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

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

(719) 495-4050

SANITARY SEWER - MERIDIAN SERVICE METROPOLITAN DISTRICT POC: BRADEN McCRORY

ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOC. (719)-495-2283 (719)-495-6567

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

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

FALCON FIRE PROTECTION DISTRICT DRAINAGE - MERIDIAN SERVICE METROPOLITAN DISTRICT

POC: TOM KERBY (719) - 495 - 7444

CAUTION - NOTICE TO CONTRACTOR

PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

LEGAL DESCRIPTION:

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

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.
- 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

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.

DISTRICT ENGINEER:

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

) 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.

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

JIM NIKKEL, GENERAL MANAGER

BENCH MARK

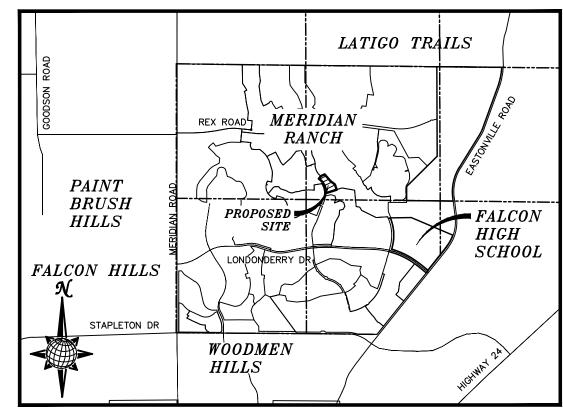
ELEVATION - 7099.73'

MERIDIAN SERVICE METROPOLITAN DISTRICT

NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE).

WATER AND SANITARY SEWER APPROVALS:

DATE



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

eld

El Paso County Major Commercial Site Development Plan

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Drawn: Checked: Issued: 20 FEBRUARY 2024

Area Key Plan

THOMAS A. KERBY, P.E. #31429

DESIGN ENGINEER'S STATEMENT:

DETAILED PLANS AND SPECIFICATIONS.

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.

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

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

THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND

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 DIRECTOR'S DISCRETION.

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

TWO WORKING DAYS BEFORE YOU DIG **CALL 811** UTILITY NOTIFICATION CENTER OF COLORAD (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).

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 MERIDIAN SERVICE METROPOLITAN DISTRICT DATE

CIVIL COVER SHEET

Project No. The LKA Partners Incorporated BLOCKS

_2"x4" WOOD

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES MAINTENANCE REQUIREMENTS

INSTALLATION REQUIREMENTS 1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET. 2. CONCRETE BLOCKS ARE TO BE LAID AT 2' SPACING ON THEIR SIDES WITH THE OPEN ENDS OF THE BLOCK FACING EACH OTHER.

GUTTER

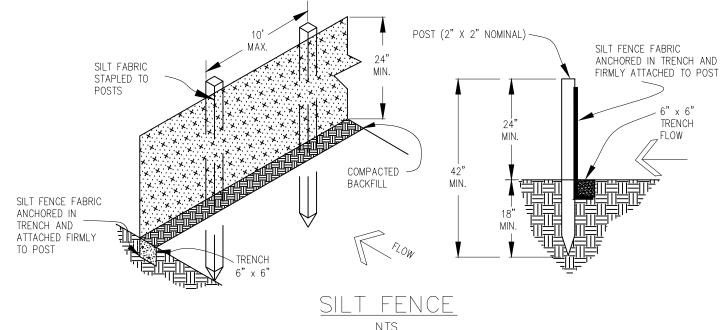
3. IF MORE THAN ONE 2X4 IS REQUIRED, THEY NEED TO OVERLAP BY A MINIMUM OF 2' 4. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS AND 2X4 TO CLOSELY ABUTTING ONE ANOTHER SO THERE ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH

5. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER. 6. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO . DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED. 3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA

AS APPROVED BY THE CITY.

 st 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.



75'-0' MIN

" MIN OF COURSE AGGREGATE ON ALL

COARSE AGGREGATE

INCHES (D₅₀)

INSTALLATION REQUIREMENTS

4. CONSTRUCTION ROADS, PARKING AREAS.

STAGING AREAS ARE TO BE STABILIZED.

LOADING/UNLOADING ZONES, STORAGE AREAS, AND

ROAD GRADES THAT ARE EXCESSIVELY STEEP.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM

TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR

STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT

BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED

CONSTRUCTION ROADS, PARKING AREAS, STAGING

AREA, LOADING/UNLOADING AREAS, AND STORAGE

GEOTEXTILE (MATERIAL REQUIREMENTS IN APPENDIX B, TABLE MT-3)

MAINTENANCE REQUIREMENTS

INSPECTED, AND CLEANED IF NECESSARY.

REPAIR IS NECESSARY.

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL

STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN

REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE,

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE

TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND NOT TO BE WASHED DOWN STORM SEWER DRAINS.

SILT FENCE NOTES

INSTALLATION REQUIREMENTS 1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED. 3. 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.

4. 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 GÉOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

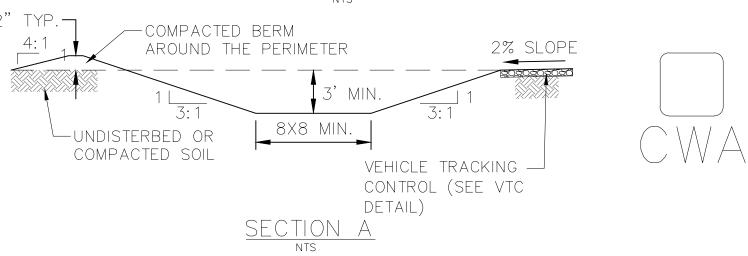
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. 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. 7. 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. MAINTENANCE REQUIREMENTS 1. CONTRACTOR SHALL INSPECT SILT FENCES

PAVEMENT

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. 2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED 3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY

VEHICLE TRACKING — CONTROL (SEE VTC CONCRETE -DETAIL) OR OTHER WASHOUT SIGN STABLE SURFACE BERM 8X8 MIN. BERM 25' MIN CONCRETE WASHOUT AREA PLAN



CWA INSTALLATION NOTES:

1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION. 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOACTE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFFASABLE. 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

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS 8' X 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. 8' X 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP. 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE 7. 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

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN

SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS ASOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE

EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs

NECESSARY TO MAINTAIN BMPs IN FEFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES

SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH

5. 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.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. 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.

EL PASO COUNTY STANDARD NOTES:

1. 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. 2. 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

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

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. 5. CONTROL MEASURES MUST BE INSTALLED PRIOR COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE

STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE. 6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL

MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE

CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

8. 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

EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL

12. 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.

13. 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.

14. 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. 15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. 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

17. 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. 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL

BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY. 19. 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.

20. 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.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE

UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED. 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY

SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH

APPROVED SEDIMENT CONTROL MEASURES. 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX 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. 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS. 26. 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. 28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC DATED JULY 15, 2019 AND

29. 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

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

SHALL BE CONSIDERED A PART OF THESE PLANS.

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

STEPS FOR CONSTRUCTION THE ANTICIPATED START FOR THIS PROJECT IS JUNE 2024 WITH AN ANTICIPATED COMPLETION DATE OF JUNE 2025. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT

INSTALLATION OF PERIMETER BMPs SITE DEMO & ROUGH GRADING

UTILITY INSTALLATION VERTICAL CONSTRUCTION * SEEDING & FINAL STABILIZATION

EROSION AND SEDIMENT CONTROLS SILT FENCES AND STRAW BALE CHECK DAMS (OR APPROVED EQUAL) WILL BE INSTALLED PRIOR TO ANY EXCAVATION FOR THE INTERNAL ROAD. STRAW BALE CHECK DAMS, FILTREX OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGE WAYS. NON-STRUCTURAL PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL

PLAN. TEMPORARY SEEDING OF DORMANT STOCKPILES AND MULCHING ALONG STEEP

EMBANKMENTS WILL BE PERFORMED AS REQUIRED. SILT FENCE IS REQUIRED TO BE IN PLACE PRIOR TO ANY MOVEMENT OF DIRT.

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

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT
ONCE THE SITE IS PAVED, ALL GROUND-DISTURBING CONSTRUCTION IS COMPLETE, AND THE SURROUNDING DISTURBED AREAS ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTED BY THE MERIDIAN RANCH SERVICE DISTRICT, ALL TEMPORARY BMPs CAN BE REMOVED. ALL PERMANENT SWALES WILL BE LINED WITH LANDSCAPING TO SLOW RUNOFF AND FILTER

THERE ARE SEVERAL BEST MANAGEMENT PRACTICES THAT CAN BE EMPLOYED TO PREVENT OR MITIGATE THE SOURCE OF POLLUTANTS AND CONTAMINATION OF STORMWATER RUNOFF. SOME OF THESE ARE: * ALL REFUSE DUMPSTERS AND RECEPTACLES SHALL BE EQUIPPED WITH FUNCTIONAL LIDS TO PREVENT RAIN AND SNOW FROM ENTERING. * STORAGE CONTAINERS, DRUMS AND BAGS SHALL BE STORED AWAY FROM DIRECT TRAFFIC ROUTES TO PREVENT ACCIDENTAL SPILLS. * EMPTY DRUMS SHALL BE COVERED TO PREVENT COLLECTION OF PRECIPITATION * CONTAINERS SHALL BE STORED ON PALLETS OR OTHER DUNNAGE TO PREVENT CORROSION OF CONTAINERS, WHICH CAN RESULT WHEN CONTAINERS COME IN CONTACT WITH MOISTURE * REGULARLY SCHEDULED REMOVAL OF CONSTRUCTION TRASH AND DEBRIS. THE CONTRACTOR IS NOT LIMITED TO THESE GOOD HOUSEKEEPING MEASURES, AND MAY IMPLEMENT FURTHER CONTROLS AS PRUDENCE AND GOOD JUDGEMENT DEEM NECESSARY.

A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE FROSION: st erosion of V-notch swales, channels and side slopes shall be repaired. * WHEN THE CHECK DAMS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, CHANNEL GRADE REESTABLISHED, AND SIDE SLOPES RE—SEEDED IF NECESSARY ANY CHECK DAMS THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED. * SILT FENCES SHALL BE CLEANED WHENEVER SEDIMENT HAS REACHED A DEPTH OF 6" AT THE FENCE, AND BROKEN WOODEN PARTS OR TORN FABRIC SHALL BE REPAIRED OR * ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS. * IF THE VEHICLE TRACKING CONTROL PAD BECOMES INADEQUATE IN PREVENTING TRACK-OUT, THE ROCKS WITHIN THE PAD SHALL BE TURNED TO RE-FRESHEN THE PAD.

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

AN INSPECTION AND MAINTENANCE LOG SHALL BE MAINTAINED BY THE SWMP

ADMINISTRATOR, AS DESCRIBED IN THE STORMWATER MANAGEMENT PLAN.

RECOMMENDED EL PASO COUNTY GRASS SEED MIX GRASS MIX FOR QUICK REVEGETATION - ALL SITES: CRESTED WHEAT GRASS EPHRAIM OR HYCREST PFRFNNIAI RYF WESTERN WHEATGRASS BARTON SMOOTH BROME GRASS LINCOLN OR MANCHAR

EL RENO

SIDEOATS GRAMA

TOTAL: 16.5

MU-1, FOUND ON PAGE 3-30.

SUCH TIME THE PERMIT IS CLOSED.

PRIVATE AND PUBLIC UTILITIES.

1. ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEED/MULCH SHALL BE PERMANENTLY LANDSCAPED ACCORDING TO THE LANDSCAPE PLAN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PLAN THROUGHOUT CONSTRUCTION AND PERFORMING INSPECTIONS/MAINTANCE PER THE CDPHE PERMIT, UNTIL

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES

4. STORMWATER QUALITY IS PROVIDED FOR THIS SITE BY BEST MANAGEMENT PRACTICES LOCATED IN THE DETENTION POND SOUTHEAST OF THE SITE.

5. NO WETLANDS WERE OBSERVED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.

6. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE DEWATERING ACTIVITIES. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH PERMIT FOR STORMWATER

7. DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE NOT ANTICIPATED TO BE LOCATED ON THIS PROJECT SITE.

8. ALL EROSION CONTROL MEASURES TO BE INSTALLED PER DETAILS AND SPECIFICATIONS SHOWN WITHIN THESE PLANS OR THE STORMWATER MANAGEMENT PLAN (SWMP) REPORT.

9. REFER TO THE "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. NOVEMBER 24, 2023.

10. ALL BMP'S SHALL BE INSTALLED PER EL PASO COUNTY REQUIREMENTS AND DETAILS.

11. ALL CONTOURS SHOWN ARE FINISHED SURFACE.

1) EXISTING VEGETATION ON THE PROJECT SITE AND THE IN SURROUNDING AREAS CONSISTS OF A MIXTURE OF NATIVE GRASSES AND WEEDS WITH COVERAGE APPROXIMATING 50% DENSITY UNLESS OTHERWISE NOTED. SOME AREAS HAVE NEGLIGIBLE VEGETATIVE GROWTH AT THIS TIME AS THE SITE WAS PREVIOUSLY GRADED AND RE-SEEDED OR USED AS A BUILDERS' STOCKPILE LOCATION. AREAS PREVIOUSLY GRADED HAS BEEN RE-SEEDED WITH THE APPROVED COUNTY SEED MIX.

2) 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.

3) THERE IS NO CONCRETE BATCH PLANT ASSOCIATED WITH THIS PROJECT.

4) NO SLOPES GREATER THAN 3:1 ARE EXPECTED ON THIS SITE. SLOPES GREATER THAN 3:1 REQUIRE EROSION CONTROL BLANKET

5) MIRIFI FABRIC TO BE PLACED BELOW ALL RIP-RAP.

TWO WORKING DAYS **BEFORE YOU DIG** JTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 (SEE COVER FOR LIST OF UTILITY CONTACTS)

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El Paso County Major Commercial Site Development Plan

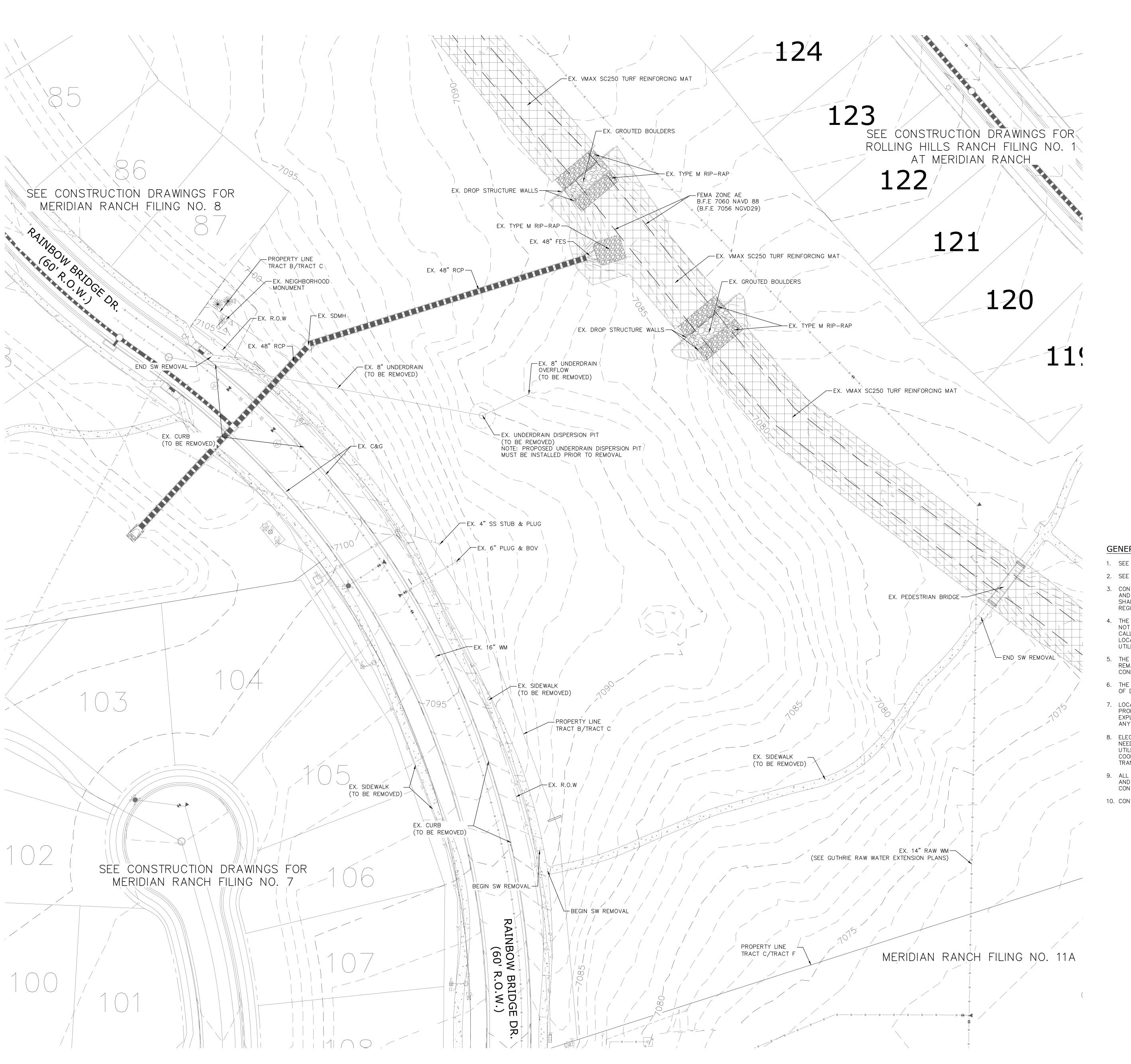
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Area Key Plan

DETAIL SHEET

The LKA Partners Incorporated

Project No.



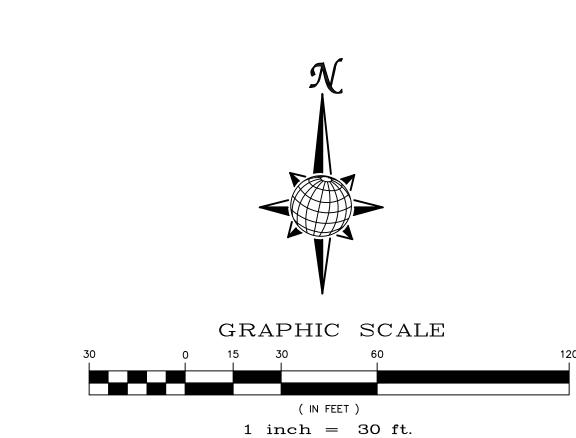
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GENERAL NOTES:

1. SEE SHEET C1.2 FOR LEGEND.

2. SEE SHEET C1.1 FOR SITE GENERAL NOTES.

- 3. 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.
- 4. 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.
- 5. 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.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL ADJACENT STREETS FREE OF DEBRIS AND DIRT FROM THE JOB SITE.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. CONTRACTOR TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER FOR THE SITE.



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)

El Paso County Major Commercial Site Development Plan

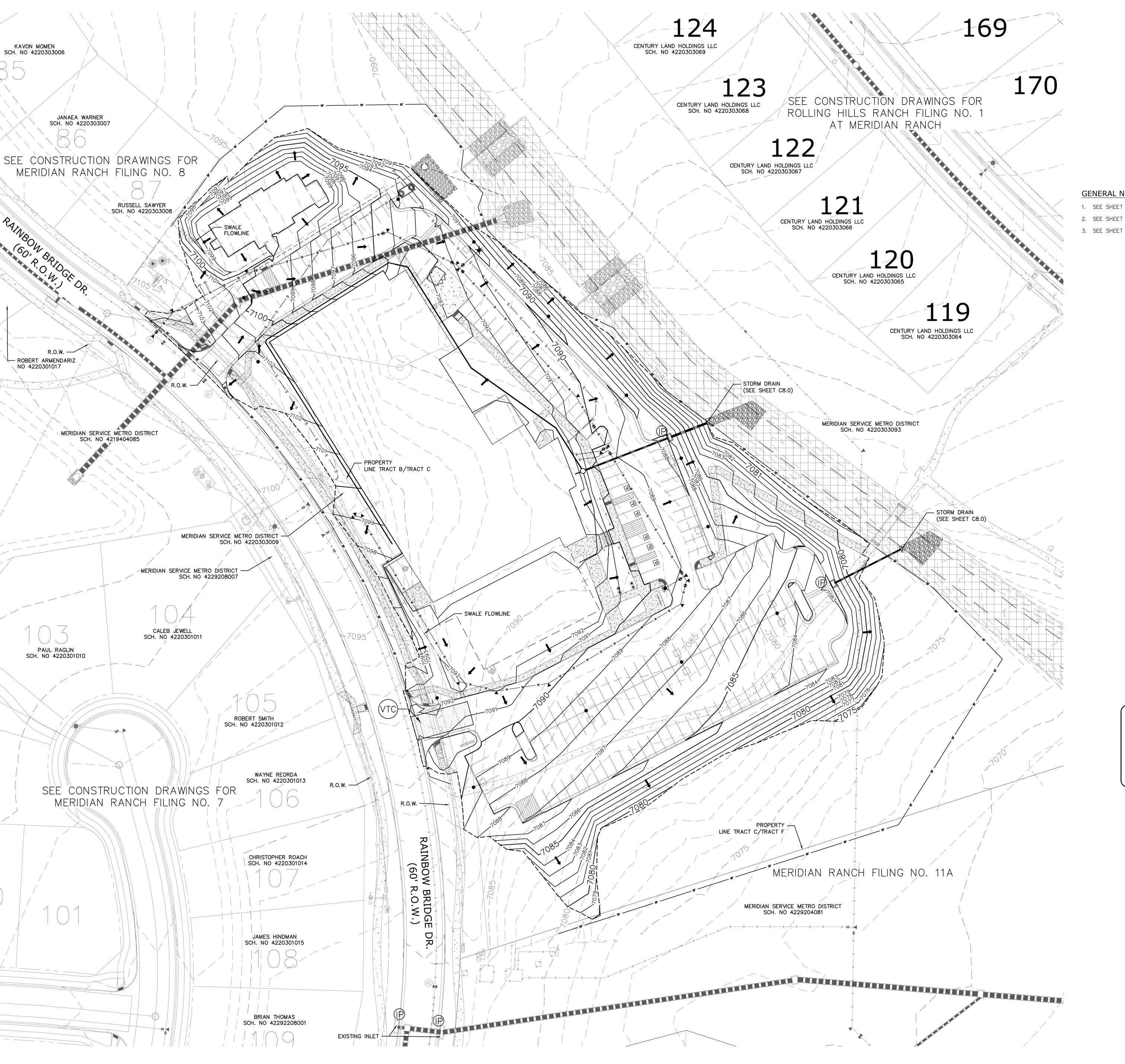
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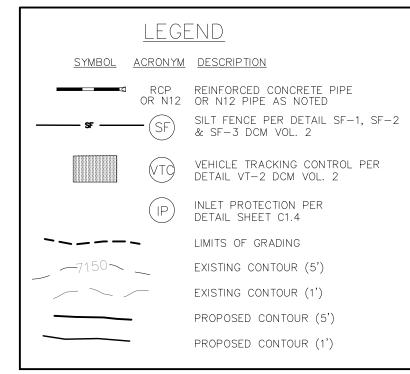
Area Key Plan

EXISTING CONDITIONS

C2.0

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The LKA Partners Incorporated





GENERAL NOTES:

- 1. SEE SHEET C1.2 FOR ADDITIONAL LEGEND.
- 2. SEE SHEET C1.1 FOR SITE GENERAL NOTES.

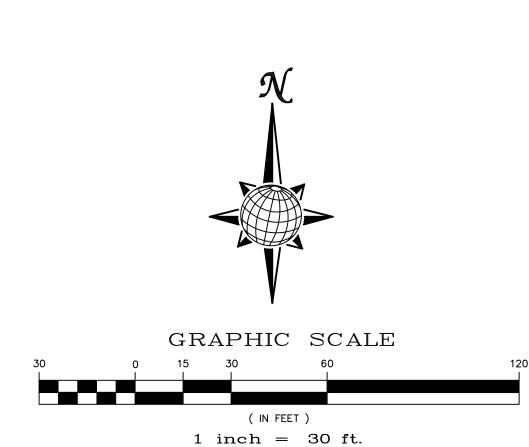
3. SEE SHEET 1.4 FOR GRADING AND EROSION CONTROL NOTES.

EARTHWORK QUANTITIES

NET YARDS BALANCE

2,334 CY <u>CUT</u> 1,430 CY <u>FILL</u> 18,538 CY NET YARDS

REQUIRED IMPORTED FILL = 17,108 CY 20% COMPACTION FACTOR



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

OR
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EROSION CONTROL

El Paso County Major Commercial Site

Development Plan

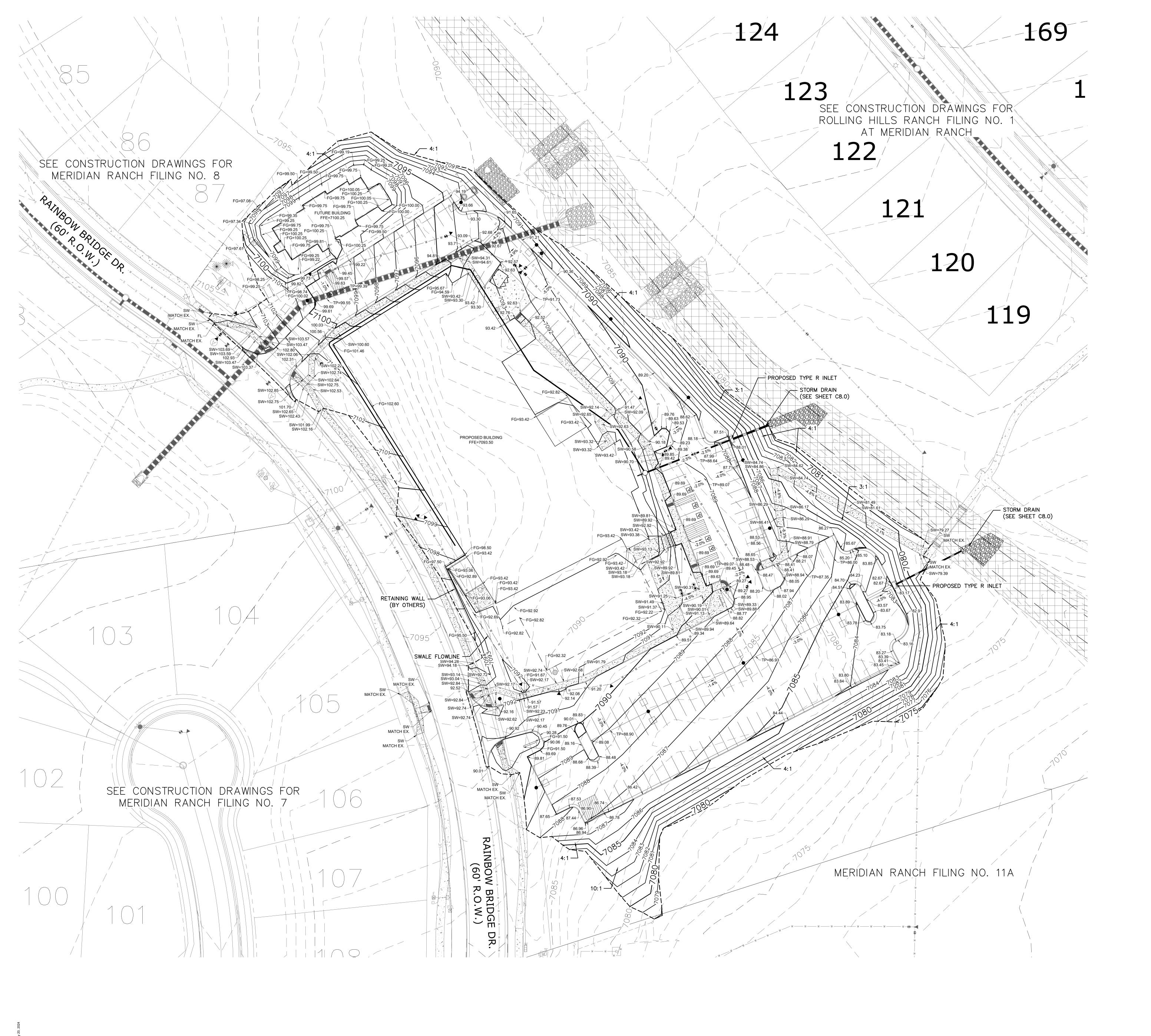
Area Key Plan

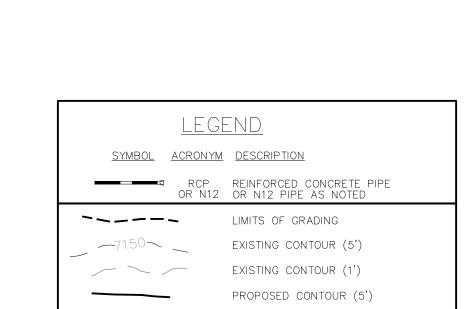
20 FEBRUARY 2024

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NOTES:

1. ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.

PROPOSED CONTOUR (1')

2. ADD 7000 FT. TO ALL SPOT ELEVATIONS.

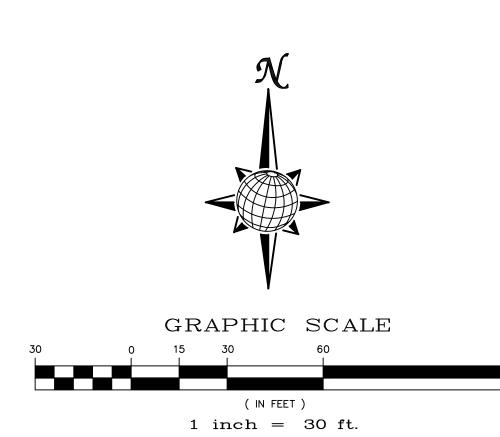
3. ALL CONTOURS SHOWN ARE FINISHED SURFACE.

4. 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 = SIDEWALKFG = FINISHED GRADE RIM = RIM ELEVATION

FFE = FINISHED FLOOR ELEVATION EX = EXISTING



GRADING PLAN

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El Paso County Major Commercial Site Development Plan

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Area Key Plan



LEGEND

SYMBOL ACRONYM DESCRIPTION

RCP REINFORCED CONCRETE PIPE OR N12 PIPE AS NOTED

LIMITS OF GRADING

EXISTING CONTOUR (5')

EXISTING CONTOUR (1')

PROPOSED CONTOUR (1')

A

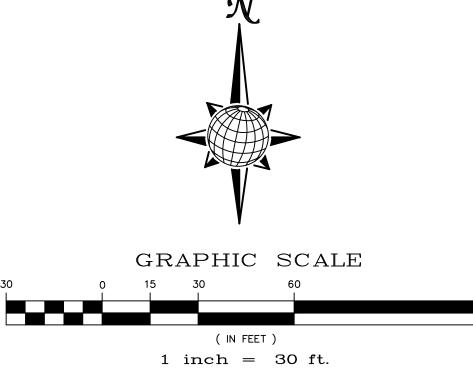
AREAS OF CUT

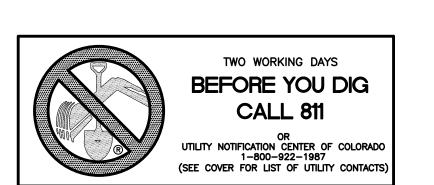
AREAS OF FILL

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GRADING CUT-FILL

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