Galloway
Planning. Architecture. Engineering.

August 10, 2018

Gabe Sevigny
Planner I - Reviewer
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Les Schwab Tire Center – Falcon, CO
Site Development Plan – PPR-18-016 – Second Review Comments

Dear Gabe,

Please find below our re-submittal package addressing the comments received on May 4, 2018. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

Planning & Community Development Department

Current Planning

- *A meeting is being requested to discuss the issues with the Landscape Plan. Please advise.*

  Response: Per phone conversations with staff, and email correspondence on the subject, all issues have been addressed and the direction is acknowledged.

- *See uploaded attachments in EDARP.*

  Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.

Engineering Department

- *See uploaded attachments in EDARP.*

  Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.

- *Comment 1:*
  Comments have been provided in the form of red lines and will be uploaded by the project manager. A meeting has been set up to clarify comments.

  Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for

PPR 18-016, VR 18-004, and AL 18-008.

- *Comment 2:*
  Attachment: Comment_PPR1816_2.doc
  The checklist for the GEC plan has been attached. Please address all outstanding issues.

  Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.

El Paso County Health Department – Special Use Request Comments

- *The proposed parcel has a 28Dec2017 Will Serve Letter from Falcon Highlands Metropolitan District for water. There is a finding of sufficiency in terms of quality for water from this Colorado Department of Public Health and Environment regulated community water system. PWSID #CO0121247*

  Response: Noted, thank you.

- *Wastewater service will be provided by Woodmen Hills Metropolitan District (WHMD). There is a Will Provide Letter from WHMD dated 08Aug2016 confirming wastewater service to the parcel.*

  Response: Noted, thank you.

- *Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to https://www.elpasocountyhealth.org/service/air-quality/construction- activity-application for more information.*

  Response: Noted, thank you.

- *Automotive fluids generated from the proposed business must be stored, disposed, or recycled per local, state and federal regulations.*

  Response: Les Schwab Tire Center only performs service on tires, brakes, and shocks, generating no automotive fluids.

Mountain View Electric Association (Same as Replat VR-18-004 comments)

- *See response for VR 184.*

  Response: Noted, please see comment response letter for VR-18-004.

Pikes Peak Regional Building Department

- *Enumerations/Floodplain has no comments.*

Response: Thank you.

Falcon Fire Protection District

- *Working with Developer on Site Plan*
  Response: Concur, we have satisfied all comments by the FFPD and paid all DP fees to date.

Sincerely,
Galloway & Company, Inc.

Aaron McLean
Site Development Project Manager
AaronMcLean@GallowayUS.com

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Please describe the condition of the existing pond and if maintenance needs to be performed prior to or at the end of this construction.

The narrative has been revised to include compliance with El Paso County & UDFCD

the reviewer did not confirm this, we do not require you to be in conformance with the City's criteria.

Description of the pond has been added to several sections of the narrative, including Section B, and part of the 4-step analysis. It is also recommended in this narrative that revegetation of the pond should occur prior to end of construction.

please add volume 1 and 2.

Volume 1 and Volume 2 were added to description

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80910

ance Letter for Proposed Les Schwab Tire Center on Lot 1 – Meridian Crossing Filing Number 1A

Dear Elizabeth Nijkamp, P.E.,

This drainage conformance letter has been prepared for Lot 1 - Meridian Crossing Filing Number 1A located in the Southeast Quarter of Section 32, Township 12 South, Range 64 West of City of Falcon, County of El Paso, State of Colorado. The purpose of this letter is to demonstrate that the proposed drainage for the tire center site conforms to the current *El Paso County Drainage Criteria Manual, City of Colorado Springs Drainage Criteria Manual, Urban Drainage and Flood Control District Criteria Manual,* and the approved *the Final Drainage Report – Meridian Crossing* prepared by Springs Engineering, Inc. Dated July 2008. Runoff coefficient and grass swale calculations have been performed for the subject site and these calculations are attached herein.

A. General Property Description

The tire center is to be located on Lot 1 of the overall development, a combined 2.49-acre site. The existing lot drains from north to south varying in grades from 1% to 4%. The site is vegetated with low lying grasses on top of Blakeland loamy sand. Per the NRCS, these soils are classified as within Hydrologic Soil Groups A, and generally have high infiltration rates when thoroughly wet.

B. General Existing Drainage Characteristics

The project site is located within existing basin D-2 of the *Final Drainage Report – Meridian Crossing.* The current runoff is conveyed into the existing storm sewer at the southern end of basin D-2 which traverses underneath Old Meridian Road and discharges into the existing detention pond WU. The planned 5-year and 100-year runoff values for Basin D-2 from the *Final Drainage Report – Meridian Crossing* are 23.4cfs and 43.9cfs, respectively. Since the proposed developed acreage in this report is located entirely within existing Basin D-2 from *Final Drainage Report – Meridian Crossing*, we can use the Rational Method to calculate the existing runoff values for the site as 11.4cfs for the 5-year and 21.3cfs for the 100-year (see below).

please call out someplace on this chart all of the sub-basins that this area includes.

water Quality will need to be provided for Sub-basin OS-1

Please discuss the four step process.

Sub-basins are shown with an asterisk below the table in the revised narrative

Sub-basin OS-1 is now included in the WQ calcs

Four-step process is included in the narrative

- C and I Values from A						
				Proposed Area (A		
C_5	C_{100}	I_5	I_{100}			
0.9	0.95	5.1	9	2.49		

C. General Proposed Drainage Characteristics

Per the *Final Drainage Report – Meridian Crossing*, post-development flows are expected to flow to existing water quality pond PLD at the west end of lot 5. Due to site constraints and efforts to stay within existing drainage easements, proposed flows are not able to drain to existing water quality pond PLD. To stay consistent with *Final Drainage Report – Meridian Crossing* a water quality swale is needed at the south and west end of lot 5. On-site flows will be collected in a series of basins and a sto ws to the water quality swale located at the south a the *Final Drainage Report – Meridian Crossing*. The p through a perforated pipe under the water quality swa traverses underneath Old Meridian and discharges into existing detention pond WU of the *Final Drainage Report – Meridian Crossing*.

The design has been revised so the entire WQCV is provided within the existing PLD located at the south end of the development

Water quality capture volume must be provided

The proposed drainage design for the tire center site consists of 5 on-site drainage basins that will enter the water quality swale, (A-1-A-4, and R-1), two on-site basins that will enter existing water quality pond PLD (OS-2 and OS-3), and one on-site pond that reflects existing conditions draining onto Meridian Rd. and Old Meridian Rd.

please label this as a basin

The basins entering the proposed water quality swale consist mainly of asphalt areas with some landscaping, sidewalks, roofs, and curb and gutter. Run sheet flow and be collected by proposed Type R inlets l the site. Roof areas in basin R-1 will be piped into the s building via roof drains which will be piped to the water quality swale and ultimately to existing detention pond WU of the *Final Drainage Report – Meridian Crossing*.

Paragraph has been rewritten based on draining to the existing WQ pond

Basins OS-1, OS-2, and OS-3 reflect existing drainage conditions. OS-2 and OS-3 drain through Lot 5 and enter existing water quality pond PLD. Basin OS-1 drains to the intersection of Meridian Road and Old Meridian Road. These basins are not included in the grass swale water quality control volume as their flow paths divert the proposed pond.

this sentence doesn't make sense.

Grassed swale does not provide WQCV.

D. Hydrologi

Paragraph has been rewritten based on draining to the existing WQ pond

eria Manual V ater quality sw (attached here

We have revised the design and not including a grass swale

to be wholly within the existing 20' drainage, utility, and public improvements easement located on the southwest side of Lot 5 Meridian Crossing Filing Number water quality volume will either be contained in the freeboard of overtop the swale to the south and drain onto Old Meridian Road and into the existing storm

Lot Numbers Added to Drainage Plan Below

"Through" was added for clarity

the use of the word "through" would be prudent here.

please provide an exhibit that shows the lot designations or add to an existing exhibit.

Survey shows a 36" pipe under old Meridian. Plan is for flows to be routed under Old Meridian via existing storm pipe and overflow in the outlet structure. Will clarify in narrative.

Please confirm if the proposed 42" pipe under old Meridian has been constructed per the approved FDR for Meridian Crossing. Your developed flow must be routed under Old Meridian, not over Old Meridian.

A maintenance agreement as well as an operations and maintenance manual must be submitted for the proposed permanent stormwater facility.

We have revised the design intent to no do a proposed permanent stormwater facility. A Maintenance agreement has been provided for the proposed concrete channel

sing F

proposed water quality swale w

perty Association.

olumes for the project site are c

5 and 100-year storms, respectively. These runoff vo

existing basin D-2 (11.4cfs and 21.3cfs) from *Final Dr*

thus the runoff will be less than existing conditions. These findings indicate that this project should not negatively impact downstream properties or infrastructure. See below for summary tables of calculations for each basin.

please provide a chart (or add into the text) the historic flow, because the prior study was for a much greater area, you need to state what this sites historic/undeveloped flow is.

Post-Development C and A Values						
		usness	Area (Acres)	C_2	C_5	C_{100}
		%	0.51	0.81	0.83	0.91
		%	0.69	0.54	0.57	0.71
		%	0.24	0.86	0.87	0.94
		%	0.21	0.89	0.90	0.96
		%	0.06	0.71	0.73	0.81
		%	**1.71**	**0.71**	**0.73**	**0.84**

See Table in Section B for existing conditions flow calculation

Post-Development I and Q Values						
		in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)
		4.03	8.35	1.29	1.71	3.89
A-2	2.46	3.18	6.60	0.91	1.25	3.22
A-3	3.22	4.17	8.65	0.66	0.86	1.93
A-4	3.22	4.17	8.65	0.60	0.78	1.73
R-1	3.22	4.17	8.65	0.14	0.19	0.43
Site Total	**3.22**	**4.17**	**8.65**	**3.9**	**5.2**	**12.3**

I affirm that the proposed drainage design of Lot 1 Meridian Crossing Filing Number 1A generally complies with – *Final Drainage Report – Meridian Crossing* prepared by Springs Engineering, Inc. Dated July 2008. The Grading and Erosion Control Plan (GEC) is currently being processed by El Paso County and is also expected to demonstrate compliance with the *Final Drainage Report – Meridian Crossing.*

License number added

Joseph D. Park, PE
Civil Engineering Project Manager
Galloway & Company, Inc.
Licensed Professional Engineer, State of Colorado No.

Provide license number

Attachments:
Les Schwab Tire Falcon, CO - Drainage Plan
Les Schwab Tire Falcon, CO - Hydrologic Computations
Final Drainage Report – Meridian Crossing – Drainage Plan
El Paso County Drainage Criteria Manual Volume 2 – Grass Swale Detail

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Project: Les Schwab Tire Center, Falcon, CO
Date: 6/1/20118

Basin	Land Use	Percent Impervious	Area (FT^2)	Area (Ac.)	Soil Type	Composite C_5	Composite C_{100}	Composite C_2
A-1	Paved Areas	100%	20,328	0.47		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%	1,948	0.04		0.08	0.35	0.02
	TOTAL	**91%**	**22,275**	**0.511**	**A**	**0.83**	**0.91**	**0.81**
A-2	Paved Areas	100%	17,774	0.41		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%	12,142	0.28		0.08	0.35	0.02
	TOTAL	**59%**	**29,916**	**0.687**	**A**	**0.57**	**0.71**	**0.54**
A-3	Paved Areas	100%	9,988	0.23		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%	353	0.01		0.08	0.35	0.02
	TOTAL	**97%**	**10,341**	**0.237**	**A**	**0.87**	**0.94**	**0.86**
A-4	Paved Areas	100%	9,052	0.21		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%		0.00		0.08	0.35	0.02
	TOTAL	**100%**	**9,052**	**0.208**	**A**	**0.9**	**0.96**	**0.89**
R-1	Paved Areas	100%		0.00		0.90	0.96	0.89
	Roofs	90%	2,694	0.06		0.73	0.81	0.71
	Landscape	0%		0.00		0.08	0.35	0.02
	TOTAL	**90%**	**2,694**	**0.062**	**A**	**0.73**	**0.81**	**0.71**
OS-1 (Not included in calculation)	Paved Areas	100%	1,715	0.04		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%	7,252	0.17		0.08	0.35	0.02
	TOTAL	**19%**	**8,967**	**0.206**	**A**	**0.24**	**0.47**	**0.19**
OS-2 (Not included in calculation)	Paved Areas	100%	4,556	0.10		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	2%	1,763	0.04		0.08	0.35	0.02
	TOTAL	**73%**	**6,319**	**0.145**	**A**	**0.67**	**0.79**	**0.65**
OS-3 (Not included in calculation)	Paved Areas	100%	8,593	0.20		0.90	0.96	0.89
	Roofs	90%		0.00		0.73	0.81	0.71
	Landscape	0%	5,275	0.12		0.08	0.35	0.02
	TOTAL	**62%**	**13,867**	**0.318**	**A**	**0.59**	**0.73**	**0.56**
Site Total	Paved Areas	100%	57,141	1.31		0.90	0.96	0.89
	Roofs	90%	2,694	0.06		0.73	0.81	0.71
	Landscape	2%	14,443	0.33		0.08	0.35	0.02
	TOTAL	**81%**	**74,278**	**1.705**	**A**	**0.73**	**0.84**	**0.71**

Basins OS-1 through OS0-3 must be included in the calculations.

please call out the historic flow values.

Offsite basins are included in updated report

Offsite basins are included in updated narrative, and excerpt from existing report is shown in appendix

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Project: Les Schwab Tire Center, Falcon, CO
Address: Lot 1 Meridian Crossing Filing Number 1A
Date: 6/1/20118

Basin Data			Iintial/Overland Time (T_i)			Travel Time (T_t)					T_c Check Urbanized Basins			Final T_c
Basin	Area (acre)	C_5	Length (ft)	Slope (%)	T_i (min)	Length (ft)	Slope (%)	Conv. Coeff. (Table 6-7)	Vel. (fps)	T_t (min)	Total Length (ft)	Comp. Tc (min)	T_c=(L/180)+10 (min)	Final Tc (min)
A-1	0.51	0.83	100	2.0%	3.9	299	2.0%	20	2.8	1.8	399	5.7	12.2	**5.7**
A-2	0.69	0.57	100	1.0%	9.7	176	1.0%	20	2.0	1.5	276	11.2	11.5	**11.2**
A-3	0.24	0.87	100	3.0%	2.9	125	3.0%	20	3.5	0.6	225	5.0	11.3	**5.0**
A-4	0.21	0.90	100	2.0%	2.9	31	2.0%	20	2.8	0.2	131	5.0	10.7	**5.0**
R-1	0.06	0.73	61	3.5%	3.5	150	2.0%	20	2.8	0.9	211	5.0	11.2	**5.0**
Site Total	1.71	0.73	218	3.0%	6.9						218	6.9	11.2	**6.9**
OS-1	0.21	0.24	100	3.0%	10.9	200	3.0%	20	3.5	1.0	300	11.9	11.7	**11.7**
OS-2	0.15	0.67	20	4.0%	2.2	200	2.0%	20	2.8	1.2	220	5.0	11.2	**5.0**
OS-3	0.32	0.59	30	2.0%	4.1						30	5.0	10.2	**5.0**

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Project: Les Schwab Tire Center, Falcon, CO
Address: Lot 1 Meridian Crossing Filing Number 1A
Date: 6/1/20118

2	-YR EVENT ROUTING CALCULATIONS
0.95	P_1 Intensity = $(28.5*P_1)/(10+Tc)^{0.786}$

	DIRECT RUNOFF								TOTAL RUNOFF				
		Basin	AREA (ac)	Runoff Coeff.	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Notes
BASIN A-1	**Inlet 1**	A-1	0.51	0.81	5.7	0.41	3.11	**1.29 cfs**					
BASIN A-2	**Inlet 2**	A-2	0.69	0.54	11.2	0.37	2.46	**0.91 cfs**					
BASIN A-3	**Inlet 3**	A-3	0.24	0.86	5.0	0.20	3.22	**0.66 cfs**					
BASIN A-4	**Inlet 4**	A-4	0.21	0.89	5.0	0.18	3.22	**0.60 cfs**					
BASIN R-1	**Basin**	R-1	0.06	0.71	5.0	0.04	3.22	**0.14 cfs**					
OS-1	**Basin**	OS-1	0.21	0.19	11.7	0.04	2.41	**0.09 cfs**					
OS-2	**Basin**	OS-2	0.15	0.65	5.0	0.09	3.22	**0.30 cfs**					
OS-3	**Basin**	OS-3	0.32	0.56	5.0	0.18	3.22	**0.57 cfs**					
DP 1									5.0	0.41	3.22	**1.3 cfs**	Basins R-1, A-2
DP 2									5.0	0.60	3.22	**1.9 cfs**	Basins A-1, A-4
DP 3									5.0	1.22	3.22	**3.9 cfs**	Basins A-1 - A-4, R-1

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Project: Les Schwab Tire Center, Falcon, CO
Address: Lot 1 Meridian Crossing Filing Number 1A
Date: 6/1/20118

5	-YR EVENT ROUTING CALCULATIONS
1.23	P_1 Intensity = $(28.5*P_1)/(10+Tc)^{0.786}$

	DIRECT RUNOFF								TOTAL RUNOFF				
		Basin	AREA (ac)	Runoff Coeff.	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Notes
BASIN A-1	**Inlet 1**	A-1	0.51	0.83	5.7	0.42	4.03	**1.71 cfs**					
BASIN A-2	**Inlet 2**	A-2	0.69	0.57	11.2	0.39	3.18	**1.25 cfs**					
BASIN A-3	**Inlet 3**	A-3	0.24	0.87	5.0	0.21	4.17	**0.86 cfs**					
BASIN A-4	**Inlet 4**	A-4	0.21	0.90	5.0	0.19	4.17	**0.78 cfs**					
BASIN R-1	**Basin**	R-1	0.06	0.73	5.0	0.05	4.17	**0.19 cfs**					
OS-1	**Basin**	OS-1	0.21	0.24	11.7	0.05	3.12	**0.15 cfs**					
OS-2	**Basin**	OS-2	0.15	0.67	5.0	0.10	4.17	**0.41 cfs**					
OS-3	**Basin**	OS-3	0.32	0.59	5.0	0.19	4.17	**0.78 cfs**					
DP 1									5.0	0.44	4.17	**1.8 cfs**	Basins R-1, A-2
DP 2									5.0	0.61	4.17	**2.6 cfs**	Basins A-1, A-4
DP 3									5.0	1.25	4.17	**5.2 cfs**	Basins A-1 - A-4, R-1

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Project: Les Schwab Tire Center, Falcon, CO
Address: Lot 1 Meridian Crossing Filing Number 1A
Date: 6/1/20118

100	-YR EVENT ROUTING CALCULATIONS
2.55	P_1 Intensity = $(28.5*P_1)/(10+Tc)^{0.786}$

	DIRECT RUNOFF								TOTAL RUNOFF				
		Basin	AREA (ac)	Runoff Coeff.	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Tc (min)	CA (ac)	I (in/hr)	Q (cfs)	Notes
BASIN A-1	**Inlet 1**	A-1	0.51	0.91	5.7	0.47	8.35	**3.89 cfs**					
BASIN A-2	**Inlet 2**	A-2	0.69	0.71	11.2	0.49	6.60	**3.22 cfs**					
BASIN A-3	**Inlet 3**	A-3	0.24	0.94	5.0	0.22	8.65	**1.93 cfs**					
BASIN A-4	**Inlet 4**	A-4	0.21	0.96	5.0	0.20	8.65	**1.73 cfs**					
BASIN R-1	**Basin**	R-1	0.06	0.81	5.0	0.05	8.65	**0.43 cfs**					
BASIN OS-1	**Basin**	OS-1	0.21	0.47	11.7	0.10	6.48	**0.63 cfs**					
BASIN OS-2	**Basin**	OS-2	0.15	0.79	5.0	0.11	8.65	**0.99 cfs**					
BASIN OS-3	**Basin**	OS-3	0.32	0.73	5.0	0.23	8.65	**2.01 cfs**					
DP 1									5.0	0.54	8.65	**4.7 cfs**	Basins R-1, A-2
DP 2									5.0	0.66	8.65	**5.8 cfs**	Basins A-1, A-4
DP 3									5.0	1.43	8.65	**12.3 cfs**	Basins A-1 - A-4, R-1

MERIDIAN CROSSING - FDR - PROPOSED CONDITIONS
(RATIONAL METHOD Q=CIA)

BASIN	TOTAL FLOWS				AREA TOTAL	WEIGHTED		OVERLAND				CHANNEL				Tc TOTAL	INTENSITY		COMMENTS
	Q_5	Q_{100}	CA(equiv.)			C_5	C_{100}	C_5	Length	Slope	Tco	Length	Slope	Velocity	Tcc		I_5	I_{100}	
	(c.f.s.)	(c.f.s.)	5 YR	100 YR	(Ac)				(ft)	(ft)	(min)	(ft)	(%)	(fps)	(min)	(min)	(in/hr)	(in/hr)	
D-1	9.4	17.6	1.96	2.07	2.18	0.90	0.95	0.90	5	2.0%	0.7	867	1.6%	2.5	5.7	6.4	4.8	8.5	
D-2	23.4	43.9	4.63	4.88	5.14	0.90	0.95	0.90	10	2.0%	0.9	675	1.8%	2.6	4.3	5.2	5.1	9.0	
D-3	34.7	65.1	10.34	10.92	11.49	0.90	0.95	0.25	20	2.0%	5.7	1,370	1.2%	2.2	10.4	16.1	3.4	6.0	
D-4	9.3	17.5	1.94	2.04	2.15	0.90	0.95	0.90	5	2.0%	0.7	848	1.6%	2.5	5.6	6.3	4.8	8.5	
D-5	12.1	27.8	3.29	4.23	9.41	0.35	0.45	0.25	60	10.0%	5.8	1,020	1.4%	2.3	7.3	13.0	3.7	6.6	
D-6	11.6	21.7	2.36	2.49	2.62	0.90	0.95	0.90	5	2.0%	0.7	873	2.0%	2.8	5.1	5.8	4.9	8.7	
D-7	10.5	19.7	2.09	2.20	2.32	0.90	0.95	0.90	5	2.0%	0.7	797	2.0%	2.8	4.7	5.4	5.0	8.9	
D-8	82.8	155.5	21.50	22.70	23.89	0.90	0.95	0.25	10	2.0%	4.0	1,315	2.0%	2.8	7.7	11.7	3.8	6.9	
D-9	16.9	31.8	3.31	3.50	3.68	0.90	0.95	0.90	5	2.0%	0.7	525	1.2%	2.2	4.0	5.0	5.1	9.1	
D-10	1.9	3.6	0.38	0.40	0.42	0.90	0.95	0.90	5	2.0%	0.7	400	4.0%	4.0	1.7	5.0	5.1	9.1	
D-11	1.8	3.4	0.35	0.37	0.39	0.90	0.95	0.90	5	2.0%	0.7	400	4.0%	4.0	1.7	5.0	5.1	9.1	
D-12	1.8	3.3	0.43	0.45	0.48	0.90	0.95	0.90	5	2.0%	0.7	800	0.5%	1.4	9.4	10.1	4.1	7.3	
D-20	5.9	11.2	1.47	1.55	1.63	0.90	0.95	0.90	10	2.0%	0.9	800	0.5%	1.4	9.4	10.4	4.0	7.2	
Formula:	C*I*A	C*I*A	Q/I	Q/I	65.80						*1			*2 20	*3	Tco+Tcc	*4 1.5	*6 2.67	

1* Tco = 1.87*(1.1-C5)*(L^0.5)*((S*100)^-0.33) (DCM page 5-11)
2* Vc = 20*S^0.5 (USDCM RO-4)
3* Tcc = 1/V*L/60
4* I_5 = (26.65*1.50)/(10+Tc)^0.76 (City Letter of 1/7/2003)
6* I_{100} =(26.65*2.67)/(10+Tc)^0.76 (City Letter of 1/7/2003)

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Jeff Palmer
Company: Galloway & Company
Date: May 31, 2018
Project: Les Schwab Tire Center
Location: 7105 N. Meridian Rd. Falcon, CO

1. Design Discharge for 2-Year Return Period	Q_2 = 3.90 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 150.0 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR}= 2.6 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.020 ft / ft
B) Design Slope	S_D = 0.010 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 4.00 ft / ft
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 4.00 ft
5. Vegetation	Choose One: ○ Grass From Seed ● Grass From Sod
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	
6. Design Velocity (0.5 ft / s maximum for desirable 5-minute residence time)	V_2 = 0.97 ft / s
7. Design Flow Depth (1 foot maximum)	D_2 = 0.62 ft
A) Flow Area	A_2 = 4.0 sq ft
B) Top Width of Swale	W_T = 9.0 ft
C) Froude Number (0.50 maximum)	F = 0.26
D) Hydraulic Radius	R_H = 0.44
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.43
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.089
G) Cumulative Height of Grade Control Structures Required	H_D = 1.50 ft
8. Underdrain (Is an underdrain necessary?)	Choose One: ● YES ○ NO — AN UNDERDRAIN IS REQUIRED IF THE DESIGN SLOPE < 2.0%
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One: ○ Temporary ○ Permanent

Notes:

TRAPEZOIDAL GRASS-LINED SWALE SECTION

NOT TO SCALE

GRASS-LINED SWALE PROFILE

NOT TO SCALE

TRIANGULAR GRASS-LINED SWALE SECTION

NOT TO SCALE

FIGURE GS-1
Profile and Sections of a Grass Swale

NOAA Atlas 14, Volume 8, Version 2
Location name: Peyton, Colorado, USA*
Latitude: 38.9352°, Longitude: -104.612°
Elevation: 6849.85 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.238 (0.193-0.295)	0.289 (0.234-0.360)	0.379 (0.306-0.473)	0.458 (0.368-0.574)	0.575 (0.448-0.752)	0.670 (0.508-0.886)	0.770 (0.564-1.04)	0.876 (0.614-1.22)	1.02 (0.690-1.46)	1.14 (0.747-1.65)
10-min	0.348 (0.282-0.433)	0.424 (0.343-0.527)	0.555 (0.448-0.693)	0.671 (0.539-0.841)	0.841 (0.656-1.10)	0.981 (0.744-1.30)	1.13 (0.825-1.53)	1.28 (0.899-1.78)	1.50 (1.01-2.14)	1.67 (1.09-2.41)
15-min	0.424 (0.344-0.528)	0.517 (0.419-0.643)	0.677 (0.547-0.845)	0.819 (0.657-1.02)	1.03 (0.800-1.34)	1.20 (0.908-1.58)	1.38 (1.01-1.86)	1.57 (1.10-2.18)	1.83 (1.23-2.61)	2.04 (1.33-2.94)
30-min	0.614 (0.498-0.763)	0.747 (0.605-0.929)	0.977 (0.789-1.22)	1.18 (0.947-1.48)	1.48 (1.15-1.93)	1.72 (1.31-2.28)	1.98 (1.45-2.68)	2.25 (1.58-3.13)	2.63 (1.77-3.75)	2.93 (1.91-4.22)
60-min	0.792 (0.643-0.985)	0.947 (0.767-1.18)	1.23 (0.990-1.53)	1.48 (1.19-1.86)	1.87 (1.46-2.46)	2.19 (1.67-2.92)	2.55 (1.87-3.46)	2.93 (2.06-4.09)	3.47 (2.34-4.97)	3.91 (2.55-5.64)
2-hr	0.971 (0.794-1.20)	1.15 (0.937-1.42)	1.48 (1.20-1.83)	1.78 (1.44-2.22)	2.26 (1.79-2.97)	2.67 (2.05-3.53)	3.12 (2.31-4.22)	3.61 (2.56-5.01)	4.31 (2.94-6.15)	4.89 (3.22-7.01)
3-hr	1.07 (0.876-1.31)	1.25 (1.02-1.53)	1.59 (1.30-1.95)	1.92 (1.56-2.37)	2.44 (1.95-3.21)	2.91 (2.25-3.85)	3.42 (2.55-4.63)	3.99 (2.85-5.54)	4.82 (3.31-6.87)	5.51 (3.65-7.87)
6-hr	1.24 (1.02-1.50)	1.43 (1.18-1.74)	1.80 (1.48-2.20)	2.18 (1.78-2.67)	2.79 (2.25-3.65)	3.34 (2.61-4.39)	3.95 (2.97-5.32)	4.63 (3.34-6.40)	5.64 (3.90-7.99)	6.48 (4.33-9.19)
12-hr	1.42 (1.18-1.71)	1.64 (1.37-1.99)	2.08 (1.73-2.53)	2.51 (2.08-3.06)	3.21 (2.60-4.15)	3.82 (3.00-4.98)	4.49 (3.41-6.00)	5.25 (3.81-7.19)	6.35 (4.42-8.92)	7.27 (4.89-10.2)
24-hr	1.62 (1.37-1.95)	1.91 (1.60-2.29)	2.43 (2.03-2.92)	2.92 (2.43-3.53)	3.68 (3.00-4.70)	4.33 (3.43-5.58)	5.05 (3.85-6.66)	5.83 (4.26-7.90)	6.96 (4.88-9.69)	7.89 (5.35-11.0)
2-day	1.88 (1.59-2.23)	2.22 (1.88-2.64)	2.82 (2.38-3.37)	3.37 (2.83-4.04)	4.20 (3.44-5.29)	4.89 (3.89-6.23)	5.64 (4.33-7.35)	6.44 (4.73-8.63)	7.58 (5.35-10.4)	8.49 (5.81-11.8)
3-day	2.06 (1.76-2.44)	2.43 (2.07-2.88)	3.08 (2.61-3.66)	3.67 (3.09-4.37)	4.54 (3.73-5.68)	5.27 (4.21-6.67)	6.04 (4.66-7.84)	6.88 (5.08-9.18)	8.06 (5.71-11.0)	9.00 (6.19-12.5)
4-day	2.22 (1.90-2.62)	2.60 (2.22-3.07)	3.28 (2.79-3.88)	3.89 (3.29-4.62)	4.80 (3.95-5.97)	5.55 (4.45-7.00)	6.35 (4.91-8.21)	7.22 (5.35-9.59)	8.43 (6.00-11.5)	9.41 (6.50-13.0)
7-day	2.63 (2.26-3.08)	3.04 (2.61-3.56)	3.76 (3.22-4.42)	4.41 (3.75-5.20)	5.37 (4.46-6.64)	6.18 (4.99-7.73)	7.03 (5.48-9.03)	7.95 (5.93-10.5)	9.25 (6.63-12.6)	10.3 (7.15-14.1)
10-day	2.98 (2.58-3.48)	3.43 (2.96-4.00)	4.21 (3.62-4.93)	4.90 (4.19-5.77)	5.93 (4.93-7.29)	6.78 (5.49-8.44)	7.68 (6.00-9.81)	8.64 (6.47-11.4)	9.98 (7.18-13.5)	11.1 (7.72-15.1)
20-day	3.99 (3.47-4.61)	4.59 (3.99-5.31)	5.61 (4.86-6.51)	6.48 (5.58-7.55)	7.72 (6.44-9.34)	8.70 (7.09-10.7)	9.72 (7.64-12.3)	10.8 (8.12-14.0)	12.2 (8.84-16.3)	13.3 (9.39-18.1)
30-day	4.80 (4.20-5.53)	5.54 (4.85-6.38)	6.76 (5.89-7.80)	7.77 (6.73-9.02)	9.17 (7.67-11.0)	10.3 (8.38-12.5)	11.3 (8.95-14.2)	12.5 (9.42-16.1)	13.9 (10.1-18.5)	15.1 (10.7-20.4)
45-day	5.82 (5.12-6.66)	6.72 (5.90-7.69)	8.15 (7.14-9.37)	9.32 (8.11-10.8)	10.9 (9.13-13.0)	12.1 (9.90-14.6)	13.2 (10.5-16.5)	14.4 (10.9-18.4)	15.9 (11.6-21.0)	17.0 (12.1-22.9)
60-day	6.68 (5.90-7.62)	7.69 (6.78-8.78)	9.29 (8.16-10.6)	10.6 (9.24-12.2)	12.3 (10.3-14.5)	13.5 (11.1-16.3)	14.7 (11.7-18.2)	15.9 (12.1-20.3)	17.4 (12.7-22.9)	18.5 (13.2-24.8)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Apr 2 21:44:36 2018

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Maps & aerials

Small scale terrain

Large scale terrain

Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Please label this as "from approved FDR...(and name report)."

Revised report includes this label

DESIGN POINT SUMMARY TABLE

DESIGN POINT	5-YEAR FLOW (cfs)	100-YEAR FLOW (cfs)
1	9.4	17.6
J	3.7	7.0
B	4.7	8.9
X	16.9	31.8
Z	44.6	83.8
Y	34.7	65.1
3	9.3	17.5
E	46.9	88.2
5	10.5	19.7
4	11.6	21.7
6	127.7	239.9
7	140.2	264.8
8	209.4	1243.5

FIGURE

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: CMS DATE: 3/14/07
DRAWN BY: CMS DATE: 3/14/07
CHECKED BY: DATE:

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT MERIDIAN CROSSING FILING NO.1
SHEET TITLE PROPOSED DRAINAGE PLAN
FROM N/A TO N/A
JOB NO. 057-07-032 SHEET 1 OF 1

DRAINAGE LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- FLOW ARROW
- EMERGENCY OVERFLOW LOCATION & DIRECTION
- EXISTING STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- MINOR BASIN BOUNDARY LINE
- PROPERTY BOUNDARY
- DESIGN POINT
- BASIN DESIGNATION
- PEAK 5-YEAR RUNOFF COEFFICIENT
- PEAK 100-YEAR RUNOFF COEFFICIENT
- BASIN AREA IN ACRES
- DESIGN POINT

PIPE FLOW TABLE						
PIPE	DIAMETER (INCHES)	BASINS	TOTAL FLOW (CFS)	SLOPE (%)	CAPACITY (CFS)	PERCENT FULL
P-1	6	R-1	0.43	1.00%	0.73	55.2%
P-2	12	A-2	3.25	1.00%	4.98	61.8%
P-3 (DP1)	15	R-1, A-2	4.70	0.50%	6.39	67.1%
P-4	12	A-1	3.89	1.00%	4.98	70.2%
P-5 (DP2)	12	A-1, A-4	5.80	2.58%	8.00	66.4%
P-6 (DP3)	24	R-1, A-2, A-3, A-4	12.30	0.50%	16.00	65.8%

N

0 10 20

SCALE: 1"=20'

Galloway
Planning. Architecture. Engineering.
1755 Telstar Drive, Suite 107
Colorado Springs, Co 80920
719.900.7220 O
www.gallowayUS.com
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Tires LES SCHWAB

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SET	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

DRAINAGE PLAN

1

Markup Summary

Locked (26)

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:35 AM
Color: ■

the reviewer did not confirm this, we do not require you to be in conformance with the City's criteria.

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:36 AM
Color: ■

please add volume 1 and 2.

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:37 AM
Color: ■

Please describe the condition of the existing pond and if maintenance needs to be performed prior to or at the end of this construction.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:42:44 AM
Color: ■

Grassed swale does not provide WQCV.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:42:44 AM
Color: ■

Water quality capture volume must be provided

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:45 AM
Color: ■

the use of the word "through" would be prudent here.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:46 AM
Color: ■

please label this as a basin

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:47 AM
Color: ■

this sentence doesn't make sense.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:48 AM
Color: ■

water Quality will need to be provided for Sub-basin OS-1

Please discuss the four step process.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:49 AM
Color: ■

please provide an exhibit that shows the lot designations or add to an existing exhibit.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:50 AM
Color: ■

please call out someplace on this chart all of the sub-basins that this area includes.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:42:51 AM
Color: ■

Provide license number

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:42:52 AM
Color: ■

A maintenance agreement as well as an operations and maintenance manual must be submitted for the proposed permanent stormwater facility.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:59 AM
Color: ■

Please confirm if the proposed 42" pipe under old Meridian has been constructed per the approved FDR for Meridian Crossing. Your developed flow must be routed under Old Meridian, not over Old Meridian.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:43:00 AM
Color: ■

please provide a chart (or add into the text) the historic flow, because the prior study was for a much greater area, you need to state what this sites historic/undeveloped flow is.

Subject: Engineer
Page Label: 5
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:43:02 AM
Color: ■

Basins OS-1 through OS0-3 must be included in the calculations.

Subject: Arrow
Page Label: 5
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:43:04 AM
Color: ■

Subject: Arrow
Page Label: 5
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:43:04 AM
Color: ■

Subject: Engineer
Page Label: 5
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:43:05 AM
Color: ■

please call out the historic flow values.

Subject: Rectangle
Page Label: 13
Lock: Locked
Author: jeff_palmer
Date: 7/12/2018 10:43:06 AM
Color: ■

Subject: Pencil
Page Label: 10
Lock: Locked
Author: jeff_palmer
Date: 7/12/2018 10:43:06 AM
Color: ■

Subject: Rectangle
Page Label: 13
Lock: Locked
Author: jeff_palmer
Date: 7/12/2018 10:43:07 AM
Color: ■

Subject: Rectangle
Page Label: 13
Lock: Locked
Author: jeff_palmer
Date: 7/12/2018 10:43:11 AM
Color: ■

Subject: Engineer
Page Label: 18
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:43:12 AM
Color:

This section of the sidewalk is part of the development and must be included in a drainage basin.

Subject: Engineer
Page Label: 17
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:43:12 AM
Color:

Please label this as "from approved FDR...(and name report)."

Subject: Engineer
Page Label: 18
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:43:17 AM
Color:

typical all.

2015 Financial Assurance Estimate Form

(Basic form) 8/6/2015

Project Information	
Les Schab Tire Meridian Crossing Filing NO.1	6/8/2018
Project Name	Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units		Price			
Earthwork*		CY	@	$ $5	=	$	*
Permanent Seeding* (inc. noxious weed management)	1.00	AC	@	$ $582	=	$ 582.00	*
Mulching*		AC	@	$ $507	=	$	*
Permanent Erosion Control Blanket*		SY	@	$ $6	=	$	*
Temporary Erosion Control Blanket		SY	@	$ $3		$	
Vehicle Tracking Control	1.00	EA	@	$ $1,625	=	$ 1,625.00	
Safety Fence	1,330.00	LF	@	$ $3	=	$ 3,990.00	
Silt Fence	735.00	LF	@	$ $4	=	$ 2,940.00	
Temporary Seeding		AC	@	$ $485	=	$	
Temporary Mulch		AC	@	$ $507	=	$	
Erosion Bales		EA	@	$ $21	=	$	
Erosion Logs		LF	@	$ $6	=	$	
Rock Ditch Checks		EA	@	$	=	$	
Inlet Protection	6.00	EA	@	$ $153	=	$ 918.00	
Sediment Basin	1.00	EA	@	$ $1,625	=	$ 1,625.00	
Concrete Washout Basin	1.00	EA	@	$ $776	=	$ 776.00	
			@	$	=	$	
pecified items subject to defect warranty financial assurance							
				Section 1 Subtotal	=	$ 12,456.00	

Section 2 - Public Improvements**	Quantity	Units		Price		
- Roadway Improvements						
Construction Traffic Control		LS	@	$	=	$
Aggregate Base Course		Tons	@	$ $18	=	$
Asphalt Pavement (*listed for concrete sidewalk)	50.00	Tons	@	$ $65	=	$ 3,250.00
Raised Median, Paved		SF	@	$ $7	=	$
Electrical Conduit, Size =		LF	@	$ $14	=	$
Traffic Signal, complete intersection		EA	@	$ $250,000	=	$
Regulatory Sign		EA	@	$ $100	=	$
Advisory Sign		EA	@	$ $100	=	$
Guide/Street Name Sign		EA	@	$		$
Epoxy Pavement Marking		SF	@	$ $12	=	$
Thermoplastic Pavement Marking		SF	@	$ $22		
Barricade - Type 3		EA	@	$ $115	=	$
Delineator (Type I)		EA	@	$ $21	=	$
Curb and Gutter, Type C (Ramp)		LF	@	$ $21	=	$
Curb and Gutter, Type A (6" Vertical)		LF	@	$ $16	=	$
Curb and Gutter, Type B (Median)		LF	@	$ $13		
Pedestrian Ramp				$ $108	=	$ 324.00

Galloway - Revised as Requested

Galloway - Revised as Requested

plans should call out that this sidewalk can be 4" thick. 4" thick sidewalk should have a square yard price of about $55, please move and add to the bottom of this section. I personally do not want to convert the flatwork price to a price per ton. We are working on updating this form.

Please add: PPR 18-016

Cross Pan			SY	@	$ $53	=	$
Curb Chase			EA	@	$ $1,300	=	$
Guardrail Type 3 (W-Beam)			LF	@	$ $18	=	$
Guardrail Type 7 (Concrete)			LF	@	$ $67	=	$
Guardrail End Anchorage			EA	@	$ $1,978	=	$
Guardrail Impact Attenuator			EA	@	$ $3,564	=	$
Sound Barrier Fence			LF	@	$ $100	=	$
- Storm Drain Improvements							
Concrete Box Culvert (M Standard), Size (W x H)			LF	@	$	=	$
Reinforced Concrete Pipe (RCP)	Size		LF	@	$	=	$
18" Reinforced Concrete Pipe			LF	@	$ $69	=	$
24" Reinforced Concrete Pipe			LF	@	$ $84	=	$
30" Reinforced Concrete Pipe			LF	@	$ $94	=	$
36" Reinforced Concrete Pipe			LF	@	$ $124	=	$
42" Reinforced Concrete Pipe			LF	@	$ $134	=	$
48" Reinforced Concrete Pipe			LF	@	$ $178	=	$
54" Reinforced Concrete Pipe			LF	@	$ $182	=	$
60" Reinforced Concrete Pipe			LF	@	$ $216	=	$
66" Reinforced Concrete Pipe			LF	@	$ $263	=	$
72" Reinforced Concrete Pipe			LF	@	$ $283	=	$
Corrugated Steel Pipe (CSP)	Size		LF	@	$	=	$
18" Corrugated Steel Pipe			LF	@	$ $66	=	$
24" Corrugated Steel Pipe			LF	@	$ $96	=	$
30" Corrugated Steel Pipe			LF	@	$ $101	=	$
36" Corrugated Steel Pipe			LF	@	$ $136	=	$
42" Corrugated Steel Pipe			LF	@	$ $147	=	$
48" Corrugated Steel Pipe			LF	@	$ $169	=	$
54" Corrugated Steel Pipe			LF	@	$ $193	=	$
60" Corrugated Steel Pipe			LF	@	$ $227	=	$
66" Corrugated Steel Pipe			LF	@	$ $278	=	$
72" Corrugated Steel Pipe			LF	@	$ $330	=	$
78" Corrugated Steel Pipe			LF	@	$ $381	=	$
84" Corrugated Steel Pipe			LF	@	$ $432	=	$
Flared End Section (FES) RCP	┼		EA	@	$	=	$
Flared End Section (FES) CSP	┼		EA	@	$	=	$
End Treatment- Headwall			EA	@	$	=	$
End Treatment- Wingwall			EA	@	$	=	$
End Treatment - Cutoff Wall			EA	@	$	=	$
Curb Inlet (Type R) L=5', Depth < 5 feet			EA	@	$ $3,791	=	$
Curb Inlet (Type R) L=5', 5'-10' Depth			EA	@	$ $5,044		$
Curb Inlet (Type R) L =5' , 10'-15' Depth			EA	@	$ $6,027	=	$
Curb Inlet (Type R) L =10', Depth < 5 feet			EA	@	$ $5,528	=	$
Curb Inlet (Type R) L =10' , 5'-10' Depth			EA	@	$ $6,694	=	$
Curb Inlet (Type R) L =10' , 10'-15' Depth			EA	@	$ $7,500	=	$
Curb Inlet (Type R) L =15' , Depth < 5 feet			EA	@	$ $7,923	=	$
Curb Inlet (Type R) L =15' , 5'-10' Depth			EA	@	$ $8,000	=	$
Curb Inlet (Type R) L =15' , 10'-15' Depth			EA	@	$ $8,800	=	$
Curb Inlet (Type R) L =20' , Depth < 5 feet			EA	@	$ $8,000	=	$
Curb Inlet (Type R) L =20' , 5'-10' Depth			EA	@	$ $8,830	=	$
Curb Inlet (Type R) L =_____', __' - __' Depth			EA	@	$	=	$
Curb Inlet (Type R) L =_____', __' - __' Depth			EA	@	$	=	$
Grated Inlet (Type C), < 5' deep			EA	@	$ $3,270	=	$
Grated Inlet (Type D), < 5' deep			EA	@	$ $3,908	=	$

Storm Sewer Manhole, Box Base, Depth < 15 feet		EA	@	$ $8,592	=	$	
Storm Sewer Manhole, Slab Base, Depth < 15 feet		EA	@	$ $4,575	=	$	
Geotextile (Erosion Control)		SY	@	$ $5	=	$	
Rip Rap, d50 Size from 6" to 24"		CY	@	$ $98	=	$	
Rip Rap, Grouted		CY	@	$ $215	=	$	
Drainage Channel Construction, Size (W x H)		LF	@	$	=	$	
Channel Lining, Concrete		CY	@	$ $450	=	$	
Channel Lining, Rip Rap		CY	@	$ $98	=	$	
Channel Lining, Grass		AC	@	$ $1,287	=	$	
Channel Lining, Other Stabilization		SY	@	$ $3	=	$	
Detention Outlet Structure		EA	@	$	=	$	
Detention Emergency Spillway		EA	@	$	=	$	
Permanent Water Quality Facility (Describe)	2.00	EA	@	$ 1,000	=	$	2,000.00
One Time Maintanence Pond PLD / Permanent Pond A							
**all items this section subject to defect warranty financial assurance. ┼ For flared end sections, multiply pipe LF cost by 6				**Section 2 Subtotal**	=	$	5,574.00 **

need to discuss at meeting on 7/10

Galloway - This has been moved to a landscape cost of re vegetation of the existing pond PLD.

Galloway - Revised as Requested

Per the comment on the FAE V1, the cross pan must be put under private improvements.

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units		Price		
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@	$	=	$
			@	$	=	$
			@	$	=	$
			@	$	=	$
			@	$	=	$
			@	$	=	$
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@	$	=	$
			@	$	=	$
			@	$	=	$
Permanent WQ Facility	2.00		@	$ 1,000	=	$ 2,000.00
			@	$	=	$
			@	$	=	$
- Water System Improvements						
Water Main Pipe (PVC), Size 8"		LF	@	$ $94	=	$
Water Main Pipe (Ductile Iron), Size 8"		LF	@	$ $137	=	$
Gate Valves, 8"		EA	@	$ $1,852	=	$
Fire Hydrant Assembly w/ all valves		EA	@	$ $6,430	=	$
Water Service Line Installation, inc. tap & valves		EA	@	$ $1,253	=	$
Fire Cistern Installation, complete		EA	@	$	=	$
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 8"		LF	@	$ $94	=	$
Sanitary Sewer Manhole, Depth < 15 feet		EA	@	$ $4,575	=	$
Sanitary Service Line Installation, complete		EA	@	$ 1,516	=	$
Sanitary Sewer Lift Station, complete		EA	@	$	=	$
- Landscaping (If Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA	@	$	=	$
		EA	@	$	=	$
		EA	@	$	=	$
		EA	@	$	=	$
		EA	@	$	=	$
***items in this section are not subject to defect warranty financial assurance				**Section 3 Subtotal**	=	$ 2,000.00

Financial Assurance Totals		
As-built drawings - **(FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS)**		$
(Inc. survey to verify detention pond volumes.) **Construction Financial Assurance Total**	=	$ 20,030.00
(Sum of all Section Totals)		
Public Improvements Total* **		$ 6,156.00
Defect Warranty Financial Assurance Total	=	$ 1,231.20
(20%of Section 2 Subtotal and 20% of identified Grading and Erosion BMP items)		

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the approved Construction Drawings associated with the Project.

Engineer Date

(P.E. Seal)

Approved by Owner / Applicant Date

Approved by El Paso Couny Engineer / ECM Administrator Date

Markup Summary

Locked (4)

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:30 AM
Color:

Please add: PPR 18-016

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:44:32 AM
Color:

need to discuss at meeting on 7/10

Subject: Engineer
Page Label: 4
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:33 AM
Color:

Per the comment on the FAE V1, the cross pan must be put under private improvements.

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:44:35 AM
Color:

plans should call out that this sidewalk can be 4" thick. 4" thick sidewalk should have a square yard price of about $55, please move and add to the bottom of this section. I personally do not want to convert the flatwork price to a price per ton. We are working on updating this form.

LES SCHWAB TIRE CENTER
7105 N. MERIDIAN ROAD
FALCON, COLORADO 80831
GRADING AND EROSION CONTROL PLAN

Galloway - Revised as Requested

please add the new, proposed plat name as well.

PROPERTY OWNER
PARK PLACE ENTERPRISES LLC
15 MIRANDA ROAD
COLORADO SPRINGS, CO 80906

DEVELOPER/APPLICANT
SFP-E
P.O. BOX 5350
BEND, OR 97708
(541) 416-5238
ATTN: GEORGE BUNTING

ENTITLEMENT CONSULTANT
ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER / SURVEYOR
GALLOWAY & COMPANY
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: AARON MCLEAN (ENTITLEMENTS)
ATTN: KYLE J. MATTHEWS (ARCHITECT)
ATTN: KERRI LILJEGREN, RLA (LANDSCAPE ARCHITECT)
ATTN: JOE PARK, P.E. (CIVIL ENGINEERING)
ATTN: LYLE BISSEGGER, P.L.S. (SURVEY)

GEOTECHNICAL ENGINEER
PICKERING, COLE & HIVNER
1070 W. 124TH AVENUE, SUITE 300
WESTMINSTER, CO 80234
TEL: (303) 996-2999
ATTN: GLENN D. OHLSEN, P.E.

JURISDICTIONAL CONTACTS

PLANNING DEPARTMENT
EL PASO COUNTY-PLANNING
2880 INTERNATIONAL CIRCLE #110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6313
ATTN: NINA RUIZ

BUILDING DEPARTMENT
PIKES PEAK REGIONAL BUILDING DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 327-2880

ENGINEERING DEPARTMENT
EL PASO COUNTY-ENGINEERING
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6813
ATTN: ELIZABETH NIJKAMP

FIRE DEPARTMENT
FALCON FIRE DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
TEL: (719) 495-4050
ATTN: CHIEF TRENT HARWIG

UTILITY CONTACTS

POWER
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E WOODMEN ROAD
FALCON, CO 80831
TEL: (800) 388-9881

TELEPHONE
CENTURYLINK
TEL: (719) 633-2998
ATTN: JIM CONNELLY

WATER
FALCON HIGHLANDS METROPOLITAN DISTRICT
111 SOUTH TEJON STREET #705
COLORADO SPRINGS, CO 80903
TEL: (719) 635-0330
ATTN: CYNTHIA BEYER

GAS
COLORADO SPRINGS UTILITIES
(719) 668-4462
ATTN: BEN SCHMITT

SANITARY SEWER
WOODMAN HILLS METRO DISTRICT
8046 EASTON ROAD
FALCON, CO 80831
TEL: (719) 495-2500 x111
ATTN: DANNY EVERETT

VICINITY MAP
NOT TO SCALE

N

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.5	EROSION CONTROL DETAILS

NOTE: CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING ALL QUANTITIES PROVIDED ON PLANS PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.

2. 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.

3. 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.

4. 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.

7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.

8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).

9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

16. 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.

17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

18. 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.

19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH-LINE.

22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

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

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

_____ _____
[NAME, P.E. #_____] DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

_____ _____
[NAME, TITLE] DATE
[BUSINESS NAME]
[ADDRESS]

Fill this information in accordingly

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 ACC[illegible] EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

Galloway - Revised as Requested

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 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. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

Galloway - Revised as Requested

File No.
PPR-18-016

Galloway
Planning. Architecture. Engineering.
1755 Telstar Drive, Suite 107
Colorado Springs, Co 80920
719.900.7220 O
www.gallowayUS.com

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PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/4/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

COVER

C0.0

H:\Les Schwab\C3_Parks - LST00067 - SEC Meridian & Old Meridian\CAD\C3 CDL\STAGE_C3\LDEC\Cover.dwg - jeff Parker - 6/4/2018

GRADING SCHEDULE

1. PROPOSED STORM SEWER LINE.
2. PROPOSED STORM SEWER INLET.
3. PROPOSED STORM SEWER MANHOLE
4. PROPOSED CONNECTION TO EXISTING STORM SEWER MANHOLE.
5. A.D.A. PARKING. MAX SLOPE 2% IN ANY DIRECTION.
6. EXPOSED BUILDING FOUNDATION.
7. PROPOSED LANDSCAPE WALL. SEE DETAIL 6/C1.6.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED BY OTHERS
- PROPOSED NEW
- PROPOSED BIO-RETENTION BOUNDARY
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- SAWCUT LINE
- 6 — PARKING COUNT
- TR — PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING
- RP — PROPOSED BACKFLOW PREVENTER
- M — PROPOSED METER
- DDC — PROPOSED DOUBLE DETECTOR CHECK
- PROPOSED SANITARY MANHOLE
- PROPOSED REGULATORY SIGN
- SS — EXISTING SANITARY SEWER MANHOLE COVER
- SD — EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- LIMITS OF CONSTRUCTION (AREA= 116,585 SF, 2.68 AC)

NOTES:

1. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS INDICATED AS NEW AND/OR PROPOSED.
2. ADD 6800' TO ALL SPOT ELEVATIONS.
3. CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATION INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.

GRADING LEGEND

- 339 — EXISTING MINOR CONTOUR
- 340 — EXISTING MAJOR CONTOUR
- 39 — PROPOSED MINOR CONTOUR
- 340 — PROPOSED MAJOR CONTOUR
- 40.0 XX — PROPOSED SPOT ELEVATION
- FF — FINISHED FLOOR
- TOS — TOP OF SIDEWALK
- TC — TOP OF CURB
- P — TOP OF PAVEMENT
- FL — FLOWLINE
- HP — HIGH POINT
- LP — LOW POINT
- ME — MATCH EXISTING
- GB — GRADE BREAK
- C — TOP OF CONCRETE
- EOC — EDGE OF CONCRETE
- FG — FINISH GRADE
- TOG — TOP OF GRATE
- BOW — BACK OF WALK
- FS — FINISH SURFACE
- TOE — TOE OF SLOPE
- TOC — TOP OF CONCRETE
- TBC — TOP BACK OF CURB
- BW — BOTTOM OF WALL
- TW — TOP OF WALL

STORM SEWER INSERT VIEW

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', , PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

GRADING PLAN

C2.0

INITIAL STORM WATER MANAGEMENT PLAN

SCALE: 1"=40

POST-PAVING STORM WATER MANAGEMENT PLAN

SCALE: 1"=40

Galloway - Design has been modified to eliminate stormwater facility in this area.

Please provide documentation that the utility companies have given permission to put a permanent stormwater facility in the utility easement, or vacate the easement.

Galloway - Design has been changed to utilize the existing pond to the SE. These calculations are in the Drainage Letter

Permanent storm water facility must address WQCV. Please design this facility accordingly to meet the criteria.

are you anticipating installing construction fence in the asphalt?

Galloway - No. This linework has been revised as Requested.

A meeting has been set and we will discuss options for this site and the WQ facility requirements. easements may/not still be required.

Galloway - Thank you

Provide a separate access easement for the permanent stormwater facility.

Galloway - Revised as Requested

Galloway - Design has been modified to eliminate stormwater facility in this area.

please call out the maintenance that will be required for the existing pond (may need to change up the FAE).

Galloway - maintenance has been identified to include revegetation of grass swale

Identify the limits of disturbance this can be the same as LOC, just add to the legend.

GRADING LEGEND

339	EXISTING MINOR CONTOUR
340	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
340	PROPOSED MAJOR CONTOUR
40.0 XX	PROPOSED SPOT ELEVATION
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TOS	TOP OF SIDEWALK
TC	TOP OF CURB
P	TOP OF PAVEMENT
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
C	TOP OF CONCRETE
EOC	EDGE OF CONCRETE
FG	FINISH GRADE

EROSION CONTROL LEGEND

	FLOW ARROW
LOC	LIMITS OF CONSTRUCTION (AREA= 116,585 SF, 2.68 AC)
SF	SILT FENCE
CF	CONSTRUCTION FENCE
CWS	SMALL SITE CONCRETE WASHOUT AREA
TS	TEMPORARY STOCKPILE
VTC	VEHICLE TRACKING CONTROL/CONSTRUCTION ENTRANCE
ECB	EROSION CONTROL BLANKET
IPO	INLET PROTECTION
SP	SWMP SITE POSTING
SSA	STABILIZED STAGING AREA
DD	DIVERSION DITCH/BERM
SDP	SILT DIKE ON PAVEMENT
LS	LANDSCAPE AREA
RES	PORTABLE RESTROOM

STORMWATER MANAGEMENT PLANS GENERAL NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
7. APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
8. THE CONTRACTOR SHALL PROTECT STORM DRAIN INLETS DIRECTLY DOWNSTREAM OF CONSTRUCTION AREA NOT NECESSARILY SHOWN ON THIS PLAN.

DUST CONTROL GENERAL NOTES

THE CITY ENGINEER MAY REQUIRE THE SUBMITTAL OF A DUST PREVENTION AND CONTROL PLAN FOR GRADING AND CONSTRUCTION AS DEEMED NECESSARY. AT THE VERY MINIMUM THE FOLLOWING CONDITIONS CONCERNING THE CONTROL OF GRADING AND CONSTRUCTION DUST SHALL BE ADHERED TO, AS WELL AS FOLLOWING SCAQMD REQUIREMENTS WITH REGARDS TO FUGITIVE DUST.

- FUGITIVE DUST EMISSIONS WILL BE CONTROLLED TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK, WHETHER OR NOT THERE IS CURRENT ACTIVITY ON THE SITE.
- THERE SHALL BE A 24-HOUR CONTACT NAME AND PHONE NUMBER FOR THE PERSON RESPONSIBLE FOR ENSURING THE CONTROL OF FUGITIVE DUST, WHETHER OR NOT THERE IS CURRENT ACTIVITY AT THE SITE.
- DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO THE APPLICATION OF WATER OR DUST PALLIATIVES, THE INSTALLATION OF WIND FENCING, AND THE TREATMENT OF STAGING AREAS.
- WHEN AN ENTIRE PROJECT IS GRADED AND THE SUBSEQUENT CONSTRUCTION ON THE SITE IS TO BE COMPLETED IN PHASES, THE PORTION OF THE SITE NOT UNDER CONSTRUCTION SHALL BE TREATED WITH CHEMICAL STABILIZERS, OR PLANT MATERIALS AND AN IRRIGATION SYSTEM.

IF THE IMPORTING OR EXPORTING OF SOIL IS NECESSARY, DUST CONTROL SHALL INCLUDE PROCEDURES FOR THE CONTROL OF DUST RESULTING FROM THE LOADING, TRANSPORTATION AND UNLOADING OF SOIL FROM, TO OR WITHIN THE PROJECT AREA AND ON PUBLIC ROADWAYS.

BENCHMARK

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NAVD88 ELEVATION = 6902.3'

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Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

EROSION CONTROL PLAN

C3.0

PLAN VIEW

SECTION A–A

NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Concrete Washout Structure Standard Drawing REVISION DATE: 7/17/07	FILE NAME: SD_3-84

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

SEDIMENT BASIN
NTS

SEDMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.

2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.

3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.

4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.

5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.

6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.

7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.

3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SB-1 Sediment Basin Construction Detail and Maintenance Requirements

3-32

Required Area per Row (in^2)

		Depth at Outlet (ft)							
		1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
Design Volume (acre-ft)	2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
	1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
	0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
	0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
	0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
	0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
	0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
	0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
	0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
	0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

Circular Perforation Sizing

Hole Diameter (in)	Hole Diameter (in)	Area per Row (in^2) n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42
n = Number of columns of perforations				
Minimum steel plate thickness		1/4"	5/16"	3/8"

TABLE SB-2

City of Colorado Springs Stormwater Quality	Figure SB-2 Outlet Sizing Application Techniques and Maintenance Requirements

3-33

PLAN

SECTION

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.

City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking Application Examples

3-54

Table SF-1

Silt Fence Used as Perimeter Control	Case 1 DA < 0.25 AC	Case 1 0.25 < DA < 1 AC	Case 2 DA > 1.0 AC
Continuous Grade	OK (1)	OK (1)	OK (1)
Area of Concentrated Flow	OK	NO (2)	NO (3)

(1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.
(2) Check Dam may also be used as alternative to Silt Fence at low point.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs Storm Water Quality	Figure SF-1 Silt Fence Application Examples

DEN/M/153722.CS.CB/FigSF-1/9-99

3-35

SILT FENCE

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.

City of Colorado Springs Stormwater Quality	Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

3-36

City of Colorado Springs Stormwater Quality	Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements

3-37

FILTER FABRIC INLET PROTECTION
NTS

FILTER FABRIC INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.

3. POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

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, COLLAPSED, UNENTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements

3-25

Galloway
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www.gallowayUS.com

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Tires LES SCHWAB

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

EROSION CONTROL DETAILS

C3.5

Markup Summary

Locked (15)

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:52 AM
Color: ■

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:53 AM
Color: ■

Fill this information in accordingly

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:44:54 AM
Color: ■

please add the new, proposed plat name as well.

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:54 AM
Color: ■

File No. PPR-18-016

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:56 AM
Color: ■

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:57 AM
Color: ■

Remove the vegetation from the proposed sidewalk

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:44:58 AM
Color: ■

and public improvement easement.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:44:59 AM
Color:

Permanent storm water facility must address WQCV. Please design this facility accordingly to meet the criteria.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:45:00 AM
Color:

Please provide documentation that the utility companies have given permission to put a permanent stormwater facility in the utility easement, or vacate the easement.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:45:01 AM
Color:

Provide a separate access easement for the permanent stormwater facility.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:45:02 AM
Color:

Identify the limits of disturbance

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:45:04 AM
Color:

A meeting has been set and we will discuss options for this site and the WQ facility requirements. easements may/not still be required.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:45:06 AM
Color:

please call out the maintenance that will be required for the existing pond (may need to change up the FAE).

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:45:07 AM
Color:

this can be the same as LOC, just add to the legend.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:45:07 AM
Color:

are you anticipating installing construction fence in the asphalt?

PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE SIZE	REQUIRED PER CODE	WATER USE
OVERSTORY DECIDUOUS TREES								
	AMGR	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL. B&B	4	20' X 10'	11 TOTAL TREES	LOW
	GLSH	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1.5" CAL. B&B	5	40' X 40'	11 TOTAL TREES	LOW
	QUMA	QUERCUS MACROCARPA	BUR OAK	1.5" CAL. B&B	3	50' X 40'	11 TOTAL TREES	LOW
	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL. B&B	2	15' X 12'	11 TOTAL TREES	LOW
DECIDUOUS SHRUBS								
	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONTAINER 18"-24"	13	4' X 4'	N/A	LOW
	RORA	ROSA 'RADRAZZ'	KNOCK OUT ROSE	#5 CONTAINER 18"-24"	22	3' X 3'	N/A	LOW
EVERGREEN SHRUBS								
	EUU	EUONYMUS FORTUNEI 'IVORY JANE'	IVORY JANE EUONYMUS	#5 CONTAINER 18"-24"	25	3' X 6'	N/A	LOW
	JUME	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONTAINER 18"-24"	7	8' X 6'	N/A	LOW
ORNAMENTAL GRASSES AND PERENNIALS								
	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONTAINER	23	4.5' X 2.0'	N/A	LOW
	COMO	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONTAINER	163	1.5' X 1.5'	N/A	LOW
	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONTAINER	72	2' X 2'	N/A	LOW
	PEKR	PENNISETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS	#1 CONTAINER	60	2' X 2'	N/A	LOW
SEED, MULCH AND MISCELLANEOUS								
	TURF	RTF SOD	SOD		5,457 SF	---	N/A	MODERATE
	MULCH	2" - 4" DIA. MULTI - COLOR ROCK MULCH W/ SHREDDED BARK MULCH RING, SEE MULCH NOTES	ROCK MULCH		3,997 SF	---	N/A	---
	STEEL EDGING				397 LF	---	N/A	---

5% LANDSCAPE REQUIREMENT

TOTAL SITE AREA: 108,187 SF	TOTAL LANDSCAPE AREA: 27,659 SF	% LANDSCAPE AREA PROVIDED: 25%

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

1 TREE CANOPY.
2 NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5 PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6 PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7 TRUNK FLARE.
8 WOOD MULCH TREE RING 3' DIA MIN. TYPE, AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9 FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT.
10 ROOT BALL-SEE NOTE 3, THIS DETAIL
11 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12 UNDISTURBED NATIVE SOIL
13 SOFT VELCRO, OR OTHER FABRIC WRAP
14 CENTRAL LEADER. SEE CROWN OBSERVATION DETAIL

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM THE FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM AROUND ROOTBALL.

STAKING (TOP VIEW)

2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS AND/OR SIGHT TRIANGLES SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL TURF IS SPECIFIED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
30. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL MATCH THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
31. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
32. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
33. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
35. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	DTT
Checked By:	JDP
Date:	4/6/2018

LANDSCAPE PLAN

L1.1

Markup Summary

Locked (1)

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 7/12/2018 10:45:33 AM
Color:

need to schedule a meeting to discuss the Landscaping. Now that property lines are established and per the Meridian Crossing Second Amendment to Meridian Crossing Maintenance Agreement and Declaration of Covenants, Conditions, and Restrictions, under (a) which includes landscaping that must be installed by Owners on their Lots, at their expense.

LES SCHWAB TIRE CENTER
7105 N. MERIDIAN ROAD
FALCON, COLORADO 80831
SITE DEVELOPMENT PLAN

PROPERTY OWNER
PARK PLACE ENTERPRISES LLC
15 MIRANDA ROAD
COLORADO SPRINGS, CO 80906

DEVELOPER/APPLICANT
SFP-E
P.O. BOX 5350
BEND, OR 97708
(541) 416-5238
ATTN: GEORGE BUNTING

ENTITLEMENT CONSULTANT
ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER / SURVEYOR
GALLOWAY & COMPANY
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: AARON MCLEAN (ENTITLEMENTS)
ATTN: KYLE J. MATTHEWS (ARCHITECT)
ATTN: KERRI LILJEGREN, RLA (LANDSCAPE ARCHITECT)
ATTN: JOE PARK, P.E. (CIVIL ENGINEERING)
ATTN: LYLE BISSEGGER, P.L.S. (SURVEY)

GEOTECHNICAL ENGINEER
PICKERING, COLE & HIVNER
1070 W. 124TH AVENUE, SUITE 300
WESTMINSTER, CO 80234
TEL: (303) 996-2999
ATTN: GLENN D. OHLSEN, P.E.

JURISDICTIONAL CONTACTS

PLANNING DEPARTMENT
EL PASO COUNTY-PLANNING
2880 INTERNATIONAL CIRCLE #110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6313
ATTN: NINA RUIZ

BUILDING DEPARTMENT
PIKES PEAK REGIONAL BUILDING DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 327-2880

ENGINEERING DEPARTMENT
EL PASO COUNTY-ENGINEERING
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6813
ATTN: ELIZABETH NIJKAMP

FIRE DEPARTMENT
FALCON FIRE DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
TEL: (719) 495-4050
ATTN: CHIEF TRENT HARWIG

UTILITY CONTACTS

POWER
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E WOODMEN ROAD
FALCON, CO 80831
TEL: (800) 388-9881

TELEPHONE
CENTURYLINK
TEL: (719) 633-2998
ATTN: JIM CONNELLY

WATER
FALCON HIGHLANDS METROPOLITAN DISTRICT
111 SOUTH TEJON STREET #705
COLORADO SPRINGS, CO 80903
TEL: (719) 635-0330
ATTN: CYNTHIA BEYER

GAS
COLORADO SPRINGS UTILITIES
(719) 668-4462
ATTN: BEN SCHMITT

SANITARY SEWER
WOODMAN HILLS METRO DISTRICT
8046 EASTON ROAD
FALCON, CO 80831
TEL: (719) 495-2500 x111
ATTN: DANNY EVERETT

VICINITY MAP
NOT TO SCALE

SITE MAP
SCALE: 1"=100'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	DEMO PLAN
C1.1	SITE PLAN
C1.2	SITE ADA ROUTE
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C4.0	UTILITY PLAN
C4.5	UTILITY DETAILS
PP1.0	PHOTOMETRICS PLAN
PP1.1	PHOTOMETRICS DETAILS
L1.1	LANDSCAPE PLAN

FOR INFORMATION ONLY

EARTHWORK SUMMARY TABLE

CUT	FILL	EXPORT
XXX CY	XXX CY	XXX CY

CUT/FILL NUMBERS ARE FOR PERMITTING PURPOSES ONLY AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR IS RESPONSIBLE FOR TAKE-OFFS AND SHOULD NOT RELY ON CUT/FILL NUMBERS SHOWN ON THESE CONSTRUCTION DOCUMENTS FOR ESTIMATING PURPOSES. NO CLAIM WILL BE CONSIDERED IF THE CONTRACTOR RELIES ON THIS INFORMATION FOR BIDDING OR FOR CONSTRUCTION OPERATIONS AND FINDS THAT IT IS INACCURATE.

NOTE: CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING ALL QUANTITIES PROVIDED ON PLANS PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FALCON STANDARD CONSTRUCTION SPECIFICATIONS, IMPROVEMENT STANDARDS AND STANDARD DRAWINGS.
2. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY, OWNER OR ENGINEER.
4. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES; HOWEVER, THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH THE CONTRACTOR MAY DISCOVER, BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF THE IMPROVEMENTS. THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE. ANY COSTS INCURRED RESULTING FROM CONTRACTOR'S FAILURE TO STOP AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE SPECIFICATION OF THE AGENCIES INVOLVED AND ALL WORK IS SUBJECT THE APPROVAL OF THEIR DIRECTOR OR AUTHORIZED REPRESENTATIVE.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF FALCON'S PUBLIC SERVICES INSPECTORS MON.-FRI. 8:00 A.M. TO 4:00 P.M. AT (XXX) XXX-XXXX FOR A PRECONSTRUCTION MEETING 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION ACTIVITIES. TRI VIEW WATER AGENCY AND PIKES PEAK UTILITY DISTRICT REQUIRE AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION REQUESTS FOR INSPECTION OF PUBLIC FACILITIES. THEREFORE, NOTICE SHALL BE GIVEN 48-HOURS IN ADVANCE AND BE PERFORMED BY THE AGENCY'S DESIGNATED AGENT.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS AND SHALL POSSESS APPROVED PLANS PRIOR TO BEGINNING OF CONSTRUCTION. A SET OF SIGNED AND APPROVED PLANS ARE TO BE ON THE JOB SITE AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PUBLIC AND PRIVATE IMPROVEMENT WITHIN THE WORK AREA AND SHELL ADEQUATELY BARRICADE THE PROJECT SITE TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.
9. THE CONTRACTOR MUST EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. THE CONTRACTOR SHALL INCUR ALL COSTS FOR SUCH EXCAVATION.
10. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.
11. CONTRACTOR MUST NOTIFY "COLORADO 811" AT 811 (PHONE 800-922-1987) OR THROUGH THE WEBSITE AT HTTP://COLORADO811.ORG 48 HOURS IN ADVANCE BEFORE ANY DIGGING.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND/OR OTHER SURVEY MONUMENTS AND SHALL NOTIFY CITY OF FALCON OF PUBLIC SERVICES OF ANY DAMAGED OR REMOVED CITY, STATE, OR BUREAU MONUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGED OR REMOVED MONUMENTS.
13. CONTRACTOR SHALL NOTIFY DEPARTMENT OF PUBLIC SERVICES UPON APPLICATION FOR PERMIT AND PAYMENT OF REQUIRED FEE.
14. THE CONTRACTOR SHALL VERIFY ALL STREETS NAMES AND THEIR CORRECT SPELLING WITH THE FIRE DEPARTMENT AND BUILDING DIVISION BEFORE ORDERING STREET SIGNS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY FLOODPLAIN BOUNDARIES. FLOODPLAIN BOUNDARIES SHALL BE CLEARLY DELINEATED IN THE FIELD WITH ORANGE ESA FENCING AND SIX FOOT (6') STAKES TEN FEET (10') OC PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY WITHIN THE "LIMITS OF WORK." THESE AREAS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
17. WHERE WORK IS BEING DONE IN AN OFFSITE EASEMENT THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 48 HOURS PRIOR TO COMMENCING WORK.
18. THE PARTIES 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

COVER

C0.0

SITE SCHEDULE

1. EXISTING LANDSCAPING TO REMAIN.
2. EXISTING UTILITY STRUCTURE/LIGHT POLE TO REMAIN.
3. EXISTING CURB AND GUTTER/SIDEWALK TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN.
5. EXISTING CURB AND GUTTER TO BE REMOVED.
6. EXISTING SIDEWALK TO BE REMOVED.
7. SAWCUT AND REMOVE EXISTING ASPHALT.
8. EXISTING ASPHALT PAVEMENT TO REMAIN. CONTRACTOR TO USE CARE TO PREVENT DAMAGE TO EXISTING PAVED SURFACES.
9. EXISTING EASEMENT TO BE VACATED.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE REMOVED
- SAWCUT LINE
- EXISTING SANITARY SEWER MANHOLE COVER
- EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

DEMOLITION NOTE:

1. PROTECT -IN-PLACE ALL PORTIONS OF THE SITE THAT ARE TO REMAIN.
2. GENERAL CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24' , PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

N

0 10 20

SCALE: 1"=20'

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

DEMO PLAN

C1.0

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED BY OTHERS
- PROPOSED NEW
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- SAWCUT LINE
- 6 — PARKING COUNT
- TR — PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING
- WM — PROPOSED METER
- PROPOSED SANITARY MANHOLE
- PROPOSED REGULATORY SIGN
- SS — EXISTING SANITARY SEWER MANHOLE COVER
- SD — EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

SITE SCHEDULE

1. PROPOSED 12,589 SF LES SCHWAB TIRE CENTER.
2. PROPOSED ± 145 SF CMU TRASH ENCLOSURE.
3. INSTALL STANDARD DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
4. INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
5. INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL 7/C1.5.
6. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/C1.5.
7. CONSTRUCT 6-INCH CONCRETE CURB WITH A 1-FOOT GUTTER SECTION; SEE DETAIL 1&6/C1.5. REFERENCE GRADING PLAN, SHEET C2.1, FOR DIFFERENTIATION OF CATCH OR SPILL GUTTER CONFIGURATION.
8. CONSTRUCT 6" MONOLITHIC CONCRETE CURB WITH HEAVY DUTY CONCRETE PAVING; SEE DETAIL 3/C1.5.
9. INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK AT BUILDING WITH A LIGHT BROOM FINISH. SEE DETAIL 9/C1.5.
10. INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDEWALK WITH A LIGHT BROOM FINISH. SEE DETAIL 10/C1.5.
11. CONSTRUCT 2-FOOT VALLEY GUTTER. SEE DETAIL 5/C1.5.
12. PAINT 4-INCH SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN.
13. PAINT ACCESSIBLE PARKING SYMBOL AND, ONLY WHERE INDICATED, VAN TEXT; SEE DETAIL 13/C1.5.
14. PAINT 4-INCH SOLID WHITE PARKING STRIPES AT 16-INCHES O.C. AND 45 DEGREE TO THE DIRECTION OF TRAFFIC; BORDER WITH A 6-INCH SOLID WHITE STRIPE.
15. INSTALL CONCRETE FILLED PIPE BOLLARD; SEE DETAIL 5/C1.6.
16. CONTRACTOR SUPPLIED AND INSTALLED TWO SPACE ALUMINUM BIKE RACK; SEE DETAIL 4/C1.5. REFERENCE ARCHITECTURAL PLANS FOR MORE DETAILS.
17. CONTRACTOR SUPPLIED AND INSTALLED SITE FURNITURE (BENCH); SEE DETAIL 11/C1.5. REFERENCE ARCHITECTURAL PLANS FOR MORE DETAILS.
18. PROPOSED ELECTRICAL TRANSFORMER LOCATION. REFERENCE UTILITY PLAN FOR MORE DETAILS.
19. INSTALL AREA LIGHT; REFERENCE PHOTOMETRIC PLAN FOR POLE, BASE AND FIXTURE DETAILS.
20. INSTALL POLE AND HANIDCAP PARKING SIGN, INCLUDE "VAN" PLACARD CORRESPONDING (ONLY) TO SIMILARLY PAINT APPLIED TEXT; SEE DETAIL 12&14/C1.5.
21. INSTALL ADA REMOTE DOOR OPENER. REFERENCE ARCHITECTURAL PLANS.
22. PROPOSED DRAINAGE INLETS. REFERENCE UTILITY PLAN FOR DETAILS.
23. PROPOSED 750 GALLON SAND/OIL INTERCEPTOR. REFERENCE UTILITY PLAN FOR DETAILS.
24. INSTALL POLE AND 30" MUTCD R1-1 "STOP" SIGN
25. INSTALL POLE AND 12" MUTCD R6-1R "ONE WAY" RIGHT SIGN
26. INSTALL POLE AND 30" MUTCD R5-1 "DO NOT ENTER" SIGN
27. PROPOSED WATER METER. REFERENCE UTILITY PLAN FOR DETAILS.
28. ONE-WAY STORM SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
29. ONE-WAY SANITARY SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
30. TWO-WAY SANITARY SEWER CLEAN OUT TO GRADE. REFERENCE UTILITY PLAN FOR DETAILS.
31. PROPOSED STORM SEWER MANHOLE. REFERENCE UTILITY PLAN FOR DETAILS.
32. PROPOSED SANITARY SEWER MANHOLE. REFERENCE UTILITY PLAN FOR DETAILS.
33. PROPOSED LANDSCAPE WALL. REFERENCE GRADING PLAN FOR DETAILS.
34. PROPOSED FIRE HYDRANT ASSEMBLY. REFERENCE UTILITY PLAN FOR DETAILS.
35. INSTALL CONCRETE ACCESSABLE RAMP; EXISTING RAMP WILL BE REMOVED, MATCH ORIGINAL RAMP DESIGN. PER EL PASO COUNTY DETAIL SD_2-50/C1.6.
36. INSTALL CONCRETE ADA RAMP. PER EL PASO COUNTY DETAIL SD_2-41,42/C1.6.
37. ASPHALT SAWCUT LINE. INSTALL ASPHALT TO THIS LINE.
38. EXISTING ONE WAY LANE TO REMAIN.
39. EXISTING CONCRETE SIDEWALK TO REMAIN. CONTRACTOR TO ASSURE THAT A SMOOTH TRANSITION IS MAINTAINED BETWEEN EXISTING CONCRETE AND NEW CONCRETE.
40. CONSTRUCT 6-FOOT CROSS PAN. PER EL PASO COUNTY DETAIL SD_2-26/C1.6.
41. PROPOSED FLARED END SECTION WITH RIP RAP OUTFALL. REFERENCE UTILITY PLAN FOR DETAILS.

N

0 10 20
SCALE: 1"=20'

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24' , PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

NOTES:

1. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS INDICATED AS NEW AND/OR PROPOSED.

PARKING TABLE

PARKING STALLS REQUIRED	39
TOTAL PARKING STALLS PROVIDED	50
ADA STALLS PROVIDED	2 (1 VAN ACCESSIBLE)

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

SITE PLAN

C1.1

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED BY OTHERS
- PROPOSED NEW
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- SAWCUT LINE
- 6 PARKING COUNT
- TR PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING
- WM PROPOSED METER
- PROPOSED SANITARY MANHOLE
- PROPOSED REGULATORY SIGN
- SS EXISTING SANITARY SEWER MANHOLE COVER
- SD EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- ADA ROUTE

N

0 10 20

SCALE: 1"=20'

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MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
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Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

SITE ADA ROUTE

C1.2

NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS.
5. ISOLATION JOINTS SHALL BE INSTALLED AT 50 FOOT MAXIMUM INTERVALS, AT THE END OF CURB RETURNS AND/OR TO MATCH LOCATION OF ISOLATION JOINTS IN PAVING - SEE DETAIL 16 ON THIS SHEET.

1 CATCH CURB AND GUTTER

NOT TO SCALE

ASPHALT

STANDARD DUTY PAVING

A = 2" - SURFACE COURSE
B = 2" - BASE COURSE
C = 9" - AGGREGATE BASE COURSE

HEAVY DUTY PAVING

A = 2" SURFACE COURSE
B = 2" - BASE COURSE
C = 10" - AGGREGATE BASE COURSE

ASPHALT PAVING NOTES

A. SUBGRADE COMPACTION: MINIMUM 12" MOISTURE-CONDITIONED AS NECESSARY COMPACTED TO 95% RELEATIVE COMPACTION.
B. BASE COURSE TO CONFORM TO CDOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D698) MAXIMUM DRY DENSITY
C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT CDOT PAVEMENT DESIGN MANUAL.
D. PROVIDE TACK COAT BETWEEN CONSECUTIVE COURSES NOT APPLIED WITHIN 24 HOURS OF PLACEMENT OF THE PRIOR COURSE.
E. MINIMUM AGGREGATE BASE COURSE IS 9-INCHES; USE A THICKER SECTION IF INDICATED IN THE GEOTECHNICAL REPORT.

2 ASPHALT PAVING DETAILS

NOT TO SCALE

* SEE DETAIL 7 SHEET 1.5 FOR CONCRETE PAVEMENT THICKNESS

3 6" MONOLITHIC CURB AND DRIVE

NOT TO SCALE

NOTE:
SEE FFE SCHEDULE REFERENCE, ARCHITECTURAL SHEET A151, FOR PROCUREMENT INFORMATION. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

4 BIKE RACK

NOT TO SCALE

5 2' VALLEY GUTTER

NOT TO SCALE

NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS.
5. ISOLATION JOINTS SHALL BE INSTALLED AT 50 FOOT MAXIMUM INTERVALS, AT THE END OF CURB RETURNS AND/OR TO MATCH LOCATION OF ISOLATION JOINTS IN PAVING - SEE DETAIL 16 ON THIS SHEET.

6 SPILL CURB AND GUTTER

NOT TO SCALE

CONCRETE

STANDARD DUTY CONCRETE

A = 5" - CONCRETE PAVEMENT SECTION
B = 9" - AGGREGATE BASE COURSE

HEAVY DUTY CONCRETE

A = 6" - CONCRETE PAVEMENT SECTION
B = 9" - AGGREGATE BASE COURSE

CONCRETE PAVING NOTES

A. SUBGRADE COMPACTION: MINIMUM 12" MOISTURE-CONDITIONED AS NECESSARY COMPACTED TO 95% RELEATIVE COMPACTION.
B. BASE COURSE TO CONFORM TO CDOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D698) MAXIMUM DRY DENSITY
C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT CDOT PAVEMENT DESIGN MANUAL.
D. PROVIDE TACK COAT BETWEEN CONSECUTIVE COURSES NOT APPLIED WITHIN 24 HOURS OF PLACEMENT OF THE PRIOR COURSE.
E. MINIMUM AGGREGATE BASE COURSE IS 9-INCHES; USE A THICKER SECTION IF INDICATED IN THE GEOTECHNICAL REPORT.

7 CONCRETE PAVING DETAILS

NOT TO SCALE

* SEE DETAIL 7 SHEET 1.5 FOR CONCRETE PAVEMENT THICKNESS

8 TYPICAL THICKENED SLAB DETAIL

NOT TO SCALE

1. CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED THE WIDTH OF THE WALK ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP. REFER TO HORIZONTAL CONTROL PLAN FOR JOINT PATTERNING PERIPHERAL TO THE BUILDING. SEE DETAIL 18 ON THIS SHEET.
2. ISOLATION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER OR ARCHITECT.
   SEE DETAIL 16 ON THIS SHEET.
3. REINFORCE WITH No.3 BARS AT 18" O.C.E.W.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SIDEWALK REPLACEMENT DUE TO DEFECT, EXCESSIVE OR INADEQUATE GRADE, OR ADA NON-COMPLIANCE IF PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
5. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

9 CONCRETE SIDEWALK AT BUILDING

NOT TO SCALE

1. CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED THE WIDTH OF THE WALK ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP. REFER TO HORIZONTAL CONTROL PLAN FOR JOINT PATTERNING. SEE DETAIL 18 ON THIS SHEET.
2. ISOLATION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER OR ARCHITECT.
   SEE DETAIL 16 ON THIS SHEET.
3. REINFORCE WITH No.3 BARS AT 18" O.C.E.W.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SIDEWALK REPLACEMENT DUE TO DEFECT, EXCESSIVE OR INADEQUATE GRADE, OR ADA NON-COMPLIANCE IF PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
5. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

10 CONCRETE SIDEWALK, TYPICAL

NOT TO SCALE

NOTE:
SEE FFE SCHEDULE REFERENCE, ARCHITECTURAL SHEET A151, FOR PROCUREMENT INFORMATION. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

BENCH SPECIFICATIONS:

1. WABASH VALLEY MANUFACTURING INC. "CITY LIMITS STRAIGHT BENCH"
2. PERFORATED 3 SEAT W/ BACK
3. SURFACE MOUNT
4. DARK BRONZE
5. MODEL #CL321 BENCH, WITH MC103 PLATE COVERS
6. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M-1994.
7. ALL DIMENSIONS ARE AFTER PLASTISOL COATING.

11 BENCH

NOT TO SCALE

MATERIAL: .060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'VAN ACCESSIBLE' SIGN DETAIL

MATERIAL: .060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'PARKING ONLY' SIGN DETAIL

12 ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES

A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED 2'-6" FROM ACCESS DRIVE, INTO PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

13 SYMBOL OF ACCESSIBILITY

NOT TO SCALE

14 SITE SIGN BASE DETAILS

NOT TO SCALE

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LOT 3 AND 4

7105 N. MERIDIAN ROAD
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Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

SITE DETAILS

C1.5

NOTE: FOR INTERRUPTED POURS, SUBSTITUTED FOR CONTROL JOINT

NOTE: SUBMIT PROPOSED ALTERNATE TO ENGINEER FOR APPROVAL

1 CONSTRUCTION JOINT DETAIL — NOT TO SCALE

2 ISOLATION JOINT DETAIL — NOT TO SCALE

3 EXPANSION JOINT DETAIL — NOT TO SCALE

4 CONTROL JOINT DETAIL — NOT TO SCALE

5 TYPICAL BOLLARD DETAIL — NOT TO SCALE

6 LANDSCAPE RETAINING WALL — NOT TO SCALE

7 STOP SIGN R1-1 — NOT TO SCALE

SECTION B-B

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Parallel Pedestrian Ramp Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-50	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTEGRALLY COLORED, TRUNCATED-DOME, PAVERS. THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

7/9/09 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Pedestrian Intersection Ramp Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-41	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

TRUNCATED DOME DETAILS

DOME SPACING — ELEVATION VIEW

P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Truncated Dome Details Standard Drawing REVISION DATE: 11/25/15 FILE NAME: SD_2-42	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PLAN VIEW

SECTION A-A

NOTES

1. W – WIDTH SALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC OR 9" FOR COLLECTORS MINIMUM WITH 6x6 – 4.4 W.W.F. OR #4 @ 18 E.W.
2. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
3. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

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Project No:	LST00067
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Checked By:	JDP
Date:	4/6/2018

SITE DETAILS

C1.6

UTILITY SCHEDULE

1. GAS METER, BOLLARD PROTECTION, AND SERVICE ENTRY TO THE BUILDING. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SERVICE PROVIDER. REFERENCE BUILDING MECHANICAL PLANS.
2. PROPOSED ROUTING OF GAS SERVICE; CONTRACTOR TO COORDINATE FINAL LOCATIONS AND INSTALLATION WITH THE UTILITY PROVIDER.
3. PROPOSED TELECOMMUNICATIONS SERVICE ENTRY TO BUILDING.
4. PROPOSED ROUTING OF TELECOMMUNICATIONS SERVICE LINE AND CONNECTION TO MAIN, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
5. PROPOSED ELECTRICAL SERVICE ENTRY TO BUILDING.
6. PROPOSED ROUTING OF SECONDARY ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
7. PROPOSED LOCATION OF PRIMARY ELECTRICAL SERVICE CONNECTION AND TRANSFORMER. CONTRACTOR TO COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
8. PROPOSED 4" SANITARY SEWER SERVICE ENTRY TO BUILDING.
9. CONTRACTOR TO PROVIDE AND INSTALL 4" SANITARY SEWER SERVICE LINE.
10. CONTRACTOR TO PROVIDED AND INSTALL 6" SANITARY SEWER SERVICE LINE.
11. PROPOSED CONNECTION TO EXISTING SANITARY SEWER SERVICE LINE. CONTRACTOR TO POTHOLE AND LOCATE SANITARY SEWER LATERAL (DEPTH AND LOCATION) IMMEDIATELY AFTER CONSTRUCTION STARTS TO VERIFY DEPTH, SIZE AND LOCATION. INFORM ENGINEER OF AS BUILT LOCATION.
12. CONTRACTOR TO PROVIDE AND INSTALL 750 GALLON SAND/OIL INTERCEPTOR. SEE DETAIL ON SHEET C4.5.
13. CONTRACTOR TO CONNECT 8-INCH UNDERGROUND FIRE LINE TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE AND LOCATE WATER MAIN (DEPTH AND LOCATION) IMMEDIATELY AFTER CONSTRUCTION STARTS TO VERIFY DEPTH, SIZE AND LOCATION. INFORM ENGINEER OF AS BUILT LOCATION.
14. CONTRACTOR TO PROVIDE AND INSTALL 4-INCH 2-WAY CLEANOUT TO GRADE WITH TRAFFIC RATED LID.
15. CONTRACTOR TO PROVIDE AND INSTALL 1-WAY CLEANOUT TO GRADE WITH TRAFFIC RATED LID.
16. PROPOSED 1.5-INCH WATER SERVICE ENTRY TO BUILDING.
17. CONTRACTOR TO PROVIDE AND INSTALL ± 270 LF OF 1.5-INCH TYPE K COPPER WATER SERVICE LINE.
18. CONTRACTOR TO PROVIDE AND INSTALL 1-INCH WATER SERVICE METER.
19. PROPOSED 1.5" CONNECTION TO EXISTING WATER STUB.
20. PROPOSED 8" FIRE SERVICE ENTRY TO BUILDING.
21. CONTRACTOR TO PROVIDE AND INSTALL ± 142 LF OF 8-INCH FULLY RESTRAINED DUCTILE IRON FIRE SUPPRESSION SERVICE LINE.
22. CONTRACTOR TO INSTALL 45-DEGREE BEND AND THURST BLOCKING.
23. CONTRACTOR TO PROVIDE AND INSTALL 4-INCH PCV STORM DRAIN LINE.
24. CONTRACTOR TO PROVIDE AND INSTALL 6-INCH PVC STORM DRAIN LINE.
25. CONTRACTOR TO PROVIDE AND INSTALL 12-INCH PVC STORM DRAIN LINE.
26. CONTRACTOR TO PROVIDE AND INSTALL 18-INCH RCP STORM DRAIN LINE.
27. CONTRACTOR TO PROVIDE AND INSTALL SITE LIGHTING, REFERENCE PHOTOMETRIC PLANS FOR DETAILS.
28. CONTRACTOR TO PROVIDE AND INSTALL STORM SEWER INLET.
29. CONTRACTOR TO PROVIDE AND INSTALL 4-FOOT Ø STORM SEWER MANHOLE.
30. CONTRACTOR TO PROVIDE AND INSTALL 4-FOOT Ø SANITARY SEWER MANHOLE.
31. CONTRACTOR TO PROVIDE AND INSTALL FIRE HYDRANT ASSEMBLY.
32. CONTRACTOR TO PROVIDE AND INSTALL POST INDICATOR VALVE (PIV).
34. CONTRACTOR TO PROVIDE AND INSTALL FIRE DEPARTMENT CONNECTION (FDC).
35. CONTRACTOR TO CONNECT 6-INCH UNDERGROUND FIRE LINE TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE AND LOCATE WATER MAIN (DEPTH AND LOCATION) IMMEDIATELY AFTER CONSTRUCTION STARTS TO VERIFY DEPTH, SIZE AND LOCATION. INFORM ENGINEER OF AS BUILT LOCATION.

UTILITY LEGEND

- EXISTING 8" WATER LINE
- EXISTING 6" WATER LINE
- EXISTING 1" WATER LINE
- EXISTING 2" WATER LINE
- PROPOSED 1" WATER LINE
- PROPOSED 2" WATER LINE
- PROPOSED 8" FIRE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED 4" STORM SEWER
- PROPOSED STORM SEWER (> 4")
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- WATER LINE KICK BLOCK LOCATION
- TYPICAL AS SHOWN

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- SAWCUT LINE
- PARKING COUNT
- PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING
- PROPOSED BACKFLOW PREVENTER
- PROPOSED METER
- PROPOSED DOUBLE DETECTOR CHECK
- PROPOSED SANITARY MANHOLE
- PROPOSED REGULATORY SIGN
- EXISTING SANITARY SEWER MANHOLE COVER
- EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

UTILITY NOTES

1. CO-TRENCH ELECTRIC AND TELECOMMUNICATIONS SERVICE LINES WHERE ROUTING ALLOWS.
2. CONTRACTOR TO CONSTRUCT TRANSFORMER PAD TO THE UTILITY PROVIDERS SPECIFICATION AND COORDINATE INSTALLATION WITH SAME. CONFIRM WITH UTILITY PROVIDER.
3. TYPICAL CONTRACTOR PROVIDE & INSTALL SECONDARY ELECTRIC LINES ON SITE.
4. CONTRACTOR TO PROVIDE AND INSTALL 3.#10, 3/4-INCH CONDUITS FOR SITE LIGHTING; TYPICAL ALL SITE LIGHTING. REFERENCE SITE ELECTRIC PLANS FOR RUN TERMINUS AND CIRCUITING REQUIREMENTS.
5. CONTRACTOR TO PROVIDE AND INSTALL (2) 2-INCH SCHEDULE 40 PVC FOR POWER AND CONTROLS TO MONUMENT SIGN. REFERENCE SITE ELECTRIC PLANS FOR RUN TERMINUS AND CIRCUITING REQUIREMENTS.
6. TYPICAL INLETS INCLUDE A DEPRESSION AND A GUTTER TRANSITION. CONTRACTOR TO CONFIRM WITH STANDARD INLET DETAIL DEPRESSION INFORMATION PRIOR TO CONSTRUCTION STAKING.

STORM SEWER INSERT VIEW

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP:--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

CLEARANCE TABLE

ID	HIGH UTILITY	INVERT	LOW UTILITY	SOFFIT	CLEARANCE
A	12-INCH STORM	6850.19	6-INCH SANITARY	6837.70	12.3-FEET
B	6-INCH STORM	6849.16	4-INCH SANITARY	6847.35	1.6-FEET
C	4-INCH STORM	6850.83	4-INCH SANITARY	6845.60	5.0-FEET

CAUTION - NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

N

0 10 20

SCALE: 1"=20'

Galloway
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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

UTILITY PLAN

C4.0

NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 11/10/04 — FILE NAME: SD_3-2	

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 9/16/10 — FILE NAME: SD_3-5	

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3 STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 11/23/04 — FILE NAME: SD_3-7	

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PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SUBMITTAL	JDP
2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

UTILITY DETAILS

C4.5

CALCULATION SUMMARY (FC)				
LABEL	AVG	MAX	MIN	AVG/MIN
PARKING	1.87	3.50	0.70	2.67
DRIVEWAY	0.97	7.10	0.10	9.70

SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	CATALOG NO.	BEAM DISTRIB.	LAMP DATA	VOLTS	FIXTURE QUAN. PER POLE	FIXTURE AND POLE FINISH	MOUNTIN HT. (FT.)	POLE TYPE	DESCRIPTIO N	REMARKS
S	GALLEON	GLEON-AE-01-LED-E1-SL3	IV	LED PROVIDED W/ FIXTURE	120/277	1	BRONZE	20' - 0"	SSA	PARKING LOT LIGHT	

GENERAL NOTES:

a SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, LAMPS, AND BALLASTS.

b CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.

c POLE TYPE DESCRIPTION (ABC): A - SHAPE, R-ROUND, S-SQUARE; B - PROFILE, S-STRAIGHT, T-TAPERED; C - MATERIAL, A-ALUMINUM, S-STEEL

2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

CAUTION - NOTICE TO CONTRACTOR

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MERIDIAN CROSSING FILING NUMBER 1
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7105 N. MERIDIAN ROAD
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0	3/27/18	CLIENT SET	JDP
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2	6/8/18	2ND SDP SUBMITTAL	JDP

Project No:	LST00067
Drawn By:	JTH
Checked By:	DNJ
Date:	4/6/2018

PHOTOMETRICS PLAN

PP1.1

McGRAW-EDISON®

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT

WALL MOUNT

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length[1]	Weight with Arm (lbs.)	EPA with Arm[2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: **1** Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **2** EPA calculated with optional arm length.

Cooper Lighting by EATON

*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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OPTIC ORIENTATION

DRILLING PATTERN

TYPE 'N'

OPTICAL DISTRIBUTIONS

ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S' AND 'D'

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 97%	> 250,000
50°C	> 90%	> 170,000

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family[1]	Light Engine	Number of Light Squares[2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [3] **480**=480V [3, 4]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5WQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type II **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm[5] **MA**=Mast Arm Adapter [6] **WM**=Wall Mount

Options (Add as Suffix)

2L=Two Circuits [7, 8]
700-70=70 CRI 3000K [9]
700-70=70 CRI 6000K [9]
530=Drive Current Factory Set to 530mA [9]
700=Drive Current Factory Set to 700mA [9]
HA=-50°C High Ambient [9] (120-277V Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
P=Button Type Photocontrol (120, 208, 240 or 277V)
PERT=NEMA 7 Pin Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [9]
MS/DIM-LB=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [10, 11, 12, 13]
MS/DIM-L=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [10, 11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [10, 11, 12, 13]
MS/X-LB=Bi-Level Motion Sensor, Maximum 8' Mounting Height [10, 11, 12, 13, 14]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [10, 11, 12, 13, 14]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [10, 11, 12, 13, 14]
MS-LB=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [10, 11, 12, 13]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [10, 11, 12, 13, 14]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [10, 11, 12, 13, 14]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [9]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [9]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mast Top
TH=Tool-less Door Hardware
LCP=Light Square Trim Plate Painted to Match Housing [15]
HSS=Factory Installed House Side Shield [16]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
OA/RA1017=347V Photocontrol Replacement
MA1035-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1187-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1035-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1187-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1191-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
PSR-100=Wireless Configuration Tool for Occupancy Sensor [18]
GLEON-NFT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-NFT5=Field Installed Mesh Top for 5-6 Light Squares
GLEON-NFT7=Field Installed Mesh Top for 7-8 Light Squares
GLEON-NFT9=Field Installed Mesh Top for 9-10 Light Squares
LS/HSS=Field Installed House Side Shield [16, 19]

Notes:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Refer to page 3 for arm mounting requirements.
3. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
4. Not to be used with un-grounded systems.
5. Arm is required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
6. Factory installed.
7. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
8. Not available with LumaWatt wireless sensor.
9. Contact factory for performance data. IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
10. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
11. Consult factory for more information.
12. Factory set to turn off dim operation when 347V or 480V is selected.
13. The PSR-100 accessory is required to adjust parameters.
14. Not available with HA option.
15. Replace X with number of Light Squares operating in low output mode.
16. LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information.
17. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
18. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details.
19. One required for each Light Square.

Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S' AND 'D'

Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The patented Lumark Crosstour - LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkisurface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection, 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS

ESCUTCHEON PLATES

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs (1.7 - 2.4 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

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MANUFACTURER SPECIFICATION SHEET FOR WALL FIXTURE 'W'

XTOR CROSSTOUR LED

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **V**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2, 4] **347V**=347V [3] **HA**=50°C High Ambient [3]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR1B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W-WT=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	**XTOR2B-W-PC1**=18W, 4000K, 120V PC, Carbon Bronze		**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze

Cooper Lighting by EATON

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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INVUE®

SSX STEEL SQUARE STRAIGHT

Catalog #	Type
Project	
Comments	Date
Prepared by	

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

ORDERING INFORMATION

SAMPLE NUMBER: SSX5A205GMMTG

Product Family	Shaft Shape (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SSX=Steel Square Straight	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10 **12**=12 **29**=20 **25**=25 **30**=30 **35**=35 **39**=39	**S**=Square Steel Base	**AP**=Grey **BK**=Black **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green **WH**=White	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3" O.D. Tenon (4" Long) **4**=4" O.D. Tenon (6" Long) - Slide/Flite/Epic **5**=5" O.D. Tenon (4" Long) - Mesa **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) - SDM1/SDM2 **A**=Acorn and Ascent Small Drill Pattern **C**=Acorn and Ascent Medium Drill Pattern **E**=Acorn Small Drill Pattern **F**=Vision Site Structural Mount **G**=Vision Site Medium Structural Mount **J**=Acorn Small Structural Drill Pattern **K**=Acorn Medium Structural Drill Pattern **M**=Vision Site Medium Drill Pattern **X**=None	**1**=Single **2**=2 @ 180° **3**=Triple[1] **4**=4 @ 90° **5**=2 @ 90° **X**=None	**A**=1/2" Tapped Hub (Specify location desired) **B**=3/4" Tapped Hub (Specify location desired) **C**=Convenience Outlet[2] **E**=GFCI Convenience Outlet **G**=Ground Lug **H**=Additional Hand Hole[3] **V**=Vibration Dampener

NOTES: **1.** All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **4.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS

WARNING: The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty from Eaton's Cooper Lighting business and may result in pole failure causing serious injury or property damage. Upon request, Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business is void unless poles are used and installed as a complete pole/luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your Eaton's Cooper Lighting business representative or visit www.cooperlighting.com for available options, accessories and ordering information.

Cooper Lighting by EATON

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SSX STEEL SQUARE STRAIGHT

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [4] (Inches)	Shaft Size [5] (Inches)	Anchor Bolt Diameter [6]	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [7]				Max. Fixture Load - Includes Bracket (Pounds)
							Length x Hook (Inches)		80 mph	90 mph	100 mph	110 mph	
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**						
10	SSX4A105	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSX4A115	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSX4A205	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSX5A205	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSX4A255	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSX5A255	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSX6A255	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSX5A305	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSX5M305	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSX6A305	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSX6M305	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSX5M355	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSX6M355	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSX6X355	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSX6M395	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	610	7.3	2.0	--	--	200
39	SSX6X395	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [4] (Inches)	Shaft Size [5] (Inches)	Anchor Bolt Diameter [6]	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [7]				Max. Fixture Load - Includes Bracket (Pounds)
							Length x Hook (Inches)		80 mph	90 mph	100 mph	110 mph	
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**						
10	SSX4A105	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSX4A115	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSX4A205	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSX5A205	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSX4A255	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSX5A255	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSX6A255	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	8.1	5.6	3.0	1.2	200
30	SSX5A305	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSX5M305	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSX6A305	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSX6M305	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSX5M355	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSX6M355	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSX6X355	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16

Markup Summary

Locked (4)

Subject: Group
Page Label: 3
Lock: Locked
Author: dsdsevigny
Date: 7/12/2018 10:45:50 AM
Color:

all location where sidewalks cross a road will be required to provide ADA accessible pedestrian ramps.

Subject: Group
Page Label: 3
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Author: dsdsevigny
Date: 7/12/2018 10:45:51 AM
Color:

typical, need pedestrian ramps

Subject: Engineer
Page Label: 3
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Author: dsdsevigny
Date: 7/12/2018 10:45:52 AM
Color:

the site development plan should show all proposed work.

Subject: Text Box
Page Label: 11
Lock: Locked
Author: dsdsevigny
Date: 7/12/2018 10:45:53 AM
Color:

need to schedule a meeting to discuss the Landscaping. Now that property lines are established and per the Meridian Crossing Second Amendment to Meridian Crossing Maintenance Agreement and Declaration of Covenants, Conditions, and Restrictions, under (a) which includes landscaping that must be installed by Owners on their Lots, at their expense.

Storm Water Management Plan (SWMP)

For Construction Activities

Les Schwab Tire Center

Meridian Crossing Filing Number 1
Falcon, Colorado

Prepared for:

SFP-E, LLC
PO Box 5350
Bend, OR 97708
Attn: Matt Hannigan

Please provide the SWMP administrator and contractor information.

Galloway - SWMP administrator added. Contractor has not yet been chosen.

Prepared by:

Galloway, Galloway & Company
6162 S. Willow Drive, Suite 320
Greenwood Village, CO
Phone: (303) 770-8884
Fax: (303) 770-3636
Prepared by: Jeff Palmer
Reviewed by: Joseph D. Park, P.E.
Colorado Licensed Professional Engineer #

Galloway - Revised as Requested

Put license number

Galloway - Revised as Requested

Please add PPR 18-016

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X. Attachments

- Vicinity Map
- *General Permit Application* (State) and *Stormwater Construction Permit Application* (Local)
- *Final Permit, Colorado Discharge Permit System – Stormwater Certification* (State)
- *CDPS General Permit – Stormwater Discharges Associated with Construction Activity*
- Project Site Posting Document (For Construction Entrance)
- Pre-Construction Meeting Document (Includes contact list)
- Weekly Site Inspection Checklist
- Site Logs for Earthwork Activity, Spills, and EPA/Government Inspections
- Inactivation Notice
- Stormwater Management Plans
- Landscape and Mitigation Plans

I. Introduction

The objective of this Stormwater Management Plan (SWMP) is to identify, design, construct, and implement Best Management Practices (BMP's) to reduce to the greatest extent practical pollutants in storm water discharges during the construction of this project.

This SWMP includes, but is not limited to, all Erosion and Sediment Control Plans in the Contract Drawings including location maps, phasing drawings, detail sheets, and all applicable attachments: General Permit Application, Inspection Checklists, Logs, and Inactivation Notice. This SWMP is a living, breathing document with all updates and modifications during construction by authorized on-site personnel made part of the overall plan as they occur.

The EPA and local government agencies that oversee this project are:

Colorado Department of Public Health and Environment
Water Quality Control Division
WQCD-Permits
4300 Cherry Creek Drive South
Denver, Colorado 80246-1560
Ph. (303) 692-3517

El Paso County
2880 International Circle
Suite 110
Colorado Springs, Colorado 80910

II. Contact List of Operators

Prior to the commencement of earth disturbing activities, a Pre-Construction Meeting is to be held and the attached Pre-Construction Meeting Form will be fully executed listing all required contact names and numbers. Any subcontractor(s) required to be a co-permittee by local jurisdictions must be listed and provide a copy of their General Permit Application or co-permit to the owner and attached to this SWMP.

III. Project Description

A. Project Scope: The proposed development includes the construction of a 12,589 square foot Les Schwab Tire Center automotive service facility and the associated parking and landscape areas. The proposed building will be located centrally within the property, and will accommodate 8 service bays in addition to retail and shop space. Vehicle traffic will enter and exit the site via existing shared access drives providing connection to from Meridian Road.

   No off-site construction is included within the proposed project.

B. Location and Maps: The site is located in Southeast Quarter of Section 32, Township 12 South, Range 64 West. More specifically, it is located Southeast of Meridian Road and the Northeast side of Old Meridian Road.

   Developments in the area include a Falcon Liquor Outlet to the East and a McDonalds Drive Thru Restaurant to the Northeast. There are additional retail commercial developments to the South and North of the site.

Site Plan

Vicinity Map

Please confirm sheet numbers.

Erosion and sediment control construction drawings for this project are included in the attachments to this report. Please reference the following site drawings:

No.	Description	Date
C3.0	Erosion Control Plan	April 2018
C3.5 & C3.6	Erosion Control Details	April 2018

C. Site Area:

Site Area= 2.48 Acres ±

Offsite D

Galloway - Revised as Requested

Total Disturbed Area= 2.48 Acres±

D. Site Impervious Area: (% to total)

Before Development: 10 %

Post Development: 62 %

E. Runoff Volume:

Before Development: 22.0 (100-Year)

Post Development: 12.3 (100-Year)

Provide the % cover of existing vegetation

F. Existing Site Topography/Use: The site is currently vacant and vegetation is native grasses, bare soil, and weeds. The topography for the site generally slopes northwest at slopes ranging from 1% to 4%.

Storm water runoff either percolates on site or flows into the existing adjacent storm sewer system, eventually draining to St. Vrain Creek approximately 1.4 miles north of the site.

Per FEMA FIRM map 08041C0575-F dated March 17, 1997, the site is located within Flood Zone X, an area defined as being outside the 0.2% annual chance floodplain.

Galloway - Revised as Requested

G. Site Soils: According to the NRCA National Cooperative Soil Survey – Web Soil Survey 2.0, site soils are made up of Blakeland Loamy Sand and Blakeland-Fluvaquentic Haplaquolls. These soils fall into Hydrologic soils group Type A. These soils are defined as having high infiltration rates.

H. Rainfall information:

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Average rainfall in inches	.31	.35	.98	1.42	2.05	2.52	2.83	3.35	1.18	0.83	0.39	0.35	16.56

- The total average annual rainfall for the project area is: 16.56 inches
- The design rain event for this project is: 5.05-inch, 24-hour rainfall with a 100-year return interval

I. Name of Receiving Waters: Storm runoff either percolates on site, or overland flows into the adjacent Old Meridian Road storm system where it eventually discharges into an area retention pond approximately 1/4 miles south of the site, at Latitude 38˚55'55"N, Longitude 104˚36'50"W.

Provide information for the ultimate receiving waters.

Galloway - Revised as Requested

J. Site Earthwork/Off-Site Borrow Location (If applicable):

The grading operations for this project will disturb approximately 2.48 acres. Cuts and fills ranging from -3 to +4 feet are expected during grading operations. The final grading could see a net fill of approximately 1,050 cubic yards. These quantities are approximate and do not include over-excavation or shrink/swell factors. The contractor is responsible for performing their own calculations for the earthwork. The Contractor is responsible for hauling and disposing of any excess cut in a manner compliant with all EPA and jurisdictional requirements. Once the grading is complete, the site will be stabilized with permanent landscaping as well as seeding and mulching. Refer to the project construction plans for location and limits of the grading operations.

<Location to be Determined, Contractor to Insert Location information below once determined.>

Additional information regarding borrow materials can be added at any time during the course of construction for this SWMP. An off-site borrow location for imported soil material that is solely designated to this project must be monitored under this SWMP. If the off-site borrow location services multiple locations it should have it's own NOI and SWMP by the owner/operator of the borrow location. The general contractor is responsible for verifying any and all sources of imported material to be within this SWMP.

Galloway - Revised as Requested

K. Endangered Species: The CDPS General Permit does not require evaluation for Threatened and Endangered Species

L. Other Industrial Activities: None.

IV. Erosion and Sediment Controls

Please provide the anticipated dates for the sequence of major activities.

A. Sequence of Major Activities**:** The order of activities will be as follows:

Phase 1

Implementation and installation of the following areas: trailer, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the site maps and note any changes in location as they occur throughout the construction phases.

1. *Install stabilized construction exit(s) and SWMP entrance sign.*
2. *Install silt fences on the site (clear only those areas necessary to install silt fence).*
3. *Prepare temporary parking and storage area.*

Halt all activities and contact the civil engineering consultant to perform inspection and certification of BMPs. General Contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.

6. *Clear and grub the site as construction activities require.*
7. *Begin grading the site.*
8. *Start construction of building pad and structures*.

Phase II

1. *Temporarily seed, or apply erosion control blanket throughout construction, any denuded areas that will be inactive for 7 days or more.*
2. *Maintain silt fence, inlet protection and stabilized construction exits installed during Phase 1.*
3. *Install utilities, underdrains and storm sewers.*
4. *Install rip-rap around outlet structures as each structure is installed.*
5. *Install inlet protection around all storm sewer structures as each inlet structure is installed.*
6. *Permanently stabilize areas to be vegetated as they are brought to final grade.*
7. *Prepare site for paving.*
8. *Pave site.*
9. *Install appropriate inlet protection devices for paved areas as work progresses.*
10. *Complete grading and installation of permanent stabilization over all areas including out lots.*
11. *Contact civil engineering consultant after the site appears to be fully stabilized for an inspection.*
12. *Remove all temporary erosion and sediment control devices after approval of the civil engineering consultant and stabilize any areas disturbed by the removal of the BMP.*
13. *Continue daily inspection reports until the final daily inspection is signed off by the construction manager that the site is fully stabilized and the permit may be terminated.*

Note: the general contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed. BMP-related steps in the above sequence are italicized for clarity.

B. Temporary Stabilization: Soil stockpiles and disturbed portions of the site where construction activity temporarily ceases are to be stabilized within **seven** days. Stabilization as defined in the above "Sequence of Major Activities." Straw mulch is to be tracked into place by machine, disked, or tackified to prevent blowing and washing away of the straw.

C. Dewatering: The area between check dams will not be allowed to discharge except through infiltration or by construction dewatering practices. Dewatering may also be necessary for on-site utility installations and foundation construction. Therefore, construction dewatering is anticipated and the General Contractor will be required to obtain a construction dewatering permit from Colorado Department of Health and Environment. The General Contractor will be required to submit a construction dewatering application at least 30 days prior to the anticipated date of discharge and pay the associated fees.

Discharges from dewatering operations must be directed through an appropriate pollution prevention/treatment measure, such as a pump discharge filter bag, sediment trap or sediment basin prior to being discharged from the site. Locations of pollution prevention/treatment measures shall be shown on the Site Maps once they are determined. Under no circumstances are discharges from dewatering operations to be discharged directly into streams, rivers, lakes or other areas off-site. Likewise, discharges into storm sewer systems that do not drain to a suitable on-site treatment facility, such as a basin, are also prohibited. Discharges from dewatering operations must also be conducted in a manner sufficient to prevent erosion from the discharge runoff.

D. Permanent Stabilization: Disturbed portions of the site where construction activities permanently cease are to be stabilized with permanent seed, mulch, sod, etc. per the final landscaping plan in the Construction Drawings. This permanent stabilization must occur within **seven** days of an area reaching final grade.

E. Structural Practices: The structural practices for this project include, but are not limited to, those specific items shown of the erosion and sediment control drawings listed in Section III. B. Other BMP's may be required or added with Owner's Civil Engineering Consultant's approval letter.

1. General Best Method Practices (BMP's) are listed below:

   a. Diversion Ditches/Berms – They consist of temporary or permanent swales or dikes made of soil material, sometimes with impermeable liners, to control the flow of sediment laden surface water. Most of these BMP's will be coupled with check dams, sediment traps, and or basins.

   b. Check Dam – (Also known as Ditch Checks) Consists of rock, riprap, or other material designed to control concentrated flows of water in a ditch or swale. Water moving at a higher velocity will be pooled by a check dam to allow sediment to settle out before the surface water continues through the device.

   c. Construction Entrance – All access to and from the site will require the appropriately constructed access drive usually consisting of stone on top of a geotextile fabric. When conditions require, a truck wash station will also be utilized to prevent the tracking of sediment off site.

   d. Inlet protection – These devices may consist of a wood frame with silt fence fabric, straw bales, large rock or other pre-manufactured products designed to keep sediment-laden water from entering storm drain inlets.

   e. Sediment Basins / Traps – Consist of a depression created in the earth to collect sediment-laden surface water to allow settlement of suspended soil particles before storm water is allowed to exit the site. The size and construction of these devices are to be shown on the site-specific drawings. Accumulated sediment must be removed to maintain effectiveness.

   f. Silt Fence – This BMP consists of a synthetic permeable woven fabric that must only be used to control small surface water flows within this product's design capability. Silt fence must also be inspected and cleaned per the weekly checklist to maintain its effectiveness.

   g. Fiber Flocculent Tube (Wattles) - Wattles are placed at locations indicated on the Site Maps to capture any sediment being carried by overland flow across landscaped areas downhill of an area being disturbed. Wattles shall be buried 2 to 4 inches below the surface and shall be supported by wood stakes on the downstream side.

V. Other Pollutant Controls

A. The following items are pollutant issues (outside of storm water sediment) during the construction process:

1. Dust Control - The general contractor will employ the use of water trucks or other dust control agents to reduce dust generated during construction to levels acceptable by local authorities and the owner's agent. Tackifiers may be used to hold soil in place and prevent dust. Manufacturer recommendations for application locations and rates must be used for dust control applications.

2. Concrete Waste (Washout from Ready Mix Trucks) - All concrete washouts will be in designated locations, noted by the general contractor on the job site erosion control plan. The concrete washout will be isolated and contained from storm water run-off. Excess liquid may be allowed to percolate into the ground on-site; it may not be discharged off site as runoff in any storm drainage conveyance. Off-site disposal, solids or liquids, only allowed to an appropriately licensed facility.

3. Equipment/Vehicle Maintenance – All on-site equipment shall receive regular maintenance by the contractors using the equipment to help prevent leaking of fluids or other pollutant discharges. The general contractor is responsible for overseeing that any onsite vehicle maintenance is handled appropriately and that all fluids and materials are disposed of properly.

4. Fuel Tanks – All onsite fuel tanks must meet all government standards including proper barriers for safety and containment of potential spills. The general contractor must note the location of any fuel tanks on the job site erosion control plan.

5. Hazardous Waste Management and Spill Reporting – Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, dispensed and disposed of following all applicable label directions. Flammable and combustible liquids will be stored and handled according to 29 CFR 1926.152. Only approved containers and portable tanks shall be used for storage and handling of flammable and combustible liquids.

   Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

   In the event of an accidental spill, immediate action will be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by federal, state and local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The General Contractor will prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, which ever is less. The General Contractor will provide notice to Owner immediately upon identification of a reportable spill.

   Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the state or local agency regulations, shall be immediately reported to the EPA National Response Center (1-800-424-8802) and the Colorado Department of Public Health and Environment (CDPHE) (1-877-518-5608).

The State reportable quantity for petroleum products is 25 gallons or more (or that cause a sheen on nearby surface waters). Spills from regulated aboveground and underground fuel storage tanks must be reported to the State Oil Inspector within 24 hours (after-hours contact CDPHE Emergency Spill Reporting Line). This includes spills from fuel pumps. Spills or releases of hazardous substances from regulated storage tanks in excess of the reportable quantity (40 CFR Part 302.6) must be reported to the National Response Center and the local fire authority immediately and to the State Oil Inspector within 24 hours

The reportable quantity for hazardous materials can be found in 40 CFR 302 and http://a257.g.akamaitech.net/7/257/2422/08aug20031600/edocket.access.gpo.gov/cfr_2003/julqtr/pdf/40cfr302.6.pdf

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on the construction site and location(s) shown on Site Maps.

d) All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label.

g) The disposal of excess or used products will be in strict compliance with instructions on the products label.

6. Misc. Building Materials or Supplies – All materials that will become part of the permanent improvements are to be kept in sealed containers and maintained in an orderly fashion until installed. The general contractor will be responsible for monitoring any and all stockpiles of material and equipment on site.

7. Offsite Vehicle Tracking – Per the Structural Practices section, a stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved streets adjacent to the site are to be swept as necessary to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling loose material from the construction site are to be covered with a tarpaulin.

8. Sanitary Waste – All on site personnel are to utilize the temporary or permanent sanitary facilities provided on site by the general contractor. Sanitary waste is to be collected from the temporary/portable units a minimum of one time per week by a licensed sanitary waste management contractor, or as required by local regulation. The location of sanitary units is to be noted on the job site erosion control plan by the general contractor.

9. Solid Waste Material (Construction Debris) - No solid waste is to be allowed in storm water discharges. *On site burning or burying of waste material is prohibited.* All trash and construction debris from the site is to be deposited in dumpsters or proper hauling equipment. The dumpsters are to meet local and state solid waste management regulations and emptied as deemed necessary to an approved off site dump. The location of dumpsters is to be noted on the job site erosion control plan by the general contractor. All construction companies working on site will be responsible for the correct procedure in their waste disposal.

10. Non Stormwater Discharges - The General Permit for Storm Water Discharges Associated with Construction Activities prohibits most non-storm water discharges during the construction phase. Allowable non-storm water discharges that occur during construction on this project, which are covered by the General Permit, include:
    1. Emergency fire fighting activities;
    2. Un-contaminated springs;
    3. Landscape irrigation return flows.

    Construction dewatering water can not be discharged to surface waters or to storm sewer systems without separate permit coverage. The discharge of construction dewatering water to the ground, under specific conditions, may be allowed by the Stormwater Construction Permit when appropriate BMPs are implemented. Refer to section 4C for more information on dewatering.

    No other non-stormwater discharges are anticipated, or allowed by coverage of the CDPS General Permit.

11. Asphalt and Concrete Batch Plants – Shall not be permitted on-site.

VI. Inspection and Maintenance Procedures for Construction

A. The cornerstone of the maintenance procedure is the attached Inspection Report. Qualified owners representatives and general contractor site superintendents will be trained in the inspection and maintenance practices necessary for keeping the pollutant controls used in this SWMP in good working order. The site superintendent will be responsible for the daily oversight of the pollution controls along with the execution of the site inspection report in accordance with this SWMP. The owner's representative will also have periodic inspection requirements to ensure proper execution of site inspections and maintenance.

VII. Certification of Compliance with Federal, State, and Local Requirements

A. This Stormwater Management Plan reflects State of Colorado and County of El Paso Colorado requirements for storm water management and erosion and sediments control. This plan was prepared in accordance with the attached permit text. There are no other known applicable State or Federal requirements for sediment and erosion site plans (or permits); or storm water management site plans (or permits).

VIII. Post Construction Practices

A. Structures and Pollutants

1. The proposed development includes the construction of 12,589 square foot Les Schwab Tire Center automotive service facility and the associated parking and landscape areas. Storm runoff from the buildings, parking, and drive areas will be flow overland and via storm sewer pipes into an off-site stormwater pond.

2. The expected pollutants to be generated by this site should be typical of an automobile maintenance facility. Some of those sources include fluids from automobiles and trucks like oil, grease, fuel, antifreeze, and brake fluid, plus particulates created by or carried on vehicles and deposited on the site such as brake dust, rubber fragments from tires, and dirt picked up from or carried onto the site. In addition, trash generated by building occupants or blown onto the site may be found at times. Thermal pollution may also occur during rainfall events when the building roof or asphalt pavement is hot from significant sunlight prior to the rainfall.

3. The post construction measures used to minimize pollutants in waterways include regular monitoring and collection of trash and debris, and good housekeeping of delivered and stored operating/retail goods.

B. Maintenance Guidelines for Post Construction Operation

1. Maintenance of all storm water pollution prevention measures will be the responsibility of the on-site management staff. The maintenance guidelines consist mostly of good housekeeping measures. Any grassed or vegetated areas that experience erosion from rainfall events should be repaired and revegetated as soon as possible. Trash or litter should be picked up and properly disposed to prevent it from getting into the storm drainage system and downstream waterways. The detention and retention ponds will be monitored for sediment build up. Periodic removal of sediment should be done to keep the structures effective. Pavement areas should also be monitored for pollutants. Any large quantity of fluids such as oil, antifreeze, brake fluid, etc. found on the pavement should be reported to the office and the source determined, if possible, and removed from the site for maintenance or repair. Pavements should also be monitored for sediment coming from vegetated areas that drain onto the pavement. If sediment is found it should be cleaned off the pavement, and the source of the soil found and repaired as discussed above.

IX. Certification by Owner, General Contractor, and Engineer

A. OWNER'S STORMWATER MANAGEMENT PLAN CERTIFICATION

I certify under penalty of law this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____
Signature

_____
Printed Name

_____
Title

_____
Date:

B. GENERAL CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of this Stormwater Management Plan and the permit text attached that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

An officer of the company or owner must sign.

_____
Signature

_____
Printed Name

_____
Title

_____
Date

C. ENGINEER'S CERTIFICATION

This report for the construction activities stormwater plan for Les Schwab Tire Center, Falcon, Colorado was prepared by me (or under my supervision) in accordance with the requirements of El Paso County and the Colorado Department of Public Health and Environment, and was designed to comply with the provisions thereof. I understand that El Paso County does not, and will not, assume liability for drainage facilities designed by others.

_____
Joseph D. Park
State of Colorado
No.

Date _____

X. Attachments

- *General Permit Application* (State) and *Stormwater Construction Permit Application* (Local)
  (Contractor To Add)
- *Final Permit, Colorado Discharge Permit System – Stormwater Certification* (State)
  (Contractor To Add)
- *CDPS General Permit – Stormwater Discharges Associated with Construction Activity*
  (Contractor To Add)
- Project Site Posting Document (For Construction Entrance)
- Pre-Construction Meeting Document (Includes contact list)
- Weekly Site Inspection Checklist
- Site Logs for Earthwork Activity, Spills, and EPA/Government Inspections
- Inactivation Notice
  (Contractor To Add)
- Stormwater Management Plans
- Site Grading and Drainage Construction Drawings
- Landscape and Mitigation Plans

Construction Site Notice

For the CDPS General Permit

General Contractor Name:

_____

General Contractor Address:

_____

_____

_____

SWMP Administrator Contact/Number:

_____

_____

Project Name:

_____

_____

***The Stormwater Management Plan (SWMP) is on file in the field office.

Les Schwab Tire Center Stormwater Management Plan
Pre-Construction Meeting

Date: _____ Store Number/Location: _____

Attendees				
Description	**Name (Printed**	**Signature**	**Company/Firm**	**Phone #**
Required Attendees				
GC Superintendent				
GC Project Manager				
Les Schwab Tire Center				
Civil Engineer				
Additional Attendees				
Local EPA Rep				
Subcontractor				
Subcontractor				
Subcontractor				
Other				
Other				

All Stormwater Management Plans (SWMP) and Best Management Practices (BMP's) must be in place as required by local permitting authorities prior to the initiation of earth disturbing activity. The following items must be reviewed and checked off prior to earth disturbing work:

- ❑ A Copy of the *General Permit Application* (State)
- ❑ The original SWMP is on site and has been reviewed by all attendees.
- ❑ The proper sign, including a copies of the General Permit Application, *Final Permit, Colorado Discharge Permit System – Stormwater Certification* (State) is posted at the site entrance per the SWMP.
- ❑ All attendees acknowledge that the posted SWMP is a fluid document that must be updated in conjunction with the Field Inspection Reports.

Note any areas of the SWMP that need alterations or adjustments at this time:

_____
_____
_____
_____

Les Schwab Tire Center Stormwater Management Plan
Weekly Site Inspection Checklist

Summary of BMP (Best Management Practices)

Temporary Stabilization
This is the most effective BMP. All disturbed areas that will lie dormant for over [**7**] days must be stabilized within [**seven**] days of the date the area becomes inactive. The goal of temporary stabilization is to provide cover, quickly. Areas within [**50**] feet of a stream must be stabilized within [**two**] days of inactivity. This is accomplished by seeding with fast-growing grasses then covering with straw mulch. Apply only mulch between [**November 1**] and [**March 31**]. To minimize your costs of temporary stabilization, leave natural cover in place for as long as possible. Only disturb areas you intend to work within the next 21 days.

Construction Entrances
Construction entrances are installed to minimize off-site tracking of sediments. A heavy angular stone access drive must be installed at every point where vehicles enter or exit the site (reference the SWMP for designated locations). The SWMP must be updated if any alterations to construction entrances are made. Any track out of soil or sediment must be promptly swept up and must not be allowed to enter a storm drain system including drainage swales or ditches.

Sediment Ponds
This is the sediment control of choice for areas, which exceed the design capacity of silt fence or to control concentrated flows or runoff. There are two types of sediment ponds: sediment basins and sediment traps. A sediment trap is appropriate where the contributing drainage area is 10 acres or less. The outlet is an earthen embankment with a simple stone spillway. A sediment basin is appropriate for drainage areas larger than 10 acres. The outlet is an engineered riser pipe. Often a permanent storm water management pond, such as a retention or detention basin, can be modified to act as a sediment basin during construction. Reference the SWMP for size and location of sediment ponds. All sediment ponds, regardless of whether they are a trap or a basin and regardless of whether they will be come a permanent storm water pond, must provide a minimum storage of [**67**] cubic yards per acre of total contributing drainage area. Sediment ponds must be installed within [**seven**] days of first grubbing the area they control.

Silt Fence
This is a typically used at the perimeter of a disturbed area. It's only for small drainage areas on relatively flat slopes or around small soil storage piles. Not suitable where runoff is concentrated in a ditch, pipe, or through streams. For large drainage areas where flow is concentrated, collect runoff in diversion berms or channels and pass it through a sediment pond prior to discharging it from the site. As with all sediment controls, silt fence must be capable of ponding runoff so that sediment can settle out of suspension. Silt fence, in most cases, must be installed prior to earthwork on site and modified throughout the construction period. All silt fences must be labeled by station markings per the SWMP to better communicate areas of alteration and repair.

Inlet Protection
These must be installed on all yard drains and curb drains when these inlets do not drain to a sediment trap or basin. Even if there is a sediment trap or basin, inlet protection is still required, as it increases the overall sediment removal efficiency. If working properly, inlet protection will cause water to pond. If used on curb inlets, streets will flood temporarily during heavy storms. Reference the SWMP for locations and coordinate placement with the local governing authority before installing inlet protection that may affect public roads. Proper maintenance of inlet protection is required to allow the correct operation of the inlet protection.

Permanent Stabilization
All areas at final grade must be permanently stabilized within [**seven**] days of reaching final grade. This is usually accomplished by using seed and mulch, but special measures are sometimes required. This is particularly true in drainage ditches or on sleep slopes. Reference the SWMP and landscaping drawings for permanent stabilization methods for this Project. Permanent seeding should be done [**March 1**] to [**May 31**] and [**August 1**] to [**September 30**]. Dormant seeding can be done from [**November 20**] to [**March 15**]. At all other times of the year, the area should be temporarily stabilized until a permanent seeding can be applied.

Non-Sediment Pollution Control
Although sediment is the pollutant of greatest concern on most construction sites, there are other sources of pollution: storage tanks, concrete wash out, solid or liquid waste. Most of these BMPs are easy to implement with a little bit of planning and go a long way toward keeping your site clean and organized. Please be sure to inform all contractors how these BMPs and the SWMP affect their operations on the site, particularly those that will be working near a stream.

Outflow or Discharge Point(s)
Any pipe or concentrated storm water flow that leaves the disturbed property into an off-site storm system or surface stream, ditch, etc. Inspecting the discharge/outflow point(s) during or immediately after a rainfall or run-off event is a valuable tool in assessing the effectiveness of the site's BMPs to control sediment and pollution.

(See next page for Stormwater Management Plan Weekly Site Inspection Checklist)

Site Log for Earthwork Activities

Store Number/Location: _____
General Contractor: _____

This log is to document areas, dates, and durations for earthwork activities on the site. When possible corresponding notations are to be made on the job site Erosion Control Plans. Dates of temporary or permanent stabilization for a specific area should be highlighted.

Description of Area or Location: _____
Contractor(s) Performing Activity: _____
Start Date: _____ End Date: _____
Description of Activity (Clearing, Grading, Temporary or Permanent Stabilization):
_____
_____

Description of Area or Location: _____
Contractor(s) Performing Activity: _____
Start Date: _____ End Date: _____
Description of Activity (Clearing, Grading, Temporary or Permanent Stabilization):
_____
_____

Description of Area or Location: _____
Contractor(s) Performing Activity: _____
Start Date: _____ End Date: _____
Description of Activity (Clearing, Grading, Temporary or Permanent Stabilization):
_____
_____

Description of Area or Location: _____
Contractor(s) Performing Activity: _____
Start Date: _____ End Date: _____
Description of Activity (Clearing, Grading, Temporary or Permanent Stabilization):
_____
_____

Description of Area or Location: _____
Contractor(s) Performing Activity: _____
Start Date: _____ End Date: _____
Description of Activity (Clearing, Grading, Temporary or Permanent Stabilization):
_____
_____

Page ____ of ____

Site Spill Log

Store Number/Location: _____
General Contractor: _____

Any site spill must be reported to the appropriate authorities in accordance with all applicable laws and regulations. Spills must also be reported to the owner's representative immediately, but no later than 24 hours of occurrence.

Date / Time of Spill:

_____

Name / Title: _____
Material Spilled and Approximate Quantity:

_____

_____

Weather Conditions: _____
Phase of Construction: _____(Clearing, Rough Grading, Building, Paving, Etc.)
Contractor(s) Representatives Present:

_____

_____

Containment Actions Taken and Authorities Notified:

_____

_____

_____

_____

_____

_____

Date / Time of Spill: _____
Name / Title: _____
Material Spilled and Approximate Quantity:

_____

_____

Weather Conditions: _____
Phase of Construction: _____(Clearing, Rough Grading, Building, Paving, Etc.)
Contractor(s) Representatives Present:

_____

_____

Containment Actions Taken and Authorities Notified:

_____

_____

_____

_____

_____

_____

Page ____ of ____

Les Schwab Tire Center SWMP
Site Visit Log for EPA/Government Officials

Store Number/Location: _____
General Contractor: _____

Any site visits or inspections must be reported to the owner's representative immediately, but no later than 24 hours of occurrence.

Date: _____ Name of Inspector: _____
Title and Agency of Inspector: _____
Weather Conditions: _____
Phase of Construction: _____(Clearing, Rough Grading, Building, Paving, Etc.)
Contractor(s) Representatives Present:
_____
_____
Comments:
_____
_____
_____
_____

Date: _____ Name of Inspector: _____
Title and Agency of Inspector: _____
Weather Conditions: _____
Phase of Construction: _____(Clearing, Rough Grading, Building, Paving, Etc.)
Contractor(s) Representatives Present:
_____
_____
Comments:
_____
_____
_____
_____

Date: _____ Name of Inspector: _____
Title and Agency of Inspector: _____
Weather Conditions: _____
Phase of Construction: _____(Clearing, Rough Grading, Building, Paving, Etc.)
Contractor(s) Representatives Present:
_____
_____
Comments:
_____
_____
_____
_____

Page ____ of ____

STORM SEWER INSERT VIEW

GRADING SCHEDULE

1. PROPOSED STORM SEWER LINE.
2. PROPOSED STORM SEWER INLET.
3. PROPOSED STORM SEWER MANHOLE
4. PROPOSED CONNECTION TO EXISTING STORM SEWER MANHOLE.
5. A.D.A. PARKING. MAX SLOPE 2% IN ANY DIRECTION.
6. EXPOSED BUILDING FOUNDATION.
7. PROPOSED LANDSCAPE WALL. SEE DETAIL 6/C1.6.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED BY OTHERS
- PROPOSED NEW
- PROPOSED BIO-RETENTION BOUNDARY
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- SAWCUT LINE
- 6 — PARKING COUNT
- TR — PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING
- RP — PROPOSED BACKFLOW PREVENTER
- M — PROPOSED METER
- DDC — PROPOSED DOUBLE DETECTOR CHECK
- PROPOSED SANITARY MANHOLE
- PROPOSED REGULATORY SIGN
- SS — EXISTING SANITARY SEWER MANHOLE COVER
- SD — EXISTING STORMDRAIN MANHOLE COVER
- EXISTING INLET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

NOTES:

1. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS INDICATED AS NEW AND/OR PROPOSED.
2. ADD 6800' TO ALL SPOT ELEVATIONS.
3. CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATION INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.

GRADING LEGEND

- 339 — EXISTING MINOR CONTOUR
- 340 — EXISTING MAJOR CONTOUR
- 39 — PROPOSED MINOR CONTOUR
- 340 — PROPOSED MAJOR CONTOUR
- 40.0 XX — PROPOSED SPOT ELEVATION
- FF — FINISHED FLOOR
- TOS — TOP OF SIDEWALK
- TC — TOP OF CURB
- P — TOP OF PAVEMENT
- FL — FLOWLINE
- HP — HIGH POINT
- LP — LOW POINT
- ME — MATCH EXISTING
- GB — GRADE BREAK
- C — TOP OF CONCRETE
- EOC — EDGE OF CONCRETE
- FG — FINISH GRADE
- TOG — TOP OF GRATE
- BOW — BACK OF WALK
- FS — FINISH SURFACE
- TOE — TOE OF SLOPE
- TOC — TOP OF CONCRETE
- TBC — TOP BACK OF CURB
- BW — BOTTOM OF WALL
- TW — TOP OF WALL

these numbers do not match the GEC plan sheet numbers.

Galloway - This has been checked. Both say C2.0.

N

SCALE: 1"=20'

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24' , PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45, OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP
1	4/6/18	SDP SET	JDP

Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

GRADING PLAN

C2.0

INITIAL STORM WATER MANAGEMENT PLAN

SCALE: 1"=40

POST-PAVING STORM WATER MANAGEMENT PLAN

SCALE: 1"=40

EROSION CONTROL LEGEND

	FLOW ARROW
LOC	LIMITS OF CONSTRUCTION (AREA= 26,184 SF, 0.60 AC)
SF	SILT FENCE
CF	CONSTRUCTION FENCE
CWS	SMALL SITE CONCRETE WASHOUT AREA
TS	TEMPORARY STOCKPILE
VTC	VEHICLE TRACKING CONTROL/CONSTRUCTION ENTRANCE
ECB	EROSION CONTROL BLANKET
IPO	INLET PROTECTION
SP	SWMP SITE POSTING
SSA	STABILIZED STAGING AREA
DD	DIVERSION DITCH/BERM
SDP	SILT DIKE ON PAVEMENT
LS	LANDSCAPE AREA
RES	PORTABLE RESTROOM

GRADING LEGEND

339	EXISTING MINOR CONTOUR
340	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
340	PROPOSED MAJOR CONTOUR
40.0 XX	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
TOS	TOP OF SIDEWALK
TC	TOP OF CURB
P	TOP OF PAVEMENT
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
C	TOP OF CONCRETE
EOC	EDGE OF CONCRETE
FG	FINISH GRADE
TOG	TOP OF GRATE
BOW	BACK OF WALK
FS	FINISH SURFACE
TOE	TOE OF SLOPE

FINAL EROSION CONTROL NOTE

PERMANENT LANDSCAPE MATERIALS PER THE ACCOMPANYING PLAN WILL BE USED TO STABILIZE ALL ON-SITE OPEN SPACE. ALL OTHER ON-SITE AREAS WILL BE STABILIZED WITH HARDSCAPE OR BUILDING CONSTRUCTION. DISTURBED OFF-SITE AREAS WILL BE PROVIDED WITH REPLACEMENT LANDSCAPE, HARDSCAPE OR FULLY ESTABLISHED NATIVE SEED REVEGETATION AS INDICATED ON THE INTERIM & FINAL EROSION CONTROL PLAN, THIS SHEET.

STORMWATER MANAGEMENT PLANS GENERAL NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
7. APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
8. THE CONTRACTOR SHALL PROTECT STORM DRAIN INLETS DIRECTLY DOWNSTREAM OF CONSTRUCTION AREA NOT NECESSARILY SHOWN ON THIS PLAN.

DUST CONTROL GENERAL NOTES

THE CITY ENGINEER MAY REQUIRE THE SUBMITTAL OF A DUST PREVENTION AND CONTROL PLAN FOR GRADING AND CONSTRUCTION AS DEEMED NECESSARY. AT THE VERY MINIMUM THE FOLLOWING CONDITIONS CONCERNING THE CONTROL OF GRADING AND CONSTRUCTION DUST SHALL BE ADHERED TO, AS WELL AS FOLLOWING SCAQMD REQUIREMENTS WITH REGARDS TO FUGITIVE DUST.

- FUGITIVE DUST EMISSIONS WILL BE CONTROLLED TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK, WHETHER OR NOT THERE IS CURRENT ACTIVITY ON THE SITE.
- THERE SHALL BE A 24-HOUR CONTACT NAME AND PHONE NUMBER FOR THE PERSON RESPONSIBLE FOR ENSURING THE CONTROL OF FUGITIVE DUST, WHETHER OR NOT THERE IS CURRENT ACTIVITY AT THE SITE.
- DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO THE APPLICATION OF WATER OR DUST PALLIATIVES, THE INSTALLATION OF WIND FENCING, AND THE TREATMENT OF STAGING AREAS.
- WHEN AN ENTIRE PROJECT IS GRADED AND THE SUBSEQUENT CONSTRUCTION ON THE SITE IS TO BE COMPLETED IN PHASES, THE PORTION OF THE SITE NOT UNDER CONSTRUCTION SHALL BE TREATED WITH CHEMICAL STABILIZERS, OR PLANT MATERIALS AND AN IRRIGATION SYSTEM.

IF THE IMPORTING OR EXPORTING OF SOIL IS NECESSARY, DUST CONTROL SHALL INCLUDE PROCEDURES FOR THE CONTROL OF DUST RESULTING FROM THE LOADING, TRANSPORTATION AND UNLOADING OF SOIL FROM, TO OR WITHIN THE PROJECT AREA AND ON PUBLIC ROADWAYS.

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

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FALCON, COLORADO

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1	4/6/18	SDP SET	JDP

Project No:	LST00067
Drawn By:	JDP
Checked By:	JDP
Date:	4/6/2018

EROSION CONTROL PLAN

C3.0

PLAN VIEW

SECTION A–A

NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Concrete Washout Structure Standard Drawing REVISION DATE: 7/17/07	FILE NAME: SD_3–84

PLAN VIEW

POINTS A SHALL BE HIGHER THAN POINT B

ELEVATION
EROSION LOG DETAIL DITCH INSTALLATION

NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Check Dams Standard Drawing REVISION DATE: 7/17/07	FILE NAME: SD_3–85

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EROSION CONTROL DETAILS

C3.5

DRAINAGE LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- FLOW ARROW
- EMERGENCY OVERFLOW LOCATION & DIRECTION
- EXISTING STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- MINOR BASIN BOUNDARY LINE
- PROPERTY BOUNDARY
- DESIGN POINT
- BASIN DESIGNATION
- PEAK 5-YEAR RUNOFF COEFFICIENT
- PEAK 100-YEAR RUNOFF COEFFICIENT
- BASIN AREA IN ACRES
- DESIGN POINT

PIPE FLOW TABLE						
PIPE	DIAMETER (INCHES)	BASINS	TOTAL FLOW (CFS)	SLOPE (%)	CAPACITY (CFS)	PERCENT FULL
P-1	6	R-1	0.43	1.00%	0.73	55.2%
P-2	12	A-2	3.25	1.00%	4.98	61.8%
P-3 (DP1)	15	R-1, A-2	4.70	0.50%	6.39	67.1%
P-4	12	A-1	3.89	1.00%	4.98	70.2%
P-5 (DP2)	12	A-1, A-4	5.80	2.58%	8.00	66.4%
P-6 (DP3)	24	R-1, A-2, A-3, A-4	12.30	0.50%	16.00	65.8%

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DRAINAGE PLAN

1

PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE SIZE	WATER USE
OVERSTORY DECIDUOUS TREES							
	AMGR	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	2.0" CAL. B&B	12	20' X 10'	LOW
	GLSH	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.0" CAL. B&B	6	40' X 40'	LOW
	QUMA	QUERCUS MACROCARPA	BUR OAK	2.0" CAL. B&B	3	50' X 40'	LOW
	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.0" CAL. B&B	6	15' X 12'	LOW
DECIDUOUS SHRUBS							
	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONTAINER 18"-24"	47	4' X 4'	LOW
	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONTAINER 18"-24"	26	1.5' X 6'	LOW
	RORA	ROSA 'RADRAZZ'	KNOCK OUT ROSE	#5 CONTAINER 18"-24"	66	3' X 3'	LOW
EVERGREEN SHRUBS							
	EUIJ	EUONYMUS FORTUNEI 'IVORY JANE'	IVORY JANE EUONYMUS	#5 CONTAINER 18"-24"	78	3' X 6'	LOW
	JUME	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONTAINER 18"-24"	8	8' X 6'	LOW
ORNAMENTAL GRASSES AND PERENNIALS							
	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONTAINER	49	4.5' X 2.0'	LOW
	COMO	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONTAINER	234	1.5' X 1.5'	LOW
	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONTAINER	133	2' X 2'	LOW
	PEKR	PENNISETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS	#1 CONTAINER	87	2' X 2'	LOW
SEED, MULCH AND MISCELLANEOUS							
	TURF	RTF SOD	SOD		13,033 SF	---	MODERATE
	MULCH	2" - 4" DIA. MULTI - COLOR ROCK MULCH W/ SHREDDED BARK MULCH RING, SEE MULCH NOTES	ROCK MULCH		9,701 SF	---	---
	STEEL EDGING				1,180 LF	---	---

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A TYPICAL FORM FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T'-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS AND/OR SIGHT TRIANGLES SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL TURF IS SPECIFIED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
30. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
31. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
32. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
33. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
35. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURERS SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

Galloway
Planning. Architecture. Engineering.
1755 Telstar Drive, Suite 107
Colorado Springs, Co 80920
719.900.7220 O
www.gallowayUS.com

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Tires LES SCHWAB

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LES SCHWAB TIRE CO.
PLANNING DOCUMENTS
MERIDIAN CROSSING FILING NUMBER 1
LOT 3 AND 4

7105 N. MERIDIAN ROAD
FALCON, COLORADO

#	Date	Issue / Description	Init.
0	3/27/18	CLIENT SET	JDP

Project No:	LST00067
Drawn By:	DTT
Checked By:	JDP
Date:	4/6/2018

LANDSCAPE PLAN

L1.1

Markup Summary

Locked (8)

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/12/2018 10:46:37 AM
Color:

Put license number

Subject: Engineer
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Author: dsdgrimm
Date: 7/12/2018 10:46:38 AM
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Please provide the SWMP administrator and contractor information.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:46:39 AM
Color:

Please add PPR 18-016

Subject: Engineer
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Author: dsdgrimm
Date: 7/12/2018 10:46:41 AM
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Provide information for the ultimate receiving waters.

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Provide the % cover of existing vegetation

Subject: Cloud+
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Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:46:43 AM
Color:

Please confirm sheet numbers.

Subject: Engineer
Page Label: 6
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Author: dsdgrimm
Date: 7/12/2018 10:46:44 AM
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Please provide the anticipated dates for the sequence of major activities.

Subject: Cloud+
Page Label: 23
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these numbers do not match the GEC plan sheet numbers.

LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
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E-mail: lsc@lsctrans.com
Website: http://www.lsctrans.com

Meridian Crossing Filing No. 1A
Transportation Memorandum
EPC #PPR 18-016
(LSC #184190)
May 24, 2018

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

COLORADO LICENSED
JEFFREY C. HODSDON
31684
5-24-18
PROFESSIONAL ENGINEER

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

5-30-18
Date

LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
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Website: http://www.lsctrans.com

May 24, 2018

Ms. Elizabeth Nijkamp
Engineering Review Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Meridian Crossing Filing No. 1A
Transportation Memorandum
El Paso County, CO
EPC #PPR 18-016
LSC #184190

Dear Ms. Nijkamp:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the submittal for the proposed tire store to be located on Lots 3 and 4 of Meridian Crossing Filing No. 1. The proposed plat name is Meridian Crossings Filing No. 1A. Meridian Crossing is located between McLaughlin Road and Meridian Road south of Woodmen Road in El Paso County, Colorado. The site location is shown on Figure 1. LSC prepared a traffic report for Meridian Crossing development dated March 12, 2008 and updated May 21, 2008.

SITE PLAN AND ACCESS

Land Use

The 2008 traffic study for Meridian Crossing assumed the 9.5-acre development would be developed with four fast-food restaurants (at an average of 3,500 square feet each) and 33,000 square feet of retail floor space. Since completion of that study a 3,790-square-foot fast-food restaurant has been built on Lot 1 and a 13,048-square-foot liquor store has been built on Lot 6. A 12,813-square-foot tire store is currently proposed for Lots 3 and 4. There are currently no proposed plans for the 1.09-acre Lot 2 and 2.13-acre Lot 5. For this study it was assumed that Lot 2 will be developed with a fast-food restaurant and Lot 5 will be developed with a quick serve casual restaurant and an automotive parts store. The site plan is shown on Figure 2.

Site Access

The existing Meridian Crossing access points to the adjacent public streets are in conformance with the overall prior LSC traffic study. These access points include a right-in-only access and a three-quarter-

movement (left-in/right-in/right-out only) access to Meridian Road about 480 and 925 feet north of Rolling Thunder Way, respectively, and two full-movement site access points to McLaughlin Road. The internal driveway connection to the shared internal access drive has shifted to the north from what was shown in the previously approved plan.

Sight Distance

Figure 3 shows the estimated and required lines-of-sight at the north driveway connection to the internal access drive. The El Paso County *Engineering Criteria Manual (ECM)* contains general criteria for intersection sight distance based on left turning vehicles from a stop condition. The American Association of State Highway and Transportation Officials (AASHTO) standard for this condition is a 7.5 second gap. The ECM standards are consistent with this gap. As the internal access drive on the north boundary of the site extends from a right-in-only intersection, the north driveway will need to be restricted to right-out only. The AASHTO standard for "right turns from a stop" is 6.5 seconds. The AASHTO criteria further assumes that vehicles on the street travel at a constant speed. However, vehicles approaching the north access will be traveling at a slower speed as they maneuver through the right-in-only access off of Meridian Road. Table 1 shows a summary of the sight distance analysis based on the AASTHO criteria and the estimated speeds for each segment of the vehicle path. These segments include decelerating on Meridian Road as vehicles approach the intersection, traveling at a constant speed of 15 miles per hour around the curve and then accelerating along the internal access drive.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the proposed tire store has been made using the nationally published trip generation rates found in *Trip Generation, 10th Edition*, *2017* by the Institute of Transportation Engineers (ITE). Table 2 shows the results of the trip generation estimates. Table 2 also shows the estimated trip generation for the existing and future land uses within the entire Meridian Crossing development and a comparison to the trip generation estimate assumed in the 2008 traffic impact study. The trip generation for the existing land uses are based on the ITE trip generation rates for the average weekday and morning peak hour. The afternoon peak hour estimate is based on traffic counts conducted by LSC at the site access points in March 2018. The trip generation estimate for future development (Lots 2 and 6) were based on the ITE trip generation rates assuming these lots are developed with a fast-food restaurant, a quick casual restaurant, and an automobile parts store.

The total number of vehicle-trips generated has been reduced to take into account the “pass-by” phenomena. A pass-by trip is made by a motorist who would already be on the adjacent roadways regardless of the proposed development, but who stops in at the site while passing by. The motorist would then continue on his or her way to a final destination in the original direction. The pass-by rates shown on Table 2 are from the *Trip Generation Handbook - An ITE Proposed Recommended Practice, 3rd Edition*, 2014 by ITE.

As shown in Table 2, the proposed tire store is projected to generate about 263 new vehicle-trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting

in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 22 vehicles would enter and 13 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 and 6:30 p.m., about 22 vehicles would enter and 29 vehicles would exit the site.

At buildout the Meridian Crossing development is projected to generate about 4,067 new vehicle-trips. This is about 865 fewer trips than was estimated in the 2008 traffic study. During the morning peak hour about 222 vehicles would enter and site and 199 vehicles would exit the site. This is about 200 fewer entering vehicles and 193 fewer exiting vehicles than was assumed in the 2008 traffic study. During the afternoon peak hour about 380 vehicles would enter and site and 372 vehicles would exit the site. This is about 58 fewer entering vehicles and 65 fewer exiting vehicles than was assumed in the 2008 traffic study.

The 2008 traffic study assumed this site would be developed with four fast-food restaurants and general retail uses but did not identify which specific lots were assumed for each use. The reduction in the trip generation estimate from the 2008 study is the result of a combination of factors. First, the proposed tire store has lower trip generation rates than the "Shopping Center" rates shown in the May 2008 TIA and much lower trip generation rates than a "Fast-Food Restaurant with Drive-Through Window." Secondly, based on current development trends, it seems unlikely that four fast-food restaurants would be constructed in this location. It seems more likely that at least one of these restaurants would instead be a "Fast Casual Restaurant". This new land use category in the *Trip* Generation manual has lower peak-hour trip generation rates than for Fast Food. Thirdly, although the existing liquor store has higher trip generation rates than the "Shopping Center" rates shown in the 2008 study, they are much lower than a fast-food restaurant. Finally, based on the lot sizes of the liquor store and proposed tire store, only a small amount of land would be left to assume for general retail uses. Based on the small size and other area developments, it seems likely that this parcel would be developed for a fairly low-intensity use such as auto parts sales.

TRIP DISTRIBUTION AND ASSIGNMENT

The estimated directional distribution of the site-generated traffic volumes on the adjacent road-ways is an important factor in determining the site's traffic impacts. Figure 4 shows the directional distribution estimates for the primary site-generated traffic. The estimates have been based on the following factors: the land use proposed for the site and its location, the existing and planned street and roadway system in the vicinity; and the existing/projected traffic volumes.

The pass-by trips from Meridian Road and the diverted trips from Woodmen Road and US Highway 24 were assigned based in large part on the magnitude and direction of the existing and projected background traffic volumes on the adjacent roadways.

When the distribution percentages (from Figure 4) were applied to the trip generation estimates (from Table 2), the site-generated traffic volumes at the Meridian Crossing access points were determined. Figure 5 shows the site-generated traffic volumes.

TOTAL TRAFFIC

Please refer to the dated *Meridian Crossing Updated Traffic Impact Analysis* dated March 12, 2008 and updated May 21, 2008 for the projected long-term total traffic volumes and level of service analysis. As the currently projected Meridian Crossing-generated traffic volumes are projected to be lower than what was assumed in the 2008 study, these volumes will be conservative.

ROADWAY IMPROVEMENT FEE PROGRAM

The proposed tire store would be subject to Woodmen Road District platting fees and mils.

CONCLUSIONS

- The proposed tire store is projected to generate about 263 new vehicle-trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour about 22 vehicles would enter and 13 vehicles would exit the site. During the afternoon peak hour about 22 vehicles would enter and 29 vehicles would exit the site.
- Based on the projected long-term total traffic volumes shown in the 2008 Meridian Crossing TIA, the existing auxiliary turn lanes approaching the site access points could accommodate the projected traffic due to the proposed tire store.
- The internal access drive that forms the north boundary of the site is restricted to one-way traffic as it extends east from a right-in-only intersection. The north driveway to this internal access drive should be restricted to right-out only. Appropriate signage at this driveway and the adjacent intersections should be installed as shown in Figure 6. This plan will need to be updated with the development of the lot to the north and the opening of that lot's south access.

provide more information as to why you are changing the southern end of this access from a two way to a one way.

Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By_____
Jeffrey C. Hodsdon, P.E., PTOE
Principal

JCH:KDF:bjwb

Enclosures: Tables 1-2
Figures 1-6

Table 1
Meridian Crossing Filing No. 1A
Sight Distance Travel Times
Right-in Only Access off Meridian Road

Segment	Speed Start mph	Speed Start ft/s	Speed End mph	Speed End ft/s	Distance (ft)	Time (seconds)
ECM Required Sight Distance[1]	25	36.7	25	36.7	280	7.6
Required Sight Distance For Right-Turn Vehicles Adjusted Based on Travel Speed Around A Corner[2]						
Decelerate approaching turn	30	43.8	15.0	22.0	44	1.3
Turn at the access	15	22.0	15.0	22.0	65	3.0
Accelerate to posted limit	15	22.0	25.0	36.7	65	2.2
Total Travel					**174**	**6.5**

Notes:

(1) The ECM-required sight distance is a general criteria that covers the "left turns from a stop" condition. *The American Association of State Highway and Transportation Officials* (AASHTO) standard for this condition is a 7.5-second gap.

(2) The AASHTO standard for "right turns from a stop" is 6.5 seconds. This condition applies because the access will be restricted to right-turn only

Source: LSC Transportation Consultants, Inc.

Table 2
Trip Generation Estimate
Meridian Crossing Filing No. 1A

Meridian Crossing Filing No. 1 Lot Number	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates (1) Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Total Trips Generated Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Pass-By Trips (2)	New External Trips Generated Average Weekday Traffic
Trip Generation Estimate Based on Existing, Currently Proposed and Future Potential Land Uses															
Currently Proposed Land Use															
3 & 4	**848**	**Tire Store**	**12.813 KSF**	**28.52**	**1.74**	**0.98**	**1.71**	**2.27**	**365**	**22**	**13**	**22**	**29**	**28%**	**263**
Existing Land Uses															
Based on manual turning movement counts by LSC March 2018															
1	934	Fast-Food Restaurant with Drive-Through Window	3.790 KSF(3)	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	178	165	- - -	- - -
6	899	Liquor Store	13.048 KSF	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -			- - -	- - -
Based on ITE Trip Generation Rates															
1	934	Fast-Food Restaurant with Drive-Through Window	3.790 KSF	470.95	20.50	19.69	16.99	15.68	1,785	78	75	64	59	50%	893
6	899	Liquor Store	13.048 KSF	101.49	2.19	2.10	5.54	6.39	1,324	29	27	72	83	34%	874
							Total Lots 1 & 6		3,109	107	102	136	142		2,030
Future Land Uses															
2	934	Fast-Food Restaurant with Drive-Through Window	3.5 KSF	470.95	20.50	19.69	16.99	15.68	1,648	72	69	59	55	50%	824
5	930	Fast Casual Restaurant	5 KSF	315.17	1.39	0.68	7.77	6.36	1,576	7	3	39	32	43%	898
	843	Automobile Parts Sales	10 KSF	55.34	1.42	1.17	2.36	2.55	553	14	12	24	26	43%	315
							Total Lots 2 & 5		3,224	79	72	98	87		1,722
							Total Meridian Crossing Filing No. 1(4)		**7,252**	**222**	**199**	**322**	**307**		**4,067**
Trip Generation Estimate From "Meridian Crossing Traffic Impact Analysis" by LSC dated March 12, 2008 (Updated May 21, 2008)															
- - -	820	Shopping Center	33 KSF	88.45	1.29	0.83	3.88	4.21	2,919	43	27	128	139	50%	1,459
- - -	934	Fast-Food Restaurant with Drive-Through Window	14 KSF	496.12	27.09	26.02	18.01	16.63	6,946	379	364	252	233	50%	3,473
									9,865	**422**	**392**	**380**	**372**		**4,932**
							Change in Trip Generation Estimate		**-2,612**	**-200**	**-193**	**-58**	**-65**		**-865**

Notes:
(1) Source: "Trip Generation, 10th Edition", September 2017 by the Institute of Transportation Engineers (ITE)
(2) Source: "Trip Generation Handbook - An ITE Proposed Recommended Practice, 3rd Edition" by ITE
(3) KSF = one thousand square feet of floor space
(4) Trip generation estimate for Lots 1 & 6 are based on ITE rates for the average weekday and morning peak hour and existing counts for the afternoon peak hour

Source: LSC Transportation Consultants, Inc.

Figure 1

Vicinity Map

Meridian Crossing Filing No. 1A (LSC #184190)

Figure 2

Site Plan

Meridian Crossing Filing No. 1A (LSC #184190)

Figure 3

Sight Distance Analysis

Meridian Crossing Filing No. 1A (LSC #184190)

Approximate Scale
Scale: 1"= 1,200'

Figure 4

Directional Distribution of Site-Generated Traffic

Meridian Crossing Filing No. 1A (LSC #184190)

LEGEND:

XX% = Percent Directional Distribution

Figure 5

Assignment of Site-Generated Traffic

Meridian Crossing Filing No. 1A (LSC #184190)

LEGEND:

$\frac{XX}{XX}$ = $\frac{\text{AM Weekday Peak-Hour Traffic (vehicles per hour)}}{\text{PM Weekday Peak-Hour Traffic (vehicles per hour)}}$

X,XXX= Average Daily Traffic (vehicles per day) Estimates by LSC unless otherwise noted.

information contained on this document should be shown on the site plan or the GEC plan.

please provide justification as to why these signs should be moved. Please show the ROW relative to these signs in their new location.

Figure 6

Sign Recommendations

Meridian Crossing Filing No. 1A (LSC #184190)

Markup Summary

Locked (3)

Subject: Engineer
Page Label: 5
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:03 AM
Color: ■

provide more information as to why you are changing the southern end of this access from a two way to a one way.

Subject: Engineer
Page Label: 13
Lock: Locked
Author: dsdnijkamp
Date: 7/12/2018 10:42:06 AM
Color: ■

please provide justification as to why these signs should be moved. Please show the ROW relative to these signs in their new location.

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