

UTILITY CONTACTS:

WATER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: KEVIN FACKERELL (719)–495–6567	GAS – BLACK HILLS ENERGY (719)–393–6625
SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: BRADEN MCGRODY (719)–495–6567	ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOC. (719)–495–2283
DRAINAGE – EL PASO COUNTY PCD/INSPECTIONS (719)–520–6300	GEOTECHNICAL ENGINEER – GROUND ENGINEERING CONSULTANTS, INC. (303)–5991–6944
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 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:

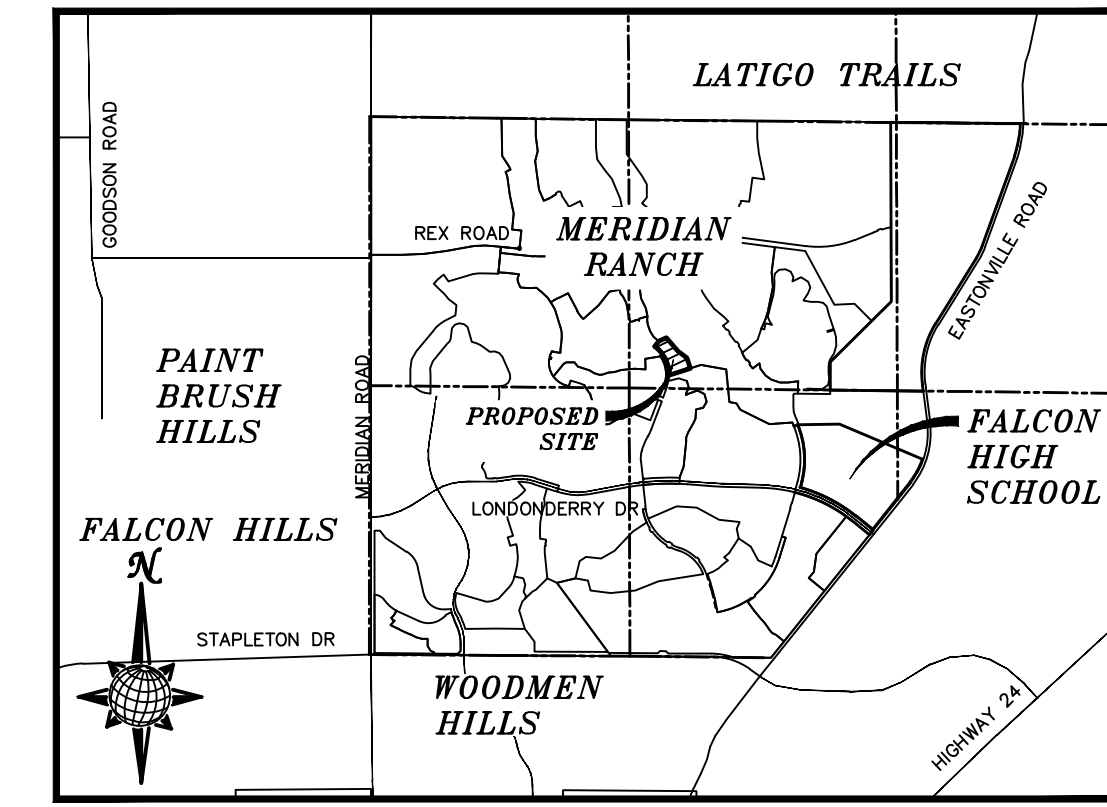
1. THENCE N36°06'38"E ON THE EASTERLY BOUNDARY OF SAID LOT 87 A DISTANCE OF 130.00 FEET;
2. THENCE N50°10'02"E A DISTANCE OF 126.73 FEET;
3. THENCE S46°22'12"E A DISTANCE OF 323.57 FEET;
4. THENCE S56°41'10"E A DISTANCE OF 122.78 FEET;
5. THENCE S53°00'09"E A DISTANCE OF 205.25 FEET;
6. THENCE S41°27'50"E 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. 214733513;
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.

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
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2–C1.4	DETAIL SHEETS
C2.0	EXISTING CONDITIONS
C3.0	EROSION CONTROL
C4.0	HORIZONTAL CONTROL & PAVING
C4.1	HORIZONTAL CONTROL TABLES
C5.0	GRADING PLAN
C5.1	GRADING PLANGRADING CUT–FILL
C6.0	SANITARY SEWER PLAN
C7.0	WATER PLAN
C8.0	STORM SEWER PLAN

Meridian Ranch Field House

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

L K A P A R T N E R S
I N C O R P O R A T E D
TECH CONTRACTORS
A Professional Corporation for Architecture and Planning
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El Paso County
Major Commercial Site
Development Plan

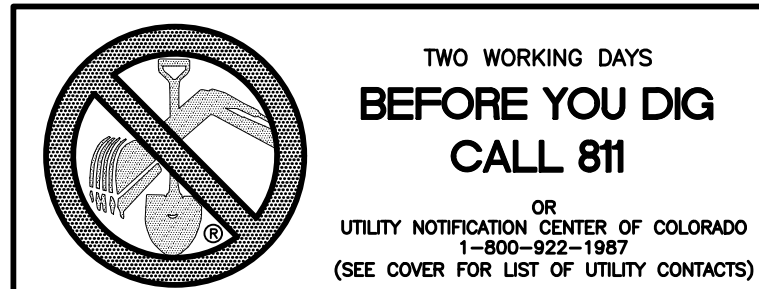
Drawn: _____ LCG
Checked: _____ JS
Issued: _____ 20 FEBRUARY 2024
Revised: _____

Area Key Plan

CIVIL COVER SHEET

C1.0

Project No. _____ 23 012
The LKA Partners Incorporated



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) MRRCT – 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) MRMSI – 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 – 7099.72'

DISTRICT ENGINEER:

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

WATER AND SANITARY SEWER APPROVALS:

JIM NIKKEL, GENERAL MANAGER DATE _____
MERIDIAN SERVICE METROPOLITAN DISTRICT

OWNERS STATEMENT:

OWNERS STATEMENT:

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

JIM NIKKEL, GENERAL MANAGER DATE _____
MERIDIAN SERVICE METROPOLITAN DISTRICT

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

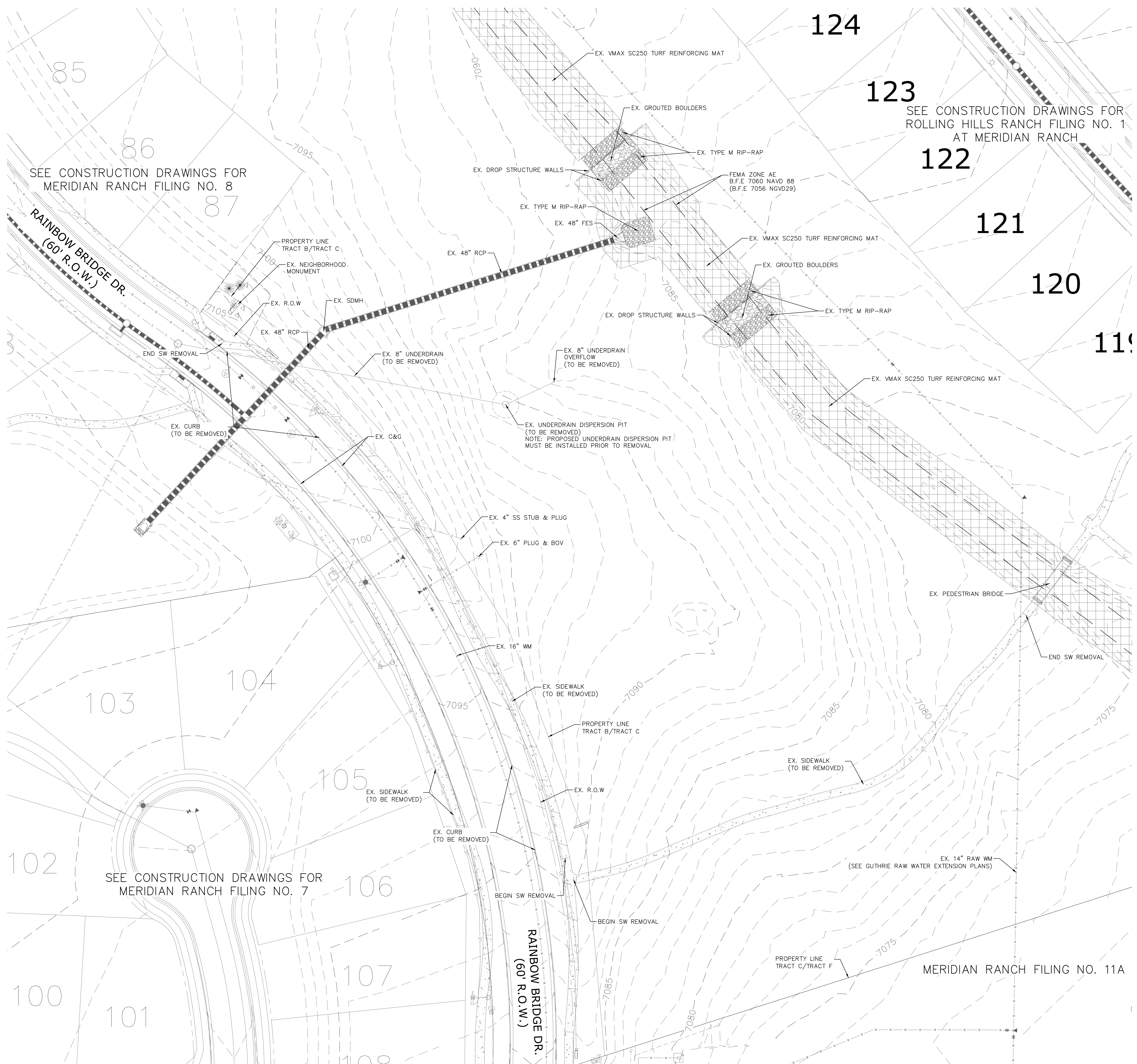
EL PASO COUNTY:

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, 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 ET THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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



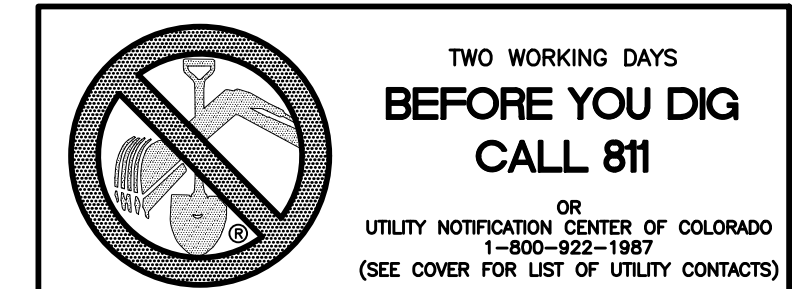
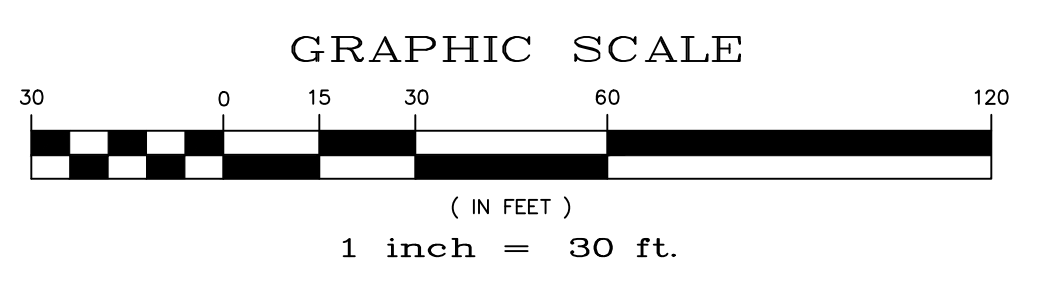
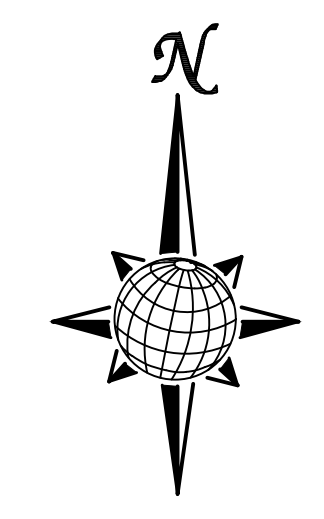
SEE CONSTRUCTION DRAWINGS FOR MERIDIAN RANCH FILING NO. 8

SEE CONSTRUCTION DRAWINGS FOR ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

SEE CONSTRUCTION DRAWINGS FOR MERIDIAN RANCH FILING NO. 7

GENERAL NOTES:

- SEE SHEET C1.2 FOR LEGEND.
- SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- CONTRACTOR TO COORDINATE UTILITY REMOVALS WITH RESPECTIVE UTILITY COMPANIES AND PLUMBING PLANS TO ENSURE CORRECT REMOVAL AND SHUTOFF. ALL MATERIALS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED PER LOCAL CODES AND REGULATIONS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING COLORADO ONE CALL AT 1-800-922-1987 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING AND UTILITY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION, AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL ADJACENT STREETS FREE OF DEBRIS AND DIRT FROM THE JOB SITE.
- LOCATION AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY PROPOSED WORK 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.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY WILL BE NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.
- CONTRACTOR TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER FOR THE SITE.



Meridian Ranch Field House

Rainbow Bridge Dr
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Meridian Service Metro District
11886 Stapleton Drive
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**El Paso County
Major Commercial Site
Development Plan**

Drawn: LCG
Checked: JS
Issued: 20 FEBRUARY 2024
Revised:

Area Key Plan

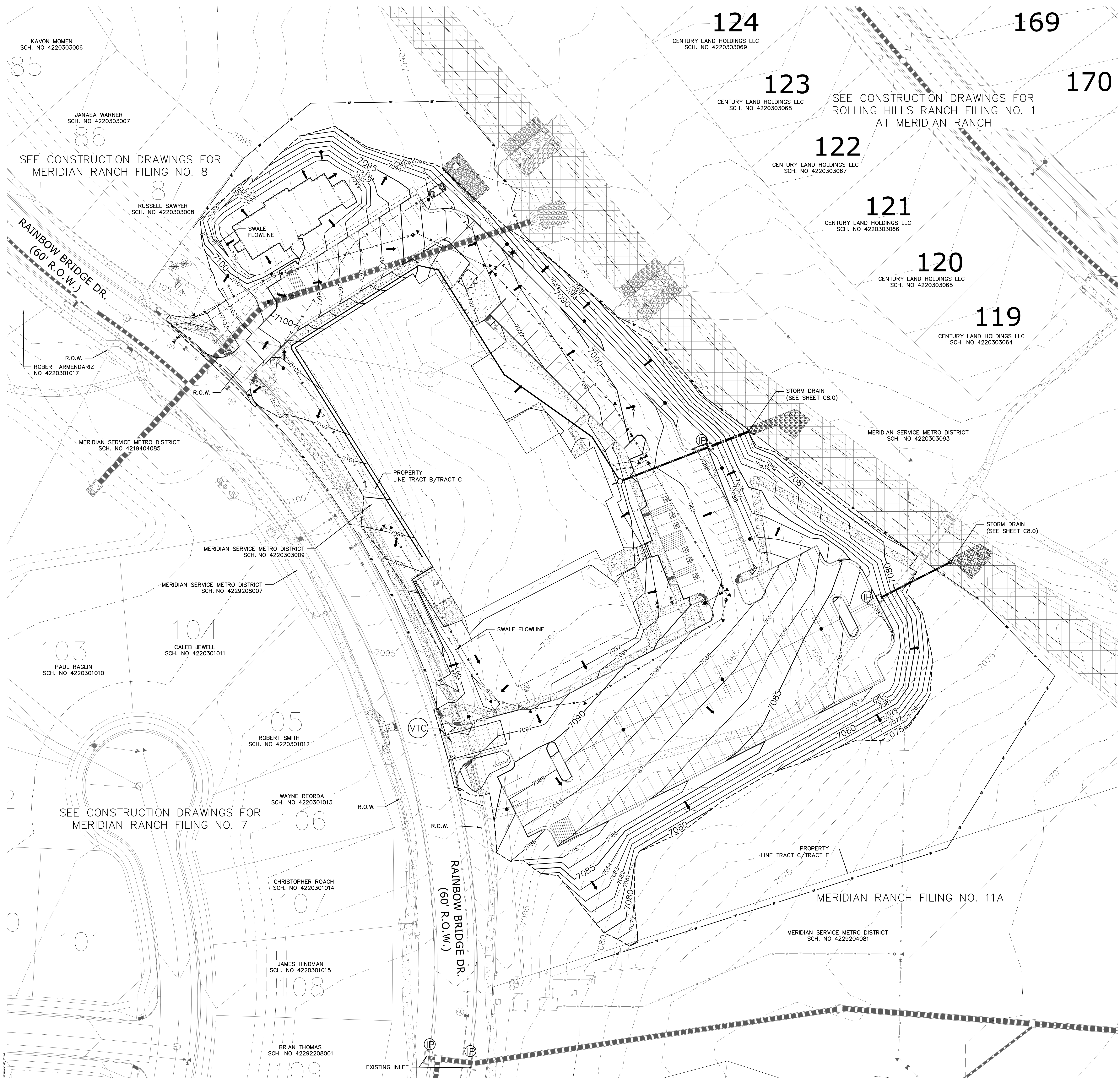
EXISTING CONDITIONS

C2.0

Project No. 23.012
The LKA Partners Incorporated

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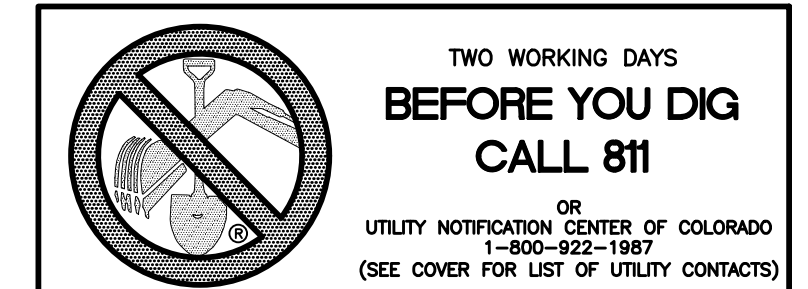
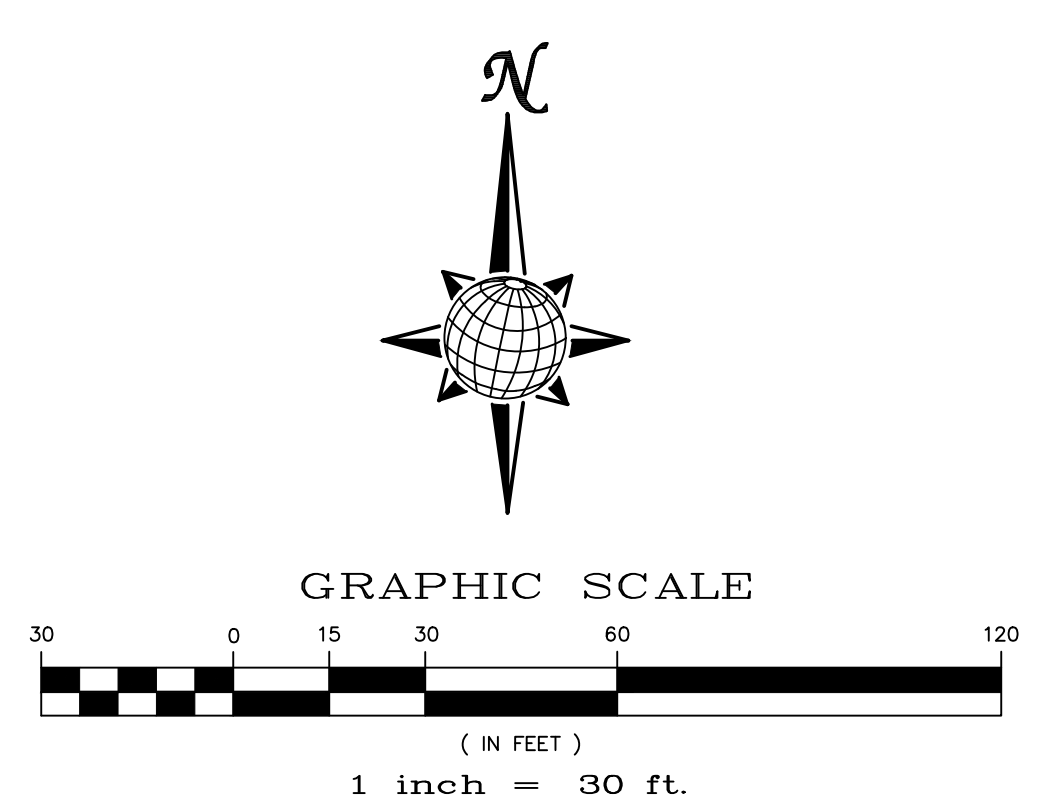
LEGEND

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 VTC-2 DCM VOL. 2
⊕	IP	INLET PROTECTION PER DETAIL IP-1 & IP-2
---		LIMITS OF GRADING
---		EXISTING CONTOUR (5')
---		PROPOSED CONTOUR (5')
---		PROPOSED CONTOUR (1')

- 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.

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		



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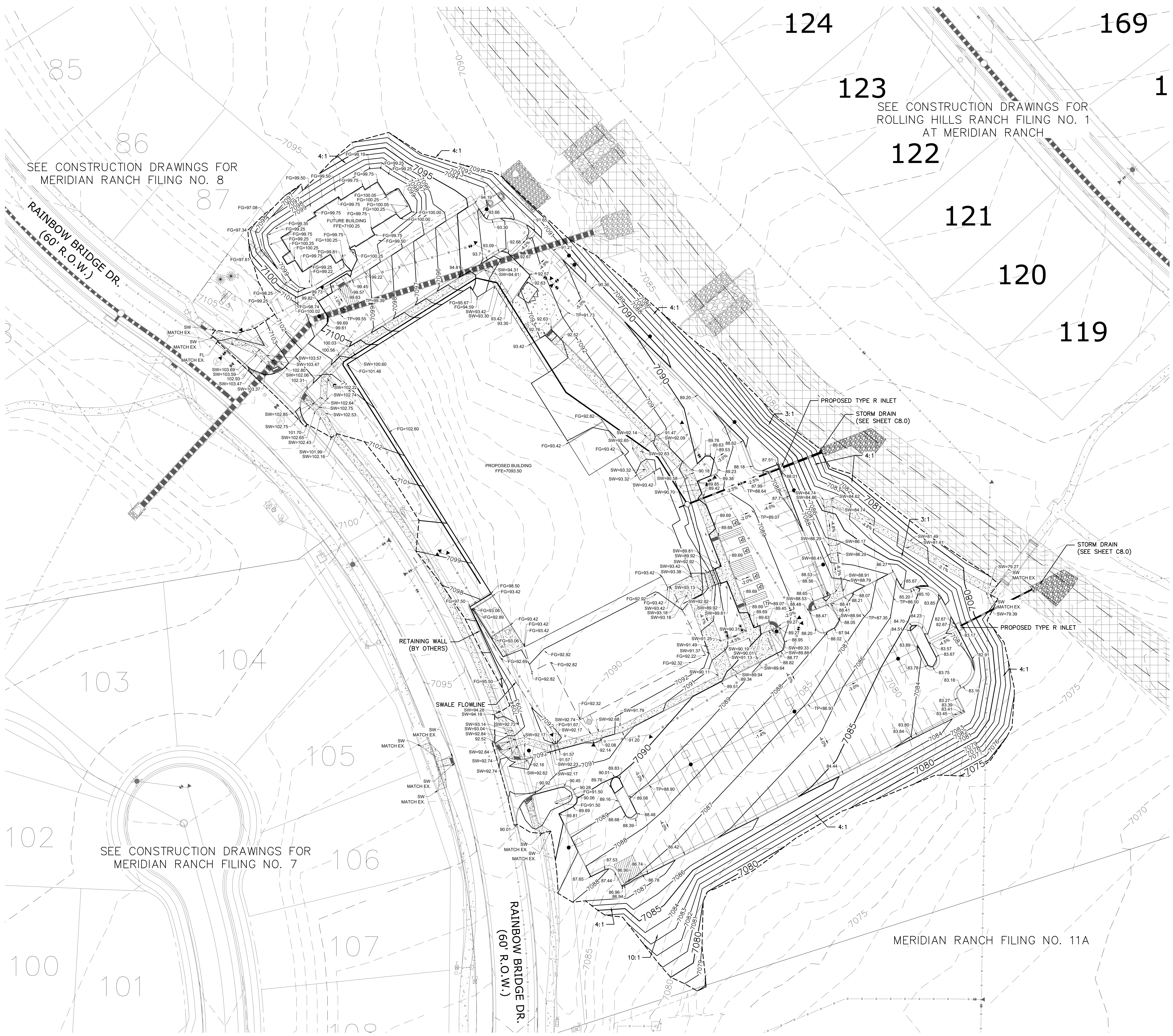
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EROSION CONTROL

C3.0

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SEE CONSTRUCTION DRAWINGS FOR MERIDIAN RANCH FILING NO. 8

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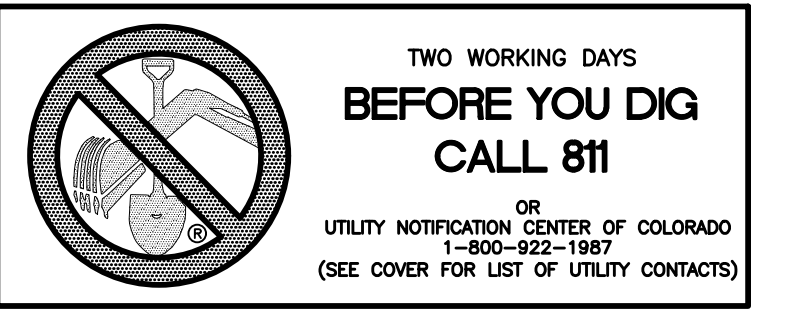
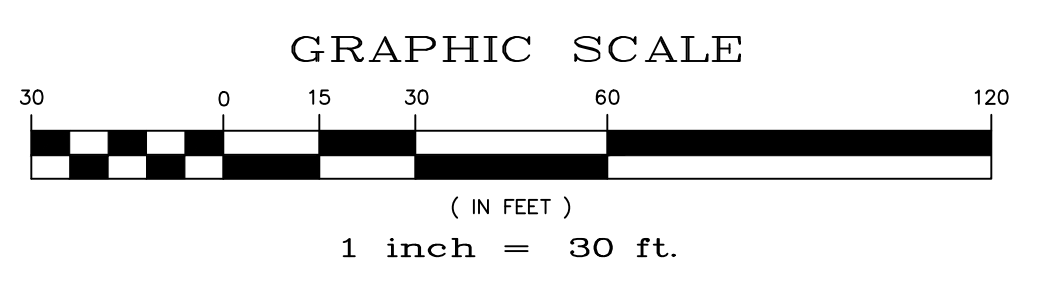
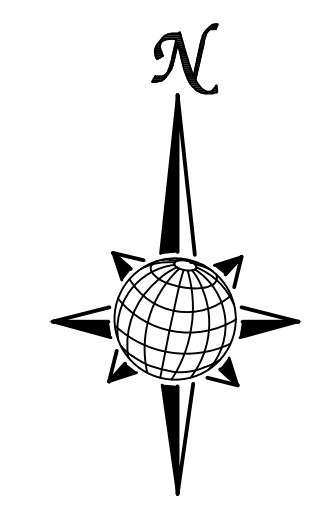
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LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP	REINFORCED CONCRETE PIPE OR N12 OR N12 PIPE AS NOTED
		LIMITS OF GRADING
		EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')

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. NOVEMBER 24, 2023.

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



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GRADING PLAN

C5.0

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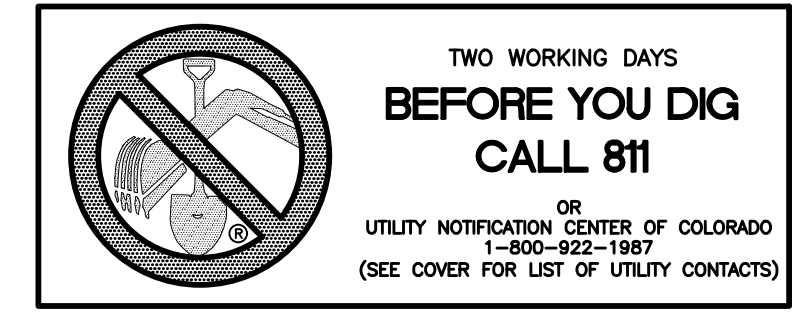
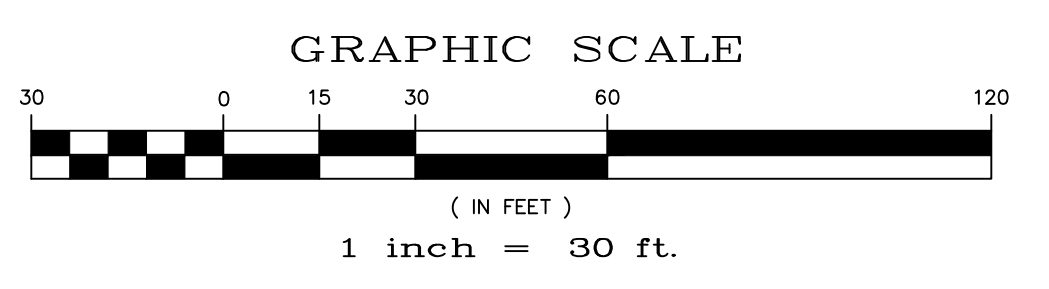
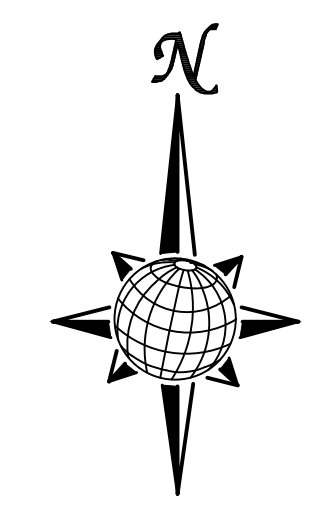
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LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP OR N12	REINFORCED CONCRETE PIPE
		LIMITS OF GRADING
		EXISTING CONTOUR (5')
		PROPOSED CONTOUR (5')
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (1')

- AREAS OF CUT
- AREAS OF FILL



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GRADING CUT-FILL

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