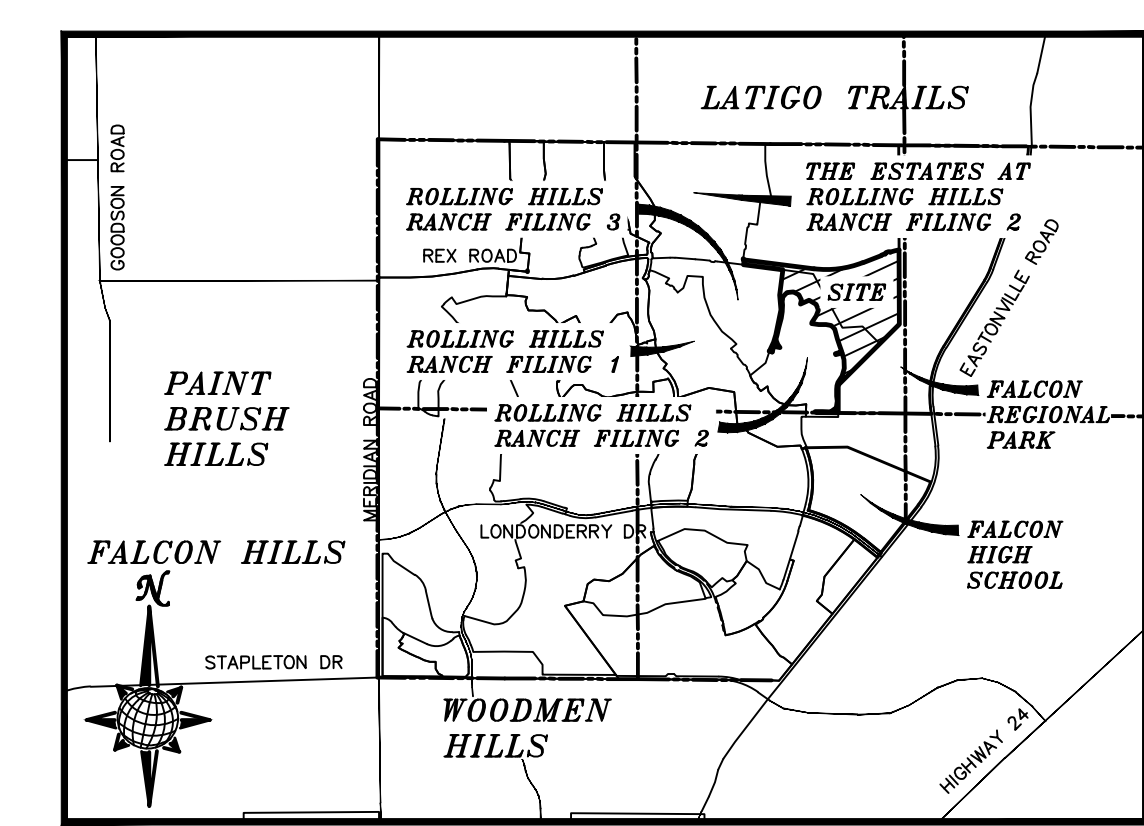


CONSTRUCTION DRAWINGS FOR THE SANCTUARY FILING 1 AT MERIDIAN RANCH

IMPROVEMENT PLANS

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

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



VICINITY MAP N.T.S.

UTILITY CONTACTS:	
WATER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: BRADEN McCORRY (719)–495–6567	GAS – BLACK HILLS ENERGY (719)–393–6625
SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: BRADEN McCORRY (719)–495–6567	ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOC. (719)–495–2283
DRAINAGE – EL PASO COUNTY PCD/INSPECTIONS (719)–520–6300	GEOTECHNICAL ENGINEER – ENTECH ENGINEERING, INC. (719)–531–5599
DRAINAGE – MERIDIAN SERVICE METROPOLITAN DISTRICT POC: TOM KERBY (719)–495–7444	FALCON FIRE PROTECTION DISTRICT (719) 495–4050

CAUTION - NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT G, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 22714831 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF REX ROAD IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
2. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 20.00 FEET;
4. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
5. THENCE S82°33'58"E A DISTANCE OF 1387.37 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 2°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS N82°54'40"E A DISTANCE OF 967.95 FEET;
7. THENCE N68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET;
9. THENCE N26°19'21"E A DISTANCE OF 31.42 FEET;
10. THENCE N71°53'44"E A DISTANCE OF 60.00 FEET;
11. THENCE S62°31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214096227;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

13. THENCE S00°13'03"E A DISTANCE OF 1457.61 FEET;
14. THENCE S45°14'56"W A DISTANCE OF 1695.49 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID TRACT G;

THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON THE BOUNDARY LINE OF SAID TRACT G:

15. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
16. THENCE N89°25'12"W A DISTANCE OF 434.55 FEET;
17. THENCE N44°25'12"W A DISTANCE OF 31.11 FEET;
18. THENCE S89°37'48"E A DISTANCE OF 145.01 FEET;
19. THENCE S89°25'12"E A DISTANCE OF 159.35 FEET;
20. THENCE N54°57'02"E A DISTANCE OF 140.35 FEET;
21. THENCE N07°17'28"W A DISTANCE OF 131.23 FEET;
22. THENCE N06°36'04"W A DISTANCE OF 92.75 FEET;
23. THENCE N00°11'44"W A DISTANCE OF 140.00 FEET;
24. THENCE N03°36'05"E A DISTANCE OF 68.00 FEET;
25. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
26. THENCE N31°54'11"E A DISTANCE OF 148.26 FEET;
27. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
28. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
29. THENCE N15°46'29"W A DISTANCE OF 137.52 FEET;
30. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
31. THENCE N17°05'06"W A DISTANCE OF 20.00 FEET;
32. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
33. THENCE N17°05'06"W A DISTANCE OF 135.00 FEET;
34. THENCE N19°07'50"W A DISTANCE OF 140.09 FEET;
35. THENCE N15°41'41"W A DISTANCE OF 190.00 FEET;
36. THENCE N44°54'02"W A DISTANCE OF 100.00 FEET;
37. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
38. THENCE S89°33'31"W A DISTANCE OF 144.08 FEET;
39. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
40. THENCE N13°13'49"E A DISTANCE OF 25.00 FEET;
41. THENCE N34°17'58"W A DISTANCE OF 150.03 FEET;

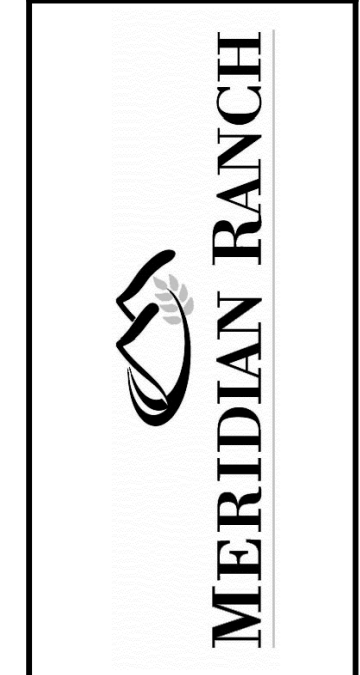
42. THENCE N18°54'02"W A DISTANCE OF 120.00 FEET;
43. THENCE N21°09'09"W A DISTANCE OF 120.74 FEET;
44. THENCE N57°03'06"W A DISTANCE OF 159.45 FEET;
45. THENCE S65°18'37"W A DISTANCE OF 190.15 FEET;
46. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
47. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
48. THENCE N63°55'37"W A DISTANCE OF 120.00 FEET;
49. THENCE S85°11'52"W A DISTANCE OF 125.00 FEET;
50. THENCE S45°59'27"W A DISTANCE OF 115.00 FEET;
51. THENCE S07°31'57"W A DISTANCE OF 100.00 FEET;
52. THENCE S07°44'26"E A DISTANCE OF 64.26 FEET;
53. THENCE S02°52'31"W A DISTANCE OF 132.15 FEET;
54. THENCE S08°28'13"W A DISTANCE OF 130.45 FEET;
55. THENCE S14°41'57"W A DISTANCE OF 195.06 FEET;
56. THENCE S12°58'38"W A DISTANCE OF 140.44 FEET;
57. THENCE S14°40'50"W A DISTANCE OF 100.00 FEET;
58. THENCE S19°23'52"E A DISTANCE OF 96.71 FEET;
59. THENCE S34°40'06"E A DISTANCE OF 80.55 FEET;
60. THENCE N74°29'49"W A DISTANCE OF 61.04 FEET;
61. THENCE N79°59'14"W A DISTANCE OF 65.10 FEET;
62. THENCE S13°13'49"W A DISTANCE OF 120.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
63. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1570.00 FEET, A DELTA ANGLE OF 02°14'17", AN ARC LENGTH OF 61.32 FEET, WHOSE LONG CHORD BEARS N73°16'41"W A DISTANCE OF 61.32 FEET;
64. THENCE N24°44'20"E A DISTANCE OF 200.00 FEET;
65. THENCE N16°41'21"E A DISTANCE OF 150.00 FEET;
66. THENCE N11°42'18"E A DISTANCE OF 500.00 FEET;
67. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
68. THENCE N07°26'02"E A DISTANCE OF 500.00 FEET;
69. THENCE N82°33'58"W A DISTANCE OF 782.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 74.394 ACRES, MORE OR LESS.

SHEET NO	SHEET INDEX	SHEET NO	SHEET INDEX
1	COVER SHEET	19	SIGNAGE AND STRIPING
2	INDEX SHEET	20-21	SIDEWALK PLAN
3	NOTES SHEET	22	OVERALL SANITARY SEWER
6	RETREAT PEAK DRIVE	23-24	OVERALL SANITARY SEWER SERVICES
7	MANZANOLA DRIVE & CUCHARA WAY	25	OVERALL UNDERDRAIN
8-9	SHELTER CREEK DRIVE	26	UNDERDRAIN DETAILS
10	RICO RIDGE DRIVE	27	OVERALL WATER
11	ESTES RIDGE DRIVE	28-29	OVERALL WATER SERVICES
12	NEDERLAND DRIVE	30	OVERALL STORM DRAIN
13	ARRIBA DRIVE	31	GRADING INDEX SHEET
14-15	REX ROAD	32-37	GRADING LAYOUT SHEETS
16	REX ROAD & STORM #1	38	GRADING LAYOUT CUT-FILL
17	STORM #2 & WM #1	39-40	GRADING DETAIL SHEETS
18	SS #1 & SS #2		

No.	Revisions	Date	Init.	Appr.	Date
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2					
3					
4					

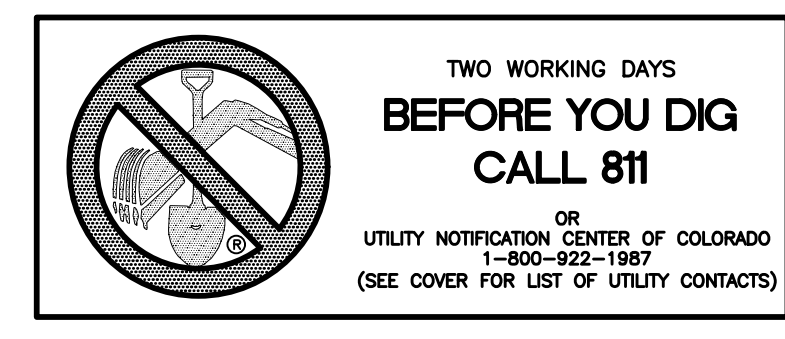
TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
TELEPHONE: 719.495.7444



THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS COVER SHEET

Drawn by	LOG	Checked by	TAK	Date	MAY 2022
Scale	AS SHOWN	1	of	40	

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).



WATER AND SANITARY SEWER APPROVALS:
JIM NIKKEL, GENERAL MANAGER
MERIDIAN SERVICE METROPOLITAN DISTRICT
DATE

BENCH MARK
1) MRR01 – 3 1/4" ALUMINUM CAP ON NO.8 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONERRY DRIVE AND ANGELES ROAD. LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION – 7098.40'
2) MRRM1 – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1,150 FEET NORTH OF LONDONERRY 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'

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

DEVELOPERS STATEMENT:
DEVELOPERS STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.
RAUL GUZMAN, VICE PRESIDENT
GTL DEVELOPMENT, INC.
DATE

OWNERS STATEMENT:
OWNERS STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.
RAUL GUZMAN, VICE PRESIDENT
GTL DEVELOPMENT, INC.
DATE

DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.
THOMAS A. KERBY, P.E. #31429

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 VOL. 1 & 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT BEEN STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE

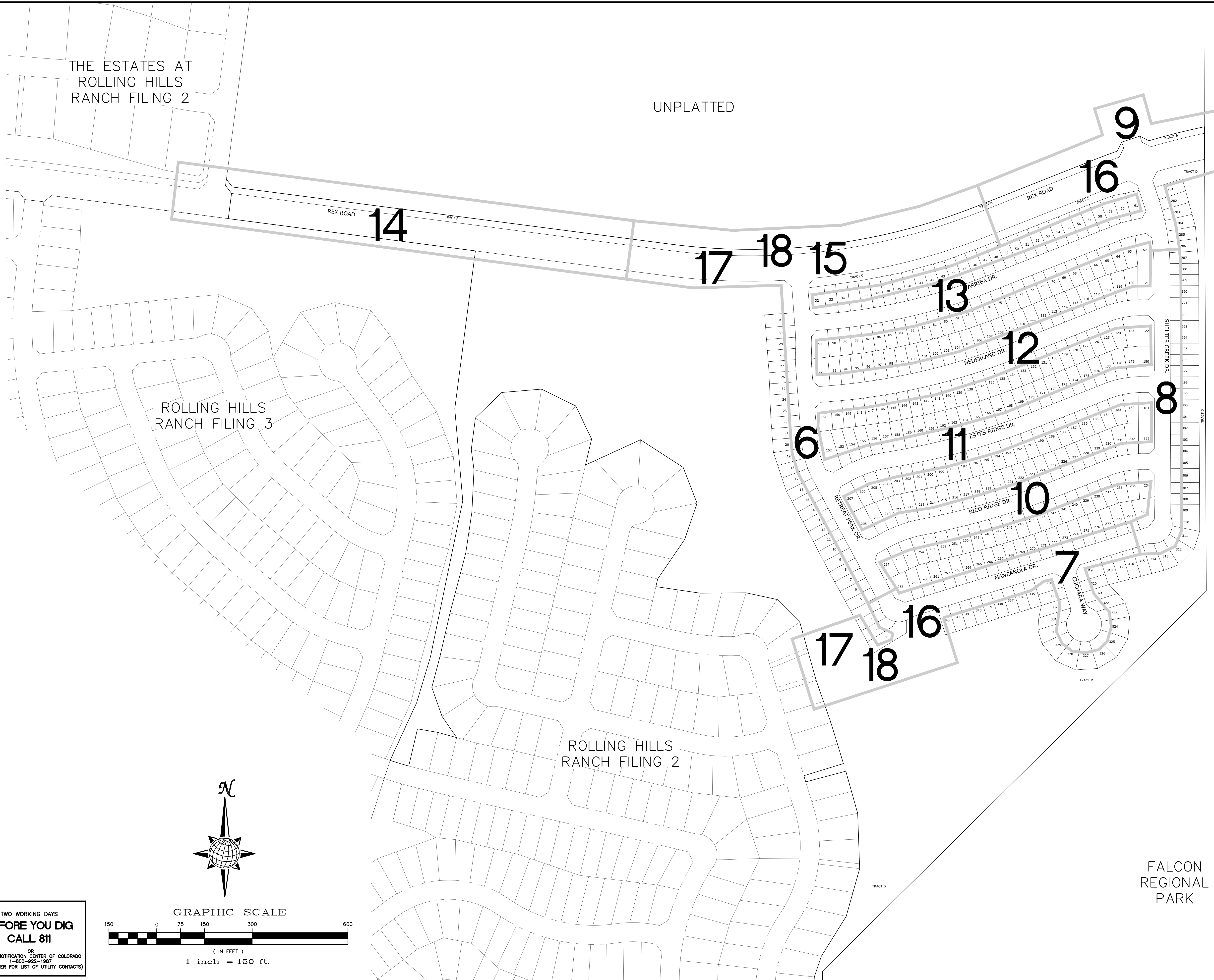
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add signature and date lines

SF2220

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THE ESTATES AT ROLLING HILLS RANCH FILING 2

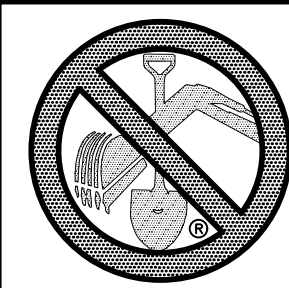
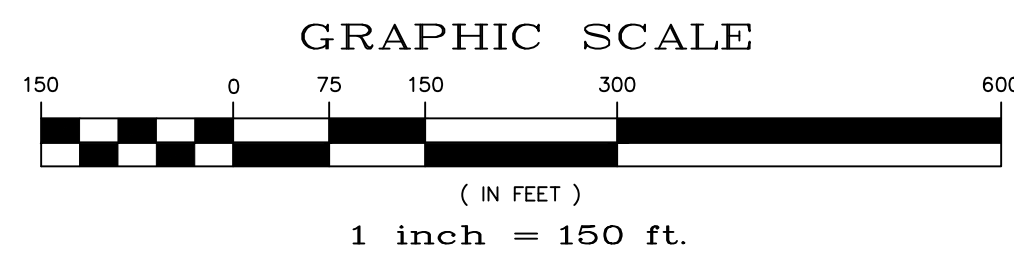
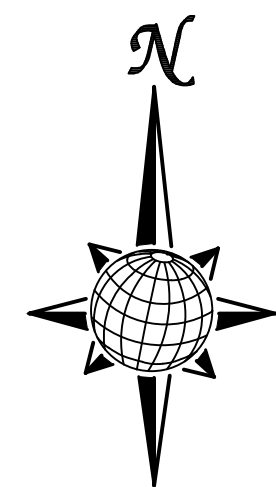
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FALCON REGIONAL PARK

ROLLING HILLS RANCH FILING 3

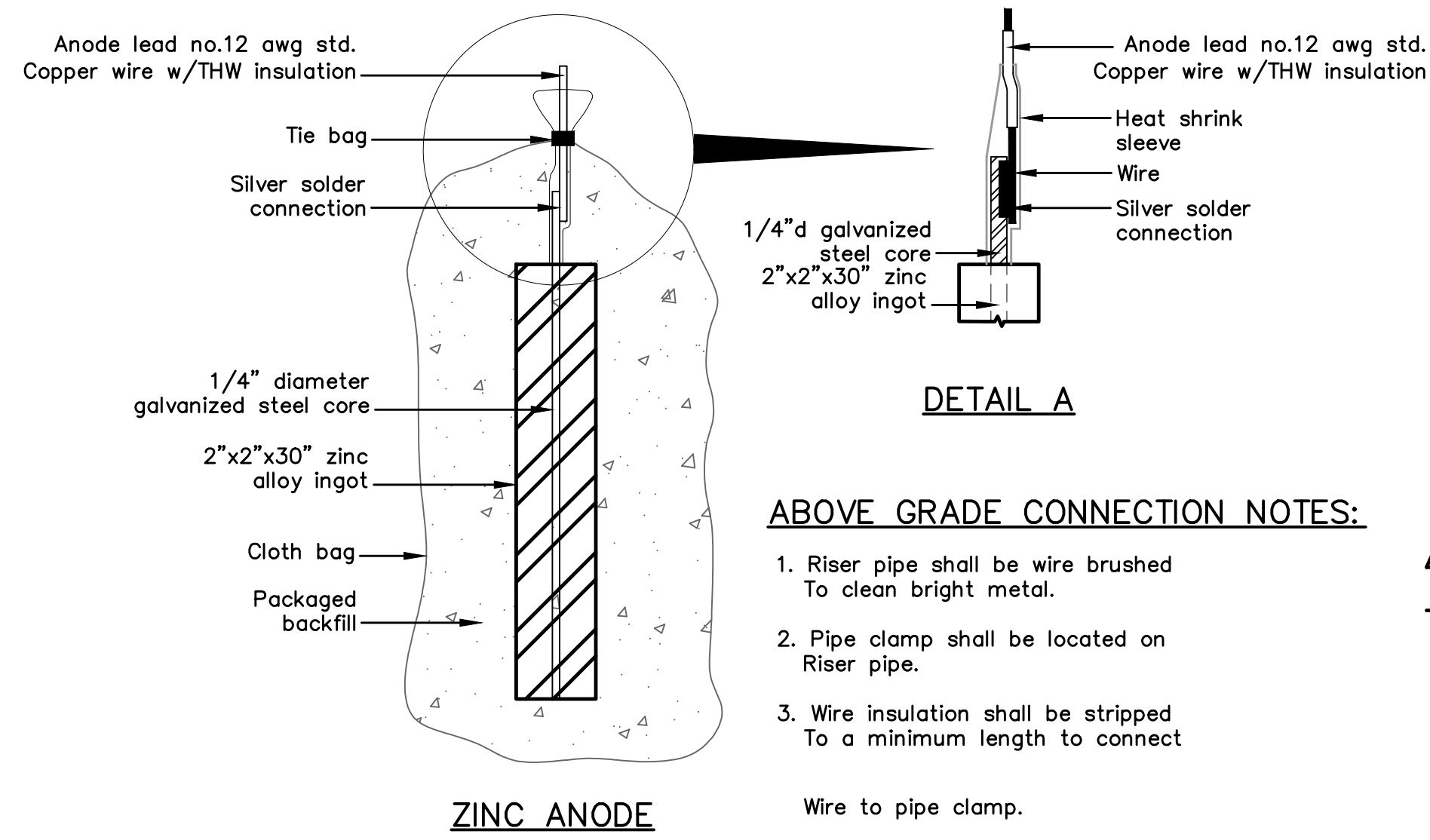
ROLLING HILLS RANCH FILING 2

FALCON REGIONAL PARK



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

Scale		AS SHOWN		2 of 40																															
Drawn by		LOG		Date																															
Checked by		TAK		MAY 2022																															
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS INDEX SHEET																																			
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444																																			
 MERIDIAN RANCH																																			
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ZINC ANODE AND CONNECTORS FOR 1" AND 2" WATER SERVICE

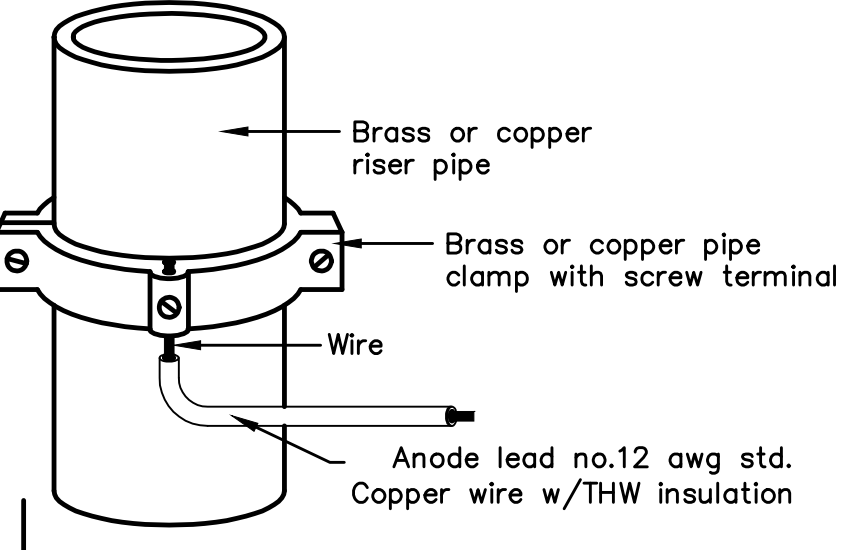
ABOVE GRADE CONNECTION NOTES:

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

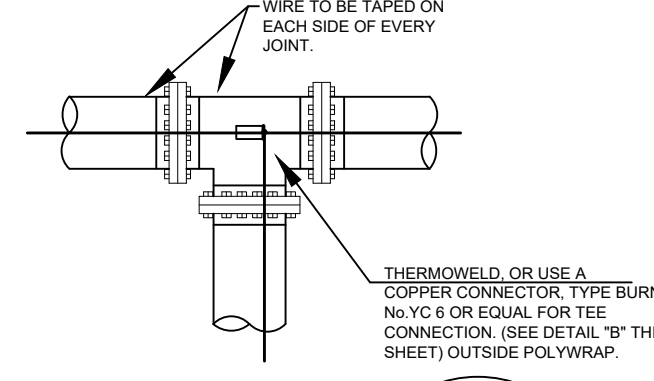
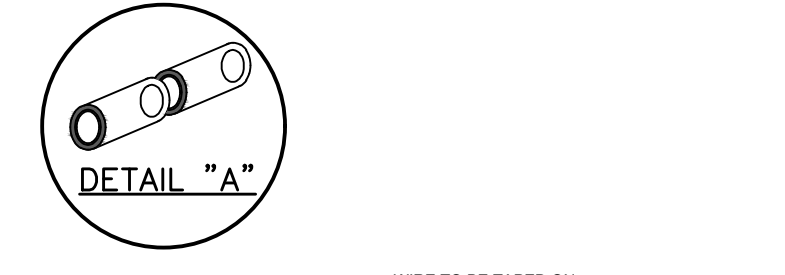
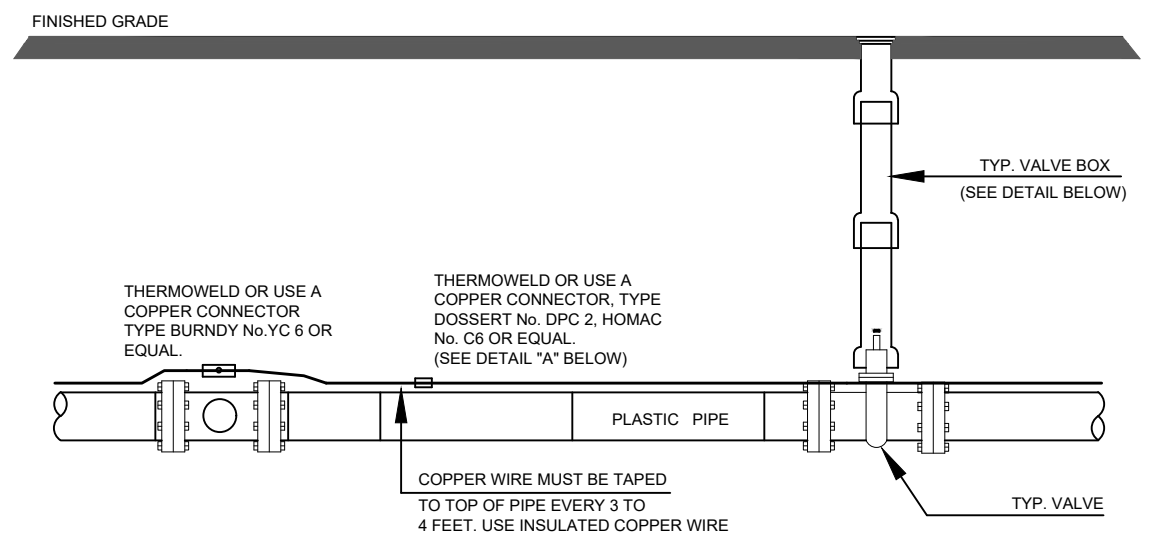
PACKAGED BACKFILL COMPOSITION:

75% gypsum
20% bentonite
5% sodium sulfate

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



ANODE LEAD ABOVE GRADE CONNECTION



NOTE

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

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

STEP 1:

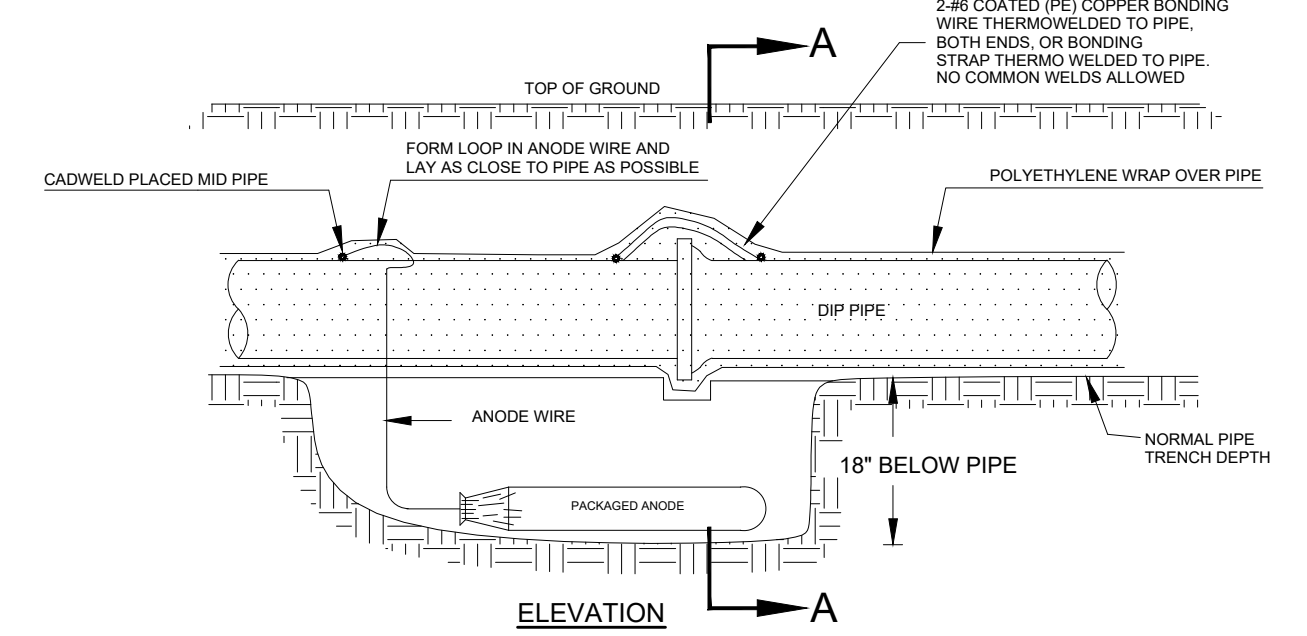
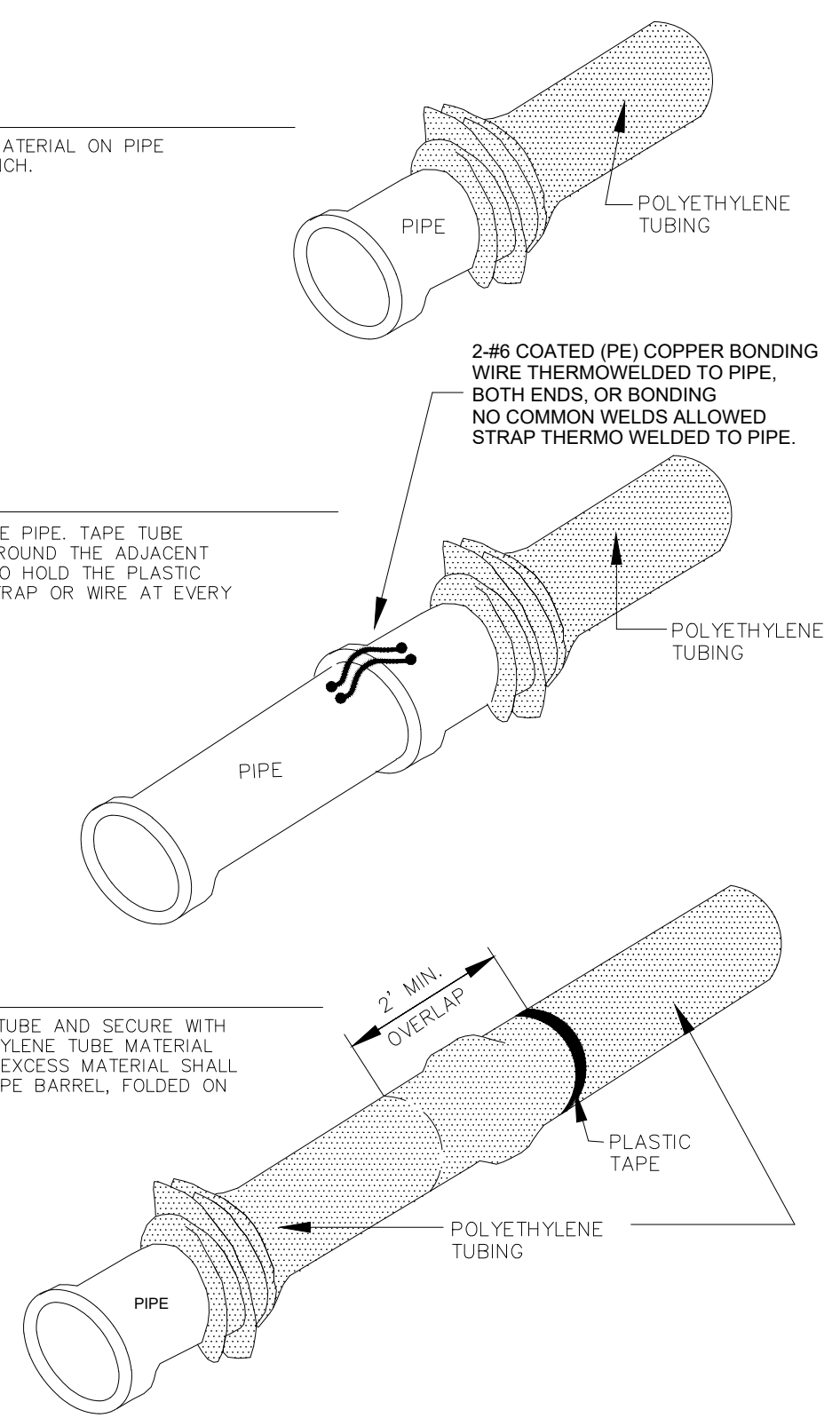
PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 2:

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

STEP 3:

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

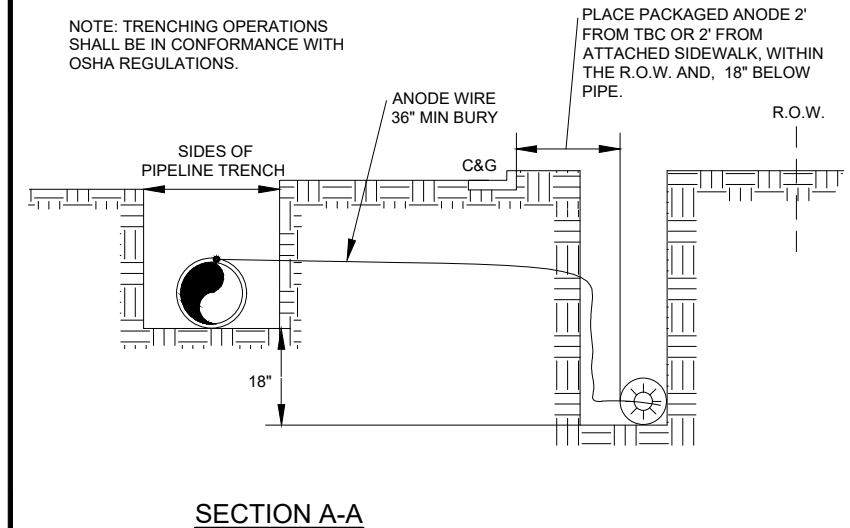


Anode Design

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

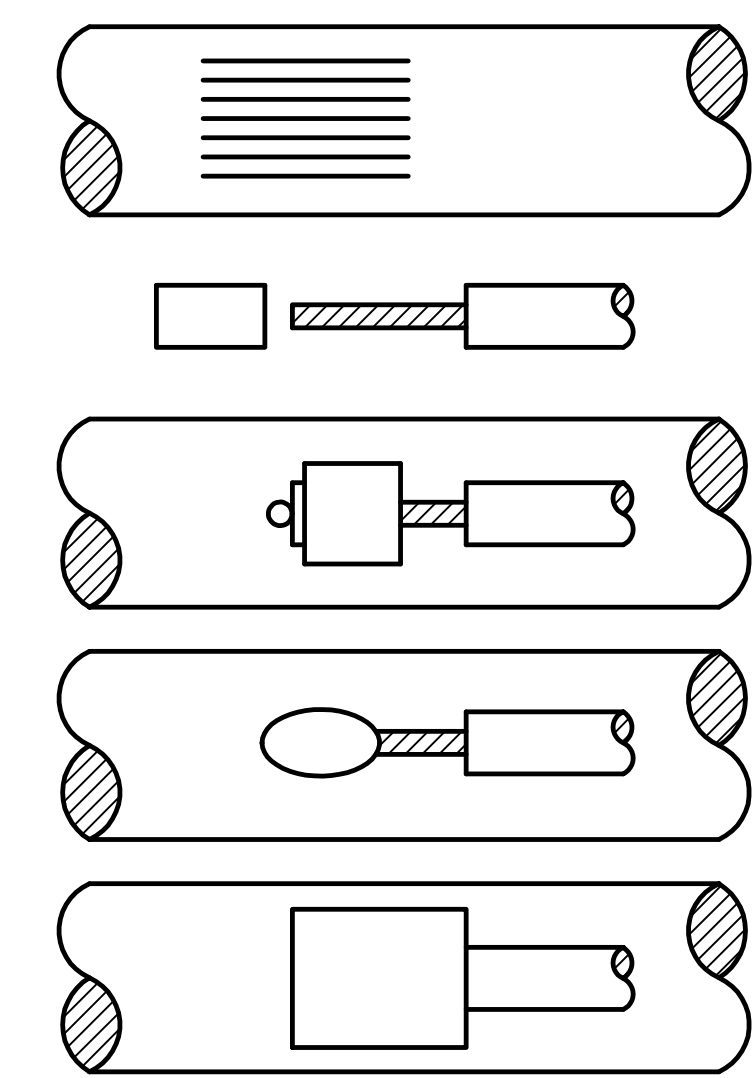
Pipe Size Inches	Actual OD Inches	Anode Spacing Feet	Anode (see note 2)
4	4.8	763	17 lb
6	6.9	531	17 lb
8	9.05	405	17 lb
12	13.20	277	17 lb
16	16	210	32 lb
20	20	169	32 lb
24	24	142	48 lb
30	30	114	48 lb
36	36	95.7	48 lb
42	42	82.4	48 lb
48	48	72.1	48 lb
54	54	64.2	48 lb

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



NOTES

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

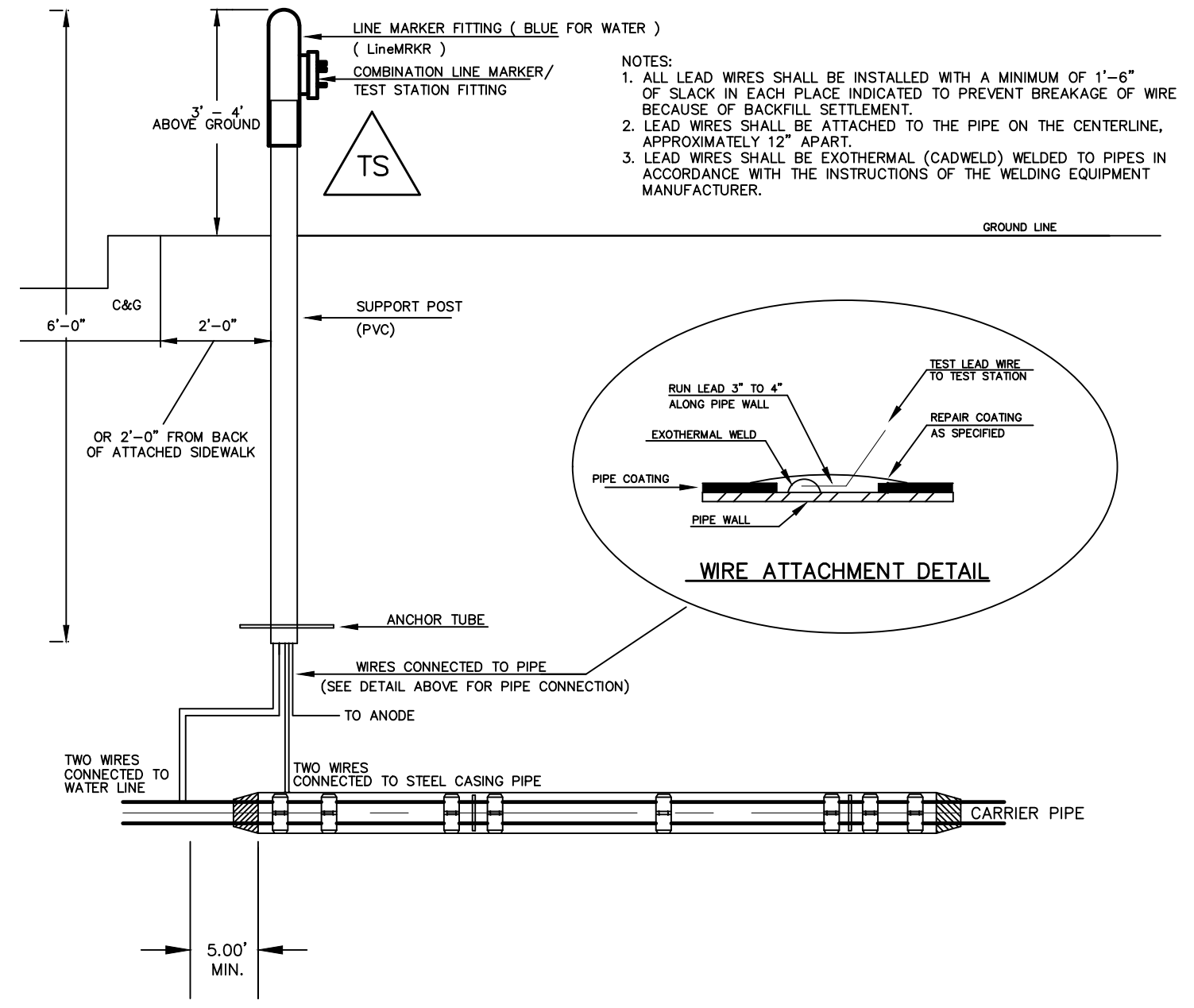


- STEP 1.** File structure connection area (3 in x 3 in) to bare shiny metal and clean.
- STEP 2.** Strip insulation from wire. Attach sleeve where required by manufacturer.
- STEP 3.** Hold mold firmly with opening away from operator and ignite with flint gun.
- STEP 4.** Remove slag from connection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

NOTES:

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

EXOTHERMIC WELD PROCESS



TYPICAL DETAIL FOR TEST STATION WITH STEEL SLEEVE INSTALLATION

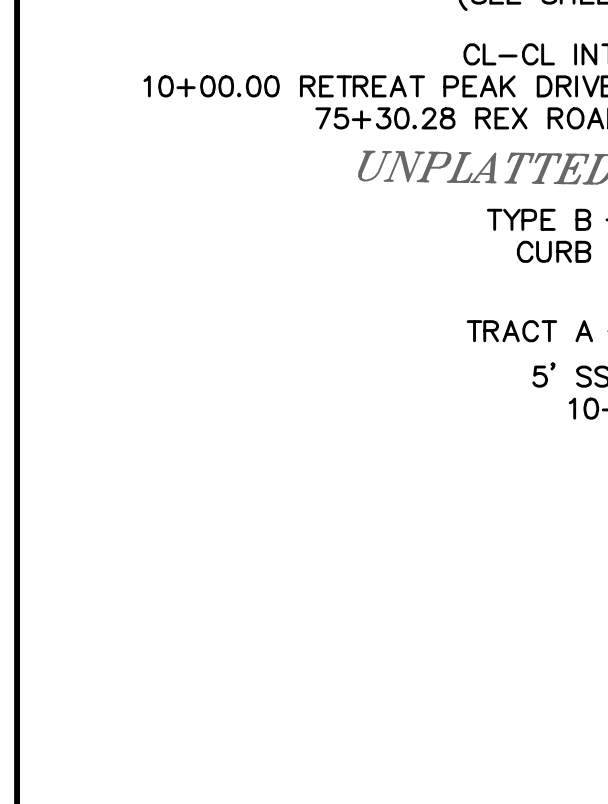
NOTES:

- 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.

1	2	3	4	No.	Revisions	Date	Appr.
TECH CONTRACTORS							
11910 TOURMALINE DR. #130							
FALCON, CO 80831							
TELEPHONE: 719.495.7444							
MERIDIAN RANCH							
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS							
DETAIL SHEET							
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK	Date	MAY 2022
	5 of 40						

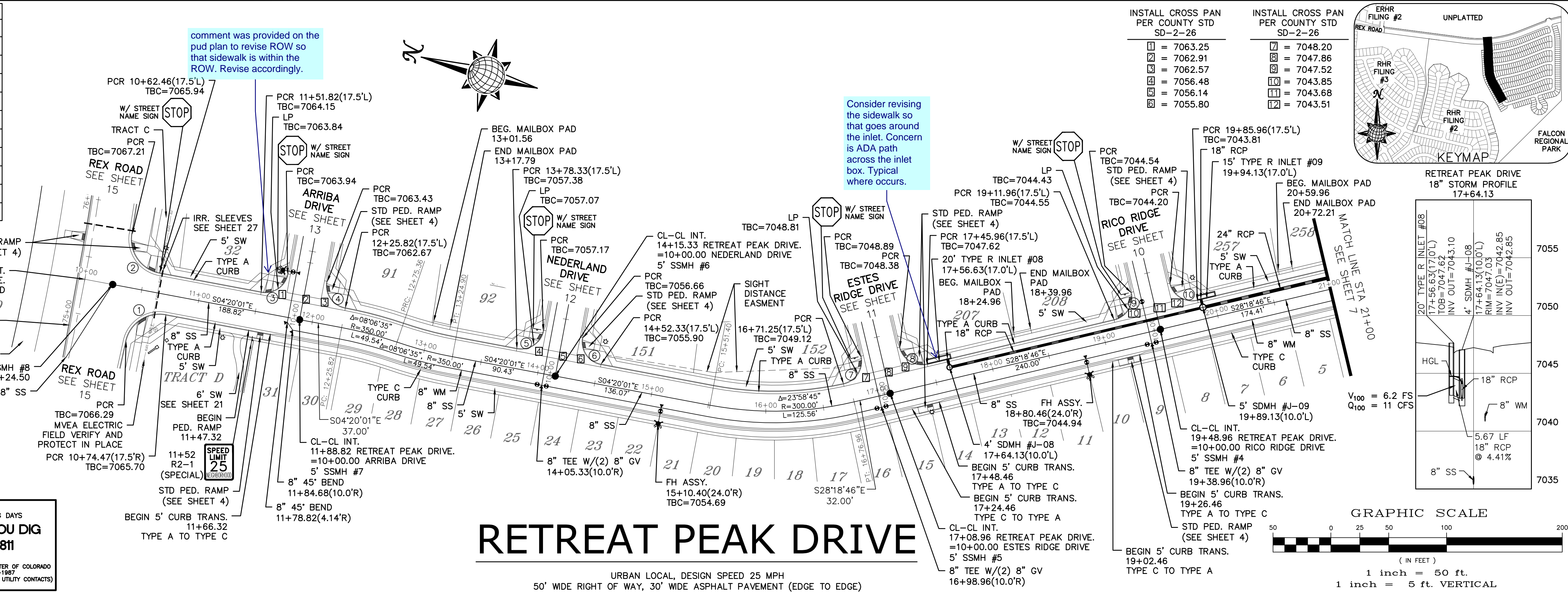
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	45.66'	29.50'	88°41'22"
2	45.66'	29.50'	88°40'54"
3	30.63'	19.50'	90°00'00"
4	30.63'	19.50'	90°00'00"
5	30.63'	19.50'	90°00'00"
6	30.63'	19.50'	90°00'00"
7	31.00'	19.50'	91°05'22"
8	30.63'	19.50'	90°00'00"
9	30.63'	19.50'	90°00'00"
10	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



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

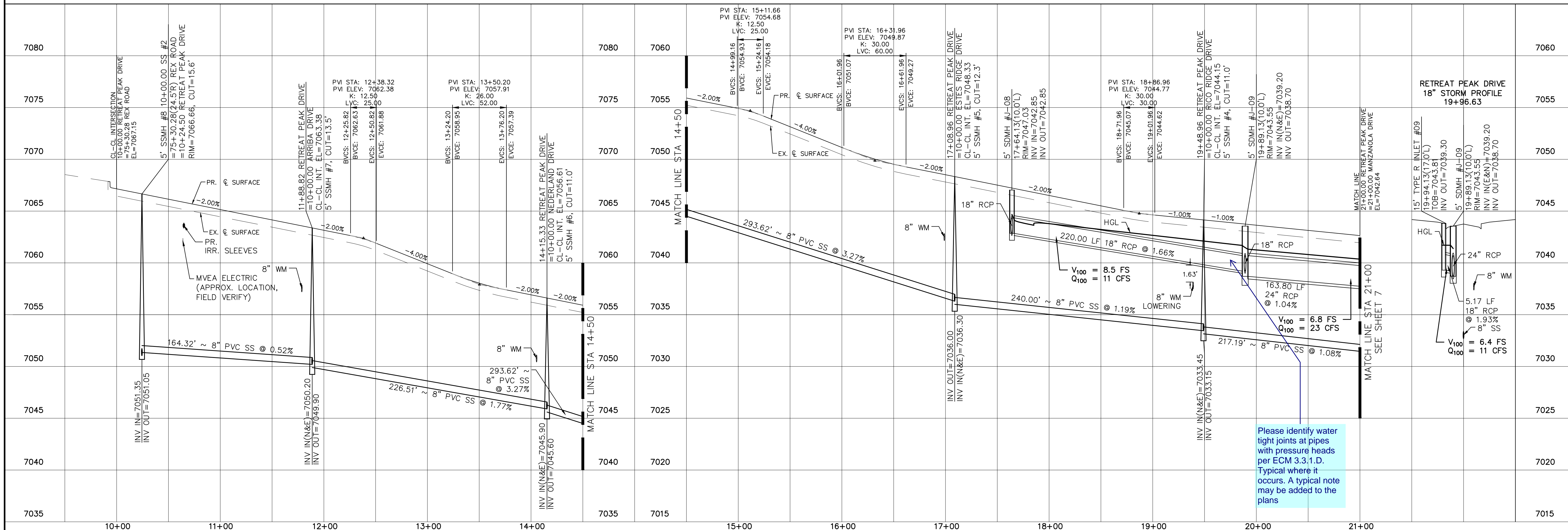
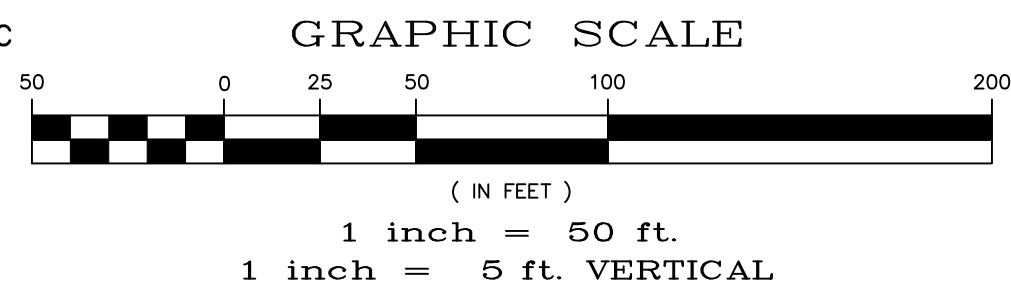
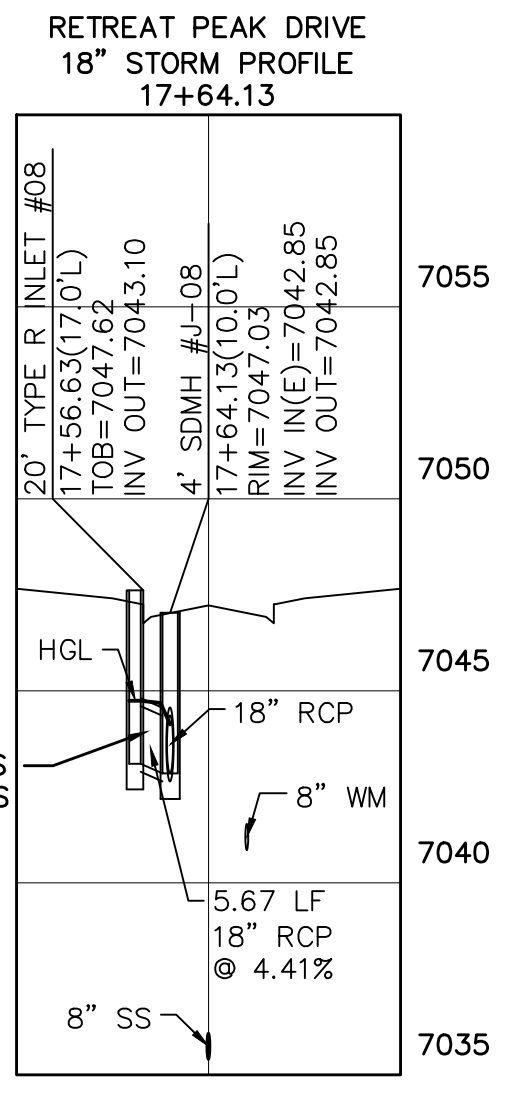
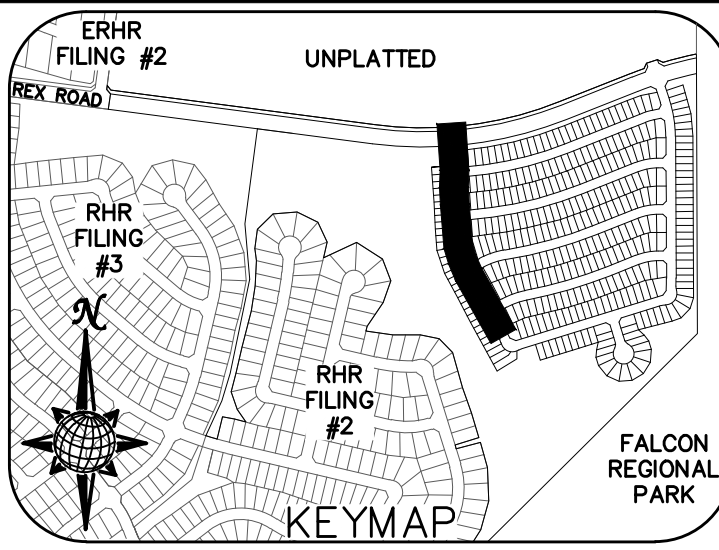
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



RETREAT PEAK DRIVE

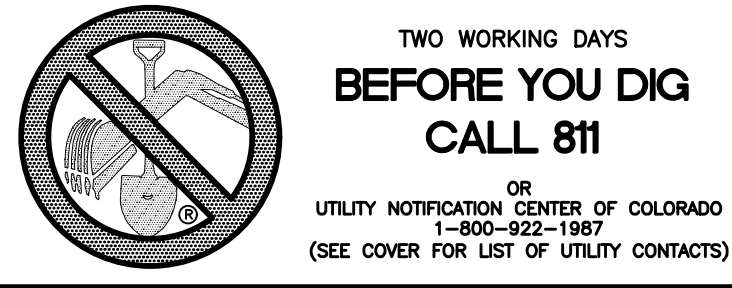
URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

INSTALL CROSS PAN PER COUNTY STD SD-2-26	INSTALL CROSS PAN PER COUNTY STD SD-2-26
□ = 7063.25	□ = 7048.20
□ = 7062.91	□ = 7047.86
□ = 7062.57	□ = 7047.52
□ = 7056.48	□ = 7043.85
□ = 7056.14	□ = 7043.68
□ = 7055.80	□ = 7043.51



Please identify water tight joints at pipes with pressure heads per ECM 3.3.1.D. Typical where it occurs. A typical note may be added to the plans

Date	Appr.	Date	Invt.	Date
No.	Revisions	TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444		
MERIDIAN RANCH				
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS RETREAT PEAK DRIVE				
Scale	Drawn by	Checked by	Date	Date
AS SHOWN	LOG	TAK	MAY 2022	MAY 2022
6 of 40				

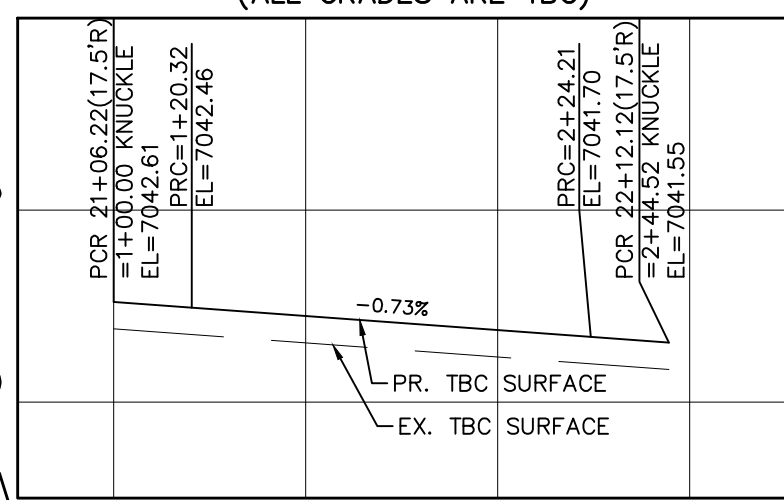


CURVE	LENGTH	RADIUS	DELTA
11	47.51'	34.50'	78°53'42"
12	20.32'	67.50'	17°14'39"
13	103.89'	52.50'	113°23'00"
14	20.32'	67.50'	17°14'39"
15	30.63'	19.50'	90°00'00"
16	30.63'	19.50'	90°00'00"
33	32.52'	37.50'	49°40'47"
34	231.60'	47.50'	279°21'34"
35	32.52'	37.50'	49°40'47"

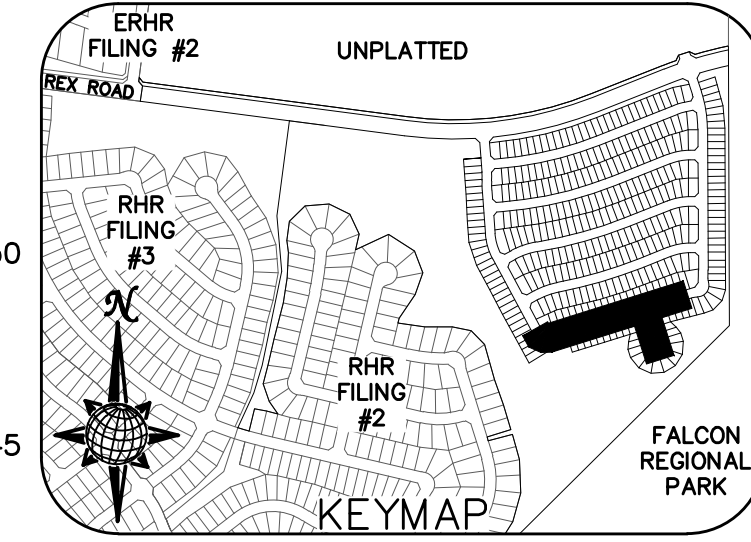
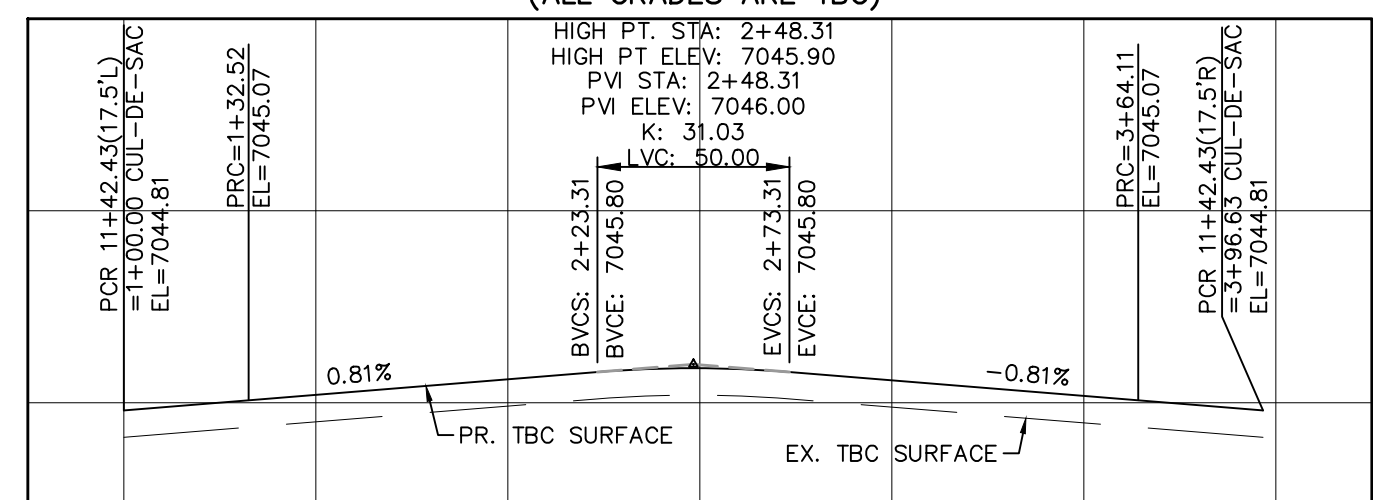
INSTALL CROSS PAN PER COUNTY STD SD-2-26

= 7042.97
 = 7043.05
 = 7043.14

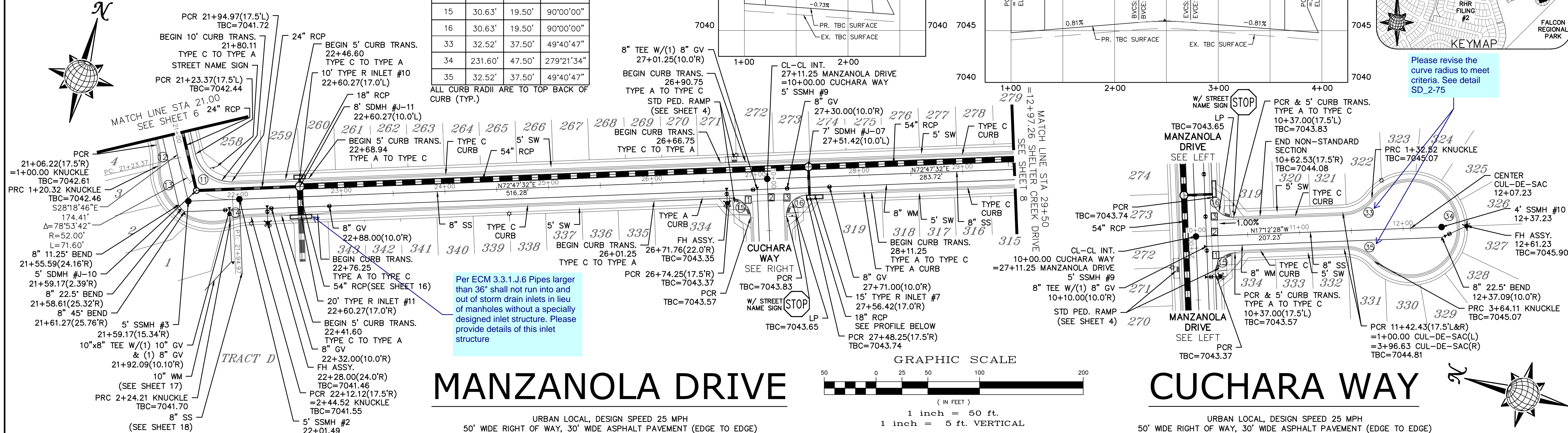
MANZANOLA DRIVE KNUCKLE (ALL GRADES ARE TBC)



CUCHARA WAY CUL-DE-SAC (ALL GRADES ARE TBC)



Please revise the curve radius to meet criteria. See detail SD-2-75

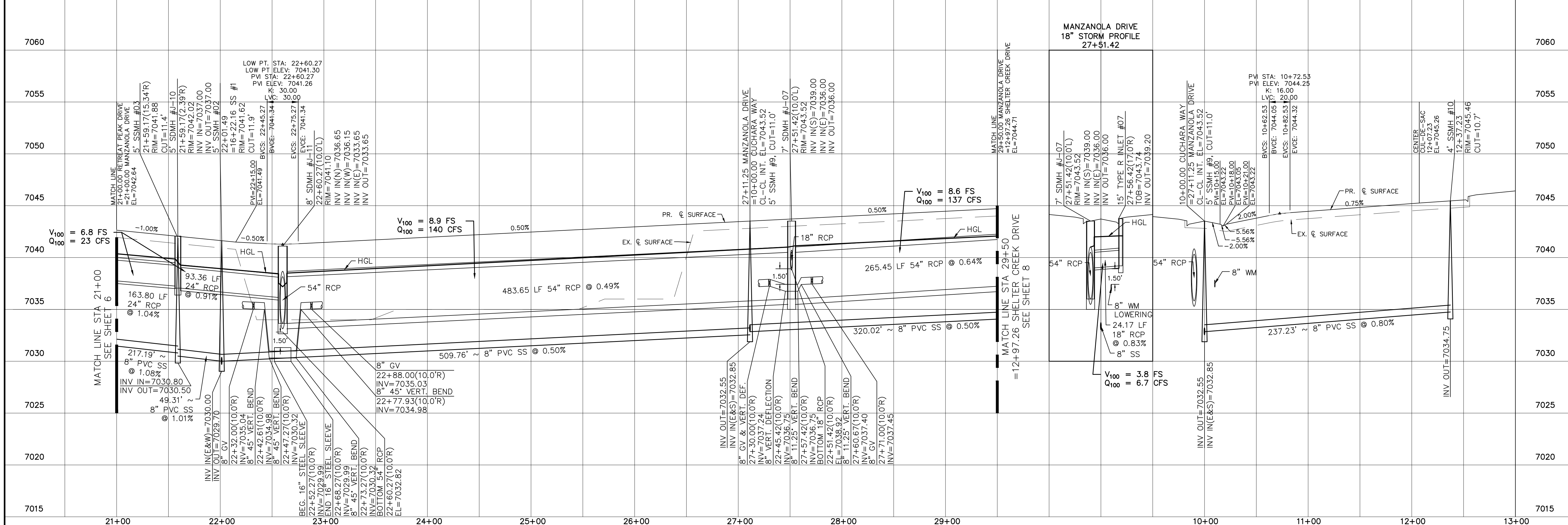
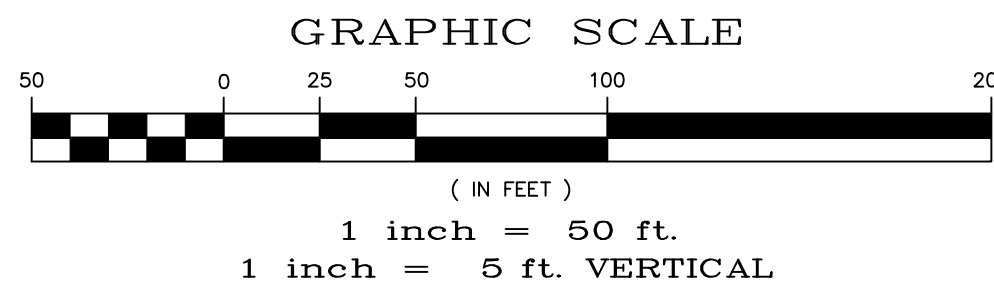


MANZANOLA DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

CUCHARA WAY

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Appr.
1			
2			
3			
4			

TECH CONTRACTORS
11910 TOURMALINE DR. #190
FALCON, CO 80831
TELEPHONE: 719.495.7444

THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS MANZANOLA DRIVE AND CUCHARA WAY

Scale AS SHOWN

Drawn by LOG

Checked by TAK

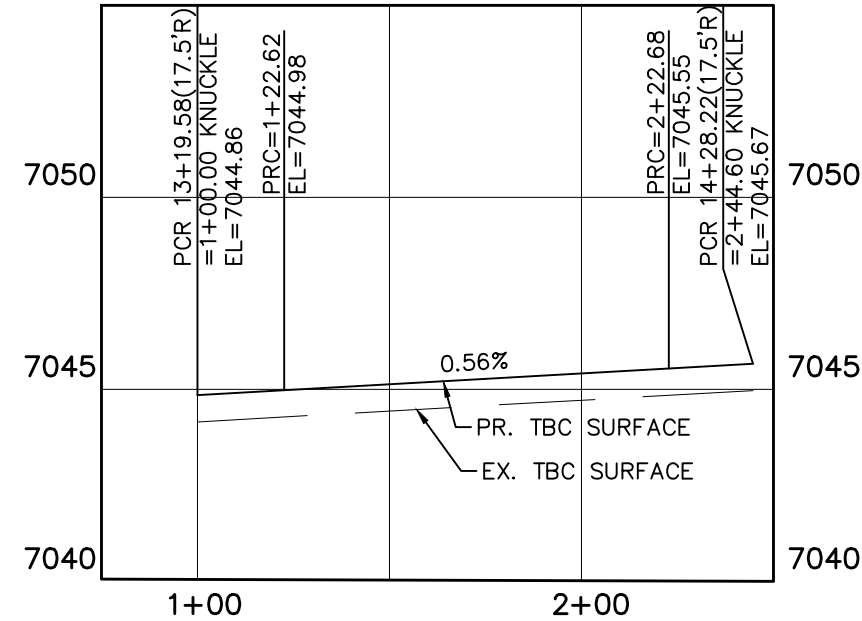
Date MAY 2022

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
17	42.48'	34.50'	70°33'23"
18	22.62'	67.50'	19°11'58"
19	100.06'	52.50'	109°12'00"
20	21.92'	67.50'	18°36'21"
21	30.63'	19.50'	90°00'00"
22	30.63'	19.50'	90°00'00"
23	30.63'	19.50'	90°00'00"
24	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

SHELTER CREEK DRIVE KNUCKLE
(ALL GRADES ARE TBC)

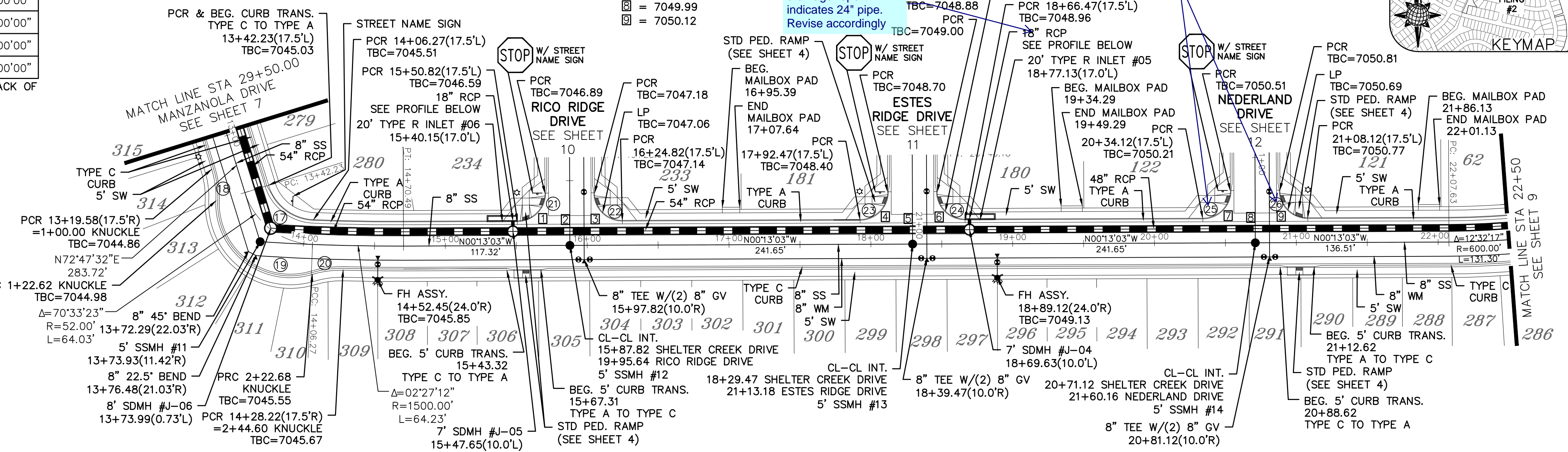
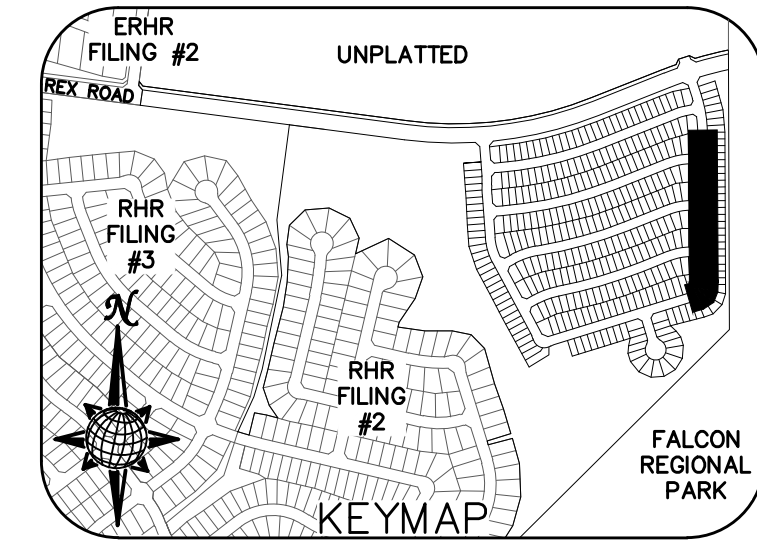


INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

- 1 = 7046.24
- 2 = 7046.37
- 3 = 7046.49
- 4 = 7048.05
- 5 = 7048.18
- 6 = 7048.31
- 7 = 7049.86
- 8 = 7049.99
- 9 = 7050.12

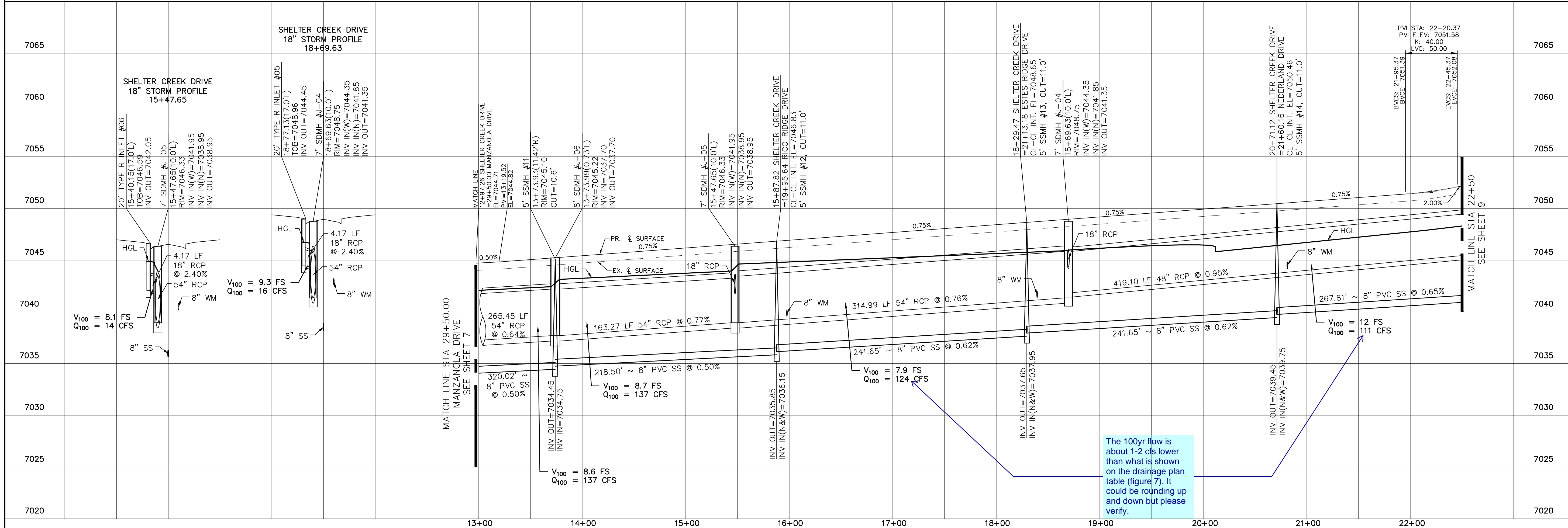
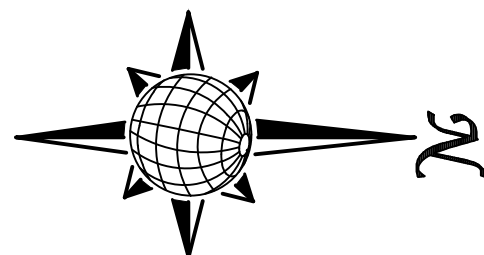
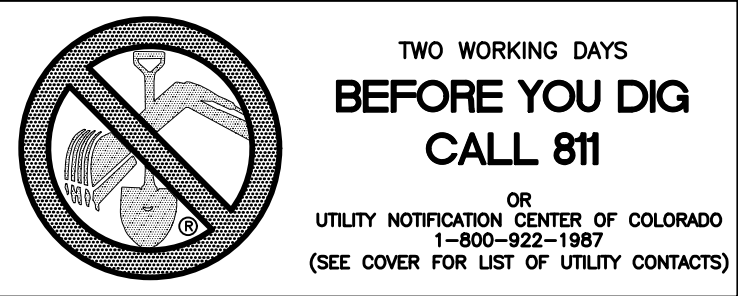
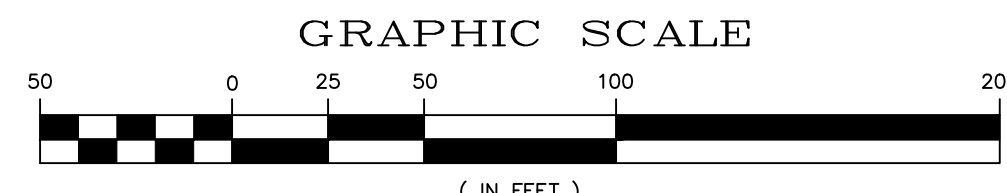
pipe routing table in
drainage report
indicates 24" pipe.
Revise accordingly

please add the curve
data for "25" and "26"
to the table



SHELTER CREEK DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

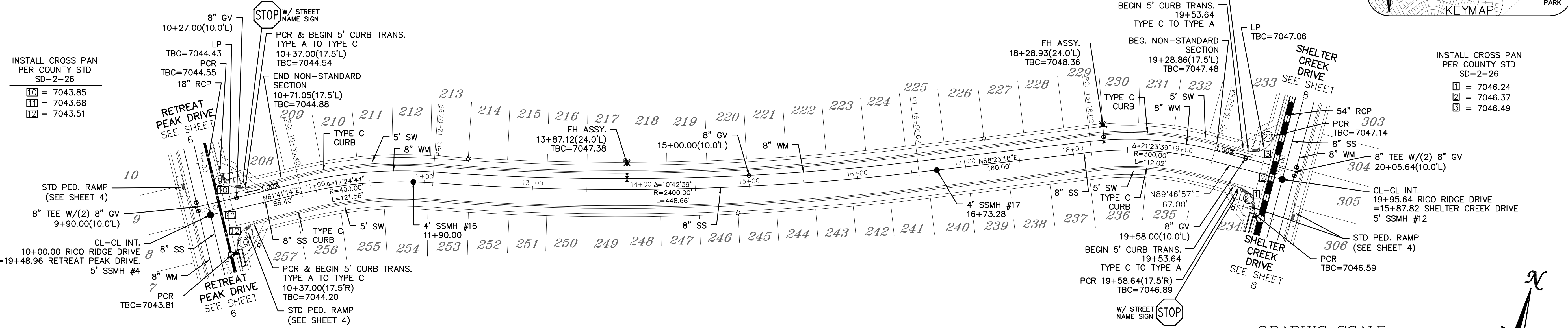
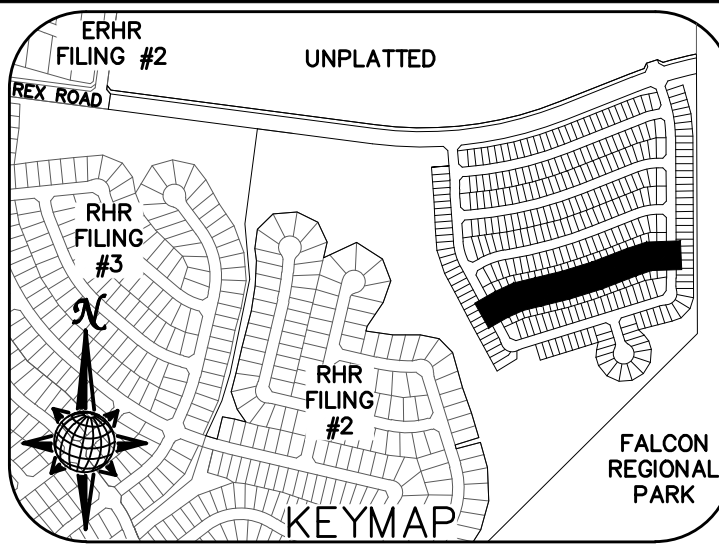


The 100yr flow is
about 1-2 cfs lower
than what is shown
on the drainage plan
table (figure 7). It
could be rounding up
and down but please
verify.

Date		Date		Date	
Appr.		Init.		Date	
Revisions		No.		No.	
1		2		3	
4		5		6	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
MERIDIAN RANCH					
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS SHELTER CREEK DRIVE					
Scale	AS SHOWN	8	of	40	
Drawn by	LOG	Checked by	TAK	Date	MAY 2022

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
9	30.63'	19.50'	90°00'00"
10	30.63'	19.50'	90°00'00"
21	30.63'	19.50'	90°00'00"
22	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



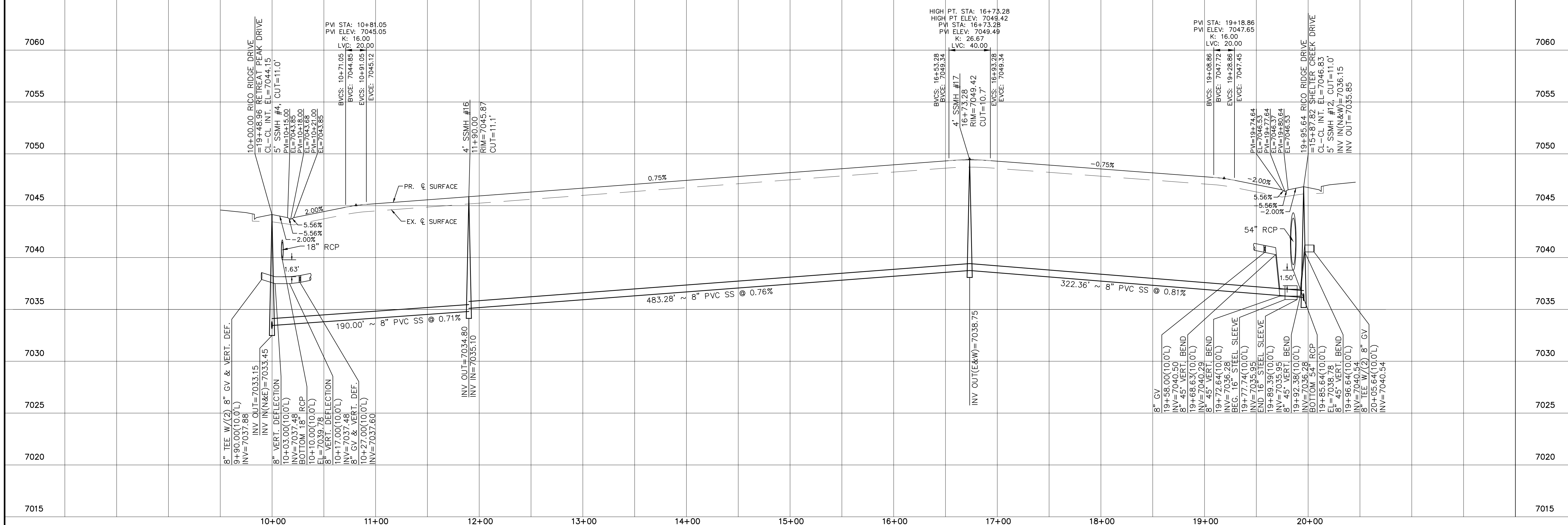
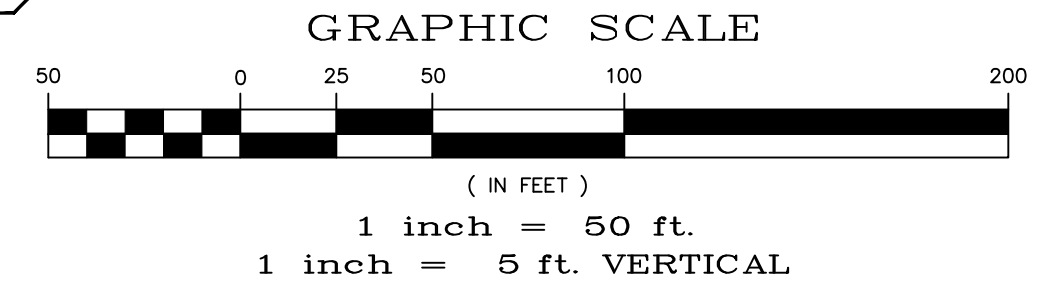
- INSTALL CROSS PAN PER COUNTY STD SD-2-26
- ☐ = 7043.85
 - ☐ = 7043.68
 - ☐ = 7043.51

- INSTALL CROSS PAN PER COUNTY STD SD-2-26
- ☐ = 7046.24
 - ☐ = 7046.37
 - ☐ = 7046.49



RICO RIDGE DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Appr.
1			
2			
3			
4			

TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

MERIDIAN RANCH

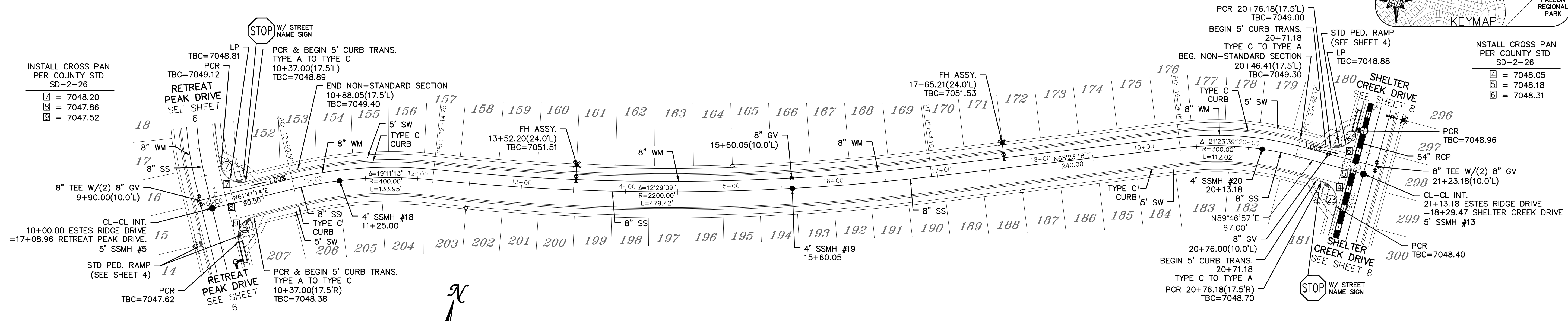
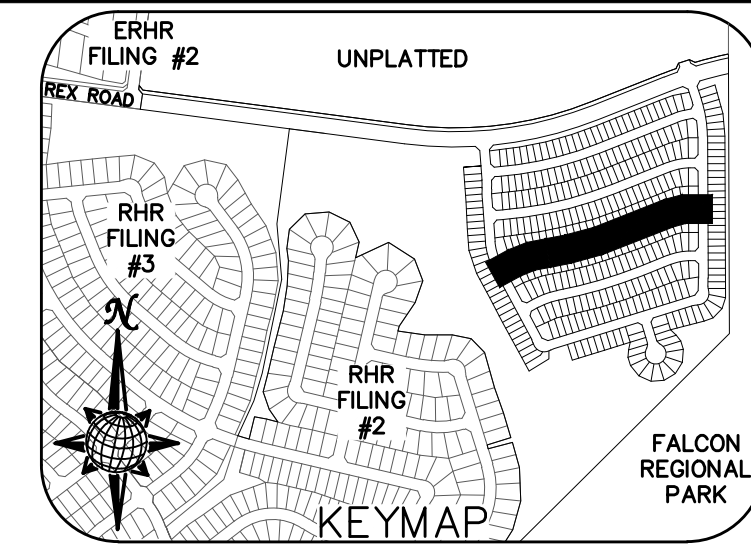
THE SANCTUARY FILING 1
AT MERIDIAN RANCH
STREET AND UTILITY PLANS
RICO RIDGE DRIVE

Scale	AS SHOWN
Drawn by	LOG
Checked by	TAK
Date	MAY 2022

10 of 40

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
7	31.00'	19.50'	91°05'22"
8	30.63'	19.50'	90°00'00"
23	30.63'	19.50'	90°00'00"
24	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



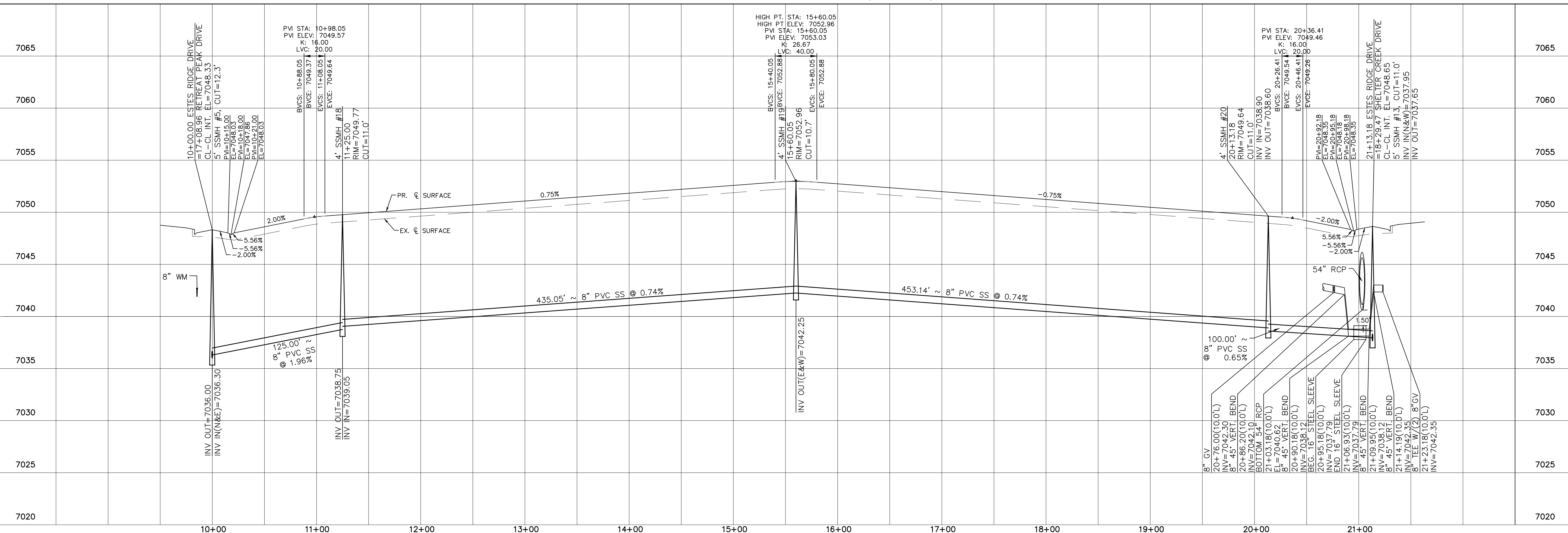
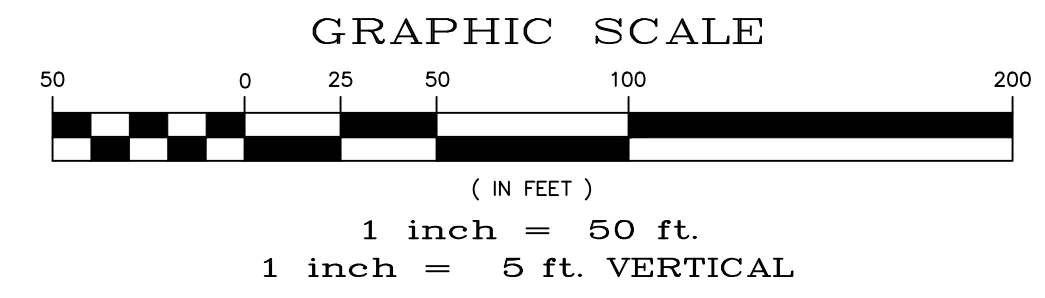
BEFORE YOU DIG CALL 811

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



ESTES RIDGE DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



Date	Appr.	Date	Invt.
No.	Revisions		
1			
2			
3			
4			

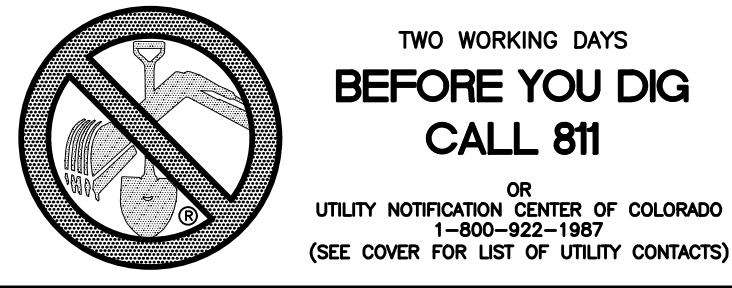
TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

MERIDIAN RANCH

THE SANCTUARY FILING 1
AT MERIDIAN RANCH
STREET AND UTILITY PLANS
ESTES RIDGE DRIVE

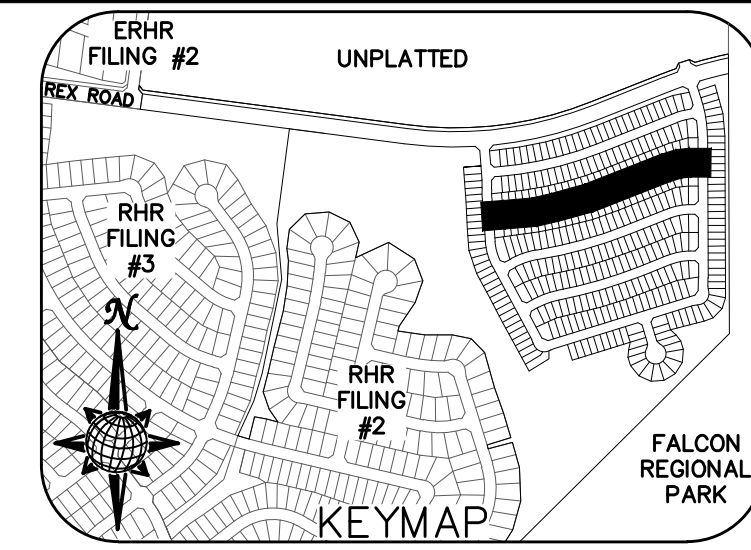
Scale: AS SHOWN
11 of 40

Drawn by: LOG
Checked by: TAK
Date: MAY 2022



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
5	30.63'	19.50'	90°00'00"
6	30.63'	19.50'	90°00'00"
25	30.63'	19.50'	90°00'00"
26	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

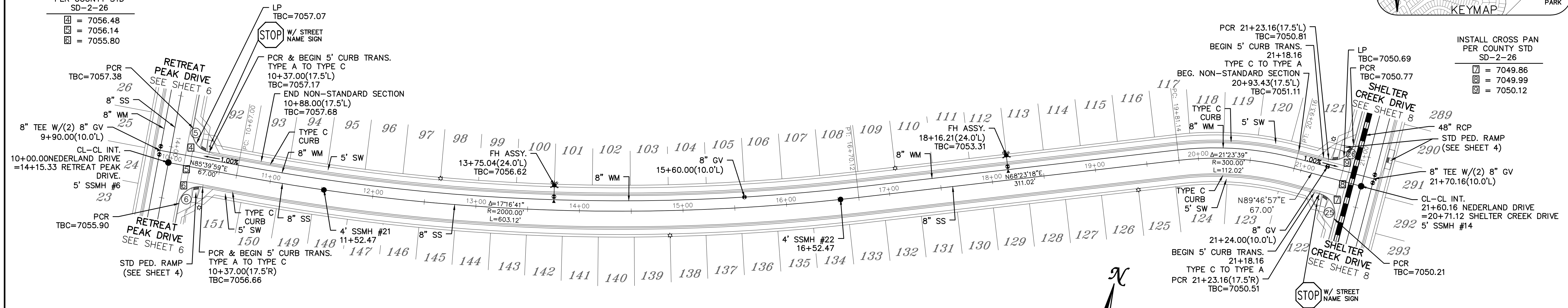


INSTALL CROSS PAN PER COUNTY STD SD-2-26

- = 7056.48
- = 7056.14
- = 7055.80

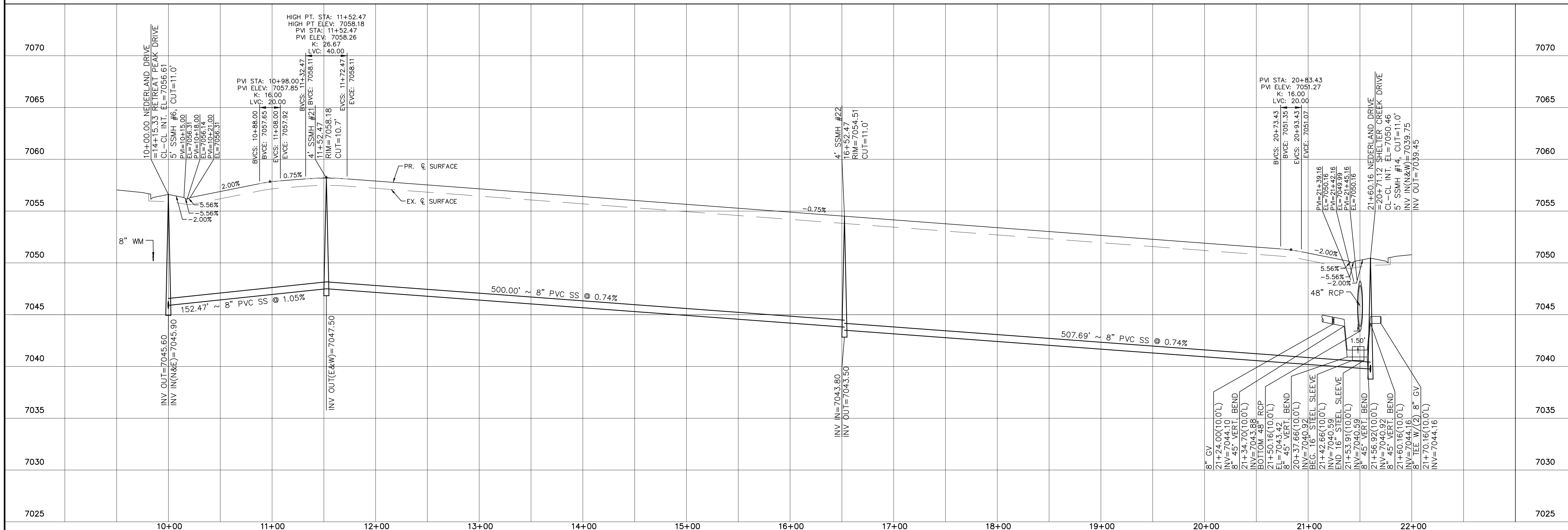
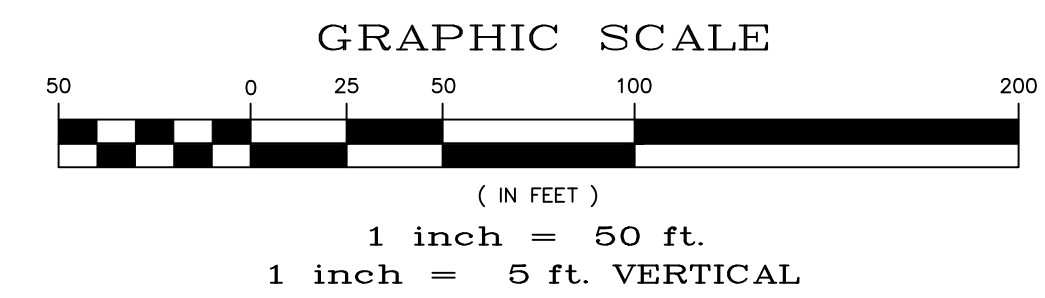
INSTALL CROSS PAN PER COUNTY STD SD-2-26

- = 7049.86
- = 7049.99
- = 7050.12

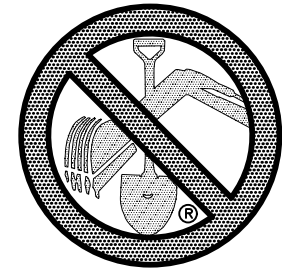


NEDERLAND DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



Date		Appr.	
Date		Invt.	
Date		Rev.	
No.		Revisions	
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS NEDERLAND DRIVE			
Scale	AS SHOWN	12 of 40	
Drawn by	LOG	Checked by	TAK
Date	MAY 2022		

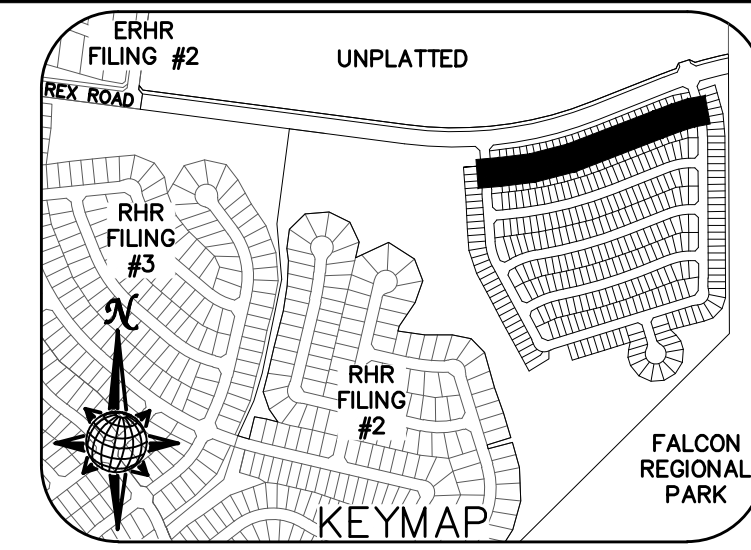


TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
3	30.63'	19.50'	90°00'00"
4	30.63'	19.50'	90°00'00"
27	31.91'	19.50'	93°46'05"
28	31.91'	19.50'	93°46'05"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

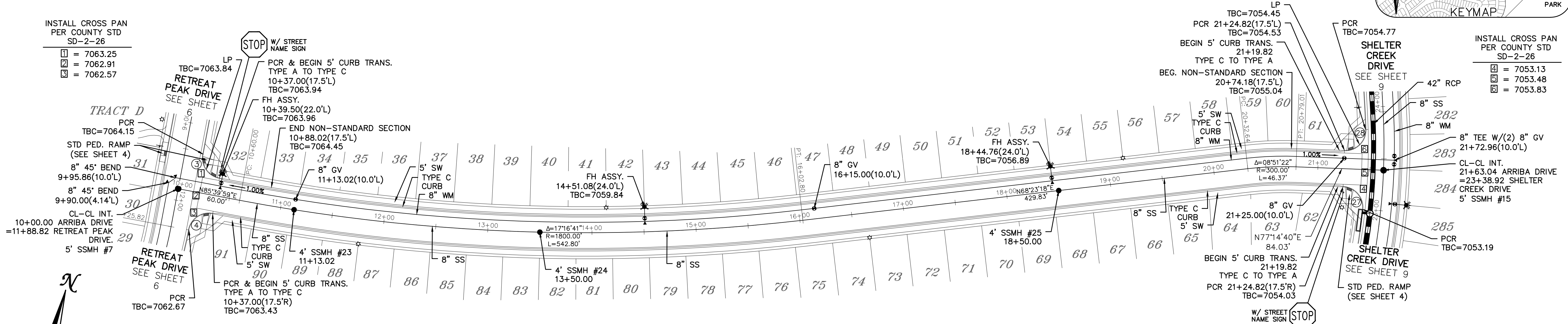


INSTALL CROSS PAN PER COUNTY STD SD-2-26

- ☐ = 7063.25
- ☑ = 7062.91
- ☒ = 7062.57

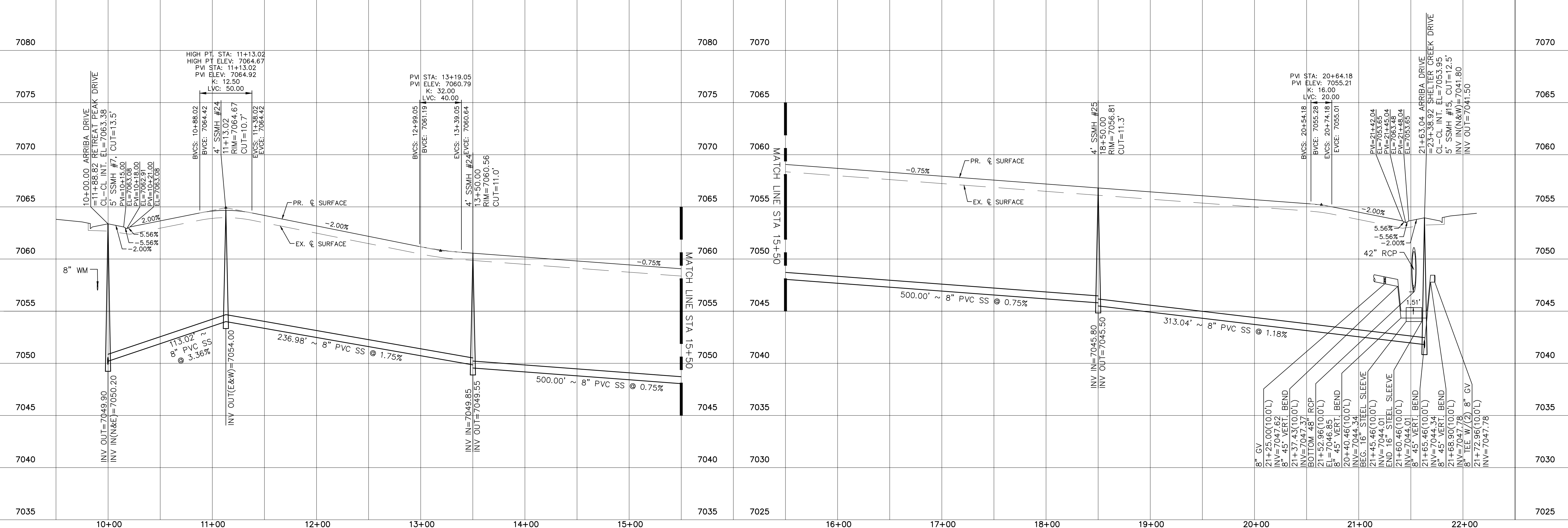
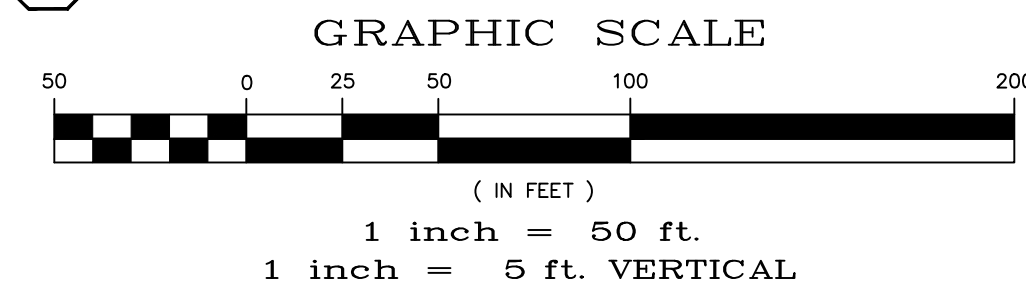
INSTALL CROSS PAN PER COUNTY STD SD-2-26

- ☐ = 7053.13
- ☑ = 7053.48
- ☒ = 7053.83



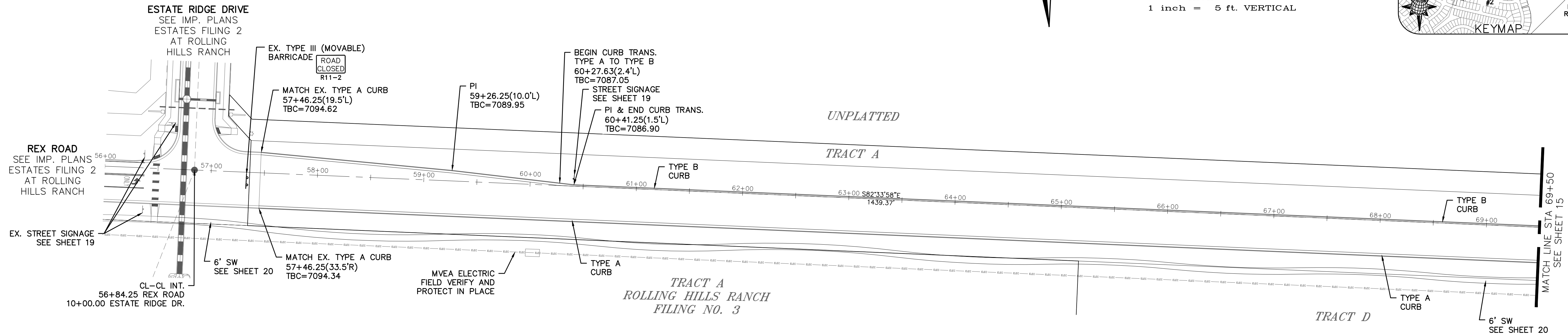
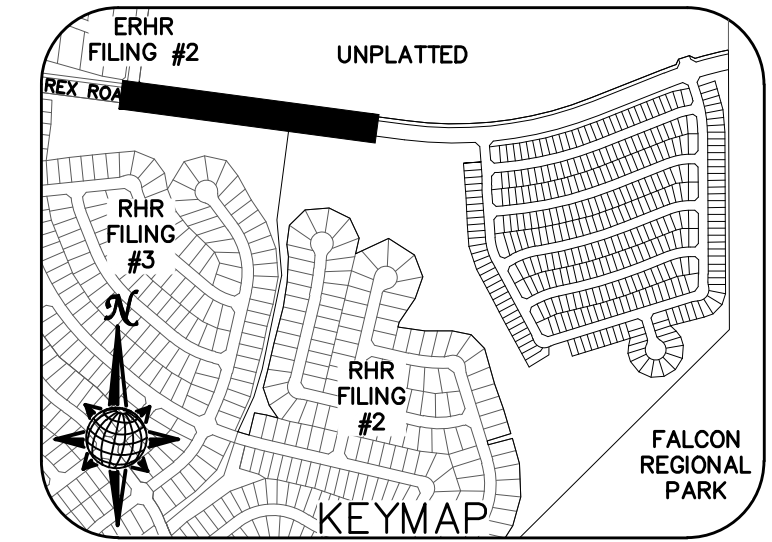
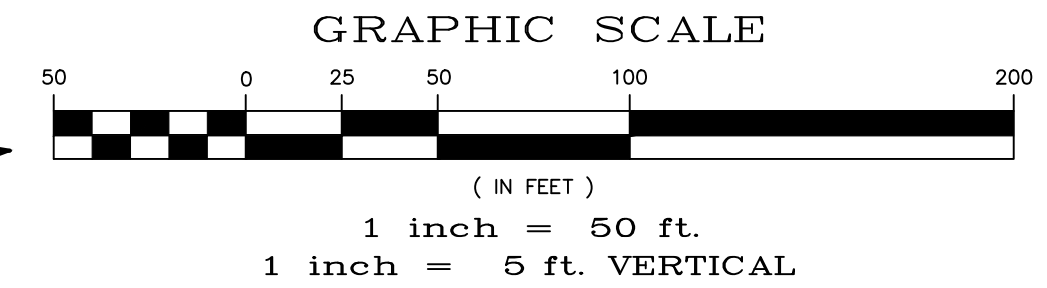
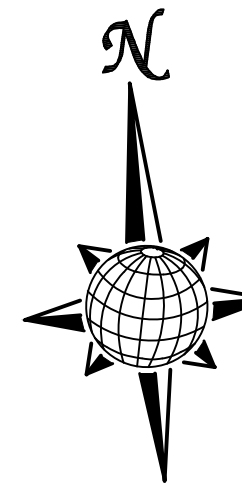
ARRIBA DRIVE

URBAN LOCAL, DESIGN SPEED 25 MPH
50' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



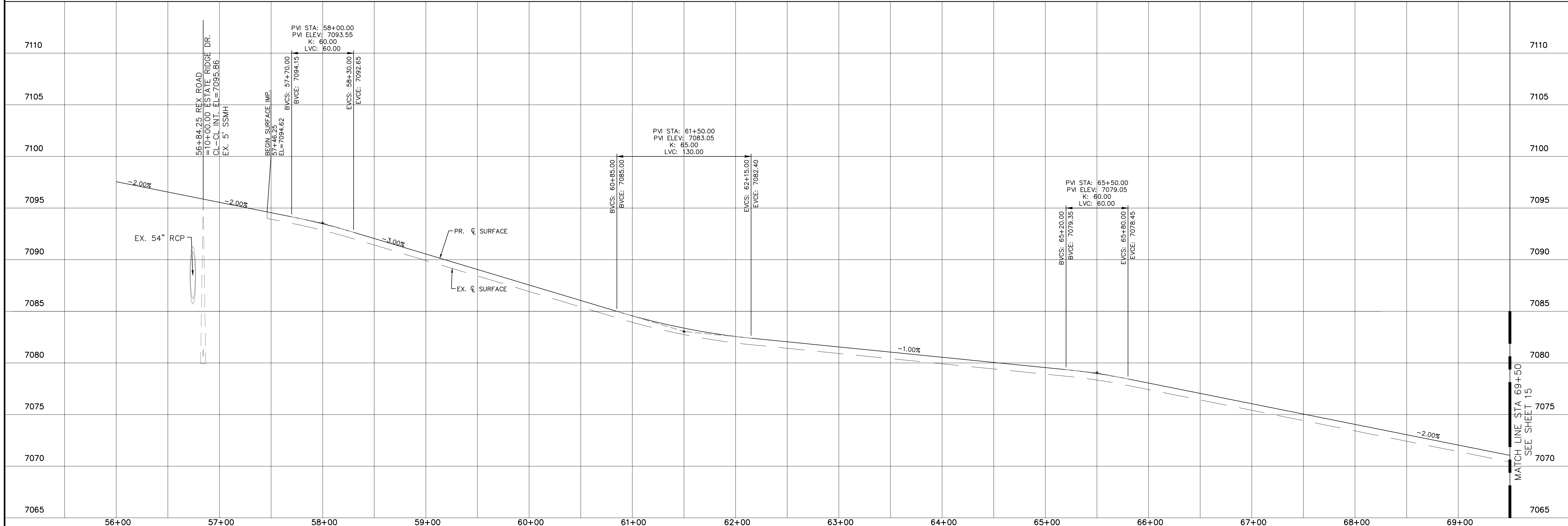
Date	Appr.	Date	Invt.
No.	Revisions		
1			
2			
3			
4			
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS ARRIBA DRIVE			
Scale	Drawn by	Checked by	Date
AS SHOWN	LOG	TAK	MAY 2022
13 of 40			


NOTE:
1) FOR ALL EXISTING UTILITIES ON THIS SHEET SEE CONSTRUCTION PLANS FOR ESTATES AT ROLLING HILLS RANCH FILING 2



REX ROAD

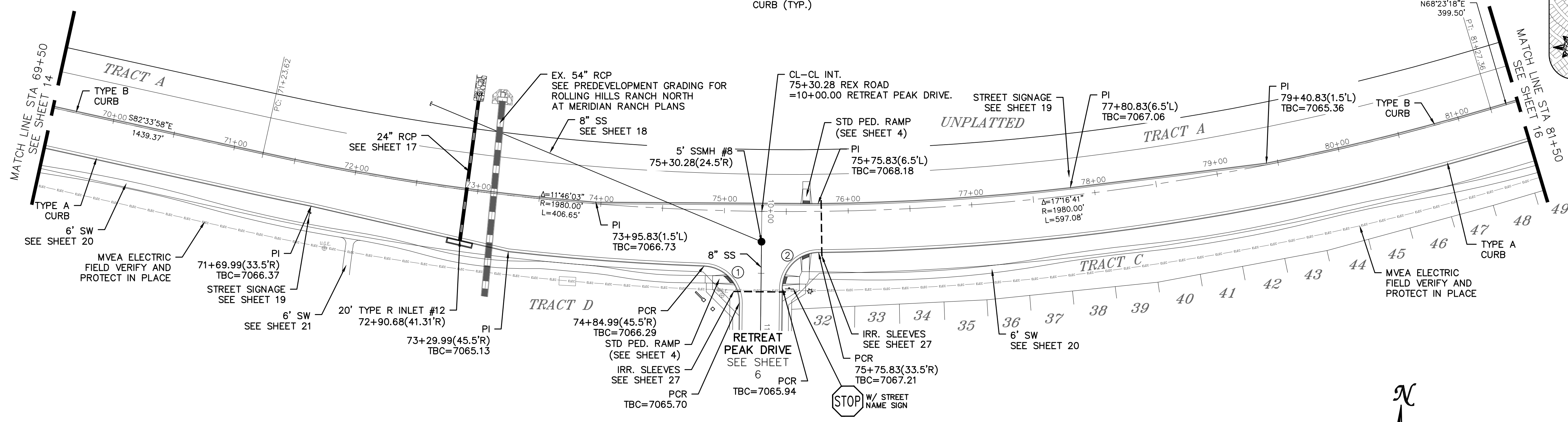
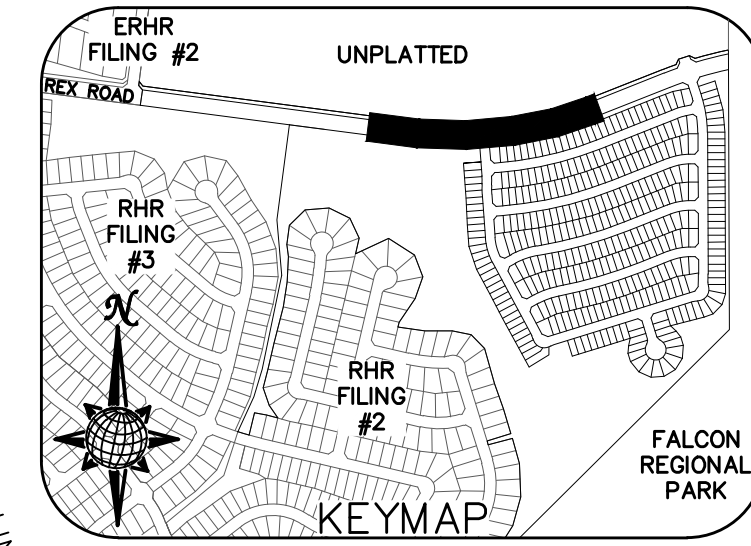
TEMP. MINOR ARTERIAL, DESIGN SPEED 40 MPH
80' WIDE RIGHT OF WAY, 31' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



1	No.	Revisions	Date	Appr.
2				
3				
4				
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444				
 MERIDIAN RANCH				
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS REX ROAD				
Drawn by	LOG	Checked by	TAK	Date
AS SHOWN		14	of	40
Scale	MAY 2022			

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	45.66'	29.50'	88°41'22"
2	45.66'	29.50'	88°40'54"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

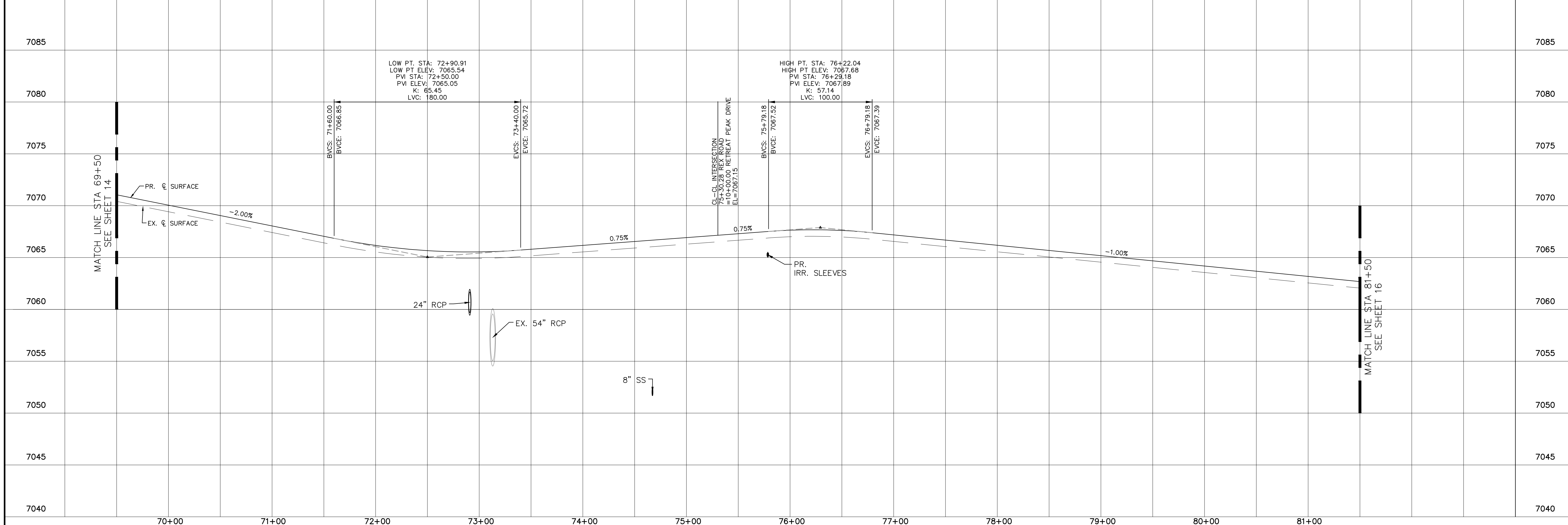
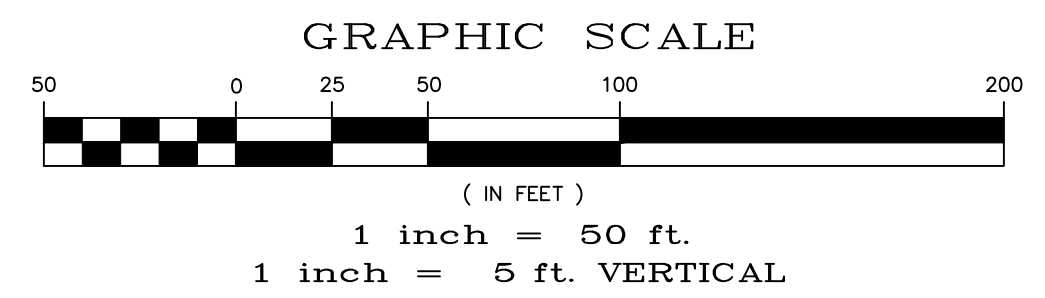
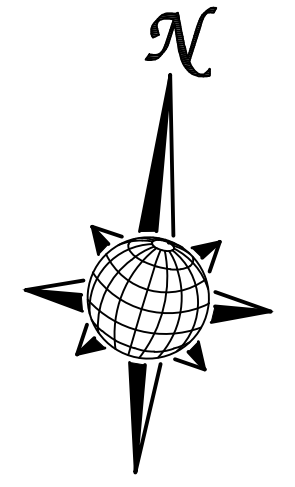


TWO WORKING DAYS BEFORE YOU DIG CALL 811

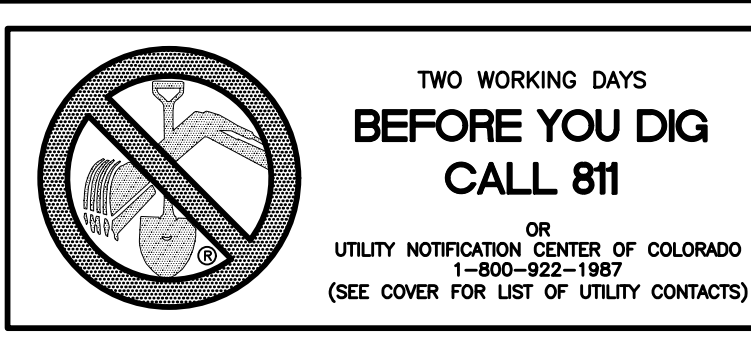
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

REX ROAD

MINOR ARTERIAL, DESIGN SPEED 40 MPH
80' WIDE RIGHT OF WAY, 31' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

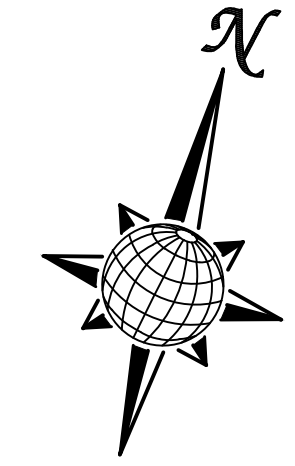
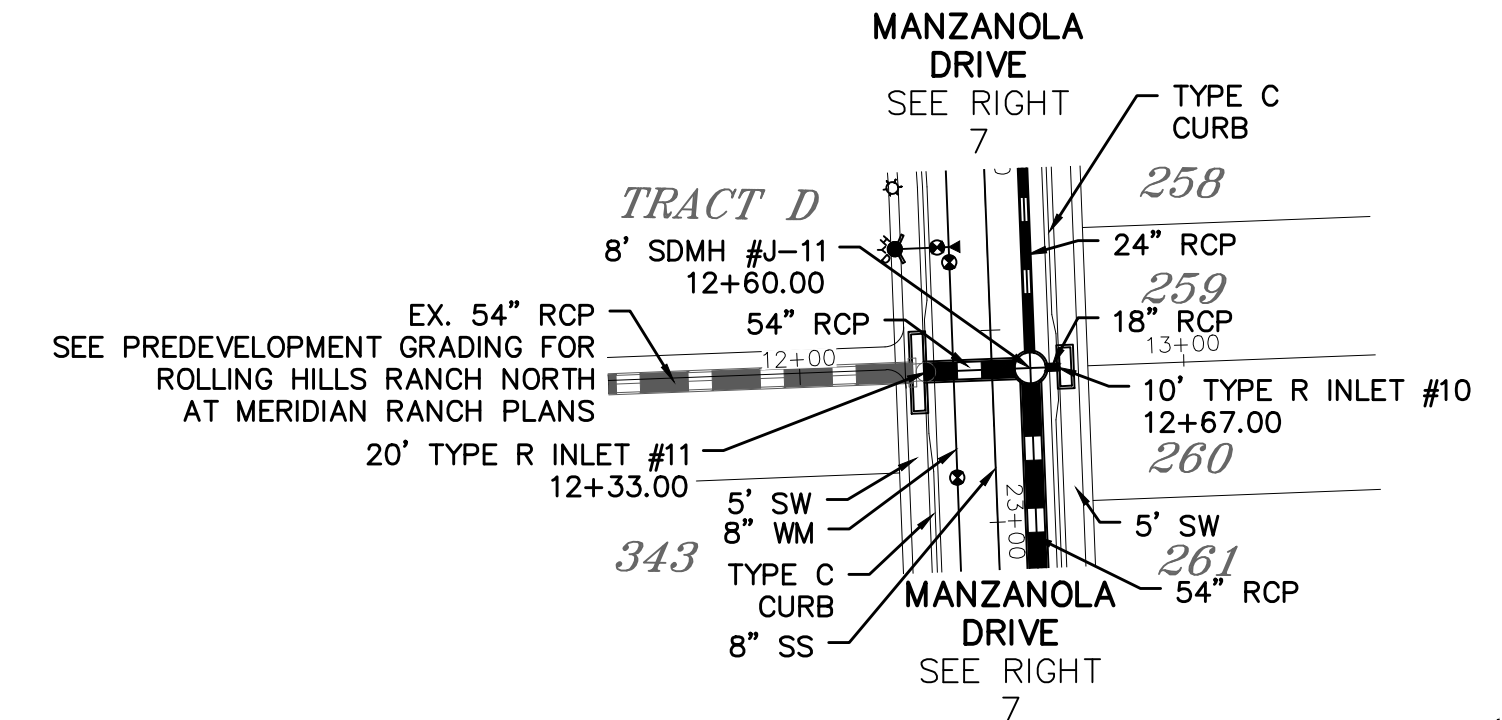
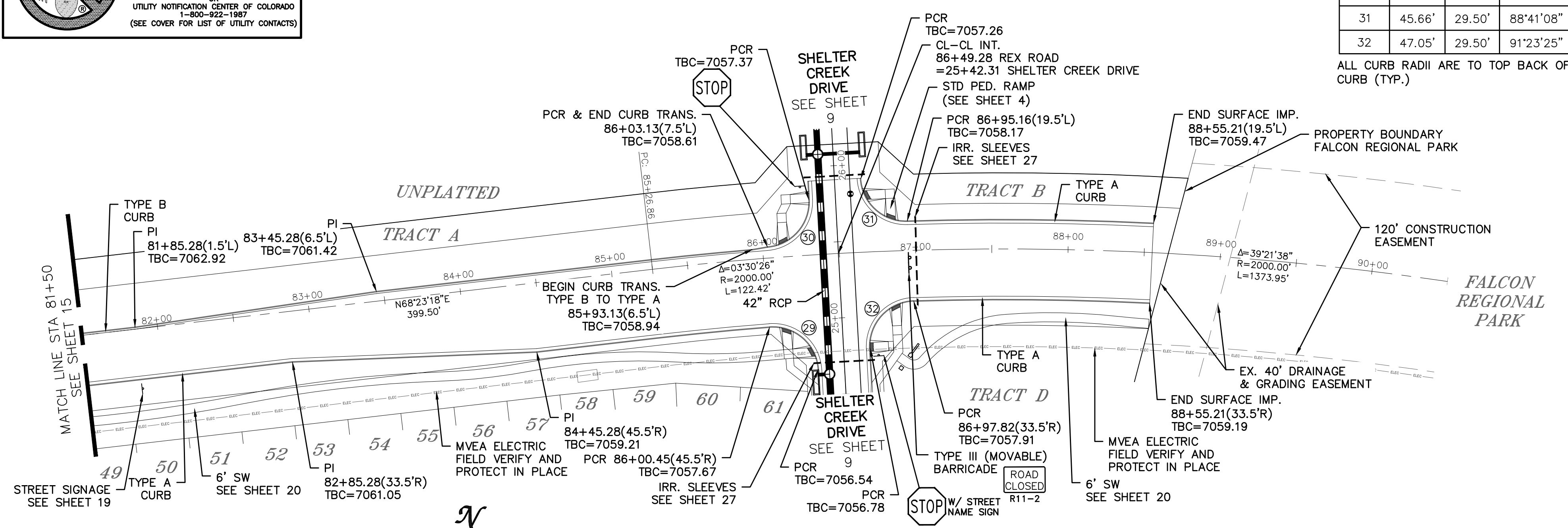
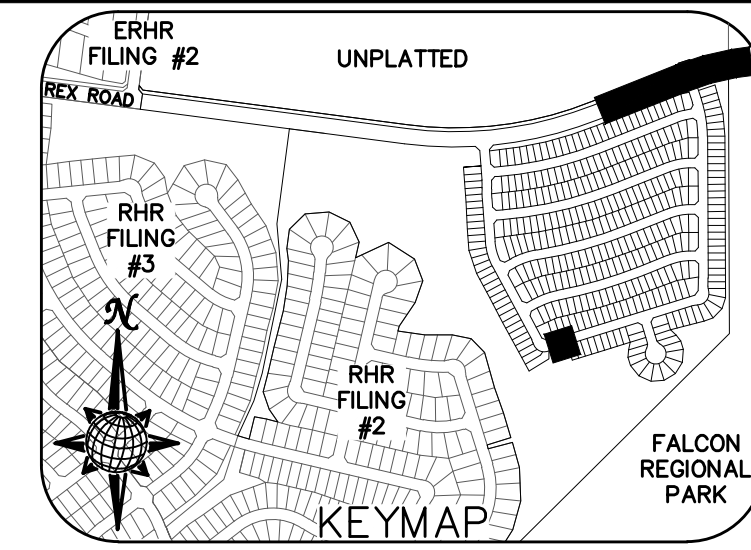


Date	Appr.	Date	Revisions
No.			
TECH CONTRACTORS 11910 TOURMALINE DR, #130 FALCON, CO 80831 TELEPHONE: 719.495.7444			
MERIDIAN RANCH			
THE SANCTUARY FLING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS REX ROAD			
Drawn by	LOG	Checked by	TAK
Scale	AS SHOWN	Date	MAY 2022
	15 of 40		



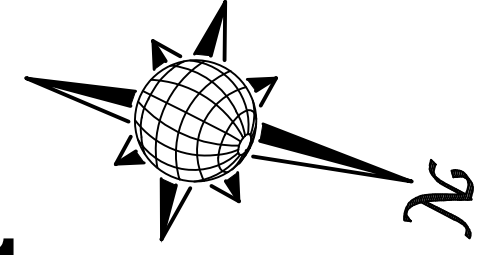
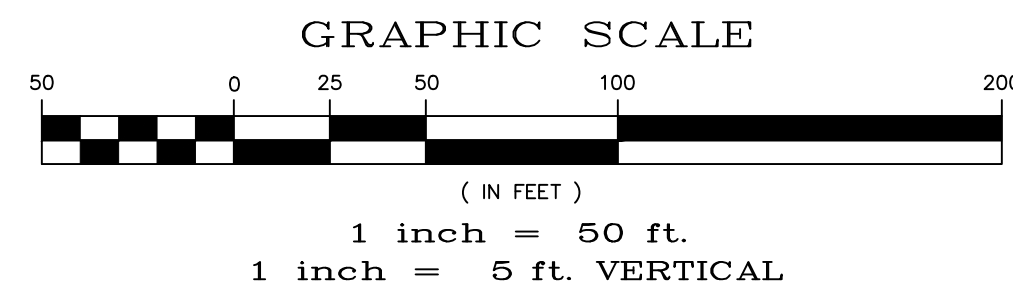
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
29	47.06'	29.50'	91°23'57"
30	45.66'	29.50'	88°40'40"
31	45.66'	29.50'	88°41'08"
32	47.05'	29.50'	91°23'25"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

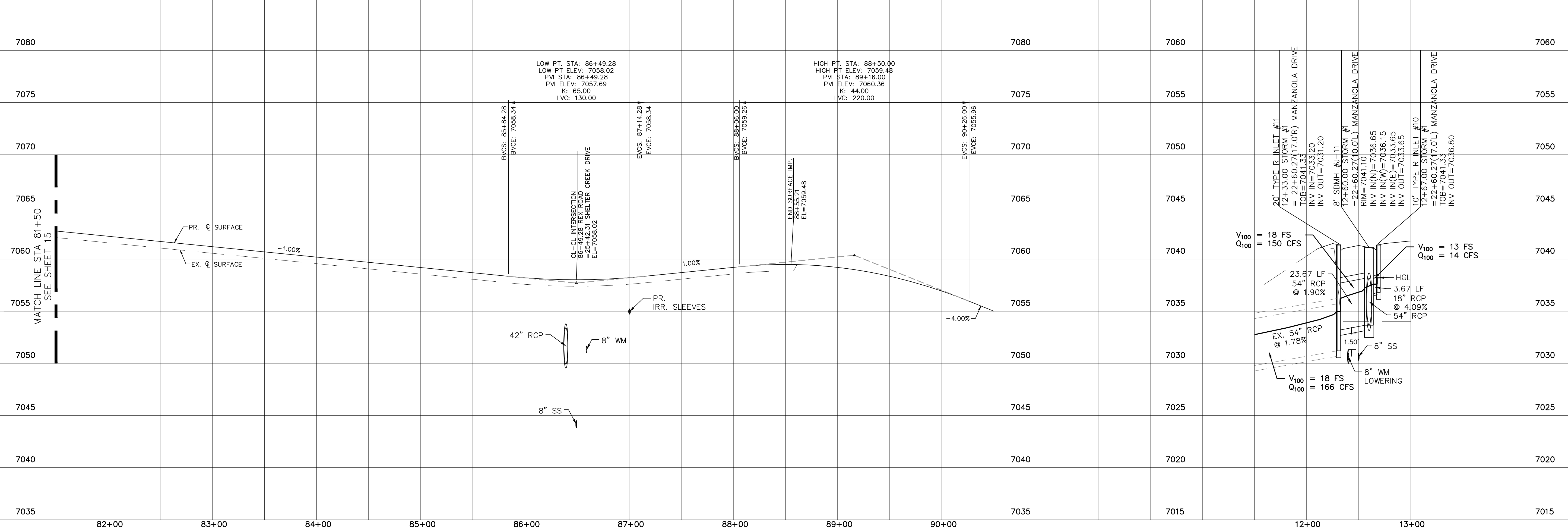


REX ROAD

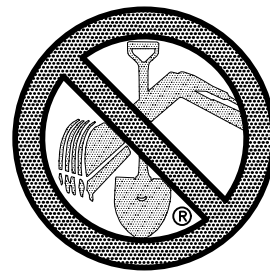
TEMP. MINOR ARTERIAL, DESIGN SPEED 40 MPH
80' WIDE RIGHT OF WAY, 31' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



STORM #1



1	2	3	4	No.	Revisions
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
MERIDIAN RANCH					
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS REX ROAD AND STORM #1					
Scale	AS SHOWN	16	of	40	
Drawn by	LOG	Checked by	TAK	Date	MAY 2022



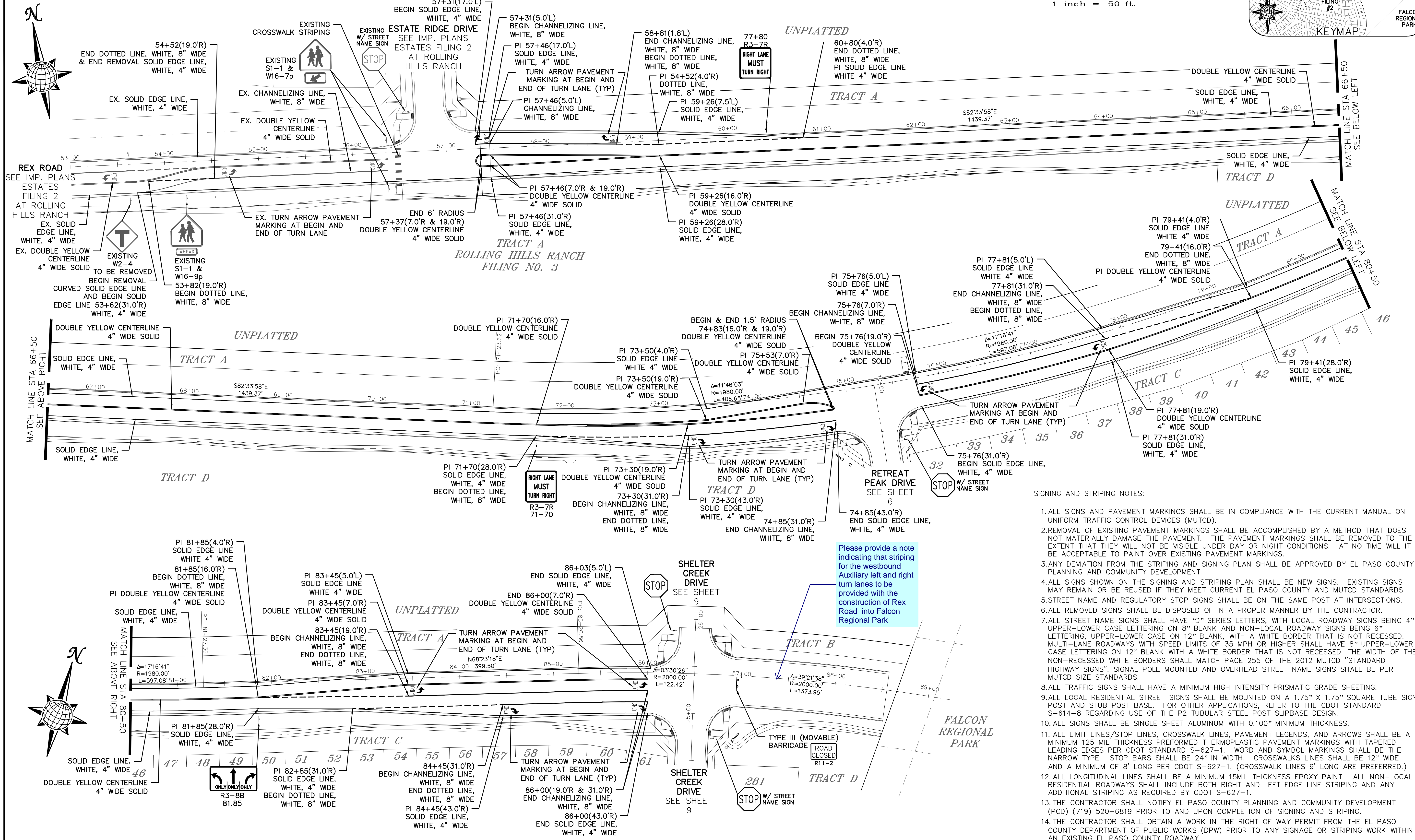
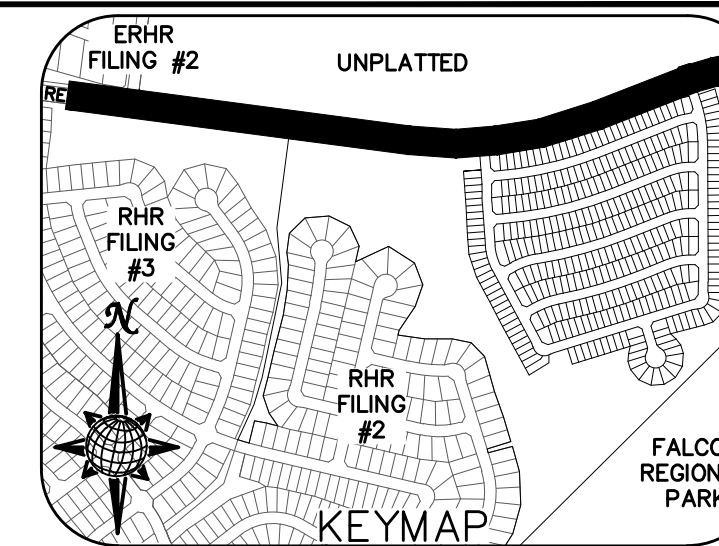
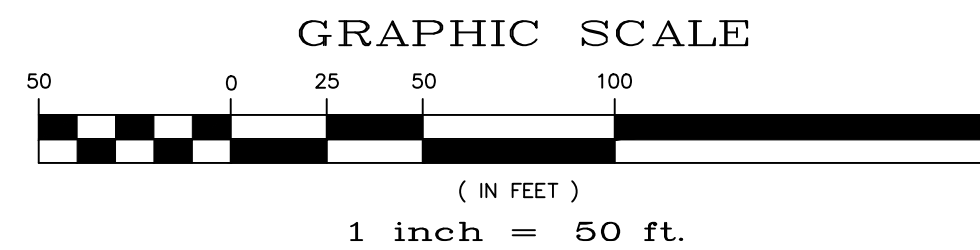
TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

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

NOTE:
DOTTED LINES TO BE
2' LONG WITH 4' SPACING
PER MUTCD STANDARD

SIGNAGE AND STRIPING

TEMP. MINOR ARTERIAL
80' WIDE RIGHT OF WAY, 31' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

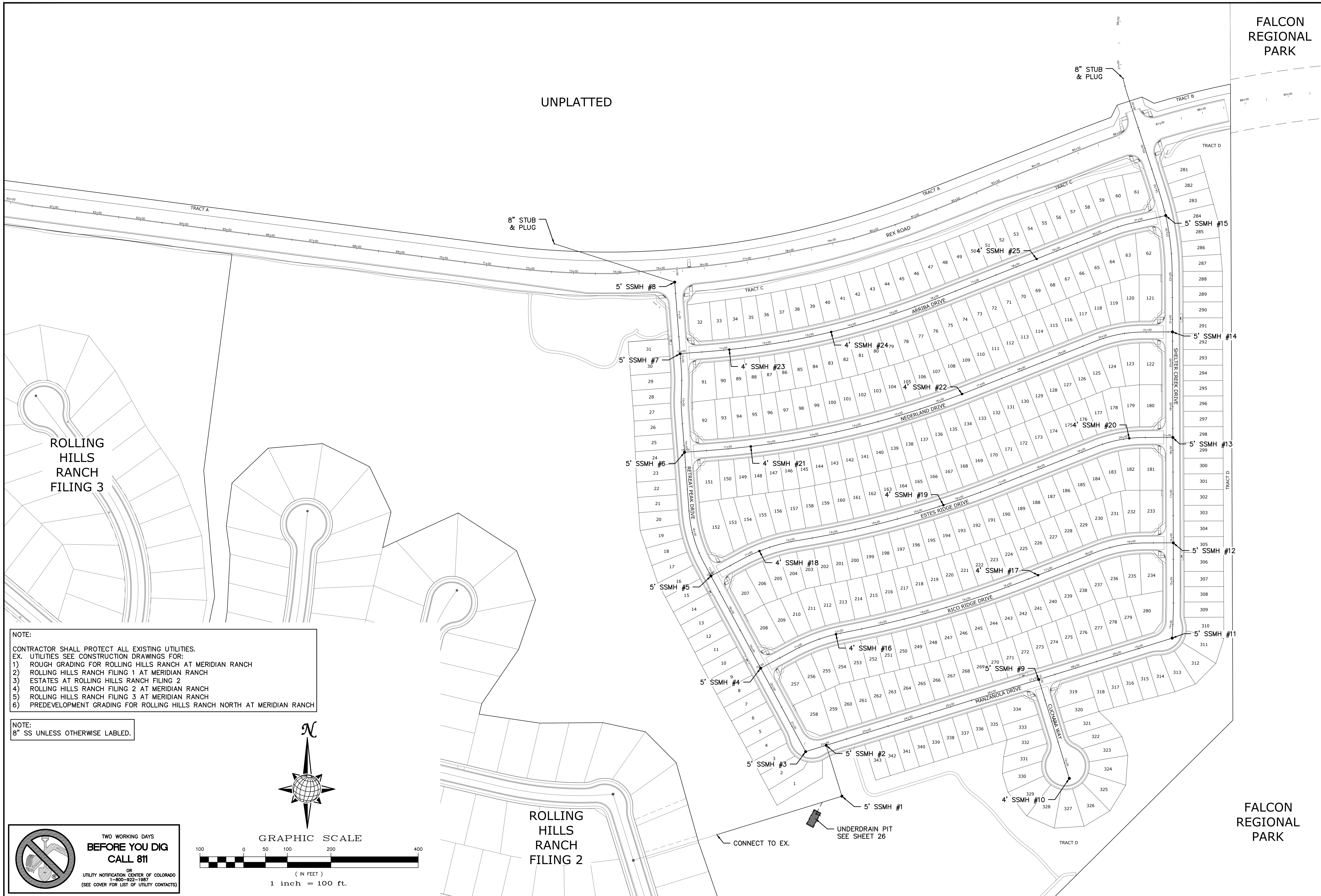


SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

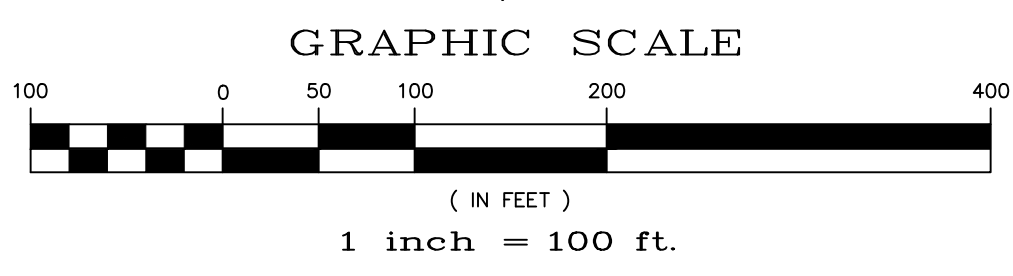
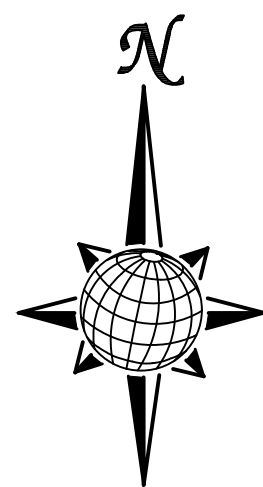
Please provide a note indicating that striping for the westbound Auxiliary left and right turn lanes to be provided with the construction of Rex Road into Falcon Regional Park

Drawn by	LOG	Checked by	TAK	Date	MAY 2022
Scale	AS SHOWN	19	of	40	
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS SIGNAGE AND STRIPING					
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
MERIDIAN RANCH					
No.	1	2	3	4	
Revisions					
Date					
Appr.					



NOTE:
 CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
 1) ROUGH GRADING FOR ROLLING HILLS RANCH AT MERIDIAN RANCH
 2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
 3) ESTATES AT ROLLING HILLS RANCH FILING 2
 4) ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH
 5) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
 6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

NOTE:
 8" SS UNLESS OTHERWISE LABELED.



**TWO WORKING DAYS
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 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-822-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

Scale		AS SHOWN		22 of 40	
Drawn by	LOG	Checked by	TAK	Date	MAY 2022
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL SANITARY SEWER					
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
1	2	3	4	No.	Revisions
				Date	Appr.
				Date	Appr.



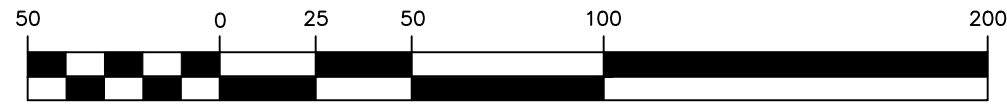
TWO WORKING DAYS
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 OR
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 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

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 2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
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 6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

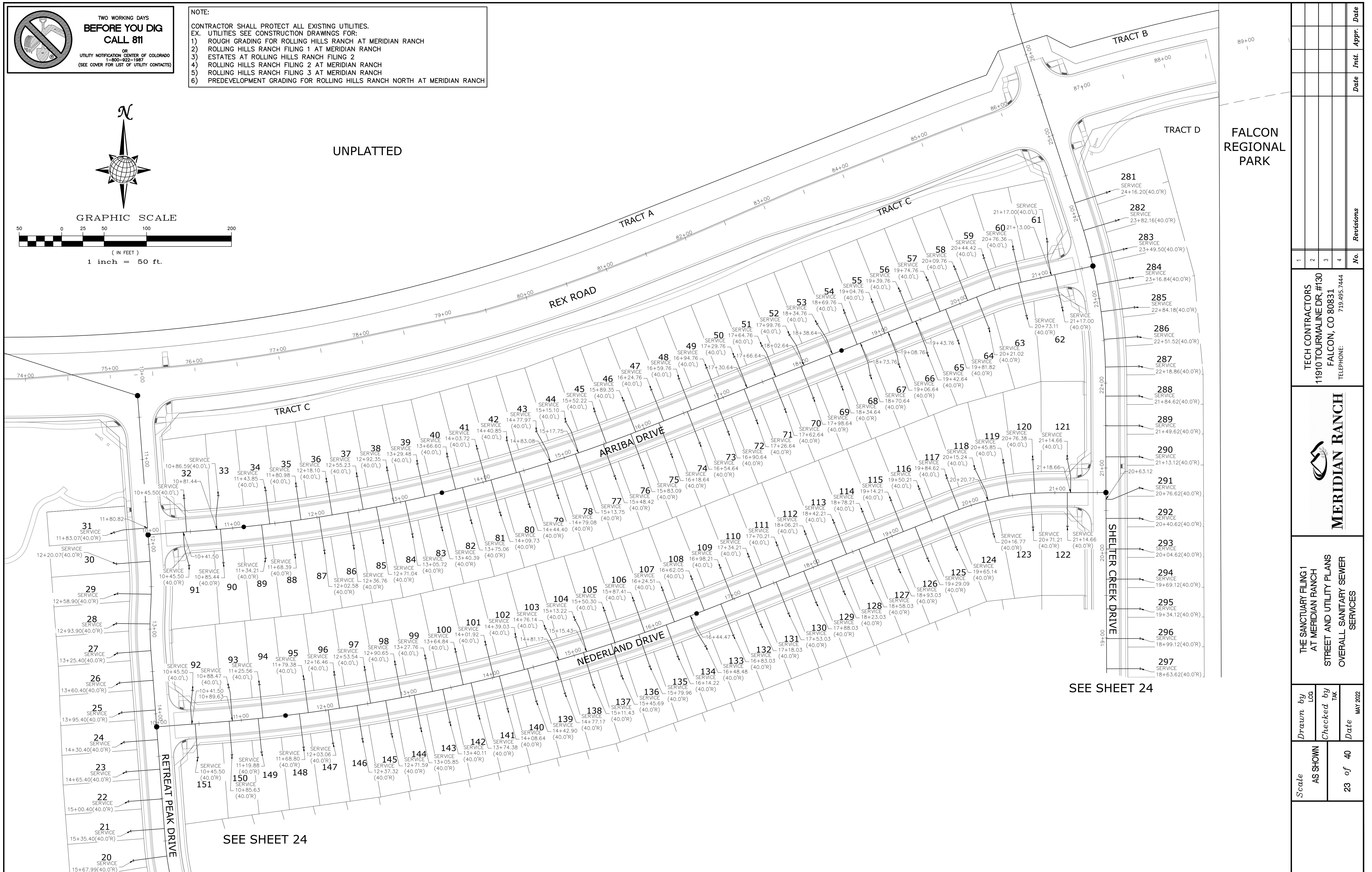


GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

UNPLATTED



Date	Appr.
Date	Revis.
No.	

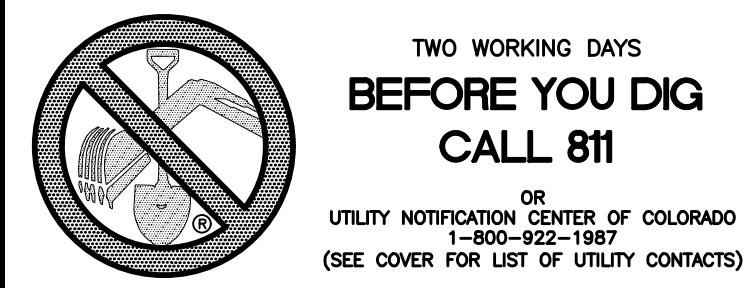
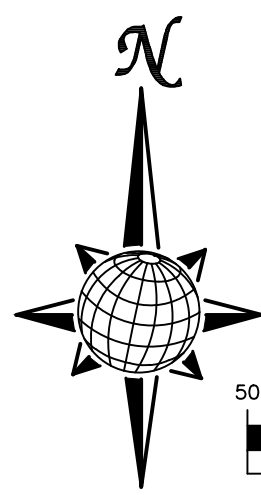
1	2	3	4
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TECH CONTRACTORS
 11910 TOURMALINE DR. #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444



THE SANCTUARY FILING 1
 AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 OVERALL SANITARY SEWER
 SERVICES

Scale	AS SHOWN	23 of 40
Drawn by	LOG	
Checked by	TAK	
Date	MAY 2022	



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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EX. UTILITIES SEE CONSTRUCTION FOR:
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2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
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6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

RETREAT PEAK DRIVE

SEE SHEET 23

ESTES RIDGE DRIVE

RICO RIDGE DRIVE

MANZANOLA DRIVE

CUCHARA WAY

SHELTER CREEK DRIVE

TRACT D

FALCON REGIONAL PARK

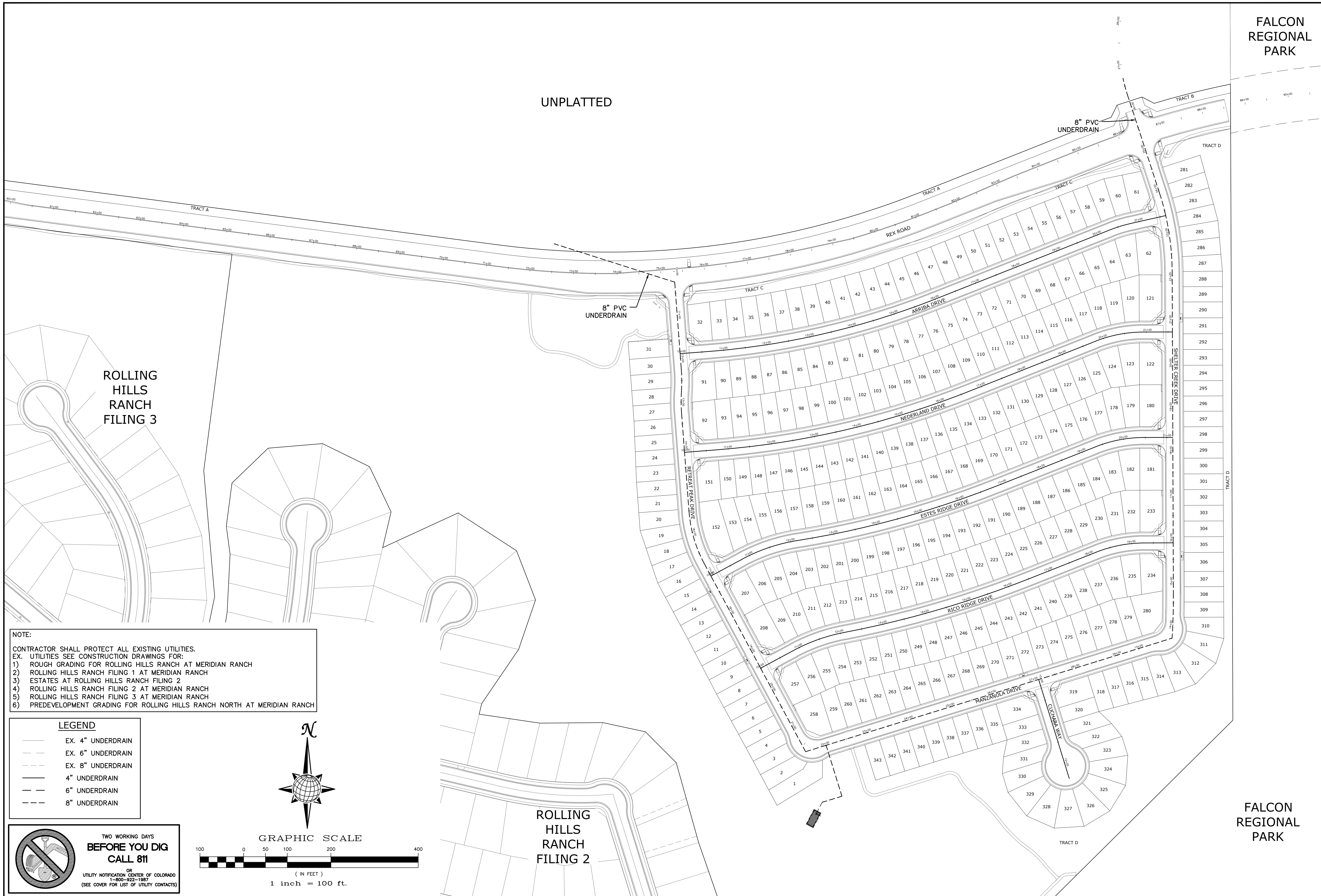
SEE SHEET 23

FALCON REGIONAL PARK

ROLLING HILLS RANCH FILING 2

1	2	3	4	No.	Revisions	Date	Appr.		
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444				MERIDIAN RANCH				THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL SANITARY SEWER SERVICES	
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK	Date	MAY 2022		
24	of	40							

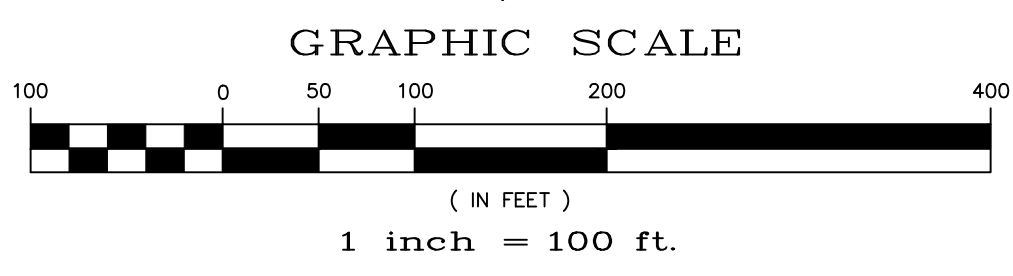
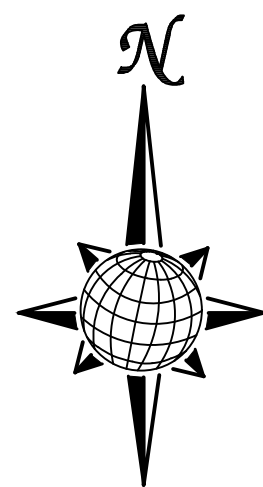
S:\OneDrive\Civil\Proj\Rolling Hills Filing 4\DWG\Plan Sheets\IMPROVEMENT PLANS\03-THE SANCTUARY.dwg, 5/18/2022 1:47:02 PM



NOTE:
 CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
 1) ROUGH GRADING FOR ROLLING HILLS RANCH AT MERIDIAN RANCH
 2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
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 4) ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH
 5) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
 6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

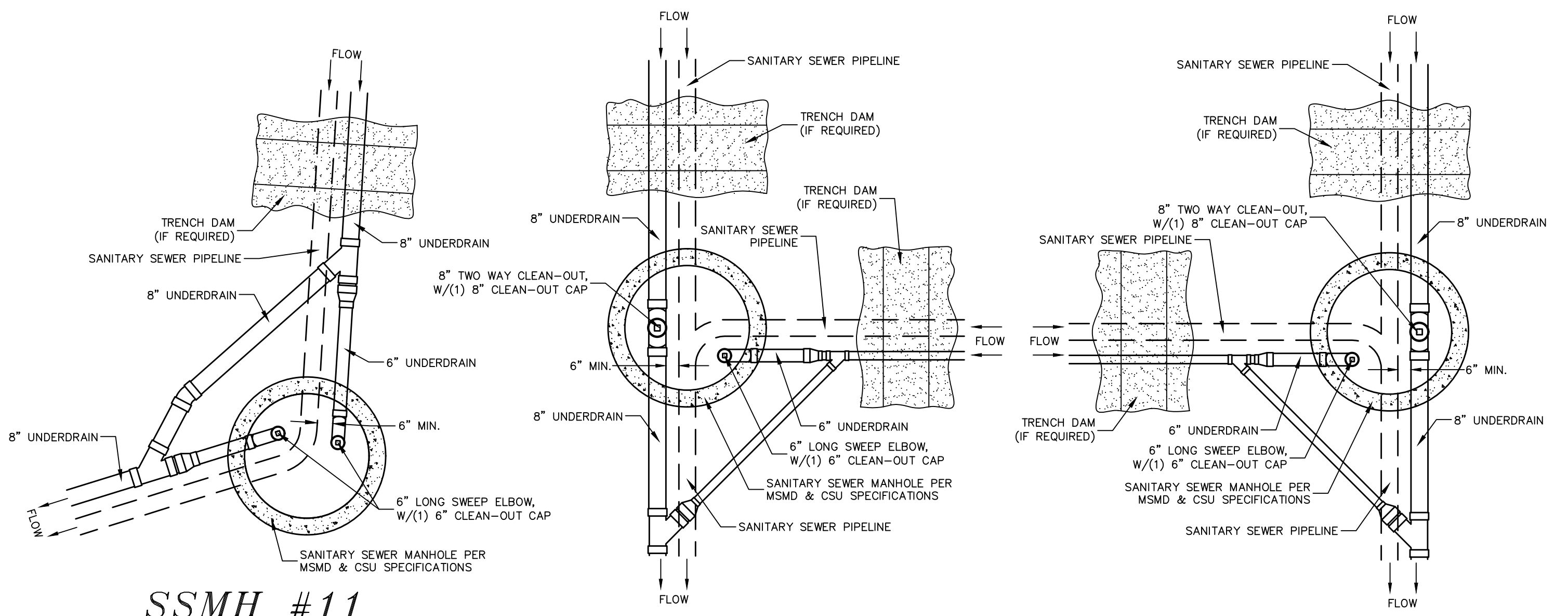
LEGEND

	EX. 4" UNDERDRAIN
	EX. 6" UNDERDRAIN
	EX. 8" UNDERDRAIN
	4" UNDERDRAIN
	6" UNDERDRAIN
	8" UNDERDRAIN



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 1-800-822-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

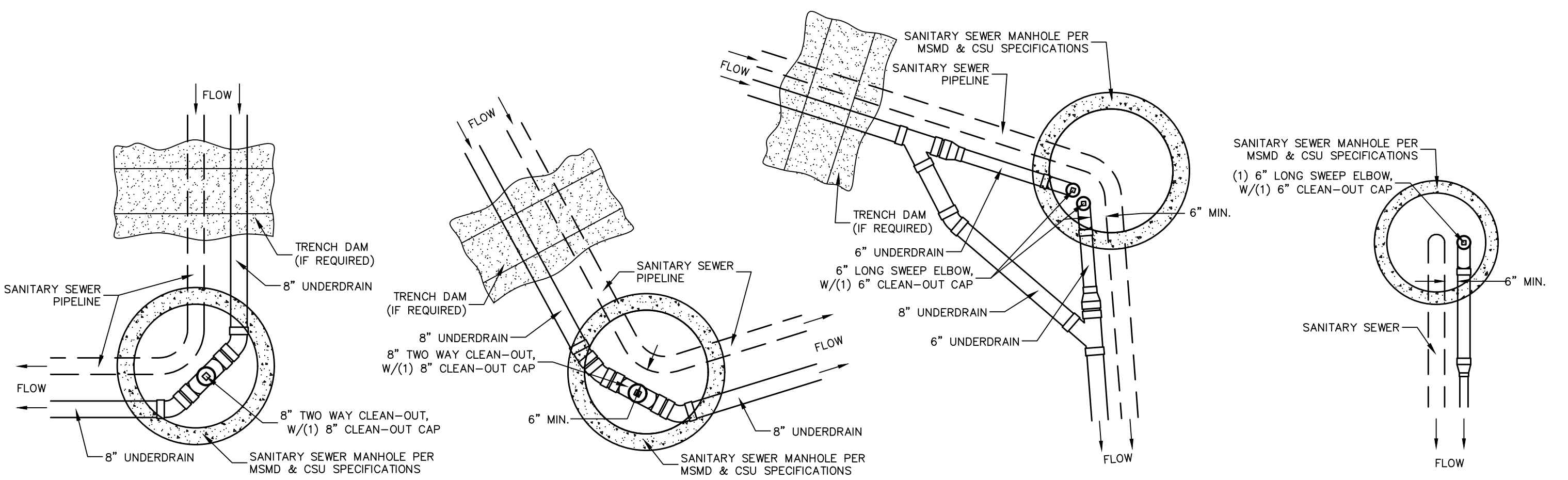
Scale		AS SHOWN		25 of 40	
Drawn by	LOG	Checked by	TAK	Date	MAY 2022
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL UNDERDRAIN					
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
1	2	3	4	No.	Revisions
				Date	Appr.
				Date	Appr.



SSMH #11

**SSMH #4, #5, #6,
#7 & #9**

**SSMH #12, #13,
#14 & #15**

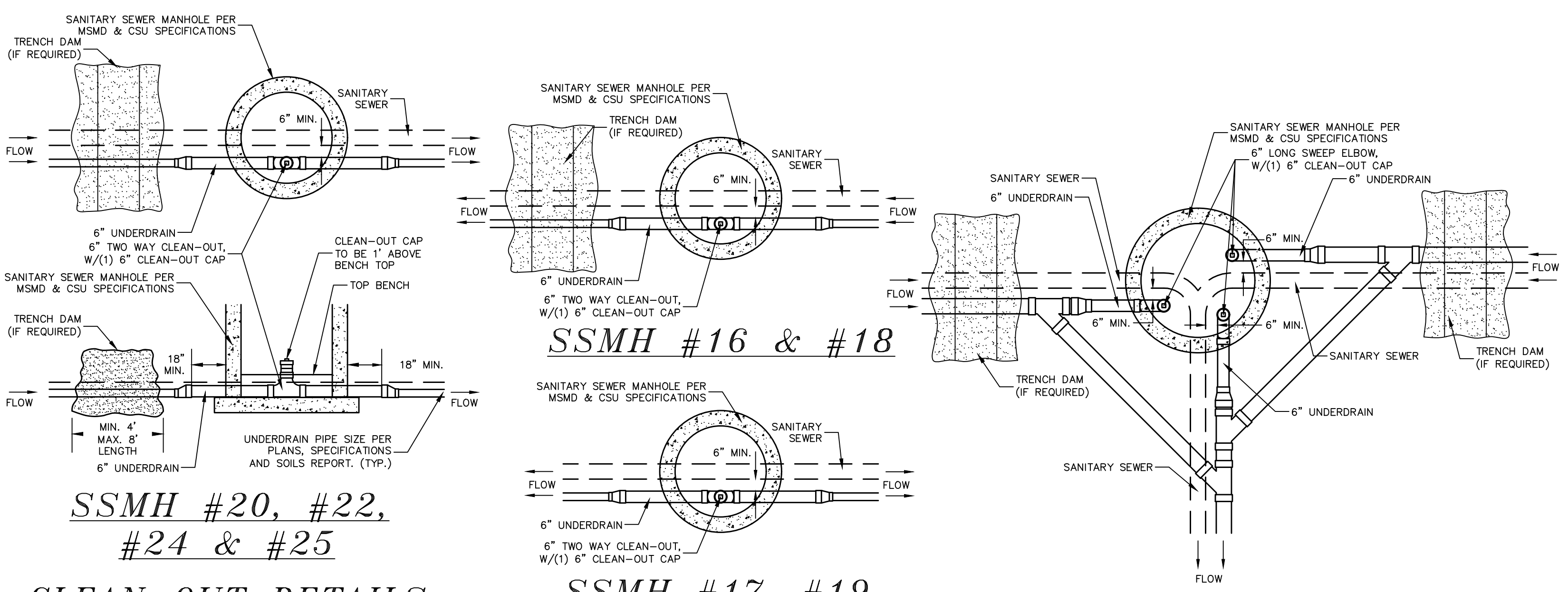


SSMH #1

SSMH #3

SSMH #8

SSMH #10

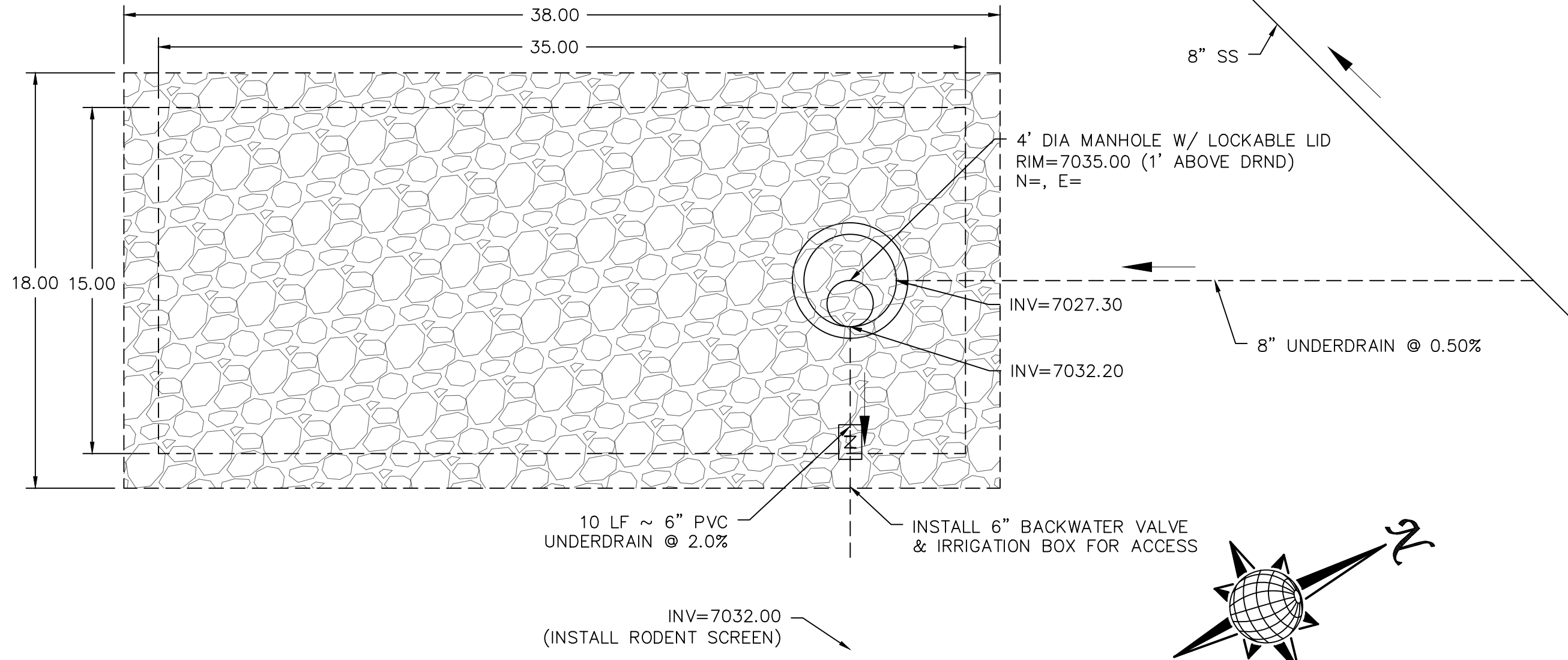


**SSMH #20, #22,
#24 & #25**

**SSMH #17, #19,
#21 & #23**

SSMH #2

CLEAN-OUT DETAILS
SCALE : N.T.S.



DISPERSION PIT DETAIL
AREA 11, TOTAL OF 750-800 RESIDENTIAL HOMES
SCALE : N.T.S.

NOTES:

1. THE UNDERDRAIN SYSTEM SHALL BE PASSIVE, WATER TIGHT, NON- PERFORATED PIPE, WITH THE MAIN LINE SIZE DESIGNED BY THE ENGINEER. ALL UNDERDRAIN PIPES AND FITTINGS SHALL BE SDR 35 PVC, OR MSMD APPROVED EQUAL, INSTALLED PER THE SAME INSTALLATION STANDARDS AS OUTLINED BY CSUS FOR SANITARY SEWER SYSTEMS. THE UNDERDRAIN SYSTEM AT EACH SANITARY SEWER MANHOLE SHALL CONTAIN 6" CLEAN-OUTS IN EACH UNDERDRAIN MAIN DIRECTION PER THE CLEAN-OUT DETAIL. ALL LOTS SHALL RECEIVE A WHITE 3" UNDERDRAIN SERVICE LATERAL ADJACENT TO THE SANITARY SEWER SERVICE LATERAL.
2. TESTING OF THE UNDERDRAIN SYSTEM WILL CONSIST OF VISUAL INSPECTIONS FOR WATER IN THE SYSTEM, ALONG WITH A VIDEO INSPECTION PERFORMED BY MSMD PERSONNEL. ALL UNDERDRAIN MAINS AND DOWNSTREAM INFILTRATION STRUCTURES SHALL BE CLEAN AND DEBRIS FREE UPON COMPLETION OF THE SYSTEM AND PRIOR TO CCTV. ALL UNDERDRAIN MAINS SHALL BE CCTV INSPECTED BY MSMD AND REVIEWED FOR APPROVAL. THE SPECIFICATION FOR ALLOWABLE STANDING WATER AND WATER INFILTRATION IN THE UNDERDRAIN SYSTEM SHALL BE THE SAME AS PER CSUS FOR SANITARY SEWER SYSTEMS. IF EXCESS WATER IS OBSERVED IN THE UNDERDRAIN SYSTEM, THE CONTRACTOR SHALL LOCATE THE SOURCE OF WATER INFILTRATION AND REPAIR AS NECESSARY TO MEET CSUS.
3. IF THE UNDERDRAIN MAIN HAS LOW SPOTS THAT EXCEED CSUS STANDARDS, THE CONTRACTOR SHALL REPAIR THE LINE AS NECESSARY TO MEET CSUS. UNDERDRAIN MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND OR REPAIRED AS NECESSARY. THE CONTRACTOR SHALL RE-CCTV INSPECT THE UNDERDRAIN MAIN LINES AFTER THE REPAIRS HAVE BEEN MADE WITH ONE VIDEO SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
4. UNDER DRAIN MAIN LINES SHALL HAVE CONTINUOUS POSITIVE DRAINAGE TO THE POINT OF DISCHARGE INTO A BELOW GRADE AN APPROVED UNDERDRAIN INFILTRATION STRUCTURE WHEREVER POSSIBLE. UNDERDRAIN INFILTRATION STRUCTURES SHALL BE DESIGNED WITH OVERFLOW LINES FOR FUTURE EXPANSION AS NEEDED. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION OF THE INFILTRATION STRUCTURE, STOP INSTALLATION AND CONTACT THE DISTRICT ENGINEER FOR POSSIBLE ALTERNATE DESIGN.
5. UNDERDRAINS WILL DAYLIGHT AT LOCATIONS SHOWN ON THE DRAWINGS.
6. UNDERDRAIN CLEANOUTS SHALL BE 6 INCH AND SHALL BE LOCATED AT EVERY MANHOLE. UNDERDRAIN CLEANOUTS AND CLEANOUT CONSTRUCTION WILL LEAVE NO INFILTRATION WITHIN SEWER MANHOLES. MANHOLE PENETRATIONS TO BE FILLED WITH NON-SHRINKING GROUT. UNDERDRAIN SIZE WILL NOT BE REDUCED THROUGH THE MANHOLE.
7. TRENCH DAMS WILL BE PROVIDED AT INTERVALS NO GREATER THAN 350 FEET IN SANITARY SEWER SECTIONS WHERE GROUNDWATER EXISTS OR WHERE DIRECTED BY THE ENGINEER. A TRENCH DAM WILL BE CONSTRUCTED WITHIN THE FIRST 100 FEET OF EITHER ENTERING OR EXITING GROUNDWATER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT WHEN GROUNDWATER IS ENCOUNTERED TO REVIEW TRENCH DAM NEEDS, LOCATIONS, AND MATERIALS.
8. TRENCH DAMS MAY BE CONSTRUCTED OF ON SITE MATERIALS IF APPROVED BY THE SOILS ENGINEER.
9. TRENCH DAMS SHALL COMPLETELY INTERRUPT GRAVEL BEDDING AND STABILIZATION THE FULL WIDTH OF THE TRENCH FOR A LENGTH OF NO LESS THAN 4 FEET BUT NO GREATER THAN 8 FEET.
10. TRENCH DAMS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AROUND THE SEWER AND UNDERDRAIN PIPELINES.
11. IF ALTERNATE MATERIALS (CONCRETE) OR SOIL AMENDED TRENCH DAMS ARE NECESSARY OR REQUIRED BY THE ENGINEER, THE DAMS SHALL BE EXTENDED A MINIMUM OF 6 FEET ABOVE THE PIPELINE BUT IN NO CASE CLOSER THAN 6" FROM THE SURFACE.

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

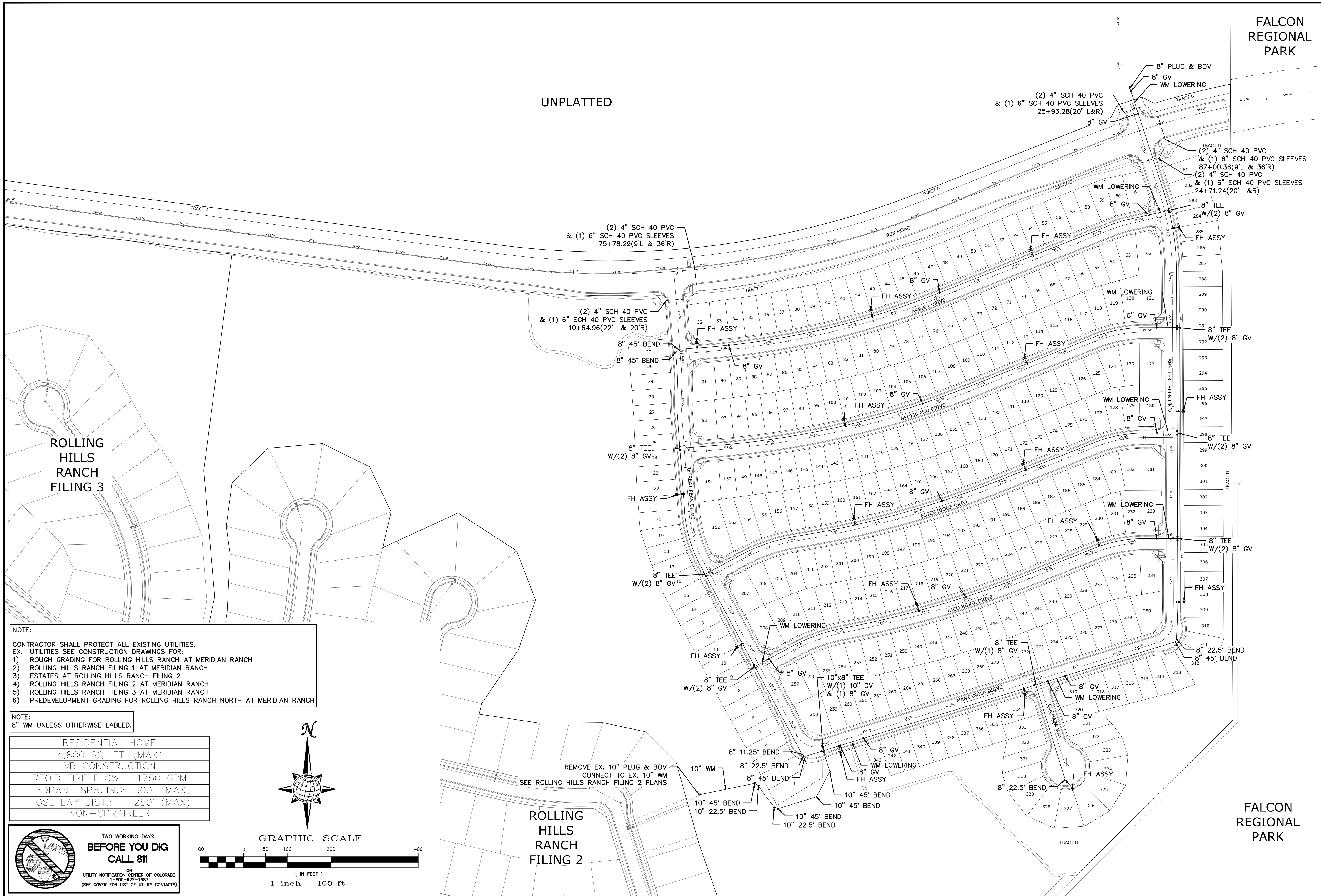
TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
TELEPHONE: 719.495.7444



THE SANCTUARY FILING 1
AT MERIDIAN RANCH
STREET AND UTILITY PLANS
UNDERDRAIN DETAILS

Scale	AS SHOWN
Drawn by	LOG
Checked by	TAK
Date	MAY 2022
26 of 40	

**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)



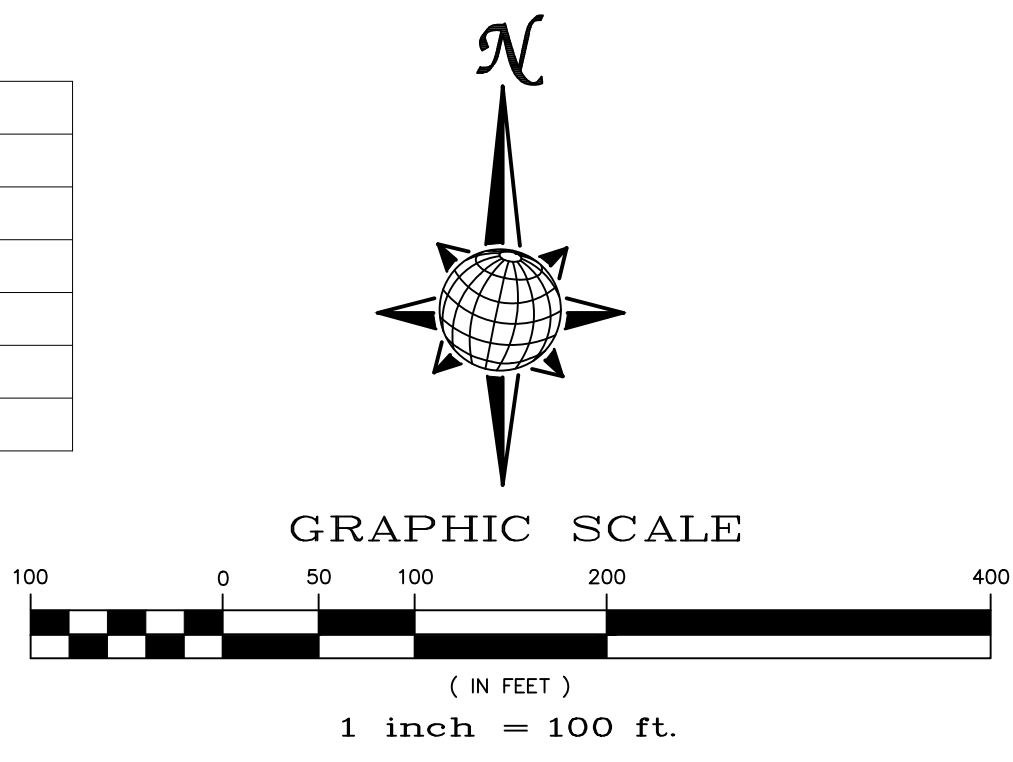
NOTE:
 CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
 1) ROUGH GRADING FOR ROLLING HILLS RANCH AT MERIDIAN RANCH
 2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
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 5) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
 6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

NOTE:
 8" WM UNLESS OTHERWISE LABELED.

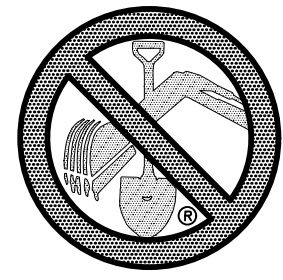
RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER

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)

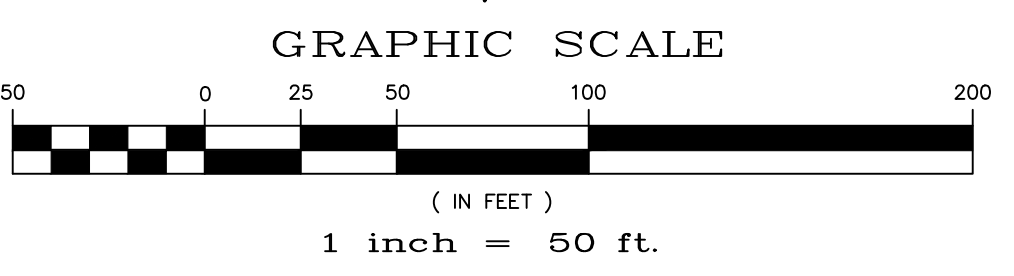


FALCON REGIONAL PARK		Date
UNPLATTED		Appr.
FALCON REGIONAL PARK		Date
FALCON REGIONAL PARK		Revisions
1	No.	
2		
3		
4		
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444		
 MERIDIAN RANCH		
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS		OVERALL WATER
Drawn by	LOG	Date
Checked by	TAK	MAY 2022
Scale	AS SHOWN	
	27 of 40	



**TWO WORKING DAYS
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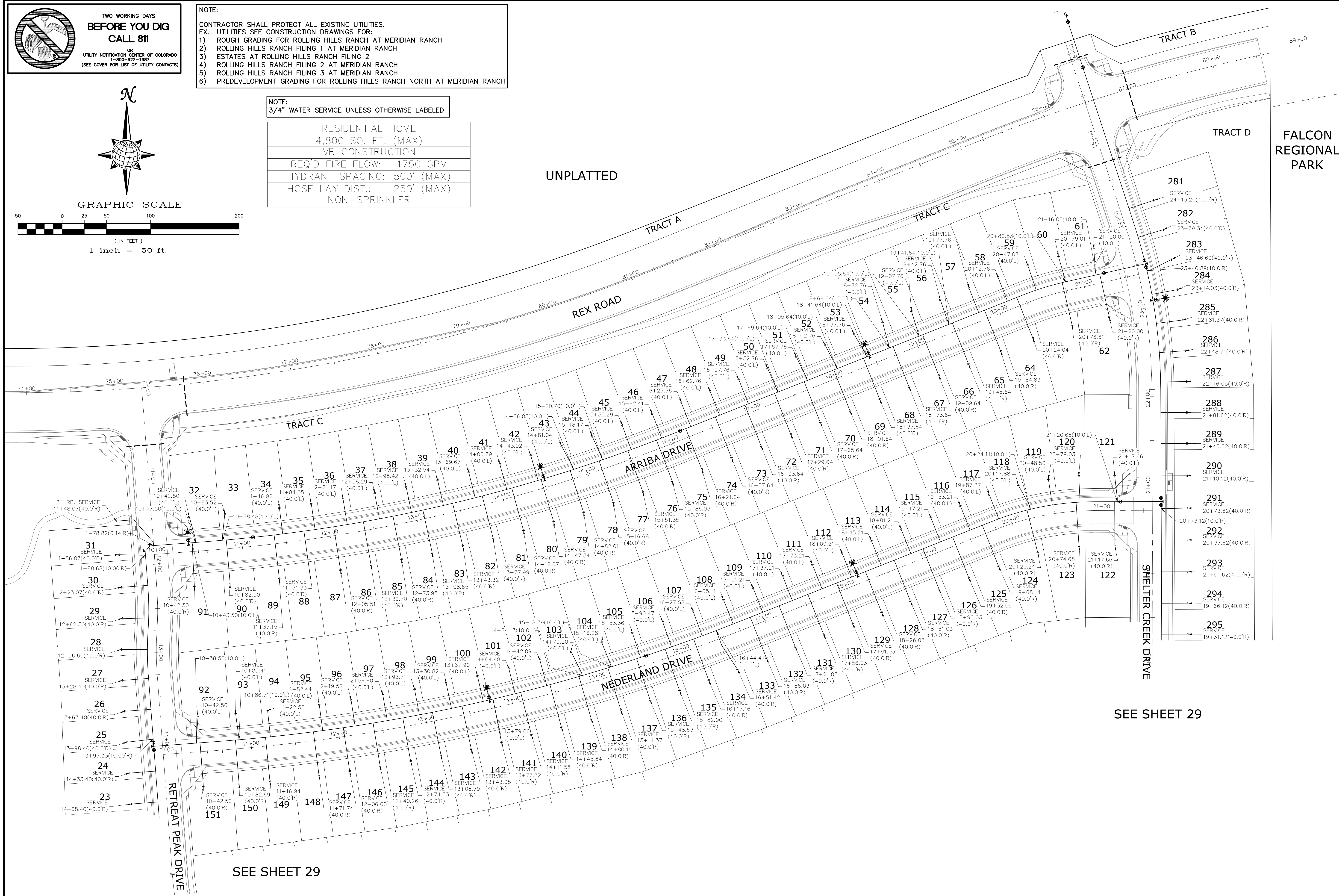
NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) ROUGH GRADING FOR ROLLING HILLS RANCH AT MERIDIAN RANCH
2) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
3) ESTATES AT ROLLING HILLS RANCH FILING 2
4) ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH
5) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH



NOTE:
3/4" WATER SERVICE UNLESS OTHERWISE LABELED.

RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER

UNPLATTED



FALCON REGIONAL PARK

SEE SHEET 29

SEE SHEET 29

1	2	3	4	No.	Revisions	Date	Appr.
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444							
				MERIDIAN RANCH			
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS				OVERALL WATER SERVICES			
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK	Date	MAY 2022
	28 of 40						

TWO WORKING DAYS BEFORE YOU DIG CALL 811

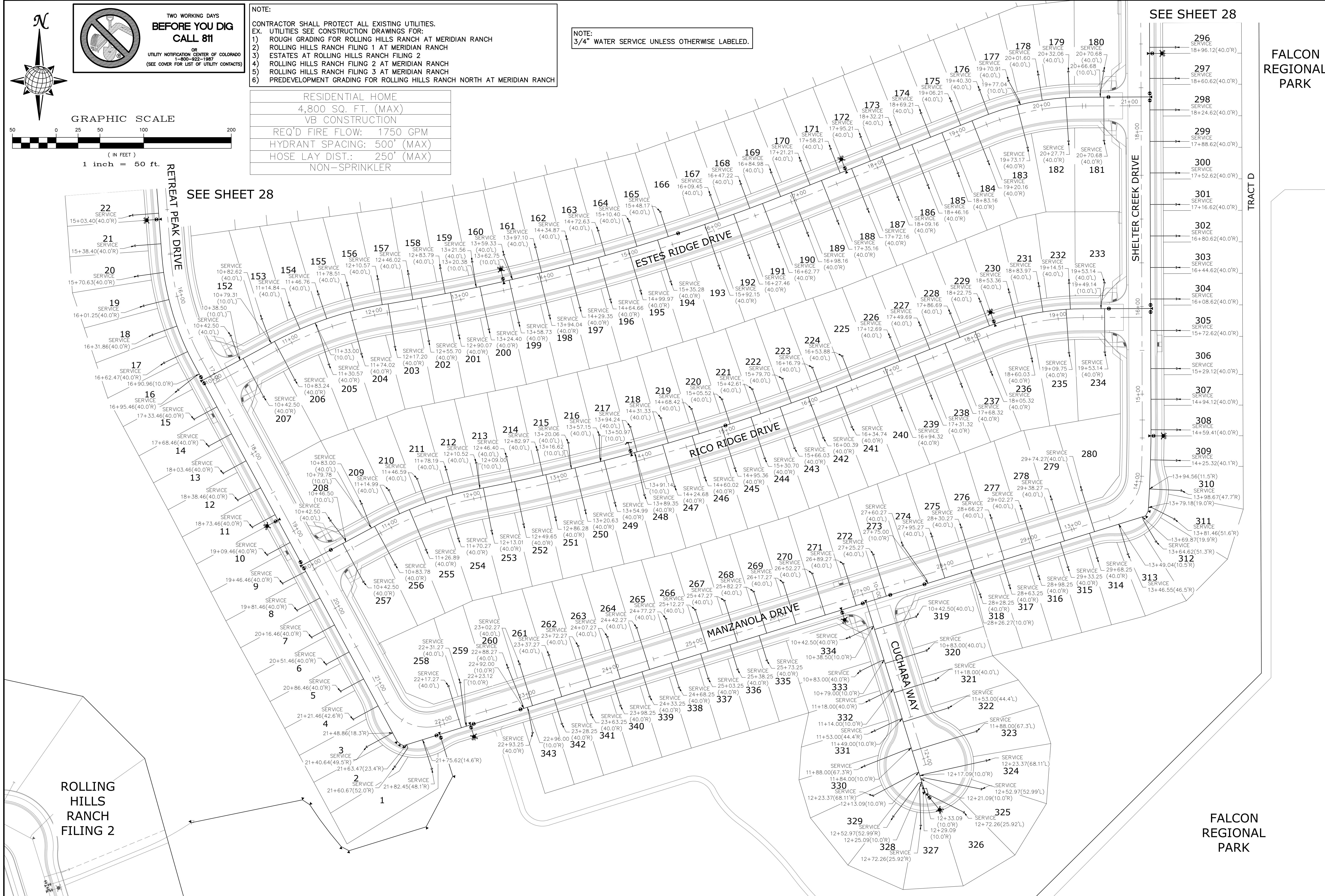
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

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

NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) ROUGH GRADING FOR ROLLING HILLS RANCH AT MERIDIAN RANCH
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NOTE:
3/4" WATER SERVICE UNLESS OTHERWISE LABELED.

RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER



SEE SHEET 28

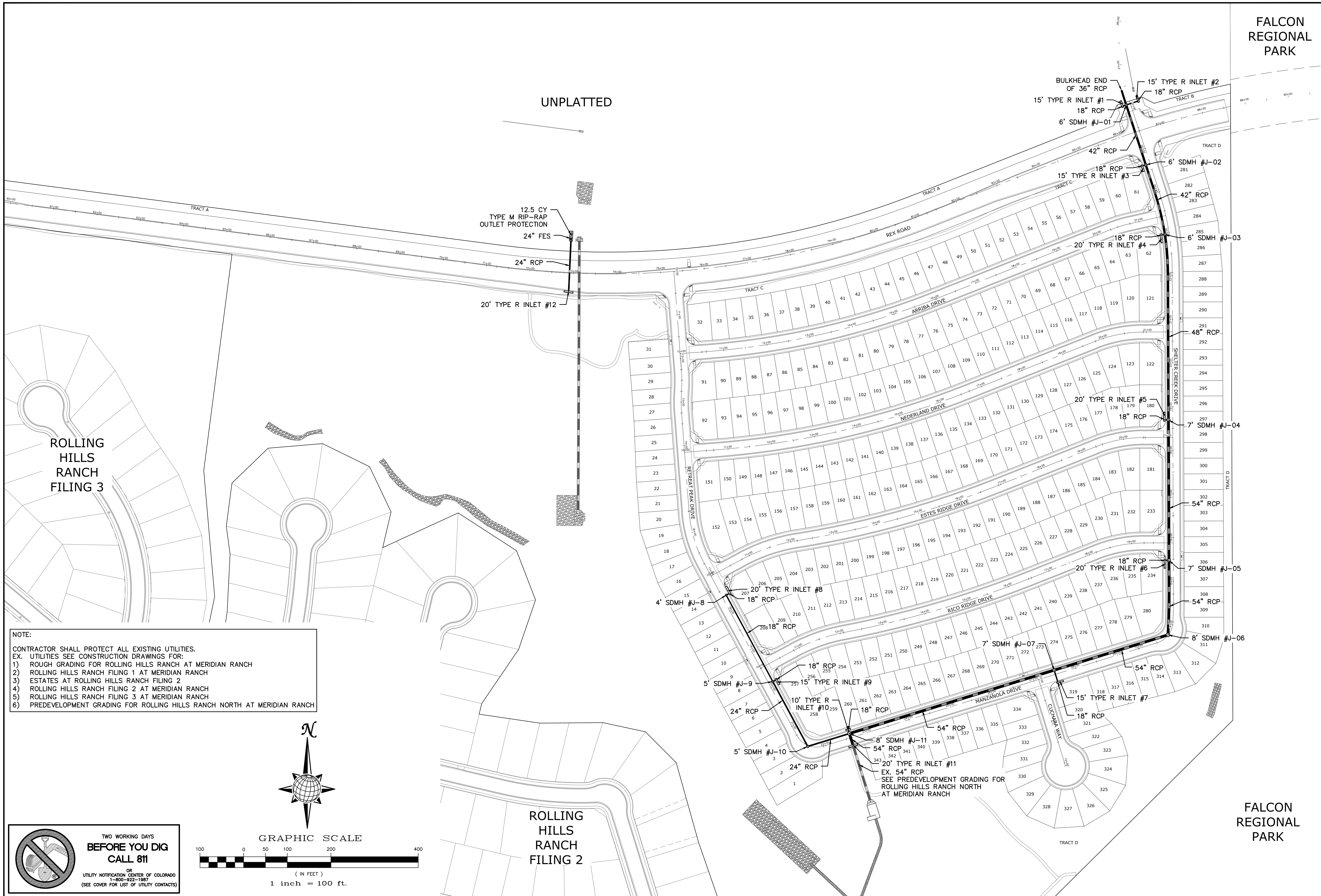
SEE SHEET 28

FALCON REGIONAL PARK

FALCON REGIONAL PARK

1	2	3	4	No.	Revisions	Date	Appr.
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MERIDIAN RANCH							
THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL WATER SERVICES							
Scale	AS SHOWN	Drawn by	LOG	Checked by	TAK	Date	MAY 2022
	29 of 40						

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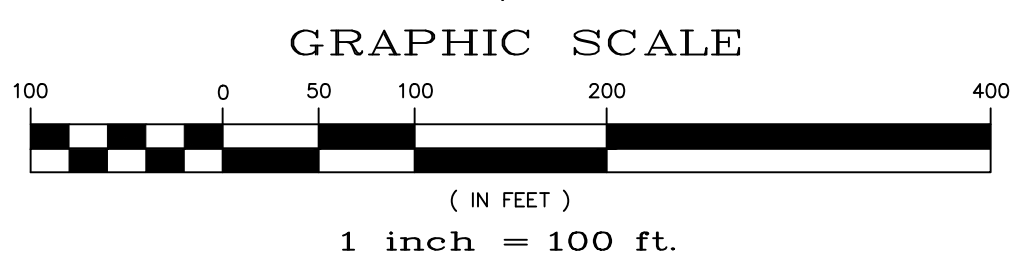
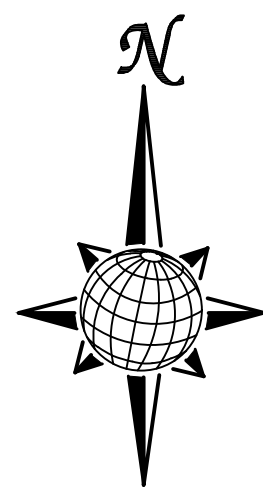
FALCON REGIONAL PARK

ROLLING HILLS RANCH FILING 3

ROLLING HILLS RANCH FILING 2

FALCON REGIONAL PARK

NOTE:
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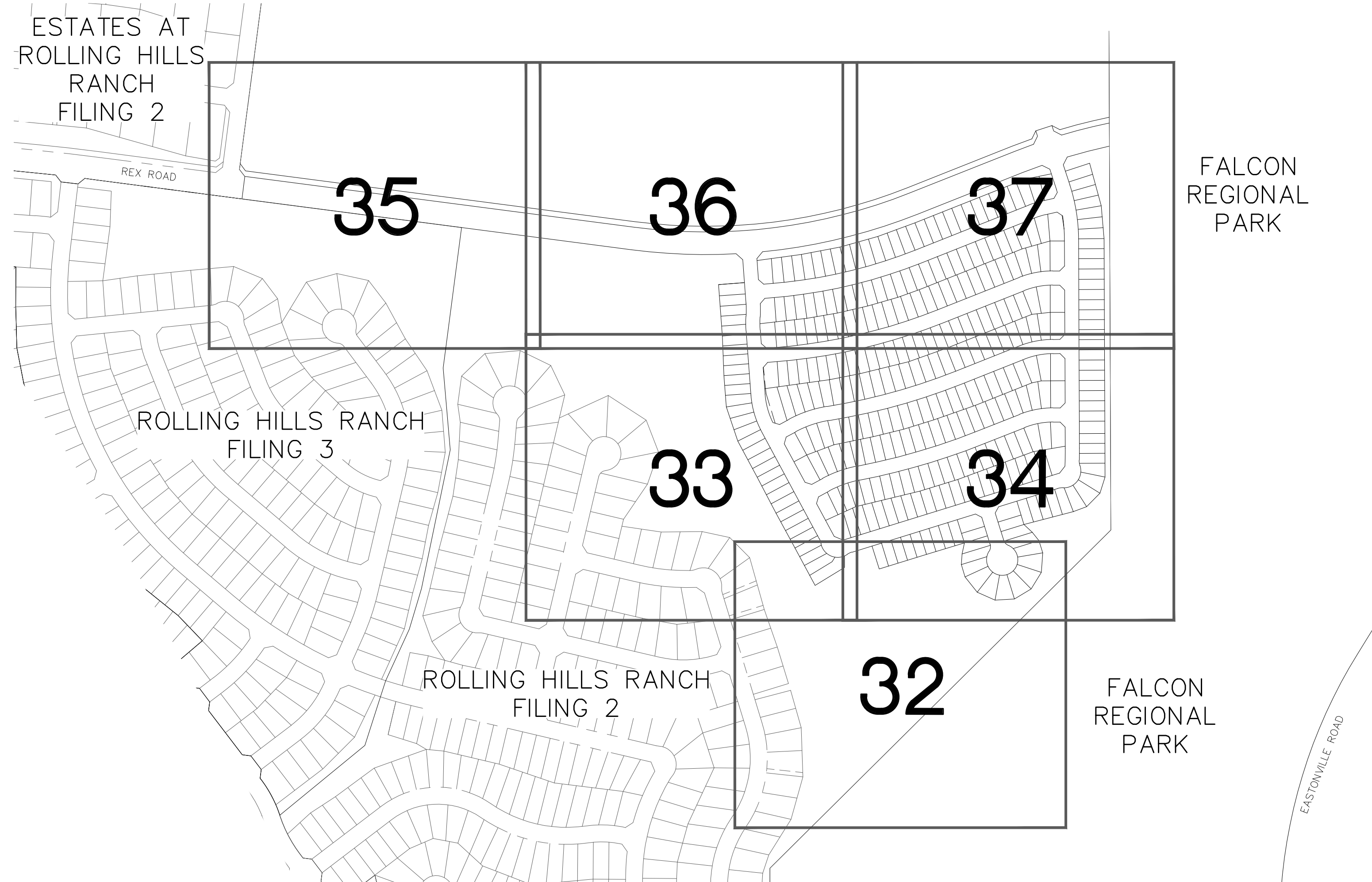
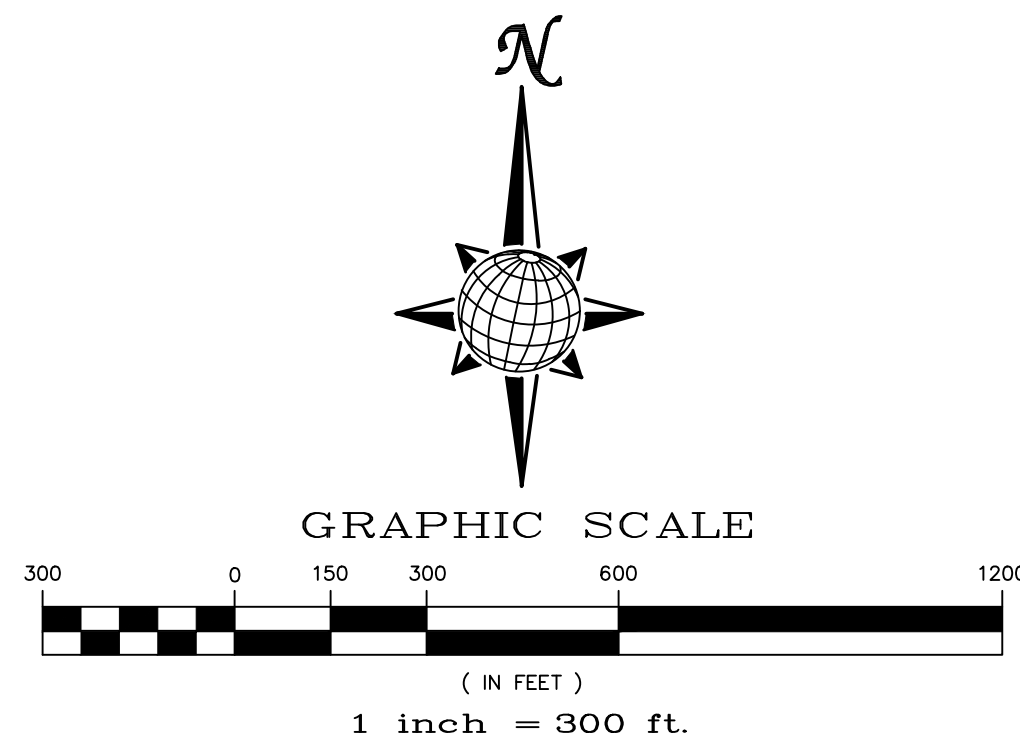
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TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444		MERIDIAN RANCH		THE SANCTUARY FILING 1 AT MERIDIAN RANCH STREET AND UTILITY PLANS OVERALL STORM DRAIN	
1	2	3	4	No.	Revisions
				Date	Appr.
				Date	Appr.
Scale AS SHOWN		80 of 40		Drawn by LOG	Checked by TJK
				Date MAY 2022	

EL PASO COUNTY STANDARD NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

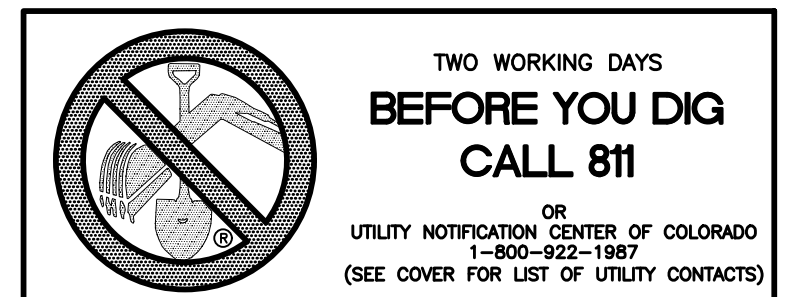


Stage	Description	Control Measures	Begin Date	End Date
Stage 1	Overlot Grading	Silt fence & VTC Temporary Sed. Basins Swale Checks as needed Surface Roughening	June 2022	August 2022
Stage 2	Underground utilities Surface Improvements	Perimeter Control Inlet Protection	August 2022	August 2023
Stage 3	Home Construction	Inlet Protection Individual Lot Perimeter Control	November 2022	November 2025
Final Stabilization	Permit Close	Final Stabilization Permanent Seeding Permanent Measures	November 2025	

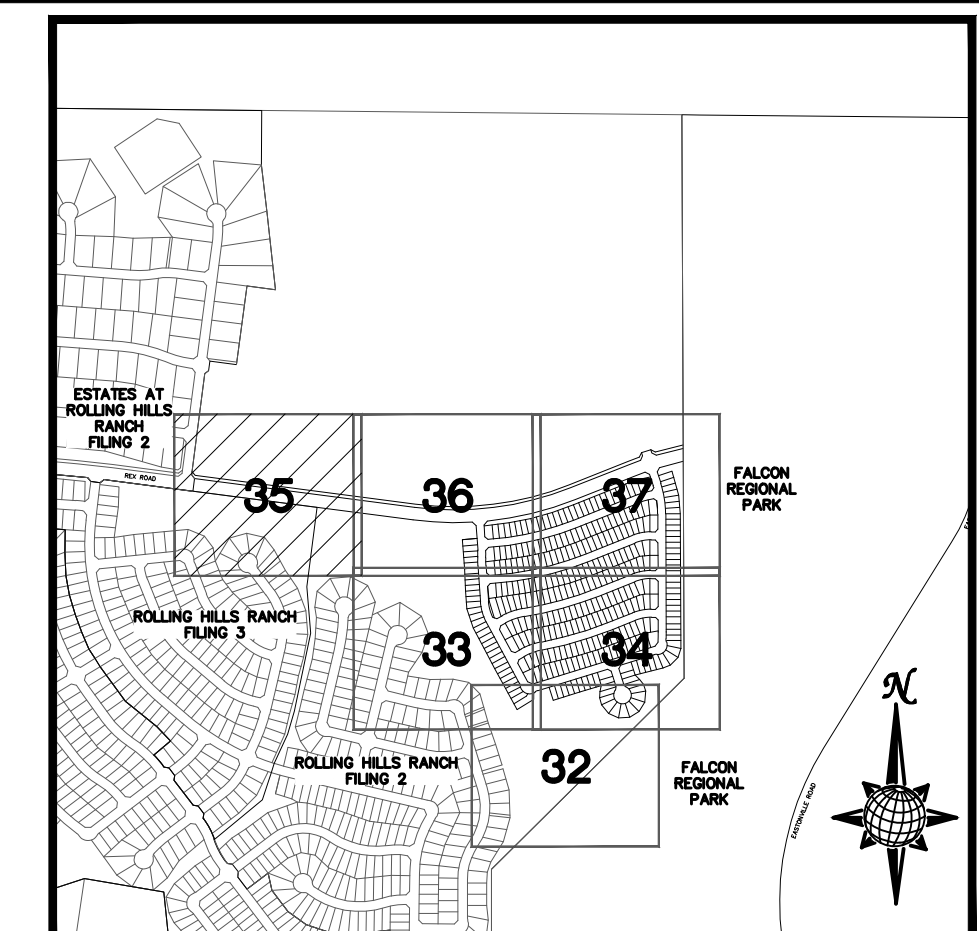
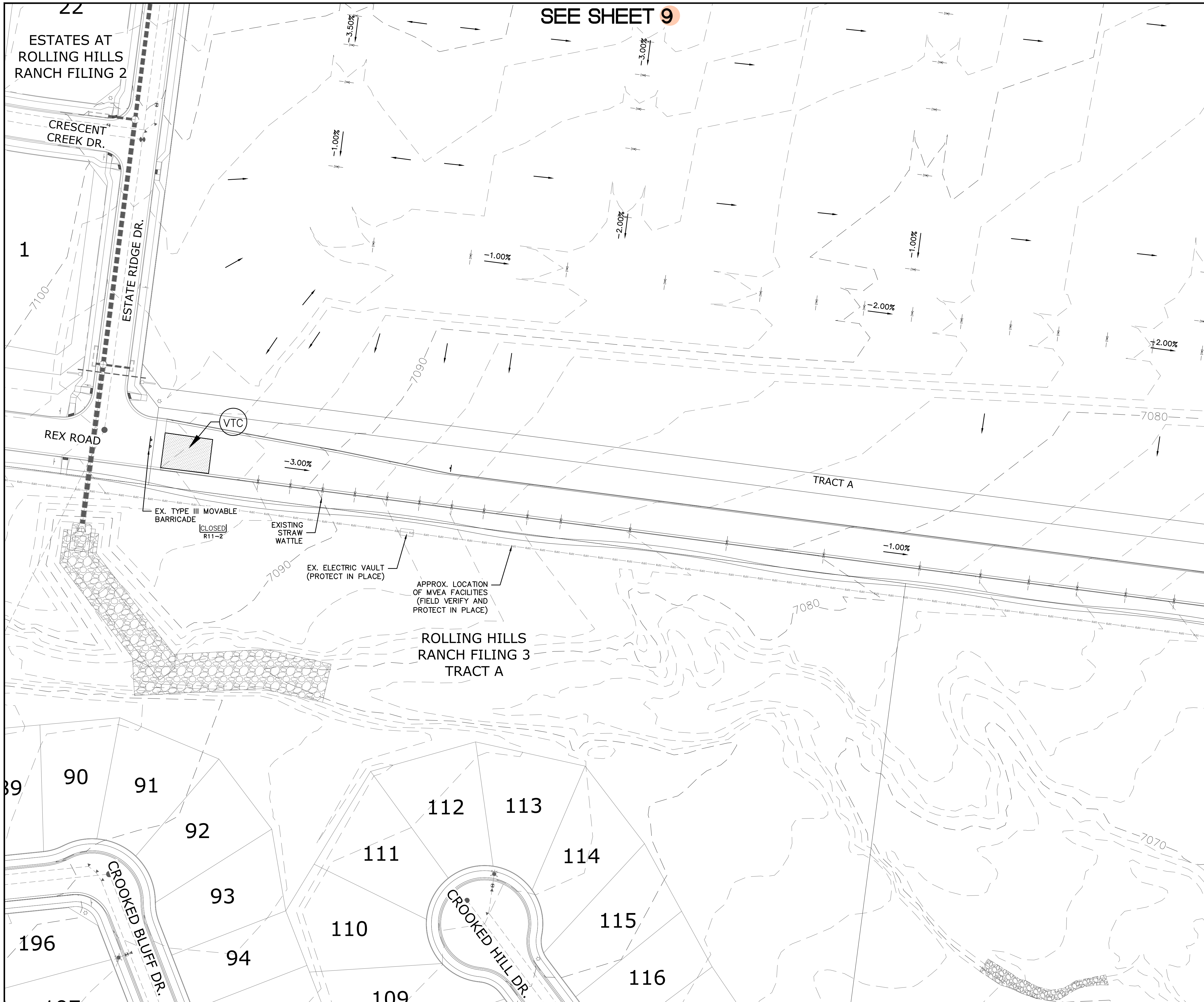
please add date of report

EARTHWORK QUANTITIES			
NET YARDS	BALANCE		
TOTAL STRIPPINGS	0.00 AC.	000 CY	
NET YARDS	CUT 0 CY	FILL 2,500 CY	
20% COMPACTION FACTOR			
NOTE: FILL WILL BE GENERATED FROM UTILITY INSTALLATION.			

- NOTE:
- EXISTING VEGETATION ON THE PROJECT SITE AND THE IN SURROUNDING AREAS CONSISTS OF A MIXTURE OF NATIVE GRASSES AND WEEDS WITH COVERAGE APPROXIMATING 70% DENSITY UNLESS OTHERWISE NOTED. SOME AREAS HAVE NEGLIGIBLE VEGETATIVE GROWTH AT THIS TIME AS THE SITE WAS PREVIOUSLY GRADED AND RE-SEEDING OR USED AS A BUILDERS' STOCKPILE LOCATION. AREAS PREVIOUSLY GRADED HAS BEEN RE-SEEDING WITH THE APPROVED COUNTY SEED MIX.
 - MATERIAL STORAGE, TOPSOIL STOCKPILES(EDFCD: MM-2), STAGING(UDFCD: SM-6), CONCRETE WASHOUT AND WASTE AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND ADJUSTED AS NECESSARY.
 - THERE IS NO CONCRETE BATCH PLANT ASSOCIATED WITH THIS PROJECT.
 - NO SLOPES GREATER THAN 3:1 ARE EXPECTED ON THIS SITE. SLOPES GREATER THAN 3:1 REQUIRE EROSION CONTROL BLANKET.
 - MIRIFI FABRIC TO BE PLACED BELOW ALL RIP-RAP.



TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444		No.	Revisions	Date	Appr.
MERIDIAN RANCH		THE SANCTUARY FILING 1 AT MERIDIAN RANCH GRADING/EROSION CONTROL PLAN		GRADING INDEX SHEET	
Scale	AS SHOWN	31 of 40	Drawn by LOG	Checked by TAK	Date MAY 2022



INDEX MAP
N.T.S.

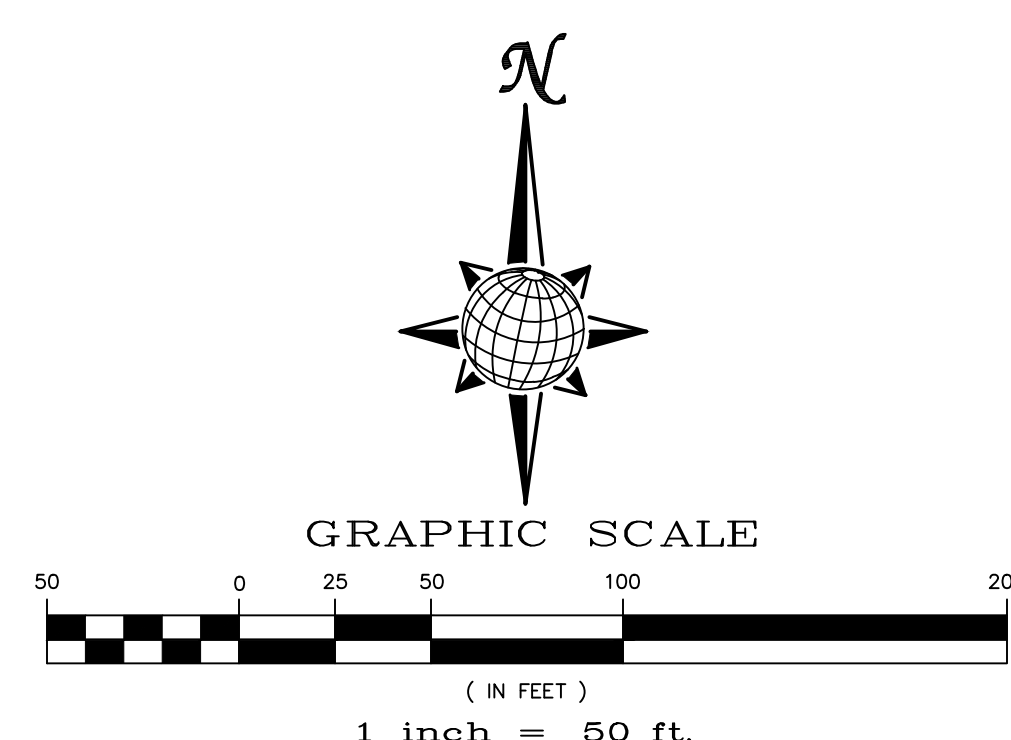
LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES PER DETAIL SHEET 40
		EROSION WATTLES PER DETAIL SHEET 40
		EROSION CONTROL BLANKET PER DETAIL EGB-1 & EGB-2 DCM VOL. 2
	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 40
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
		GRADE
	A	LOT GRADE TYPE

SEE SHEET 7

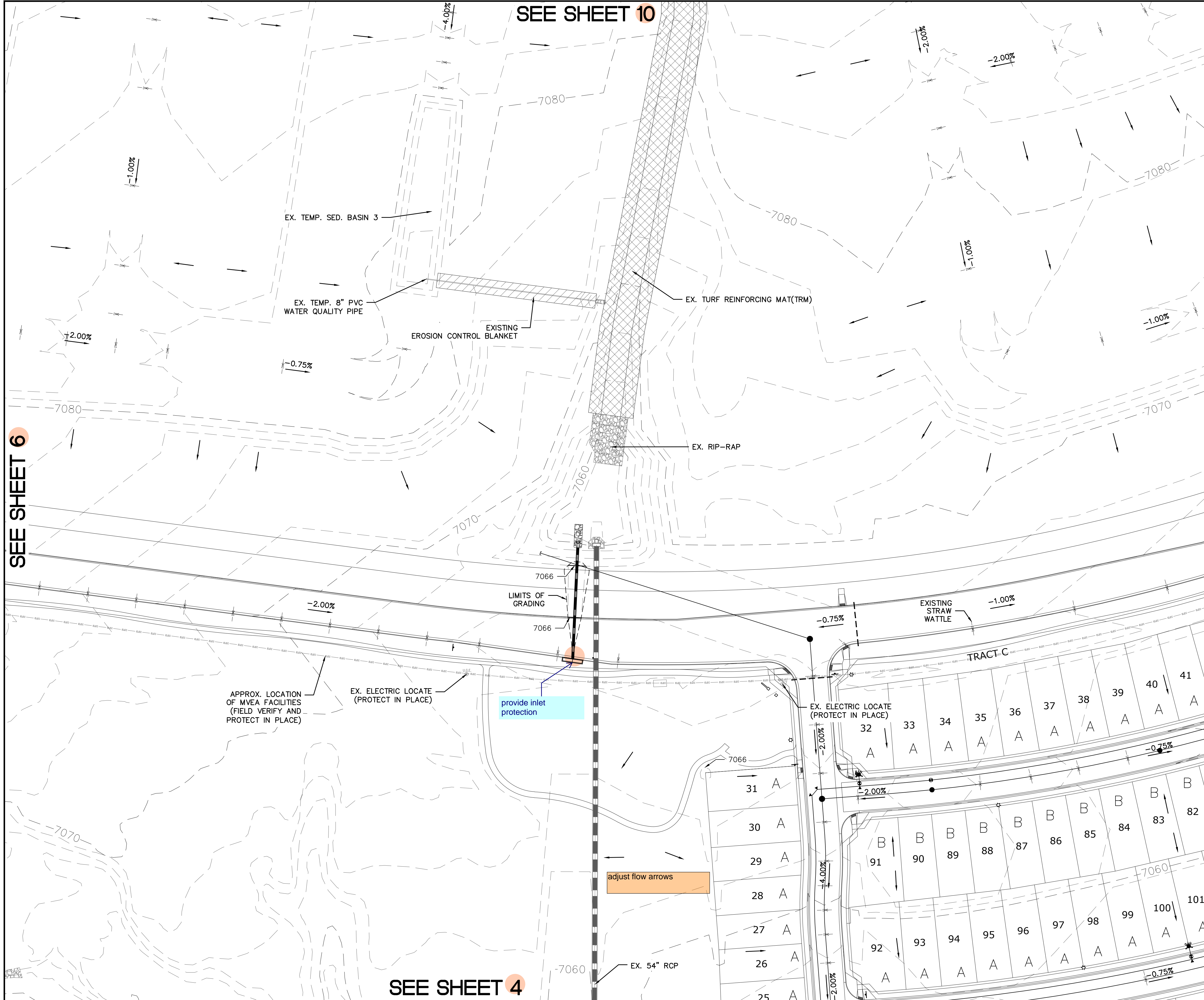
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Drawn by LOG	Checked by TKM	Date MAY 2022	
Scale AS SHOWN	35 of 40		
Revisions		Date	Appr.
1			
2			
3			
4			

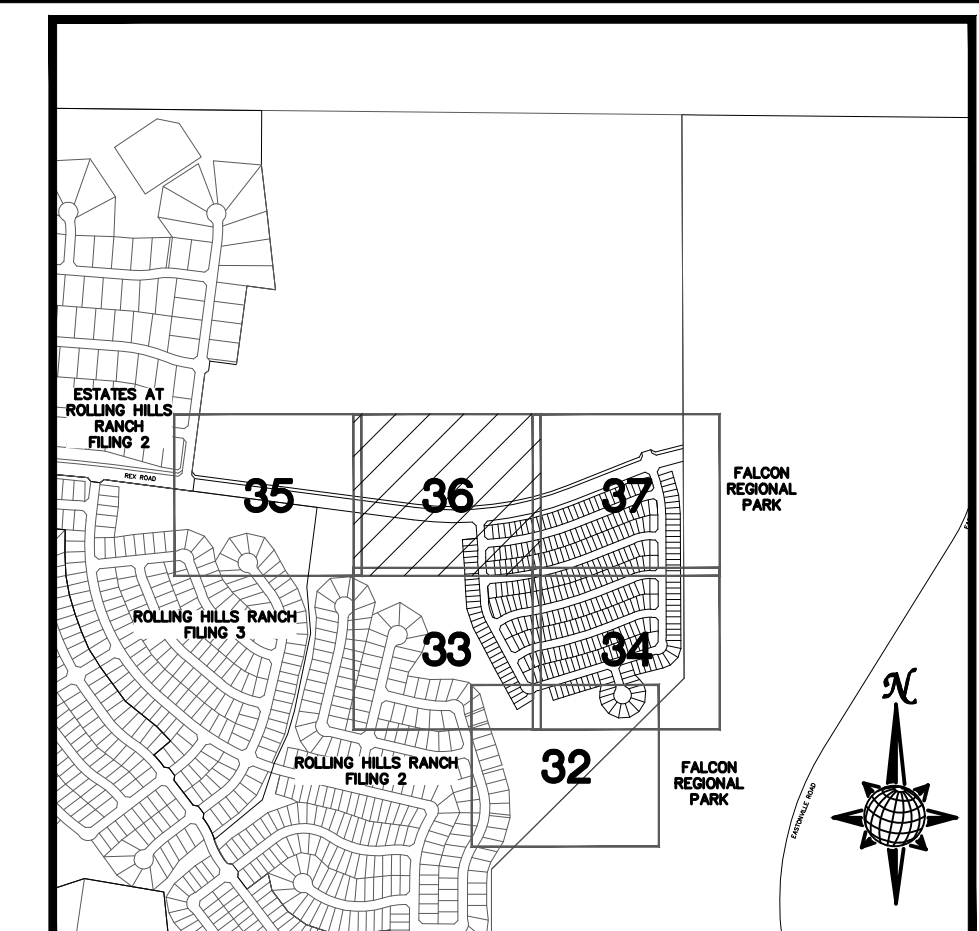


SEE SHEET 6

SEE SHEET 10

SEE SHEET 8

SEE SHEET 4



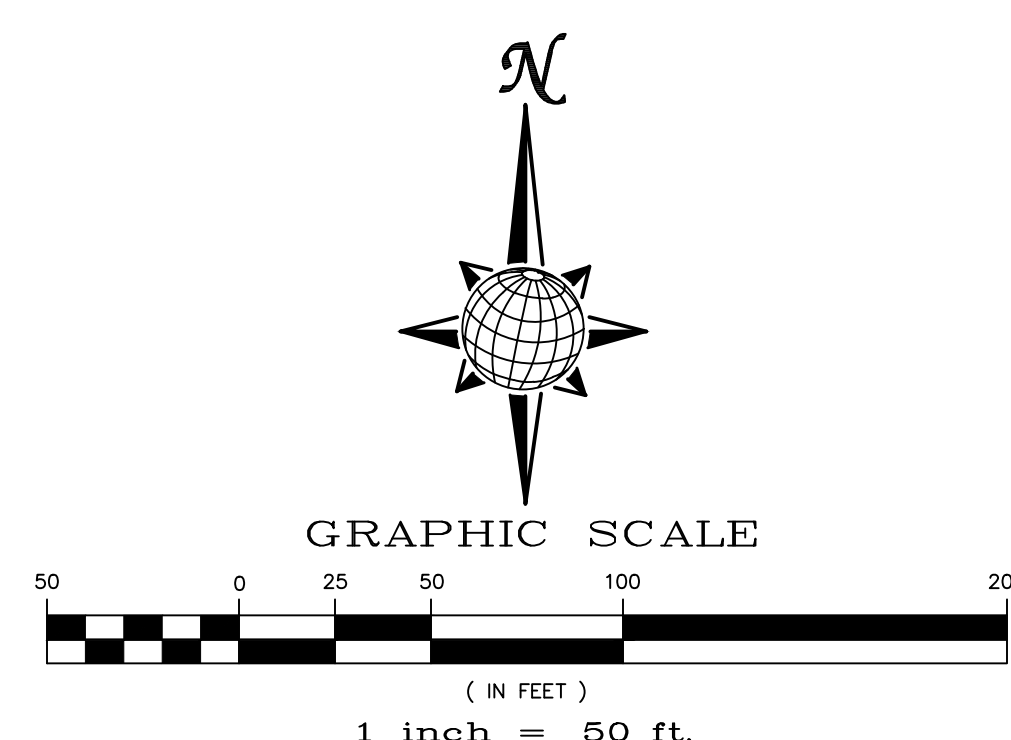
INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
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LIMITS OF GRADING		
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
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		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
		GRADE
	A	LOT GRADE TYPE

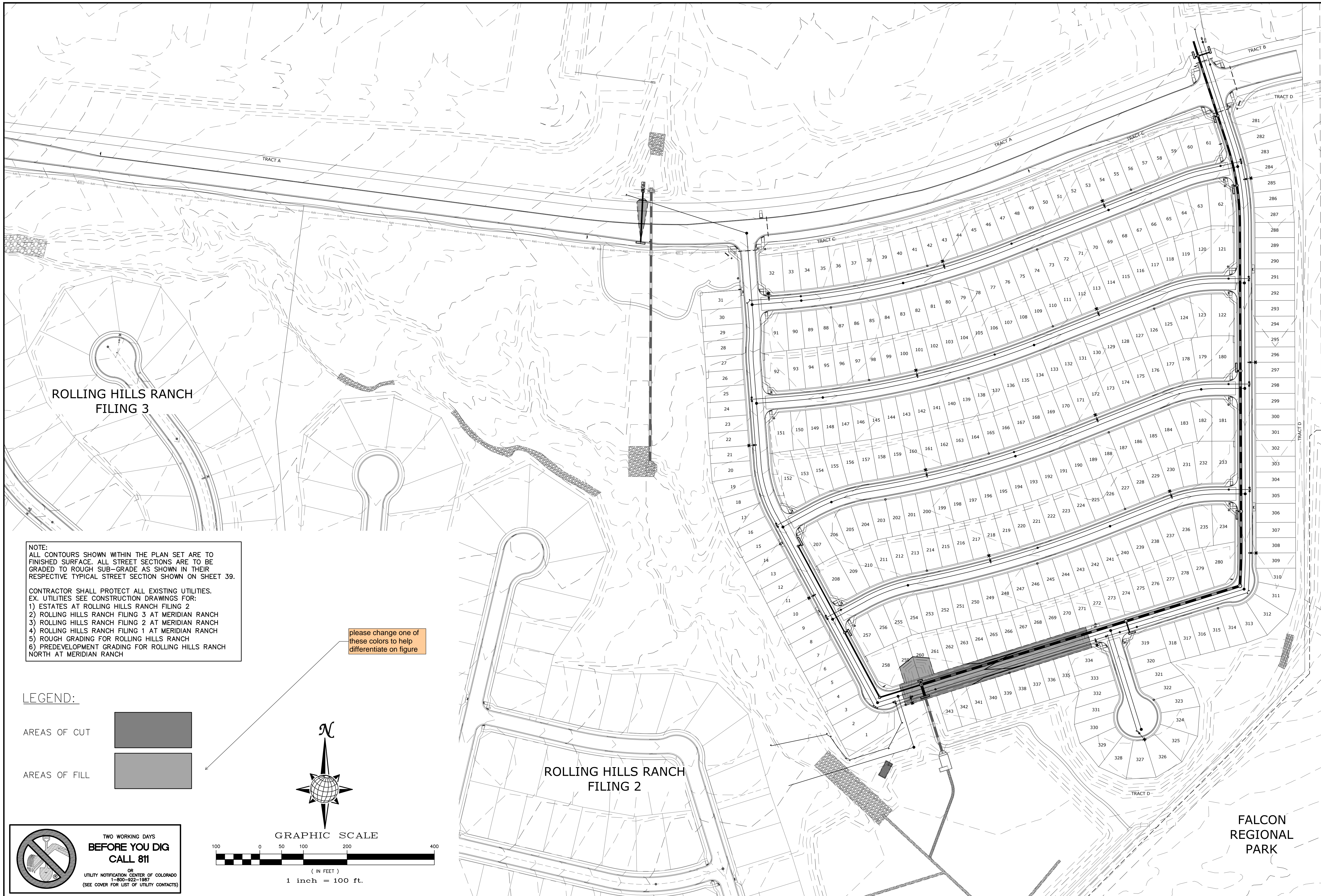
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1	2	3	4	No.	Revisions	Date	Appr.			
Scale	AS SHOWN	36	of	40	Drawn by	LOG	Checked by	TAK	Date	MAY 2022



ROLLING HILLS RANCH
FILING 3

ROLLING HILLS RANCH
FILING 2


FALCON
REGIONAL
PARK


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ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 39.

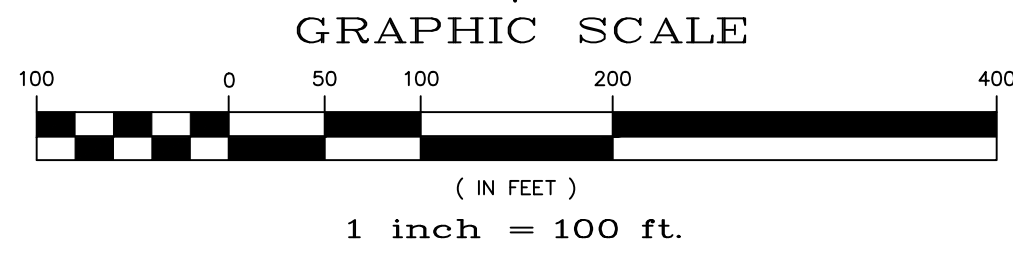
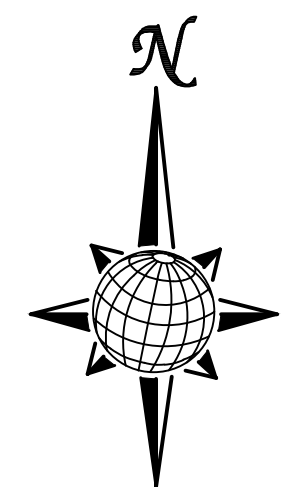
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
- 1) ESTATES AT ROLLING HILLS RANCH FILING 2
 - 2) ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH
 - 3) ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH
 - 4) ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH
 - 5) ROUGH GRADING FOR ROLLING HILLS RANCH
 - 6) PREDEVELOPMENT GRADING FOR ROLLING HILLS RANCH NORTH AT MERIDIAN RANCH

please change one of these colors to help differentiate on figure

LEGEND:


AREAS OF CUT 

AREAS OF FILL 




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**BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-622-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

Scale		AS SHOWN		38 of 40	
Drawn by	LOG	Checked by	TAK	Date	MAY 2022
THE SANCTUARY FILING 1 AT MERIDIAN RANCH GRADING-EROSION CONTROL PLAN CUT-FILL SHEET					
TECH CONTRACTORS 11910 TOURMALINE DR. #130 FALCON, CO 80831 TELEPHONE: 719.495.7444					
 MERIDIAN RANCH					
1					
2					
3					
4					
				No.	
				Revisions	
				Date	
				Invt.	
				Appr.	
				Date	

STEPS FOR CONSTRUCTION

THE ANTICIPATED START FOR THIS PROJECT IS AUGUST 2022 WITH AN ANTICIPATED COMPLETION DATE OF AUGUST 2023. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.

- * INSTALL INITIAL BMP'S
- * SANITARY SEWER
- * WATER
- * STORM SEWER AND CULVERTS
- * ELECTRIC
- * GAS
- * PHONE & CABLE TV
- * FINISHED ROAD GRADING AND PAVING

EROSION AND SEDIMENT CONTROLS

SILT FENCES AND STRAW BALE CHECK DAMS (OR APPROVED EQUAL) WILL BE INSTALLED PRIOR TO ANY EXCAVATION FOR THE MAJOR ROADS. STRAW BALE CHECK DAMS, FILTREX OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGE WAYS. STRAW BALES, FILTREX OR APPROVED EQUAL WILL BE INSTALLED AROUND THE OUTLET AND OVERFLOW STRUCTURE. THE OUTLET STRUCTURE WILL ALSO BE PROTECTED WITH RIPRAP ON THE DOWNSTREAM SIDE.

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

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

MATERIAL HANDLING AND SPILL PREVENTION

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

THERE ARE NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS PLANNED ON SITE.

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

ONCE THE MAJOR ROADS ARE PAVED AND THE SURROUNDING DISTURBED AREAS ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, THE CHECK DAMS AND THE SILT FENCES AROUND THE STREETS CAN BE REMOVED. AFTER COMPLETION OF THE STORM SEWER SYSTEM, THE STRAW BALES AND/OR FILTREX CAN BE REMOVED. AFTER ALL GROUND DISTURBING CONSTRUCTION HAS BEEN COMPLETED AND ALL SLOPES ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, REMAINING CHECK DAMS AND SILT FENCES CAN BE REMOVED. THE RIPRAP ON ANY OF THE OUTLETS WILL REMAIN AFTER CONSTRUCTION TO REDUCE EROSION OF THE CHANNELS. ALL PERMANENT SWALES WILL BE LINED WITH LANDSCAPING TO SLOW RUNOFF AND FILTER SEDIMENTS.

OTHER CONTROLS

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

- * ALL REFUSE DUMPSTERS AND RECEPTACLES SHALL BE EQUIPPED WITH FUNCTIONAL LIDS TO PREVENT RAIN AND SNOW FROM ENTERING.
- * STORAGE CONTAINERS, DRUMS AND BAGS SHALL BE STORED AWAY FROM DIRECT TRAFFIC ROUTES TO PREVENT ACCIDENTAL SPILLS.
- * EMPTY DRUMS SHALL BE COVERED TO PREVENT COLLECTION OF PRECIPITATION.
- * CONTAINERS SHALL BE STORED ON PALLETS OR OTHER DUNNAGE TO PREVENT CORROSION OF CONTAINERS, WHICH CAN RESULT WHEN CONTAINERS COME IN CONTACT WITH MOISTURE ON THE GROUND.
- * REGULARLY SCHEDULED REMOVAL OF CONSTRUCTION TRASH AND DEBRIS.

THE CONTRACTOR IS CERTAINLY NOT LIMITED TO THESE GOOD HOUSEKEEPING MEASURES, AND MAY IMPLEMENT FURTHER CONTROLS AS PRUDENCE AND GOOD JUDGEMENT DEEM NECESSARY.

INSPECTION AND MAINTENANCE

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

- * EROSION OF V-NOTCH SWALES, CHANNELS AND SIDE SLOPES SHALL BE REPAIRED.
- * WHEN THE CHECK DAMS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, CHANNEL GRADE REESTABLISHED, AND SIDE SLOPES RE-SEDED IF NECESSARY. ANY CHECK DAMS THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.
- * SILT FENCES SHALL BE CLEANED WHENEVER SEDIMENT HAS REACHED A DEPTH OF 6" AT THE FENCE, AND BROKEN WOODEN PARTS OR TORN FABRIC SHALL BE REPAIRED OR REPLACED.
- * ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS.
- * IF THE DEPTH OF THE SILT IN THE TEMPORARY SEDIMENTATION TRAP EXCEEDS 1/2 OF THE ORIGINAL DEPTH, THE TRAP SHALL BE CLEANED OUT AND RESTORED TO ITS ORIGINAL DEPTH. THE OVERFLOW SPILLWAY SHALL BE CLEANED OR REPAIRED AS NECESSARY.

AN INSPECTION AND MAINTENANCE LOG FOLLOWS THIS STORMWATER MANAGEMENT PLAN.

REVEGETATION AND SEEDING

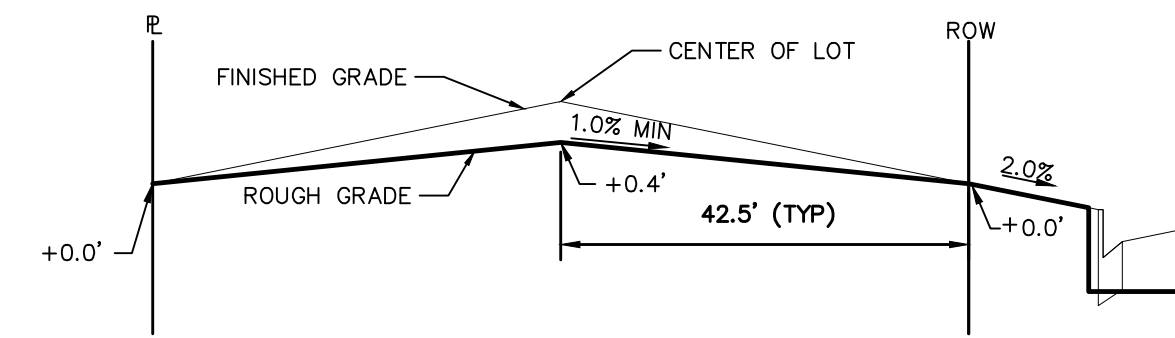
ALL DISTURBED AREAS SHALL BE REQUIRE SEEDING WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION OF THE ROAD SYSTEM SHALL NOT RECEIVE ANY SEEDING. SEEDING SHOULD BE ACCOMPLISHED USING AN APPROPRIATE GRASS DRILL, BY BROADCASTING OR BY HYDROMULCHING.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

BELOW IS THE ACCEPTED GRASS MIX FOR SANDY SOILS:

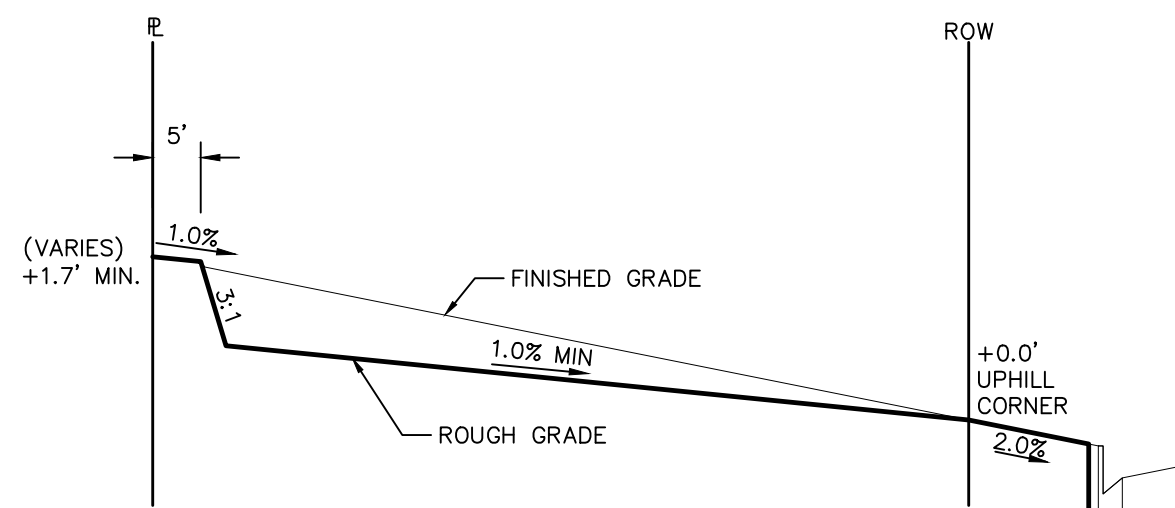
GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
SIDEOTS GRAMA	EL RENO	3.0
WESTERN WHEATGRASS	BARTON	2.5
SLENDER WHEATGRASS	NATIVE	2.0
LITTLE BLUESTERN	PASTURA	2.0
SAND DROPSEED	NATIVE	0.5
SWITCH GRASS	NEBRASKA	3.0
WEEPING LOVE GRASS	MORPHA	1.0

NOTE:

"FINISH GRADE" IN THE TEMPLATES ARE ONLY APPROXIMATE GRADES. ACTUAL FINISHED GRADES WILL VARY DEPENDING ON INDIVIDUAL HOME PLOT PLANS. PLOT PLANS SHALL CLOSELY FOLLOW THE FINISH GRADE PATTERNS SHOWN IN THE TEMPLATES WITHOUT ADVERSELY AFFECTING THE GRADES AND DRAINAGE PATTERNS OF NEIGHBORING LOTS OR TRACTS. CONTOURS SHOWN ON THESE PLANS ARE ROUGH GRADES AND WILL CHANGE WITH EVERY HOME CONSTRUCTION. FIELD VERIFY ALL GRADES PRIOR DESIGN OF INDIVIDUAL HOME PLOT PLANS.

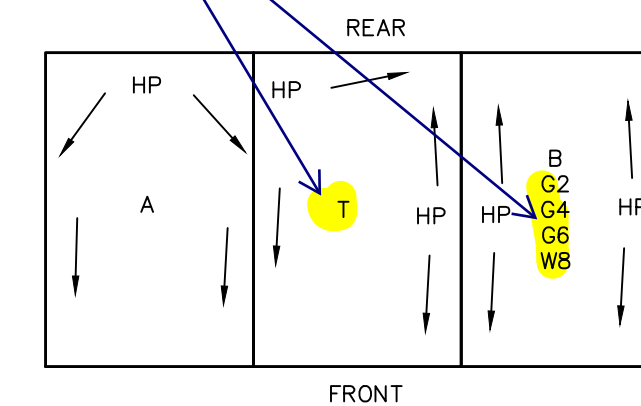


TYPICAL LOT "B" TEMPLATE
NTS

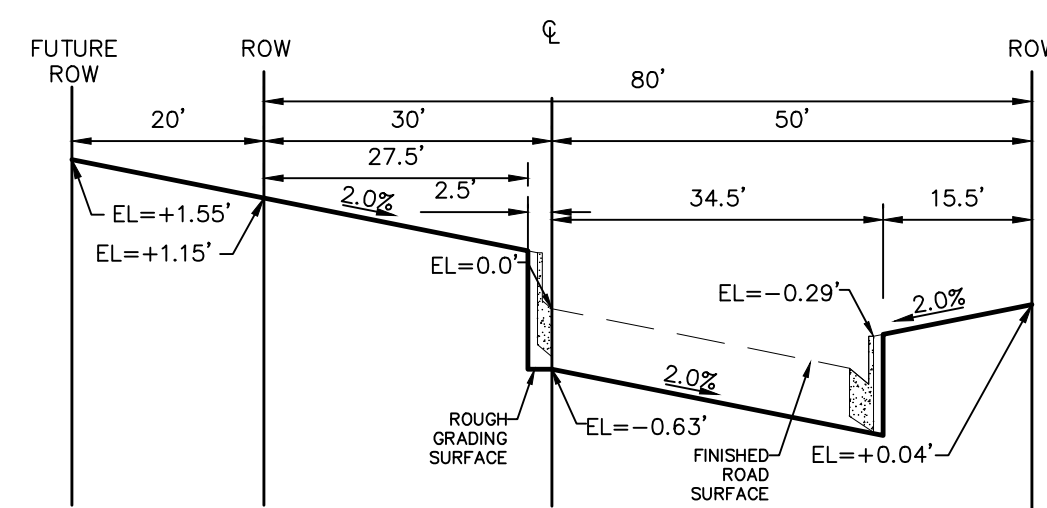


TYPICAL LOT "A" TEMPLATE
NTS

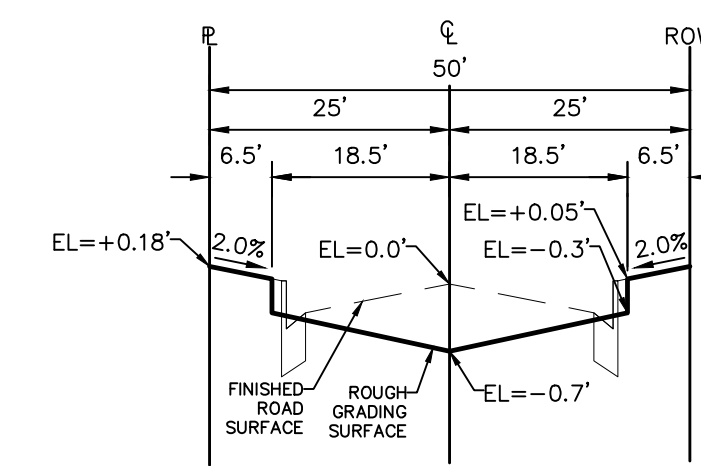
Please show the other typical lot templates if they occur, otherwise remove



TYPICAL DRAINAGE PATTERN
NTS



REX ROAD TYPICAL
TEMP. MINOR ARTERIAL STREET SECTION
80' ROW (100' FUTURE)
NTS



TYPICAL RESIDENTIAL STREET SECTION
50' ROW
NTS

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No.	Revisions	Date	Appr.	Date
1				
2				
3				
4				

TECH CONTRACTORS
11910 TOURMALINE DR. #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

MERIDIAN RANCH

THE SANCTUARY FILING 1
AT MERIDIAN RANCH
GRADING+EROSION CONTROL PLAN
GRADING DETAIL SHEET

Drawn by LOG
Checked by TAK
Date MAY 2022

Scale AS SHOWN
39 of 40

