EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

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.

UTILITY CONTACTS:

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

SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: BRADEN McCRORY
(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:

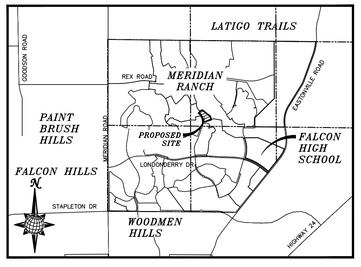
KNOW ALL MEN BY THESE PRESENTS:
THAT MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

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.



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
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C6.0	SANITARY SEWER PLAN
C7.0	WATER PLAN
C8.0–C8.1	STORM SEWER PLAN

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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

PPR-246

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

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 – 7099.73'

May 6, 2024

METROPOLITAN DISTRICT GENERAL UTILITY NOTES
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
MSMD BOARD APPROVED: JANUARY 8, 2020

GENERAL NOTES

1. MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) CONTACT:

   11886 STAPLETON DR
   FALCON, CO 80831
   PHONE 719–495–6567

2. ALL SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, RAW WATER AND STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) SPECIFICATIONS. MSMD SPECIFICATIONS HEREINAFTER SHALL BE CONSISTENT WITH THE COLORADO SPRINGS UTILITIES SPECIFICATIONS (CSUS) FOR WASTEWATER LINE EXTENSION & SERVICE STANDARDS, 2010 EDITION AND THE WATER LIND EXTENSION & SERVICE STANDARDS, 2014 EDITION, UNLESS OTHERWISE NOTED AND APPROVED.
3. ALL PLANS ON THE JOB SITE SHALL BE SIGNED AND APPROVED BY MSMD AND MSMD'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE APPROVED BY MSMD AND MSMD'S ENGINEER AND SO NOTED ON THE PLANS.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY MSMD. MSMD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO MSMD STANDARDS AND SPECIFICATIONS.
5. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT, COLORADO SPRINGS UTILITIES, MSMD, DISTRICT ENGINEER AND THE SOILS ENGINEER.
6. ALL UTILITY TRENCH BACKFILL SHALL BE PLACED PER THE APPROVED SOILS REPORT RECOMMENDATIONS AND UNDER THE DIRECTION OF THE SOILS ENGINEER. TRENCH BACKFILL SHALL BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D 1557) OR HIGHER STANDARD AS REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT OR THE SOILS ENGINEER RECOMMENDATION. THIS SHALL INCLUDE ALL MAIN LINE, VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, CLEAN OUTS, INLET BOXES, MANHOLES, ETC. A QUALIFIED SOILS ENGINEER SHALL OBSERVE AND TEST THE BACKFILL AND COMPACTION OF ALL TRENCHES AND ALL REPORTS SHALL BE SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION DRAWINGS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
8. ALL WATER AND SANITARY SEWER SERVICE LATERAL LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "S" FOR SEWER AND A "W" FOR WATER ON THE CURB FACE AT EACH SERVICE LATERAL LOCATION. ALL SLEEVE LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "X" ON THE CURB FACE. ALL PRIVATE IRRIGATION SLEEVES SHALL BE MARKED BY STAMPING AN "I" ON THE TOP OF THE SIDEWALK.
9. BENDS, DEFLECTIONS & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT.
10. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS AND BLOW OFFS.
11. ALL EXISTING UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED IN PLACE AND FUNCTION CONTINUOUSLY DURING ALL CONSTRUCTION OPERATIONS. SHOULD A MSMD UTILITY FAIL OR BE DAMAGED AS A RESULT OF THE CONSTRUCTION OPERATION, IT SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR PER ALL MSMD SPECIFICATIONS. IN THE EVENT THE CONTRACTOR CANNOT IMMEDIATELY MAKE THE REPAIRS TO THE FAILED OR DAMAGED MSMD UTILITY TO THE SATISFACTION OF MSMD, MSMD MAY REPAIR OR CAUSE THE REPAIR AND BACK CHARGE ALL SUCH COSTS TO THE CONTRACTOR.
12. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO ALL ABOVE OR BELOW GROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB, GUTTER, SIDEWALK, ASPHALT, ELECTRIC SYSTEMS, GAS SYSTEMS, TELEPHONE/TELEVISION SYSTEMS, ETC.
13. A PRECONSTRUCTION CONFERENCE MEETING SHALL BE HELD AT THE PROJECT SITE A MINIMUM OF 7 DAYS BEFORE CONSTRUCTION BEGINS AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL NOTIFY MSMD AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION FOR SCHEDULING. THE CONTRACTOR SHALL SCHEDULE BI–WEEKLY CONSTRUCTION MEETINGS AT THE PROJECT SITE OR MORE FREQUENTLY AS DEEMED NECESSARY BY MSMD.
14. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT MSMD ACCEPTS THE FACILITY FOR USE AND ALL SURFACE IMPROVEMENTS AND RESTORATIONS ARE COMPLETED.
15. FINAL ACCEPTANCE BY MSMD OF ANY UTILITY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES SHALL BE 12 MONTHS COMMENCING WITH FINAL ACCEPTANCE. MSMD MAY REQUIRE RETESTING OF THE UTILITY SYSTEM PRIOR TO FINAL ACCEPTANCE.
16. INSPECTION FEES: CALL MSMD FOR FEE SCHEDULE OR VIEW AT WWW.MERIDIANRANCHMETRO.ORG.
17. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE A MINIMUM EIGHT INCH DIAMETER WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS AND EXITS THE PROPERTY AND A MINIMUM EIGHT INCH SANITARY SEWER MAIN WITH A MANHOLE IN THE STREET WHERE THE MAIN ENTERS THE PROPERTY. THE EXTENT OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATELY COLORED CARSONITE MARKERS AND TRACER WIRE.
18. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST BE COMPLETED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS. IF WORK IS NOT COMPLETED WITHIN THIS TIME FRAME AND NO EXTENSION HAS BEEN GIVEN, THEN ALL PLANS MUST BE RE–SUBMITTED TO MSMD FOR REVIEW (WITH NEW FEES PAID) AND APPROVAL.
19. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY MSMD AND THE ENGINEER OF RECORD PRIOR TO EXECUTION.
20. ANY FACILITIES OUTSIDE OF PAVED ROADS MUST BE MARKED APPROPRIATELY WITH CARSONITE MARKERS AT EACH VALVE, MANHOLE, TEST STATION, AND ANY OTHER FACILITIES MSMD DEEMS NECESSARY.

SANITARY SEWER NOTES

21. SANITARY SEWER MANHOLES WITH ONE ENTRANCE PIPE SHALL BE A MINIMUM OF FOUR (4) FOOT IN DIAMETER, ALL OTHERS SHALL BE A MINIMUM OF FIVE (5) FOOT IN DIAMETER. ALL MANHOLE JOINT EXTERIORS SHALL BE WRAPPED WITH MINIMUM 12" WIDE CON–SEAL CS–212 APPLIED OVER APPROPRIATE MSMD APPROVED JOINT PRIMER. THE WHOLE EXTERIOR OF THE MANHOLES SHALL BE COATED WITH CONCRETE WATER PROOFING TAR APPLIED PER CSUS.
22. ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND WATER MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED 12 GAUGE U.F. TRACER WIRE PER MSMD SPECIFICATIONS. SANITARY SEWER TRACER WIRE SHALL BE EXTENDED INTO THE MANHOLES AND WRAPPED AROUND THE TOP STEP OF THE MANHOLE AND EXTENDED TO EACH SANITARY SEWER LATERAL 2" X 4" MARKER AS NOTED BELOW (NOTE 26 AND 28). EXTEND TRACER WIRE TO THE TOP OF WATER VALVE BOXES A MINIMUM OF EVERY 500 FEET.
23. 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 TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.
   b. ALL SANITARY SEWER FACILITIES SHALL MEET THE FOLLOWING TESTING REQUIREMENTS:
      - ALL SANITARY SEWER MAIN SHALL BE PRESSURE TESTED PER CSUS.
      - ALL SEWER MAIN SHALL BE PROPERLY BALLED/MANDRILL.
      - ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CSUS.
      - ALL SANITARY SEWER MAINS SHALL BE CCTV INSPECTED WITH TWO VIDEOS ON DVDS SUBMITTED TO MSMD FOR REVIEW AND APPROVAL. ALL SANITARY SEWER MAINS SHALL BE JET CLEANED AND FLUSHED DIRECTLY PRIOR TO CCTV INSPECTION WITH RUNNING WATER IN THE SANITARY SEWER MAIN DURING THE CCTV INSPECTION. SANITARY SEWER MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND OR REPAIRED AS NECESSARY AND RE–TESTED.
24. COMMENCEMENT OF USE OF ANY SANITARY SEWER LINES AND/OR SYSTEMS. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL:
   a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AS–BUILT DRAWINGS AND REVIEWS ARE SUBMITTED TO AND APPROVED BY MSMD.
   b. ALL SANITARY SEWER LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
   c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED TO MSMD, AND RECORDED.
   d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
25. WHEN A RESIDENTIAL SEWER SERVICE IS INSTALLED ON AN EXISTING SEWER MAIN A DOUBLE STRAP STAINLESS STEEL SADDLE TEE SHALL BE USED. THE SADDLE TEE, GASKET HUB & GASKET SKIRT MUST BE A STRAIGHT STYLE CONNECTION; NO "Y" STYLE WILL BE ALLOWED. ALL SEWER SERVICE CORE CUTOUTS MUST BE RECOVERED AND RETURNED TO THE DISTRICT FOR INSPECTION. IF ALL SEWER SERVICE CORE CUTOUTS ARE RECOVERED AND COMPLETE, THEN NO VIDEO INSPECTION OF THAT PORTION OF THE SEWER MAIN IS REQUIRED. IF ANY SEWER SERVICE CORE CUTOUT OR PORTION THERE FROM IS NOT RECOVERED, THAT SECTION OF SEWER MAIN SHALL BE CLEANED AND VIDEO INSPECTED TO ENSURE THAT THE SEWER SERVICE CORES OR PORTION THERE FROM IS RECOVERED.
26. SANITARY SEWER MAIN LENGTHS ARE MH CENTER TO MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL AND HAVE A MINIMUM COVER DEPTH OF 5'–6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE. USE PRE–MANUFACTURED IN–LINE PVC PUSH–ON WYES FOR SANITARY SEWER LATERAL CONNECTIONS TO THE SANITARY SEWER MAIN. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE–EXISTING SANITARY SEWER MAINS. ALL LOTS SHALL RECEIVE A 4" SANITARY SEWER SERVICE LATERAL. THE END OF EACH SANITARY SEWER SERVICE LATERAL SHALL BE "LOCATED" WITH A WOOD 2" X 4" EXTENDED 4' ABOVE FINISH GRADE FROM THE END OF THE SERVICE LOCATION AND PAINTED GREEN ABOVE FINISH GRADE. EXTEND THE COATED 12 GAUGE U.F. TRACER WIRE TO END OF EACH SANITARY SEWER LATERAL UP TO THE SURFACE COILED AROUND THE 2" X 4" MARKER. ALL TRACER WIRE CONNECTIONS SHALL BE WATER TIGHT STYLE OF APPROVED ELECTRICAL CONNECTORS SUCH AS A DBY (DIRECT BURY YELLOW) OR EQUAL.

May 8, 2024

WATER NOTES

27. ALL WATER MAIN PIPES 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 INSTALLED PER APPROVED PLANS CSUS AND MSMD SPECIFICATIONS. HDPE WATER SERVICE SHALL BE HDPE SIDR–7 PE4710 RATED FOR 200 PSI WITH THE MARKING SIDR–7, AWWA C901, 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 SHALL RECEIVE A MINIMUM 1" DIAMETER WATER SERVICE AS INDICATED ON THE 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 BEHIND 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 TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 74701B–33 FOR SIDR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE ¾" AY MCDONALD MODEL NUMBER 76100 (FLARE X FLARE) OR EQUIVALENT WITH A MAIN SIDE ONE PACK JOINT (PEP) ADAPTOR AY MCDONALD MODEL NUMBER 74755–33 UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY ¾" 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 ¾" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY ¾" OUTLET CURB STOP VALVE MANUFACTURED BY AY MCDONALD MODEL NUMBER 6104 (FLARE X FLARE) OR EQUIVALENT.
31. 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.
32. ALL POTABLE WATER, RAW WATER AND NON–POTABLE WATER VALVES 14" OR GREATER SHALL BE BUTTERFLY VALVES 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 ½" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5 – 3/8" – 6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 ½" NST (NATIONAL STANDARD THREAD) SIDE NOZZLES. HYDRANT SHALL BE PAINTED WITH RUSTOLEUM SAFETY 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. MAGNESIUM ANODES AT EACH FITTING. 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 300 FEET AND 9 LB. MAGNESIUM ANODES AT 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 TIMES DURING 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 BE RE–CHLORINATED AND RE–TESTED 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 DURING THE FLUSHING PROCESS
   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 SECTIONS OF LINE THAT FAILED MUST AGAIN PASS THE CHLORINE TEST, BE FLUSHED, AND PASS THE BAC–T TEST PRIOR TO CONDUCTING A NEW PRESSURE TEST.
   d. ONCE WATER SERVICES 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 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 LINE. 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 SHUT DOWNS THAT NEED TO OCCUR ON THE CRITICAL LINES AS DEFINED BY THE MSMD SOP (STANDARD OPERATION 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 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.
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 WASTE CURB STOP VALVE INSTALLED ALONG WITH A TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

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.

ADA NOTES:

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.

DEWATERING PERMITS:

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.

GENERAL NOTES:

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 CALLING THE COLORADO ONE CALL SYSTEM AT 1–800–922–1987 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 AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
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 FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
8. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FORM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
10. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY.
12. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE.
13. SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
14. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
15. 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.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.
17. 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.
18. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTTING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
21. DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF CURB LINE IN CURBED AREA AND EXTERIOR FACE OF BUILDING, AND TO CENTERLINE OF UTILITIES, UNLESS OTHERWISE SPECIFIED.
22. USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ADJACENT PARCELS DURING ALL HOURS OF OPERATION FOR THE BUSINESSES LOCATED ON THOSE PARCELS.
24. CONTRACTOR TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER FOR THE SITE.
25. CONTRACTOR MUST COORDINATE CONSTRUCTION WITH TECH CONTRACTORS CONSTRUCTION MANAGER.
26. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES. A COPY OF ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS ARE INCORPORATED HEREIN BY REFERENCE.
27. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY. IN CASES WHERE ISLAND, ROADWAYS, PARKING LOTS, AND OTHER IMPROVEMENTS NOT MENTIONED ARE MOVED OR ADJUSTED TO GRADE, CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPED AREAS ARE PROPERLY IRRIGATED & THAT IRRIGATION SYSTEM FUNCTIONS PROPERLY.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT COUNTY STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
29. CONTRACTOR SHALL MAINTAIN A GRAFITTI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
30. CONTRACTOR SHALL PREPARE AND MAINTAIN AS–BUILT DRAWINGS DURING CONSTRUCTION. THE AS–BUILT DRAWINGS SHALL INCLUDE SURVEYED INFORMATION FOR ALL IMPROVEMENTS THAT WERE INSTALLED IN A MANNER WHICH WAS INCONSISTENT WITH THE DESIGN PLANS. AS–BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER AT THE END OF CONSTRUCTION, AND MAY BE USED BY THE CIVIL ENGINEER TO GENERATE RECORD DRAWINGS FOR JURISDICTIONAL APPROVAL.

GRADING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET 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 FOR 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, SLAB 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.

UTILITIES:

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 GROUTED 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 AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED 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.

EROSION & SEDIMENT CONTROL:

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 EROSIVE 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 THIS 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. ALL 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 WASTE 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.

EL PASO COUNTY GENERAL NOTES:

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

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)

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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:	

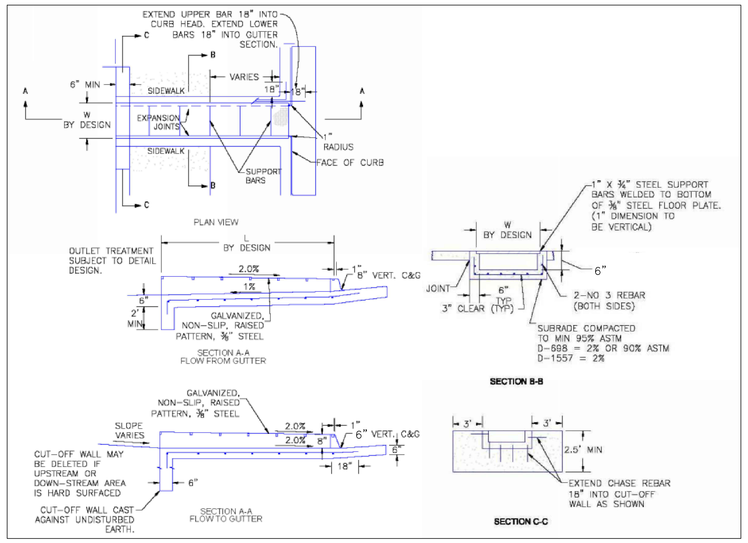
Area Key Plan

GENERAL NOTES

C1.1

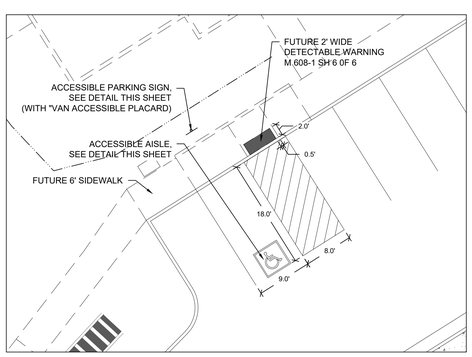
Project No. 23.012
The LKA Partners Incorporated

PPR-246



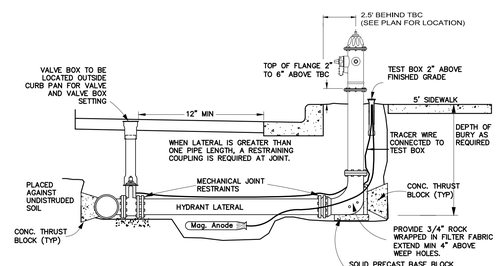
CURB CHASE DETAIL

SCALE NTS



HC DETAIL 1

SCALE 1"=10'

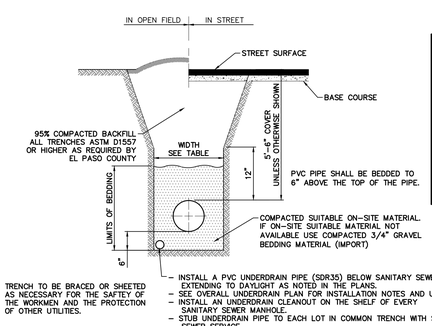


NOTES:

1. FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 ½" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 ½" PUMPER NOZZLE WITH A THREAD PATTERN OF 5-3/8"-6 TPI(THREADS PER INCH) ALONG WITH TWO STANDARD 2 ½" 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).
6. WATERMAIN CONTRACTOR TO ADJUST HYDRANTS AS NECESSARY AFTER INSTALLATION OF CURB AND GUTTER TO ACHIEVE PROPER FINISHED ELEVATION.
7. NO OBSTRUCTIONS TO BE CONSTRUCTED IN FRONT OF THE FIRE HYDRANT.
8. PROVIDE A 9 LB. MAGNESIUM ANODE AND TEST STATION AT EACH HYDRANT PER CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT STANDARD NOTES.
9. HYDRANT SHALL BE PAINTED WITH RUSTOLEUM 659 SAFETY YELLOW PRIOR TO ACCEPTANCE.

FIRE HYDRANT ASSEMBLY

SCALE : N.T.S.

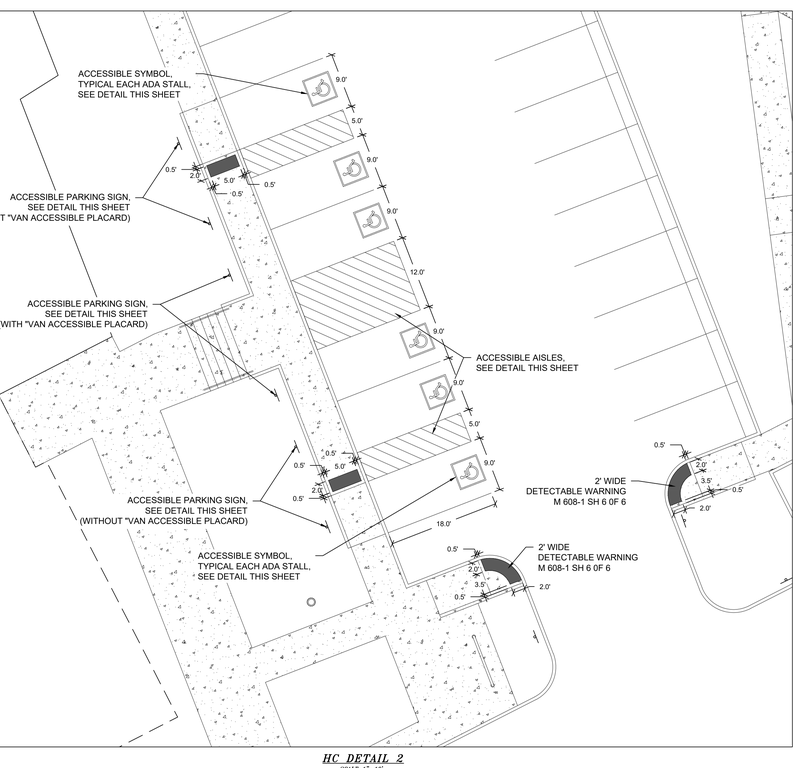


TYPICAL TRENCH & BEDDING DETAIL

SCALE : N.T.S.

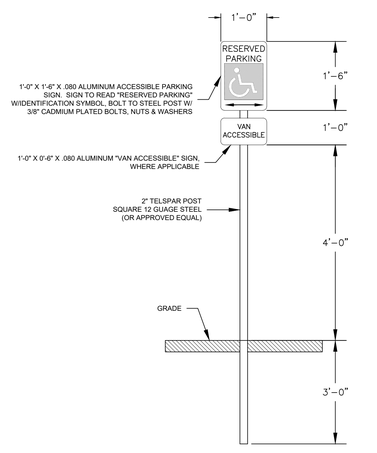
PIPE CHART

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	4'-0"
6"	1'-6"	4'-0"
8"	1'-8"	4'-0"
12"	2'-0"	4'-0"
18'	3'-0"	4'-0"
24'	3'-6"	4'-0"
30"	4'-0"	6'-0"
36'	5'-0"	6'-0"
42'	6'-0"	8'-0"
48"	6'-0"	8'-0"
54"	8'-0"	8'-0"
60"	8'-0"	8'-0"
66"	8'-0"	10'-0"
72"	10'-0"	12'-0"



HC DETAIL 2

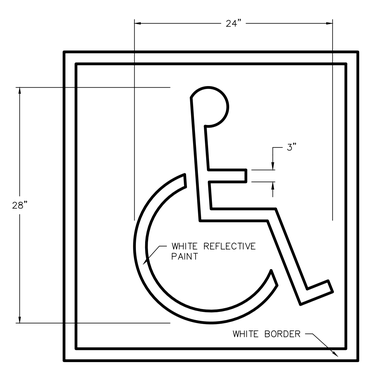
SCALE 1"=10'



NOTE:
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

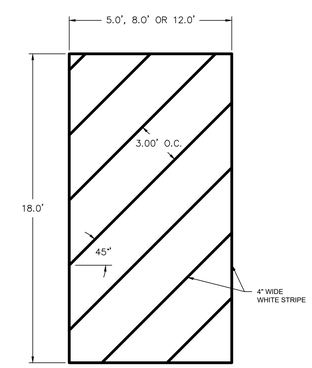
ACCESSIBLE PARKING SIGN

NOT TO SCALE



ACCESSIBLE PARKING STALL PAVEMENT SYMBOL

NOT TO SCALE



ACCESSIBLE AISLE STRIPING

NOT TO SCALE

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LEGEND

SYMBOL	ACRONYM	DESCRIPTION
	RCP W/FES	REINFORCED CONCRETE PIPE OR N-12 W/FLARED END SECTION(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
		STANDARD PEDESTRIAN RAMP PER SD-2-40 & M-608-1 (SH 6 OF 6)
		RIGHT-OF-WAY
		ANODE (COTHODIC PROTECTION)
	TS	TEST STATION
	G	GAS MAIN
	UE	ELECTRIC (UNDERGROUND)
	SL	SITE LIGHTING
	HB	HAY BALE DAM
	SF	SILT FENCE
	EXIST	EXISTING FEATURES
123		LOT NUMBERS
		CROSS PAN PER SD-2-26
	PI	POINT OF INTERSECTION
	BT	BEGINNING OF TRANSITION
	ET	END OF TRANSITION
		EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
	VTC	VEHICLE TRAFFIC CONTROL PAD
	CWA	CONCRETE WASHOUT AREA
	IP	INLET PROTECTION

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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

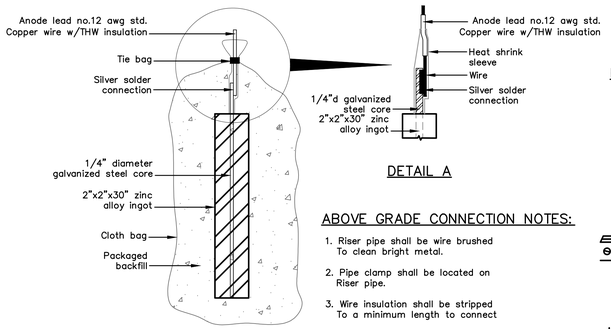
DETAIL SHEET

C1.2

Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 6, 2024



DETAIL A

ZINC ANODE

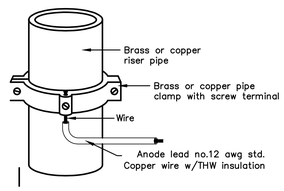
ABOVE GRADE CONNECTION NOTES:

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.

PACKAGED BACKFILL COMPOSTION:

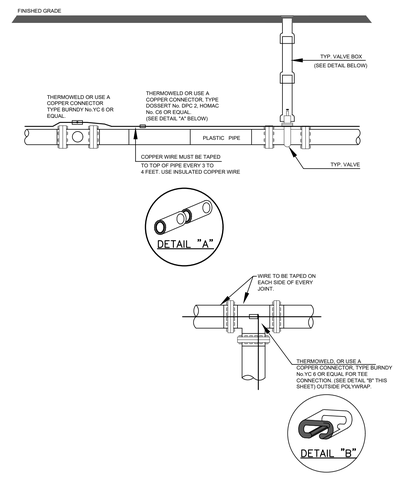
75% gypsum
20% bentonite
5% sodium sulfate

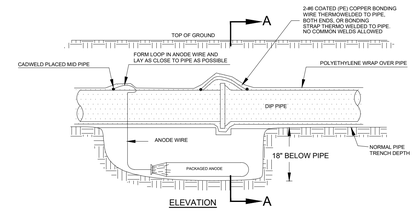
Ingot weight: 30 lbs.
Pkgd. Weight: 70 lbs. Approx.



ANODE LEAD ABOVE GRADE CONNECTION

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





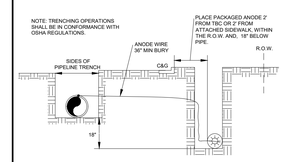
ELEVATION

Anode Design

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

Pipe Size Inches	Actual OD Inches	Anode Spacing Feet	Anode (see note 2)
4	4.8	763	17 lb
6	6.9	531	17 lb
8	9.05	405	17 lb
12	13.20	277	17 lb
16	16	210	32 lb
20	20	169	32 lb
24	24	142	48 lb
30	30	114	48 lb
36	36	95.7	48 lb
42	42	82.4	48 lb
48	48	72.1	48 lb
54	54	64.2	48 lb

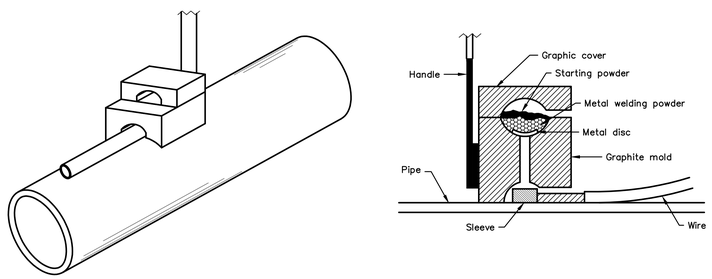
The distance from the point of the begining to the first anode shall not exceed one half the recommended spacing.



SECTION A-A

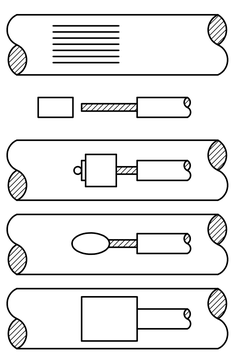
NOTES

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.



NOTE

1. Contractor is reponsible for continuity of all tracer wire.
2. Tracer wire is required on all pipes per MSMD specifications (PVC and HDPE).



STEP 1. File structure connection area (3 in x 3 in) to bare shiny metal and clean.

STEP 2. Strip insulation from wire. Attach sleeve where requried by manufacturer.

STEP 3. Hold mold firmly with opening away from operator and ignite with flint gun.

STEP 4. Remove slag from connection and peen weld for soundness.

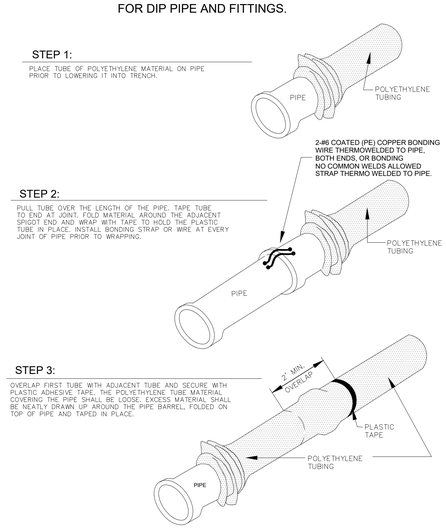
STEP 5. Cover connection and exposed structure surface with a bituminous coating compound. Place plastic shelld cap firmly over connection.

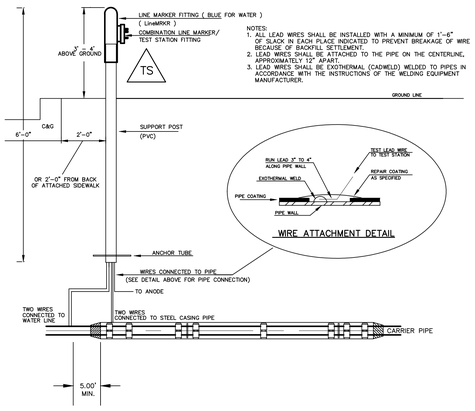
NOTES:

1. All wire welds shall be minimum 3 inches apart.
2. Standard weld cartridges shall be used for steel surfaces.

EXOTHERMIC WELD PROCESS

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.





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.

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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

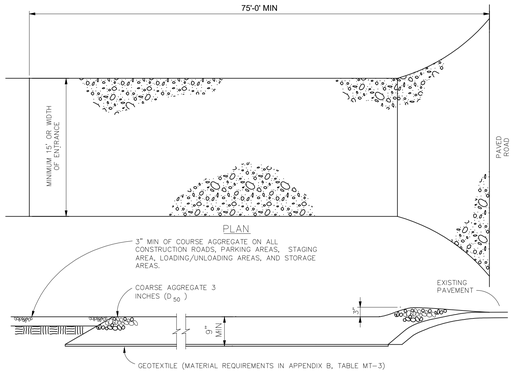
DETAIL SHEET

C1.3

Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 8, 2024



SECTION

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

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 OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

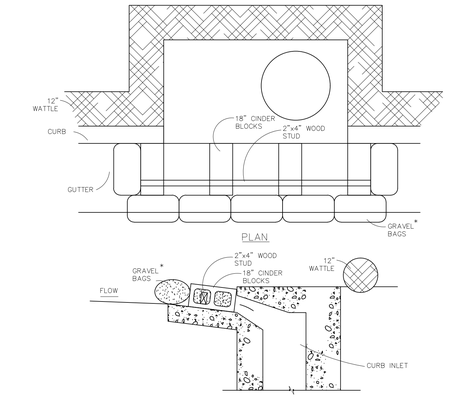
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



SECTION

MODIFIED BLOCK AND GRAVEL BAG CURB INLET PROTECTION *

NTS

BLOCK AND GRAVEL BAG* CURB INLET PROTECTION NOTES

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.

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 ARE NO GAPS.

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 GRAVEL ONLY) OR GEOTEXTILE.

* 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.

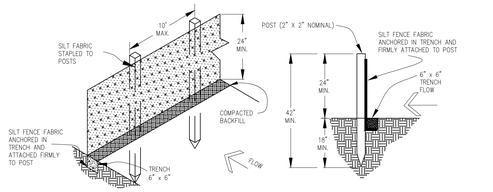
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.



SILT FENCE

NTS

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 GEOTEXTILE 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.

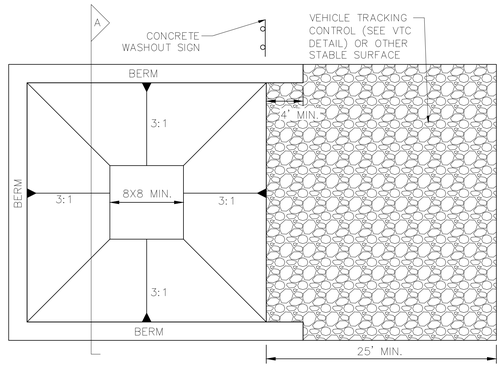
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES 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.

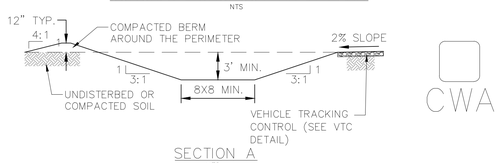
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



CONCRETE WASHOUT AREA PLAN

NTS



SECTION A

NTS

CWA

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 LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASABLE, 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.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. 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.
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 CWA.
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 TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs 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 NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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'.
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 APPROVED, IN WRITING.

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.

4. 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.

5. 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.

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

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 CLOSURE.

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 MEASURE(S).

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 THE SITE.

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 FACILITIES.

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 (104I, 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.

27. 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. unresolved - update

28. 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.

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 CONTACT:

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

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	

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
- PAVING
- 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 SEDIMENTS.

OTHER CONTROLS

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

INSPECTION AND MAINTENANCE

A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION:
* EROSION OF V-NOTCH SWALES, CHANNELS AND SIDE SLOPES SHALL BE REPAIRED.
* WHEN THE CHECK DAMS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, CHANNEL GRADE REESTABLISHED, AND SIDE SLOPES RE-SEEDED IF NECESSARY. ANY CHECK DAMS THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.
* SILT FENCES SHALL BE CLEANED WHENEVER SEDIMENT HAS REACHED A DEPTH OF 6" AT THE FENCE, AND BROKEN WOODEN PARTS OR TORN FABRIC SHALL BE REPAIRED OR REPLACED.
* ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS.
* IF THE VEHICLE TRACKING CONTROL PAD BECOMES INADEQUATE IN PREVENTING TRACK-OUT, THE ROCKS WITHIN THE PAD SHALL BE TURNED TO RE-FRESHEN THE PAD.
AN INSPECTION AND MAINTENANCE LOG SHALL BE MAINTAINED BY THE SWMP ADMINISTRATOR, AS DESCRIBED IN THE STORMWATER MANAGEMENT PLAN.

REVEGETATION AND SEEDING

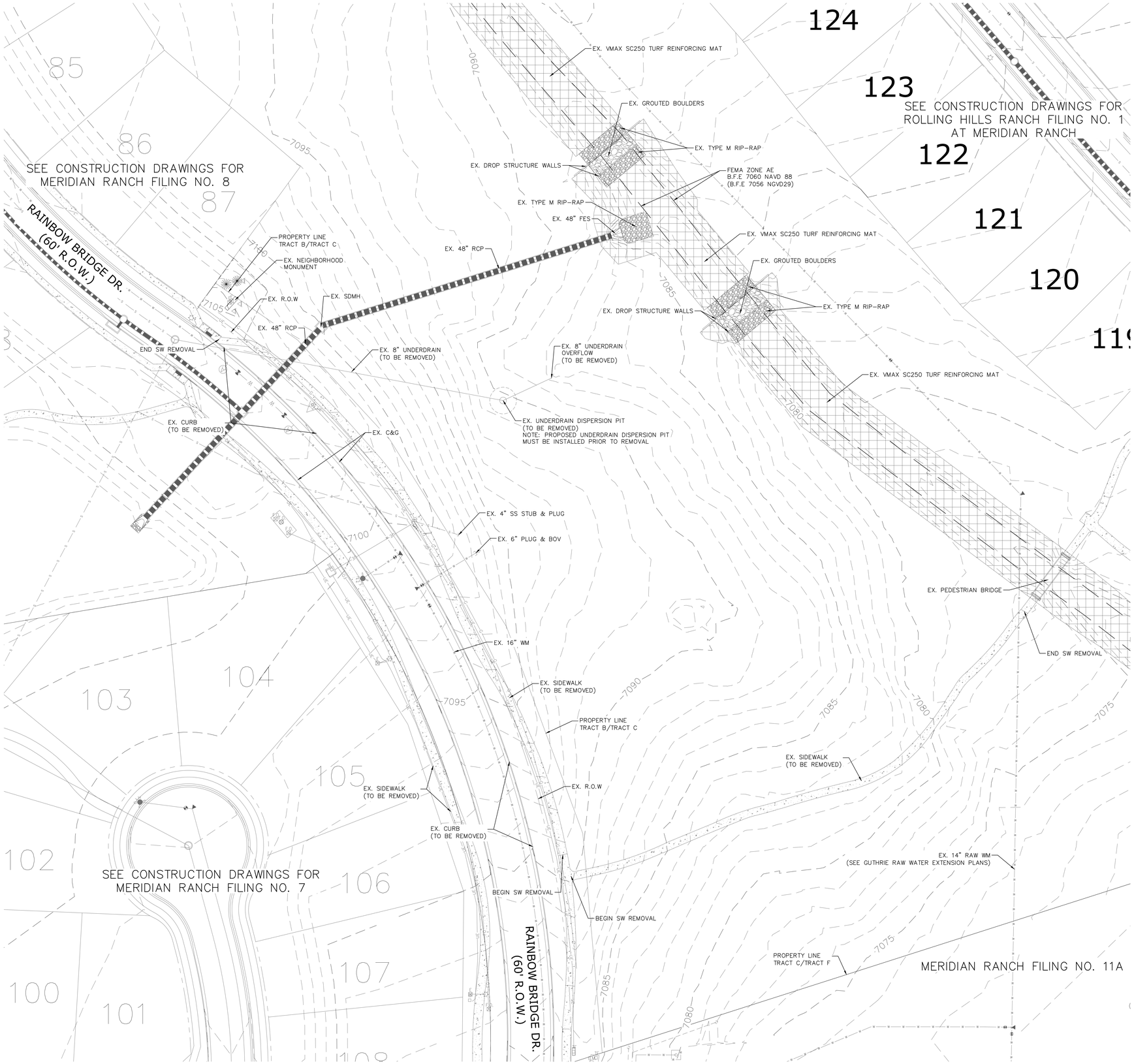
ALL DISTURBED AREAS SHALL BE SEEDED WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION SHALL NOT RECEIVE ANY SEEDING. SEEDING SHOULD BE ACCOMPLISHED USING AN APPROPRIATE GRASS DRILL, BY BROADCASTING OR BY HYDROMULCHING. IF SEEDING BY THE BROADCAST METHOD IS SELECTED THE APPLICATION RATE SHOULD BE DOUBLED. IF HYDROMULCHING IS SELECTED TWO OPERATIONS SHOULD BE CONSIDERED, APPLYING THE SEED FIRST AND THE MULCH IN A SECOND OPERATION. UPON COMPLETION OF THE SEEDING OPERATION THE SITE SHOULD BE COVERED WITH WEED FREE MULCH AT A RATE OF 4,000 LBS. PER ACRE. MULCH SHALL BE INSTALLED PER DCM VOLUME 2, FIGURE MU-1, FOUND ON PAGE 3-30.

RECOMMENDED EL PASO COUNTY GRASS SEED MIX
GRASS MIX FOR QUICK REVEGETATION - ALL SITES:

GRASS:	VARIETY	PLS LBS PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0
PERENNIAL RYE	LINN	2.0
WESTERN WHEATGRASS	BARTON	3.0
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0
SIDEOATS GRAMA	EL RENO	2.5
TOTAL: 16.5		

NOTES:

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 SUCH TIME THE PERMIT IS CLOSED.
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 P



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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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)

LKA PARTNERS INCORPORATED
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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

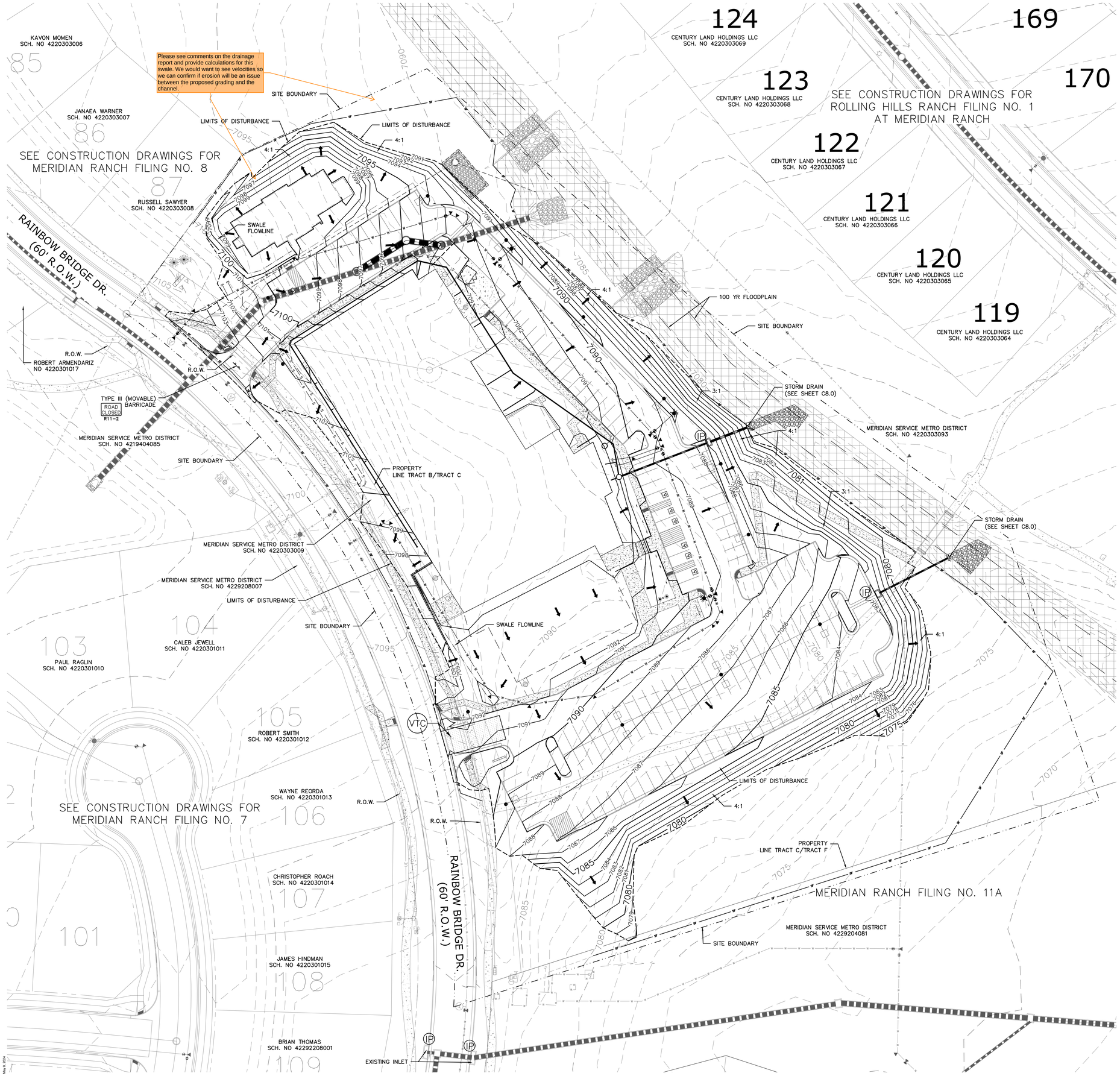
EXISTING CONDITIONS

C2.0

Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 8, 2024



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 SHEET C1.4
		LIMITS OF GRADING
	7150	EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')
		100 YEAR FLOODPLAIN
		SITE BOUNDARY
		STORMWATER FLOW ARROW

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 AND CONTROL MEASURE PHASING..

EARTHWORK QUANTITIES

NET YARDS	BALANCE	
TOTAL STRIPPINGS	4.34 AC.	2,334 CY
	CUT	FILL
NET YARDS	1,430 CY	18,538 CY

REQUIRED IMPORTED FILL = 17,108 CY

20% COMPACTION FACTOR

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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Area Key Plan

EROSION CONTROL

C3.0

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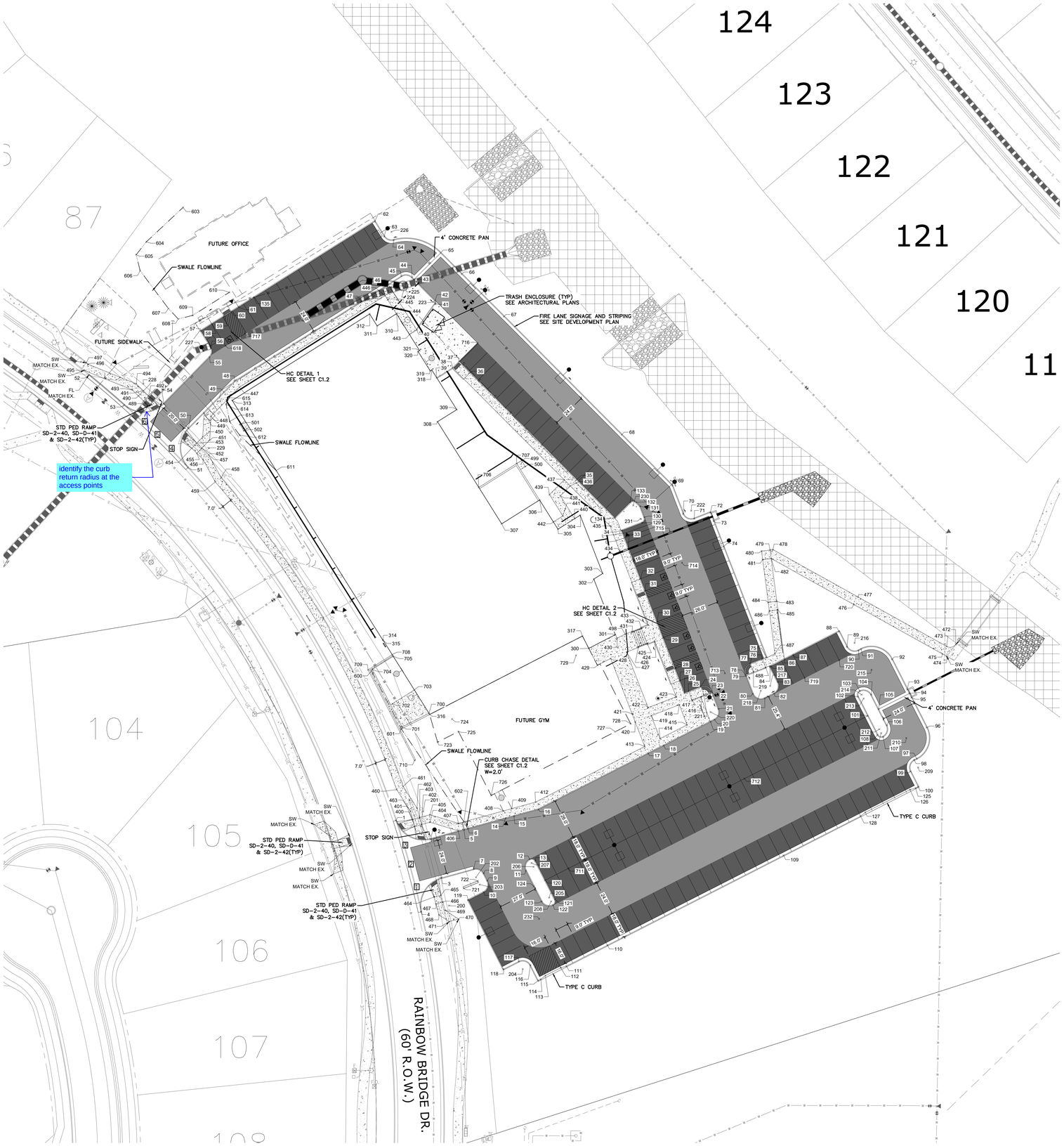
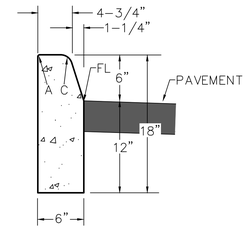
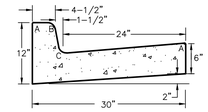
PPR-246

May 9, 2024

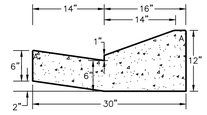




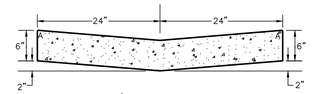
TYPE 2 CURB
NOT TO SCALE



TYPE A CURB
NOT TO SCALE



EPC OPTIONAL TYPE C CURB*
NOT TO SCALE



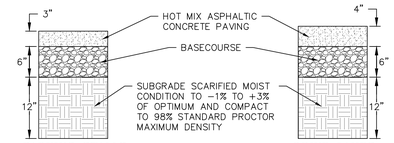
4' CROSS PAN
NOT TO SCALE

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

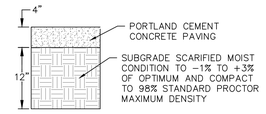
* ALL TYPE C CURB IDENTIFIED IN THIS PLAN TO BE EPC OPTIONAL TYPE C CURB

INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

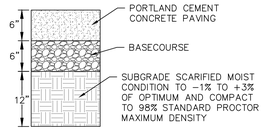
1 = 7090.73
2 = 7091.26
3 = 7091.79
4 = 7102.13
5 = 7102.38
6 = 7102.61



ASPHALTIC PAVEMENT SECTIONS
NOT TO SCALE



CONCRETE SIDEWALK SECTION
NOT TO SCALE



CONCRETE DRIVE SECTION
NOT TO SCALE

PAVEMENT LEGEND

- FL / BOC / EOG — TYPE C CURB AND GUTTER (55 LF)
- FL / BOC / EOG — TYPE A CURB AND GUTTER CARRY GUTTER (1,198 LF)
- FL / BOC — TYPE 2 CURB (1,093 LF)
- 3" ASPHALTIC CONCRETE PAVING (2,767 SY)
- 4" ASPHALTIC CONCRETE PAVING (3,714 SY)
- 6" PORTLAND CEMENT CONCRETE PAVING (140 SY)
- 4" PORTLAND CEMENT CONCRETE PAVING (1,152 SY)

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 TELESPAR POST. SIGNS ATTAHCED 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.

N

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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)

LKA PARTNERS INCORPORATED
A Professional Corporation for Architecture and Planning
430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

TECH CONTRACTORS
11910 TOURNAMENT PARK, SUITE 150
FALCON, CO 80831
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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

HORIZONTAL CONTROL
& PAVING

C4.0

Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 6, 2024

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
1	17259.12	12155.27	FL
2	17246.08	12179.57	FL
3	17219.08	12186.99	FL
4	17195.45	12172.76	FL
5	17252.42	12202.65	FL
6	17253.21	12205.54	FL
7	17225.26	12209.47	FL
8	17222.19	12216.40	FL
9	17217.13	12218.99	FL
10	17209.06	12216.36	FL
11	17224.05	12245.77	FL
12	17232.12	12248.39	FL
13	17230.80	12252.42	FL
14	17260.36	12231.55	FL
15	17261.98	12237.46	FL
16	17266.68	12254.54	FL
17	17305.65	12331.02	FL
18	17311.13	12341.76	FL
19	17327.77	12374.40	FL
20	17329.16	12377.14	FL
21	17336.67	12380.01	FL
22	17347.95	12375.65	FL
23	17348.88	12375.29	FL
24	17352.31	12367.52	FL
25	17349.06	12359.13	FL
26	17347.98	12356.33	FL
27	17356.37	12353.08	FL
28	17364.76	12349.84	FL
29	17386.21	12341.53	FL
30	17397.40	12337.20	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
31	17418.85	12328.90	FL
32	17427.25	12325.65	FL
33	17449.17	12317.16	FL
34	17460.82	12312.65	FL
35	17496.48	12281.33	FL
36	17570.95	12207.12	FL
37	17578.75	12199.36	FL
38	17574.16	12194.75	FL
39	17567.20	12183.69	FL
40	17600.57	12169.79	FL
41	17619.12	12182.79	FL
42	17621.04	12182.62	FL
43	17635.73	12167.99	FL
44	17637.19	12166.53	FL
45	17638.03	12159.09	FL
46	17632.24	12149.88	FL
47	17620.50	12131.21	FL
48	17564.92	12042.82	FL
49	17557.34	12035.38	FL
50	17532.26	12010.78	FL
51	17504.65	12010.40	FL
52	17569.15	11941.38	FL
53	17548.16	11966.05	FL
54	17549.07	11993.65	FL
55	17581.58	12025.54	FL
56	17588.98	12026.34	FL
57	17599.86	12019.49	FL
58	17604.66	12027.11	FL
59	17609.98	12035.58	FL
60	17613.17	12040.65	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
61	17616.37	12045.73	FL
62	17675.99	12140.55	FL
63	17665.57	12147.09	FL
64	17662.97	12153.70	FL
65	17654.08	12186.41	FL
66	17639.39	12201.04	FL
67	17609.80	12230.53	FL
68	17527.54	12312.50	FL
69	17492.24	12347.67	FL
70	17472.52	12355.30	FL
71	17469.09	12363.06	FL
72	17473.42	12374.25	FL
73	17467.51	12376.54	FL
74	17449.63	12383.47	FL
75	17372.71	12413.25	FL
76	17371.62	12410.45	FL
77	17368.37	12402.05	FL
78	17360.61	12398.63	FL
79	17359.68	12398.99	FL
80	17347.21	12403.82	FL
81	17344.03	12412.14	FL
82	17347.34	12418.63	FL
83	17355.41	12421.25	FL
84	17366.10	12415.80	FL
85	17366.49	12416.57	FL
86	17371.28	12425.96	FL
87	17374.27	12431.84	FL
88	17390.62	12463.92	FL
89	17379.93	12469.36	FL
90	17377.31	12477.43	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
91	17378.21	12479.22	FL
92	17371.22	12500.74	FL
93	17350.28	12511.41	FL
94	17347.46	12512.85	FL
95	17344.63	12514.29	FL
96	17323.69	12524.96	FL
97	17302.17	12517.97	FL
98	17301.26	12516.19	FL
99	17293.19	12513.57	FL
100	17282.50	12519.02	FL
101	17331.87	12483.76	FL
102	17345.23	12476.94	FL
103	17349.27	12478.26	FL
104	17346.65	12486.33	FL
105	17336.56	12491.47	FL
106	17325.26	12497.22	FL
107	17317.19	12494.60	FL
108	17318.50	12490.57	FL
109	17234.72	12425.27	FL
110	17172.23	12302.67	FL
111	17157.63	12274.00	FL
112	17156.55	12270.06	FL
113	17151.10	12259.37	FL
114	17148.54	12256.19	FL
115	17147.64	12254.40	FL
116	17158.33	12248.95	FL
117	17160.95	12240.88	FL
118	17155.50	12230.19	FL
119	17203.61	12205.67	FL
120	17217.44	12259.23	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
121	17204.08	12266.04	FL
122	17200.04	12264.73	FL
123	17202.66	12256.66	FL
124	17213.35	12251.21	FL
125	17281.59	12517.24	FL
126	17280.51	12513.30	FL
127	17264.62	12482.11	FL
128	17262.06	12478.93	FL
129	17466.23	12326.64	FL
130	17470.11	12328.35	FL
131	17477.76	12325.39	FL
132	17480.50	12322.66	FL
133	17480.51	12318.42	FL
134	17469.92	12307.79	FL
135	17623.12	12056.47	FL
200	17199.79	12192.28	FL 20' RADIUS
201	17265.36	12174.27	FL 20' RADIUS
202	17219.47	12211.06	FL 6' RADIUS
203	17214.41	12213.64	FL 6' RADIUS
204	17155.60	12243.61	FL 6' RADIUS
205	17205.39	12262.01	FL 6' RADIUS
206	17226.77	12251.11	FL 6' RADIUS
207	17229.44	12249.75	FL 3' RADIUS
208	17202.71	12263.37	FL 3' RADIUS
209	17295.91	12518.92	FL 6' RADIUS
210	17316.42	12510.71	FL 16' RADIUS
211	17319.87	12493.24	FL 6' RADIUS
212	17322.54	12491.88	FL 6' RADIUS
213	17343.92	12480.98	FL 6' RADIUS
214	17346.59	12479.62	FL 3' RADIUS

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
215	17363.96	12486.48	FL 16' RADIUS
216	17382.65	12474.71	FL 6' RADIUS
217	17352.68	12415.91	FL 6' RADIUS
218	17349.37	12409.41	FL 6' RADIUS
219	17362.78	12404.22	FL 6' RADIUS
220	17334.51	12374.42	FL 6' RADIUS
221	17346.72	12369.69	FL 6' RADIUS
222	17474.68	12360.90	FL 6' RADIUS
223	17619.98	12181.56	FL 1.5' RADIUS
224	17632.96	12162.28	FL 6' RADIUS
225	17630.08	12162.33	FL 34' RADIUS
226	17668.77	12152.17	FL 6' RADIUS
227	17585.78	12021.26	FL 6' RADIUS
228	17563.08	11979.37	FL 20' RADIUS
229	17518.26	12025.06	FL 20' RADIUS
230	17478.38	12320.54	FL 6' RADIUS
231	17469.03	12325.56	FL 6' RADIUS
232	17190.57	12254.97	20' PAVEMENT RADIUS
300	17378.86	12289.56	BUILDING CORNER
301	17388.36	12308.08	BUILDING CORNER
302	17427.06	12293.10	BUILDING CORNER
303	17430.95	12299.28	BUILDING CORNER
304	17471.52	12283.57	BUILDING CORNER
305	17461.80	12268.12	BUILDING CORNER
306	17482.11	12255.35	BUILDING CORNER
307	17465.54	12228.91	BUILDING CORNER
308	17536.62	12184.21	BUILDING CORNER
309	17545.05	12197.62	BUILDING CORNER
310	17611.77	12155.66	BUILDING CORNER
311	17603.32	12142.21	BUILDING CORNER

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
312	17611.64	12136.98	BUILDING CORNER
313	17551.43	12041.23	BUILDING CORNER
314	17384.55	12146.17	BUILDING CORNER
315	17384.63	12146.30	BUILDING CORNER
316	17332.86	12178.86	BUILDING CORNER
317	17387.41	12285.18	BUILDING CORNER
318	17572.65	12180.26	BUILDING CORNER
319	17571.97	12179.19	BUILDING CORNER
320	17585.52	12170.67	BUILDING CORNER
321	17586.19	12171.74	BUILDING CORNER
400	17254.91	12168.32	SW
401	17259.74	12167.00	SW
402	17256.24	12173.14	SW
403	17261.06	12171.82	SW
404	17257.83	12178.93	SW
405	17263.03	12178.99	SW
406	17251.86	12198.72	SW
407	17257.06	12198.78	SW
408	17265.66	12230.09	SW
409	17267.29	12236.00	SW
412	17271.83	12252.54	SW
413	17310.55	12328.52	SW
414	17316.03	12339.27	SW
415	17325.59	12358.03	SW
416	17344.88	12367.72	SW
417	17342.53	12361.66	SW
418	17339.57	12352.62	SW
419	17332.01	12333.08	SW
420	17327.67	12321.89	SW
421	17333.27	12319.72	SW

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
422	17337.60	12330.92	SW
423	17345.17	12350.45	SW
424	17383.87	12335.47	SW
425	17381.88	12330.34	SW
426	17379.48	12324.14	SW
427	17376.30	12315.93	SW
428	17371.81	12304.81	SW
429	17367.08	12295.60	SW
430	17385.91	12309.34	SW
431	17390.67	12319.81	SW
432	17393.07	12326.01	SW
433	17395.06	12331.14	SW
434	17446.83	12311.10	SW
435	17464.11	12304.40	SW
436	17491.89	12276.72	SW
437	17496.14	12272.49	SW
438	17485.02	12269.82	SW
439	17485.88	12262.19	SW
440	17469.15	12279.80	SW
441	17471.03	12271.53	SW
442	17466.88	12264.92	SW
443	17597.37	12164.72	SW
444	17614.97	12160.74	SW
445	17627.58	12152.80	SW
446	17624.39	12147.72	SW
447	17560.60	12046.29	SW
448	17540.47	12026.54	SW
449	17542.62	12021.64	SW
450	17526.00	12020.74	SW
451	17523.84	12025.63	SW

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
452	17518.21	12020.11	SW
453	17521.71	12016.54	SW
454	17518.14	12013.04	SW
455	17514.64	12016.61	SW
456	17510.44	12020.89	SW
457	17513.49	12024.93	SW
458	17497.61	12033.56	SW
459	17494.74	12029.43	SW
460	17280.56	12155.79	SW
461	17282.79	12160.30	SW
462	17267.58	12170.03	SW
463	17265.52	12165.41	SW
464	17205.74	12181.84	SW
465	17207.06	12186.66	SW
466	17202.24	12187.98	SW
467	17200.92	12183.16	SW
468	17193.29	12185.26	SW
469	17196.45	12189.57	SW
470	17190.40	12198.95	SW
471	17188.69	12192.39	SW
472	17381.57	12545.22	SW
473	17380.23	12538.81	SW
474	17373.30	12538.93	SW
475	17374.99	12535.89	SW
476	17409.34	12474.18	SW
477	17414.58	12477.10	SW
478	17447.57	12417.83	SW
479	17447.31	12415.86	SW
480	17446.54	12409.91	SW
481	17440.59	12410.69	SW

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
482	17441.37	12416.64	SW
483	17411.62	12420.53	SW
484	17410.84	12414.58	SW
485	17405.67	12421.30	SW
486	17404.89	12415.35	SW
487	17375.14	12419.24	SW
488	17365.56	12412.79	SW
489	17551.06	11979.49	SW
490	17554.56	11975.92	SW
491	17558.13	11979.42	SW
492	17554.63	11982.99	SW
493	17558.76	11971.64	SW
494	17563.02	11974.43	SW
495	17572.34	11938.21	SW
496	17576.68	11940.81	SW
497	17577.60	11939.63	SW
498	17388.78	12314.91	SW
499	17509.63	12242.76	SW
500	17505.40	12245.42	SW
501	17534.68	12046.57	SW
502	17530.31	12049.32	SW
600	17363.24	12138.29	SWALE CL
601	17322.72	12159.09	SWALE CL
602	17258.17	12202.63	SWALE CL
603	17685.75	12007.03	SWALE CL
604	17661.90	11981.56	SWALE CL
605	17652.88	11974.38	SWALE CL
606	17641.75	11977.13	SWALE CL
607	17615.43	11996.80	SWALE CL
608	17608.08	12003.71	SWALE CL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
609	17610.65	12013.79	SWALE CL
610	17626.67	12039.25	SWALE CL
611	17502.55	12071.97	SWALE CL
612	17527.29	12046.46	SWALE CL
613	17536.73	12039.50	SWALE CL
614	17548.77	12037.00	SWALE CL
615	17553.40	12039.22	SWALE CL
618	17589.42	12036.69	FG PAVEMENT
700	17333.71	12178.32	PATIO
701	17324.06	12159.52	PATIO/TURF PERIMETER
702	17340.20	12152.96	PATIO/TURF PERIMETER
703	17349.93	12168.13	PATIO/TURF PERIMETER
704	17364.21	12138.92	TURF PERIMETER
705	17373.33	12153.41	TURF PERIMETER
706	17490.90	12212.97	TURF PERIMETER
707	17507.50	12239.38	TURF PERIMETER
708	17374.46	12152.70	RETAINING WALL
709	17363.89	12135.90	RETAINING WALL
710	17300.81	12168.26	RETAINING WALL
711	17225.69	12275.42	FG PAVEMENT
712	17288.18	12398.03	FG PAVEMENT
713	17361.51	12384.34	FG PAVEMENT
714	17438.44	12354.56	FG PAVEMENT
715	17460.36	12346.07	FG PAVEMENT
716	17591.45	12212.11	FG PAVEMENT
717	17597.93	12050.24	FG PAVEMENT
719	17358.23	12440.01	FG PAVEMENT
720	17370.49	12464.07	FG PAVEMENT
721	17211.76	12202.49	SIGN
722	17216.92	12212.28	SIGN

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
723	17313.55	12184.32	FG TEMP
724	17329.61	12194.38	FG TEMP
725	17320.98	12198.80	FG TEMP
726	17276.49	12221.63	FG TEMP
727	17320.80	12307.97	FG TEMP
728	17326.33	12318.76	FG TEMP
729	17373.91	12280.72	FG TEMP

HORIZONTAL CONTROL KEY

SW = SIDEWALK

FL = FLOWLINE

FG = FINISHED GRADE

CL = CENTERLINE

TWO WORKING DAYS
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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:	

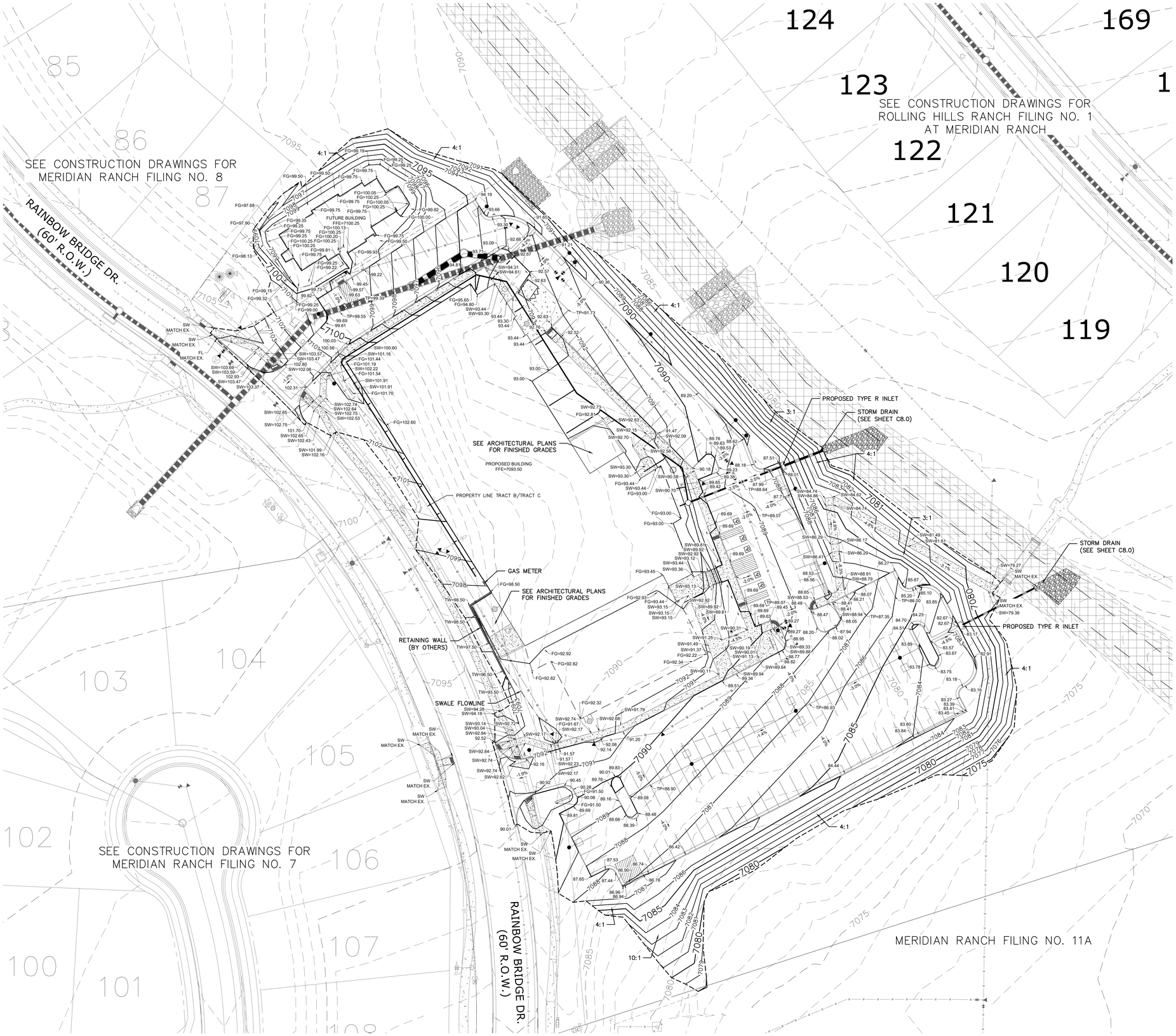
Area Key Plan

HORIZONTAL CONTROL TABLES

C4.1

Project No. 23.012
The LKA Partners Incorporated

PPR-246



LEGEND

SYMBOL	ACRONYM	DESCRIPTION
	RCP OR N12	REINFORCED CONCRETE PIPE OR N12 PIPE AS NOTED
		LIMITS OF GRADING
7150		EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')
		100 YEAR FLOODPLAIN

NOTES:

1. ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.
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. JANUARY 10, 2024.

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

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Area Key Plan

GRADING PLAN

C5.0

Project No. 23.012
The LKA Partners Incorporated

PPR-246

LEGEND

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

AREAS OF CUT

AREAS OF FILL

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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GRADING CUT-FILL

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Project No. 23.012
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May 8, 2024

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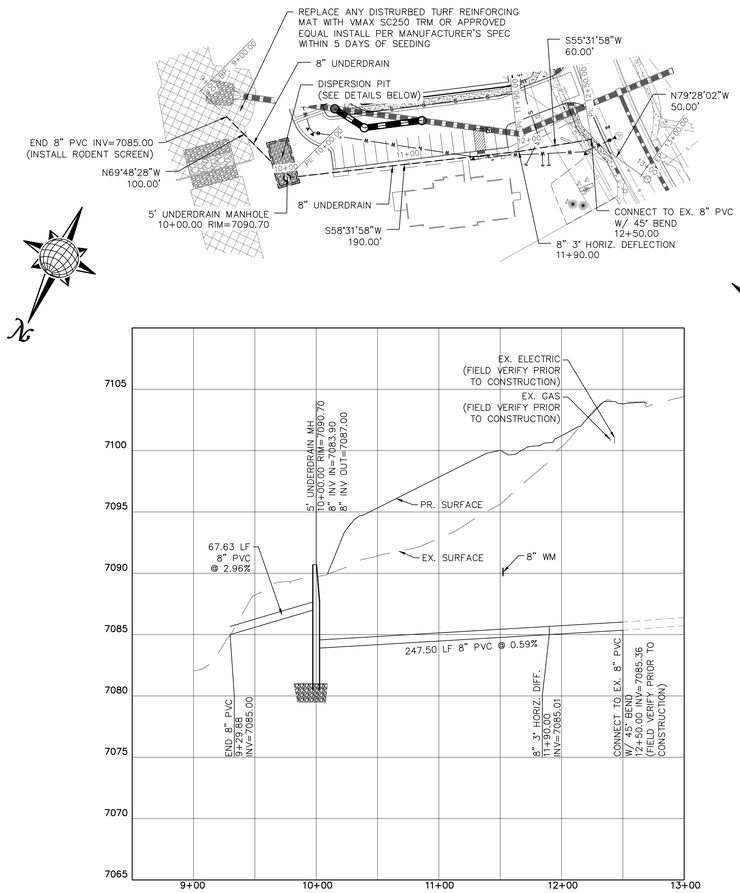
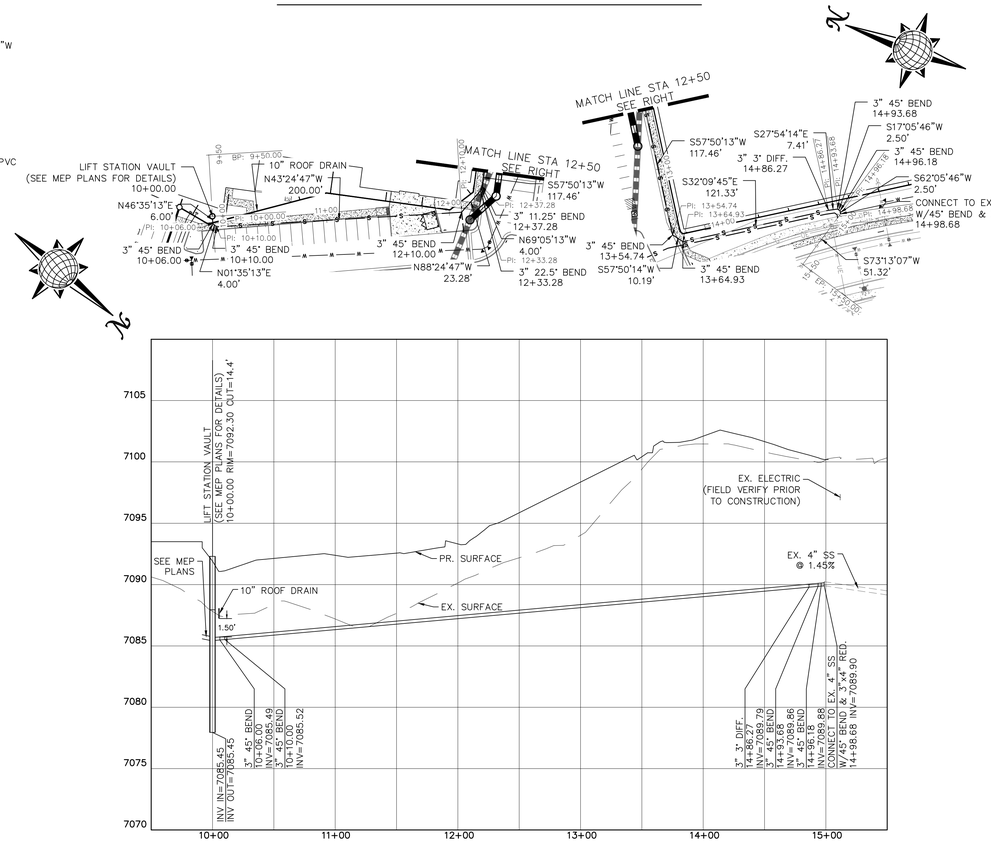
UNDERDRAIN PROFILE



SEWER PROFILE #1



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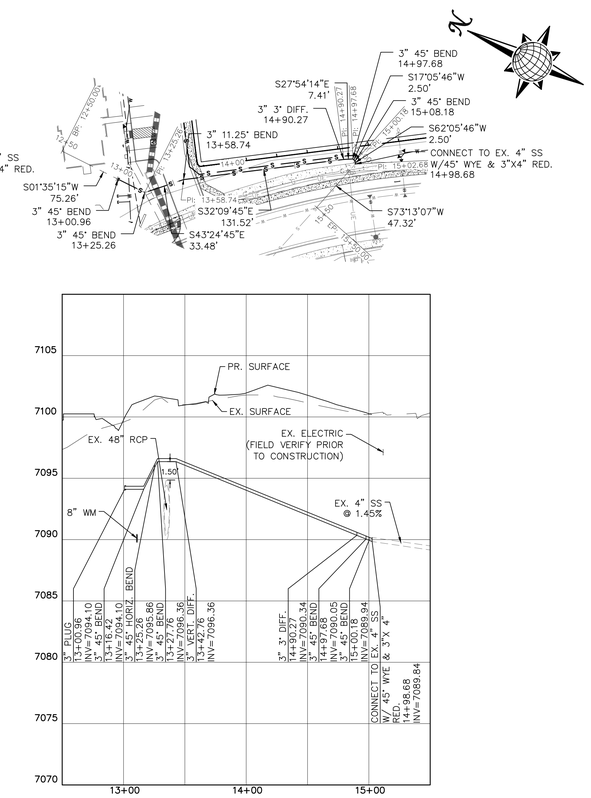
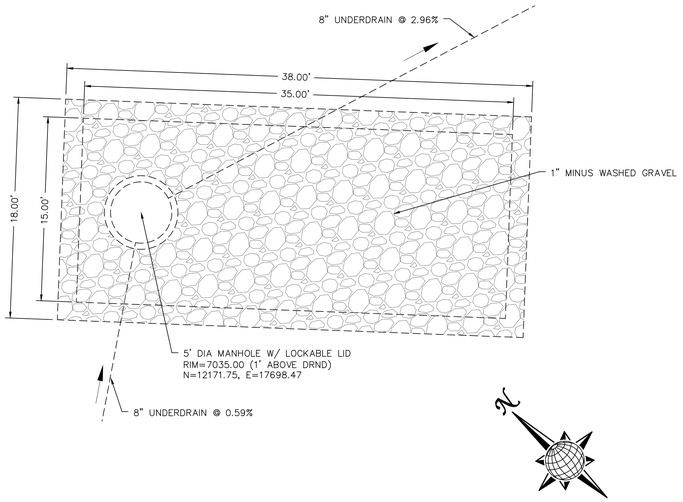
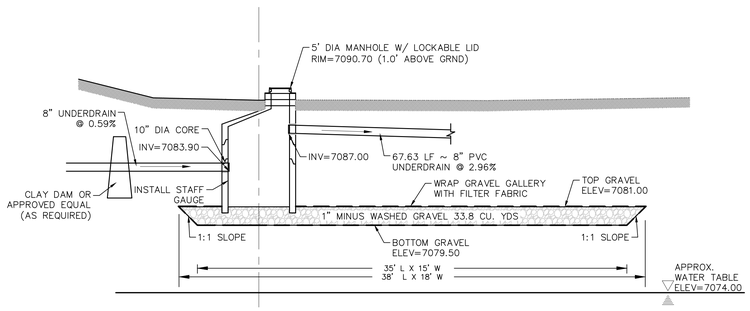


NOTES:

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.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
1 inch = 5 ft. VERTICAL

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El Paso County
Major Commercial Site Development Plan

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

Area Key Plan

SANITARY SEWER PLAN

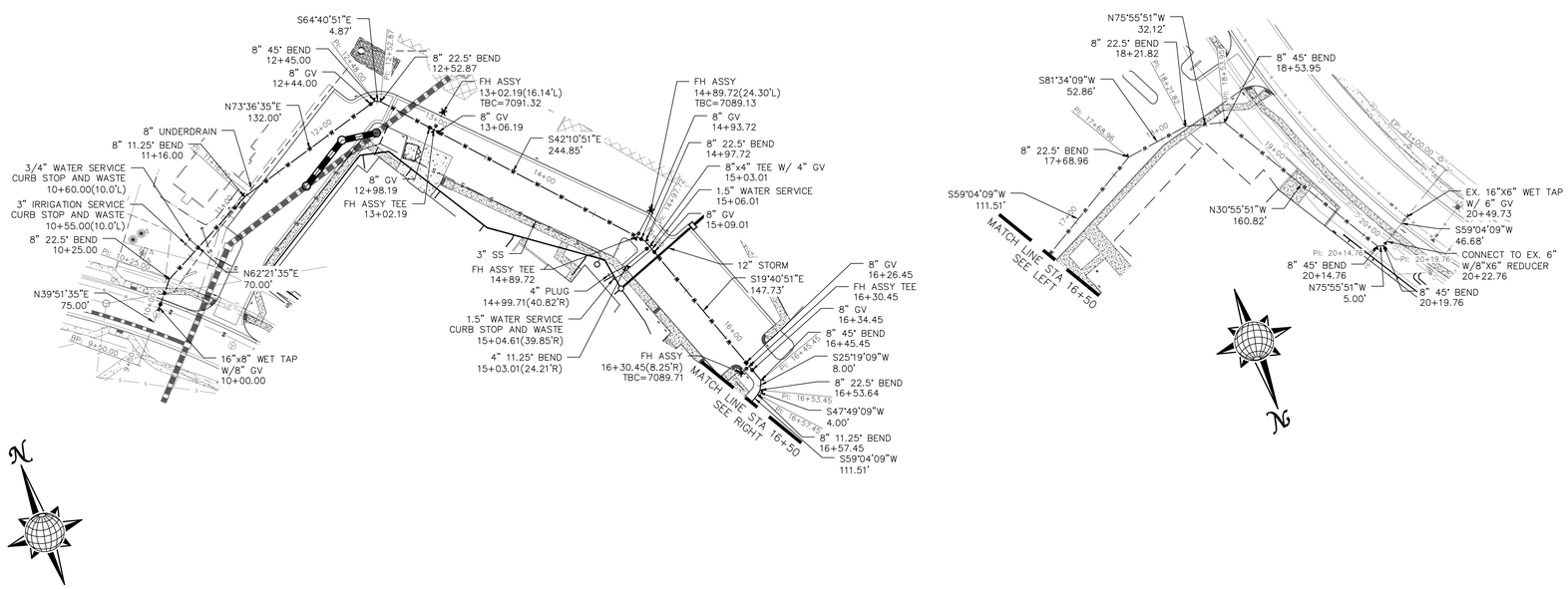
C6.0

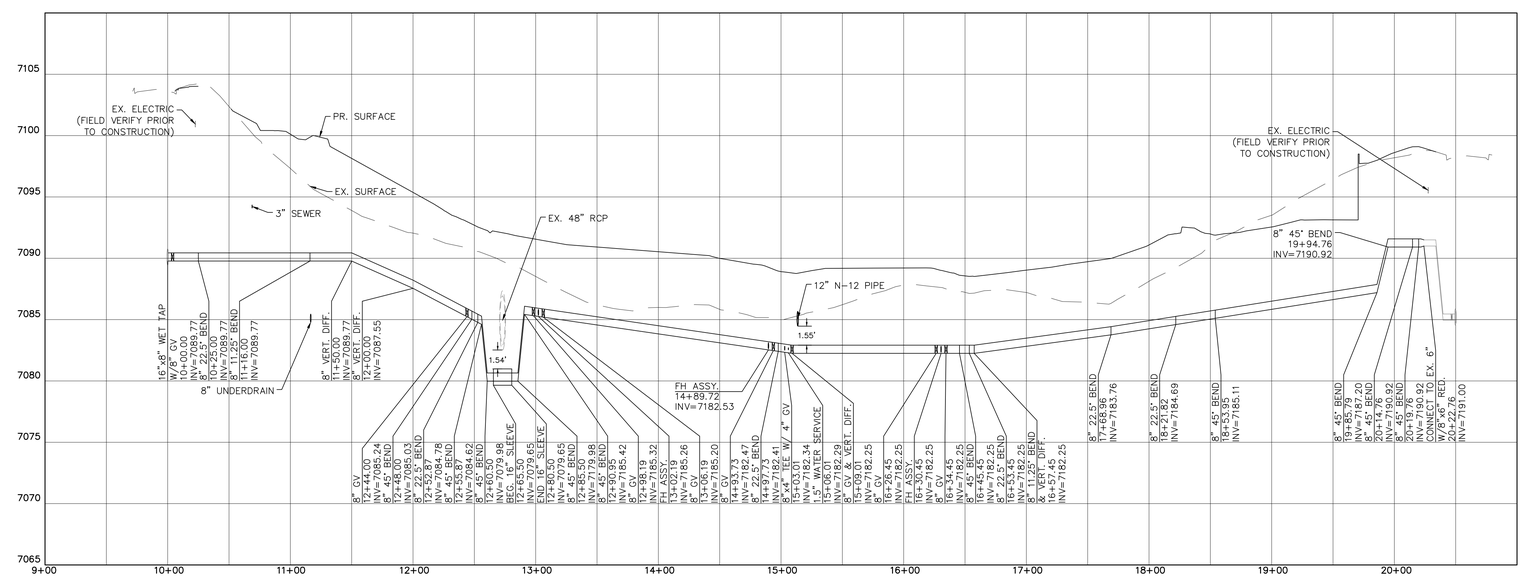
Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 8, 2024

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.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.
1 inch = 5 ft. VERTICAL

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Development Plan

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Area Key Plan

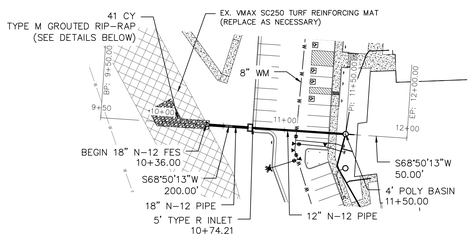
WATER PLAN

C7.0

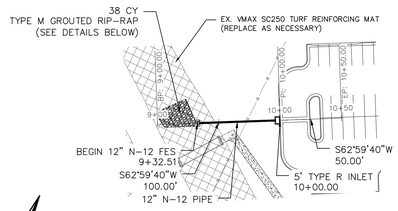
Project No. 23.012
The LKA Partners Incorporated

PPR-246

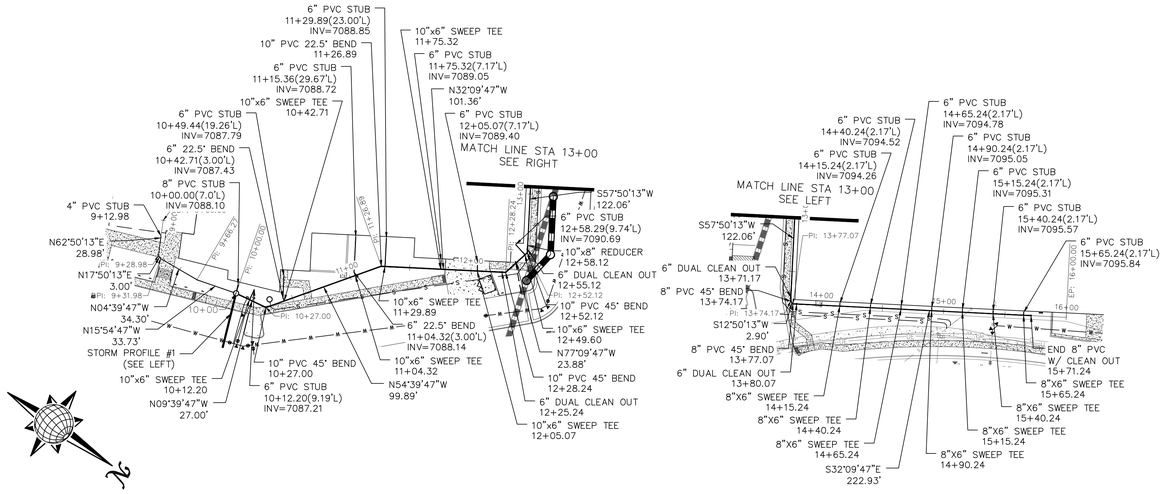
STORM PROFILE #1

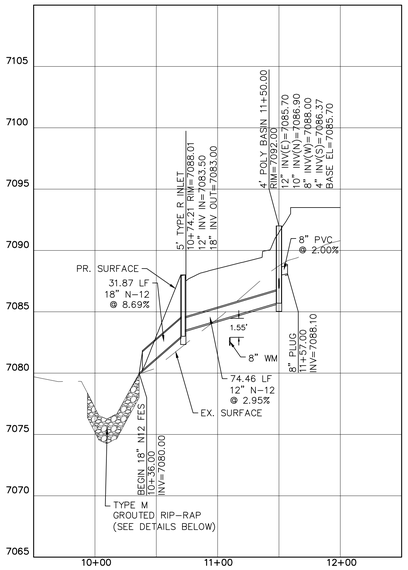


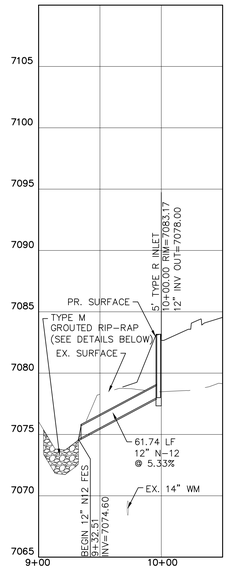
STORM PROFILE #2

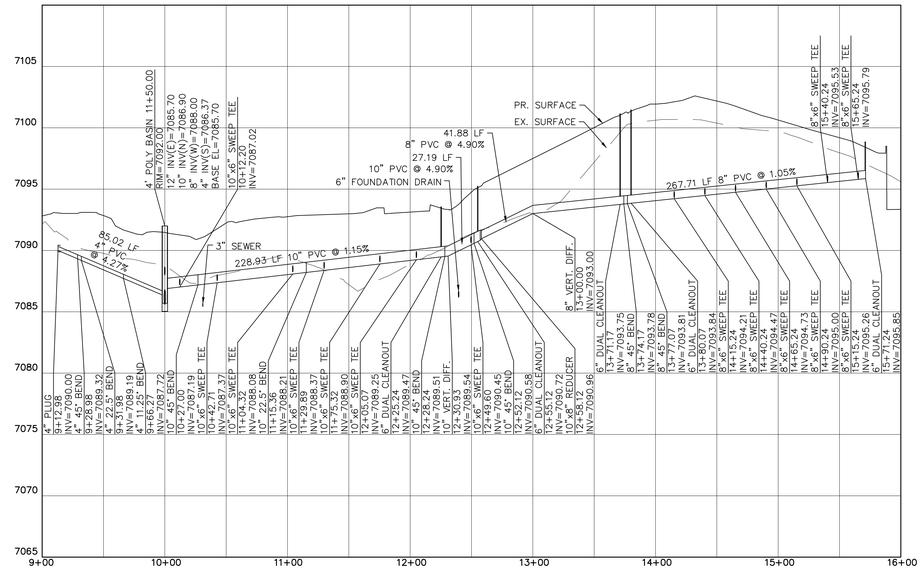


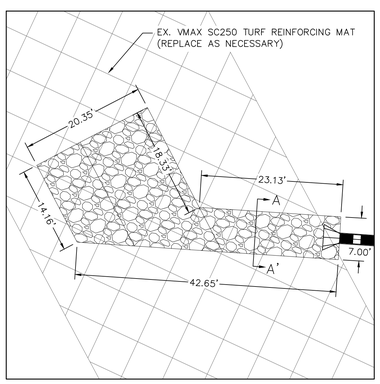
ROOF DRAIN PROFILE





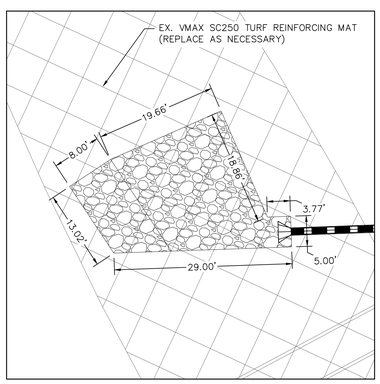






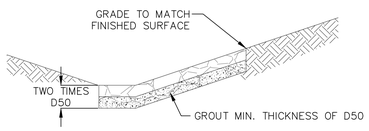
STORM #1 OUTLET DETAILS

SCALE 1"=10'



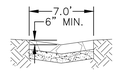
STORM #2 OUTLET DETAILS

SCALE 1"=10'



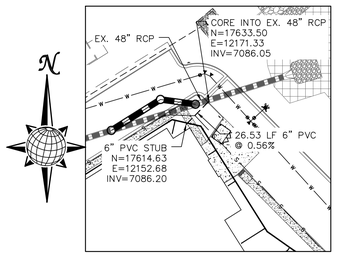
GROUTED RIP-RAP INSTALLATION DETAIL

NOT TO SCALE



RIP-RAP CROSS SECTION A-A'

NOT TO SCALE



FOUNDATION DRAIN STUB

SCALE 1"=50'

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

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1 inch = 5 ft. VERTICAL

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Area Key Plan

STORM SEWER PLAN

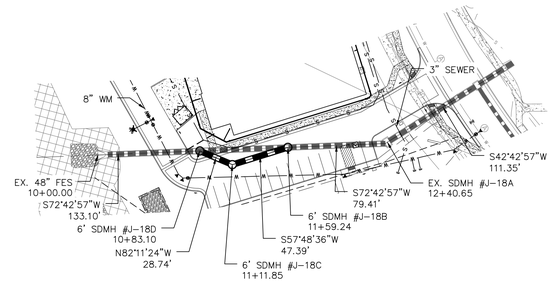
C8.0

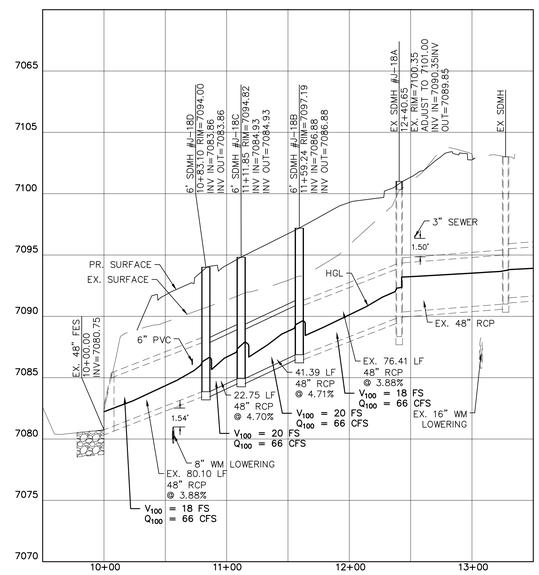
Project No. 23.012
The LKA Partners Incorporated

PPR-246

May 8, 2024

STORM PROFILE #3





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Area Key Plan

STORM SEWER PLAN

C8.1

Project No. 23.012
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