

V5_Civil CDs_comments.pdf Markup Summary

SW - Textbox (1)



How this plan view, revise shape of both grass swales and inflows (and lack of level spreaders) per all my comments in the MHFD calcs in the Drainage Letter.

Subject: SW - Textbox
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:13:43 AM
Status:
Color: ■
Layer:
Space:

How this plan view, revise shape of both grass swales and inflows (and lack of level spreaders) per all my comments in the MHFD calcs in the Drainage Letter.

SW - Textbox with Arrow (11)



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/1/2025 3:12:41 PM
Status:
Color: ■
Layer:
Space:

This SPA was appropriately shaded in pink with the last submittal. What happened? Please rectify.



Subject: SW - Textbox with Arrow
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:11:01 AM
Status:
Color: ■
Layer:
Space:

Revise notes as needed per my comments in the MHFD calcs in the Drainage Letter.



Subject: SW - Textbox with Arrow
Page Label: 15
Author: Glenn Reese - EPC Stormwater
Date: 7/1/2025 4:33:36 PM
Status:
Color: ■
Layer:
Space:

Still unresolved comment from previous two reviews: specify depth of riprap too



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 9:35:11 AM
Status:
Color: ■
Layer:
Space:

Per the MHFD recommendation in the spreadsheet comment for this row, 2ft spacing on center is recommended.



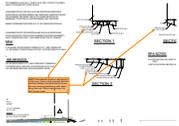
Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 9:40:21 AM
Status:
Color: ■
Layer:
Space:

You inputted 1' openings in the MHFD calcs. Revise to remove discrepancy. MHFD rec's 1.5' opening to protect from snow plow damage



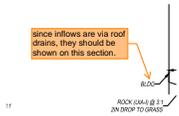
Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 9:43:51 AM
Status:
Color: ■
Layer:
Space:

see my comments below about these.



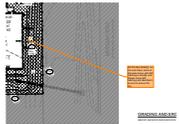
Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:12:16 AM
Status:
Color: ■
Layer:
Space:

MHFD recommends this be a vertical drop. In this case, there is high potential that the interface between the pavement/curb and the rock would get backed up with debris along the rock. With a vertical drop, this risk is much lower.



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 9:46:12 AM
Status:
Color: ■
Layer:
Space:

since inflows are via roof drains, they should be shown on this section.



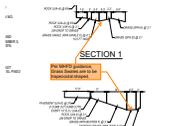
Subject: SW - Textbox with Arrow
Page Label: 10
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:09:22 AM
Status:
Color: ■
Layer:
Space:

Per the blue shading on the next sheet, some of this area shown with SM hatching is actually rock. Please revise SM hatching and label/hatch as rock to account for this.



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:11:48 AM
Status:
Color: ■
Layer:
Space:

revise inflows as needed per my comments in the MHFD calcs in the Drainage Letter.



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 7/2/2025 11:12:48 AM
Status:
Color: ■
Layer:
Space:

Per MHFD guidance, Grass Swales are to be trapezoidal shaped.

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.

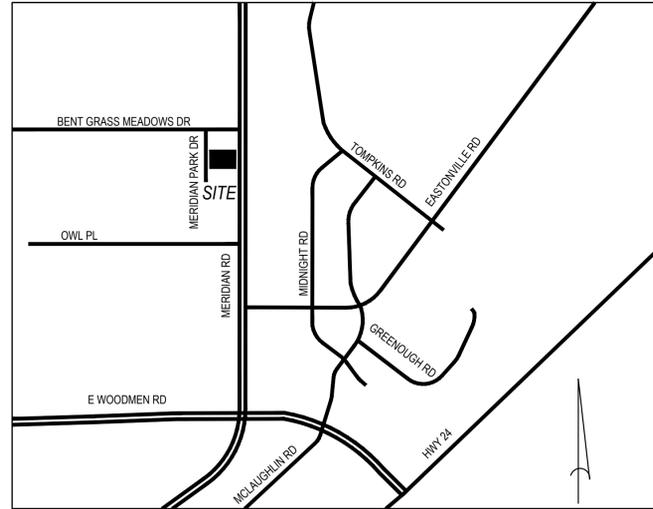
ELEV. = 6927.80' NVDG29

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

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.

COUNTY PROJECT ENGINEER SIGNATURE _____ DATE _____

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: 7,543 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

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.

NO.	DATE	DESCRIPTION
1	06/19/25	4TH SUBMITTAL
2	05/30/25	3RD SUBMITTAL
3	04/25/25	2ND SUBMITTAL
4	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 District (WHMD, the District) Specifications.
2. All plans on the job site shall be signed by the District and the District's Engineer. Any revision to the plans shall be so noted with the old drawing marked "not valid."
3. All stationing is centerline unless otherwise noted. All elevations are centerline unless otherwise noted.
4. All materials and workmanship shall be subject to inspection by the District. The District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
5. All over-lot grading must be completed to within one (1) foot of final grade prior to installation of water and wastewater infrastructure.
6. All water and sewer service locations shall be clearly marked on either the curb head or the face of the curb, with an "S" for sewer and a "W" for water.
7. Ductile iron pipes, including fittings, valves, and fire hydrants, shall be wrapped with polyethylene tubing, double bonded at each joint, and electrically isolated. Bonding and anode connections shall be thoroughly coated with bituminous coatings.
8. All ductile iron pipe less than 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.

- 15. All unused, salvaged water utility material shall be returned to the Metropolitan District as requested.
16. At the contractor's expense, all utility mains shall be supported and protected such that they shall function continuously during construction operations. Should a utility main fail as a result of the contractor's operation, it shall be replaced immediately by the contractor or by the District at full cost of labor and materials to the contractor/developer.
17. Pumping or bypass operations shall be reviewed and approved by both the District and the District engineer prior to execution.
18. The contractor shall replace or repair damage to all surface improvements, including but not limited to fences, landscaping, curb and gutter, and/or asphalt that may be caused during construction.
19. All contractors working on or near a water or sewer facility (to include service lines) shall have liability insurance naming the District as an additional insured and shall provide a current copy of workers compensation insurance on file with the District. No work can proceed without current certificates on file at the Districts' office.
20. The contractor shall notify the District and all affected utility companies adjacent to the proposed utility construction a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A weekly construction meeting shall be required with the contractor, District engineer and all other parties as deemed necessary by the District.
21. Commencement of construction of water/sewer systems within Metropolitan District:
a) Prior to the start of construction, a 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.

- 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).

- 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 3/4" 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.



PERCEPTION DESIGN GROUP, INC. 6801 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120, 303.228.8988 WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30228 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

Table with 4 columns: DATE, DESCRIPTION, REVISIONS, and a grid for revision tracking.

WOODMEN HILLS GENERAL NOTES

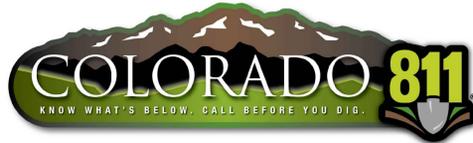
CARUBIA PROPERTIES

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

C0.01



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.

PROJECT GENERAL NOTES

GENERAL NOTES

- 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.
- 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.
- 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.
- NOT USED.
- 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.
- NOT USED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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

- 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.
- 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.
- 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.
- NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.
- 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.
- 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).
- 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.
- 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.
- HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
- HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
- THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:
 - 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.
 - 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.
 - 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.
- PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.
- 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.
- 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.
- 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.
- CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.
- ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
- CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.
- 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.
- REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- 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.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.
- 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.
- 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.
- NOT USED.
- 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

- CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.
- 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.
- CONTRACTOR IS REQUIRED TO:
 - REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.
 - 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.
 - OBTAIN ALL PERMITS REQUIRED FOR THE WORK.
 - VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.
 - PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.
 - PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.
 - 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.
 - 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

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- 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] ____.



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	06/19/25	4TH SUBMITTAL	
2	05/30/25	3RD SUBMITTAL	
3	04/25/25	2ND SUBMITTAL	
4	02/03/25	1ST SUBMITTAL	

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

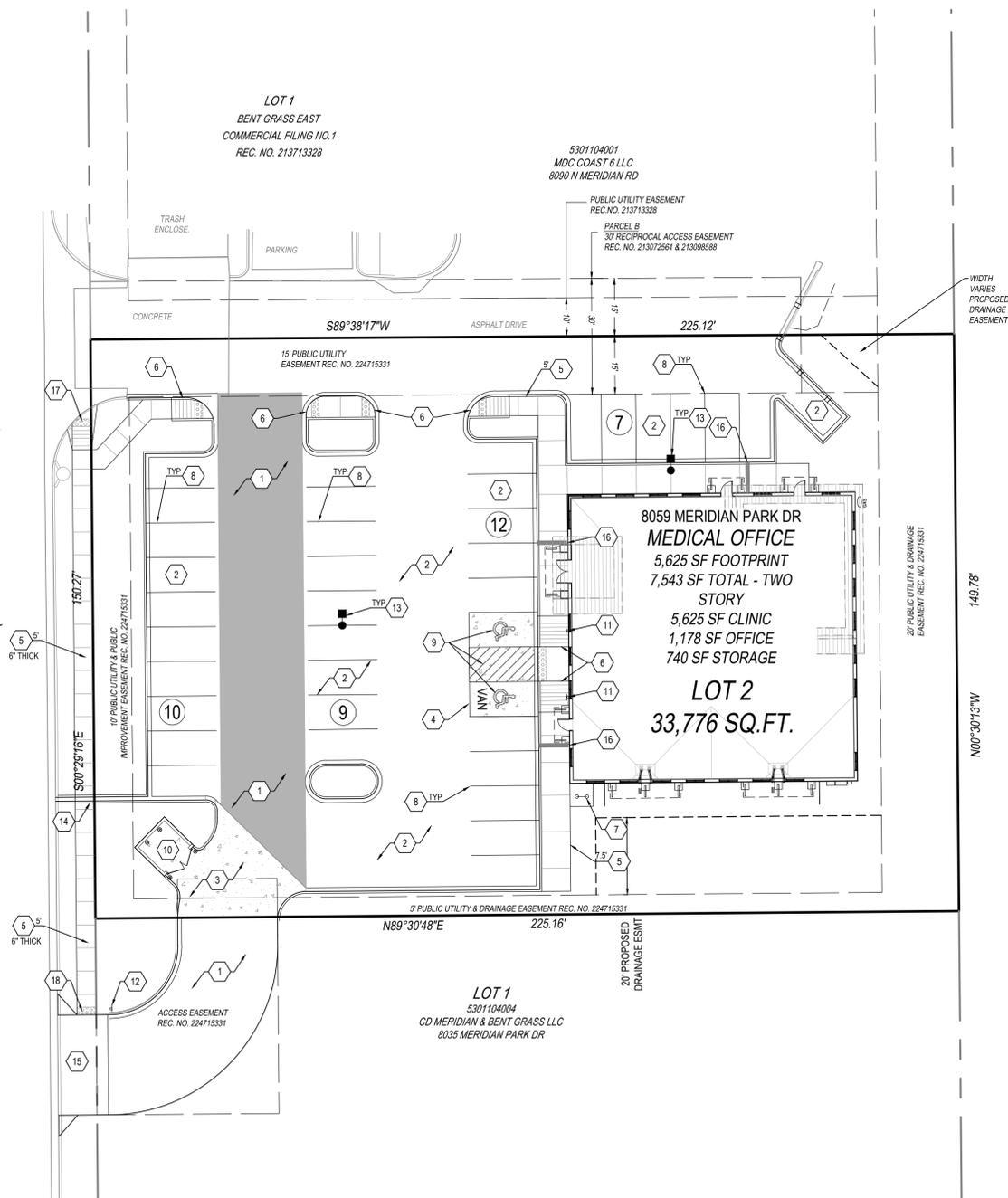
Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

SHEET

C0.02

BENT GRASS
MARKET VIEW
(PRIVATE)

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



149.78'
N00°30'13"W

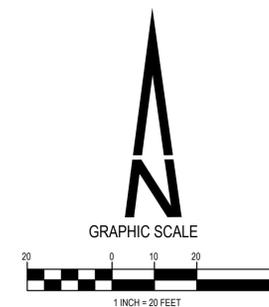
MERIDIAN ROAD
(210' ROW REC. NO. 210134150)

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

- 1 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- 2 CONSTRUCT STANDARD DUTY ASPHALT IN PARKING SPACES AND DRIVE ADJACENT TO THE BUILDING. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- 3 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- 4 CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
- 5 CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. SEE DETAIL ON SHEET C9.00.
- 6 CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL ON SHEET C9.00.
- 7 INSTALL BIKE RACK. SEE DETAIL ON SHEET C9.00.
- 8 PAINT PARKING LOT STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.
- 9 PAINT ACCESSIBLE STRIPING AND SYMBOL. SEE DETAIL ON SHEET C9.00.
- 10 CONSTRUCT TRASH ENCLOSURE. SEE BUILDING PLANS.
- 11 INSTALL ADA SIGNAGE. INSTALL VAN PLACARD AT VAN SPACE. SEE DETAIL ON SHEET C9.00. MOUNT SIGN ON THE BUILDING.
- 12 INSTALL STOP SIGN. SEE DETAIL ON SHEET C9.00.
- 13 INSTALL LIGHT POLE. COORDINATE INSTALLATION WITH THE SITE ELECTRICAL PLANS.
- 14 CONSTRUCT 1' WIDE COVERED CHASE FOR THE SIDEWALK CROSSING. SEE DETAIL ON SHEET 9.01.
- 15 CONSTRUCT DRIVEWAY ACCESS. SEE DETAIL ON SHEET C9.01.
- 16 CONSTRUCT 1' WIDE COVERED CURB CHASE FOR CANOPY DOWNSPOUT DISCHARGE. SEE DETAIL ON SHEET C9.01.
- 17 CONSTRUCT PUBLIC CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL ON SHEET C9.01.
- 18 CONSTRUCT DETECTABLE WARNING. SEE DETAIL ON SHEET C9.01.



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.



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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

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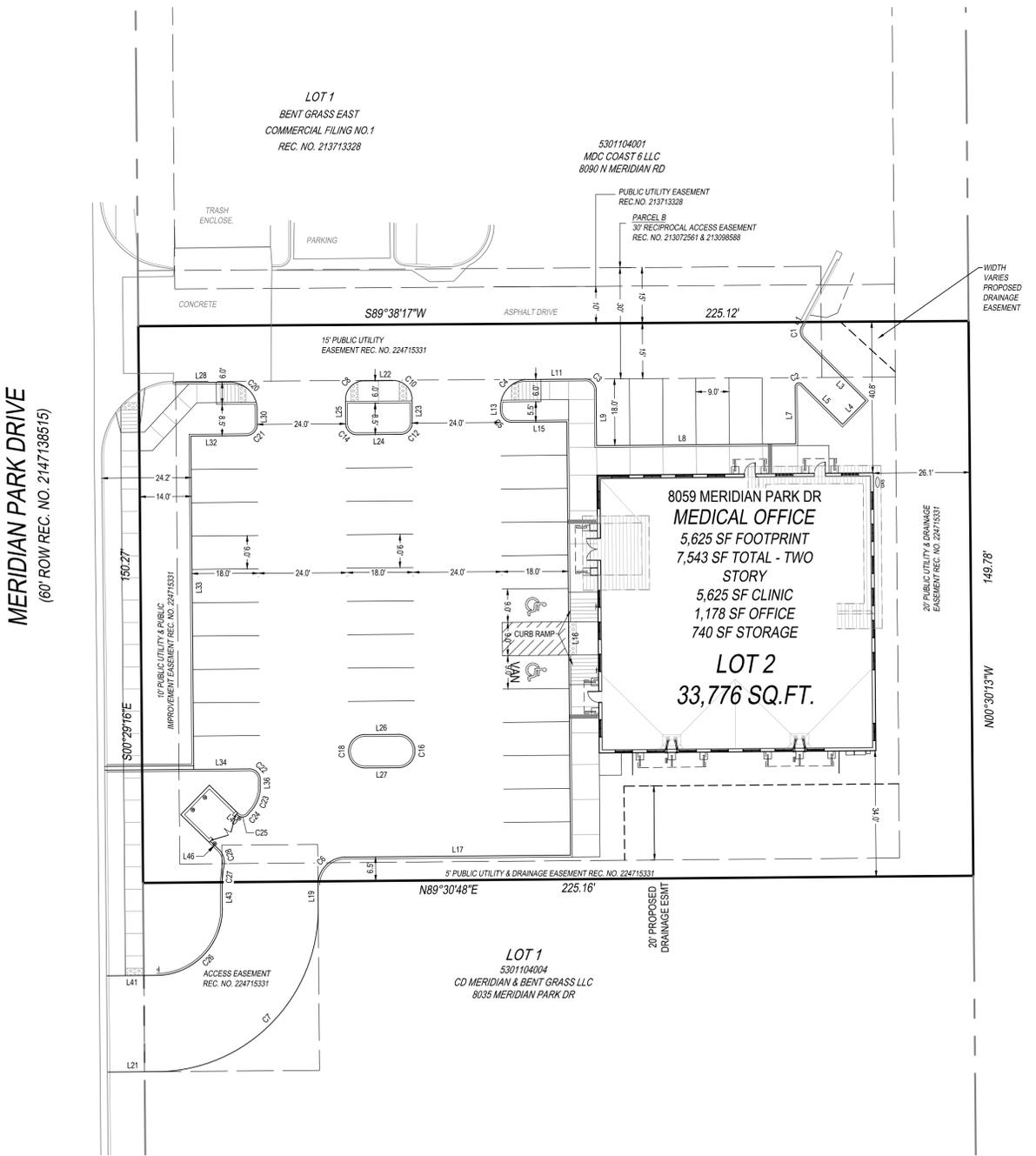
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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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



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.

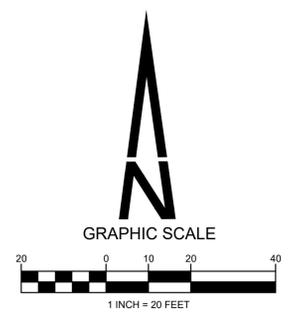
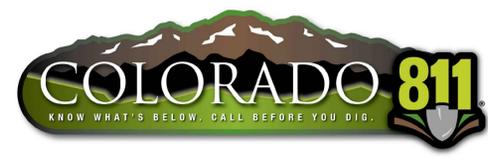
Line #/Curve #	Length	Bearing/Delta	Radius
C1	4.02'	76°50'38"	3.00
C2	2.36'	135°00'00"	1.00
C3	4.71'	90°00'00"	3.00
C4	11.78'	90°00'00"	7.50
C5	4.71'	90°00'00"	3.00
C6	11.78'	89°59'56"	7.50
C7	69.12'	90°00'00"	44.00
C8	7.85'	90°00'00"	5.00
C10	7.85'	90°00'00"	5.00
C12	4.71'	90°00'00"	3.00
C14	4.71'	90°00'00"	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

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	

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	

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



'T GRASS
KET VIEW
PRIVATE)

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

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

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

5301104001
MDC COAST 6 LLC
8090 N MERIDIAN RD

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

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.

BASIS OF BEARING

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

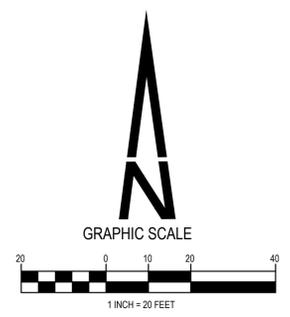
- 1 CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE DETAIL ON SHEET C9.00.
- 2 CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE DETAIL ON SHEET C9.00.
- 3 CONSTRUCT 1' WIDE CURB OPENING.
- 4 CONSTRUCT 1' WIDE COVERED CHASE THRU SIDEWALK AND OPEN CHASE THRU LANDSCAPE. SEE DETAIL ON 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' FLAT PAD OF TYPE M RIPRAP OVER FABRIC WITH ROCK SIZE FROM 6" TO 24" AND D₁₅=12 INCHES.
- 9 EXTEND ROOF LEADER TO THE BOTTOM OF THE GRASS SWALE WITH 6" ADS SURFACE PIPE.
- 10 EXTEND ROOF LEADER PAST ROCK AND DAYLIGHT IN GRASS.

Revise notes as needed per my comments in the MHFD calcs in the Drainage Letter.



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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



STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION, THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN PRIOR TO IMPLEMENTATION.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERSHED OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, ANY SURFACE SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC DATED NOVEMBER 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

GEC 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.

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6801 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120, 303.252-8988
WWW.PERCPTIONDESIGNGROUP.COM

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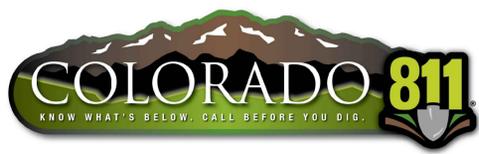
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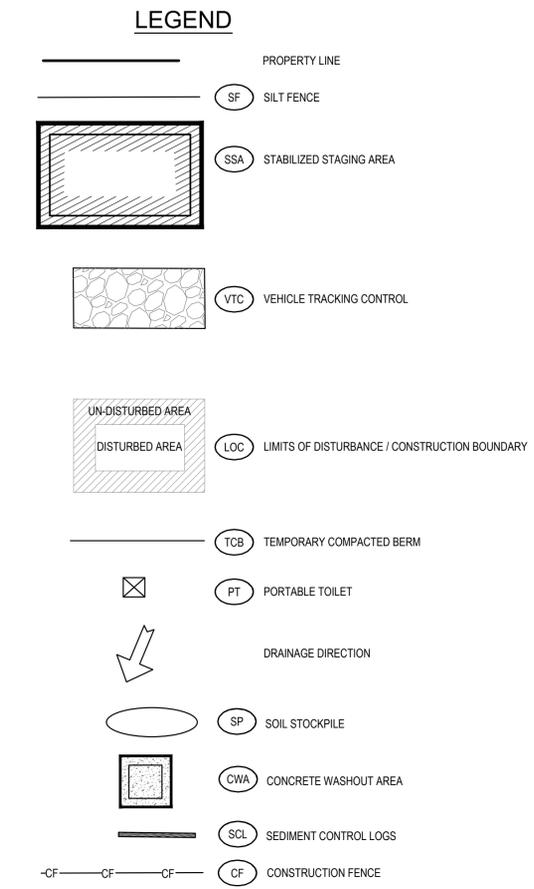
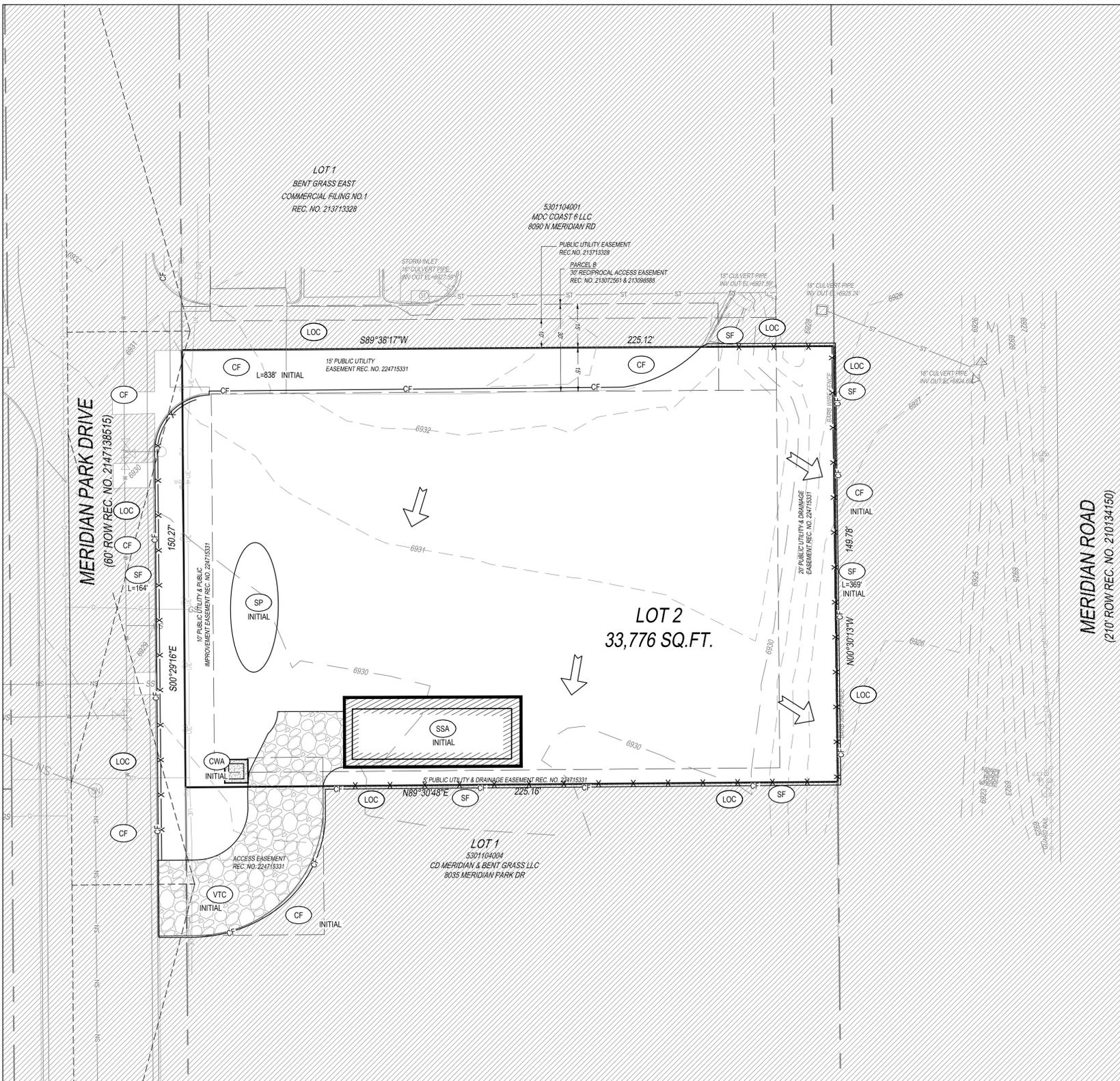
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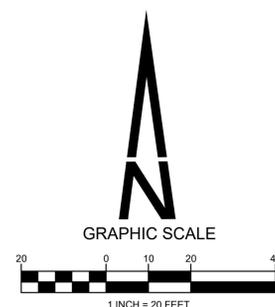
C5.01





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.
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- ESTIMATED COMPLETION JANUARY 2026
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- 1422 CY NET (FILL)



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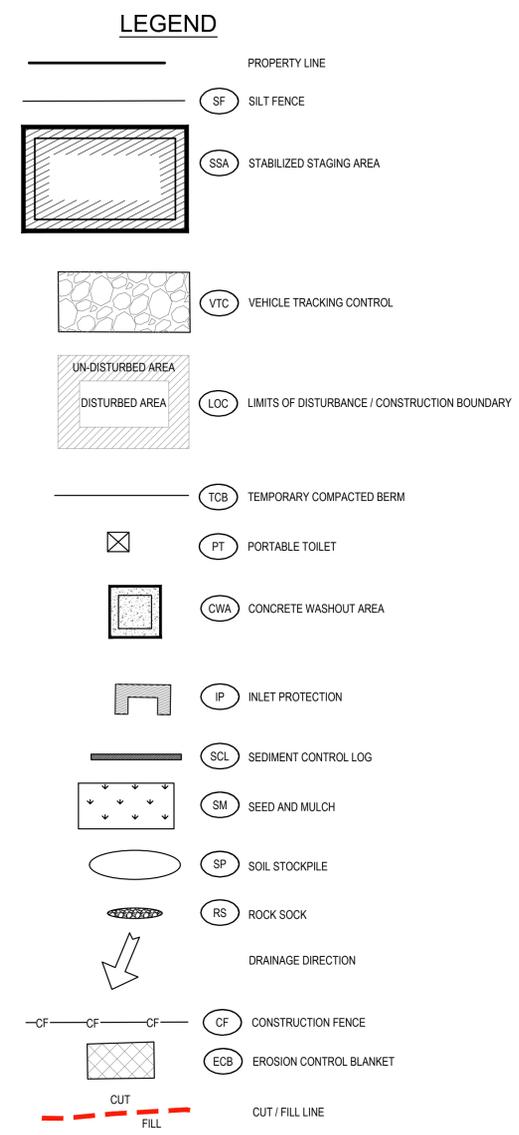
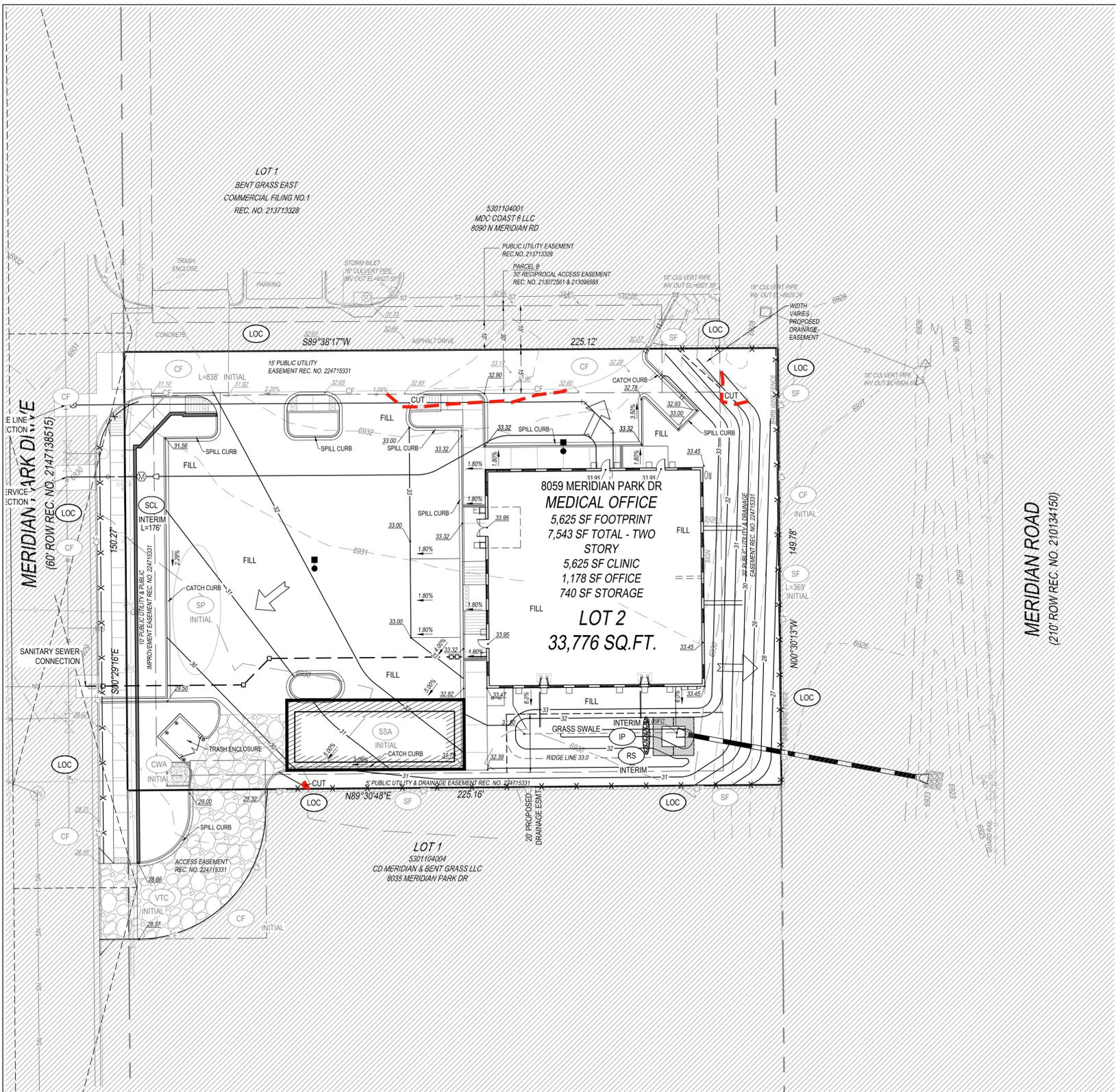
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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INITIAL 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
C5.10

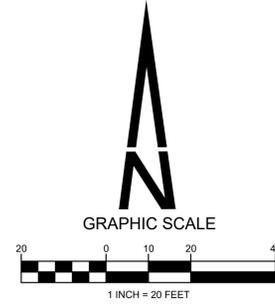


GRADING AND EROSION CONTROL NOTES

- 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)

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DESIGN GROUP, INC.
6601 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120, 303.282.8988
WWW.PERCPTIONDESIGNGROUP.COM

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INTERIM GEC PLAN

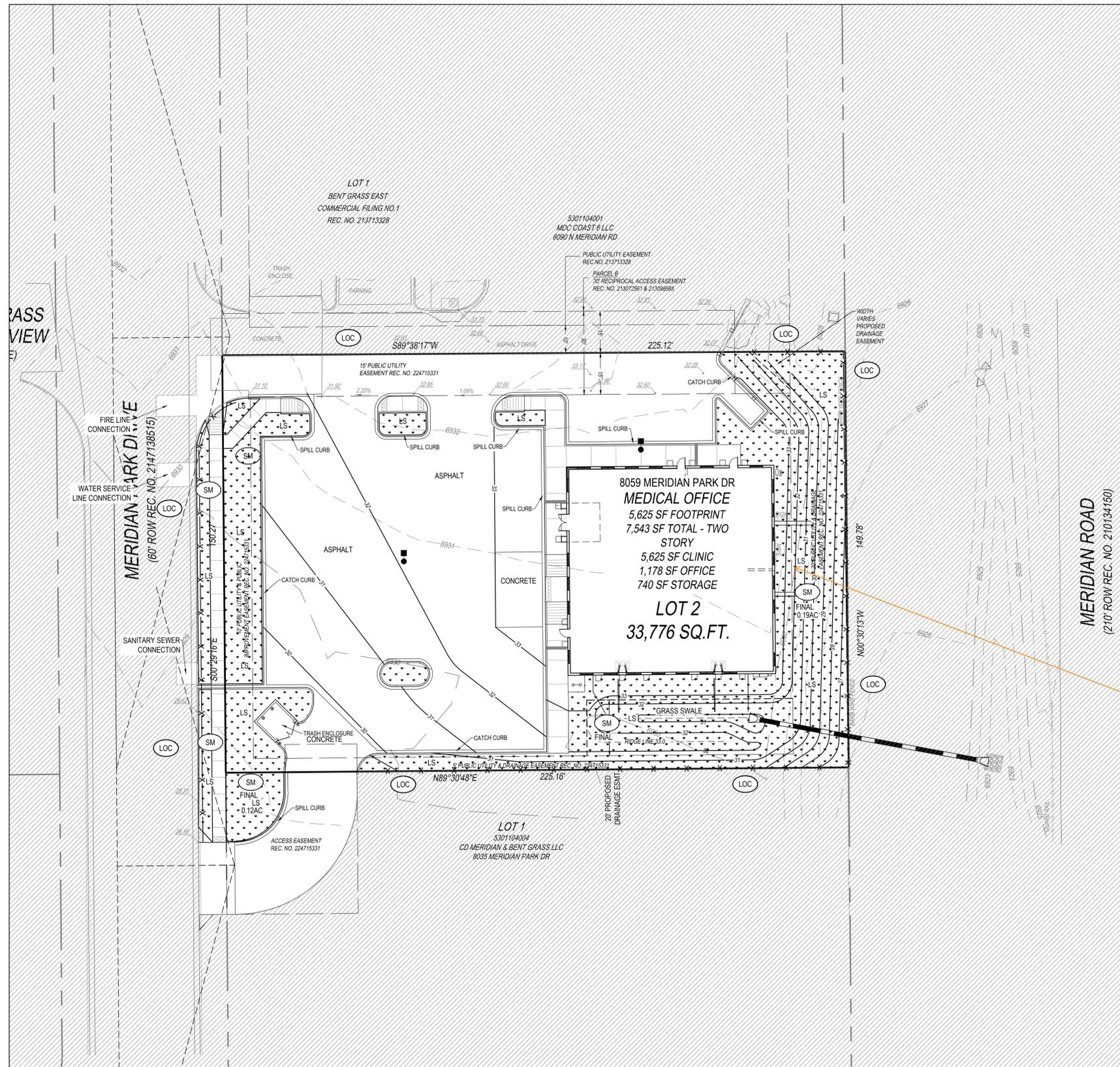
CARUBIA PROPERTIES

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



Per the blue shading on the next sheet, some of this area shown with SM hatching is actually rock. Please revise SM hatching and label/hatch as rock to account for this.

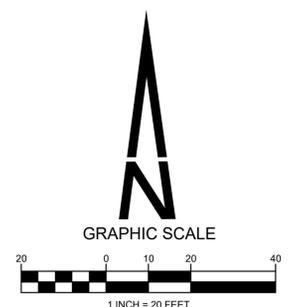
LEGEND

- 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

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

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Approved By: JWD
Project No.: 2024-019

SHEET

C5.12

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

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.

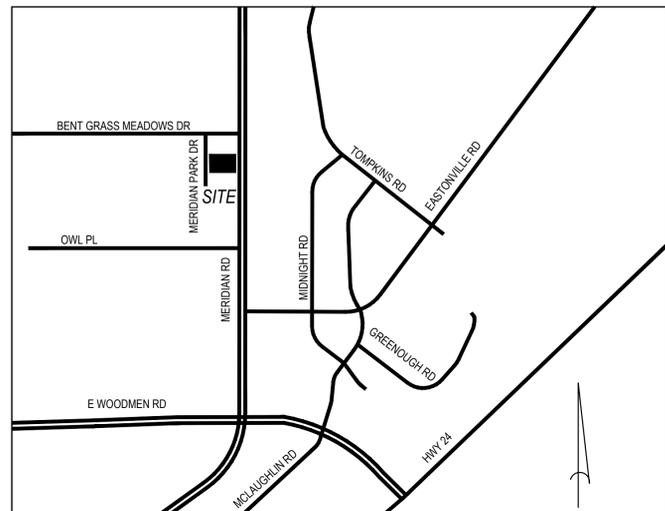
BENCHMARK

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

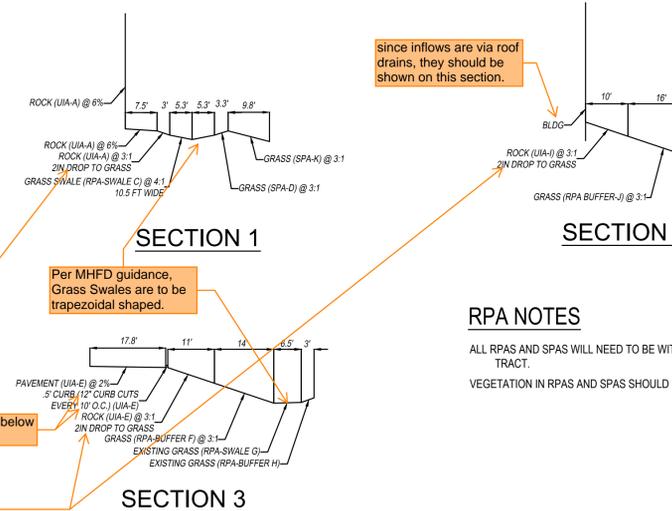
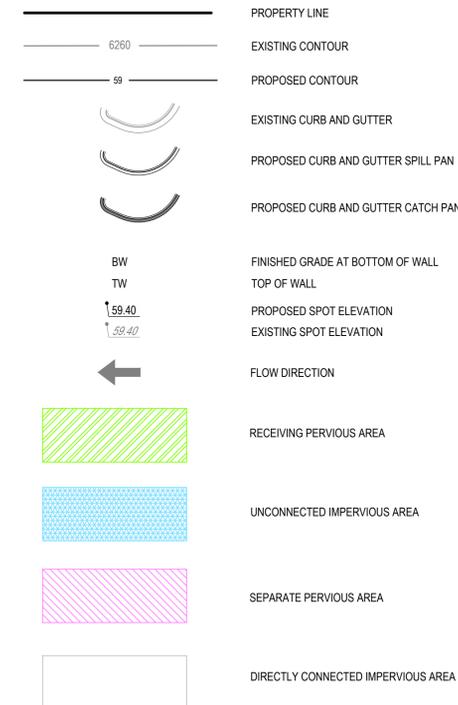
BASIS OF BEARINGS:

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.



VICINITY MAP
1" = 1000' ±

LEGEND



since inflows are via roof drains, they should be shown on this section.

Per MHFD guidance, Grass Swales are to be trapezoidal shaped.

see my comments below about these.

MHFD recommends this be a vertical drop. In this case, there is high potential that the interface between the pavement/curb and the rock would get backed up with debris along the rock. With a vertical drop, this risk is much lower.

This SPA was appropriately shaded in pink with the last submittal. What happened? Please rectify.

You inputted 1' openings in the MHFD calcs. Revise to remove discrepancy. MHFD rec's 1.5" opening to protect from snow plow damage

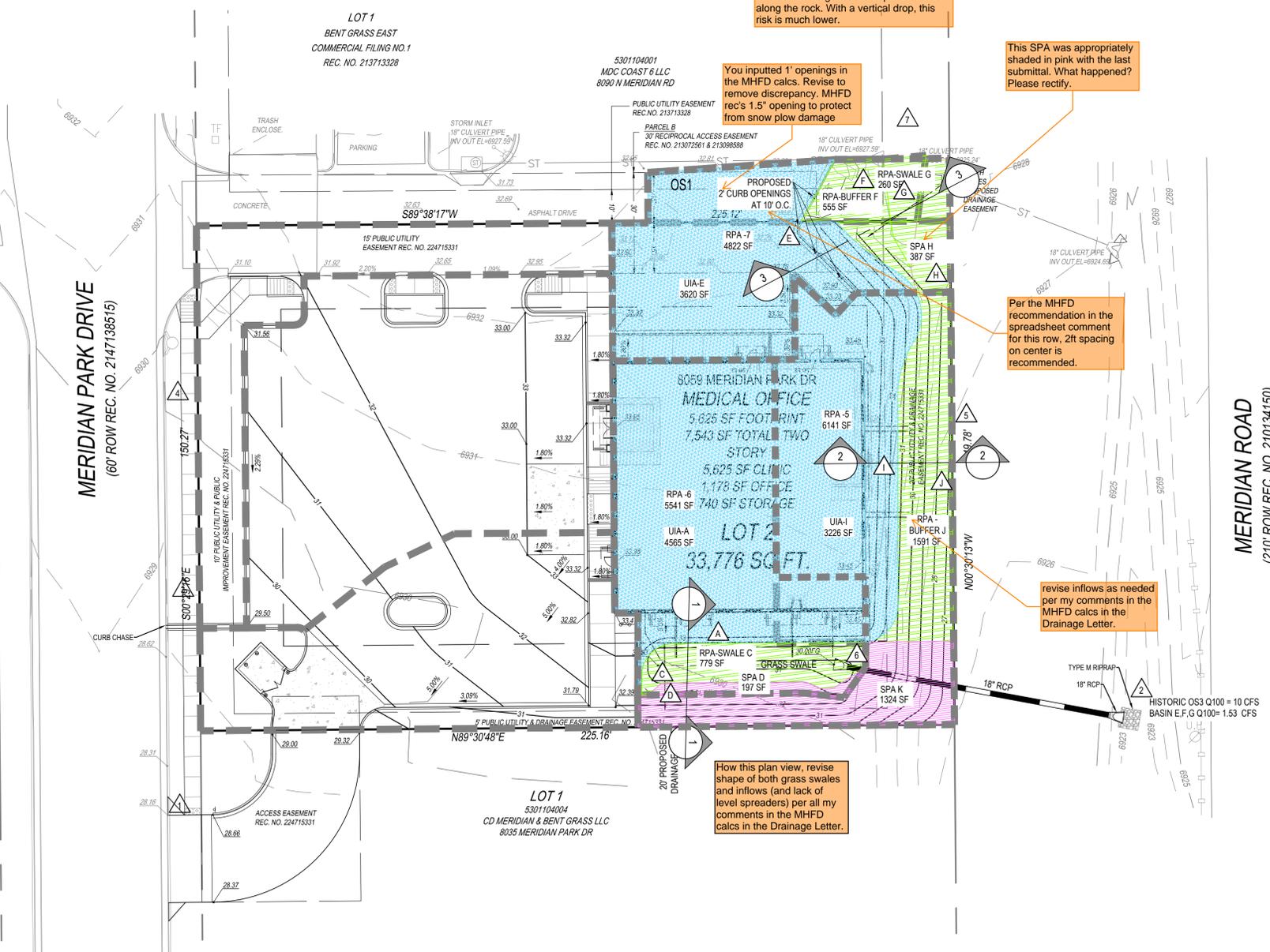
Per the MHFD recommendation in the spreadsheet comment for this row, 2ft spacing on center is recommended.

revise inflows as needed per my comments in the Drainage Letter.

How this plan view, revise shape of both grass swales and inflows (and lack of level spreaders) per all my comments in the MHFD calcs in the Drainage Letter.

RPA NOTES

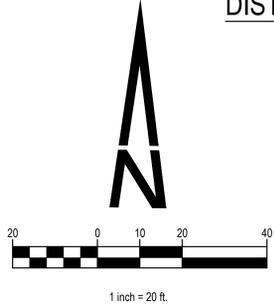
ALL RPAS AND SPAS WILL NEED TO BE WITHIN A NO BUILD DRAINAGE EASEMENT OR TRACT.
VEGETATION IN RPAS AND SPAS SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%.



SITE LAYOUT INFO (User Input in Blue Cells)			
Water Quality Event (WQE)	0.60 inches		
Outfall ID	6	5	7
Total Tributary Area (ft ²)	5,541	6,141	4,822
Total Tributary Area (ac)	0.13	0.14	0.11
Imperviousness (%)	81.0%	5.0%	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)	155	18	148
Optional Override WQCV (ft ³)			
WQCV Reduction (ft ³)	130	18	143
Remaining WQCV (ft ³)	25	0	6
WQCV Reduction (%)	84%	100%	96%
Design WQCV of SCM (ft ³)	0	0	0
Pollutant Removal (ft ³)	0	0	0
Untreated WQCV (ft ³)	25	0	6
TOTAL SITE RESULTS (Sums results from all Outfalls)			
Total Site Area	16,504	ft ²	0.38 acres
Treated Area	16,504	ft ²	0.38 acres
Untreated Area	0	ft ²	0.00 acres
Total Site Imperviousness	54.2%	%	
Default (or Override) WQCV	321	ft ³	0.007 acre-feet
Remaining WQCV	30	ft ³	0.001 acre-feet
WQCV Reduction	91%	%	
Design WQCV	0	ft ³	0.000 acre-feet
Untreated WQCV	30	ft ³	0.001 acre-feet

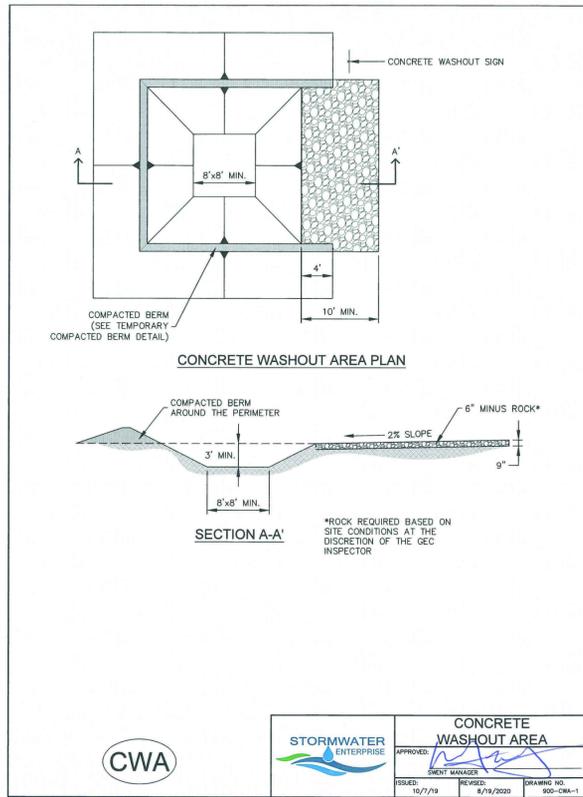
Confirm with local jurisdiction whether design meets Runoff Reduction Standard

DISTURBED AREA RUNOFF REDUCTION RESULTS



DATE: JUNE 19, 2025
SCALE: AS INDICATED
DRAWN BY: JWD
CHECKED BY: JWD
PROJECT NUMBER: 2024-019
SHEET: C5.13
U/A - RPA EXHIBIT

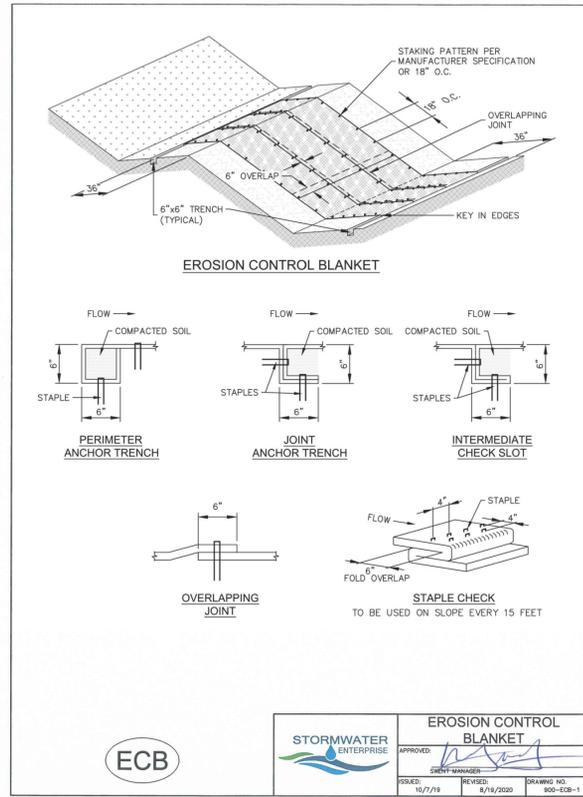




CONCRETE WASHOUT AREA

APPROVED: [Signature]

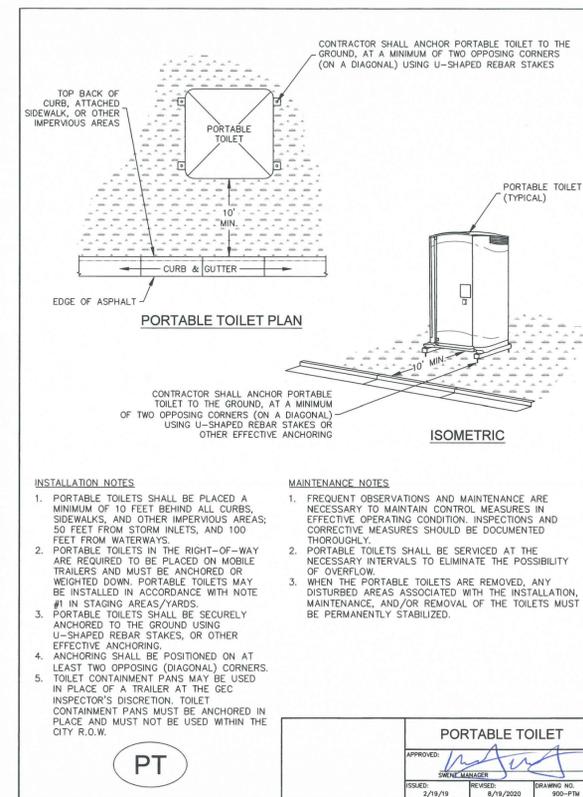
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-1



EROSION CONTROL BLANKET

APPROVED: [Signature]

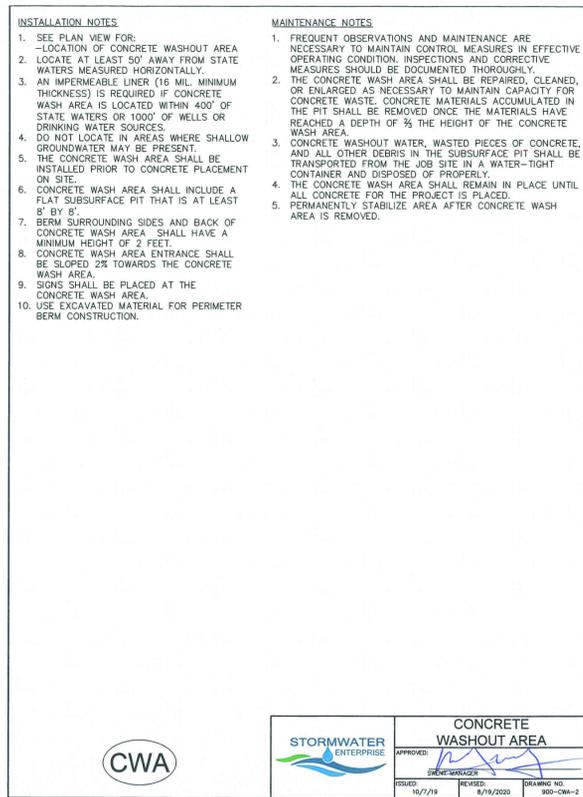
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-ECB-1



PORTABLE TOILET

APPROVED: [Signature]

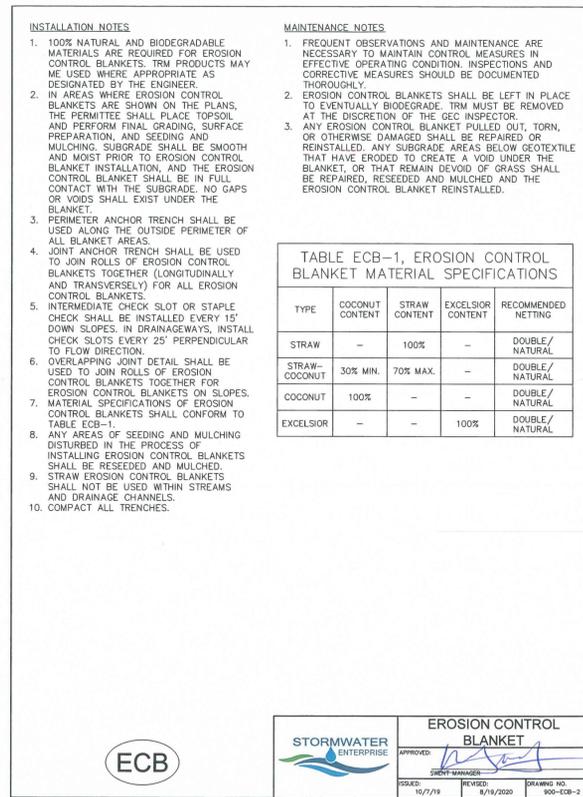
ISSUED: 2/19/19 REVISED: 8/19/2020 DRAWING NO. 900-PT-1



CONCRETE WASHOUT AREA

APPROVED: [Signature]

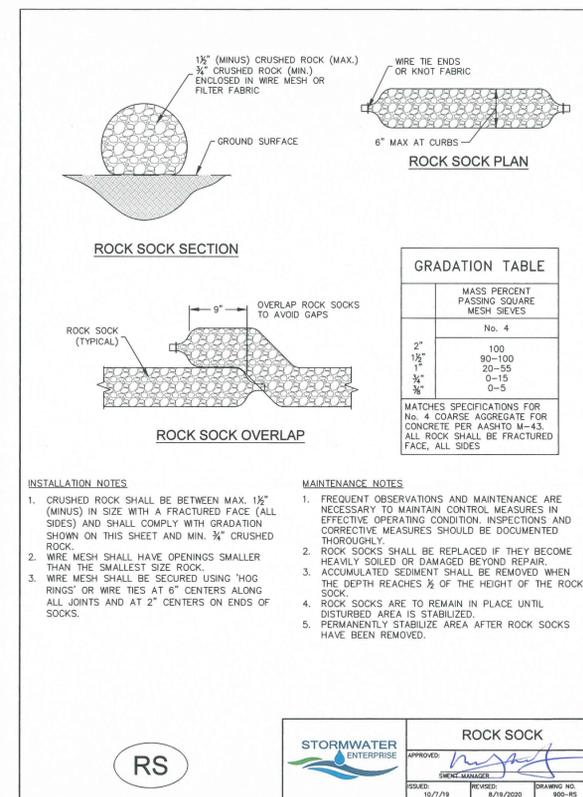
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-2



EROSION CONTROL BLANKET

APPROVED: [Signature]

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



ROCK SOCK

APPROVED: [Signature]

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

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

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

GRADATION TABLE

MASS PERCENT PASSING SQUARE MESH SIEVES
No. 4
2"
1 1/2"
1"
3/4"
3/8"

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER ASTM M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES



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GEC DETAILS

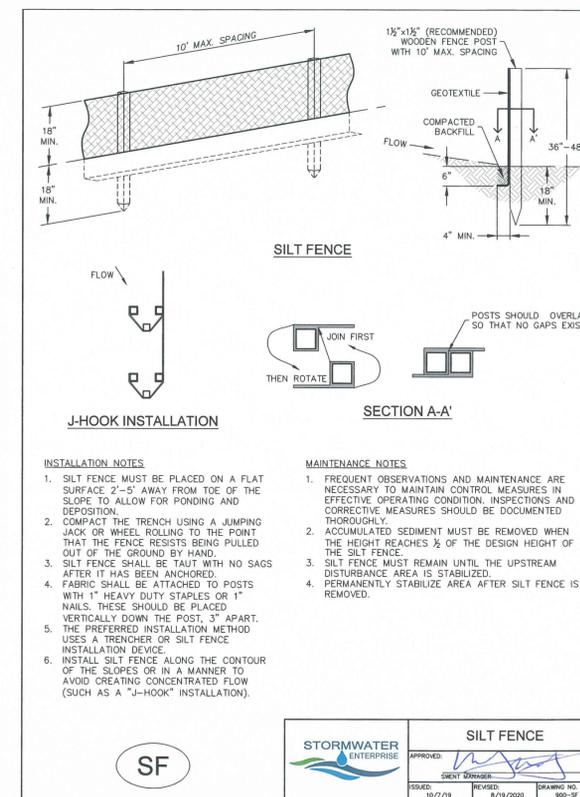
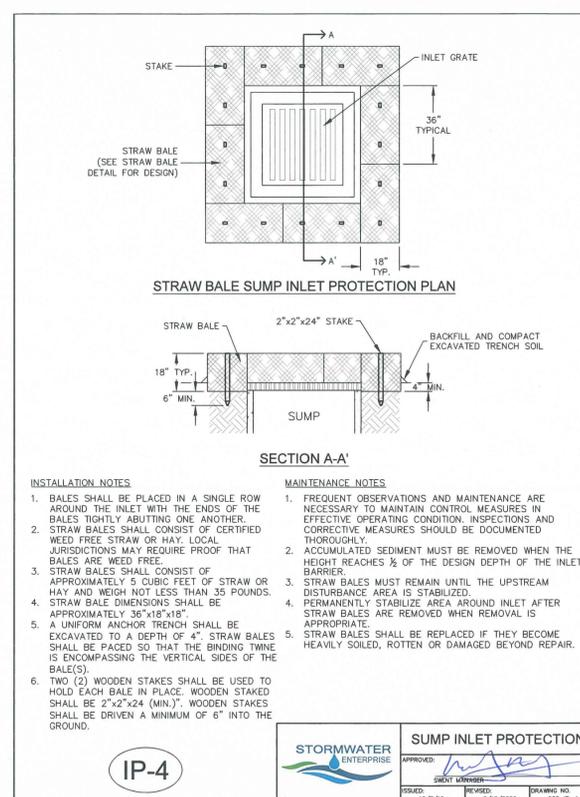
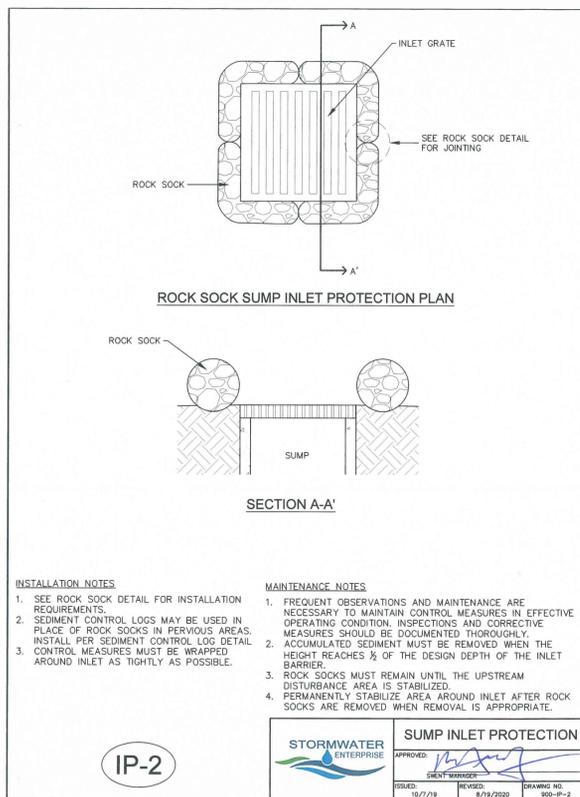
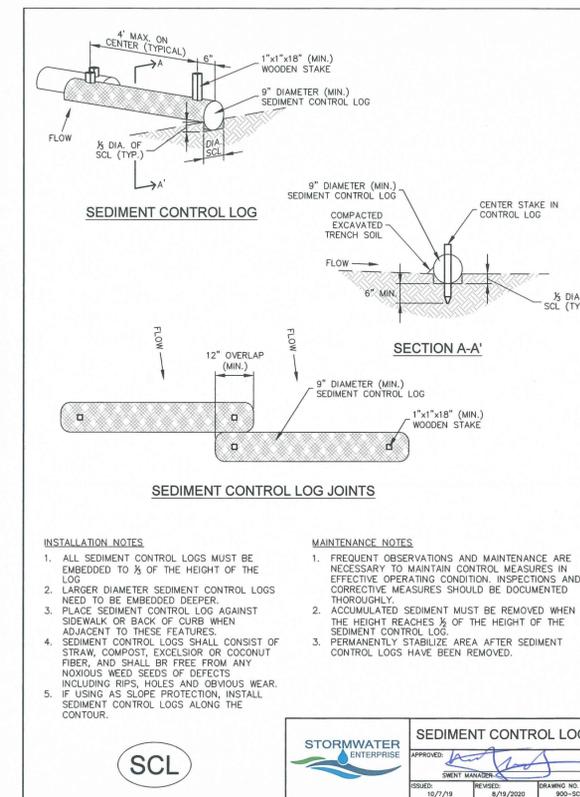
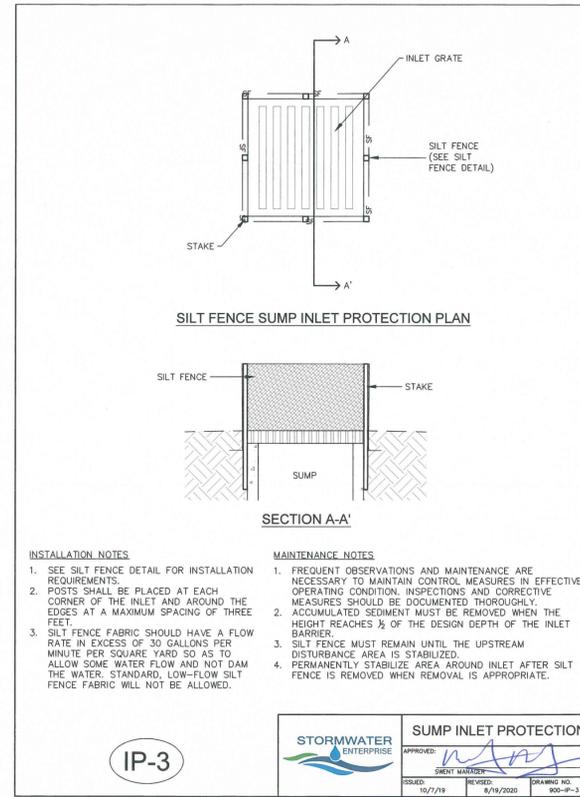
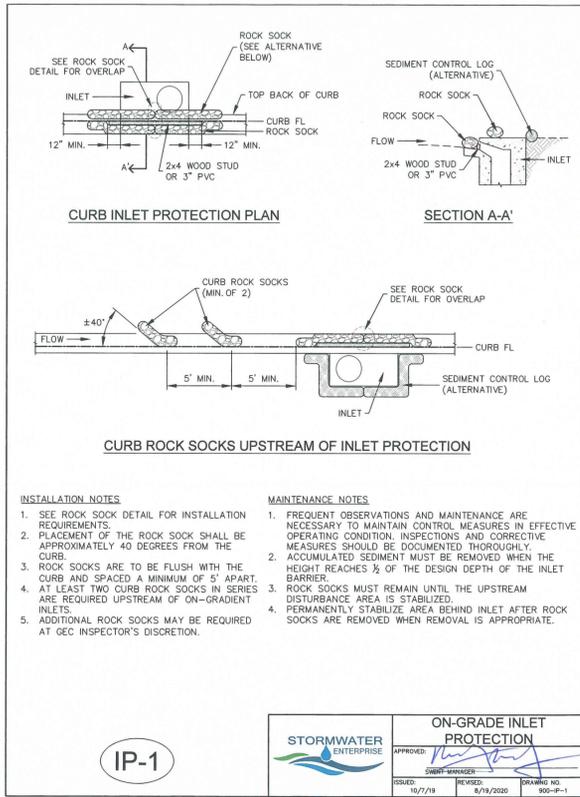
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C5.91

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

- IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRAGILE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- *SEED DEPTH MUST BE $\frac{1}{4}$ TO $\frac{1}{2}$ INCHES WHEN DRILL-SEEDED IS USED. BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - *SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDED.
 - *BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - *HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - *HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - *EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

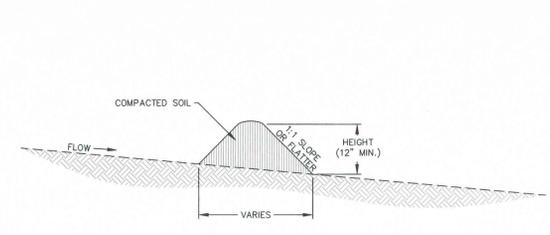




SEEDING & MULCHING

APPROVED: *[Signature]*

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



TEMPORARY COMPACTED BERM

INSTALLATION NOTES

- COMPACTED BERM MUST BE A MINIMUM HEIGHT OF ONE FOOT. BASE WIDTH IS DETERMINED BY HEIGHT.
- COMPACTED BERMS MUST BE ADEQUATELY COMPACTED. NOT ALL SOILS ARE SUITABLE FOR COMPACTED BERMS.
- INSTALL COMPACTED BERMS ALONG CONTOUR; DO NOT INSTALL PERPENDICULAR TO SLOPE.
- THE MAXIMUM TRIBUTARY DRAINAGE AREA PER 100 LINEAR FEET OF COMPACTED BERMS SHALL BE $\frac{1}{4}$ ACRE.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES $\frac{1}{2}$ OF THE DESIGN DEPTH OF THE BERM.

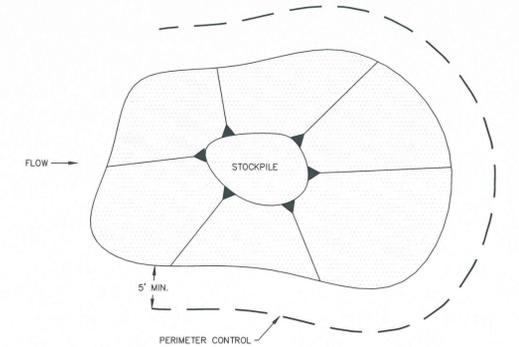




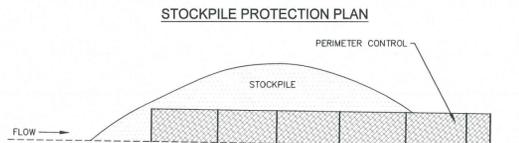
TEMPORARY COMPACTED BERM

APPROVED: *[Signature]*

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



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

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

MAINTENANCE NOTES

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





STOCKPILE PROTECTION

APPROVED: *[Signature]*

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

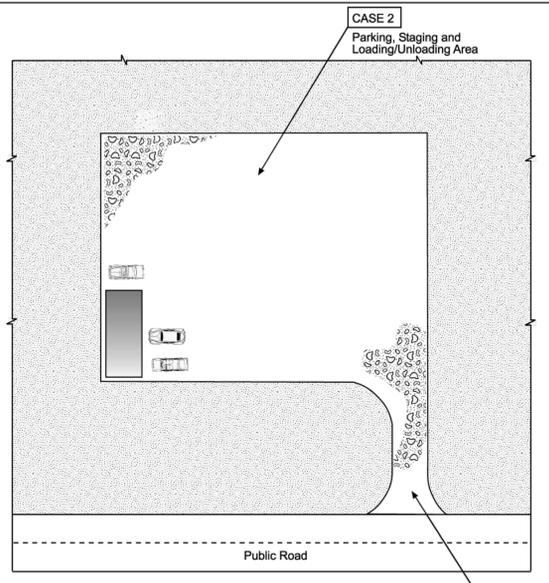


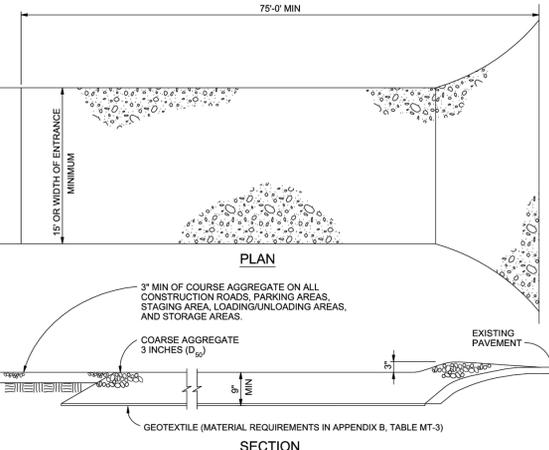
Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DENR153722.CS.C84qVT-1-19-99 3-53



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54



DESIGN GROUP, INC.
6601 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80120
303.252.8988
WWW.PERCPTIONDESIGNGROUP.COM

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
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

GEC 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

C5.92

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
06/19/25	4TH SUBMITTAL	
05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	

UTILITY 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

C6.10

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

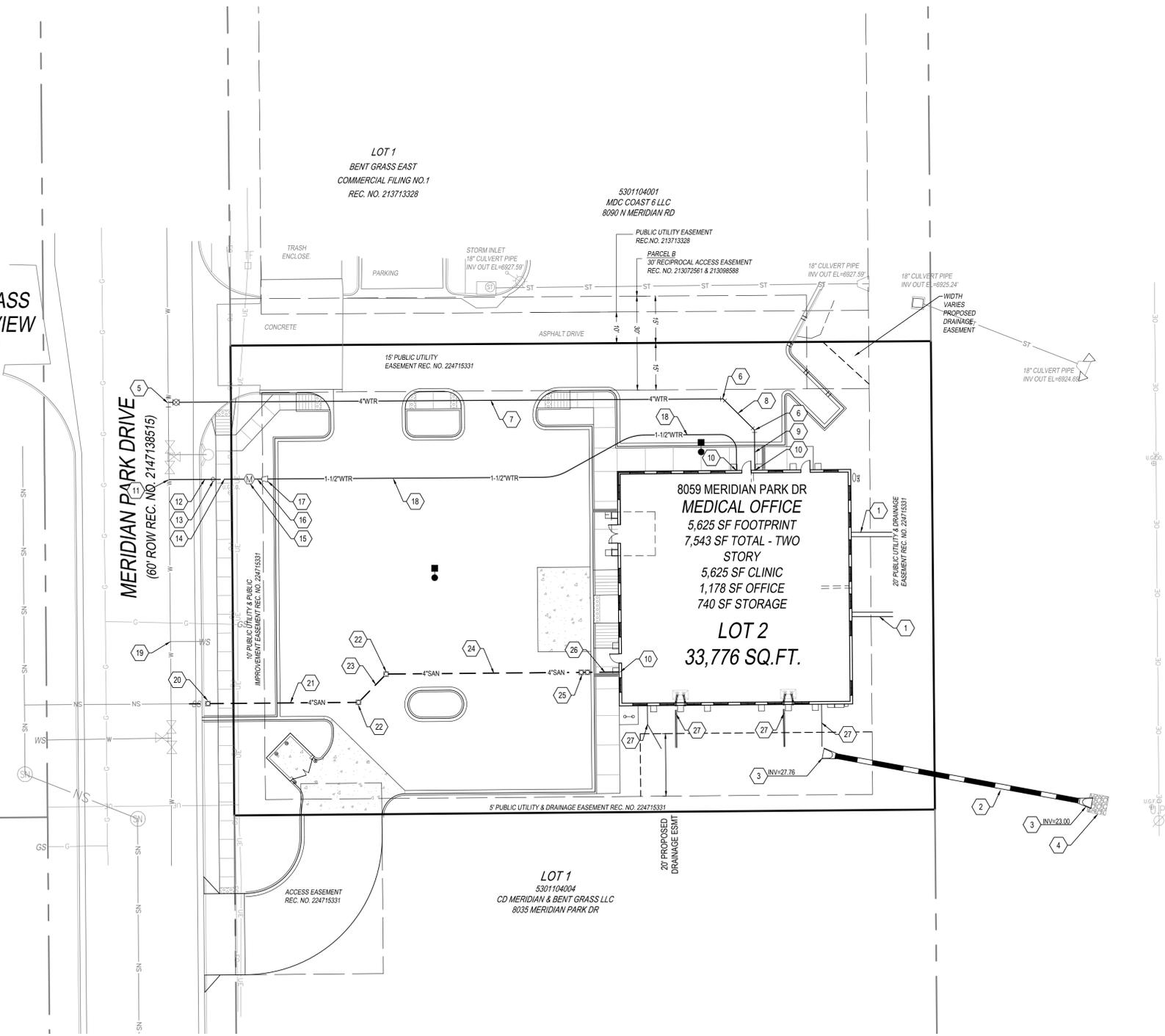
CONSTRUCTION NOTES

1. EXTEND ROOF LEADER PAST ROCK AND DAYLIGHT IN GRASS.
2. INSTALL 88 LF 18" RCP @ 5.41 %.
3. INSTALL 18" RCP FLARED END SECTION WITH JOINT RESTRAINTS.
4. INSTALL 6' X 6' FLAT PAD OF TYPE M RIPRAP OVER FABRIC WITH ROCK SIZE FROM 6" TO 24" AND D₅₀ = 12 INCHES.
5. INSTALL 4" WET TAP ON EXISTING WATER MAIN WITH THRUST BLOCK.
6. INSTALL 4" 45° BEND WITH THRUST BLOCK.
7. INSTALL 178 LF 4" DIP WITH POLYWRAP.
8. INSTALL 14 LF 4" DIP WITH POLYWRAP.
9. INSTALL 13 LF 4" DIP WITH POLYWRAP.
10. UTILITY ENTRY LOCATION. VERIFY EXACT LOCATION WITH THE BUILDING PLANS.
11. INSTALL 1" SADDLE TAP.
12. INSTALL 17 LF 1" TYPE K COPPER SERVICE LINE.
13. INSTALL CURB STOP IN LANDSCAPE.
14. INSTALL 8 LF 1" TYPE K COPPER SERVICE LINE.
15. INSTALL 1" METER AND PIT.
16. INSTALL 5 LF 1" TYPE K COPPER SERVICE LINE.
17. INSTALL 1"X1-1/2" REDUCER 5' OUTSIDE METER PIT.
18. INSTALL 569 LF 1-1/2" TYPE K COPPER SERVICE LINE.
19. REMOVE EXISTING WATER SERVICE TAP AT THE MAIN PER DISTRICT SPECIFICATIONS.
20. LOCATE AND CONNECT TO EXISTING SEWER SERVICE STUB. INSTALL CLEANOUT AT CONNECTION POINT.
21. INSTALL 48 LF 4" PVC SANITARY SEWER SERVICE AT 2.08% MINIMUM SLOPE.
22. INSTALL CLEANOUT.
23. INSTALL 13 LF 4" PVC SANITARY SEWER SERVICE AT 2.08% MINIMUM SLOPE.
24. INSTALL 63 LF 4" PVC SANITARY SEWER SERVICE AT 2.08% MINIMUM SLOPE.
25. INSTALL 2 WAY CLEANOUT.
26. INSTALL 11 LF 4" PVC SANITARY SEWER SERVICE AT 2.08% MINIMUM SLOPE.
27. EXTEND ROOF LEADER TO THE BOTTOM OF THE GRASS SWALE WITH 6" ADS SURFACE PIPE.

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

Still unresolved comment from previous two reviews: specify depth of riprap too

BENT GRASS MARKET VIEW
(PRIVATE)



SEE SHEET C0.01 NOTE 8 FOR CATHODIC PROTECTION REQUIREMENTS ON DUCTILE IRON PIPE

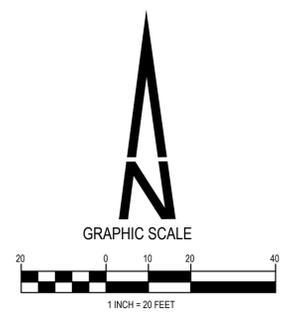
RESTRAIN ALL JOINTS ON THE FIRE LINE FROM THE MAIN TO THE BUILDING

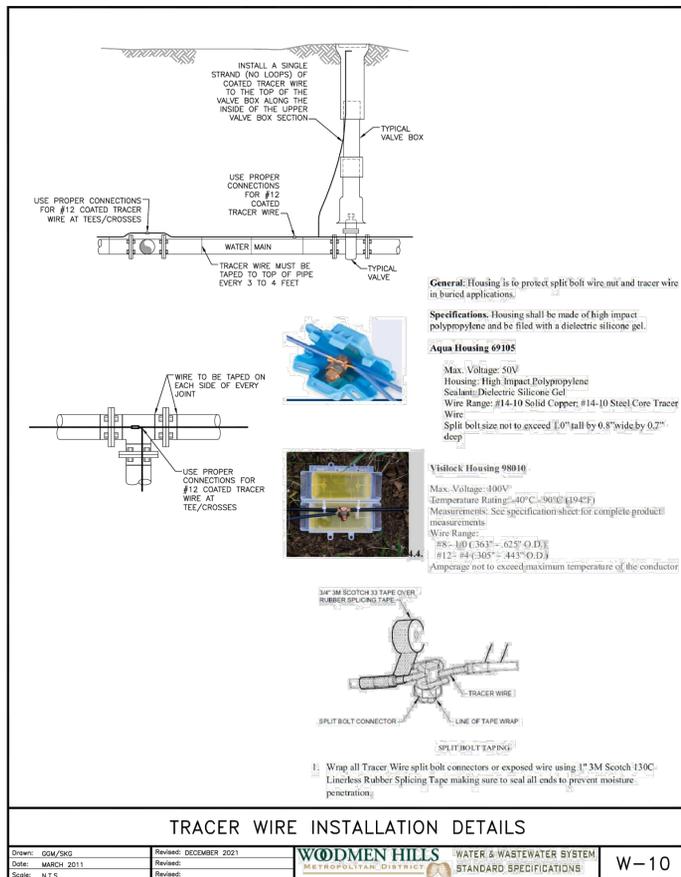
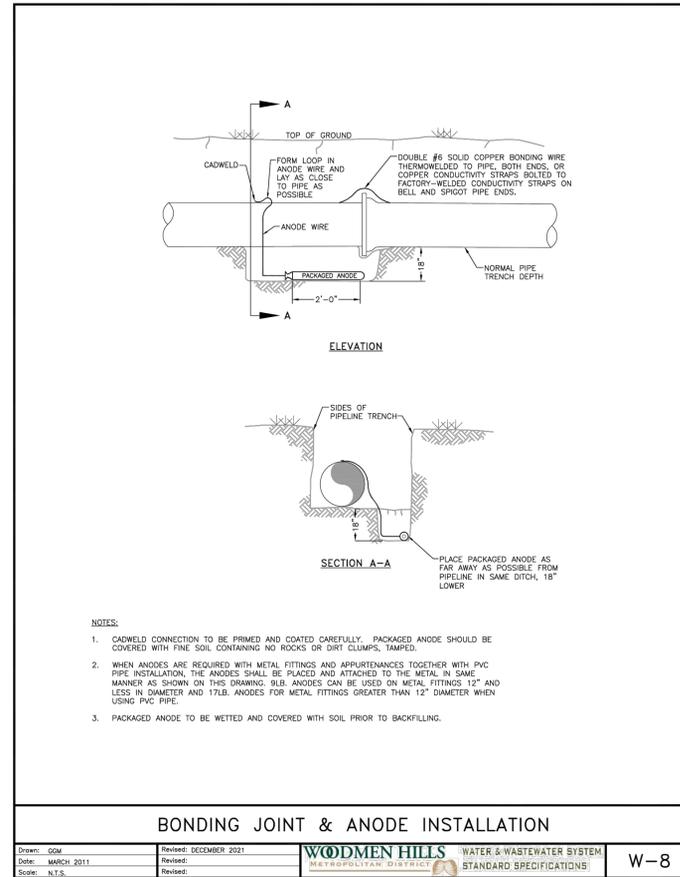
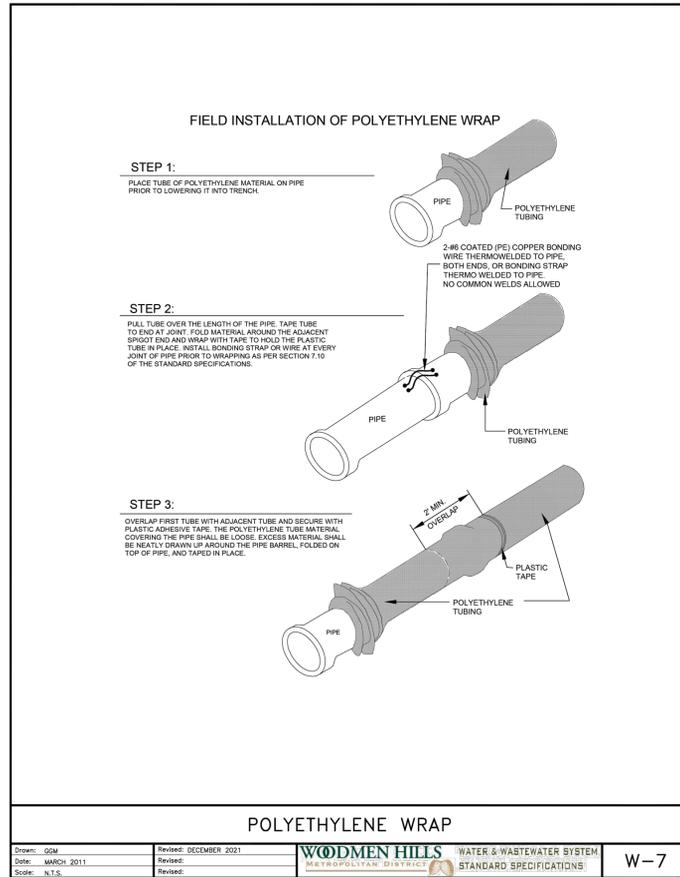
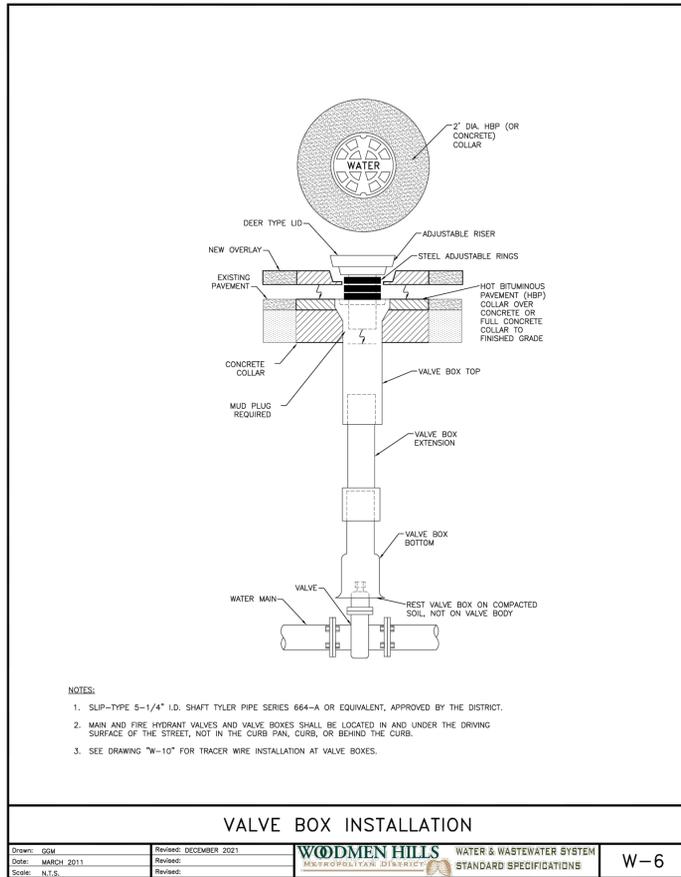
SEE SHEET C6.90 THRU C6.92 FOR WATER AND SEWER DETAILS

CONTRACTOR TO VERIFY FIRE LINE SIZE WITH SPRINKLER ENGINEER PRIOR TO INSTALLATION

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.





THRUST BLOCK DIMENSIONS & VOLUMES - PVC & DIP 250 psi

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (FT²)	A _x (ft)	A _y (ft)	A _z (ft)	C _x (ft)	C _y (ft)	C _z (ft)	B	APPROXIMATE VOLUME (yd³)
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	0.87	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	4.64	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 (FT²)	A _x (ft)	A _y (ft)	A _z (ft)	C _x (ft)	C _y (ft)	C _z (ft)	B	APPROXIMATE VOLUME (yd³)
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)

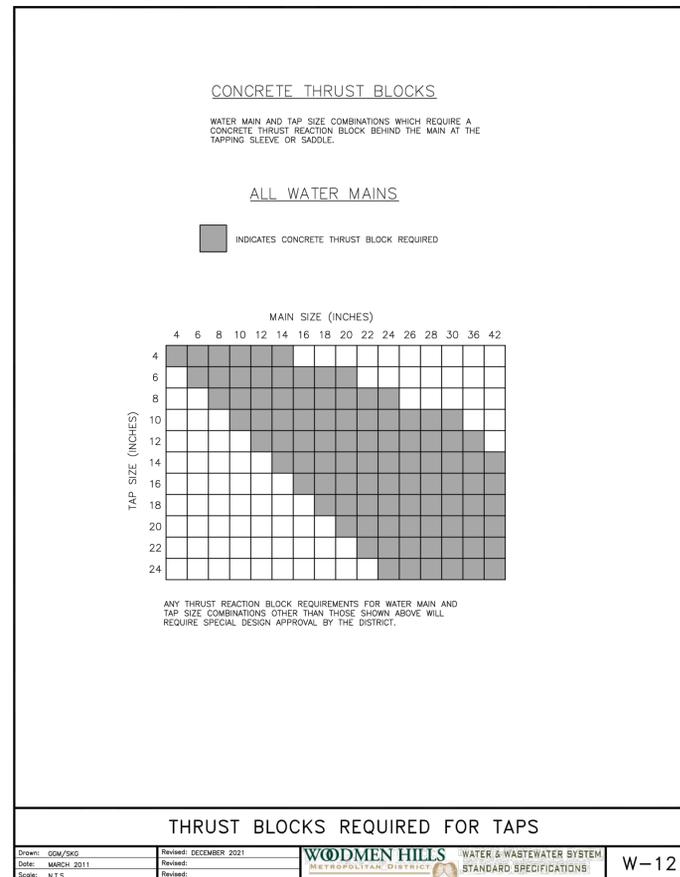
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (FT²)	A _x (ft)	A _y (ft)	A _z (ft)	C _x (ft)	C _y (ft)	C _z (ft)	B	APPROXIMATE VOLUME (yd³)
12	11.25" BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50		0.50
12	22.5" BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50		0.50
12	45" BEND	26.25	7.17	3.66	1.00	1.00	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

THRUST BLOCK DATA

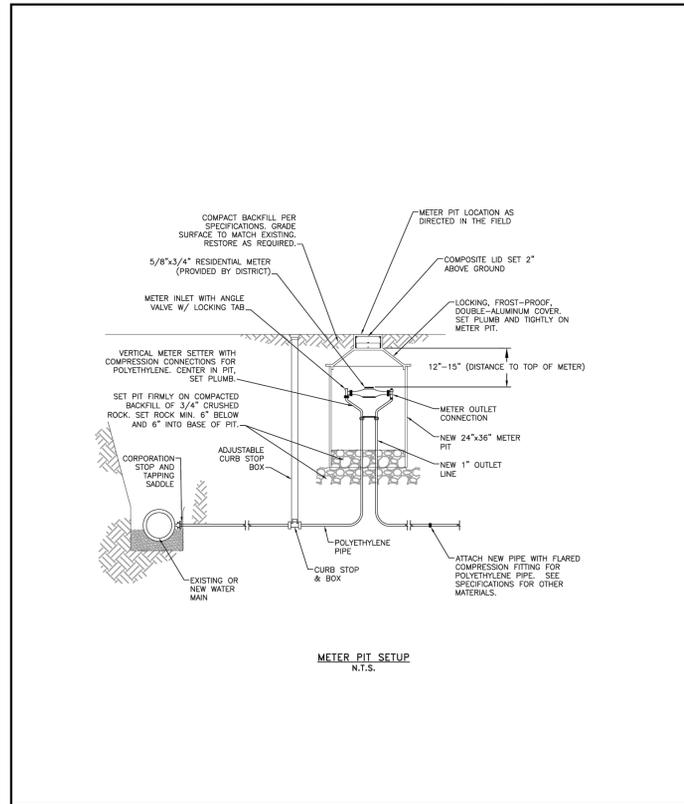
Drawn: SKD
Date: MARCH 2011
Scale: N.T.S.

Revised: DECEMBER 2021
Revised:

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS **W-11**

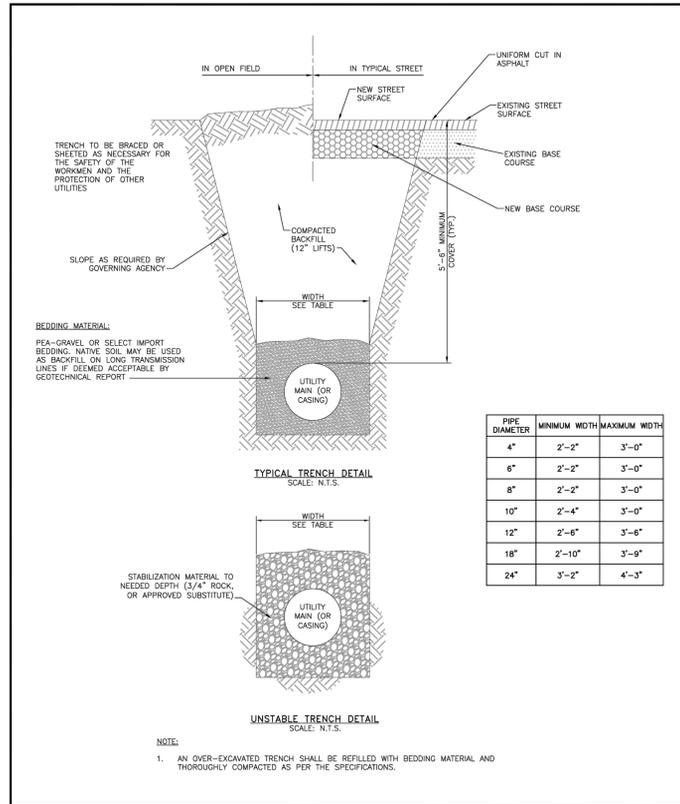


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05/30/25	3RD SUBMITTAL	
04/25/25	2ND SUBMITTAL	
02/03/25	1ST SUBMITTAL	



3/4"-1" SERVICE LINE/METER PIT INSTALLATION

Drawn: GJM	Revised: DECEMBER 2021	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-40
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

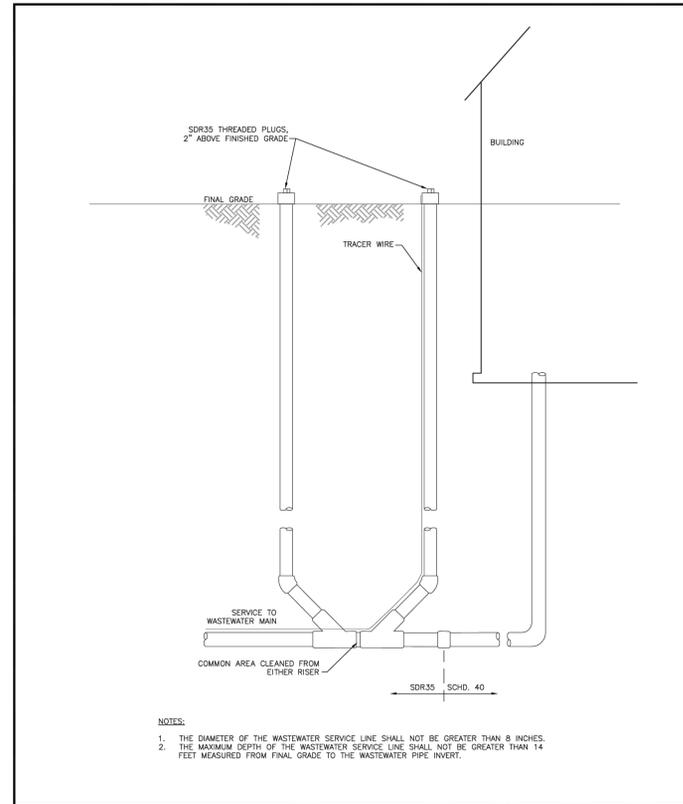


TYPICAL TRENCH CROSS SECTION

Drawn: GJM/SKS	Revised: DECEMBER 2021	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	WW-1
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"

NOTE:
1. AN OVER-EXCAVATED TRENCH SHALL BE REFILLED WITH BEDDING MATERIAL AND THOROUGHLY COMPACTED AS PER THE SPECIFICATIONS.



RESIDENTIAL SEWER TWO-WAY CLEANOUT

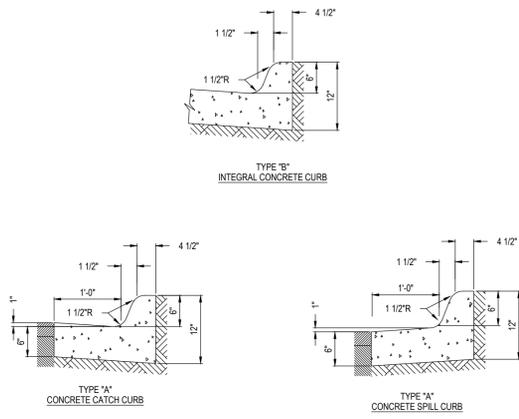
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Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

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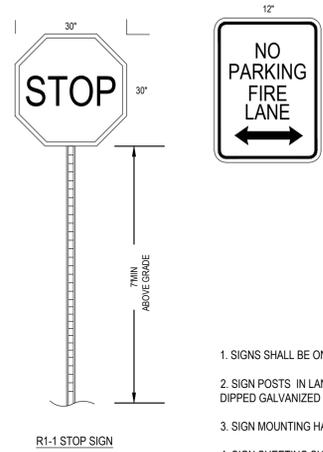
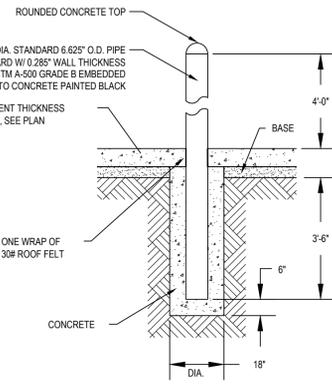
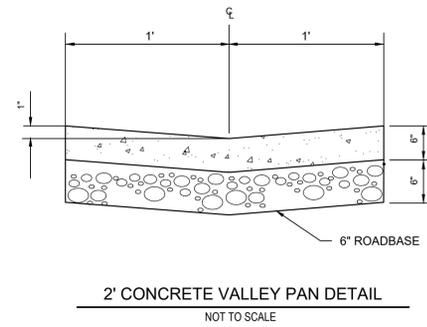
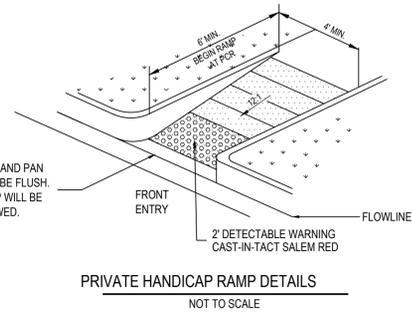
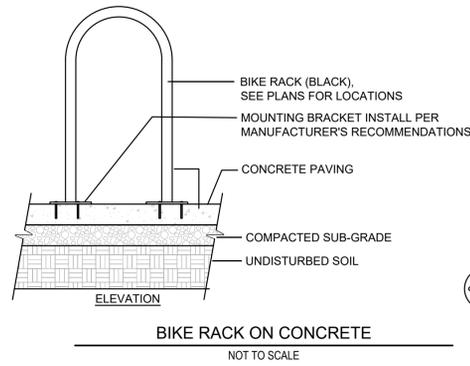
NO.	DATE	DESCRIPTION
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UTILITY DETAILS
 CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 8059 MERIDIAN PARK DR
 COUNTY OF EL PASO, COLORADO

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

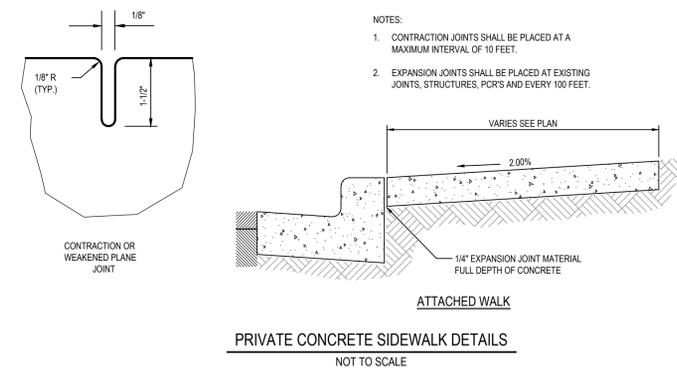
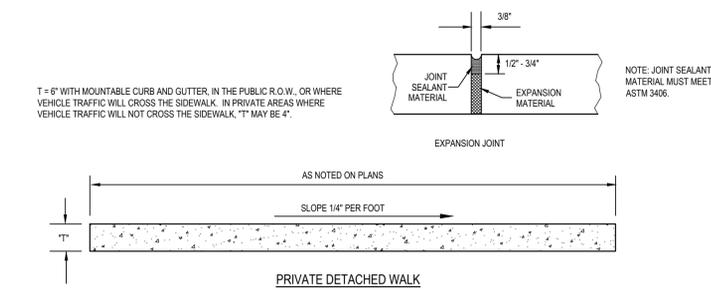
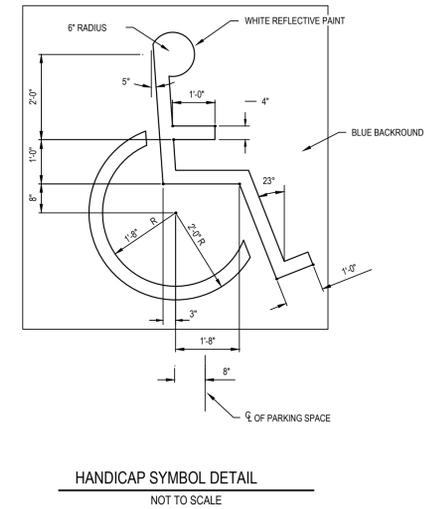
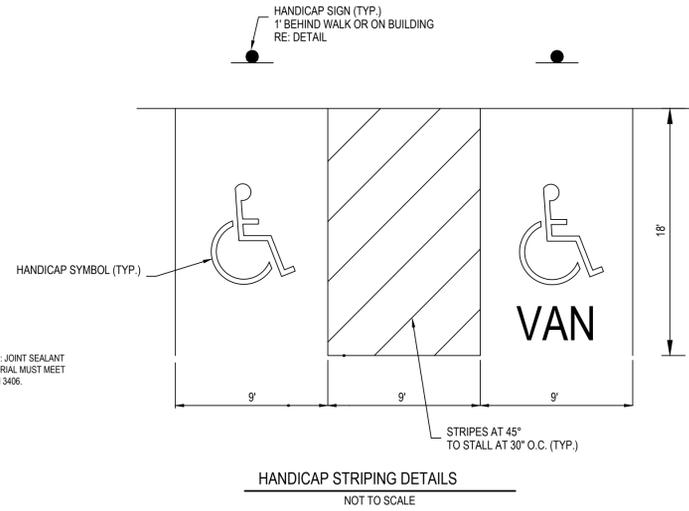


CURB DETAIL
NOT TO SCALE



- SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.
- SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE 8x8 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



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
06/19/25	4TH SUBMITTAL		
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02/03/25	1ST SUBMITTAL		

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
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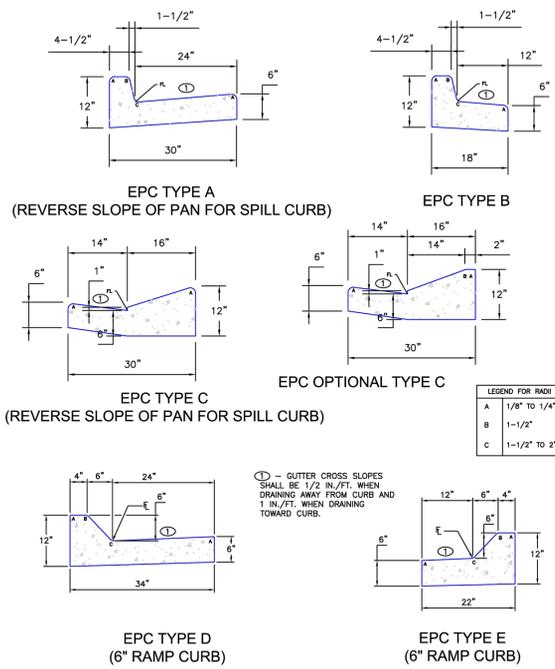
SHEET
C9.00



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.

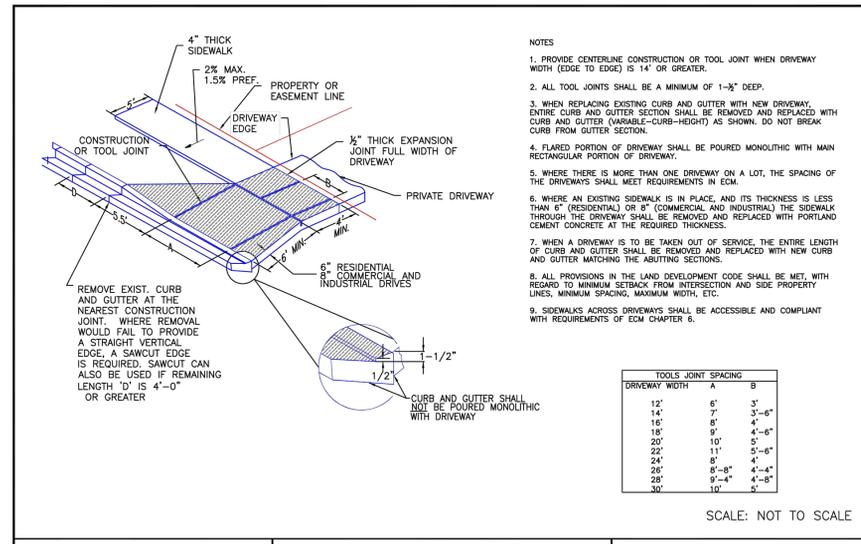
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NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

SCALE: NOT TO SCALE

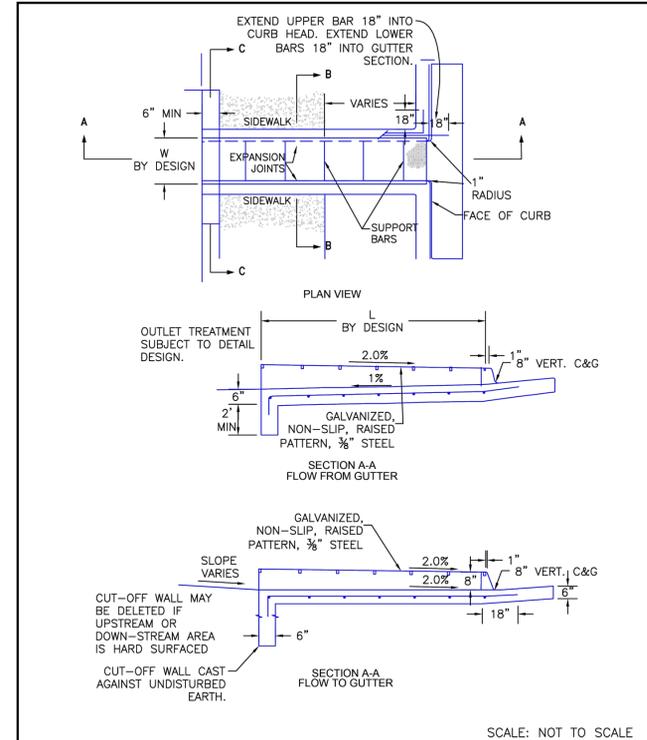
DATE APPROVED: 6/23/20	Typical Curb and Gutter Details	
APPROVED: Joshua J. Palmer	Standard Drawing	
DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 7/18/23	FILE NAME: SD_2-20



DRIVEWAY WIDTH	A	B
12'	6'	3'
14'	7'	3'-6"
16'	8'	4'
18'	9'	4'-6"
20'	10'	5'
22'	11'	5'-6"
24'	12'	6'
26'	13'	6'-6"
28'	14'	7'
30'	15'	7'-6"

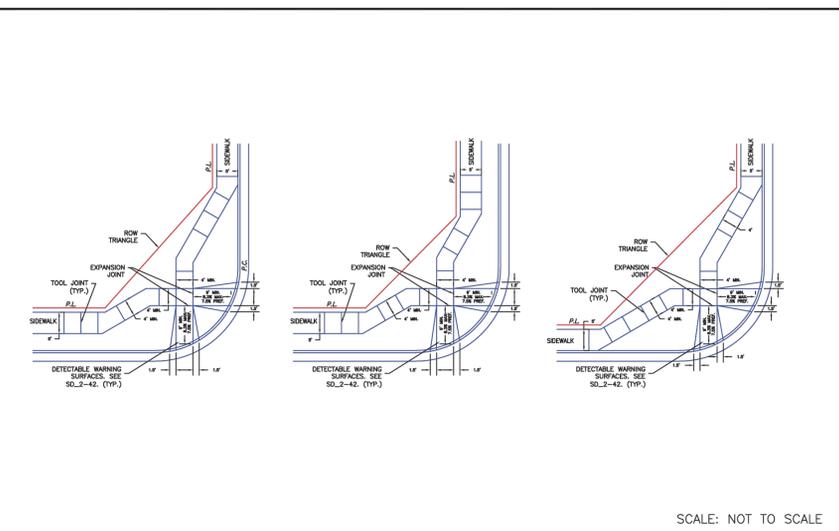
SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Driveway Detail With Detached Sidewalk	
APPROVED: Jennifer E. Irvine	Standard Drawing	
DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20	FILE NAME: SD_2-25



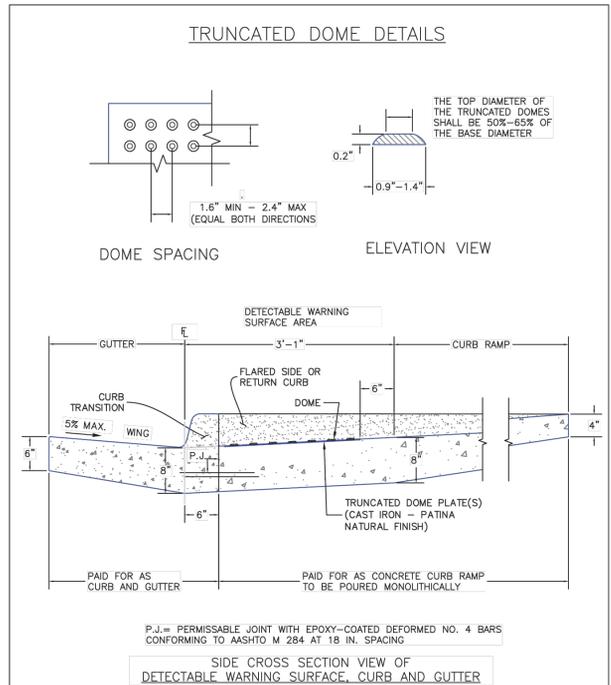
SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 1 of 2	
APPROVED: André P. Brackin	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_3-25



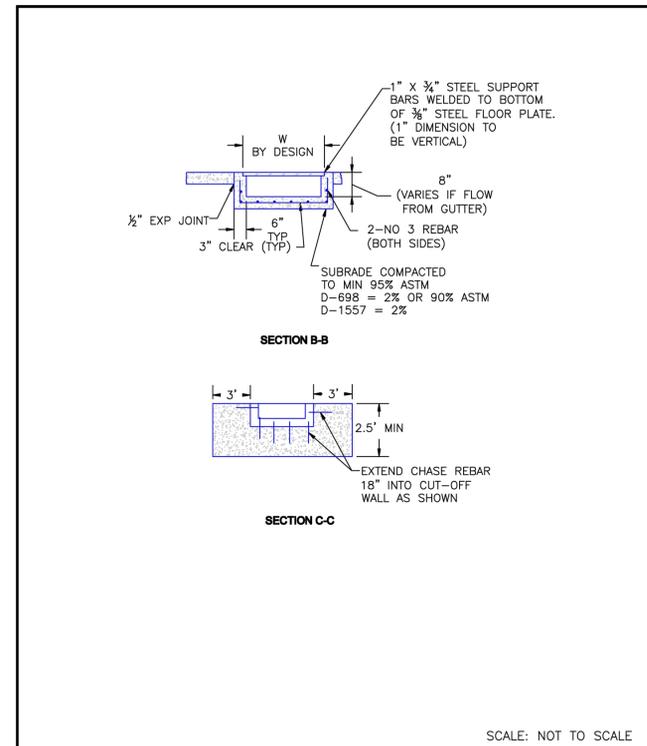
SCALE: NOT TO SCALE

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



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

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



SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 2 of 2	
APPROVED: André P. Brackin	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A



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
1	06/19/25	4TH SUBMITTAL
2	05/30/25	3RD SUBMITTAL
3	04/25/25	2ND SUBMITTAL
4	02/03/25	1ST SUBMITTAL

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