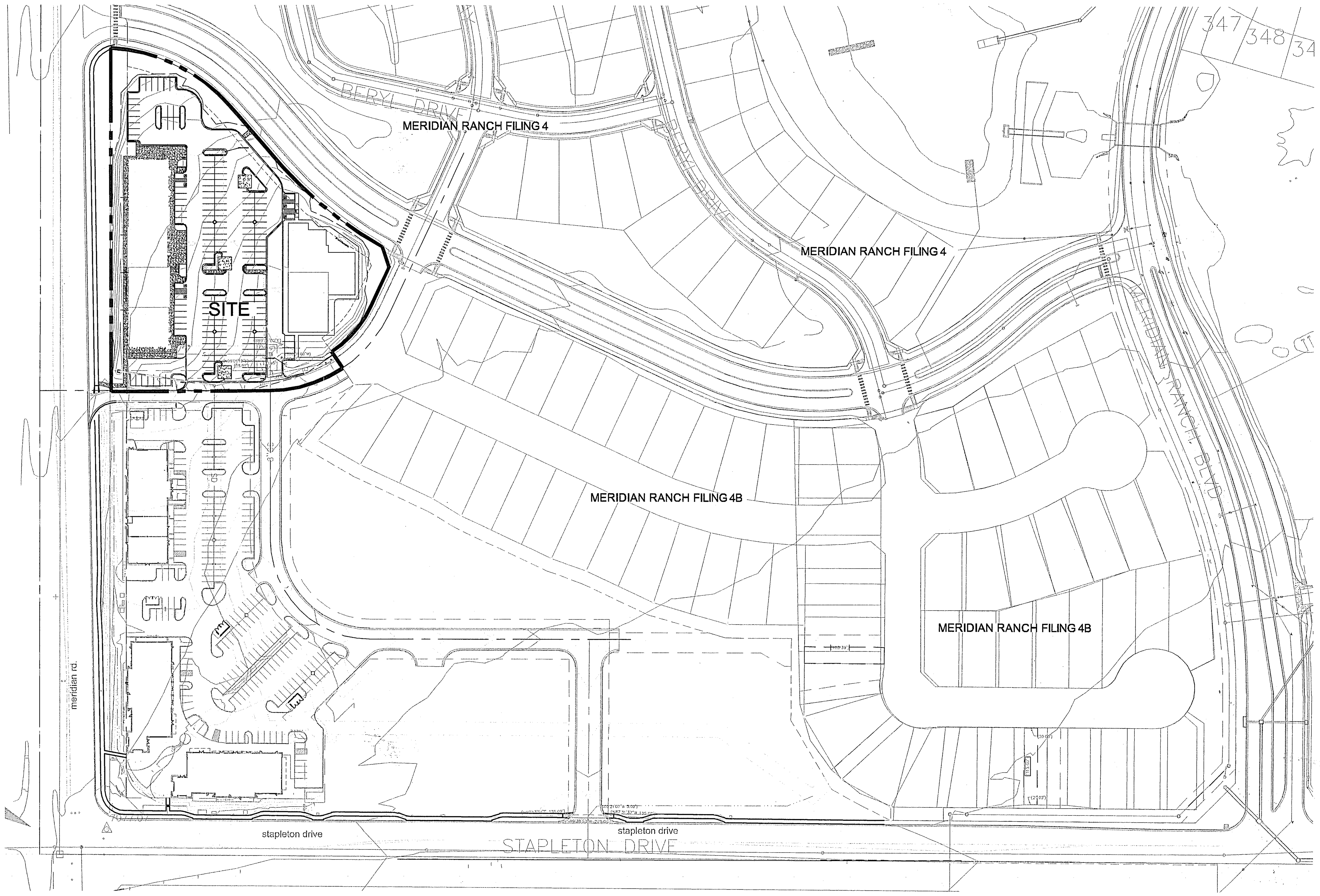
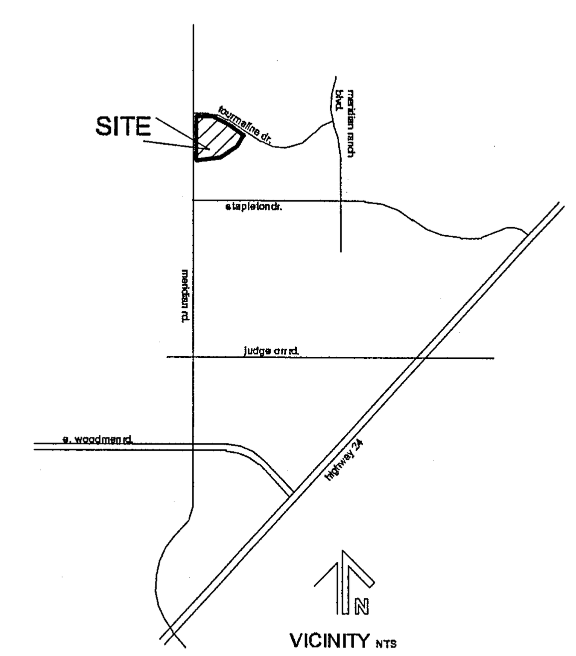
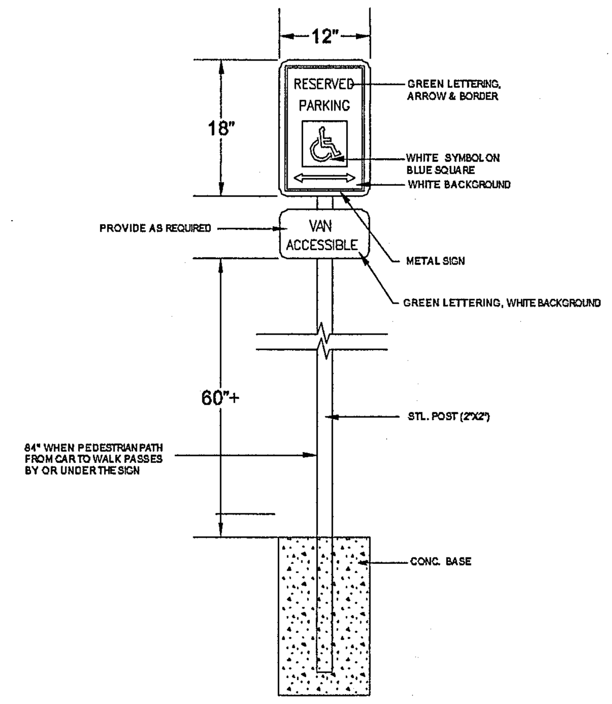
THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
SITE DEVELOPMENT PLAN

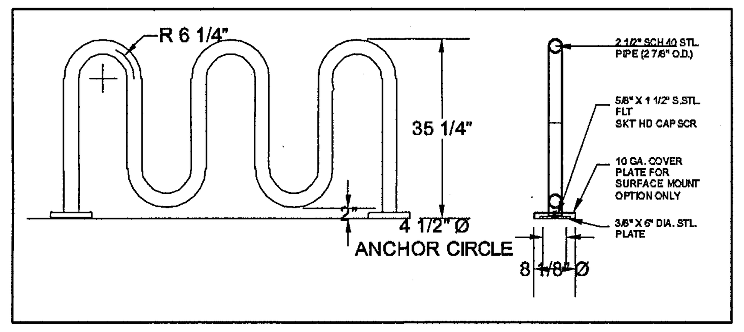
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



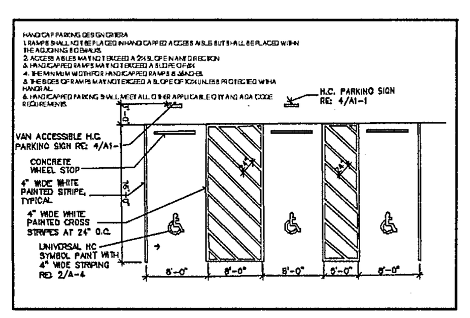




A cover ACCESSIBLE SIGNAGE DETAIL
N.T.S.

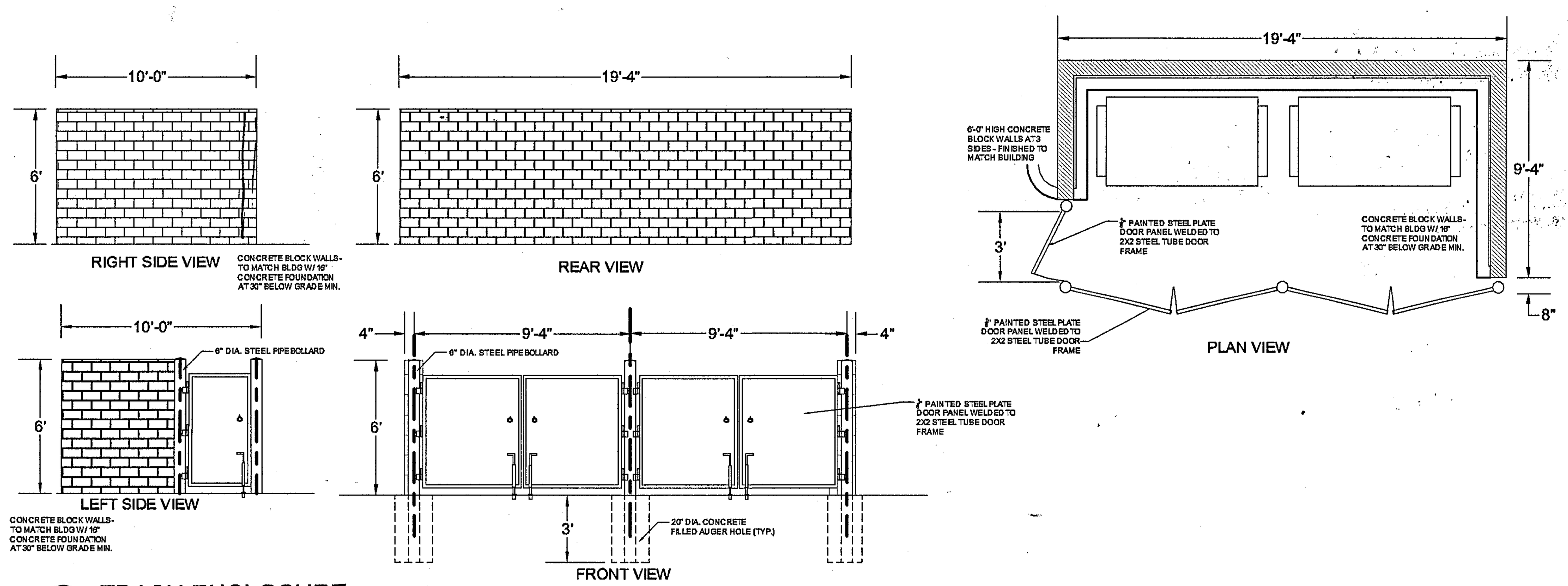


B BIKE LOOP
N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
N.T.S.

— For Constrution
+ Addendum #1



D TRASH ENCLOSURE
N.T.S.

0 100' 200' 300' 400' feet

SCALE : 1" = 100'

NORTH

LEGAL:
THE SHOPS AT MERIDIAN RANCH FILING NO. 1 LOT 4

SITE DATA

tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commerical center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

LOT INFO

area	3.43ac
proposed use	commercial center
bldg area	29,390sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	20% (29,390sf)
impervious	43% (64,383sf)
	37% (55,712sf)

PARKING

	retail D	retail E
use	commercial center	commercial center
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required *(incl h/c)*	70 *(incl 3h/c)*	47 *(incl 3h/c)*
provided	99 *(incl 5h/c)*	47 *(incl 3h/c)*

THE Shops AT MERIDIAN RANCH

SHEET INDEX
1..... Site development plan
2..... Landscape plan
3..... Landscape details
4..... Photometric plan
5.....
6.....
7.....
8.....

AS-BUILT

Approved
By:Craig Dossey, Executive Director
Date: 06/12/2019
El Paso County Planning & Community Development

ADA DESIGN PROFESSIONAL STANDARD NOTE:
The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

OWNER INFO

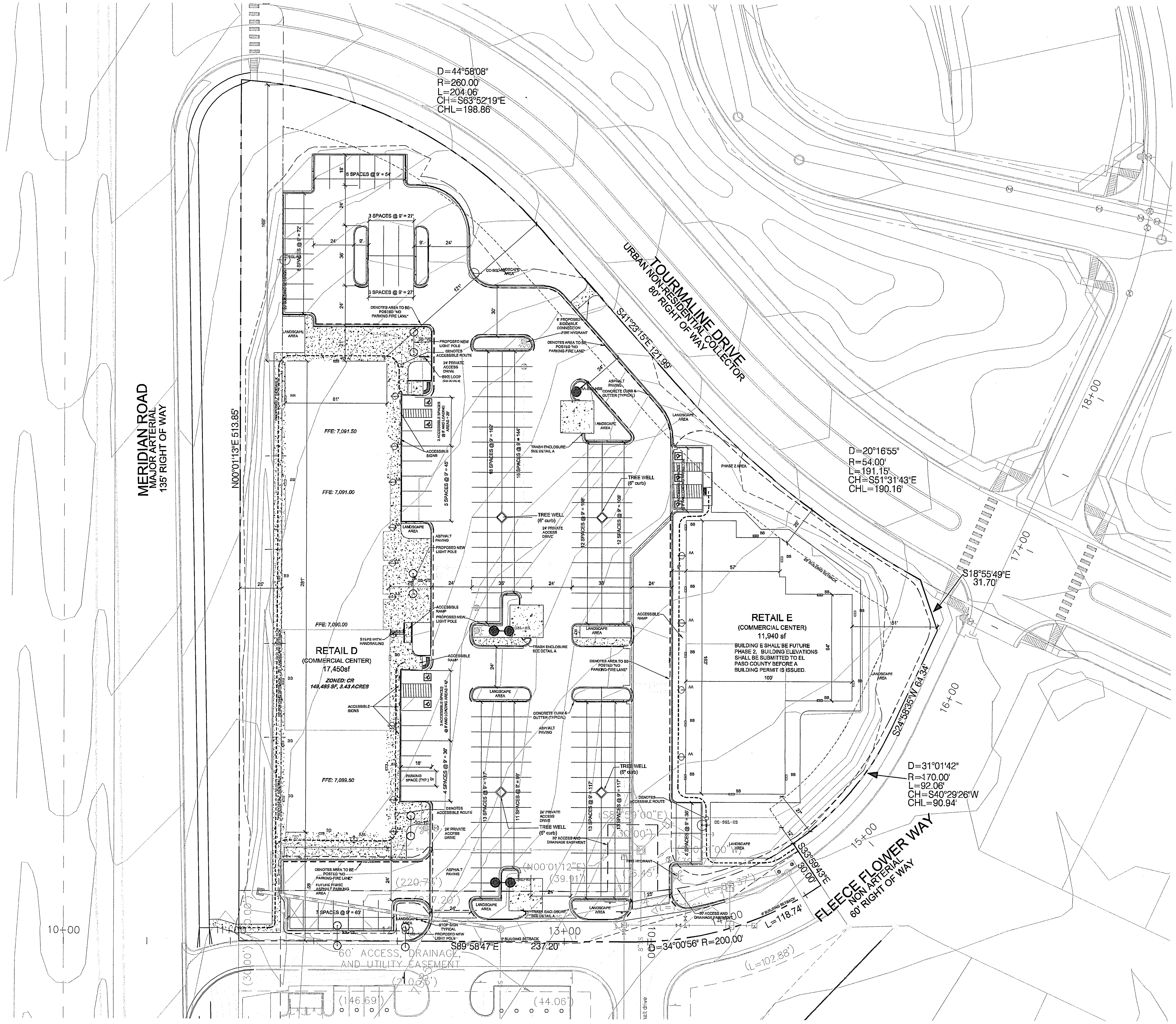
company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	

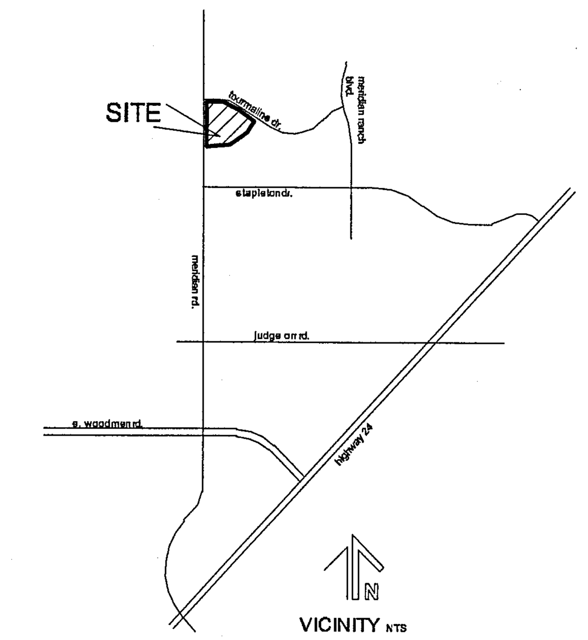
FILE NUMBER: PPR18033

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch
Site Development Plan

THE SHOP'S AT MERIDIAN RANCH
FILING NO. 1, LOT 4
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO





SCALE : 1" = 30'

0 30' 60' 90' 120' feet

NORTH

LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

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THE Shops AT MERIDIAN RANCH

AS-BUILT

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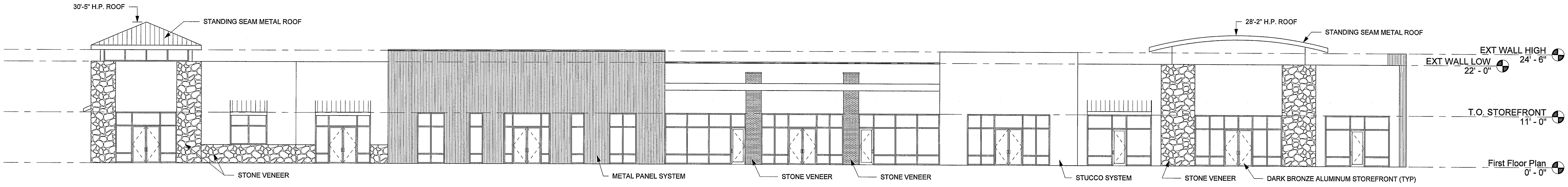
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

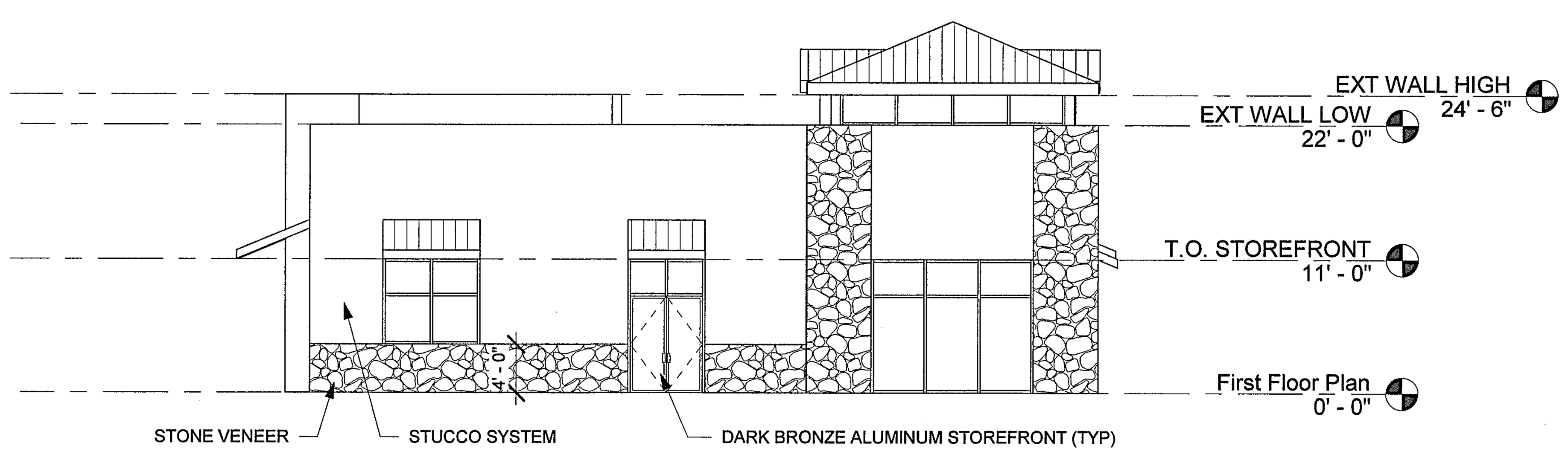
Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No.	18.115
Directory	Planning
File	Site development plan 4-8-19
Drawn By	DBN
Date	6/22/2018
Revised	10/4/2018
	11/28/2018
	4/8/2019

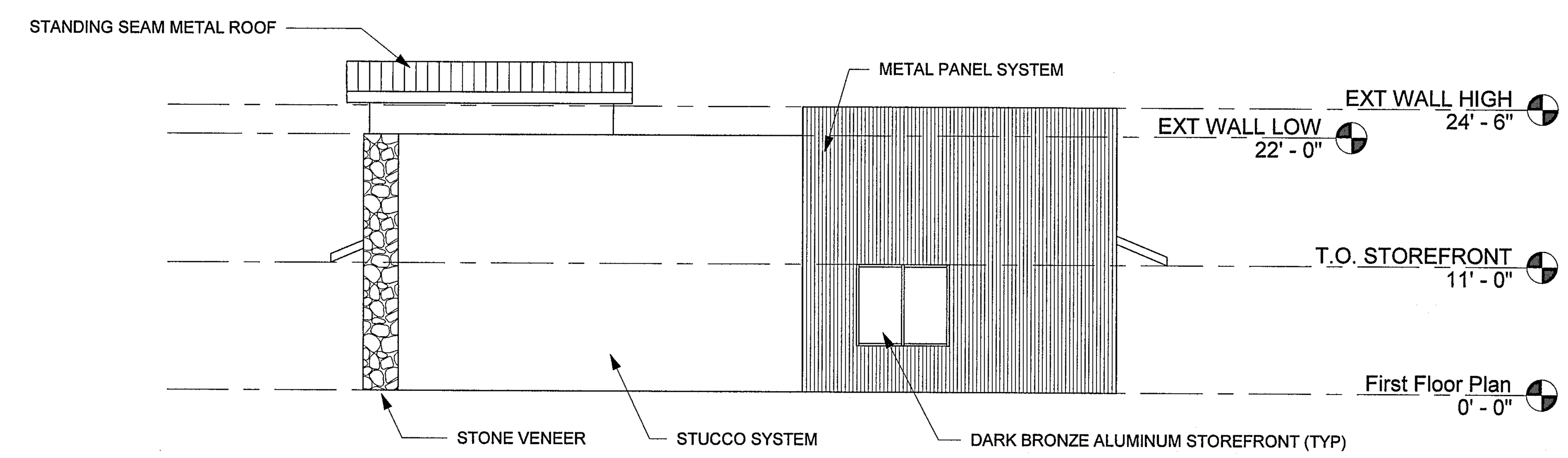
DRAWING NO.
1
SITE DEVELOPMENT PLAN



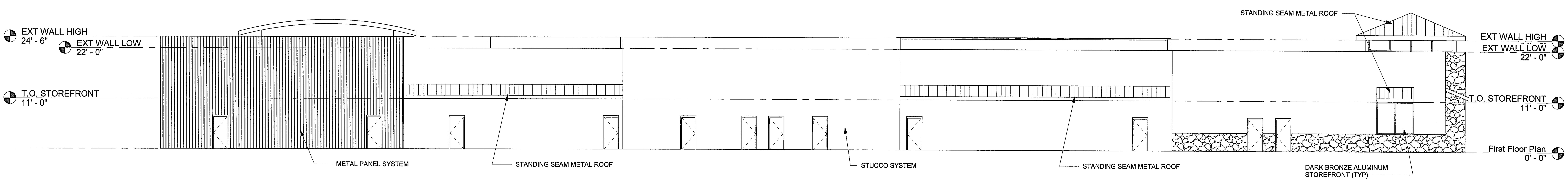
1 EAST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

AS-BUILT

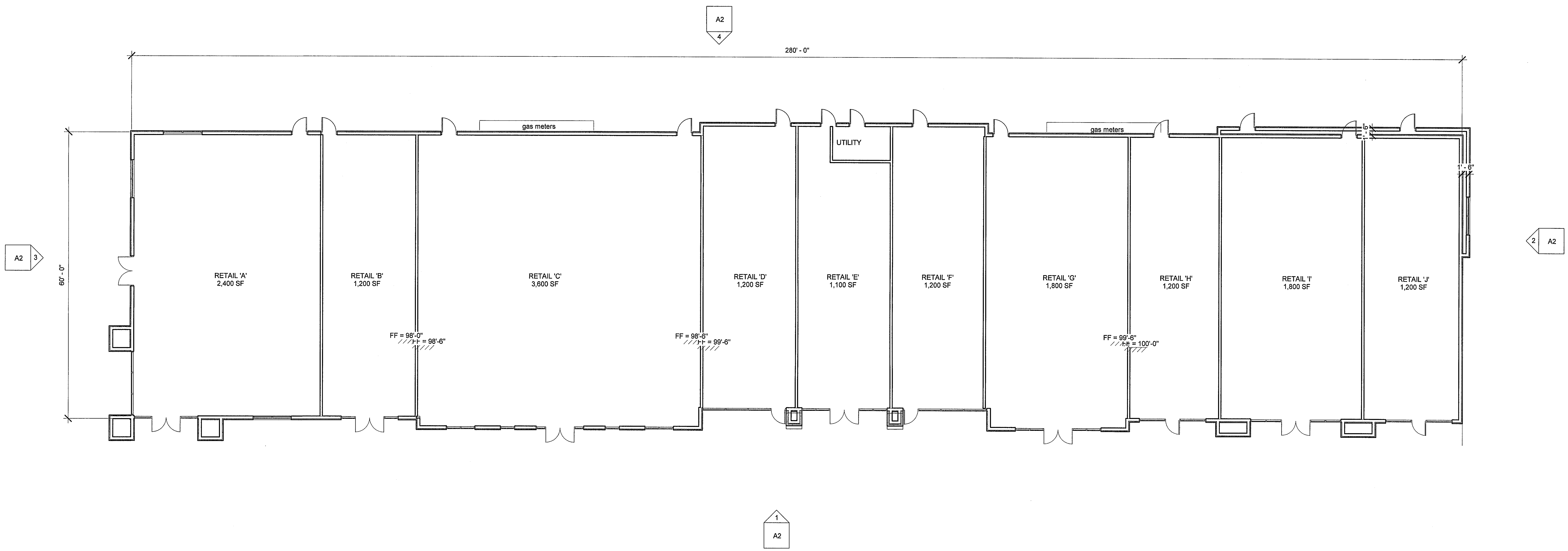
YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

THE SHOPS AT MERIDIAN RANCH
RETAIL BUILDING 'D'

Project Number
18.10X
Date
6/22/18
Drawn By
Author
Checked By
Checker

A2
ELEVATIONS
Scale
3/32" = 1'-0"

6/22/2018 7:26:25 AM



1 BUILDING D FLOOR PLAN
3/32" = 1'-0"

AS-BUILT

6/22/2018 7:26:25 AM

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

THE SHOPS AT MERIDIAN RANCH
RETAIL BUILDING 'D'

Project Number	18.10X
Date	6/22/18
Drawn By	JRW
Checked By	YOW

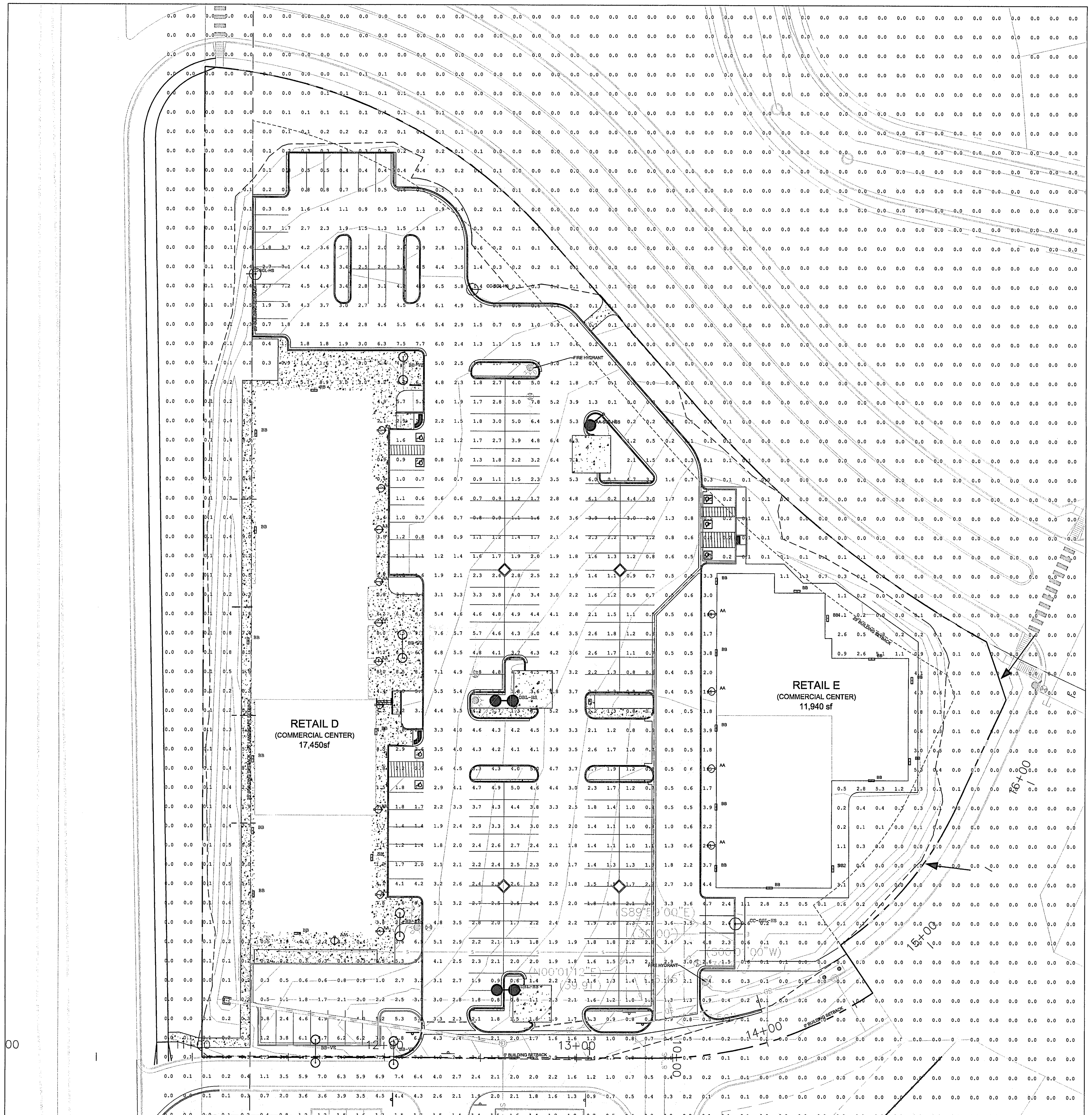
A1
FLOOR PLAN
Scale
3/32" = 1'-0"

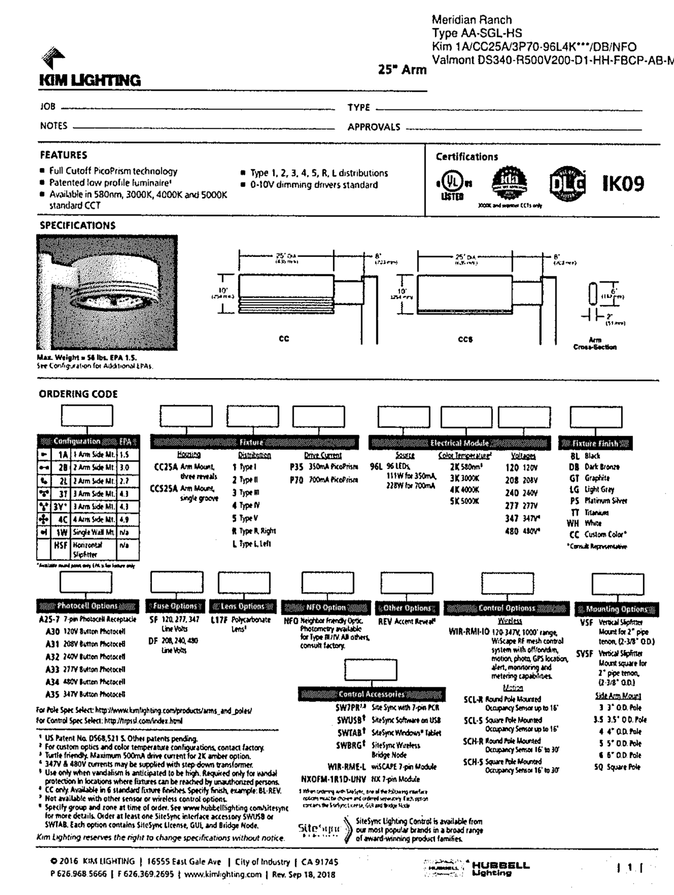
THE SHOP'S AT MERIDIAN RANCH

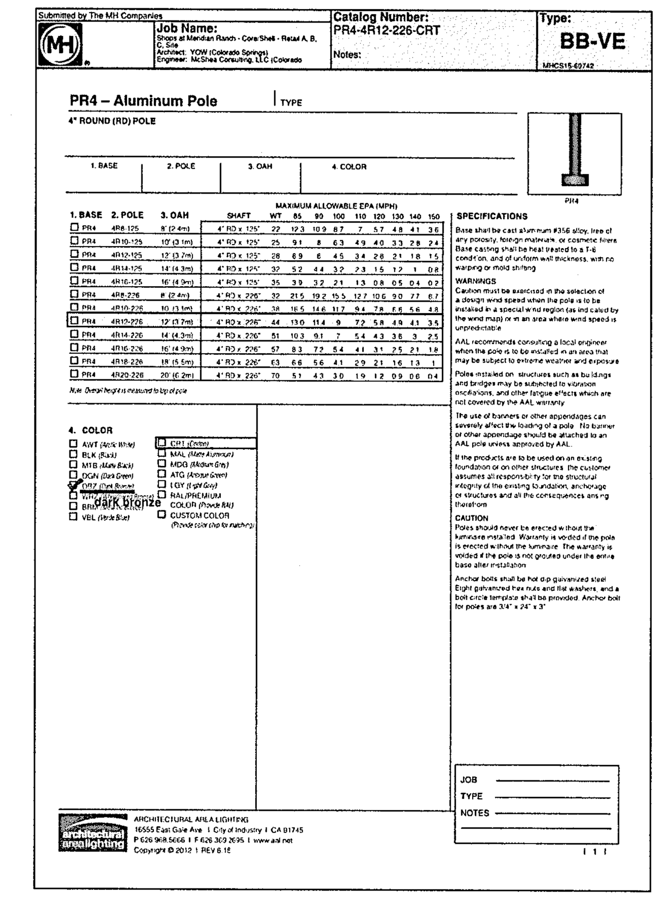
FILING NO. 1, LOT 4

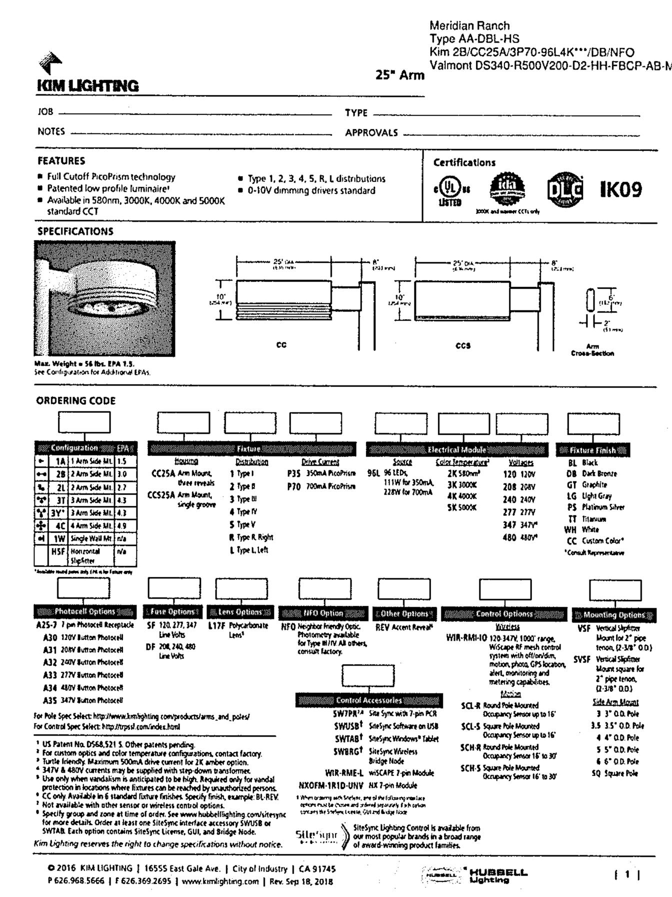
PHOTOMETRIC PLAN

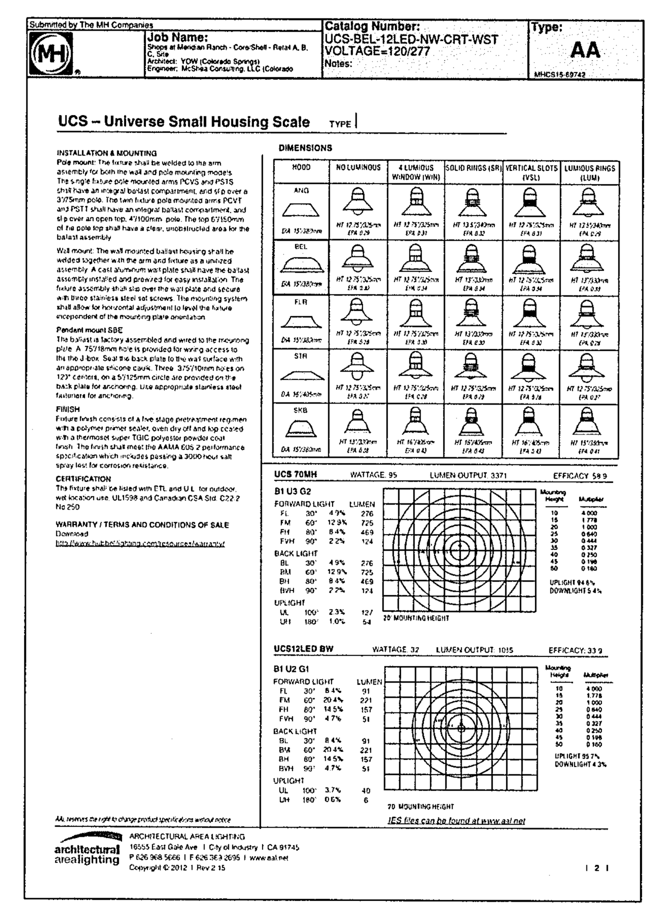
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

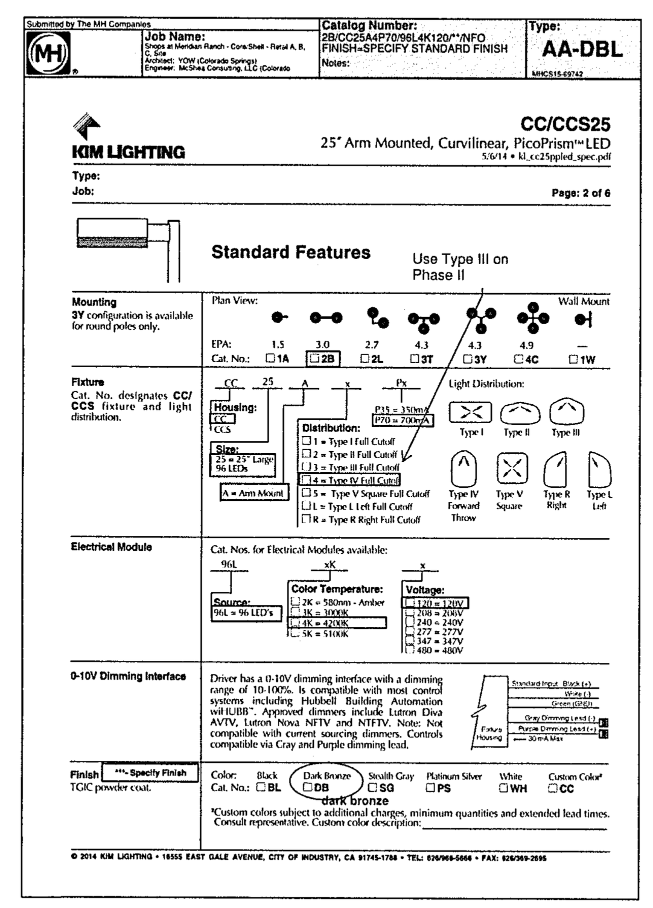


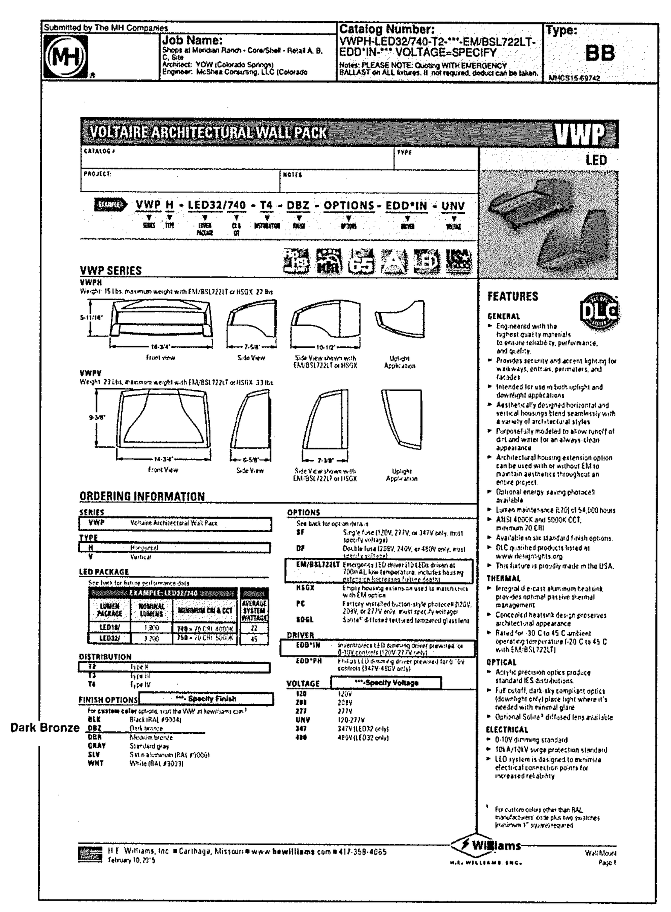












AS-BUILT

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Total Watts
	15	AA	SINGLE	N.A.	0.900	UCS-STR-12LED-NW	26.9	295.9
	23	BB	SINGLE	N.A.	0.900	VWPH-L30-730-T3-SDGL-OPT-EDD-UNV	35.7	357
	2	AA-DBL	BACK-BACK	N.A.	0.900	2B/CC253P70-96L4K	216.9	1735.2
	1	AA-SGL	SINGLE	N.A.	0.900	1A/CC253P70-96L4K	216.9	650.7
	7	BB-VE	BACK-BACK	N.A.	0.900	2-UCM-ANG-T3-32LED-4K-700-AWT	71.3	998.2001

0 30' 60' 90' 120' feet

SCALE : 1" = 30'

NORTH

OWNER INFO

company name: SHOPS AT MERIDIAN RANCH LLC
address city/state: P.O. BOX 80036 SAN DIEGO CA 91238
phone no

FILE NUMBER: PPR18033

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No.	18.115
Directory	Planning
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Drawn By	DBN
Date	6/22/2018
Revised	10/4/2018
	11/28/2018
	4/8/2019

DRAWING NO.
4
PHOTOMETRIC PLAN

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
LANDSCAPE PLAN

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

KEYED NOTES:(not all items labeled. items labeled considered typ.)

1. TYPICAL DECIDOUS TREE PLANTING - see detail a/2-2
2. TYPICAL EVERGREEN TREE PLANTING - see detail b/2-2
3. TYPICAL SHRUB PLANTING - see detail b/2-2
4. TYPICAL GROUNDCOVER/PERENNIAL PLANTING - see detail d/2-2
5. LANDSCAPE BOULDER - see detail g/2-2
6. STEEL EDGE - see detail f/2-2
7. 2-4" BLUE GREY GRAVEL MULCH
8. ORGANIC MULCH
9. 4-8" COBBLE
10. COMPACTED BREEZE
11. TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments
12. 1'-0" WIDE CONCRETE WALK. DOWEL INTO BACK OF CURB EVERY 24" O.C.

HATCH LEGEND

TURF KENTUCKY BLUE GRASS (THERMAL BLUE BLEND)	23,771 sf
4-8" COBBLE	9,495 sf
2-4" COBBLE	16,603 sf
NATIVE SEED MIX 15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheat Grass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye Application Rate: Native Grass Mix-3lbs/1000sf or 130lbs/ac Application Method: Drill Seed with hydromulch and tackifier	6,615 sf

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.

2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.

3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
- 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.

5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.

6. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".

7. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.

8. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.

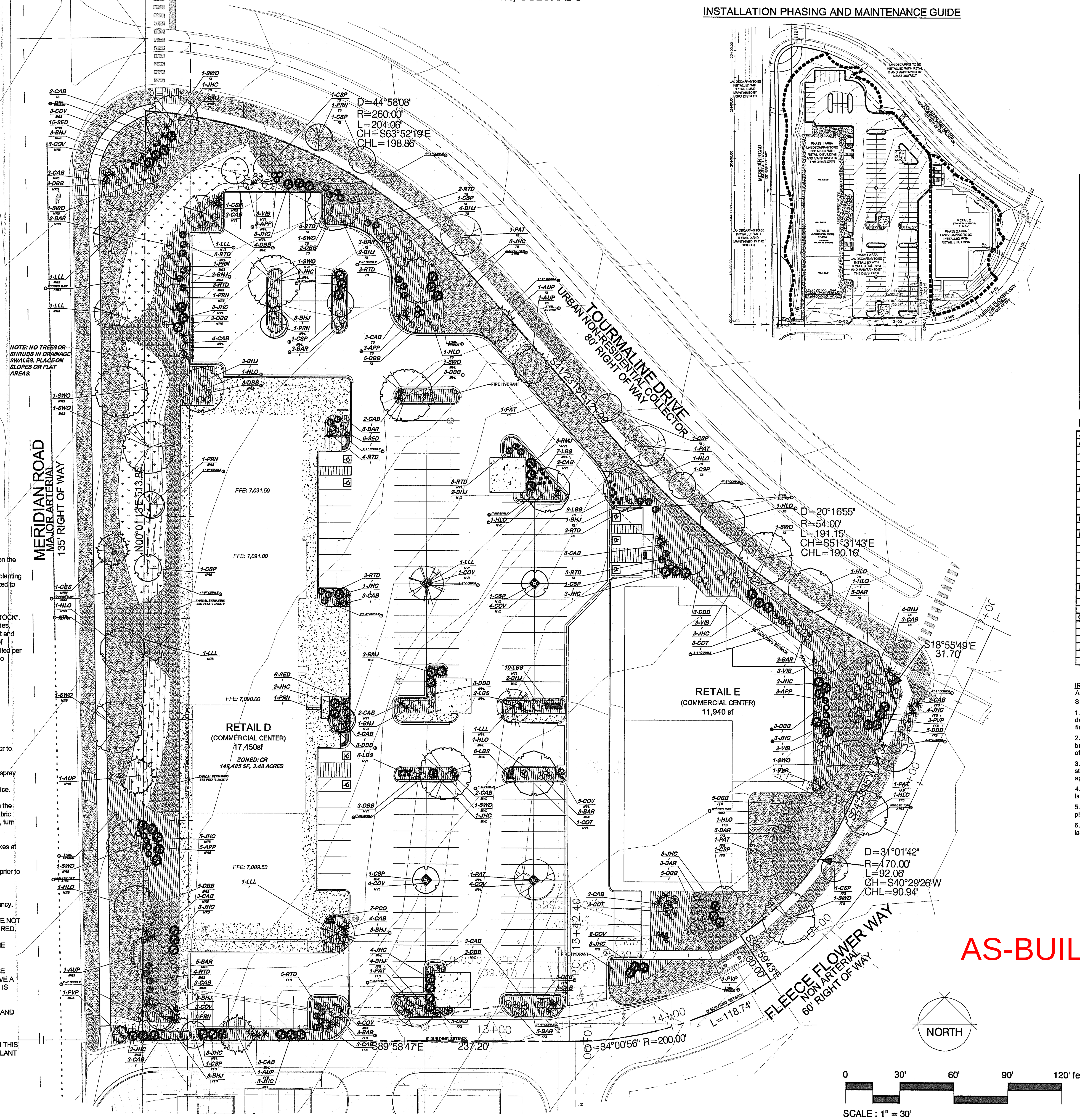
9. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.

10. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.

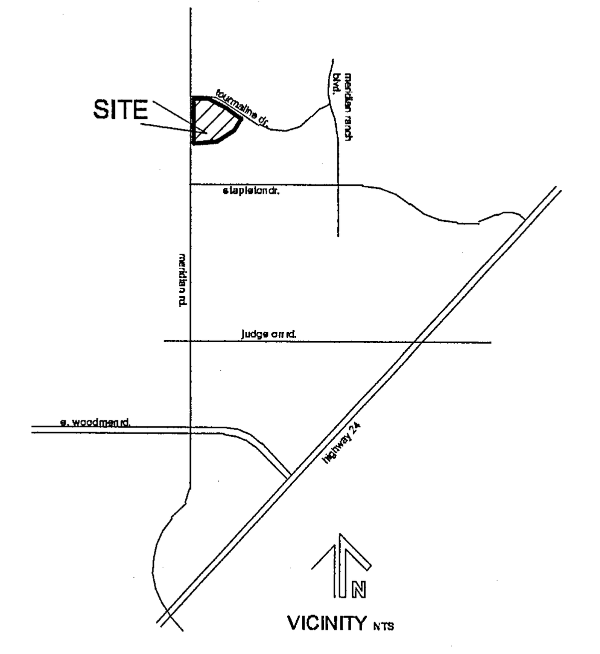
11. PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).

12. ALL SHRUB AND TREE PLANTER BEDS TO RECEIVE 3" DEEP 1 ½" BLUE GREY COBBLE MULCH UNLESS OTHERWISE SPECIFIED. ALL TREES WITHIN SOD AREAS SHALL RECEIVE A 60" DIAMETER SHREDDED CEDAR MULCH RING. ROCK AND SHREDDED CEDAR MULCH IS AVAILABLE FROM C&C SAND AND STONE. ALL ROCK MULCH SHALL BE PLACED OVER GEOTEXTILE/FILTER FABRIC FOR WEED CONTROL AND SHALL BE POLYSPUN 350, 3.5 OUNCES/SQUARE YARD OR APPROVED EQUAL. SUBMIT ROCK MULCH, WOOD MULCH, AND FABRIC SAMPLES & PRODUCT INFORMATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

13. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCEPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE. THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.



INSTALLATION PHASING AND MAINTENANCE GUIDE



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

Plant Label Code	Street Name/ Zone Boundary	Street Classification	Width (in feet) Required	Linear Footage	Tree / Feet Required	No. Trees Required	No. Trees Provided
MRS	Meridian Road Setback	Major-Arterial	25'	513'	1/20'	26	18
TS	Tourmaline Setback	Minor-Arterial	20'	505'	1/25'	21	19
FFS	Fleeceflower Setback	Non-Arterial	10'	525'	1/30'	18	13

	Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Setback Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
	80	70	20	21	MRS	75%	80%
	30	42	36	36	TS	75%	80%
	60	41	18	18	FFS	75%	80%

MOTOR VEHICLE LOTS

Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15) Required	Shade Trees (1/15) Provided	Vehicle Lot Frontage	Length of Frontage (ft.) (excluding driveways)	⅔ Length of Frontage (ft.)
MVL	173	12	12	191'	191'	127'

	Min 3' Screen Plants Required	Min 3' Screen Plants Provided	Evergreen Plants Required	Evergreen Plants Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
	26	40	13	14	n/a	MVL	75%	75%

INTERNAL LANDSCAPING

Plant Label Code	Net Site Area (SF) (less Public ROW)	Percent Minimum Internal Area(%)	Internal Area (SF) Required	Internal Area (SF) Provided	Internal Trees (1/500 SF) Required	Internal Trees (1/500 SF) Provided
I	149,485 SF	5%	7,474 SF	56,484 SF	15	7

	Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
	80	85	0	94	I	75%	75%

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	7	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	50' x 40'	2" Caliper	Ball and Burlap
HLO	12	Gleditsia triacanthos	Skyline Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
SWO	12	Quercus bicolor	Swamp White Oak	60' x 60'	2" Caliper	Ball and Burlap
LLL	7	Tilia cordata 'Glenleven'	Glenleven Linden	45' x 25'	2" Caliper	Ball and Burlap
CSP	14	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	35' x 15'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
AUP	5	Pinus nigra	Austrian Pine	50' x 30'	10' Height	Ball and Burlap
CBS	1	Picea pungens	Colorado Blue Spruce	60' x 25'	10' Height	Ball and Burlap
PVP	6	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	30' x 15'	6' Height	Ball and Burlap
ORNAMENTAL TREES						
PRN	7	Prunus nigra 'Princess Kay'	Princess Kay Plum	18' x 12'	1" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	64	Eounymous Alatus 'Compacta'	Dwarf Burning Bush	5' x 4'	5 Gallon	Container
RTD	43	Cornus stolonifera	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VIB	12	Viburnum lentago	Nannyberry Viburnum	9' x 7'	5 Gallon	Container
BAR	39	Berberis thunbergii 'Autropurpurea'	Redleaf Barberry	5' x 5'	5 Gallon	Container
APP	14	Fallugia paradoxa	Apache Plume	3' x 3'	5 Gallon	Container
COT	9	Cotoneaster dammeri	Bearberry Cotoneaster	1' x 5'	1 Gallon	Container
EVERGREEN SHRUBS						
RMJ	9	Juniperus scopulorum	Rocky Mountain Juniper "Welchi"	12' x 4'	15 Gallon	Container
BHJ	41	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	1' x 5'	1 Gallon	Container
JHC	60	Juniperus Chinensis 'Armstrong'	Armstrong Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	70	Miscanthus sinensis 'Cabaret'	Cabaret Japanese Silver Grass	3' x 4'	1 Gallon	Container
COV	42	Calamagrotis x acutiflora 'Overdam'	Overdam Feather Reed Grass	2' x 3'	1 Gallon	Container
LBS	40	Schizachyrium scoparium	Little Bluestem	2' x 2'	1 Gallon	Container
FLOWERS						
SED	27	Sedum spurium 'Dragon's Blood'	Two Row Stone Crop	1' x 1'	1 Gallon	Container
PCO	7	Echinacea purpurea	Purple Coneflower	2' x 2'	1 Gallon	Container

IRRIGATION SUBMITTAL

A Final Irrigation Plan application is due at time of the (core and shell) building Permit.

Submittal Requirements:

1. An irrigation plan shall be submitted at the time of building permit application and approved within thirty (30) days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.

2. Upon request by the applicant, an irrigation plan shall be submitted within ninety (90) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.

3. In the case of the conversion of vacant land to nonresidential land use that does not involve the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development plan review and approval.

4. The irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plans.

5. The irrigation plan shall show and note hydrozones. The hydrozones shall take into account like water demand plants, slopes, microclimates, environmental factors, and water pressure.

6. Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape policy manual.

AS-BUILT

THE Shops AT MERIDIAN RANCH

OWNER INFO

company name: SHOPS AT MERIDIAN RANCH LLC
address city/state: P.O. BOX 80036 SAN DIEGO CA 91238
phone no

FILE NUMBER: PPR18033

YOW

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No.	18.115
Directory	Landscape
File	Site development plan 4-8-19
Drawn By	DBN
Date	6/22/2018
Revised	10/4/2018 11/29/2018 1/30/2019 4/8/2019

DRAWING NO.

2

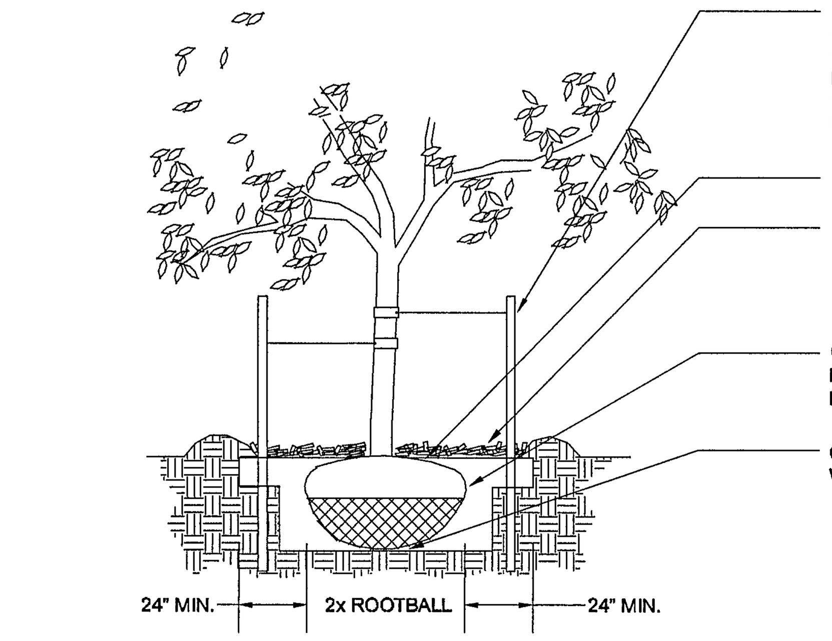
LANDSCAPE PLAN

THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
- STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA. TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

a / 2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

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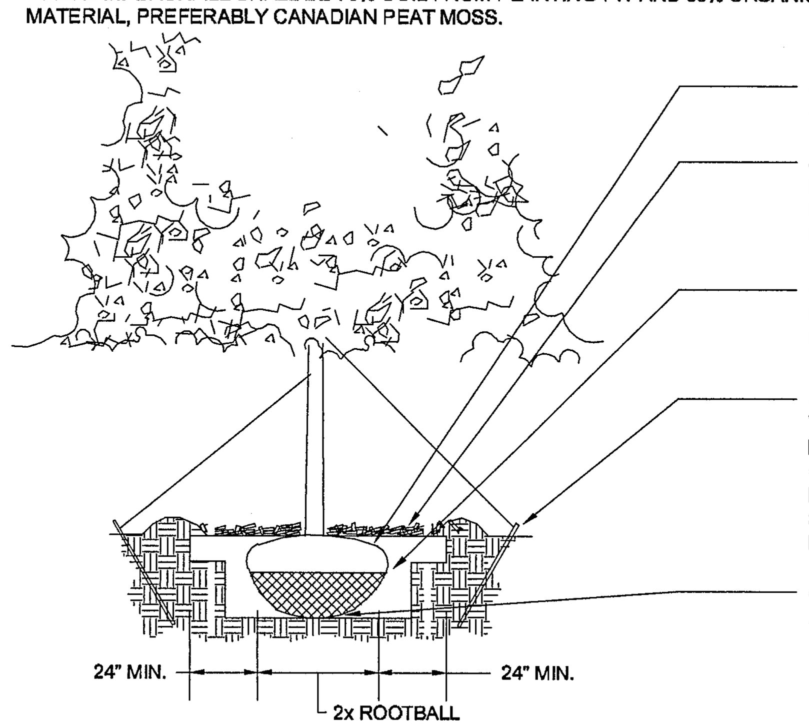

PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

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b / 2-8 EVERGREEN TREE PLANTING DETAIL
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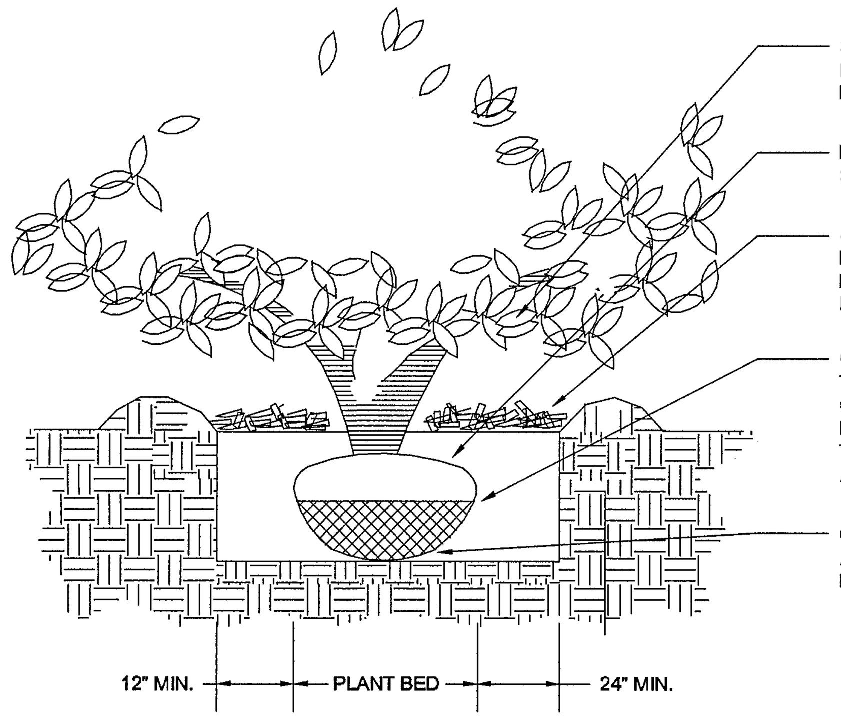

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PLANTING PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

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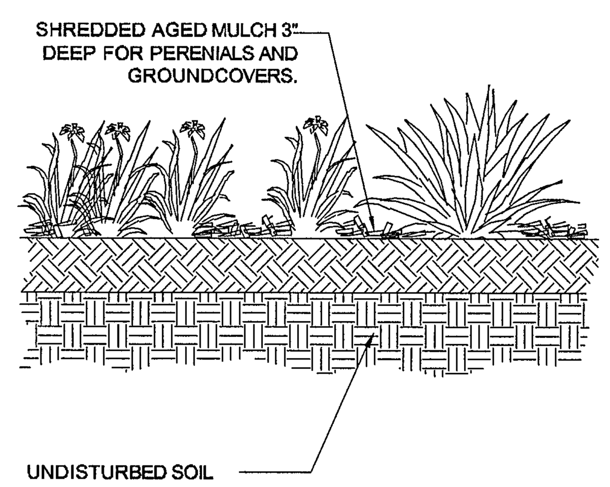
CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

c / 2-8 SHRUB PLANTING DETAIL
N.T.S.



PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.

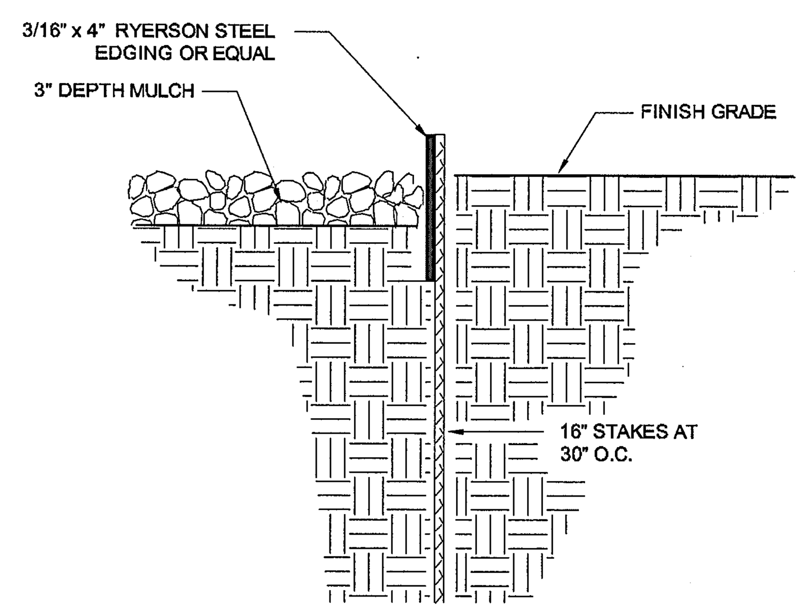
SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".

KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.

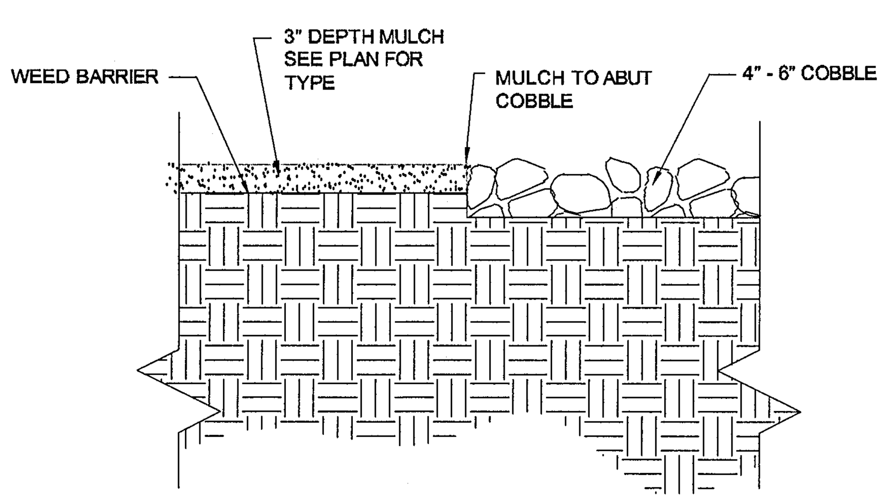
IN CLAY SOIL, WORK IN TOPSOIL AND ORGANIC COMPOST. SEE SPECS. FOR RATIO AND QUANTITY.

IN SAND, WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPECS FOR RATIO AND QUANTITY.

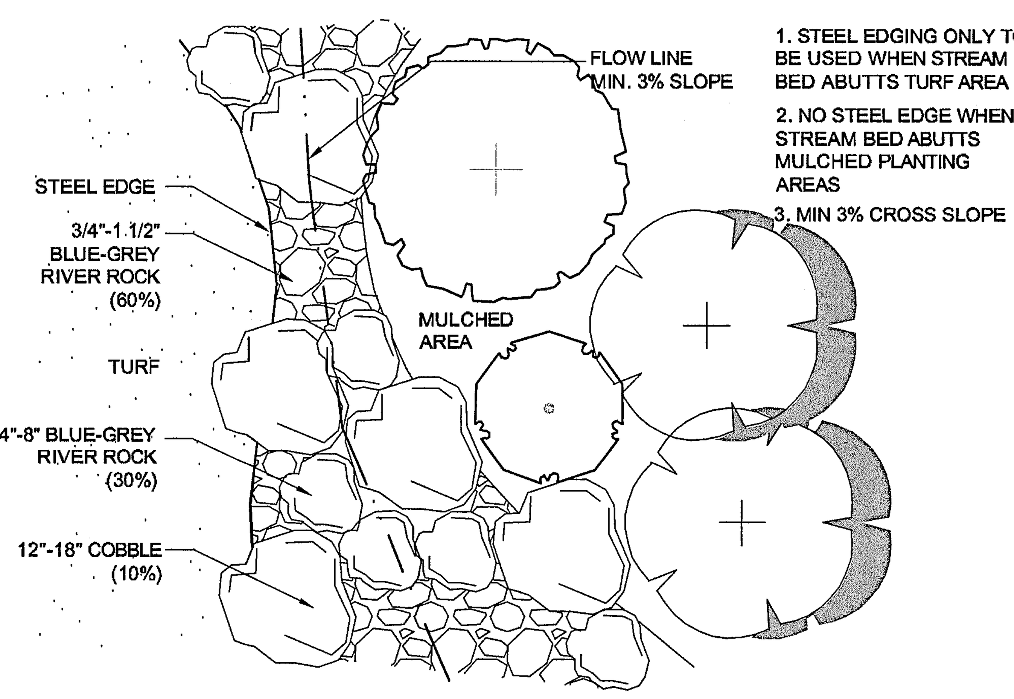
d / 2-8 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



e / 2-8 STEEL EDGE DETAIL
N.T.S.

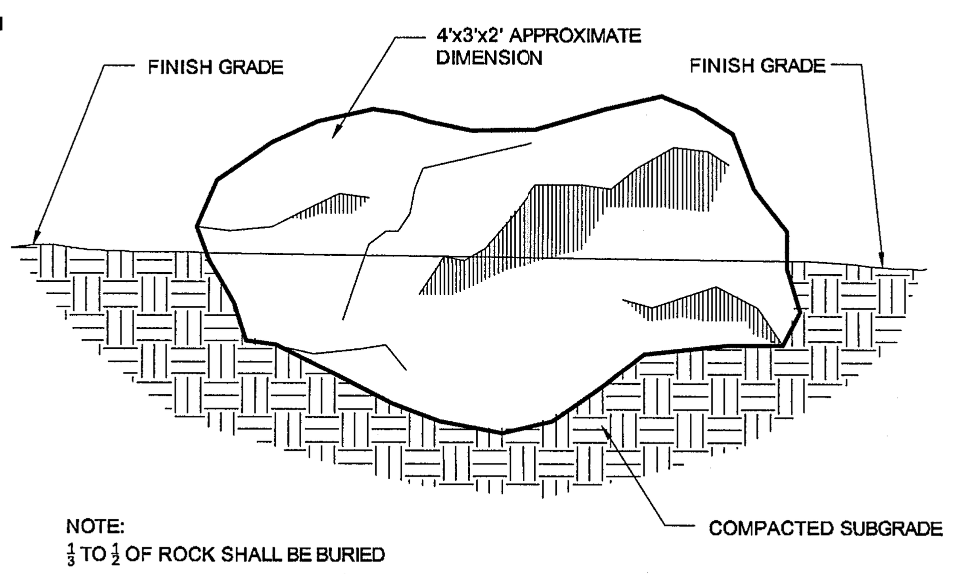


f / 2-8 COBBLE @ MULCH
N.T.S.



1. STEEL EDGING ONLY TO BE USED WHEN STREAM BED ABUTTS TURF AREA
2. NO STEEL EDGE WHEN STREAM BED ABUTTS MULCHED PLANTING AREAS
3. MIN 3% CROSS SLOPE

g / 2-8 TYPICAL STREAM BED
N.T.S.



NOTE:
$\frac{1}{3}$ TO $\frac{1}{2}$ OF ROCK SHALL BE BURIED

h / 2-8 LANDSCAPE BOULDER
N.T.S.

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
   -3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
   -2-3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss(1-3 cy/1000sf) to lower the pH.
   -3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply $\frac{1}{4}$ lb urea or $\frac{1}{2}$ lb of ammonium sulfate.
   -3 lbs of P205 per 1,000 sf to increase the Phosphorus
   -2 lbs of K20 per 1,000 sf to increase the Potassium

RECOMMENDED BACKFILL:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
10. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
12. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6'-8' OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.

3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.

4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.

5. The contractor shall adjust all valves and spray nozzles for optimum coverage.

6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.

7. Backflow preventer should be located in a locked/secured metal enclosure.

8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring asembly constructed of $\frac{1}{2}$" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.

9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only *(see seeding notes)*.

10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.

11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).

12. All turf, seeded and drip areas should be zoned SEPARATELY.

13. All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

AS-BUILT

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Electrical: ---
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3
LANDSCAPE DETAILS

FILE NUMBER: PPR18033

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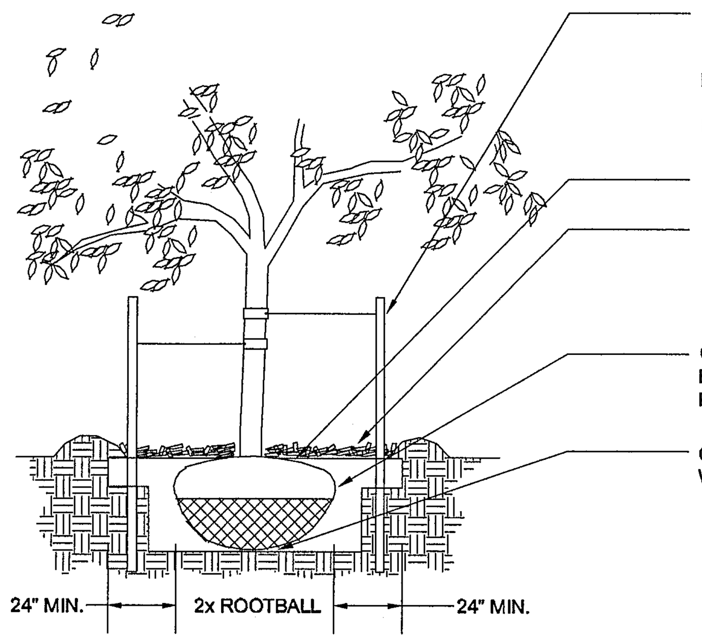

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PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

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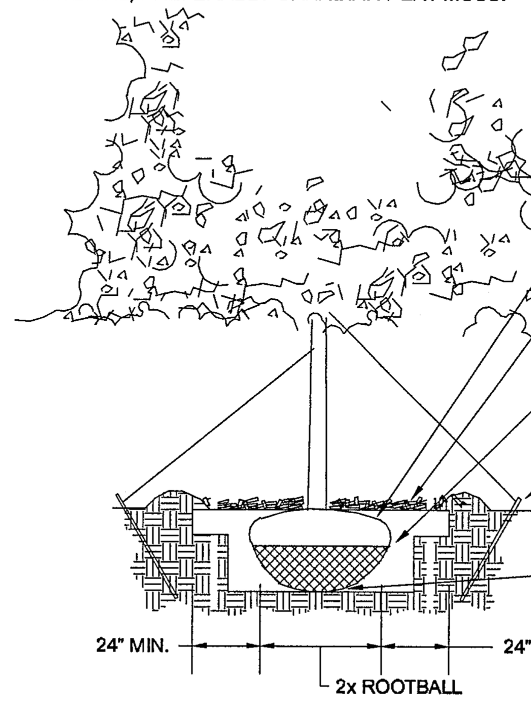

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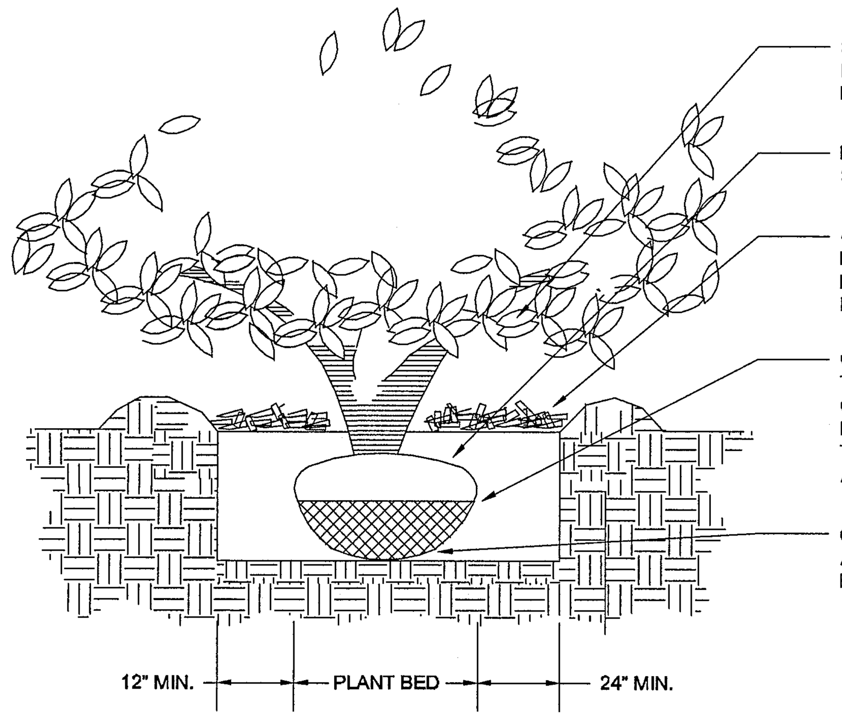

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c / 2-8 SHRUB PLANTING DETAIL
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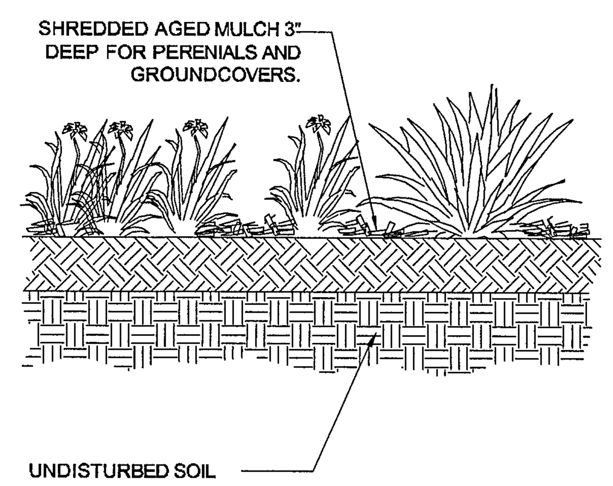

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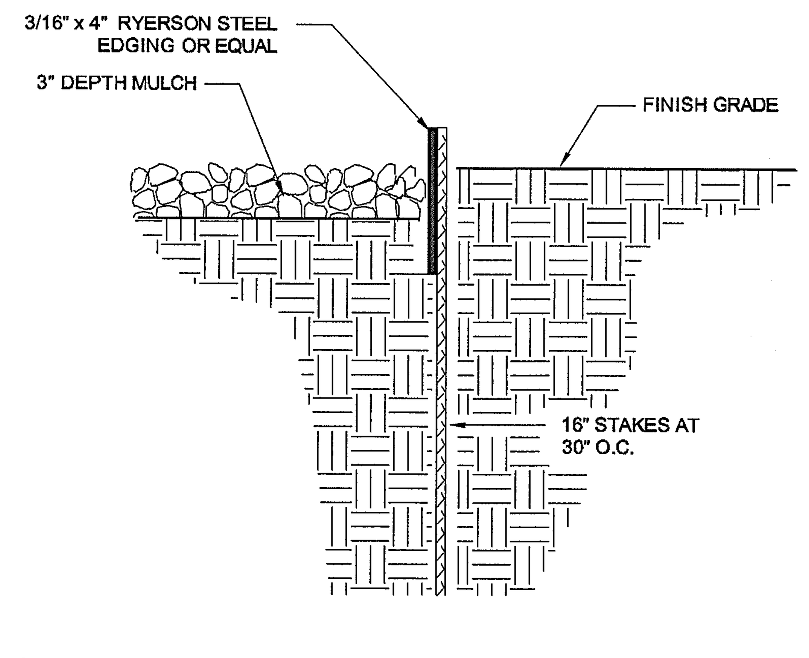
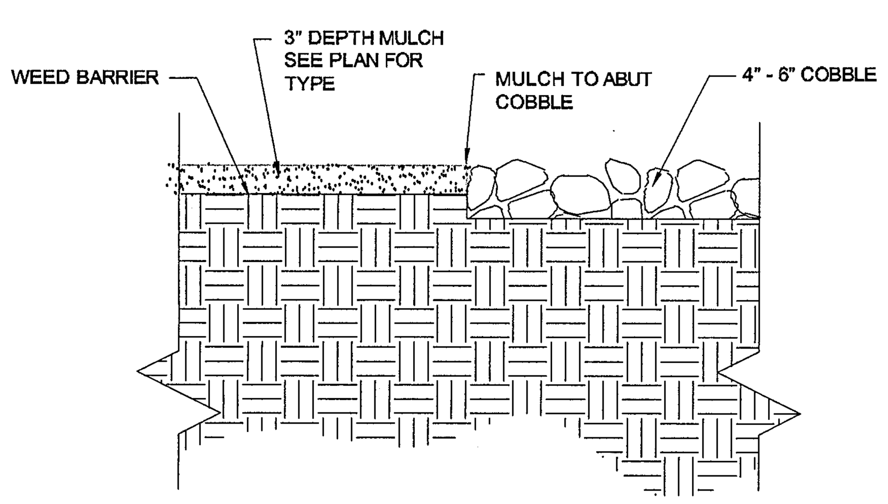
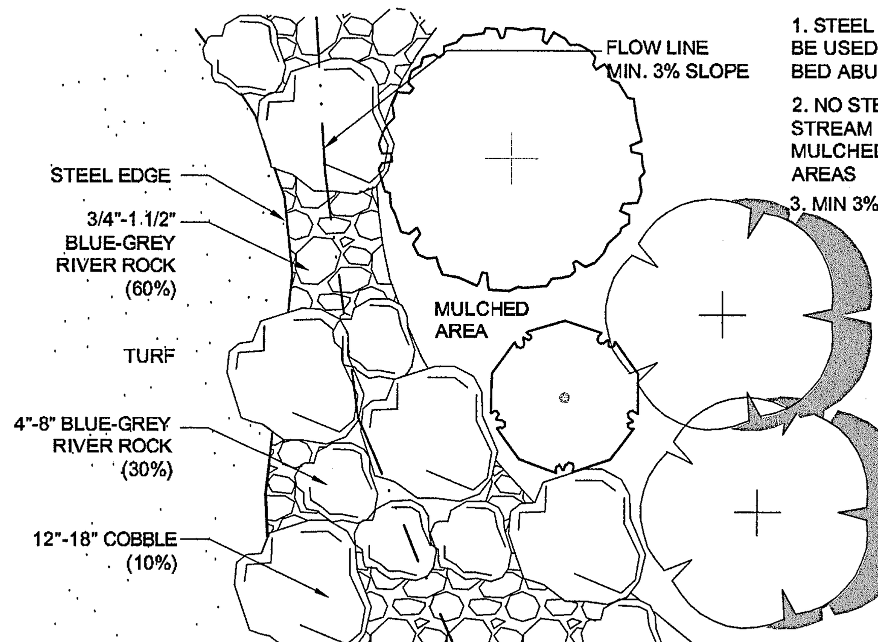


e / 2-8 STEEL EDGE DETAIL
N.T.S.



f / 2-8 COBBLE @ MULCH
N.T.S.



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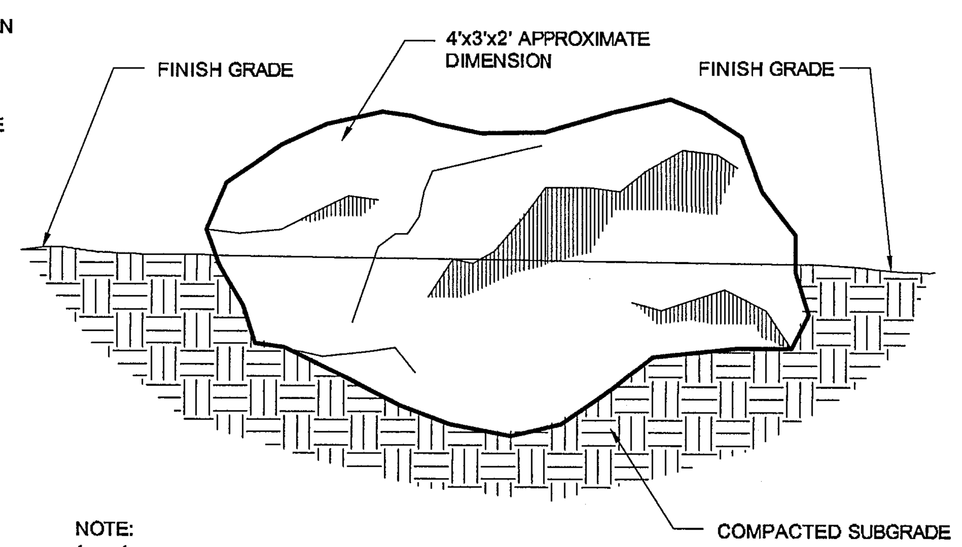


NOTE:
$\frac{1}{3}$ TO $\frac{1}{2}$ OF ROCK SHALL BE BURIED

h / 2-8 LANDSCAPE BOULDER
N.T.S.

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
   - -3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
   - -2-3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss(1-3 cy/1000sf) to lower the pH.
   - -3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply $\frac{1}{2}$ lb urea or $\frac{1}{2}$ lb of ammonium sulfate.
   - -3 lbs of P205 per 1,000 sf to increase the Phosphorus
   - -2 lbs of K20 per 1,000 sf to increase the Potassium

RECOMMENDED BACKFILL:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
10. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
12. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6'-6' OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.

3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires , and valve.

4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.

5. The contractor shall adjust all valves and spray nozzles for optimum coverage.

6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.

7. Backflow preventer should be located in a locked/secured metal enclosure.

8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring asembly constructed of $\frac{3}{4}$" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.

9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only *(see seeding notes)*.

10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.

11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).

12. All turf, seeded and drip areas should be zoned SEPARATELY.

13. All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

AS-BUILT

OWNER INFO

company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	

FILE NUMBER: PPR18033

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No.	18.115
Directory	Landscape
File	Site development plan 4-8-19
Drawn By	DBN
Date	6/22/2018
Revised	10/4/2018
	11/28/2018
	4/8/2019

DRAWING NO.
3
LANDSCAPE DETAILS

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.

UTILITY CONTACTS:

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

SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: BRADEN McCRORY
(719)–495–6567

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

DRAINAGE – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: TOM KERBY
(719)–495–7444

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

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

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

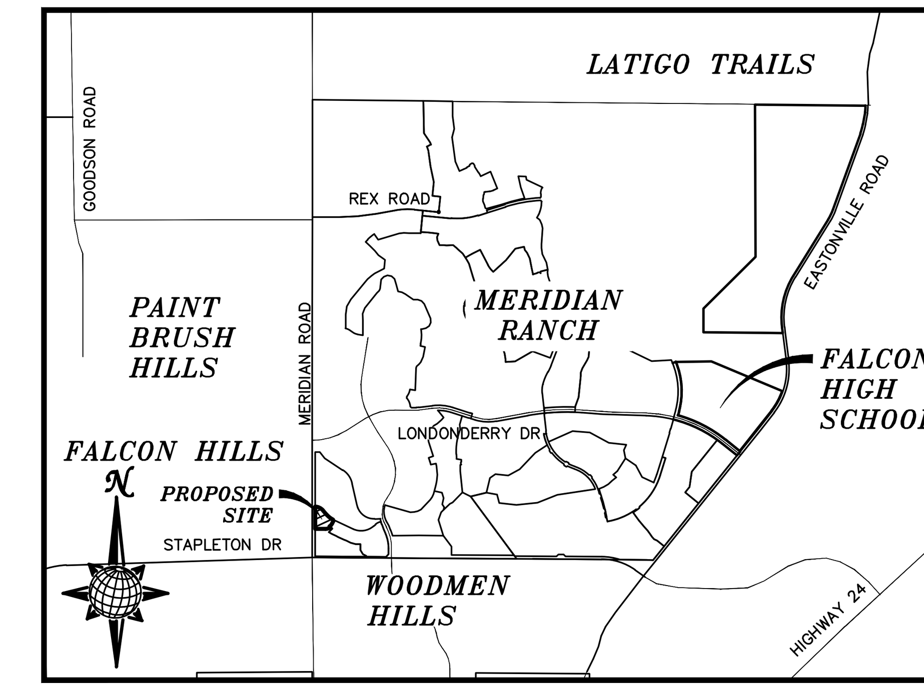
FALCON FIRE PROTECTION DISTRICT
(719) 495–4050

CAUTION - NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION:

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



VICINITY MAP
N.T.S.

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

AS-BUILT

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.

COLORADO REGISTERED PROFESSIONAL ENGINEER 31429 THOMAS A. KERBY 4-29-19

THOMAS A. KERBY, P.E. #31429

DISTRICT ENGINEER:

4-29-19

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

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.

5/2/2019

RAUL GUZMAN, VICE PRESIDENT — DATE
GTL DEVELOPMENT, INC.

WATER AND SANITARY SEWER APPROVALS:

4/29/19

DAVID A. PELSER, 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.

5/2/2019

RAUL GUZMAN, VICE PRESIDENT — DATE
SHOPS AT MERIDIAN RANCH, LLC.

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.

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

Approved
06/05/2019 5:48:01 PM

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).

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)

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'

No.	Revisions	Date	Init.	Appr.	Date
1	PARKING LOT & MEDIAN ADJUSTMENT(SH 3.0,4.0,4.1,5.0,7.0)	05/28/19	LCG		
2	FOUNDATION, FLATWORK, PARKING LOT ADJ(SH 4.0,4.1,5.0)	06/28/19	LCG		
3	REVISED FLATWORK (SH 4.0 & 4.1)	07/09/19	LCG		

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

MERIDIAN RANCH

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

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C1.0

PCD PROJECT NO. PPR18033

S:\OneDrive\CivilProj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 CIVIL PLANS.dwg, 4/29/2019 8:53:56 AM

METROPOLITAN DISTRICT GENERAL UTILITY NOTES
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
LAST MODIFIED JANUARY 20, 2017
MSMD BOARD APPROVED: FEBRUARY 1, 2017

GENERAL NOTES

1. MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) CONTACT TELEPHONE NUMBERS:

ON SITE OFFICE 719-495-6567.

MANAGEMENT COMPANY, IN CARE OF CRS OF COLORADO, LLC 303-381-4965.

2. ALL SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, RAW WATER AND STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) SPECIFICATIONS. MSMD SPECIFICATIONS HEREINAFTER SHALL BE CONSISTENT WITH THE COLORADO SPRINGS UTILITIES SPECIFICATIONS (CSUS) FOR WASTEWATER LINE EXTENSION & SERVICE STANDARDS, 2010 EDITION AND THE WATER 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 REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT OR THE SOILS ENGINEER RECOMMENDATION. THIS SHALL INCLUDE ALL MAIN LINE, VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, CLEAN OUTS, INLET BOXES, MANHOLES, ETC. A QUALIFIED SOILS ENGINEER SHALL OBSERVE AND TEST THE BACKFILL AND COMPACTION OF ALL TRENCHES AND ALL REPORTS SHALL BE SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.

7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION DRAWINGS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.

8. ALL WATER AND SANITARY SEWER SERVICE LATERAL LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "S" FOR SEWER AND A "W" FOR WATER ON THE CURB FACE AT EACH SERVICE LATERAL LOCATION. ALL SLEEVE LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "X" ON THE CURB FACE. ALL PRIVATE IRRIGATION SLEEVES SHALL BE MARKED BY STAMPING AN "I" ON THE TOP OF THE SIDEWALK.

9. BENDS, DEFLECTIONS & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT.

10. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS AND BLOW OFFS.

11. ALL EXISTING UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED IN PLACE AND FUNCTION CONTINUOUSLY DURING ALL CONSTRUCTION OPERATIONS. SHOULD A MSMD UTILITY FAIL OR BE DAMAGED AS A RESULT OF THE CONSTRUCTION OPERATION, IT SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR PER ALL MSMD SPECIFICATIONS. IN THE EVENT THE CONTRACTOR CANNOT IMMEDIATELY MAKE THE REPAIRS TO THE FAILED OR DAMAGED MSMD UTILITY TO THE SATISFACTION OF MSMD, MSMD MAY REPAIR OR CAUSE THE REPAIR AND BACK CHARGE ALL SUCH COSTS TO THE CONTRACTOR.

12. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO ALL ABOVE OR BELOW GROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB, GUTTER, SIDEWALK, ASPHALT, ELECTRIC SYSTEMS, GAS SYSTEMS, TELEPHONE/TELEVISION SYSTEMS, ETC.

13. A PRECONSTRUCTION CONFERENCE MEETING SHALL BE HELD AT THE PROJECT SITE A MINIMUM OF 7 DAYS BEFORE CONSTRUCTION BEGINS AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL NOTIFY MSMD AND ALL AFFECTED UTILITY COMPANIES IN ADVANCE OF THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE CONSTRUCTION CONTRACTOR 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.

17. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE A MINIMUM EIGHT INCH DIAMETER WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS AND EXITS THE PROPERTY AND A MINIMUM EIGHT INCH SANITARY SEWER MAIN WITH A MANHOLE IN THE STREET WHERE THE MAIN ENTERS THE PROPERTY. THE EXTENT OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATELY COLORED CARSONITE MARKERS AND TRACER WIRE.

18. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST BE COMPLETED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS. IF WORK IS NOT COMPLETED WITHIN THIS TIME FRAME AND NO EXTENSION HAS BEEN GIVEN, THEN ALL PLANS MUST BE RE-SUBMITTED TO MSMD FOR REVIEW (WITH NEW FEES PAID) AND APPROVAL.

19. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY MSMD AND THE ENGINEER OF RECORD PRIOR TO EXECUTION.

20. ANY FACILITIES OUTSIDE OF PAVED ROADS MUST BE MARKED APPROPRIATELY WITH CARSONITE MARKERS AT EACH VALVE, MANHOLE, TEST STATION, AND ANY OTHER FACILITIES MSMD DEEMS NECESSARY.

SANITARY SEWER NOTES

21. SANITARY SEWER MANHOLES WITH ONE ENTRANCE PIPE SHALL BE A MINIMUM OF FOUR (4) FOOT IN DIAMETER, ALL OTHERS SHALL BE A MINIMUM OF FIVE (5) FOOT IN DIAMETER. ALL MANHOLE JOINT EXTERIORS SHALL BE WRAPPED WITH MINIMUM 12" WIDE CON-SEAL CS-212 APPLIED OVER APPROPRIATE MSMD APPROVED JOINT PRIMER. THE WHOLE EXTERIOR OF THE MANHOLES SHALL BE COATED WITH CONCRETE WATER PROOFING TAR APPLIED PER CSUS.

22. ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND WATER MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED 12 GAUGE U.F. TRACER WIRE PER MSMD SPECIFICATIONS. SANITARY SEWER TRACER WIRE SHALL BE EXTENDED INTO THE MANHOLES AND WRAPPED AROUND THE TOP STEP OF THE MANHOLE AND EXTENDED TO EACH SANITARY SEWER LATERAL 2" X 4" MARKER AS NOTED BELOW (NOTE 26 AND 28). EXTEND TRACER WIRE TO THE TOP OF WATER VALVE BOXES A MINIMUM OF EVERY 500 FEET.

23. TESTING OF FACILITIES:

a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.

b. ALL SANITARY SEWER FACILITIES SHALL MEET THE FOLLOWING TESTING REQUIREMENTS:

- ALL SANITARY SEWER MAIN SHALL BE PRESSURE TESTED PER CSUS.
- ALL SEWER MAIN SHALL BE PROPERLY BALLED/MANDRILL.
- ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CSUS.
- ALL SANITARY SEWER MAINS SHALL BE CCTV INSPECTED WITH TWO VIDEOS ON DVDS SUBMITTED TO MSMD FOR REVIEW AND APPROVAL. ALL SANITARY SEWER MAINS SHALL BE JET CLEANED AND FLUSHED DIRECTLY PRIOR TO CCTV INSPECTION WITH RUNNING WATER IN THE SANITARY SEWER MAIN DURING THE CCTV INSPECTION. SANITARY SEWER MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND/OR REPAIRED AS NECESSARY AND RE-TESTED.

24. COMMENCEMENT OF USE OF ANY SANITARY SEWER LINES AND/OR SYSTEMS. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL:

a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AS-BUILT DRAWINGS AND REVIEWS ARE SUBMITTED TO AND APPROVED BY MSMD.

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

c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED TO MSMD, AND RECORDED.

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

25. WHEN A RESIDENTIAL SEWER SERVICE IS INSTALLED ON AN EXISTING SEWER MAIN A DOUBLE STRAP STAINLESS STEEL SADDLE TEE SHALL BE USED. THE SADDLE TEE, GASKET HUB & GASKET SKIRT MUST BE A "Y" STYLE CONNECTION; NO "T" STYLE WILL BE ALLOWED. ALL SEWER SERVICE CORE CUTOUTS MUST BE RECOVERED AND RETURNED TO THE DISTRICT FOR INSPECTION. IF ALL SEWER SERVICE CORE CUTOUTS ARE RECOVERED AND COMPLETE, THEN NO VIDEO INSPECTION OF THAT PORTION OF THE SEWER MAIN IS REQUIRED. IF ANY SEWER SERVICE CORE CUTOUT OR PORTION THERE FROM IS NOT RECOVERED, THE SEWER MAIN SHALL BE CLEANED AND VIDEO INSPECTED TO ENSURE THAT THE SEWER SERVICE CORES OR PORTION THERE FROM IS RECOVERED.

26. SANITARY SEWER MAIN LENGTHS ARE MH CENTER TO MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL AND HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE. USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES FOR SANITARY SEWER LATERAL CONNECTIONS TO THE SANITARY SEWER MAIN. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING SANITARY SEWER MAINS. ALL LOTS SHALL RECEIVE A 4" SANITARY SEWER SERVICE LATERAL. THE END OF EACH SANITARY SEWER SERVICE LATERAL SHALL BE "LOCATED" WITH A WOOD 2" X 4" EXTENDED 4' ABOVE FINISH GRADE FROM THE END OF THE SERVICE LOCATION AND PAINTED GREEN ABOVE FINISH GRADE. EXTEND THE COATED 12 GAUGE U.F. TRACER WIRE TO END OF EACH SANITARY SEWER LATERAL UP TO THE SURFACE COILED AROUND THE 2" X 4" MARKER. ALL TRACER WIRE CONNECTIONS SHALL BE WATER TIGHT STYLE OF APPROVED ELECTRICAL CONNECTORS SUCH AS A DBY (DIRECT BURY YELLOW) OR EQUAL.

WATER NOTES

27. ALL WATER MAIN PIPES SHALL BE AWWA C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.

28. ALL LOTS SHALL RECEIVE A MINIMUM 3/4" DIAMETER HDPE OR COPPER WATER SERVICE INSTALLED PER APPROVED PLANS CSUS AND MSMD SPECIFICATIONS. HDPE WATER SERVICE SHALL BE HDPE SIDR-7 PE4710 RATED FOR 200 PSI WITH THE MARKING SIDR-7, AWWA C901, NSF61 PE4710. WATER SERVICES SHALL BE INCREASED IN SIZE TO 1" DIAMETER WHERE THE RESIDENTIAL SERVICE WATER PRESSURE IS LESS THAN 40 PSI AT 10 GPM DEMAND AND ALL 1/3 ACRE OR GREATER LOTS SHALL RECEIVE A MINIMUM 1" DIAMETER WATER SERVICE AS INDICATED ON THE PLANS. THE CURB STOP VALVE AND BOX AT THE END OF EACH WATER SERVICE SHALL BE "LOCATED" WITH A 2" X 4" EXTENDED 4' ABOVE FINISH GRADE, PAINTED BLUE, DIRECTLY BEHIND THE CURB STOP VALVE AND BOX. ALL TRACER WIRE CONNECTIONS SHALL BE MADE WITH DBY (DIRECT BURY YELLOW) WATER TIGHT STYLE ELECTRICAL CONNECTORS OR EQUAL.

29. IF HDPE WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 NS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 74701B-33 FOR SIDR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE ¾" AY MCDONALD MODEL NUMBER 76100 (FLARE X FLARE) OR EQUIVALENT WITH A MAIN SIDE ONE PACK JOINT (PEP) ADAPTOR AY MCDONALD MODEL NUMBER 74755-33 UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY ¾" OUTLET CURB STOP VALVE.

30. IF COPPER WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 BS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE ¾" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY ¾" OUTLET CURB STOP VALVE MANUFACTURED BY AY MCDONALD MODEL NUMBER 6104 (FLARE X FLARE) OR EQUIVALENT.

31. ALL POTABLE WATER VALVES SHALL OPEN CLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED LOW NEAR THE MAIN LINE AND PAINTED RED. ALL POTABLE AND RAW WATER VALVES NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL RAW WATER VALVES SHALL OPEN COUNTERCLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED HIGH WITHIN 1' FROM THE SURFACE AND PAINTED BLACK.

32. ALL POTABLE WATER, RAW WATER AND NON-POTABLE WATER VALVES 14" OR GREATER SHALL BE BUTTERFLY VALVES WITH A SIDE OPERATING NUT. THE OPERATIONAL DEPTH OF THE POTABLE WATER VALVES SHALL NOT EXCEED 6' IN OVERALL DEPTH NOR SHALL IT BE CLOSER TO THE SURFACE THEN 4'

33. FIRE HYDRANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT AUTHORITY.

34. FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 ½" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5 - 3/8" - 6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 ½" NST (NATIONAL STANDARD THREAD) SIDE NOZZLES.

35. ALL DUCTILE IRON PIPES, FITTINGS, VALVES AND FIRE HYDRANTS SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.

36. ALL DUCTILE IRON PIPE AND FITTINGS LESS THAN 12 INCHES IN DIAMETER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE AND FITTINGS 12 INCHES AND GREATER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. CATHODIC PROTECTION AND ANODES SHALL BE INSTALLED PER MSMD SPECIFICATIONS.

37. ALL EXISTING WATER UTILITY MATERIAL REMOVED AS PART OF THE WORK ON THESE DRAWINGS SHALL BE RETURNED TO MSMD AS REQUESTED.

38. TESTING OF FACILITIES:

a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.

b. ALL SECTIONS OF WATER LINES MUST FIRST PASS A CHLORINE TEST WITH A MINIMUM OF 50 PARTS PER MILLION OF RESIDUAL AFTER 24 HOURS. THE WHOLE SECTION OF LINE BEING TESTED MUST BE RE-CHLORINATED AND RE-TESTED IF IT DOES NOT PASS. ONCE THE SECTION OF LINE BEING TESTED PASSES THE CHLORINE TEST THE LINE MUST BE FLUSHED AND BAC-T TESTED PER CSUS. ONCE THE BAC-T TEST PASSES, THE SECTION OF LINE MAY BE PRESSURE TESTED. WATER FLUSHED FROM THE WATER SYSTEM MUST BE PROPERLY DE-CHLORINATED DURING THE FLUSHING PROCESS

c. ALL SECTIONS OF WATER LINES MUST PASS A TWO HOUR 200 PSI HYDROSTATIC PRESSURE TEST. THE PRESSURE SHALL NOT DECREASE BY MORE THAN 5 PSI DURING THE DURATION OF THE TEST. NO WATER SHALL BE ADDED DURING THE PRESSURE TEST. IF THE PRESSURE TEST FAILS, THE SECTIONS OF LINE THAT FAILED MUST AGAIN PASS THE CHLORINE TEST, BE FLUSHED, AND PASS THE BAC-T TEST PRIOR TO CONDUCTING A NEW PRESSURE TEST.

d. ONCE WATER SERVICES ARE INSTALLED A SECOND WATER PRESSURE TEST MUST BE DONE TO A WORKING PSI OF 150 PSI FOLLOWING THE ABOVE TESTING STANDARDS.

e. SECTIONS OF WATER LINES SHALL BE LEFT PRESSURIZED ONCE THE WATER LINES HAVE PASSED ALL TESTING DURING THE REMAINING CONSTRUCTION ACTIVITIES.

39. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL:

a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AND AS-BUILT DRAWINGS ARE SUBMITTED TO AND APPROVED BY MSMD.

b. ALL WATER LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

c. ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED TO MSMD, AND RECORDED.

40. ANY WATER SHUT DOWNS THAT NEED TO OCCUR ON THE CRITICAL LINES AS DEFINED BY THE MSMD SOP (STANDARD OPERATION PROCEDURE) MANUAL SHALL BE COORDINATED WITH MSMD STAFF FOR NIGHT TIME SHUT DOWNS.

41. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS TO EXISTING WATER MAINS WITHOUT A SHUTDOWN OF THE WATER SYSTEM. IN THE EVENT THAT A SHUTDOWN OF A WATER SYSTEM IS NECESSARY, THE CONTRACTOR SHALL ACQUIRE A PERMIT FROM MSMD.

42. ALL NON-POTABLE WATER MAINS SHALL BE AWWA NON-POTABLE STANDARD (PURPLE PIPE) C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.

43. ALL NON- POTABLE WATER VALVES SHALL OPEN COUNTER CLOCKWISE WITH A VALVE EXTENSION, EXTENDING TO WITHIN 1' OF THE SURFACE AND PAINTED PURPLE WITH AN OPEN DIRECTION ARROW.

44. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH A TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

EL PASO COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. 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.

GEOTECHNICAL REPORT NOTE:

CONTRACTOR TO OBTAIN AND READ THE GEOTECHNICAL ENGINEERING STUDY (GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 4B) PREPARED BY CTL THOMPSON SEPTEMBER 10, 2013 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.

GENERAL NOTES:

1. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY AND/OR EASEMENT SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE OWNER OF RIGHT-OF-WAY AND THE GRANTOR OF THE EASEMENT.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THESE PLANS AND PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.

3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR CALLING THE COLORADO ONE CALL SYSTEM AT 1-800-922-1987 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING GRADING AND UTILITY WORK.

5. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

7. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.

8. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FORM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.

10. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.

11. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY.

12. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE.

13. SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.

14. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.

15. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION, AT HIS OWN EXPENSE.

18. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTTING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.

19. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

20. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.

21. DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF CURB LINE IN CURBED AREA AND EXTERIOR FACE OF BUILDING, AND TO CENTERLINE OF UTILITIES, UNLESS OTHERWISE SPECIFIED.

22. USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ADJACENT PARCELS DURING ALL HOURS OF OPERATION FOR THE BUSINESSES LOCATED ON THOSE PARCELS.

24. CONTRACTOR TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER FOR THE SITE.

25. CONTRACTOR MUST COORDINATE CONSTRUCTION WITH TECH CONTRACTORS CONSTRUCTION MANAGER.

26. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES. A COPY OF ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS ARE INCORPORATED HEREIN BY REFERENCE.

27. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY. IN CASES WHERE ISLAND, ROADWAYS, PARKING LOTS, AND OTHER IMPROVEMENTS NOT MENTIONED ARE MOVED OR ADJUSTED TO GRADE, CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPED AREAS ARE PROPERLY IRRIGATED & THAT IRRIGATION SYSTEM FUNCTIONS PROPERLY.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT COUNTY STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

29. CONTRACTOR SHALL MAINTAIN A GRAFITTI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

30. CONTRACTOR SHALL PREPARE AND MAINTAIN AS-BUILT DRAWINGS DURING CONSTRUCTION. THE AS-BUILT DRAWINGS SHALL INCLUDE SURVEYED INFORMATION FOR ALL IMPROVEMENTS THAT WERE INSTALLED IN A MANNER WHICH WAS INCONSISTENT WITH THE DESIGN PLANS. AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER AT THE END OF CONSTRUCTION, AND MAY BE USED BY THE CIVIL ENGINEER TO GENERATE RECORD DRAWINGS FOR JURISDICTIONAL APPROVAL.

ADA NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

2. ALL ADA ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.

3. ALL ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%

4. ALL ADA MANEUVERING AREAS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.

5. ALL ADA ACCESSIBLE RAMPS SHALL MEET THE ADA REQUIREMENTS PER ADAAG SECTION 4.7 & 4.8.

DEWATERING PERMITS:

CONTRACTOR TO OBTAIN DEWATERING PERMIT, IF REQUIRED, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PRIOR TO COMMENCING WORK. DISCHARGES SHALL BE MONITORED ACCORDING TO THE CONDITIONS OF THE CDPHE PERMIT.

GRADING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, AT THE CONTRACTORS EXPENSE.

2. THE CONTOUR LINES AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE INDICATED. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

3. TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.

4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.

5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.

6. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENT AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.

7. CONTRACTOR SHALL COORDINATE TESTING ACTIVITIES WITH THE GEOTECHNICAL ENGINEER.

8. ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION.

9. EXISTING CONTOURS OUTSIDE OF THE ROADWAY SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.

UTILITIES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK.

2. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDINGS WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER AND ARCHITECT PRIOR TO BEGINNING UTILITIES CONSTRUCTION.

3. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

4. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

5. THE CONTRACTOR SHALL CONSTRUCT ALL ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION SERVICES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.

6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.

7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

8. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

9. CONTRACTOR TO SET AND ADJUST ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEANOUTS, AND ANY OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.

EROSION & SEDIMENT CONTROL:

1. THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT APPLICATION SHALL BE SUBMITTED BY THE CONTRACTOR. THE ENGINEER HAS PREPARED A STORMWATER MANAGEMENT PLAN FOR USE WITH THIS PROJECT. THE CONTRACTOR SHALL COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM CDPHE.

2. CONTRACTOR SHALL REFER TO THE EROSION CONTROL PLAN FOR LOCATION AND DETAILS OF ALL BEST MANAGEMENT PRACTICES UTILIZED FOR THIS PROJECT.

3. THE CONTRACTOR SHALL INSTALL PERIMETER EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, OR EXCAVATION).

4. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND EROSION CONTROL PLAN INCLUDED WITH THESE PLANS.

5. CONTRACTOR TO ADJUST EROSION CONTROL MEASURES AS NEEDED FOR VARIOUS PHASES OF WORK.

6. CONTRACTOR TO ENSURE THAT NO DIRT OR SEDIMENT IS TRACKED ONTO ADJACENT STREETS OR WATERWAYS.

7. TOPSOIL SHALL BE STOCKPILED WITHIN LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED ON THE EROSION CONTROL PLAN.

8. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

9. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

10. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.

11. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY PER THE REQUIREMENTS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY.

13. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIAL EXPORTED FROM THE SITE IS DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.

14. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STORMWATER CONSTRUCTION PERMIT CONDITIONS, AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DEFICIENCIES ARE NOTED. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.

15. SOILS THAT WILL BE STOCKPILED FOR MORE THAN FOURTEEN (14) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER.

16. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.

17. CONTRACTOR TO FILE "NOTICE OF TERMINATION" WITH CDPHE ONCE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND TEMPORARY BMPS HAVE BEEN REMOVED.

AS-BUILT

No.	Revisions	Date	Init.	Appr.	Date

TECH CONTRACTORS
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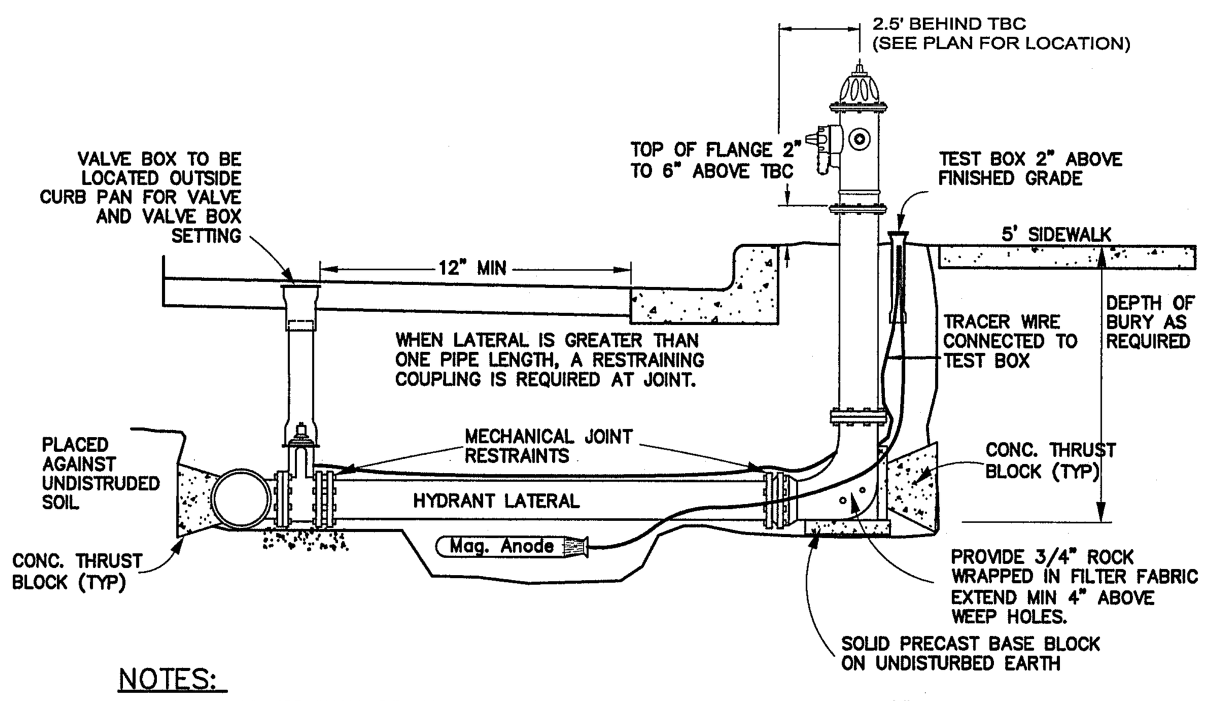
MERIDIAN RANCH

LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
GENERAL NOTES

Scale: AS SHOWN
Drawn by: LCG
Checked by: TAK
Date: MARCH 2019
SHEET: C1.1

COLORADO LICENSED PROFESSIONAL ENGINEER 31429 4-29-19

PCD PROJECT NO. PPR18033

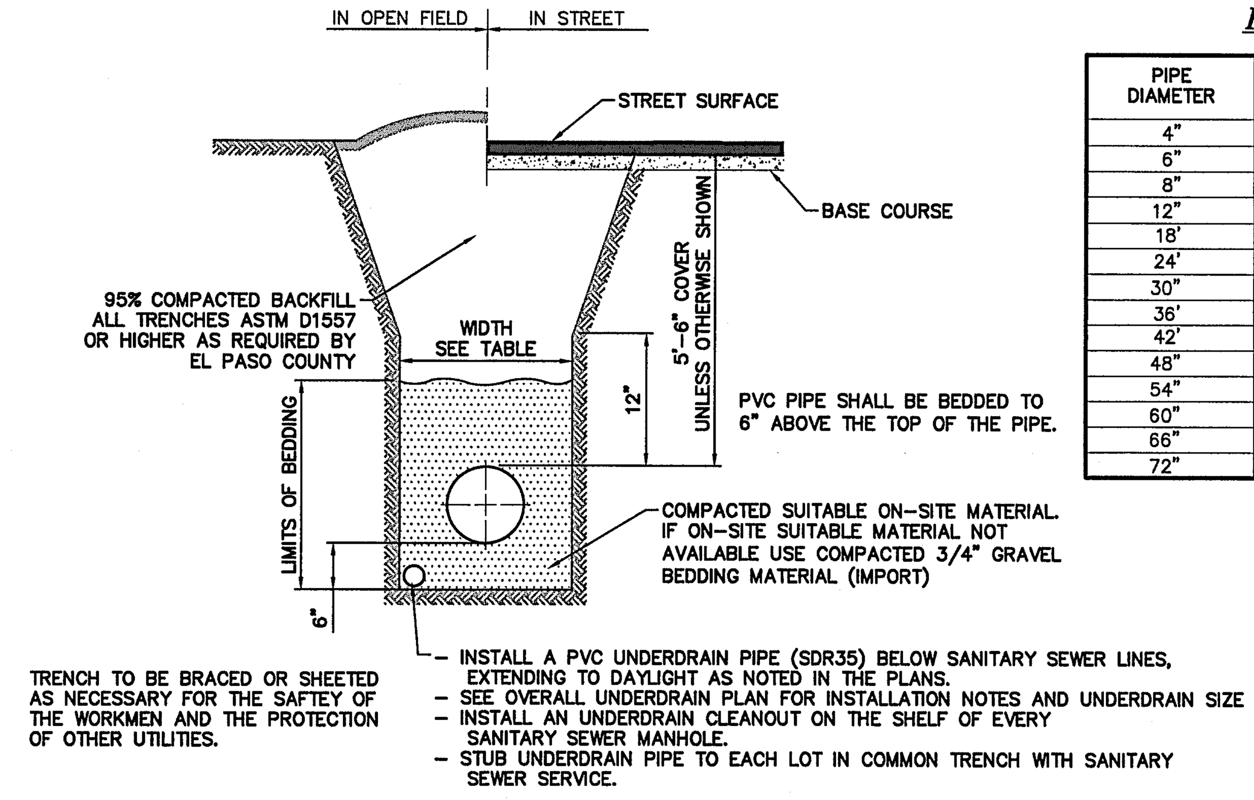


NOTES:

1. FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 ½" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 ½" PUMPER NOZZLE WITH A THREAD PATTERN OF 5–3/8"–6 TPI(THREADS PER INCH) ALONG WITH TWO STANDARD 2 ½" NTS(NATIONAL STANDARD THREAD) SIDE NOZZLES.
2. HYDRANT SHALL BE INSTALLED PLUMB IN ALL DIRECTIONS.
3. MECHANICAL JOINT RESTRAINTS. SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINT SPECIFICATIONS.
4. SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINTS SPECIFICATIONS.
5. FINAL TOP OF FLANGE ELEVATION TO BE 2 TO 6 INCHES ABOVE TOP BACK OF CURB (TBC). WATERMAIN CONTRACTOR TO ADJUST HYDRANTS AS NECESSARY AFTER INSTALLATION OF CURB AND GUTTER TO ACHIEVE PROPER FINISHED ELEVATION.
6. NO OBSTRUCTIONS TO BE CONSTRUCTED IN FRONT OF THE FIRE HYDRANT.
7. PROVIDE A 9 LB. MAGNESIUM ANODE AND TEST STATION AT EACH HYDRANT PER CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT STANDARD NOTES.
8. HYDRANT SHALL BE PAINTED WITH RUSTOLEUM 659 SAFETY YELLOW PRIOR TO ACCEPTANCE.

FIRE HYDRANT ASSEMBLY

SCALE : N.T.S.



TYPICAL TRENCH & BEDDING DETAIL

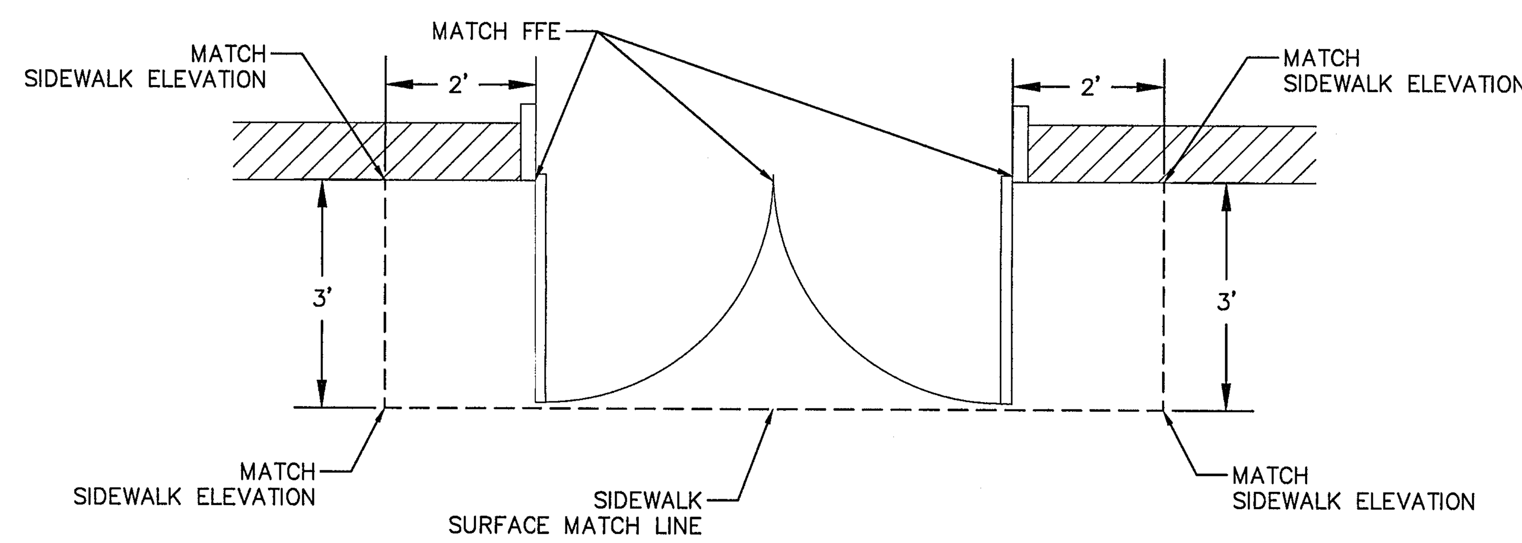
SCALE : N.T.S.

PIPE CHART

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

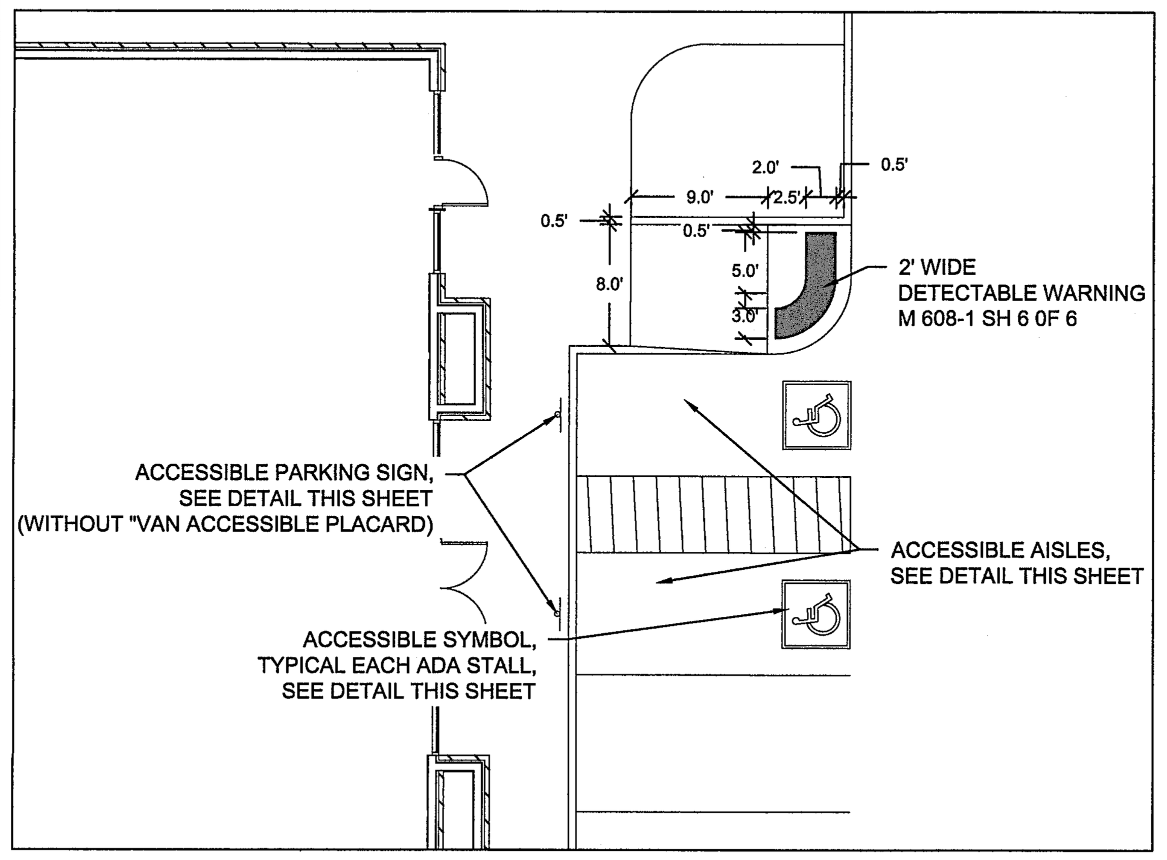
LEGEND

SYMBOL	ACRONYM	DESCRIPTION
	RCP W/FES	REINFORCED CONCRETE PIPE W/FLARED END SECTIONS
	INLET	STORM SEWER INLET BOX
	STMH	STORM SEWER MANHOLE
	ST	STORM SEWER LINE
	SS	SANITARY SEWER MAIN
	SSMH	SANITARY SEWER MANHOLE
	WM	WATER MAIN (ALL PIPES PVC, UNLESS OTHERWISE NOTED)
	GV	WATER GATE VALVE
	BV	WATER BUTTERFLY VALVE
	BOV	WATER BLOW–OFF VALVE
	HYD ASSY	FIRE HYDRANT ASSEMBLY
	TEE W/GV	WATER TEE W/ GATE VALVES
	ATT SW	ATTACHED SIDEWALK
		STANDARD PEDESTRIAN RAMP PER SD–2–40 & M–608–1 (SH 6 OF 6)
(A)		ANODE (COTHODIC PROTECTION)
TS	TS	TEST STATION
	HB	HAY BALE DAM
	SF	SILT FENCE
-------	EXIST	EXISTING FEATURES
123		LOT NUMBERS
		CROSS PAN PER SD–2–26
	PI	POINT OF INTERSECTION
	BT	BEGINNING OF TRANSITION
	ET	END OF TRANSITION
7150		EXISTING CONTOUR (5')
		EXISTING CONTOUR (1')
	VTC	VEHICLE TRAFFIC CONTROL PAD
	CWA	CONCRETE WASHOUT AREA
IP	IP	INLET PROTECTION



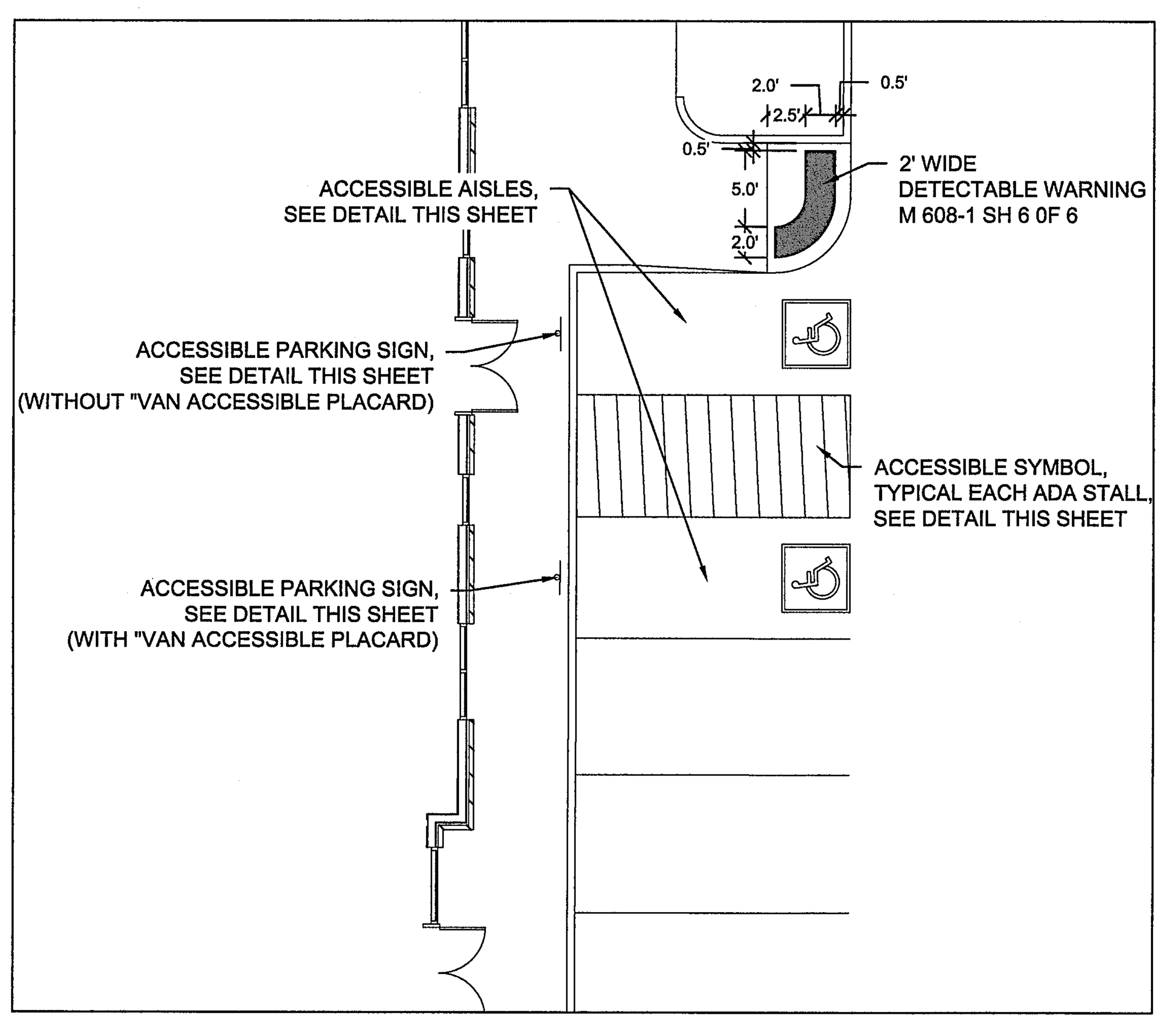
DOOR TRANSITION DETAIL

NOT TO SCALE



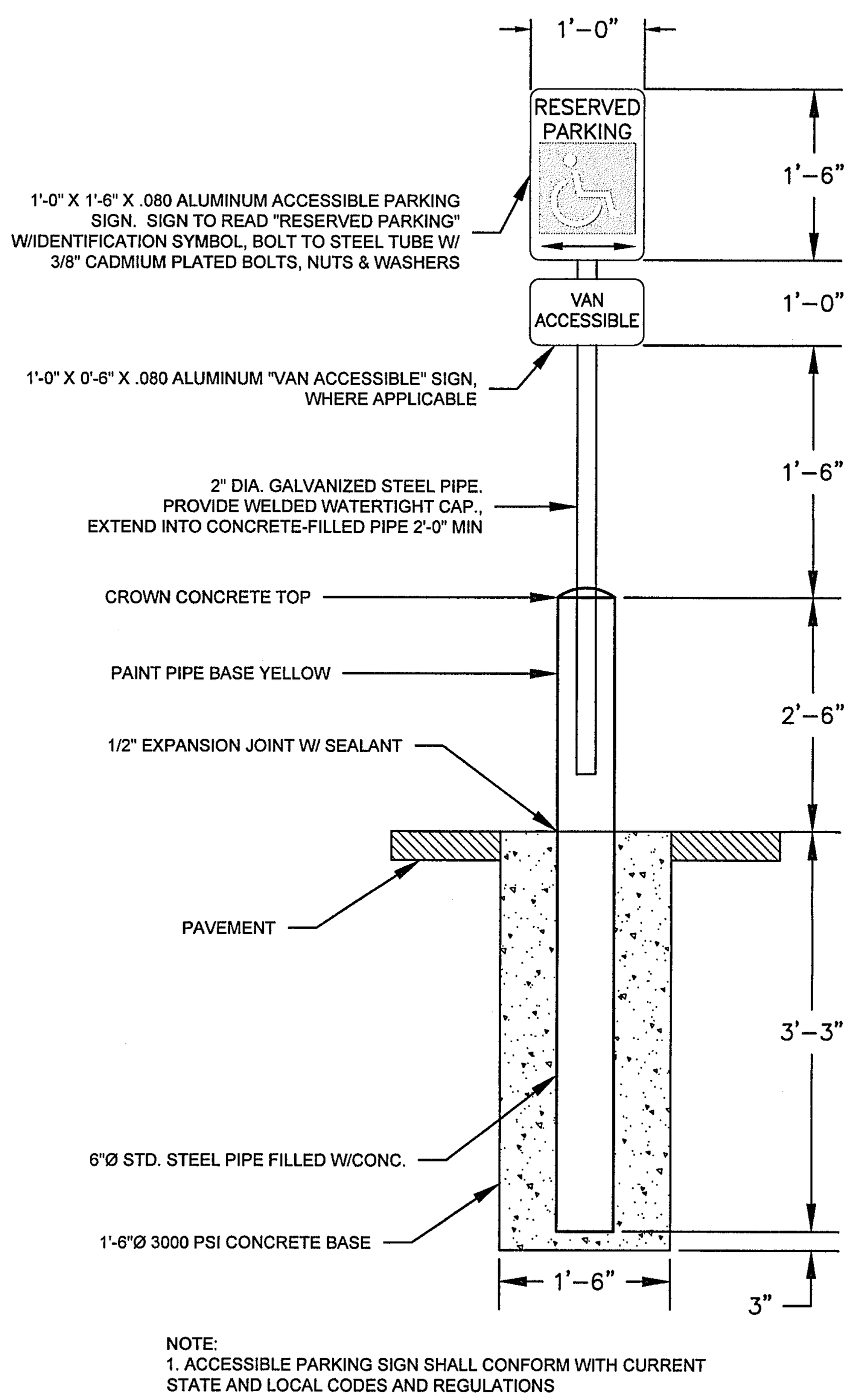
HC DETAIL 1

SCALE 1"=10'



HC DETAIL 2

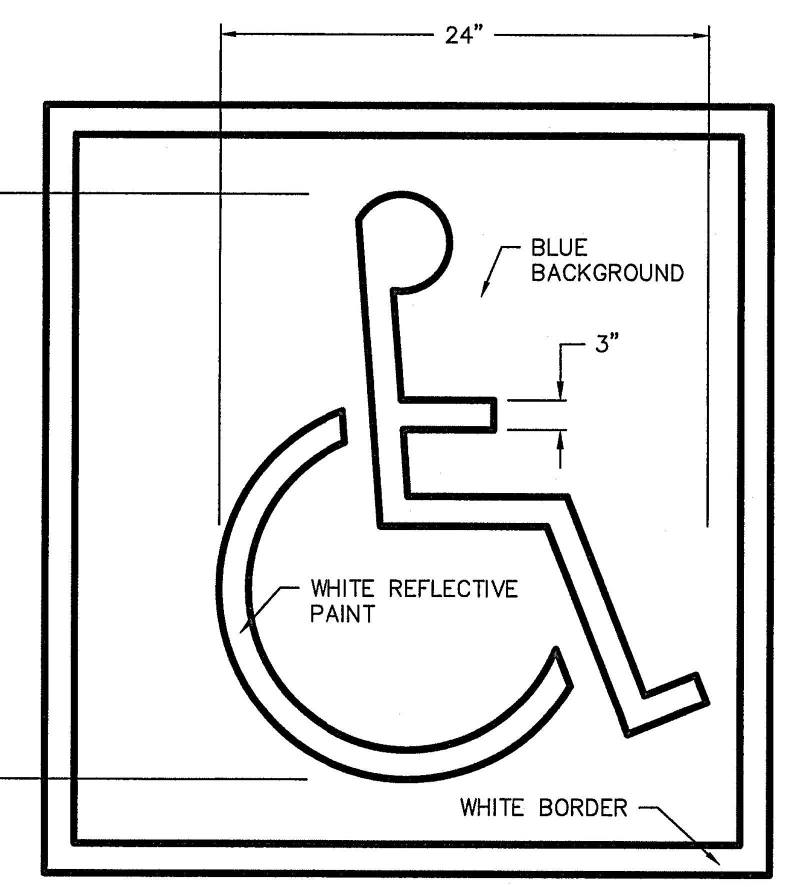
SCALE 1"=10'



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

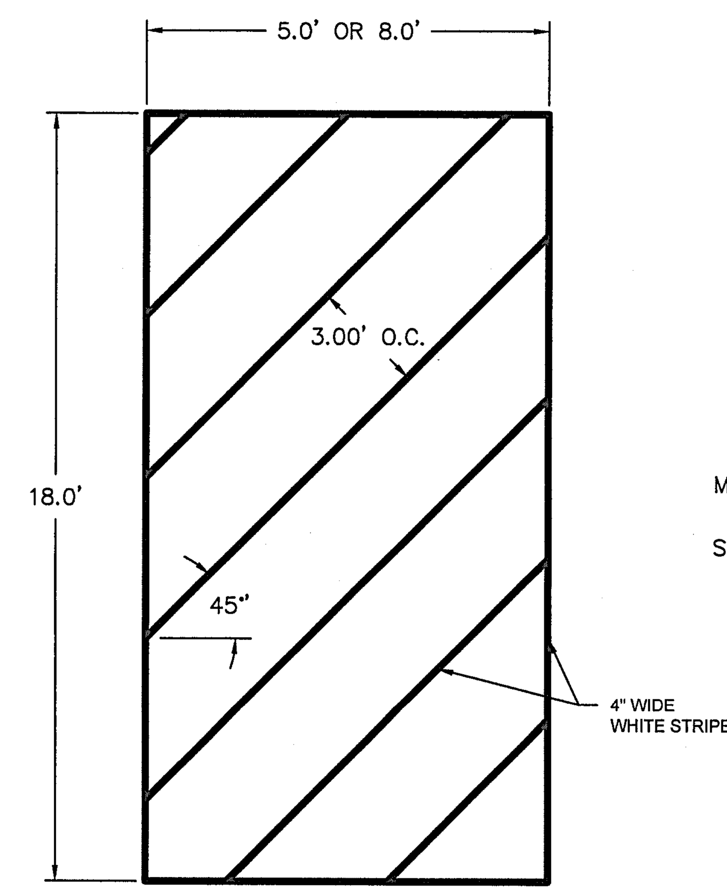
ACCESSIBLE PARKING SIGN IN PAVEMENT

NOT TO SCALE



ACCESSIBLE PARKING STALL PAVEMENT SYMBOL

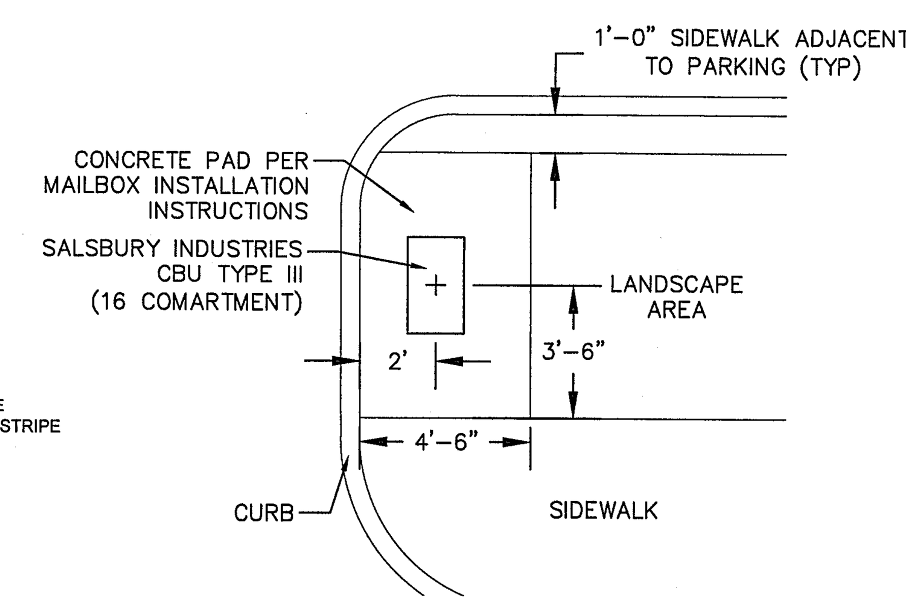
NOT TO SCALE



ACCESSIBLE AISLE STRIPING

NOT TO SCALE

AS-BUILT



MAILBOX DETAIL

NOT TO SCALE

No.	Revisions	Date	Init.	Appr.	Date

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MERIDIAN RANCH

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

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C1.2

COLORADO LICENSED PROFESSIONAL ENGINEER 31429 4-29-19

PCD PROJECT NO. PPR18033

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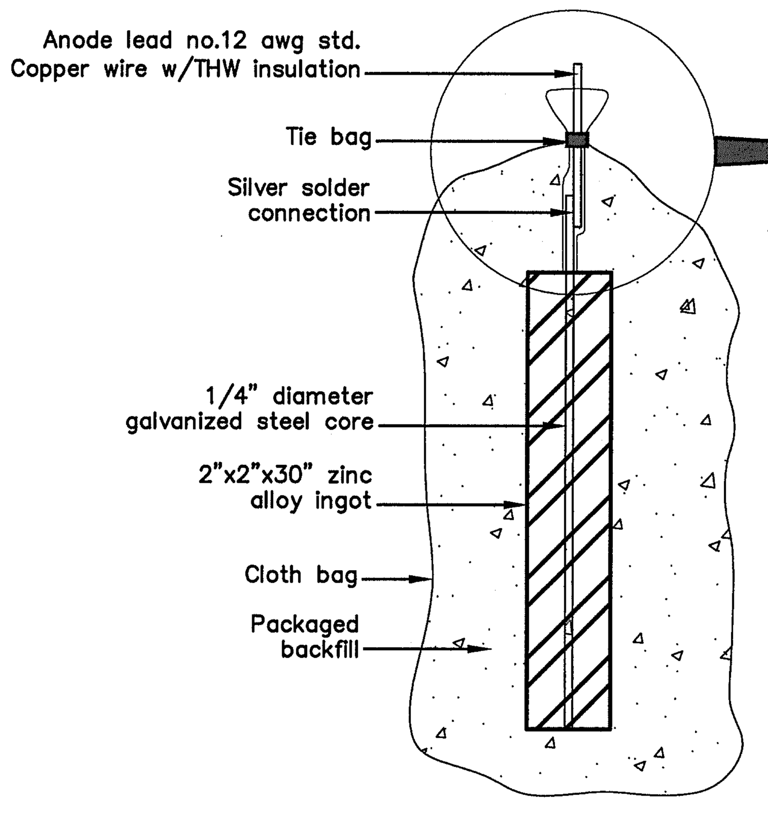
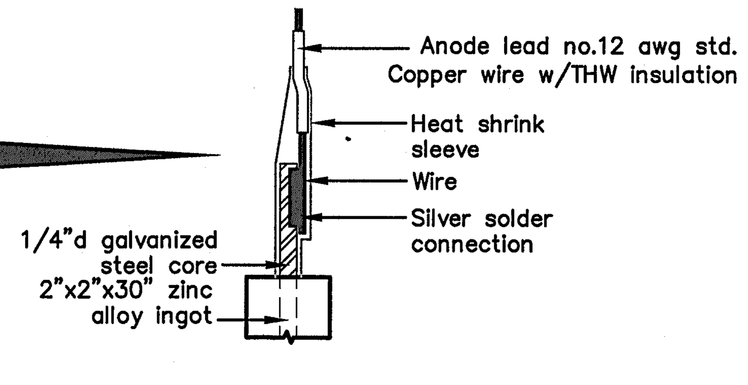


ZINC ANODE



DETAIL A

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

PACKAGED BACKFILL COMPOSTION:

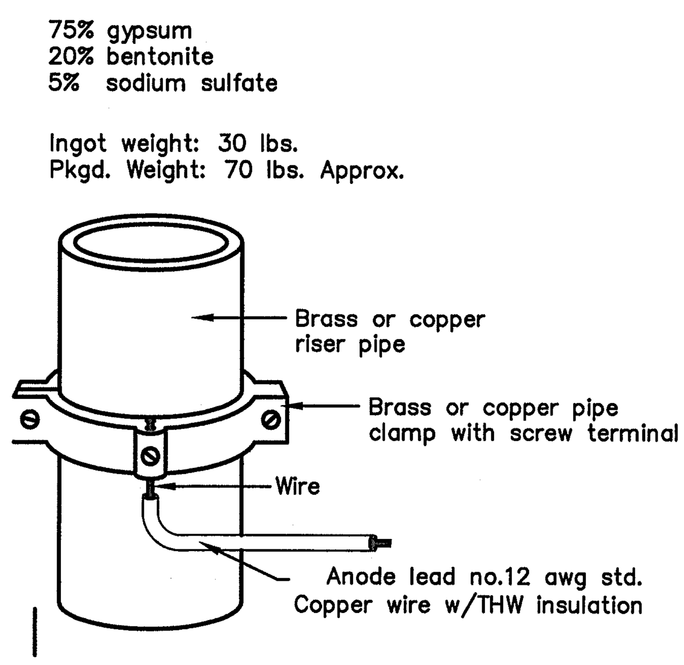
75% gypsum
20% bentonite
5% sodium sulfate

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

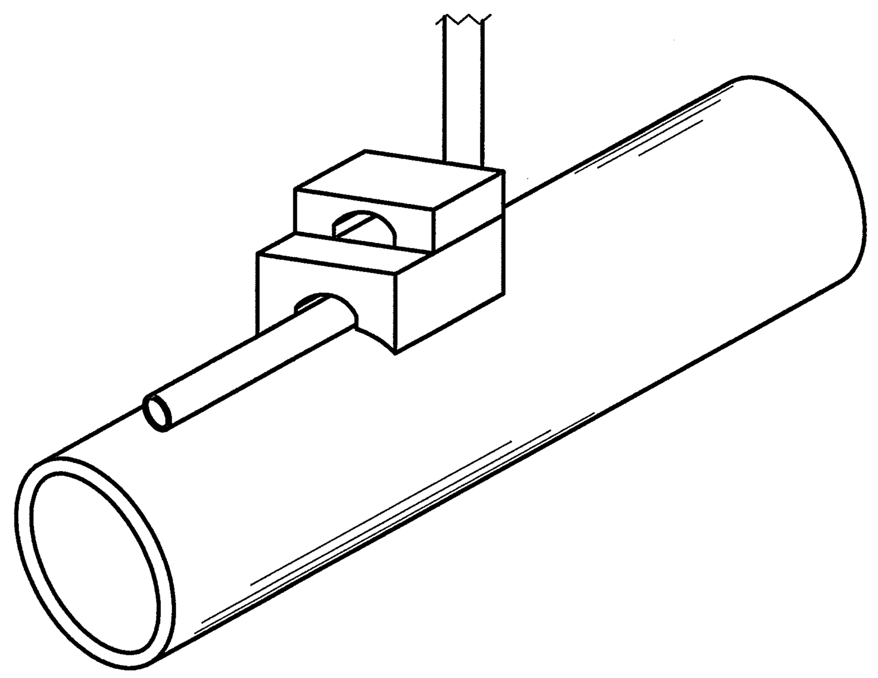
ABOVE GRADE CONNECTION NOTES:

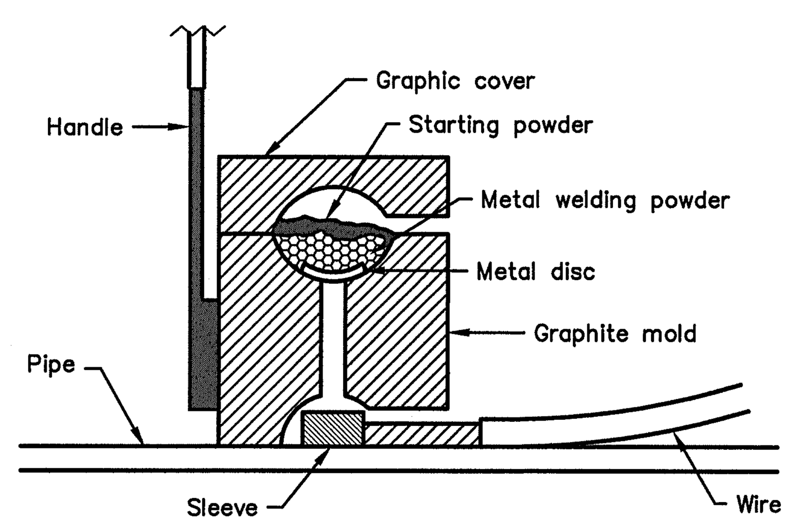
1. Riser pipe shall be wire brushed To clean bright metal.
2. Pipe clamp shall be located on Riser pipe.
3. Wire insulation shall be stripped To a minimum length to connect

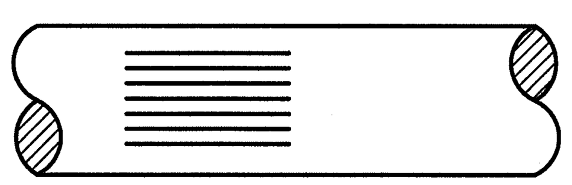
Wire to pipe clamp.



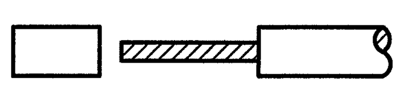
ANODE LEAD ABOVE GRADE CONNECTION



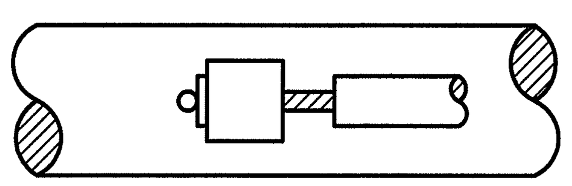




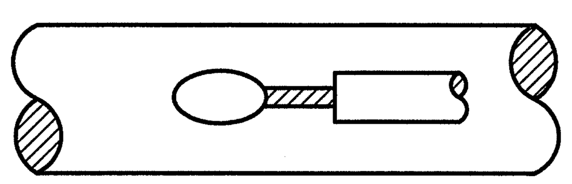
STEP 1. File structure connection area (3 in x 3 in) to bare shiny metal and clean.



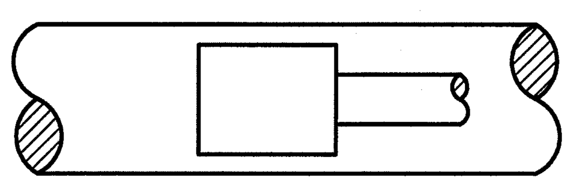
STEP 2. Strip insulation from wire. Attach sleeve where requried by manufacturer.



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



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

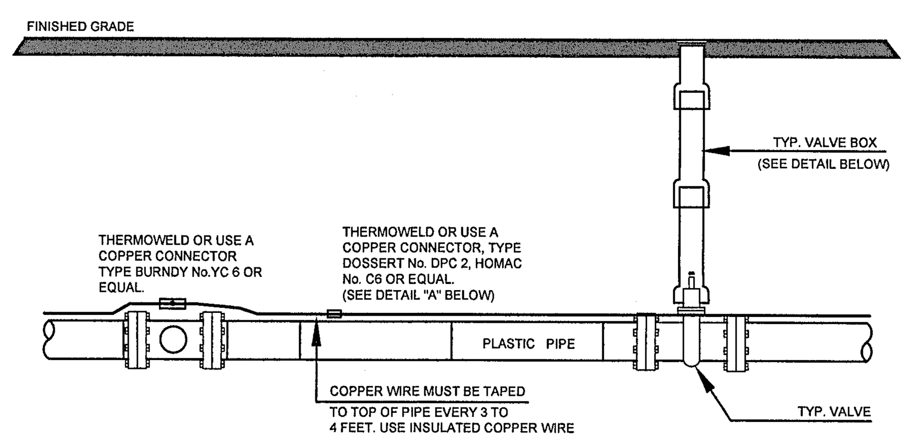


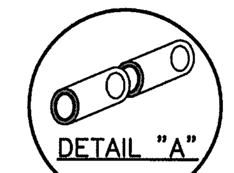
STEP 5. Cover connection and exposed structure surface with a bituminous coating compound. Place plastic sheild cap firmly over connection.

NOTES:

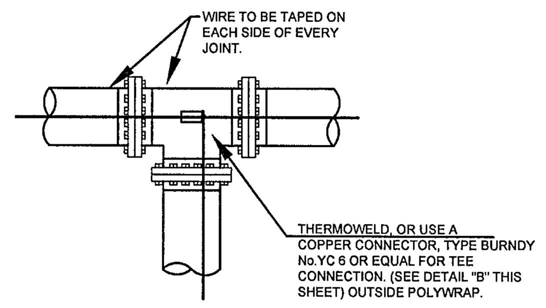
1. All wire welds shall be minimum 3 inches apart.
2. Standard weld cartridges shall be used for steel surfaces.

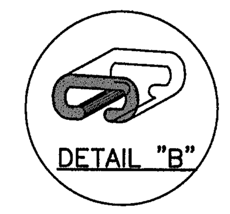
EXOTHERMIC WELD PROCESS





DETAIL "A"

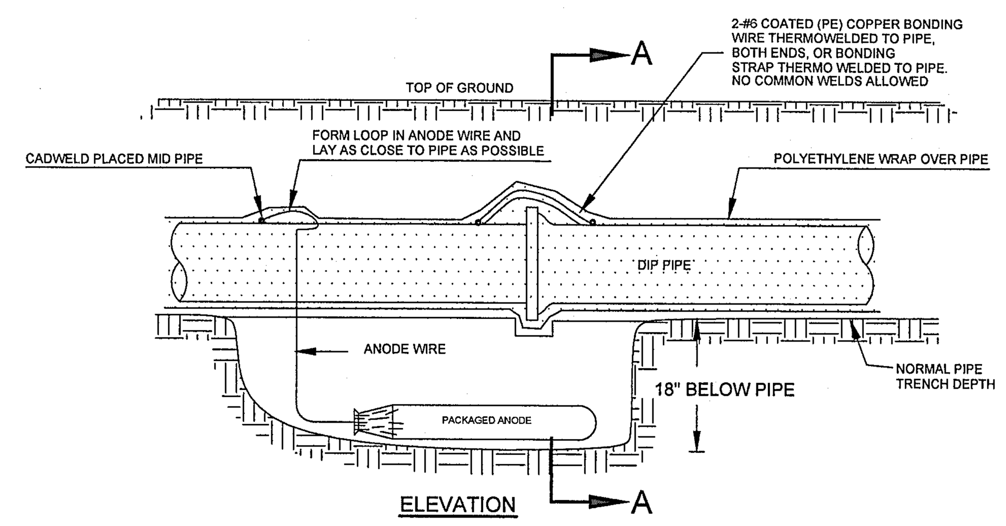




DETAIL "B"

NOTE

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



ELEVATION

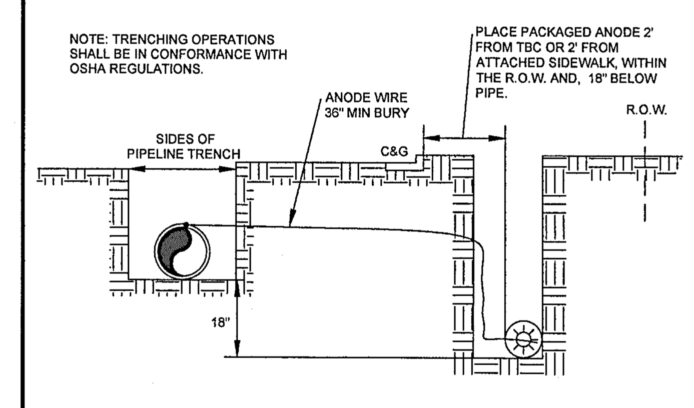
Anode Design

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

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

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

NOTE: TRENCHING OPERATIONS SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.



SECTION A-A

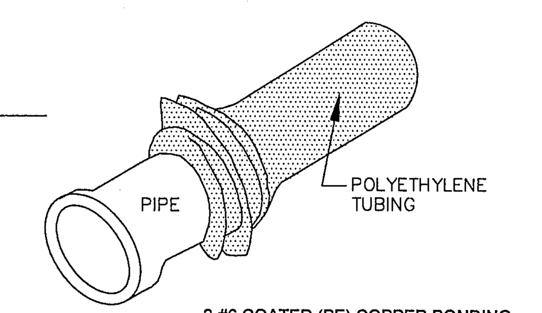
NOTES

1. Cadweld connection to be primed and coated carefully. Packed anode should be covered with fine soil containing no rocks or dirt clumps, tamped.
2. When anodes are required with metal fittings and appurtenances together with PVC pipe installations, the anodes shall be placed and attached to the metal fittings in same manner as shown on this drawing.
   9 lb anodes can be used on metal fittings when using PVC pipe.
3. Packaged anode to be wetted and covered with soil prior to backfilling.

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

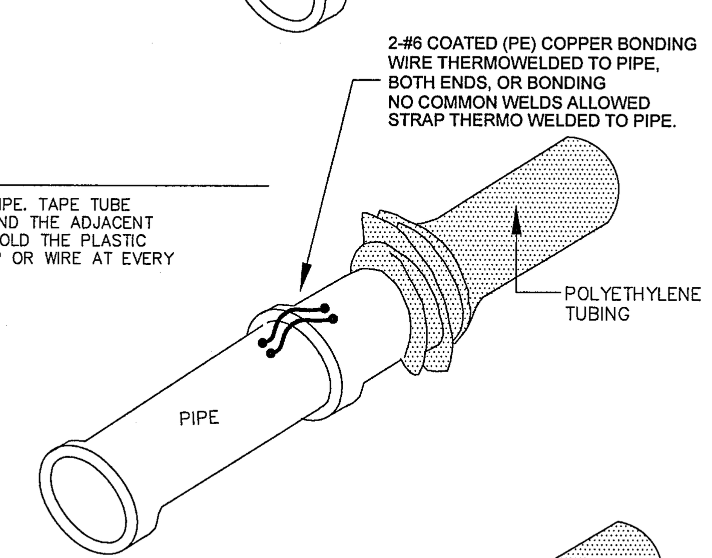
STEP 1:

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



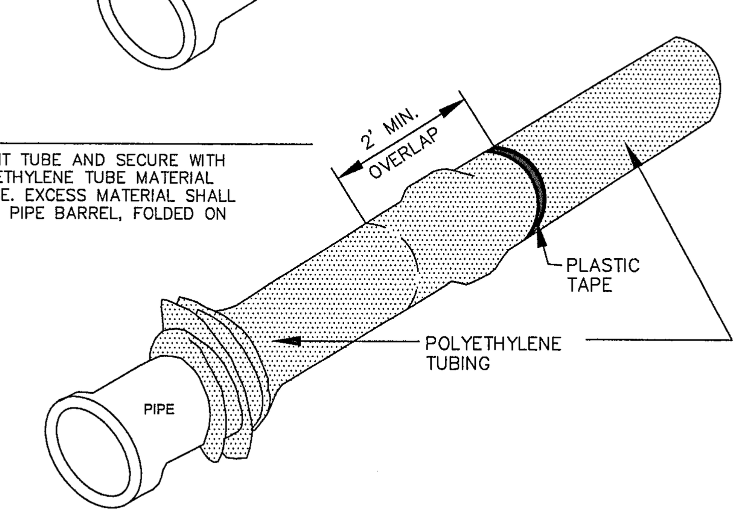
STEP 2:

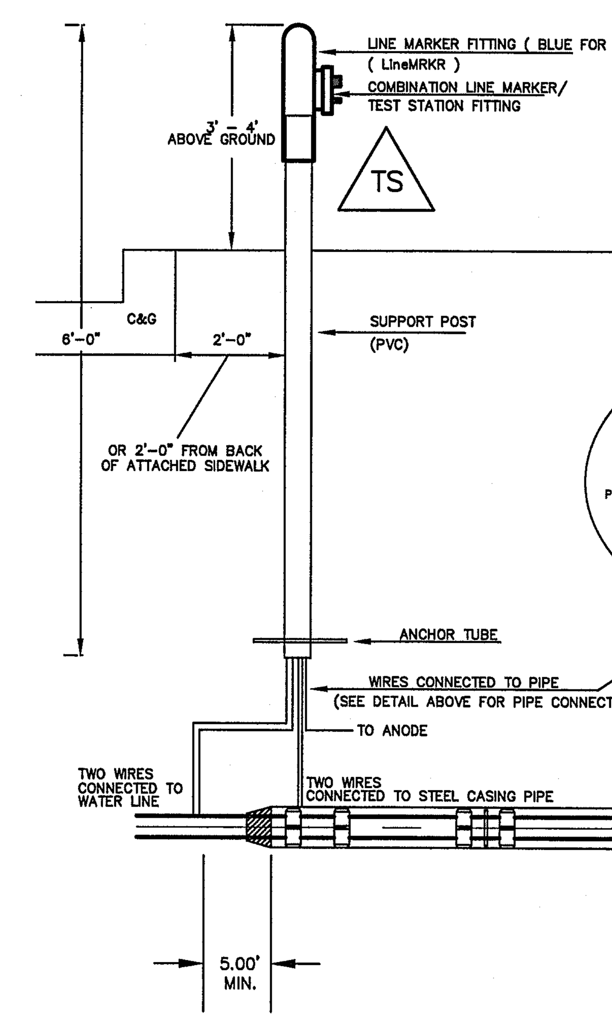
PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING.



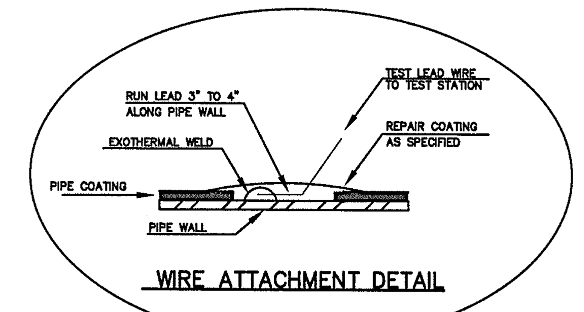
STEP 3:

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.





NOTES:
1. ALL LEAD WIRES SHALL BE INSTALLED WITH A MINIMUM OF 1'-6" OF SLACK IN EACH PLACE INDICATED TO PREVENT BREAKAGE OF WIRE BECAUSE OF BACKFILL SETTLEMENT.
2. LEAD WIRES SHALL BE ATTACHED TO THE PIPE ON THE CENTERLINE, APPROXIMATELY 12" APART.
3. LEAD WIRES SHALL BE EXOTHERMAL (CADWELD) WELDED TO PIPES IN ACCORDANCE WITH THE INSTRUCTIONS OF THE WELDING EQUIPMENT MANUFACTURER.



WIRE ATTACHMENT DETAIL

AS-BUILT

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.

No.	Revisions	Date	Init.	Appr.	Date

TECH CONTRACTORS
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MERIDIAN RANCH

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

DETAIL SHEET

Drawn by LCG
Checked by TAK
Date MARCH 2019

Scale AS SHOWN
SHEET C.13

COLORADO LICENSED PROFESSIONAL ENGINEER 31429 [illegible] 4-29-19

PCD PROJECT NO. PPR18033

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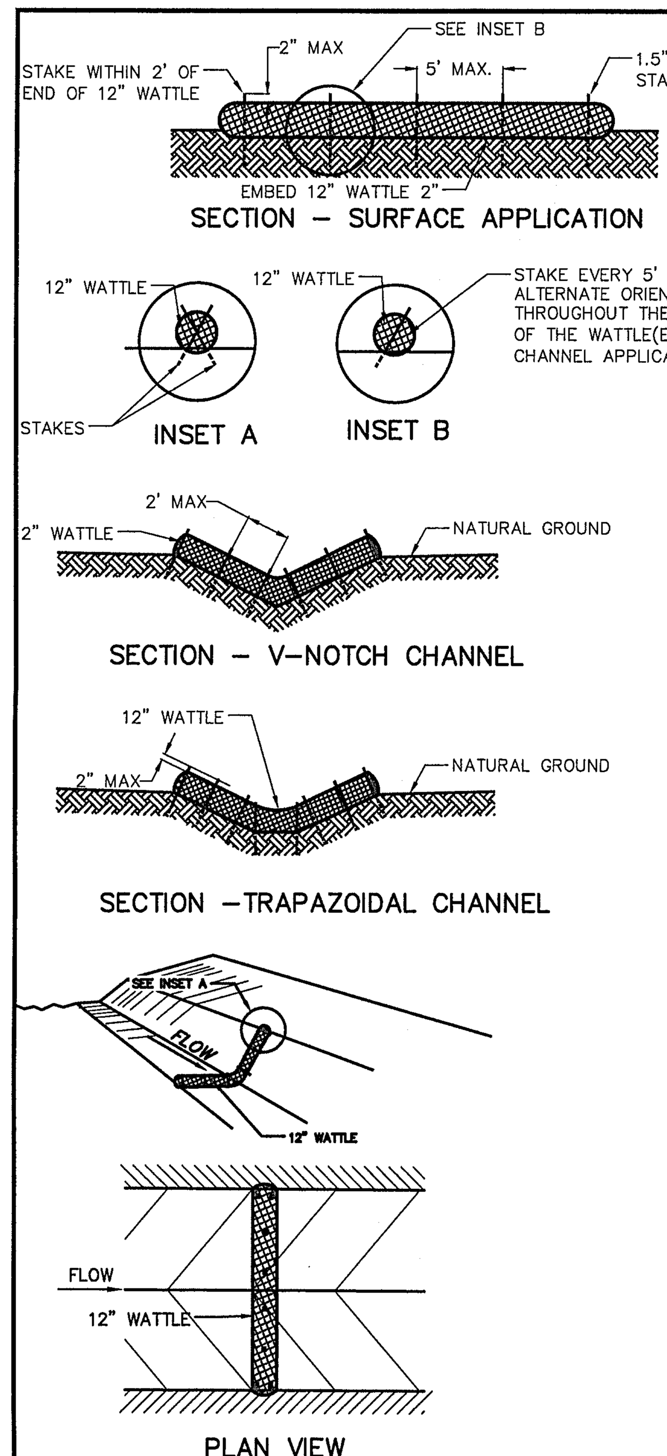


NOTES:

USE 2 FT WOODEN STATES WITH A 1.5 IN BY 1.5 IN NOMINAL CROSS SECTION.

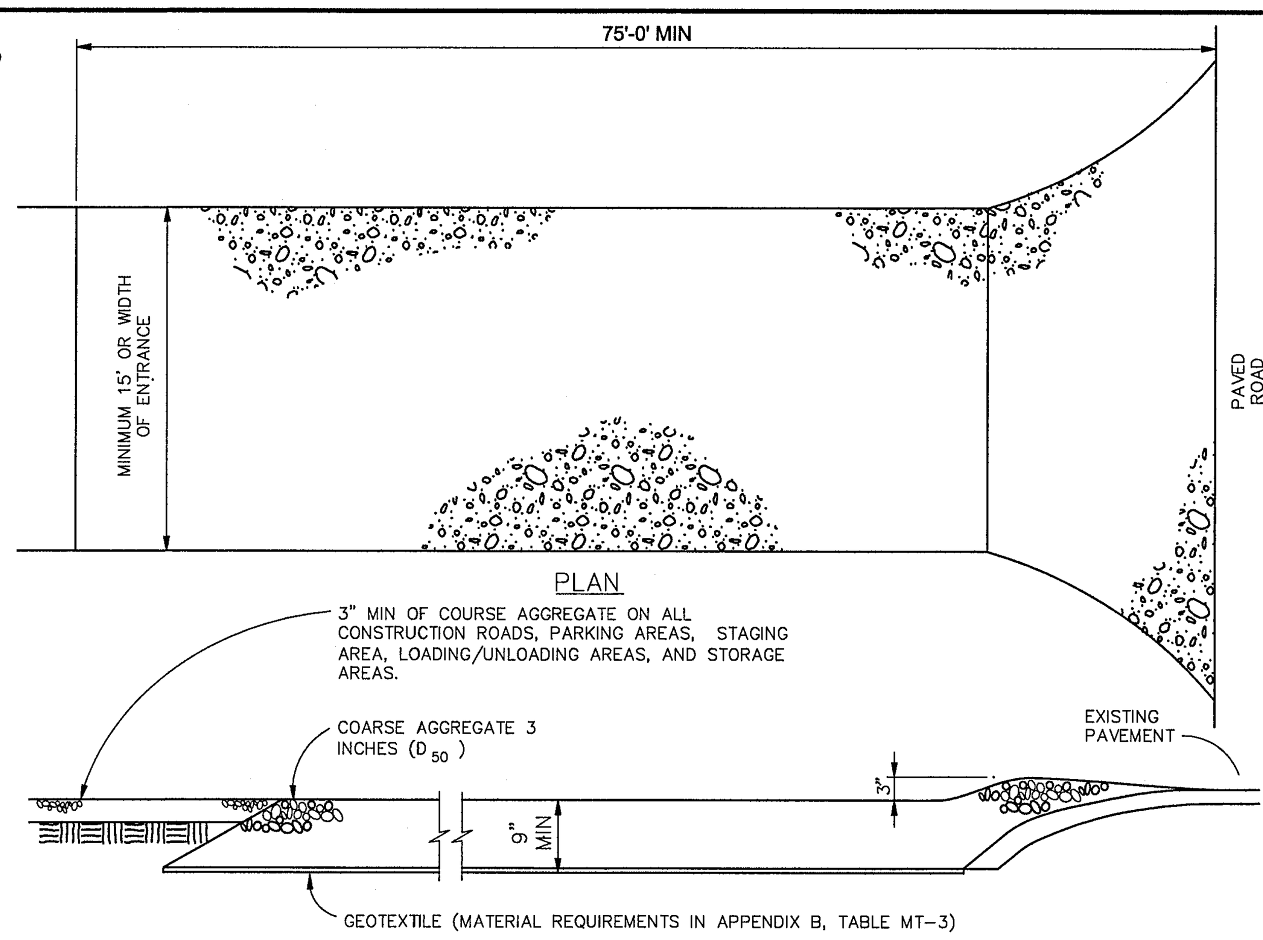
ONLY INSTALL 12" WATTLES TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES OR AS DIRECTED.

REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF THE EXPOSED LOG HEIGHT. INSPECTIONS SHELL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

WHEN MORE THAN ONE EROSION LOG IS NEEDED, ENDS MUST BE TIGHTLY ABUTTED.

WATTLES MAY ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT VOLUME.

STRAW WATTLES MAY BE USED IN LIEU OF STRAW BALES AND/OR SILT FENCE WITH APPROVAL THE COUNTY, OWNER, ENGINEER, AND SWMP ADMINISTRATOR.



VEHICLE TRACKING

NTS

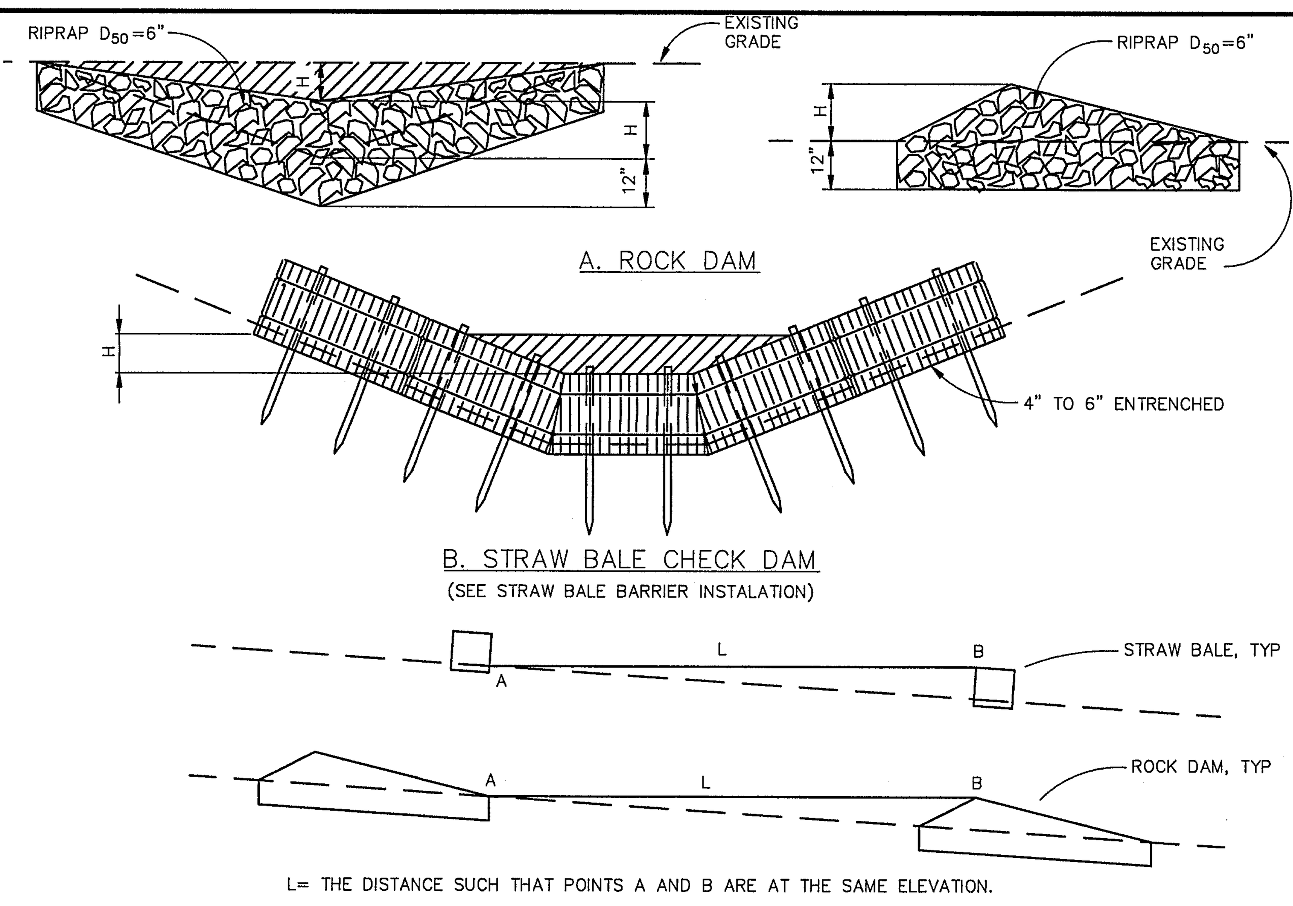
VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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



CHECK DAM

NTS

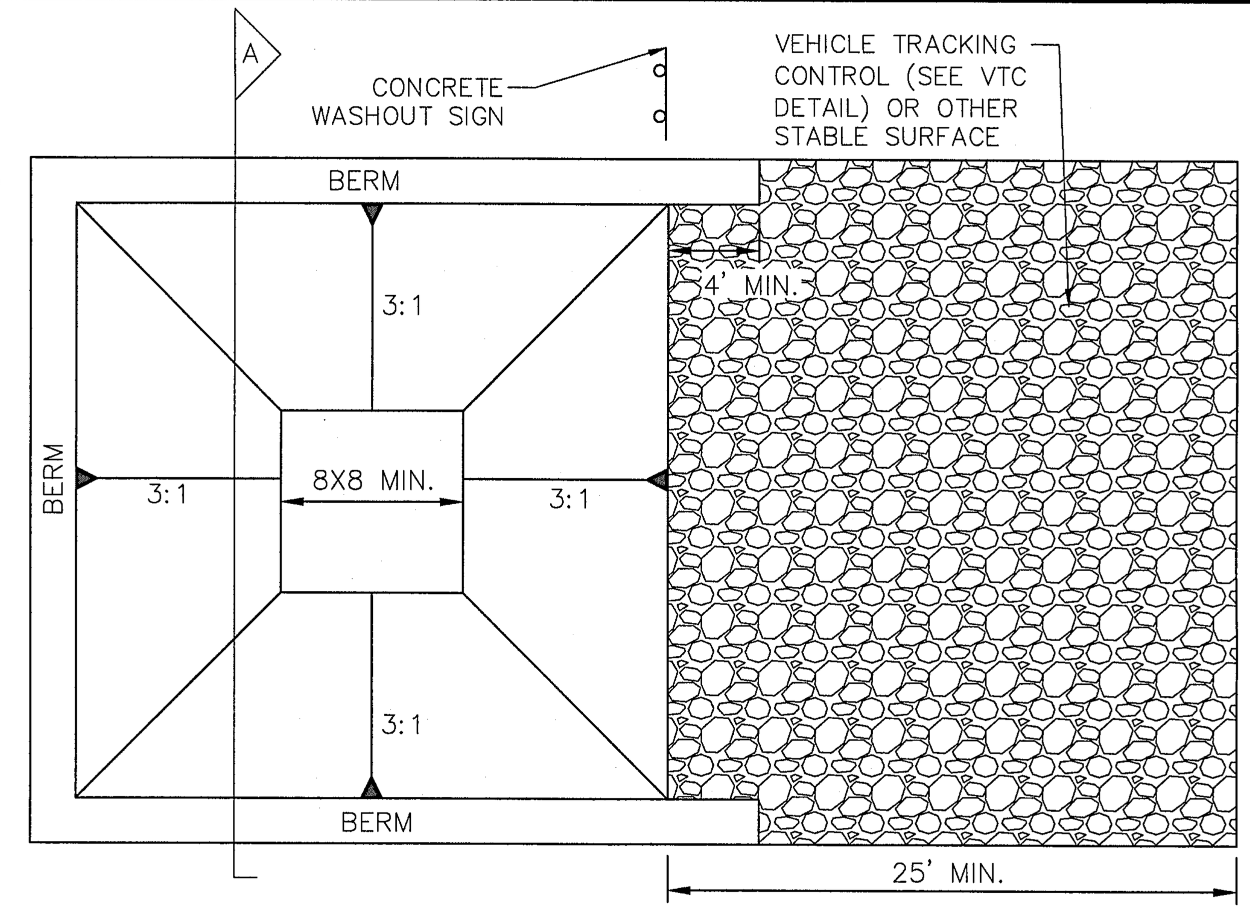
CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

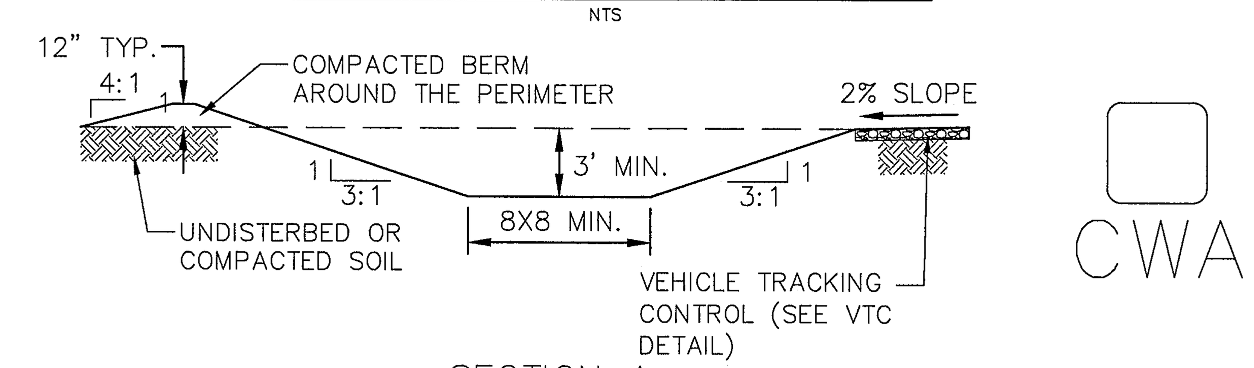
MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
4. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
5. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



CONCRETE WASHOUT AREA PLAN

NTS



SECTION A

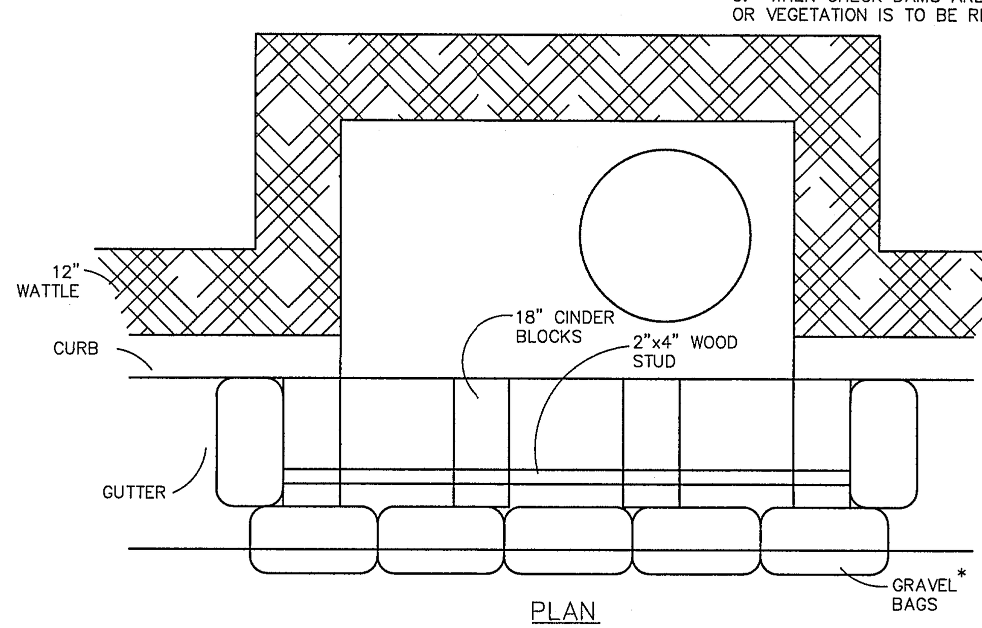
NTS

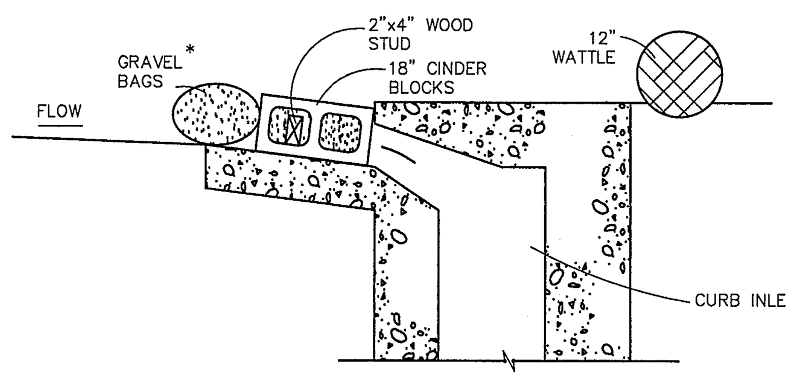
CWA INSTALLATION NOTES:

1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOACTE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' X 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES:

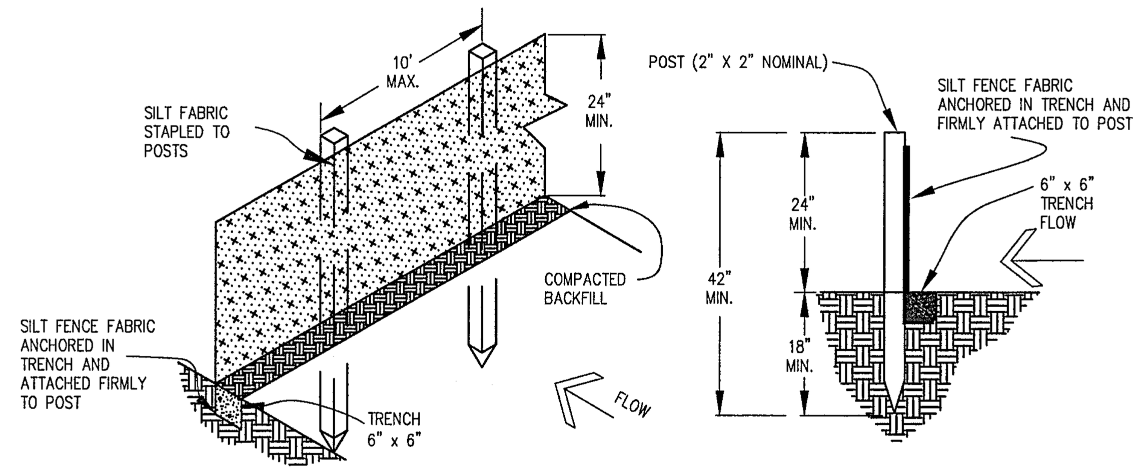
1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS ASOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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





MODIFIED BLOCK AND GRAVEL BAG CURB INLET PROTECTION *

NTS



SILT FENCE

NTS

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

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

BLOCK AND GRAVEL BAG* CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

* 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.

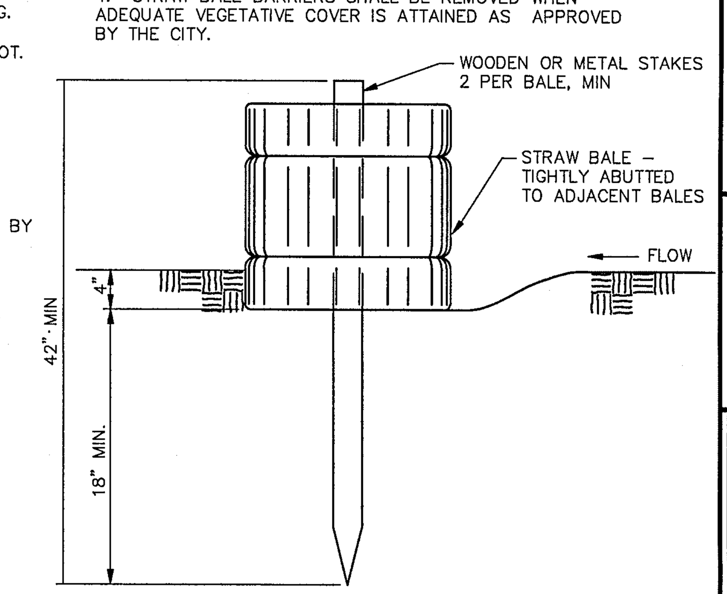
STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



STRAW BALE BARRIER

NTS

AS-BUILT

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

MERIDIAN RANCH

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

Drawn by	LCG
Checked by	TAK
Date	MARCH 2019
Scale	AS SHOWN
SHEET	C1.4

No.	Revisions	Date	Init.	Appr.	Date

COLORADO LICENSED PROFESSIONAL ENGINEER THOMAS A. KERBY 31429 4-29-19

PCD PROJECT NO. PPR18033

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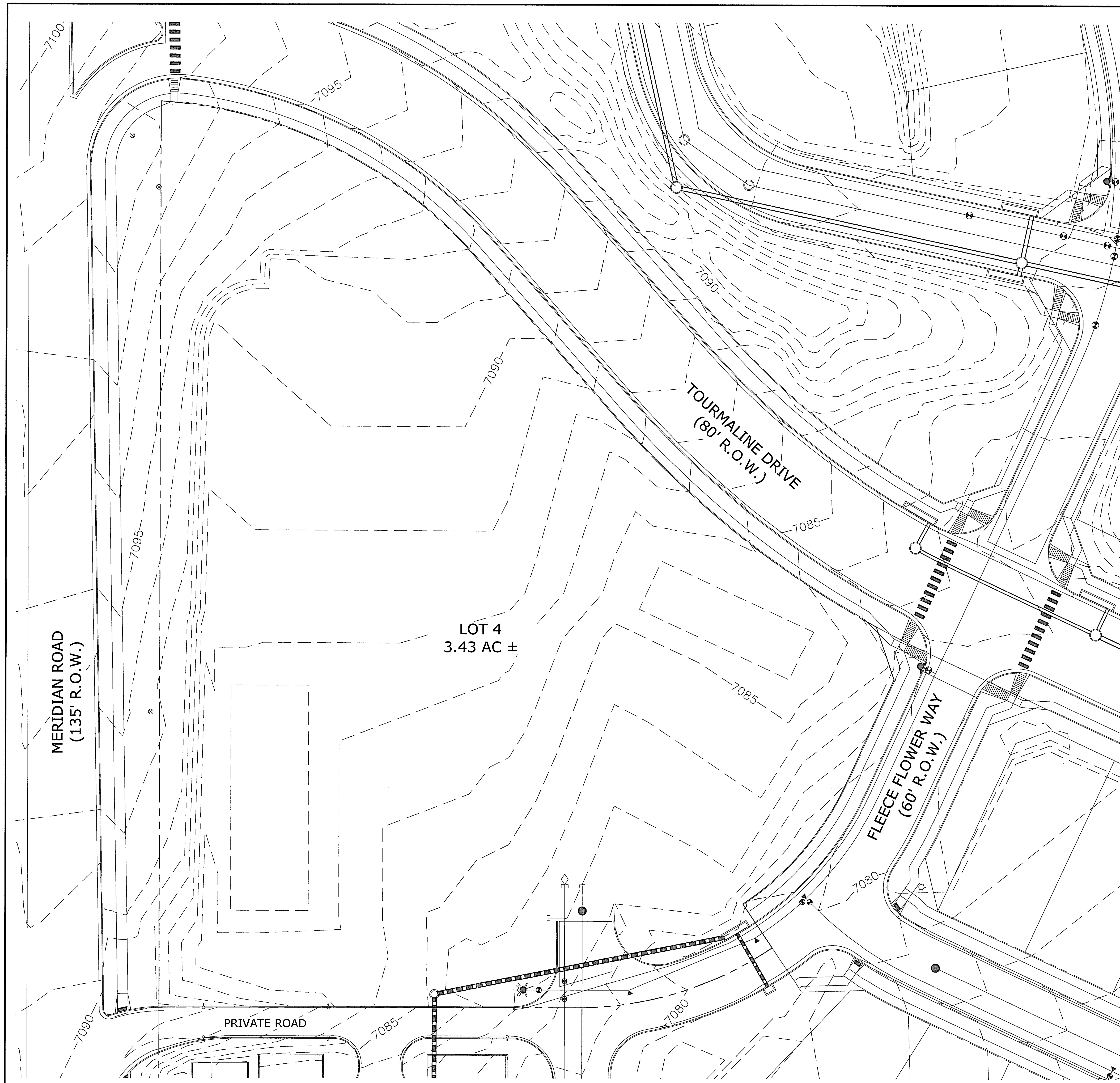

GENERAL NOTES:

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

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

AS-BUILT

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	Init.	Appr.	Date

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

MERIDIAN RANCH

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

EXISTING CONDITIONS

Drawn by LCG
Checked by TAK
Date MARCH 2019

Scale AS SHOWN
SHEET C2.0

COLORADO LICENSED PROFESSIONAL ENGINEER
THOMAS A. KERRY
31429
4-29-19

PCD PROJECT NO. PPR18033

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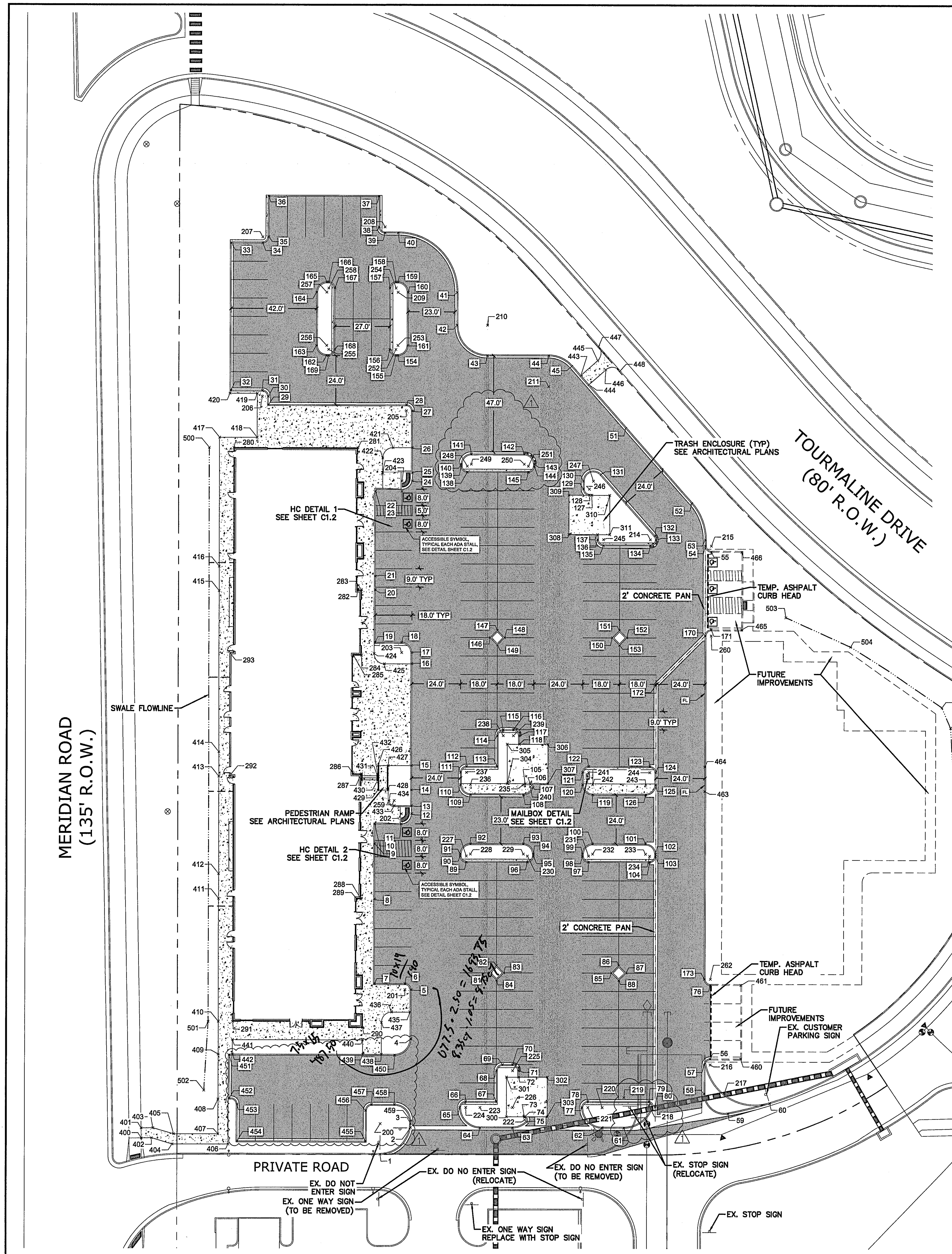
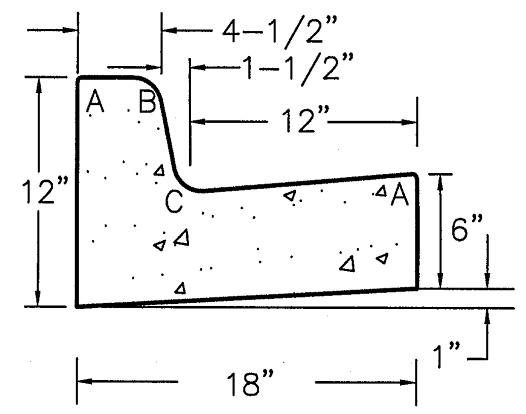
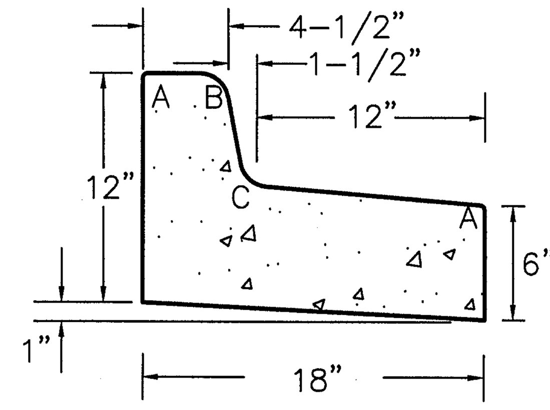
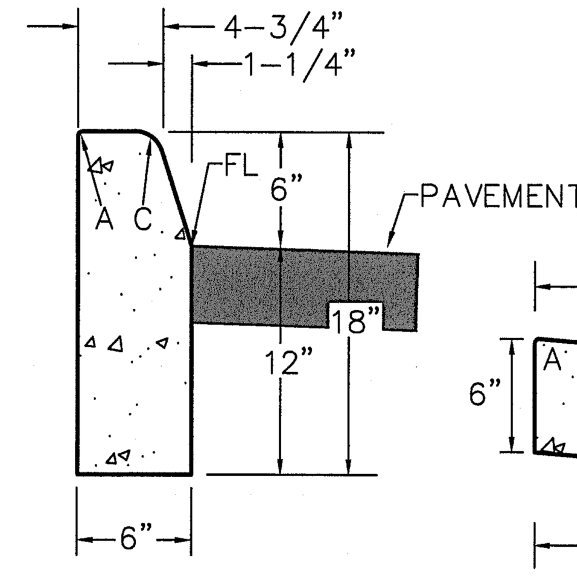




MODIFIED TYPE B CURB
CARRY GUTTER
NOT TO SCALE

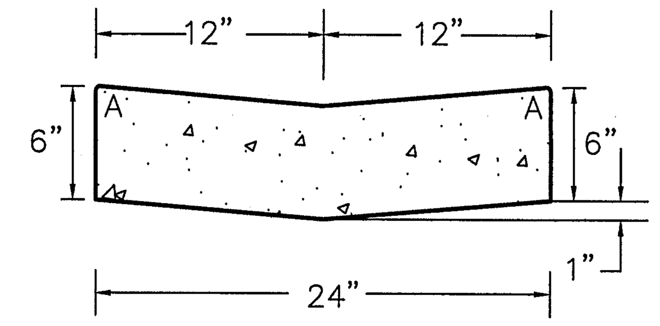


MODIFIED TYPE B CURB
SPILL GUTTER
NOT TO SCALE

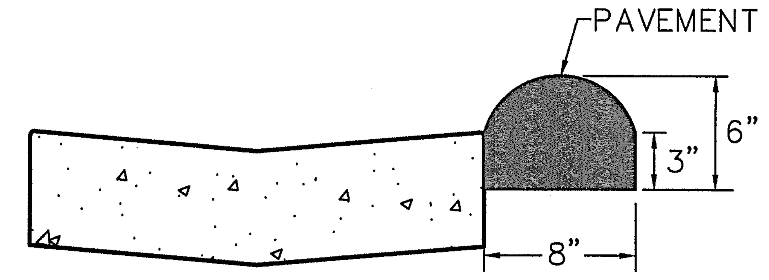


TYPE 2 CURB
NOT TO SCALE

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



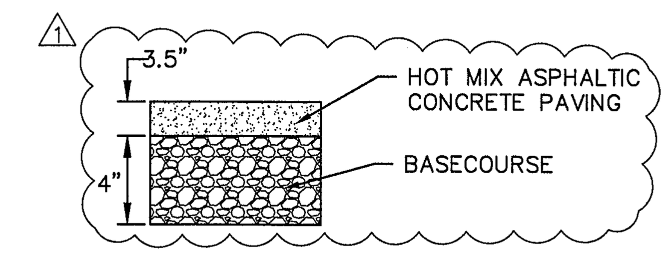
2' CROSS PAN
NOT TO SCALE



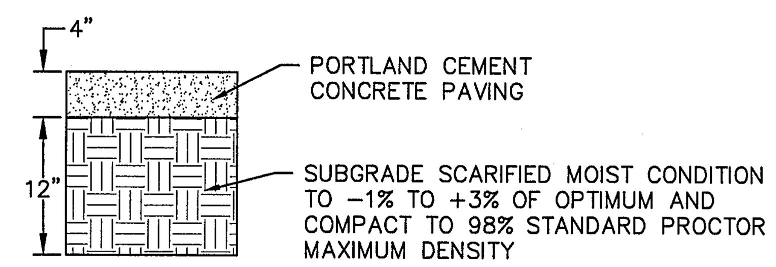
TEMP. ASPHALT CURB HEAD
NOT TO SCALE

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 THE GEOTECHNICAL STUDY PREPARED BY CLT THOMPSON., DATED SEPTEMBER 09, 2013.
3. BUILDING LAYOUT SHOWN ON THIS PLAN WAS PROVIDED BY YOW ARCHITECTS.
4. SEE BELOW 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. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS ENGINNER.
15. MARK AN "X" ON TOP OF CURB AT ALL SLEEVE LOCATIONS. REFER TO C7.0 FOR SLEEVE LOCATIONS.



ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE



CONCRETE SIDEWALK SECTION
NOT TO SCALE

PAVEMENT LEGEND

FL, BOC, EOG — MODIFIED TYPE B CURB AND GUTTER SPILL GUTTER (1' PAN) (ALL OTHER SHALL BE CARRY GUTTER)

FL, BOC, EOG — MODIFIED TYPE B CURB AND GUTTER CARRY GUTTER (1' PAN)

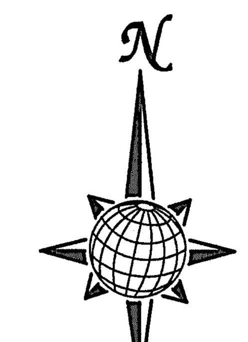
TYPE 2 CURB

TEMPORARY ASPHALT CURB HEAD

ASPHALTIC CONCRETE PAVING, SEE PAVEMENT SECTION C3.2

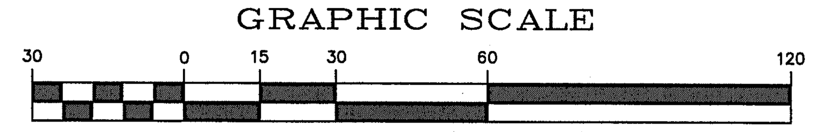
6" PORTLAND CEMENT CONCRETE PAVING, SEE PAVEMENT SECTION C3.2

4" PORTLAND CEMENT CONCRETE PAVING, SEE PAVEMENT SECTION C3.2



AS-BUILT

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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

No.	Revisions	Date	Init.	Appr.
1	PARKING LOT & MEDIAN ADJUSTMENT(SH 3.0,4.0,4.1,5.0,7.0)	05/28/19	LCG	

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

MERIDIAN RANCH

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

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C4.0

COLORADO LICENSED PROFESSIONAL ENGINEER 31429 5-29-19

PCD PROJECT NO. PPR18033

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
1	12229.69	6510.97	FL
2	12242.81	6525.85	FL
3	12244.69	6525.98	FL
4	12286.15	6525.99	FL
5	12310.30	6526.00	FL
6	12313.30	6523.00	FL
7	12313.31	6508.00	FL
8	12354.71	6508.02	FL
9	12381.71	6508.03	FL
10	12391.31	6508.03	FL
11	12391.30	6521.03	FL
12	12396.30	6526.03	FL
13	12400.30	6526.03	FL
14	12407.95	6526.04	FL
15	12419.95	6526.04	FL
16	12469.80	6526.06	FL
17	12475.30	6526.06	FL
18	12480.30	6521.06	FL
19	12480.31	6508.06	FL
20	12505.96	6508.07	FL
21	12512.56	6508.07	FL
22	12554.31	6508.09	FL
23	12554.30	6521.09	FL
24	12559.30	6526.09	FL
25	12563.30	6526.09	FL
26	12575.65	6526.09	FL
27	12593.69	6526.10	FL
28	12596.69	6523.10	FL
29	12596.71	6455.35	FL
30	12600.71	6455.35	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
31	12603.72	6452.35	FL
32	12603.72	6436.85	FL
33	12675.72	6436.88	FL
34	12675.72	6452.38	FL
35	12678.71	6455.38	FL
36	12698.71	6455.39	FL
37	12698.70	6509.39	FL
38	12683.70	6509.38	FL
39	12680.69	6512.38	FL
40	12680.69	6518.88	FL
41	12651.68	6547.87	FL
42	12635.68	6547.87	FL
43	12620.68	6562.86	FL
44	12620.67	6592.97	FL
45	12615.58	6604.22	FL
51	12585.34	6630.87	FL
52	12548.50	6663.34	FL
53	12530.64	6670.08	FL
54	12527.64	6670.08	FL
55	12524.63	6673.08	FL
56	12276.64	6672.99	FL
57	12273.64	6669.99	FL
58	12259.54	6669.98	FL
59	12249.71	6681.80	FL
60	12254.75	6702.33	FL
61	12242.65	6630.61	FL
62	12242.66	6619.98	FL
63	12242.67	6575.98	FL
64	12242.68	6559.98	FL
65	12252.68	6549.98	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
66	12255.68	6552.98	FL
67	12255.67	6567.98	FL
68	12270.67	6567.99	FL
69	12273.67	6570.99	FL
70	12273.67	6575.99	FL
71	12270.67	6578.99	FL
72	12267.50	6578.99	FL
73	12248.17	6581.81	FL
74	12248.17	6582.00	FL
75	12245.61	6583.06	FL
76	12312.64	6673.00	FL
77	12252.66	6609.98	FL
78	12255.66	6612.98	FL
79	12255.65	6642.98	FL
80	12253.03	6645.98	FL
81	12318.68	6564.47	FL
82	12322.21	6568.00	FL
83	12318.67	6571.54	FL
84	12315.14	6568.00	FL
85	12318.65	6624.47	FL
86	12322.19	6628.00	FL
87	12318.65	6631.54	FL
88	12315.12	6628.00	FL
89	12372.68	6553.02	FL
90	12375.68	6550.02	FL
91	12376.68	6550.02	FL
92	12381.68	6555.03	FL
93	12381.67	6581.03	FL
94	12376.67	6586.02	FL
95	12375.67	6586.02	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
96	12372.67	6583.02	FL
97	12372.66	6613.02	FL
98	12375.66	6610.02	FL
99	12376.66	6610.02	FL
100	12381.66	6615.03	FL
101	12381.65	6641.03	FL
102	12376.65	6646.02	FL
103	12375.65	6646.02	FL
104	12372.65	6643.02	FL
105	12411.17	6581.87	FL
106	12411.17	6584.39	FL
107	12409.24	6585.83	FL
108	12405.67	6581.03	FL
109	12405.68	6555.03	FL
110	12410.68	6550.04	FL
111	12416.68	6550.04	FL
112	12419.68	6553.04	FL
113	12419.67	6568.04	FL
114	12434.67	6568.04	FL
115	12437.67	6571.05	FL
116	12437.67	6576.05	FL
117	12434.67	6579.04	FL
118	12430.50	6579.04	FL
119	12405.66	6615.03	FL
120	12410.66	6610.04	FL
121	12416.66	6610.04	FL
122	12419.66	6613.04	FL
123	12419.65	6643.04	FL
124	12416.65	6646.04	FL
125	12410.65	6646.04	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
126	12405.65	6641.03	FL
127	12552.49	6614.25	FL
128	12552.49	6613.09	FL
129	12555.49	6610.09	FL
130	12559.38	6610.09	FL
131	12562.69	6618.84	FL
132	12532.63	6645.33	FL
133	12530.65	6646.08	FL
134	12527.65	6643.08	FL
135	12527.66	6620.08	FL
136	12530.66	6617.08	FL
137	12533.16	6617.08	FL
138	12563.68	6553.09	FL
139	12566.68	6550.09	FL
140	12567.68	6550.09	FL
141	12572.68	6555.09	FL
142	12572.67	6581.09	FL
143	12567.67	6586.09	FL
144	12566.67	6586.09	FL
145	12563.67	6583.09	FL
146	12482.68	6564.53	FL
147	12486.21	6568.06	FL
148	12482.67	6571.60	FL
149	12479.14	6568.06	FL
150	12482.65	6624.53	FL
151	12486.19	6628.06	FL
152	12482.65	6631.60	FL
153	12479.12	6628.06	FL
154	12620.69	6518.86	FL
155	12620.69	6517.86	FL

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
156	12623.69	6514.86	FL
157	12653.69	6514.87	FL
158	12656.69	6517.87	FL
159	12656.69	6518.87	FL
160	12651.69	6523.87	FL
161	12625.69	6523.86	FL
162	12620.70	6483.86	FL
163	12625.71	6478.86	FL
164	12651.71	6478.87	FL
165	12656.70	6483.87	FL
166	12656.70	6484.87	FL
167	12653.70	6487.87	FL
168	12623.70	6487.86	FL
169	12620.70	6484.86	FL
170	12483.64	6670.06	FL
171	12486.63	6673.06	FL
172	12459.64	6646.05	FL
173	12315.64	6670.00	FL
200	12244.69	6510.98	FL 15' RADIUS
201	12310.30	6523.00	FL 3' RADIUS
202	12396.30	6521.03	FL 5' RADIUS
203	12475.30	6521.06	FL 5' RADIUS
204	12559.30	6521.09	FL 5' RADIUS
205	12593.69	6523.10	FL 3' RADIUS
206	12600.72	6452.35	FL 3' RADIUS
207	12678.72	6452.38	FL 3' RADIUS
208	12683.69	6512.38	FL 3' RADIUS
209	12651.69	6518.87	FL 29' & 5' RADIUS
210	12635.68	6562.87	FL 15' RADIUS
211	12605.67	6592.96	FL 15' RADIUS

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
214	12530.65	6643.08	FL 27' & 3' RADIUS
215	12527.63	6673.08	FL 3' RADIUS
216	12273.64	6672.99	FL 3' RADIUS
217	12259.54	6679.98	FL 10' RADIUS
218	12253.65	6642.98	FL 2' RADIUS
219	12257.65	6630.61	FL 15' RADIUS
220	12252.66	6619.98	FL 10' RADIUS
221	12252.66	6612.98	FL 3' RADIUS
222	12246.67	6582.00	FL 1.5' RADIUS
223	12252.68	6559.98	FL 10' RADIUS
224	12252.68	6552.98	FL 3' RADIUS
225	12270.67	6575.99	FL 3' RADIUS
226	12252.72	6575.99	FL 10' RADIUS
227	12375.68	6553.02	FL 3' RADIUS
228	12376.68	6555.02	FL 5' RADIUS
229	12376.67	6581.02	FL 5' RADIUS
230	12375.67	6583.02	FL 3' RADIUS
231	12375.66	6613.02	FL 3' RADIUS
232	12376.66	6615.02	FL 5' RADIUS
233	12376.65	6641.02	FL 5' RADIUS
234	12375.65	6643.02	FL 3' RADIUS
235	12410.67	6581.04	FL 5' RADIUS
236	12410.68	6555.04	FL 5' RADIUS
237	12416.68	6553.04	FL 3' RADIUS
238	12434.67	6571.04	FL 3' RADIUS
239	12434.67	6576.04	FL 3' RADIUS
240	12409.67	6584.39	FL 1.5' RADIUS
241	12416.66	6613.04	FL 3' RADIUS
242	12410.66	6615.04	FL 5' RADIUS
243	12410.65	6641.04	FL 5' RADIUS

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
244	12416.65	6643.04	FL 3' RADIUS
245	12530.66	6620.08	FL 3' RADIUS
246	12555.49	6613.09	FL 3' RADIUS
247	12559.38	6615.09	FL 5' RADIUS
248	12566.68	6553.09	FL 3' RADIUS
249	12567.68	6555.09	FL 5' RADIUS
250	12567.67	6581.09	FL 5' RADIUS
251	12566.67	6583.09	FL 3' RADIUS
252	12623.69	6517.86	FL 3' RADIUS
253	12625.69	6518.86	FL 5' RADIUS
254	12653.69	6517.87	FL 3' RADIUS
255	12623.70	6484.86	FL 3' RADIUS
256	12625.70	6483.86	FL 5' RADIUS
257	12651.70	6483.87	FL 5' RADIUS
258	12653.70	6484.87	FL 3' RADIUS
259	12402.80	6517.53	FL 3' RADIUS
260	12483.63	6673.06	FL 3' RADIUS
262	12315.64	6673.00	FL 3' RADIUS
280	12575.68	6438.37	BUILDING CORNER
281	12575.66	6499.37	BUILDING CORNER
282	12505.96	6499.35	BUILDING CORNER
283	12505.96	6501.35	BUILDING CORNER
284	12474.00	6501.33	BUILDING CORNER
285	12474.01	6497.33	BUILDING CORNER
286	12415.96	6497.31	BUILDING CORNER
287	12415.96	6501.31	BUILDING CORNER
288	12354.71	6501.29	BUILDING CORNER
289	12354.71	6499.29	BUILDING CORNER
290	12291.66	6502.27	BUILDING CORNER
291	12294.68	6438.27	BUILDING CORNER

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
292	12414.66	6436.60	BUILDING CORNER
293	12475.68	6436.34	BUILDING CORNER
300	12248.17	6572.98	TRASH ENCLOSURE CORNER
301	12267.51	6572.99	TRASH ENCLOSURE CORNER
302	12267.50	6592.99	TRASH ENCLOSURE CORNER
303	12248.17	6592.98	TRASH ENCLOSURE CORNER
304	12411.17	6573.04	TRASH ENCLOSURE CORNER
305	12430.51	6573.04	TRASH ENCLOSURE CORNER
306	12430.50	6593.04	TRASH ENCLOSURE CORNER
307	12411.17	6593.04	TRASH ENCLOSURE CORNER
308	12533.16	6603.08	TRASH ENCLOSURE CORNER
309	12552.50	6603.09	TRASH ENCLOSURE CORNER
310	12552.49	6623.09	TRASH ENCLOSURE CORNER
311	12533.16	6623.08	TRASH ENCLOSURE CORNER
400	12237.53	6393.62	SW
401	12242.53	6393.53	SW
402	12237.61	6398.62	SW
403	12242.63	6399.28	SW
404	12234.69	6408.79	SW
405	12239.69	6409.49	SW
406	12234.68	6436.22	SW
407	12239.68	6431.23	SW
408	12256.68	6431.23	SW
409	12278.69	6431.24	SW
410	12294.69	6431.27	SW
411	12354.93	6431.29	SW
412	12366.93	6431.30	SW
413	12414.66	6431.31	SW
414	12426.66	6431.32	SW
415	12505.43	6431.35	SW

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
416	12517.43	6431.35	SW
417	12580.69	6431.37	SW
418	12580.69	6449.85	SW
419	12602.22	6449.85	SW
420	12602.23	6436.35	SW
421	12575.66	6516.59	SW
422	12570.66	6511.59	SW
423	12563.31	6511.59	SW
424	12474.82	6507.56	SW
425	12469.81	6512.56	SW
426	12419.97	6509.54	SW
427	12419.97	6514.54	SW
428	12407.97	6514.54	SW
429	12407.97	6509.54	SW
430	12412.97	6509.54	SW
431	12413.97	6509.54	SW
432	12414.97	6509.54	SW
433	12400.30	6517.53	SW
434	12402.80	6515.03	SW
435	12299.30	6525.50	SW
436	12299.30	6516.50	SW
437	12294.31	6511.50	SW
438	12278.66	6511.49	SW
439	12278.66	6502.27	SW
440	12285.66	6502.27	SW
441	12285.68	6438.27	SW
442	12278.68	6438.27	SW
443	12611.19	6608.77	SW
444	12606.68	6612.73	SW
445	12618.46	6617.02	SW

Point Table

POINT #	NORTHING	EASTING	DESCRIPTION
446	12613.96	6620.99	SW
447	12625.52	6617.46	MATCH EX. SW
448	12613.51	6628.04	MATCH EX. SW
450	12278.16	6517.99	FL FUTURE
451	12278.19	6436.74	FL FUTURE
452	12257.19	6436.73	FL FUTURE
453	12254.19	6440.73	FL FUTURE
454	12236.19	6440.72	FL FUTURE
455	12236.17	6503.72	FL FUTURE
456	12251.17	6503.73	FL FUTURE
457	12254.17	6506.73	FL FUTURE
458	12254.16	6517.98	FL FUTURE
459	12246.16	6525.98	FL FUTURE
460	12276.63	6687.99	FL FUTURE
461	12312.63	6688.00	FL FUTURE
463	12407.40	6670.04	FL FUTURE
464	12419.40	6670.04	FL FUTURE
465	12486.63	6688.06	FL FUTURE
466	12524.63	6688.08	FL FUTURE
500	12575.69	6426.37	SWALE CL
501	12294.69	6426.27	SWALE CL
502	12261.07	6424.25	SWALE CL
503	12492.68	6709.74	SWALE CL
504	12478.40	6741.69	SWALE CL
505	12448.83	6786.69	SWALE CL
506	12438.78	6790.96	SWALE CL
507	12386.81	6794.03	SWALE CL

AS-BUILT

HORIZONTAL CONTROL KEY

SW = SIDEWALK

FL = FLOWLINE

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COLORADO LICENSED PROFESSIONAL ENGINEER 31429 5-29-19

No.	Revisions	Date	Init.	Appr.	Date
1	PARKING LOT & MEDIAN ADJUSTMENT(SH 3.0,4.0,4.1,5.0,7.0)	05/28/19	LCG		

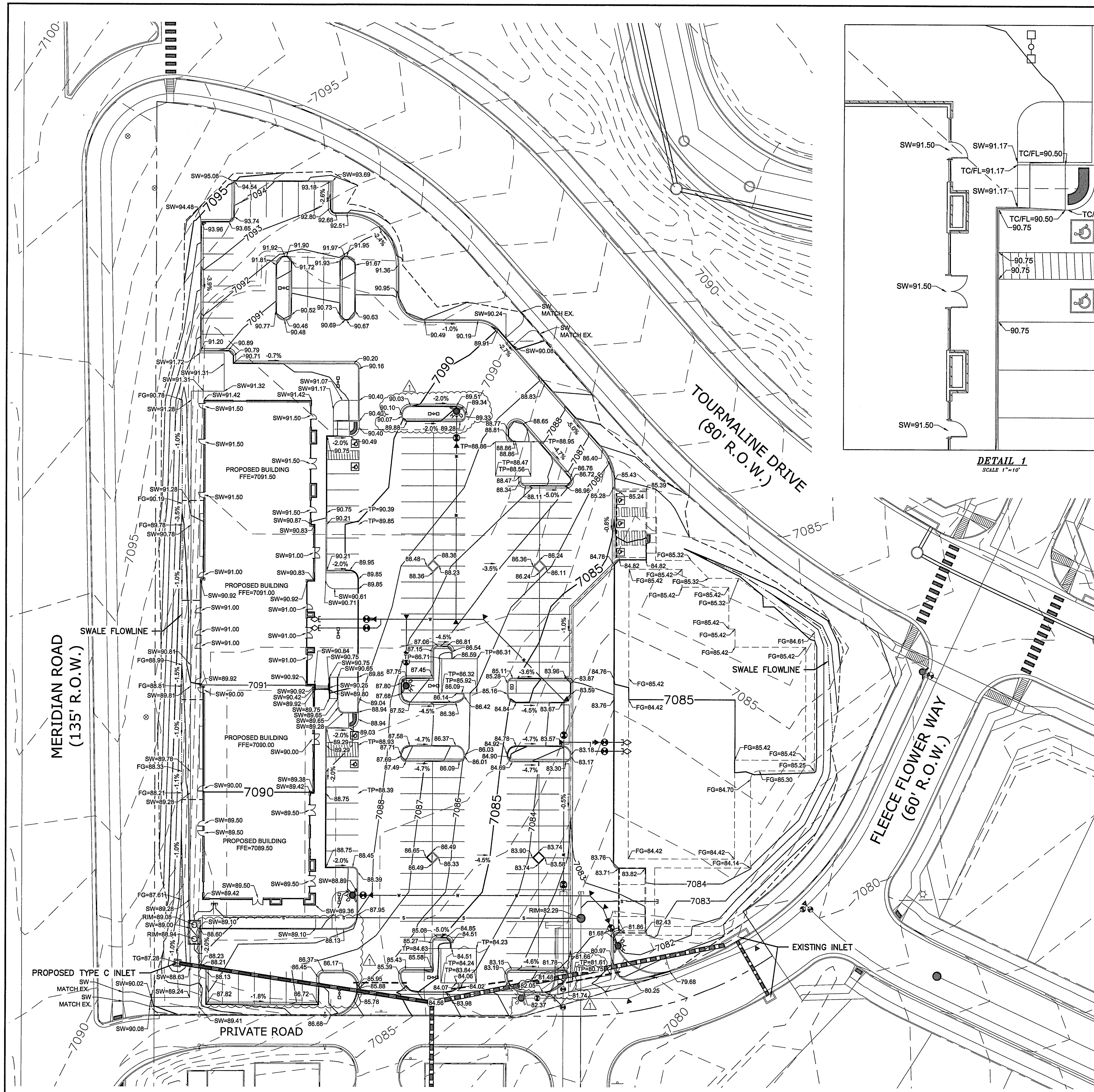
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

MERIDIAN RANCH

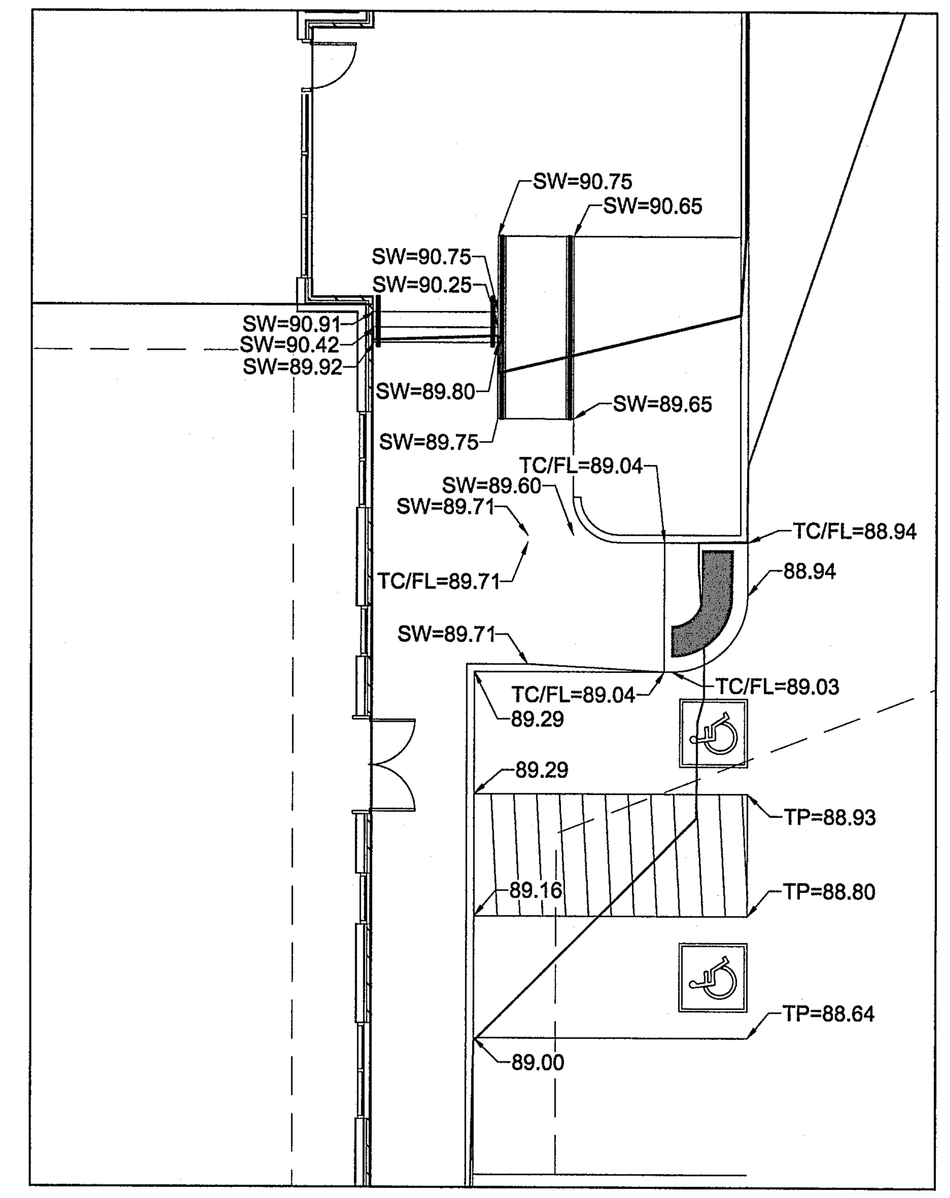
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL TABLES

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C4.1

PCD PROJECT NO. PPR18033



DETAIL 1
SCALE 1"=10'



DETAIL 2
SCALE 1"=10'

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
7150		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
7150		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')

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 •GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 4B•• 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

N

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

AS-BUILT

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

MERIDIAN RANCH

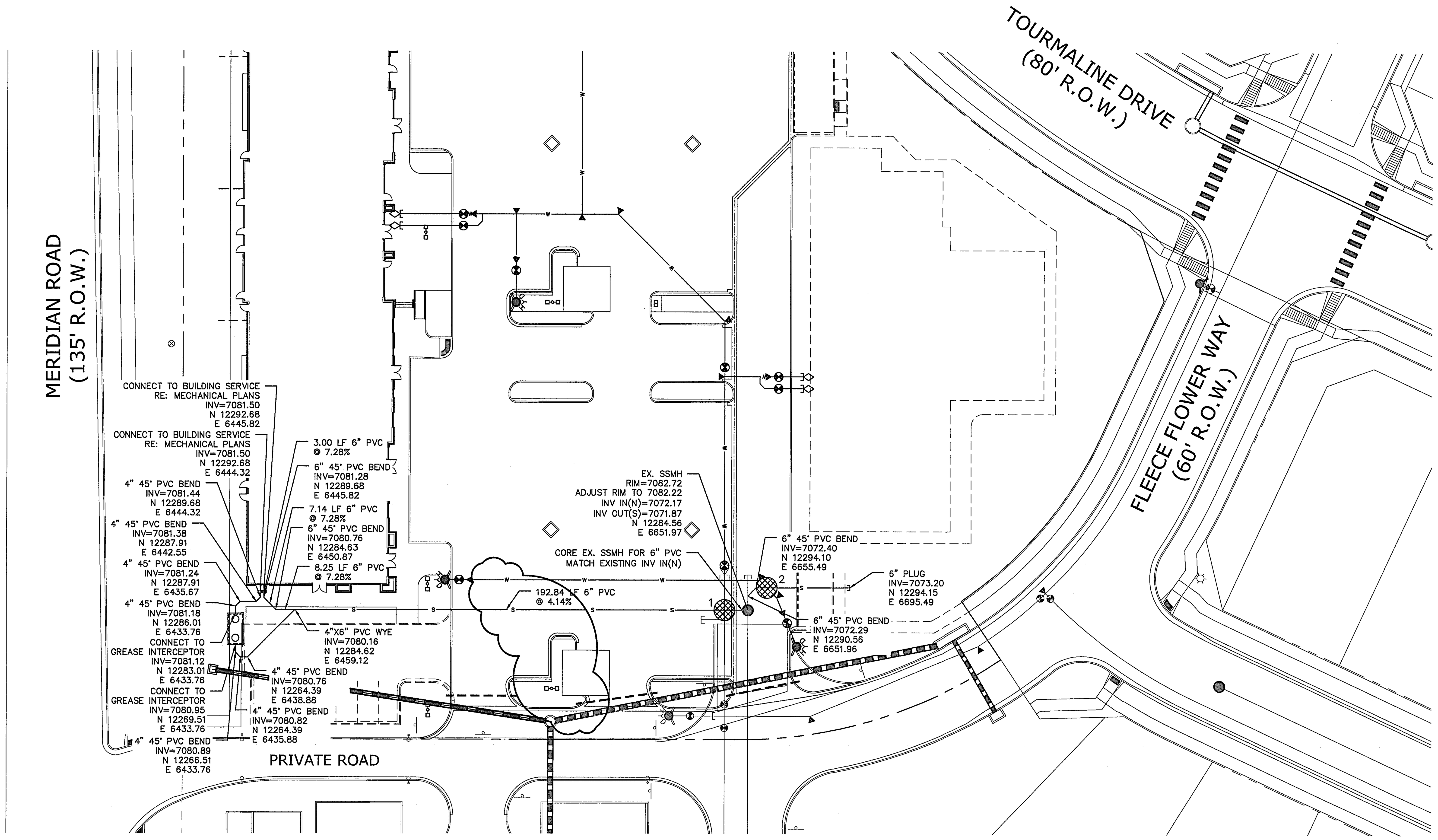
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
GRADING PLAN

Drawn by LCG
Checked by TAK
Date MARCH 2019

Scale AS SHOWN
SHEET C5.0

COLORADO LICENSED PROFESSIONAL ENGINEER
THOMAS A. KERBY
31429
5-29-19

PCD PROJECT NO. PPR18033



NOTES:

1. SANITARY SERVICE LINES 4" PVC AT 2.1% UNLESS OTHERWISE NOTED.
2. 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"

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AS-BUILT

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No.	Revisions	Date	Init.	Appr.	Date

TECH CONTRACTORS
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FALCON, CO 80831
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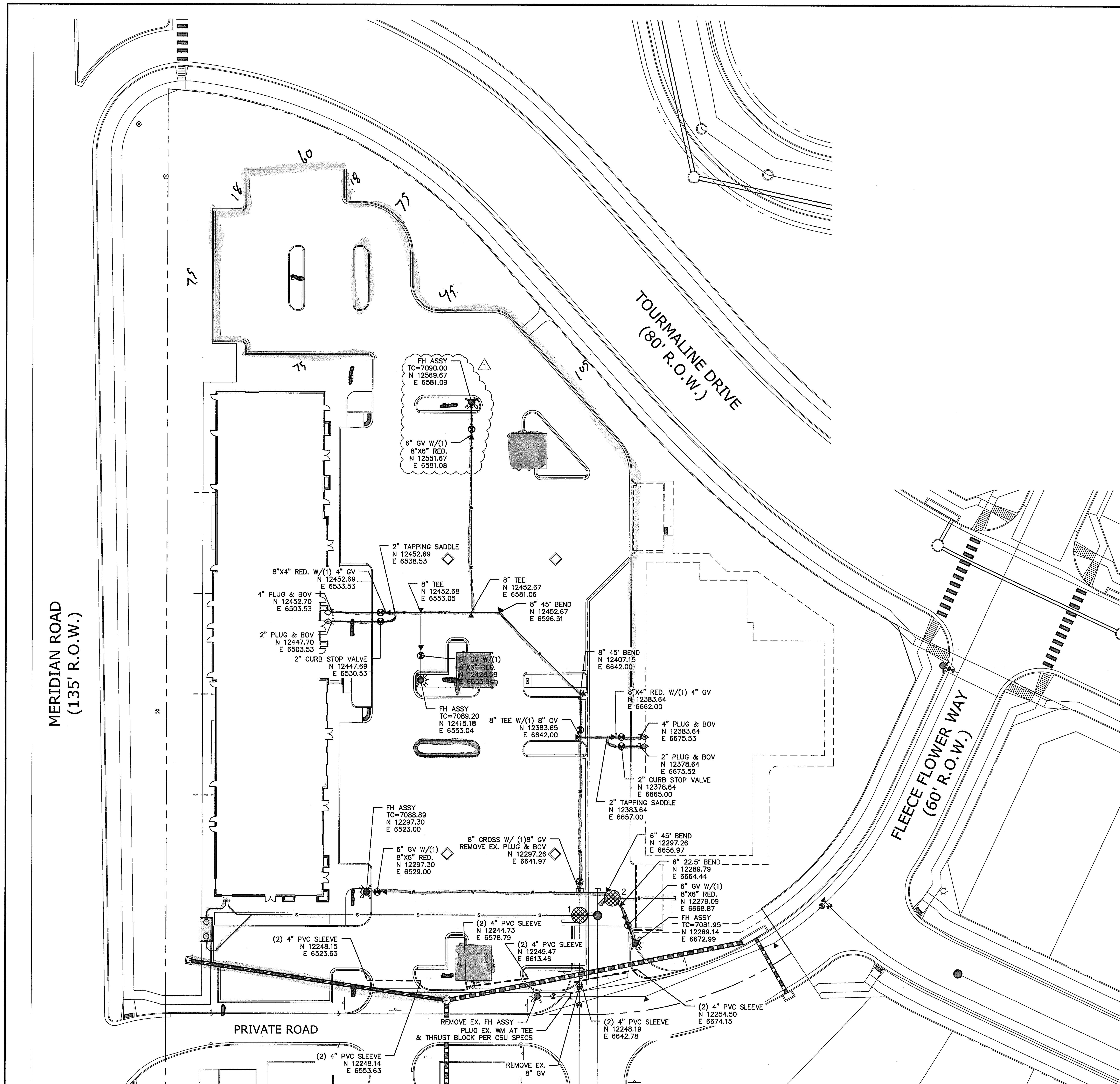
MERIDIAN RANCH

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

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C6.0

COLORADO LICENSED PROFESSIONAL ENGINEER 31429 4-29-19

PCD PROJECT NO. PPR18033



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
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"

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AS-BUILT

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	Init.	Appr.	Date
1	PARKING LOT & MEDIAN ADJUSTMENT(SH 3.0,4.0,4.1,5.0,7.0)	05/28/19	LCG		

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

MERIDIAN RANCH

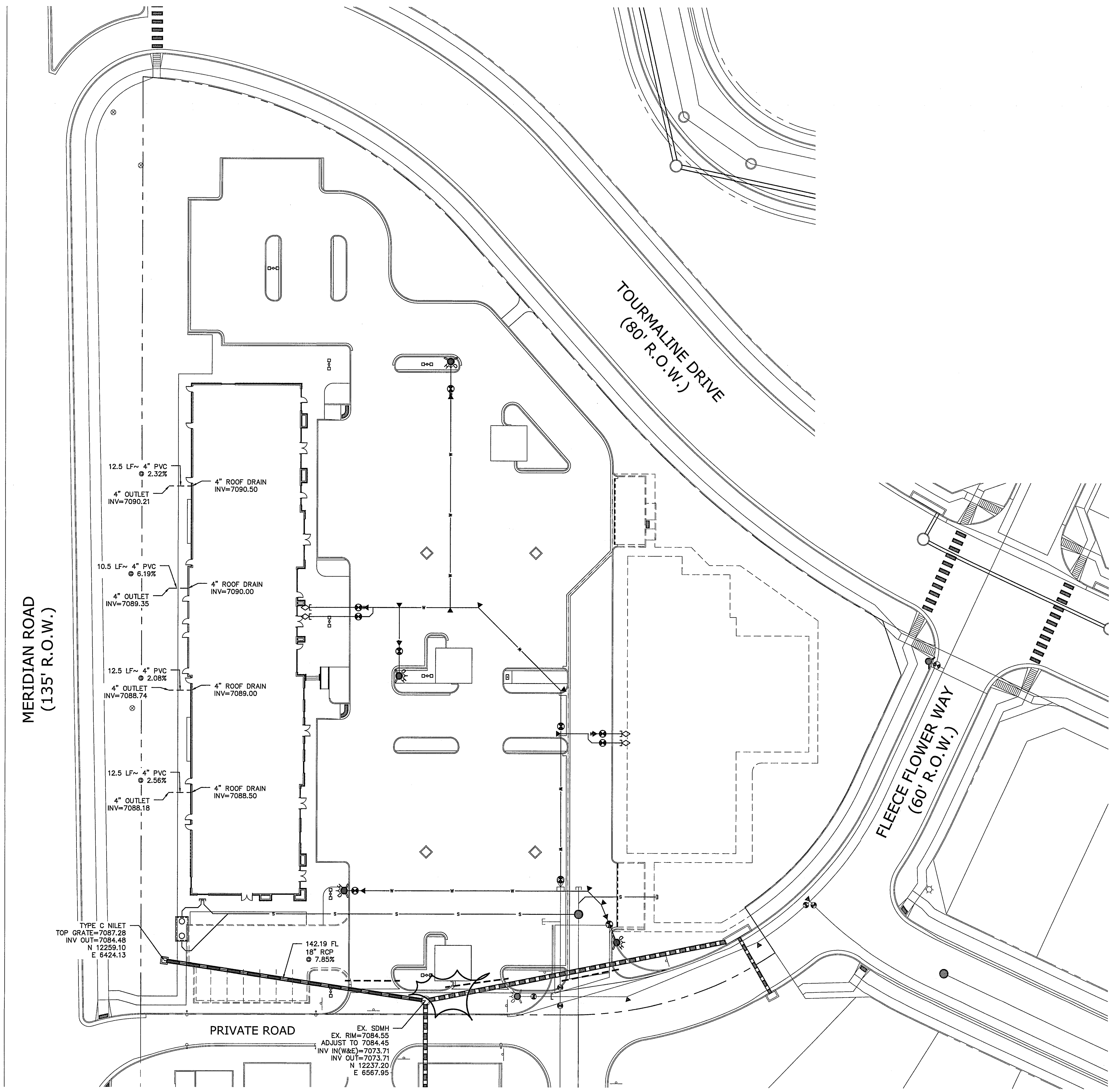
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS

WATER PLAN

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C7.0

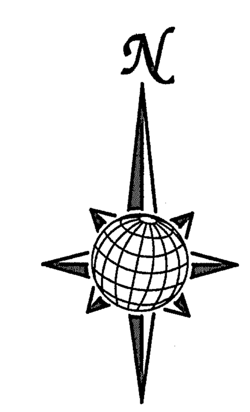
COLORADO LICENSED PROFESSIONAL ENGINEER 31429 4-29-19

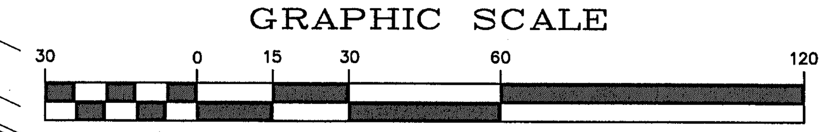
PCD PROJECT NO. PPR18033



NOTES:

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





AS-BUILT

TWO WORKING DAYS
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1-800-922-1987
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TECH CONTRACTORS
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FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

MERIDIAN RANCH

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

STORM SEWER PLAN

Drawn by LCG
Checked by TAK
Date MARCH 2019
Scale AS SHOWN
SHEET C8.0

COLORADO LICENSED PROFESSIONAL ENGINEER
THOMAS A. KERBY
31429
4-29-19

PCD PROJECT NO. PPR18033

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