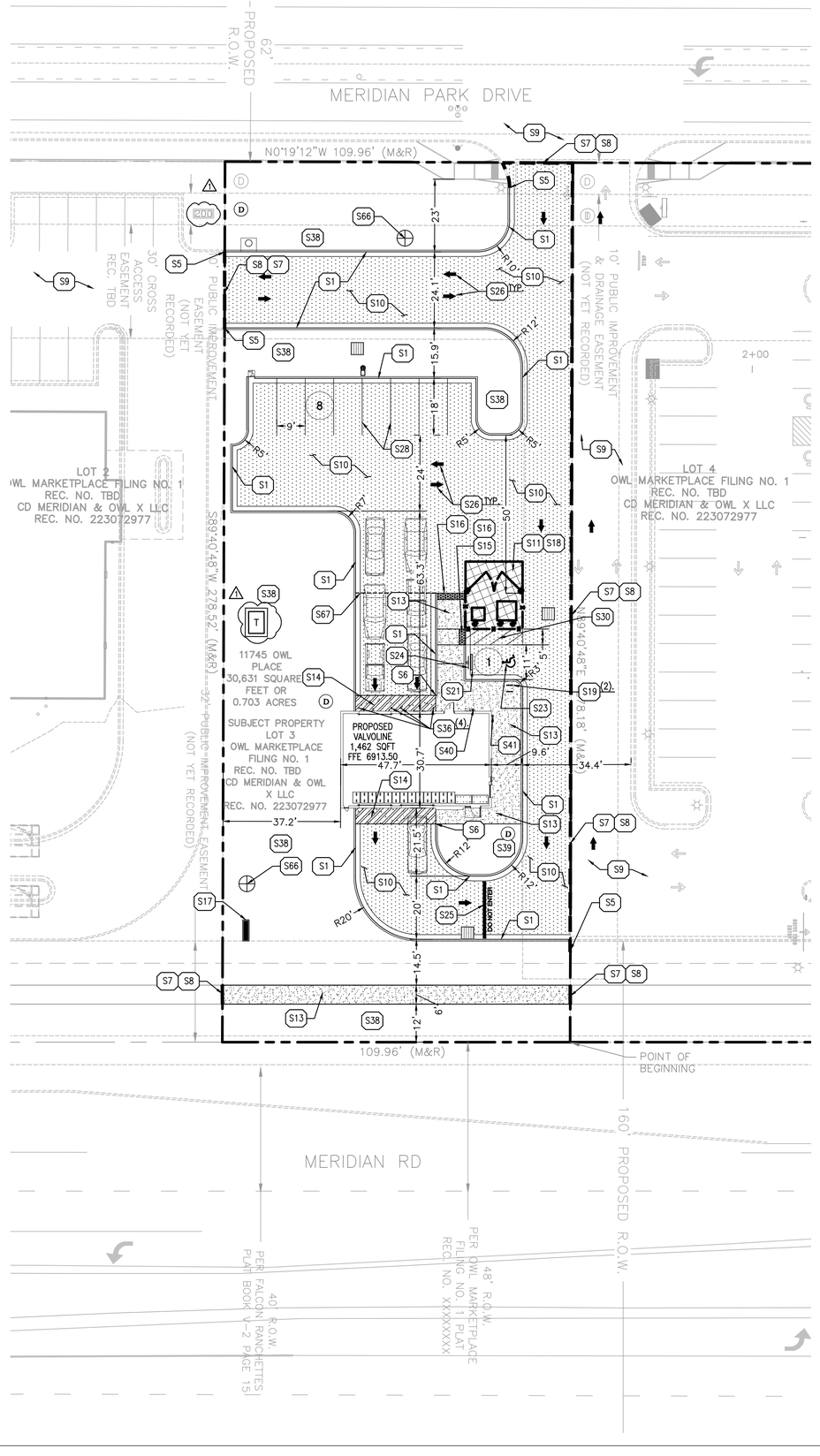


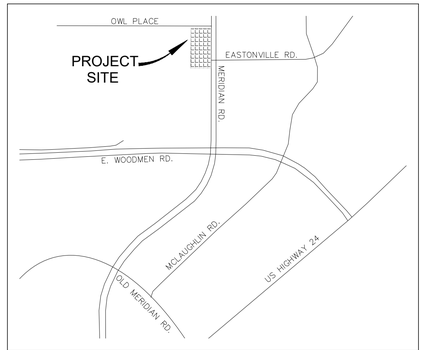
GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE COUNTY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED AUGUST 30, 2024
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.
17. GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
18. CSU FIELD ENGINEER TO DETERMINE FINAL GAS METER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) WITH ANY QUESTIONS.

SITE KEY NOTES

S1 CURB AND GUTTER PER LOCAL STANDARDS. REFER TO DETAIL ON C-7.0.
S5 TAPER CURB TO MATCH EXISTING.
S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
S7 LIMITS OF SAWCUT.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING PAVEMENT TO REMAIN.
S10 ASPHALT PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
S17 MONUMENT / PYLON SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
S21 CONCRETE WHEEL STOPS
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45° (PER LOCAL CODES)
S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S40 ELECTRIC METER LOCATION
S41 GAS METER LOCATION
S66 CONSTRUCTION CAMERA POST PER STD C-7.2.
S67 SERVICE BELL HOSE, (PER ARCH PLANS)

SITE DATA SUMMARY:	
VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.703 ACRES/ 30,623 SF
ZONING	CS COMMERCIAL SERVICES DISTRICT
BUILDING	1,462 SF SINGLE STORY
FAR:	1:18.40
LOT COVERAGE:	0.703 (30,623 SF)
PARKING REQUIRED:	4 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	12,807 SF
IMPERVIOUS COVER:	17,816 SF
REQUIRED BICYCLE PARKING	2
PROVIDED BICYCLE PARKING	4 SPACES (2 RACKS)
BUILDING SETBACK	EAST: 25 FT; NORTH, SOUTH, WEST: 0 FT
LANDSCAPING SETBACK	MERIDIAN RD: 20 FT; MERIDIAN PARK DR: 10 FT
BUILDING HEIGHT	28'-11"
CONSTRUCTION SCHEDULE	JUNE 2025 - DECEMBER 2025
TAX SCHEDULE NUMBER	TBD
LEGAL DESCRIPTION	TBD
LAND USE	PUD COMMERCIAL(VEHICLE SERVICES)
EXISTING ZONING	CS (COMMERCIAL SERVICE)
OWNER	VALVOLINE INSTANT OIL CHANGE (970) 214-8682/HAYLEY.FOURNEY@VALVOLINE.COM
APPLICANT	GREENBERGFARROW (806) 421-0656/RSCOTT@GREENBERGFARROW.COM
PREPARER	GREENBERGFARROW: EDWIN GAONA EGAONA@GREENBERGFARROW.COM
DISCLAIMER EPC ROAD IMPACT FEE	THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377); OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



LOCATION MAP (N.T.S)

EXISTING LEGEND:

MANHOLE SANITARY
SIGN
TREE DECIDUOUS
TREE CONIFEROUS
F/O — UNDERGROUND FIBER OP
SS — SANITARY SEWER LINE
ST — STORM LINE
OH — OVERHEAD POWERLINE
E — UNDERGROUND ELECTRIC
GAS — UNDERGROUND GAS
TREELINE
GRAVEL ROAD
CONCRETE
SUBJECT PARCEL BOUND
SECTION LINE
ADJACENT PROPERTY LIN
RIGHT-OF-WAY LINE
ASPHALT ROAD

PROPOSED LEGEND:

PROPERTY LINE
PROPOSED CURB & GUTTER
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
PROPOSED PARKING SPACES
PROPOSED SAW CUT
PROPOSED ASPHALT PAVEMENT. REFER TO PAVING PLAN.
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

GF
www.greenbergfarrow.com
1230 Peachtree Street, NE
Suite 2900
Atlanta, GA 30309
t: 404 601 4000

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DATE	ISSUE
02/20/2025	OWNER REVIEW SET
02/27/2025	100% SET
04/18/2025	2ND SUBMITTAL
05/21/2025	3RD RESUBMITTAL
06/06/2025	4TH RESUBMITTAL
08/08/2025	SEWER UPDATE
03/20/2026	ELECTRICAL REVISION

PROFESSIONAL SEAL
COLORADO LICENSED
ZACHARY P. MICHELS
57181
PROFESSIONAL ENGINEER
3/20/2026

PROFESSIONAL IN CHARGE: ZACH MICHELS, PE
PROJECT MANAGER: NB
QUALITY CONTROL: NB
DRAWN BY: NB

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

MERIDIAN ROAD & OWL PLACE
FALCON, CO 80831
EL PASO COUNTY

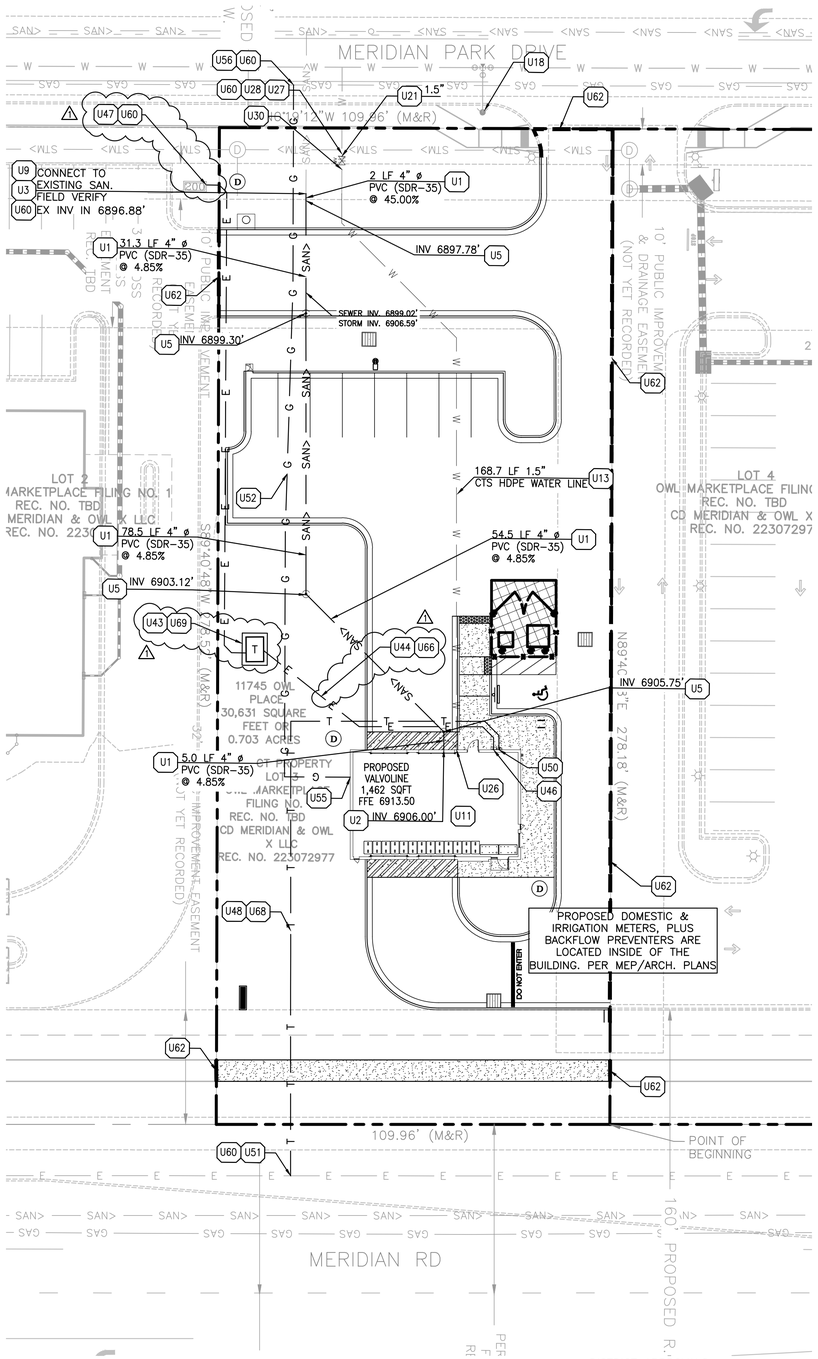
PROJECT NUMBER: 20240838.2

SHEET NAME: **SITE PLAN**

PCD Fil No. PPR2513

SHEET #: **C-1.0**

Drawing Name: P:\2024\20240838\800 civil_Current Drawing\Master 20240838.dwg Last Modified: Sep 23, 2025 - 10:06am Plotted on: Mar 19, 2026 - 12:15pm by pgaona



ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE STATE OF COLORADO.

RYAN SCOTT, P.E. #58532

811 Know what's below. Call before you dig.

DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WOODMEN HILLS METROPOLITAN DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

DISTRICT MANAGER: _____

DISTRICT ENGINEER: _____

DATE: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL GOVERN.

WOODMAN HILLS METROPOLITAN DISTRICT GENERAL NOTES:

1. All utility construction to be conducted in conformance with the current Woodmen Hills Metropolitan District (WHMD, the District) Specifications.
2. All plans on the job site shall be signed by the District and the District's Engineer. Any revision to the plans shall be so noted with the old drawing marked 'not valid.'
3. All stationing is centerline unless otherwise noted. All elevations are centerline unless otherwise noted.
4. All materials and workmanship shall be subject to inspection by the District. The District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
5. All over-lot grading must be completed to within one (1) foot of final grade prior to installation of water and wastewater infrastructure.
6. All water and sewer service locations shall be clearly marked on either the curb head or the face of the curb, with an 'S' for sewer and a 'W' for water.
7. Ductile iron pipes, including fittings, valves, and fire hydrants, shall be wrapped with polyethylene tubing, double bonded at each joint, and electrically isolated. Bonding and anode connections shall be thoroughly coated with bituminous coatings.
8. All ductile iron pipe less than twelve inches (12') and fittings shall have cathodic protection using two (2) no. 6 wires with 17 lb. magnesium anodes every 400 feet and 9 lb. magnesium anodes at each fitting. All ductile iron pipe twelve inches (12') and greater and fittings shall have cathodic protection using two (2) no. 6 wires with 17 lb. magnesium anodes every 300 feet and 9 lb. magnesium anodes at each fitting.
9. All pipe material, backfill, and installation shall conform to the applicable specifications of the District, Colorado Department of Transportation, El Paso County Department of Transportation, Colorado Springs Utilities, and the geotechnical engineer.
10. Compaction tests shall be 95% standard proctor as determined by ASTM D698, unless otherwise approved by the District or higher standard as imposed by another agencies having right-of-way jurisdiction. This shall include all valves, fire hydrant runs, water & sewer service lines, and manholes. All reports shall be submitted to the District for review and approval.
11. The location of all existing utilities shown on the drawings are approximate only. The location of all utilities shall be field verified prior to commencing construction activities. The District shall be notified of any deviations to the line and/or grade as depicted on the plans. Contractor shall submit to the District and the engineer of record a report of the field-verified information prior to the start of construction.
12. All bends shall be field staked prior to the start of construction.
13. Bends, deflection, and cut pipe lengths shall be used to hold horizontal alignment of sewer and water lines to no more than 0.5' from the designed alignment. Construction stakes to be at twenty-five feet (25') intervals along curves to ensure location of pipeline construction.
14. At all locations where cap and stub is noted on drawings, provide a plug at the end of the pipe joint nearest the specified station. Provide a reverse anchor at all water line plugs.
15. All unused, salvaged water utility material shall be returned to the Metropolitan District as requested.
16. At the contractor's expense, all utility mains shall be supported and protected such that they shall function continuously during construction operations. Should a utility main fail as a result of the contractor's operation, it shall be replaced immediately by the contractor or by the District at full cost of labor and materials to the contractor/developer.
17. Pumping or bypass operations shall be reviewed and approved by both the District and the District engineer prior to execution.
18. The contractor shall replace or repair damage to all surface improvements, including but not limited to fences, landscaping, curb and gutter, and/or asphalt that may be caused during construction.
19. All contractors working on or near a water or sewer facility (to include service lines) shall have liability insurance naming the District as an additional insured and shall provide a current copy of workers compensation insurance on file with the District. No work can proceed without current certificates on file at the Districts' office.
20. The contractor shall notify the District and all affected utility companies adjacent to the proposed utility construction a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A weekly construction meeting shall be required with the contractor, District engineer and all other parties as deemed necessary by the District.
21. Commencement of construction of water/sewer systems within Metropolitan District:
    a) Prior to the start of construction, a preconstruction meeting is required a minimum of 48 hours in advance of commencement of work. A representative of the owner or developer, a representative of the contractor, and design engineer are required to attend. Contact the District to schedule the preconstruction meeting. No preconstruction meeting can be scheduled before four (4) signed/approved plan sets are received by the District.
    b) The contractor is required to notify the District a minimum of 48 hours and a maximum of 2 weeks prior to the start of construction. The contractor shall also notify affected utility companies at least 48 hours prior to the start of construction adjacent to the known utility lines.
22. Testing of facilities:
    a) The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to the start of any testing.
    b) All sections of water line are to meet the following pressure testing requirements
        - Test 100% of all lines.
        - Must pass pressure test to 200 PSI for two hours (unless otherwise approved on the plans).
    c) All sanitary sewer facilities are to meet the following testing requirements:
        - All lines shall be jet cleaned prior to vacuum or pressure testing.
        - All manholes shall be vacuum tested with District staff present prior to CCTV inspection.
        - Sewer mains to be pressure tested prior to CCTV inspection.
        - All lines shall be CCTV inspected and video shall to be submitted to the District for review and approval.
23. Preliminary acceptance shall be defined as the point in time that the District accepts the facility for use. All surface improvements and restoration shall be completed within 30 days of commencement. Should the Contractor fail to complete all surface improvements and restoration within 30 days of commencement of service, the District, at their discretion, may elect to complete the improvements at the Contractor's cost.
24. Final acceptance by the District of any line or system shall not occur until completion of final asphalt layers and/or final completion and/or restoration of all surface improvements. The warranty period for all facilities prior to final acceptance shall be 24 months commencing after preliminary acceptance.
25. Acceptance
    a) The District may give preliminary acceptance once all of the tests on all the lines have been completed and a walk-through has occurred.
    b) A second acceptance may occur once the first lift of asphalt goes down and a second walk-through of the system occurs. If all facilities are clean and accessible, a final acceptance may occur (the District may require cleaning and re-video of the system, depending on the severity of the contamination).
26. All water and sewer mains, including service lines, shall have "as-built" drawings prepared and approved prior to preliminary acceptance by the District.
27. All commercial/business developments shall have an eight inch (min.) water main looped through the proposed property with gate valves located where the main enters the property line. An eight-inch sewer main shall be installed for service to commercial/business developments, and a manhole shall be located where the main enters the property. The end of the mains shall be marked with the appropriate colored carsonite marker along with tracer wire.
28. After review and approval of plans for the extension of lines, facilities, and/or services, construction must have commenced within 18 months for residential subdivisions and 12 months for any commercial installations.
29. Inspection fees: Call the District (719-495-2500) for fee schedule.

Water System Installation Notes

30. All water and force main pipe shall be AWWA C900 PVC, or approved equal, pressure class 200. All water and force main fittings shall have mechanical restraints and thrust blocks. All water and force main pipe shall have a minimum cover depth of five-and-one-half (5.5) feet.
31. All water valves associated with the potable water system shall be open clockwise. All valves installed in landscaped areas and/or not within paved streets shall be marked with carsonite markers. All valves associated with the raw water system shall be open counterclockwise and marked with carsonite markers as applicable.
32. The Developer or his engineer shall locate all fire hydrants and service stub-outs for future development. Any required realignment, horizontal or vertical, shall be at the expense of the developer. Fire hydrant location shall be reviewed and approved by the applicable Fire Authority.
33. Fire hydrants shall be open right with 7/8" x 7/8" square tapered along with service caps. Lubrication type: Grease. Acceptable brand is Kennedy Guardian (K81D, K81A, and K81AM). Each fire hydrant location shall also be used as test station.
34. All main lines (PVC & ductile iron) shall be installed with coated #12 tracer wire with test stations at intervals no greater than five hundred feet (500') (valve boxes can be used at intersections and service stubs).
35. Contractor shall make connections to existing water line without shutdown, or else notify the District of any service shutdowns necessary to connect to existing lines.
36. Irrigation services shall have a stop-and-waste curb stop valve installed along with tracer wire extending back to the main line.
37. Commencement of use of water lines and/or systems:
    a) No water facility shall be placed in service until after the completion of all pressure testing, flushing, Bac-T testing, and compaction testing, and as-built drawings are submitted and approved by the District.
    b) No water facility shall be placed in service until all service lines are completed and the first lift of asphalt is completed over the line. In the case where no asphalt is to be placed over the line, surface improvements shall be completed prior to use of the facility.
    c) All easements (platted or deeded) are dedicated, executed by the District, and recorded.

Wastewater System Installation Notes

38. Sanitary sewer lengths are MH center - MH center. All sanitary sewer pipes shall be SDR 35 PVC or approved equal. Sewer lines may not exceed 7% grade for any size without prior approval of the District. All newly constructed residential sanitary sewer taps shall use pre-manufactured, inline PVC push-on wyes. Single saddle tap allowed on existing mains. Multiple saddle taps on existing mains must be approved by the District on a case by case basis
39. All sanitary sewer manholes shall be wrapped with RU116 - RUBR-NEK joint wrap, or approved equal, and coated.
40. All sewer lines must be bedded with squeegee or ¾" crushed rock.
41. Commencement of use of sewer lines and/or systems:
    a) No sanitary sewer facility shall be placed in service until the completion of all jet cleaning, pressure testing, vacuum testing, CCTV inspection, and compaction testing, and as-built drawings are submitted and approved by the District.
    b) No sanitary sewer facility shall be placed in service until all service lines are completed and the first lift of asphalt is completed over the line. In the case where no asphalt is to be placed over the line, any required surface improvements shall be completed prior to use of the facility.
    c) All necessary easements (platted or deeded) are dedicated, executed by the District, and recorded.
    d) Downstream plug can be removed once the first lift of asphalt is down and the above requirements are met.

EXISTING LEGEND:

- MANHOLE SANITARY
- SIGN
- TREE DECIDUOUS
- TREE CONIFEROUS
- F/O — UNDERGROUND FIBER OP
- SS — SANITARY SEWER LINE
- ST — STORM LINE
- OH — OVERHEAD POWERLINE
- E — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS
- TREELINE
- GRAVEL ROAD
- CONCRETE
- SUBJECT PARCEL BOUND
- SECTION LINE
- ADJACENT PROPERTY LIN
- RIGHT-OF-WAY LINE
- ASPHALT ROAD

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- G — GAS LINES
- T — TELEPHONE LINES
- SAN> — SANITARY SEWER LINES
- W — WATER LINES
- E — ELECTRIC LINES
- CLEAN OUT
- D — PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WM — WATER METER
- IM — IRRIGATION METER
- RPZ/BFP
- WV — WATER VALVE
- PROPOSED SANITARY SEWER MANHOLE
- LIGHT POLES

UTILITY KEY NOTES

- U1 SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- U2 SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
- U3 SANITARY SEWER POINT OF CONNECTION
- U5 SANITARY SEWER TWO WAY CLEAN-OUT. REFER TO DETAIL ON C-7.2.
- U7 SANITARY SEWER WYE CONNECTION. REFER TO DETAIL ON C-7.3.
- U9 CONNECT TO EXISTING SANITARY SEWER, MANHOLE STUB-OUT OR CLEAN-OUT. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
- U11 OIL-WATER SEPARATOR INSIDE BUILDING (PER MEP/ARCH. PLANS)
- U13 DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
- U18 EXISTING FIRE HYDRANT
- U21 WATER VALVE (SEE NOTE FOR SIZE). REFER TO DETAIL ON C-7.2.
- U26 WATER LINE POINT OF ENTRY (PER MEP PLANS)
- U27 WATER LINE POINT OF CONNECTION
- U28 CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
- U30 M.J. TAP AND/OR TEE IRRIGATION WATER LINE CONNECTION (SIZE PER IRRIGATION PLAN)
- U43 PROPOSED ELECTRIC TRANSFORMER
- U44 UNDERGROUND ELECTRIC SERVICE
- U46 ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
- U47 ELECTRIC SERVICE POINT OF CONNECTION
- U48 UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
- U50 TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
- U51 TELEPHONE SERVICE POINT OF CONNECTION
- U52 GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
- U55 GAS LINE POINT OF ENTRY (PER MEP PLANS)
- U56 GAS LINE POINT OF CONNECTION
- U60 CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- U62 LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- U66 ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
- U68 TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
- U69 TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)

MAGNETIC

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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www.greenbergfarrow.com
1230 Peachtree Street, NE
Suite 2900
Atlanta, GA 30309
t: 404 601 4000

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DATE	ISSUE
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08/08/2025	SEWER UPDATE
03/20/2026	ELECTRICAL REVISION

PROFESSIONAL SEAL

COLORADO LICENSED ZACHARY P. MICHELS 57181 PROFESSIONAL ENGINEER

3/20/2026

PROFESSIONAL IN CHARGE
ZACH MICHELS, PE

PROJECT MANAGER
NB

QUALITY CONTROL
NB

DRAWN BY
NB

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

MERIDIAN ROAD & OWL PLACE
FALCON, CO 80831
EL PASO COUNTY

PROJECT NUMBER
20240838.2

SHEET NAME
UTILITY PLAN

SHEET #
C-6.0

Drawing Name: R:\2024\20240838\900 Civil_Current Drawings\Master 20240838.dwg Last Modified: Sep 23, 2025 - 10:06am Plotted on: Mar 19, 2026 - 12:15pm by wpaine