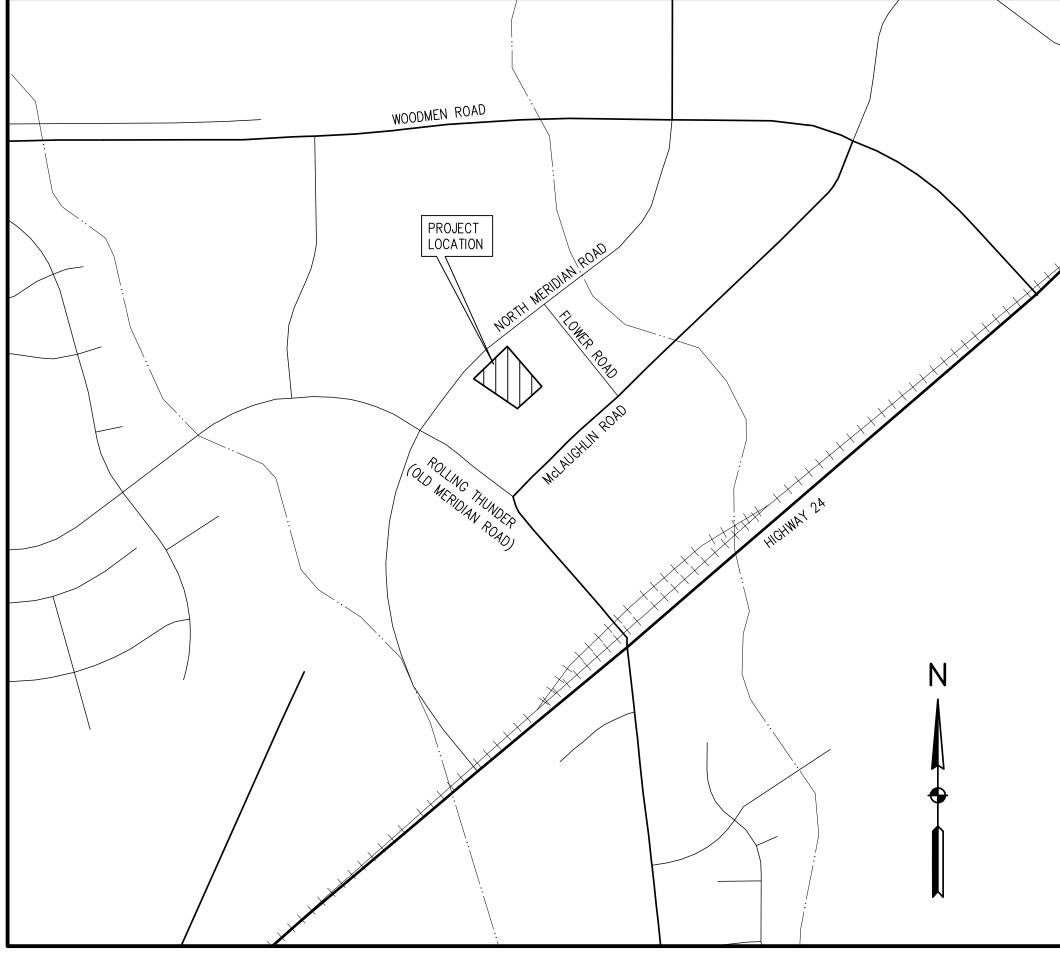
LOCATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF FALCON, EL PASO COUNTY, COLORADO

#### SITE DEVELOPMENT/PLOT PLAN NOTES

PARCEL A:LOT 2, MERIDIAN CROSSING FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

NON-EXCLUSIVE EASEMENTS FOR CROSS-ACCESS, INGRESS AND EGRESS ON, OVER AND ACROSS ALL PARKING AREAS. STREETS AND ROADS DESIGNATED AS COMMON IMPROVEMENTS: FOR CROSS PARKING ON AREAS DESIGNATED AS COMMON IMPROVEMENTS; FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DETENTION PONDS, STORM WATER FACILITIES AND UNDERGROUND SEWER, WATER, ELECTRICITY, GAS, TELEPHONE AND OTHER UTILITY SERVICES IN, TO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE PROPERTY NECESSARY FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES; FOR THE DISCHARGE OF SURFACE STORM WATER DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE PROPERTY; FOR THE INSTALLATION MAINTENANCE AND REPLACEMENT OF LANDSCAPING; AND FOR THE MAINTENANCE AND REPLACEMENT OF LIGHTING, SIGNS, AND ANY OTHER IMPROVEMENTS ON THE PROPERTY DESIGNATED AS COMMON IMPROVEMENTS; AS SET FORTH AND GRANTED IN THE MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 9, 2008 UNDER RECEPTION NO. 208099925 AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 209035924.

- 2. THE SITE DEVELOPMENT (PLOT) PLAN CONSISTS OF THE SITE, GRADING/EROSION CONTROL, LANDSCAPING AND BUILDING ELEVATION PLANS ALL PREPARED IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE.
- 3. THE SITE IS CURRENTLY LOCATED WITHIN LOT 2, MERIDIAN CROSSING FLG1. THE SITE IS CURRENTLY VACANT, AND HAS BEEN OVERLOT GRADED. PROPOSED UTILITY STUBS ARE AVAILABLE. THERE IS AN EXISTING CURB CUT ON THE WEST SIDE AND A SHARED ACCESS WITH MCDONALDS ON THE EAST SIDE. NO BUILDINGS ARE CURRENTLY PRESENT ON-SITE. EXISTING WATER AND SANITARY LINES RUN ALONG THE SOUTH OF THE PROPERTY. THERE IS AN EXISTING HYDRANT ACROSS THE STREET ON THE SOUTHERN BOUNDARY. THERE IS AN EXISTING CURB CUT OFF OF THE WEST STREET AND A SHARED ACCESS TO THE MCDONALDS TO THE EAST.
- 4. THE EXISTING GRADES OF THE SITE GENERALLY SLOPE FROM THE NORTH TO THE SOUTH. FLOWS CURRENTLY OVERLAND FLOW TO THE STREET TO THE SOUTH ARE CONVEYED BY CURB AND GUTTER TO THE EXISTING DETENTION POND TO THE WEST OF THE SITE.
- WATER AND WASTEWATER SERVICES WILL BE EXTENDED TO THE NEW BUILDING WITH SERVICE BEING PROVIDED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT AND WOODMEN HILLS METROPOLITAN DISTRICT. ELECTRIC SERVICE WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC. FIRE PROTECTION WILL BE PROVIDED BY THE CIMARRON HILLS FIRE DEPARTMENT. GAS WILL BE PROVIDED BY COLORADO NATURAL GAS.
- 6. ACCESS, PARKING AND PROCESS AREA SURFACE TREATMENT WILL BE ASPHALT ALONG WITH 6" VERTICAL CURB,
- STORMWATER MANAGEMENT CONSISTS OF A DRAINAGE SWALE AROUND THE BUILDING, SHEET FLOW INTO THE PARKING LOT WHICH FLOWS SOUTH. CURB AND GUTTER WITHIN THE LOT DIRECTS FLOWS THROUGH TWO CURB CUTS WHICH OUTLET RUNOFF OFFSITE INTO PRIVATE DRIVES WHICH DRAIN TO THE MERIDIAN CROSSING DETENTION POND. REFER TO THE GRADING AND EROSION



VICINITY MAP SCALE: 1" = 500'

## PROJECT BENCHMARK: FIMS BLT167

2" ALUMINUM CAP IN SE CORNER ELECTRIC VAULT AT SE CORNER OF WOODMEN ROAD AND MERIDIAN ROAD. ELEVATION 6873.18 (NVGD29)

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	SITE PLAN
C4	SITE DETAILS
C5	UTILITY PLAN





















### **APPLICANT & OWNER**

WMG DEVELOPMENT 1200 NETWORK CENTREX DRIVE, SUITE 3 EFFINGHAM, ILLINOIS 62401 CONTACT: BRIAN SCHROCK 217.540.2191 BSCHROCK@WMGDEVELOPMENT.COM

# **CIVIL ENGINEER**

BASELINE ENGINEERING, PLANNING, AND SURVEYING 112 N RUBEY DRIVE, SUITE 210 GOLDEN, COLORADO 80403 CONTACT: MIKE BEURSKENS, P.E. 970.879.1825 MIKE.BEURSKENS@BASELINECORP.COM

#### LANDSCAPE ARCHITECT BASELINE ENGINEERING, PLANNING, AND SURVEYING

112 N RUBEY DRIVE, SUITE 210 GOLDEN, COLORADO 80403 CONTACT: SARAH WILLIAMS, PLA, CPSI 303.940.9966 EXT.223 SARAH.WILLIAMS@BASELINECORP.COM

#### **ARCHITECT** DP3 ARCHITECTS, LTD.

15 SOUTH MAIN STREET, SUITE 400 GREENVILLE, SOUTH CAROLINA 29601 CONTACT: 864.232.8200 WWW.DP3ARCHITECTS.COM

## **COUNTY**

PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 719.520.6447

# **WATER**

FALCON HIGHLANDS METROPOLITAN DISTRICT 8390 EAST CRESCENT PARKWAY #300 GREENWOOD VILLAGE, COLORADO 80111 719.284.7226

## **SANITATION**

WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, COLORADO 80831 719.495.2500

## **ELECTRIC**

MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831-8127 719.495.2283

COLORADO NATURAL GAS 10825 EAST GEDDES AVENUE, SUITE 410 CENTENNIAL, COLORADO 80112 303.979.7680

# FIRE PROTECTION

FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, COLORADO 80831 719.495.4050 CHIEF HARWIG

35036 COVER SHEET.dwg

**SHEET** 1 **OF** 5

PCD FILE NO. PPR-21-045

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GALVANIZED,

Curb Opening with Drainage

Standard Drawing

SD 3-25

Chase Detail 1 of

SCALE: NOT TO SCALE

NON-SLIP, RAISED

PATTERN, %" STEEL

12/8/15

SLOPE VARIES

EARTH.

CUT-OFF WALL MAY

DOWN-STREAM AREA IS HARD SURFACED

CUT-OFF WALL CAST-

AGAINST UNDISTURBED

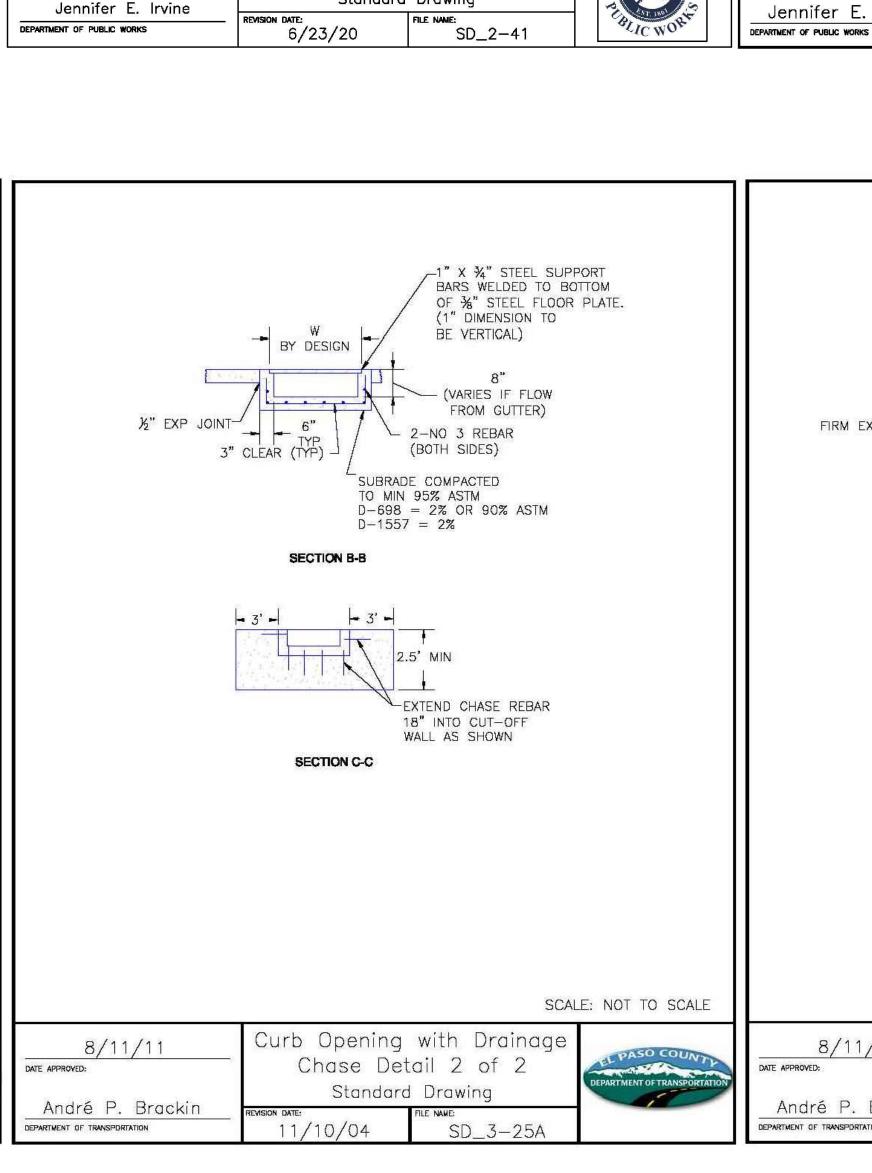
BE DELETED IF

UPSTREAM OR

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION



Pedestrian Curb

Ramp Detail

Standard Drawing

— TOOL JOINT (TYP)

W=SAME WIDTH AS THE APPROACHING

SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.

CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF

CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.

5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6"

6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON

. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.

8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING

ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID—BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.

DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.

THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

SIDEWALK; 4' MINIMUM.

6/23/20

DATE APPROVED:

(PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD\_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.

BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.

. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI

. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE

DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS, SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.

1.5% PREF.

LANDING @ 2% MAX.

1.5% PREF.

(BOTH DIRECTIONS)

1.5% PREF.

└─ 24" DETECTABLE WARNING SURFACE

WITH TRUNCATED DOMES (TYP)

ONE TOOL JOINT IS WITHIN RAMP THROAT

LAYOUT CURB SECTIONS SO THAT AT LEAST-

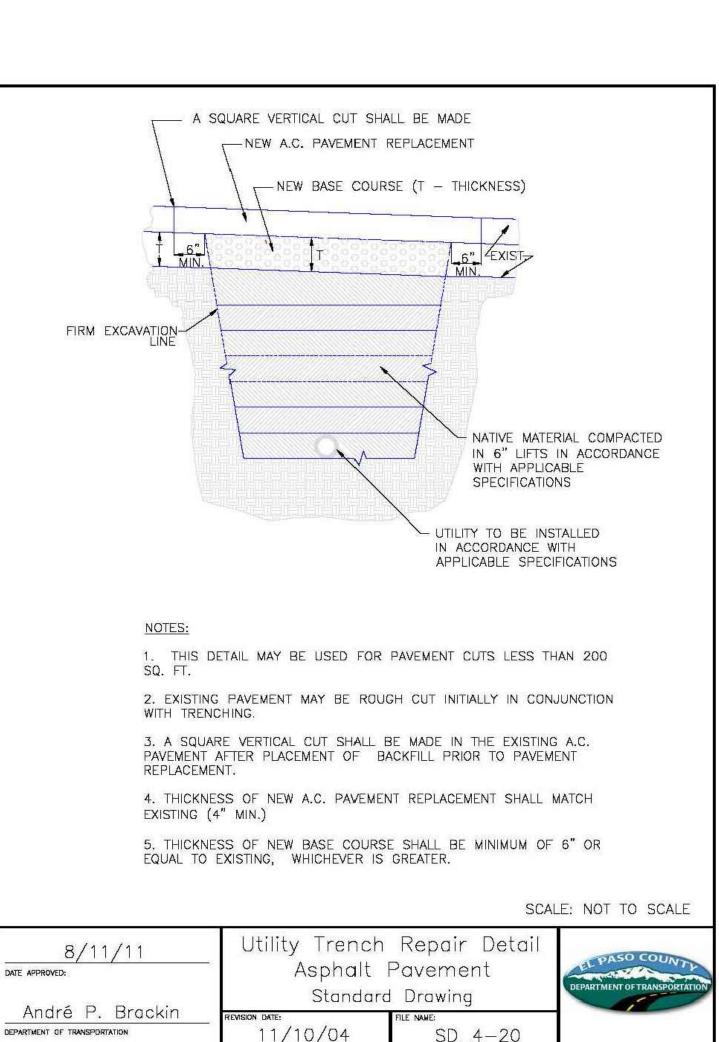
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA

(PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.

PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.

AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



为" EXPANSION

MAX

∕⁻(TYP.)

OF GUTTER

JOINT (TYP.)

5' SIDEWALK

1.5% PREF

3/4" DIA.

DRAINAGE

WEEP HOLE

SLOPE: 2% MAX.7

CURB

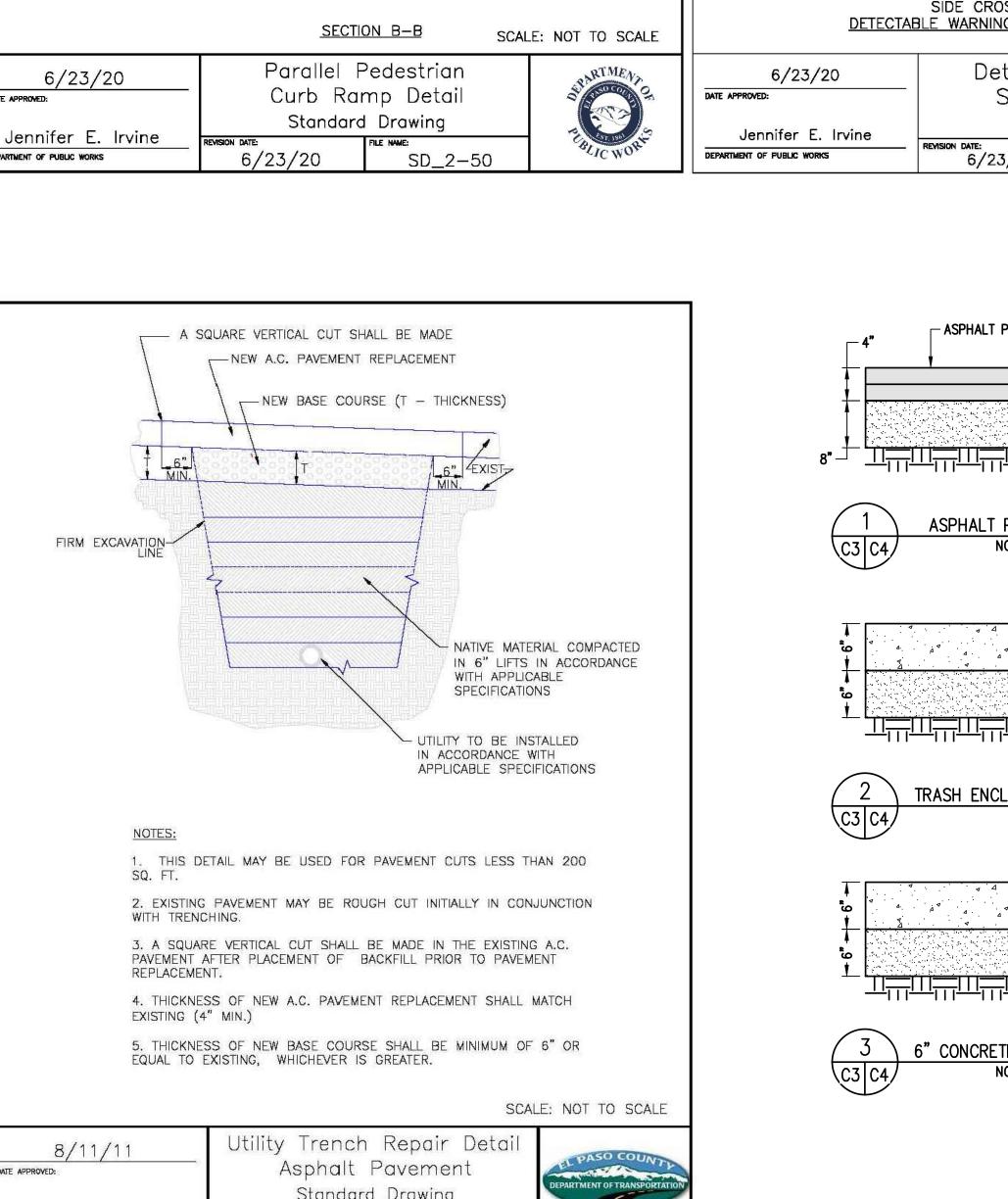
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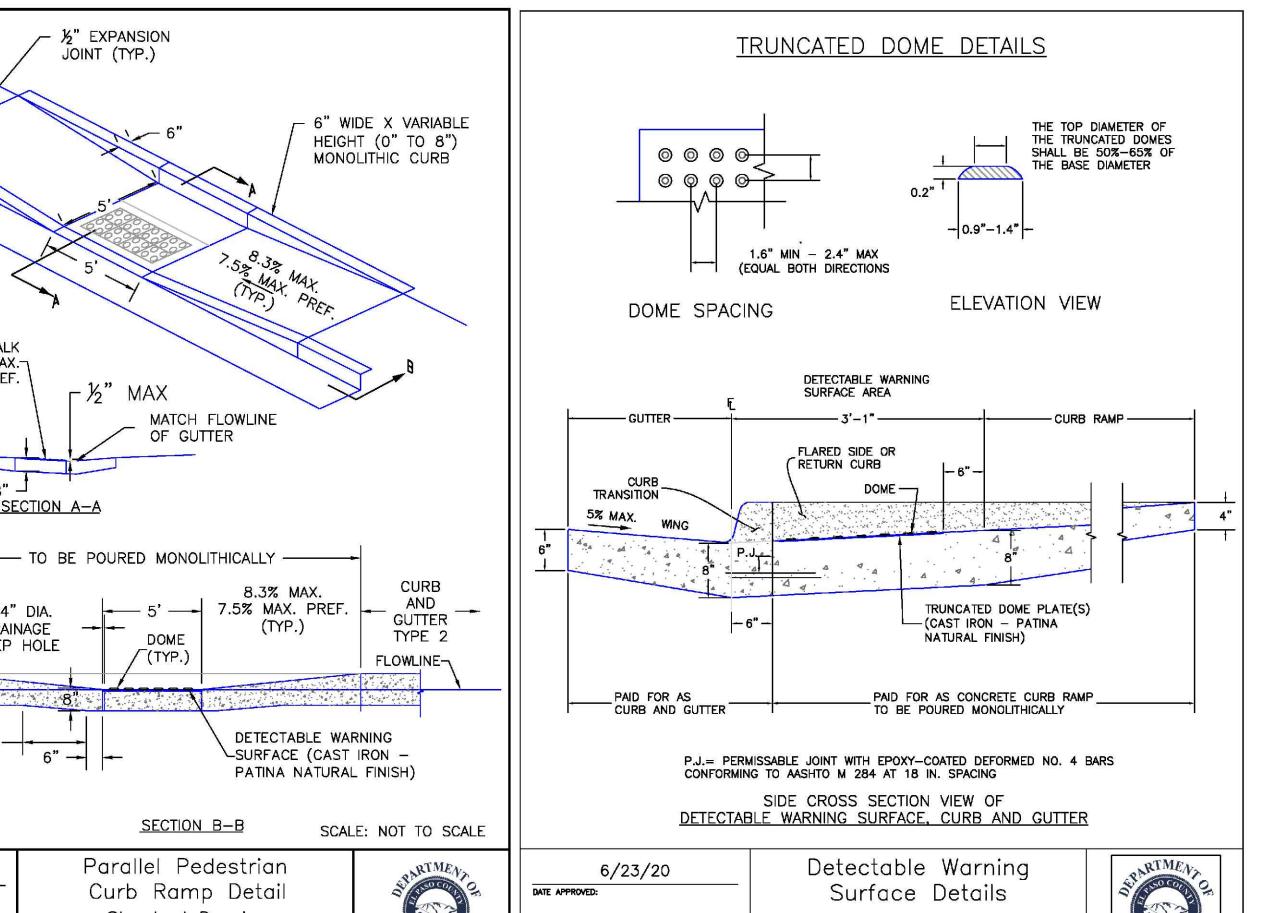
GUTTER

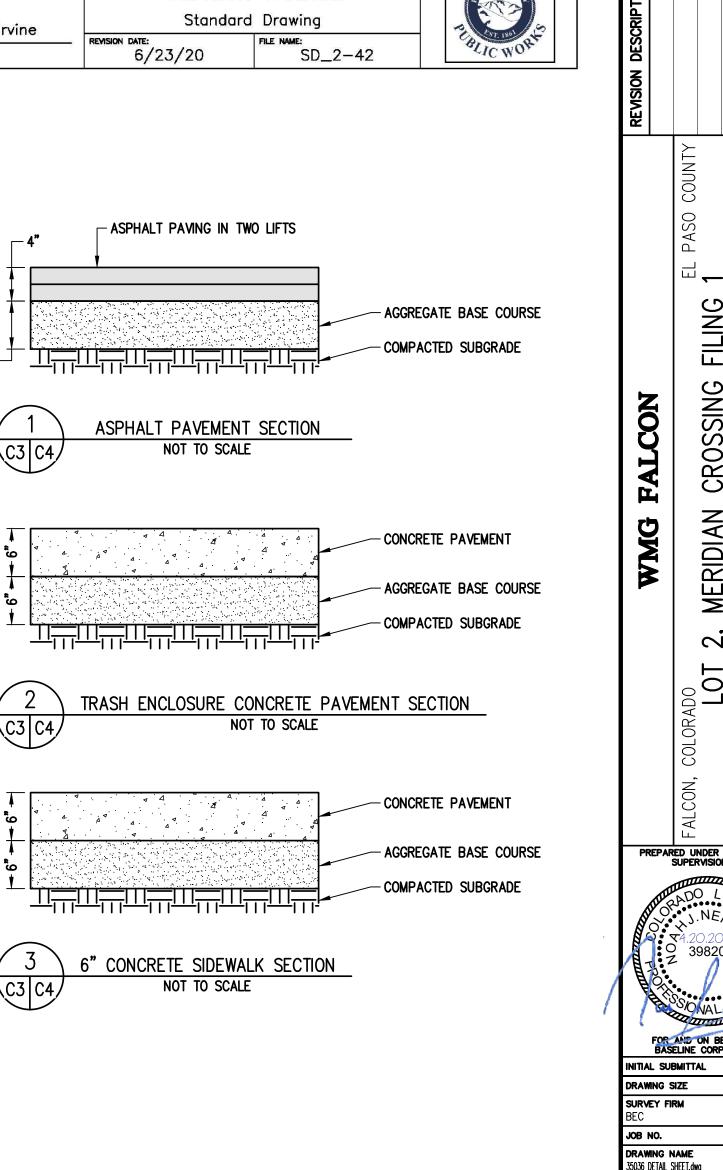
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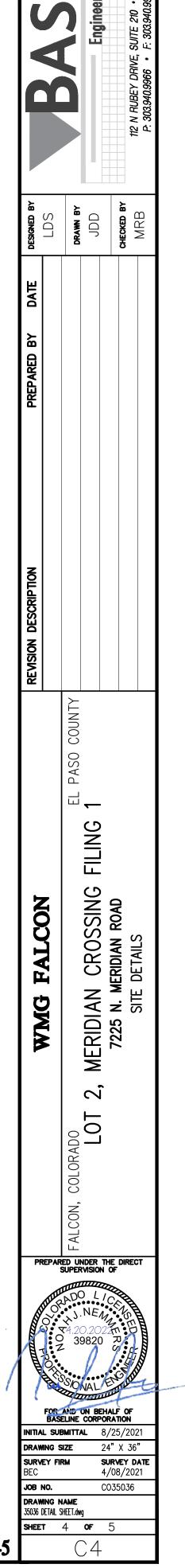
DATE APPROVED:

-FLOWLINE









PCD FILE NO. PPR-21-045

ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED "NOT VALID"

3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE

CENTERLINE UNLESS OTHERWISE NOTED. 4. SANITARY SEWER LENGTHS AR MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL

TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS. ALL SANITARY SEWER MANHOLES SHALL BE FIVE (5) FOOT IN DIAMETER AND WRAPPED

SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES.

WITH RU116 - RUBER-NEK JOINT WRAP OR EQUIVALENT AND COATED. THE UNDERDRAIN SYSTEM IS TO BE PASSIVE AND THE SIZE TO BE DETERMINED BY THE ENGINEER. EACH MANHOLE TO CONTAIN TWO (2) SIX (6) INCH CLEAN-OUTS PER DISTRICT

STANDARD DETAIL. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WOODMEN HILLS METROPOLITAN DISTRICT. THE METROPOLITAN DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM

TO ITS STANDARDS AND SPECIFICATIONS. 8. THE DEVELOPER OR ITS ENGINEER SHALL LOCATE ALL SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL) SHALL BE AT THE EXPENSE OF THE DEVELOPER.

ALL SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER.

10. DUCTILE IRON PIPES, INCLUDING FITTINGS, 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.

ALL DUCTILE IRON PIPE LESS THAN 12 INCHES, AND FITTINGS, 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 12 INCHES AND GREATER, AND FITTINGS, SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH

12. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE WITH TEST STATIONS EVERY 500 FT (UNLESS VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).

13. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS. COLORADO DEPARTMENT OF TRANSPORTATION. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION. COLORADO SPRINGS UTILITIES, AND THE GEOTECHNICAL ENGINEER.

14. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY OTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

15. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.

ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

17. BENDS, DEFLECTIONS, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.

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.

19. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR THE WOODMEN HILLS METROPOLITAN DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.

20. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE WOODMEN HILLS METROPOLITAN DISTRICT AND THE ENGINEER PRIOR TO EXECUTION.

21. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, FENCES, LANDSCAPING, CURB AND GUTTER, AND/OR ASPHALT, THAT MAY BE CAUSED DURING CONSTRUCTION.

22. ALL CONTRACTORS WORKING ON OR NEAR A SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURER AND SHALL PROVIDE A CURRENT COPY OF WORKER'S COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE

23. THE CONTRACTOR SHALL NOTIFY THE WOODMEN HILLS METROPOLITAN DISTRICT 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. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER, AND ALL OTHER PARTIES AS DEEMED NECESSARY BY

24. COMMENCEMENT OF CONSTRUCTION OF SEWER SYSTEMS FOR THE WOODMEN HILLS METROPOLITAN DISTRICT:

A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE METROPOLITAN DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE WOODMEN HILLS METROPOLITAN DISTRICT.

B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE WOODMEN HILLS METROPOLITAN DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT

TO THE KNOWN UTILITY LINES. 25. TESTING OF FACILITIES:

THE DISTRICT.

C) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A

MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING. D) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING

ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING

• ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR

TO CCTV INSPECTION. SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION

ALL LINES SHALL BE CCTV INSPECTED, AND VIDEO SHALL BE SUBMITTED TO THE

DISTRICT FOR REVIEW AND APPROVAL

26. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS: E) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AS-BUILT DRAWINGS, AND REVIEWS ARE COMPLETE AND APPROVED BY THE DISTRICT.

F) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE

G) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

H) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

27. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.

28. FINAL ACCEPTANCE BY THE DISTRICT OF ANY 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 PRIOR TO FINAL ACCEPTANCE SHALL BE 12 MONTHS MINIMUM COMMENCING WHT PRELIMINARY ACCEPTANCE.

29. ACCEPTANCE:

I) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.

J) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN. AND A SECOND WALK OF THE SYSTEM MAY OCCUR IF ALL FACILITIES ARE CLEAN/ACCESSIBLE A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).

30. ALL SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE WOODMEN HILLS METROPOLITAN DISTRICT.

31. INSPECTION FEES: CALL THE DISTRICT FOR THEIR FEE SCHEDULE.

32. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO THE COMMERCIAL/BUSINESS DEVELOPMENTS; A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.

33. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES. FACILITIES. AND/OR SERVICES. CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

34. WOODMEN HILLS METROPOLITAN DISTRICT CONTACT NUMBER: 719-495-2500

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

<u> jeneral notes:</u> ALL SIDEWALK SHALL HAVE A 2% MAXIMUM CROSS SLOPE.

2. CONTRACTOR TO MATCH GRADE AT PROPERTY LINE LIMITS.

3. THE MAXIMUM SLOPES FOR ADA STALLS SHALL BE A 2.0% IN ALL DIRECTIONS

4. ALL CURB & GUTTER SHALL BE 6" UNLESS OTHERWISE NOTED.

5. LOCATIONS OF UTILTY SERVICES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND COORDINATE INSTALLATION WITH LOCAL UTILITY CONSULTANT.

**LEGEND EXISTING LINETYPES** PROPOSED LINETYPES MINOR CONTOUR (1' INTERVAL) \_\_\_\_\_ \_\_\_\_\_ EASEMENT CURB AND GUTTER (SPILL/CATCH) EDGE OF ASPHALT SANITARY SEWER MAIN WATER LINE FIBER OPTIC E ----- E ----- E ----- UNDERGROUND ELECTRIC T ----- T UNDERGROUND TELEPHONE —— GAS ——— GAS ———— GAS ———— EDGE OF BUILDING

------ WS ------ WS ------ WATER SERVICE

SS SANITARY SEWER SERVICE

EXISTING PROPOSED SYMBOLS SYMBOLS FIRE HYDRANT WATER VALVE SANITARY MANHOLE DECIDUOUS TREE DEAD TREE IRRIGATION VALVE

ADA PARKING STALL CLEANOUT

> SSIN CROS MERIDIAN NAN N. M. LITTU ERIDI, 7225 I 7

> > NITIAL SUBMITTAL 8/25/20

DRAWING SIZE 24" X 36"

SURVEY DATE

4/08/2021

CO35036

URVEY FIRM

35036 UTIL PLAN.dwg

SHEET 5 of 1

UTILITY PLAN

PCD FILE NO. PPR-21-045

EXISTING ELECTRIC LINE EXISTING FIBER OPTICS LINE 32' CROSS ACCESS AND UTILITY EASEMENT EXISTING FIBER OPTIC VAULT — PROPOSED ELECTRIC SERVICE 1 SEE GENERAL NOTE 5 PROPOSED MEDICAL ∕ĚXÍŠTÍNG UTILITY PAD− OFFICE CONNECT TO EXISTING CONST. 159 LF~ 2" WATER SERVICE STUB *4,270 S.F.* 2" HDPE CTS POLY INSTALL 2" CURB STOP WATER SERVICE CONST. 59 LF~ 1/2" WATER METER 6" SANITARY SERVICE INSIDE BUILDING EXISTING SANITARY AT 2% MIN. SLOPE -10' SEPARATION SEWER MANHOLE EXISTING UNDERGROUND TELEPHONE -" SANITARY SERVICE W/45° BEND AND DOUBLE CLEANOUT INSTALL DOUBLE CONST. 95 LF~ CLEANOUT 6" SANITARY SERVICE AT 2% MIN. SLOPE CONNECT TO EXISTING PROPOSED GAS SERVICE 6" SANITARY SERVICE SEE GENERAL NOTE 5 W/45° BEND AND CLEANOUT ─EXISTING 8" SANITARY SEWER EXISTING GAS LIN GRAPHIC SCALE - EXISTING 12" D.I.P. WATERLINE (IN FEET) 1 INCH = 20 FT- EXISTING FIRE HYDRANT