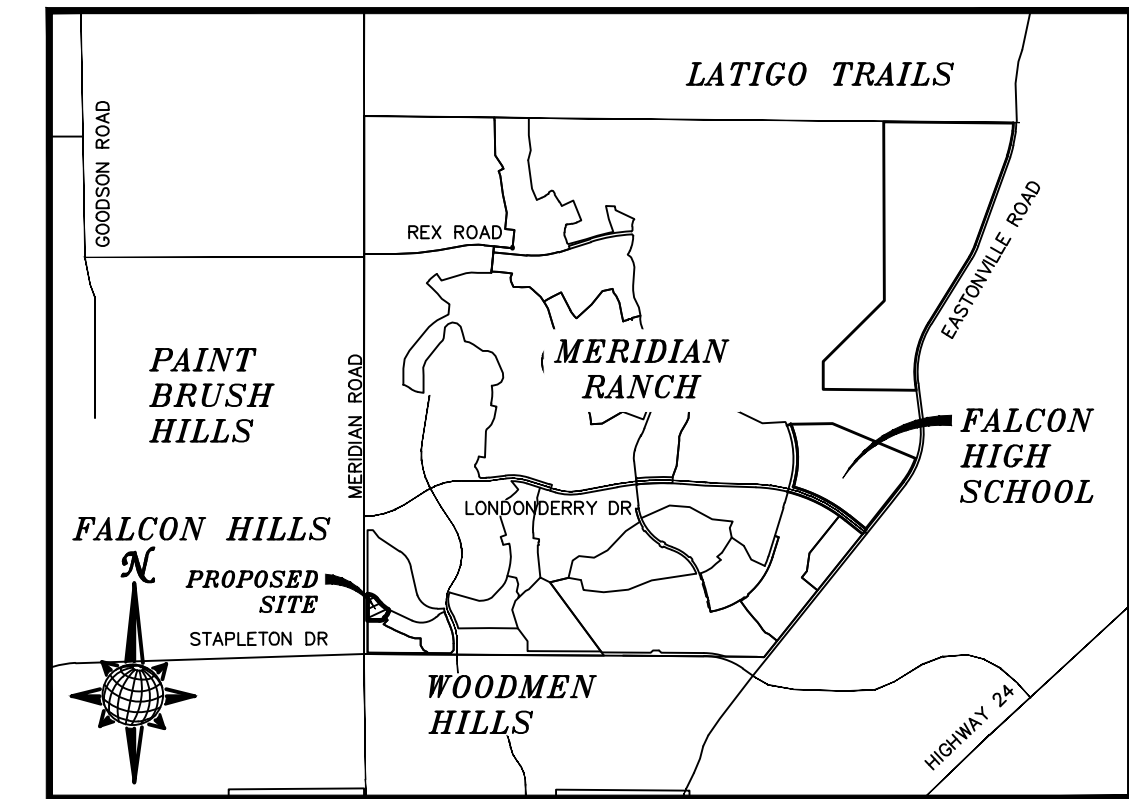


CONSTRUCTION DRAWINGS FOR LOT 4, THE SHOPS FILING NO. 1 AT MERIDIAN RANCH

IMPROVEMENT PLANS

PREPARED FOR GTL, INC. DBA GTL DEVELOPMENT, INC.

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 30, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



VICINITY MAP
N.T.S.

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 McCORRY (719)-495-6567

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

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

GEOTECHNICAL ENGINEER - ENTECH ENGINEERING, INC. (719)-531-5599

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:

LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 215713659.

SHEET NO	SHEET INDEX
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2-C1.4	DETAIL SHEETS
C2.0	EXISTING CONDITIONS
C3.0	EROSION CONTROL
C4.0-C4.1	HORIZONTAL CONTROL & PAVING
C5.0	GRADING PLAN
C6.0	SANITARY SEWER PLAN
C7.0	WATER PLAN
C8.0	STORM SEWER PLAN

No.	Revisions	Date	Init.	Appr.

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
COVER SHEET

Scale AS SHOWN
SHEET C10
Drawn by LGG
Checked by TAK
Date MARCH-2019

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).

DISTRICT ENGINEER:

Thomas A. Kerby 4-29-19
THOMAS A. KERBY, PE CO 31429
MERIDIAN SERVICE METROPOLITAN DISTRICT DATE

DEVELOPERS STATEMENT:

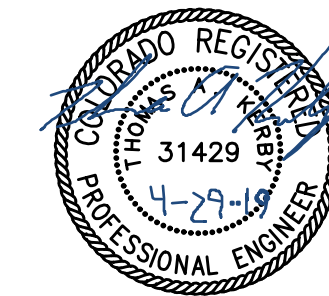
DEVELOPERS STATEMENT:
THE UNDERSIGNED DEVELOPER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

Raul Guzman 5/2/2019
RAUL GUZMAN, VICE PRESIDENT
GTL DEVELOPMENT, INC. DATE

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



WATER AND SANITARY SEWER APPROVALS:

David A. Pelsner 4/29/19
DAVID A. PELSNER, GENERAL MANAGER
MERIDIAN SERVICE METROPOLITAN DISTRICT DATE

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.

Raul Guzman 5/2/2019
RAUL GUZMAN, VICE PRESIDENT
SHOPS AT MERIDIAN RANCH, LLC. DATE

EL PASO COUNTY:

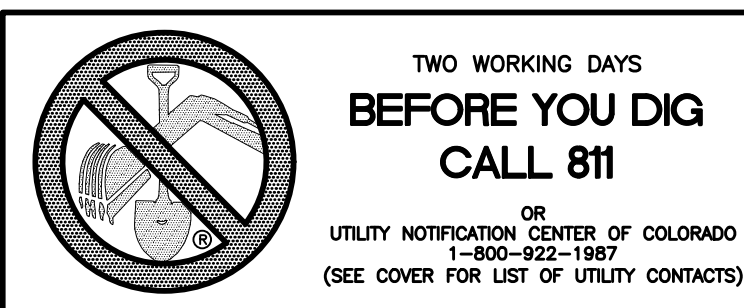
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY 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 AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

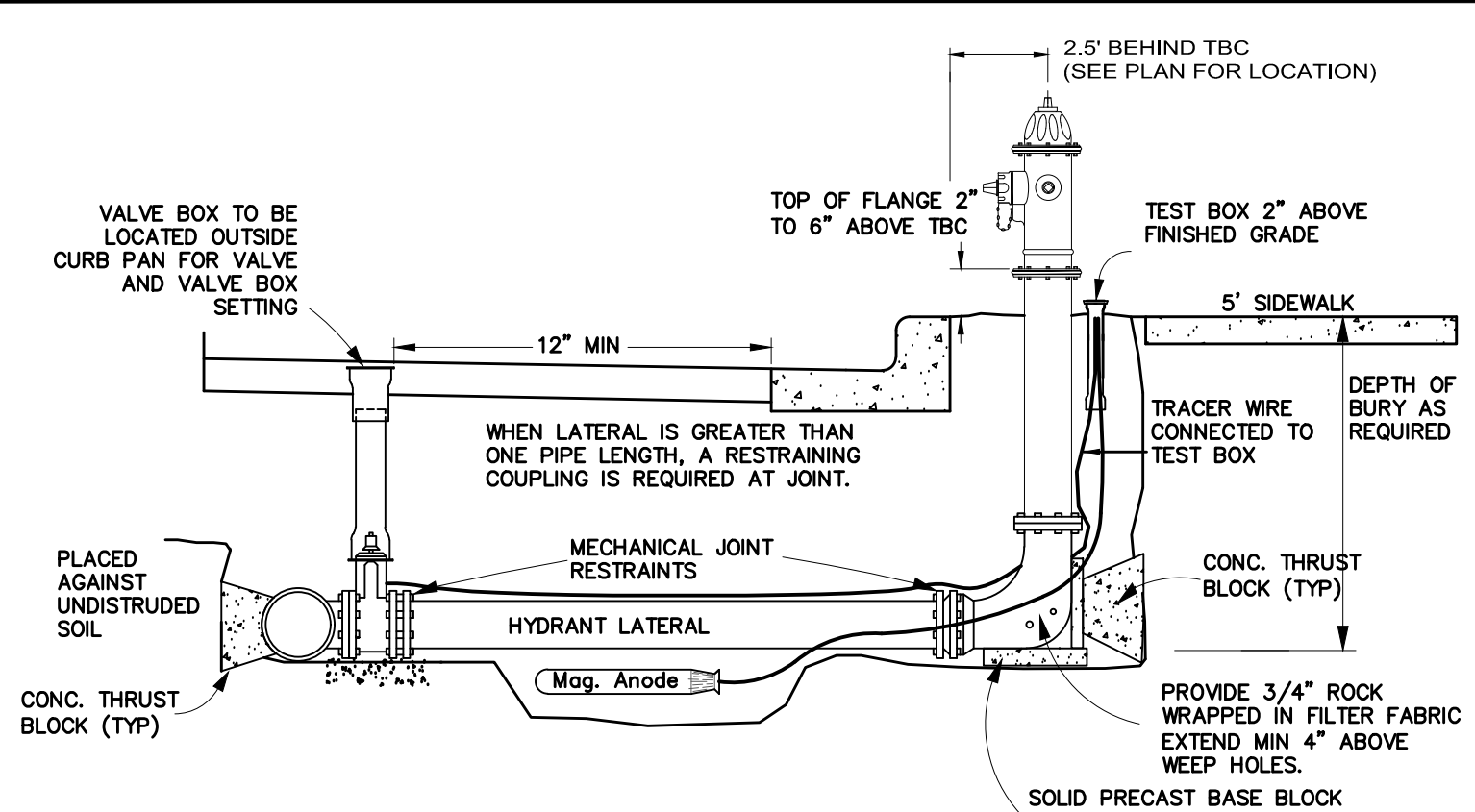
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

Approved by Elizabeth Nijamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator
06/05/2019 5:48:01 PM



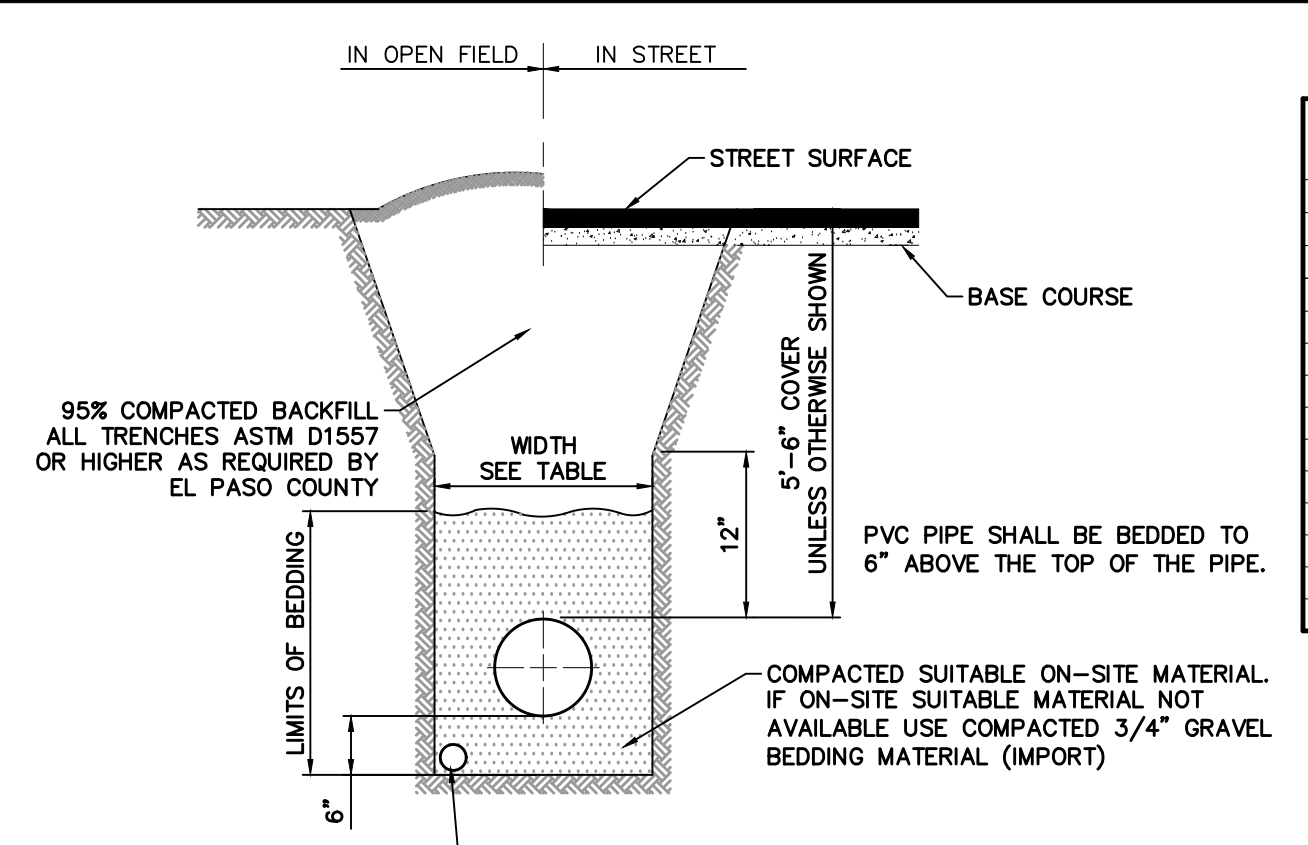
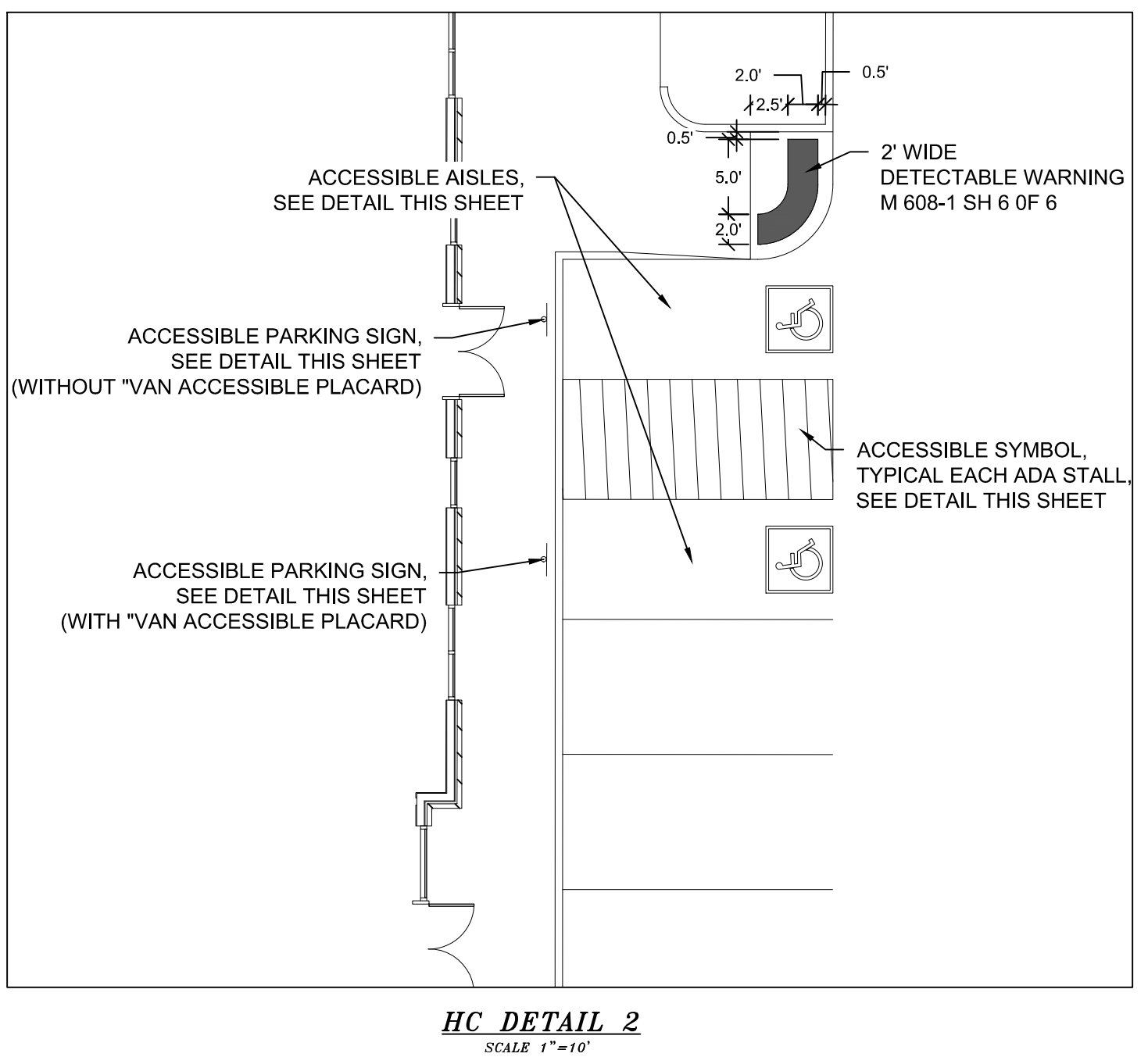
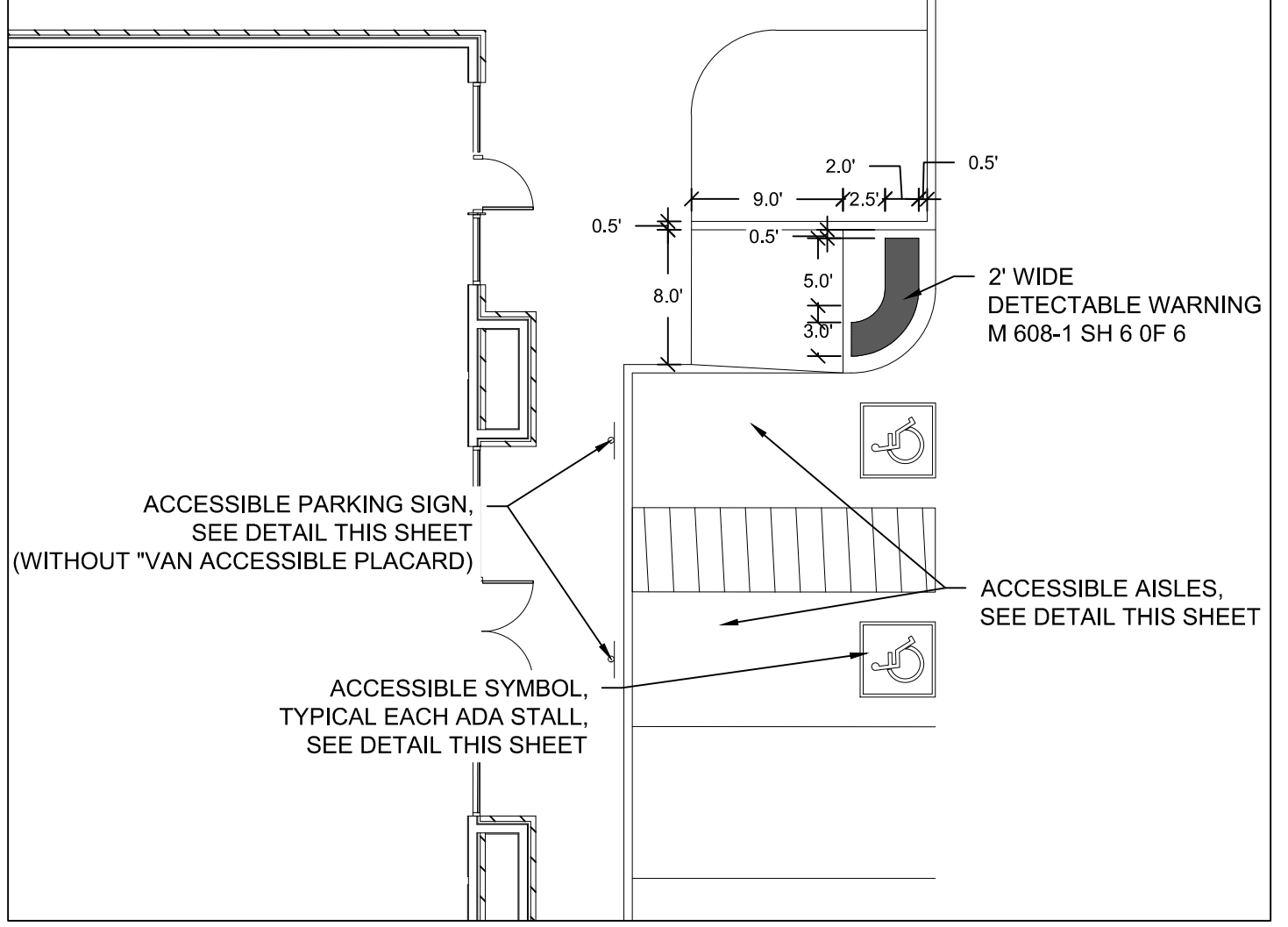
BENCH MARK

- 1) MRRC1 - 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONDERRY DRIVE AND ANGELES ROAD. LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION - 7098.40
- 2) MRMS1 - 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1,150 FEET NORTH OF LONDONDERRY DRIVE. LOCATED NEAR THE BACK OF SIDE WALK AT THE NW CORNER OF RAINBOW BRIDGE DRIVE AND THE NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE). ELEVATION - 7099.73



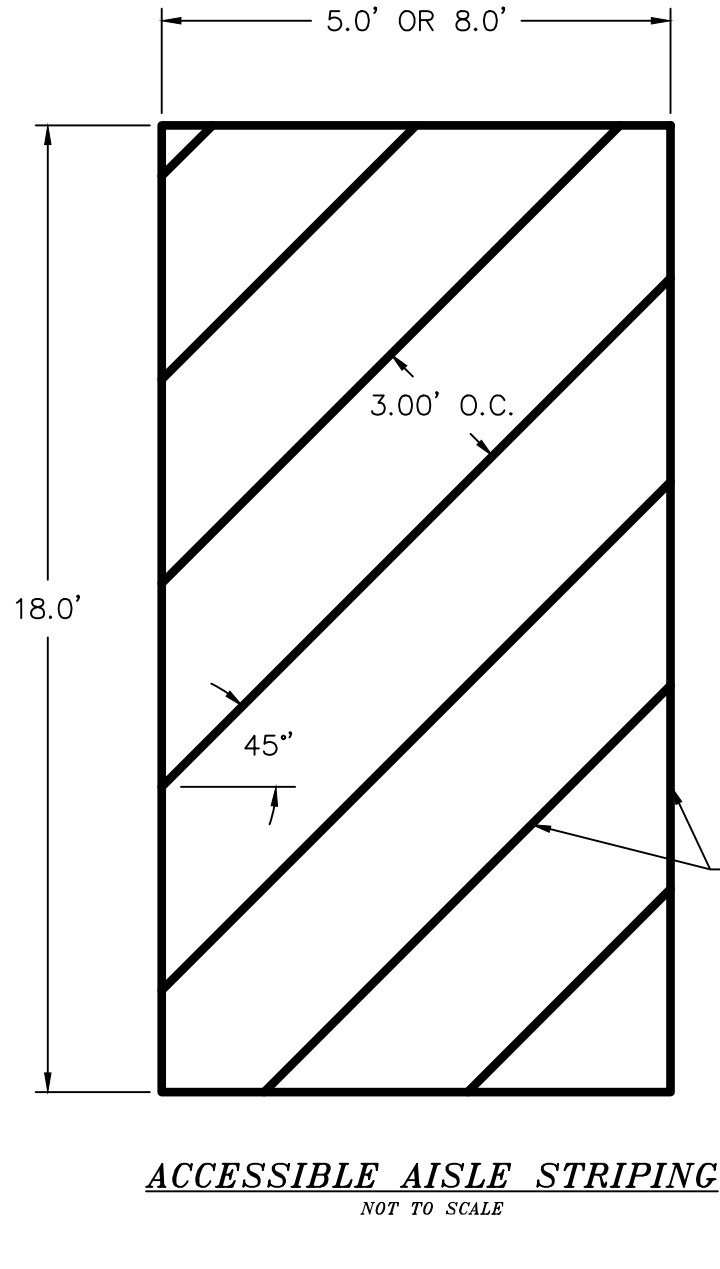
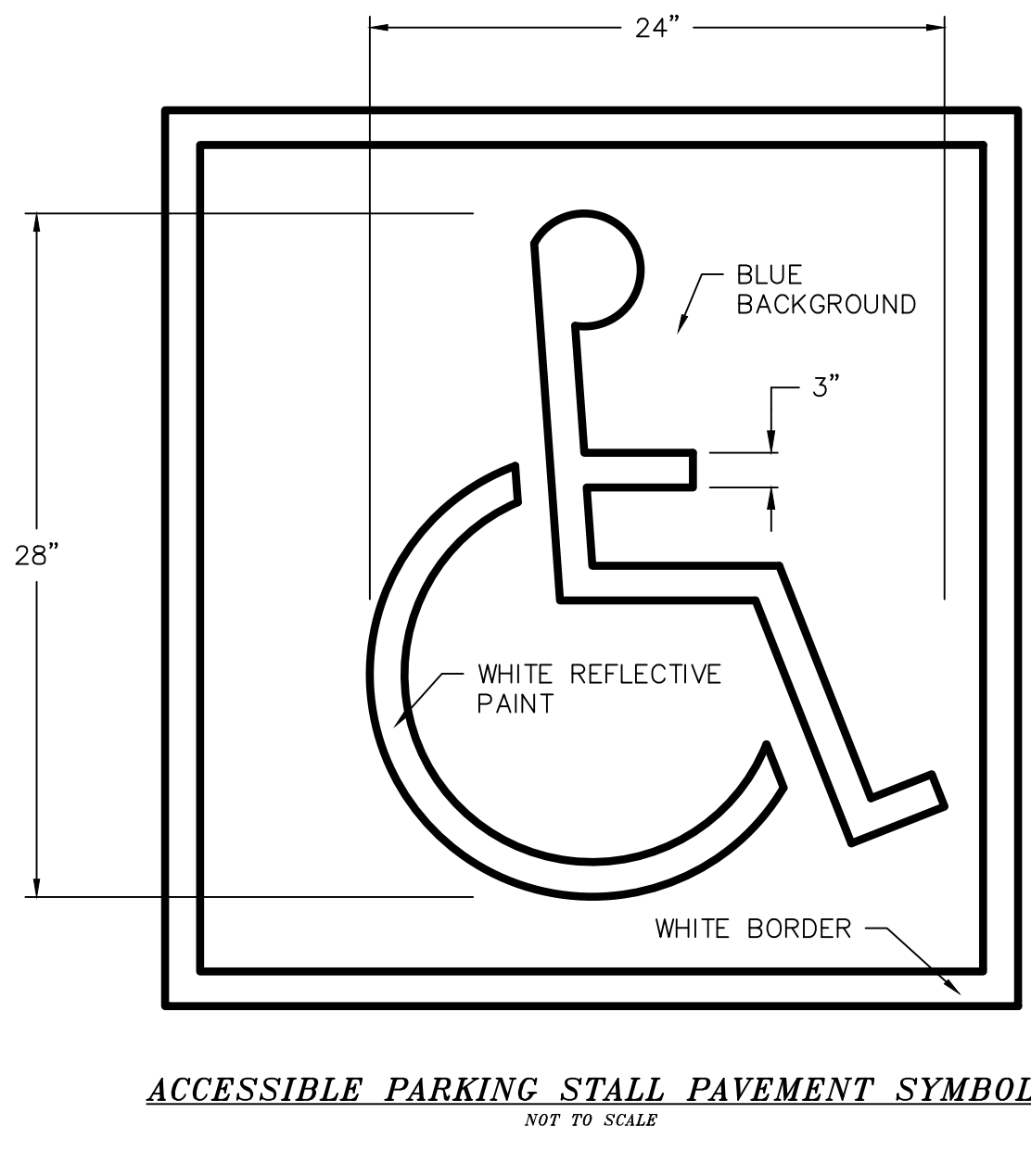
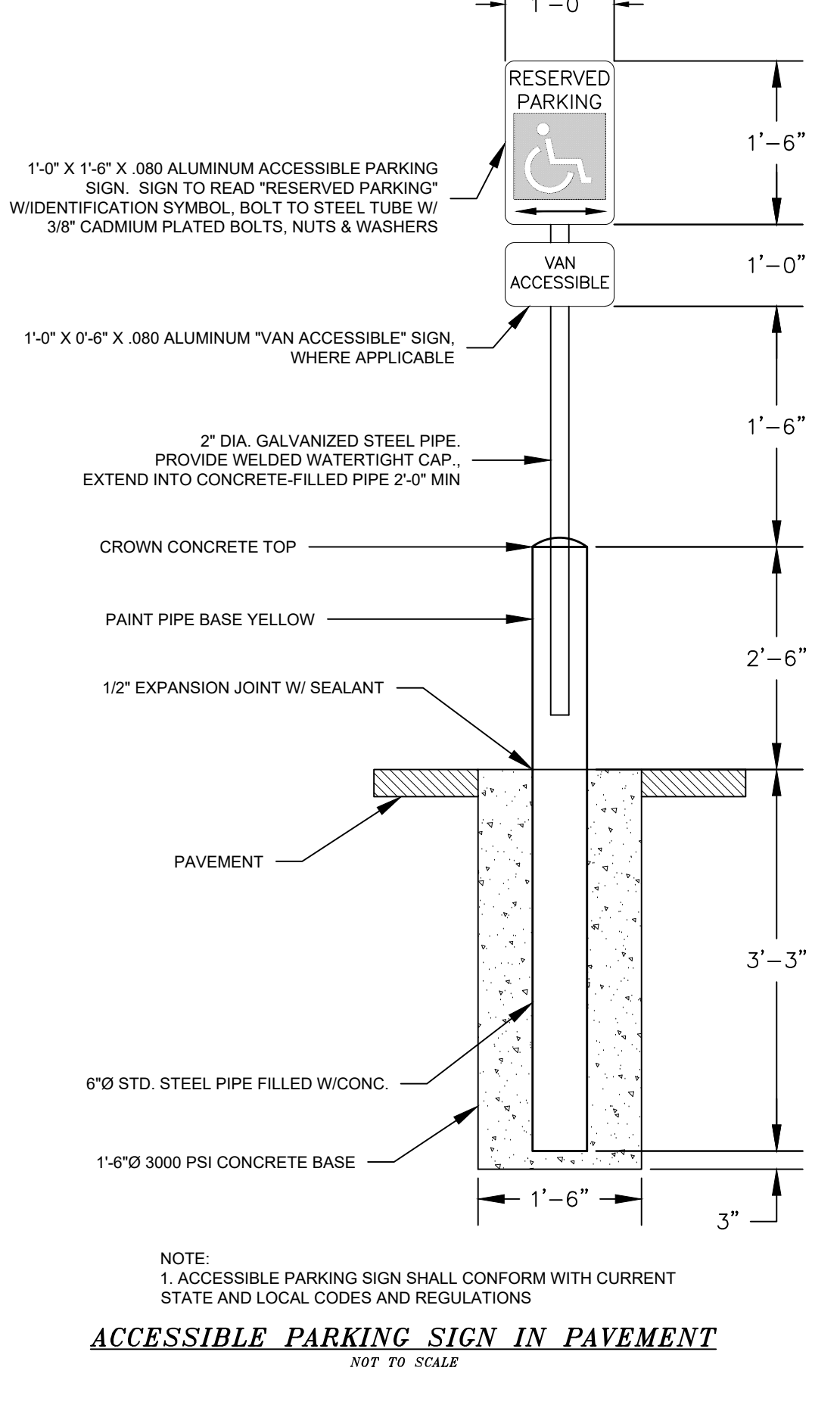
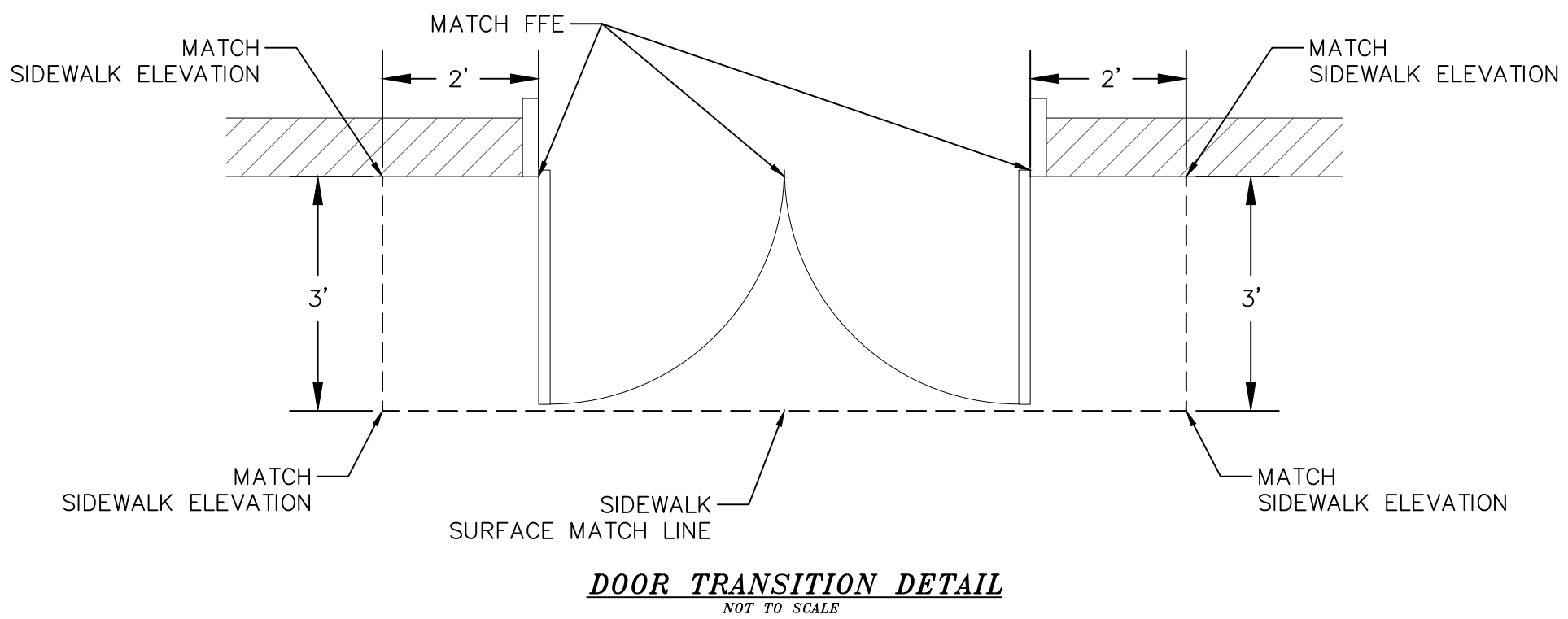
- NOTES:**
- FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5-3/8"-6 TPI(THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NTS(NATIONAL STANDARD THREAD) SIDE NOZZLES.
 - HYDRANT SHALL 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). WATERMAIN CONTRACTOR TO ADJUST HYDRANTS AS NECESSARY AFTER INSTALLATION OF CURB AND GUTTER 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.



PIPE CHART

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

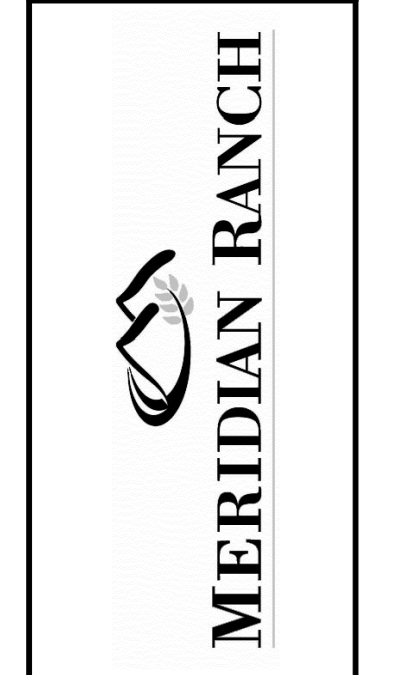


LEGEND

SYMBOL	ACRONYM	DESCRIPTION
[Symbol]	RCP W/FES	REINFORCED CONCRETE PIPE W/ FLARED END SECTIONS
[Symbol]	INLET	STORM SEWER INLET BOX
[Symbol]	STMH	STORM SEWER MANHOLE
[Symbol]	ST	STORM SEWER 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]		ANODE (CATHODIC PROTECTION)
[Symbol]	TS	TEST STATION
[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

Date	Appr.	Date	Revisions	No.

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



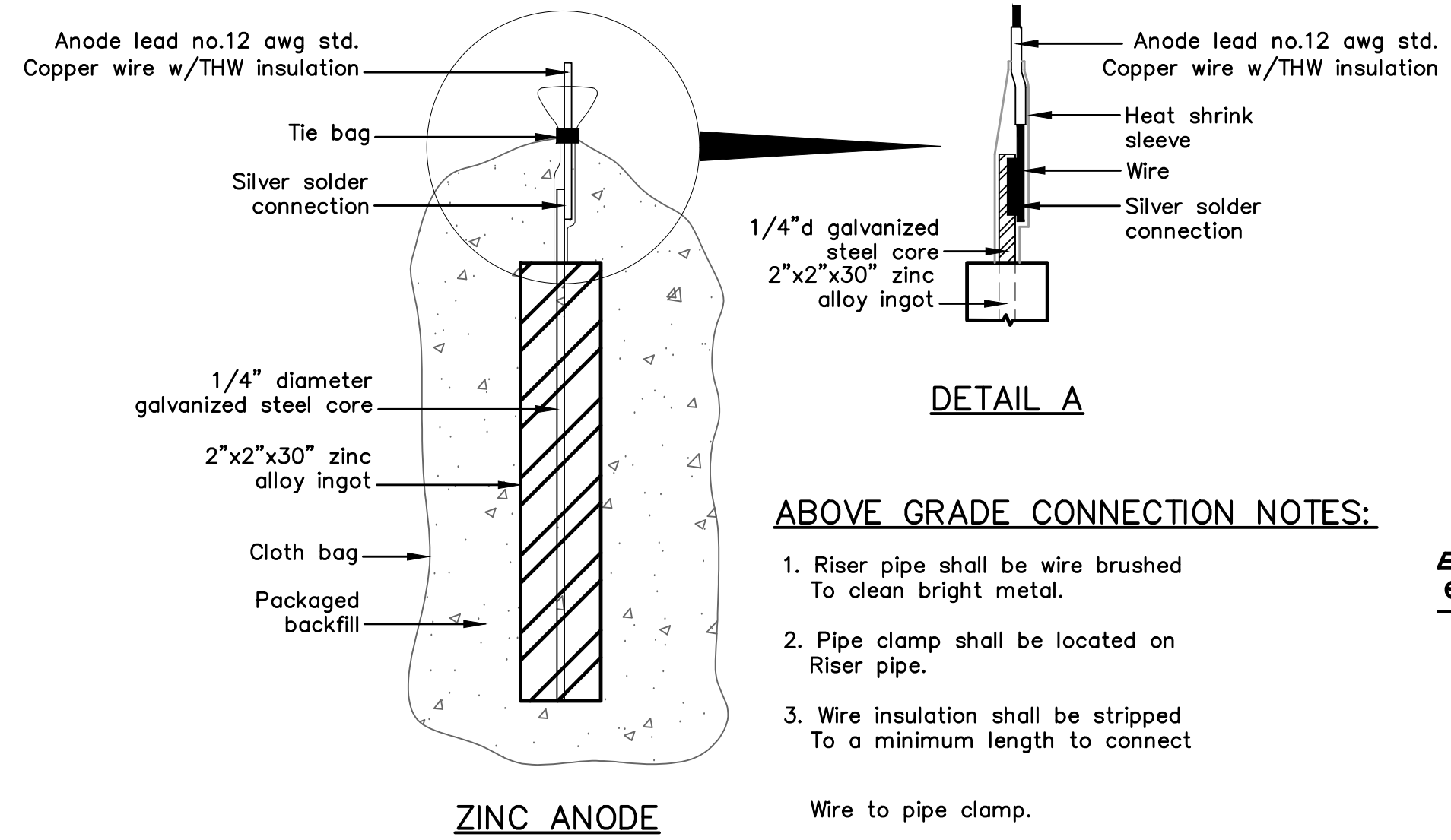
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
DETAIL SHEET

Drawn by: LG
Checked by: TAK
Date: MARCH 2019

Scale: AS SHOWN
SHEET C12

EPC 6/5/19

COLORADO LICENSED PROFESSIONAL ENGINEER
31429
29-19



ZINC ANODE

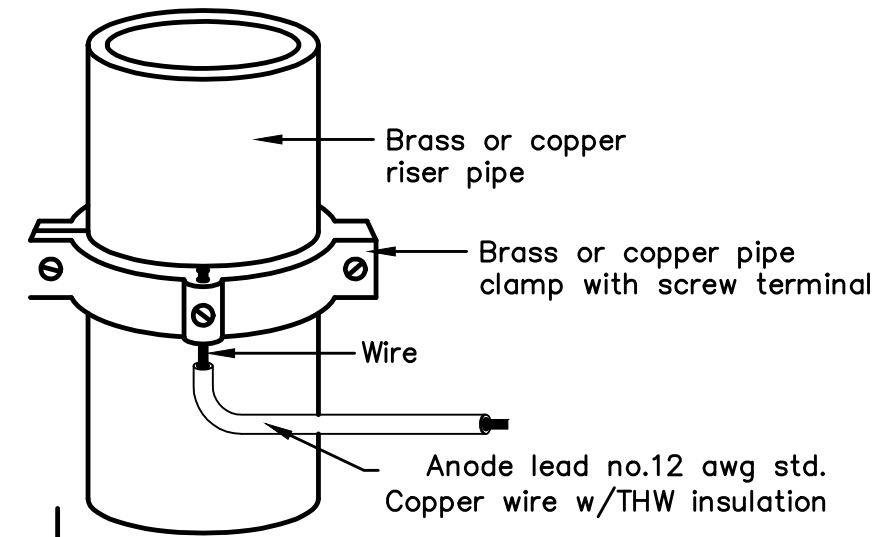
ABOVE GRADE CONNECTION NOTES:

1. Riser pipe shall be wire brushed to clean bright metal.
2. Pipe clamp shall be located on Riser pipe.
3. Wire insulation shall be stripped to a minimum length to connect to pipe clamp.

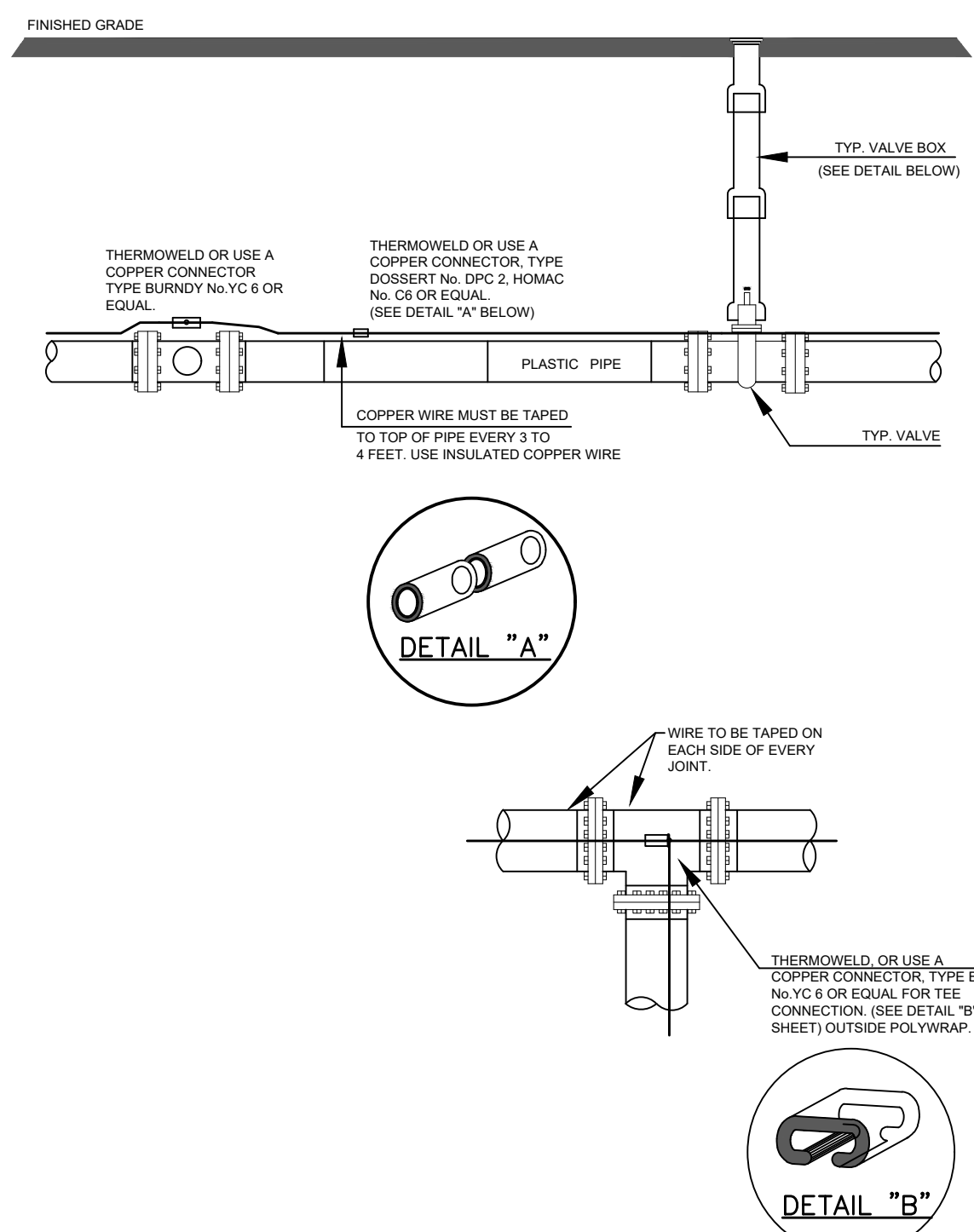
PACKAGED BACKFILL COMPOSITION:

75% gypsum
20% bentonite
5% sodium sulfate

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



ANODE LEAD ABOVE GRADE CONNECTION



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:

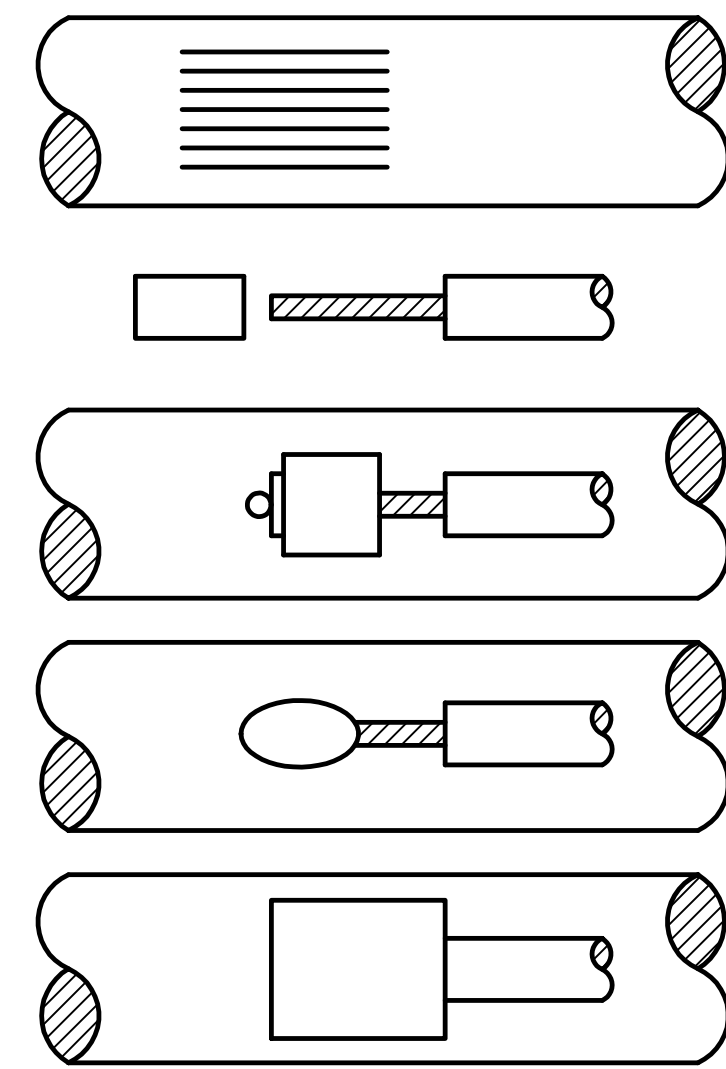
PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 2:

PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT 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.



1. File structure connection area (3 in x 3 in) to bare shiny metal and clean.
2. Strip insulation from wire. Attach sleeve where required by manufacturer.
3. Hold mold firmly with opening away from operator and ignite with flint gun.
4. Remove slag from connection and peen weld for soundness.
5. Cover connection and exposed structure surface with a bituminous coating compound. Place plastic shield cap firmly over connection.

NOTES:

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

EXOTHERMIC WELD PROCESS

Anode Design

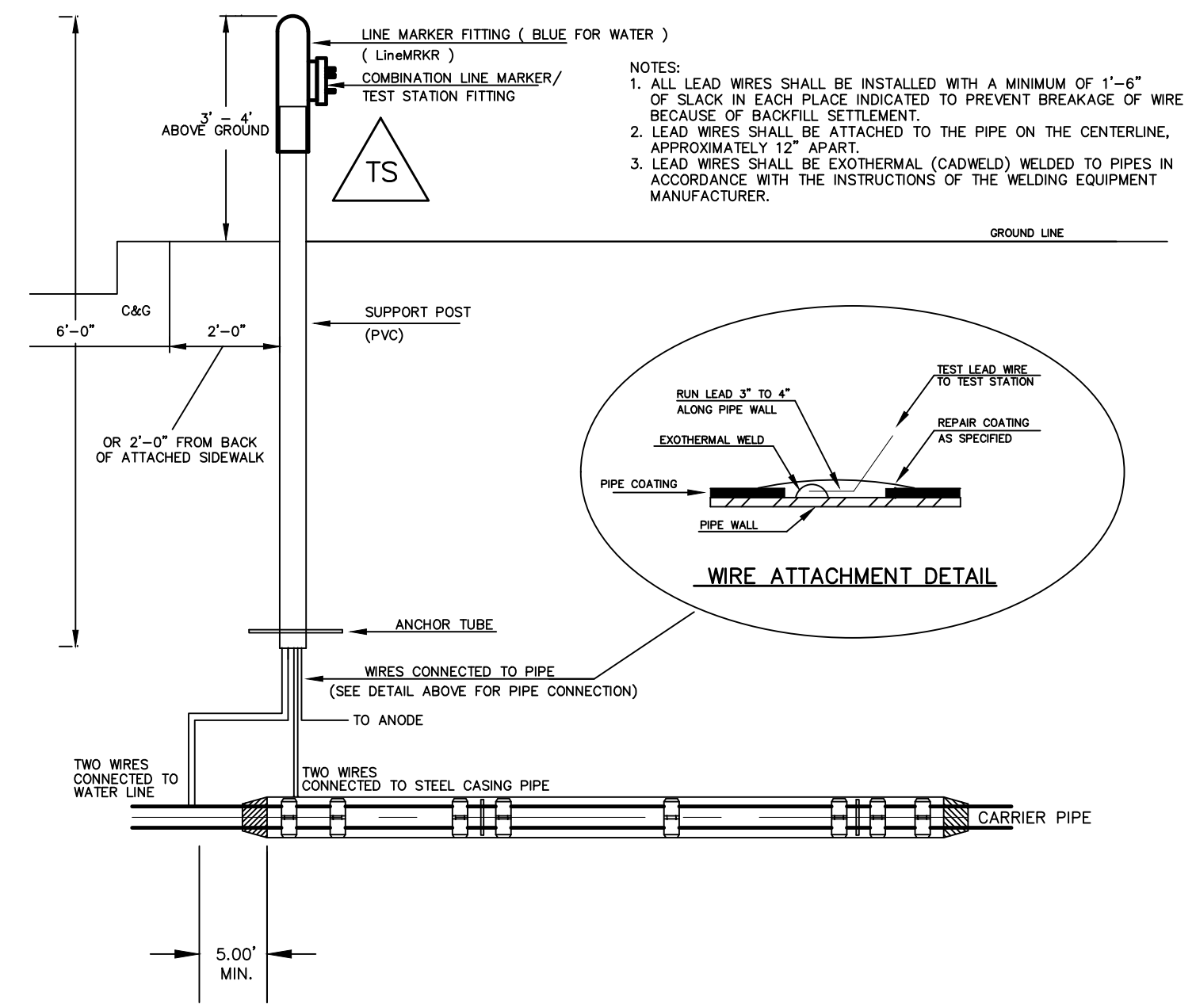
For use with DIP in conjunction with poly-wrap sleeves and piping in 1000 ohm-cm soil estimating a 5% holiday area.

Pipe Size Inches	Actual OD Inches	Anode Spacing Feet (see note 2)	Anode Weight (lb)
4	4.8	783	17 lb
6	6.9	531	17 lb
8	9.05	405	17 lb
12	13.20	277	17 lb
16	16	210	32 lb
20	20	169	32 lb
24	24	142	48 lb
30	30	114	48 lb
36	36	95.7	48 lb
42	42	82.4	48 lb
48	48	72.1	48 lb
54	54	64.2	48 lb

The distance from the point of the 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.



TYPICAL DETAIL FOR TEST STATION WITH STEEL SLEEVE INSTALLATION

NOTES:

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

EPC 6/5/19

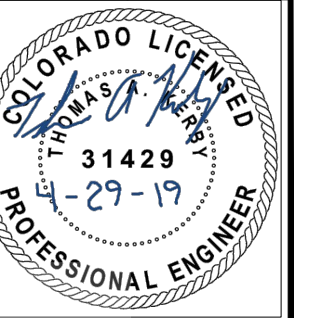
No.	Revisions	Date	Appr.	Date

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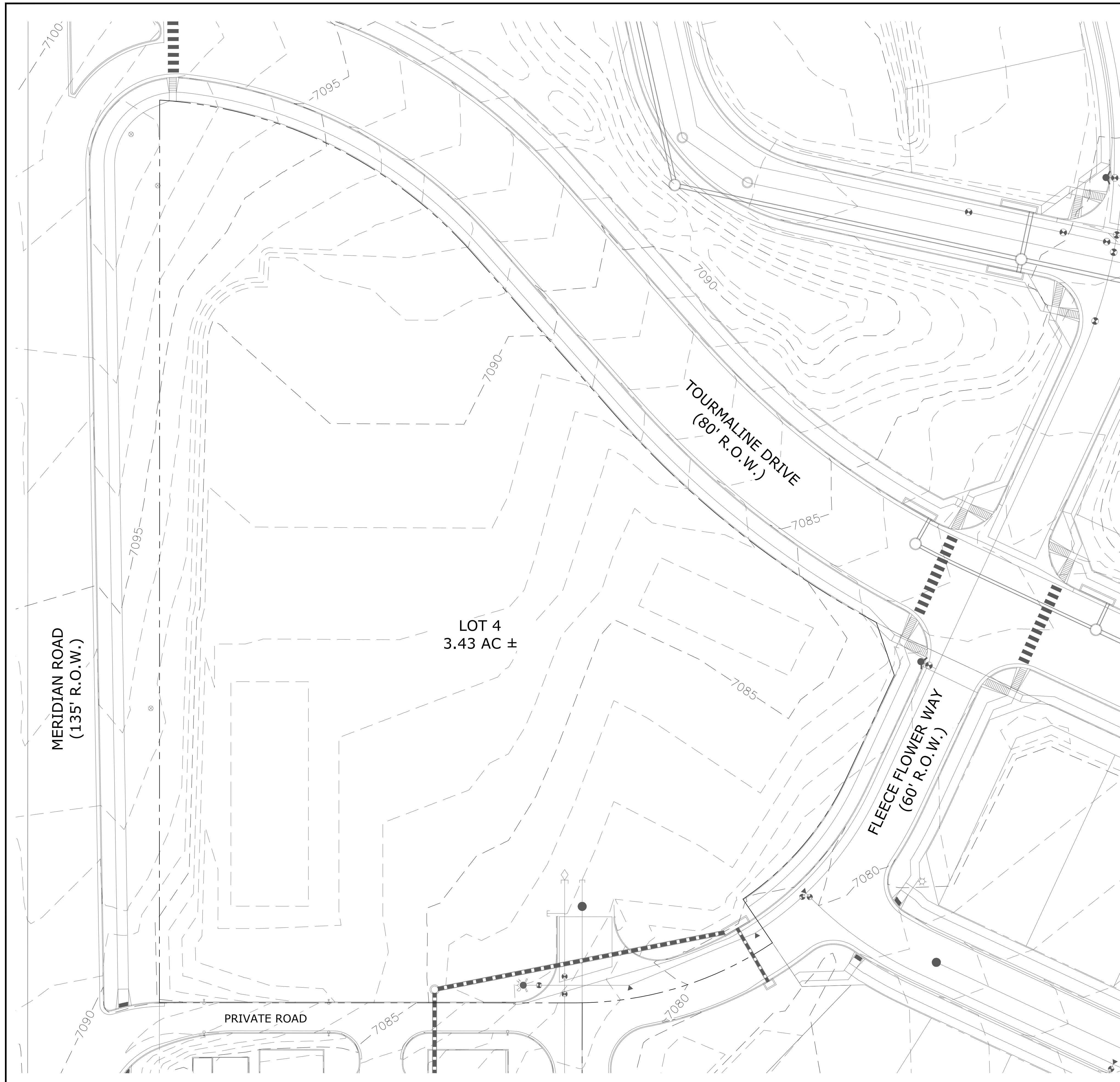


LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
DETAIL SHEET

Scale AS SHOWN
SHEET C-13
Drawn by LOG
Checked by TAK
Date MARCH 2019

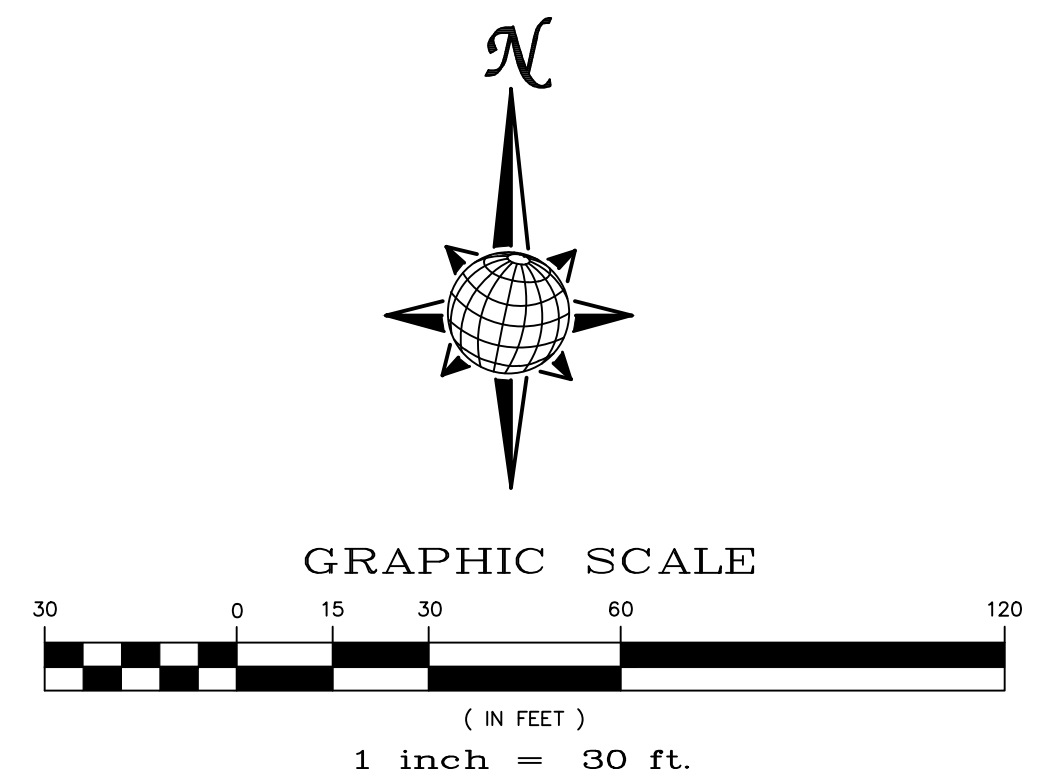


S:\OneDrive\Civil\Proj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 CIVIL PLANS.dwg, 4/29/2019 9:28:29 AM



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.



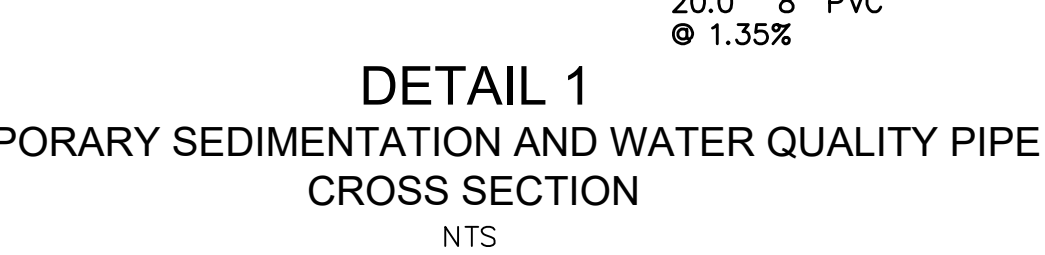
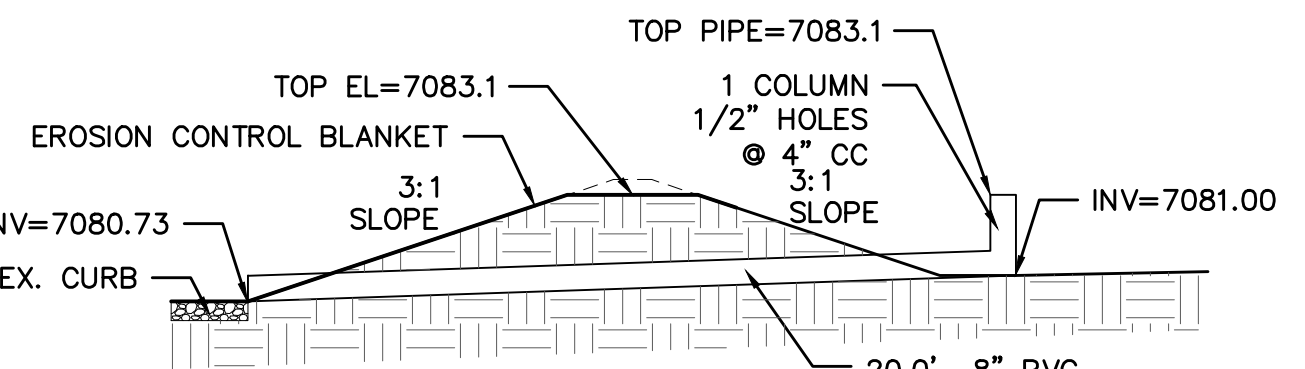
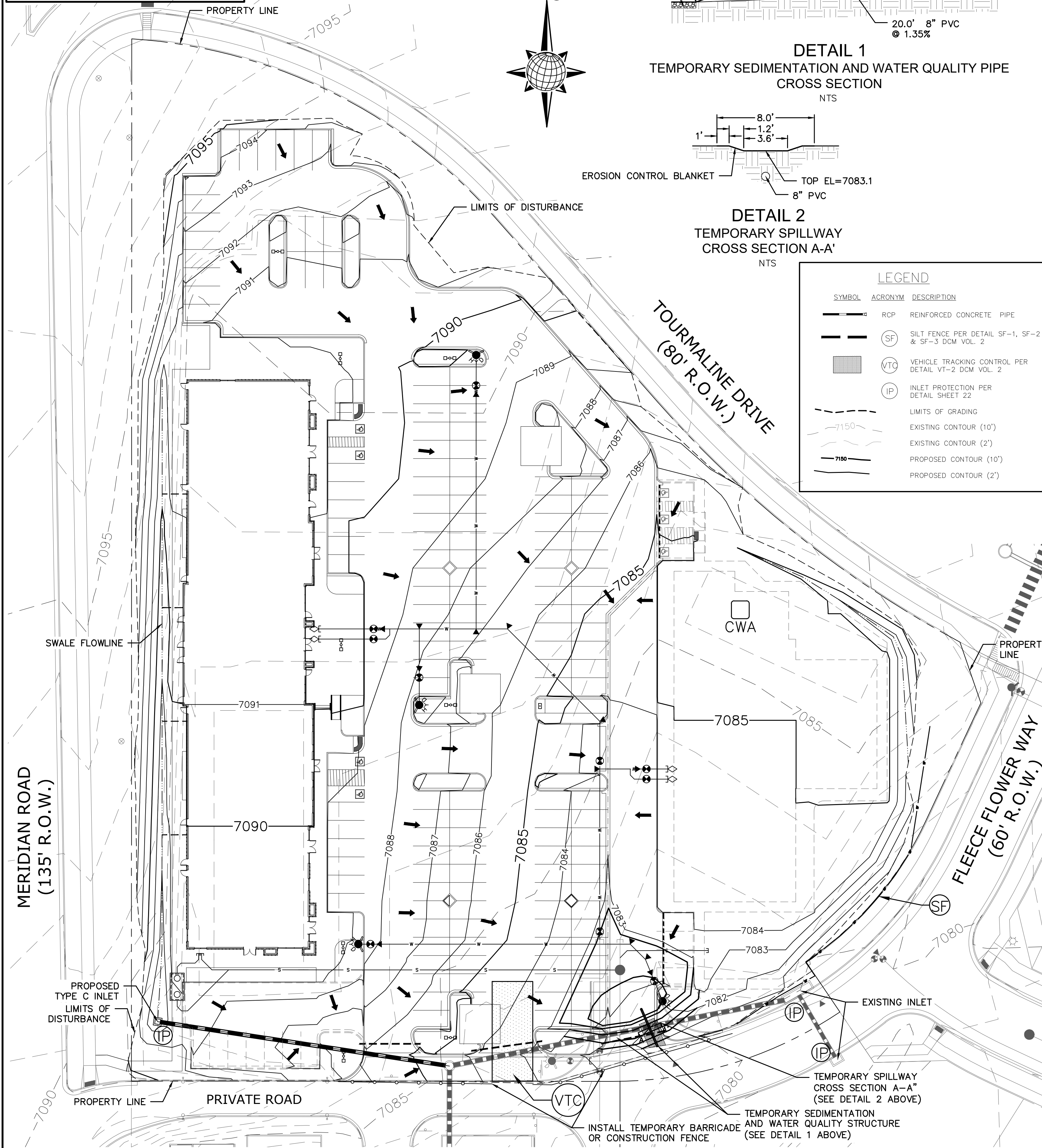
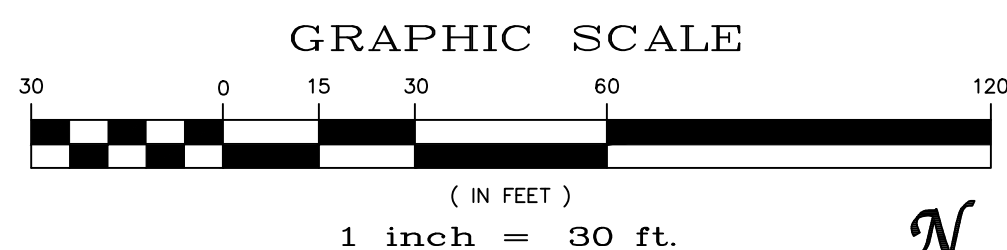
EPC 6/5/19

TWO WORKING DAYS BEFORE YOU DIG CALL 811
 OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

Scale AS SHOWN SHEET C2.0	Drawn by LOG	Checked by TAK	Date MARCH 2019
	LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS EXISTING CONDITIONS		
MERIDIAN RANCH			
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457			
No.	Revisions	Date	Appr.

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

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



SYMBOL	ACRONYM	DESCRIPTION
(Line with dashes)	RCP	REINFORCED CONCRETE PIPE
(Circle with SF)	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
(Circle with VTC)	VTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
(Circle with IP)	IP	INLET PROTECTION PER DETAIL SHEET 22
(Dashed line)		LIMITS OF GRADING
(Dashed line with 10')		EXISTING CONTOUR (10')
(Dashed line with 2')		EXISTING CONTOUR (2')
(Dashed line with 10')		PROPOSED CONTOUR (10')
(Dashed line with 2')		PROPOSED CONTOUR (2')

STEPS FOR CONSTRUCTION
THE ANTICIPATED START FOR THIS PROJECT IS SEPTEMBER 2018 WITH AN ANTICIPATED COMPLETION DATE OF MAY 2019. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.

- INSTALLATION OF PERIMETER BMPs
- 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, FILTER OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGEWAYS.

NON-STRUCTURAL PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL PLAN. TEMPORARY SEEDING OF DORMANT STOCKPILES AND MULCHING ALONG STEEP EMBANKMENTS WILL BE PERFORMED AS REQUIRED.

SILT FENCE IS REQUIRED TO BE IN PLACE PRIOR TO ANY MOVEMENT OF DIRT.

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

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

OTHER CONTROLS
THERE ARE SEVERAL BEST MANAGEMENT PRACTICES THAT CAN BE EMPLOYED TO PREVENT OR MITIGATE THE SOURCE OF POLLUTANTS AND CONTAMINATION OF STORMWATER RUNOFF. SOME OF THESE ARE:

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

INSPECTION AND MAINTENANCE
A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION.

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

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

RECOMMENDED EL PASO COUNTY GRASS SEED MIX
GRASS: VARIETY PLS. LBS. PER ACRE

CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0
PERENNIAL RYE	UNN	2.0
WESTERN WHEATGRASS	BARTON	3.0
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0
SIDE-OATS GRAMA	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 NORTHEAST CORNER OF STAPLETON DRIVE AND MERIDIAN RANCH BOULEVARD.
- NO WETLANDS WERE OBSERVED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATIONS TO DISCHARGE DEWATERING ACTIVITIES. SUCH PERMITS SHALL BE SAMPLED AND SENT 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 GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 48" PREPARED BY C/L THOMPSON SEPTEMBER 10, 2013.
- ALL BMP'S SHALL BE INSTALLED PER EL PASO COUNTY REQUIREMENTS AND DETAILS, SEE SHEET C1.4.
- ALL CONTOURS SHOWN ARE FINISHED SURFACE.

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTION.
- 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 APPLICABLE 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQPC) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, 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 ESQPC HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDING. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICABLE, 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 CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED TO STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH LINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ 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 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1

Scale AS SHOWN

Drawn by LOG

Checked by TAK

AS SHOWN SHEET C-3.0

DATE MARCH 2019

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

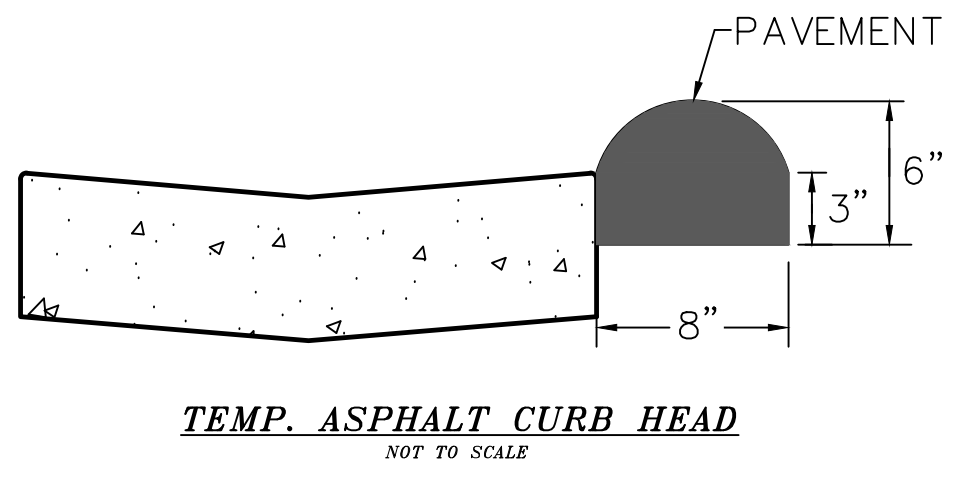
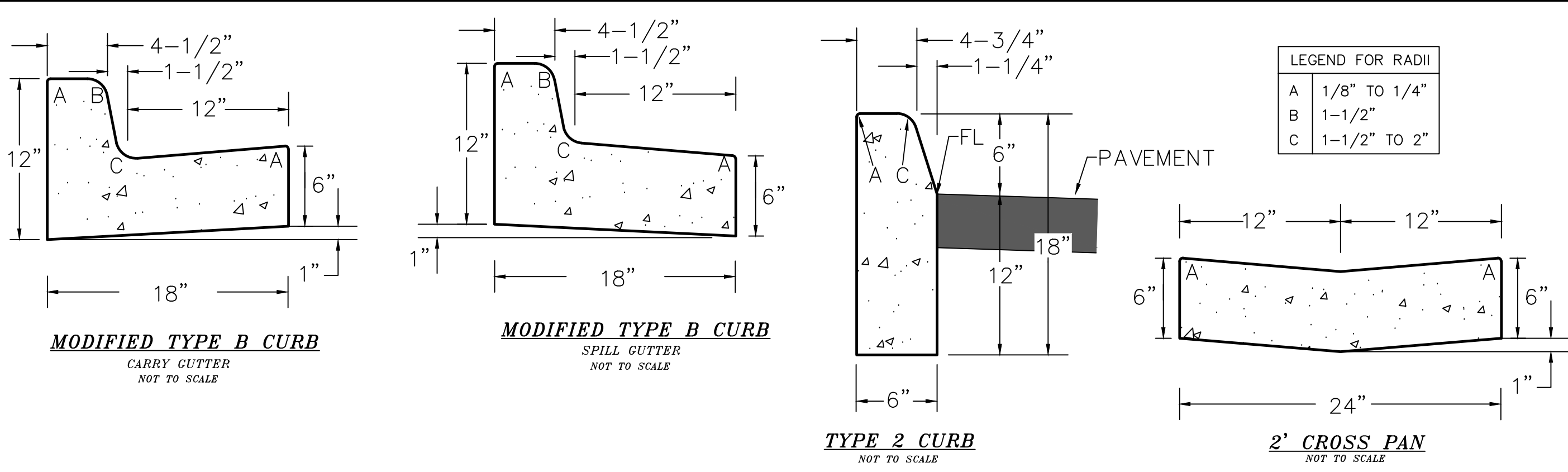
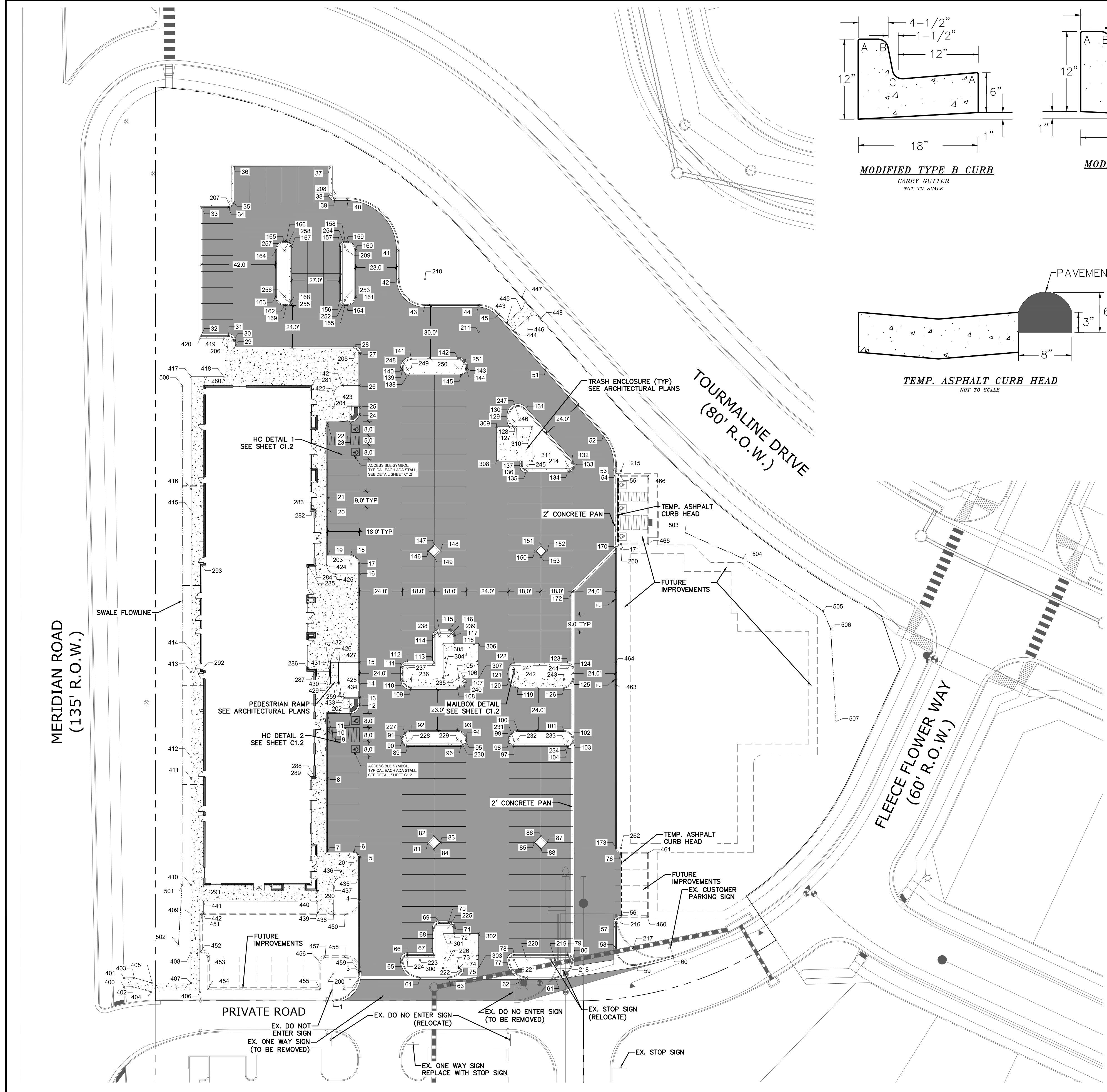
MERIDIAN RANCH

EROSION CONTROL

EPC 6/5/19

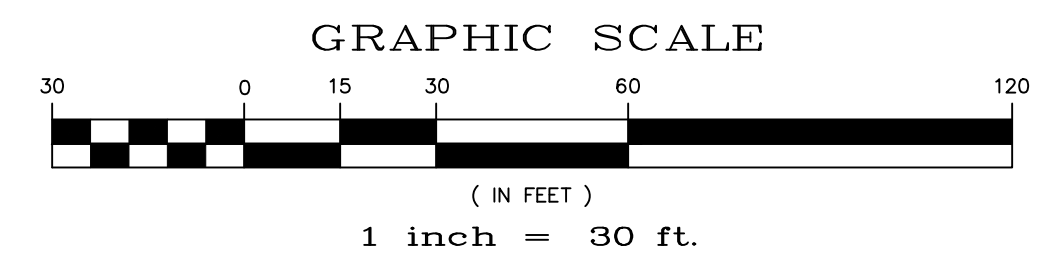
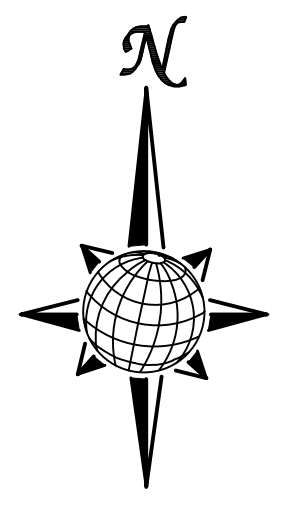
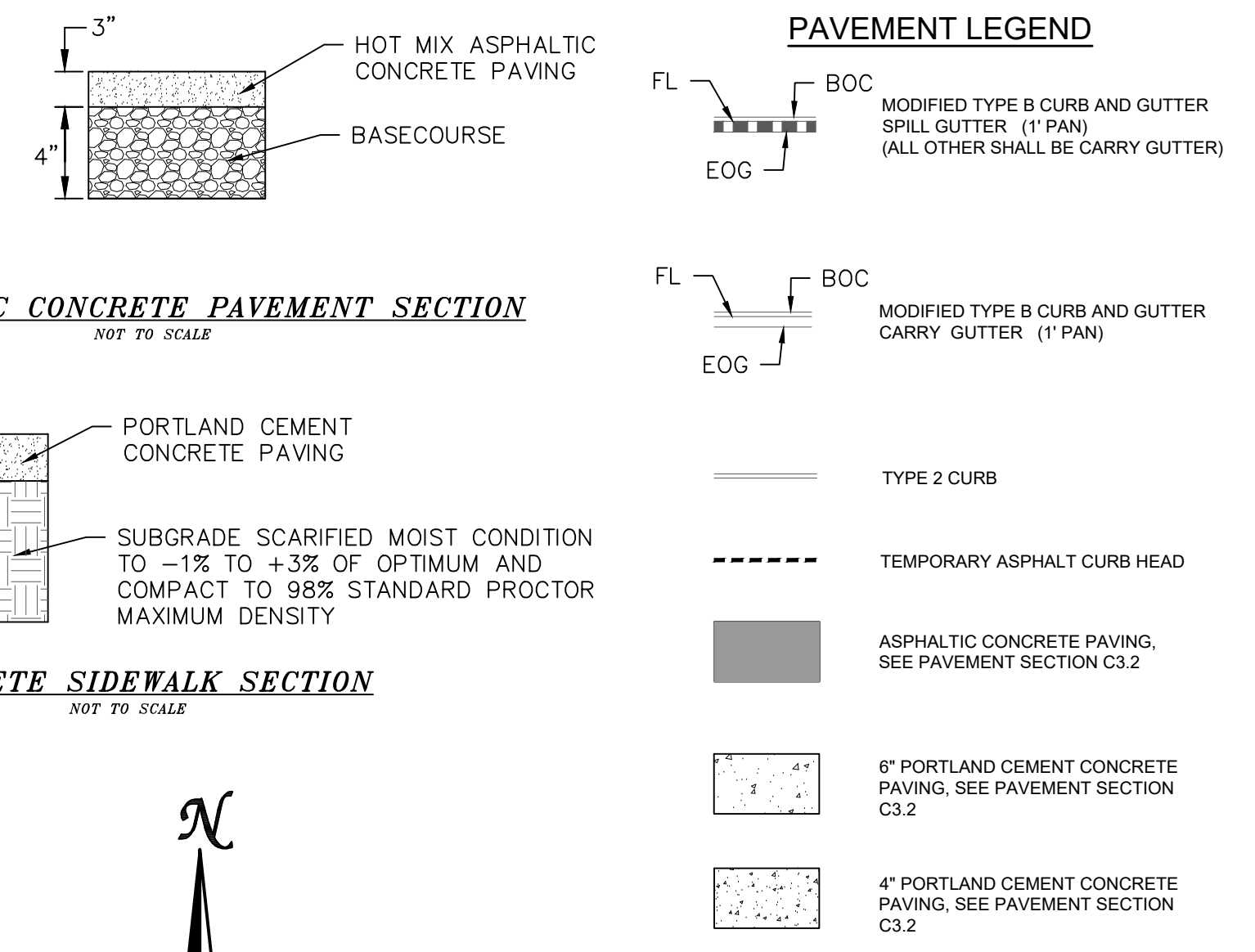
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PAVING NOTES

- SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- SITE PREPARATION, GRADING, PAVING RECOMMENDATIONS, AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL STUDY PREPARED BY CLT THOMPSON., DATED SEPTEMBER 09, 2013.
- BUILDING LAYOUT SHOWN ON THIS PLAN WAS PROVIDED BY YOW ARCHITECTS.
- SEE BELOW FOR PAVING DETAILS.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
- REFER TO SHEET C1.2 FOR ACCESSIBLE STALL AND RAMP DETAILS.
- REFER TO SHEET C8.0 FOR STORM DRAINAGE INFORMATION.
- CONTRACTOR TO CONFIRM INSTALLATION OF IRRIGATION SLEEVES PRIOR TO PAVING.
- REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS REGARDING SITE LIGHTING.
- 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.
- 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%.
- ALL ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.7 & 4.8.
- REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS & PATIO AREA DETAILS
- FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS ENGINEER.
- MARK AN "X" ON TOP OF CURB AT ALL SLEEVE LOCATIONS. REFER TO C7.0 FOR SLEEVE LOCATIONS.



TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1		SITE CONSTRUCTION DOCUMENTS	
		HORIZONTAL CONTROL & PAVING		MARCH 2019	
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK
SHEET		C40		Date	MARCH 2019
EPC 6/5/19		 TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 (SEE COVER FOR LIST OF UTILITY CONTACTS)		 31429 29-19 PROFESSIONAL ENGINEER	

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Point Table with columns: POINT #, NORTHING, EASTING, DESCRIPTION. Rows 331-360.

Revision table with columns: No., Date, Revisions.

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457



LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS HORIZONTAL CONTROL TABLES

Drawn by LOG, Checked by TAK, Date MARCH 2019

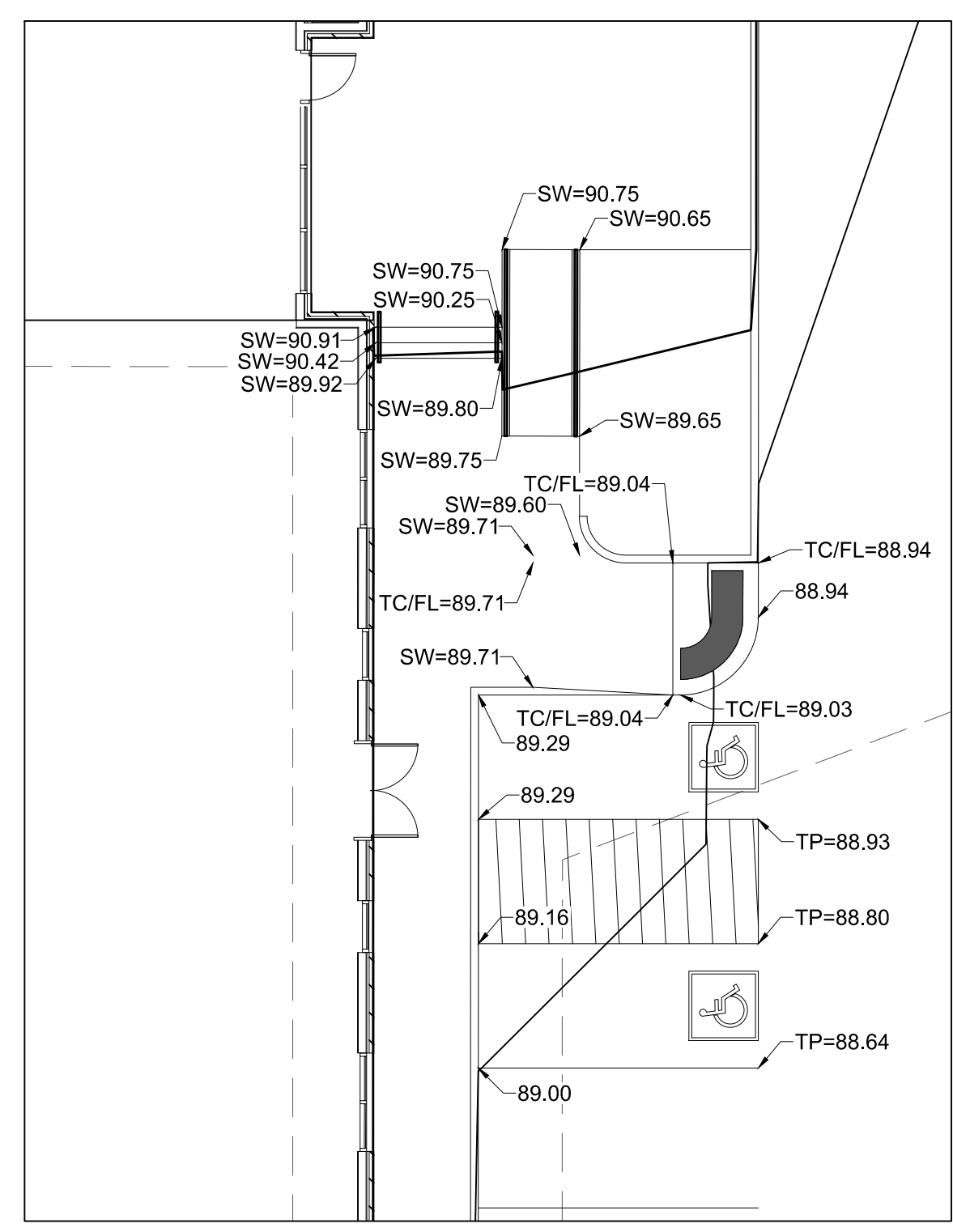
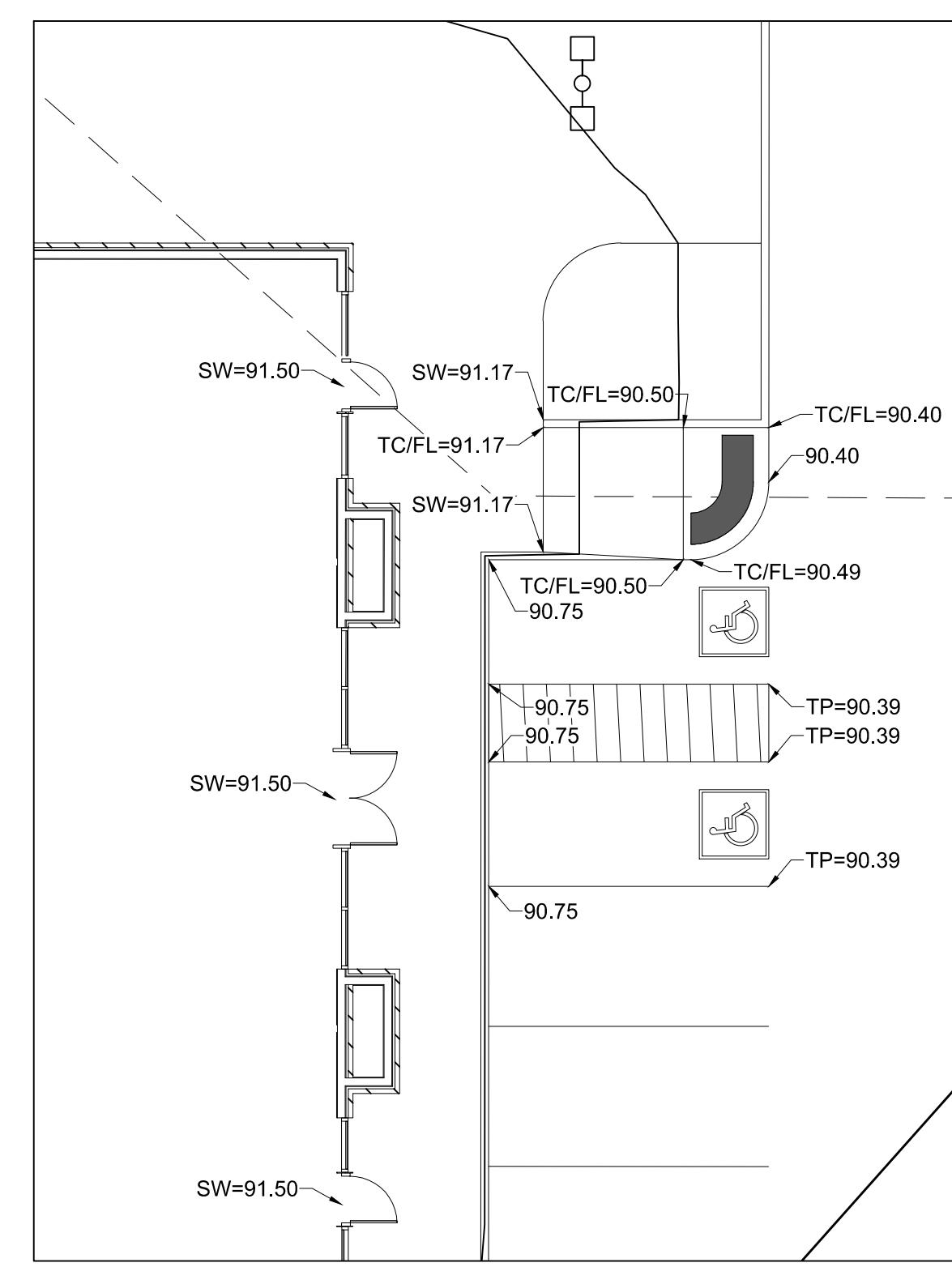
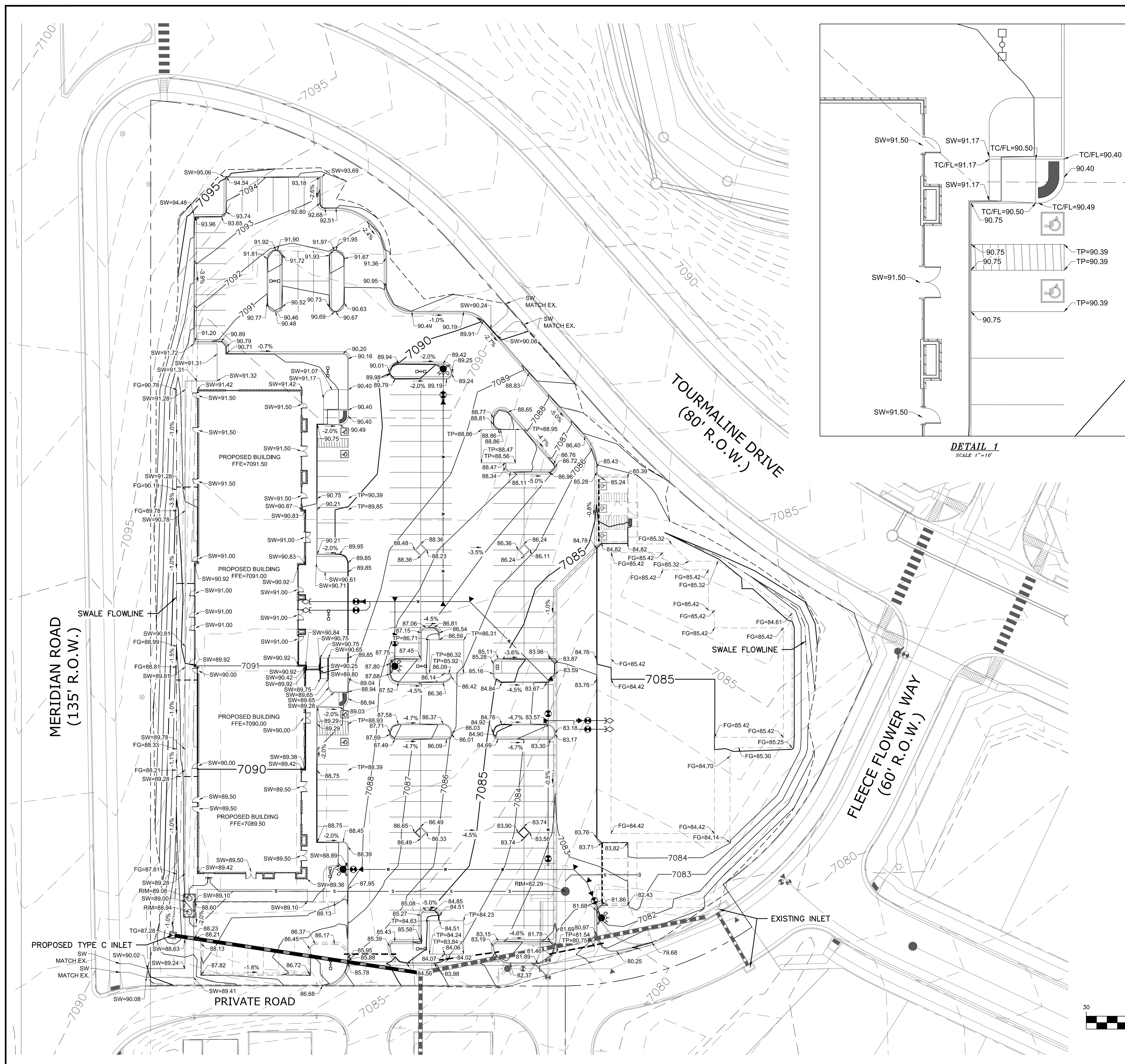
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HORIZONTAL CONTROL KEY SW = SIDEWALK FL = FLOWLINE EPC 6/5/19

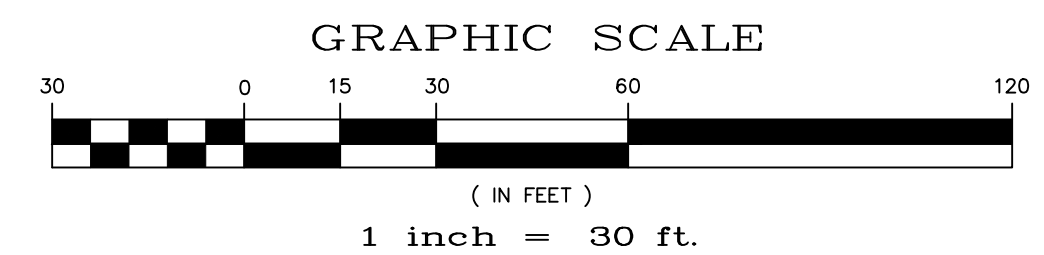
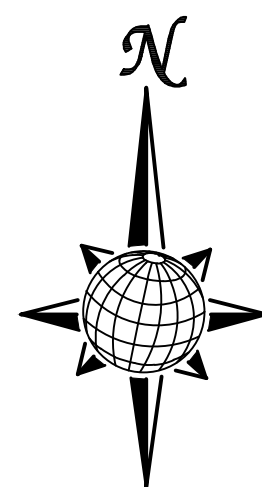
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 (SEE COVER FOR LIST OF UTILITY CONTACTS)

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LEGEND		
SYMBOL	ACRONYM	DESCRIPTION
	RCP	REINFORCED CONCRETE PIPE
	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 22
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')

- NOTES:**
- ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.
 - ADD 7000 FT. TO ALL SPOT ELEVATIONS.
 - ALL CONTOURS SHOWN ARE FINISHED SURFACE.
 - REFER TO THE "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 48" PREPARED BY CTLTHOMPSON SEPTEMBER 10, 2013.
- TP = TOP OF PAVEMENT
 SW = SIDEWALK
 FG = FINISHED GRADE
 RIM = RIM ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 TG = TOP OF GRATE
 EX = EXISTING



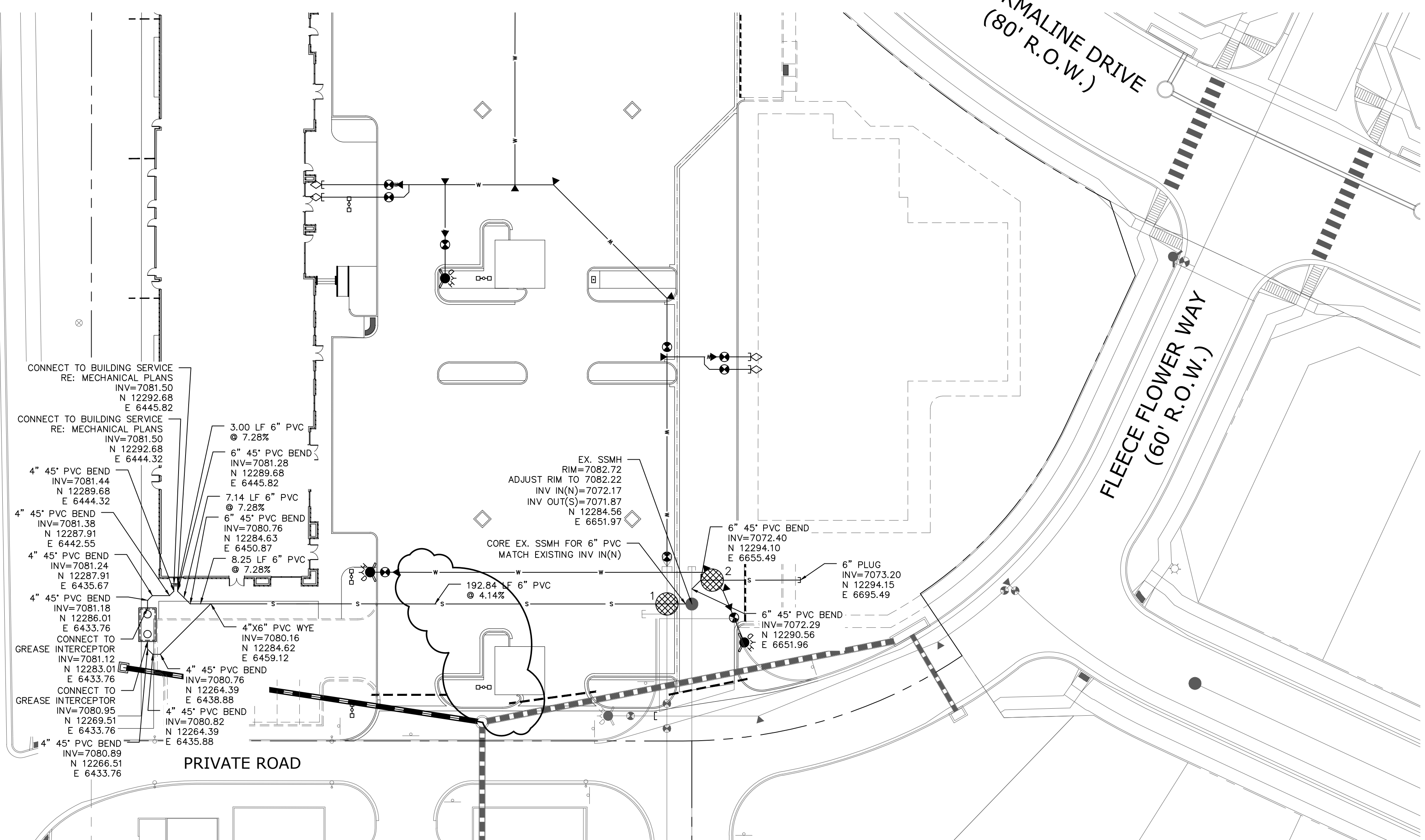
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TWO WORKING DAYS BEFORE YOU DIG CALL 811

OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTRACTS)

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		GRADING PLAN			
		LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS			
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK
SHEET C-50		Date	MARCH 2019		
 COLORADO LICENSED PROFESSIONAL ENGINEER 31429 29-19		PCD PROJECT NO. PPR18033			

MERIDIAN ROAD
(135' R.O.W.)



PRIVATE ROAD

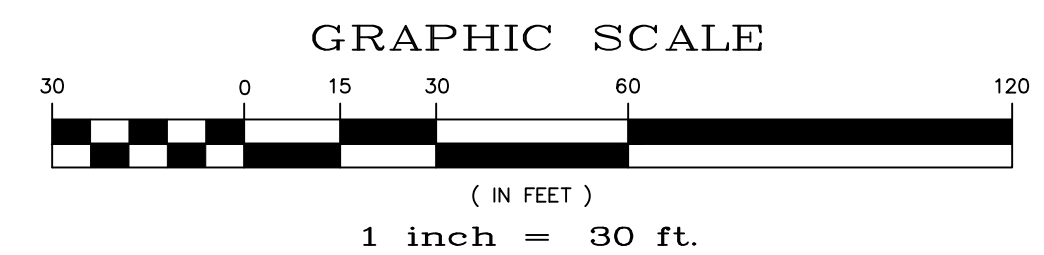
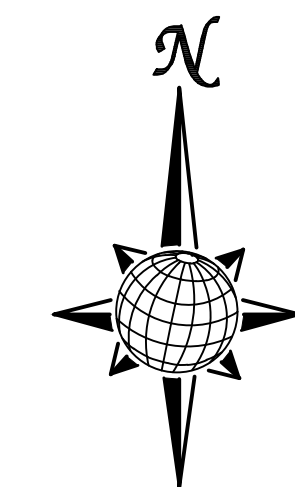
TOURMALINE DRIVE
(80' R.O.W.)

FLEECE FLOWER WAY
(60' R.O.W.)

NOTES:

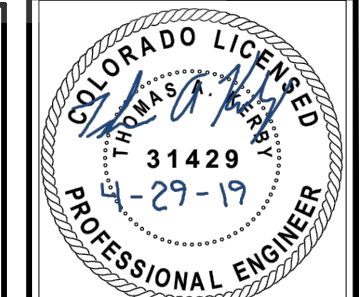
- SANITARY SERVICE LINES 4" PVC AT 2.1% UNLESS OTHERWISE NOTED.
- GREASE INTERCEPTOR SHALL BE FABRICATED & INSTALLED PER CSU SPECIFICATION & STANDARD DETAILS C4-1, C4-1 & C4-3.

UTILITY CROSSING TABLE		
CROSSING #	TOP OF PIPE / BOTTOM OF PIPE	SEPARATION CLEARANCE
1	8" WTR BOP = 7075.34 6" SAN TOP = 7073.08	2'-3"
2	6" WTR BOP = 7076.65 6" SAN TOP = 7073.16	3'-6"



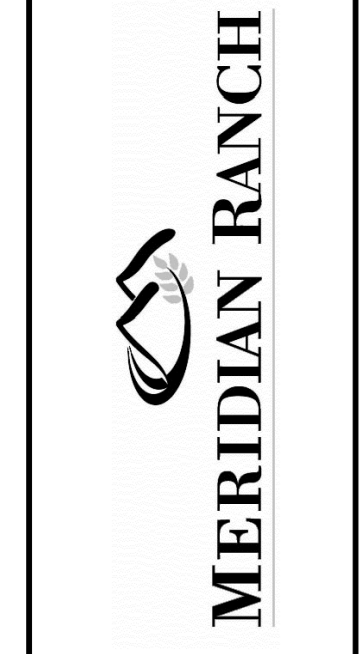
EPC 6/5/19

TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



No.	Revisions	Date	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN

Drawn by
LOG
Checked by
TAK
Date
MARCH 2019

Scale
AS SHOWN
**SHEET
C6.0**

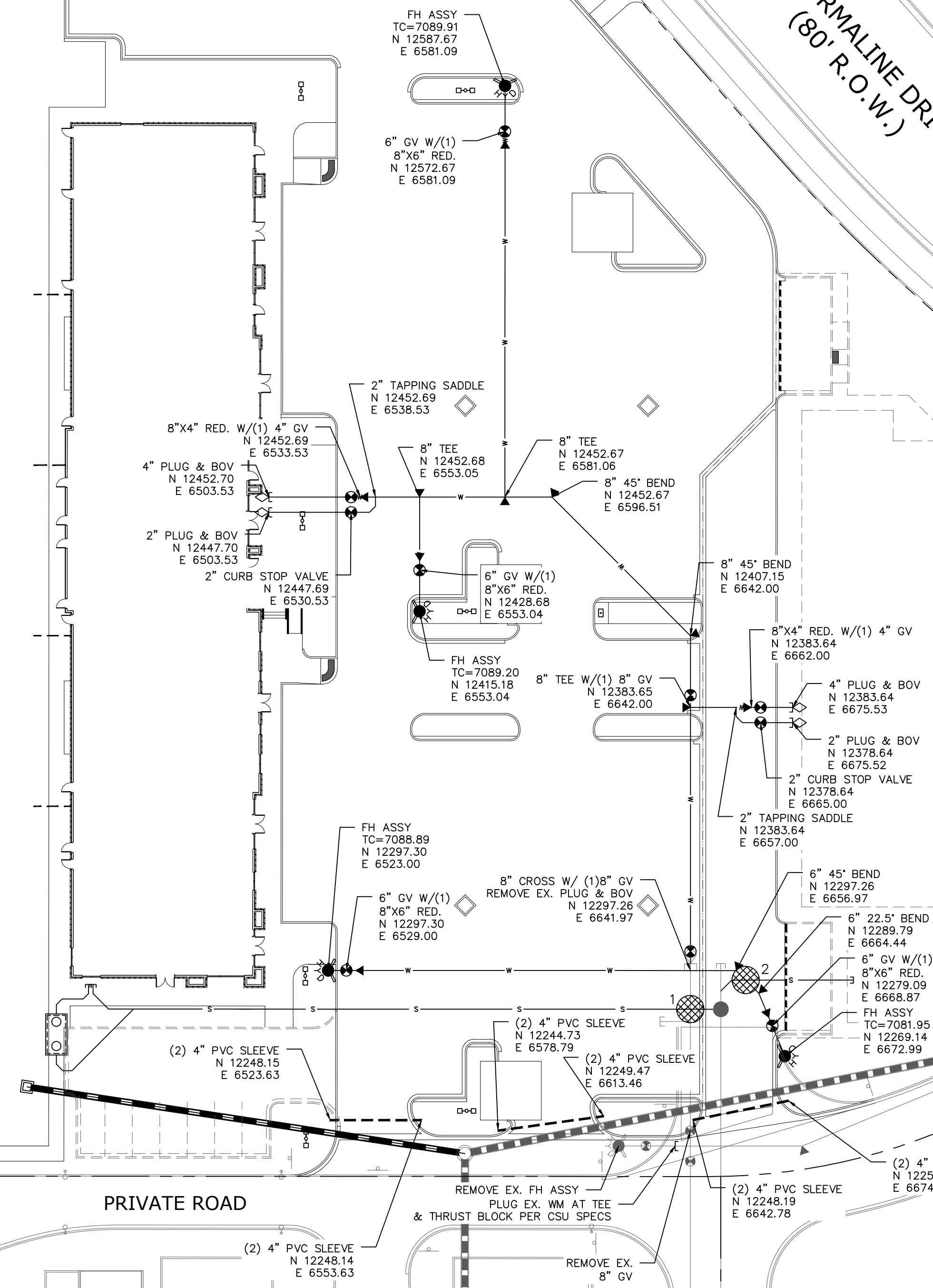
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MERIDIAN ROAD
(135' R.O.W.)

TOURMALINE DRIVE
(80' R.O.W.)

FLEECE FLOWER WAY
(60' R.O.W.)

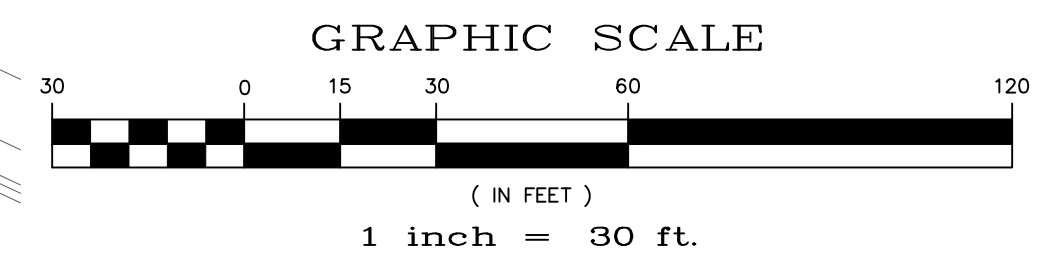
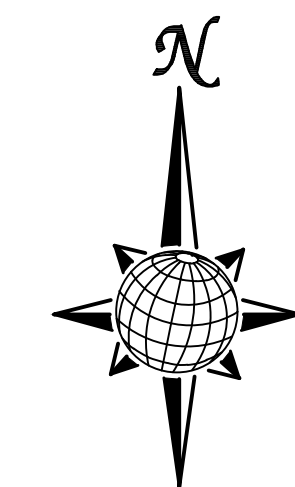
PRIVATE ROAD



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.

UTILITY CROSSING TABLE		
CROSSING #	TOP OF PIPE / BOTTOM OF PIPE	SEPARATION CLEARANCE
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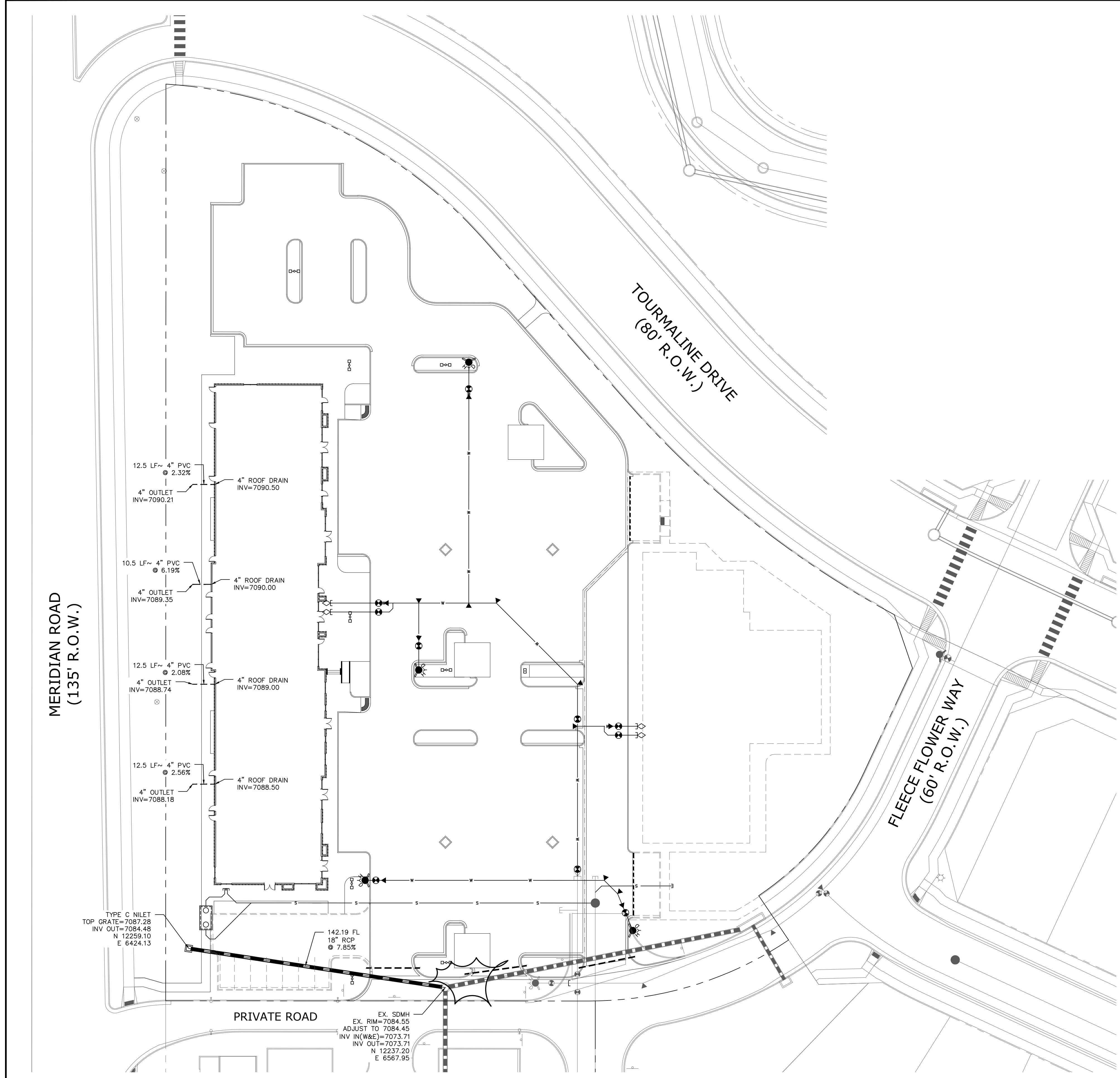
EPC 6/5/19

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

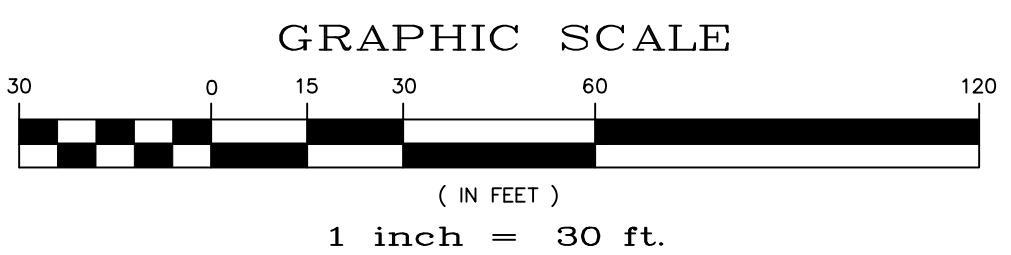
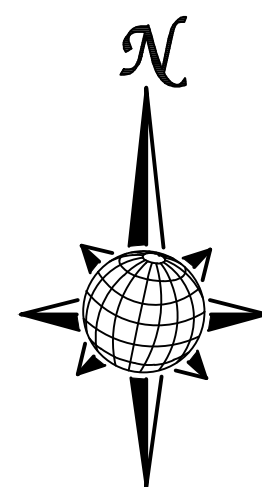
OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
<p>MERIDIAN RANCH</p>		LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1			
		SITE CONSTRUCTION DOCUMENTS			
Scale AS SHOWN	Drawn by LOG	Checked by TAK	Date MARCH 2019		
SHEET C7.0		WATER PLAN			
PCD PROJECT NO. PPR18033					

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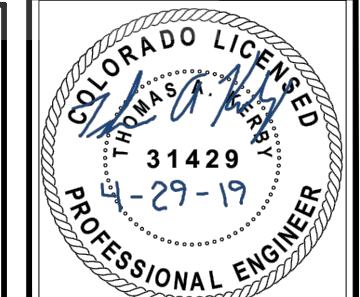
- NOTES:**
1. ALL JOINTS ON THE STORM PIPING SHALL BE WATERTIGHT JOINTS.
 2. ALL STORM PIPE SHALL BE CLASS III RCP.



EPC 6/5/19

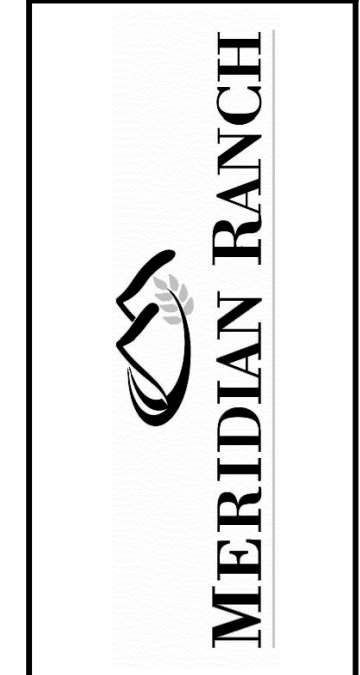
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LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
STORM SEWER PLAN

Drawn by LOG
Checked by TAK
Date MARCH 2019

Scale AS SHOWN
SHEET C8.0

PROFESSIONAL ENGINEER