THE MARKETS AT BENT GRASS CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

EPC FILE # XXXXX

GENERAL NOTES

1. ALL EXISTING INFORMATION SHOWN HEREIN IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE WETLAND DELINEATION REPORT BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
7. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
8. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

FLOODPLAIN NOTES

1. A PORTION OF THE SITE IS LOCATED WITH ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CDR2114 & ASB2525). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VIVID ENGINEERING GROUP, DATED 02/25/2026 & REVISION 1, DATED 05/08/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS. GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT BY VIVID ENGINEERING GROUP, REVISION 1, DATED 05/08/2026, IN THE FILE SP262 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

   POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1-14 AND TRACTS A-D

   OTHER HAZARDS OR CONSTRAINTS:
   - POTENTIALLY LOOSE OR COMPRESSIBLE SOILS: LOTS 1, 2, 4-6, 9, 10, 13 AND TRACTS A& B
   - CLAYS AND CLAYSTONE WITH LOW EXPANSION POTENTIAL: LOTS 1, 2, 7, 8, 11, 12 AND TRACTS B-D

*** SUBJECT TO SITE-SPECIFIC INVESTIGATIONS, IDENTIFIED HAZARDS AND CONSTRAINTS SHALL BE ADDRESSED BY PROJECT-SPECIFIC MITIGATION MEASURES . FUTURE DEVELOPERS OF IDENTIFIED LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES FOR SHALLOW GROUNDWATER, SUCH AS INCORPORATING FOUNDATION DRAINAGE SYSTEMS.

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

PROJECT CONTACTS

DEVELOPER & APPLICANT
EVERGREEN DEVELOPMENT
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
CONTACT: SEAN MURPHY
EMAIL: SMURPHY@EVGRE.COM
TEL: (303) 757-0414

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO, 80920
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
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EMAIL: BRIANDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7232

TRAFFIC ENGINEER
SM ROCHA, LLC
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, COLORADO 80903
CONTACT: MIKE ROCHA
EMAIL:
TEL: (719) 203-6639

GEOTECHINCAL ENGINEER
VIVID ENGINEERING GROUP
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: NATE DOWDEN, PE
EMAIL: NDOWDEN@VIVIDEG.COM
TEL: (719) 896-4356

ECOLOGIST
BRISTLECONE ECOLOGY, LLC
2023 W SCOTT PLACE
DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

AGENCY CONTACTS

EL PASO COUNTY
EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

FIRE PROTECTION
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E WOODMEN RD.,
FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALCURAN
EMAIL: (719) 668-8261

DESIGN ENGINEER'S STATEMENT

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

PRINTED NAME: _____ DATE: _____

PHONE NUMBER: _____

SEAL:

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE: _____ DATE: _____

PRINTED NAME: _____ PHONE: _____

TITLE: _____ EMAIL: _____

BUSINESS NAME: _____

ADDRESS: _____

EL PASO COUNTY

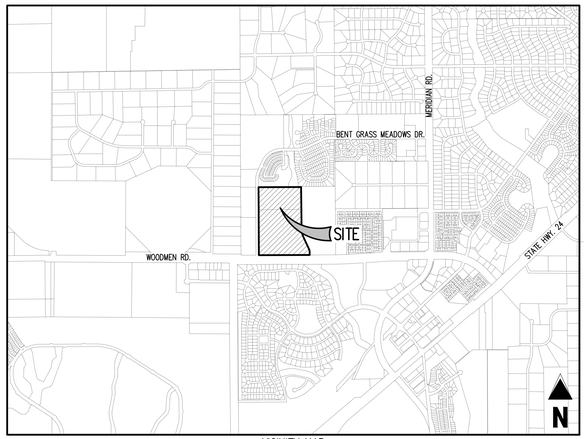
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

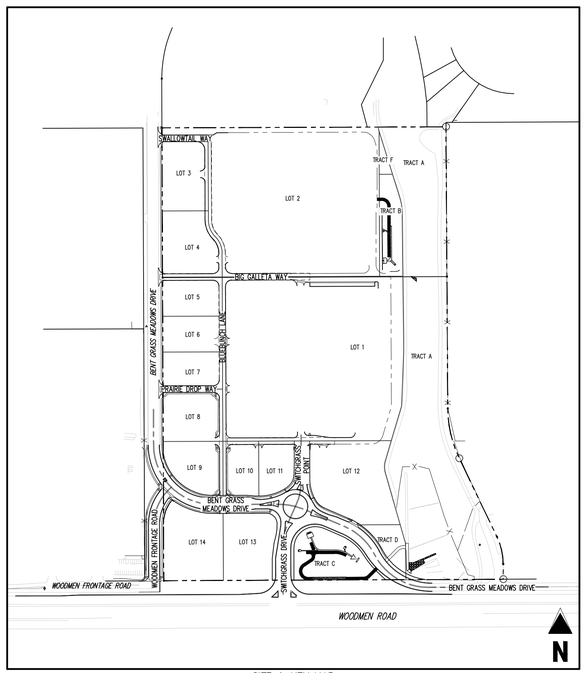
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

_____ DATE: _____

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
0 500 1000 2000
SCALE: 1"=2000'



SITE & KEY MAP
0 50 150 300
SCALE: 1"=300'

SHEET INDEX	
NO.	TITLE
C0.0	COVER SHEET (OVERALL)
C0.1	NOTES
C1.0	EXISTING & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	SITE DETAILS
C4.0	COVER SHEET (GEC)
C4.1	EROSION CONTROL (INITIAL PHASE)
C4.2	EROSION CONTROL (INITIAL PHASE)
C4.3	EROSION CONTROL (INTERIM PHASE)
C4.4	EROSION CONTROL (INTERIM PHASE)
C4.5	EROSION CONTROL (FINAL PHASE)
C4.6	EROSION CONTROL (FINAL PHASE)
C4.7	EROSION CONTROL DETAILS
C4.8	EROSION CONTROL DETAILS
C4.9	EROSION CONTROL DETAILS
C4.10	EROSION CONTROL DETAILS
C5.0	COVER SHEET (WHMD)
C5.1	NOTES (WHMD)
C6.0	OVERALL WASTEWATER PLAN
C6.1	WASTEWATER PLAN & PROFILE
C6.2	WASTEWATER PLAN & PROFILE
C6.3	WASTEWATER PLAN & PROFILE
C6.4	WASTEWATER PLAN & PROFILE
C7.0	OVERALL STORM PLAN
C7.1	STORM PLAN & PROFILE
C7.2	STORM PLAN & PROFILE
C7.3	STORM PLAN & PROFILE
C7.4	STORM PLAN & PROFILE
C7.5	STORM PLAN & PROFILE
C7.6	STORM PLAN & PROFILE
C7.7	STORM PLAN & PROFILE
C7.8	STORM PLAN & PROFILE
C7.9	STORM PLAN & PROFILE
C7.10	STORM PLAN & PROFILE
C7.11	STORM PLAN & PROFILE
C7.12	STORM PLAN & PROFILE
C7.13	STORM PLAN & PROFILE
C7.14	STORM PLAN & PROFILE
C7.15	STORM PLAN & PROFILE
C7.16	STORM PLAN & PROFILE
C7.17	STORM PLAN & PROFILE
C7.18	STORM PLAN & PROFILE
C7.19	STORM PLAN & PROFILE
C7.20	SOUTH POND PLAN & PROFILE
C7.21	SOUTH POND PLAN & PROFILE
C7.22	SOUTH POND FOREBAY DETAILS
C7.23	SOUTH POND FOREBAY DETAILS
C7.24	SOUTH POND OUTLET DETAILS
C7.25	SOUTH POND OUTLET DETAILS
C7.26	NORTH POND PLAN
C7.27	NORTH POND PROFILES
C7.28	NORTH POND FOREBAY DETAILS
C7.29	NORTH POND FOREBAY DETAILS
C7.30	NORTH POND OUTLET DETAILS
C7.31	NORTH POND OUTLET DETAILS
C7.32	PCM GENERAL DETAILS
C7.33	PCM GENERAL DETAILS

C8.0	OVERALL WATER PLAN
C8.1	WATER PLAN & PROFILE
C8.2	WATER PLAN & PROFILE
C8.3	WATER PLAN & PROFILE
C8.4	WATER PLAN & PROFILE
C8.5	WATER PLAN & PROFILE
C8.6	WATER PLAN & PROFILE
C8.7	WATER PLAN & PROFILE
C8.8	WATER PLAN & PROFILE
C8.9	WATER PLAN & PROFILE
C8.10	WATER PLAN & PROFILE
C8.11	WATER PLAN & PROFILE
C8.12	WATER PLAN & PROFILE
C8.13	WATER PLAN & PROFILE
C8.14	WATER DETAILS
C8.15	WATER DETAILS
C8.16	WATER DETAILS
C10.0	OVERALL ROADWAY PLAN
C10.1	TYPICAL ROADWAY SECTIONS
C10.2	ROADWAY PLAN & PROFILE
C10.3	ROADWAY PLAN & PROFILE
C10.4	ROADWAY PLAN & PROFILE
C10.5	ROADWAY PLAN & PROFILE
C10.6	ROADWAY PLAN & PROFILE
C10.7	ROADWAY PLAN & PROFILE
C10.8	ROADWAY PLAN & PROFILE
C10.9	ROADWAY PLAN & PROFILE
C10.10	ROADWAY PLAN & PROFILE
C10.11	INTERSECTION DETAILS
C10.12	INTERSECTION DETAILS
C10.13	INTERSECTION DETAILS
C10.14	INTERSECTION DETAILS
C10.15	INTERSECTION DETAILS
C10.16	INTERSECTION DETAILS
C10.17	INTERSECTION DETAILS
C10.18	INTERSECTION DETAILS
C10.19	SIGNAGE & STRIPING PLAN
C10.20	SIGNAGE & STRIPING PLAN
L0.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L2.1	LANDSCAPE SCHEDULES & DETAILS
L2.2	LANDSCAPE NOTES
IR0.0	IRRIGATION OVERVIEW
IR0.1	IRRIGATION P.O.C. PLAN
IR1.0	IRRIGATION PLAN
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR1.5	IRRIGATION PLAN
IR1.6	IRRIGATION PLAN
IR1.7	IRRIGATION PLAN
IR2.0	IRRIGATION NOTES & DETAILS
IR2.1	IRRIGATION NOTES & DETAILS

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664".

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION

NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY -0°31'48". THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N89°45'24"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 500.02 FEET; THENCE DEPARTING SAID SECTION LINE, N00°14'36"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BENT GRASS MEADOW DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°13'46"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1898.43 FEET TO THE SOUTHWEST CORNER OF TRACT D, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE N89°47'22"E ALONG THE SOUTH LINE OF SAID TRACT D AND TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A DISTANCE OF 1190.72 FEET TO THE SOUTHEAST CORNER OF TRACT B, BENTGRASS RESIDENTIAL FILING NO. 2;

THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED RECEPTION NO. 000602276 THE FOLLOWING FIVE (5) COURSES:

1. S00°22'01"E, A DISTANCE OF 1180.38 FEET TO A POINT OF TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°15'43", A RADIUS OF 490.87 FEET, A LENGTH OF 216.43 FEET, A CHORD BEARING OF S12°59'53"E WITH A CHORD DISTANCE OF 214.68 FEET;
3. S25°37'44"E, A DISTANCE OF 365.00 FEET TO A POINT OF TANGENT CURVATURE;
4. ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°25'06", A RADIUS OF 266.04 FEET, A LENGTH OF 118.02 FEET, A CHORD BEARING OF S12°55'11"E WITH A CHORD DISTANCE OF 117.06 FEET;
5. S00°12'38"E, A DISTANCE OF 64.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN RD;

THENCE S89°45'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1423.26 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 2,348,507 SQUARE FEET OR 53.91 ACRES, MORE OR LESS.

ALL LINEAR DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEY NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

DEPARTMENT OF PUBLIC WORKS FILE #: XXXX

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

COVER SHEET (OVERALL)

C0.0

I:\EE\Evergreen Development\EPC\1 EP Docs\EDI102\03 - Bent Grass Submittals\CAD\EDI102 GEC Cover Sheet.dwg, Brad Bishop, 11/19/2026
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STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND _____ [XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNER'S ASSOCIATION]_____.

STANDARD NOTES FOR EL PASO COUNTY SIGNAGE AND STRIPING

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON 8"BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6"LETTERING, UPPER-LOWER CASE ON 12"BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8"UPPER-LOWER CASE LETTERING ON 12"BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 2S5 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X 1.75"SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125"MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24"IN WIDTH. CROSSWALKS LINES SHALL BE 24"WIDE AND A MINIMUM OF 9'LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 19 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW – INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

NOTES

C0.1

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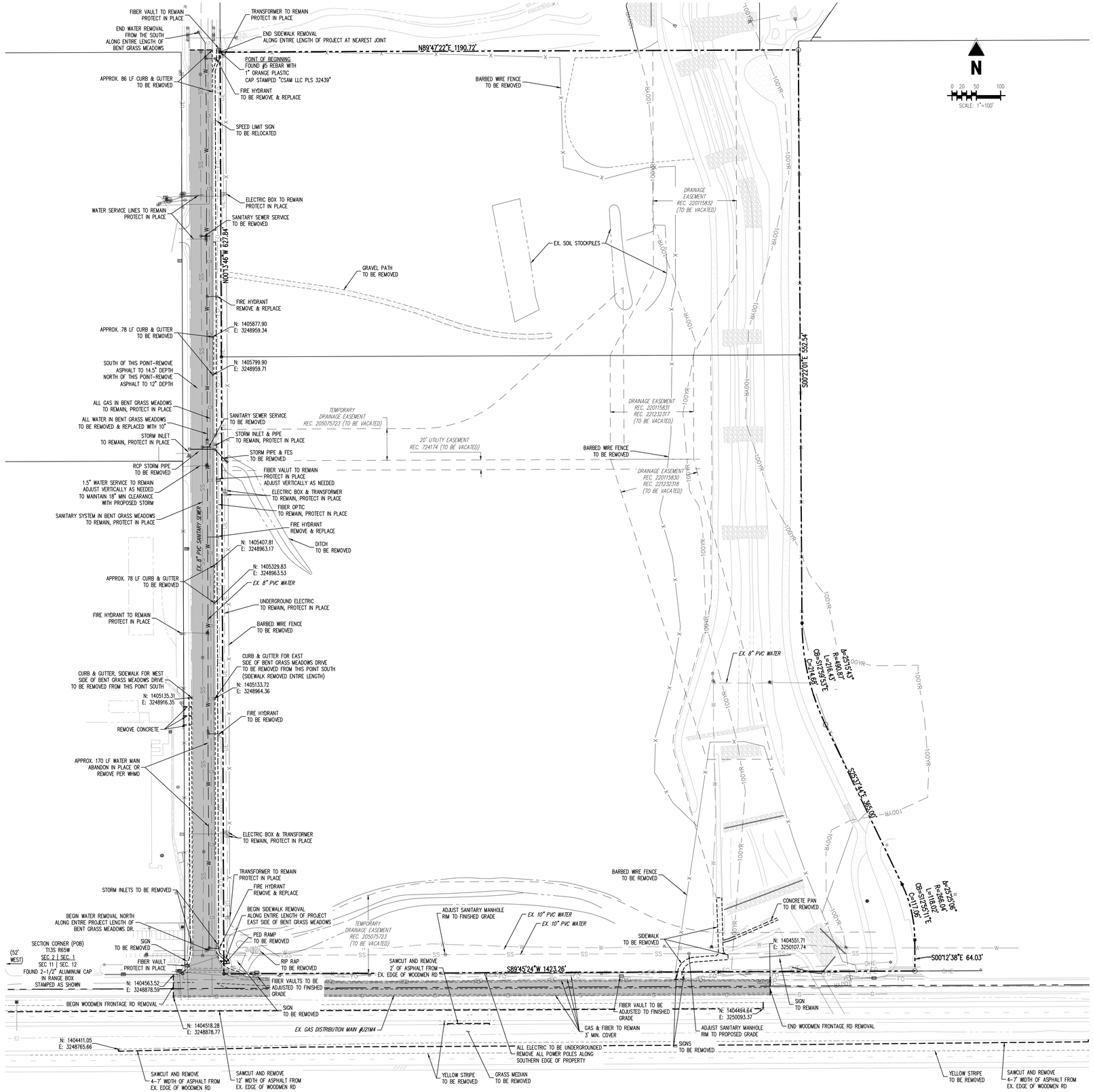
I:\EDI\Evergreen Development\PCD, El Paso County - EDI000102 - Bent Grass Commercial\ADCV\4.2 CONSTR\20 CDs\1 Notes.dwg, 11/19/2026



LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED SAWCUT LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING LIGHT POLE
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE
- ASPHALT TO BE REMOVED

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 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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THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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1	11/19/26	1st Issuance	

Project No:	ED102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

EXISTING & DEMOLITION PLAN

C1.0

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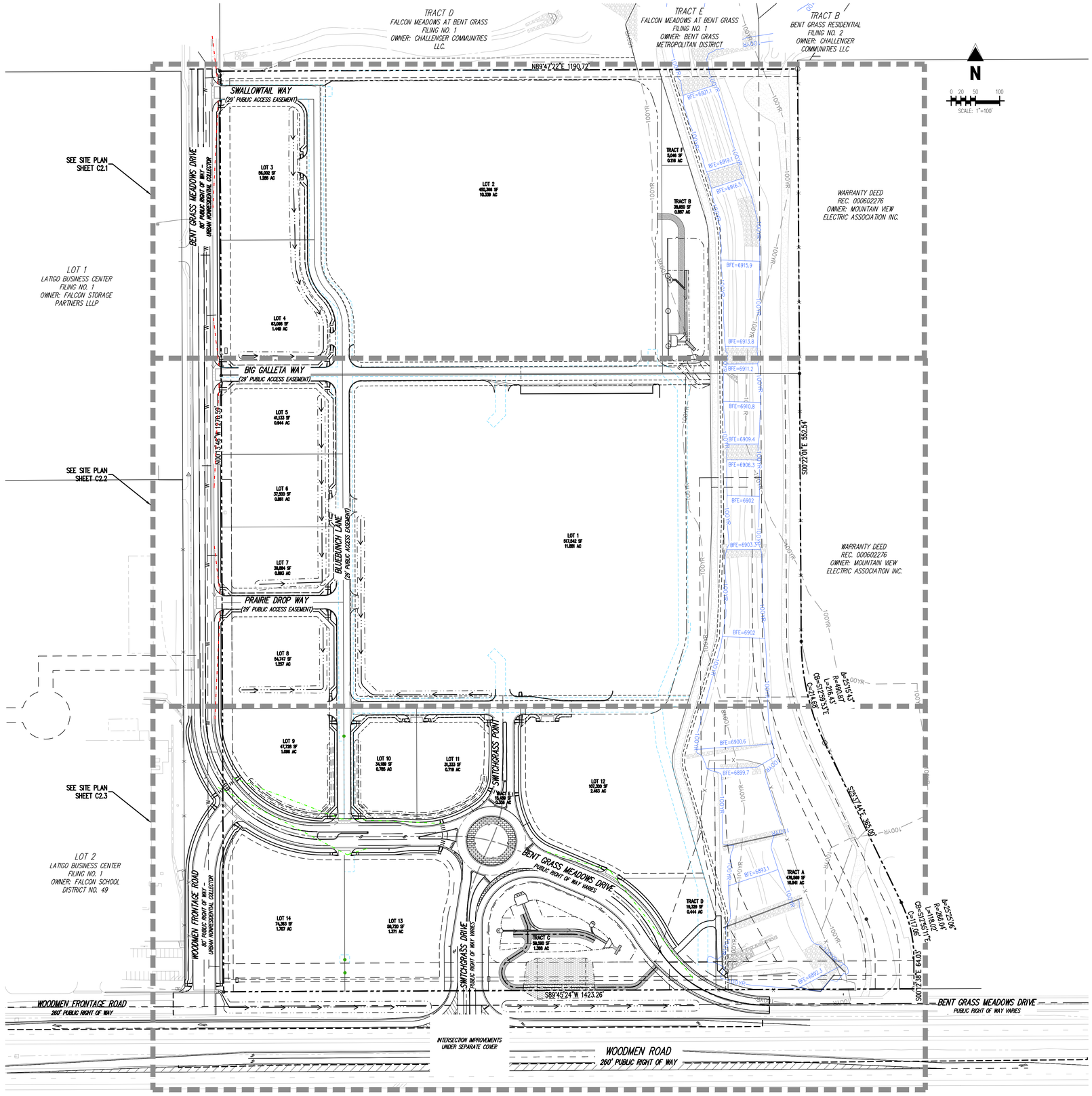
I:\ET\Evergreen Developments\ET Files\Overlot - ED102\02 - Bent Grass Commercial\DOCS\CSD\ED102 C1.0 Existing & Demo Plan.dwg, Brad Bishop, 11/19/2026



SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- 100YR PROPOSED FLOODPLAIN BOUNDARY
- 100YR EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER
- SIGHT DISTANCE LINE – 35 MPH (POSTED)
- SIGHT DISTANCE LINE – 25 MPH (POSTED)

CAUTION – NOTICE TO CONTRACTOR

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

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: ED102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

OVERALL SITE PLAN

C2.0

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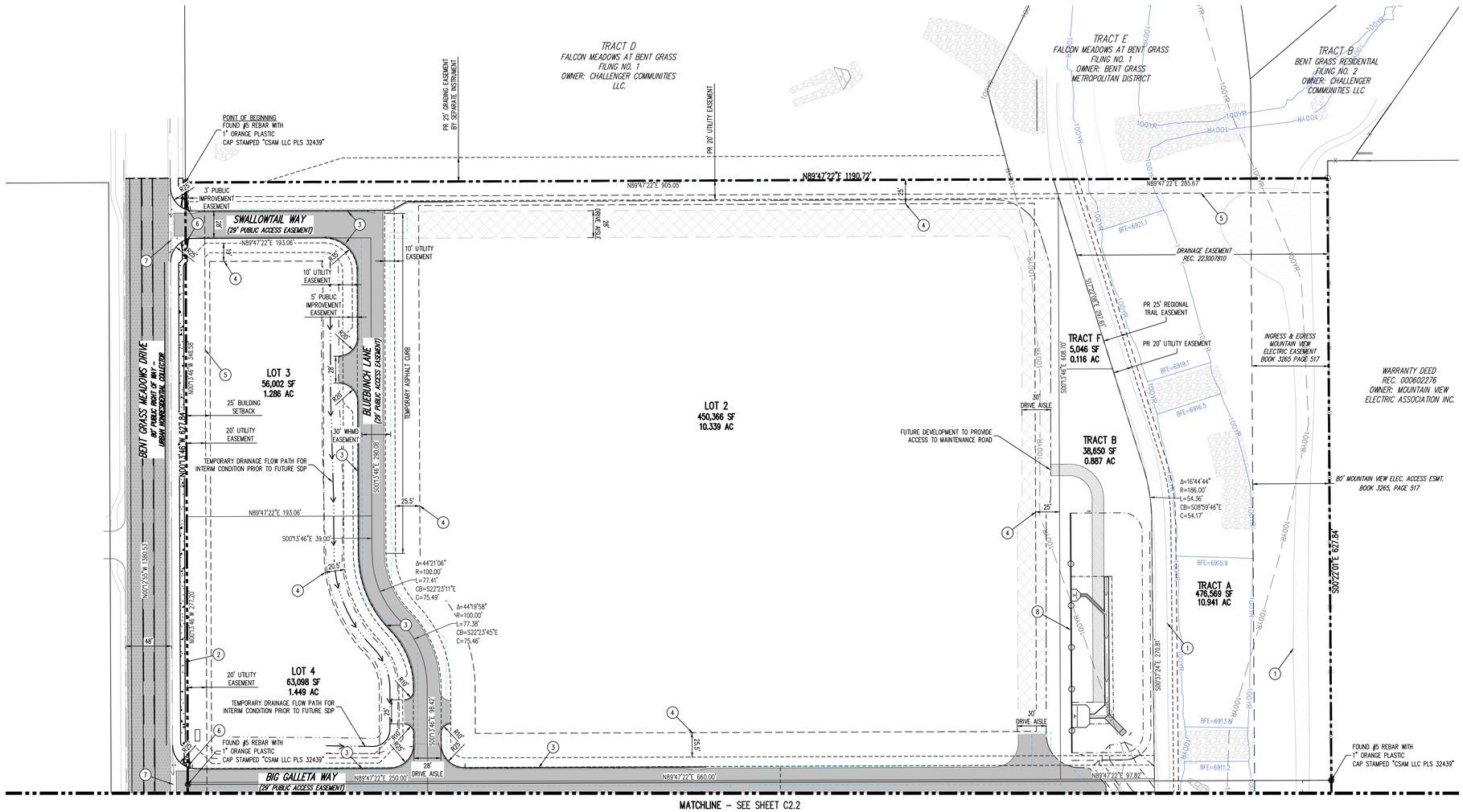
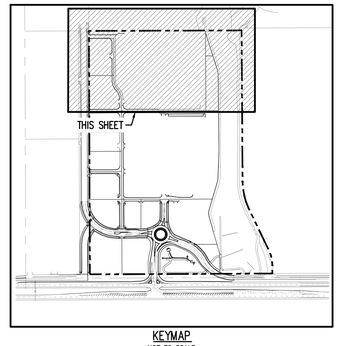


MATCHLINE – SEE SHEET C2.2



KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- 5.5" HMA OVER 9" ABC OVER TENSAR NX-750 GEOGRID (REMOVE EXISTING)
- 4" HMA OVER 8" ABC (GEOGRID AS NECESSARY) (REMOVE EXISTING)
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

1. EXISTING PATH
2. 5' PROPOSED SIDEWALK
3. PRIVATE CURB & GUTTER (TYP.)
4. BUILDING SETBACK
5. LANDSCAPE SETBACK
6. PROPOSED PEDESTRIAN CURB RAMP (TYP.)
7. 6' PROPOSED CROSSPAN (TYP.)
8. RETAINING WALL

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

SITE PLAN

C2.1

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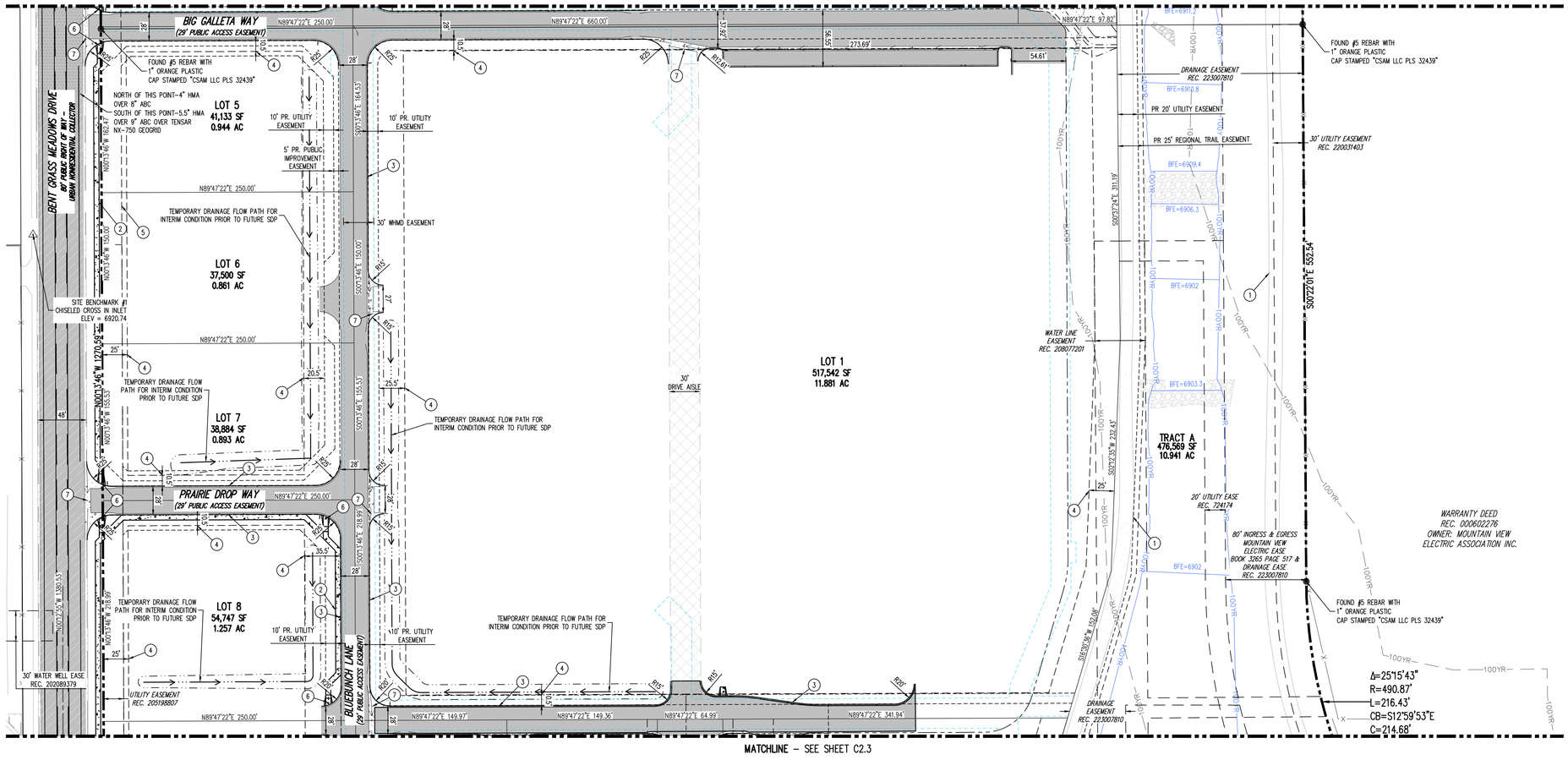
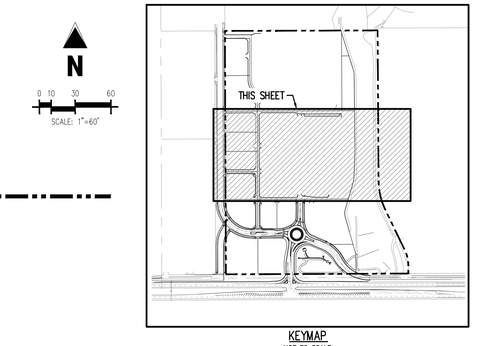
M:\Evergreen Development\EDI_El Paso County - EDI000102 - Bent Grass Commercial\ADMIN\CIVIL\C2.1 Site Plan.dwg, Brad Bishop, 11/19/2026





KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
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- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- 5.5" HMA OVER 9" ABC OVER TENSAR NX-750 GEOGRID (REMOVE EXISTING)
- 4" HMA OVER 8" ABC (GEOGRID AS NECESSARY) (REMOVE EXISTING)
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

1. EXISTING PATH
2. 5' PROPOSED SIDEWALK
3. PRIVATE CURB & GUTTER (TYP.)
4. BUILDING SETBACK
5. LANDSCAPE SETBACK
6. PROPOSED PEDESTRIAN CURB RAMP (TYP.)
7. 6" PROPOSED CROSSPAN (TYP.)

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS MEADOWS DR.
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

SITE PLAN

C2.2

K:\EDI\Evergreen Development\PCD\ 01 Plans County - EDI000103 - Bent Grass Commercial\ACAD\PLANSET\C2.2 Site Plan.dwg Brad Billings 11/19/2026

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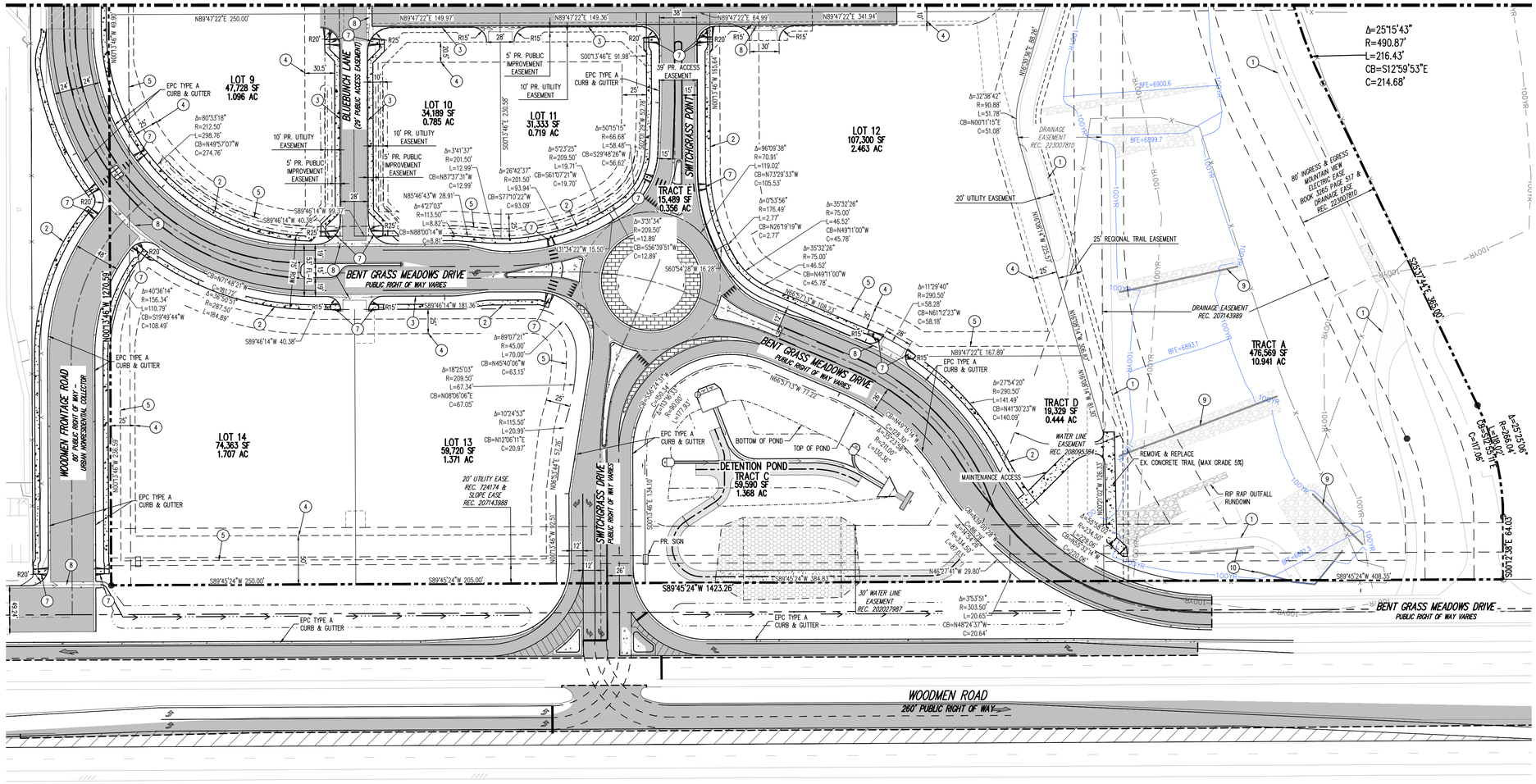
MATCHLINE – SEE SHEET C2.2
LOT 9
47,728 SF
1.096 AC
LOT 10
34,189 SF
0.785 AC
LOT 11
31,333 SF
0.719 AC
LOT 12
107,300 SF
2.463 AC
LOT 13
59,720 SF
1.371 AC
LOT 14
74,363 SF
1.707 AC
TRACT A
476,569 SF
10.941 AC
TRACT C
59,590 SF
1.368 AC
TRACT D
19,329 SF
0.444 AC
TRACT E
15,489 SF
0.356 AC
BLUEBUNCH LANE
(39' PUBLIC ACCESS EASEMENT)
SWITCHGRASS POINT
BENT GRASS MEADOWS DRIVE
PUBLIC RIGHT OF WAY VARIES
WOODMEN FRONTAGE ROAD
WOODMEN ROAD
260' PUBLIC RIGHT OF WAY
SWITCHGRASS DRIVE
PUBLIC RIGHT OF WAY VARIES
DETENTION POND
BOTTOM OF POND
TOP OF POND
MAINTENANCE ACCESS
EPC TYPE A CURB & GUTTER
5' PR. PUBLIC IMPROVEMENT EASEMENT
10' PR. UTILITY EASEMENT
39' PR. ACCESS EASEMENT
20' UTILITY EASE. REC. 724174 & SLOPE EASE REC. 207143988
DRAINAGE EASEMENT REC. 223007810
DRAINAGE EASEMENT REC. 207143989
20' UTILITY EASEMENT
25' REGIONAL TRAIL EASEMENT
80' INGRESS & EGRESS MOUNTAIN VIEW ELECTRIC EASE BOOK 3363 PAGE 517 & DRAINAGE EASE REC. 223007810
WATER LINE EASEMENT REC. 208095384
30' WATER LINE EASEMENT REC. 220027987
REMOVE & REPLACE EX. CONCRETE TRAIL (MAX GRADE 5%)
RIP RAP OUTFALL RUNDOWN
PR. SIGN
Δ=25°15'43"
R=490.87'
L=216.43'
CB=S12°59'53"E
C=214.68'
Δ=25°25'06"
R=286.00'
L=126.89'
CB=S57°25'57"E
C=125.86'
S63°37'44"E 365.00'
S00°12'38"E 64.03'
S89°45'24"W 1423.26'
S89°45'24"W 250.00'
S89°45'24"W 205.00'
S89°45'24"W 384.83'
S89°45'24"W 408.35'
N89°47'22"E 250.00'
N89°47'22"E 149.97'
N89°47'22"E 149.36'
N89°47'22"E 64.99'
N89°47'22"E 341.94'
N89°47'22"E 167.89'
N00°13'46"W 1027.50'
N00°13'46"W 1023.36'
S00°13'46"E 220.35'
S00°13'46"E 91.98'
S00°13'46"E 131.10'
N00°13'46"W 165.64'
N00°13'46"W 49.90'
N00°13'46"W 926.51'
N00°13'46"W 926.59'
S89°46'14"W 99.37'
S89°46'14"W 40.38'
S89°46'14"W 181.36'
N85°46'43"W 28.91'
N31°34'22"W 15.50'
S60°54'28"W 16.28'
N66°57'13"W 108.84'
N66°57'13"W 77.72'
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N66°57'13"W 77.72'
N66°57'13"W 57.28'
N66°57'13"W 81.30'
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N45°27'41"W 29.80'
N89°39'26"E 88.28'
N00°01'14"W 225.57'
N00°01'14"W 356.07'
N00°01'14"W 356.07'
N00°01'14"W 81.30'
S00°13'46"E 64.03'
Δ=90°00'00"
R=20.00'
L=31.42'
CB=S44°13'46"E
C=28.28'
Δ=90°00'00"
R=20.00'
L=31.42'
CB=S45°46'14"W
C=28.28'
Δ=32°38'42"
R=90.88'
L=51.78'
CB=N00°11'15"E
C=51.08'
Δ=96°09'38"
R=70.91'
L=119.02'
CB=N73°29'33"W
C=105.53'
Δ=0°53'56"
R=176.49'
L=2.77'
CB=N26°19'19"W
C=2.77'
Δ=35°32'26"
R=75.00'
L=46.52'
CB=N49°11'00"W
C=45.78'
Δ=35°32'26"
R=75.00'
L=46.52'
CB=N49°11'00"W
C=45.78'
Δ=11°29'40"
R=290.50'
L=58.28'
CB=N61°12'23"W
C=58.18'
Δ=27°54'20"
R=290.50'
L=141.49'
CB=N41°30'23"W
C=140.09'
Δ=3°31'34"
R=209.50'
L=12.89'
CB=S56°39'51"W
C=12.89'
Δ=26°42'37"
R=201.50'
L=93.94'
CB=S77°10'22"W
C=93.09'
Δ=5°23'25"
R=209.50'
L=19.71'
CB=S61°07'21"W
C=19.70'
Δ=4°27'03"
R=113.50'
L=8.82'
CB=N88°00'14"W
C=8.81'
Δ=3°41'37"
R=201.50'
L=12.99'
CB=N87°37'31"W
C=12.99'
Δ=50°15'15"
R=66.68'
L=58.48'
CB=S29°48'26"W
C=56.62'
Δ=40°36'14"
R=156.34'
L=110.79'
CB=S19°49'44"W
C=108.49'
Δ=40°36'14"
R=287.50'
L=203.71'
CB=N19°49'44"E
C=199.49'
Δ=89°07'21"
R=45.00'
L=70.00'
CB=N45°40'06"W
C=63.15'
Δ=18°25'03"
R=209.50'
L=67.34'
CB=N08°06'06"E
C=67.05'
Δ=10°24'53"
R=115.50'
L=20.99'
CB=N12°06'11"E
C=20.97'
Δ=375'31"
R=303.50'
L=20.65'
CB=N48°24'37"W
C=20.64'
Δ=90°00'00"
R=20.00'
L=31.42'
CB=N44°13'46"W
C=28.28'
Δ=90°00'00"
R=20.00'
L=31.42'
CB=N45°46'14"E
C=28.28'
Δ=5°55'10"
R=234.50'
L=24.23'
CB=S03°14'41"E
C=24.22'
Δ=5°55'10"
R=234.50'
L=24.23'
CB=S03°14'41"E
C=24.22'
Δ=5°55'10"
R=234.50'
L=24.23'
CB=S03°14'41"E
C=24.22'
Δ=5°55'10"
R=234.50'
L=24.23'
CB=S03°14'41"E
C=24.22'
BFE=6900.6
BFE=6899.7
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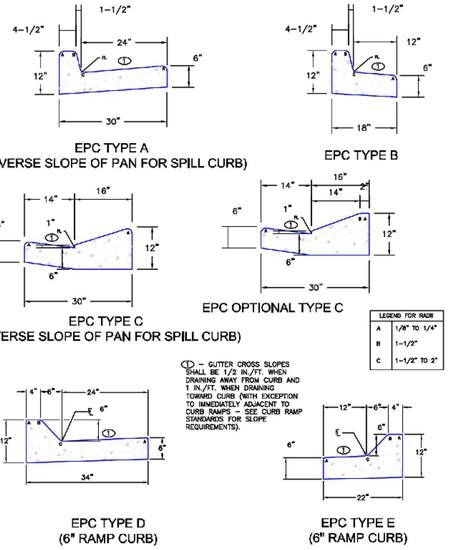
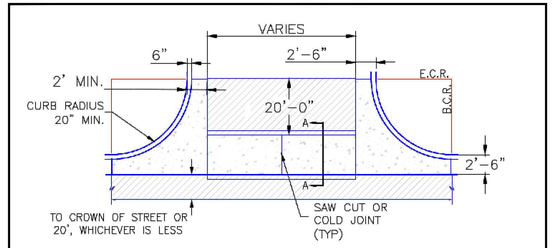
BFE=6892.7
BFE=6892.7



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS

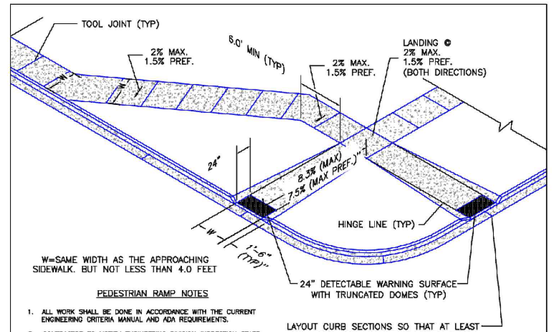


NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▭ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. 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: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



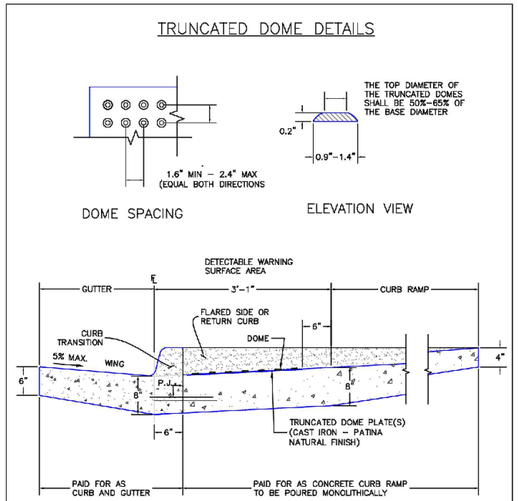
PEDESTRIAN RAMP NOTES

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 CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSH-BUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

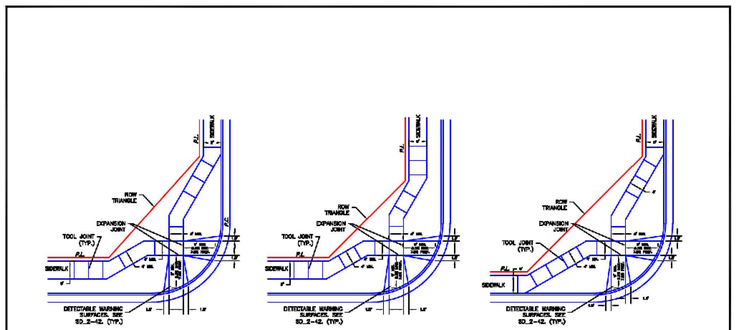
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) 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.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

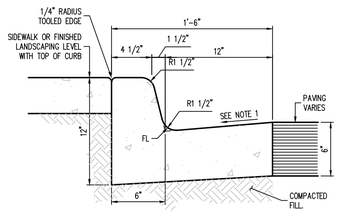


6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS



SCALE: NOT TO SCALE

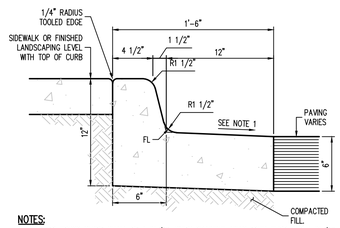
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-40	DEPARTMENT OF PUBLIC WORKS



NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

① CATCH CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" =1'-0"



NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

② SPILL CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" =1'-0"

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com
Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

SITE DETAILS

C2.4

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THE MARKETS AT BENT GRASS GRADING & EROSION CONTROL PLANS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

SP262

SHEET INDEX	
SHEET NO.	SHEET TITLE
C4.0	EROSION CONTROL COVER SHEET
C4.1	EROSION CONTROL (INITIAL PHASE)
C4.2	EROSION CONTROL (INITIAL PHASE)
C4.3	EROSION CONTROL (INTERUM PHASE)
C4.4	EROSION CONTROL (INTERUM PHASE)
C4.5	EROSION CONTROL (FINAL PHASE)
C4.6	EROSION CONTROL (FINAL PHASE)
C4.7	EROSION CONTROL DETAILS
C4.8	EROSION CONTROL DETAILS
C4.9	EROSION CONTROL DETAILS
C4.10	EROSION CONTROL DETAILS

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED 'DREXEL BARRELL 1985 LS 17664', AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED 'DREXEL BARRELL & CO 1985 LS 17664'.

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION

NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY -0°31'48. THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH / PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N89°45'24"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 500.02 FEET; THENCE DEPARTING SAID SECTION LINE, N00°14'36"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BENT GRASS MEADOW DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°13'46"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1898.43 FEET TO THE SOUTHWEST CORNER OF TRACT D, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE N89°47'22"E ALONG THE SOUTH LINE OF SAID TRACT D AND TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A DISTANCE OF 1190.72 FEET TO THE SOUTHEAST CORNER OF TRACT B, BENTGRASS RESIDENTIAL FILING NO. 2;

THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED RECEPTION NO. 0006022776 THE FOLLOWING FIVE (5) COURSES:

1. S00°22'01"E, A DISTANCE OF 1180.38 FEET TO A POINT OF TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°15'43", A RADIUS OF 490.87 FEET, A LENGTH OF 216.43 FEET, A CHORD BEARING OF S12°59'53"E WITH A CHORD DISTANCE OF 214.68 FEET;
3. S25°37'44"E, A DISTANCE OF 365.00 FEET TO A POINT OF TANGENT CURVATURE;
4. ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°25'06", A RADIUS OF 266.04 FEET, A LENGTH OF 118.02 FEET, A CHORD BEARING OF S12°55'11"E WITH A CHORD DISTANCE OF 117.06 FEET;
5. S00°12'38"E, A DISTANCE OF 64.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN RD;

THENCE S89°45'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1423.26 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 2,348,507 SQUARE FEET OR 53.91 ACRES, MORE OR LESS.

ALL LINEAR DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEY NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

PROJECT CONTACTS

DEVELOPER & APPLICANT
EVERGREEN DEVELOPMENT
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
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EMAIL: JEFFREYODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

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COLORADO SPRINGS, COLORADO 80903
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GEOTECHINCAL ENGINEER
VIVID ENGINEERING GROUP
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COLORADO SPRINGS, CO 80907
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DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

AGENCY CONTACTS

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EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
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COLORADO SPRINGS, CO 80910
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FALCON FIRE PROTECTION DISTRICT
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FALCON, CO 80831
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EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
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FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
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ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E WOODMEN RD.,
FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALGURAN
EMAIL: (719) 668-8261

DESIGN ENGINEER'S STATEMENT

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

ENGINEER OF RECORD SIGNATURE — DATE

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE — DATE

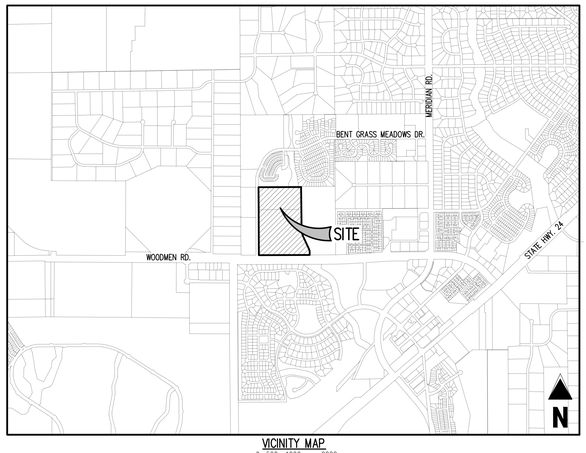
EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT 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.

JOSHUA J. PALMER, P.E. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
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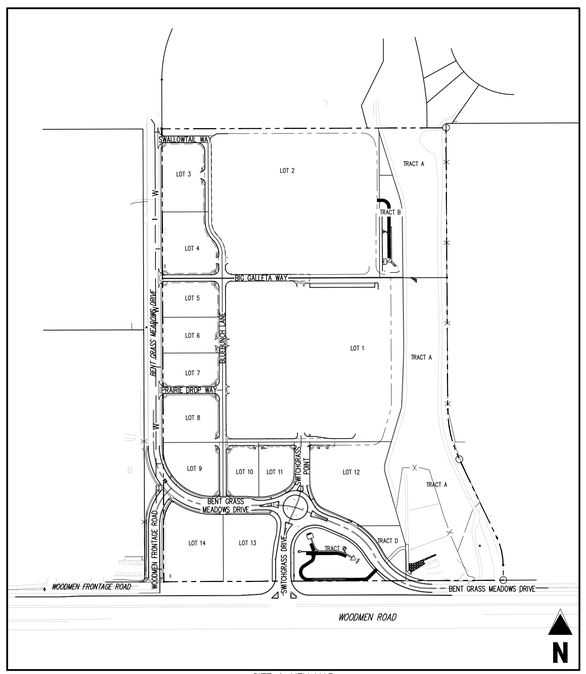

SITE & KEY MAP
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STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

GENERAL NOTES

1. ALL EXISTING INFORMATION SHOWN HEREON IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE WETLAND DELINEATION REPORT BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
7. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
8. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

FLOODPLAIN NOTES

1. A PORTION OF THE SITE IS LOCATED WITH ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CDR0114 & A0825025). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VIVID ENGINEERING GROUP, DATED 02/25/2026 & REVISION 1, DATED 05/08/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE FOLLOWING LO

TRACT D
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: CHALLENGER COMMUNITIES LLC.

TRACT E
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: BENT GRASS METROPOLITAN DISTRICT

TRACT B
BENT GRASS RESIDENTIAL
FILING NO. 2
OWNER: CHALLENGER COMMUNITIES LLC

EX. DRAINAGE SWALE (PRIVATE)
EX. 24" RCP STORM (PUBLIC)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON GRADE)
EX. 30" FES W/ RIP-RAP PAD (PUBLIC)
EX. DIVERSION DITCH (PRIVATE)
EX. FOREBAY W/ ENERGY DISSIPATOR (PRIVATE)
EX. SPILLWAY W/ CUTOFF WALL (PRIVATE)
EX. 18" FES (PUBLIC)
EX. 36" FES (PUBLIC)
PROPERTY LINE
APPROX. 75 LF CURB & GUTTER TO BE REMOVED
EX. 8" PVC WASTEWATER (PUBLIC)
BARBED WIRE FENCE TO BE REMOVED
DRAINAGE EASEMENT REC. 223007810
INGRESS & EGRESS MOUNTAIN VIEW ELECTRIC EASEMENT BOOK 3265 PAGE 517
WARRANTY DEED REC. 000602276 OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
80' MOUNTAIN VIEW ELEC. ACCESS ESMT. BOOK 3265, PAGE 517
DRAINAGE EASEMENT REC. 220115831 (TO BE VACATED)
BENT GRASS MEADOWS DRIVE
80' PUBLIC R.O.W. WIDTH
MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. EASEMENT
PROPERTY LINE
EX. 8" PVC WATER
LOT 1
LATIGO BUSINESS CENTER
FILING NO. 1
OWNER: FALCON STORAGE PARTNERS LLLP
GRAVEL PATH TO BE REMOVED
REC. 224094908
OWNER: RANDY & CINDY DEYOUNG
17.17 ACRES
(748,055.73 SQ. FT.)
NO BUILDINGS
NO ADDRESS POSTED
EX. SOIL STOCKPILES
APPROX. 78 LF CURB & GUTTER TO BE REMOVED
STORM PIPE TO BE REMOVED
EX. 18" RCP STORM
EX. 20' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 36" RCP STORM
EX. 36" FES (PUBLIC)
TEMPORARY DRAINAGE EASEMENT REC. 205075723 (TO BE VACATED)
20' UTILITY EASEMENT REC. 724174 (TO BE VACATED)
DRAINAGE EASEMENT REC. 220115831 REC. 221232317 (TO BE VACATED)
BARBED WIRE FENCE TO BE REMOVED
DRAINAGE EASEMENT REC. 220115830 REC. 221232318 (TO BE VACATED)
WATER LINE EASEMENT REC. 208077201
EX. DROP STRUCTURE TYP. (PUBLIC)
30' UTILITY EASEMENT REC. 220031403
EX. NATURALLY FORMED DRAINAGE SWALE
REC. 219113681
OWNER: LENA GAIL CASE
36.74 ACRES
(1,600,450.80 SQ. FT.)
NO BUILDINGS
NO ADDRESS POSTED
20' UTILITY EASE REC. 724174
WARRANTY DEED REC. 000602276 OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.

MATCHLINE – SEE SHEET C4.2

N
0 10 30 60
SCALE: 1"=60'

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR (6940)
- EXISTING MINOR CONTOUR (41)
- PROPOSED MAJOR CONTOUR (6960)
- PROPOSED MINOR CONTOUR (58)
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN (100YR)
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
- LOC — LIMITS OF DISTURBANCE/CONSTRUCTION
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- SP — STOCK PILE
- PORTABLE TOILET
- SITE POSTING
- ECB — EROSION CONTROL BLANKET
- SM — SEED AND MULCH
- SB — SAND BAGS
- IPS — SUMP INLET PROTECTION (IP-3)
- IPO — ON GRADE INLET PROTECTION (IP-4)
- SD — TEMPORARY SLOPE DRAIN
- SB — TEMPORARY SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS — ROUGH CUT STREET CONTROL
- HP — HIGHPOINT
- LP — LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 / #### — TEMPORARY SEDIMENT BERM

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 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.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INITIAL PHASE)

C4.1

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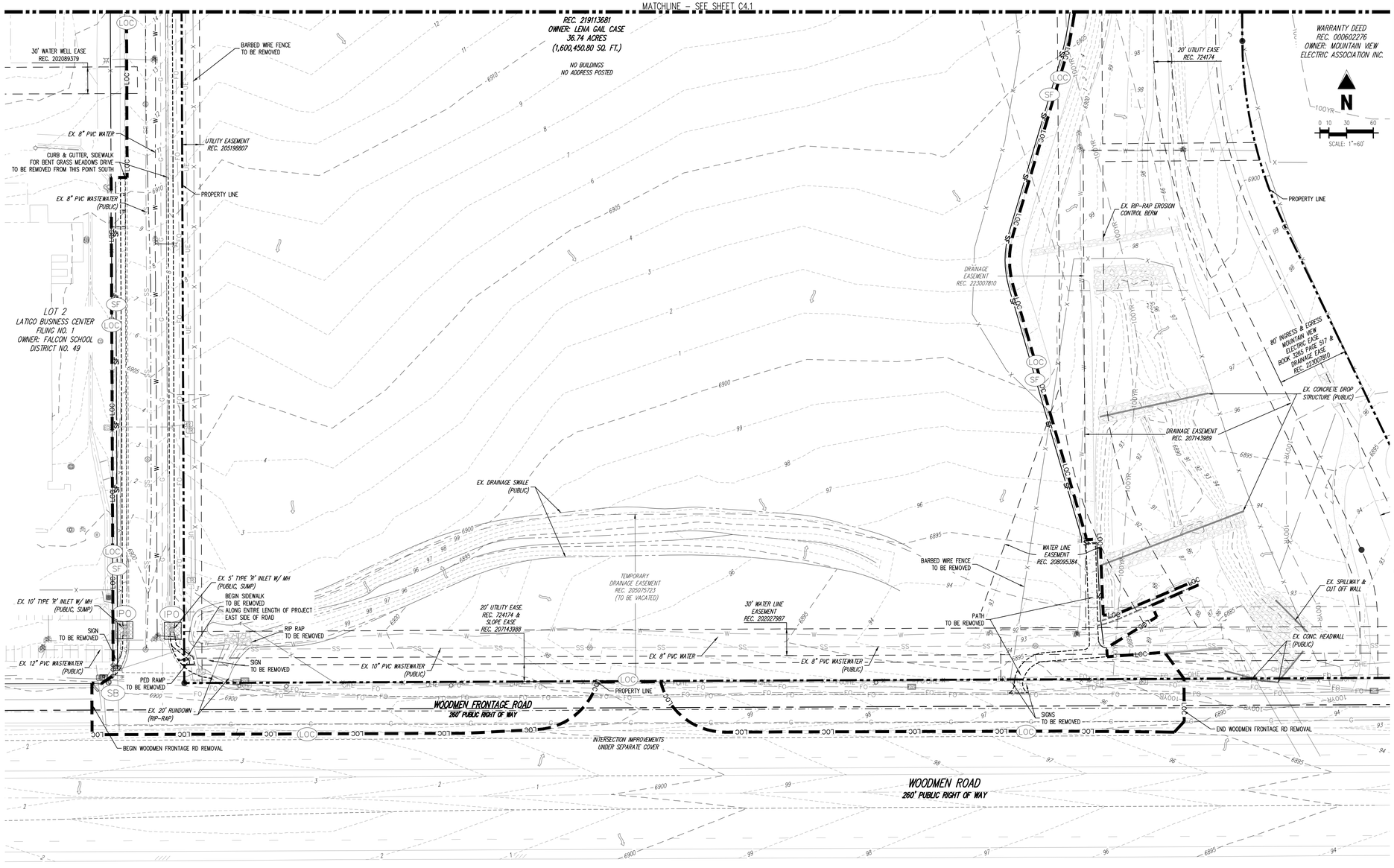

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
- LOC — LIMITS OF DISTURBANCE/CONSTRUCTION
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- HP — HIGHPOINT
- LP — LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 / #### — TEMPORARY SEDIMENT BERM

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	CLEAR SITE AND DEMO ITEMS (SEE DEMOLITION PLAN). INSTALL PRE-CONSTRUCTION BMPS THROUGHOUT SITE INCLUDING SILT FENCE, VEHICLE TRACKING CONTROLS, CONCRETE WASHOUT AREAS, STABILIZED STAGING AREA, STOCKPILE AREA, PORTABLE TOILETS, SITE POSTING, SANDBAGS AND INLET PROTECTION ON EXISTING INLETS.
INTERIM	OVERLOT GRADE THE ENTIRE PROJECT SITE, INSTALL TEMPORARY DRAINAGE SWALES AND SEDIMENTATION BASINS, EROSION CONTROL BLANKET, TEMPORARY SLOPE DRAINS, SEDIMENT CONTROL LOGS, AND CHECK DAMS.
FINAL	INSTALL STORM SEWER SYSTEM AND ALL UNDERGROUND UTILITIES, INLET PROTECTION ON NEW INLETS, REMOVE TEMPORARY SWALES AND SEDIMENTATION BASINS, GRADE IN THE PERMANENT DETENTION BASINS, CONSTRUCT CURB & GUTTER AND ROADWAY PAVEMENT, SEED & MULCH, INSTALL LANDSCAPING (SEE LANDSCAPE PLANS). REMOVE CONSTRUCTION BMPS ONCE VERTICAL CONSTRUCTION AND LANDSCAPING ARE COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

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Colorado Springs, CO 80920
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NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INITIAL PHASE)

C4.2

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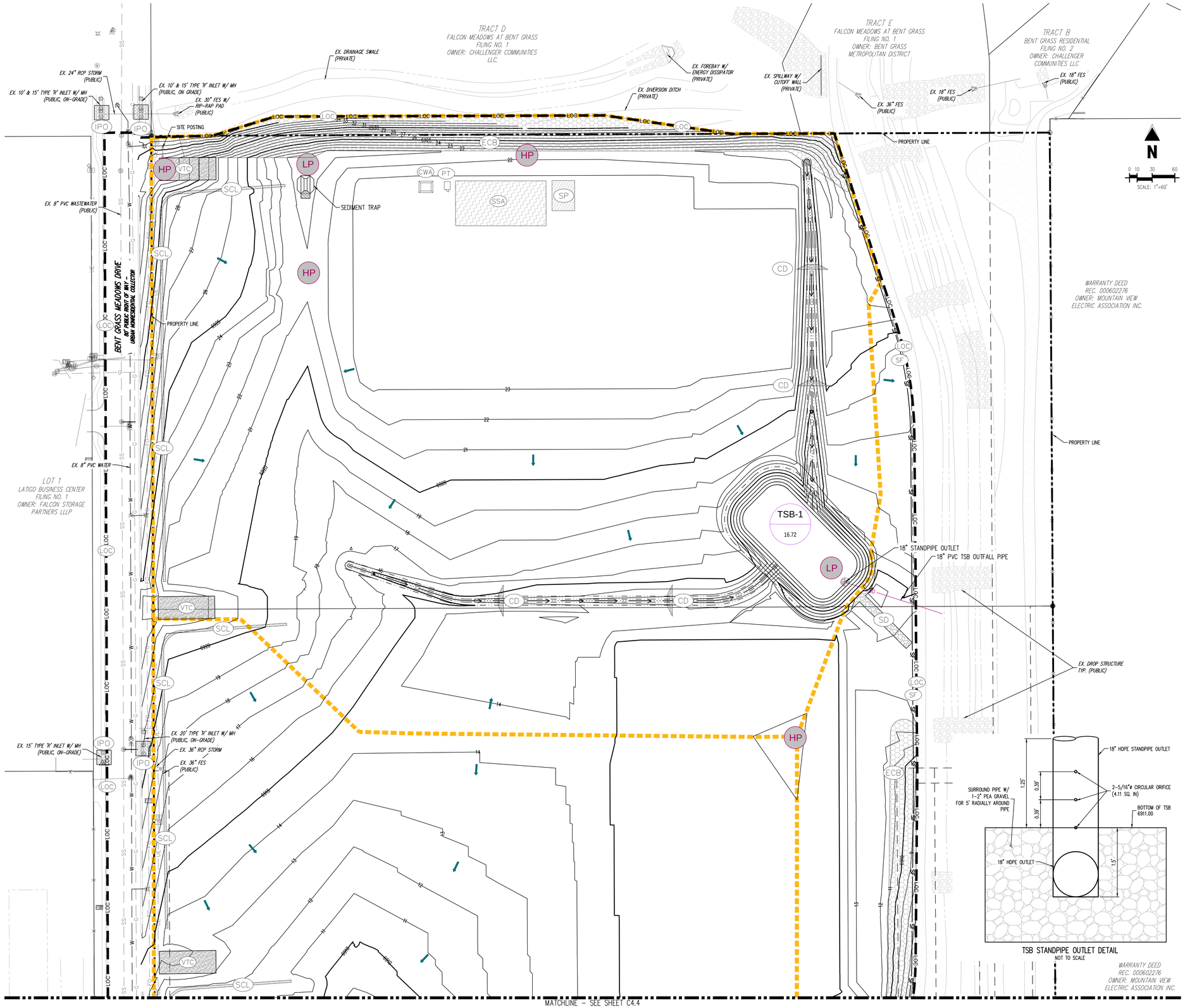
I:\EE\Evergreen Development\EDI1 - El Paso County - EDI102\01 - Bent Grass Commercial\05\CAD\EXHIBITS\C4.2 Erosion Control Initial Phase.dwg, Brad Bishop, 11/19/2026



TSB STANDPIPE OUTLET DETAIL
NOT TO SCALE

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
- LOC — LIMITS OF DISTURBANCE/CONSTRUCTION
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- SP — STOCK PILE
- PORTABLE TOILET
- SITE POSTING
- ECB — EROSION CONTROL BLANKET
- SM — SEED AND MULCH
- SB — SAND BAGS
- IPS — SUMP INLET PROTECTION (IP-3)
- IPO — ON GRADE INLET PROTECTION (IP-4)
- SD — TEMPORARY SLOPE DRAIN
- SB — TEMPORARY SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS — ROUGH CUT STREET CONTROL
- HP — HIGHPOINT
- LP — LOW POINT
- TSB-4 / #### — TSB TRIBUTARY AREA
- TEMPORARY SEDIMENT BERM

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INTERIM PHASE)

C4.3

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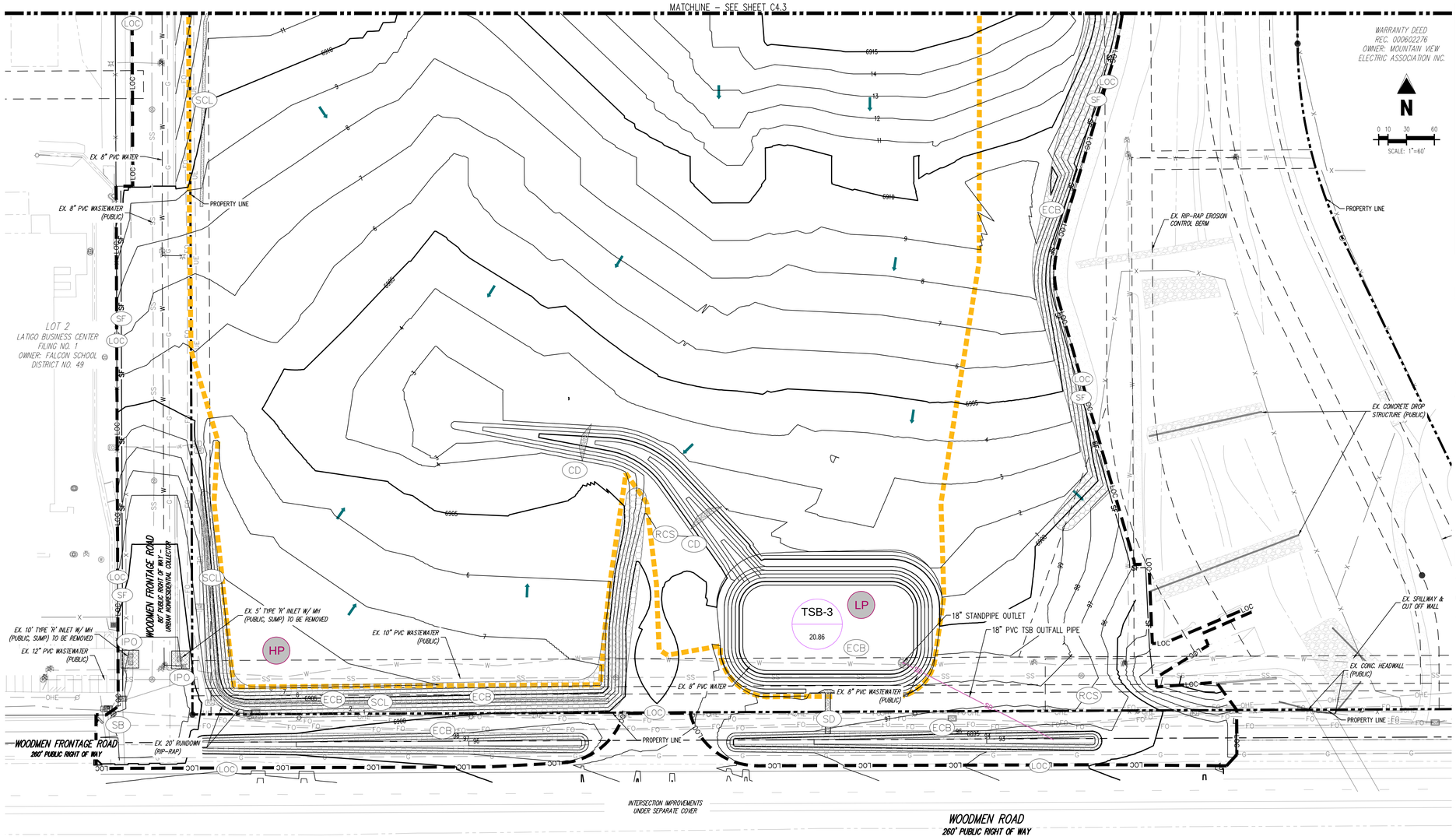
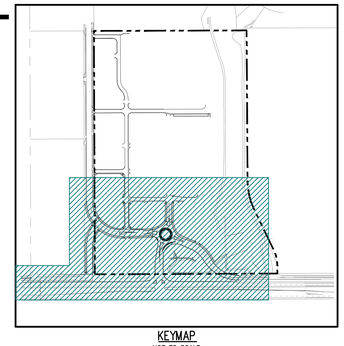
MATCHLINE – SEE SHEET C4.3





KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
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- EXISTING SWALE WITH FLOW DIRECTION
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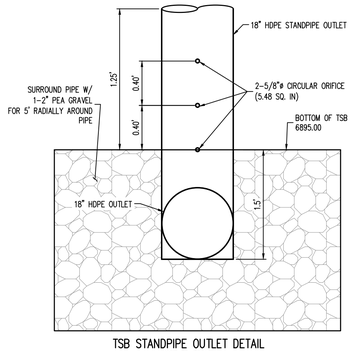

TSB STANDPIPE OUTLET DETAIL
NOT TO SCALE

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CONSTRUCTION DOCUMENTS
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EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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1	11/19/26	1st Issuance	

Project No: ED102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INTERIM PHASE)

C4.4

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TRACT D
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: CHALLENGER COMMUNITIES LLC.

TRACT E
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: BENT GRASS METROPOLITAN DISTRICT

TRACT B
BENT GRASS RESIDENTIAL
FILING NO. 2
OWNER: CHALLENGER COMMUNITIES LLC

EX. DRAINAGE SWALE (PRIVATE)
EX. 24" RCP STORM (PUBLIC)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON GRADE)
EX. 30" FES W/ RIP-RAP PAD (PUBLIC)
EX. DIVERSION DITCH (PRIVATE)
EX. FOREBAY W/ ENERGY DISSIPATOR (PRIVATE)
EX. SPILLWAY W/ CUTOFF WALL (PRIVATE)
EX. 36" FES (PUBLIC)
EX. 18" FES (PUBLIC)
EX. 18" FES (PUBLIC)
PROPERTY LINE
SWALLOWTAIL WAY (29' PUBLIC ACCESS EASEMENT)
EX. 8" PVC WASTEWATER (PUBLIC)
EX. 8" PVC WATER
BENT GRASS MEADOWS DRIVE
60' PUBLIC MEDIAN ONE-WAY URBAN HOMESCHOOL COLLECTOR
LOT 1
LATIGO BUSINESS CENTER
FILING NO. 1
OWNER: FALCON STORAGE PARTNERS LLLP
LOT 2
450,366 SF
10.339 AC
LOT 3
56,002 SF
1.286 AC
LOT 4
63,098 SF
1.449 AC
LOT 5
41,133 SF
0.944 AC
LOT 6
37,500 SF
0.861 AC
LOT 7
38,884 SF
0.893 AC
TRACT F
5,046 SF
0.116 AC
TRACT B
38,650 SF
0.887 AC
BIG GALLETA WAY (29' PUBLIC ACCESS EASEMENT)
BLUEBUNCH LANE (29' PUBLIC ACCESS EASEMENT)
PRAIRIE DROP WAY (29' PUBLIC ACCESS EASEMENT)
EX. 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 20' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 36" RCP STORM (PUBLIC)
EX. 36" FES (PUBLIC)
EX. DROP STRUCTURE TYP. (PUBLIC)
WARRANTY DEED
REC. 000602276
OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
MATCHLINE – SEE SHEET C4.6

N
0 10 30 60
SCALE: 1"=60'

KEYMAP
NOT TO SCALE

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Project No: EDI102
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Date: 11/19/26

EROSION CONTROL
(FINAL PHASE)

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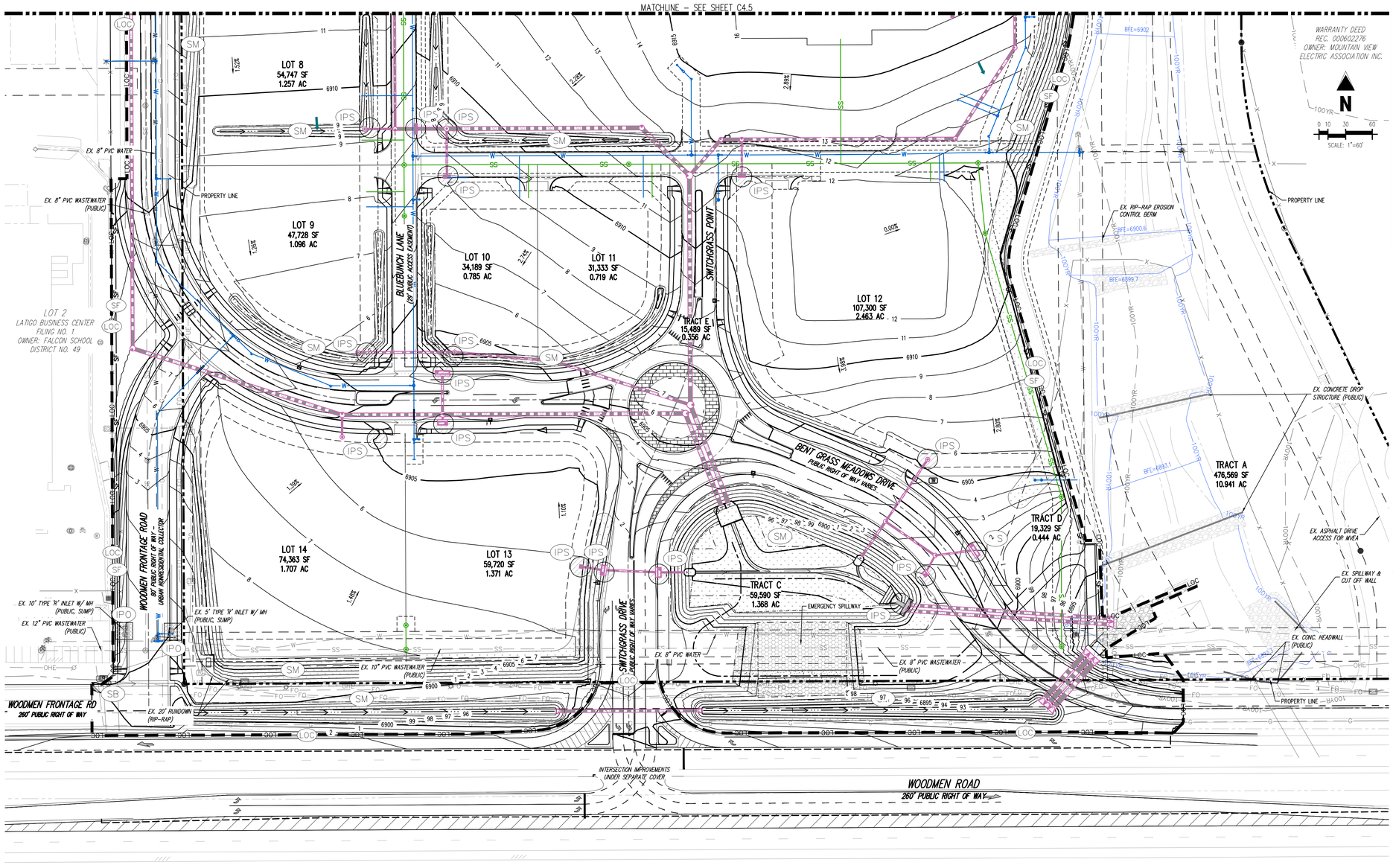

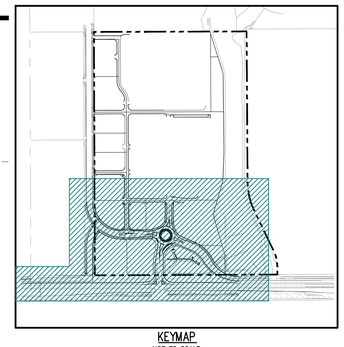

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EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	CLEAR SITE AND DEMO ITEMS (SEE DEMOLITION PLAN). INSTALL PRE-CONSTRUCTION BMPS THROUGHOUT SITE INCLUDING SILT FENCE, VEHICLE TRACKING CONTROLS, CONCRETE WASHOUT AREAS, STABILIZED STAGING AREA, STOCKPILE AREA, PORTABLE TOILETS, SITE POSTING, SANDBAGS AND INLET PROTECTION ON EXISTING INLETS.
INTERIM	OVERLOT GRADE THE ENTIRE PROJECT SITE, INSTALL TEMPORARY DRAINAGE SWALES AND SEDIMENTATION BASINS, EROSION CONTROL BLANKET, TEMPORARY SLOPE DRAINS, SEDIMENT CONTROL LOGS, AND CHECK DAMS.
FINAL	INSTALL STORM SEWER SYSTEM AND ALL UNDERGROUND UTILITIES, INLET PROTECTION ON NEW INLETS, REMOVE TEMPORARY SWALES AND SEDIMENTATION BASINS, GRADE IN THE PERMANENT DETENTION BASINS, CONSTRUCT CURB & GUTTER AND ROADWAY PAVEMENT, SEED & MULCH, INSTALL LANDSCAPING (SEE LANDSCAPE PLANS). REMOVE CONSTRUCTION BMPS ONCE VERTICAL CONSTRUCTION AND LANDSCAPING ARE COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

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EVERGREEN DEVELOPMENT
EPC FILE #:

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FALCON, COLORADO

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Date: 11/19/26

EROSION CONTROL
(FINAL PHASE)

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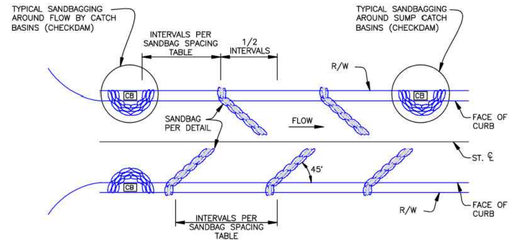
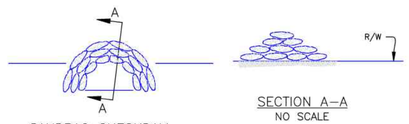
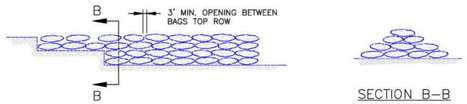


TYPICAL STREET SANDBAGGING DETAIL
NO SCALE



SANDBAG CHECKDAM
NO SCALE

SECTION A–A
NO SCALE

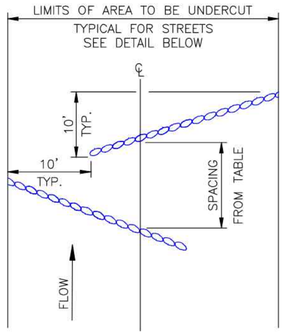


TYPICAL SANDBAG DETAIL
NO SCALE

SECTION B–B
NO SCALE

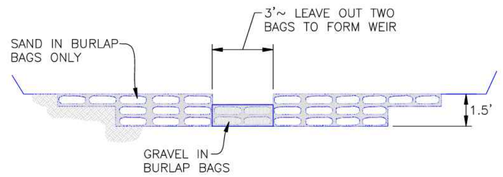
SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Temporary Street Sandbag Detail and Section Standard Drawing	REVISION DATE: 11/10/04 FILE NAME: SD_3–60



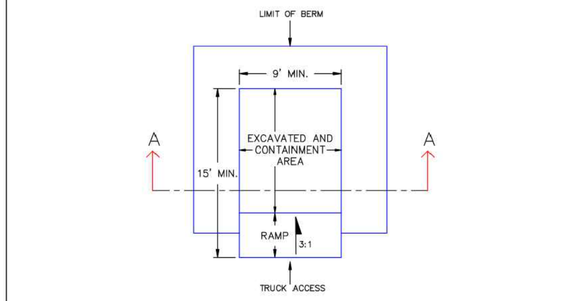
SANDBAG ROW SPACING TABLE

STREET GRADE %	INTERVAL (FT)
0–2	500
2–4	200
4–6	120
6–8	90
8–10	70
10–12	50
12–15	35

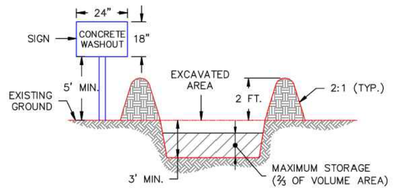


SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Check Dam Detail Standard Drawing	REVISION DATE: 11/10/04 FILE NAME: SD_3–62



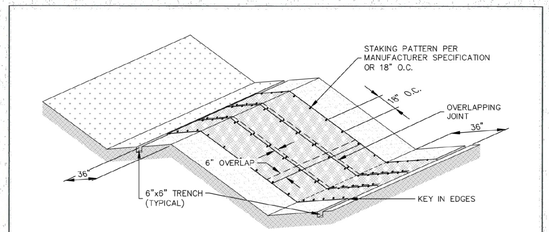
PLAN VIEW



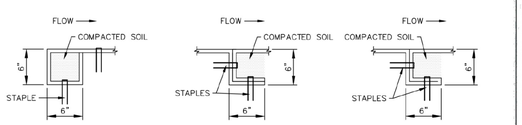
SECTION A–A

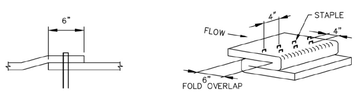
NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

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



EROSION CONTROL BLANKET





ECB

STORMWATER ENTERPRISE	EROSION CONTROL BLANKET
APPROVED: SWENT MANAGER	
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900–ECB–1	

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

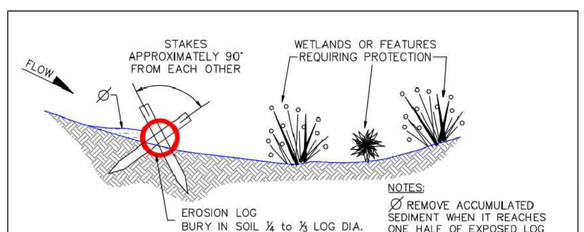
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE CEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB–1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

STORMWATER ENTERPRISE	EROSION CONTROL BLANKET
APPROVED: SWENT MANAGER	
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900–ECB–2	

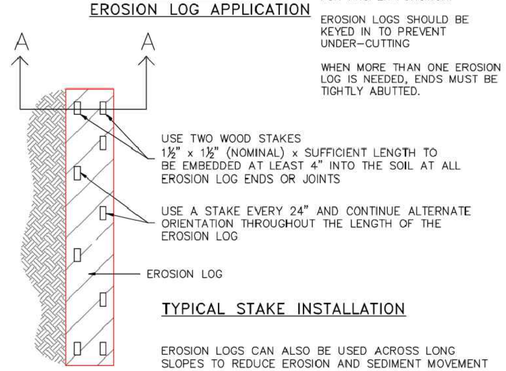


SECTION A–A
EROSION LOG APPLICATION

NOTES:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

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



TYPICAL STAKE INSTALLATION

EROSION LOGS CAN ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT MOVEMENT

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Barrier Standard Drawing	REVISION DATE: 7/17/07 FILE NAME: SD_3–87

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.7

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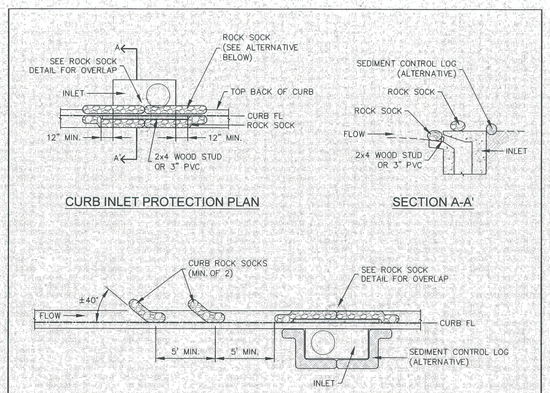
I:\Evergreen Development\PCS\ El Paso County\ EDI000035 - Bent Grass Evergreen\ADMIN\CONSTRUCTION\C4.7 Erosion Control Details.dwg, Brad Bishop, 11/19/2026



CURB INLET PROTECTION PLAN

SECTION A-A'

CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

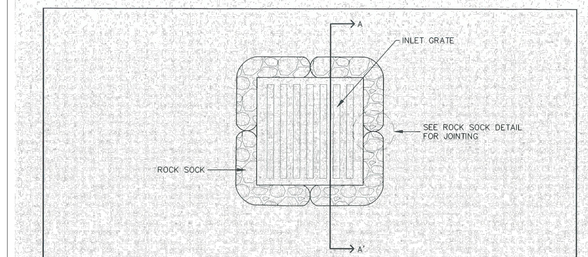
IP-1

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

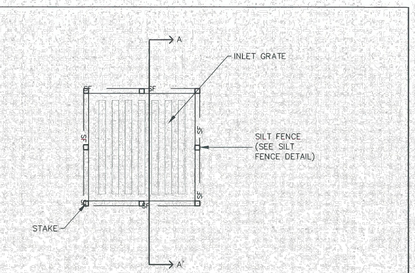
IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-2



SILT FENCE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
3. SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

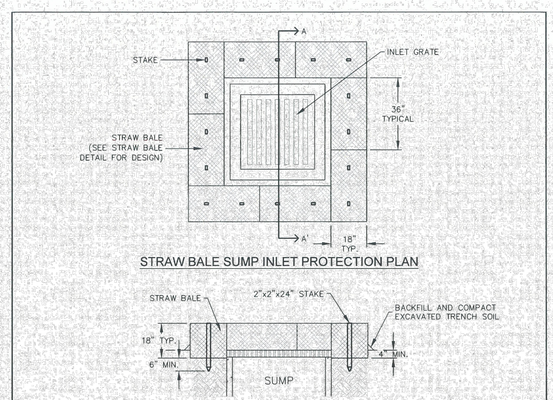
IP-3

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-3



STRAW BALE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
5. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
6. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24 (MIN.)". WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
5. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

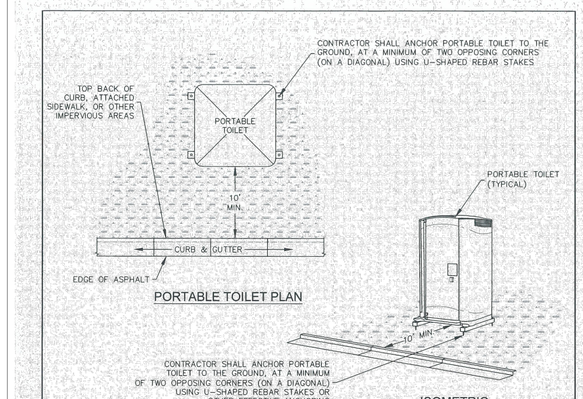
IP-4

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-4



PORTABLE TOILET PLAN

ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

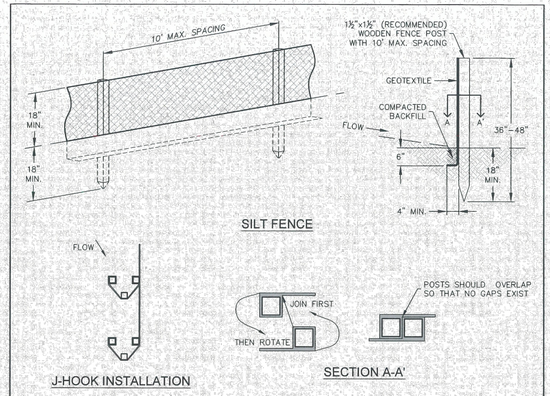
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
2/19/19	8/19/2020	900-PTM



J-HOOK INSTALLATION

SILT FENCE

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE

SILT FENCE

APPROVED: SWENT MANAGER

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10/7/19	8/19/2020	900-SF

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.8

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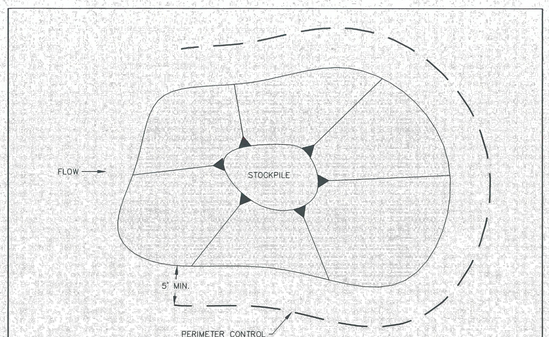
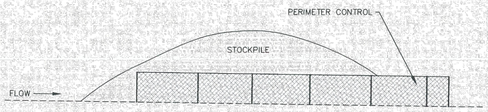


STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: SWENT MANAGER

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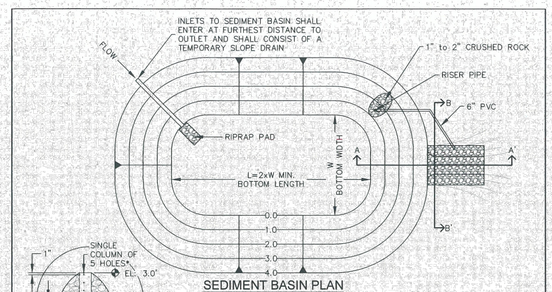
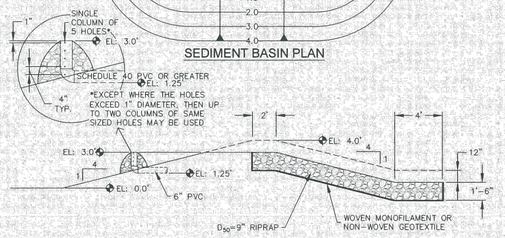
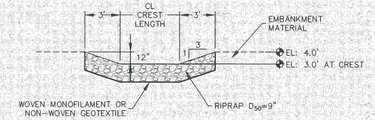
10/7/19	8/19/2020	900-SP



SEDIMENT BASIN PLAN



SECTION A-A'



SECTION B-B'

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-TSB-1

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12½"	2	9/32
2	21	3	7/16
3	28	5	½
4	33½	6	9/16
5	38½	8	25/32
6	43	9	25/32
7	47¼	11	25/32
8	51	12	27/32
9	55	13	¾
10	58¾	15	13/16
11	61	16	25/32
12	64	18	1"
13	67½	19	1 1/16
14	70½	21	1 1/8
15	73¼	22	1 3/16

INSTALLATION NOTES

1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

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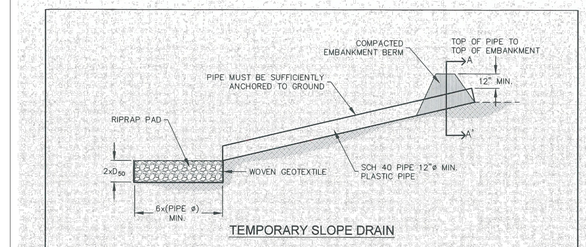
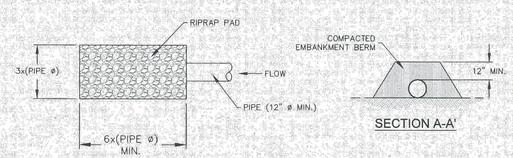


TEMPORARY SLOPE DRAIN



SECTION A-A'

RIPRAP PAD PLAN

INSTALLATION NOTES

1. THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM; LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
2. DETAILS SHOW MINIMUM COVER; INCREASE COVER AS NECESSARY.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS CLOGGING. BREACHES IN PIPE SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
3. INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
4. TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.

TSD

STORMWATER ENTERPRISE

TEMPORARY SLOPE DRAIN

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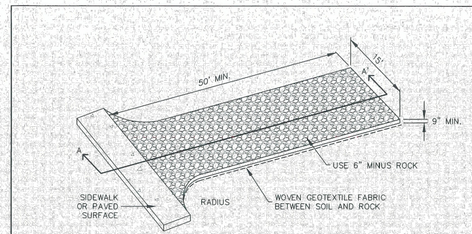
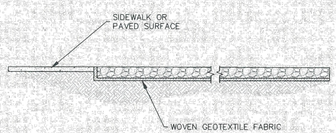


AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-VTC

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.9

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* E:\Evergreen Development\EDI Files\County - EDI\EDI035 - Bent Grass Elementary\ACAD\CIVIL\03 Cad Files\Erosion Control Details.dwg, Brad Bishop - 11/19/2026

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambunk wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambunk wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

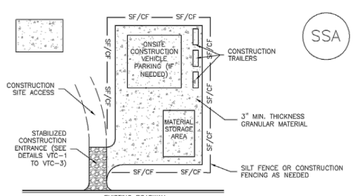
Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Galloway
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Colorado Springs, CO 80920
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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.10

I:\Evergreen Development\PCS, El Paso County (EDI000028 - Bent Grass Commercial)\CAD\EDI028 C4.10 Erosion Control Details.dwg, Plot Plot By - 11/19/2026

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THE MARKETS AT BENT GRASS CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

SP262

PROJECT CONTACTS

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TEL: (719) 203-6639

GEOTECHNICAL ENGINEER
VIVID ENGINEERING GROUP
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TEL: (971) 237-3906

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EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
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COLORADO SPRINGS, CO 80910
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7030 OLD MERIDIAN RD.,
FALCON, CO 80831
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EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

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FALCON, CO 80831
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EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
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FALCON, CO 80831
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EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

ELECTRIC
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FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALCURAN
EMAIL: (719) 668-8261

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
Ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE
RSNT – RESTRAINT

BASIS OF BEARING
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664', AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664'.

BENCHMARK
COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION
NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY -0°31'48. THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N89°45'24"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 500.02 FEET; THENCE DEPARTING SAID SECTION LINE, N00°14'36"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BENT GRASS MEADOW DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°13'46"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1898.43 FEET TO THE SOUTHWEST CORNER OF TRACT D, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE N89°47'22"E ALONG THE SOUTH LINE OF SAID TRACT D AND TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A DISTANCE OF 1190.72 FEET TO THE SOUTHEAST CORNER OF TRACT B, BENTGRASS RESIDENTIAL FILING NO. 2;

THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED RECEPTION NO. 000602276 THE FOLLOWING FIVE (5) COURSES:

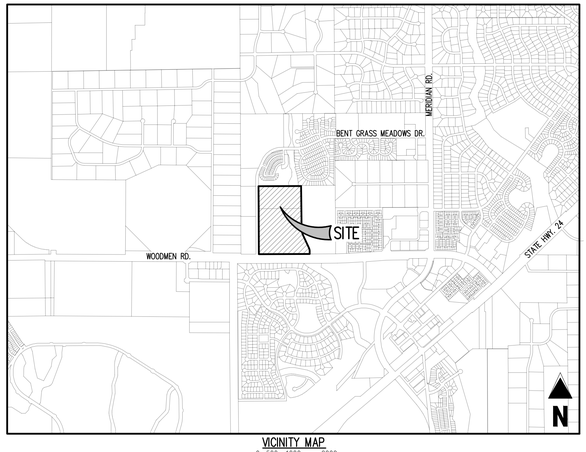
1. S00°22'01"E, A DISTANCE OF 1180.38 FEET TO A POINT OF TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°15'43", A RADIUS OF 490.87 FEET, A LENGTH OF 216.43 FEET, A CHORD BEARING OF S12°59'53"E WITH A CHORD DISTANCE OF 214.68 FEET;
3. S25°37'44"E, A DISTANCE OF 365.00 FEET TO A POINT OF TANGENT CURVATURE;
4. ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°25'06", A RADIUS OF 266.04 FEET, A LENGTH OF 118.02 FEET, A CHORD BEARING OF S12°55'11"E WITH A CHORD DISTANCE OF 117.06 FEET;
5. S00°12'38"E, A DISTANCE OF 64.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN RD;

THENCE S89°45'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1423.26 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 2,348,507 SQUARE FEET OR 53.91 ACRES, MORE OR LESS.

ALL LINEAR DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEY NOTES
1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.



VICINITY MAP
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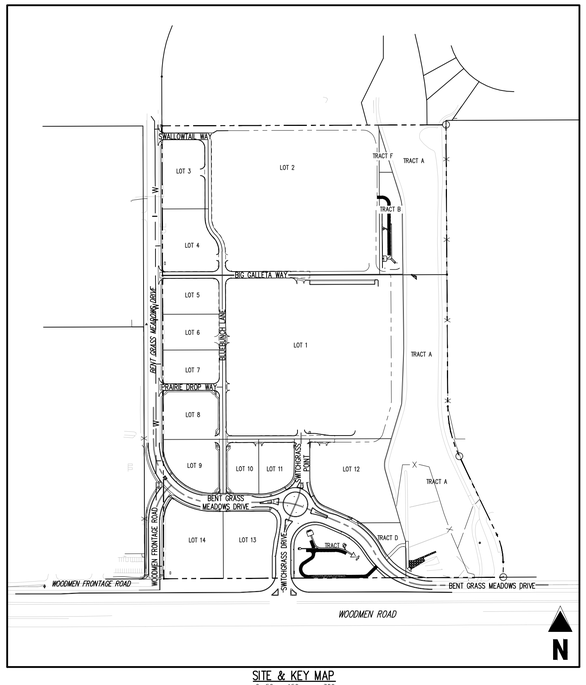
SCALE: 1"=2000'



SITE & KEY MAP
0 50 150 300
SCALE: 1"=300'

SHEET INDEX	
SHEET ID	SHEET TITLE
C5.0	COVER SHEET (WHMD)
C5.1	NOTES (WHMD)
C6.0	OVERALL WASTEWATER PLAN
C6.1	WASTEWATER PLAN & PROFILE
C6.2	WASTEWATER PLAN & PROFILE
C6.3	WASTEWATER PLAN & PROFILE
C6.4	WASTEWATER PLAN & PROFILE
C8.0	OVERALL WATER PLAN
C8.1	WATER PLAN & PROFILE
C8.2	WATER PLAN & PROFILE
C8.3	WATER PLAN & PROFILE
C8.4	WATER PLAN & PROFILE
C8.5	WATER PLAN & PROFILE
C8.6	WATER PLAN & PROFILE
C8.7	WATER PLAN & PROFILE
C8.8	WATER PLAN & PROFILE
C8.9	WATER PLAN & PROFILE
C8.10	WATER PLAN & PROFILE
C8.11	WATER PLAN & PROFILE
C8.12	WATER DETAILS
C8.13	WATER DETAILS
C8.14	WATER DETAILS

WATER AND SEWER MAIN EXTENSIONS:

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED _____ DATE _____
OWNER/DEVELOPER

PRINT NAME _____

DBA _____

ADDRESS _____

FIRE AUTHORITY APPROVAL:

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND
ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES' SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE RULES AND REGULATIONS FOR INSTALLATION OF WASTEWATER MAINS AND SERVICES' SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

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.

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.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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.

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NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

COVER SHEET (WHMD)

C5.0

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M:\Evergreen Development\EL Paso County - EDI000103 - Bent Grass Commercial\DOCS\CONSTRUCTION\Utility Cover Sheet.dwg, Brad Bishop, 11/19/2026

GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED "NOT VALID".

3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.

6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN 'S' FOR SEWER AND A 'W' FOR WATER.

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

8. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.

9. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.

10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.

12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

13. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY-FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPE LINE CONSTRUCTION.

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

15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.

16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.

17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.

18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.

19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.

20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.

21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:

A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED. A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK, A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED BEFORE FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.

B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.

22. TESTING OF FACILITIES:

A) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.

B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
- TEST 100 % OF ALL LINES
- MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
- ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
- ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
- SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
- ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.

24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.

25. ACCEPTANCE:

A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.

B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THROUGH OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).

26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.

27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT-INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.

28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

29. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE-AND-ONE-HALF (5.5) FEET.

31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.

32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.

33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.

34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).

35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.

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

37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:

A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

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

C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER – MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.

39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 – RUBR-NEX JOINT WRAP, OR APPROVAL EQUAL, AND COATED.

40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

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

C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

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

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

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Galloway & Company, LLC

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

NOTES (WHMD)

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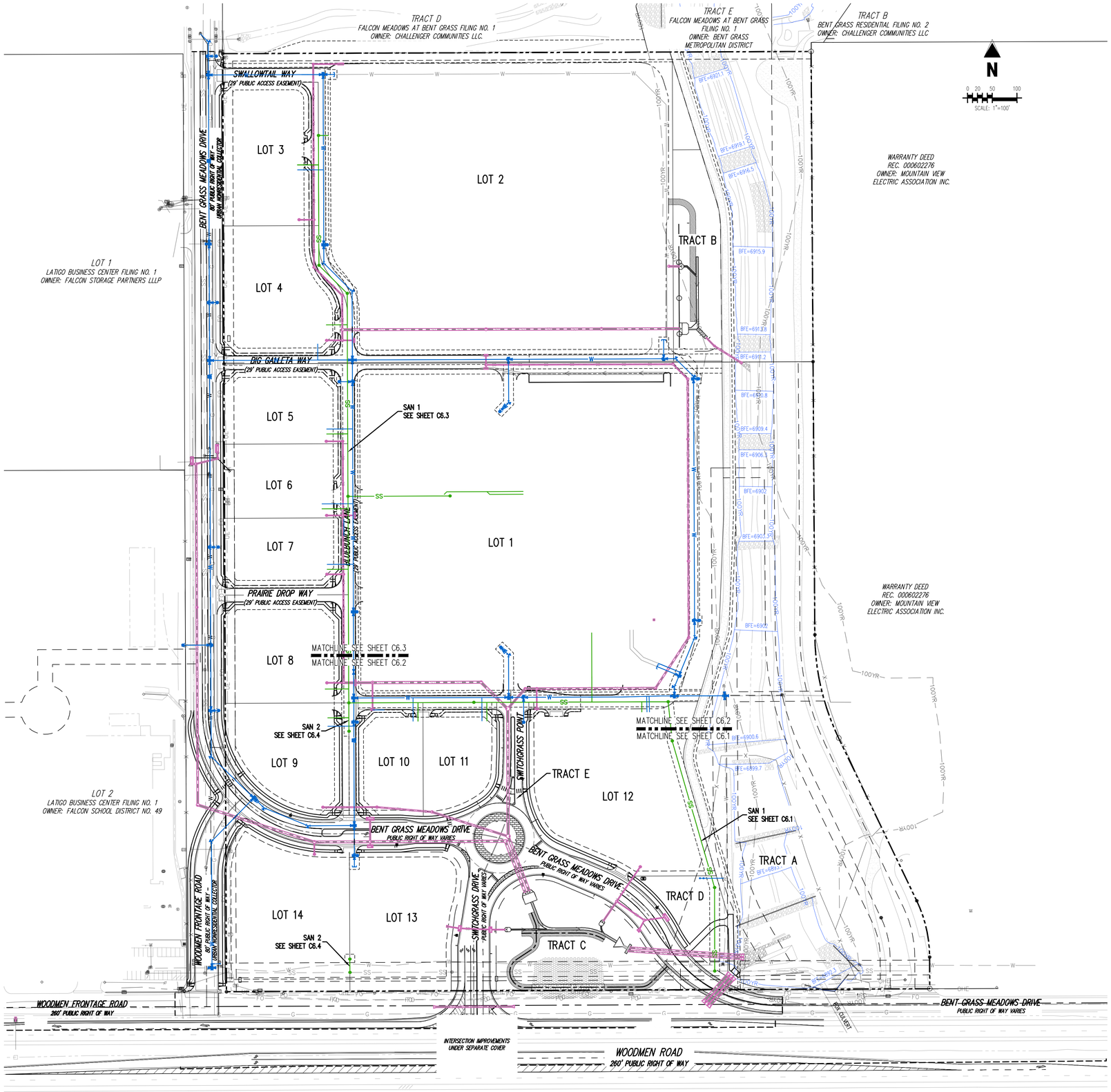

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OVERALL
WASTEWATER PLAN

C6.0

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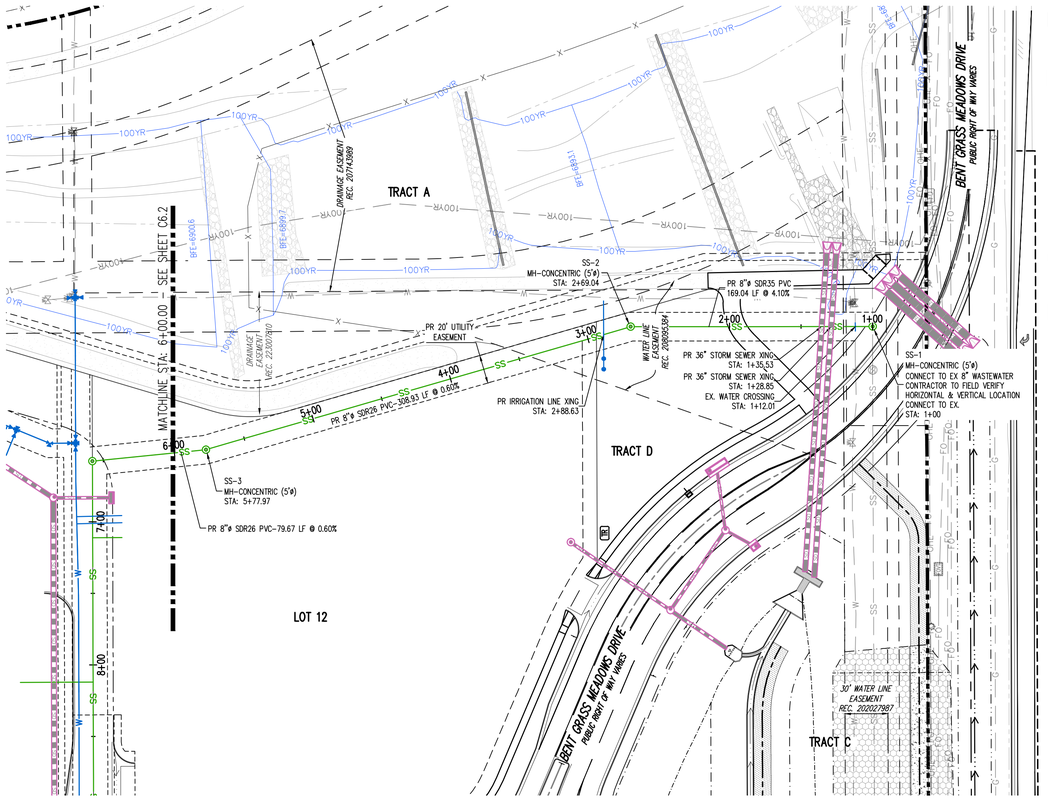
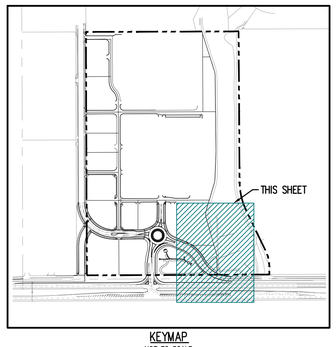


WASTEWATER LINE PLAN: LINE SAN 1 (STA: 1+00 – 6+00)

SCALE: 1"=50'



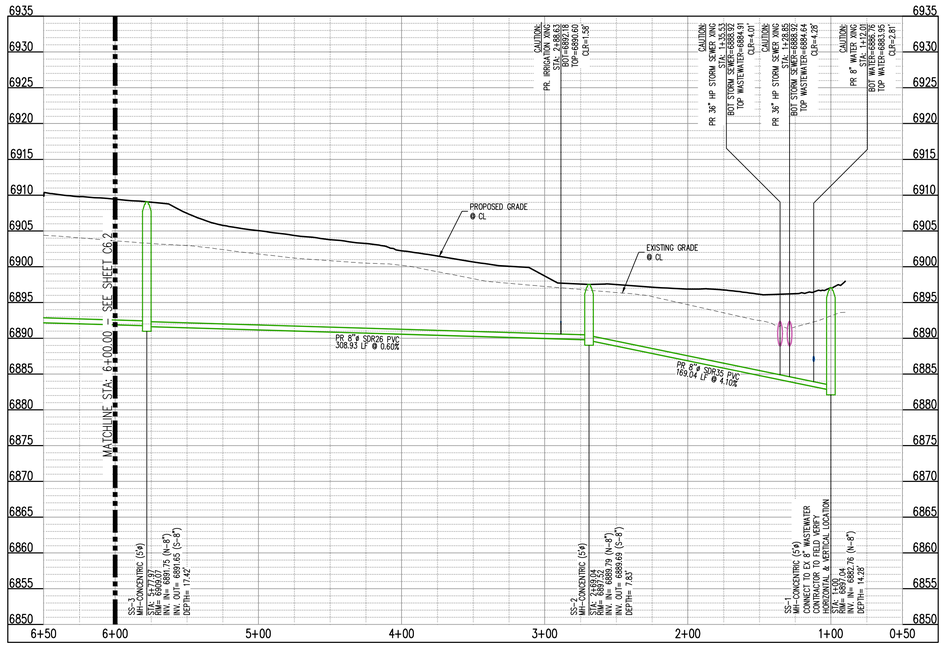


KEYMAP

NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



WASTERWATER LINE PROFILE: LINE SAN 1 (STA: 1+00 – 6+00)

SCALES: HORIZONTAL 1"=50', VERTICAL 1"=10'

NOTICE – STATIONS RUN RIGHT TO LEFT

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WASTEWATER PLAN & PROFILE

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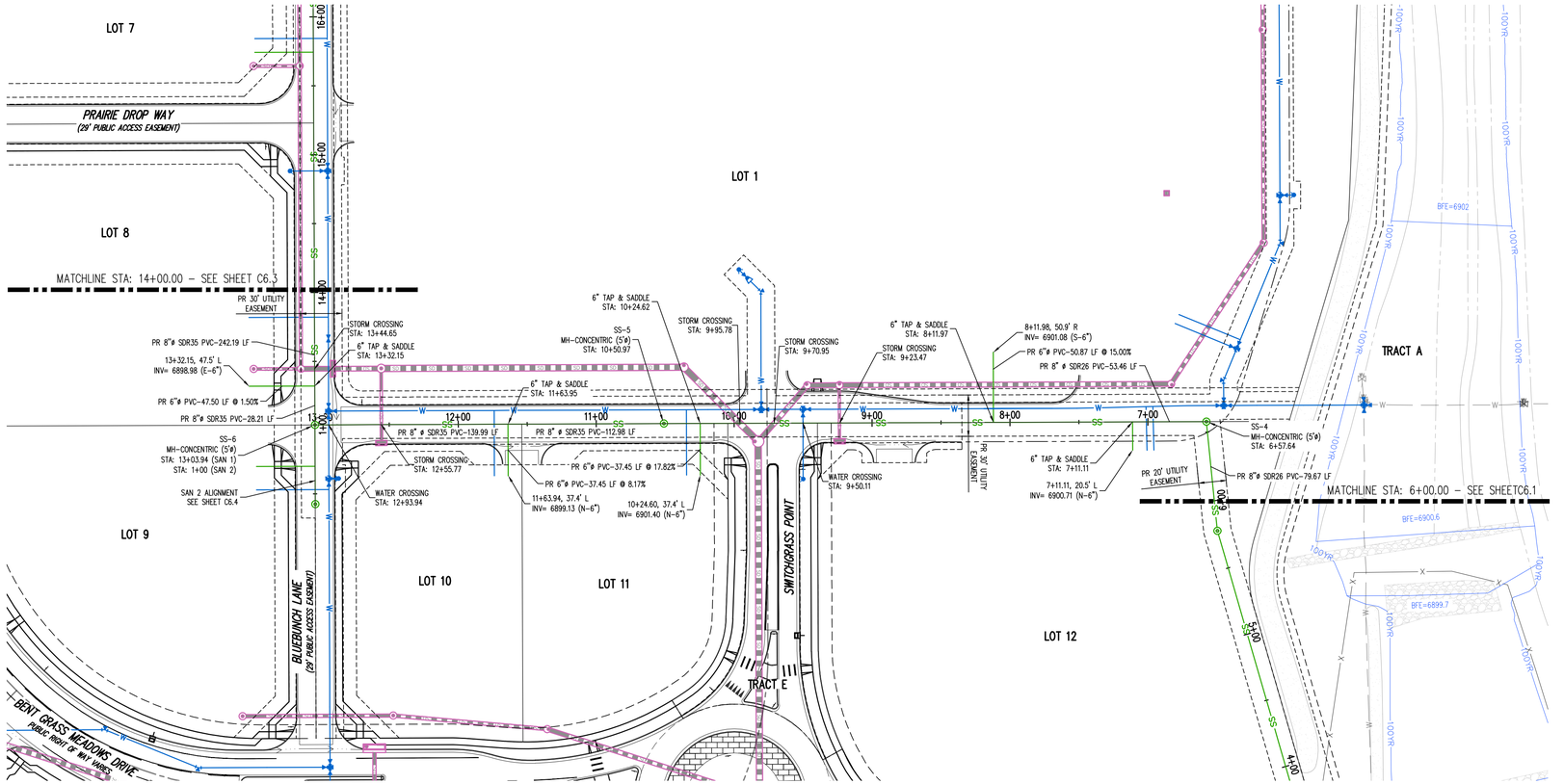
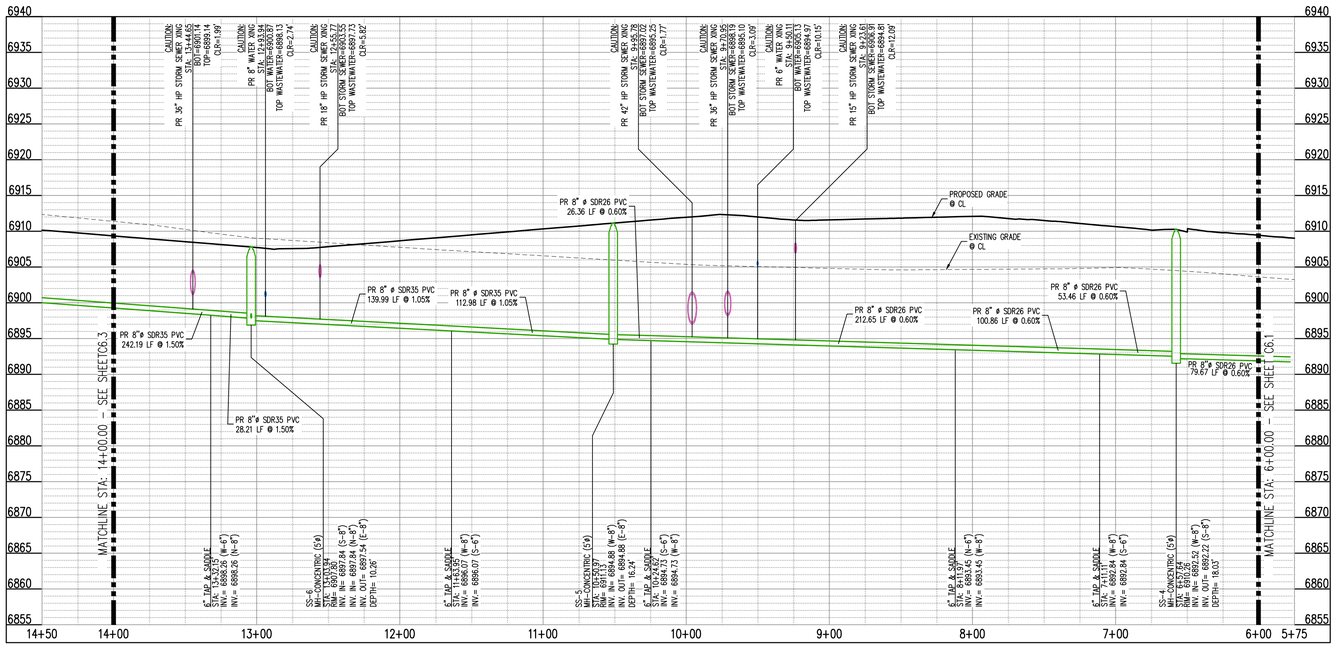


WASTEWATER LINE PLAN: LINE SAN 1 (STA: 6+00 – 14+00)

SCALE: 1"=50'



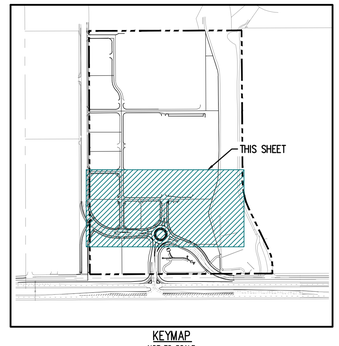
WASTEWATER LINE PROFILE: LINE SAN 1 (STA: 6+00 – 14+00)

SCALES: HORIZONTAL 1"=50', VERTICAL 1"=10'

N

0 10 25 50

SCALE: 1"=50'



KEYMAP

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- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

NOTICE – STATIONS RUN RIGHT TO LEFT

CAUTION – NOTICE TO CONTRACTOR

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st issuance	

Project No:	EDI102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

WASTEWATER PLAN & PROFILE

C6.2

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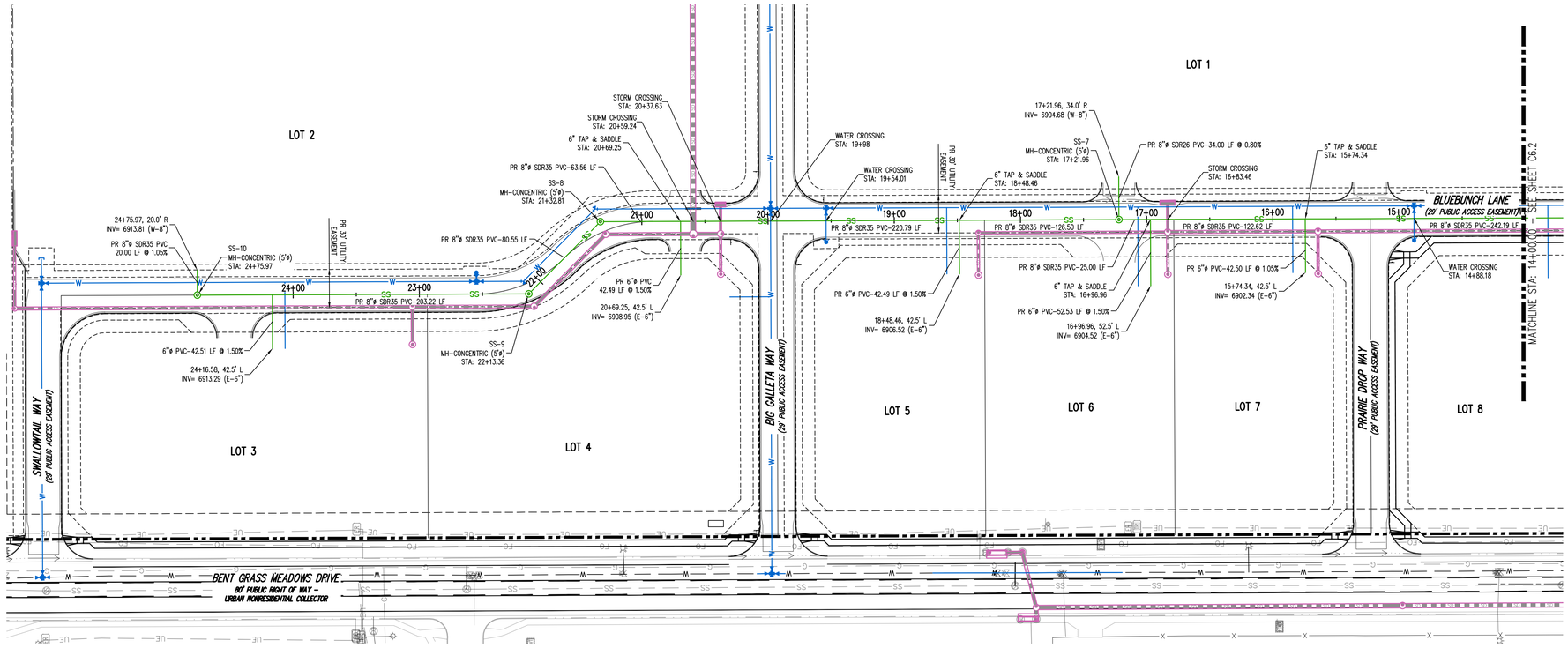
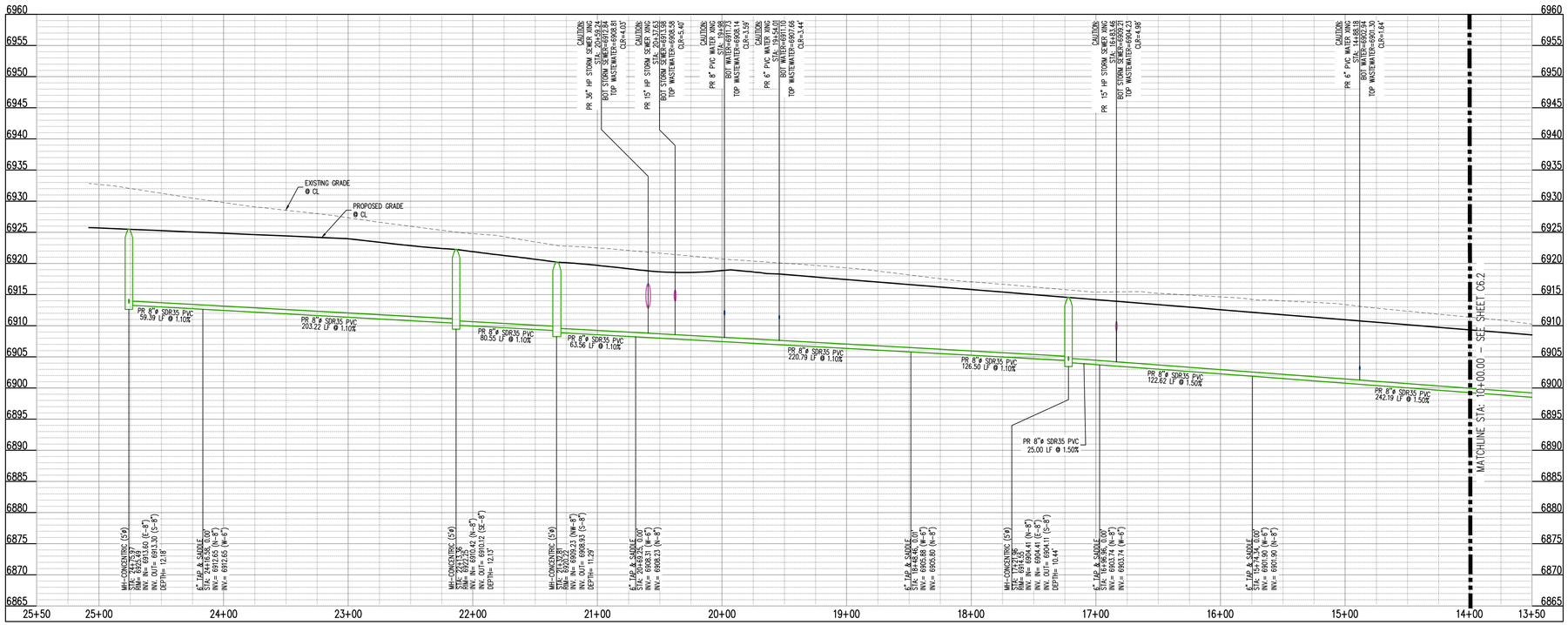
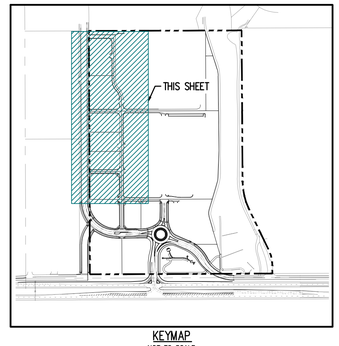


WASTEWATER LINE PLAN: LINE SAN 1 (STA: 14+00 – 24+75.97)
SCALE: 1"=50'



WASTERWATER LINE PROFILE: LINE SAN 1 (STA: 14+00 – 24+75.97)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=10'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
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- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
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- EXISTING FIBER OPTIC PEDESTAL
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- EXISTING TELEPHONE MANHOLE
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- EXISTING WATER METER
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- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WASTEWATER PLAN & PROFILE

C6.3

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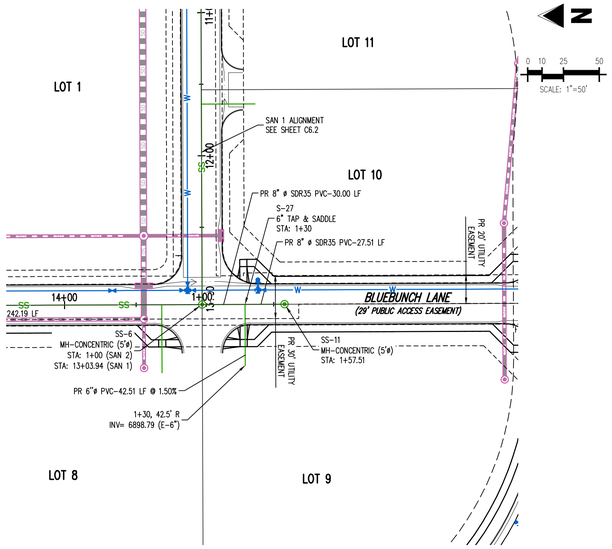
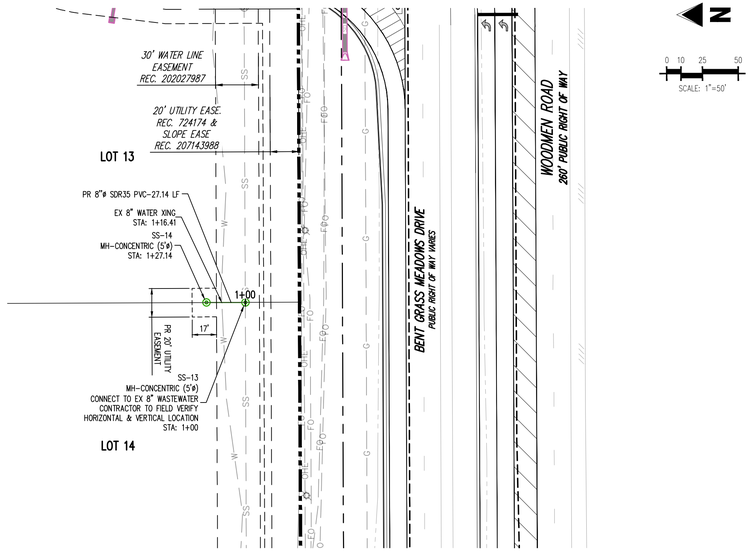
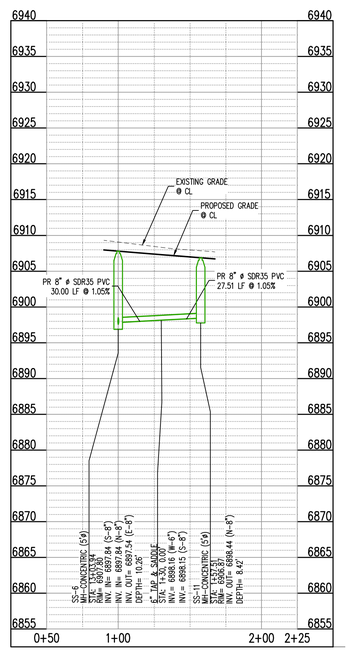
M:\Evergreen Development\CO, El Paso County - 21000202 - Bent Grass Commercial\04\CIVIL\CD\C6.3 Wastewater P&P.dwg - Brad Bishop - 11/19/2026



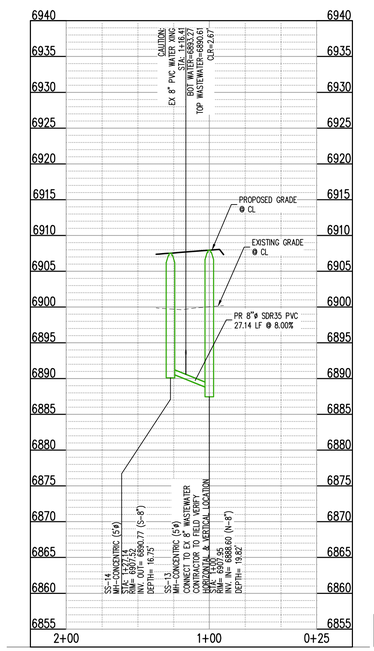
WASTEWATER LINE PLAN: LINE SAN 2 (STA: 1+00 – 1+57.51)
SCALE: 1"=50'



WASTEWATER LINE PLAN: LINE SAN 1 (STA: 1+00 – 1+27.14)
SCALE: 1"=50'

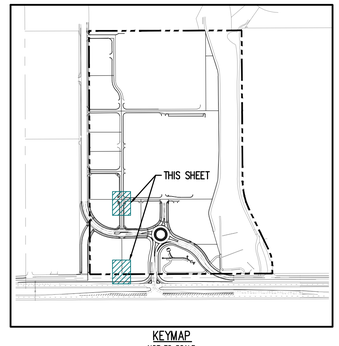


WASTERWATER LINE PROFILE: LINE SAN 2 (STA: 14+00 – 1+57.51)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=10'



NOTE:
EXISTING UTILITIES ARE CONSIDERED ASSUMED DEPTH UNTIL THE POTHOLE EXPLORATION IS COMPLETE.

WASTEWATER LINE PROFILE: LINE SAN 5 (STA: 1+00 – 1+27.14)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=10'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
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- EXISTING UNDERGROUND ELECTRICAL
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- EXISTING FIBER OPTIC LINE
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- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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- PROPOSED WATER VALVE
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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WASTEWATER PLAN & PROFILE

C6.4

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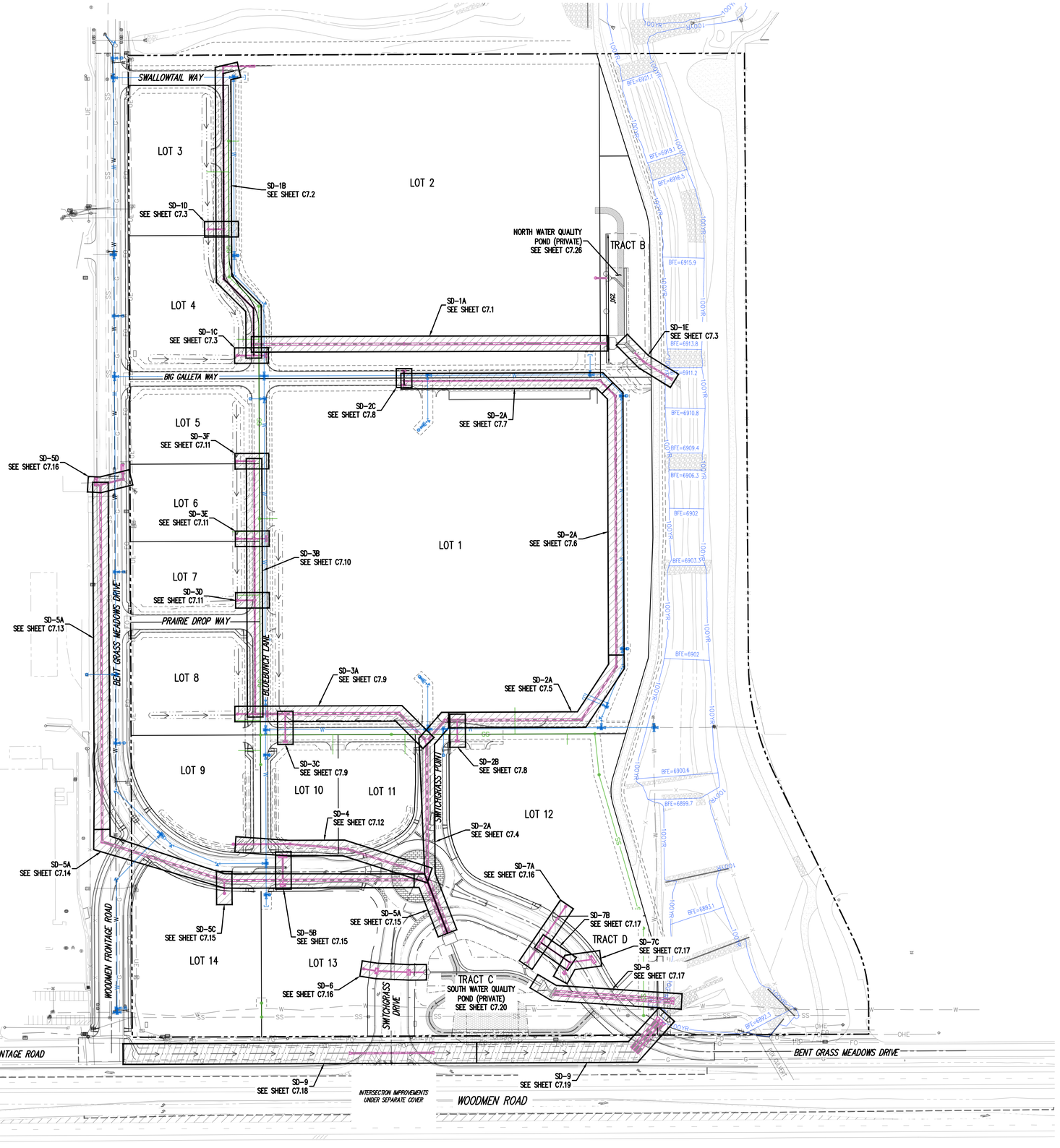
M:\Evergreen Development\PCD, El Paso County, 13190033 - Bent Grass Commercial\PCD\CONSTRUCTION DOCUMENTS\C6.4 Wastewater P&P.dwg, Brad Bishop, 11/19/2026



N

0 20 50 100

SCALE: 1"=100'

NOTES:

1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
3. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
5. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
6. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
7. MANHOLES SHALL BE INSTALLED ⅛" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
8. SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2
9. GASKETED JOINTS TO BE USED ON ALL RCP STORM PIPE

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EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

OVERALL STORM PLAN

C7.0

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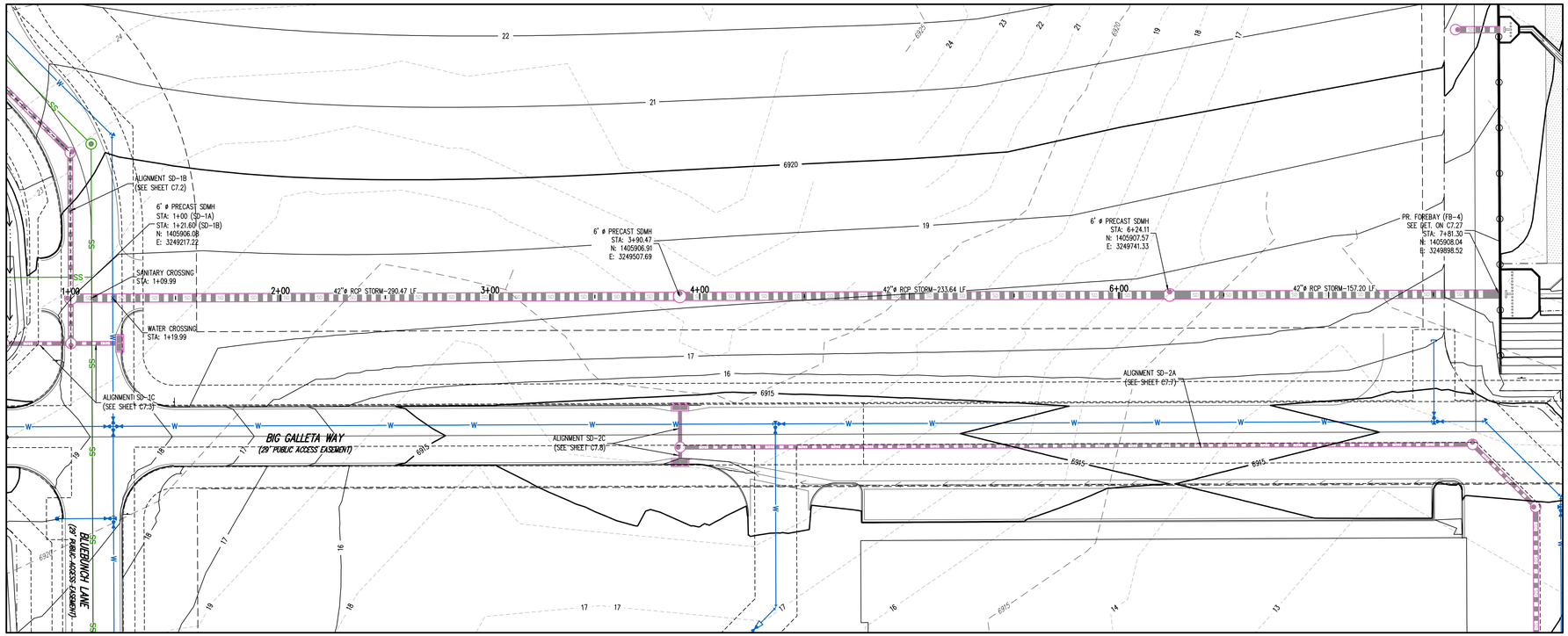
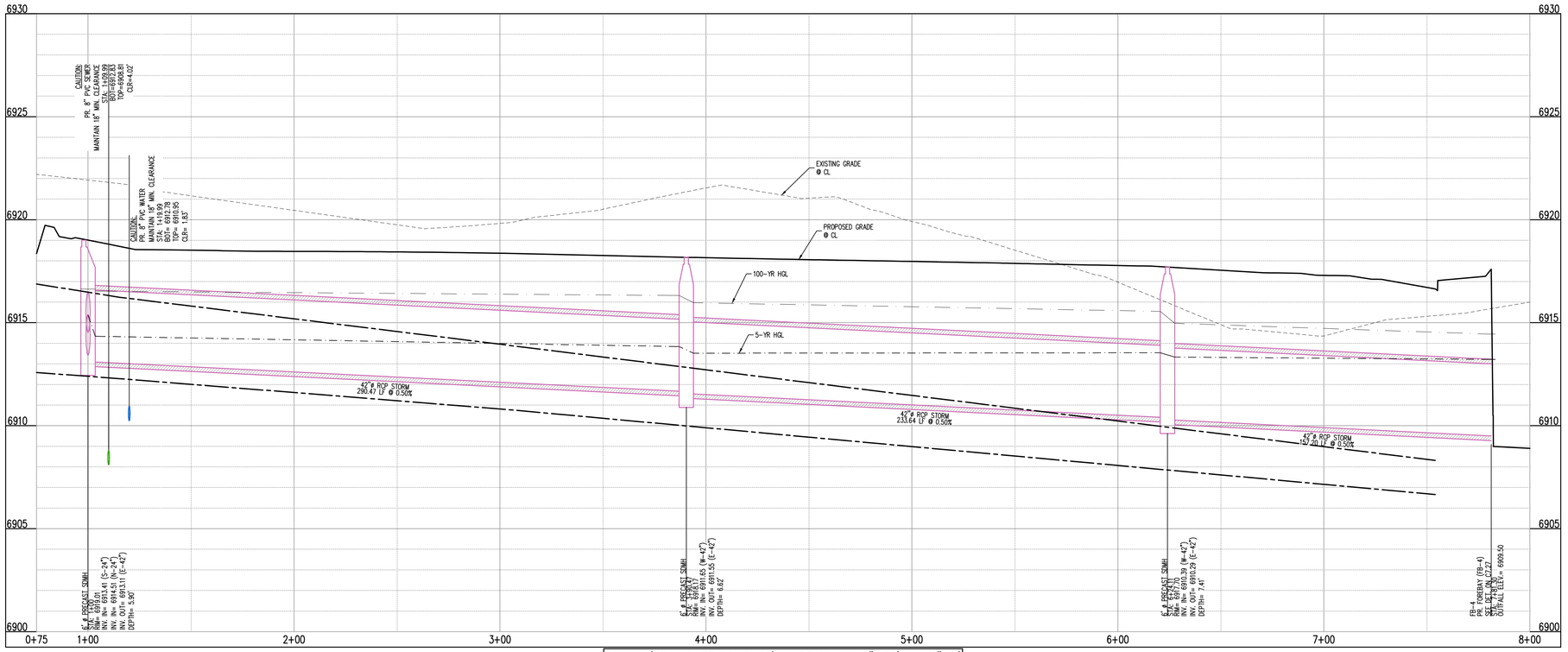


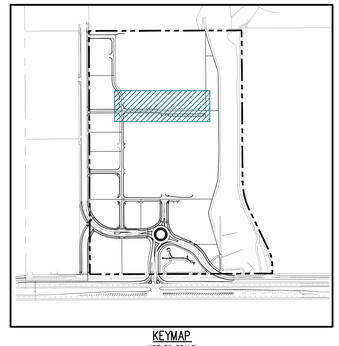


SD-1A (STA: 0+75 TO 8+00) – SCALE: H: 1"=30' V: 1"=3'

N

0 15 30

SCALE: 1"=30'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
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- PROPOSED SITE LIGHTING
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EVERGREEN DEVELOPMENT
EPC FILE #:

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FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.1

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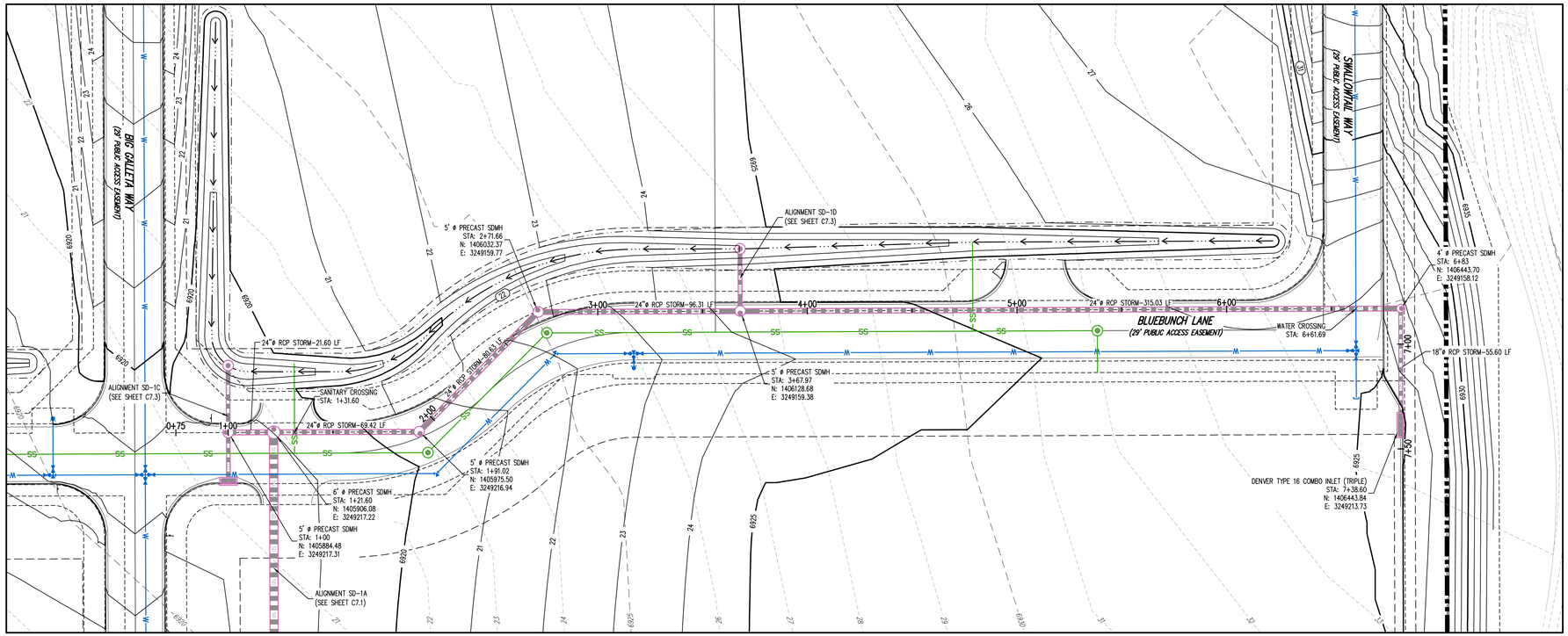
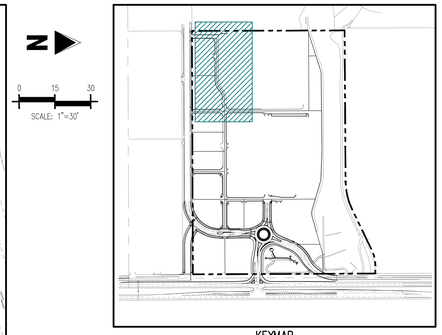
M:\Evergreen Development\SCL El Paso County_1210\02\02_Bent Grass Commercial\02\CAD\02\02C7.1 Storm P&P.dwg, Brad Bishop, 11/19/2026





KEYMAP
NOT TO SCALE

SCALE: 1"=30'

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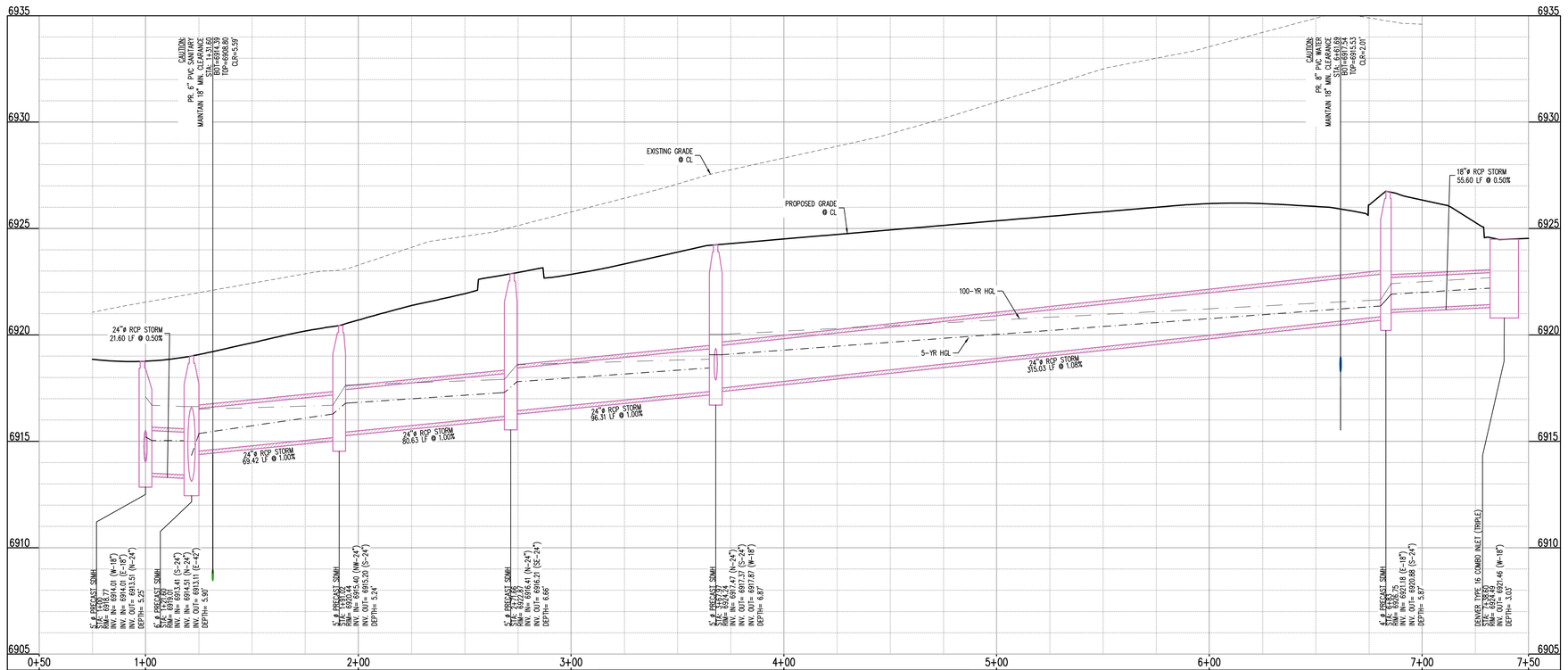

SD-1B (STA: 0+50 TO 7+50) - SCALE: H: 1"=30' V: 1"=3'

CAUTION - NOTICE TO CONTRACTOR

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Galloway & Company, LLC

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.2

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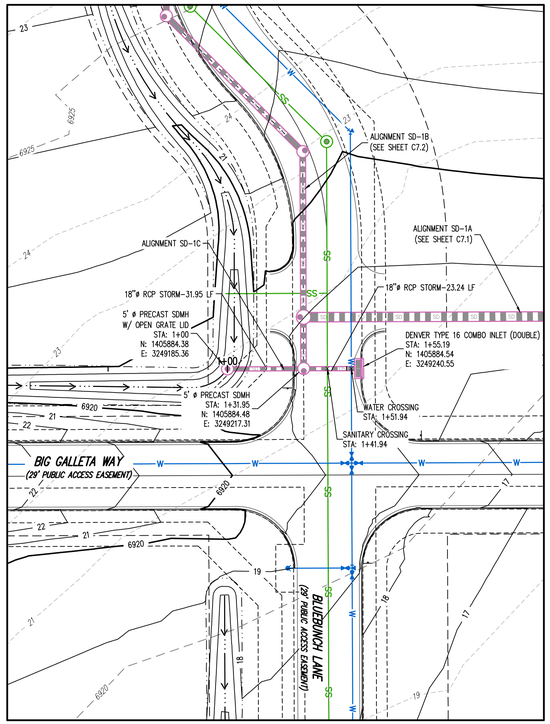
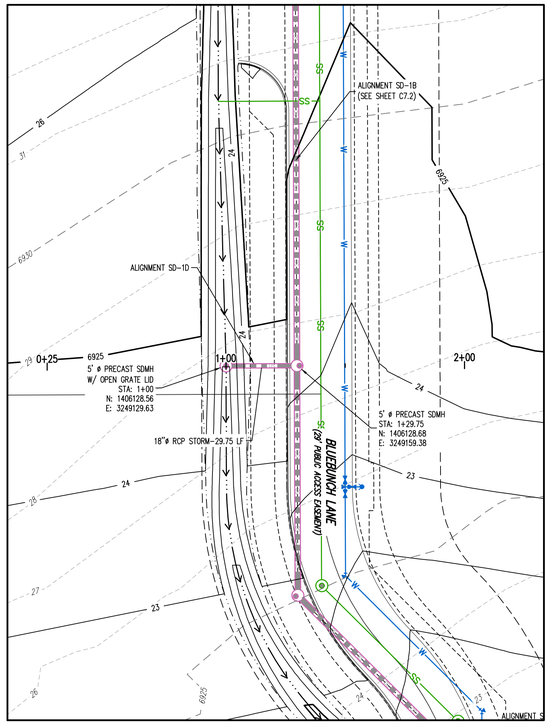
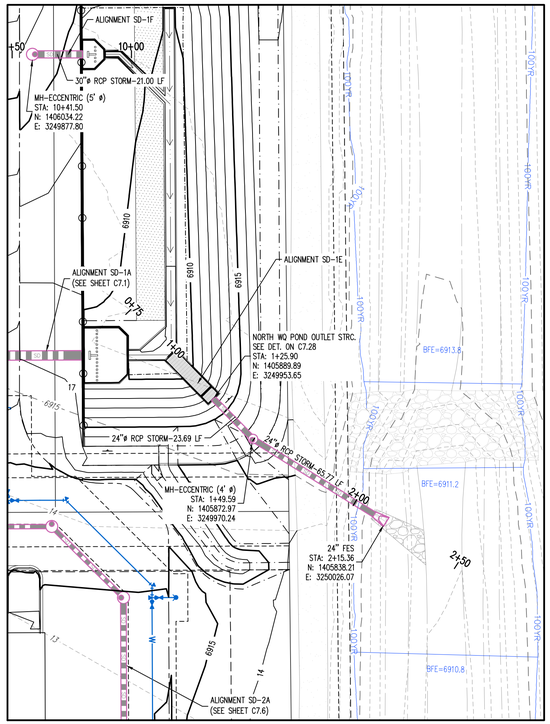
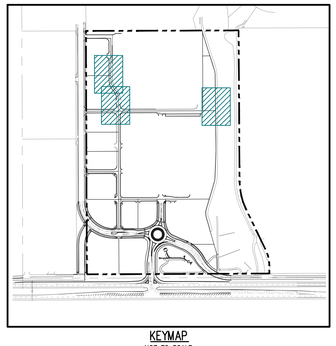
K:\EE\Evergreen Development\SD_EI Plan Set\Fig - EDI102SD_Bent Grass Commercial\ADOC\EDI102SD-C7.2 Storm P&P.dwg, Brad Bishop, 11/19/2026







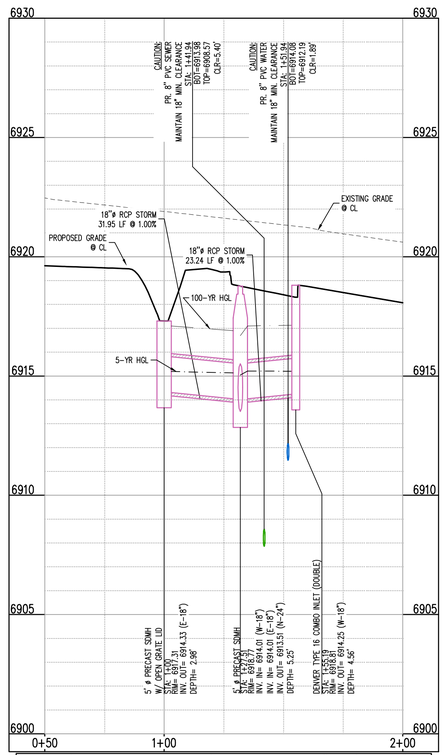




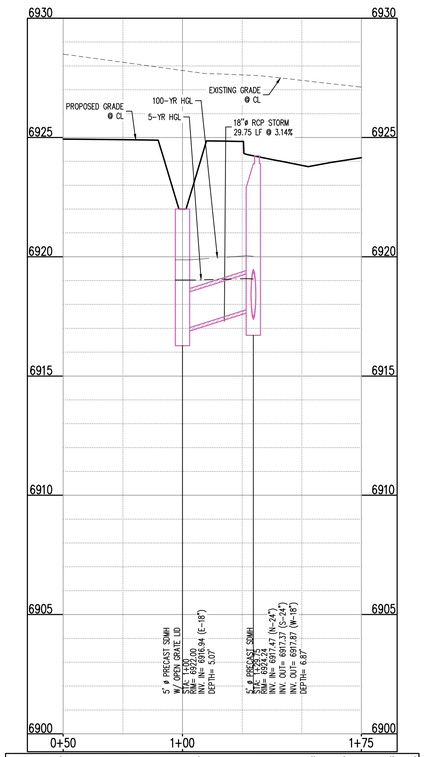
KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-1C (STA: 0+50 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'



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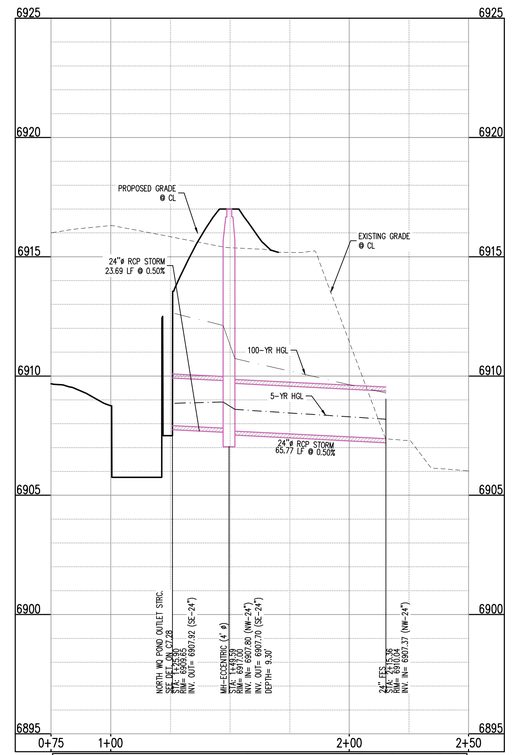
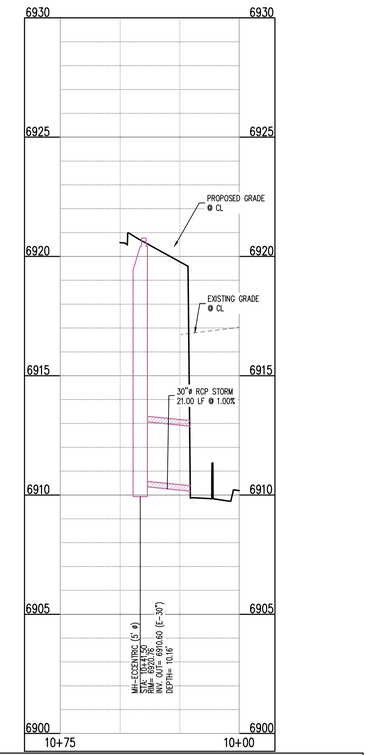


SD-1E (STA: 0+75 TO 2+50) – SCALE: H: 1"=30' V: 1"=3'



SD-1F (STA: 10+00 TO 10+75) – SCALE: H: 1"=30' V: 1"=3'

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EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.3

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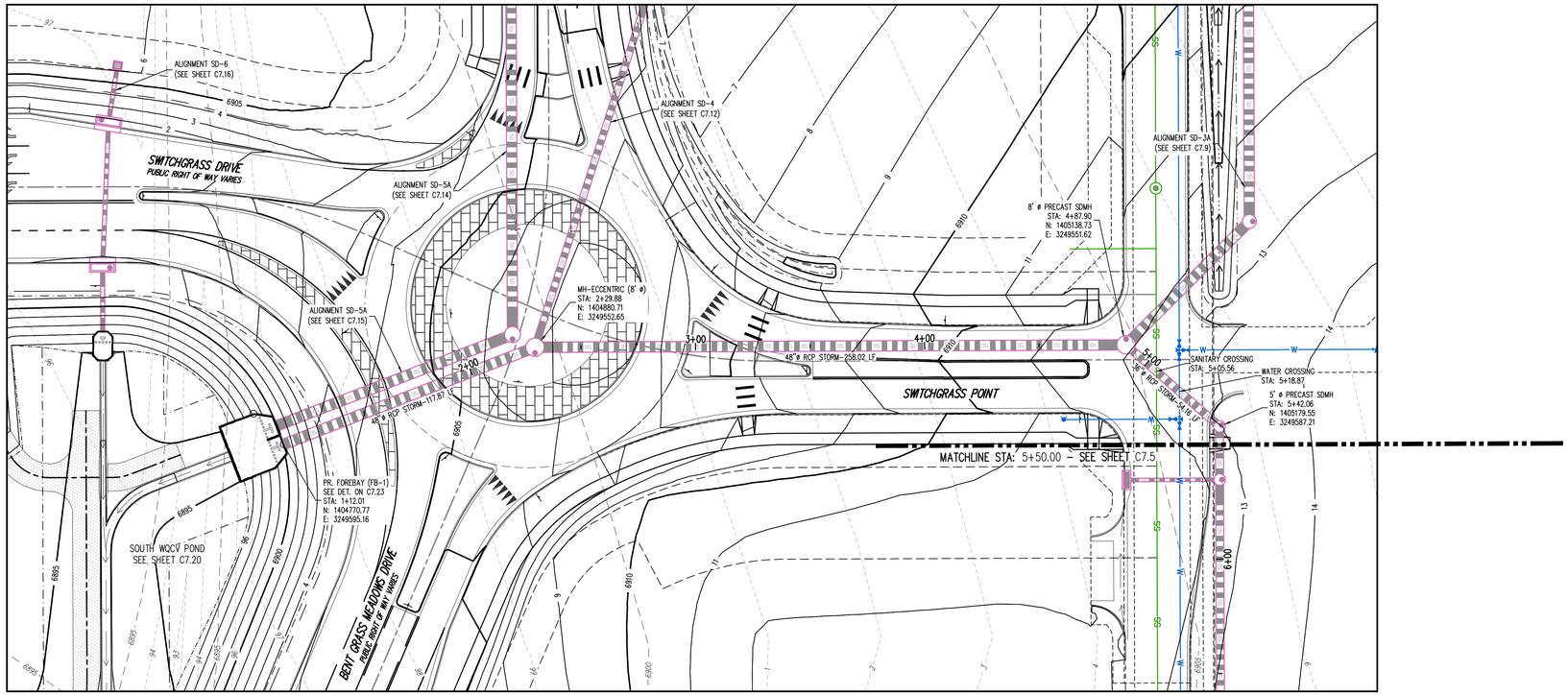
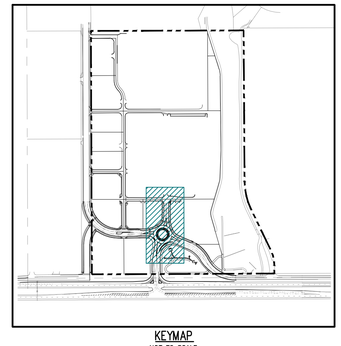




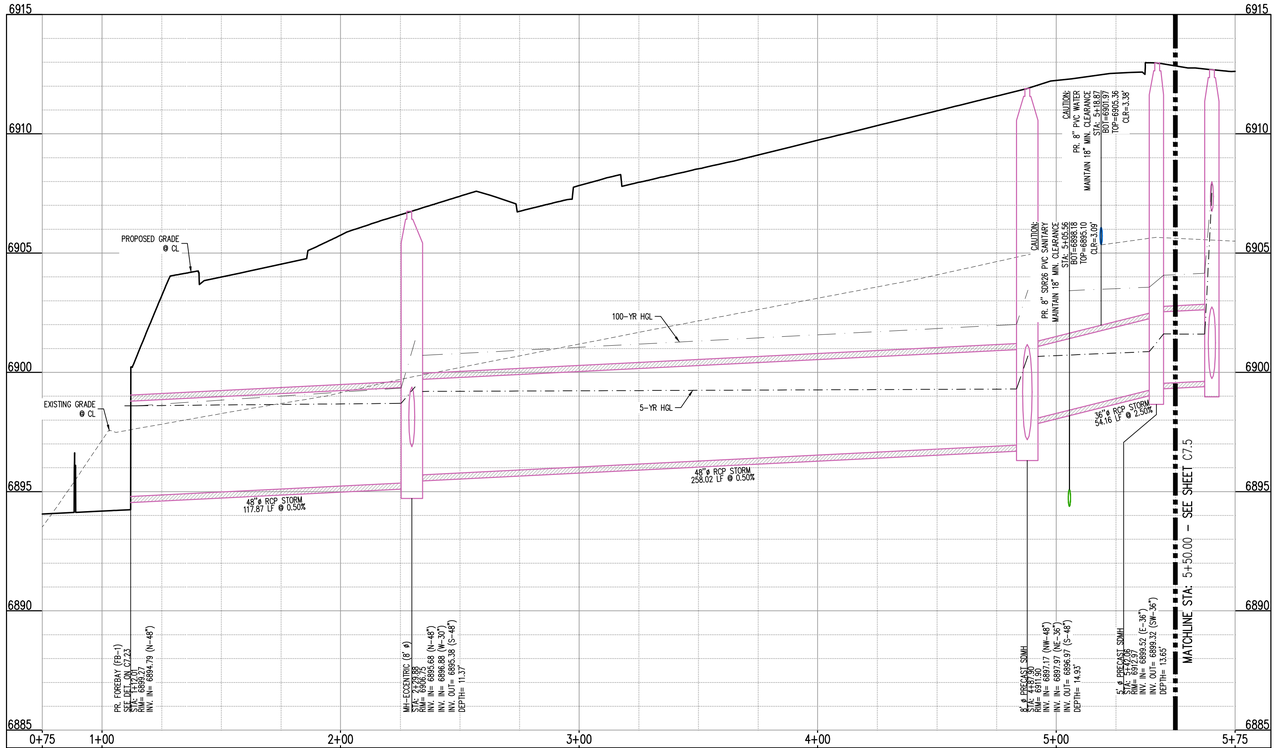
KEYMAP
NOT TO SCALE

N

0 15 30
SCALE: 1"=30'

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-2A (STA: 0+75 TO 5+75) - SCALE: H: 1"=30' V: 1"=3'

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THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	AGC
Checked By:	JAO
Date:	11/19/26

STORM PLAN & PROFILE

C7.4

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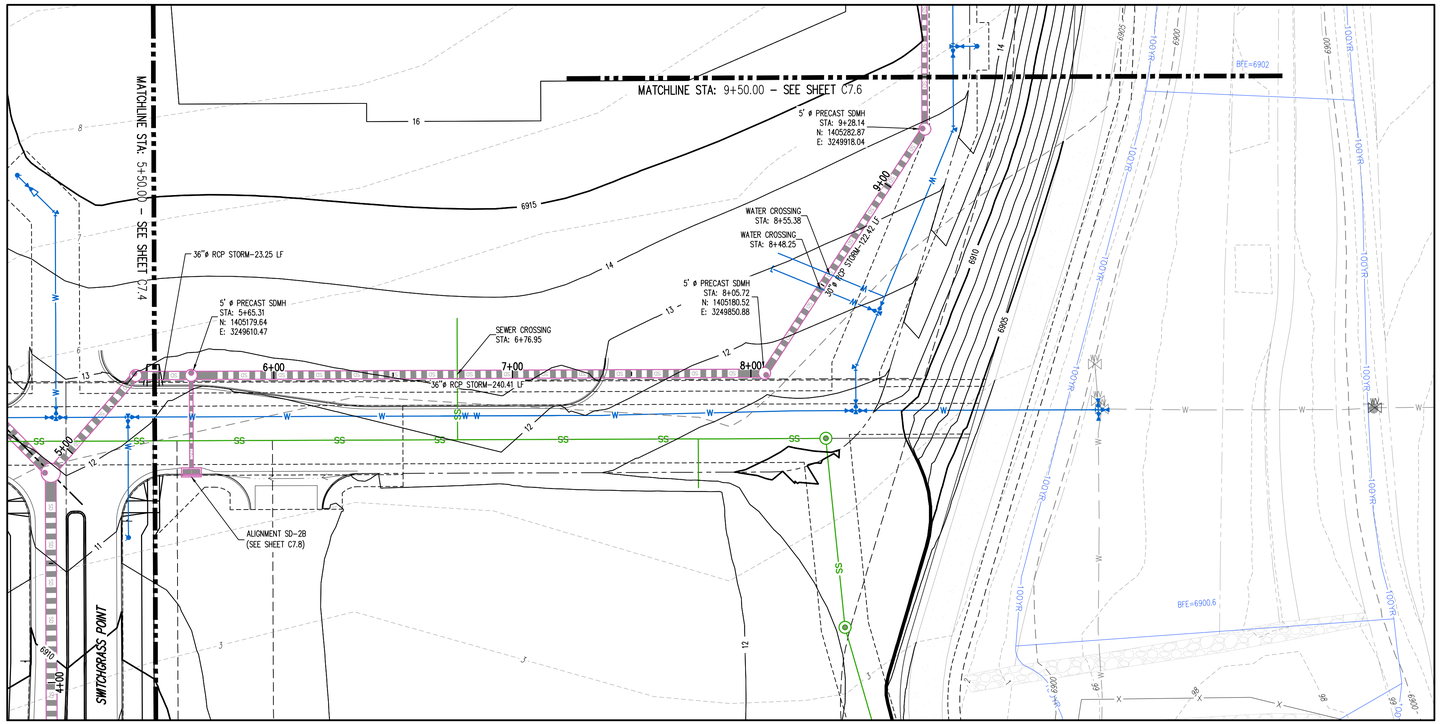
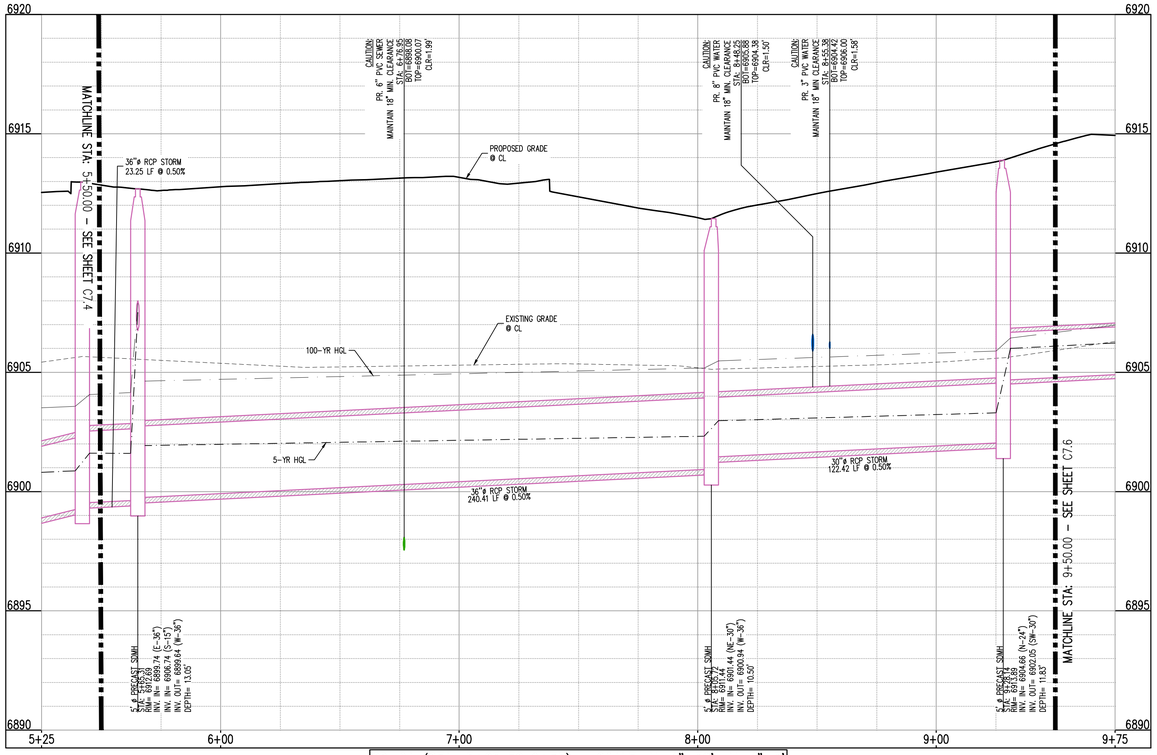
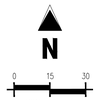
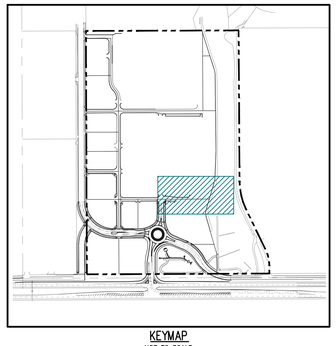
M:\Evergreen Development\SD_E\Plan Sheets\ENGINEERING\SD_E Plan Sheets - Bent Grass Commercial\SD_E Sheets\SD_E Plan Sheets - 11/19/2026





SD-2A (STA: 5+25 TO 9+75) – SCALE: H: 1"=30' V: 1"=3'





KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
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- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.5

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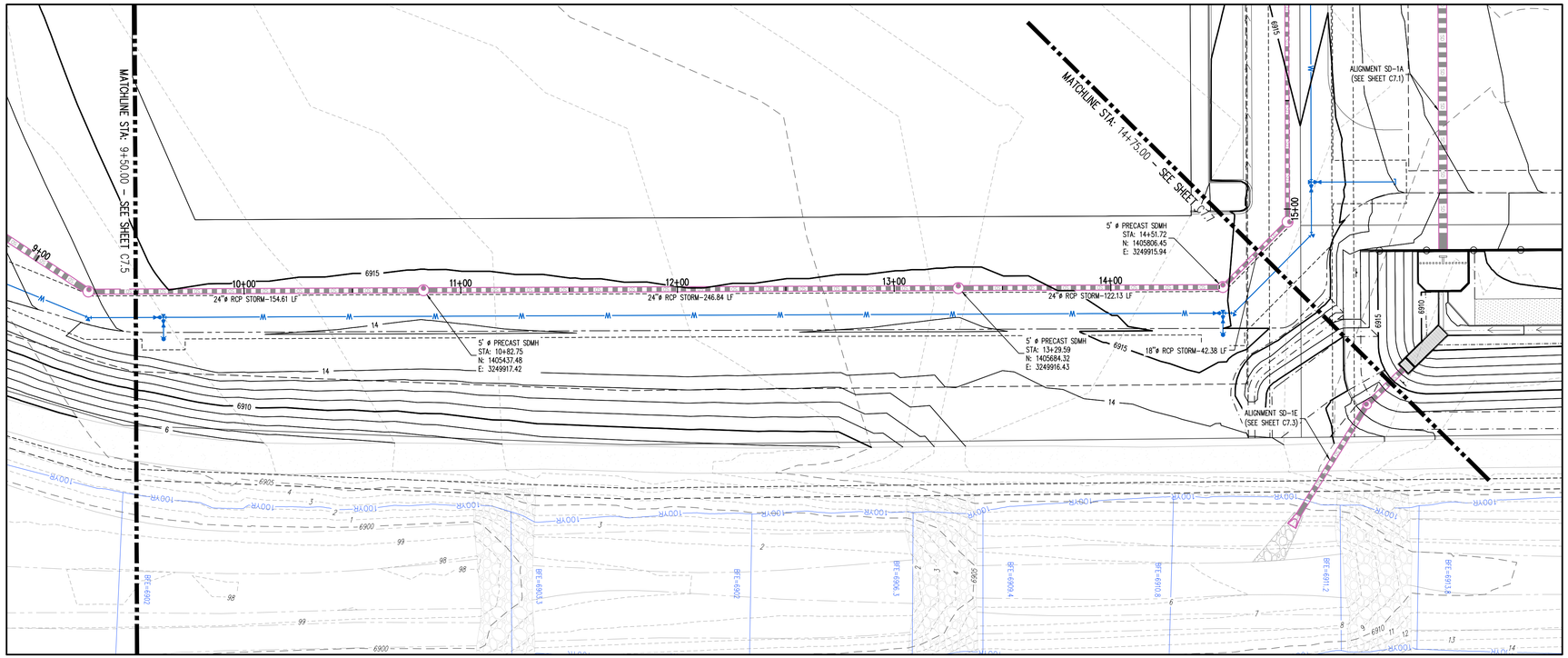
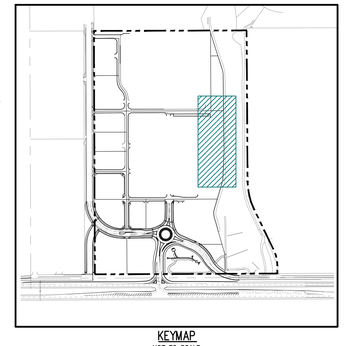
K:\EE\Evergreen Development\SD_EP Mstr Grading - Bent Grass Comm\exhibit\ACAD\C7\EDI102C7.5 Storm P&P.dwg, Brad Bishop, 11/19/2026





KEYMAP
NOT TO SCALE

N

0 15 30
SCALE: 1"=30'

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
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- EXISTING UNDERGROUND ELECTRICAL
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- EXISTING FIBER OPTIC LINE
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- EXISTING UNDERGROUND TELEPHONE
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- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
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- EXISTING FIBER OPTIC PEDESTAL
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- EXISTING TRAFFIC SIGNAL CABINET
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- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
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- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
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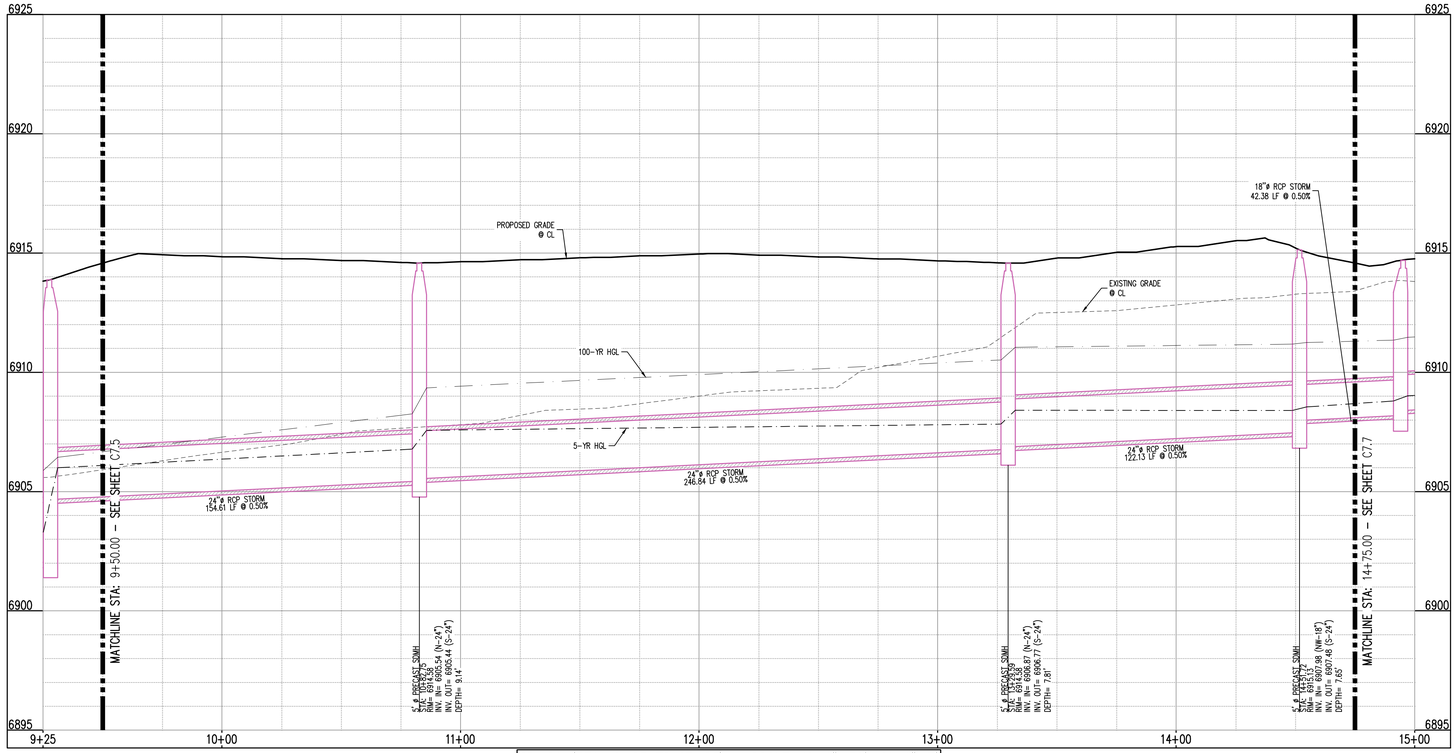
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-2A (STA: 9+25 TO 15+00) – SCALE: H: 1"=30' V: 1"=3'

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FALCON, COLORADO

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Project No: EDI102
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Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.6

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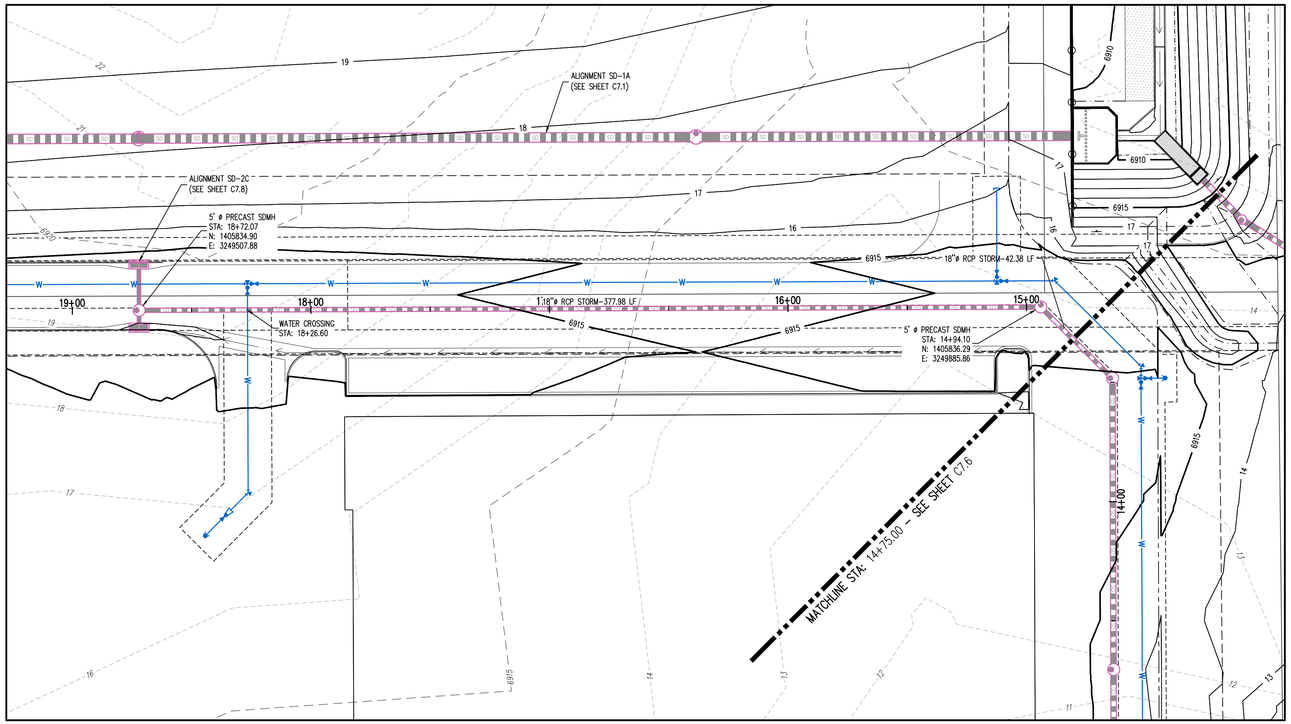
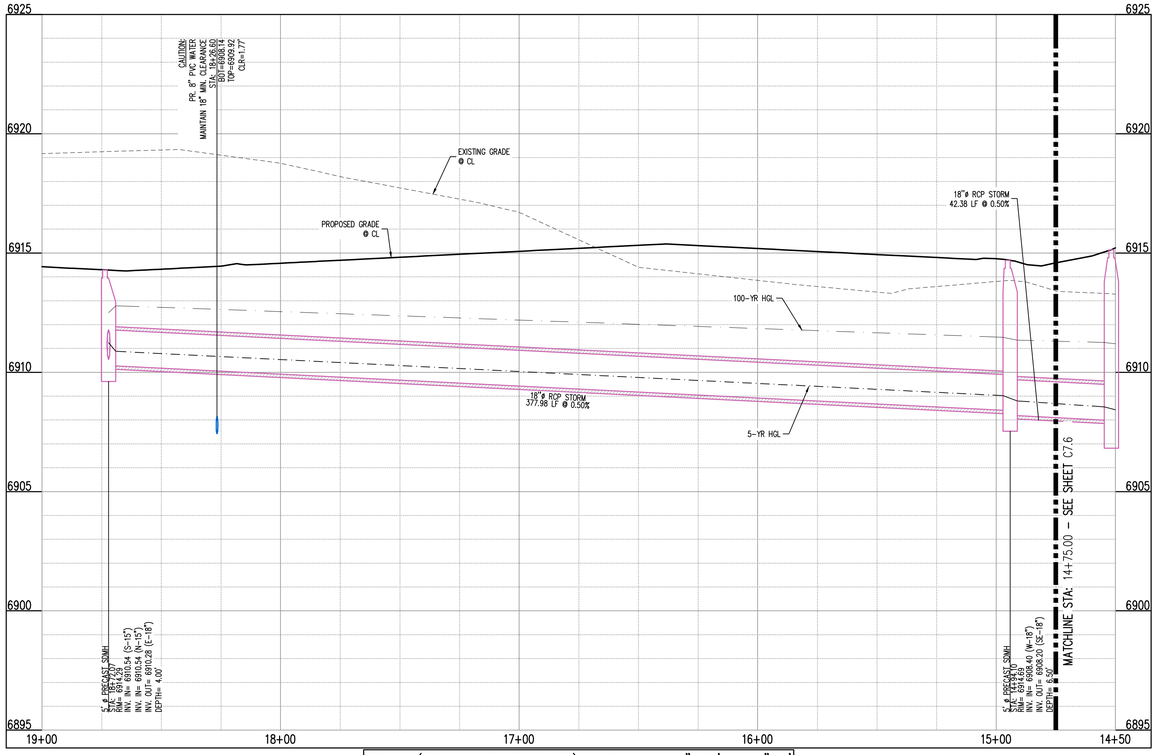
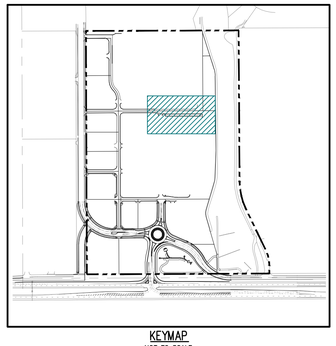
M:\Evergreen Development\CO, El Paso County - EDI\EDI102 - Bent Grass Commercial\ADMIN\CPD\EDI102 C7.6 Storm P&P.dwg - Brad Bishop - 11/19/2026





SD-2A (STA: 14+50 TO 19+00) - SCALE: H: 1"=30' V: 1"=3'





KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.7

K:\EE\Evergreen Development\CO, El Paso County - EDI\EDI102 - Bent Grass Commercial\DOCS\CONSTRUCT C Storm PSP.dwg - Brad Bishop - 11/19/2026

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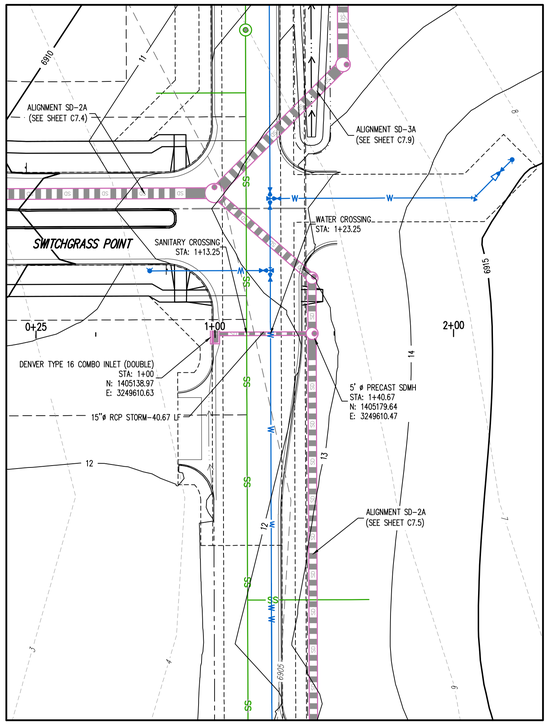
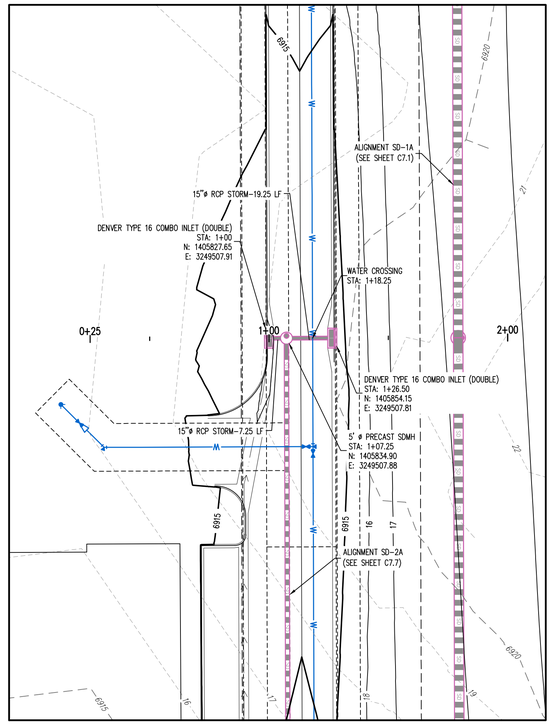
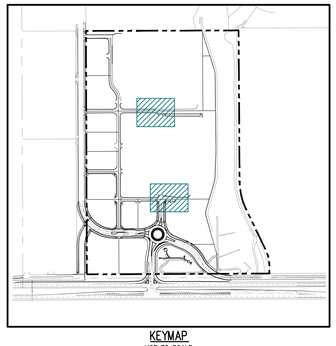






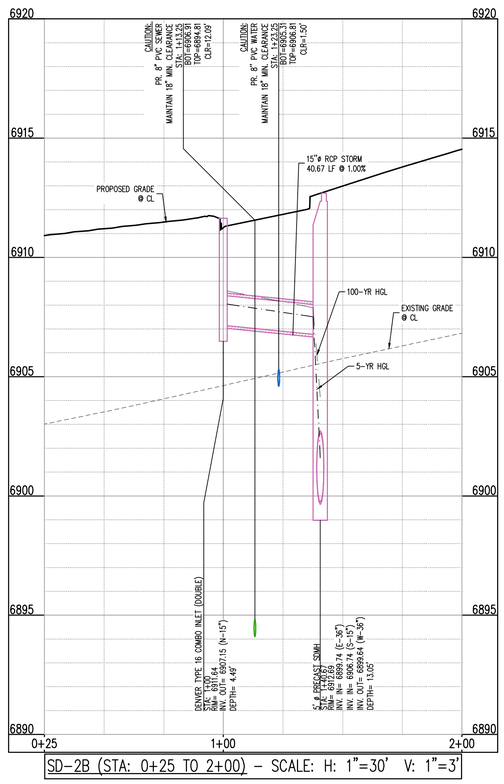
KEYMAP
NOT TO SCALE

N

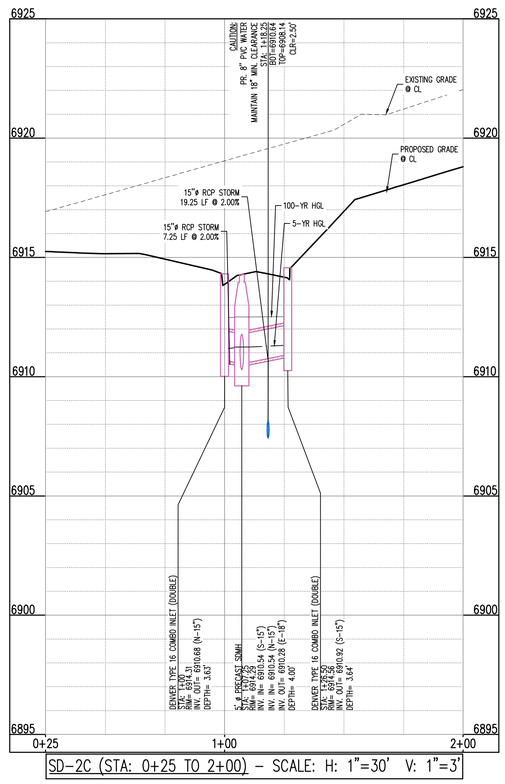
0 15 30
SCALE: 1"=30'

UTILITY LEGEND

W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER (LESS THAN 12"ø)
SD	EXISTING STORM SEWER (12"ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 12"ø)
SD	PROPOSED STORM SEWER (12"ø AND LARGER)
CATV	EXISTING UNDERGROUND TELEVISION
CATV	PROPOSED UNDERGROUND TELEVISION
UE	EXISTING UNDERGROUND ELECTRICAL
UE	PROPOSED UNDERGROUND ELECTRICAL
FO	EXISTING FIBER OPTIC LINE
FO	PROPOSED FIBER OPTIC LINE
UT	EXISTING UNDERGROUND TELEPHONE
UT	PROPOSED UNDERGROUND TELEPHONE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
	EXISTING ELECTRIC LIGHT POLE
	PROPOSED SITE LIGHTING
	EXISTING ELECTRIC SWITCH BOX
EVLT	EXISTING ELECTRIC VAULT
E	EXISTING ELECTRIC BOX
PM	EXISTING PAD MOUNTED TRANSFORMER
T	PROPOSED PAD MOUNTED TRANSFORMER
FO	EXISTING FIBER OPTIC PEDESTAL
FO	EXISTING FIBER OPTIC MANHOLE
F	EXISTING FIBER OPTIC PULLBOX
TSCB	EXISTING TRAFFIC SIGNAL CABINET
TSVT	EXISTING TRAFFIC SIGNAL VAULT
TL	EXISTING TELEPHONE MANHOLE
TL	EXISTING TELEPHONE PEDESTAL
TLVT	EXISTING TELEPHONE VAULT
	EXISTING GAS VALVE
SS	EXISTING SANITARY SEWER MANHOLE
S	PROPOSED SANITARY SEWER MANHOLE
SD	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
W	EXISTING WATER MANHOLE
	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT



SD-2B (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'



SD-2C (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'

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EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	AGC
Checked By:	JAO
Date:	11/19/26

STORM PLAN & PROFILE

C7.8

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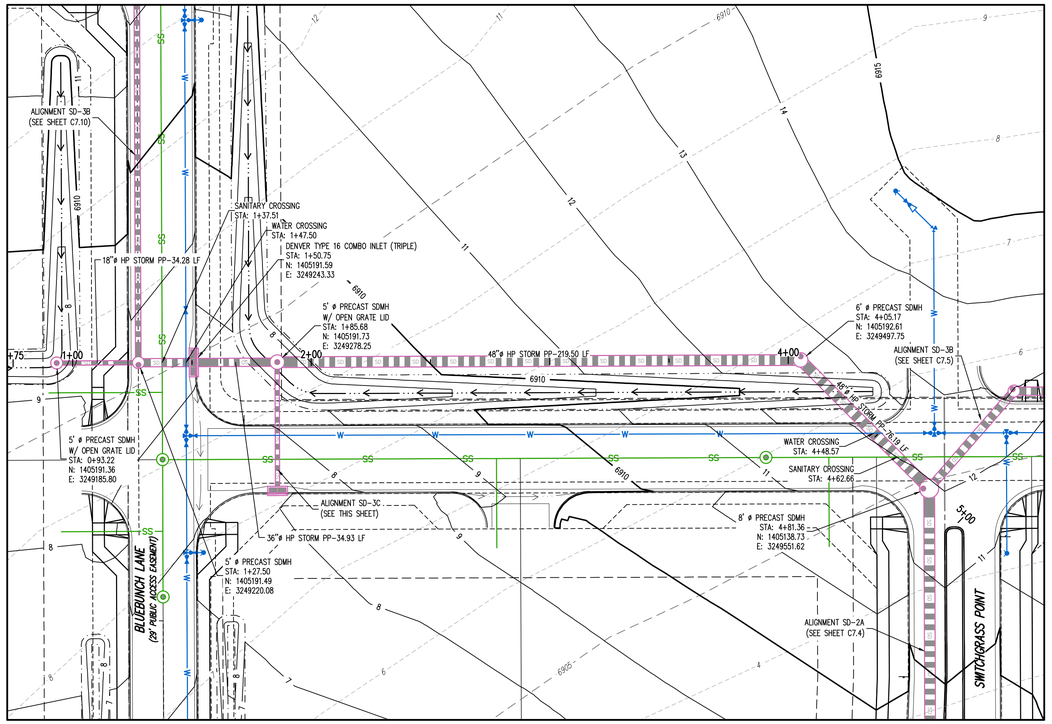
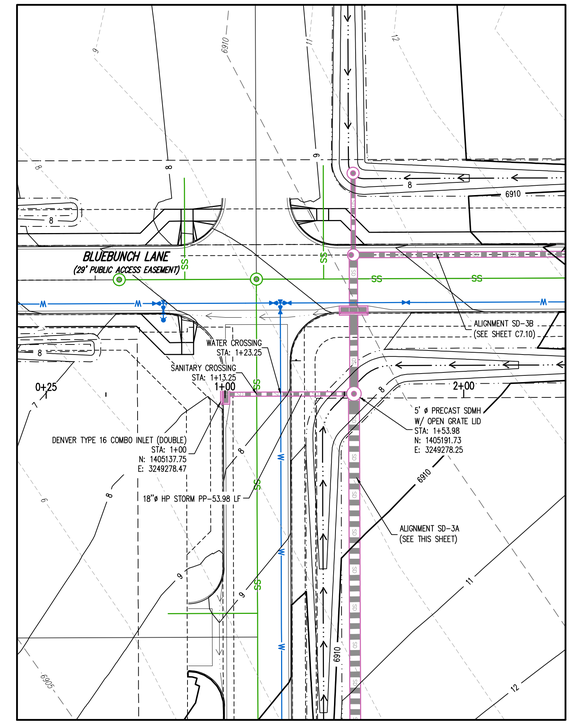
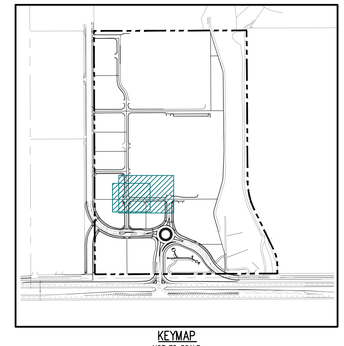


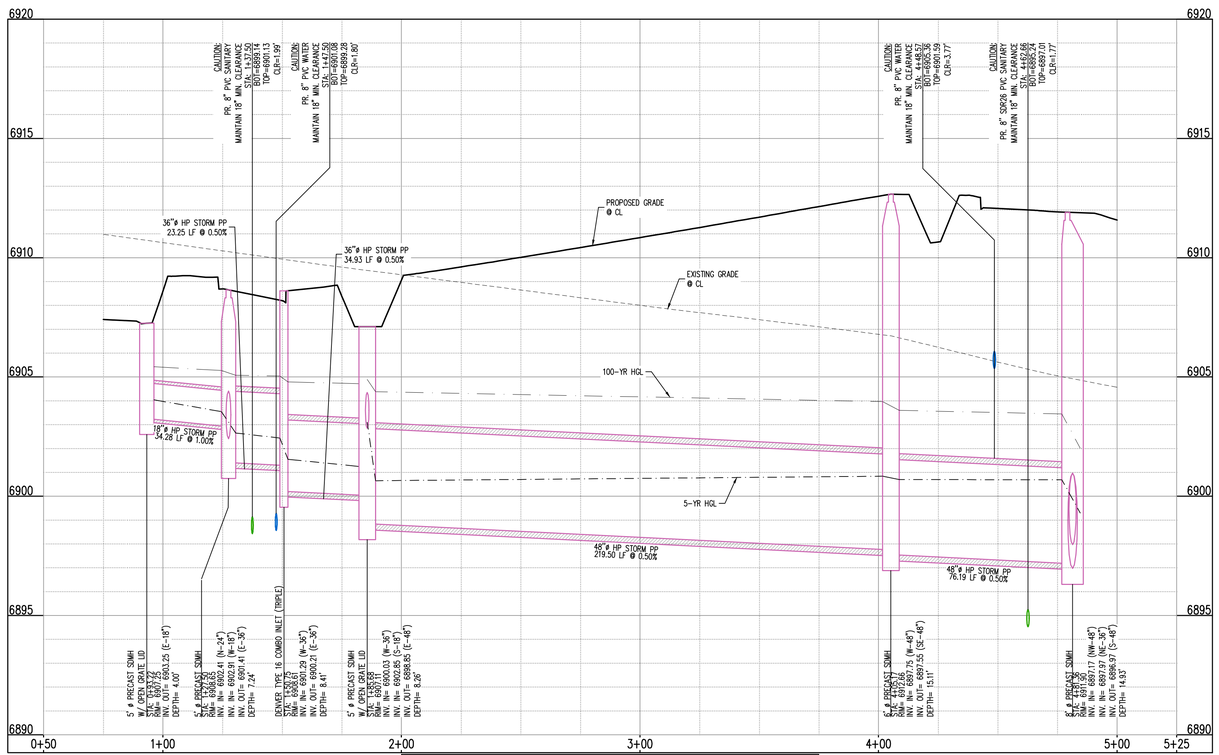




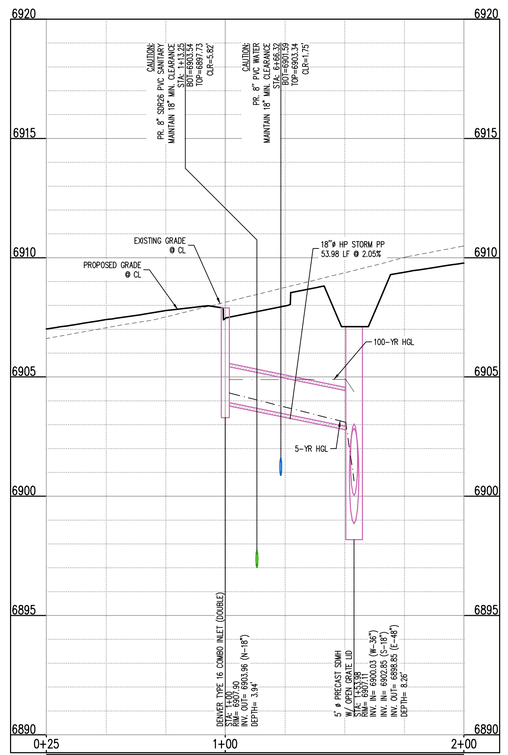
KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-3A (STA: 0+50 TO 5+25) – SCALE: H: 1"=30' V: 1"=3'



SD-3C (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'

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THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.9

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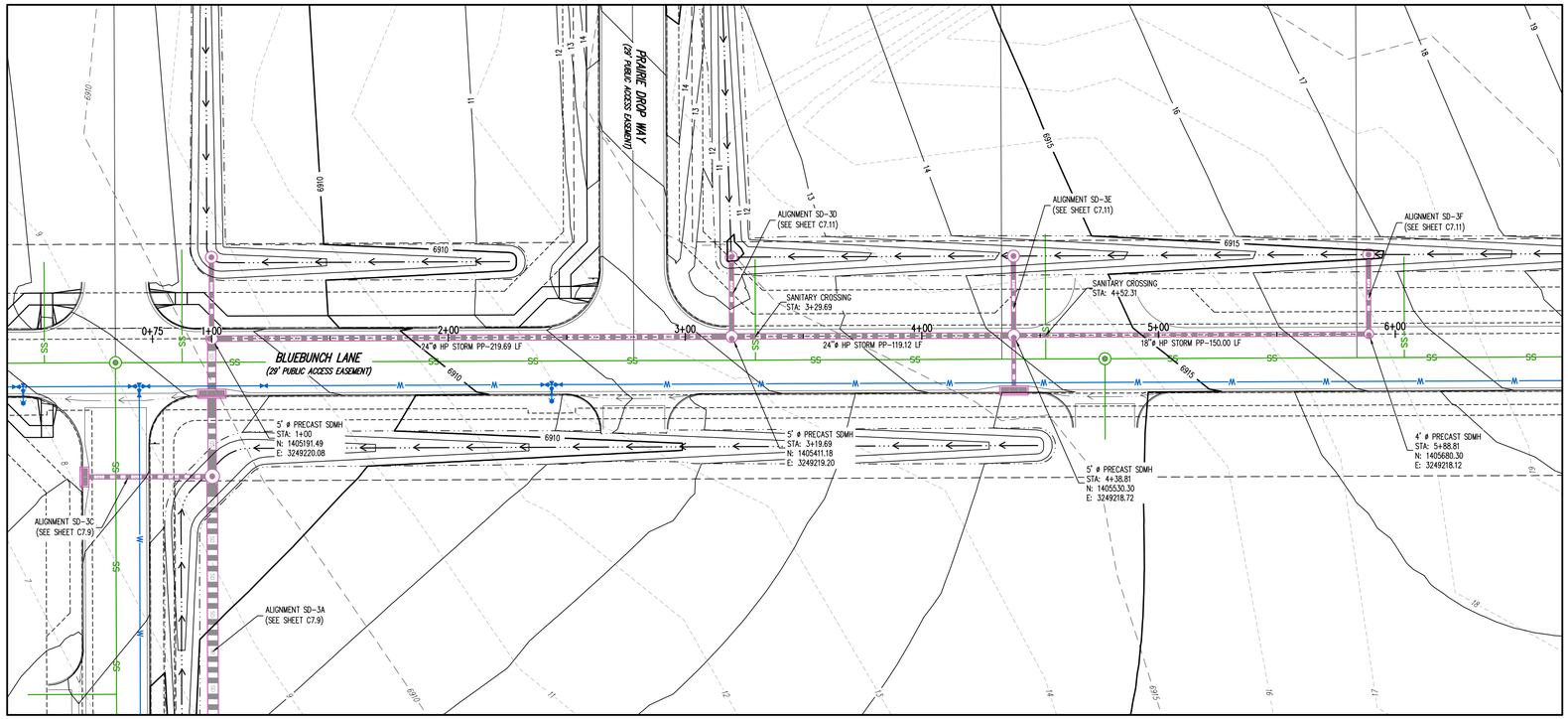

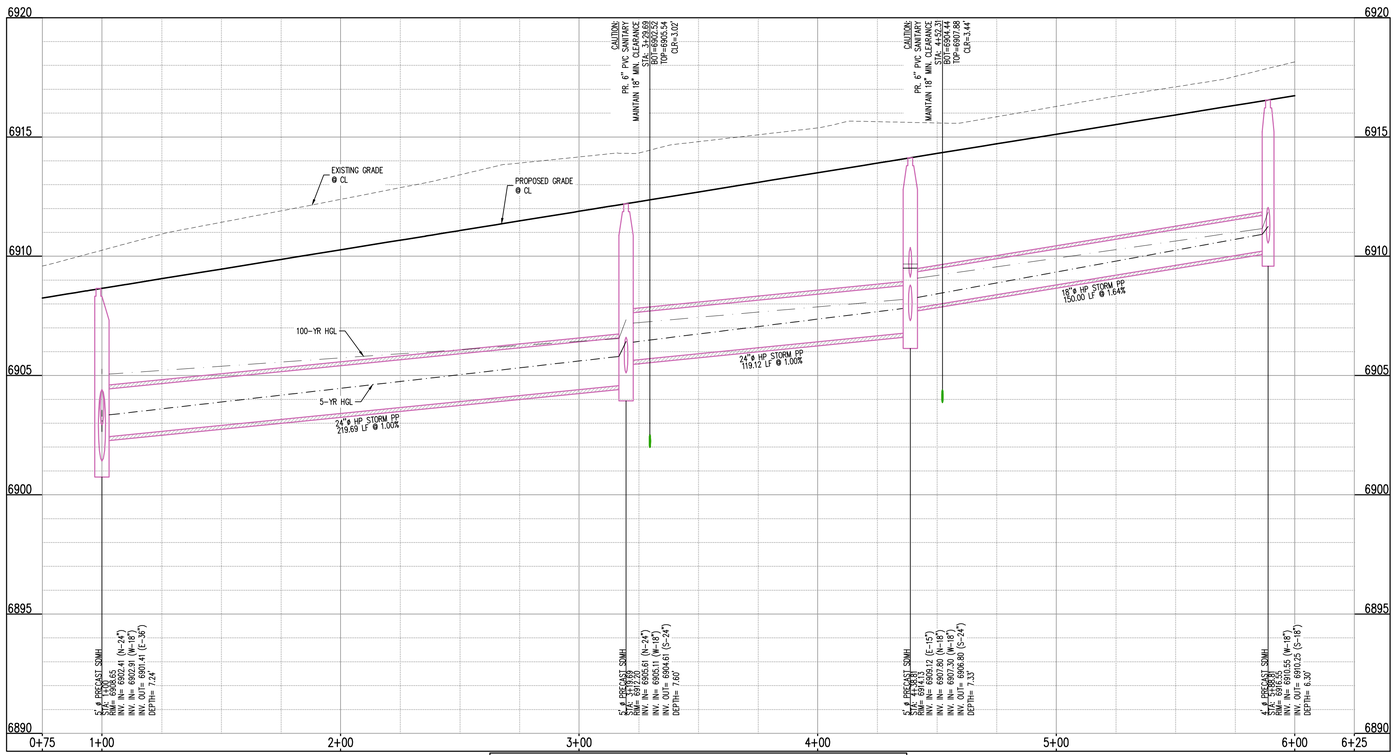

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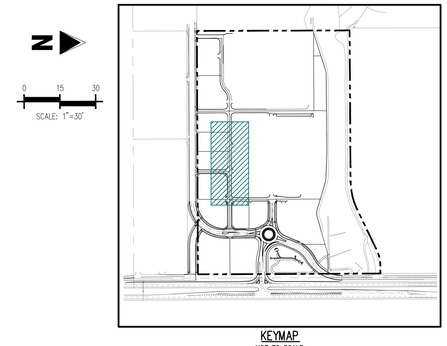

KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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Project No:	EDI102
Drawn By:	AGC
Checked By:	JAO
Date:	11/19/26

STORM PLAN & PROFILE

C7.10

K:\EDI\Evergreen Development\CAD, EP Files Overlay - 2330\0102 - Bent Grass Commercial\ENGR\CONSTRUCTION\C7.10 Storm PP.dwg, Brad Bishop, 11/19/2026

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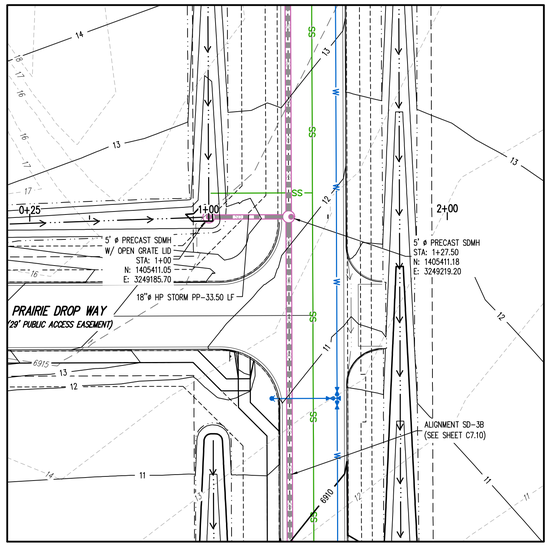
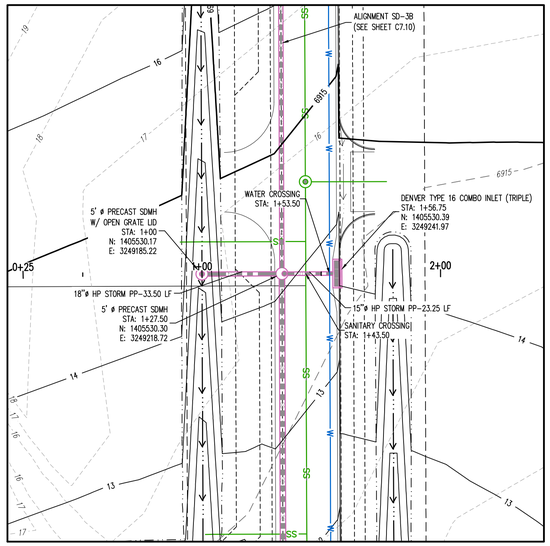
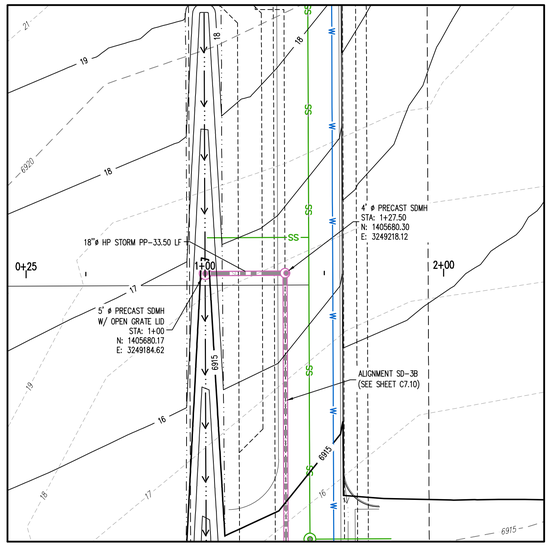
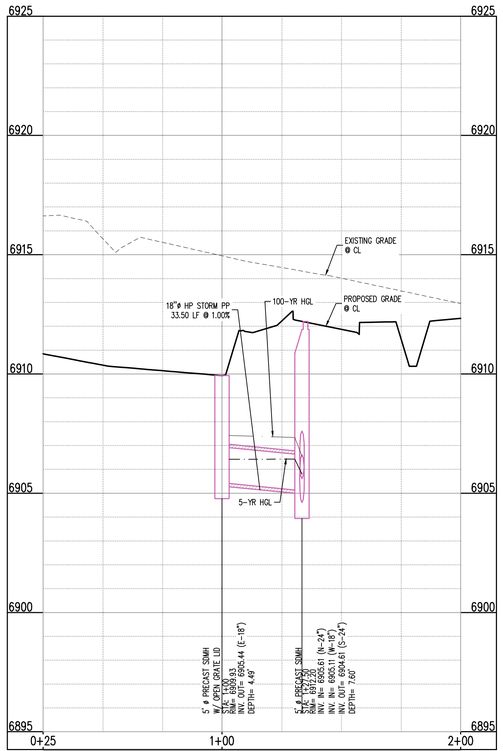
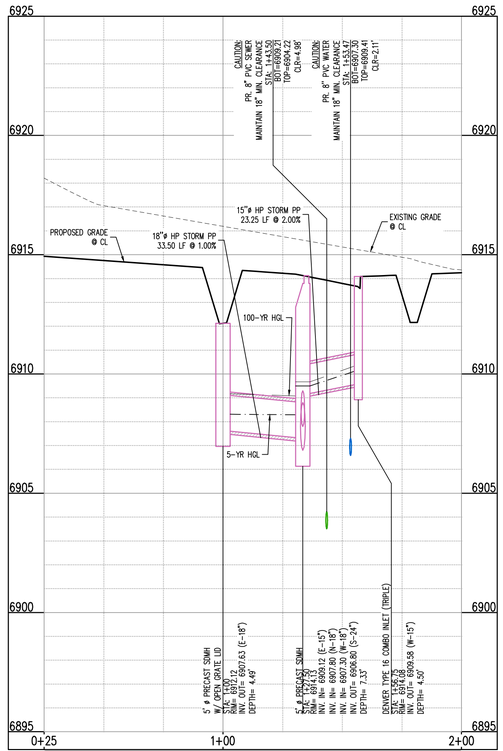








SD-3D (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'



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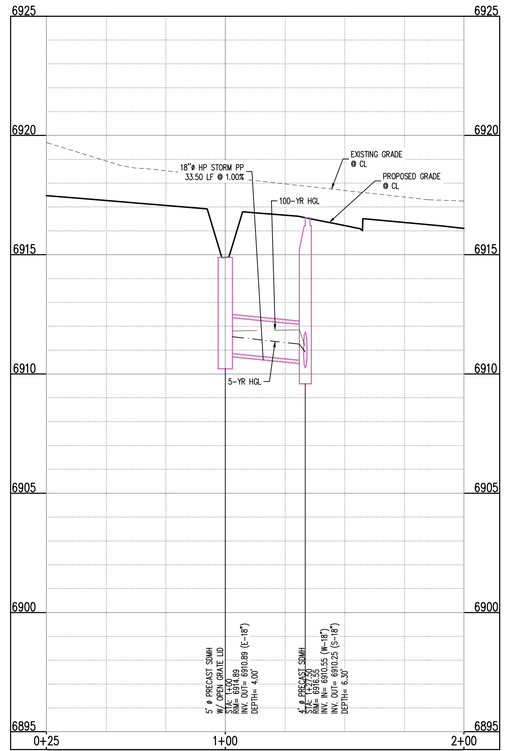
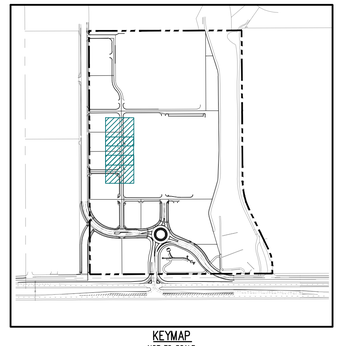


SD-3F (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'

N

0 15 30

SCALE: 1"=30'



KEYMAP
NOT TO SCALE

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- EXISTING WATER VALVE
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- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

CAUTION – NOTICE TO CONTRACTOR

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.11

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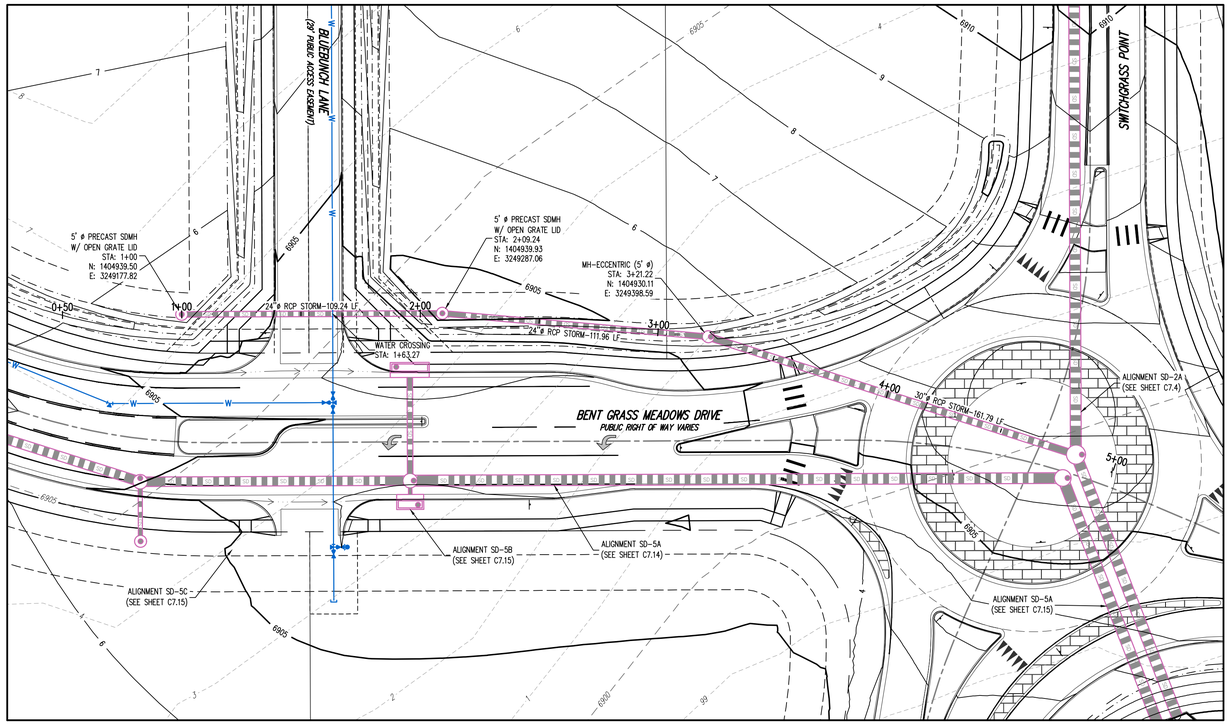
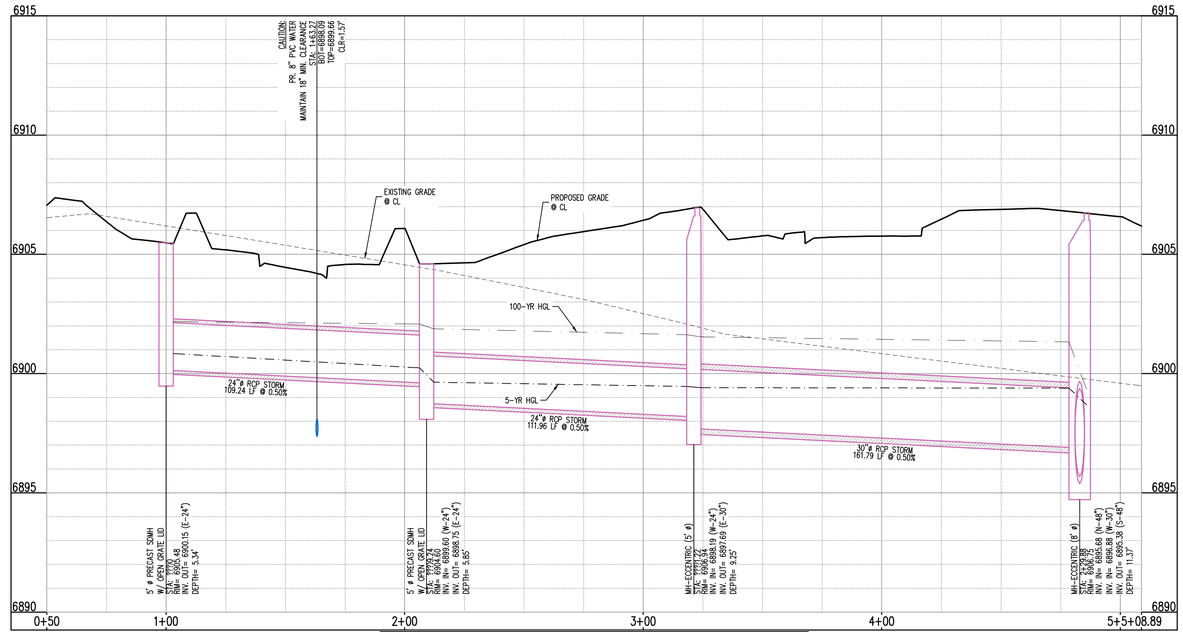
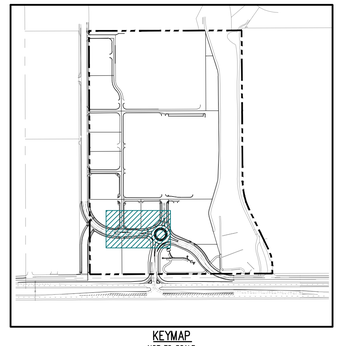
K:\EDI\Evergreen Development\SD_EI Paso County_EDI102\02_Work Folder\Construction\PLANS\CP\EDI102SD_C7.11 Storm PP Prof.dwg, Brad Bishop, 11/19/2026





SD-4 (STA: 0+50 TO 5+08.89) – SCALE: H: 1"=30' V: 1"=3'





KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- SD — PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- CATV — EXISTING UNDERGROUND TELEVISION
- CATV — PROPOSED UNDERGROUND TELEVISION
- UE — EXISTING UNDERGROUND ELECTRICAL
- UE — PROPOSED UNDERGROUND ELECTRICAL
- FO — EXISTING FIBER OPTIC LINE
- FO — PROPOSED FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- UT — PROPOSED UNDERGROUND TELEPHONE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EVLT — EXISTING ELECTRIC VAULT
- E — EXISTING ELECTRIC BOX
- PM — EXISTING PAD MOUNTED TRANSFORMER
- T — PROPOSED PAD MOUNTED TRANSFORMER
- FO — EXISTING FIBER OPTIC PEDESTAL
- FO — EXISTING FIBER OPTIC MANHOLE
- F — EXISTING FIBER OPTIC PULLBOX
- TSCB — EXISTING TRAFFIC SIGNAL CABINET
- TSVT — EXISTING TRAFFIC SIGNAL VAULT
- TL — EXISTING TELEPHONE MANHOLE
- TL — EXISTING TELEPHONE PEDESTAL
- TLVT — EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- SS — EXISTING SANITARY SEWER MANHOLE
- C — PROPOSED SANITARY SEWER MANHOLE
- SD — EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- WM — EXISTING WATER METER
- W — EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- WM — PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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EPC FILE #:

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FALCON, COLORADO

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Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.12

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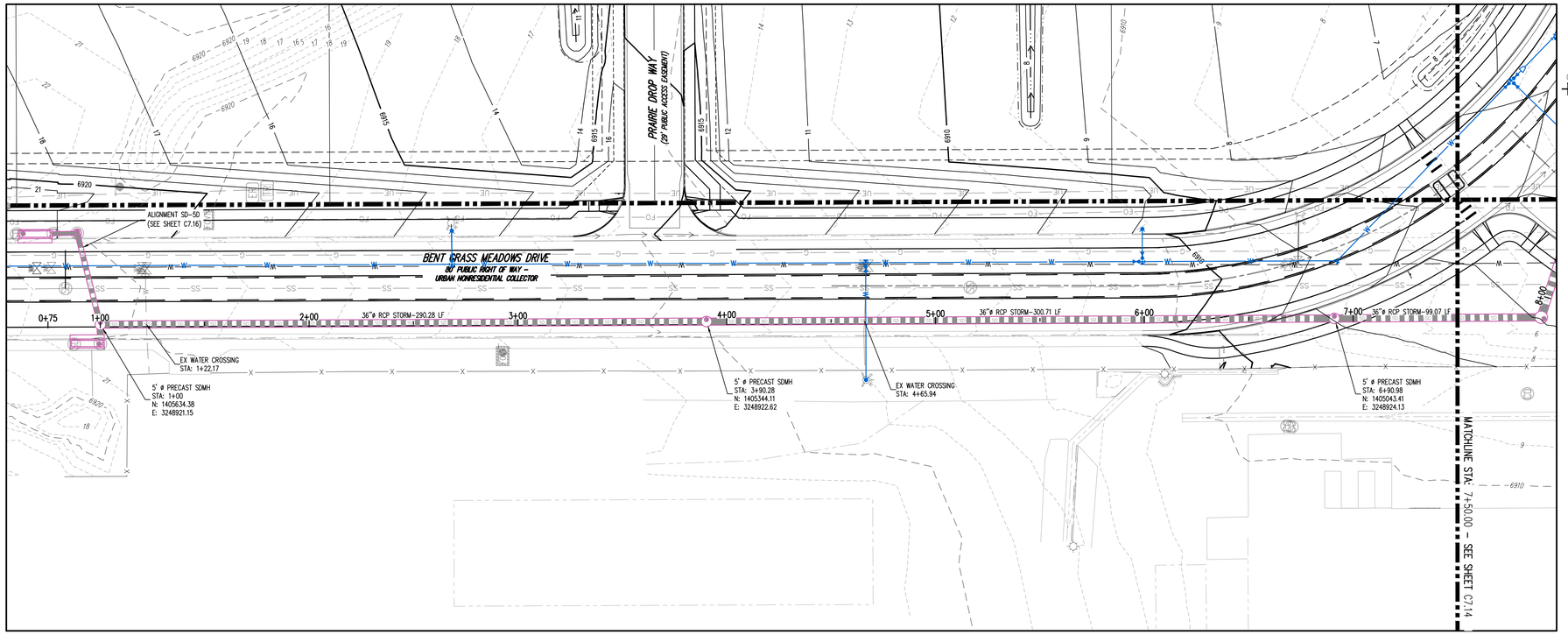
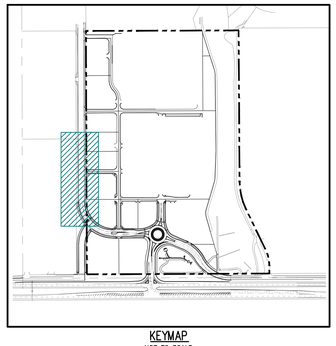
M:\Evergreen Development\CO, El Paso County - EDI\EDI102 - Bent Grass Commercial\ADMIN\CAD\EDI102 C7.12 Storm PRF.dwg, Brett Bishop, 11/19/2026



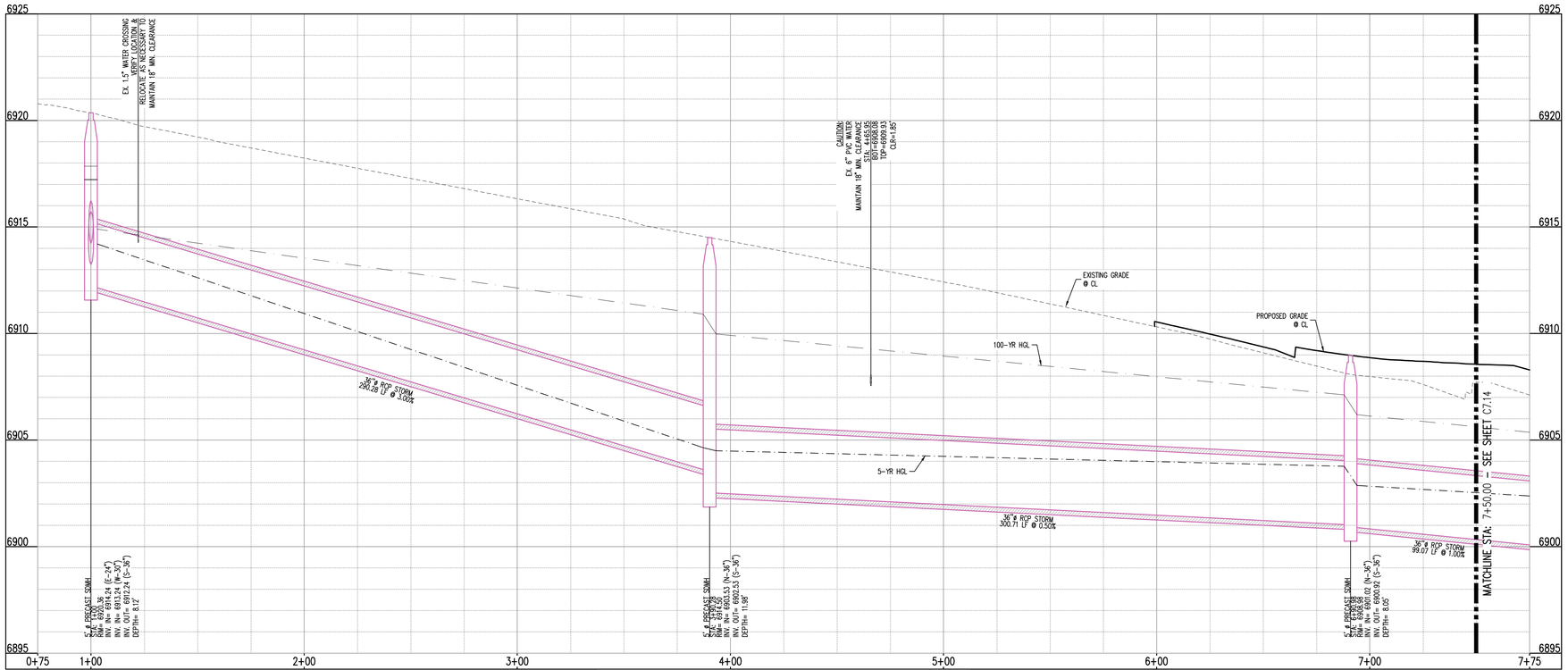




KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-5A (STA: 0+75 TO 7+75) – SCALE: H: 1"=30' V: 1"=3'

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EVERGREEN DEVELOPMENT
EPC FILE #:

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FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.13

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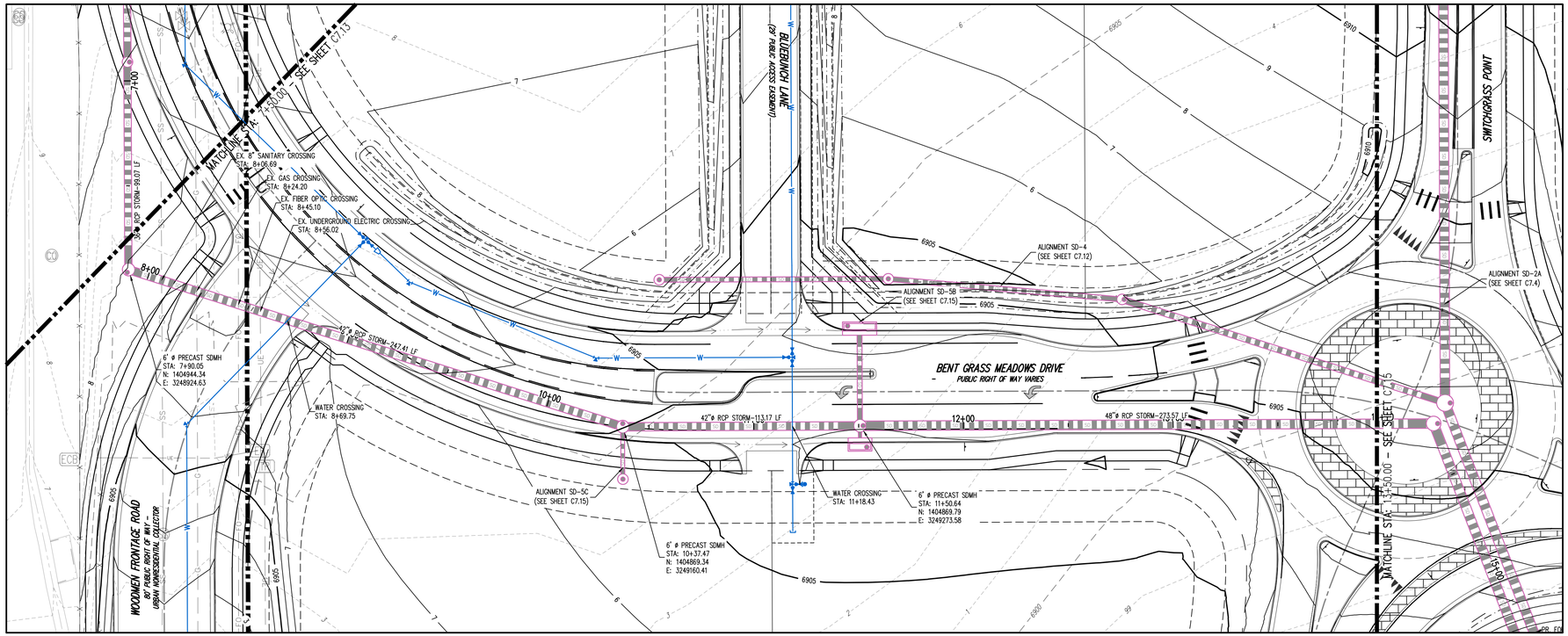
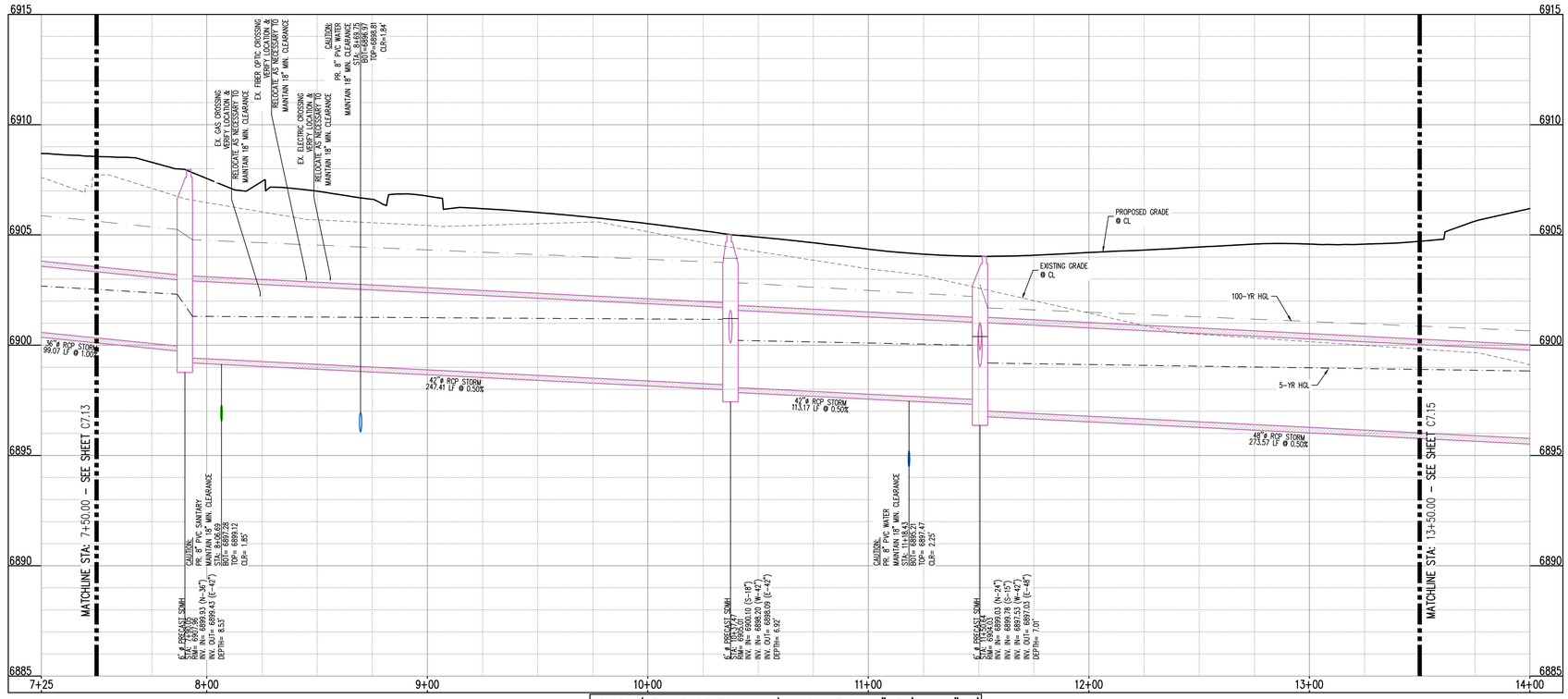
K:\EE\Evergreen Development\CO, El Paso County - EDI\000102 - Bent Grass Commercial\ADMIN\CONSTRUCT D\Storm\FSP.dwg, Brad Bishop, 11/19/2026



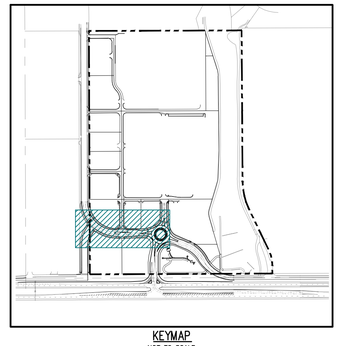


SD-5A (STA: 7+25 TO 14+00) - SCALE: H: 1"=30' V: 1"=3'

N

0 15 30

SCALE: 1"=30'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
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- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED UNDERGROUND STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
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Project No: EDI102
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Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.14

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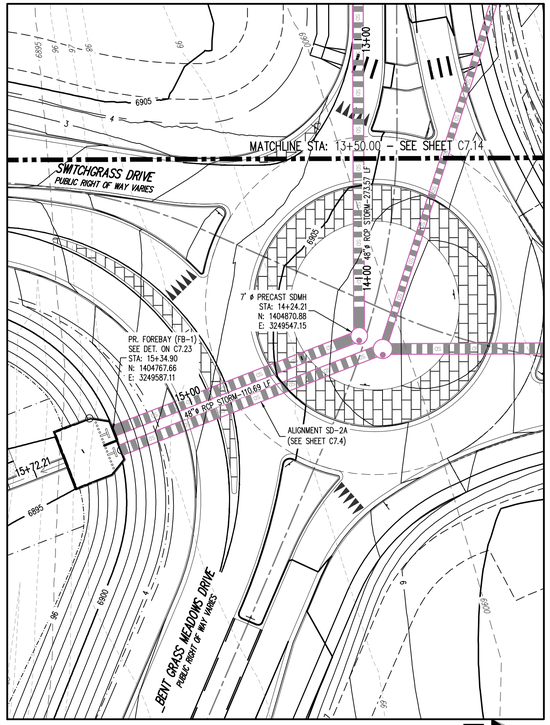
M:\Evergreen Development\CO_El Paso County - EDI\EDI102 - Bent Grass Commercial\DOCS\CONSTRUCTION\C7.14 Storm Plan and Profile.dwg, Plot Entire, 11/19/2026



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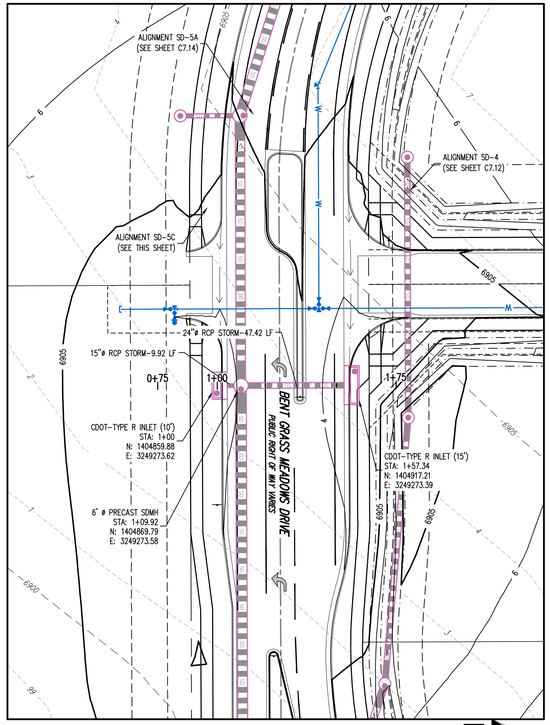

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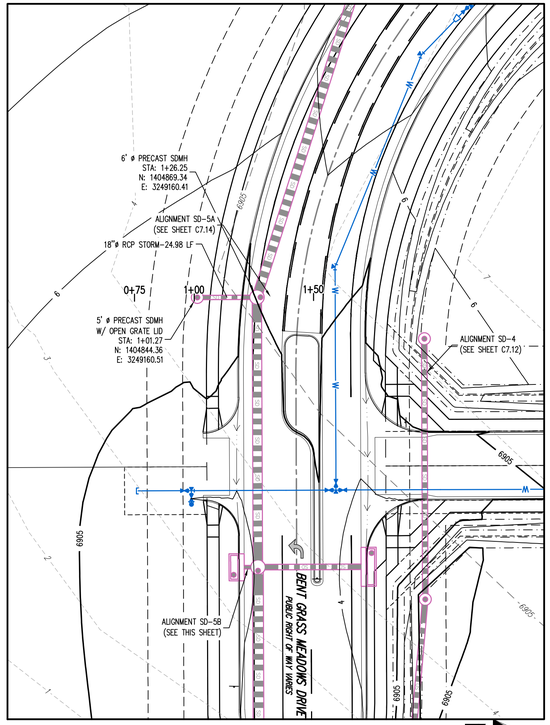

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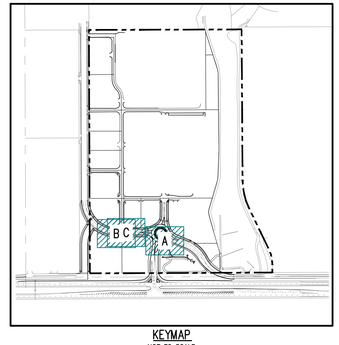
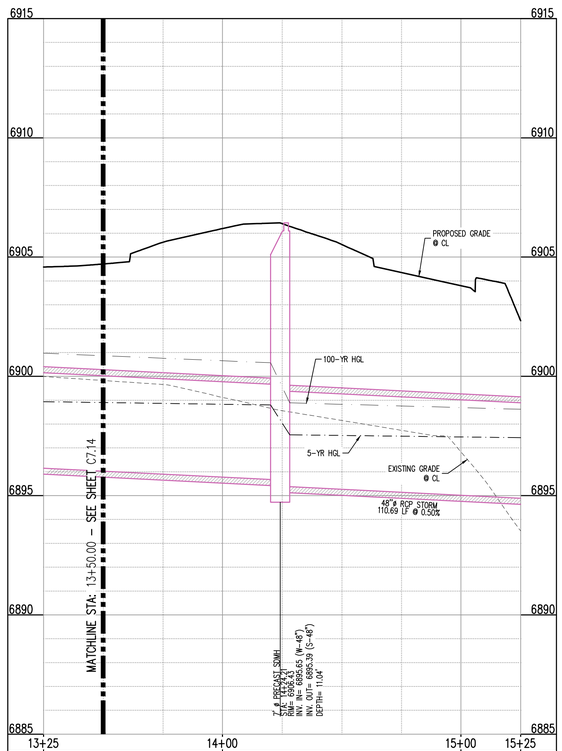
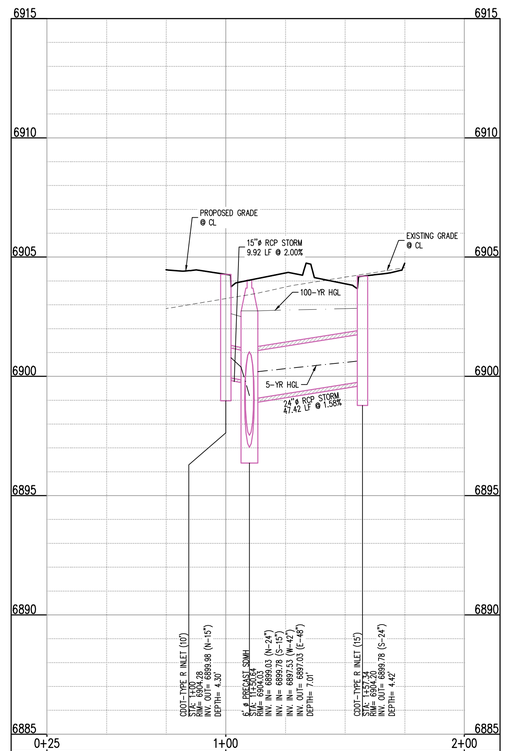


KEYMAP
NOT TO SCALE

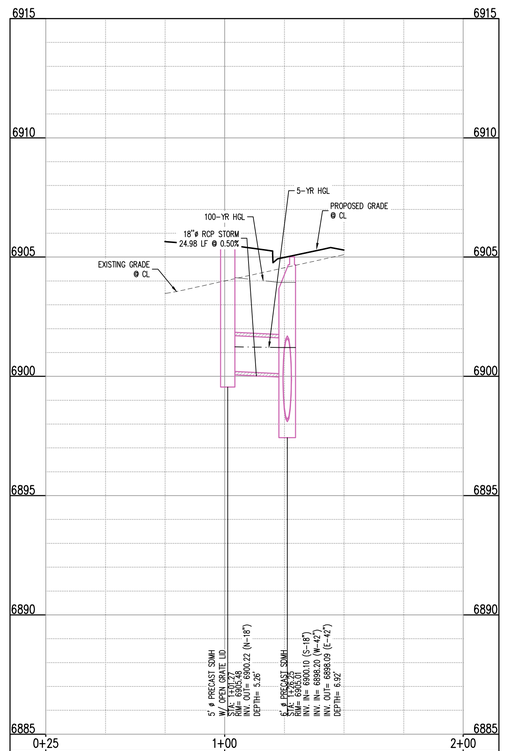
0 15 30
SCALE: 1"=30'



SD-5A (STA: 13+25 TO 15+25) - SCALE: H: 1"=30' V: 1"=3'



SD-5B (STA: 0+25 TO 2+00) - SCALE: H: 1"=30' V: 1"=3'



SD-5C (STA: 0+25 TO 2+00) - SCALE: H: 1"=30' V: 1"=3'

UTILITY LEGEND

W	EXISTING WATER LINE
W	PROPOSED WATER LINE
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SS	PROPOSED SANITARY SEWER
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	EXISTING STORM SEWER (12"ø AND LARGER)
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UT	PROPOSED UNDERGROUND TELEPHONE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
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EVLT	EXISTING ELECTRIC VAULT
E	EXISTING ELECTRIC BOX
TR	EXISTING PAD MOUNTED TRANSFORMER
T	PROPOSED PAD MOUNTED TRANSFORMER
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FO	EXISTING FIBER OPTIC MANHOLE
F	EXISTING FIBER OPTIC PULLBOX
TSCB	EXISTING TRAFFIC SIGNAL CABINET
TSVT	EXISTING TRAFFIC SIGNAL VAULT
TL	EXISTING TELEPHONE MANHOLE
TL	EXISTING TELEPHONE PEDESTAL
TLVT	EXISTING TELEPHONE VAULT
	EXISTING GAS VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
SD	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
W	EXISTING WATER MANHOLE
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Project No: EDI102
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Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.15

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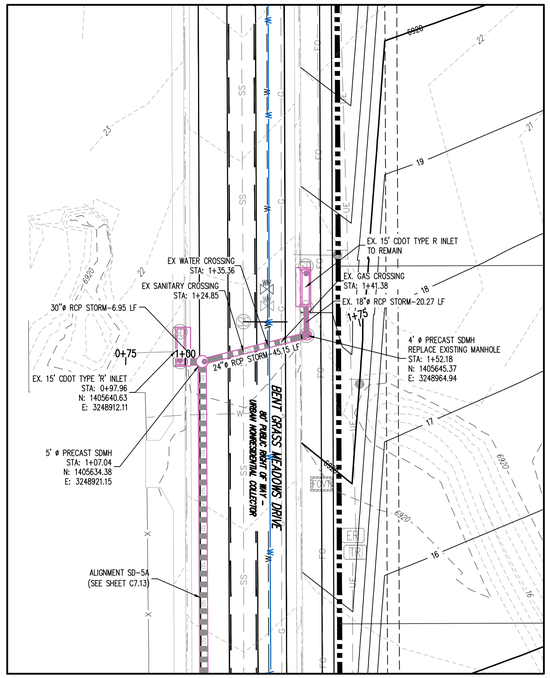
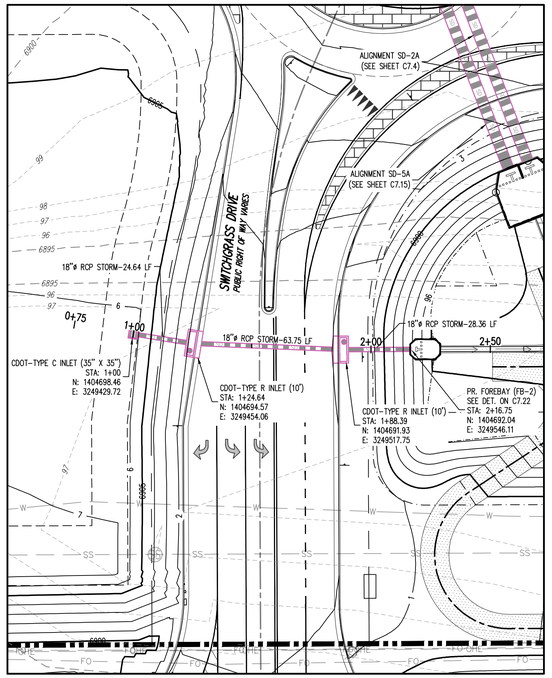
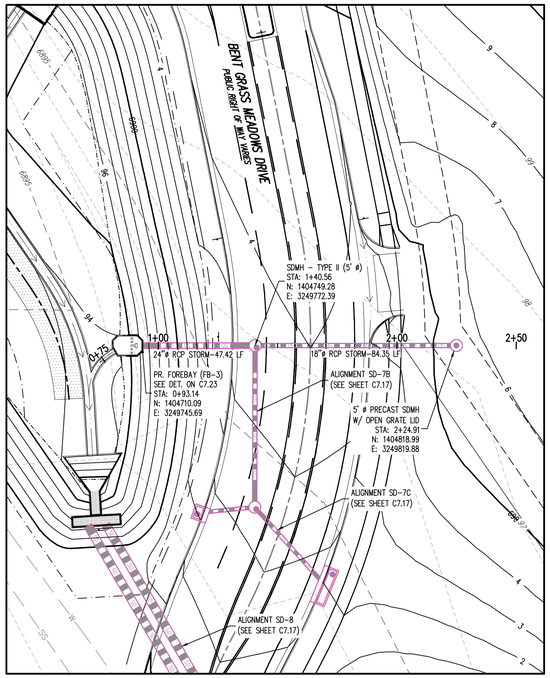
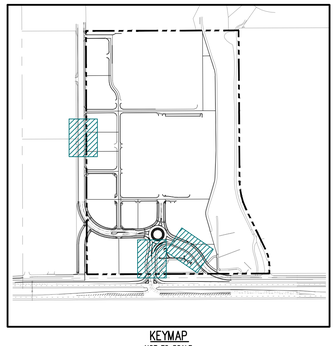
I:\EDI\Evergreen Developments\EDI_EPlan Civil\My_EDI\EDI102 - Bent Grass Commercial\PCD\CDs\EDI102 C7.15 Storm MAP.dwg, Bhall, Bhall, 11/19/2026





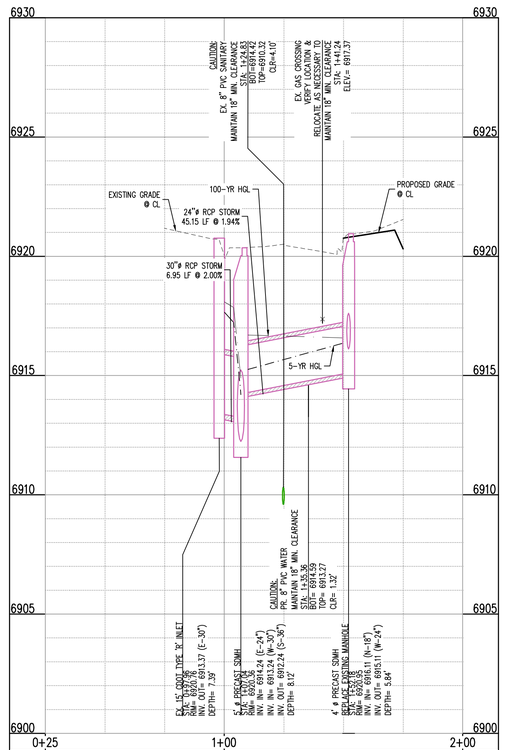




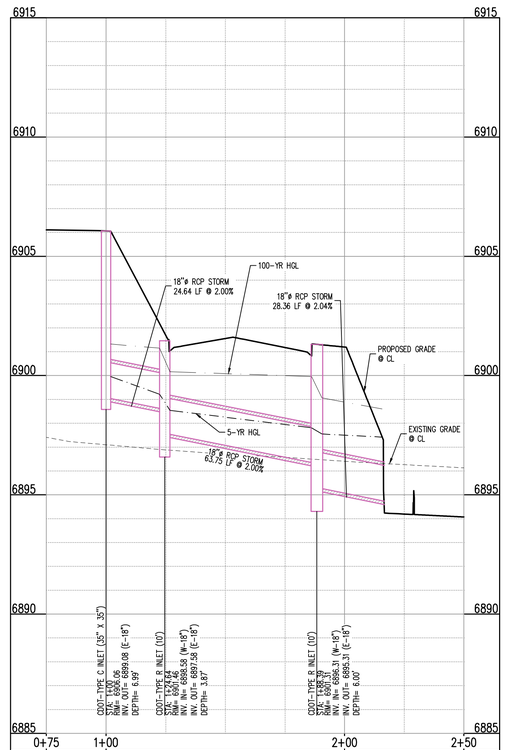
KEYMAP
NOT TO SCALE

UTILITY LEGEND

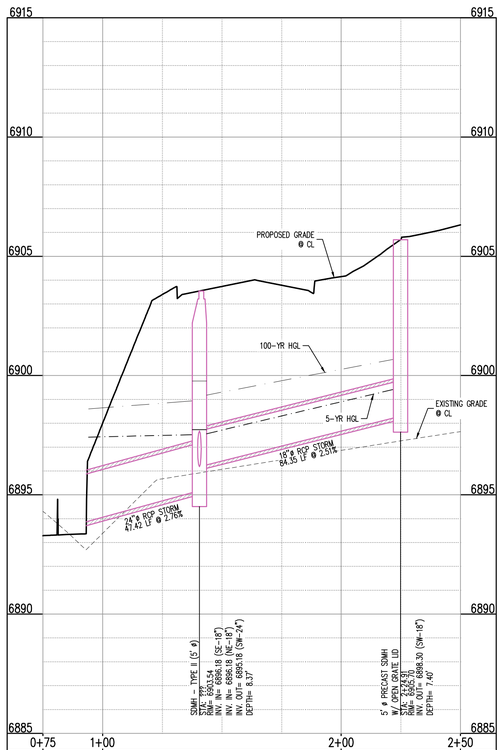
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-5D (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'



SD-6 (STA: 0+75 TO 2+50) – SCALE: H: 1"=30' V: 1"=3'



SD-7A (STA: 0+75 TO 2+50) – SCALE: H: 1"=30' V: 1"=3'

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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.16

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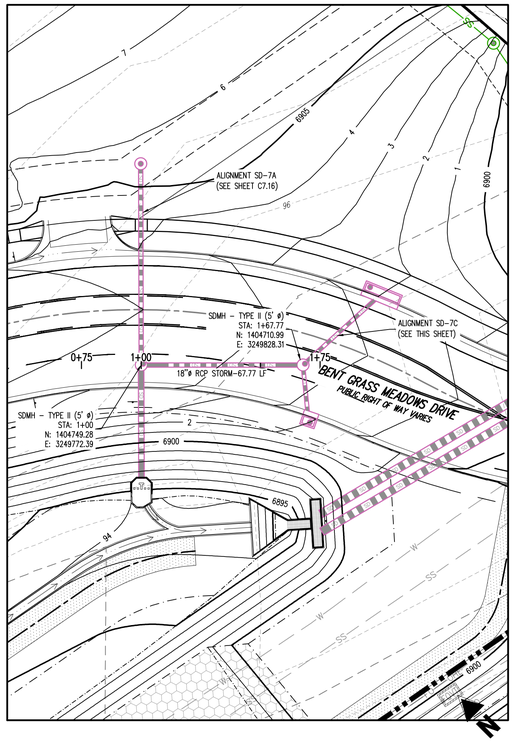
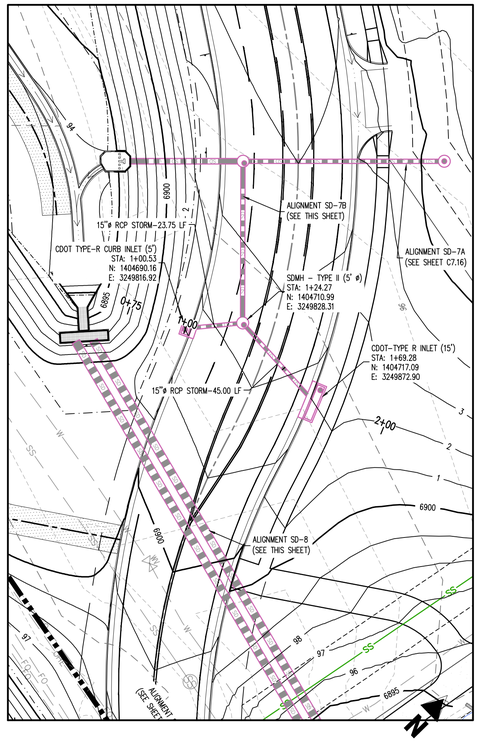
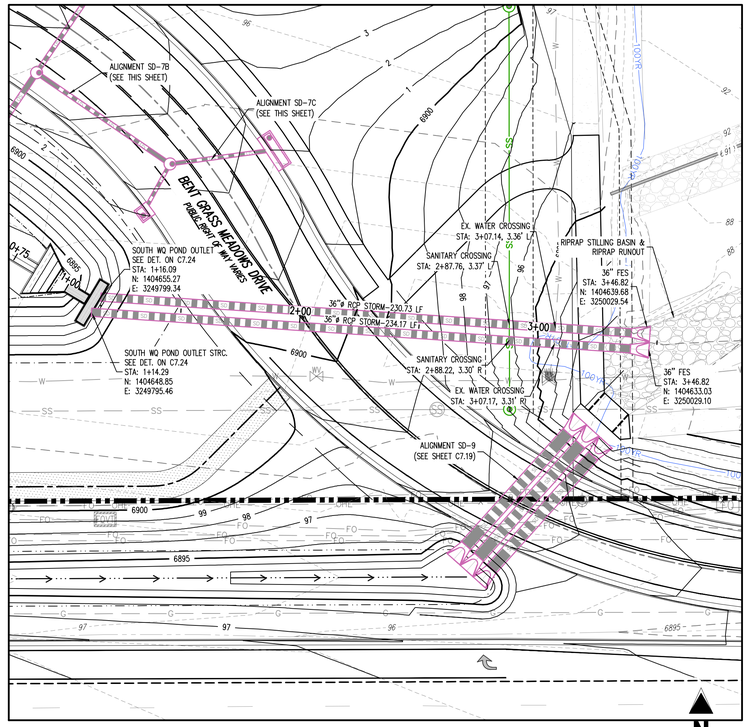
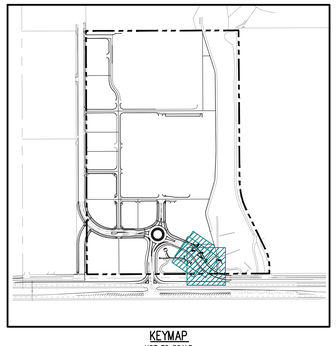


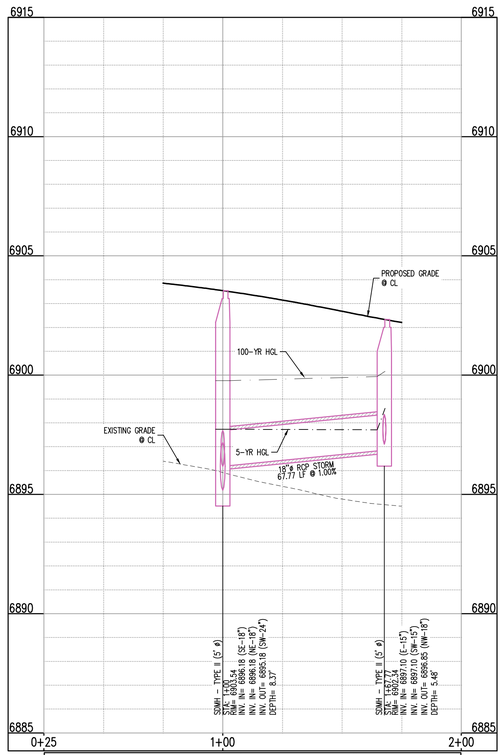




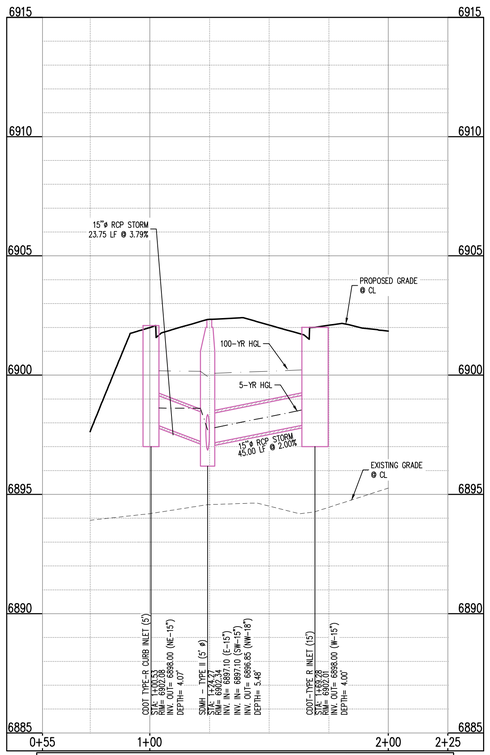


UTILITY LEGEND

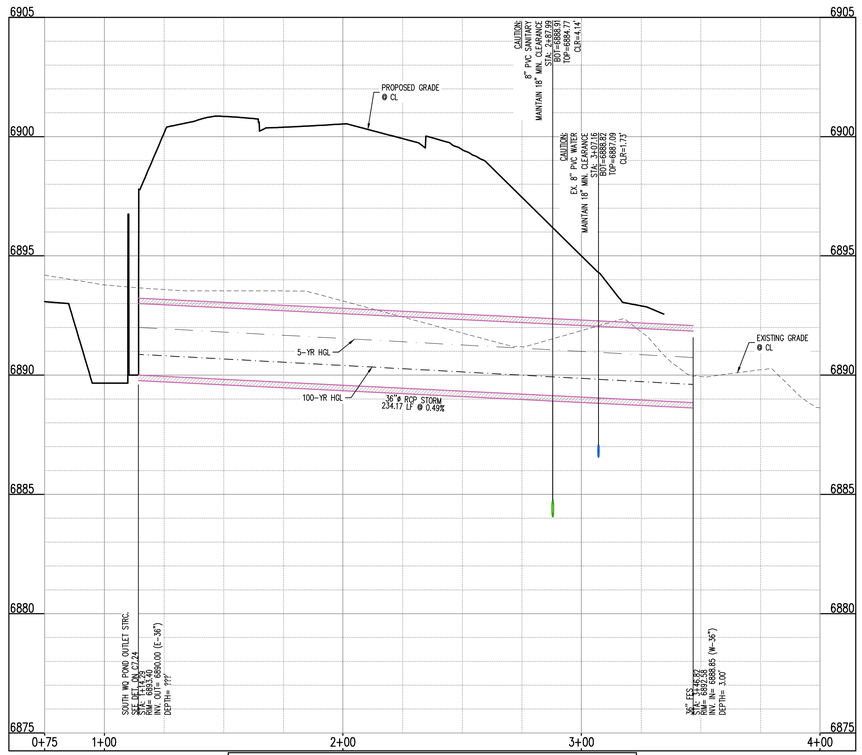
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD–7B (STA: 0+25 TO 2+00) – SCALE: H: 1"=30' V: 1"=3'



SD–7C (STA: 0+55 TO 2+25) – SCALE: H: 1"=30' V: 1"=3'



SD–8 (STA: 0+75 TO 4+00) – SCALE: H: 1"=30' V: 1"=3'

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Project No:	EDI102
Drawn By:	AGC
Checked By:	JAO
Date:	11/19/26

STORM PLAN & PROFILE

C7.17

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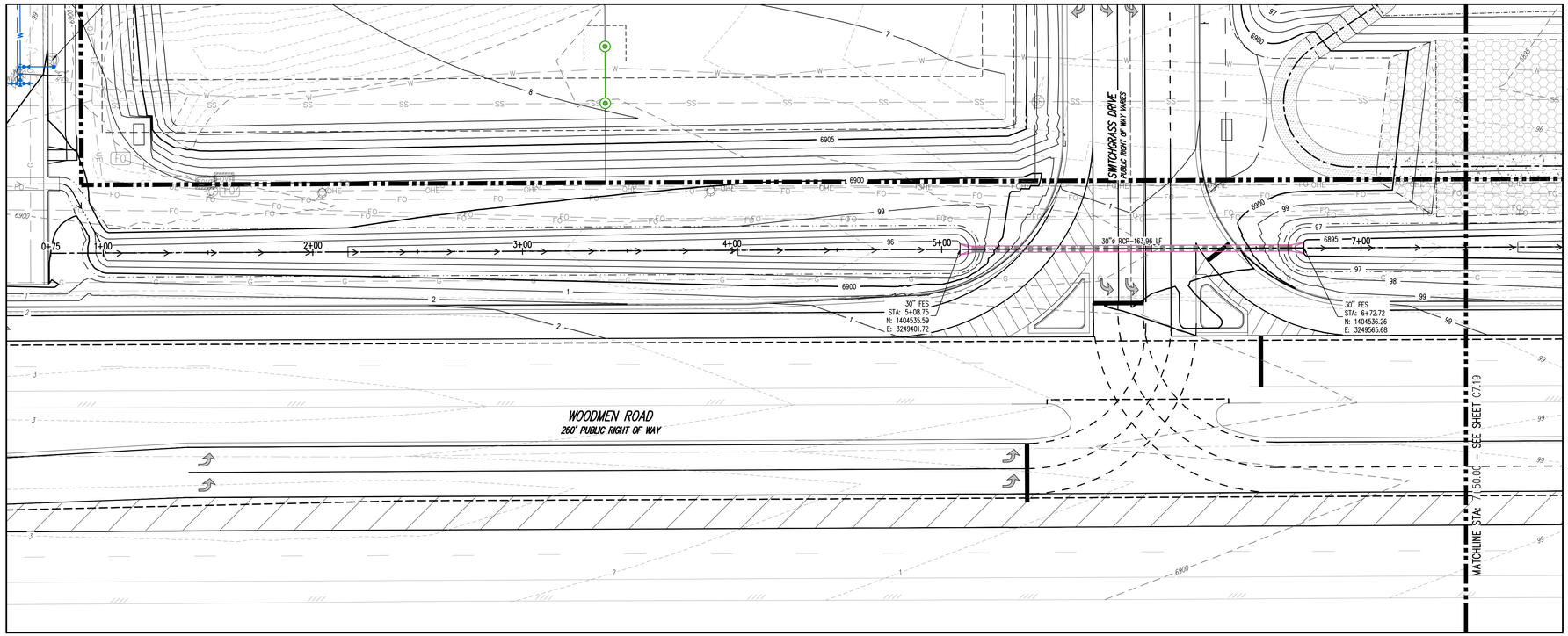



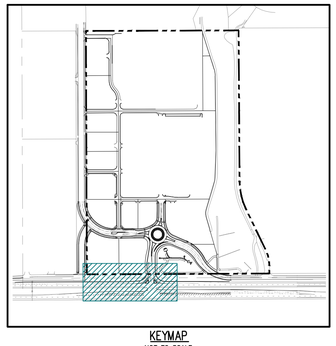

KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
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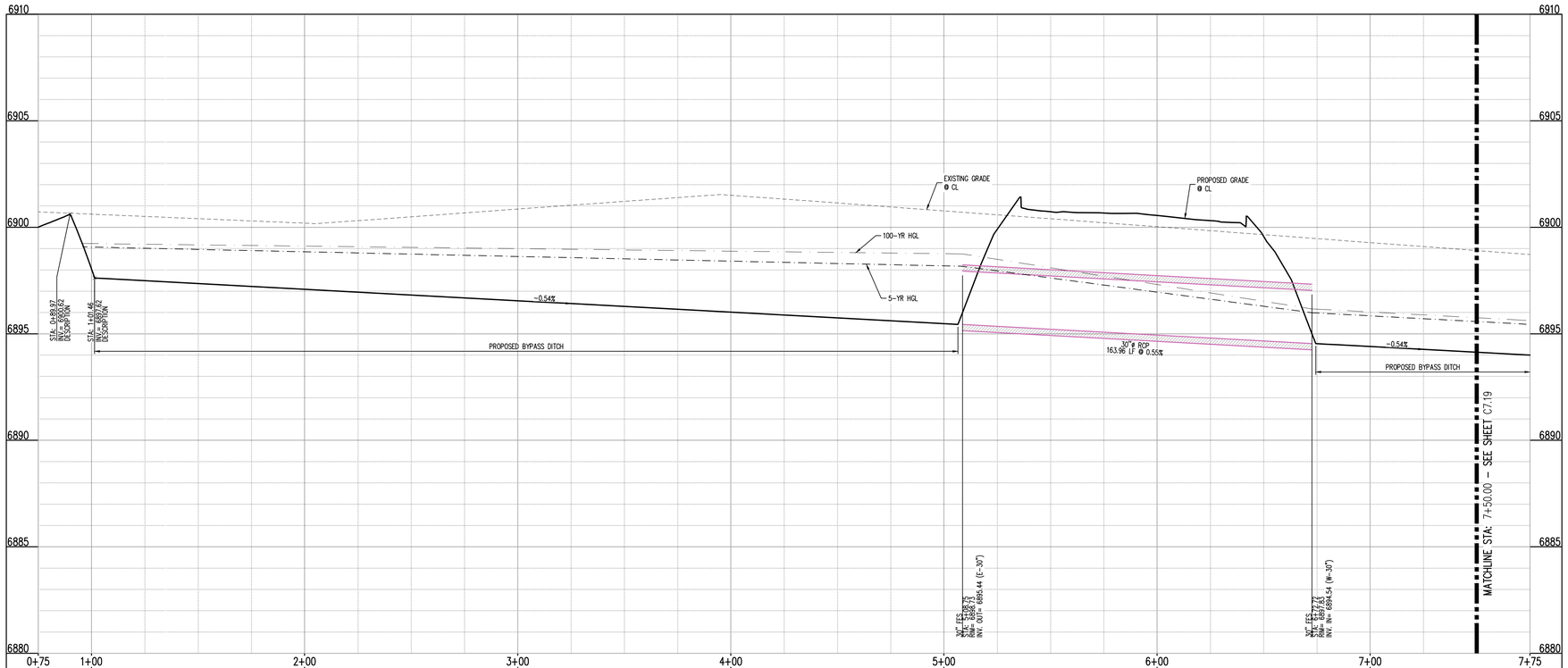
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



SD-9 (STA: 0+75 TO 7+75) – SCALE: H: 1"=30' V: 1"=3'

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GallowayUS.com

Galloway & Company, LLC

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AGC
Checked By: JAO
Date: 11/19/26

STORM PLAN & PROFILE

C7.18

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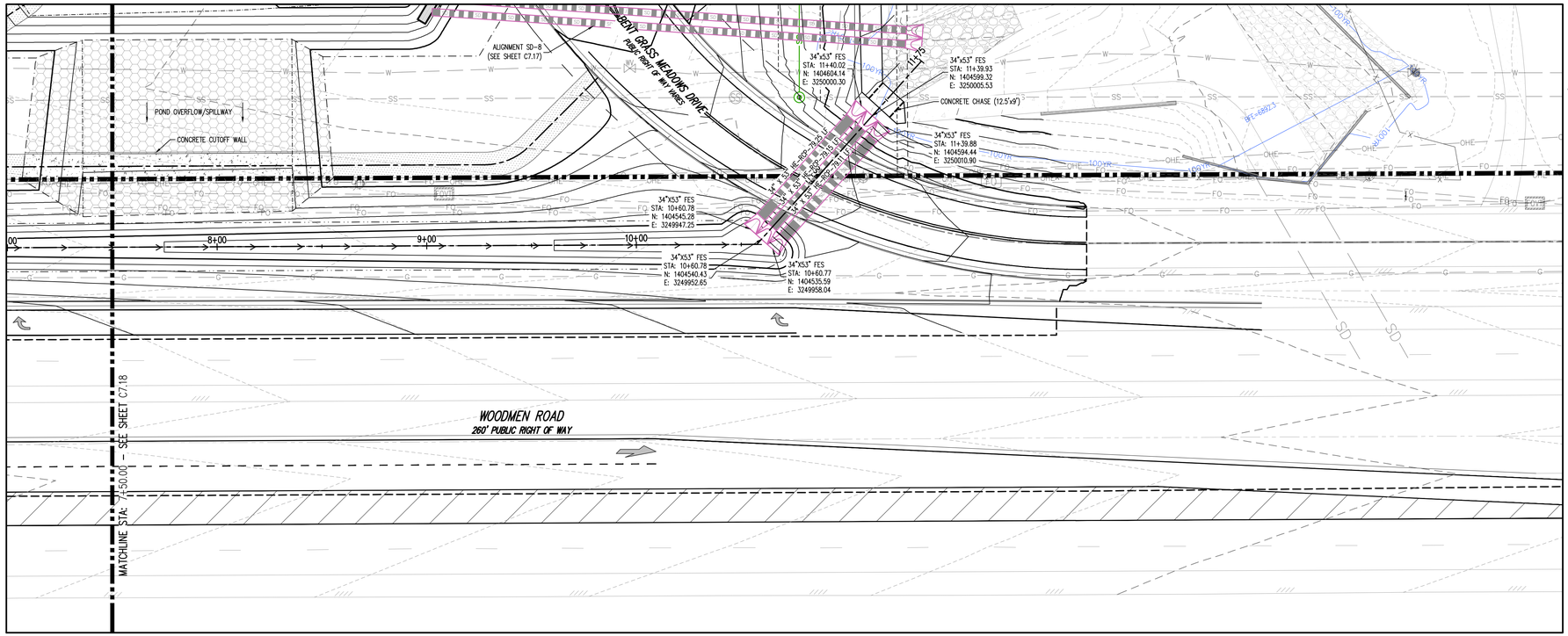
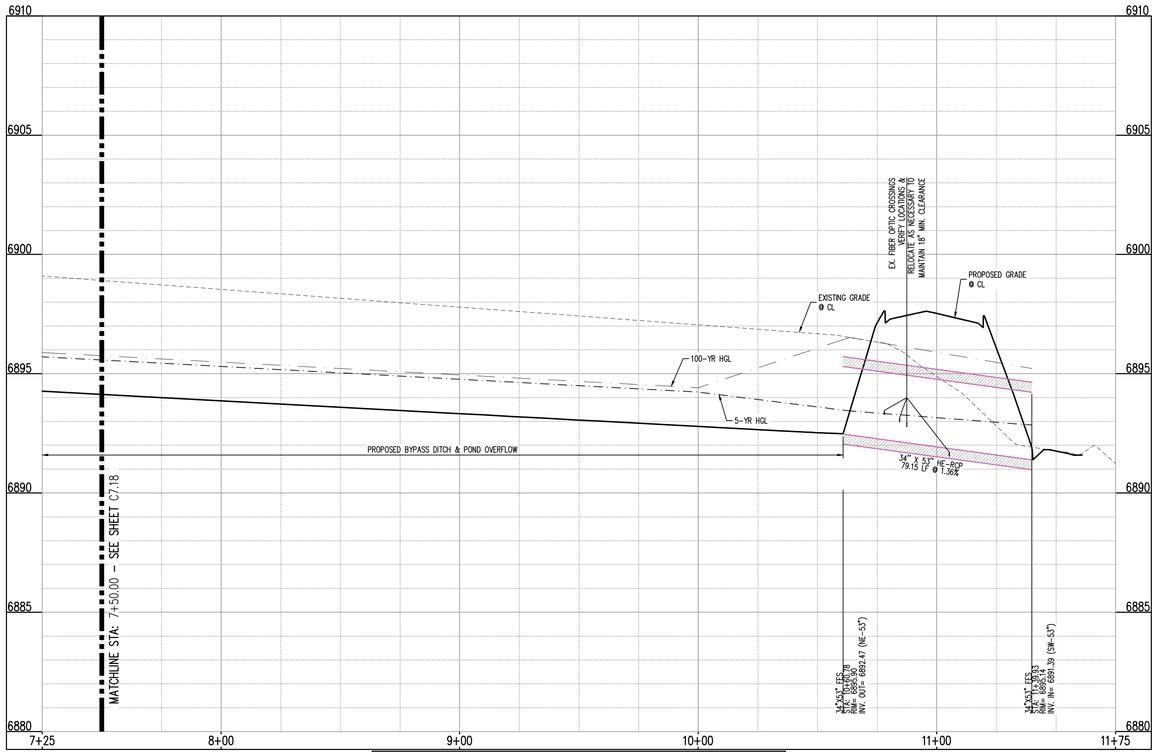
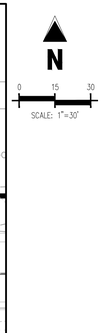
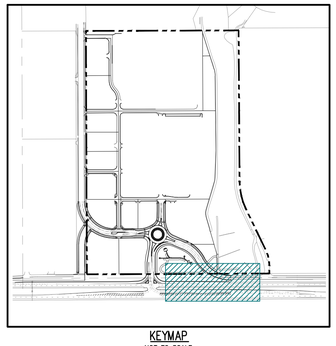
M:\Evergreen Development\CO, El Paso County - EDI\000102 - Bent Grass Commercial\ADMIN\CONSTRUCT DI Storm\FSP.dwg, Brett Bishop, 11/19/2026





SD-9 (STA: 7+25 TO 11+75) - SCALE: H: 1"=30' V: 1"=3'





KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
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- PROPOSED UNDERGROUND ELECTRICAL
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- EXISTING TELEPHONE VAULT
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STORM PLAN & PROFILE

C7.19

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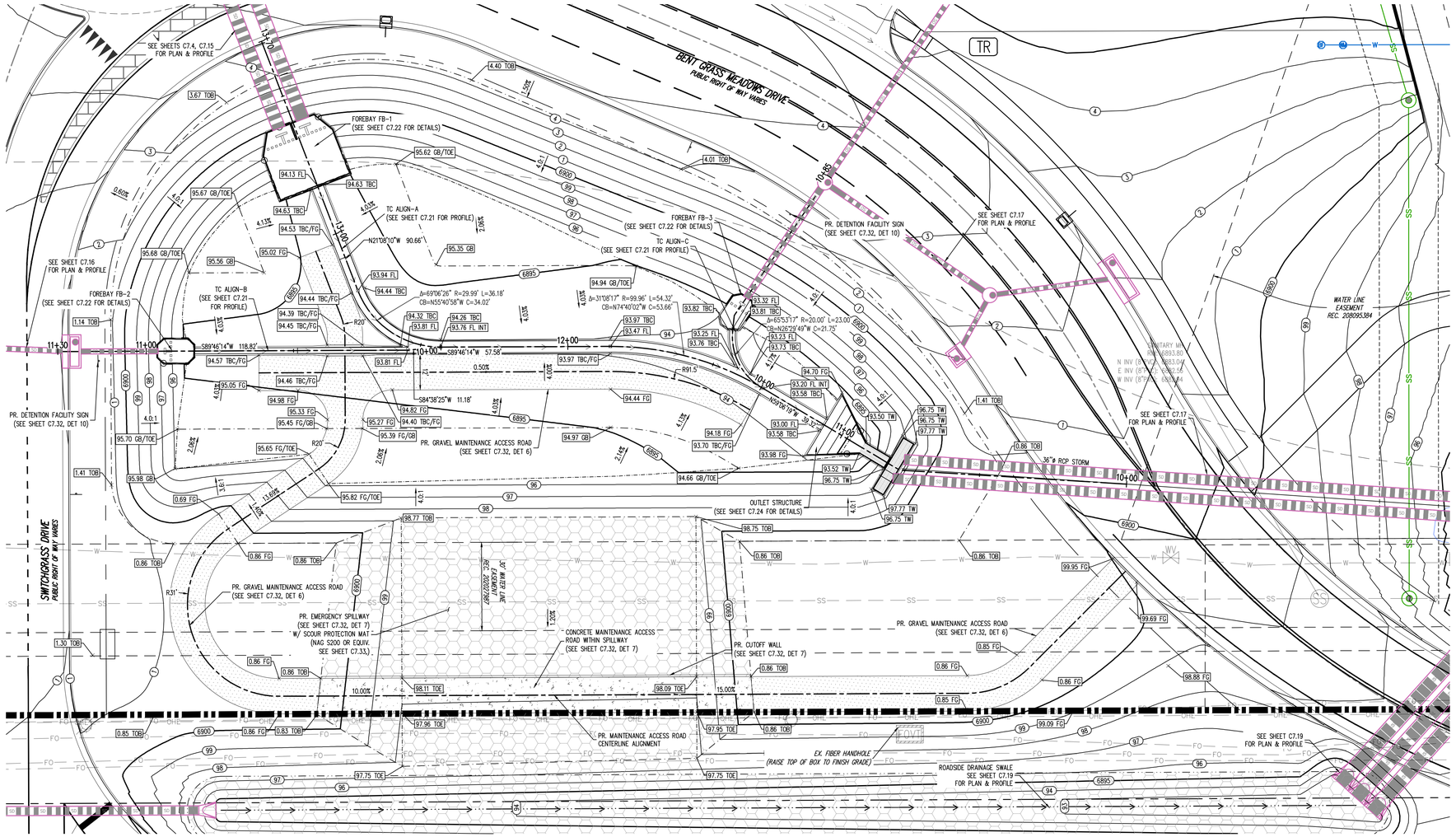
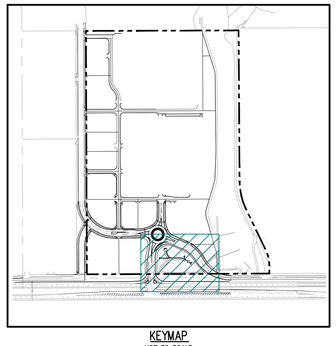
K:\EE\Evergreen Development\CS, EI Falcon County - EDI\EDI102 - Bent Grass Commercial\ADMIN\CONSTRUCTION\C7.19 Storm P&P.dwg, Brad Bishop, 11/19/2026



SOUTH WQCV POND – TC ALIGN–A STA: 10+00 TO 13+70
SCALE: 1" = 20'



KEYMAP
NOT TO SCALE

N

0 10 20
SCALE: 1"=20'

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- 100YR PROPOSED FLOODPLAIN BOUNDARY
- 100YR EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PCM LEGEND

- 5460 EXISTING MAJOR CONTOUR
- 52 EXISTING MINOR CONTOUR
- 5465 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- SD EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- SD PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED GRADE BREAK LINE (TOP OF SLOPE)
- PROPOSED GRADE BREAK LINE (TOE OF SLOPE)
- 15.00 PROPOSED SPOT ELEVATION
- TBC PROPOSED TOP BACK OF CURB ELEVATION
- FL PROPOSED FLOWLINE ELEVATION
- FG FINISHED GRADE
- TOB TOP OF BERM ELEVATION
- TOE TOE OF SLOPE
- ME MATCH EXISTING
- INT INTERSECTION
- GB GRADE BREAK

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2–1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2–1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664".

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1–1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

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 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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CONSTRUCTION DOCUMENTS FOR
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	ED1102
Drawn By:	AEH
Checked By:	JAO
Date:	11/19/26

SOUTH POND PLAN & PROFILE

C7.20

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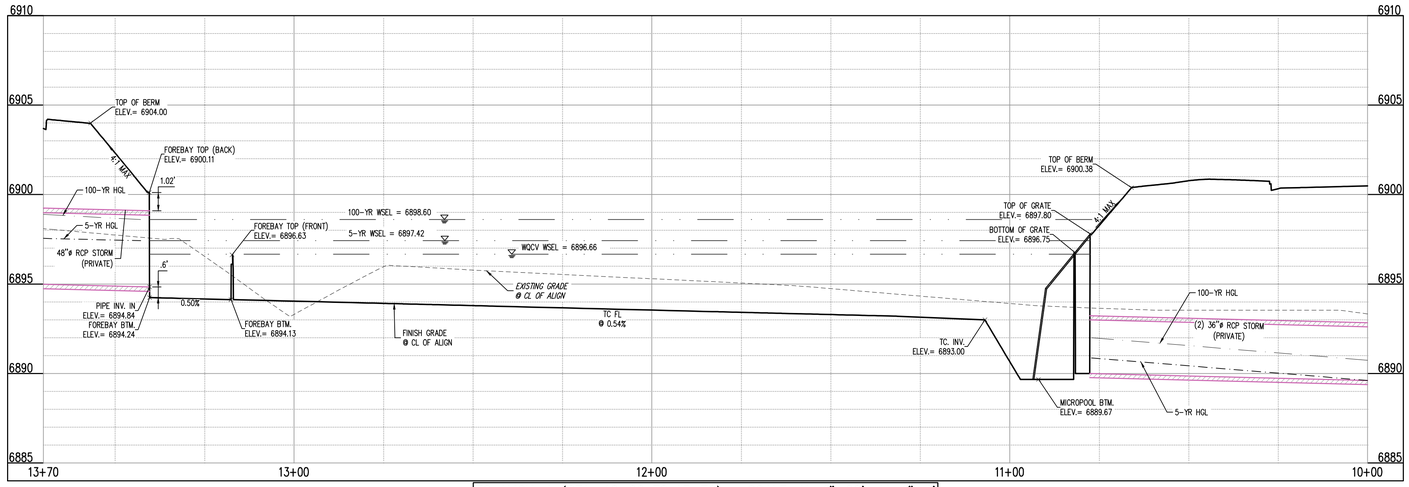
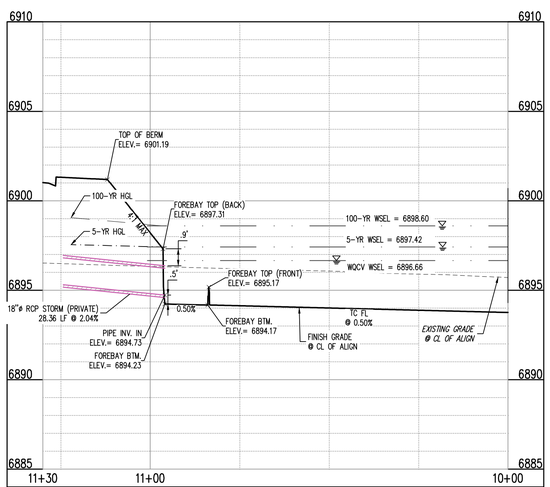
I:\ED\Evergreen Development\ED1102 - El Paso County - ED0000\08 - Bent Grass Commercial\PCD\CAD\ED1102 - 2nd South Pond Overview.dwg, 11/19/2026



TC ALIGN-A (STA: 10+00 TO 13+70) - SCALE: H: 1"=20' V: 1"=4'



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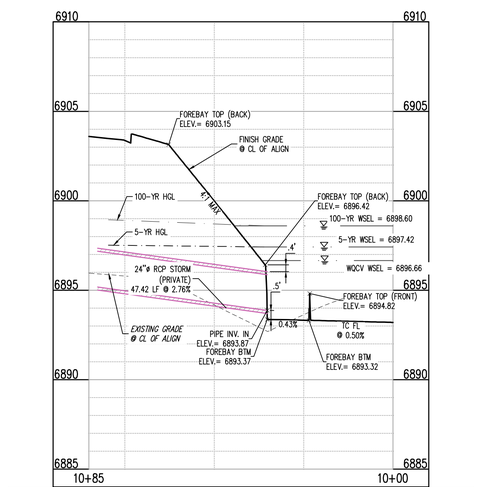
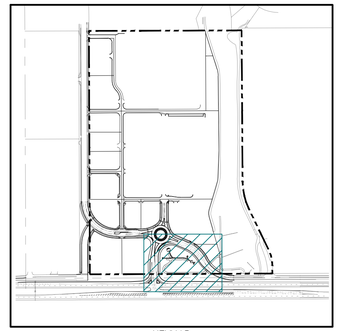


TC ALIGN-C (STA: 10+00 TO 10+85) - SCALE: H: 1"=20' V: 1"=4'



KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- 100YR PROPOSED FLOODPLAIN BOUNDARY
- 100YR EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PCM LEGEND

- 5460 EXISTING MAJOR CONTOUR
- 52 EXISTING MINOR CONTOUR
- 5465 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- SD EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- SD PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED GRADE BREAK LINE (TOP OF SLOPE)
- PROPOSED GRADE BREAK LINE (TOE OF SLOPE)
- 15.00 PROPOSED SPOT ELEVATION
- TBC PROPOSED TOP BACK OF CURB ELEVATION
- FL PROPOSED FLOWLINE ELEVATION
- FG FINISHED GRADE
- TOB TOP OF BERM ELEVATION
- TOE TOE OF SLOPE
- ME MATCH EXISTING
- INT INTERSECTION
- GB GRADE BREAK

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664".

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

SOUTH POND PLAN & PROFILE

C7.21

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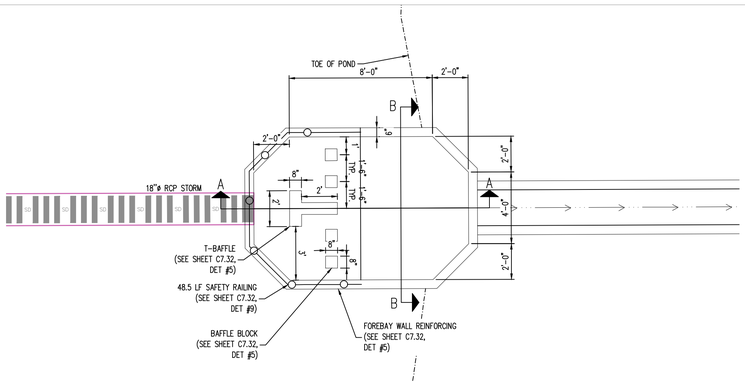
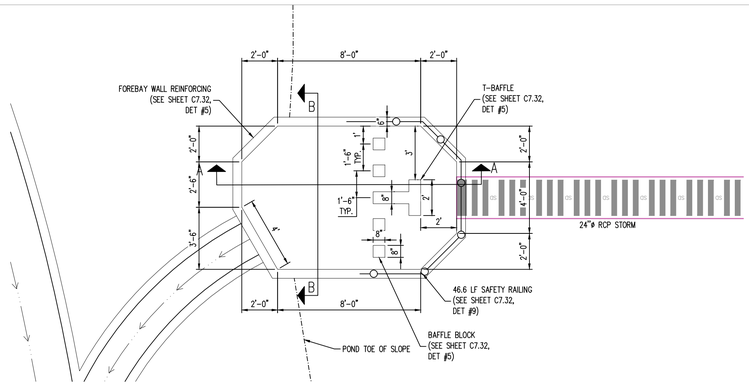
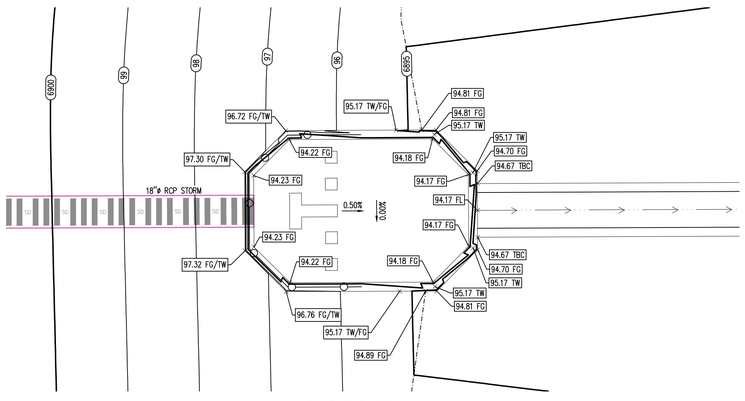


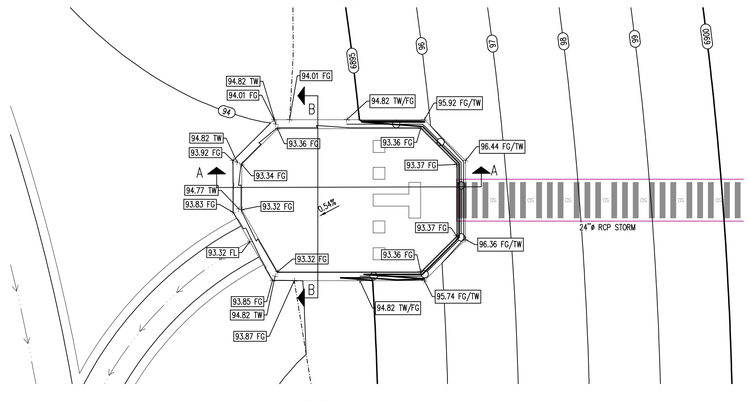
FB-2 PLAN VIEW
SCALE: 1" = 4'-0"



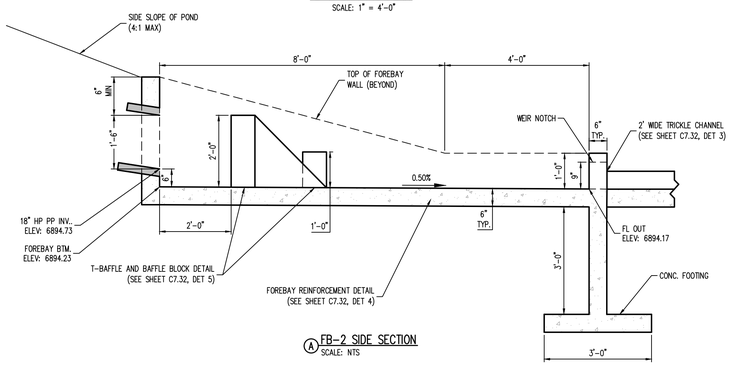
FB-3 PLAN VIEW
SCALE: 1" = 4'-0"



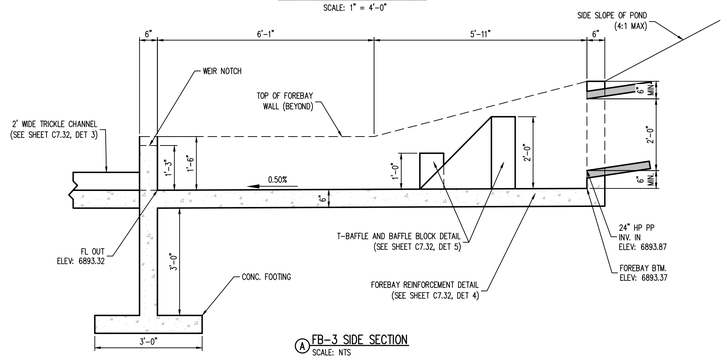
FB-2 GRADING PLAN
SCALE: 1" = 4'-0"



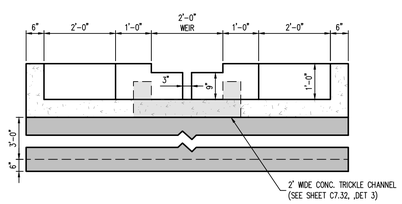
EAST FOREBAY GRADING PLAN
SCALE: 1" = 4'-0"



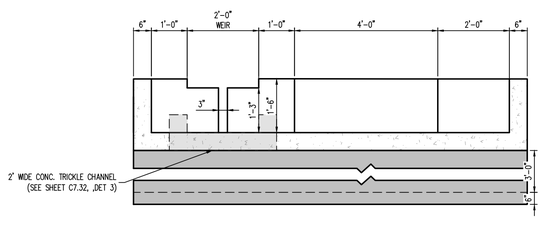
A FB-2 SIDE SECTION
SCALE: NTS



A FB-3 SIDE SECTION
SCALE: NTS



B FB-2 FRONT SECTION
SCALE: NTS



B FB-3 FRONT SECTION
SCALE: NTS

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Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

SOUTH POND FOREBAY DETAILS

C7.22

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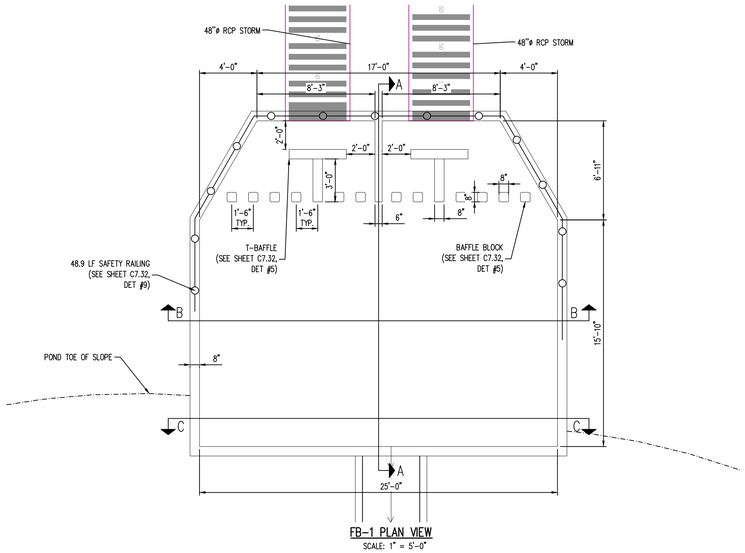
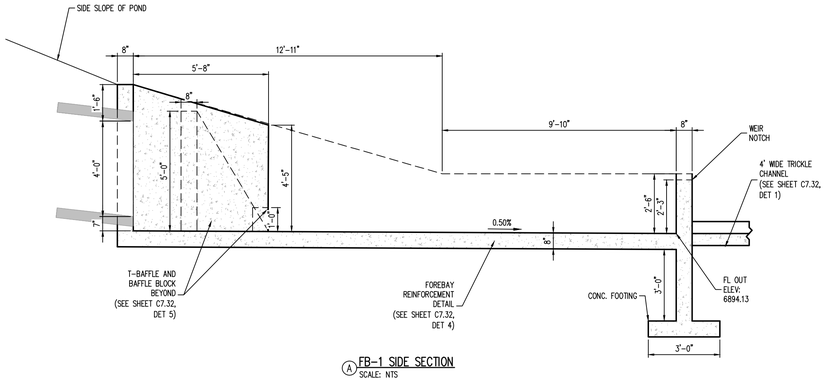
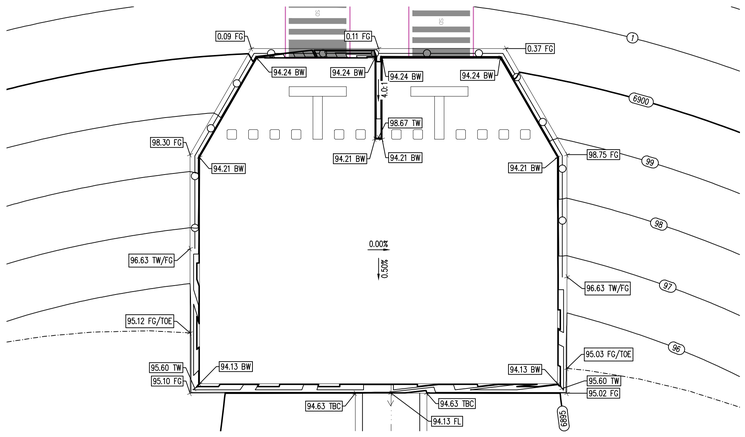


FB-1 PLAN VIEW
SCALE: 1" = 5'-0"



A FB-1 SIDE SECTION
SCALE: NTS



FB-1 PLAN VIEW
SCALE: 1" = 5'-0"

C FB-1 FRONT SECTION
SCALE: NTS

B FB-1 REAR SECTION
SCALE: NTS

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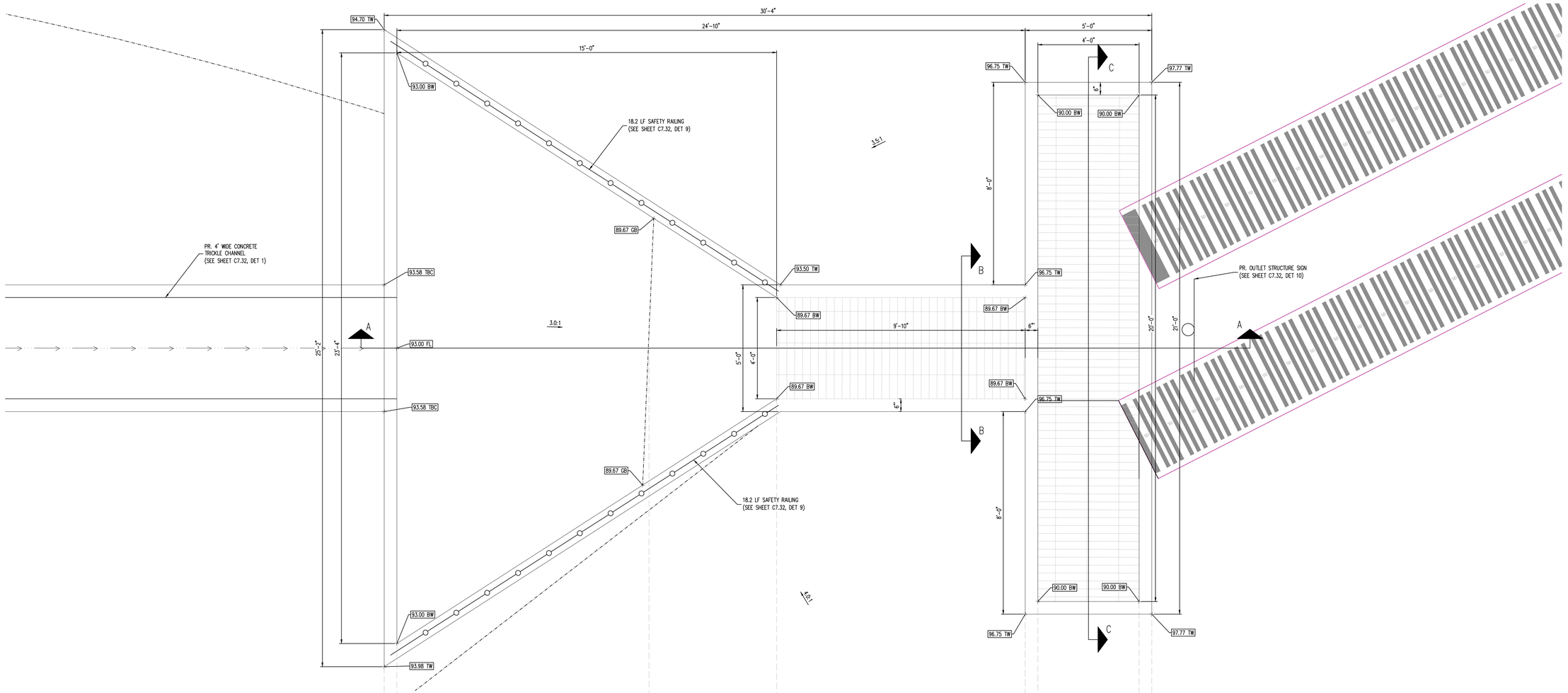
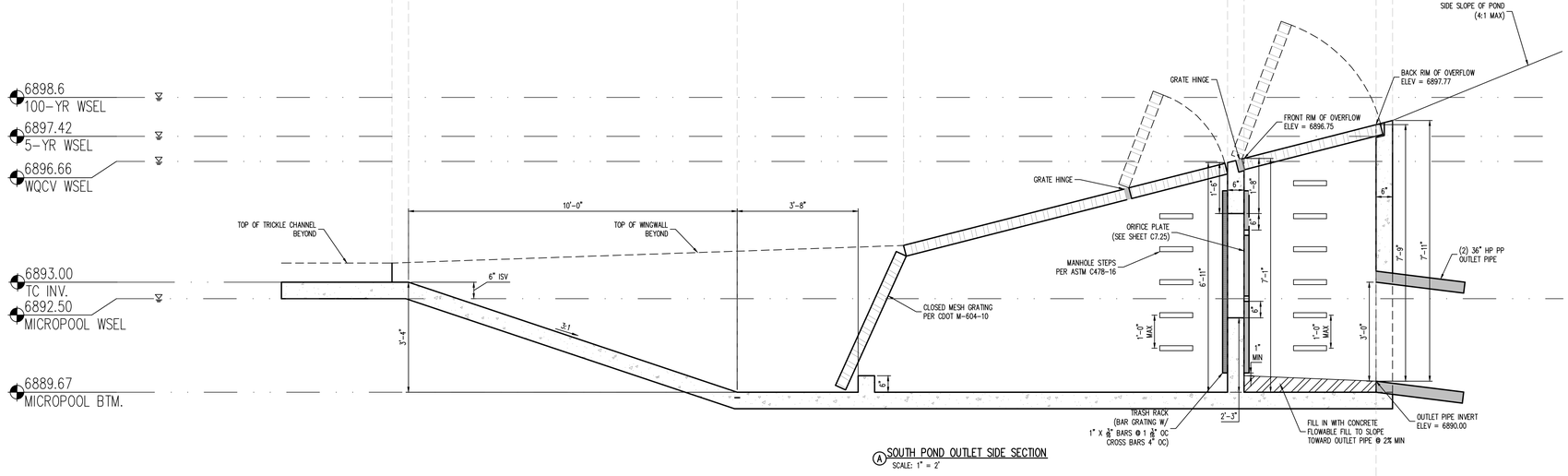


SOUTH WQCV POND – OUTLET STRUCTURE PLAN VIEW
SCALE: 1" = 2'



A SOUTH POND OUTLET SIDE SECTION
SCALE: 1" = 2'

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SOUTH POND OUTLET DETAILS

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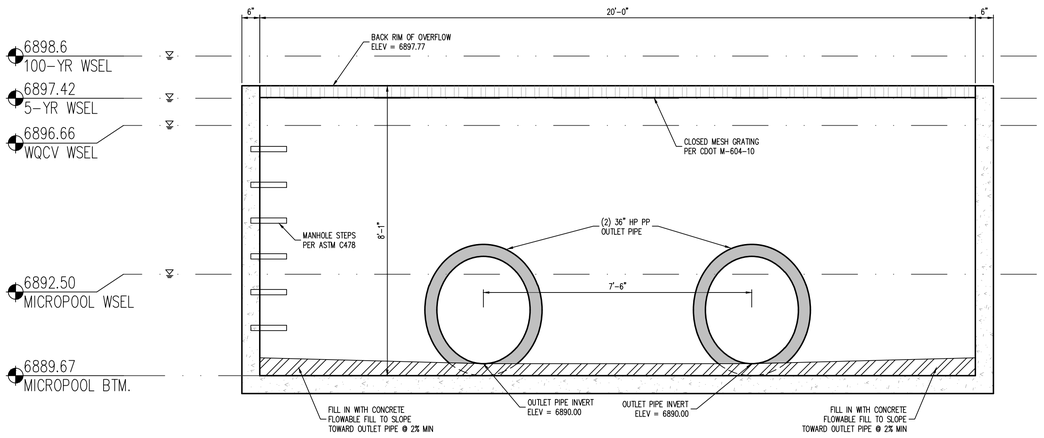
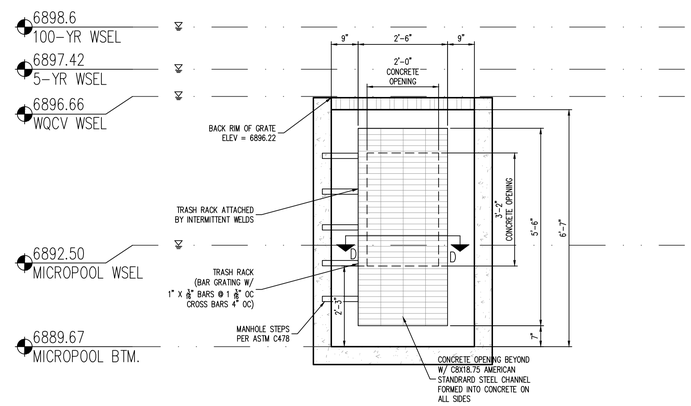
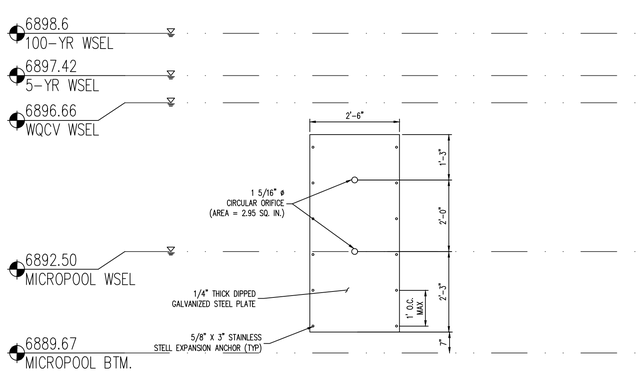


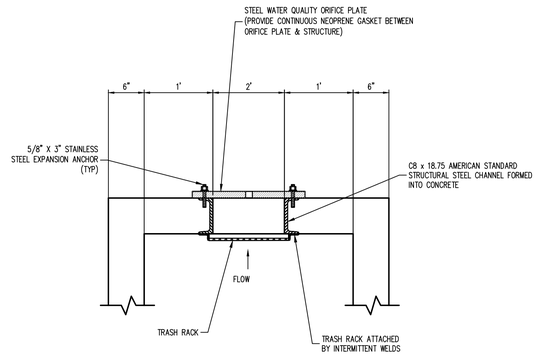
B SOUTH POND OUTLET REAR PROFILE
SCALE: 1" = 2'



C SOUTH POND OUTLET TRASH RACE PROFILE
SCALE: 1" = 2'



SOUTH WQCV POND – ORIFICE PLATE DETAIL
SCALE: 1" = 2'



D SOUTH POND OUTLET TRASH RACK & PLATE PROFILE
SCALE = NTS

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SOUTH POND OUTLET DETAILS

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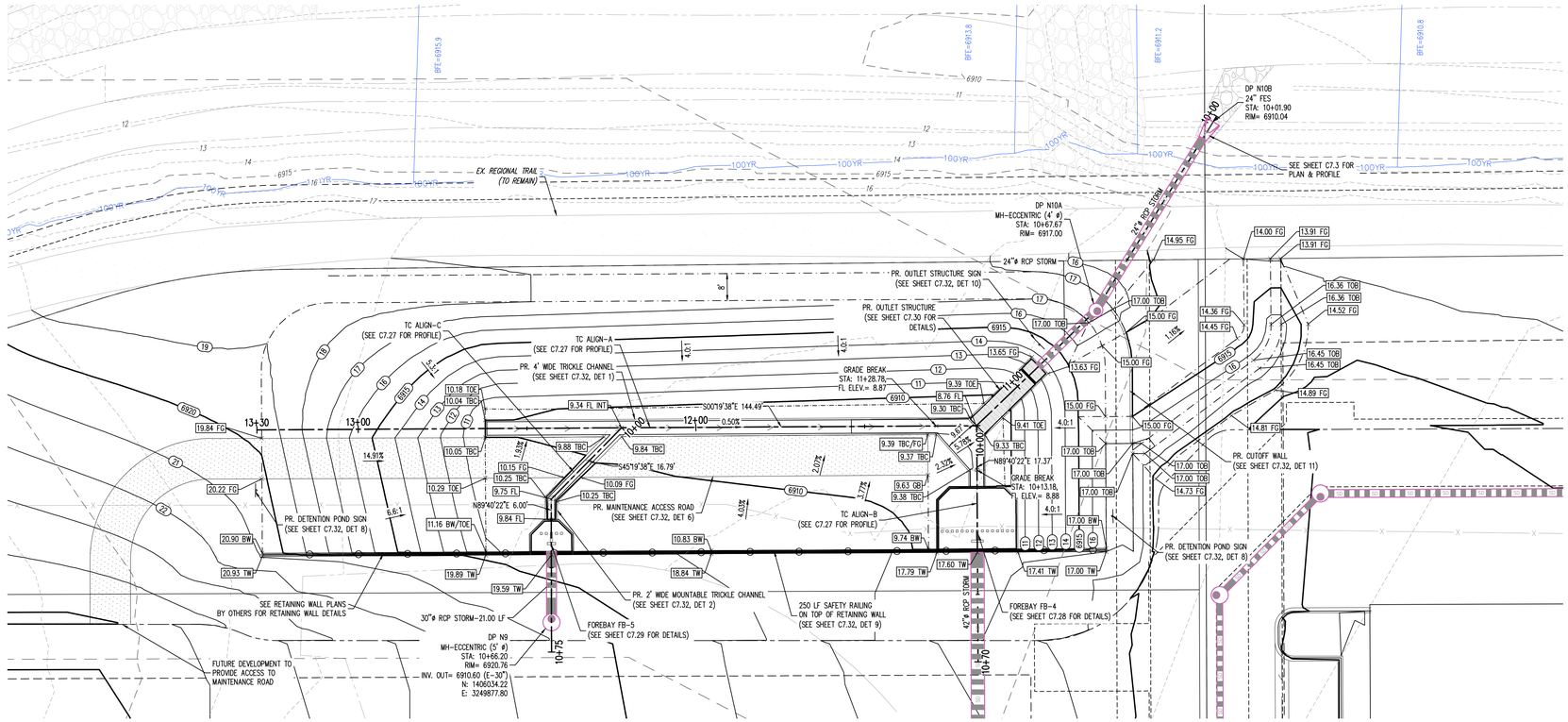

NORTH WQCV POND
TC ALIGN-A STA: 10+00 TO 13+30
TC ALIGN-B STA: 10+00 TO 10+90
TC ALIGN-C STA: 10+00 TO 10+75
SCALE: 1" = 20'

N

0 10 20
SCALE: 1"=20'



KEYMAP
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BENCHMARK

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NORTH POND PLAN

C7.26

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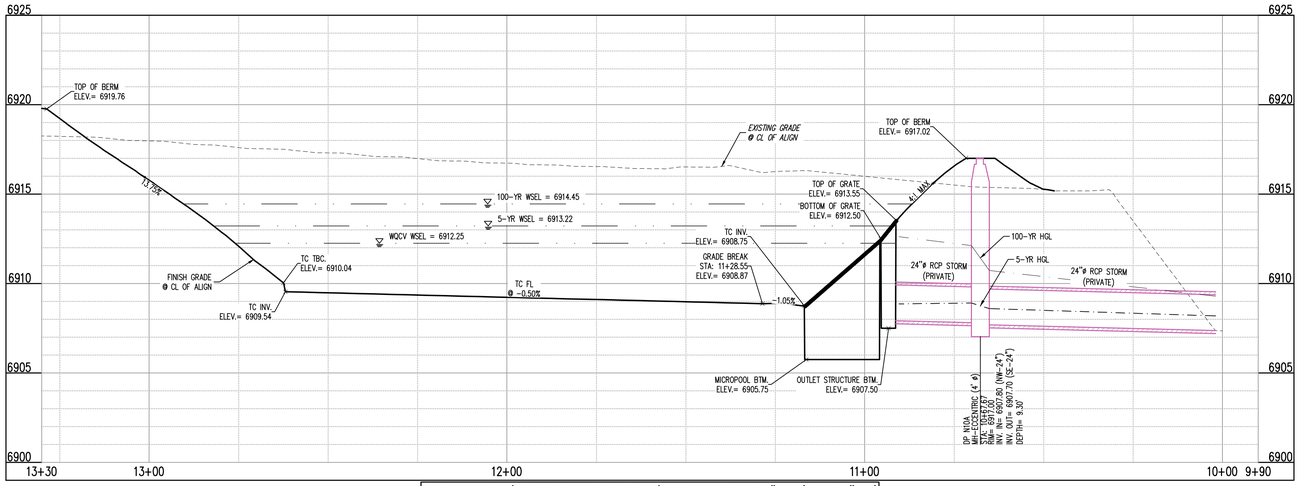
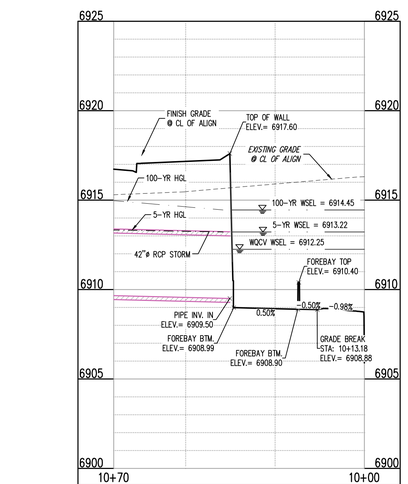
I:\EDI\Evergreen Development\CO, El Paso County - EDI000102 - Bent Grass Commercial\PCD\CSD\EDI102 C7.26 North Pond Overview.dwg, Brad Bishop, 11/19/2026



TC ALIGN-A (STA: 9+90 TO 13+30) - SCALE: H: 1"=20' V: 1"=4'



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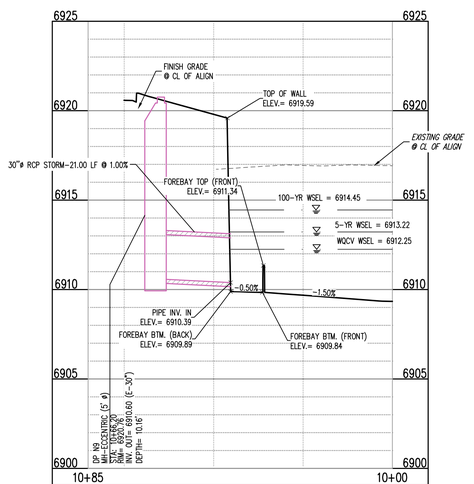

TC ALIGN-C (STA: 10+00 TO 10+85) - SCALE: H: 1"=20' V: 1"=4'



KEYMAP
NOT TO SCALE

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 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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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

NORTH POND PROFILES

C7.27

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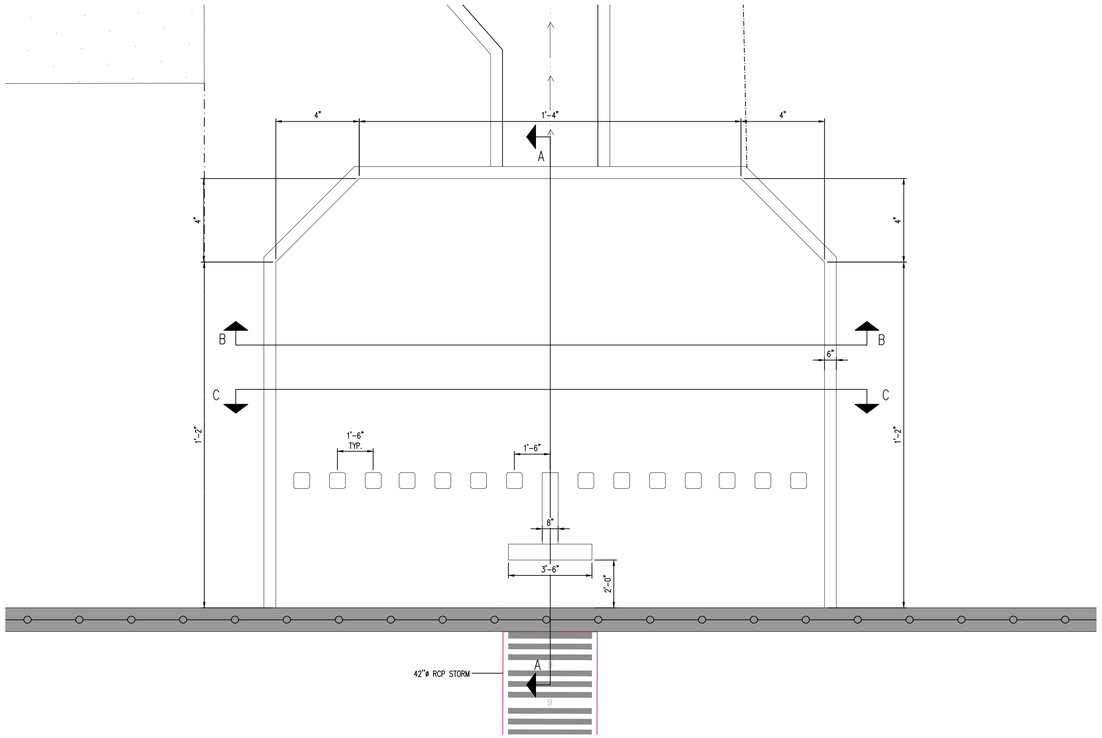
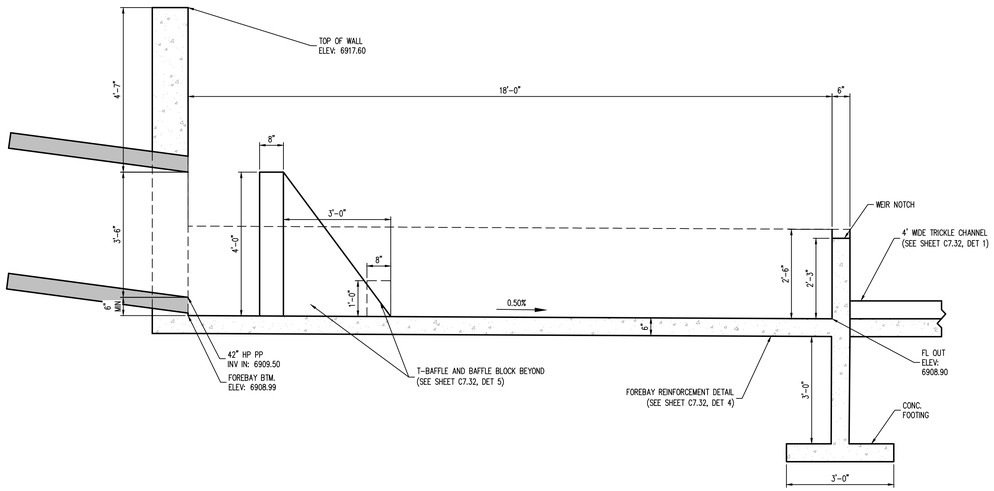
I:\Evergreen Development\C3_El Paso County_EDI000035 - Bent Grass Ext\Internal\ACAD\Civil3D\EDI102 C7.28 North Pond Profiles.dwg, Brad Bishop, 11/19/2026



FOREBAY FB-4 PLAN
SCALE: 1" = 3'-0"



Ⓐ FB-4 SIDE SECTION
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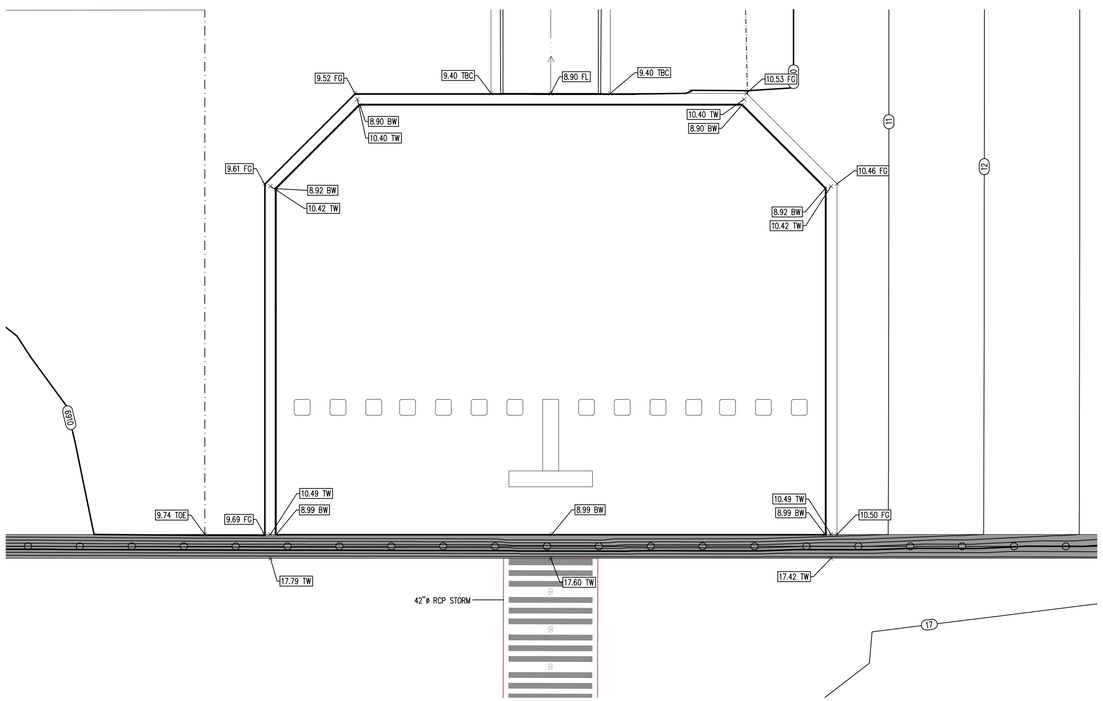
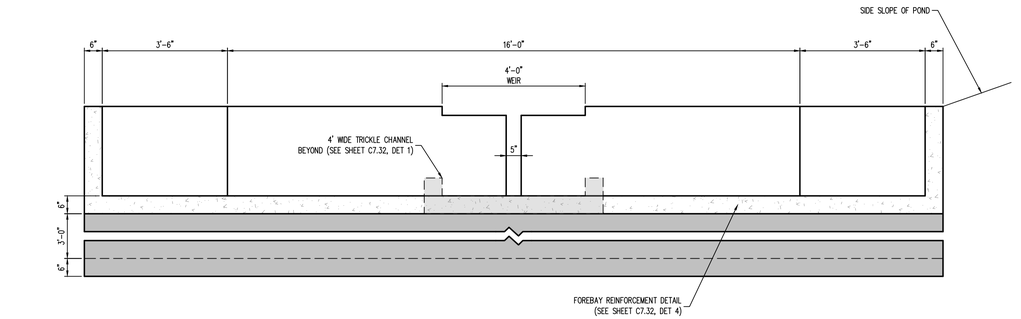


FOREBAY FB-4 GRADING PLAN
SCALE: 1" = 3'-0"



Ⓑ FB-4 FRONT SECTION
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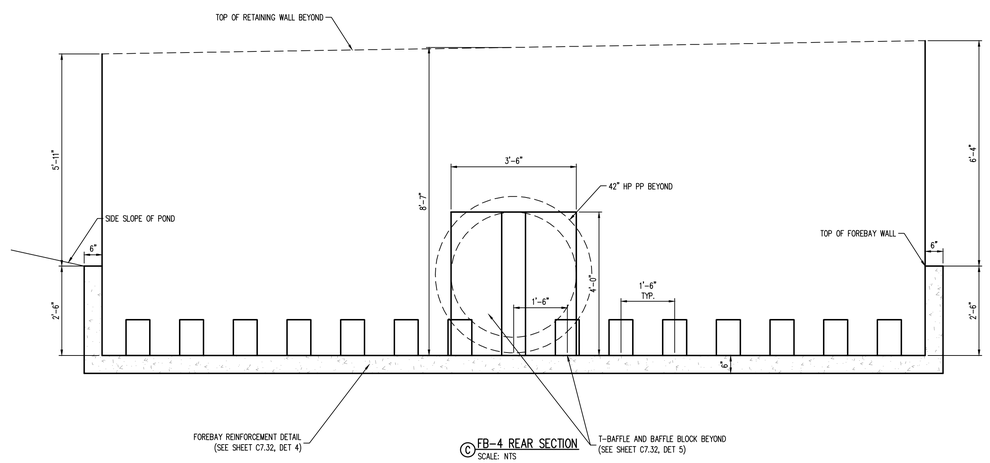

Ⓒ FB-4 REAR SECTION
SCALE: NTS

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	AEH
Checked By:	JAO
Date:	11/19/26

NORTH POND FOREBAY DETAILS

C7.28

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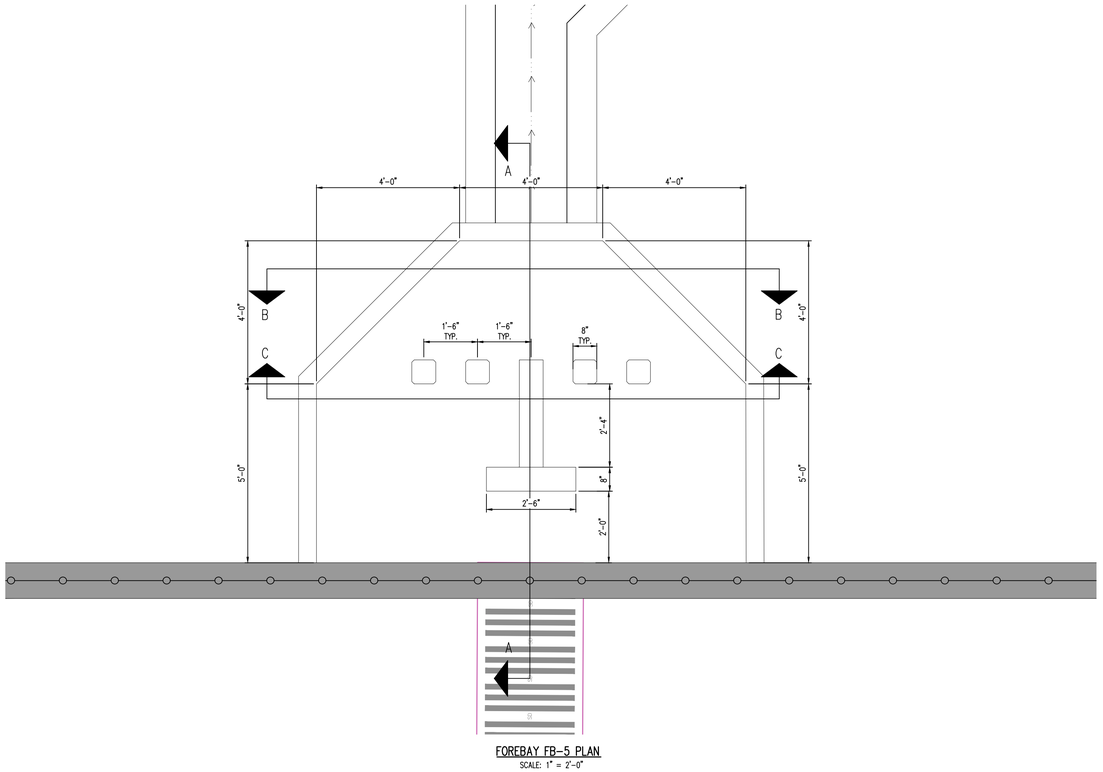

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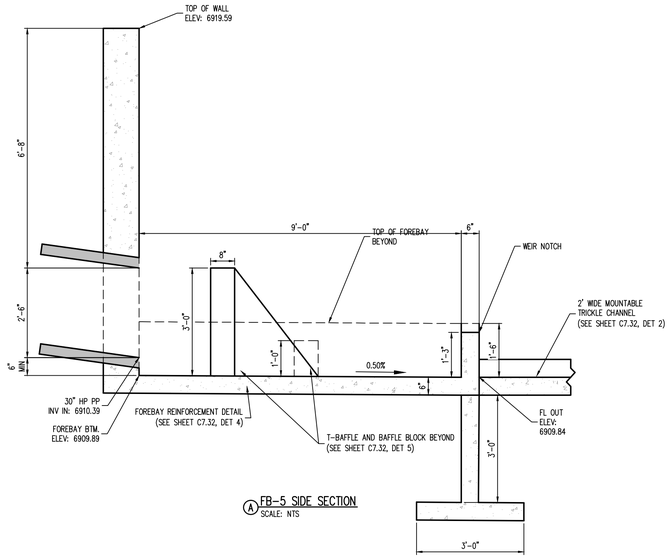
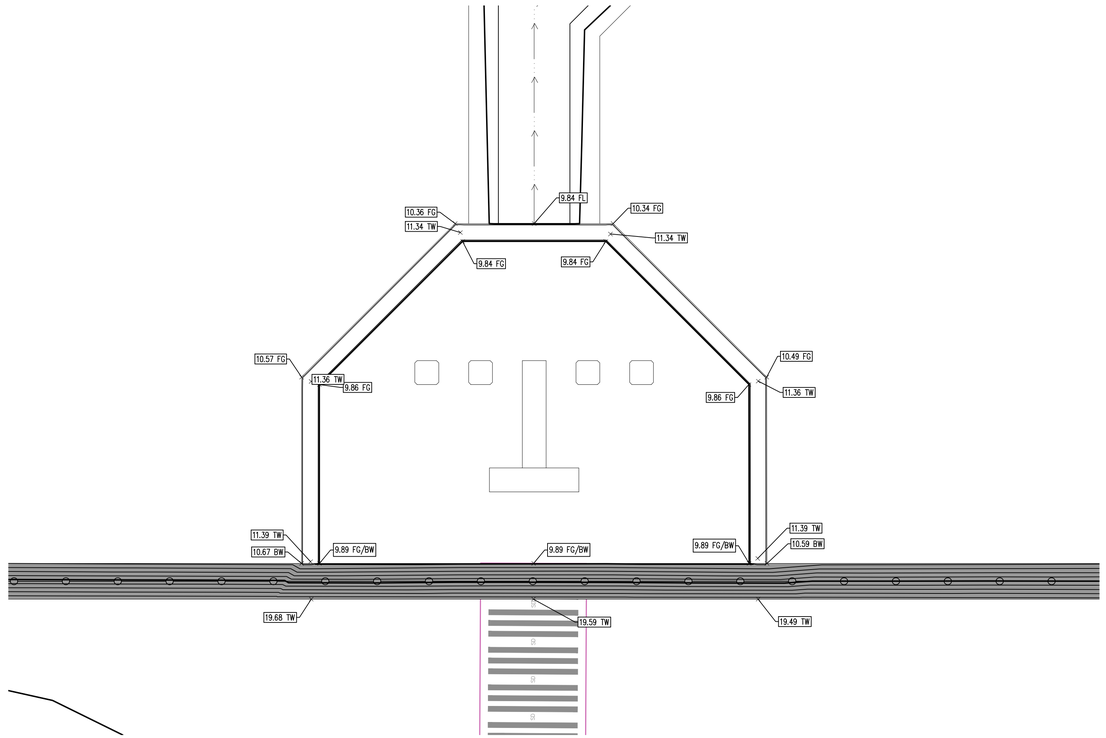
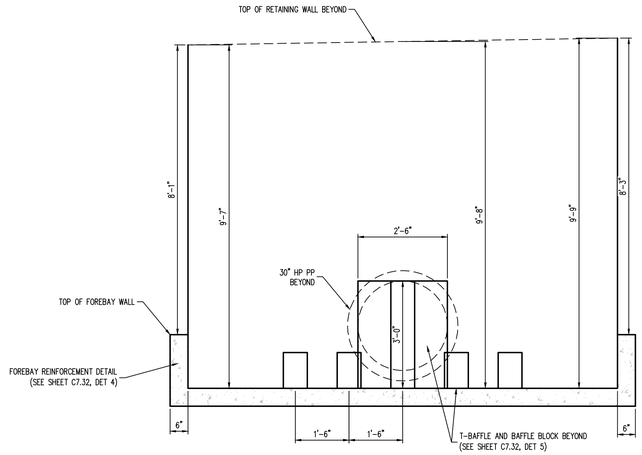


A FB-5 SIDE SECTION
SCALE: NTS



FOREBAY FB-5 GRADING PLAN
SCALE: 1" = 2'-0"



B FB-5 REAR SECTION
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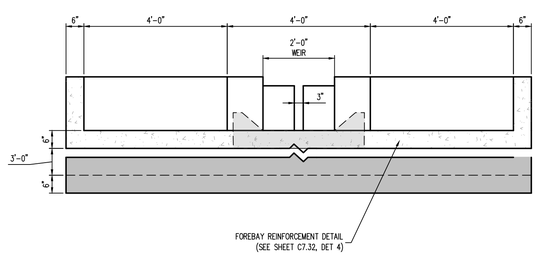

C FB-5 FRONT SECTION
SCALE: NTS

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

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FALCON, COLORADO

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Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

NORTH POND FOREBAY DETAILS

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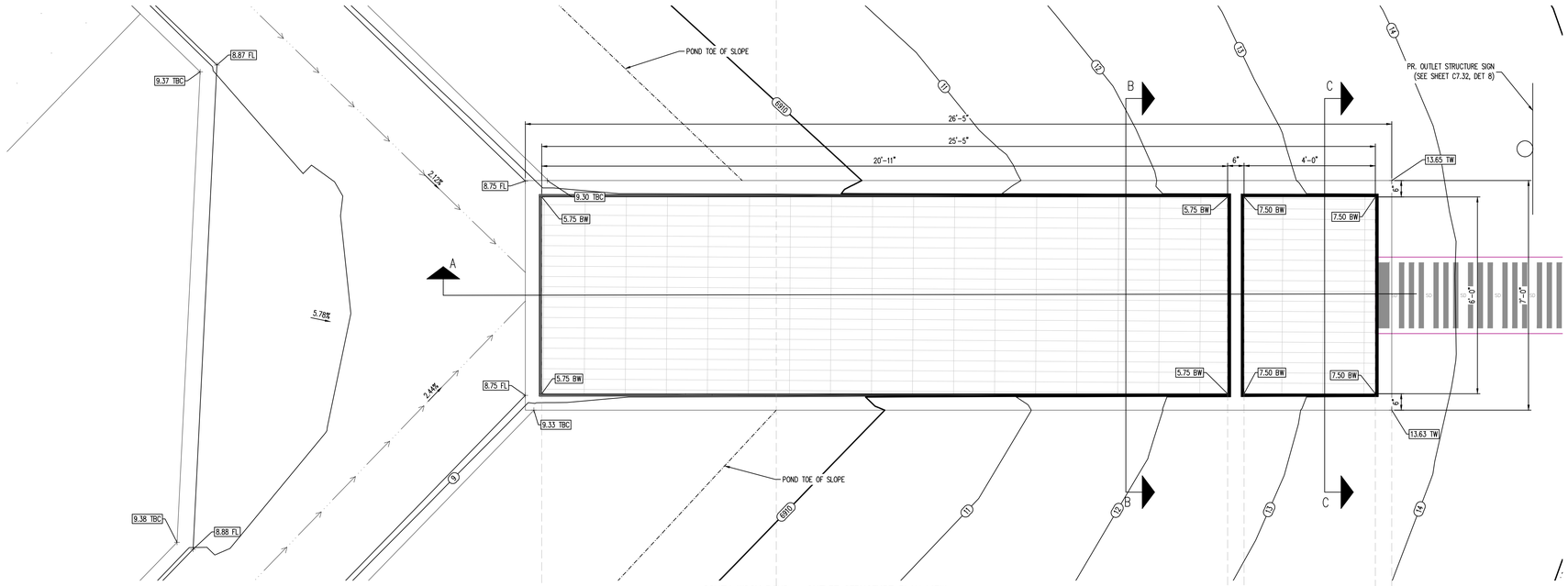
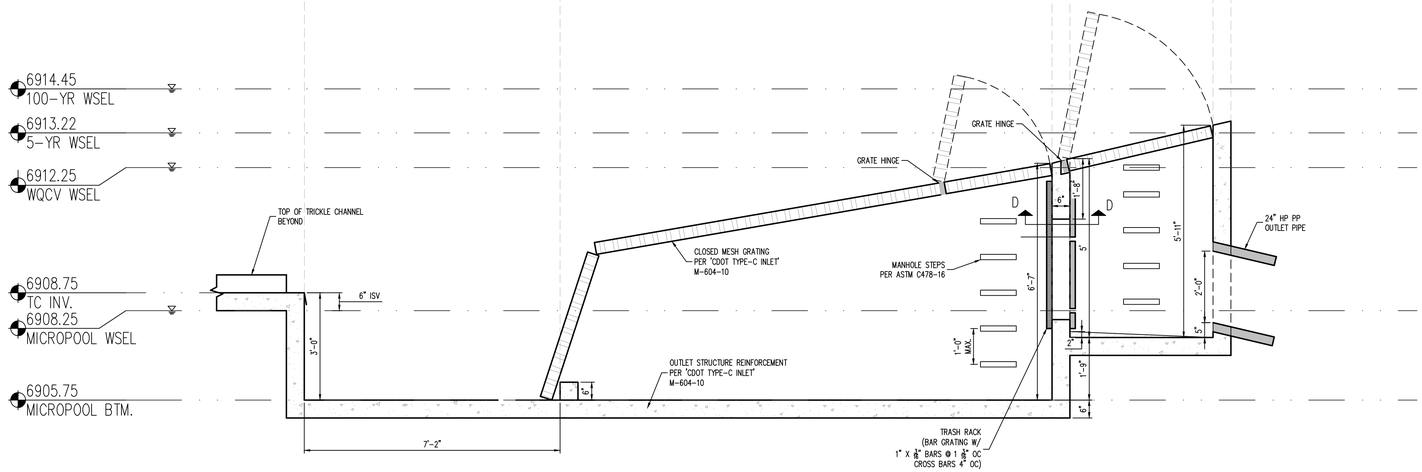


SOUTH WQCV POND – OUTLET STRUCTURE PLAN VIEW
SCALE: 1" = 2'



Ⓑ SOUTH POND OUTLET SIDE SECTION
SCALE: 1" = 2'

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NORTH POND OUTLET DETAILS

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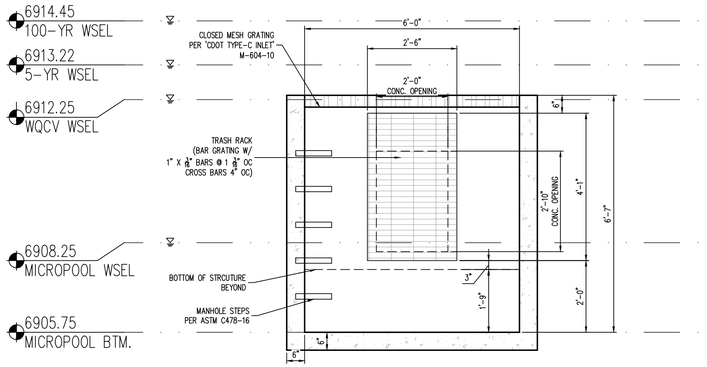
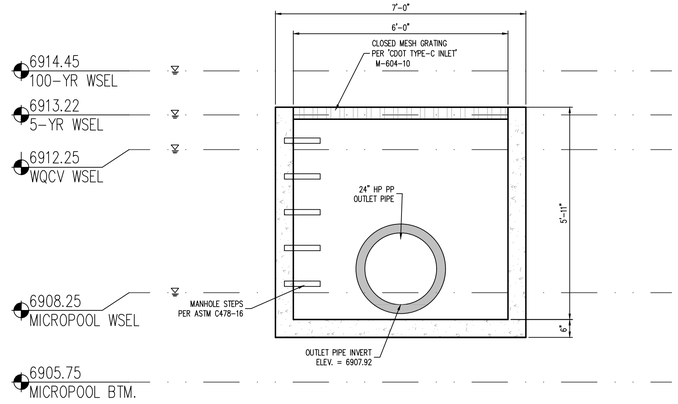
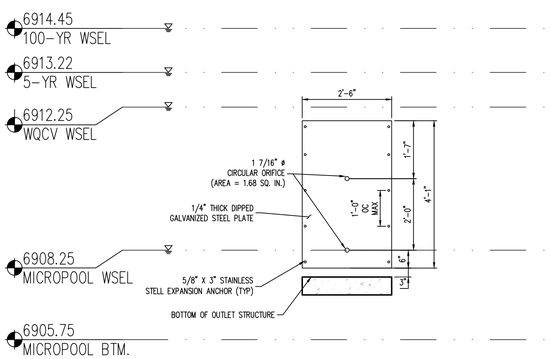


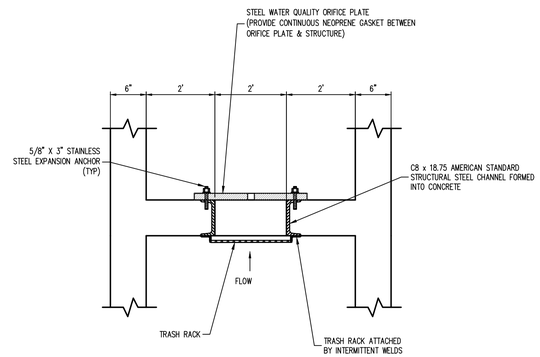
B SOUTH POND OUTLET REAR PROFILE
SCALE: 1" = 2'



C SOUTH POND OUTLET TRASH RACE PROFILE
SCALE: 1" = 2'



SOUTH WQCV POND – ORIFICE PLATE DETAIL
SCALE: 1" = 2'



D SOUTH POND OUTLET TRASH RACK & PLATE PROFILE
SCALE = NTS

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NORTH POND OUTLET DETAILS

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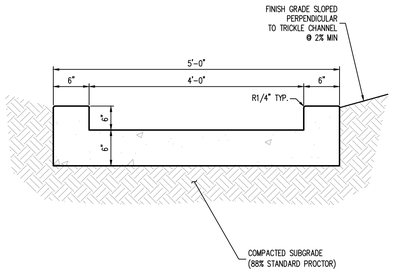
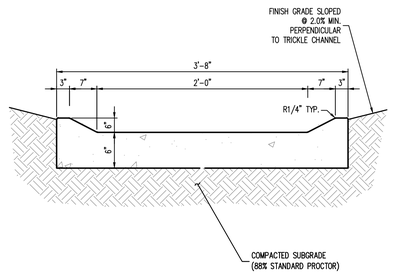
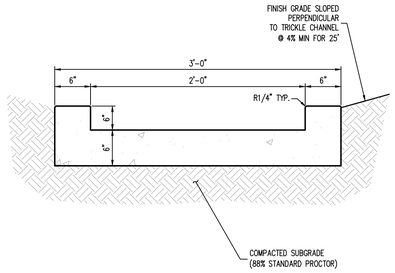
I:\Evergreen Development\FC\3. El Paso County\EDI00035 - Bent Grass Subdivision\ACAD\1-CIVIL\EDI035-C7.31 North Pond Outlet Details.dwg, Wed 8/6/2025 - 11:09:20 AM



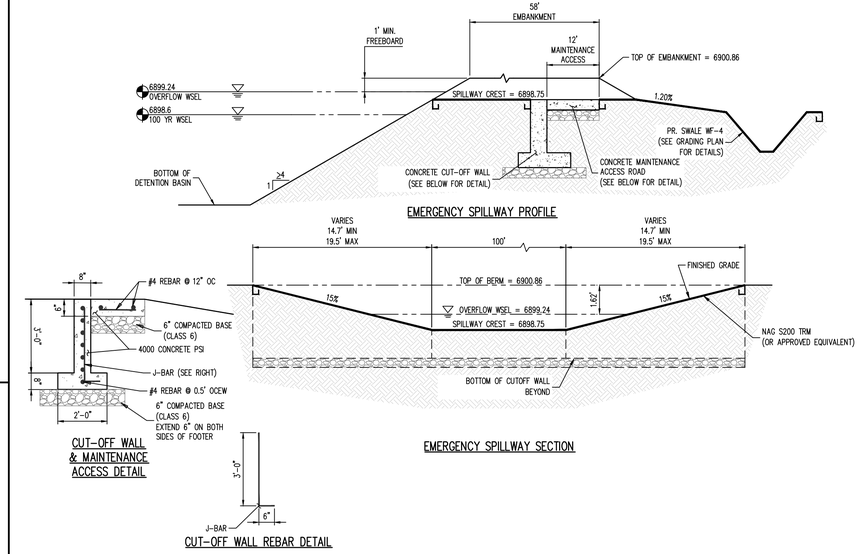
1 4' WIDE TRICKLE CHANNEL DETAIL
NOT TO SCALE



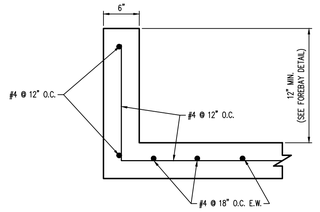
2 2' WIDE TRICKLE CHANNEL WITH MOUNTABLE CURB
NOT TO SCALE



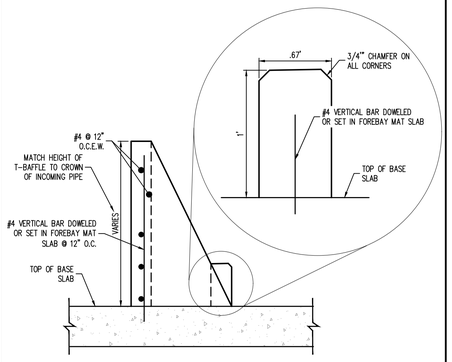
3 2' WIDE TRICKLE CHANNEL DETAIL
NOT TO SCALE



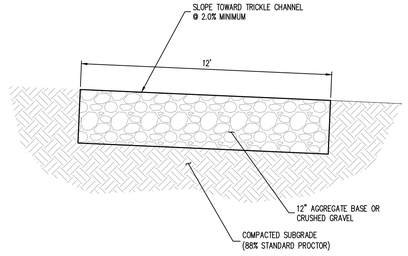
7 SOUTH POND EMERGENCY SPILLWAY DETAILS
NOT TO SCALE



4 FOREBAY REINFORCING DETAIL
NOT TO SCALE



5 "T" BAFFLE REINFORCING DETAIL
NOT TO SCALE



6 MAINTENANCE ACCESS DETAIL
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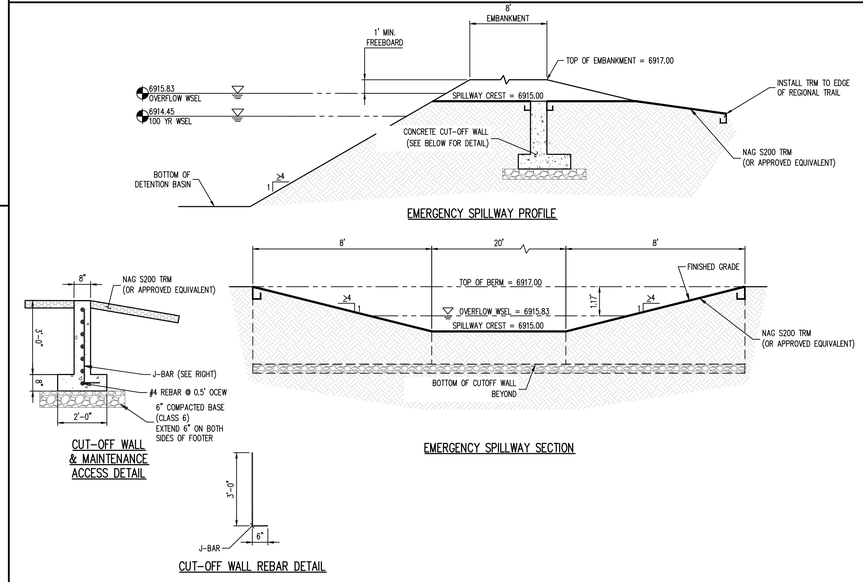


11 NORTH POND EMERGENCY SPILLWAY DETAILS
NOT TO SCALE

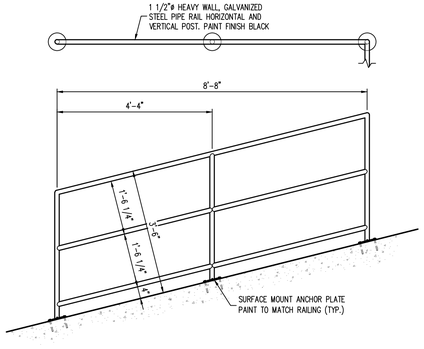
WARNING

UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A KNOWING VIOLATION OF SECTION 309 OF THE CLEAN WATER ACT.

PUNISHMENT: FINE AND/OR IMPRISONMENT: 3-6 YEARS

NOTES:
- ONE (1) SIGN SHALL BE POSTED ON OR NEAR THE OUTLET STRUCTURE WITH THE ABOVE MESSAGE
- SIGN SHOULD BE A MINIMUM OF 0.75 SQUARE FEET
- SIGNS SHALL BE DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND.

8 OUTLET STRUCTURE SIGN DETAIL
NOT TO SCALE



9 OUTLET STRUCTURE & FOREBAY SAFETY RAILING
NOT TO SCALE

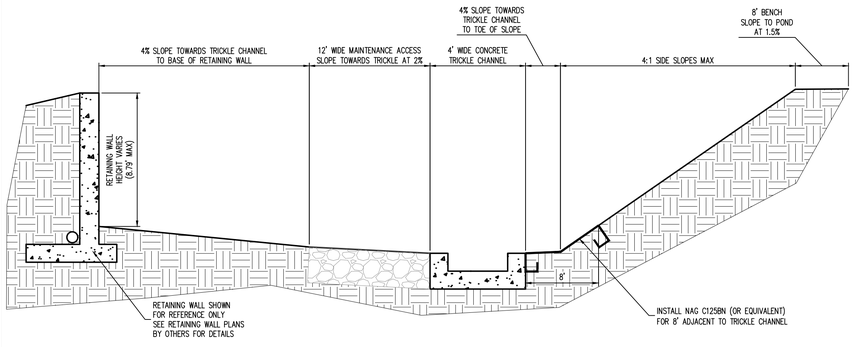
WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

NOTES:
- TWO (2) SIGNS WITH THE ABOVE MESSAGE, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET SHALL BE PROVIDED AROUND THE PERIMETER OF THE DETENTION POND, AS SHOWN ON THESE PLANS.
- SIGNS SHALL BE DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND.

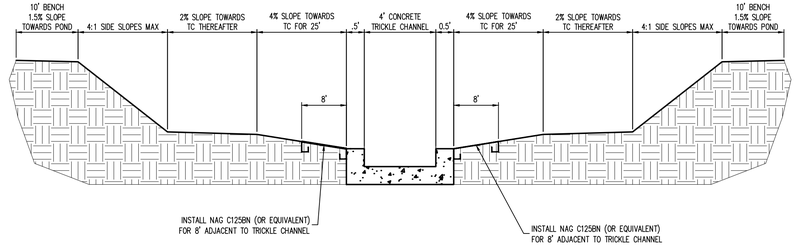
DETENTION POND SIGNAGE

10 DETENTION POND SIGN DETAIL
NOT TO SCALE

11 NOT IN USE
NOT TO SCALE



12 TYPICAL NORTH POND SECTION
NOT TO SCALE



13 TYPICAL SOUTH POND SECTION
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FALCON, COLORADO

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1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

PCM GENERAL DETAILS

C7.32

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ROLLMAX™
ROLLED EROSION CONTROL

Specification Sheet
VMax® S200® Turf Reinforcement Mat



DESCRIPTION

The composite turf reinforcement mat (C-TRM) shall be a machine-produced mat of 100% straw fiber matrix incorporated into permanent three-dimensional turf reinforcement matting. The matrix shall be evenly distributed across the entire width of the matting and stitch bonded between a heavy duty UV stabilized nettings with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings, an heavy UV stabilized, dramatically corrugated (crimped) intermediate netting with 0.5 x 0.5 inch (1.27 x 1.27 cm) openings, and covered by an heavy duty UV stabilized nettings with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings. The middle corrugated netting shall form prominent closely spaced ridges across the entire width of the mat. The three nettings shall be stitched together on 1.50 inch (3.81cm) centers with UV stabilized polypropylene thread to form permanent three-dimensional turf reinforcement matting. All mats shall be manufactured with a colored thread stitched along both outer edges as an overlap guide for adjacent mats.

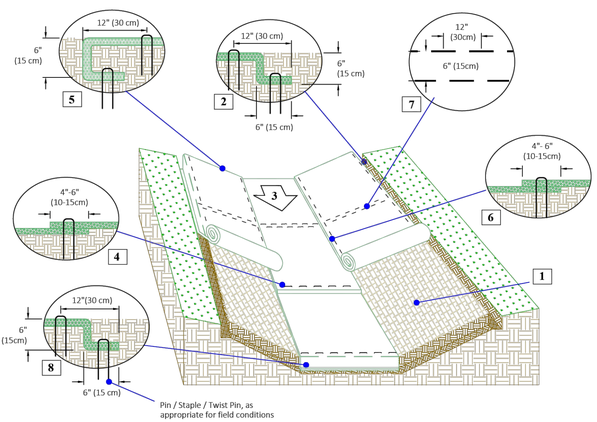
The S200 shall meet Type 5A, 5B, and 5C specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18

Index Property	Test Method	Typical
Thickness	ASTM D6525	0.50 in. (12.70 mm)
Resiliency	ASTM 6524	70%
Density	ASTM D792	0.91 g/cm³
Mass/Unit Area	ASTM 6566	12.0 oz/sy (408 g/sm)
UV Stability	ASTM D4355/ 1000 HR	80%
Porosity	ECTC Guidelines	99%
Light Penetration	ASTM D6567	15%
Tensile Strength – MD	ASTM D6818	450 lbs/ft (6.67 kN/m)
Elongation – MD	ASTM D6818	35%
Tensile Strength – TD	ASTM D6818	450 lbs/ft (6.67 kN/m)
Elongation – TD	ASTM D6818	20%

Material Content		
Matrix	100% Straw Fiber	0.50 lb/sq yd (0.19 kg/sm)
Netting	Top and Bottom, UV-Stabilized Polypropylene	3 lb/1000 sq ft (1.47 kg/100 sm)
	Middle, Corrugated UV-Stabilized Polypropylene	16 lb/1000 sf (7.81 kg/100 sm)
Thread	Polypropylene, UV Stable	

Standard Roll Sizes		
Width	6.5 ft (2.0 m)	8 ft (2.44m)
Length	55.5 ft (16.9 m)	90 ft (27.4 m)
Weight ± 10%	34 lbs (15.42 kg)	70 lbs (31.8 kg)
Area	40 sq yd (33.4 sm)	80 sq. yd. (66.8 sm)

Design Permissible Shear Stress		
	Short Duration	**Long Duration**
Phase 1: Unvegetated	2.3 psf (110 Pa)	2.3 psf (110 Pa)
Phase 2: Partially Veg.	7.5 psf (360 Pa)	7.5 psf (360 Pa)
Phase 3: Fully Veg.	10.0 psf (480 Pa)	8.0 psf (383 Pa)
Unvegetated Velocity	8.5 fps (2.6 m/s)	
Vegetated Velocity	18 fps (5.5 m/s)	



CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

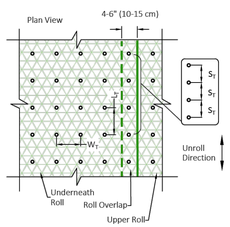


NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the channel by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"- 6" (10 - 15 cm) overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6"(15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 4"- 6" (10 - 15 cm) and secured with staples/stakes/pins at S_T.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
9. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_T	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout

Slope Design Data: C Factors			
	Slope Gradients (S)		
Slope Length (L)	≤ 3:1	3:1 – 2:1	≥ 2:1
≤ 20 ft (6 m)	0.0010	0.0209	0.0507
20-50 ft	0.0081	0.0266	0.0574
≥ 50 ft (15.2 m)	0.0455	0.0555	0.081

Roughness Coefficients – Unveg.	
Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.038
0.50 – 2.0 ft	0.038-0.025
≥ 2.0 ft (0.60 m)	0.025

Western Green
4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725

nagreen.com
800-772-2040

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EC_RMX_MPDS_VMS200_1.21

WESTERN GREEN | WESTERN EXCELSIOR | EAST COAST EROSION CONTROL | NORTH AMERICAN GREEN

Project: Standard Slope/Rainfall Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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Project No: EDI102
Drawn By: AEH
Checked By: JAO
Date: 11/19/26

PCM GENERAL DETAILS

C7.33

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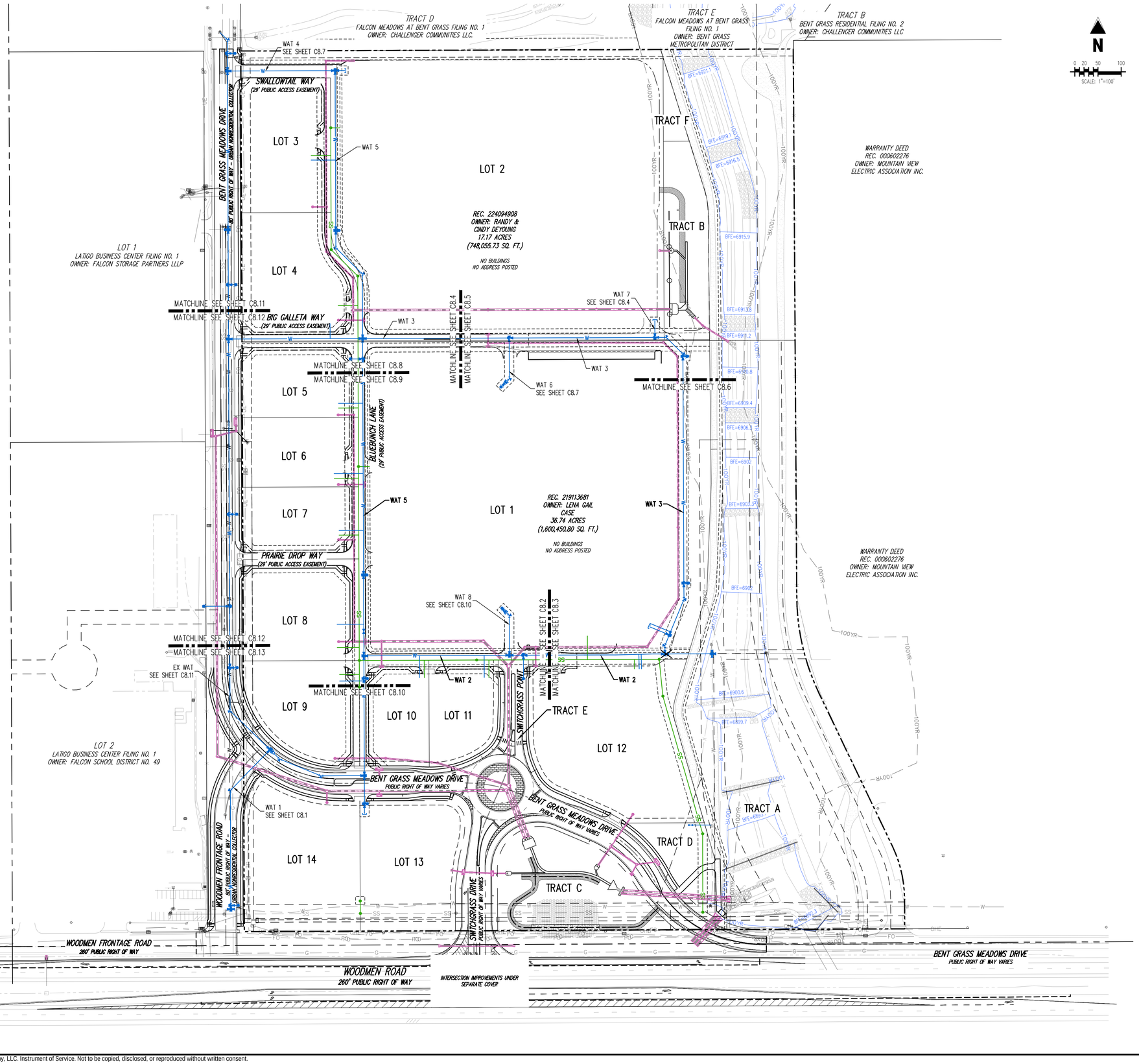
I:\EE\Evergreen Development\CO, El Paso County - EDI000028 - Bent Grass Evergreen\04\CAD\EXHIBITS\C7.24 PCM General Details.dwg - Brad Bishop - 11/19/2026



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Checked By:	JAO
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OVERALL WATER PLAN

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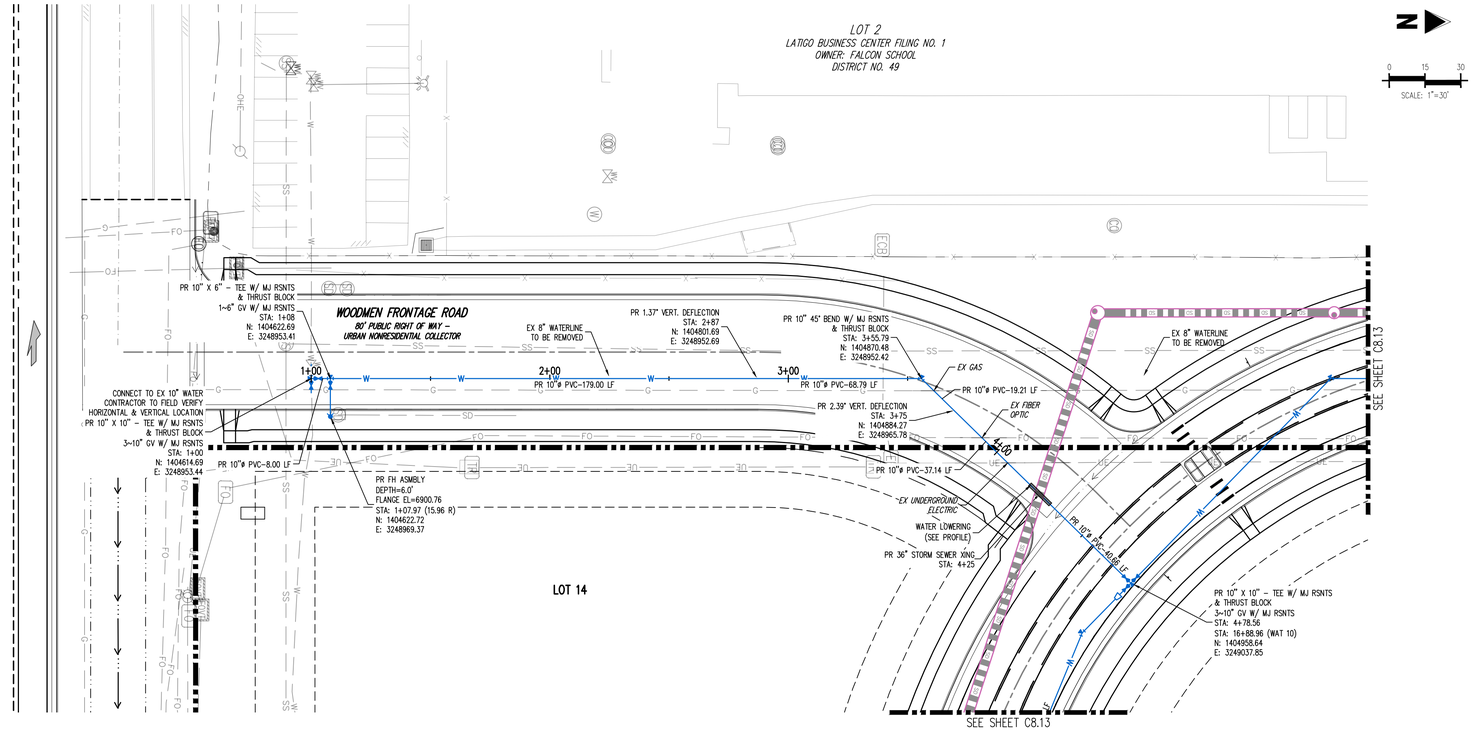
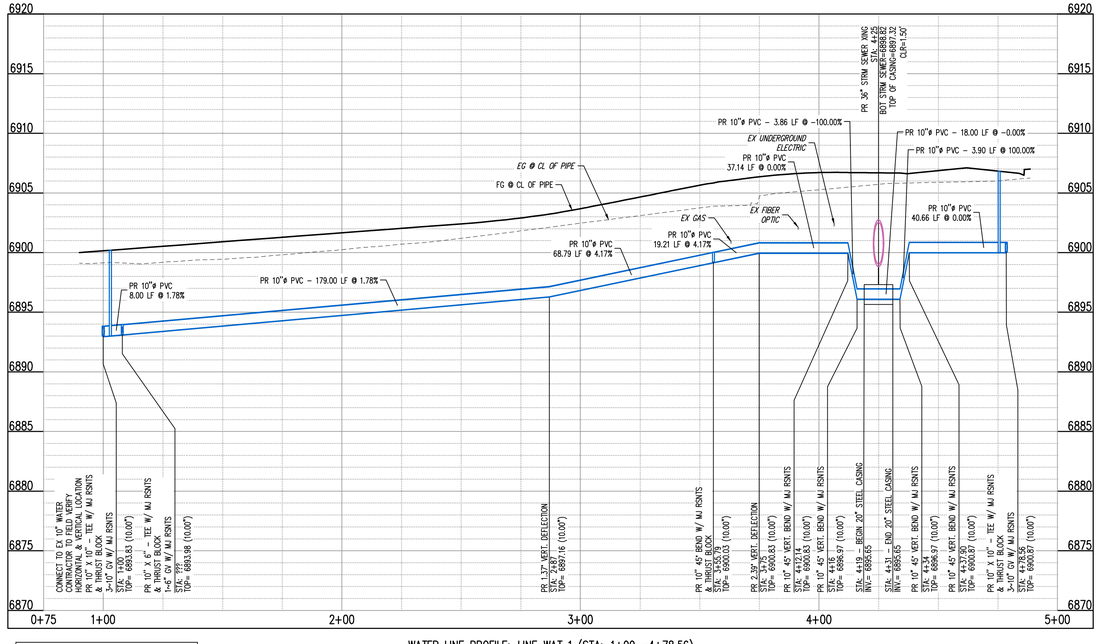
I:\EE\Evergreen Development\PCD, El Paso County - EDI000102 - Bent Grass Commercial\PCD\CAD\EDI102 C8.0 Overall Water Plan.dwg, Brad Bishop, 11/19/2026



WATER LINE PLAN: LINE WAT 1 (STA: 1+00 –4+78.56)

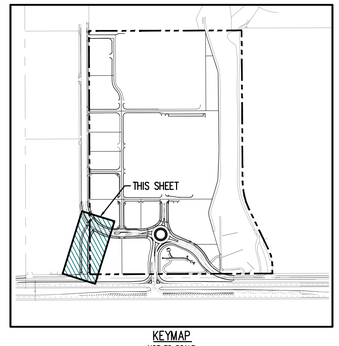
SCALES: HORIZONTAL 1"=30'



WATER LINE PROFILE: LINE WAT 1 (STA: 1+00 –4+78.56)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

NOTE:
EXISTING UTILITIES ARE CONSIDERED ASSUMED DEPTH UNTIL THE POTHOLE EXPLORATION IS COMPLETE.



KEYMAP
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- PROPOSED WATER LINE
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- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
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- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
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- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WATER PLAN & PROFILE

C8.1

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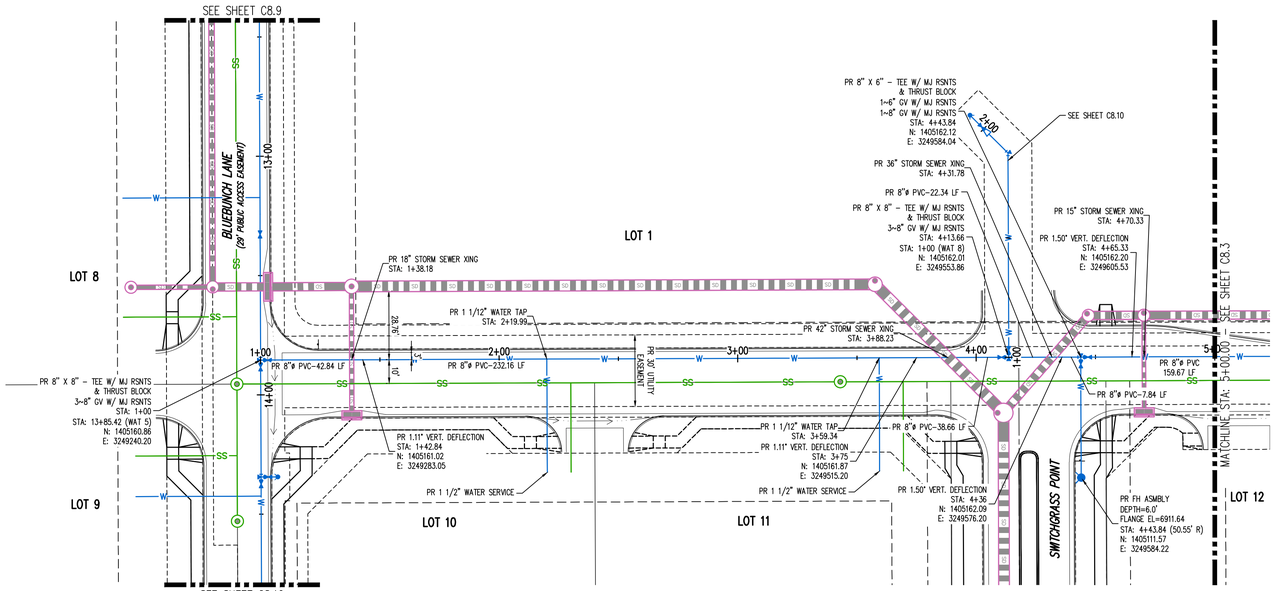
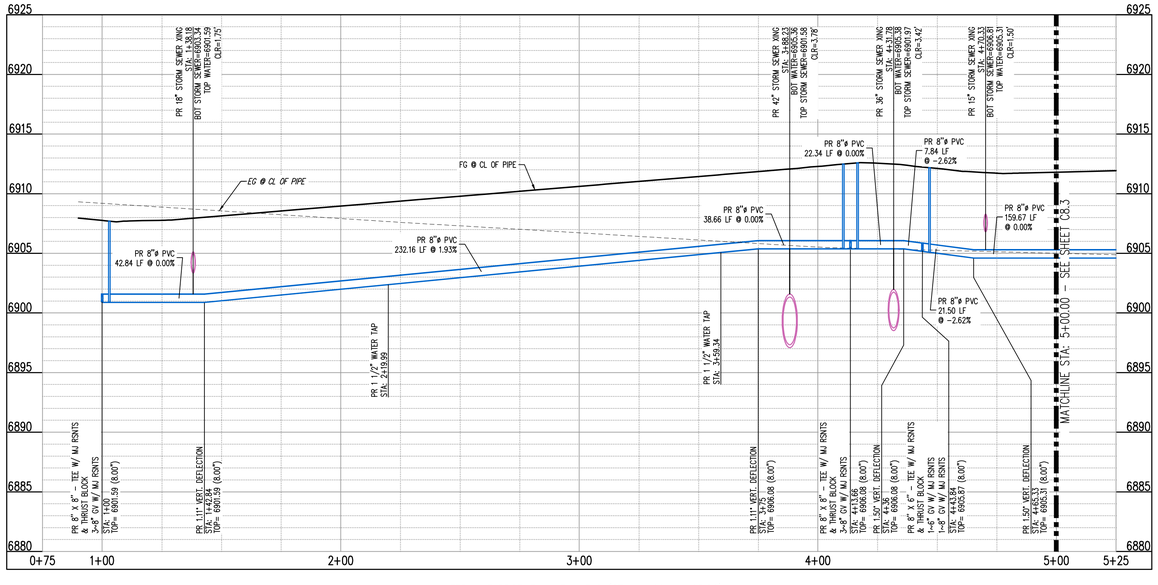


WATER LINE PLAN: LINE WAT 2 (STA: 1+00 -4+25.86)

SCALES: HORIZONTAL 1"=30'



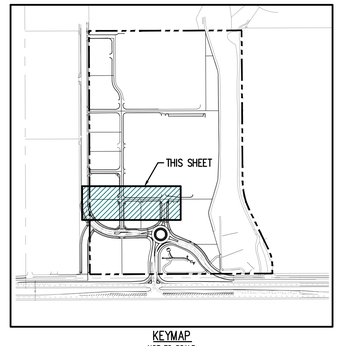
WATER LINE PROFILE: LINE WAT 2 (STA: 1+00 -4+25.86)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

N

0 15 30

SCALE: 1"=30'



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- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
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- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
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FALCON, COLORADO

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Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

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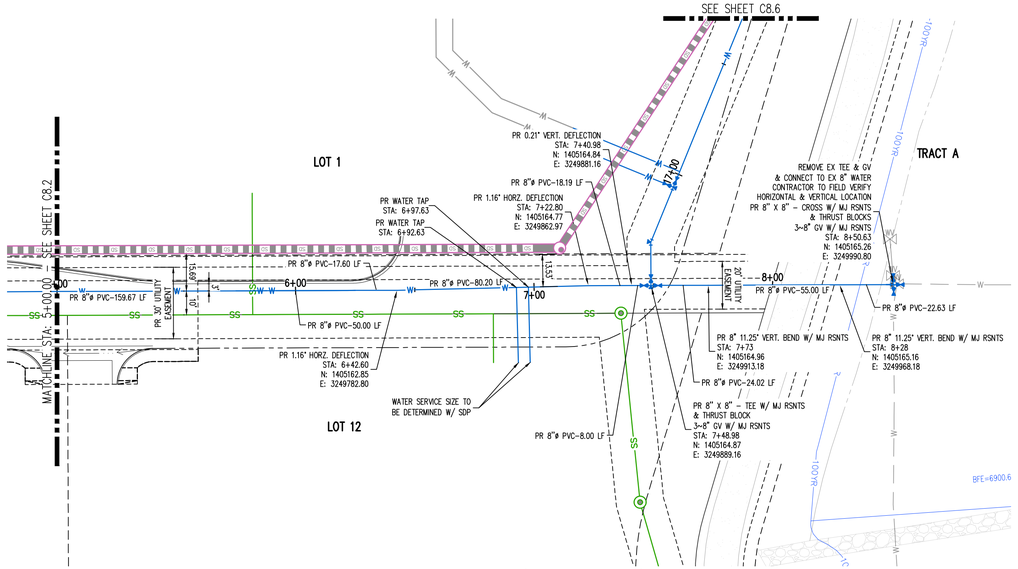
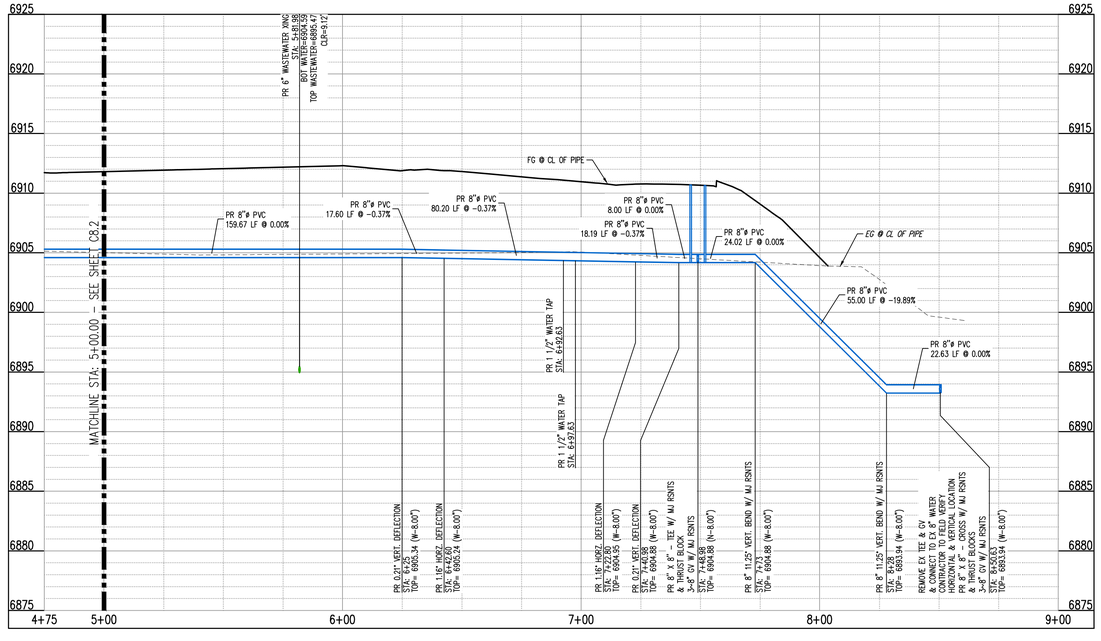


WATER LINE PLAN: LINE WAT 2 (STA: 5+00 – 8+50.63)

SCALES: HORIZONTAL 1"=30'



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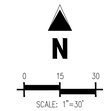

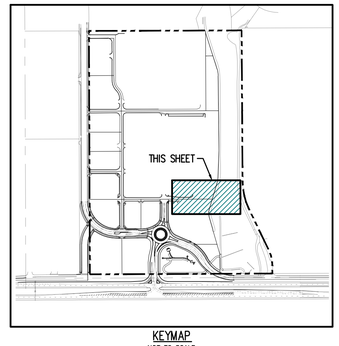

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WATER PLAN & PROFILE

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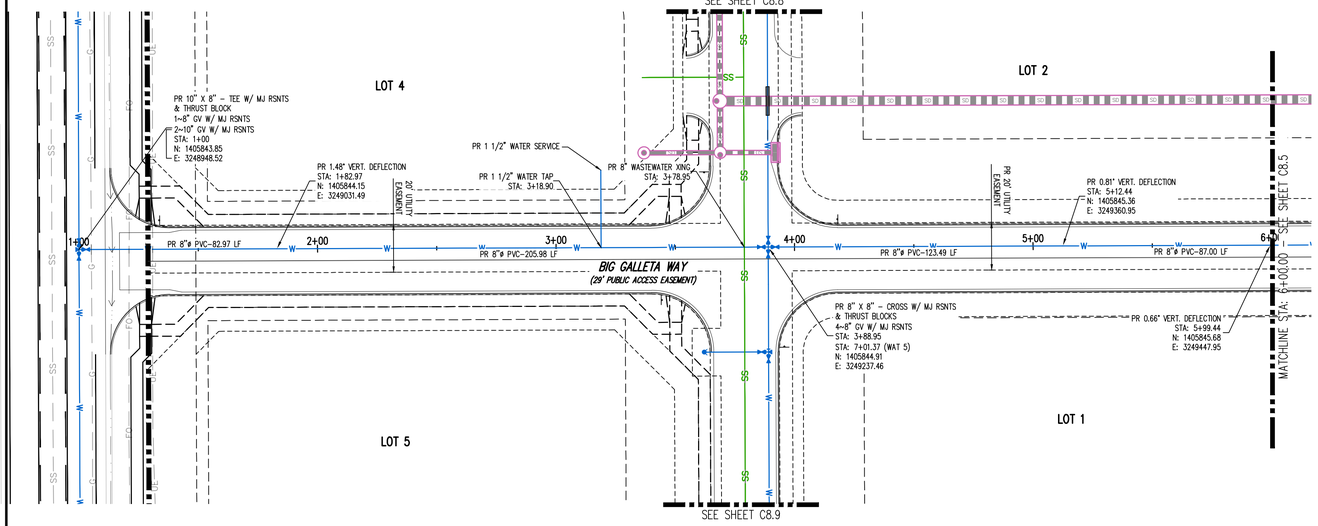
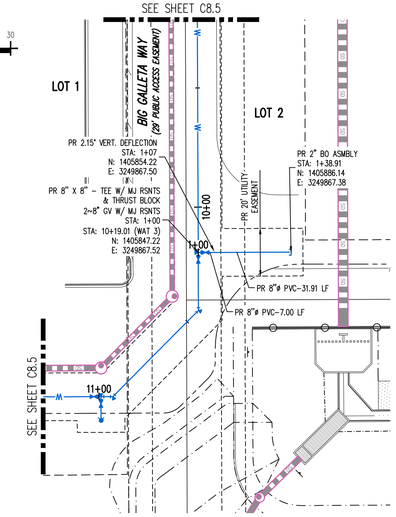


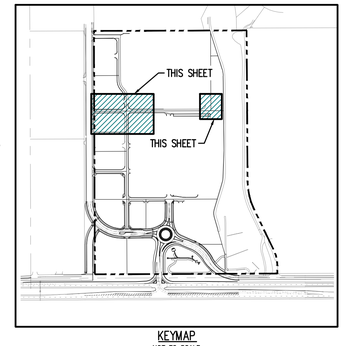
WATER LINE PLAN: LINE WAT 3 (STA: 1+00 – 6+00)
SCALE: 1"=30'

N
0 15 30
SCALE: 1"=30'



WATER LINE PLAN: LINE WAT 7 (STA: 1+00 – 1+38.91)
SCALE: 1"=30'

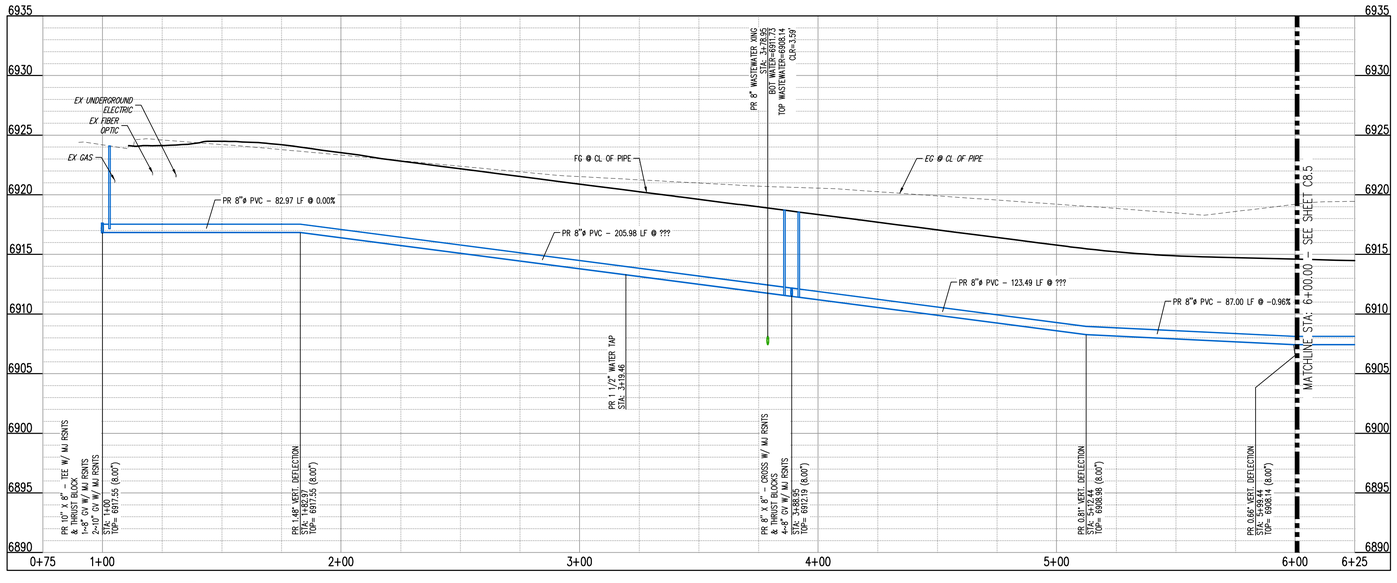
N
0 15 30
SCALE: 1"=30'



KEYMAP
NOT TO SCALE

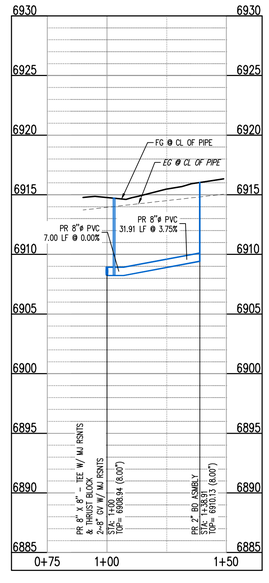
UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



WATER LINE PROFILE: LINE WAT 3 (STA: 1+00 – 6+00)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

NOTE:
EXISTING UTILITIES ARE CONSIDERED ASSUMED DEPTH UNTIL THE POTHOLE EXPLORATION IS COMPLETE.



WATER LINE PROFILE: LINE WAT 7 (STA: 1+00 – 1+38.91)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

NOTES

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2. WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'–6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'–6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STUB PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.4

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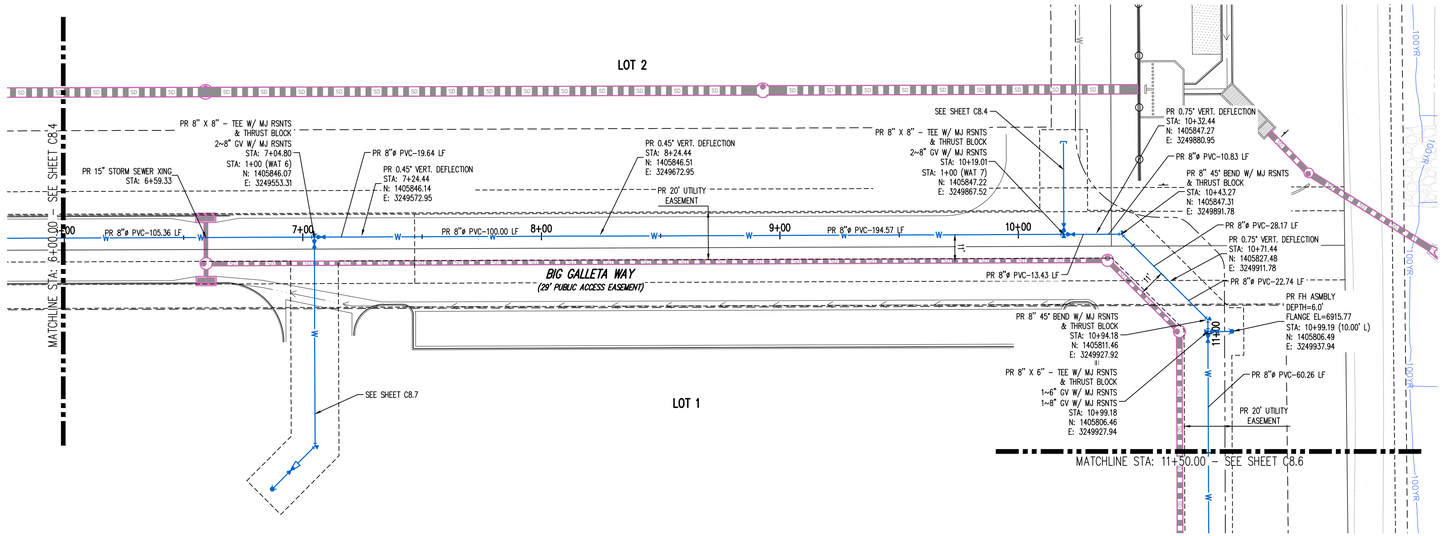
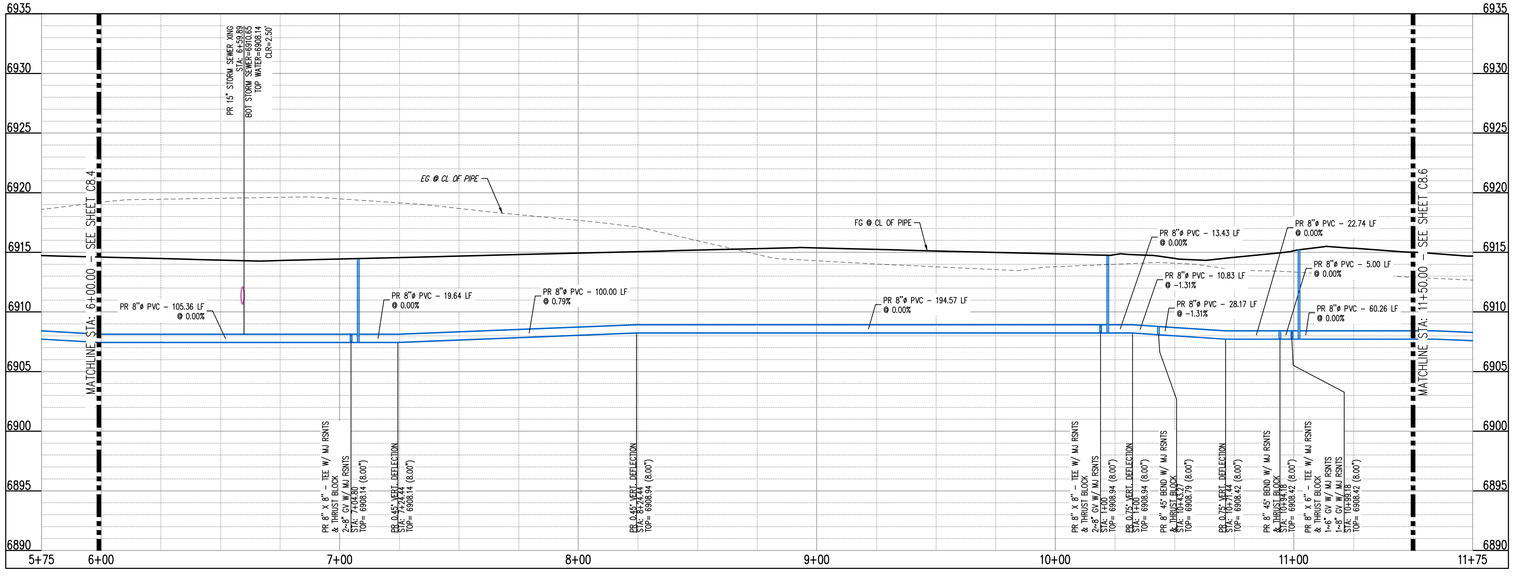


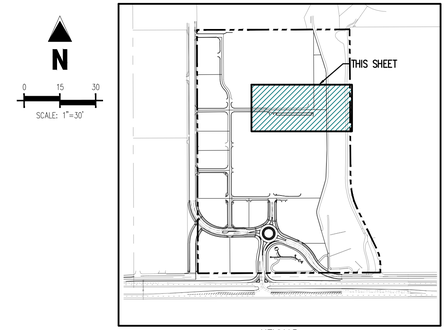
WATER LINE PLAN: LINE WAT 3 (STA: 1+00 – 6+00)

SCALE: 1"=30'



WATER LINE PROFILE: LINE WAT 3 (STA: 6+00 – 11+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP

NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
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- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
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- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.5

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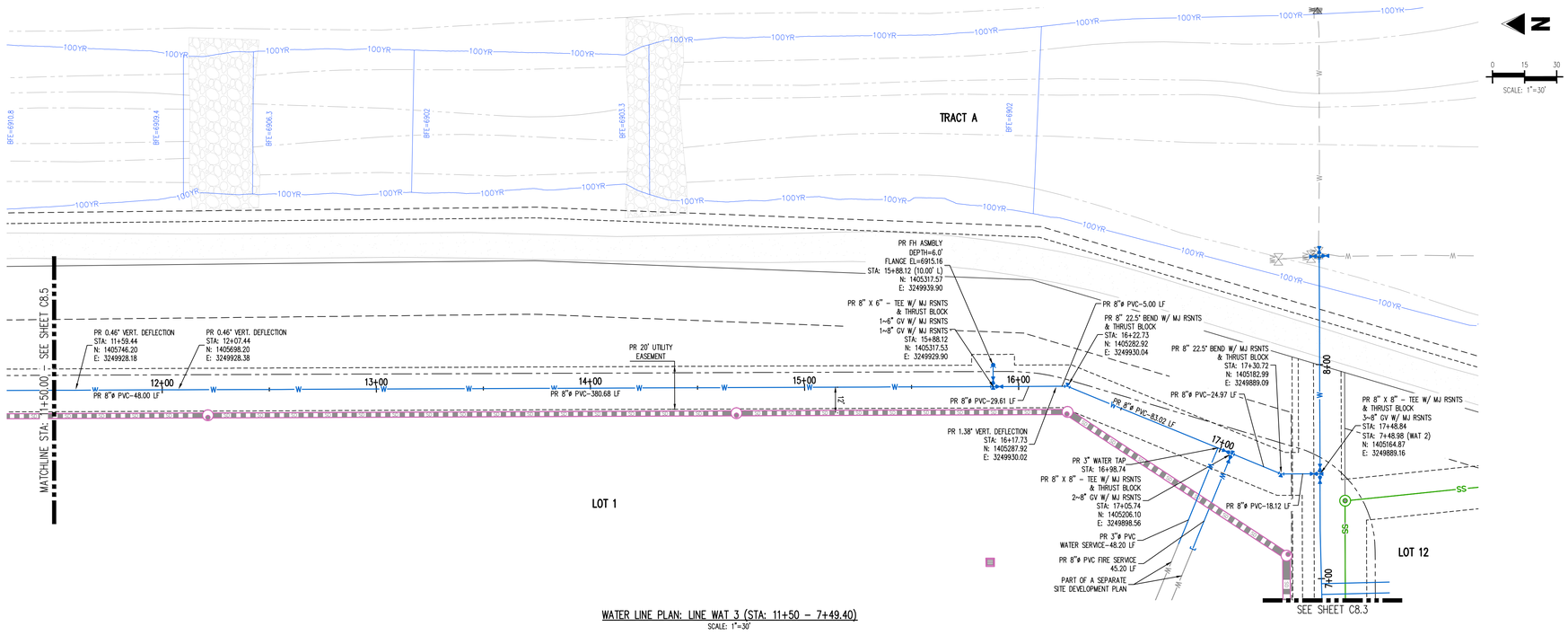
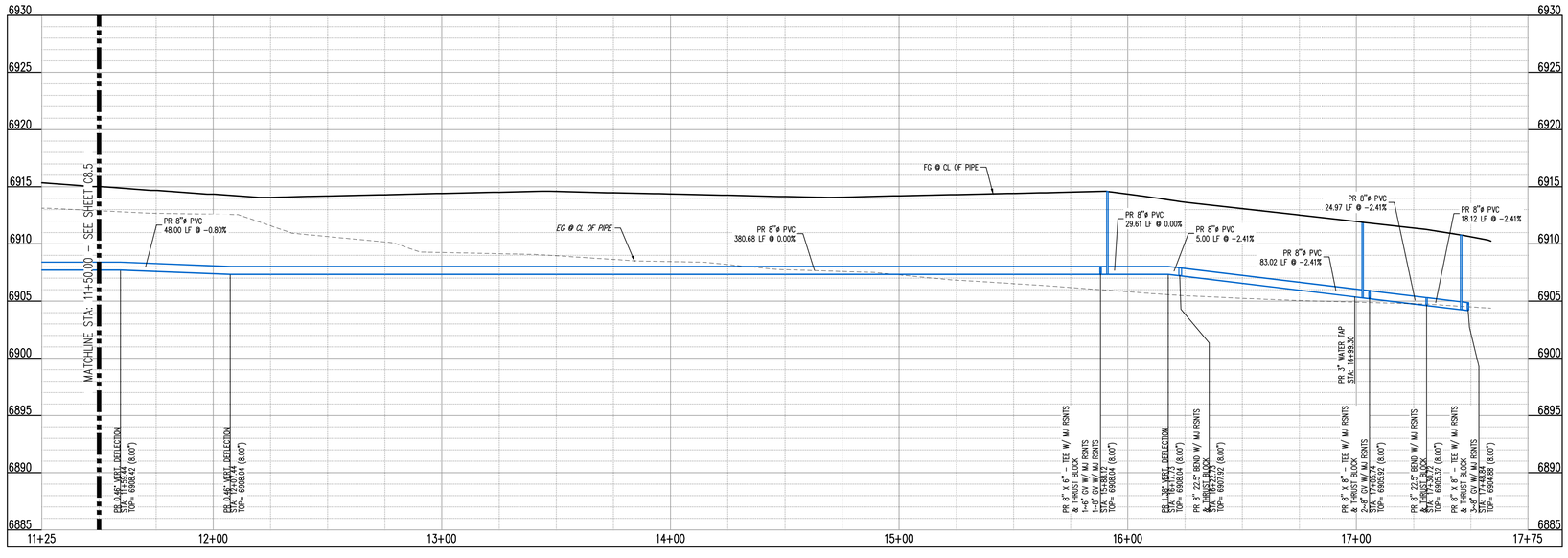


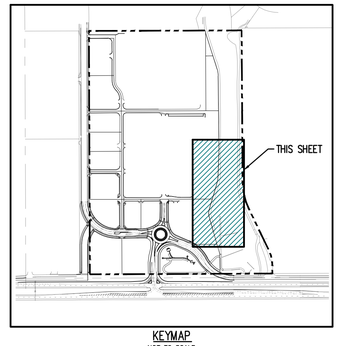
WATER LINE PLAN: LINE WAT 3 (STA: 11+50 – 7+49.40)

SCALE: 1"=30'



WATER LINE PROFILE: LINE WAT 3 (STA: 11+50 – 17+49.40)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP

NOT TO SCALE

UTILITY LEGEND

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- EXISTING UNDERGROUND TELEVISION
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- EXISTING UNDERGROUND ELECTRICAL
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- EXISTING FIBER OPTIC LINE
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- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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FALCON, COLORADO

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Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.6

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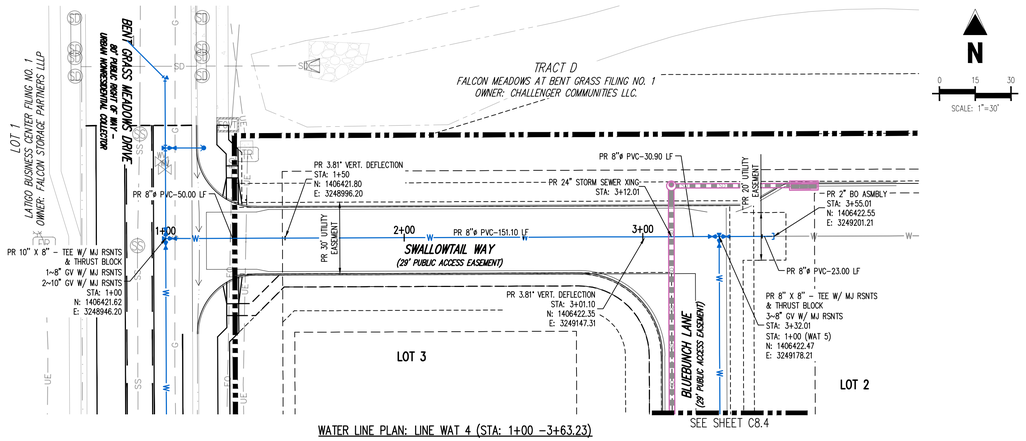
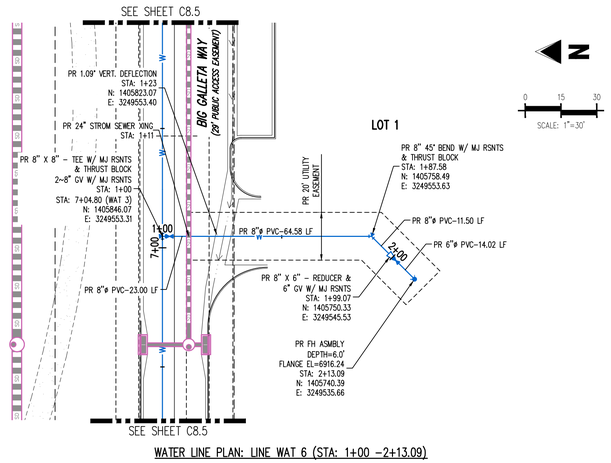


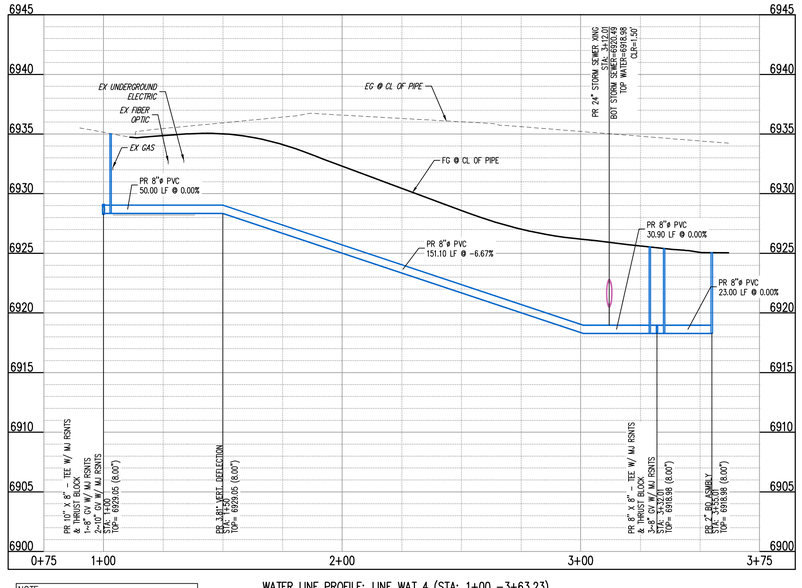
WATER LINE PLAN: LINE WAT 4 (STA: 1+00 –3+63.23)

SCALES: HORIZONTAL 1"=30'



WATER LINE PLAN: LINE WAT 6 (STA: 1+00 –2+13.09)

SCALES: HORIZONTAL 1"=30'



NOTE:
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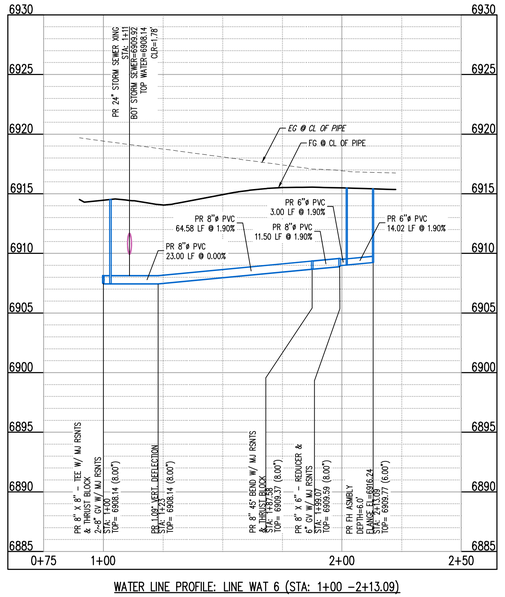
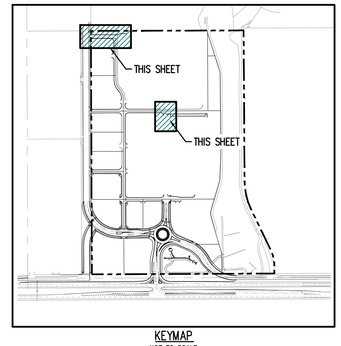
WATER LINE PROFILE: LINE WAT 4 (STA: 1+00 –3+63.23)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



WATER LINE PROFILE: LINE WAT 6 (STA: 1+00 –2+13.09)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP
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UTILITY LEGEND

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- PROPOSED UNDERGROUND ELECTRICAL
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- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
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- PROPOSED PAD MOUNTED TRANSFORMER
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- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
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- EXISTING WATER VALVE
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Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.7

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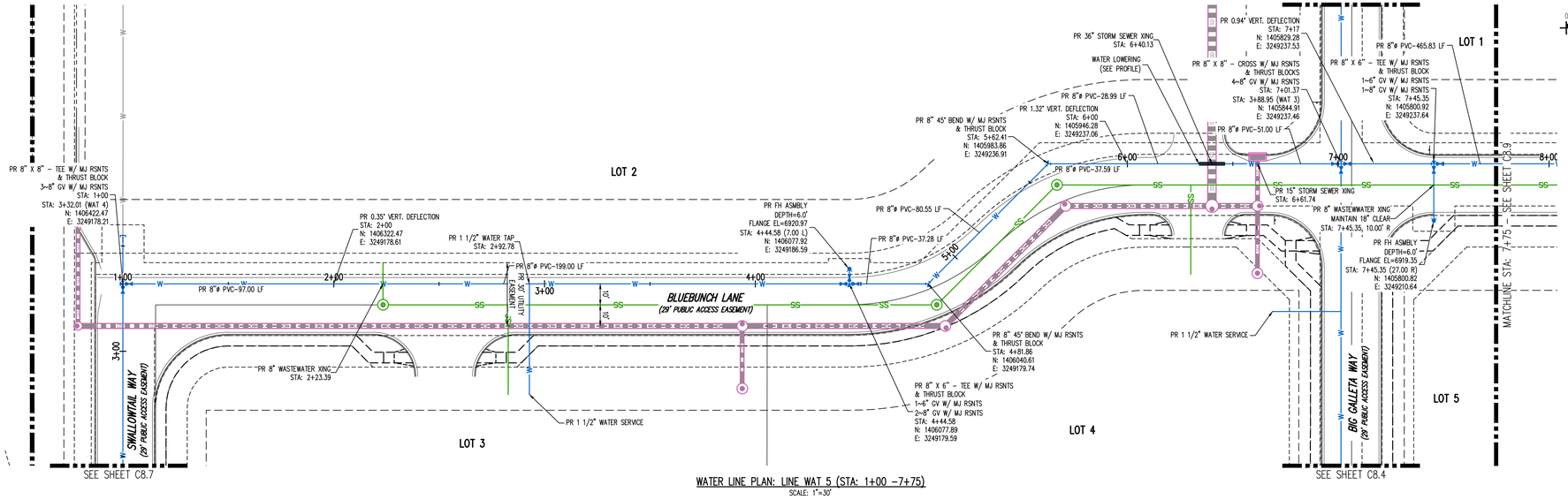
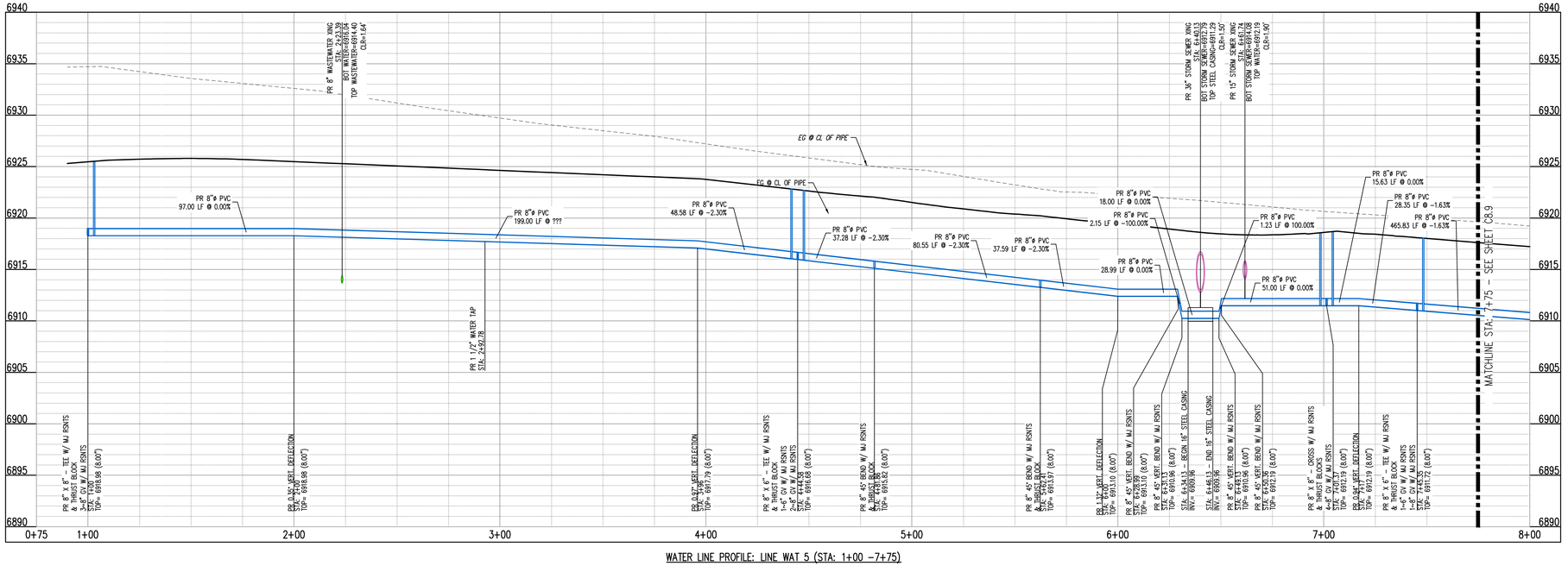


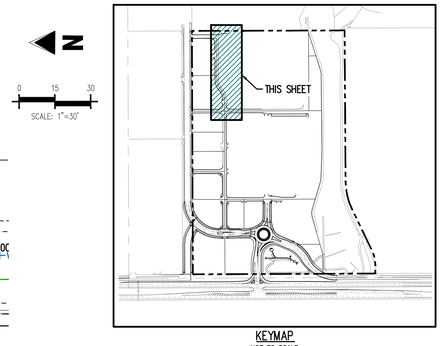
WATER LINE PLAN: LINE WAT 5 (STA: 1+00 –7+75)

SCALE: 1"=30'



WATER LINE PROFILE: LINE WAT 5 (STA: 1+00 –7+75)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP

NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

NOTES

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER, UNLESS OTHERWISE NOTED.
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4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
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EVERGREEN DEVELOPMENT
EPC FILE #:

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WATER PLAN & PROFILE

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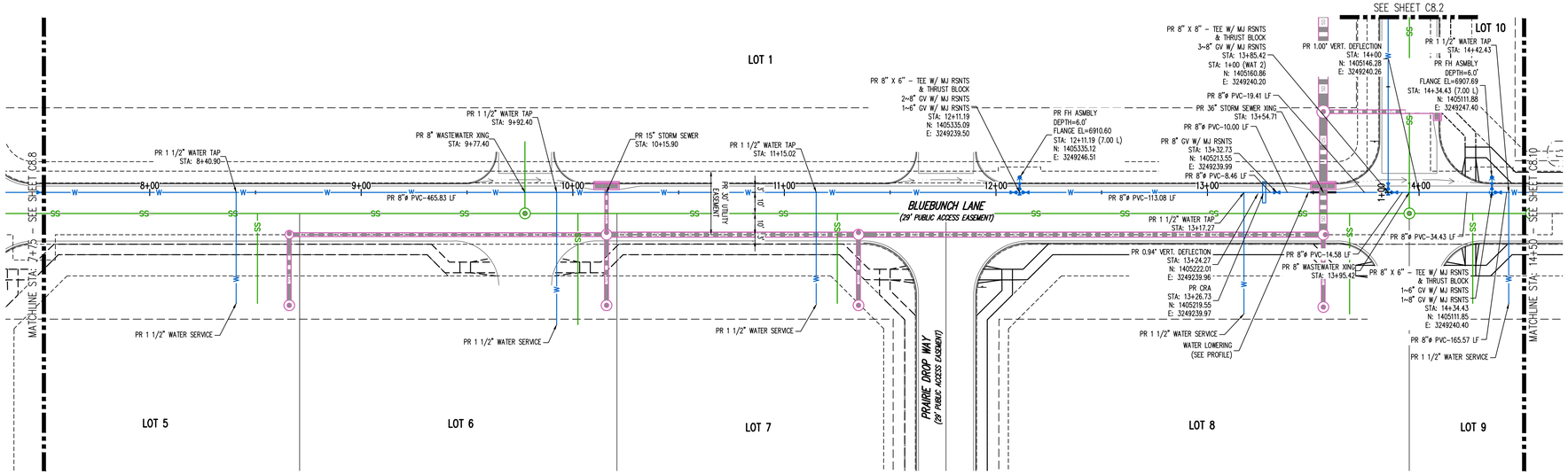
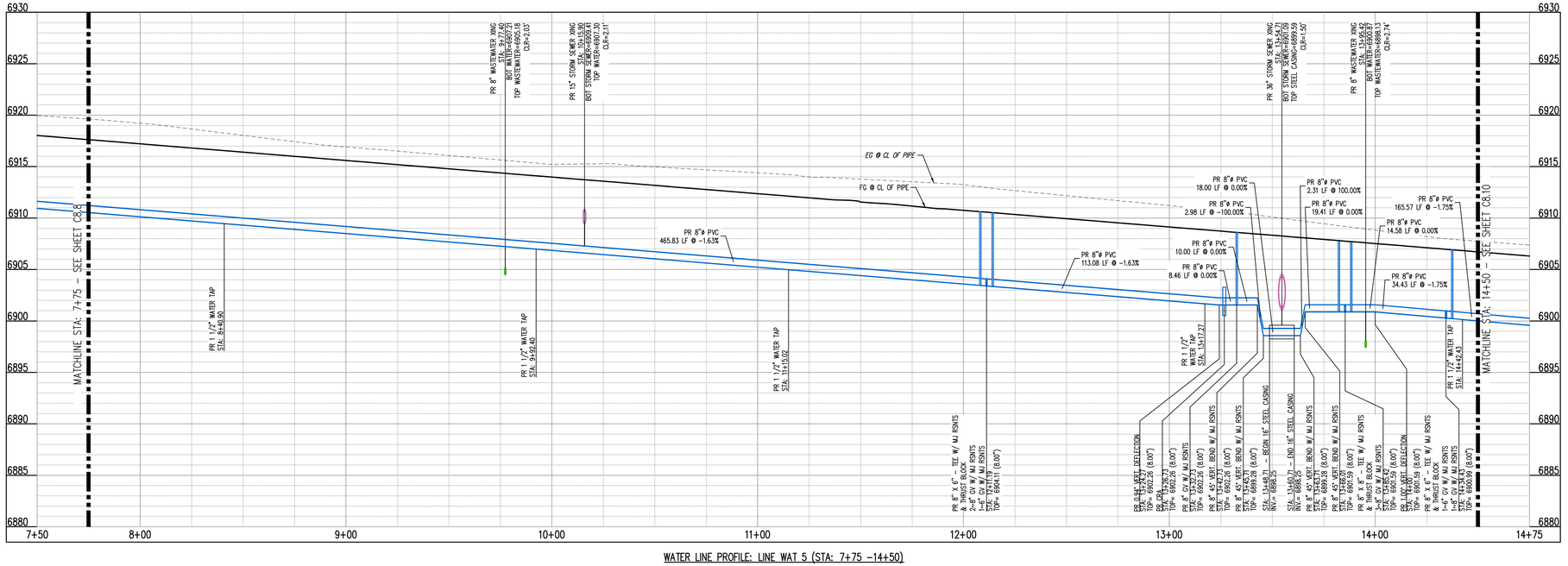


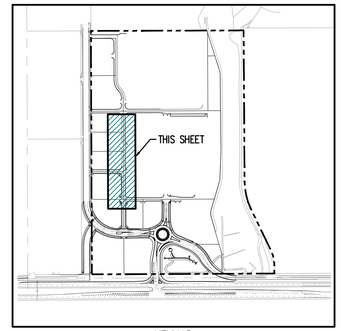
WATER LINE PLAN: LINE WAT 5 (STA: 7+75 –14+50)

SCALE: 1"=30'



WATER LINE PROFILE: LINE WAT 5 (STA: 7+75 –14+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP

NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
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- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
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- EXISTING FIBER OPTIC LINE
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- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
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- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
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WATER PLAN & PROFILE

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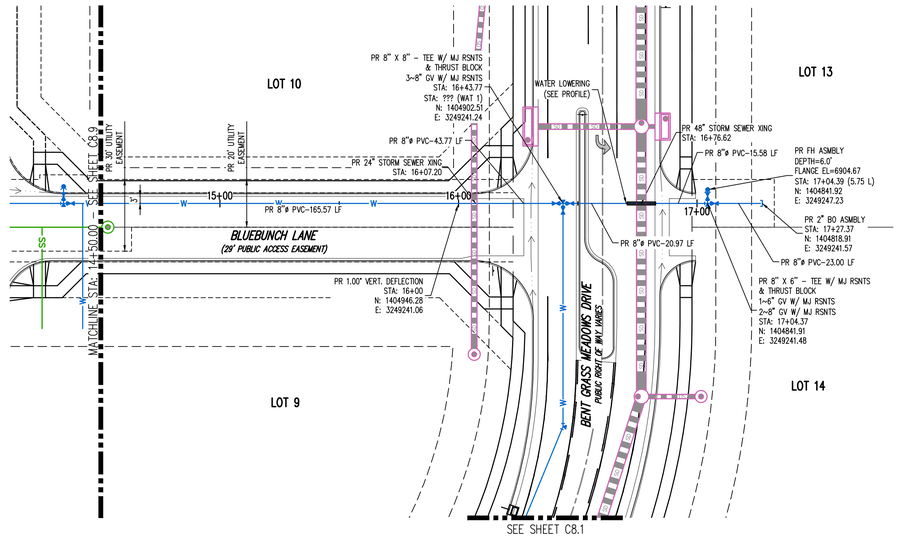
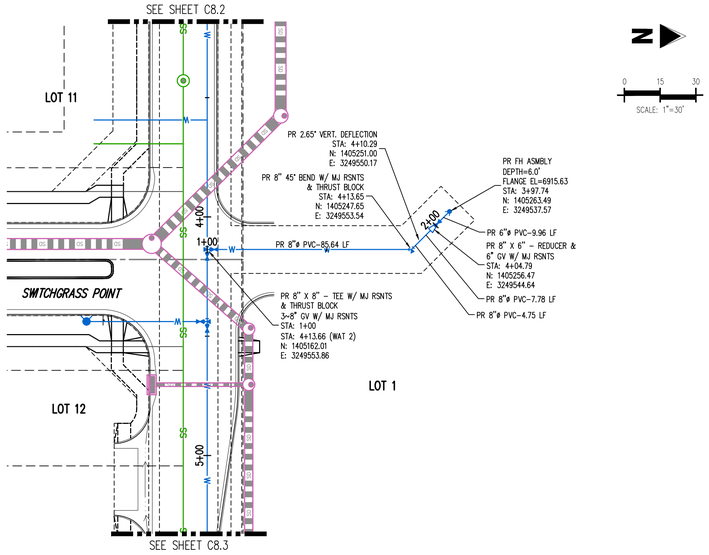
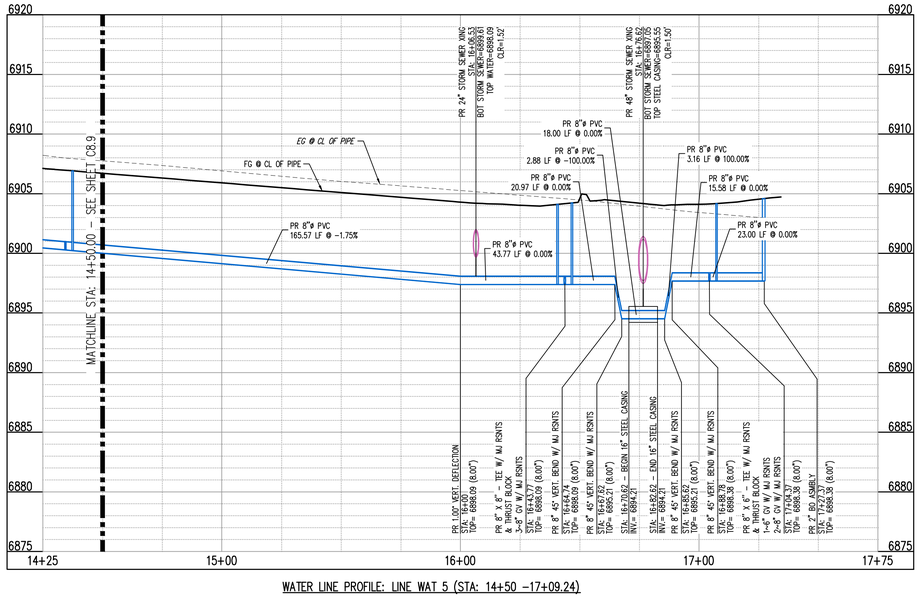


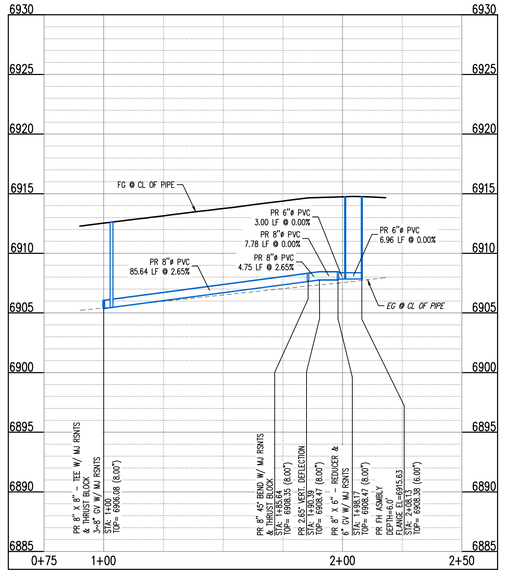
WATER LINE PLAN: LINE WAT 5 (STA: 14+50 –17+09.24)
SCALE: 1"=30'



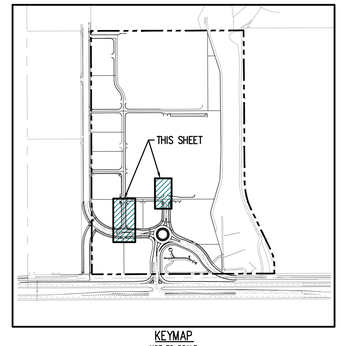
WATER LINE PLAN: LINE WAT 8 (STA: 1+00 –2+08.13)
SCALE: 1"=30'



WATER LINE PROFILE: LINE WAT 5 (STA: 14+50 –17+09.24)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



WATER LINE PROFILE: LINE WAT 8 (STA: 1+00 –2+08.13)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
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WATER PLAN & PROFILE

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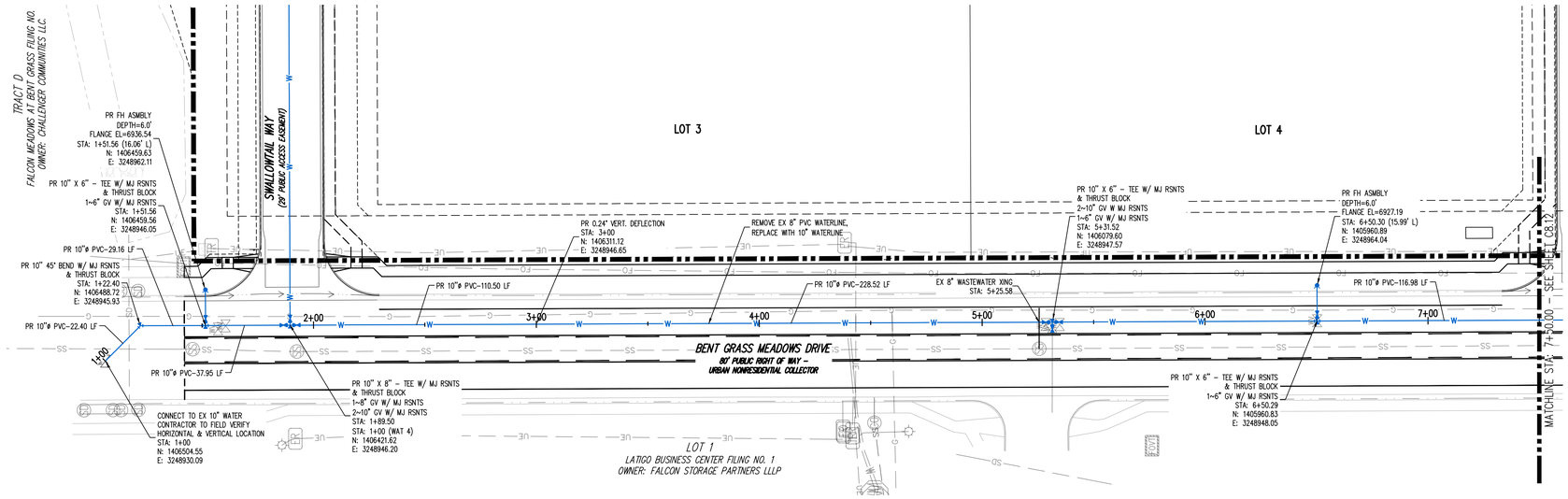
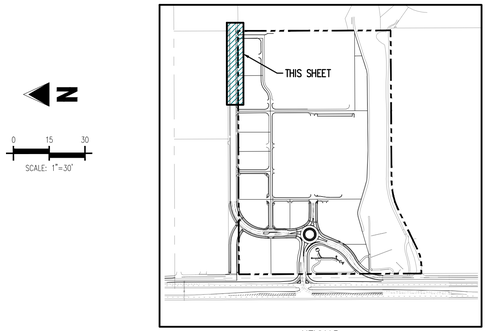


WATER LINE PLAN: LINE WAT 10 (STA: 1+00 –7+50)
SCALE: 1"=30'



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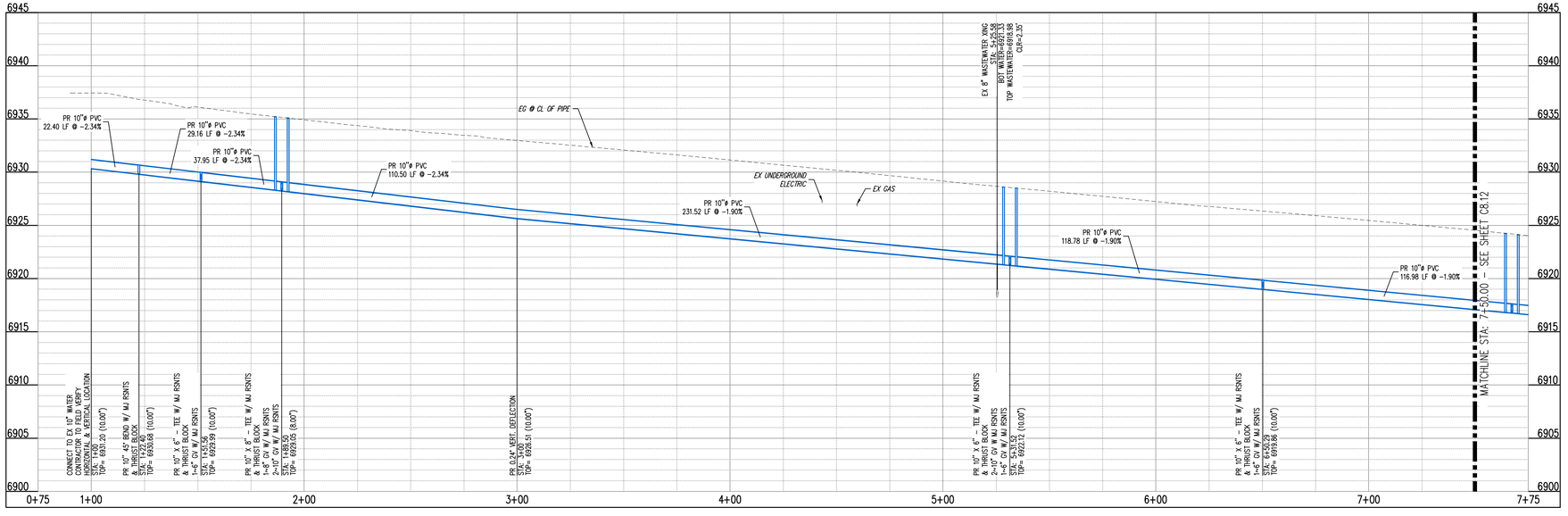

WATER LINE PROFILE: LINE WAT 10 (STA: 1+00 –7+50)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

NOTE:
EXISTING UTILITIES ARE CONSIDERED ASSUMED DEPTH UNTIL THE POTHOLE EXPLORATION IS COMPLETE.

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WATER PLAN & PROFILE

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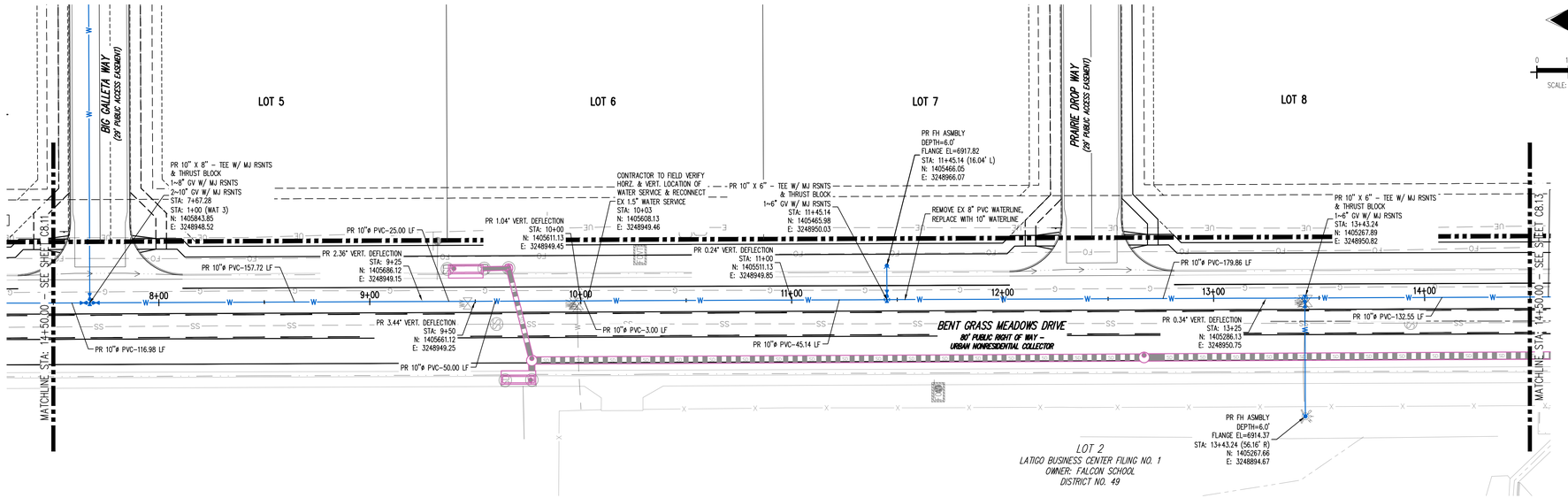
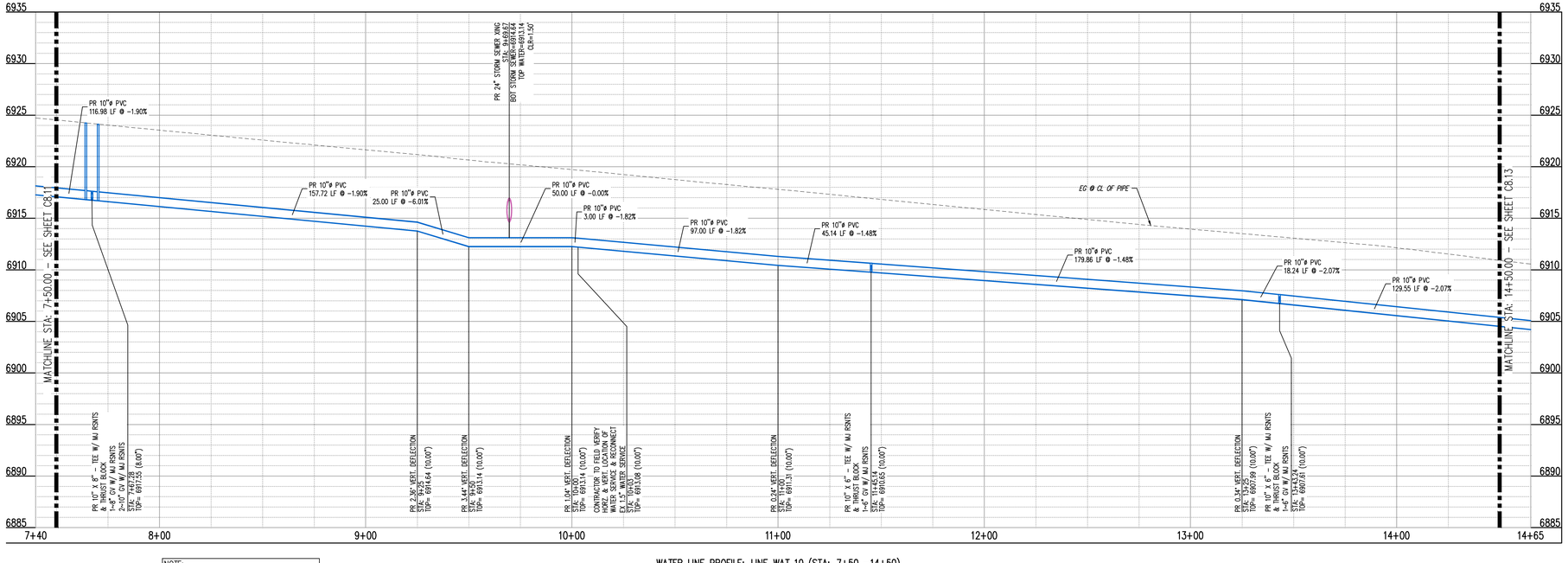
I:\EE\Evergreen Development\PCD, El Paso County - EDI002003 - Bent Grass Commercial\PCD\PLANS\EDI002003-C8.11 Water P&P.dwg, Brad Bishop, 11/19/2026



WATER LINE PLAN: LINE WAT 10 (STA: 7+50 –14+50)
SCALE: 1"=30'



NOTE:
EXISTING UTILITIES ARE CONSIDERED ASSUMED DEPTH UNTIL THE POTHOLE EXPLORATION IS COMPLETE.

WATER LINE PROFILE: LINE WAT 10 (STA: 7+50 –14+50)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

N

0 15 30
SCALE: 1"=30'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND TELEVISION
- PROPOSED UNDERGROUND TELEVISION
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

NOTES

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER, UNLESS OTHERWISE NOTED.
2. WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STUB PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

CAUTION – NOTICE TO CONTRACTOR

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.12

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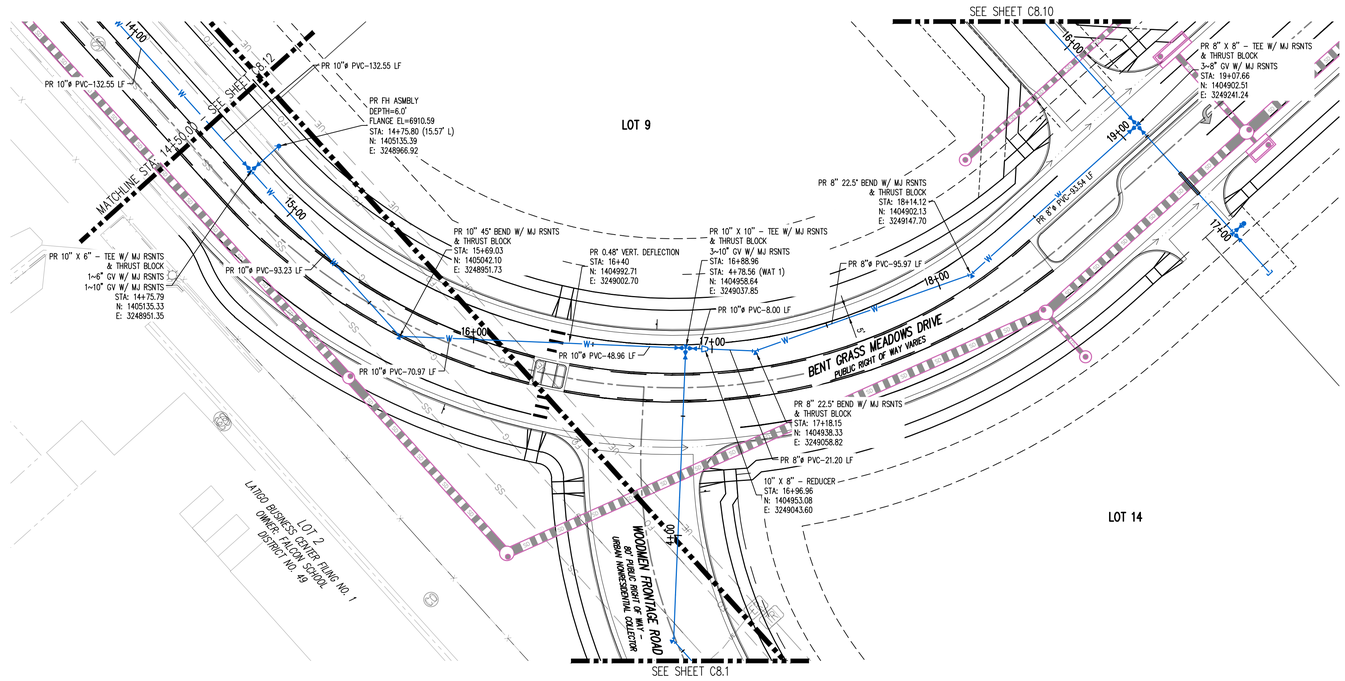
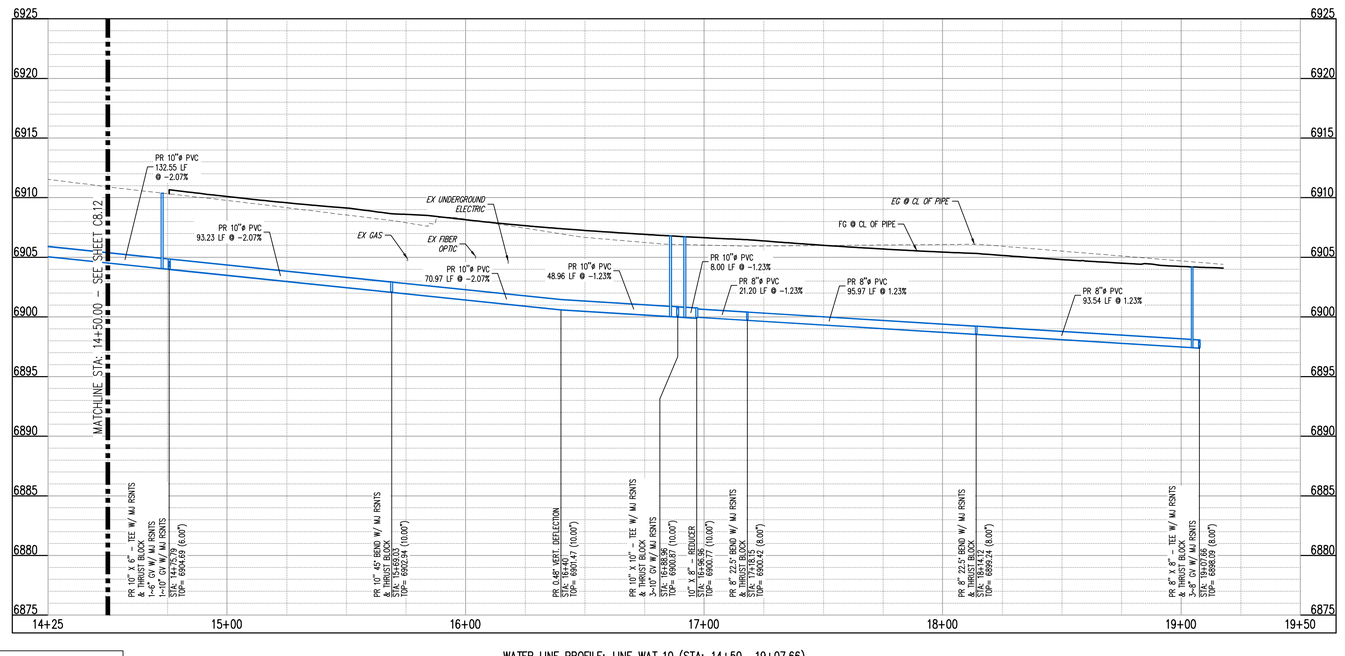


WATER LINE PLAN: LINE WAT 10 (STA: 14+50 –19+07.66)

SCALE: 1"=30'



NOTE:
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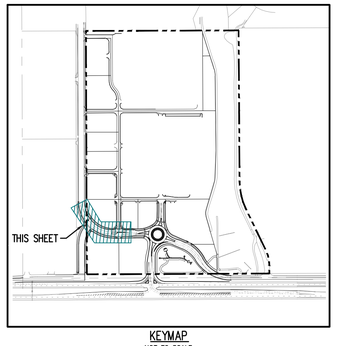
WATER LINE PROFILE: LINE WAT 10 (STA: 14+50 –19+07.66)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
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- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
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- EXISTING FIBER OPTIC PEDESTAL
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- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/2026

WATER PLAN & PROFILE

C8.13

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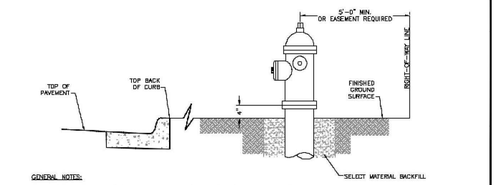
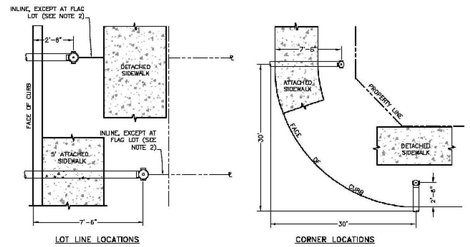


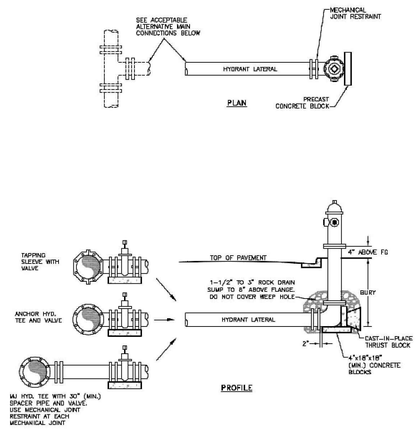
GENERAL NOTES:

1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3 FEET FROM THE LOT LINE (AWAY FROM STEM).
3. HYDRANTS WILL BE PLACED A MINIMUM OF 5 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE.
4. EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5 FEET TO THE RIGHT-OF-WAY LINE.
5. ANY HYDRANTS BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM THE DISTRICT AND THE FIRE DEPARTMENT.



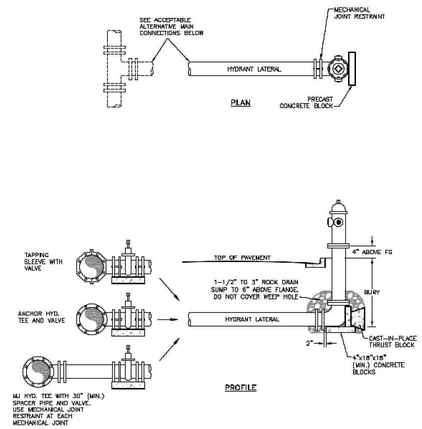
FIRE HYDRANT LOCATIONS

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-1
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



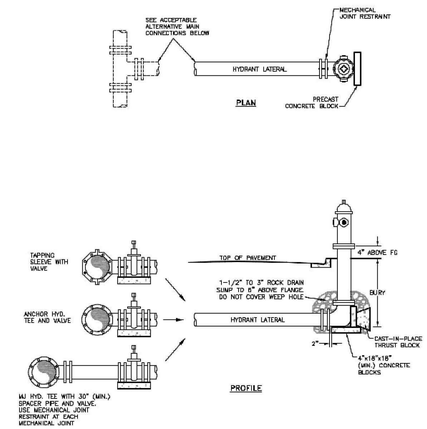
FIRE HYDRANT INSTALLATION

Drawn: GDM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-2
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



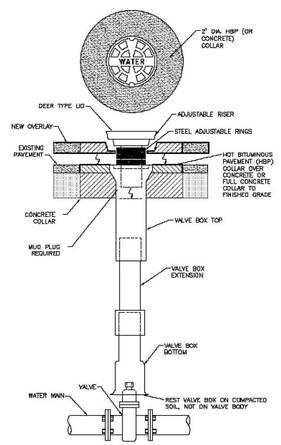
FIRE HYDRANT INSTALLATION

Drawn: GDM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-2
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



FIRE HYDRANT INSTALLATION

Drawn: GDM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-2
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



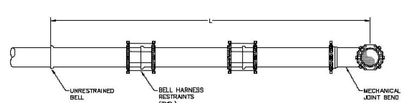
NOTES:

1. SLIP-TYPE 5-1/4" I.D. SHAFT TYLER PIPE SERIES 864-A OR EQUIVALENT, APPROVED BY THE DISTRICT.
2. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL BE LOCATED IN AND UNDER THE DRIVING SURFACE OF THE STREET, NOT IN THE CURB PAN, CURB, OR BEHIND THE CURB.
3. SEE DRAWING "W-10" FOR TRACER WIRE INSTALLATION AT VALVE BOXES.

VALVE BOX INSTALLATION

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-6
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

PIPE DIAMETER	L = MINIMUM RESTRAINED PIPE LENGTH									DEAD-END VALVE OR PLUG, TO INCLUDE INLINE VALVES (SEE NOTE 7)		
	45° BEND			22-1/2° BEND			11-1/4° BEND					
MAX. STATIC PRESSURE (PSI)	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200
6-INCH DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8-INCH DUCTILE IRON AND PVC	8	12	18	4	6	8	2	3	4	83	94	125
12-INCH DUCTILE IRON AND PVC	12	17	23	5	8	11	3	4	6	89	133	177
16-INCH DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
20-INCH DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8			
24-INCH DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10			
30-INCH DUCTILE IRON AND PVC	24	36	46	12	18	24	6	9	12			
36-INCH DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14			



NOTES:

1. PRESSURE GREATER THAN 200 PSI REQUIRES SPECIAL DESIGN APPROVED BY THE DISTRICT.
2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND COMPACTED SOIL. IF THE DEPTH IS LESS THAN 5 FEET, RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
3. RESTRAINED PIPE LENGTH APPLIES TO CONDITION WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
4. CALCULATIONS ARE BASED ON POORLY-GRADED SANDS, GRAVEL, AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS – "PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.)." FACTOR OF SAFETY 2:1.
5. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
6. USE CRA FOR DOWN-TURNING BENDS.
7. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF THE DISTRICT.

RESTRAINED PIPE LENGTH (FT) W/ MECHANICAL JOINT RESTRAINTS

Drawn: SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-13
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

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#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WATER DETAILS

C8.14

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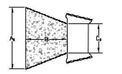
THRUST BLOCK DIMENSIONS & VOLUMES - PVC & DIP 250 psi

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_a (ft)	MINIMUM A_p (ft)	MINIMUM C_a (ft)	MINIMUM C_p (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5° BEND	2.00	2.00	1.41	0.21	0.33	22.00	0.25
4	45° BEND	3.50	3.50	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	4.75	2.18	0.67	0.33	4.75	0.25
6	11.25° BEND	2.00	2.00	1.41	0.25	0.50	2.00	0.25
6	22.5° BEND	3.75	3.75	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	7.25	2.69	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	9.50	3.08	0.83	0.50	2.00	0.50
8	11.25° BEND	3.25	3.25	1.80	0.34	0.67	2.00	0.25
8	22.5° BEND	6.50	6.50	2.55	0.46	0.67	2.00	0.25
8	45° BEND	12.50	12.50	3.57	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	16.25	4.64	1.08	0.67	2.00	0.75

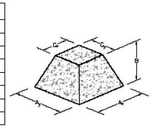


THRUST BLOCK DIMENSIONS & VOLUMES - PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_a (ft)	MINIMUM A_p (ft)	MINIMUM C_a (ft)	MINIMUM C_p (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5° BEND	18.00	4.27	3.75	0.68	1.33	2.00	0.75
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00

THRUST BLOCK DIMENSIONS & VOLUMES - DIP (Maximum Static Pressure = 250 psi)

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_a (ft)	MINIMUM A_p (ft)	MINIMUM C_a (ft)	MINIMUM C_p (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	6.20	3.75	0.68	1.33	2.77	1.00
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00
16	TEE & DEAD END	58.50	15.67	3.75	1.92	1.33	6.98	6.50



NOTES:
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS, THE DESIGN ENGINEER SHALL PROVIDE A SITE-SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE-SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. SEE SECTION 9.4 FOR CONCRETE REQUIREMENTS. SEE SECTION 4.8 FOR THRUST BLOCK REQUIREMENTS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH (H) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5.5 FEET.
6. A SITE-SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE-SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO THE DISTRICT FOR REVIEW.

THRUST BLOCK DATA

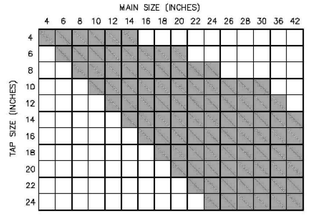
Drawn: BKB | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-11

CONCRETE THRUST BLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONCRETE THRUST REACTION BLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE.

ALL WATER MAINS

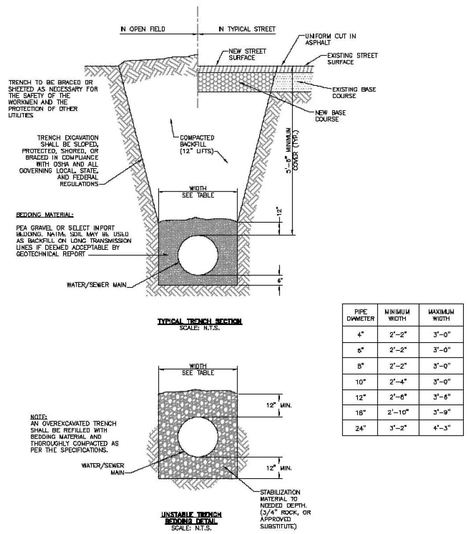
INDICATES CONCRETE THRUST BLOCK REQUIRED



ANY THRUST REACTION BLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE DISTRICT.

THRUST BLOCKS REQUIRED FOR TAPS

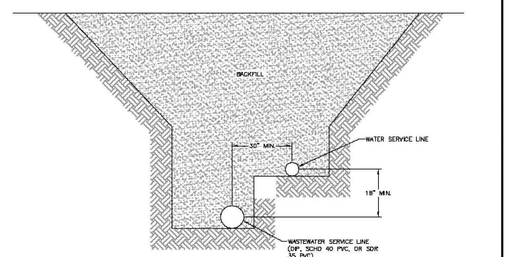
Drawn: DSM/SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-12



PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	2'-0"	3'-0"
6"	2'-2"	3'-0"
8"	2'-2"	3'-0"
10"	2'-4"	3'-0"
12"	2'-6"	3'-6"
16"	2'-10"	3'-9"
24"	3'-2"	4'-3"

TYPICAL TRENCH CROSS-SECTION

Drawn: DSM/SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-14



TYPICAL COMMON SERVICE TRENCH SECTION

Drawn: DSM | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-15

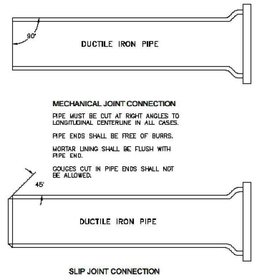
MAXIMUM DEFLECTION
PER SLIP JOINT OF D.I.P.

PIPE DIAMETER I.D. (IN)	PIPE DIAMETER O.D. (IN)	PIPE DIAMETER O.D. (FT)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.) MAX. DEFL. DIST. (1)	(2)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS 20'L	18'L
4"	4.80"	.400'	5°00'00"	4'00"00"	16"	15"	286'	258'
6"	6.90"	.575'	5°00'00"	4'00"00"	16"	15"	286'	258'
8"	9.05"	.754'	5°00'00"	4'00"00"	16"	15"	286'	258'
10"	11.10"	.925'	5°00'00"	4'00"00"	16"	15"	286'	258'
12"	13.20"	1.100'	5°00'00"	4'00"00"	16"	15"	286'	258'
14"	15.30"	1.275'	3°00'00"	2'24"00"	10"	9"	477'	430'
18"	17.40"	1.450'	3°00'00"	2'24"00"	10"	9"	477'	430'
18"	19.50"	1.625'	3°00'00"	2'24"00"	10"	9"	477'	430'
20"	21.60"	1.800'	3°00'00"	2'24"00"	10"	9"	477'	430'
24"	25.80"	2.150'	3°00'00"	2'24"00"	10"	9"	477'	430'
30"	32.00"	2.666'	2°30'00"	2'00"00"	8"	7"	573'	516'
36"	38.30"	3.192'	2°00'00"	1'36"00"	6"	5"	716'	645'
42"	44.50"	3.708'	2°00'00"	1'36"00"	6"	5"	716'	645'

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH

MAXIMUM PIPELINE DEFLECTION DATA

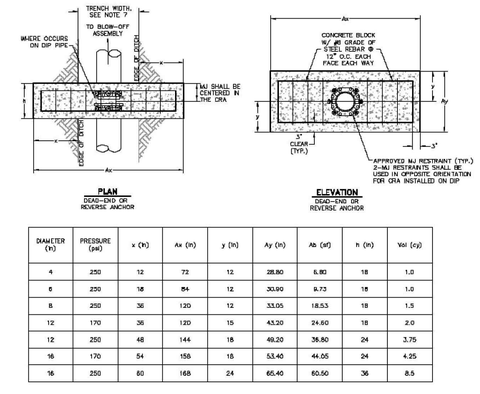
Drawn: SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-16



GENERAL NOTES:
1. ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
2. ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDED THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE.)
4. ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

PIPE CUTTING

Drawn: BKB | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-17



DIAMETER (in)	PRESSURE (psi)	x (ft)	Ax (ft)	y (ft)	Ay (ft)	Ab (sf)	h (ft)	Vol (cy)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250	60	168	24	65.40	60.50	36	8.5

NOTES:
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX. STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. FOR HDPE, ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50°F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41, AND M-55.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE VARIES FROM THE ASSUMPTIONS, THE DESIGN ENGINEER SHALL PROVIDE A SITE-SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE DESIGN AND INSTALLATION, AWWA M-55, HDPE PIPE DESIGN, DUCTILE IRON PIPE, AND FITTINGS. SITE-SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL.
3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ab) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. A SITE-SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX. STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE-SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX. STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
6. COAT RODS WITH EPOXY POLYMIDE COATING, 10 MILS THICK, MIN.
7. A TRENCH WIDTH OF 4 FEET AND 6" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS, (Ax, Ay, AND y).
8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS

Drawn: DSM/SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT | WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-18

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WATER DETAILS

C8.15

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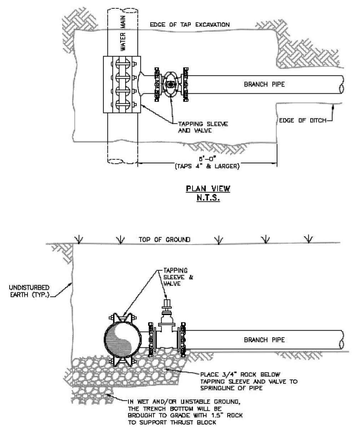
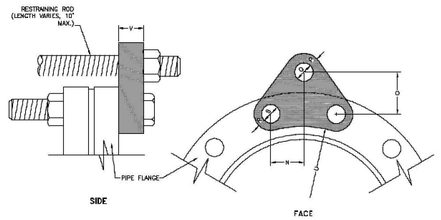


PIPE TAPPING DETAIL

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–25
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

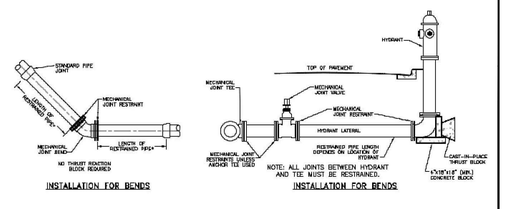


PIPE DIA. (IN.)	PRESS. CLASS (PSI)	"N" (IN.)	"O" (IN.)	H.S. ROD "P" (IN.)	H.S. ROD "Q" (IN.)	H.S. ROD DIA. (IN.)	M.S. ROD "P" (IN.)	M.S. ROD "Q" (IN.)	M.S. ROD DIA. (IN.)	"R" (IN.)	"S" (IN.)	"U" (IN.)	"V" (IN.)	NO. REQ'D (EA)
6	150	1–15/16	2–1/4	1	7/8	3/4	1	7/8	3/4	7/8	7/8	3–3/4	3/4	2
	300	1–3/8	2–3/4	1	1	7/8	1	1	7/8	7/8	7/8	4–7/16	1	
8	150	2–1/4	2–3/4	1	7/8	3/4	1	7/8	3/4	1	7/8	4–7/8	3/4	2
	300	1–11/16	2–7/8	1	1	7/8	1	1	7/8	1	1	5–1/2	1	
12	150	2–3/16	2–3/4	1–1/4	1–1/8	1	1–1/4	1–1/8	1	1–1/8	1	7–1/4	7/8	2
	300	1–3/4	3–1/4	1–3/8	1–1/4	1–1/2	1–3/8	1–1/4	1–1/4	1–1/4	1–1/8	7–5/8	1–1/4	
16	150	2–1/16	2–3/4	1–1/2	1–3/8	1–1/4	1–1/2	1–3/8	1–1/4	1–1/4	1–1/8	8–3/8	1–1/8	3
	300	1–3/4	4–1/4	1–1/2	1–1/2	1–3/8	1–1/2	1–1/2	1–3/8	1–1/2	1–3/8	9–7/8	1–1/2	
18	150	2–1/4	2–1/2		1–1/8	1		1–1/8	1		1–1/8	10	1–1/8	4
	300	1–7/8	3–3/4	1–1/2	1–1/2	1–1/2	1–1/2	1–1/2	1–1/2	1–1/2	1–3/8	10–3/16	2	4
20	150	2–5/8	1–15/16		1–1/8	1		1–1/8	1		1–1/4	11–1/8	1–1/4	4
	300	2	3–1/16	1–3/8	1–9/16	1–1/2	1–3/8	1–9/16	1–1/2	1–3/8	1–3/8	10–1/2	2–1/2	4
24	150	2–5/16	2–5/8		1–1/8	1		1–1/8	1		1–3/8	13–1/4	1–1/4	6
	300	2–5/16	3–1/8	1–1/2	1–9/16	1–1/2	1–1/2	1–9/16	1–1/2	1–1/2	1–5/8	12–1/2	2–1/4	6

NOTES:
1. M.S. MEANS MILD STEEL ROD, ASTM STANDARD DESIGNATION A–36. NUTS SHALL BE ASTM STANDARD DESIGNATION A–307
2. H.S. MEANS HIGH STRENGTH STEEL ROD, ASTM STANDARD DESIGNATION A–193 GRADE B–7. NUTS SHALL BE ASTM STANDARD DESIGNATION A–193 GRADE 2–H.

FLANGE – LUG DETAIL

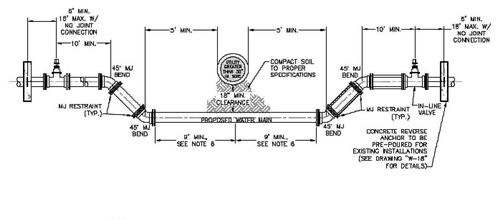
Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–27
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



NOTES:
1. MECHANICAL JOINTS SHALL BE APPROVED ACCORDING TO MATERIAL SPECIFICATION FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DRAWING W–13.
3. RESTRAINED JOINT PVC PIPE SHALL NOT BE USED FOR LOWERINGS.
4. IF A JOINT IS LOCATED BETWEEN ANY FITTINGS INCORPORATED INTO THE ASSEMBLY, BELL/JOINT RESTRAINTS MUST BE USED.

APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

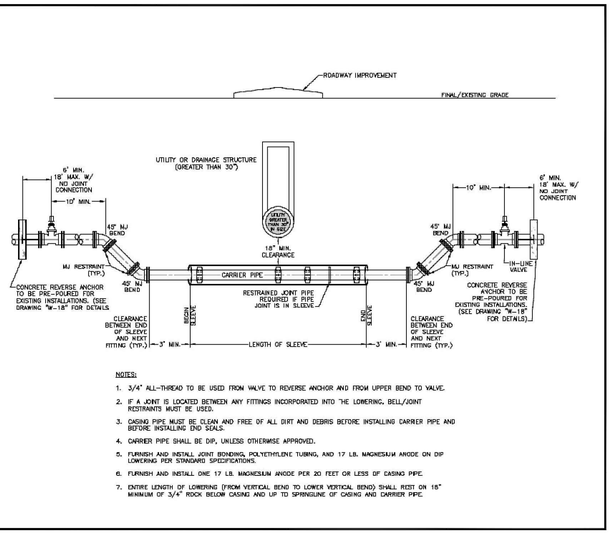
Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–28
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



NOTES:
1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED.
2. ALL FITTINGS SHALL HAVE MJ RESTRAINTS.
3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND DISTRICT INSPECTOR'S DIRECTION.
4. RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
5. NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
6. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER, OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET IS REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT.

LOWERING DETAIL – UTILITY CROSSING 30" & SMALLER

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–19
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



NOTES:
1. 3/4" ALL–THREAD TO BE USED FROM VALVE TO REVERSE ANCHOR AND FROM UPPER BEND TO VALVE.
2. IF A JOINT IS LOCATED BETWEEN ANY FITTINGS INCORPORATED INTO THE LOWERING, BELL/JOINT RESTRAINTS MUST BE USED.
3. CASING PIPE MUST BE CLEAN AND FREE OF ALL DIRT AND DEBRIS BEFORE INSTALLING CARRIER PIPE AND BEFORE INSTALLING END SEALS.
4. CARRIER PIPE SHALL BE DIP, UNLESS OTHERWISE APPROVED.
5. FURNISH AND INSTALL JOINT BONDING, POLYETHYLENE TUBING, AND 17 LB. MAGNESIUM ANODE ON DIP LOWERING PER STANDARD SPECIFICATIONS.
6. FURNISH AND INSTALL ONE 17 LB. MAGNESIUM ANODE PER 20 FEET OR LESS OF CASING PIPE.
7. ENTIRE LENGTH OF LOWERING (FROM VERTICAL BEND TO LOWER VERTICAL BEND) SHALL REST ON 18" MINIMUM OF 3/4" ROCK BELOW CASING AND UP TO SPRINGLINE OF CASING AND CARRIER PIPE.

LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–20
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

WATER DETAILS

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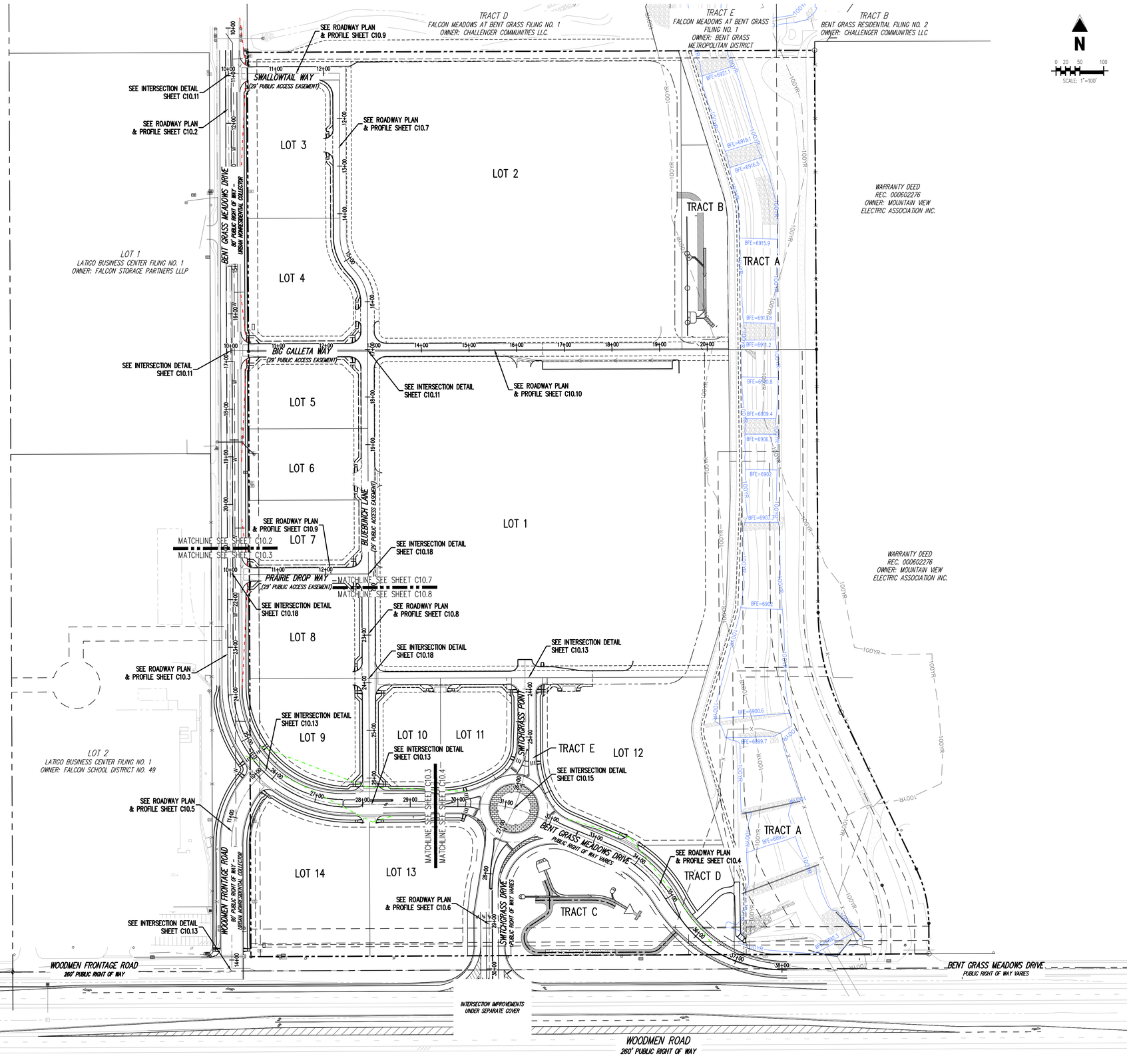

CAUTION – NOTICE TO CONTRACTOR

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 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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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SBN
Checked By:	JAO
Date:	11/19/26

OVERALL ROADWAY PLAN

C10.0

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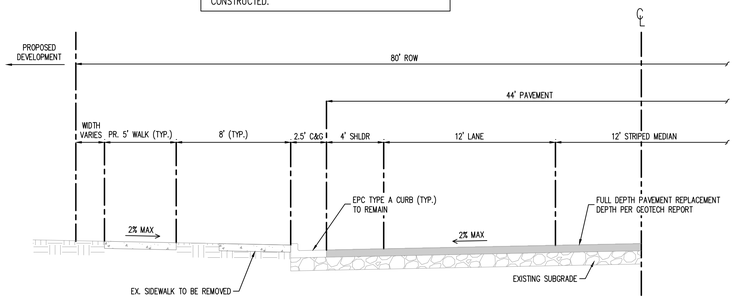
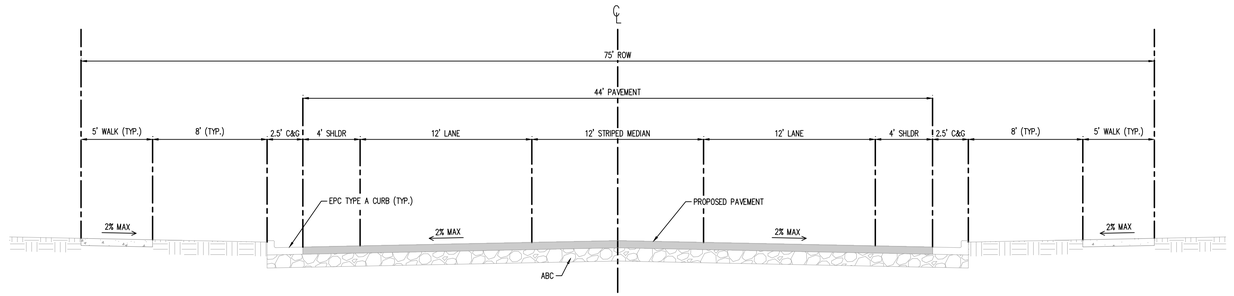
NOTE:

IT IS INTENDED TO MAINTAIN THE EXISTING ROAD SECTION AS CONSTRUCTED. THE EXISTING ATTACHED SIDEWALK WILL BE REMOVED AND A DETACHED SIDEWALK CONSTRUCTED.



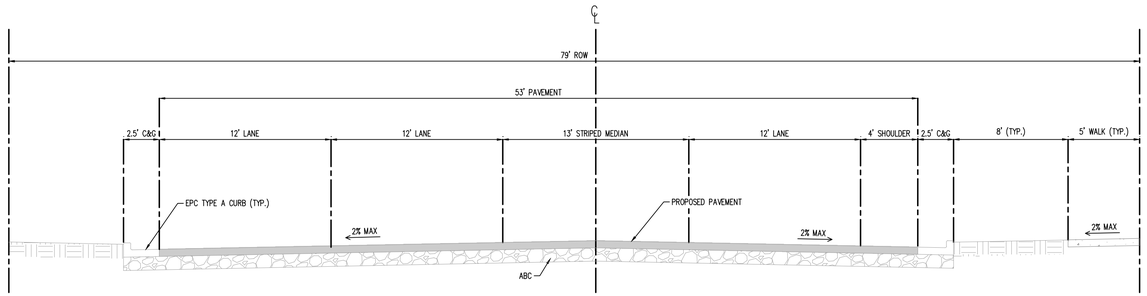
TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 11+33 TO 23+80)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 23+80 TO 29+17)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

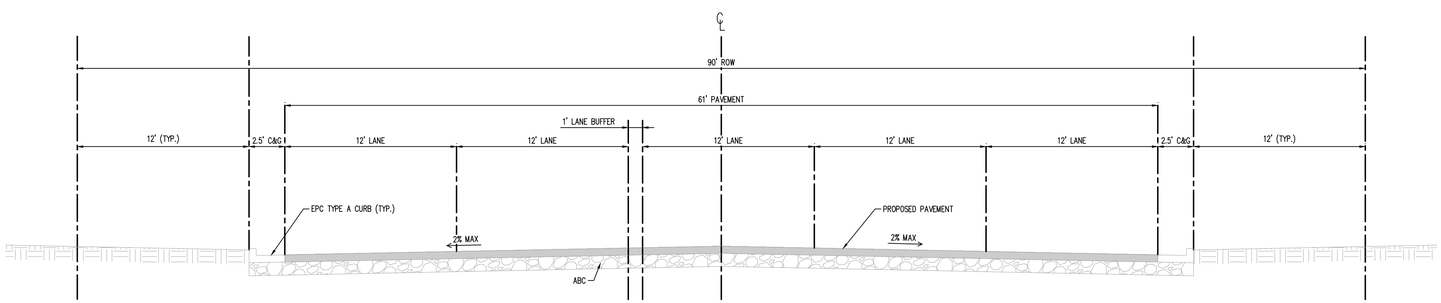


TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 32+94 TO 34+96)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

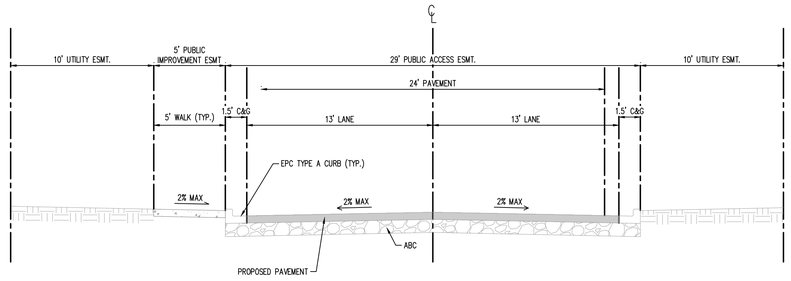
NOTE:

TRANSITION BETWEEN TYPICAL SECTIONS FROM STA: 34+96 TO 38+10.



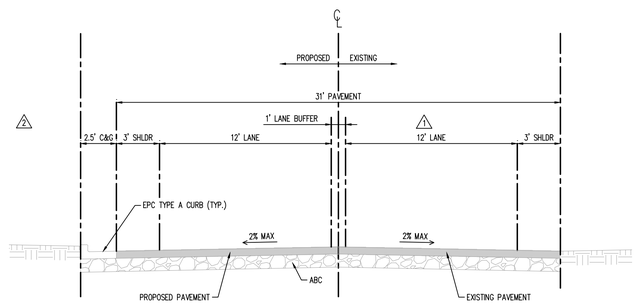
TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(SWITCHGRASS DRIVE – STA: 28+81 TO 29+56)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION
(PRIVATE ROAD)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(CONNECTION TO EX. WOODMEN FRONTAGE ROAD – STA: 38+10)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

1 EXISTING SHOULDER WIDTH – 3' SHOULDER
2 PROPOSED DEVIATION TO MATCH EXISTING 3' SHOULDER WIDTH

NOTE:

RIGHT-OF-WAY WIDTH AND LANDSCAPE BUFFERS VARY THROUGHOUT THE PUBLIC ROW AS NEEDED TO TRANSITION INTO AND OUT OF THE ROUNDABOUT.

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

TYPICAL ROADWAY SECTIONS

C10.1

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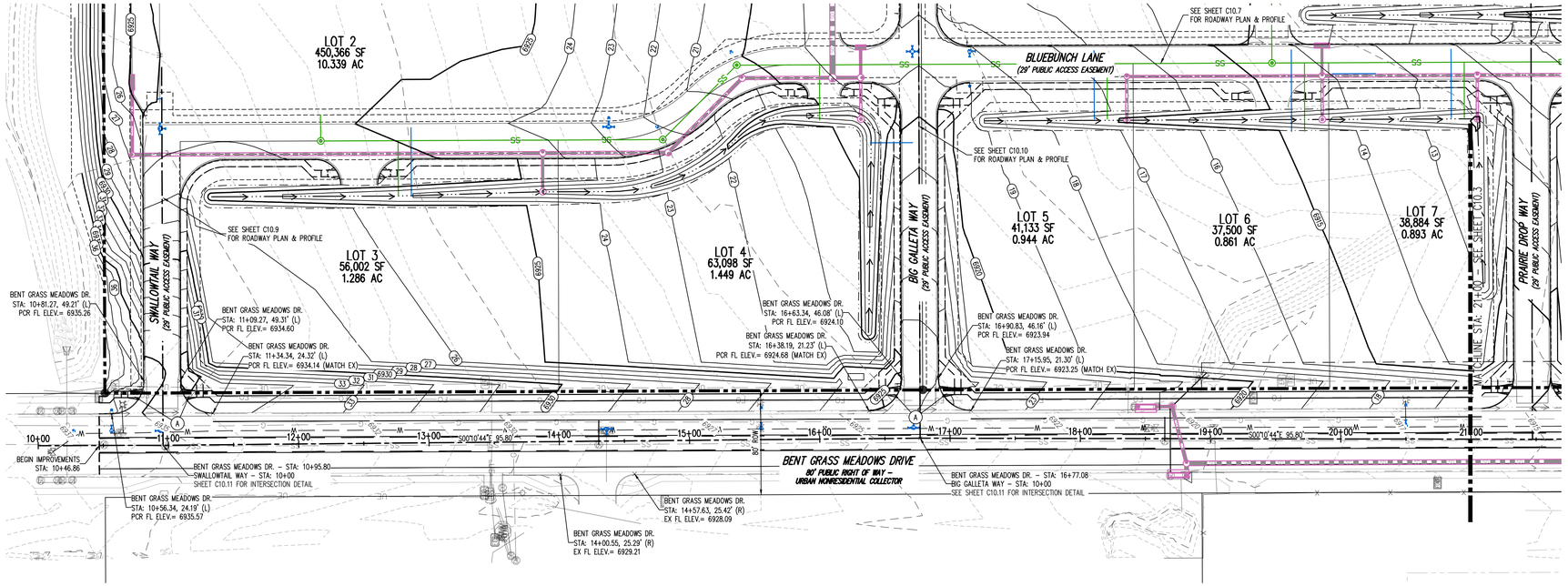
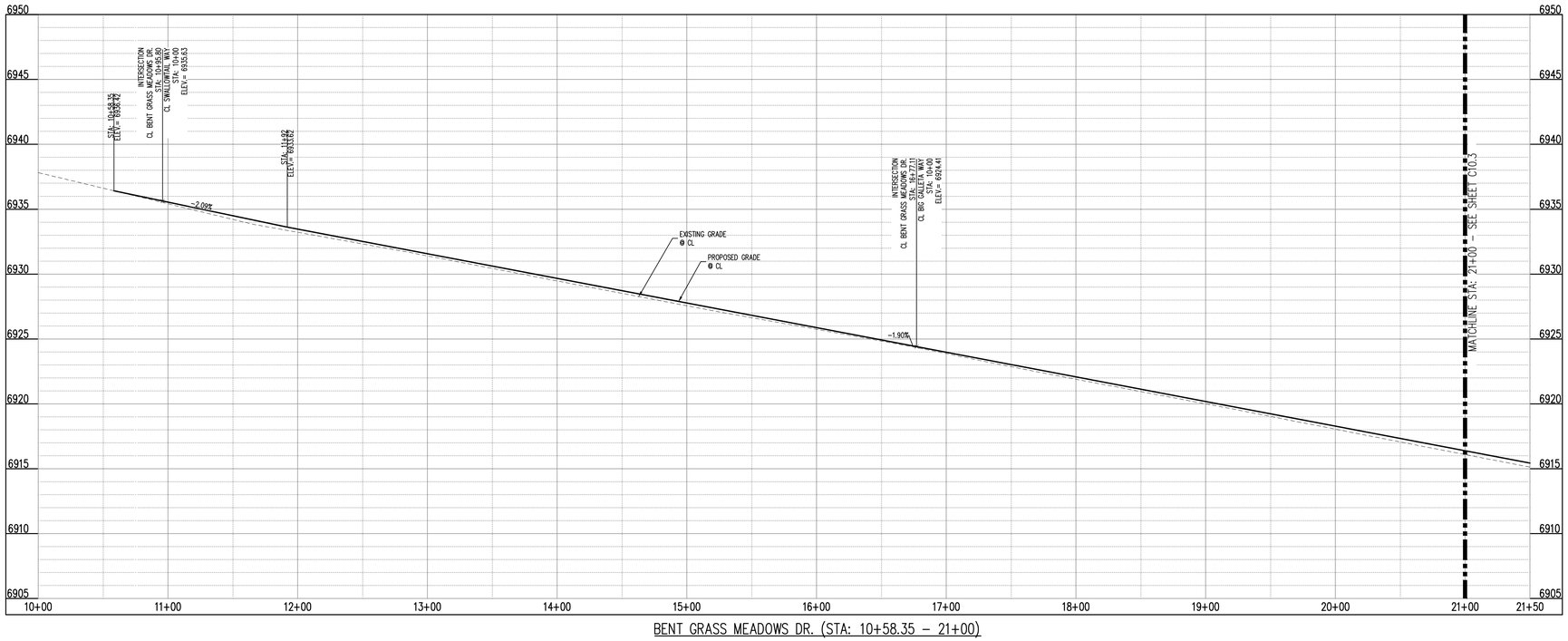
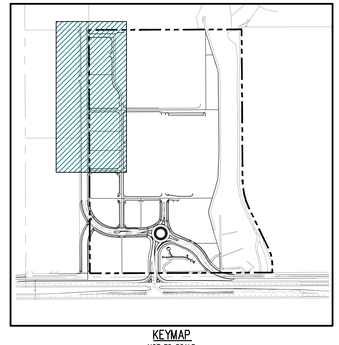
I:\EE\Evergreen Development\CS, El Paso County - EDI000102 - Bent Grass Extension\dwg\ACAD\4.0\CIVIL\C10.1 Typical Roadway Sections.dwg, Brad Bishop, 11/19/2026



BENT GRASS MEADOWS DR. – PUBLIC 80' R.O.W.
40 MPH DESIGN SPEED (COLLECTOR)



BENT GRASS MEADOWS DR. (STA: 10+58.35 – 21+00)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

CAUTION – NOTICE TO CONTRACTOR

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

ROADWAY PLAN & PROFILE

C10.2

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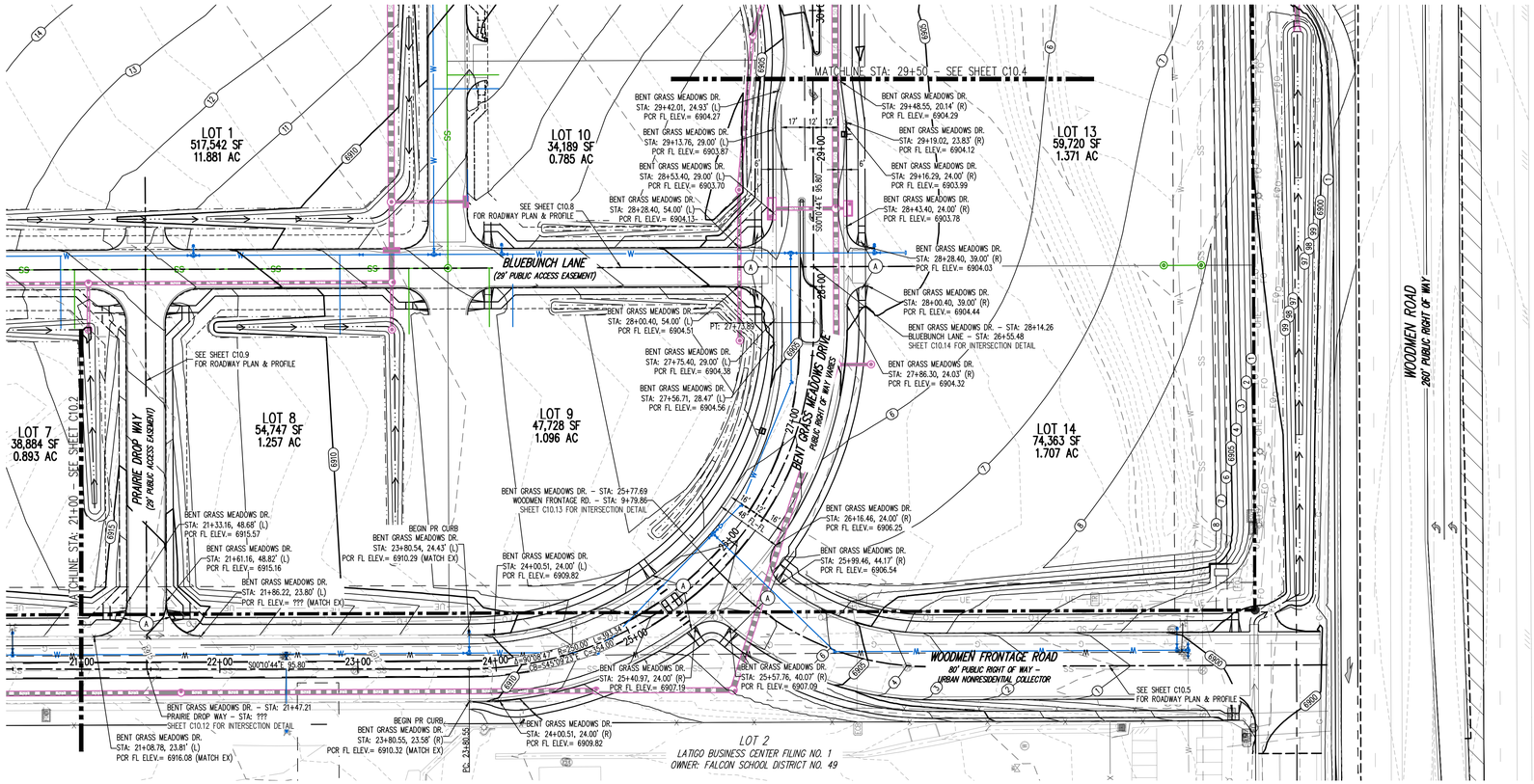
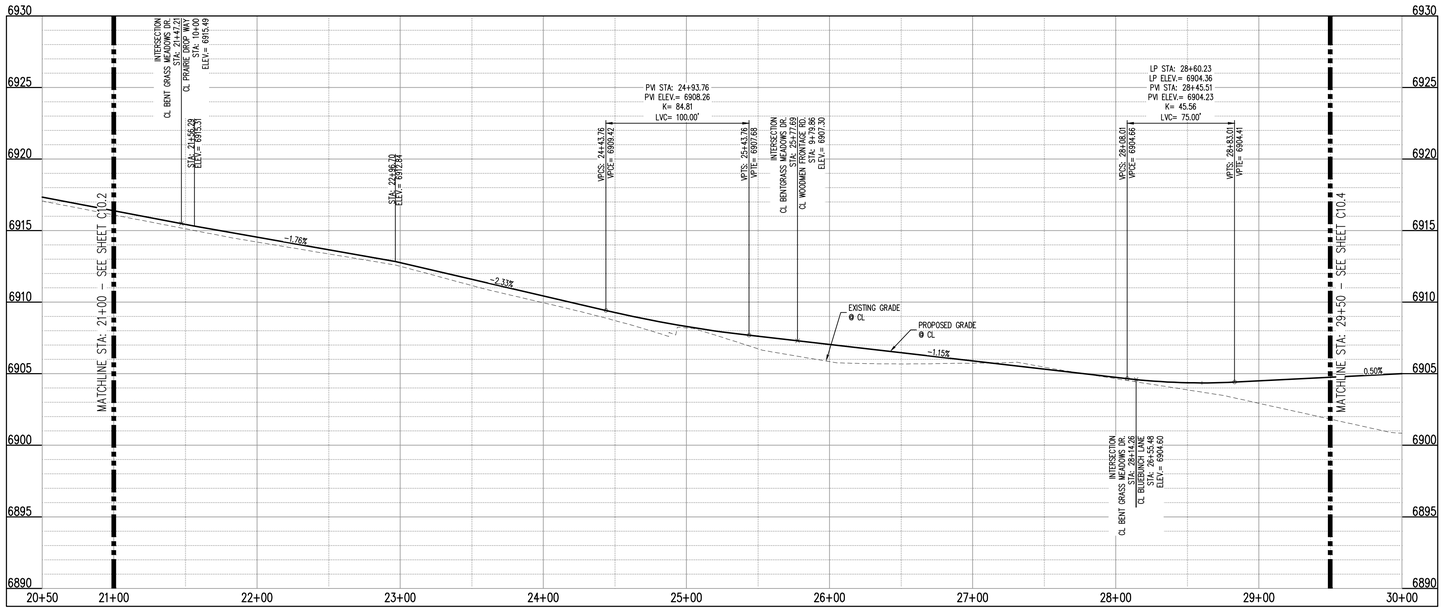
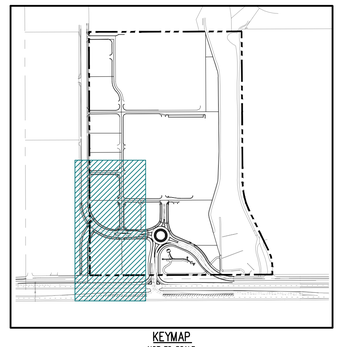
I:\EIP\Evergreen Development\PCD, El Paso County - EDI000100 - Bent Grass Commercial\ADMIN\CONSTR\C10.2 Roadway P&P.dwg - Brad Bishop - 11/19/2025



BENT GRASS MEADOWS DR. – PUBLIC R.O.W. VARIES
40 MPH DESIGN SPEED (COLLECTOR)



BENT GRASS MEADOWS DR. (STA: 21+00 – 30+00)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
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- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

CAUTION – NOTICE TO CONTRACTOR

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

ROADWAY PLAN & PROFILE

C10.3

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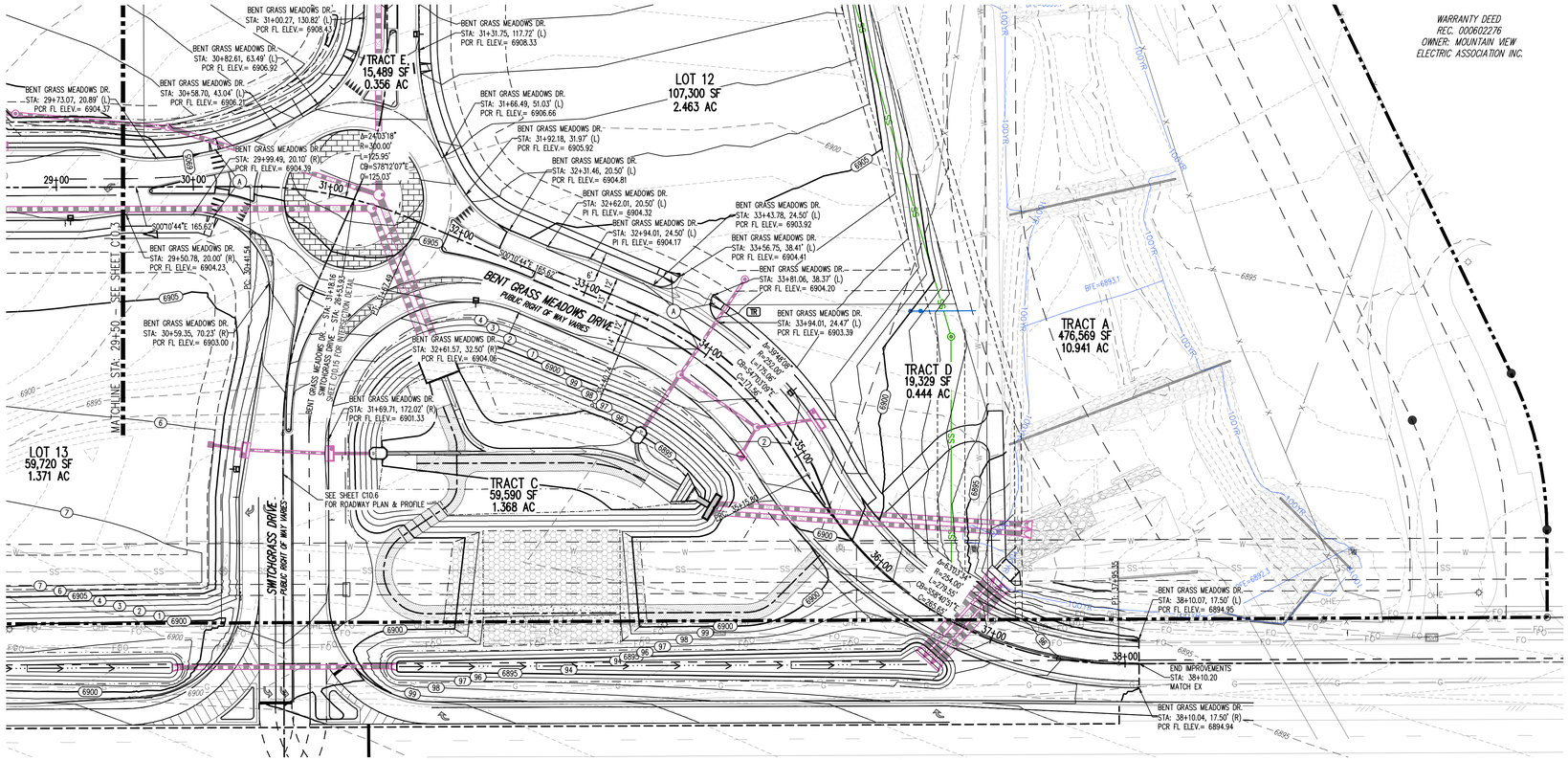
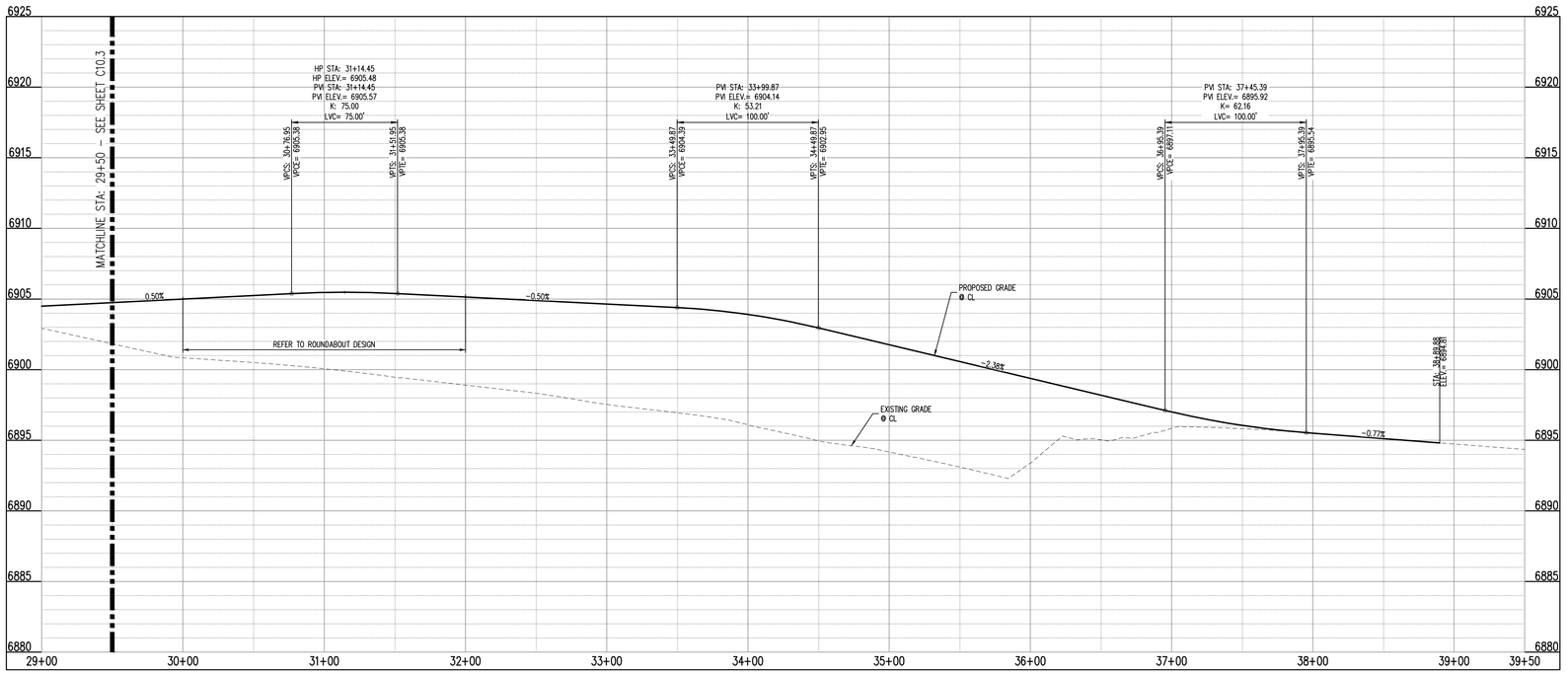
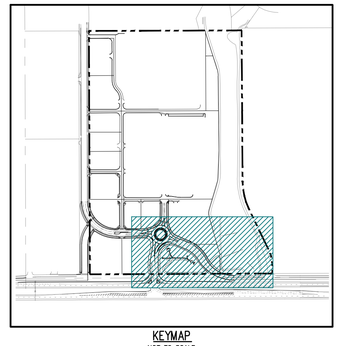


BENT GRASS MEADOWS DR. – PUBLIC 80' R.O.W.
40 MPH DESIGN SPEED (COLLECTOR)



BENT GRASS MEADOWS DR. (STA: 29+00 – 38+90.01)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SITE LEGEND

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- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

CAUTION – NOTICE TO CONTRACTOR

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

ROADWAY PLAN & PROFILE

C10.4

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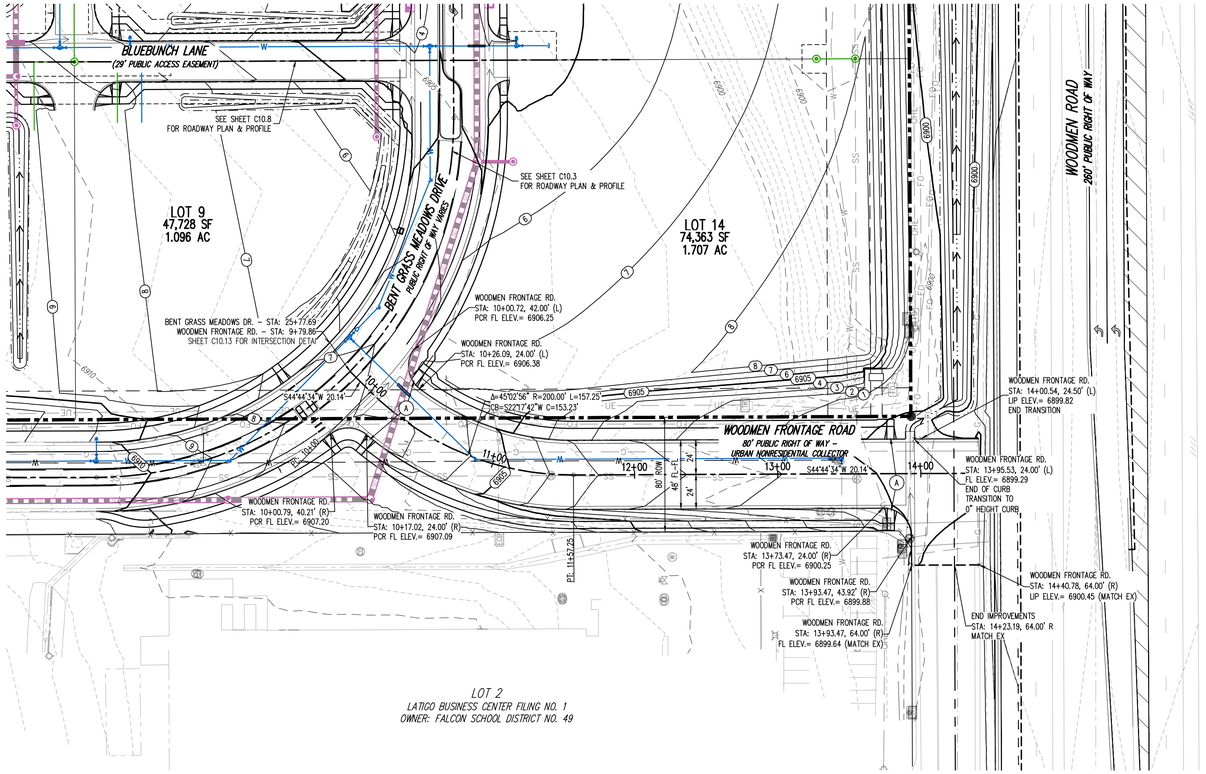
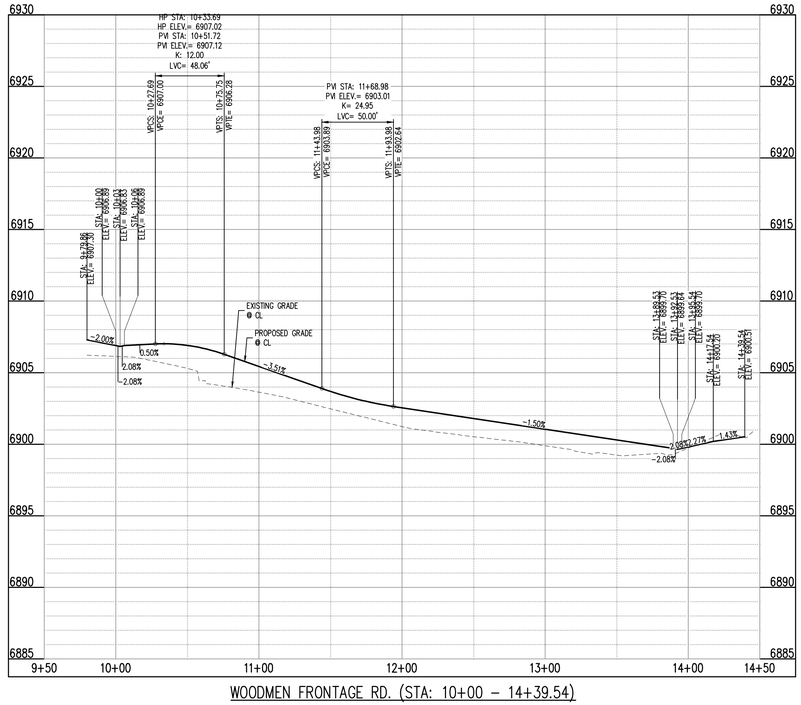
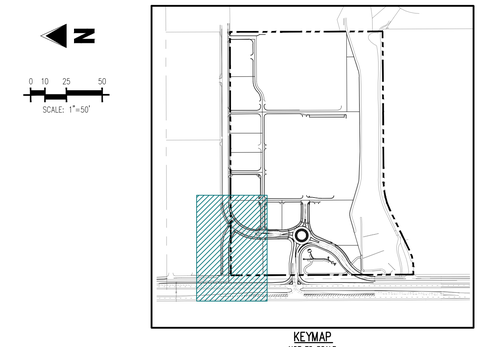
M:\Evergreen Development\CO, El Paso County - EDI\00102 - Bent Grass Commercial\ACAD\CIVIL\EDI\00102-C10.4 Roadway Plan.dwg, Brad Bishop - 11/19/2026



WOODMEN FRONTAGE RD. – PUBLIC 80' R.O.W.
40 MPH DESIGN SPEED (COLLECTOR)



WOODMEN FRONTAGE RD. (STA: 10+00 – 14+39.54)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SCALE: 1"=50'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

CAUTION – NOTICE TO CONTRACTOR

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

ROADWAY PLAN & PROFILE

C10.5

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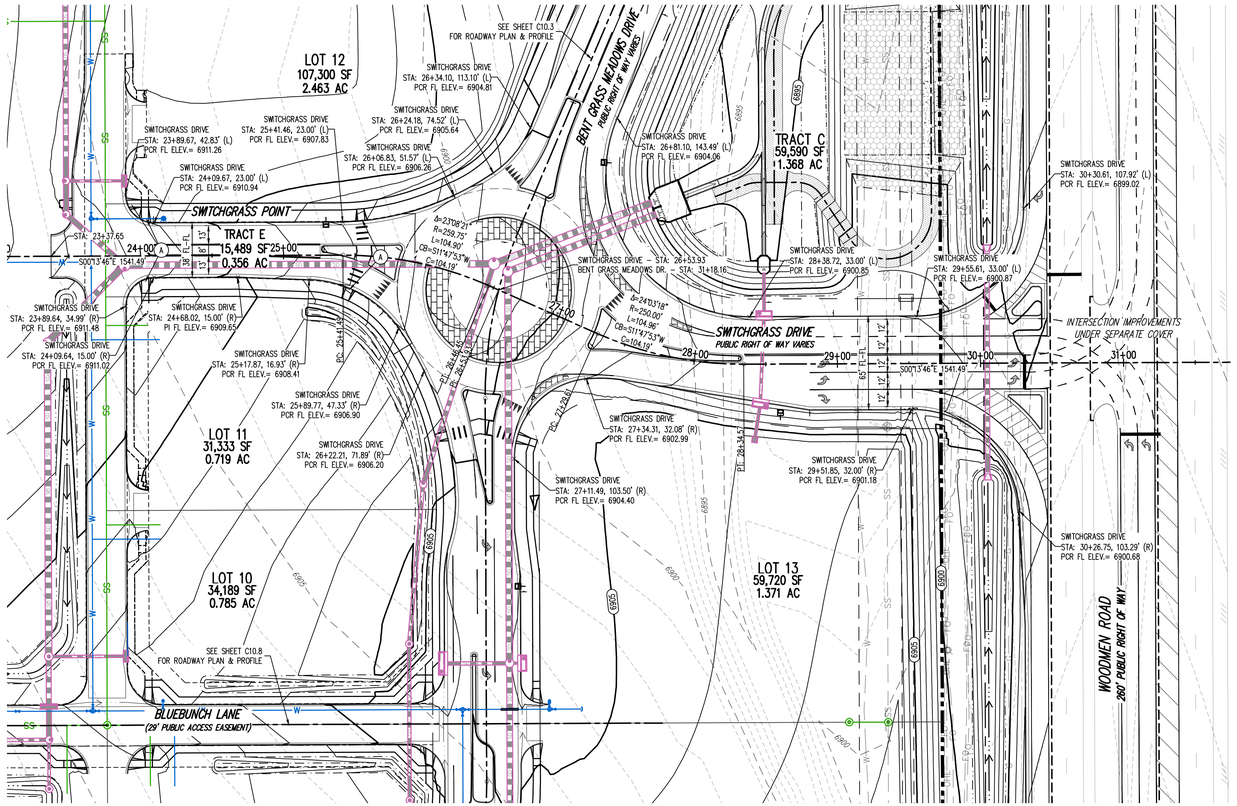
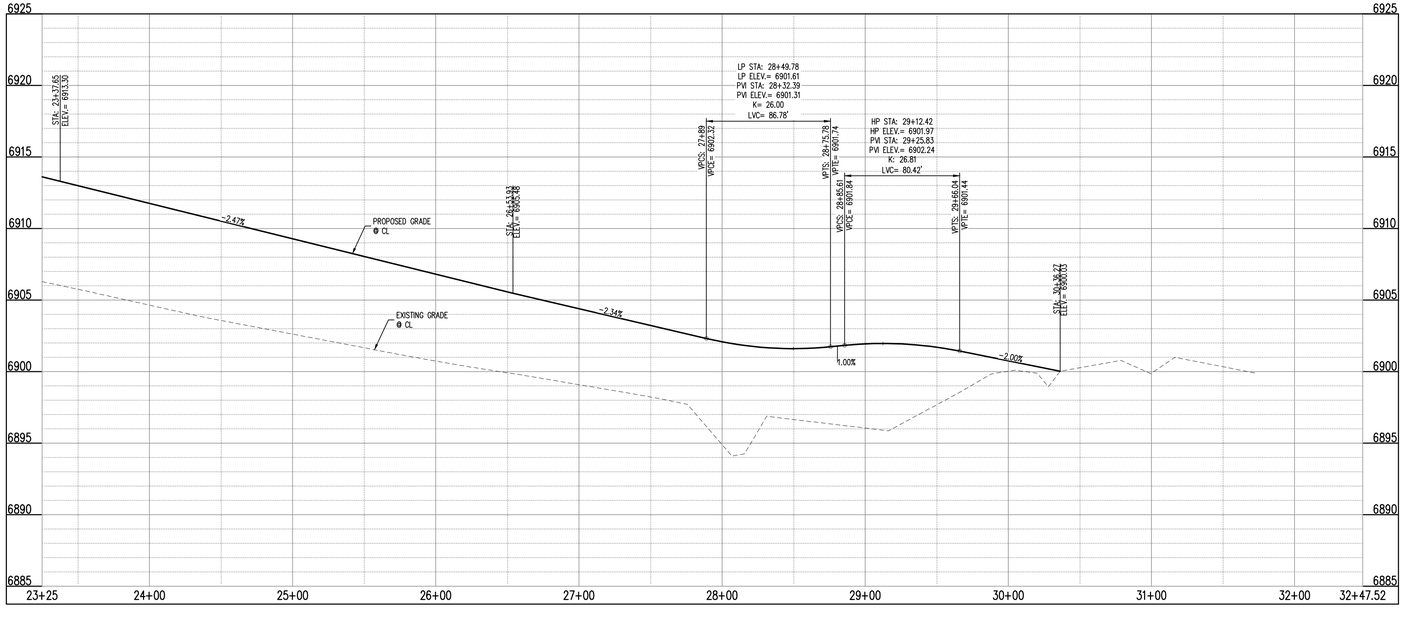
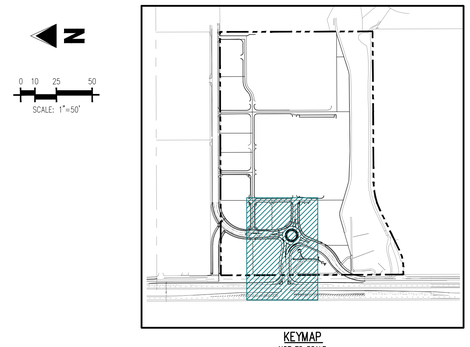


SWITCHGRASS DR. – PUBLIC R.O.W. VARIES
25 MPH DESIGN SPEED (COLLECTOR)



SWITCHGRASS DR. (STA: 23+37.65 – 30+36.27)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SCALE: 1"=50'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
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- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

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

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

ROADWAY PLAN & PROFILE

C10.6

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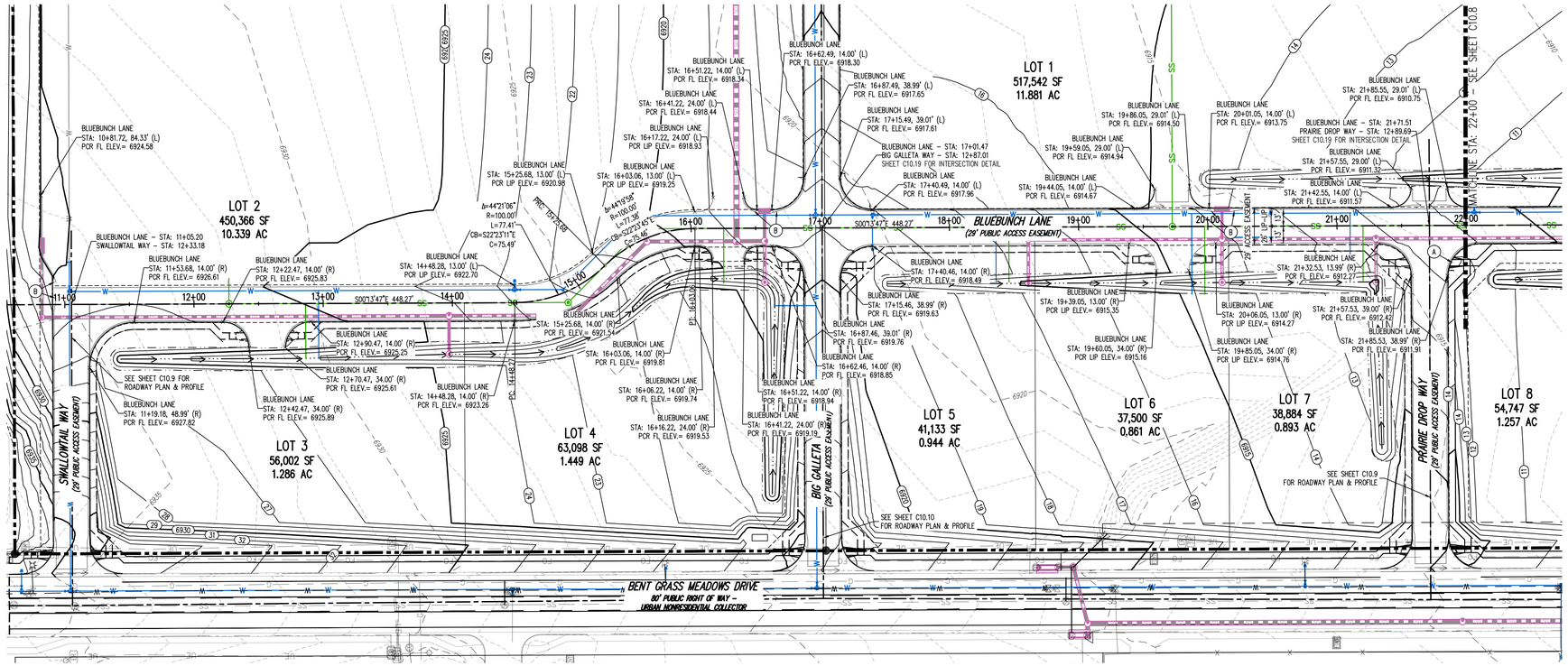
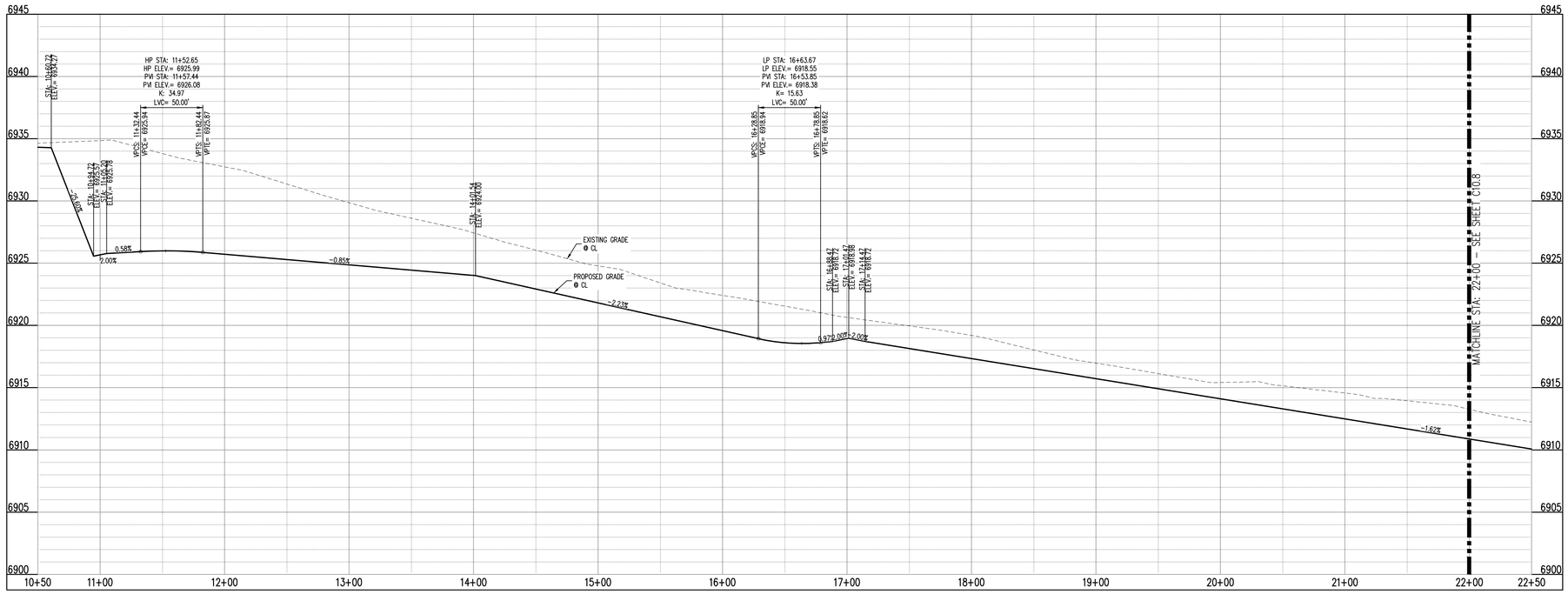
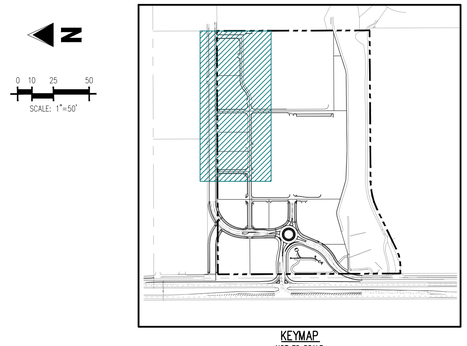


BLUEBUNCH LN. – PUBLIC 29' PUBLIC ACCESS EASEMENT
25 MPH DESIGN SPEED



BLUEBUNCH LN. (STA: 10+50 – 22+00)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SCALE: 1"=50'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

CAUTION – NOTICE TO CONTRACTOR

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719.900.7220
GallowayUS.com

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Checked By:	JAO
Date:	11/19/26

ROADWAY PLAN & PROFILE

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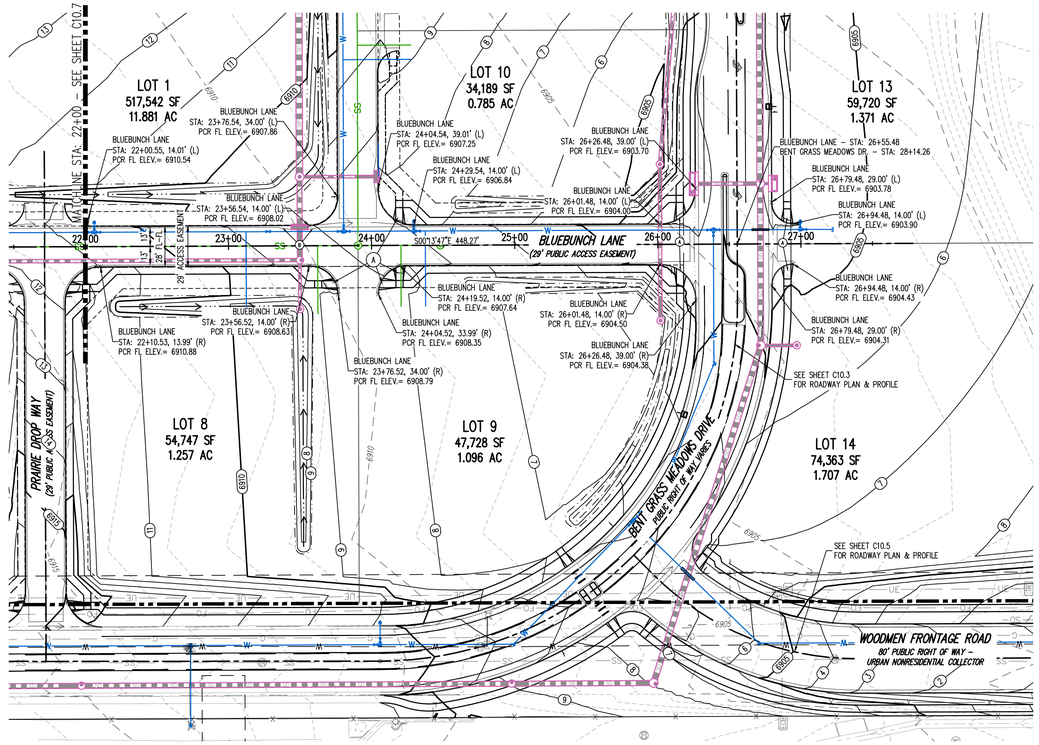
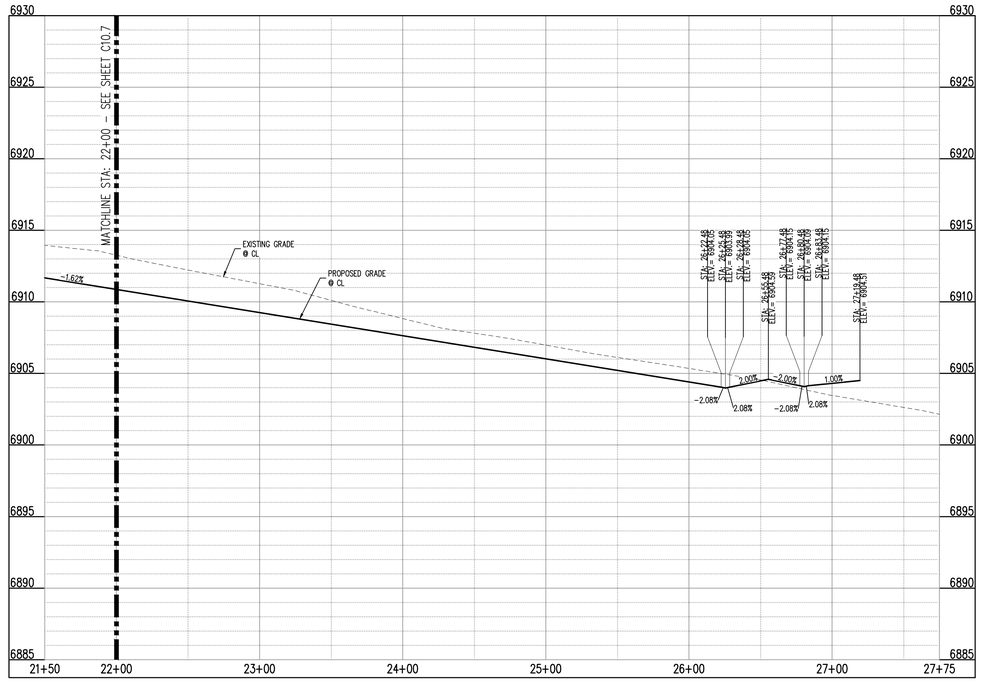
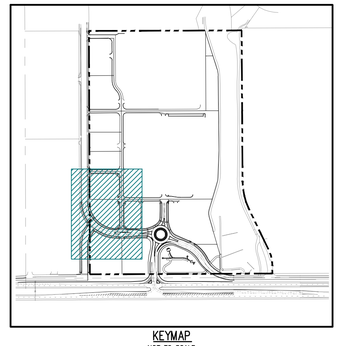


BLUEBUNCH LN. – PUBLIC 29' PUBLIC ACCESS EASEMENT
25 MPH DESIGN SPEED



BLUEBUNCH LN. (STA: 22+00 – 27+19.48)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'





KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
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(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

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ROADWAY PLAN & PROFILE

C10.8

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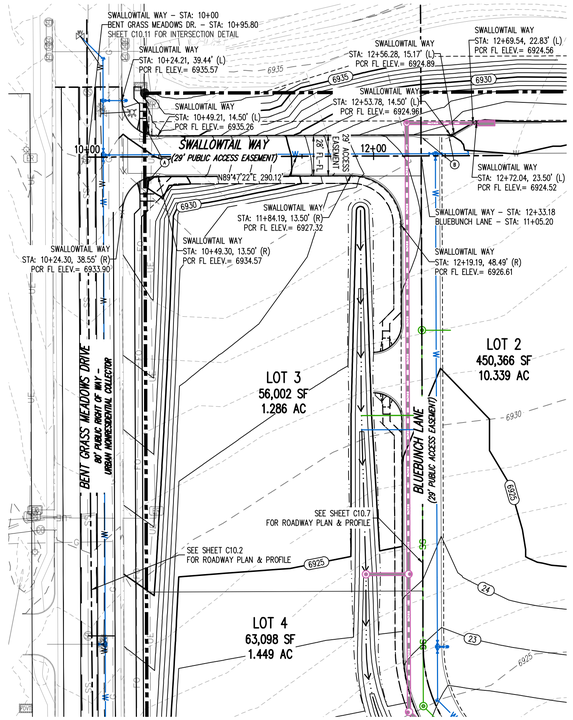
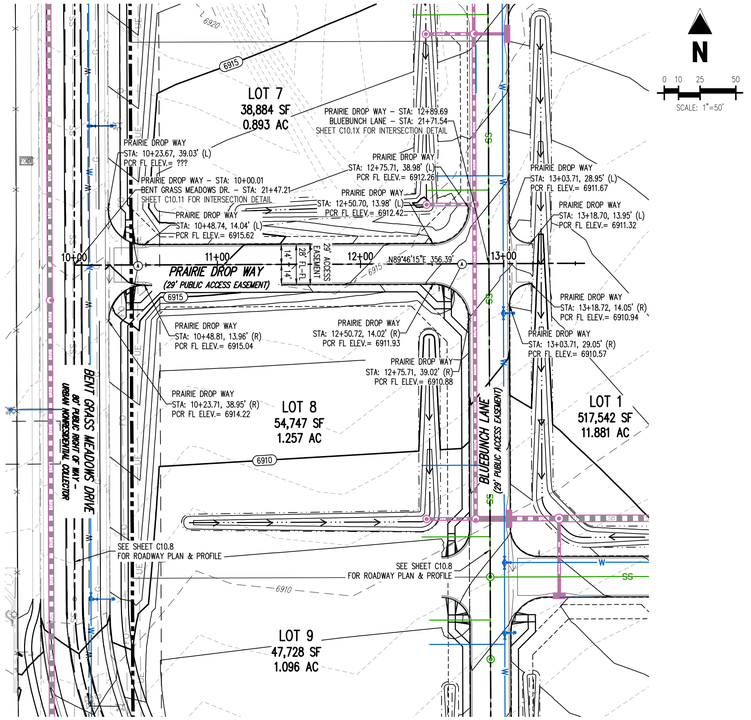
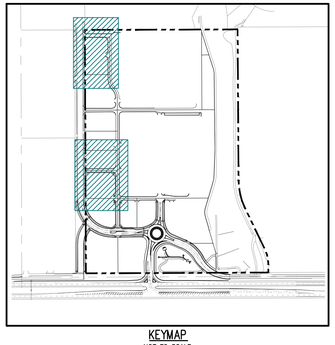


SWALLOWTAIL WAY – PUBLIC 29' PUBLIC ACCESS EASEMENT
25 MPH DESIGN SPEED



PRAIRIE DROP WAY – PUBLIC 29' PUBLIC ACCESS EASEMENT
25 MPH DESIGN SPEED



KEYMAP
NOT TO SCALE

SITE LEGEND

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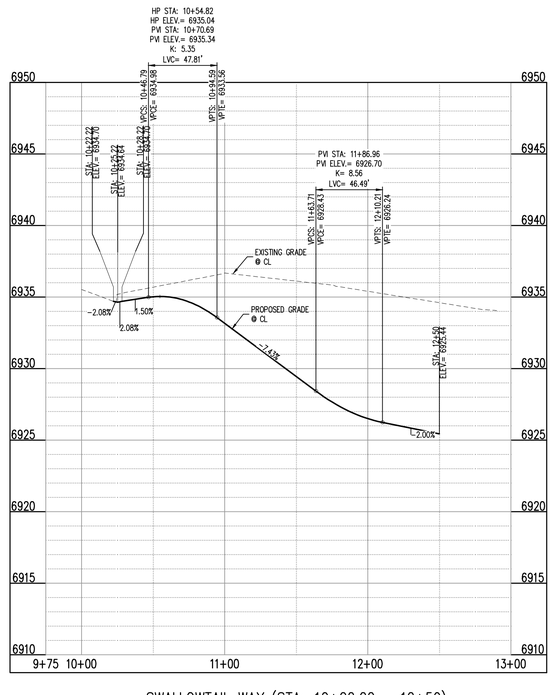
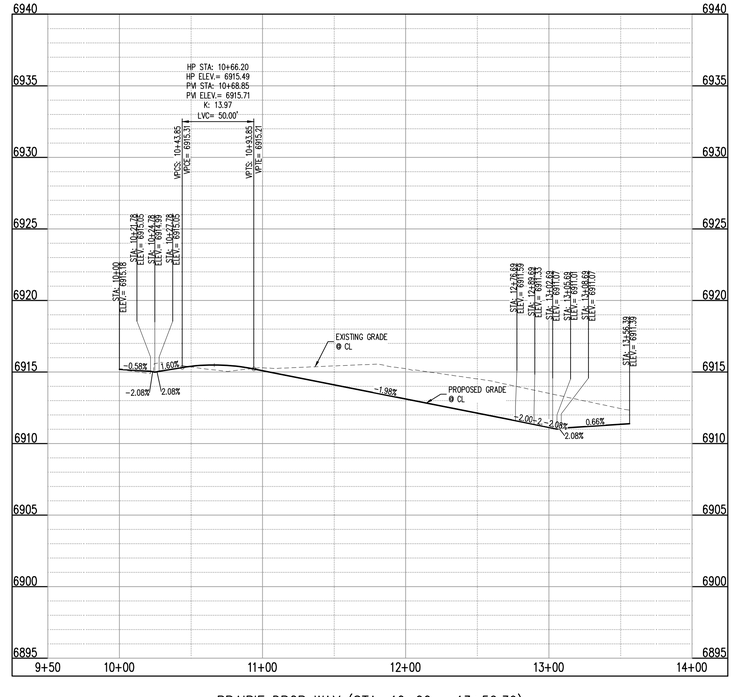
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE



SWALLOWTAIL WAY (STA: 10+22.22 – 12+50)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



PRAIRIE DROP WAY (STA: 10+00 – 13+56.39)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB LIP TRANSITION

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ROADWAY PLAN & PROFILE

C10.9

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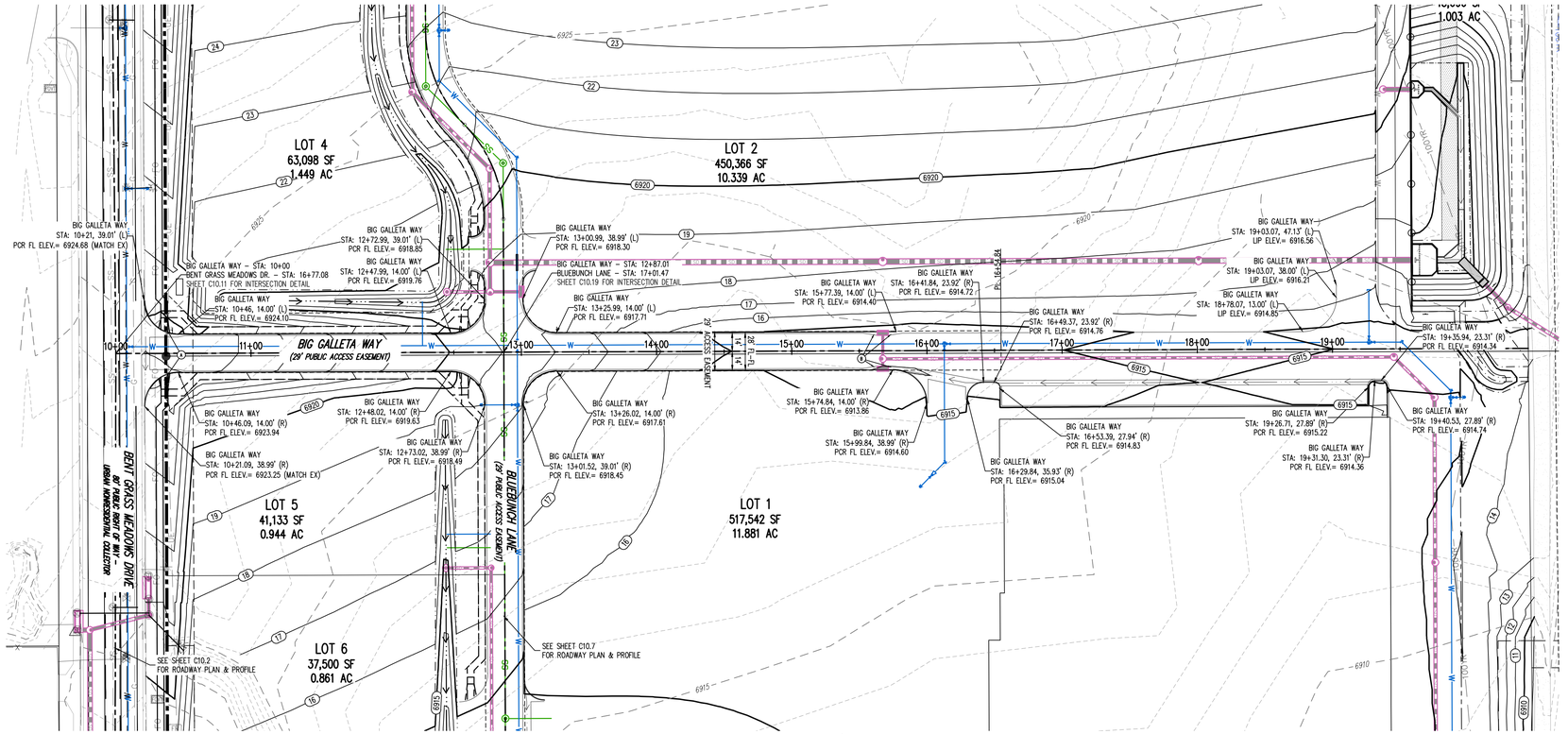
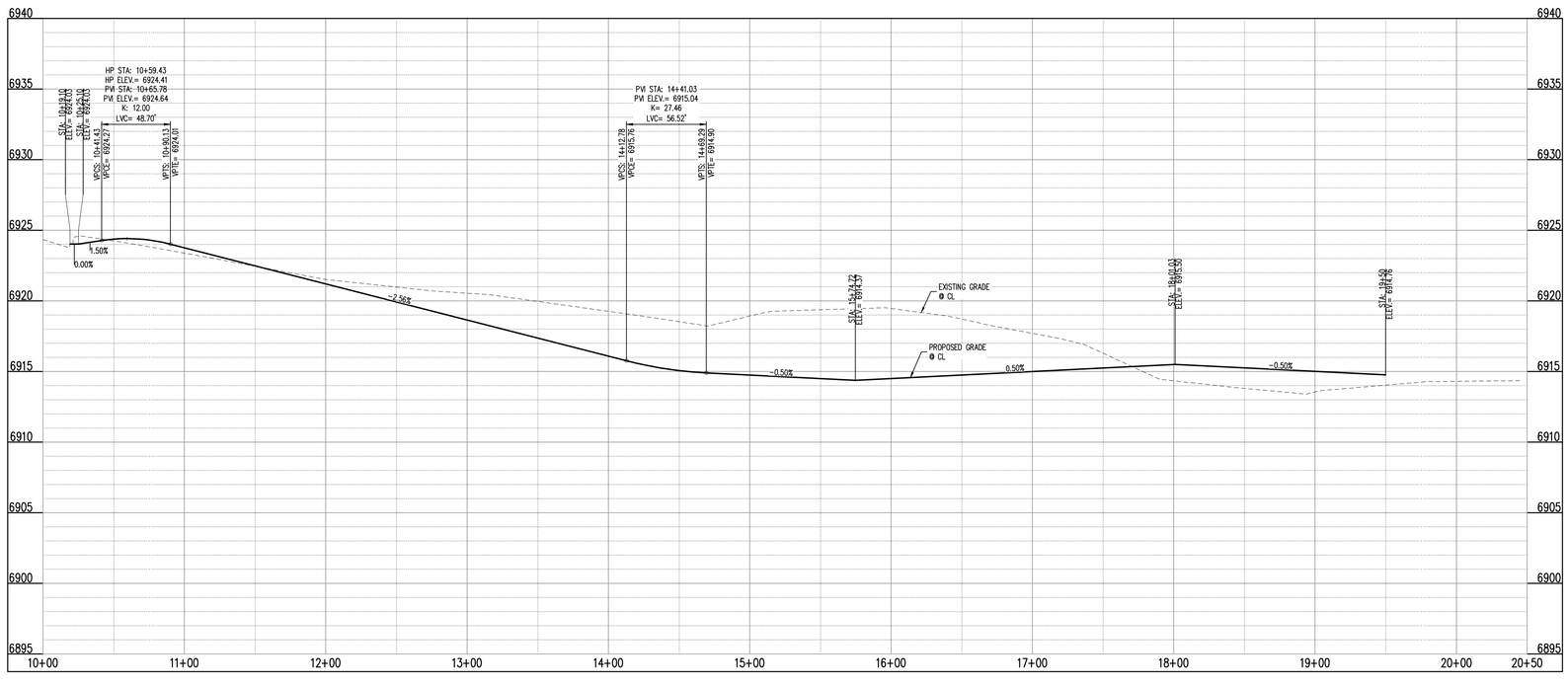
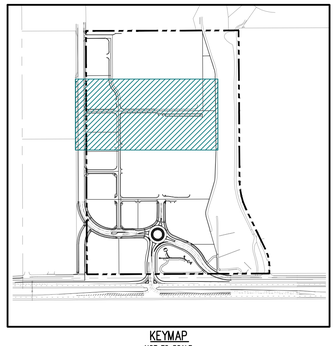
I:\EDI\Evergreen Development\PCD_E Falcon County - EDI000\E Bent Grass Commercial\ADMIN\4-CONSTR\E-C10 Roadway PDP.dwg - Brad Bishop - 11/19/2025



BIG GALLETA WAY – PUBLIC 29' PUBLIC ACCESS EASEMENT
25 MPH DESIGN SPEED



BIG GALLETA WAY (STA: 10+19.10 – 19+50)
SCALES: HORIZONTAL 1"=50', VERTICAL 1"=5'



KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
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ROADWAY PLAN & PROFILE

C10.10

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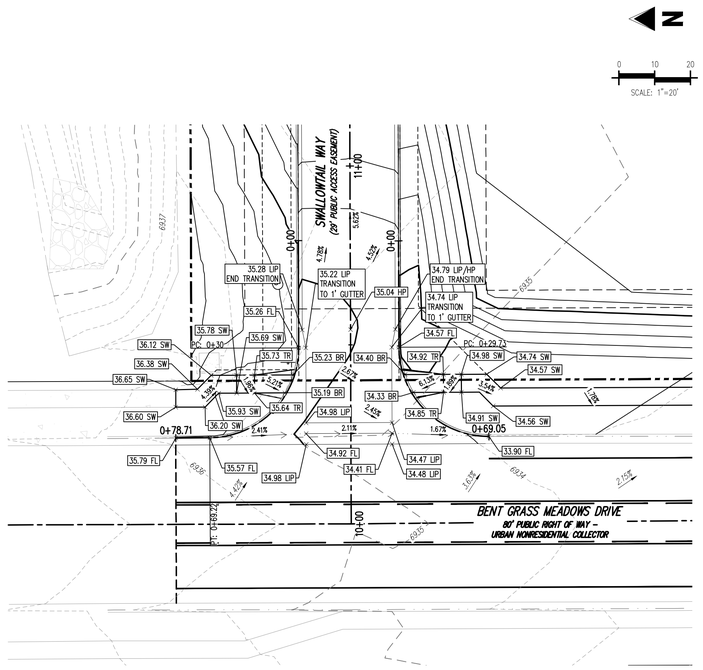
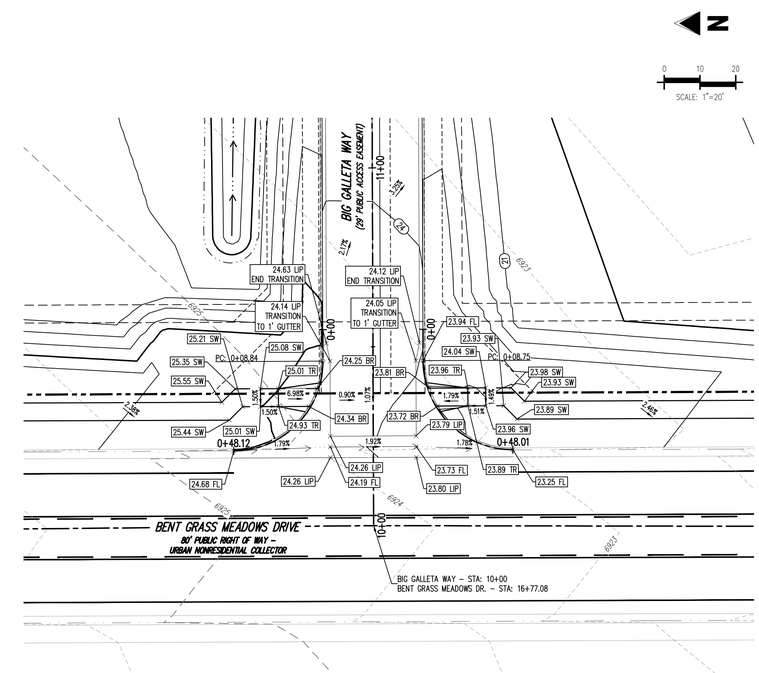
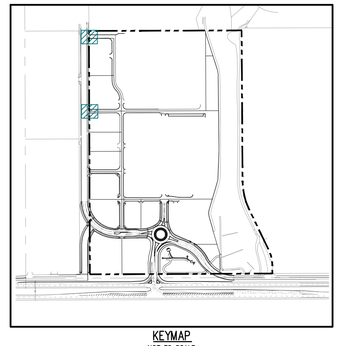


BENT GRASS MEADOWS DRIVE & SWALLOWTAIL WAY



BENT GRASS MEADOWS DRIVE & BIG GALLETA WAY



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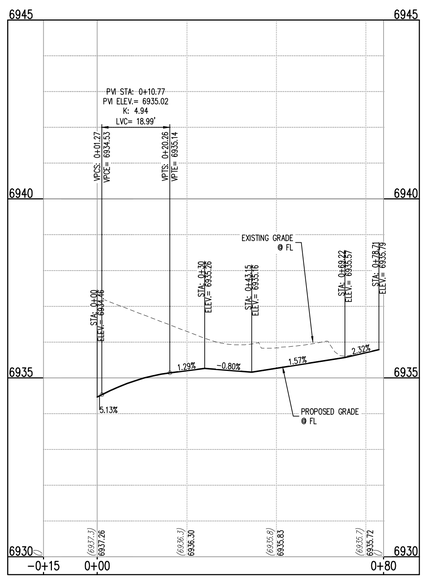
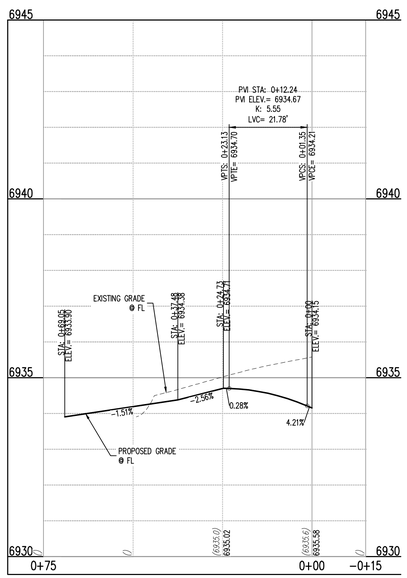
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

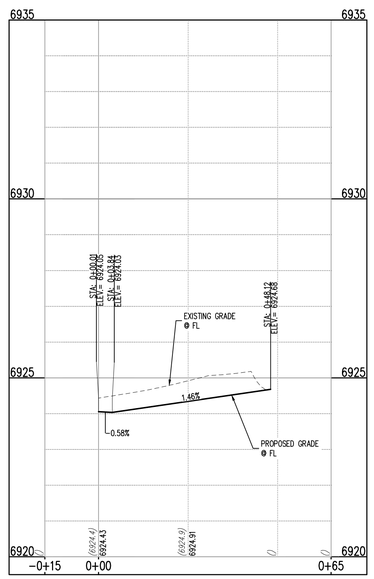
2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION – TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION – TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION – LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION – SIDEWALK



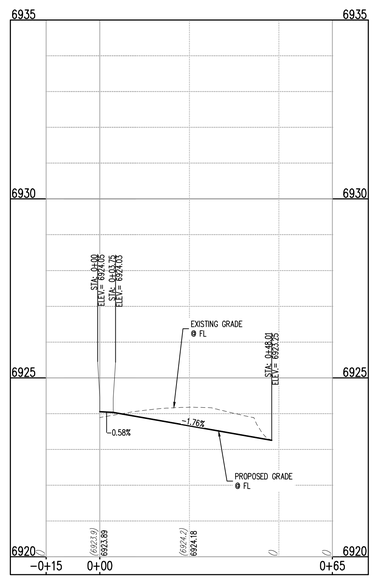
BGM_SWALLOWTAIL N (STA: −0+15 TO 0+80)
SCALE: H: 1"=20' V: 1"=2'



BGM_SWALLOWTAIL S (STA: −0+15 TO 0+75)
SCALE: H: 1"=20' V: 1"=2'



BGM_BIG GALLETA N (STA: −0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'



BGM_BIG GALLETA S (STA: −0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'

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INTERSECTION DETAILS

C10.11

K:\EE\Evergreen Development\CO, El Paso County - EDI00102 - Bent Grass Commercial\DOCS\CIVIL\DWG\C10.11 Intersection Detail.dwg - Brad Bishop - 11/19/2026

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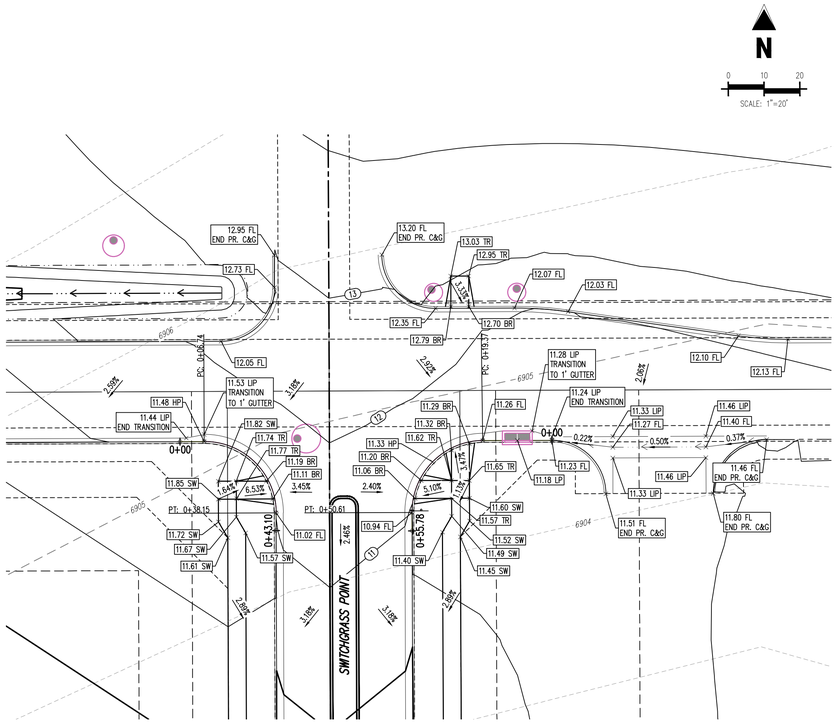

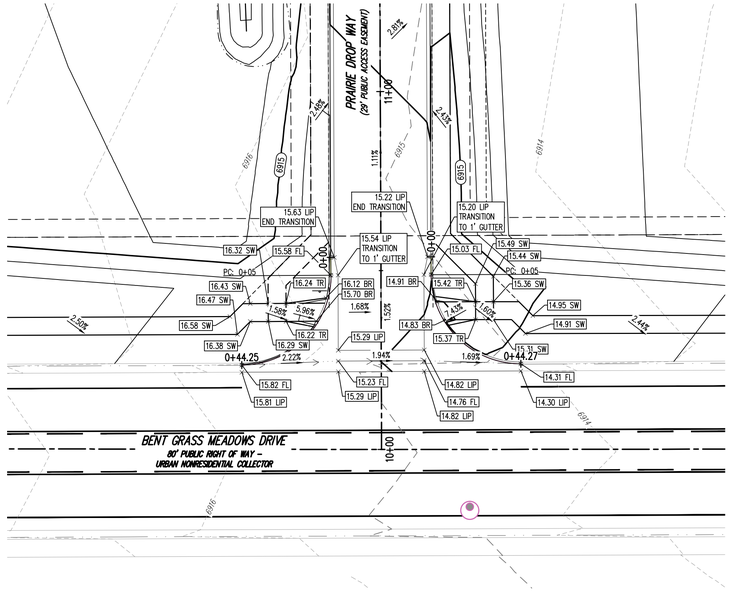

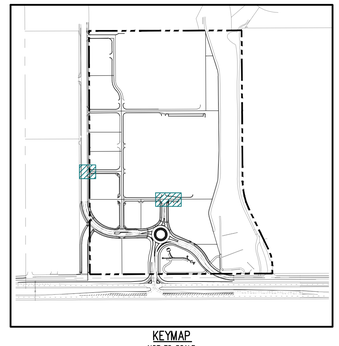

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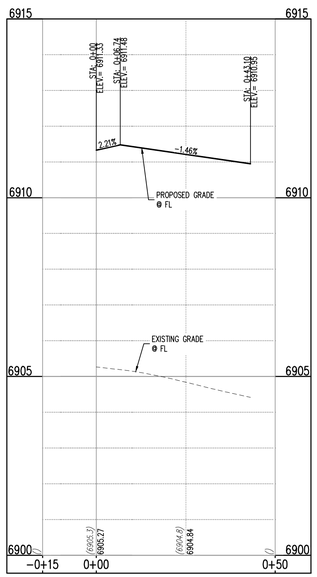
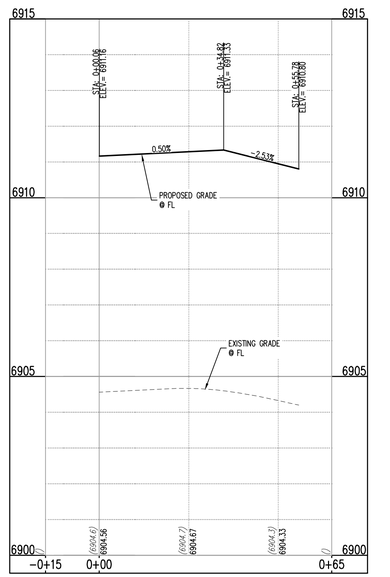
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

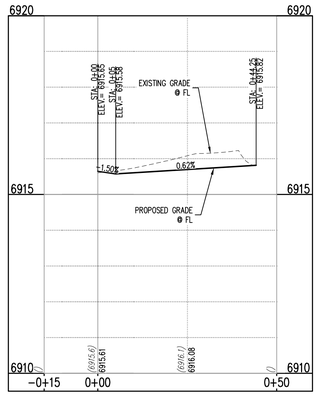
- 2.00% — PROPOSED SLOPE – PERCENT
- 4:1 — PROPOSED SLOPE – RISE/RUN
- 89.00 HP — PROPOSED SPOT ELEVATION – HIGH POINT
- 89.00 LP — PROPOSED SPOT ELEVATION – LOW POINT
- 89.00 TR — PROPOSED SPOT ELEVATION – TOP OF RAMP
- 89.00 BR — PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
- 89.00 FL — PROPOSED SPOT ELEVATION – FLOW LINE
- 89.00 CL — PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
- 89.00 TBC — PROPOSED SPOT ELEVATION – TOP BACK OF CURB
- 89.00 LIP — PROPOSED SPOT ELEVATION – LIP OF GUTTER
- 89.00 FG — PROPOSED SPOT ELEVATION – FINISHED GRADE
- 89.00 SW — PROPOSED SPOT ELEVATION – SIDEWALK



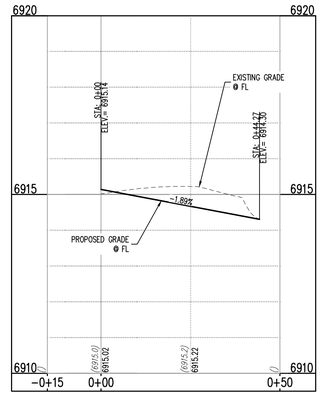
SWITCHGRASS PT & TARGET (SWC) (STA: −0+15 TO 0+50)
SCALE: H: 1"=20' V: 1"=2'



SWITCHGRASS PT & TARGET (SEC) (STA: −0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'



BGM & PRAIRIE DROP (NEC) (STA: −0+15 TO 0+50)
SCALE: H: 1"=20' V: 1"=2'



BGM & PRAIRIE DROP (SEC) (STA: −0+15 TO 0+50)
SCALE: H: 1"=20' V: 1"=2'

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.12

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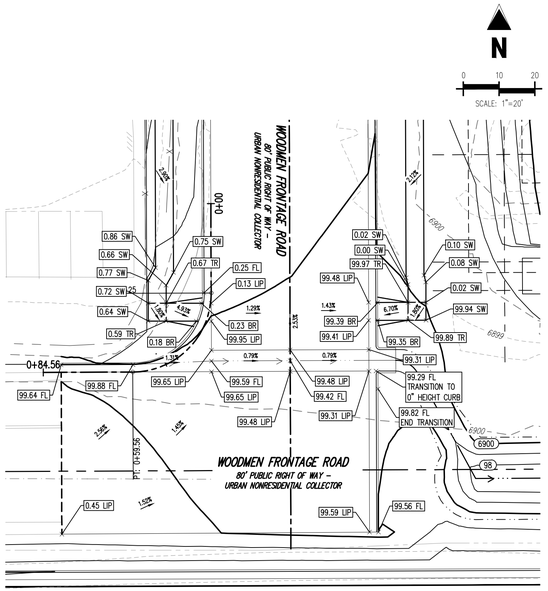
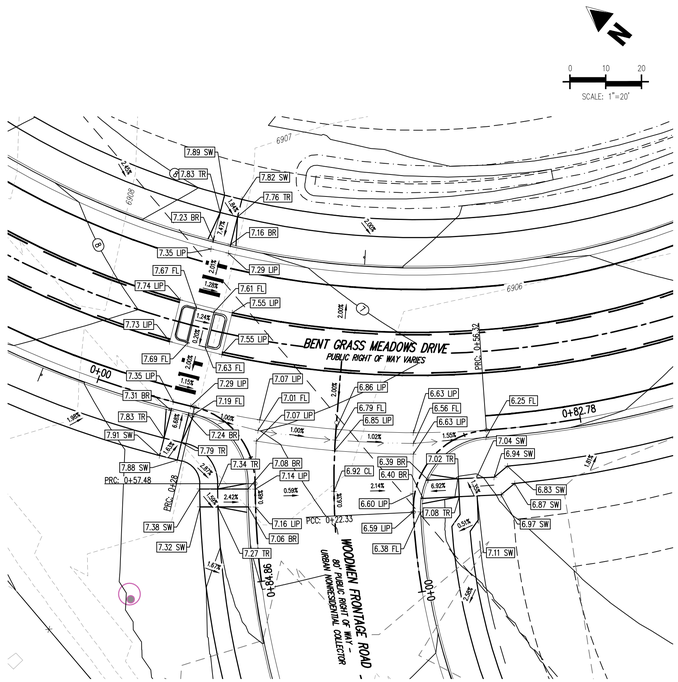


WOODMEN FRONTAGE ROAD



BENT GRASS MEADOWS DRIVE & WOODMEN FRONTAGE ROAD



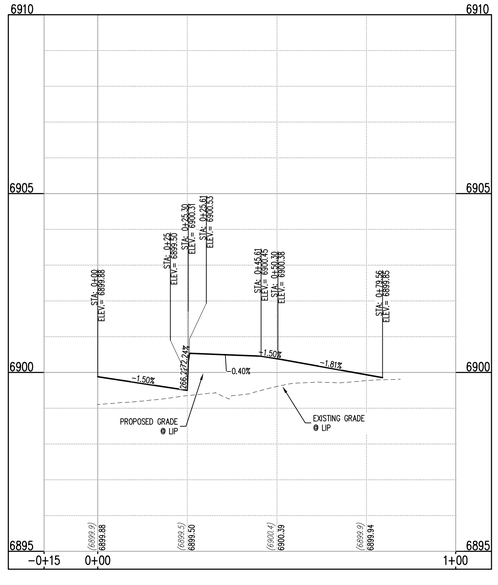
KEYMAP
NOT TO SCALE

SITE LEGEND

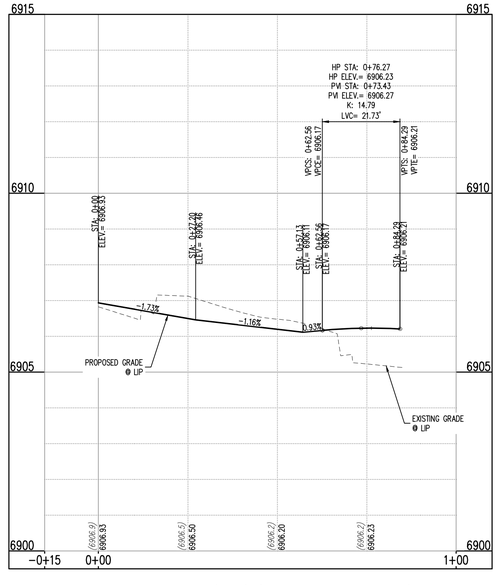
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

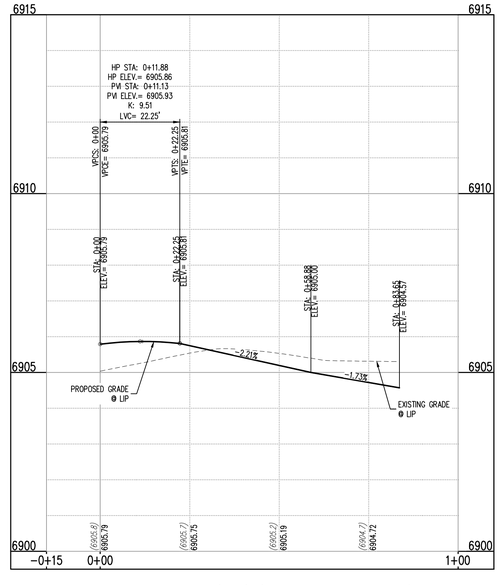
2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION – TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION – TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION – LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION – SIDEWALK



OLD WOODMEN FRONTAGE RD. & WOODMEN FRONTAGE RD. (NW) (STA: −0+15 TO 1+00)
SCALE: H: 1"=20' V: 1"=2'



BGM & FRONTAGE (SWC) (STA: −0+15 TO 1+00)
SCALE: H: 1"=20' V: 1"=2'



BGM & FRONTAGE (SEC) (STA: −0+15 TO 1+00)
SCALE: H: 1"=20' V: 1"=2'

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.13

I:\Evergreen Development\PCD, El Paso County - EDI000035 - Bent Grass Commercial\PCD\PLSET\C10.13 Intersection Detail.dwg, 11/19/2026
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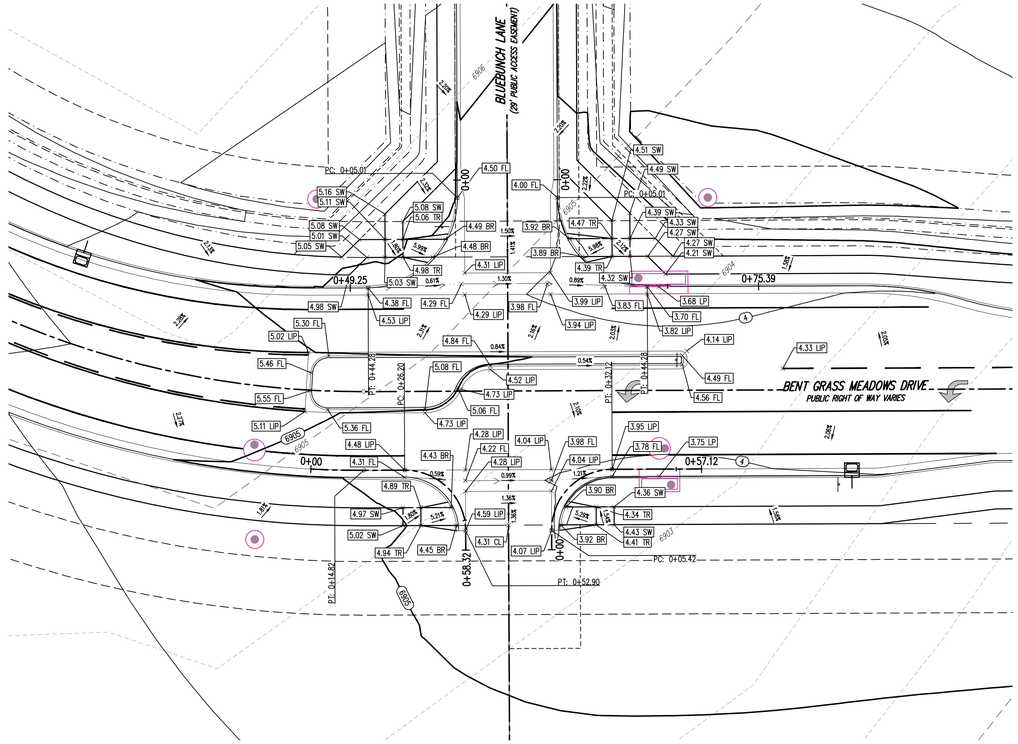


BENT GRASS MEADOWS DRIVE & BLUEBUNCH LANE



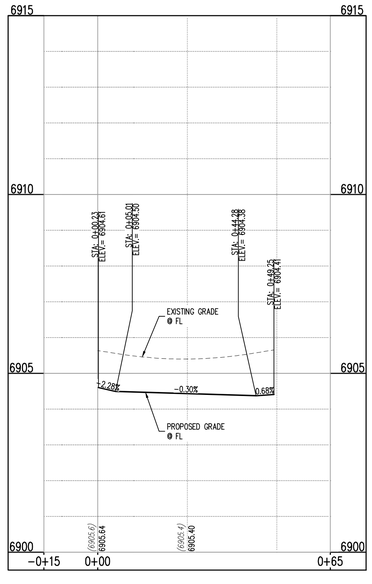
KEYMAP
NOT TO SCALE

SITE LEGEND

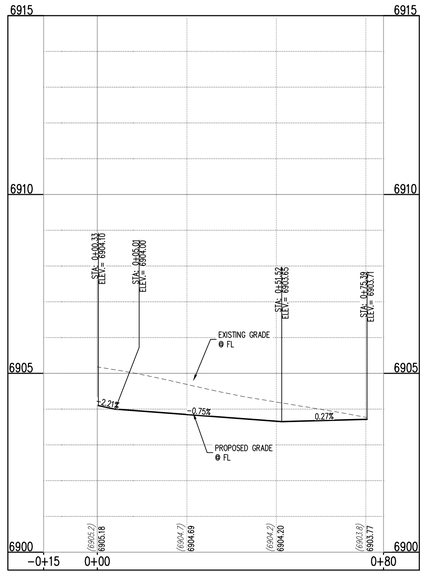
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

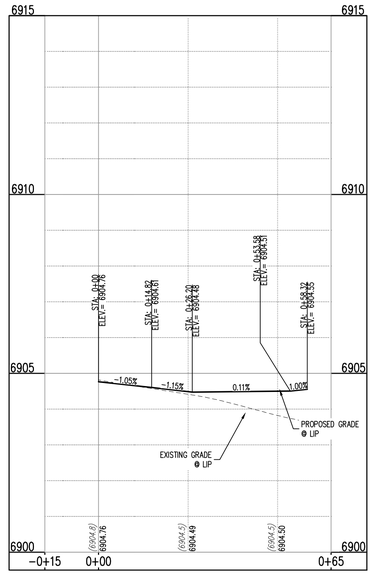
2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION – TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION – TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION – LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION – SIDEWALK



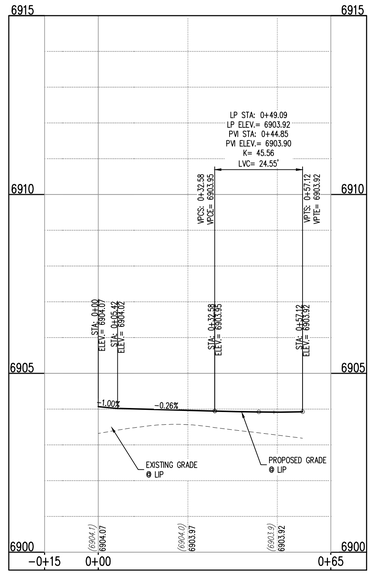
BGM & BLUEBUNCH NWC (STA: -0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'



BGM & BLUEBUNCH NEC (STA: -0+15 TO 0+80)
SCALE: H: 1"=20' V: 1"=2'



BGM & BLUEBUNCH (SWC) (STA: -0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'



BGM & BLUEBUNCH (SEC) (STA: -0+15 TO 0+65)
SCALE: H: 1"=20' V: 1"=2'

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.14

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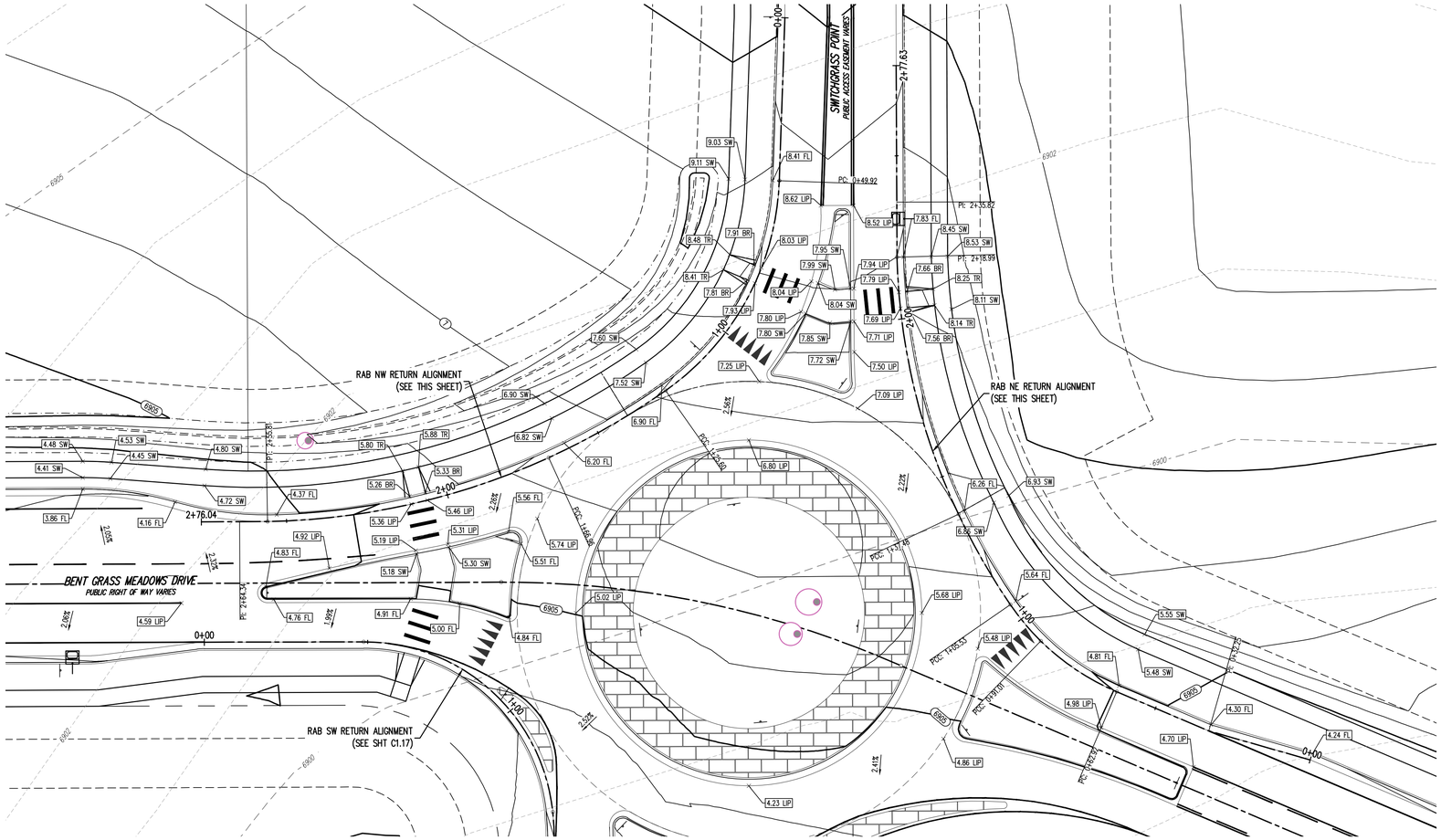
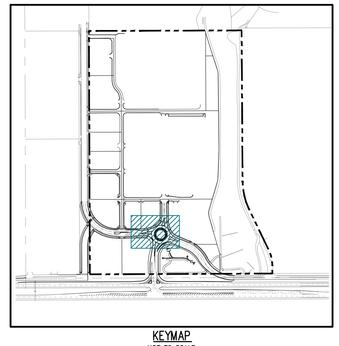


N

0 10 20

SCALE: 1"=20'



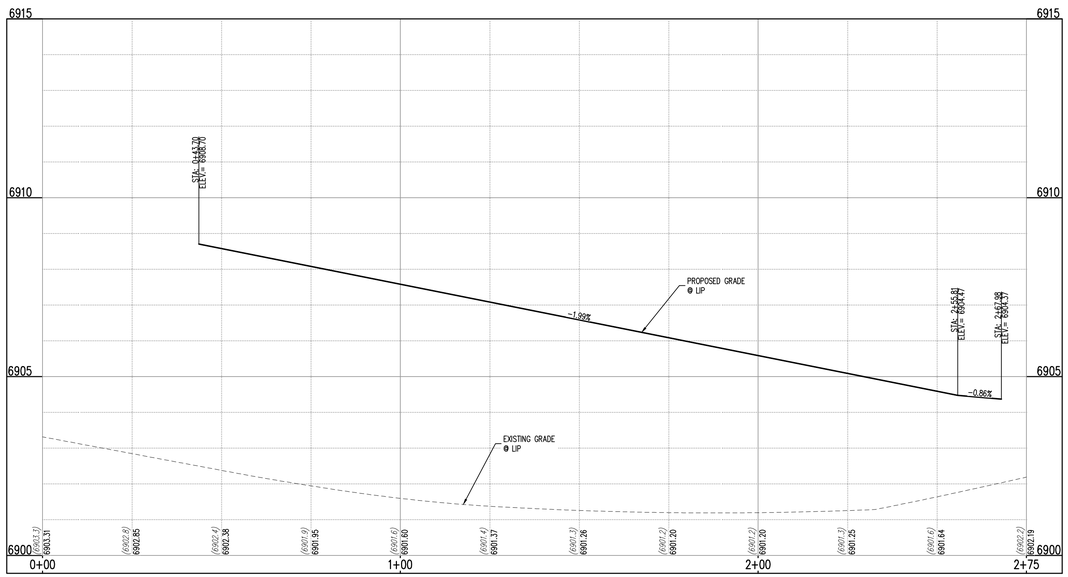
KEYMAP
NOT TO SCALE

SITE LEGEND

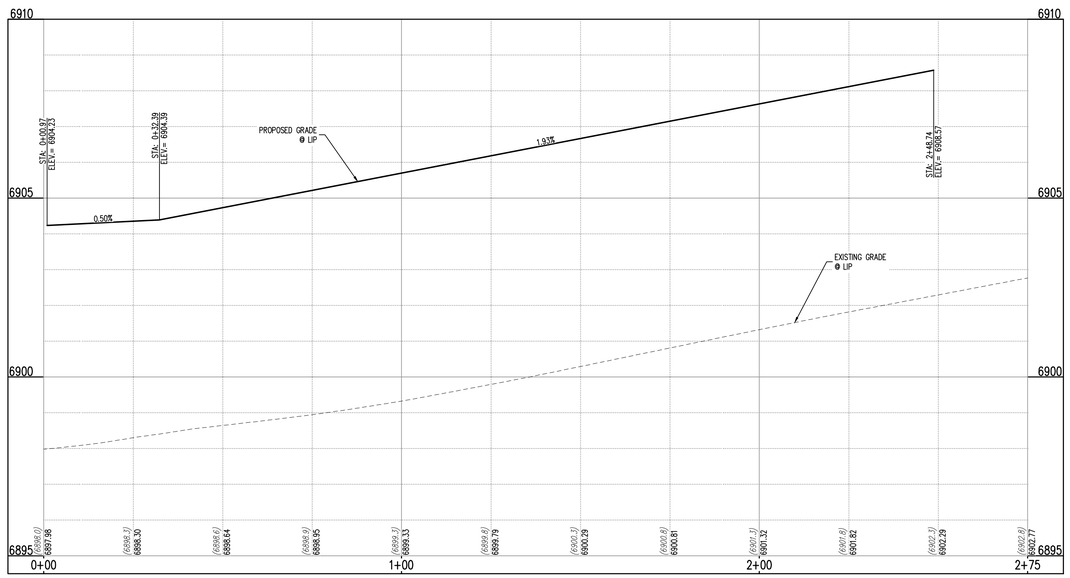
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION – TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION – TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION – LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION – SIDEWALK



RAB – NWC RETURN (STA: 0+00 TO 2+75)
SCALE: H: 1"=20' V: 1"=2'



RAB – NE RETURN (STA: 0+00 TO 2+75)
SCALE: H: 1"=20' V: 1"=2'

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.15

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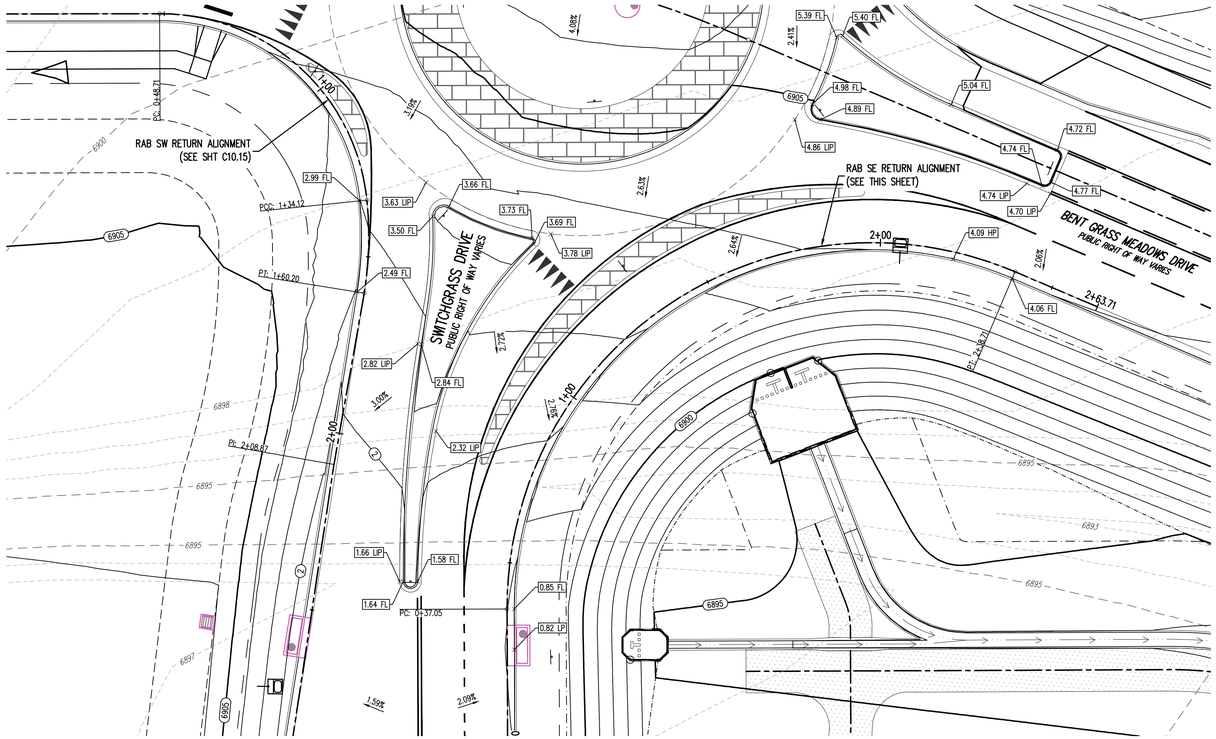
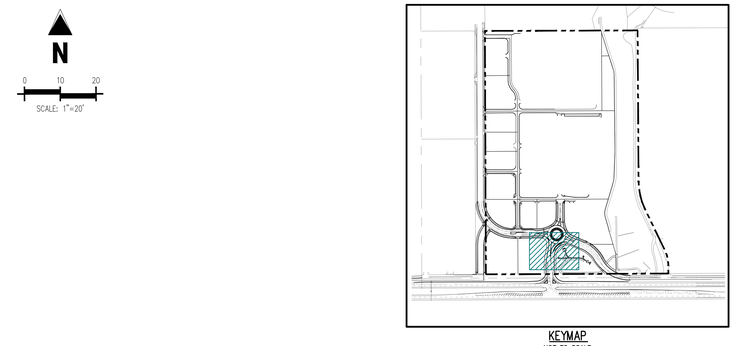




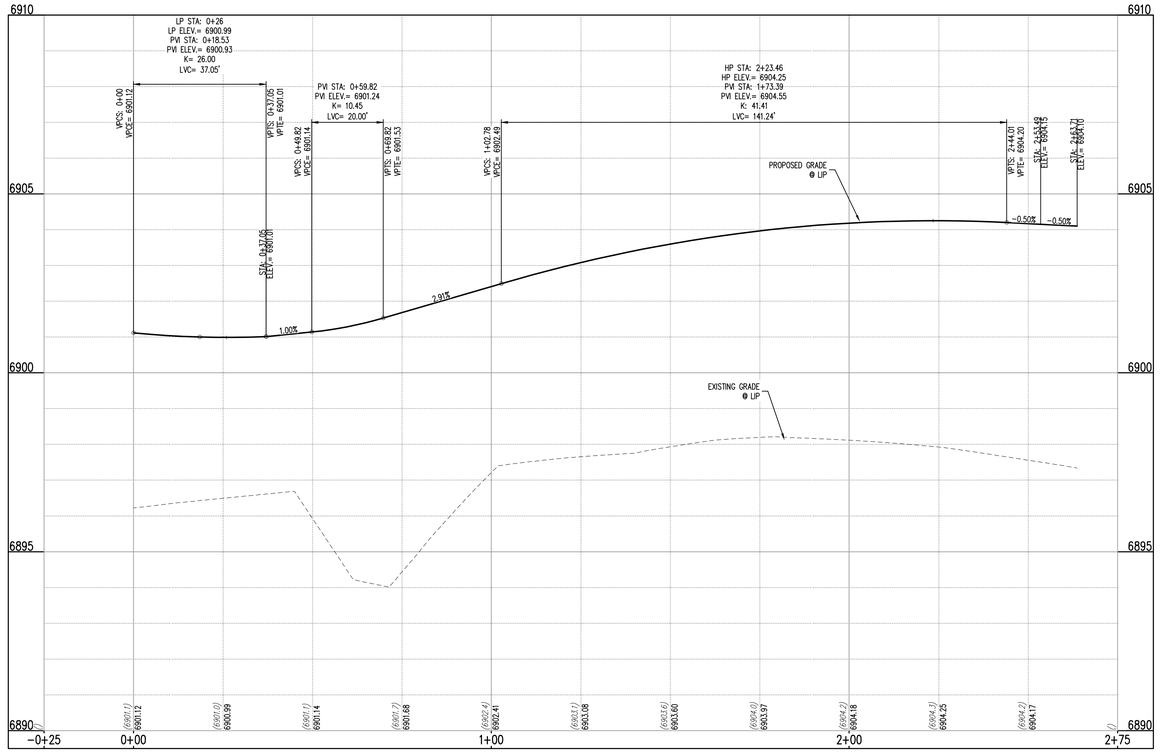
KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION – TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION – TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION – LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION – SIDEWALK



CONNECTED ALIGNMENT – RAB SEC (STA: −0+25 TO 2+75)
SCALE: H: 1"=20' V: 1"=2'

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.16

K:\EDI\Evergreen Development\CO_EI Paso County - EDI000202 - Bent Grass Commercial\DOCS\CIVIL\CONSTRUCTION\C10.16 Intersection Details.dwg, Brad Bishop, 11/19/2026

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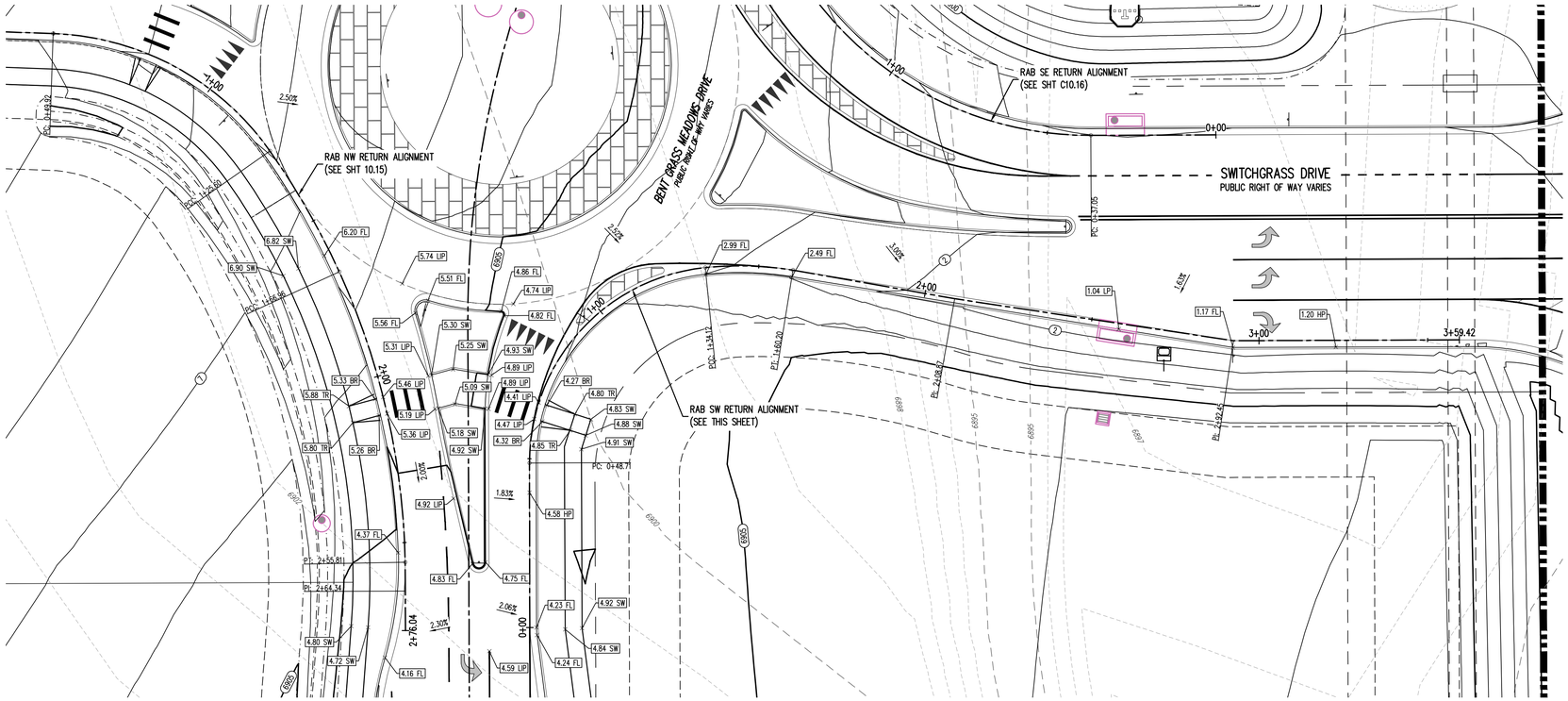
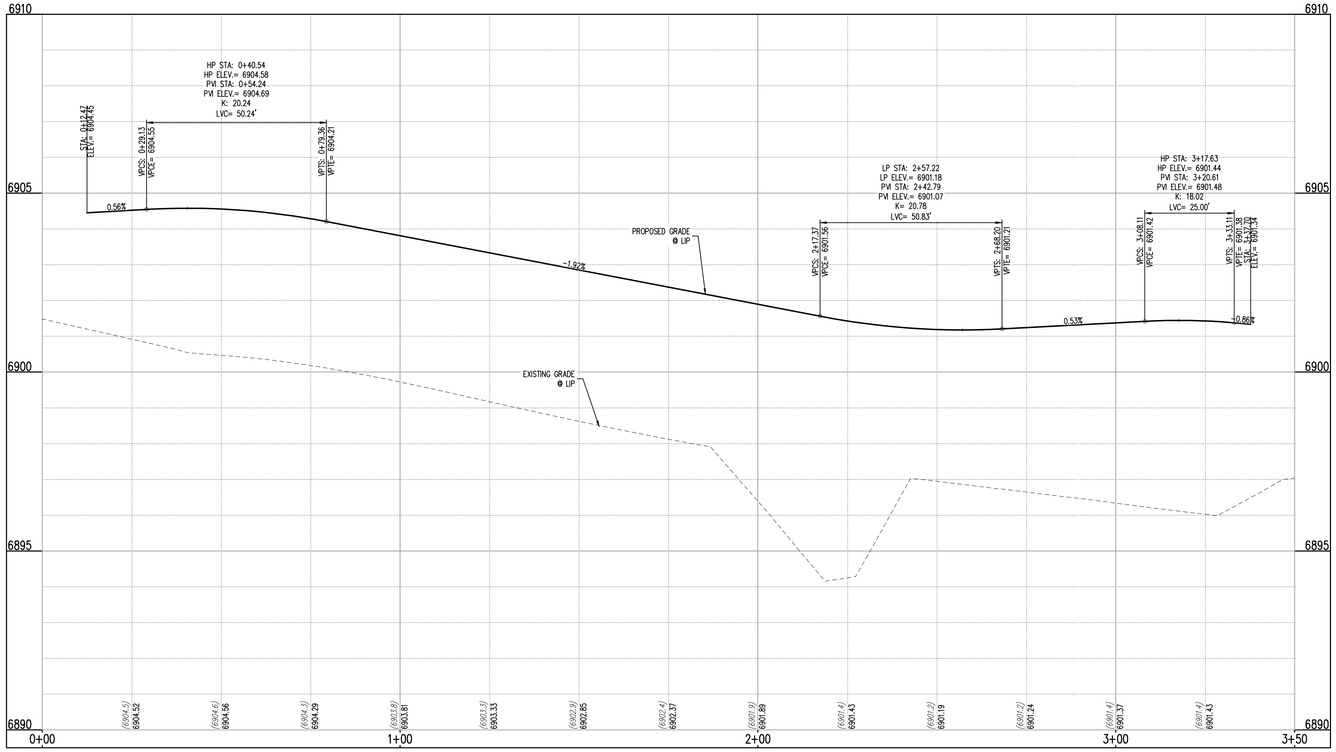
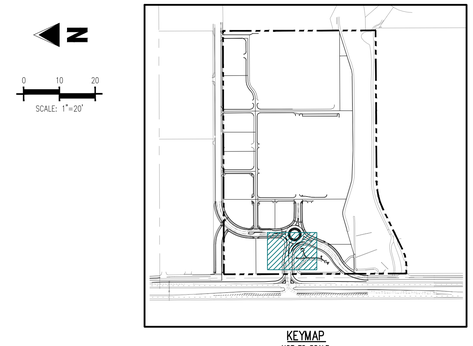




RAB – SWC RETURN (STA: 0+00 TO 3+50)
SCALE: H: 1"=20' V: 1"=2'



KEYMAP
NOT TO SCALE

SCALE: 1"=20'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK

DETAILED GRADING LEGEND

- 2.00% — PROPOSED SLOPE – PERCENT
- 4:1 — PROPOSED SLOPE – RISE/RUN
- 89.00 HP — PROPOSED SPOT ELEVATION – HIGH POINT
- 89.00 LP — PROPOSED SPOT ELEVATION – LOW POINT
- 89.00 TR — PROPOSED SPOT ELEVATION – TOP OF RAMP
- 89.00 BR — PROPOSED SPOT ELEVATION – BOTTOM OF RAMP
- 89.00 FL — PROPOSED SPOT ELEVATION – FLOW LINE
- 89.00 CL — PROPOSED SPOT ELEVATION – ROADWAY CENTER LINE
- 89.00 TBC — PROPOSED SPOT ELEVATION – TOP BACK OF CURB
- 89.00 LIP — PROPOSED SPOT ELEVATION – LIP OF GUTTER
- 89.00 FG — PROPOSED SPOT ELEVATION – FINISHED GRADE
- 89.00 SW — PROPOSED SPOT ELEVATION – SIDEWALK

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.17

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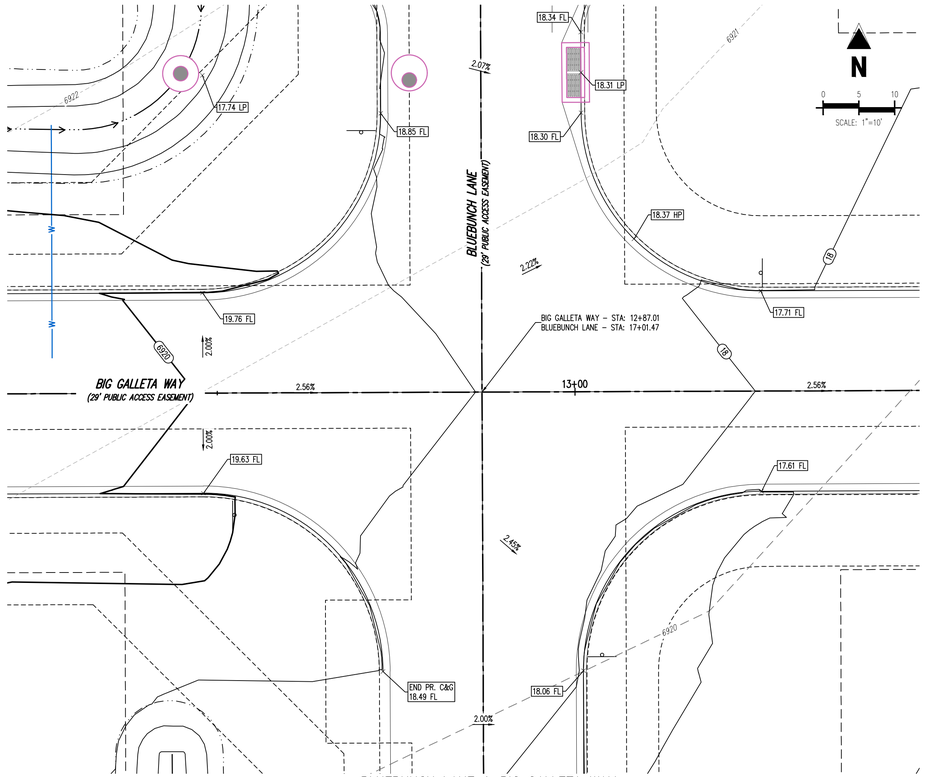
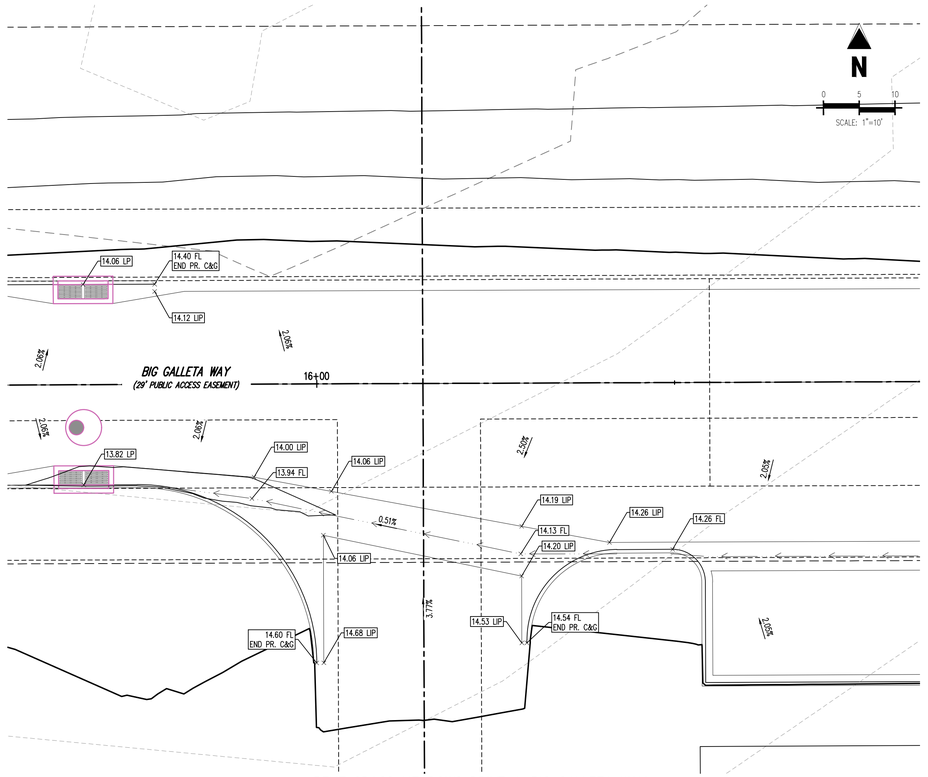


BLUEBUNCH LANE & BIG GALLETA WAY



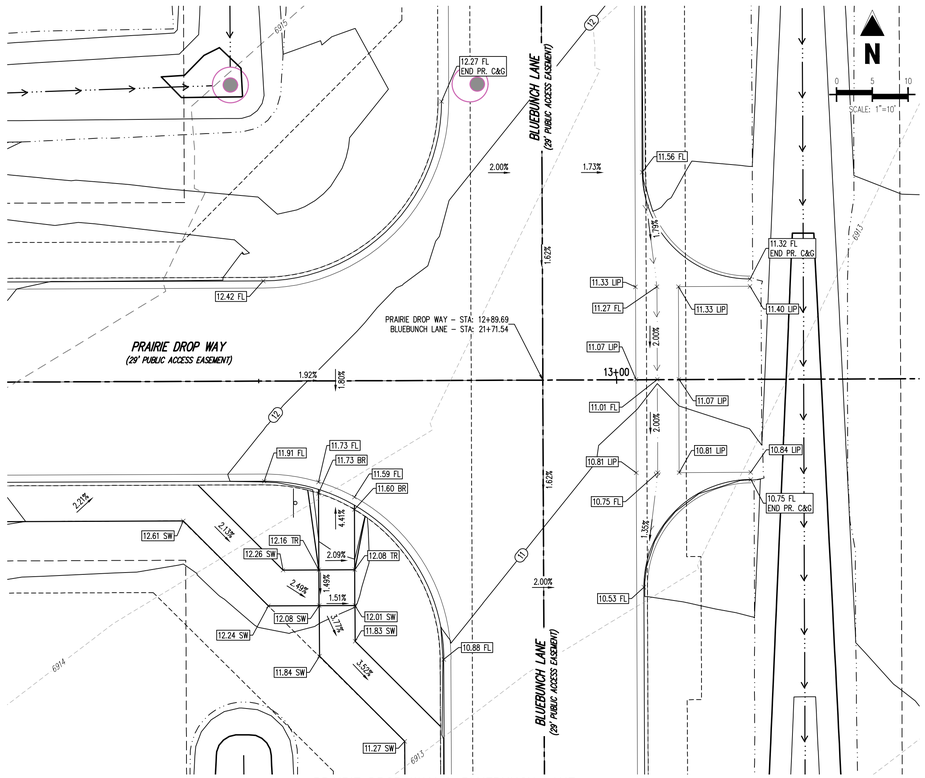
BENT GRASS MEADOWS DRIVE & BIG GALLETA WAY



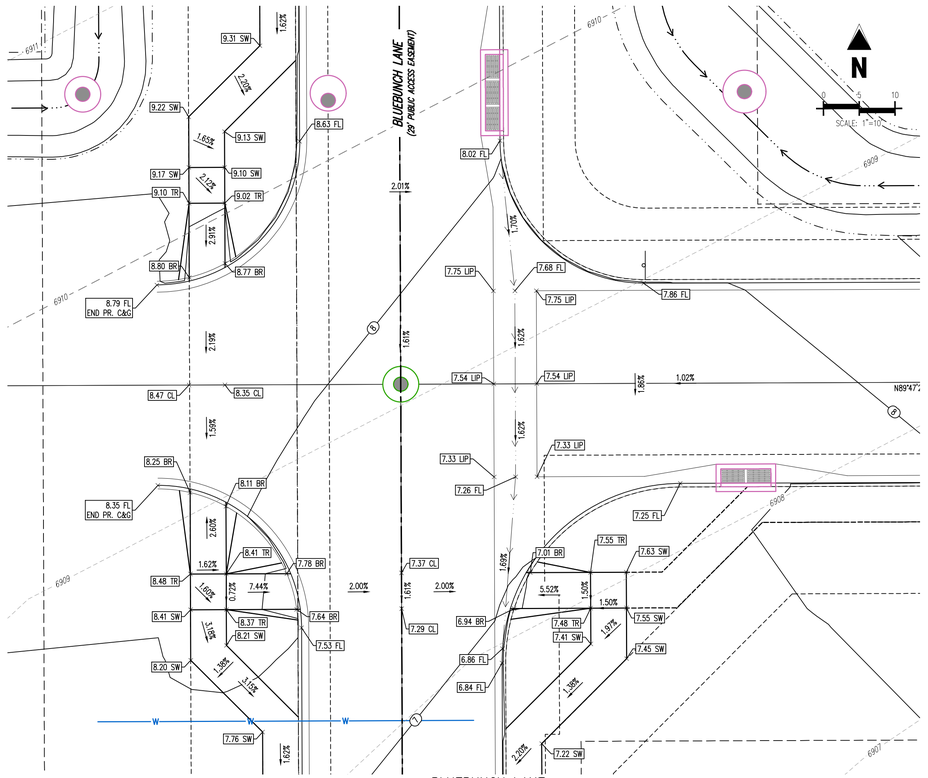
KEYMAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- SIGHT TRIANGLE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TREE



PRAIRIE DROP WAY & BLUEBUNCH LANE



BLUEBUNCH LANE

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Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

INTERSECTION DETAILS

C10.18

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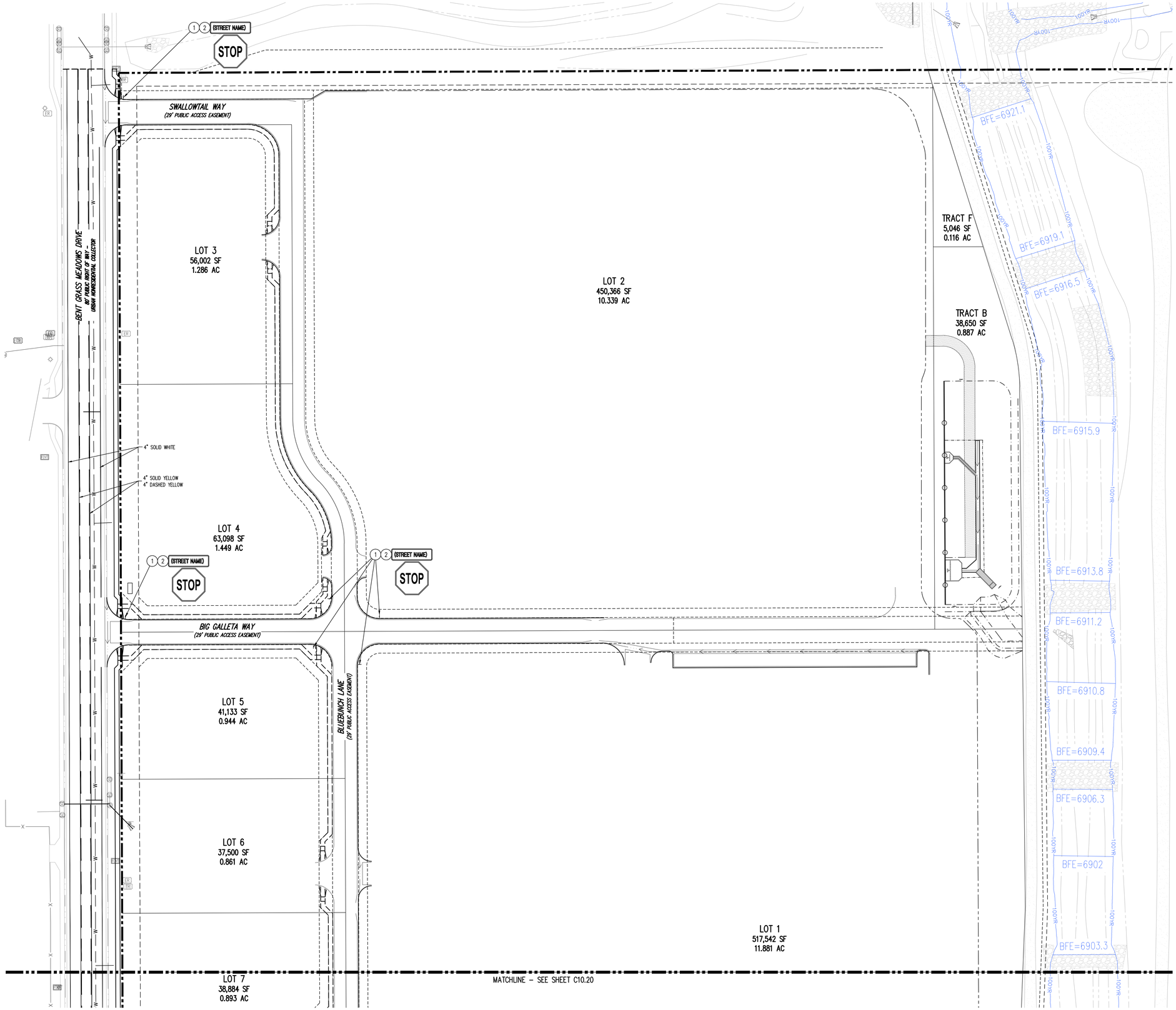

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE

N

0 10 25 50
SCALE: 1"=50'

SCHEDULE

1. PROPOSED STOP SIGN, MUTCD SIGN R1-1
2. PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1

CAUTION - NOTICE TO CONTRACTOR

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SIGNAGE & STRIPING PLAN

C10.19

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I:\Evergreen Development\PCS, El Paso County (EDI00028 - Bent Grass Subdivision)\ACAD\PLANSET\C10.19 Signage & Striping.dwg, Brad Bishop, 11/19/2026

MATCHLINE – SEE SHEET C10.19

11.881 AC

LOT 7
38,884 SF
0.893 AC

LOT 8
54,747 SF
1.257 AC

LOT 9
47,728 SF
1.096 AC

LOT 10
34,189 SF
0.785 AC

LOT 11
31,333 SF
0.719 AC

LOT 12
107,300 SF
2.463 AC

LOT 13
59,720 SF
1.371 AC

LOT 14
74,363 SF
1.707 AC

TRACT A
476,569 SF
10.941 AC

TRACT C
59,590 SF
1.368 AC

TRACT D
19,329 SF
0.444 AC

TRACT E
15,489 SF
0.356 AC

PRAIRIE DROP WAY
(29' PUBLIC ACCESS EASEMENT)

BLUEBUNCH LANE
(29' PUBLIC ACCESS EASEMENT)

SWITCHGRASS POINT

SWITCHGRASS DRIVE
PUBLIC RIGHT OF WAY VARIES

BENT GRASS MEADOWS DRIVE
PUBLIC RIGHT OF WAY VARIES

WOODMEN FRONTAGE ROAD
80' PUBLIC RIGHT OF WAY –
URBAN NONRESIDENTIAL COLLECTOR

WOODMEN ROAD
260' PUBLIC RIGHT OF WAY

BOX CULVERT

N
0 10 25 50
SCALE: 1"=50'

SITE LEGEND

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- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
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- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE

SCHEDULE

1. PROPOSED STOP SIGN, MUTCD SIGN R1-1
2. PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
3. PROPOSED YIELD SIGN, MUTCD SIGN R1-2
4. PROPOSED DIRECTIONAL CHEVRONS, MUTCD SIGN R6-4
5. PROPOSED MEDIAN SIGN, MUTCD SIGN R4-7
6. PROPOSED ROUNDABOUT SIGN, MUTCD SIGN W2-6
7. PROPOSED MERGE LEFT SIGN, MUTCD SIGN W4-2R
8. PROPOSED RIGHT LANE MUST TURN RIGHT, MUTCD SIGN R3-7R
9. PROPOSED RIGHT ONLY SIGN, MUTCD SIGN R3-5R
10. PROPOSED PEDESTRIAN CROSSING SIGN, MUTCD SIGN W11A-2
11. PROPOSED "ONE WAY" SIGN, MUTCD SIGN R6-1R

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EVERGREEN DEVELOPMENT
EPC FILE #:

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FALCON, COLORADO

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SIGNAGE & STRIPING PLAN

C10.20

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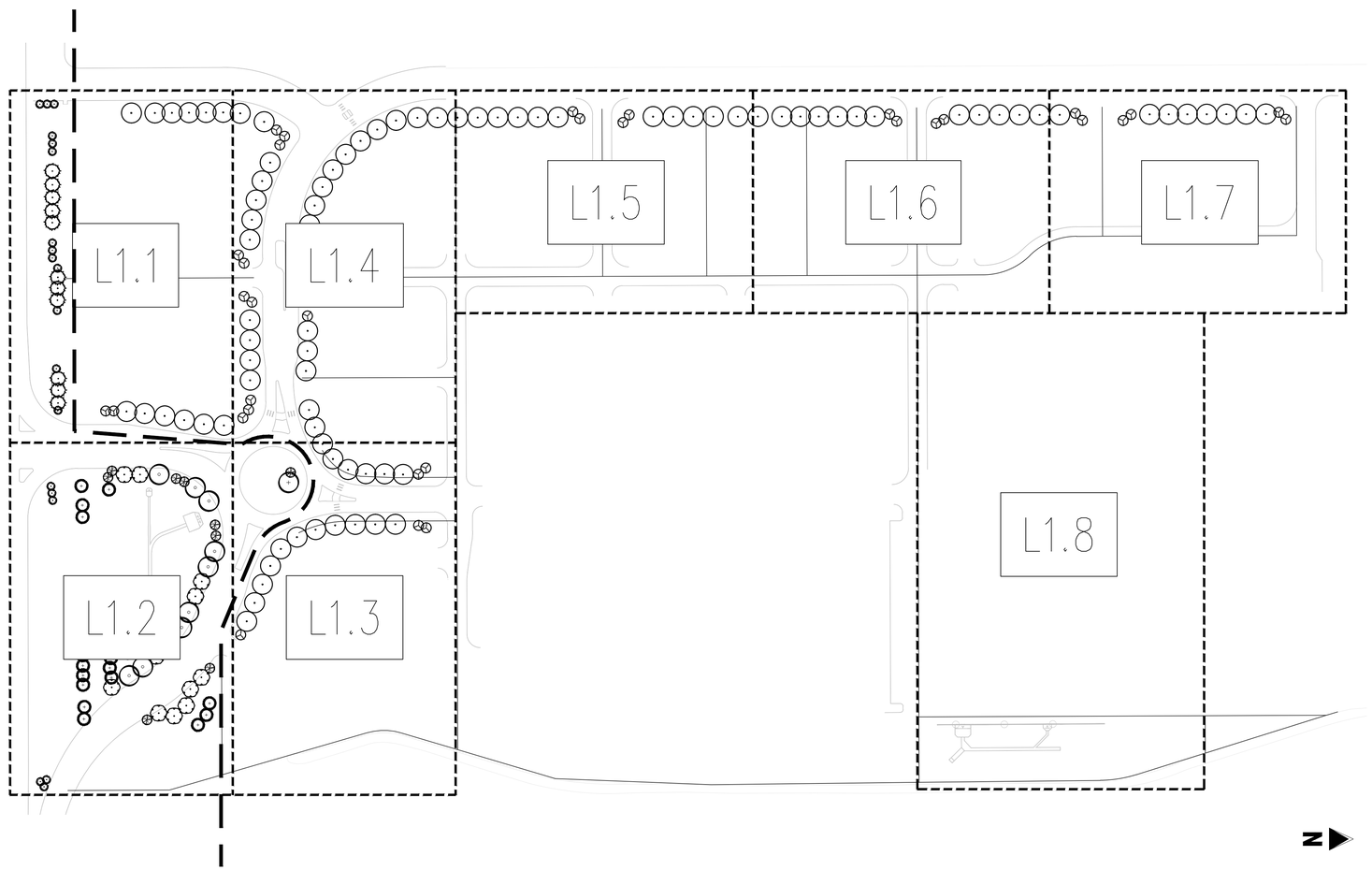

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NOTES:
1. DEVELOPER WILL INSTALL INTERIM CONDITION CONSISTING OF GROUNDCOVER MULCH, BOULDERS, AND IRRIGATION SLEEVING IN ROW LANDSCAPING ADJACENT TO PAD LOTS.
2. FINAL ROW LANDSCAPING ADJACENT TO PAD LOTS ARE RESPONSIBILITY OF FUTURE PAD SITE USER.
3. DEVELOPER IS RESPONSIBLE FOR ALL LANDSCAPING WITHIN DEFINED TRACTS, ROW LANDSCAPING WHERE ADJACENT TO DEFINED TRACTS, AND ALONG WOODMEN ROAD FRONTAGE.

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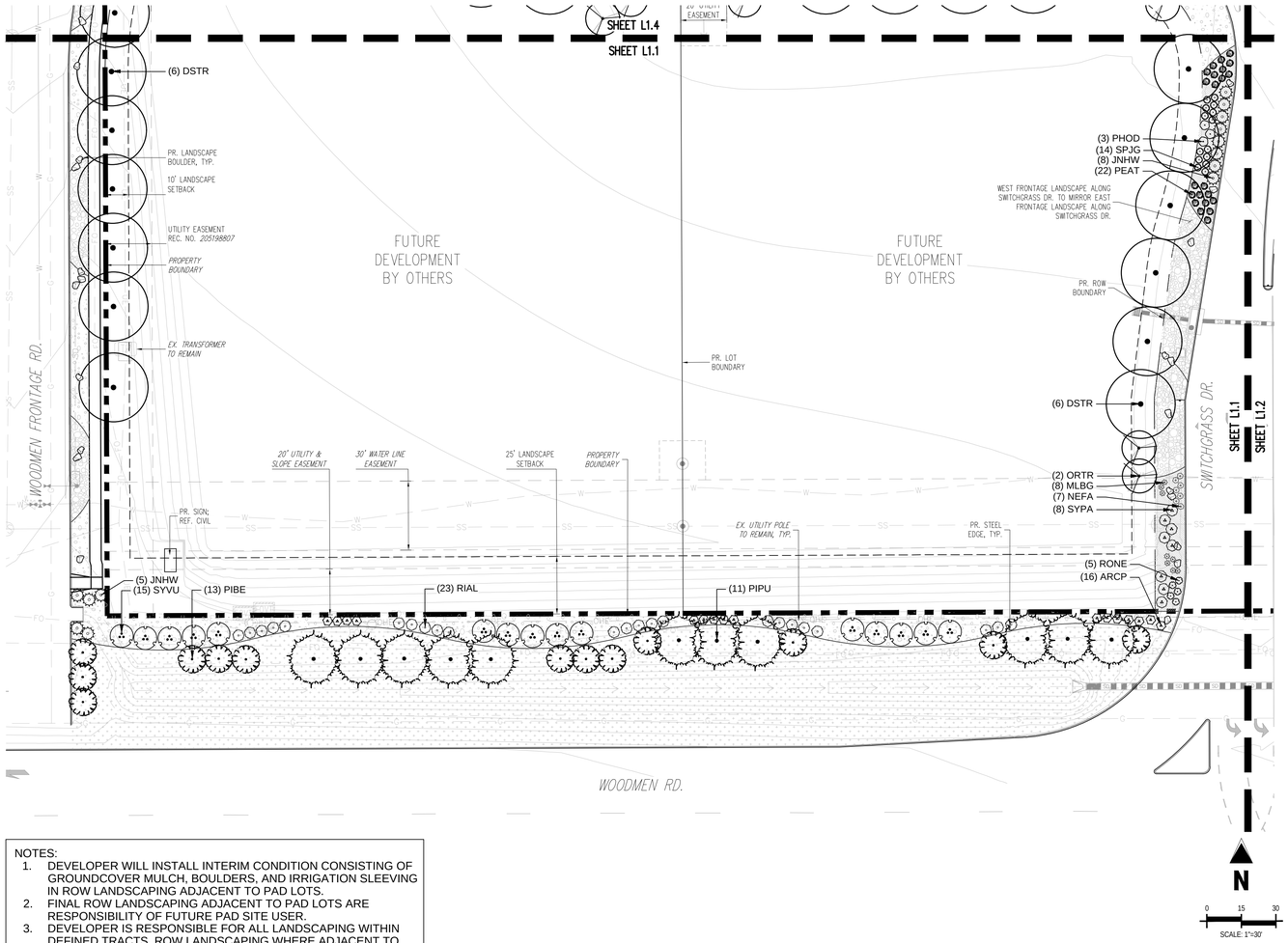
Project No: EDI102
Drawn By: SRM
Checked By: JAO
Date: 11/19/26

OVERALL LANDSCAPE PLAN

L0.0

* \\Galloway\Developments\CS_El Paso County (EDI000)\EDI102 - Bent Grass Evergreen\dwg\PLAN\CONSENT\EDI_CS1-5.dwg, Brad Whitney - 11/19/2026



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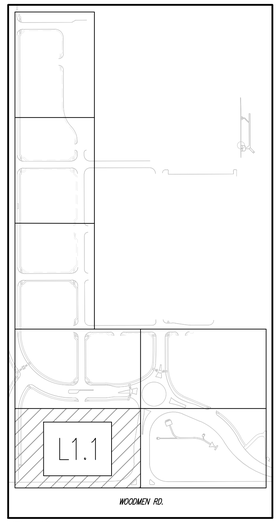
PLANT LEGEND

SYMBOL	CODE	COMMON NAME
TREES		
	DSTR	DECIDUOUS SHADE TREE TO BE INSTALLED BY FUTURE PAD LOT USER
	ORTR	ORNAMENTAL TREE TO BE INSTALLED BY FUTURE PAD LOT USER
DECIDUOUS TREES		
	KOPA	GOLDEN RAIN TREE
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GTII	IMPERIAL HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIPU	COLORADO SPRUCE
ORNAMENTAL TREES		
	CRCR	THORNLESS COCKSPUR HAWTHORN
UPRIGHT JUNIPERS		
	JUSG	GRAY GLEAM JUNIPER
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURRANT
	SYVU	COMMON LILAC
	SPJG	GOLDFLAME JAPANESE SPIREA
	PHOD	LITTLE DEVIL DWARF NINEBARK
	PEAT	LITTLE SPIRE RUSSIAN SAGE
	SYPA	MISS KIM KOREAN LILAC
	RONE	NEARLY WILD ROSE
	PBEP	PAWNEE BUTTES SAND CHERRY
EVERGREEN SHRUBS		
	JNHW	BLUE RUG JUNIPER
	ARCP	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	CAAC	AVALANCHE FEATHER REED GRASS
	BOGB	BLONDE AMBITION BLUE GRAMA
	MLBG	PINK MUHLY GRASS
PERENNIALS		
	SASY	MAY NIGHT SALVIA
	HEST	STELLA DE ORO DAYLILY
	NEFA	WALKER'S LOW CATMINT

SYMBOL	COMMON NAME
GROUND COVERS	
	FEATURE LANDSCAPE BEDS (DOUBLE SHREDDED NATURAL WOOD MULCH) WOOD MULCH TO BE INSTALLED BY DEVELOPER; PLANT MATERIAL TO BE INSTALLED BY FUTURE PAD LOT USER
MULCH	
	1.5" CIMARRON GRANITE
	2"-4" ARKANSAS TAN RIVER ROCK
	3/4" CIMARRON GRANITE
	WOOD MULCH
SOD/SEED	
	DETENTION / WETLAND NATIVE SEED
	LOW GROW NATIVE SEED



KEY MAP
APPX. 1" = 300'

N

DESIGN NOTES:
1. THIS PLAN INTENDS TO SERVE AS THE MASTER PLANNED DESIGN DIRECTION FOR THE ENTIRE DEVELOPMENT. THE INITIAL PHASE DEVELOPMENT EFFORTS WILL ADDRESS THE IMMEDIATE IMPROVEMENT AREAS WITH ADDITIONAL GUIDING CONTEXT FOR THE FUTURE PHASE AREAS.
2. FUTURE PHASE LANDSCAPE AREAS ARE TO PROVIDE FINAL LANDSCAPE PLANS WITH SITE DEVELOPMENT APPLICATIONS THAT ARE IN GENERAL ALIGNMENT WITH THESE PLANS AND NOTED INTENT FOR INSTALLATION.
3. EACH DEVELOPMENT IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE RESPECTIVE DESIGN. DESIGNS ARE TO BE PREPARED PER EL PASO COUNTY LAND DEVELOPMENT CODE AND LANDSCAPE MANUAL.
4. ALL FEATURE LANDSCAPE BEDS TO INCLUDE MINIMUM 80% LIVING GROUNDCOVER.
5. ALL FEATURE LANDSCAPE BEDS SHALL BE DESIGNED TO MATCH THE, GROUNDCOVER LAYOUT, BOULDER LAYOUT, PLANT DENSITY, PLANT PALETTE, AND PLANT LAYOUT OF ADJACENT FEATURE LANDSCAPE BEDS DESIGNED BY THE OVERALL DEVELOPER.
6. ALL FEATURE LANDSCAPE BEDS TO INCLUDE PERENNIAL PLANTS, ORNAMENTAL GRASSES, ORNAMENTAL TREES, AND LANDSCAPE BOULDERS.

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Project No: EDI102
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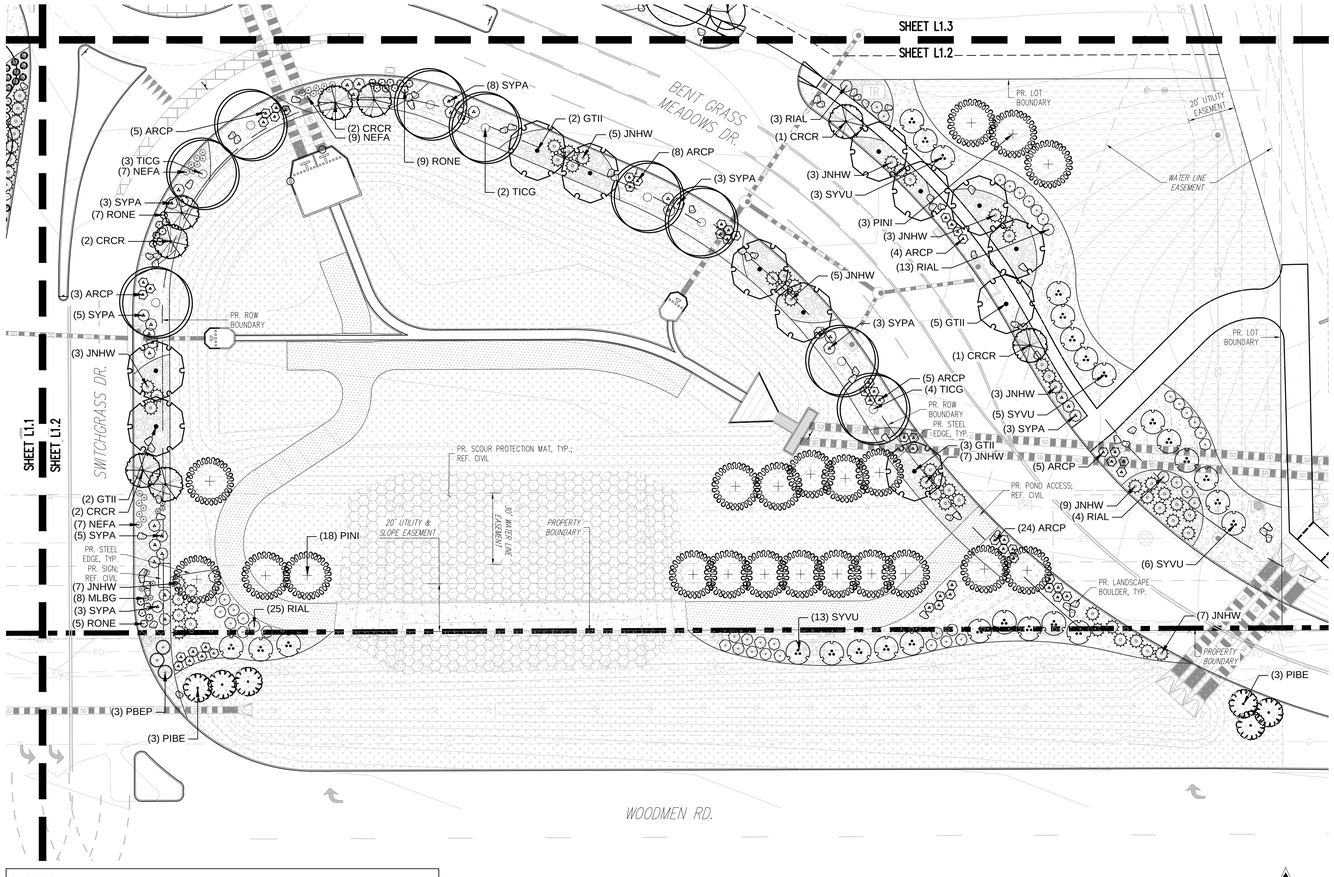
LANDSCAPE PLAN

L1.1



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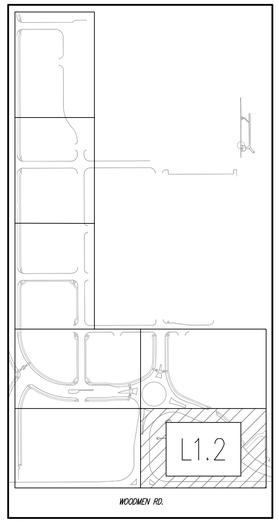
	WOOD MULCH
SOD/SEED	
	DETENTION / WETLAND NATIVE SEED
	LOW GROW NATIVE SEED



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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

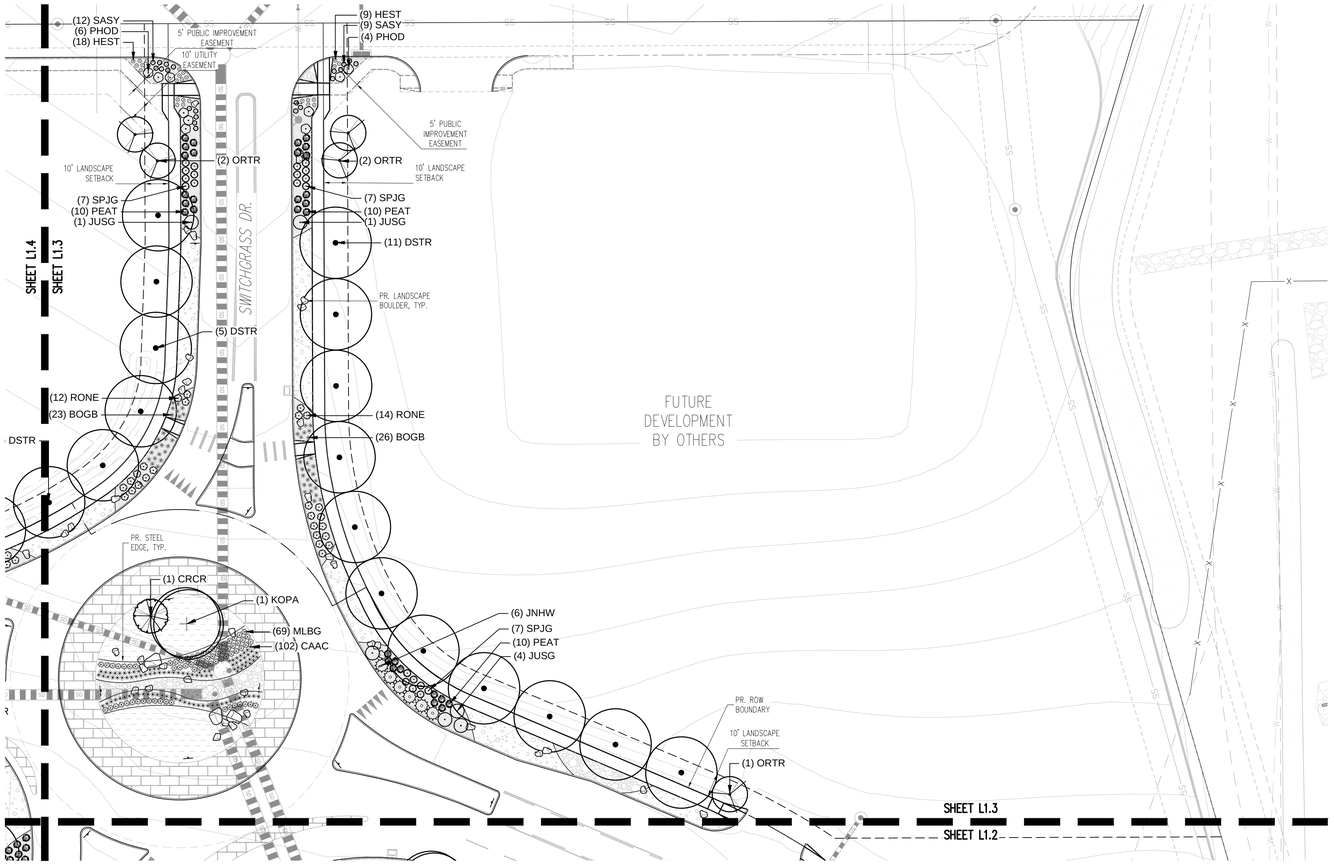
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SRM
Checked By:	JAO
Date:	11/19/26

LANDSCAPE PLAN

L1.2

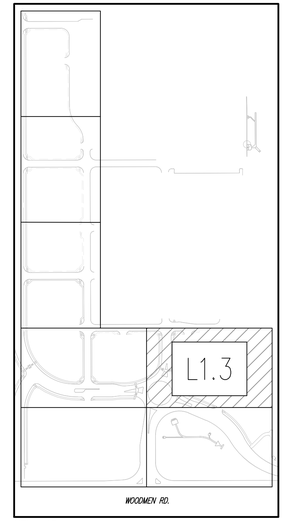


NOTES:
1. DEVELOPER WILL INSTALL INTERIM CONDITION CONSISTING OF GROUNDCOVER MULCH, BOULDERS, AND IRRIGATION SLEEVING IN ROW LANDSCAPING ADJACENT TO PAD LOTS.
2. FINAL ROW LANDSCAPING ADJACENT TO PAD LOTS ARE RESPONSIBILITY OF FUTURE PAD SITE USER.
3. DEVELOPER IS RESPONSIBLE FOR ALL LANDSCAPING WITHIN DEFINED TRACTS, ROW LANDSCAPING WHERE ADJACENT TO DEFINED TRACTS, AND ALONG WOODMEN ROAD FRONTAGE.

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
TREES		
	DSTR	DECIDUOUS SHADE TREE TO BE INSTALLED BY FUTURE PAD LOT USER
	ORTR	ORNAMENTAL TREE TO BE INSTALLED BY FUTURE PAD LOT USER
DECIDUOUS TREES		
	KOPA	GOLDEN RAIN TREE
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GTII	IMPERIAL HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIPU	COLORADO SPRUCE
ORNAMENTAL TREES		
	CRCR	THORNLESS COCKSPUR HAWTHORN
UPRIGHT JUNIPERS		
	JUSG	GRAY GLEAM JUNIPER
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURRANT
	SYVU	COMMON LILAC
	SPJG	GOLDFLAME JAPANESE SPIREA
	PHOD	LITTLE DEVIL DWARF NINEBARK
	PEAT	LITTLE SPIRE RUSSIAN SAGE
	SYPA	MISS KIM KOREAN LILAC
	RONE	NEARLY WILD ROSE
	PBEP	PAWNEE BUTTES SAND CHERRY
EVERGREEN SHRUBS		
	JNHW	BLUE RUG JUNIPER
	ARCP	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	CAAC	AVALANCHE FEATHER REED GRASS
	BOGB	BLONDE AMBITION BLUE GRAMA
	MLBG	PINK MUHLY GRASS
PERENNIALS		
	SASY	MAY NIGHT SALVIA
	HEST	STELLA DE ORO DAYLILY
	NEFA	WALKER'S LOW CATMINT

SYMBOL	COMMON NAME
GROUND COVERS	
	FEATURE LANDSCAPE BEDS (DOUBLE SHREDDED NATURAL WOOD MULCH) WOOD MULCH TO BE INSTALLED BY DEVELOPER; PLANT MATERIAL TO BE INSTALLED BY FUTURE PAD LOT USER
MULCH	
	1.5" CIMARRON GRANITE
	2"-4" ARKANSAS TAN RIVER ROCK
	3/4" CIMARRON GRANITE
	WOOD MULCH
SOD/SEED	
	DETENTION / WETLAND NATIVE SEED
	LOW GROW NATIVE SEED



KEY MAP
APPX. 1" = 300'

N

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2. FUTURE PHASE LANDSCAPE AREAS ARE TO PROVIDE FINAL LANDSCAPE PLANS WITH SITE DEVELOPMENT APPLICATIONS THAT ARE IN GENERAL ALIGNMENT WITH THESE PLANS AND NOTED INTENT FOR INSTALLATION.
3. EACH DEVELOPMENT IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE RESPECTIVE DESIGN. DESIGNS ARE TO BE PREPARED PER EL PASO COUNTY LAND DEVELOPMENT CODE AND LANDSCAPE MANUAL.
4. ALL FEATURE LANDSCAPE BEDS TO INCLUDE MINIMUM 80% LIVING GROUNDCOVER.
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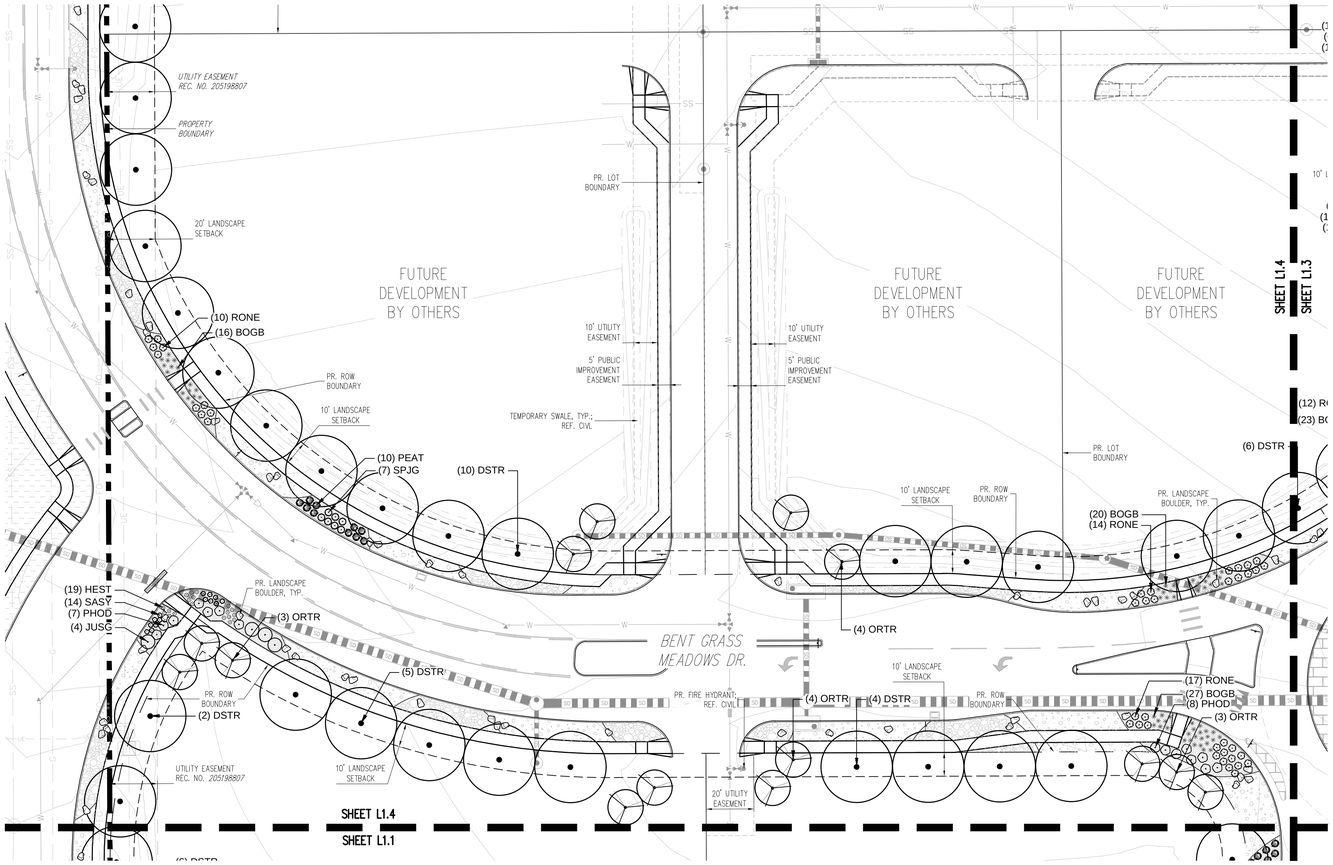

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SOD/SEED	
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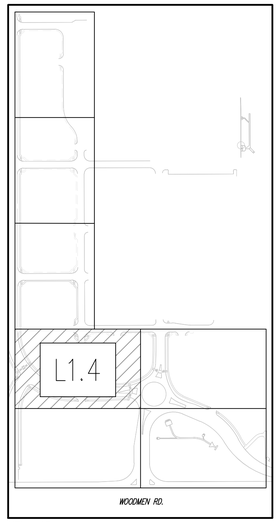

KEY MAP
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LANDSCAPE PLAN

L1.4

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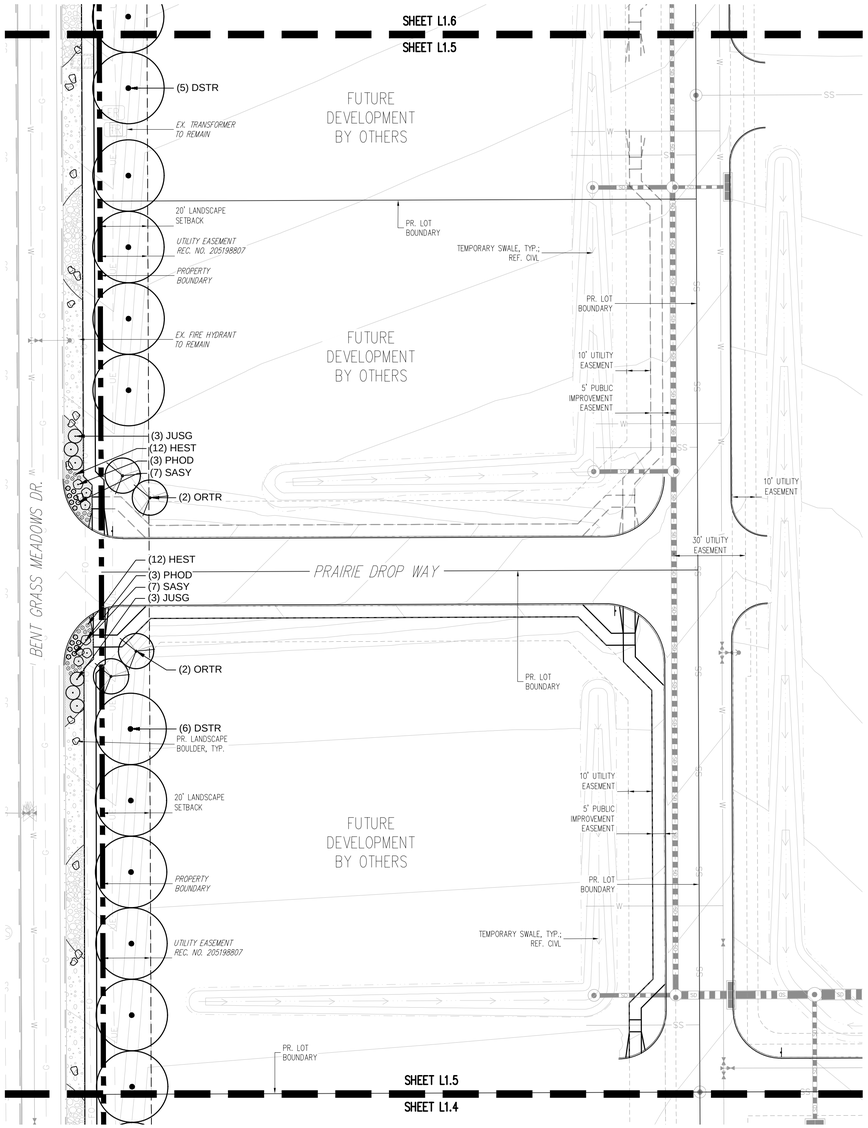

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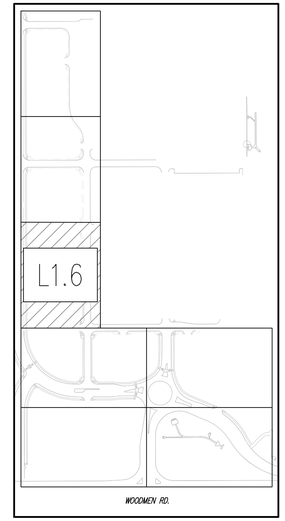

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LANDSCAPE PLAN

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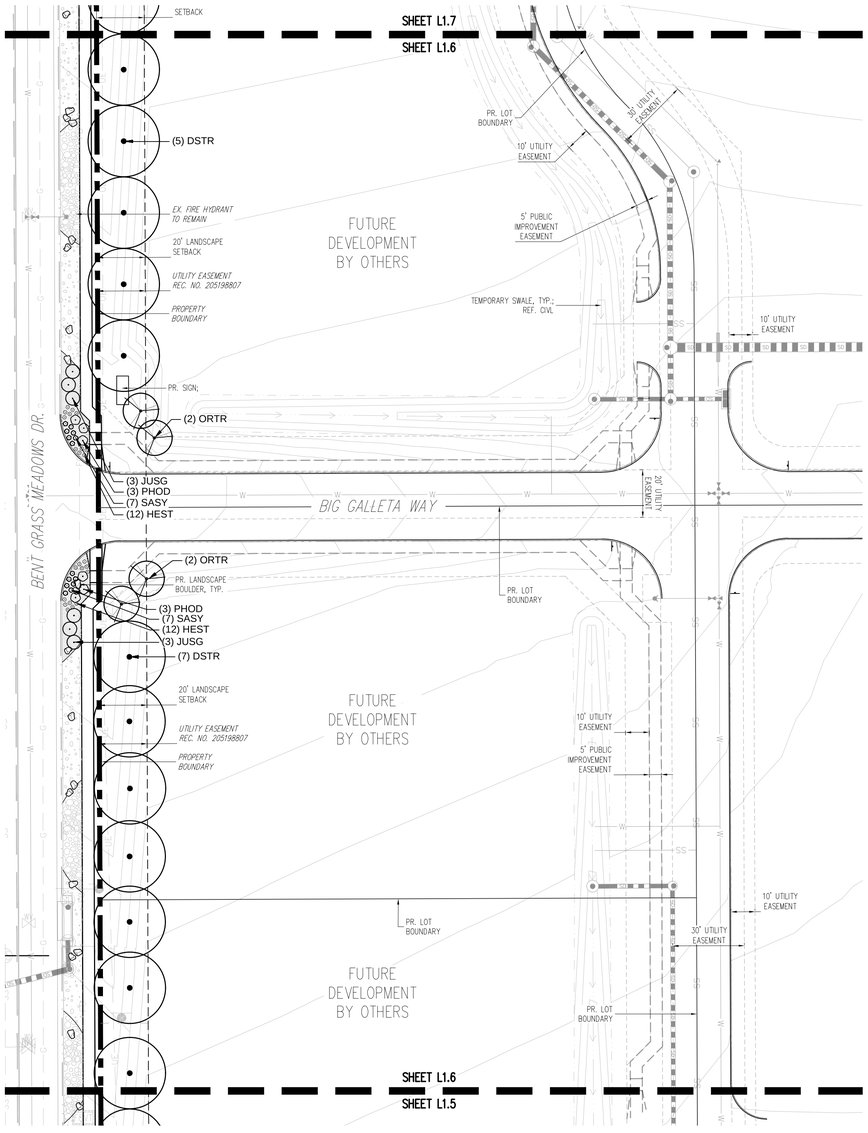

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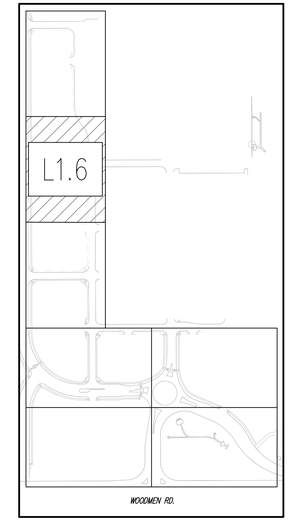

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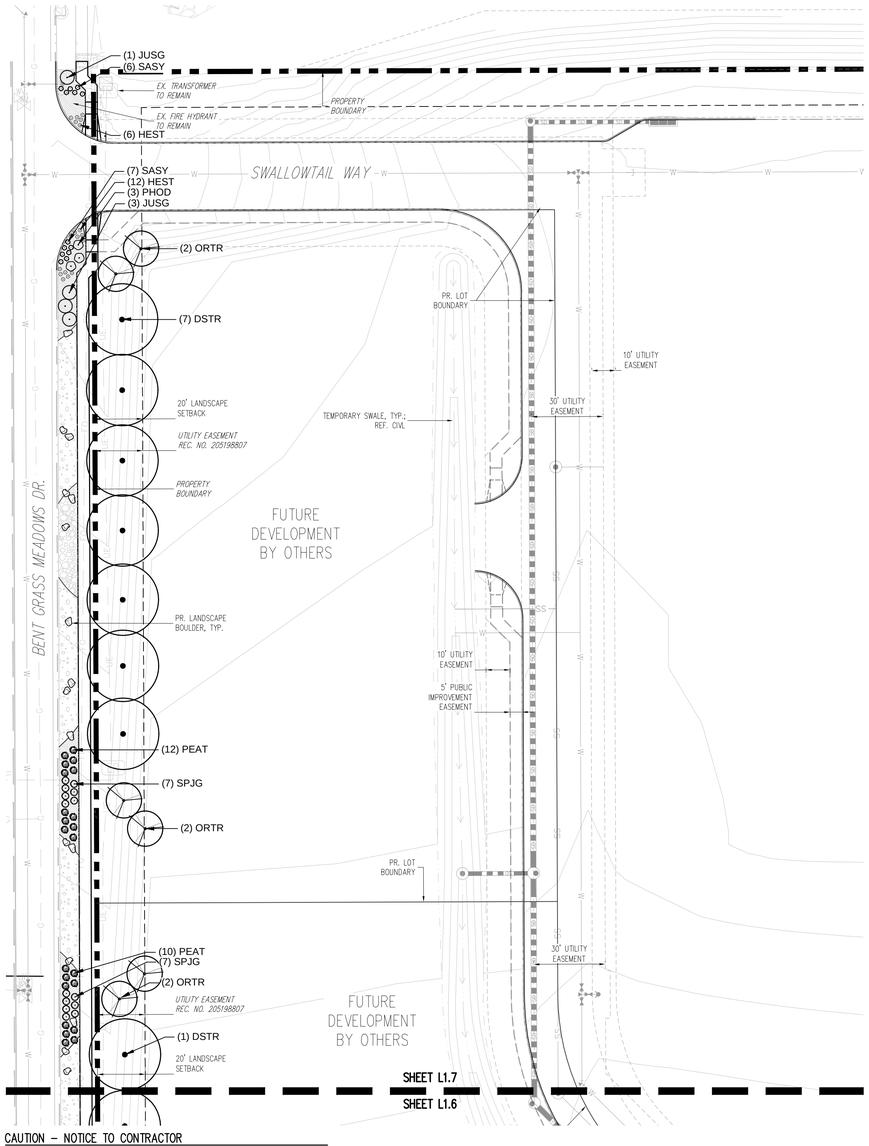

NOTES:
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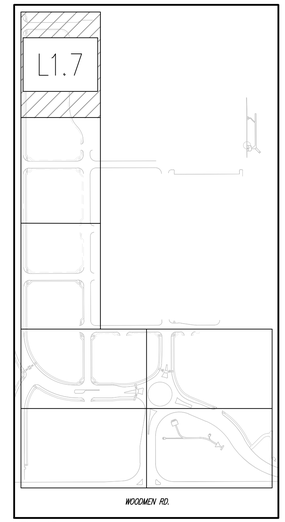
2. FINAL ROW LANDSCAPING ADJACENT TO PAD LOTS ARE RESPONSIBILITY OF FUTURE PAD SITE USER.
3. DEVELOPER IS RESPONSIBLE FOR ALL LANDSCAPING WITHIN DEFINED TRACTS, ROW LANDSCAPING WHERE ADJACENT TO DEFINED TRACTS, AND ALONG WOODMEN ROAD FRONTAGE.

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
TREES		
	DSTR	DECIDUOUS SHADE TREE TO BE INSTALLED BY FUTURE PAD LOT USER
	ORTR	ORNAMENTAL TREE TO BE INSTALLED BY FUTURE PAD LOT USER
DECIDUOUS TREES		
	KOPA	GOLDEN RAIN TREE
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GTII	IMPERIAL HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIPU	COLORADO SPRUCE
ORNAMENTAL TREES		
	CRCR	THORNLESS COCKSPUR HAWTHORN
UPRIGHT JUNIPERS		
	JUSG	GRAY GLEAM JUNIPER
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURRANT
	SYVU	COMMON LILAC
	SPJG	GOLDFLAME JAPANESE SPIREA
	PHOD	LITTLE DEVIL DWARF NINEBARK
	PEAT	LITTLE SPIRE RUSSIAN SAGE
	SYPA	MISS KIM KOREAN LILAC
	RONE	NEARLY WILD ROSE
	PBEP	PAWNEE BUTTES SAND CHERRY
EVERGREEN SHRUBS		
	JNHW	BLUE RUG JUNIPER
	ARCP	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	CAAC	AVALANCHE FEATHER REED GRASS
	BOGB	BLONDE AMBITION BLUE GRAMA
	MLBG	PINK MUHLY GRASS
PERENNIALS		
	SASY	MAY NIGHT SALVIA
	HEST	STELLA DE ORO DAYLILY
	NEFA	WALKER'S LOW CATMINT

SYMBOL	COMMON NAME
GROUND COVERS	
	FEATURE LANDSCAPE BEDS (DOUBLE SHREDDED NATURAL WOOD MULCH) WOOD MULCH TO BE INSTALLED BY DEVELOPER; PLANT MATERIAL TO BE INSTALLED BY FUTURE PAD LOT USER
MULCH	
	1.5" CIMARRON GRANITE
	2"-4" ARKANSAS TAN RIVER ROCK
	3/4" CIMARRON GRANITE
	WOOD MULCH
SOD/SEED	
	DETENTION / WETLAND NATIVE SEED
	LOW GROW NATIVE SEED



KEY MAP
APPX. 1" = 300'

N

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2. FUTURE PHASE LANDSCAPE AREAS ARE TO PROVIDE FINAL LANDSCAPE PLANS WITH SITE DEVELOPMENT APPLICATIONS THAT ARE IN GENERAL ALIGNMENT WITH THESE PLANS AND NOTED INTENT FOR INSTALLATION.
3. EACH DEVELOPMENT IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE RESPECTIVE DESIGN. DESIGNS ARE TO BE PREPARED PER EL PASO COUNTY LAND DEVELOPMENT CODE AND LANDSCAPE MANUAL.
4. ALL FEATURE LANDSCAPE BEDS TO INCLUDE MINIMUM 80% LIVING GROUNDCOVER.
5. ALL FEATURE LANDSCAPE BEDS SHALL BE DESIGNED TO MATCH THE, GROUNDCOVER LAYOUT, BOULDER LAYOUT, PLANT DENSITY, PLANT PALETTE, AND PLANT LAYOUT OF ADJACENT FEATURE LANDSCAPE BEDS DESIGNED BY THE OVERALL DEVELOPER.
6. ALL FEATURE LANDSCAPE BEDS TO INCLUDE PERENNIAL PLANTS, ORNAMENTAL GRASSES, ORNAMENTAL TREES, AND LANDSCAPE BOULDERS.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SRM
Checked By: JAO
Date: 11/19/26

LANDSCAPE PLAN

L1.7

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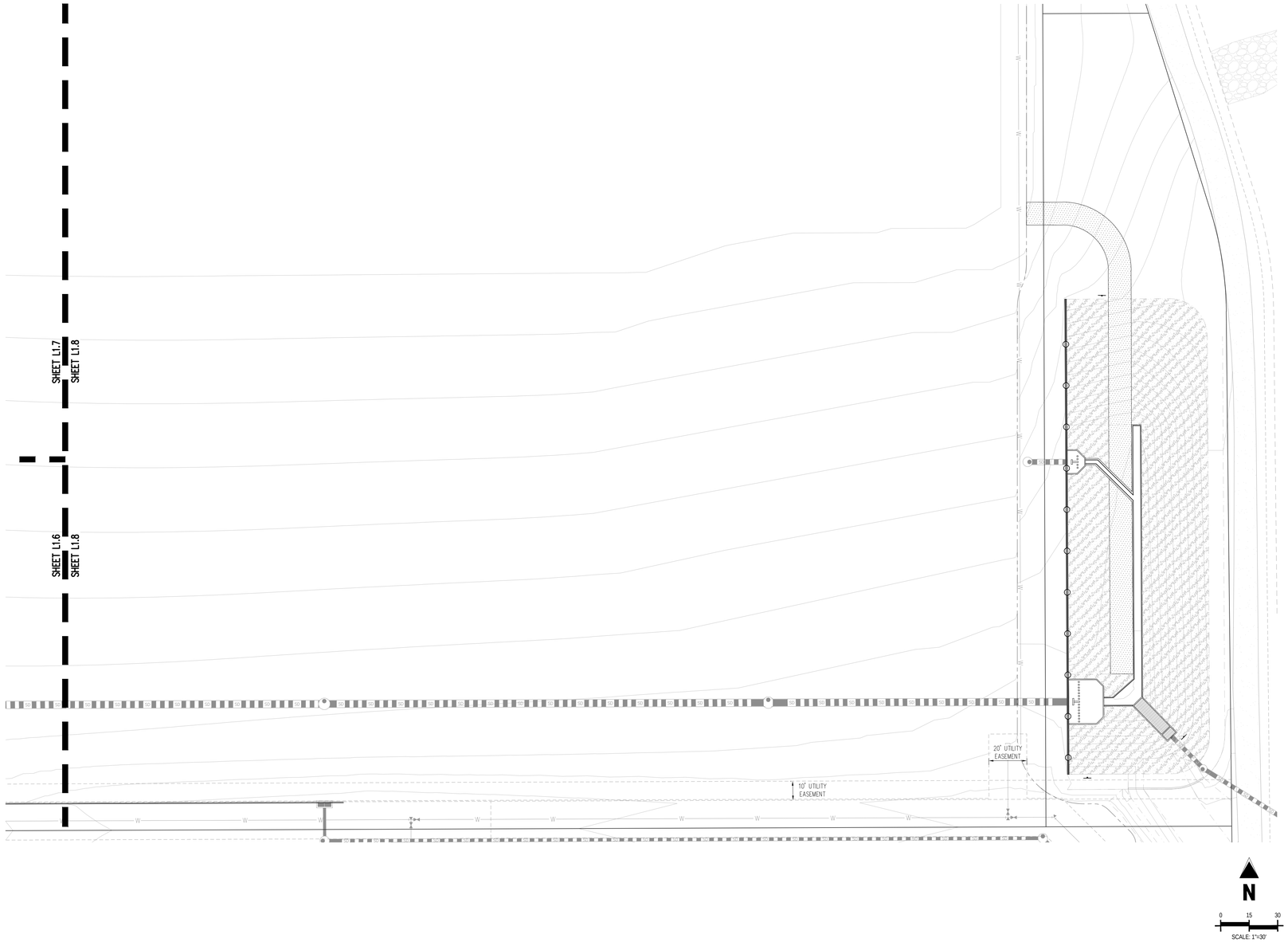

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
TREES		
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UPRIGHT JUNIPERS		
	JUSG	GRAY GLEAM JUNIPER
DECIDUOUS SHRUBS		
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PERENNIALS		
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SYMBOL	COMMON NAME
GROUND COVERS	
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	WOOD MULCH
SOD/SEED	
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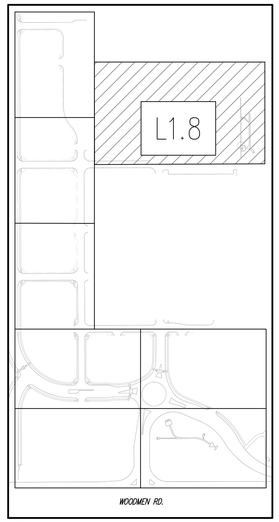
	LOW GROW NATIVE SEED



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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
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EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	SRM
Checked By:	JAO
Date:	11/19/26

LANDSCAPE PLAN

L1.8

OVERALL DEVELOPER PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	GTII	12	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	B&B	2" CAL	35'X25'	LOW
	KOPA	1	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B&B	2" CAL	30'X30'	LOW
	TICG	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B&B	2" CAL	40'X30'	MODERATE
EVERGREEN TREES								
	PIPU	11	PICEA PUNGENS	COLORADO SPRUCE	B&B	6` HT	60'X25'	LOW
	PIBE	19	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B&B	6` HT	15'X12'	LOW
	PINI	21	PINUS NIGRA	AUSTRIAN PINE	B&B	6` HT	50'X20'	LOW
ORNAMENTAL TREES								
	CRCR	9	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B&B	1.5" CAL	25'X15'	LOW
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT. X SPD.	WATER USE	
DECIDUOUS SHRUBS								
	PBEP	3	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	#5 CONT.	1.5`X6`	VERY LOW	
	RIAL	68	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	5`X5`	LOW	
	RONE	21	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	#5 CONT.	3`X3`	LOW	
	SYPA	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	#5 CONT.	5`X5`	VERY LOW	
	SYVU	42	SYRINGA VULGARIS	COMMON LILAC	#5 CONT.	10`X10`	LOW	
EVERGREEN SHRUBS								
	ARCP	71	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT.	2`X4`	MODERATE	
	JNHW	57	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	#5 CONT.	6"X6`	VERY LOW	
ORNAMENTAL GRASSES								
	CAAC	102	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	#1 CONT.	5`X2`	MODERATE	
	MLBG	77	MUHLENBERGIA CAPILLARIS 'IRVINE'	PINK MUHLY GRASS	#5 CONT.	2.5`X2.5`	LOW	
PERENNIALS								
	NEFA	23	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	2.5`X2.5`	LOW	

OVERALL DEVELOPER GROUNDCOVER SCHEDULE

SYMBOL	QTY	TYPE
GROUND COVERS		
	9,321 SF	FEATURE LANDSCAPE BEDS (DOUBLE SHREDDED NATURAL WOOD MULCH) WOOD MULCH TO BE INSTALLED BY DEVELOPER; PLANT MATERIAL TO BE INSTALLED BY FUTURE PAD LOT USER
MULCH		
	14,343 SF	1.5" CIMARRON GRANITE
	12,422 SF	2"-4" ARKANSAS TAN RIVER ROCK
	34,082 SF	3/4" CIMARRON GRANITE
	2,414 SF	DOUBLE SHREDDED NATURAL WOOD MULCH
SOD/SEED		
	88,575 SF	DETENTION / WETLAND NATIVE SEED
	27,089 SF	LOW GROW NATIVE SEED

SEED MIXES

DETENTION/WETLAND NATIVE SEED MIX
- 45% REED CANARY GRASS (*Phalaris arundinacea*)
- 25% IMPROVED MEADOW BROM (*Bromus biebersteinii*)
- 25% GARRISON CREEPING FOXTAIL (*Alopecurus arundinaceus*)
- 5% CLIMAX TIMOTHY (*Phleum pratense*)

LOW GROW NATIVE SEED MIX
- 30% CRESTED WHEATGRASS, EPHRAIM
- 25% SHEED FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE
- 10% CANADA BLUEGRASS

ALL SEED MIXES AVAILABLE THROUGH:
ARKANSAS VALLEY SEED
https://avseeds.com/
(303)320-7516

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
	STEEL EDGE
	LANDSCAPE BOULDER

PAD LOT USER PLANT SCHEDULE

SYMBOL	CODE	QTY	TYPE	CONT.	CAL / SIZE	HT. X SPD.
TREES						
	DSTR	86	DECIDUOUS SHADE TREE TO BE INSTALLED BY FUTURE PAD LOT USER	B&B		
	ORTR	35	ORNAMENTAL TREE TO BE INSTALLED BY FUTURE PAD LOT USER	B&B		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT. X SPD.	WATER USE
UPRIGHT JUNIPERS							
	JUSG	26	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	GRAY GLEAM JUNIPER	#5 CONT.	15`X6`	VERY LOW
DECIDUOUS SHRUBS							
	PEAT	84	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.	3`X3`	VERY LOW
	PHOD	43	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL DWARF NINEBARK	#5 CONT.	4`X4`	LOW
	RONE	72	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	#5 CONT.	3`X3`	LOW
	SPJG	56	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	#5 CONT.	3`X3`	LOW
	SYPA	8	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	#5 CONT.	5`X5`	VERY LOW
EVERGREEN SHRUBS							
	JNHW	14	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	#5 CONT.	6"X6`	VERY LOW
ORNAMENTAL GRASSES							
	BOGB	112	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1 CONT.	2`X2`	LOW
	MLBG	8	MUHLENBERGIA CAPILLARIS 'IRVINE'	PINK MUHLY GRASS	#5 CONT.	2.5`X2.5`	LOW
PERENNIALS							
	HEST	112	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	1.5`X1.5`	VERY LOW
	NEFA	7	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	2.5`X2.5`	LOW
	SASY	76	SALVIA X SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.	2`X2`	VERY LOW

NOTES:
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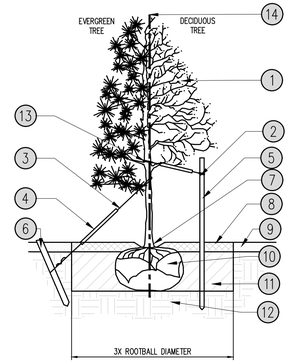
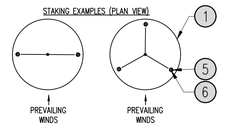


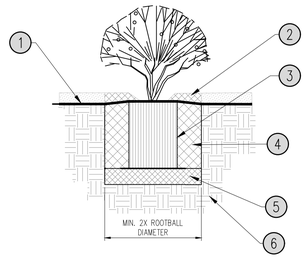
1. TREE CANOPY
2. NYLON TREE STRIPS AT ENDS OF WIRES – SECURE TO STAKE OR DEADEN WITH NAILS
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24"X3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED 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 & 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 & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

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 TRUNK 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 WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)

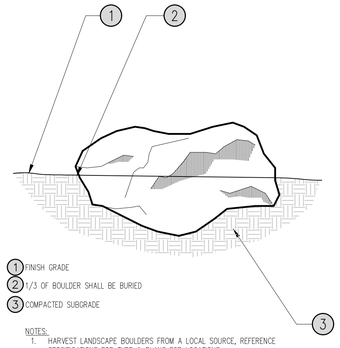


1 TREE PLANTING
N.T.S.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE – INSTALL WATER RING (2 – 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

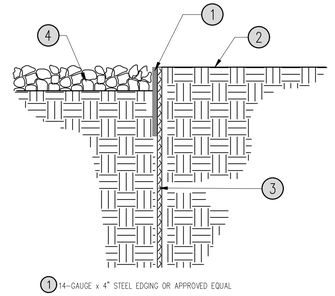
2 SHRUB/PERENNIAL PLANTING
N.T.S.



1. FINISH GRADE
2. 1/3 OF BOULDER SHALL BE BURIED
3. COMPACTED SUBGRADE

NOTES:
1. HARVEST LANDSCAPE BOULDERS FROM A LOCAL SOURCE, REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO VERIFY BOULDER LOCATIONS AND ORIENTATION PRIOR TO FINAL INSTALLATION.

3 LANDSCAPE BOULDER
N.T.S.



1. 14-GAUGE x 4" STEEL EDGING OR APPROVED EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

4 STEEL EDGE
N.T.S.

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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SRM
Checked By: JAO
Date: 11/19/26

LANDSCAPE SCHEDULES & DETAILS

L2.1

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LANDSCAPE NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
4. 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.
5. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
6. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. FOR GRADING INFORMATION REFER TO THE CIVIL ENGINEER'S DRAWINGS. SEE PHOTOMETRIC PLAN FOR FREE STANDARD LIGHTING AND LOCATION INFORMATION.
7. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
8. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
9. 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.
10. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

NOTES:

1. DEVELOPER WILL INSTALL INTERIM CONDITION CONSISTING OF GROUNDCOVER MULCH, BOULDERS, AND IRRIGATION SLEEVING IN ROW LANDSCAPING ADJACENT TO PAD LOTS.
2. FINAL ROW LANDSCAPING ADJACENT TO PAD LOTS ARE RESPONSIBILITY OF FUTURE PAD SITE USER.
3. DEVELOPER IS RESPONSIBLE FOR ALL LANDSCAPING WITHIN DEFINED TRACTS, ROW LANDSCAPING WHERE ADJACENT TO DEFINED TRACTS, AND ALONG WOODMEN ROAD FRONTAGE.

CONSTRUCTION SPECIFICATIONS

GENERAL

1. THE LANDSCAPE CONTRACTOR IS TO: PHYSICALLY LOCATE, AS NECESSARY, AND IDENTIFY EXISTING UNDERGROUND UTILITY AREAS; PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES; - REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE; WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY, OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS, AND COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
2. THE LANDSCAPE CONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT CONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS (LEFT IN DOWN/DRAINING POSITION) AND CURBS BY EDGING EQUIPMENT AND SNOW REMOVAL EQUIPMENT. THE OWNER / OWNER'S REPRESENTATIVE SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE LANDSCAPE CONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
3. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
4. FIELD CONDITIONS RESULTING IN CHANGES TO PROJECT SCOPE SHOULD BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO ANY WORK BEING COMPLETED.
5. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL OR TURF THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. CONTRACTOR WILL ASSUME ALL COST ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
6. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON THEIR PART. CONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
7. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS AND/OR CIVIL ENGINEER. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, EDGER, OR OTHER LANDSCAPE MATERIALS DAM WATER. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
8. THE OWNER/CONTRACTOR WILL RETAIN A QUALIFIED TESTING LABORATORY TO PROVIDE QUALITY CONTROL TESTING FOR THIS CONSTRUCTIONS. TESTING FREQUENCY AND INTERVAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. ANY RETESTING REQUIRED AS A RESULT OF INITIAL TESTS NOT MEETING SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE LABORATORY AND FURNISH A COPY OF THE TEST RESULTS TO THE DESIGN PROFESSIONAL FOR HIS USE IN CERTIFYING.
9. PRIOR TO INSTALLATION, SOIL TESTING TO BE PROVIDED BY TAKING ONE SOIL SAMPLE IN EACH OF THE FOLLOWING PLAN AREA: STREETSCAPE PLANTING, FESCUE SOD/ALTERNATIVE TURF AREA, INTERNAL PLANTING BED AREA, AND SEEDED AREA. SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.

PLANT WARRANTY AND REPLACEMENT

1. WARRANTY: PLANTS (INCLUDING SEED/SOD) SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE WARRANTY PERIOD.
2. REPLACEMENT: PRIOR TO THE END OF THE WARRANTY PERIOD, INSPECTION WILL BE MADE BY THE OWNER/ARCHITECT. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE OWNER/ARCHITECT SHALL BE REMOVED FROM THE SITE. THESE AND ANY PLANTS MISSING, DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT, YET DURING THE NORMAL PLANTING SEASON. ALL REPLACEMENTS PLANTED, AS SPECIFIED IN THE PLANT LIST, SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND SHALL BE FURNISHED AND PLANTED AS ORIGINALLY SPECIFIED HEREIN. COST OF SUCH REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR, EXCEPT FOR POSSIBLE REPLACEMENT RESULTING FROM VANDALISM, STORMS, OR OTHER UNUSUAL WEATHER CONDITIONS. THIS IS NOT A ONE-TIME REPLACEMENT OF PLANT MATERIAL THAT DOES NOT LIVE THROUGH THE ONE YEAR WARRANTY PERIOD. PLANTS SHALL BE REPLACED AS OWNER/ARCHITECT OR CONTRACTOR FINDS THEM DEAD OR IN UNSATISFACTORY CONDITION ON SITE.IF THE WARRANTY PERIOD ENDS DURING THE DORMANT SEASON. THE CONTRACTOR SHALL EXTEND THE WARRANTY UNTIL PLANTS COME OUT OF DORMANCY AND ARE "BUDDING OUT." (TYPICALLY MAY 1) AND CAN BE REVIEWED BY THE OWNER/OWNER REP.
3. SEED: ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. FULL ESTABLISHMENT OF SEEDED AREAS SHOULD BE GIVEN A MINIMUM OF 2-3 YEARS. BY END OF THE ONE YEAR WARRANTY PERIOD, THE INITIAL STAND SHALL DEMONSTRATE A MINIMUM OF 80% COVERAGE.

MATERIALS

1. ANY REPLACEMENT LANDSCAPE MATERIALS SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS FOR ORIGINAL INSTALLATION.
2. QUANTITIES: QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN AND LOCATED ON THE DRAWINGS SHALL BE FURNISHED PER THE CONTRACT DOCUMENTS. IN CASE OF DISCREPANCIES WITH THE PLAN DOCUMENTS QUANTITIES AND LABELS, THE PLAN GRAPHIC WILL PREVAIL. DIMENSIONS FOR GROUND COVER BEDS HAVE IN MANY INSTANCES BEEN ESTABLISHED FROM SCALED DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DIMENSIONS ON THE SITE AND ALLOW FOR QUANTITY OF PLANTS ACCORDINGLY.
3. QUALITY AND SIZE: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD IN STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING STORAGE.
4. AT THE OWNERS DISCRETION ALL TREES SHALL BE TAGGED AT THE NURSERY BY THE OWNER/OWNER REP PRIOR TO PURCHASING/DELIVERY TO THE SITE.

EXECUTION

1. TIME OF PLANTING: PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE SEASONS WHICH ARE NORMAL FOR SUCH WORK AS DETERMINED BY ACCEPTED PRACTICE IN THE LOCALITY. AT THE OPTION OF AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS WITHOUT ANY ADDITIONAL COMPENSATION TO THE CONTRACTOR.
2. SOIL AMENDMENTS: A MINIMUM 4 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS IN A UNIFORM MANOR AND INCORPORATED INTO THE TOP 6-8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 6-8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE. NO ANIMAL-BASED OR MANURE PRODUCTS MAY BE USED FOR ORGANIC AMENDMENTS.
3. WEED CONTROL: CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT A MANUFACTURER'S SPEC SHEET TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF HERBICIDE.
4. SETTING PLANTS:
   - GENERAL: ALL PLANTS SHALL BE SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, THEY BEAR THE SAME RELATION TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO THE GRADE OF THE SOIL FROM WHICH THEY WERE REMOVED.
   - BALLED PLANTS AND CONTAINER GROWN PLANTS: AFTER PITS HAVE BEEN DUG AS IS NEEDED TO ALLOW THE BALL TO REST FIRMLY AT THE PROPER LEVEL, PLANTS SHALL BE PLACED IN THE BOTTOM OF THE PIT. PREPARED SOIL SHALL THEN BE PLACED AROUND THE BALL AND COMPACTED CAREFULLY TO AVOID INJURY TO ROOTS AND TO FILL ALL VOIDS. BURLAP, ROPE, WIRE, AND OTHER WRAPPING MATERIALS SHALL BE CUT AWAY FROM THE TOP OF THE BALL AND REMOVED FROM THE PIT, BUT NO BURLAP SHALL BE PULLED FROM UNDER THE BALL OR FROM THE SIDES. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEAN. WHEN THE PIT IS NEARLY FILLED WITH SOIL, ADD WATER AND ALLOW IT TO SOAK AWAY. FILL HOLE 1/3 WITH SOIL MIX, SOAK, FILL TO 2/3, SOAK, FILL TO FINISHED GRADE, SOAK. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED IN TO THE LEVEL OF THE FINISHED GRADE AND AGAIN WATERED. CONTAINER GROWN PLANTS SHALL BE SET IN SIMILAR MANNER AND SHALL REMAIN IN THEIR CONTAINERS UNTIL JUST BEFORE SETTING IN PLACE.
   - SEEDING: SEEDING SHALL BE HYDROMULCHED UNLESS OTHERWISE SPECIFIED ON PLAN AFTER SOIL HAS BEEN AMENDED AND FINE GRADING IS COMPLETE. SEED SHALL BE APPLIED AT RATE PER MANUFACTURER'S SPECIFICATIONS.
   - SOD: SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITHOUT VOIDS IN BETWEEN ROLLS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWER'S RECOMMENDATION. SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINISH GRADING AND SOIL PREPARATION

1. 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.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, 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 ABSORPTION 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.
3. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

SETTING, STAKING, GUYING, AND WRAPPING OF TREES:

1. GENERAL: TREES SHALL BE SAT PLUMB AND RIGIDLY BRACED IN POSITION UNTIL THE SOIL HAS BEEN TAMPED SOLIDLY AROUND THE BALL AND ROOTS. STAKE ALL DECIDUOUS TREES, EVERGREEN TREES, AND UPRIGHT JUNIPERS. STAKE DECIDUOUS CLUMP TREES AS NEEDED OR DIRECTED BY THE LANDSCAPE ARCHITECT. REFER TO DRAWINGS FOR STAKING INSTRUCTIONS WITHIN PLANTING DETAILS.
2. STAKING: THREE STAKES SHALL BE DRIVEN, 2 FT. INTO THE GROUND, OR AS NECESSARY TO SECURE THEM FIRMLY INTO THE UNDISTURBED SUBSOIL. THEY SHALL BE LOCATED AS CLOSE TO THE TREES AS POSSIBLE WITHOUT INJURING THE BALL OR ROOTS. STAKES SHALL REMAIN IN PLACE FOR A MINIMUM OF 18 MONTHS ONCE TREE IS ESTABLISHED.
3. GUYING: TREES SHALL BE SECURED TO THE STAKES WITH TWO PLY REINFORCED 10 GALVANIZED IRON WIRE AND NYLON STRAPS. UNDER NO CIRCUMSTANCES SHALL A TREE BE PLUMBED WITH EXTREME TAUTNESS OF WIRES. PLUMBING SHALL BE ACCOMPLISHED BY ADJUSTING THE ROOT BALL. TAKE CARE NOT TO STAKE PLANTS TOO TIGHTLY TO AVOID DAMAGE TO TREE TRUNKS.
4. MARK ALL GUYING WIRE WITH YELLOW SURVEYOR'S RIBBON 6" LONG, 2' FROM STAKE.
5. WRAPPING: WRAP TRUNKS OF ALL DECIDUOUS TREES UP TO 4" CALIPER TO PREVENT SUNSCALD. WRAP FROM THE GROUND TO THE FIRST MAJOR BRANCH. SECURE BY STAPLING OR USING JUTE. DO NOT USE ELECTRICAL TAPE OR DUCT TAPE. WRAP TREES BETWEEN NOVEMBER 15 AND APRIL 15. REMOVE WRAP DURING THE GROWING SEASON, FROM APRIL 15 TO NOVEMBER 15. USE A COMMERCIALLY AVAILABLE TREE WRAP. TREES ARE TO BE WRAPPED UP UNTIL THE AGE THAT THEY DEVELOP A CORKY BARK THAT WILL PREVENT WINTER SUNSCALD INJURY, TYPICALLY 5-6 YEARS AFTER INSTALLATION (FOR A 2.5" CALIPER DECIDUOUS TREE).

MULCHING

1. ROCK MULCH SHALL BE INSTALLED AT A MINIMUM 4" DEPTH.
2. INSTALL DEWITT PRO-5 WEED BARRIER/FILTER FABRIC IN ROCK MULCH AREAS UNLESS OTHERWISE INDICATED. WEED BARRIER/FILTER FABRIC SHALL NOT BE USED IN AREAS WHERE LIVING GROUND COVERS ARE SPECIFIED. FABRIC SHALL NOT BE USED UNDER WOOD MULCH OR DECOMPOSED GRANITE/CRUSHER FINES/BREEZE UNLESS OTHERWISE NOTED ON PLANS.
3. PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER PER PLAN. 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 MINIMUM 14 GAUGE ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
4. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL NATURAL COLOR DOUBLE SHREDDED CEDARWOOD, 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
5. PROVIDE A 3' MULCH RING FOR ALL TREES (UNLESS OTHERWISE NOTED), 18" DIAMETER MULCH RING FOR ALL SHRUBS, AND 12" DIAMETER MULCH RING FOR ALL PLANTINGS NOT IN PLANTING BEDS. REFER TO PLANT DETAILS ON PLANS FOR SIZE OF MULCH RINGS. WHERE TREES ARE LOCATED IN CRUSHER FINES WOOD MULCH IS NOT REQUIRED. CRUSHER FINES SHOULD BE LOCATED UP TO THE TRUNK AND FUNCTION AS MULCH.

MAINTENANCE AND WARRANTY

1. MAINTENANCE SHALL BEGIN: IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS FOLLOWS:
   - ALL NEW PLANTINGS SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF THE PROJECT AND FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT
   - THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH JURISDICTIONAL WATER DEPARTMENT DESIGN GUIDELINES, MAINTENANCE SPECIFICATIONS.
2. MAINTENANCE SHALL INCLUDE:
   - WATERING, WEEDING, CULTIVATING, MULCHING, TIGHTENING AND REPAIRING OF GUYS, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND OTHER NECESSARY OPERATIONS, AS DIRECTED BY THE RELEVANT COMMUNITY DESIGN GUIDELINES AND BY OWNER/ARCHITECT.
   - CONTRACTOR SHALL INSPECT LANDSCAPE ONCE PER WEEK AND PERFORM NECESSARY MAINTENANCE TASKS ON A TIMELY BASIS.
   - MAINTAIN IRRIGATION SYSTEM FOR A DURATION OF ONE YEAR FROM FORMAL WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. MAKE PERIODIC EXAMINATIONS AND ADJUSTMENTS TO IRRIGATION SYSTEM COMPONENTS IN ORDER TO ACHIEVE THE MOST DESIRABLE APPLICATION OF WATER.CONTRACTOR IS RESPONSIBLE FOR SHUTDOWN AND START UP OF THE IRRIGATION SYSTEM IF THE WARRANTY PERIOD FALLS OVER THE WINTER MONTHS.
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.
4. 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.

COMPLETION SERVICES

1. FINAL ACCEPTANCE INSPECTION FOR BEGINNING THE WARRANTY PERIOD: INSPECTION OF THE WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE WARRANTY PERIOD, WILL BE MADE BY THE LANDSCAPE ARCHITECT UPON NOTICE REQUESTING SUCH INSPECTION BY THE OWNER AT LEAST 7 DAYS PRIOR TO THE ANTICIPATED DATE. ALL PLANTING MUST BE ALIVE AND HEALTHY IN ORDER TO BE CONSIDERED COMPLETE.
2. FINAL ACCEPTANCE: ALL PLANTING TASKS AND INSPECTION PUNCH LIST ITEMS SHALL BE COMPLETE BEFORE FINAL ACCEPTANCE WHICH SHALL ESTABLISH THE DATE FOR BEGINNING THE WARRANTY PERIOD.
3. ALL TREE STAKES AND PLANT TAGS SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.

INSPECTION NOTES

1. INSPECTIONS WILL INCLUDE:
   A. REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND IRRIGATION ENGINEER,
   B. IRRIGATION FINAL ACCEPTANCE INSPECTION,
   C. LANDSCAPE FINAL ACCEPTANCE INSPECTION,

ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.

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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SRM
Checked By: JAO
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LANDSCAPE NOTES

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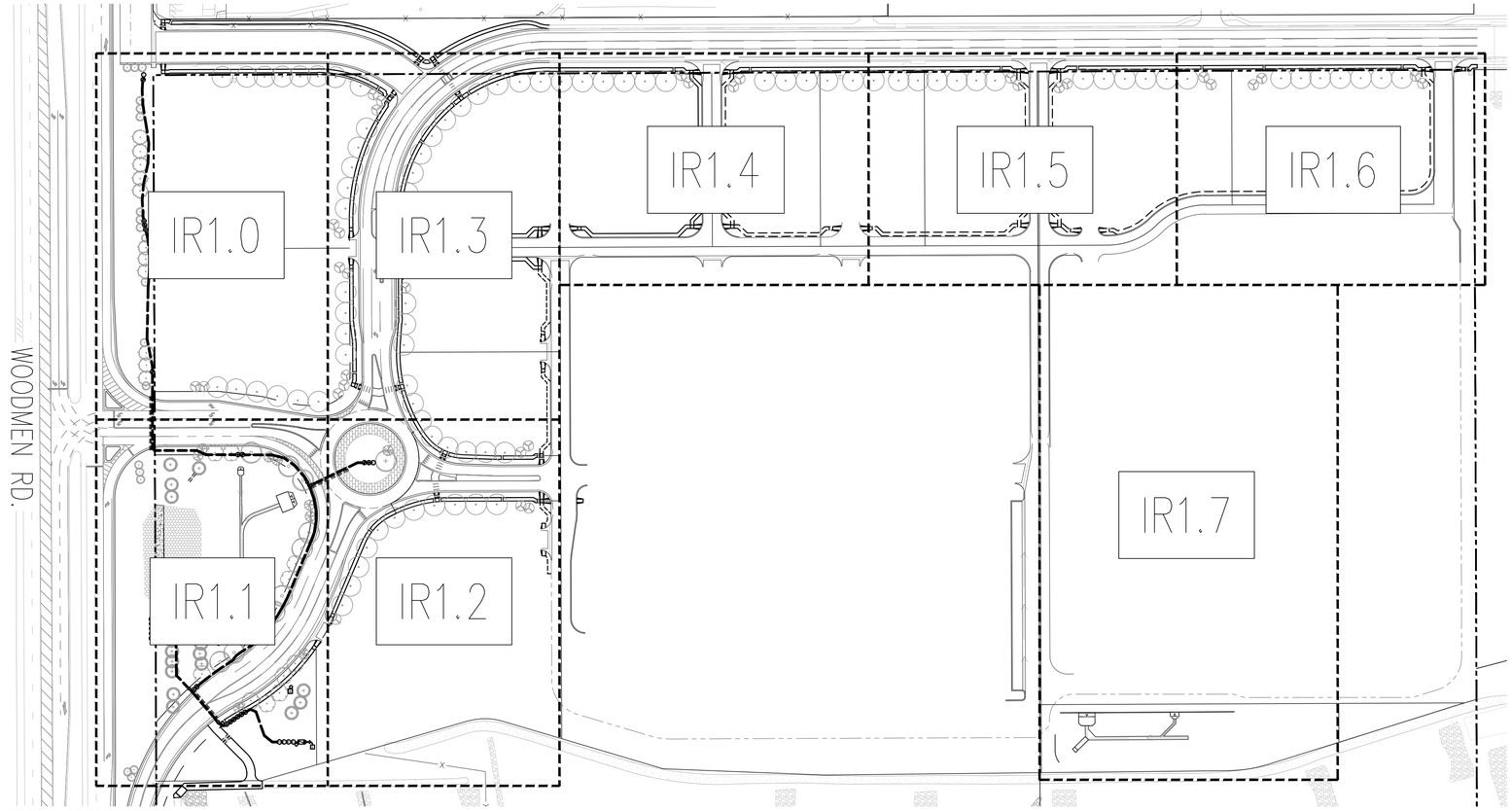

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

VALVE CALLOUT
VALVE NUMBER
#" # VALVE FLOW
VALVE SIZE

N

0 20 50 100
SCALE: 1"=100'

IRRIGATION PUMP NOTES

1. THE IRRIGATION CONTRACTOR SHALL SUPPLY THE IRRIGATION VARIABLE FREQUENCY DRIVE BOOSTER PUMP. PUMP SHALL MEET THE FOLLOWING SPECIFICATIONS:

MIN. INLET PRESSURE:	66 PSI
OUTLET PRESSURE RANGE:	0-43 PSI
MAXIMUM FLOW:	30.0 GPM
MINIMUM FLOW:	0.0 GPM
HORSEPOWER:	3.0 HP
POWER CONNECTION REQ.	208-230V, SINGLE PHASE INPUT

2. PUMP ENCLOSURE SHALL BE A LOCKABLE MARINE-GRADE ALUMINUN ENCLOSURE WITH EXTERNAL FAULT LIGHT. CONTRACTOR SHALL PROVIDE AVAILABLE POWER INFORMATION TO THE PUMP SPECIALIST PRIOR TO ORDERING PUMP.
3. THE PUMP SHALL NOT BE STARTED UNTIL A REPRESENTATIVE OF THE PUMP MANUFACTURER INSPECTS THE INSTALLATION AND START-UP. ANY DAMAGE TO THE PUMP OCCURRING PRIOR TO OBTAINING A WRITTEN REPORT FROM THE MANUFACTURER'S REPRESENTATIVE SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN COST.

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.

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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.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
T	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
K G R	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
LB	HUNTER MP3500 PROS-12-PRS30-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
2.0 4.0 8.0	HUNTER I-20-12 2.0, 4.0, & 8.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
DI	HUNTER ECO-ID-12 DRIP OPERATION INDICATOR, 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	DETAIL 4 SHEET IR2.0
	HUNTER HDL-06-18-CV DRIP RING DRIP LINE TREE RING WITH HUNTER HDL DRIP LINE WITH CHECK VALVE WITH 0.6 GPH EMITTERS AND 18" EMITTER SPACING. INSTALL INNER DIAMETER RING AT 48" AND OUTER DIAMETER RING AT 72". 20 EMITTERS REQUIRED PER TREE (12 GPH TOTAL PER TREE). FOR USE IN TREES IN NATIVE AREAS ONLY.	DETAIL 5 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 6 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G 1-1/2" 1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	DETAIL 7 SHEET IR2.0
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 8 SHEET IR2.0
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 9 SHEET IR2.0
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 10 SHEET IR2.0
MV	HUNTER IBV-FS 1-1/2" 1-1/2IN. BRASS ELECTRIC MASTER VALVE. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 11 SHEET IR2.0
	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 12 SHEET IR2.0
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 13 SHEET IR2.1
A	HUNTER I2C-3200-SS 32 STATION OUTDOOR MODULAR CONTROLLER. WITH THREE ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	DETAIL 14 SHEET IR2.1
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL ON CABINET EXTERIOR. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 15 SHEET IR2.1
FS	HUNTER HFS-150 FLOW SENSOR, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	DETAIL 16 SHEET IR2.1
P	MUNRO STAND ALONE PUMP STATION - MODEL IA1 STANDALONE PUMP STATIONS - 3HP UL LISTED (QCZJ) WITH A LOCKABLE, POWDER-COATED, MARINE GRADE ALUMINUN ENCLOSURE, A 3HP HORIZONTAL CENTRIFUGAL PUMP, WITH A VARIABLE FREQUENCY DRIVE (VFD), PRESSURE BOOST CONFIGURATION. ALL GROOVED FITTING ASSEMBLY FOR EASE OF MAINTENANCE & QUICK INSTALLATION. CONTACT MUNRO FOR PRODUCT ASSISTANCE OR ADDITIONAL INFORMATION: 877-372-9005 OR MSY@MUNROPUMP.COM	SEE IRRIGATION PUMP NOTE, SHEET IR0.0 SHEET IR2.1 DETAIL 18
M	WATER METER 1-1/2" USE 1-1/2" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	SEE CIVIL

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR-21 SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 17 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 17 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR-21 SIZE: 1-1/2"	DETAIL 17 SHEET IR2.1
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 17 SHEET IR2.1
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	DETAIL 17 SHEET IR2.1
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 17 SHEET IR2.1

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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION OVERVIEW

IR0.0

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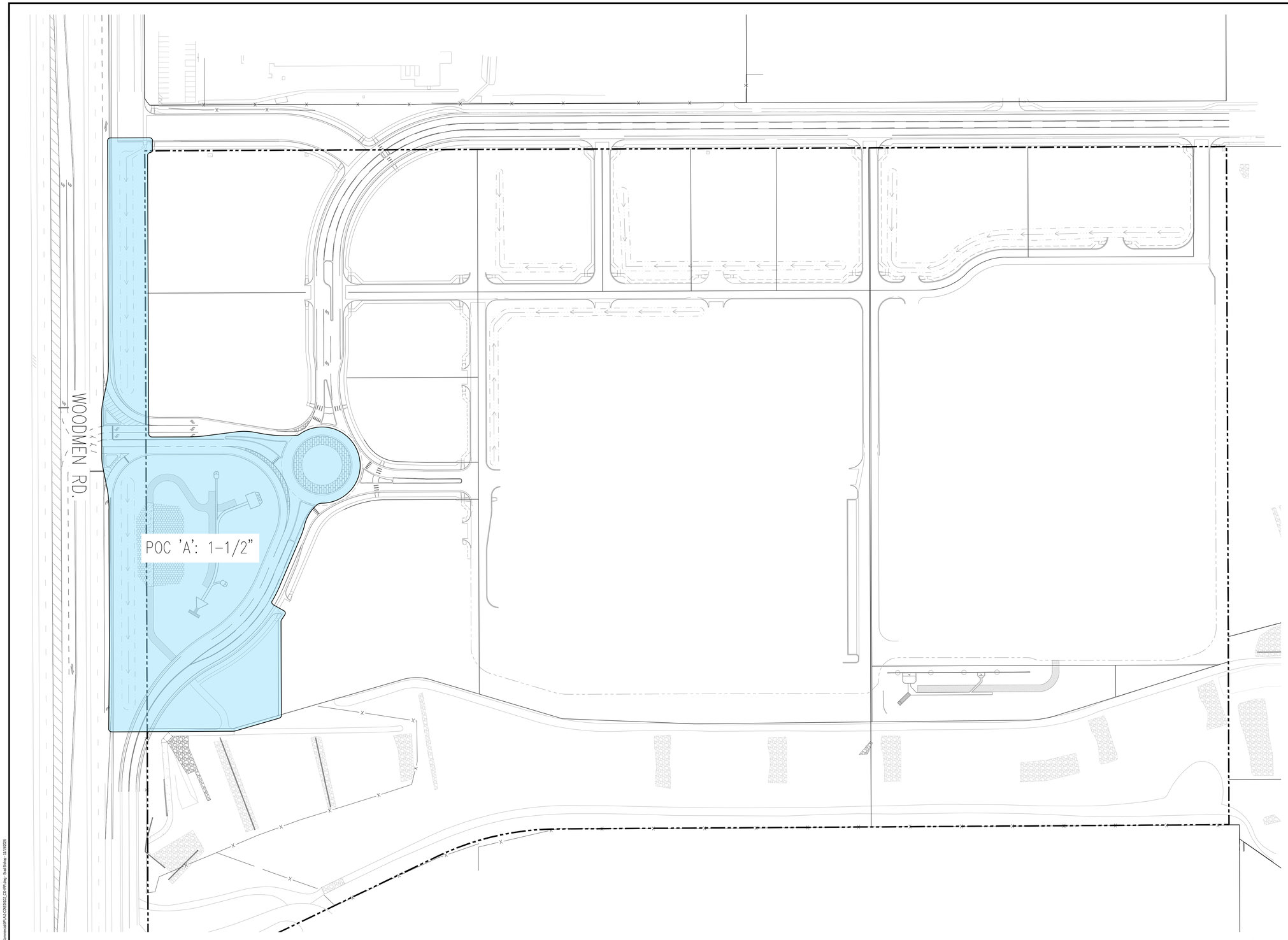

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Evergreen MultiFamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
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NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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1	11/19/26	1st Issuance	

Project No: EDI102
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IRRIGATION P.O.C. PLAN

IR0.1

K:\Evergreen Development\CO, El Paso County - EDI\06\02 - Bent Grass Commercial\DP\1-ACAD\02\02_CO-IRR.dwg, IR-P, Brett Bishop - 11/19/2025

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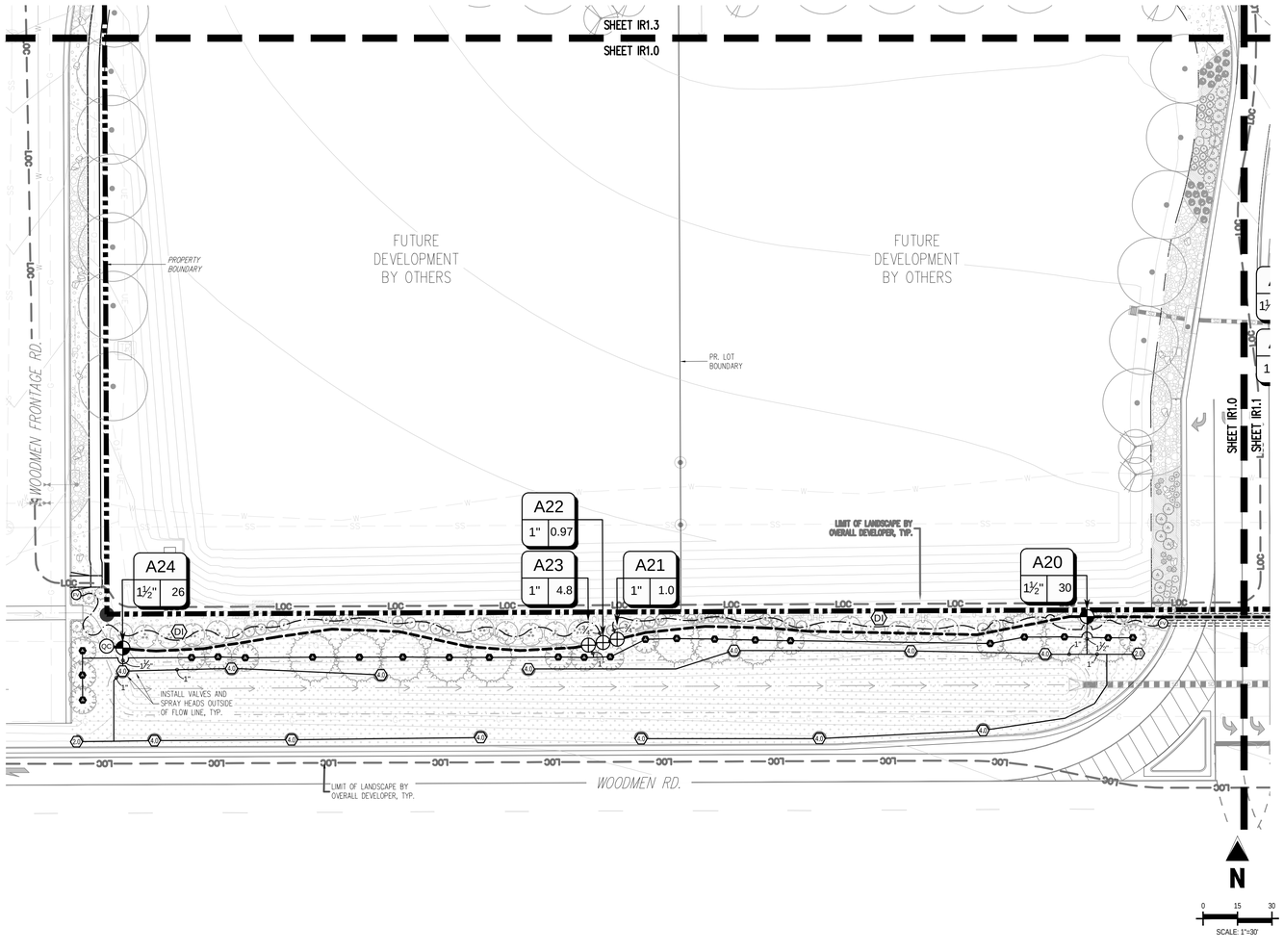

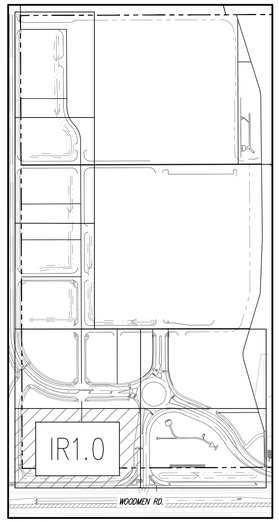

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	DRIP RING	0.6
A2	HUNTER ICV-G	1"	SHRUB ROTOR	32
A3	HUNTER ICV-G	1"	SHRUB ROTOR	18
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.7
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
A7	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A8	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	24
A9	HUNTER ICZ-101-25-LF	1"	DRIP RING	3.6
A10	HUNTER ICZ-101-25-LF	1"	DRIP RING	1.2
A11	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A12	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.67
A14	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.57
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A17	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.0
A18	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	22
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A20	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
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NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.0

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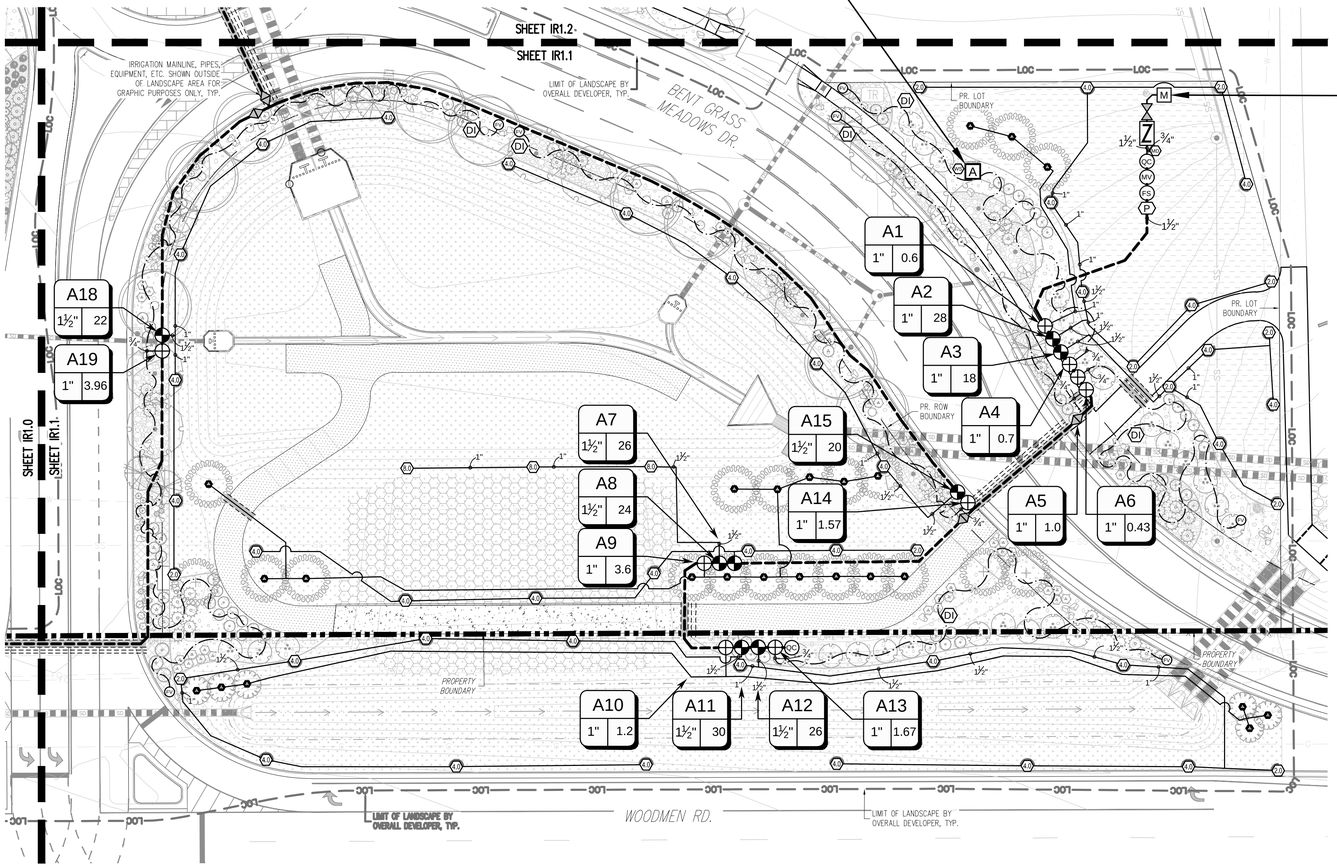
CONTROLLER 'A' NOTE

- ONE (1) 32 STATION CONTROLLER, SEE LEGEND.
- EIGHT (8) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER ON A PEDESTAL IN THE LANDSCAPE AS SPECIFIED ON THE PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.



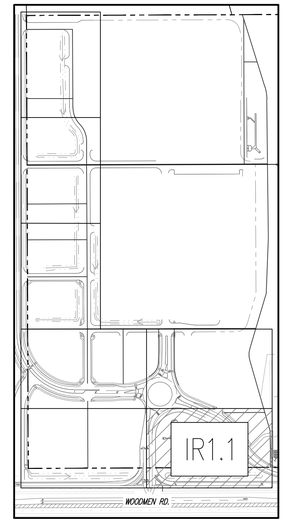
POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 66 PSI SIZE OF TAP: 1-1/2"

- USE 1-1/2" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.
- 1-1/2" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE QUICK COUPLER.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 66 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 88 PSI.

IRRIGATION DISCLAIMER

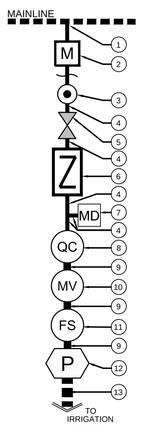
1. DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO TIHS SHEET & SHEETS IR0.0, IR2.0, & IR2.1 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



KEY MAP
APPX. 1" = 300'

N

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



1. IRRIGATION SERVICE STUB OFF MAINLINE. SEE CIVIL FOR TAP SIZE & LOCATION
2. IRRIGATION METER, SEE CIVIL FOR SIZE & LOCATION
3. IRRIGATION POINT OF CONNECTION
4. 1-1/2" K COPPER WATER SERVICE PIPE
5. GATE VALVE
6. 1-1/2" BACKFLOW DEVICE
7. MANUAL DRAIN VALVE
8. 1" QUICK COUPLER
9. 1-1/2" PVC LINE, CLASS 200 PIPE
10. 1-1/2" MASTER VALVE
11. 1-1/2" FLOW SENSOR
12. BOOSTER PUMP, REFERENCE IRRIGATION PUMP NOTES, SCHEDULE, AND DETAIL, SHEETS IR0.0 & IR2.1
13. 1-1/2" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

N

0 15 30
SCALE: 1"=30'

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	DRIP RING	0.6
A2	HUNTER ICV-G	1"	SHRUB ROTOR	32
A3	HUNTER ICV-G	1"	SHRUB ROTOR	18
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.7
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
A7	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
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Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.1

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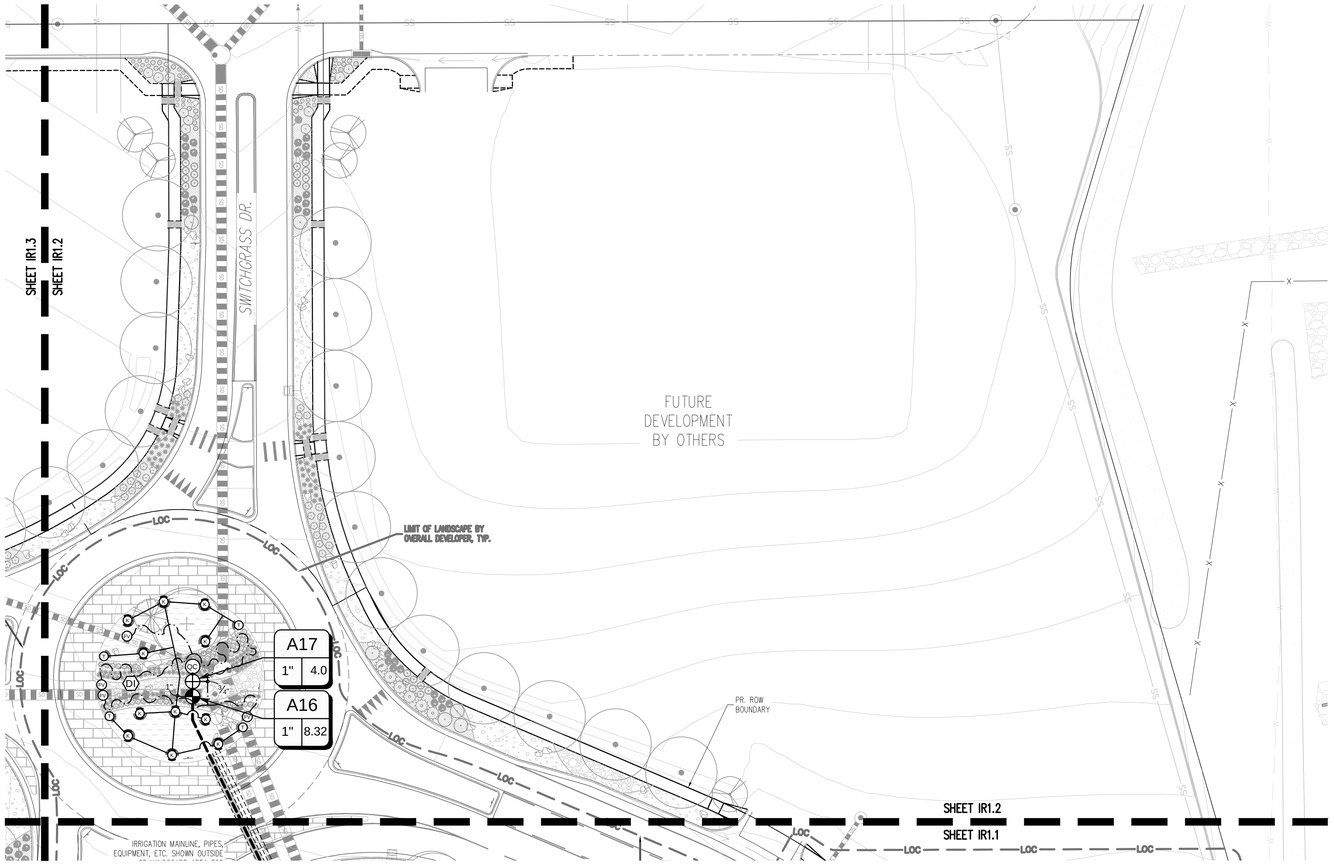

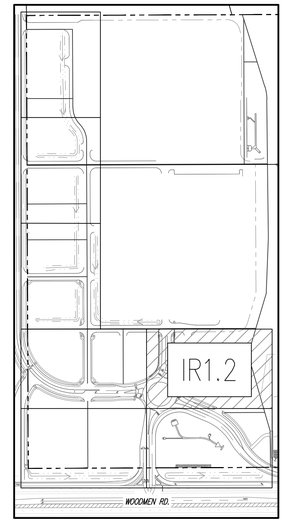

KEY MAP
APPX. 1" = 300'

N

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Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.2

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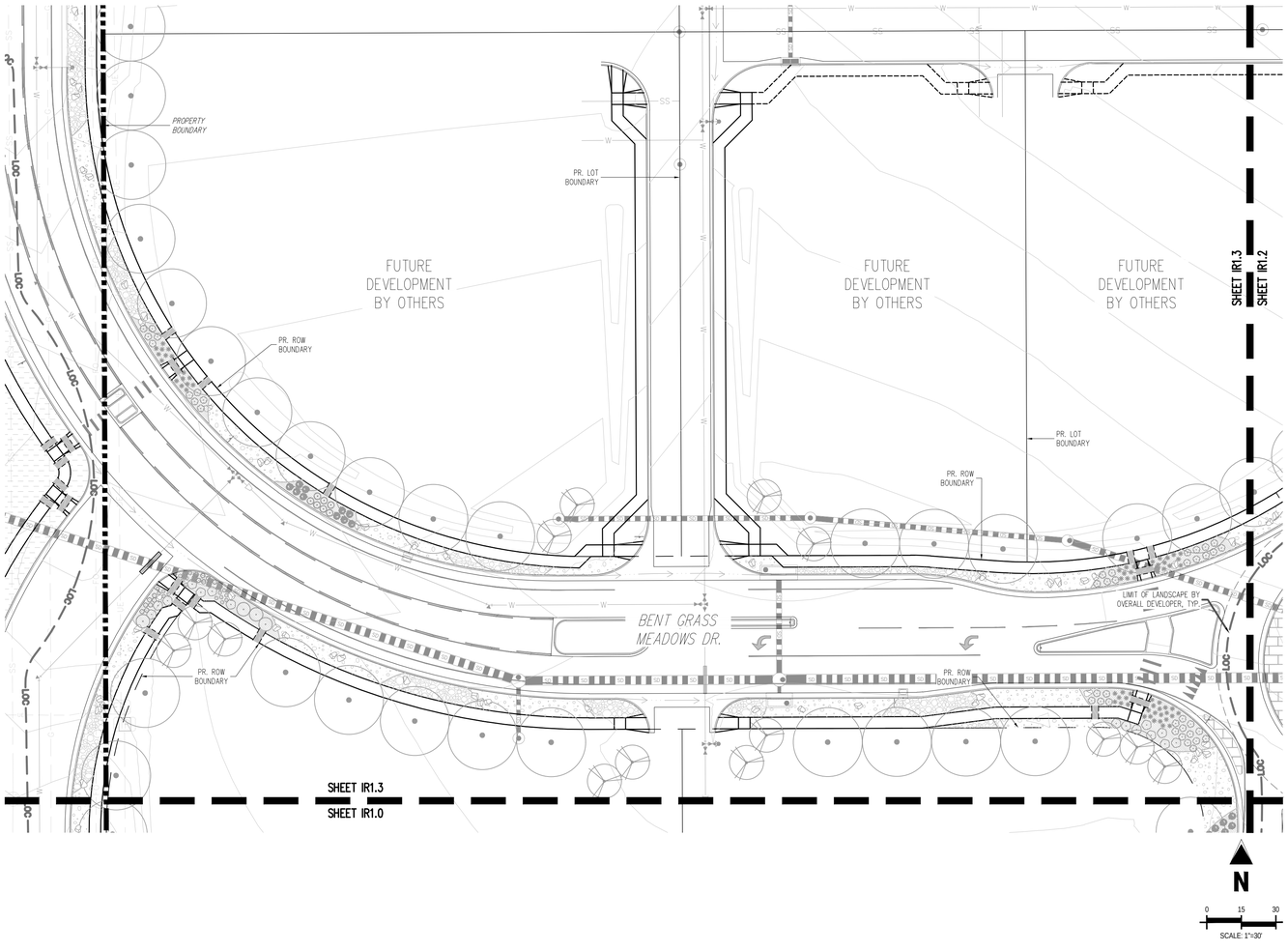

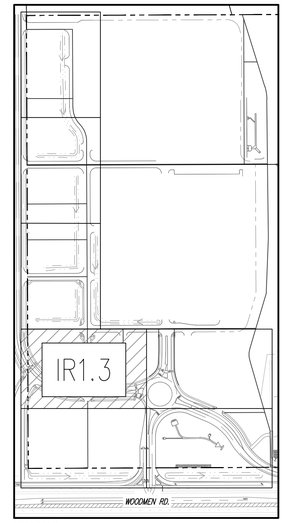

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IRRIGATION PLAN

IR1.3

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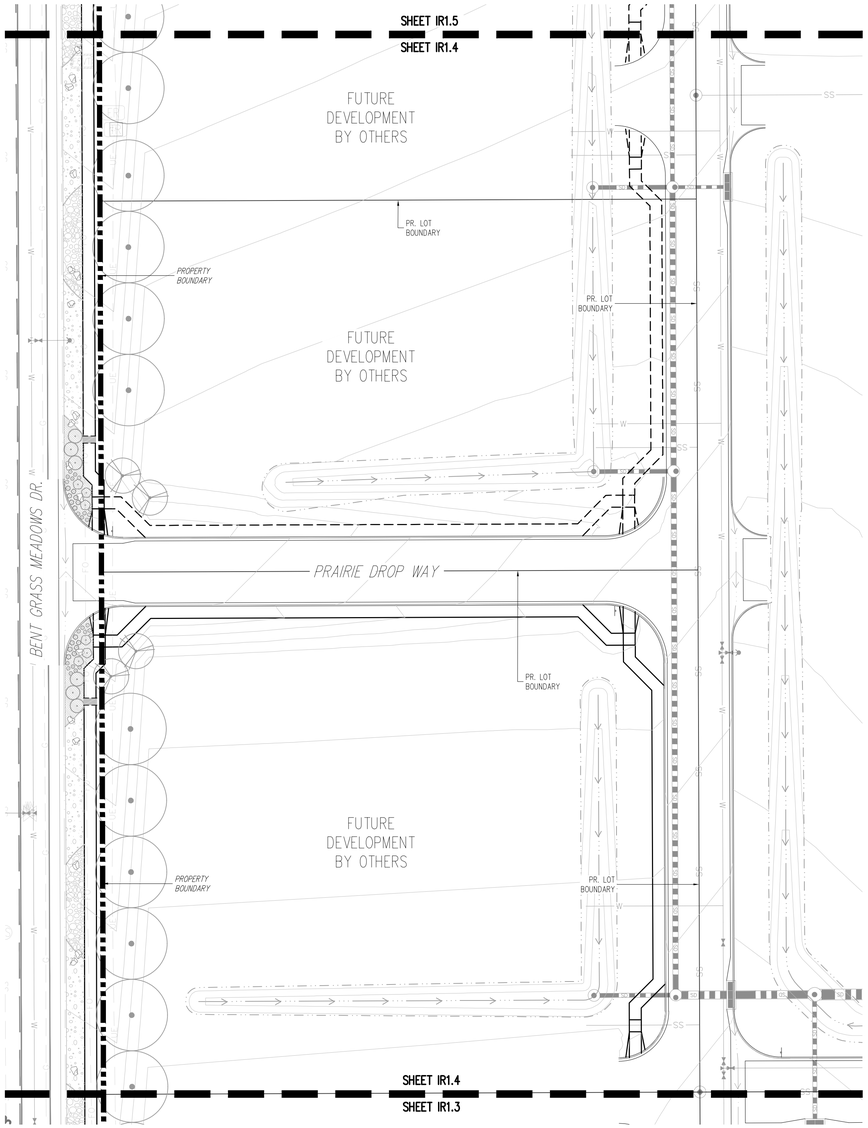


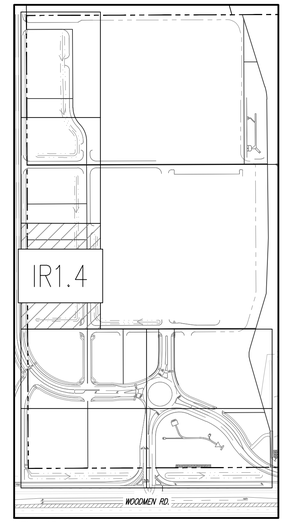
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
T	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
M G R	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
LB	HUNTER MP3500 PROS-12-PRS30-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
2.0 4.0 6.0	HUNTER I-20-12 2.0, 4.0, & 8.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
DI	HUNTER ECO-ID-12 DRIP OPERATION INDICATOR, 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	DETAIL 4 SHEET IR2.0
	HUNTER HDL-06-18-CV DRIP RING DRIP LINE TREE RING WITH HUNTER HDL DRIP LINE WITH CHECK VALVE WITH 0.6 GPH EMITTERS AND 18" EMITTER SPACING. INSTALL INNER DIAMETER RING AT 48" AND OUTER DIAMETER RING AT 72". 20 EMITTERS REQUIRED PER TREE (12 GPH TOTAL PER TREE). FOR USE IN TREES IN NATIVE AREAS ONLY.	DETAIL 5 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	
	EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 6 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G 1-1/2" 1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	DETAIL 7 SHEET IR2.0
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 8 SHEET IR2.0
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 9 SHEET IR2.0
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 10 SHEET IR2.0
MV	HUNTER IBV-FS 1-1/2" 1-1/2IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 11 SHEET IR2.0
	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 12 SHEET IR2.0
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 13 SHEET IR2.1
A	HUNTER I2C-3200-SS 32 STATION OUTDOOR MODULAR CONTROLLER. WITH THREE ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	DETAIL 14 SHEET IR2.1
W	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL ON CABINET EXTERIOR. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 15 SHEET IR2.1
FS	HUNTER HFS-150 FLOW SENSOR, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	DETAIL 16 SHEET IR2.1
P	MUNRO STAND ALONE PUMP STATION - MODEL IA1 STANDALONE PUMP STATIONS - 3HP UL LISTED (QCZJ) WITH A LOCKABLE, POWDER-COATED, MARINE GRADE ALUMINUM ENCLOSURE, A 3HP HORIZONTAL CENTRIFUGAL PUMP, WITH A VARIABLE FREQUENCY DRIVE (VFD), PRESSURE BOOST CONFIGURATION. ALL GROOVED FITTING ASSEMBLY FOR EASE OF MAINTENANCE & QUICK INSTALLATION. CONTACT MUNRO FOR PRODUCT ASSISTANCE OR ADDITIONAL INFORMATION: 877-372-9005 OR MSY@MUNROPUMP.COM	SEE IRRIGATION PUMP NOTE, SHEET IR0.0 SHEET IR2.1 DETAIL 18
M	WATER METER 1-1/2" USE 1-1/2" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	SEE CIVIL
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR-21 SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 17 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 17 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR-21 SIZE: 1-1/2"	DETAIL 17 SHEET IR2.1
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 17 SHEET IR2.1
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	DETAIL 17 SHEET IR2.1
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 17 SHEET IR2.1



KEY MAP
APPX. 1" = 300'

N

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	DRIP RING	0.6
A2	HUNTER ICV-G	1"	SHRUB ROTOR	32
A3	HUNTER ICV-G	1"	SHRUB ROTOR	18
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.7
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
A7	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A8	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	24
A9	HUNTER ICZ-101-25-LF	1"	DRIP RING	3.6
A10	HUNTER ICZ-101-25-LF	1"	DRIP RING	1.2
A11	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A12	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.67
A14	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.57
A15	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	20
A16	HUNTER ICV-G	1"	SHRUB ROTARY	8.32
A17	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.0
A18	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	22
A19	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.96
A20	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A21	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A22	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.97
A23	HUNTER ICZ-101-25-LF	1"	DRIP RING	4.8
A24	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26

CAUTION – NOTICE TO CONTRACTOR

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

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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Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.4

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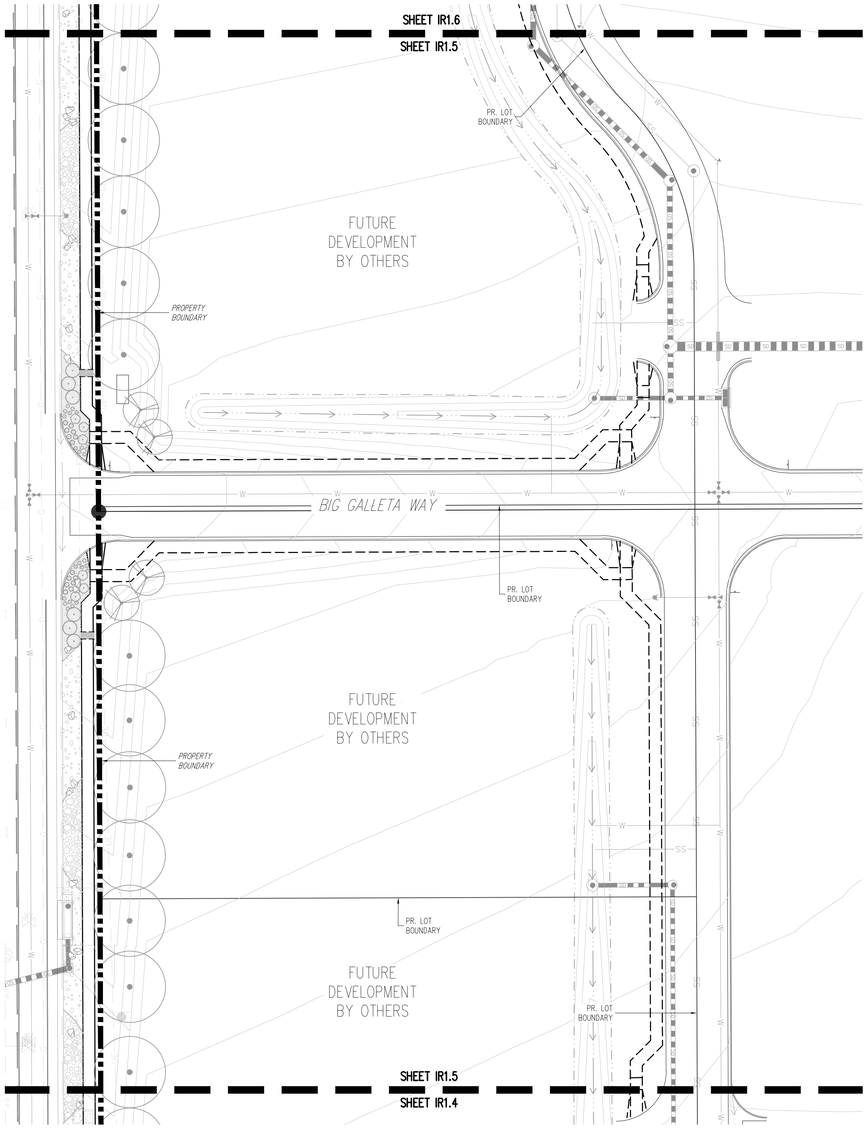


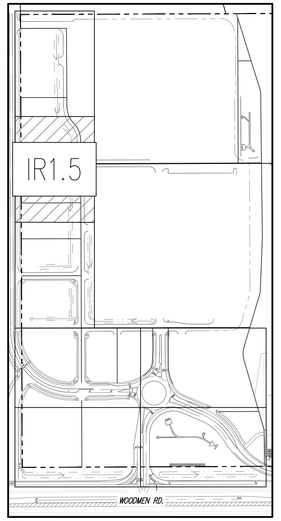
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
ⓣ	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
ⓚ ⓖ ⓡ	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
ⓛⓑ	HUNTER MP3500 PROS-12-PRS30-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
ⓘ2.0 ⓘ4.0 ⓘ8.0	HUNTER I-20-12 2.0, 4.0, & 8.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
ⓝ	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
ⓓⓘ	HUNTER ECO-ID-12 DRIP OPERATION INDICATOR, 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	DETAIL 4 SHEET IR2.0
♻	HUNTER HDL-06-18-CV DRIP RING DRIP LINE TREE RING WITH HUNTER HDL DRIP LINE WITH CHECK VALVE WITH 0.6 GPH EMITTERS AND 18" EMITTER SPACING. INSTALL INNER DIAMETER RING AT 48" AND OUTER DIAMETER RING AT 72". 20 EMITTERS REQUIRED PER TREE (12 GPH TOTAL PER TREE). FOR USE IN TREES IN NATIVE AREAS ONLY.	DETAIL 5 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 6 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
◕	HUNTER ICV-G 1-1/2" 1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	DETAIL 7 SHEET IR2.0
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 8 SHEET IR2.0
◆	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 9 SHEET IR2.0
⋈	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 10 SHEET IR2.0
MV	HUNTER IBV-FS 1-1/2" 1-1/2IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 11 SHEET IR2.0
⋈	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 12 SHEET IR2.0
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 13 SHEET IR2.1
A	HUNTER I2C-3200-SS 32 STATION OUTDOOR MODULAR CONTROLLER. WITH THREE ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	DETAIL 14 SHEET IR2.1
⋈	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL ON CABINET EXTERIOR. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 15 SHEET IR2.1
FS	HUNTER HFS-150 FLOW SENSOR, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	DETAIL 16 SHEET IR2.1
P	MUNRO STAND ALONE PUMP STATION - MODEL IA1 STANDALONE PUMP STATIONS - 3HP UL LISTED (QCZJ) WITH A LOCKABLE, POWDER-COATED, MARINE GRADE ALUMINUM ENCLOSURE, A 3HP HORIZONTAL CENTRIFUGAL PUMP, WITH A VARIABLE FREQUENCY DRIVE (VFD), PRESSURE BOOST CONFIGURATION. ALL GROOVED FITTING ASSEMBLY FOR EASE OF MAINTENANCE & QUICK INSTALLATION. CONTACT MUNRO FOR PRODUCT ASSISTANCE OR ADDITIONAL INFORMATION: 877-372-9005 OR MSY@MUNROPUMP.COM	SEE IRRIGATION PUMP NOTE, SHEET IR0.0 SHEET IR2.1 DETAIL 18
M	WATER METER 1-1/2" USE 1-1/2" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	SEE CIVIL
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR-21 SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 17 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 17 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR-21 SIZE: 1-1/2"	DETAIL 17 SHEET IR2.1
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 17 SHEET IR2.1
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	DETAIL 17 SHEET IR2.1
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 17 SHEET IR2.1



KEY MAP
APPX. 1" = 300'

N

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	DRIP RING	0.6
A2	HUNTER ICV-G	1"	SHRUB ROTOR	32
A3	HUNTER ICV-G	1"	SHRUB ROTOR	18
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.7
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
A7	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A8	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	24
A9	HUNTER ICZ-101-25-LF	1"	DRIP RING	3.6
A10	HUNTER ICZ-101-25-LF	1"	DRIP RING	1.2
A11	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A12	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.67
A14	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.57
A15	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	20
A16	HUNTER ICV-G	1"	SHRUB ROTARY	8.32
A17	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.0
A18	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	22
A19	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.96
A20	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A21	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A22	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.97
A23	HUNTER ICZ-101-25-LF	1"	DRIP RING	4.8
A24	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26

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Galloway
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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.5

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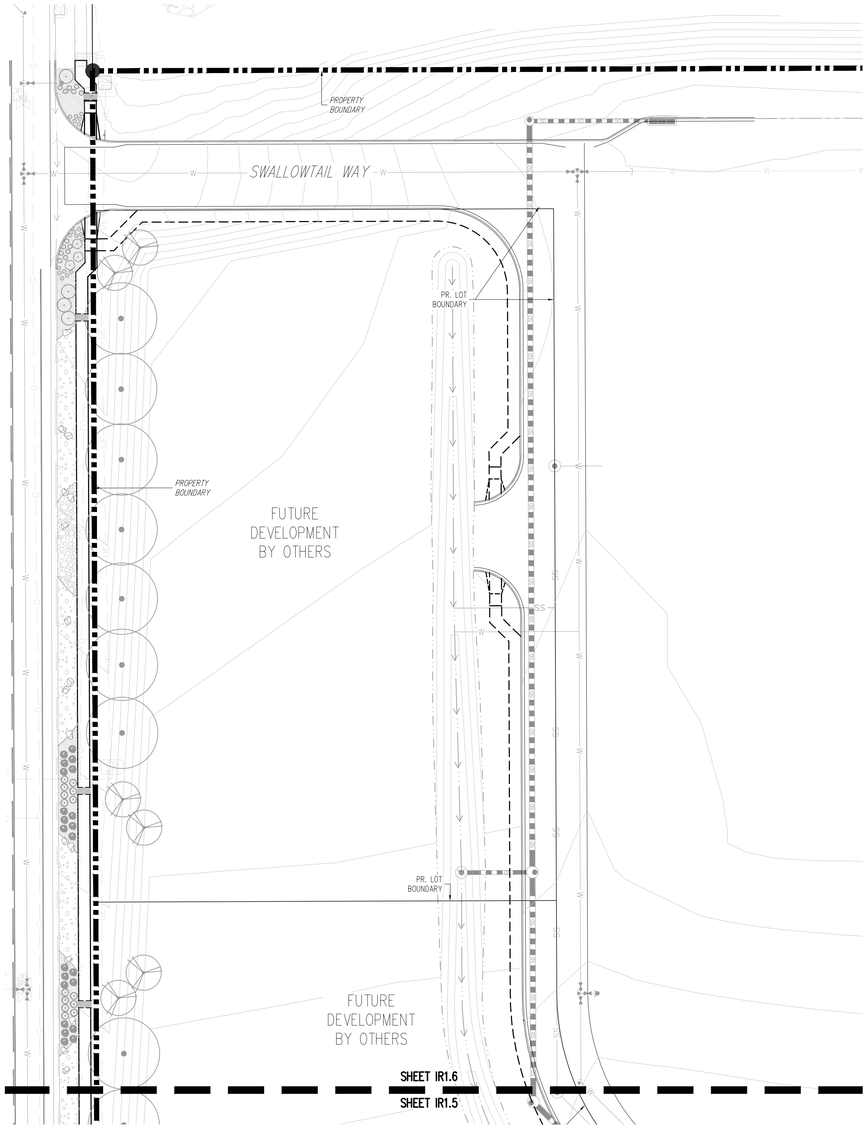


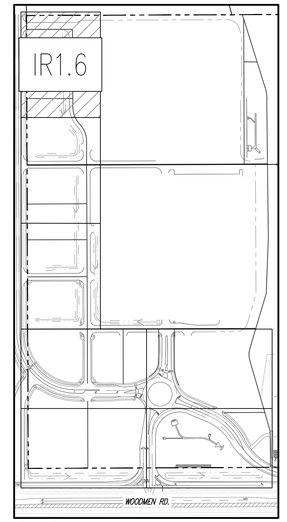
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
T	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
K G R	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	DETAIL 1 SHEET IR2.0
LB	HUNTER MP3500 PROS-12-PRS30-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
2.0 4.0 8.0	HUNTER I-20-12 2.0, 4.0, & 8.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	DETAIL 1 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
V	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
DI	HUNTER ECO-ID-12 DRIP OPERATION INDICATOR, 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	DETAIL 4 SHEET IR2.0
	HUNTER HDL-06-18-CV DRIP RING DRIP LINE TREE RING WITH HUNTER HDL DRIP LINE WITH CHECK VALVE WITH 0.6 GPH EMITTERS AND 18" EMITTER SPACING. INSTALL INNER DIAMETER RING AT 48" AND OUTER DIAMETER RING AT 72". 20 EMITTERS REQUIRED PER TREE (12 GPH TOTAL PER TREE). FOR USE IN TREES IN NATIVE AREAS ONLY.	DETAIL 5 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 6 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G 1-1/2" 1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	DETAIL 7 SHEET IR2.0
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 8 SHEET IR2.0
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 9 SHEET IR2.0
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 10 SHEET IR2.0
MV	HUNTER IBV-FS 1-1/2" 1-1/2IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 11 SHEET IR2.0
MV	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 12 SHEET IR2.0
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 13 SHEET IR2.1
A	HUNTER I2C-3200-SS 32 STATION OUTDOOR MODULAR CONTROLLER. WITH THREE ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	DETAIL 14 SHEET IR2.1
W	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE. INSTALL ON CABINET EXTERIOR. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 15 SHEET IR2.1
FS	HUNTER HFS-150 FLOW SENSOR, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	DETAIL 16 SHEET IR2.1
P	MUNRO STAND ALONE PUMP STATION - MODEL IA1 STANDALONE PUMP STATIONS - 3HP UL LISTED (QCZJ) WITH A LOCKABLE, POWDER-COATED, MARINE GRADE ALUMINUM ENCLOSURE, A 3HP HORIZONTAL CENTRIFUGAL PUMP, WITH A VARIABLE FREQUENCY DRIVE (VFD), PRESSURE BOOST CONFIGURATION. ALL GROOVED FITTING ASSEMBLY FOR EASE OF MAINTENANCE & QUICK INSTALLATION. CONTACT MUNRO FOR PRODUCT ASSISTANCE OR ADDITIONAL INFORMATION: 877-372-9005 OR MSY@MUNROPUMP.COM	SEE IRRIGATION PUMP NOTE, SHEET IR0.0 SHEET IR2.1 DETAIL 18
M	WATER METER 1-1/2" USE 1-1/2" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	SEE CIVIL
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR-21 SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 17 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 17 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR-21 SIZE: 1-1/2"	DETAIL 17 SHEET IR2.1
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 17 SHEET IR2.1
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	DETAIL 17 SHEET IR2.1
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 17 SHEET IR2.1



KEY MAP
APPX. 1" = 300'

N

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	DRIP RING	0.6
A2	HUNTER ICV-G	1"	SHRUB ROTOR	32
A3	HUNTER ICV-G	1"	SHRUB ROTOR	18
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.7
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
A7	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A8	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	24
A9	HUNTER ICZ-101-25-LF	1"	DRIP RING	3.6
A10	HUNTER ICZ-101-25-LF	1"	DRIP RING	1.2
A11	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A12	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26
A13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.67
A14	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.57
A15	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	20
A16	HUNTER ICV-G	1"	SHRUB ROTARY	8.32
A17	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.0
A18	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	22
A19	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.96
A20	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	30
A21	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.0
A22	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.97
A23	HUNTER ICZ-101-25-LF	1"	DRIP RING	4.8
A24	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	26

CAUTION – NOTICE TO CONTRACTOR

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Know what's below. Call before you dig.

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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GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No:	EDI102
Drawn By:	JAC
Checked By:	EDN
Date:	11/19/26

IRRIGATION PLAN

IR1.6

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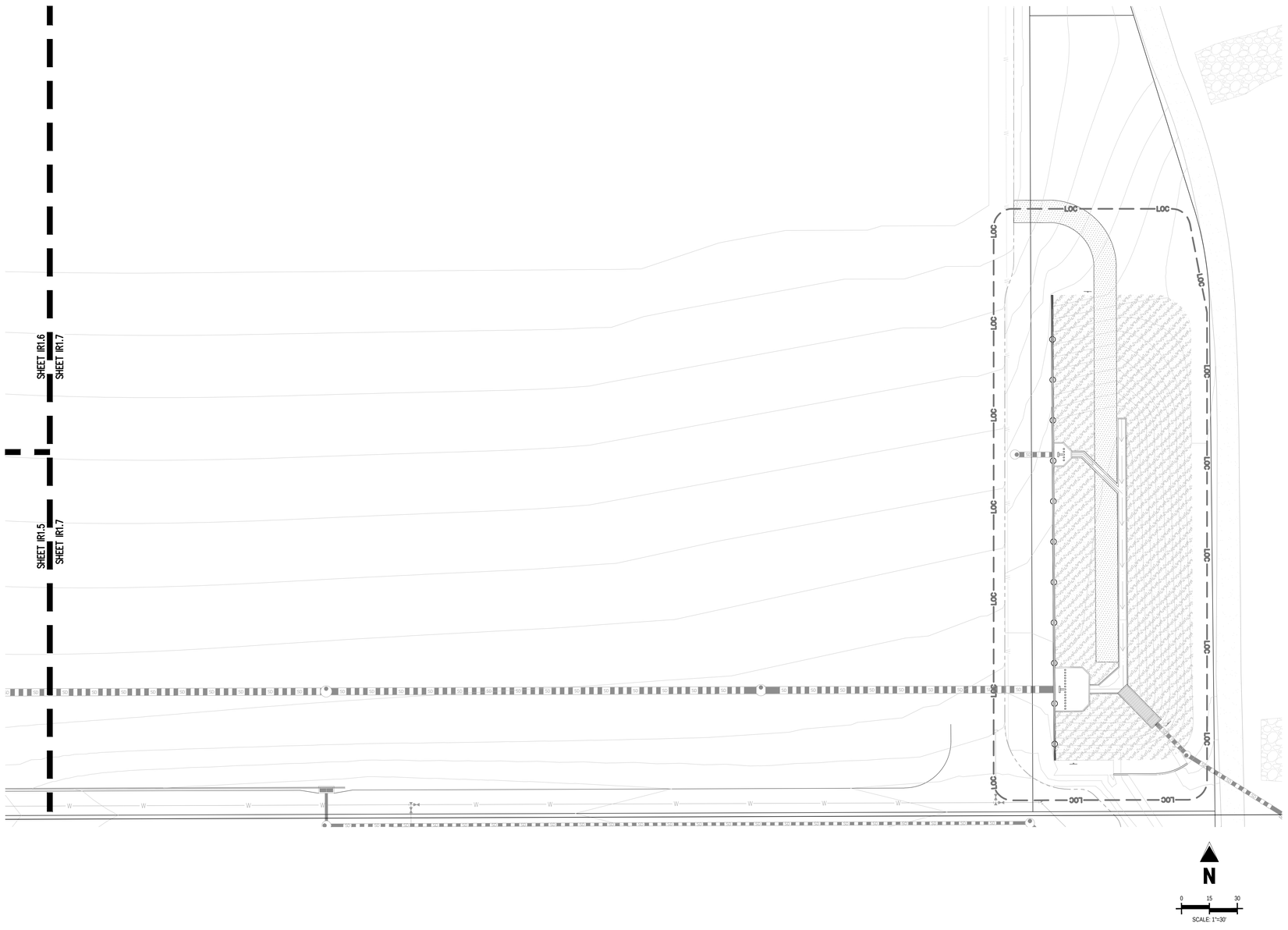

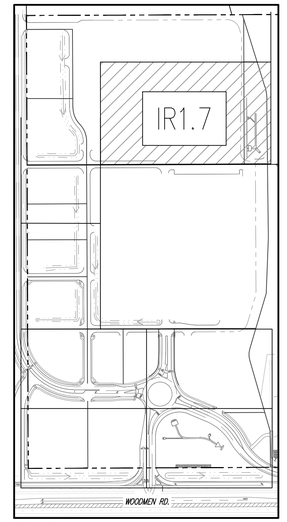

KEY MAP
APPX. 1" = 300'

VALVE SCHEDULE

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A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.43
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A22	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.97
A23	HUNTER ICZ-101-25-LF	1"	DRIP RING	4.8
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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION PLAN

IR1.7

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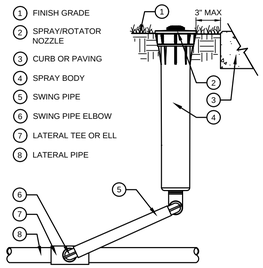
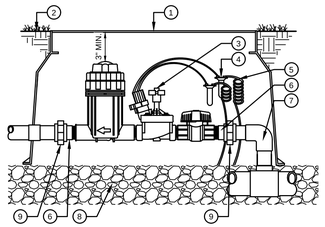
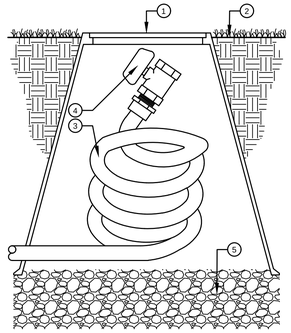


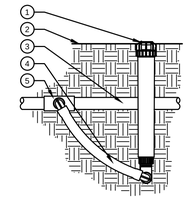
1 SPRAY/ROTATOR
N.T.S.



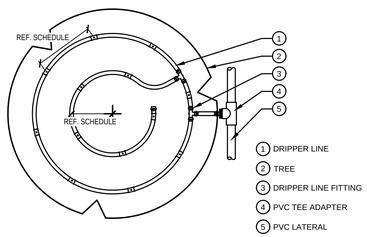
2 REMOTE DRIP CONTROL VALVE
N.T.S.



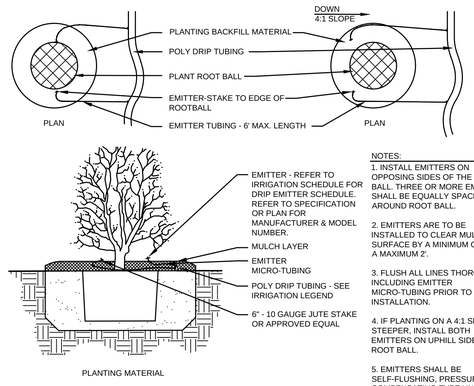
3 MANUAL FLUSH DRAIN VALVE
N.T.S.



4 DRIPLINE PRESSURE INDICATOR
N.T.S.

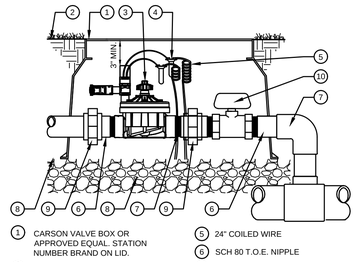


5 DRIP TREE RING LAYOUT
N.T.S.

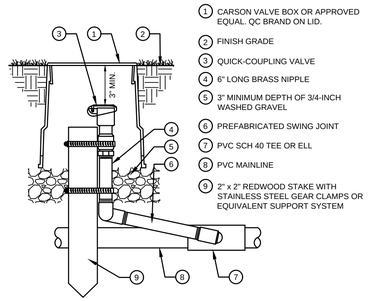


NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR MULCH SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

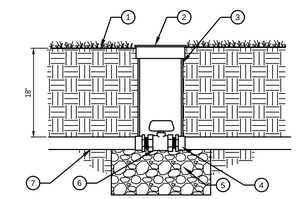
6 DRIP EMITTERS LAYOUT
N.T.S.



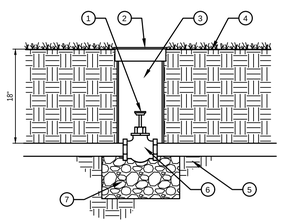
7 REMOTE CONTROL VALVE
N.T.S.



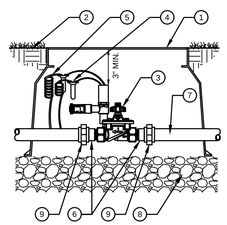
8 QUICK COUPLER
N.T.S.



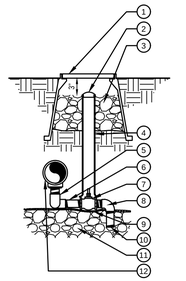
9 BALL VALVE
N.T.S.



10 GATE VALVE
N.T.S.



11 MASTER VALVE
N.T.S.



12 MANUAL DRAIN VALVE
N.T.S.

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THE MARKETS AT BENT GRASS
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EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION NOTES & DETAILS

IR2.0

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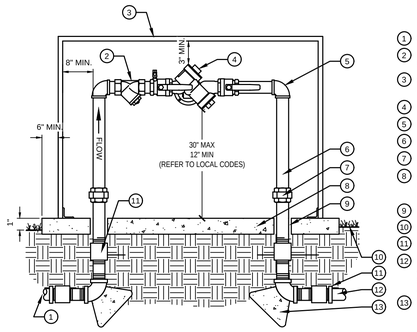
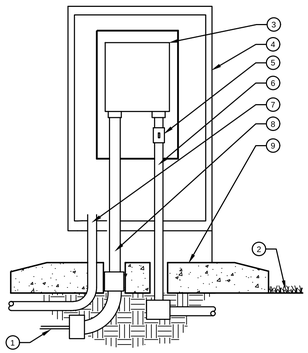


1. COPPER SERVICE LINE
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
13. 12"X12"X12" THRUST BLOCKS

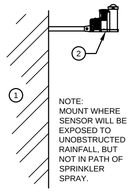
13 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.



1. DIRECT BURIAL CONTROL WIRES
2. FINISH GRADE
3. CONTROLLER MOUNTED IN VANDAL-RESISTANT ENCLOSURE
4. VANDAL-RESISTANT ENCLOSURE PER LEGEND
5. POWER SWITCH
6. POWER WIRES IN CONDUIT. INSTALL PER ALL APPLICABLE CODES
7. 1-1/2" CONDUIT FOR SENSOR AND FLOW METER CABLE
8. 2" PVC CONDUIT AND SWEEP WITH CONTROL AND COMMON WIRES
9. CONCRETE BASE PER MANUFACTURER'S SPECIFICATIONS

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS.

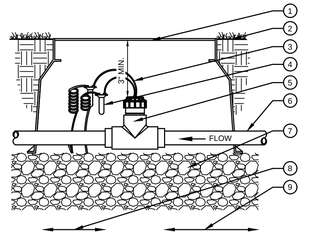
14 PEDESTAL MOUNT CONTROLLER
N.T.S.



NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

15 WEATHER SENSOR
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. FS BRAND ON LID.
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER. MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
9. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

16 FLOW SENSOR
N.T.S.



TRENCHING

SLEEVING

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

17 PIPE & SLEEVE INSTALLATION
N.T.S.

3HP MODEL. SEE IRRIGATION PUMP NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS. CONTACT MUNRO FOR TECHNICAL DETAILS AND INFORMATION.

18 BOOSTER PUMP INFORMATION
N.T.S.

CRITICAL ANALYSIS

Water Source Information:	Use 1-1/2" dedicated irrigation tap and meter. See civil for tap and meter size and location.
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	31.77 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	66 PSI
Elevation Change:	3 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Booster Pump pressure provided:	26 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	30 GPM
Flow Available at POC:	31.77 GPM
Residual Flow Available:	1.77 GPM
Critical Station:	A24
Design Pressure:	45 PSI
Friction Loss:	2.12 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.5 PSI
Pressure Req. at Critical Station:	48.8 PSI
Loss for Fittings:	1.84 PSI
Loss for Main Line:	18.4 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Master Valve:	1.5 PSI
Loss for Water Meter:	1.4 PSI
Critical Station Pressure at POC:	84.2 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	5.84 PSI

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: JAC
Checked By: EDN
Date: 11/19/26

IRRIGATION NOTES & DETAILS

IR2.1

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