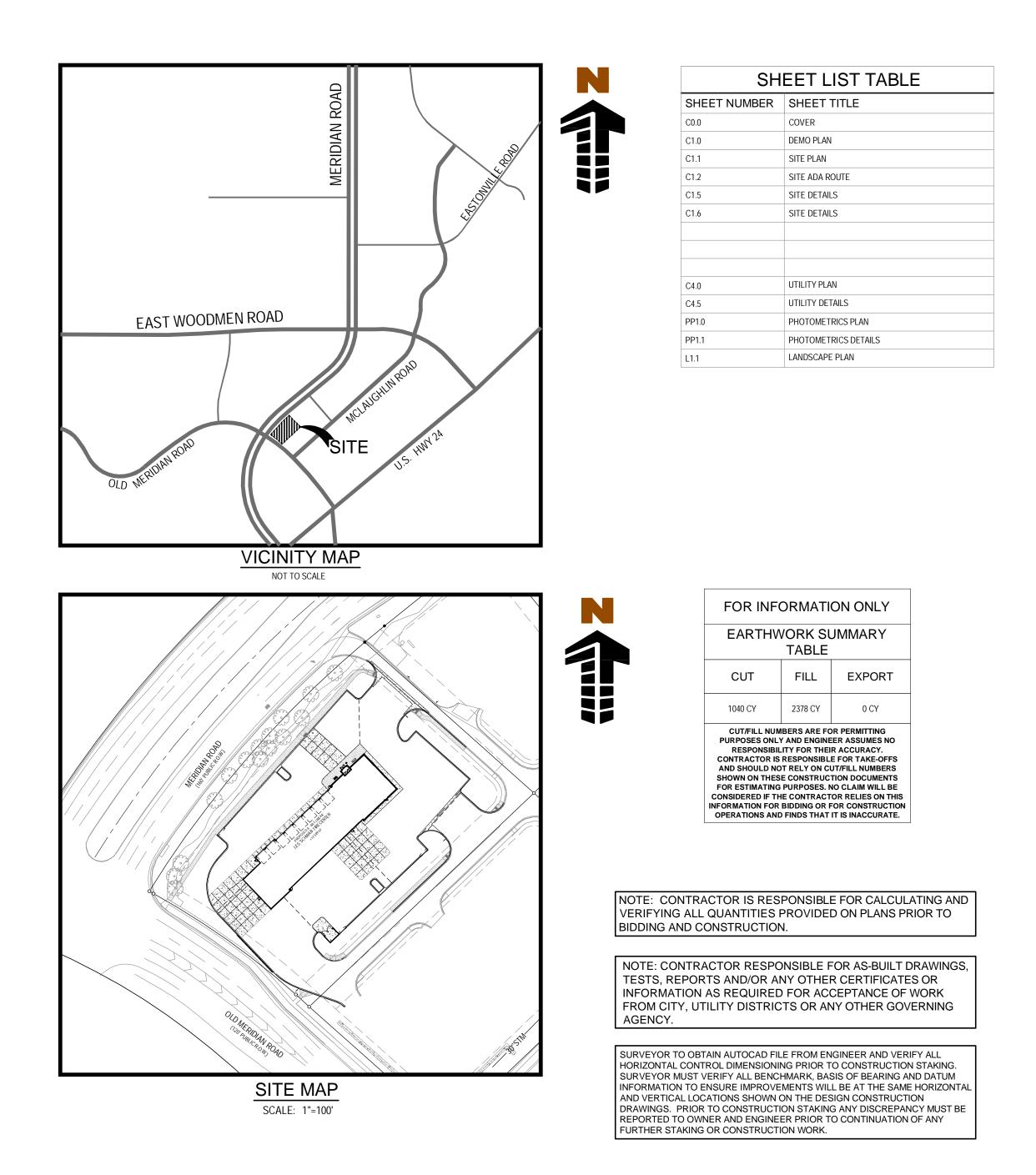


WATER DISTRICT ENGINEER SANITARY SEWER

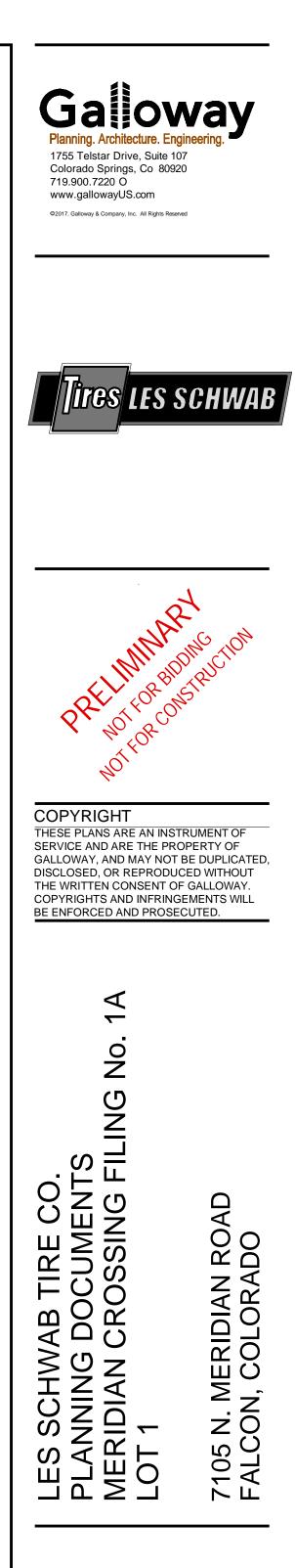
KENNEDY/JENKS 165 SOUTH UNION BLVD. SUITE 570 LAKEWOOD, CO 80228 (303) 985-3636 ATTN: MIKE BARNES SANITARY SEVVER WOODMAN HILLS METRO DISTRICT 8046 EASTON ROAD FALCON, CO 80831 TEL: (719) 495-2500 x111 ATTN: DANNY EVERETT

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



GENERAL CONSTRUCTION NOTES

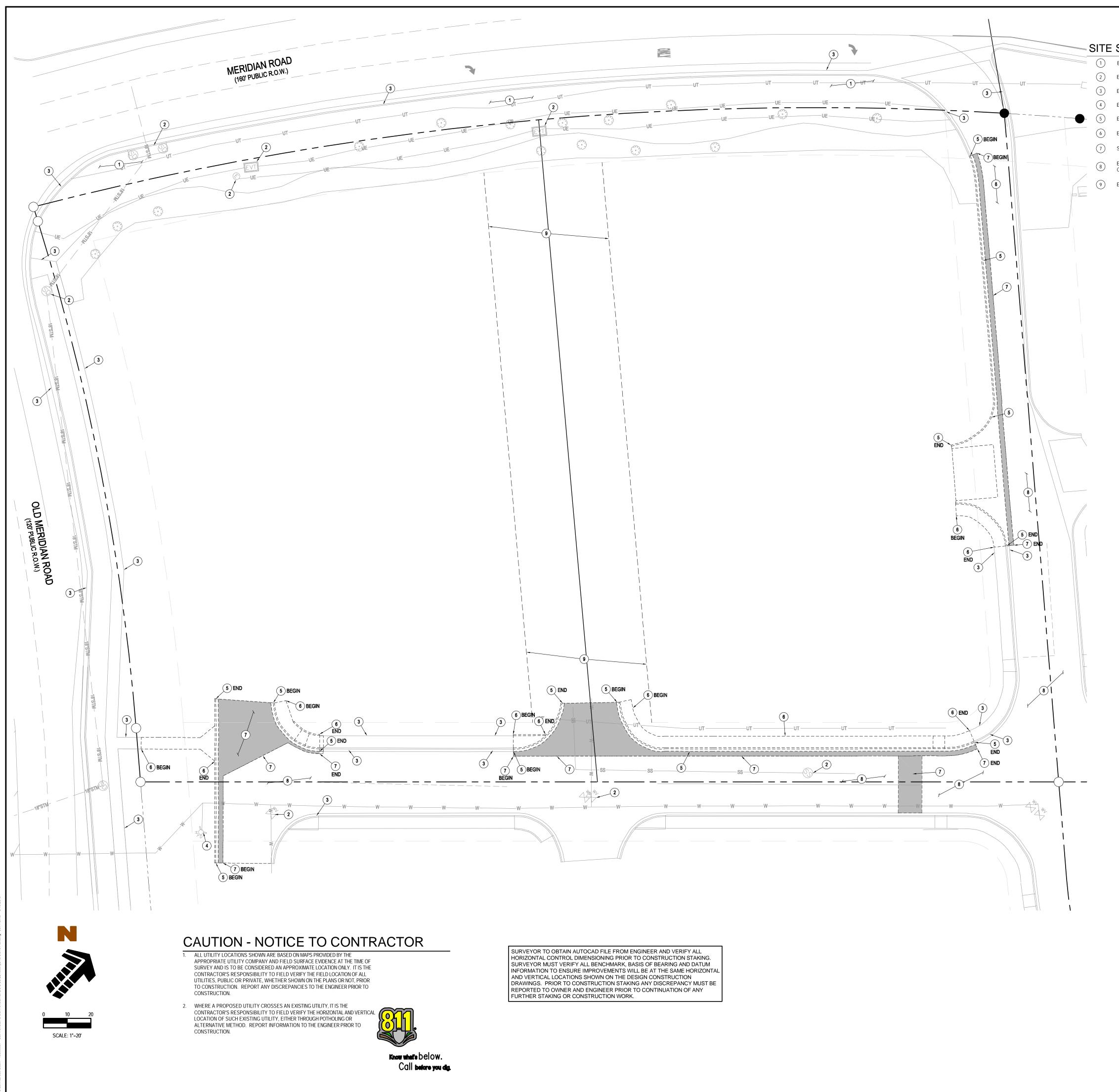
- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FALCON STANDARD CONSTRUCTION SPECIFICATIONS, IMPROVEMENT STANDARDS AND STANDARD DRAWINGS.
- 2. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL 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.



ŧ	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
3	8/7/18	BID SET	JDP
4	8/10/18	3RD SDP SUBMITTAL	JDP
_			

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

COVER



SITE SCHEDULE

- (1) EXISTING LANDSCAPING TO REMAIN.
- 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.
- EXISTING SIDEWALK TO BE REMOVED.
- (7) SAWCUT AND REMOVE EXISTING ASPHALT.
 - EXISTING ASPHALT PAVEMENT TO REMAIN. CONTRACTOR TO USE CARE TO PREVENT DAMAGE TO EXISTING PAVED SURFACES.

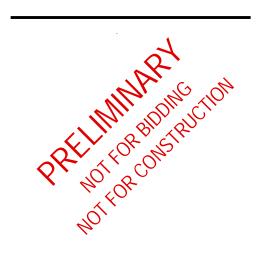
EXISTING EASEMENT TO BE VACATED.

SITE LEGEND

<u> </u>			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
	SS		EXISTING SANITARY SEWER MANHOLE COVER
	SD		EXISTING STORMDRAIN MANHOLE COVER
		()	EXISTING INLET

EXISTING STREET LIGHT EXISTING FIRE HYDRANT Ga 1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 719.900.7220 O www.gallowayUS.com O2017. Galloway & Company, Inc. All Rights Reserved





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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.



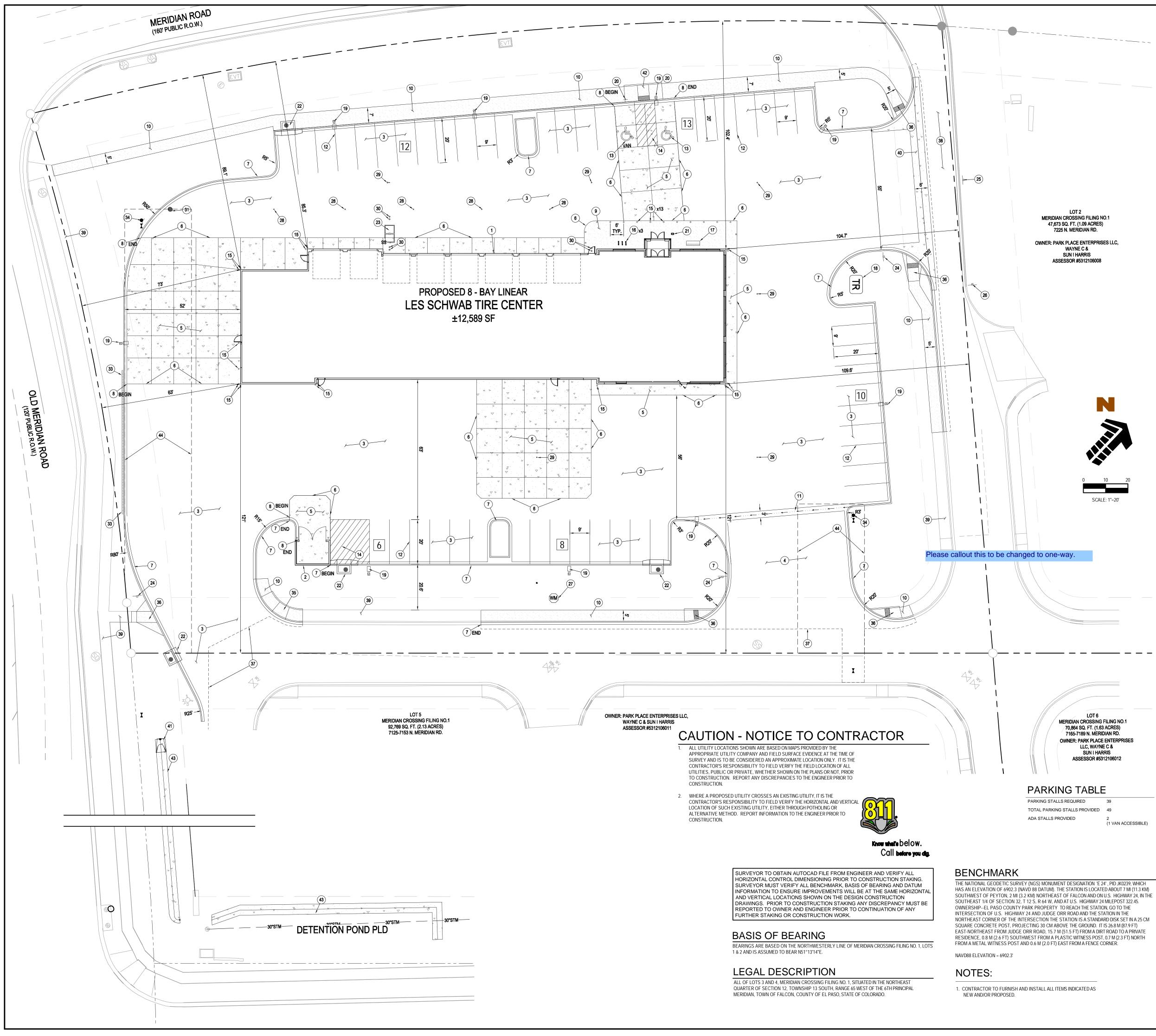
D D O D O D O 7105 N. MERIDIAN FALCON, COLORA

ŧ	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
3	8/7/18	BID SET	JDP
4	8/10/18	3RD SDP SUBMITTAL	JDP
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_			
_			

Drawn By: Checked By:	JDP
Checked By:	
	JDP
Date:	4/6/2018

DEMO PLAN





LOT 2 MERIDIAN CROSSING FILING NO.1 47,673 SQ. FT. (1.09 ACRES) 7225 N. MERIDIAN RD.

WAYNE C & SUN I HARRIS ASSESSOR #5312106008



LOT 6 MERIDIAN CROSSING FILING NO.1 70,864 SQ. FT. (1.63 ACRES)

7165-7189 N. MERIDIAN RD. OWNER: PARK PLACE ENTERPRISES LLC, WAYNE C & SUN I HARRIS ASSESSOR #5312106012

PARKING TABLE

TALLS REQUIRED	39
RKING STALLS PROVIDED	49
S PROVIDED	2 (1 VAN ACCESSIBLE

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 PAVIN
	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 COVE
SD	EXISTING STORMDRAIN MANHOLE COVER

- EXISTING INLET
 - EXISTING STREET LIGHT EXISTING FIRE HYDRANT

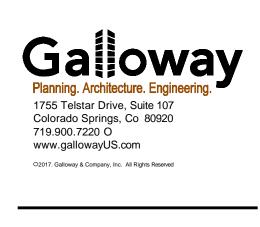
SITE SCHEDULE

(1) PROPOSED 12,589 SF LES SCHWAB TIRE CENTER. (2) PROPOSED \pm 145 SF CMU TRASH ENCLOSURE.

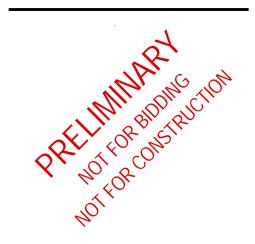
- (3) INSTALL STANDARD DUTY ASPHALT PAVING. SEE DETAIL 2/C1.5.
- 4 NOT USED
- 5 INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL 7/C1.5.
- (6) PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/C1.5.
- 0 Construct 6-inch concrete curb with a 1-foot gutter section; see detail 186/C1.5. Reference grading plan, sheet C2.0.
- (8) CONSTRUCT 6" MONOLITHIC CONCRETE CURB WITH HEAVY DUTY CONCRETE PAVING; SEE DETAIL 3/C1.5.
- 9 INSTALL 4-INCH MINIMUM THICKNESS CONCRETE SIDE WALK 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 3-FOOT VALLEY GUTTER. SEE DETAIL 5/C1.5.
- (12) PAINT 4-INCH SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN.
- 13 $\overbrace{\text{DETAIL 13/C1.5.}}^{\text{PAINT}}$ Accessible parking symbol and, only where indicated, van text; see
- (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.
- $\overbrace{(34)}$ PROPOSED FIRE HYDRANT ASSEMBLY. REFERENCE UTILITY PLAN FOR DETAILS.
- (35) INSTALL CONCRETE ACCESSABLE RAMP, EXISTING RAMP WILL BE REMOVED. PER EL PASO COUNTY DETAIL SD_2-50/C1.6.
- (36) INSTALL PEDESTRIAN INTERSECTION 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.
- PROPOSED FLARED END SECTION TO TRIANGULAR CONCRETE CHANNEL. REFERENCE
- UTILITY PLAN FOR DETAILS. (42) INSTALL PROPOSED PEDESTRIAN RAMP PER EL PASO COUNTY DETAIL SD_2-50
- (43) CONSTRUCT 4.5-FOOT TRIANGULAR CONCRETE CHANNEL. REF. GRADING AND EROSION CONTROL PLAN FOR DETAILS.
- (4) PROPOSED 30-FOOT WATER EASEMENT PER SEPARATE DOCUMENT.







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PLANNING DOCUMENTS MERIDIAN CROSSING FILING N LOT 1	7105 N. MERIDIAN ROAD FALCON, COLORADO
Date Issue / Des	scription Init.
3/27/18 CLIENT SET	JDP
4/6/18 SDP SUBMITTA	
6/8/18 2ND SDP SUBN	AITTAL JDP

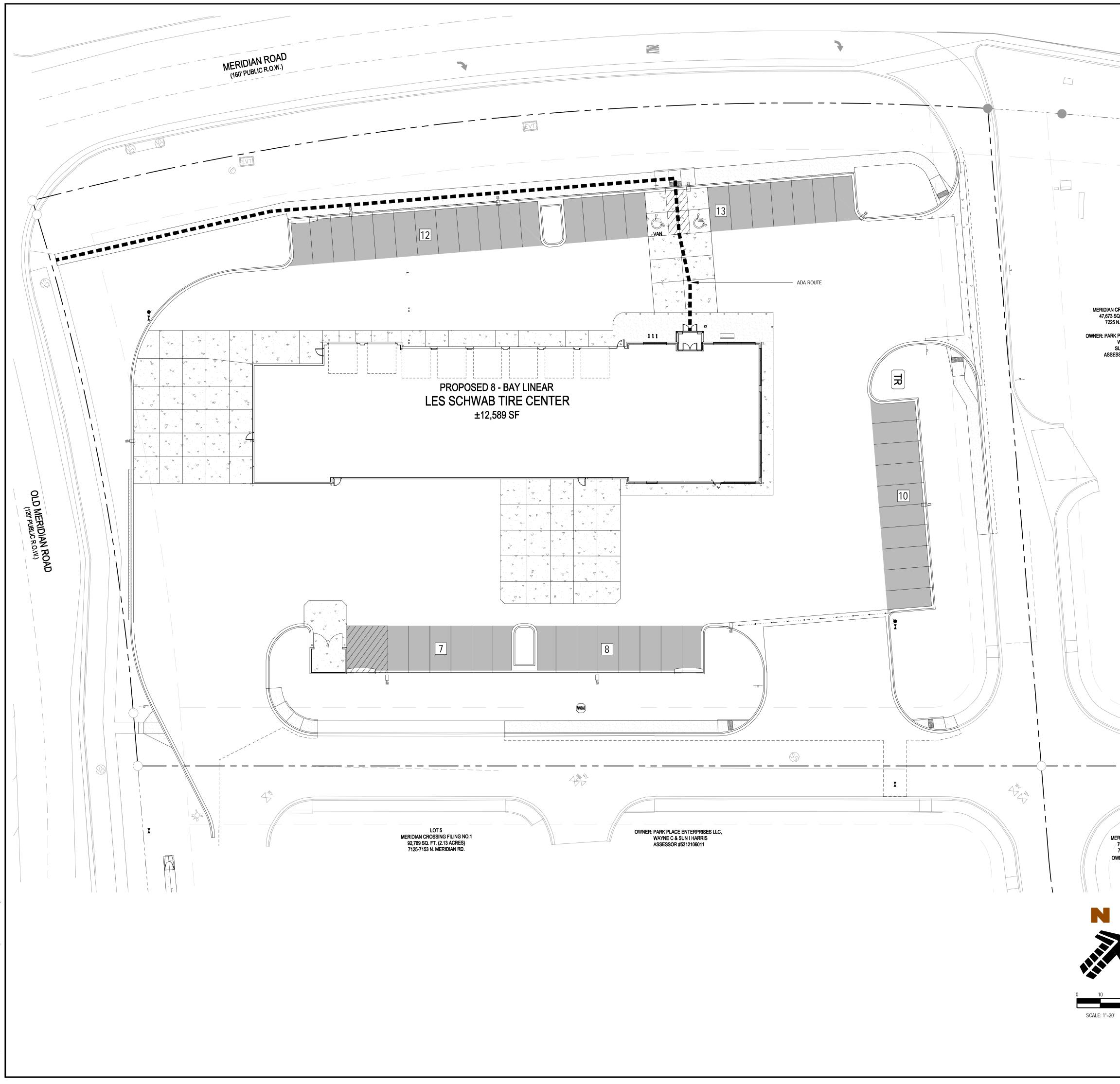
3	8/7/18	BID SET	JDP
4	8/10/18	3RD SDP SUBMITTAL	JDP
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_			

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

SITE PLAN

_ ____





ab\co, falcon - Ist000067 - sec meridian & old meridian/CADD\3 CDLST0067_C1.2Site Plan ADA Route.dwg - Jeff Palmer - 8/10/

	SITE LEGEN	D
		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
	<u>6</u>	PROPOSED LANDSCAPE PROPOSED SIDEWALK SAWCUT LINE PARKING COUNT
		PROPOSED TRANSFORMER PROPOSED SITE LIGHTING PROPOSED METER
LOT 2 MERIDIAN CROSSING FILING NO.1 47,673 SQ. FT. (1.09 ACRES) 7225 N. MERIDIAN RD. NER: PARK PLACE ENTERPRISES LLC, WAYNE C & SUN I HARRIS ASSEESCOM #312106008		PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN EXISTING SANITARY SEWER MANHOLE COVER EXISTING STORMDRAIN MANHOLE COVER EXISTING INLET
ASSESSOR #5312106008	-X- A	Existing street light Existing fire hydrant

ADA ROUTE

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.

LOT 6 MERIDIAN CROSSING FILING NO.1

70,864 SQ. FT. (1.63 ACRES)

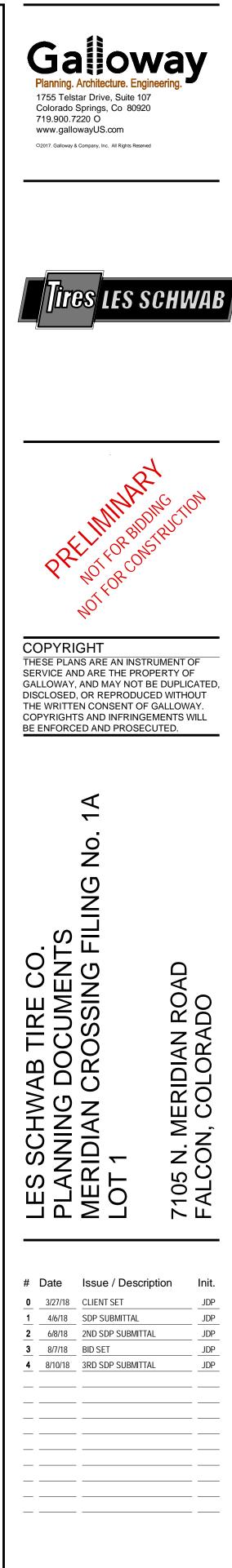
7165-7189 N. MERIDIAN RD. OWNER: PARK PLACE ENTERPRISES LLC, WAYNE C &

SUN I HARRIS ASSESSOR #5312106012

> 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.



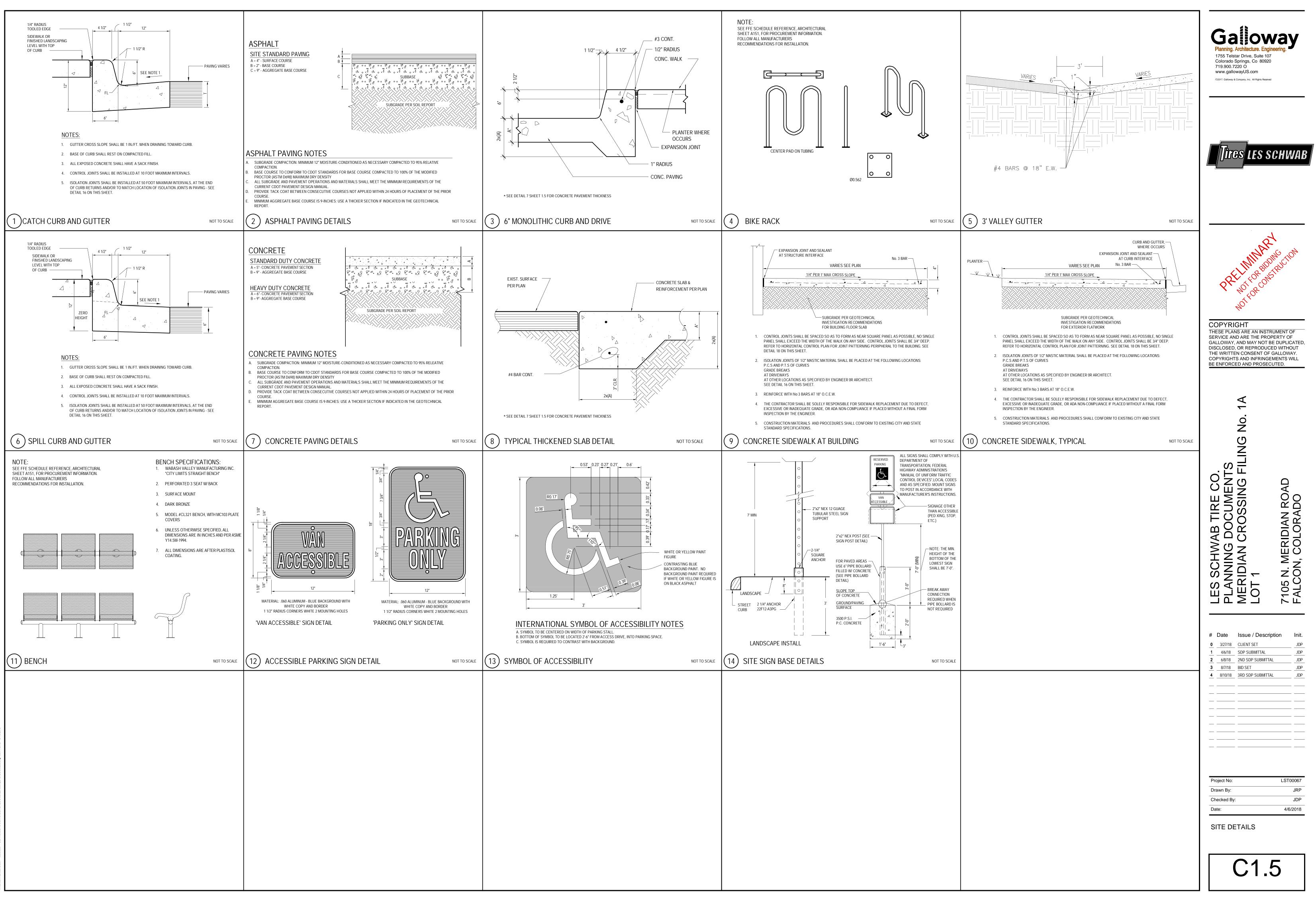
Know what's below. Call before you dig.

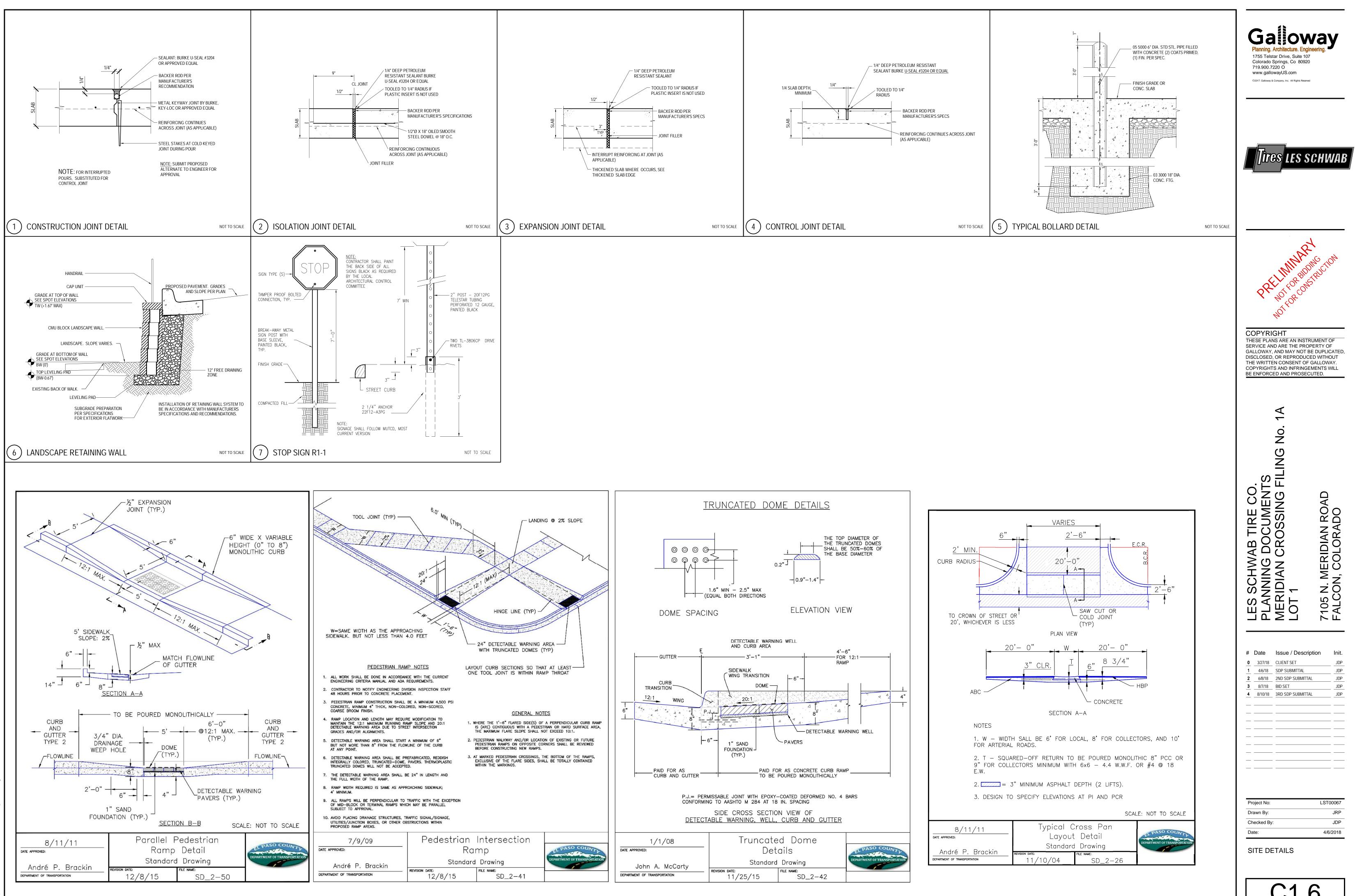


Project No:	LST00067
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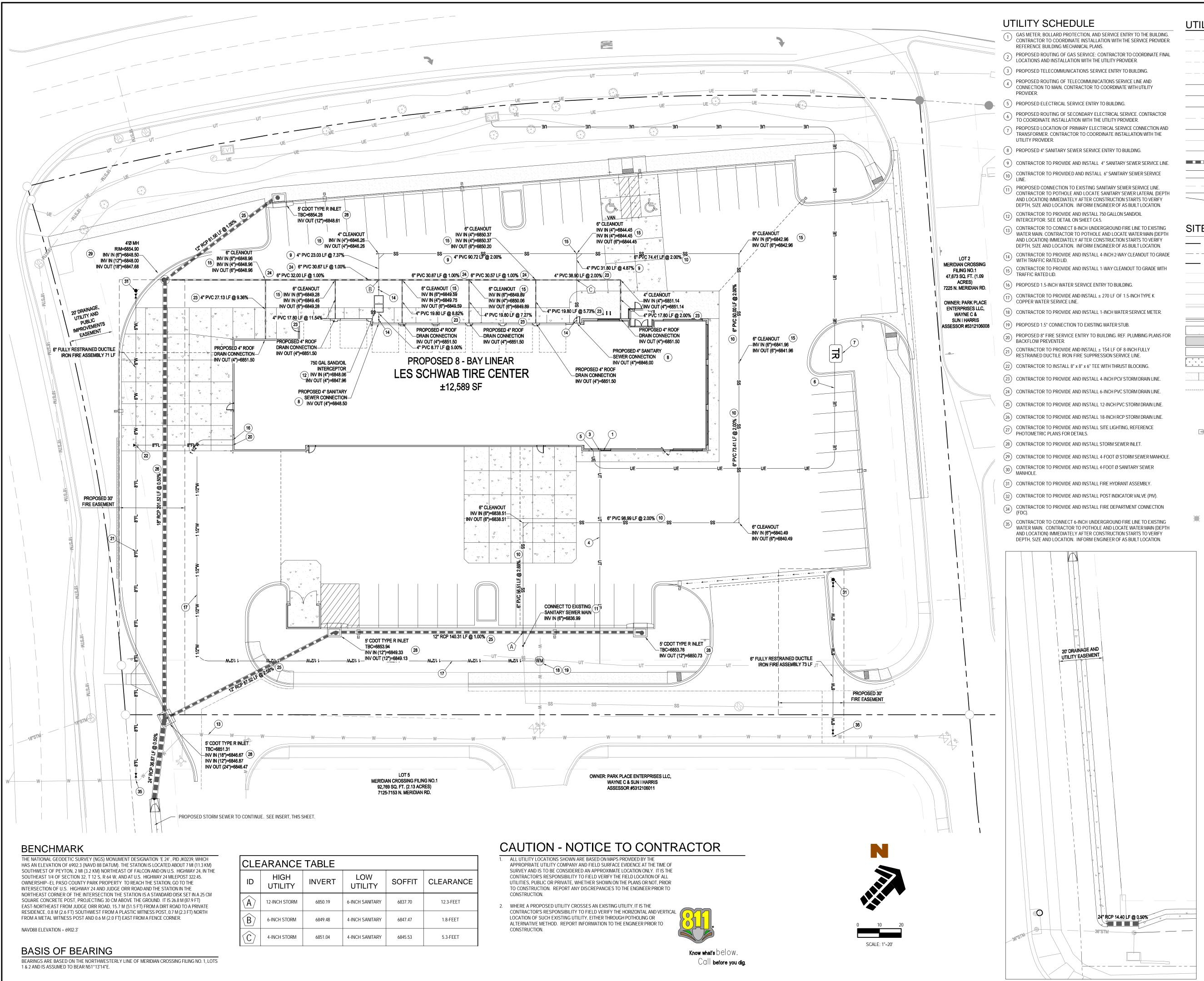
SITE ADA ROUTE

C1.2





C1.6



	ARANCE	IABLE					
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	6849.48	4-INCH SANITARY	6847.47	1.8-FEET		
	4-INCH STORM	6851.04	4-INCH SANITARY	6845.53	5.3-FEET		

UTILITY LEGE	END
8" W	EXISTING 8" WATER LINE
6" W	EXISTING 6" WATER LINE
— — 1" W — — —	EXISTING 1" WATER LINE
2" W	EXISTING 2" WATER LINE
	PROPOSED 1" WATER LINE
2" W	PROPOSED 2" WATER LINE
	PROPOSED 8" FIRE LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
4" STM	PROPOSED 4" STORM SEWER
	PROPOSED STORM SEWER (> 4")
———— G ————	PROPOSED GAS LINE
UE	PROPOSED UNDERGROUND ELECTRICAL
UT	EXISTING UNDERGROUND TELEPHONE
UT	PROPOSED UNDERGROUND TELEPHONE
+_+	WATER LINE KICK BLOCK LOCATION
TYP.	TYPICAL AS SHOWN

SITE LEGEND

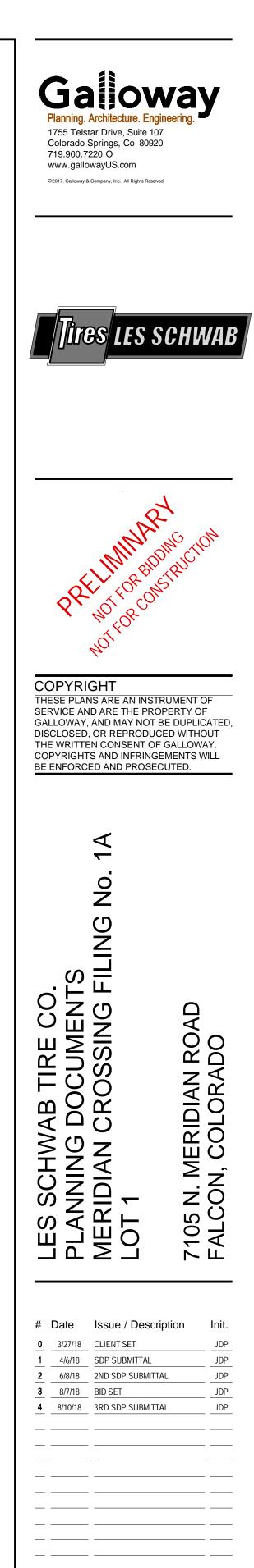
E LEGEN	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT BOUNDARY LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	EXISTING CURB & GUTTER TO REMAIN
	PROPOSED CURB & GUTTER
4	PROPOSED CONCRETE PAVING
	PROPOSED STANDARD DUTY ASPHALT PAVING
	PROPOSED HEAVY DUTY ASPHALT PAVING
* * * * * * * * / * * * * * * * * * * *	PROPOSED LANDSCAPE
이 것이 같은 모두 관	PROPOSED SIDEWALK
	SAWCUT LINE
6	PARKING COUNT
Τ	PROPOSED TRANSFORMER
	PROPOSED SITE LIGHTING
RP	PROPOSED BACKFLOW PREVENTER
(WM)	PROPOSED METER
DDC	PROPOSED DOUBLE DETECTOR CHECK
DDC	PROPOSED DOUBLE DETECTOR CHECK PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN
DDC (SS) (SD)	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN EXISTING SANITARY SEWER MANHOLE COVER
	PROPOSED SANITARY MANHOLE PROPOSED REGULATORY SIGN EXISTING SANITARY SEWER MANHOLE COVER EXISTING STORMDRAIN MANHOLE COVER

UTILITY NOTES

CO-TRENCH ELECTRIC AND TELECOMMUNICATIONS SERVICE LINES WHERE ROUTING ALLOWS.

EXISTING FIRE HYDRANT

- 2. CONTRACTOR TO CONSTRUCT TRANSFORMER PAD TO THE UTILITY PROVIDERS SPECIFICATION AND COORDINATE INSTALLATION WITH SAME. CONFIRM WITH UTILITY PROVIDER.
- 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.
- TYPICAL INLETS INCLUDE A DEPRESSION AND A GUTTER 6. TRANSITION. CONTRACTOR TO CONFIRM WITH STANDARD INLET DETAIL DEPRESSION INFORMATION PRIOR TO CONSTRUCTION STAKING.

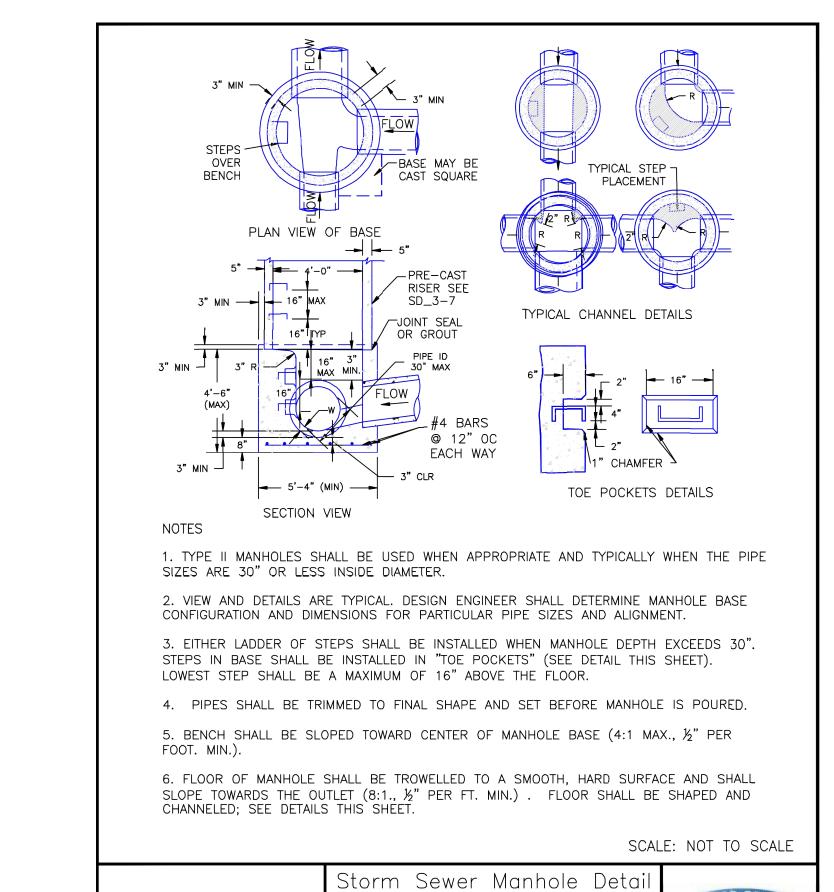


Project No:	LST00067
Drawn By:	JRP
Checked By:	JDP
Date:	4/6/2018

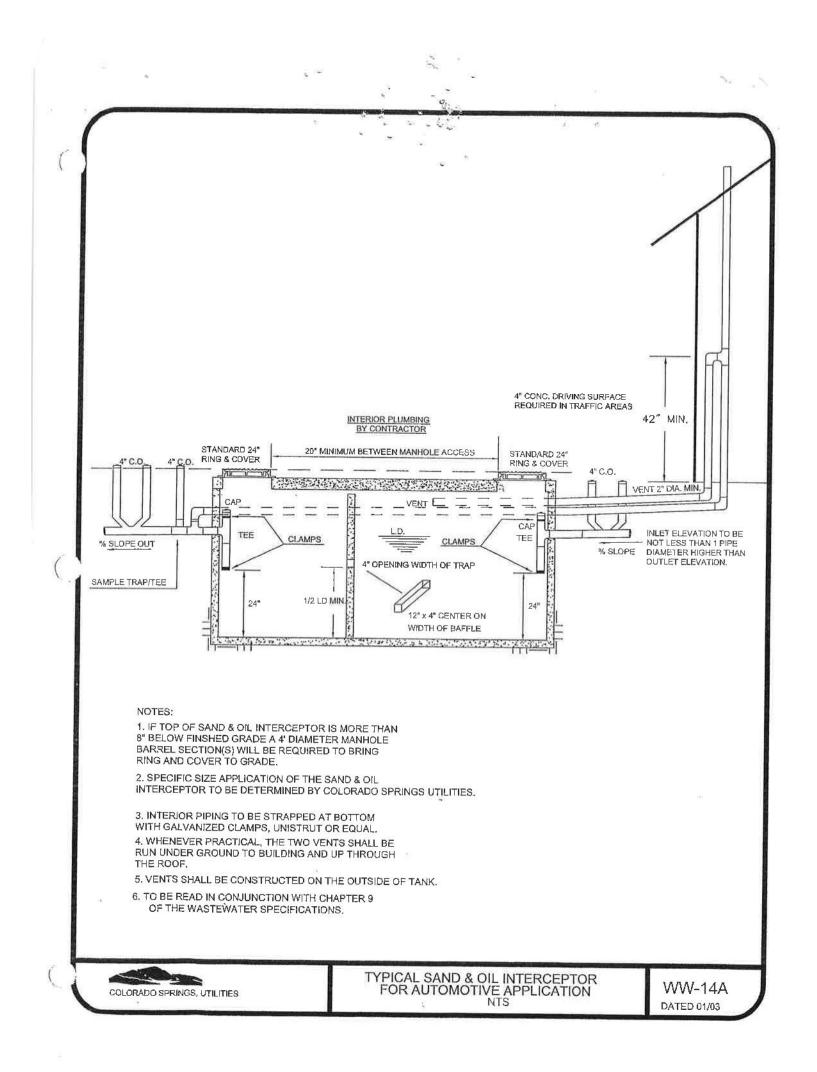
UTILITY PLAN

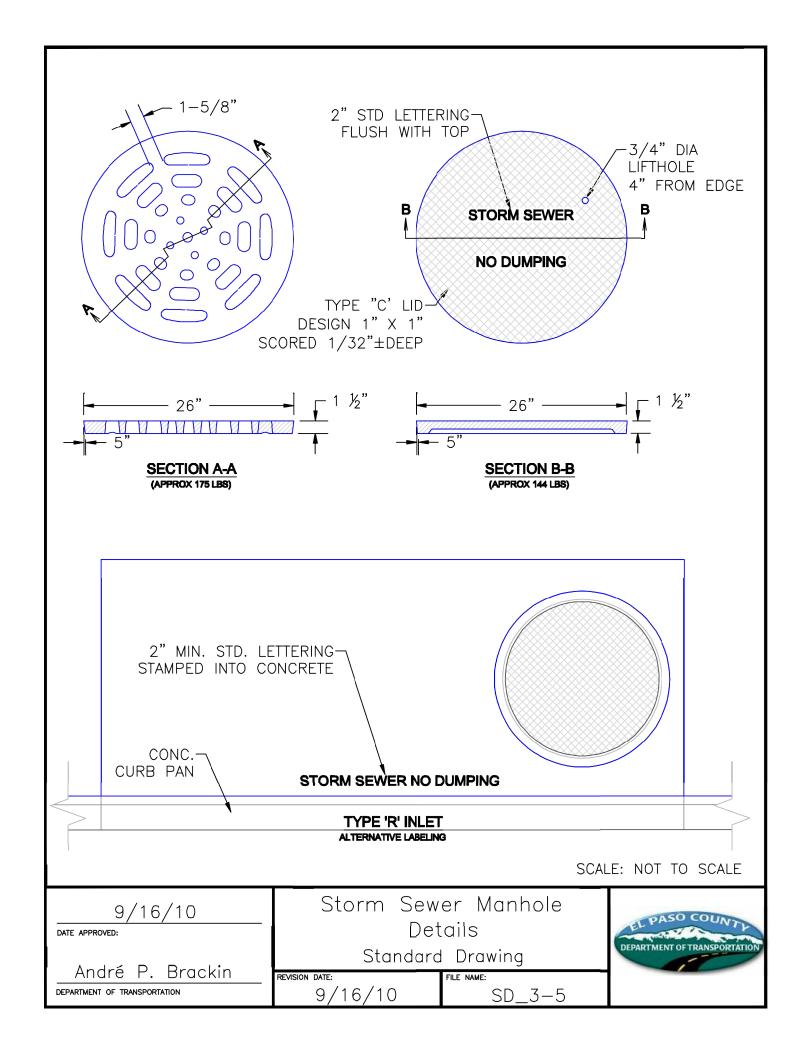


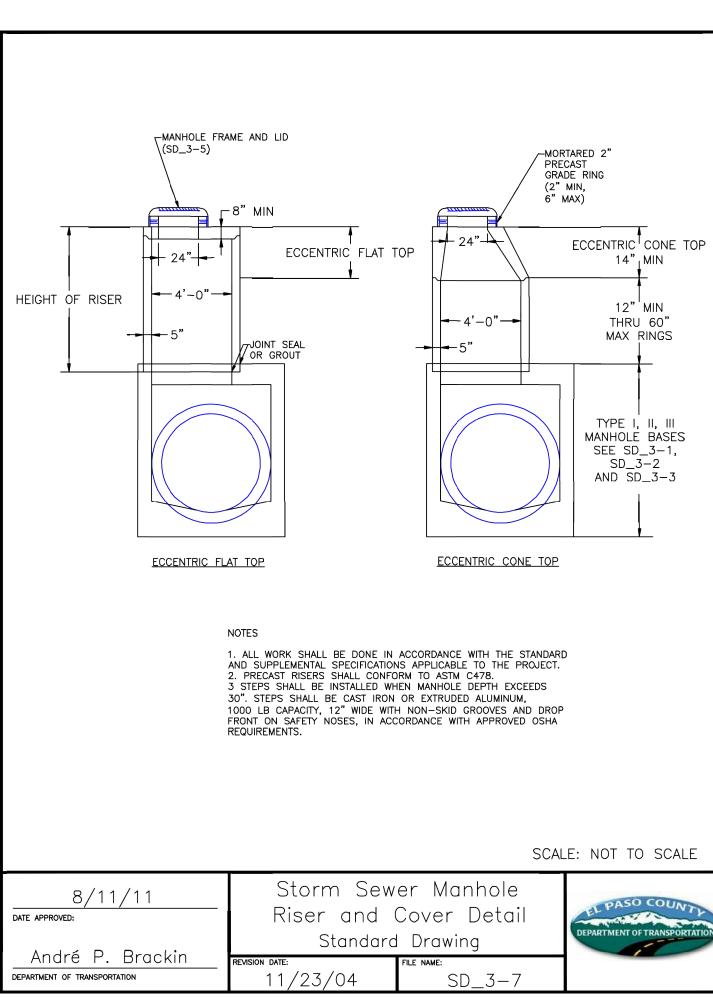
STORM SEWER INSERT VIEW



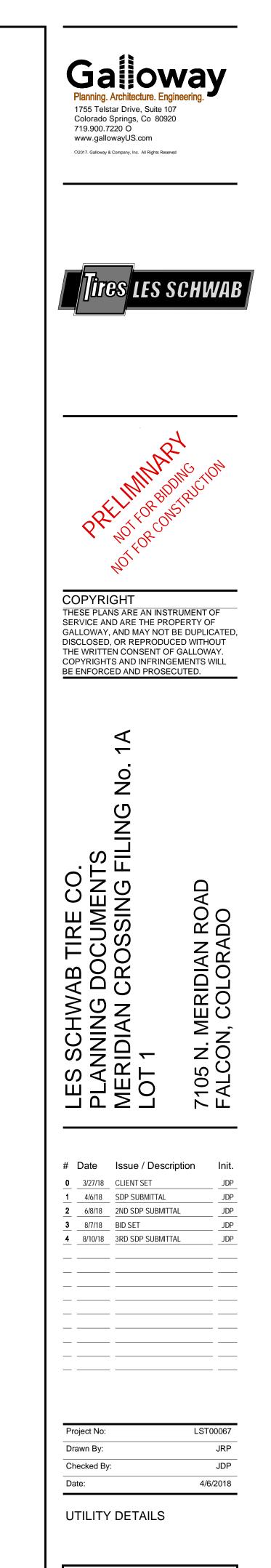
DATE APPROVED:	Storm S St	DEPARTMENT OF TRANSPORTATION		
André P. Brackin DEPARTMENT OF TRANSPORTATION	revision date: 11/10/	′04	3-2	







	SCALE:	NUT TO SCALE
Sewer Manhole and Cover Deta andard Drawing		EL PASO COUNTL EPARTMENT OF TRANSPORTATION
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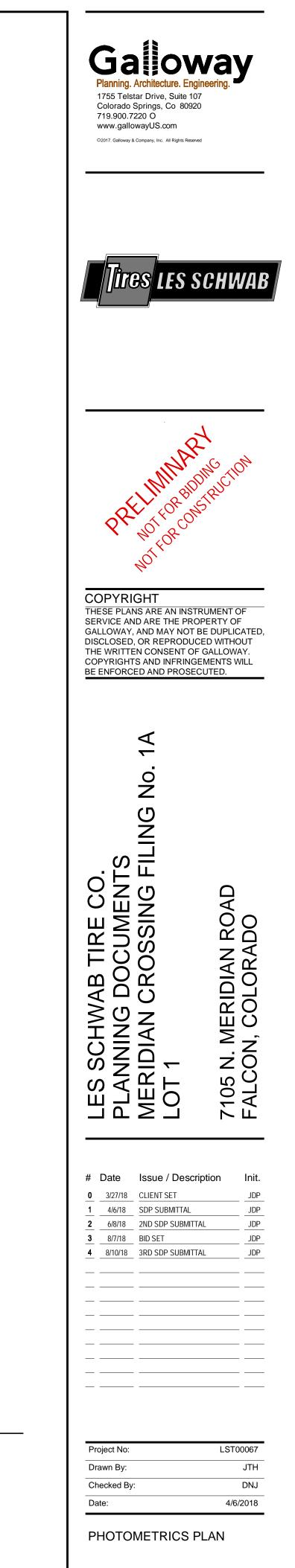
CALCULATION SUMMARY (FC)							SITE LIGHTING SCHEDULE										
LABEL PARKING DRIVEWAY	AVG 1.87 0.97		-	0.70 0.10	AVG/MIN 2.67 9.70	MARK	MANUFACTURER	CATALOG NO.	BEAM		I VOLTS QUAN PER		FIXTURE AND MOUNTIN POLE FINISH HT. (FT.)		POLE DESCRIPTIO TYPE N	REMARKS	
						S	GALLEON	GLEON-AE-01-LED-E1-SL3	IV	LED PROVIDED W/ FIXTURE	120/277	1	BRONZE	20' - 0"	SSA	PARKING LOT LIGHT	

GENERAL NOTES:

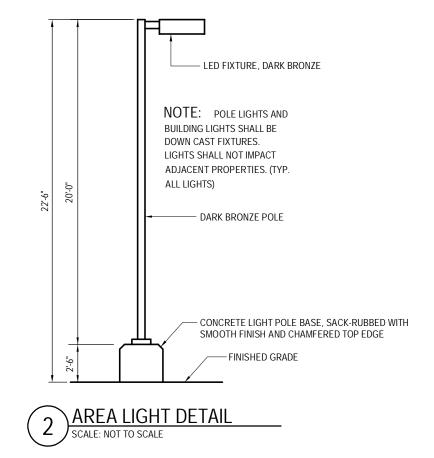
a SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, LAMPS, AND BALLASTS.

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



PP1.²



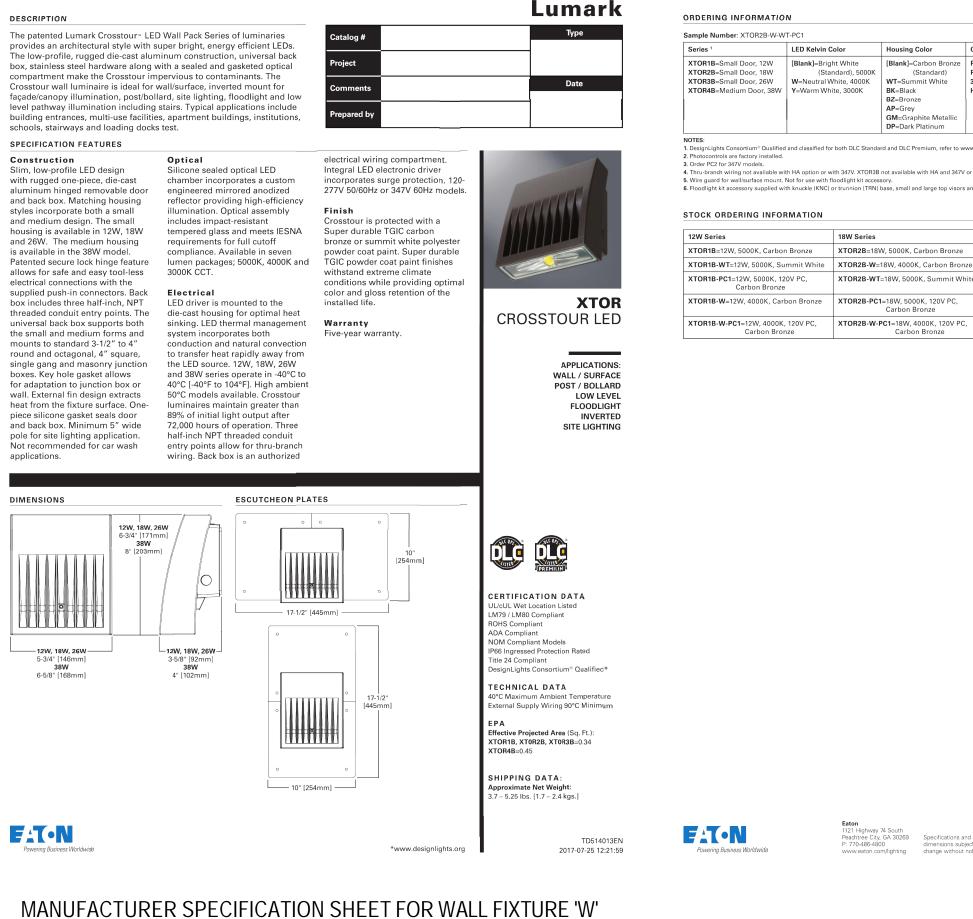
CAUTION - NOTICE TO CONTRACTOR

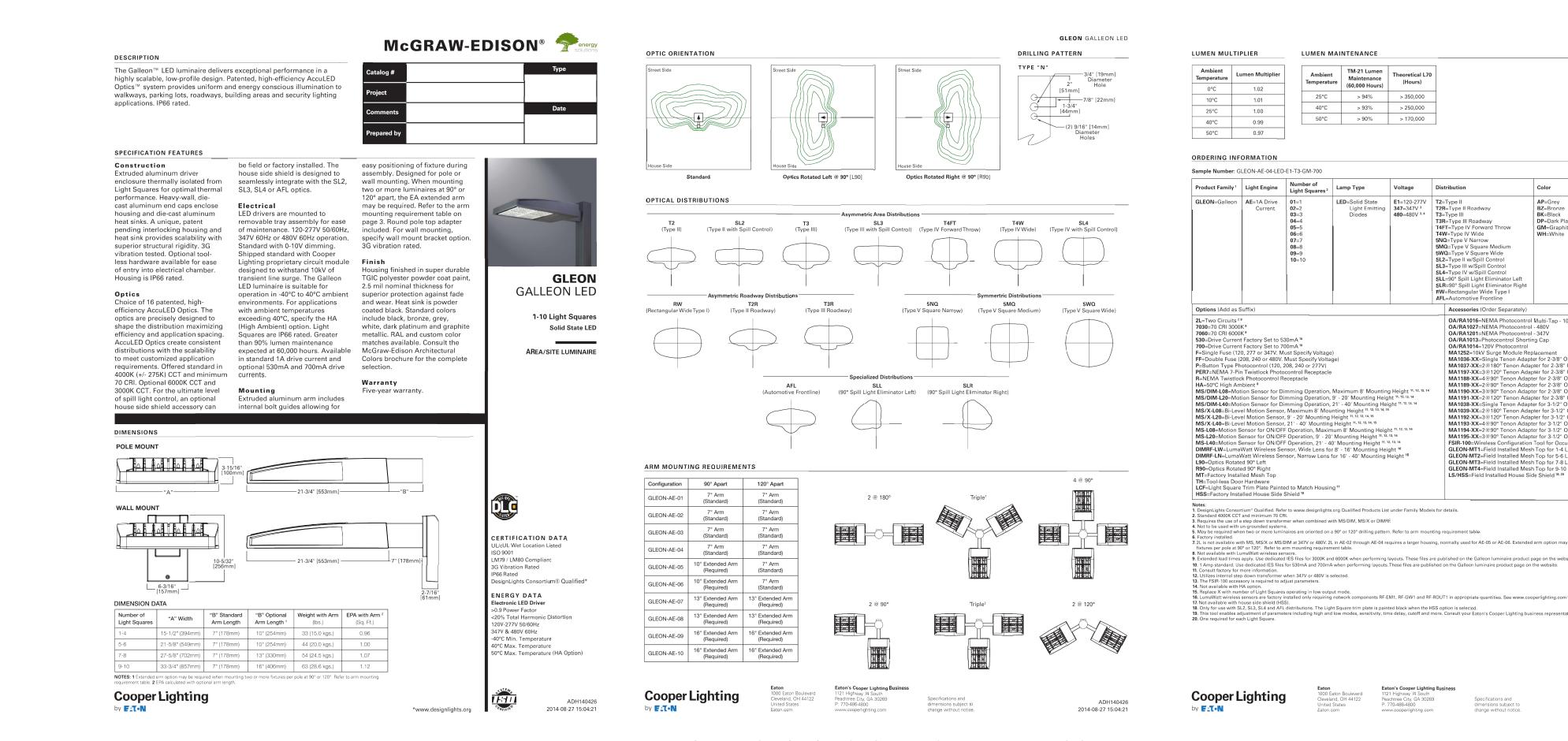
- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, 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.



Know what's below. Call before you dig.







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

				XTOR CROSSTOUR L					
	Housing Color	Options (Add as Suffix)	Accessories (Or	der Separately)					
C	[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 ^{2,3} 347V=347V ⁴ HA=50°C High Ambient ⁴	Werkstone (Group Spratchy) Werkstone (Group Spratchy) Werkstone (Group Spratchy) Werkstone (Group Spratch) Werkstone (Group S						
	sory. base, small and large top visors	and small and large impact shields.		38W Series					
81	V, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Ca	rbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze					
	18W, 4000K, Carbon Bron:			XTOR4B-W=38W, 4000K, Carbon Bronze					
	=18W, 5000K, Summit Wh			XTOR4B-WT=38W, 5000K, Summit White					
C1	=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K Carbon Bro		XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze					
/-F	C1=18W, 4000K, 120V PC	,		XTOR4B-W-PC1=38W, 4000K, 120V PC,					

Carbon Bronze

BK=Black BZ=Bronze AP=Grey

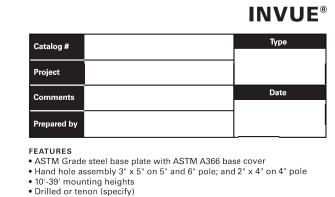
18W Series

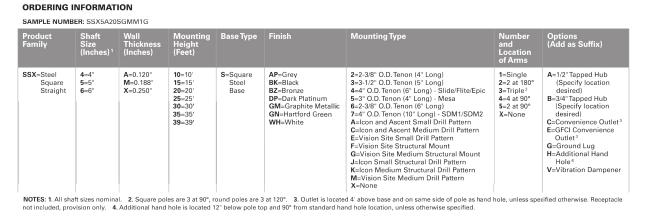
Carbon Bronze

Eaton 1121 Highway 74 South Peachtree City, GA 30259 Specifications and P: 770-48-64800 dimensions subject to www.eaton.com/lighting change without notice.



SQUARE STRAIGHT

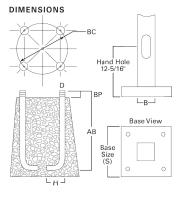




WARNING: The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty from Eaton's Cooper Lighting business and may result in pole failure causing serious injury or property damage. Upon request, Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton 's Cooper Lighting business will swarranty specifically excludes failure as the result of a third party act or omission, misuse

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 orderin

unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product



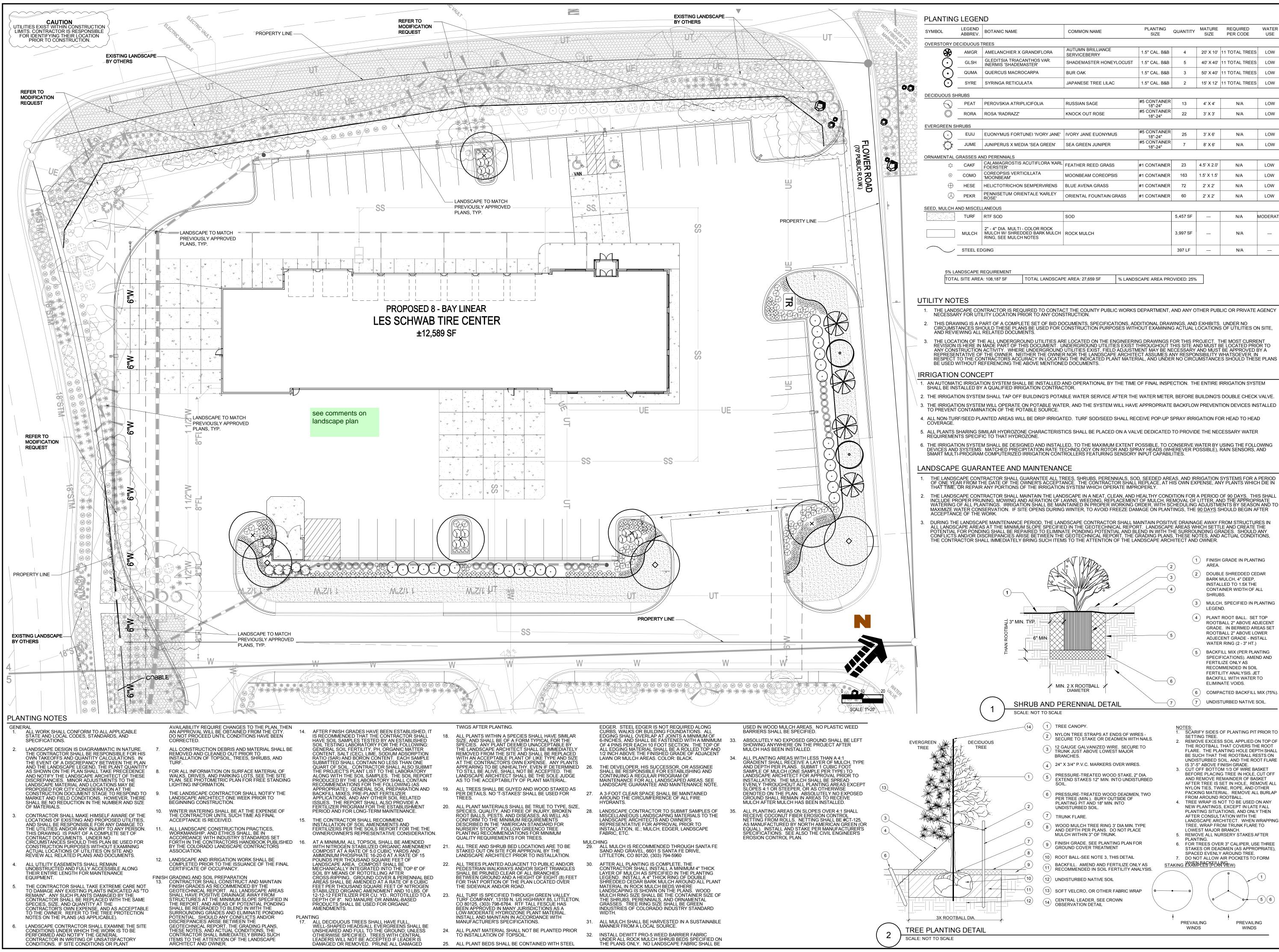
information. **Cooper Lighting** by FAT-N

ADH130504 2014-04-02 13:42:39

MANUFACTURER SPECIFICATION SHEET OF POLES FOR FIXTURES 'S' AND 'D'

TD514013EN 2017-07-25 12:21:59

													Galloway Planning. Architecture. Engineering. 1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 719.900.7220 O www.gallowayUS.com
GLE	on galleon	LED											
Mountii	ng												Tires LES SCHV
EA=Exte MA=Ma	=Arm for Round c Square Pole ended Arm ⁵ ast Arm Adapter ⁶ all Mount												
on non non on on on on on on on on on on	ting two or more												COPYRIGHTS AND INFRINGEMENTS V BE ENFORCED AND PROSECUTED.
ditional details. Effective F Mounting Height (Feet)	ADH14 2014-08-27 15:0	04:21	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Size ³ 5 (Inches)	Anchor Bolt Diameter X Length x	Net Weight (Pounds	-1		SSX ST ctive Proje are Feet) ⁴		ARE STRAIGHT AN ROAD
MH 10 15	SSX4A10S SSX4A15S	0.120	S 10-1/2 10-1/2	BC 11 11	BP 4-1/2 4-1/2	B 4 4	Hook (Inches) D x AB x H 3/4 x 25 x 3 3/4 x 25 x 3	85 118	80 mph 30.0 15.0	90 mpl 22.0 11.5	100 mpl 17.0 8.7	110 mp 13.0 6.5	Fixture Load - Includes Bracket (Pounds) h 100 150 Fixture Load - Includes Bracket (Pounds) H L B L B L B L B L B L A L B L A L A B A A A A A A A A A A A A A
20 20 25 25	SSX4A20S SSX5A20S SSX4A25S SSX5A25S	0.120 0.120 0.120 0.120 0.120	10-1/2 10-1/2 10-1/2 10-1/2	11 11 11 11 11 11	4-1/2 4-1/2 4-1/2 5	4 5 4 5	3/4 x 25 x 3 3/4 x 25 x 3 3/4 x 25 x 3 3/4 x 25 x 3 3/4 x 25 x 3	150 183 181 222	8.7 15.4 3.7 9.3	5.9 11.1 1.7 6.0	3.9 7.9 0.3 3.5	2.5 5.5 1.6	150 150 200 200 200
25 30 30	SSX6A25S SSX5A30S SSX5M30S	0.120 0.120 0.188	12-1/2 10-1/2 10-1/2	12-1/2 11 11	5 4-1/2 4-1/2	6 5 5	1 x 36 x 4 3/4 x 25 x 3 3/4 x 25 x 3	284 260 392	9.9 4.7 10.4	6.1 2.1 6.4	3.5 3.5	1.2 1.5	
30 30 35 35	SSX6A30S SSX6M30S SSX5M35S SSX6M35S	0.120 0.188 0.188 0.188	12-1/2 12-1/2 10-1/2 12-1/2	12-1/2 12-1/2 11 12-1/2	5 5 4-1/2 5	6 6 5 6	1 x 36 x 4 1 x 36 x 4 3/4 x 25 x 3 1 x 36 x 4	330 489 453 564	4.3 19.0 5.8 12.8	1.4 13.0 2.8 7.2	8.7 3.7	 5.6 1.0	
35 39 39	SSX6X35S SSX6M39S SSX6X39S	0.250 0.188 0.250	12-1/2 12-1/2 12-1/2	12-1/2 12-1/2 12-1/2	5 5 5	6 6 6	1 x 36 x 4 1 x 36 x 4 1 x 36 x 4	738 618 816	16.5 7.3 13.0	11.0 3.0 7.0	6.8 3.7	3.5 0.8	200 300 300
Effective F Mounting Height (Feet)	Projected Area Catalog Number ^{1, 2}	(Two Feet At Wall Thickness (Inches)	oove Pole To Base Square ³ (Inches)	DD) Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x	Net Weight (Pounds	-1		ective Proje	cted Area	includes
MH 10	SSX4A10S	0.120	S 10-1/2	BC 11	BP 4-1/2	B 4	Length x Hook (Inches) D x AB x H 3/4 x 25 x 3	85	80 mph 23.0		n 100 mpl 14.0	n 110 mp 11.0	Bracket (Pounds) 2 6/8/18 2ND SDP SUBMITTAL 3 8/7/18 BID SET
15 20 20	SSX4A15S SSX4A20S SSX5A20S	0.120 0.120 0.120	10-1/2 10-1/2 10-1/2	11 11 11	4-1/2 4-1/2 4-1/2	4 4 5	3/4 x 25 x 3 3/4 x 25 x 3 3/4 x 25 x 3	118 150 183	13.4 7.6 13.8	10.0 5.2 9.9	7.5 3.4 7.1	5.7 2.1 4.9	100 150 150
25	SSX4A25S SSX5A25S SSX6A25S SSX5A30S	0.120 0.120 0.120 0.120	10-1/2 10-1/2 12-1/2 10-1/2	11 11 12-1/2 11	4-1/2 5 5 4-1/2	4 5 6 5	3/4 x 25 x 3 3/4 x 25 x 3 1 x 36 x 4 3/4 x 25 x 3	181 222 284 260	3.4 8.5 9.1 1.8	1.6 5.5 5.6	0.3 3.2 3.0	 1.5 1.2	200
25 25 30	SSX5A30S SSX5M30S SSX6A30S SSX6A30S SSX6M30S	0.120 0.188 0.120 0.188	10-1/2 10-1/2 12-1/2 12-1/2	11 11 12-1/2 12-1/2	4-1/2 4-1/2 5 5	5 5 6 6	3/4 x 25 x 3 3/4 x 25 x 3 1 x 36 x 4 1 x 36 x 4	260 392 330 489	1.8 9.6 4.1 18.5	 5.9 1.3 12.5	 1.9 8.4	 0.2 5.3	200
	SSX5M35S SSX6M35S	0.188 0.188 0.250	10-1/2 12-1/2 12-1/2	11 11 12-1/2 12-1/2	4-1/2 5 5	5 6 6	3/4 x 25 x 3 1 x 36 x 4 1 x 36 x 4	453 564 738	5.5 11.8 16.0	2.4 7.0 10.5	 3.5 6.4	 1.0 3.4	200 200 200 200
25 30 30 30	SSX6X35S	0.188	12-1/2 12-1/2	12-1/2 12-1/2	5 5	6 6	1 x 36 x 4 1 x 36 x 4	618 816	7.0 12.0	2.4 6.7	 3.0	0.5	300 300
25 30 30 30 35 35 35 39 39 39 NOTES: 1. Catalog numl	SSX6X35S SSX6M39S SSX6X39S ber includes pole with machining for rectar		nchor bolts not				r bolts and templa	tes are obtaine	ed from Eaton	a cooper Ligi			



EGEN	ND						
EGEND BBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE SIZE	REQUIRED PER CODE	WATER USE
DUOUS	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
BS							
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
BS							
EUIJ	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
SSES AI	ND PERENNIALS						
CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONTAINER	23	4.5' X 2.0'	N/A	LOW
омо	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
MISCEL	LANEOUS						
TURF	RTF SOD	SOD		5,457 SF		N/A	MODERATE
IULCH	2" - 4" DIA. MULTI - COLOR ROCK MULCH W/ SHREDDED BARK MULCH RING, SEE MULCH NOTES	ROCK MULCH		3,997 SF		N/A	

1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 719.900.7220 O www.gallowayUS.com O2017. Galloway & Company, Inc. All Rights Reserve



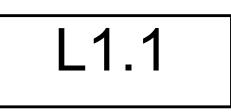


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Project No:	LST00067
Drawn By:	DTT
Checked By:	JDP
Date:	4/6/2018

LANDSCAPE PLAN



Markup Summary

Please callout this to be changed to one-way. (1)



Subject: Engineer Page Label: 3 Lock: Locked Author: dsdgrimm Date: 9/6/2018 10:46:27 AM Color:

Please callout this to be changed to one-way.

see comments on landscape plan (1)



 Subject: Text Box
 see comments on landscape plan

 Page Label: LST0067_L1.1-Landscape Plan L1.1 Landscape
 see comments on landscape plan

 Plan
 Lock: Locked

 Author: dsdsevigny
 Date: 9/6/2018 10:46:30 AM

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