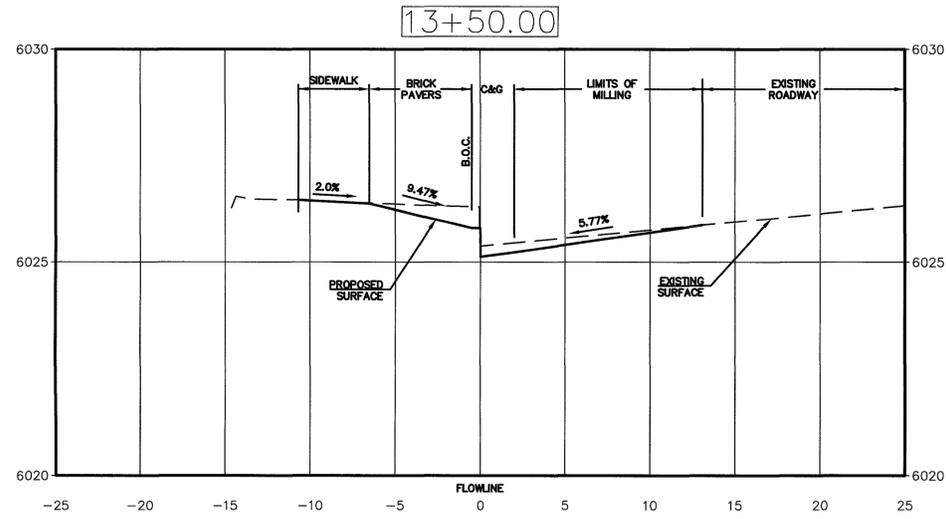
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS CROSS SECTIONS			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 5'	SHEET 15 OF 36
CHECKED BY	(V) 1" = 2'	JOB NO.	2500.00



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**48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811**

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO PROFESSIONAL ENGINEER #37155

DATE: 10/10/16

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

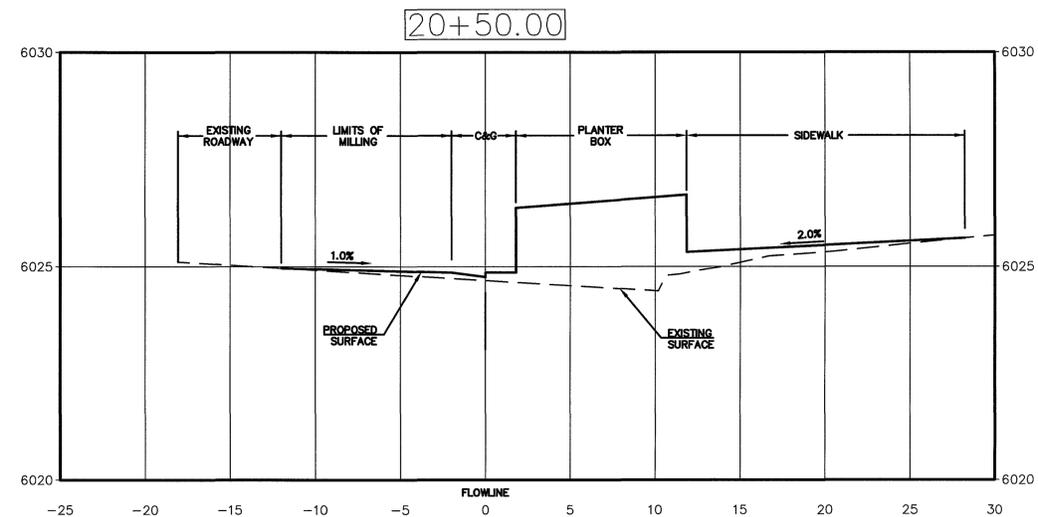
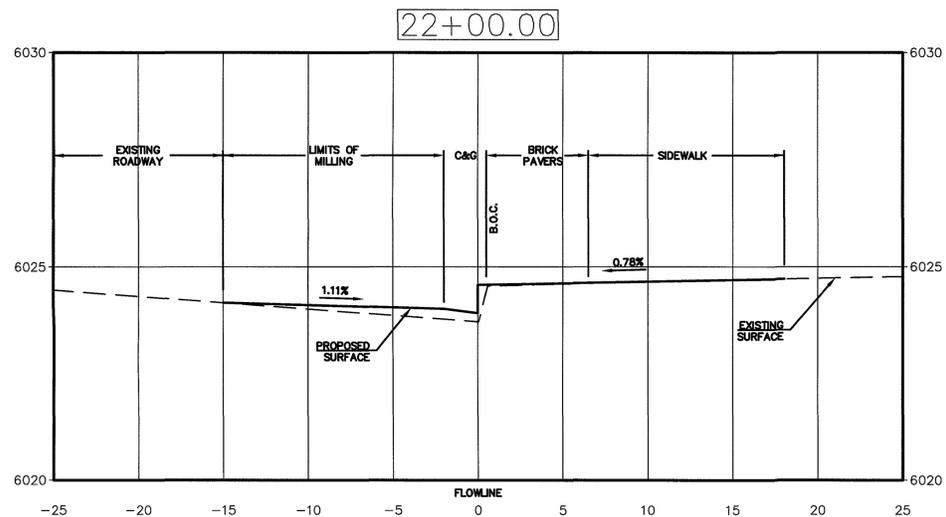
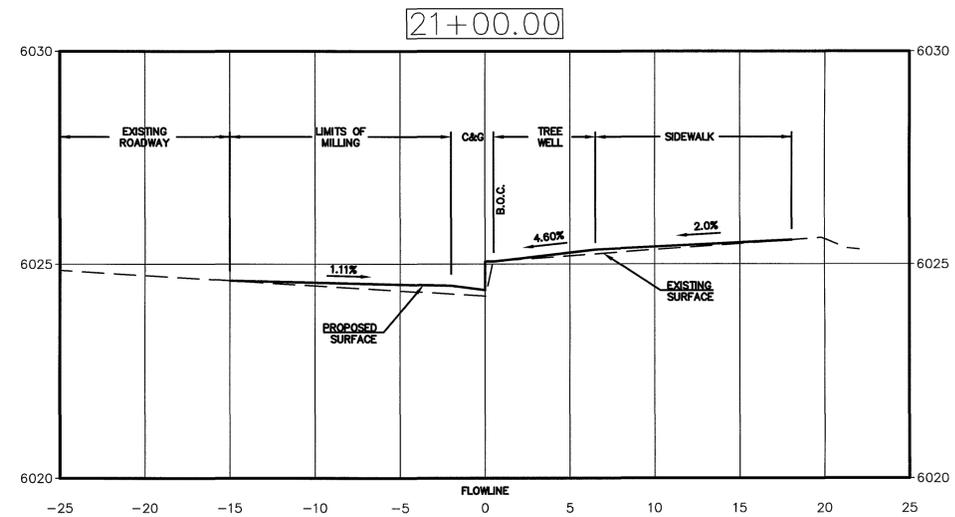
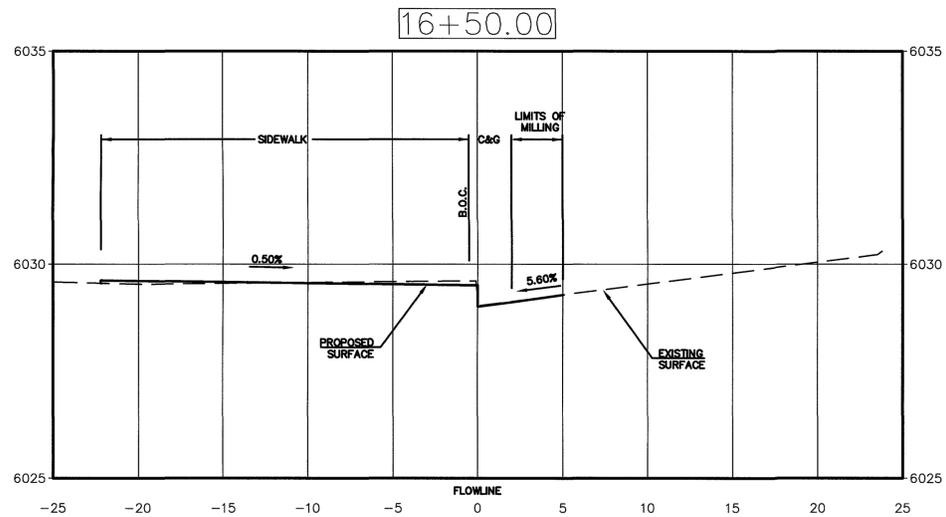
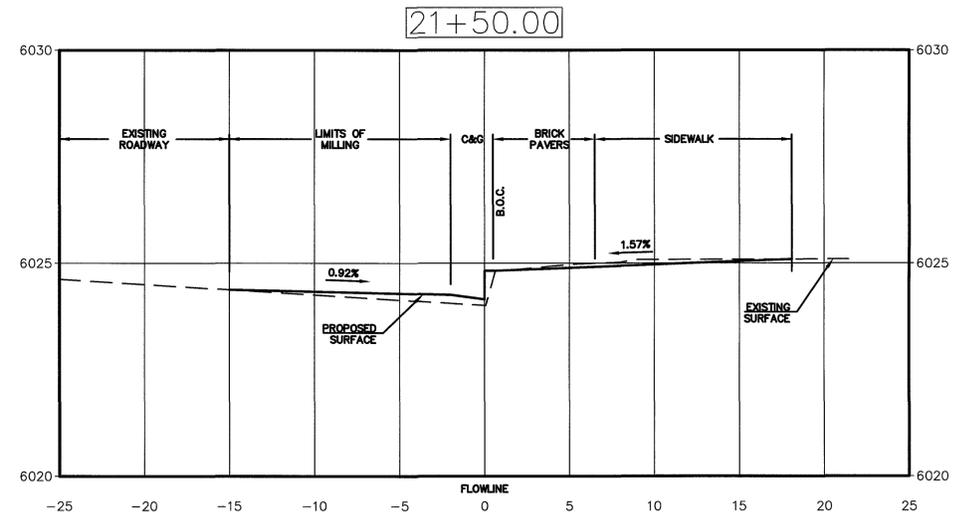
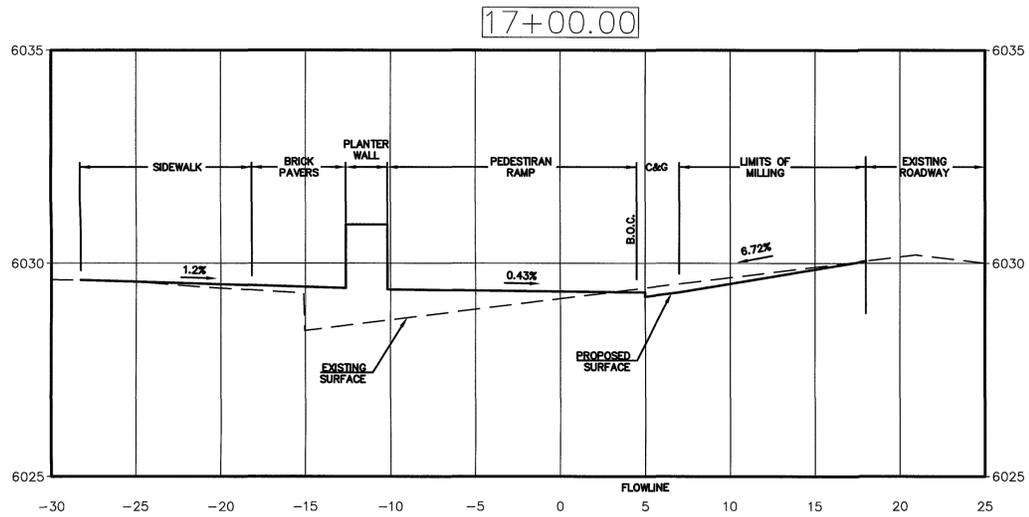
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

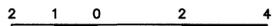
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DESIGNED BY	MAW	SCALE	DATE 09/30/2016
DRAWN BY	EAS	(H) 1" = 5'	SHEET 16 OF 36
CHECKED BY	(V) 1" = 2'	JOB NO.	2500.00



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SCALE: 1" = 5'



SCALE: 1" = 2'

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UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:
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CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

MARC A. WHORTON, COLORADO #37155

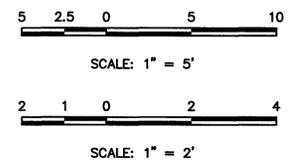
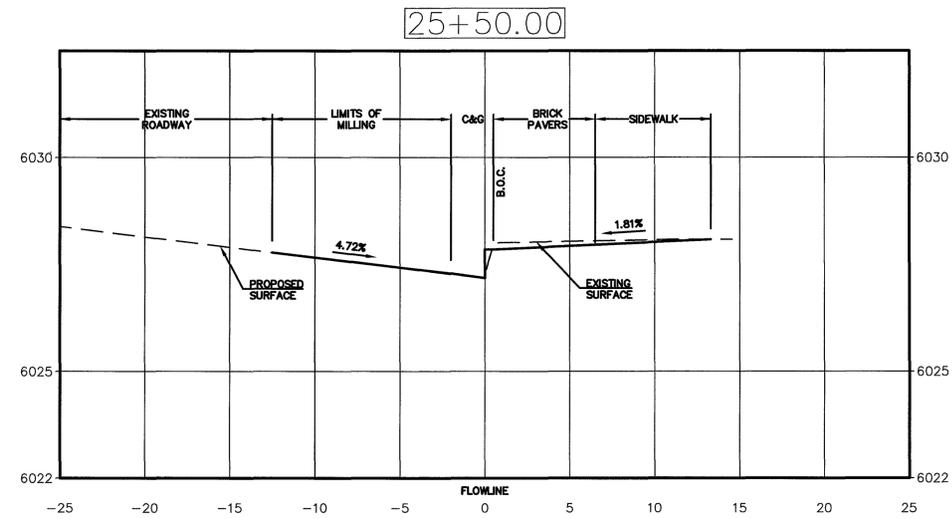
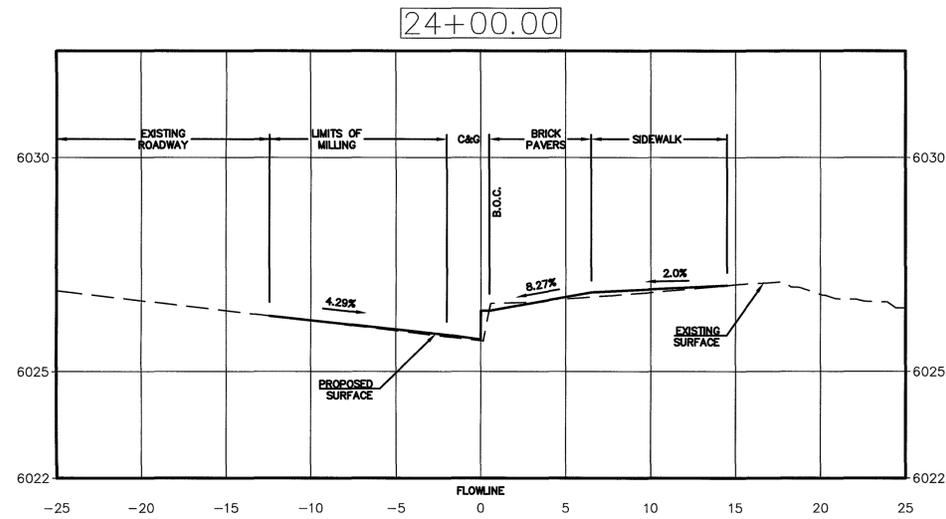
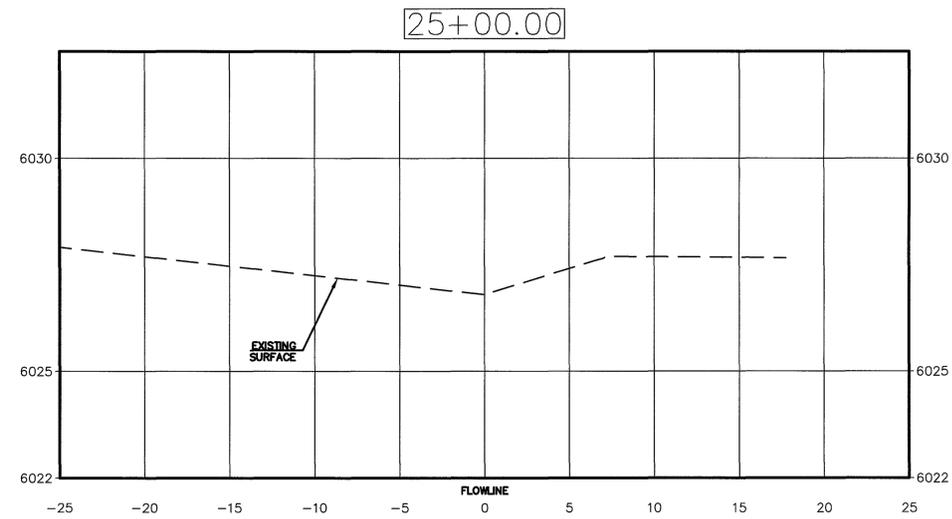
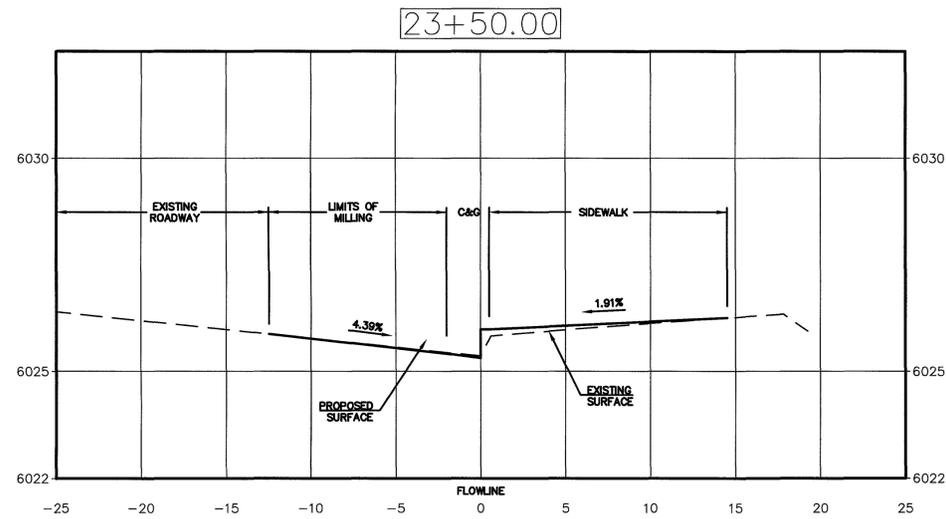
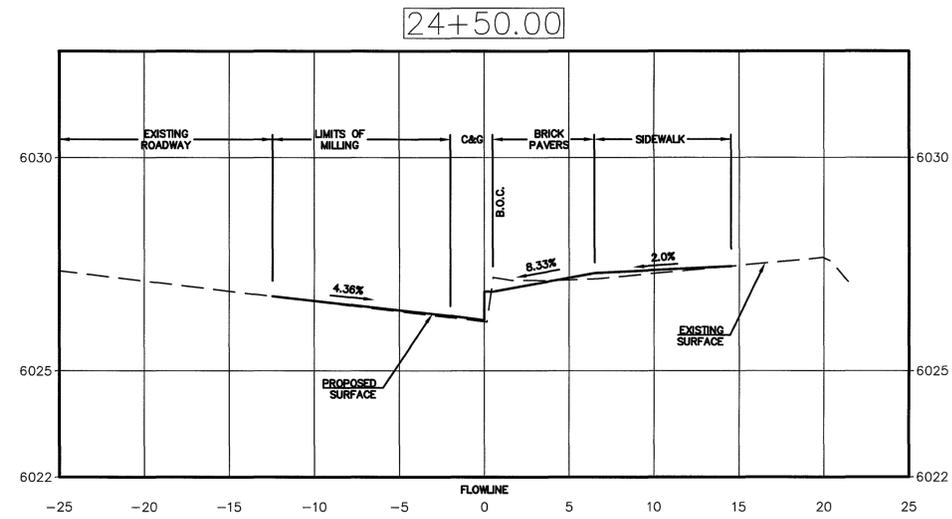
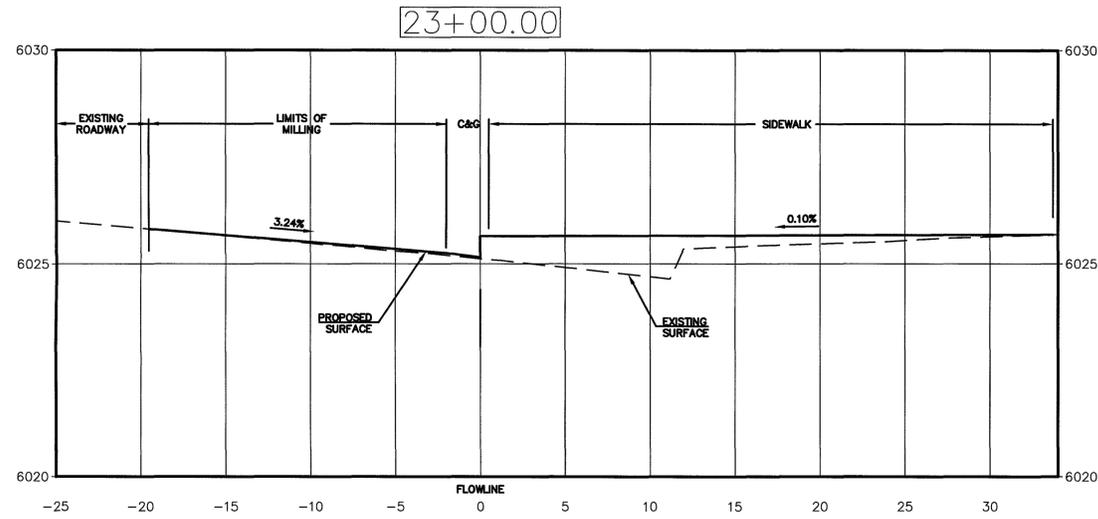
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12			
CONSTRUCTION DOCUMENTS CROSS SECTIONS			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 5'	09/30/2016
CHECKED BY	(V) 1" = 2'		SHEET 17 OF 36
			JOB NO. 2500.00

CLASSIC
ENGINEERS & SURVEYORS



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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORWICK
MARC A. WHORWICK, COLORADO P.E. #37155

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

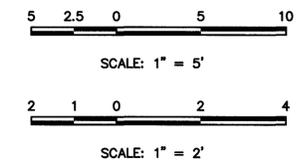
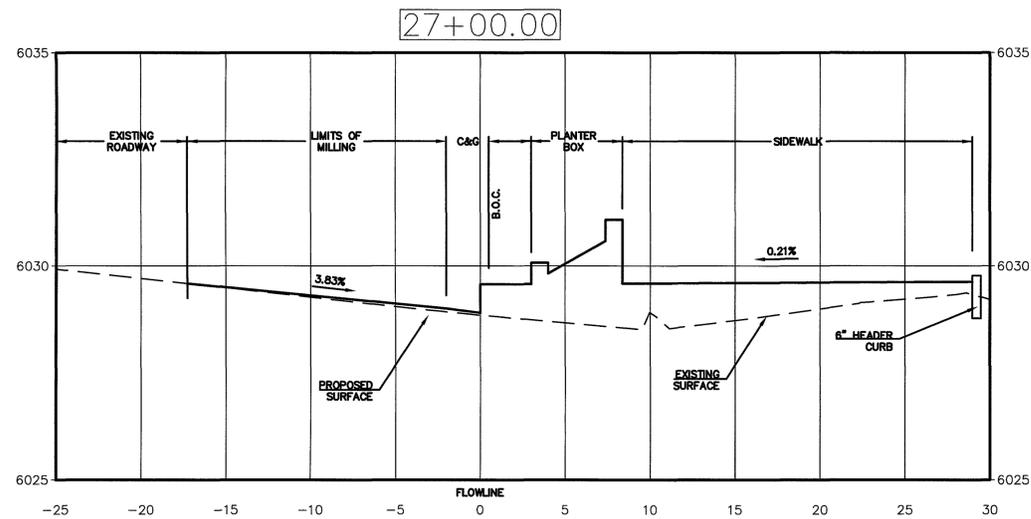
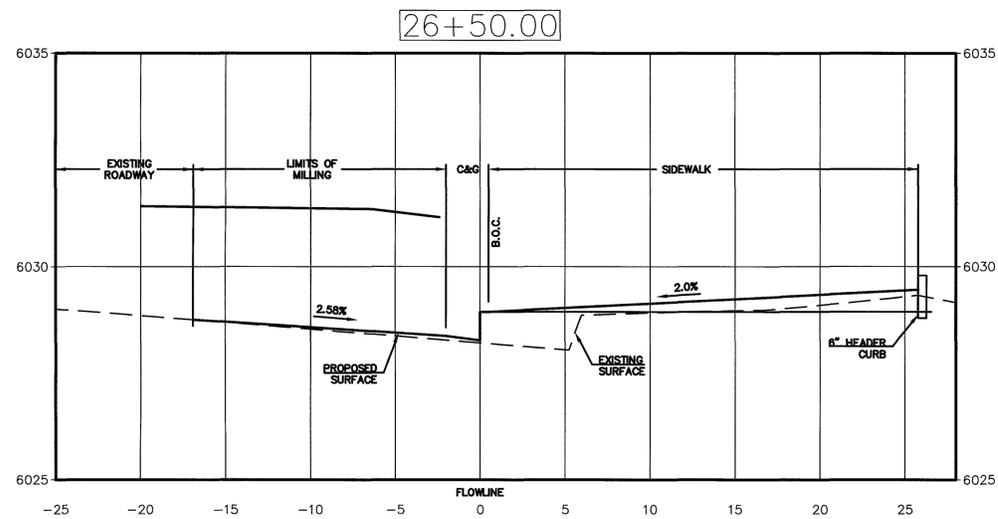
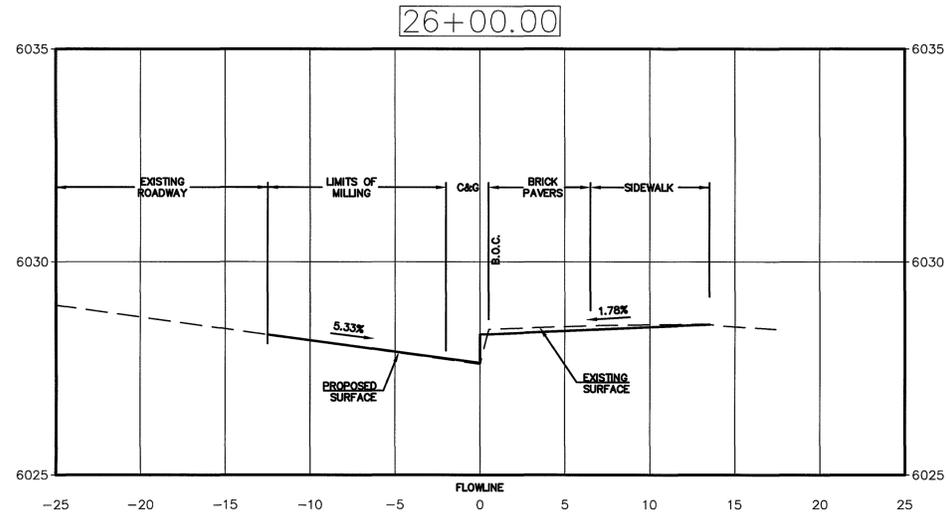
(719) 785-0790
(719) 785-0799 (fax)

**DOWNTOWN BUSINESS IMPROVEMENTS
PHASE 12
CONSTRUCTION DOCUMENTS
CROSS SECTIONS**

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 5'	09/30/2016
CHECKED BY	(V) 1" = 2'		SHEET 18 OF 33
			JOB NO. 2500.00



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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

37155

MARC A. WHORRY, COLORADO P.E. #37155

DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (fax)

CLASSIC
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ENGINEERS & SURVEYORS

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 5'	09/30/2016
CHECKED BY	(V) 1" = 2'		

CONSTRUCTION DOCUMENTS
CROSS SECTIONS

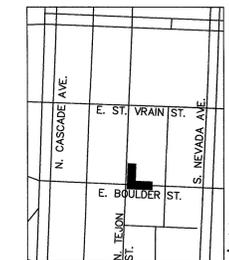
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SHEET 19 OF 36

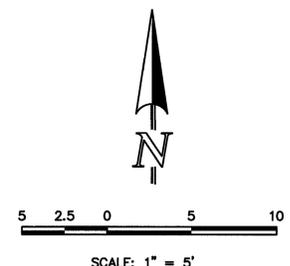
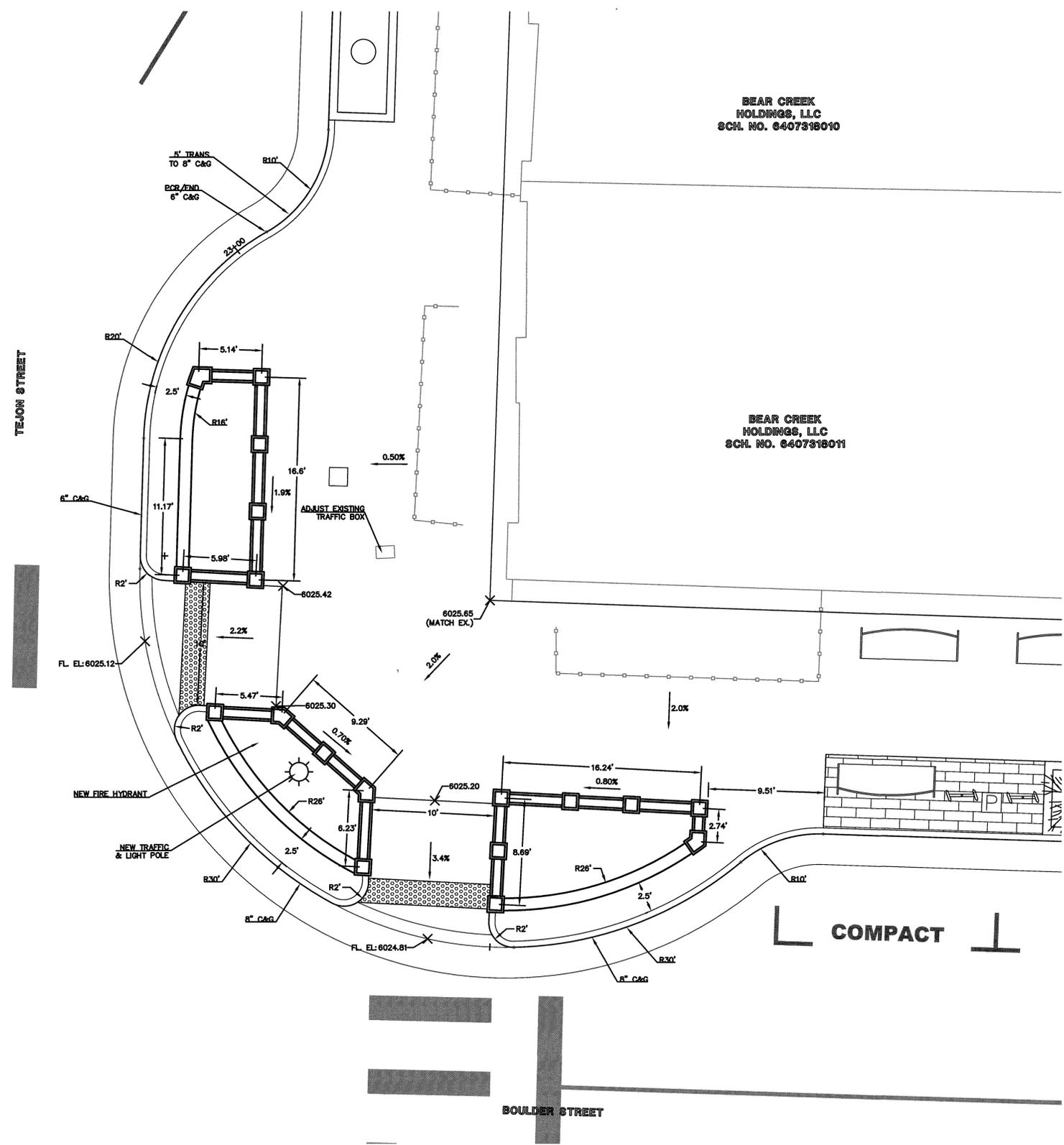
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CLASSIC
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KEY MAP
N.T.S.



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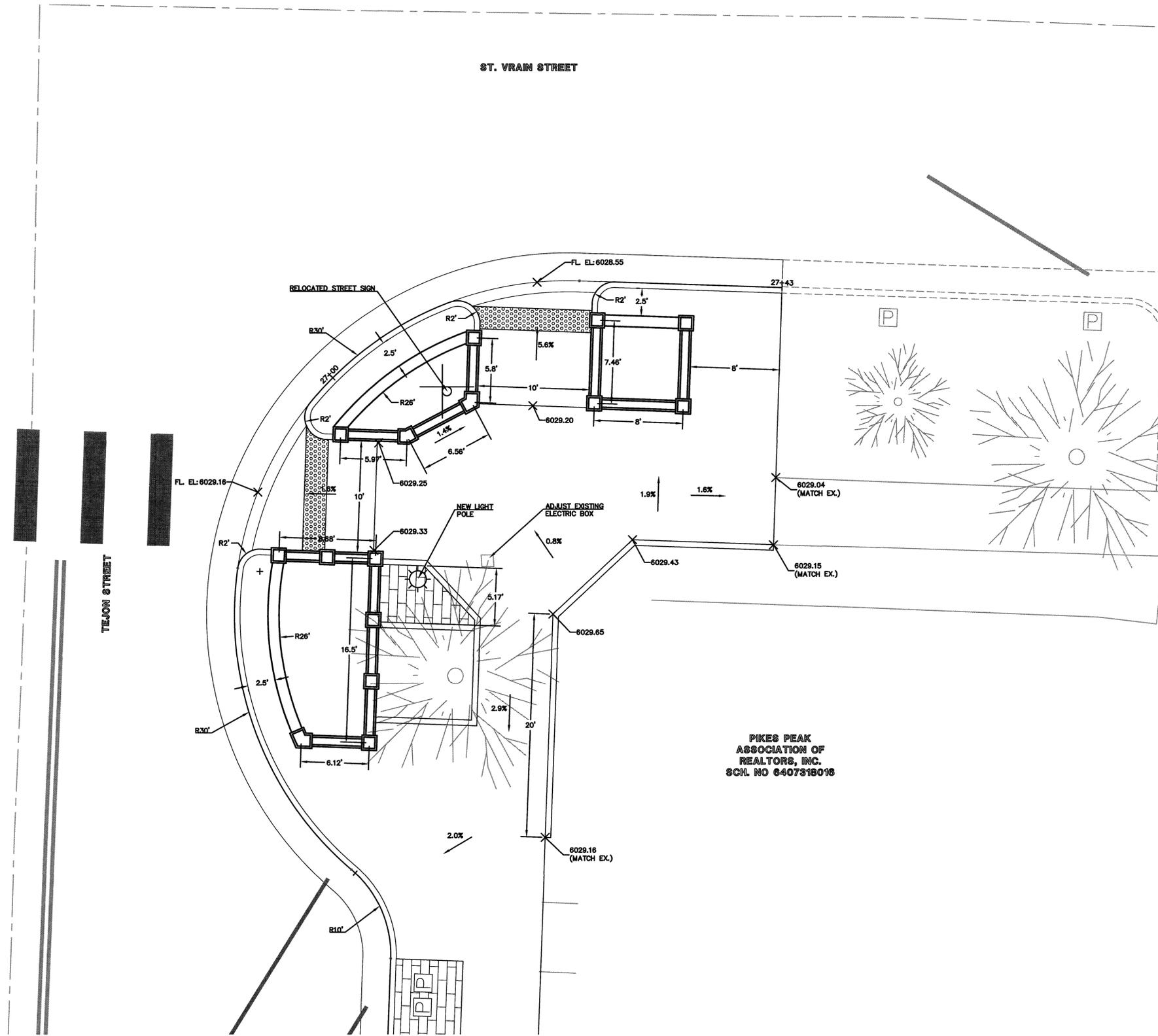
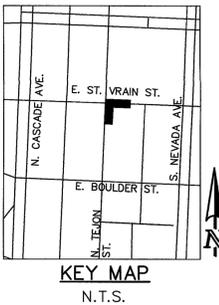
Marc A. Whorton
MARC A. WHORTON, P.E. #37155
DATE: 10/11/16

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

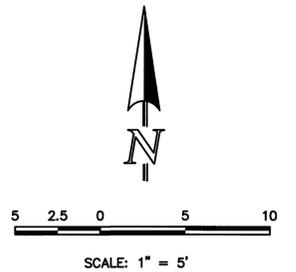
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS PLANTER SITE LAYOUT			
DESIGNED BY	MAW	SCALE	DATE 09/30/2016
DRAWN BY	EAS	(H) 1" = 5'	SHEET 21 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00

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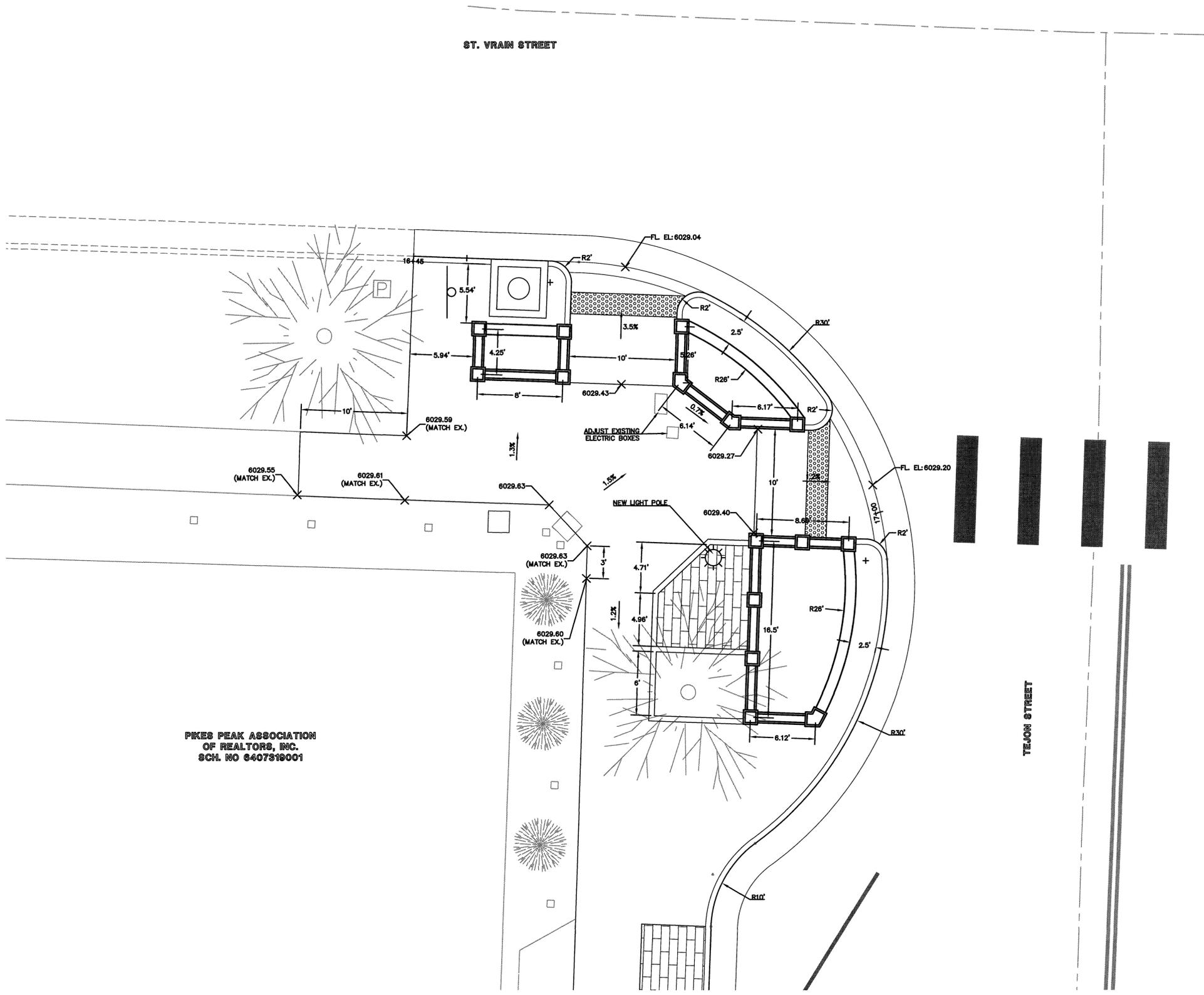
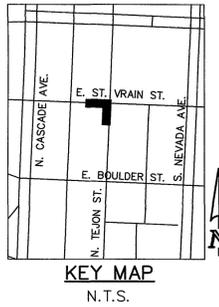


PIKES PEAK
ASSOCIATION OF
REALTORS, INC.
SCH. NO 6407318016

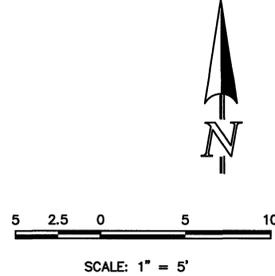


<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR 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 UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:			<p style="font-size: x-small;">DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS PLANTER SITE LAYOUT</p>
PREPARED UNDER THE SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC			MARC A. WHORTON, P.E. #37155	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719) 785-0790 (719) 785-0799 (Fax)	DESIGNED BY MAW SCALE DATE 09/30/2016 DRAWN BY EAS (H) 1" = 5' SHEET 22 OF 36 CHECKED BY (V) 1" = N/A JOB NO. 2500.00

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PIKES PEAK ASSOCIATION
OF REALTORS, INC.
SCH. NO 6407919001



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE

REVIEW:
PREPARED UNDER THE DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORSON
MARC A. WHORSON, P.E. #37155
DATE: 10/16/16

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
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DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS PLANTER SITE LAYOUT			
DESIGNED BY	MAW	SCALE	DATE
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CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00

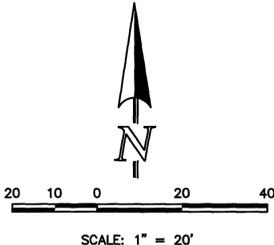
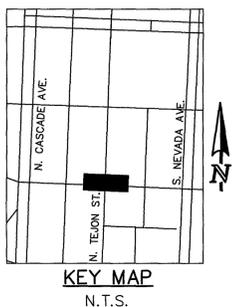
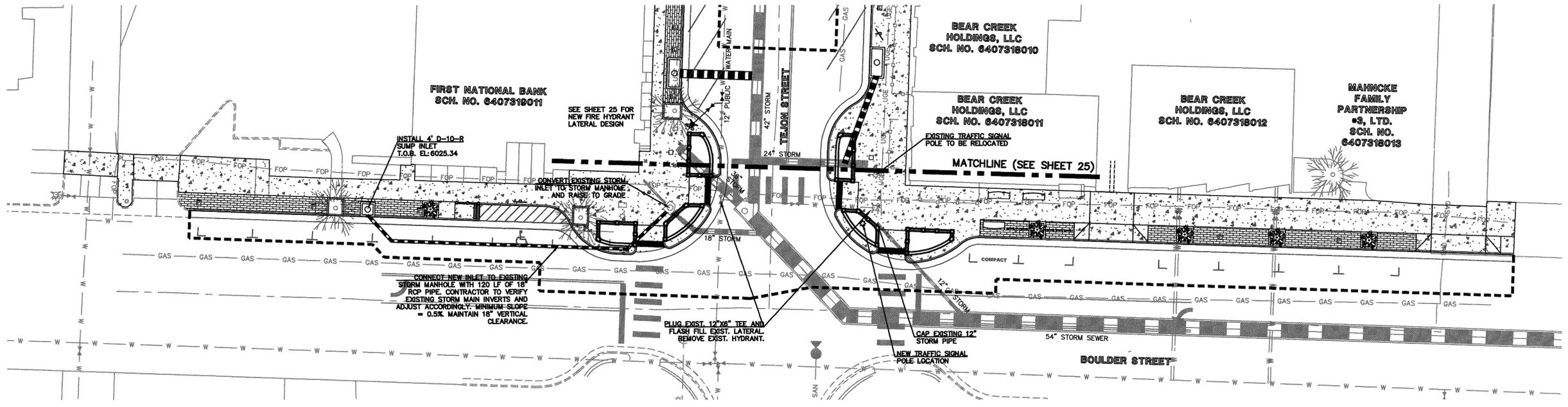
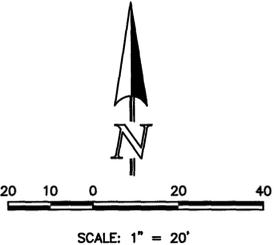
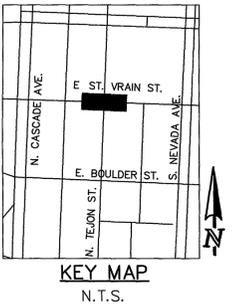
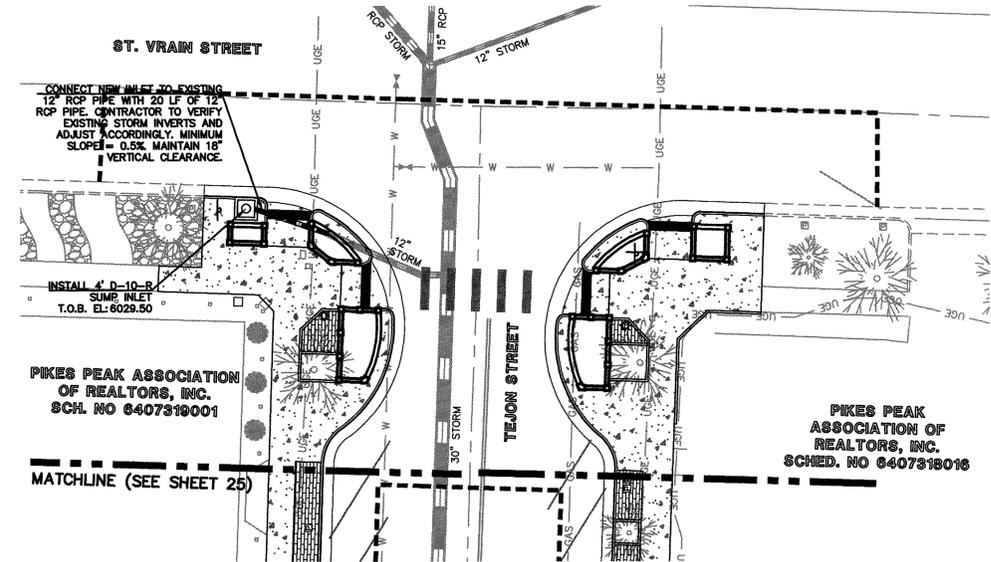
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WATER PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES INSPECTOR OFFICE (NORTH: 668-4398 OR SOUTH: 668-4858) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION

GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION
- COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES
- ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN LINE VALVE
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND COLORADO SPRINGS UTILITIES, AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.



- NOTES:**
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS. IF THE EXISTING ELEVATIONS SHOWN ON THE PLAN HAVE A DISCREPANCY OF 0.1' OR MORE, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION.
 - IF PROPOSED ELEVATIONS AND SLOPES DO NOT MATCH FIELD CONDITIONS, CONTACT THE ENGINEER IMMEDIATELY.
 - CURB AND GUTTER ELEVATIONS ARE PER FLOLINE PROFILES (SHEETS 11 - 14) UNLESS OTHERWISE INDICATED.
 - BACK OF SIDEWALK TO MATCH EXISTING GRADE UNLESS OTHERWISE INDICATED.

COLORADO SPRINGS UTILITIES
WATER PLAN APPROVAL

 DATE: 10-12-16
 2018-2022 WORK ORDER NO. 3042909
 CSU SHEET _____ OF _____
 APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD

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 MARC A. WHORTON, COLORADO P.E. #37155
 DATE:

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 Colorado Springs, Colorado 80903
 (719) 785-0790
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DOWNTOWN BUSINESS IMPROVEMENTS
PHASE 12
 CONSTRUCTION DOCUMENTS
 BLOCK 1 & BLOCK 3 UTILITY PLAN
 DESIGNED BY: MAW
 DRAWN BY: EAS
 CHECKED BY: (V)
 SCALE: (H) 1" = 20'
 (V) 1" = N/A
 DATE: 09/30/2016
 SHEET 24 OF 36
 JOB NO. 2500.00

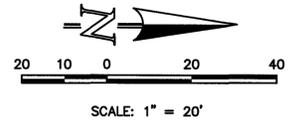
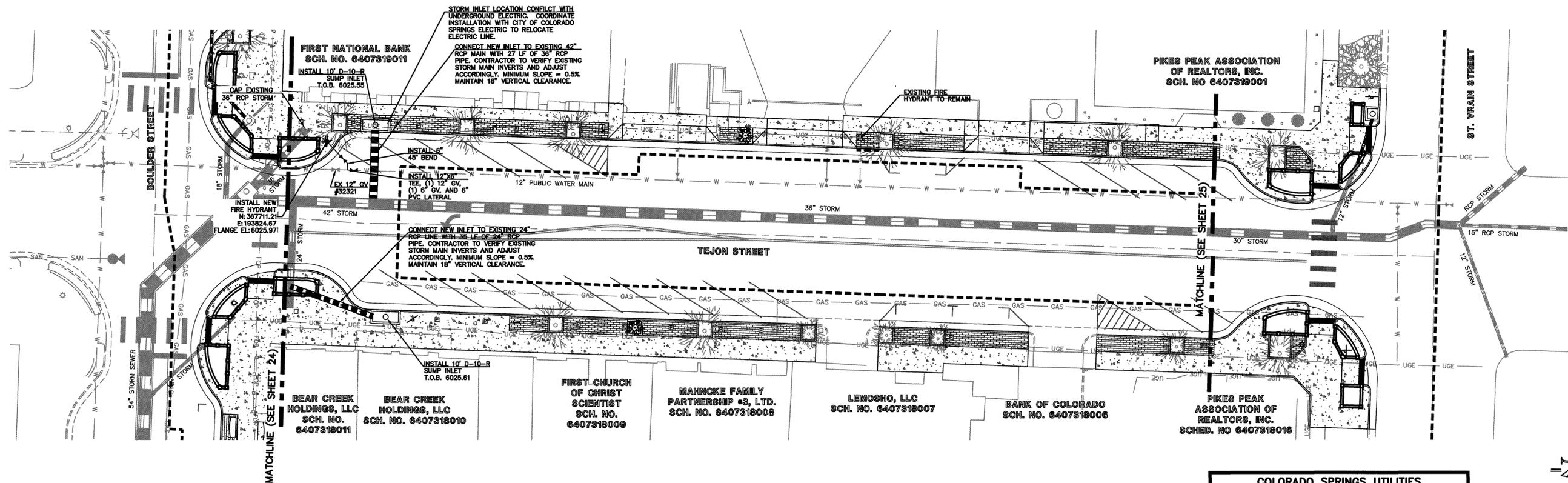
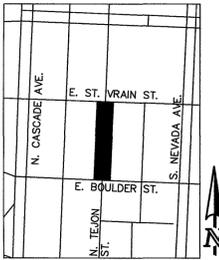


WATER PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES INSPECTOR OFFICE (NORTH: 666-4386 OR SOUTH: 666-4656) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION
3. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES
6. ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN LINE VALVE
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS
12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND COLORADO SPRINGS UTILITIES, AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.



COLORADO SPRINGS UTILITIES
 WATER PLAN APPROVAL
 DATE: 10-12-16
 2016-W-217 WORK ORDER NO. 3042909
 CSU SHEET OF
 APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS. IF THE EXISTING ELEVATIONS SHOWN ON THE PLAN HAVE A DISCREPANCY OF 0.1' OR MORE, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION.
 2. IF PROPOSED ELEVATIONS AND SLOPES DO NOT MATCH FIELD CONDITIONS, CONTACT THE ENGINEER IMMEDIATELY.
 3. CURB AND GUTTER SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.

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NO. REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

MARC A. WHORTON, COLORADO PROFESSIONAL ENGINEER #37155

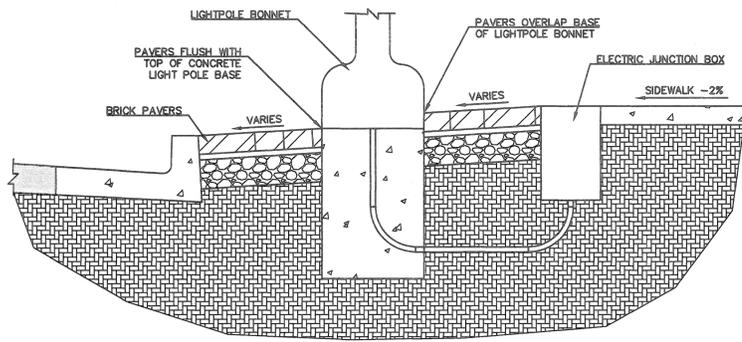
CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(Fax)

DOWNTOWN BUSINESS IMPROVEMENTS
 PHASE 12
 CONSTRUCTION DOCUMENTS
 BLOCK 2 UTILITY PLAN

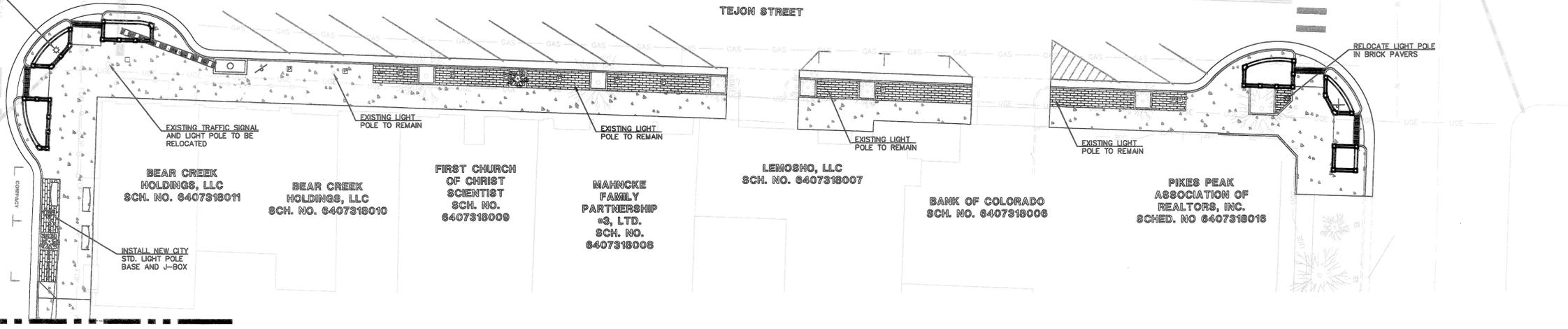
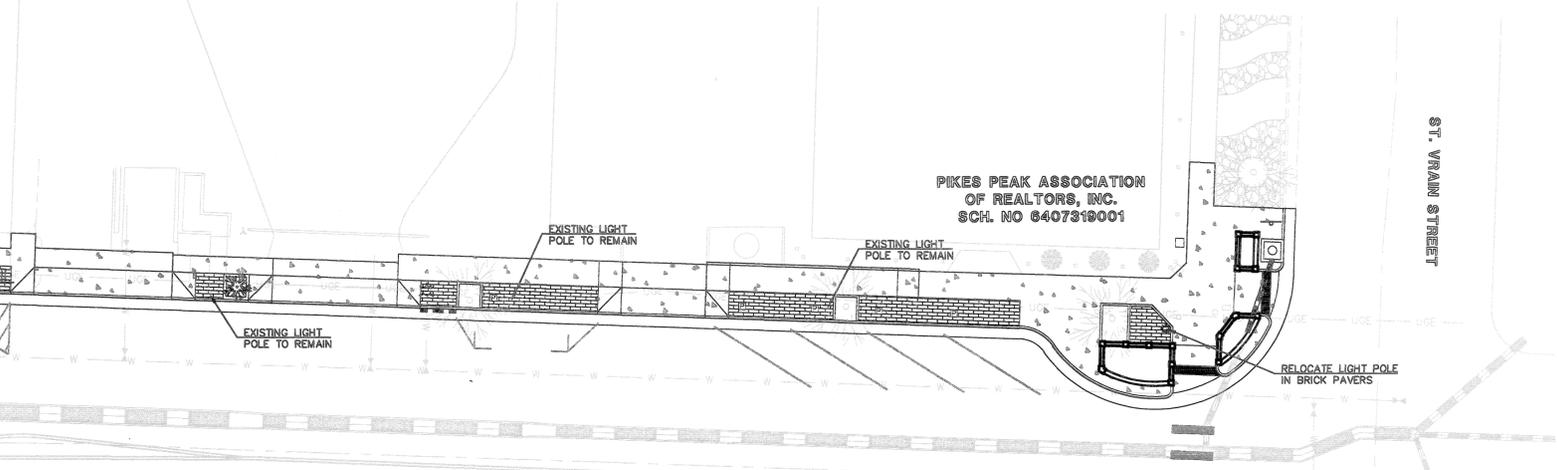
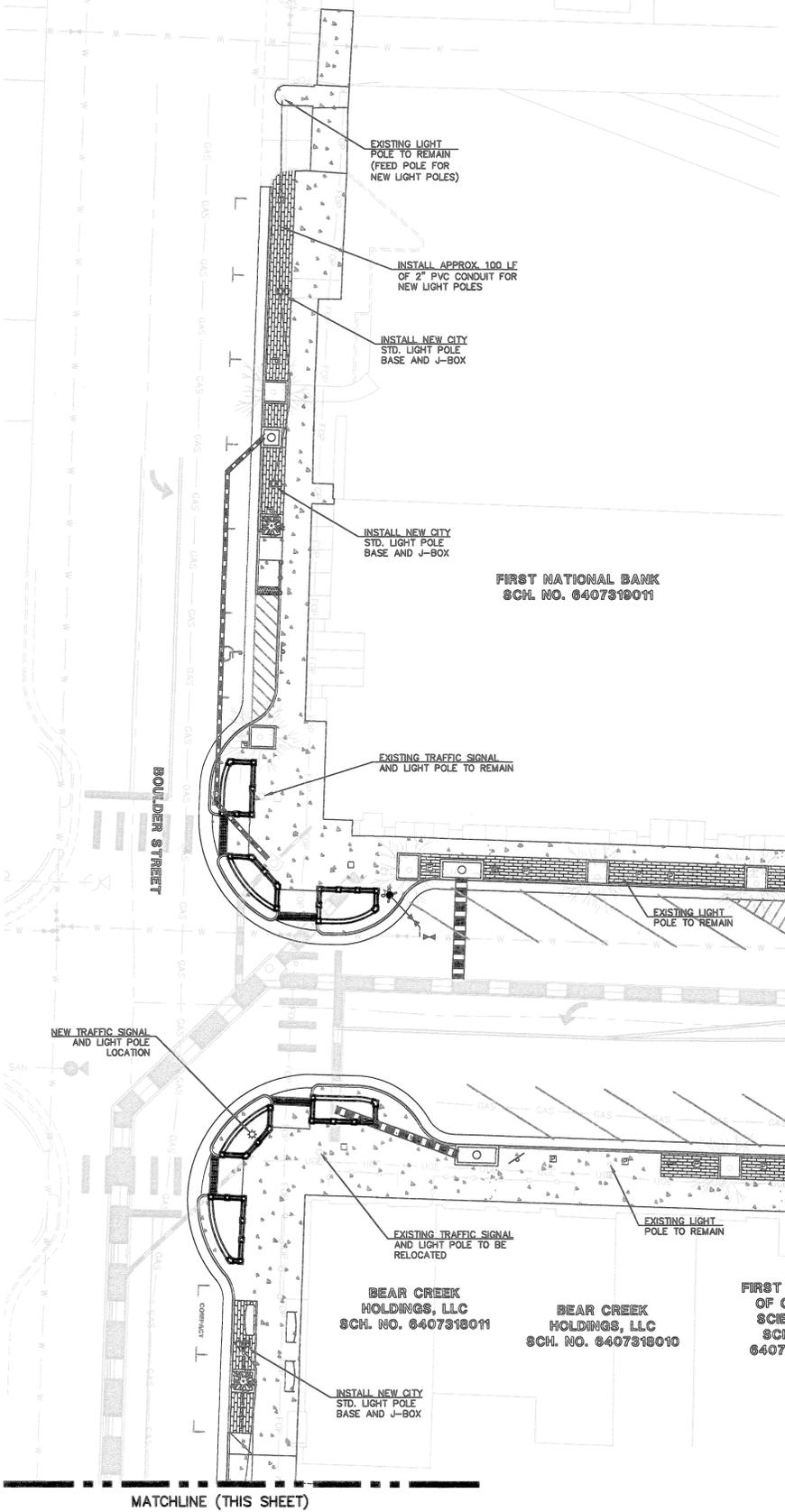
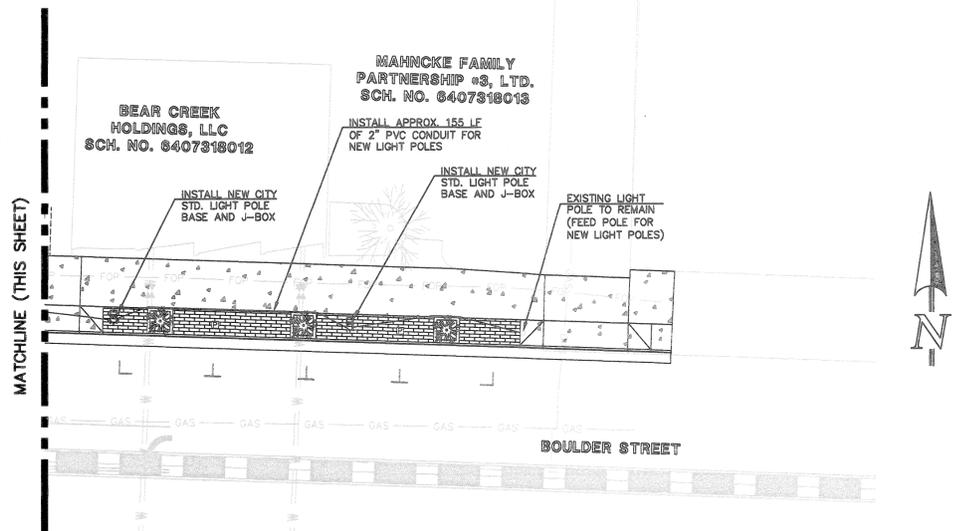
DESIGNED BY	MAW	SCALE	DATE	09/30/2016
DRAWN BY	EAS	(H) 1" = 20'	SHEET	25 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00	

N:\250000\DRAWINGS\CONSTRUCTION\25-250000.dwg, 10/7/2016 10:21:33 AM, DWG To PDF-P3



NOTE:
 CSU SHALL BE RESPONSIBLE FOR PURCHASING
 AND/OR PROVIDING LIGHT POLES. CONTRACTOR
 SHALL BE RESPONSIBLE FOR CONSTRUCTING POLE
 BASE, JUNCTION BOX, AND ELECTRICAL CONNECTION.
 INSTALLATION TO BE COORDINATED WITH CSU, PER
 NOTE 27, SHEET 3.

E1 LIGHTPOLE BASE AND PAVERS DETAIL
 N.T.S.



MATCHLINE (THIS SHEET)

- GENERAL NOTES FOR ELECTRIC:**
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF LIGHT POLE BASE, JUNCTION BOX AND ELECTRIC CONDUIT. CONTACT CITY ELECTRIC PRIOR TO INSTALL. CONTACT: MARY HOAGLUND (719) 668-4083
 - SEE DETAIL ABOVE FOR LIGHT POLE BASE INSTALLATION DETAIL.

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NO.	REVISION	DATE

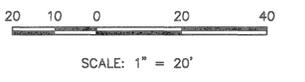
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

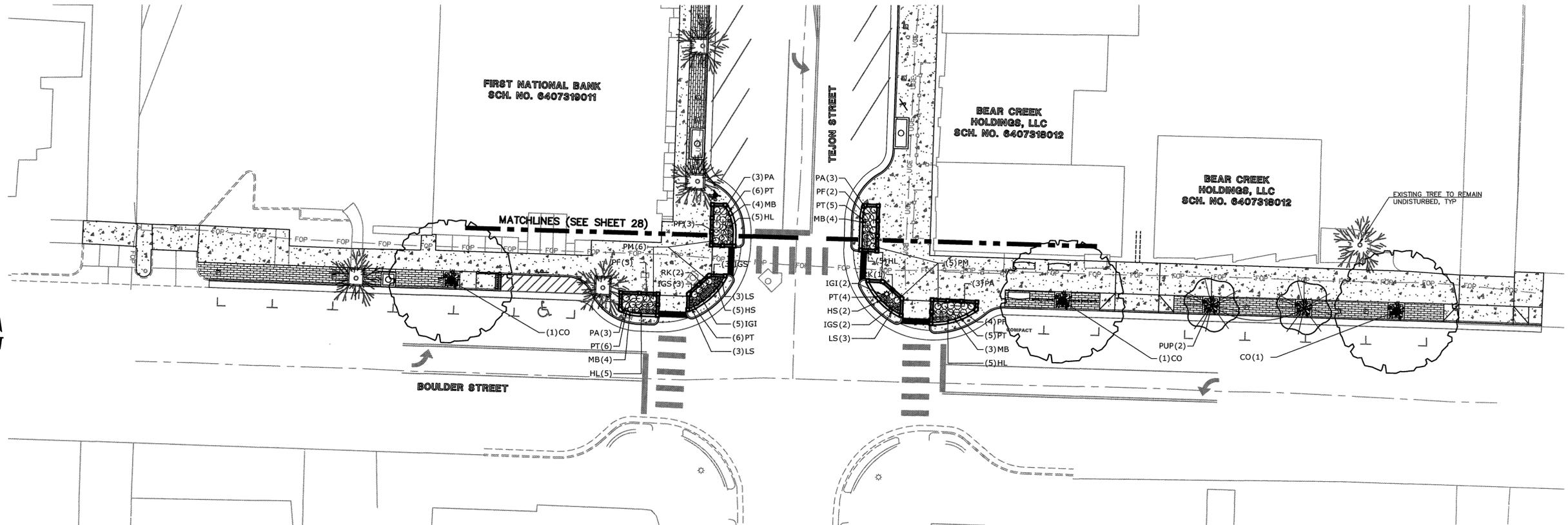
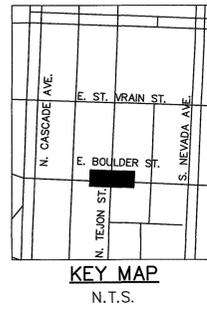
MARC A. WHORTON, COLORADO P.E. #37155
 DATE: 11/9/16

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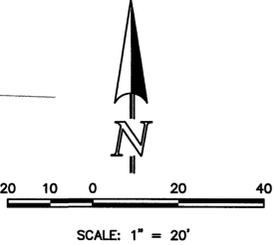
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 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0798(Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS ELECTRIC PLAN			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 20'	SHEET 26 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00

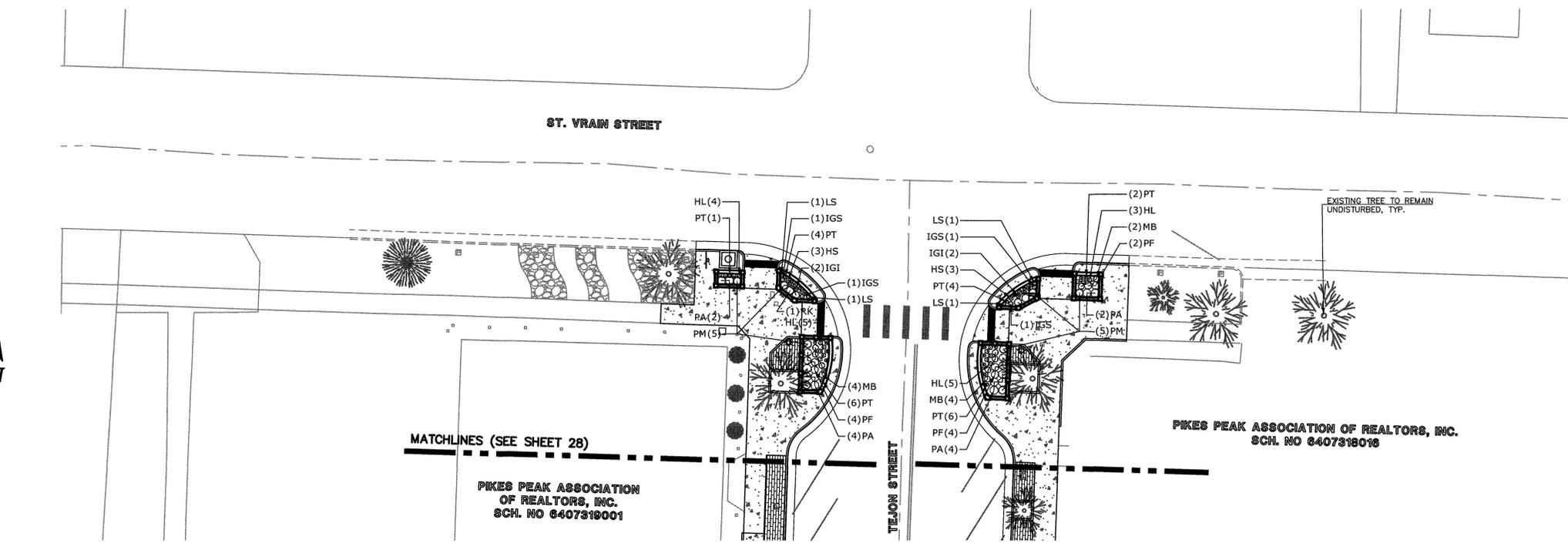
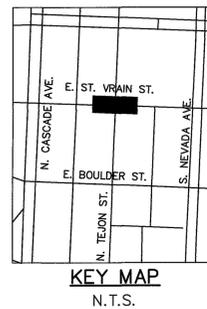




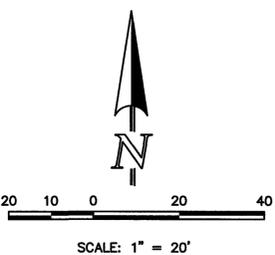
BLOCK 1
BOULDER STREET LANDSCAPE PLAN



- NOTES:**
- SEE SHEET 28 FOR PLANT MATERIAL SCHEDULE.
 - SEE SHEET 28 FOR LANDSCAPING NOTES.



BLOCK 3
ST. VRAIN STREET LANDSCAPE PLAN



Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
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<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>		<table border="1"> <thead> <tr> <th>NO. REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. REVISION	DATE													<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p><i>Marc A. Whorton</i> MARC A. WHORTON, P.E. #37155</p> <p>DATE: 10/16/16</p>
NO. REVISION	DATE																

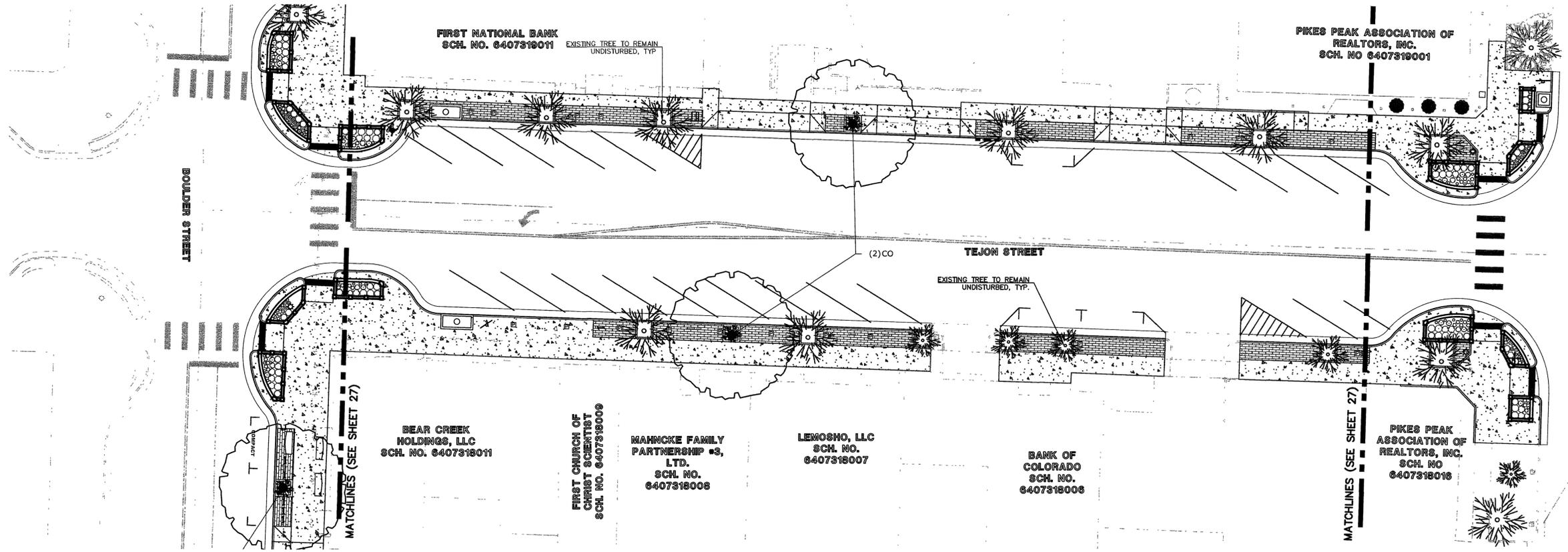
CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

DOWNTOWN BUSINESS IMPROVEMENTS
PHASE 12
CONSTRUCTION DOCUMENTS
BLOCK 1 & 3 LANDSCAPE PLAN

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 20'	SHEET 27 OF 36
CHECKED BY	(V)	1" = N/A	JOB NO. 2500.00

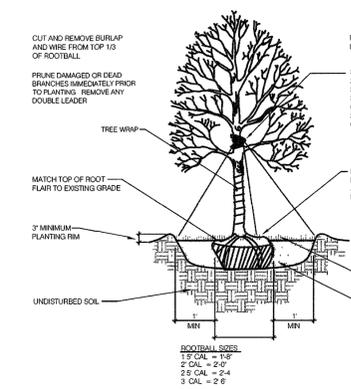


PLANT SCHEDULE

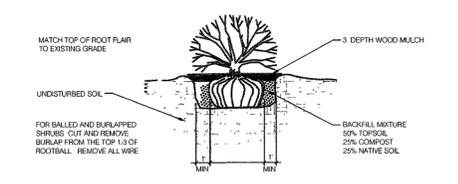
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	CO	5	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xerc
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	PUP	2	Pyrus ussuriensis 'Prairie Gem' TM / Prairie Gem Pear	25'	20'	2.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	PA	24	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	3'	3'	5 GAL	CONT	Xerc
	PF	22	Potentilla fruticosa 'Sutters Gold' / Bush Cinquefoil	2'	3'	5 GAL	CONT	Xerc
	RK	5	Rosa x 'Knockout' TM / Rose	3'	3'	5 GAL	CONT	NonX
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	HL	37	Hemerocallis x 'Little Business' / Little Business Daylily	1.5'	1.5'	1 GAL	CONT	
	HS	13	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2'	1.5'	1 GAL	CONT	NonX
	IGI	11	Iris germanica 'Immortality' / German Iris	3'	1.5'	1 GAL	CONT	
	IGS	12	Iris germanica 'Stellar Lights' / German Iris	3'	1.5'	1 GAL	CONT	
	LS	13	Leucanthemum x superbum 'Snowlady' / Snowlady Shasta Daisy	1'	1'			Xerc
	MB	25	Machaeranthera bigelovii / Santa Fe Aster	3'	2'	1 GAL	CONT	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	PM	21	Pinus mugo 'Mops' / Mugo Pine	3'	3'	6 GAL	CONT	
	PT	55	Pinus mugo 'Teeny' / Dwarf Mountain Pine	1'	1'	3 GAL	CONT	

GENERAL NOTES FOR LANDSCAPING:

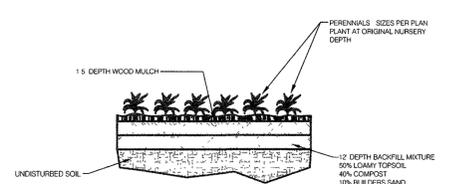
- CONTRACTOR SHALL RETAIN A COPY OF THESE PLANS ON THE PROJECT SITE UNTIL PROJECT ACCEPTANCE
- ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM STANDARDS AS OUTLINED IN THE COLORADO NURSERY ACT REGULATIONS
- PLANTS SHALL BE INSTALLED ACCORDING TO SPECIFICATION OF CITY PARKS AND THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (ALCC). IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THESE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL, OR SHALL BE AS DETERMINED BY THE CITY'S REPRESENTATIVE
- ALL PLANTS SHALL BE FROM HARDINESS ZONES 2, 3, OR 4
- ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- AMENDED SOIL FOR PLANT BACKFILL IN THE CORNER PLANTERS (EXCEPT STREET TREES, WHICH SHALL HAVE STRUCTURAL SOIL) SHALL CONSIST OF ONE PART AGED COW OR SHEEP MANURE OR EKO COMPOST, AND TWO PARTS NATIVE SOIL. MIX TOGETHER THOROUGHLY PRIOR TO BACKFILLING PLANTER
- ALL STREET TREES SHALL BE PLANTED IN "STRUCTURAL SOIL" (SEE SPECIFIC CONDITIONS FOR SPECIFICATIONS) WELLS FOR NEW TREES ARE TO BE GRATED PER DETAIL "S" ON SHEET 35
- WOOD MULCH SHALL BE DISEASE AND PEST FREE SHREDDED CEDAR "BLUE MOUNTAIN" OR APPROVED EQUAL
- TREE WRAP SHALL BE 4" WIDE STANDARD CRINKLED PAPER, CEMENTED TOGETHER WITH BITUMINOUS MATERIAL
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF NEWLY PLANTED MATERIAL UNTIL ACCEPTANCE BY CITY PLANTING SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON. AT THE END OF THIS PERIOD, PLANTINGS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE. DEAD AND DYING PLANTS SHALL BE REPLACED BY THE CONTRACTOR.
- WEED BARRIER FABRIC SHALL BE POLYPROPYLENE FABRIC THAT ALLOWS WATER AND AIR TO PASS INTO THE SOIL, BUT BLOCKS WEEDS FROM GROWING (I.E. DEWITT PRO 5 OR APPROVED EQUAL). PLASTIC SHEETING WILL NOT BE ALLOWED.
- SOIL IN PLANTING AREAS SHALL BE AMENDED AND FINISH GRADING COMPLETED PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS
- FINISH GRADING AND REMOVAL OF ANY FOREIGN MATERIAL SHALL BE COMPLETED PRIOR TO PLACEMENT OF PLANTINGS. FINE GRADING AND REMOVAL OF ALL WEEDS, ROCKS, AND CLODS 1" OR LARGER SHALL BE COMPLETED PRIOR TO PLANTING
- ALL TREE LOCATIONS SHALL BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
- ALL SIDEWALK PLANTING AREAS ARE TO BE IRRIGATED WITH A DRIP SYSTEM. SEE SHEET 29 FOR IRRIGATION NOTES.
- THE CONTRACTOR'S PROPOSED DEMOLITION AND CONSTRUCTION METHODS AND TACTICS FOR WORK WITHIN THE DRIP LINE OF TREES DESIGNATED TO BE SAVED SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK
- EXISTING TREES TO REMAIN - ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES DURING THE DEMOLITION PHASE. A 4" ORANGE SAFETY FENCE WILL BE STRUNG 4' IN DIAMETER AROUND THE TRUNKS OF ALL EXISTING TREES TO BE PRESERVED. THIS FENCING MAY BE REMOVED FOR OTHER CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THE HEALTH OF THE EXISTING TREES DURING CONSTRUCTION. THE FOLLOWING SHALL APPLY TO ANY TREES THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION ACTIVITIES:
 - FOR EACH TREE ERRONEOUSLY REMOVED OR DAMAGED BEYOND REPAIR, AN ASSESSMENT SHALL BE WITHHELD FROM THE CONTRACTOR'S PROGRESS PAYMENT. THIS ASSESSMENT SHALL BE EQUAL TO THE VALUE OF THE TREE PRIOR TO DAMAGE AS DETERMINED BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE, WITH VALUES PROVIDED BY THE ROCKY MOUNTAIN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE
 - IN ADDITION TO PAYING OF THE ASSESSMENT, THE CONTRACTOR SHALL REPLACE EACH DAMAGED TREE WITH NURSERY-GROWN MATERIAL OF THE SAME OR APPROVED SPECIES AND APPROVED SIZE. EACH TREE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF PLANTING.
 - FOR EACH TREE ERRONEOUSLY DAMAGED BUT TO REMAIN, REPAIR SHALL BE MADE BY A LICENSED ARBORIST AND INSURED ISA (INTERNATIONAL SOCIETY OF ARBORISTS) CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE
- WELLS FOR EXISTING TREES SHALL **NOT** BE GRATED BUT CONTAIN MULCH, PER DETAIL "R" ON SHEET 34.



1 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



2 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE



3 PERENNIAL / GROUND COVER PLANTING SCALE: NOT TO SCALE

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MARC A. WHORLWIND, P.E. #37155 DATE 11/21/16

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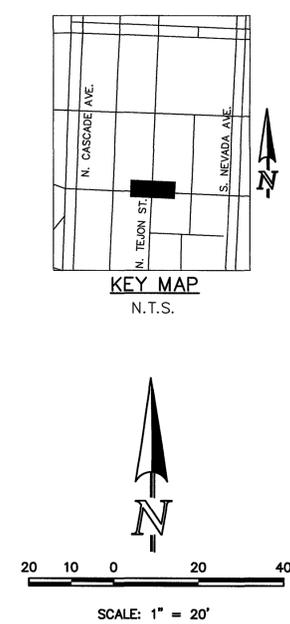
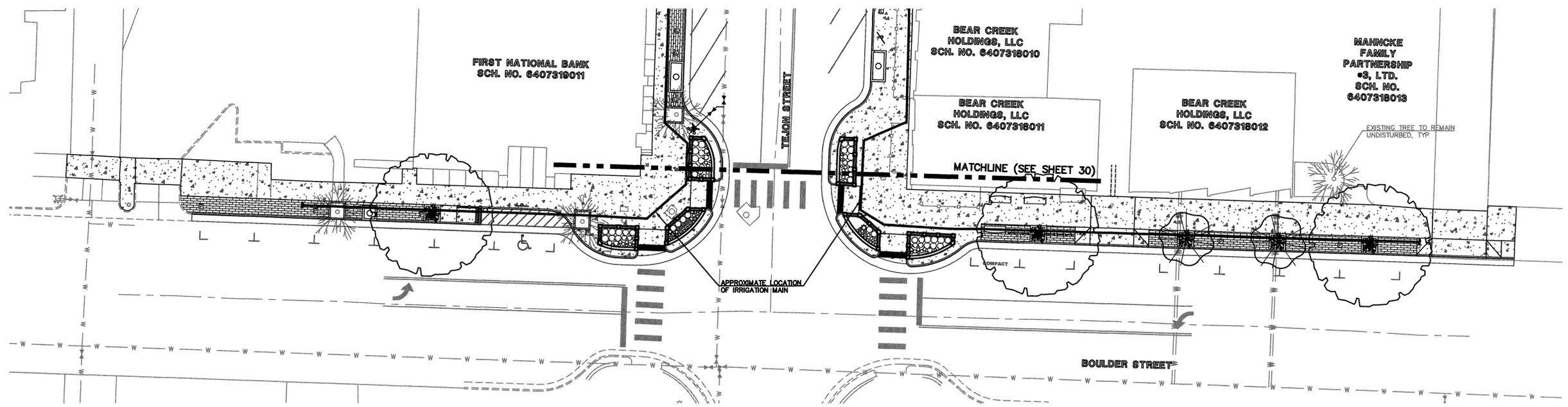
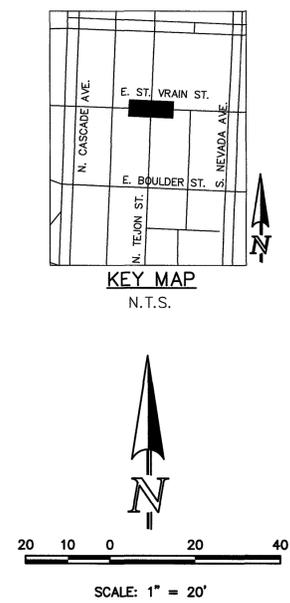
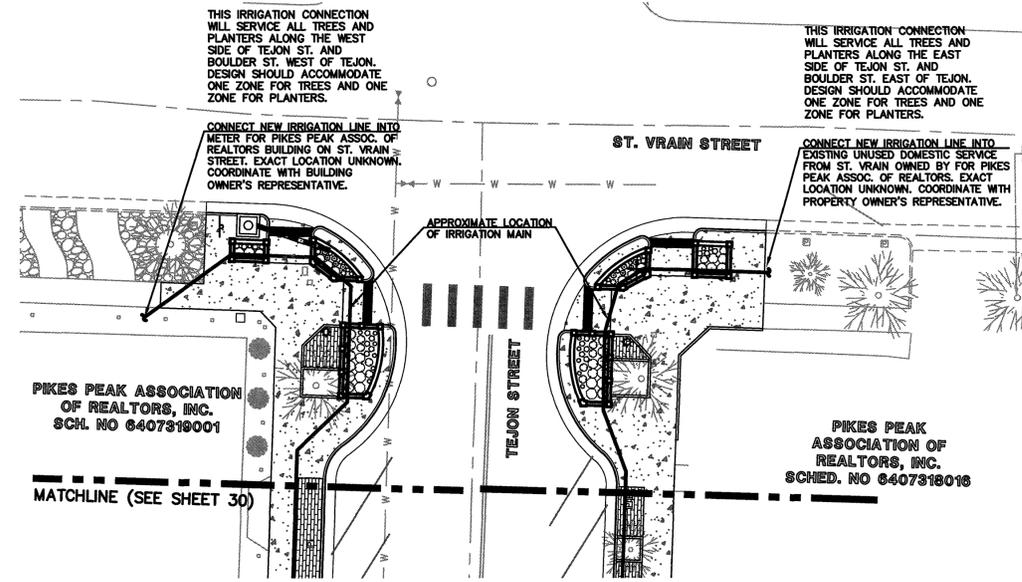
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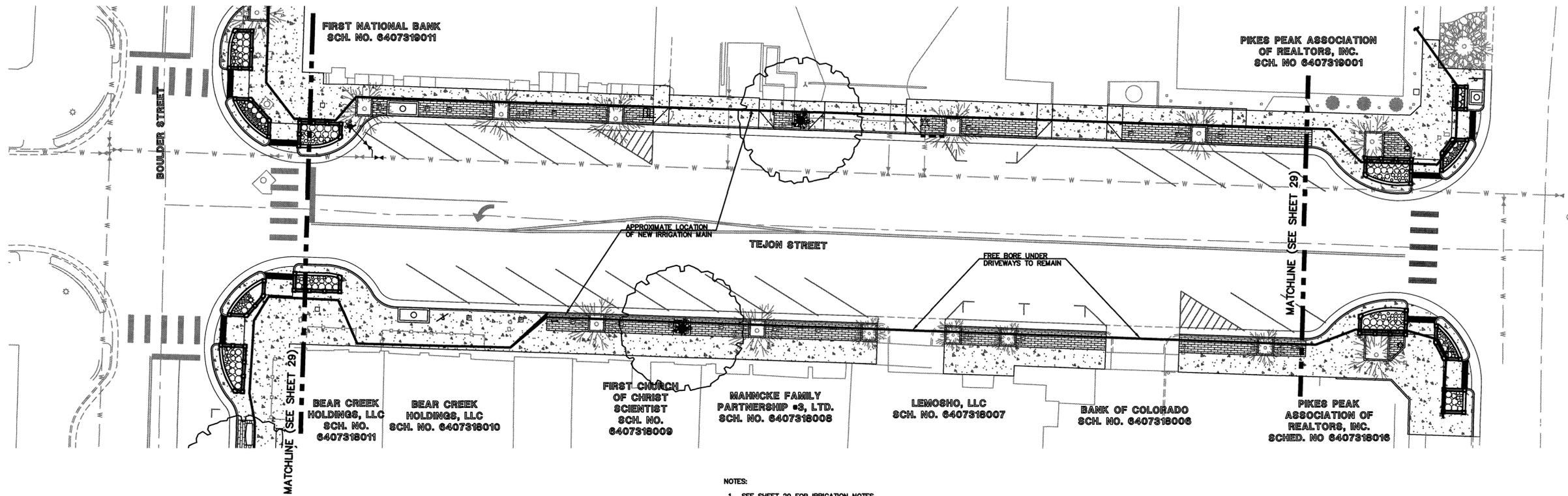
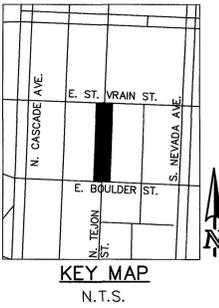
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IRRIGATION NOTES:

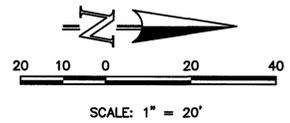
- IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL SITE DIMENSIONS AND NOTIFY THE CITY'S REPRESENTATIVE OF ANY CHANGES PRIOR TO INSTALLATION. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO HAVE THE SITE CLEAN AND READY FOR THE IRRIGATION CONTRACTOR'S WORK WITH THE GRADE ±0.1 FEET. ALSO IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR ANY DEVIATION BETWEEN THE SITE PLAN AND THE SITE.
- ALL IRRIGATION LINES UNDER PAVED AREAS SHALL BE SLEEVED. ALL SLEEVING SHALL BE INSTALLED PRIOR TO PAVING AND CONCRETE WORK. PVC CLASS 200 MATERIAL SHALL BE USED AS SLEEVES. SLEEVES SHALL BE INSTALLED WITH AT LEAST 24" COVER UNDER PARKING AREAS; 24" COVER UNDER STREETS AND ASPHALT DRIVES; AT LEAST 24" COVER UNDER WALKS AND CONCRETE DRIVES. ENSURE THAT SLEEVES ARE NOT DAMAGED AFTER INSTALLATION AND EXACT LOCATIONS ARE MARKED FOR FUTURE ACCESS.
- IRRIGATION SHALL BE DUAL ZONED WITH ONE ZONE FOR TREES AND ONE FOR PLANTER BOXES.
- IF EXISTING TREE IRRIGATION COMPLIES WITH THESE PLANS AND SPECIFICATIONS, IT MAY REMAIN AND THE LATERAL BE TIED INTO NEW IRRIGATION MAINLINE.
- THE PRESSURE LINE SHALL BE PVC TO BE INSTALLED WITH AT LEAST 24" COVER.
- LATERAL LINES SHALL BE PVC PIPE TO BE INSTALLED WITH AT LEAST 10" COVER, VIA HAND OR MACHINE TRENCHING. GRADES SHALL BE RESTORED AFTER LINES ARE INSTALLED.
- WHEN TRENCHES ARE BACKFILLED AFTER PIPE INSTALLATION, THEY SHALL BE PUDDLED AND COMPACTED AS NECESSARY TO THE DRY DENSITY OF THE ADJACENT UNDISTURBED SOIL. ANY SETTLING OCCURRING IN IRRIGATION TRENCHES SHALL BE REPAIRED AT THE IRRIGATION CONTRACTOR'S EXPENSE UP TO ONE YEAR FROM DATE OF COMPLETION.
- ELECTRIC REMOTE CONTROL VALVES SHALL BE SOLENOID OPERATED VALVES. THEY SHALL BE INSTALLED WITH USE OF SCHEDULE 80 NIPPLES PLUS 90 DEGREE STREET EL'S. LOCKABLE VALVE BOXES, SUCH AS AMETEK, SHALL BE INSTALLED FLUSH WITH GRADE AND WITH AMPLE ROOM FOR SERVICING. NO VALVE SHALL BE INSTALLED IN DRAINAGE SWALES.
- ELECTRIC REMOTE CONTROL WIRES SHALL BE DIRECT BURIAL, MULTI-STRAND WIRE, TO BE PROTECTED UNDER THE SPRINKLER PIPE. A WIRE LOOP, FOR EXPANSION AND CONTRACTIONS, SHALL BE PROVIDED AT EACH VALVE AND APPROXIMATELY EVERY 100 FEET. WIRE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS (OR AN APPROVED EQUIVALENT) ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. INSTALL TWO SEPARATE SPARE WIRES CONTINUOUSLY FROM CLOCK TO EVERY MAINLINE END.
- QUICK COUPLER VALVES SHALL BE RAINBIRD #44LRC INSTALLED ON FULL SWING JOINTS OF SCHEDULE 80 PVC PIPE. IT SHALL BE STAKED AND CLAMPED TO PREVENT TURNING WHEN USED. AROUND AND UNDER THE BASE OF EACH COUPLER VALVE PLACE TWO CUBIC FEET OF 3/4" TO 1" DIAMETER CRUSHED ROCK TO ALLOW FOR DRAINAGE OF WATER.
- ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- THE INSTALLATION OF THE PLANTER BOX ZONE IRRIGATION SHALL BE DONE TO PROVIDE PROPER AMOUNTS OF WATER; TAKING INTO CONSIDERATION DRAINAGE, ELEVATION, AND ORIENTATION WITH RESPECT TO SUN AND SHADE.
- TREE IRRIGATION SHALL BE A DRIP RING OF NETAFIM OR RAINBIRD EMITTER TUBING, PLACED IN A DOUBLE RING. THE INNER RING SHALL BE AT 18" DIAMETER AND THE OUTER RING AT 36" DIAMETER. EMITTER TUBING SHALL BE 0.9 GPH PER EMITTER WITH 12" SPACING.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONNECTION POINTS AND ADJUSTMENTS TO EXISTING IRRIGATION SYSTEM PRIOR TO CONSTRUCTION WITH CITY PARKS, RECREATION AND CULTURAL SERVICES, PRIMARY AND SOUTH PARKS DISTRICT SUPERVISOR, SHAWN RILEY - PHONE (719) 385-6568.
- ALL PROCEDURES FOR FLUSHING, TESTING, AND ADJUSTING WILL BE CONDUCTED BY THE IRRIGATION CONTRACTOR AT ONE TIME WITHOUT INTERRUPTION, AFTER INSTALLATION OF PIPE, VALVES, AND OTHER ELEMENTS EXCEPT EMITTERS. COMPLETELY FLUSH THE ENTIRE SYSTEM BY OPERATION OF VALVES UNTIL ALL FOREIGN MATTER IS REMOVED. MINIMUM TIME FOR FLUSHING SHALL BE TWO MINUTES AT NORMAL OPERATIONAL PRESSURE. INSTALL EMITTER IMMEDIATELY AFTER FLUSHING. TEST THE ENTIRE SYSTEM THROUGH VALVES AND EMITTERS BY OPERATION OF AT LEAST THREE MINUTES PER EACH ZONE. OPERATE THE CONTROLLER THROUGH AT LEAST TWO COMPLETE CYCLES AND EVERY ZONE AT A MINIMUM TIME OF TWO MINUTES BEFORE MULCH IS INSTALLED. WHEN THE INSTALLATION IS COMPLETE, THE CONTRACTOR WILL NOTIFY THE CITY'S REPRESENTATIVE AND DEMONSTRATE THE SYSTEM'S PERFORMANCE, AND GIVE OPERATING INSTRUCTIONS.
- AN AS-BUILT DRAWING (2 REPRODUCIBLE PRINTS) OF THE SPRINKLER SYSTEM SHALL BE FURNISHED BY THE IRRIGATION CONTRACTOR TO THE CITY PRIOR TO RECEIVING FINAL PAYMENT. THE AS-BUILT SHALL REFLECT ANY MAINLINE AND LATERAL ROUTING CHANGES.
- MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF EACH PHASE OF WORK ACCEPTED. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS DUE TO FAULTY WORKMANSHIP OR MATERIALS.
- BETWEEN NOVEMBER 1ST AND MARCH 1ST OF THE WINTER INSTALLATION SEASON IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROTECT ONLY THE PORTION OF THE SYSTEM UNDER CONSTRUCTION FROM FREEZE DAMAGE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL NOT BE LIABLE FOR DAMAGE TO BUILDING OF FOUNDATIONS FOR LOSS OCCURRED BY SETTLING OF SOIL IN TRENCHES OR BACKFILL AREAS WHICH ARE NOT THOSE OF THE SPRINKLER CONTRACTOR. I.E. FOUNDATION BACKFILL, WATER, SEWER, AND OTHER UTILITY EXCAVATIONS.
- THE SYSTEM HAS BEEN DESIGNED WITH INFORMATION PROVIDED BY THE CITY, WITH RESPECT TO PSI, WATER METER SIZE, AND FLOW VARIATION, CHANGES MAY NECESSITATE RE-DESIGN. CONFIRMATION OF PSI AND FLOW RATES AT THE TIME OF INSTALLATION SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY WITH RESPECT TO NOTIFYING THE CITY OF ANY CHANGES THAT WOULD NECESSITATE RE-DESIGN OR PUT THE SYSTEM IN A MARGINAL OPERATING CATEGORY.
- RUN ALL SLEEVING TO AVOID CONFLICTS WITH OTHER UTILITIES.
- IRRIGATION TIMES BASED ON WATERING 3 DAYS PER WEEK, 1.5" PER WEEK FOR SOD AND 1.0" PER WEEK FOR SHRUBS AND TREES.
- IRRIGATION TIMING SHOULD BE ADJUSTED SEASONALLY TO ACCOUNT FOR GROWING SEASONS.
- SEE DETAILS SHEETS 36
- DRIP IRRIGATION TUBING SHALL BE PLACED UNDER THE TURF OR MULCH.
- IRRIGATION DESIGN SHALL BE DONE BY THE CONTRACTOR. IRRIGATION DESIGNER SHALL BE CERTIFIED BY THE CITY IN ACCORDANCE WITH CITY REQUIREMENTS.
- PRIOR TO STARTING IRRIGATION DESIGN FOR MEDIANS, DESIGNER SHALL MEET WITH COLORADO SPRINGS PARK AND RECREATION STAFF TO FINALIZE IRRIGATION METHODOLOGY. FINAL IRRIGATION PLANS ARE TO BE REVIEWED AND APPROVED BY PROJECT LANDSCAPE ARCHITECT AND CITY PRIOR TO COMMENCING INSTALLATION.
- AVOID PLANTING ANY VEGETATION IN FRONT OF PEDESTRIAN SIGNAL HEADS AND POLE MOUNT SIGNAGE HEADS.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr><td> </td><td> </td></tr> </table>																					<p>DATE</p> <table border="1"> <tr><td> </td><td> </td></tr> </table>																					<p>REVIEW:</p> <p>PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p><i>MARC A. WHORTON</i> 37155 REGISTERED PROFESSIONAL ENGINEER P.E. #37155</p>	<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (fax)</p>	<p>DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS BLOCK 1 & BLOCK 3 IRRIGATION PLAN</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>EAS</td> <td>(H) 1" = 20'</td> <td>SHEET 29 OF 36</td> </tr> <tr> <td>CHECKED BY</td> <td>(V)</td> <td>1" = N/A</td> <td>JOB NO. 2500.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	EAS	(H) 1" = 20'	SHEET 29 OF 36	CHECKED BY	(V)	1" = N/A	JOB NO. 2500.00
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<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p>																																																									



- NOTES:
1. SEE SHEET 29 FOR IRRIGATION NOTES.
 2. SEE NOTES ON SHEET 29 FOR POINT OF CONNECTION LOCATION WITHIN ST. VRAIN. COORDINATE WITH CITY FOR FINAL DECISION ON CONNECTION TO WATER MAIN.



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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

(Signature)
37155
MARC A. WHORTON, P.E. #37155 DATE 10/10/16

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

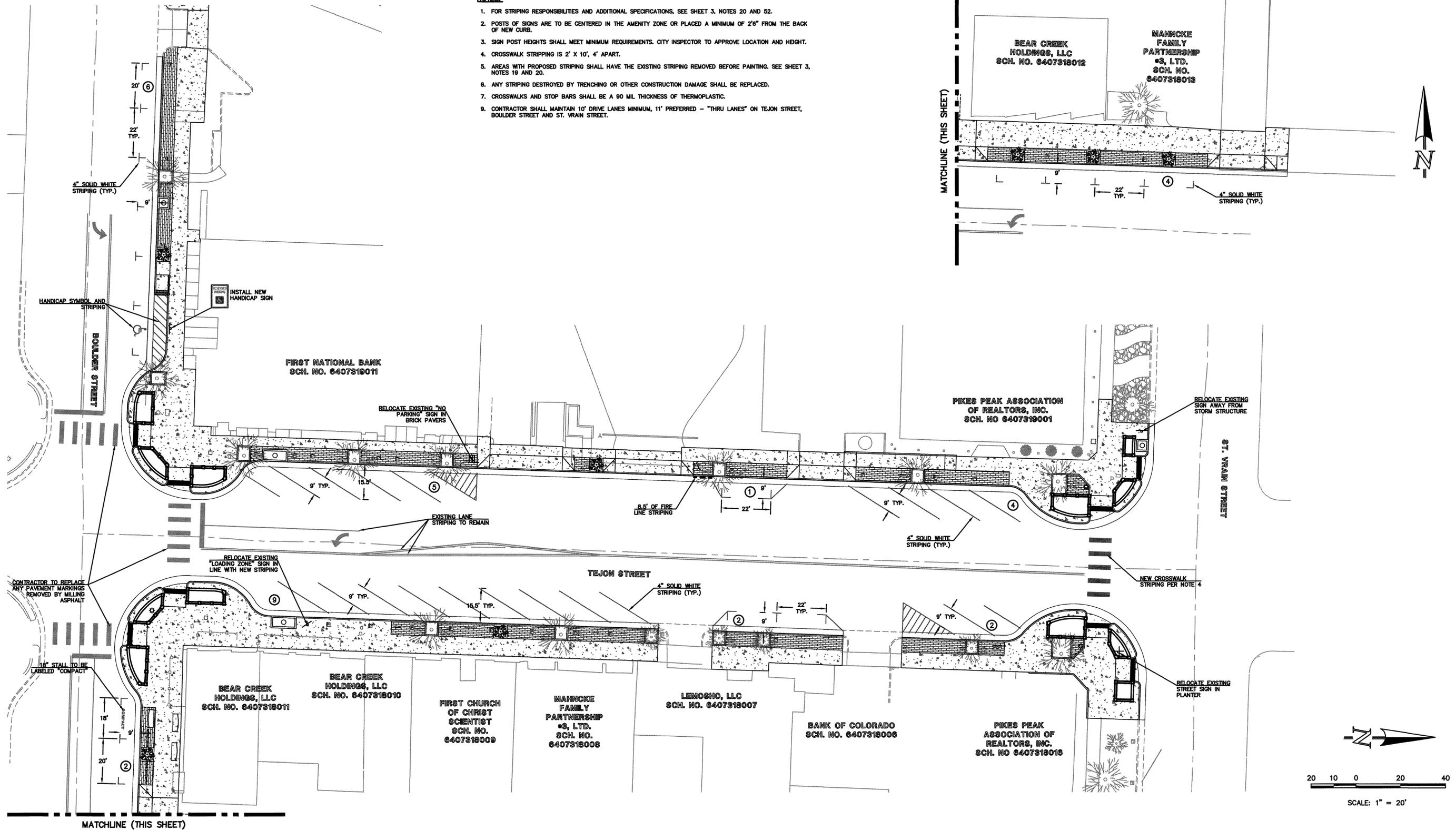
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)

DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS BLOCK 2 IRRIGATION PLAN			
DESIGNED BY	MAW	SCALE	DATE 09/30/2016
DRAWN BY	EAS	(H) 1" = 20'	SHEET 30 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	2500.00



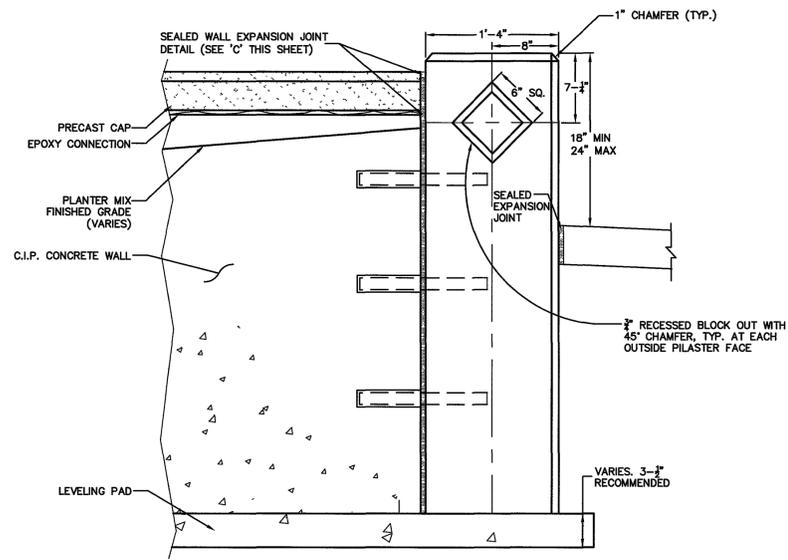
NOTES:

1. FOR STRIPING RESPONSIBILITIES AND ADDITIONAL SPECIFICATIONS, SEE SHEET 3, NOTES 20 AND 52.
2. POSTS OF SIGNS ARE TO BE CENTERED IN THE AMENITY ZONE OR PLACED A MINIMUM OF 2" FROM THE BACK OF NEW CURB.
3. SIGN POST HEIGHTS SHALL MEET MINIMUM REQUIREMENTS. CITY INSPECTOR TO APPROVE LOCATION AND HEIGHT.
4. CROSSWALK STRIPING IS 2' X 10', 4' APART.
5. AREAS WITH PROPOSED STRIPING SHALL HAVE THE EXISTING STRIPING REMOVED BEFORE PAINTING. SEE SHEET 3, NOTES 19 AND 20.
6. ANY STRIPING DESTROYED BY TRENCHING OR OTHER CONSTRUCTION DAMAGE SHALL BE REPLACED.
7. CROSSWALKS AND STOP BARS SHALL BE A 90 MIL THICKNESS OF THERMOPLASTIC.
8. CONTRACTOR SHALL MAINTAIN 10' DRIVE LANES MINIMUM, 11' PREFERRED - "THRU LANES" ON TEJON STREET, BOULDER STREET AND ST. VRAIN STREET.

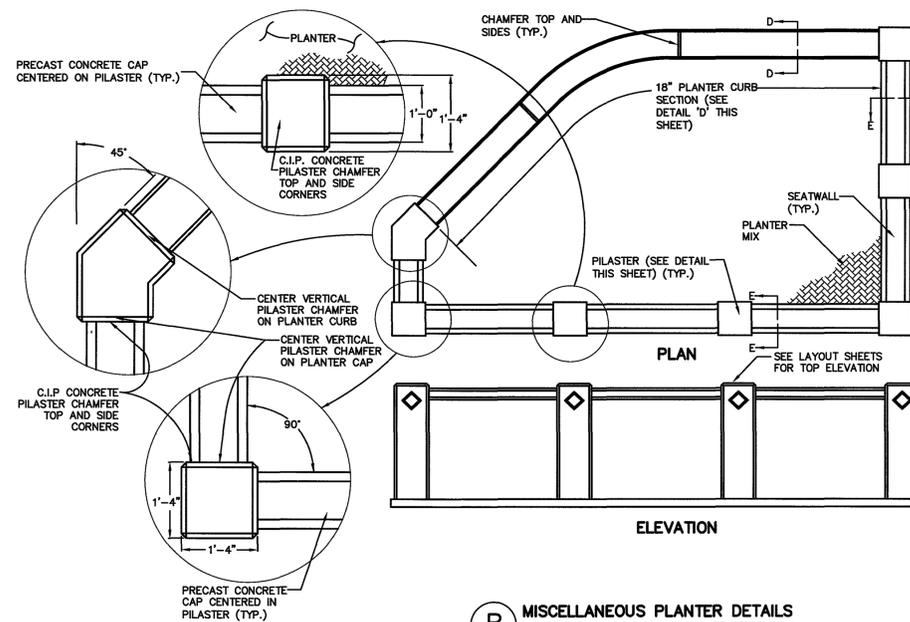


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	<p>PREPARED UNDER THE SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p>	<p>DATE</p>	<p>DESIGNED BY MAW</p> <p>DRAWN BY EAS</p> <p>CHECKED BY (V)</p>		

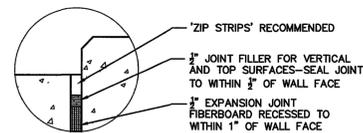
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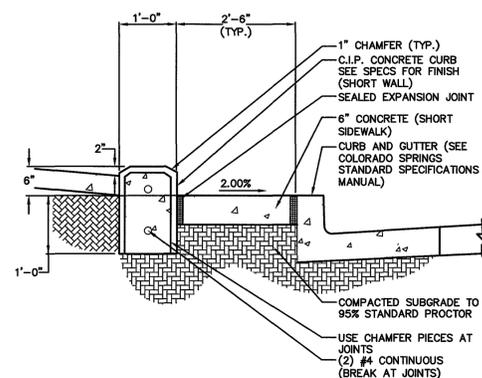
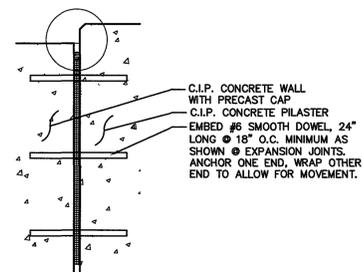
A TYPICAL CORNER PILASTER/ SEAT WALL CONNECTION
N.T.S.



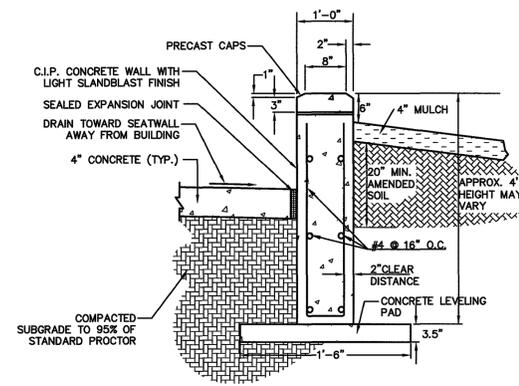
B MISCELLANEOUS PLANTER DETAILS
N.T.S.



C SEALED WALL EXPANSION JOINT
N.T.S.



D 18" PLANTER CURB (PILASTER NOT SHOWN)
N.T.S.



E SEATWALL SECTION
N.T.S.

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

37155

MARC A. WHORTON, P.E. #37155

DATE: 10/16/16

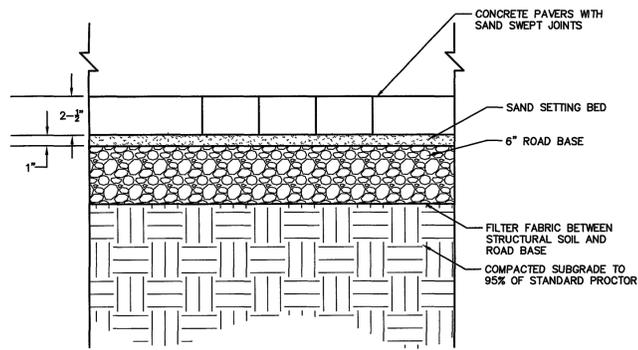
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

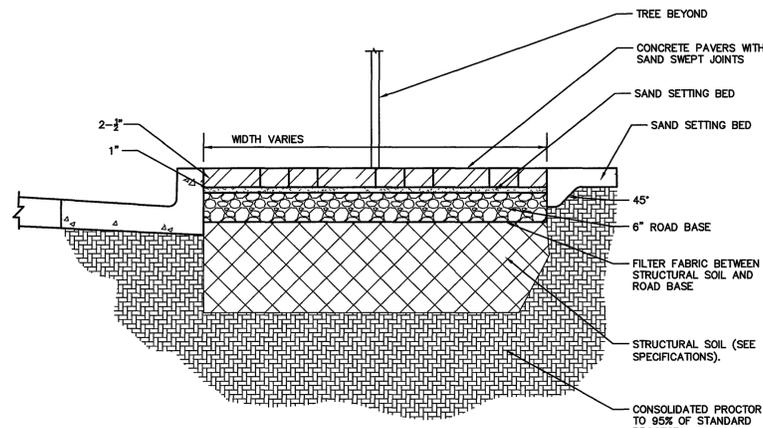
DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12			
CONSTRUCTION DOCUMENTS - DETAIL SHEET			
PLANTER DETAILS			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	EAS	(H) 1" = N/A	09/30/2016
CHECKED BY	(V) 1" = N/A	SHEET 32 OF 36	JOB NO. 2500.00

CLASSIC
CONSULTING
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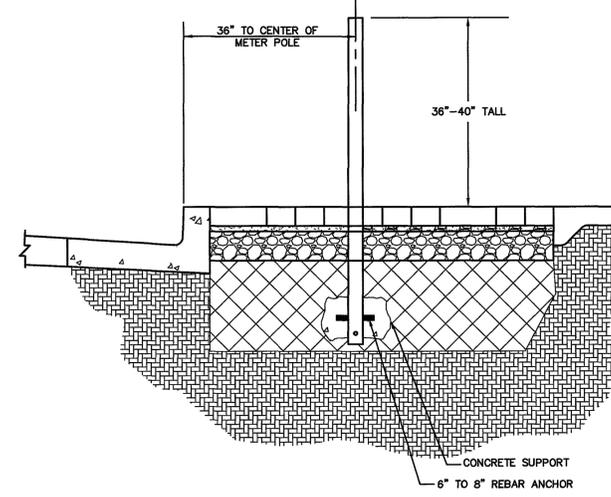
NOTE:
 1. SEE DETAIL "F" THIS SHEET FOR PATTERN
 2. FLOWLINE ELEVATION IN THE ROADWAY GUTTER AND THE ELEVATION OF THE SIDEWALK NEXT TO THE PAVERS WILL DICTATE THE GRADE ACROSS THE PAVERS.
 3. START PAVER PATTERN AT THE EDGE OF SIDEWALK. ODD SIZED PAVERS TO BE LOCATED NEXT TO THE BACK OF CURB.

F TYPICAL CONCRETE PAVER SECTION
N.T.S.



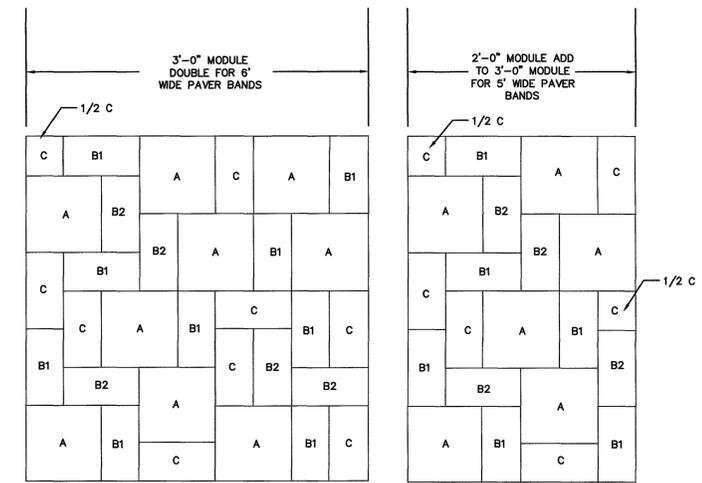
NOTE: SEE DETAIL "G" (CSU STD. 5-A) SHEET 32 FOR TYPICAL TRENCH DETAIL

G TYPICAL CONCRETE PAVER SECTION BY TREEWELL
N.T.S.



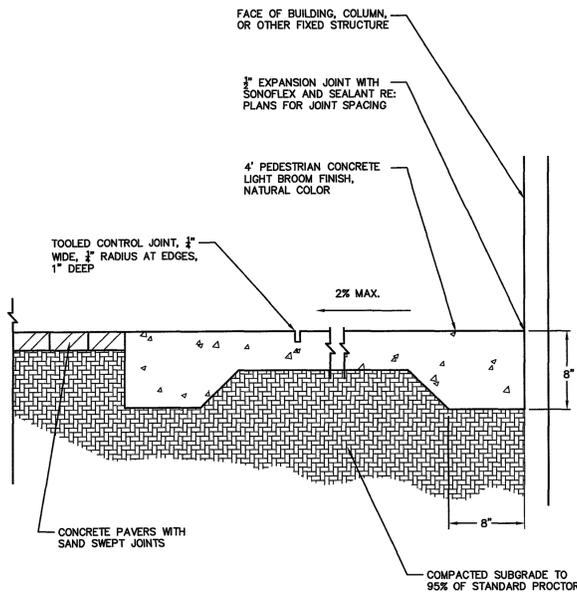
NOTES:
 1. STRIKE LINE BETWEEN POLES TO MAINTAIN STRAIGHT LINE.
 2. INSTALL REBAR ANCHORS TO EACH POLE.
 3. CITY WILL SUPPLY NEW POLES FOR CONTRACTOR INSTALLATION. CITY WILL INSTALL METERS.

H PARKING METER POST
N.T.S.



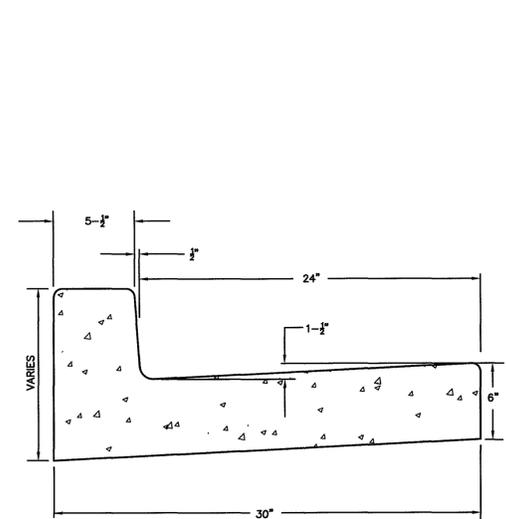
A - 8"x8" - DOUBLE HOLLAND 98 SHADY RED
 B1 - 4"x8" - HOLLAND STONE 98 PORCELAIN GRAY
 B2 - 4"x8" - HOLLAND STONE 98 TAWNY PINK
 C - 4"x8" - HOLLAND STONE II 98 FRENCH GRAY

I PRECAST CONCRETE PAVER PATTERN MODULE - MIX TYPE 1A
N.T.S.

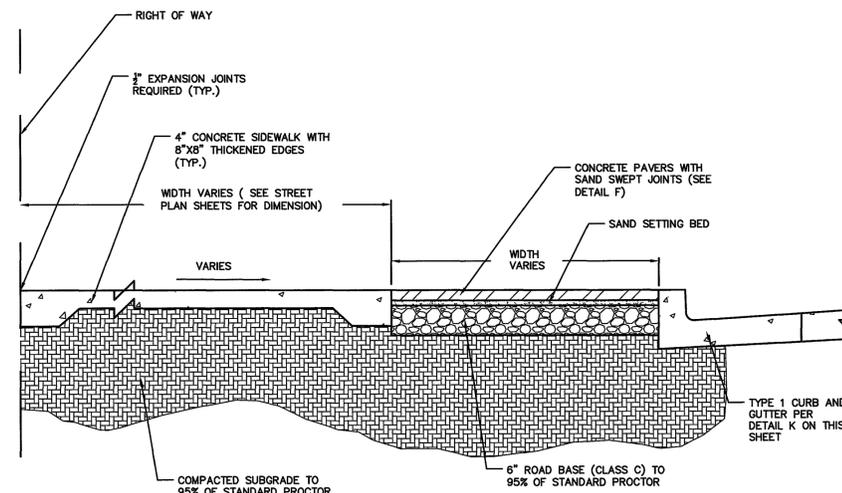


NOTES: DRIVEWAYS, SIDEWALKS, AND AMENITY ZONES NEAR DRIVEWAYS WILL BE 8" THICK (REINFORCED)

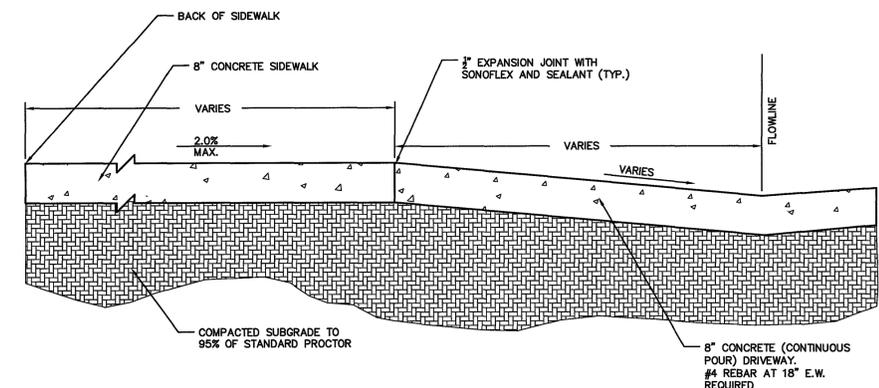
J CONCRETE SIDEWALK & JOINTS
N.T.S.



K CURB & GUTTER
N.T.S.



L SIDEWALK & AMENITY ZONE
N.T.S.



NOTE: SEE COLORADO SPRINGS STANDARD DRAWINGS FOR DRIVEWAY DETAILS.

M SIDEWALK & DRIVEWAY AREA WITH 8" CONCRETE
N.T.S.

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<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>819 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>DOWNTOWN BUSINESS IMPROVEMENTS PHASE 12 CONSTRUCTION DOCUMENTS - DETAIL SHEET PAVERS AND CONCRETE DETAILS</p>																

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