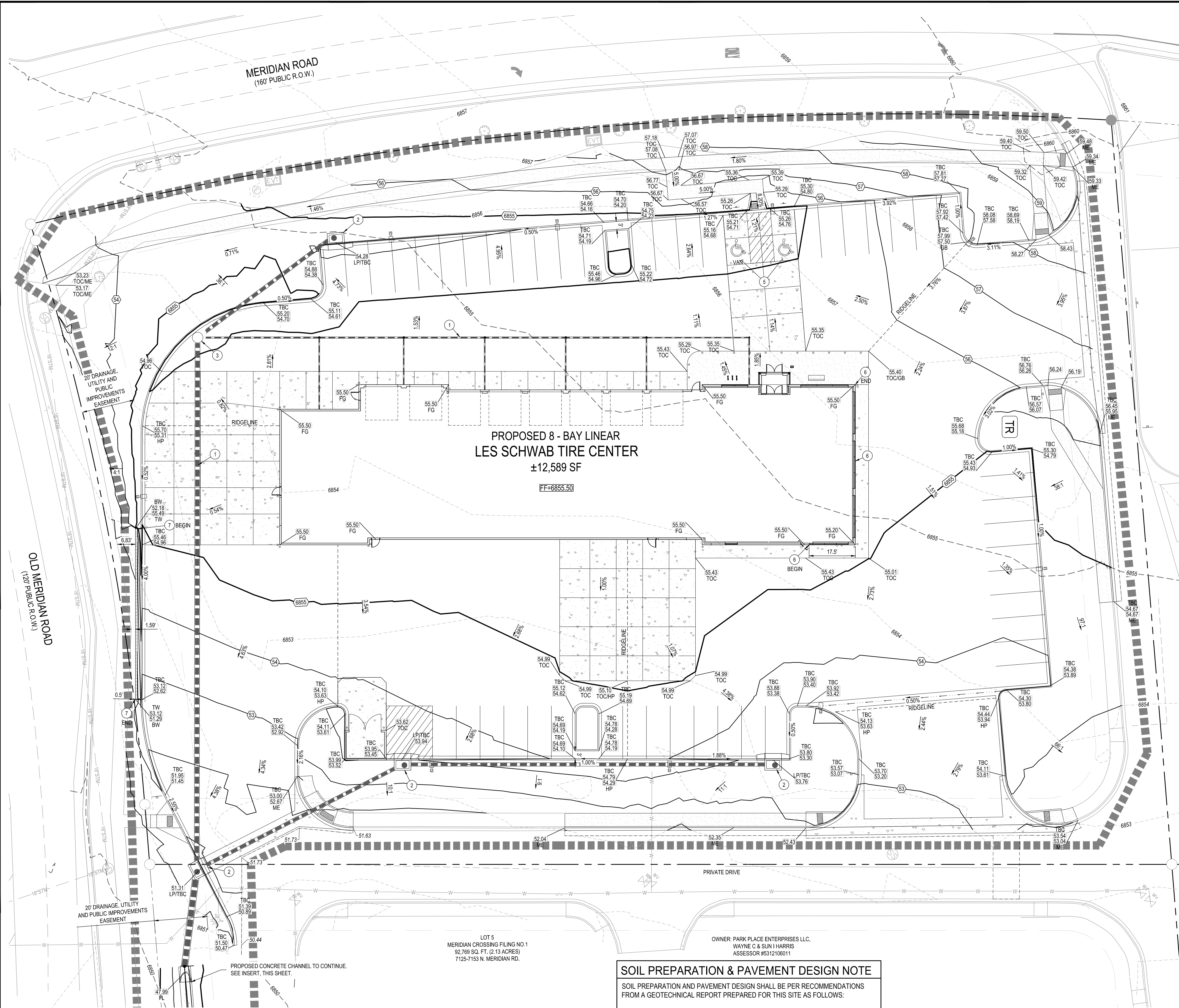




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GRADING SCHEDULE

- 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
- PARKING COUNT
- 6
- TR
- RF
- M
- DDC
- 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
- LIMITS OF CONSTRUCTION (AREA= 116,585 SF, 2.68 AC)

NOTES:

- CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS INDICATED AS NEW AND/OR PROPOSED.
- ADD 6800' TO ALL SPOT ELEVATIONS.
- 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.
- OFFSITE GRADING INCLUDES CONSTRUCTION OF CHANNEL TO CONVEY FLOWS TO EXISTING WATER QUALITY FLD LOCATED ADJACENT TO McLAUGHLIN.

GRADING LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 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

PROPOSED CONCRETE LINE TRIANGULAR CHANNEL SLOPE = 0.5% (MIN.) (175 L.F.)  
QCAP = 19.9 CFS.  
Q100 = 14.8 CFS.  
Q10 = 4.8 CFS.

CONTRACTOR TO FIELD VERIFY CLEAR DIMENSION BETWEEN EXISTING APPURTENANCES AND PROPOSED 24-INCH RCP PRIOR TO ORDERING MATERIALS AND INSTALLATION IN AREAS WHERE PROPER COMPACTION CANNOT BE ACHIEVED. FLOW FILL IS ACCEPTABLE.

DETENTION POND PL

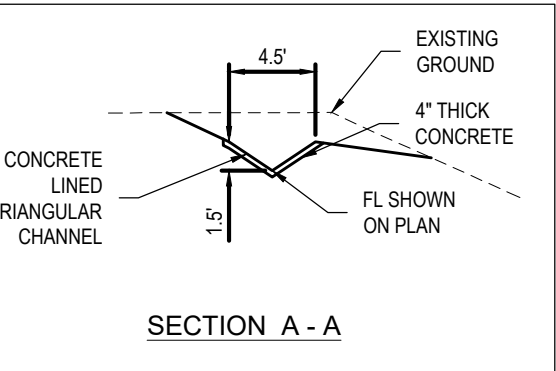
CONTRACTOR TO HAND FORM END OF CONCRETE LINED TRIANGULAR CHANNEL TO PROVIDE SMOOTH TRANSITION TO 24-INCH RCP

PROPOSED CONCRETE LINE TRIANGULAR CHANNEL SLOPE = 0.5% (MIN.) (116 L.F.)  
Qcap = 19.9 CFS.  
Q100 = 18.4 CFS.  
Q10 = 5.6 CFS.

CONTRACTOR TO RE-VEGETATE EXISTING WATER QUALITY FACILITY AND PROVIDE TEMPORARY IRRIGATION.

STORM SEWER INSERT VIEW

SCALE: 1"=20'



SOIL PREPARATION & PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: PICKERING, COLE & HIVENER, LLC.  
PROJECT No.: 12.298.16  
DATED: SEPTEMBER 27, 2016

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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.

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 SOUTHWEST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 32.45. 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.

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



NOT FOR CONSTRUCTION

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LES SCHWAB TIRE CO.  
PLANNING DOCUMENTS  
MERIDIAN CROSSING FILING No. 1A  
LOT 1  
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
3	8/7/18	BID SET	JDP
4	8/10/18	3RD SDP SUBMITTAL	JDP
5	8/15/18	NEW OUT TO BID	JDP
6	9/27/18	WATER DISTRICT SUBMITTAL	BMG
7	12/19/18	4TH SDP SUBMITTAL	BMG
8	06/11/19	APPROVAL SET	BMG
9	04/21/2020	APPROVAL SET	BMG

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

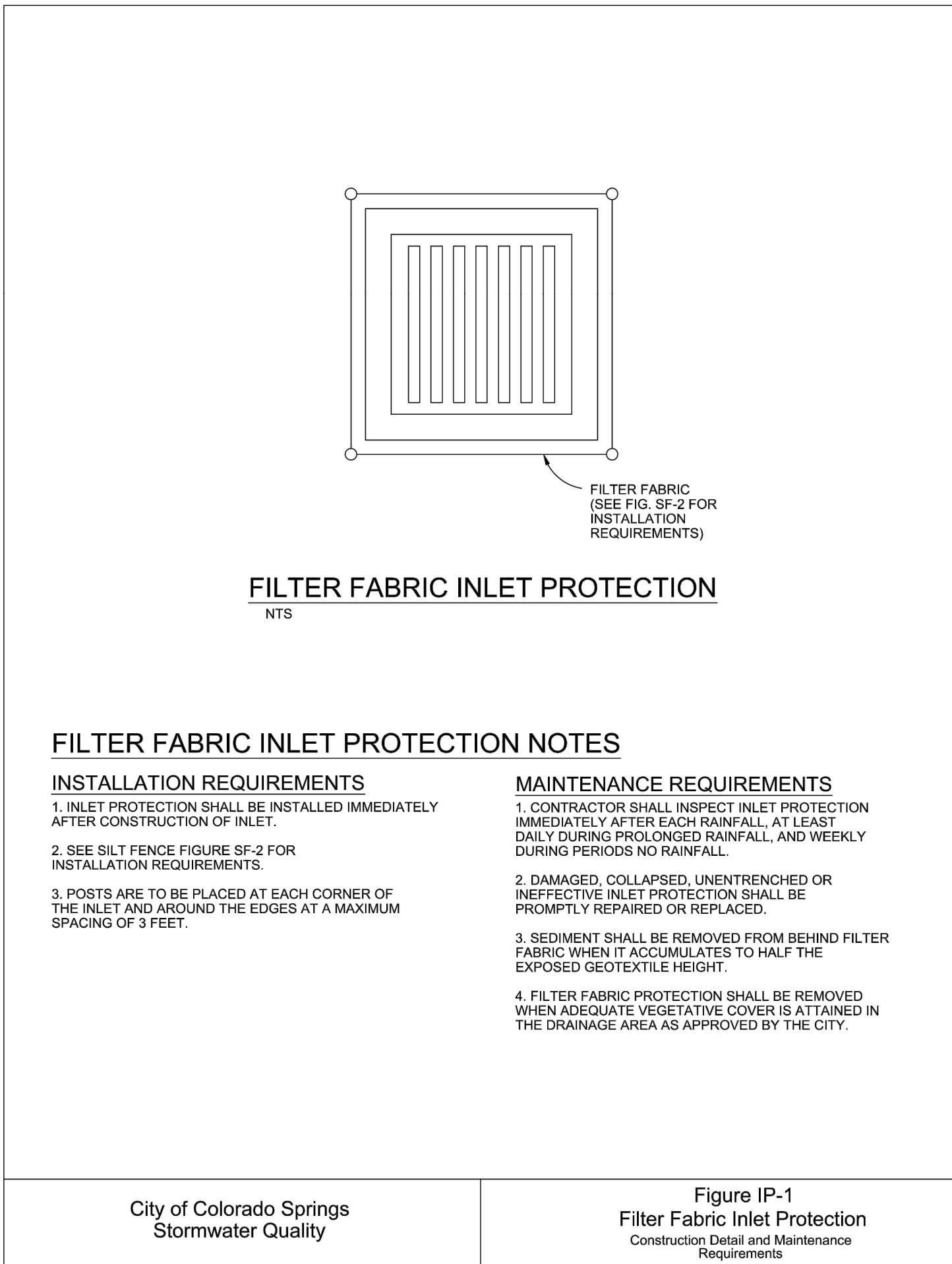
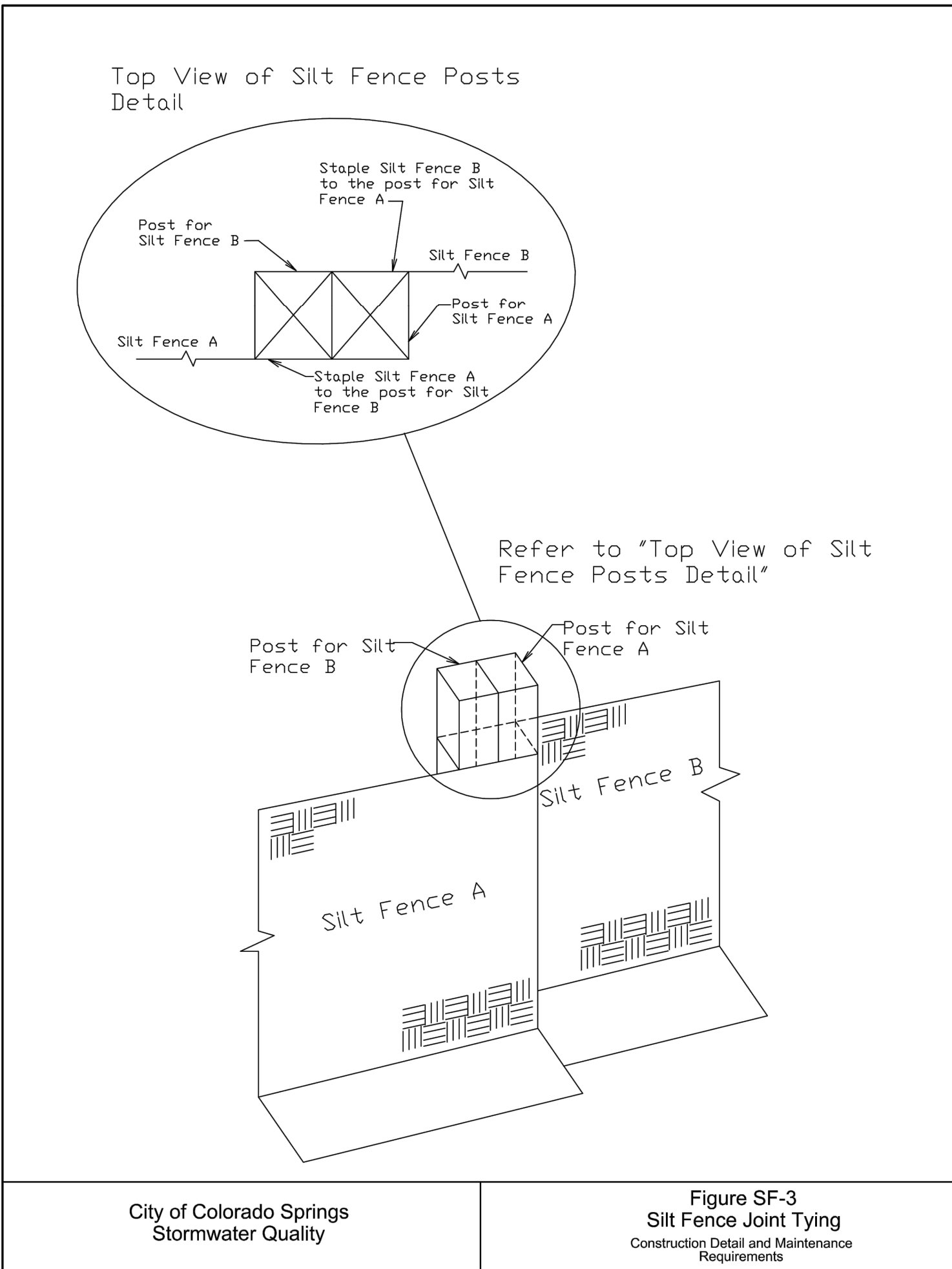
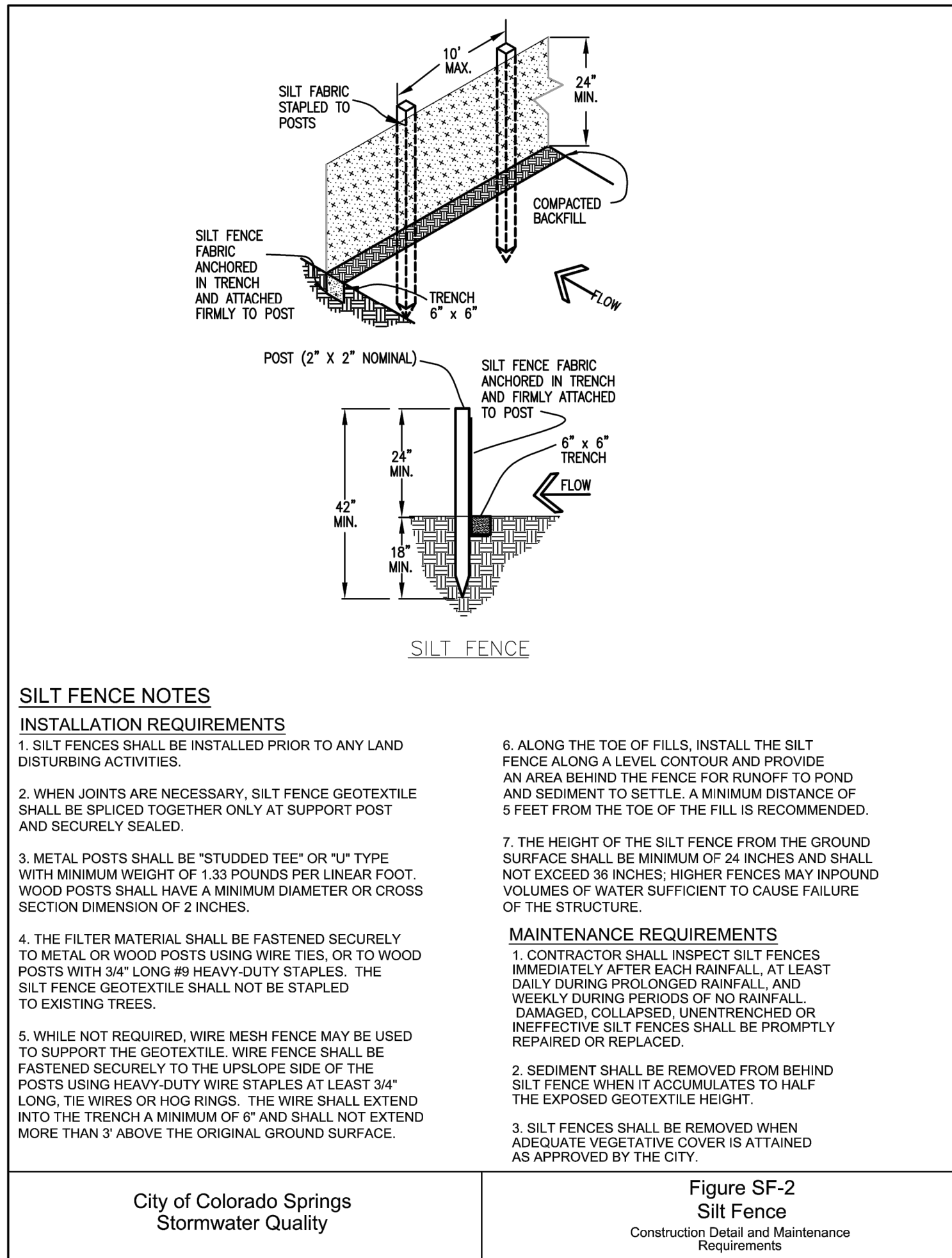
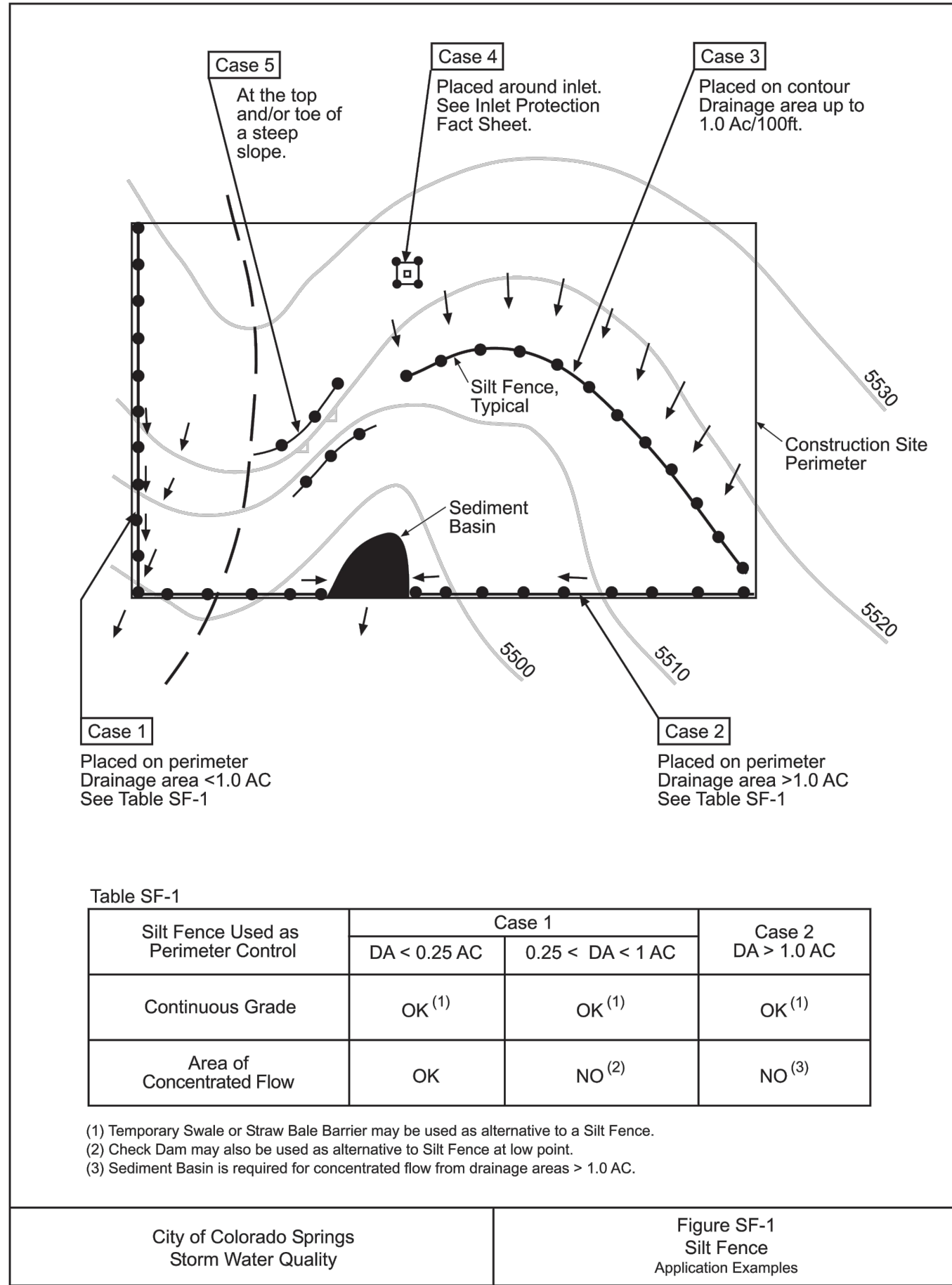
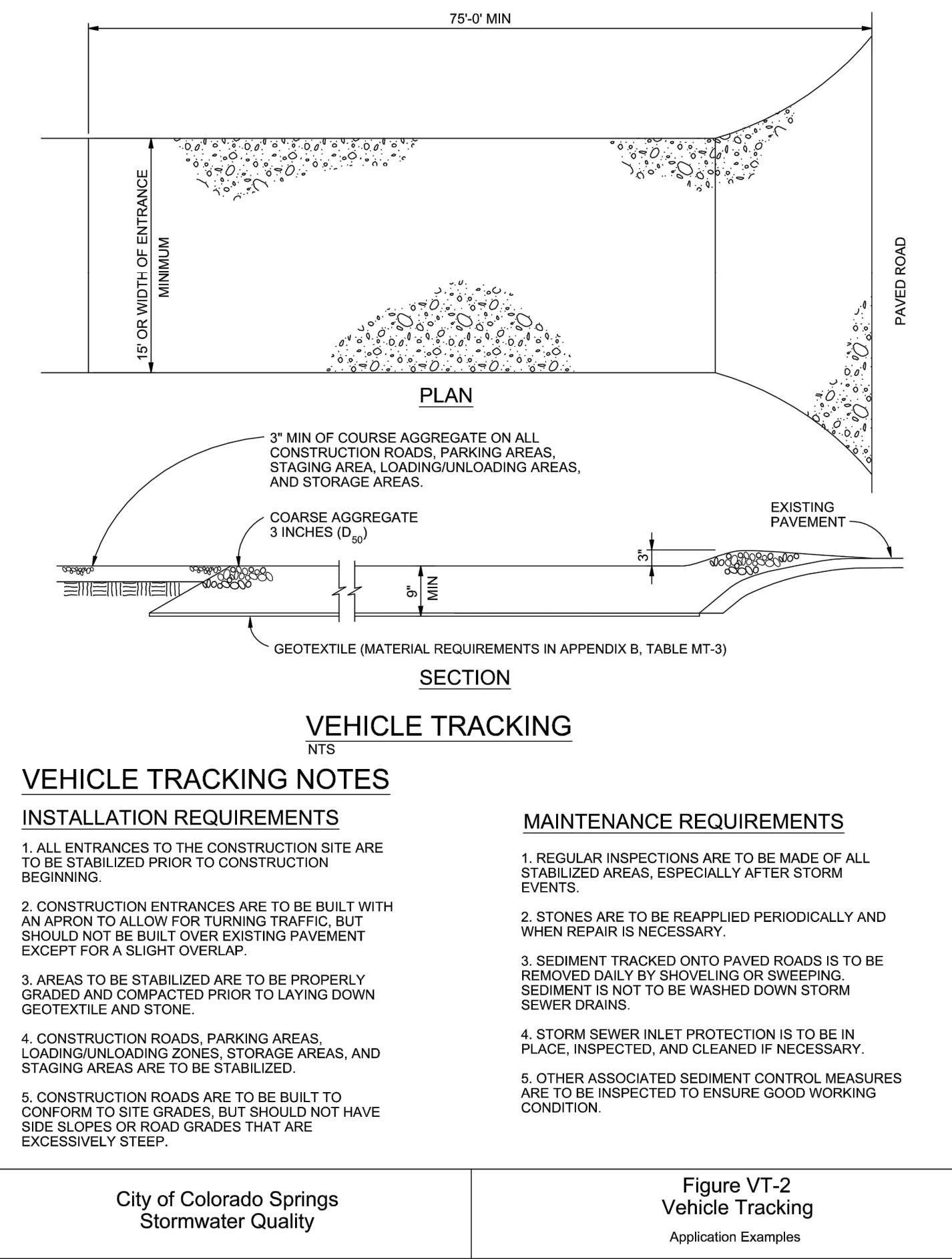
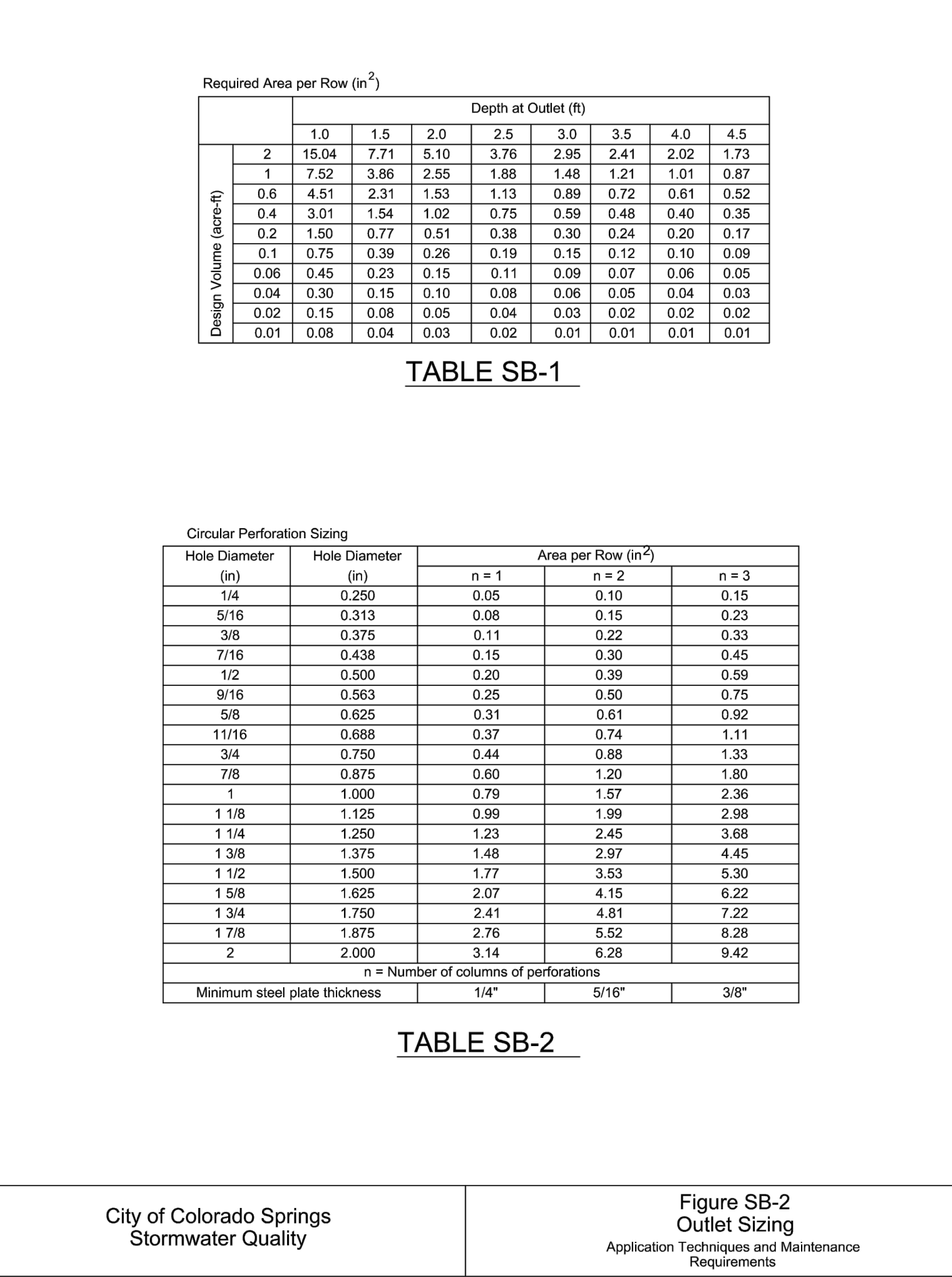
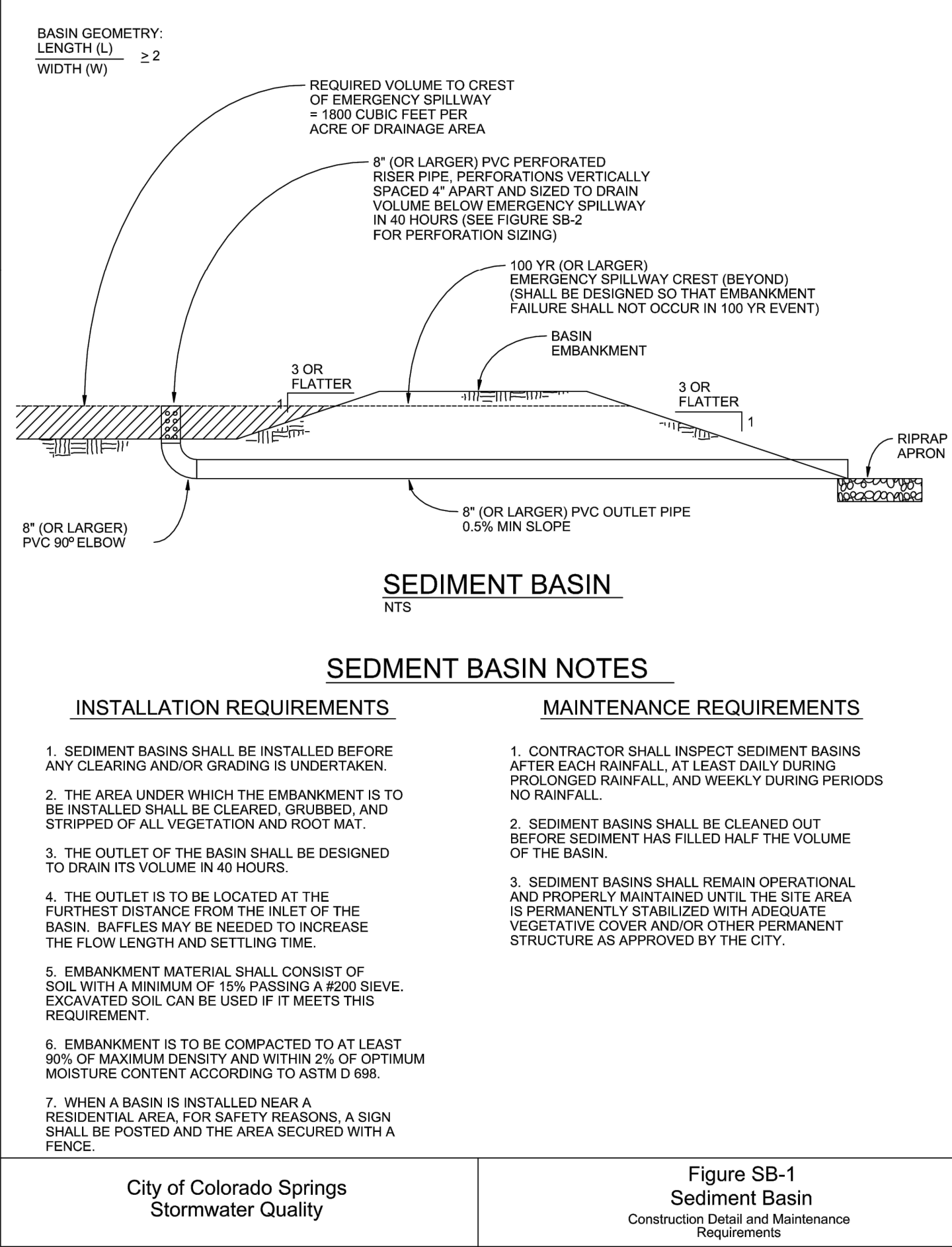
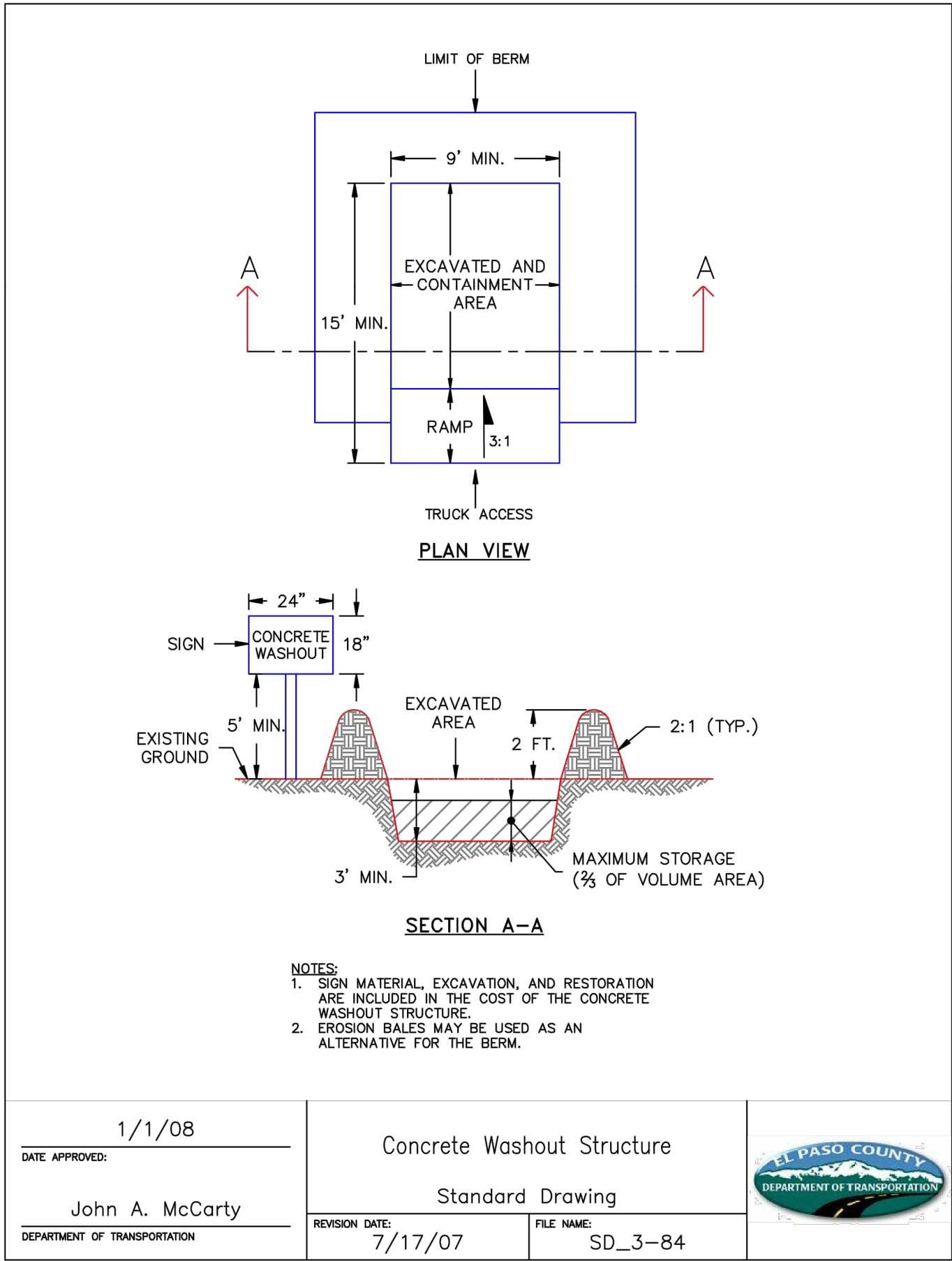
GRADING PLAN

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