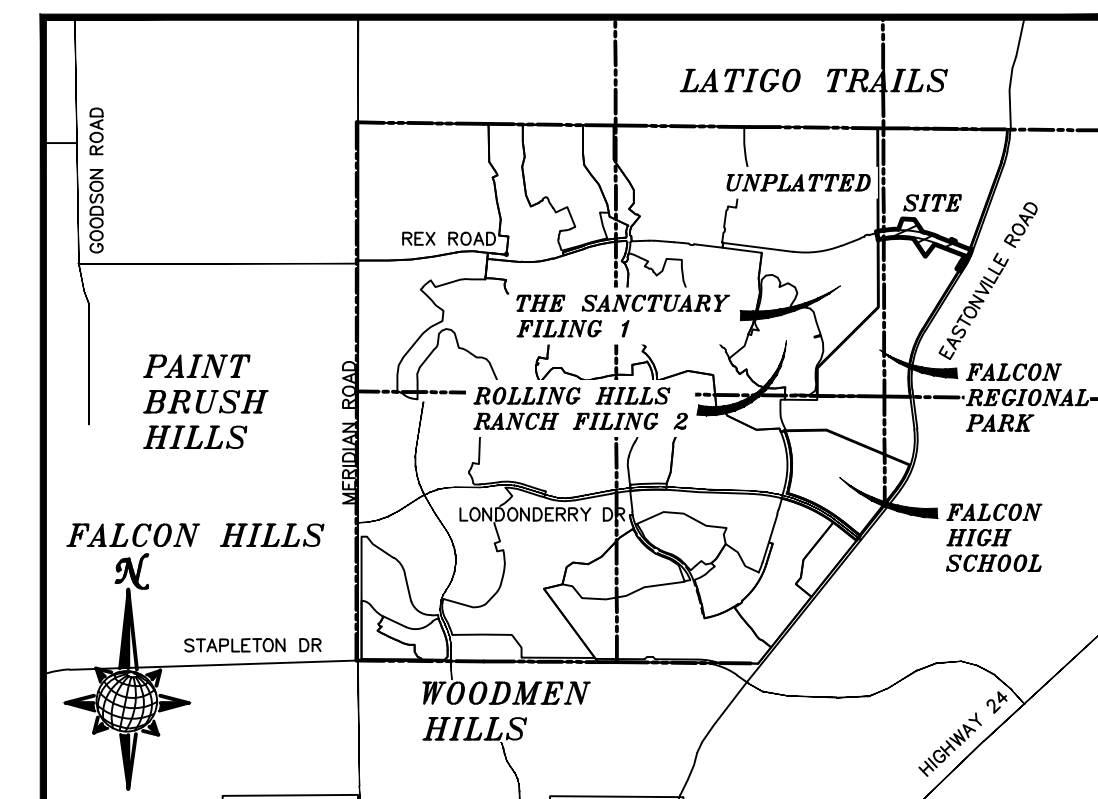


CONSTRUCTION DRAWINGS FOR REX ROAD AT FALCON REGIONAL PARK IMPROVEMENT PLANS

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:

- THENCE S87°14'00"E A DISTANCE OF 240.00 FEET;
- THENCE S33°40'12"E A DISTANCE OF 300.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 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;
- THENCE S68°44'38"E A DISTANCE OF 630.04 FEET;
- THENCE N21°15'22"E A DISTANCE OF 50.00 FEET;
- THENCE S68°44'38"E A DISTANCE OF 80.00 FEET;
- THENCE S21°15'22"W A DISTANCE OF 50.00 FEET;
- THENCE S68°44'38"E A DISTANCE OF 270.04 FEET;
- THENCE S76°44'21"E A DISTANCE OF 90.59 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 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;
- THENCE S31°50'10"W A DISTANCE OF 149.99 FEET;
- THENCE N58°09'50"W A DISTANCE OF 90.00 FEET;
- THENCE N31°50'10"E A DISTANCE OF 150.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- 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;
- THENCE N68°44'38"W A DISTANCE OF 629.02 FEET;
- THENCE S36°49'53"W A DISTANCE OF 300.00 FEET;
- THENCE N33°38'09"W A DISTANCE OF 420.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 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;
- THENCE N12°23'43"W A DISTANCE OF 160.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 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;
- 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.

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).



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

BENCH MARK

- 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'
- 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'

Please note that the report reviewed was not the most current version submitted to the County on June 7 after the meeting.

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

DATE

DEVELOPERS STATEMENT:

DEVELOPERS STATEMENT:

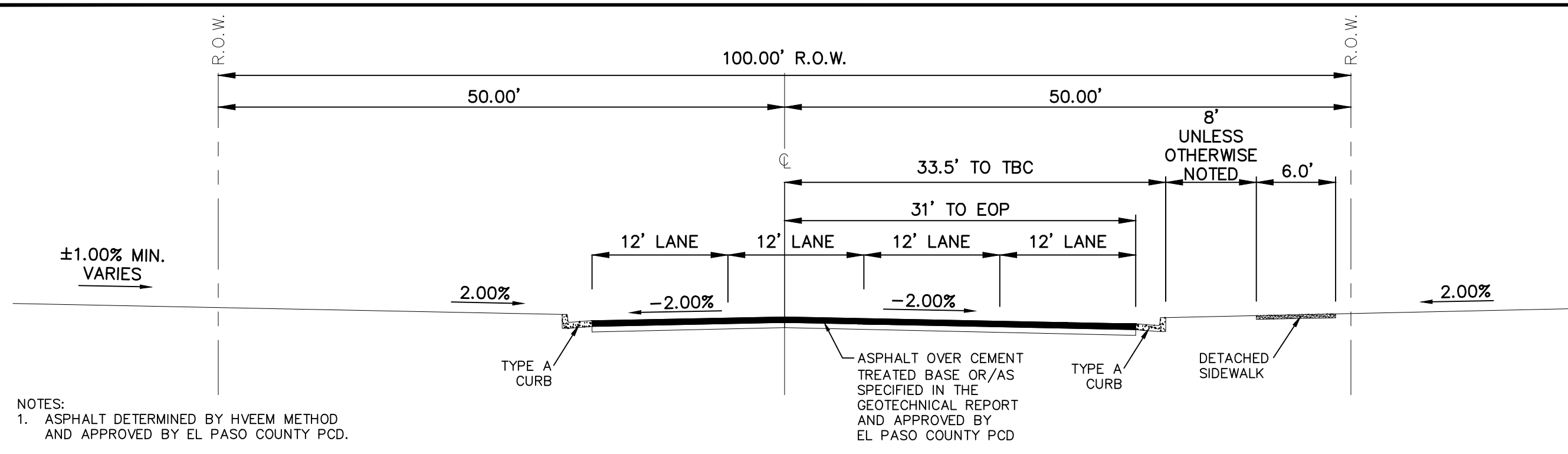
I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.


PAUL GUZMAN — VICE PRESIDENT
GTL DEVELOPMENT, INC.

6/5/2023
DATE

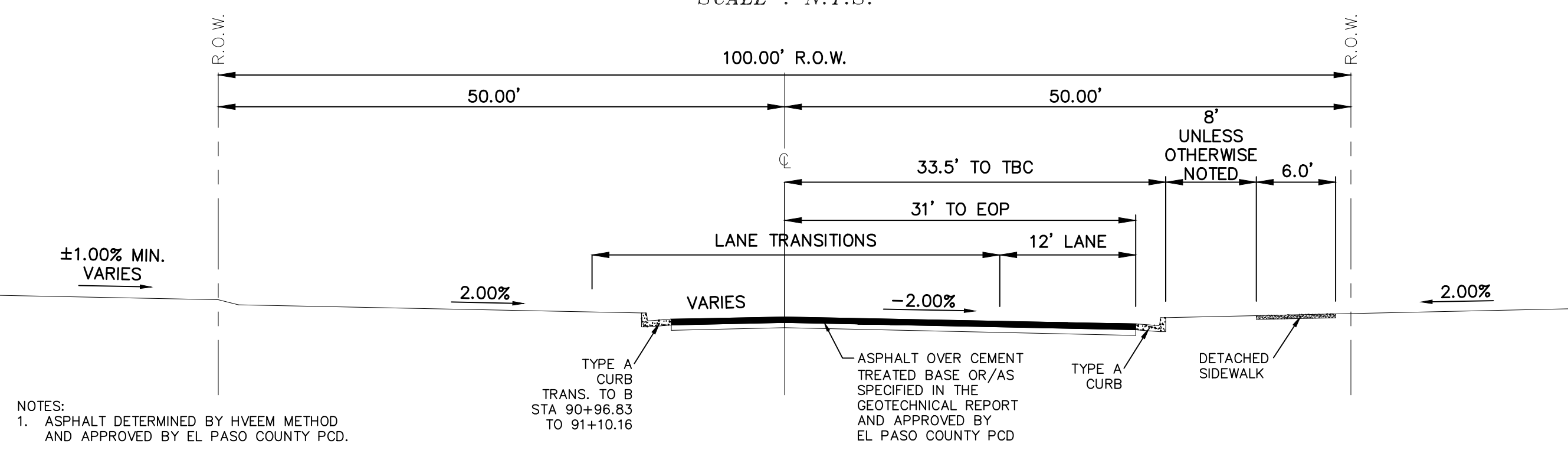
SHEET NO	SHEET INDEX
1	COVER SHEET
2	INDEX AND DETAILS SHEET
3	NOTES AND DETAIL SHEET
4-5	REX ROAD
6	STORM #1 & STORM #2
7	SIGNAGE AND STRIPING
8	GRADING INDEX
9-10	GRADING LAYOUT
11	GRADING CUT-FILL
12	GRADING DETAILS

Scale AS SHOWN	Drawn by LOG	1 of 12	Checked by TAK	Date	APRIL 2023	Revisions	Date	Invt.	Appr.	Date
	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 COVER SHEET										



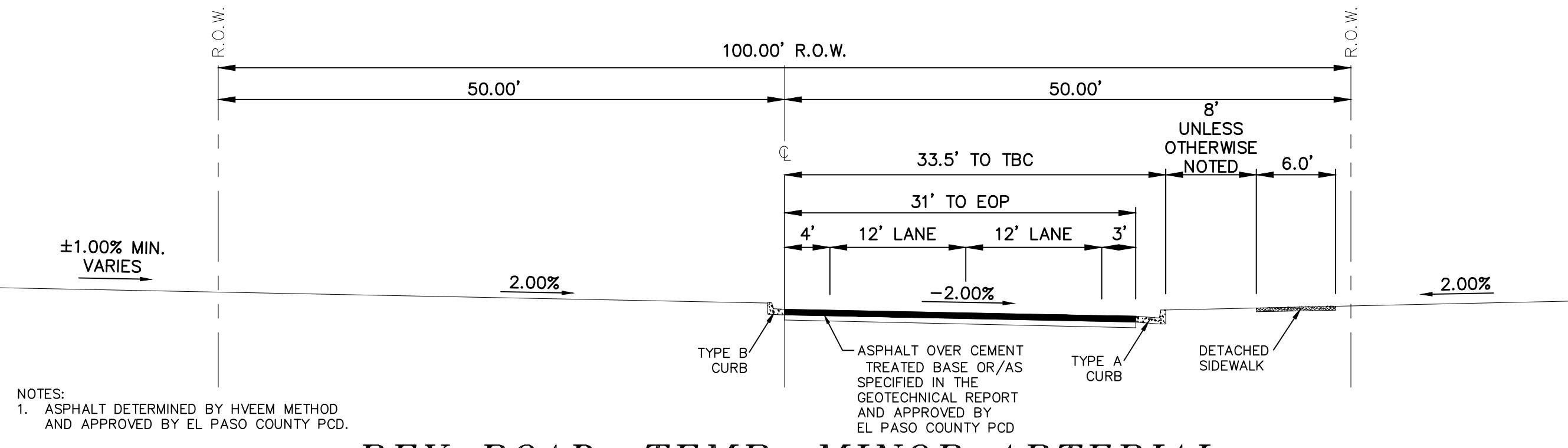
REX ROAD, TEMP. MINOR ARTERIAL
STA 88+55.21 TO 89+50.16

SCALE : N.T.S.



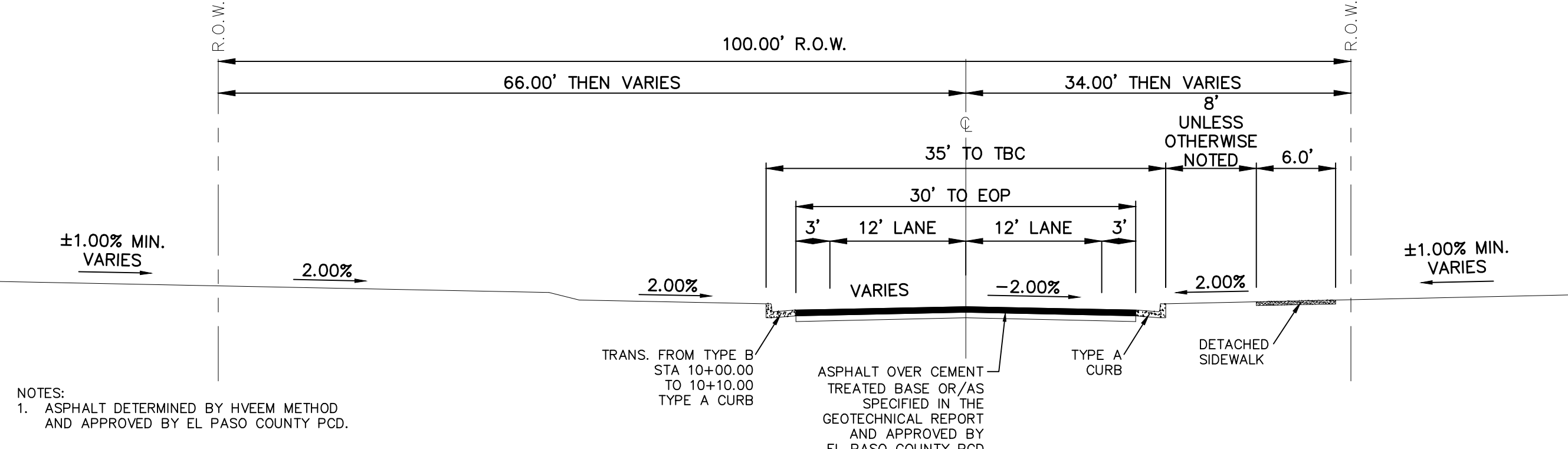
REX ROAD, TEMP. MINOR ARTERIAL
STA 89+50.16 TO 91+10.16

SCALE : N.T.S.



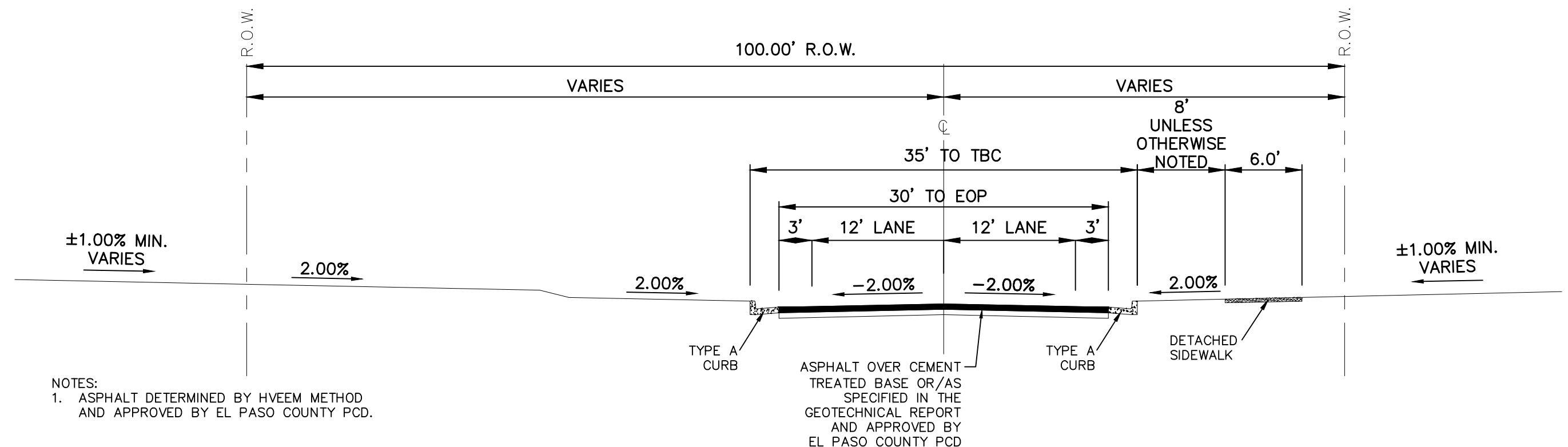
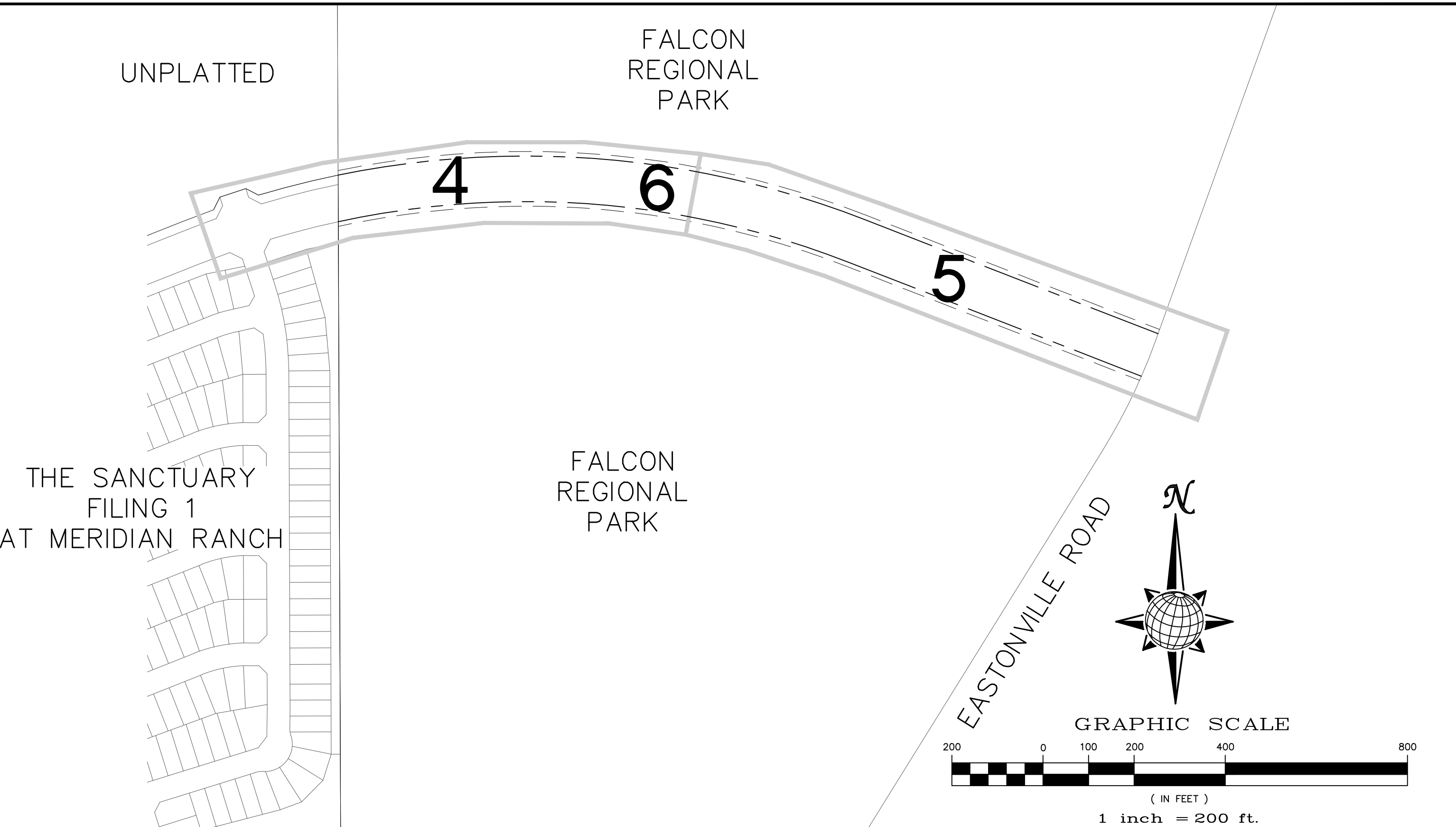
REX ROAD, TEMP. MINOR ARTERIAL
STA 91+10.16 TO 98+72.34

SCALE : N.T.S.



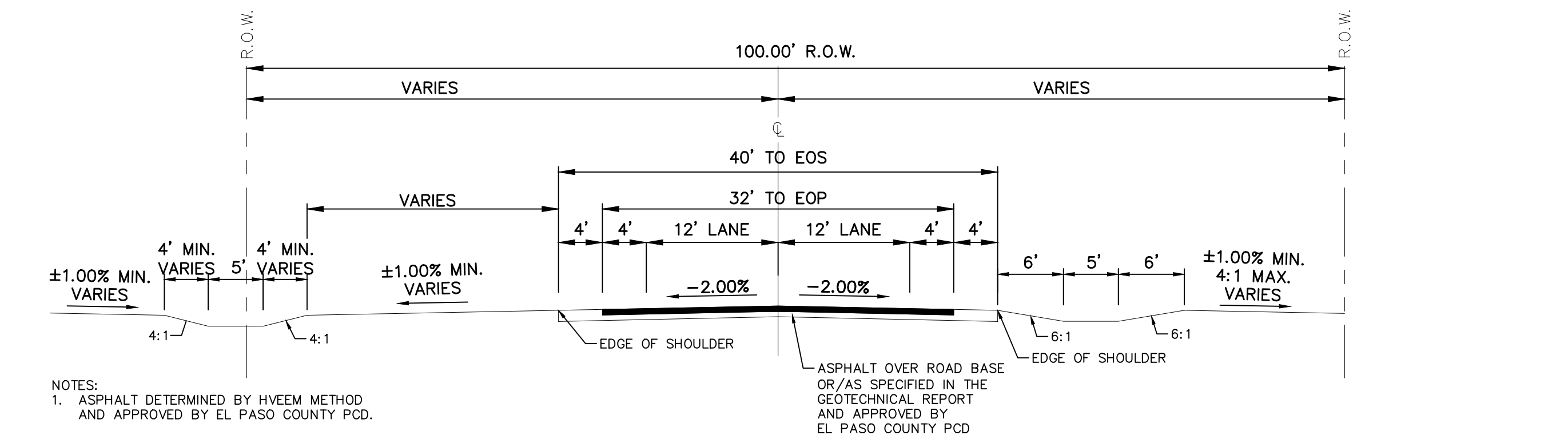
REX ROAD TRANSITION, TEMP. MINOR ARTERIAL
STA 10+00.00 TO 11+00.00

SCALE : N.T.S.



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

SCALE : N.T.S.

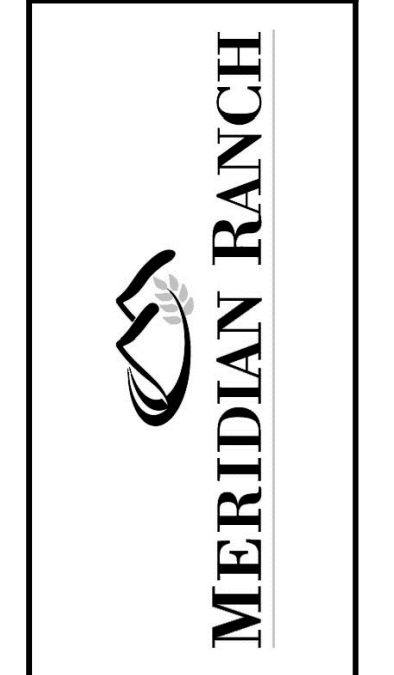


REX ROAD TRANSITION, TEMP. CONNECTION
STA 15+77.53 TO 18+32.92

SCALE : N.T.S.

No.	Revisions	Date	Appr.
1			
2			
3			
4			

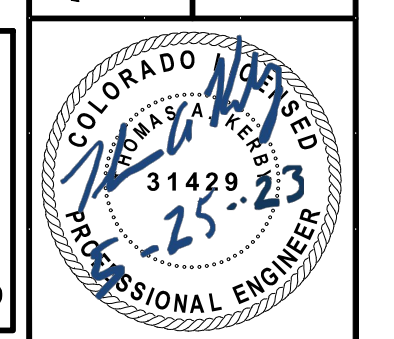
TECH CONTRACTORS
 11910 TOURMALINE DR. #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444



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



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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.

NON-STRUCTURE PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL PLAN.

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.

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.

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.

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.

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.

BELOW IS THE ACCEPTED GRASS MIX FOR SANDY SOILS:

Table with 3 columns: GRASS, VARIETY, AMOUNT IN PLS LBS. PER ACRE. Lists various grass types like Sideoats Grama, Western Wheatgrass, etc.

Seed mix

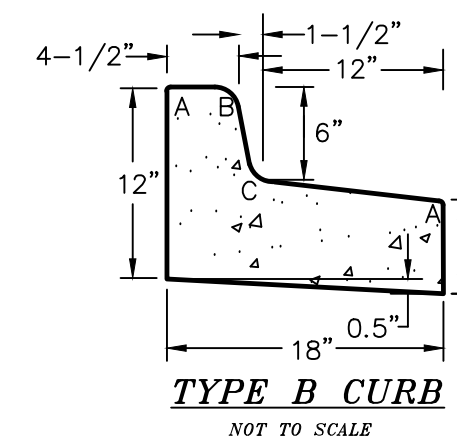
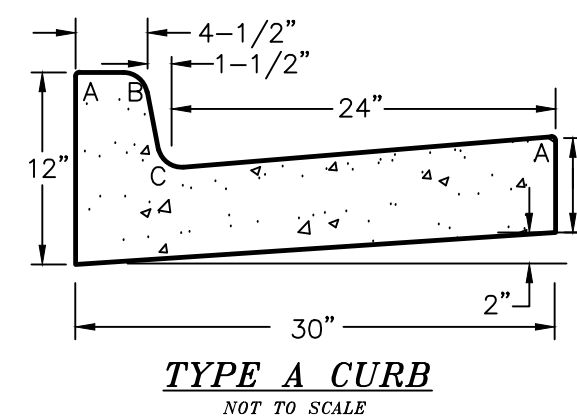
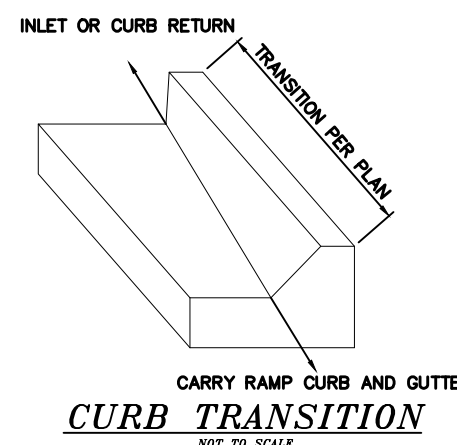
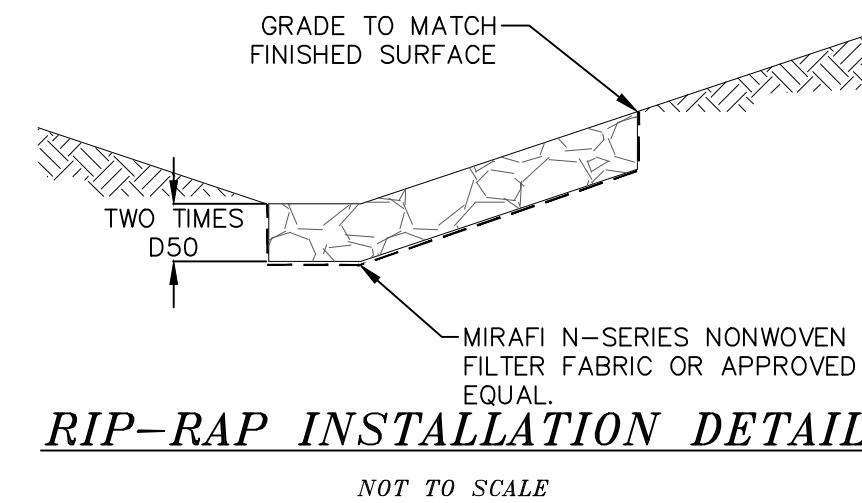
EL PASO COUNTY GENERAL NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES...
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS...
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS.

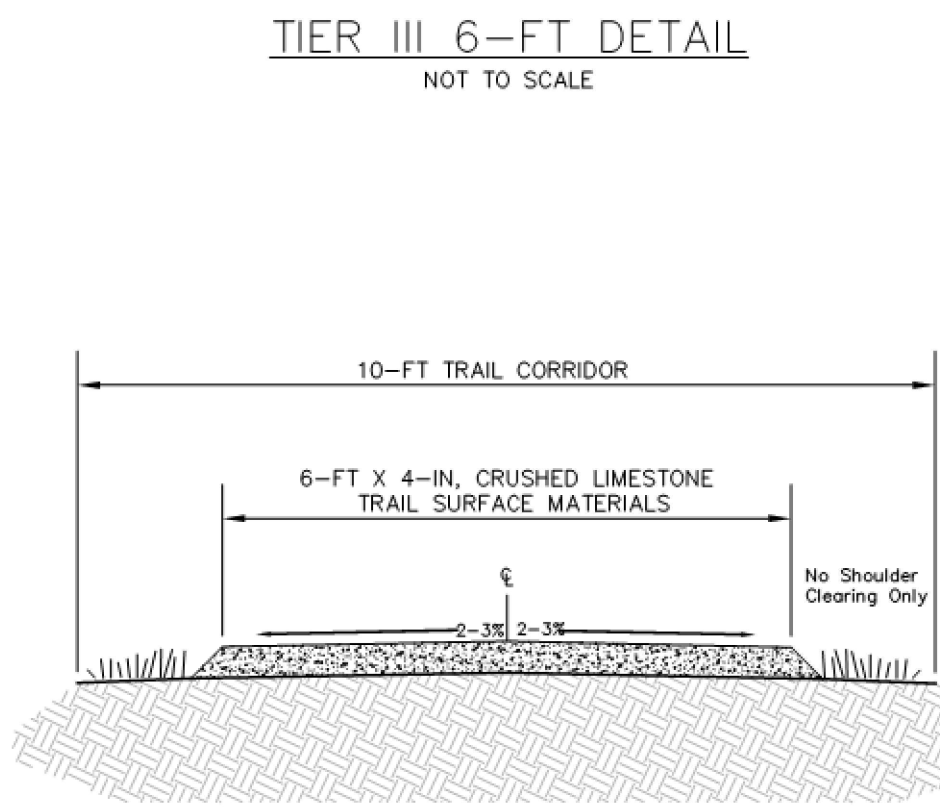
GENERAL NOTES:

- 1. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. 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.
3. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

LEGEND table with columns: SYMBOL, ACRONYM, DESCRIPTION. Lists symbols for RCP W/FES, INLET, SDMH, ST, SS, SSMH, WM, GV, BV, BOV, HYD ASSY, TEE W/GV, ATT SW, TS, HB, SF, EXIST, 123, SL, R1-1.



LEGEND FOR RADII table with columns: A, B, C and values: 1/8" to 1/4", 1-1/2", 1-1/2" TO 2"



CRUSHED LIMESTONE TRAIL SURFACING:

- A. THIS ITEM CONSISTS OF SUPPLYING, PLACING AND COMPACTING CRUSHED LIMESTONE SURFACING ON THE EXISTING BASE MATERIAL AND/OR NEWLY PLACED BASE COURSE TRAIL PLATFORM AS DESCRIBED IN PROJECT SPECIFICATIONS...
B. CRUSHED LIMESTONE SURFACING SHALL CONSIST OF 3/8" MINUS CRUSHED LIMESTONE TO A COMPACTED DEPTH OF 4" AND MEETING THE FOLLOWING GRADING REQUIREMENTS:
* SIEVE SIZE % PASSING
* PARTICLE SIZE % PASSING

Revision table with columns: No., Date, Revisions, Appr., Date. Shows revision 1 with no date.

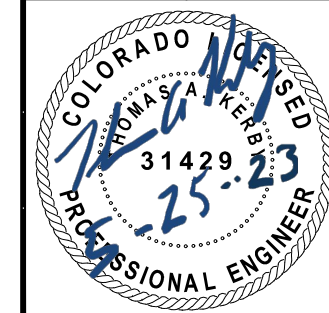
TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
719.495.7444
TELEPHONE



REX ROAD
AT FALCON REGIONAL PARK
STREET AND UTILITY PLANS
NOTES AND DETAIL SHEET

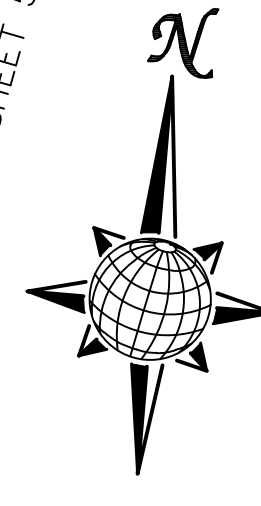
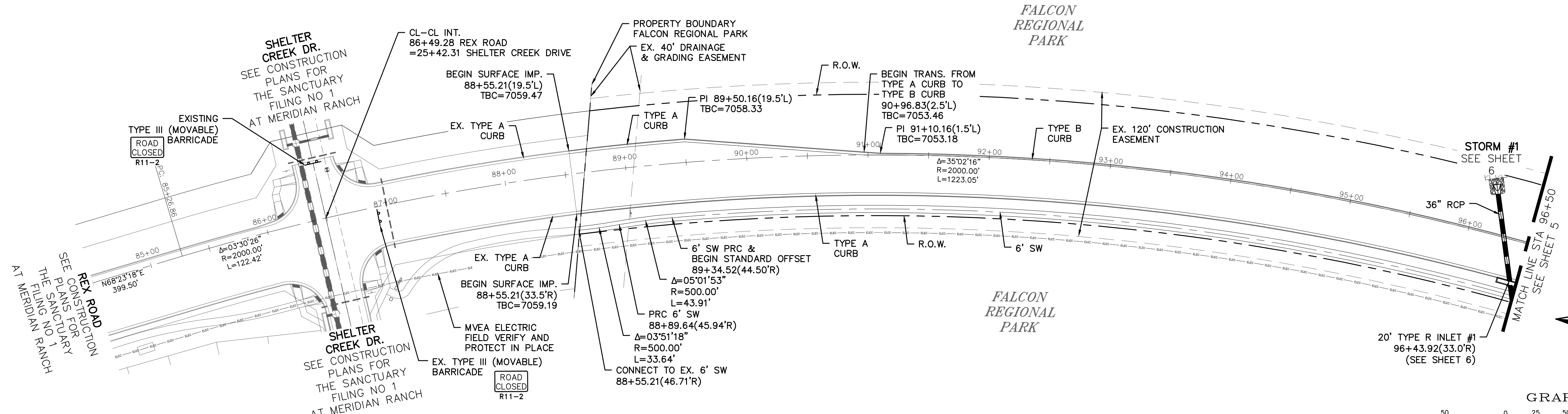
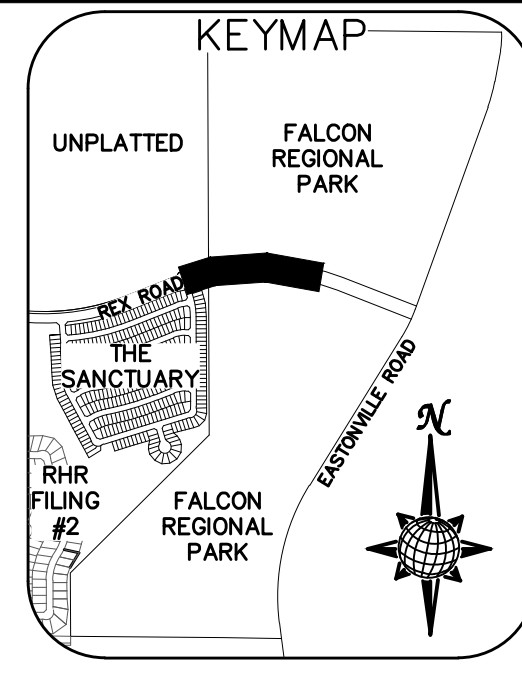
Drawn by LOG
Checked by TAK
Date APRIL 2023

Scale AS SHOWN
3 of 12



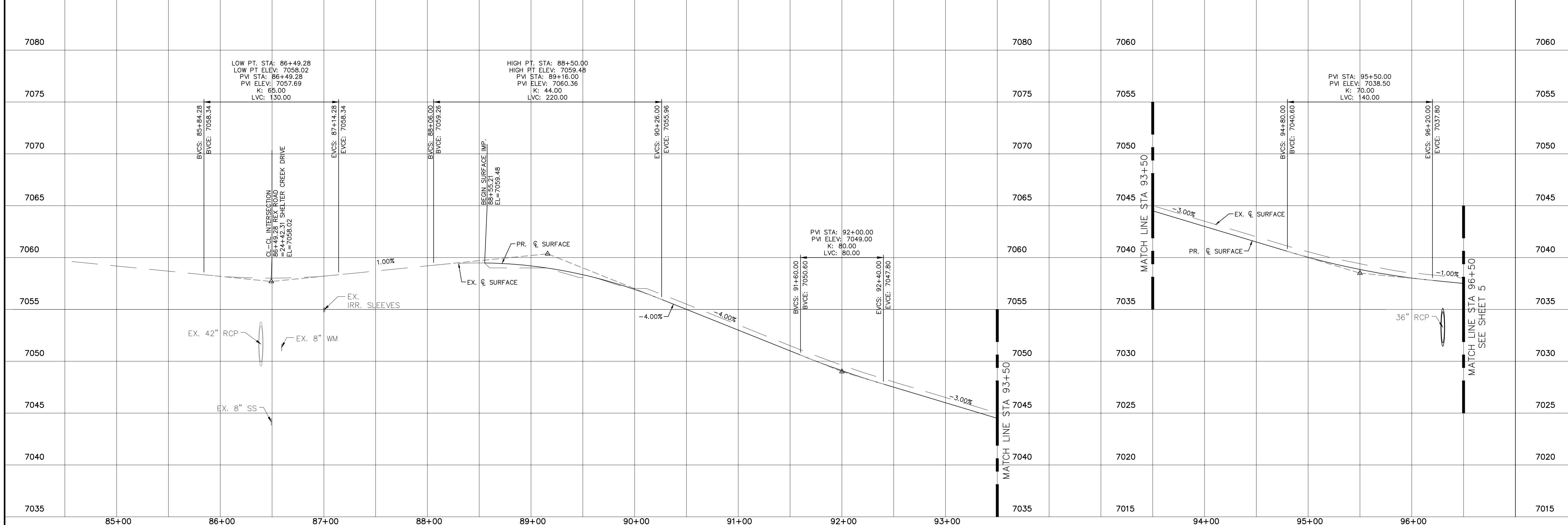
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(SEE COVER FOR LIST OF UTILITY CONTACTS)

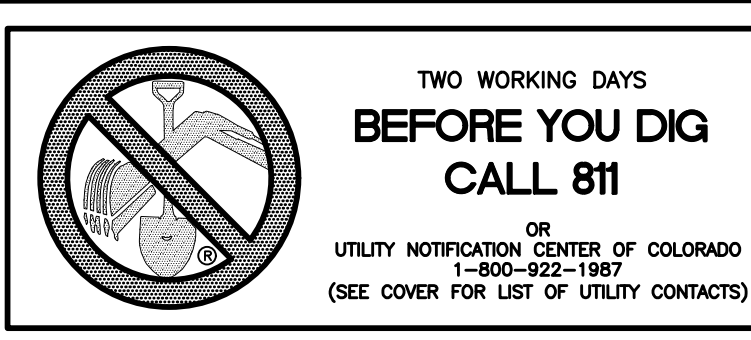


REX ROAD

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

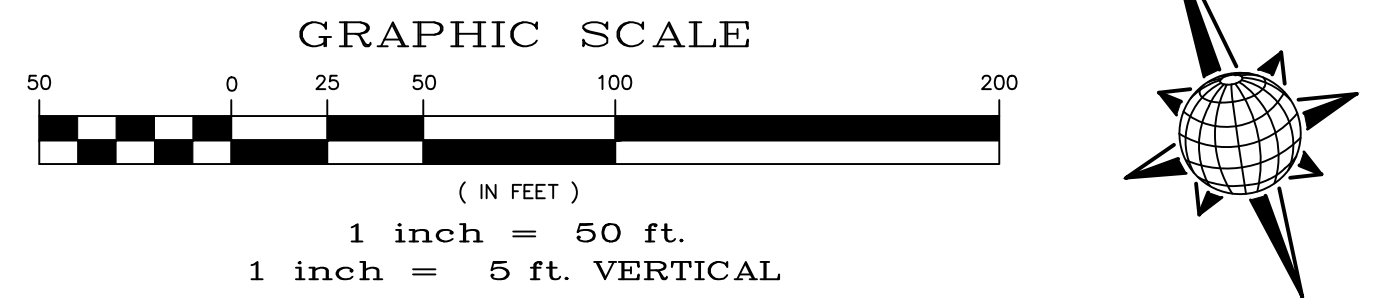
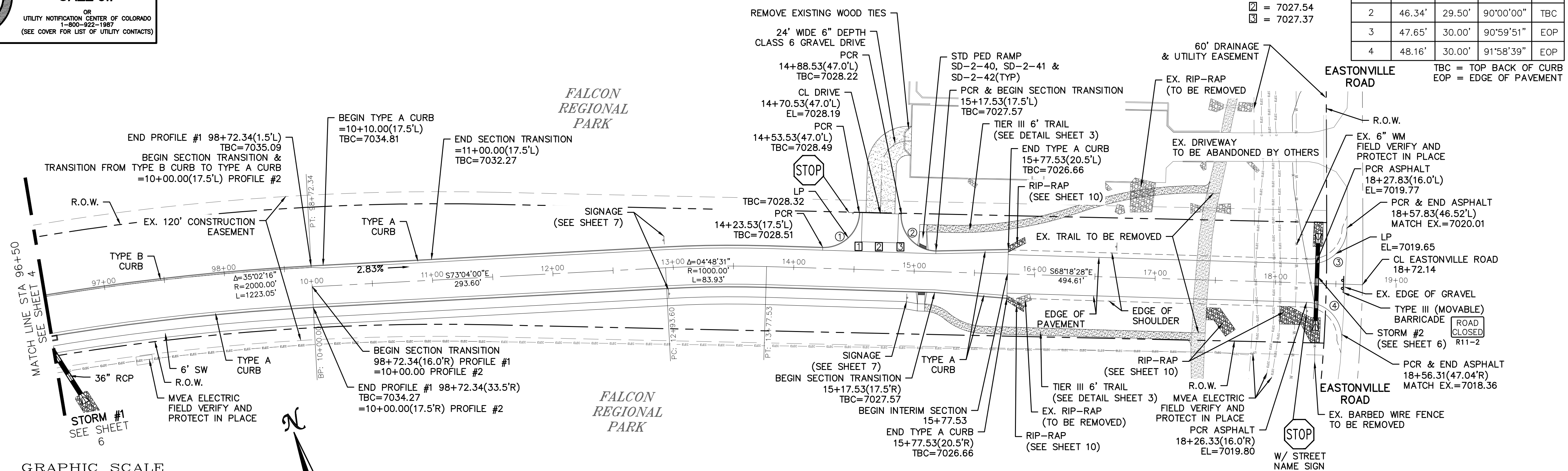
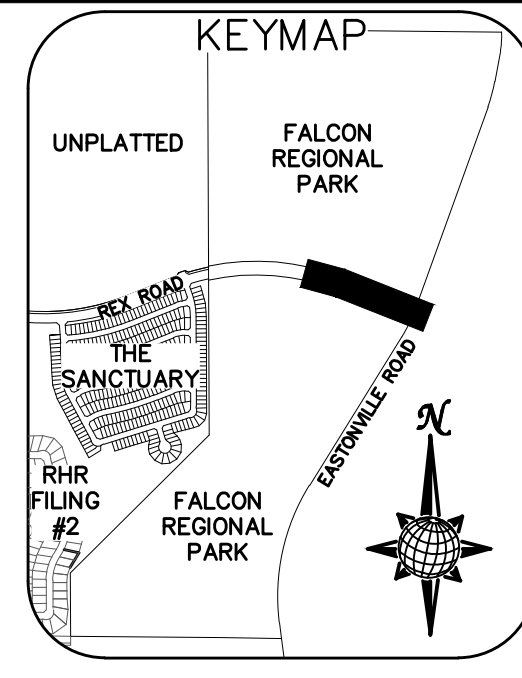


TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444	No.	Date	Appr.
	1		
	2		
	3		
MERIDIAN RANCH	Drawn by LOG Checked by TAK Date APRIL 2023		
	Scale AS SHOWN 4 of 12		
	REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS REX ROAD		
	COLORADO PROFESSIONAL ENGINEER 31429 25-23		



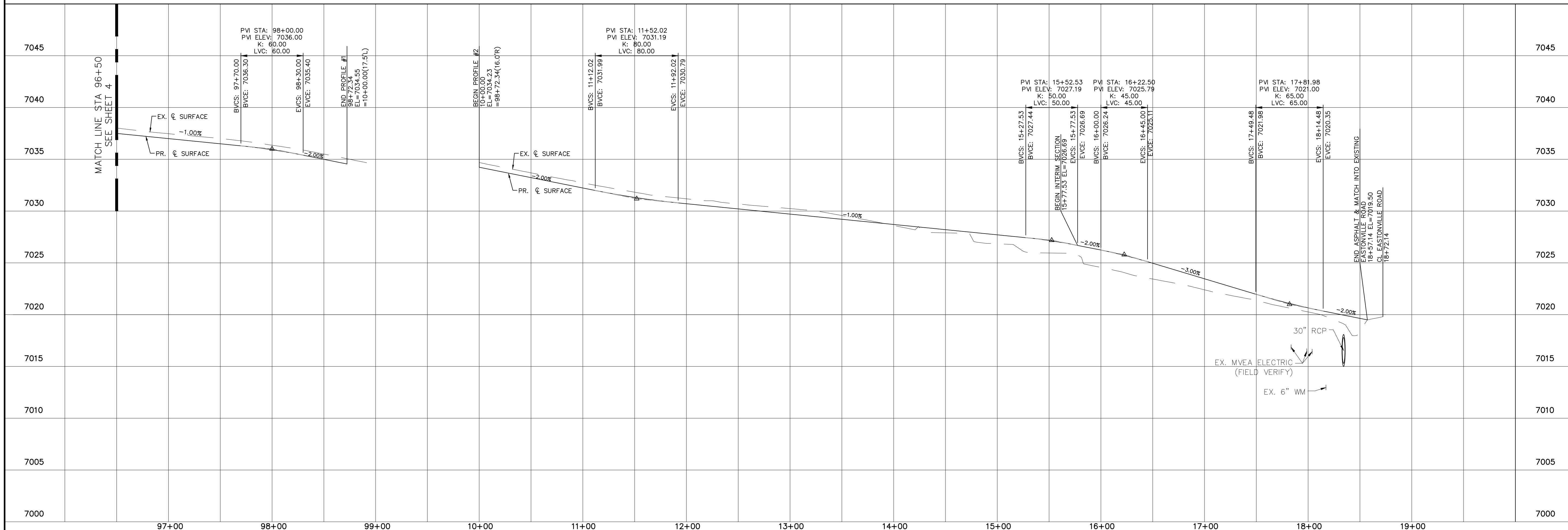
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26
 ① = 7027.71
 ② = 7027.54
 ③ = 7027.37

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



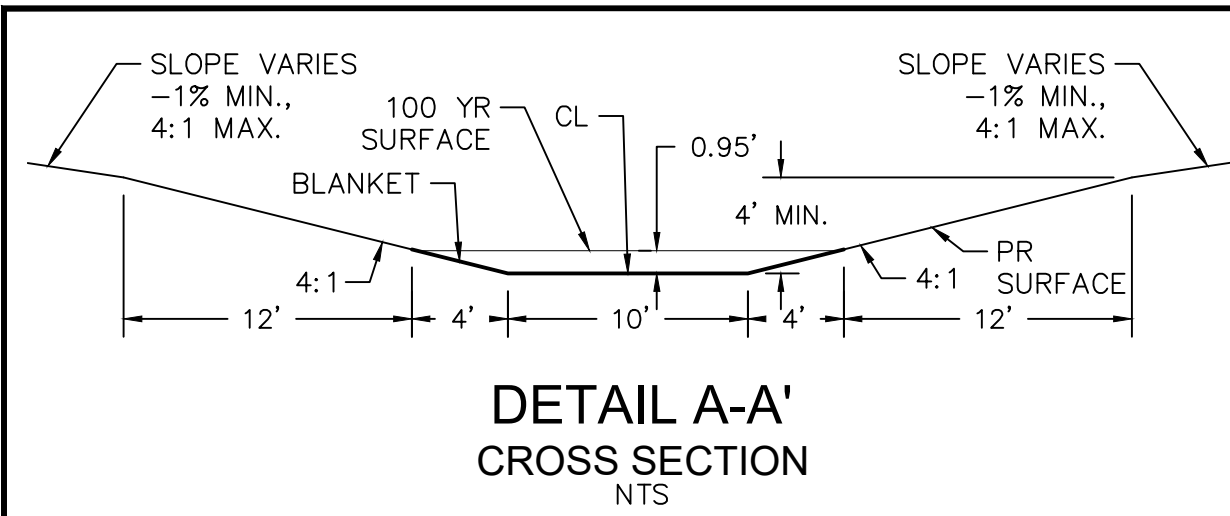
REX ROAD

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



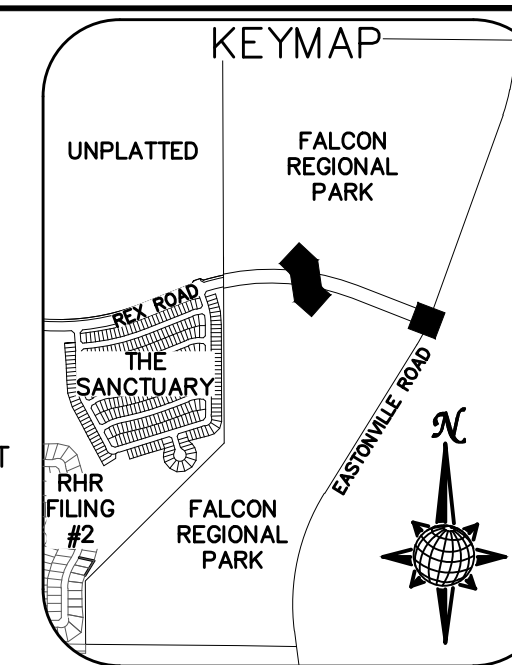
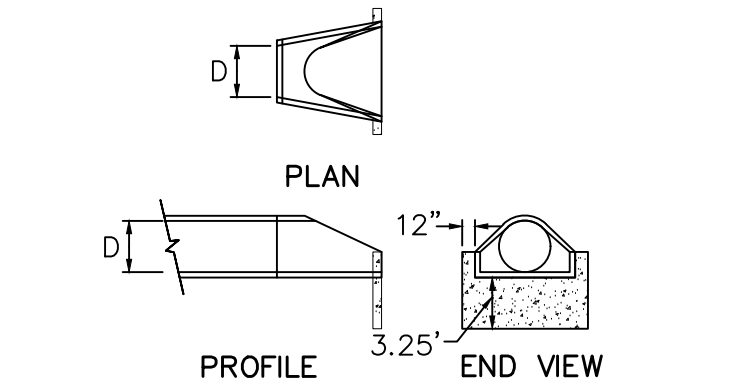
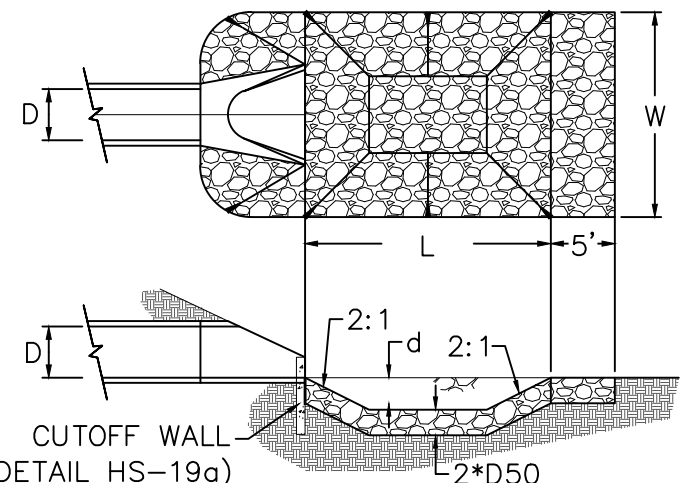
Date	Appr.	Date	Invt.
No.	Revisions	No.	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS REX ROAD			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	APRIL 2023
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OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

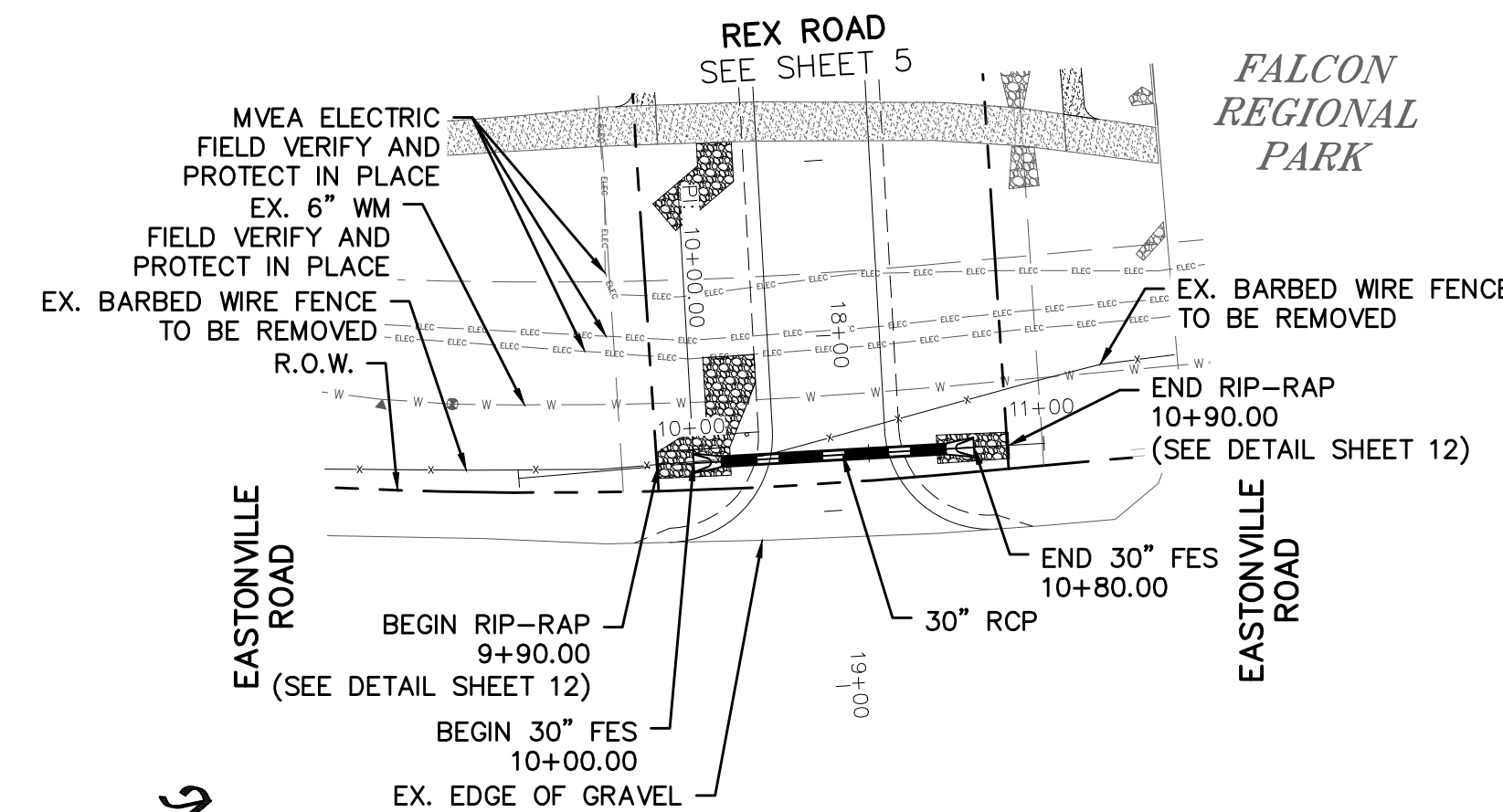
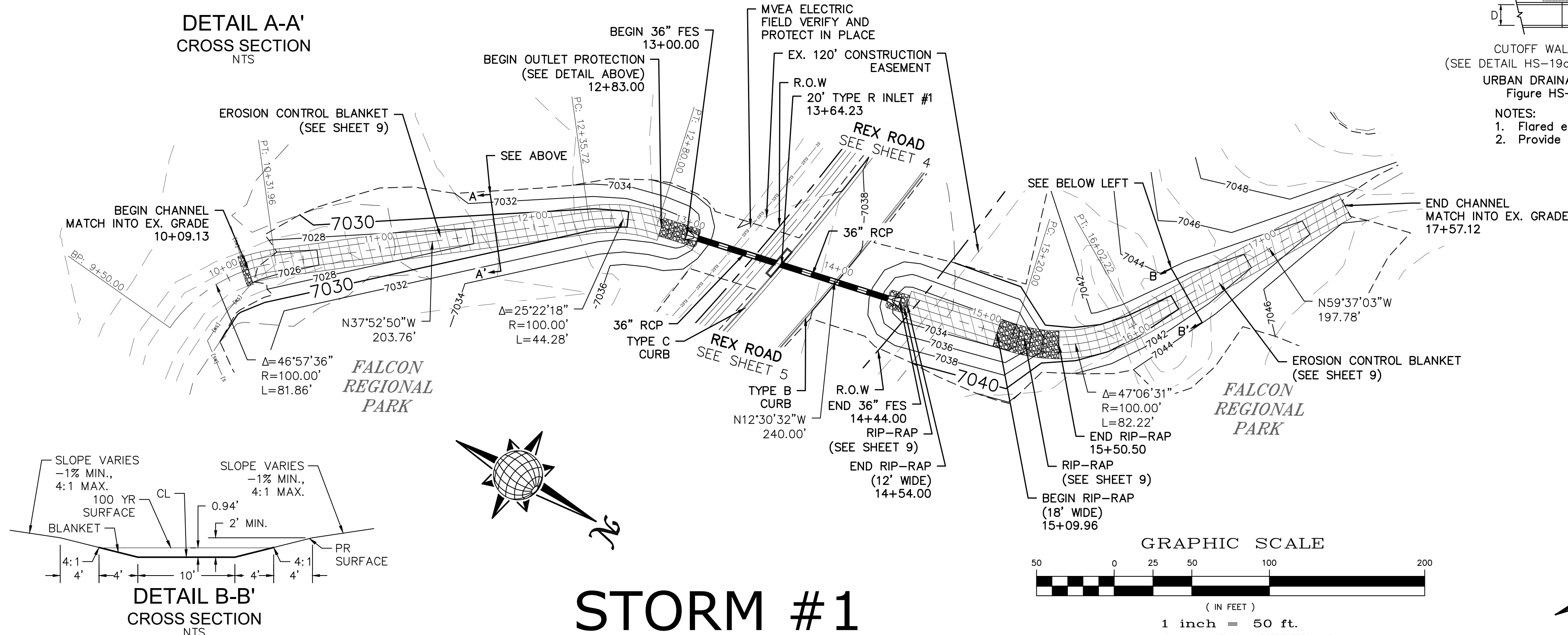
PIPE OUTLET	L	W	d	TYPE	D ₉₀	CY	NOTES
36"	12.0	12.0	1.5	M	1.00'	19.0	SEE BELOW



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

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

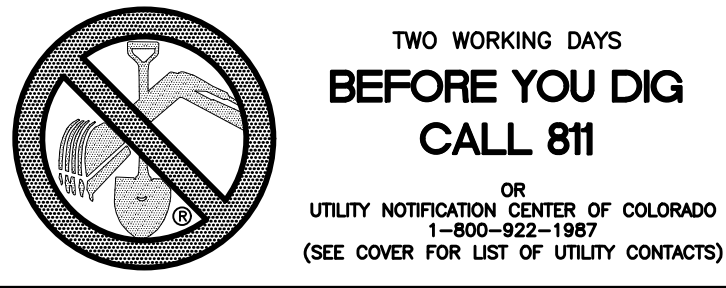
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7030							7030		7010
7025							7025		7005
7020							7020		7000
7015							7015		6995

Scale AS SHOWN	Drawn by	LOG	6 of 12	APRIL 2023
	Checked by	TAK		
	Date			

MERIDIAN RANCH

REX ROAD
AT FALCON REGIONAL PARK
STREET AND UTILITY PLANS
STORM #1 AND STORM #2

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

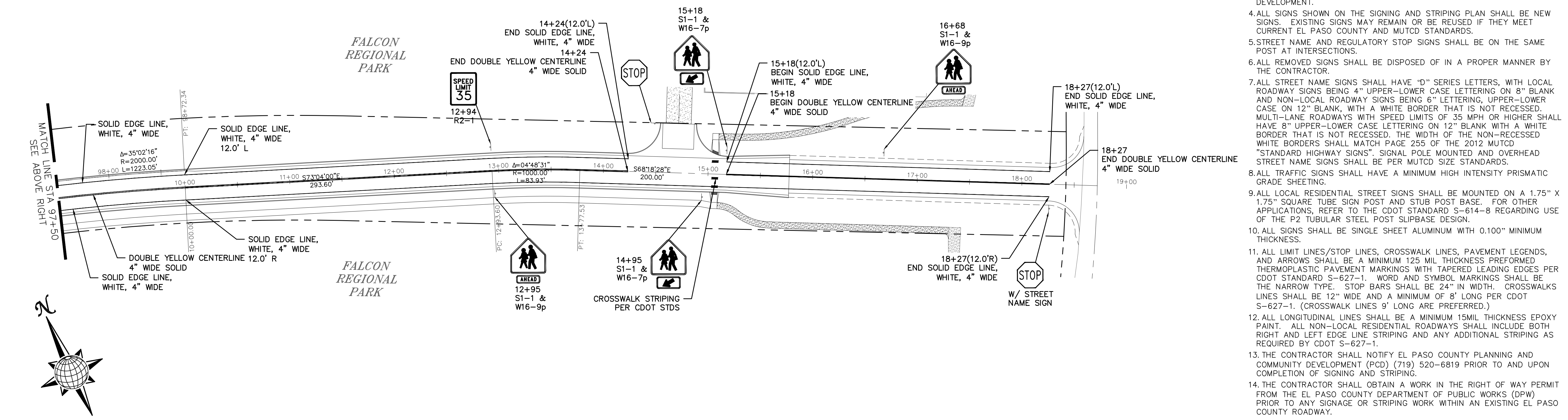
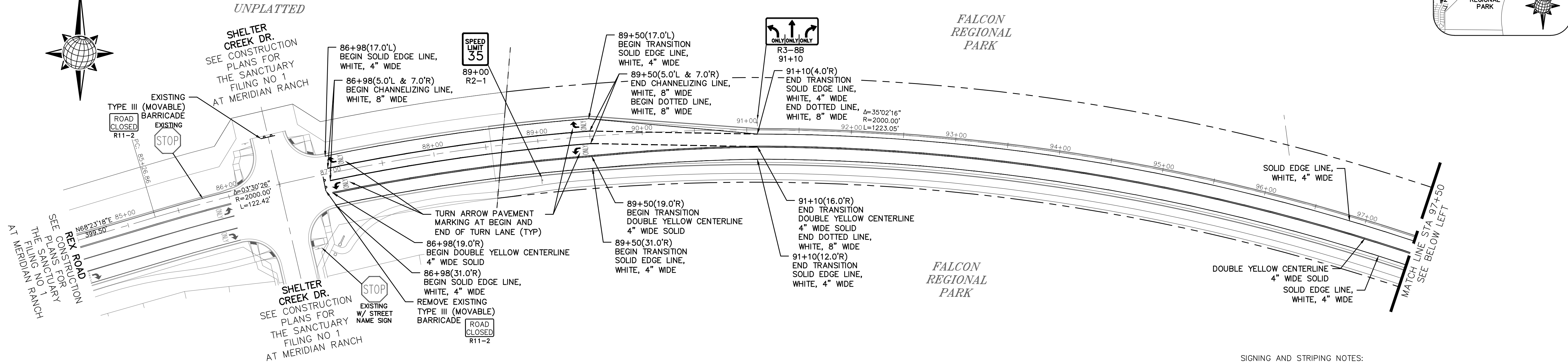
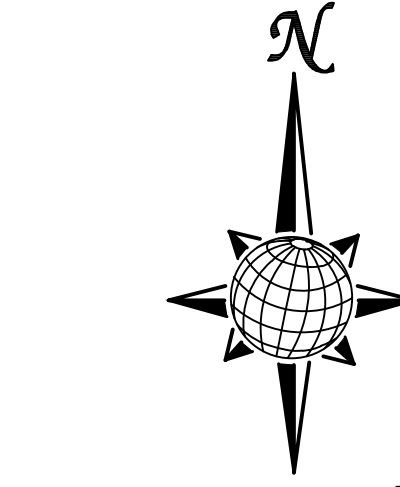
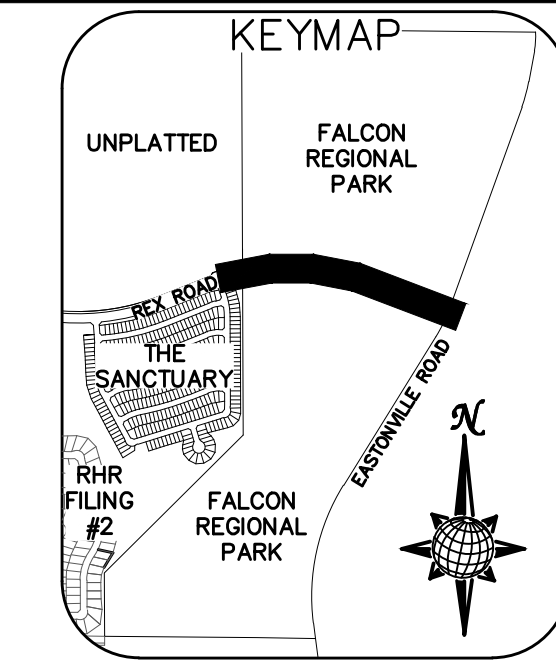
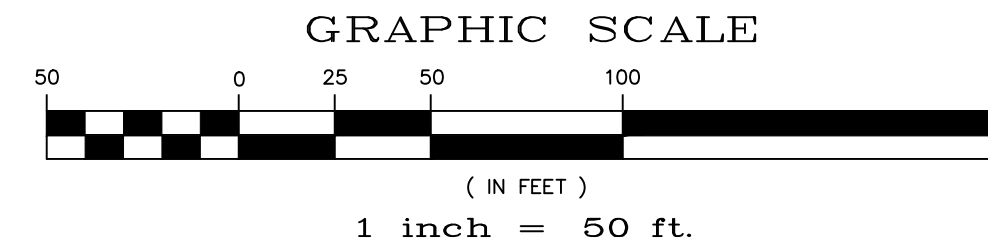


NOTE:
 DOTTED LINES TO BE
 2" LONG WITH 4" SPACING
 PER MUTCD STANDARD

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

SIGNAGE AND STRIPING

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



- SIGNING AND STRIPING NOTES:
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. 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.
 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 4. 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.
 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 7. 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.
 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 9. 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.
 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 11. 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. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
 12. 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.
 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 14. 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.

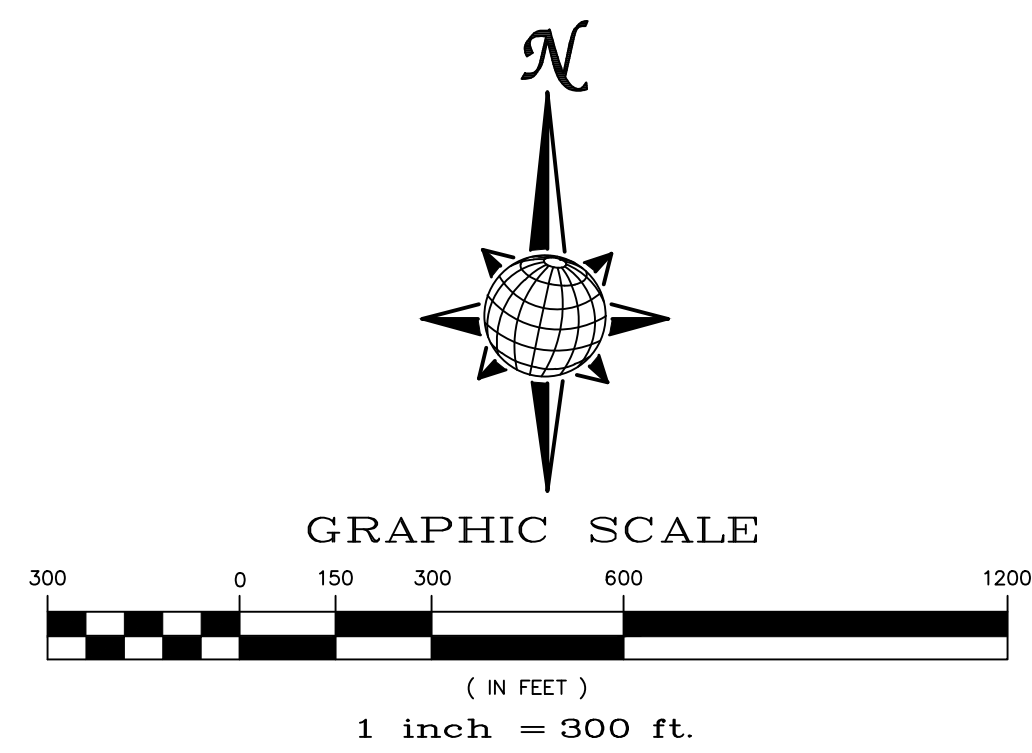
Date		Appr.	
Date		Invt.	
Date		Rev.	
No.		Revisions	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
REX ROAD AT FALCON REGIONAL PARK STREET AND UTILITY PLANS SIGNAGE AND STRIPING			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	APRIL 2023
		7 of 12	
PCD PROJECT NO. CDR236			

S:\OneDrive\Civil\Proj\Reo Road Falcon Regional Park\DWG\PLAN SETS\IMPROVEMENT PLANS\02-REX ROAD FALCON REGIONAL PARK.dwg, 5/26/2023 2:16:14 PM

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 LOOSENEED 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



UNPLATTED

THE SANCTUARY
 FILING 1 AT
 MERIDIAN RANCH

ROLLING HILLS RANCH
 FILING 2 AT
 MERIDIAN RANCH

FALCON
 REGIONAL
 PARK

FALCON
 REGIONAL
 PARK

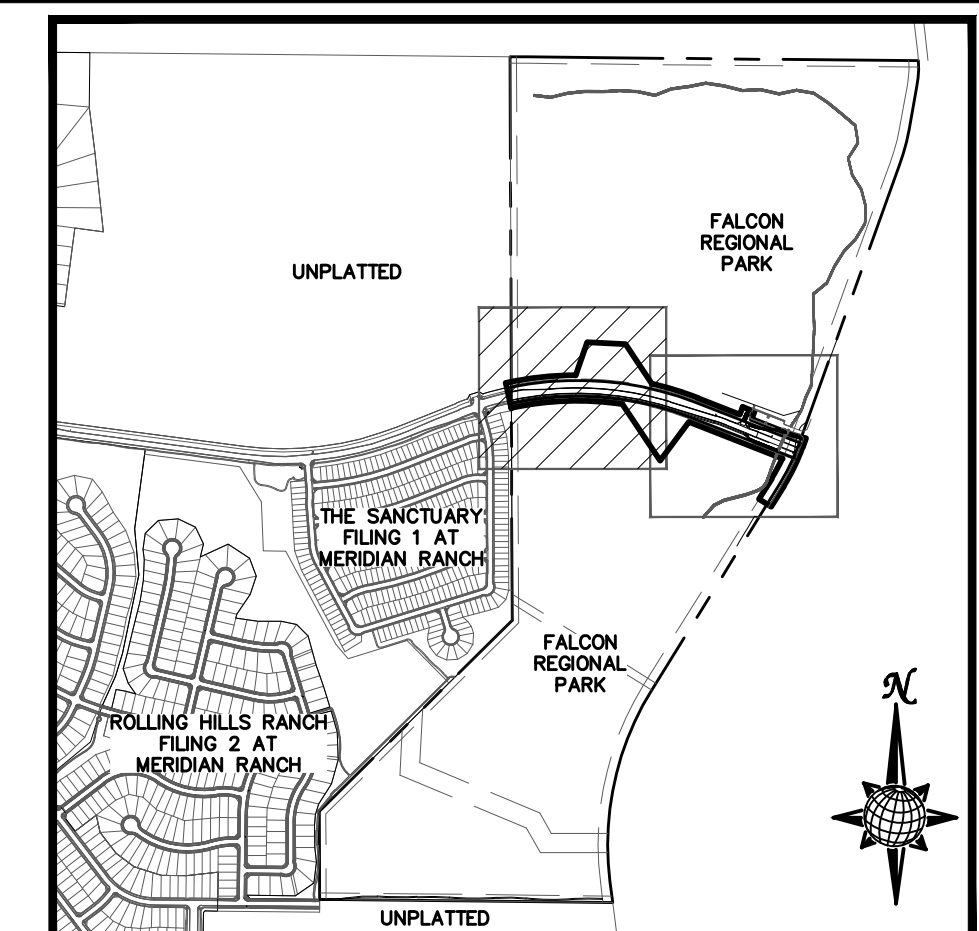
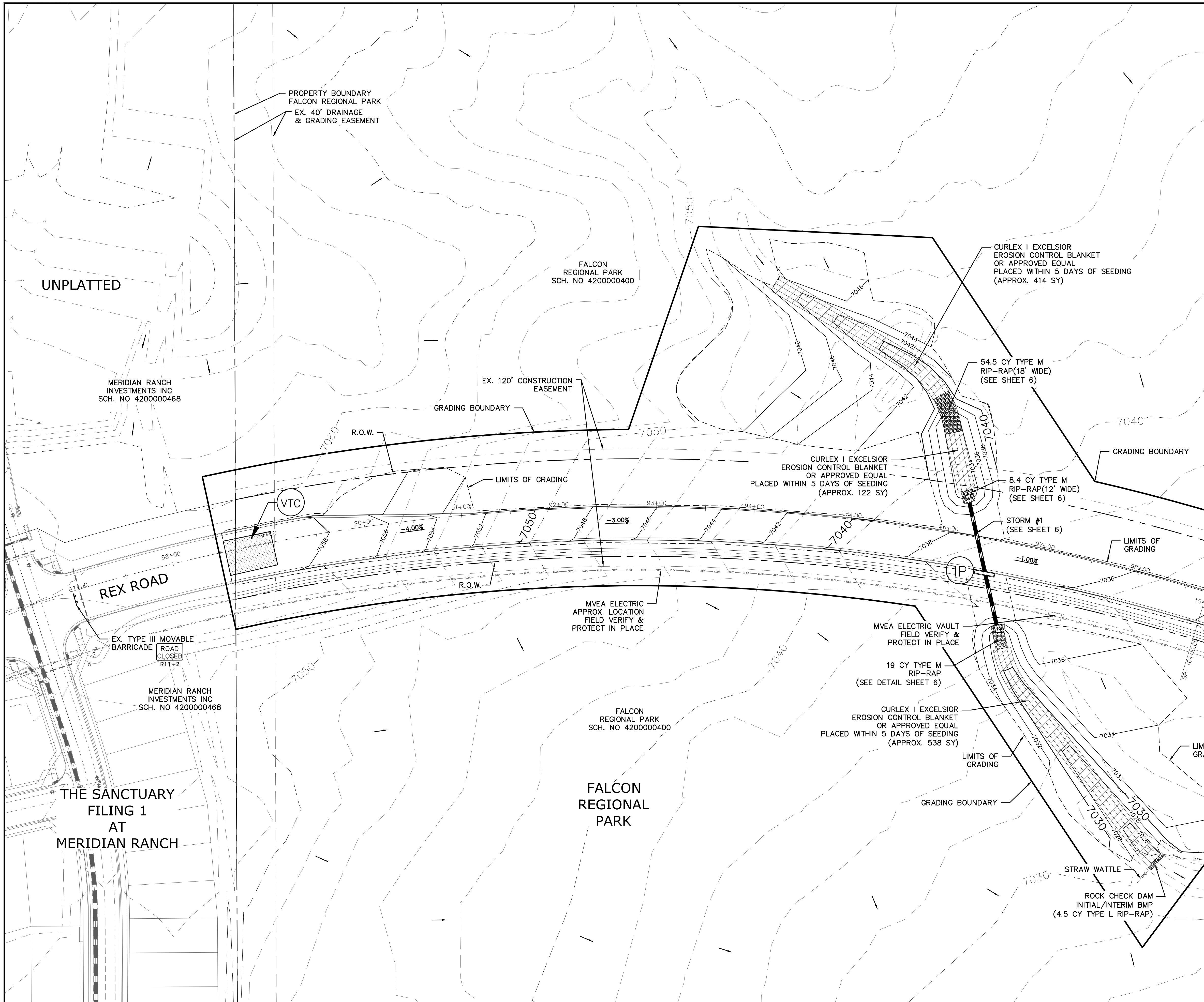
Stage	Description	Control Measures	Begin Date	End Date
Stage 1 Initial	Grading	Silt fence & VTC Perimeter Control Swale Checks as needed Surface Roughening	June 2023	July 2023
Stage 2 Interim	Underground utilities	Perimeter Control	July 2023	August 2023
Stage 3 Interim	Surface Improvements	Inlet Protection 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.

EARTHWORK QUANTITIES			
NET YARDS	BALANCE		
TOTAL STRIPPINGS	5.44 AC.	2,925 CY	
NET YARDS	CUT	FILL	
	4,500 CY	4,500 CY	
20% COMPACTION FACTOR			

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 INDEX							
Scale	AS SHOWN	8	of	12	Drawn by	Log	Checked by
					TAK		DATE
							APRIL 2023
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1862 (SEE COVER FOR LIST OF UTILITY CONTACTS)							

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INDEX MAP N.T.S.

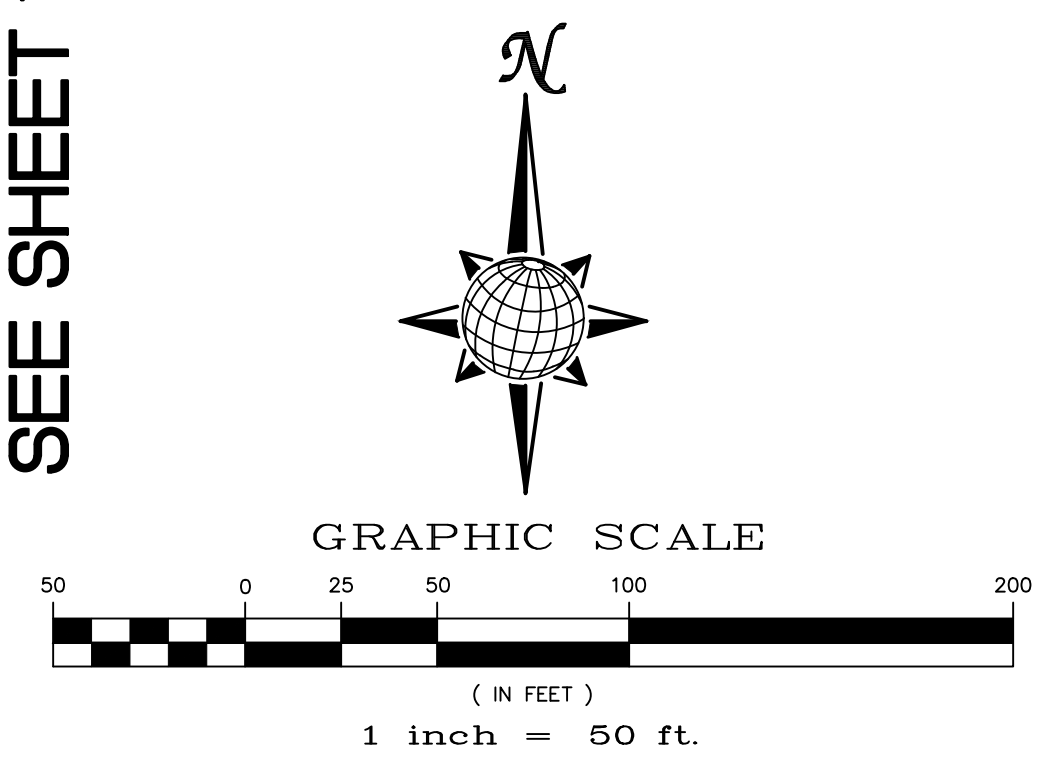
LEGEND

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)

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

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

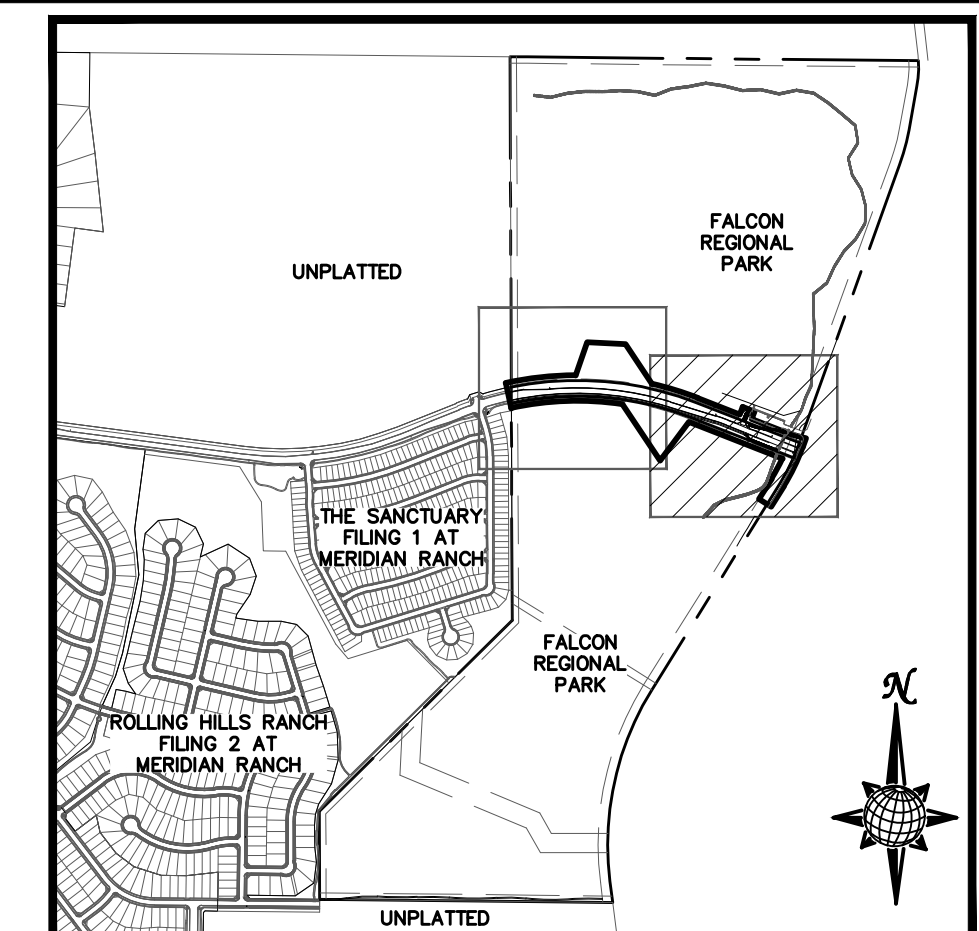
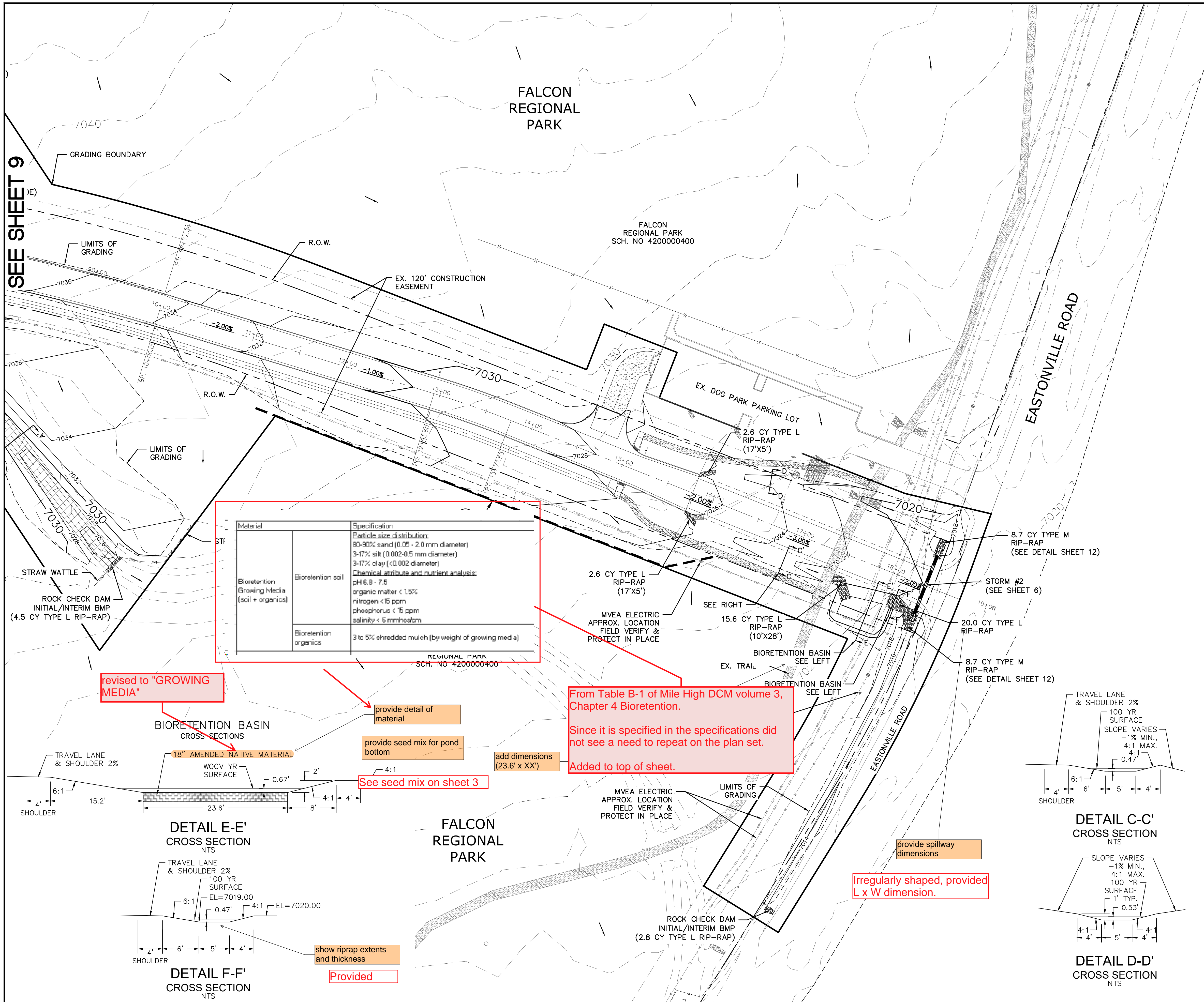
MERIDIAN RANCH

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

Drawn by	LOG
Checked by	TAK
Date	APRIL 2023

Scale
AS SHOWN
9 of 12

COLORADO PROFESSIONAL ENGINEER
31429
25-23



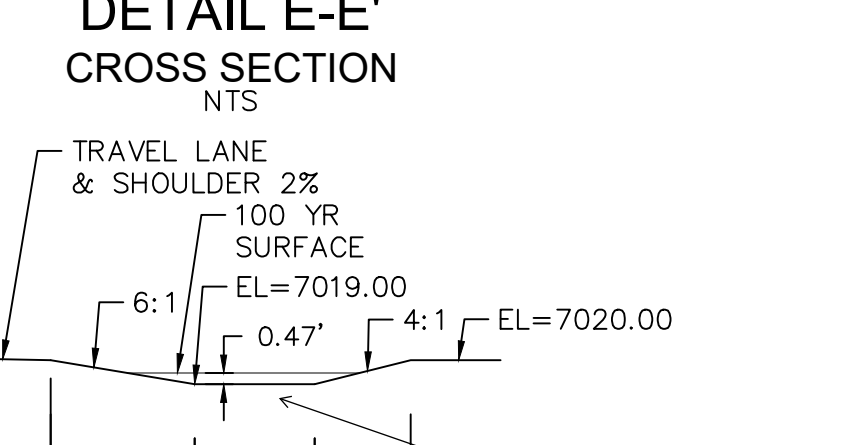
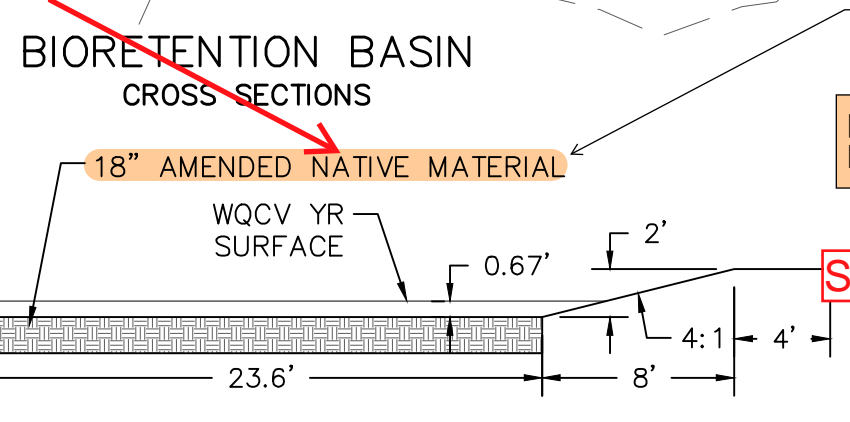
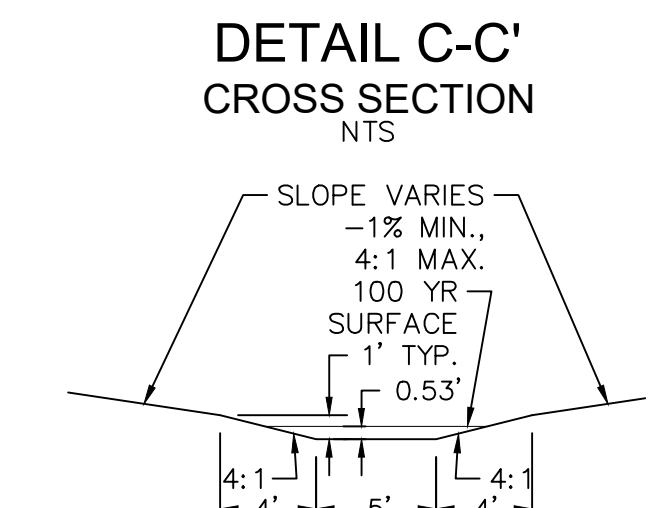
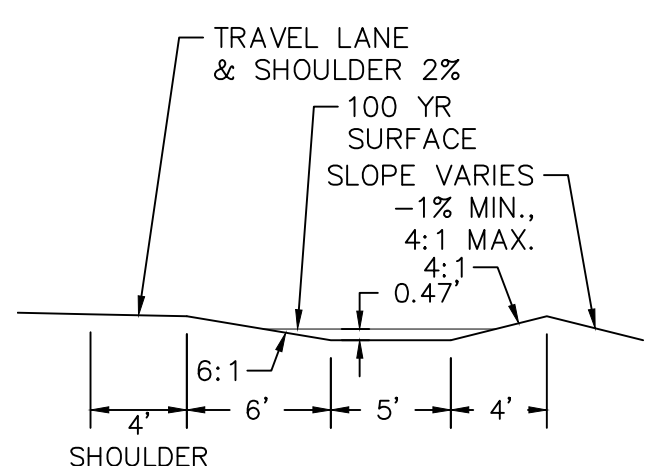
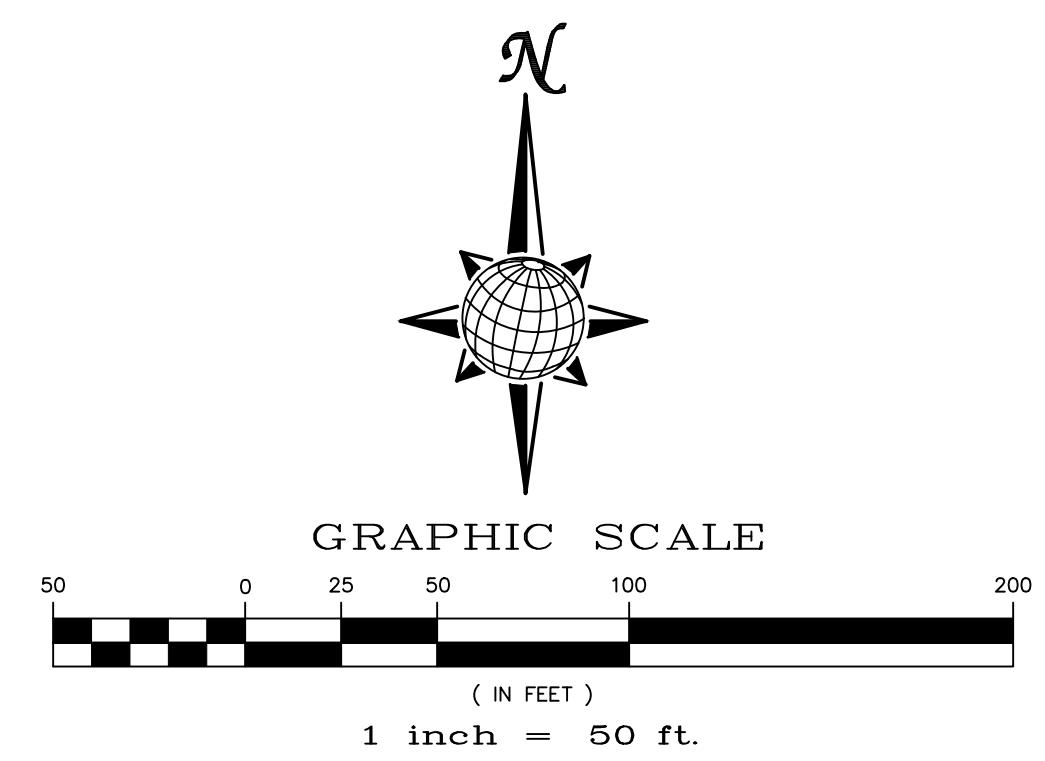
INDEX MAP N.T.S.

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



From Table B-1 of Mile High DCM volume 3, Chapter 4 Bioretention.
 Since it is specified in the specifications did not see a need to repeat on the plan set.
 Added to top of sheet.

revised to "GROWING MEDIA"

provide detail of material

provide seed mix for pond bottom

See seed mix on sheet 3

add dimensions (23.6' x XX)

provide spillway dimensions

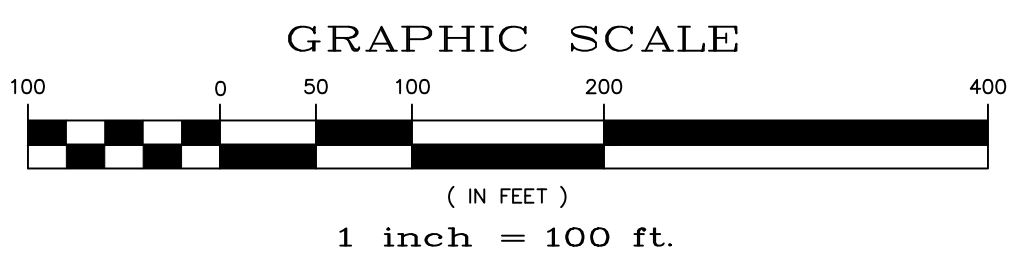
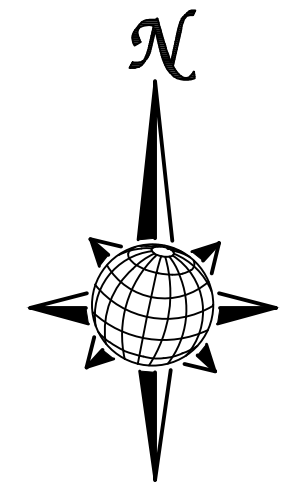
Irregularly shaped, provided L x W dimension.

show riprap extents and thickness

Provided



1	2	3	4	No.	Date	Revis.	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		10	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)							

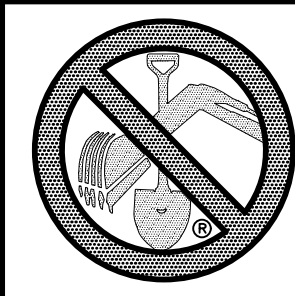
S:\OneDrive\Civil\Proj\Rex Road Falcon Regional Park\IMPROVEMENT PLANS\02-REX ROAD FALCON REGIONAL PARK.dwg, 5/26/2023 2:20:15 PM



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

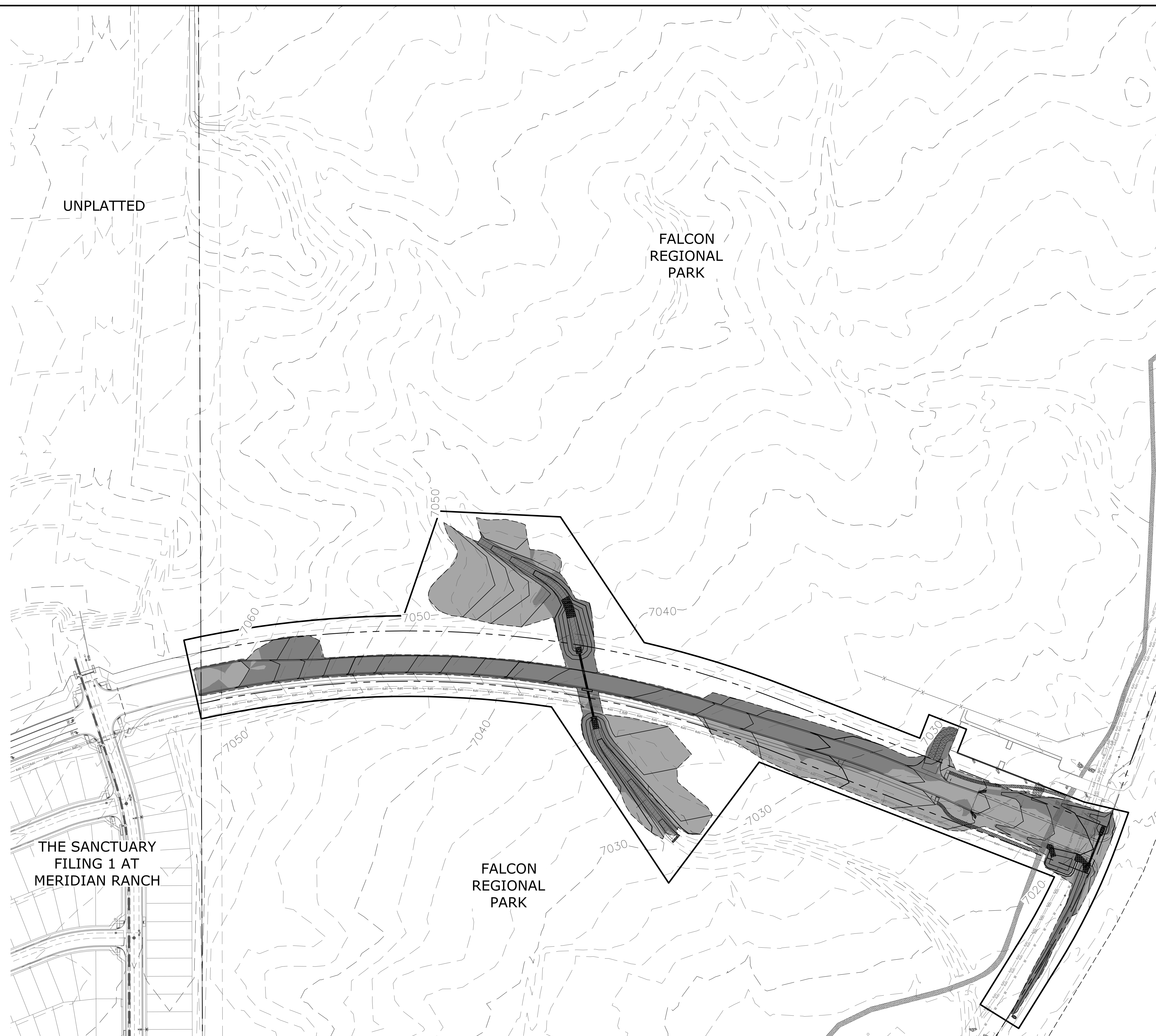
LEGEND:



- AREAS OF CUT 
- AREAS OF FILL 

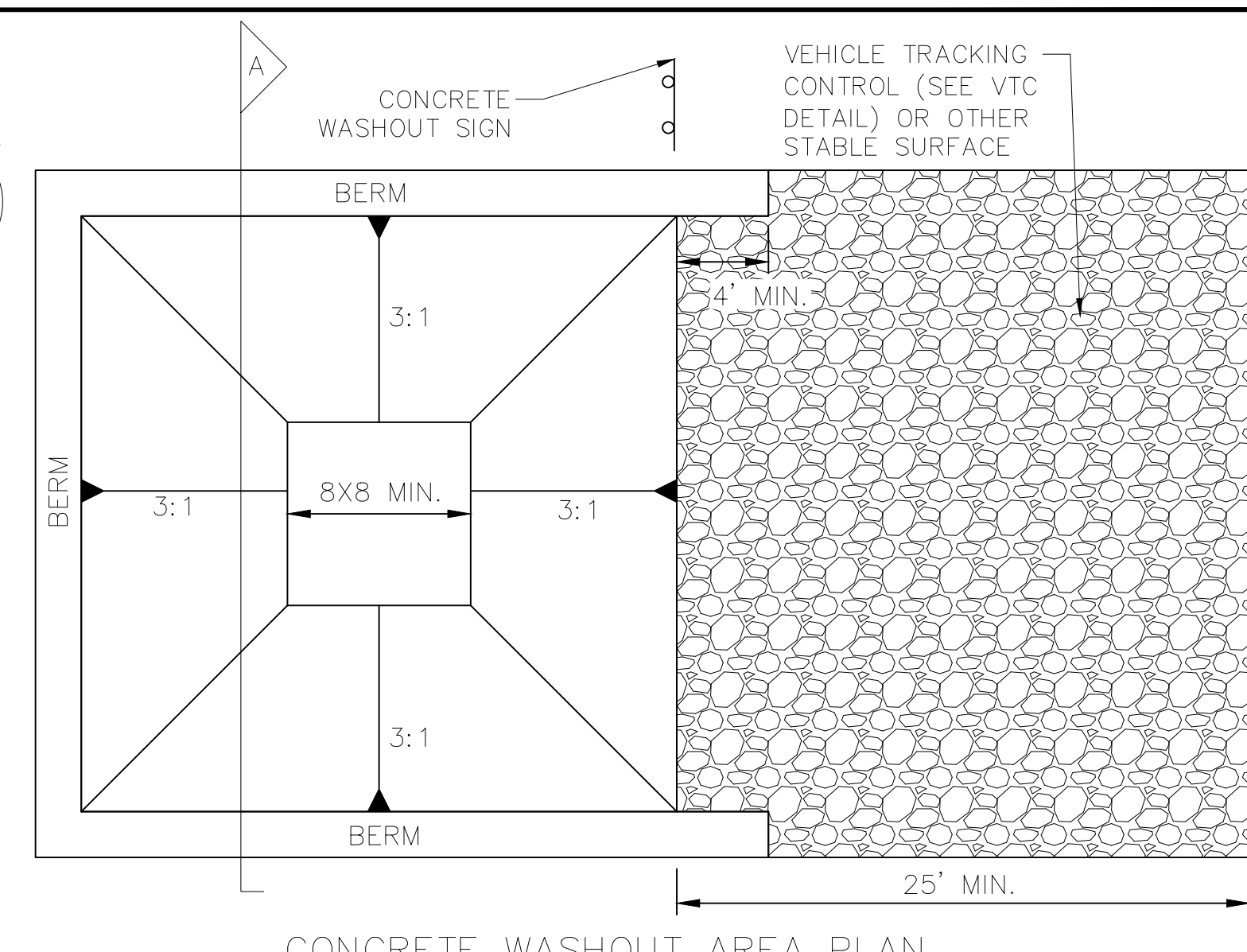
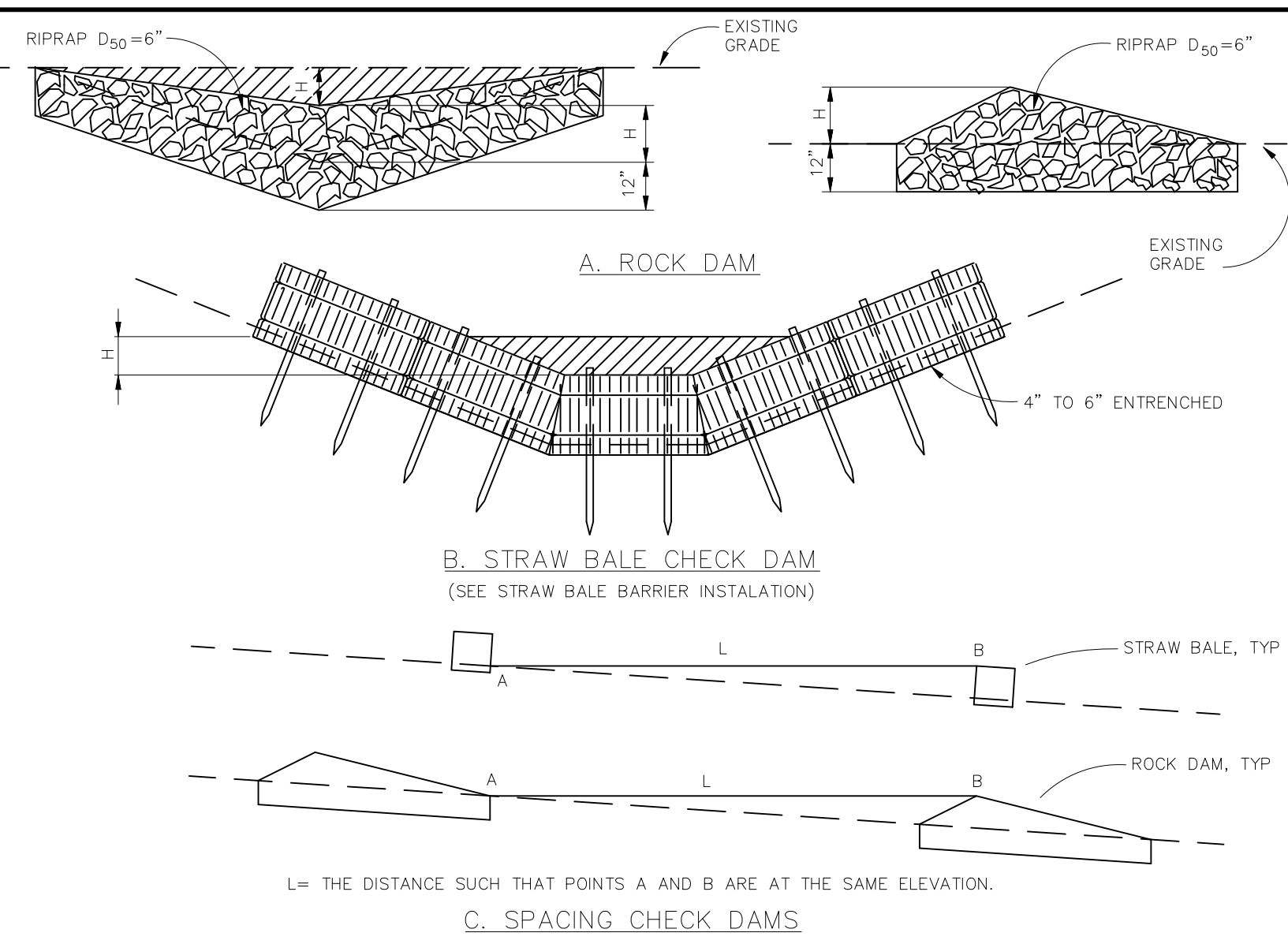
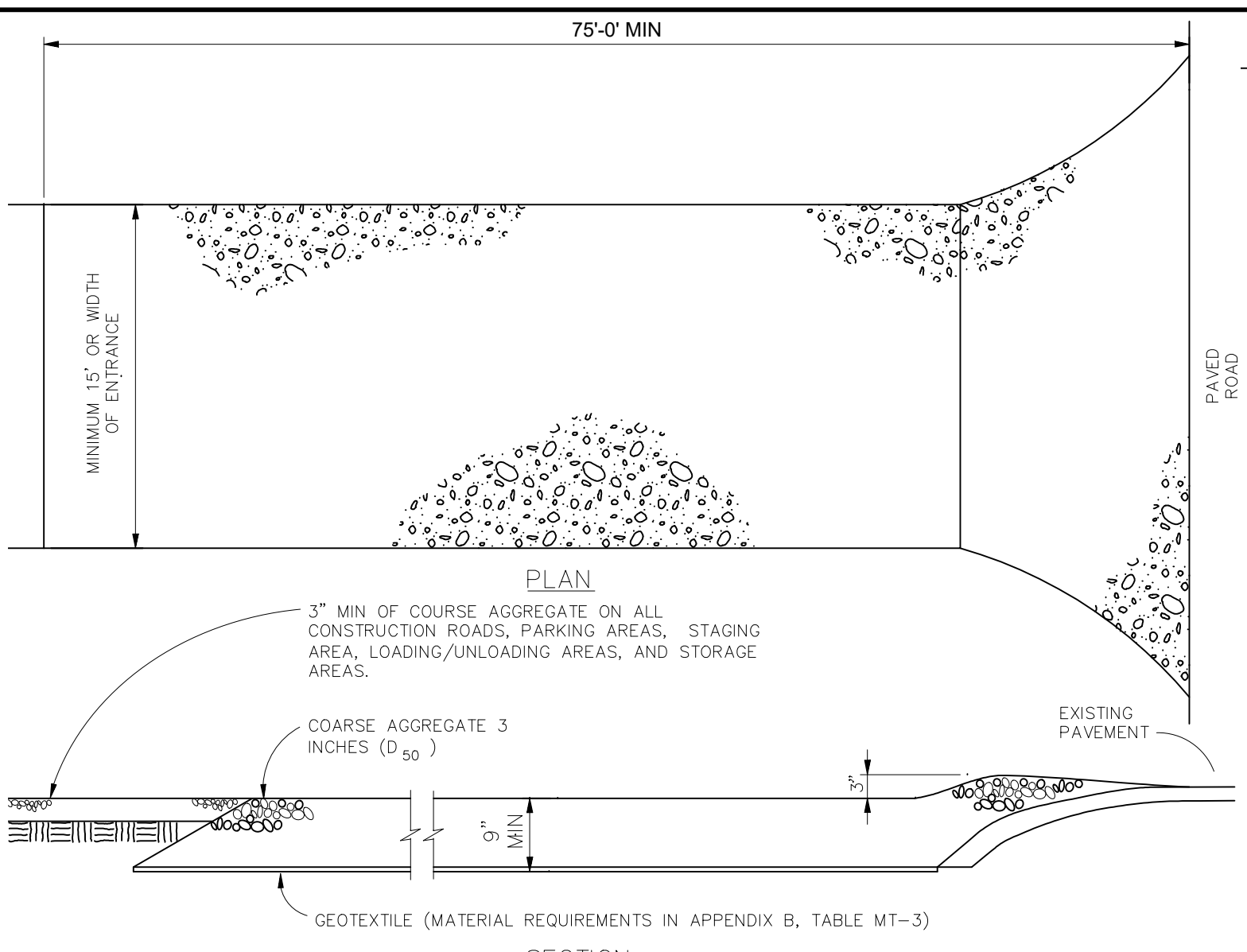
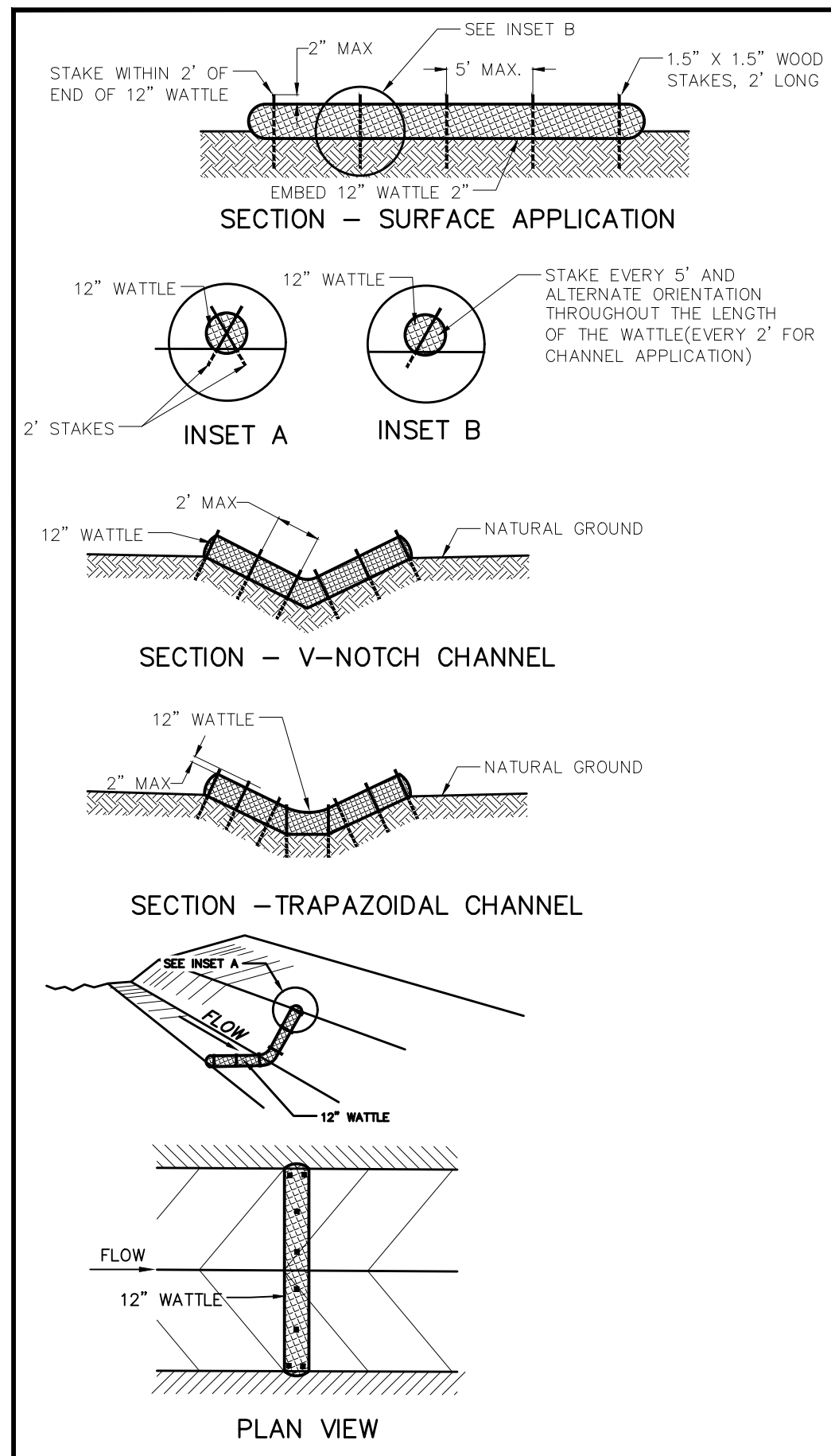


TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

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



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



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.

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 ABUTTED.
 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 OF THE COUNTY, OWNER, ENGINEER, AND SWMP ADMINISTRATOR.

VEHICLE TRACKING NOTES

INSTALLATION 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.

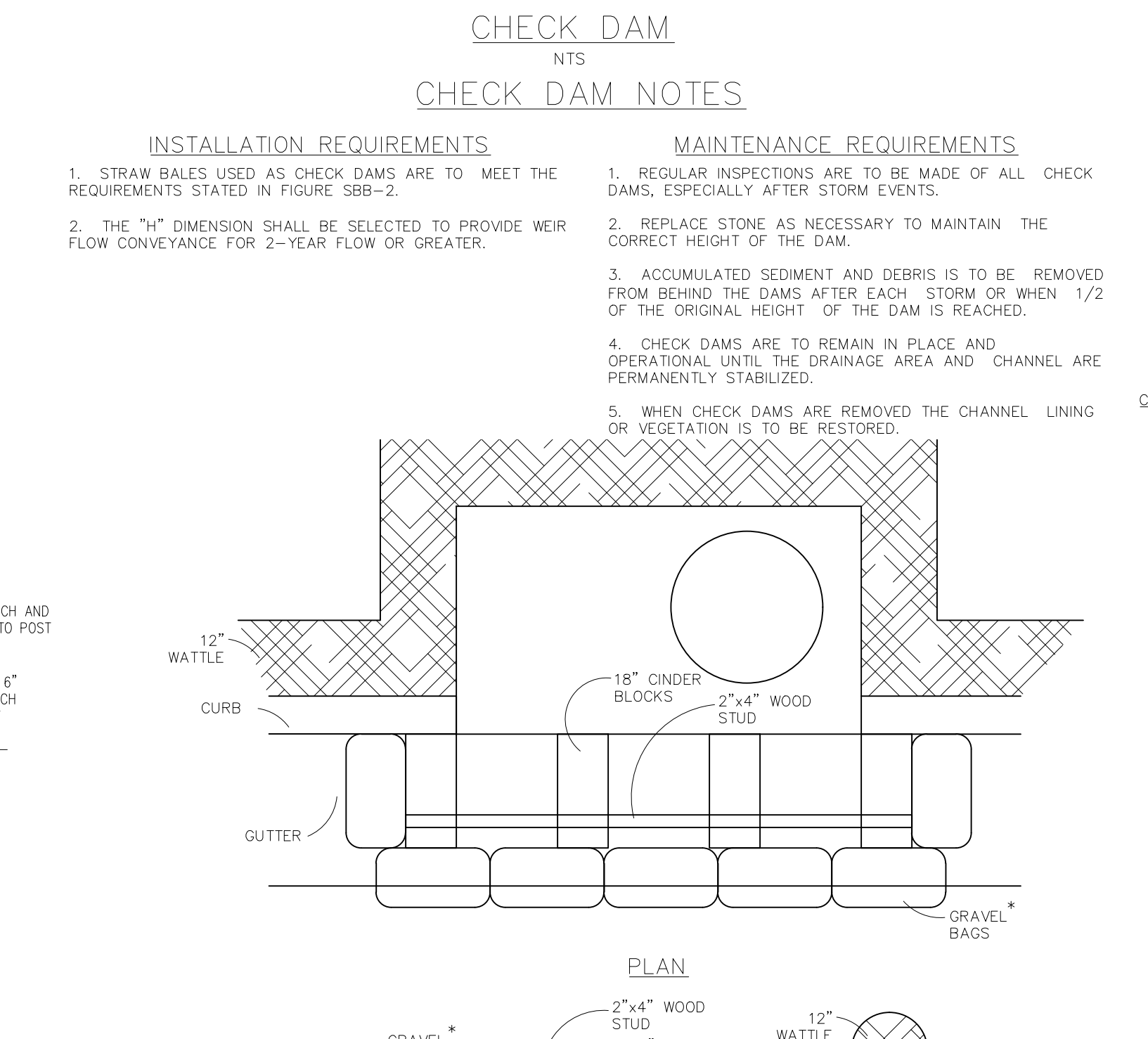
MAINTENANCE REQUIREMENTS

INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE 566-2.
- 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.



SECTION A
 NTS. 12" TYP. 4:1. 3:1. 3' MIN. 8X8 MIN. 3:1. 2% SLOPE. UNDISTURBED OR COMPACTED SOIL. VEHICLE TRACKING CONTROL (SEE VTC DETAIL). CWA.

CWA INSTALLATION NOTES:

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' X 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES:

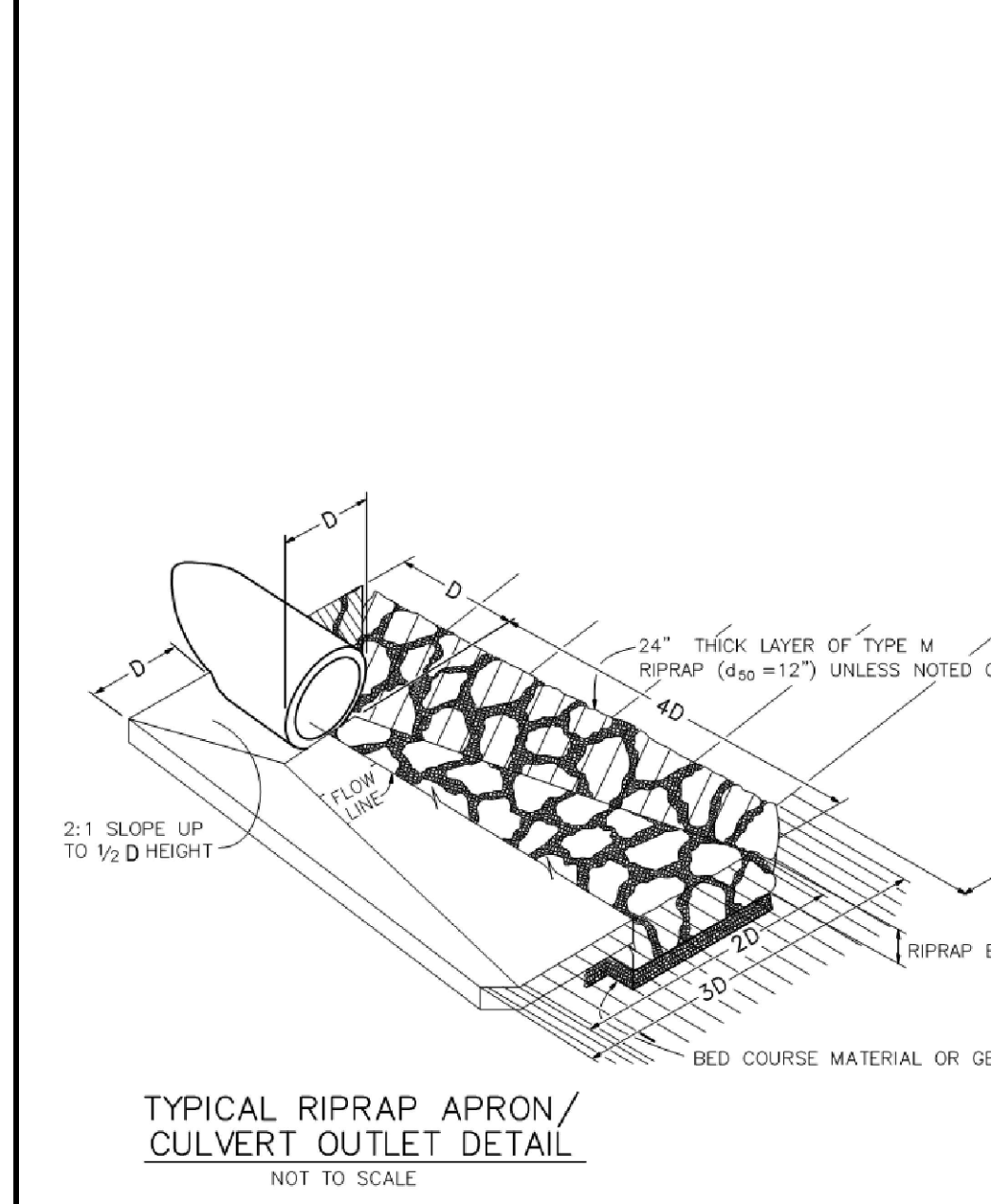
- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOPSOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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 "I" 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 WEEDING) 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.



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. THE 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 IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

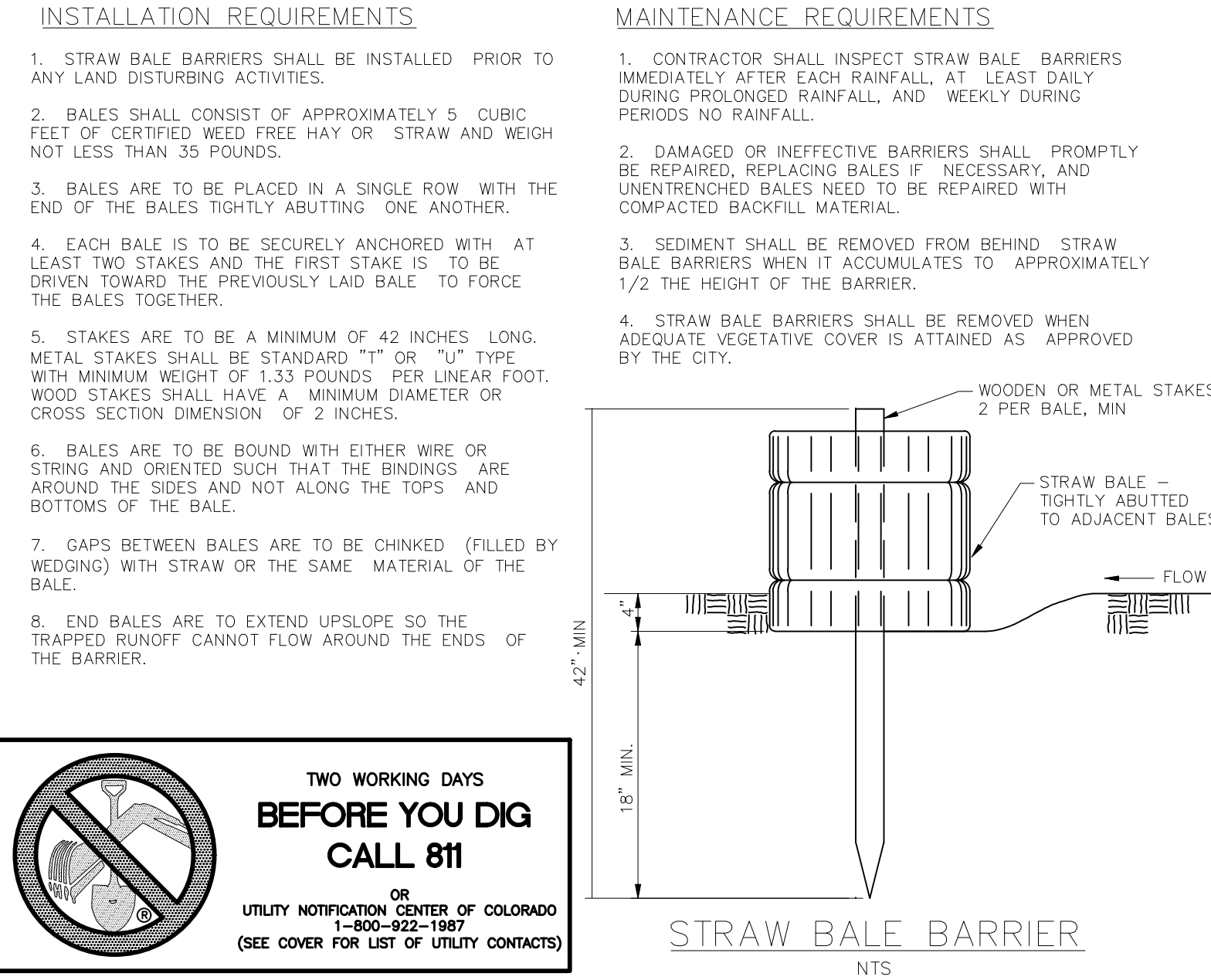
- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT 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.

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.



1	2	3	4	No.
TECH CONTRACTORS INC 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	LOG	Checked by	TAK	Date
AS SHOWN				APRIL 2023
Scale		12	of	12
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)				
PCD PROJECT NO. CDR236				