



EL PASO COUNTY FAIRGROUNDS PARKING LOT IMPROVEMENTS

CONSTRUCTION NOTES

- THE EL PASO COUNTY FAIRGROUNDS PARKING LOT UPGRADES PROJECT CONSISTS GENERALLY OF PAVING THE EXISTING GRAVEL PUBLIC PARKING LOT LOCATED AT 360 10TH STREET, CALHAN, CO; INSTALLATION OF CONCRETE CURB/GUTTER FOR STORMWATER MANAGEMENT; STRIPING AND SIGNAGE FOR ADA COMPLIANT PARKING AT TWO (2) LOCATIONS TO INCLUDE PARKING WHEEL STOPS; INSTALLATION OF CONCRETE SIDEWALK AND STRIPING OF NEW STANDARD PARKING SPACES.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT EL PASO COUNTY, ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS, LATEST EDITION REVISED. DEFAULT TO COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR ANY ADDITIONAL SPECIFICATIONS.
- EXISTING SITE CONDITIONS WITHIN THE PROJECT AREA ARE BASED ON BACKGROUND INFORMATION AS FURNISHED BY THE CLIENT, VERIFIED AND SUPPLEMENTED BY FIELD SURVEY BY BASELINE ENGINEERING CORP. (BEC) PERSONNEL IN APRIL 2020.
- NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 (811) FOR UTILITY LOCATES A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION.
- THE PROJECT BENCH MARK IS CONTROL POINT CP #750, AN IRON ROD WITH A CONTROL CAP LOCATED IN 10TH STREET APPROXIMATELY 50' NORTHEAST OF THE TICKET BOOTH AT THE ENTRY INTO THE SUBJECT PARKING LOT. ELEVATION 6552.00 NAVD 88.
- THE DESIGN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE SOILS INVESTIGATION. EXISTING SUBSURFACE CONDITIONS ARE REPORTED BY THE OWNER TO BE "EXISTING CLASS 6 HARD ROAD TOP BASE". ACCORDINGLY, THE OWNER ACKNOWLEDGES AND INDICATES THEY ACCEPT THESE SUBSURFACE CONDITIONS.
- THE OWNER AND/OR CONTRACTOR WILL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH TERMS AND CONDITIONS OF APPROVALS OF SAME. THE CONTRACTOR SHALL OBTAIN AND KEEP IN FORCE ALL STATUTORY INSURANCE REQUIREMENTS DURING THE CONSTRUCTION PERIOD AND SHALL INDEMNIFY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT PRODUCT INFORMATION FOR ALL MATERIALS PROPOSED TO BE USED FOR THIS CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, ASPHALT JOB MIX.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING NECESSARY TO COMPLETE THE CONSTRUCTION.
- THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL CONSULTANT TO PROVIDE QUALITY CONTROL TESTING OF DENSITIES AND MATERIALS. DISTRIBUTIONS OF THE TEST RESULTS SHALL BE TO OWNER, ENGINEER AND CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE "AS CONSTRUCTED" RECORD OF ALL SITE IMPROVEMENTS CONSTRUCTION AND FURNISH TO THE OWNER UPON COMPLETION.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM ONE (1) YEAR WARRANTY ON ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE CONTRACT AND REPAIR DEFICIENCIES PROMPTLY UPON NOTIFICATION.

BASIC BID NOTES

- DEMOLITION**
- CONSTRUCTION DOES NOT ANTICIPATE DEMOLITION OF ANY EXISTING IMPROVEMENTS. IN THE EVENT EXISTING IMPROVEMENTS ARE ENCOUNTERED THAT WOULD INTERFERE WITH THE PROPOSED CONSTRUCTION, THEY SHALL BE TEMPORARILY REMOVED AND RE-INSTALLED TO LIKE OR BETTER CONDITIONS.
- GRADING/PAVING PREPARATION/PAVING**
- CONSTRUCTION DOES NOT ANTICIPATE GRADING FOR THIS PROJECT. THE EXISTING SURFACE WILL, HOWEVER, REQUIRE PREPARATION PRIOR TO PAVING. THE EXISTING OVERALL SLOPE SOUTHEAST TO NORTH WEST RANGES FROM 2% TO 3%, AVERAGING 2.5%, AND THESE GRADES WILL BE MAINTAINED.
 - PAVING PREPARATION CONSISTS OF SCARIFYING THE EXISTING BASE COURSE TO A DEPTH NO GREATER THAN FOUR (4) INCHES, MOISTURE CONDITIONING TO +2% OF OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM OF 95% PERCENT OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557. PRIOR TO PAVING THE BASE SHALL BE PROOF-ROLLED WITH A HEAVY LOADED PNEUMATIC TIRE VEHICLE. ANY AREAS DISPLAYING EXCESSIVE DEFORMATION, IN THE OPINION OF THE GEOTECHNICAL CONSULTANT, SHALL BE REMOVED AND REPLACED WITH NEW CLASS 6 BASE COURSE MATERIAL AND RECOMPACTED.
 - HOT BITUMINOUS ASPHALT PAVEMENT SHALL BE PLACED IN A SINGLE THREE (3) INCH COMPACTED LIFT IN STANDARD STATIC PARKING AND DRIVEWAY AREAS AND COMPACTED TO MEET EPC ASPHALT COMPACTOR REQUIREMENTS. ASPHALT SHALL BE GRADING CX PASSING 100% OF THE 1/2" SIEVE AND SHALL BE IN ACCORDANCE WITH THE JOB MIX AS SUBMITTED.
- ASPHALT PAVING IN THE DEDICATED TRUCK ROUTE ALONG THE WEST PORTION OF THE LOT TO THE LIMITS SHOWN ON THE PLANS AND MEETING THE ABOVE GRADATION SHALL BE PLACED IN TWO (2) LIFTS NOT EXCEEDING 2 1/2" INCHES COMPACTED THICKNESS OF A MINIMUM TOTAL OF 4 1/2" INCHES OF TOTAL COMPACTED THICKNESS. SUBGRADE SHALL BE ADJUSTED DOWNWARD AT THE INTERFACE OF THE STANDARD AND TRUCK ROUTE TO ASSURE A SMOOTH AND CONSISTENT GRADE AT THE INTERFACE.
- UPON COMPLETION OF PAVING AND AS A PART OF THE BASE BID, INSTALL CDOT TYPE 6 ASPHALT CURB ALONG THE EDGE OF ASPHALT ON THE EAST AND NORTH PERIMETER, SEE DETAIL. SEE ALSO ALTERNATE #1.
- STORMWATER MANAGEMENT - CURB/GUTTER**
- STORMWATER MANAGEMENT FOR THIS PROJECT CONSISTS OF INSTALLATION OF EPC TYPE A (CARRY) CURB/GUTTER ON COMPACTED SUBGRADE ALONG THE WEST EDGE OF THE NEW TRUCK ROUTE PAVING TO THE LIMITS SHOWN OR AS ESTABLISHED. THE CURB/GUTTER SHALL TERMINATE AT THE EXISTING CULVERT NEAR THE OFFICE AND INTO THE EXISTING POND NEAR THE ENTRANCE TO THE LOT. CURB/GUTTER SHALL BE INSTALLED PRIOR TO PAVING AND A TACK COAT APPLIED. TIP OF GUTTER SHALL MATCH EXISTING BASE COURSE APPROXIMATELY WHILE ESTABLISHING STRAIGHT GRADES TO THE EXTENT POSSIBLE.
 - ROCK RIPRAP SHALL BE INSTALLED AT TWO LOCATIONS WHERE THE CURB/GUTTER TERMINATES. RIPRAP SHALL MEET TYPE L GRADATION WITH A D50 OF 9". RIPRAP SHALL BE PLACED ON A MINIMUM OF FOUR (4) INCHES OF TYPE 1 GRANULAR BEDDING MATERIAL PLACED ON AN APPROVED FILTER FABRIC. RIPRAP SHALL HAVE A TOTAL NOMINAL THICKNESS OF 18" INCHES EXTENDING FROM END OF CURB/GUTTER TO EXISTING CULVERT OR END OF CURB/GUTTER FIVE (5) FEET DOWNSTREAM AT THEIR RESPECTIVE LOCATIONS. RIPRAP SHALL BE SHAPED TO CONVEY THE FLOW TO THE CULVERT OR TO DISSIPATE THE FLOW.
 - INSTALL CDOT TYPE 6 BITUMINOUS CURB ALONG THE EAST AND NORTH PERIMETER OF THE NEW ASPHALT PAVING PER DETAIL.

CONCRETE FLATWORK/PARKING CURB BUMPERS

- INSTALL 6" WIDE CONCRETE SIDEWALK ON COMPACTED SUBGRADE ALONG THE NEW ACCESSIBLE SPACES IN FRONT OF THE OFFICE. CONCRETE SHALL BE A MINIMUM FOUR (4) INCHES IN THICKNESS, SLOPED TO THE PARKING AND MATCHING THE EXISTING ASPHALT AT THE PARKING SPACES.
- INSTALL 5" WIDE CONCRETE SIDEWALK ON COMPACTED SUBGRADE FROM THE EXISTING 6" WIDE SIDEWALK ON THE WEST SIDE OF EXHIBITION HALL TO THE EXISTING TIMBER EDGE. SEE ADD ALTERNATE NOTES FOR EXTENSION OF THIS WALK.

STRIPING/SIGNAGE

- ALL STANDARD PARKING SPACES SHALL BE STRIPED WITH YELLOW CAUTION OIL BASE PAINT MEETING CDOT STANDARDS. SPACES SHALL BE 9' BY 20' MEASURED FROM THE CENTER OF FOUR (4) INCH WIDE STRIPES, RESULTING IN 24' WIDE DRIVE AISLES.
- ALL ADA ACCESSIBLE PARKING SPACES SHALL BE 9' BY 20' AND STRIPED WHITE AND BLUE PER CURRENT ADA STANDARDS. ACCESS AISLES SHALL BE 8' WIDE. INTERNATIONAL SYMBOL OR ACCESSIBLE SYMBOL SHALL BE PAINTED IN BLUE/WHITE AT THE FOOT OF EACH ADA SPACE.
- EACH ACCESSIBLE SPACE SHALL BE MARKED WITH A SIGNPOST MEETING ADA STANDARDS, HAVING A BLUE BACKGROUND, VAN ACCESSIBLE DESIGNATION, MOUNTED TO RECOMMENDED HEIGHT STANDARD, 9' REQUIRED.
- STRIPED THE 6' WALKWAY BETWEEN THE PARKING SPACES IN THE CENTER OF THE PARKING LOT; AND STRIPED THE 6' WALKWAY IN FRONT OF THE ACCESSIBLE SPACES SIMILAR TO THE ACCESS AISLE STRIPING AND EXTEND TO THE NEW CONCRETE AT THE TIMBER EDGE.
- STRIPED THE PEDESTRIAN CROSSING WITH 12" BY 6" WHITE BARS SPACES AT 24" ON CENTERS.

ALTERNATE / ADD ALTERNATES

- AS AN ALTERNATE TO TYPE 6 ASPHALT CURB, REPLACE IT WITH EPC TYPE B (SPILL) CONCRETE CURB/GUTTER ALONG THE EAST AND NORTH PERIMETER. IF THIS ALTERNATE IS SELECTED BY THE OWNER, INSTALL CURB/GUTTER PRIOR TO PAVING AND APPLY A TACK COAT. SEE DETAIL.
- AN ADD ALTERNATE TO CONCRETE FLATWORK CONSISTS OF ADDING A 6" WIDE CONCRETE SIDEWALK IN FRONT OF THE ADA ACCESSIBLE SPACES ON THE NORTH SIDE OF EXHIBITION HALL, AND EXTENDING THE NEW 5" WIDE SIDEWALK FROM THE TIMBER EDGE TO THE NEW 6" SIDEWALK.
- AS AN ADD ALTERNATE TO ASPHALT PAVING, ALSO PAVE FROM THE TIMBER EDGE TO THE OVERHEAD DOOR ON THE NORTH SIDE OF THE EXHIBITION HALL.

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DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
RGO	6-16-2020	LJA/RGO	REVISE PER FINAL REVIEW COMMENTS
LJA	7-10-2020	LJA/RGO	REVISE PER FINAL REVIEW COMMENTS
LJA	3-17-2021	LJA/RGO	UPDATED PARKING AT BLDG #328, ADD DETAIL

EL PASO COUNTY
EPC FAIRGROUNDS PARKING LOT
CALHAN, COLORADO

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	05/29/20
DRAWING SIZE	24" X 36"
SURVEY FIRM	03-19-20
BEC/DWA	
JOB NO.	35004

ISSUE FOR CONSTRUCTION
DATE: 06-16-2020
Rev. 07-10-2020
Rev. 03-23-2021

35004