

UTILITY CONTACTS:

WATER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: KEVIN FACKERELL
(719)–495–6567

SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: BRADEN MCGRODY
(719)–495–6567

DRAINAGE – EL PASO COUNTY PCD/INSPECTIONS
(719)–520–6300

DRAINAGE – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: TOM KERBY
(719)–495–7444

GAS – BLACK HILLS ENERGY
(719)–393–6625

ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOC.
(719)–495–2283

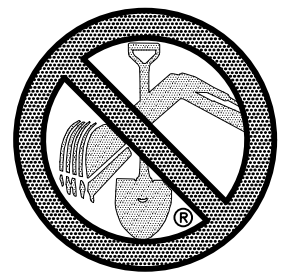
GEOTECHNICAL ENGINEER – GROUND ENGINEERING CONSULTANTS, INC.
(303)–5991–6944

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 SHOW 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 MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 87 OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY:
1. THENCE N36°06'38"E ON THE EASTERLY BOUNDARY OF SAID LOT 87 A DISTANCE OF 130.00 FEET;
2. THENCE N50°10'02"E A DISTANCE OF 126.73 FEET;
3. THENCE S46°22'12"E A DISTANCE OF 323.57 FEET;
4. THENCE S56°41'10"E A DISTANCE OF 122.78 FEET;
5. THENCE S53°00'09"E A DISTANCE OF 205.25 FEET;
6. THENCE S41°27'50"E A DISTANCE OF 98.21 FEET;
7. THENCE S56°12'36"W A DISTANCE OF 405.15 FEET TO A POINT ON THE BOUNDARY OF MERIDIAN RANCH FILING 11A, RECORDED WITH RECEPTION NO. 214713513;
8. THENCE S72°14'48"W ON SAID BOUNDARY A DISTANCE OF 130.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RAINBOW BRIDGE DRIVE AND A NON-TANGENT CURVE TO THE LEFT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A DELTA ANGLE OF 55°20'34", AN ARC LENGTH OF 656.82 FEET, WHOSE LONG CHORD BEARS N26°13'05"W A DISTANCE OF 631.58 FEET TO THE POINT OF BEGINNING.
THE ABOVE PARCEL OF LAND CONTAINS 5.443 ACRES, MORE OR LESS.



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)

BASIS OF BEARING

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

BENCH MARK

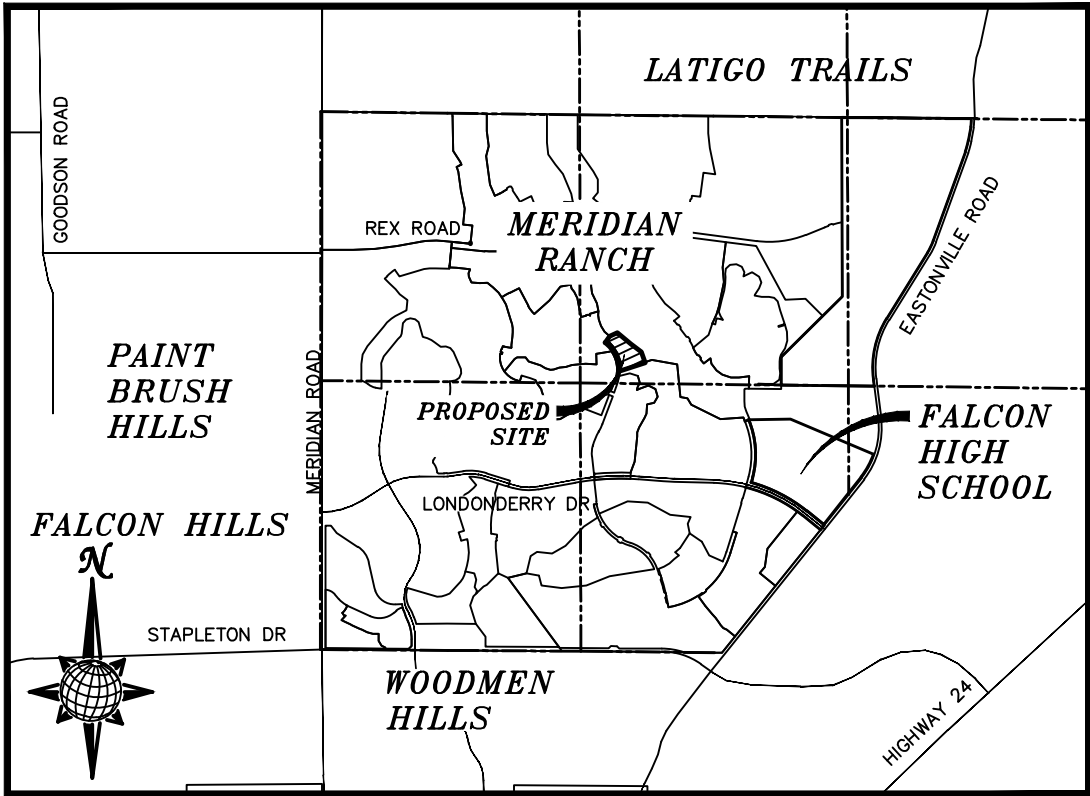
- 1) MRRC1 – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONDERRY DRIVE AND ANGELES ROAD, LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION – 7098.40'
- 2) MRMS1 – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1.150 FEET NORTH OF LONDONDERRY DRIVE, LOCATED NEAR THE BACK OF SIDE WALK AT THE NW CORNER OF RAINBOW BRIDGE DRIVE AND THE NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE). ELEVATION – 7099.75'

CIVIL DRAWINGS FOR MERIDIAN RANCH FIELD HOUSE

IMPROVEMENT PLANS

PREPARED FOR MERIDIAN SERVICE METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO.



VICINITY MAP N.T.S.

SHEET NO	CIVIL SHEET INDEX
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Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

El Paso County Major Commercial Site Development Plan

Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

CIVIL COVER SHEET

C1.0

Project No. 23 012
The LKA Partners Incorporated

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GENERAL NOTES

27. ALL WATER MAIN PIPE SHALL BE AWWA C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.

28. ALL LOTS SHALL RECEIVE A MINIMUM 3/4" DIAMETER HDPE OR COPPER WATER SERVICE. INSTALLATION SHALL BE IN ACCORDANCE WITH MSMD SPECIFICATIONS. HDPE WATER SERVICE SHALL BE HDPE SDR7 PE4710 RATED FOR 200 PSI WITH THE MARKING SDR7-, AWWA C900, NSF61 PE4710. WATER SERVICES SHALL BE INCREASED IN SIZE TO 1" DIAMETER WHERE THE RESIDENTIAL SERVICE WATER PRESSURE IS LESS THAN 40 PSI AT 10 GPM DEMAND AND ALL 1/3 ACRE OR GREATER LOTS. CURB STOP VALVES SHALL BE 1/2" DIAMETER. WATER SERVICE COUPLERS SHALL BE PLANS. THE CURB STOP VALVE AND BOX AT THE END OF EACH WATER SERVICE SHALL BE "LOCATED" WITH A 2" X 4" PIECE OF WOOD EXTENDED 4" ABOVE FINISH GRADE, PAINTED BLUE, DIRECTLY BELOW THE CURB STOP VALVE AND BOX. ALL TRACER WIRE CONNECTIONS SHALL BE MADE WITH DBY (DIRECT BURY YELLOW) WATER TIGHT STYLE ELECTRICAL CONNECTORS OR EQUAL.

29. IF HDPE WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 NS OR EQUAL. THE SADDLE AND CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 747019-33 FOR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE "X" AY MCDONALD MODEL NUMBER 76100 (FLARE X FLARE) OR EQUIVALENT WITH A MAIN SIDE ONE PACK JOINT (PEP) ADAPTING TO THE SAME MODEL NUMBER 74755-33 UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY "X" OUTLET CURB STOP VALVE.

30. IF COPPER WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 BS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE "X" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY "X" OUTLET CURB STOP VALVE.

31. ALL POTABLE WATER VALVES SHALL BE 1/2" DIAMETER. WATER VALVES SHALL BE COATED VALVES MANUFACTURED BY AY MCDONALD MODEL NUMBER 6100 (FLARE X FLARE) OR EQUIVALENT.

32. ALL POTABLE WATER VALVES SHALL OPEN CLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED LOW NEAR THE MAIN LINE AND PAINTED RED. ALL POTABLE AND RAW WATER VALVES NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL RAW WATER VALVES SHALL OPEN COUNTERCLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED HIGH WITHIN 1' FROM THE SURFACE AND PAINTED BLACK.

33. ALL POTABLE WATER, RAW WATER AND NON-POTABLE WATER VALVES 14" OR GREATER SHALL BE OPERATED WITH A SIDE OPERATING NUT. THE OPERATIONAL DEPTH OF THE POTABLE WATER VALVES SHALL NOT EXCEED 6" IN OVERALL DEPTH NOR SHALL IT BE CLOSER TO THE SURFACE THEN 4".

33. FIRE HYDRANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT AUTHORITY.

34. FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC (PART # 27ND-023XX-0010B-AN) OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAT PATTERN OF 5 - 3/8" - 6 TPI (THREE PER INCH) ALONG WITH TWO STAIRWAY 1/2" DIAMETER NATIONAL STANDARD THREAD) SIZE NOZZLES. FIRE HYDRANT SHALL BE PAINTER WITH RUSTUMUM YELLOW.

35. ALL DUCTILE IRON PIPES, FITTINGS, VALVES AND FIRE HYDRANTS SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.

36. ALL DUCTILE IRON PIPE AND FITTINGS LESS THAN 12 INCHES IN DIAMETER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. ANODES EVERY 300 FEET. ALL DUCTILE IRON PIPE AND FITTINGS 12 INCHES AND GREATER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. ANODES EVERY 300 FEET OF EACH FITTING. CATHODIC PROTECTION AND ANODES SHALL BE INSTALLED PER MSMD SPECIFICATIONS.

37. ALL EXISTING WATER UTILITY MATERIAL REMOVED AS PART OF THE WORK ON THESE DRAWINGS SHALL BE RETURNED TO MSMD AS REQUESTED.

38. TESTING OF FACILITIES:

a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TWO DAY TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.

b. ALL SECTIONS OF WATER LINES MUST FIRST PASS A CHLORINE TEST WITH A MINIMUM OF 50 PARTS PER MILLION OF RESIDUAL AFTER 24 HOURS. THE WHOLE SECTION OF LINE BEING TESTED MUST PASS THE CHLORINE TEST. IF IT DOES NOT PASS, ONCE THE SECTION OF LINE BEING TESTED PASSES THE CHLORINE TEST THE LINE MUST BE FLUSHED AND BAC-T TESTED PER CSUS. ONCE THE BAC-T TEST PASSES, THE SECTION OF LINE MAY BE PRESSURE TESTED. WATER FLUSHED FROM THE WATER SYSTEM MUST BE PROPERLY DE-CHLORINATED.

c. ALL SECTIONS OF WATER LINES MUST PASS A TWO HOUR 200 PSI HYDROSTATIC PRESSURE TEST. THE PRESSURE SHALL NOT DECREASE BY MORE THAN 5 PSI DURING THE DURATION OF THE TEST. NO WATER SHALL BE ADDED DURING THE PRESSURE TEST. IF THE PRESSURE TEST FAILS, THE SECTION OF LINE BEING TESTED SHALL BE FLUSHED AND CHLORINE TEST, BE FLUSHED, AND PASS THE BAC-T TEST PRIOR TO CONDUCTING A NEW PRESSURE TEST.

d. WORKING PIPES ARE INSTALLED A SECOND WATER PRESSURE TEST MUST BE DONE TO A WORKING PSI OF 150 PSI FOLLOWING THE ABOVE TESTING STANDARDS.

e. SECTIONS OF WATER LINES SHALL BE LEFT PRESSURIZED ONCE THE WATER LINES HAVE PASSED ALL TESTING DURING THE REMAINING CONSTRUCTION ACTIVITIES.

39. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL:

a. MSMD HAS APPROVED ALL TESTS AND/OR COMPACTION TESTING REPORTS, AND AS-BUILT DRAWINGS ARE SUBMITTED TO AND APPROVED BY MSMD.

b. ALL WATER LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINES. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

c. ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED TO MSMD, AND RECORDED.

40. ANY WATER SHUTDOWNS THAT NEED TO OCCUR ON THE CRITICAL LINES AS DEFINED BY THE MSMD STAFF (SHUT DOWN PROCEDURE) MANUAL SHALL BE COORDINATED WITH MSMD STAFF FOR NIGHT TIME SHUT DOWNS.

41. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS TO EXISTING WATER MAINS WITHOUT A SHUTDOWN OF THE WATER SYSTEM. IN THE EVENT THAT A SHUTDOWN OF A WATER SYSTEM IS NECESSARY, THE CONTRACTOR SHALL ACQUIRE A PERMIT FROM MSMD.

42. ALL NON-POTABLE WATER MAINS SHALL BE AWWA NON-POTABLE STANDARD (PURPLE PIPE) C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL NON-POTABLE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL NON-POTABLE WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.

43. ALL NON-POTABLE WATER VALVES SHALL OPEN COUNTER CLOCKWISE WITH A VALVE EXTENSION, EXTENDING TO WITHIN 1' OF THE SURFACE AND PAINTED PURPLE WITH AN OPEN DIRECTION ARROW.

44. IRRIGATION SERVICES SHALL HAVE A STOP AND WATER CURB STOP VALVE INSTALLED ALONG WITH A TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

GEOTECHNICAL REPORT NOTE:

CONTRACTOR TO OBTAIN AND READ THE GEOTECHNICAL ENGINEERING STUDY (GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO) PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. NOVEMBER 24, 2023 FOR THIS PROJECT. ALL PAVING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THIS REPORT. IN CASE OF ANY CONFLICT WITH THESE PLANS AND SITEWORK SPECIFICATIONS REGARDING PAVING AND EARTHWORK, CONTACT ENGINEER IMMEDIATELY.

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
2. ALL ADA ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.
3. ALL ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
4. ALL ADA MANEUVERING AREAS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.
5. ALL ADA ACCESSIBLE RAMPS SHALL MEET THE ADA REQUIREMENTS PER ADAAG SECTION 4.7 & 4.8.

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.

1. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY AND/OR EASEMENT SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE OWNER OF RIGHT-OF-WAY AND THE GRANTOR OF THE EASEMENT.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THESE PLANS AND PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THE COLLOIDAL ONE CALL SYSTEM (1-800-485-1987) AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING GRADING AND UTILITY WORK.
5. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR ADOPTED) 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
7. 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 DAMAGE CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE REPAIRED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. AT THE CONTRACTORS EXPENSE.
2. THE CONTOUR LINES AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE INDICATED. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SAND AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
3. TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
6. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENT AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
7. CONTRACTOR SHALL COORDINATE TESTING ACTIVITIES WITH THE GEOTECHNICAL ENGINEER.
8. ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION.
9. EXISTING CONTOURS OUTSIDE OF THE ROADWAY SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.

1. CONTRACTOR TO FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDINGS WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER AND ARCHITECT PRIOR TO BEGINNING UTILITIES CONSTRUCTION.
3. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT.
5. THE CONTRACTOR SHALL CONSTRUCT ALL ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION SERVICES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY. ANY RELOCATION SHALL BE PROVIDED FOR AND COORDINATED WITH THE UTILITY COMPANY FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
8. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. CONTRACTOR TO SET AND ADJUST ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEANOUTS, AND ANY OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.

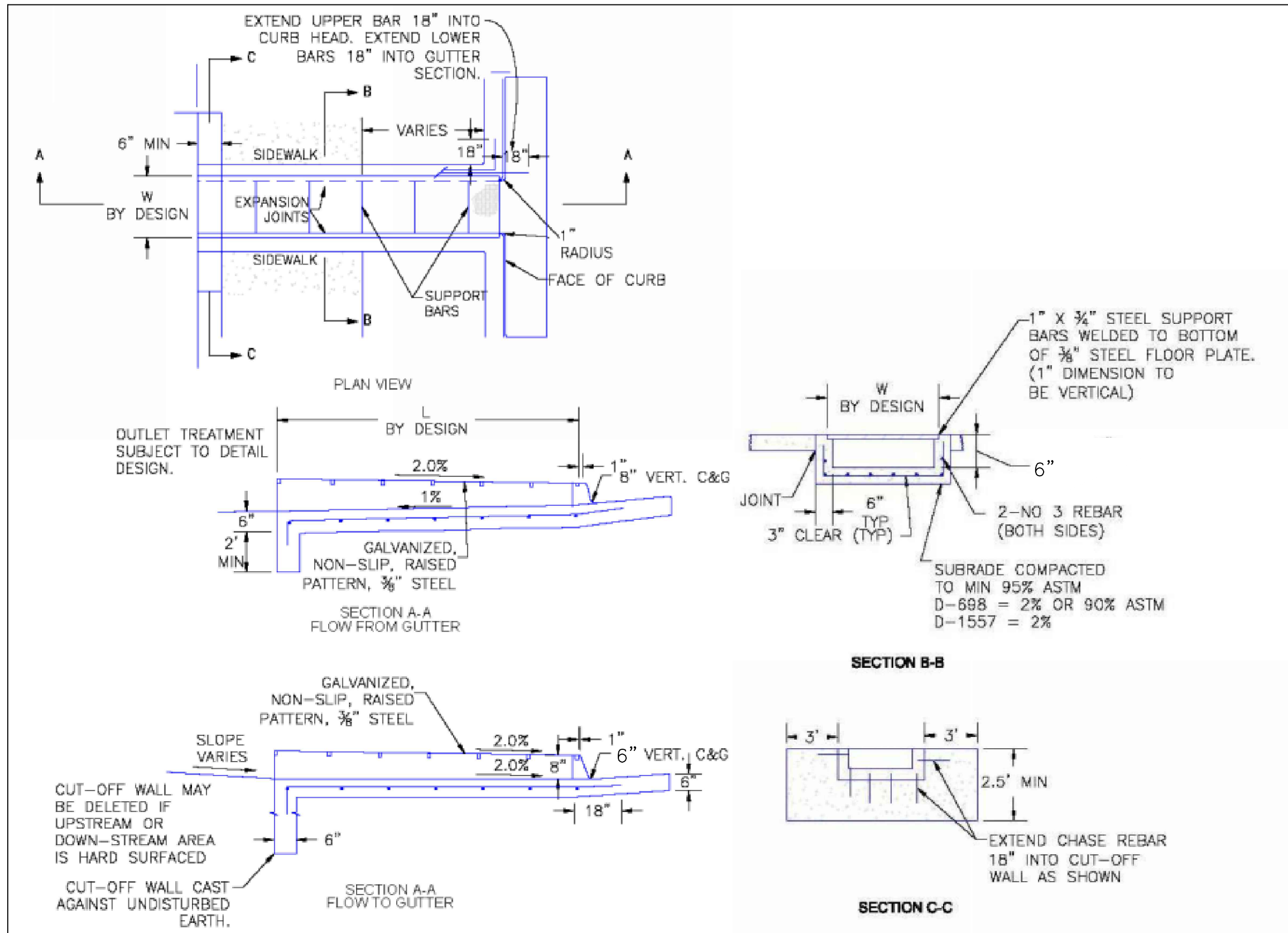
1. THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT APPLICATION SHALL BE SUBMITTED BY THE CONTRACTOR. THE ENGINEER HAS PREPARED A STORMWATER MANAGEMENT PLAN FOR USE WITH THIS PROJECT. THE CONTRACTOR SHALL COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM CDPHE.
2. CONTRACTOR SHALL REFER TO THE EROSION CONTROL PLAN FOR LOCATION AND DETAILS OF ALL BEST MANAGEMENT PRACTICES UTILIZED FOR THIS PROJECT.
3. THE CONTRACTOR SHALL INSTALL PERIMETER EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, OR EXCAVATION).
4. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND EROSION CONTROL PLAN INCLUDED WITH THESE PLANS.
5. CONTRACTOR TO ADJUST EROSION CONTROL MEASURES AS NEEDED FOR VARIOUS PHASES OF WORK.
6. CONTRACTOR TO ENSURE THAT NO DIRT OR SEDIMENT IS TRACKED ONTO ADJACENT STREETS OR WATERWAYS.
7. TOPSOIL SHALL BE STOCKPILED WITHIN LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED ON THE EROSION CONTROL PLAN.
8. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
9. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
10. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
11. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY PER THE REQUIREMENTS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
12. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIAL EXPORTED FROM THE SITE IS DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
14. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" (BMPs) SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT, UNLESS OTHERWISE REQUIRED BY THE STORMWATER CONSTRUCTION PERMIT CONDITIONS, AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 14 DAYS, AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. IF NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DEFICIENCIES ARE NOTED. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPs.
15. SOILS THAT WILL BE STOCKPILED FOR MORE THAN FOURTEEN (14) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER.
16. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASH WATER SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
17. CONTRACTOR TO FILE "NOTICE OF TERMINATION" WITH CDPHE ONCE PROJECT IS COMPLETE. ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND TEMPORARY BMPs HAVE BEEN REMOVED.

1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE ANY 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).
3. 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 CRITERIA MANUALS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTHING WITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, 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 THE CRITERIA AFTER--THE FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

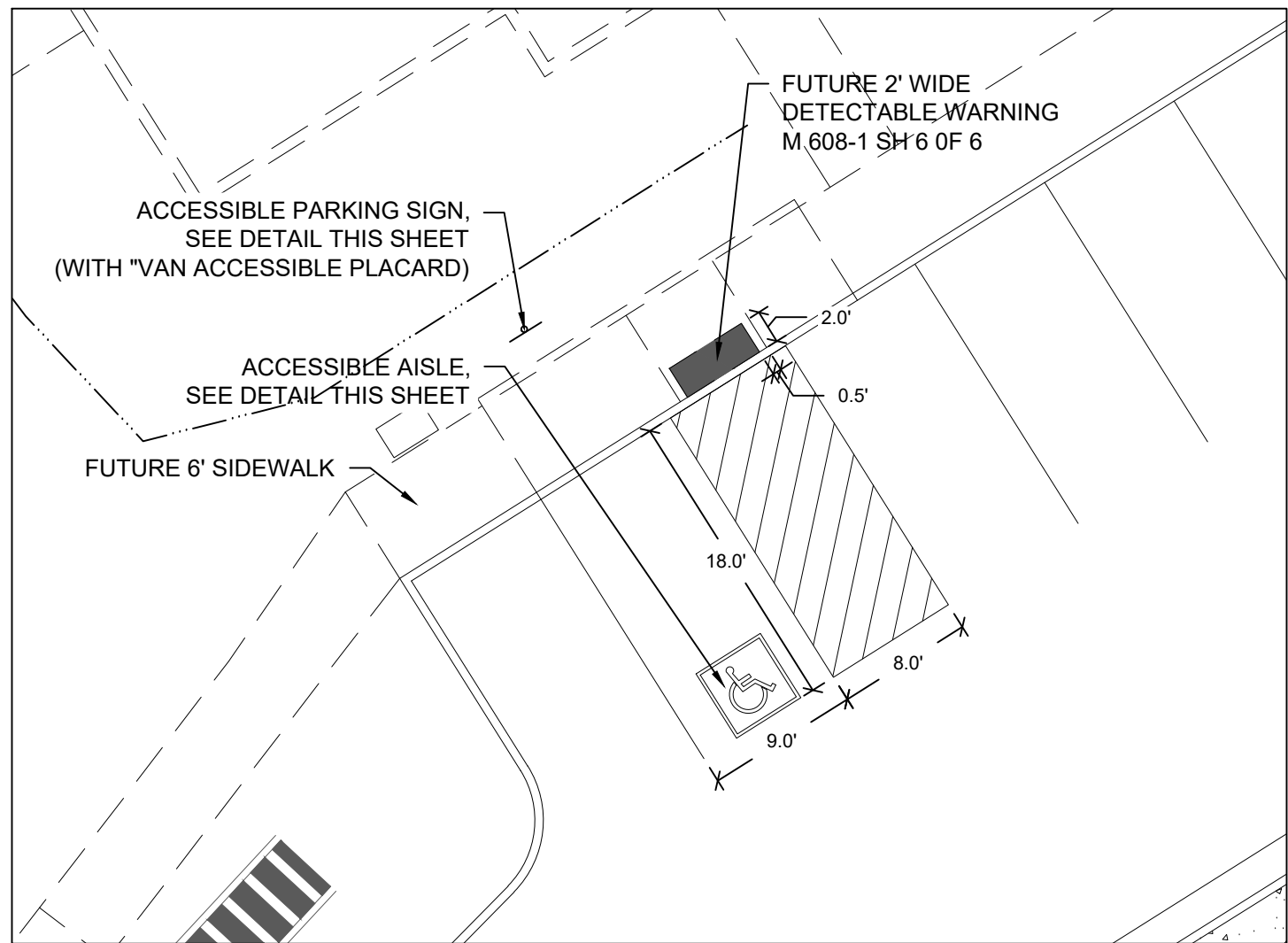
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430 North Tejon Street Suite 208
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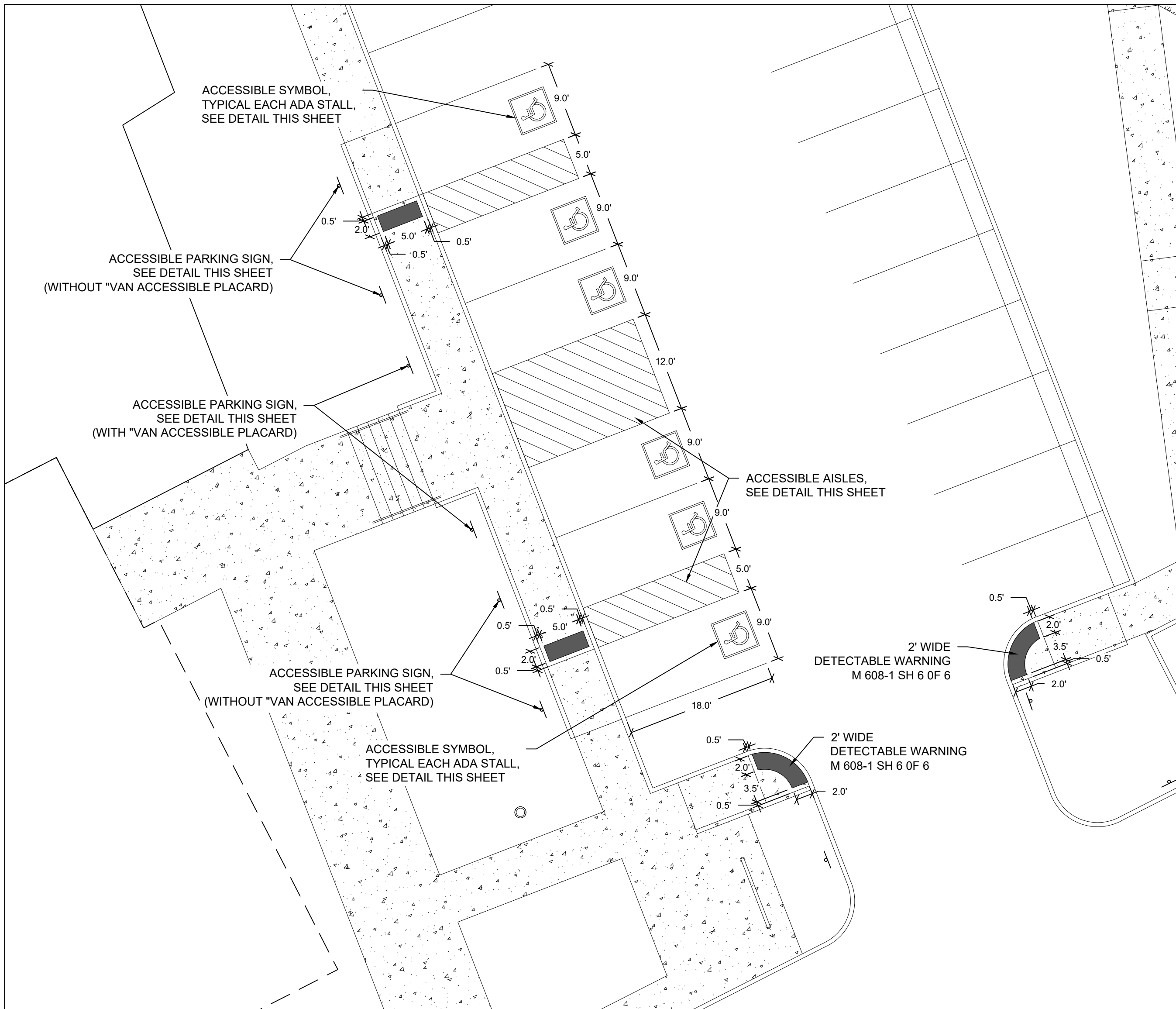
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Peyton, CO 80831



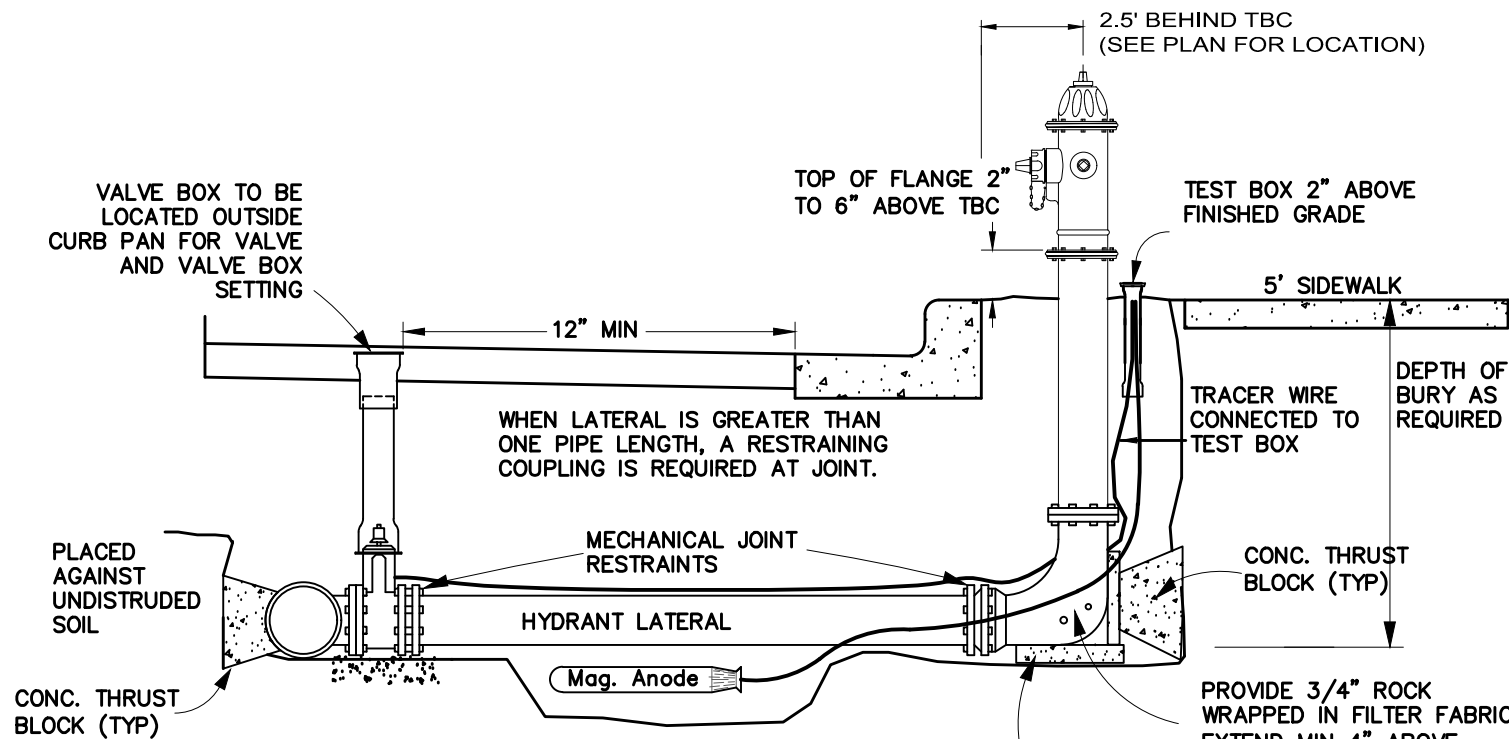
CURB CHASE DETAIL
SCALE: N.T.S.



HC DETAIL 1
SCALE: 1"=10'

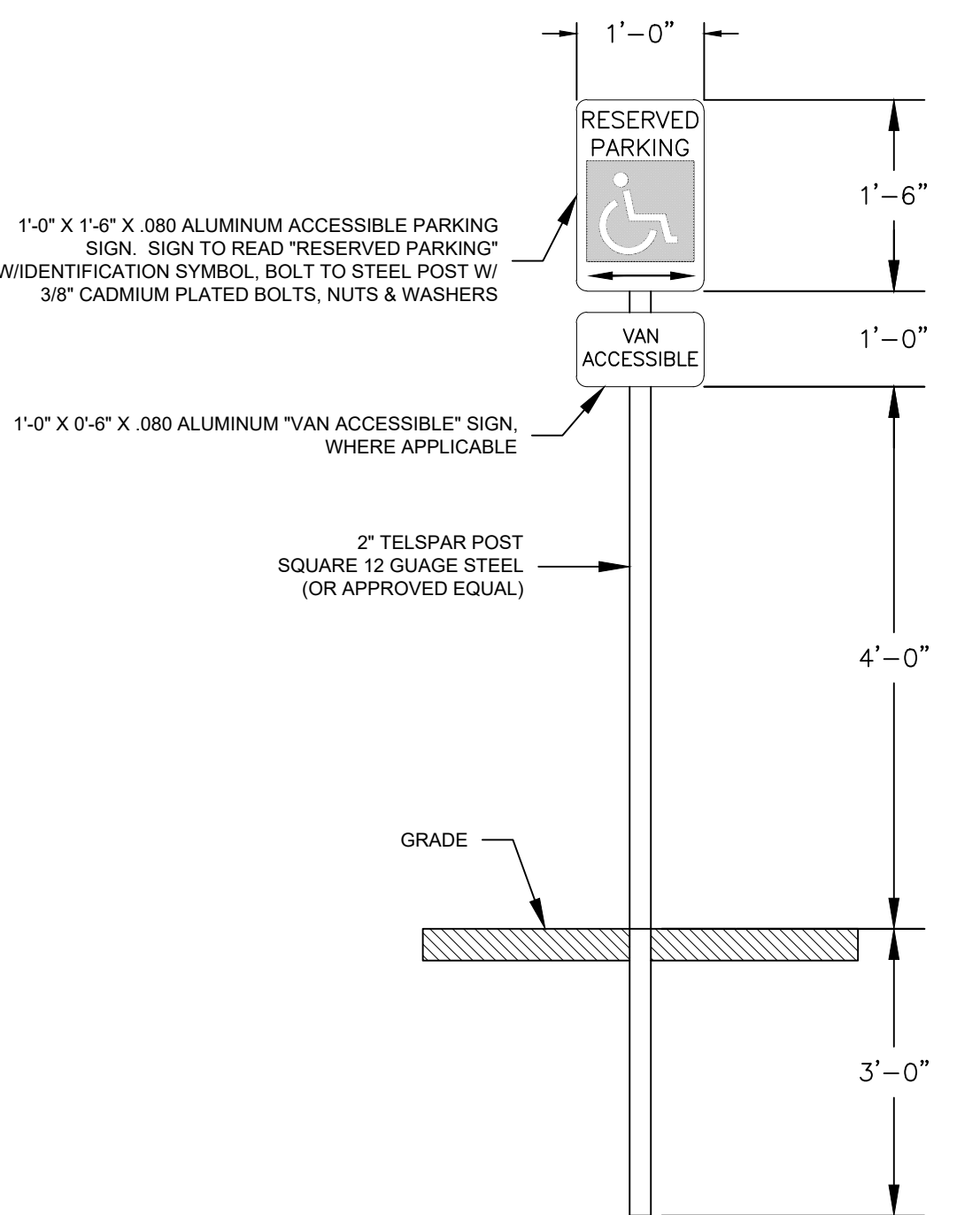


HC DETAIL 2
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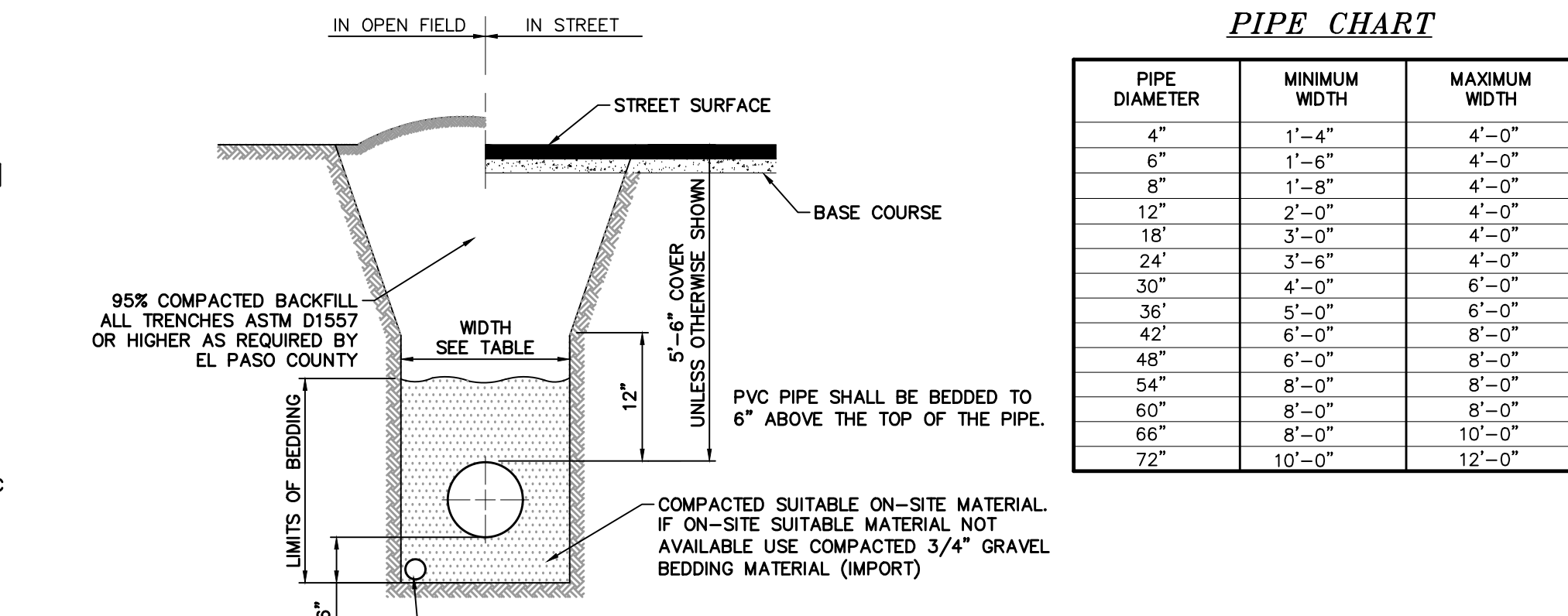


- NOTES:**
1. FIRE HYDRANTS SHALL BE AWK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5-3/8"-8 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NTS (NATIONAL STANDARD THREAD) SIDE NOZZLES.
 2. HYDRANT SHALL BE INSTALLED PLUMB IN ALL DIRECTIONS.
 3. MECHANICAL JOINT RESTRAINTS, SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINT SPECIFICATIONS.
 4. SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINTS SPECIFICATIONS.
 5. FINAL TOP OF FLANGE ELEVATION TO BE 2 TO 6 INCHES ABOVE TOP BACK OF CURB (TBC), WATERMAIN CONTRACTOR TO ADJUST HYDRANTS AS NECESSARY AFTER INSTALLATION OF CURB AND GUTTER TO ACHIEVE PROPER FINISHED ELEVATION.
 6. NO OBSTRUCTIONS TO BE CONSTRUCTED IN FRONT OF THE FIRE HYDRANT.
 7. PROVIDE A 9 LB. MAGNESIUM ANODE AND TEST STATION AT EACH HYDRANT PER CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT STANDARD NOTES.
 8. HYDRANT SHALL BE PAINTED WITH RUSTOLEUM 659 SAFETY YELLOW PRIOR TO ACCEPTANCE.

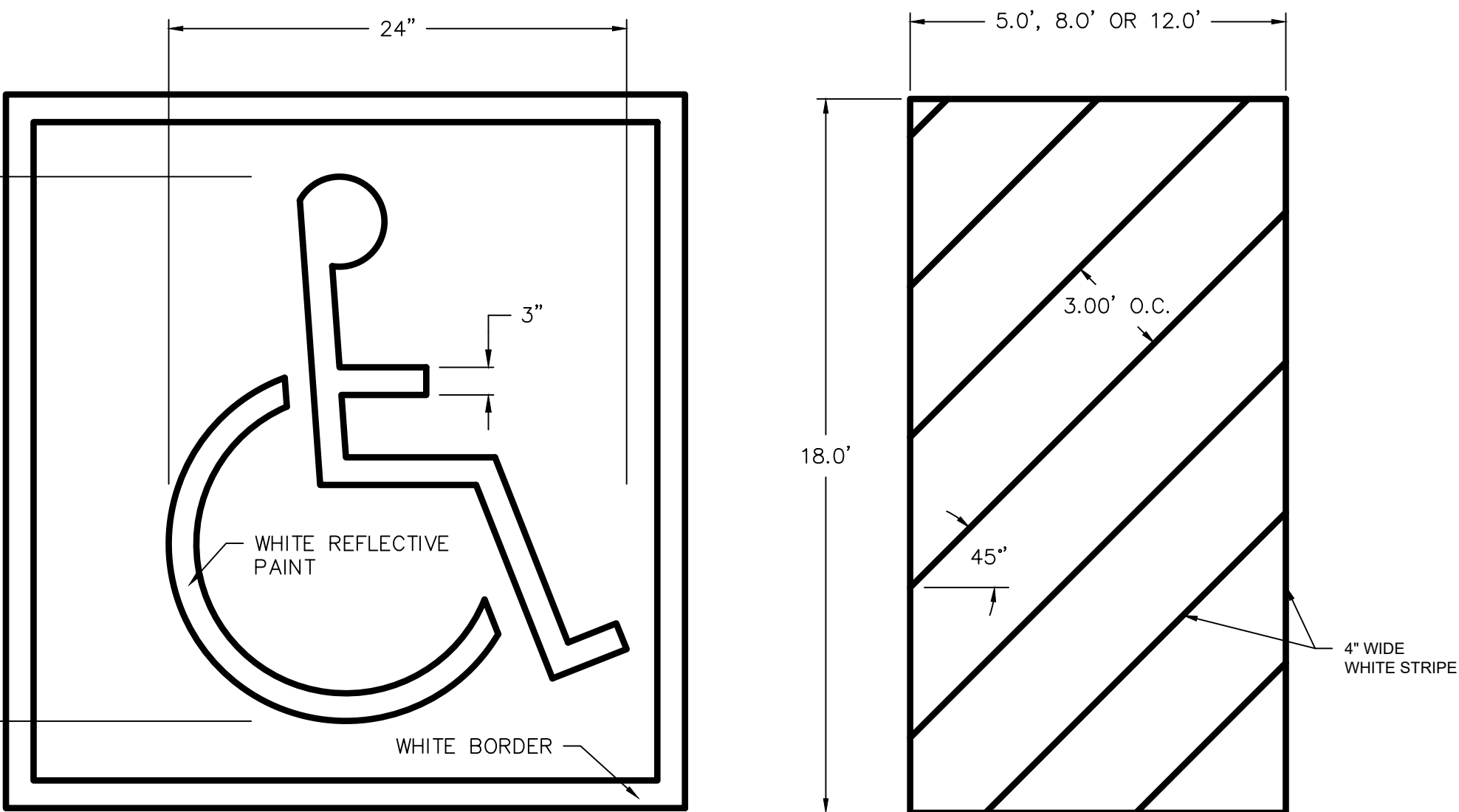
FIRE HYDRANT ASSEMBLY
SCALE: N.T.S.



ACCESSIBLE PARKING SIGN
NOT TO SCALE

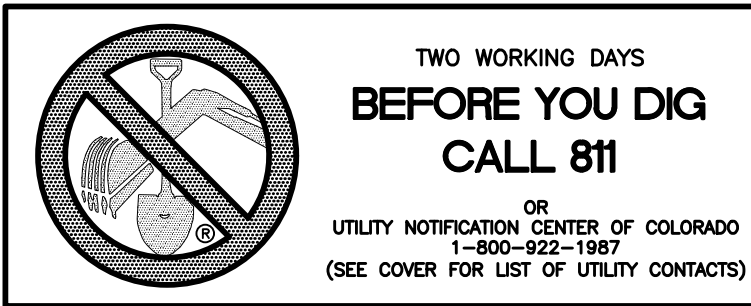


TYPICAL TRENCH & BEDDING DETAIL
SCALE: N.T.S.



ACCESSIBLE PARKING STALL PAVEMENT SYMBOL
NOT TO SCALE

ACCESSIBLE AISLE STRIPING
NOT TO SCALE



LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP W/FES	REINFORCED CONCRETE PIPE OR N-12 W/FLARED END SECTIONS (AS NOTED)
	INLET	STORM SEWER INLET BOX
	STMH	STORM SEWER MANHOLE
	ST	STORM SEWER LINE
	RD	ROOF DRAIN LINE
	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)
	G	RIGHT-OF-WAY
	UE	ANODE (CATHODIC PROTECTION)
	SL	TEST STATION
	HB	GAS MAIN
	SF	ELECTRIC (UNDERGROUND)
	EXIST	SITE LIGHTING
	PI	HAY BALE DAM
	BT	SILT FENCE
	ET	EXISTING FEATURES
	VTC	LOT NUMBERS
	CWA	CROSS PAN PER SD-2-26
	IP	POINT OF INTERSECTION
	IP	BEGINNING OF TRANSITION
	IP	END OF TRANSITION
	IP	EXISTING CONTOUR (5')
	IP	EXISTING CONTOUR (1')
	IP	VEHICLE TRAFFIC CONTROL PAD
	IP	CONCRETE WASHOUT AREA
	IP	INLET PROTECTION

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

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El Paso County
Major Commercial Site
Development Plan

Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

DETAIL SHEET

C1.2
Project No. 23 012
The LKA Partners Incorporated

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

El Paso County Major Commercial Site Development Plan

Drawn: LCG
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Issued: 08 MAY 2024
Revised:

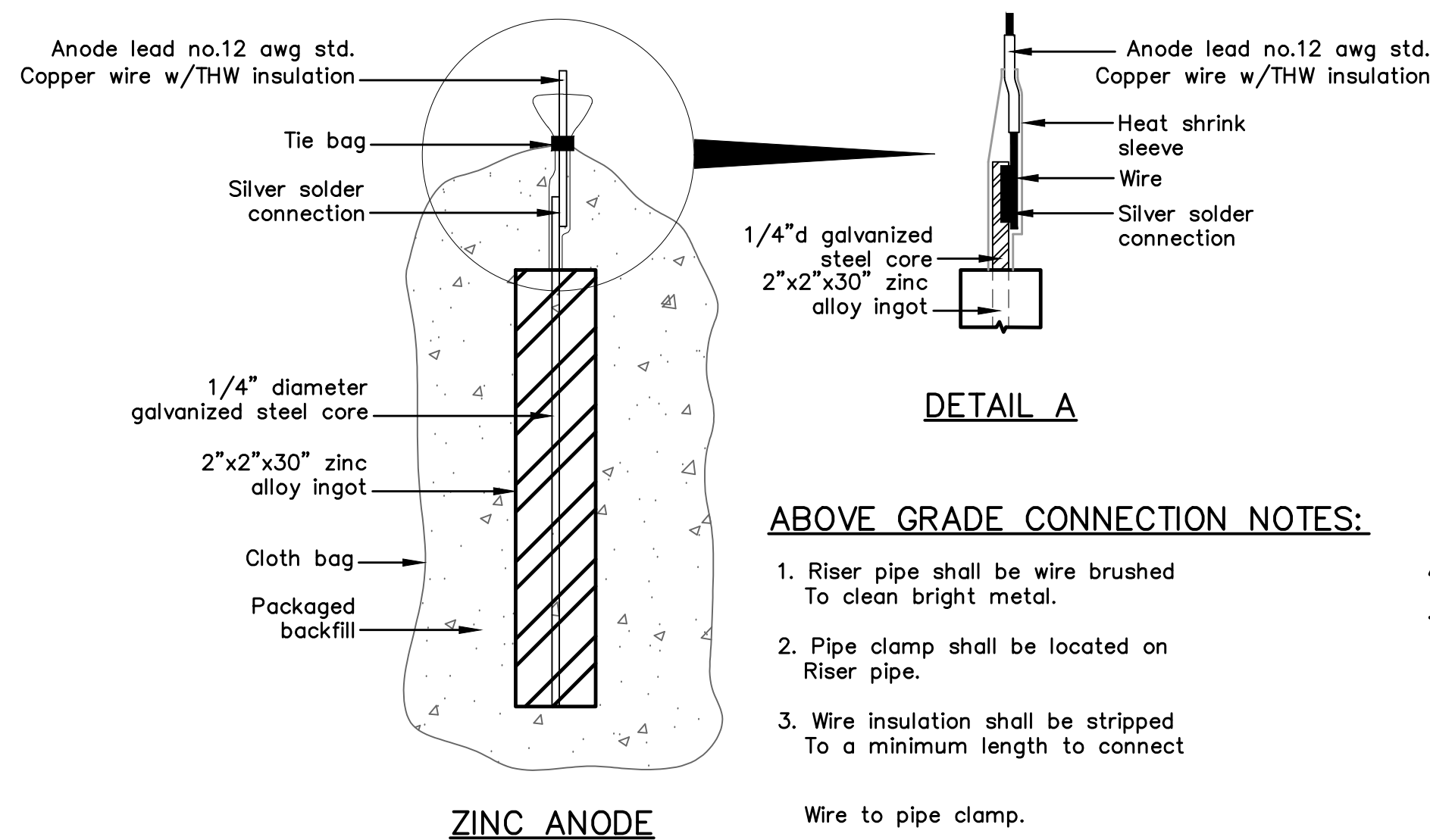
Area Key Plan

DETAIL SHEET

C1.3

Project No. 23 012
The LKA Partners Incorporated

PPR-246

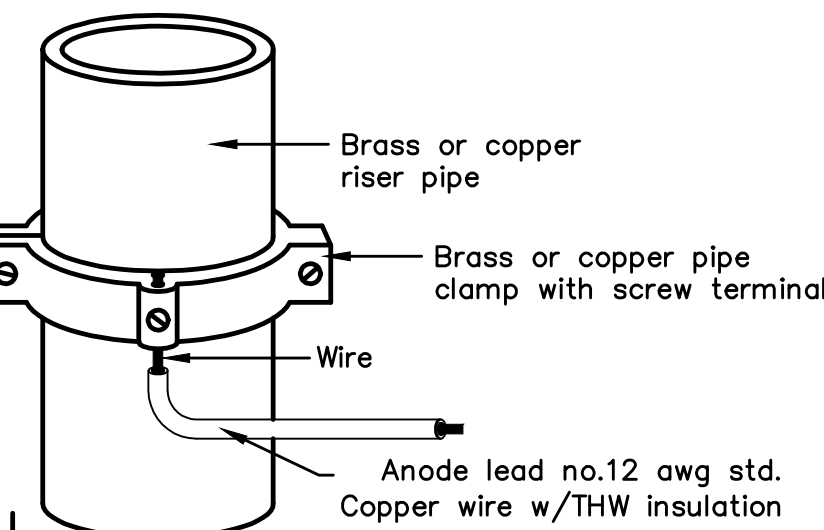


ZINC ANODE AND CONNECTORS FOR 1" AND 2" WATER SERVICE

PACKAGED BACKFILL COMPOSITION:

75% gypsum
20% bentonite
5% sodium sulfate

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

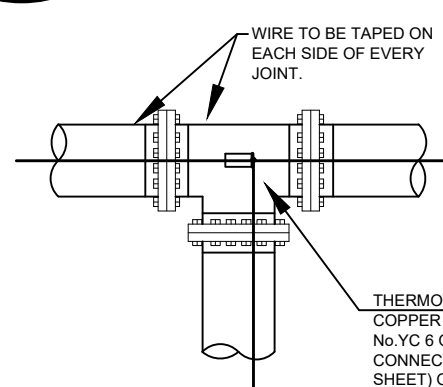
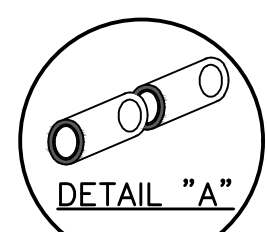
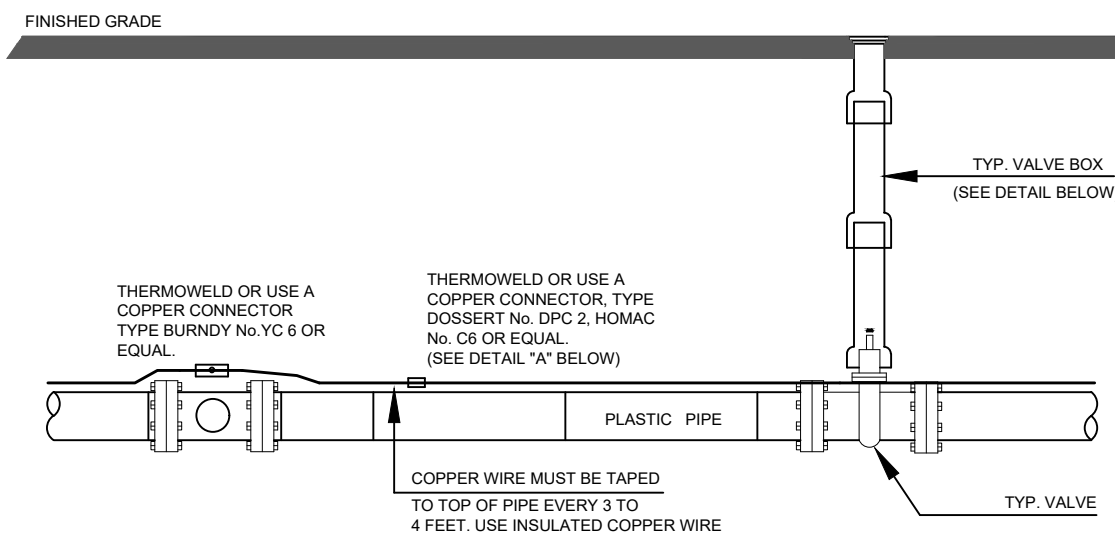


ANODE LEAD ABOVE GRADE CONNECTION

ABOVE GRADE CONNECTION NOTES:

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

Wire to pipe clamp.

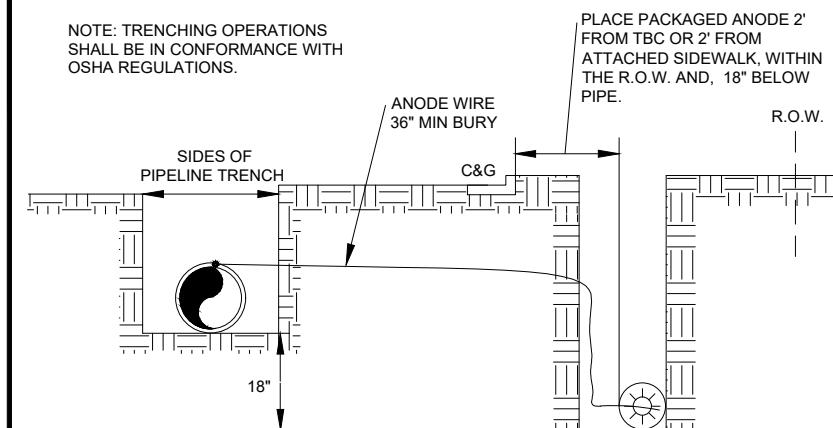
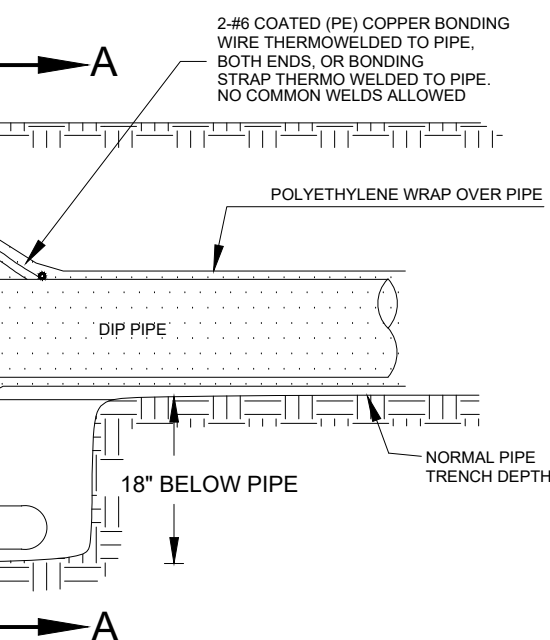


Anode Design

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

Pipe Size Inches	Actual OD Inches	Anode Spacing Feet	Anode (see note 2)
4	4.8	76.3	17 lb
6	6.9	53.1	17 lb
8	9.05	40.5	17 lb
12	13.20	27.7	17 lb
16	16	21.0	32 lb
20	20	16.9	32 lb
24	24	14.2	48 lb
30	30	11.4	48 lb
36	36	9.5	48 lb
42	42	8.2	48 lb
48	48	7.2	48 lb
54	54	6.4	48 lb

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



SECTION A-A

NOTES

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

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

STEP 1:

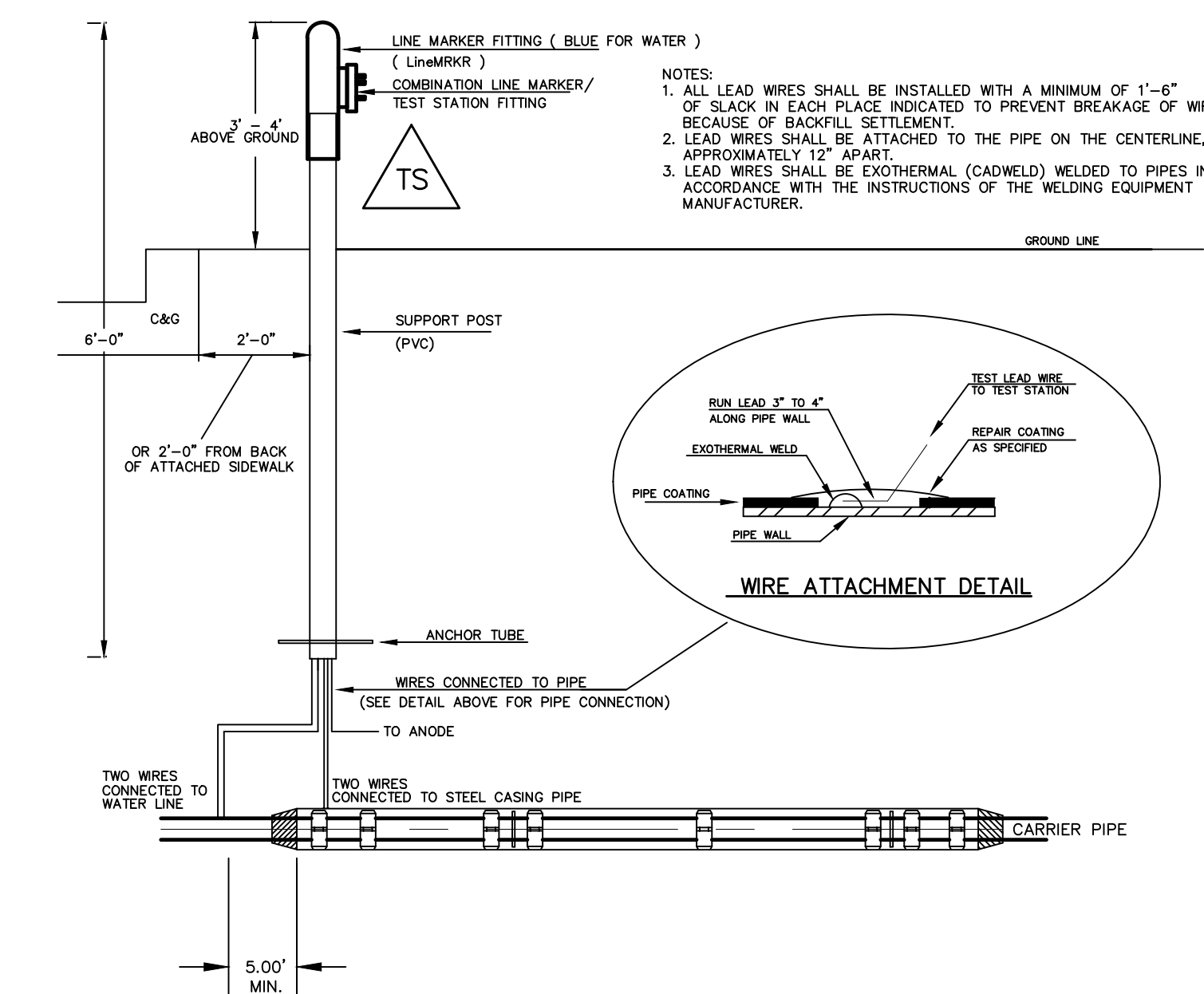
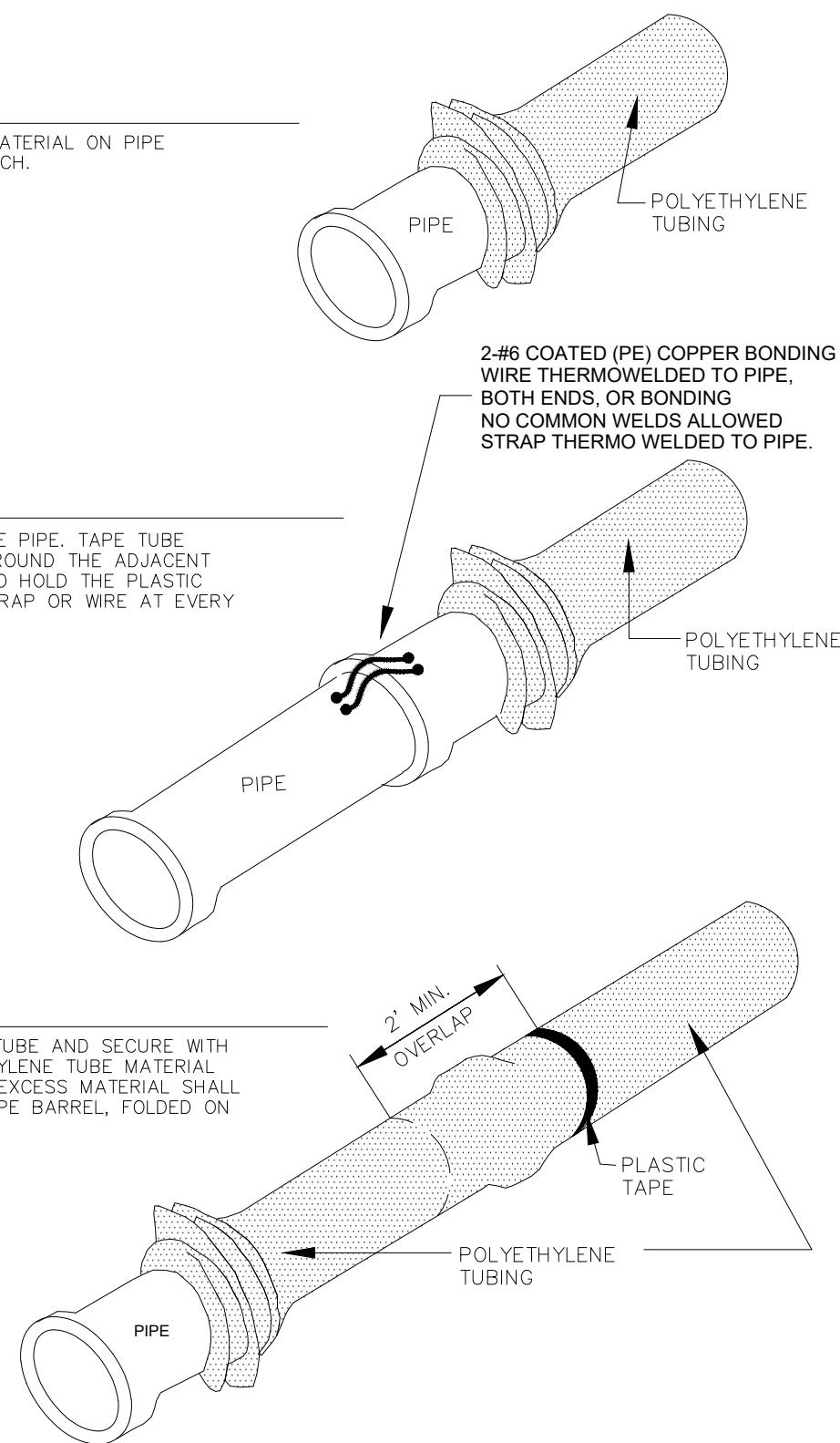
PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 2:

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

STEP 3:

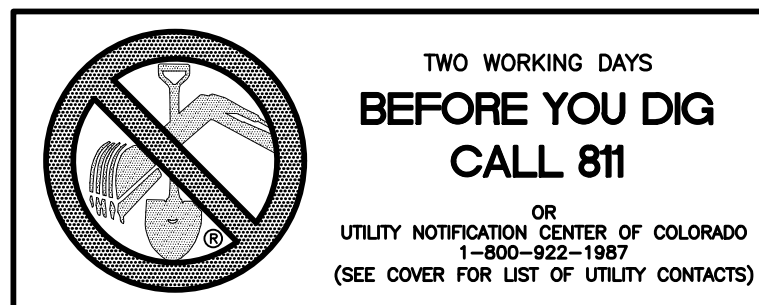
OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.



TYPICAL DETAIL FOR TEST STATION WITH STEEL SLEEVE INSTALLATION

NOTES:

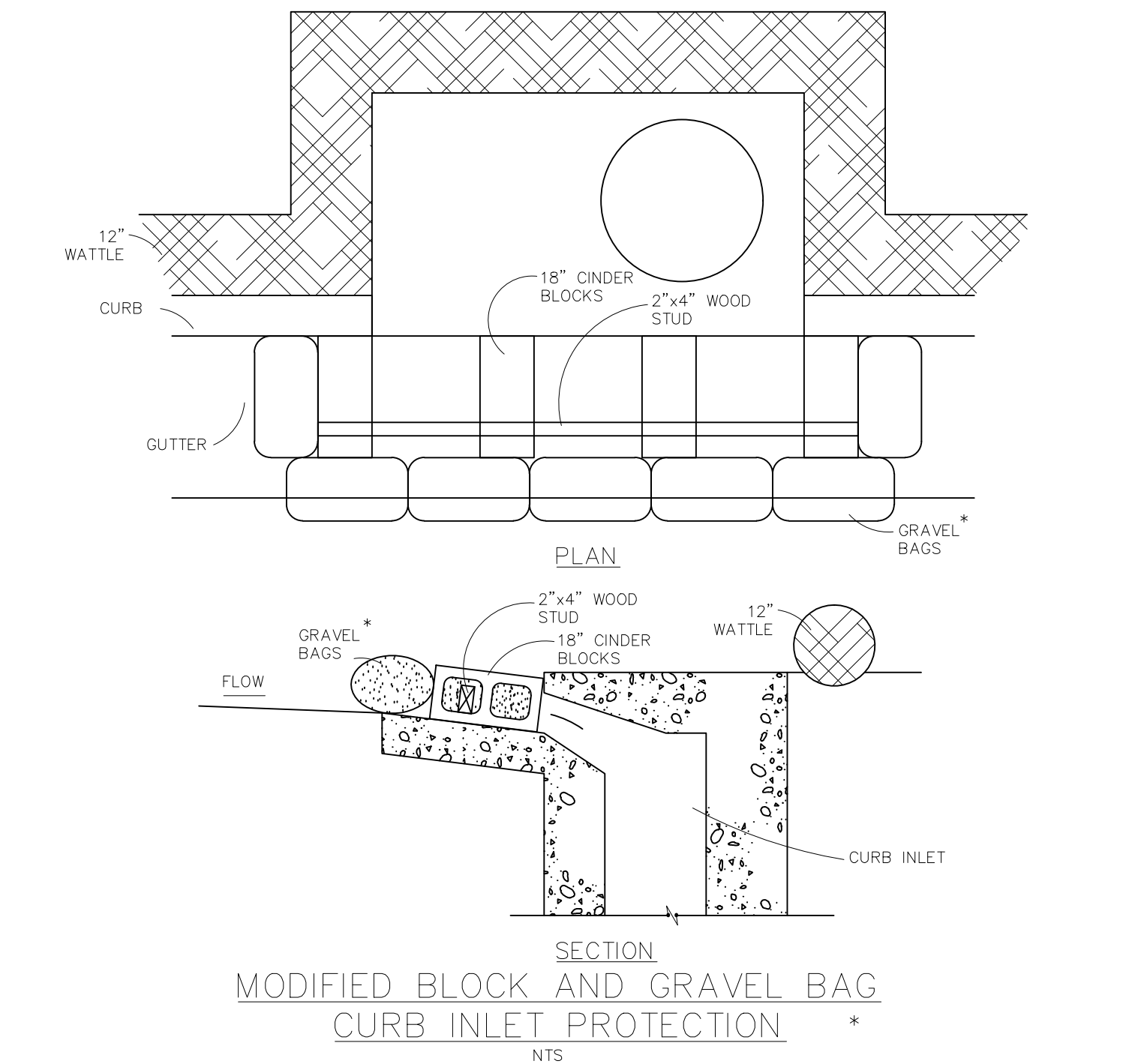
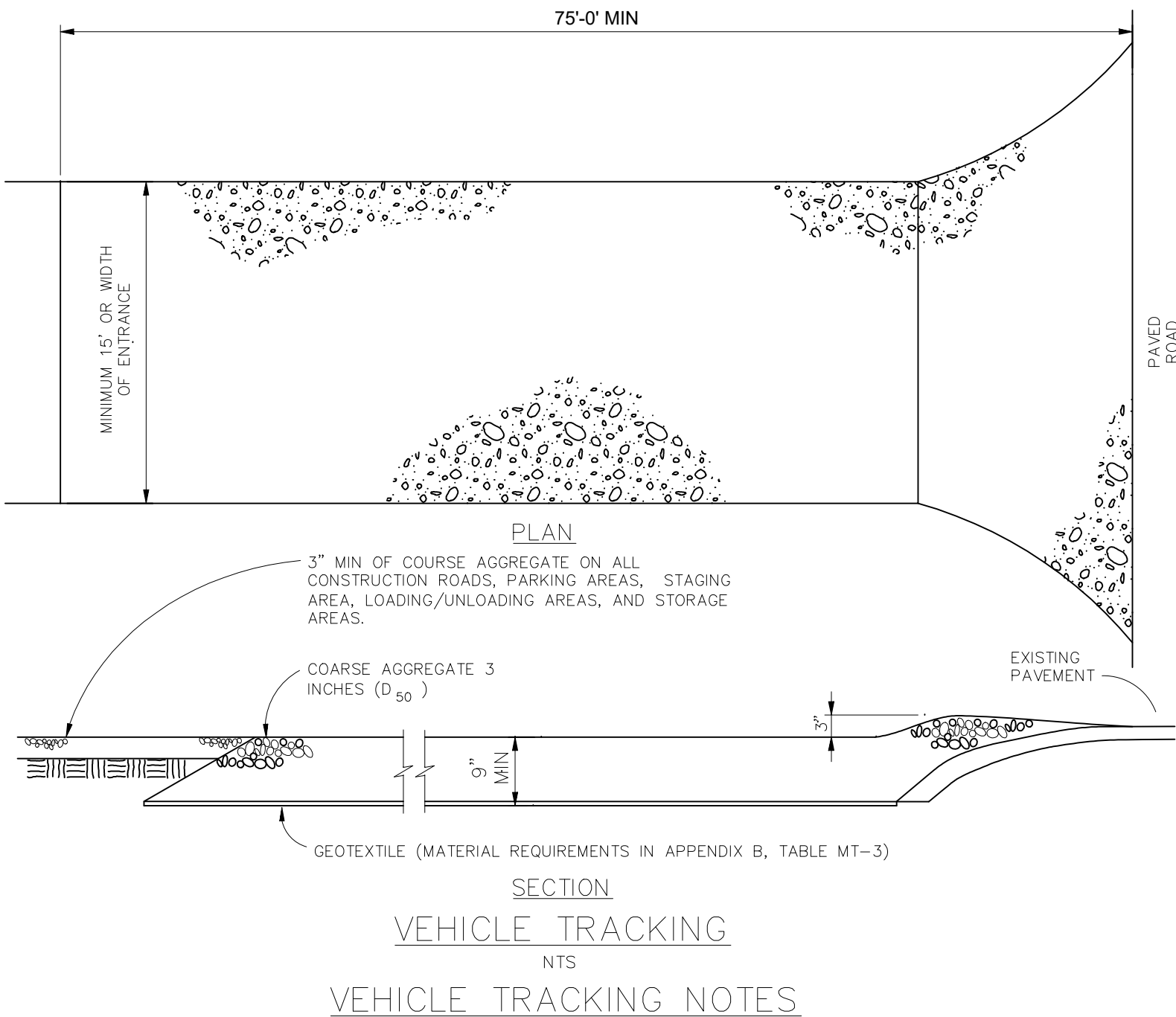
- 1.) Lowerings to be cathodically protected under the direction of the MSMD Inspector, per standards (For anode size see detail above.)
- 2.) Example can vary due to site conditions and MSMD Inspector's direction's.
- 3.) Reference Colorado Springs Utilities Standard Detail Drawing No. A 8-6 - Steel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



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 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 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 DURING 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 EGM 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 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 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 MEASURES.
- 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 ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 ON-SITE 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 6, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. 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

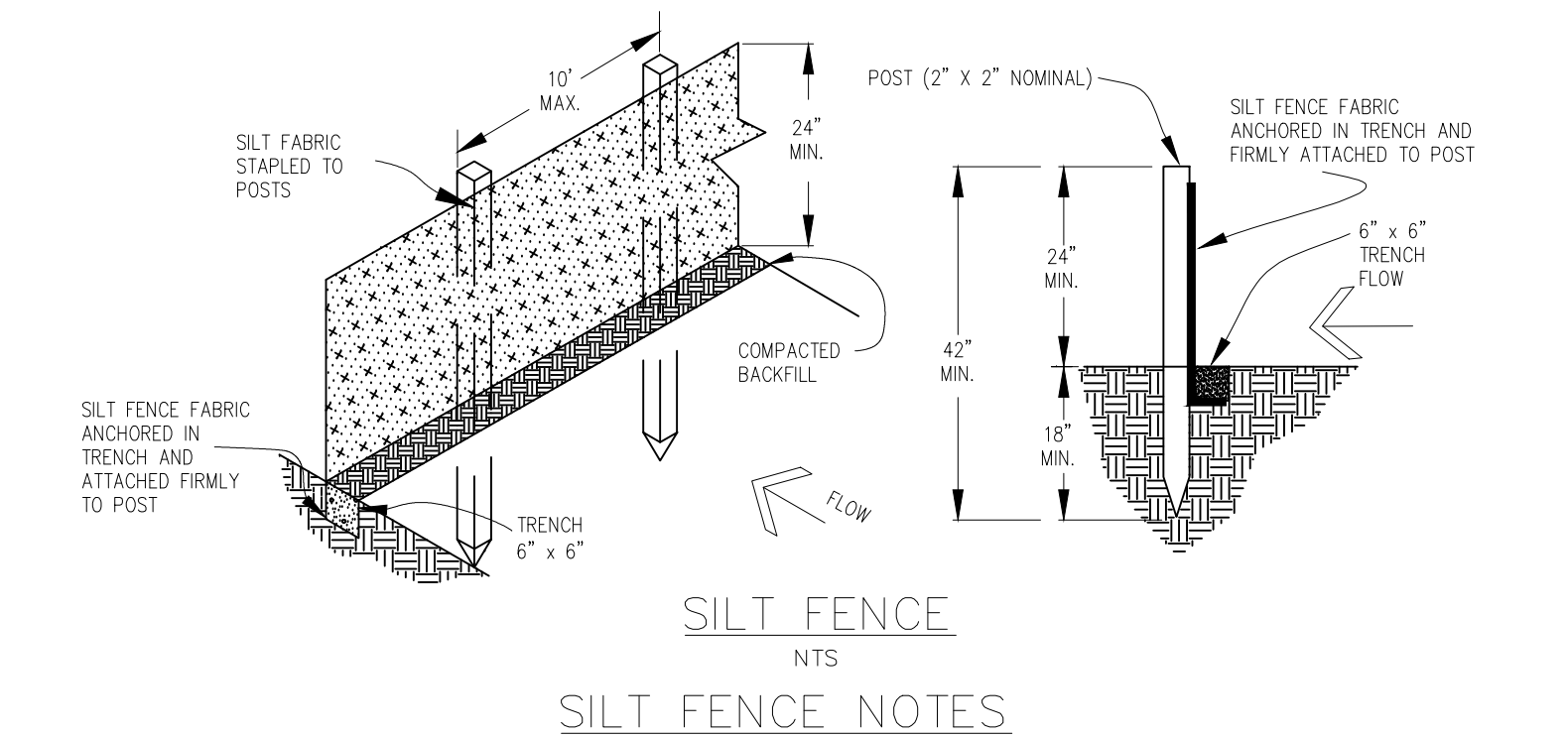


BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

- ### INSTALLATION REQUIREMENTS

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

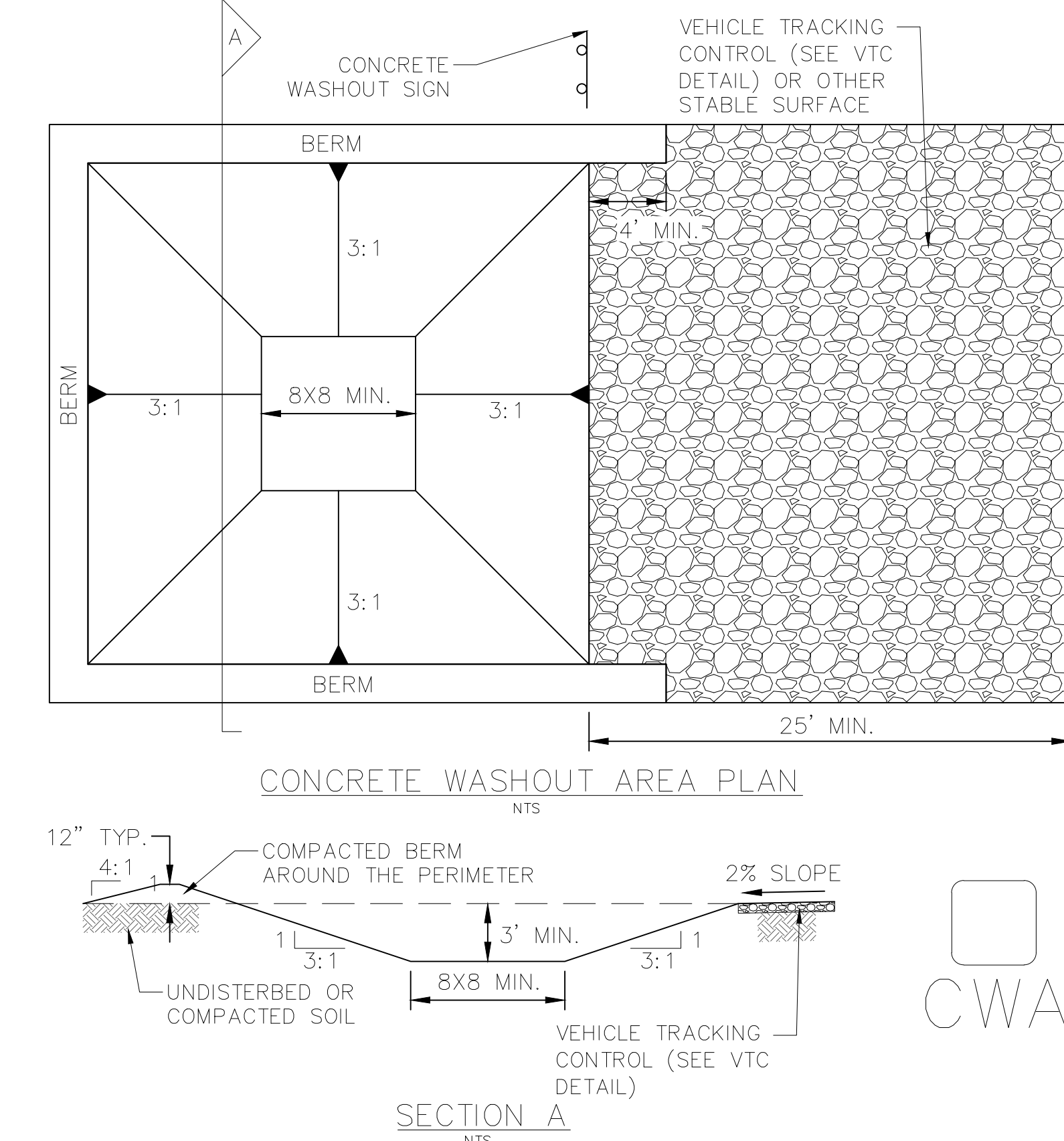
 - CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
 - DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
 - SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
 - INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.
- * AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.



- ### 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 UPLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR ROD RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
- ### 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.
- 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 INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.



- ### CWA INSTALLATION NOTES:

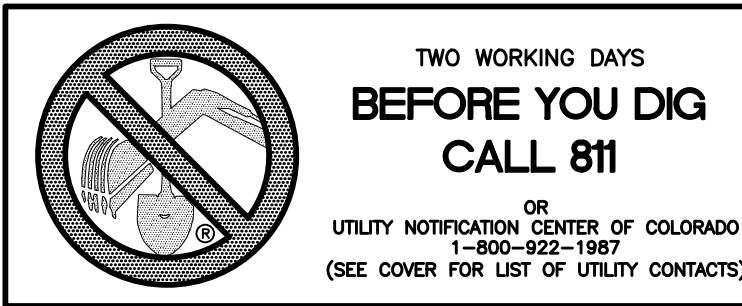
 - SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE CWA NEAR 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST 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:

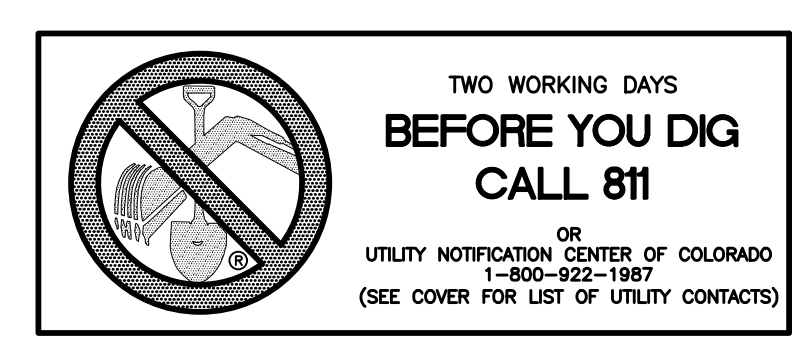
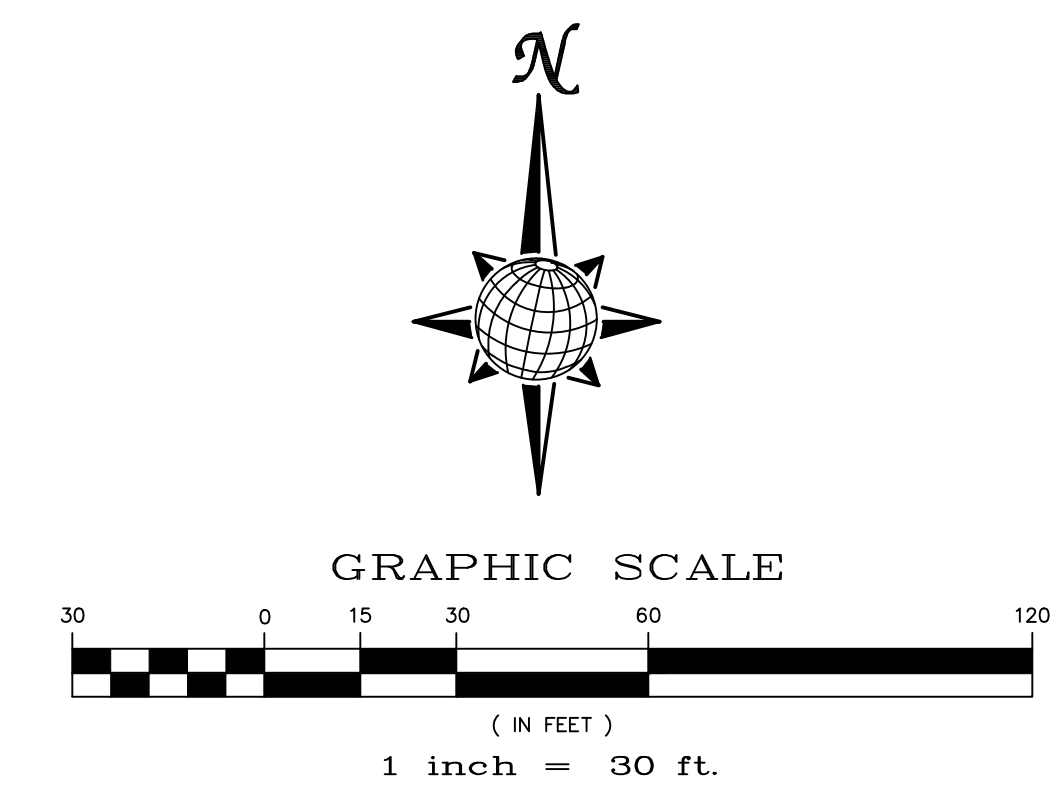
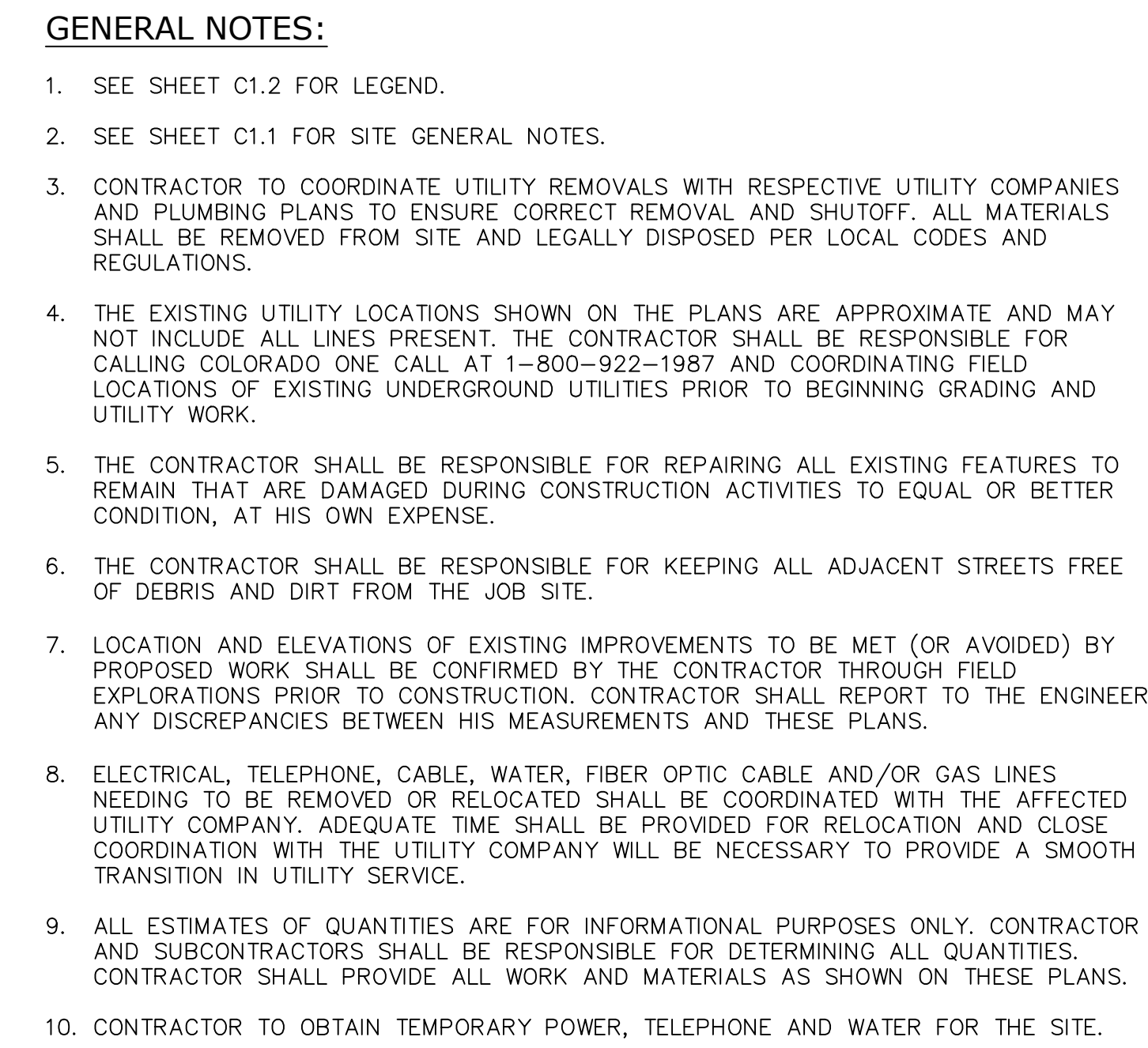
 - INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS 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.

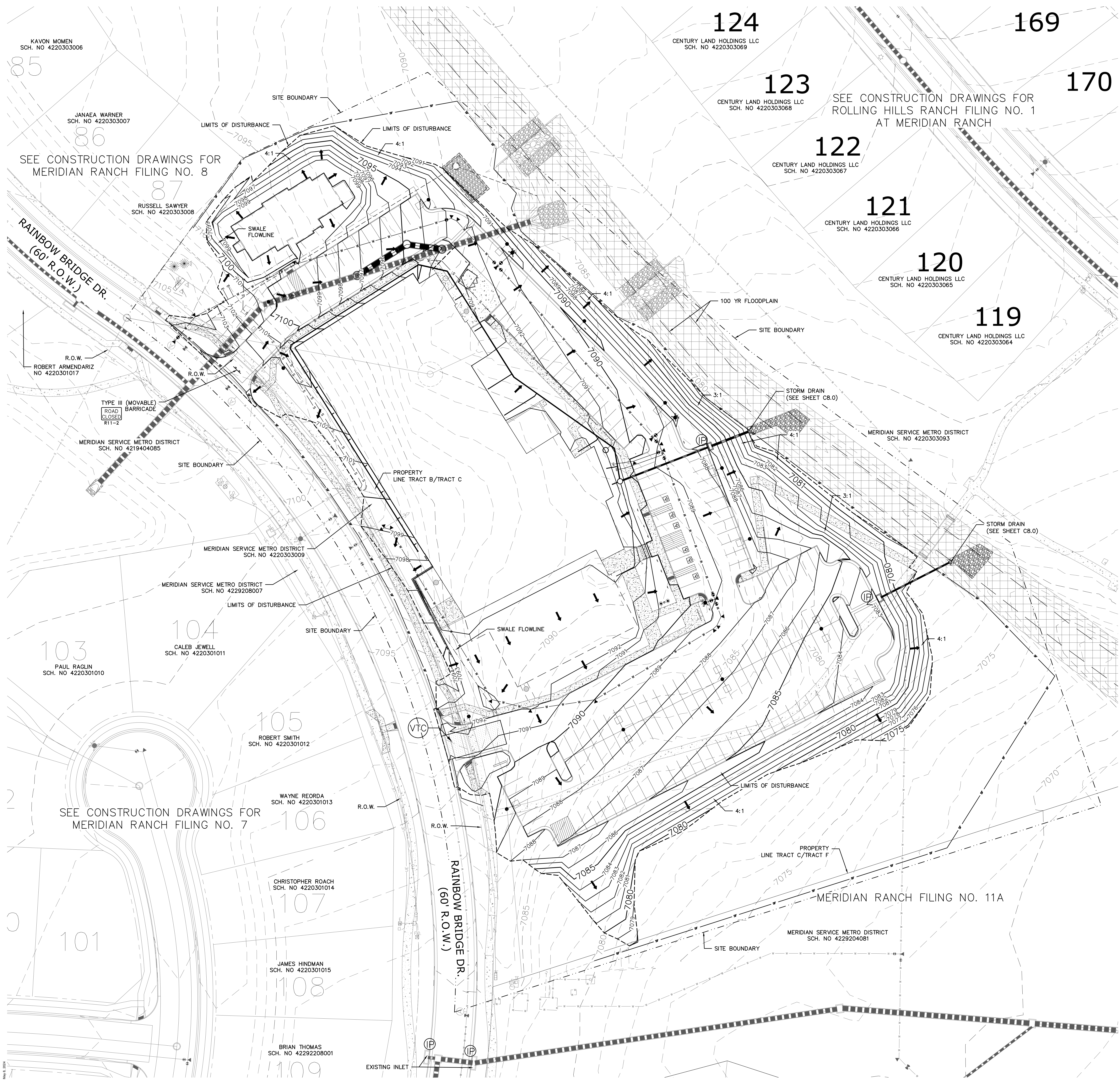
Stage	Description	Control Measures	Begin Date	End Date
Stage 1	Overlot Grading	Silt fence & VTC Swale Checks & Surface Roughening as needed	June 2024	August 2024
Stage 2	Underground utilities	Perimeter Control Inlet Protection	August 2024	September 2024
Stage 3	Building Construction and surface improvements	Inlet Protection	August 2024	June 2025
Final Stabilization	Permit Close	Final Stabilization Permanent Seeding Permanent Measures	November 2025	

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-SEED OR USED AS A BUILDERS' STOCKPILE LOCATION. AREAS PREVIOUSLY GRADED HAS BEEN RE-SEED 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.
- MIRAFI FABRIC TO BE PLACED BELOW ALL RIP-RAP.







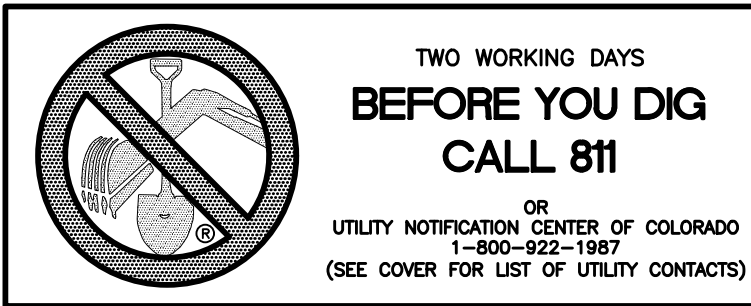
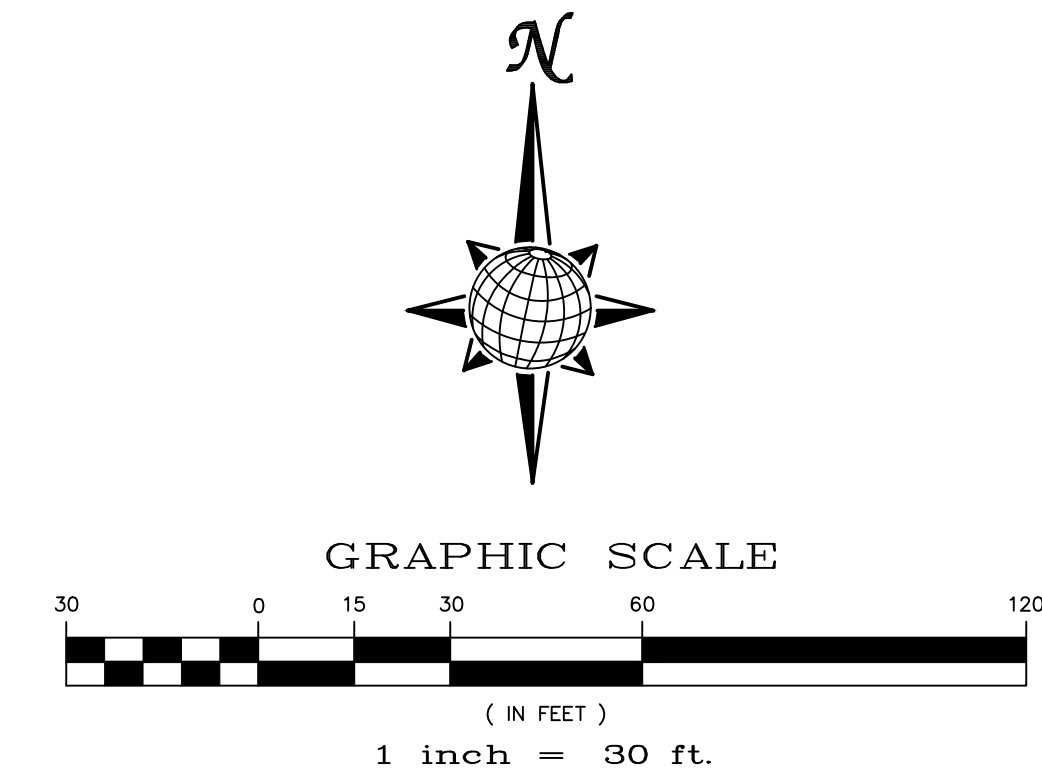
LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP OR N12	REINFORCED CONCRETE PIPE OR N12 PIPE AS NOTED
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL IP-1
		LIMITS OF GRADING
		EXISTING CONTOUR (5')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')
		100 YEAR FLOODPLAIN
		SITE BOUNDARY
		STORMWATER FLOW ARROW

GENERAL NOTES:

- SEE SHEET C1.2 FOR ADDITIONAL LEGEND.
- SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- SEE SHEET 1.4 FOR GRADING AND EROSION CONTROL NOTES AND CONTROL MEASURE PHASING..

EARTHWORK QUANTITIES

NET YARDS	BALANCE	
TOTAL STRIPPINGS	4.34 AC.	2,334 CY
NET YARDS	CUT	FILL
	1,430 CY	18,538 CY
REQUIRED IMPORTED FILL = 17,108 CY		
20% COMPACTION FACTOR		



Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

El Paso County
Major Commercial Site
Development Plan

Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

EROSION CONTROL

C3.0

Project No. 23 012
The LKA Partners Incorporated

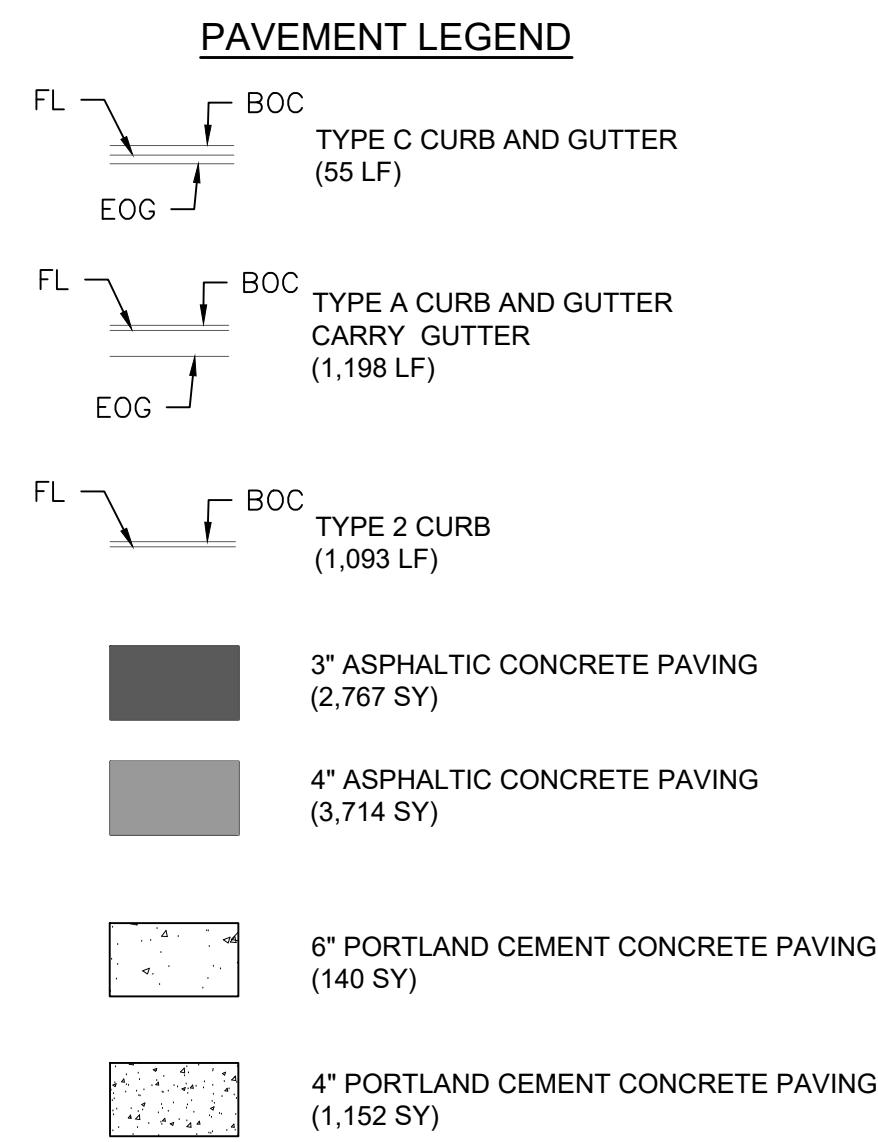
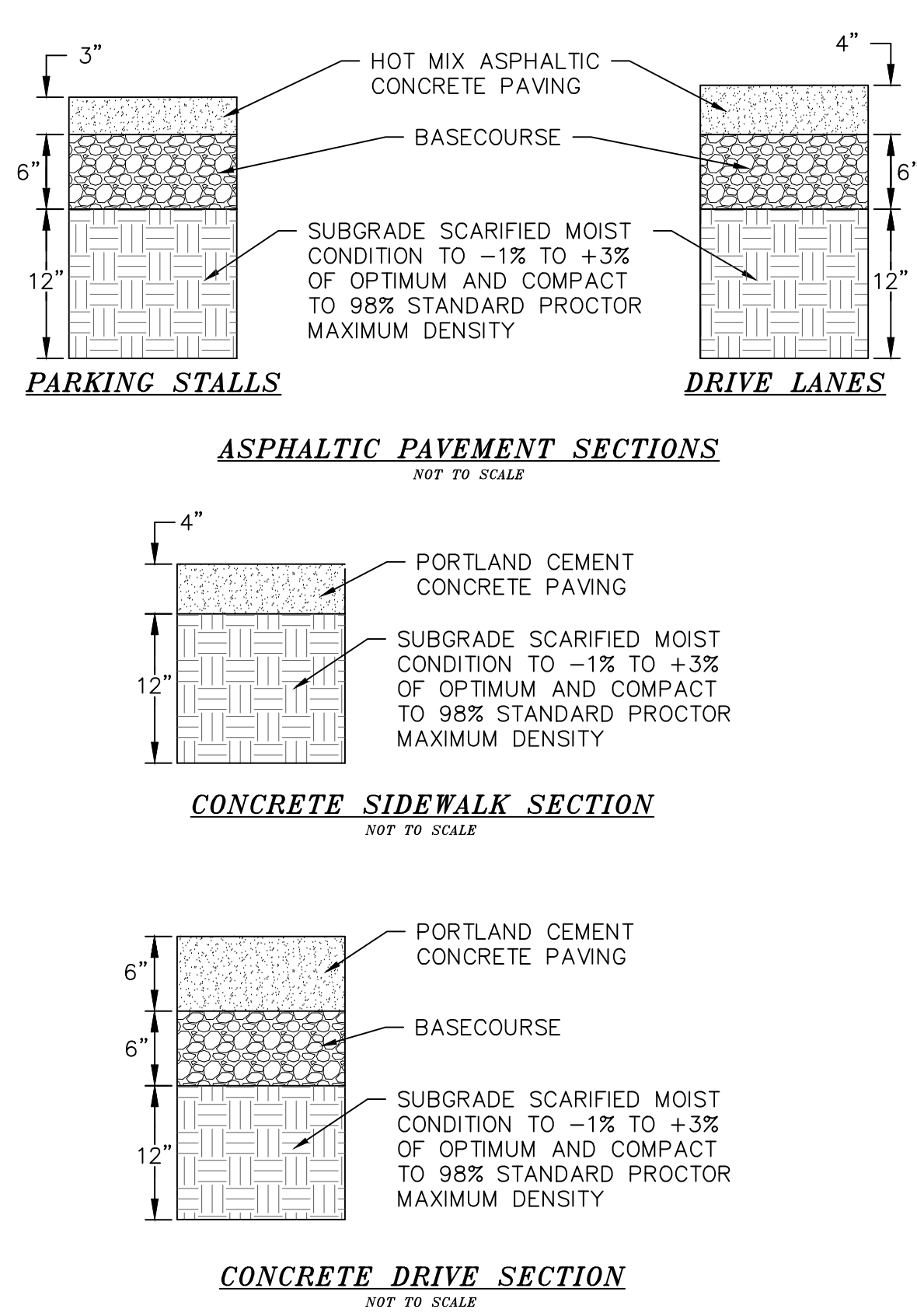
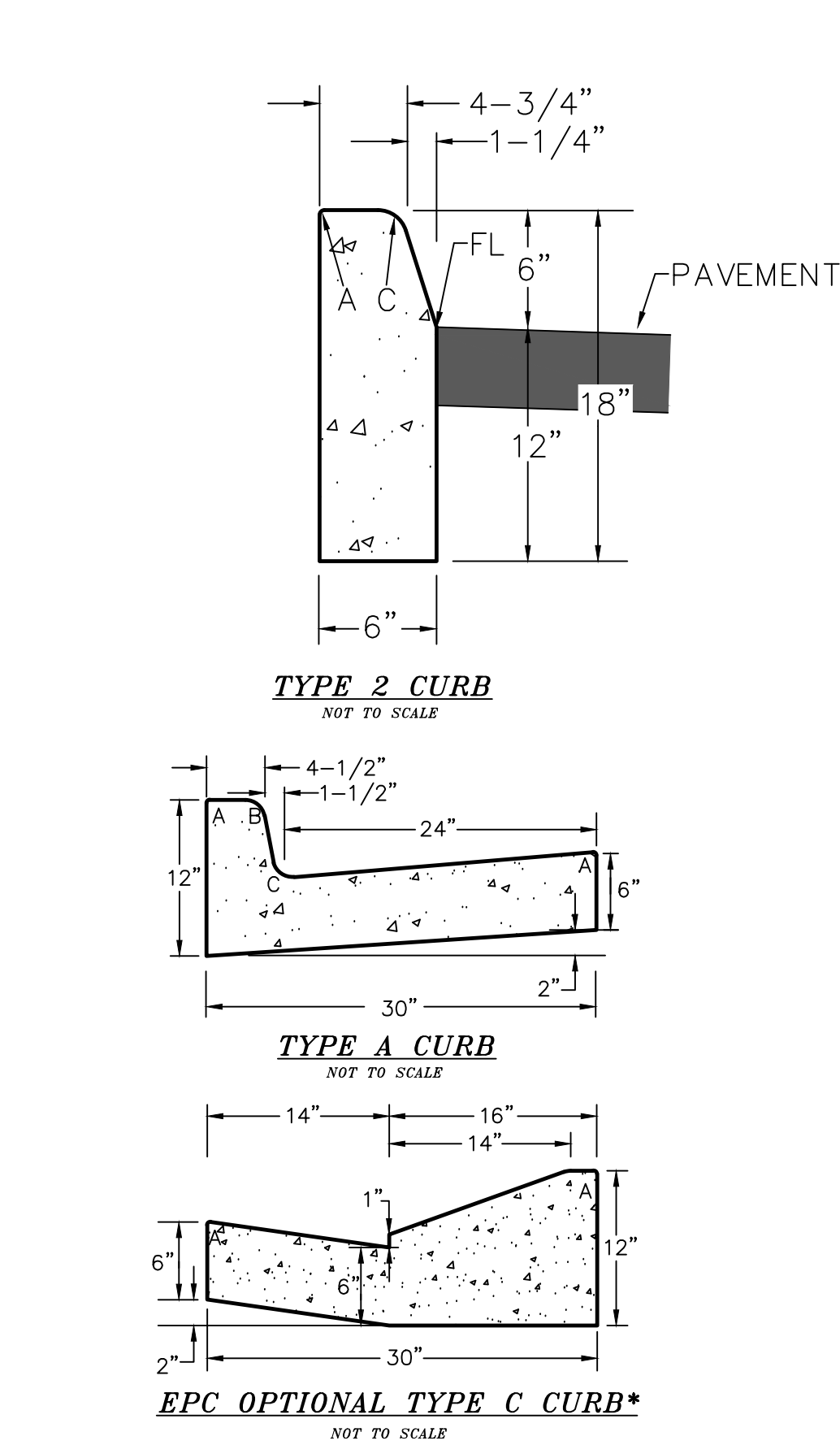
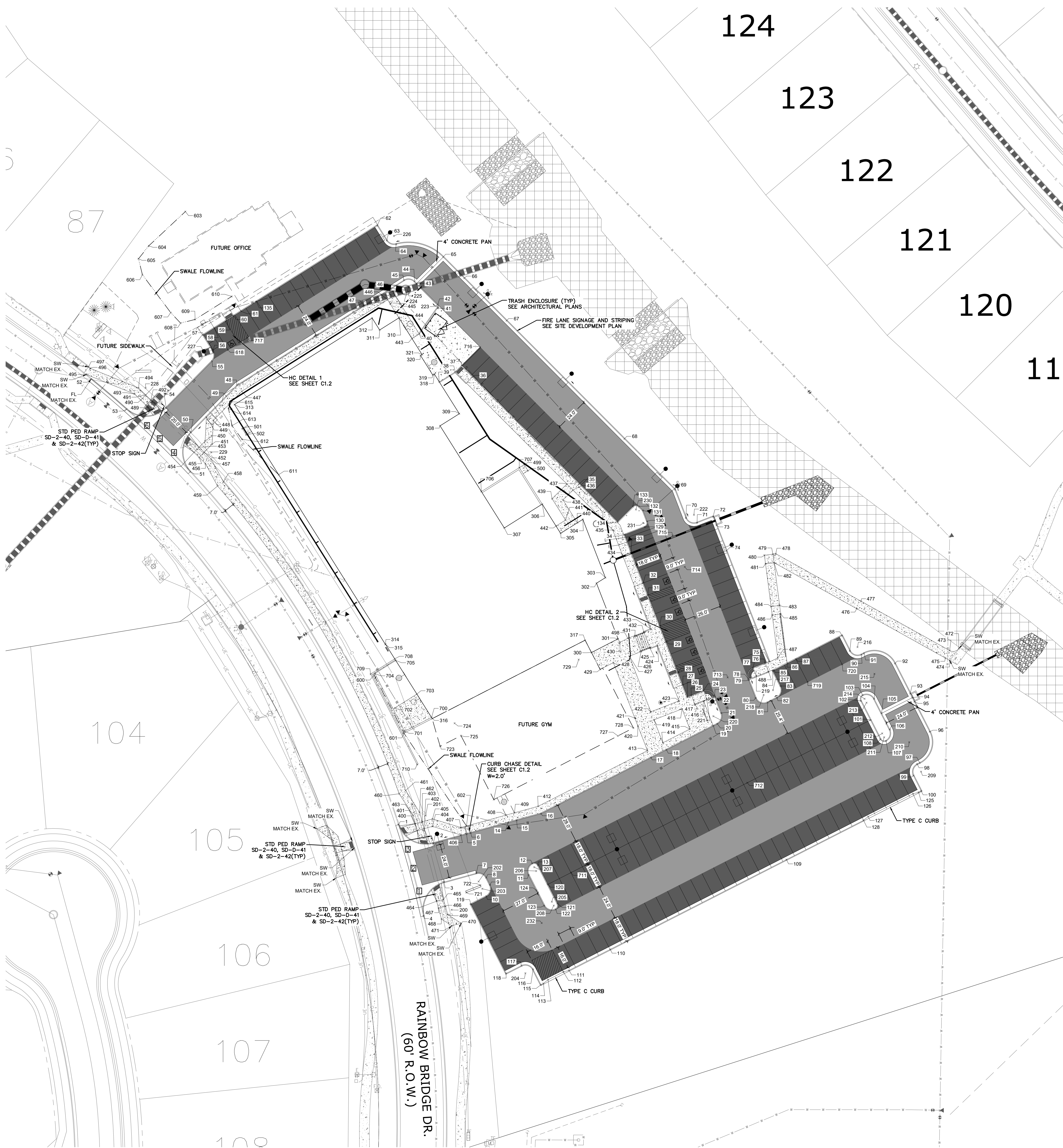
LKA PARTNERS
INCORPORATED

TECH CONTRACTORS
11910 TORRALBA DRIVE SUITE 130
FALCON, CO 80831
TELE 719.486.7444

A Professional Corporation for Architecture and Planning

430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8448 fax: 719.473.8448
web: www.lkpartners.com

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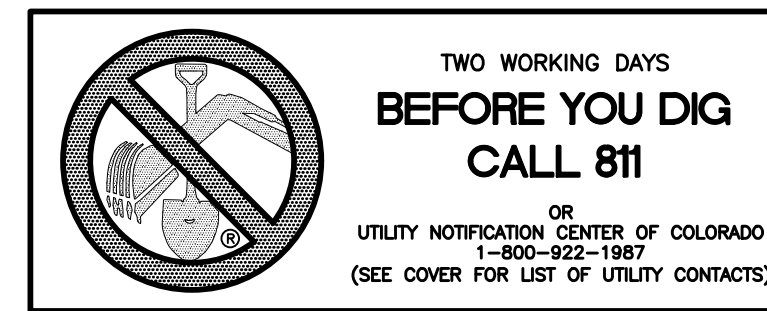
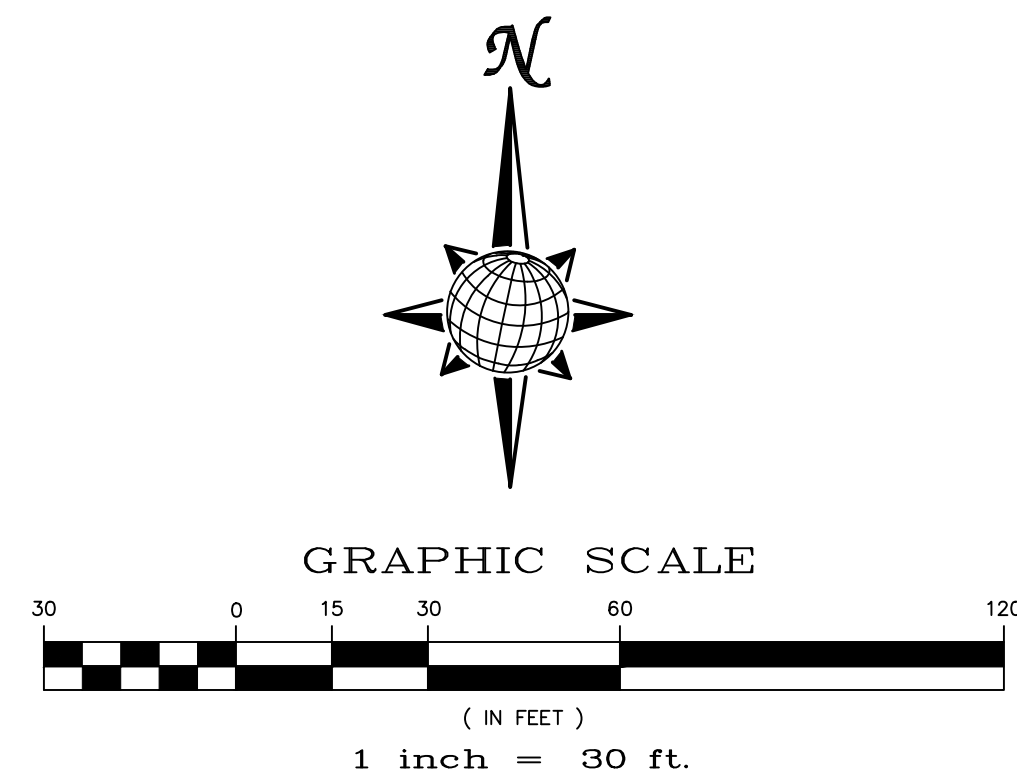


STOP SIGN NOTES

- 1. STOPS SIGNS PER MUTCD, STDS R1-1, CONVENTIONAL ROAD(30 x 30)
- 2. SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET TO 1.75" x 1.75" x 10' OR 12' 12 GUAGE TELESAPR POST. SIGNS ATTACHED TO THE POST WITH OVERSIZED WASHERS. SIGN POST SHALL BE ATTACHED TO 2" x 2" x 3' ANCHOR/STUB, WHICH SHALL BE MADE OF SQUARE STEEL TUBE.

PAVING NOTES

- 1. SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- 2. SITE PREPARATION, GRADING, PAVING RECOMMENDATIONS, AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. JANUARY 10, 2024.
- 3. BUILDING LAYOUT SHOWN ON THIS PLAN WAS PROVIDED BY LKA PARTNERS, INC.
- 4. SEE ABOVE FOR PAVING DETAILS.
- 5. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 6. REFER TO SHEET C1.2 FOR ACCESSIBLE STALL AND RAMP DETAILS.
- 7. REFER TO SHEET C8.0 FOR STORM DRAINAGE INFORMATION.
- 8. CONTRACTOR TO CONFIRM INSTALLATION OF IRRIGATION SLEEVES PRIOR TO PAVING.
- 9. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS REGARDING SITE LIGHTING.
- 10. ALL ACCESSIBLE PARKING STALLS SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.6. ALL ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAX SLOPE OF 2.00% IN ANY DIRECTION.
- 11. ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.3. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAX CROSS SLOPE OF 2.00% AND A MAX LONGITUDINAL SLOPE OF 5.00%.
- 12. ALL ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.7 & 4.8.
- 13. REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS & PATIO AREA DETAILS.
- 14. MARK AN "X" ON TOP OF CURB AT ALL SLEEVE LOCATIONS. REFER TO LANDSCAPE PLANS FOR SLEEVE LOCATIONS.

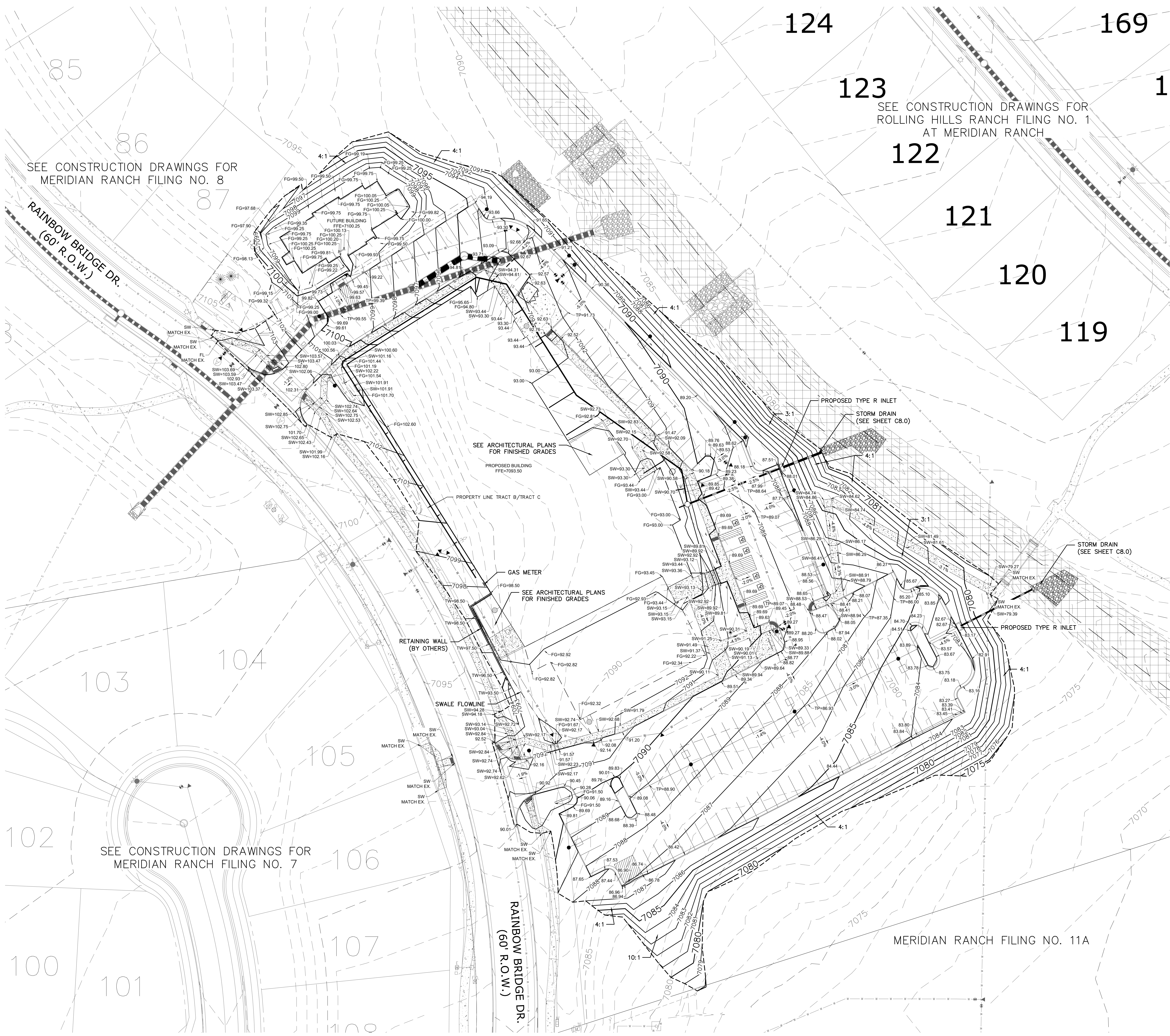


Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
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Point Table				Point Table				Point Table				Point Table				Point Table				Point Table				Point Table				Point Table			
POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION	POINT #	NORTHING	EASTING	DESCRIPTION
1	12759.12	12155.27	FL	31	17418.85	12328.90	FL	61	17616.37	12045.73	FL	91	17378.21	12479.22	FL	121	17204.08	12266.04	FL	215	17363.96	12486.48	FL 16' RADIUS	312	17611.64	12136.98	BUILDING CORNER	422	17337.60	12330.92	SW
2	17246.08	12179.57	FL	32	17427.25	12325.65	FL	62	17675.99	12140.55	FL	92	17371.22	12500.74	FL	122	17200.04	12264.73	FL	216	17382.65	12474.71	FL 6' RADIUS	313	17551.43	12041.23	BUILDING CORNER	423	17345.17	12350.45	SW
3	17219.08	12186.99	FL	33	17449.17	12317.16	FL	63	17665.57	12147.09	FL	93	17350.28	12511.41	FL	123	17202.66	12256.66	FL	217	17352.68	12415.91	FL 6' RADIUS	314	17384.55	12146.17	BUILDING CORNER	424	17383.87	12335.47	SW
4	17195.45	12172.76	FL	34	17460.82	12312.65	FL	64	17662.97	12153.70	FL	94	17347.46	12512.85	FL	124	17213.35	12251.21	FL	218	17349.37	12409.41	FL 6' RADIUS	315	17384.63	12146.30	BUILDING CORNER	425	17381.88	12330.34	SW
5	17252.42	12202.65	FL	35	17496.48	12281.33	FL	65	17654.08	12186.41	FL	95	17344.63	12514.29	FL	125	17281.59	12517.24	FL	219	17362.78	12404.22	FL 6' RADIUS	316	17332.86	12178.86	BUILDING CORNER	426	17379.48	12324.14	SW
6	17253.21	12205.54	FL	36	17570.95	12207.12	FL	66	17639.39	12201.04	FL	96	17323.69	12524.96	FL	126	17280.51	12513.30	FL	220	17334.51	12374.42	FL 6' RADIUS	317	17387.41	12285.18	BUILDING CORNER	427	17376.30	12315.93	SW
7	17225.26	12209.47	FL	37	17578.75	12199.36	FL	67	17609.80	12230.53	FL	97	17302.17	12517.97	FL	127	17264.62	12482.11	FL	221	17346.72	12369.69	FL 6' RADIUS	318	17572.65	12180.26	BUILDING CORNER	428	17371.81	12304.81	SW
8	17222.19	12216.40	FL	38	17574.16	12194.75	FL	68	17527.54	12312.50	FL	98	17301.26	12516.19	FL	128	17262.06	12478.93	FL	222	17474.68	12360.90	FL 6' RADIUS	319	17571.97	12179.19	BUILDING CORNER	429	17367.08	12295.60	SW
9	17217.13	12218.99	FL	39	17567.20	12183.69	FL	69	17492.24	12347.67	FL	99	17293.19	12513.57	FL	129	17466.23	12326.64	FL	223	17619.98	12181.56	FL 1.5' RADIUS	320	17585.52	12170.67	BUILDING CORNER	430	17385.91	12309.34	SW
10	17209.06	12216.36	FL	40	17600.57	12169.79	FL	70	17472.52	12355.30	FL	100	17282.50	12519.02	FL	130	17470.11	12328.35	FL	224	17632.96	12162.28	FL 6' RADIUS	321	17586.19	12171.74	BUILDING CORNER	431	17390.67	12319.81	SW
11	17224.05	12245.77	FL	41	17619.12	12182.79	FL	71	17469.09	12363.06	FL	101	17331.87	12483.76	FL	131	17477.76	12325.39	FL	225	17630.08	12162.33	FL 34' RADIUS	400	17254.91	12168.32	SW	432	17393.07	12326.01	SW
12	17232.12	12248.39	FL	42	17621.04	12182.62	FL	72	17473.42	12374.25	FL	102	17345.23	12476.94	FL	132	17480.50	12322.66	FL	226	17668.77	12152.17	FL 6' RADIUS	401	17259.74	12167.00	SW	433	17395.06	12331.14	SW
13	17230.80	12252.42	FL	43	17635.73	12167.99	FL	73	17467.51	12376.54	FL	103	17349.27	12478.26	FL	133	17480.51	12318.42	FL	227	17585.78	12021.26	FL 6' RADIUS	402	17256.24	12173.14	SW	434	17446.83	12311.10	SW
14	17260.36	12231.55	FL	44	17637.19	12166.53	FL	74	17449.63	12383.47	FL	104	17346.65	12486.33	FL	134	17469.92	12307.79	FL	228	17563.08	11979.37	FL 20' RADIUS	403	17261.06	12171.82	SW	435	17464.11	12304.40	SW
15	17261.98	12237.46	FL	45	17638.03	12159.09	FL	75	17372.71	12413.25	FL	105	17336.56	12491.47	FL	135	17623.12	12056.47	FL	229	17518.26	12025.06	FL 20' RADIUS	404	17257.83	12178.93	SW	436	17491.89	12276.72	SW
16	17266.68	12254.54	FL	46	17632.24	12149.88	FL	76	17371.62	12410.45	FL	106	17325.26	12497.22	FL	200	17199.79	12192.28	FL 20' RADIUS	230	17478.38	12320.54	FL 6' RADIUS	405	17263.03	12178.99	SW	437	17496.14	12272.49	SW
17	17305.65	12331.02	FL	47	17620.50	12131.21	FL	77	17368.37	12402.05	FL	107	17317.19	12494.60	FL	201	17265.36	12174.27	FL 20' RADIUS	231	17469.03	12325.56	FL 6' RADIUS	406	17251.86	12198.72	SW	438	17485.02	12269.82	SW
18	17311.13	12341.76	FL	48	17564.92	12042.82	FL	78	17360.61	12398.63	FL	108	17318.50	12490.57	FL	202	17219.47	12211.06	FL 6' RADIUS	232	17190.57	12254.97	20' PAVEMENT RADIUS	407	17257.06	12198.78	SW	439	17485.88	12262.19	SW
19	17327.77	12374.40	FL	49	17557.34	12035.38	FL	79	17359.68	12398.99	FL	109	17234.72	12425.27	FL	203	17214.41	12213.64	FL 6' RADIUS	233	17190.57	12254.97	20' PAVEMENT RADIUS	408	17265.66	12230.09	SW	440	17469.15	12279.80	SW
20	17329.16	12377.14	FL	50	17532.26	12017.78	FL	80	17347.21	12403.82	FL	110	17172.23	12302.67	FL	204	17155.60	12243.61	FL 6' RADIUS	300	17378.86	12289.56	BUILDING CORNER	409	17267.29	12236.00	SW	441	17471.03	12271.53	SW
21	17336.67	12380.01	FL	51	17504.65	12010.40	FL	81	17344.03	12412.14	FL	111	17157.63	12274.00	FL	205	17205.39	12262.01	FL 6' RADIUS	301	17388.36	12308.08	BUILDING CORNER	412	17271.83	12252.54	SW	442	17466.88	12264.92	SW
22	17347.95	12375.65	FL	52	17569.15	11941.38	FL	82	17347.34	12418.63	FL	112	17156.55	12270.06	FL	206	17226.77	12251.11	FL 6' RADIUS	302	17427.06	12293.10	BUILDING CORNER	413	17310.55	12328.52	SW	443	17597.37	12164.72	SW
23	17348.88	12375.29	FL	53	17548.16	11966.05	FL	83	17355.41	12421.25	FL	113	17151.10	12259.37	FL	207	17229.44	12249.75	FL 3' RADIUS	303	17430.95	12299.28	BUILDING CORNER	414	17316.03	12339.27	SW	444	17614.97	12160.74	SW
24	17352.31	12367.52	FL	54	17549.07	11993.65	FL	84	17366.10	12415.80	FL	114	17148.54	12256.19	FL	208	17202.71	12263.37	FL 3' RADIUS	304	17471.52	12283.57	BUILDING CORNER	415	17325.59	12358.03	SW	445	17627.58	12152.80	SW
25	17349.06	12359.13	FL	55	17581.58	12025.54	FL	85	17366.49	12416.57	FL	115	17147.64	12254.40	FL	209	17295.91	12518.92	FL 6' RADIUS	305	17461.80	12268.12	BUILDING CORNER	416	17344.88	12367.72	SW	446	17624.39	12147.72	SW
26	17347.98	12356.33	FL	56	17588.98	12026.34	FL	86	17371.28	12425.96	FL	116	17158.33	12248.95	FL	210	17316.42	12510.71	FL 16' RADIUS	306	17482.11	12255.35	BUILDING CORNER	417	17342.53	12361.66	SW	447	17560.60	12046.29	SW
27	17356.37	12353.08	FL	57	17599.86	12019.49	FL	87	17374.27	12431.84	FL	117	17160.95	12240.88	FL	211	17319.87	12493.24	FL 6' RADIUS	307	17465.54	12228.91	BUILDING CORNER	418	17339.57	12352.62	SW	448	17540.47	12026.54	SW
28	17364.76	12349.84	FL	58	17604.66	12027.11	FL	88	17390.62	12463.92	FL	118	17155.50	12230.19	FL	212	17322.54	12491.88	FL 6' RADIUS	308	17536.62	12184.21	BUILDING CORNER	419	17332.01	12333.08	SW	449	17542.62	12021.64	SW
29	17386.21	12341.53	FL	59	17609.98	12035.58	FL	89	17379.93	12469.36	FL	119	17203.61	12205.67	FL	213	17343.92	12480.98	FL 6' RADIUS	309	17545.05	12197.62	BUILDING CORNER	420	17327.67	12321.89	SW	450	17526.00	12020.74	SW
30	17397.40	12337.20	FL	60	17613.17	12040.65	FL	90	17377.31	12477.43	FL	120	17217.44	12259.23	FL	214	17346.59	12479.62	FL 3' RADIUS	310	17611.77	12155.66	BUILDING CORNER	421	17333.27	12319.72	SW	451	17523.84	12025.63	SW
																				311	17603.32	12142.21	BUILDING CORNER								

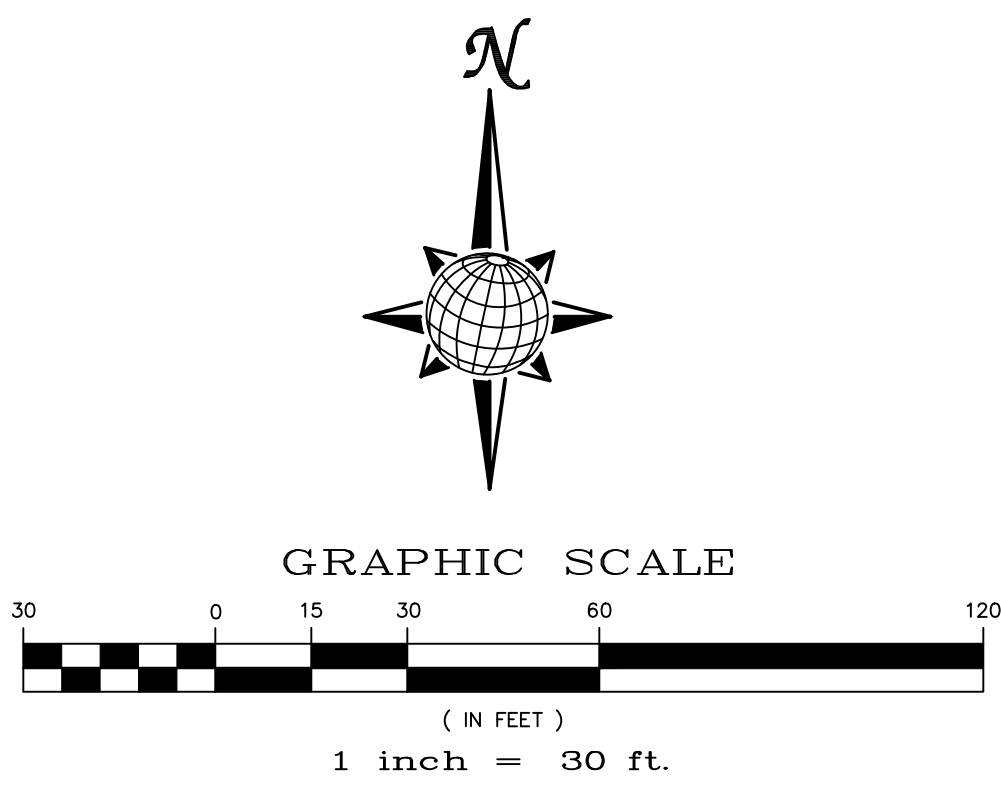
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452	17518.21	12020.11	SW	482	17441.37	12416.64	SW	609	17610.65	12013.79	SWALE CL	723	17313.55	12184.32	FG TEMP
453	17521.71	12016.54	SW	483	17411.62	12420.53	SW	610	17626.67	12039.25	SWALE CL	724	17329.61	12194.38	FG TEMP
454	17518.14	12013.04	SW	484	17410.84	12414.58	SW	611	17502.55	12071.97	SWALE CL	725	17320.98	12198.80	FG TEMP
455	17514.64	12016.61	SW	485	17405.67	12421.30	SW	612	17527.29	12046.46	SWALE CL	726	17276.49	12221.63	FG TEMP
456	17510.44	12020.89	SW	486	17404.89	12415.35	SW	613	17536.73	12039.50	SWALE CL	727	17320.80	12307.97	FG TEMP
457	17513.49	12024.93	SW	487	17375.14	12419.24	SW	614	17548.77	12037.00	SWALE CL	728	17326.33	12318.76	FG TEMP
458	17497.61	12033.56	SW	488	17365.56	12412.79	SW	615	17553.40	12039.22	SWALE CL	729	17373.91	12280.72	FG TEMP
459	17494.74	12029.43	SW	489	17551.06	11979.49	SW	618	17589.42	12036.69	FG PAVEMENT				
460	17280.56	12155.79	SW	490	17554.56	11975.92	SW	700	17333.71	12178.32	PATIO				
461	17282.79	12160.30	SW	491	17558.13	11979.42	SW	701	17324.06	12159.52	PATIO/TURF PERIMETER				
462	17267.58	12170.03	SW	492	17554.63	11982.99	SW	702	17340.20	12152.96	PATIO/TURF PERIMETER				
463	17265.52	12165.41	SW	493	17558.76	11971.64	SW	703	17349.93	12168.13	PATIO/TURF PERIMETER				
464	17205.74	12181.84	SW	494	17563.02	11974.43	SW	704	17364.21	12138.92	TURF PERIMETER				
465	17207.06	12186.66	SW	495	17572.34	11938.21	SW	705	17373.33	12153.41	TURF PERIMETER				
466	17202.24	12187.98	SW	496	17576.68	11940.81	SW	706	17490.90	12212.97	TURF PERIMETER				
467	17200.92	12183.16	SW	497	17577.60	11939.63	SW	707	17507.50	12239.38	TURF PERIMETER				
468	17193.29	12185.26	SW	498	17388.78	12314.91	SW	708	17374.46	12152.70	RETAINING WALL				
469	17196.45	12189.57	SW	499	17509.63	12242.76	SW	709	17363.89	12135.90	RETAINING WALL				
470	17190.40	12198.95	SW	500	17505.40	12245.42	SW	710	17300.81	12168.26	RETAINING WALL				
471	17188.69	12192.39	SW	501	17534.68	12046.57	SW	711	17225.69	12275.42	FG PAVEMENT				
472	17381.57	12545.22	SW	502	17530.31	12049.32	SW	712	17288.18	12398.03	FG PAVEMENT				
473	17380.23	12538.81	SW	600	17363.24	12138.29	SWALE CL	713	17361.51	12384.34	FG PAVEMENT				
474	17373.30	12538.93	SW	601	17322.72	12159.09	SWALE CL	714	17438.44	12354.56	FG PAVEMENT				
475	17374.99	12535.89	SW	602	17258.17	12202.63	SWALE CL	715	17460.36	12346.07	FG PAVEMENT				
476	17409.34	12474.18	SW	603	17685.75	12007.03	SWALE CL	716	17591.45	12212.11	FG PAVEMENT				
477	17414.58	12477.10	SW	604	17661.90	11981.56	SWALE CL	717	17597.93	12050.24	FG PAVEMENT				
478	17447.57	12417.83	SW	605	17652.88	11974.38	SWALE CL	719	17358.23	12440.01	FG PAVEMENT				
479	17447.31	12415.86	SW	606	17641.75	11977.13	SWALE CL	720	17370.49	12464.07	FG PAVEMENT				
480	17446.54	12409.91	SW	607	17615.43	11996.80	SWALE CL	721	17211.76	12202.49	SIGN				
481	17440.59	12410.69	SW	608	17608.08	12003.71	SWALE CL	722	17216.92	12212.28	SIGN				

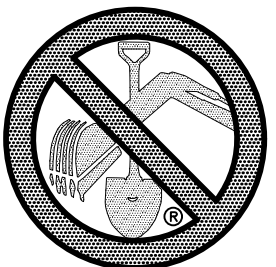


LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP OR N12	REINFORCED CONCRETE PIPE
		LIMITS OF GRADING
		EXISTING CONTOUR (5')
		PROPOSED CONTOUR (5')
		100 YEAR FLOODPLAIN

- NOTES:**
- ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.
 - ADD 7000 FT. TO ALL SPOT ELEVATIONS.
 - ALL CONTOURS SHOWN ARE FINISHED SURFACE.
 - REFER TO THE "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. JANUARY 10, 2024.

TP = TOP OF PAVEMENT
SW = SIDEWALK
FG = FINISHED GRADE
RIM = RIM ELEVATION
FFE = FINISHED FLOOR ELEVATION
EX = EXISTING





TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-482-1887
(SEE COVER FOR LIST OF UTILITY CONTACTS)

Meridian Ranch Field House

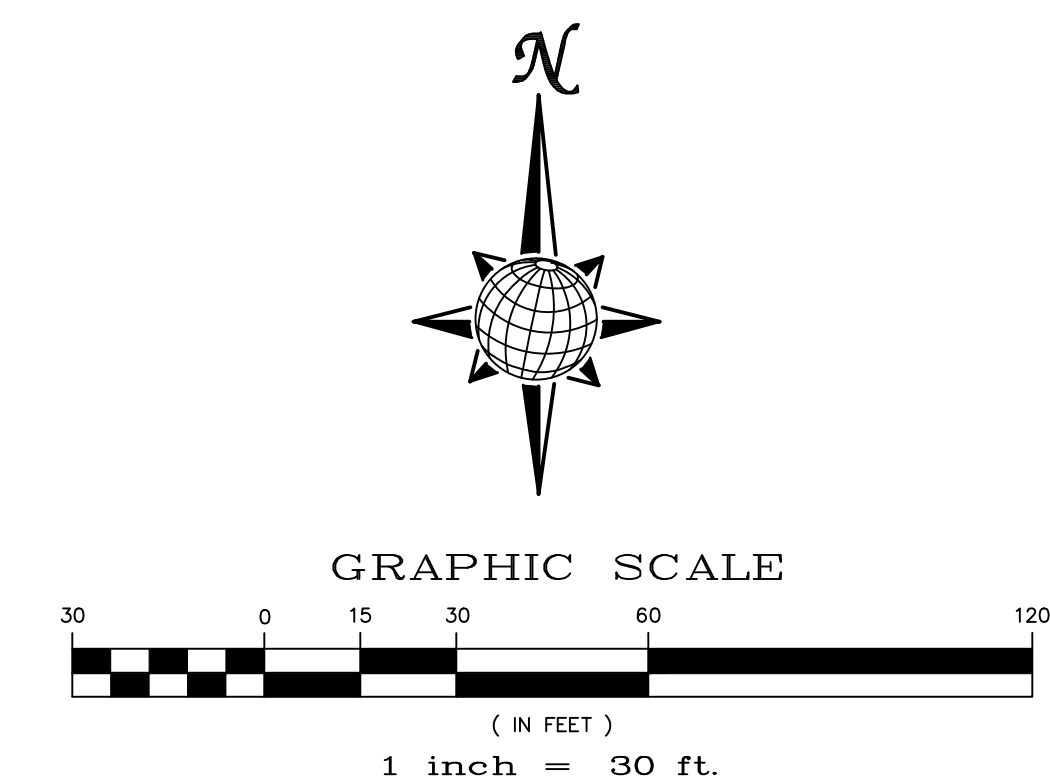
10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
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L K A PART N E R S
INCORPORATED

TECH CONTRACTORS
A Professional Corporation for Architecture and Planning
11950 TORRALBA DRIVE SUITE 130
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TELE 719.485.7444

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Colorado Springs Colorado 80903
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web: www.lkapartners.com

C5.0
Project No. 23 012
The LKA Partners Incorporated



<u>LEGEND</u>		
<u>SYMBOL</u>	<u>ACRONYM</u>	<u>DESCRIPTION</u>
	RCP OR N12	REINFORCED CONCRETE PIPE OR N12 PIPE. A5 NOTED
		LIMITS OF GRADING
		EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831

Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

El Paso County
Major Commercial Site
Development Plan

Drawn:	LCC
Checked:	JS
Issued:	08 MAY 2021
Revised:	

Area Key Plan

GRADING CUT-FILL

C5.1

Project No. 23.01
The LKA Partners Incorporated

PPR-246

L K A P A R T N E R S
INCORPORATED

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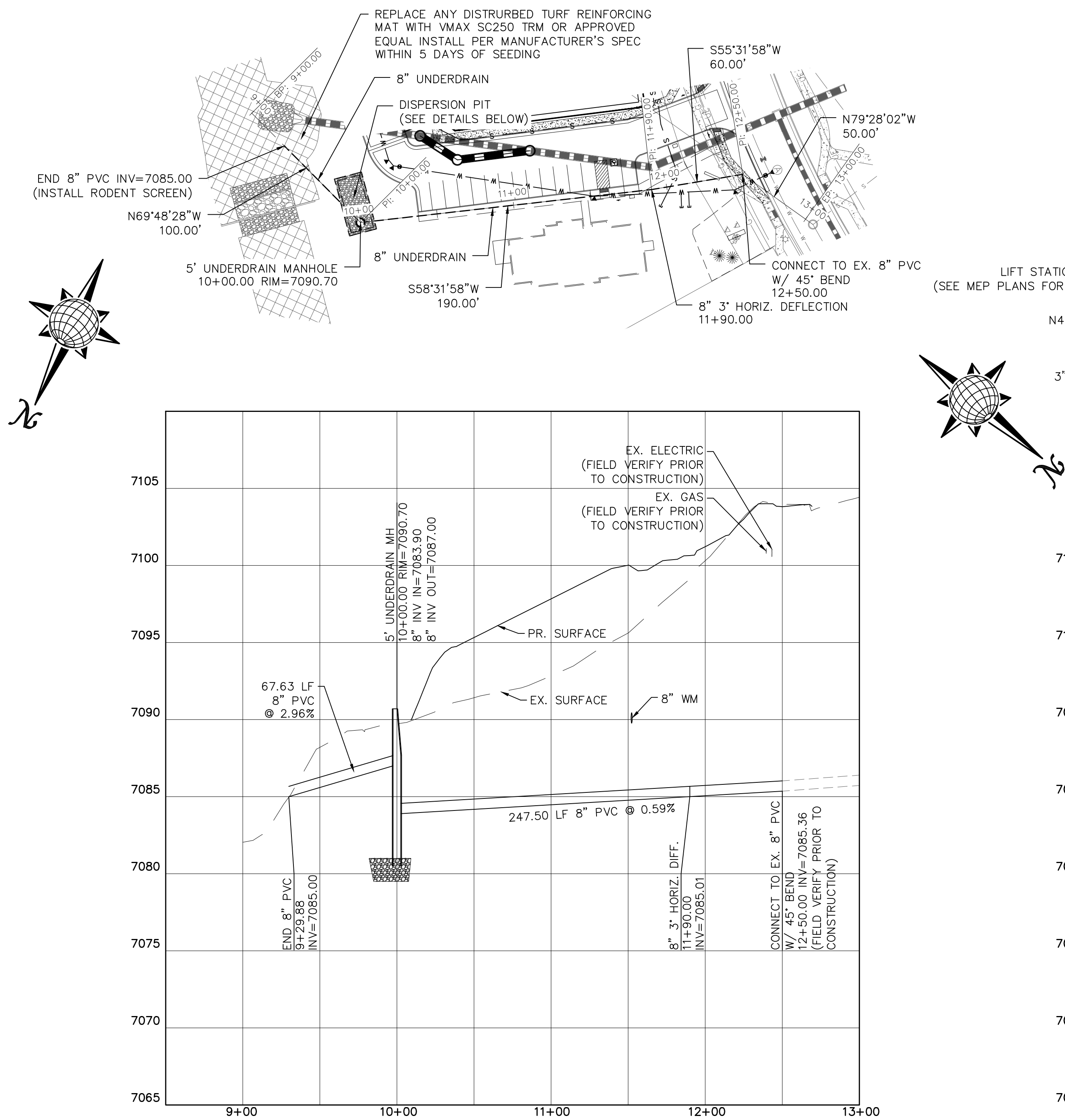
430 North Tejon Street Suite 2050
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KAPARTNERS
INCORPORATED

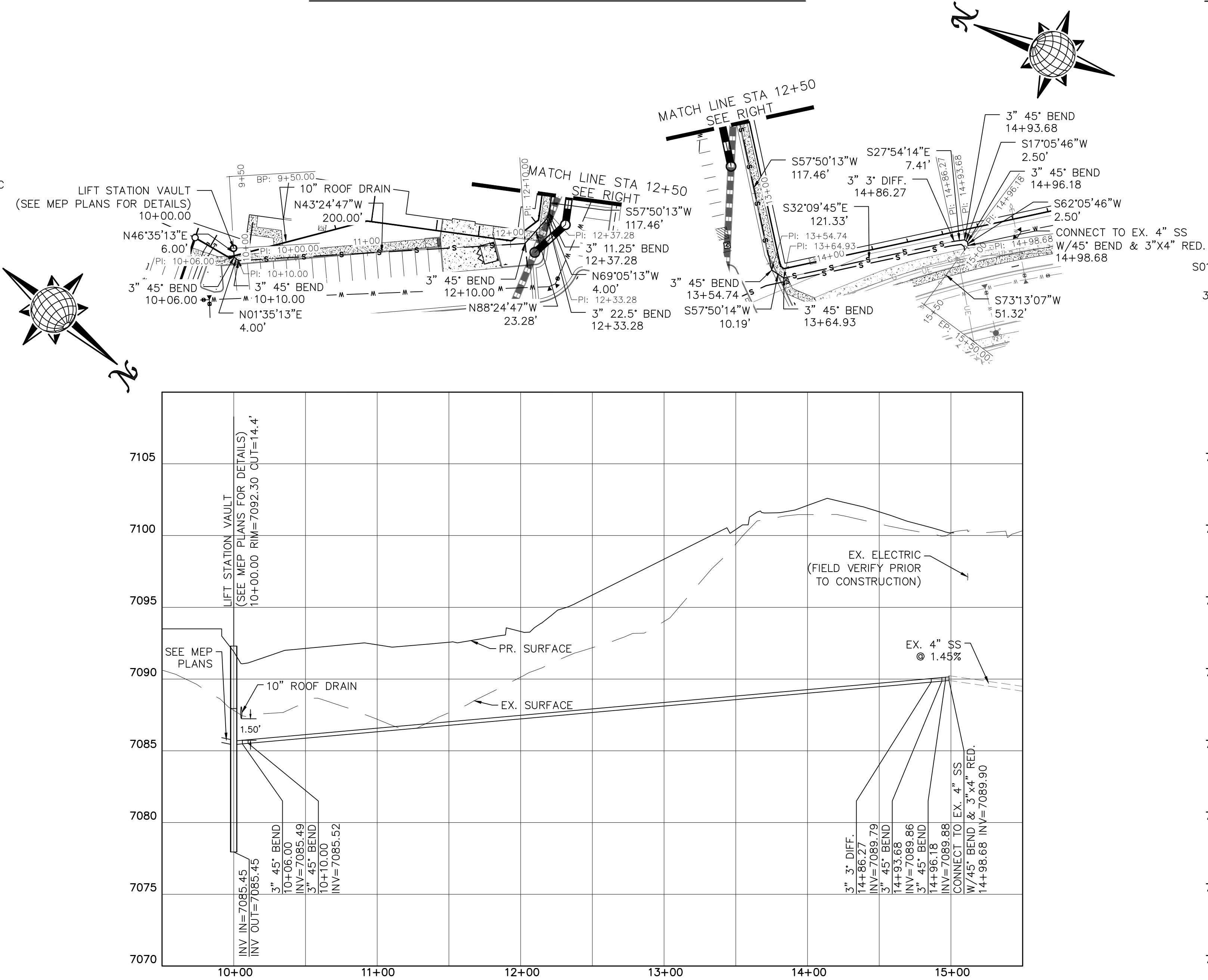
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130 North Tejon Street Suite 208
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web: www.kapartners.com

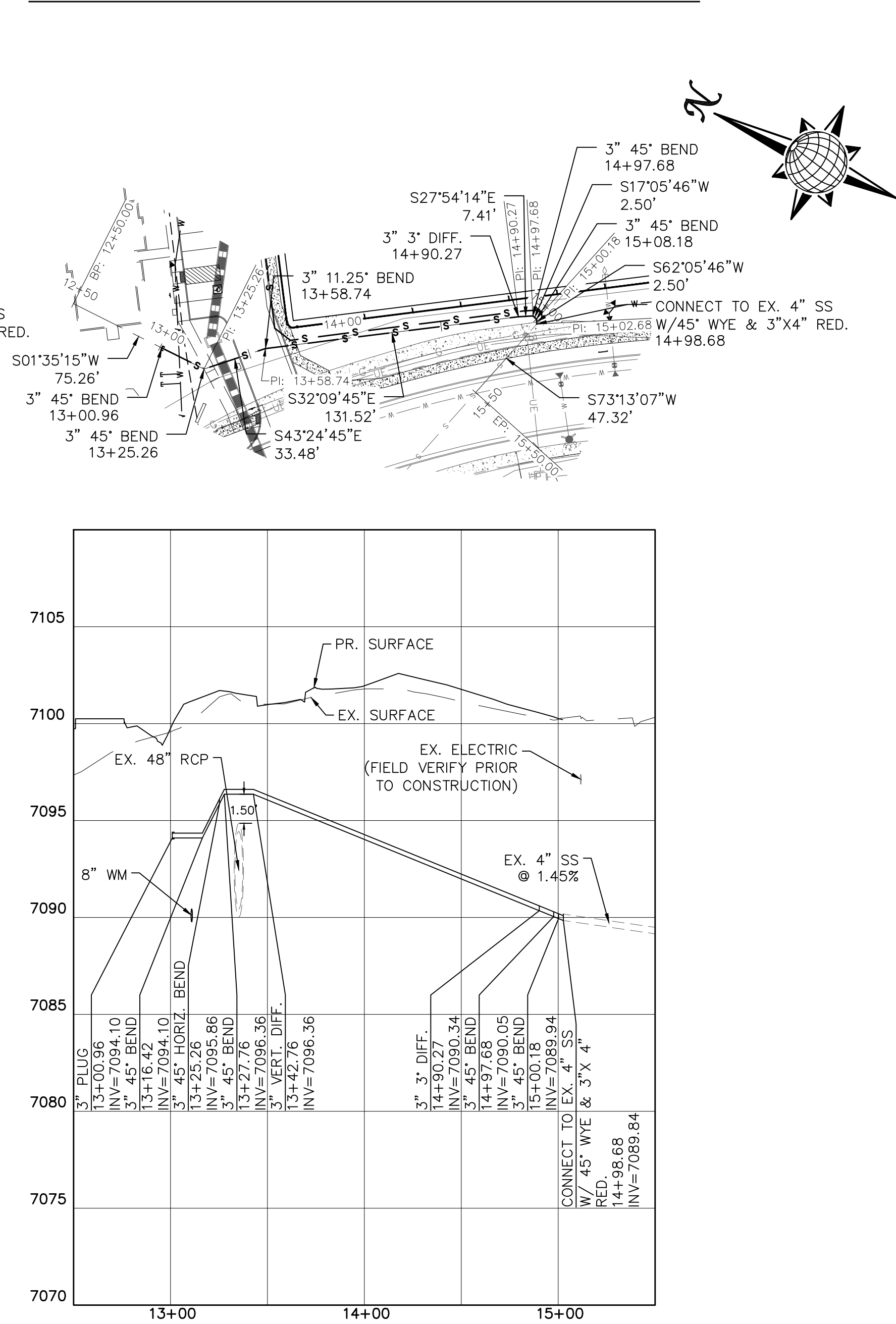
UNDERDRAIN PROFILE



SEWER PROFILE #1

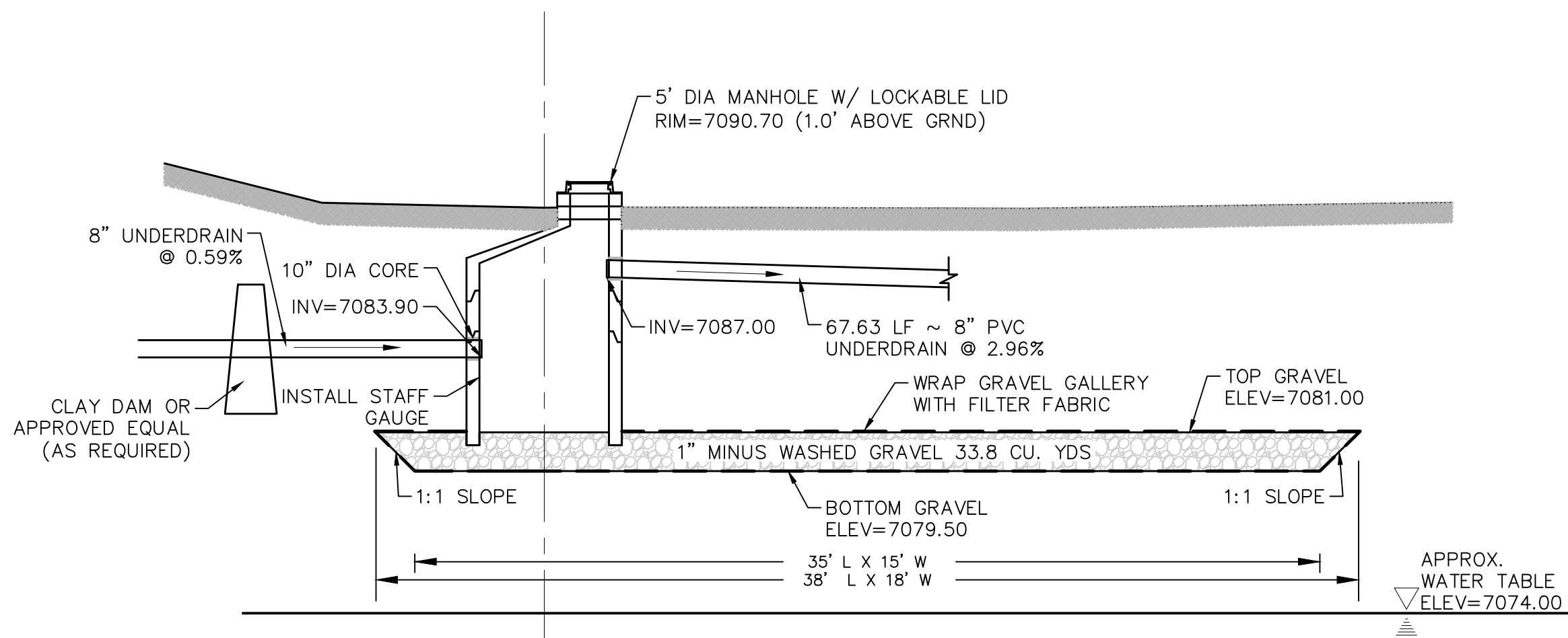
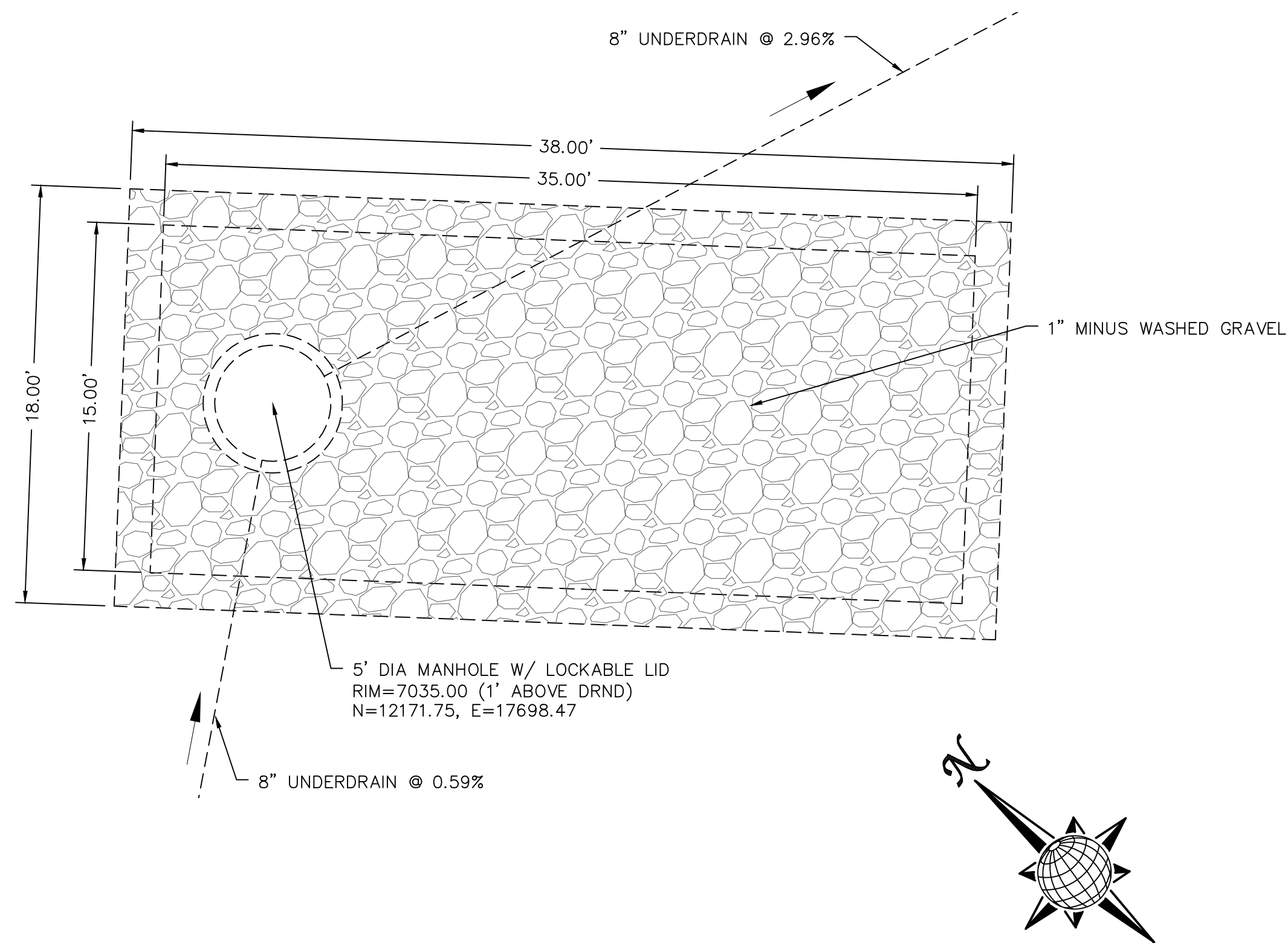


SEWER PROFILE #2



NOTES:

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



DISPERSION PIT DETAIL
AREA 4, TOTAL OF 404 RESIDENTIAL HOMES
SCALE : N.T.S.

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

El Paso County Major Commercial Site Development Plan

Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

SANITARY SEWER PLAN

C6.0

Project No. 23 012
The LKA Partners Incorporated

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
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Falcon, CO 80831

El Paso County Major Commercial Site Development Plan

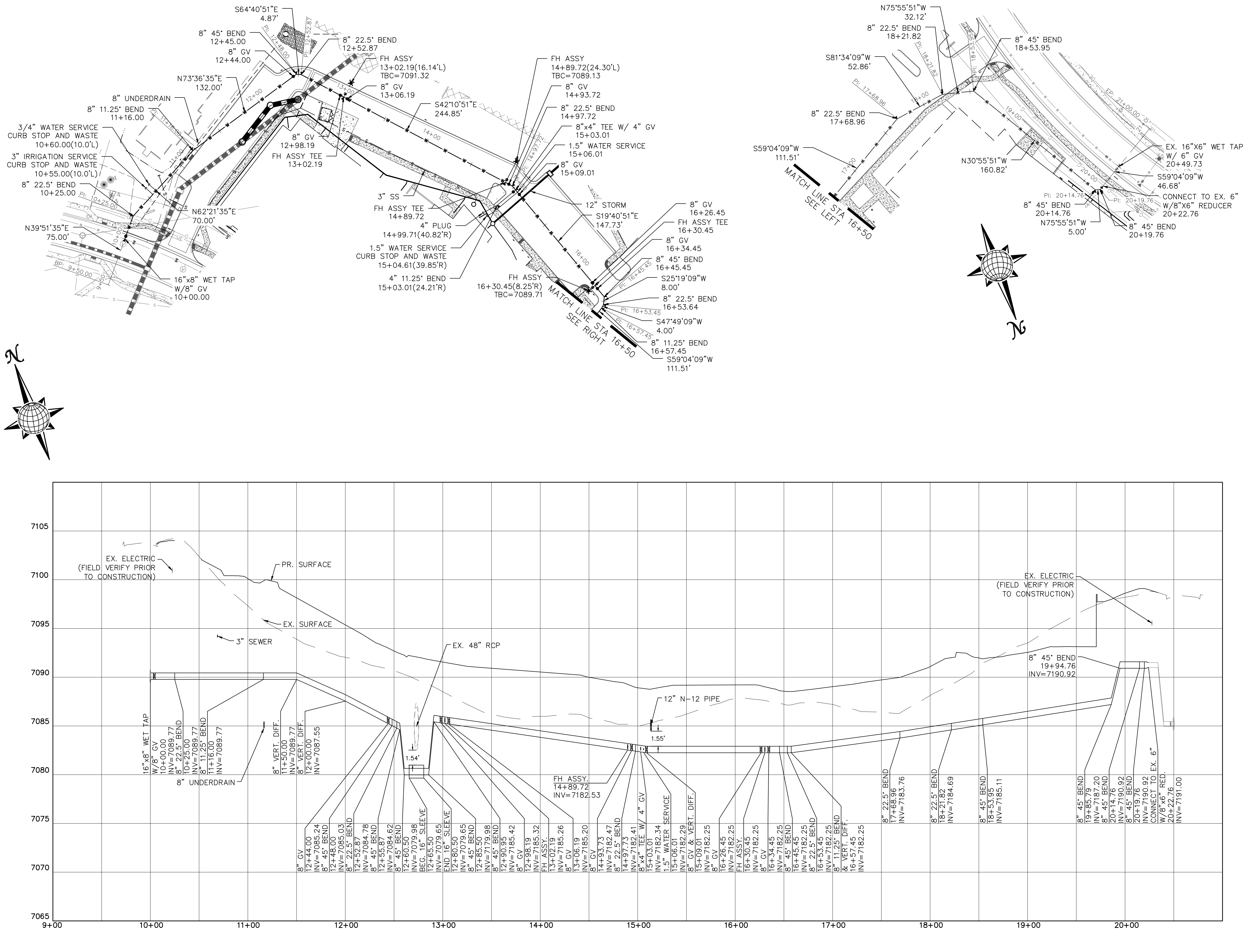
Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

WATER PLAN

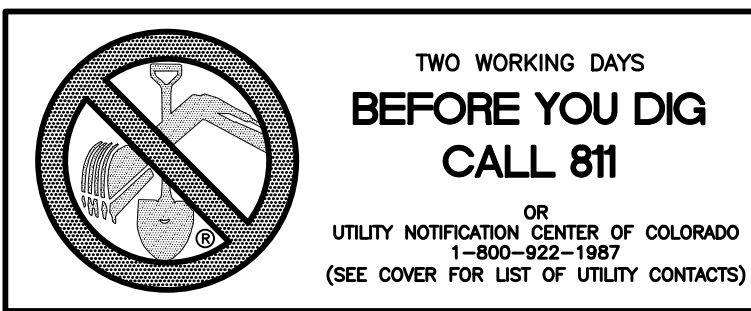
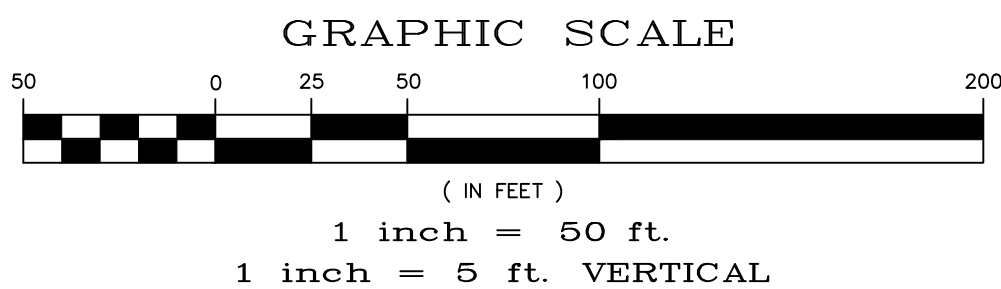
C7.0
Project No. 23 012
The LKA Partners Incorporated

WATER PROFILE

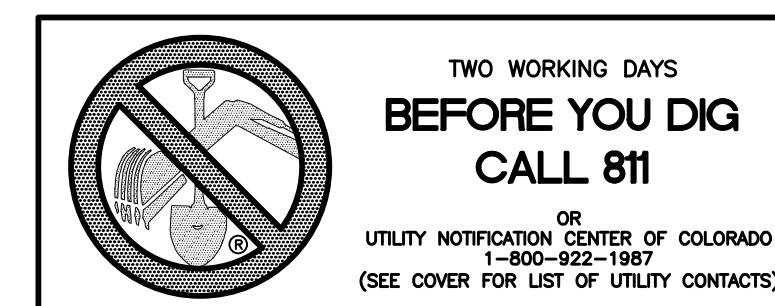
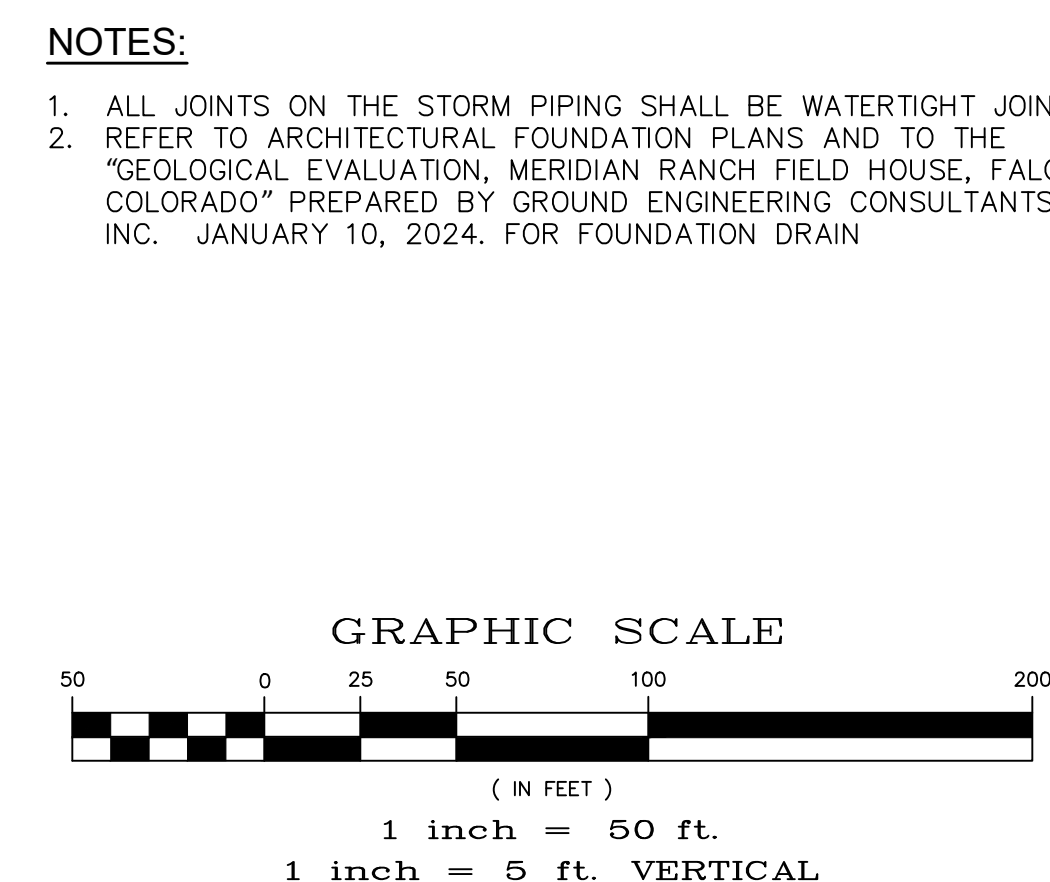
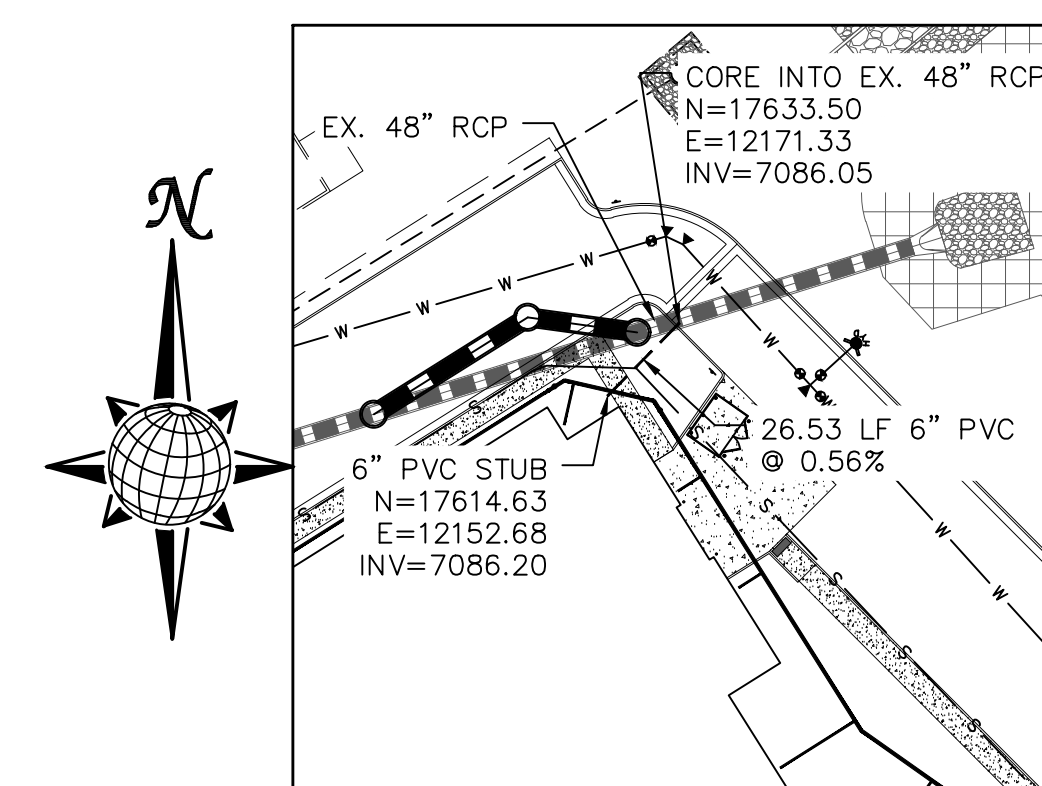
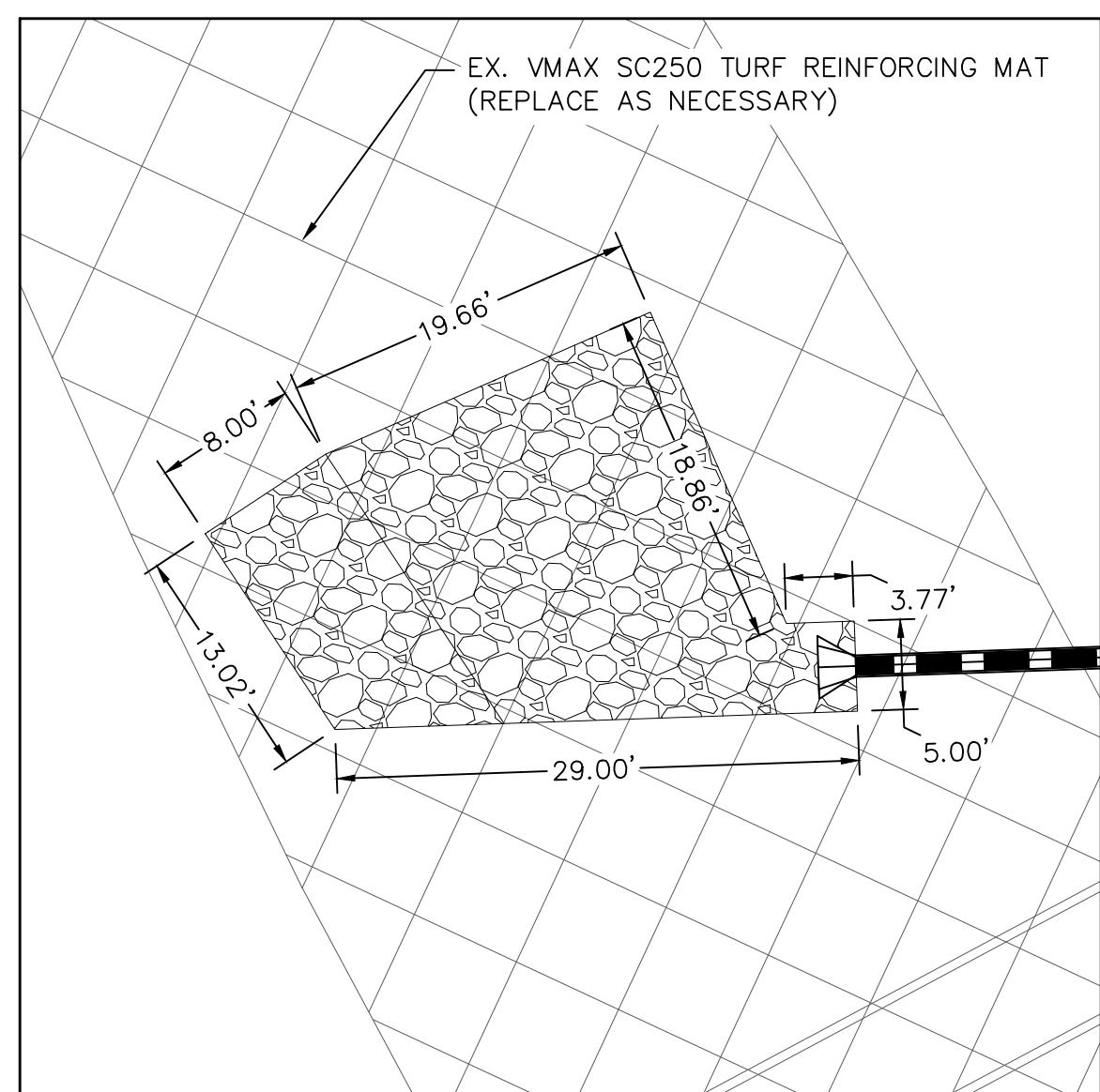
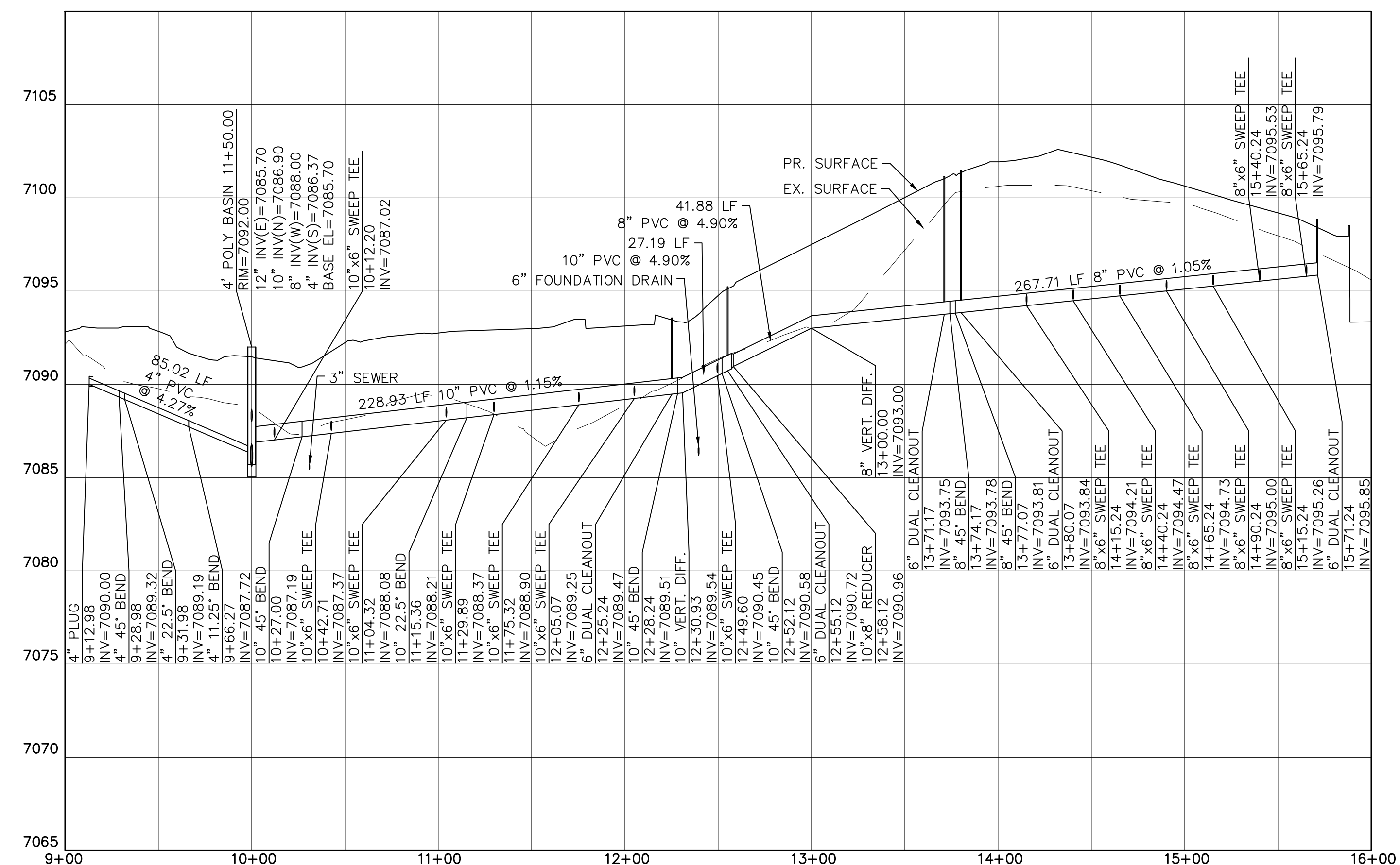
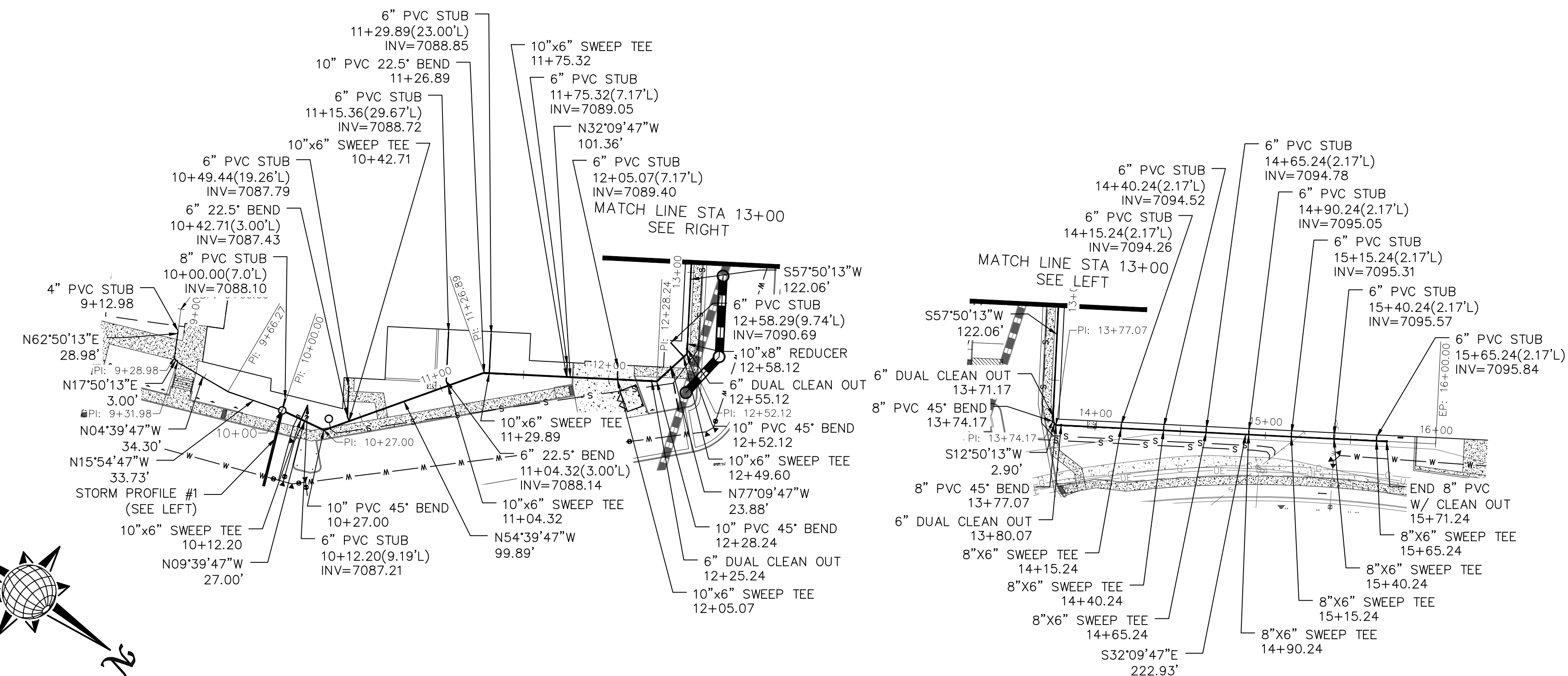


NOTES:

1. MAINTAIN MINIMUM 5'-6" BURY FROM FINISHED SURFACE.
2. SLEEVES TO RECEIVE MARKER BOARDS AT ENDS AND CURB MARKED WITH AN "X" ON TOP OF CURB AT ALL SLEEVE LOCATIONS.
3. SLEEVES FOR IRRIGATION, GAS, ELECTRIC, PHONE, CABLE, ECT. TO BE LOCATED BY OTHERS.

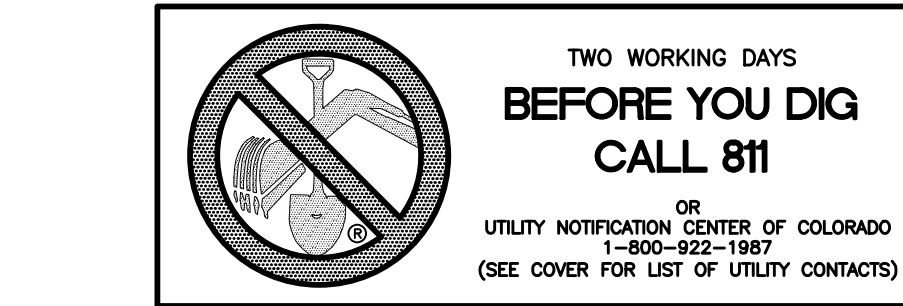
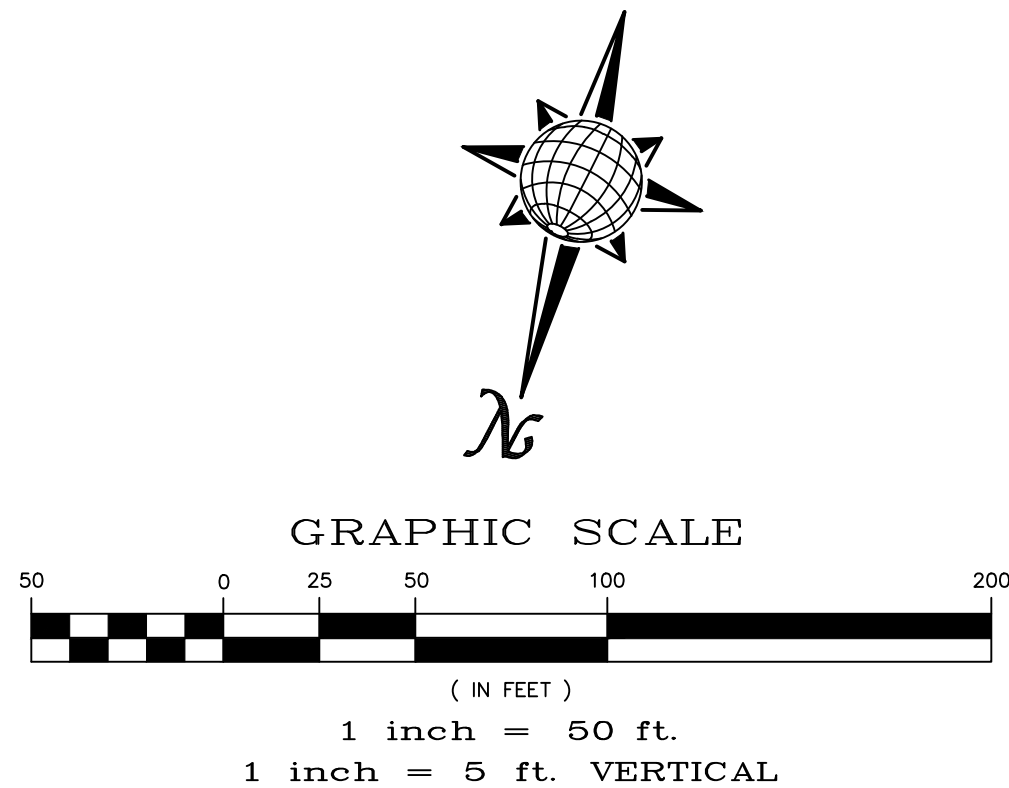
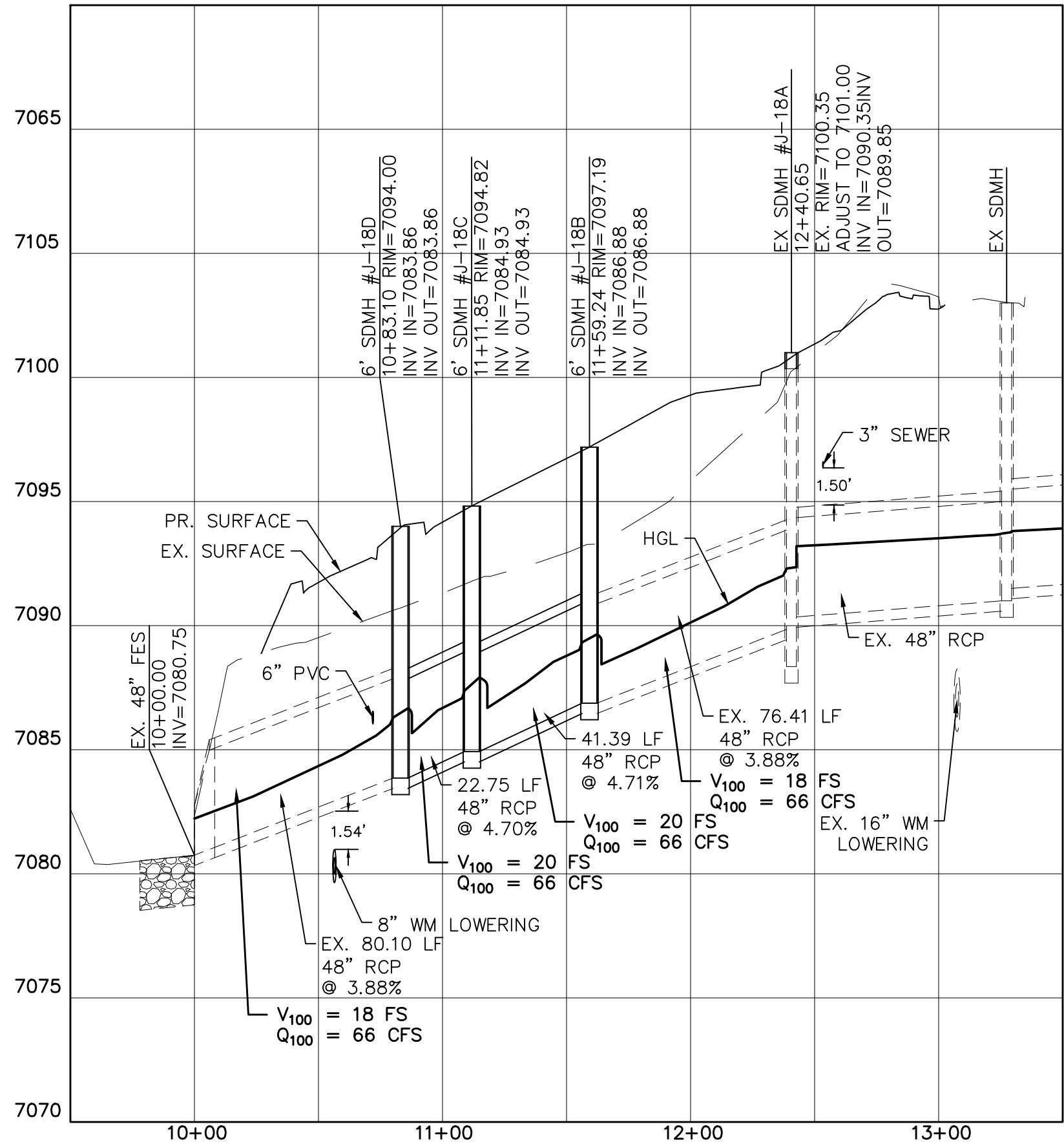
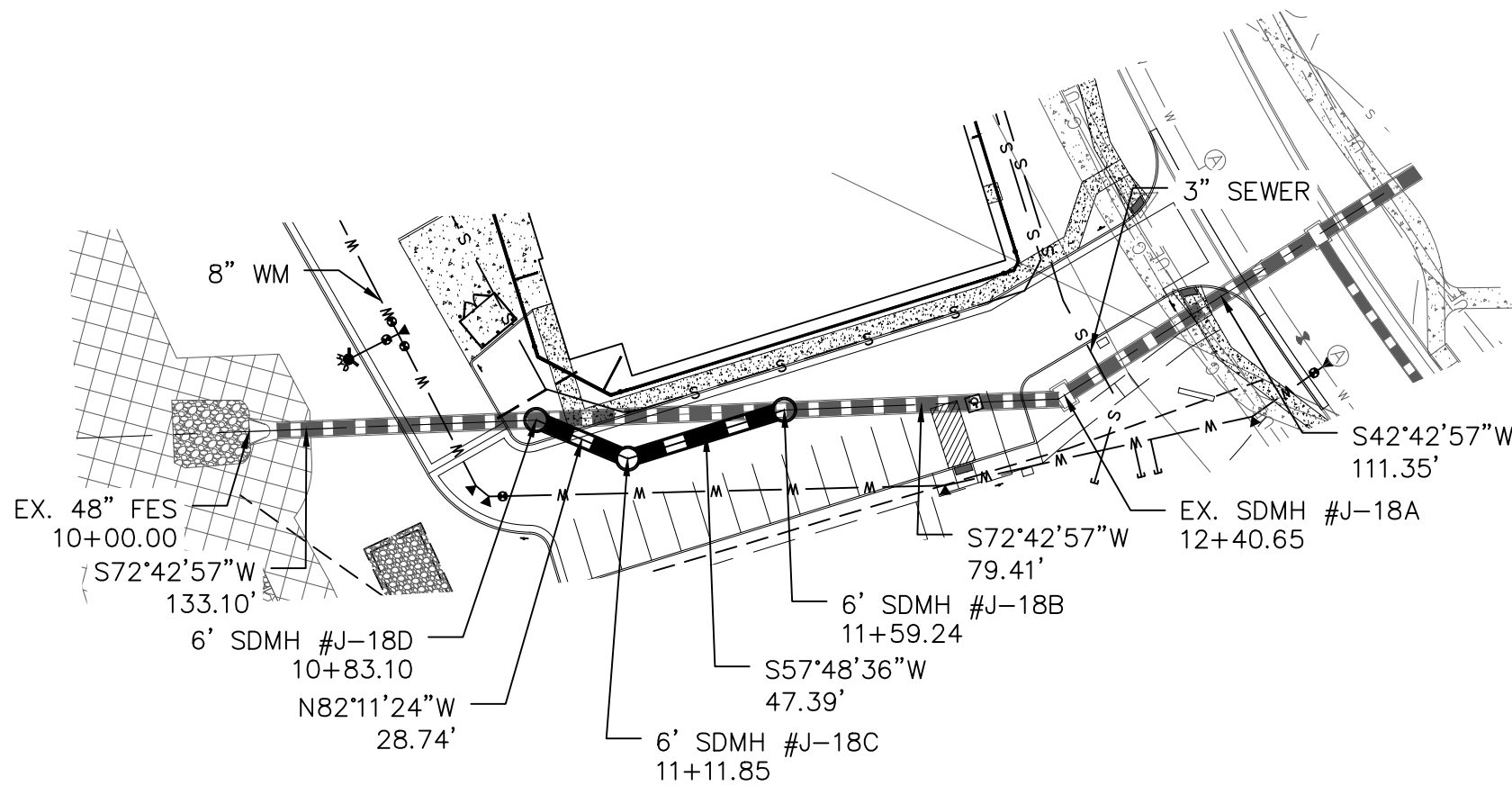


ROOF DRAIN PROFILE



C8.0

STORM PROFILE #3



- NOTES:
1. ALL JOINTS ON THE STORM PIPING SHALL BE WATERTIGHT JOINTS.
 2. REFER TO ARCHITECTURAL FOUNDATION PLANS AND TO THE "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. JANUARY 10, 2024. FOR FOUNDATION DRAIN.

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
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Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

L K A PART N E R S
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web: www.lkapartners.com

El Paso County
Major Commercial Site
Development Plan

Drawn: LCG
Checked: JS
Issued: 08 MAY 2024
Revised:

Area Key Plan

STORM SEWER PLAN

C8.1

Project No. 23.012
The LKA Partners Incorporated