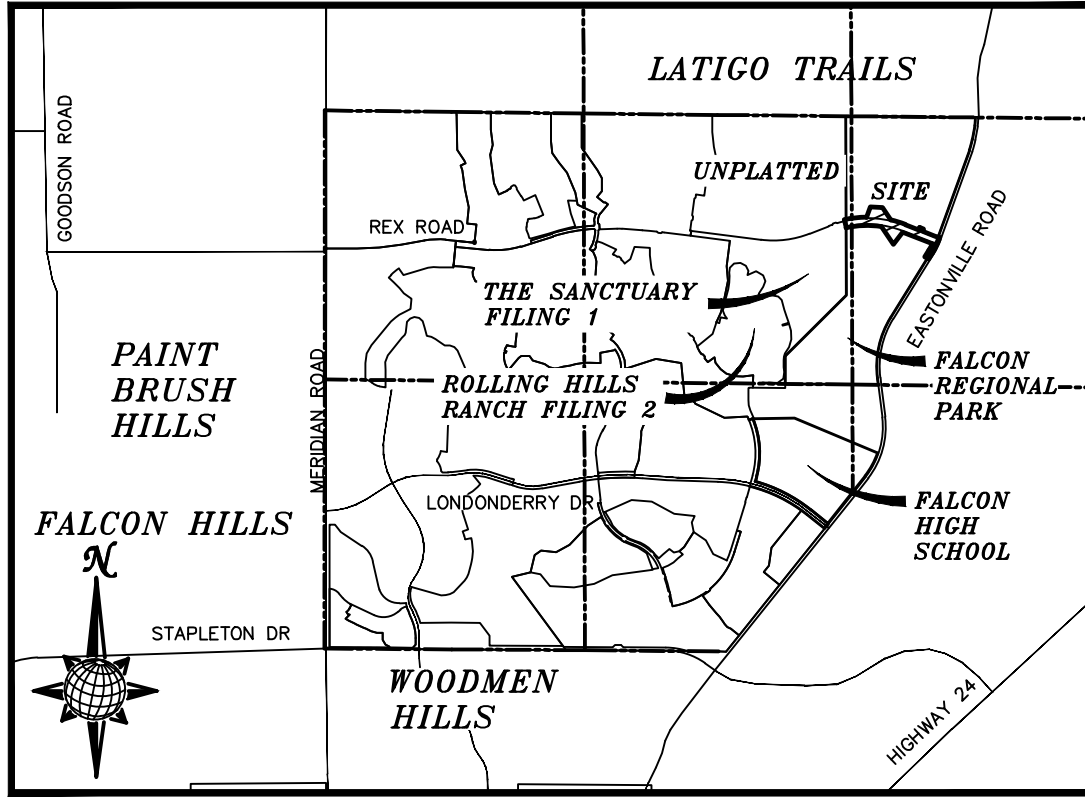


CONSTRUCTION DRAWINGS FOR REX ROAD AT FALCON REGIONAL PARK IMPROVEMENT PLANS

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

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 AND 21, 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: BRADEN McCORRY (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, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTION 20 AND 21, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE S11°14'04"E A DISTANCE OF 1821.71 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION;

1. THENCE S87°14'00"E A DISTANCE OF 240.00 FEET;
2. THENCE S33°40'12"E A DISTANCE OF 300.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
3. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2080.00 FEET, A DELTA ANGLE OF 08°15'50", AN ARC LENGTH OF 300.00 FEET, WHOSE LONG CHORD BEARS S72°52'33"E A DISTANCE OF 299.74 FEET;
4. THENCE S68°44'38"E A DISTANCE OF 630.04 FEET;
5. THENCE N21°15'22"E A DISTANCE OF 50.00 FEET;
6. THENCE S68°44'38"E A DISTANCE OF 80.00 FEET;
7. THENCE S21°15'22"W A DISTANCE OF 50.00 FEET;
8. THENCE S68°44'38"E A DISTANCE OF 270.04 FEET;
9. THENCE S76°44'21"E A DISTANCE OF 90.59 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
10. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1300.00 FEET, A DELTA ANGLE OF 12°01'03", AN ARC LENGTH OF 272.67 FEET, WHOSE LONG CHORD BEARS S25°49'39"W A DISTANCE OF 272.17 FEET;
11. THENCE S31°50'10"W A DISTANCE OF 149.99 FEET;
12. THENCE N58°09'50"W A DISTANCE OF 90.00 FEET;
13. THENCE N31°50'10"E A DISTANCE OF 150.00 FEET TO A POINT OF CURVE TO THE RIGHT;
14. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 06°47'18", AN ARC LENGTH OF 143.36 FEET, WHOSE LONG CHORD BEARS N28°26'30"E A DISTANCE OF 143.28 FEET;
15. THENCE N68°44'38"W A DISTANCE OF 629.02 FEET;
16. THENCE S36°49'53"W A DISTANCE OF 300.00 FEET;
17. THENCE N33°38'09"W A DISTANCE OF 420.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
18. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1920.00 FEET, A DELTA ANGLE OF 20°53'21", AN ARC LENGTH OF 700.00 FEET, WHOSE LONG CHORD BEARS S88°02'58"W A DISTANCE OF 696.13 FEET;
19. THENCE N12°23'43"W A DISTANCE OF 160.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
20. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2080.00 FEET, A DELTA ANGLE OF 12°07'13", AN ARC LENGTH OF 440.00 FEET, WHOSE LONG CHORD BEARS N83°39'54"E A DISTANCE OF 439.18 FEET;
21. THENCE N18°59'02"E A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 10.878 ACRES, MORE OR LESS.

SHEET NO	SHEET INDEX
1	COVER SHEET
2	INDEX AND DETAILS SHEET
3	NOTES AND DETAIL SHEET
4-5	REX ROAD
6	STORM #1 & STORM #2
7	SIGNAGE AND STRIPING
8	GRADING INDEX
9-10	GRADING LAYOUT
11	GRADING CUT-FILL
12	GRADING DETAILS

No.				Date	Appr.
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 719.495.7444					
MERIDIAN RANCH					
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS COVER SHEET					
Drawn by	LOG	Checked by	TAK	Date	APRIL 2023
Scale	AS SHOWN	1	of	12	

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

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 VOL. 1 & 2, 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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

APPROVED
By: Elizabeth Nijamp, PE
Date: 07/11/2023
El Paso County Department of Public Works

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).

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)

BENCH MARK

- 1) MRRC1 – 3 1/4" ALUMINUM CAP ON NO.8 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'

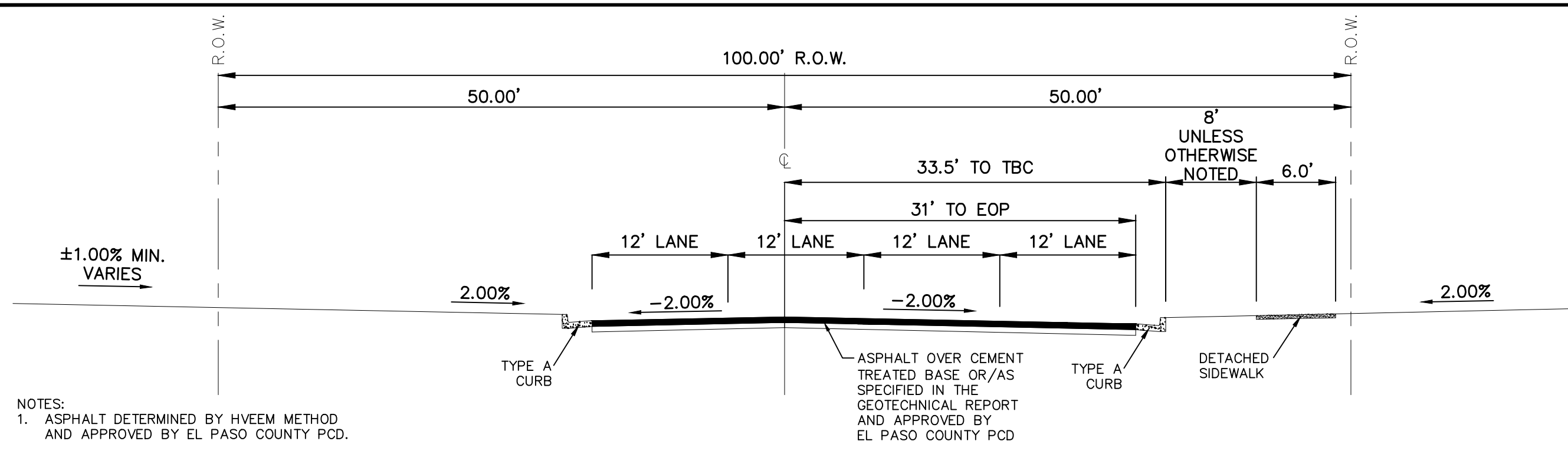
DEVELOPERS STATEMENT:

DEVELOPERS STATEMENT:

I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

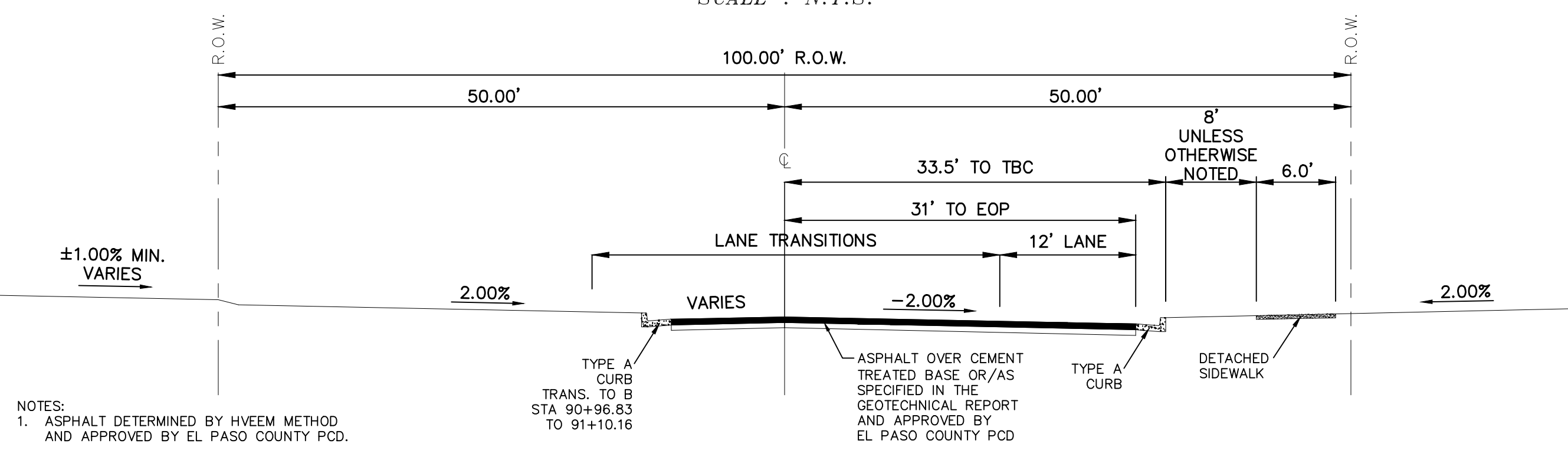
PAUL GUZMAN – VICE PRESIDENT
GTL DEVELOPMENT, INC.

6/5/2023
DATE



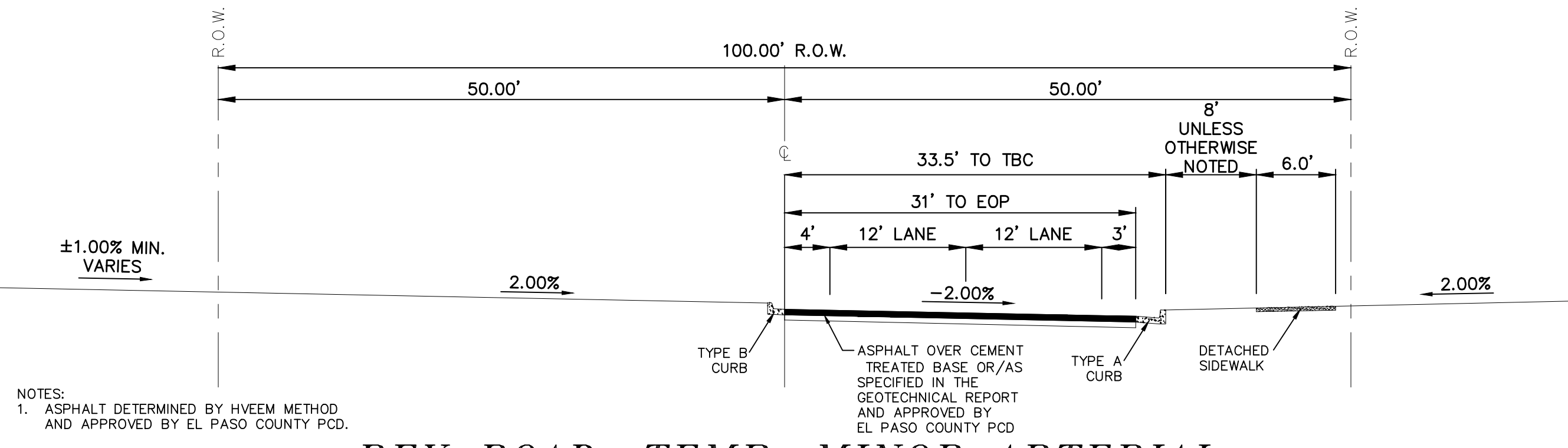
REX ROAD, TEMP. MINOR ARTERIAL
STA 88+55.21 TO 89+50.16

SCALE : N.T.S.



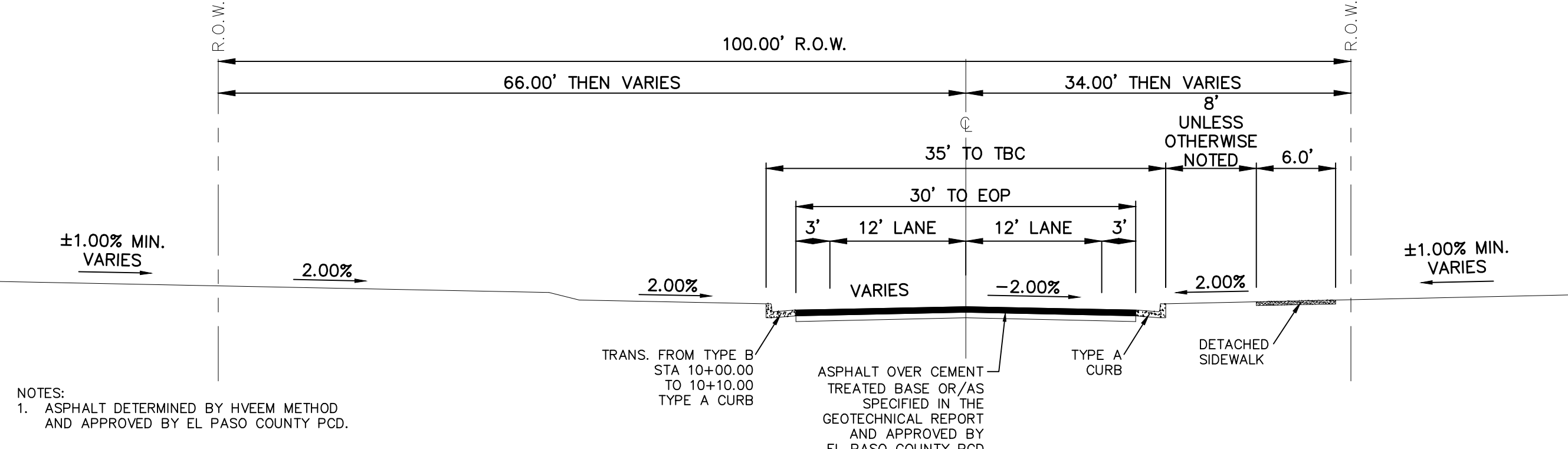
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SCALE : N.T.S.



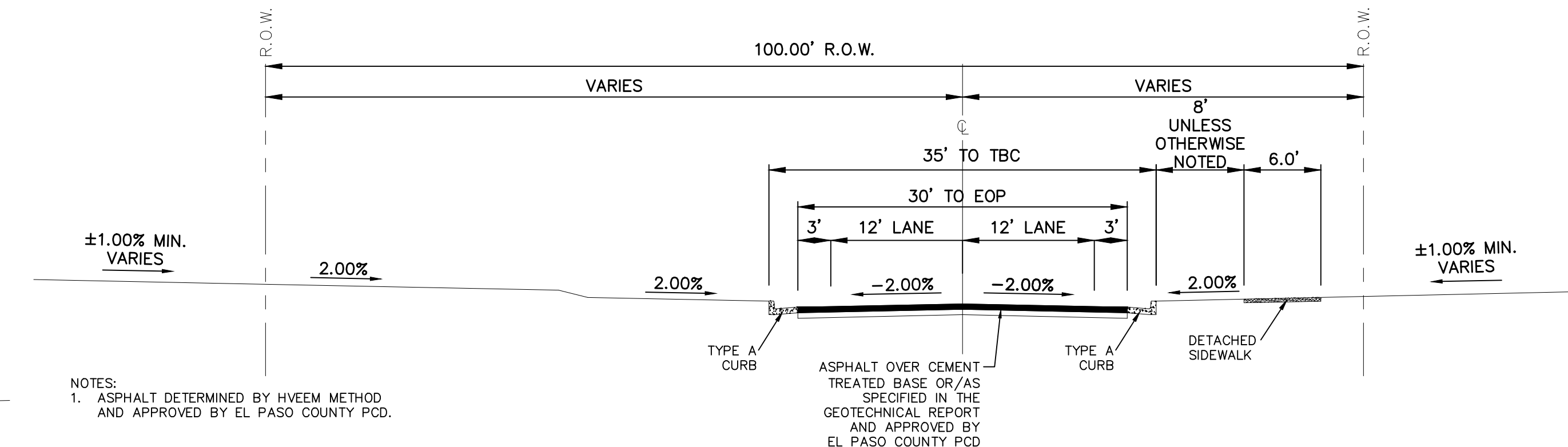
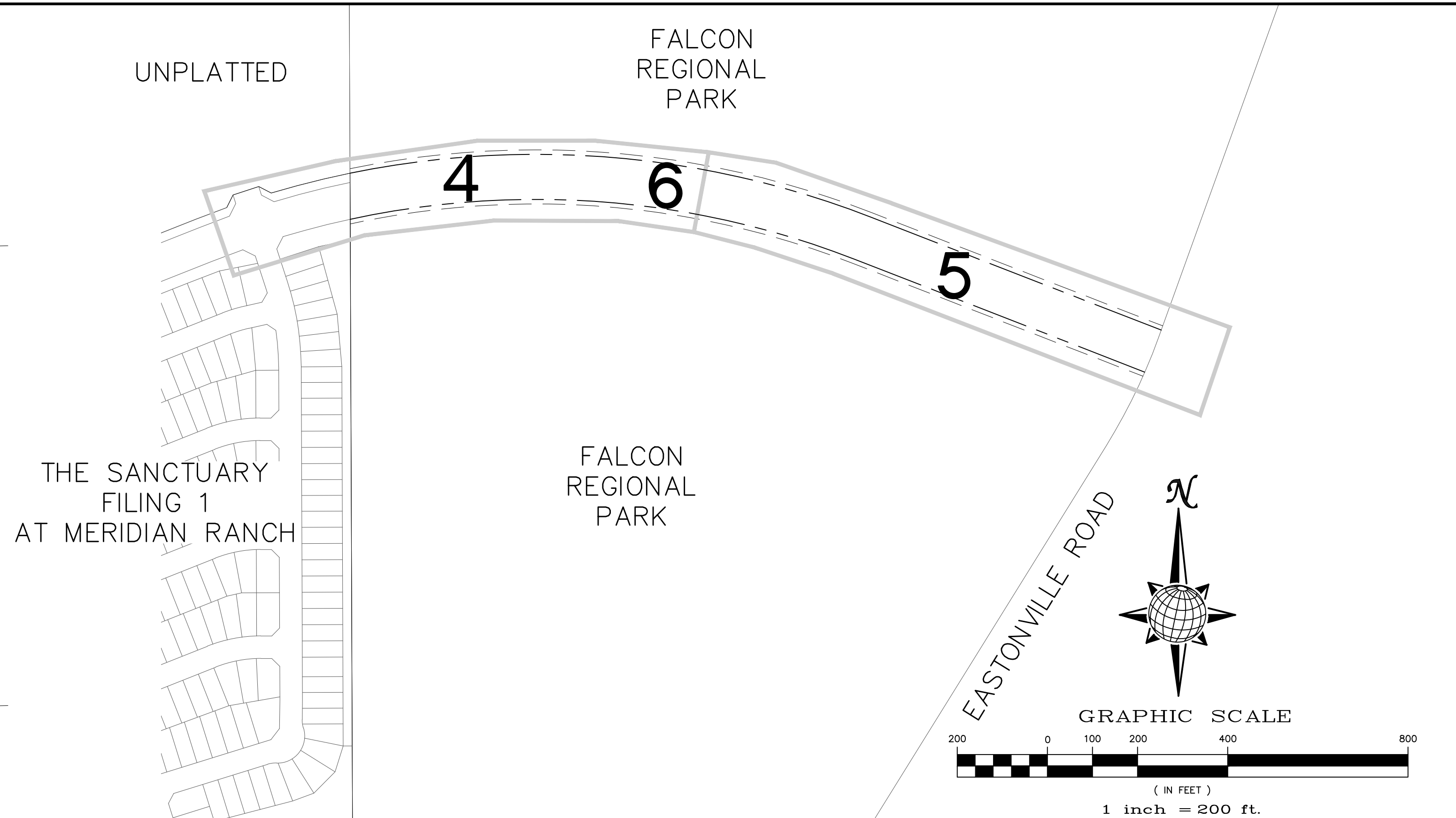
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STA 91+10.16 TO 98+72.34

SCALE : N.T.S.



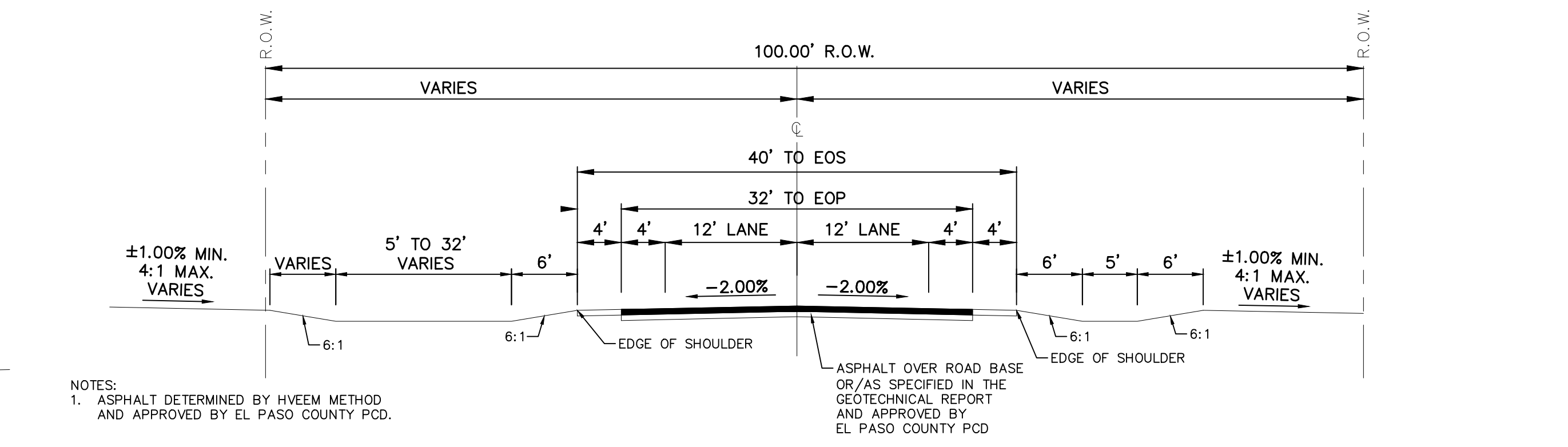
REX ROAD TRANSITION, TEMP. MINOR ARTERIAL
STA 10+00.00 TO 11+00.00

SCALE : N.T.S.



REX ROAD TRANSITION, TEMP. MINOR ARTERIAL
STA 11+00.00 TO 15+17.53

SCALE : N.T.S.

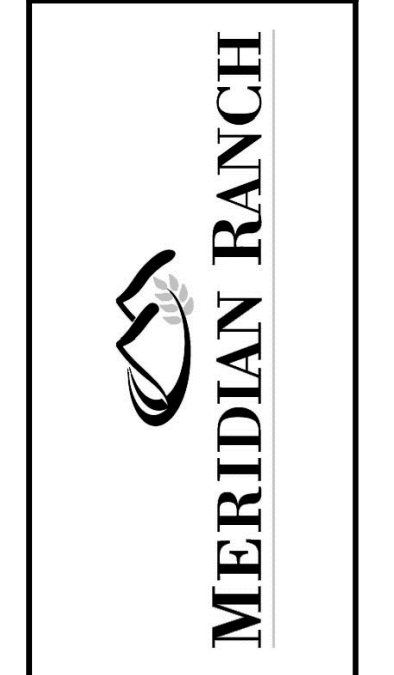


REX ROAD TRANSITION, TEMP. CONNECTION
STA 15+77.53 TO 18+32.92

SCALE : N.T.S.

No.	Revisions	Date	Appr.
1			
2			
3			
4			

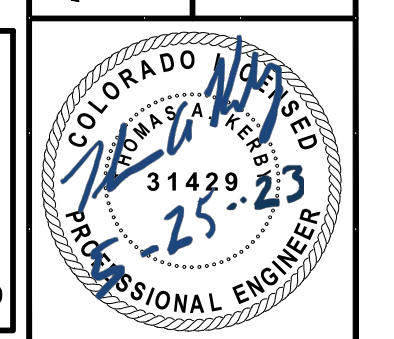
TECH CONTRACTORS
 11910 TOURMALINE DR. #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444



REX ROAD
 AT FALCON REGIONAL PARK
 STREET AND UTILITY PLANS
 INDEX AND DETAILS SHEET

Drawn by LOG
 Checked by TAK
 Date APRIL 2023

Scale AS SHOWN
 2 of 12



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)

STEPS FOR CONSTRUCTION

THE ANTICIPATED START FOR THIS PROJECT IS JULY 2023 WITH AN ANTICIPATED COMPLETION DATE OF NOVEMBER 2023. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.

- * INSTALL INITIAL BMP'S
- * ROUGH GRADING
- * STORM SEWER AND CULVERTS
- * 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, FILTREX OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGE WAYS. STRAW BALES, FILTREXX 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.

THERE ARE NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS PLANNED ON SITE.

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 FILTREX 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 PALLETTS 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

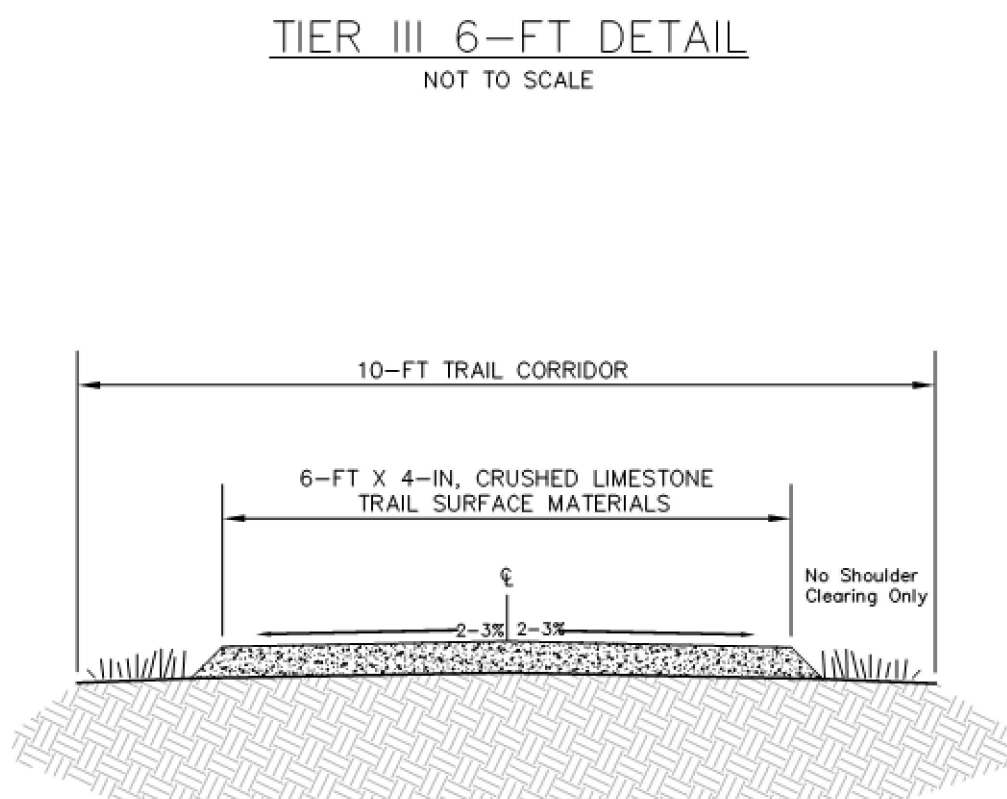
ALL DISTURBED AREAS SHALL BE REQUIRE SEEDING WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION OF THE ROAD SYSTEM SHALL NOT RECEIVE ANY SEEDING. SEEDING SHOULD BE ACCOMPLISHED USING AN APPROPRIATE GRASS DRILL, BY BROADCASTING OR BY HYDROMULCHING. 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

EL PASO COUNTY GENERAL NOTES:

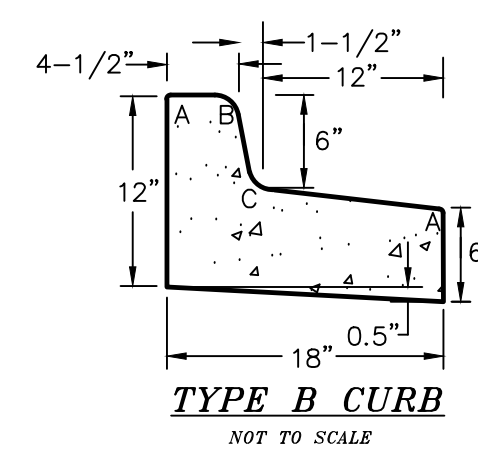
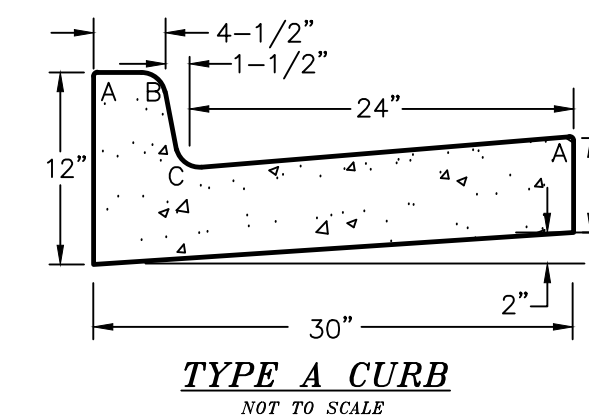
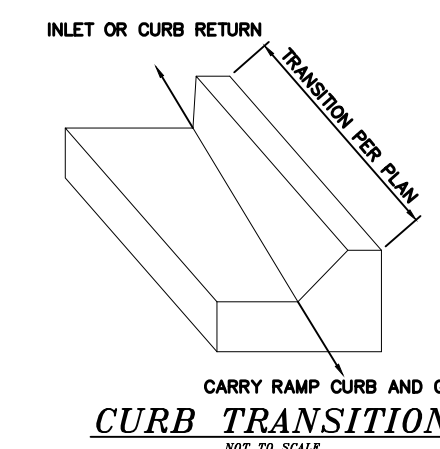
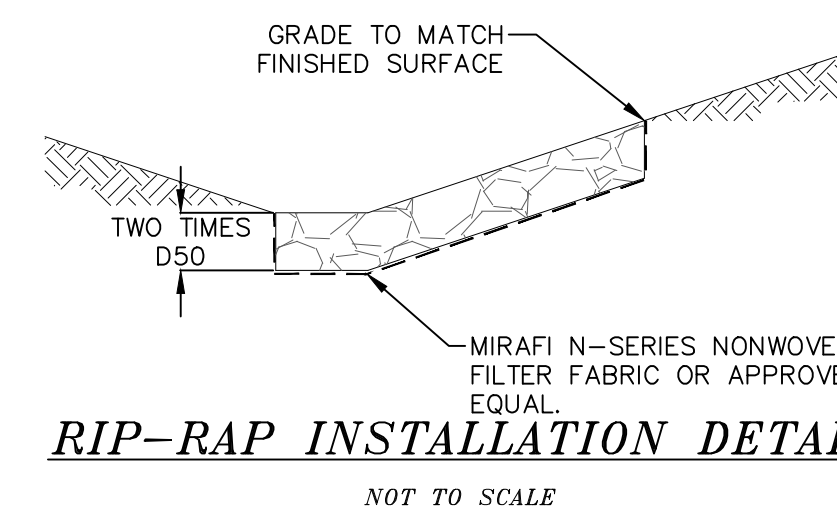
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



GENERAL NOTES:

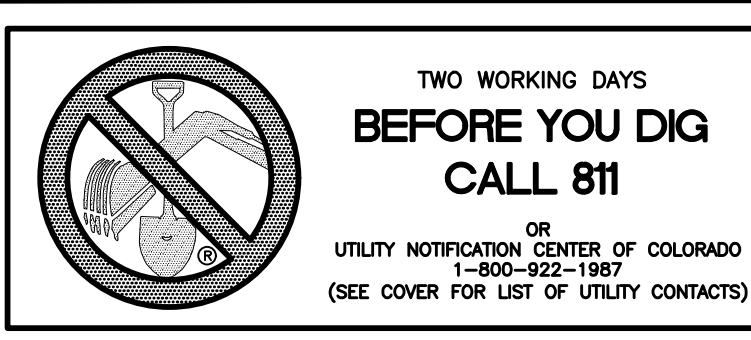
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTTING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED, TO EQUAL OR BETTER CONDITION, TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
- USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.
- CONTRACTOR TO OBTAIN DEWATERING PERMIT, IF REQUIRED, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PRIOR TO COMMENCING WORK. DISCHARGES SHALL BE MONITORED ACCORDING TO THE CONDITIONS OF THE CDPHE PERMIT.
- CONTRACTOR TO OBTAIN AND READ THE GEOTECHNICAL ENGINEERING STUDY) PREPARED FOR THIS PROJECT. IN CASE OF ANY CONFLICT WITH THESE PLANS AND SITEWORK SPECIFICATIONS REGARDING PAVING AND EARTHWORK, CONTACT ENGINEER IMMEDIATELY. ALL PAVING AND EARTH WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THIS REPORT.
- STREET NAME SIGNS TO BE MOUNTED ON TOP OF STOP SIGNS AT LOCATIONS SHOWN ON PLANS.

LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP W/FES	REINFORCED CONCRETE PIPE W/ FLARED END SECTIONS
	INLET	STORM SEWER INLET BOX
	SDMH	STORM SEWER MANHOLE
	ST	STORM SEWER LINE (PUBLIC UNLESS OTHERWISE NOTED)
	SS	SANITARY SEWER MAIN
	SSMH	SANITARY SEWER MANHOLE
	WM	WATER MAIN (ALL PIPES PVC, UNLESS OTHERWISE NOTED)
	GV	WATER GATE VALVE
	BV	WATER BUTTERFLY VALVE
	BOV	WATER BLOW-OFF VALVE
	HYD ASSY	FIRE HYDRANT ASSEMBLY
	TEE W/GV	WATER TEE W/ GATE VALVES
	ATT SW	ATTACHED SIDEWALK
	TS	STANDARD PEDESTRIAN RAMP PER SD-2-40 & M-608-1 (SH 6 OF 6)
	HB	HAY BALE DAM
	SF	SILT FENCE
	EXIST	EXISTING FEATURES
	123	LOT NUMBERS
	SL	CROSS PAN PER SD-2-26
	SL	STREET LIGHT PER MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA)
	R1-1	STOP SIGN - R1-1, 30x30 UNLESS OTHERWISE NOTED
	100	EXISTING CONTOUR (10')
	100	EXISTING CONTOUR (2')



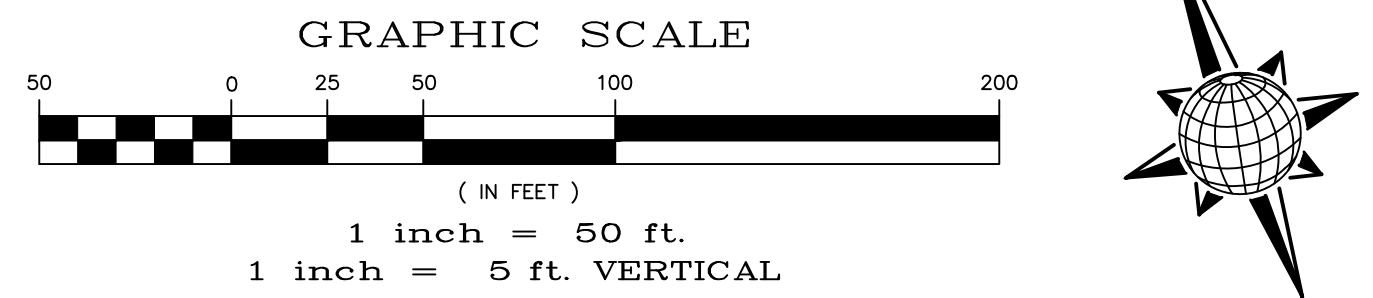
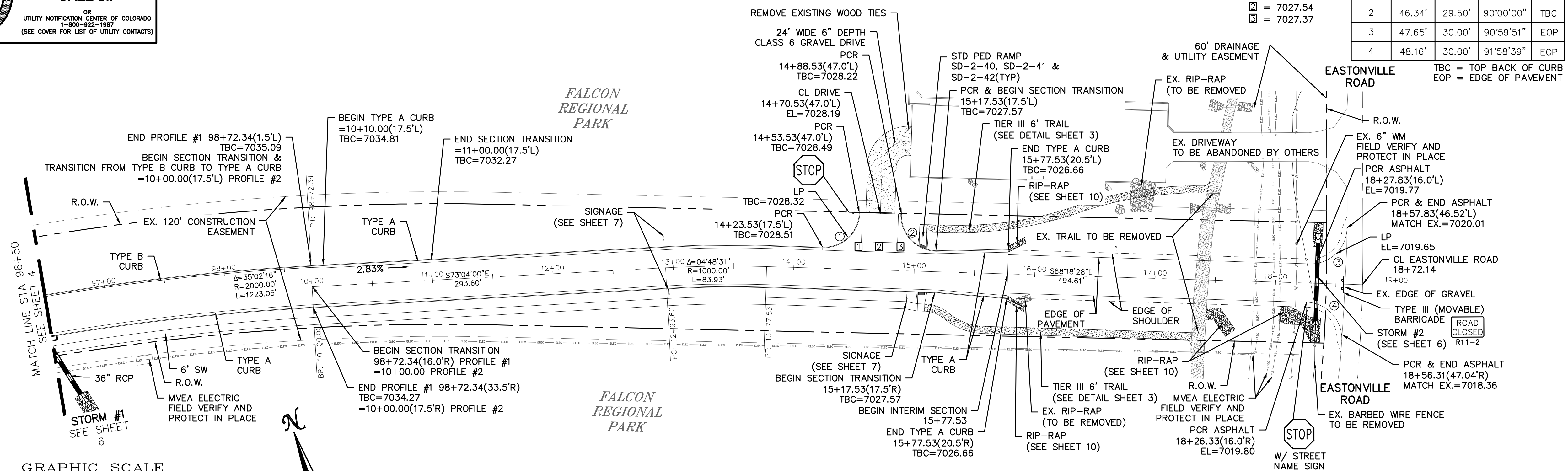
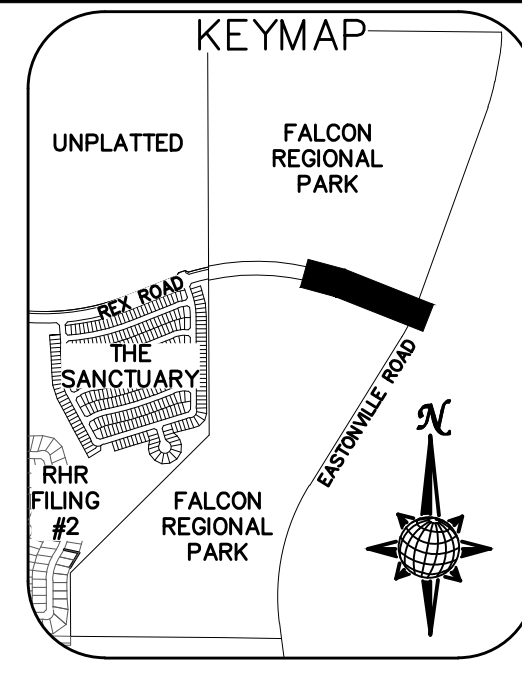
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

				Date
				Date
				Date
				Date
<p>TECH CONTRACTORS 11910 TOURMALINE DR, #130 FALCON, CO 80831 TELEPHONE: 719.495.7444</p>				<p>Appr. /reit. /Date</p>
<p>MERIDIAN RANCH</p>				<p>Revisions</p>
				<p>No.</p>
<p>REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS NOTES AND DETAIL SHEET</p>				
<p>Drawn by LOG</p>		<p>Checked by TAK</p>		<p>Date APRIL 2023</p>
<p>Scale AS SHOWN</p>		<p>3 of 12</p>		



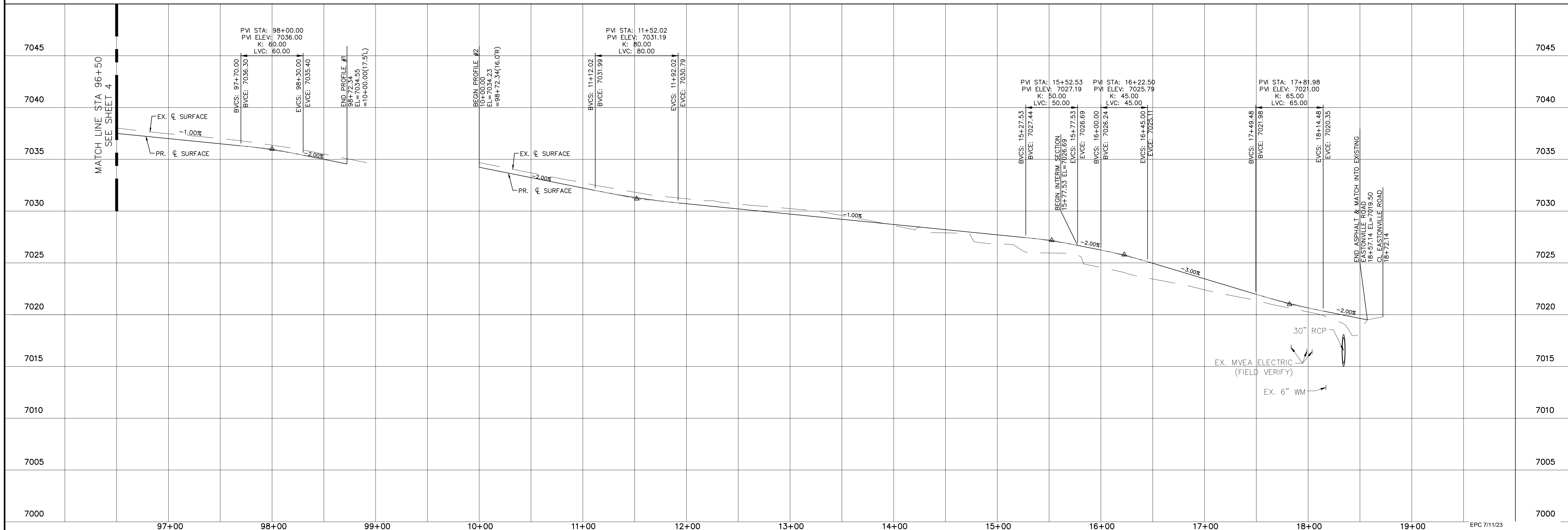
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26
 ① = 7027.71
 ② = 7027.54
 ③ = 7027.37

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TYPE
1	46.34'	29.50'	90°00'00"	TBC
2	46.34'	29.50'	90°00'00"	TBC
3	47.65'	30.00'	90°59'51"	EOP
4	48.16'	30.00'	91°58'39"	EOP



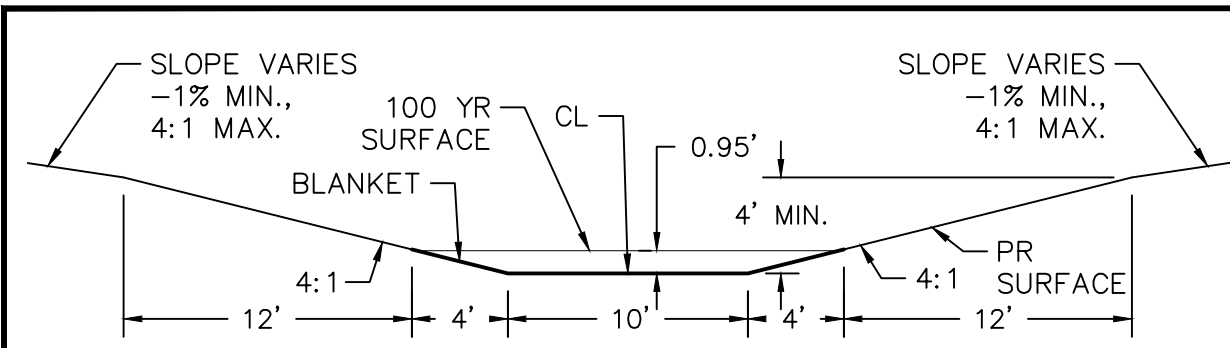
REX ROAD

TEMP. MINOR ARTERIAL, DESIGN SPEED 40 MPH
SEE SECTIONS SHEET 2

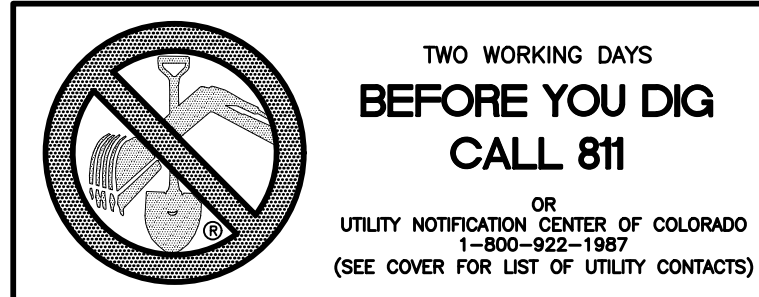


Date	Appr.	Date	Invt.
No.	Revisions	No.	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS REX ROAD			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	APRIL 2023
	5 of 12		

S:\OneDrive\Civil\Proj\ReRoad\Falcon Regional Park\DWG\PLAN SETS\IMPROVEMENT PLANS\02-REX ROAD FALCON REGIONAL PARK.dwg, 5/26/2023 2:10:48 PM

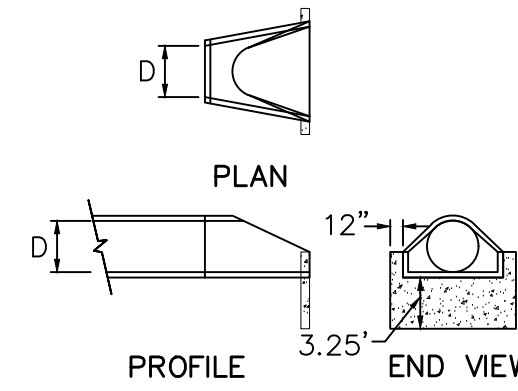
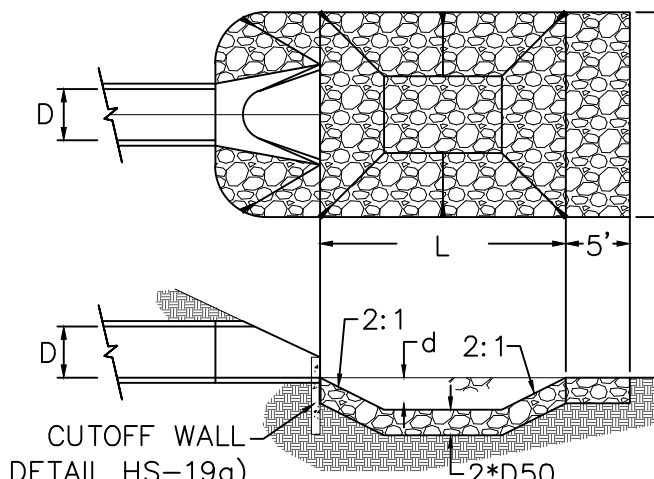


DETAIL A-A'
CROSS SECTION
NTS

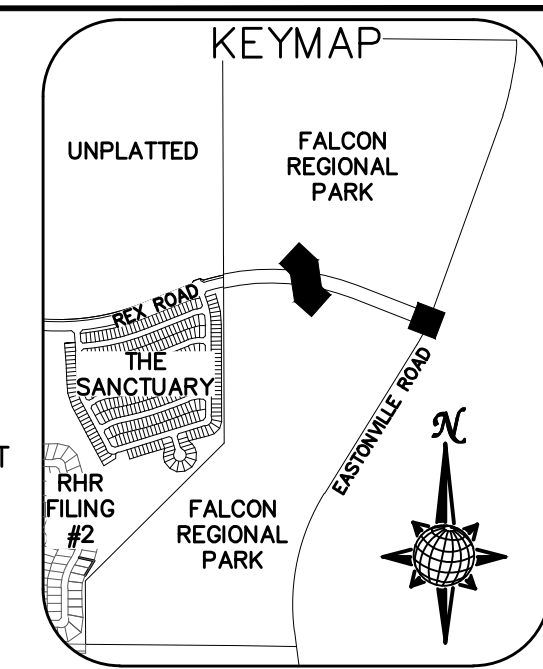


PIPE OUTLET	L	W	d	TYPE	D ₉₀	CY	NOTES
36"	12.0	12.0	1.5	M	1.00'	19.0	SEE BELOW

STORM-1

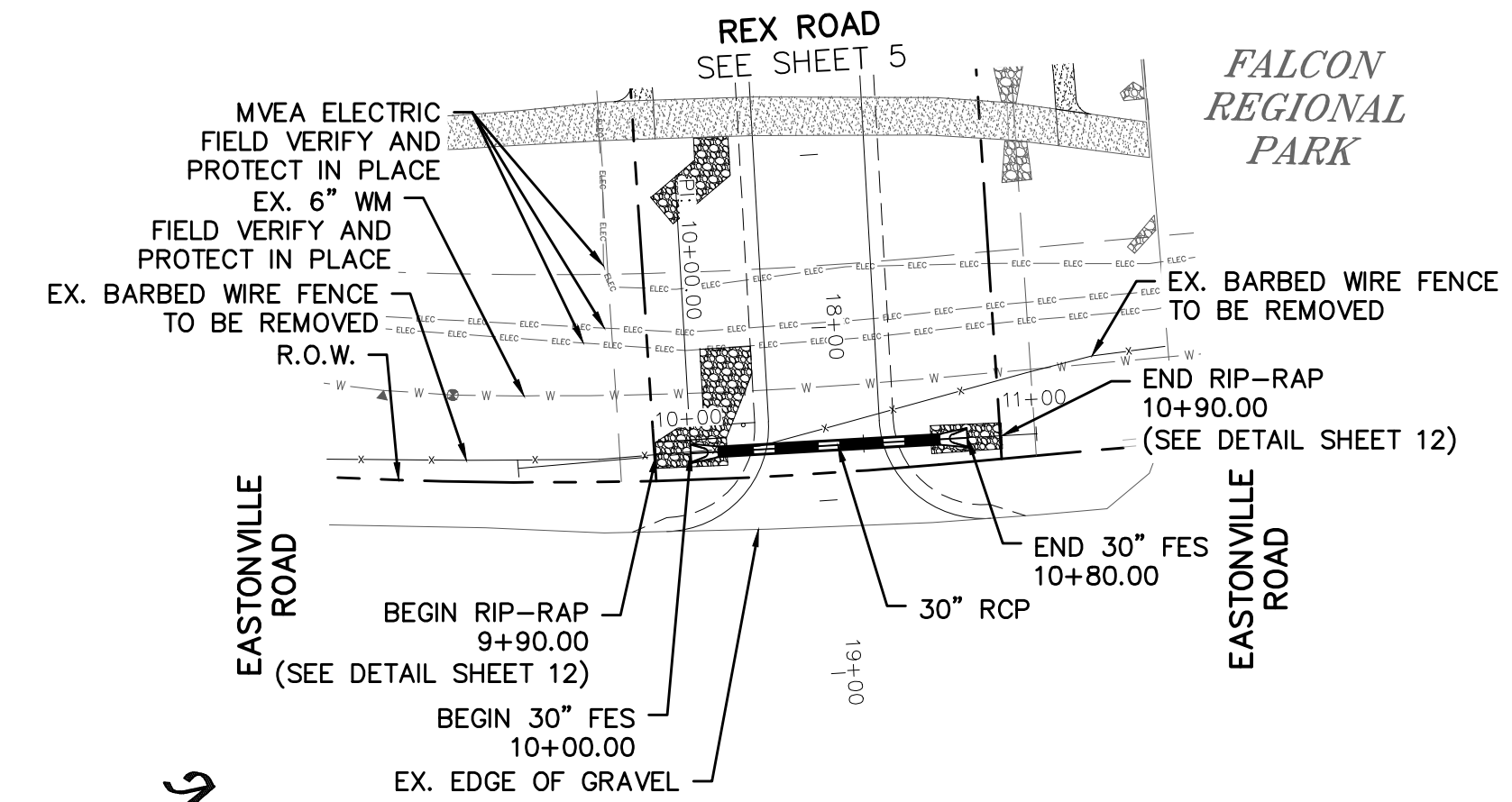


URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
Figure HS-19a. Culvert Cutoff Wall

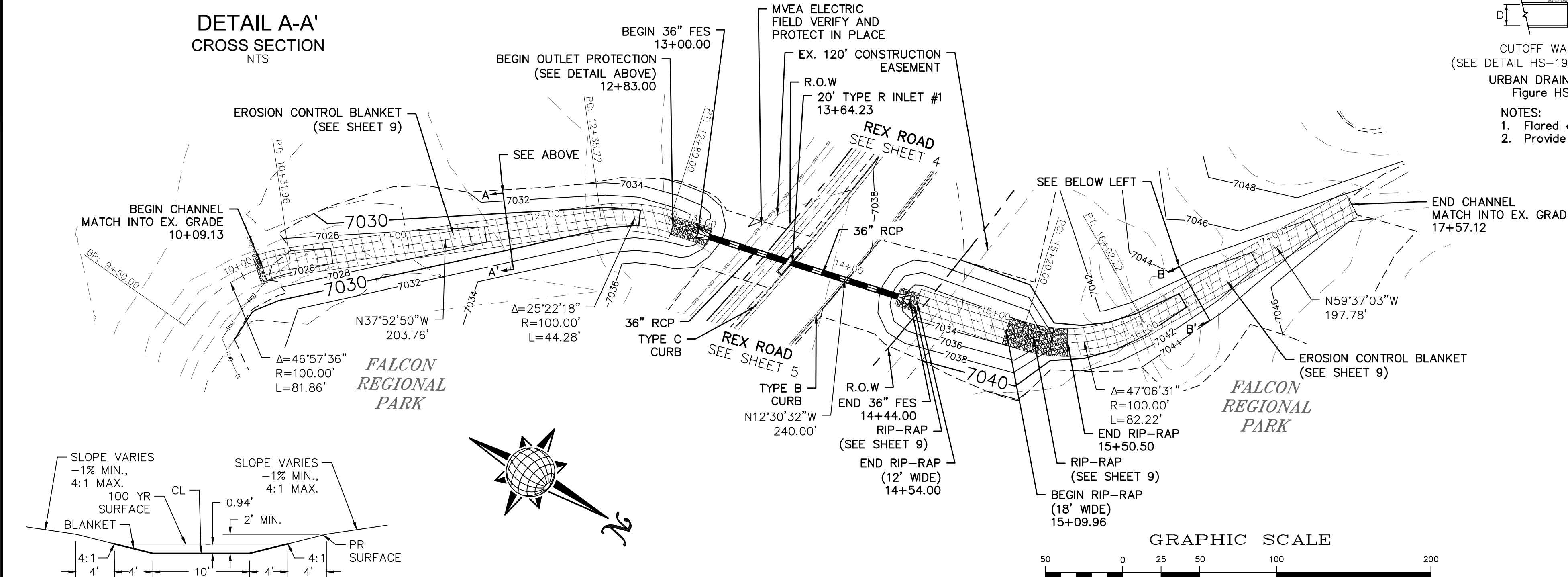


NOTES:
1. Flared end section required at RCP outlets.
2. Provide joint fasteners for flared end sections.

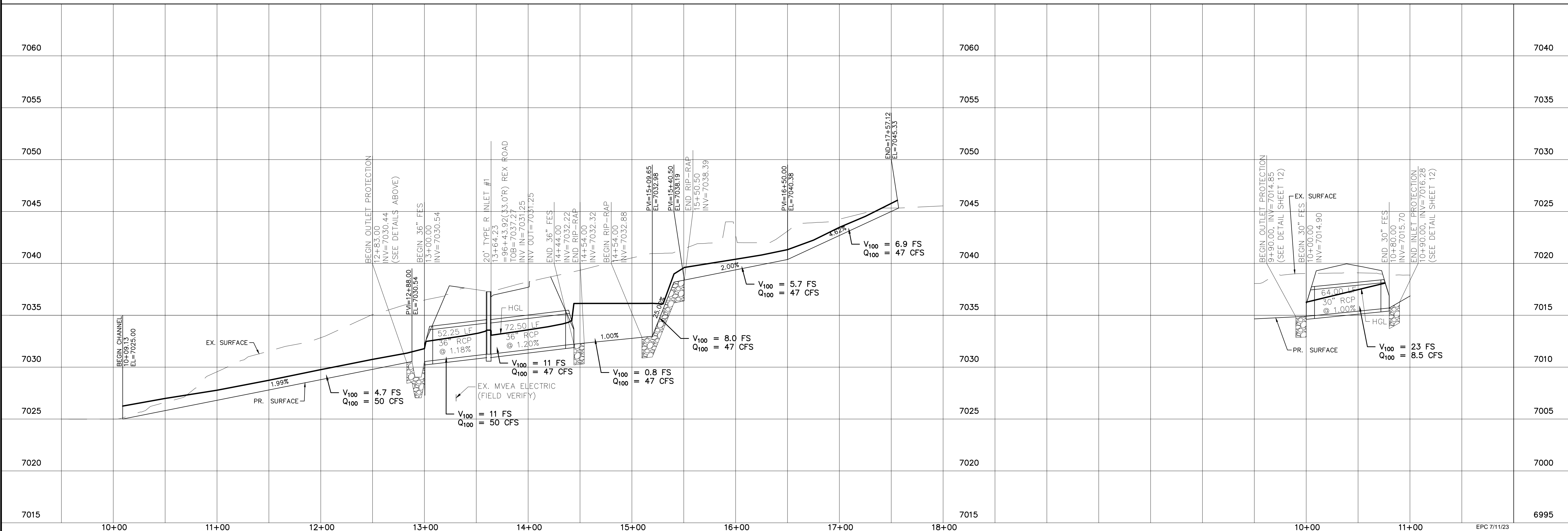
OUTLET PROTECTION DETAIL STORM #1
NTS



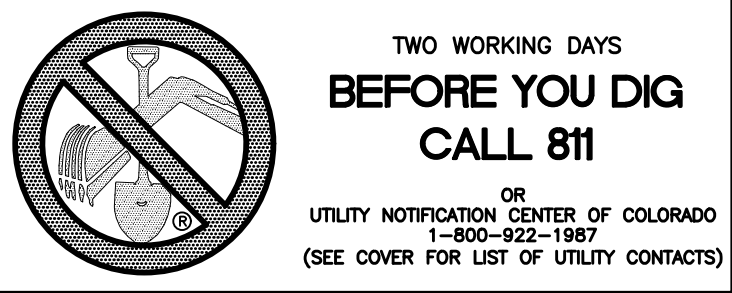
STORM #2



STORM #1



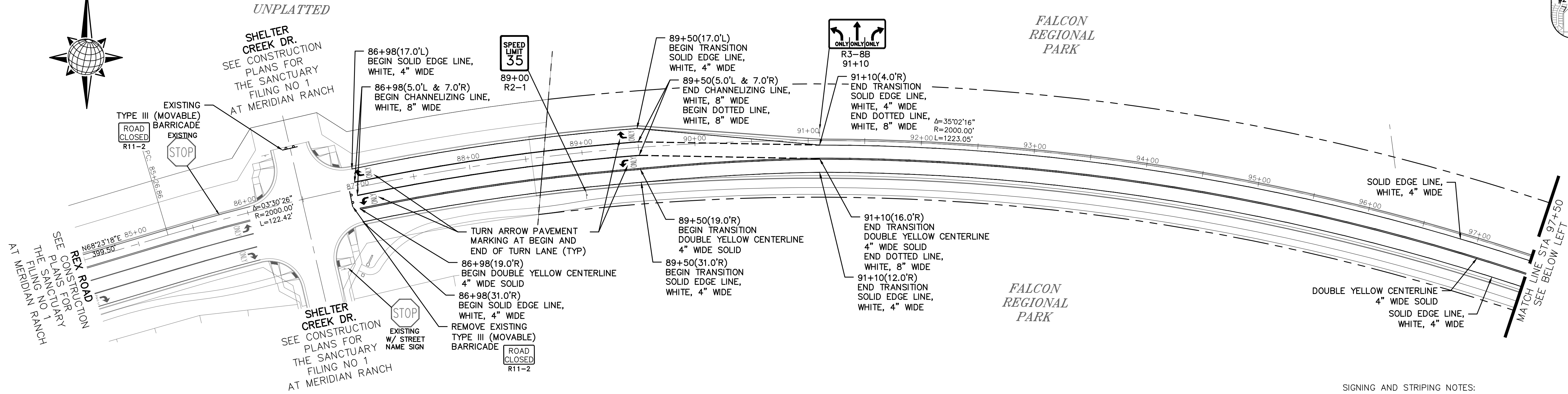
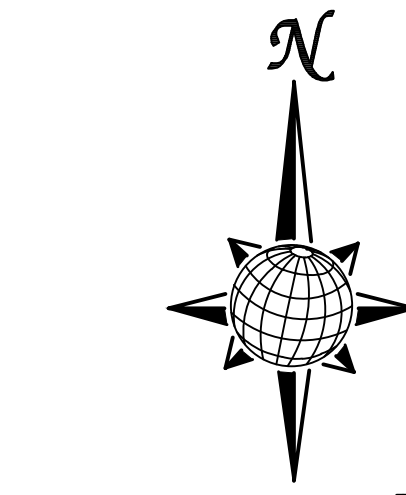
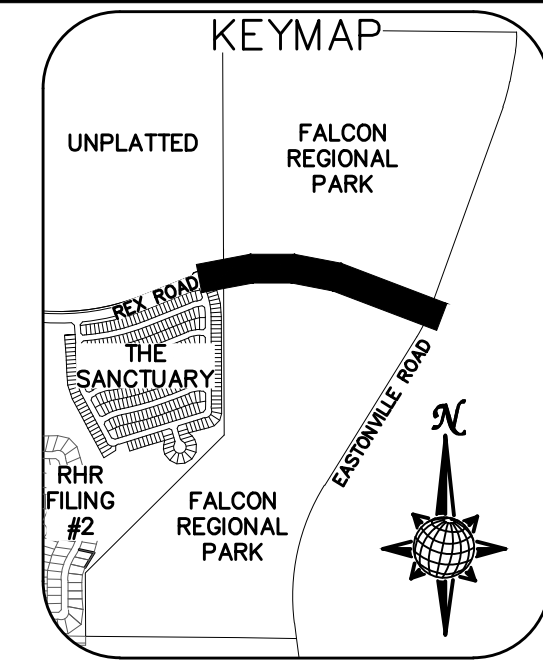
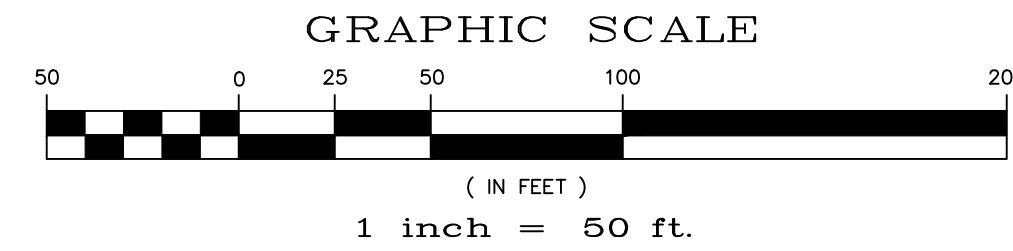
Date	Appr.	Date	Instr.
No.	Revisions	No.	Revisions
1		1	
2		2	
3		3	
4		4	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS STORM #1 AND STORM #2			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	APRIL 2023
	6	of	12



NOTE:
 DOTTED LINES TO BE
 2" LONG WITH 4" SPACING
 PER MUTCD STANDARD

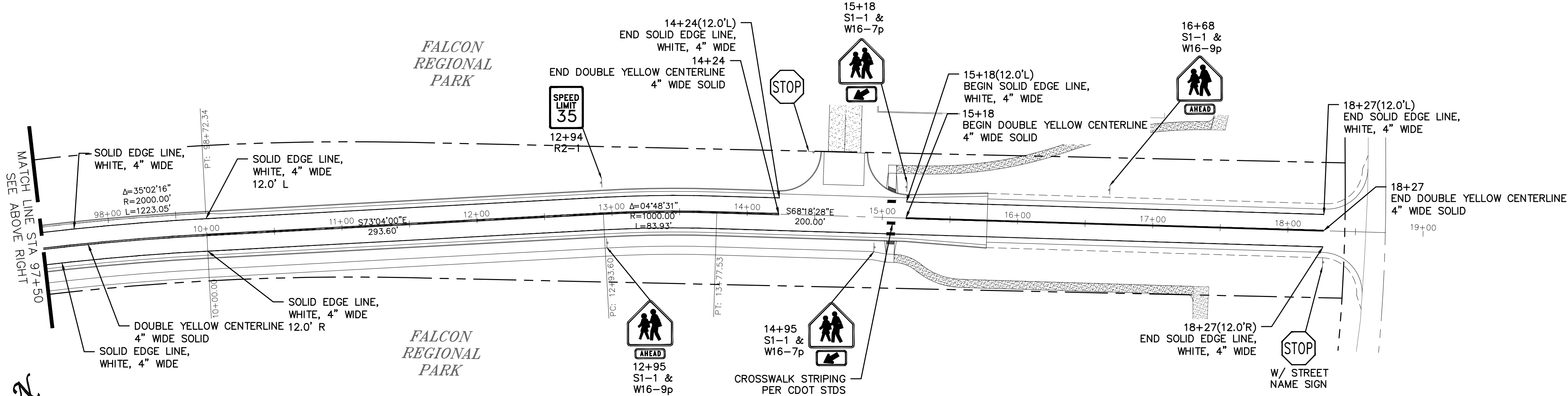
SIGNAGE AND STRIPING

TEMP. MINOR ARTERIAL, 40 MPH DESIGN SPEED
 SEE SECTIONS SHEET 2



SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



No.	Date	Appr.
1		
2		
3		
4		

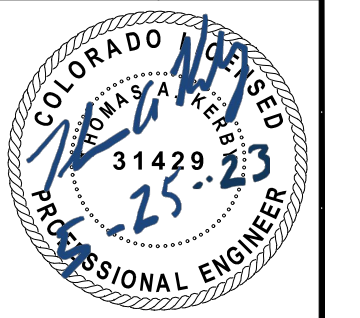
Revisions

TECH CONTRACTORS
 11910 TOURMALINE DR. #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444

MERIDIAN RANCH

REX ROAD
 AT FALCON REGIONAL PARK
 STREET AND UTILITY PLANS
 SIGNAGE AND STRIPING

Drawn by	LOG
Checked by	TAK
Scale	AS SHOWN
Date	APRIL 2023



02/23/2022

RPC 7/11/23

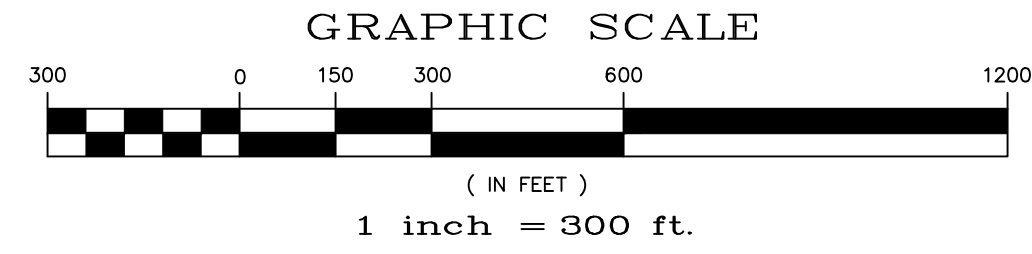
EL PASO COUNTY STANDARD NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344) IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC DATED JULY 15, 2019 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WOOD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

EARTHWORK QUANTITIES

NET YARDS	BALANCE	
TOTAL STRIPPINGS	5.44 AC.	2,925 CY
NET YARDS	<u>CUT</u>	<u>FILL</u>
	4,500 CY	4,500 CY
20% COMPACTION FACTOR		



UNPLATTED

ROLLING HILLS RANCH
 FILING 2 AT
 MERIDIAN RANCH

THE SANCTUARY
 FILING 1 AT
 MERIDIAN RANCH

FALCON
 REGIONAL
 PARK

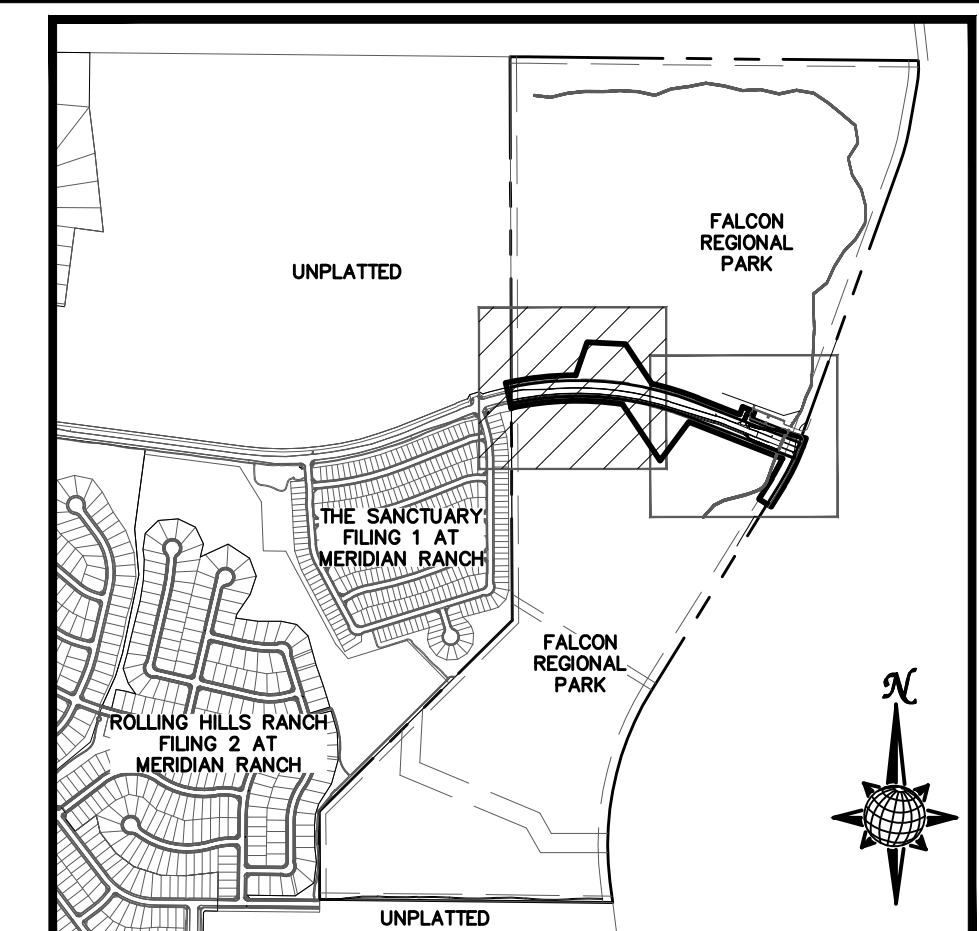
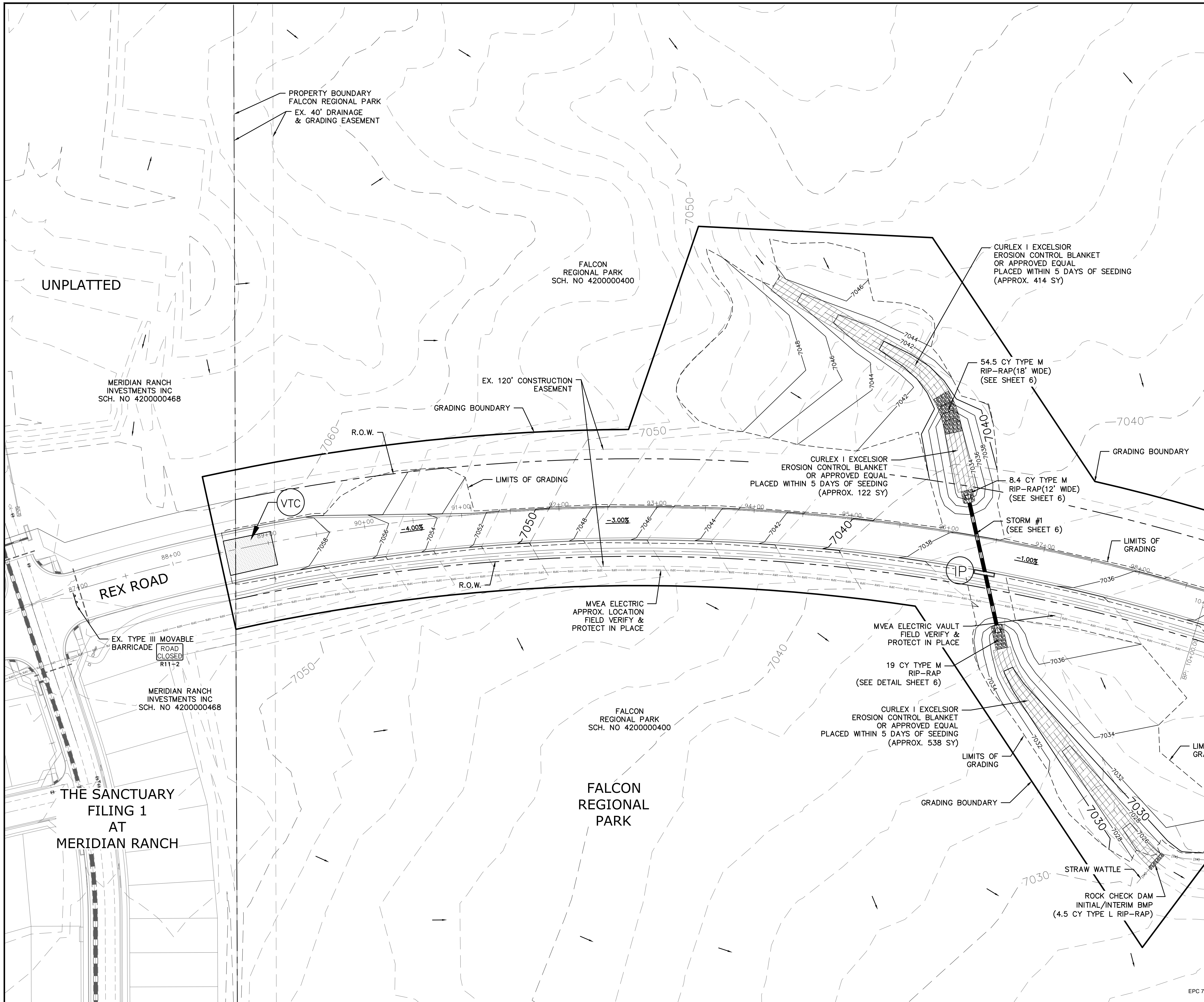
FALCON
 REGIONAL
 PARK

Stage	Description	Control Measures	Begin Date	End Date
Stage 1 Initial	Grading	Silt fence & VTC Perimeter Control Swale Checks as needed Surface Roughening	June 2023	July 2023
Stage 2 Interim	Underground utilities	Perimeter Control	July 2023	August 2023
Stage 3 Interim	Surface Improvements	Inlet Protection Perimeter Control Swale Checks as needed	August 2023	November 2023
Final Stabilization	Permit Close	Final Stabilization Permanent Seeding	November 2023	June 2024

- NOTE:**
- EXISTING VEGETATION ON THE PROJECT SITE AND THE IN SURROUNDING AREAS CONSISTS OF A MIXTURE OF NATIVE GRASSES AND WEEDS WITH COVERAGE APPROXIMATING 50% DENSITY UNLESS OTHERWISE NOTED. SOME AREAS HAVE NEGLIGIBLE VEGETATIVE GROWTH AT THIS TIME AS THE SITE WAS PREVIOUSLY GRADED AND RE-SEEDED OR USED AS A BUILDERS' STOCKPILE LOCATION. AREAS PREVIOUSLY GRADED HAS BEEN RE-SEEDED WITH THE APPROVED COUNTY SEED MIX.
 - MATERIAL STORAGE, TOPSOIL STOCKPILES(EDFCD: MM-2), STAGING(UDFCD: SM-6), CONCRETE WASHOUT AND WASTE AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND ADJUSTED AS NECESSARY.
 - THERE IS NO CONCRETE BATCH PLANT ASSOCIATED WITH THIS PROJECT.
 - NO SLOPES GREATER THAN 3:1 ARE EXPECTED ON THIS SITE. SLOPES GREATER THAN 3:1 REQUIRE EROSION CONTROL BLANKET.
 - MIRIFI FABRIC TO BE PLACED BELOW ALL RIP-RAP.

TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444		No.	1	2	3	4
MERIDIAN RANCH		Revisions				
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS GRADING INDEX		Drawn by	Log	Checked by	TAK	Date
AS SHOWN		8	of	12		APRIL 2023
Scale						
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1922 (SEE COVER FOR LIST OF UTILITY CONTACTS)						

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INDEX MAP N.T.S.

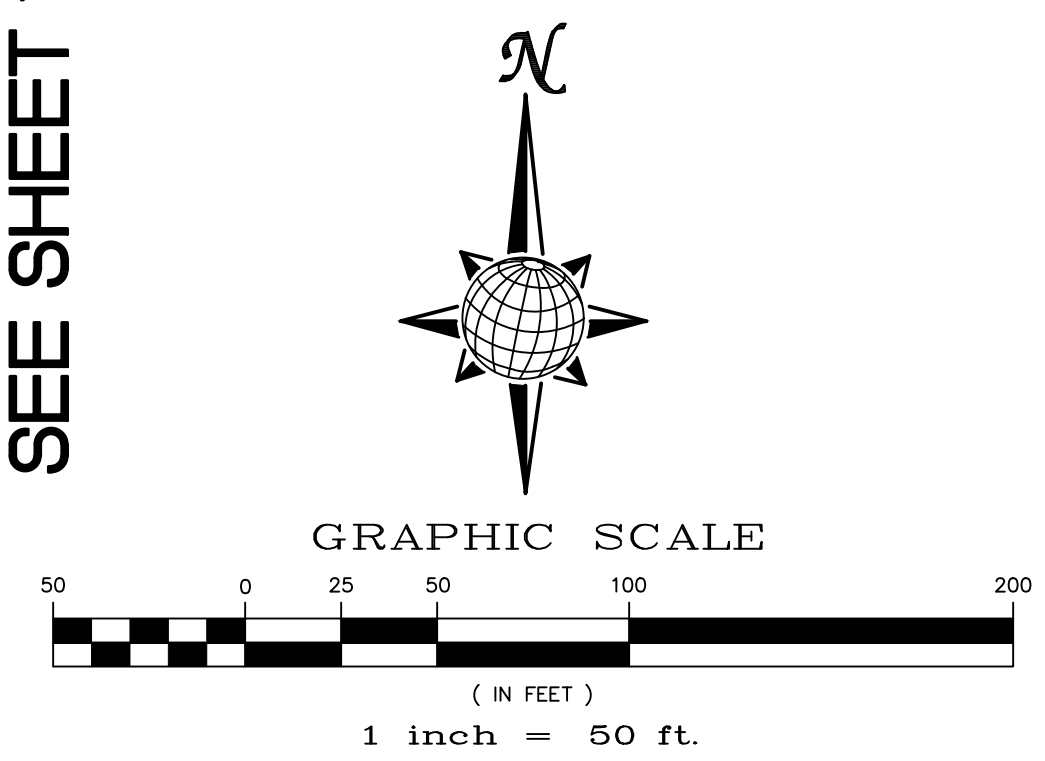
LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES PER DETAIL SHEET 12
		EROSION WATTLES PER DETAIL SHEET 12
		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 12
LIMITS OF GRADING		
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
		GRADE
	A	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

CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) ESTATES AT ROLLING HILLS RANCH FILING 2
2) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
3) ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH
4) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
5) ROUGH GRADING FOR ROLLING HILLS RANCH
6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

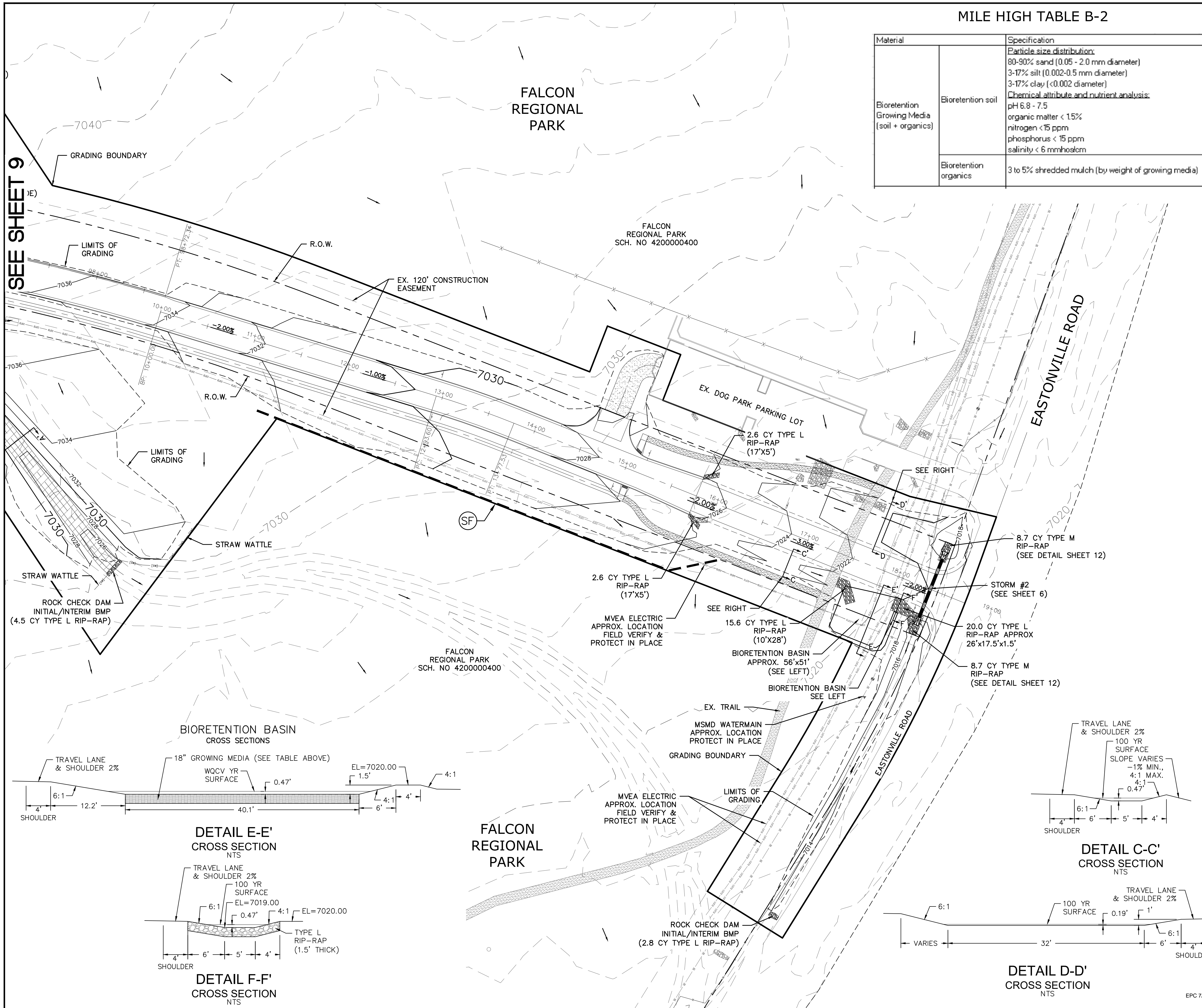
SEE SHEET 10



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

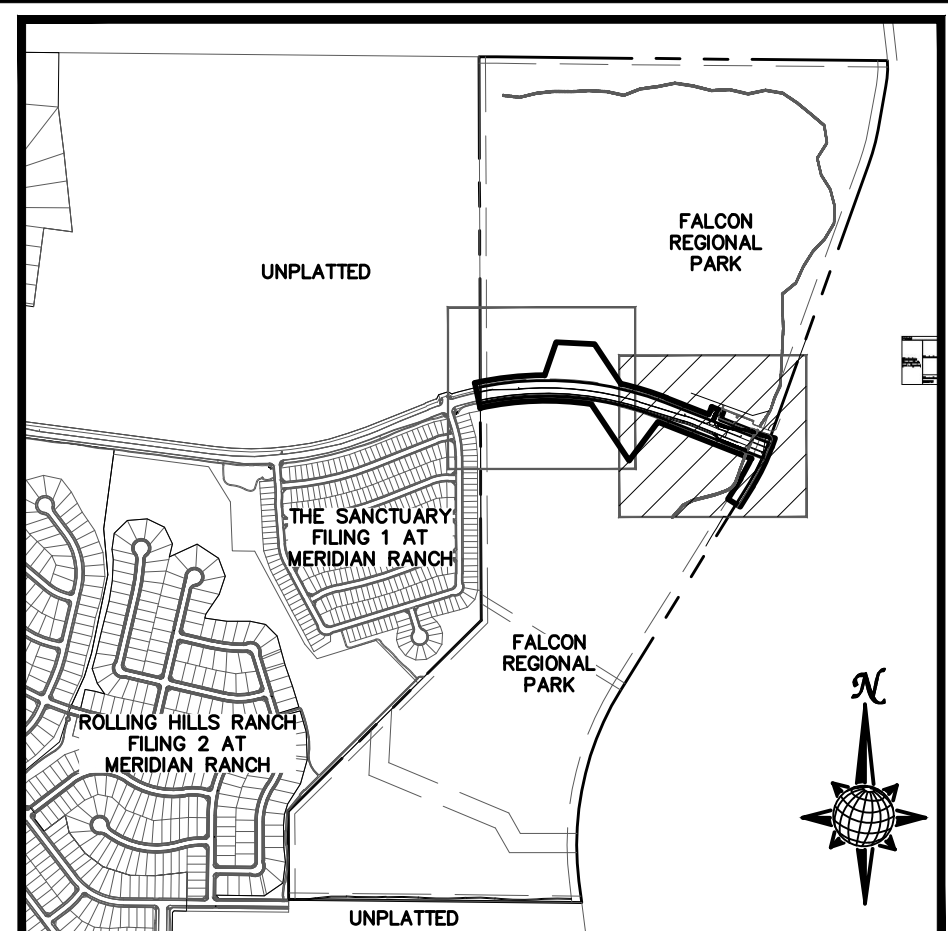
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

1	2	3	4	No.	Revisions	Date	Appr.
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444							
MERIDIAN RANCH							
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS GRADING LAYOUT							
Drawn by	LOG	Checked by	TAK	Date	APRIL 2023		
Scale	AS SHOWN	9	of 12				



MILE HIGH TABLE B-2

Material	Specification
Bioretention Growing Media (soil + organics)	Particle size distribution: 80-90% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (<0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 15% nitrogen < 15 ppm phosphorus < 15 ppm salinity < 6 mmhos/cm
	3 to 5% shredded mulch (by weight of growing media)



INDEX MAP N.T.S.

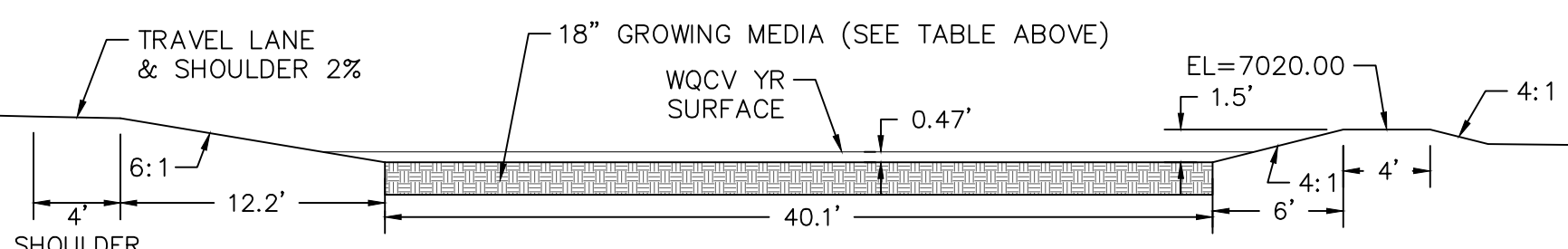
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SYMBOL	ACRONYM	DESCRIPTION
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		EROSION WATTLES PER DETAIL SHEET 12
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
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		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
	2.00%	GRADE
	A	LOT GRADE TYPE

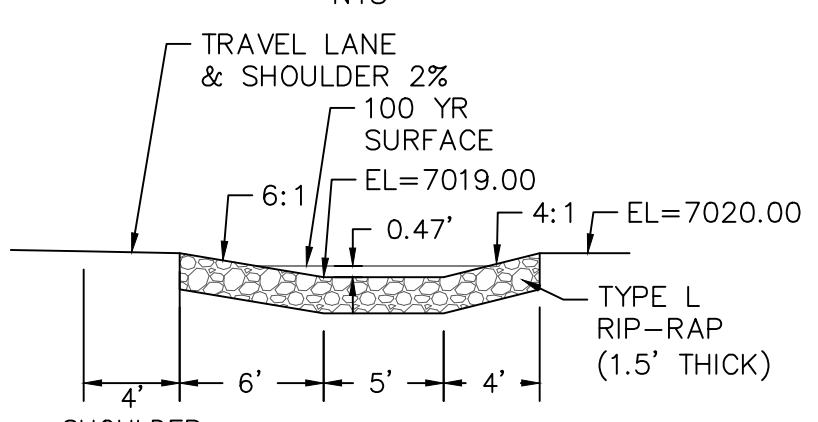
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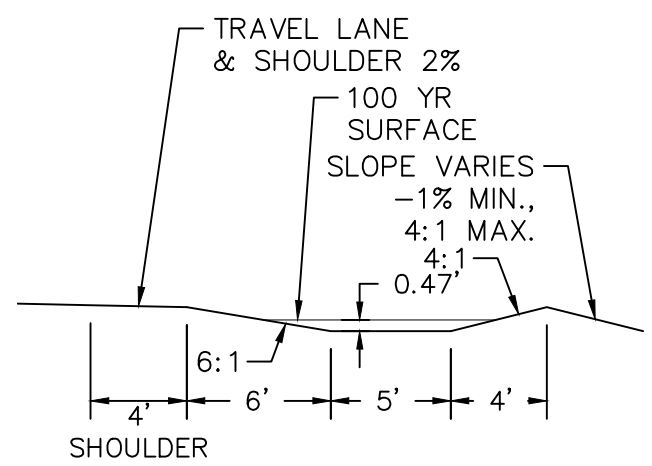
BIORETENTION BASIN CROSS SECTIONS



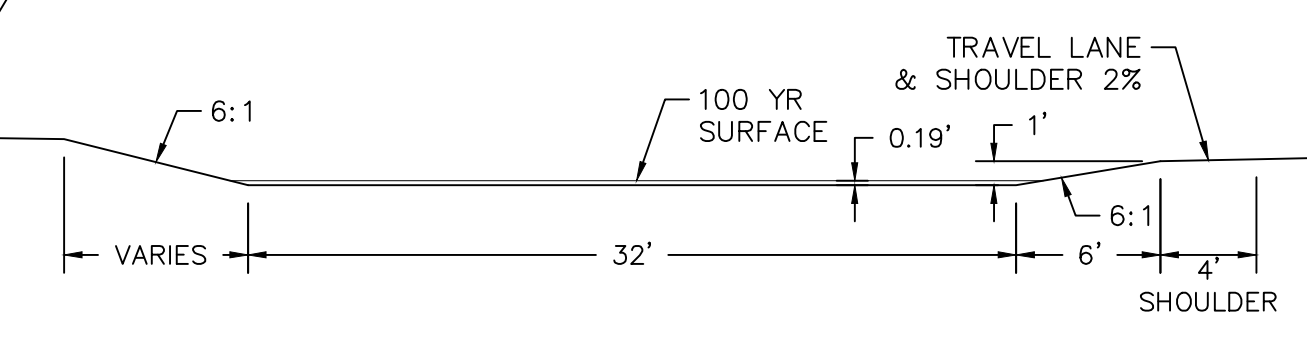
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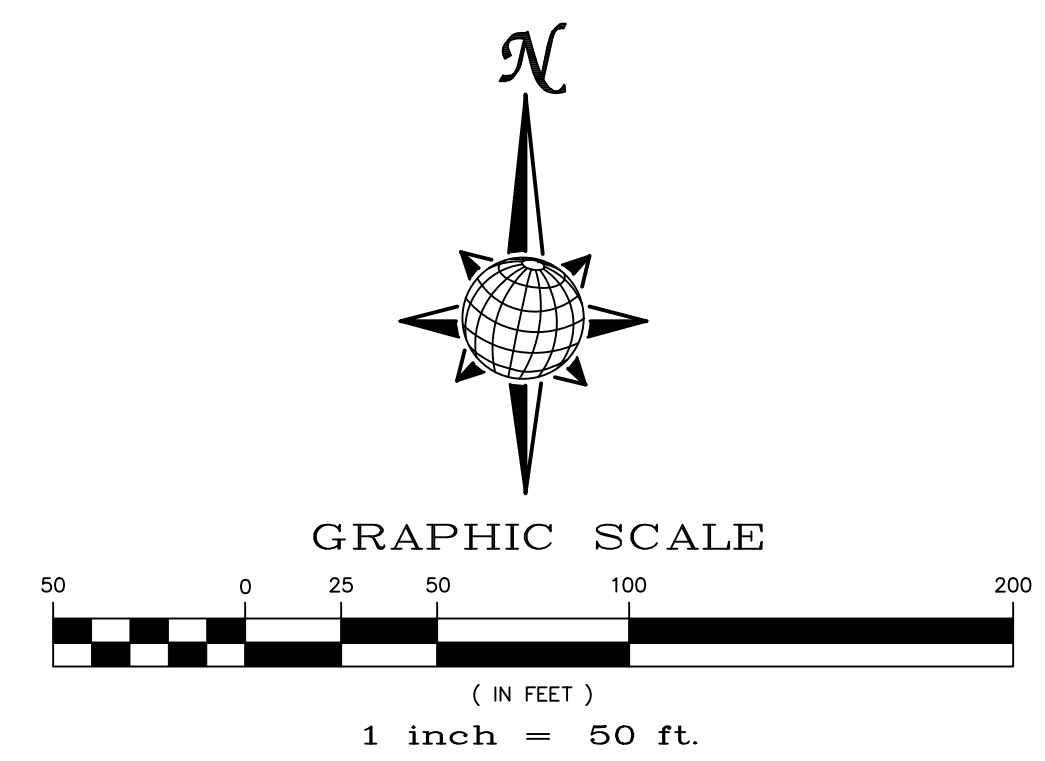
DETAIL F-F' CROSS SECTION NTS



DETAIL C-C' CROSS SECTION NTS



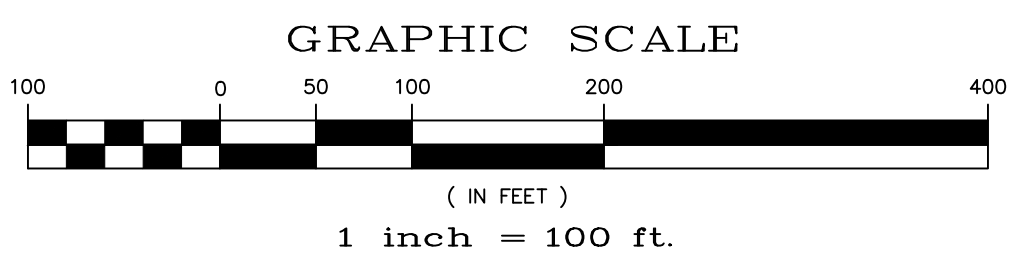
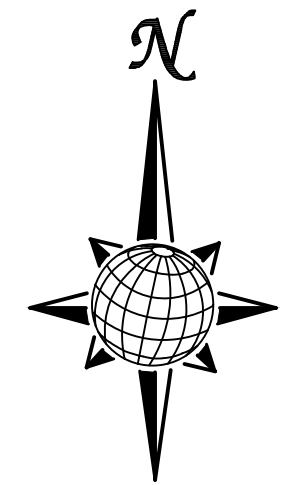
DETAIL D-D' CROSS SECTION NTS



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



1	2	3	4	No.	Revisions	Date	Appr.
<p>TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444</p>							
<p>REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS GRADING LAYOUT</p>							
Drawn by	LOG	Checked by	TAK	Date	APRIL 2023		
Scale	AS SHOWN			10	of 12		

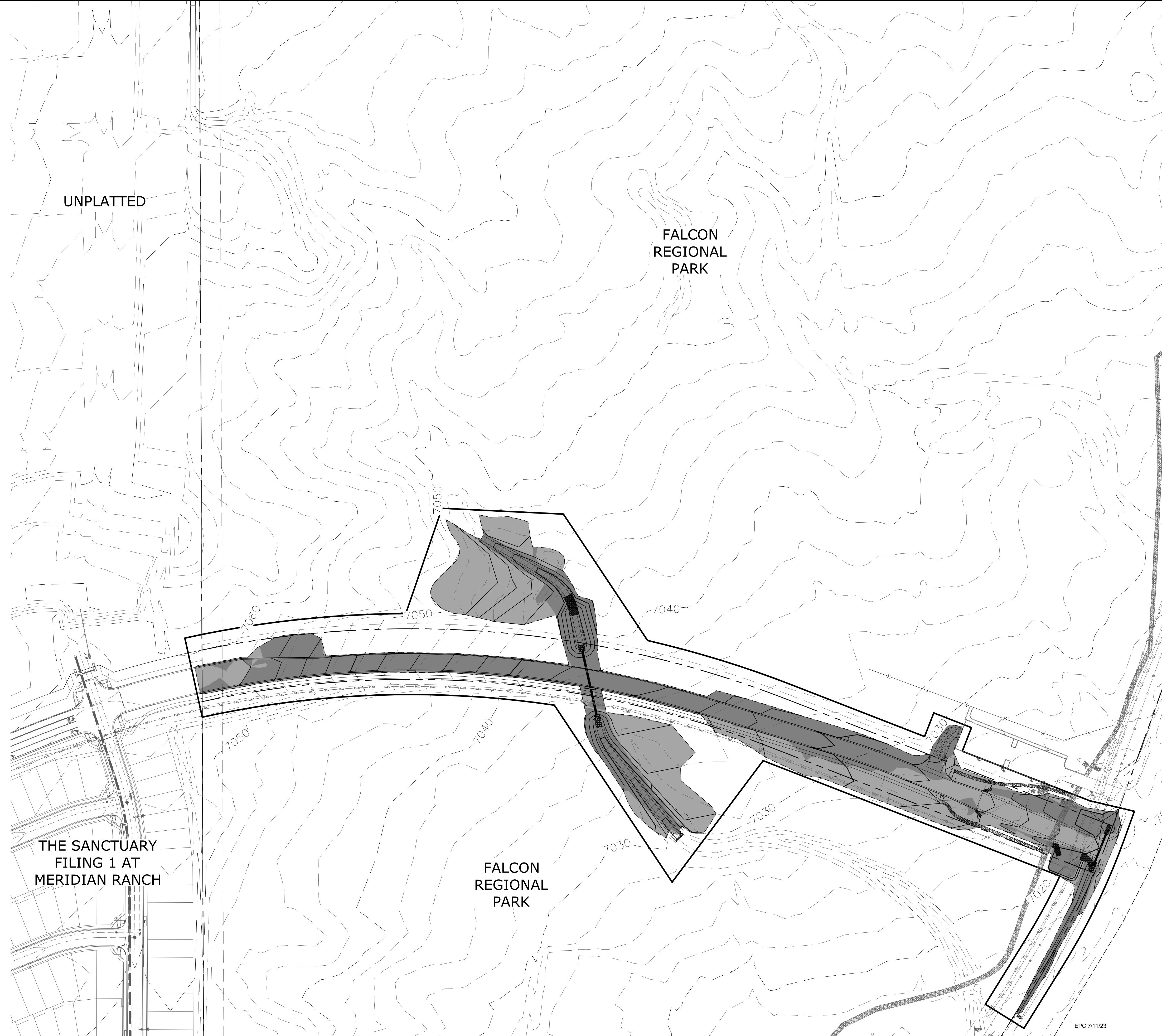
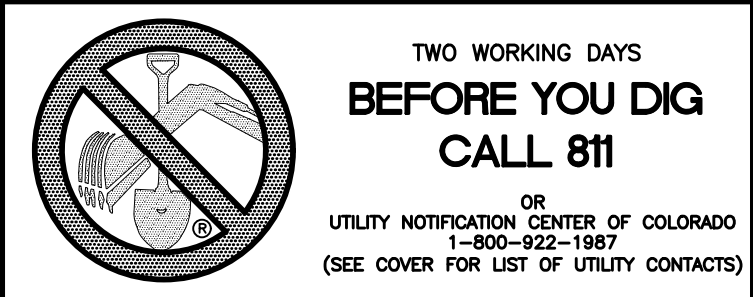
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NOTE:
ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE.

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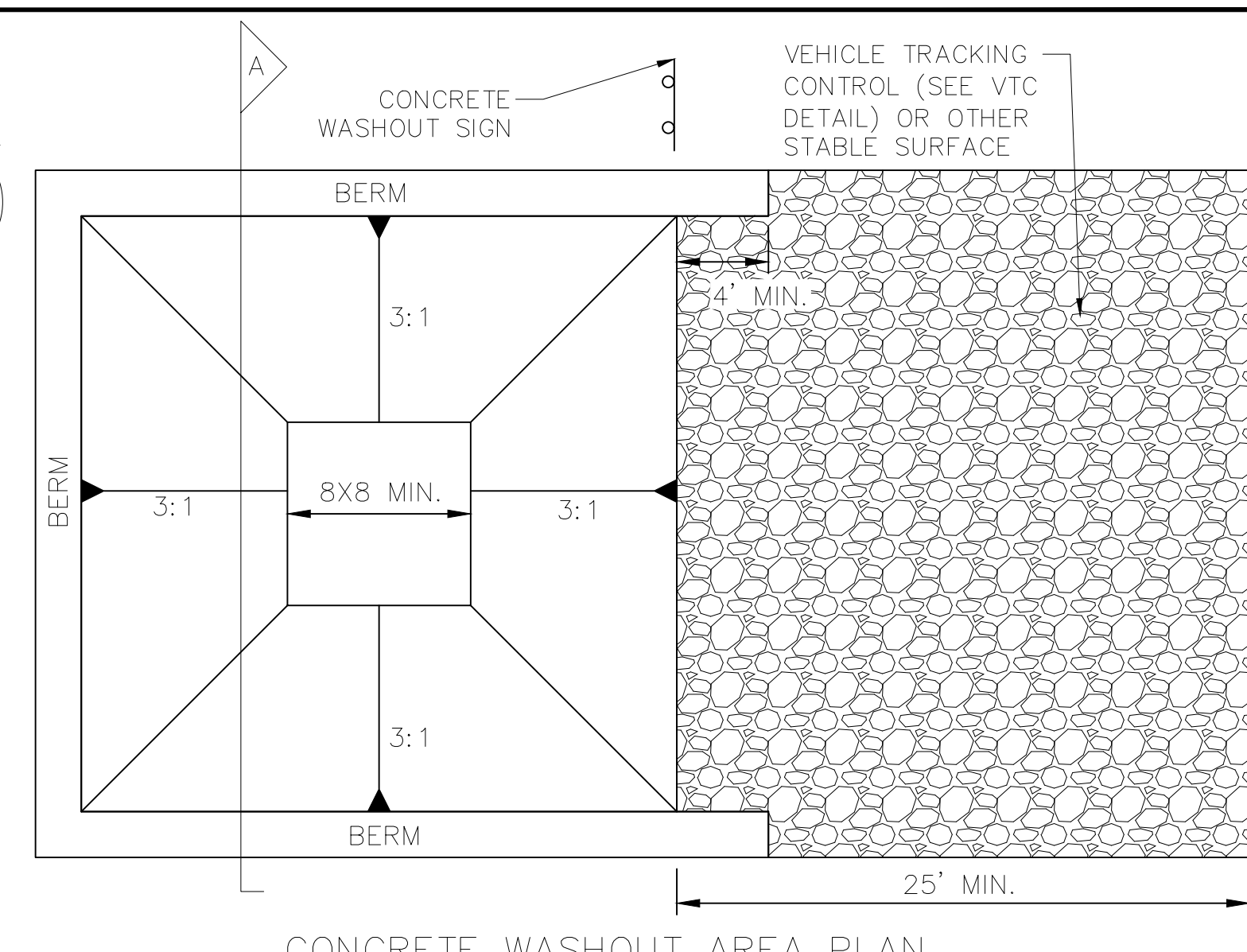
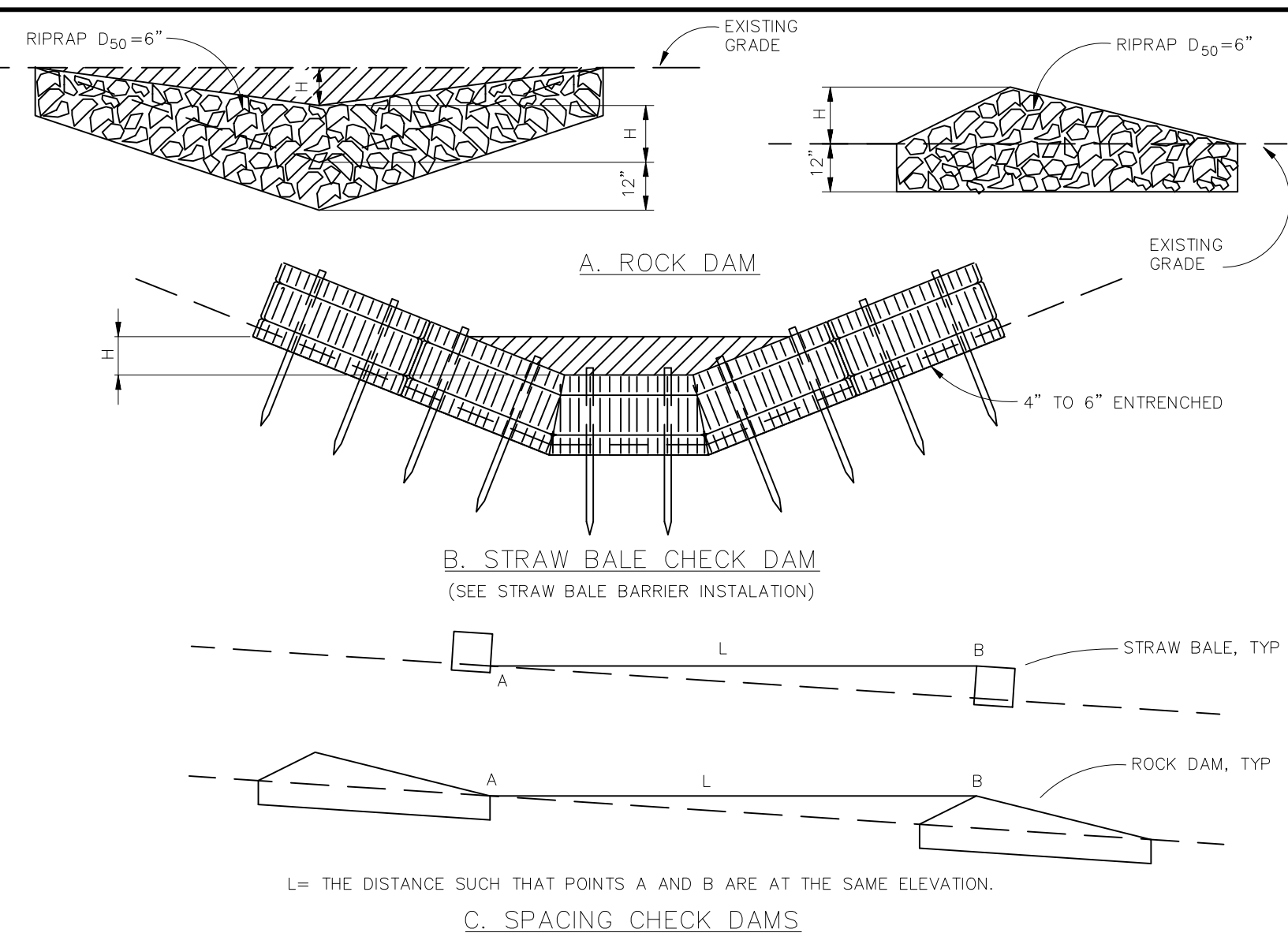
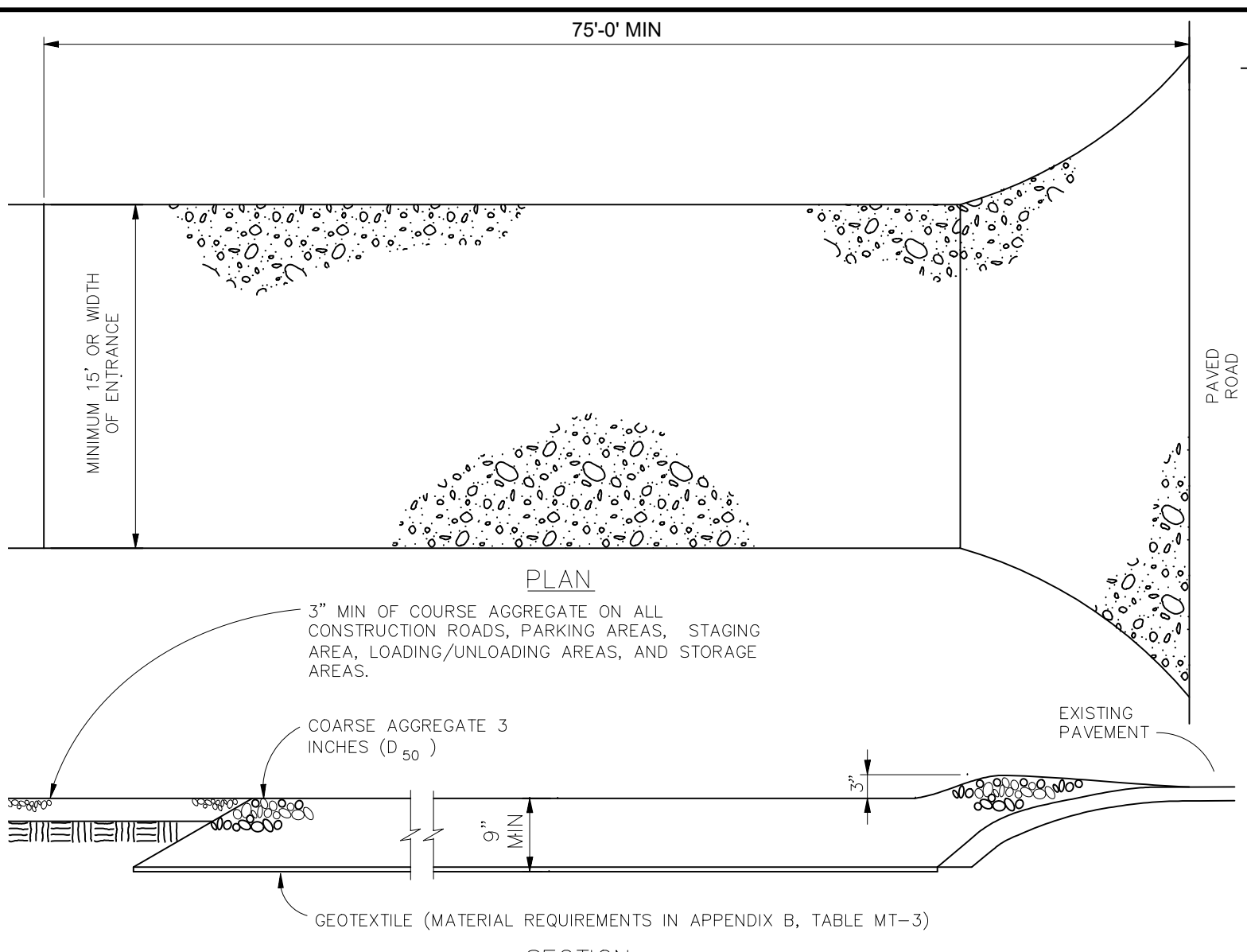
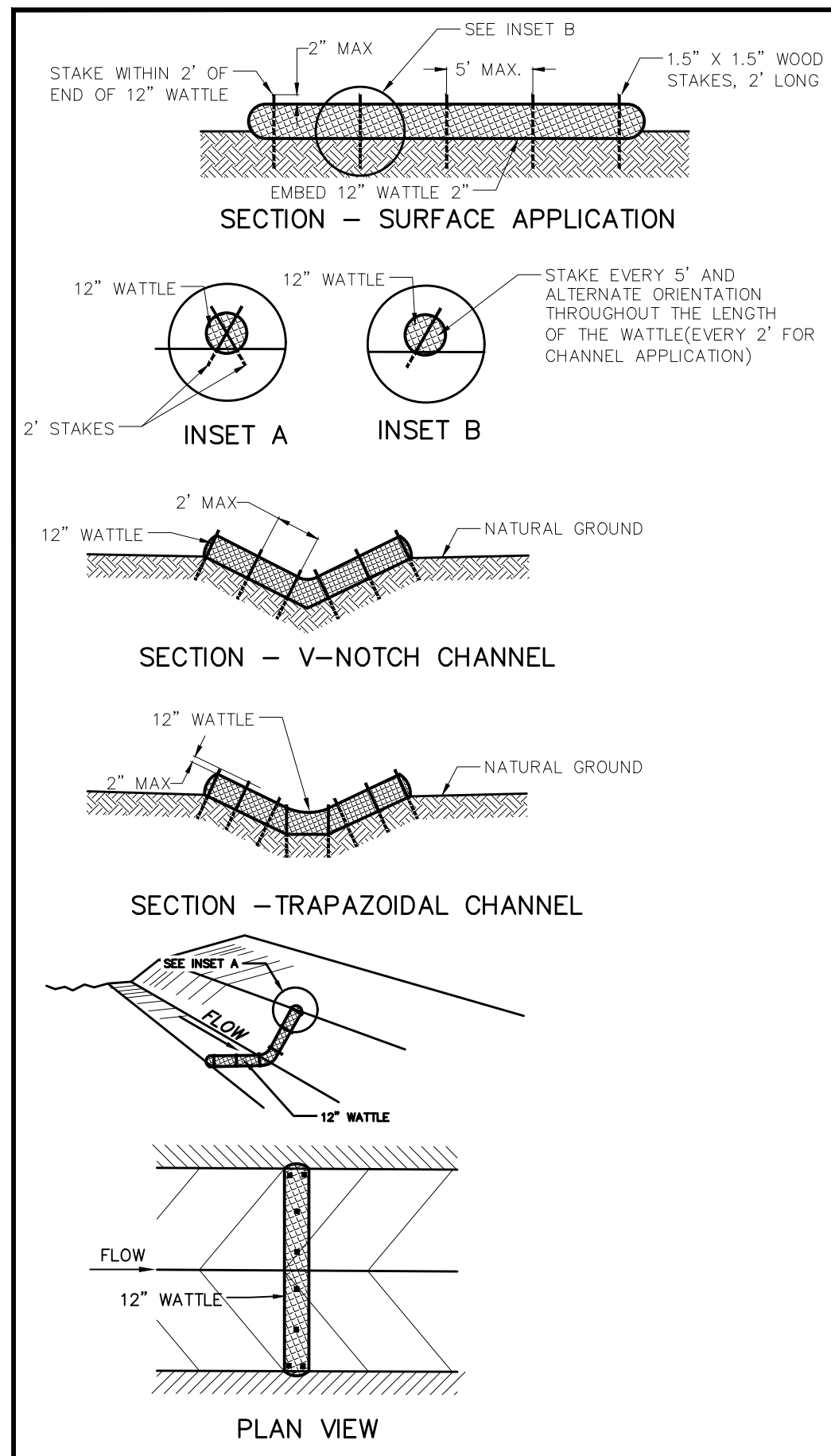
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TECH CONTRACTORS		11910 TOURMALINE DR, #130		FALCON, CO 80831		TELEPHONE: 719.495.7444			
MERIDIAN RANCH		REX ROAD		AT FALCON REGIONAL PARK		STREET AND UTILITY PLANS		GRADING CUT-FILL	
No.		Revisions		Date		Init.		Appr.	
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EPC 7/11/23



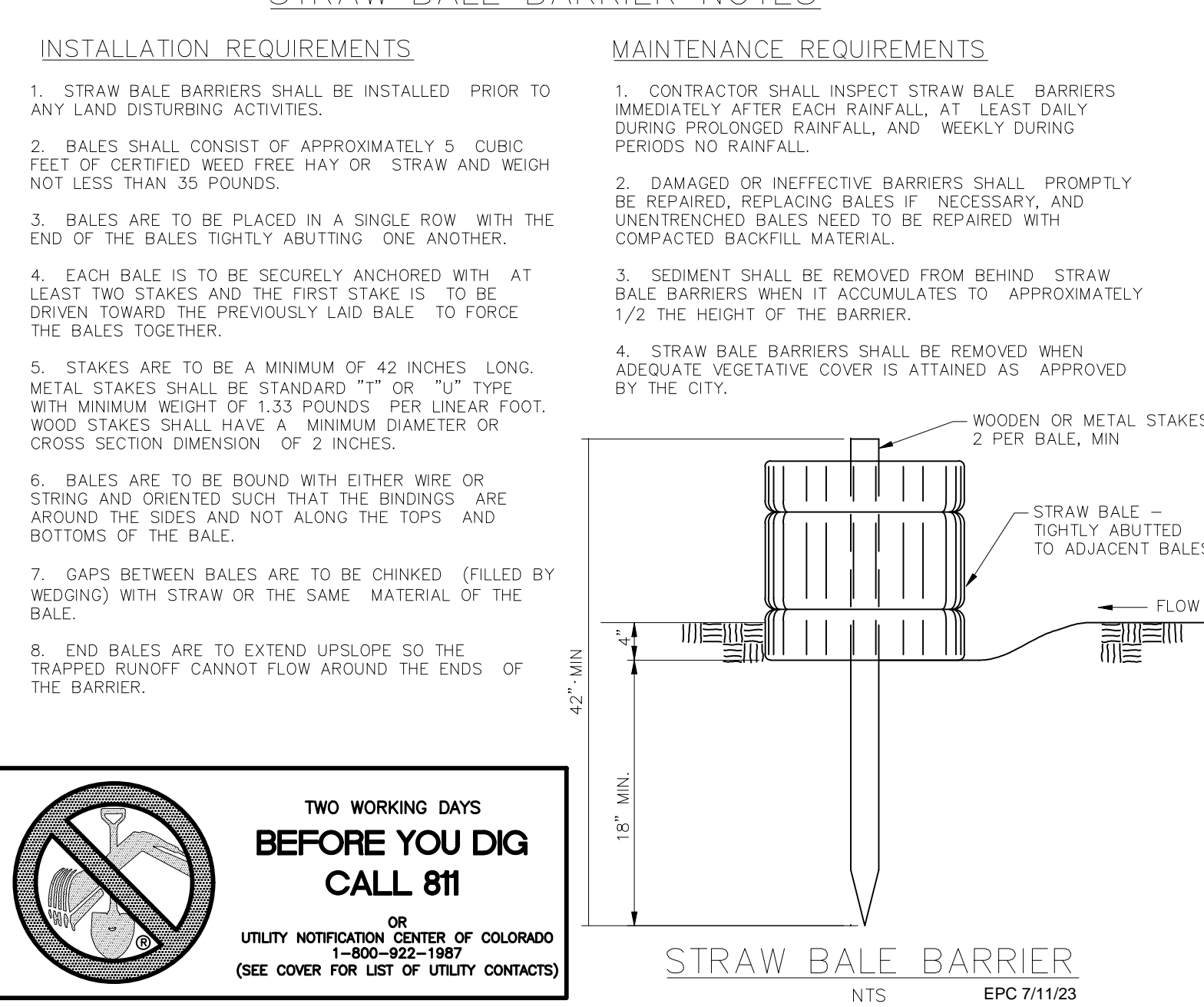
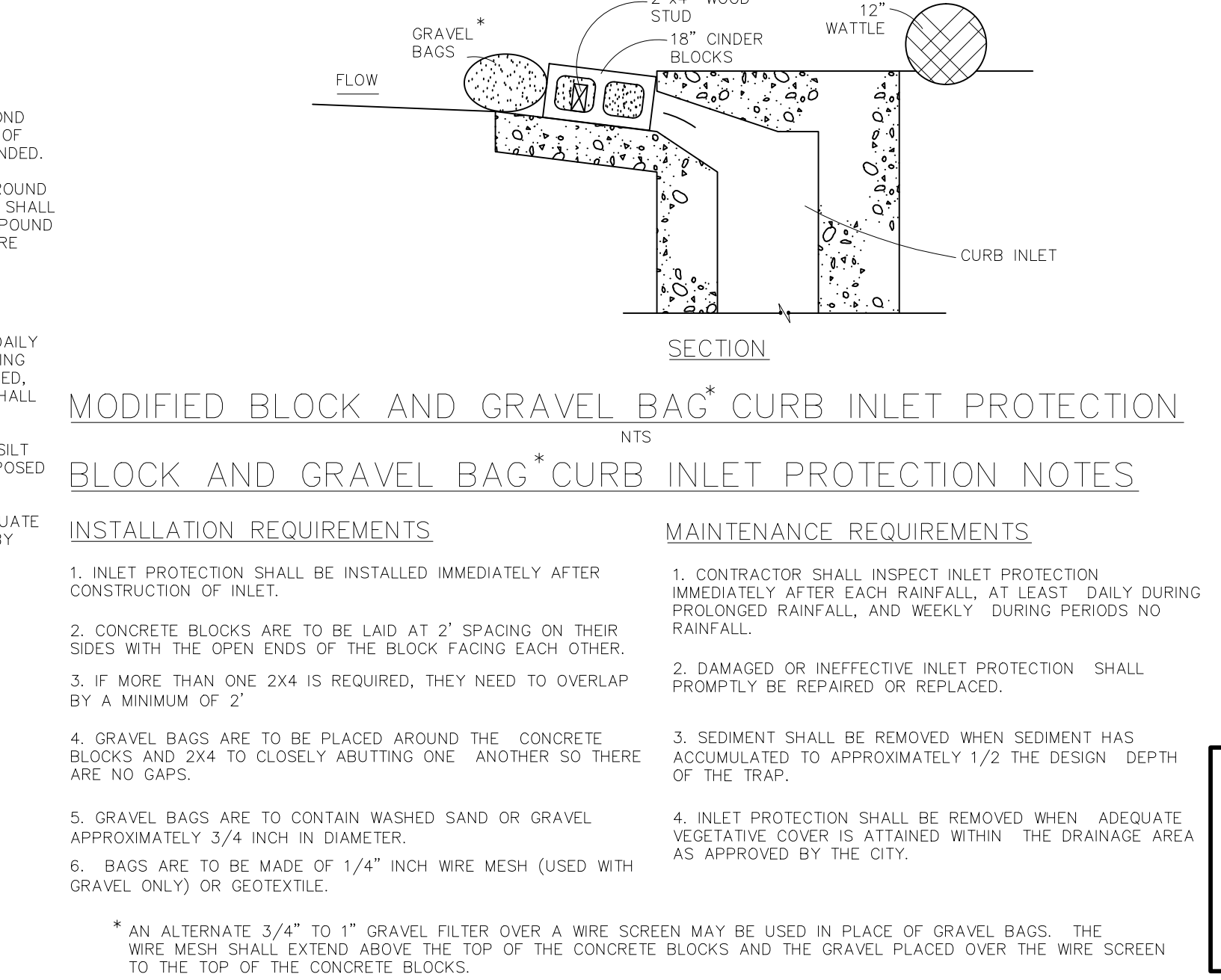
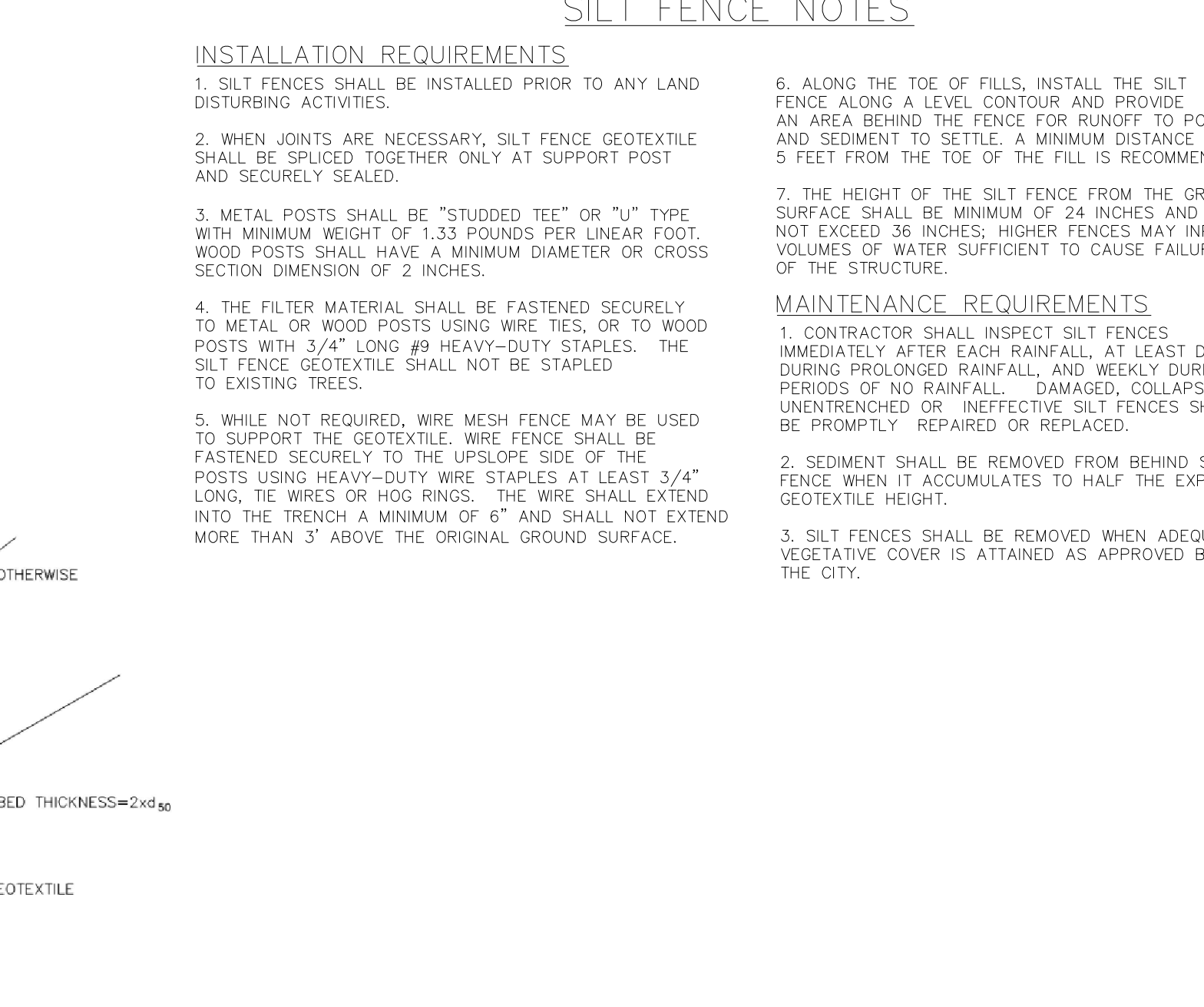
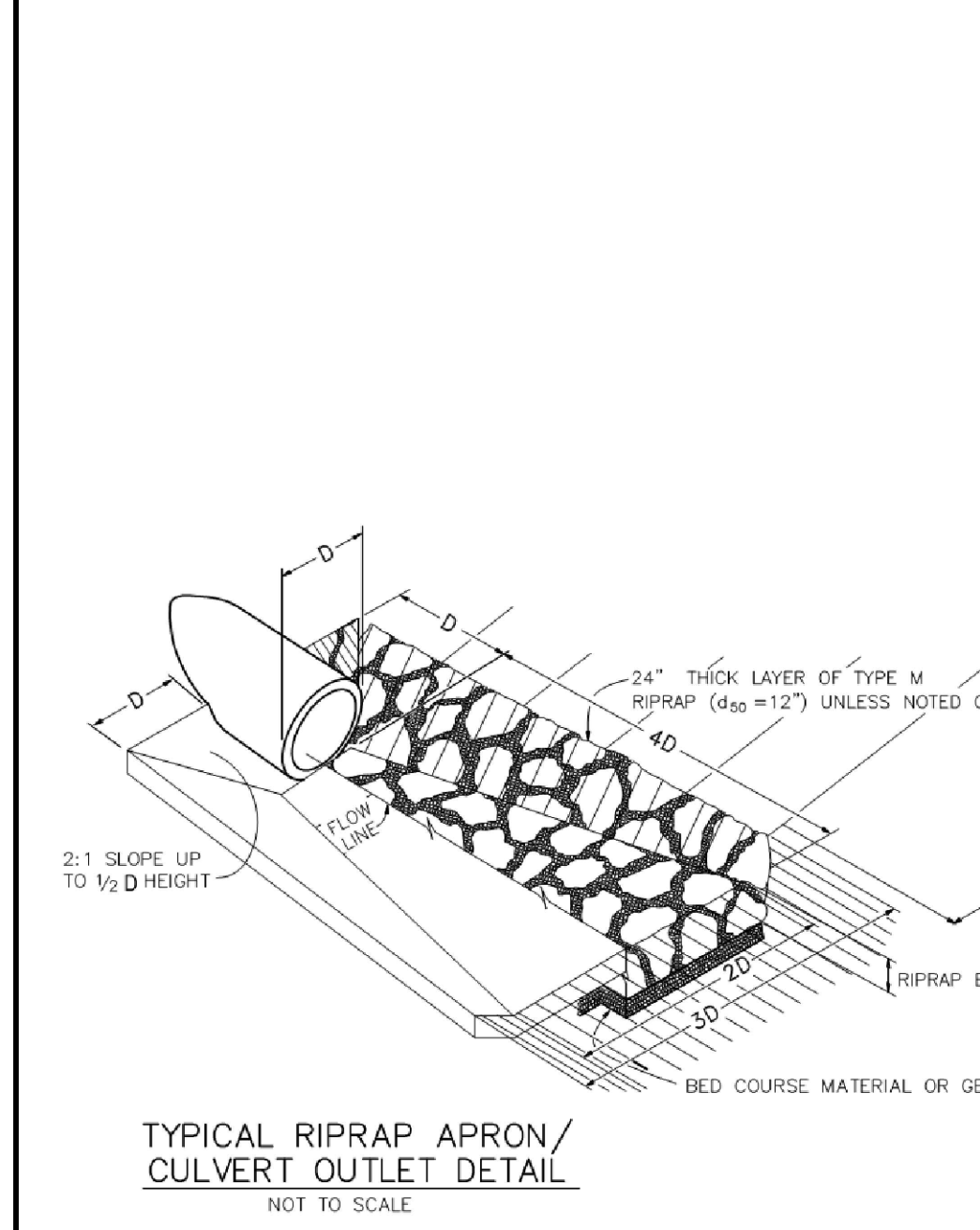
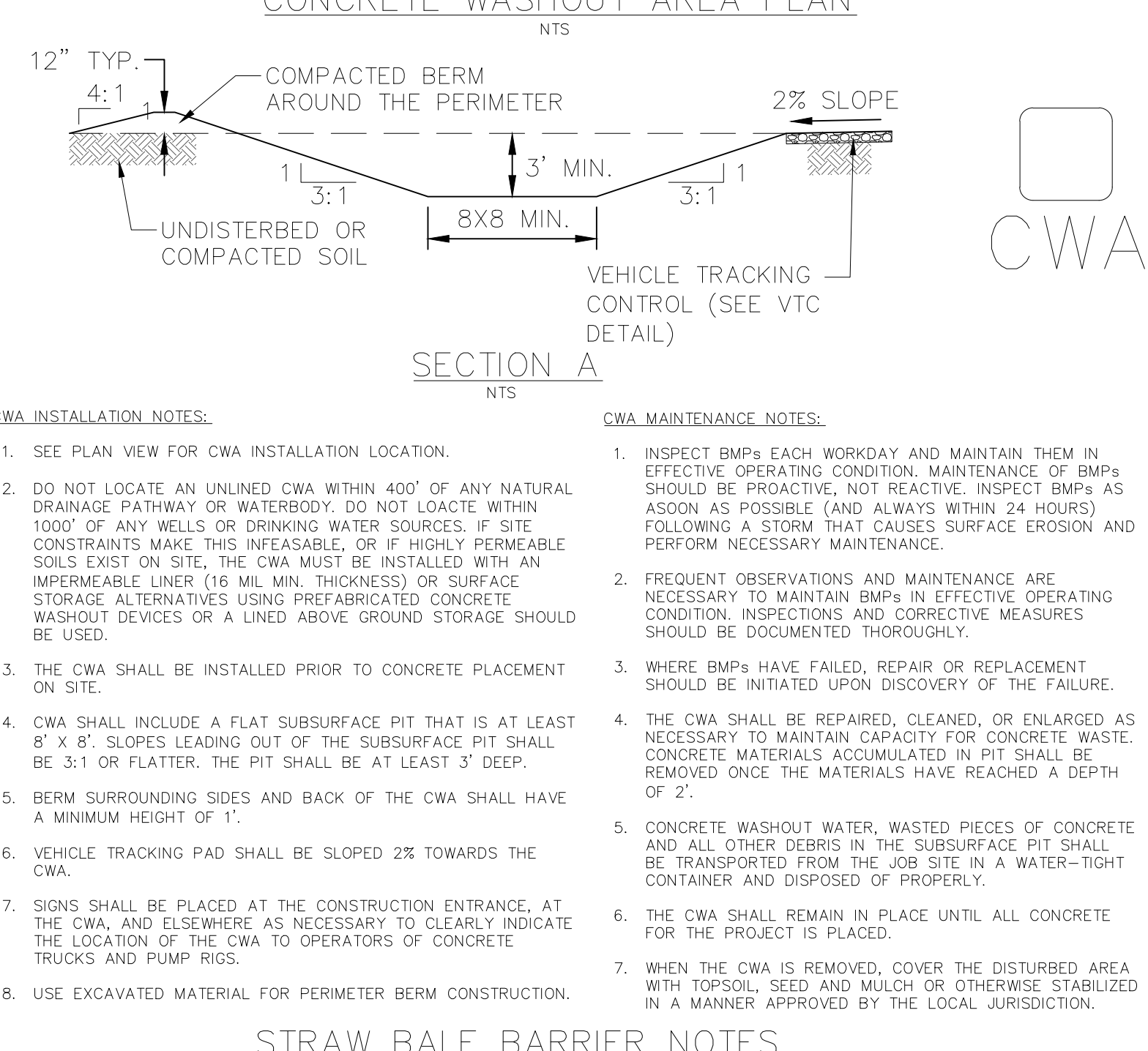
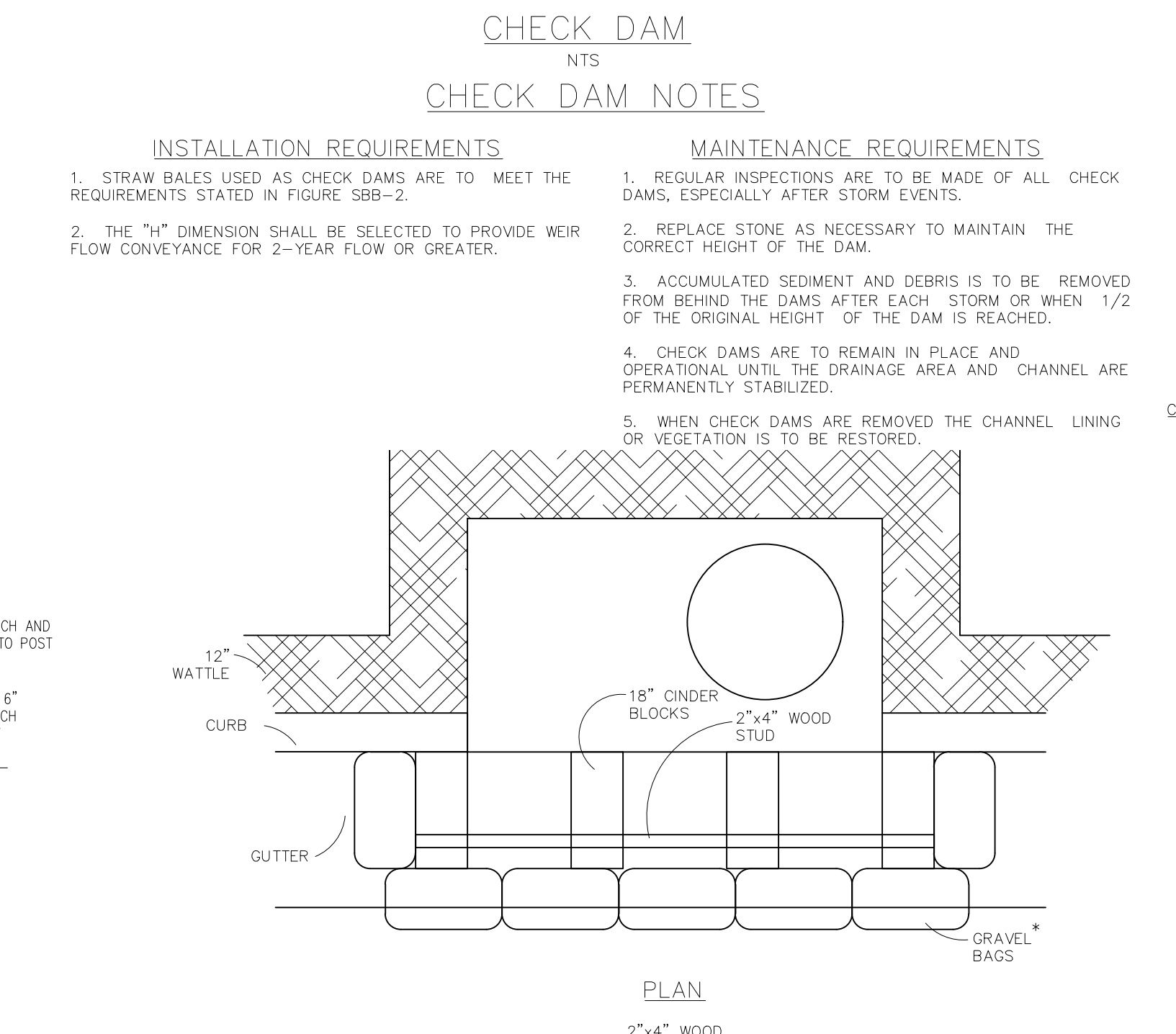
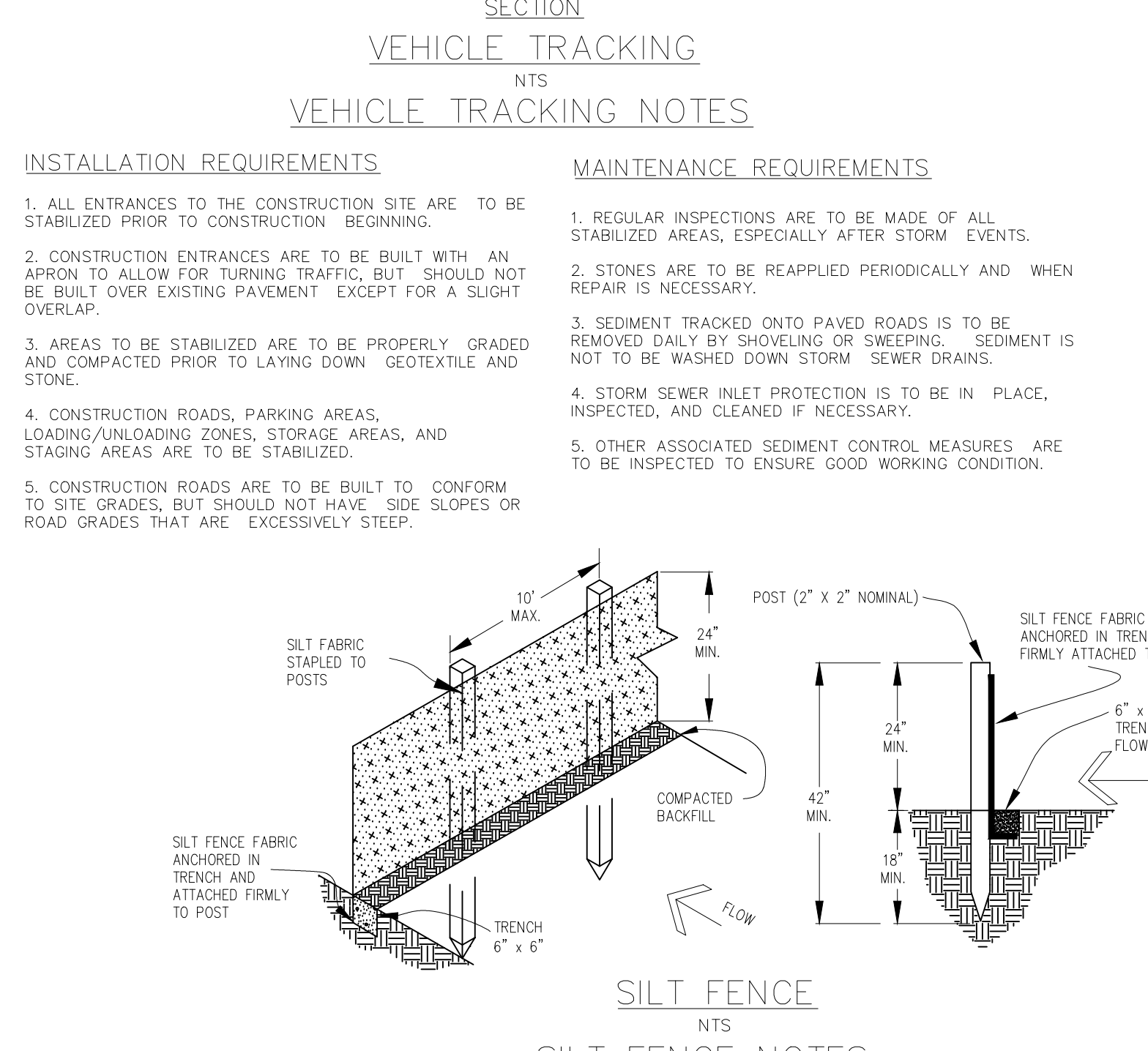
INSTALLATION REQUIREMENTS

- 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.

NOTES:
 USE 2 FT WOODEN STAKES WITH A 1.5 IN BY 1.5 IN NOMINAL CROSS SECTION.
 ONLY INSTALL 12" WATTLES TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES OR AS DIRECTED.
 REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF THE EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.
 WHEN MORE THAN ONE EROSION LOG IS NEEDED, ENDS MUST BE TIGHTLY ADJUTED.
 WATTLES MAY ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT VOLUME.
 STRAW WATTLES MAY BE USED IN LIEU OF STRAW BALES AND/OR SILT FENCE WITH APPROVAL FROM THE COUNTY, OWNER, ENGINEER, AND SWMP ADMINISTRATOR.



REGIONAL PARK/DIVING PLAN SETS IMPROVEMENT PLANS 02-REX ROAD FALCON REGIONAL PARK.dwg, 5/26/2023 2:25:00 PM

TECH CONTRACTORS
 11910 TOURMALINE DR. #130
 FALCON, CO 80831
 TELEPHONE
 719.495.7444

MERIDIAN RANCH

REX ROAD
 AT FALCON REGIONAL PARK
 STREET AND UTILITY PLANS
 GRADING DETAILS

Drawn by
 Checked by
 Scale AS SHOWN
 Log
 T&K
 Date
 APRIL 2023

12 of 12

COLORADO PROFESSIONAL ENGINEER
 31429
 25-23

TWO WORKING DAYS
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 CALL 811**
 OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1887
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

STRAW BALE BARRIER
 NTS
 EPC 7/11/23

PCD PROJECT NO. CDR236