

CARUBIA PROPERTIES - GRADING AND EROSION CONTROL SITE DEVELOPMENT CONSTRUCTION PLANS

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

PPR256

LEGAL DESCRIPTION

PARCEL A:
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.
THE ABOVE LOT CONTAINS 33,776 SQUARE FEET, MORE OR LESS.

PARCEL B:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND
EGRESS AS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT
AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT
AND TEMPORARY CONSTRUCTION
AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

PARCEL C:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND
EGRESS AS CREATED BY DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 3, 2023 UNDER RECEPTION NO.
223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076.

BENCHMARK

1.5" ALUMINUM CAP PLS 30118 BEING THE SOUTHWEST CORNER OF LOT 1, BENT GRASS EAST
COMMERCIAL FILING NO. 4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO
COUNTY COLORADO.

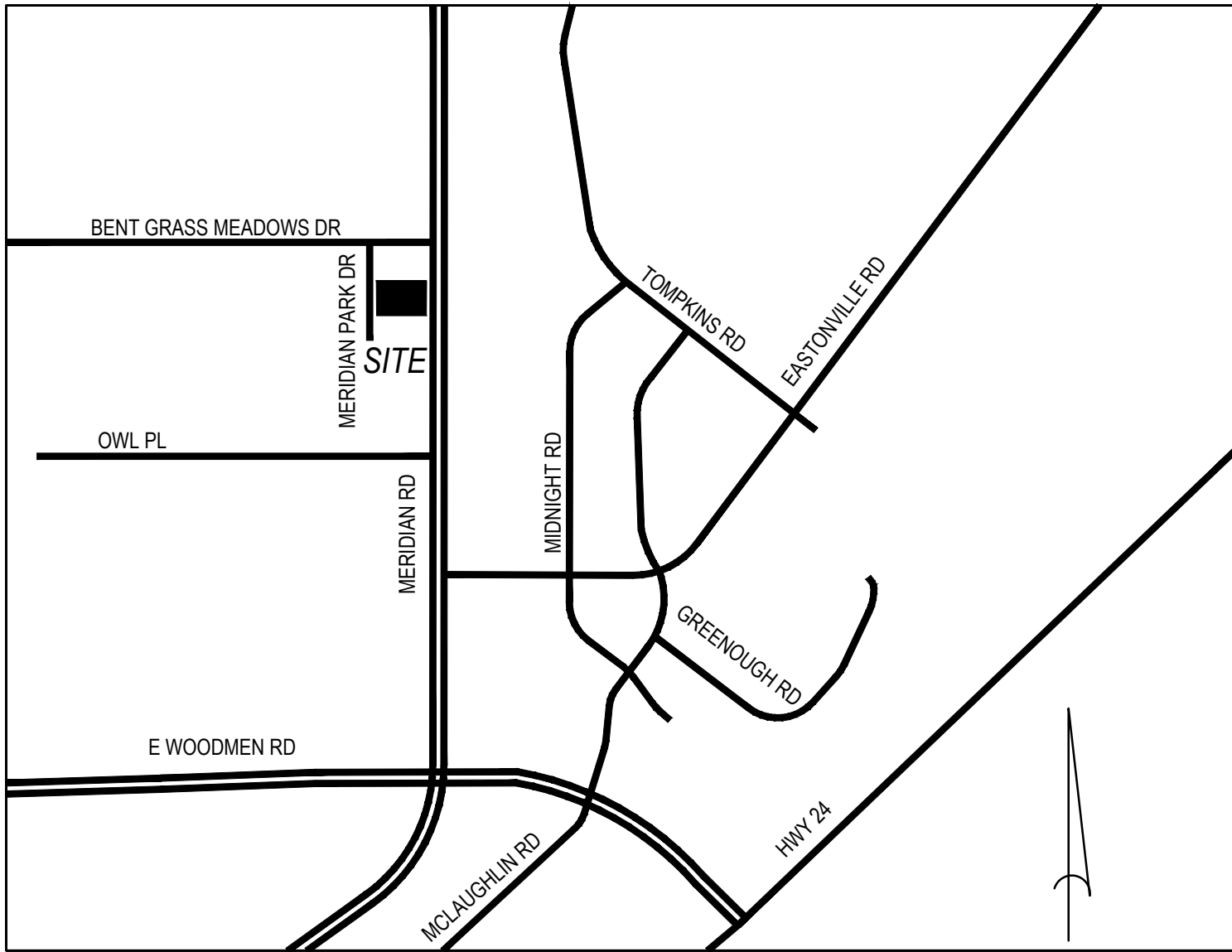
ELEV. = 6927.80' NVGD29

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BENT GRASS EAST COMMERCIAL
FILING NO. 4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO
COUNTY COLORADO. SAID LINE BEARS N89°30'48"E FROM MONUMENTS SHOWN.

PROPERTY TAX SCHEDULE NUMBER:

5301104005
8059 MERIDIAN PARK DR



VICINITY MAP

1" = 1000' ±

LEGEND

	PROPERTY LINE		EXISTING CONTOUR
	PROPOSED HANDICAP PARKING STALL		PROPOSED CONTOUR
	PROPOSED PARKING COUNT PER ROW		FINISHED GRADE AT BOTTOM OF WALL
	PROPOSED LANDSCAPED AREA		TOP OF WALL
	PROPOSED SIDEWALK		PROPOSED SPOT ELEVATION
	PROPOSED HANDICAP RAMP		EXISTING SPOT ELEVATION
	PROPOSED SITE SIGNAGE		FLOWLINE ELEVATION
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		TOP OF CURB ELEVATION
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		SIDEWALK ELEVATION
	EXISTING CURB AND GUTTER		HIGH POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH SPILL PAN		LOW POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH CATCH PAN		EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	SAWCUT LINE		EXISTING STORM SEWER WITH MANHOLE
	PROPOSED WALL		EXISTING SANITARY SEWER WITH MANHOLE
			EXISTING WATERLINE WITH HYDRANT
			PROPOSED STORM SEWER W/ MANHOLE AND INLET
			PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
			PROPOSED WATERLINE AND HYDRANT
			PROPOSED WATER SERVICE LINE
			EASEMENT
			TRANSFORMER

APPLICANT/OWNER:

CARUBIA PROPERTIES
8035 MERIDIAN PARK DRIVE
FALCON, CO 80831
719-640-1962
CONTACT: LUCAS CARUBIA
LUCAS.CARUBIA@GMAIL.COM

CIVIL ENGINEER:

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220
LITTLETON, COLORADO 80128
303-232-8088
CONTACT: JERRY DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

SURVEYOR

RIDGELINE LAND SURVEYING
575 VALLEY STREET, SUITE 3
COLORADO SPRINGS, CO 80915
719-236-2917
CONTACT: JAMES LENZ, P.L.S.

ARCHITECT

BATTISTA DESIGN GROUP
3650 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033
303-428-4895
CONTACT: PAUL BATTISTA
PAUL@BATTISTADESIGN.NET

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 S. CLARKSON STREET
DENVER, CO 80210
303-282-0463
CONTACT: TOM JUMP
TOMJ@JUMPDESIGNCO.COM

LIGHTING ENGINEER

ROSSI ENGINEERING
5376 S. GIBRALTAR COURT
CENTENNIAL, CO 80015
303-720-9827
CONTACT: JUSTIN HAYES
JHAYES@ROSSIENGINEERING.NET

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE
APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE
SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY
CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY
NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING
FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND
UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

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.

JERRY W. DAVIDSON, P.E. CO LIC. NO. 30226
PHONE NUMBER: 303-232-8088

DATE: _____

OWNER'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

GRADING AND EROSION CONTROL REVIEW

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, 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 RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR'S DISCRETION.

DATE: _____

COUNTY PROJECT ENGINEER SIGNATURE _____

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.

SHEET INDEX

C0.00	COVER SHEET
C0.01	WOODMEN HILLS GENERAL NOTES
C0.02	GENERAL NOTES
C3.10	SITE PLAN
C3.11	HORIZONTAL CONTROL PLAN
C4.10	GRADING PLAN
C5.01	GEC NOTES SHEET
C5.10	INITIAL GEC PLAN
C5.11	INTERIM GEC PLAN
C5.12	FINAL GEC PLAN
C5.13	UIA-RPA EXHIBIT
C5.90	GEC DETAILS
C5.91	GEC DETAILS
C5.92	GEC DETAILS
C6.10	UTILITY PLAN
C6.90	UTILITY DETAILS
C6.91	UTILITY DETAILS
C6.92	UTILITY DETAILS
C9.00	CONSTRUCTION DETAILS
C9.01	CONSTRUCTION DETAILS

FIRE FLOW DATA

CODE USED FOR ANALYSIS 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: VB
FIRE AREA: 7,548 SF
FIRE SPRINKLER SYSTEM: YES
REQUIRED FIRE FLOW: 1,500 GPM (2,250 GPM X 50%=1,125GPM, 1,500 GPM MIN)
NUMBER OF HYDRANTS: 1



PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

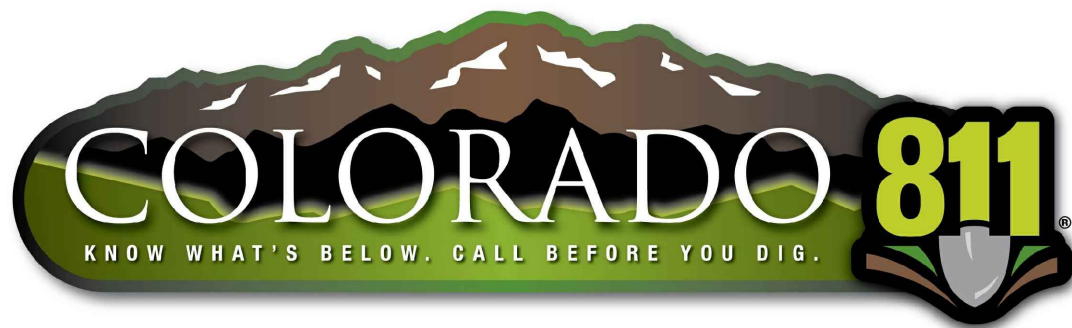
COVER SHEET

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C0.00



WOODMEN HILLS METROPOLITAN DISTRICT GENERAL NOTES

General

1. All utility construction to be conducted in conformance with the current Woodmen Hills Metropolitan Sanitation District (WHMDS, 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 twelve inches (12") and fittings shall have cathodic protection using two (2) 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 (2) 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 District, 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 pipeline 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.

Revised: December 2021

Page 1

Appendix C

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 District's 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 preconstruction 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 preconstruction meeting. No preconstruction 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 tested prior to CCTV inspection.
 - All lines shall be CCTV inspected and video shall be submitted to the District for review and approval.

Revised: December 2021

Page 2

Appendix C

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-through has occurred.
 - b) A second acceptance may occur once the 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 approved 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 five hundred feet (500') (valve boxes can be used at intersections and service stubs).

Revised: December 2021

Page 3

Appendix C

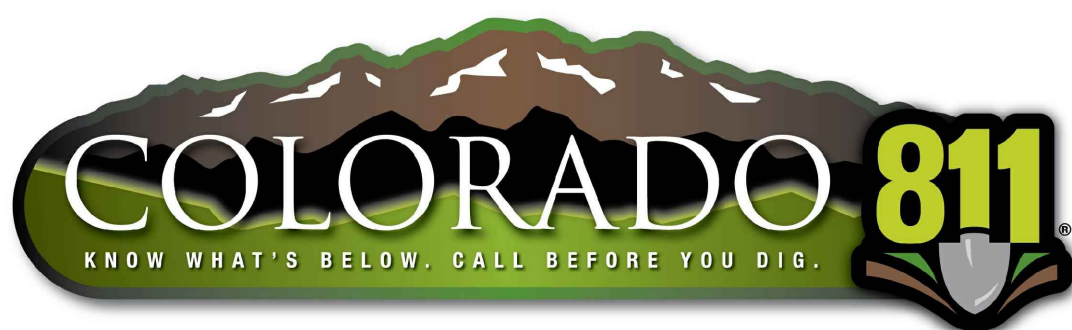
35. Contractor shall make connections to existing water line without shutdown, or else notify the District of any service shutdowns necessary to connect to existing lines.
 36. Irrigation services shall have a stop-and-waste curb stop valve installed along with tracer wire extending back to the main 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, Back-T testing, and 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, inline PVC push-on wyes. Single saddle tap allowed on existing mains. Multiple saddle taps on existing mains must be approved by the District on a case by case basis
 39. All sanitary sewer manholes shall be wrapped with RU116 - RUBR-NEK joint wrap, or approved equal, and coated.
 40. All sewer lines must be bedded with squeegee or ¾" crushed rock.
 41. 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, and 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 the first lift of asphalt is down and the above requirements are met.

The above guidelines are subject to change at any time.

Revised: December 2021

Page 4

Appendix C



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP,

[illegible]

WOODMEN HILLS GENERAL NOTES

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR

Design By:	CLN
Approved By:	JWD
Project No.:	2024-019

SHEET

C0.01

PROJECT GENERAL NOTES

GENERAL NOTES

1.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
2.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
3.

UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.
4.

NOT USED.
5.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6.

THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
7.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
9.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.
11.

THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12.

THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.
13.

NOT USED.
14.

INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
15.

DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIXED AT HIS OWN EXPENSE.
16.

RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
17.

IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
18.

BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
19.

ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.

SIGNING AND STRIPING NOTES:

1.

ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2.

REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3.

ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4.

ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5.

STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6.

ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7.

ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8.

ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9.

ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10.

ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11.

ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
12.

WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13.

ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14.

THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15.

THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

SITE/GRADING GENERAL NOTES

1.

CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2.

EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.
3.

PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4.

NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.
5.

CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF BUILDINGS AND APPURTENANCES. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
6.

ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).
7.

ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8.

ASPHALT GRADES SHALL NOT BE LESS THAN 1.80% IN THE DIRECTION OF FLOW; CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9.

HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
10.

HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
11.

THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:

a.

THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

b.

THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

c.

HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.
12.

PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.
13.

IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE DEVELOPER/OWNER, THE ENGINEER, AND THE GEOTECHNICAL ENGINEER IMMEDIATELY.
14.

ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
15.

ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
16.

CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.
17.

ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
18.

REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
19.

CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.
20.

CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND SIGNAGE MANUFACTURER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO THE OWNER FOR APPROVAL.
21.

REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
22.

GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
23.

THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.
24.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
25.

IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.
26.

NOT USED.
27.

THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

MSE (MECHANICALLY STABILIZED EARTH) RETAINING WALL GENERAL NOTES

1.

CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.
2.

THE ALIGNMENT OF THE MSE WALLS IS SHOWN ON THE PLANS AND ASSOCIATED PROFILES DEPICTING THE FINISHED GRADE AT THE TOP OF THE WALL (TW) AND BOTTOM OF THE WALL (BW) AND IS NOT INTENDED TO SHOW ANY PORTION OF THE WALL BELOW FINISHED GRADE. CHANGES IN THE TOP OF WALL ELEVATIONS SHALL BE ACHIEVED BY UNIFORMLY STEPPING THE WALL.
3.

CONTRACTOR IS REQUIRED TO:

a.

REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.

b.

PROVIDE FULL DESIGN OF THE WALL INCLUDING DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS PREPARED BY A LICENSED ENGINEER TO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DESIGN SHALL CONSIDER THE LONG TERM STRUCTURAL STABILITY OF THE WALL AND ADDRESS DRAINAGE BEHIND THE WALL.

c.

OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

d.

VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.

e.

PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.

f.

PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.

g.

DETAIL, PROVIDE, AND INSTALL A PEDESTRIAN GUARDRAIL ALONG THE TOP OF ALL WALLS INSTALLED IF REQUIRED BY CODE OR FOR SAFETY. REFER TO PROJECT SPECIFICATIONS IN BUILDING DRAWING SET.

h.

SUBMIT TO THE ARCHITECT A COLOR AND TEXTURE SAMPLE OF THE BLOCK TO BE USED PRIOR TO INSTALLATION.

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] ____.

GENERAL NOTES

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

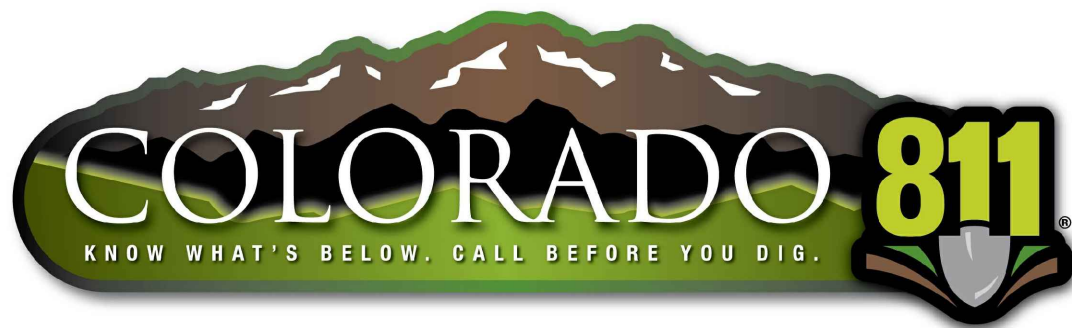
SHEET

C0.02

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
1	07/09/25	5TH SUBMITTAL	
2	06/19/25	4TH SUBMITTAL	
3	05/30/25	3RD SUBMITTAL	
4	04/25/25	2ND SUBMITTAL	
5	02/03/25	1ST SUBMITTAL	
6			



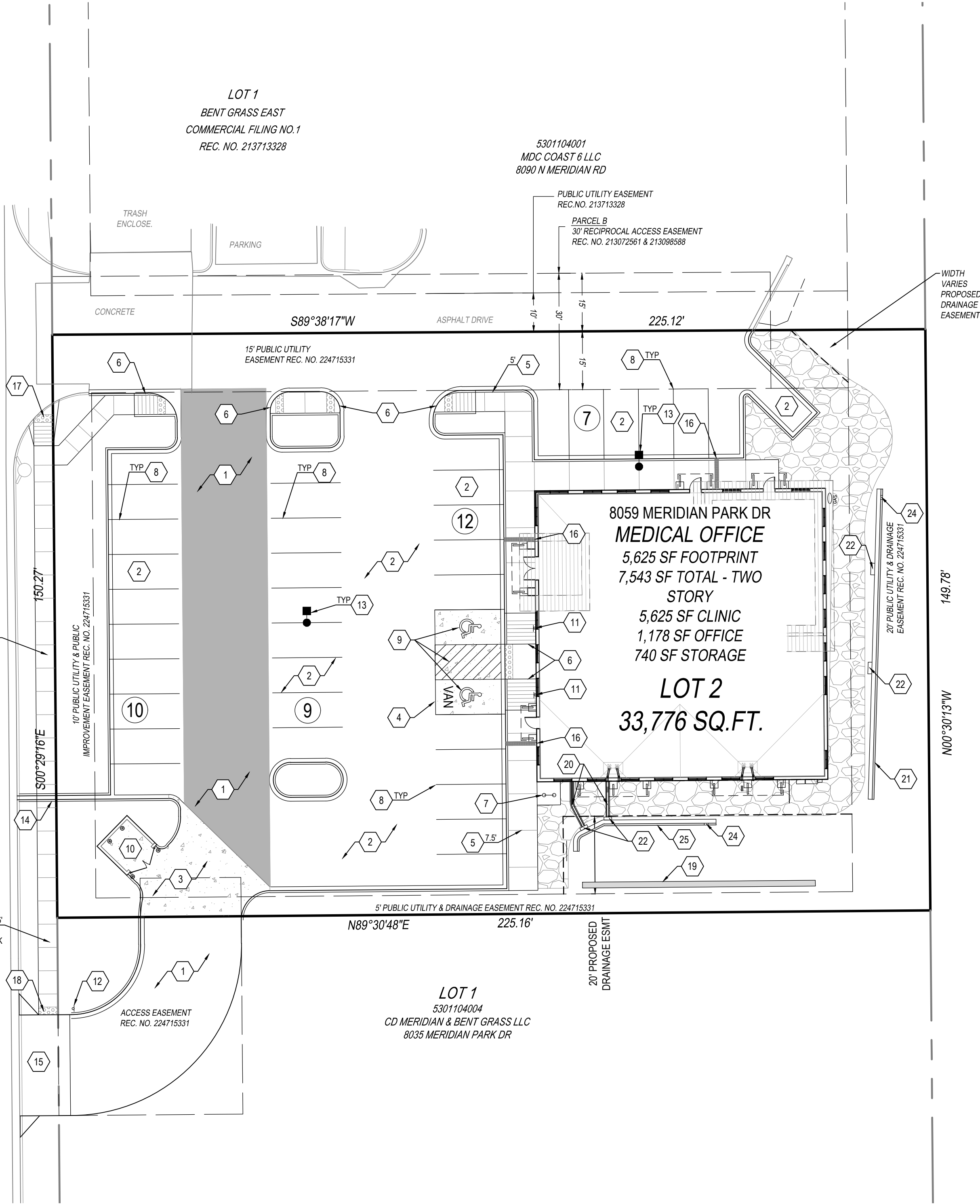


THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

BENT GRASS
MARKET VIEW
(PRIVATE)

MERIDIAN PARK DRIVE
(60' ROW REC. NO. 2147138515)



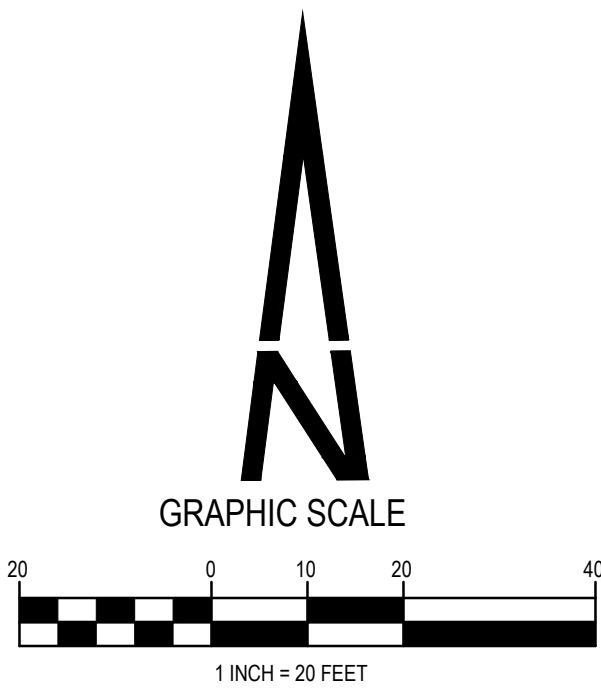
MERIDIAN ROAD
(210' ROW REC. NO. 210134150)

LEGEND

	PROPERTY LINE
	PROPOSED HANDICAP PARKING STALL
	PROPOSED PARKING COUNT PER ROW
	PROPOSED LANDSCAPED AREA
	PROPOSED SIDEWALK
	PROPOSED HANDICAP RAMP
	FIRE HYDRANT
	PROPOSED SITE SIGNAGE
	PROPOSED CONCRETE PAVEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SITE LIGHTING

CONSTRUCTION NOTES

- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- CONSTRUCT STANDARD DUTY ASPHALT IN PARKING SPACES AND DRIVE ADJACENT TO THE BUILDING. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. SEE DETAIL ON SHEET C9.00.
- CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL ON SHEET C9.00.
- INSTALL BIKE RACK. SEE DETAIL ON SHEET C9.00.
- PAINT PARKING LOT STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.
- PAINT ACCESSIBLE STRIPING AND SYMBOL. SEE DETAIL ON SHEET C9.00.
- CONSTRUCT TRASH ENCLOSURE. SEE BUILDING PLANS.
- INSTALL ADA SIGNAGE. INSTALL VAN PLACARD AT VAN SPACE. SEE DETAIL ON SHEET C9.00. MOUNT SIGN ON THE BUILDING.
- INSTALL STOP SIGN. SEE DETAIL ON SHEET C9.00.
- INSTALL LIGHT POLE. COORDINATE INSTALLATION WITH THE SITE ELECTRICAL PLANS.
- CONSTRUCT 1' WIDE COVERED CHASE FOR THE SIDEWALK CROSSING. SEE DETAIL ON SHEET 9.01.
- CONSTRUCT DRIVEWAY ACCESS. SEE DETAIL ON SHEET C9.01.
- CONSTRUCT 1' WIDE COVERED CURB CHASE FOR CANOPY DOWNSPOUT DISCHARGE. SEE DETAIL ON SHEET C9.01.
- CONSTRUCT PUBLIC CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL ON SHEET C9.01.
- CONSTRUCT DETECTABLE WARNING. SEE DETAIL ON SHEET C9.01.
- CONSTRUCT MSE RETAINING WALL. CONSULT OWNER FOR BLOCK COLOR. DESIGN BUILT BY CONTRACTOR. ALSO SEE MSE NOTES ON C0.02. ALL WALLS OVER 4' TO BE INCLUDED IN THE BUILDING PERMIT PROCESS.
- CONSTRUCT 1' WIDE CURB CHASE WITH A MIN. 2% SLOPE DAYLIGHTING INTO THE LEVEL SPREADER.
- CONSTRUCT LEVEL SPREADER. SEE DETAIL AND FIGURE ON SHEET C5.13.
- CONSTRUCT 2' X 1' X 6" DEEP CONCRETE PAD WITH A MIN. 1% SLOPE AS PART OF THE LEVEL SPREADER.
- CONSTRUCT 1' CURB CUT INTO LEVEL SPREADER.



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

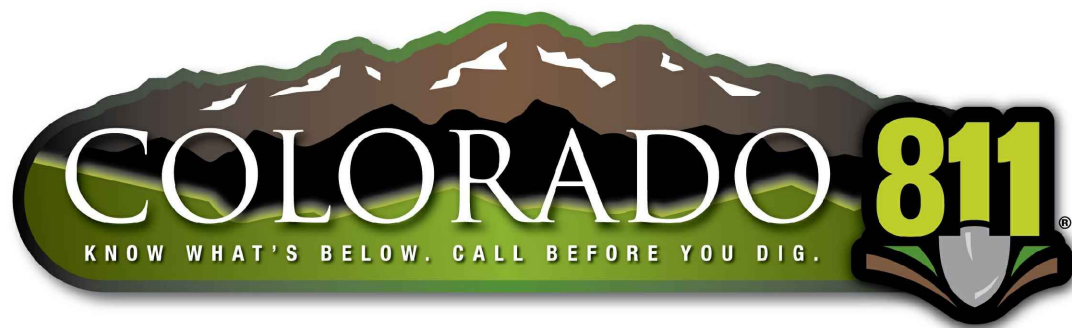
SITE PLAN

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

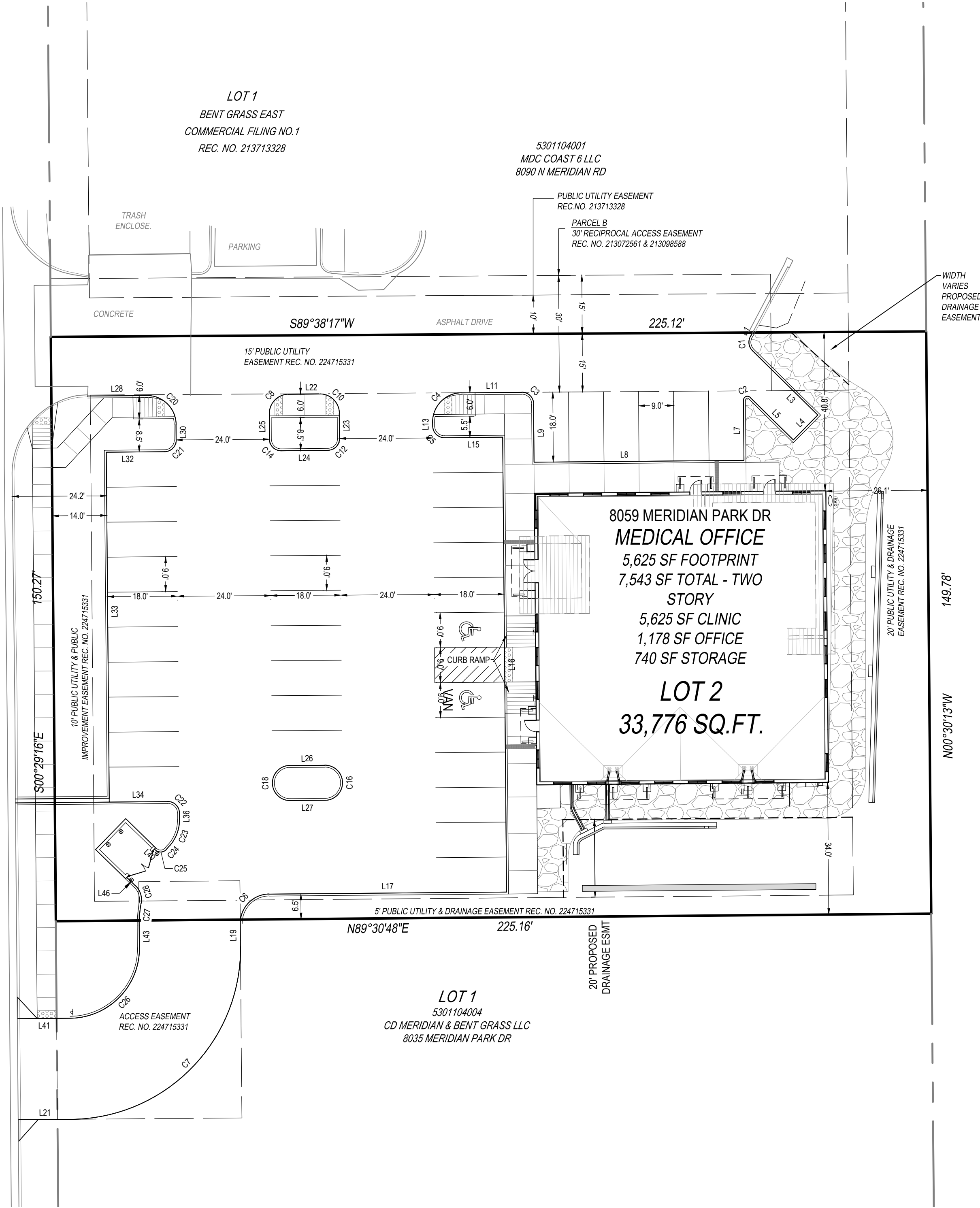
C3.10



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

MERIDIAN PARK DRIVE
(60' ROW REC. NO. 2147138515)



LEGEND

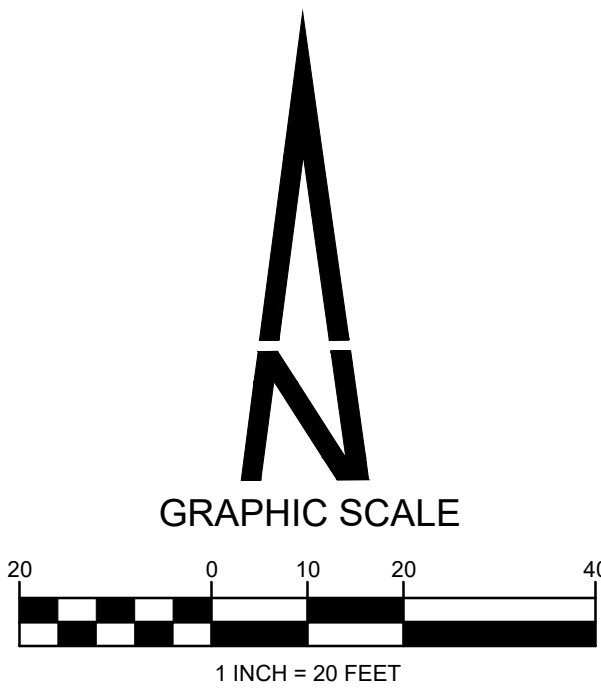
- PROPERTY LINE
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- SITE SIGNAGE
- SIDEWALK
- EXISTING CURB AND GUTTER
- CURB AND GUTTER

NOTE: DIMENSIONS SHOWN ARE TO FLOW LINE.

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C1	4.02'	76°50'38"	3.00	
C2	2.36'	135°00'00"	1.00	
C3	4.71'	90°00'00"	3.00	
C4	11.78'	90°00'00"	7.50	
C5	4.71'	90°00'00"	3.00	
C6	11.78'	89°59'56"	7.50	
C7	69.12'	90°00'00"	44.00	
C8	7.85'	90°00'00"	5.00	
C10	7.85'	90°00'00"	5.00	
C12	4.71'	90°00'00"	3.00	
C14	4.71'	90°00'00"	3.00	
C16	14.14'	180°00'00"	4.50	
C18	14.14'	180°00'00"	4.50	
C20	11.78'	90°00'00"	7.50	
C21	4.71'	90°00'00"	3.00	
C22	4.71'	90°00'00"	3.00	
C23	7.44'	42°37'59"	10.00	
C24	1.09'	2°05'24"	30.00	
C25	3.29'	94°11'58"	2.00	
C26	28.27'	90°00'00"	18.00	

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C27	5.69'	10°51'47"	30.00	
C28	4.90'	56°07'19"	5.00	
L1	0.75	S31°21'22"W		
L3	23.63	S45°29'16"E		
L4	9.00	S44°30'44"W		
L5	15.59	N45°29'16"W		
L7	15.47	S0°29'16"E		
L8	54.00	S89°30'44"W		
L9	15.00	N0°29'16"W		
L11	15.50	S89°30'44"W		
L13	0.99	S0°29'16"E		
L15	15.00	N89°30'44"E		
L16	117.00	S0°29'16"E		
L17	61.07	S89°30'44"W		
L19	6.00	S0°29'12"E		
L21	13.43	S89°30'48"W		
L22	8.00	N89°30'44"E		
L23	6.49	S0°29'16"E		
L24	12.00	S89°30'44"W		
L25	6.49	N0°29'16"W		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L26	9.00	S89°30'44"W		
L27	9.00	N89°30'44"E		
L28	15.18	N89°30'44"E		
L30	3.99	S0°29'16"E		
L32	15.00	S89°30'44"W		
L33	90.00	S0°29'16"E		
L34	15.00	N89°30'44"E		
L36	1.66	S0°29'16"E		
L40	0.23	N45°44'43"W		
L41	13.43	N89°30'48"E		
L43	5.75	N0°29'12"W		
L46	3.09	N45°44'43"W		



HORIZONTAL CONTROL PLAN

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C3.11

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL
06/19/25	4TH SUBMITTAL
05/30/25	3RD SUBMITTAL
04/25/25	2ND SUBMITTAL
02/03/25	1ST SUBMITTAL

REVISIONS



T GRASS
KET VIEW
PRIVATE)

MERIDIAN PARK DRIVE
(60' ROW REC. NO. 2147138515)

LOT 1
BENT GRASS EAST
COMMERCIAL FILING NO. 1
REC. NO. 213713328

5301104001
MDC COAST 6 LLC
8090 N MERIDIAN RD

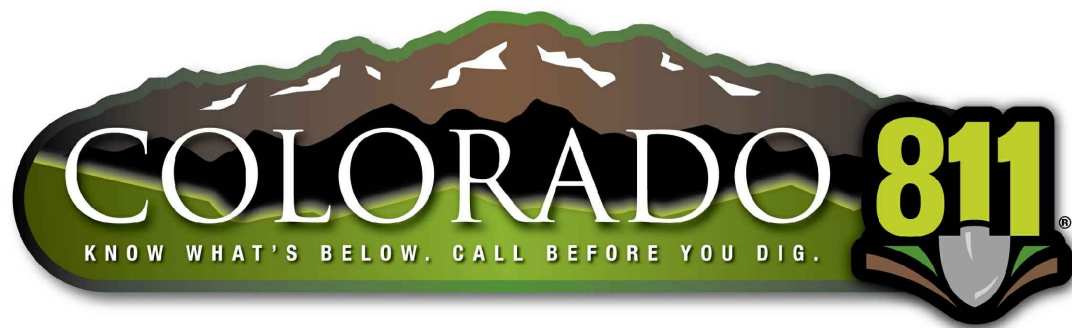
WIDTH VARIES
PROPOSED
DRAINAGE
EASEMENT

MERIDIAN ROAD
(210' ROW REC. NO. 210134150)

8059 MERIDIAN PARK DR
MEDICAL OFFICE
5,625 SF FOOTPRINT
7,543 SF TOTAL - TWO
STORY
5,625 SF CLINIC
1,178 SF OFFICE
740 SF STORAGE
LOT 2
33,776 SQ.FT.

LOT 1
5301104004
CD MERIDIAN & BENT GRASS LLC
8035 MERIDIAN PARK DR

BASIS OF BEARING



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

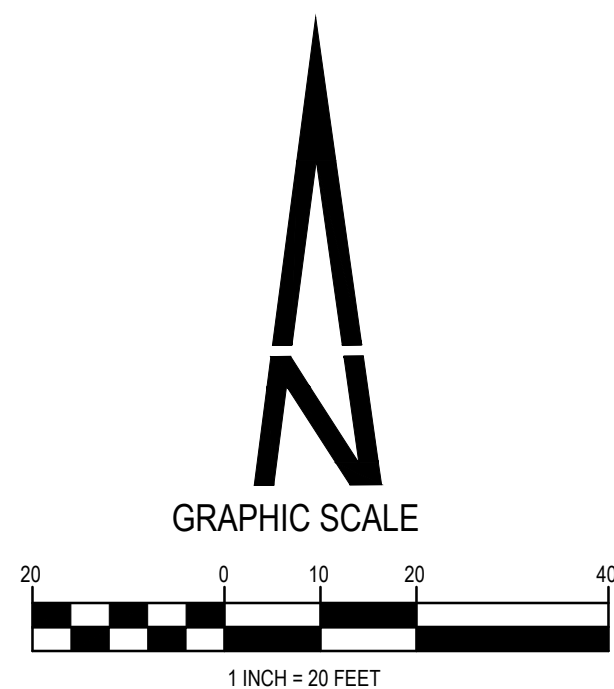
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGEND

	PROPERTY LINE
	LANDSCAPED AREA
	SIDEWALK
	HANDICAP RAMP
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	SPILL CURB AND GUTTER
	CATCH CURB AND GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION (FLOWLINE)
	EXISTING SPOT ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE DETAIL ON SHEET C9.00.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE DETAIL ON SHEET C9.00.
3. CONSTRUCT SLOTTED CURB AND GUTTER. SLOT OPENINGS 1.5" SPACED 2' O.C.
4. CONSTRUCT 1' WIDE COVERED CHASE THRU SIDEWALK AND OPEN CHASE THRU LANDSCAPE. SEE DETAIL ON SHEET 9.01.
5. SAWCUT AND REMOVE EX PAVEMENT 2' OFF PROPOSED LIP OF GUTTER PAN.
6. REMOVE EX CURB AND GUTTER.
7. INSTALL 88 LF 18" RCP @ 5.41 %.
8. INSTALL 6' X 6' X 2' DEEP FLAT PAD OF TYPE M RIPRAP OVER FABRIC WITH ROCK SIZE FROM 6" TO 24" AND $D_{50}=12$ INCHES.
9. CONSTRUCT 1' WIDE CURB CHASE WITH A MIN. 2% SLOPE DAYLIGHTING INTO THE LEVEL SPREADER.
10. CONNECT 6" PVC PIPE AT A MIN. 2% SLOPE TO THE ROOF DRAIN DAYLIGHTING AT THE CONCRETE PAD LEADING TO THE LEVEL SPREADER.
11. CONSTRUCT MSE RETAINING WALL. CONSULT OWNER FOR BLOCK COLOR, DESIGN BUILD BY CONTRACTOR. ALSO SEE MSE NOTES ON C0.02. ALL WALLS OVER 4' TO BE INCLUDED IN THE BUILDING PERMIT PROCESS.
12. CONSTRUCT LEVEL SPREADER. SEE DETAIL AND FIGURE ON SHEET C5.13.
13. CONSTRUCT 2' X 1' X 6" DEEP CONCRETE PAD WITH A MIN. 1% SLOPE AS PART OF THE LEVEL SPREADER.
14. CONSTRUCT 1' WIDE CURB CUT INTO LEVEL SPREADER.



PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

GRADING PLAN

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C4.10

- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1 - 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

GE TO EXISTING IMPROVEMENTS AND

GE TO EXISTING IMPROVEMENTS AND

GE TO EXISTING IMPROVEMENTS AND

SE TO EXISTING IMPROVEMENTS AND

USE TO EXISTING IMPROVEMENT

ADDITIONAL COMMENTS

ADDITION TO EXISTING IMPROVEMENTS AND

USE TO EXISTING IMPROVEMENTS AND

USE TO EXISTING IMPROVEMENTS AND

ADDITION TO EXISTING IMPROVEMENTS AND

USE TO EXISTING IMPROVEMENTS AND

SE TO EXISTING IMPROVEMENTS AND

GE TO EXISTING IMPROVEMENTS AND

ADDITION TO EXISTING IMPROVEMENTS AND

ADDITION TO EXISTING IMPROVEMENTS AND

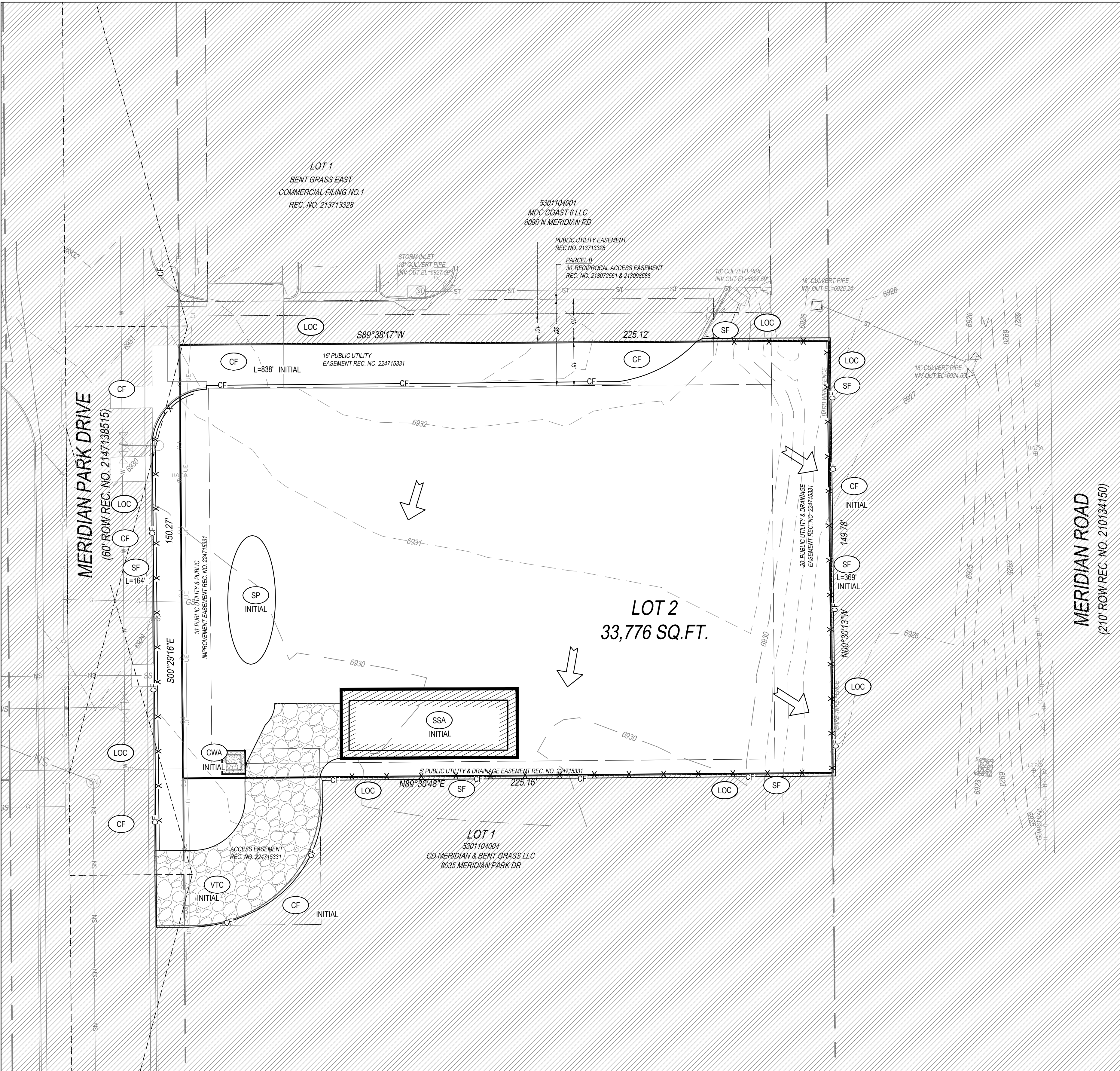
GE TO EXISTING

GE TO EXISTING IN

GE TO EXISTING IMP

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1 - 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



LEGEND

PROPERTY LINE

SF SILT FENCE

SSA STABILIZED STAGING AREA

VTC VEHICLE TRACKING CONTROL

UN-DISTURBED AREA

DISTURBED AREA

LOC LIMITS OF DISTURBANCE / CONSTRUCTION BOUNDARY

TCB TEMPORARY COMPACTED BERM

PT PORTABLE TOILET

DRAINAGE DIRECTION

SP SOIL STOCKPILE

CWA CONCRETE WASHOUT AREA

SCL SEDIMENT CONTROL LOGS

CF CONSTRUCTION FENCE

GRADING AND EROSION CONTROL NOTES

BARE DIRT AND NATIVE GRASS VEGETATION ON SITE.

NO GEO HAZARDS LOCATED ON SITE.

NO BATCH PLANTS LOCATED ON SITE.

NO PRESEVATION EASEMENT.

AREA OF DISTURBANCE = 0.87 AC

RECEIVING WATERS = FALCON DRAINAGE BASIN

EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.

SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.

CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.

CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.

ESTIMATED STARTING DATE JUNE, 2025.

ESTIMATED COMPLETION JANUARY 2026

FINAL STABILIZATION JUNE, 2026.

PERMANENT WATER QUALITY IS PROVIDED AS PART OF THE BENT GRASS EAST AND A GRASS SWALE ON SITE.

14 CY OF CUT
1436 CY OF FILL
1422 CY NET (FILL)

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

INITIAL GEC PLAN

CARUBIA PROPERTIES

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

8035 MERIDIAN PARK DR

COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

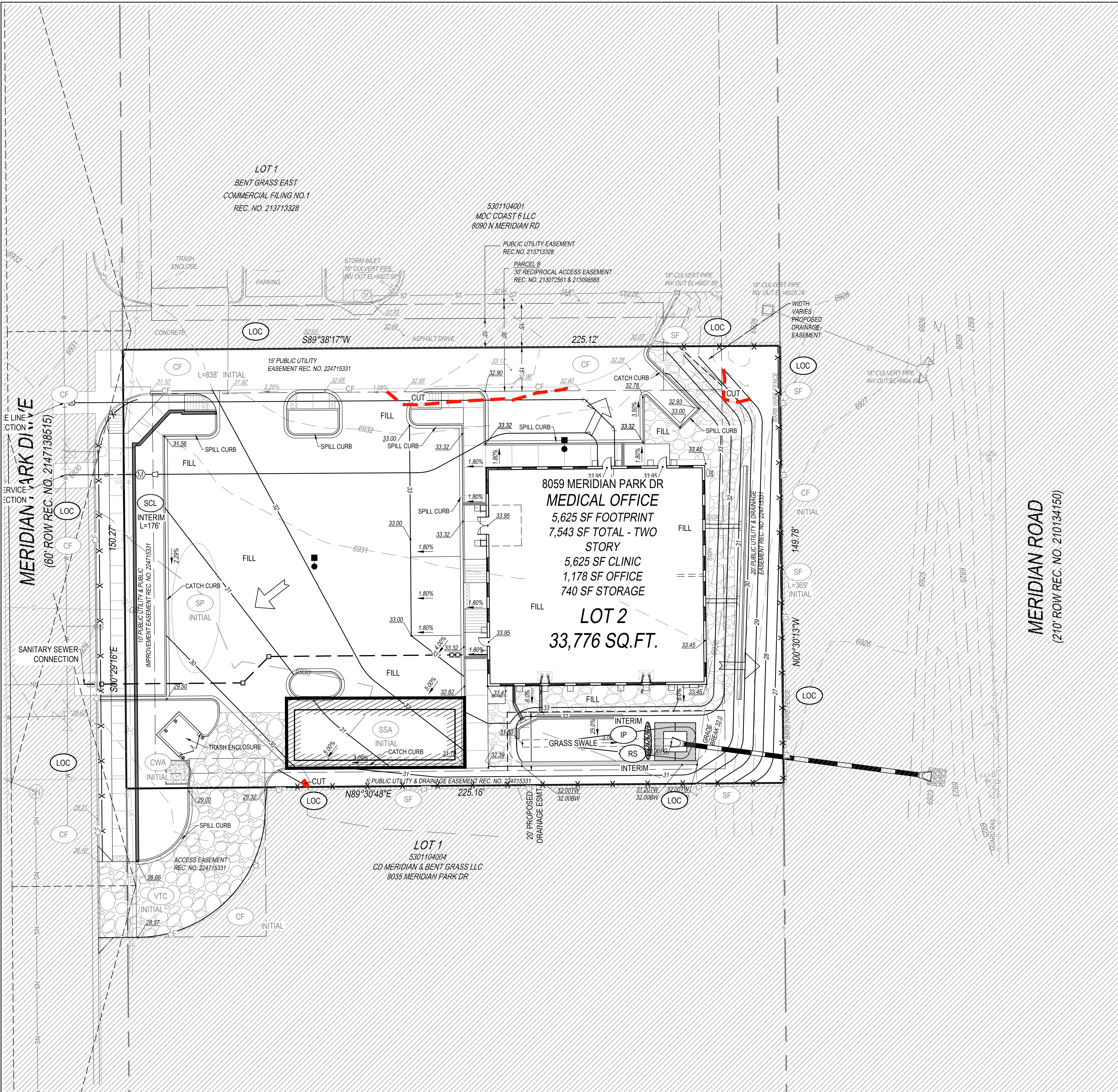
SHEET

C5.10

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PERCEPTION
DESIGN GROUP, INC.
6601 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120, 303.282.8888
WWW.PERCEPTIONDESIGNGROUP.COM



LEGEND

- PROPERTY LINE
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- UN-DISTURBED AREA
- DISTURBED AREA
- LOC LIMITS OF DISTURBANCE / CONSTRUCTION BOUNDARY
- TCB TEMPORARY COMPACTED BERM
- PT PORTABLE TOILET
- CWA CONCRETE WASHOUT AREA
- IP INLET PROTECTION
- SCL SEDIMENT CONTROL LOG
- SM SEED AND MULCH
- SP SOIL STOCKPILE
- RS ROCK SOCK
- DRAINAGE DIRECTION
- CF CONSTRUCTION FENCE
- ECB EROSION CONTROL BLANKET
- CUT / FILL LINE

GRADING AND EROSION CONTROL NOTES

BARE DIRT AND NATIVE GRASS VEGETATION ON SITE.

NO GEO HAZARDS LOCATED ON SITE.

NO BATCH PLANTS LOCATED ON SITE.

NO PRESEVATION EASEMENT.

AREA OF DISTURBANCE = 0.87 AC

RECEIVING WATERS = FALCON DRAINAGE BASIN

EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.

SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.

CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.

CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.

ESTIMATED STARTING DATE JUNE, 2025.

ESTIMATED COMPLETION JANUARY 2026

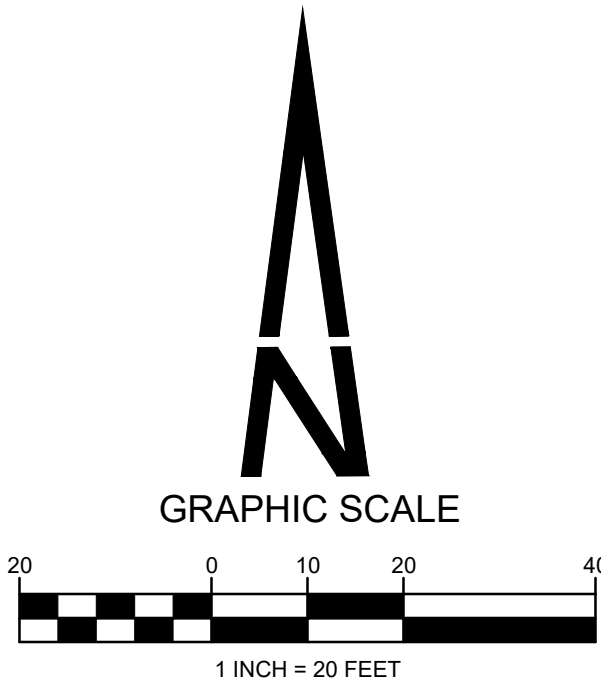
FINAL STABILIZATION JUNE, 2026.

PERMANENT WATER QUALITY IS PROVIDED AS PART OF THE BENT GRASS EAST AND A GRASS SWALE ON SITE.

14 CY OF CUT

1436 CY OF FILL

1422 CY NET (FILL)



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

INTERIM GEC PLAN

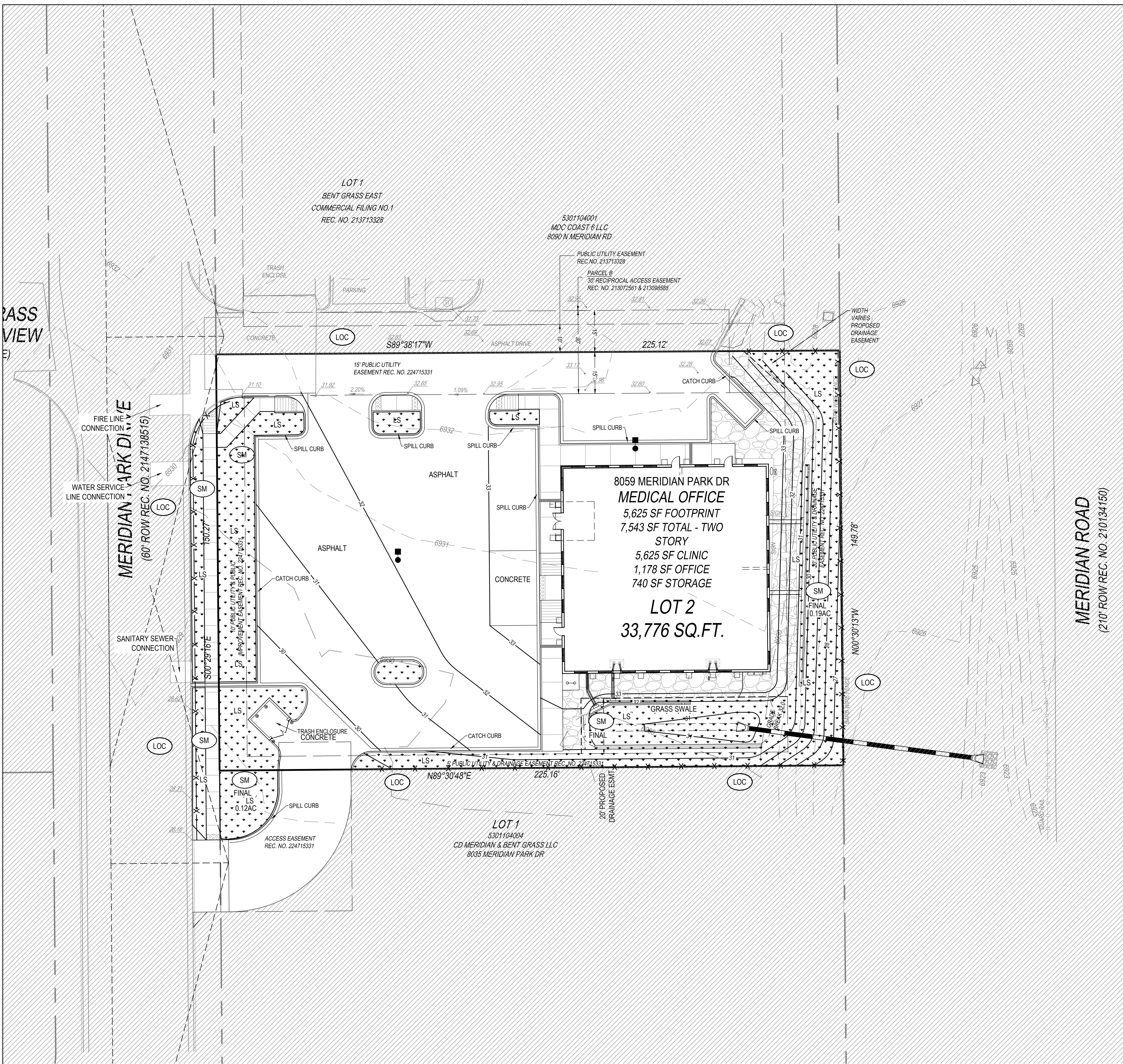
CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C5.11





LEGEND

PROPERTY LINE

SF SILT FENCE

SSA STABILIZED STAGING AREA

VTC VEHICLE TRACKING CONTROL

UN-DISTURBED AREA

DISTURBED AREA

LOC LIMITS OF DISTURBANCE / CONSTRUCTION BOUNDARY

SB SEDIMENT BASIN

TCB TEMPORARY COMPACTED BERM

PT PORTABLE TOILET

CWA CONCRETE WASHOUT AREA

IP INLET PROTECTION

SCL SEDIMENT CONTROL LOG

SM SEED AND MULCH

SP SOIL STOCKPILE

RS ROCK SOCK

DRAINAGE DIRECTION

CF CONSTRUCTION FENCE

ECB EROSION CONTROL BLANKET

GRADING AND EROSION CONTROL NOTES

BARE DIRT AND NATIVE GRASS VEGETATION ON SITE.

NO GEO HAZARDS LOCATED ON SITE.

NO BATCH PLANTS LOCATED ON SITE.

NO PRESEVATION EASEMENT.

AREA OF DISTURBANCE = 0.87 AC

RECEIVING WATERS = FALCON DRAINAGE BASIN

EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.

SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.

CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.

CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.

ESTIMATED STARTING DATE JUNE, 2025.

ESTIMATED COMPLETION JANUARY 2026

FINAL STABILIZATION JUNE, 2026.

PERMANENT WATER QUALITY IS PROVIDED AS PART OF THE BENT GRASS EAST AND A GRASS SWALE ON SITE.

14 CY OF CUT
1436 CY OF FILL
1422 CY NET (FILL)

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

FINAL GEC PLAN

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C5.12

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

CARUBIA PROPERTIES - PROPOSED DRAINAGE PLAN

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER SPILL PAN
- PROPOSED CURB AND GUTTER CATCH PAN
- FINISHED GRADE AT BOTTOM OF WALL
- TOP OF WALL
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW DIRECTION
- RECEIVING PERVIOUS AREA
- UNCONNECTED IMPERVIOUS AREA
- SEPARATE PERVIOUS AREA
- DIRECTLY CONNECTED IMPERVIOUS AREA

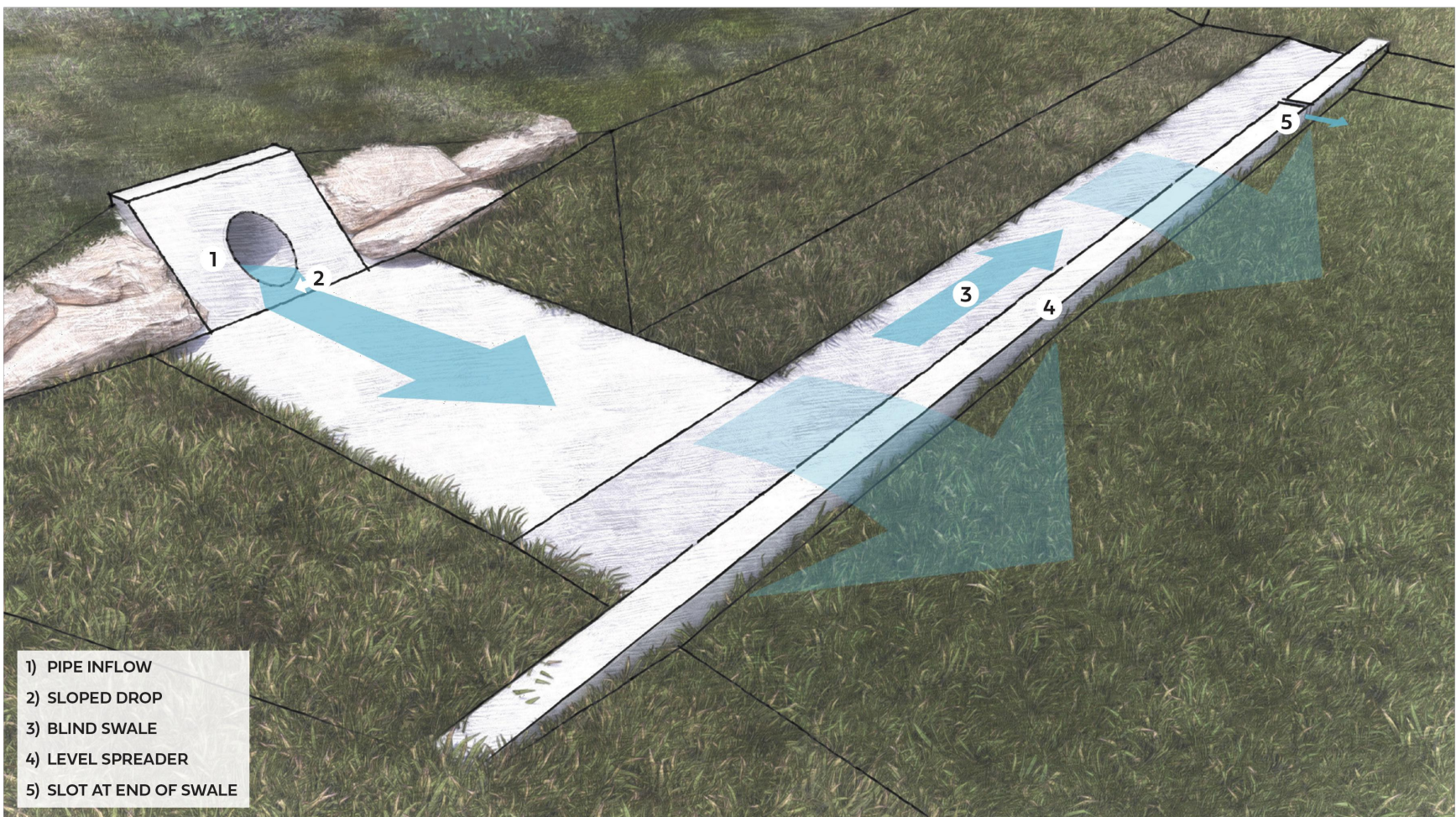
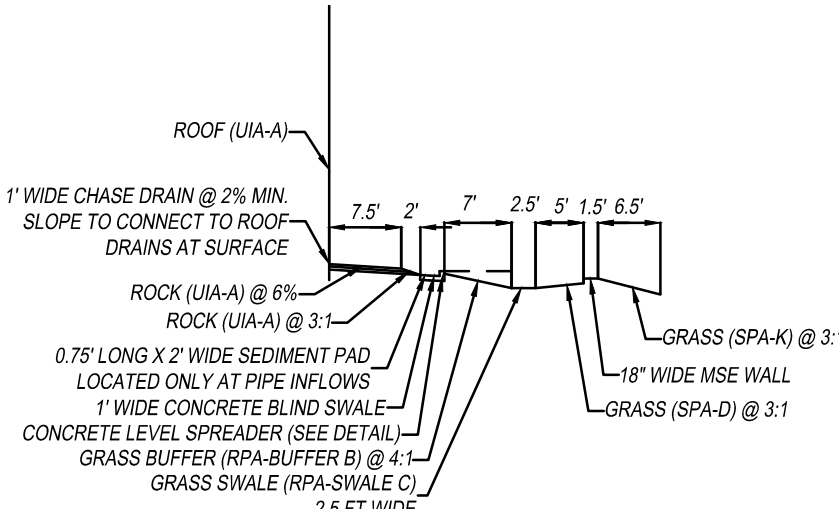


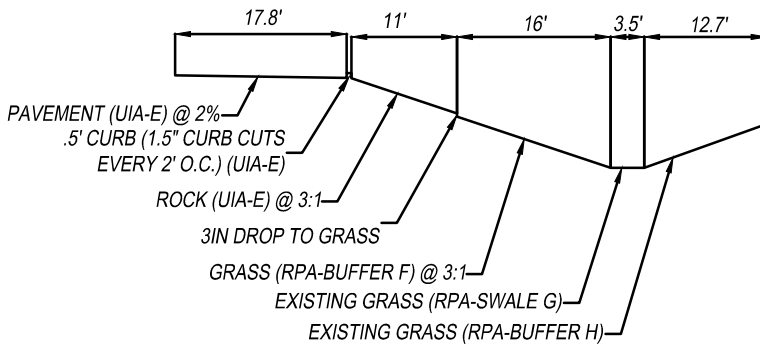
FIGURE 4-12. LEVEL SPREADER FOR PIPE INFLOW

Mile High Flood District | Urban Storm Drainage Criteria Manual Volume 3

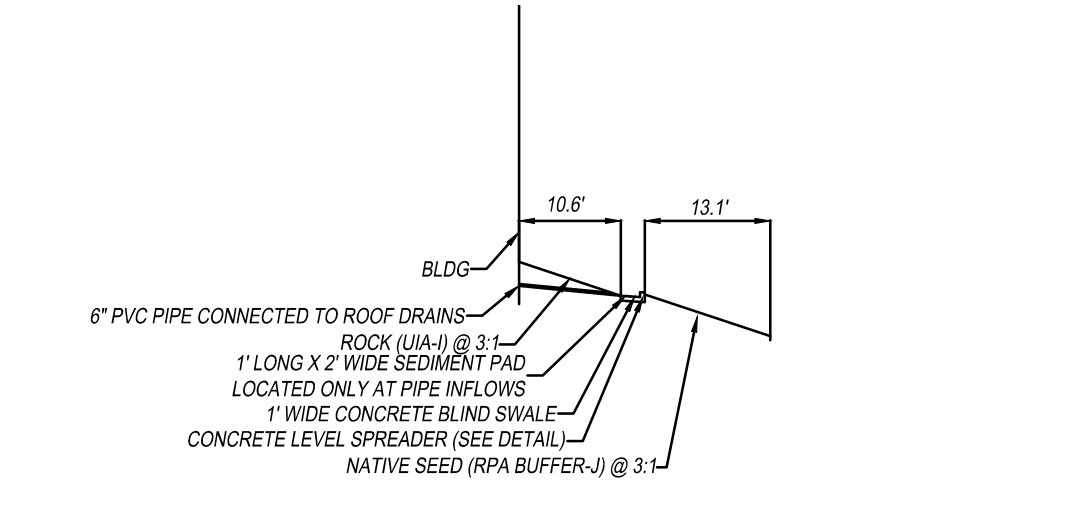
March 2024 | 31 of 47



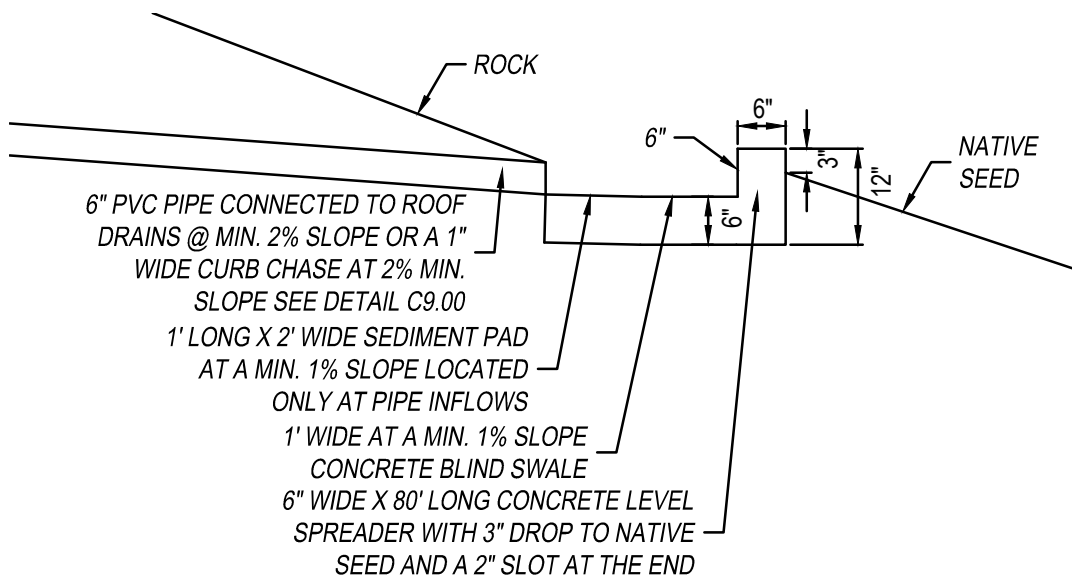
SECTION 1



SECTION 3



SECTION 2



LEVEL SPREADER DETAIL

RPA NOTES

ALL RPAS AND SPAS WILL NEED TO BE WITHIN A NO BUILD DRAINAGE EASEMENT OR TRACT.
VEGETATION IN RPAS AND SPAS SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%.

SITE LAYOUT INFO (User Input in Blue Cells)

Water Quality Event (WQE)	0.60	inches									
Outfall ID	6	5	7								
Total Tributary Area (ft²)	4,606	7,051	4,821								
Total Tributary Area (ac)	0.11	0.16	0.11								
Imperviousness (%)	58.0%	59.0%	86.0%								
MS4 Design Standard	Runoff	Runoff	Runoff								
SCM Type	RPA	RPA	RPA								
Notes:											

OUTFALL RESULTS

SCM Worksheet Name	RPA_6	RPA_5	RPA_7
Untreated Area (ft ²)	0	0	0
Default WQCV (ft ³)	88	137	148
Optional Override WQCV (ft ³)			
WQCV Reduction (ft ³)	88	137	126
Remaining WQCV (ft ³)	0	0	23
WQCV Reduction (%)	100%	100%	85%
Design WQCV of SCM (ft ³)	0	0	0
Pollutant Removal (ft ³)	0	0	0
Untreated WQCV (ft ³)	0	0	23

TOTAL SITE RESULTS (Sums results from all Outfalls)

Total Site Area	16,477	ft ²	0.38	acres
Treated Area	16,477	ft ²	0.38	acres
Untreated Area	0	ft ²	0.00	acres
Total Site Imperviousness	66.6%	%		
Default (or Override) WQCV	373	ft ³	0.009	acre-feet
Remaining WQCV	23	ft ³	0.001	acre-feet
WQCV Reduction	94%	%		
Design WQCV	0	ft ³	0.000	acre-feet
Untreated WQCV	23	ft ³	0.001	acre-feet

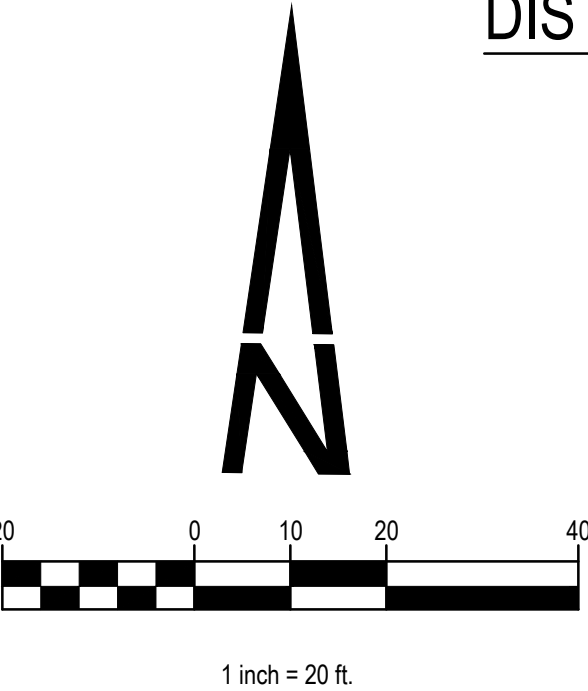
Confirm with local jurisdiction whether design meets Runoff Reduction Standard

DISTURBED AREA RUNOFF REDUCTION RESULTS

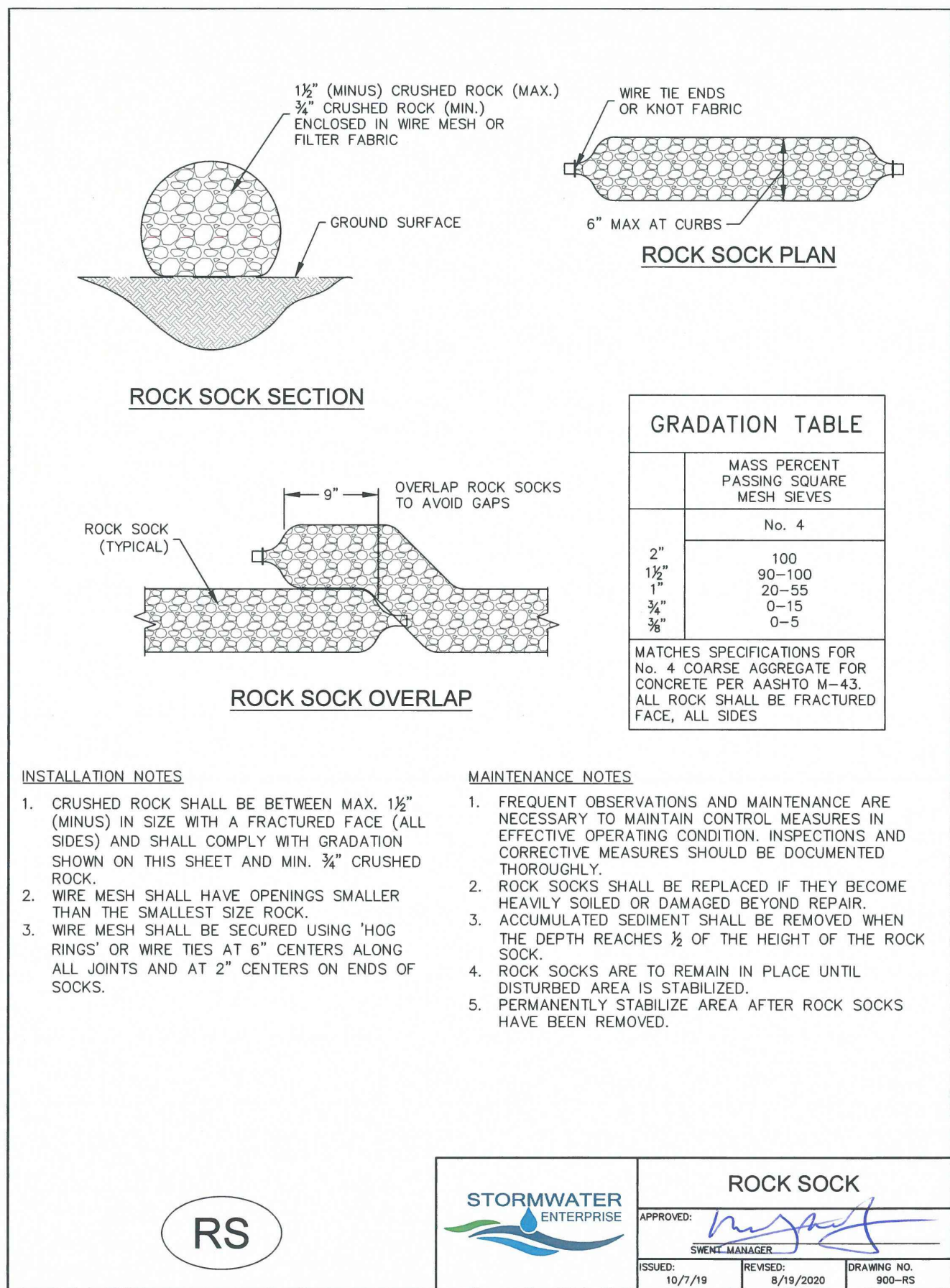
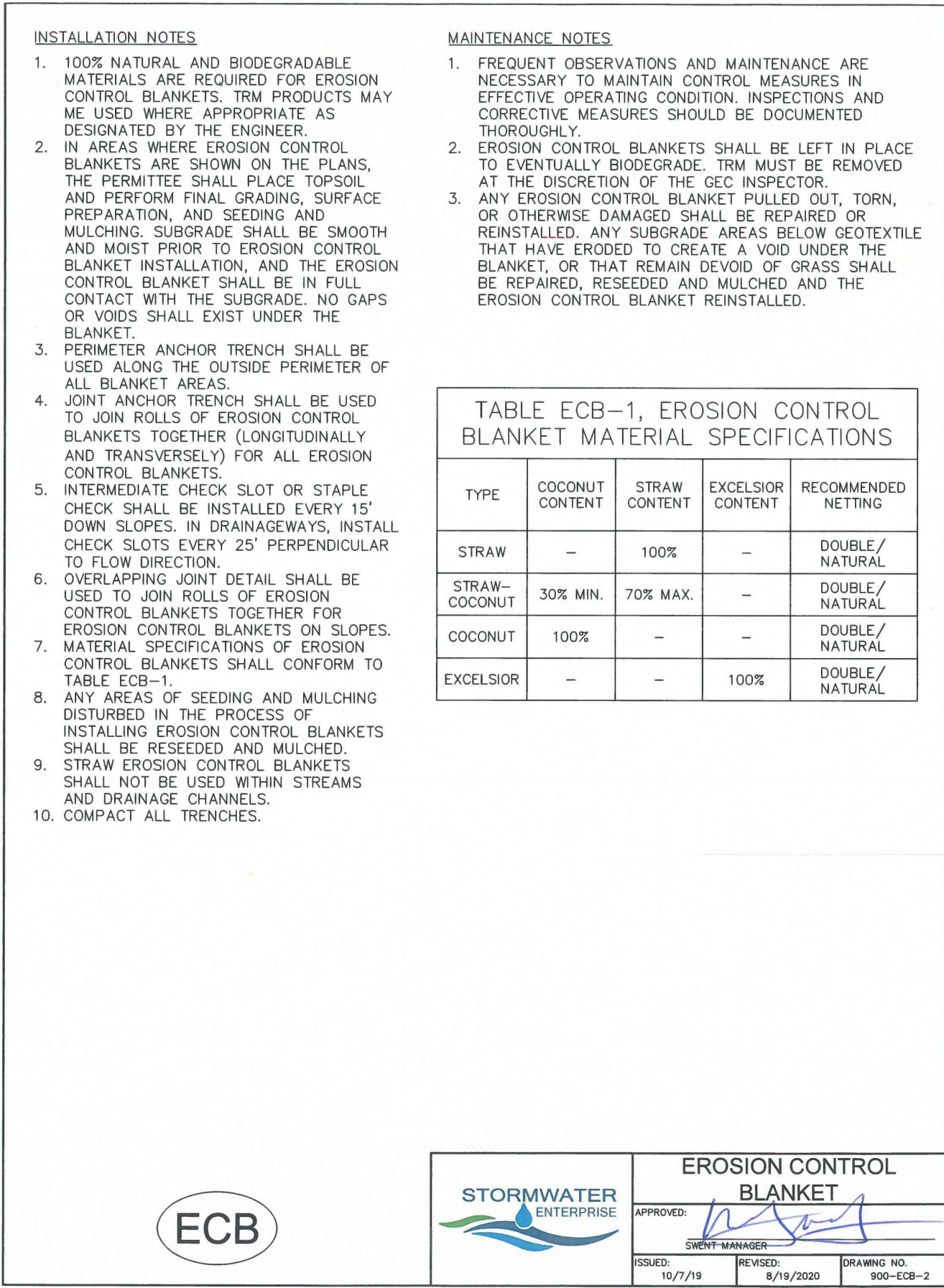
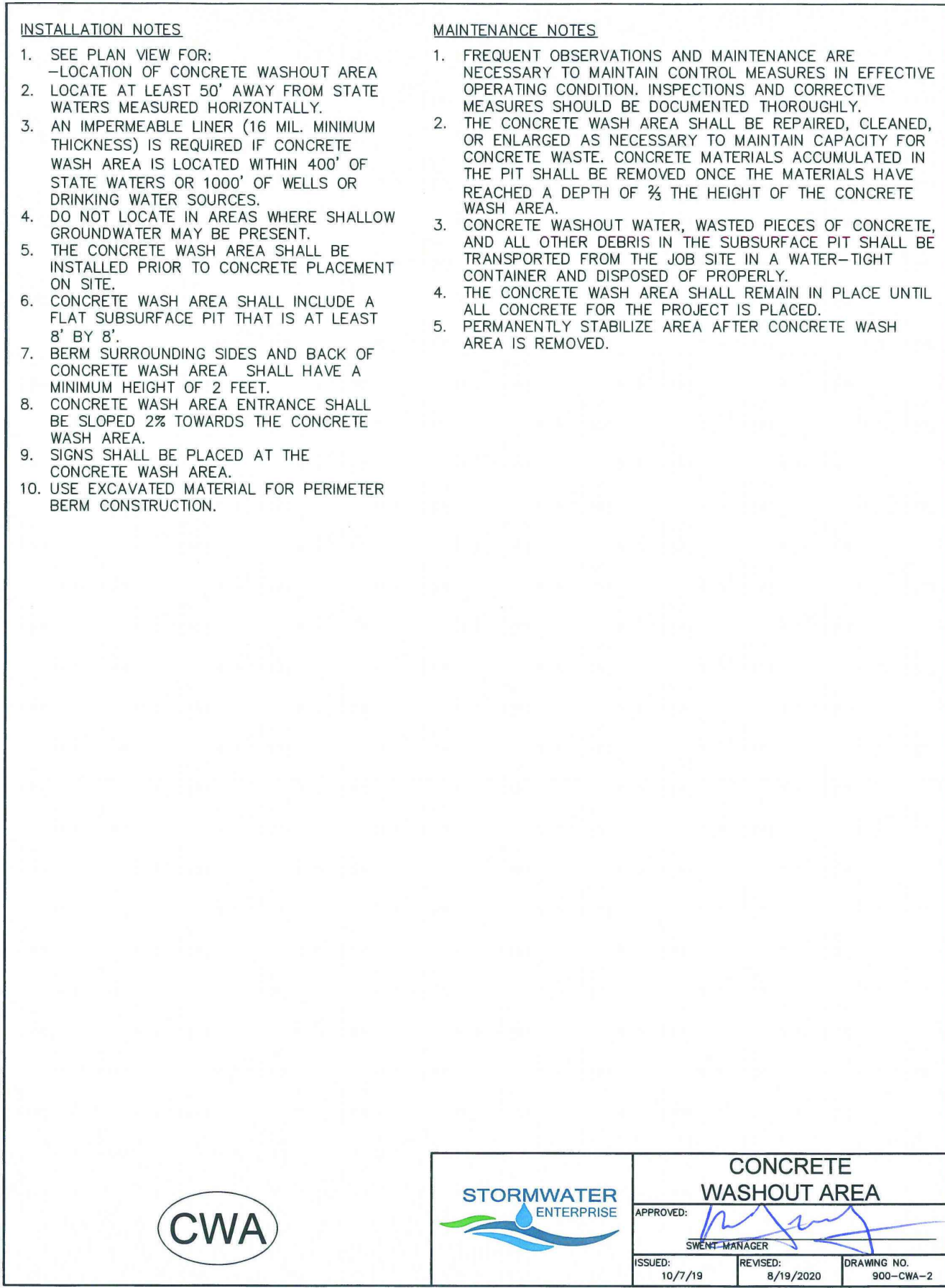
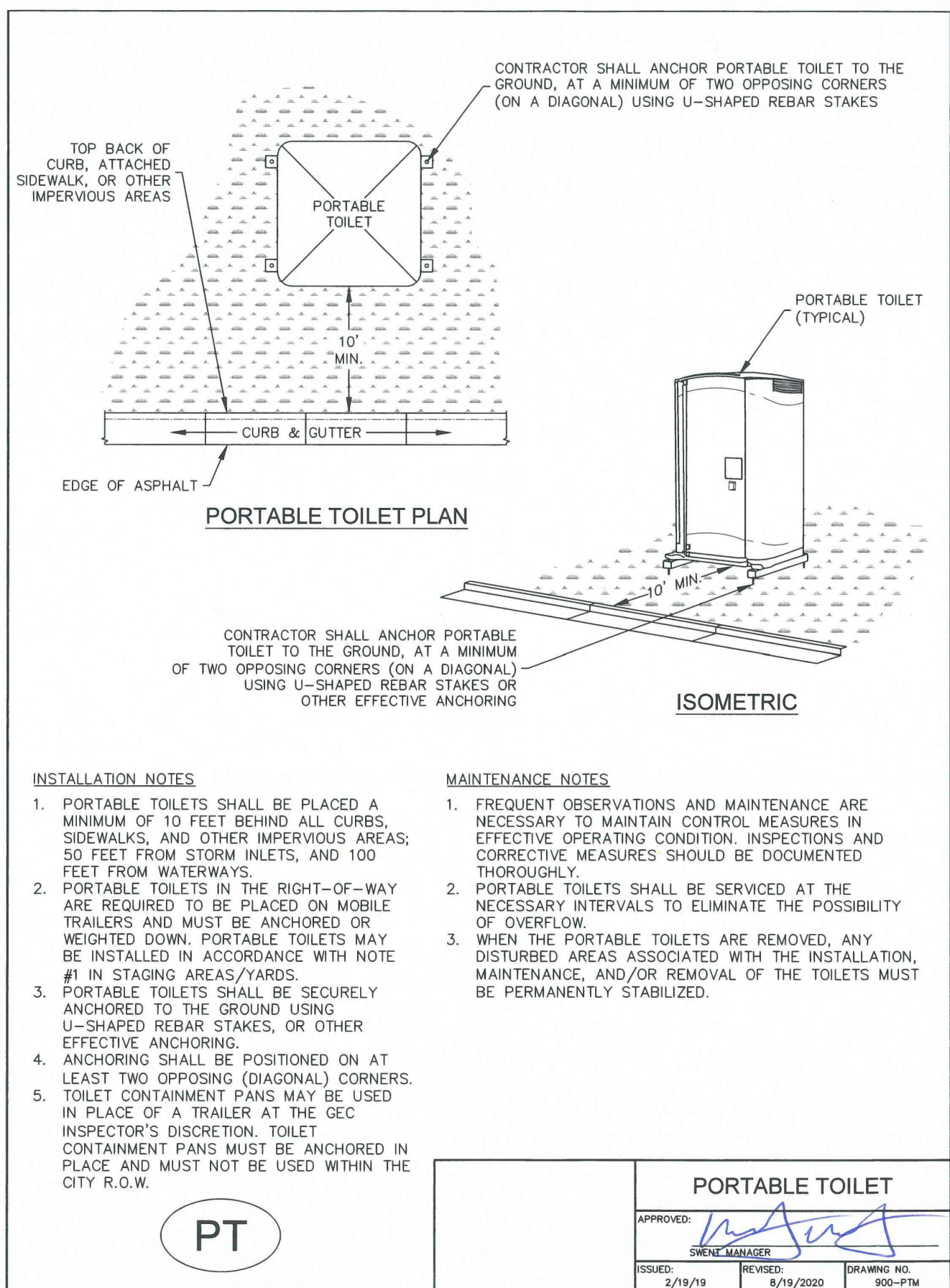
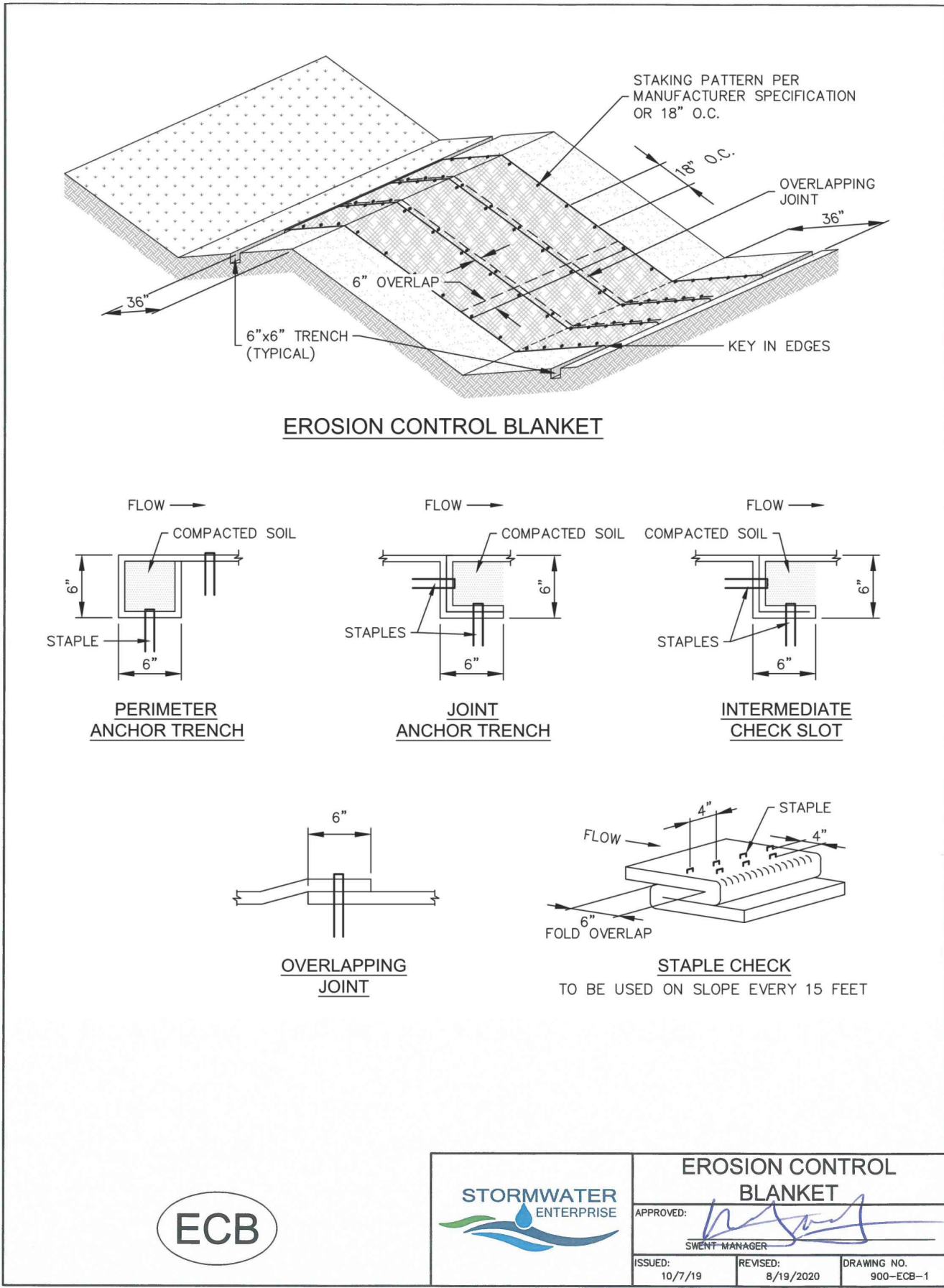
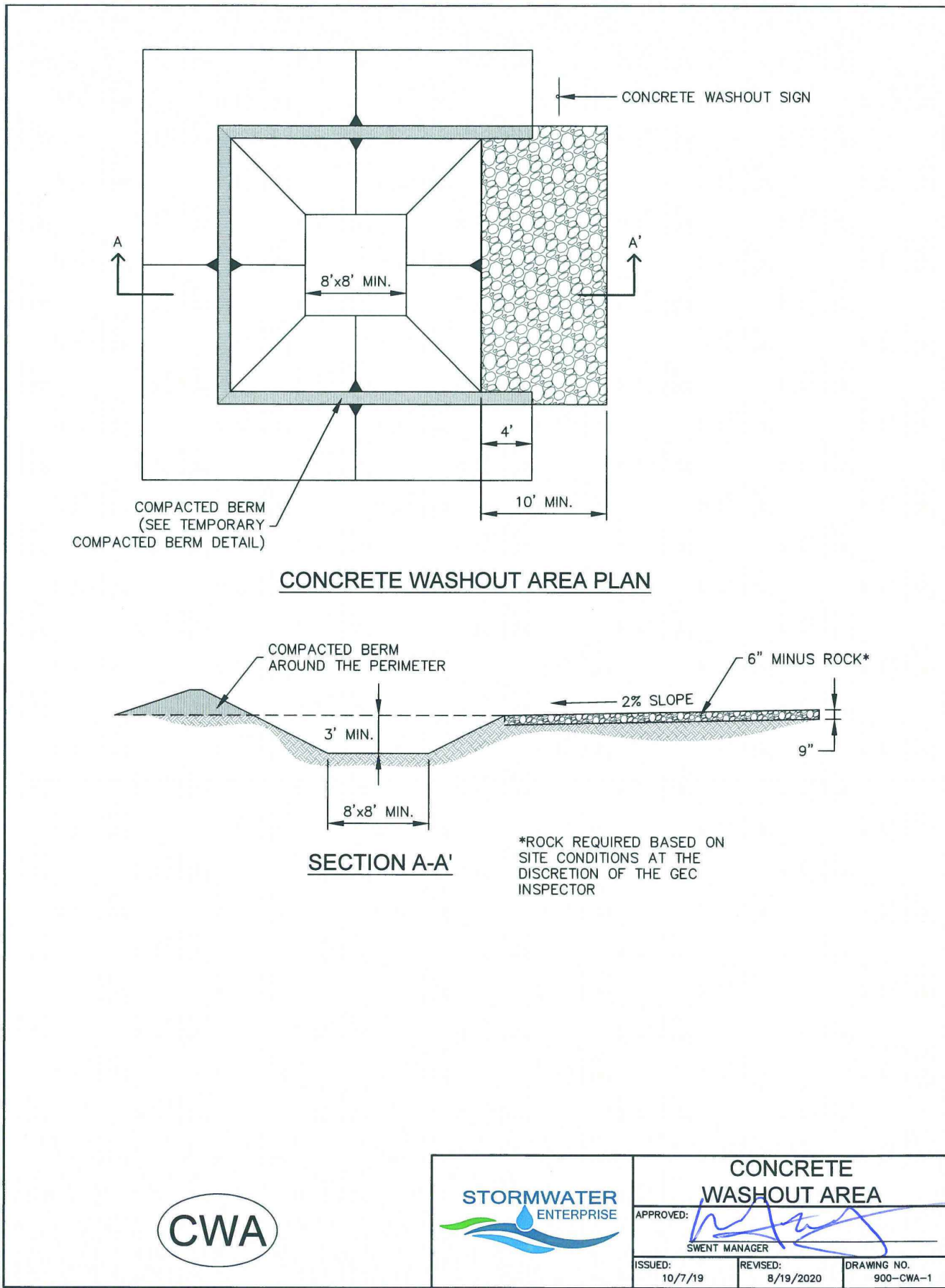
BENCHMARK

1.5" ALUMINUM CAP PLS 30118 BEING THE SOUTHWEST CORNER OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO.4, RECORDED AT RECEPTION NO.224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO.

ELEV.=6927.80' NVGD29



DATE: JULY 11, 2025
SCALE: AS INDICATED
DRAWN BY: JWD
CHECKED BY: JWD
PROJECT NUMBER: 2024-019
SHEET: C5.13
UIA - RPA EXHIBIT



PERCEPTION

DESIGN GROUP, INC.

6801 SOUTH PIERCE STREET, SUITE 200, LITTLETON, CO 80120 303.282.8888

WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

07/09/25 5TH SUBMITTAL

06/19/25 4TH SUBMITTAL

05/30/25 3RD SUBMITTAL

04/25/25 2ND SUBMITTAL

02/03/25 1ST SUBMITTAL

DATE DESCRIPTION

REVISIONS

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4 8059 MERIDIAN PARK DR COUNTY OF EL PASO, COLORADO

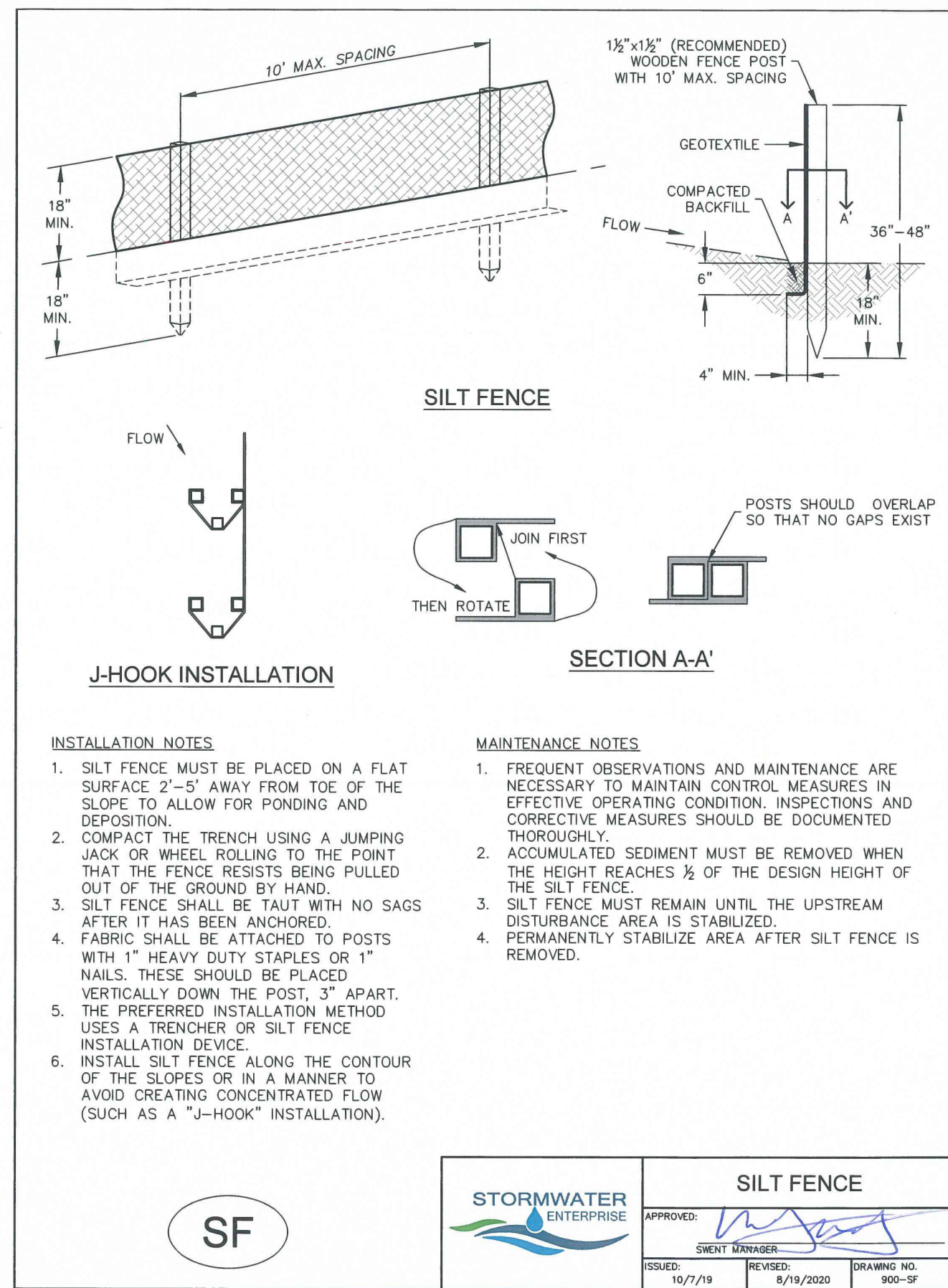
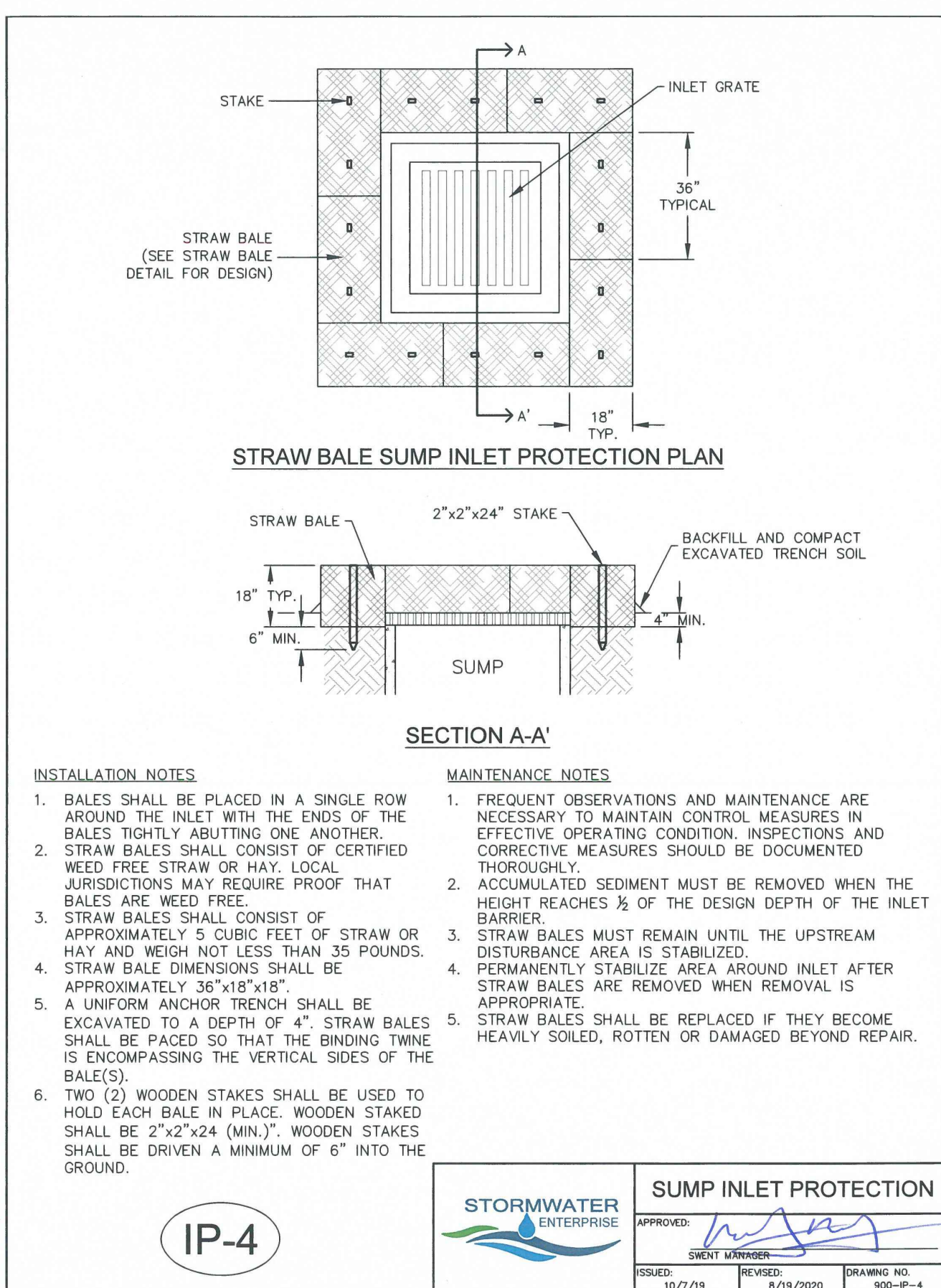
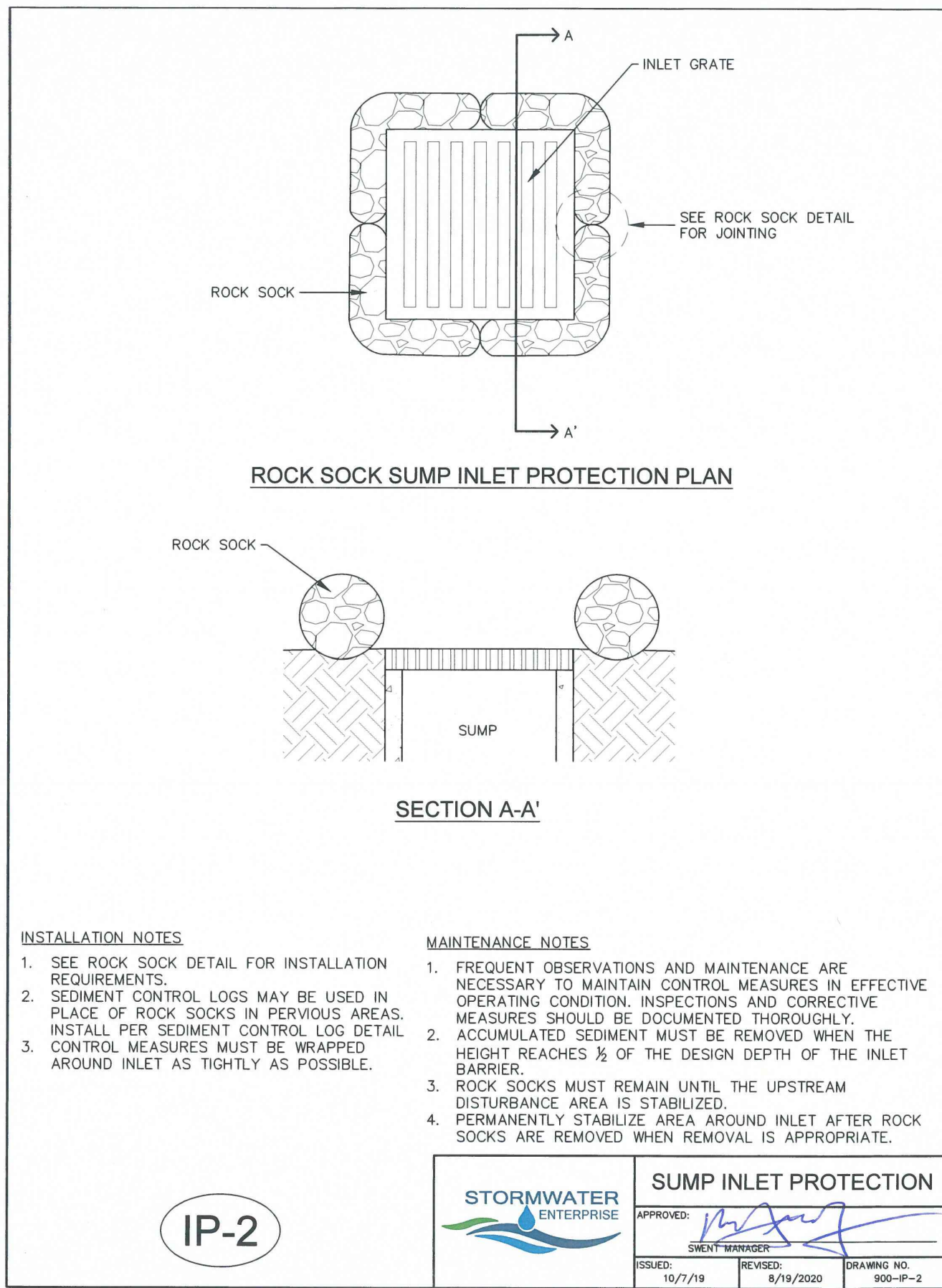
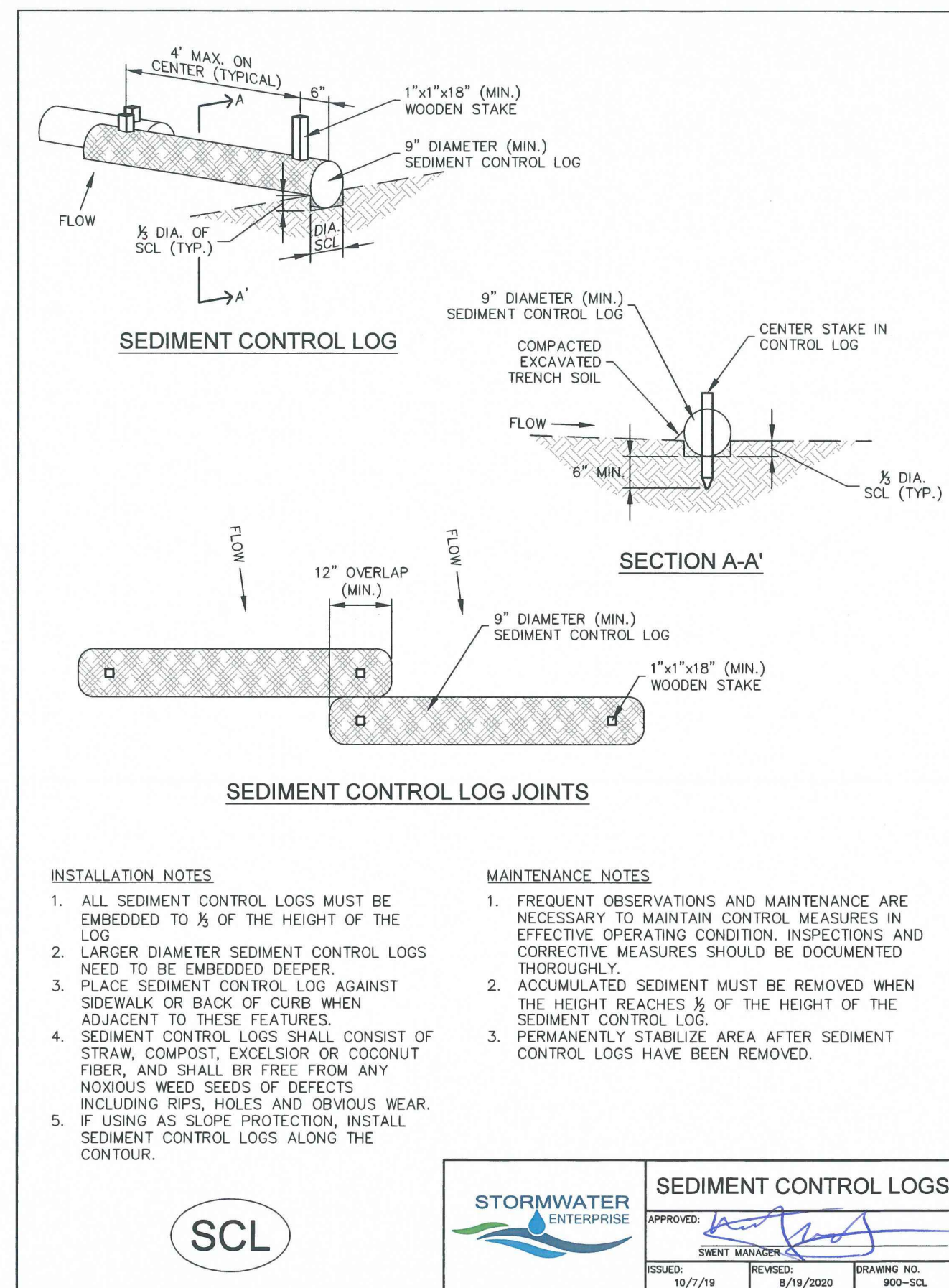
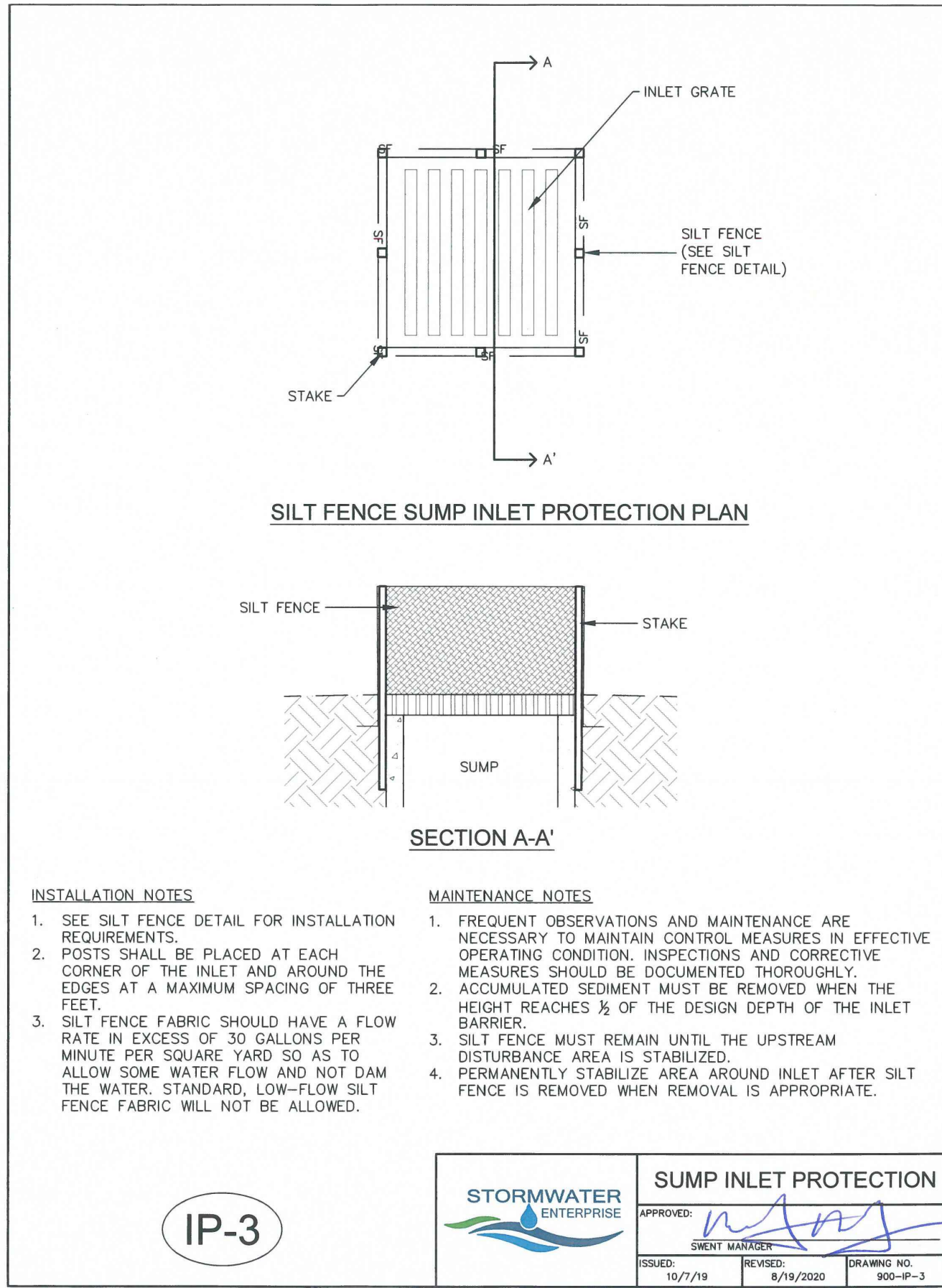
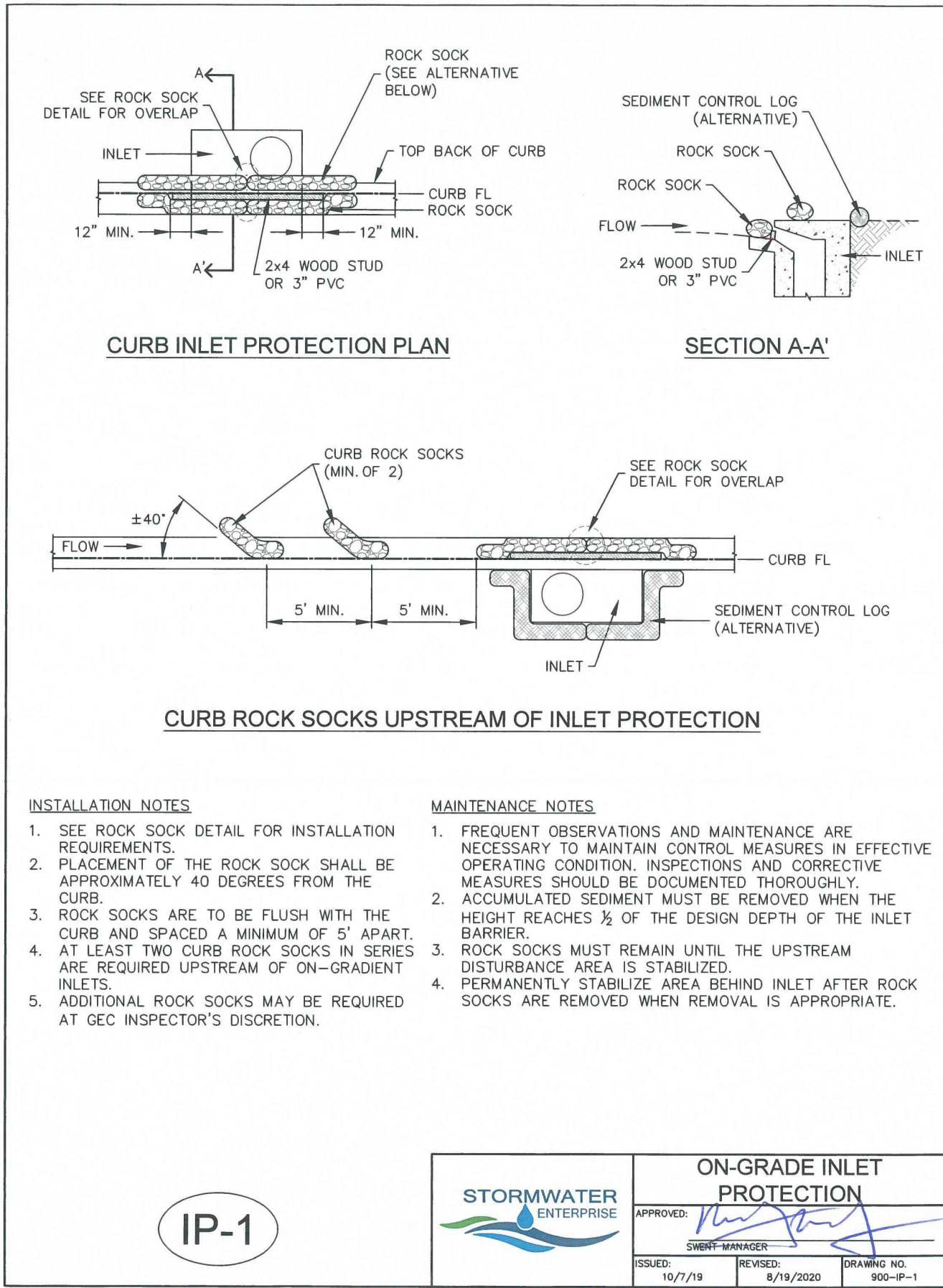
Design By: CLN

Approved By: JWD

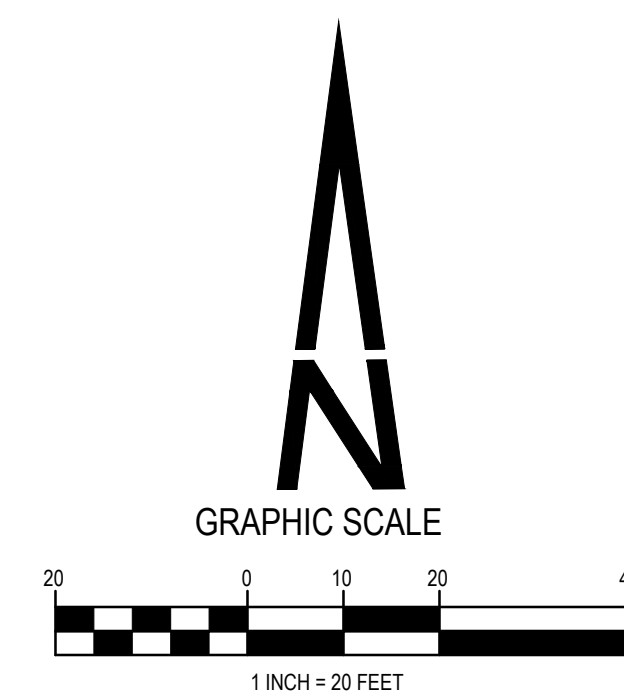
Project No.: 2024-019

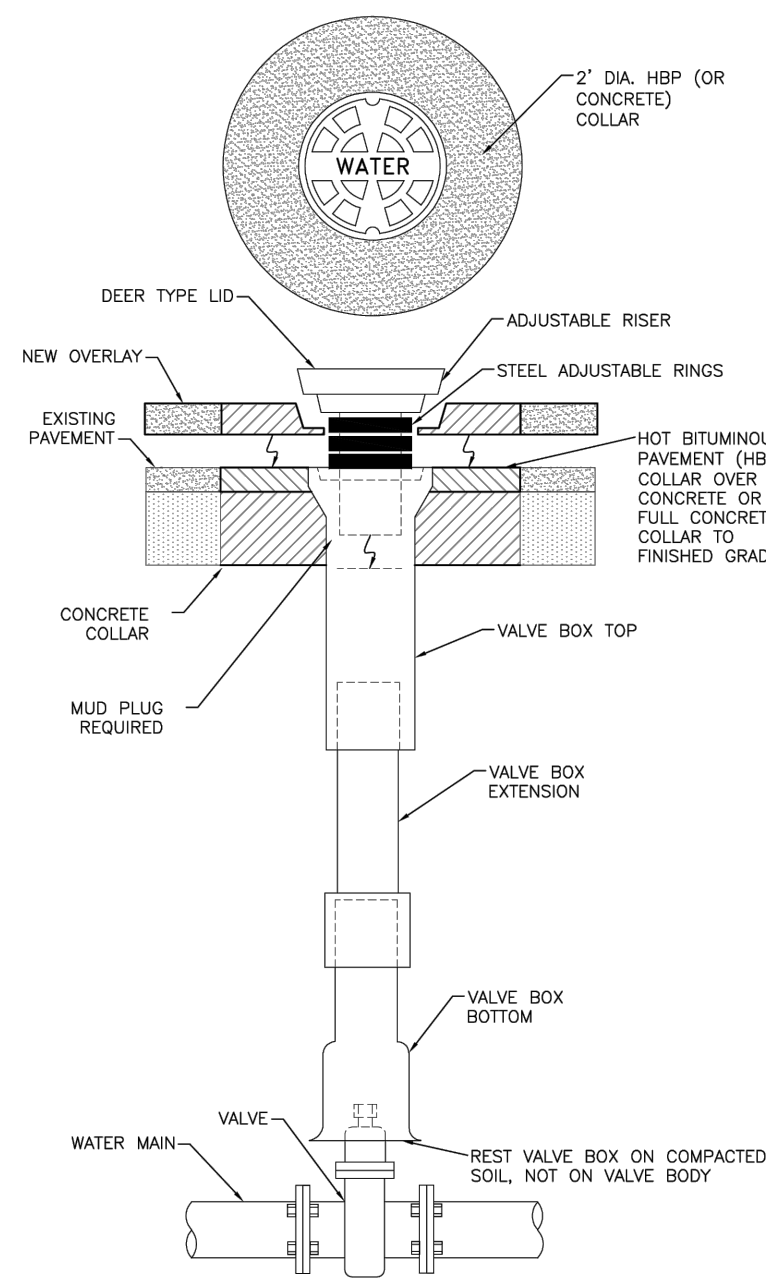
SHEET

C5.90



NO.	DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	





- NOTES:
1. SLIP-TYPE 5-1/4" I.D. SHAFT TYLER PIPE SERIES 664-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

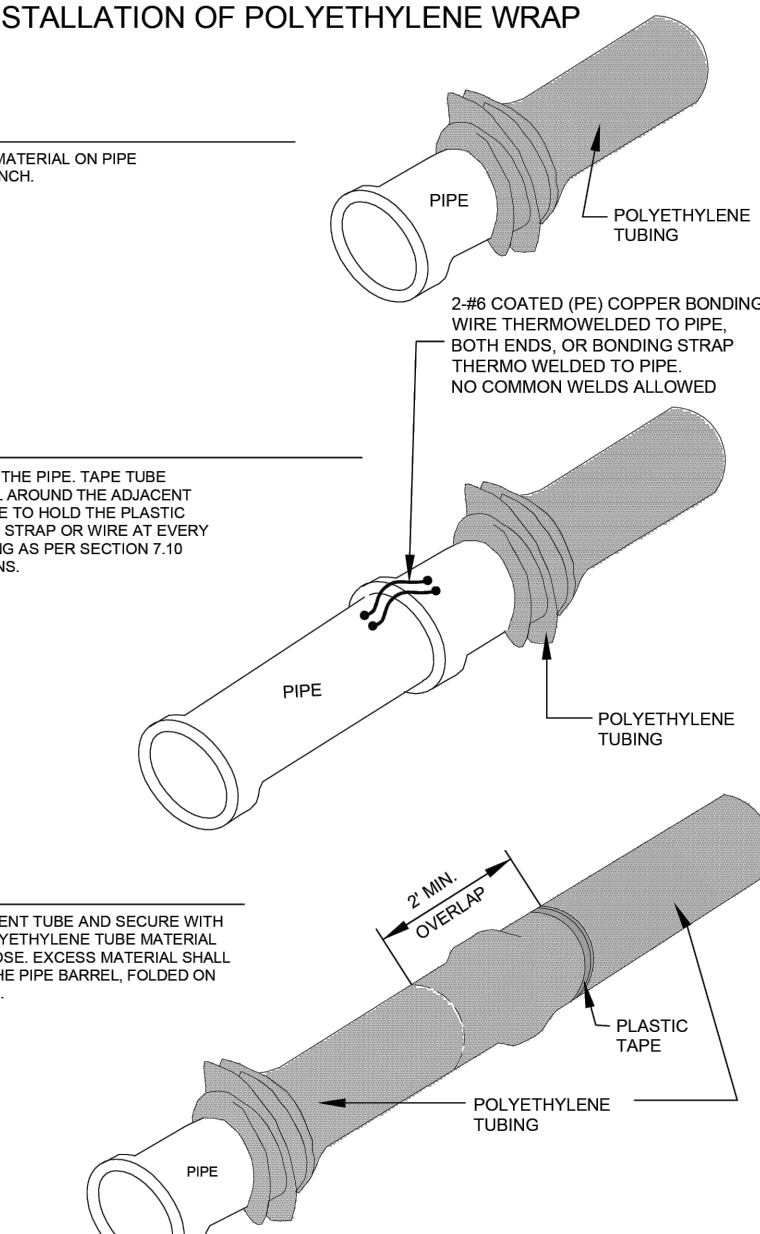
Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-6
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

FIELD INSTALLATION OF POLYETHYLENE WRAP

- STEP 1:
- PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

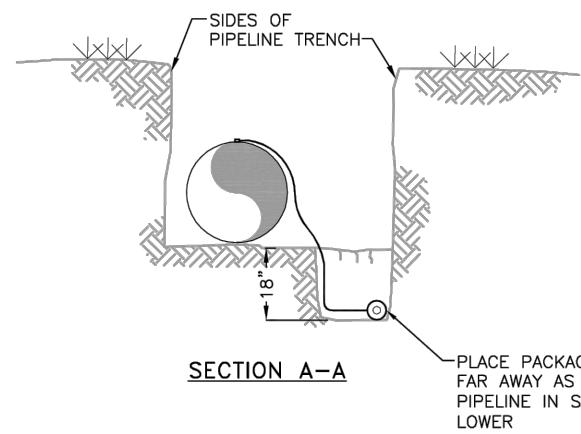
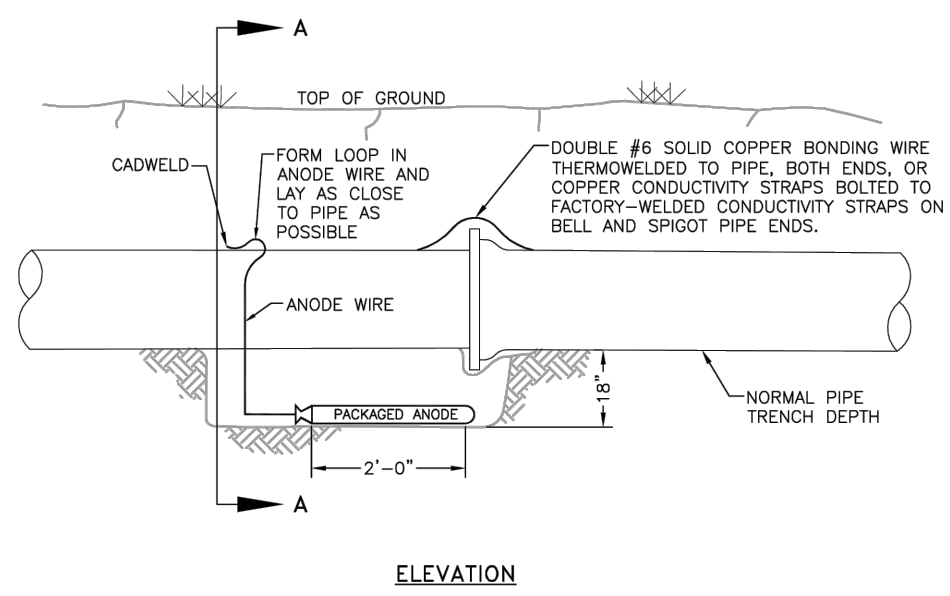
- STEP 2:
- PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPOUT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING AS PER SECTION 7.10 OF THE STANDARD SPECIFICATIONS.

- STEP 3:
- OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARNEL, FOLDED ON TOP OF PIPE, AND TAPED IN PLACE.



POLYETHYLENE WRAP

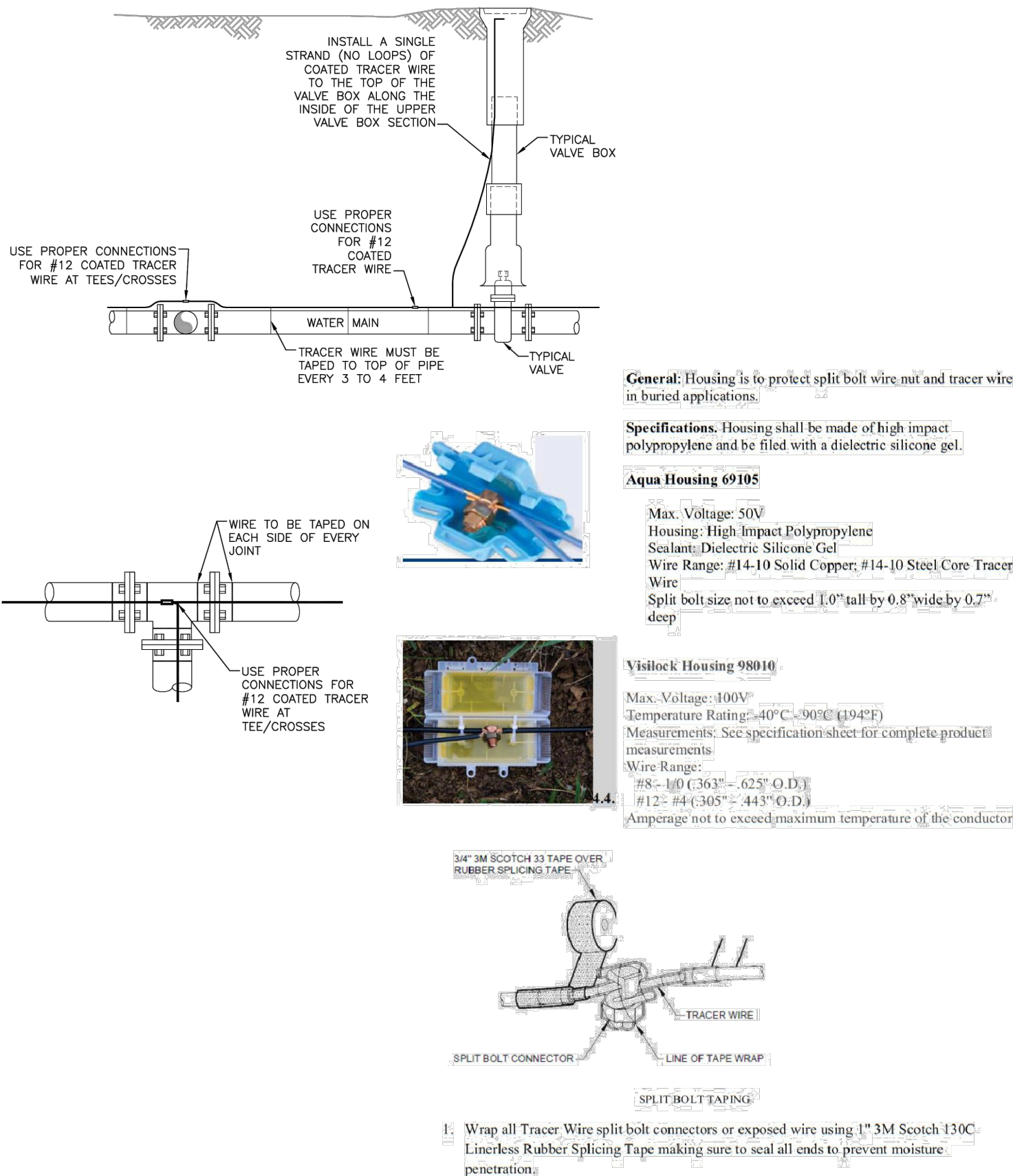
Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-7
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



- NOTES:
1. CADWELD CONNECTION TO BE PRIMED AND COATED CAREFULLY. PACKAGED ANODE SHOULD BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS, TAMPED.
 2. WHEN ANODES ARE REQUIRED WITH METAL FITTINGS AND APPURTENANCES TOGETHER WITH PVC PIPE INSTALLATION, THE ANODES SHALL BE PLACED AND ATTACHED TO THE METAL IN SAME MANNER AS SHOWN ON THIS DRAWING. RUB. ANODES CAN BE USED ON METAL FITTINGS 12" AND LESS IN DIAMETER AND 17LB. ANODES FOR METAL FITTINGS GREATER THAN 12" DIAMETER WHEN USING PVC PIPE.
 3. PACKAGED ANODE TO BE WETTED AND COVERED WITH SOIL PRIOR TO BACKFILLING.

BONDING JOINT & ANODE INSTALLATION

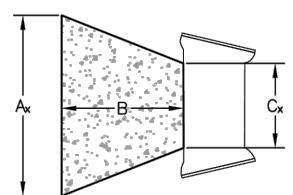
Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-8
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



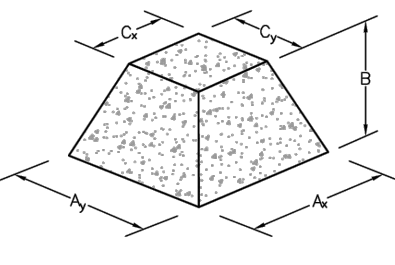
TRACER WIRE INSTALLATION DETAILS

Drawn: GDM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-10
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

THRUST BLOCK DIMENSIONS & VOLUMES - PVC & DIP 250 psi											
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	A _x (F)	A _y (F)	C _x (F)	C _y (F)	B	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	APPROXIMATE VOLUME (yd ³)
4	11.25" BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25			0.25
4	22.5" BEND	2.00	2.00	1.41	0.21	0.33	22.00	0.25			0.25
4	45" BEND	3.50	3.50	1.87	0.42	0.33	2.00	0.25			0.25
4	TEE & DEAD END	4.75	4.75	2.18	0.67	0.33	4.75	0.25			0.25
6	11.25" BEND	2.00	2.00	1.41	0.25	0.50	2.00	0.25			0.25
6	22.5" BEND	3.75	3.75	1.94	0.38	0.50	2.00	0.25			0.25
6	45" BEND	7.25	7.25	2.69	0.58	0.50	2.00	0.25			0.25
6	TEE & DEAD END	9.50	9.50	3.08	0.83	0.50	2.00	0.50			0.50
8	11.25" BEND	3.25	3.25	1.80	0.34	0.67	2.00	0.25			0.25
8	22.5" BEND	6.50	6.50	2.55	0.48	0.67	2.00	0.25			0.25
8	45" BEND	12.50	12.50	3.57	0.67	0.67	2.00	0.50			0.50
8	TEE & DEAD END	16.25	16.25	4.84	1.08	0.67	2.00	0.75			0.75



THRUST BLOCK DIMENSIONS & VOLUMES - PVC (Maximum Static Pressure = 170 psi)											
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	A _x (F)	A _y (F)	C _x (F)	C _y (F)	B	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	APPROXIMATE VOLUME (yd ³)
12	11.25" BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25			0.25
12	22.5" BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50			0.50
12	45" BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75			0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00			1.00
16	11.25" BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50			0.50
16	22.5" BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75			0.75
16	45" BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75			1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00			3.00



THRUST BLOCK DIMENSIONS & VOLUMES - DIP (Maximum Static Pressure = 250 psi)											
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	A _x (F)	A _y (F)	C _x (F)	C _y (F)	B	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM BEARING SURFACE AREA (F ²)	APPROXIMATE VOLUME (yd ³)
12	11.25" BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50			0.50
12	22.5" BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50			0.50
12	45" BEND	26.25	7.17	3.66	1.00	1.00	3.08	1.50			1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25			2.25
16	11.25" BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50			0.50
16	22.5" BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00			1.00
16	45" BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00			4.00
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.98	6.50			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 (H_B) IS EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH (H_T) 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

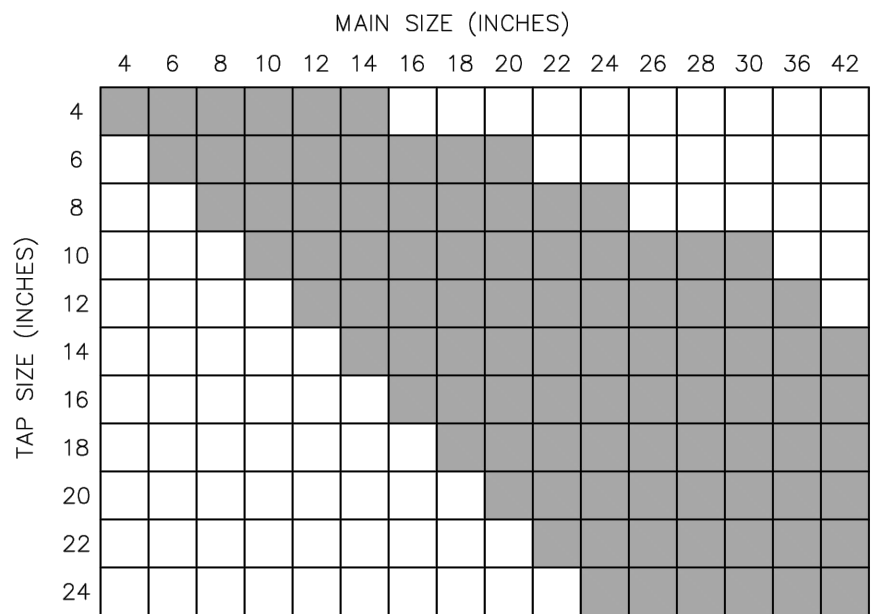
Drawn: SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-11
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

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

UTILITY DETAILS

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL PLING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

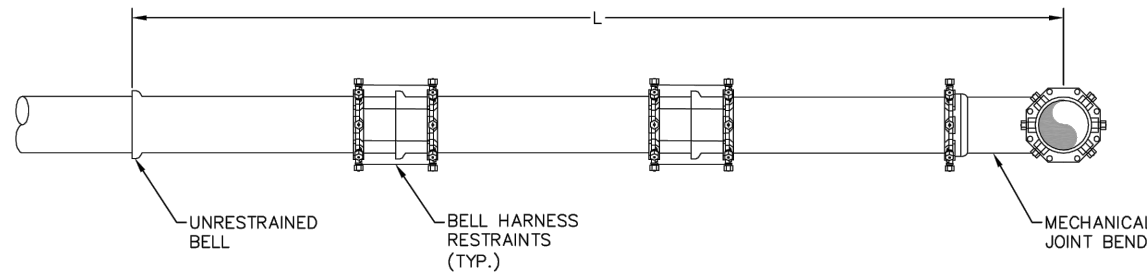
C6.90

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL
06/19/25	4TH SUBMITTAL
05/30/25	3RD SUBMITTAL
04/25/25	2ND SUBMITTAL
02/03/25	1ST SUBMITTAL

REVISIONS

		L = MINIMUM RESTRAINED PIPE LENGTH									DEAD-END VALVE OR PLUG, TO INCLUDE INLINE VALVES (SEE NOTE 7)		
PIPE DIAMETER		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	16	4	6	8	2	3	4	63	94	125
12-INCH DUCTILE IRON AND PVC		12	17	23	6	8	11	3	4	6	89	133	177
18-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	48	12	18	24	6	9	12			
36-INCH DUCTILE IRON AND PVC		28	42	56	14	20	27	7	10	14			

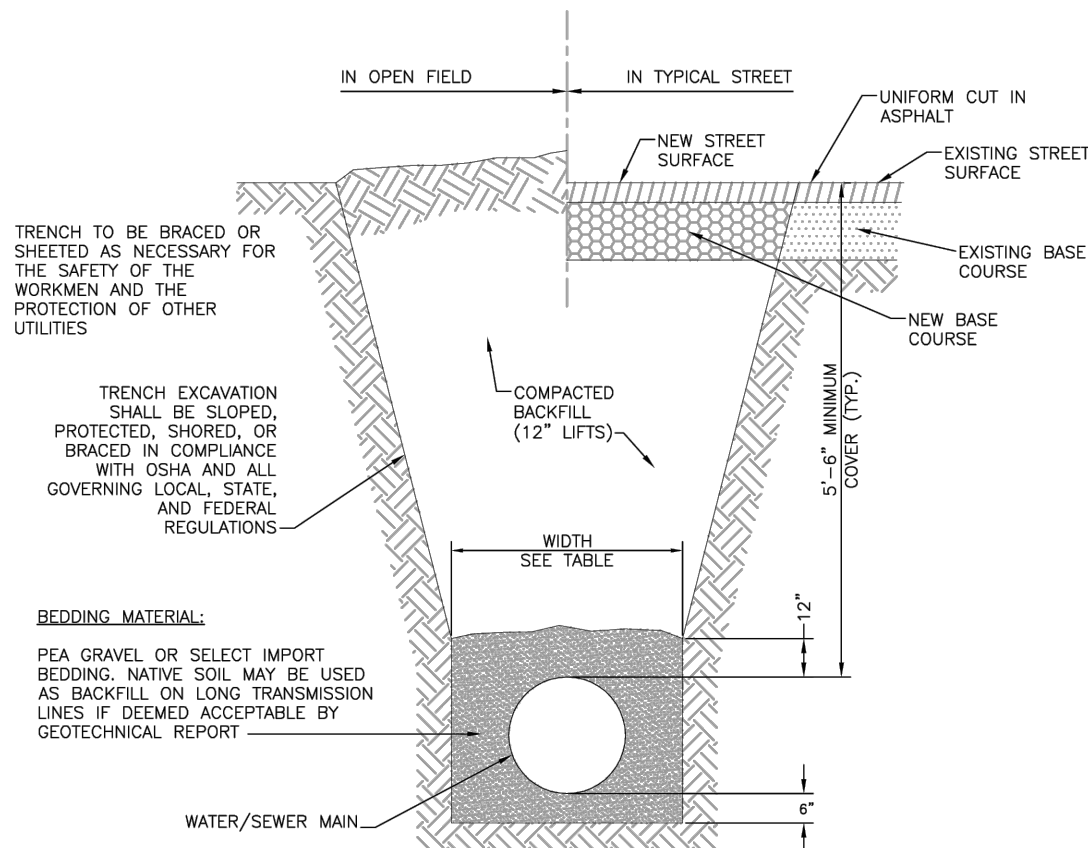


NOTES:

- PRESSURE GREATER THAN 200 PSI REQUIRES SPECIAL DESIGN APPROVED BY THE DISTRICT.
- 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.
- RESTRAINED PIPE LENGTH APPLIES TO CONDITION WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
- 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.
- FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
- USE CRA FOR DOWN-TURNING BENDS.
- 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:		



PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	2'-2"	3'-0"
6"	2'-2"	3'-0"
8"	2'-2"	3'-0"
10"	2'-4"	3'-0"
12"	2'-6"	3'-6"
18"	2'-10"	3'-9"
24"	3'-2"	4'-3"

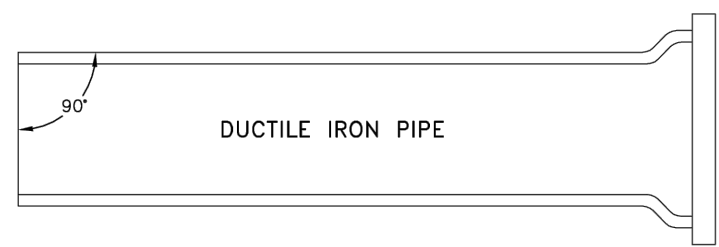
TYPICAL TRENCH CROSS-SECTION
SCALE: N.T.S.

UNSTABLE TRENCH
BEDDING DETAIL
SCALE: N.T.S.

NOTE:
AN OVEREXCAVATED TRENCH SHALL BE REFILLED WITH BEDDING MATERIAL AND THOROUGHLY COMPACTED AS PER THE SPECIFICATIONS.

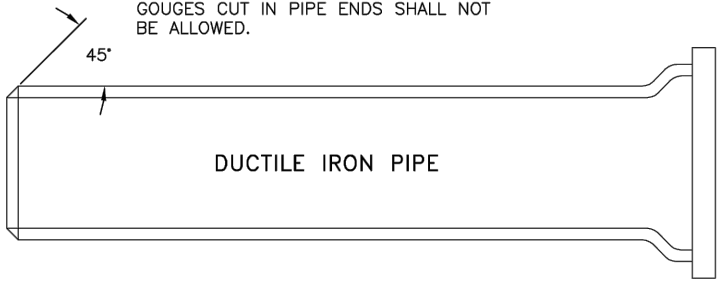
TYPICAL TRENCH CROSS-SECTION

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



MECHANICAL JOINT CONNECTION

PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES.
PIPE ENDS SHALL BE FREE OF BURRS.
MORTAR LINING SHALL BE FLUSH WITH PIPE END.
COUES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.



SLIP JOINT CONNECTION

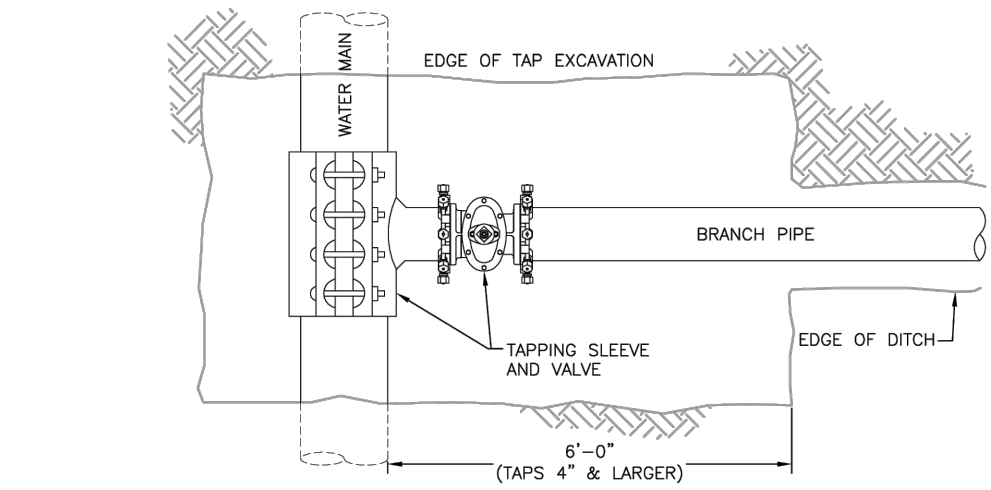
PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.

GENERAL NOTES:

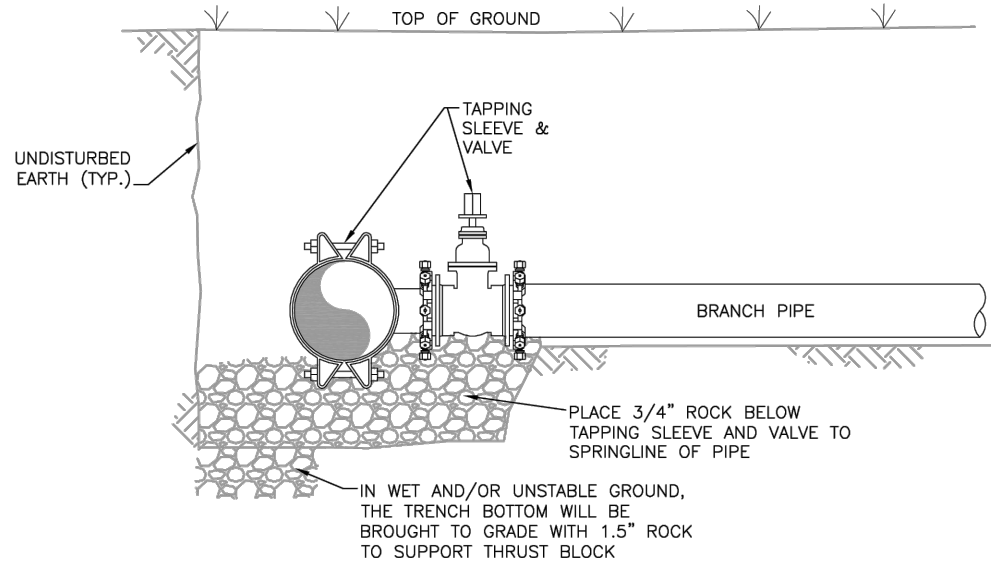
- ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
- ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
- AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT 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.)
- ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

PIPE CUTTING

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



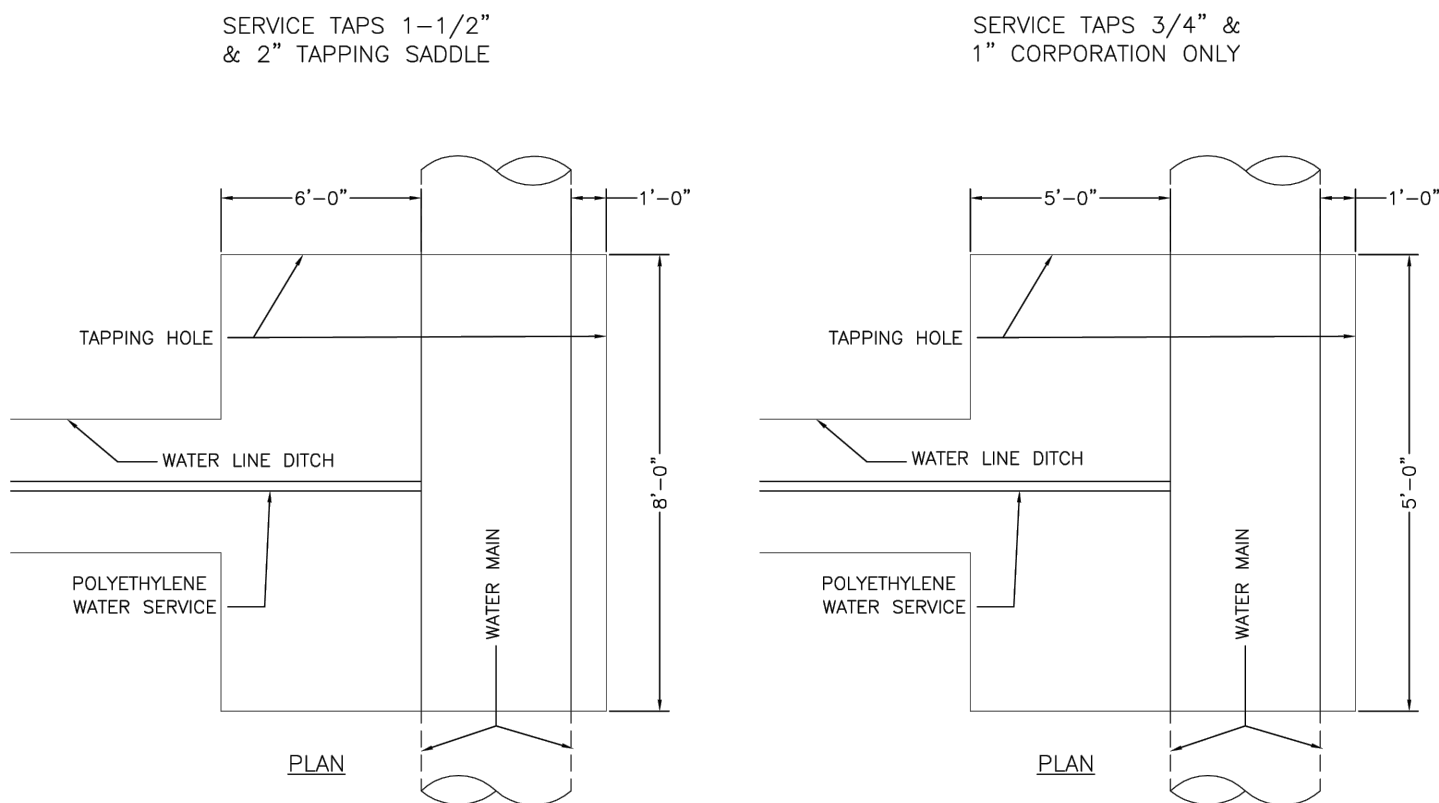
PLAN VIEW
N.T.S.



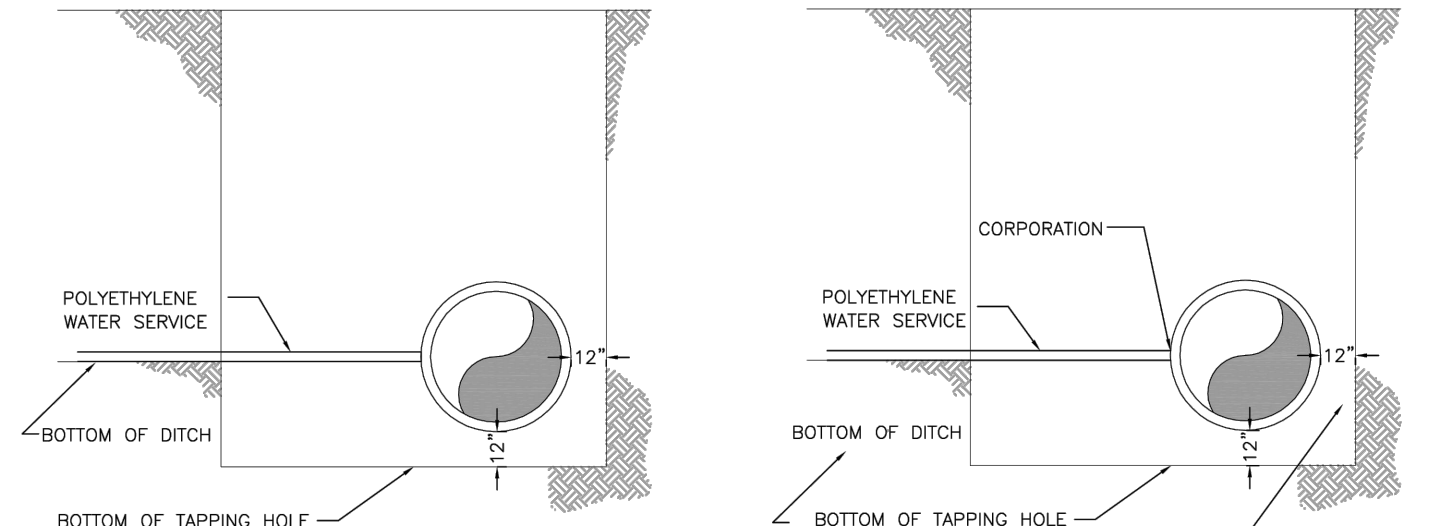
PROFILE VIEW
N.T.S.

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:		



PLAN

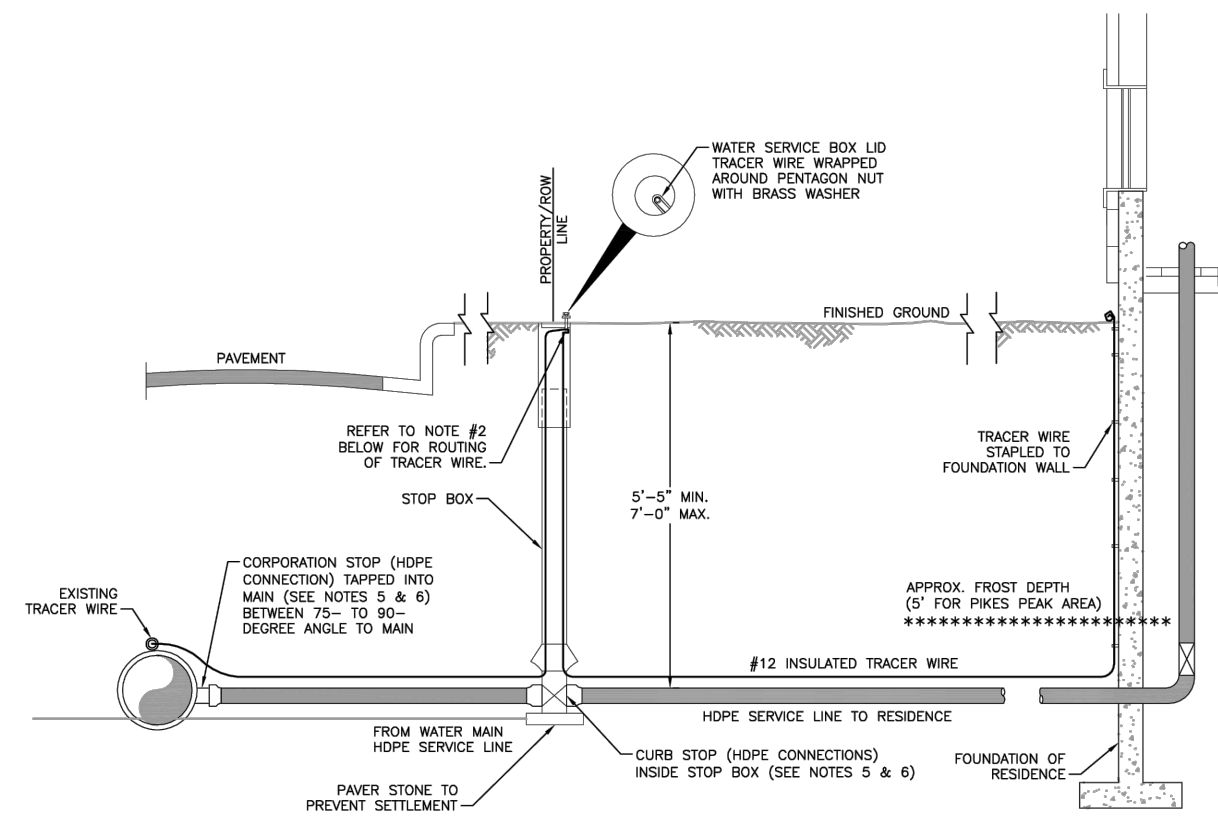


ELEVATION

- NOTES:
- DIRECT TAPS TO THE WATER MAIN SHALL BE MADE ONLY WHEN APPROVED BY THE DISTRICT. ALL TAPS SHALL USE TAPPING SADDLES. TAPPING SADDLES SHALL HAVE TWO BRASS BANDS AND A BRASS CORPORATION CONNECTION.
 - POLYETHYLENE SERVICE LINE SHALL BE INSTALLED IN A SNAKE-LIKE FASHION FROM MAIN LINE TO WATER METER.

TAPPING DETAIL - 3/4" THROUGH 2"

Drawn: SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-35
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



WATER SERVICE LINE NOTES:

- NO. 12 INSULATED TRACER WIRE SHALL BE PLACED ALONG SERVICE LINE AND SHALL BE A CONTINUOUS (WITHOUT SPLICES) LENGTH.
- WHEN A NEW PLASTIC SERVICE IS CONNECTED TO A PVC MAIN, THE SERVICE LINE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPED ALONG THE SERVICE LINE IN AT LEAST 3 LOCATIONS NOT TO EXCEED 10'. ALL CURB STOP BOXES SHALL HAVE A 1-1/2" DIAMETER SCHD 40 PVC PIPE TELESKOPIED INSIDE WITH A BELL END TO FIT OVER THE TOP OF THE CURB STOP VALVE. TRACER WIRE SHALL BE EXTENDED UP THE INSIDE OF CURB STOP BOX BUT OUTSIDE THE 1-1/2" SCHD 40 PVC PIPE. TRACER WIRE SHALL BE WRAPPED AROUND CURB STOP BOLT UNDER A BRASS WASHER. THE WIRE WILL THEN BE ROUTED BACK DOWN INSIDE THE CURB BOX AND OUTSIDE THE SCHD 40 PVC, AND TAPED AGAIN TO THE SERVICE LINE UNTIL IT REACHES THE POINT WHERE THE SERVICE LINE ENTERS THE BUILDING. AT THIS POINT, THE TRACER WIRE WILL BE STAPLED TO THE FOUNDATION WALL, THEN TURNED BACK TO FORM A ONE-INCH-LONG HOOK AND WRAPPED WITH 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AT THE SURFACE.
- TO ASSIST IN PE PIPE LOCATING, A 9-LB. ANODE SHOULD BE CONNECTED TO THE END OF THE TRACER WIRE AND THE WATER MAIN TRACER WIRE EVERY 1,000 FEET ALONG THE LENGTH OF THE WATER MAIN. THE NEW ANODE WILL BE ATTACHED TO THE WATER SERVICE/WATER MAIN TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE CONNECTOR IS TO BE WRAPPED FIRST WITH A 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AGAINST CORROSION.
- THE APPROPRIATE CLEARANCES BETWEEN ANODES AND STEEL PIPES OR OTHER STRUCTURES MUST BE MAINTAINED PER WATER LINE EXTENSION & SERVICE STANDARDS.
- BRASS FITTINGS, CORP. STOP, AND CURB STOP SHALL BE WRAPPED WITH WAX TAP FOR PROTECTION PER THE WATER LINE EXTENSION & SERVICE STANDARDS.
- STIFFENERS SHALL BE INSTALLED WITHIN THE HOPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.

TYPICAL INSTALLATION FOR SERVICE LINE & STOP BOX

Drawn: GDM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-36
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

UTILITY DETAILS

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

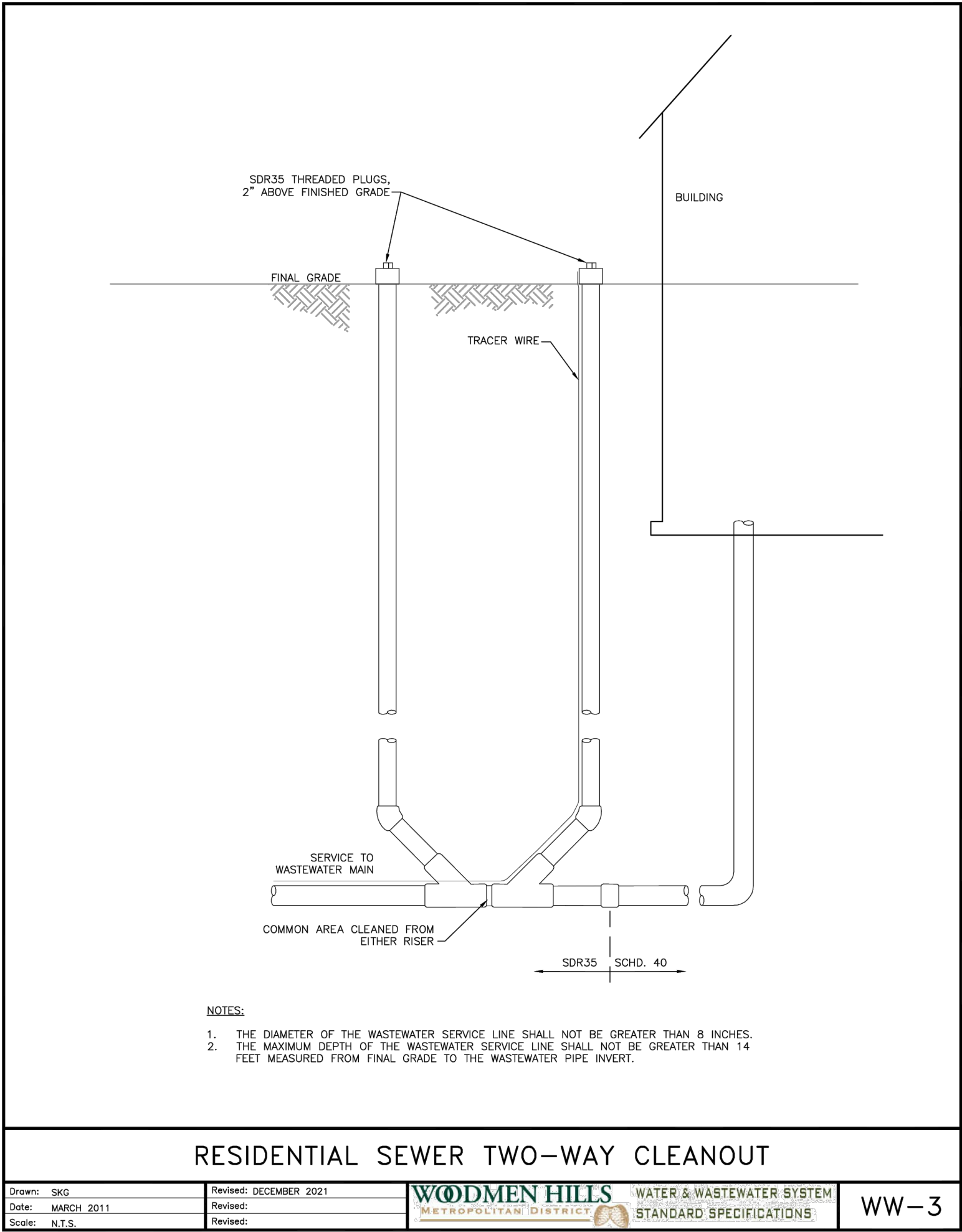
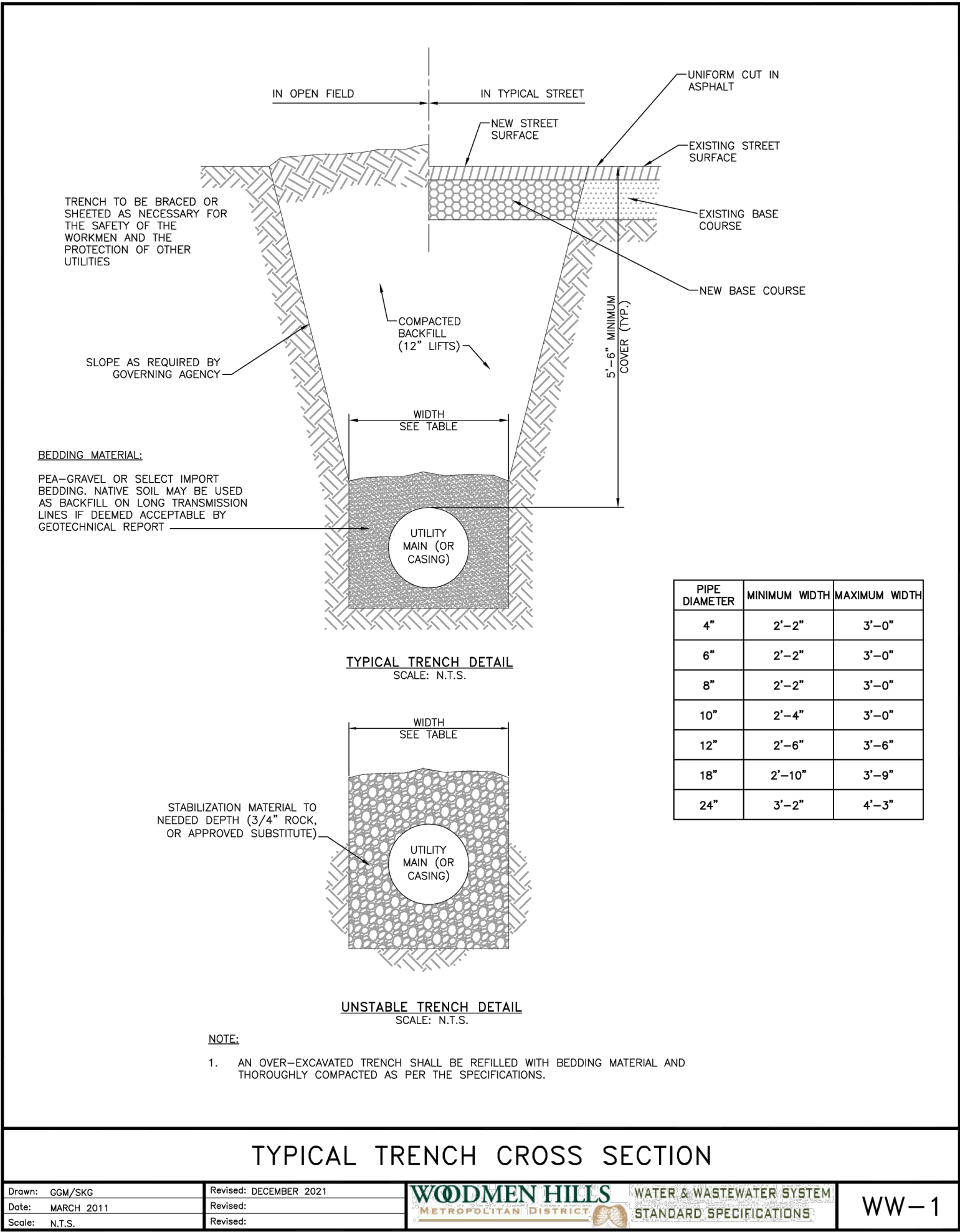
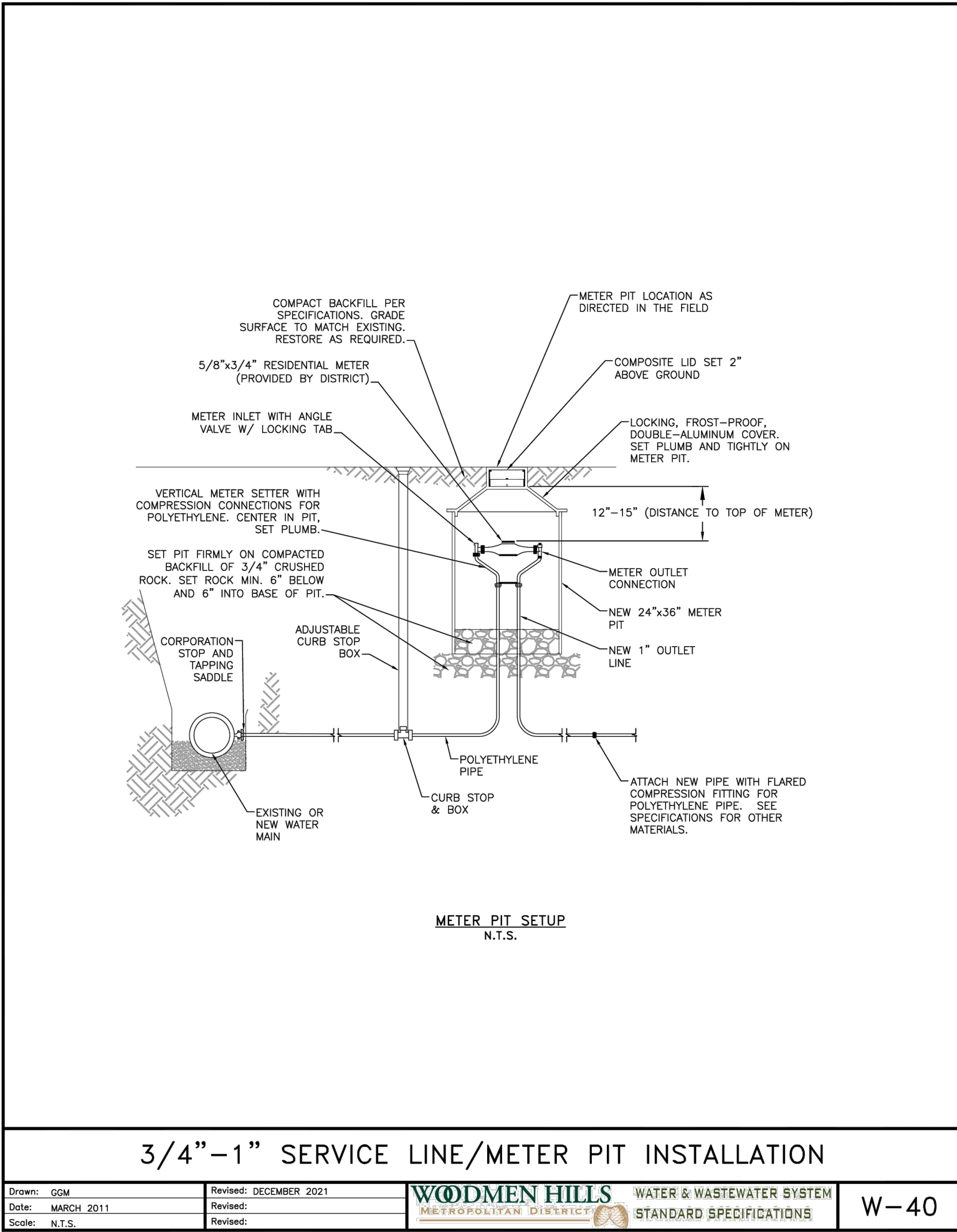
SHEET

C6.91

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL
06/19/25	4TH SUBMITTAL
05/30/25	3RD SUBMITTAL
04/25/25	2ND SUBMITTAL
02/03/25	1ST SUBMITTAL

REVISIONS



UTILITY DETAILS

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

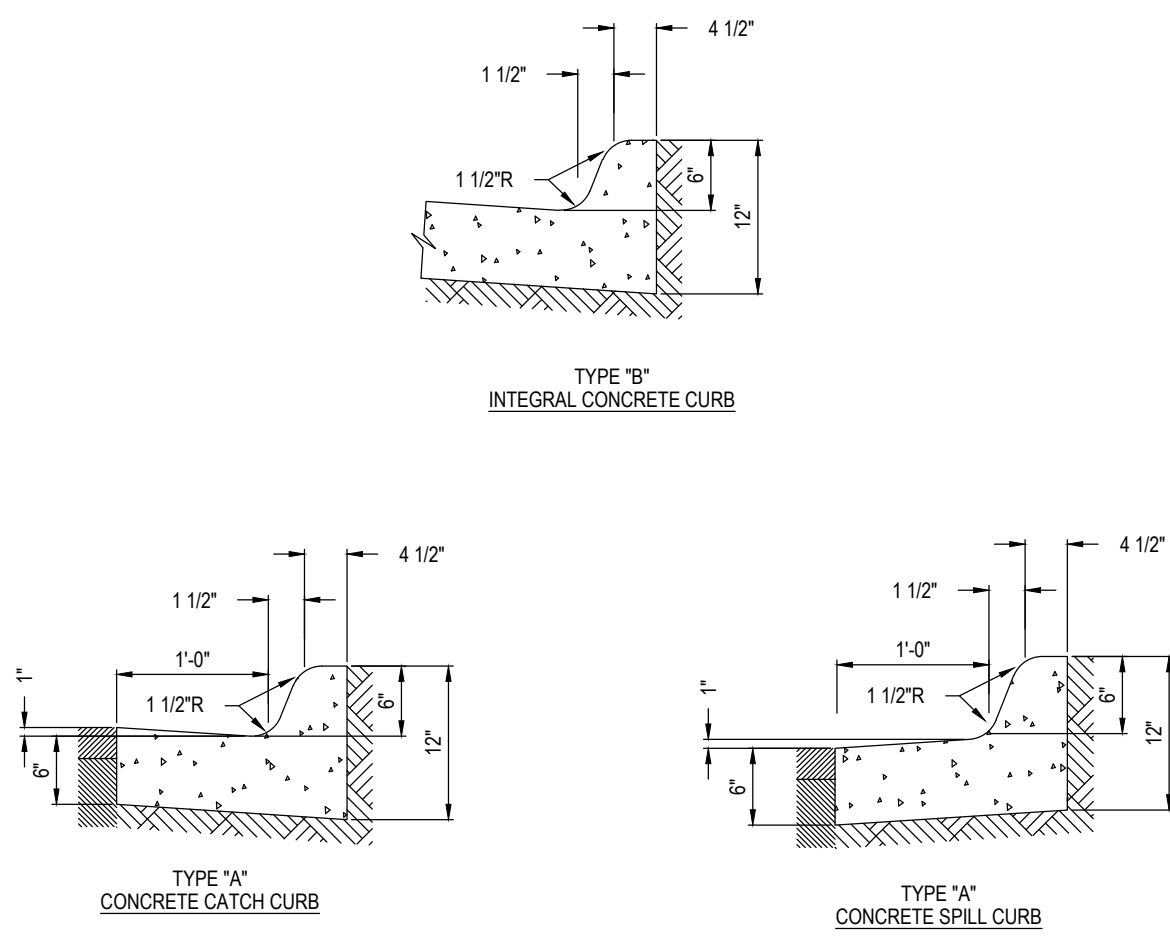
SHEET

C6.92

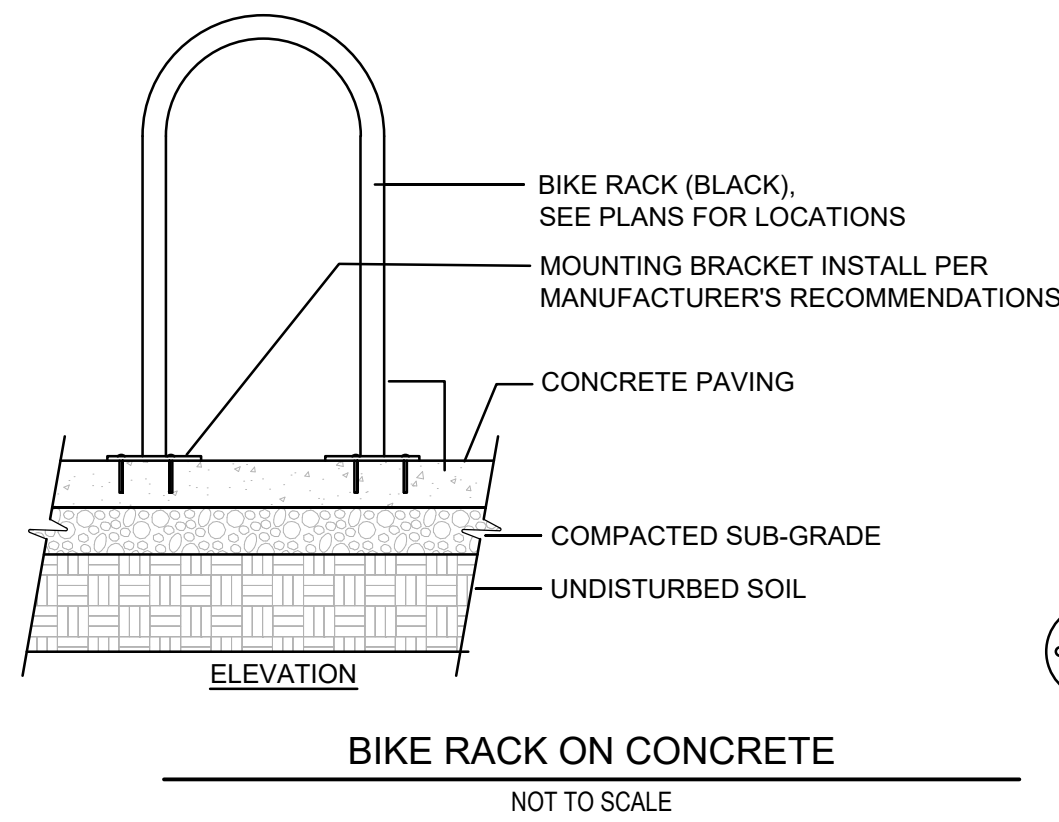
PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL
06/19/25	4TH SUBMITTAL
05/30/25	3RD SUBMITTAL
04/25/25	2ND SUBMITTAL
02/03/25	1ST SUBMITTAL

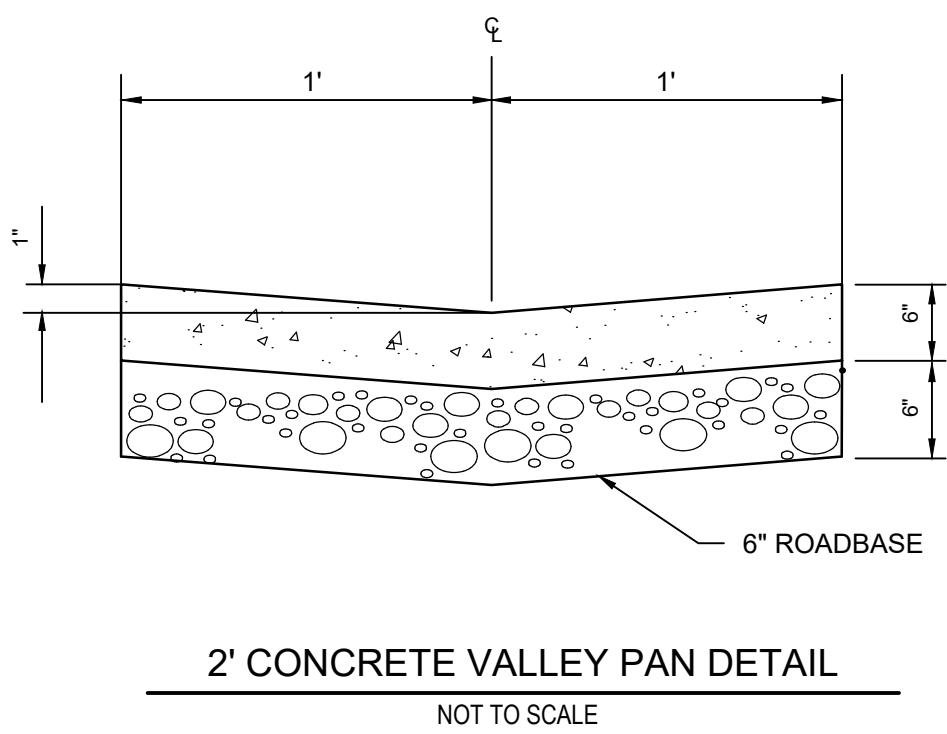
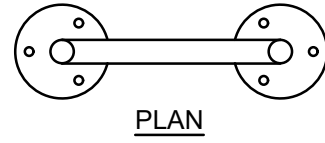
REVISIONS



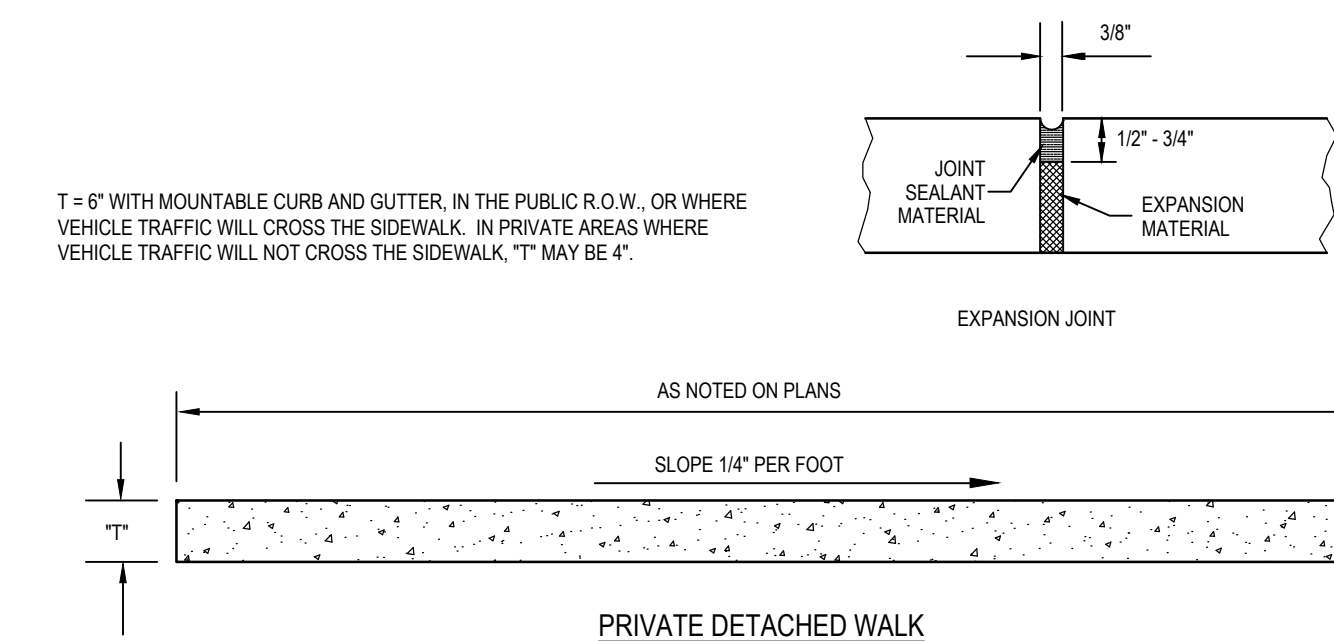
CURB DETAIL
NOT TO SCALE



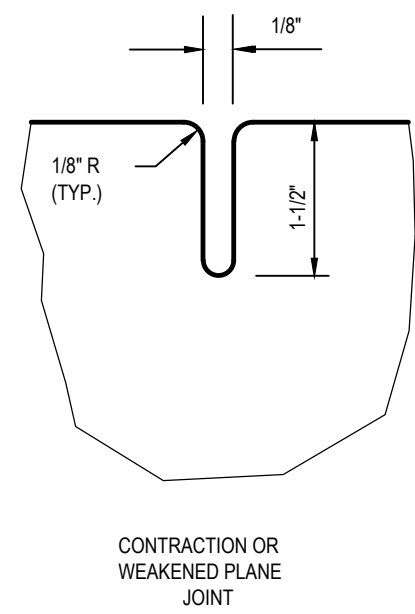
BIKE RACK ON CONCRETE
NOT TO SCALE



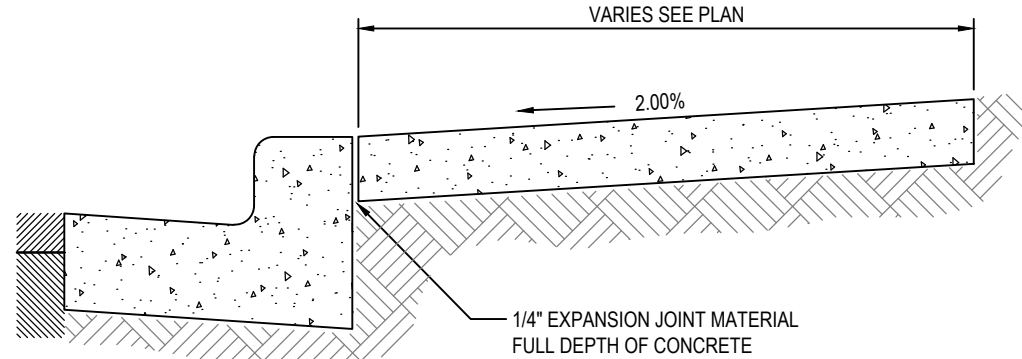
2' CONCRETE VALLEY PAN DETAIL
NOT TO SCALE



PRIVATE DETACHED WALK



CONTRACTION OR WEAKENED PLANE JOINT

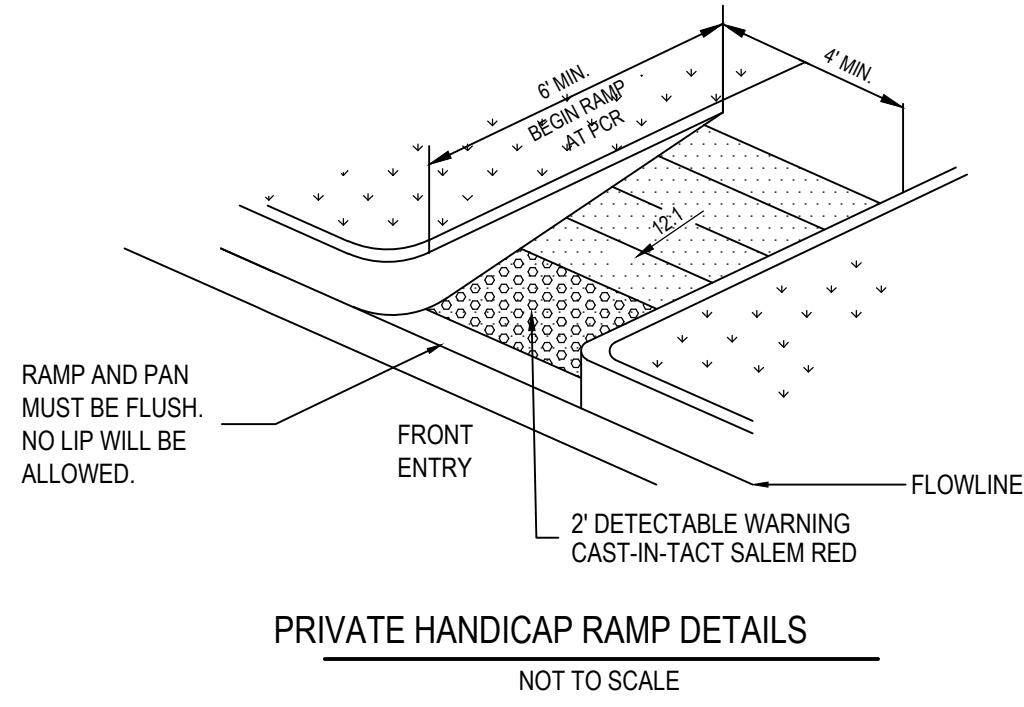


ATTACHED WALK

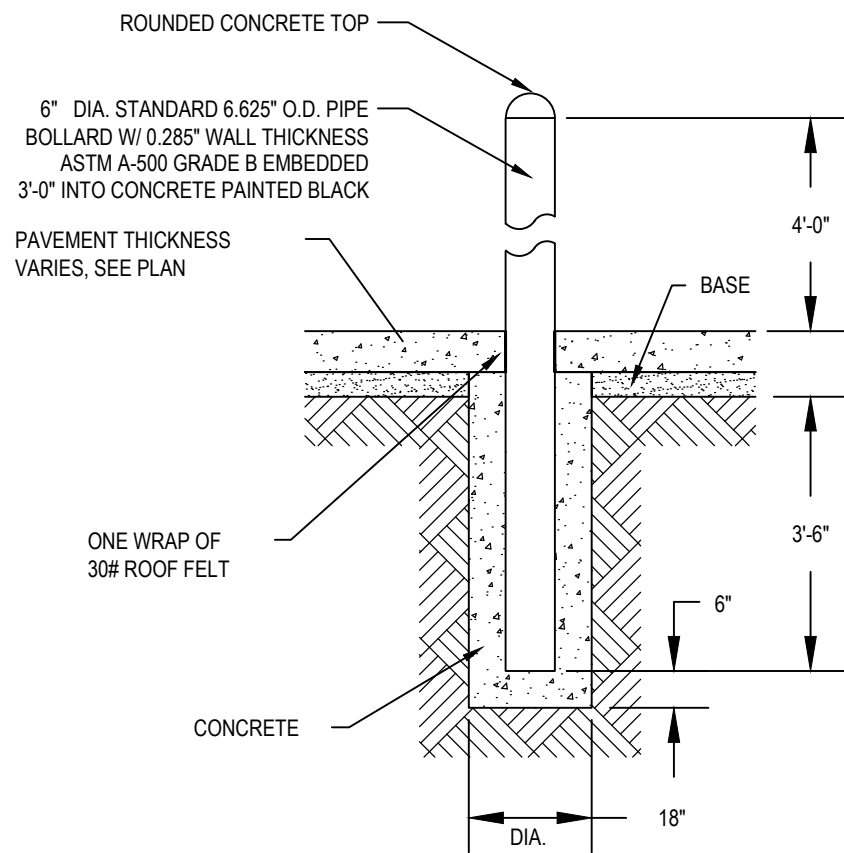
PRIVATE CONCRETE SIDEWALK DETAILS
NOT TO SCALE

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

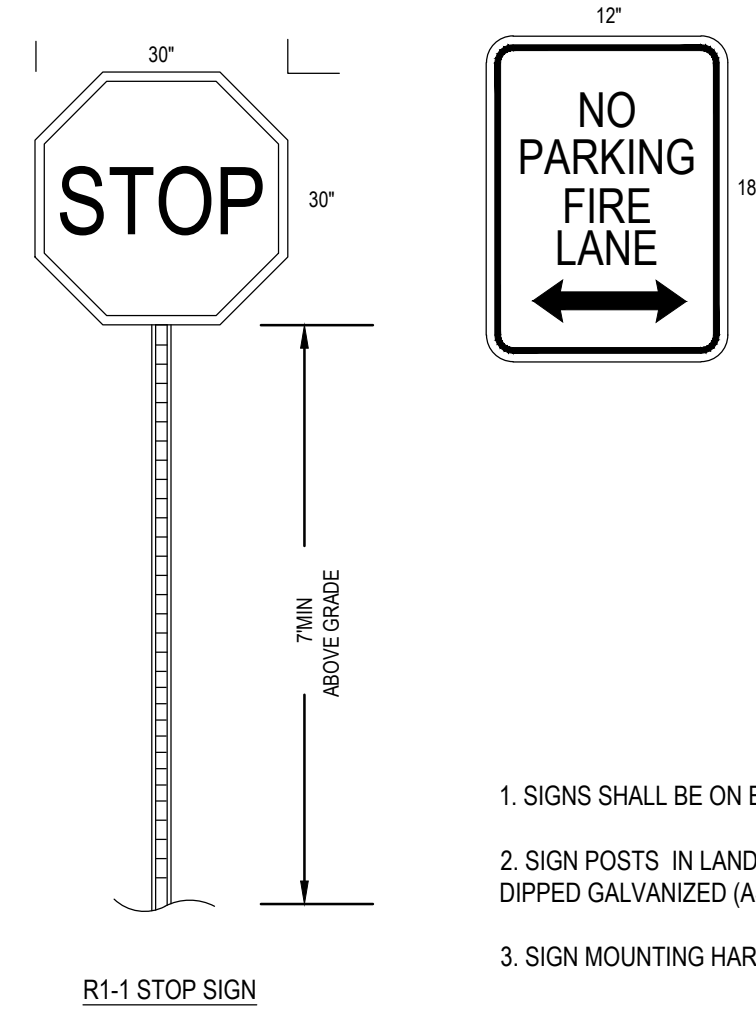
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



PRIVATE HANDICAP RAMP DETAILS
NOT TO SCALE

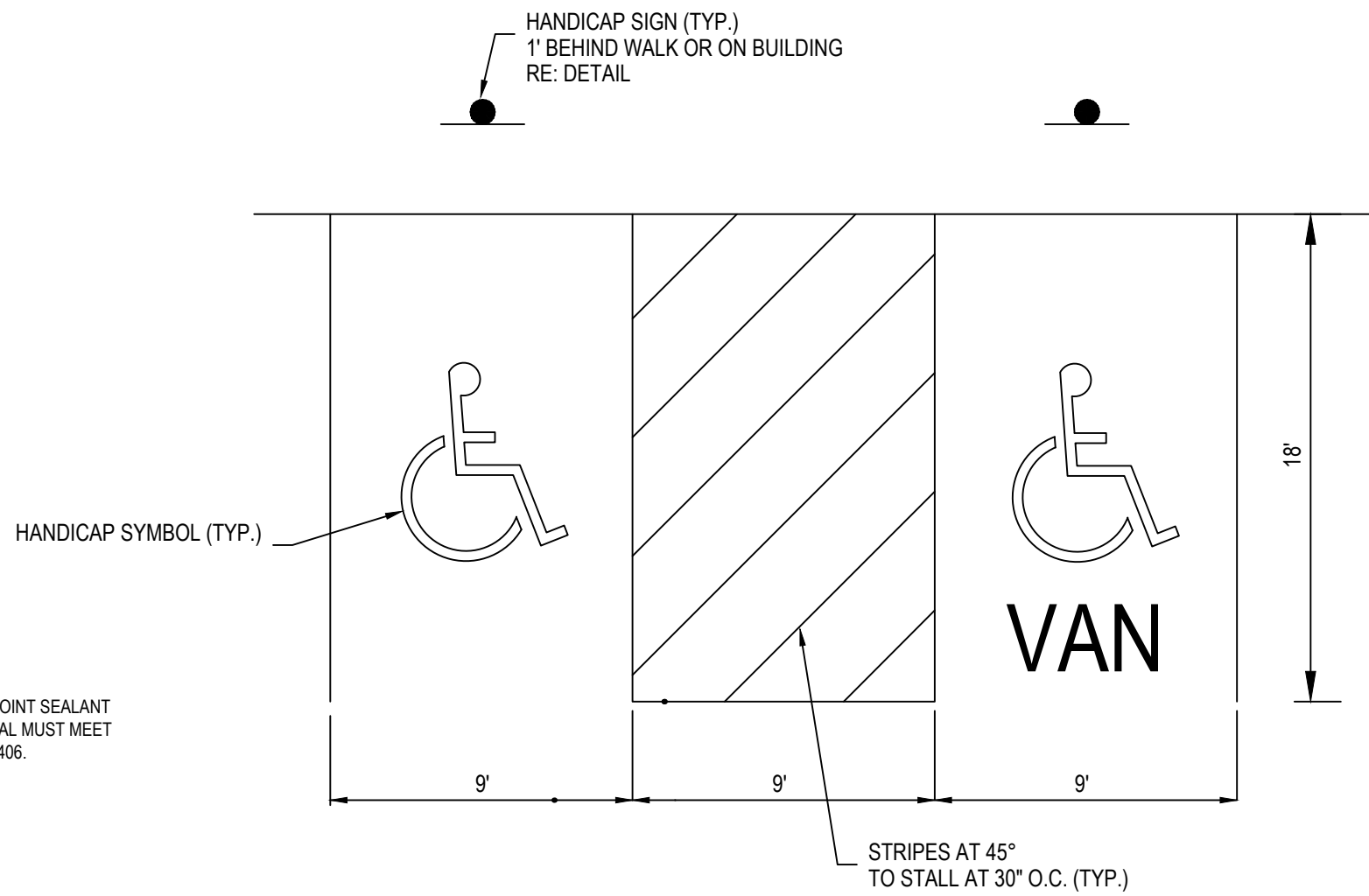


BOLLARD DETAIL
NOT TO SCALE

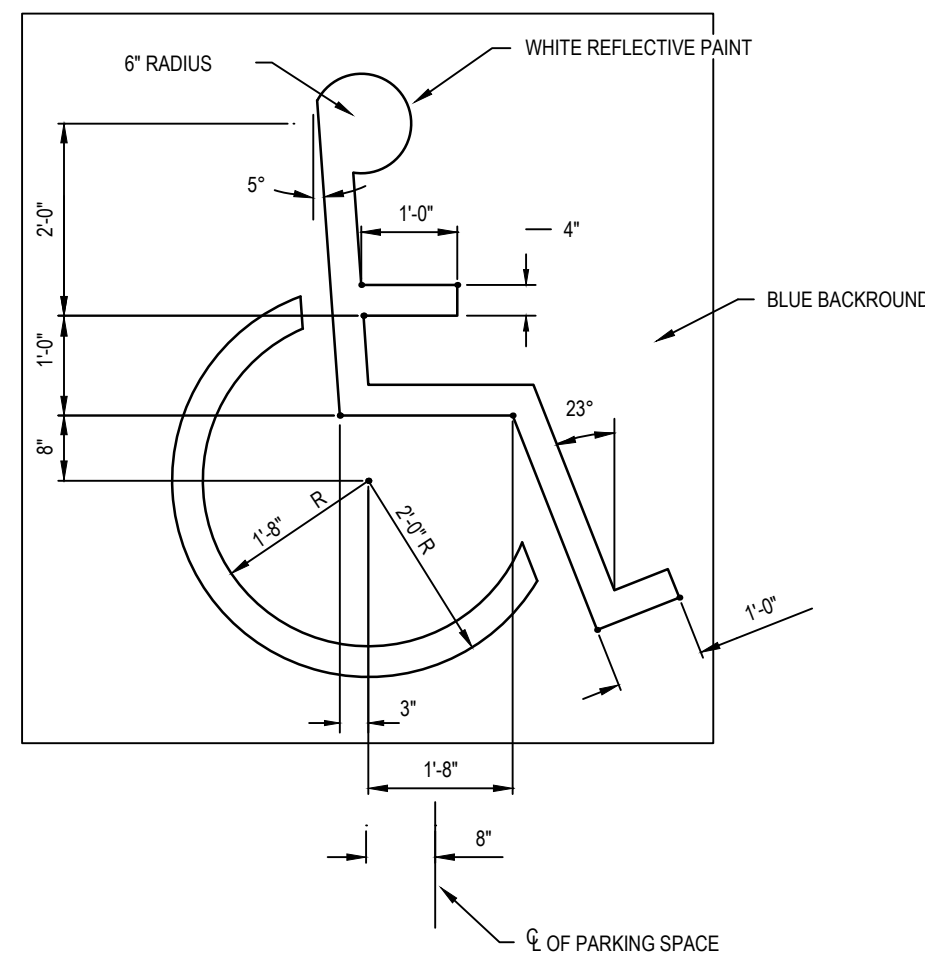


- SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.
- SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE NEX/S-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
- SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
- SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC.
- MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE COUNTY.

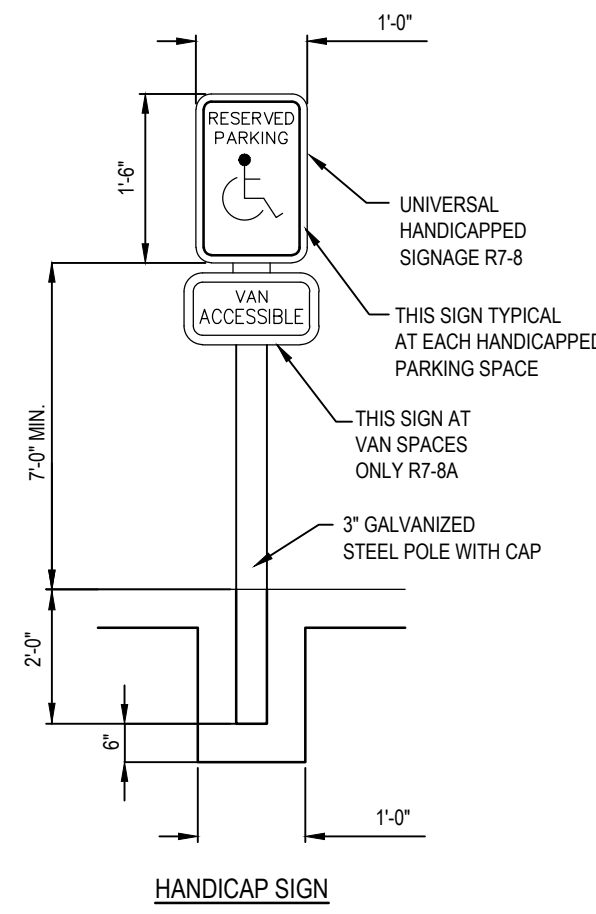
SIGNAGE AND STRIPING DETAILS
NOT TO SCALE



HANDICAP STRIPING DETAILS
NOT TO SCALE



HANDICAP SYMBOL DETAIL
NOT TO SCALE



HANDICAP SIGN

CONSTRUCTION DETAILS

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

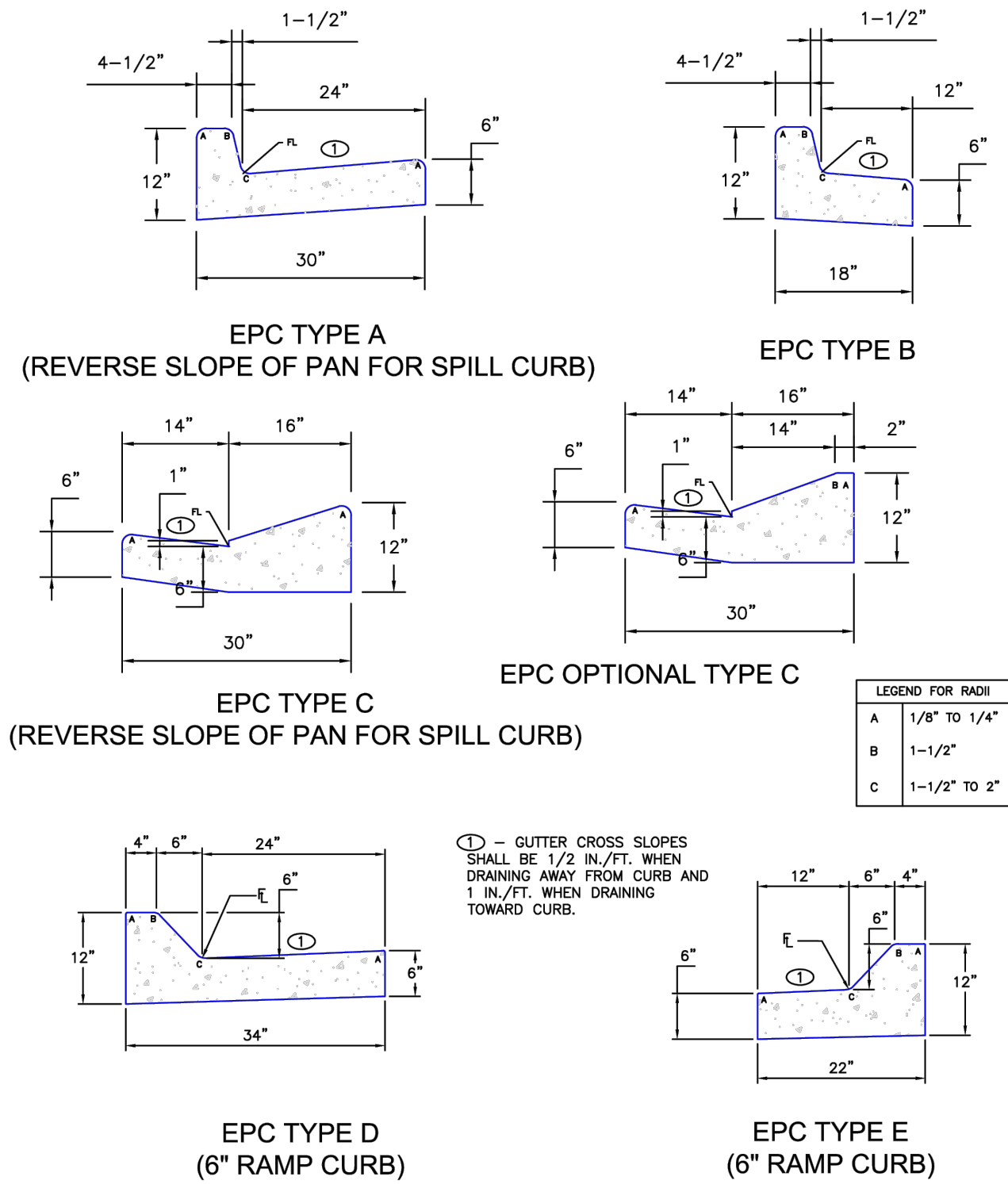
SHEET

C9.00

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
07/09/25	5TH SUBMITTAL	
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

P:\E\July_2022_Elites\SD_2-20.dwg, Layout1, 7/27/2023 10:37:45 AM, dbrinton, Supersedes All Previously Dated Sets



NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

SCALE: NOT TO SCALE

6/23/20

DATE APPROVED:

Joshua J. Palmer

DEPARTMENT OF PUBLIC WORKS

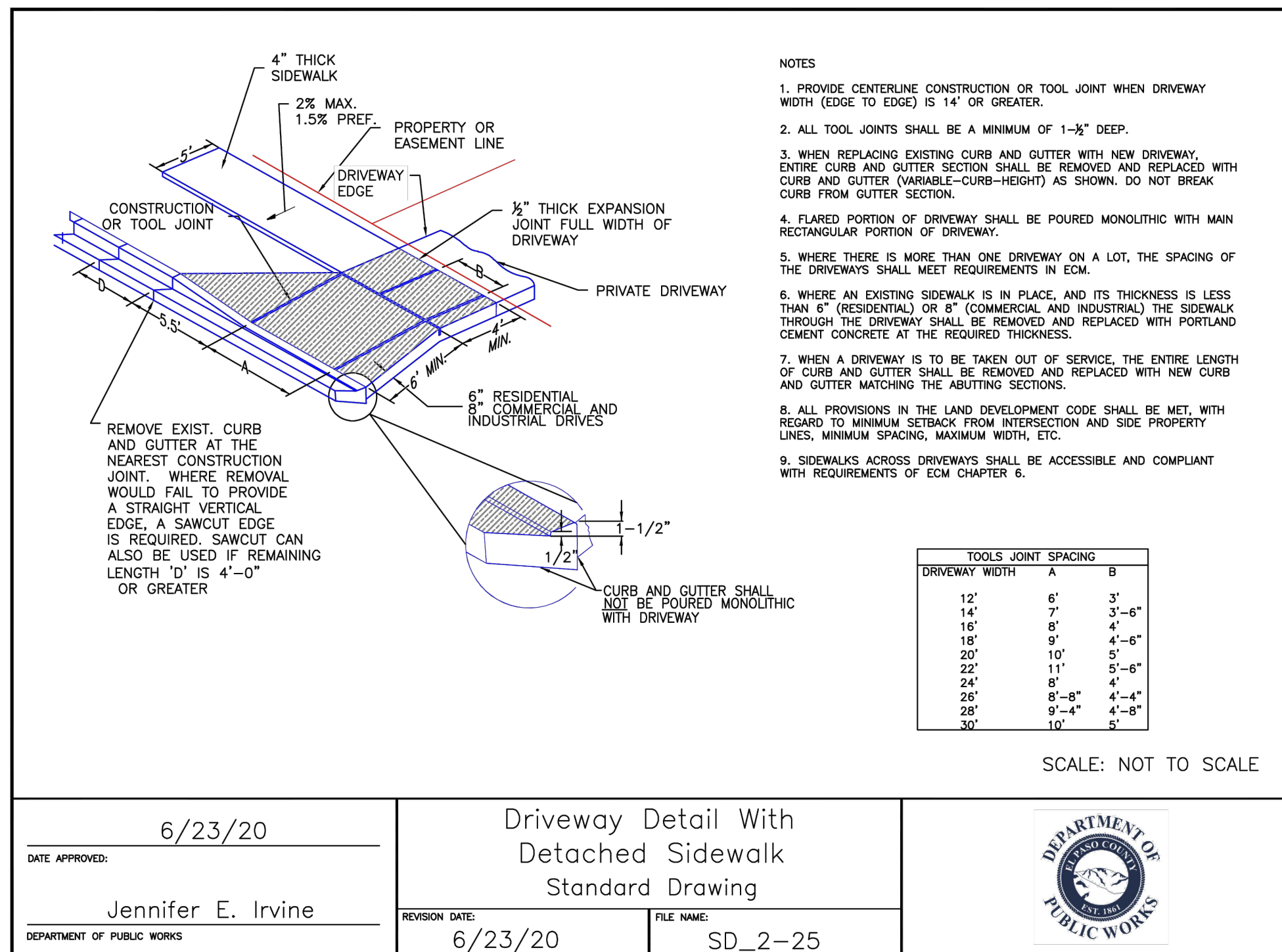
Typical Curb and Gutter
Details
Standard Drawing

REVISION DATE:

7/18/23

FILE NAME:

SD_2-20



SCALE: NOT TO SCALE

6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

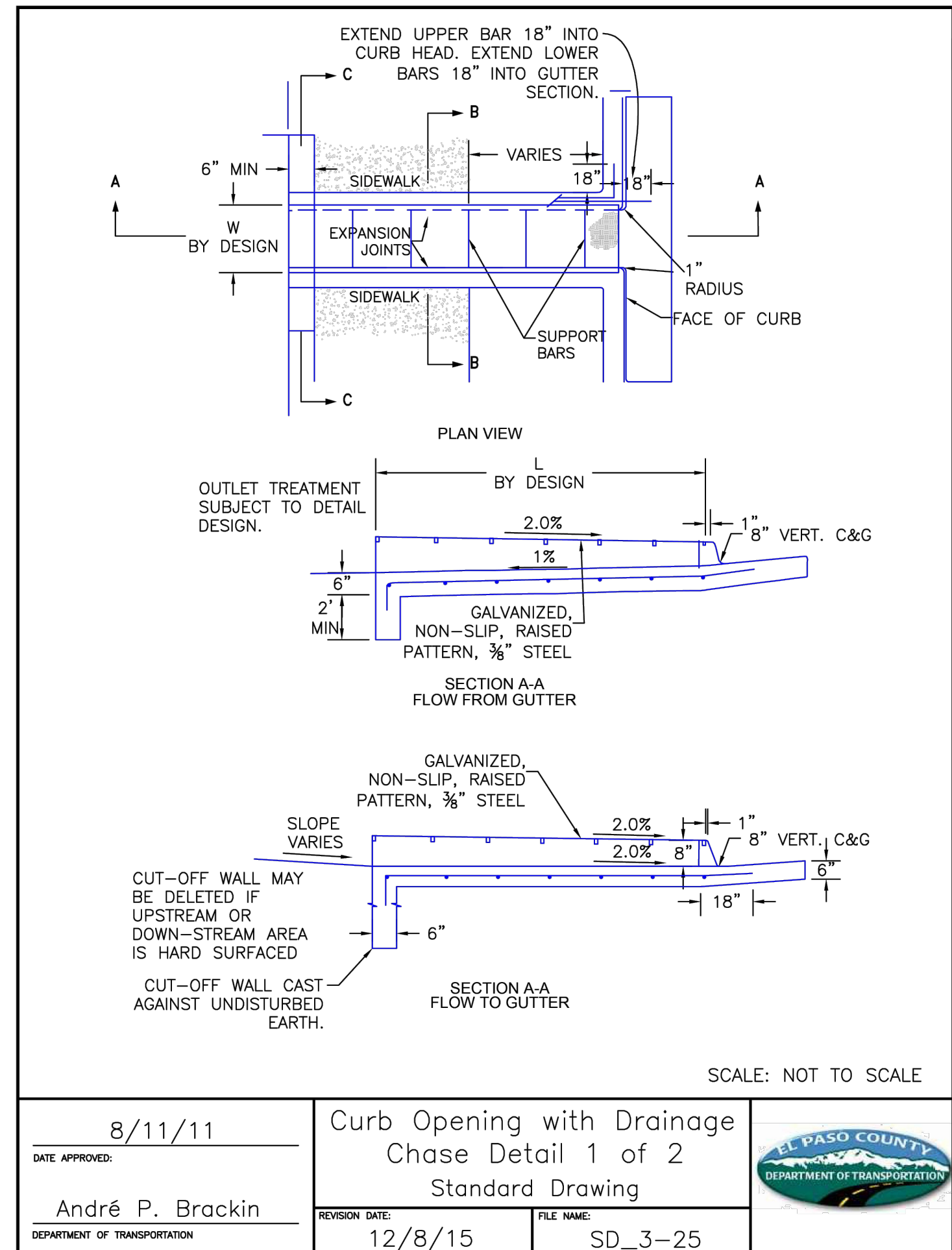
Driveway Detail With
Detached Sidewalk
Standard Drawing

REVISION DATE:

6/23/20

FILE NAME:

SD_2-25



SCALE: NOT TO SCALE

8/11/11

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION

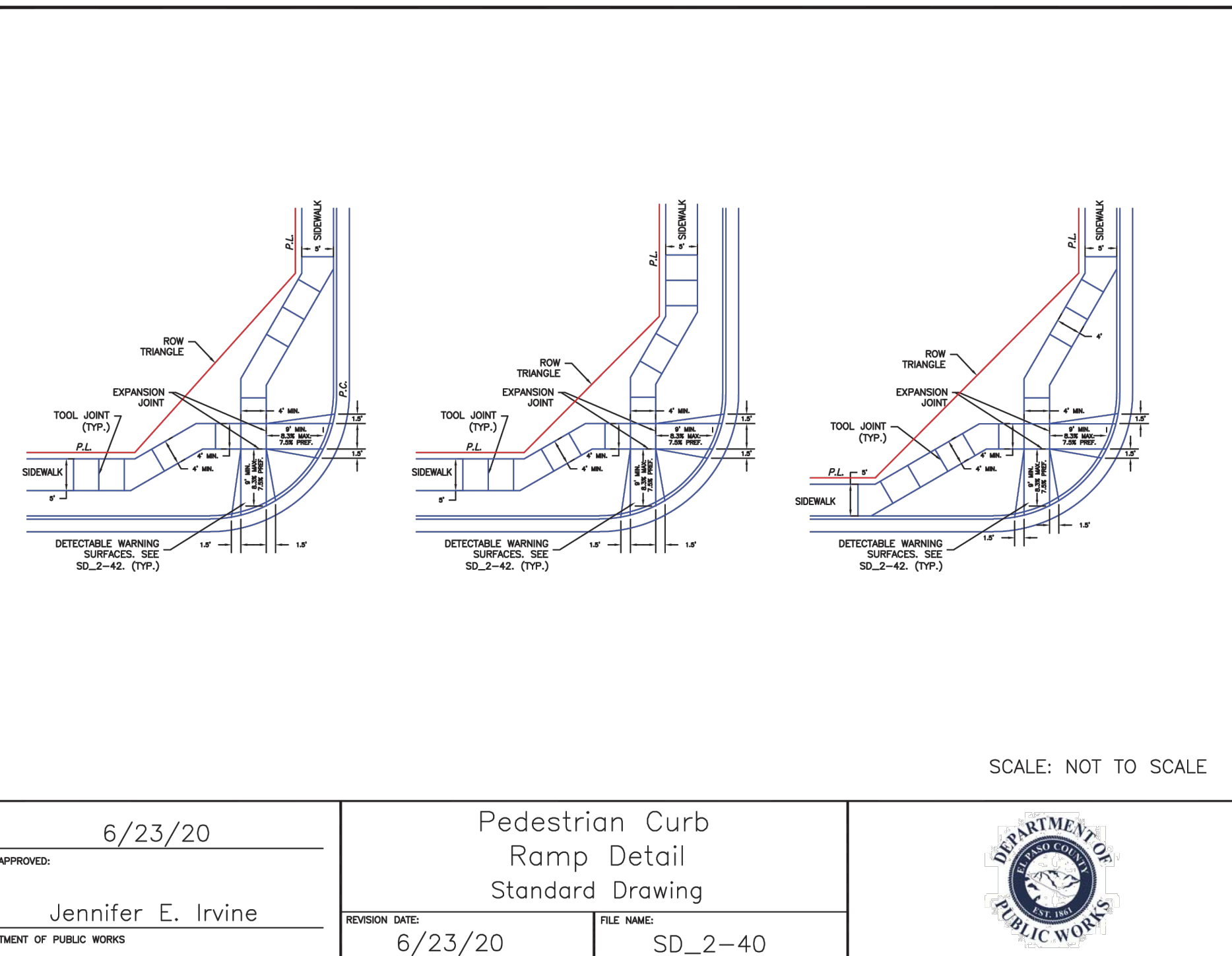
Curb Opening with Drainage
Chase Detail 1 of 2
Standard Drawing

REVISION DATE:

12/8/15

FILE NAME:

SD_3-25



6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

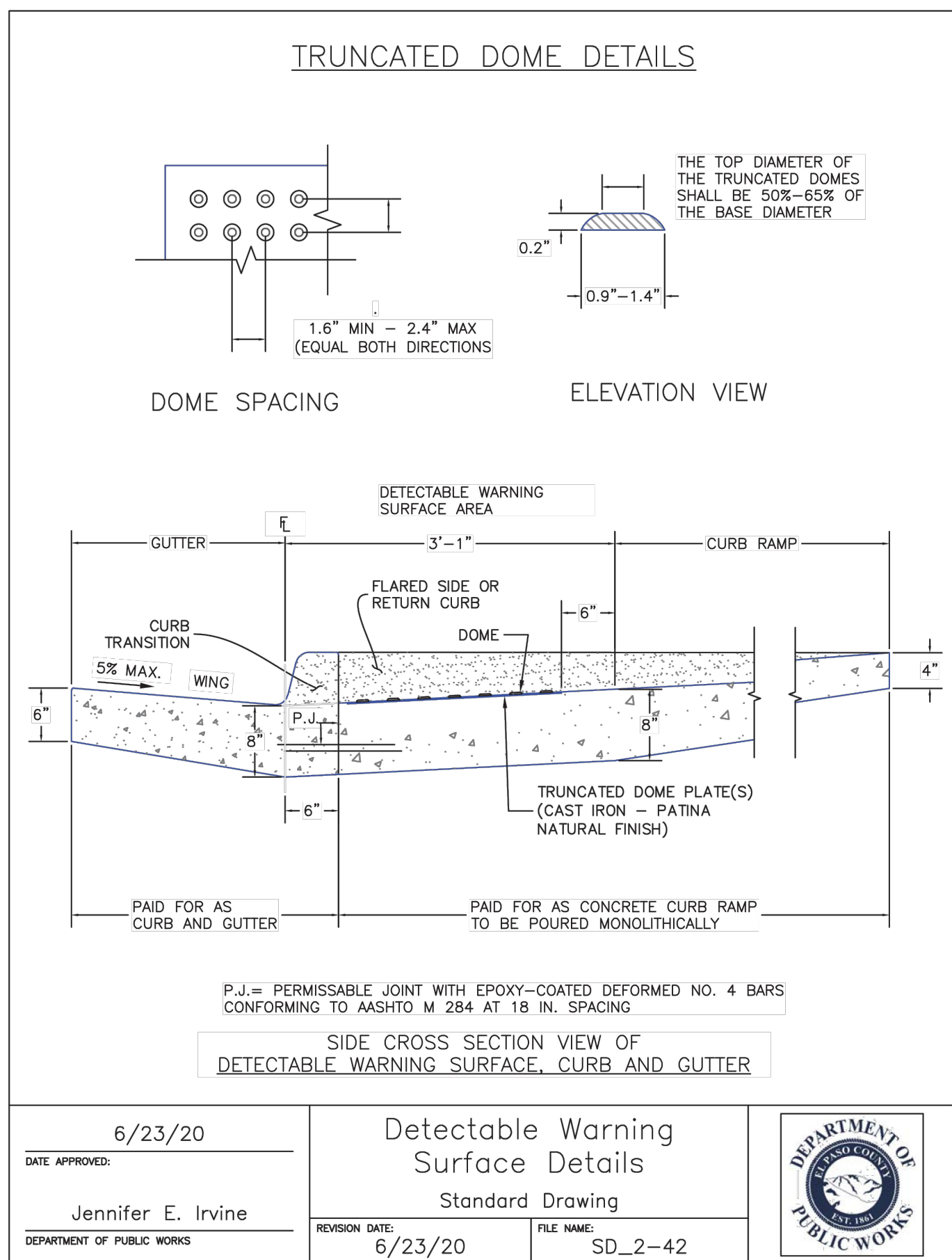
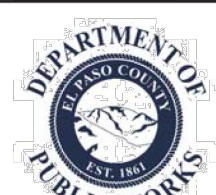
Pedestrian Curb
Ramp Detail
Standard Drawing

REVISION DATE:

6/23/20

FILE NAME:

SD_2-40



6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

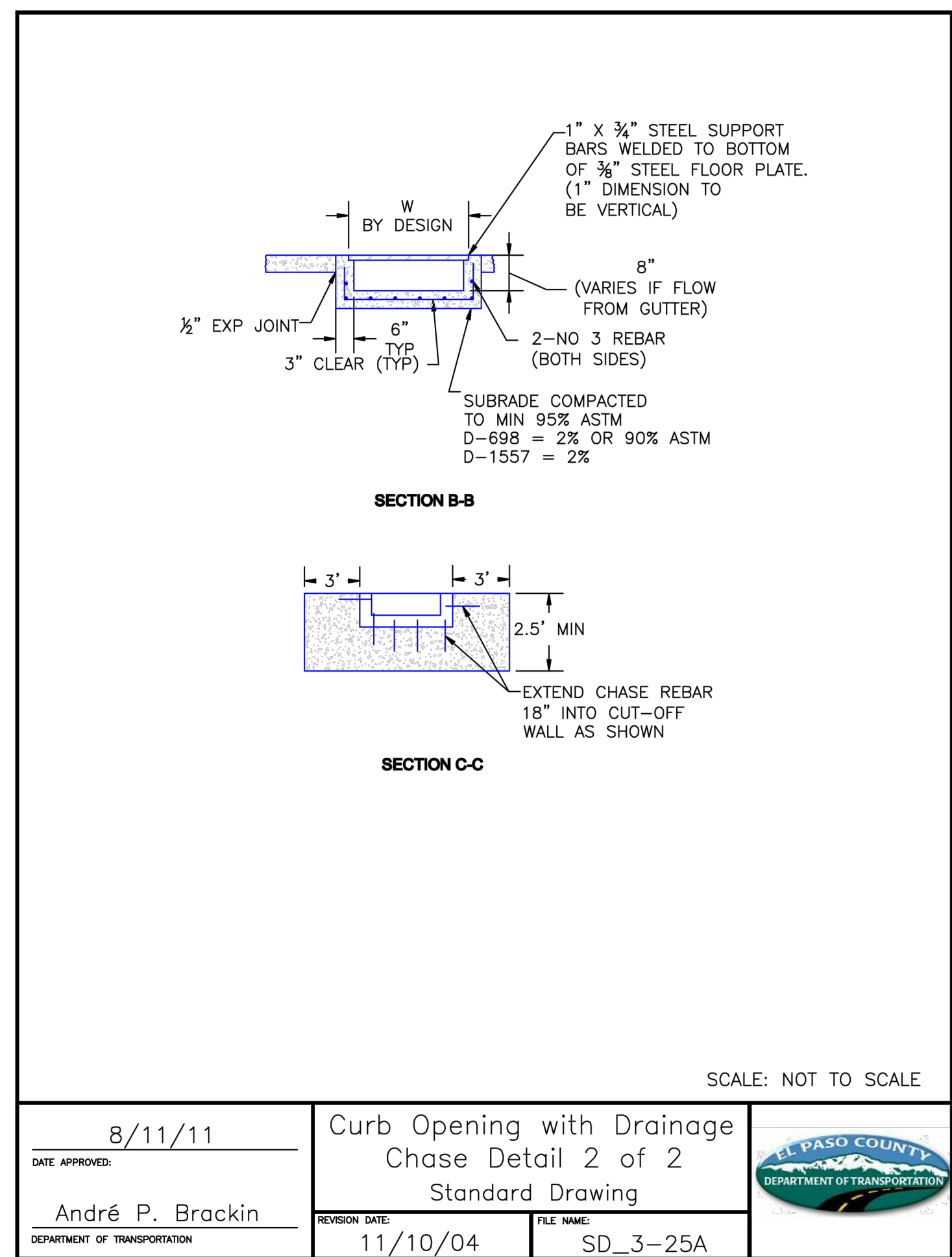
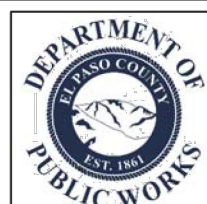
Detectable Warning
Surface Details
Standard Drawing

REVISION DATE:

6/23/20

FILE NAME:

SD_2-42



SCALE: NOT TO SCALE

8/11/11

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage
Chase Detail 2 of 2
Standard Drawing

REVISION DATE:

11/10/04

FILE NAME:

SD_3-25A



CONSTRUCTION DETAILS

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
8059 MERIDIAN PARK DR
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET

C9.01

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
07/09/25	5TH SUBMITTAL
06/19/25	4TH SUBMITTAL
05/30/25	3RD SUBMITTAL
04/25/25	2ND SUBMITTAL
02/03/25	1ST SUBMITTAL

REVISIONS

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120, 303.252-8888
WWW.PERCEPTIONDESIGNGROUP.COM