

UTILITY CONTACTS:

WATER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: KEVIN FACKERELL (719)–495–6567	GAS – BLACK HILLS ENERGY (719)–393–6625
SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: BRADEN MCGRODY (719)–495–6567	ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOC. (719)–495–2283
DRAINAGE – EL PASO COUNTY PCD/INSPECTIONS (719)–520–6300	GEOTECHNICAL ENGINEER – GROUND ENGINEERING CONSULTANTS, INC. (303)–5991–6944
DRAINAGE – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: TOM KERBY (719)–495–7444	FALCON FIRE PROTECTION DISTRICT (719) 495–4050

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGAL DESCRIPTION:

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

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 87 OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY:

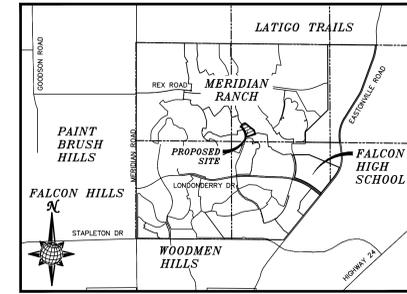
1. THENCE N36°06'38"E ON THE EASTERLY BOUNDARY OF SAID LOT 87 A DISTANCE OF 130.00 FEET;
2. THENCE N50°10'02"E A DISTANCE OF 126.73 FEET;
3. THENCE S46°22'12"E A DISTANCE OF 323.57 FEET;
4. THENCE S56°41'10"E A DISTANCE OF 122.78 FEET;
5. THENCE S53°00'09"E A DISTANCE OF 205.25 FEET;
6. THENCE S41°27'50"E A DISTANCE OF 98.21 FEET;
7. THENCE S56°12'36"W A DISTANCE OF 405.15 FEET TO A POINT ON THE BOUNDARY OF MERIDIAN RANCH FILING 11A, RECORDED WITH RECEPTION NO. 214733513;
8. THENCE S72°14'48"W ON SAID BOUNDARY A DISTANCE OF 130.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RAINBOW BRIDGE DRIVE AND A NON-TANGENT CURVE TO THE LEFT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A DELTA ANGLE OF 55°20'34", AN ARC LENGTH OF 656.82 FEET, WHOSE LONG CHORD BEARS N26°13'05"W A DISTANCE OF 631.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 5.443 ACRES, MORE OR LESS.

CIVIL DRAWINGS FOR MERIDIAN RANCH FIELD HOUSE IMPROVEMENT PLANS

PREPARED FOR MERIDIAN SERVICE METROPOLITAN DISTRICT

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



VICINITY MAP N.T.S.

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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

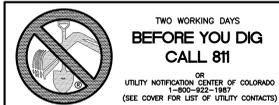
Drawn: _____ LCG
Checked: _____ JS
Issued: _____ 17 JUNE 2024
Revised: _____

Area Key Plan

CIVIL COVER SHEET

C1.0

Project No. 23.012
The LKA Partners Incorporated



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

BENCH MARK
1) MRRCT – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONDERRY DRIVE AND ANGELES ROAD. LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION – 7098.40'
2) MRMSI – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1.150 FEET NORTH OF LONDONDERRY DRIVE. LOCATED NEAR THE BACK OF SIDE WALK AT THE NW CORNER OF RAINBOW BRIDGE DRIVE AND THE NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE). ELEVATION – 7099.72'

DISTRICT ENGINEER:

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

WATER AND SANITARY SEWER APPROVALS:

JIM NIKKEL, GENERAL MANAGER DATE _____
MERIDIAN SERVICE METROPOLITAN DISTRICT

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

JIM NIKKEL, GENERAL MANAGER DATE _____
MERIDIAN SERVICE METROPOLITAN DISTRICT

DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

THOMAS A. KERBY, P.E. #31429

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT BEEN STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES ET THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

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:	17 JUNE 2024
Revised:	

Area Key Plan

GENERAL NOTES

C1.1

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 SUD 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.

GRADING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ALL 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, SOG, 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. THE 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 GROUDED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE 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 REGULATIONS.
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 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 ERODIVE 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 DAY 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. WASTE WATER FROM CLEANING 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.

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 OR REMOVAL 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 GRAFFITI-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.

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 WALLS 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 SHOWN 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. 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 3" 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 3/4" 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 3/4" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY 3/4" 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 CARBONITE 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 1/4" 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 1/2" 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 1/2" NST (NATIONAL STANDARD THREAD) SIZE NOZZLES. HYDRANT SHALL BE PAINTED WITH RUSTOLENE 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 BE MAINTAINED 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 TREATMENT 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.
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.

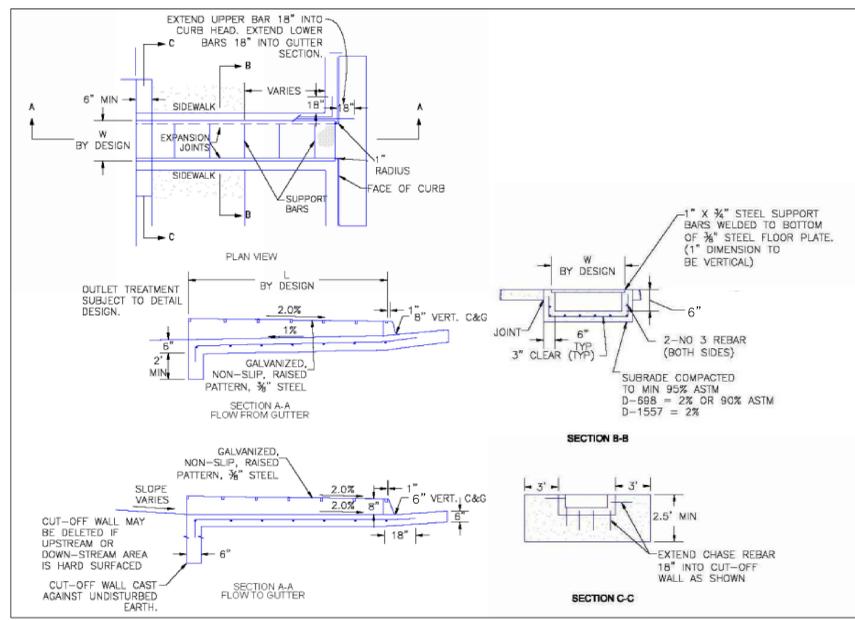
DEWATERING PERMITS:

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.

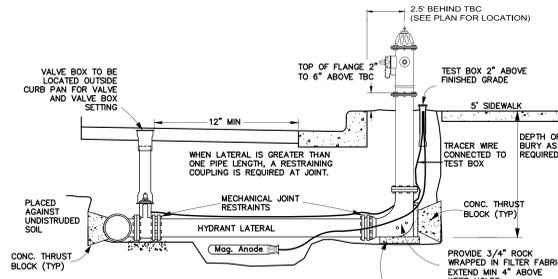
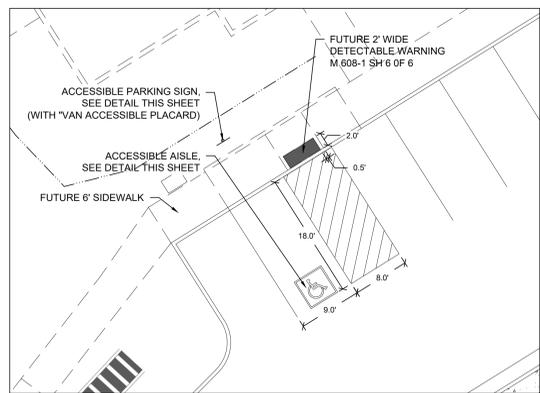
**METROPOLITAN DISTRICT GENERAL UTILITY NOTES
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
MSMD BOARD APPROVED: JANUARY 8, 2020**

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 & REPAIR AND THE 2010 EDITION AND THE WATER LINE 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 SPECIFIED IN 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 PRIOR TO 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 LINE LOCATION. SERVICE 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 MAIN 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 CARBONITE 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 CARBONITE 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. MANHOLE JOINT EXTERIORS SHALL BE WRAPPED WITH MINIMUM 12" WIDE CON-SEAL CS-212 APPLIED OVER APPROPRIATE MSMD APPROVED JOINT PRIMER. THE WHOLE EXTENT 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 BALLEDED/MANDRILL.
 - ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CSUS.



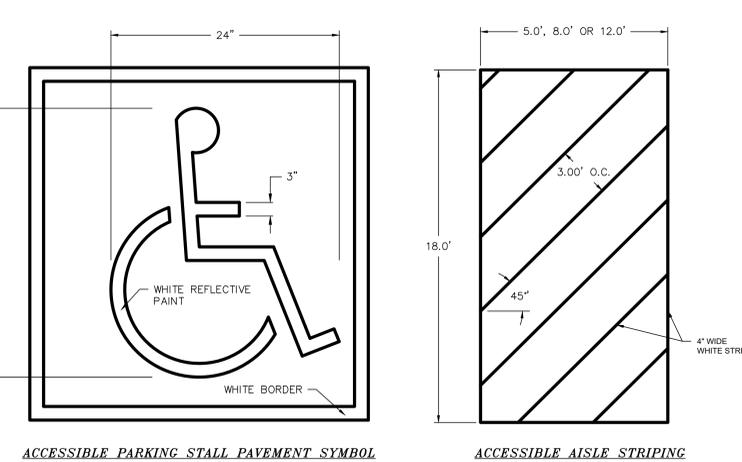
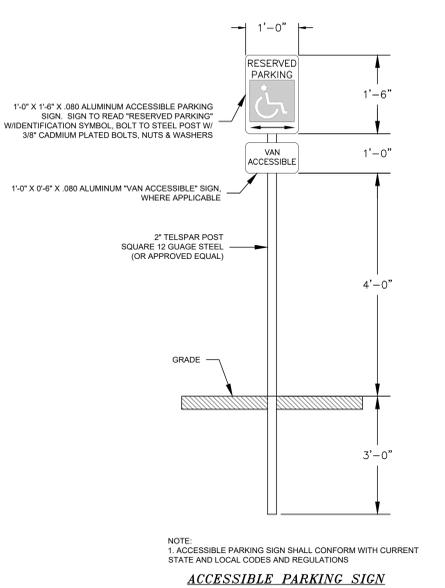
LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
[Symbol]	RCP W/FES	REINFORCED CONCRETE PIPE OR N-12 W/FLARED END SECTION(S) AS NOTED
[Symbol]	INLET	STORM SEWER INLET BOX
[Symbol]	SMH	STORM SEWER MANHOLE
[Symbol]	ST	STORM SEWER LINE
[Symbol]	RD	ROOF DRAIN LINE
[Symbol]	SS	SANITARY SEWER MAIN
[Symbol]	SSMH	SANITARY SEWER MANHOLE
[Symbol]	WM	WATER MAIN (ALL PIPES PVC, UNLESS OTHERWISE NOTED)
[Symbol]	GV	WATER GATE VALVE
[Symbol]	BV	WATER BUTTERFLY VALVE
[Symbol]	BOV	WATER BLOW-OFF VALVE
[Symbol]	HYD ASSY	FIRE HYDRANT ASSEMBLY
[Symbol]	TEE W/GV	WATER TEE W/ GATE VALVES
[Symbol]	ATT SW	ATTACHED SIDEWALK
[Symbol]		STANDARD PEDESTRIAN RAMP PER SD-2-40 & M-608-1 (SH 6 OF 6)
[Symbol]		RIGHT-OF-WAY ANODE (CATHODIC PROTECTION)
[Symbol]	TS	TEST STATION
[Symbol]	G	GAS MAIN
[Symbol]	UE	ELECTRIC (UNDERGROUND)
[Symbol]	SL	SITE LIGHTING
[Symbol]	HB	HAY BALE DAM
[Symbol]	SF	SILT FENCE
[Symbol]	EXIST	EXISTING FEATURES
[Symbol]		LOT NUMBERS
[Symbol]		CROSS PAN PER SD-2-26
[Symbol]	PI	POINT OF INTERSECTION
[Symbol]	BT	BEGINNING OF TRANSITION
[Symbol]	ET	END OF TRANSITION
[Symbol]		EXISTING CONTOUR (5')
[Symbol]		EXISTING CONTOUR (1')
[Symbol]	VTC	VEHICLE TRAFFIC CONTROL PAD
[Symbol]	CWA	CONCRETE WASHOUT AREA
[Symbol]	IP	INLET PROTECTION



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"

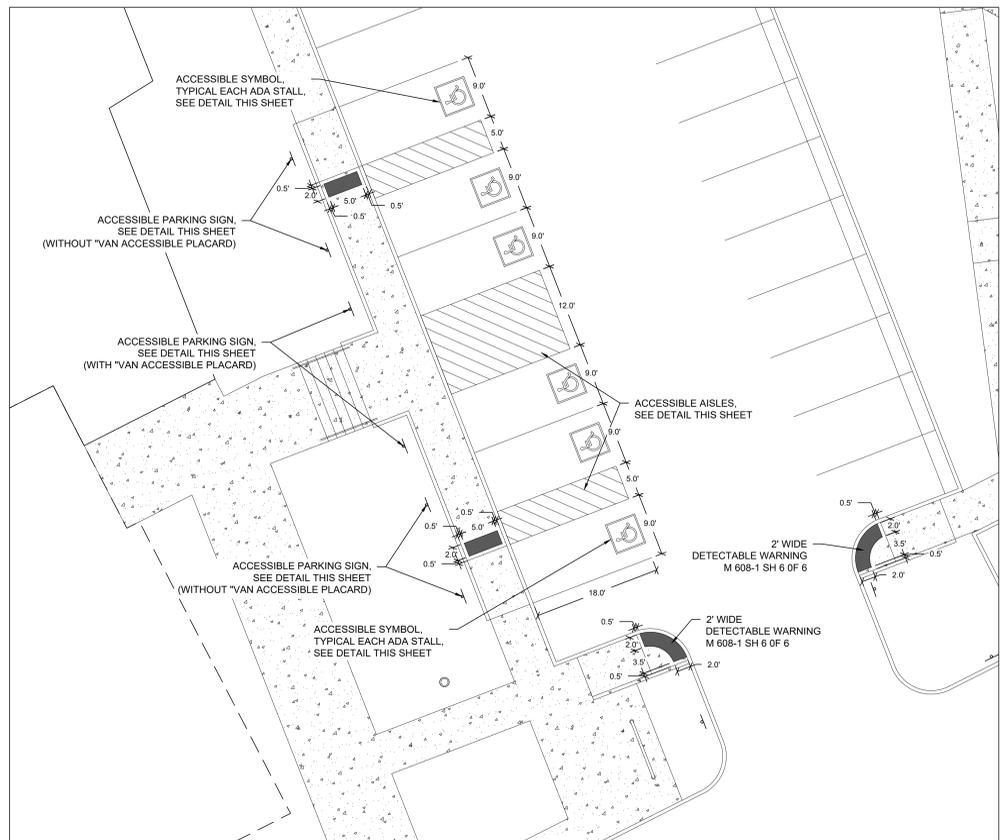
- NOTES:**
- FIRE HYDRANTS SHALL BE AWK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PLUMPER NOZZLE WITH A THREAD PATTERN OF 5-3/8"-6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NTS (NATIONAL STANDARD THREAD) SIDE NOZZLES.
 - HYDRANT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

FIRE HYDRANT ASSEMBLY
SCALE: N.T.S.



TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-482-1807
(SEE COVER FOR LIST OF UTILITY CONTACTS)



Area Key Plan



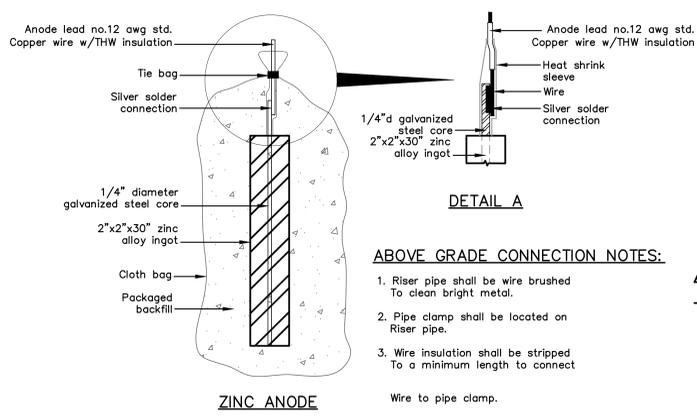
EI Paso County
 Major Commercial Site
 Development Plan
 Drawn: LCG
 Checked: JS
 Issued: 17 JUNE 2024
 Revised:

Area Key Plan

DETAIL SHEET

C1.3

Project No. 23.012
 The LKA Partners Incorporated

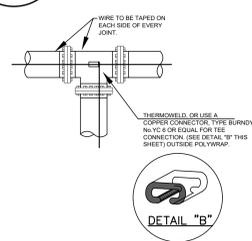
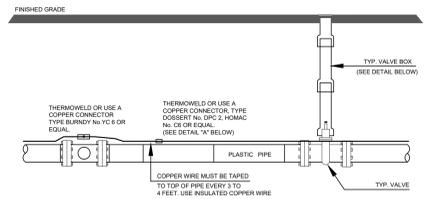
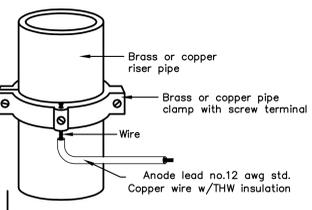


ZINC ANODE AND CONNECTORS FOR 1" AND 2" WATER SERVICE

PACKAGED BACKFILL COMPOSITION:

75% gypsum
 20% bentonite
 5% sodium sulfate

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



Anode Design

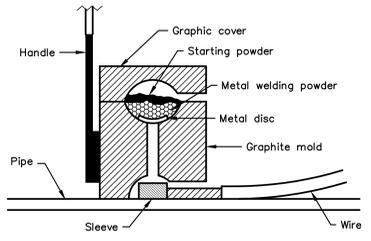
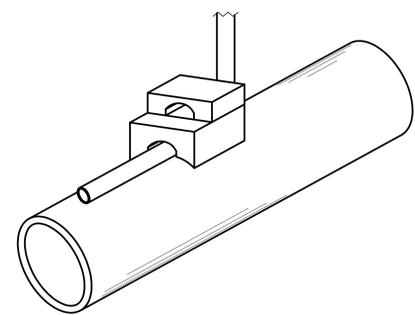
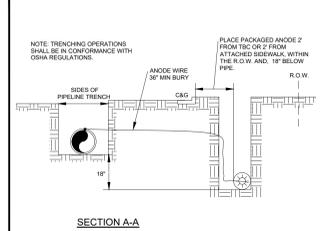
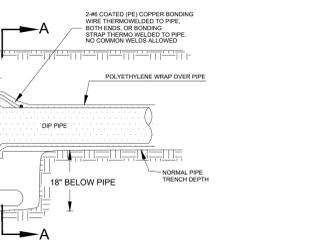
For use with DIP in conjunction with poly-wrap sleeves and piping in 1000 ohm-cm soil estimating a 5% holiday open.

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

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

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

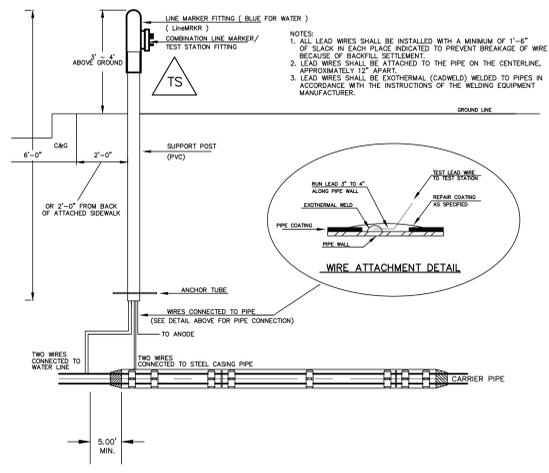
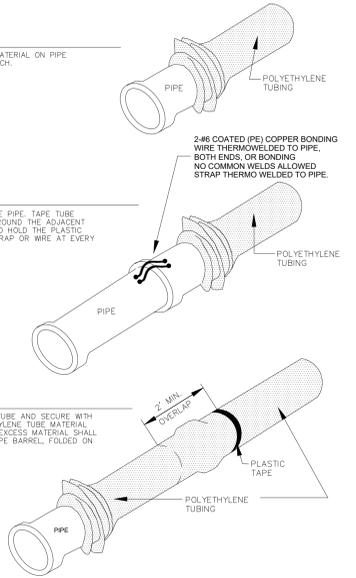
1. Contractor is responsible for continuity of all tracer wire.
2. Tracer wire is required on all pipes per MSMD specifications (PVC and HDPE).

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

STEP 1:
 PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

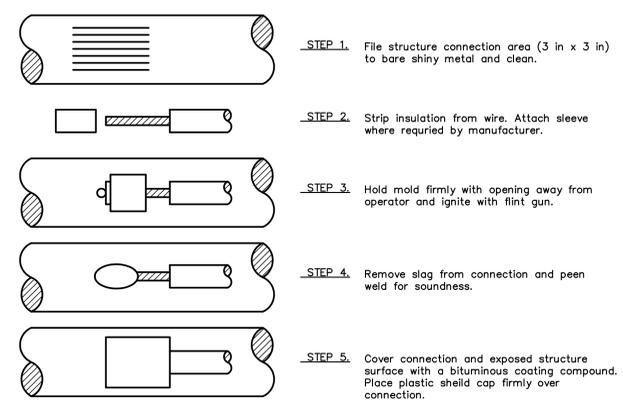
STEP 2:
 PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPOOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING.

STEP 3:
 OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.



NOTES:

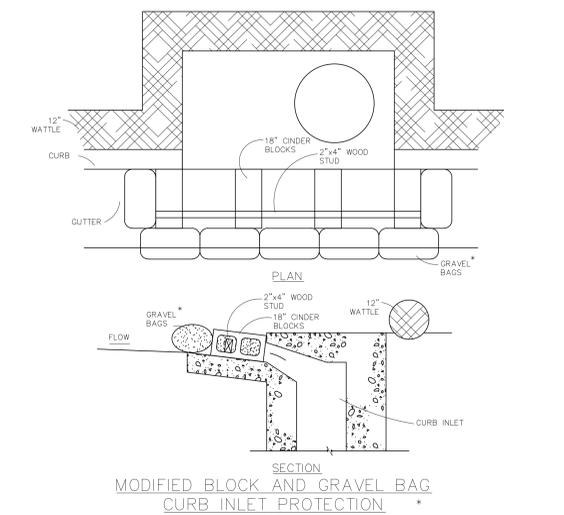
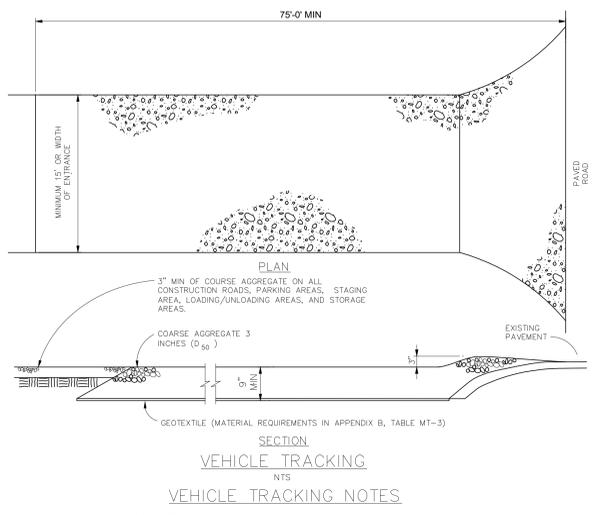
- 1.) Lowerings to be cathodically protected under the direction of the MSMD Inspector, per standards (For anode size see detail above.)
- 2.) Example can vary due to site conditions and MSMD Inspector's direction's.
- 3.) Reference Colorado Springs Utilities Standard Detail Drawing No. A 8-6 - Steel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



NOTES:

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

EXOTHERMIC WELD PROCESS



EL PASO COUNTY STANDARD NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE DRAINAGE DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITH NO HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMBINATION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMBINATION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEE PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHWATS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMITTED FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED BY THE EGM ADMINISTRATOR. IN OBTAINING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 6, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II, AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" DATED JANUARY 10, 2024, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

- 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, FILTERBAY 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 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 STABILIZATION 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 IN WASH 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 SITED 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 TRACKING, 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 SEEDDED 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 SEEDING METHOD SUCH AS BROADCASTING OR 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 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 DOM 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	2.0
PERENNIAL RYE	2.0
WESTERN WHEATGRASS	3.0
SMOOTH BROME GRASS	5.0
SIDWAYS GRAMA	2.5
EL RENO	2.5
TOTAL:	16.5

- NOTES:**
- ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEED/MULCH SHALL BE PERMANENTLY LANDSCAPED ACCORDING TO THE LANDSCAPE PLAN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PLAN THROUGHOUT CONSTRUCTION AND PERFORMING INSPECTIONS/MAINTENANCE PER THE CDPE PERMIT, UNTIL SUCH TIME THE PERMIT IS CLOSED.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.
 - STORMWATER QUALITY IS PROVIDED FOR THIS SITE BY BEST MANAGEMENT PRACTICES LOCATED IN THE DETENTION POND SOUTHEAST OF THE SITE.
 - NO WETLANDS WERE OBSERVED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
 - IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE DEWATERING ACTIVITIES. GROUNDWATER SHALL BE SAMPLED AND TEST TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH PERMIT FOR STORMWATER DISCHARGE.
 - DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE NOT ANTICIPATED TO BE LOCATED ON THIS PROJECT SITE.
 - ALL EROSION CONTROL MEASURES TO BE INSTALLED PER DETAILS AND SPECIFICATIONS SHOWN WITHIN THESE PLANS OR THE STORMWATER MANAGEMENT PLAN (SWMP) REPORT.
 - REFER TO THE "GEOLOGICAL EVALUATION, MERIDIAN RANCH FIELD HOUSE, FALCON, COLORADO" PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. JANUARY 10, 2024.
 - ALL BMP'S SHALL BE INSTALLED PER EL PASO COUNTY REQUIREMENTS AND DETAILS.
 - ALL CONTOURS SHOWN ARE FINISHED SURFACE.

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLOUGH SHOULDER.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOULDERING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

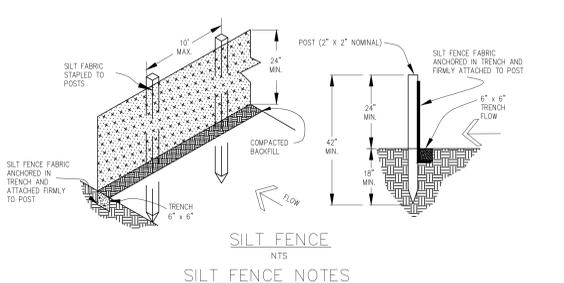
INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

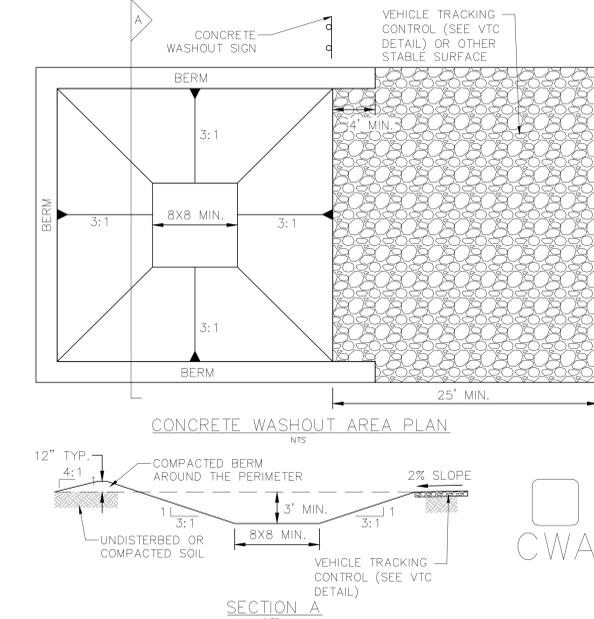


INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUNNED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "J" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPPER SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOOD RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



CWA INSTALLATION NOTES:

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

CWA MAINTENANCE NOTES:

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

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

- NOTE:**
- EXISTING VEGETATION ON THE PROJECT SITE AND THE IN SURROUNDING AREAS CONSISTS OF A MIXTURE OF NATIVE GRASSES AND WEEDS WITH COVERAGE APPROXIMATING 50% DENSITY UNLESS OTHERWISE NOTED. SOME AREAS HAVE NEGLIGIBLE VEGETATIVE GROWTH AT THIS TIME AS THE SITE WAS PREVIOUSLY GRADED AND RE-SEEDDED OR USED AS A BUILDERS' STOCKPILE LOCATION. AREAS PREVIOUSLY GRADED HAS BEEN RE-SEEDDED WITH THE APPROVED COUNTY SEED MIX.
 - MATERIAL STORAGE, TOPSOIL STOCKPILES(EDFCO: MM-2), STAGING(UDFCO: SM-6), CONCRETE WASHOUT AND WASTE AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND ADJUSTED AS NECESSARY.
 - THERE IS NO CONCRETE BATCH PLANT ASSOCIATED WITH THIS PROJECT.
 - NO SLOPES GREATER THAN 3:1 ARE EXPECTED ON THIS SITE. SLOPES GREATER THAN 3:1 REQUIRE EROSION CONTROL BLANKET.
 - MIRAFI FABRIC TO BE PLACED BELOW ALL RIP-RAP.

Area Key Plan

El Paso County
 Major Commercial Site
 Development Plan

Drawn: LCG
 Checked: JS
 Issued: 17 JUNE 2024
 Revised:



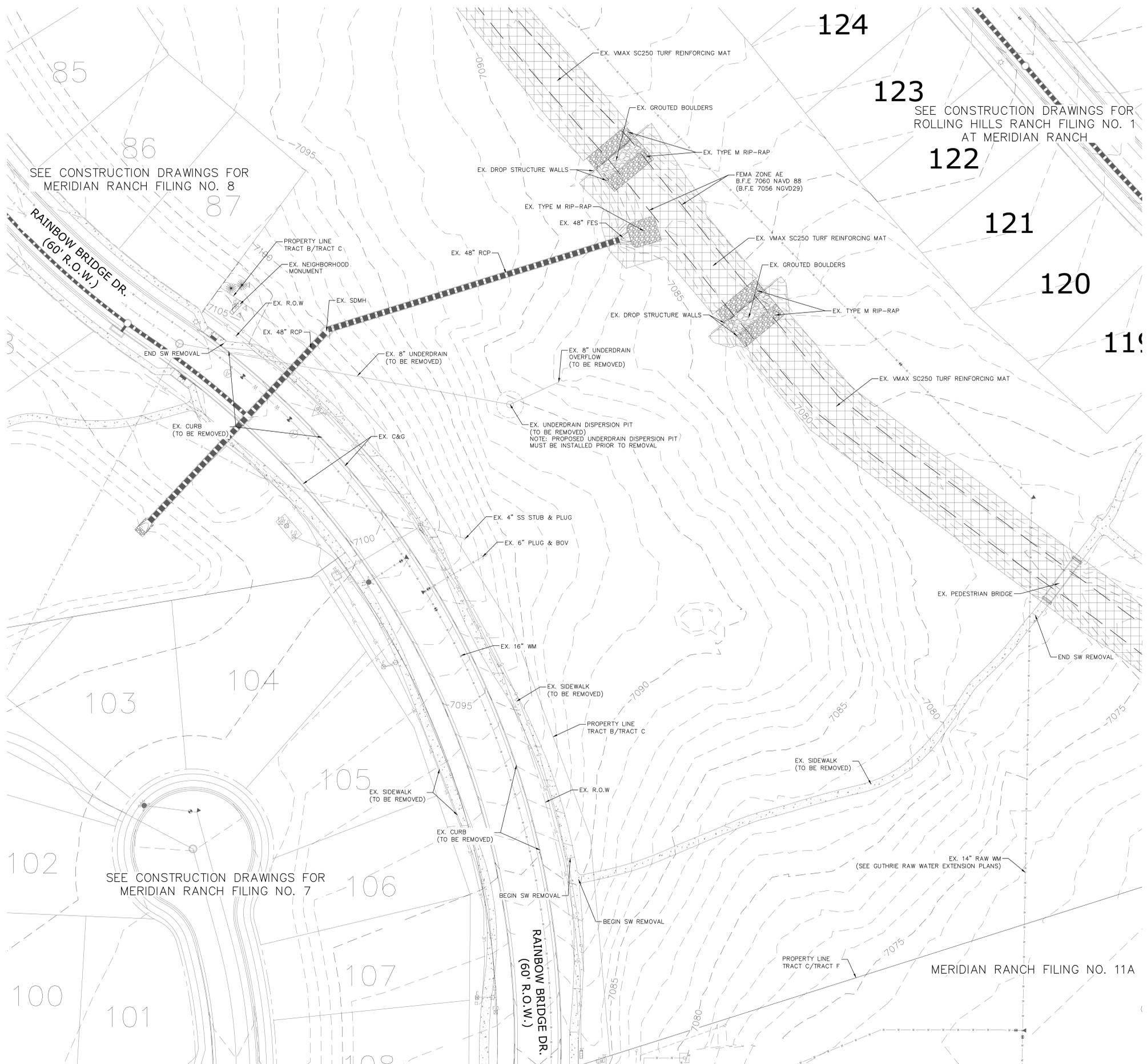
DETAIL SHEET

C1.4

TWO WORKING DAYS
BEFORE YOU DIG
 CALL 811

OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

Project No. 23012
 The LKA Partners Incorporated



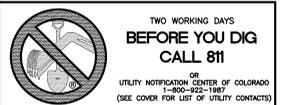
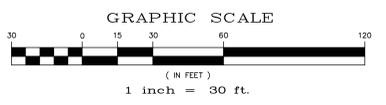
SEE CONSTRUCTION DRAWINGS FOR ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

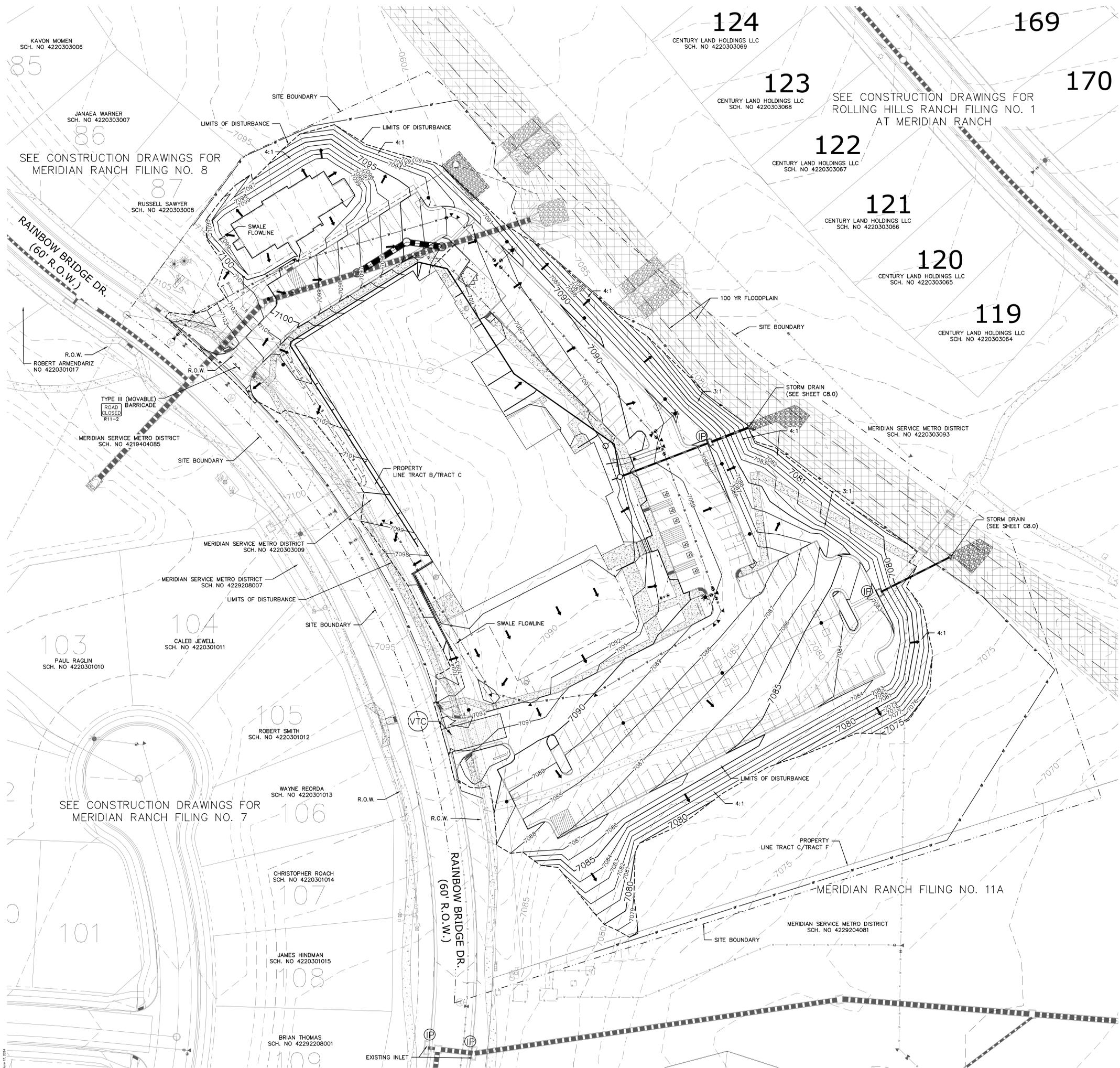
SEE CONSTRUCTION DRAWINGS FOR MERIDIAN RANCH FILING NO. 8

SEE CONSTRUCTION DRAWINGS FOR MERIDIAN RANCH FILING NO. 7

GENERAL NOTES:

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





LEGEND

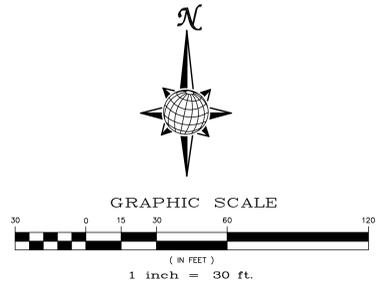
SYMBOL	ACRONYM	DESCRIPTION
	RCP OR N12	REINFORCED CONCRETE PIPE OR N12 PIPE AS NOTED
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET C1.4
		LIMITS OF GRADING
		EXISTING CONTOUR (1')
		PROPOSED CONTOUR (5')
		PROPOSED CONTOUR (1')
		100 YEAR FLOODPLAIN
		SITE BOUNDARY
		STORMWATER FLOW ARROW

GENERAL NOTES:

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

EARTHWORK QUANTITIES

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



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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

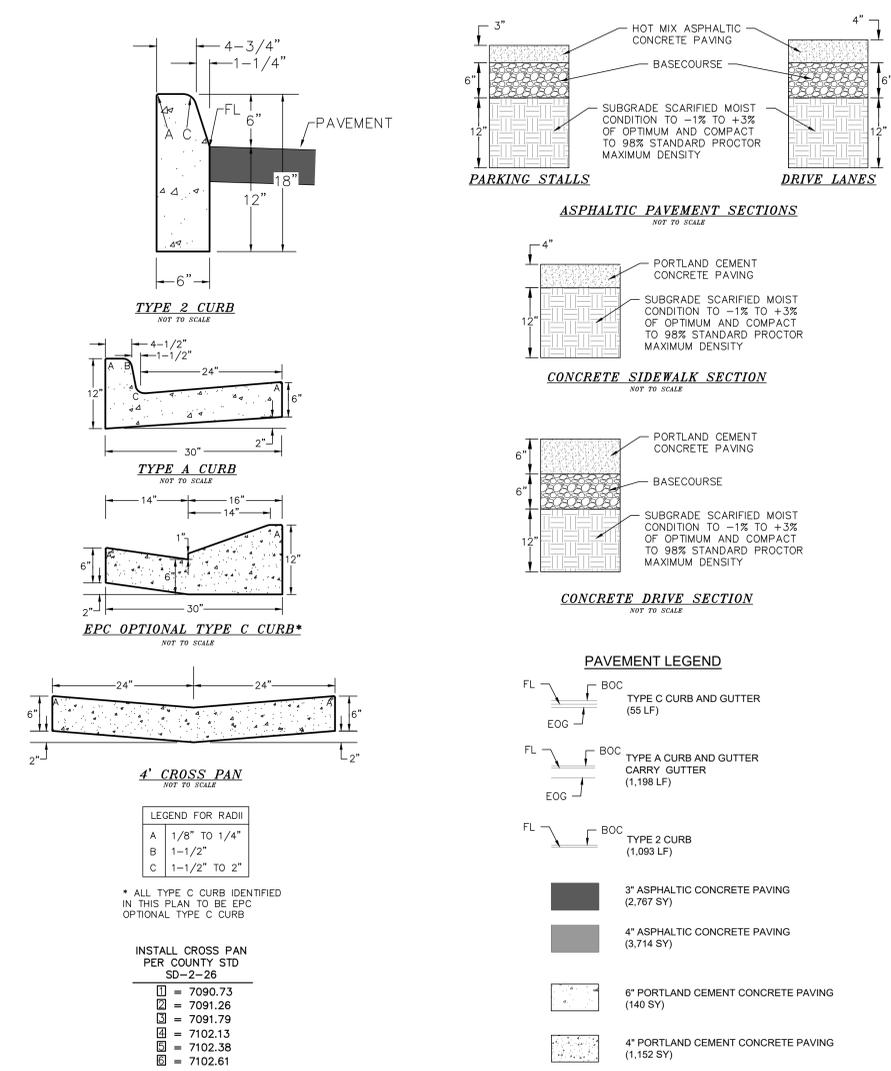
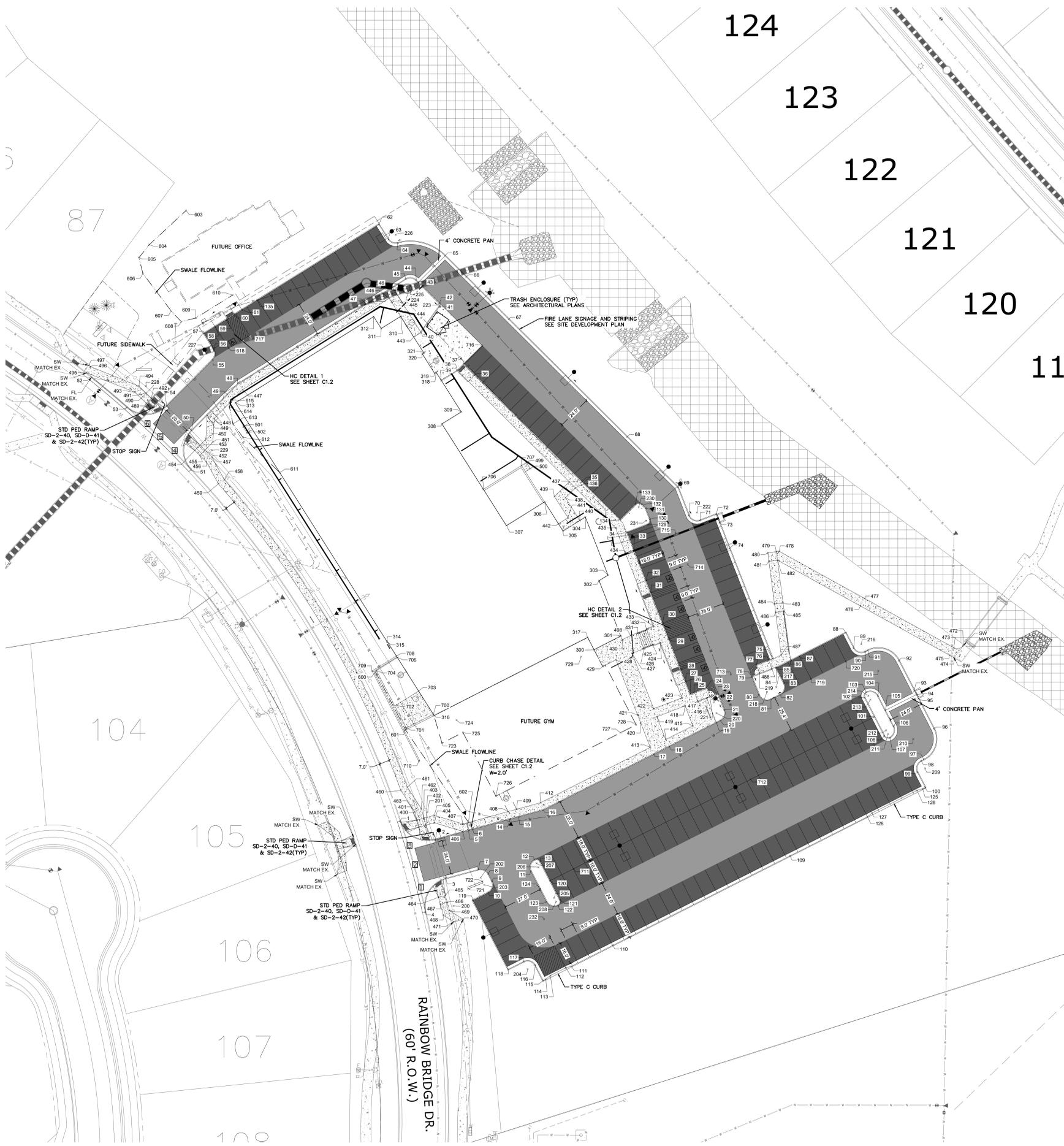
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Area Key Plan

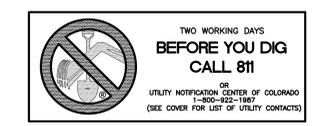
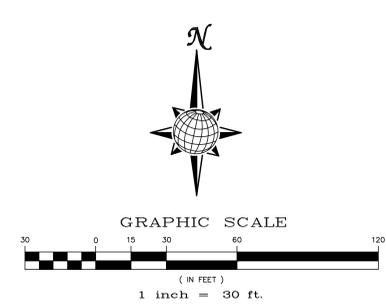
EROSION CONTROL

C3.0

Project No. 23.012
 The LKA Partners Incorporated



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



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 Revised: _____

Area Key Plan

HORIZONTAL CONTROL & PAVING

C4.0
 Project No. 23.012
 The LKA Partners Incorporated
 PPR-246



Area Key Plan

HORIZONTAL CONTROL TABLES

C4.1

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 #	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 #	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	17473.43	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

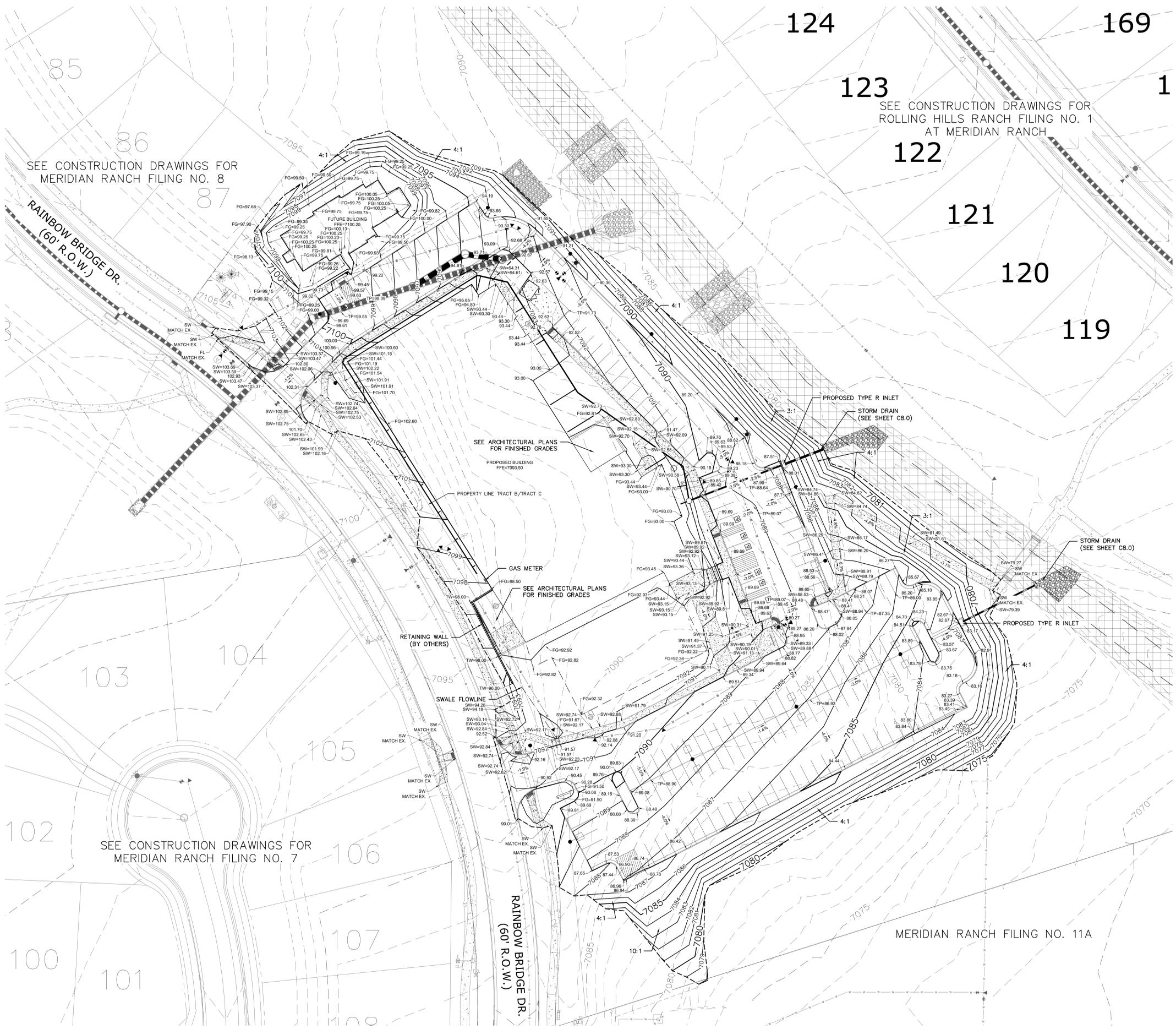
POINT #	NORTHING	EASTING	DESCRIPTION
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92	17371.22	12500.74	FL
93	17350.28	12511.41	FL
94	17347.46	12512.85	FL
95	17344.63	12514.29	FL
96	17323.69	12524.96	FL
97	17302.17	12517.97	FL
98	17301.26	12516.19	FL
99	17293.19	12513.57	FL
100	17282.50	12519.02	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 #	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 #	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 #	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 #	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		



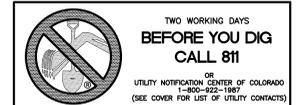
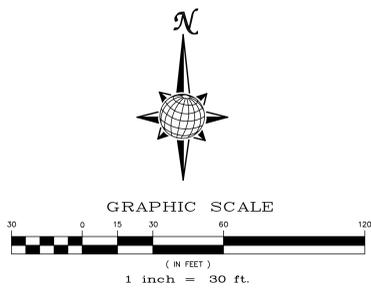
LEGEND

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



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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: 17 JUNE 2024
 Revised:

Area Key Plan

GRADING PLAN

C5.0

Project No. 23.012
 The LKA Partners Incorporated



SEE CONSTRUCTION DRAWINGS FOR
MERIDIAN RANCH FILING NO. 8

SEE CONSTRUCTION DRAWINGS FOR
MERIDIAN RANCH FILING NO. 7

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

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

- AREAS OF CUT
- AREAS OF FILL

Meridian Ranch Field House

10559 & 10575 Rainbow Bridge Dr
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El Paso County
Major Commercial Site
Development Plan

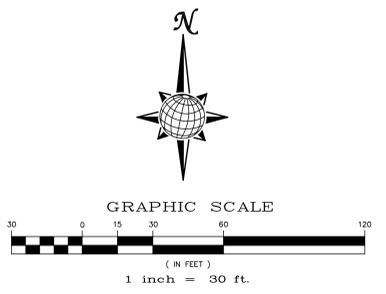
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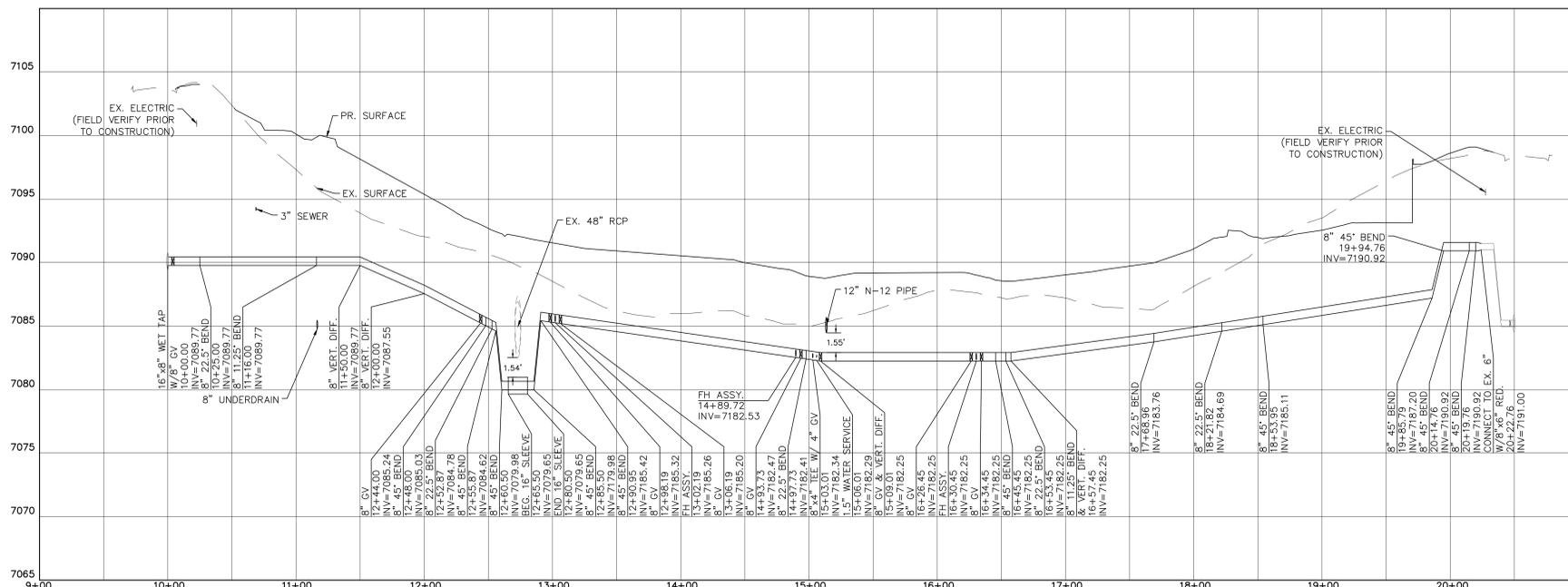
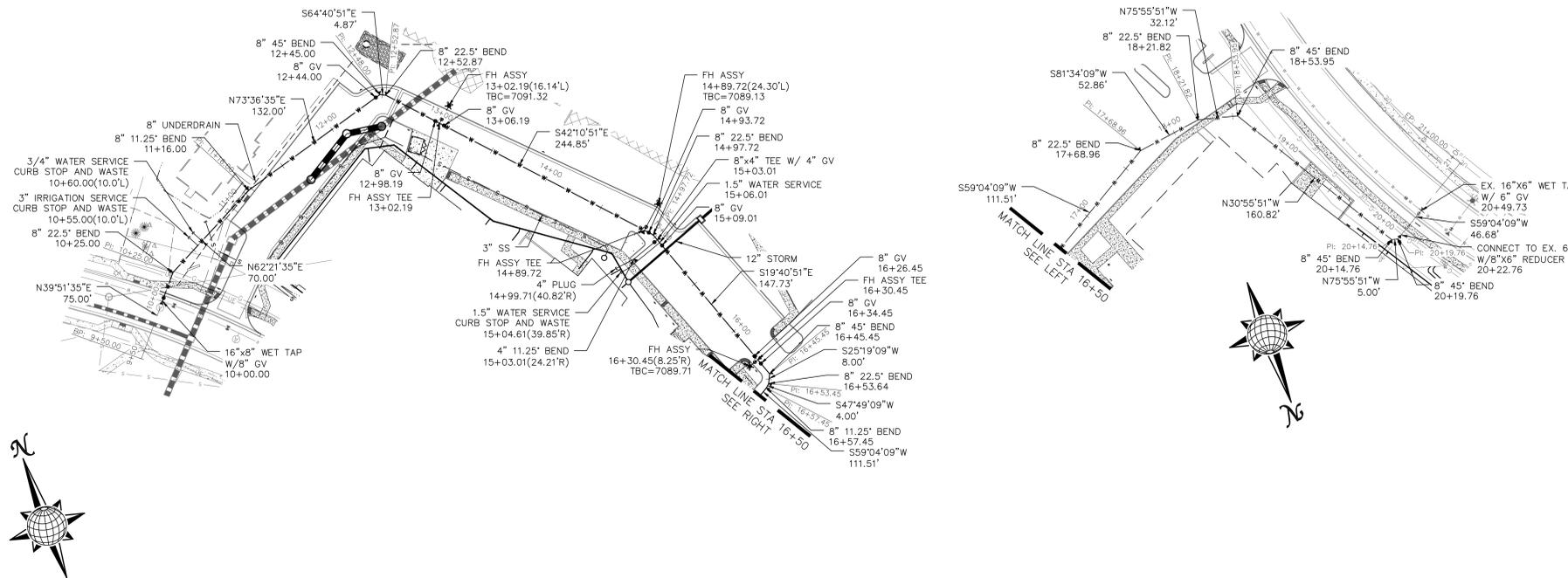
GRADING CUT-FILL

C5.1

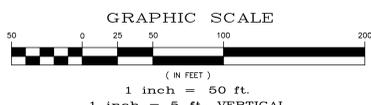
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The LKA Partners Incorporated



WATER PROFILE



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



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 Issued: 17 JUNE 2024
 Revised: _____

Area Key Plan

WATER PLAN

C7.0

Project No. 23.012
 The LKA Partners Incorporated

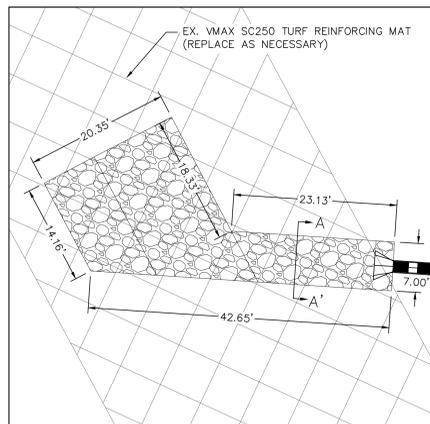
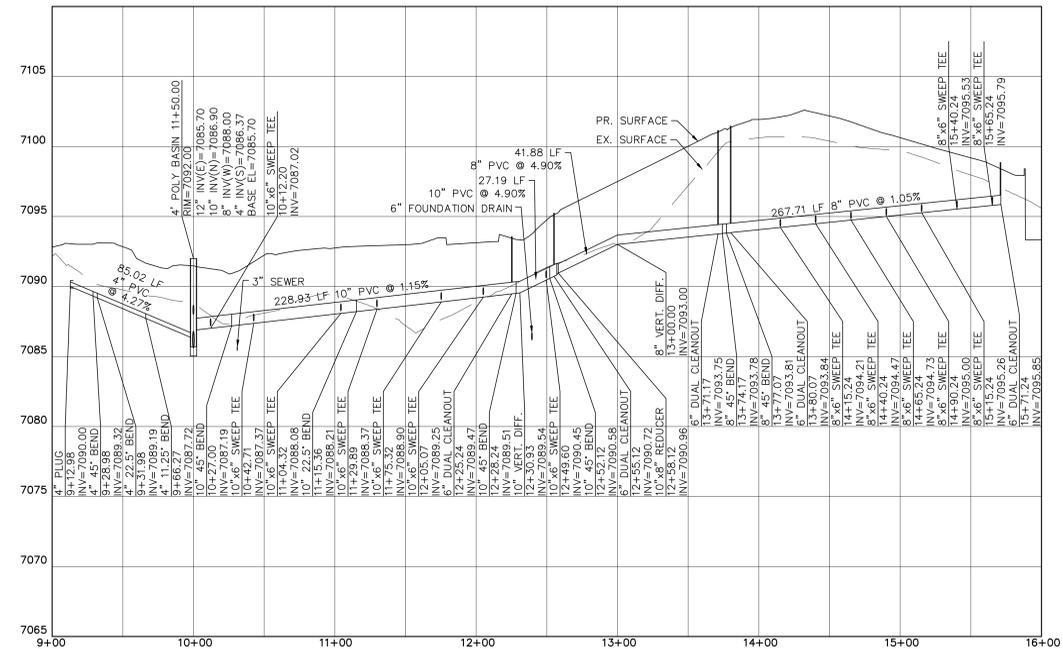
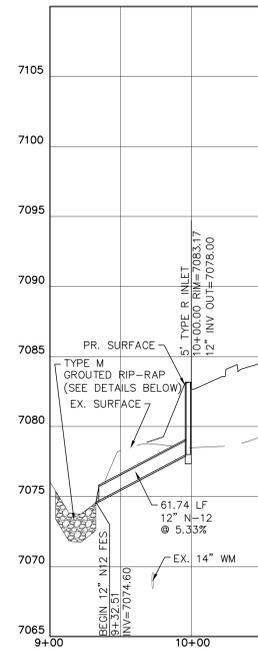
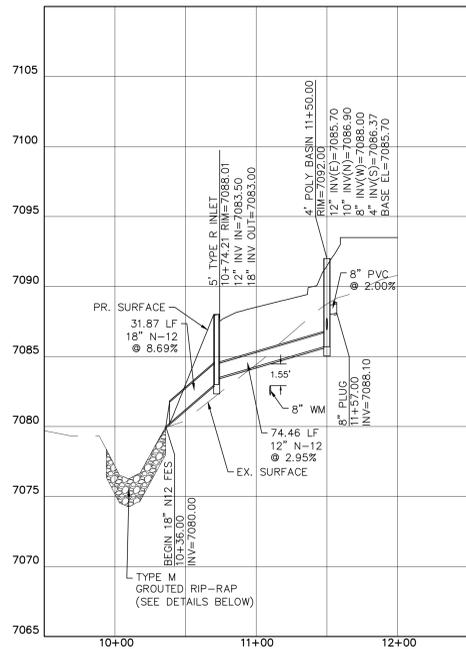
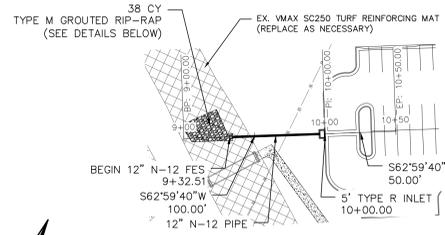
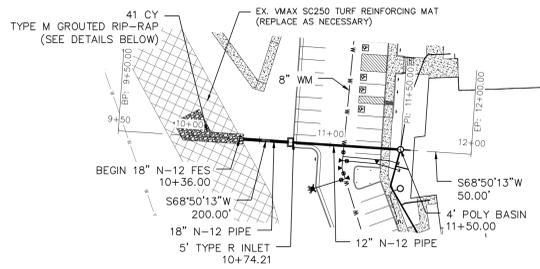
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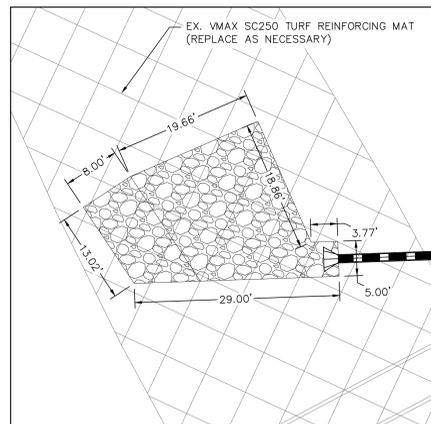
STORM PROFILE #1

STORM PROFILE #2

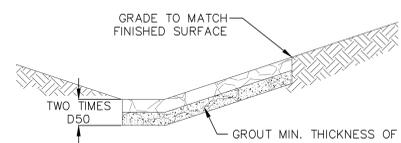
ROOF DRAIN PROFILE



STORM #1 OUTLET DETAILS
SCALE 1"=10'



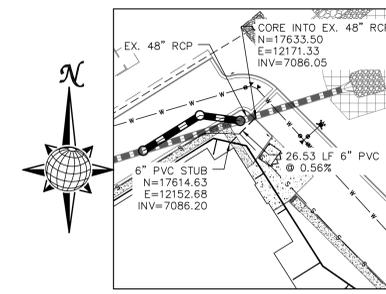
STORM #2 OUTLET DETAILS
SCALE 1"=10'



GRouted RIP-RAP INSTALLATION DETAIL
NOT TO SCALE

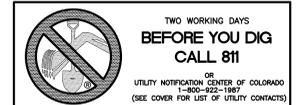
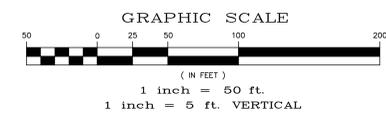


RIP-RAP CROSS SECTION A-A'
NOT TO SCALE



FOUNDATION DRAIN STUB
SCALE 1"=50'

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



Meridian Ranch Field House

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Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831



El Paso County
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Revised: _____

Area Key Plan

STORM SEWER PLAN

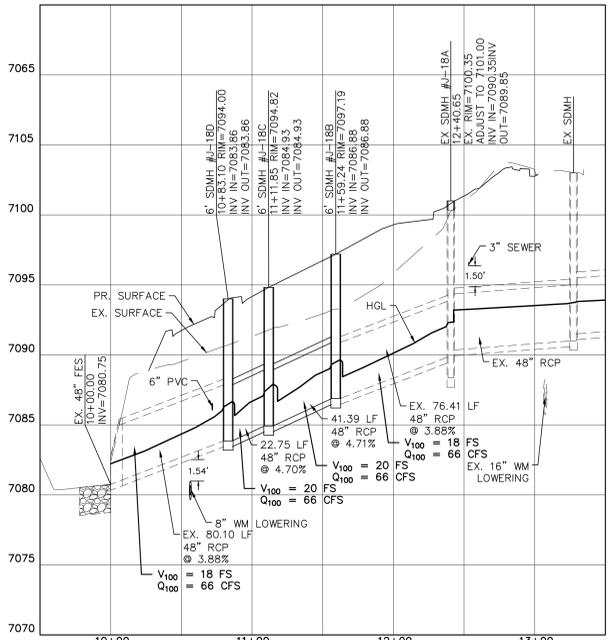
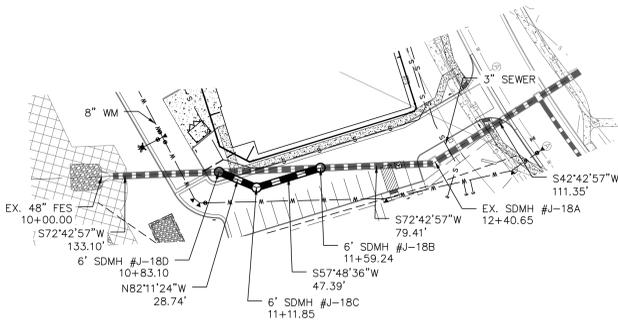
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Project No. 23102
The LKA Partners Incorporated

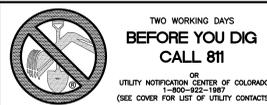
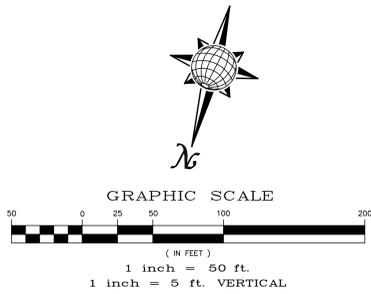
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STORM PROFILE #3



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



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El Paso County
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 Revised:

Area Key Plan

STORM SEWER PLAN

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