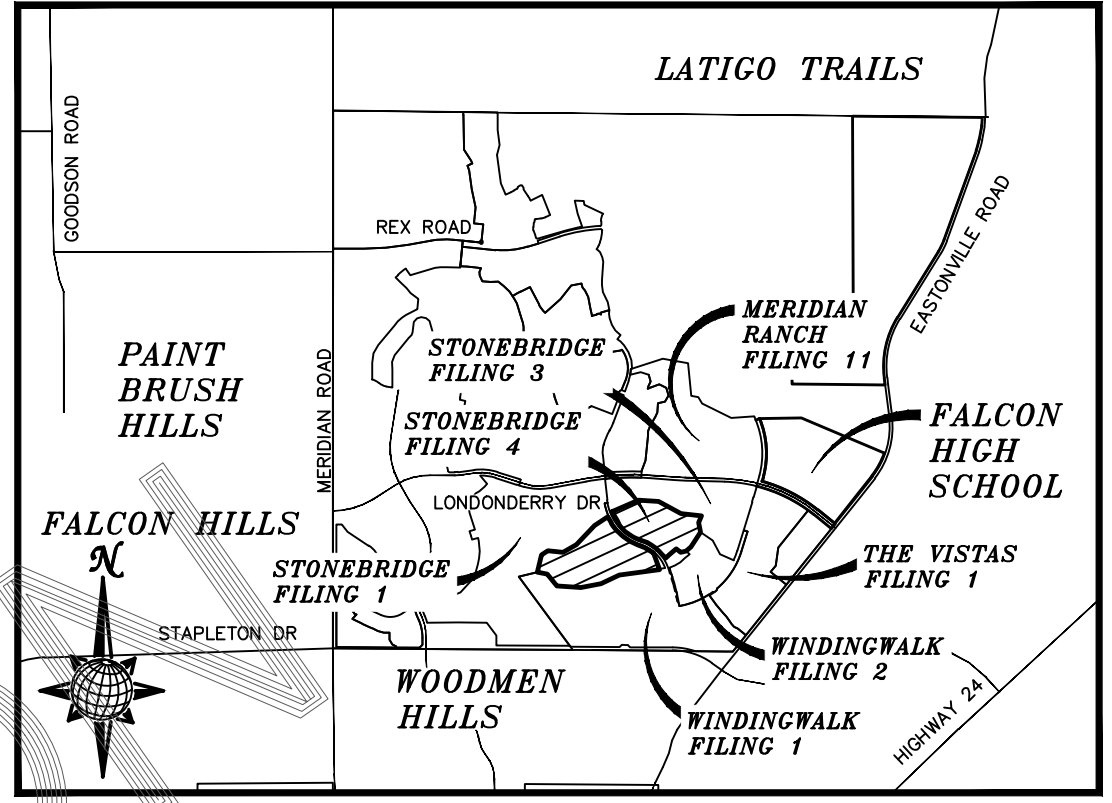


CONSTRUCTION DRAWINGS FOR STONEBRIDGE FILING 4 AT MERIDIAN RANCH

IMPROVEMENT PLANS

PREPARED FOR GTL, INC. DBA GTL DEVELOPMENT, INC.

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, AND 30
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO.



VICINITY MAP
N.T.S.

UTILITY CONTACTS:

- WATER - MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: KEVIN FACKERELL
(719)-495-6567
- GAS - BLACK HILLS ENERGY
(719)-393-6625
- SANITARY SEWER - MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: BRADEN McCORRY
(719)-495-6567
- ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOC.
(719)-495-2283
- DRAINAGE - EL PASO COUNTY PCD/INSPECTIONS
(719)-520-6300
- GEOTECHNICAL ENGINEER - ENTECH ENGINEERING, INC.
(719)-531-5599
- DRAINAGE - MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: TOM KERBY
(719)-495-7444
- FALCON FIRE PROTECTION DISTRICT
(719) 495-4050

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT A POINT ON THE SOUTHEASTERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°40'09"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE N78°55'18"W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'49"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N50°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE FINAL PLAT CONTAINS 67.895 ACRES, MORE OR LESS.

SHEET NO	SHEET INDEX	SHEET NO	SHEET INDEX
1	COVER SHEET	15	STORM #1 & STORM #2
2	INDEX SHEET	16	SIDEWALK PLAN
3-4	DETAIL SHEET	17	OVERALL SANITARY SEWER
5	ENCLAVE SCENIC WAY	18	OVERALL SANITARY SEWER SERVICES
6	ENCLAVE SCENIC WAY & HIDDEN ENCLAVE CT.		OVERALL UNDERDRAIN
7-8	GRANITE RIDGE DR.	20	UNDERDRAIN DETAILS
9	GRANITE RIDGE DR. & GRANITE PARK LN.	21	OVERALL WATER
		22	OVERALL WATER SERVICES
10	MARBLE CANYON WAY	23	OVERALL STORM DRAIN
11	RANCH GATE TR.	24	INDEX SHEET
12	MERIDIAN HILLS TR.	25-30	LAYOUT
13	HIDDEN RANCH CT.	31-32	DETAIL SHEETS
14	SEWER #1 & SEWER #2 & SEWER #3		

No.	Revisions	Date	Instr.	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
COVER SHEET

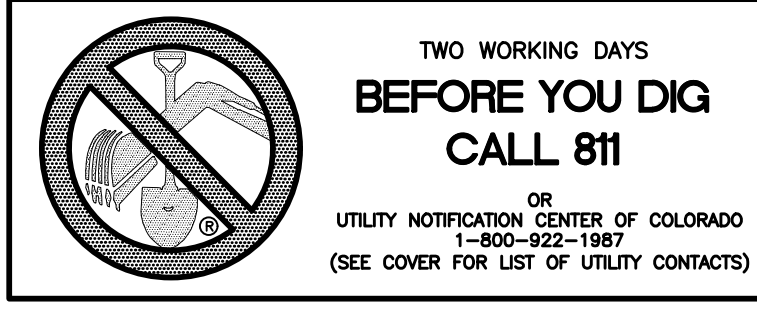
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Checked by TAK
Date MARCH 2018

Scale AS SHOWN
1 of 32

SF-18-023

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SECTION 29 (3.25" ALUM. CAP LS 30087).



BENCH MARK

- 1) MRRC1 - 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONDERRY DRIVE AND ANGELES ROAD. LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION - 7098.40'
- 2) MRMS1 - 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1,150 FEET NORTH OF LONDONDERRY DRIVE. LOCATED NEAR THE BACK OF SIDE WALK AT THE NW CORNER OF RAINBOW BRIDGE DRIVE AND THE NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE). ELEVATION - 7099.73'

DISTRICT ENGINEER:

THOMAS A. KERBY, PE CO 31429
MERIDIAN SERVICE METROPOLITAN DISTRICT

WATER AND SANITARY SEWER APPROVALS:

MILTON GABRIELSKI, PRESIDENT
MERIDIAN SERVICE METROPOLITAN DISTRICT

DEVELOPERS STATEMENT:

DEVELOPERS STATEMENT:

THE UNDERSIGNED DEVELOPER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

RAUL GUZMAN, VICE PRESIDENT
GTL DEVELOPMENT, INC.

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

THOMAS A. KERBY, P.E. #31429

OWNERS STATEMENT:

OWNERS STATEMENT:

THE UNDERSIGNED OWNER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

RAUL GUZMAN, VICE PRESIDENT
MERIDIAN RANCH INVESTMENTS, INC.

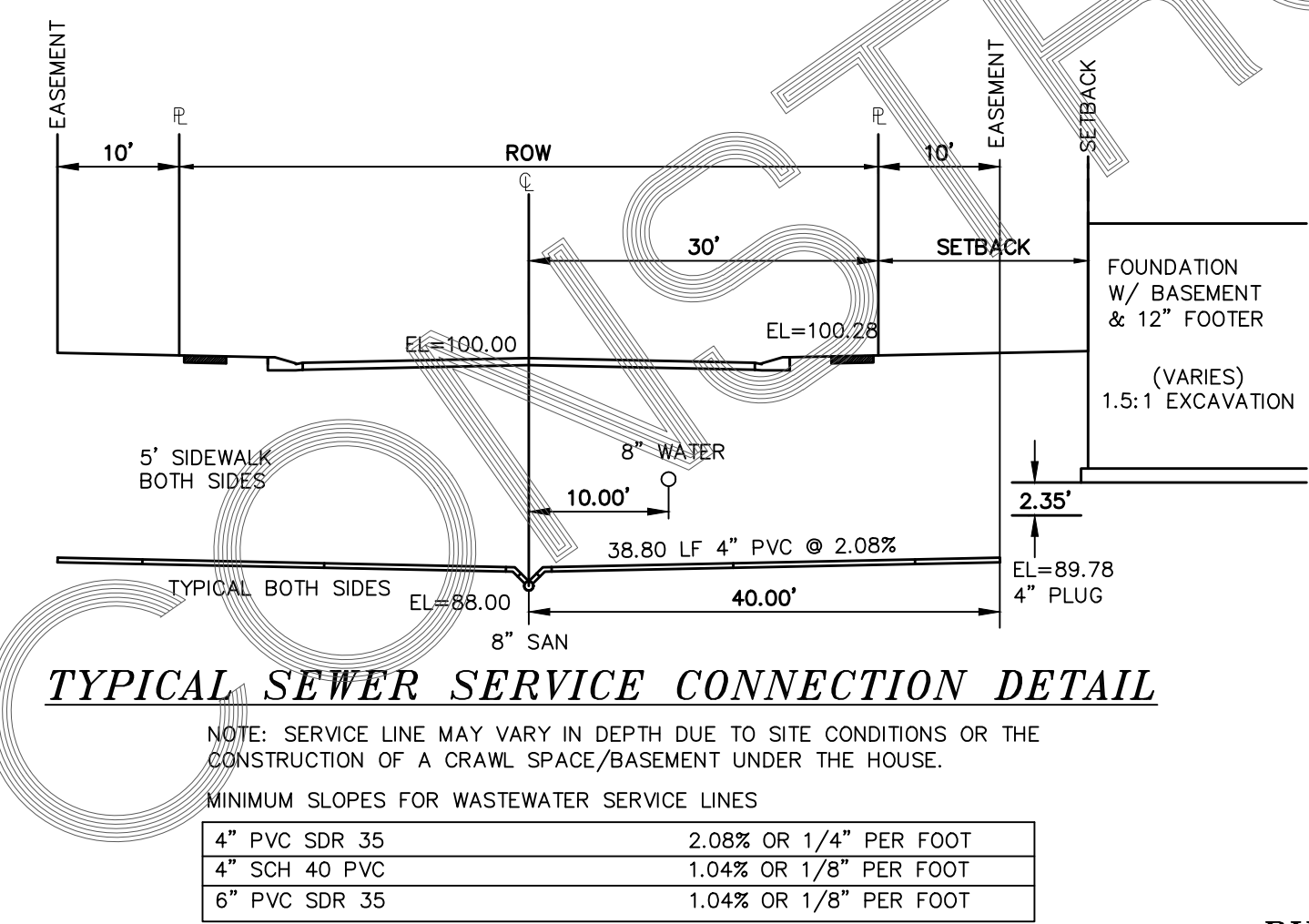
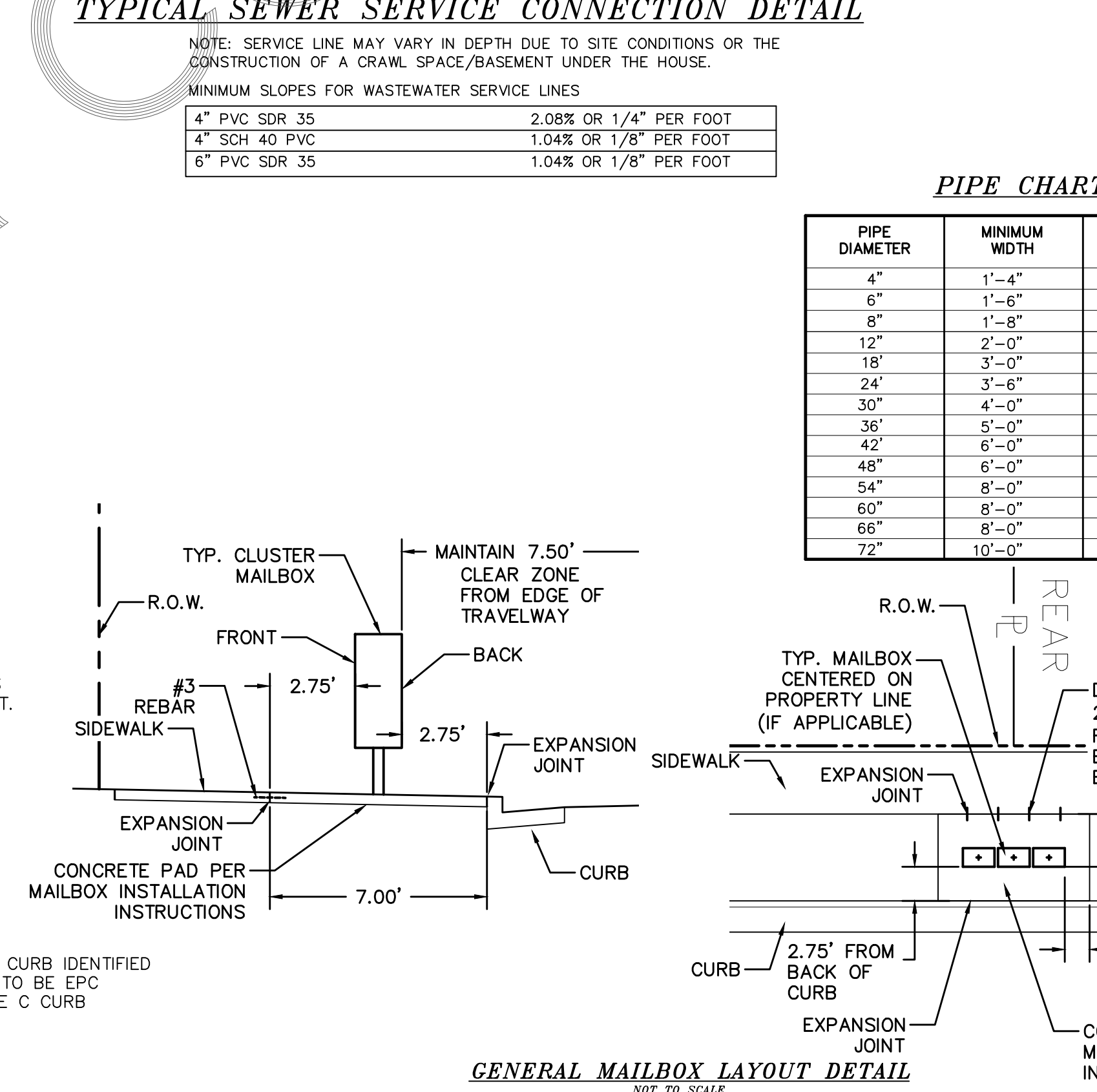
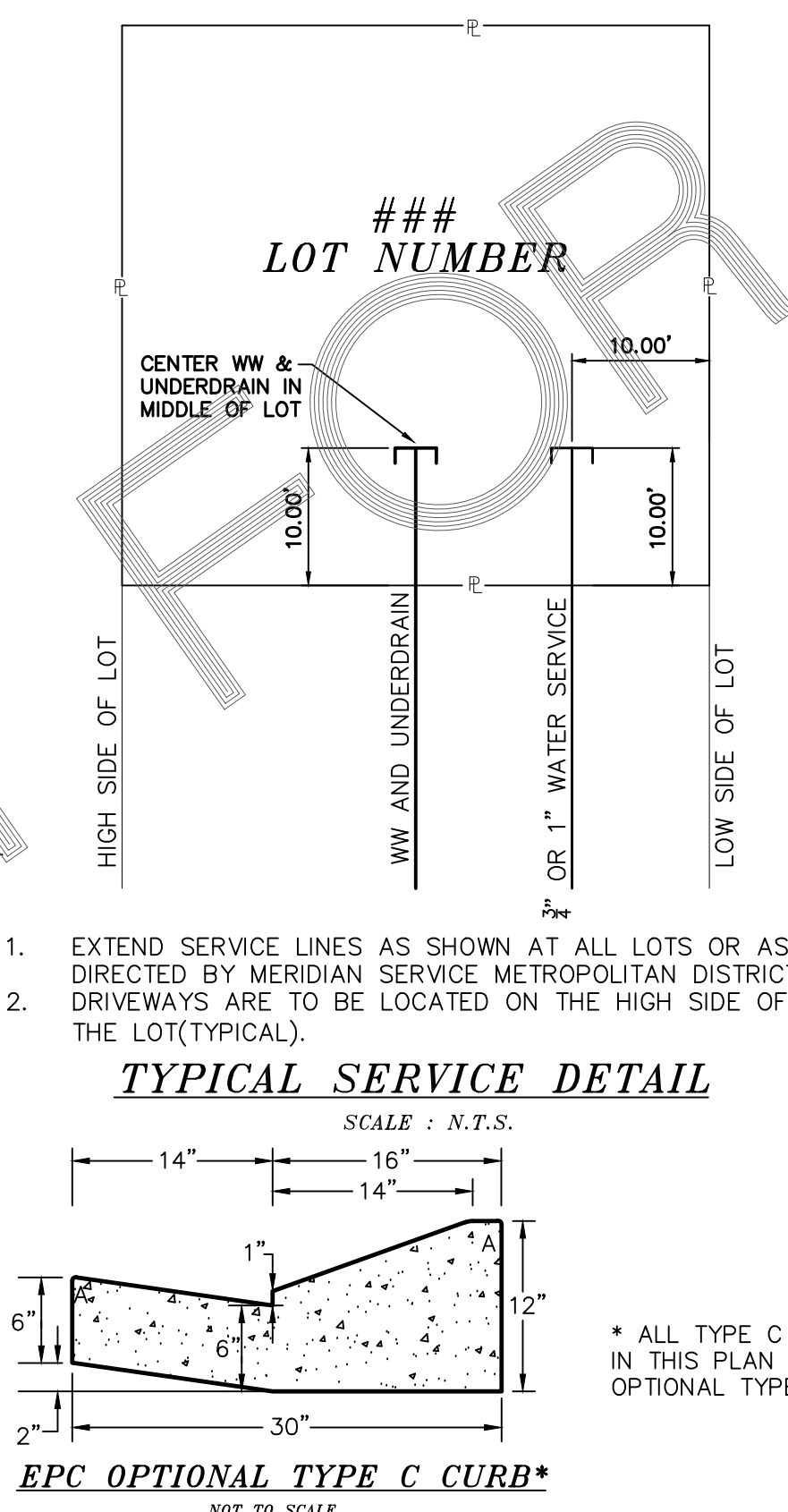
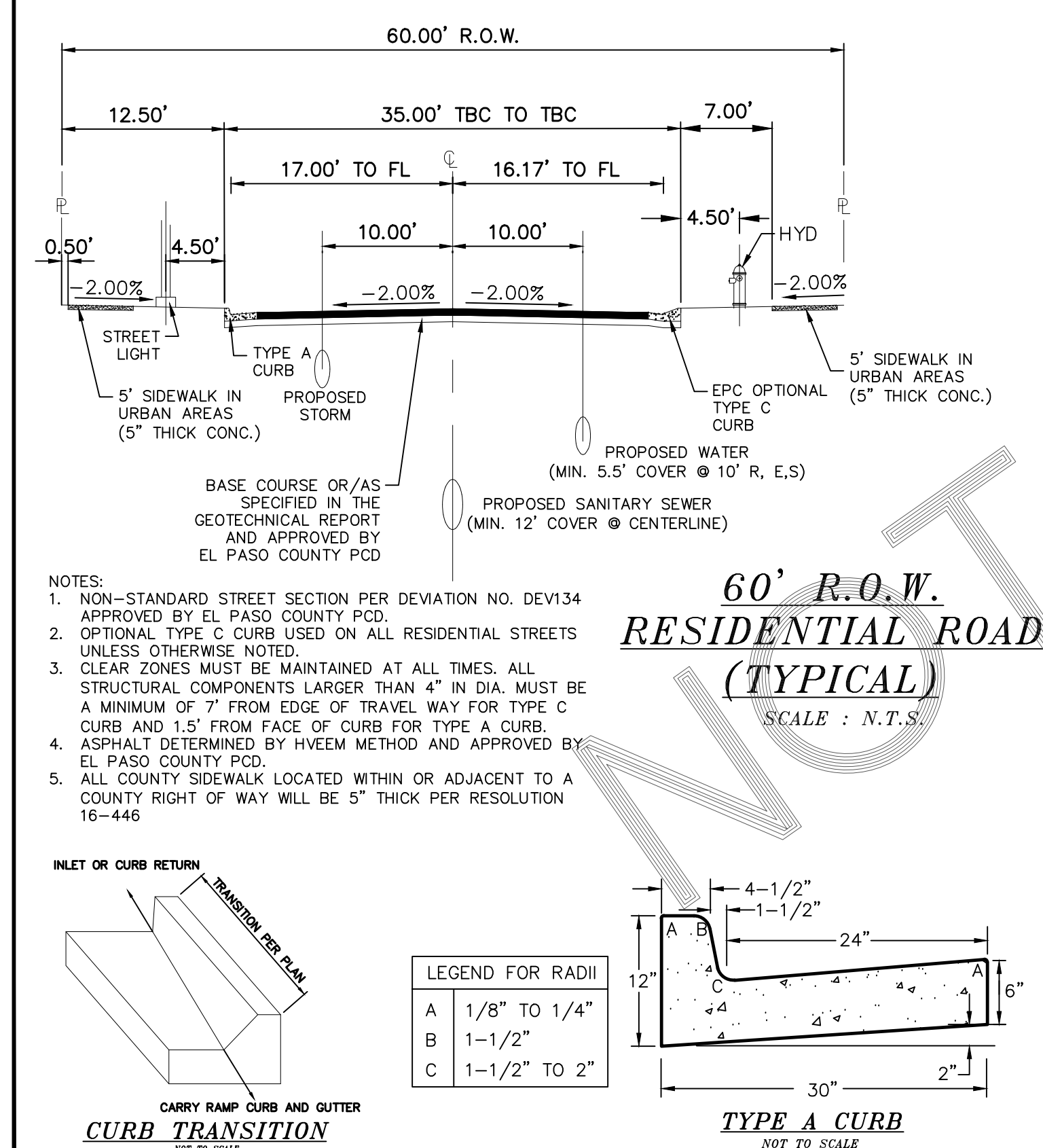
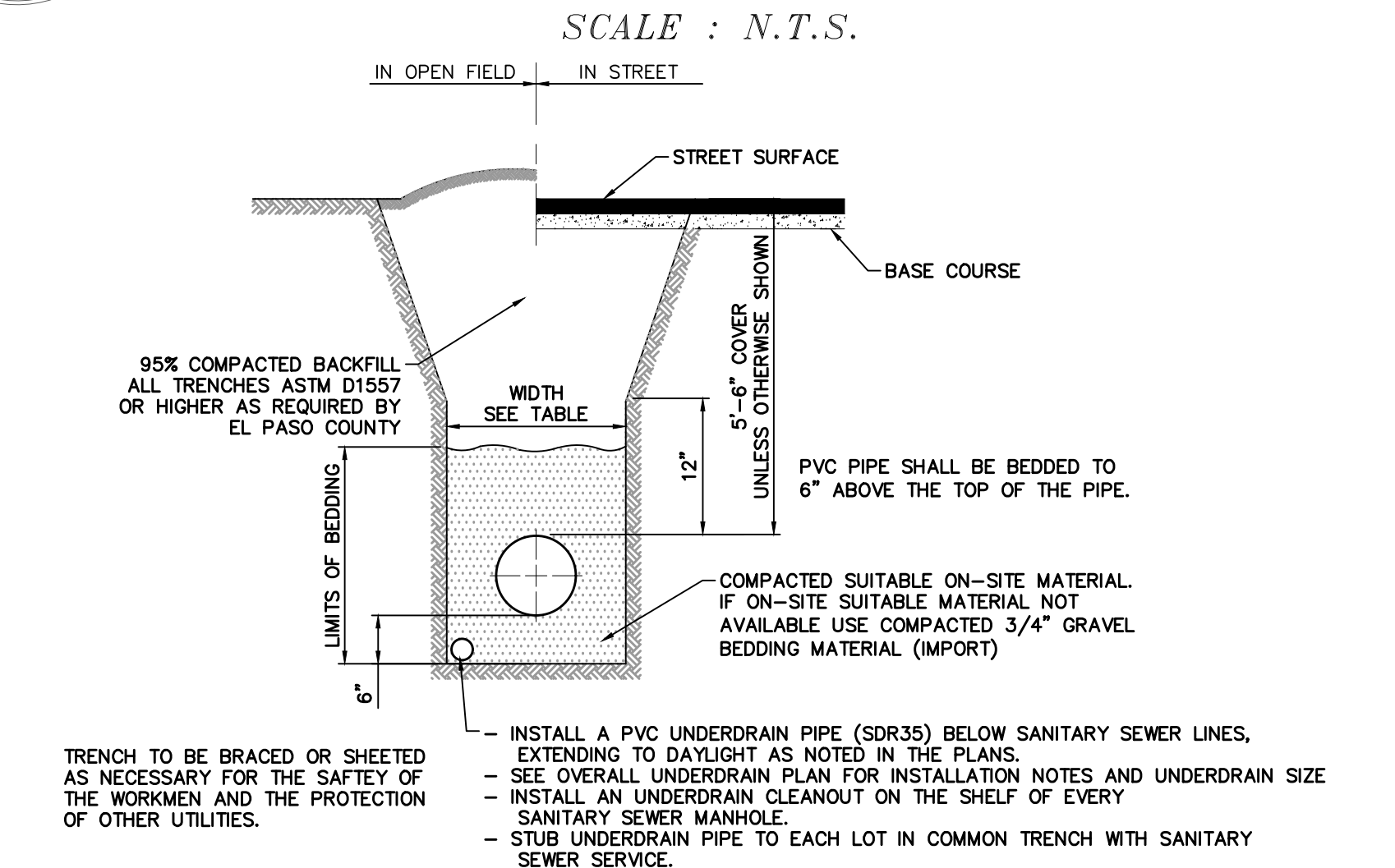
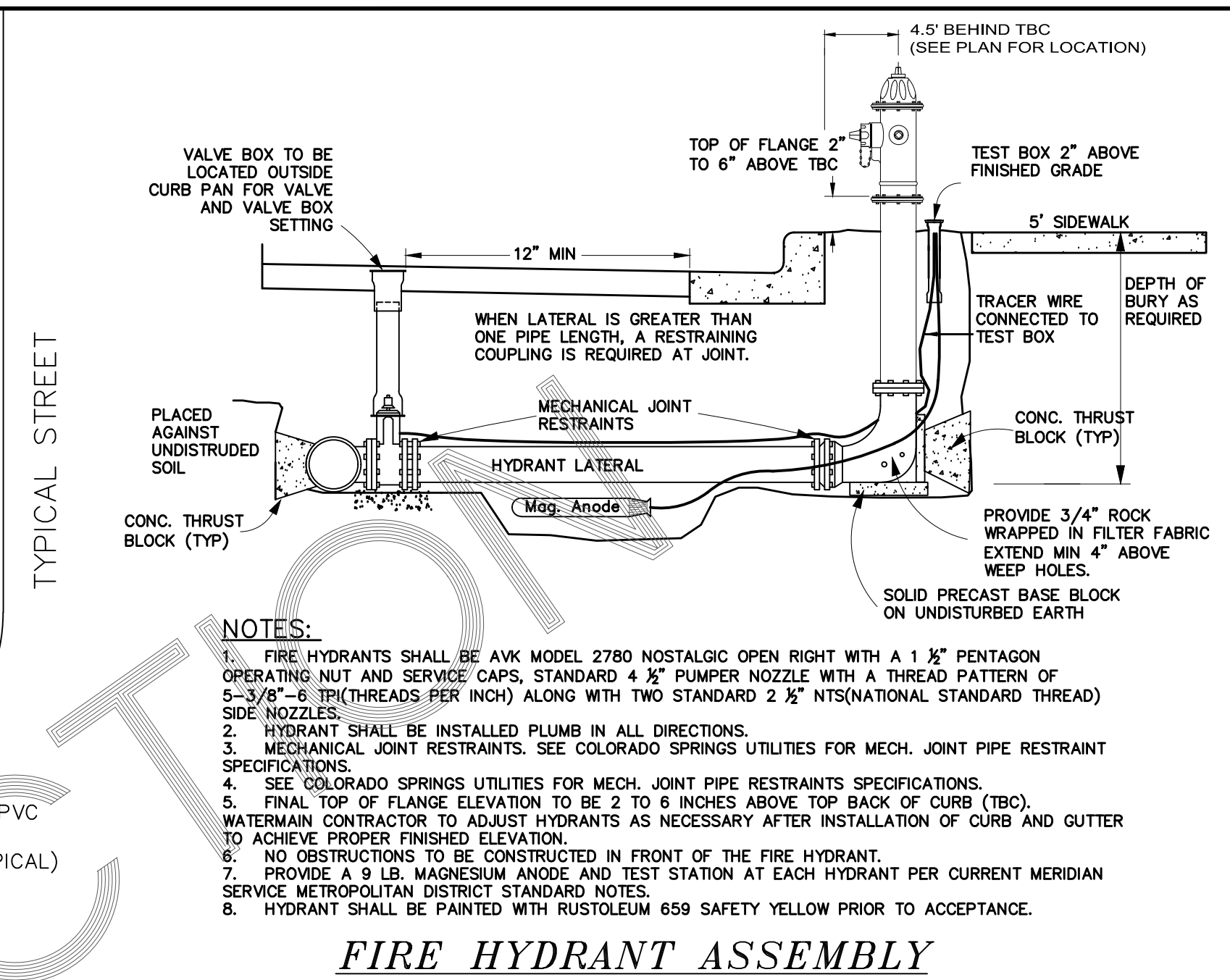
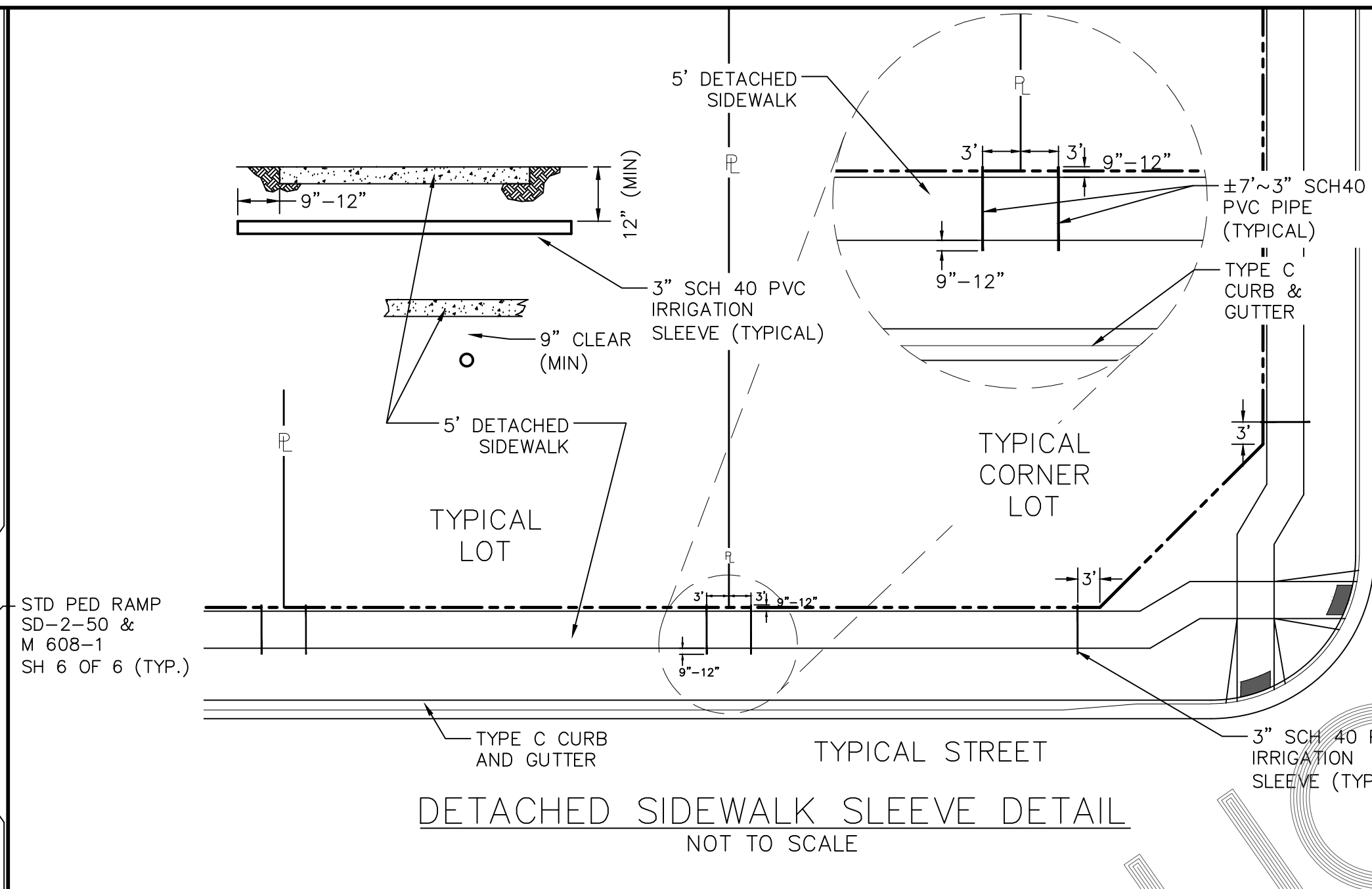
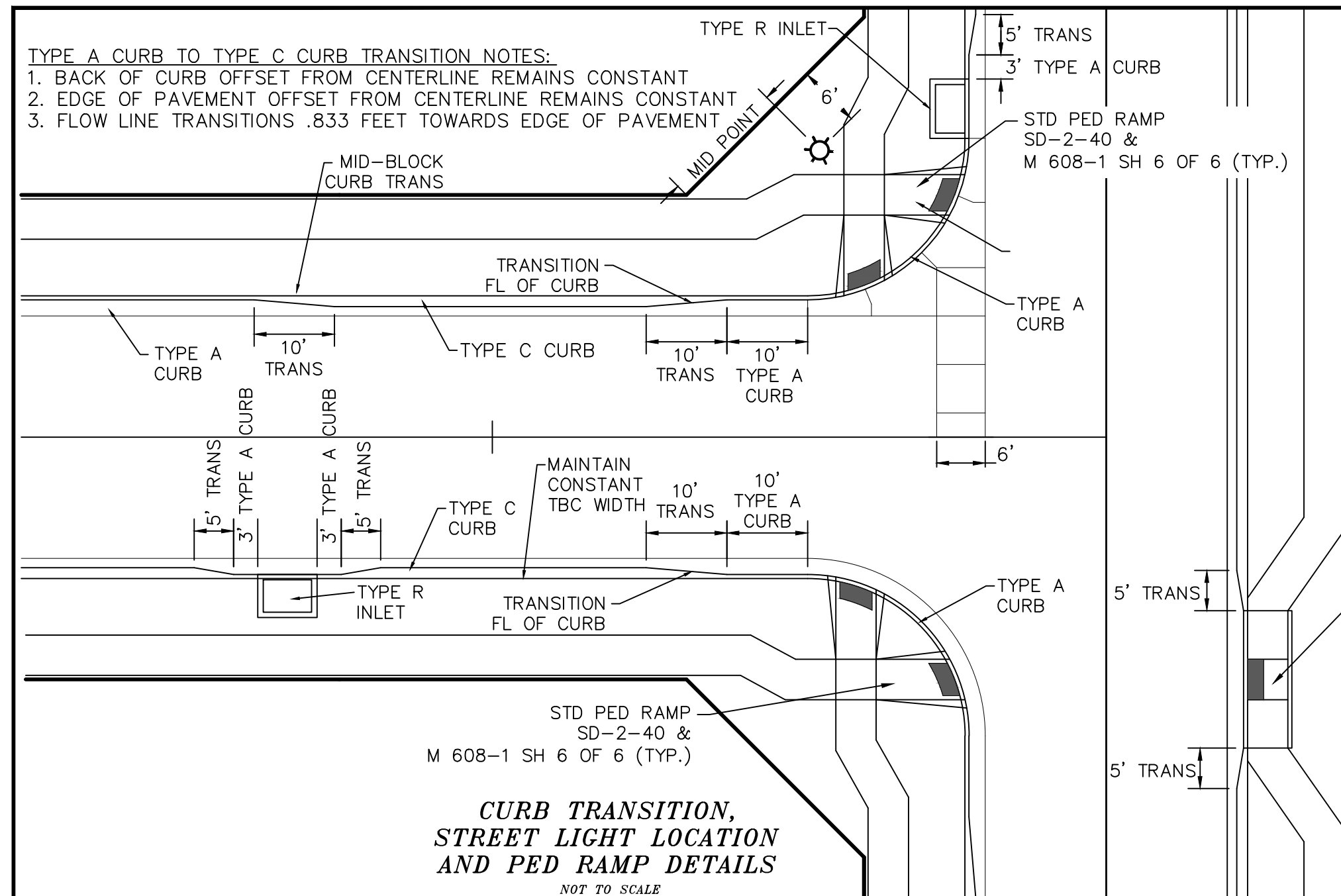
EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT BEEN STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR



PIPE CHART

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	4'-0"
6"	1'-6"	4'-0"
8"	1'-8"	4'-0"
12"	2'-0"	4'-0"
18"	3'-0"	4'-0"
24"	3'-6"	4'-0"
30"	4'-0"	6'-0"
36"	5'-0"	6'-0"
42"	6'-0"	8'-0"
48"	6'-0"	8'-0"
54"	8'-0"	8'-0"
60"	8'-0"	8'-0"
66"	8'-0"	10'-0"
72"	10'-0"	12'-0"

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
[Symbol]	RCP W/FES	REINFORCED CONCRETE PIPE W/FLARED END SECTIONS
[Symbol]	INLET	STORM SEWER INLET BOX
[Symbol]	STMH	STORM SEWER MANHOLE
[Symbol]	ST	STORM SEWER LINE
[Symbol]	SS	SANITARY SEWER MAIN
[Symbol]	SSMH	SANITARY SEWER MANHOLE
[Symbol]	WM	WATER MAIN (ALL PIPES PVC, UNLESS OTHERWISE NOTED)
[Symbol]	GV	WATER GATE VALVE
[Symbol]	BV	WATER BUTTERFLY VALVE
[Symbol]	BOV	WATER BLOW-OFF VALVE
[Symbol]	HYD ASSY	FIRE HYDRANT ASSEMBLY
[Symbol]	TEE W/GV	WATER TEE W/ GATE VALVES
[Symbol]	ATT SW	ATTACHED SIDEWALK STANDARD PEDESTRIAN RAMP PER SD-2-40 & M-608-1 (SH 6 OF 6)
[Symbol]	ANODE	ANODE (CATHODIC PROTECTION)
[Symbol]	TS	TEST STATION
[Symbol]	HB	HAY BALE DAM
[Symbol]	SF	SILT FENCE
[Symbol]	EXIST	EXISTING FEATURES
[Symbol]	123	LOT NUMBERS
[Symbol]	PI	CROSS PAN PER SD-2-26
[Symbol]	BT	POINT OF INTERSECTION
[Symbol]	ET	END OF TRANSITION
[Symbol]		EXISTING CONTOUR (10')
[Symbol]		EXISTING CONTOUR (2')

TECH CONTRACTORS DRIVE
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457

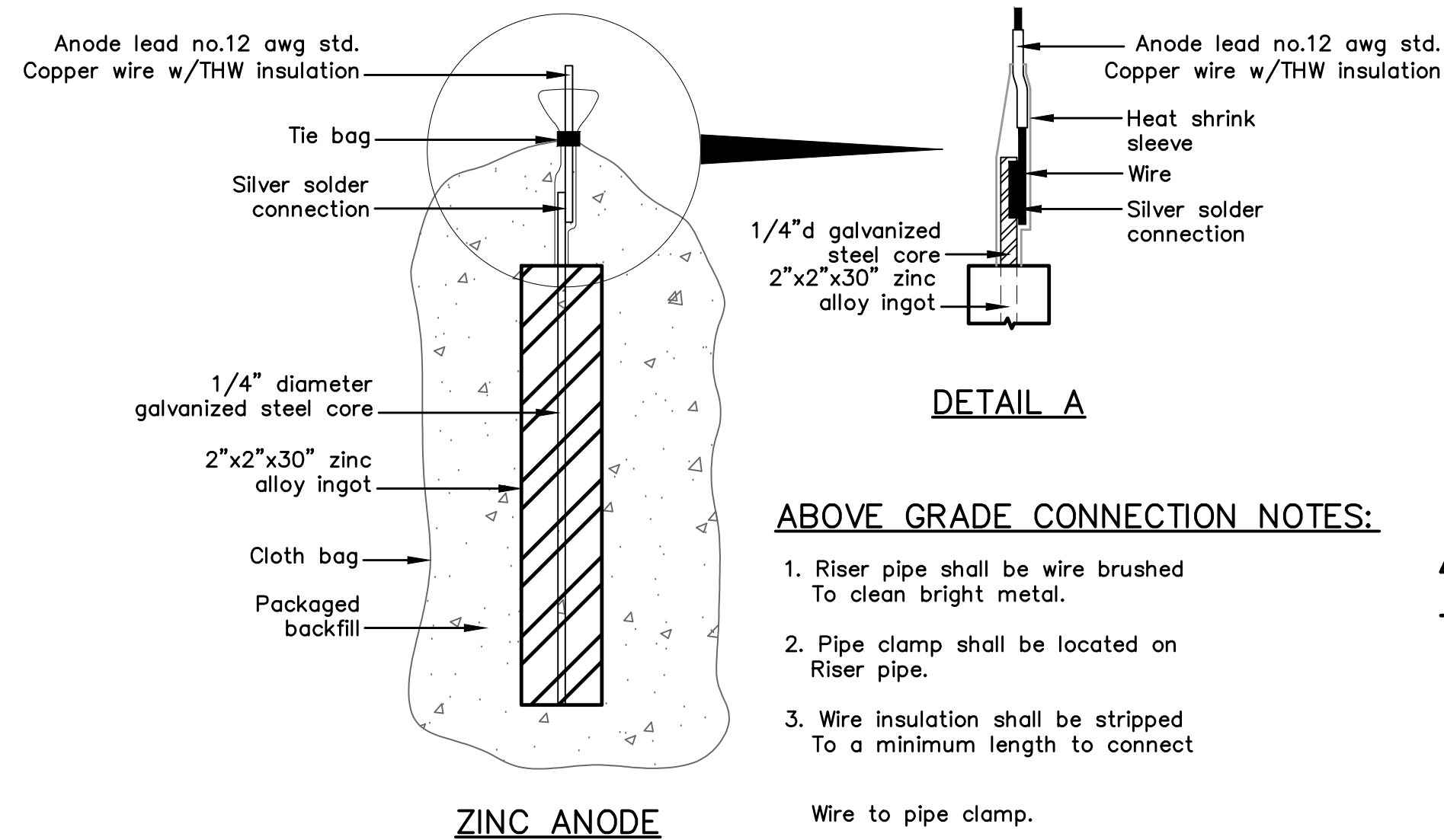
MERIDIAN RANCH

STONEBRIDGE F4 AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 DETAIL SHEET

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 Checked by: [Blank]
 Date: MARCH 2018

Scale: AS SHOWN
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Revisions:
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 Date [Blank]
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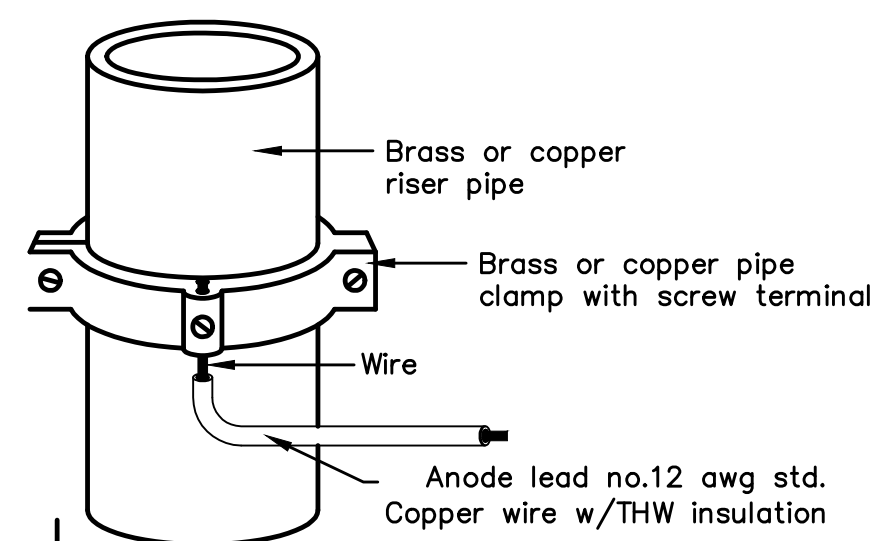


ZINC ANODE AND CONNECTORS FOR 1" AND 2" WATER SERVICE

PACKAGED BACKFILL COMPOSITION:

75% gypsum
20% bentonite
5% sodium sulfate

Ingot weight: 30 lbs.
Pkgd. Weight: 70 lbs. Approx.

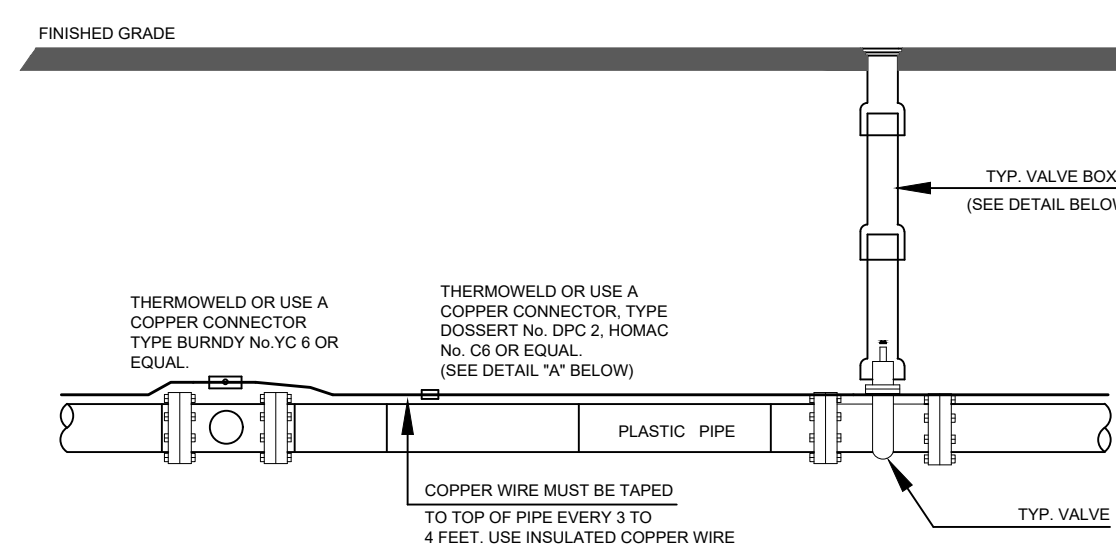


ANODE LEAD ABOVE GRADE CONNECTION

ABOVE GRADE CONNECTION NOTES:

1. Riser pipe shall be wire brushed To clean bright metal.
2. Pipe clamp shall be located on Riser pipe.
3. Wire insulation shall be stripped To a minimum length to connect

Wire to pipe clamp.



NOTE

1. Contractor is responsible for continuity of all tracer wire.
2. Tracer wire is required on all pipes per MSMD specifications (PVC and HDPE).

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

STEP 1:

PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 2:

PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING.

STEP 3:

OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

Anode Design

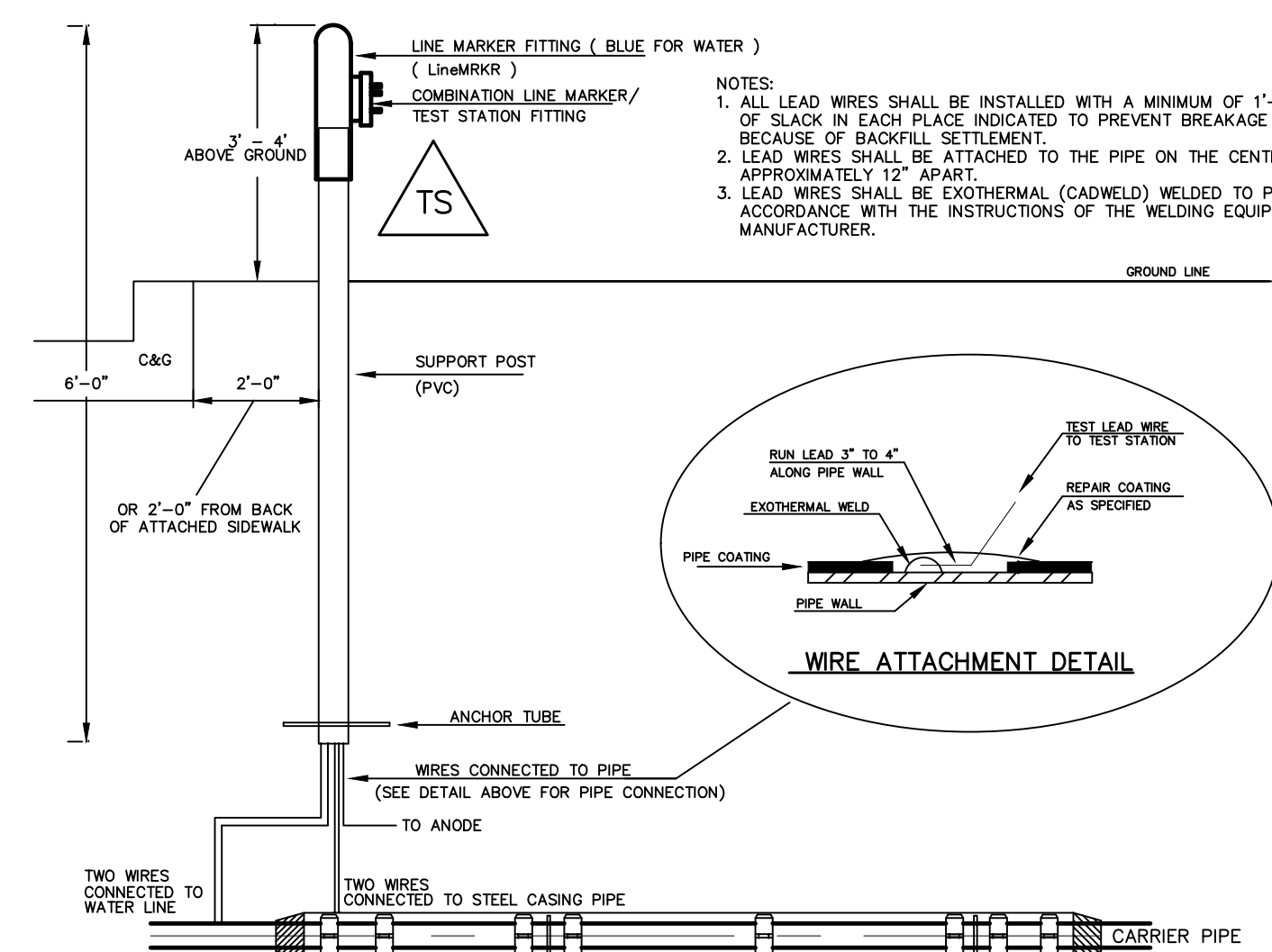
For use with DIP in conjunction with poly-wrap sleeves and piping in 1000 ohm-cm soil estimating a 5% holiday area.

Pipe Size Inches	Actual OD Inches	Anode Spacing Feet (see note 2)	Anode (see note 2)
4	4.8	76.3	17 lb
6	6.9	53.1	17 lb
8	9.05	40.5	17 lb
12	13.20	27.7	17 lb
16	16	21.0	32 lb
20	20	16.9	32 lb
24	24	14.2	48 lb
30	30	11.4	48 lb
36	36	9.57	48 lb
42	42	8.24	48 lb
48	48	7.21	48 lb
54	54	6.42	48 lb

The distance from the point of the beginning to the first anode shall not exceed one half the recommended spacing.

NOTES

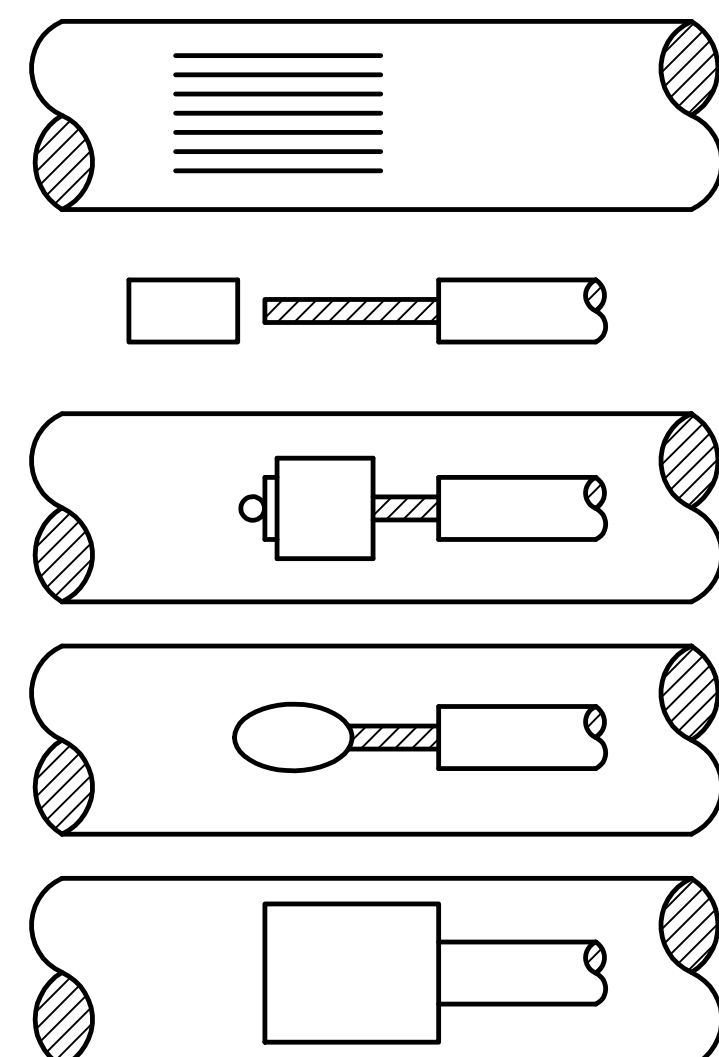
1. Cadweld connection to be primed and coated carefully. Packed anode should be covered with fine soil containing no rocks or dirt clumps, tamped.
2. When anodes are required with metal fittings and appurtenances together with PVC pipe installations, the anodes shall be placed and attached to the metal fittings in same manner as shown on this drawing.
3. Packaged anode to be wetted and covered with soil prior to backfilling.



TYPICAL DETAIL FOR TEST STATION WITH STEEL SLEEVE INSTALLATION

NOTES:

- 1.) Lowerings to be cathodically protected under the direction of the MSMD Inspector, per standards. (For anode size see detail above.)
- 2.) Example can vary due to site conditions and MSMD Inspector's direction's.
- 3.) Reference Colorado Springs Utilities Standard Detail Drawing No. A 8-6 - Steel Sleeve Installation.



NOTES:

1. All wire welds shall be minimum 3 inches apart.
2. Standard weld cartridges shall be used for steel surfaces.

EXOTHERMIC WELD PROCESS

No.	Revisions	Date	Appr.	Date

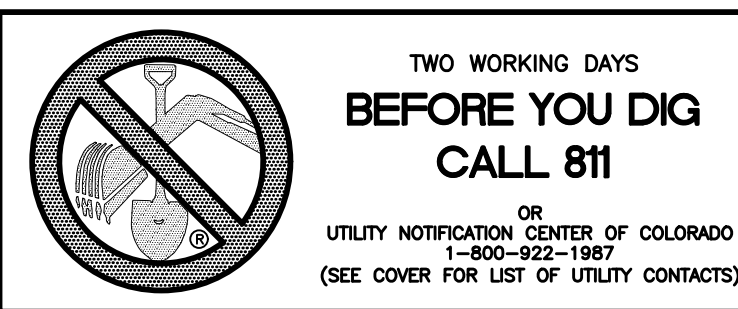
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
DETAIL SHEET

Drawn by LCA
Checked by TAK
Date MARCH 2018

Scale AS SHOWN
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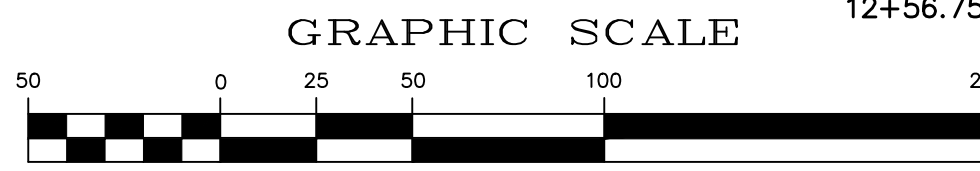
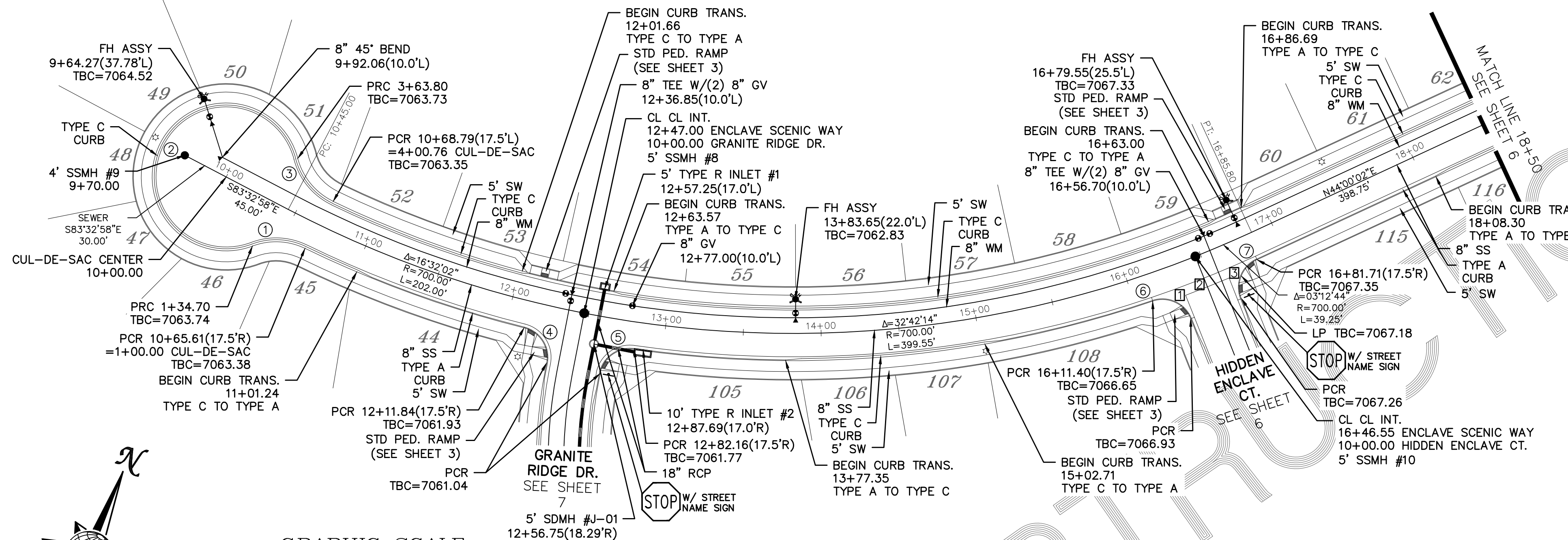
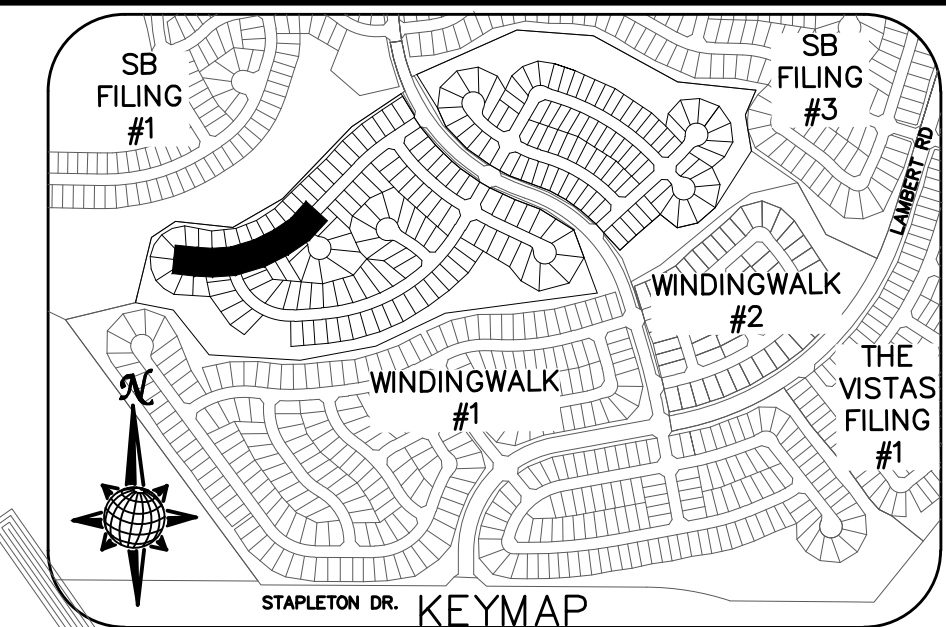


TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

- 1 = 7066.33
- 2 = 7066.50
- 3 = 7066.66



(IN FEET)
1 inch = 50 ft.
1 inch = 5 ft. VERTICAL

ENCLAVE SCENIC WAY

URBAN LOCAL LOW VOLUME TO STA 12+11.84
URBAN LOCAL AFTER STA 12+11.84
60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	34.70'	42.50'	46°47'00"
2	229.10'	47.50'	276°20'37"
3	36.96'	42.50'	49°49'14"
4	29.65'	19.50'	87°07'20"
5	29.65'	19.50'	87°07'20"
6	29.65'	19.50'	87°07'20"
7	29.65'	19.50'	87°07'20"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

No.	Revisions	Date	Appr.	Date

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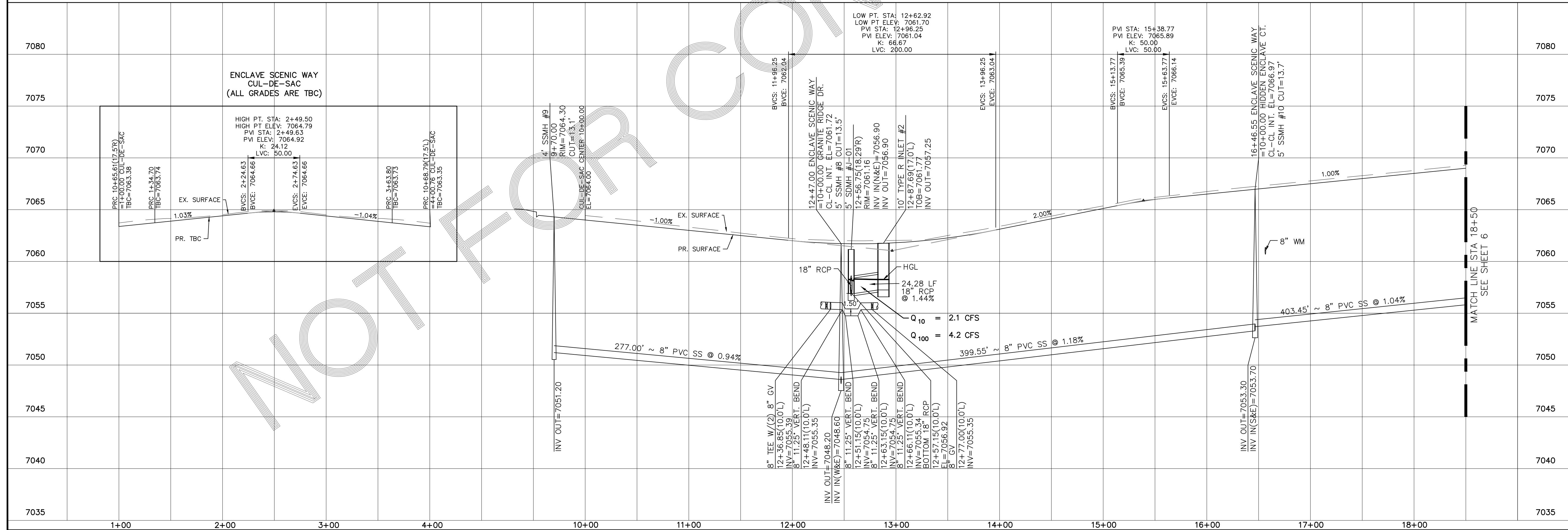


STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
ENCLAVE SCENIC WAY

Drawn by
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Date

Scale
AS SHOWN
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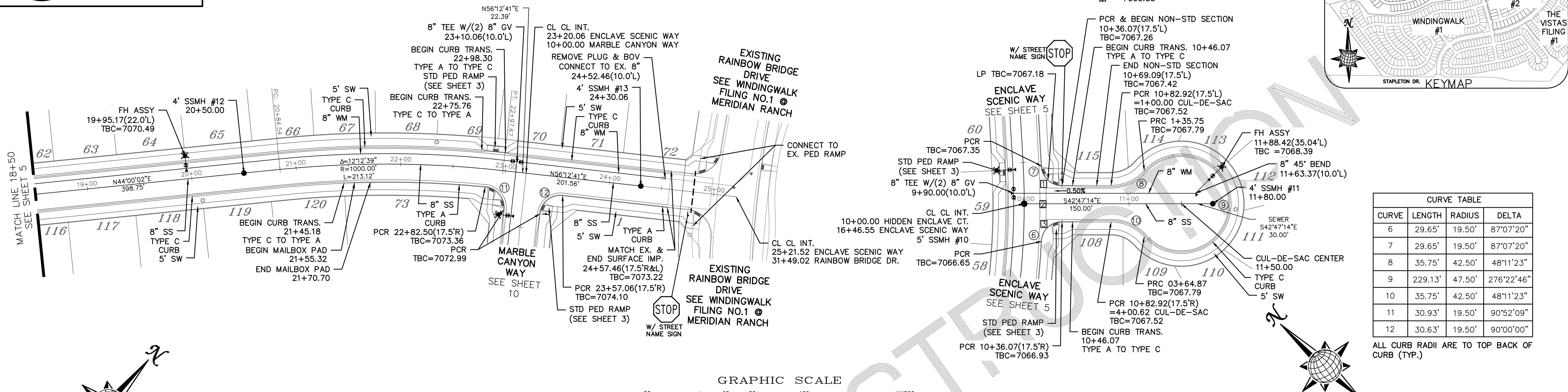
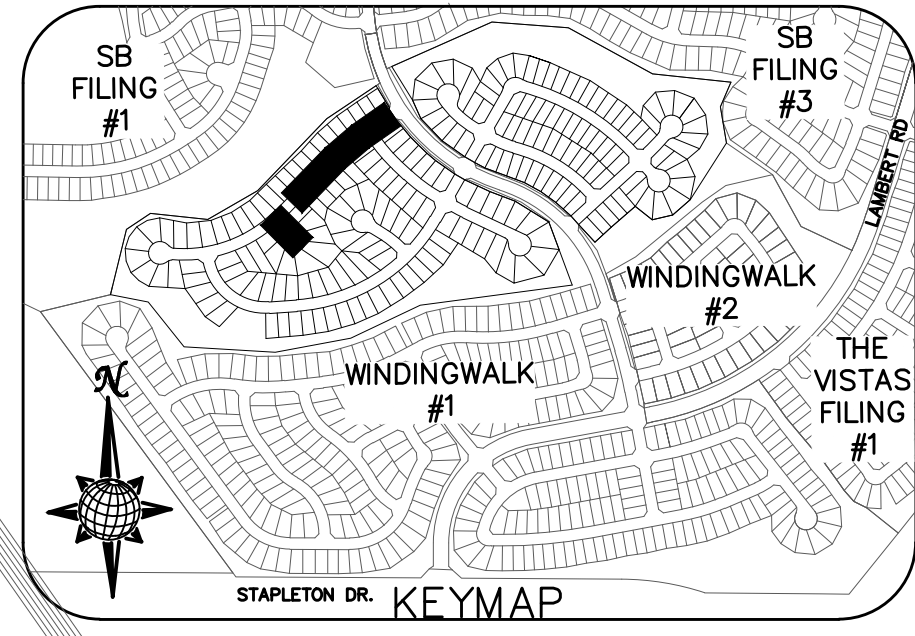
MARCH 2018



**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

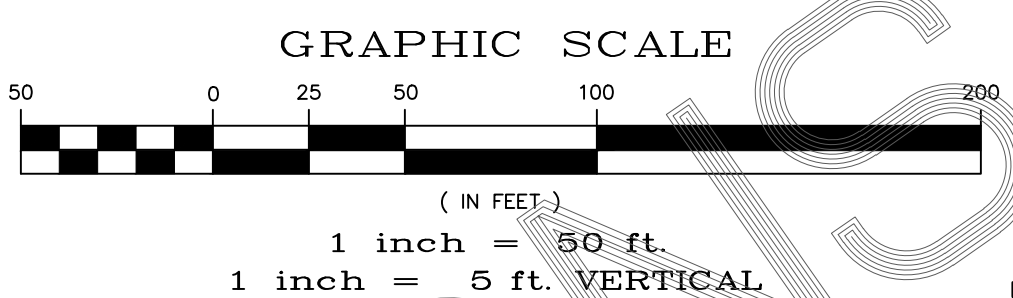
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1887
(SEE COVER FOR LIST OF UTILITY CONTACTS)

- INSTALL CROSS PAN
PER COUNTY STD
SD-2-26
- 1 = 7066.66
 - 2 = 7066.50
 - 3 = 7066.33



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
6	29.65'	19.50'	87°07'20"
7	29.65'	19.50'	87°07'20"
8	35.75'	42.50'	48°11'23"
9	229.13'	47.50'	276°22'46"
10	35.75'	42.50'	48°11'23"
11	30.93'	19.50'	90°52'09"
12	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

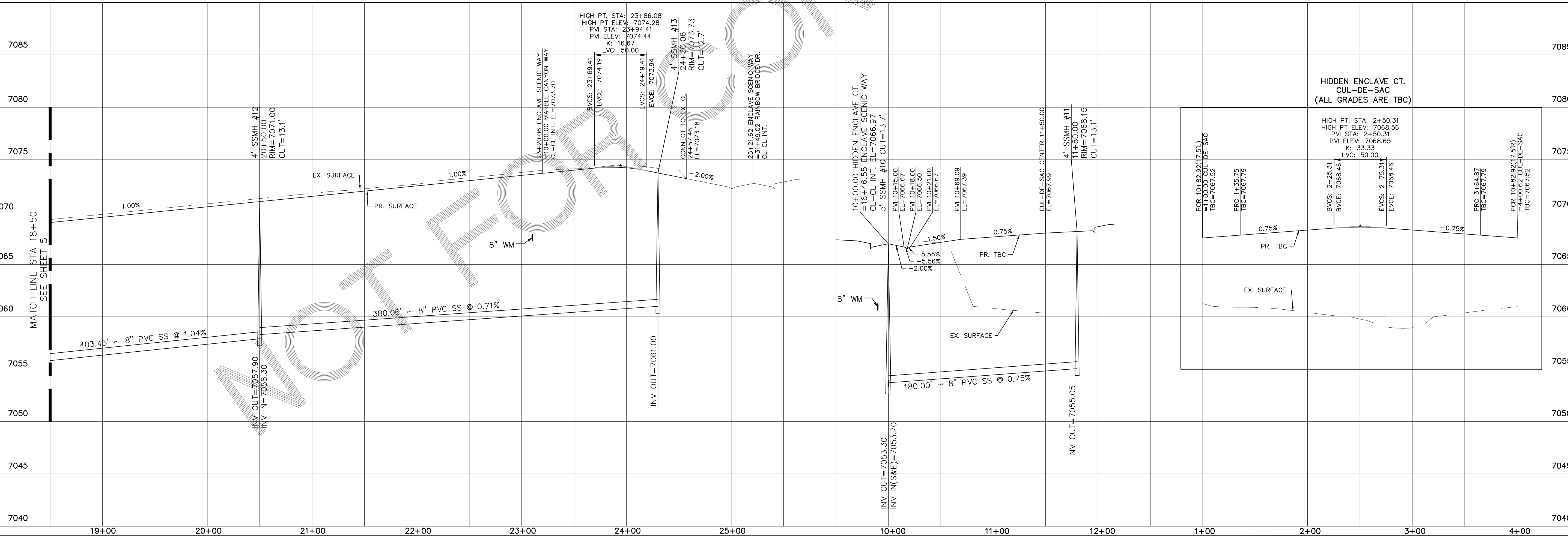


ENCLAVE SCENIC WAY

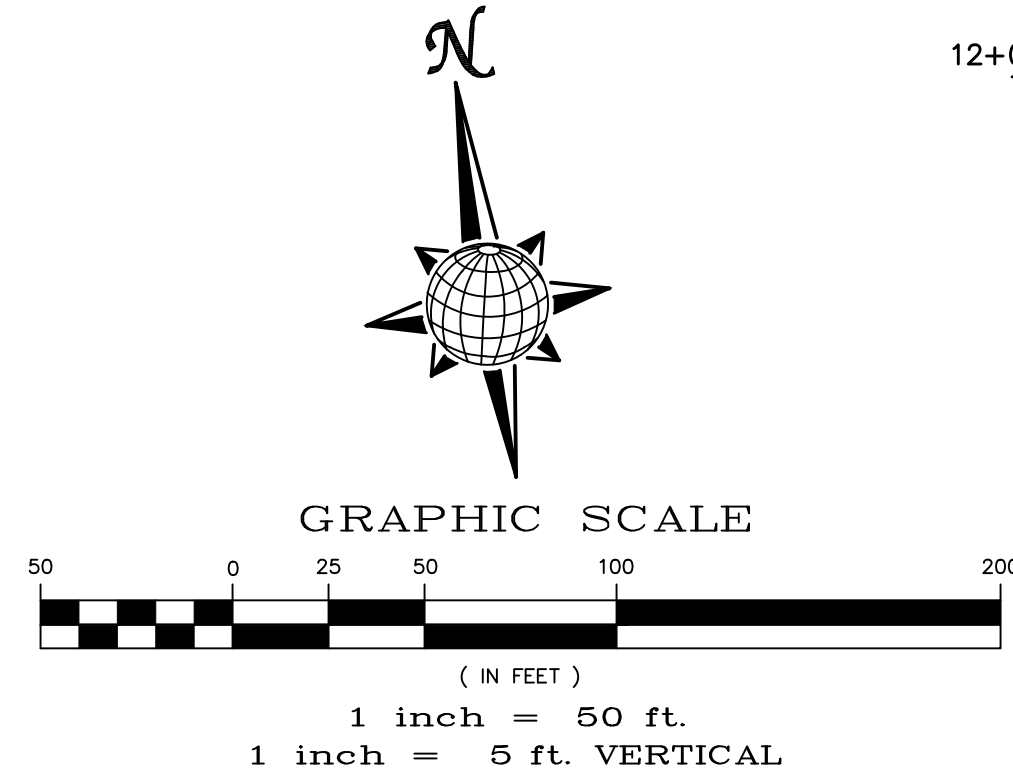
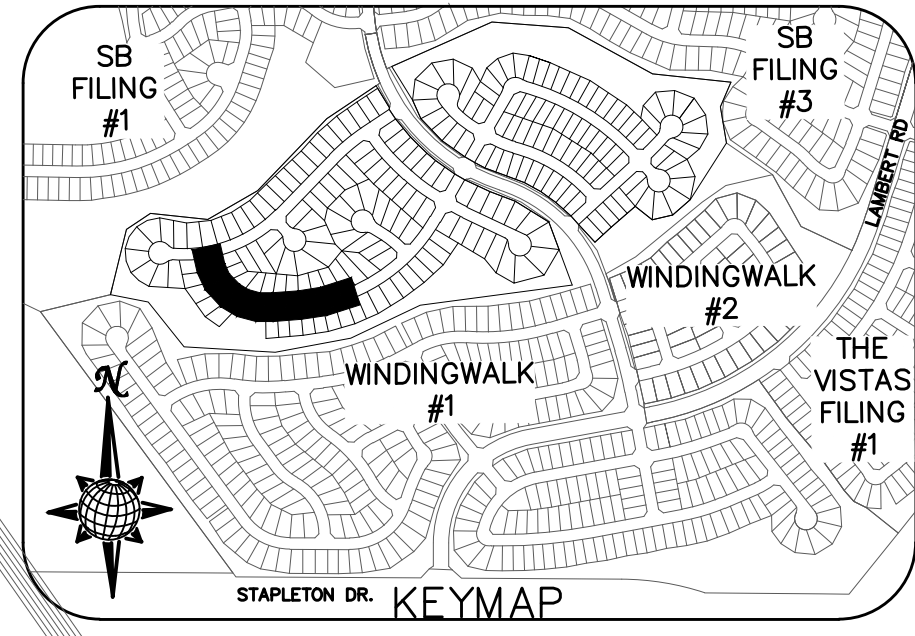
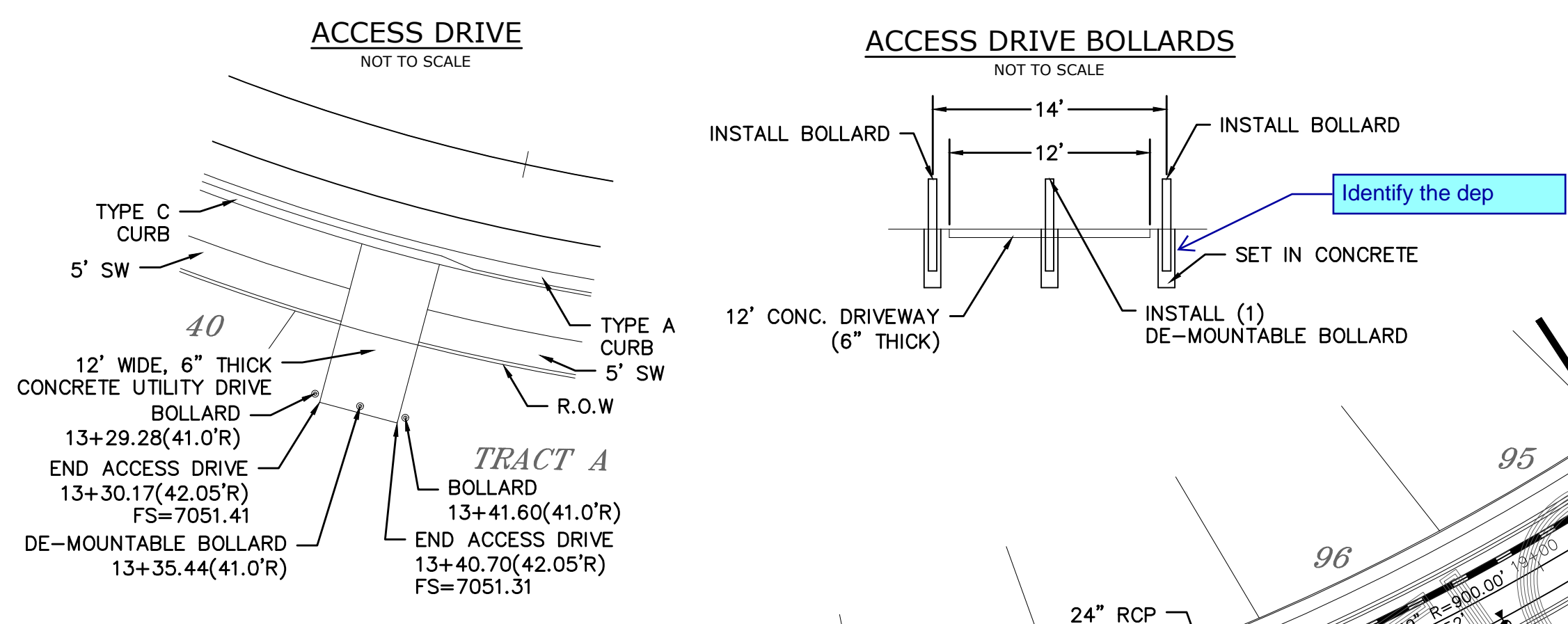
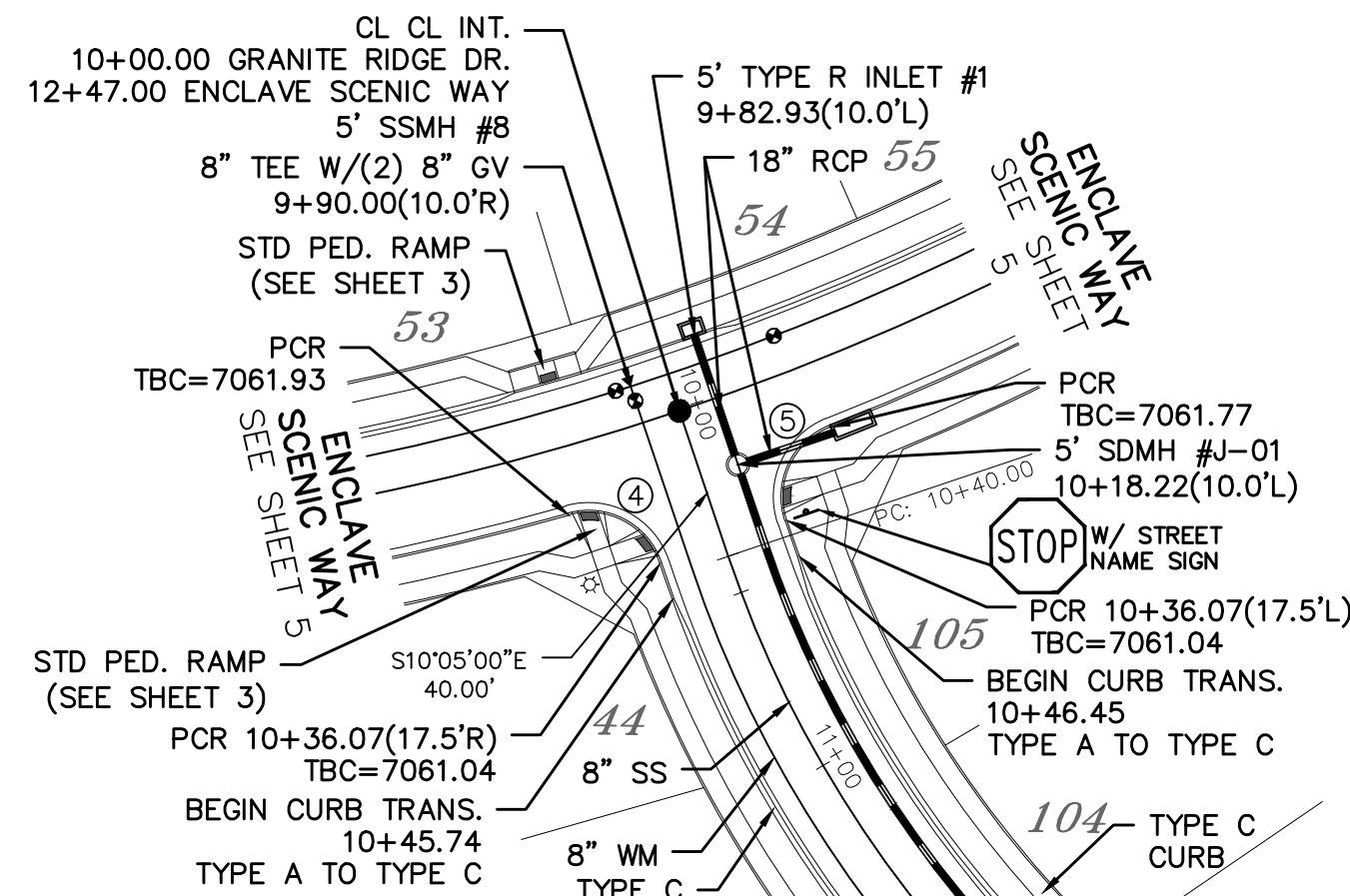
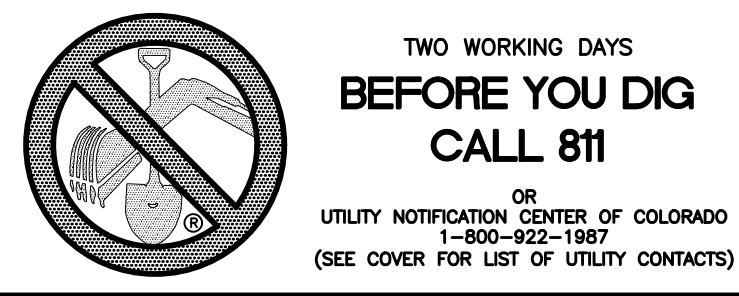
URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

HIDDEN ENCLAVE CT.

URBAN LOCAL LOW VOLUME, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	Revisions	No.	Date	Appr.	Date
	Scale	AS SHOWN	6 of 32		
	Drawn by	LOA	Checked by	TAK	Date
STONEBRIDGE F4 AT MERIDIAN RANCH					MARCH 2018
STREET AND UTILITY PLANS ENCLAVE SCENIC WAY + HIDDEN ENCLAVE CT.					

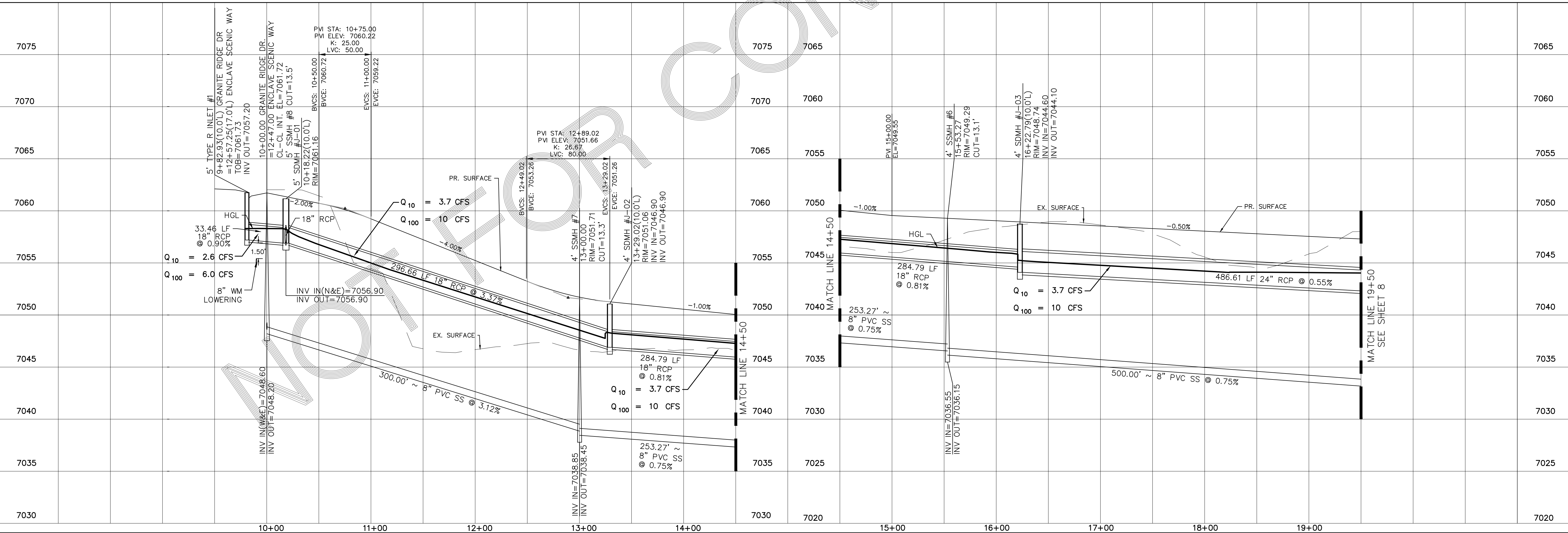


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
4	29.65'	19.50'	87°07'20"
5	29.65'	19.50'	87°07'20"

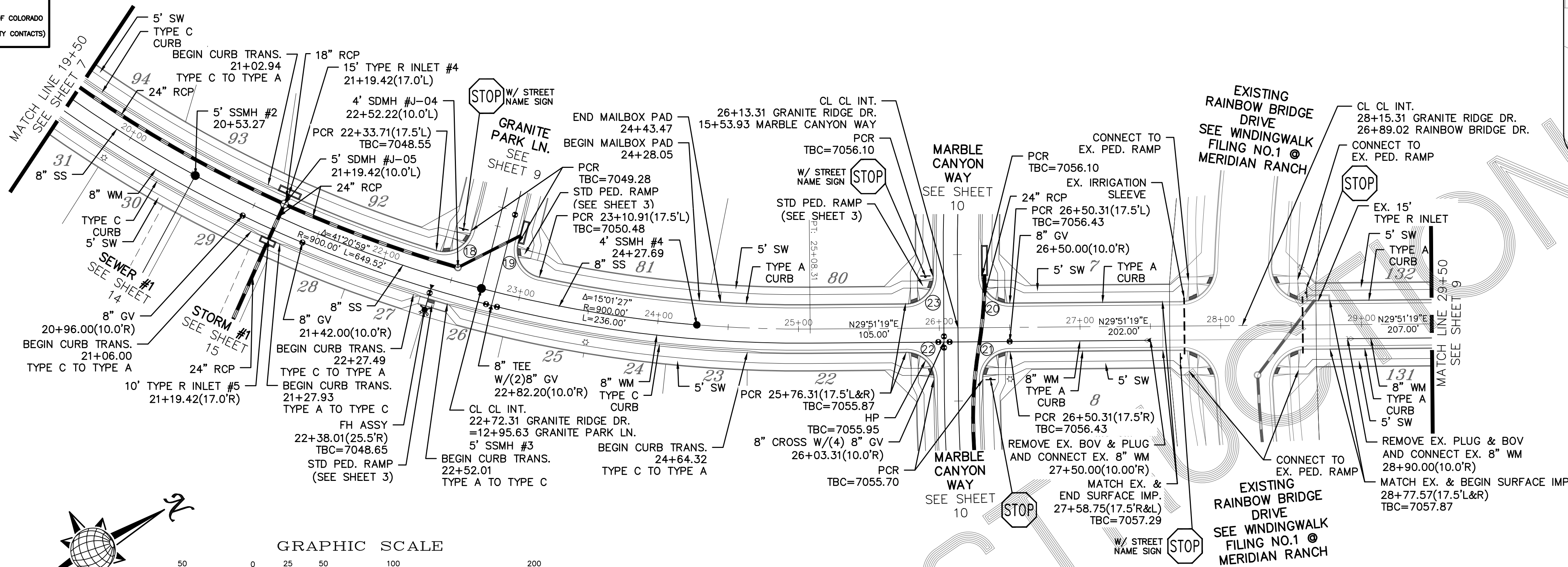
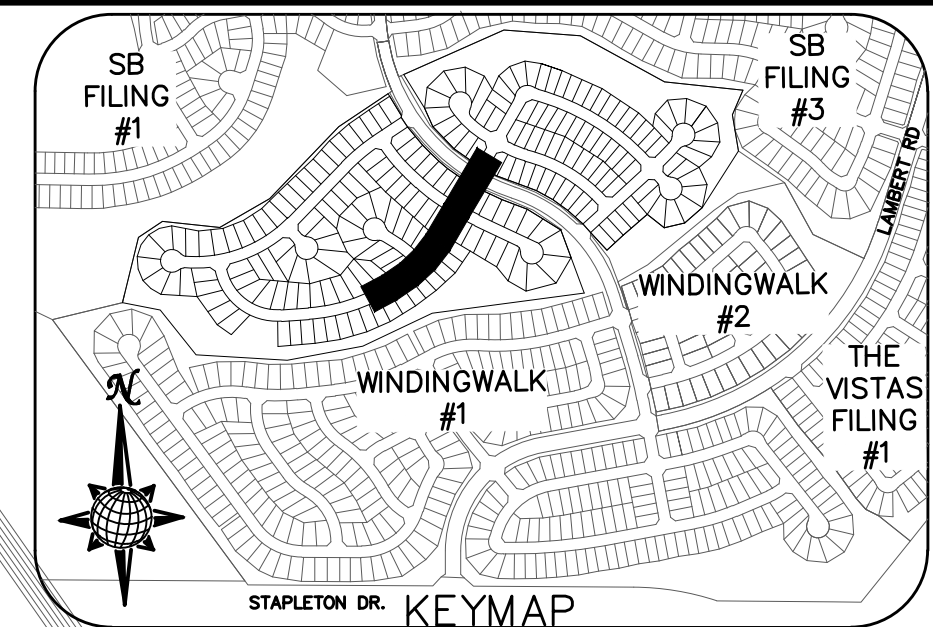
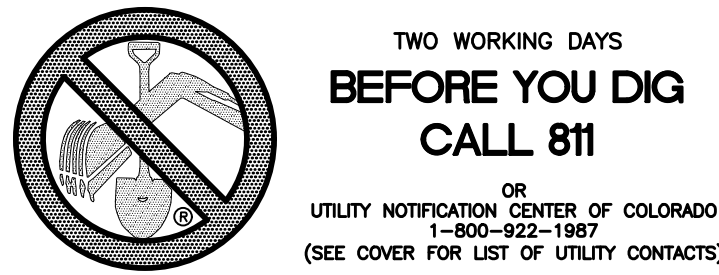
ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

GRANITE RIDGE DR.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

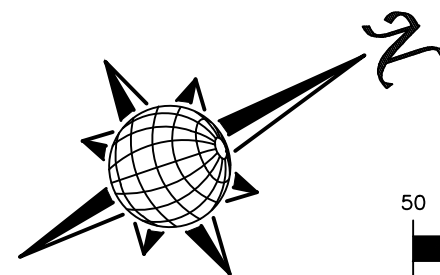


TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.	Date
		STONEBRIDGE F4 AT MERIDIAN RANCH				
		STREET AND UTILITY PLANS GRANITE RIDGE DR.				
Scale	AS SHOWN	7	of	32	MARCH 2018	
Drawn by	LOA	Checked by	TAK	Date		



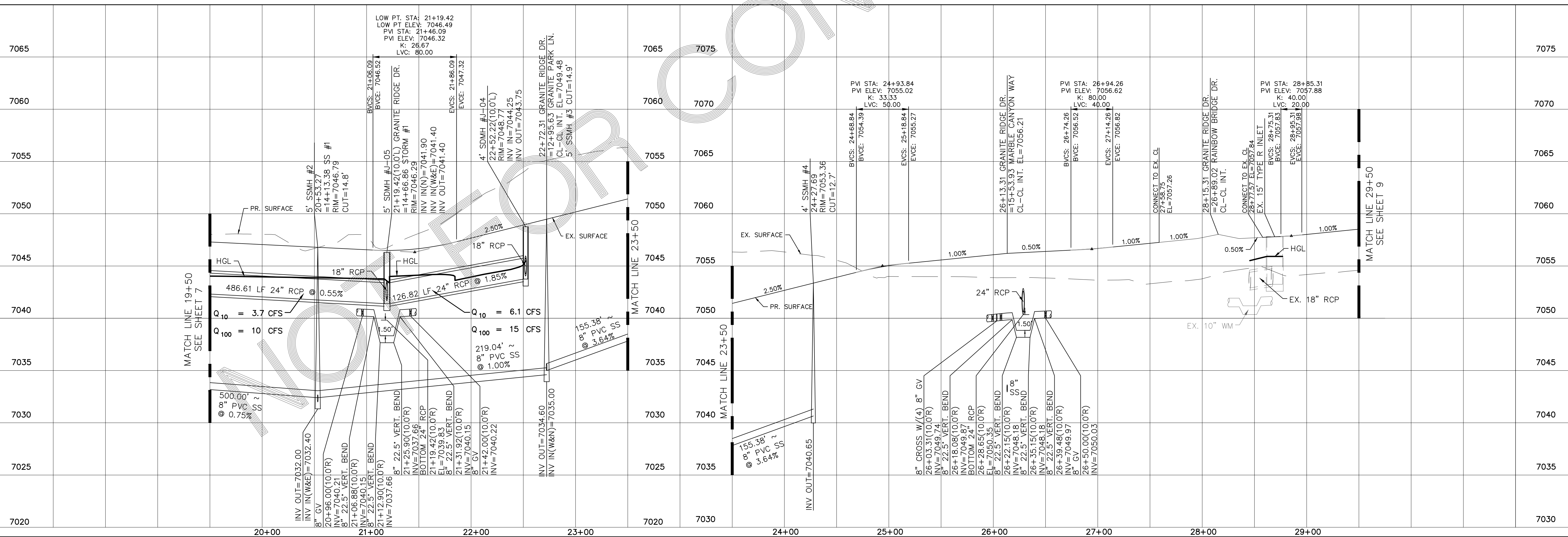
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
18	31.47'	19.50'	92°27'26"
19	31.47'	19.50'	92°27'26"
20	30.63'	19.50'	90°00'00"
21	30.63'	19.50'	90°00'00"
22	30.63'	19.50'	90°00'00"
23	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

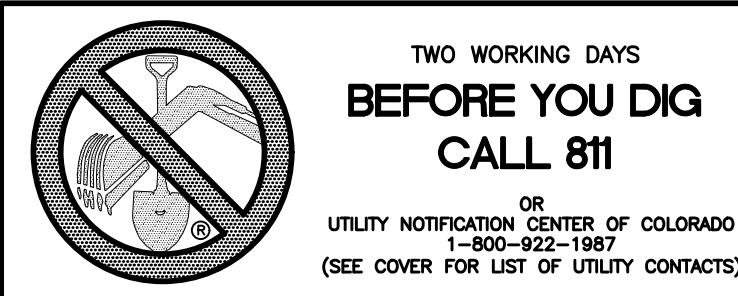


GRANITE RIDGE DR.

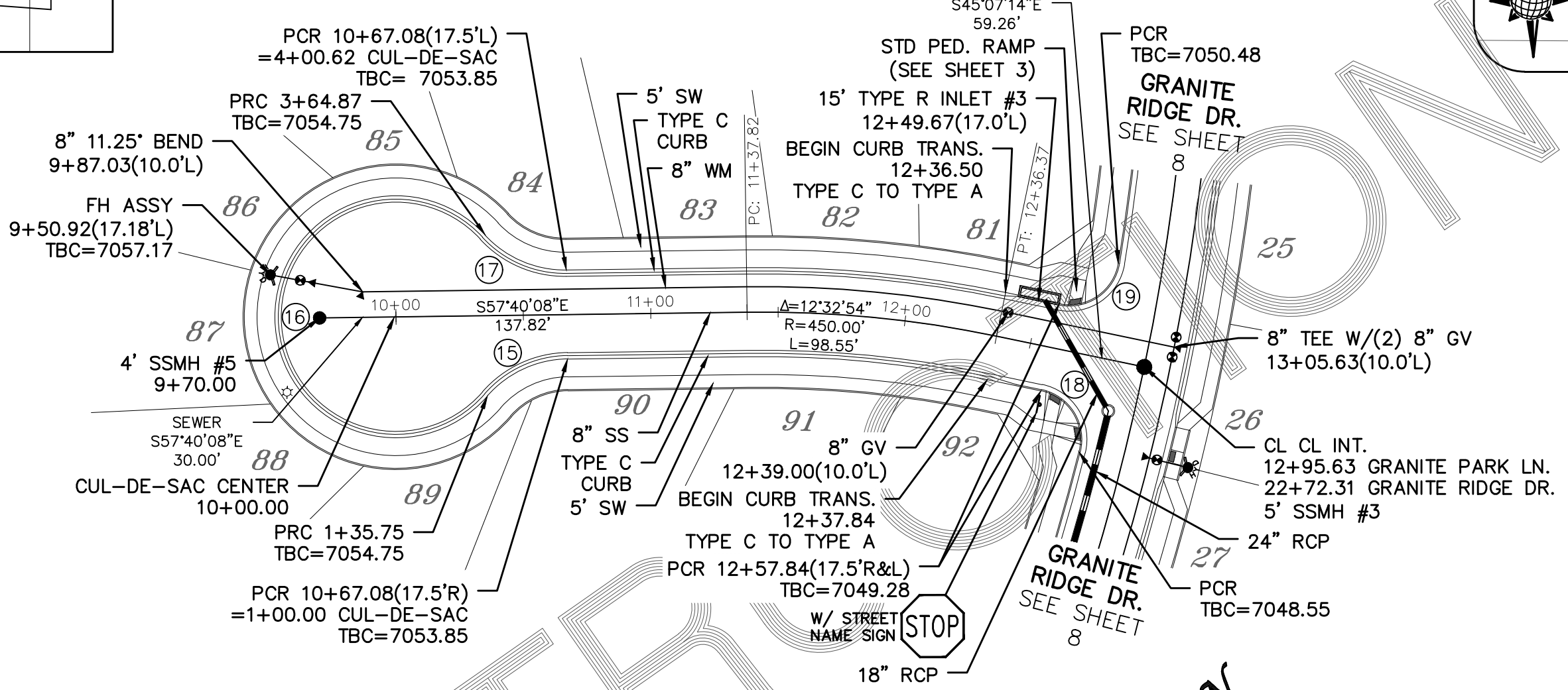
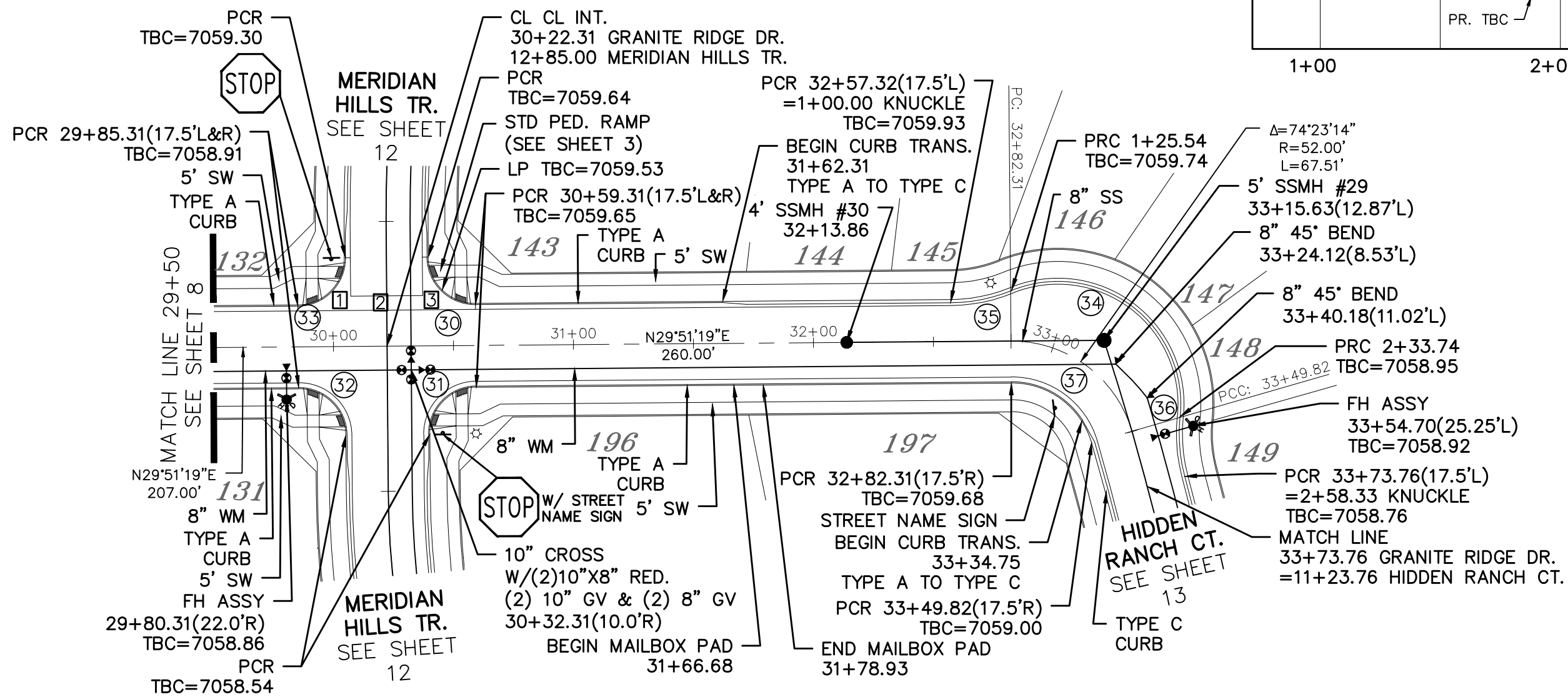
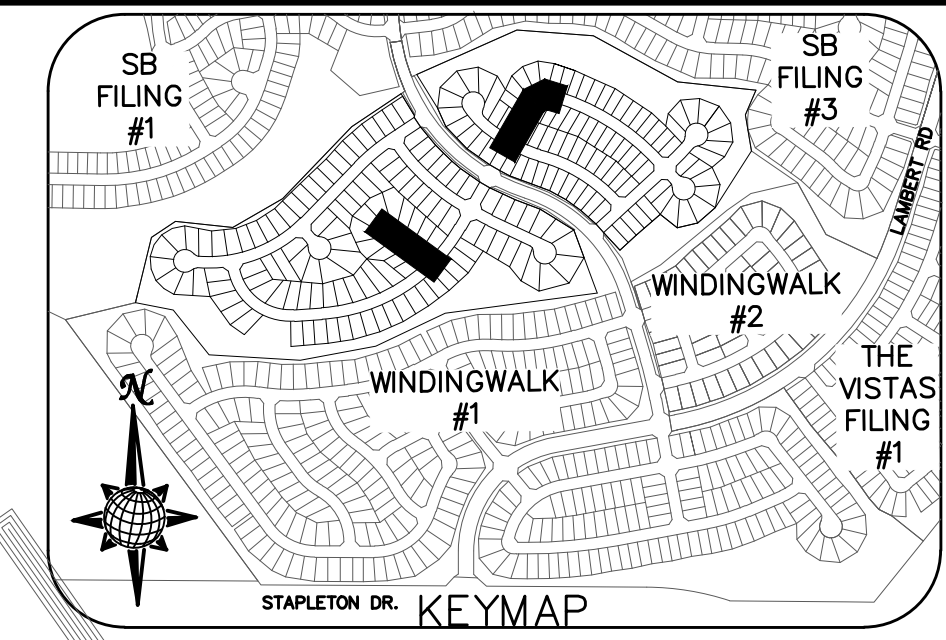
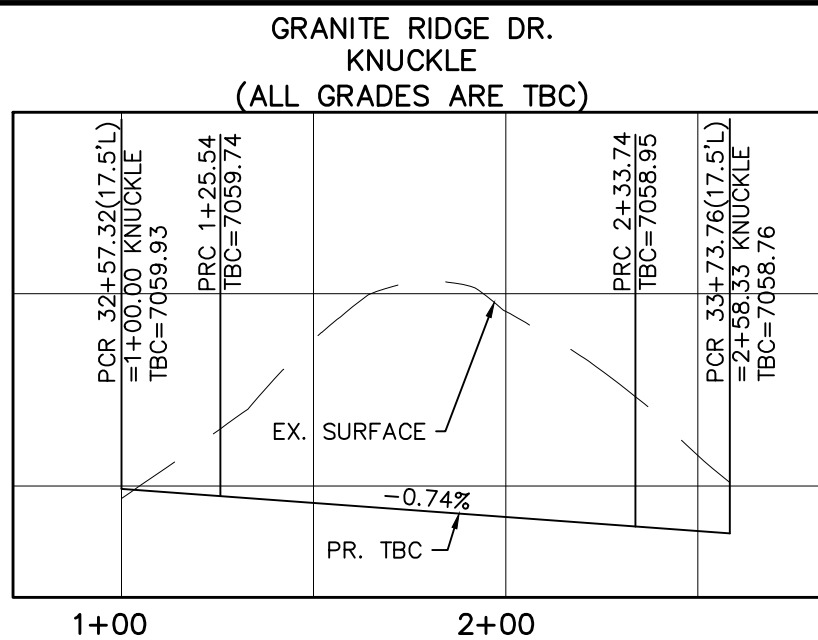
URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	No.	Revisions	Date	Invt.	Appr.	Date	Date
MERIDIAN RANCH STONEBRIDGE F4 AT MERIDIAN RANCH STREET AND UTILITY PLANS GRANITE RIDGE DR.	Scale AS SHOWN	Drawn by LCA	Checked by TAK	Date MARCH 2018			
8 of 32							

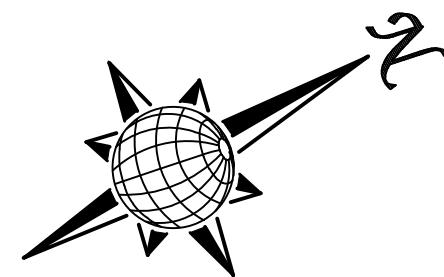


INSTALL CROSS PAN PER COUNTY STD SD-2-26
 1 = 7058.61
 2 = 7058.78
 3 = 7058.95



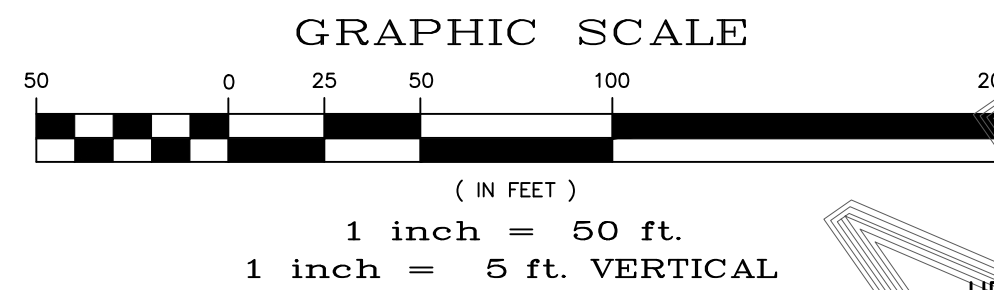
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
15	35.75'	42.50'	48°11'23"
16	229.13'	47.50'	276°22'46"
17	35.75'	42.50'	48°11'23"
18	31.47'	19.50'	92°27'26"
19	31.47'	19.50'	92°27'26"
30	30.63'	19.50'	90°00'00"
31	30.63'	19.50'	90°00'00"
32	30.63'	19.50'	90°00'00"
33	30.63'	19.50'	90°00'00"
34	108.20'	52.50'	118°04'54"
35	25.54'	67.50'	21°41'00"
36	24.58'	67.50'	20°52'06"
37	44.79'	34.50'	74°23'14"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



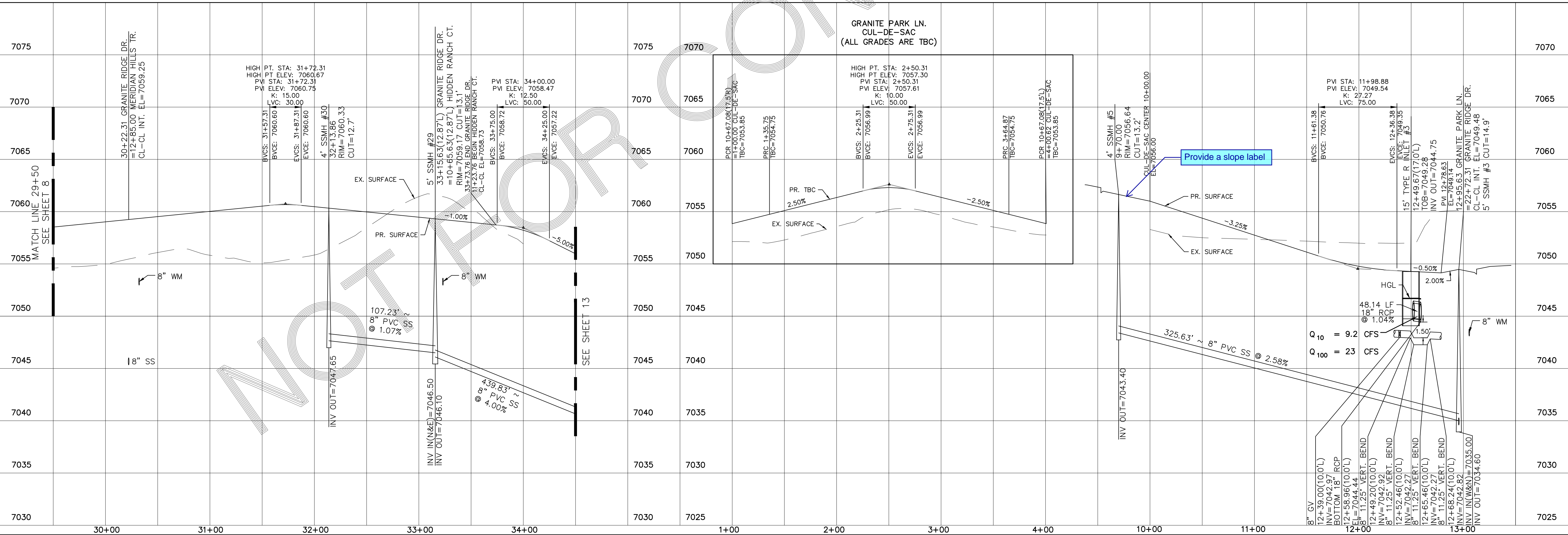
GRANITE RIDGE LN.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



GRANITE PARK LN.

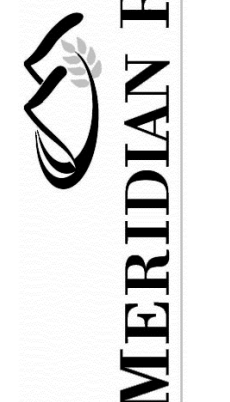
URBAN LOCAL LOW VOLUME, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

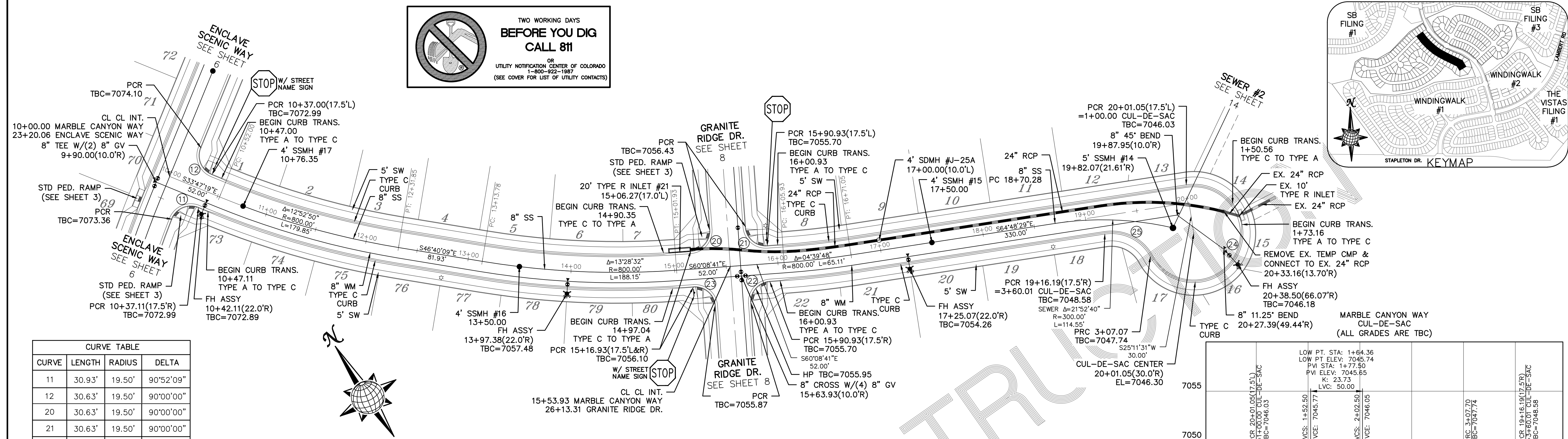
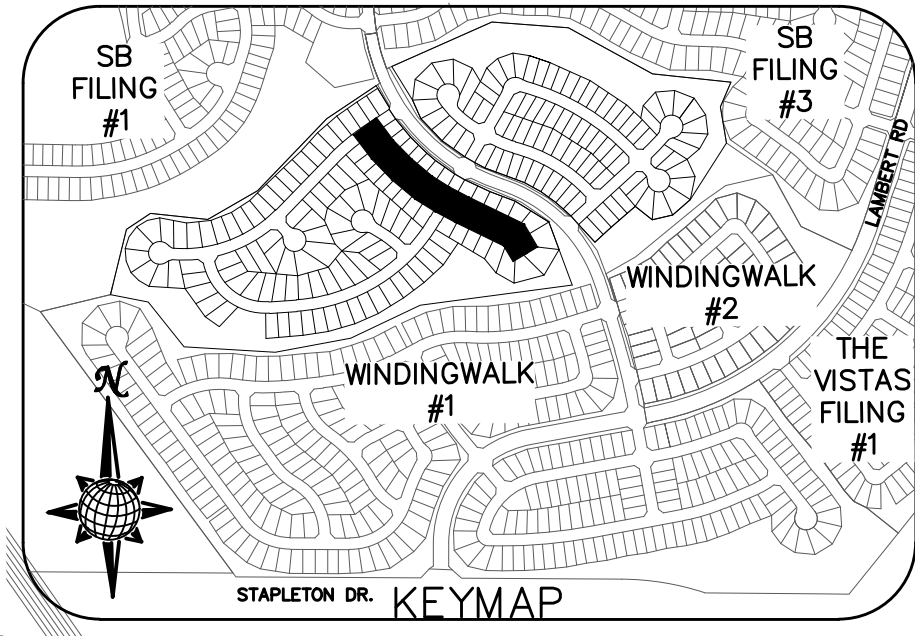
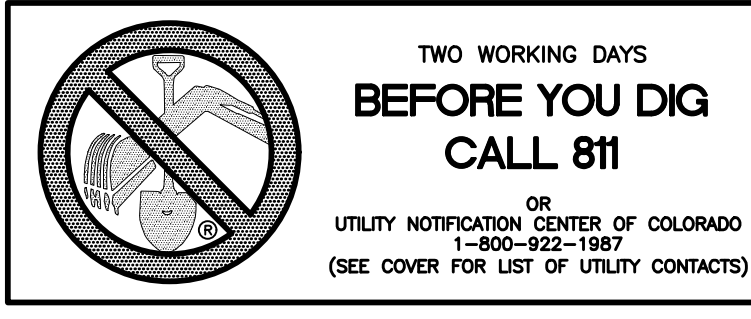


Provide a slope label

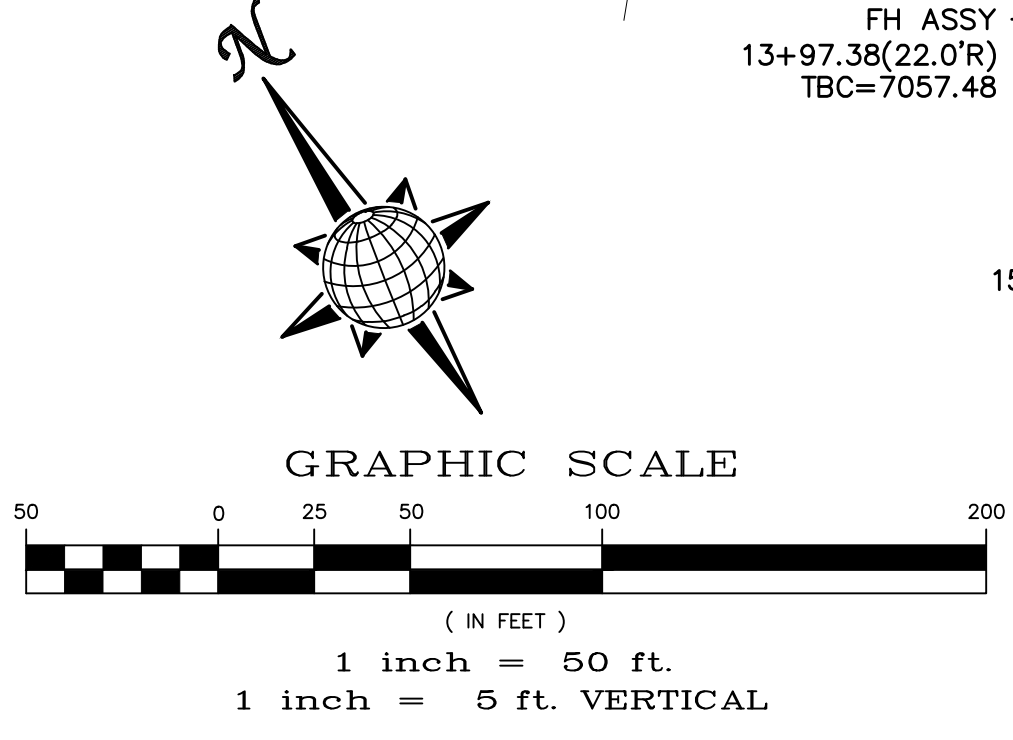
Q₁₀ = 9.2 CFS
 Q₁₀₀ = 23 CFS

Scale	AS SHOWN	9 of 32
Drawn by	LOG	Checked by
		TAK
		Date
		MARCH 2018
STONEBRIDGE F4 AT MERIDIAN RANCH		
STREET AND UTILITY PLANS		
GRANITE RIDGE DR. + GRANITE PARK LN.		
TECH CONTRACTORS		
11886 STAPLETON DRIVE		
FALCON, CO 80831		
TELEPHONE: 719.495.7444		
FAX: 719.495.2457		
No.	Revisions	Date
		Appr.
		Date



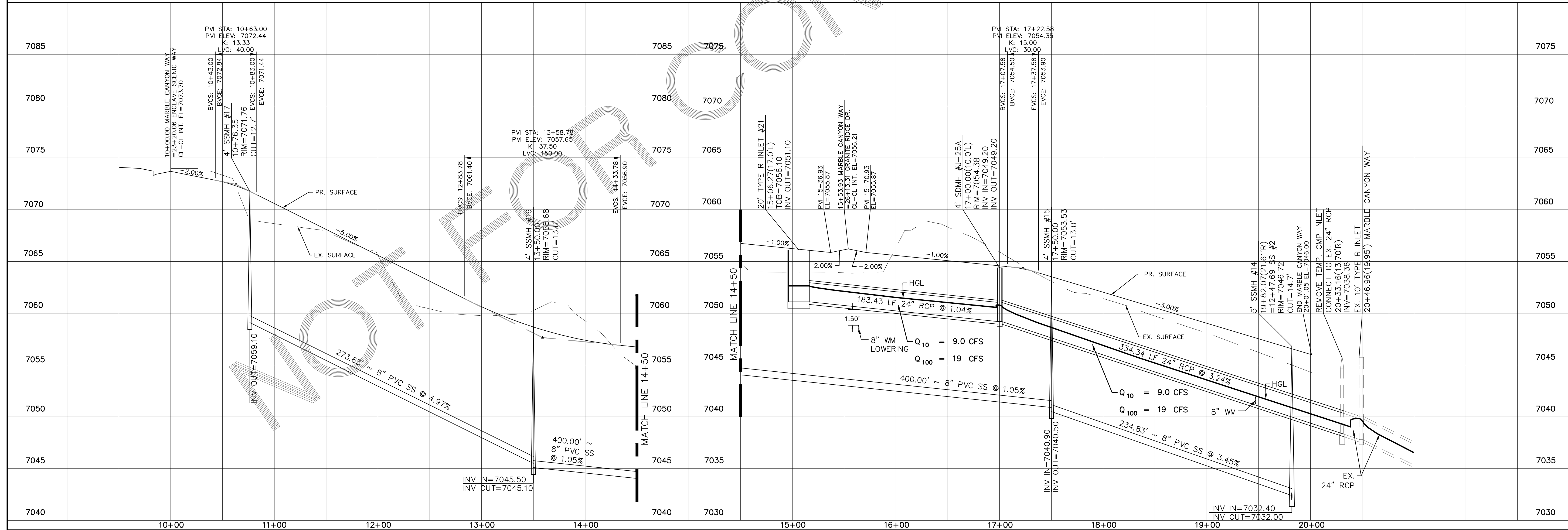
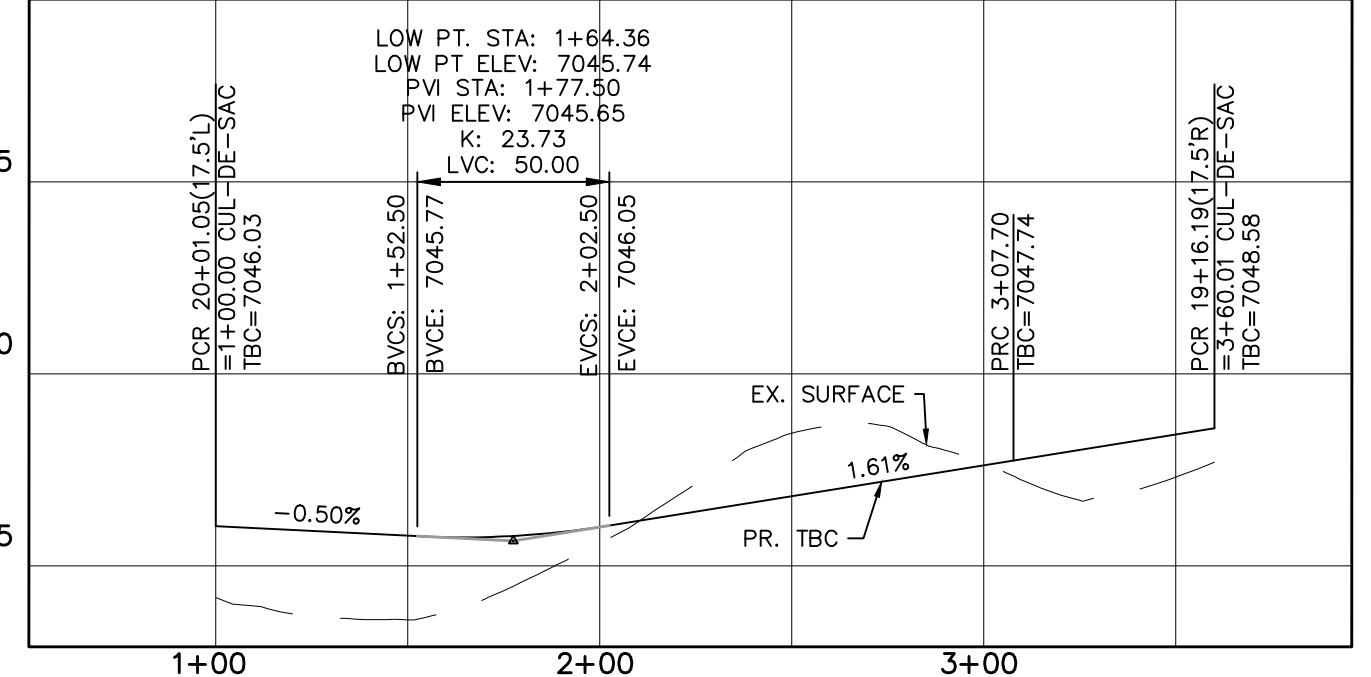


CURVE	LENGTH	RADIUS	DELTA
11	30.93'	19.50'	90°52'09"
12	30.63'	19.50'	90°00'00"
20	30.63'	19.50'	90°00'00"
21	30.63'	19.50'	90°00'00"
22	30.63'	19.50'	90°00'00"
23	30.63'	19.50'	90°00'00"
24	207.70'	47.50'	250°31'44"
25	52.32'	42.50'	70°31'44"

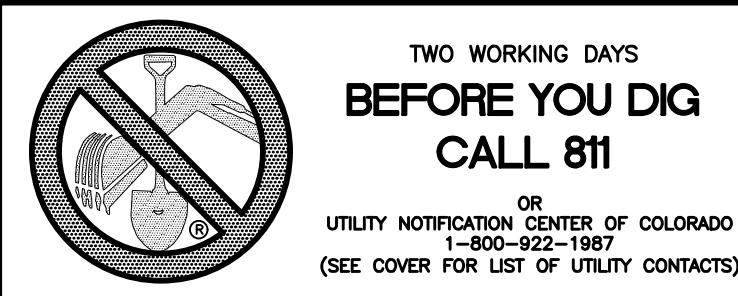


MARBLE CANYON WAY

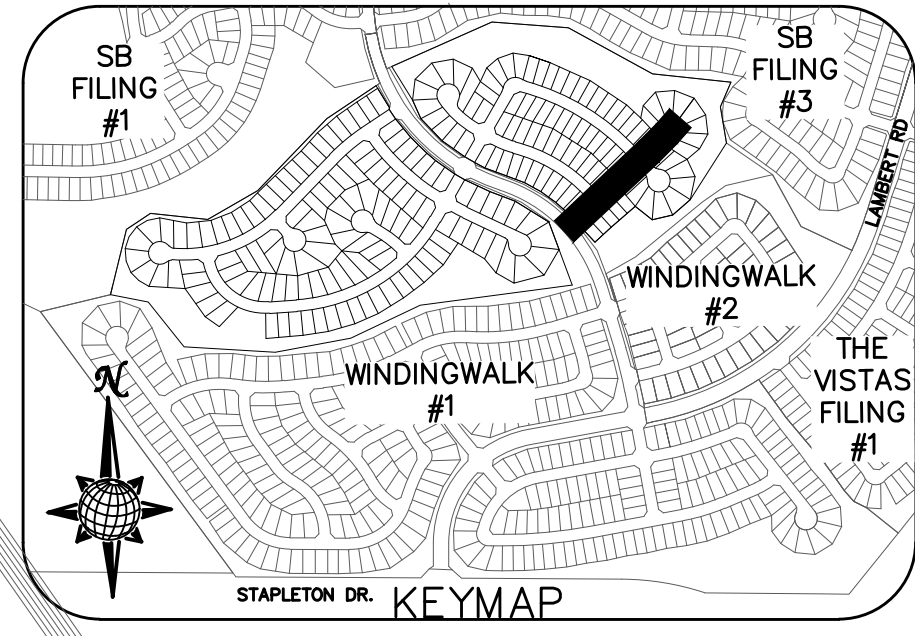
URBAN LOCAL TO STA 15+90.93
 URBAN LOCAL LOW VOLUME AFTER STA 15+90.93
 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



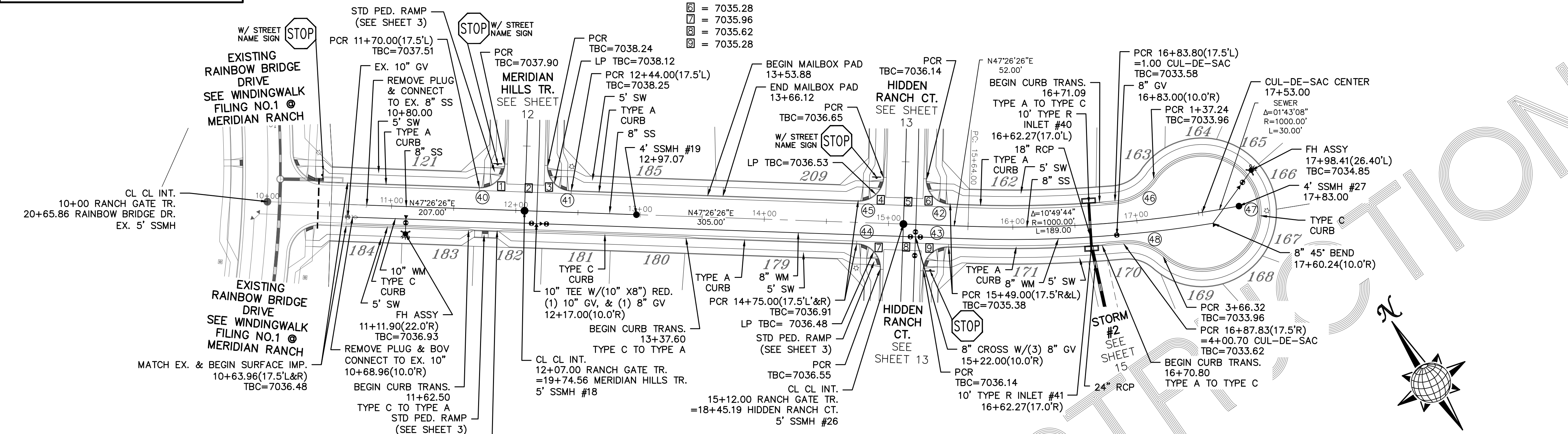
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	 MERIDIAN RANCH	STONEBRIDGE F4 AT MERIDIAN RANCH STREET AND UTILITY PLANS MARBLE CANYON WAY	Drawn by LG	Checked by TAK
Scale AS SHOWN	10 of 32	Date MARCH 2018	Date MARCH 2018	Date MARCH 2018
No.	Revisions	Date	Invt.	Appr.



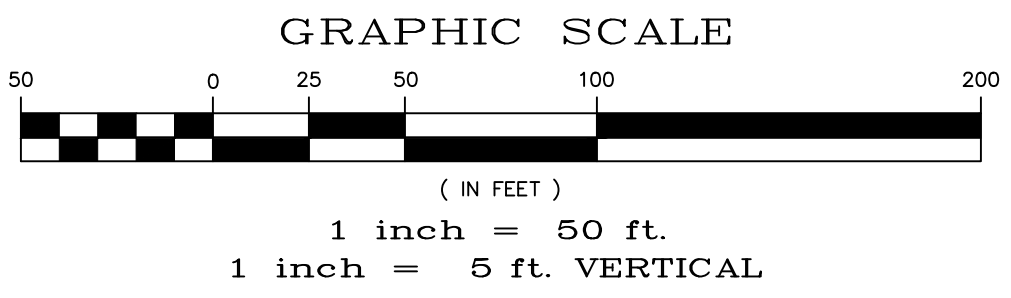
- INSTALL CROSS PAN PER COUNTY STD SD-2-26
- 1 = 7037.21
 - 2 = 7037.38
 - 3 = 7037.55
 - 4 = 7035.96
 - 5 = 7035.62
 - 6 = 7035.28
 - 7 = 7035.96
 - 8 = 7035.62
 - 9 = 7035.28



Date	Appr.	Date	Revisions

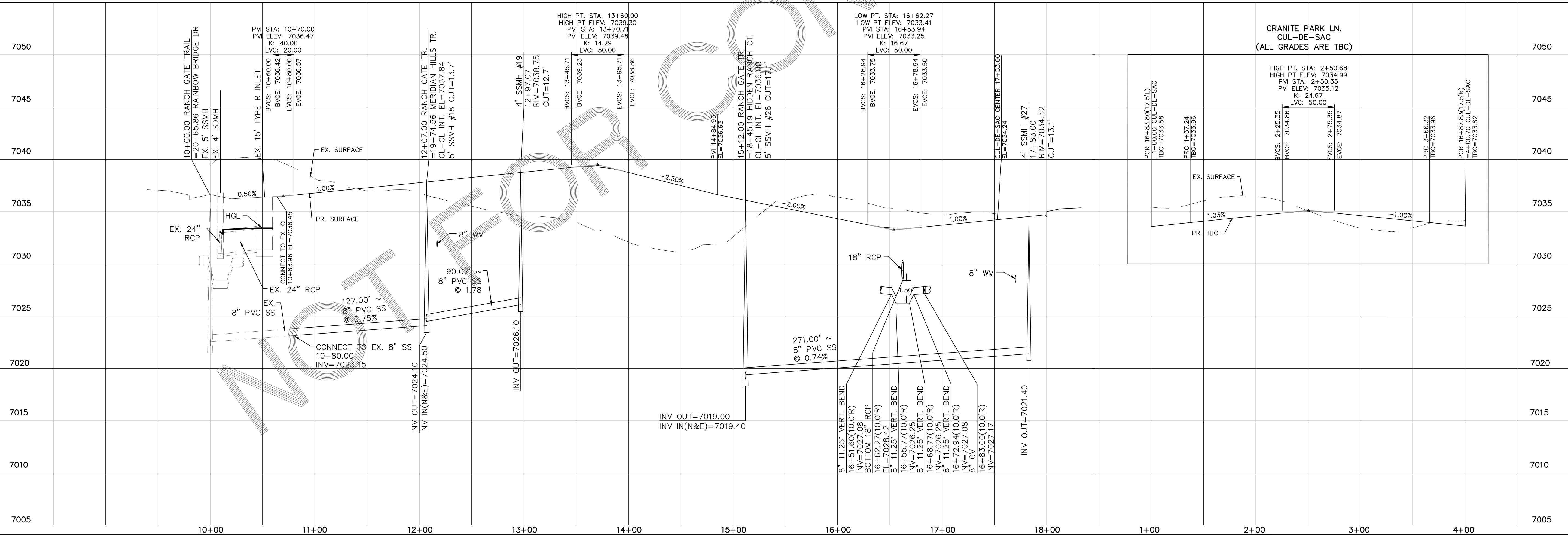


CURVE	LENGTH	RADIUS	DELTA
40	30.63'	19.50'	90°00'00"
41	30.63'	19.50'	90°00'00"
42	30.63'	19.50'	90°00'00"
43	30.63'	19.50'	90°00'00"
44	30.63'	19.50'	90°00'00"
45	30.63'	19.50'	90°00'00"
46	37.24'	42.50'	50°12'10"
47	229.08'	47.50'	276°19'18"
48	34.38'	42.50'	46°21'00"

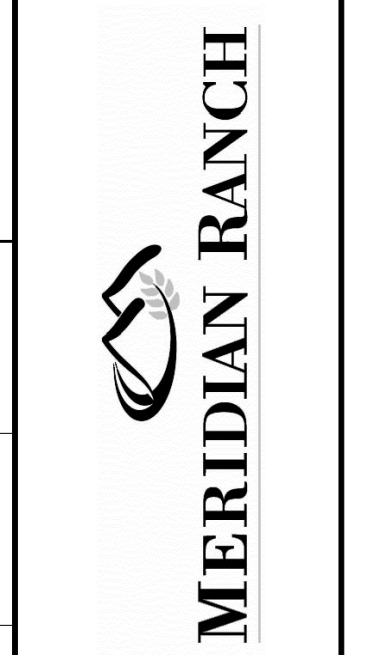


RANCH GATE TR.

URBAN LOCAL TO STA 15+49.00
URBAN LOCAL LOW VOLUME AFTER STA 15+49.00
60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

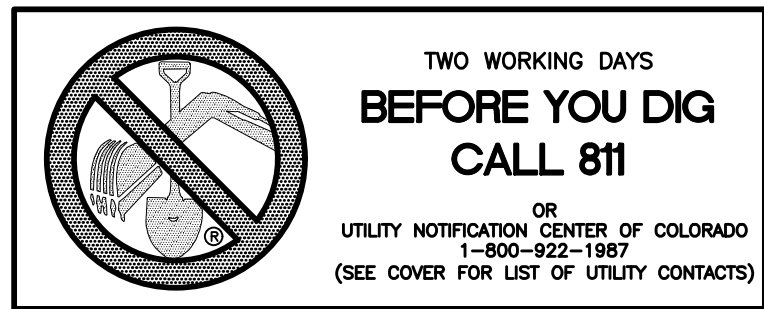


TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



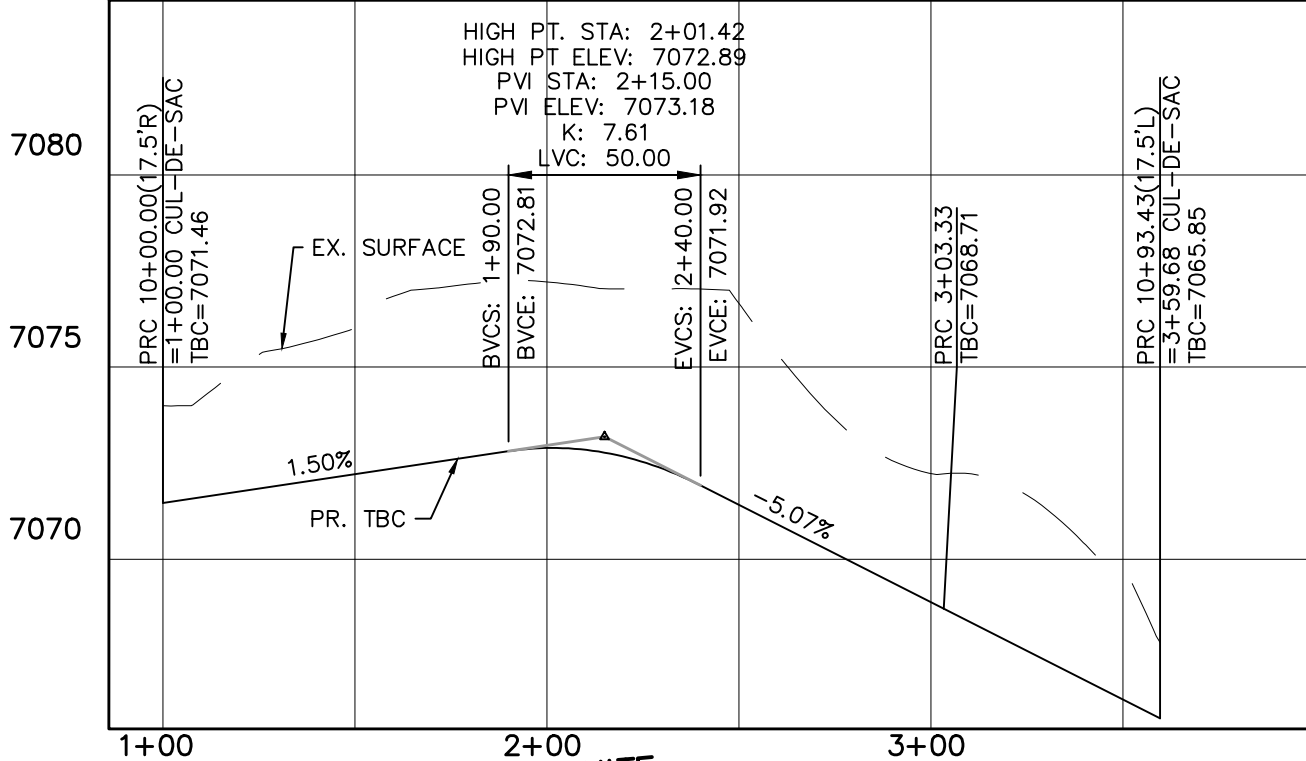
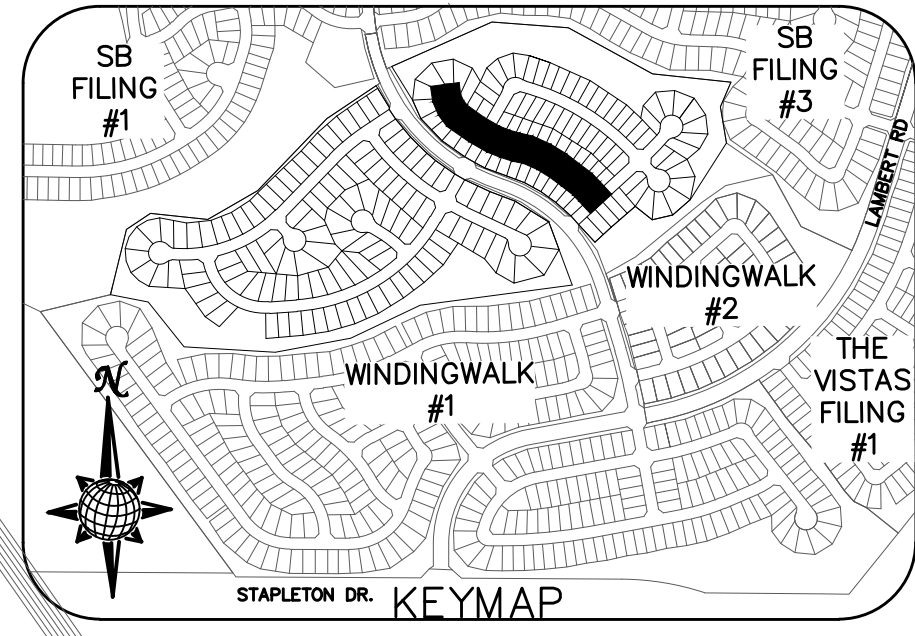
STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
RANCH GATE TR.

Scale	AS SHOWN
Drawn by	LOG
Checked by	TAK
Date	MARCH 2018
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MERIDIAN HILLS TR.
CUL-DE-SAC
(ALL GRADES ARE TBC)

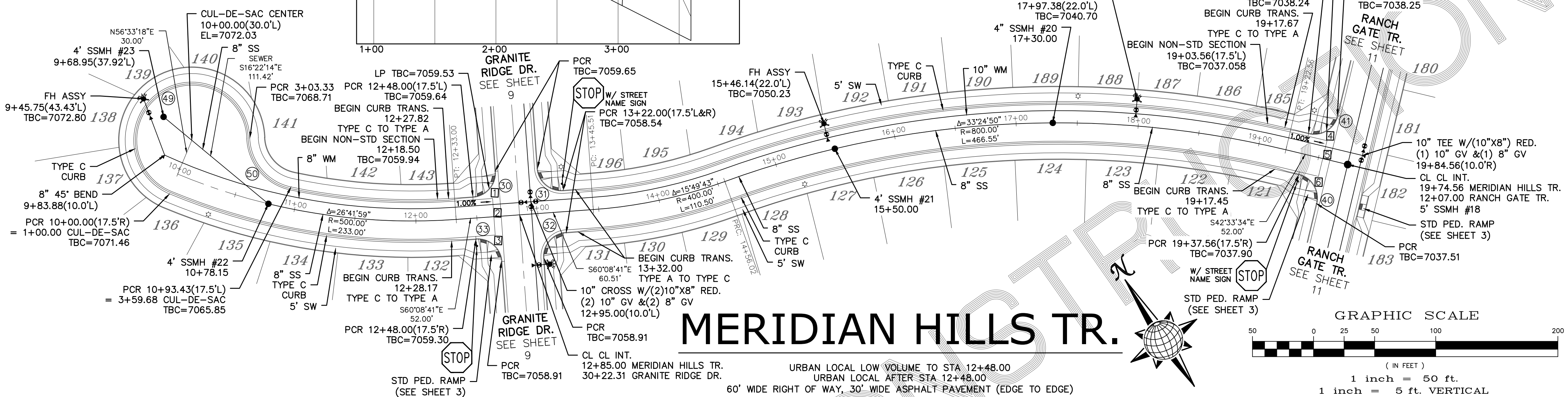
- INSTALL CROSS PAN
PER COUNTY STD
SD-2-26
- = 7058.95
 - = 7058.78
 - = 7058.61
 - = 7037.55
 - = 7037.38
 - = 7037.21



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
30	30.63'	19.50'	90°00'00"
31	30.63'	19.50'	90°00'00"
32	30.63'	19.50'	90°00'00"
33	30.63'	19.50'	90°00'00"
40	30.63'	19.50'	90°00'00"
41	30.63'	19.50'	90°00'00"
49	203.33'	47.50'	245°15'50"
50	56.35'	42.50'	75°58'13"

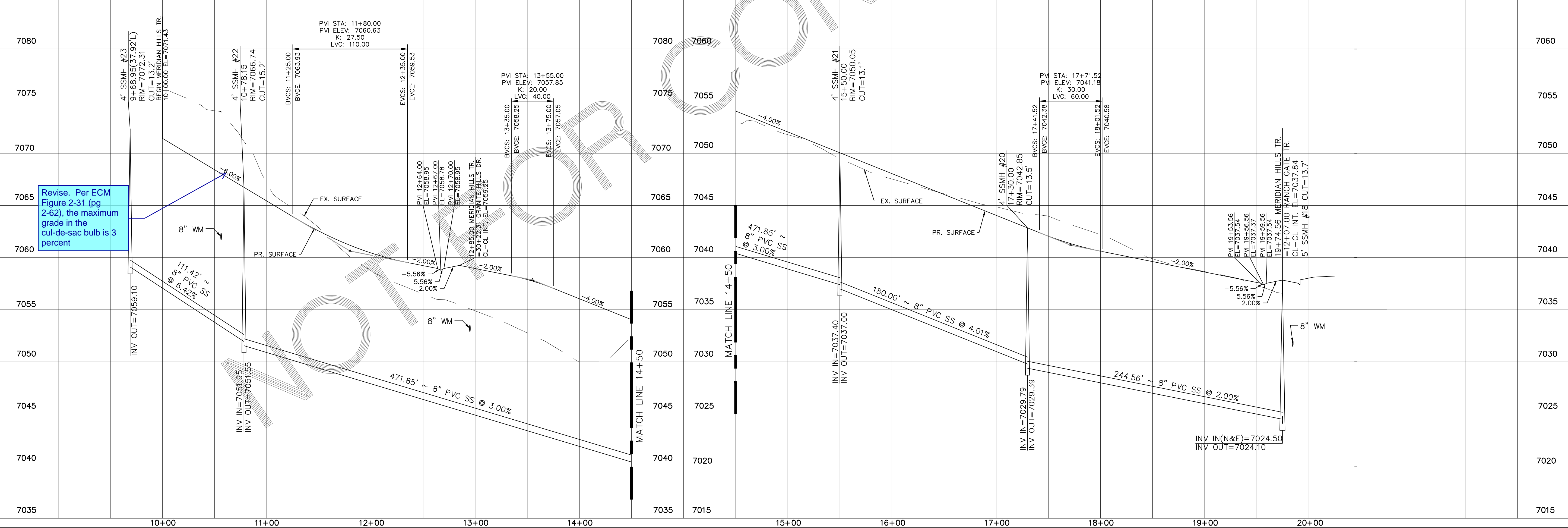
ALL CURB RADI ARE TO TOP BACK OF CURB (TYP.)



MERIDIAN HILLS TR.

URBAN LOCAL LOW VOLUME TO STA 12+48.00
URBAN LOCAL AFTER STA 12+48.00
60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

Revise. Per ECM
Figure 2-31 (pg
2-62), the maximum
grade in the
cul-de-sac bulb is 3
percent



TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

MERIDIAN RANCH

STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
MERIDIAN HILLS TR.

Drawn by LCA
Checked by TJK
Date MARCH 2018

Scale AS SHOWN
12 of 32

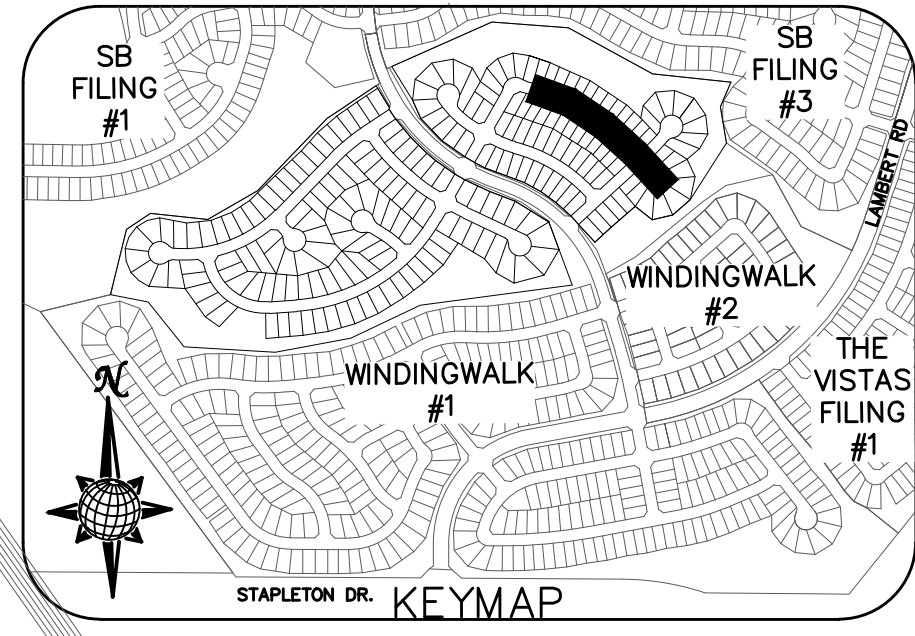
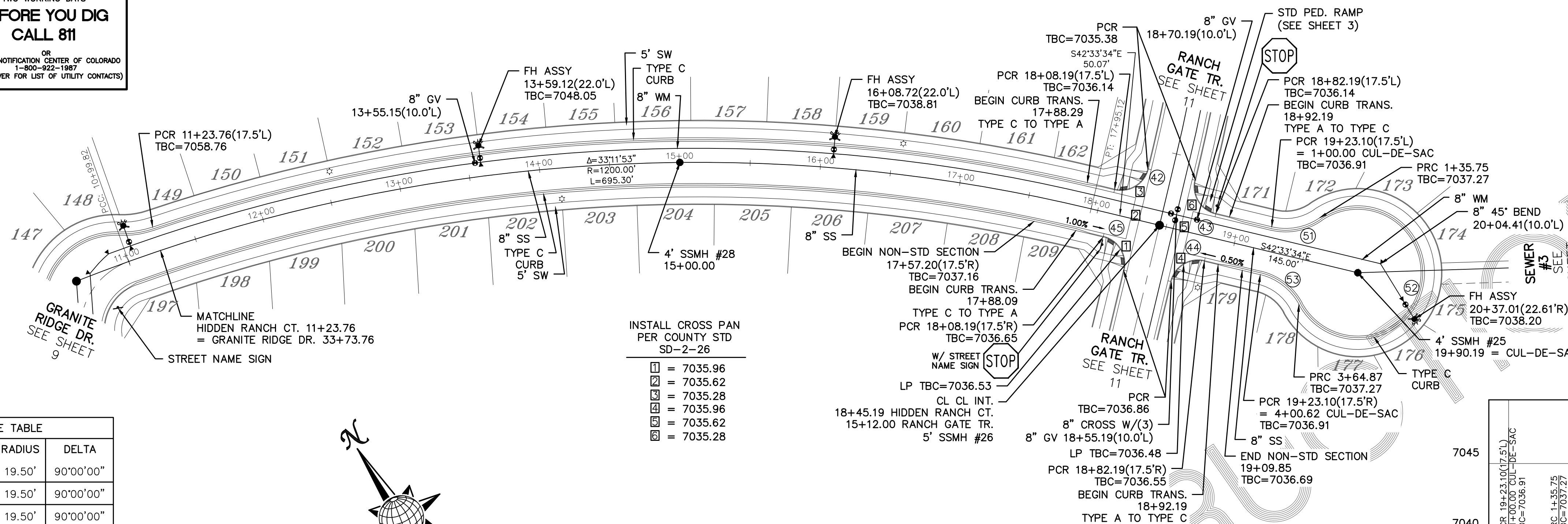
No.	Revisions	Date	Appr.	Date

PCD PROJECT NO. XX-XX-XXX



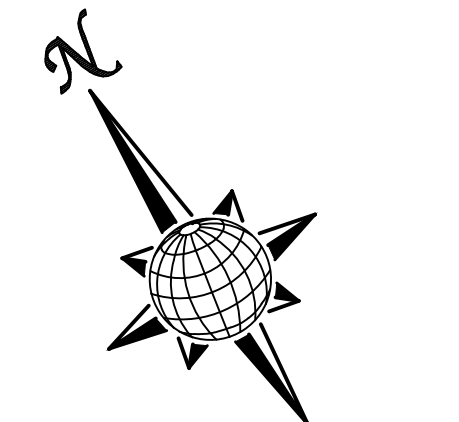
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



CURVE	LENGTH	RADIUS	DELTA
42	30.63'	19.50'	90°00'00"
43	30.63'	19.50'	90°00'00"
44	30.63'	19.50'	90°00'00"
45	30.63'	19.50'	90°00'00"
51	35.75'	42.50'	48°11'23"
52	229.13'	47.50'	276°22'46"
53	35.75'	42.50'	48°11'23"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

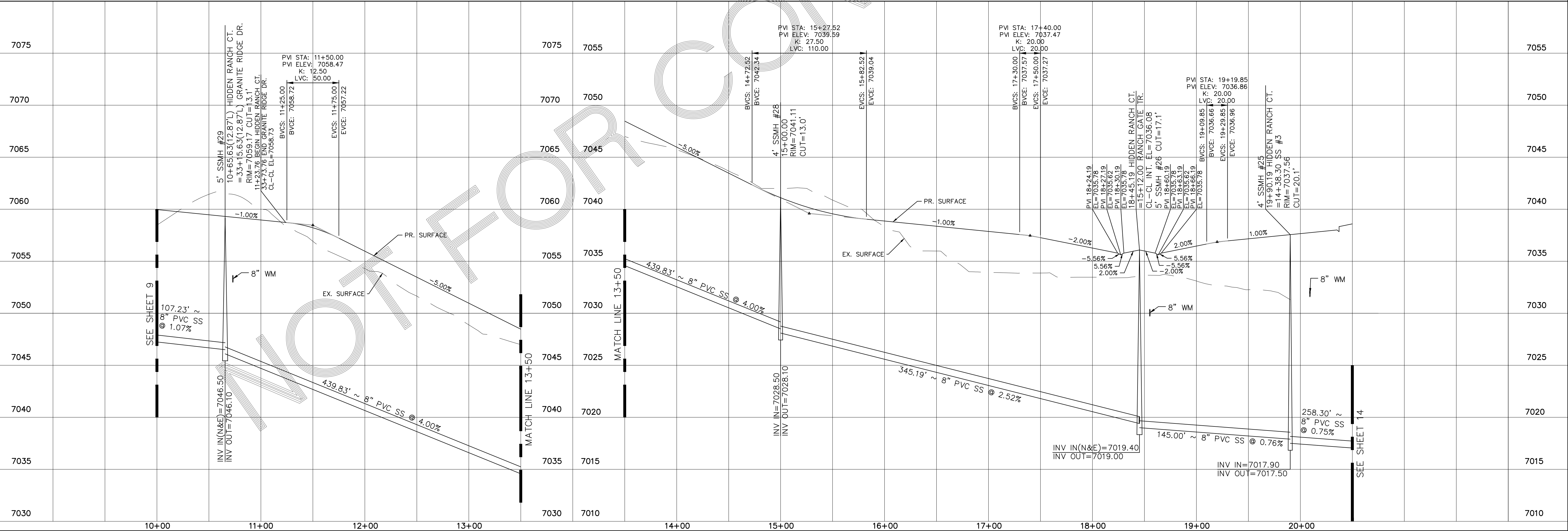
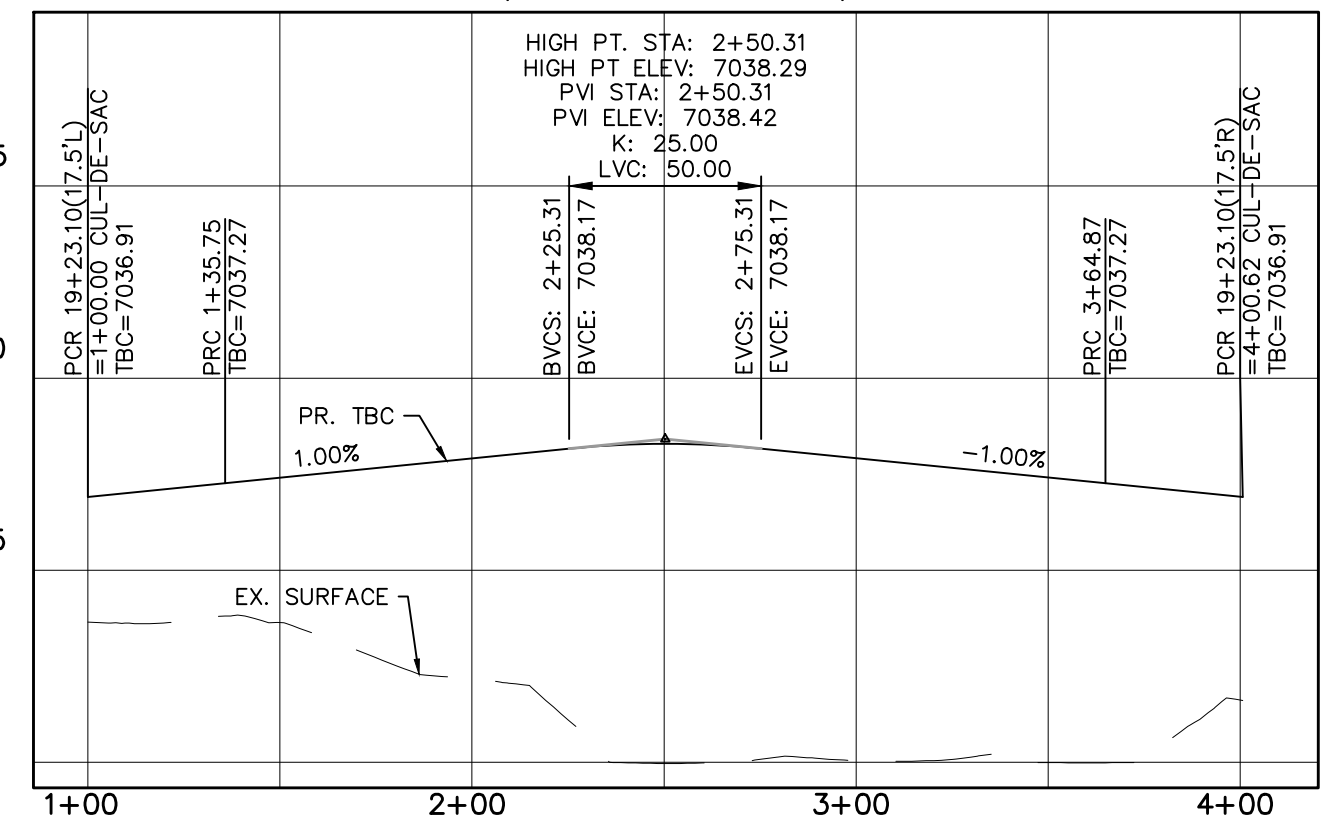


GRAPHIC SCALE
1 inch = 50 ft.
1 inch = 5 ft. VERTICAL

- INSTALL CROSS PAN PER COUNTY STD SD-2-26
- ☐ = 7035.96
 - ☐ = 7035.62
 - ☐ = 7035.28
 - ☐ = 7035.96
 - ☐ = 7035.62
 - ☐ = 7035.28

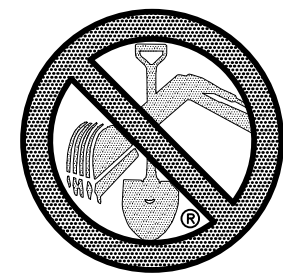
HIDDEN RANCH CT.

URBAN LOCAL TO STA 18+82.19
URBAN LOCAL LOW VOLUME AFTER STA 18+82.19
60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



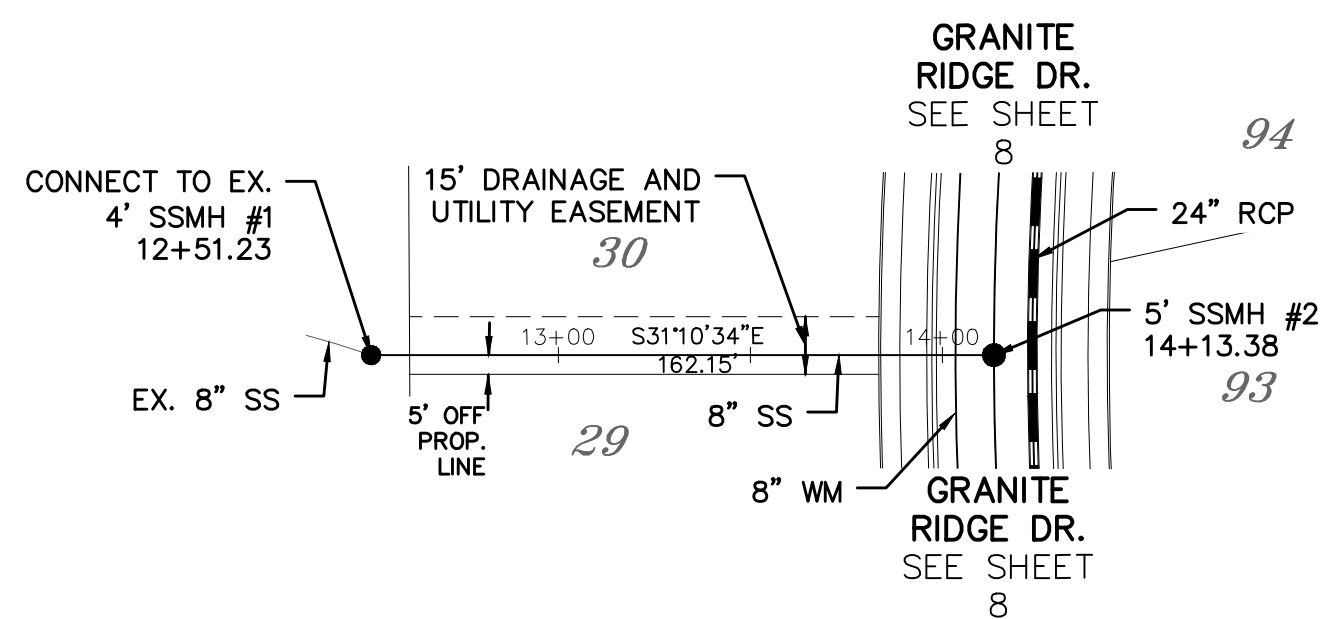
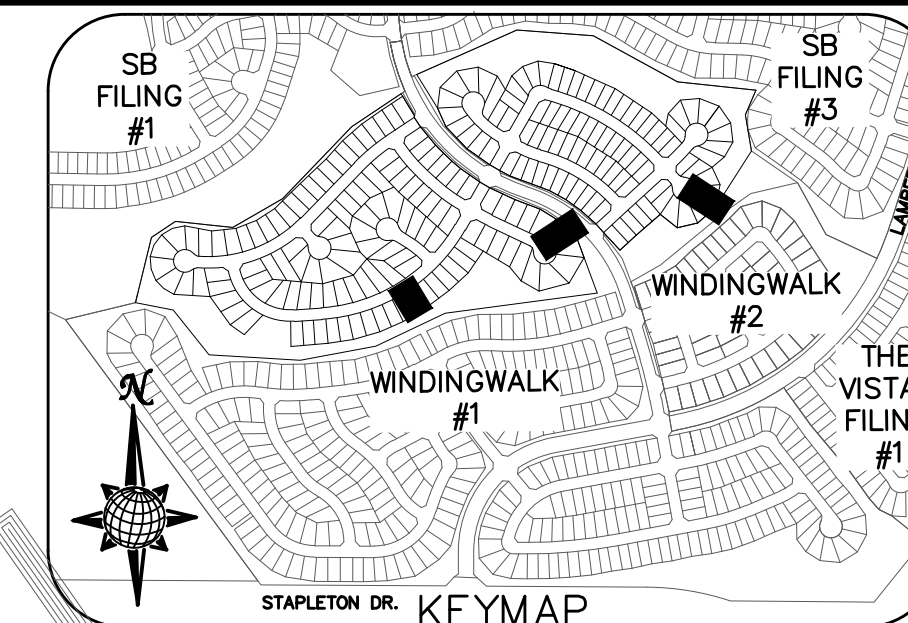
No.	Revisions	Date	Appr.	Date

TECH CONTRACTORS		11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457
MERIDIAN RANCH		
STONEBRIDGE F4 AT MERIDIAN RANCH STREET AND UTILITY PLANS HIDDEN RANCH CT.		
Scale	AS SHOWN	Drawn by LCA Checked by TAK Date MARCH 2018
	13 of 32	

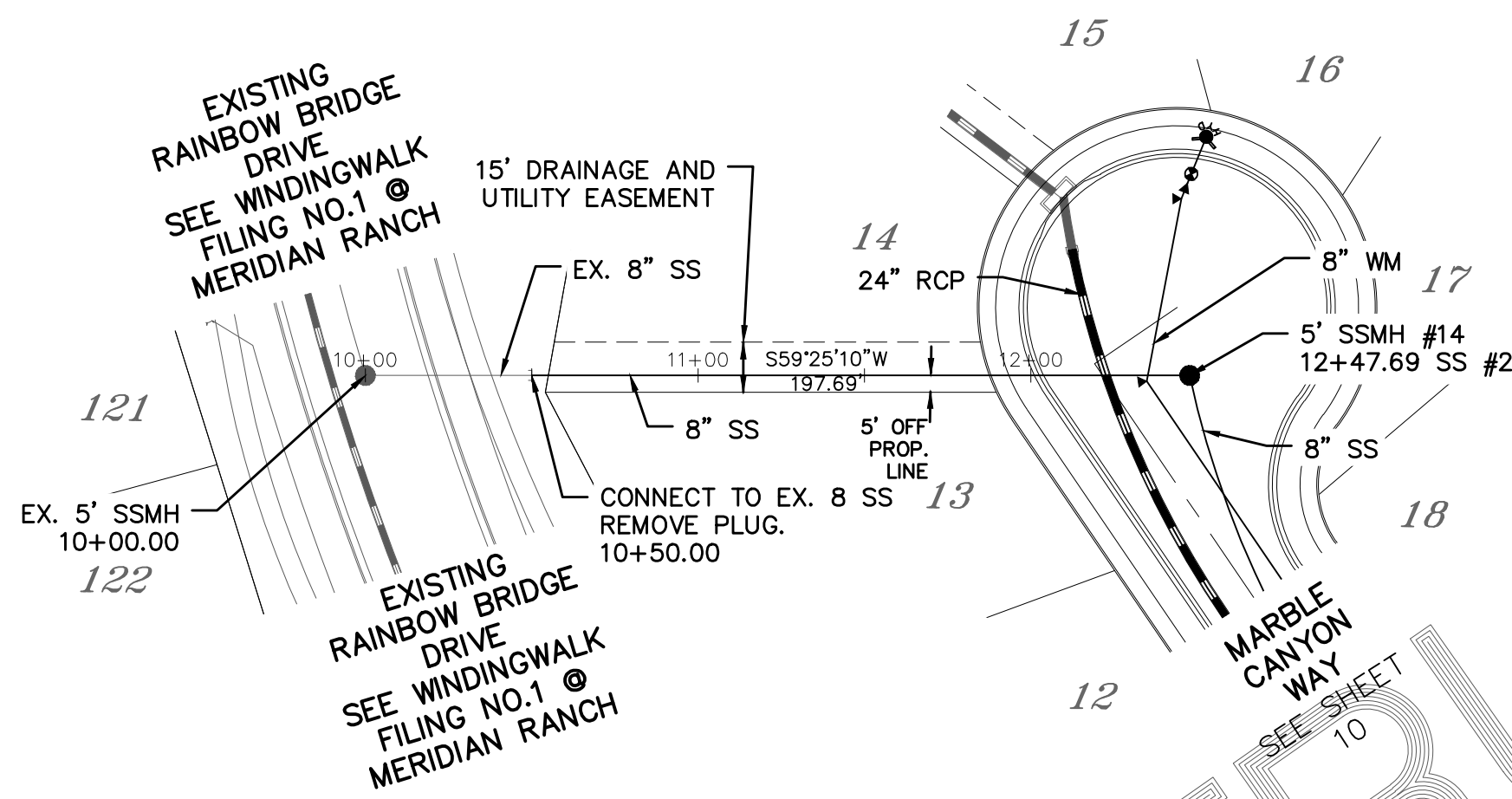


TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

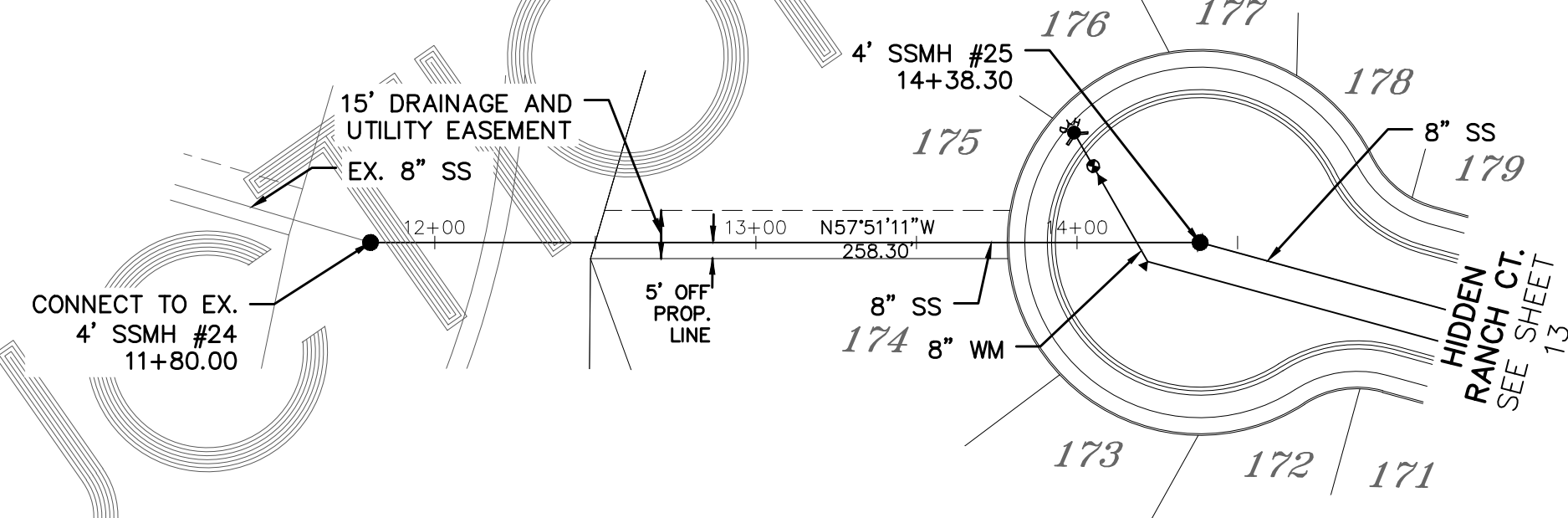
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



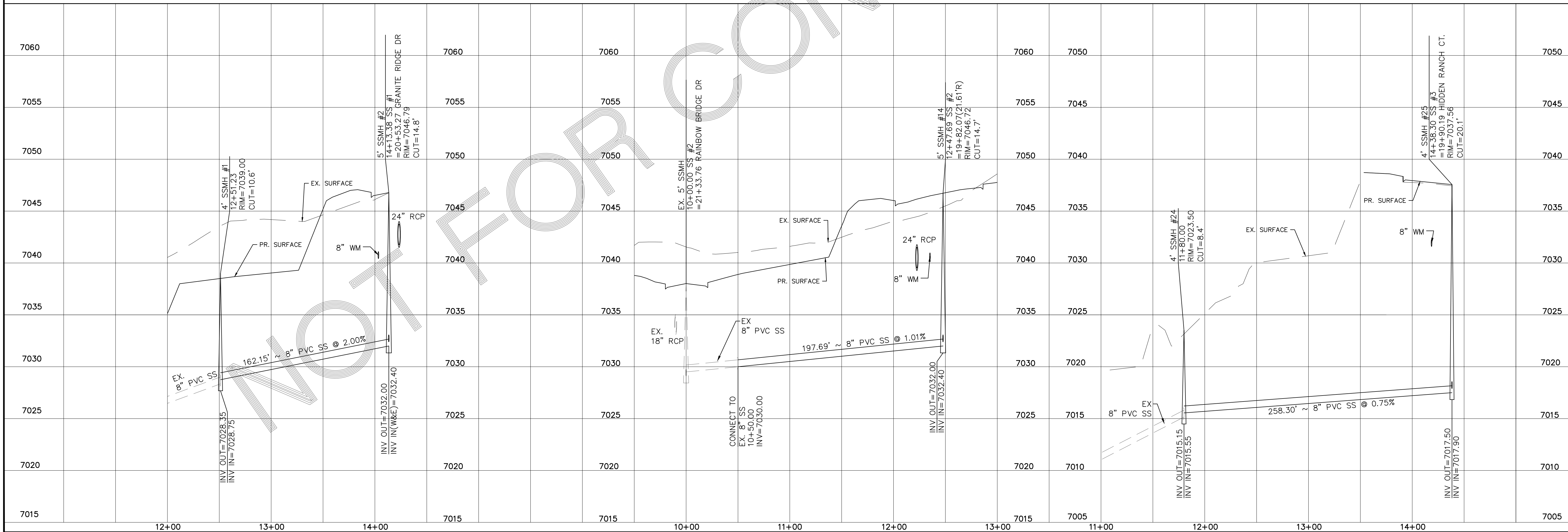
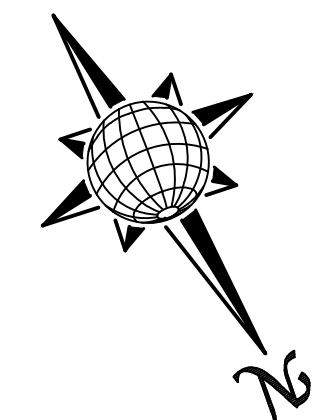
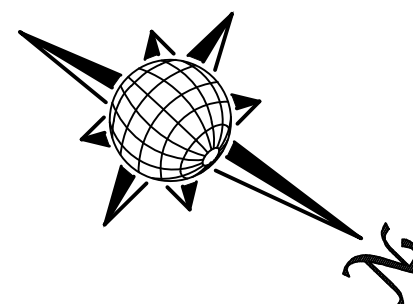
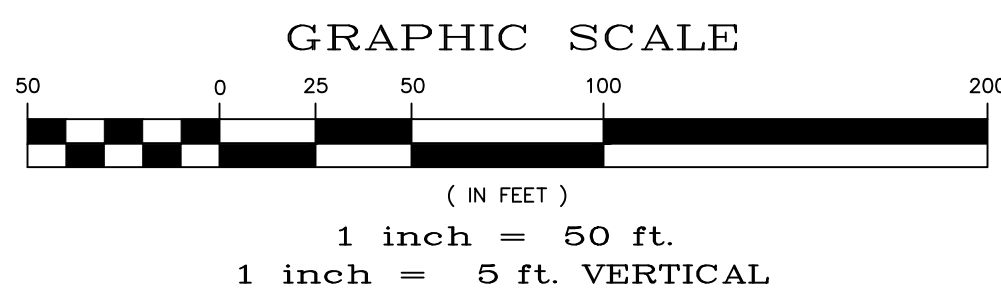
SEWER #1



SEWER #2



SEWER #3



No.	Revisions	Date	Invt.	Appr.	Date

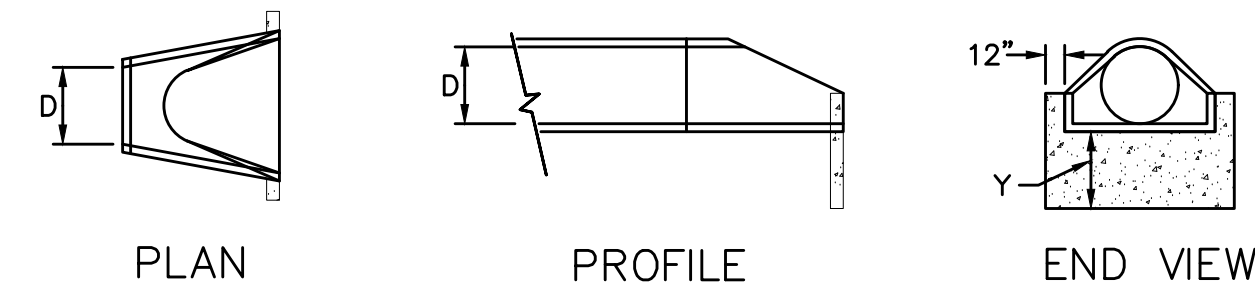
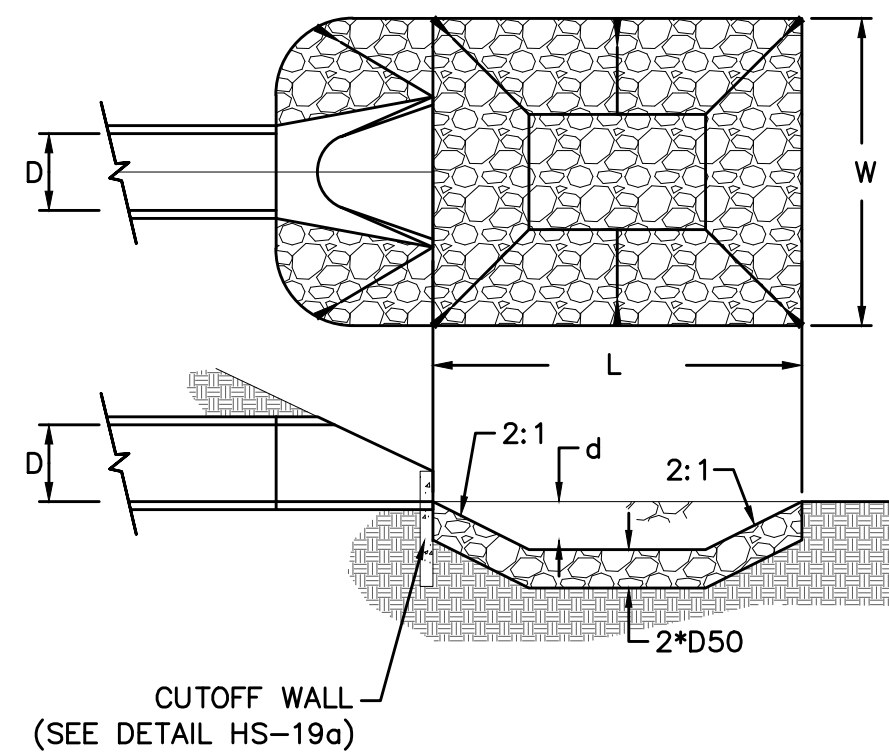
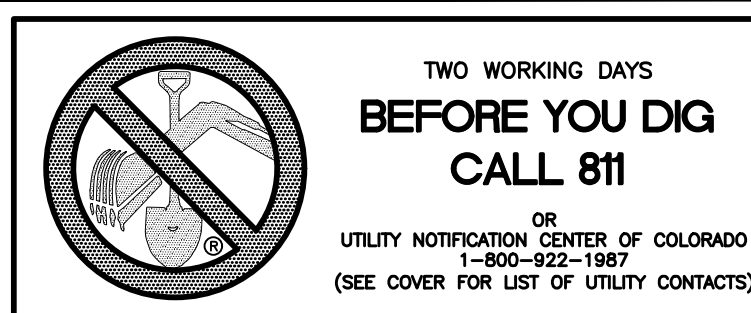
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MERIDIAN RANCH

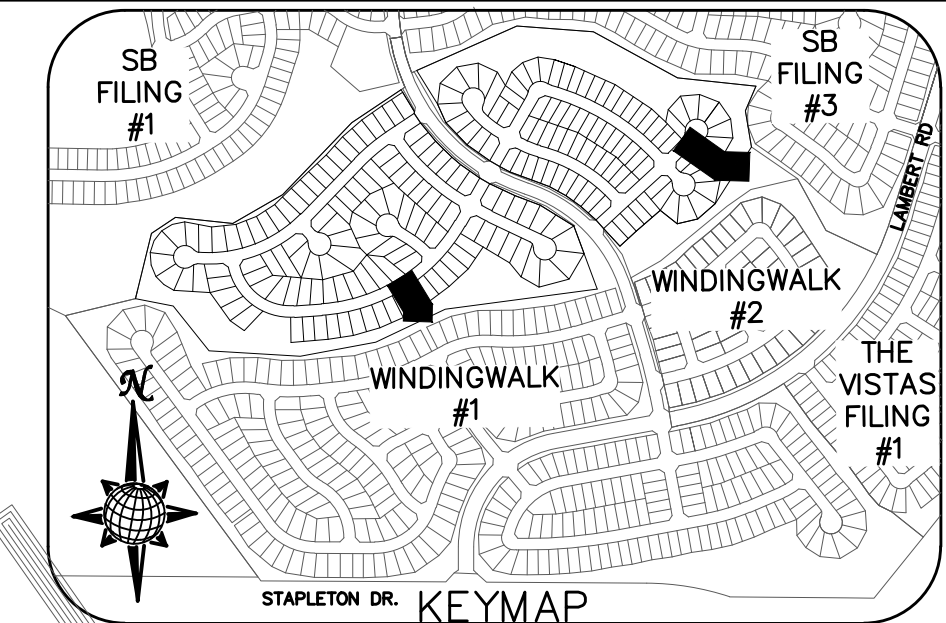
STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
SEWER #1 + SEWER #2
+ SEWER #3

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LCA
Checked by
TAK
Date
MARCH 2018

Scale
AS SHOWN
14 of 32

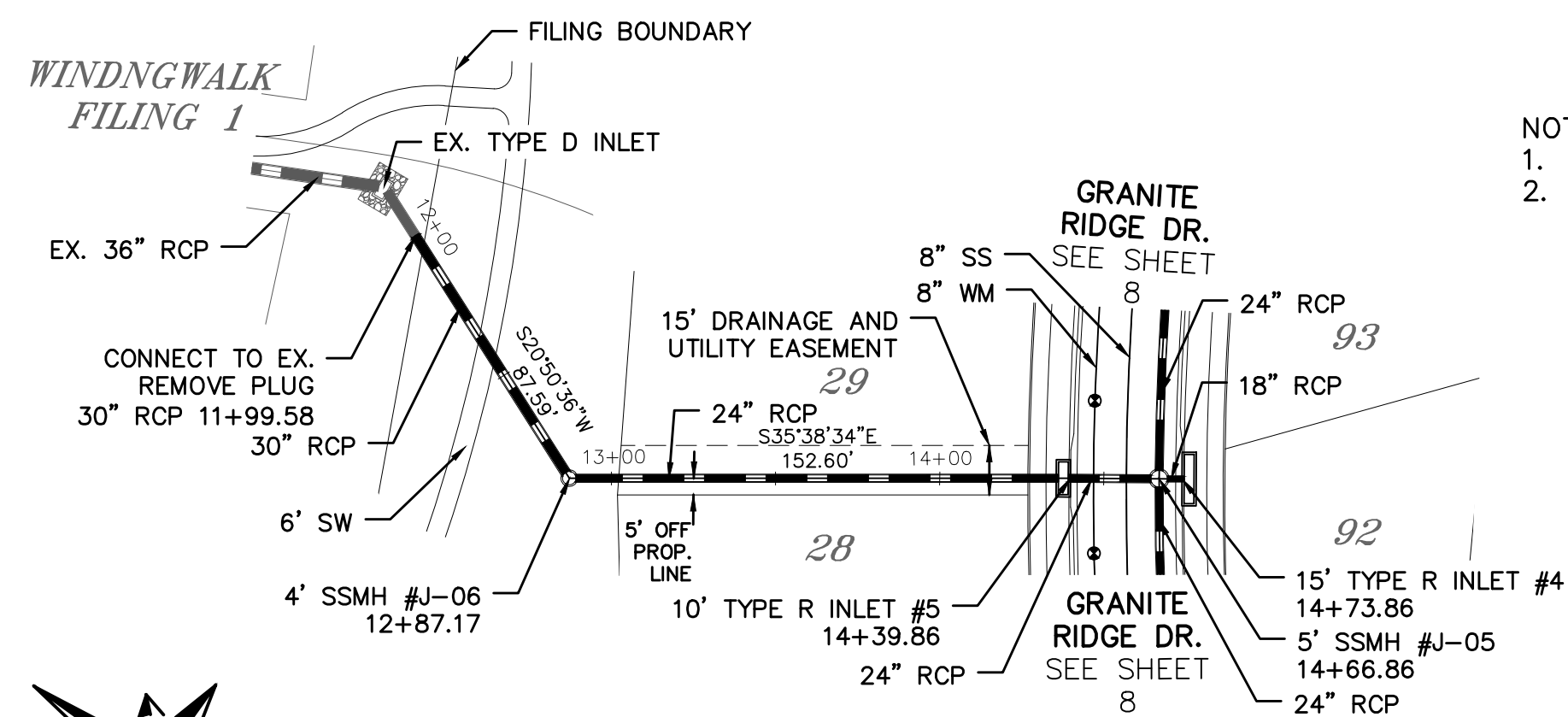


URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
Figure HS-19a. Culvert Cutoff Wall



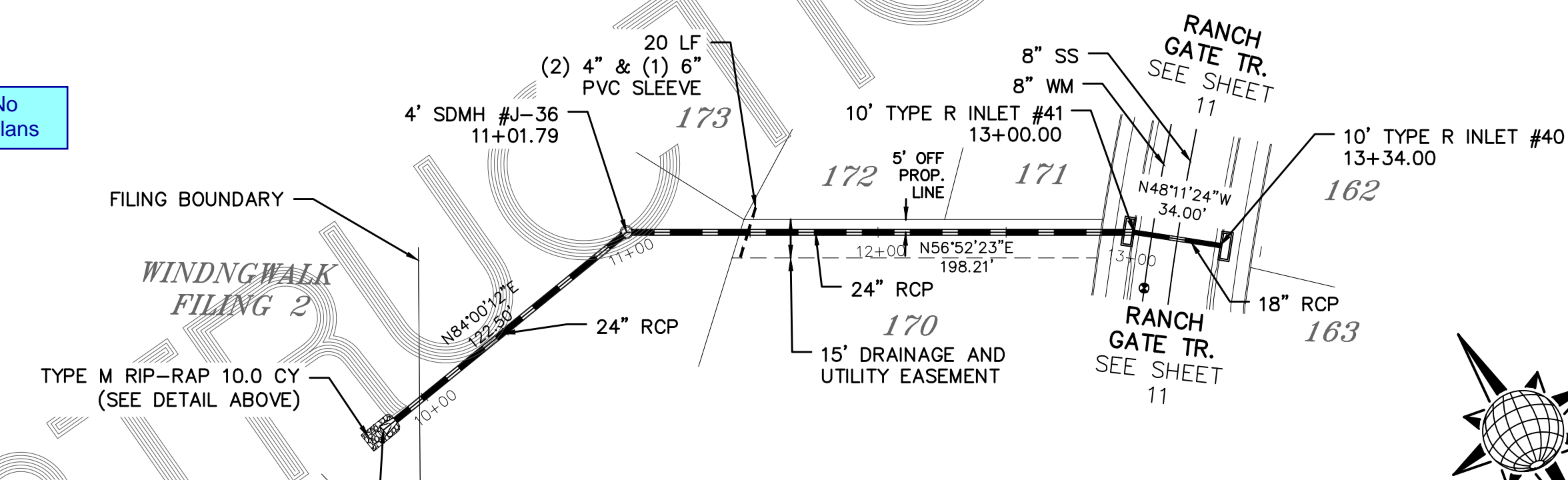
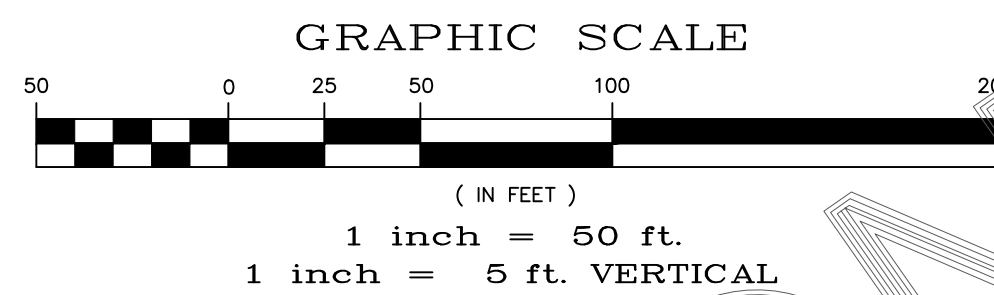
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (MODIFIED*)
Figure HS-19. Culvert and Outlet Erosion Protection
*RIP RAP RECTANGULAR POOL

- NOTES:
1. Headwall with wingwalls or flared end section required at all culvert outlets.
2. Provide joint fasteners for flared end sections.

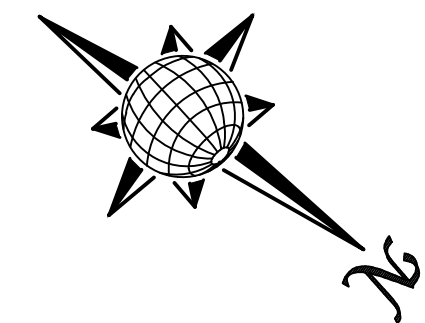


POND H
OUTLET PROTECTION DETAIL
NTS

PIPE OUTLET	L	W	d	TYPE	D ₅₀	CY	Y	NOTES
24"	8.0	8.0	1.0	M	1.00'	10.0	2.3'	SEE RIGHT



STORM #2



STORM #1

Date	Appr.	Date	Instr.	Revisions

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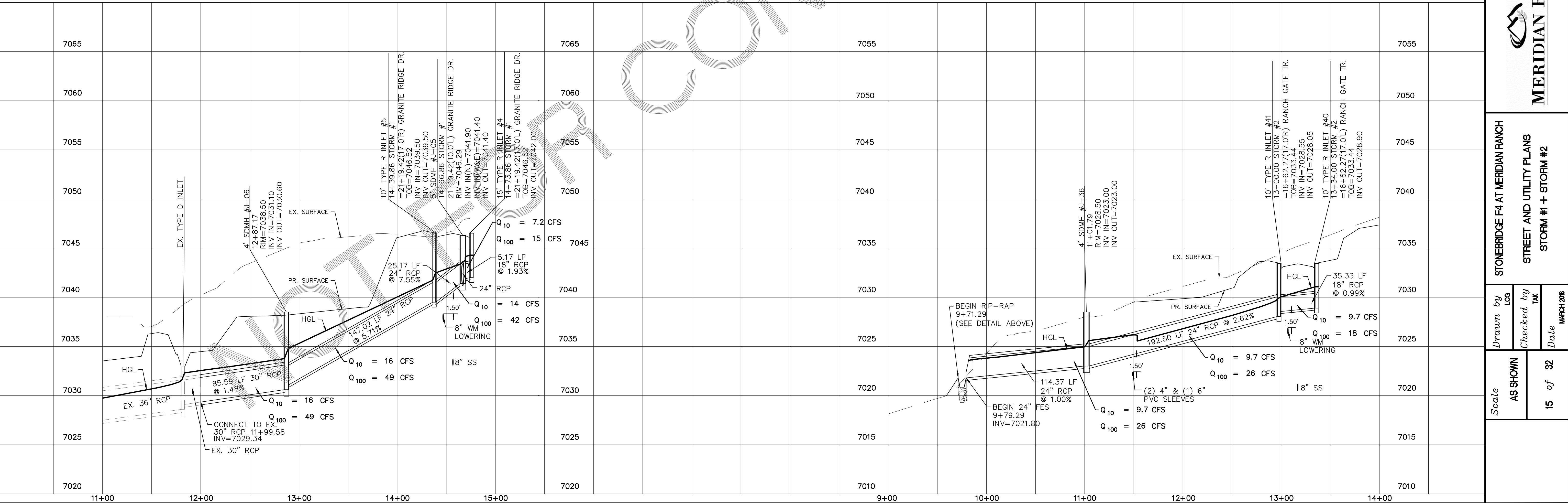
MERIDIAN RANCH

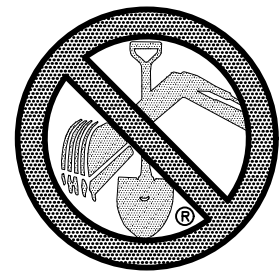
STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
STORM #1 + STORM #2

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Date

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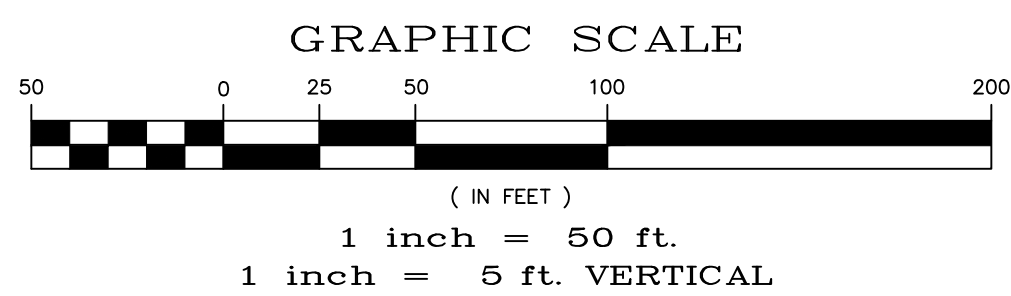
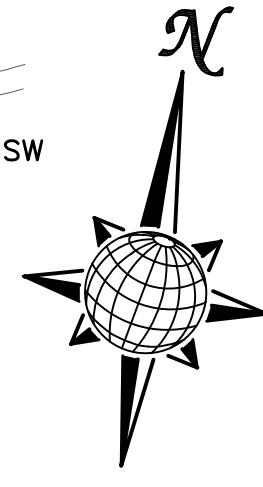
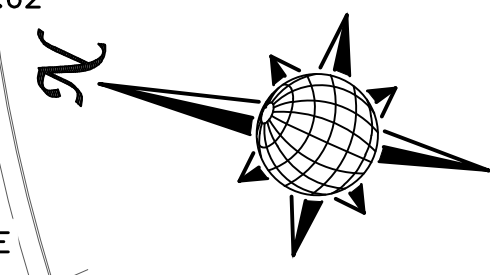
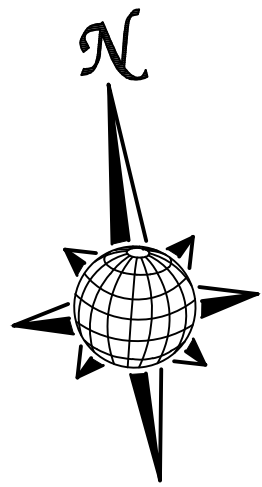
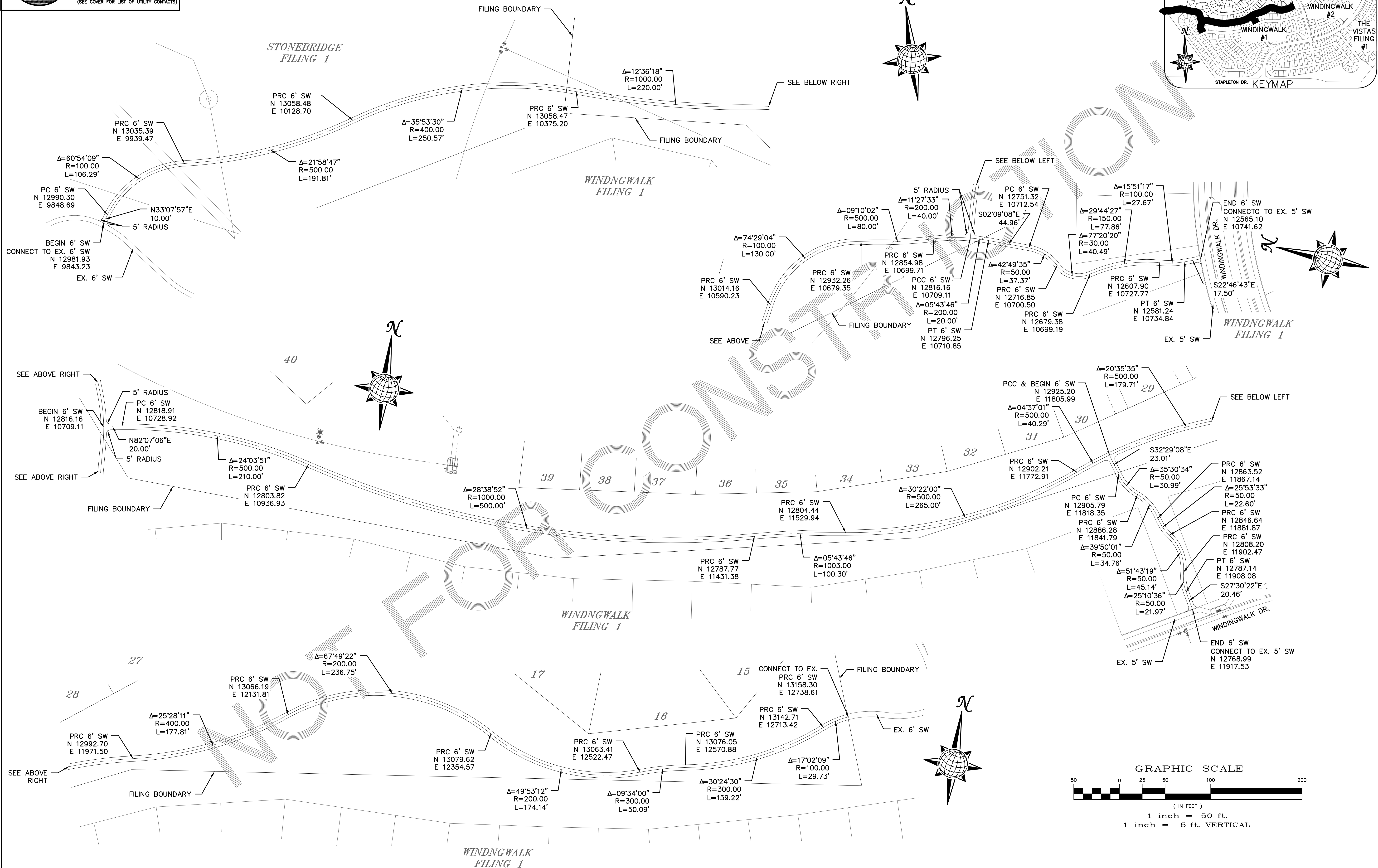
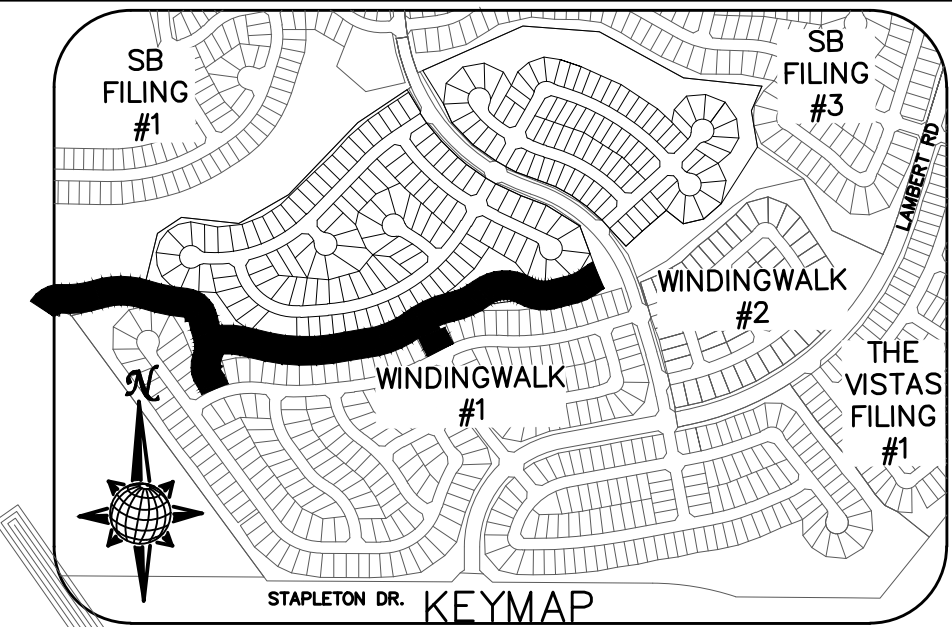
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6' SIDEWALK PLAN



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STONEBRIDGE F4 AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 SIDEWALK PLAN

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 LG

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 TAK

Date
 MARCH 2018

Scale
 AS SHOWN

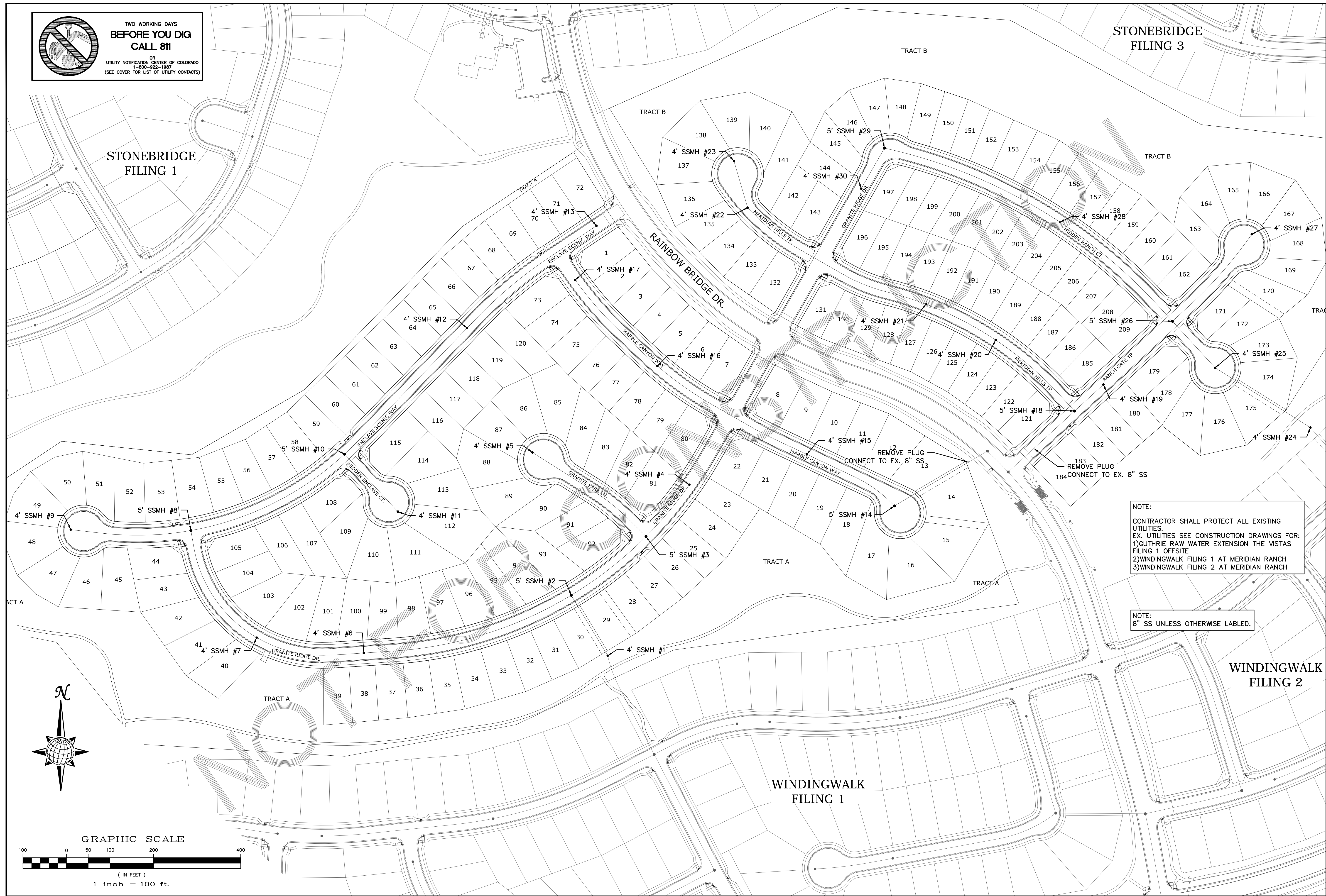
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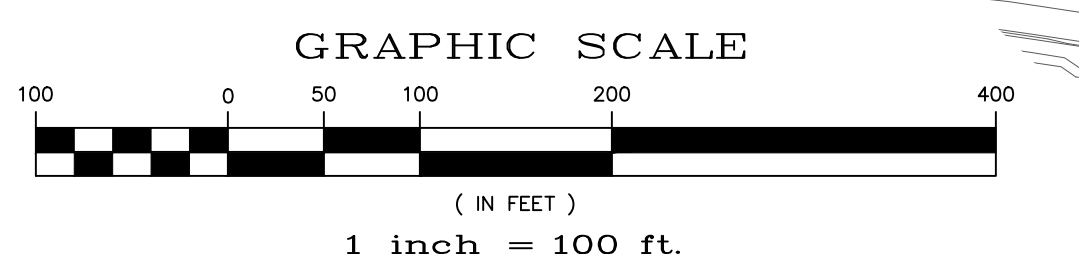
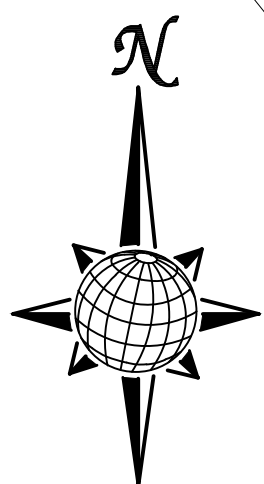
STONEBRIDGE
FILING 1

STONEBRIDGE
FILING 3



NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
2) WINDINGWALK FILING 1 AT MERIDIAN RANCH
3) WINDINGWALK FILING 2 AT MERIDIAN RANCH

NOTE:
8" SS UNLESS OTHERWISE LABELED.



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 MERIDIAN RANCH		STONEBRIDGE F4 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL SANITARY SEWER					
		Scale AS SHOWN	Drawn by LCA	Checked by TAK	Date MARCH 2018		
		17	of	32			

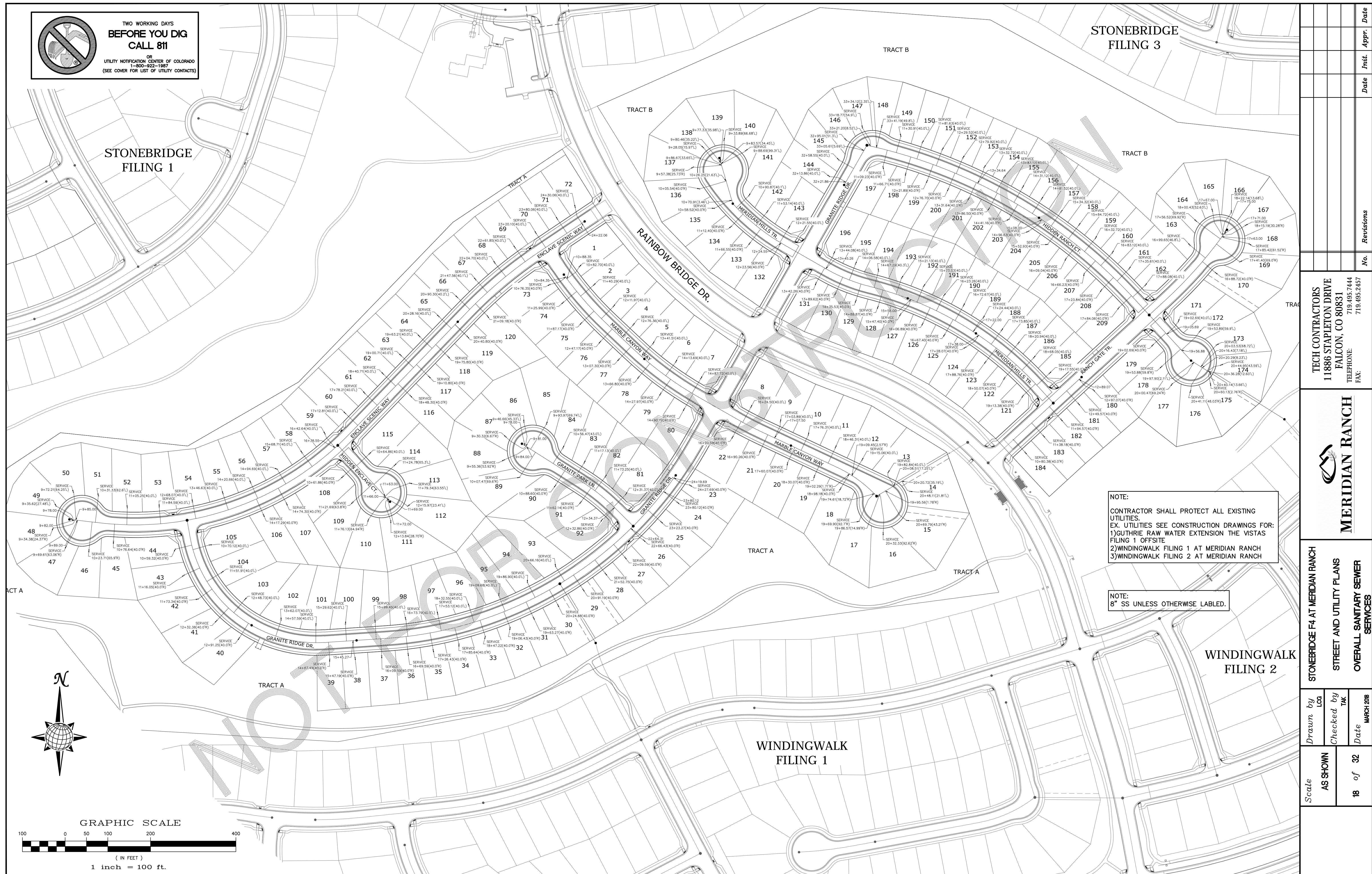


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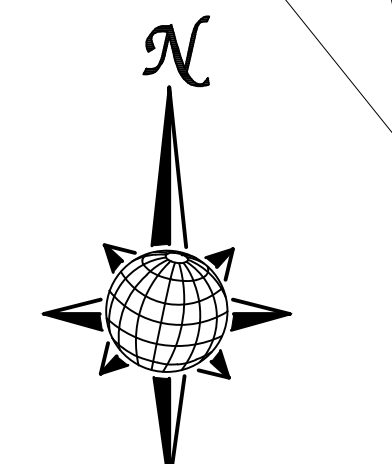
STONEBRIDGE
FILING 1

STONEBRIDGE
FILING 3



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3)WINDINGWALK FILING 2 AT MERIDIAN RANCH

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GRAPHIC SCALE



1 inch = 100 ft.

Date	Appr.	Date	Revisions	No.

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MERIDIAN RANCH

STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
OVERALL SANITARY SEWER SERVICES

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**STONEBRIDGE
FILING 1**

LEGEND

- EX. 4" UNDERDRAIN
- - - EX. 6" UNDERDRAIN
- - - EX. 8" UNDERDRAIN
- 4" UNDERDRAIN
- - - 6" UNDERDRAIN

**STONEBRIDGE
FILING 3**

No.	Revisions	Date	Appr.	Date

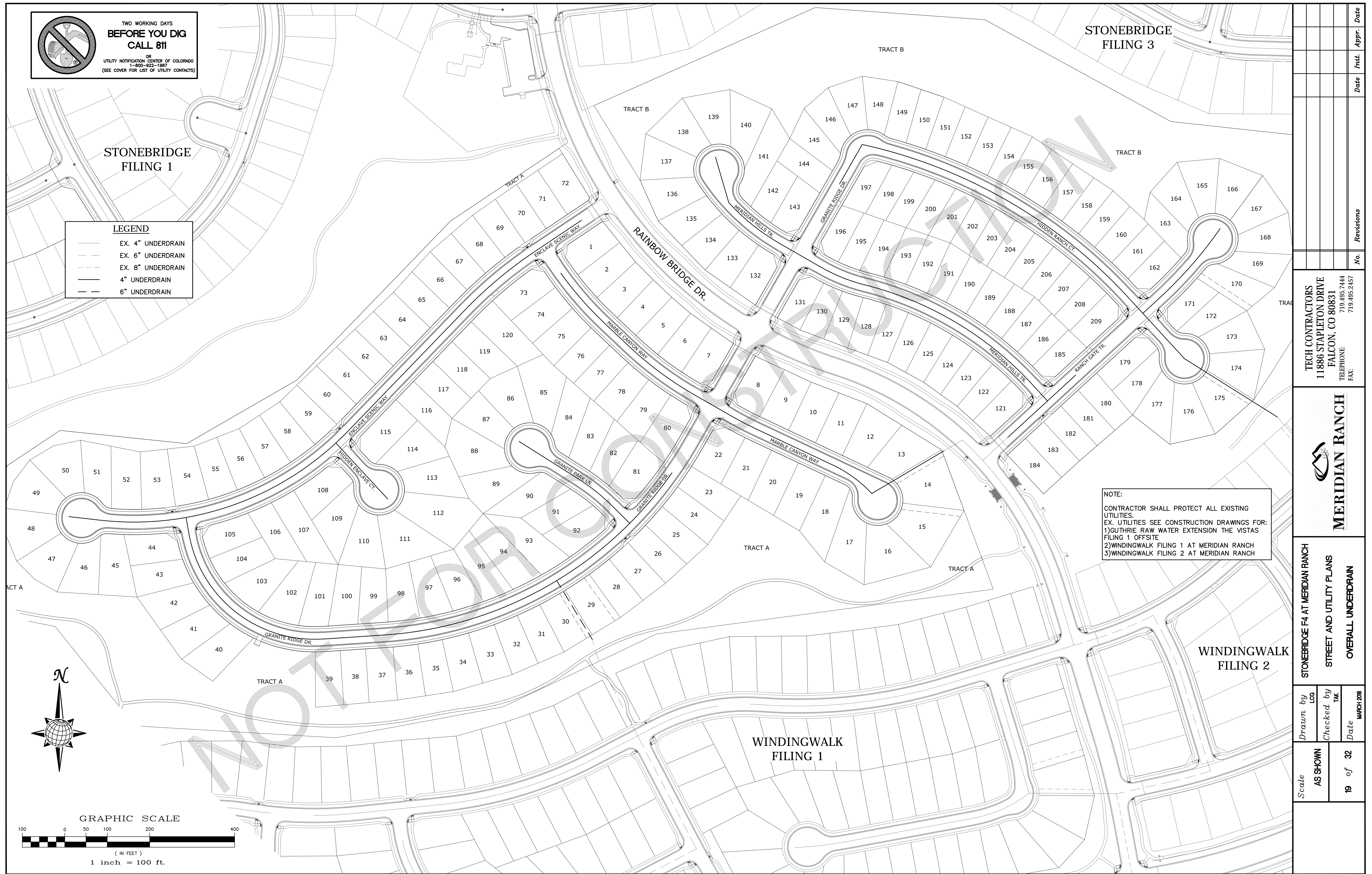
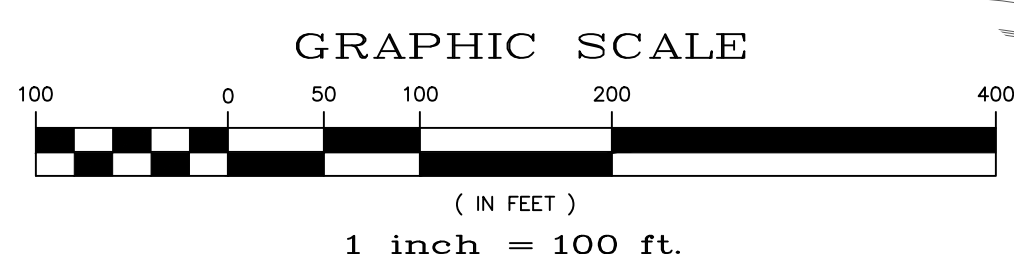
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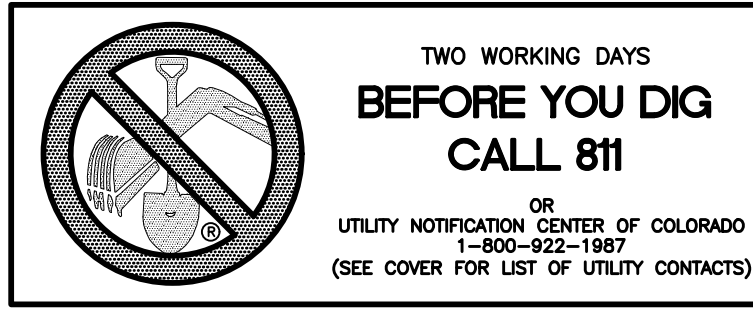


**STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
OVERALL UNDERDRAIN**

Scale	Drawn by	Checked by	Date
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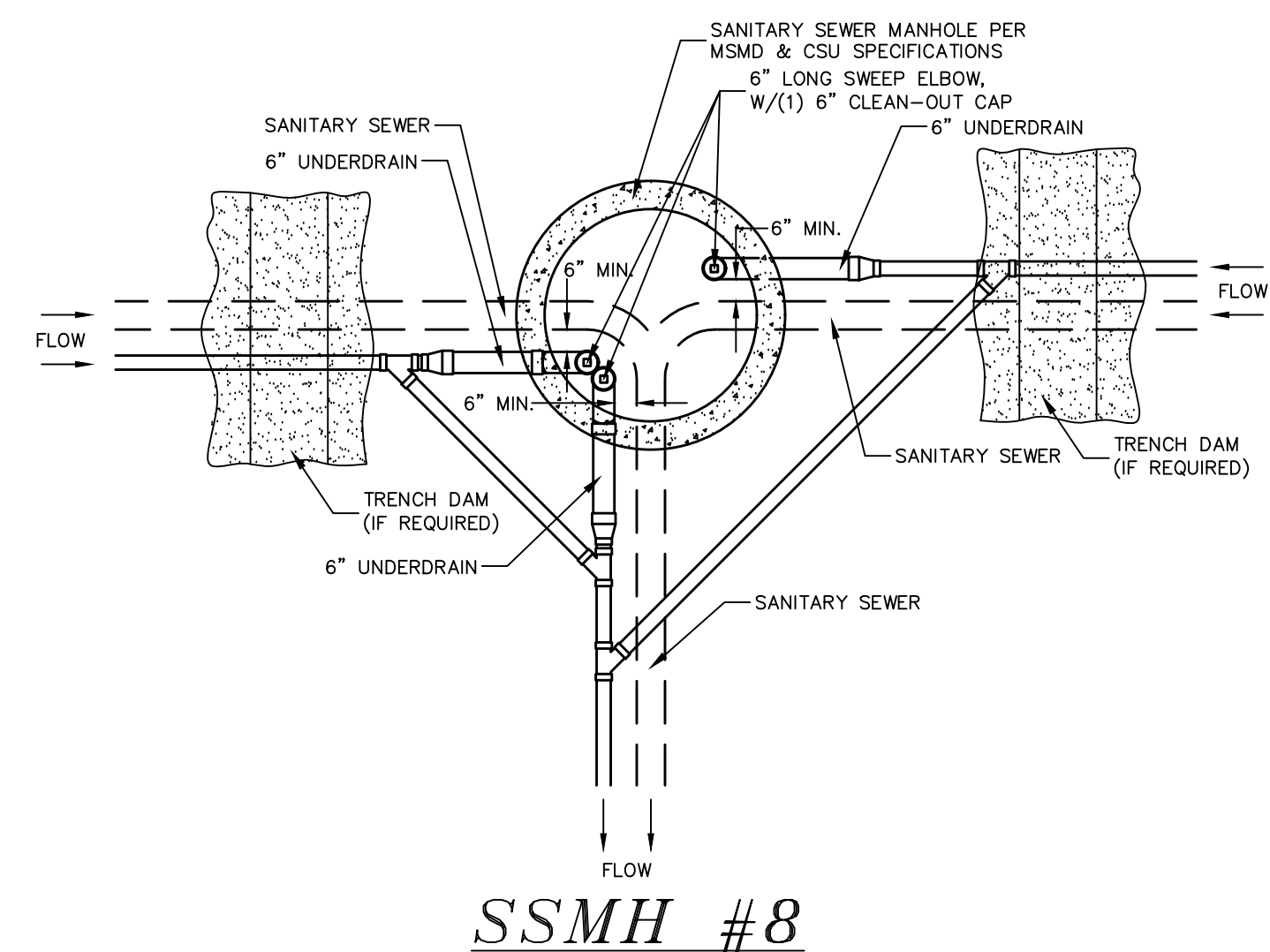
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3) WINDINGWALK FILING 2 AT MERIDIAN RANCH



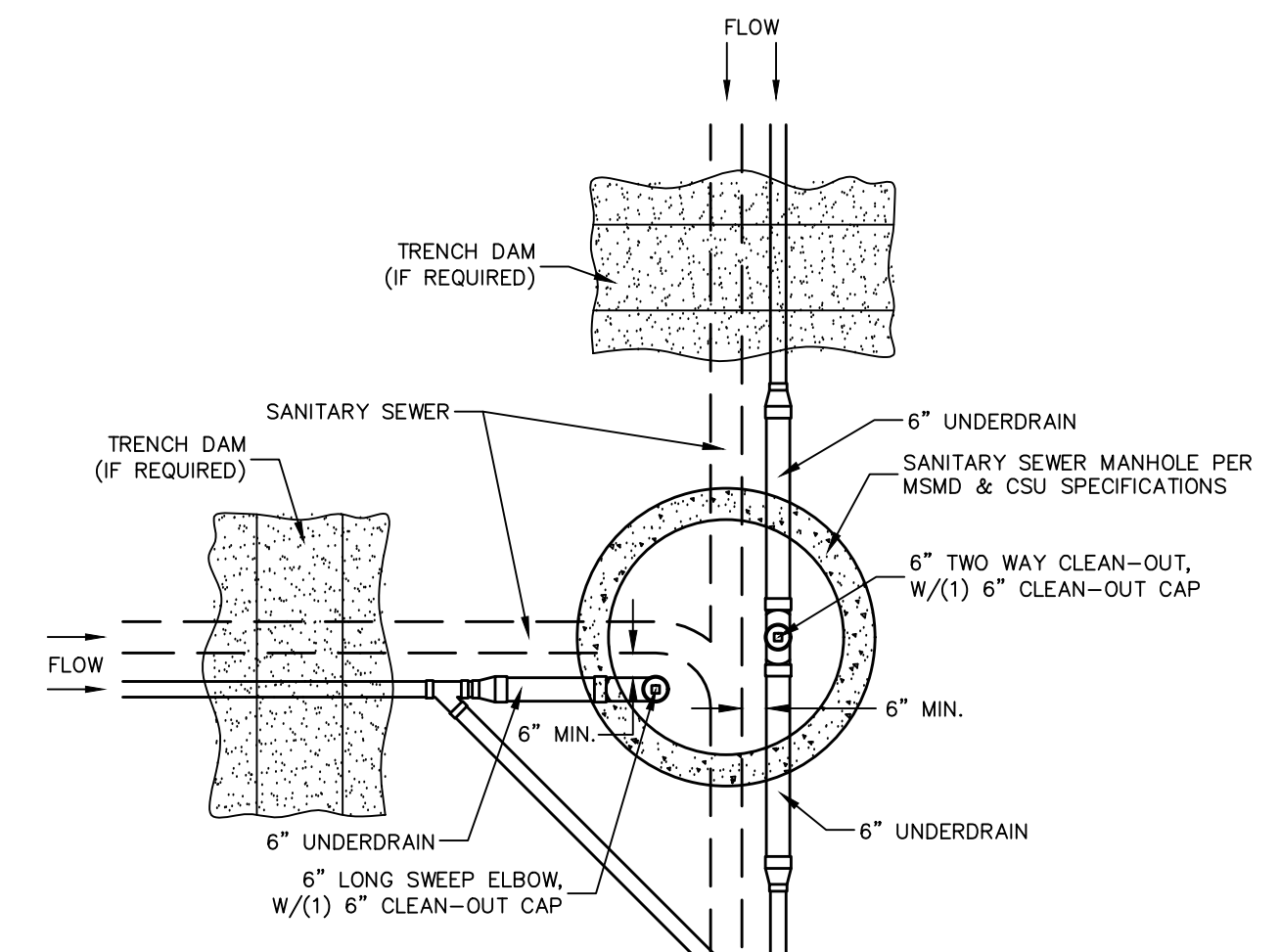


CLEAN-OUT DETAILS

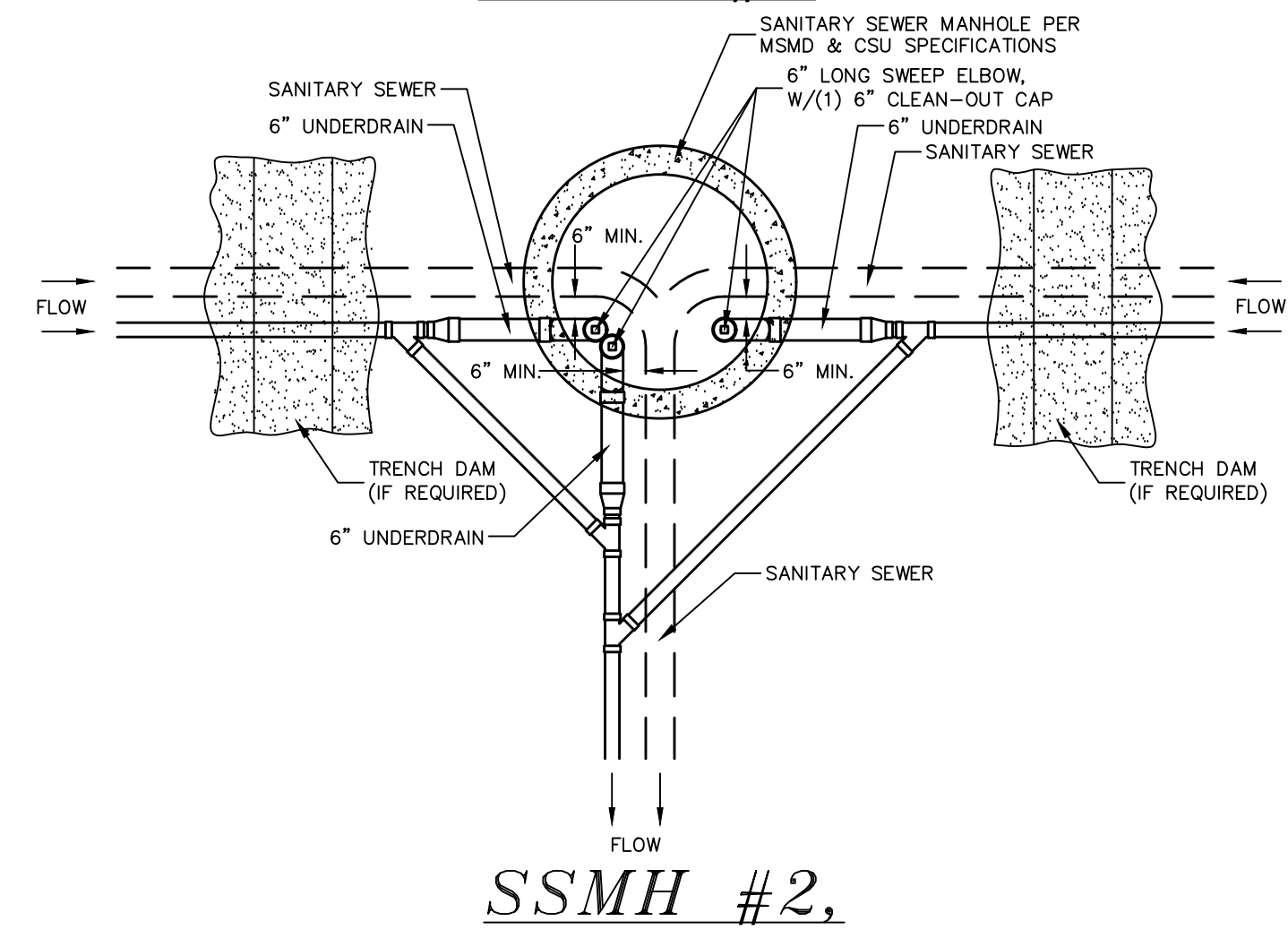
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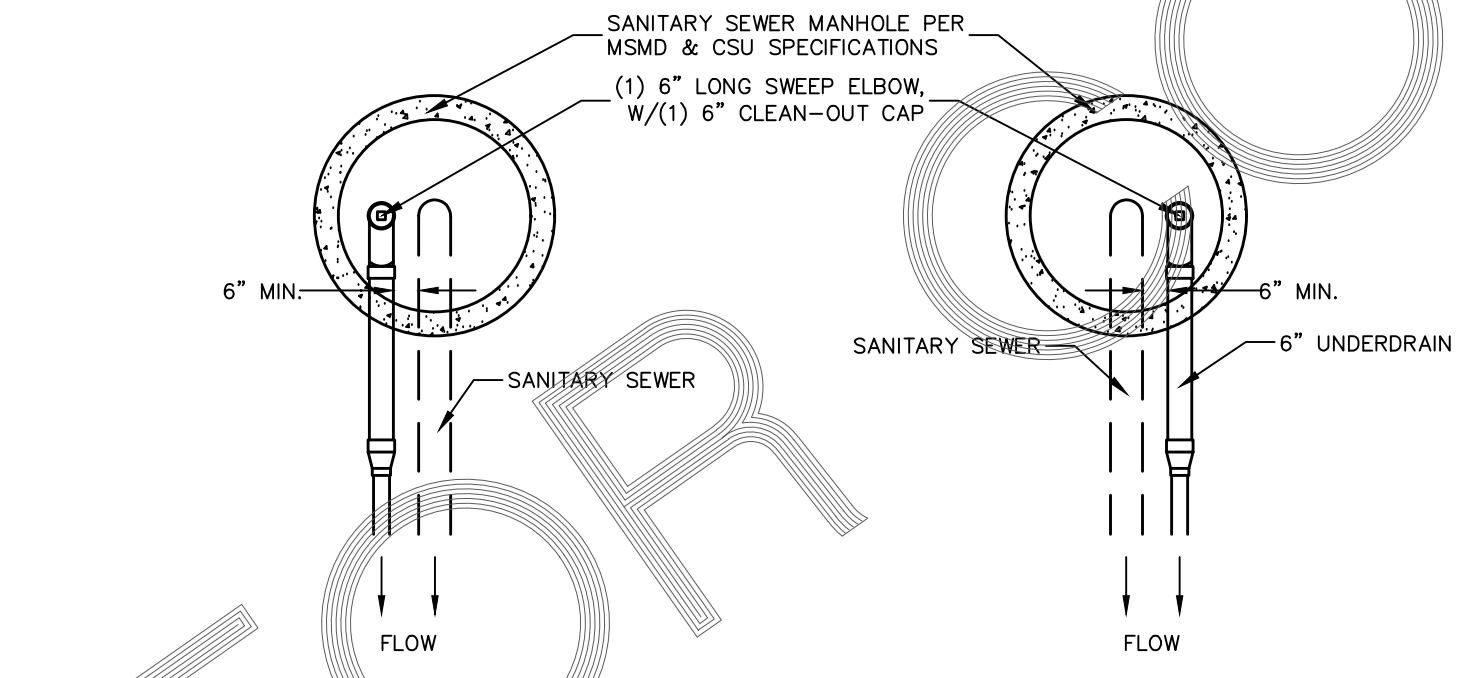
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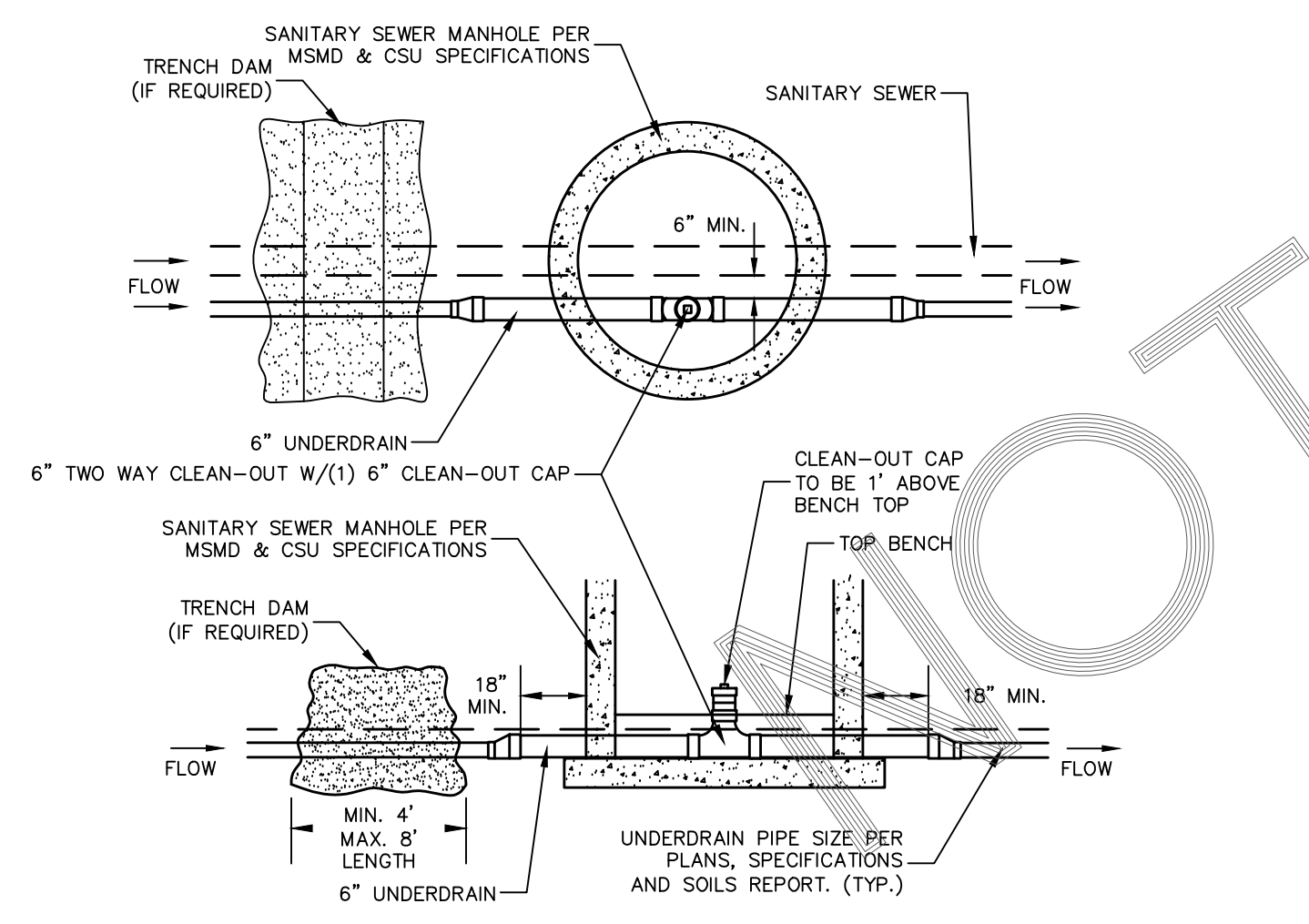
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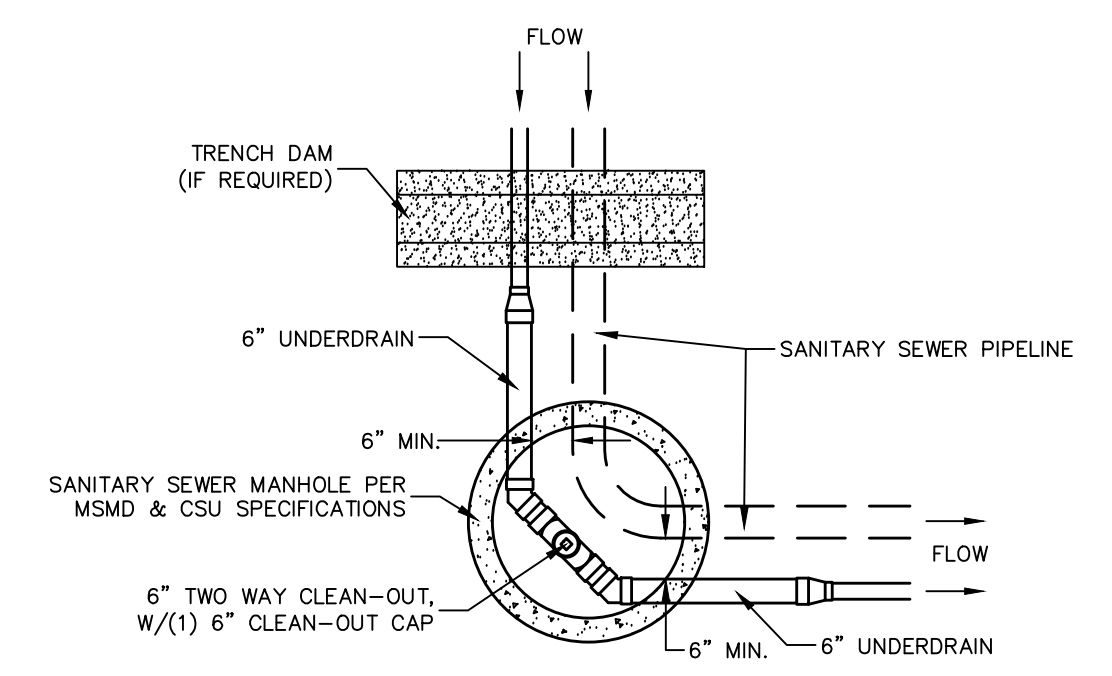
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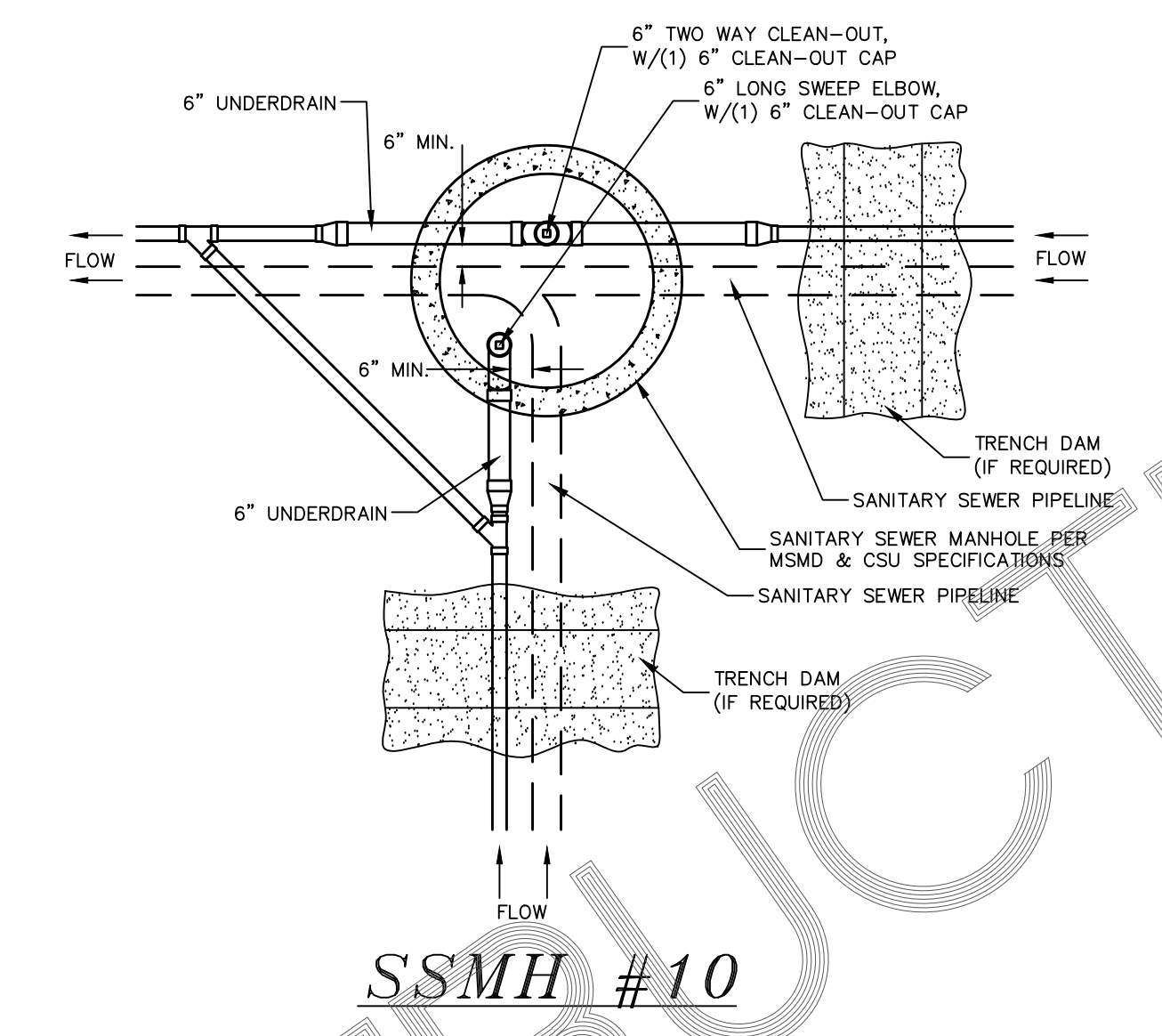
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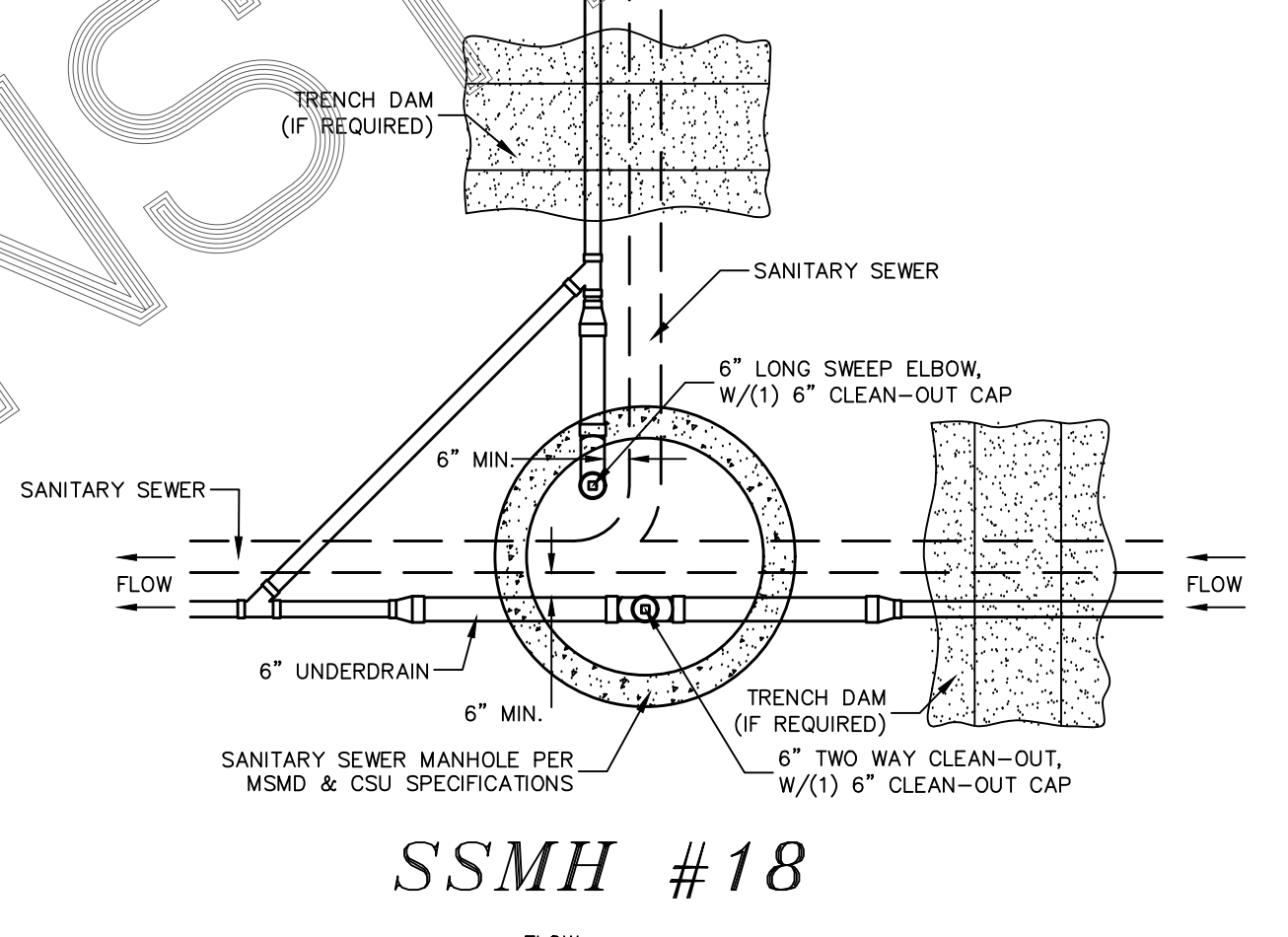
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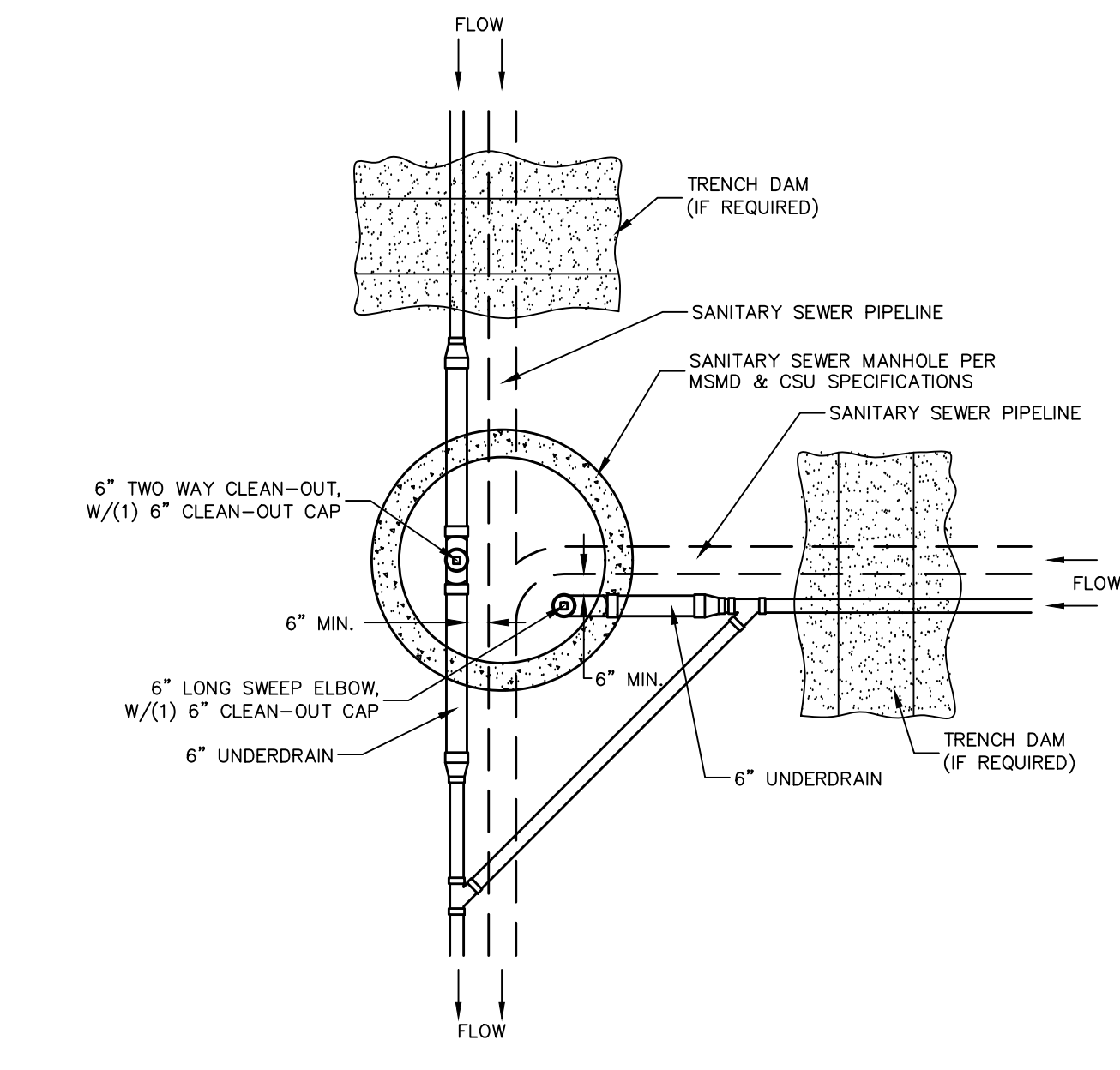
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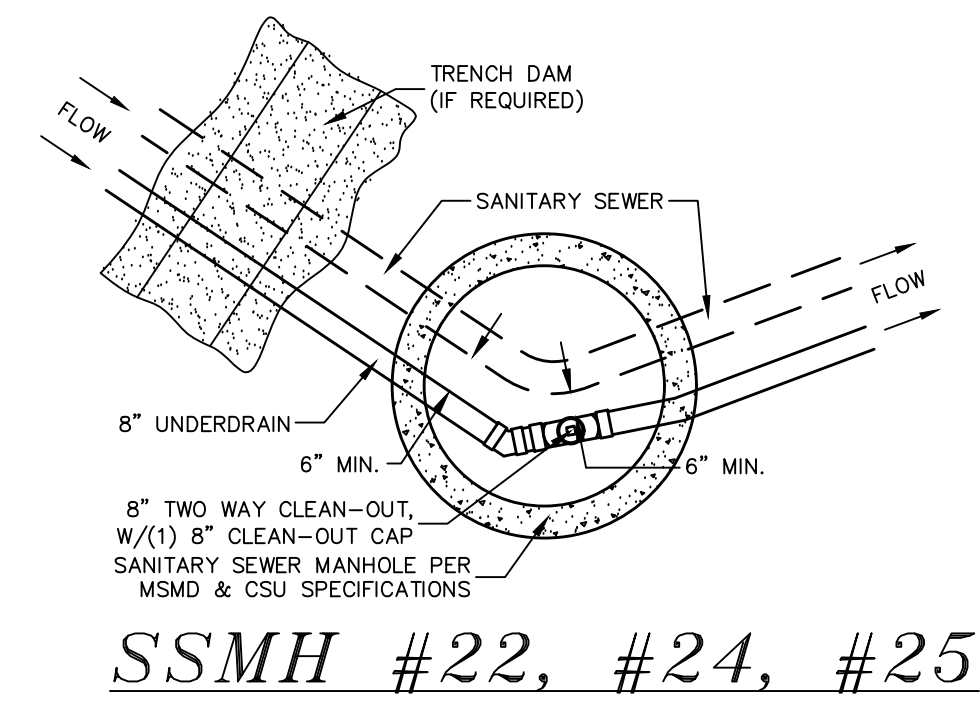
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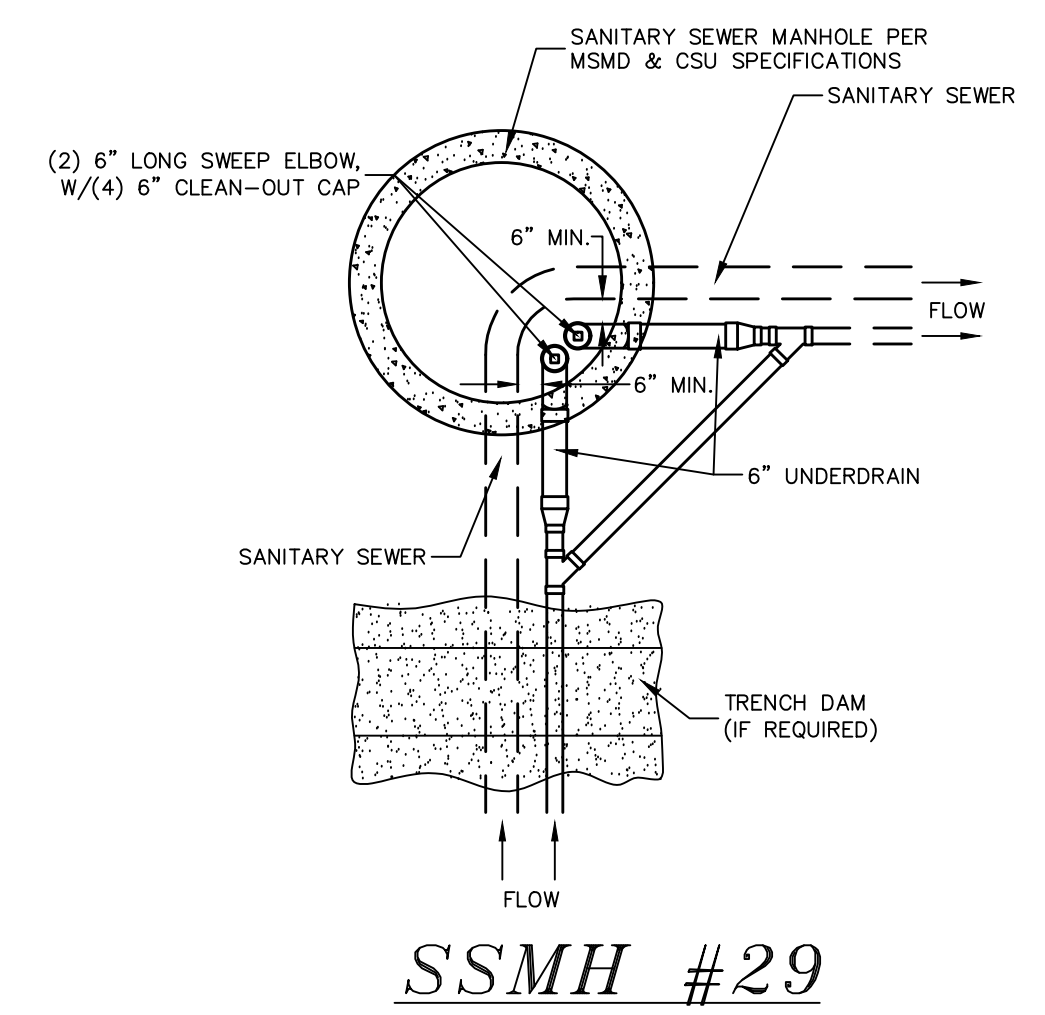
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SSMH #26



SSMH #22, #24, #25



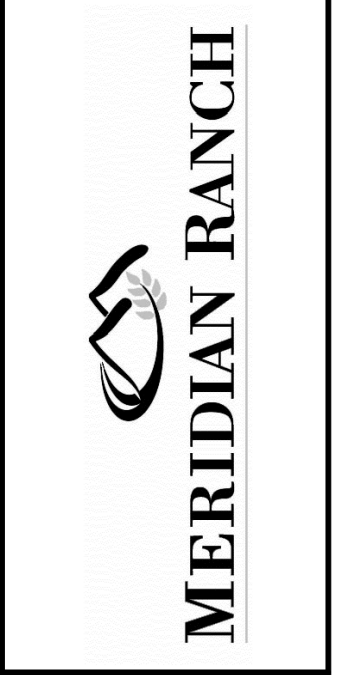
SSMH #29

NOTES:

1. THE UNDERDRAIN SYSTEM SHALL BE PASSIVE, WATER TIGHT, NON-PERFORATED PIPE, WITH THE MAIN LINE SIZE DESIGNED BY THE ENGINEER. ALL UNDERDRAIN PIPES AND FITTINGS SHALL BE SDR 35 PVC, OR MSMD APPROVED EQUAL, INSTALLED PER THE SAME INSTALLATION STANDARDS AS OUTLINED BY CSUS FOR SANITARY SEWER SYSTEMS. THE UNDERDRAIN SYSTEM AT EACH SANITARY SEWER MANHOLE SHALL CONTAIN 6" CLEAN-OUTS IN EACH UNDERDRAIN MAIN DIRECTION PER THE CLEAN-OUT DETAIL. ALL LOTS SHALL RECEIVE A WHITE 3" UNDERDRAIN SERVICE LATERAL ADJACENT TO THE SANITARY SEWER SERVICE LATERAL.
2. TESTING OF THE UNDERDRAIN SYSTEM WILL CONSIST OF VISUAL INSPECTIONS FOR WATER IN THE SYSTEM, ALONG WITH A VIDEO INSPECTION PERFORMED BY MSMD PERSONNEL. ALL UNDERDRAIN MAINS AND DOWNSTREAM INFILTRATION STRUCTURES SHALL BE CLEAN AND DEBRIS FREE UPON COMPLETION OF THE SYSTEM AND PRIOR TO CCTV. ALL UNDERDRAIN MAINS SHALL BE CCTV INSPECTED BY MSMD AND REVIEWED FOR APPROVAL. THE SPECIFICATION FOR ALLOWABLE STANDING WATER AND WATER INFILTRATION IN THE UNDERDRAIN SYSTEM SHALL BE THE SAME AS PER CSUS FOR SANITARY SEWER SYSTEMS. IF EXCESS WATER IS OBSERVED IN THE UNDERDRAIN SYSTEM, THE CONTRACTOR SHALL LOCATE THE SOURCE OF WATER INFILTRATION AND REPAIR AS NECESSARY TO MEET CSUS.
3. IF THE UNDERDRAIN MAIN HAS LOW SPOTS THAT EXCEED CSUS STANDARDS, THE CONTRACTOR SHALL REPAIR THE LINE AS NECESSARY TO MEET CSUS. UNDERDRAIN MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND OR REPAIRED AS NECESSARY. THE CONTRACTOR SHALL RE-CCTV INSPECT THE UNDERDRAIN MAIN LINES AFTER THE REPAIRS HAVE BEEN MADE WITH ONE VIDEO SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
4. UNDERDRAIN MAIN LINES SHALL HAVE CONTINUOUS POSITIVE DRAINAGE TO THE POINT OF DISCHARGE INTO A BELOW GRADE AN APPROVED UNDERDRAIN INFILTRATION STRUCTURE WHEREVER POSSIBLE. UNDERDRAIN INFILTRATION STRUCTURES SHALL BE DESIGNED WITH OVERFLOW LINES FOR FUTURE EXPANSION AS NEEDED. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION OF THE INFILTRATION STRUCTURE, STOP INSTALLATION AND CONTACT THE DISTRICT ENGINEER FOR POSSIBLE ALTERNATE DESIGN.
5. UNDERDRAINS WILL DAYLIGHT AT LOCATIONS SHOWN ON THE DRAWINGS.
6. UNDERDRAIN CLEANOUTS SHALL BE 6 INCH AND SHALL BE LOCATED AT EVERY MANHOLE. UNDERDRAIN CLEANOUTS SHALL LEAVE NO INFILTRATION WITHIN SEWER MANHOLES. MANHOLE PENETRATIONS TO BE FILLED WITH NON-SHRINKING GROUT. UNDERDRAIN SIZE WILL NOT BE REDUCED THROUGH THE MANHOLE.
7. TRENCH DAMS WILL BE PROVIDED AT INTERVALS NO GREATER THAN 350 FEET IN SANITARY SEWER SECTIONS WHERE GROUNDWATER EXISTS OR WHERE DIRECTED BY THE ENGINEER. A TRENCH DAM WILL BE CONSTRUCTED WITHIN THE FIRST 100 FEET OF EITHER ENTERING OR EXITING GROUNDWATER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT WHEN GROUNDWATER IS ENCOUNTERED TO REVIEW TRENCH DAM NEEDS, LOCATIONS, AND MATERIALS.
8. TRENCH DAMS MAY BE CONSTRUCTED OF ON SITE MATERIALS IF APPROVED BY THE SOILS ENGINEER.
9. TRENCH DAMS SHALL COMPLETELY INTERRUPT GRAVEL BEDDING AND STABILIZATION THE FULL WIDTH OF THE TRENCH FOR A LENGTH OF NO LESS THAN 4 FEET BUT NO GREATER THAN 8 FEET.
10. TRENCH DAMS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AROUND THE SEWER AND UNDERDRAIN PIPELINES.
11. IF ALTERNATE MATERIALS (CONCRETE) OR SOIL AMENDED TRENCH DAMS ARE NECESSARY OR REQUIRED BY THE ENGINEER, THE DAMS SHALL BE EXTENDED A MINIMUM OF 6 FEET ABOVE THE PIPELINE BUT IN NO CASE CLOSER THAN 6' FROM THE SURFACE.

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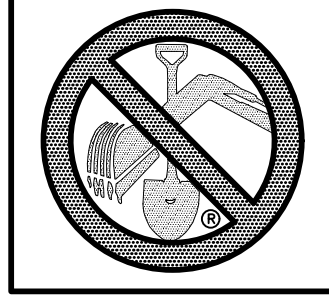
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STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
UNDERDRAIN DETAILS

Drawn by LGA
Checked by TAK
Date MARCH 2018

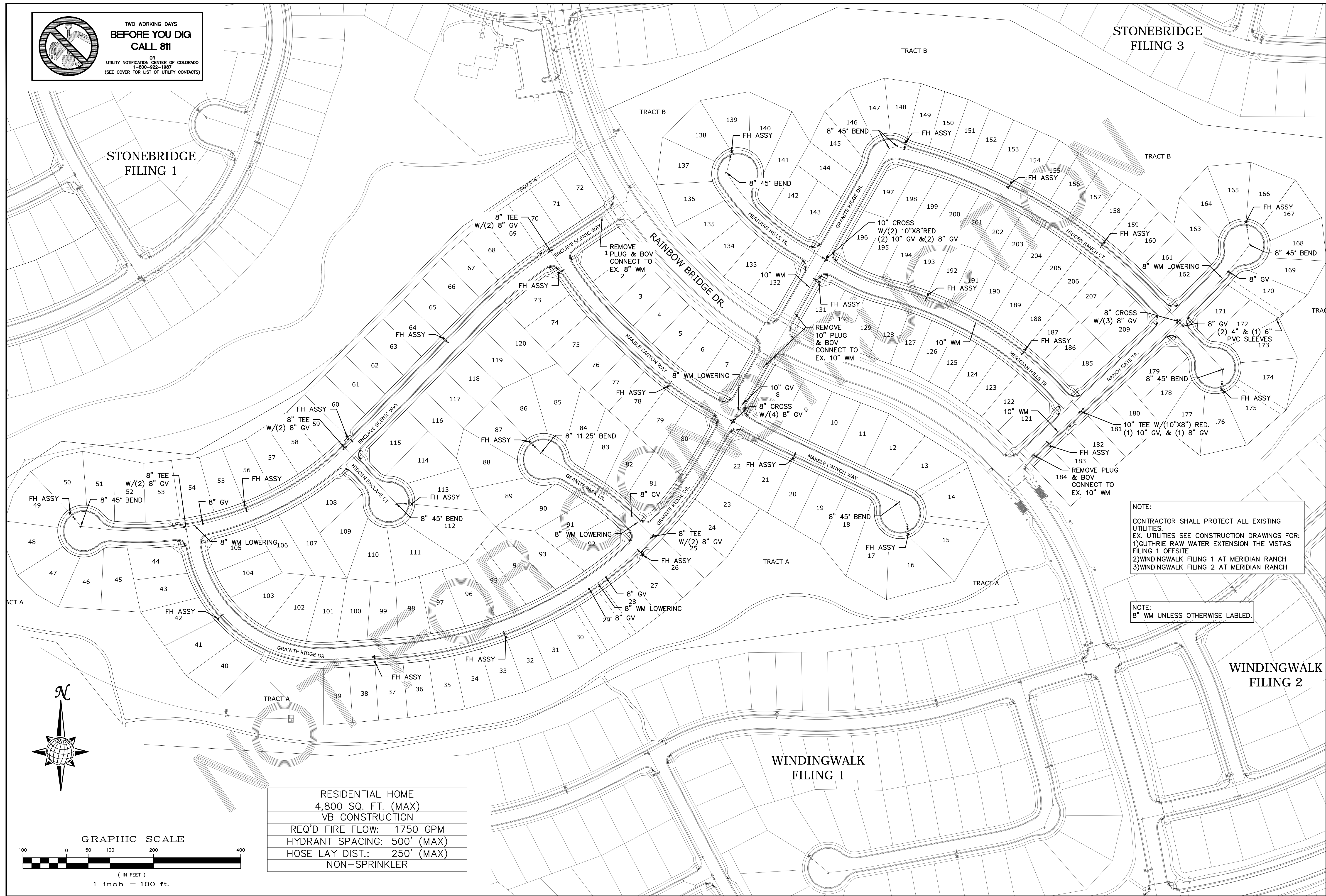
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**STONEBRIDGE
FILING 1**

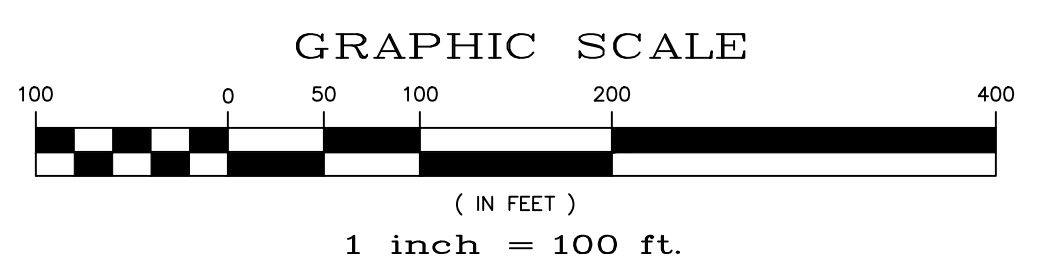
**STONEBRIDGE
FILING 3**



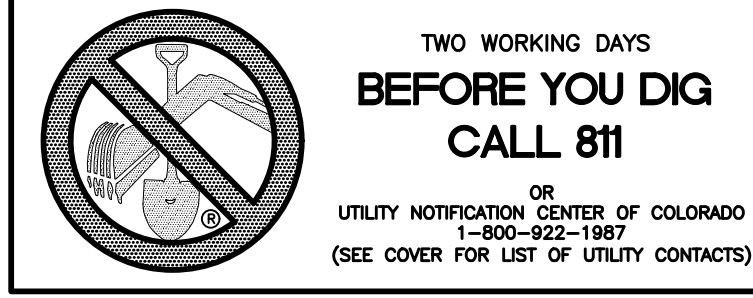
NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
2) WINDINGWALK FILING 1 AT MERIDIAN RANCH
3) WINDINGWALK FILING 2 AT MERIDIAN RANCH

NOTE:
8" WM UNLESS OTHERWISE LABELED.

RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER



TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Trdt.	Appr.	Date
 MERIDIAN RANCH		STONEBRIDGE F4 AT MERIDIAN RANCH					
		STREET AND UTILITY PLANS OVERALL WATER					
Scale	AS SHOWN	21	of	32	Date	MARCH 2018	
Drawn by	LC	Checked by	TAK				



STONEBRIDGE FILING 1

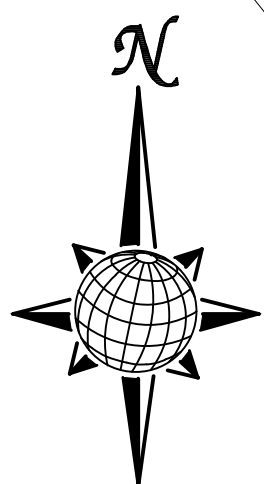
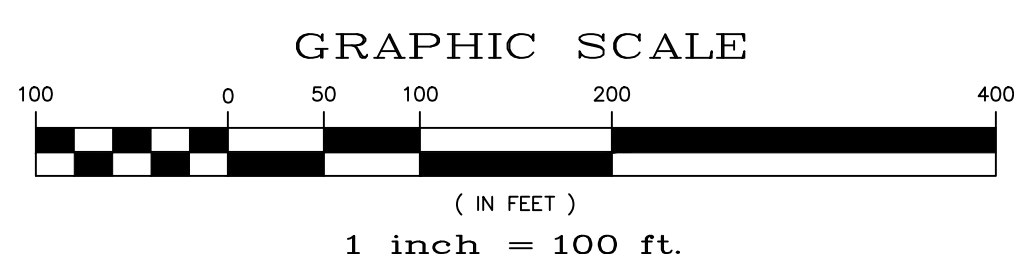
STONEBRIDGE FILING 3



NOTE:
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NOTE:
3/4" WATER SERVICE UNLESS OTHERWISE LABELED.

RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER



Date	Appr.	Date	Revisions	No.

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STONEBRIDGE F4 AT MERIDIAN RANCH
STREET AND UTILITY PLANS
OVERALL WATER SERVICES

Scale	AS SHOWN
Drawn by	LOG
Checked by	TAK
Date	MARCH 2018
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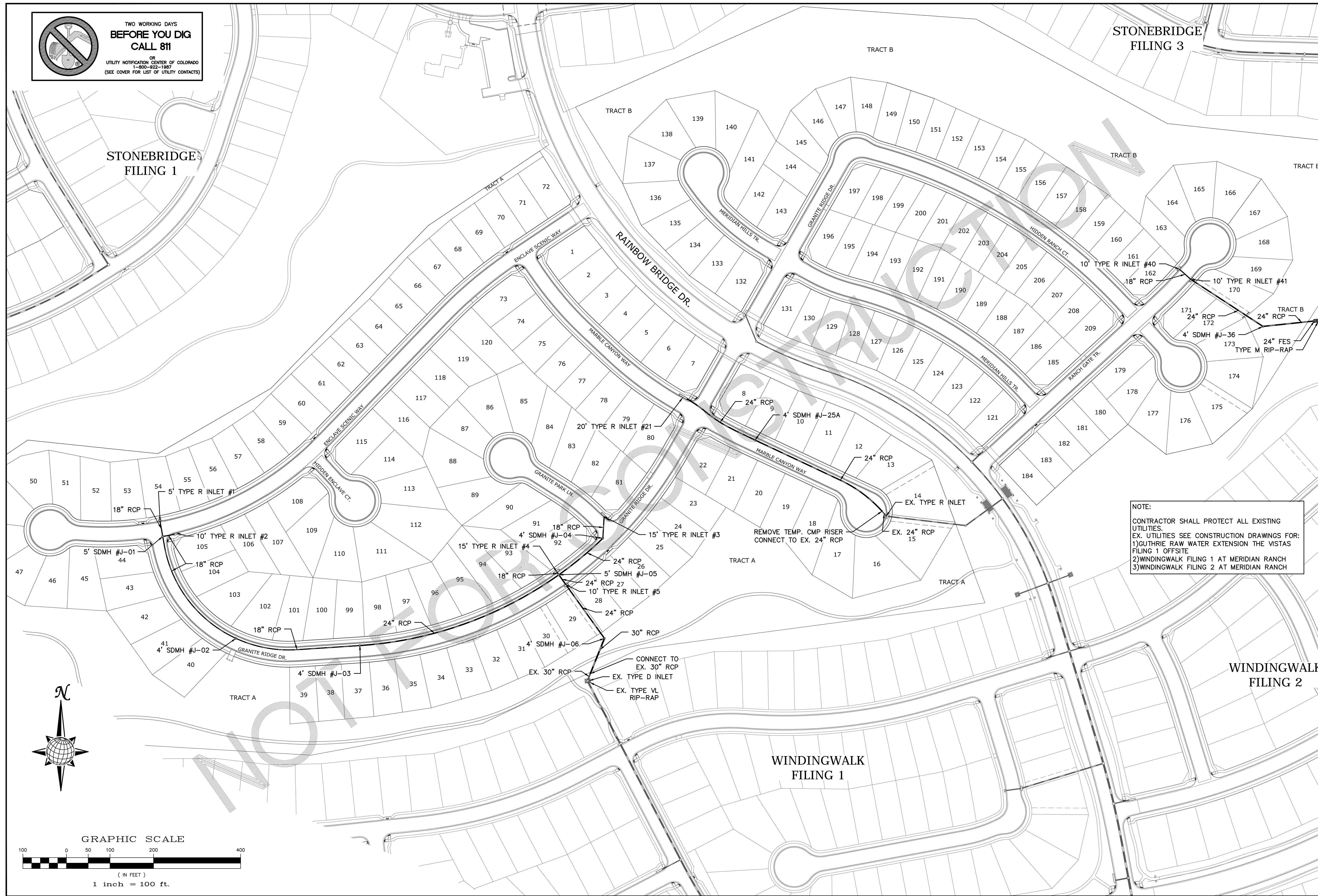


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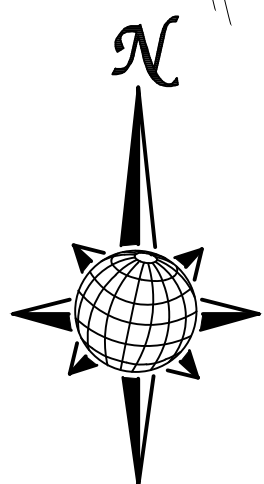
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STONEBRIDGE
FILING 1

STONEBRIDGE
FILING 3



NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
2) WINDINGWALK FILING 1 AT MERIDIAN RANCH
3) WINDINGWALK FILING 2 AT MERIDIAN RANCH

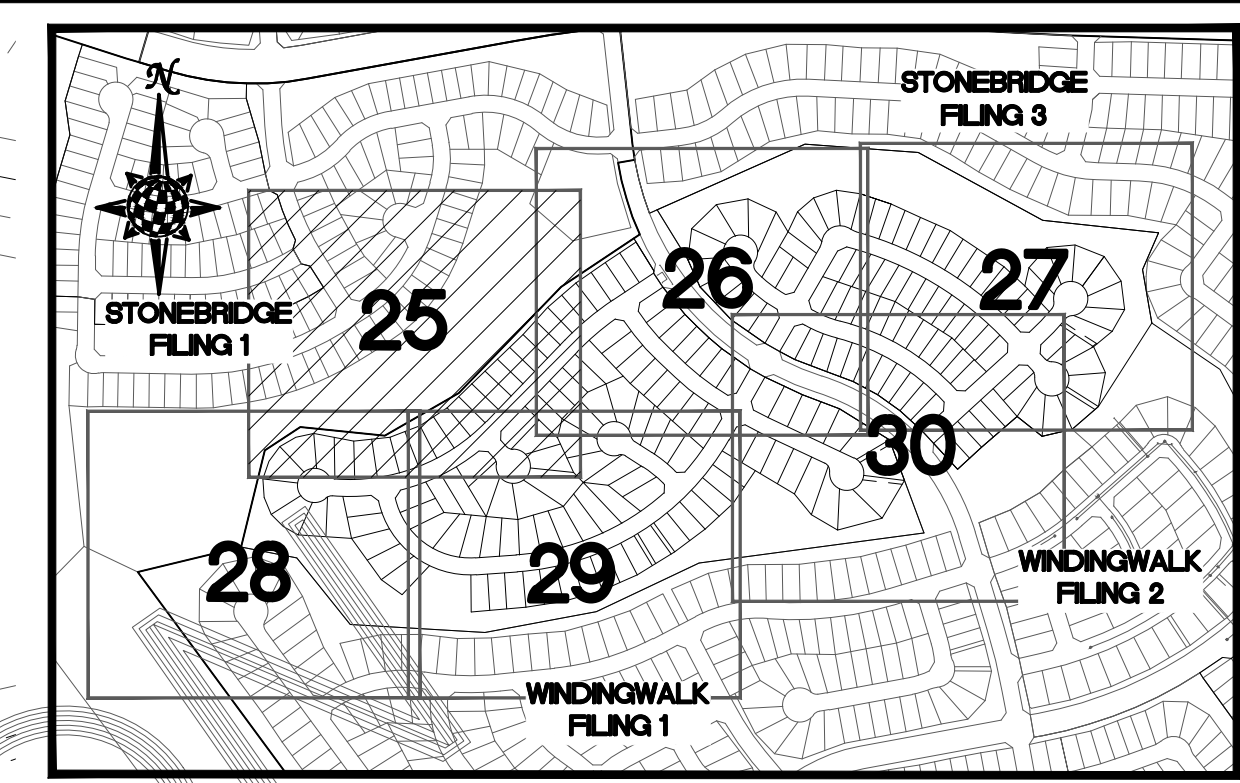
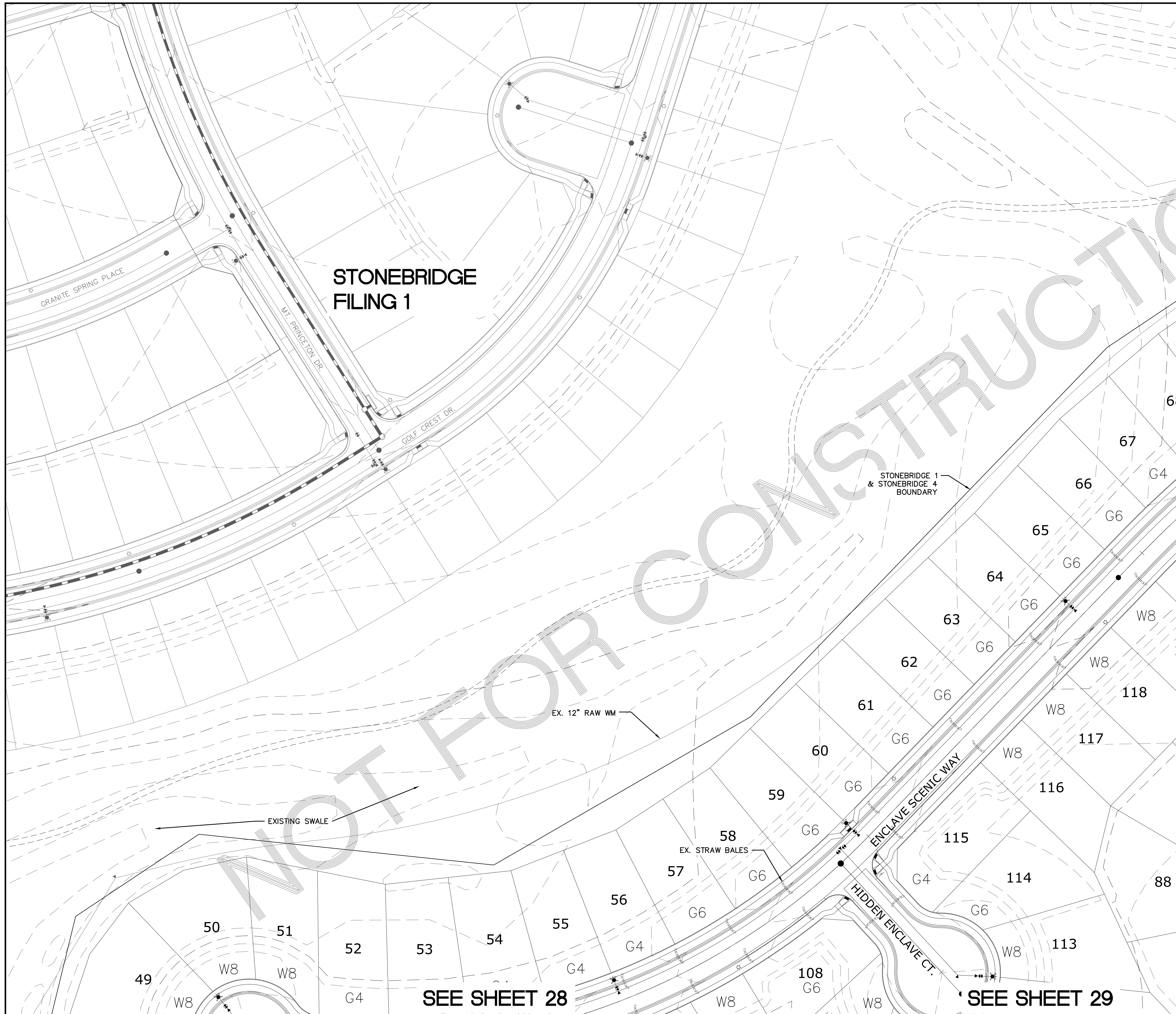


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Scale	AS SHOWN	23 of 32	Date	MARCH 2018
Drawn by	LCJ	Checked by	TAK	
STONEBRIDGE F4 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL STORM DRAIN				
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457				
MERIDIAN RANCH				
No.	Revisions	Date	Trdt.	Appr.



INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 32
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
		RCP REINFORCED CONCRETE PIPE
	(SF)	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	(VTC)	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	(IP)	INLET PROTECTION PER DETAIL SHEET 32
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		2.00% GRADE
		75 LOT NUMBER
		LOT GRADE TYPE

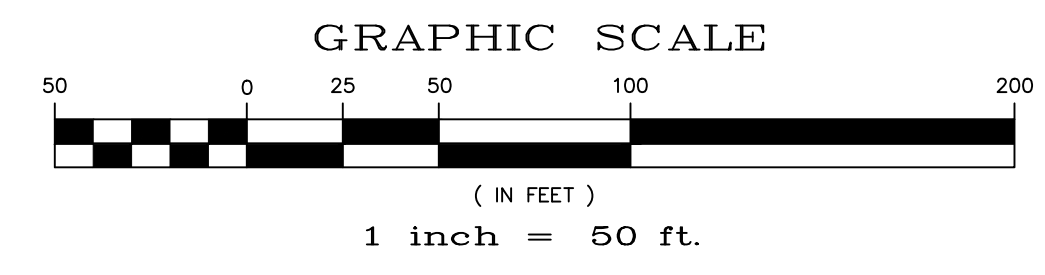
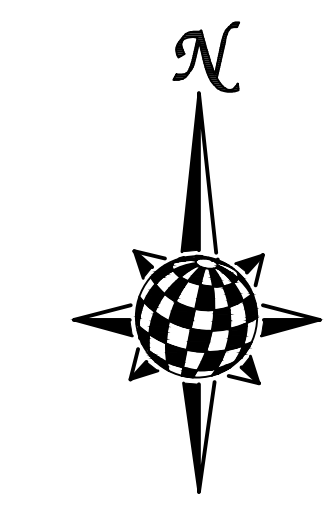
NOTE:
ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 31.

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EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) WINDINGWALK FILING 1 AT MERIDIAN RANCH
2) WINDINGWALK FILING 2 AT MERIDIAN RANCH
3) THE VISTAS FILING 1 AT MERIDIAN RANCH
4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH

SEE SHEET 26

SEE SHEET 28

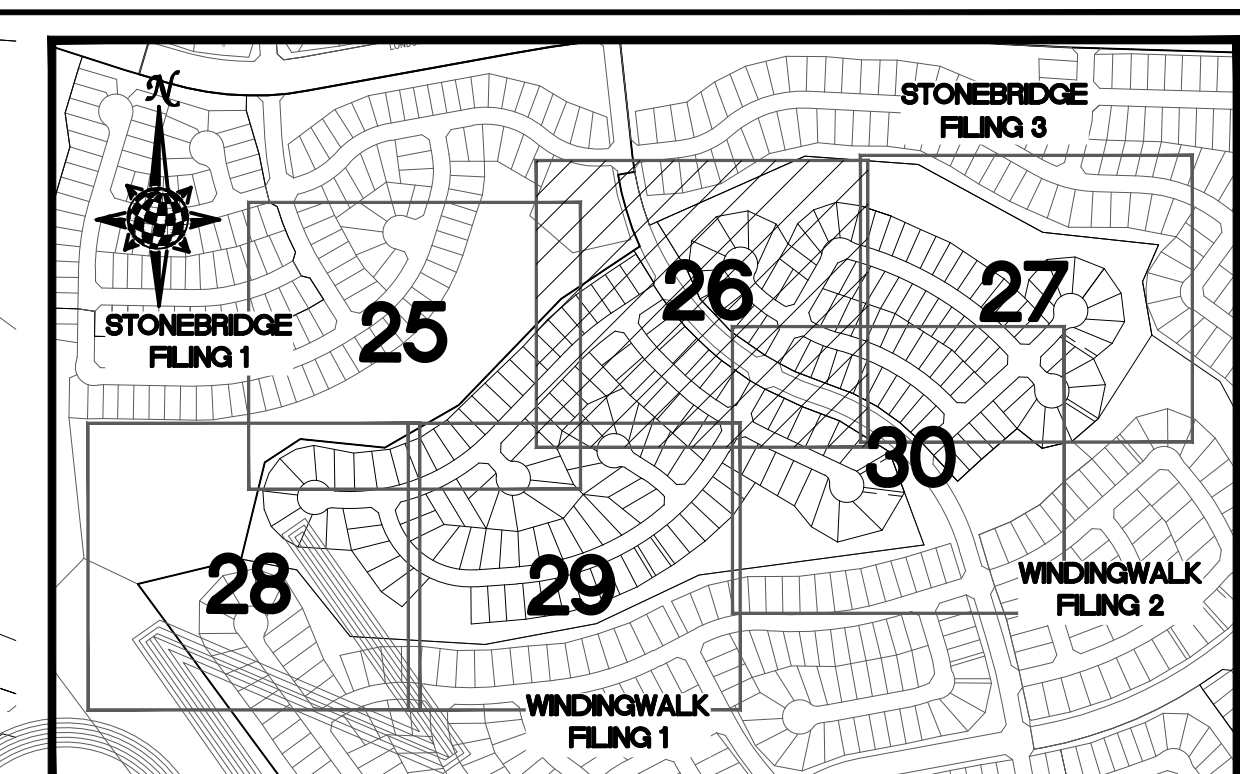
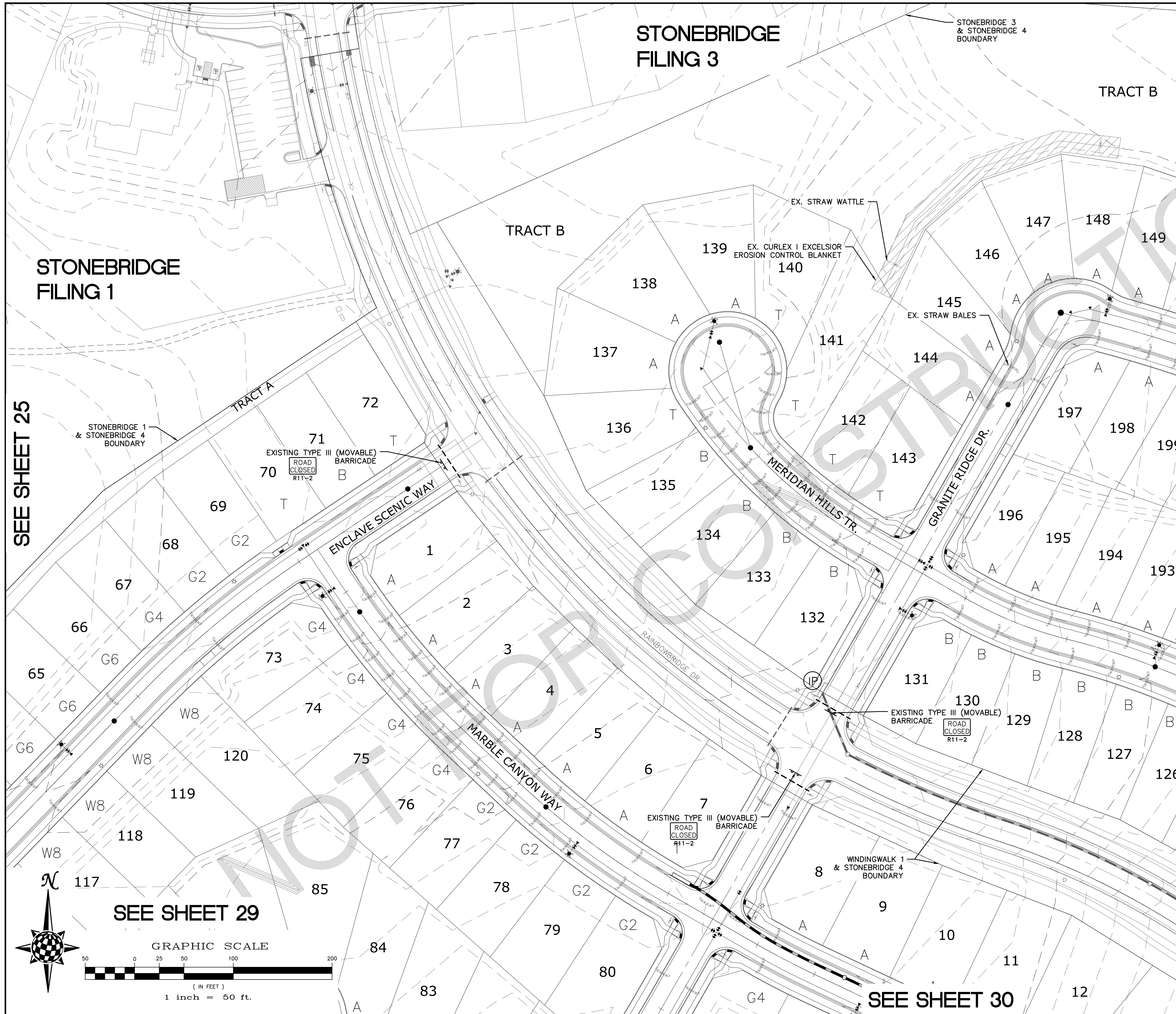
SEE SHEET 29



TWO WORKING DAYS BEFORE YOU DIG CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

Scale	AS SHOWN	25 of 32
	Drawn by LOG	Checked by TAK
STONEBRIDGE F4 AT MERIDIAN RANCH		
GRADING+EROSION CONTROL PLAN LAYOUT		
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		
MERIDIAN RANCH		
No.	Revisions	Date / Init. / Appr. / Date



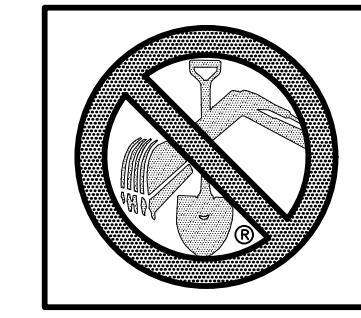
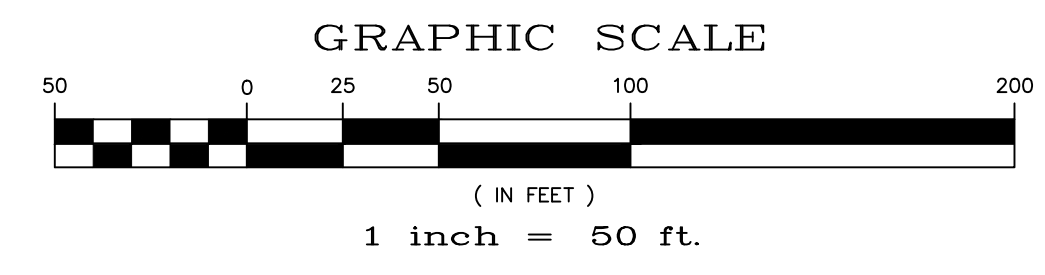
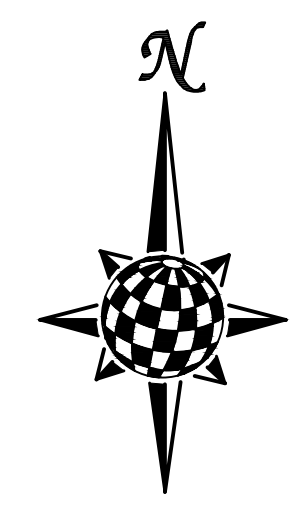
INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 32
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VTG	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 32
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		2.00% GRADE
		75 LOT NUMBER
		G2 LOT GRADE TYPE

NOTE:
ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 31.

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EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) WINDINGWALK FILING 1 AT MERIDIAN RANCH
2) WINDINGWALK FILING 2 AT MERIDIAN RANCH
3) THE VISTAS FILING 1 AT MERIDIAN RANCH
4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH



TWO WORKING DAYS
BEFORE YOU DIG CALL 811
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-322-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

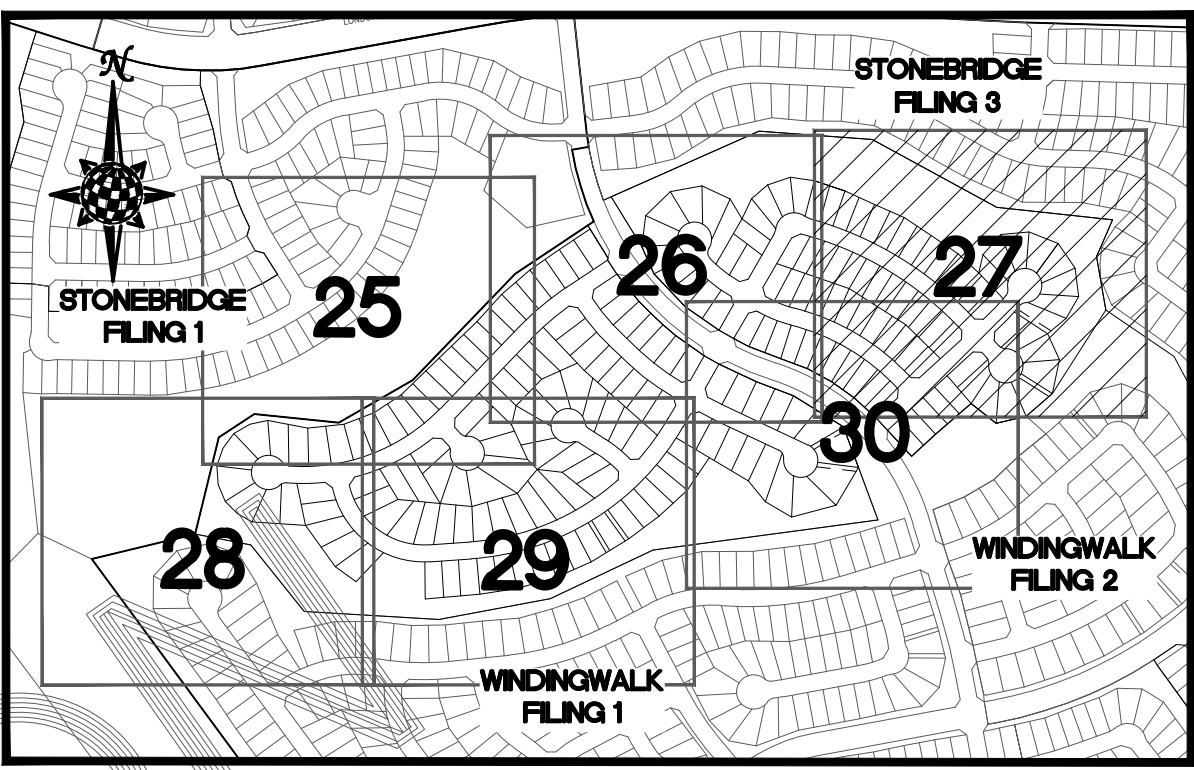
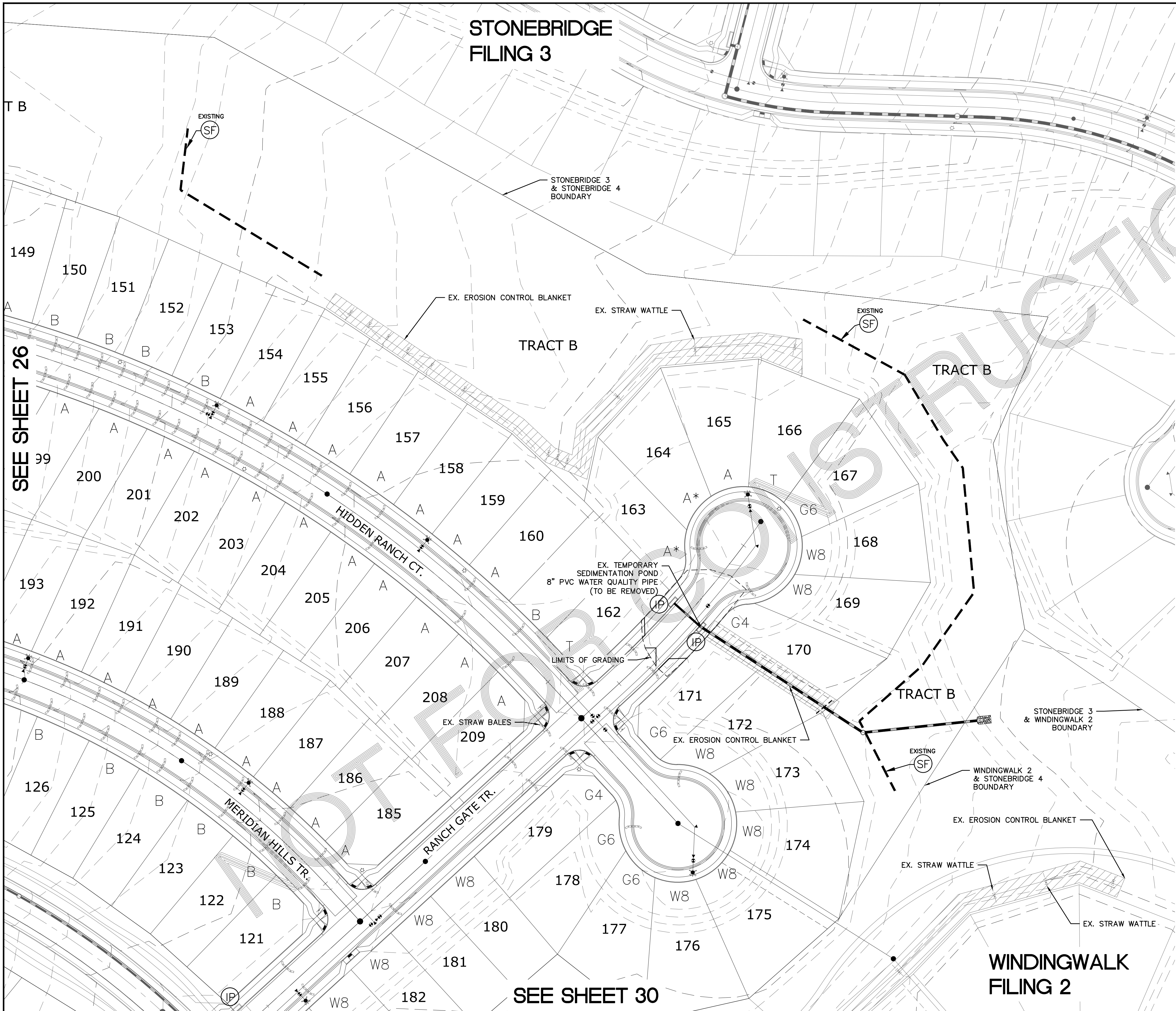
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		STONEBRIDGE F4 AT MERIDIAN RANCH GRADING+EROSION CONTROL PLAN LAYOUT			
		Drawn by LOG	Checked by TAK	Date MARCH 2018	
Scale AS SHOWN	26 of 32				

SEE SHEET 25

SEE SHEET 27

SEE SHEET 29

SEE SHEET 30



INDEX MAP
N.T.S.

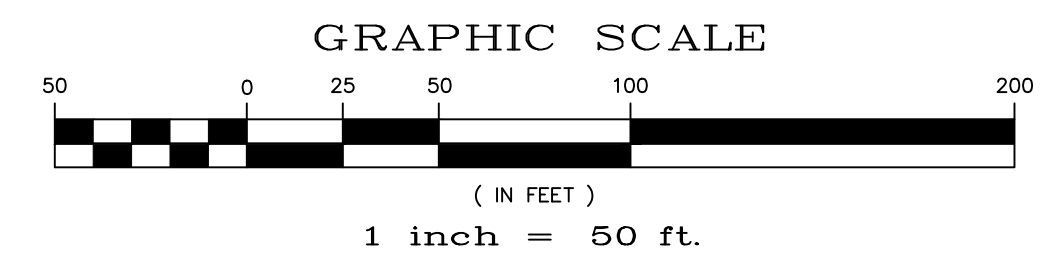
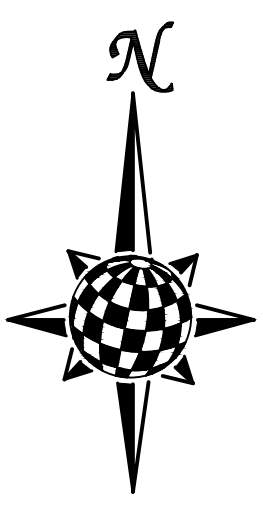
LEGEND

- | SYMBOL | ACRONYM | DESCRIPTION |
|----------|---------|---|
| [Symbol] | | STRAW BALES |
| [Symbol] | | EROSION WATTLES PER DETAIL SHEET 32 |
| [Symbol] | | EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2 |
| [Symbol] | | RCP REINFORCED CONCRETE PIPE |
| [Symbol] | (SF) | SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2 |
| [Symbol] | (VTC) | VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2 |
| [Symbol] | (IP) | INLET PROTECTION PER DETAIL SHEET 32 |
| [Symbol] | | EXISTING CONTOUR (10') |
| [Symbol] | | EXISTING CONTOUR (2') |
| [Symbol] | | PROPOSED CONTOUR (10') |
| [Symbol] | | PROPOSED CONTOUR (2') |
| [Symbol] | | GRADE |
| [Symbol] | 2.00% | GRADE |
| [Symbol] | 75 | LOT NUMBER |
| [Symbol] | | LOT GRADE TYPE |

NOTE: ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 31.

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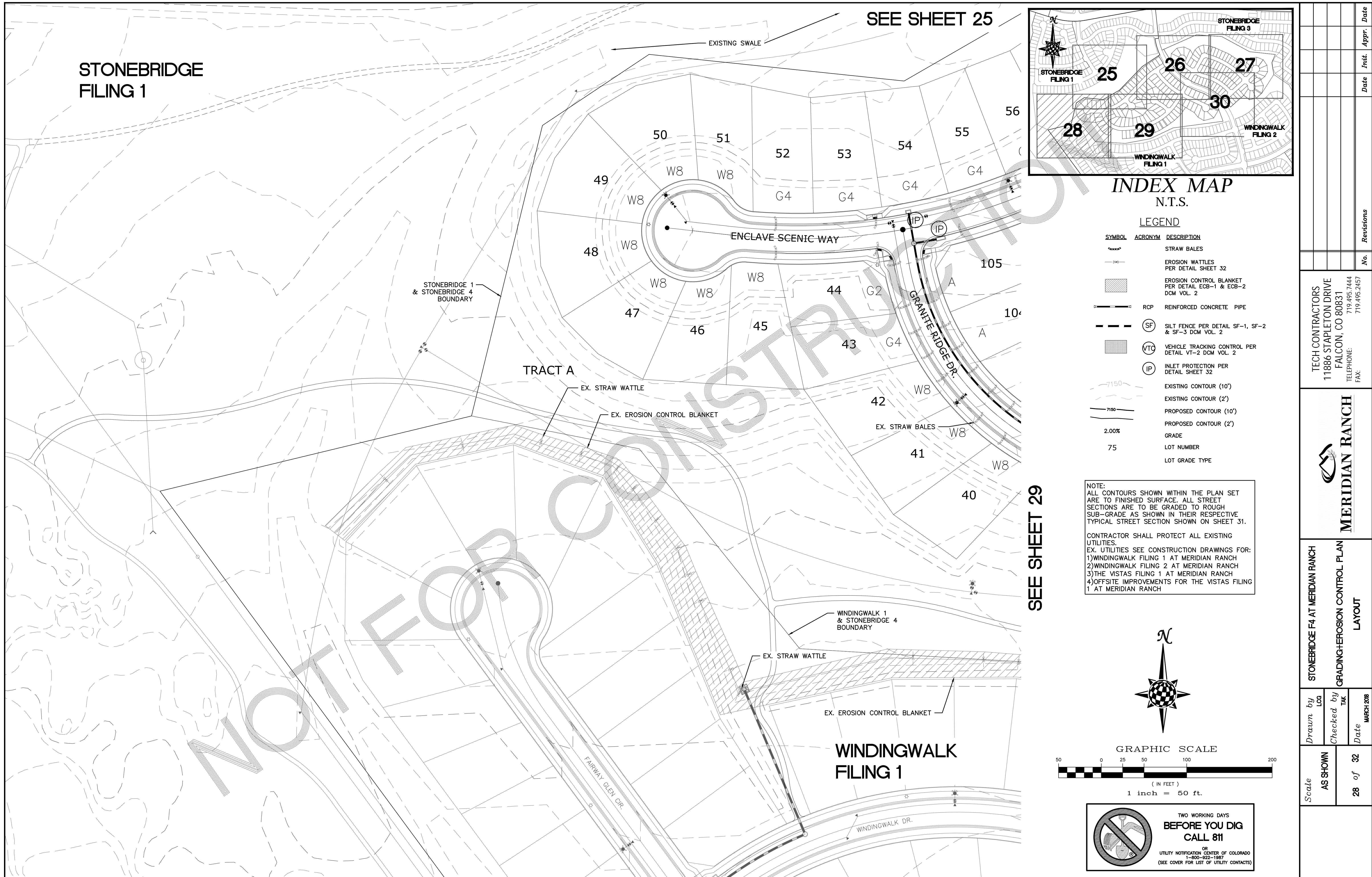
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
 1) WINDINGWALK FILING 1 AT MERIDIAN RANCH
 2) WINDINGWALK FILING 2 AT MERIDIAN RANCH
 3) THE VISTAS FILING 1 AT MERIDIAN RANCH
 4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH



				Date	Appr.
				Date	Invt.
				No.	Revisions
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>					
<p>STONEBRIDGE F4 AT MERIDIAN RANCH GRADING-EROSION CONTROL PLAN LAYOUT</p>					
Drawn by	LOG	Checked by	TAK	Date	MARCH 2018
Scale	AS SHOWN		27 of 32		

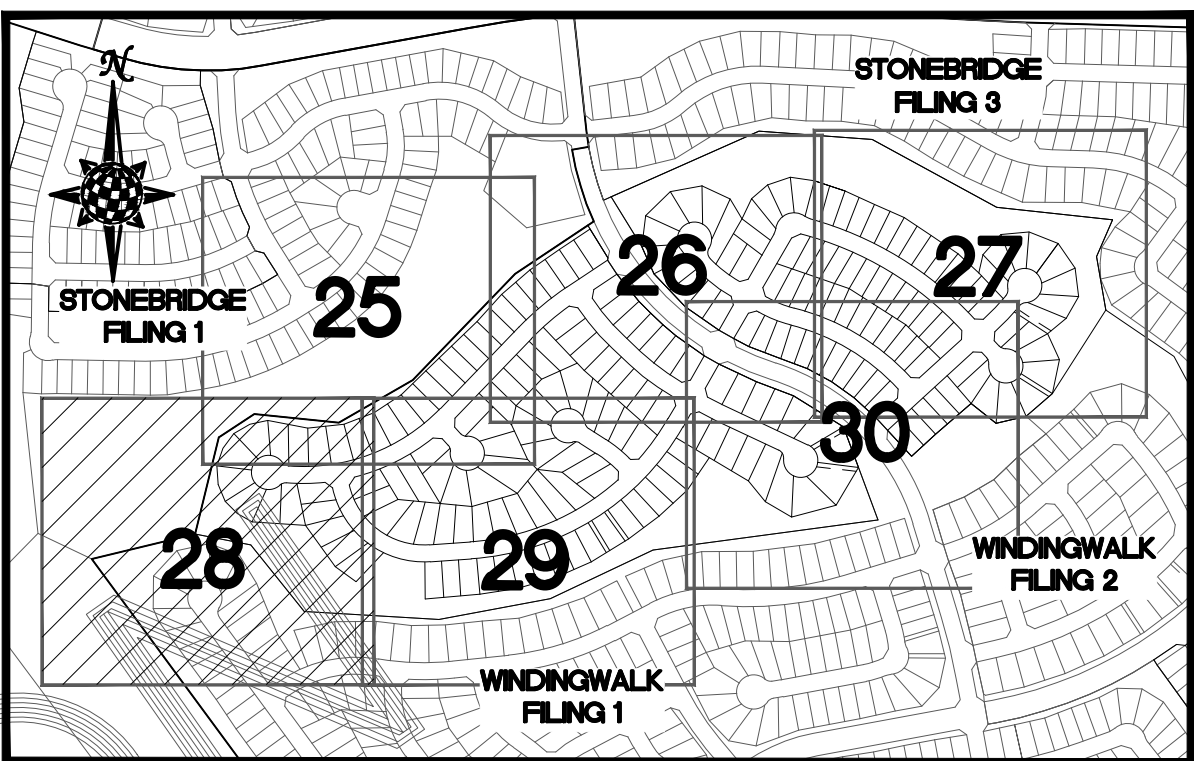
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PCD PROJECT NO. XX--XX--XXX



SEE SHEET 25

STONEBRIDGE
FILING 1



INDEX MAP
N.T.S.

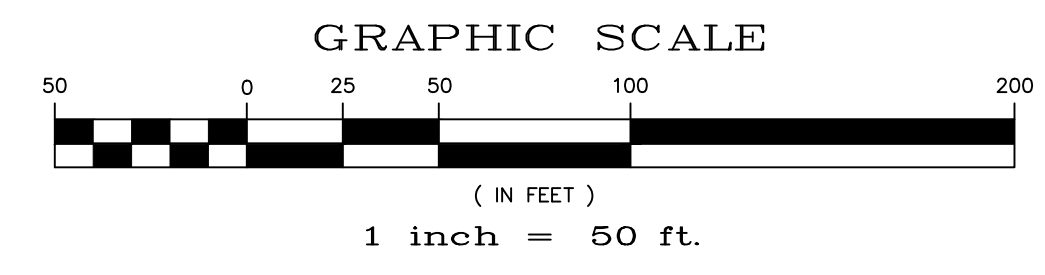
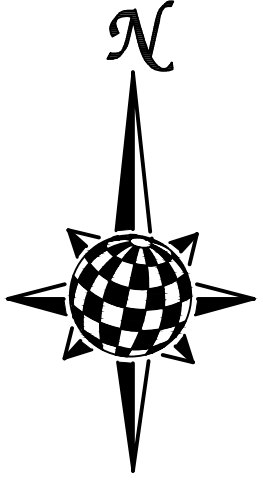
LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 32
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
		RCP REINFORCED CONCRETE PIPE
	(SF)	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	(VTC)	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	(IP)	INLET PROTECTION PER DETAIL SHEET 32
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		GRADE 2.00%
		LOT NUMBER 75
		LOT GRADE TYPE A

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4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH

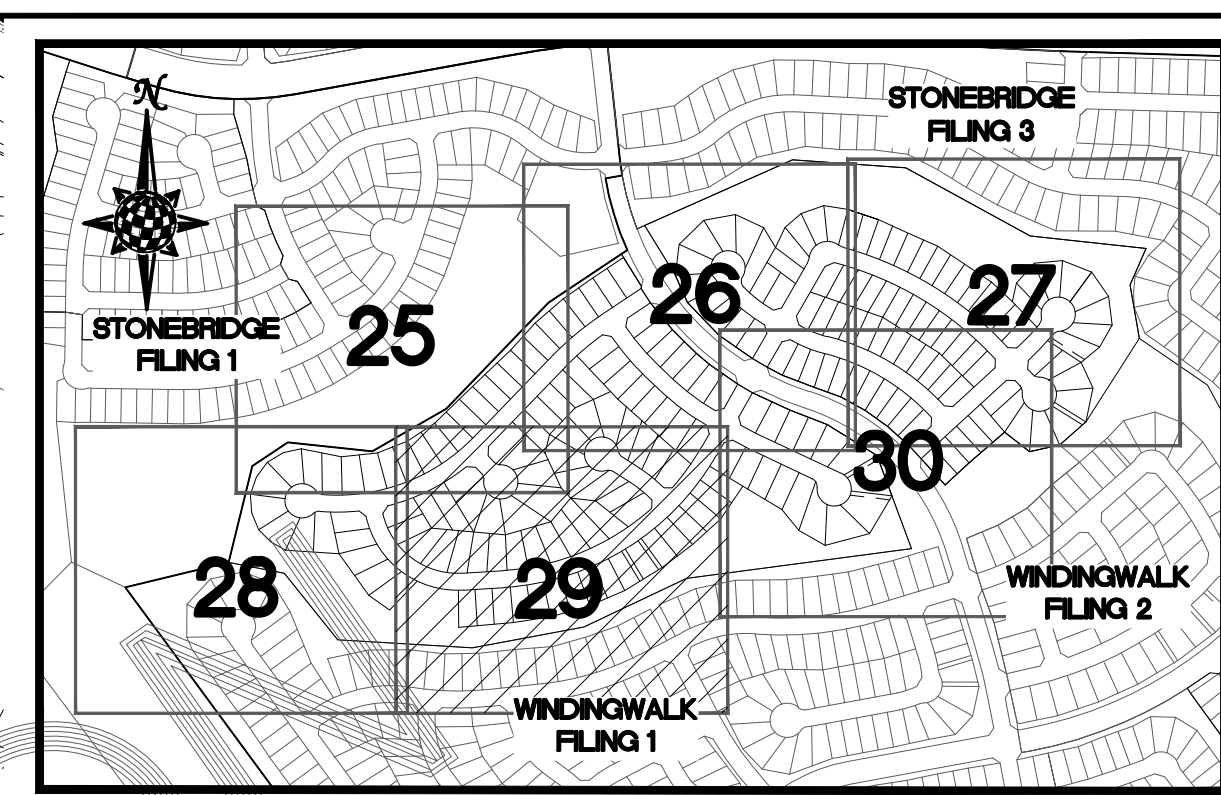
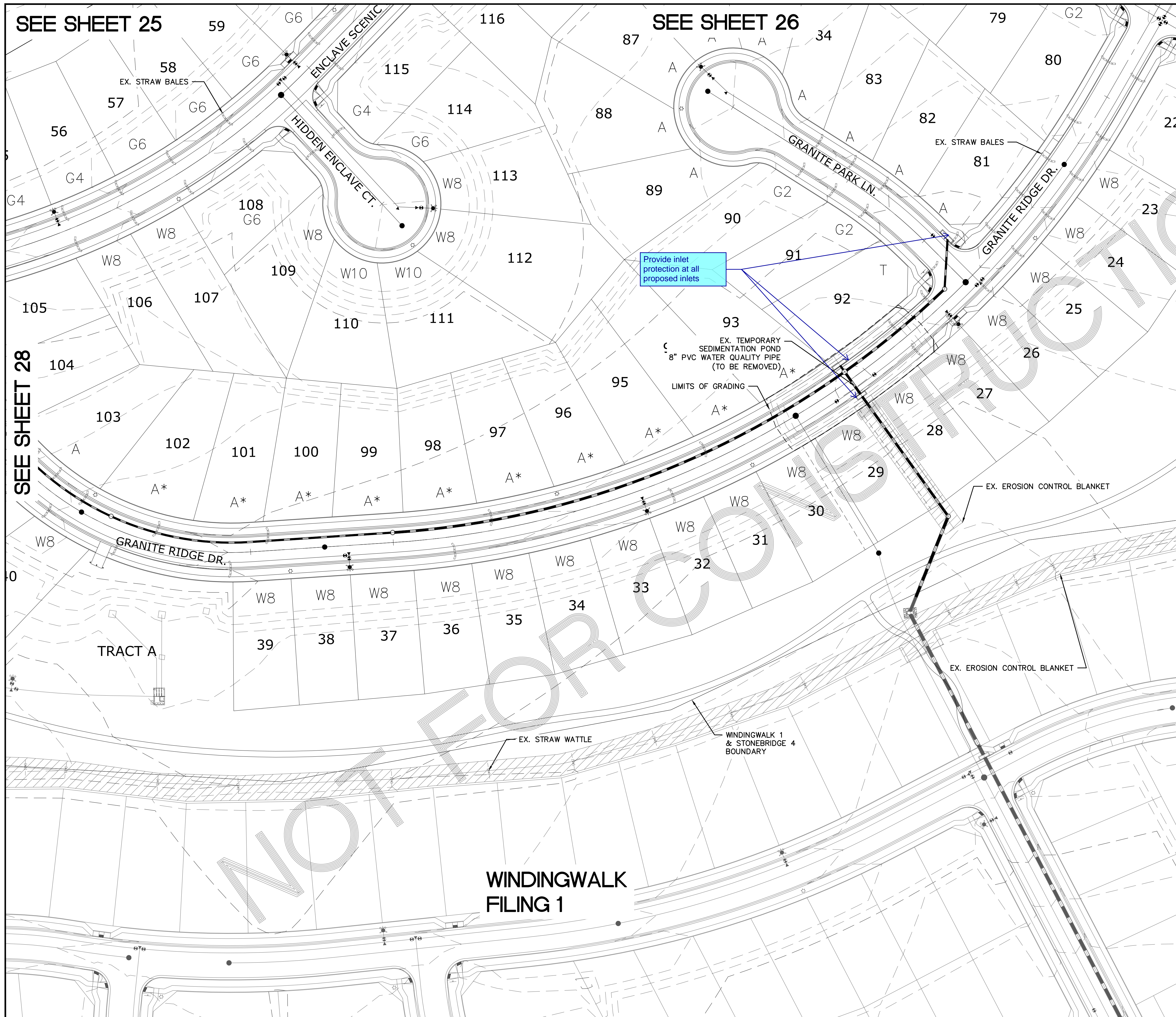
SEE SHEET 29



**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

	<i>Date</i>		<i>Appr.</i>		<i>Date</i>		<i>Revisions</i>
<p>MERIDIAN RANCH</p>							
<p>STONEBRIDGE F4 AT MERIDIAN RANCH GRADING+EROSION CONTROL PLAN LAYOUT</p>							
<i>Drawn by</i> LOG	<i>Checked by</i> TAK	<i>Date</i> MARCH 2018					
<i>Scale</i> AS SHOWN	<i>28 of</i> 32						



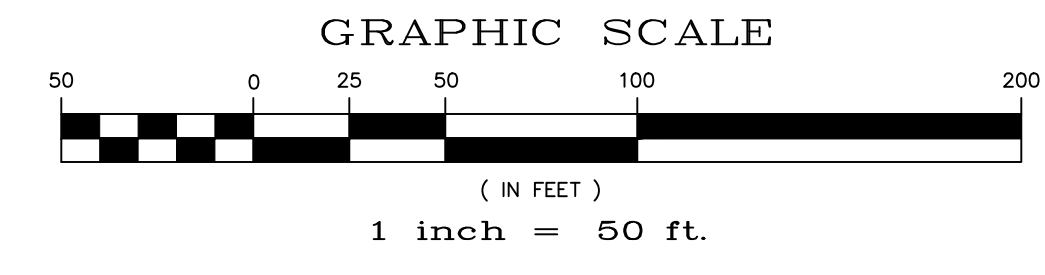
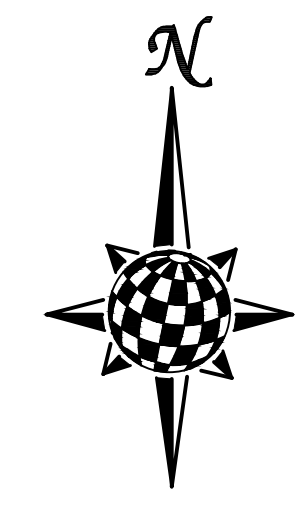
INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
[Symbol]		STRAW BALES
[Symbol]		EROSION WATTLES PER DETAIL SHEET 32
[Symbol]		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
[Symbol]		ROP REINFORCED CONCRETE PIPE
[Symbol]	(SF)	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
[Symbol]	(VTC)	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
[Symbol]	(IP)	INLET PROTECTION PER DETAIL SHEET 32
[Symbol]		EXISTING CONTOUR (10')
[Symbol]		EXISTING CONTOUR (2')
[Symbol]		PROPOSED CONTOUR (10')
[Symbol]		PROPOSED CONTOUR (2')
[Symbol]		GRADE
[Symbol]		2.00%
[Symbol]		75
		LOT NUMBER
		LOT GRADE TYPE

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4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH



TWO WORKING DAYS BEFORE YOU DIG CALL 811

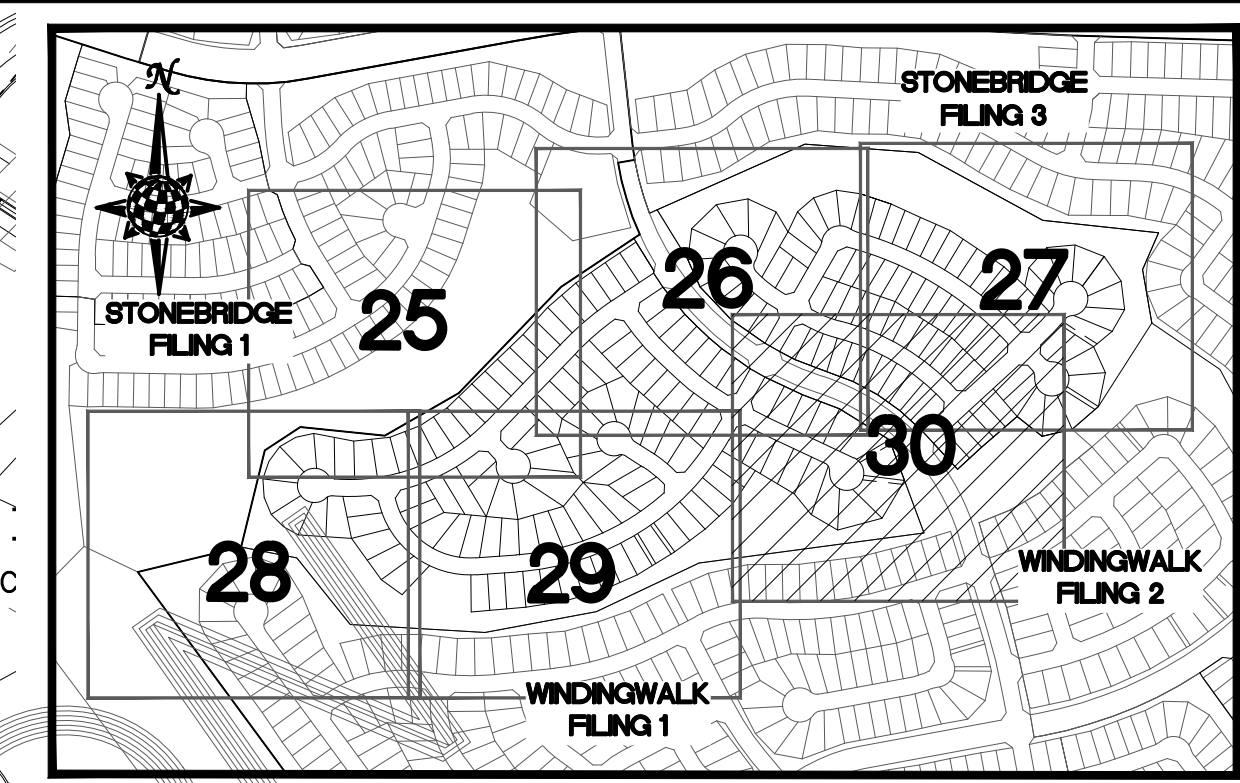
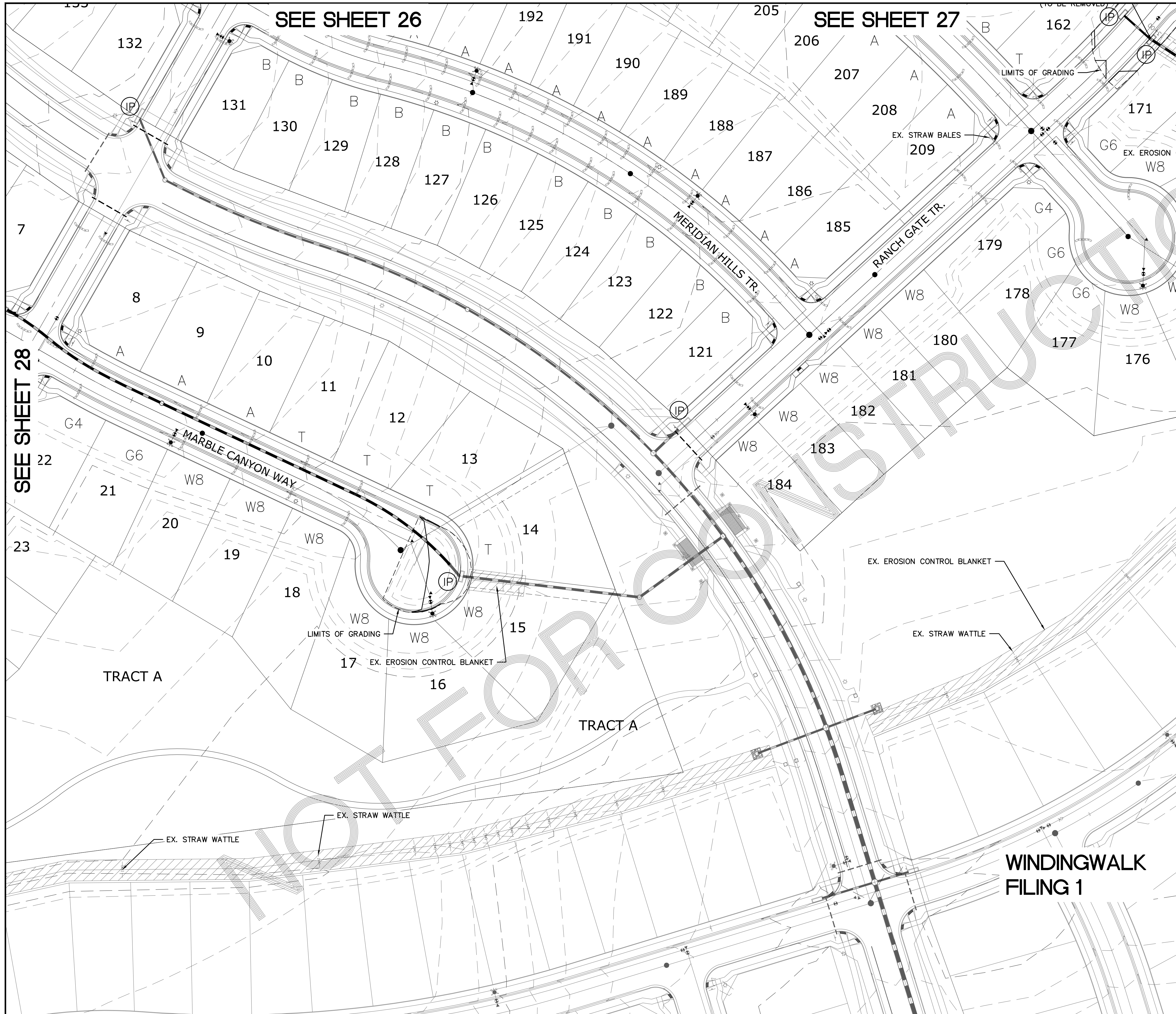
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-222-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

SEE SHEET 28

SEE SHEET 30

NOT FOR CONSTRUCTION

							Date	
							Appr.	
							Date	
							Instr.	
							No.	
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>								
<p>MERIDIAN RANCH</p>								
<p>STONEBRIDGE F4 AT MERIDIAN RANCH GRADING/EROSION CONTROL PLAN LAYOUT</p>								
Drawn by	LGA	Checked by	TKK	Date				MARCH 2018
Scale	AS SHOWN						29 of 32	



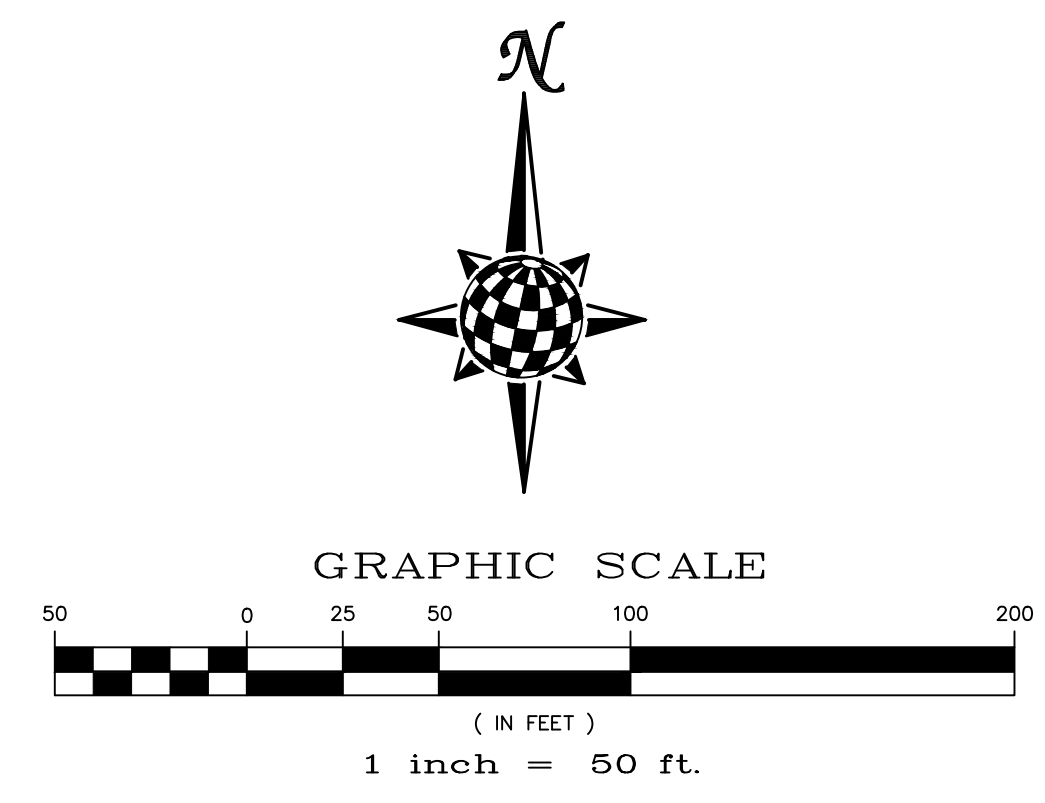
INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 32
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
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	(SF)	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	(VTC)	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	(IP)	INLET PROTECTION PER DETAIL SHEET 32
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		2.00% GRADE
		75 LOT NUMBER
		LOT GRADE TYPE

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3) THE VISTAS FILING 1 AT MERIDIAN RANCH
4) OFFSITE IMPROVEMENTS FOR THE VISTAS FILING 1 AT MERIDIAN RANCH



TWO WORKING DAYS BEFORE YOU DIG CALL 811

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UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

SEE SHEET 28

SEE SHEET 26

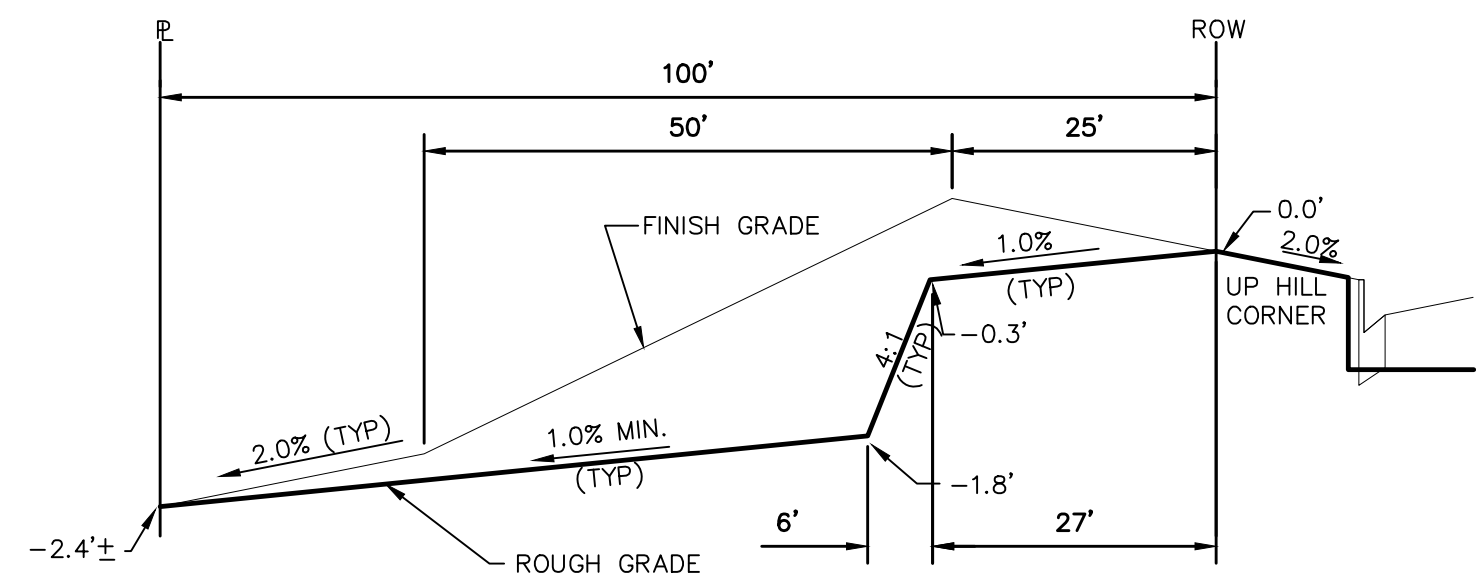
SEE SHEET 27

TRACT A

TRACT A

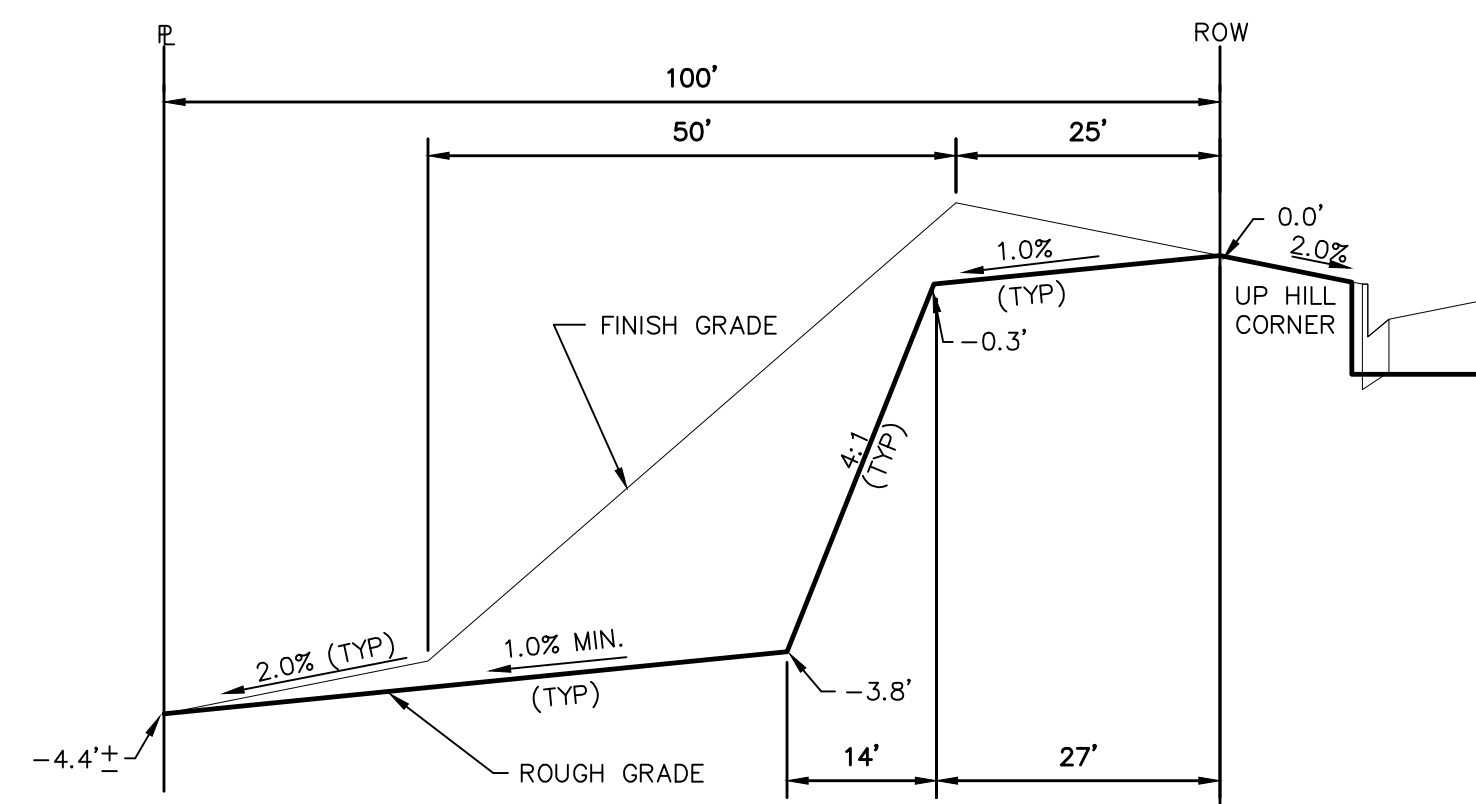
WINDINGWALK FILING 1

Date		Appr.	
Date		Revis.	
No.		Revisions	
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457			
 MERIDIAN RANCH			
STONEBRIDGE F4 AT MERIDIAN RANCH GRADING+EROSION CONTROL PLAN LAYOUT			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	MARCH 2018
		30	of 32



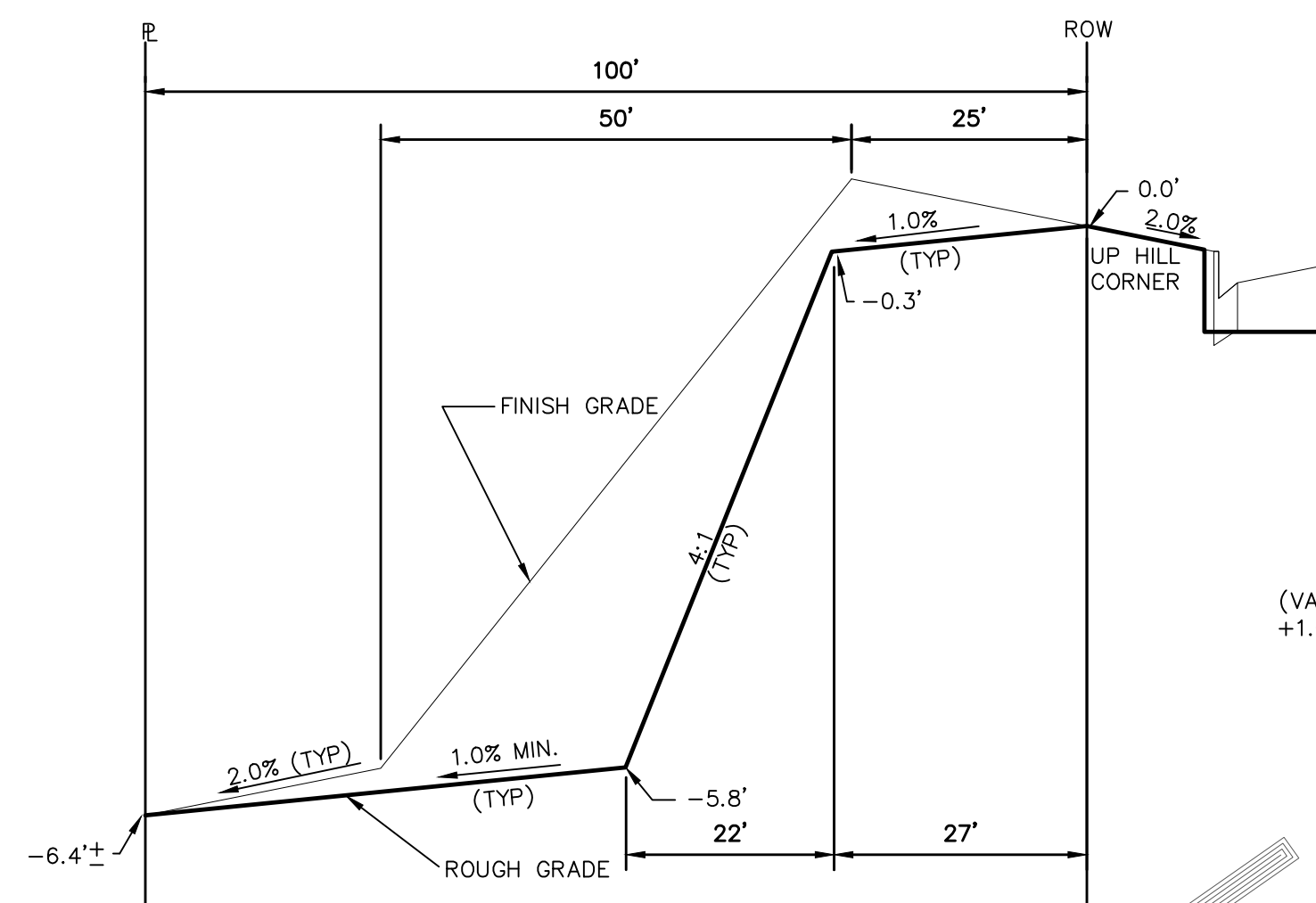
TYPICAL LOT "G2" TEMPLATES

NTS



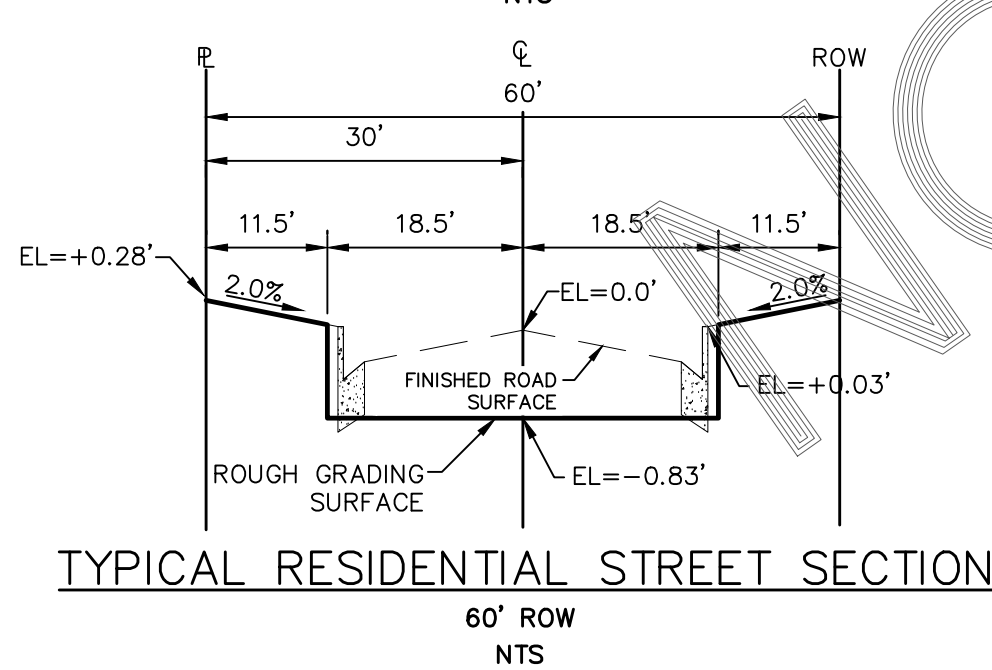
TYPICAL LOT "G4" TEMPLATES

NTS



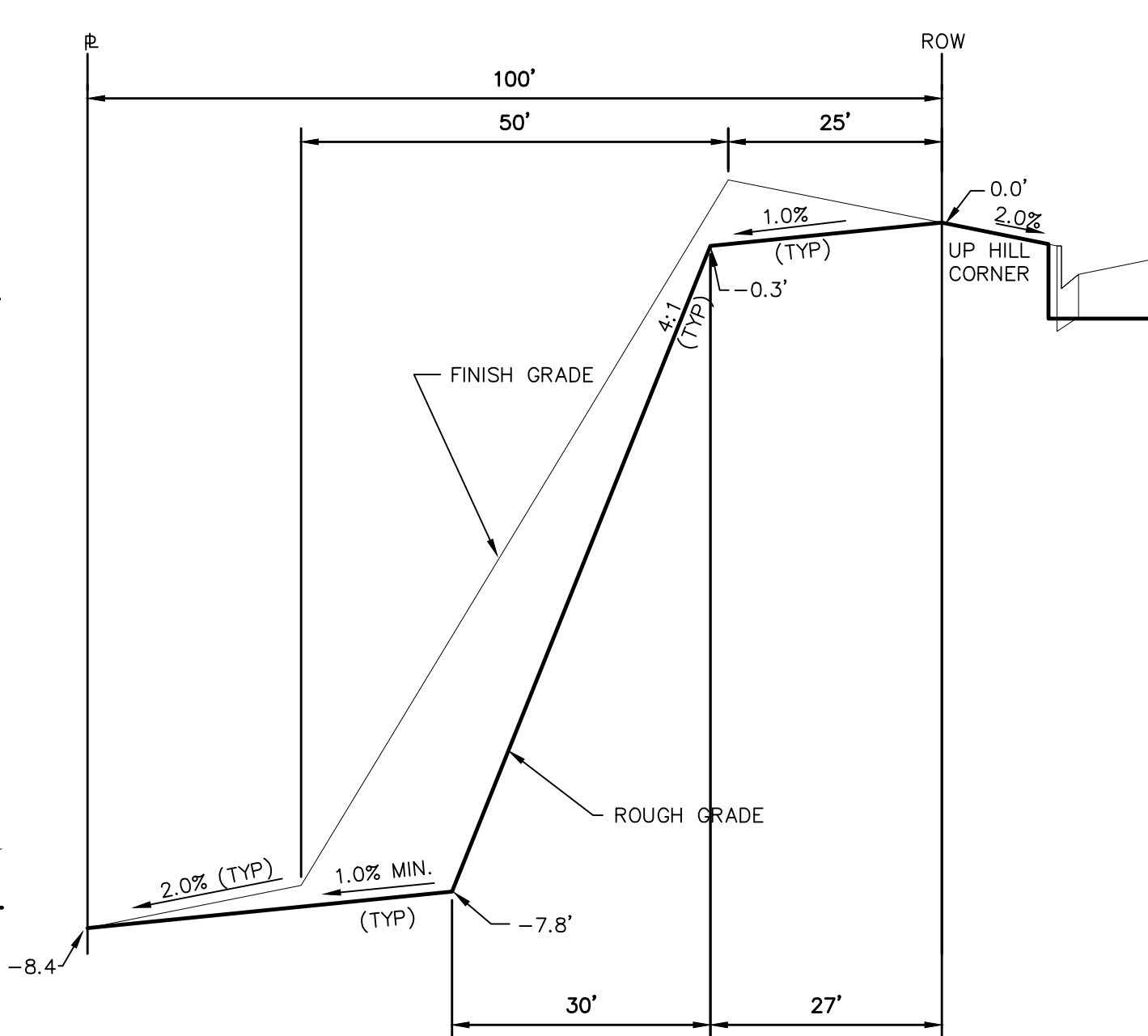
TYPICAL LOT "G6" TEMPLATES

NTS



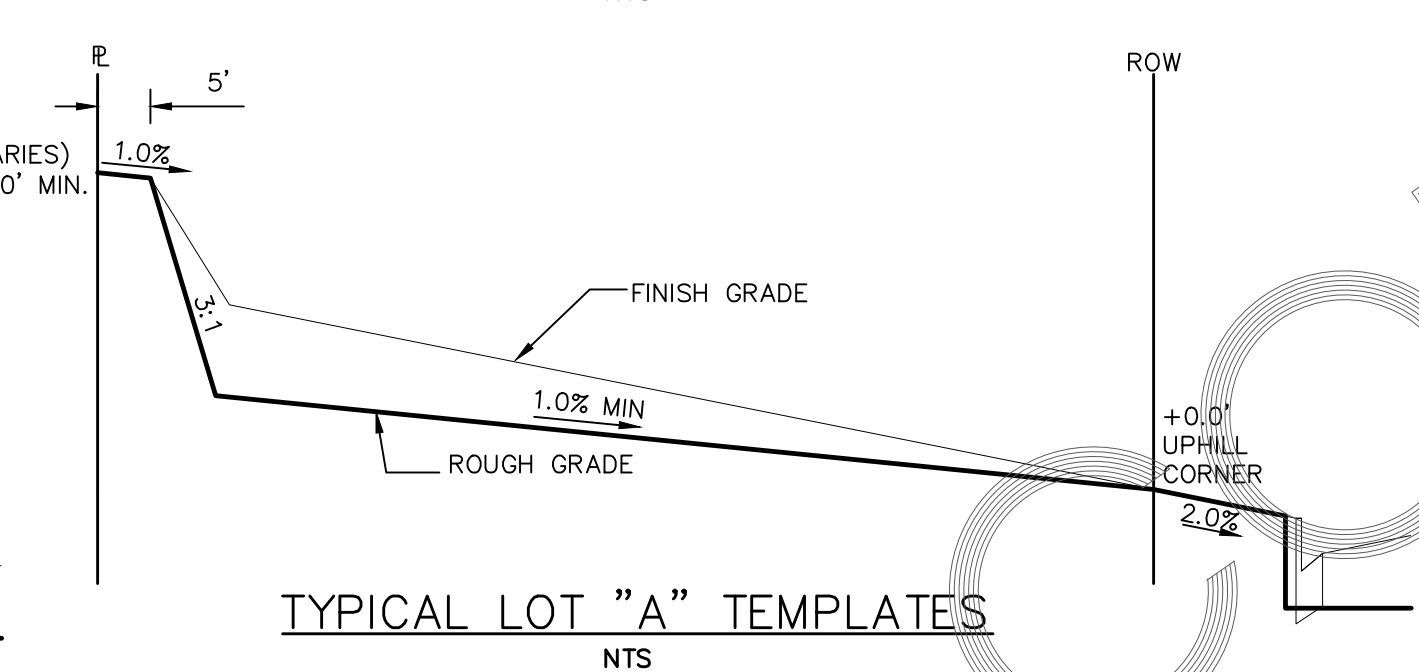
TYPICAL RESIDENTIAL STREET SECTION

NTS



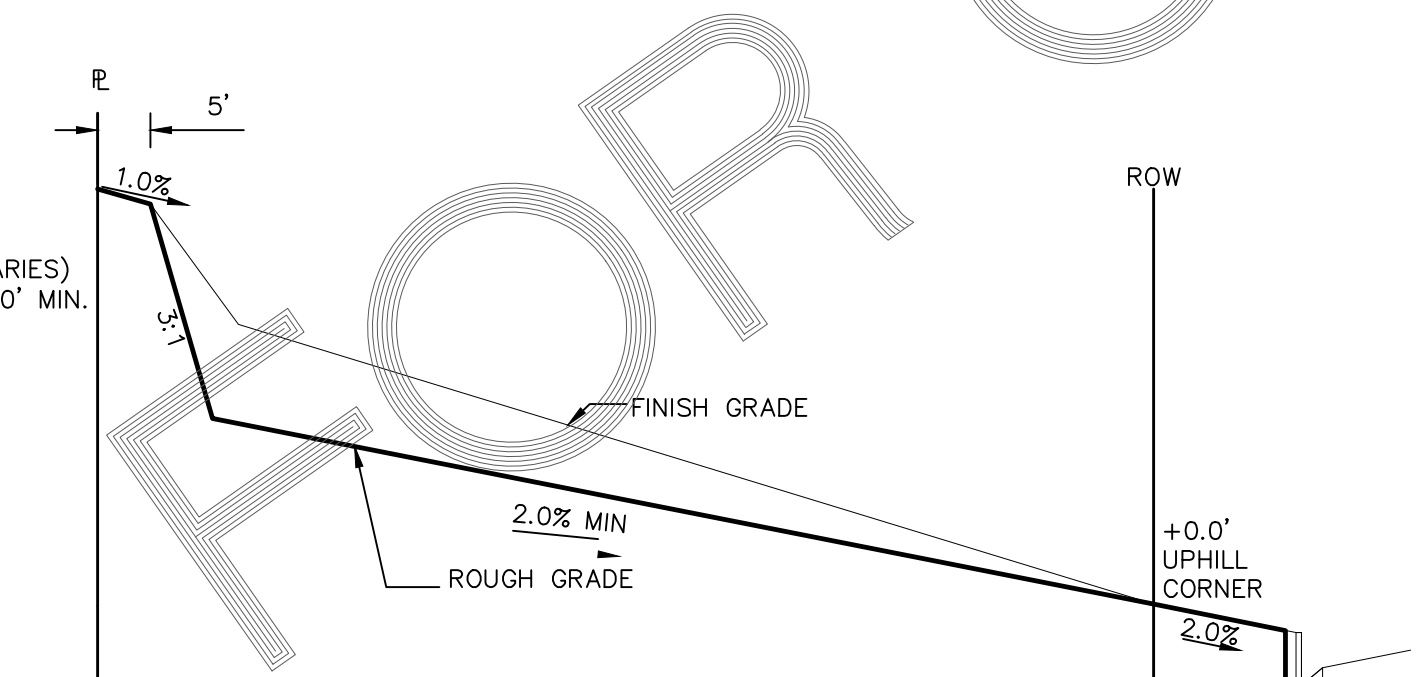
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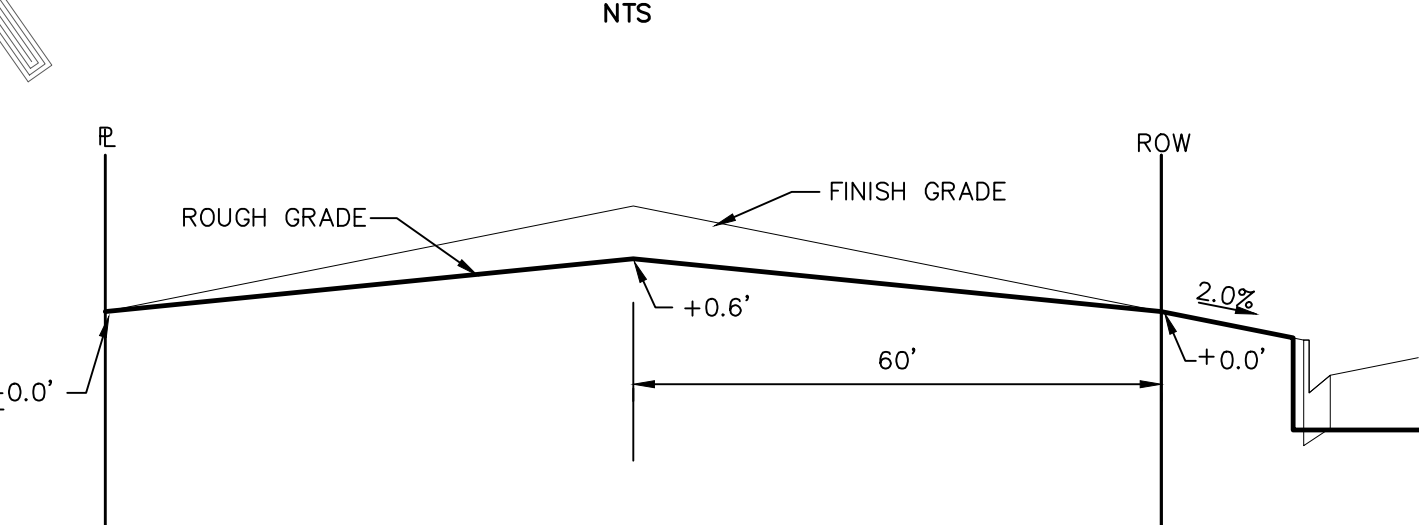
TYPICAL LOT "A" TEMPLATES

NTS



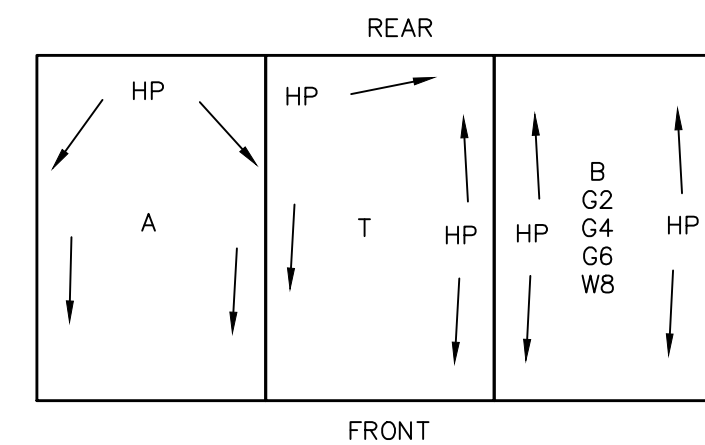
TYPICAL LOT "A*" TEMPLATES

NTS



TYPICAL LOT "B" TEMPLATES

NTS



TYPICAL DRAINAGE PATTERN

NTS

STEPS FOR CONSTRUCTION

THE ANTICIPATED START FOR THIS PROJECT IS JANUARY 2019 WITH AN ANTICIPATED COMPLETION DATE OF JUNE 2019. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.

- * INSTALL INITIAL BMP'S
- * CONSTRUCTION OF DITCHES AND EROSION CONTROL STRUCTURES
- * ROUGH GRADING OF LOTS AND ROADS
- * SANITARY SEWER
- * WATER
- * STORM SEWER AND CULVERTS
- * ELECTRIC
- * GAS
- * PHONE & CABLE TV
- * FINISHED ROAD GRADING AND PAVING

EROSION AND SEDIMENT CONTROLS

SILT FENCES AND STRAW BALE CHECK DAMS (OR APPROVED EQUAL) WILL BE INSTALLED PRIOR TO ANY EXCAVATION FOR THE MAJOR ROADS. STRAW BALE CHECK DAMS, FILTEREX OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGE WAYS. STRAW BALES, FILTEREX OR APPROVED EQUAL WILL BE INSTALLED AROUND THE OUTLET AND OVERFLOW STRUCTURE. THE OUTLET STRUCTURE WILL ALSO BE PROTECTED WITH RIPRAP ON THE DOWNSTREAM SIDE.

NON-STRUCTURE PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL PLAN. TEMPORARY SEEDING OF THE DETENTION POND AND MULCHING ALONG STEEP EMBANKMENTS WILL BE PERFORMED AS REQUIRED.

SILT FENCE IS REQUIRED TO BE IN PLACE PRIOR TO ANY MOVEMENT OF DIRT.

MATERIAL HANDLING AND SPILL PREVENTION

THE MOST PROBABLE SOURCE OF NON-STORMWATER POLLUTION IS REFUELING AND DAILY MAINTENANCE OPERATIONS. IF MOBILE FUEL TRUCKS ARE USED TO SERVICE EQUIPMENT, ABSORBENT MATERIALS AND CONTAINERS FOR THE STORAGE OF USED ABSORBENT MATERIAL WILL BE CLOSE BY. IF A FUEL TANK IS LEFT ON SITE, BERMS WILL BE BUILT AROUND THE TANK TO CAPTURE ANY SPILLED FUEL. AGAIN, ABSORBENT MATERIALS AND THEIR CONTAINERS WILL BE ON HAND.

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

ONCE THE MAJOR ROADS ARE PAVED AND THE SURROUNDING DISTURBED AREAS ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, THE CHECK DAMS AND THE SILT FENCES AROUND THE STREETS CAN BE REMOVED. AFTER COMPLETION OF THE STORM SEWER SYSTEM, THE STRAW BALES AND/OR FILTEREX CAN BE REMOVED. AFTER ALL GROUND DISTURBING CONSTRUCTION HAS BEEN COMPLETED AND ALL SLOPES ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, REMAINING CHECK DAMS AND SILT FENCES CAN BE REMOVED. THE RIPRAP ON ANY OF THE OUTLETS WILL REMAIN AFTER CONSTRUCTION TO REDUCE EROSION OF THE CHANNELS. ALL PERMANENT SWALES WILL BE LINED WITH LANDSCAPING TO SLOW RUNOFF AND FILTER SEDIMENTS.

OTHER CONTROLS

THERE ARE SEVERAL BEST MANAGEMENT PRACTICES THAT CAN BE EMPLOYED TO PREVENT OR MITIGATE THE SOURCE OF POLLUTANTS AND CONTAMINATION OF STORMWATER RUNOFF. SOME OF THESE ARE:

- * ALL REFUSE DUMPSTERS AND RECEPTACLES SHALL BE EQUIPPED WITH FUNCTIONAL LIDS TO PREVENT RAIN AND SNOW FROM ENTERING.
- * STORAGE CONTAINERS, DRUMS AND BAGS SHALL BE STORED AWAY FROM DIRECT TRAFFIC ROUTES TO PREVENT ACCIDENTAL SPILLS.
- * EMPTY DRUMS SHALL BE COVERED TO PREVENT COLLECTION OF PRECIPITATION.
- * CONTAINERS SHALL BE STORED ON PALLETS OR OTHER DUNNAGE TO PREVENT CORROSION OF CONTAINERS, WHICH CAN RESULT WHEN CONTAINERS COME IN CONTACT WITH MOISTURE ON THE GROUND.
- * REGULARLY SCHEDULED REMOVAL OF CONSTRUCTION TRASH AND DEBRIS.
- * THE CONTRACTOR IS CERTAINLY NOT LIMITED TO THESE GOOD HOUSEKEEPING MEASURES, AND MAY IMPLEMENT FURTHER CONTROLS AS PRUDENCE AND GOOD JUDGEMENT DEEM NECESSARY.

INSPECTION AND MAINTENANCE

A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION:

- * EROSION OF V-NOTCH SWALES, CHANNELS AND SIDE SLOPES SHALL BE REPAIRED.
- * WHEN THE CHECK DAMS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, CHANNEL GRADE REESTABLISHED, AND SIDE SLOPES RE-SEEDED IF NECESSARY. ANY CHECK DAMS THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.
- * SILT FENCES SHALL BE CLEANED WHENEVER SEDIMENT HAS REACHED A DEPTH OF 6" AT THE FENCE, AND BROKEN WOODEN PARTS OR TORN FABRIC SHALL BE REPAIRED OR REPLACED.
- * ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS.
- * IF THE DEPTH OF THE SILT IN THE TEMPORARY SEDIMENTATION TRAP EXCEEDS 1/2 OF THE ORIGINAL DEPTH, THE TRAP SHALL BE CLEANED OUT AND RESTORED TO ITS ORIGINAL DEPTH. THE OVERFLOW SPILLWAY SHALL BE CLEANED OR REPAIRED AS NECESSARY.
- * AN INSPECTION AND MAINTENANCE LOG FOLLOWS THIS STORMWATER MANAGEMENT PLAN.

REVEGETATION AND SEEDING

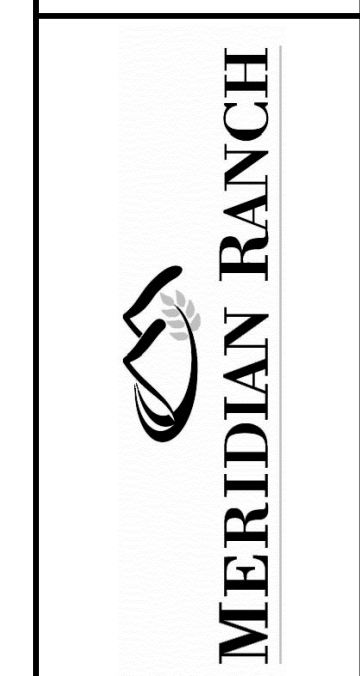
ALL DISTURBED AREAS SHALL BE REQUIRE SEEDING WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION OF THE ROAD SYSTEM SHALL NOT RECEIVE ANY SEEDING. SEEDING SHOULD BE ACCOMPLISHED USING AN APPROPRIATE GRASS DRILL, BY BROADCASTING OR BY HYDROMULCHING. IF SEEDING BY THE BROADCAST METHOD IS SELECTED THE APPLICATION RATE SHOULD BE DOUBLED. IF HYDROMULCHING IS SELECTED TWO OPERATIONS SHOULD BE CONSIDERED, APPLYING THE SEED FIRST AND THE MULCH IN A SECOND OPERATION. UPON COMPLETION OF THE SEEDING OPERATION THE SITE SHOULD BE COVERED WITH WEED FREE MULCH AT A RATE OF 4,000 LBS. PER ACRE. MULCH SHALL BE INSTALLED PER DCM VOLUME 2, FIGURE MU-1, FOUND ON PAGE 3-30.

BELOW IS THE ACCEPTED GRASS MIX FOR SANDY SOILS:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
SIDEOATS GRAMA	EL RENO	3.0
WESTERN WHEATGRASS	BARTON	2.5
SLENDER WHEATGRASS	NATIVE	2.0
LITTLE BLUESTERN	PASTURA	2.0
SAND DROPSEED	NATIVE	0.5
SWITCH GRASS	NEBRASKA	3.0
WEEPING LOVE GRASS	MORPHA	1.0

Date	Appr.	Date	Revisions	No.

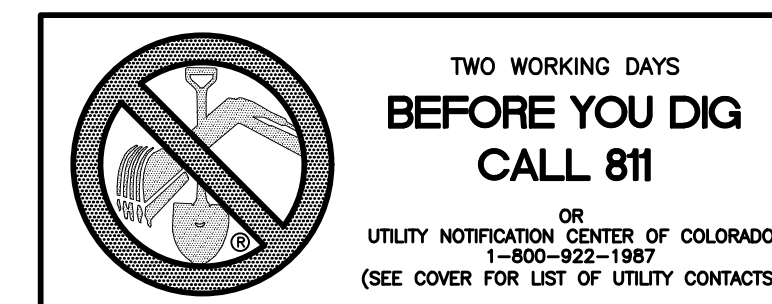
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



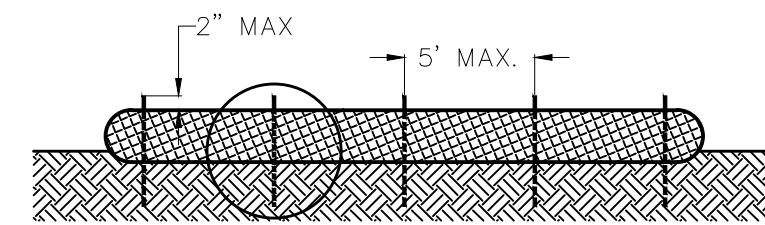
STONEBRIDGE F4 AT MERIDIAN RANCH
GRADING/EROSION CONTROL PLAN
DETAIL SHEET

Drawn by	Log	Checked by	TAK	Date
AS SHOWN				MARCH 2018

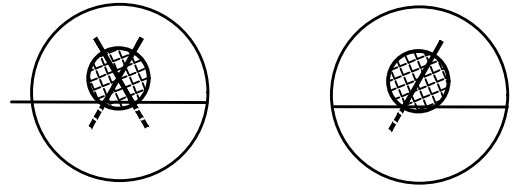
Scale
31 of 32



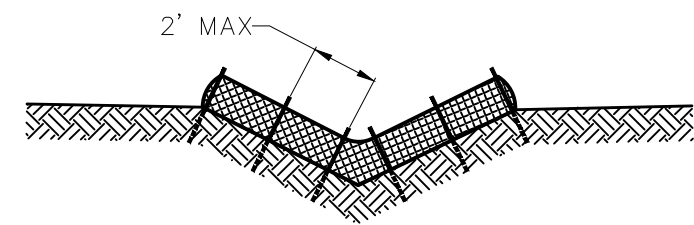
STRAW BALE BARRIER NOTES



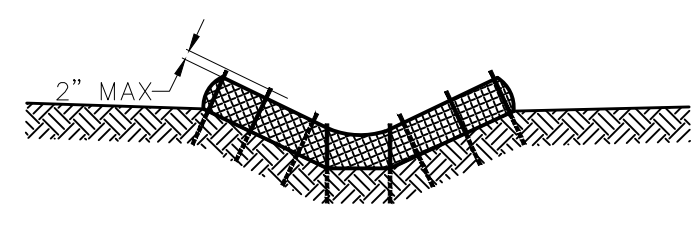
SECTION - SURFACE APPLICATION



INSET A INSET B



SECTION - V-NOTCH CHANNEL



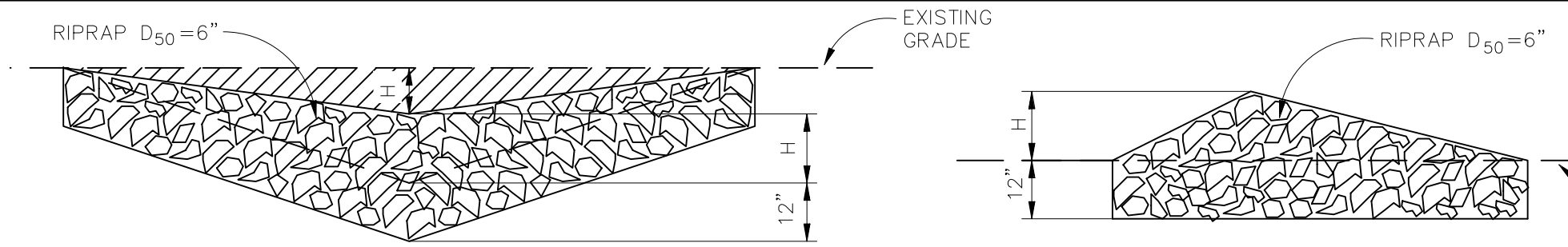
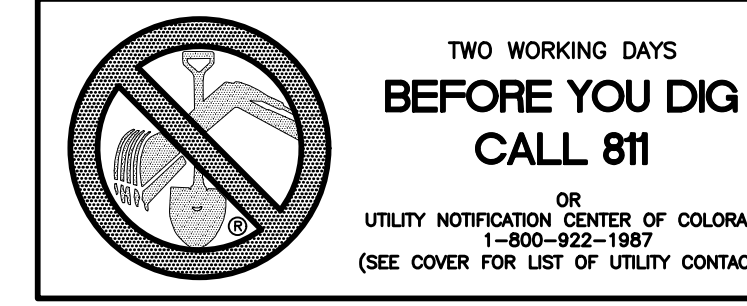
SECTION - TRAPAZOIDAL CHANNEL

INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



A. ROCK DAM

B. STRAW BALE CHECK DAM
(SEE STRAW BALE BARRIER INSTALLATION)

C. SPACING CHECK DAMS

L = THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

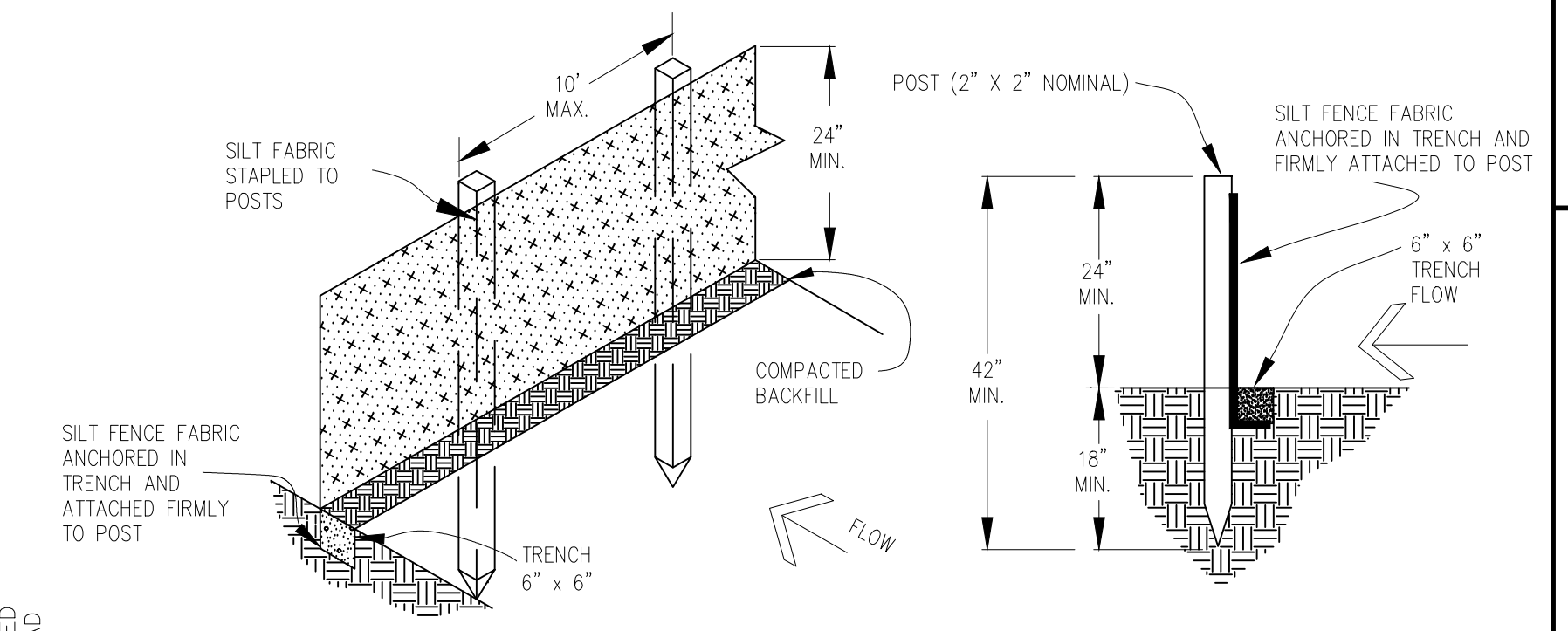
CHECK DAM NOTES

INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INFOLD VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

STRAW BALE BARRIER

NTS

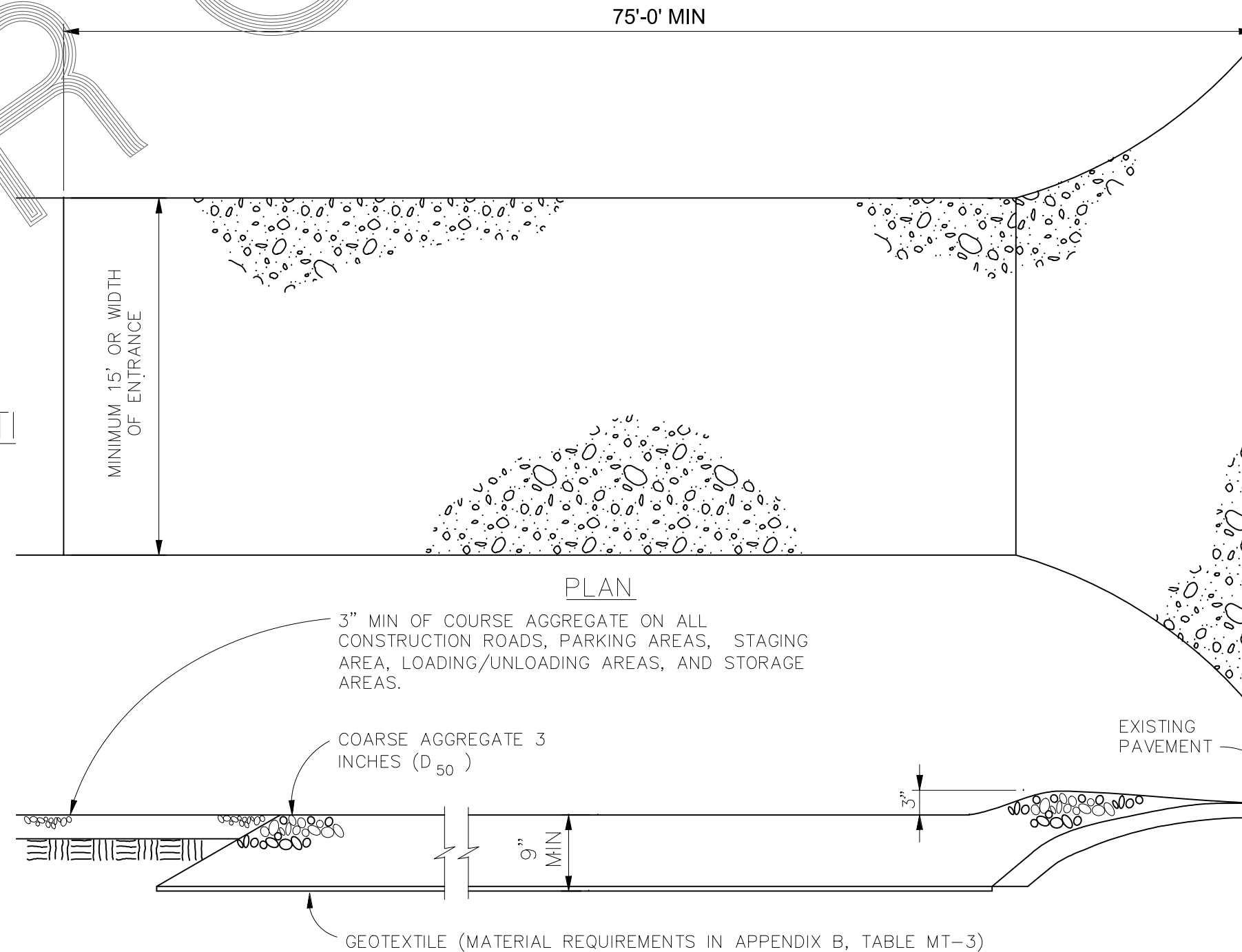
VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

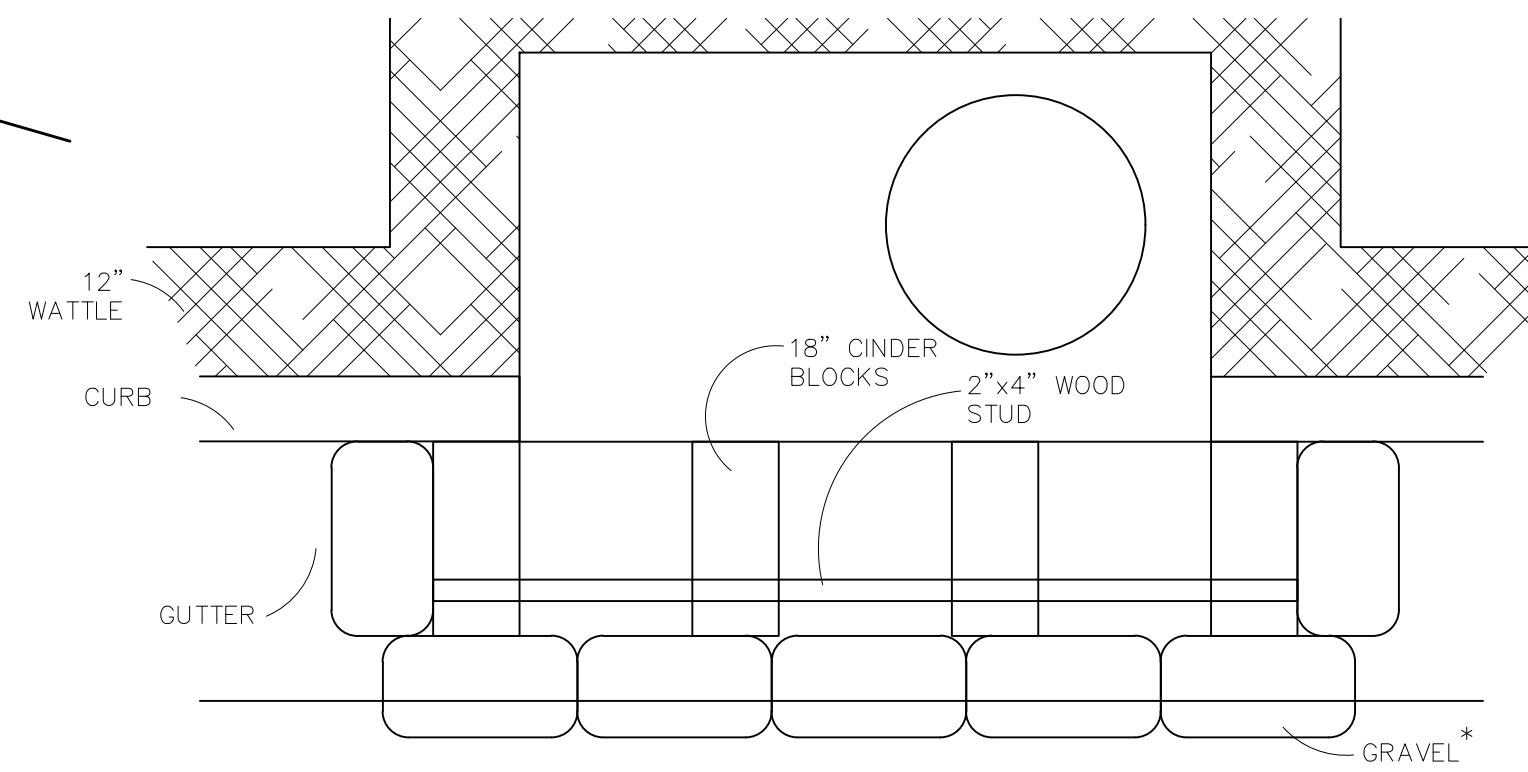
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



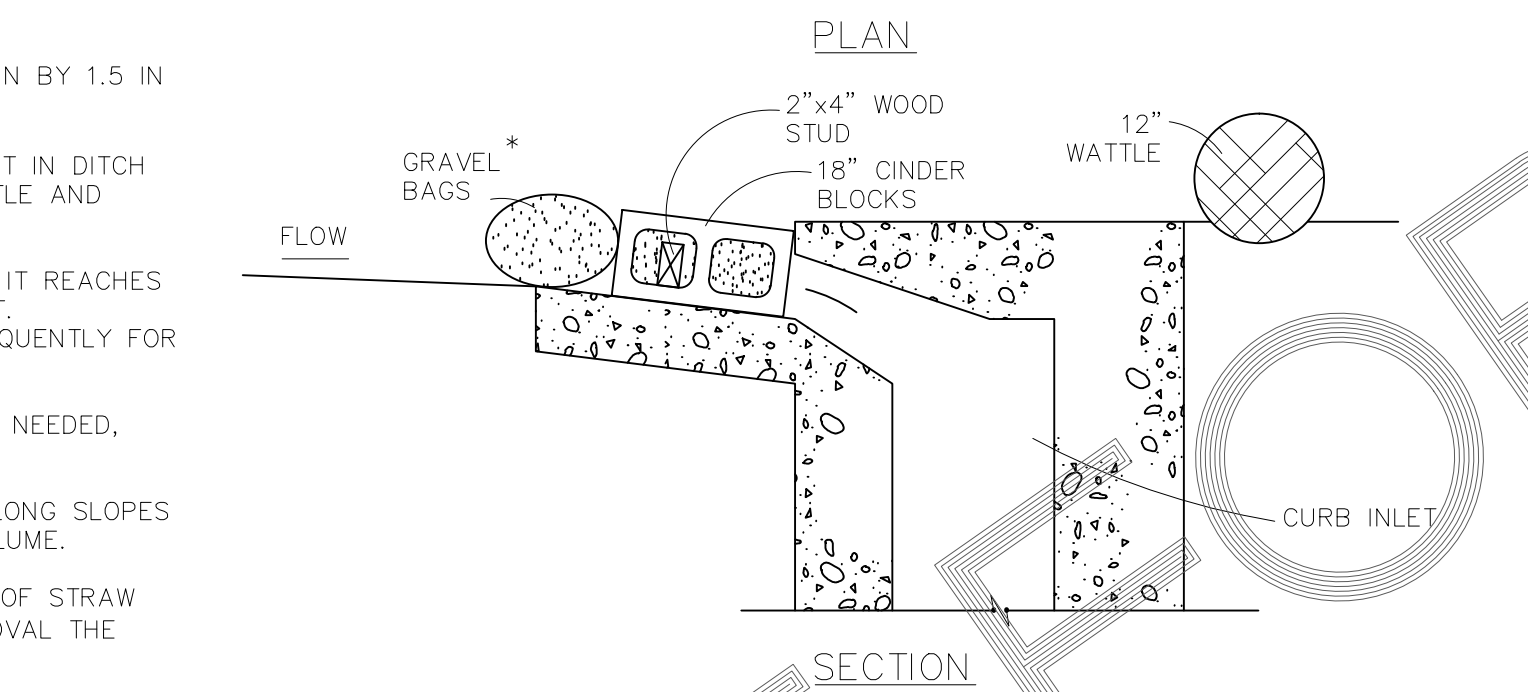
SECTION

VEHICLE TRACKING

NTS



PLAN



SECTION

CONCRETE BLOCK AND GRAVEL BAG* CURB INLET PROTECTION

CONCRETE BLOCK AND GRAVEL BAG* CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AT 2" SPACING ON THEIR SIDES WITH THE OPEN ENDS OF THE BLOCK FACING EACH OTHER.
- IF MORE THAN ONE 2X4 IS REQUIRED, THEY NEED TO OVERLAP BY A MINIMUM OF 2'
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS AND 2X4 TO CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	Revisions	No.	Date	Appr.	Date
MERIDIAN RANCH	STONEBRIDGE F4 AT MERIDIAN RANCH	GRADING/EROSION CONTROL PLAN	DETAIL SHEET	AS SHOWN	32 of 32
Drawn by	Loc	Checked by	TAK	Date	MARCH 2018

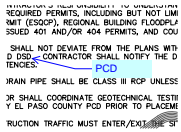
Markup Summary

Daniel Torres (3)



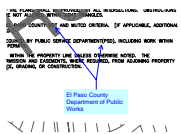
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Author: Daniel Torres
Date: 8/16/2018 10:26:14 AM
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SF-18-023



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Author: Daniel Torres
Date: 8/16/2018 9:35:57 AM
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PCD



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Date: 8/20/2018 7:41:28 AM
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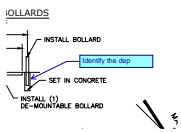
El Paso County Department of Public Works



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Change comment to Department of Public Works (DPW)

dsdlaforce (5)



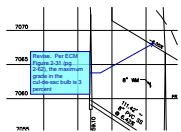
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Identify the dep



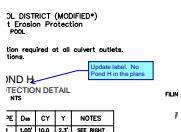
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Provide a slope label



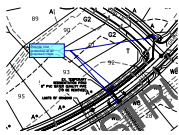
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Revise. Per ECM Figure 2-31 (pg 2-62), the maximum grade in the cul-de-sac bulb is 3 percent



Subject: Callout
Page Label: [1] 15 STORM #1 & STORM #2
Author: dsdlaforce
Date: 8/20/2018 9:03:22 AM
Color: ■

Update label. No Pond H in the plans



Subject: Callout
Page Label: [1] 29 LAYOUT
Author: dsdlaforce
Date: 8/20/2018 9:11:25 AM
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Provide inlet protection at all proposed inlets