

UTILITY CONTACTS:

WATER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: KEVIN FACKERELL
(719)-495-6567

SANITARY SEWER – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: BRADEN McCORRY
(719)-495-6567

DRAINAGE – EL PASO COUNTY PCD/INSPECTIONS
(719)-520-6300

DRAINAGE – MERIDIAN SERVICE METROPOLITAN DISTRICT
POC: TOM KERBY
(719)-495-7444

GAS – BLACK HILLS ENERGY
(719)-393-6625

ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOC.
(719)-495-2283

GEOTECHNICAL ENGINEER – ENTECH ENGINEERING, INC.
(719)-531-5599

FALCON FIRE PROTECTION DISTRICT
(719) 495-4050

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°01'07"E A DISTANCE OF 8.00 FEET;
20. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
23. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A

DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;

25. THENCE N66°08'02"E A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
41. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
43. THENCE S48°41'56"E A DISTANCE OF 92.55 FEET;
44. THENCE S50°54'07"W A DISTANCE OF 125.10 FEET;
45. THENCE S46°39'10"W A DISTANCE OF 120.00 FEET;
46. THENCE S59°22'06"W A DISTANCE OF 120.00 FEET;
47. THENCE S67°43'26"W A DISTANCE OF 120.00 FEET;
48. THENCE S18°53'48"E A DISTANCE OF 130.00 FEET;
49. THENCE S18°53'48"E A DISTANCE OF 60.00 FEET;
50. THENCE S19°52'23"E A DISTANCE OF 124.00 FEET;
51. THENCE S13°41'16"E A DISTANCE OF 184.00 FEET;
52. THENCE S12°32'41"E A DISTANCE OF 60.00 FEET;
53. THENCE S12°32'41"E A DISTANCE OF 116.37 FEET;
54. THENCE S02°35'36"E A DISTANCE OF 27.08 FEET;
55. THENCE S10°28'56"E A DISTANCE OF 80.00 FEET;
56. THENCE N79°31'05"E A DISTANCE OF 28.00 FEET TO A CURVE TO THE LEFT;
57. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 22°25'04", AN ARC LENGTH OF 602.55 FEET, WHOSE LONG CHORD BEARS N68°18'33"E A DISTANCE OF 598.71 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE(9) COURSES ARE ON SAID BOUNDARY LINE:

58. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
59. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;

60. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
61. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
62. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
63. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
64. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
65. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
66. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
67. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
68. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

69. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
70. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
71. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
72. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

73. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
74. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
75. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
76. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.80 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 437.82 FEET;
77. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
78. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
79. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
80. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
81. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
82. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
83. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

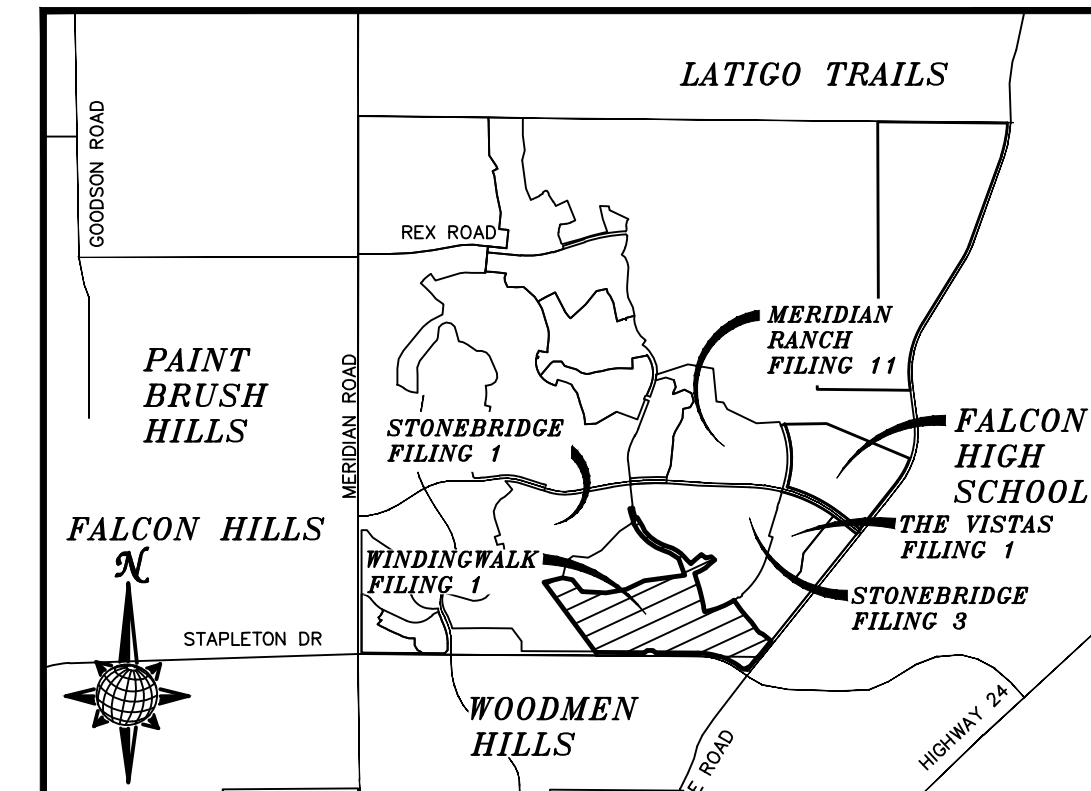
THE ABOVE PARCEL OF LAND CONTAINS 113.911 ACRES, MORE OR LESS.

CONSTRUCTION DRAWINGS FOR WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH

IMPROVEMENT PLANS

PREPARED FOR GTL, INC. DBA GTL DEVELOPMENT, INC.

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30 AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



VICINITY MAP N.T.S.

SHEET NO	SHEET INDEX	SHEET NO	SHEET INDEX
1	COVER SHEET	25	FUTURE PICKET FENCE WAY & STORM #6
2	INDEX SHEET		
3-4	DETAIL SHEET	26	FUTURE MORNING CREEK LN. & 12" WATER MAIN
5-6	FAIRWAY GLEN CIR.	27	RAINBOW BRIDGE INTERSECTIONS
7	FAIRWAY GLEN CIR. & STORM #1	28	SEWER #1
8-9	WINDINGWALK DR.	29	SEWER #3 & #4
10	WINDINGWALK DR. & STORM #2	30-33	SIDEWALK PLAN
11	PORCH SWING LN.	34-35	SIGNAGE AND STRIPING
12	ARBOR WALK LN.	36	OVERALL SANITARY SEWER SERVICES
13	WINDINGPARK LN.	37	OVERALL SANITARY SEWER SERVICES
14	HIDDENWALK WAY & STORM #8	38	OVERALL UNDERDRAIN
15	WINDING GLEN LN.	39-40	UNDERDRAIN DETAILS
16	SCENIC WALK TRL.	41	OVERALL WATER
17	SUMMER SKY LN.	42	OVERALL WATER SERVICES
18	MORNING BREEZE WAY & SEWER #2	43	OVERALL STORM DRAIN
19	MORNING BREEZE WAY	44	GRADING INDEX SHEET
20	LAMBERT RD. & STORM #9	45-53	GRADING LAYOUT
21	LAMBERT RD.	54-55	GRADING DETAIL SHEET
22-24	RAINBOW BRIDGE DR.		

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE 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.

THOMAS A. KERBY, P.E. #31429

 DATE 5-10-18

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, 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 BEEN STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.
 COUNTY ENGINEER / ECM ADMINISTRATOR
 Approved by Elizabeth Niekamp, El Paso County Planning and Community Development, 06/14/2018 1:29:57 PM

DISTRICT ENGINEER:

THOMAS A. KERBY, PE CO 31429

 DATE 5-10-18

DEVELOPERS STATEMENT:

DEVELOPERS STATEMENT:

THE UNDERSIGNED DEVELOPER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

RUI GUZMAN, VICE PRESIDENT
 GTL DEVELOPMENT, INC.

 DATE 5/10/18

OWNERS STATEMENT:

OWNERS STATEMENT:

THE UNDERSIGNED OWNER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

RUI GUZMAN, VICE PRESIDENT
 MERIDIAN RANCH INVESTMENTS, INC.

 DATE 5/10/18

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SECTION 29 (3.25" ALUM. CAP LS 30087).

WATER AND SANITARY SEWER APPROVALS:

MILTON GABRIELSKI, PRESIDENT
 MERIDIAN SERVICE METROPOLITAN DISTRICT

 DATE 5/15/2018

BENCH MARK

- 1) MRR01 – 3 1/4" ALUMINUM CAP ON NO.8 REBAR LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LONDONDERRY DRIVE AND ANGELES ROAD. LOCATED AT THE SE CORNER OF THE MERIDIAN RANCH RECREATIONAL CENTER SIGN. ELEVATION = 7098.40'
- 2) MRMS1 – 3 1/4" ALUMINUM CAP ON NO.6 REBAR LOCATED ON THE WEST SIDE OF RAINBOW BRIDGE DRIVE 1,150 FEET NORTH OF LONDONDERRY DRIVE. LOCATED NEAR THE BACK OF SIDE WALK AT THE NW CORNER OF RAINBOW BRIDGE DRIVE AND THE NORTHERLY ENTRANCE TO MERIDIAN RANCH ELEMENTARY SCHOOL (10480 RAINBOW BRIDGE DRIVE). ELEVATION = 7099.73'

BEFORE YOU DIG CALL 811

OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457

MERIDIAN RANCH

WINDINGWALK F1 AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 COVER SHEET

Scale AS SHOWN 1 of 55

Drawn by LOG
 Checked by TAK
 Date MAY 2018

No. Revisions Date / Init. Appr. Date

EL PASO COUNTY PCD PROJECT NO. SF-18-002

**METROPOLITAN DISTRICT GENERAL UTILITY NOTES
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
LAST MODIFIED JANUARY 20, 2017
MSMD BOARD APPROVED: FEBRUARY 1, 2017**

GENERAL NOTES

1. MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) CONTACT TELEPHONE NUMBERS:
ON SITE OFFICE 719-495-6567.
MANAGEMENT COMPANY, IN CARE OF CRS OF COLORADO, LLC 303-381-4965.
2. ALL SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, RAW WATER AND STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) SPECIFICATIONS. MSMD SPECIFICATIONS HEREINAFTER SHALL BE CONSISTENT WITH THE COLORADO SPRINGS UTILITIES SPECIFICATIONS (CSUS) FOR WASTEWATER LINE EXTENSION & SERVICE STANDARDS, 2010 EDITION AND THE WATER LINE EXTENSION & SERVICE STANDARDS, 2014 EDITION, UNLESS OTHERWISE NOTED AND APPROVED.
3. ALL PLANS ON THE JOB SITE SHALL BE SIGNED AND APPROVED BY MSMD AND MSMD'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE APPROVED BY MSMD AND MSMD'S ENGINEER AND SO NOTED ON THE PLANS.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY MSMD. MSMD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO MSMD STANDARDS AND SPECIFICATIONS.
5. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT, COLORADO SPRINGS UTILITIES, MSMD, DISTRICT ENGINEER AND THE SOILS ENGINEER.
6. ALL UTILITY TRENCH BACKFILL SHALL BE PLACED PER THE APPROVED SOILS REPORT RECOMMENDATIONS AND UNDER THE DIRECTION OF THE SOILS ENGINEER. TRENCH BACKFILL SHALL BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D 1557) OR HIGHER STANDARD AS REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT OR THE SOILS ENGINEER RECOMMENDATION. THIS SHALL INCLUDE ALL MAIN LINE, VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, CLEAN OUTS, INLET BOXES, MANHOLES, ETC. A QUALIFIED SOILS ENGINEER SHALL OBSERVE AND TEST THE BACKFILL AND COMPACTATION OF ALL TRENCHES AND ALL REPORTS SHALL BE SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION DRAWINGS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
8. ALL WATER AND SANITARY SEWER SERVICE LATERAL LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "S" FOR SEWER AND A "W" FOR WATER ON THE CURB FACE AT EACH SERVICE LATERAL LOCATION. ALL WATER LINE PLUGS AND BLOW OFFS SHALL BE CLEARLY MARKED BY STAMPING AN "X" ON THE CURB FACE. ALL PRIVATE IRRIGATION SLEEVES SHALL BE MARKED BY STAMPING AN "I" ON THE TOP OF THE SIDEWALK.
9. BENDS, DEFLECTIONS & 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.
10. 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 AND BLOW OFFS.
11. ALL EXISTING UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED IN PLACE AND FUNCTION CONTINUOUSLY DURING ALL CONSTRUCTION OPERATIONS. SHOULD A MSMD UTILITY FAIL OR BE DAMAGED AS A RESULT OF THE CONSTRUCTION OPERATION, IT SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR PER ALL MSMD SPECIFICATIONS. IN THE EVENT THE CONTRACTOR CANNOT IMMEDIATELY MAKE THE REPAIRS TO THE FAILED OR DAMAGED MSMD UTILITY TO THE SATISFACTION OF MSMD, MSMD MAY REPAIR OR CAUSE THE REPAIR AND BACK CHARGE ALL SUCH COSTS TO THE CONTRACTOR.
12. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO ALL ABOVE OR BELOW GROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB, GUTTER, SIDEWALK, ASPHALT, ELECTRIC SYSTEMS, GAS SYSTEMS, TELEPHONE/TELEVISION SYSTEMS, ETC.
13. A PRECONSTRUCTION CONFERENCE MEETING SHALL BE HELD AT THE PROJECT SITE A MINIMUM OF 7 DAYS BEFORE CONSTRUCTION BEGINS AND SHALL BE ATTENDED BY THE CONTRACTOR, DESIGNER, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL NOTIFY MSMD 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 FOR SCHEDULING. THE CONTRACTOR SHALL SCHEDULE BI-WEEKLY CONSTRUCTION MEETINGS AT THE PROJECT SITE OR MORE FREQUENTLY AS DEEMED NECESSARY BY MSMD.
14. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT MSMD ACCEPTS THE FACILITY FOR USE AND ALL WORK IMPROVEMENTS AND RESTORATIONS ARE COMPLETED.
15. FINAL ACCEPTANCE BY MSMD OF ANY UTILITY 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 SHALL BE 12 MONTHS COMMENCING WITH FINAL ACCEPTANCE. MSMD MAY REQUIRE RETESTING OF THE UTILITY SYSTEM PRIOR TO FINAL ACCEPTANCE.
16. INSPECTION FEES: CALL MSMD FOR FEE SCHEDULE.
17. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE A MINIMUM EIGHT INCH DIAMETER WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS AND EXITS THE PROPERTY AND A MINIMUM EIGHT INCH SANITARY SEWER MAIN WITH A MANHOLE IN THE STREET WHERE THE MAIN ENTERS THE PROPERTY. THE EXTENT OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATELY COLORED CARBONITE MARKERS AND TRACER WIRE.
18. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST BE COMPLETED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS. IF WORK IS NOT COMPLETED WITHIN THIS TIME FRAME AND NO EXTENSION HAS BEEN GIVEN, THEN ALL PLANS MUST BE RE-SUBMITTED TO MSMD FOR REVIEW (WITH NEW FEES PAID) AND APPROVAL.
19. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY MSMD AND THE ENGINEER OF RECORD PRIOR TO EXECUTION.
20. ANY FACILITIES OUTSIDE OF PAVED ROADS MUST BE MARKED APPROPRIATELY WITH CARBONITE MARKERS AT EACH VALVE, MANHOLE, TEST STATION, AND ANY OTHER FACILITIES MSMD DEEMS NECESSARY.

SANITARY SEWER NOTES

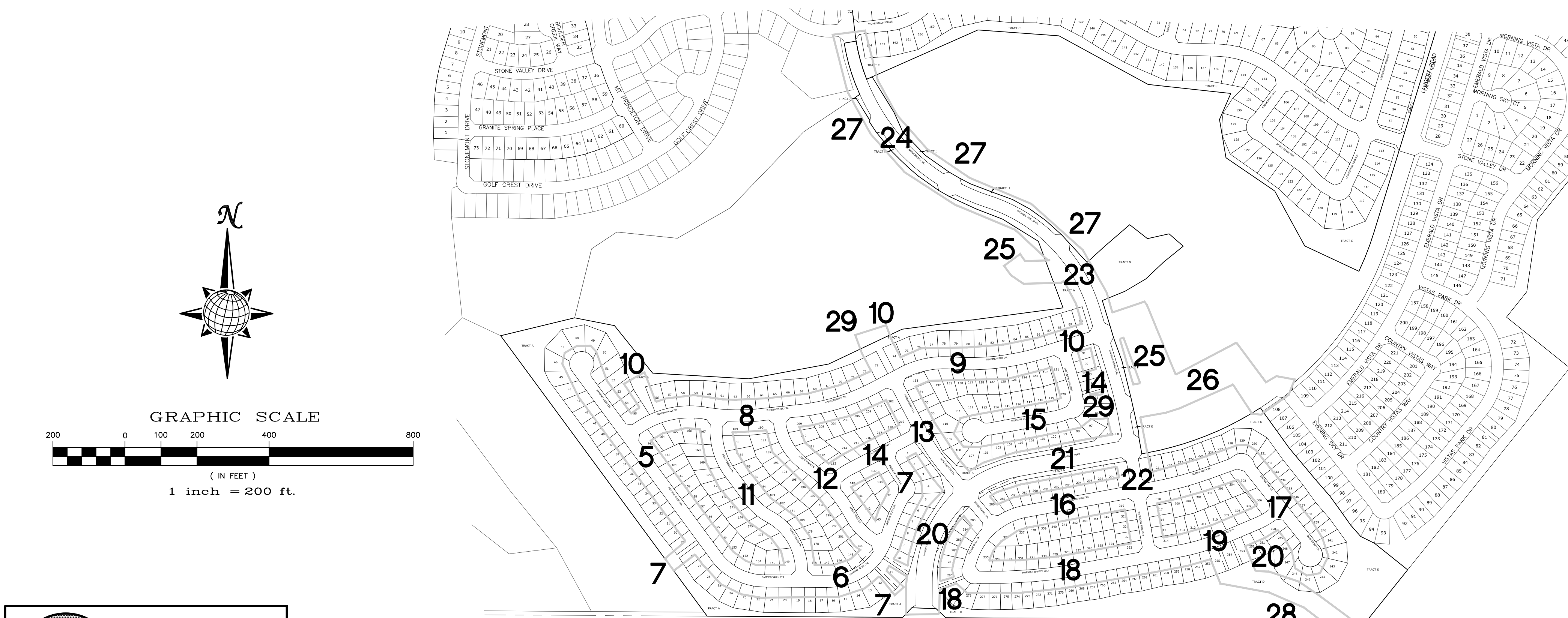
21. SANITARY SEWER MANHOLES WITH ONE ENTRANCE PIPE SHALL BE A MINIMUM OF FOUR (4) FOOT IN DIAMETER, ALL OTHERS SHALL BE A MINIMUM OF FIVE (5) FOOT IN DIAMETER. ALL MANHOLE JOINT EXTERIORS SHALL BE WRAPPED WITH MINIMUM 12" WIDE CON-SEAL CS-212 APPLIED OVER APPROPRIATE MSMD APPROVED JOINT PRIMER. THE WHOLE EXTERIOR OF THE MANHOLES SHALL BE COATED WITH CONCRETE WATER PROOFING TAR APPLIED PER CSUS.
22. ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND WATER MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED 12 GAUGE U.F. TRACER WIRE PER MSMD SPECIFICATIONS. SANITARY SEWER TRACER WIRE SHALL BE EXTENDED INTO THE MANHOLES AND WRAPPED AROUND THE TOP STEP OF THE MANHOLE AND EXTENDED TO EACH SANITARY SEWER LATERAL 2" X 4" MARKER AS NOTED BELOW (NOTE 26 AND 28). EXTEND TRACER WIRE TO THE TOP OF WATER VALVE BOXES A MINIMUM OF EVERY 500 FEET.
23. TESTING OF FACILITIES:
 - a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.
 - b. ALL SANITARY SEWER FACILITIES SHALL MEET THE FOLLOWING TESTING REQUIREMENTS:
 - ALL SANITARY SEWER MAIN SHALL BE PRESSURE TESTED PER CSUS.
 - ALL SEWER MAIN SHALL BE PROPERLY BALLED/MANDRILL.
 - ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CSUS.
 - ALL SANITARY SEWER MAINS SHALL BE CCTV INSPECTED WITH TWO VIDEOS ON DVDs SUBMITTED TO MSMD FOR REVIEW AND APPROVAL. ALL SANITARY SEWER MAINS SHALL BE JET CLEANED AND FLUSHED DIRECTLY PRIOR TO CCTV INSPECTION WITH RUNNING WATER IN THE SANITARY SEWER MAIN DURING THE CCTV INSPECTION. SANITARY SEWER MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND OR REPAIRED AS NECESSARY AND RE-TESTED.
 - c. COMMENCEMENT OF USE OF ANY SANITARY SEWER LINES AND/OR SYSTEMS. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL:
 - a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AS-BUILT DRAWINGS AND REVIEWS ARE SUBMITTED TO AND APPROVED BY MSMD.
 - b. ALL SANITARY SEWER 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 TO MSMD, AND RECORDED.
 - d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
25. WHEN A RESIDENTIAL SEWER SERVICE IS INSTALLED ON AN EXISTING SEWER MAIN A DOUBLE SADDLE STEEL SADDLE TEE SHALL BE USED. THE SADDLE TEE, GASKET HUB & GASKET SKIRT MUST BE A STRAIGHT STYLE CONNECTION. NO "Y" STYLE WILL BE ALLOWED. ALL SEWER SERVICE CORE CUTOUTS MUST BE RECOVERED AND RETURNED TO THE DISTRICT FOR INSPECTION. IF ALL SEWER SERVICE CORE CUTOUTS ARE RECOVERED AND COMPLETE, THEN NO VIDEO INSPECTION OF THAT PORTION OF THE SEWER MAIN IS REQUIRED. IF ANY SEWER SERVICE CORE CUTOUT OR PORTION THERE FROM IS NOT RECOVERED, THAT SECTION OF SEWER MAIN SHALL BE CLEANED AND VIDEO INSPECTED TO ENSURE THAT THE SEWER SERVICE CORES OR PORTION THERE FROM IS RECOVERED.
26. SANITARY SEWER MAIN LENGTHS ARE MH CENTER TO MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL AND HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE. USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON FITTINGS FOR SANITARY SEWER LATERAL CONNECTIONS TO THE SANITARY SEWER MAIN. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING SANITARY SEWER MAINS. ALL LOTS SHALL RECEIVE A 4" SANITARY SEWER SERVICE LATERAL. THE END OF EACH SANITARY SEWER SERVICE LATERAL SHALL BE "LOCATED" WITH A WOOD 2" X 4" EXTENDED 4' ABOVE FINISH GRADE FROM THE END OF THE SERVICE LOCATION AND PAINTED GREEN ABOVE FINISH GRADE. EXTEND THE COATED 12 GAUGE U.F. TRACER WIRE TO END OF EACH SANITARY SEWER LATERAL UP TO THE SURFACE COILED AROUND THE 2" X 4" MARKER. ALL TRACER WIRE CONNECTIONS SHALL BE WATER TIGHT STYLE OF APPROVED ELECTRICAL CONNECTORS SUCH AS A DBY (DIRECT BURY YELLOW) OR EQUAL.

WATER NOTES

27. ALL WATER MAIN PIPES SHALL BE AWWA C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.
28. ALL LOTS SHALL RECEIVE A MINIMUM 3/4" DIAMETER HDPE OR COPPER WATER SERVICE INSTALLED PER APPROVED PLANS CSUS AND MSMD SPECIFICATIONS. HDPE WATER SERVICE SHALL BE HDPE SDR-7 PE4710 RATED FOR 200 PSI WITH THE MARKING SDR-7, AWWA C901, NSF61 PE4710. WATER SERVICES SHALL BE INCREASED IN SIZE TO 1" DIAMETER WHERE THE RESIDENTIAL SERVICE WATER PRESSURE IS LESS THAN 40 PSI AT 10 GPM DEMAND AND ALL 1/3 ACRE OR GREATER LOTS SHALL RECEIVE A MINIMUM 1" DIAMETER WATER SERVICE AS INDICATED ON THE PLANS. THE CURB STOP VALVE AND BOX AT THE END OF EACH WATER SERVICE SHALL BE "LOCATED" WITH A 2" X 4" PIECE OF WOOD EXTENDED 4' ABOVE FINISH GRADE, PAINTED BLUE, DIRECTLY BEHIND THE CURB STOP VALVE AND BOX. ALL TRACER WIRE CONNECTIONS SHALL BE MADE WITH DBY (DIRECT BURY YELLOW) WATER TIGHT STYLE ELECTRICAL CONNECTORS OR EQUAL.

29. IF HDPE WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 NS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 747018-33 FOR SDR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE 1/2" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY 1/2" OUTLET CURB STOP VALVE.
30. IF COPPER WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 BS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 747018-33 FOR SDR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE 1/2" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY 1/2" OUTLET CURB STOP VALVE MANUFACTURED BY AY MCDONALD MODEL NUMBER 6104 (FLARE X FLARE) OR EQUIVALENT.
31. ALL POTABLE WATER VALVES SHALL OPEN CLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED LOW NEAR THE MAIN LINE AND PAINTED RED. ALL POTABLE AND RAW WATER VALVES NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARBONITE MARKERS. ALL RAW WATER VALVES SHALL OPEN COUNTERCLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED HIGH WITHIN 1' FROM THE SURFACE AND PAINTED BLACK.
32. ALL POTABLE WATER, RAW WATER AND NON-POTABLE WATER VALVES 12" OR GREATER SHALL BE BUTTERFLY VALVES WITH A SIDE OPERATING NUT. THE OPERATIONAL DEPTH OF THE POTABLE WATER VALVES SHALL NOT EXCEED 6' IN OVERALL DEPTH NOR SHALL IT BE CLOSER TO THE SURFACE THEN 4'.
33. FIRE HYDRANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT AUTHORITY.
34. FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIG WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5 - 3/8" - 6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NST (NATIONAL STANDARD THREAD) SIDE NOZZLES.
35. ALL DUCTILE IRON PIPES, 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.
36. ALL DUCTILE IRON PIPE AND FITTINGS LESS THAN 12 INCHES IN DIAMETER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE AND FITTINGS 12 INCHES AND GREATER SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. CATHODIC PROTECTION AND ANODES SHALL BE INSTALLED PER MSMD SPECIFICATIONS.
37. ALL EXISTING WATER UTILITY MATERIAL REMOVED AS PART OF THE WORK ON THESE DRAWINGS SHALL BE RETURNED TO MSMD AS REQUESTED.
38. TESTING OF FACILITIES:
 - a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.
 - b. ALL SECTIONS OF WATER LINES MUST FIRST PASS A CHLORINE TEST WITH A MINIMUM OF 50 PARTS PER MILLION OF RESIDUAL AFTER 24 HOURS. THE WHOLE SECTION OF LINE BEING TESTED MUST BE RE-CHLORINATED AND RE-TESTED IF IT DOES NOT PASS. ONCE THE SECTION OF LINE BEING TESTED PASSES THE CHLORINE TEST THE LINE MUST BE FLUSHED AND BAC-T TESTED PER CSUS. ONCE THE BAC-T TEST PASSES, THE SECTION OF LINE MAY BE PRESSURE TESTED. WATER FLUSHED FROM THE WATER SYSTEM MUST BE PROPERLY DE-CHLORINATED DURING THE FLUSHING PROCESS.
 - c. ALL SECTIONS OF WATER LINES MUST PASS A TWO HOUR 200 PSI HYDROSTATIC PRESSURE TEST. THE PRESSURE SHALL NOT DECREASE BY MORE THAN 5 PSI DURING THE DURATION OF THE TEST. NO WATER SHALL BE ADDED DURING THE PRESSURE TEST. IF THE PRESSURE TEST FAILS, THE SECTIONS OF LINE THAT FAILED MUST AGAIN PASS THE CHLORINE TEST, BE FLUSHED, AND PASS THE BAC-T TEST PRIOR TO CONDUCTING A NEW PRESSURE TEST.
 - d. ONCE WATER SERVICES ARE INSTALLED A SECOND WATER PRESSURE TEST MUST BE DONE TO A WORKING PSI OF 150 PSI FOLLOWING THE ABOVE TESTING STANDARDS.
 - e. SECTIONS OF WATER LINES SHALL BE LEFT PRESSURIZED ONCE THE WATER LINES HAVE PASSED ALL TESTING DURING THE REMAINING CONSTRUCTION ACTIVITIES.
39. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL:
 - a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AND AS-BUILT DRAWINGS ARE SUBMITTED TO AND APPROVED BY MSMD.
 - b. ALL WATER 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 TO MSMD, AND RECORDED.
40. ANY WATER SHUT DOWNS THAT NEED TO OCCUR ON THE CRITICAL LINES AS DEFINED BY THE MSMD SOP (STANDARD OPERATION PROCEDURE) MANUAL SHALL BE COORDINATED WITH MSMD STAFF FOR NIGHT TIME SHUT DOWNS.
41. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS TO EXISTING WATER MAINS WITHOUT A SHUTDOWN OF THE WATER SYSTEM. IN THE EVENT THAT A SHUTDOWN OF A WATER SYSTEM IS NECESSARY, THE CONTRACTOR SHALL ACQUIRE A PERMIT FROM MSMD.
42. ALL NON-POTABLE WATER MAINS SHALL BE AWWA NON-POTABLE STANDARD (PURPLE PIPE) C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.
43. ALL NON-POTABLE WATER VALVES SHALL OPEN COUNTER CLOCKWISE WITH A VALVE EXTENSION, EXTENDING TO WITHIN 1' OF THE SURFACE AND PAINTED PURPLE WITH AN OPEN DIRECTOR ARROW.
44. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH A TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.



**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1087
(SEE COVER FOR LIST OF UTILITY CONTACTS)

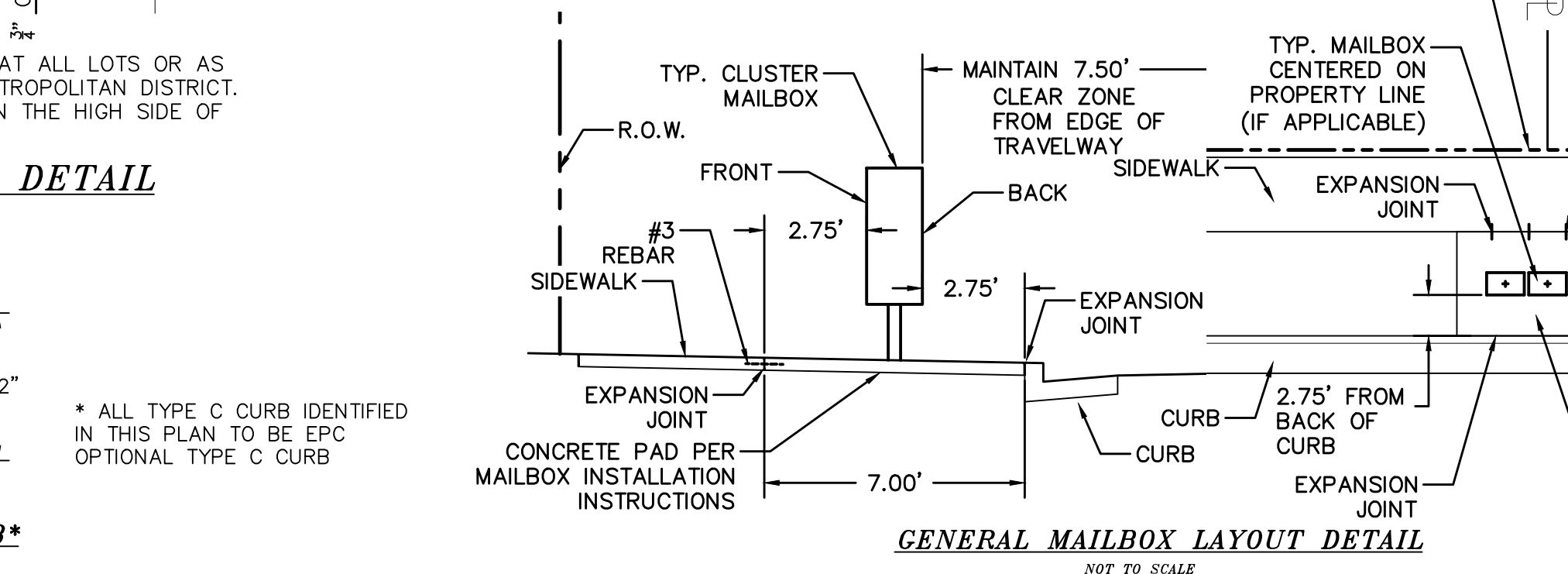
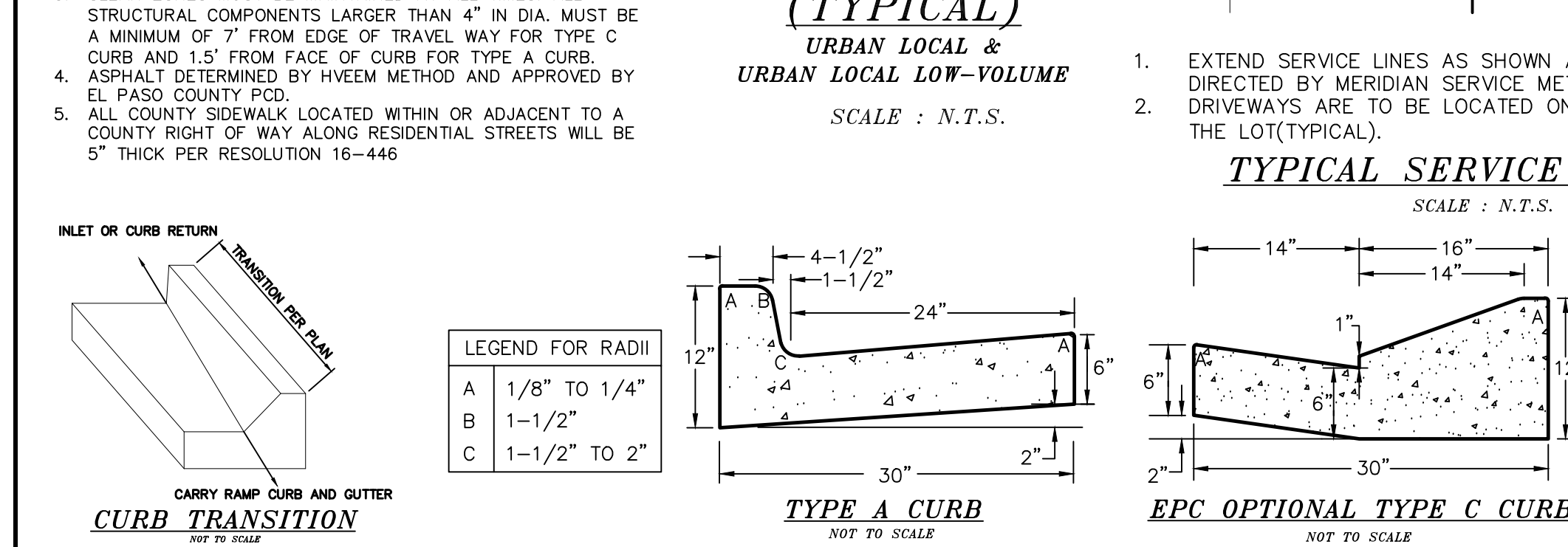
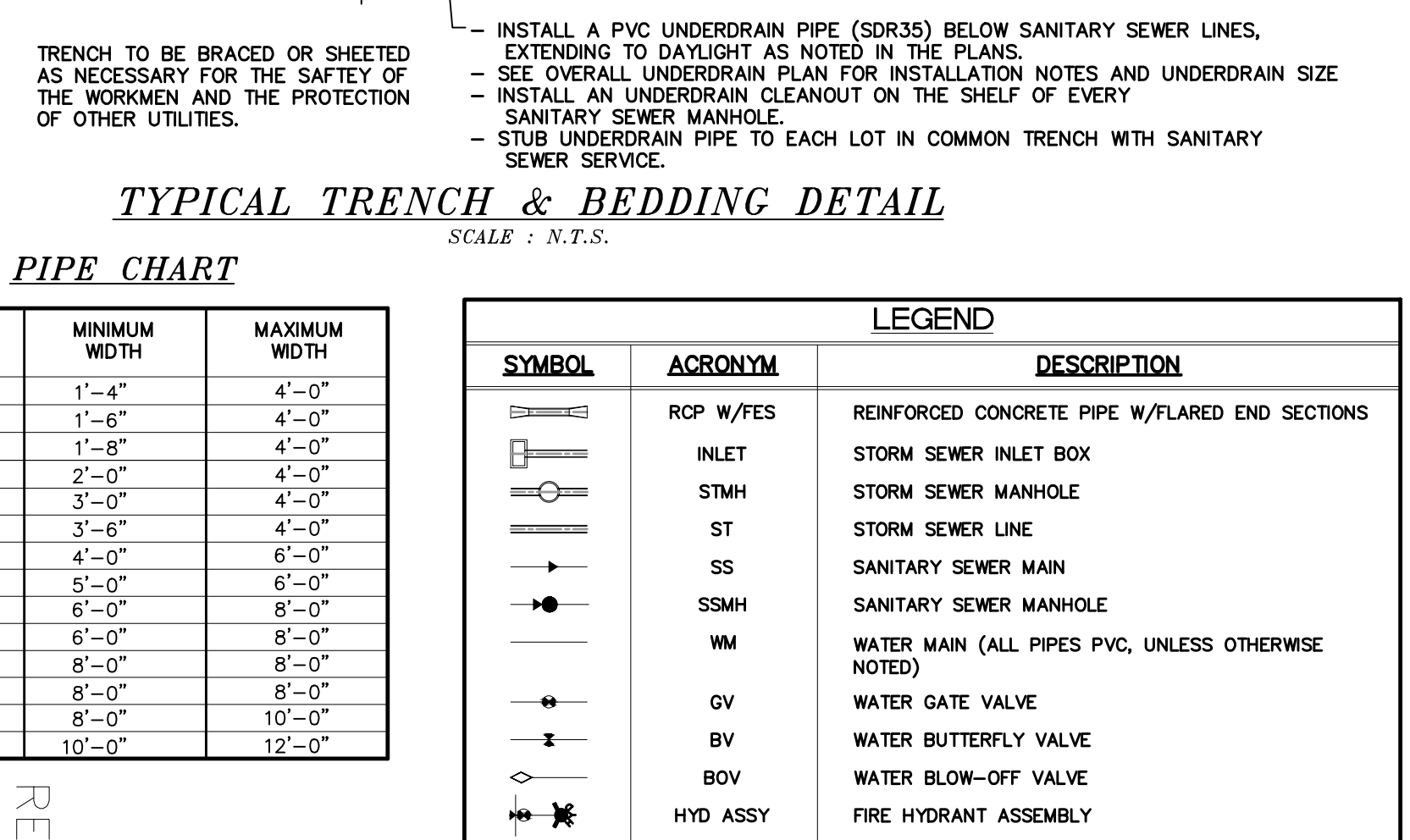
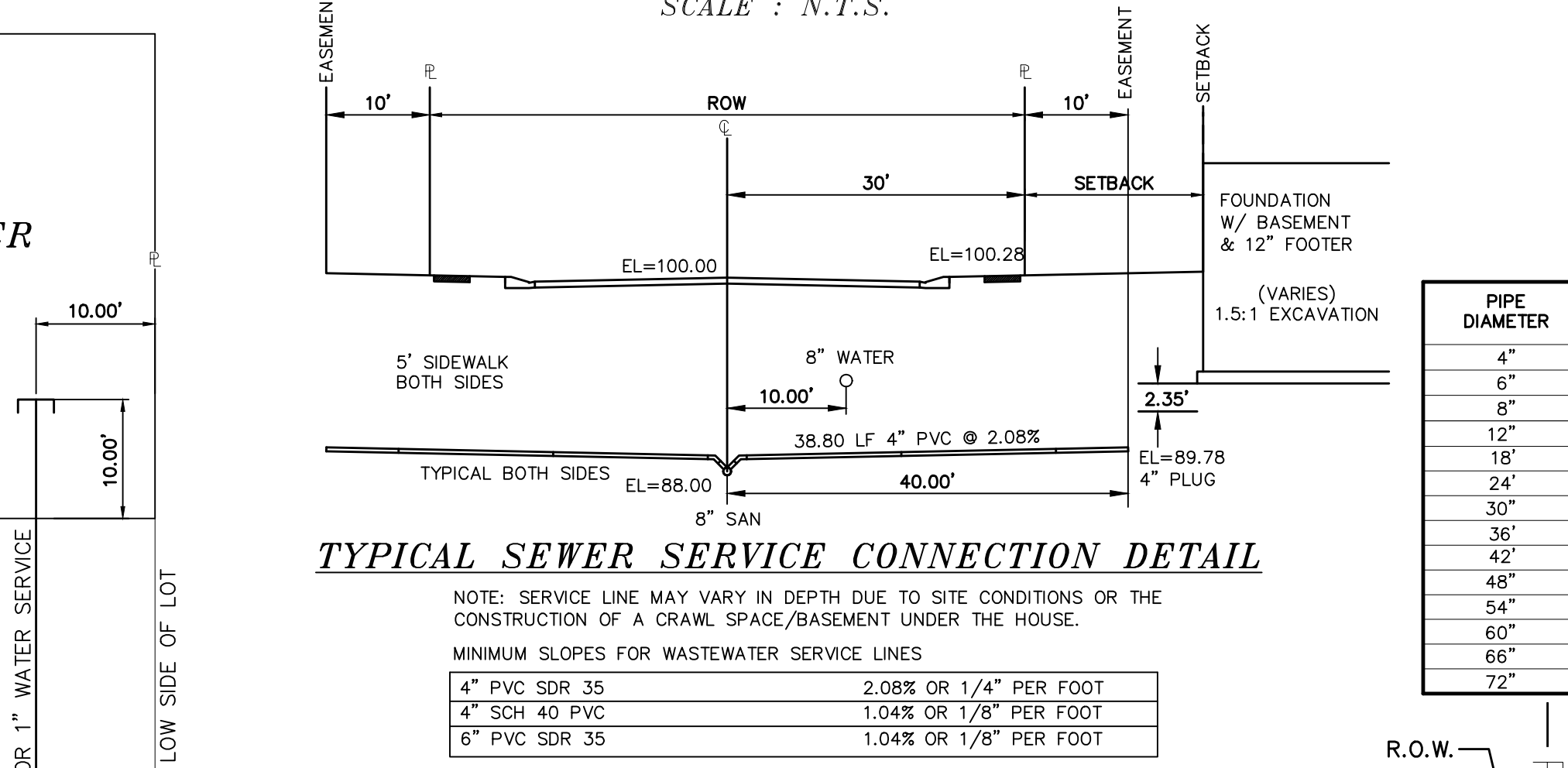
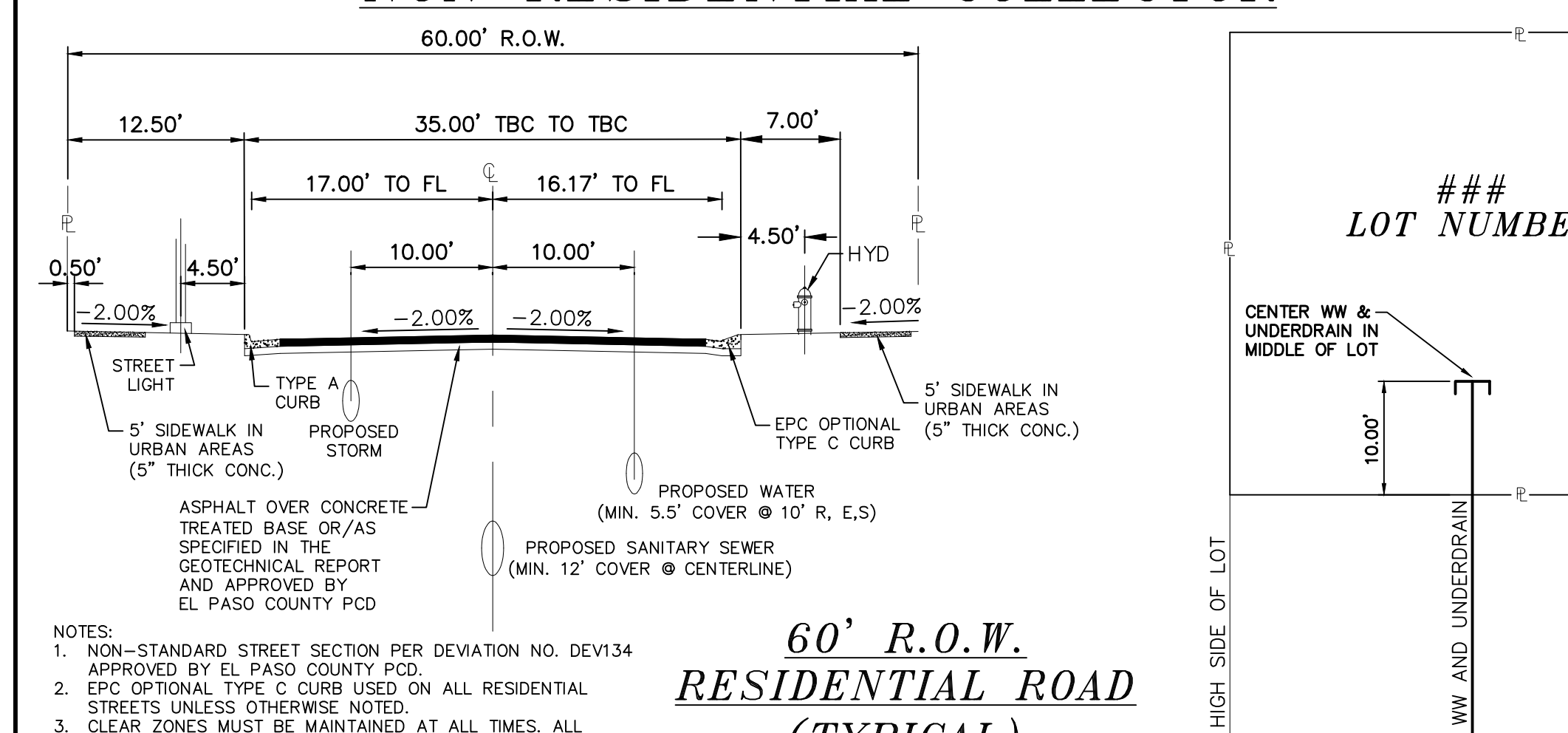
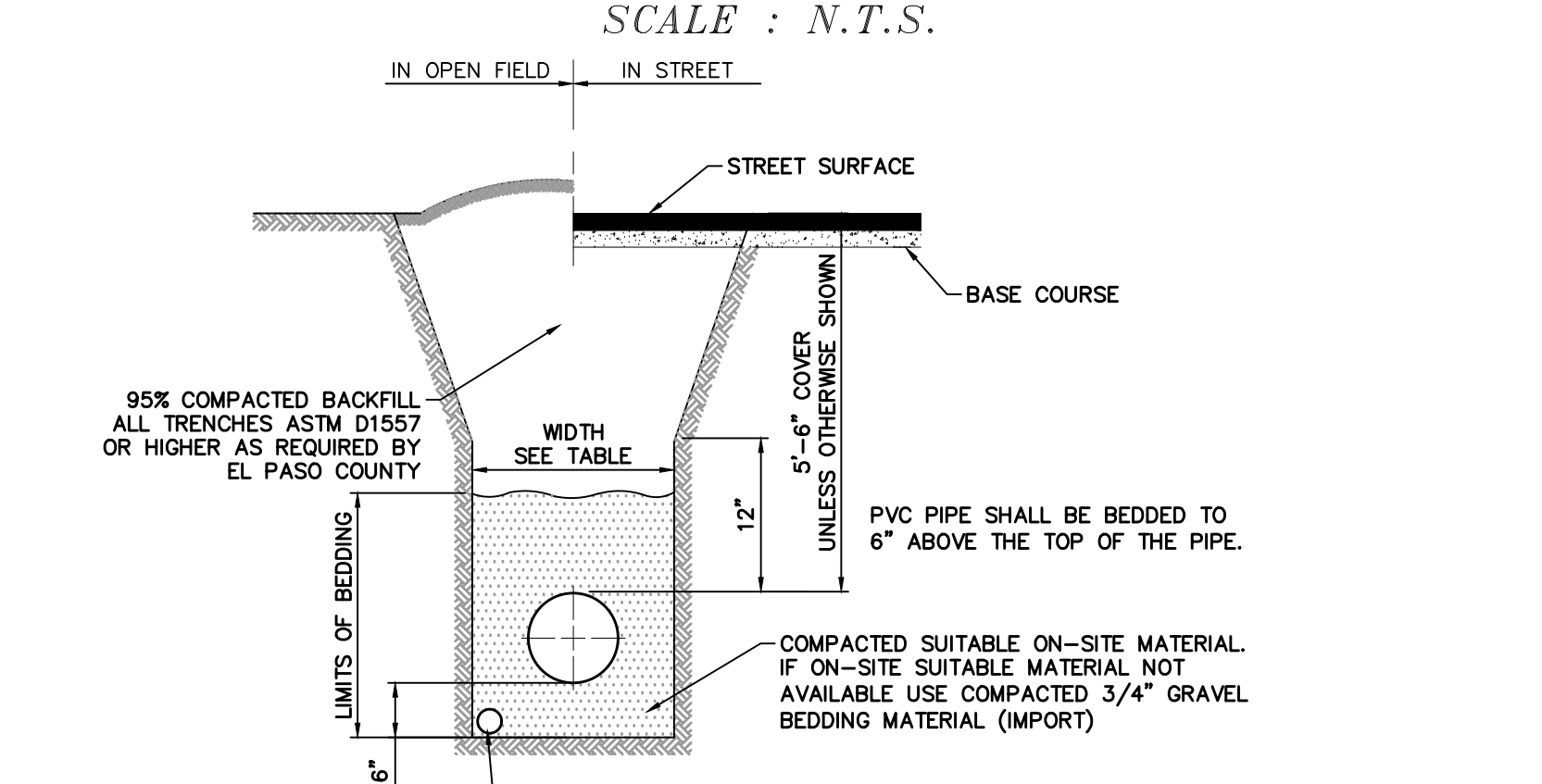
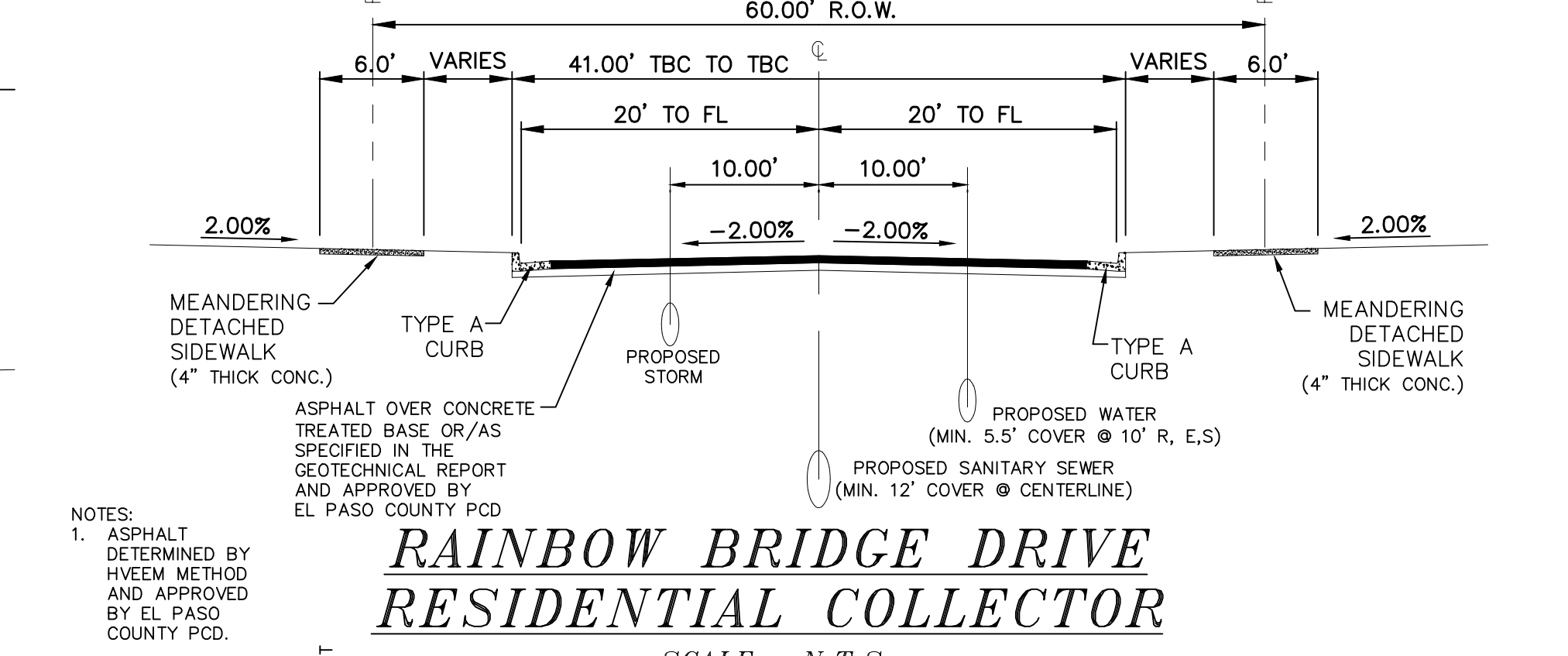
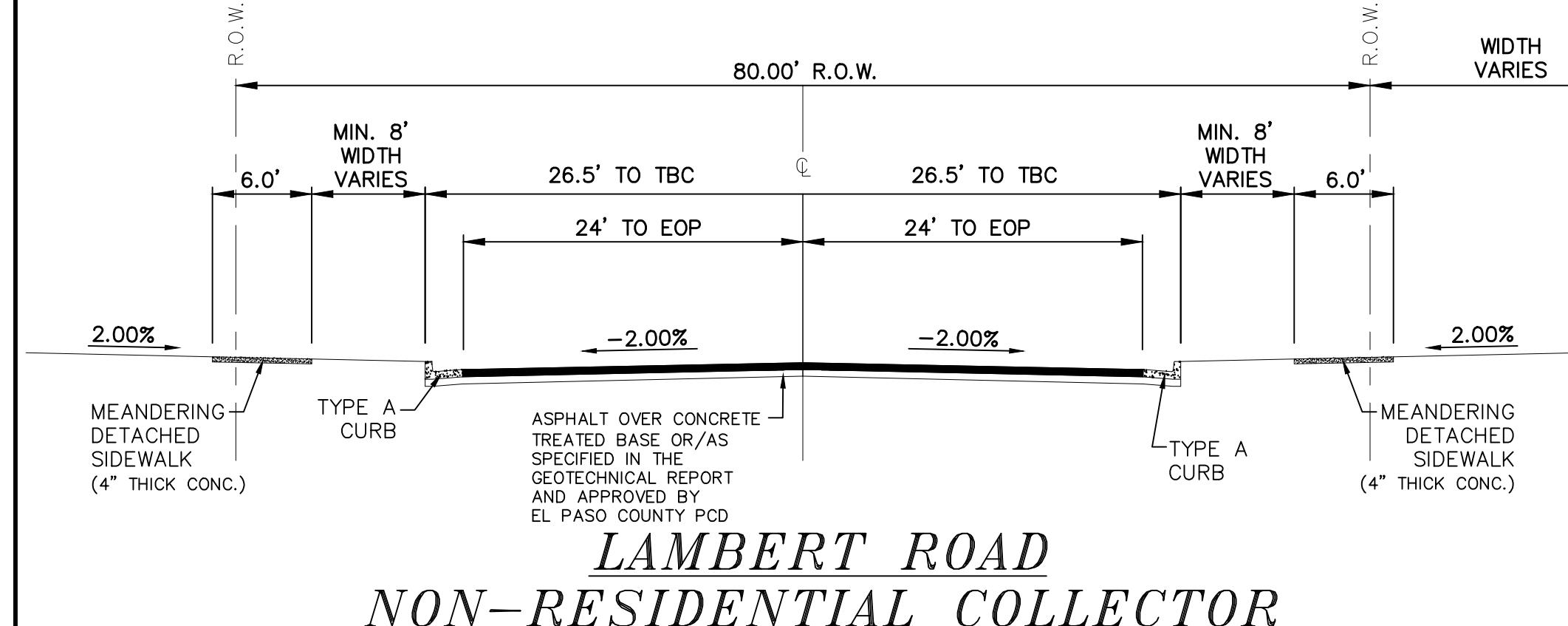
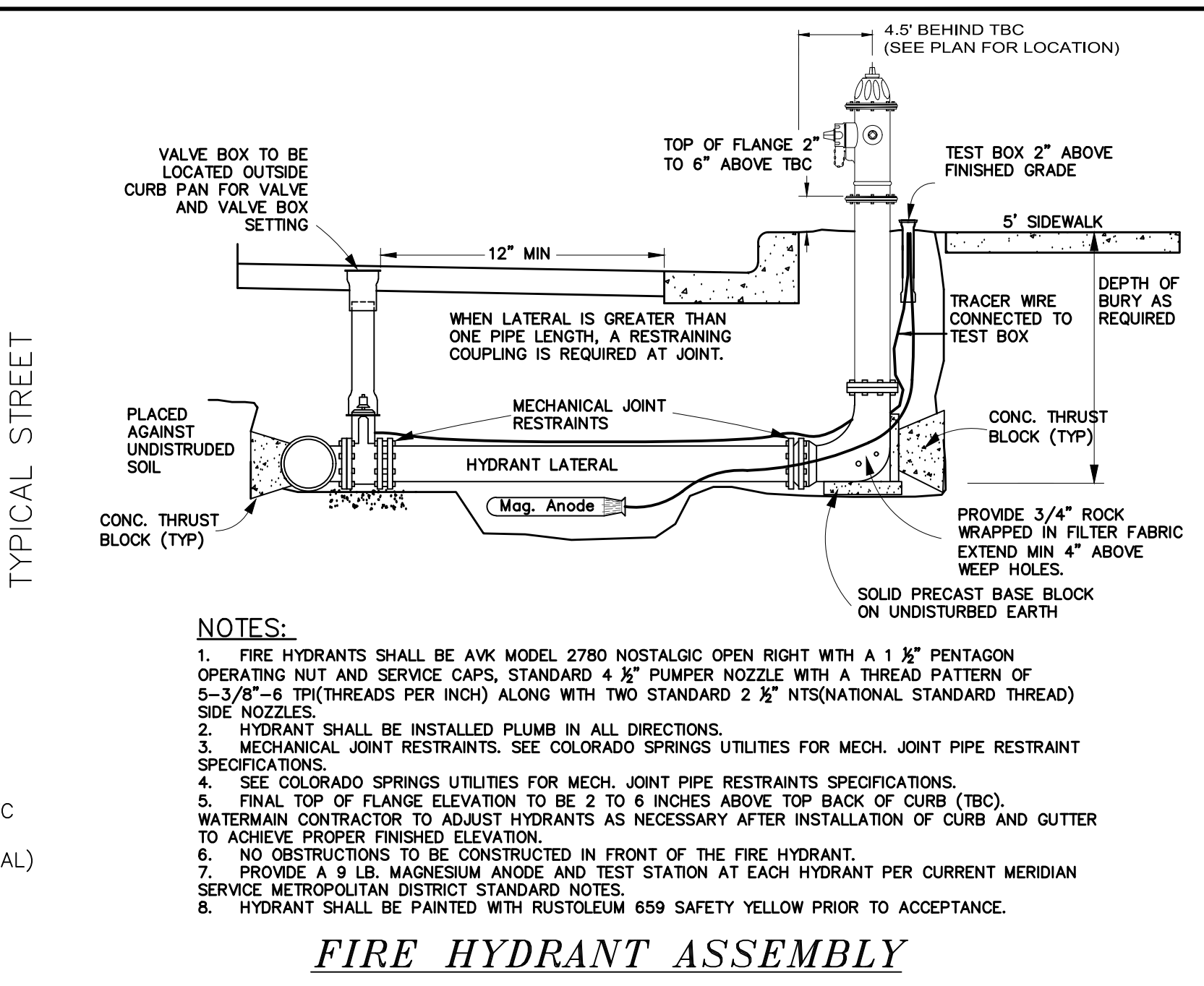
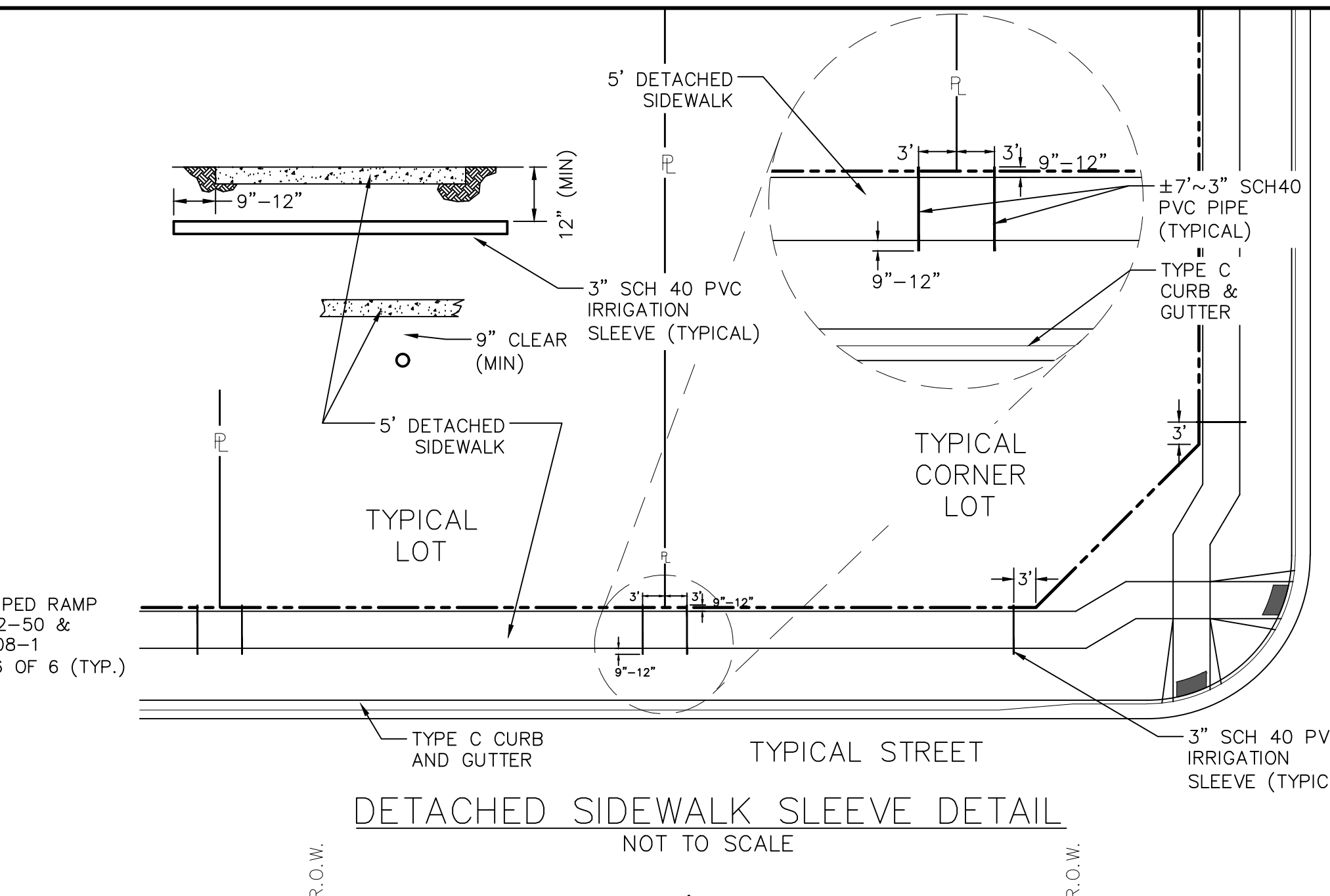
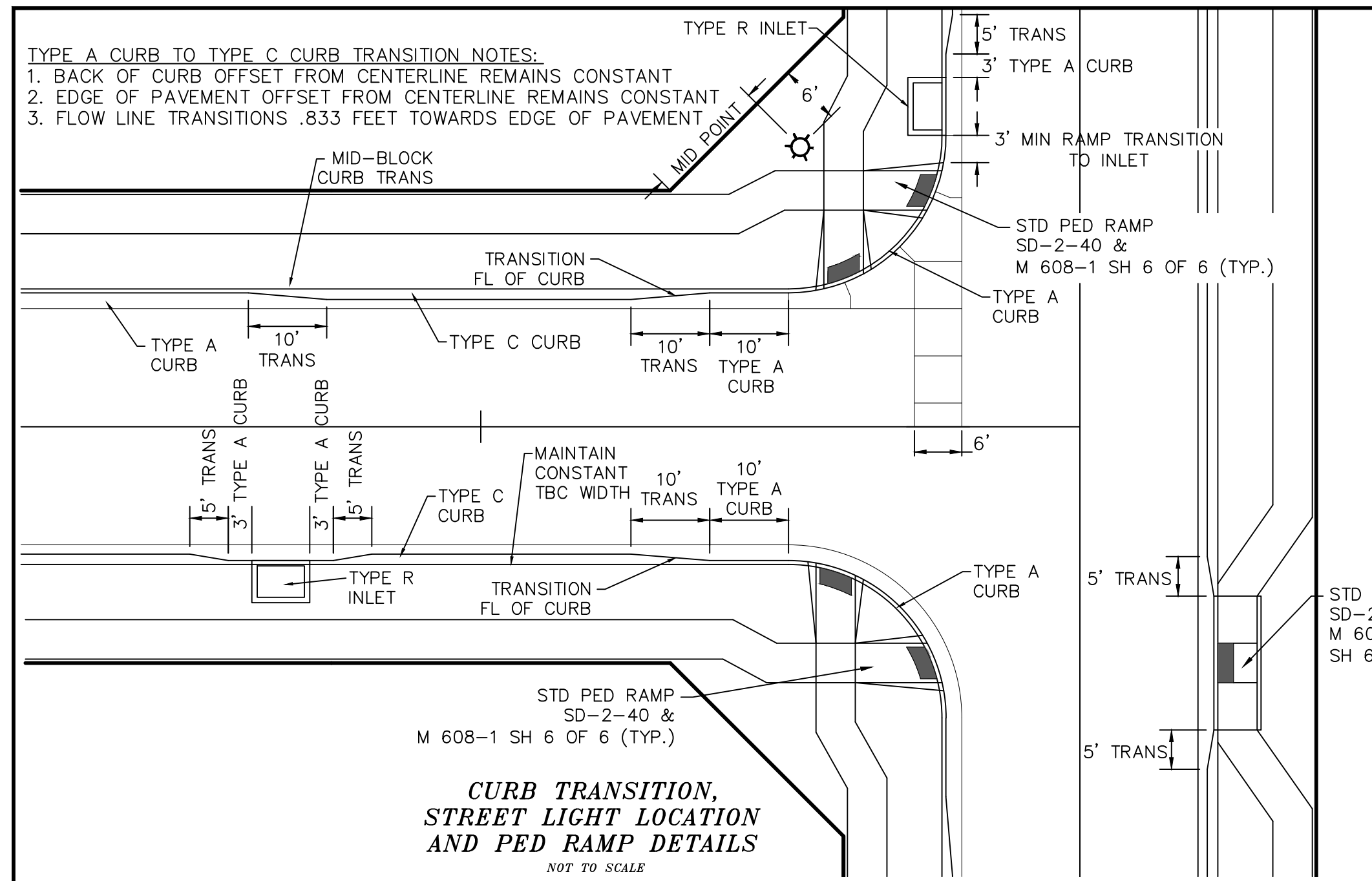
EL PASO COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY PUBLIC SERVICE DEPARTMENT (PSD), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
3. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
5. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTTING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED, TO EQUAL OR BETTER CONDITION, TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
9. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
10. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
11. USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.
12. CONTRACTOR TO OBTAIN Dewatering PERMIT, IF REQUIRED, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PRIOR TO COMMENCING WORK. DISCHARGES SHALL BE MONITORED ACCORDING TO THE CONDITIONS OF THE CDPHE PERMIT.
13. CONTRACTOR TO OBTAIN AND READ THE GEOTECHNICAL ENGINEERING STUDY) PREPARED FOR THIS PROJECT. IN CASE OF ANY CONFLICT WITH THESE PLANS AND SITEWORK, SPECIFICATIONS REGARDING PAVING AND EARTHWORK, CONTACT ENGINEER IMMEDIATELY. ALL PAVING AND EARTH WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THIS REPORT.
14. STREET NAME SIGNS TO BE MOUNTED ON TOP OF STOP SIGNS AT LOCATIONS SHOWN ON PLANS.
15. ALL ROADS IN THIS FILING EXCEPT LAMBERT ROAD AND RAINBOW BRIDGE DRIVE ARE CLASSIFIED AS RESIDENTIAL URBAN LOCAL AND HAVE A DESIGN AND POSTED SPEED OF 25 MPH. LAMBERT ROAD IS CLASSIFIED AS A NON-RESIDENTIAL COLLECTOR, HAS A DESIGN SPEED OF 40 MPH AND A POSTED SPEED OF 35 MPH. RAINBOW BRIDGE DRIVE IS CLASSIFIED AS AN URBAN RESIDENTIAL COLLECTOR, HAS A DESIGN SPEED OF 40 MPH AND A POSTED SPEED OF 35 MPH.
16. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP AND MEET ASTM C443 WATERTIGHT STANDARDS UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

Drawn by	Log	Checked by	TAK	Date	MAY 2018
Scale	AS SHOWN	2	of	55	
<p>WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS INDEX SHEET</p>					
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>					
<p>MERIDIAN RANCH</p>					
<p>COLOrado LICENSED PROFESSIONAL ENGINEER 3/14/2018</p>					
<p>EPC 6/14/18</p>					



LEGEND

SYMBOL	ACRONYM	DESCRIPTION
[Symbol]	RCP W/FES	REINFORCED CONCRETE PIPE W/FLARED END SECTIONS
[Symbol]	INLET	STORM SEWER INLET BOX
[Symbol]	STMH	STORM SEWER MANHOLE
[Symbol]	ST	STORM SEWER LINE
[Symbol]	SS	SANITARY SEWER MAIN
[Symbol]	SSMH	SANITARY SEWER MANHOLE
[Symbol]	WM	WATER MAIN (ALL PIPES PVC, UNLESS OTHERWISE NOTED)
[Symbol]	GV	WATER GATE VALVE
[Symbol]	BV	WATER BUTTERFLY VALVE
[Symbol]	BOV	WATER BLOW-OFF VALVE
[Symbol]	HYD ASSY	FIRE HYDRANT ASSEMBLY
[Symbol]	TEE W/GV	WATER TEE W/ GATE VALVES
[Symbol]	ATT SW	ATTACHED SIDEWALK
[Symbol]		STANDARD PEDESTRIAN RAMP PER SD-2-40 & M-608-1 (SH 6 OF 6)
[Symbol]		ANODE (CATHODIC PROTECTION)
[Symbol]	TS	TEST STATION
[Symbol]	HB	HAY BALE DAM
[Symbol]	SF	SILT FENCE
[Symbol]	EXIST	EXISTING FEATURES
[Symbol]		LOT NUMBERS
[Symbol]	PI	CROSS PAN PER SD-2-26
[Symbol]	BT	POINT OF INTERSECTION
[Symbol]	ET	BEGINNING OF TRANSITION
[Symbol]		END OF TRANSITION
[Symbol]		EXISTING CONTOUR (10')
[Symbol]		EXISTING CONTOUR (2')

Scale AS SHOWN 3 of 55
 Drawn by LOG
 Checked by TAK
 Date MAY 2018

TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457

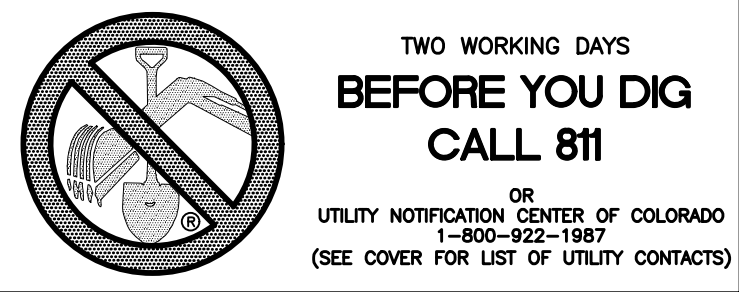
MERIDIAN RANCH

WINDINGWALK FI AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 DETAIL SHEET

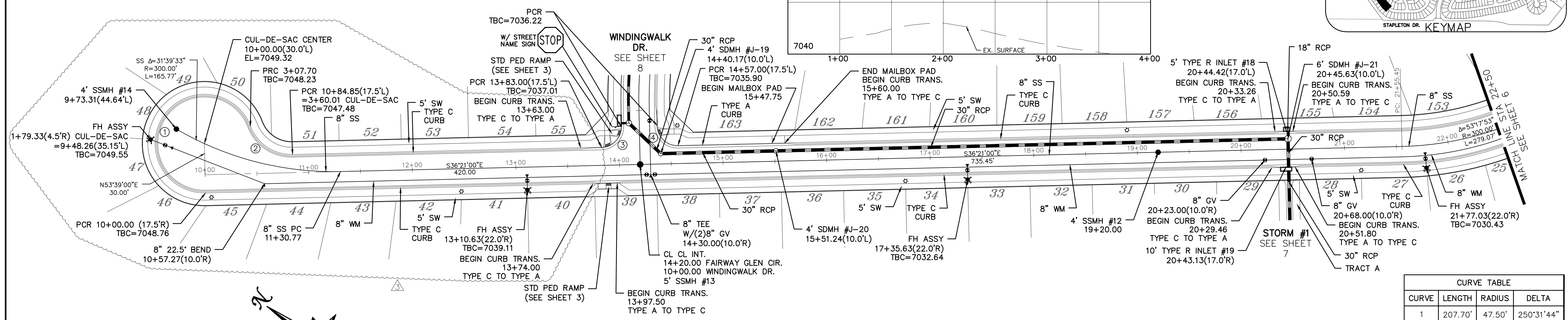
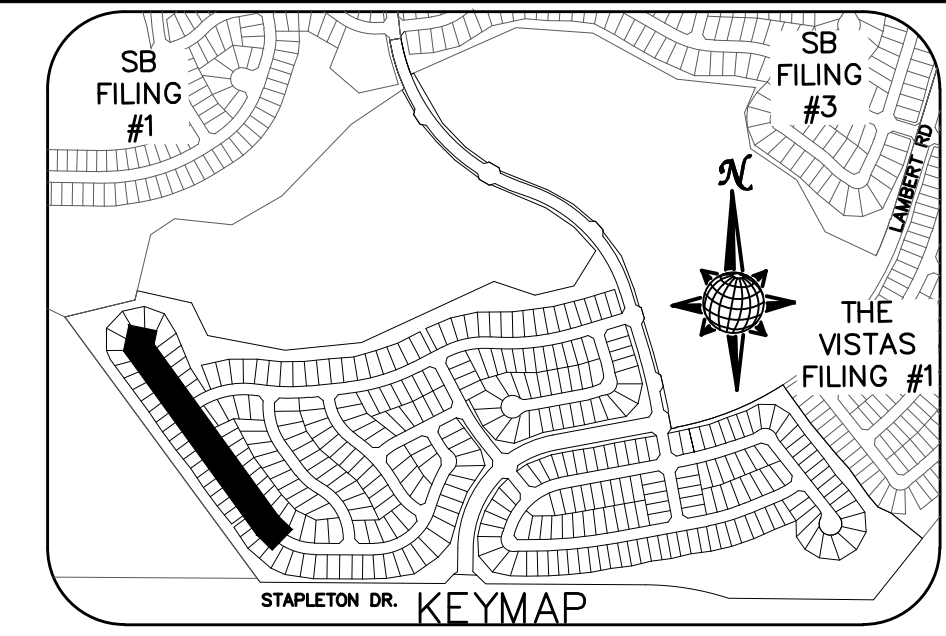
Scale AS SHOWN 3 of 55
 Drawn by LOG
 Checked by TAK
 Date MAY 2018

COLOrado LICENSED PROFESSIONAL ENGINEER
 314289
 10/10

PCD PROJECT NO. SF-18-002



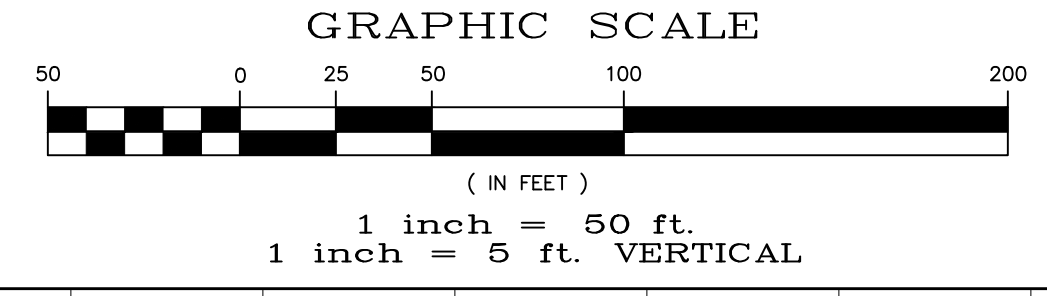
FAIRWAY GLEN CIR.
CUL-DE-SAC
(ALL GRADES ARE TBC)



7050	PCR 10+00.00 =14+00.00 CUL TBC=7048.76	BVCS: 1+75 BVCE: 7049	EVCS: 2+25 EVCE: 7049	PROPOSED TBC	PRC=3+07.70 TBC=7049.23	PCR 10+84.85(17.5' =3+60.01 CUL-DE-SAC TBC=7047.46
7045						
7040				EX. SURFACE		

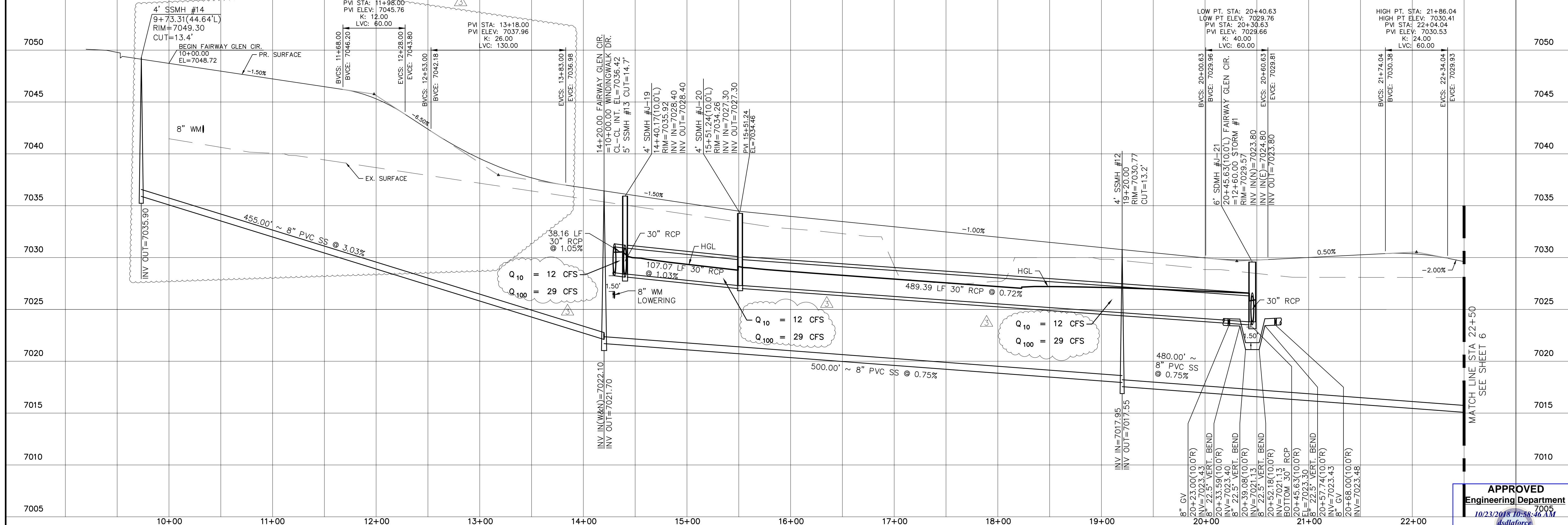
FAIRWAY GLEN CIR.

URBAN LOCAL LOW VOLUME TO STA 13+83.00
URBAN LOCAL AFTER STA 13+83.00
60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



CURVE	LENGTH	RADIUS	DELTA
1	207.70'	47.50'	250°31'44"
2	52.32'	42.50'	70°31'44"
3	30.63'	19.50'	90°00'00"
4	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



LOG	06/28/18	LOG	07/16/18	LOG	08/20/18	Date	Appr.
1	54" RCP OUTLET PROTECTION (81 20 + 4)	2	ADD 88 FT. MORNING CREEK LWSH (26.86, 27.86, 46.152)	3	RAISE FAIRWAY GLEN DRIVE (81 5 + 4)	No.	Revisions

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

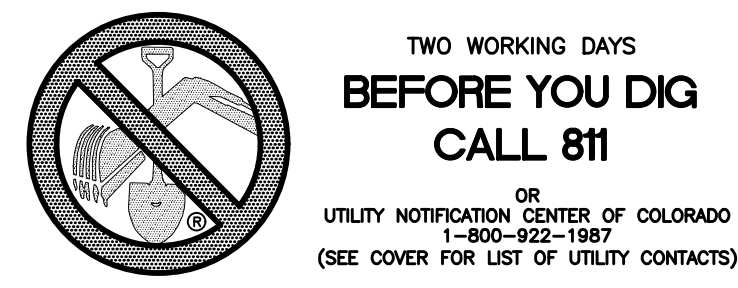
WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
FAIRWAY GLEN CIR.

Scale	AS SHOWN	5 of 55	
Drawn by	LOG	Checked by	TAK
Date	MAY 2018		



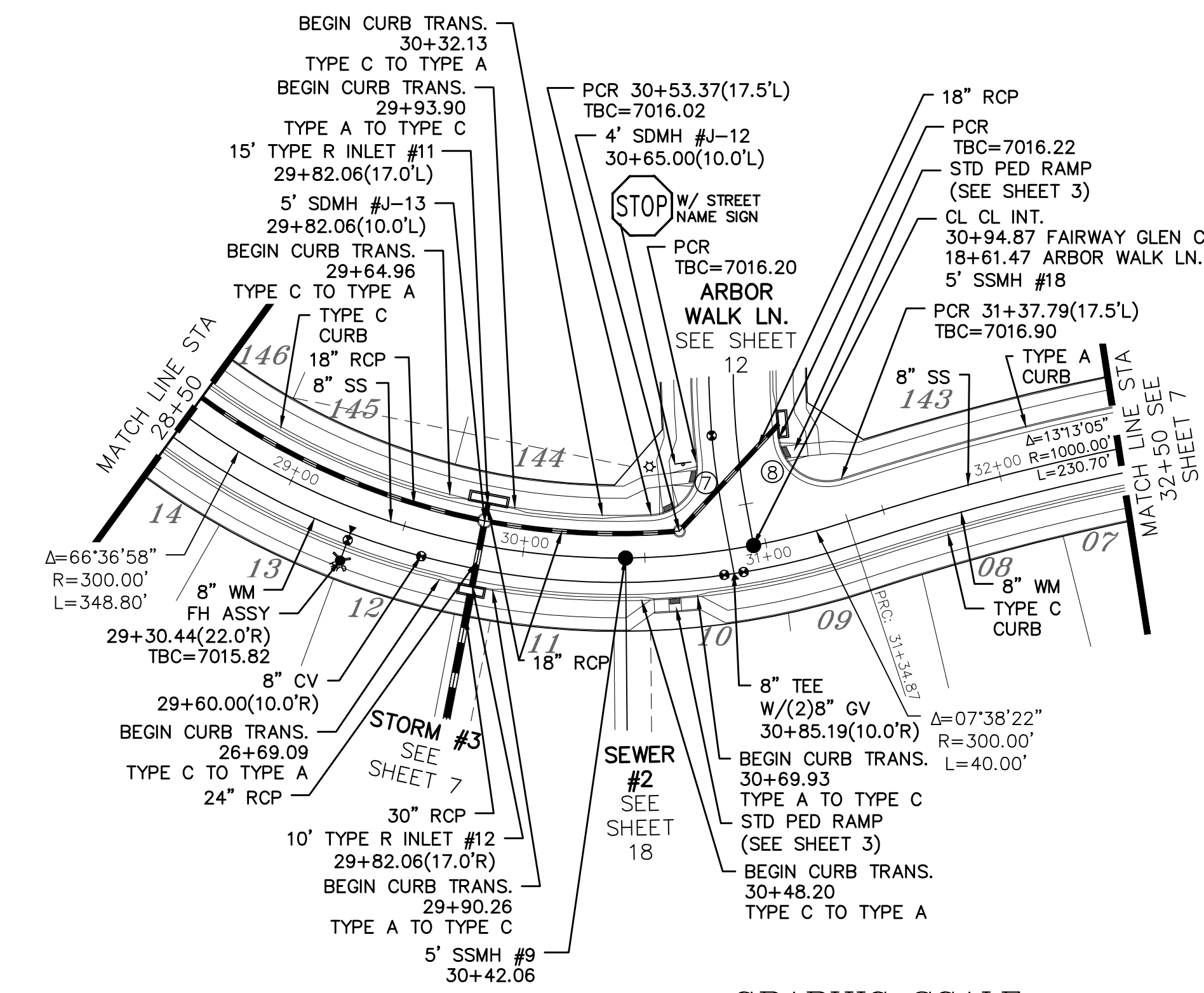
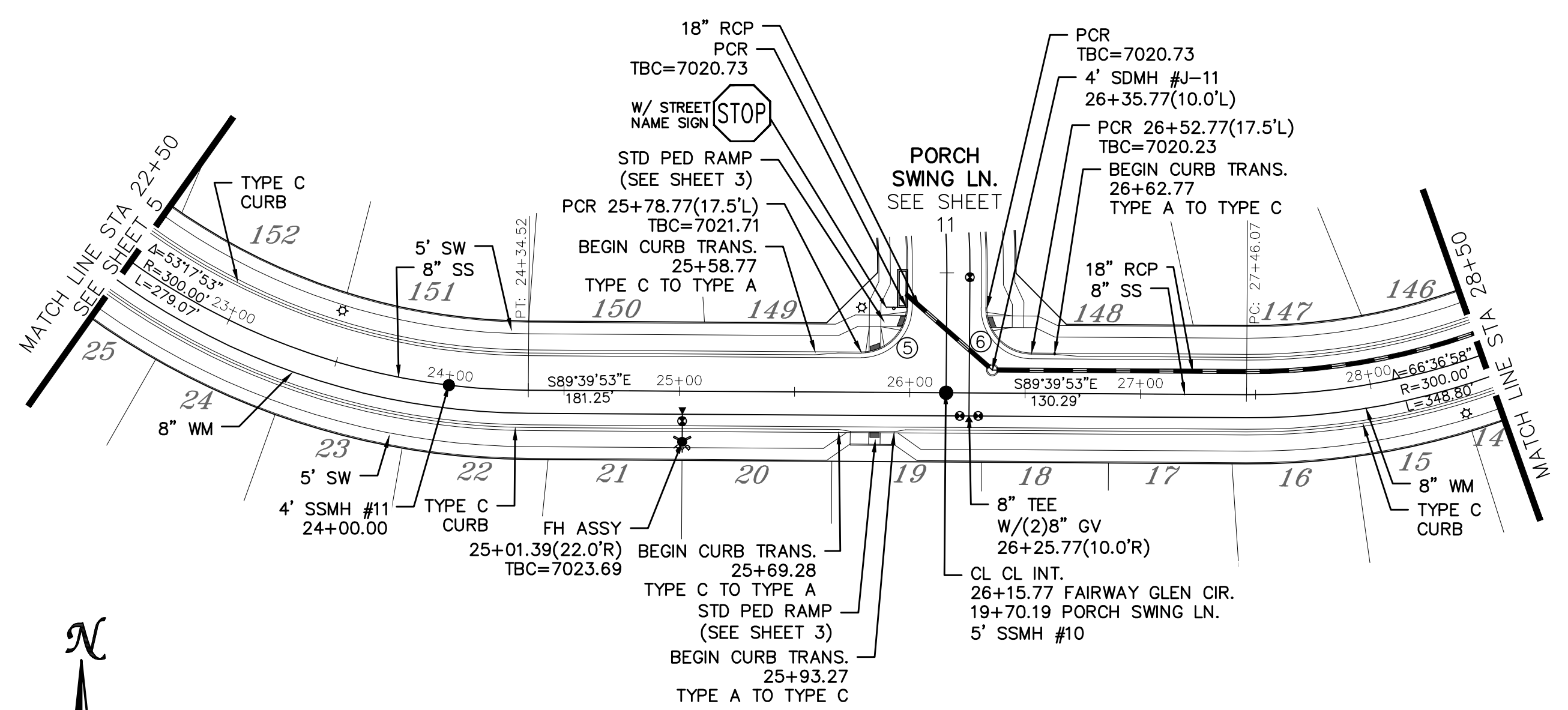
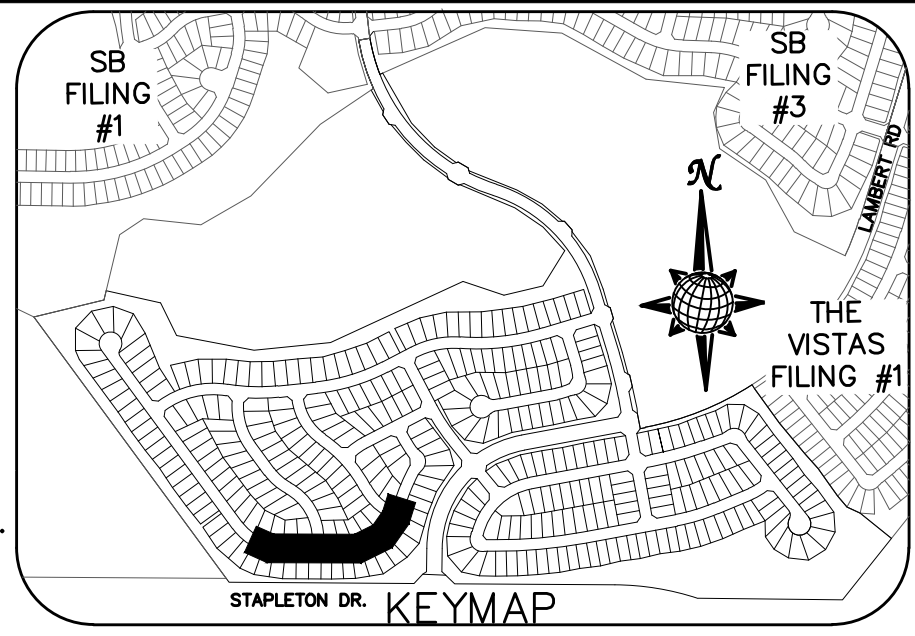
APPROVED
Engineering Department
10/23/2018 10:58:46 AM
dsalforce

S:\CivilProj\Winding Walk Filing 1\DWG\PLAN SHEETS\IMPROVEMENT PLANS\02.dwg, 8/28/2018 1:44:11 PM



**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

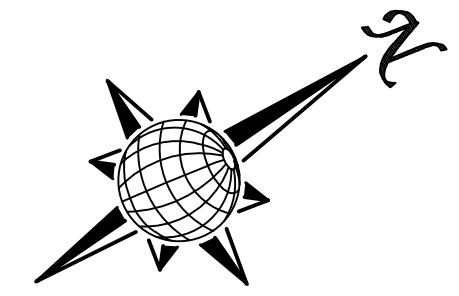
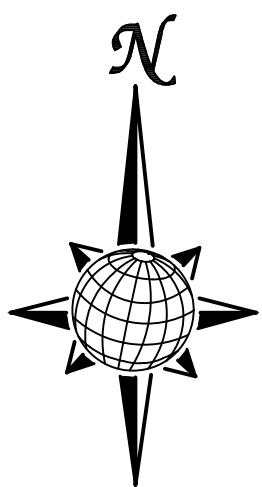
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



CURVE TABLE

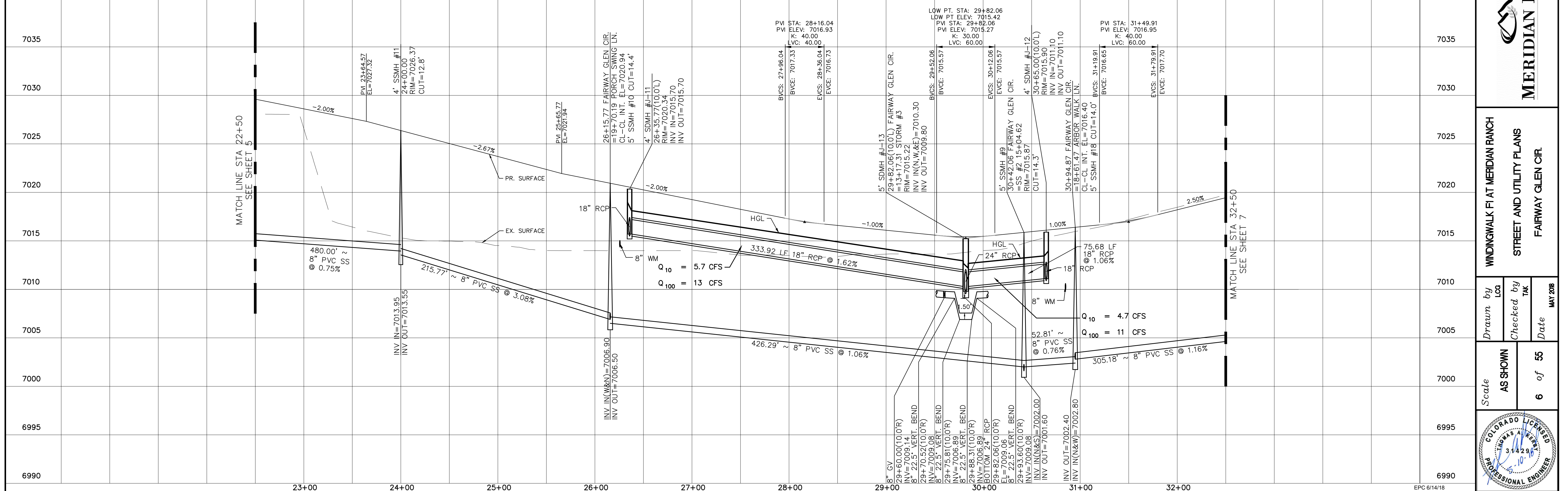
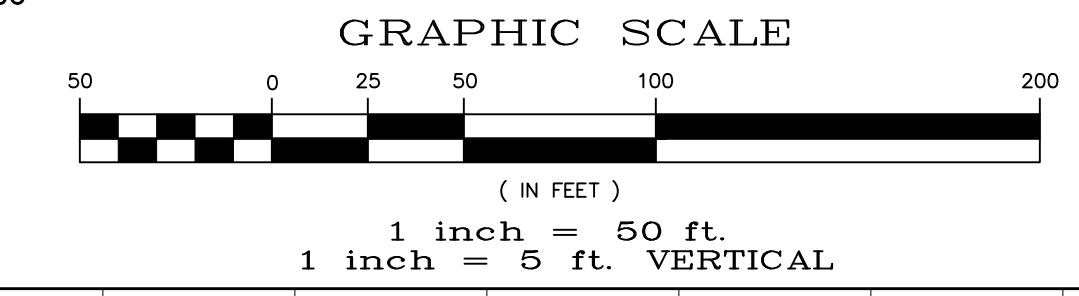
CURVE	LENGTH	RADIUS	DELTA
5	30.63'	19.50'	90°00'00"
6	30.63'	19.50'	90°00'00"
7	32.04'	19.50'	94°08'36"
8	34.84'	19.50'	102°22'10"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



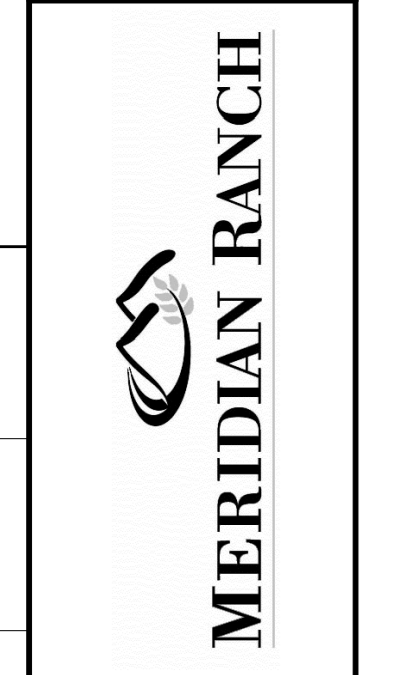
FAIRWAY GLEN CIR.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Init.	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
FAIRWAY GLEN CIR.

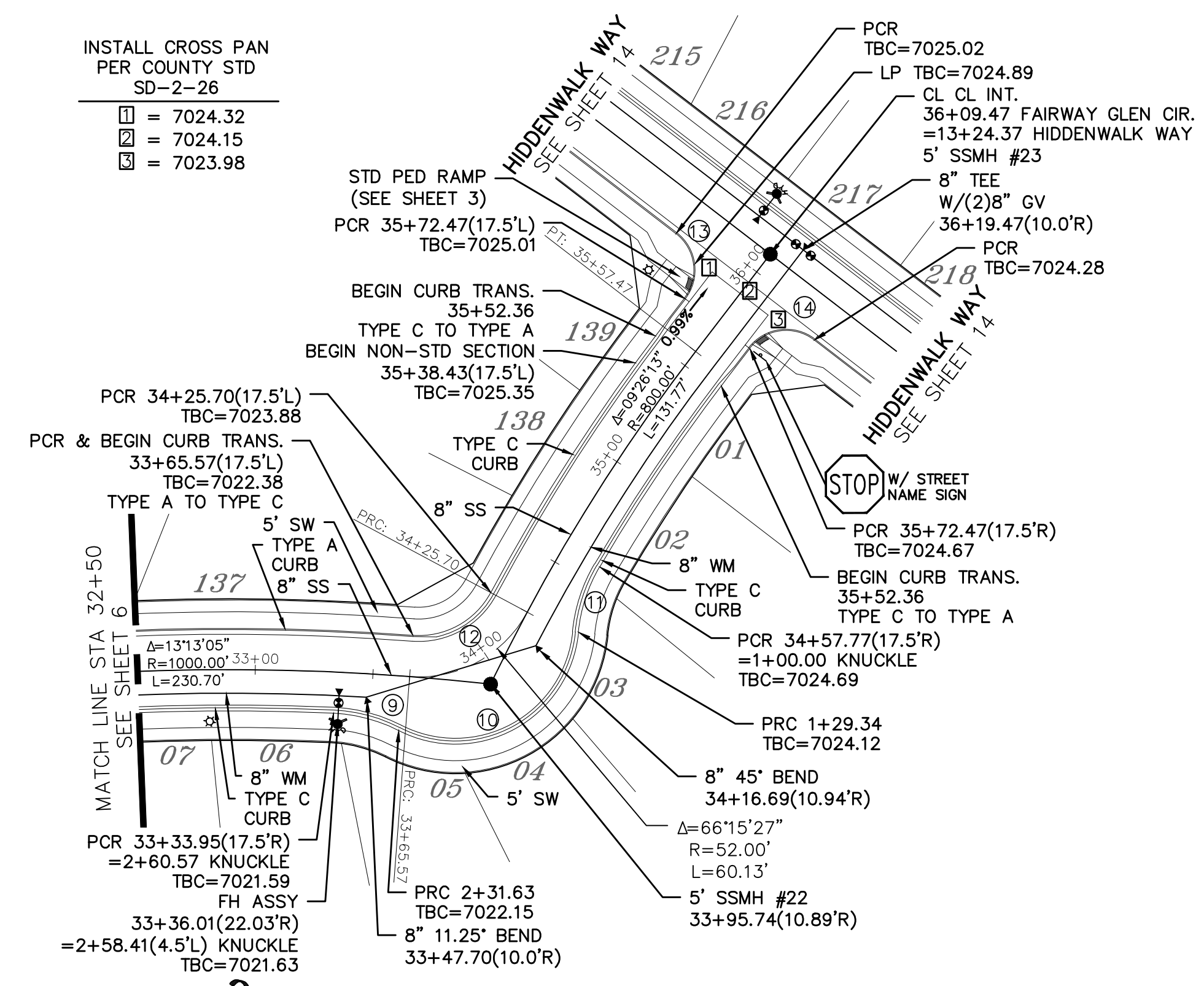
Drawn by: **LOG**
Checked by: **TAK**
Date: **MAY 2018**

Scale: **AS SHOWN**
6 of 55



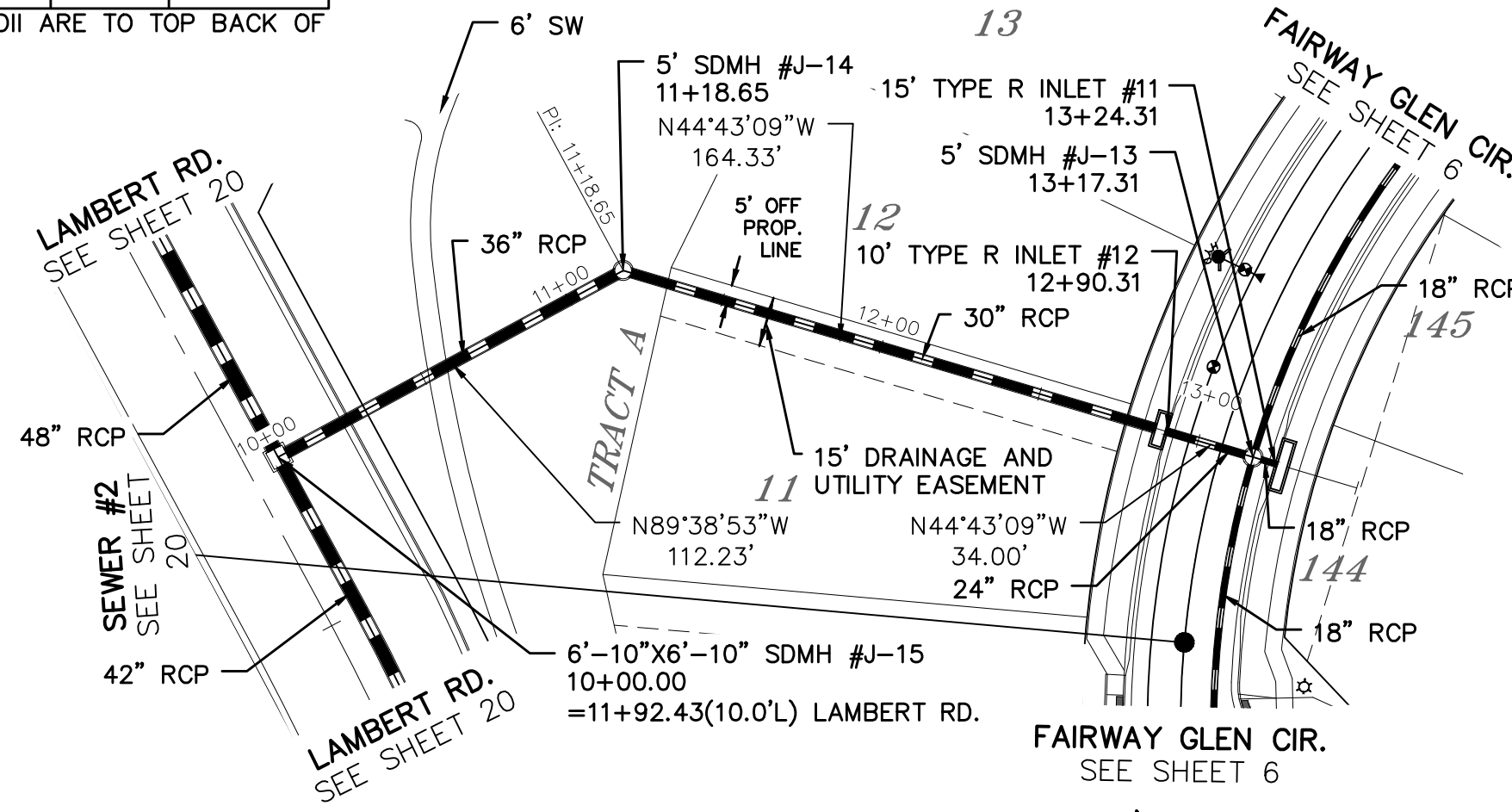
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

- = 7024.32
- = 7024.15
- = 7023.98



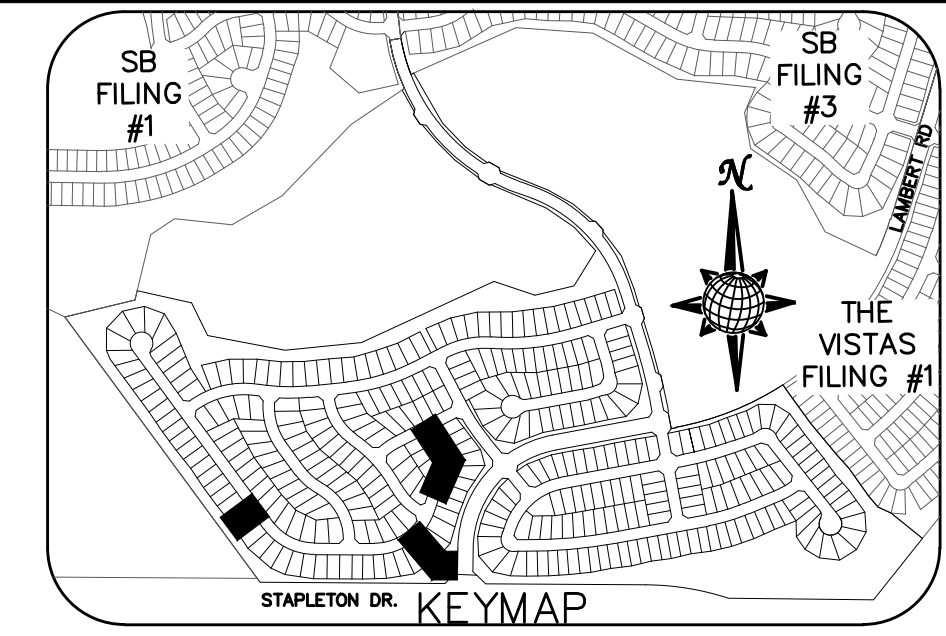
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
9	28.94'	67.50'	24°34'04"
10	102.28'	52.50'	111°37'30"
11	29.34'	67.50'	24°54'28"
12	39.90'	34.50'	66°15'27"
13	30.63'	19.50'	90°00'00"
14	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



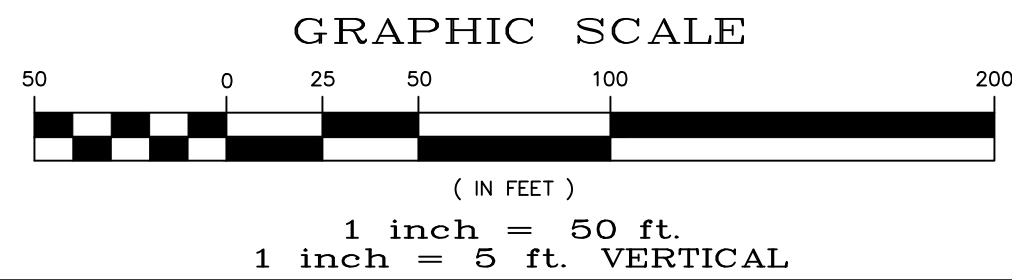
**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

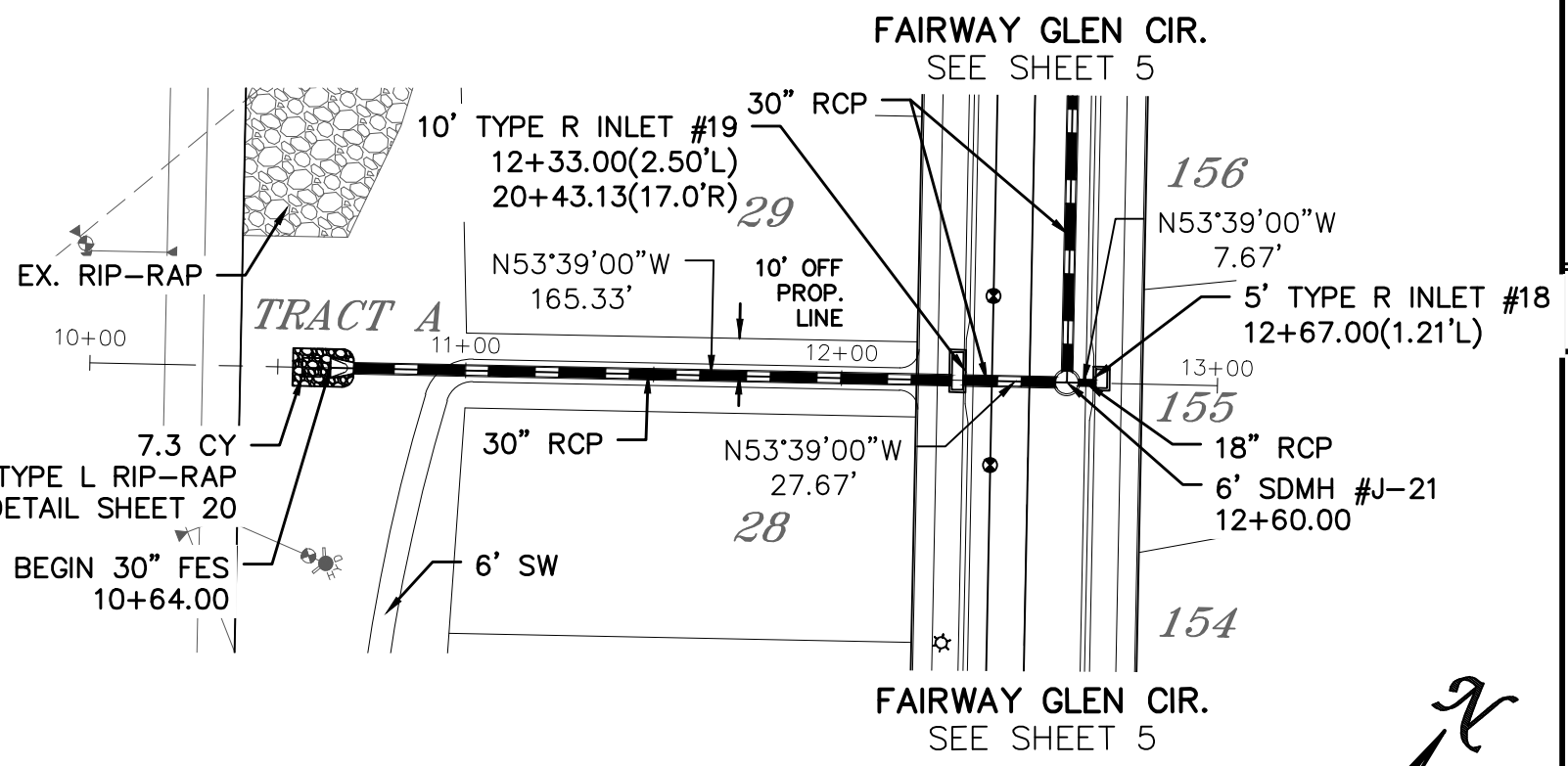


FAIRWAY GLEN CIR.

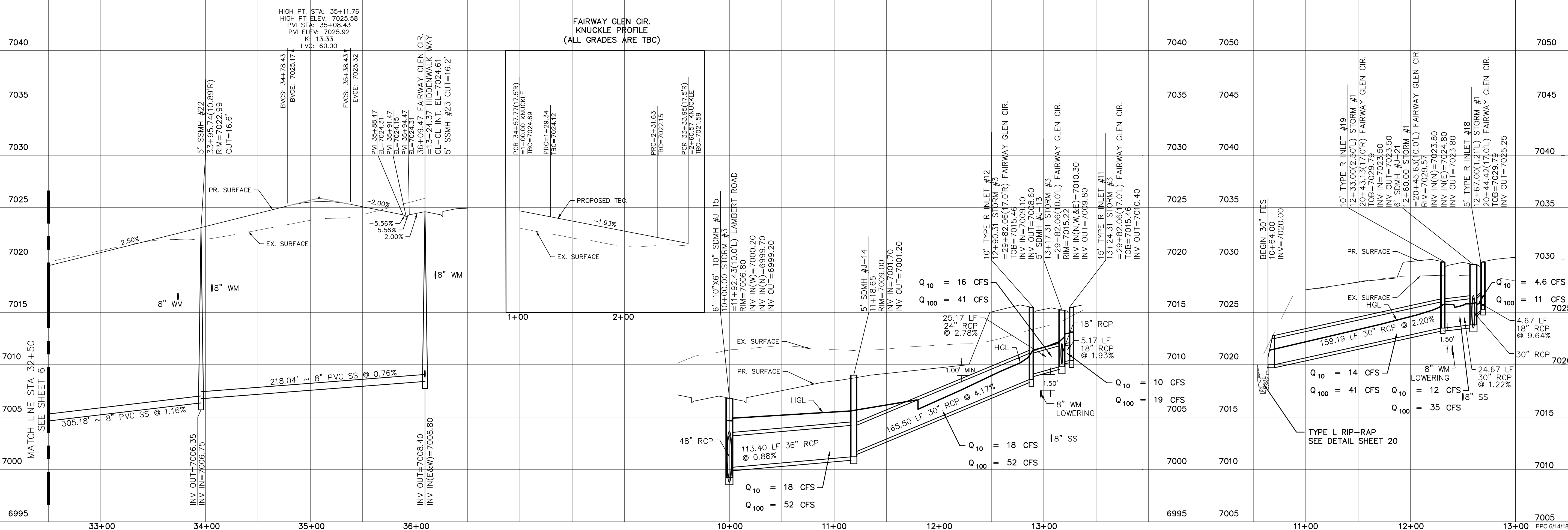
URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



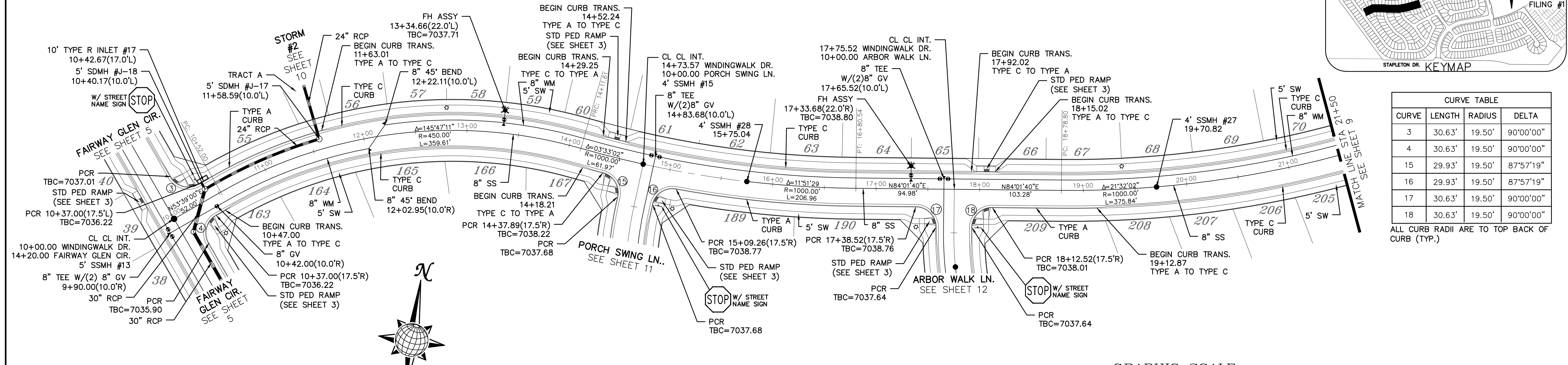
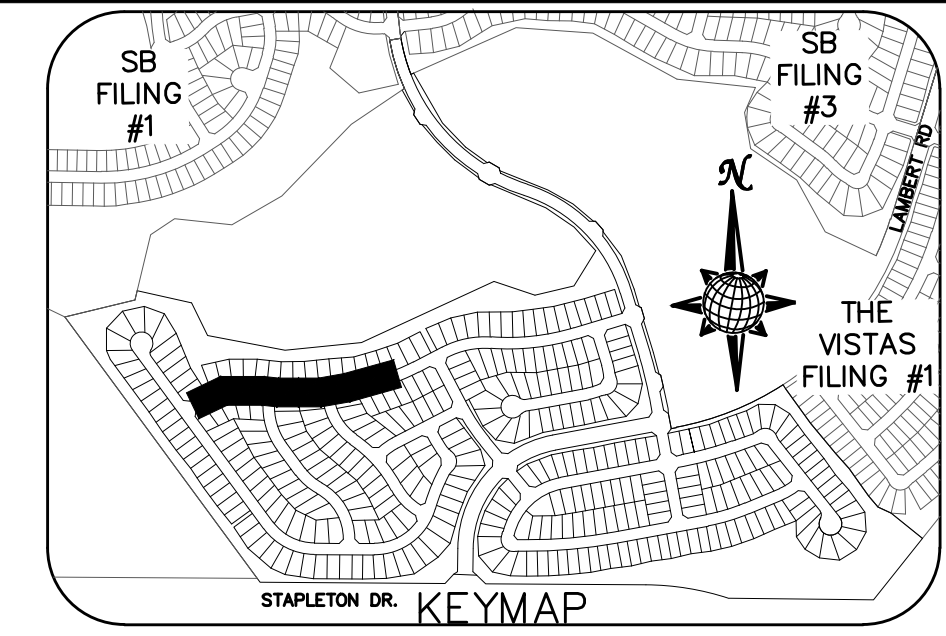
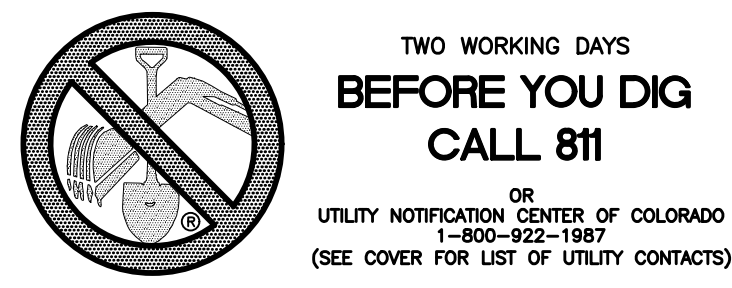
STORM #3



STORM #1



TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS FAIRWAY GLEN CIR. + STORM #1 + STORM #3		Drawn by	Checked by	Date	
		AS SHOWN	TAK	7 of 55	MAY 2008
		Scale			



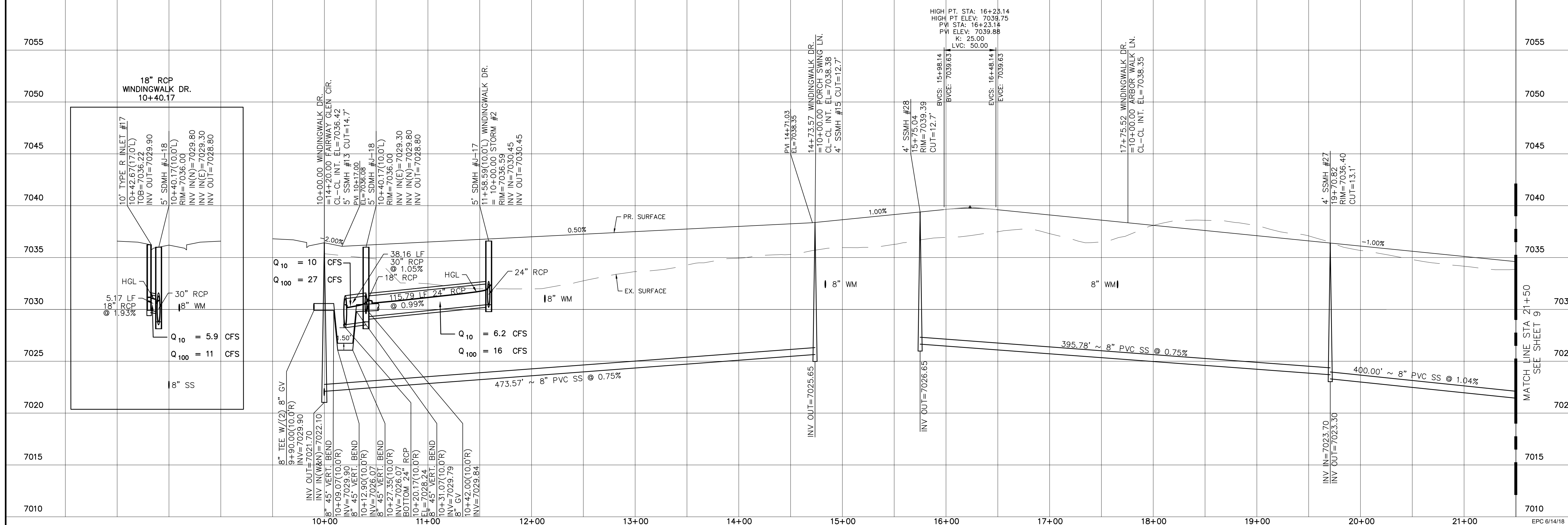
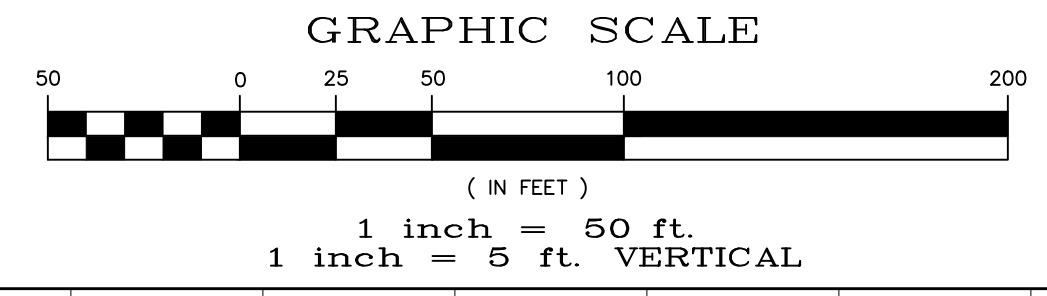
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
3	30.63'	19.50'	90°00'00"
4	30.63'	19.50'	90°00'00"
15	29.93'	19.50'	87°57'19"
16	29.93'	19.50'	87°57'19"
17	30.63'	19.50'	90°00'00"
18	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



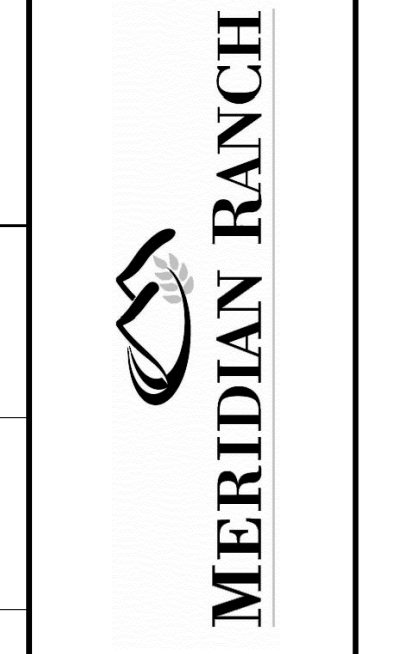
WINDINGWALK DR.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Invt.	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
WINDINGWALK DR.

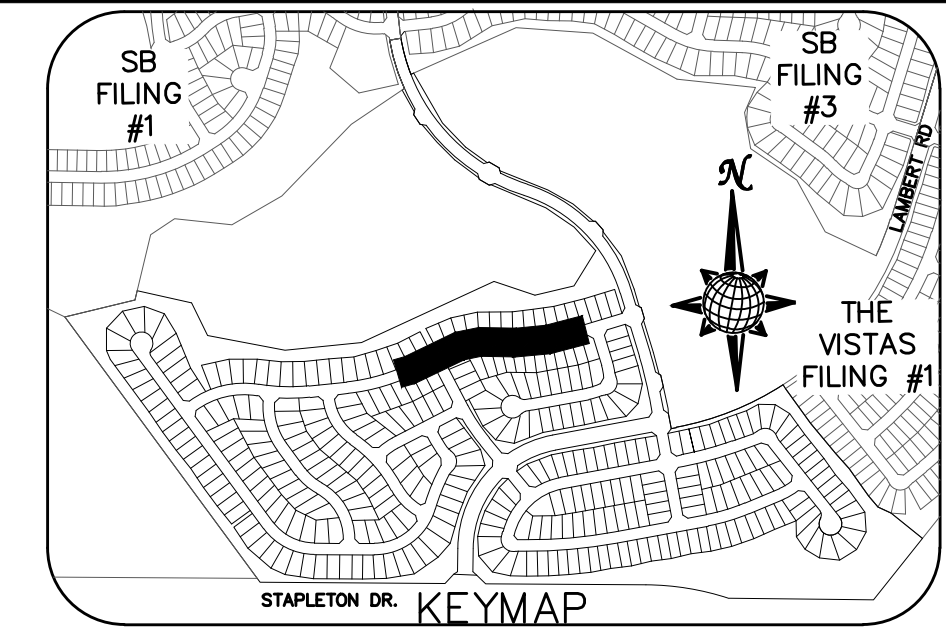
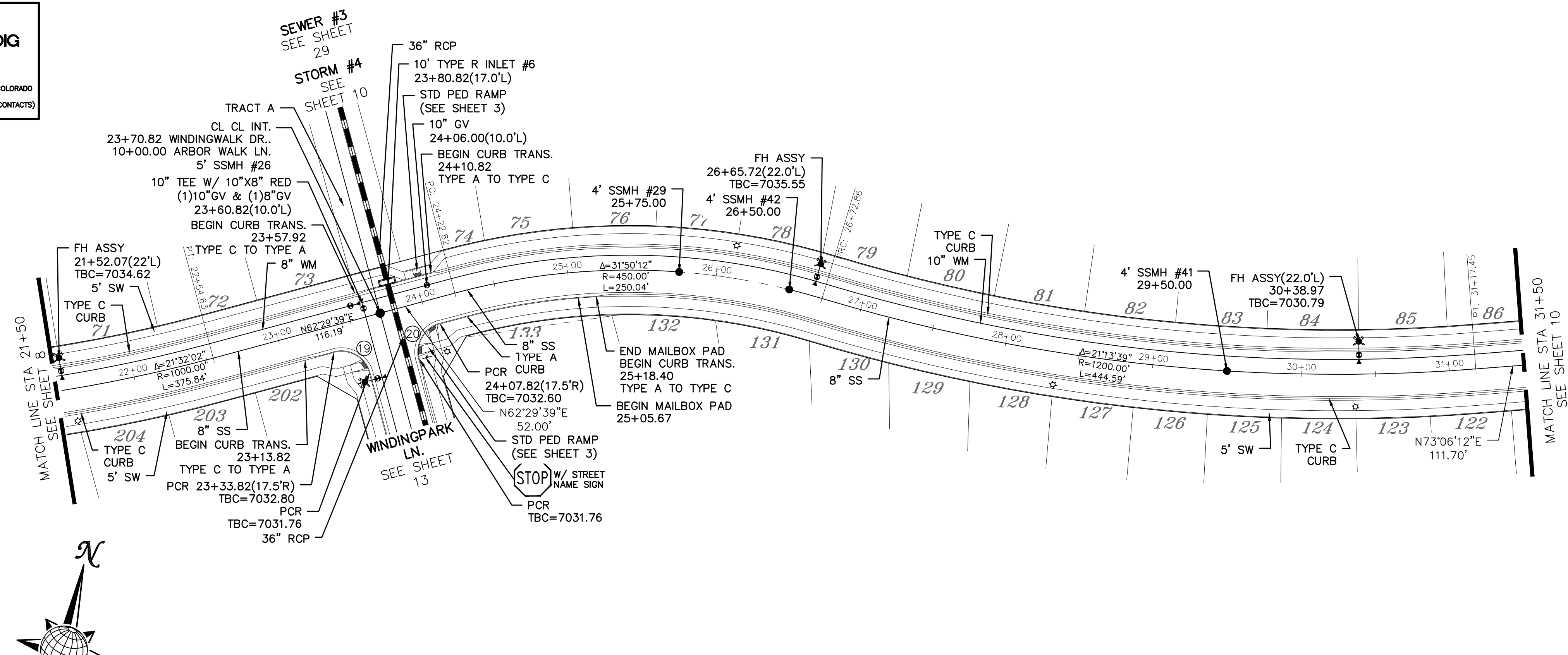
Scale AS SHOWN 8 of 55

Drawn by LOG
Checked by TAK
Date MAY 2018



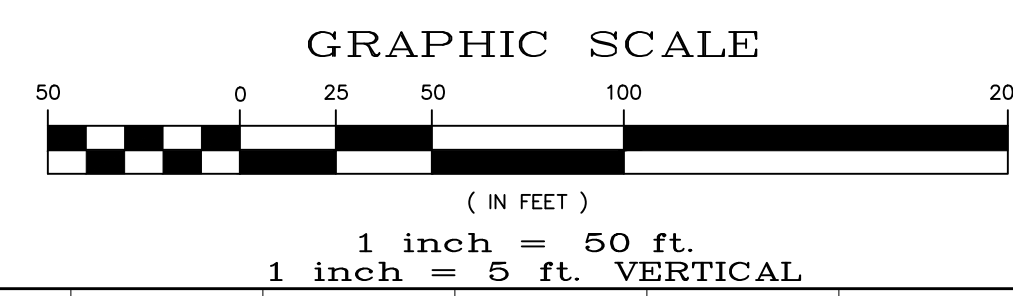
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



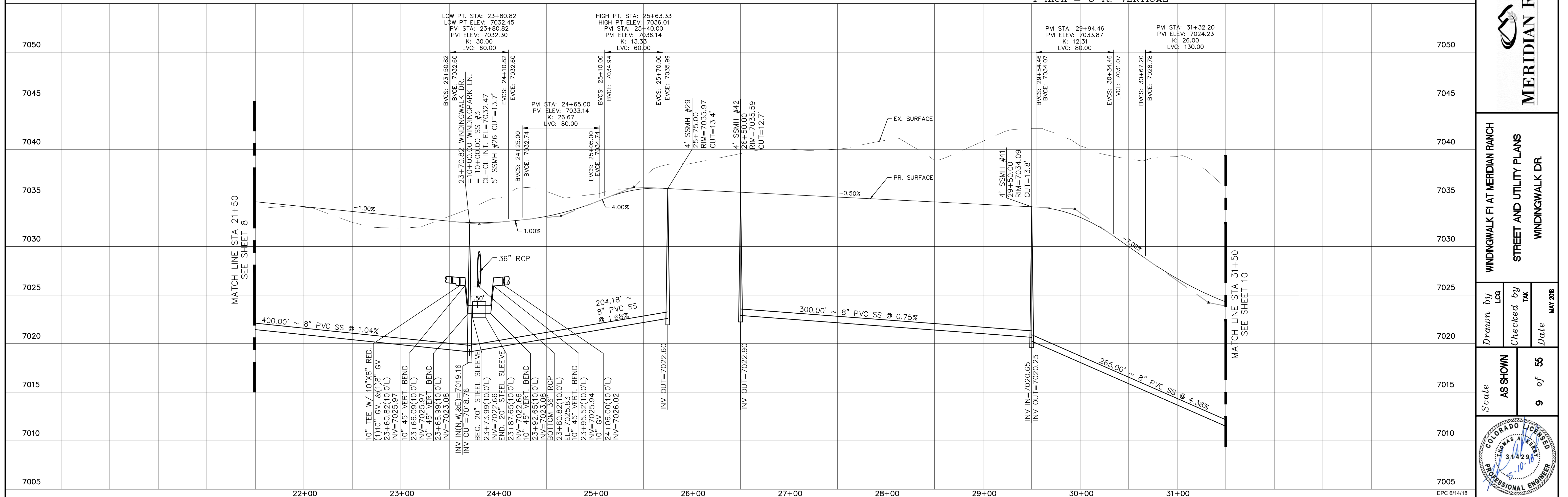
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
19	30.63'	19.50'	90°00'00"
20	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



WINDINGWALK DR.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Init.	Appr.	Date

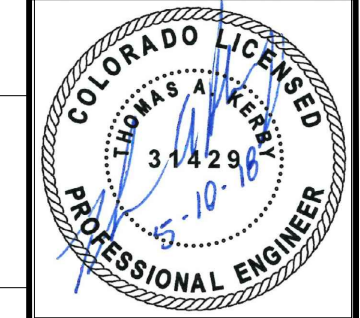
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

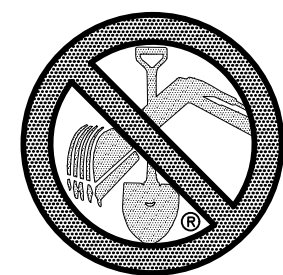


WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
WINDINGWALK DR.

Drawn by
Checked by
Date

Scale
AS SHOWN
9 of 55
Date
MAY 2018

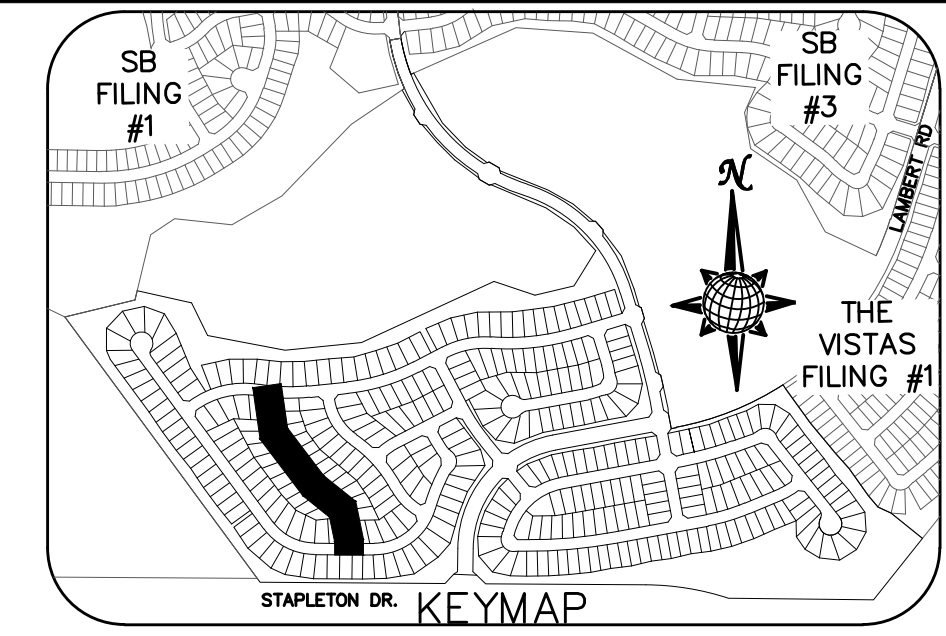
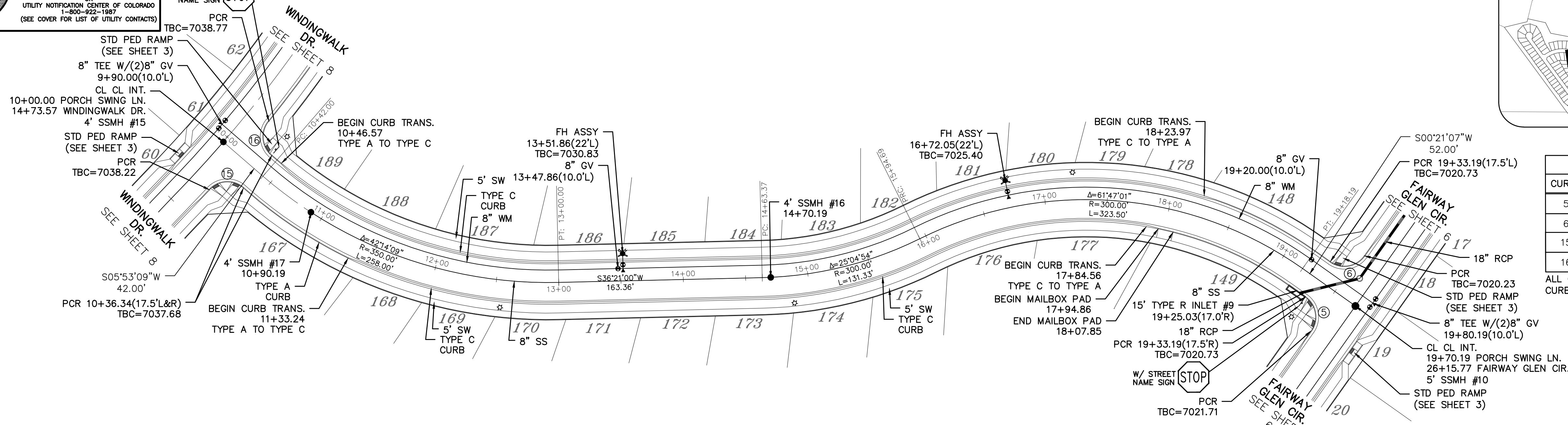




TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

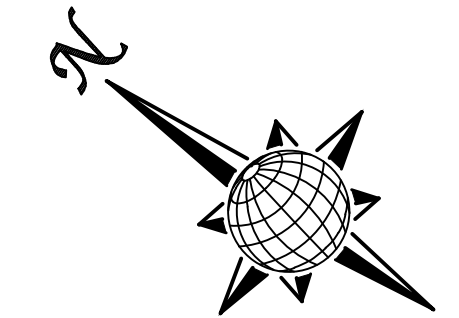
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

W/ STREET NAME SIGN
STOP



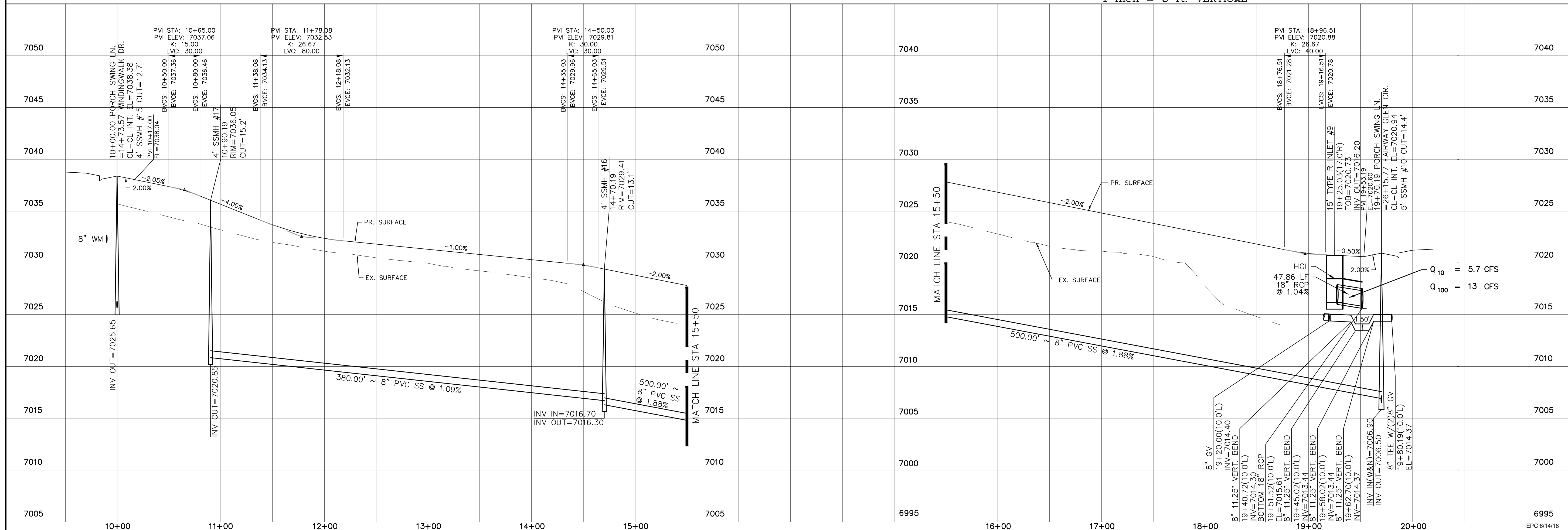
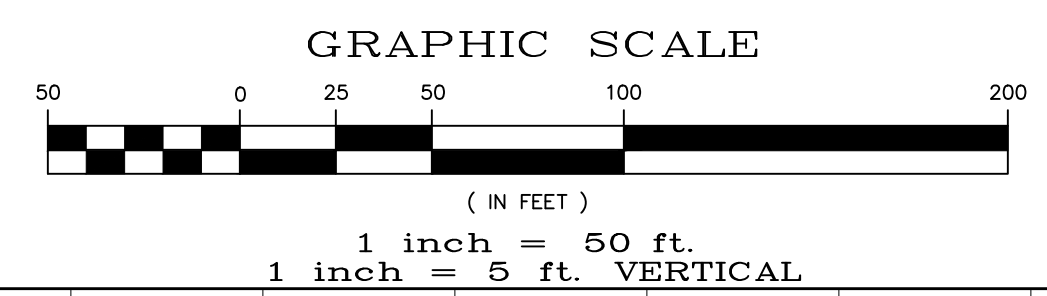
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
5	30.63'	19.50'	90°00'00"
6	30.63'	19.50'	90°00'00"
15	29.93'	19.50'	87°57'19"
16	29.93'	19.50'	87°57'19"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



PORCH SWING LN.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



Date	
Appr.	
Date	
Revisions	
No.	

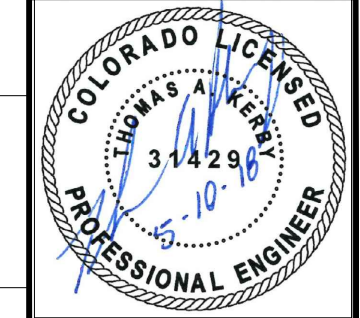
TECH CONTRACTORS DRIVE
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

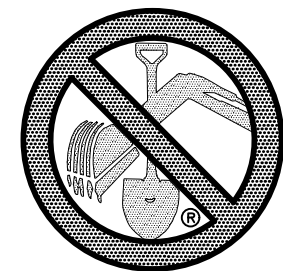


WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
PORCH SWING LN.

Drawn by LOG
Checked by TAK
Date MAY 2008

Scale AS SHOWN
11 of 55



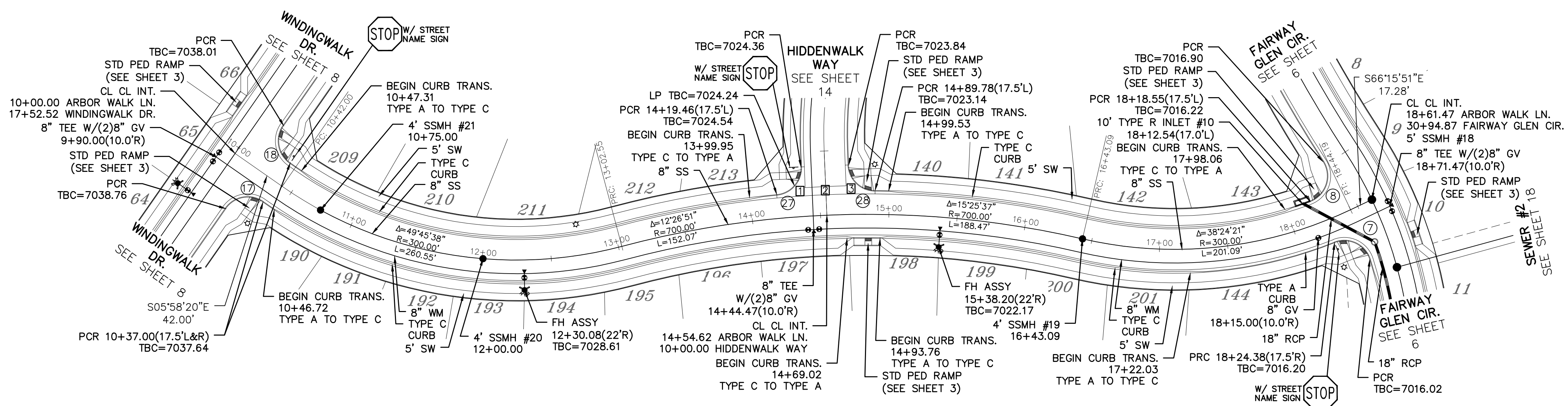
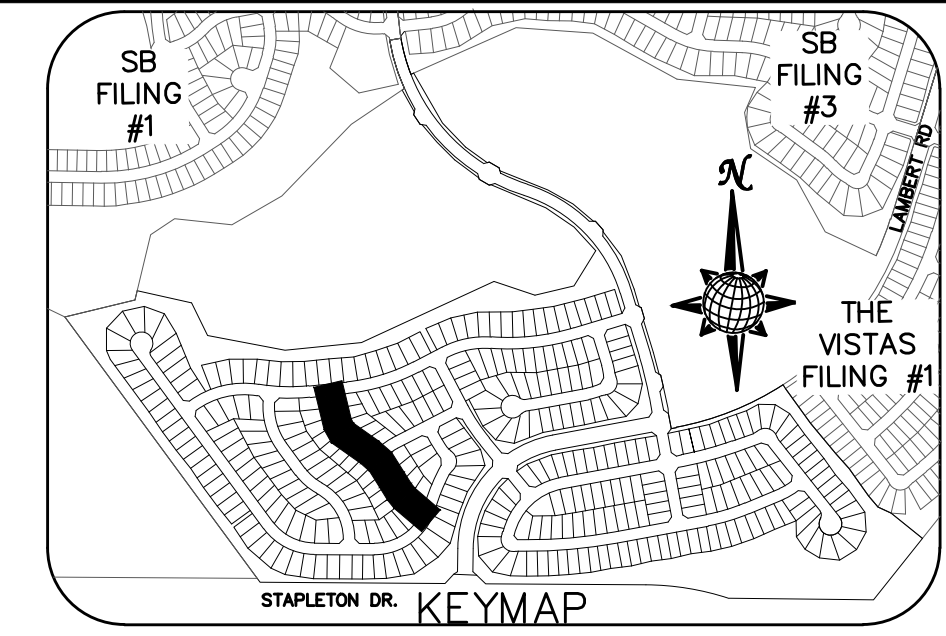


TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

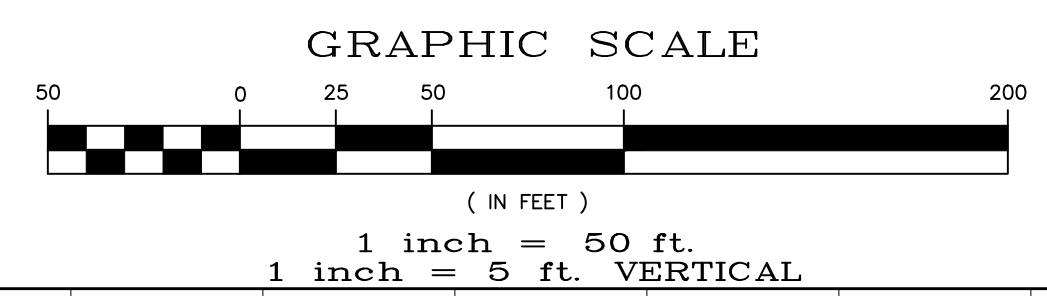
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

□ = 7023.67
□ = 7023.34
□ = 7023.00



ARBOR WALK LN.

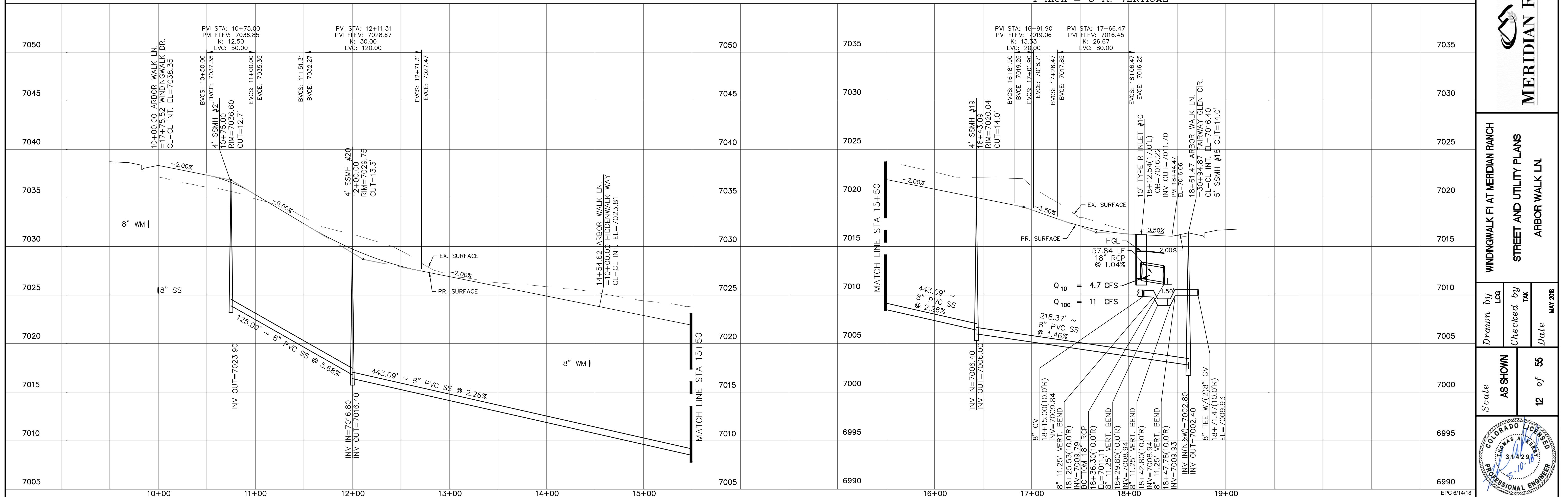


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
7	32.04'	19.50'	94°08'36"
8	34.84'	19.50'	102°22'10"
17	30.63'	19.50'	90°00'00"
18	30.63'	19.50'	90°00'00"
27	29.65'	19.50'	87°07'20"
28	29.65'	19.50'	87°07'20"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

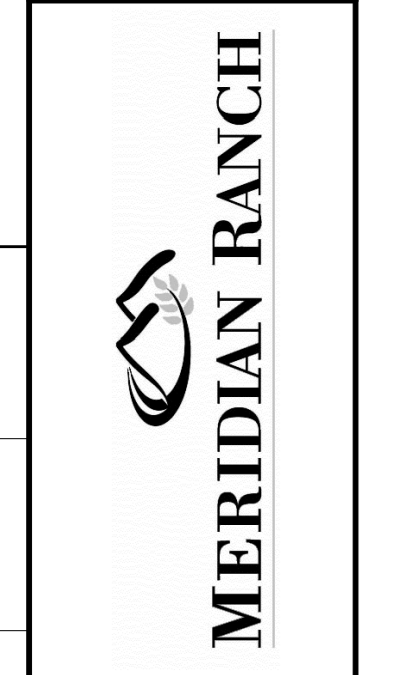
URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

1 inch = 50 ft.
1 inch = 5 ft. VERTICAL



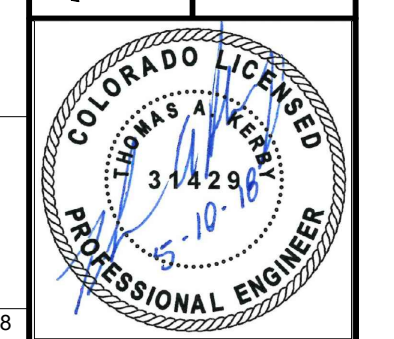
Date	Appr.	Date	Revisions	No.

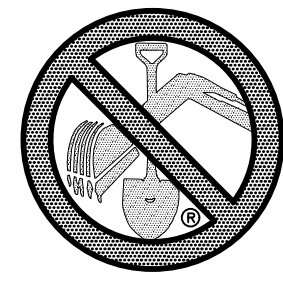
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
ARBOR WALK LN.

Scale AS SHOWN 12 of 55
Drawn by LOG
Checked by TAK
Date MAY 2018



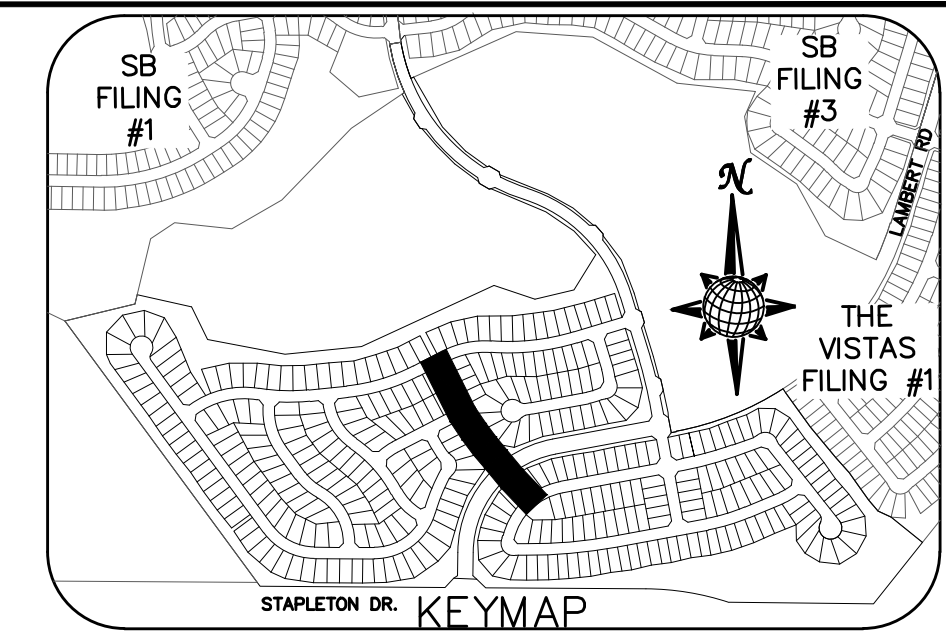


TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

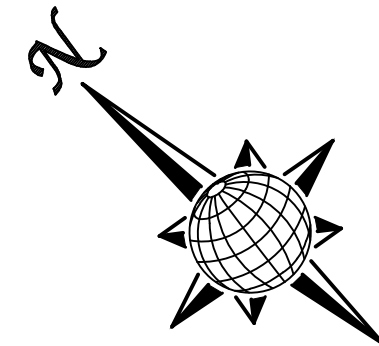
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

- 1 = 7016.29
- 2 = 7015.98
- 3 = 7015.66



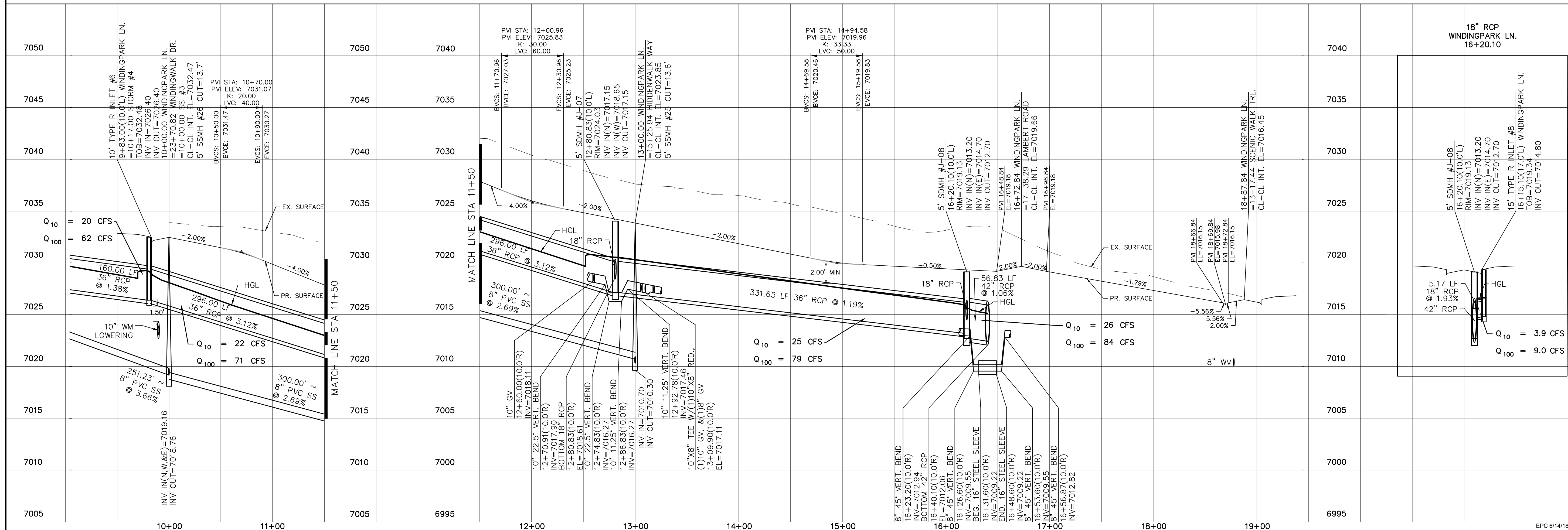
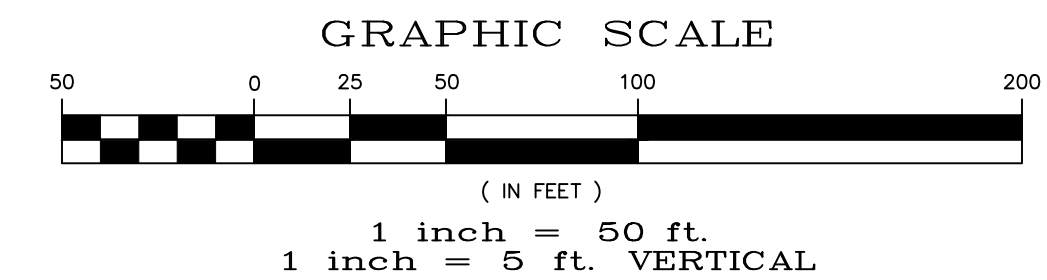
CURVE	LENGTH	RADIUS	DELTA
19	30.63'	19.50'	90°00'00"
20	30.63'	19.50'	90°00'00"
29	30.63'	19.50'	90°00'00"
30	29.93'	19.50'	87°57'19"
31	36.81'	24.50'	86°05'26"
32	36.81'	24.50'	86°05'26"
33	40.49'	24.50'	94°41'13"
34	40.49'	24.50'	94°41'13"
35	28.76'	19.50'	84°30'49"
36	28.76'	19.50'	84°30'49"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



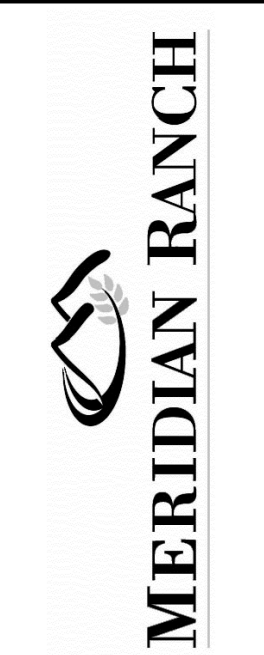
WINDINGPARK LN.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



No.	Revisions	Date	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

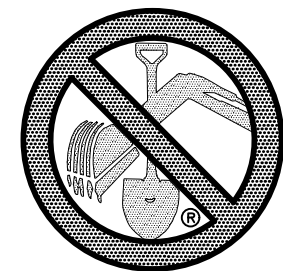


WINDINGPARK LN AT MERIDIAN RANCH
STREET AND UTILITY PLANS
WINDINGPARK LN

Drawn by
Checked by
Date

Scale
AS SHOWN
13 of 55



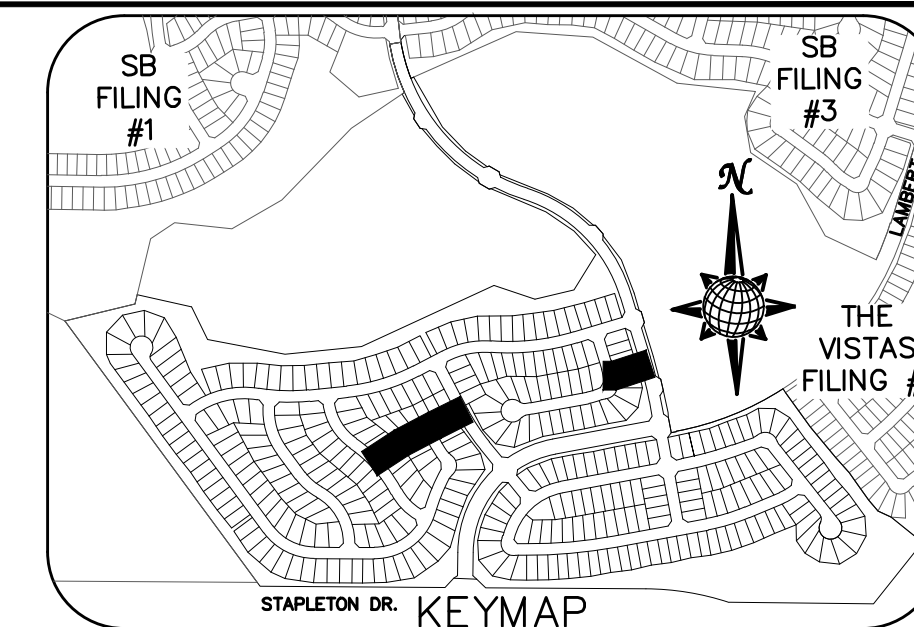


TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

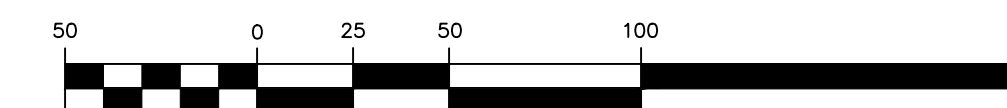
- 1 = 7023.67
- 2 = 7023.34
- 3 = 7023.00
- 4 = 7024.32
- 5 = 7024.15
- 6 = 7023.98



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
13	30.63'	19.50'	90°00'00"
14	30.63'	19.50'	90°00'00"
27	29.65'	19.50'	87°07'20"
28	29.65'	19.50'	87°07'20"
29	30.63'	19.50'	90°00'00"
30	29.93'	19.50'	87°57'19"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

GRAPHIC SCALE



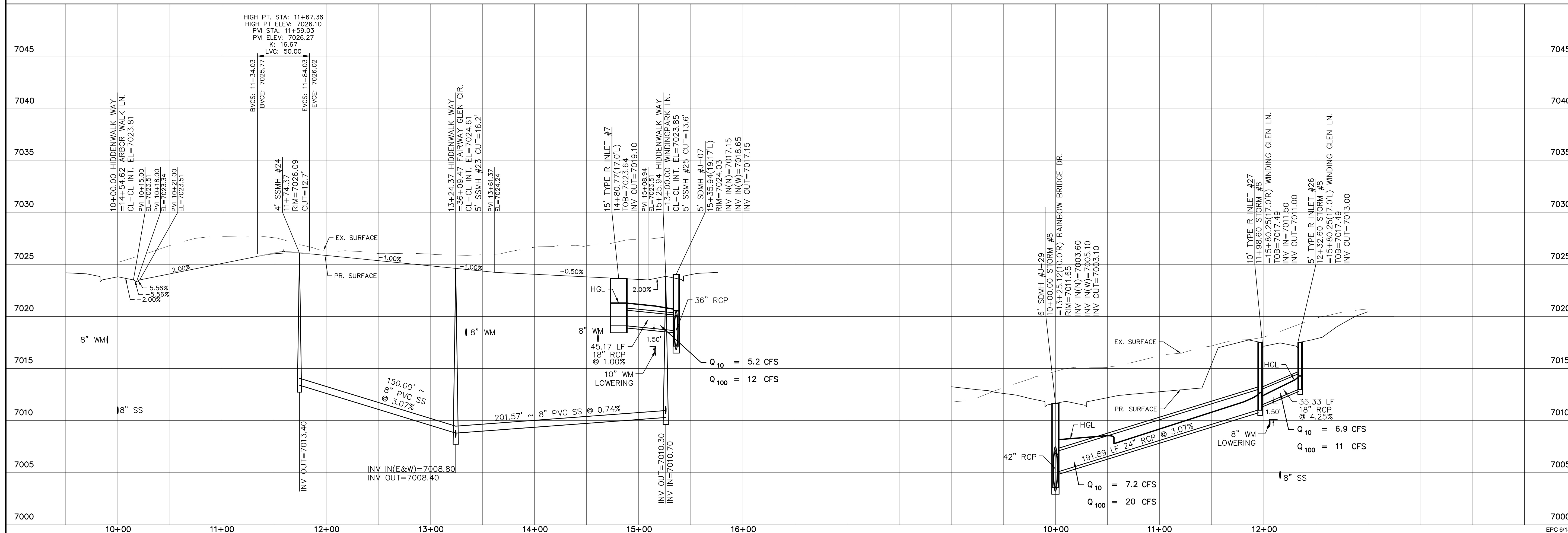
(IN FEET)
1 inch = 50 ft.
1 inch = 5 ft. VERTICAL



HIDDENWALK WAY

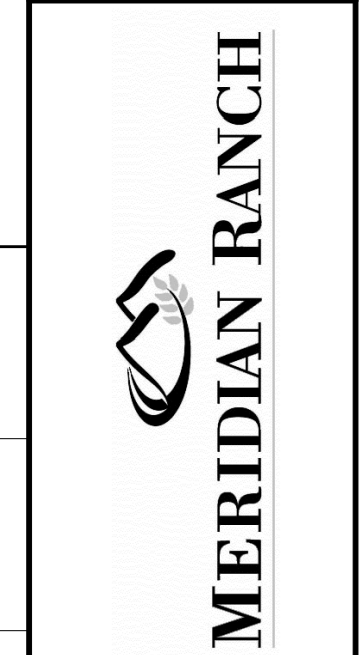
URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

STORM #8



Date	Appr.	Date	Revis.	No.

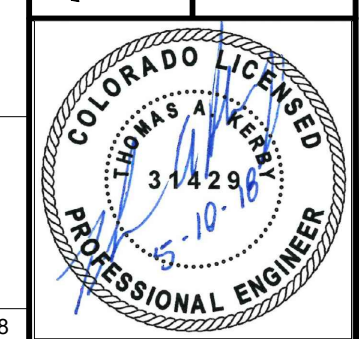
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

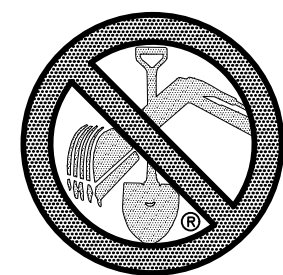


WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
HIDDENWALK WAY
+ STORM #8

Drawn by
Checked by
Date

Scale
AS SHOWN
14 of 55
Date
MAY 2018

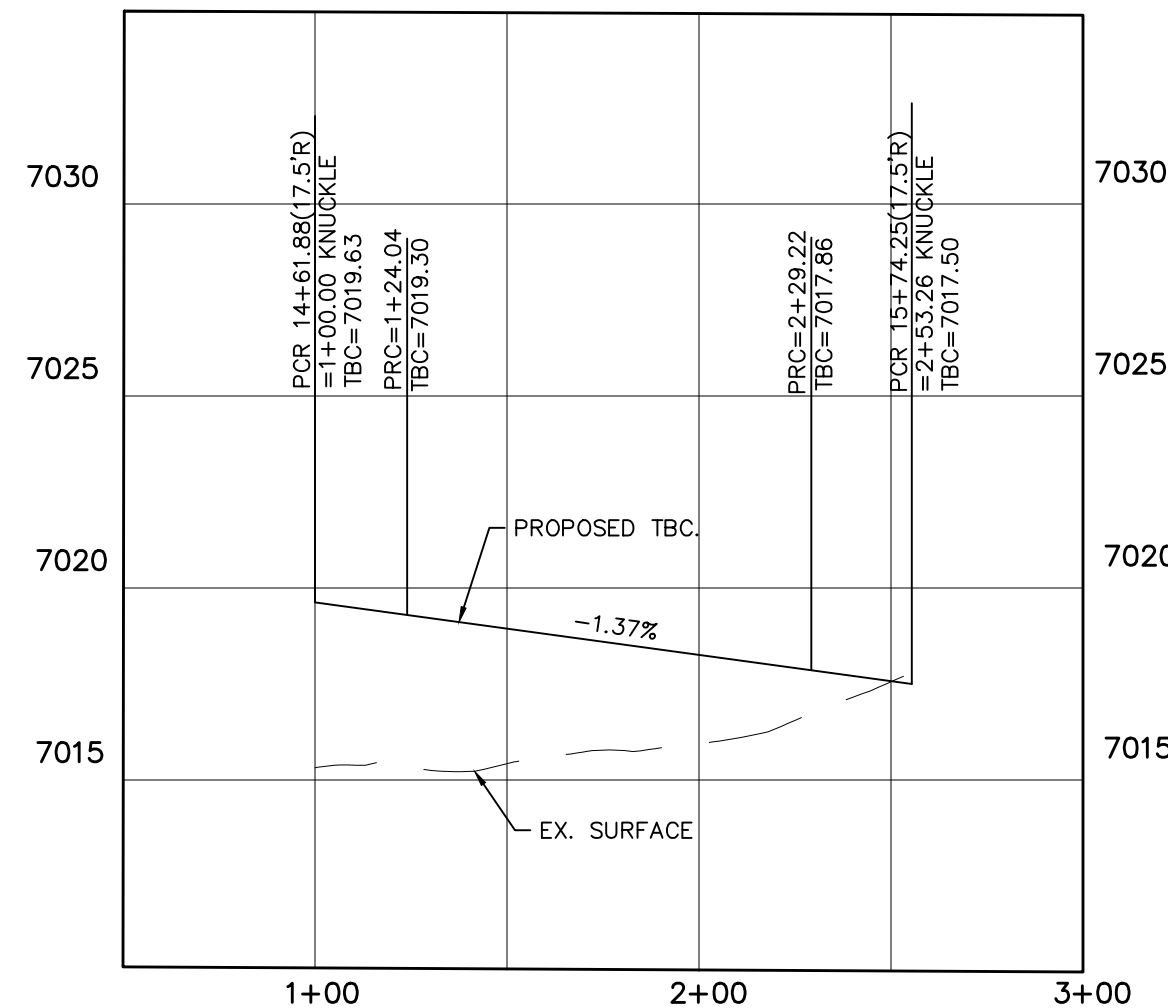




TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

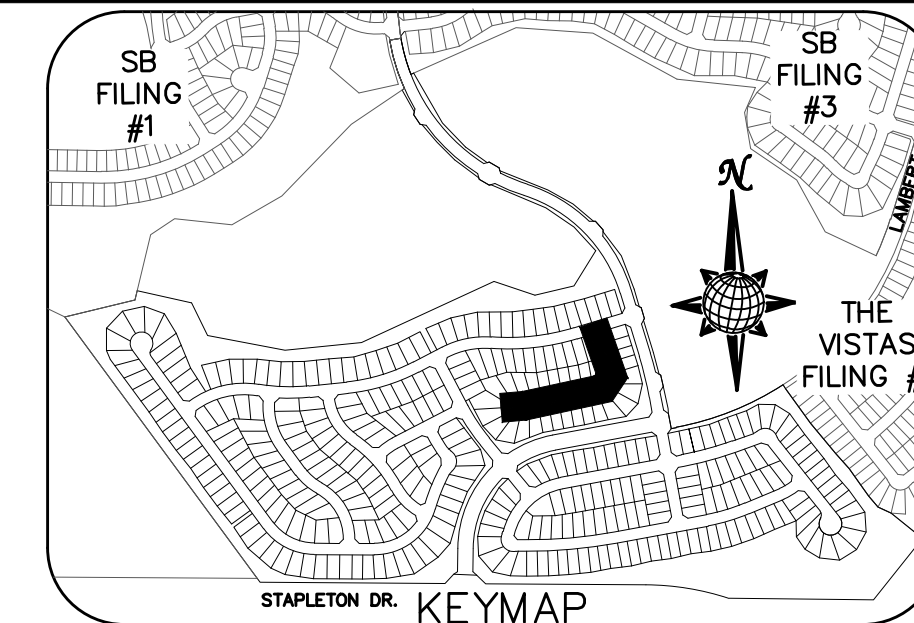
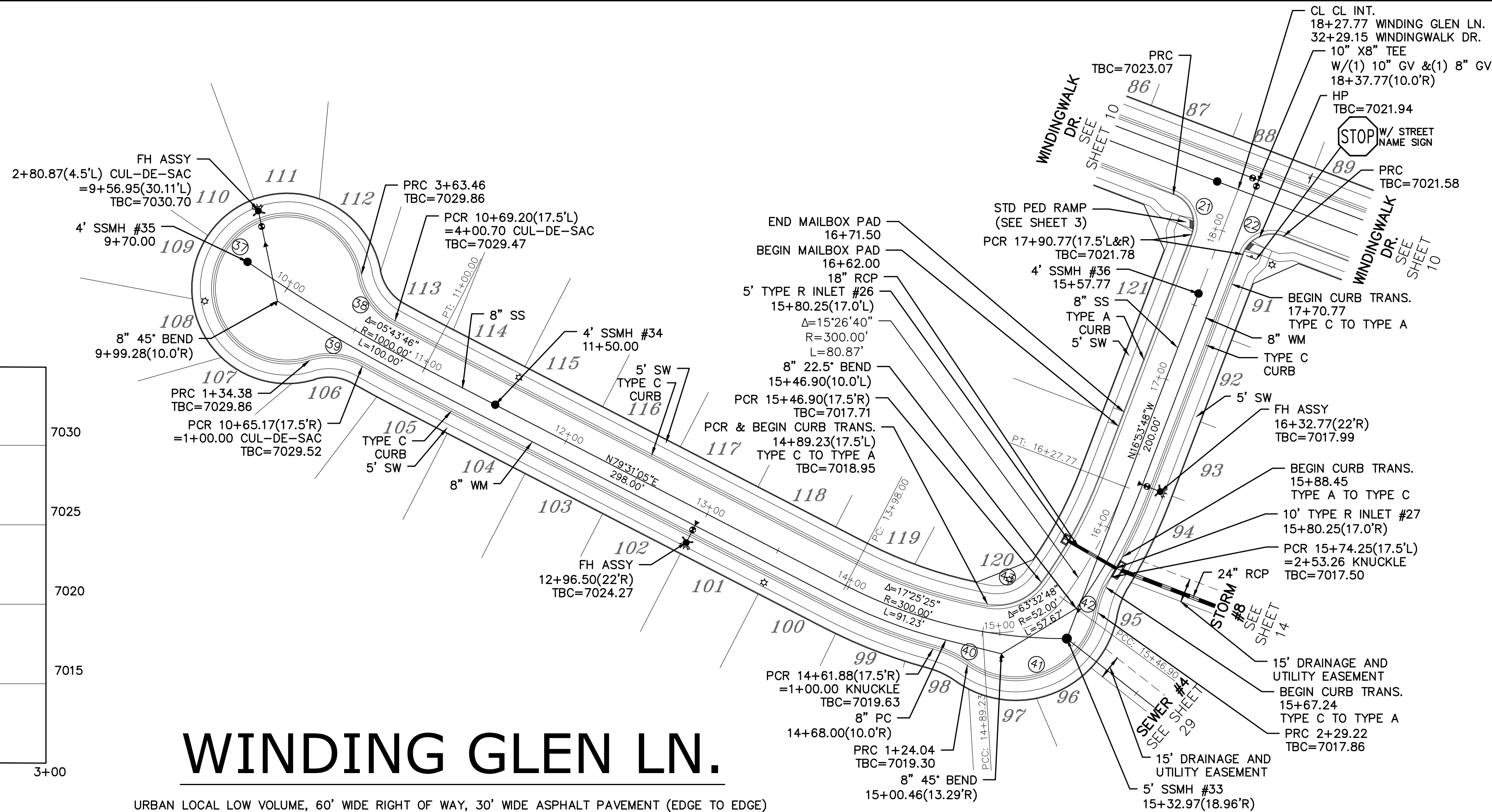
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

WINDING GLEN LN.
KNUCKLE PROFILE
(ALL GRADES ARE TBC)



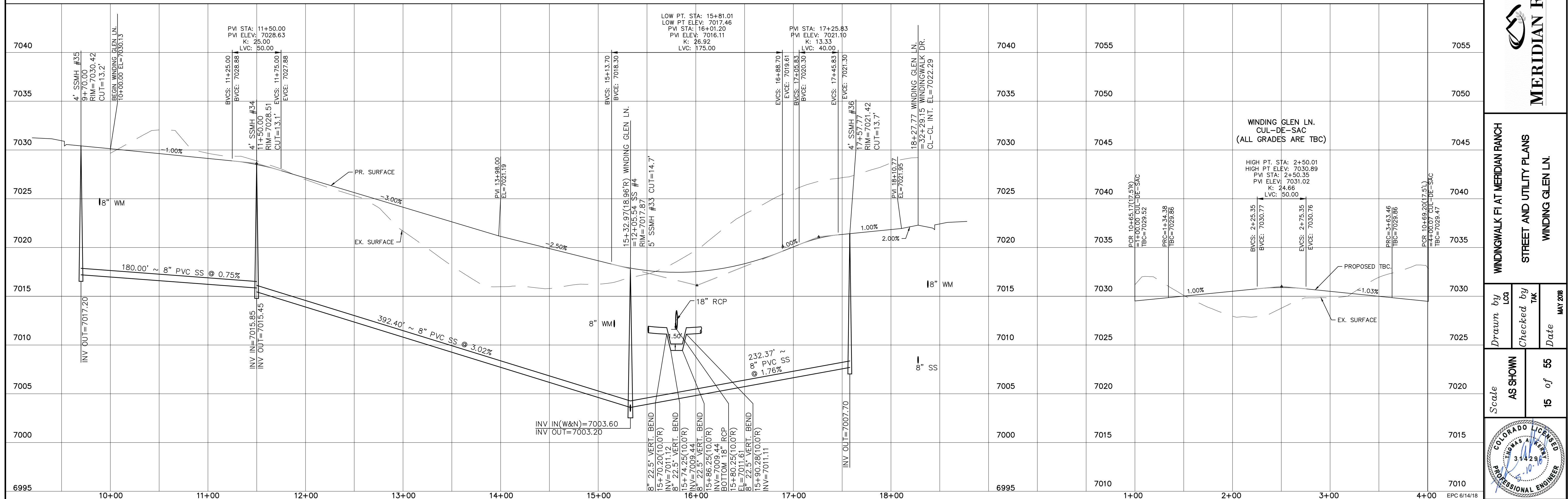
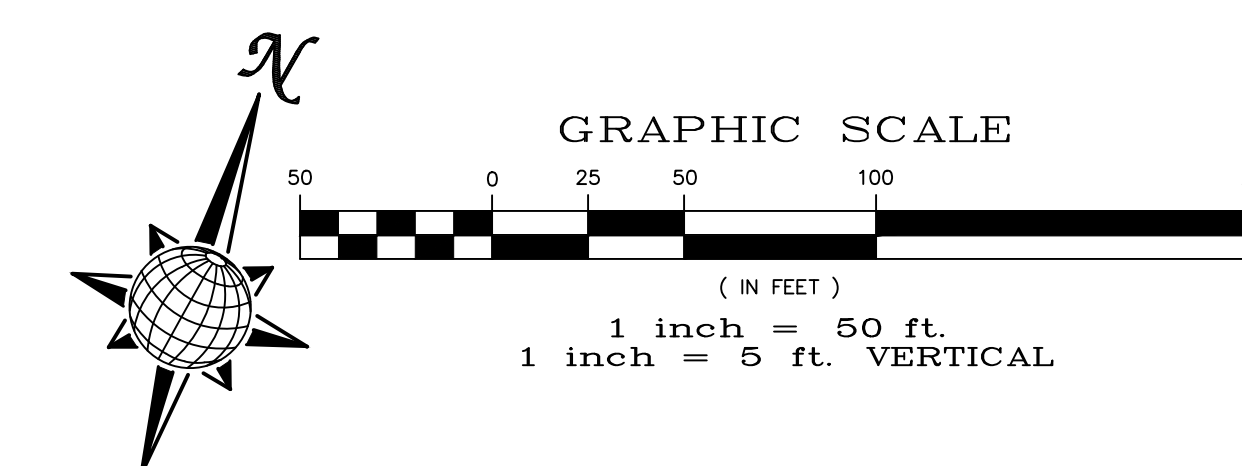
WINDING GLEN LN.

URBAN LOCAL LOW VOLUME, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

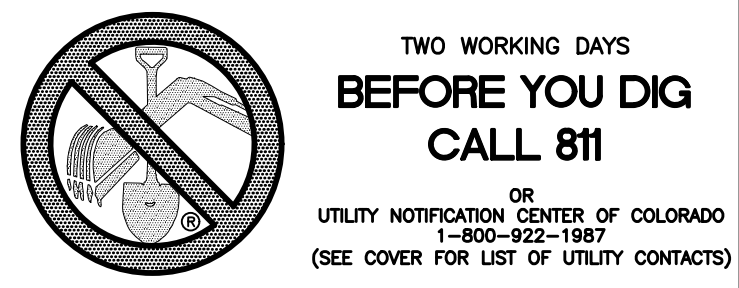


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
21	30.63'	19.50'	90°00'00"
22	30.63'	19.50'	90°00'00"
37	229.08'	47.50'	276°19'18"
38	37.24'	42.50'	50°12'10"
39	34.38'	42.50'	46°21'00"
40	24.04'	67.50'	20°24'08"
41	105.19'	52.50'	114°47'50"
42	24.04'	67.50'	20°24'08"
43	38.26'	34.50'	63°32'48"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

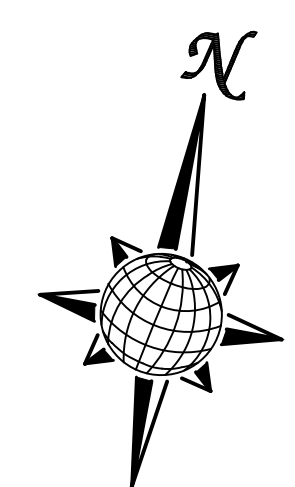
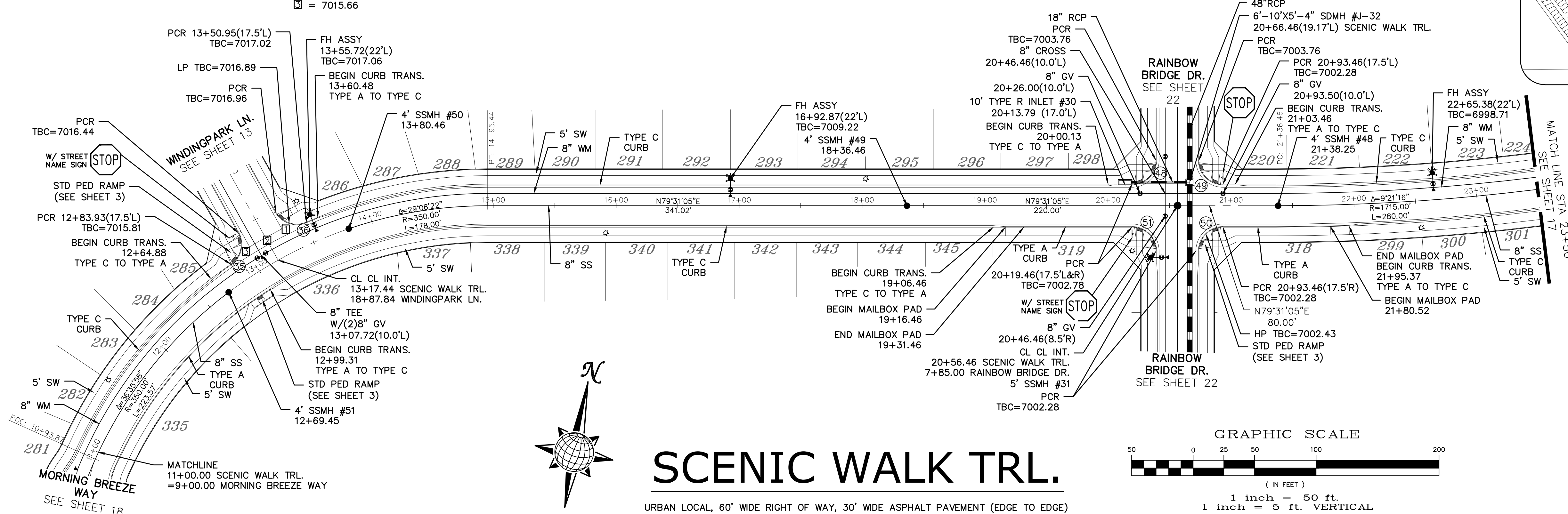
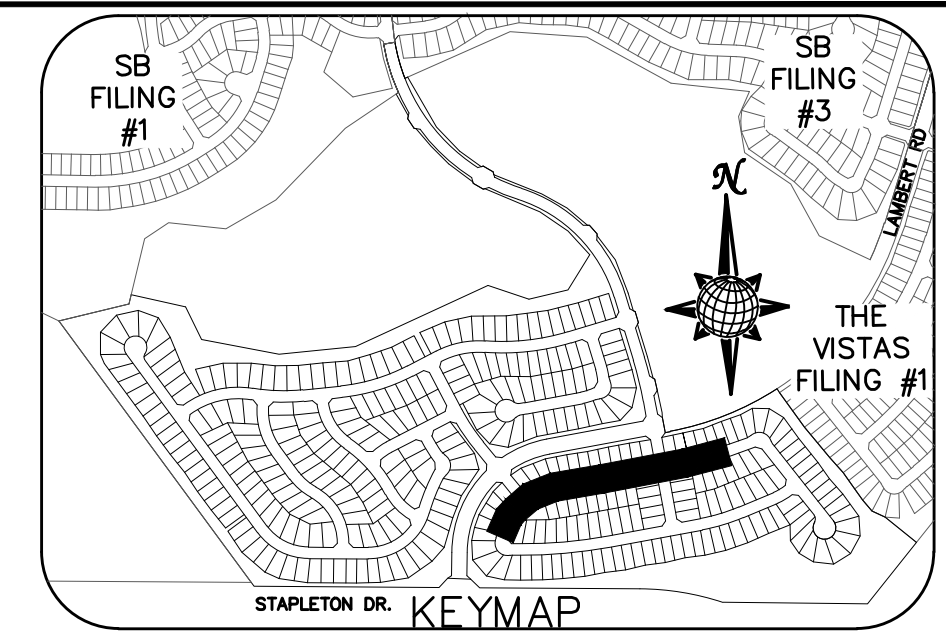


Date		Appr.	
Date		Rev.	
No.			
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457			
MERIDIAN RANCH			
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS WINDING GLEN LN.			
Scale	AS SHOWN	15 of 55	Date
Drawn by	LOG	Checked by	TAK
			MAY 2018



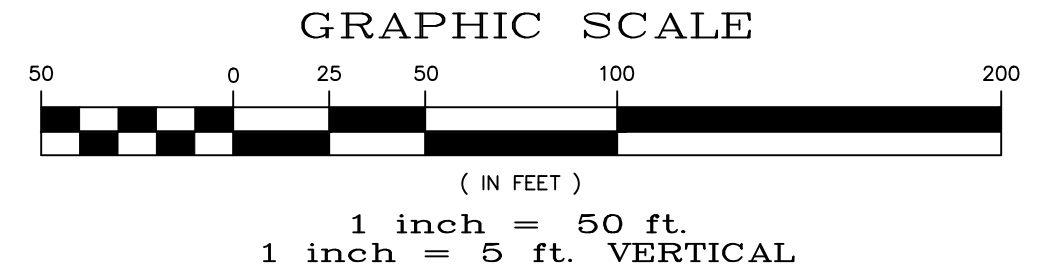
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

□ = 7016.29
□ = 7015.98
□ = 7015.66



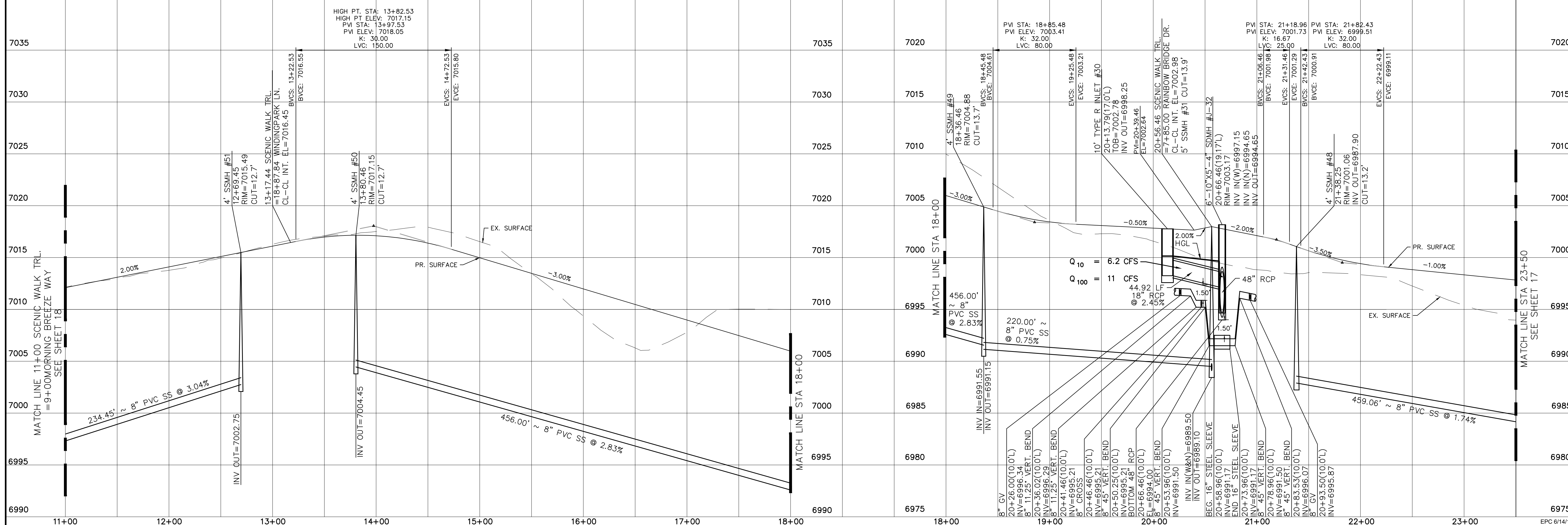
SCENIC WALK TRL.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

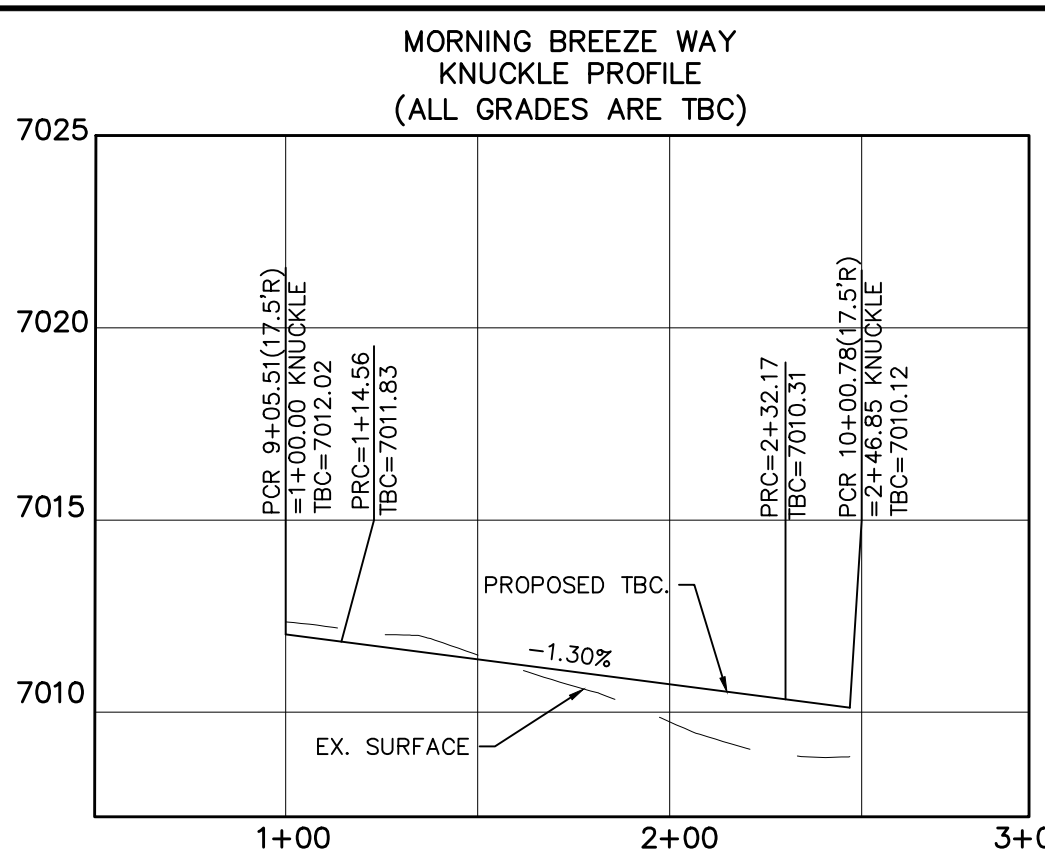
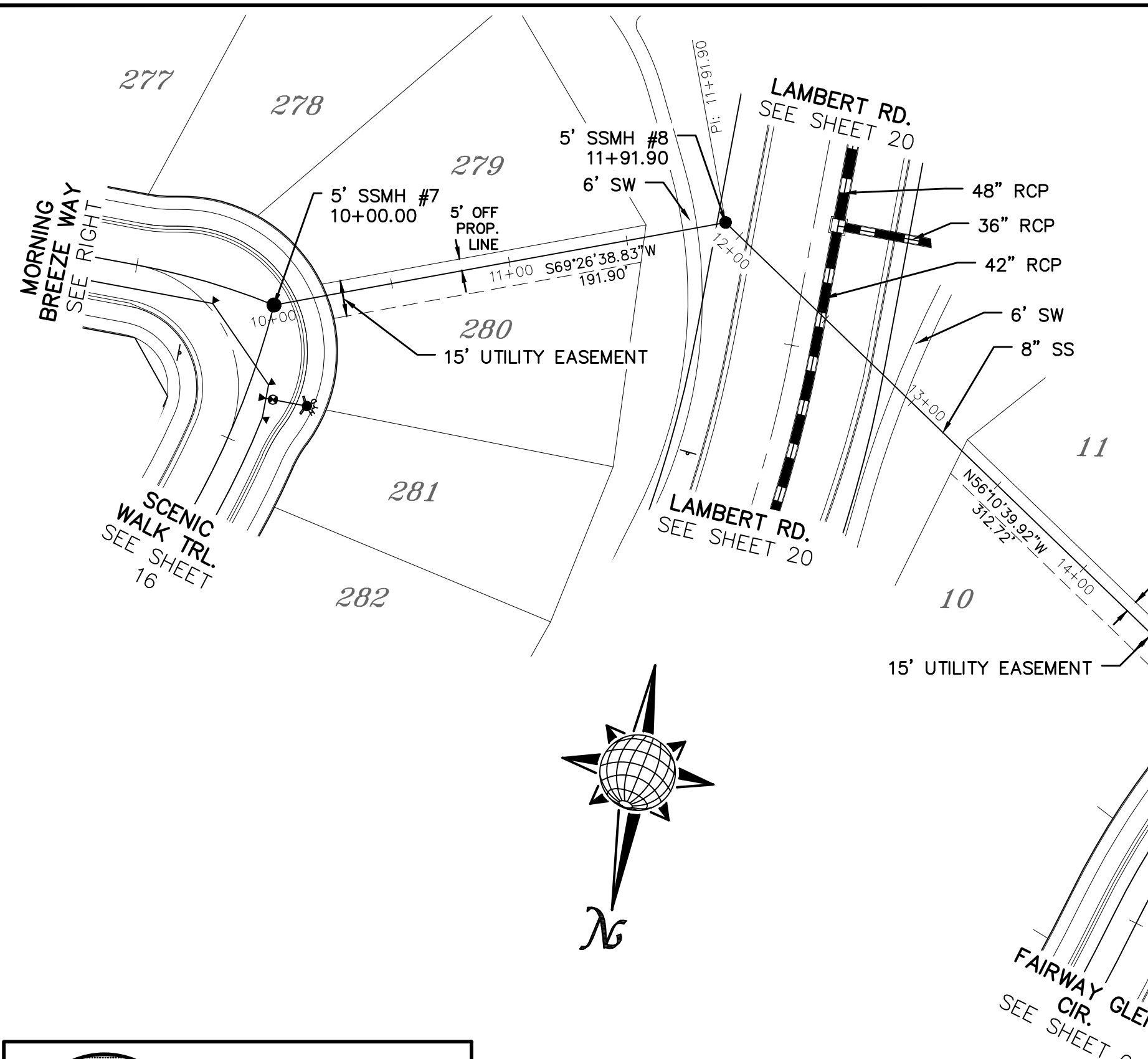


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
35	28.76'	19.50'	84°30'49"
36	28.76'	19.50'	84°30'49"
48	30.63'	19.50'	90°00'00"
49	30.63'	19.50'	90°00'00"
50	30.63'	19.50'	90°00'00"
51	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

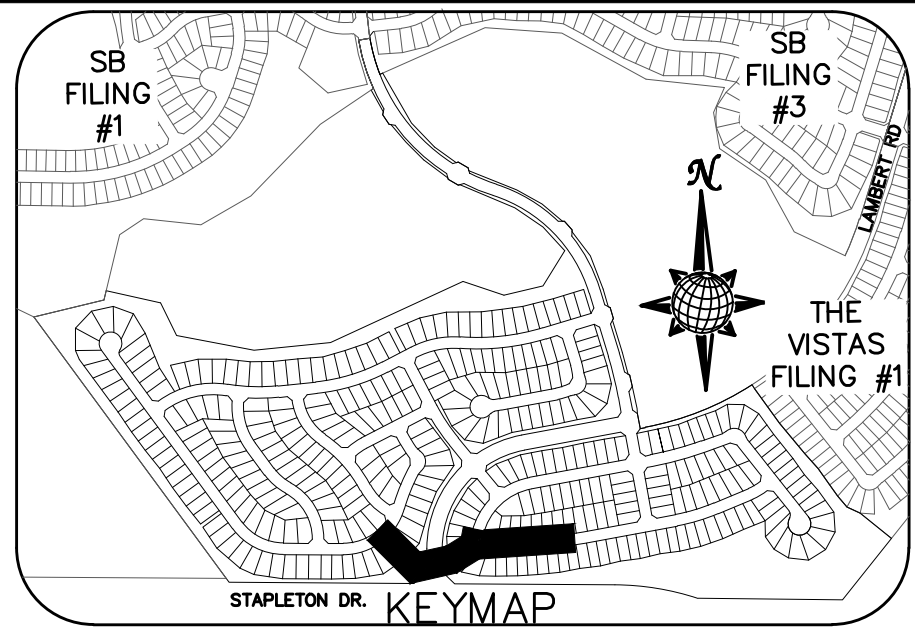


Scale	AS SHOWN	16 of 55	Date	MAY 2018
Drawn by	LOG	Checked by	TAK	
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS SCENIC WALK TRL.				
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457				
No.	Revisions			
Date	Invt.	Appr.	Date	



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
44	14.68'	67.50'	12°27'41"
45	117.61'	52.50'	128°21'05"
46	14.56'	67.50'	12°21'37"
47	62.28'	34.50'	103°25'38"

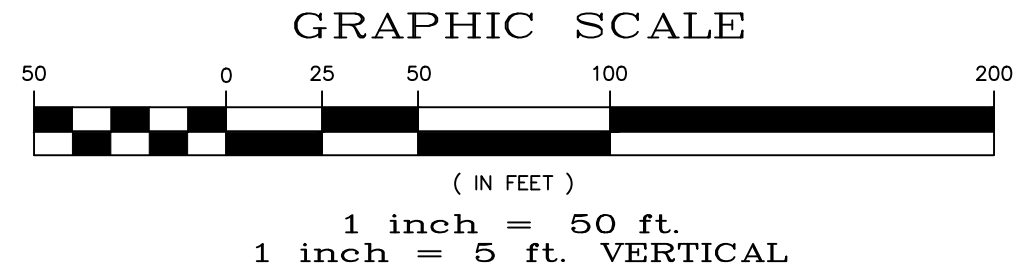
ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



TWO WORKING DAYS BEFORE YOU DIG CALL 811

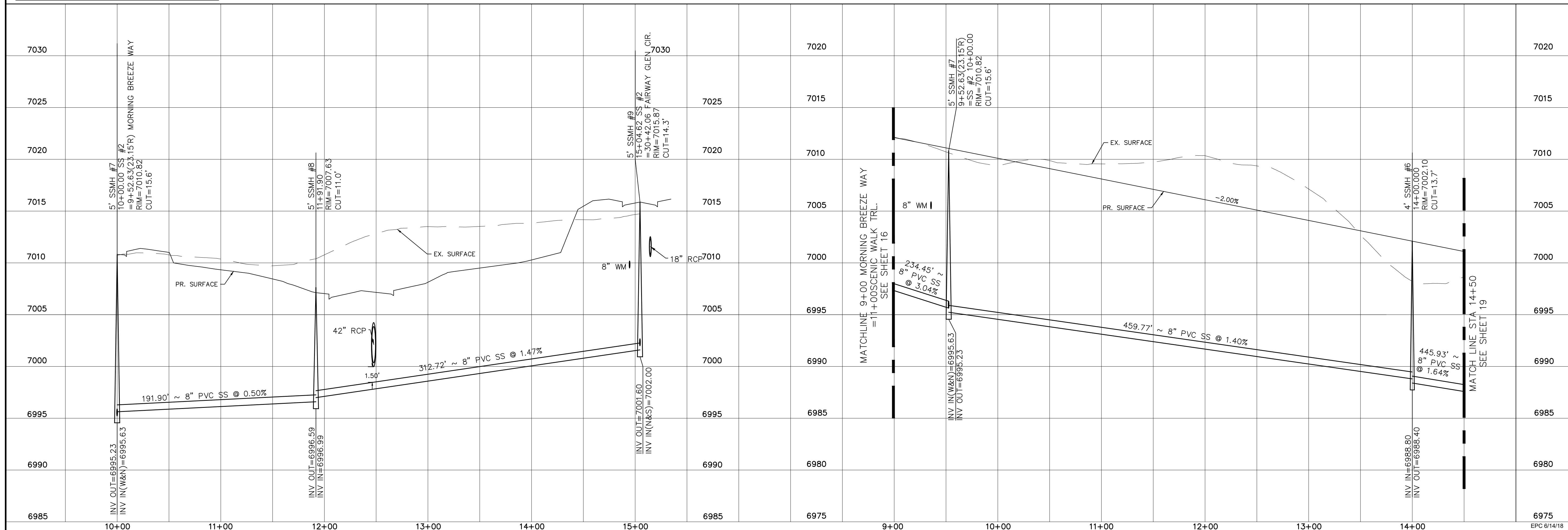
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

SEWER #2

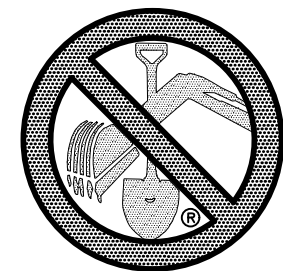


MORNING BREEZE WAY

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

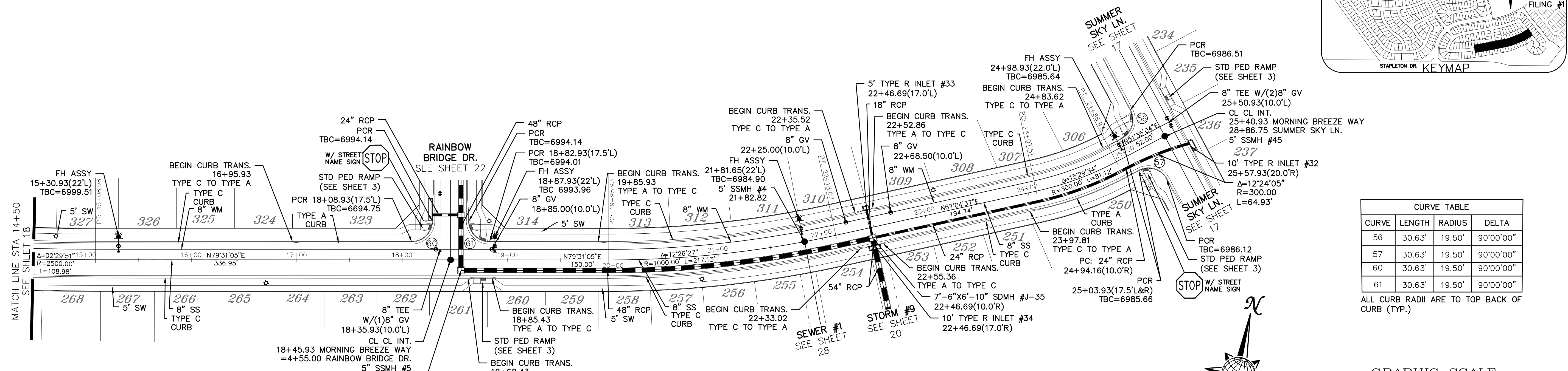
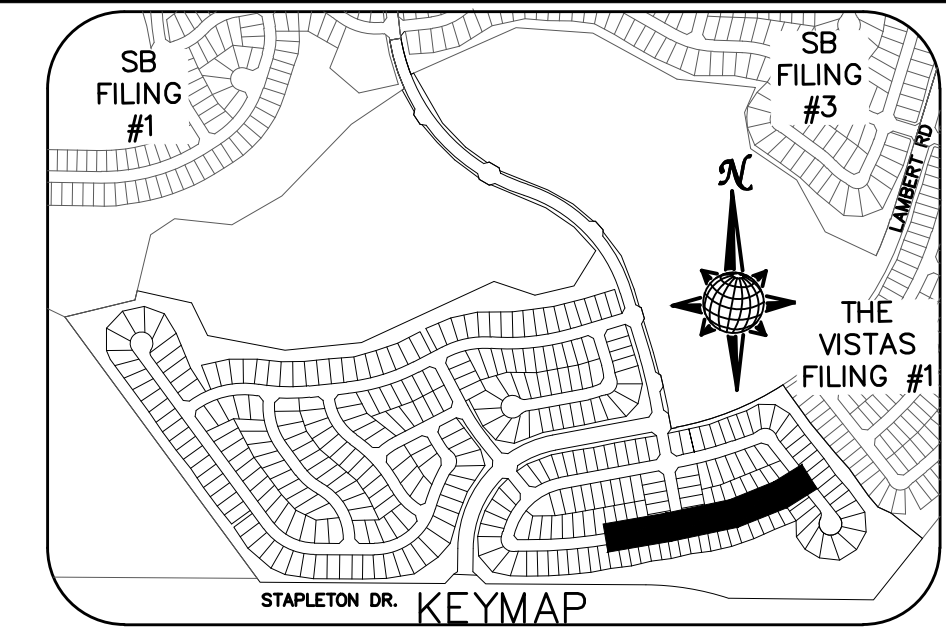


TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		WINDINGWALK FI AT MERIDIAN RANCH		Drawn by	LOG
		STREET AND UTILITY PLANS MORNING BREEZE WAY + SEWER #2		Checked by	TAK
Scale AS SHOWN		18 of 55		Date	MAY 2018
		EPC 6/14/18			



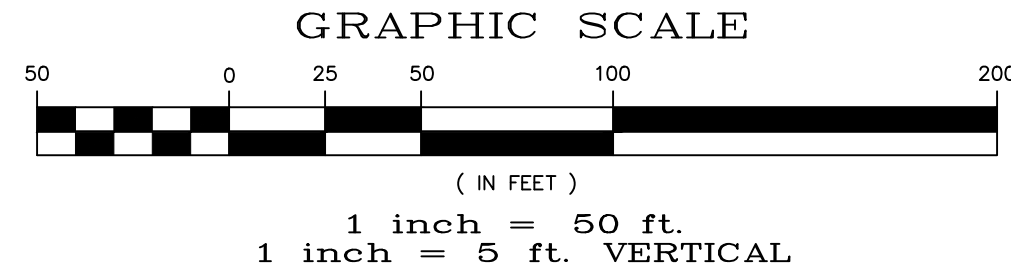
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



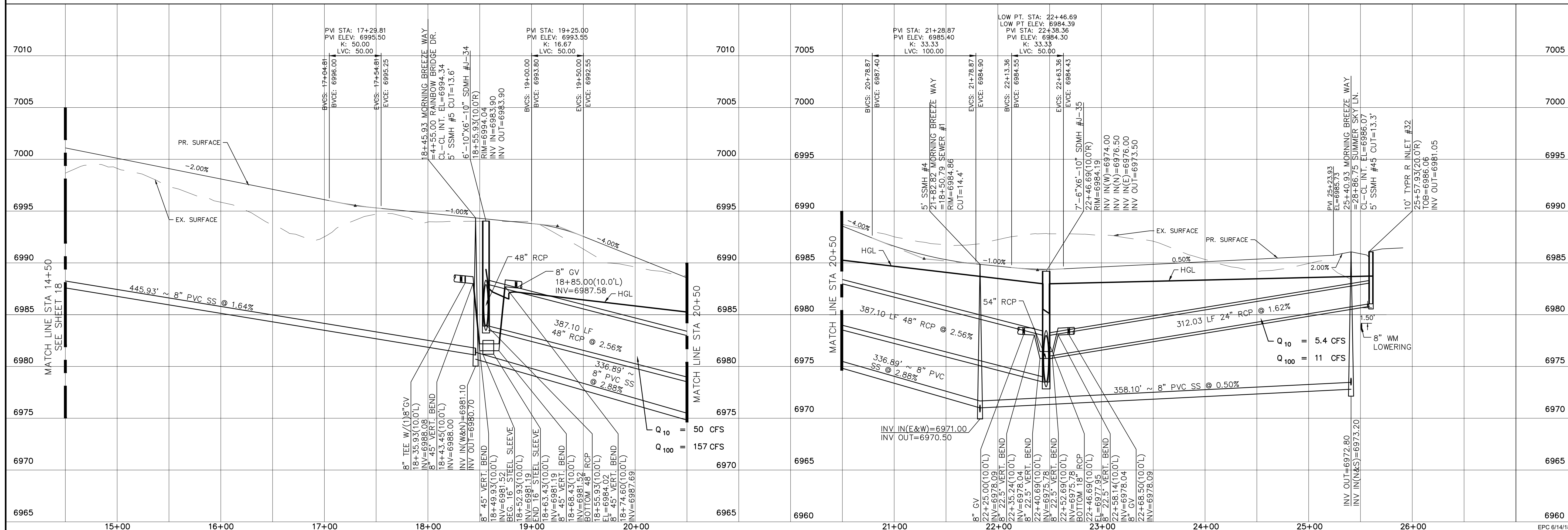
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
56	30.63'	19.50'	90°00'00"
57	30.63'	19.50'	90°00'00"
60	30.63'	19.50'	90°00'00"
61	30.63'	19.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

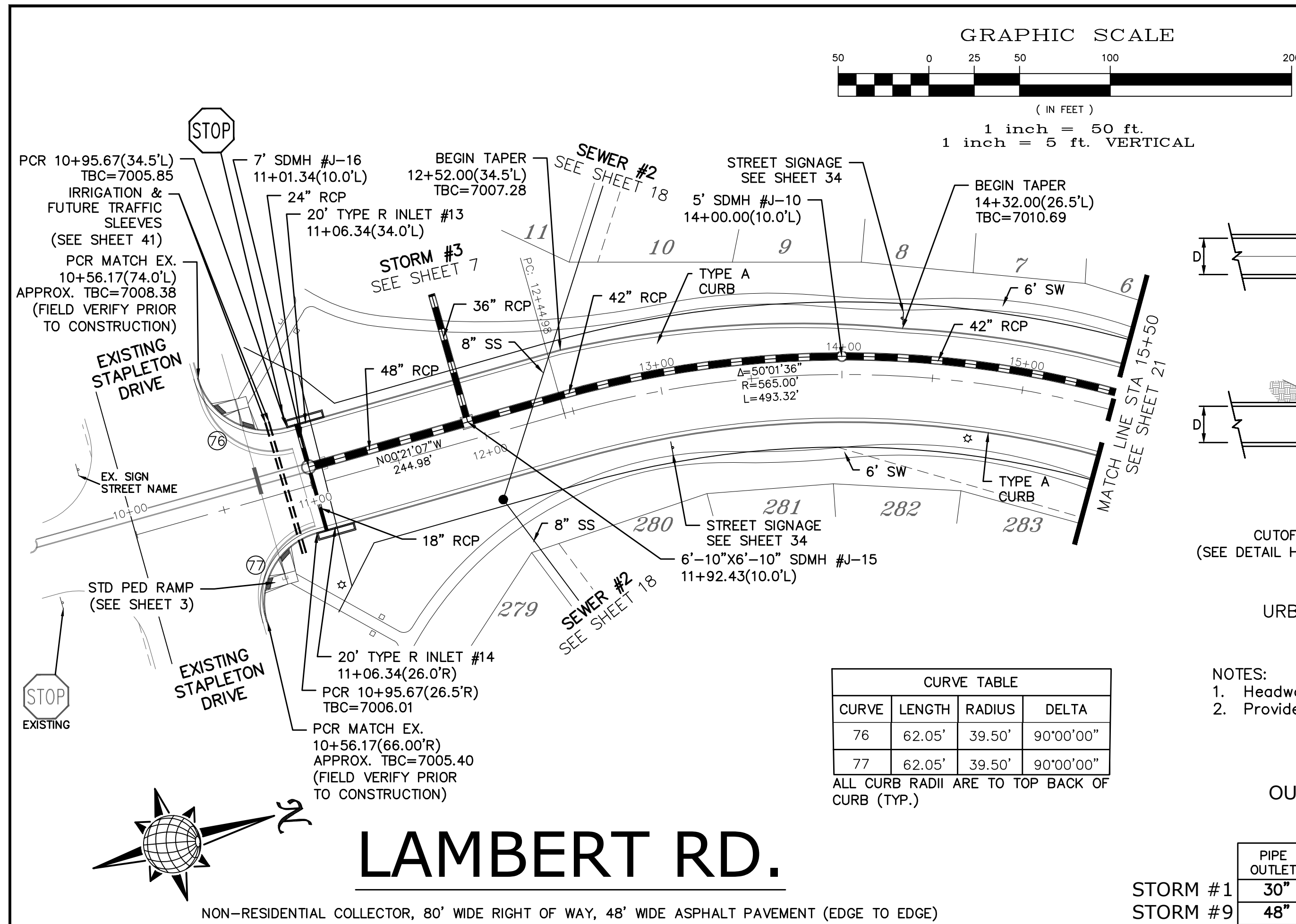


MORNING BREEZE WAY

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



Date	Appr.	
Date	Revit.	
No.	Revisions	
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		
 MERIDIAN RANCH		
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS MORNING BREEZE WAY		
Scale	AS SHOWN	19 of 55
Drawn by	LOG	Checked by
		TAK
Date		MAY 2008



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
76	62.05'	39.50'	90°00'00"
77	62.05'	39.50'	90°00'00"

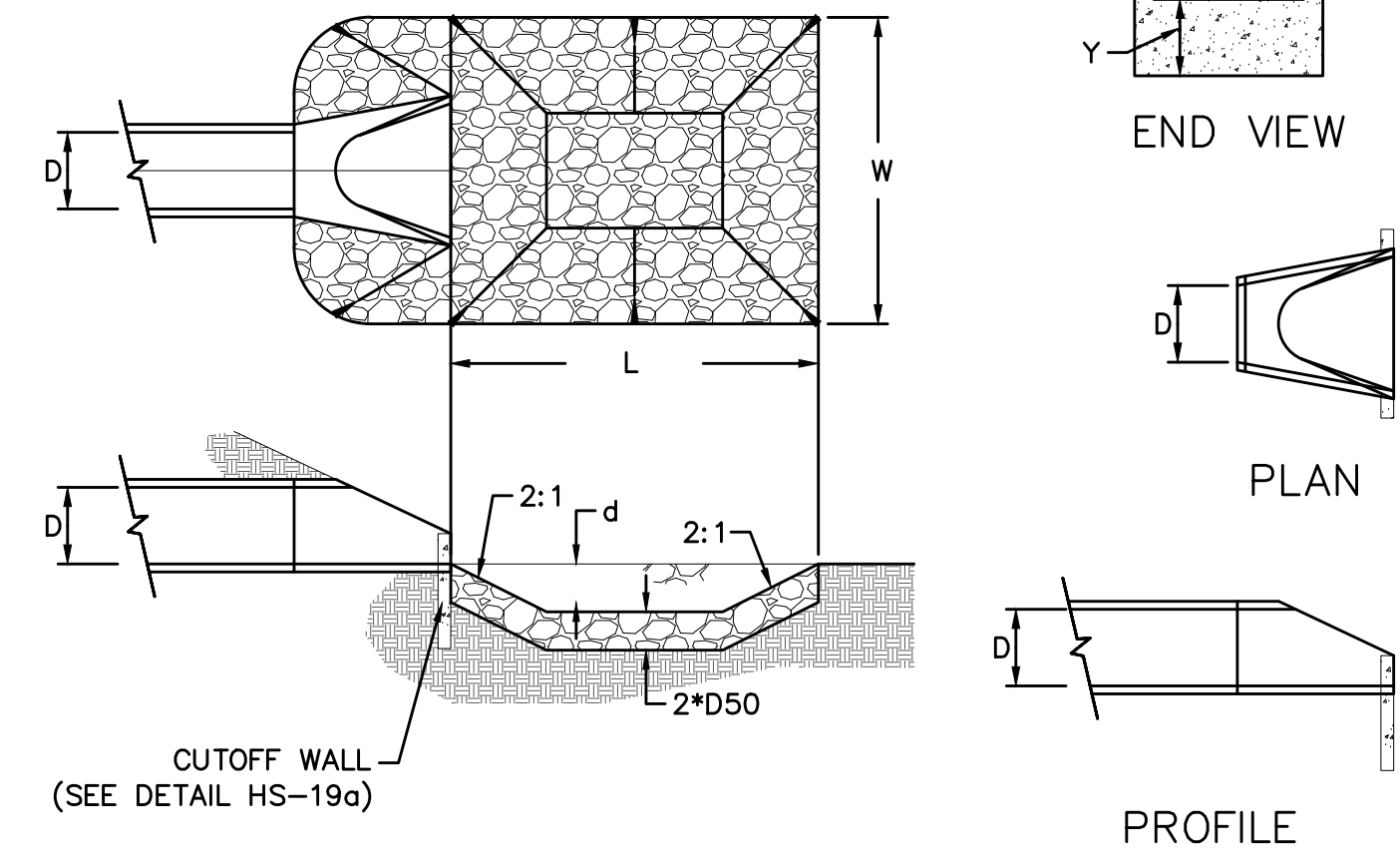
ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

STORM #1
STORM #9

PIPE OUTLET	L	W	d	TYPE	D ₅₀	CY	Y	NOTES
30"	10.0	10.0	1.5	L	0.75'	7.3	2.6'	SEE SHEET 7
48"	17.0	16.0	2.0	M	1.0'	22.2	3.8'	SEE RIGHT

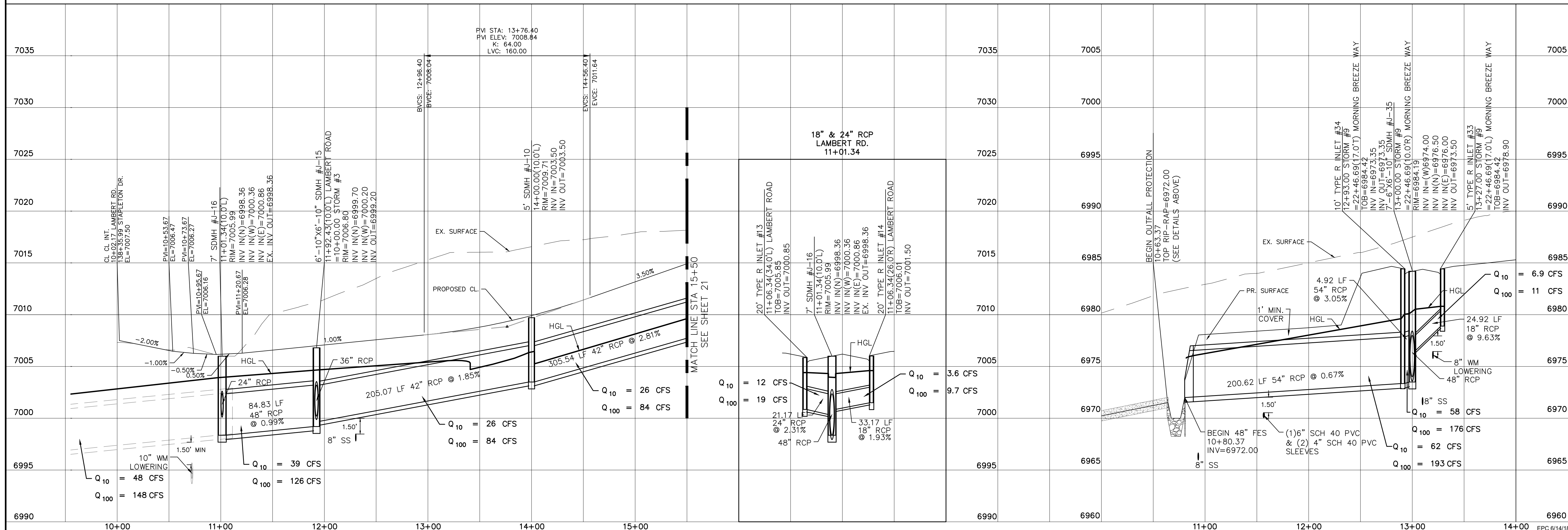
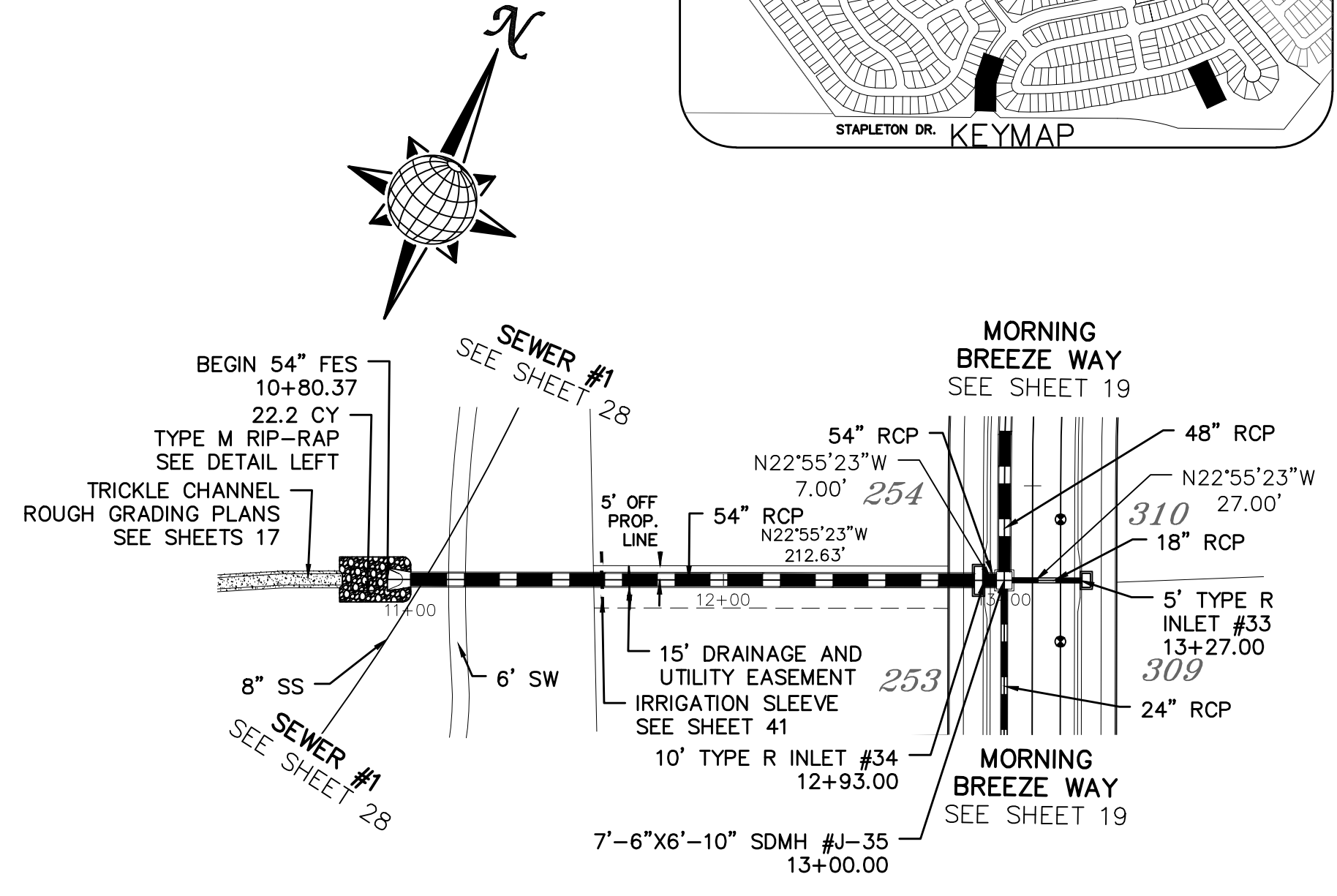
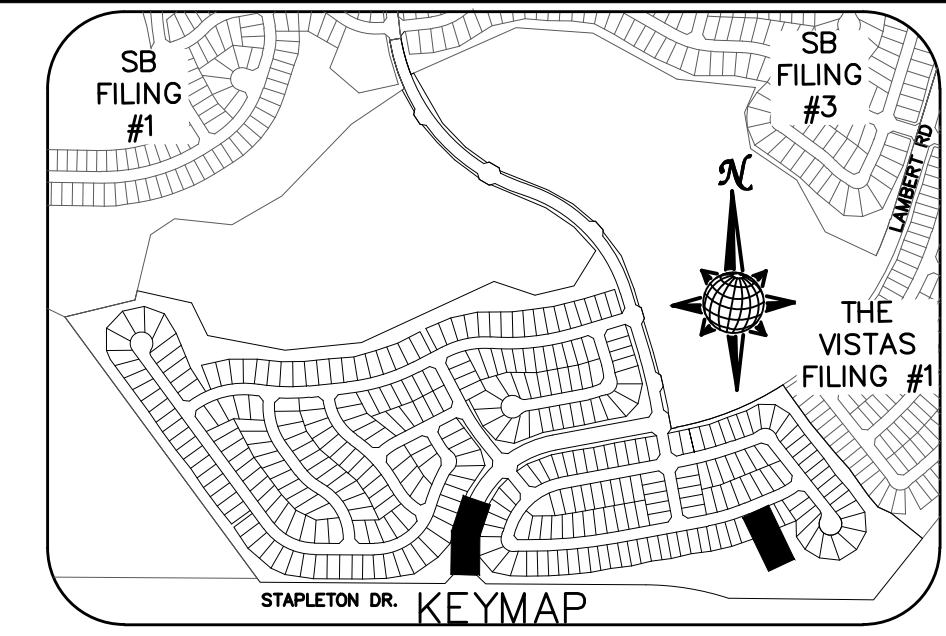
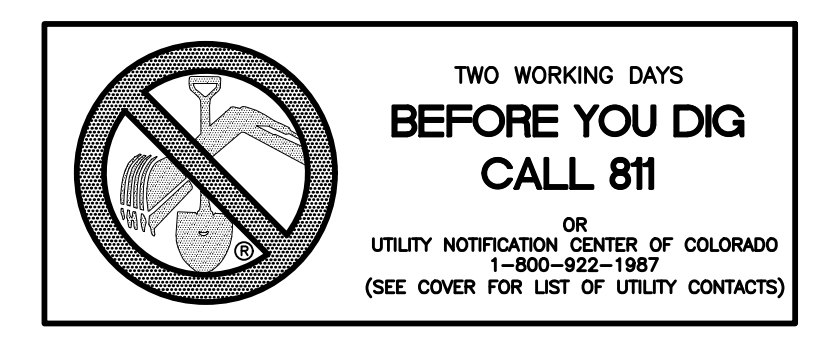


URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
Figure HS-19a.
Culvert Cutoff Wall

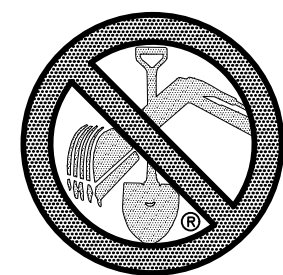


URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (MODIFIED*)
Figure HS-19. Culvert and Outlet Erosion Protection
*RIP RAP RECTANGULAR POOL

- NOTES:**
- Headwall with wingwalls or flared end section required at all culvert outlets.
 - Provide joint fasteners for flared end sections.

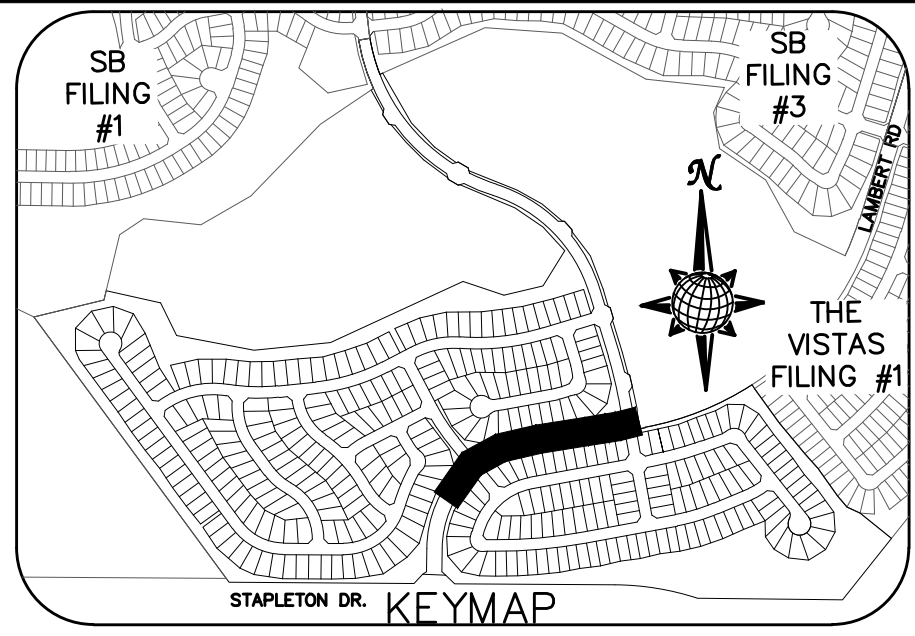
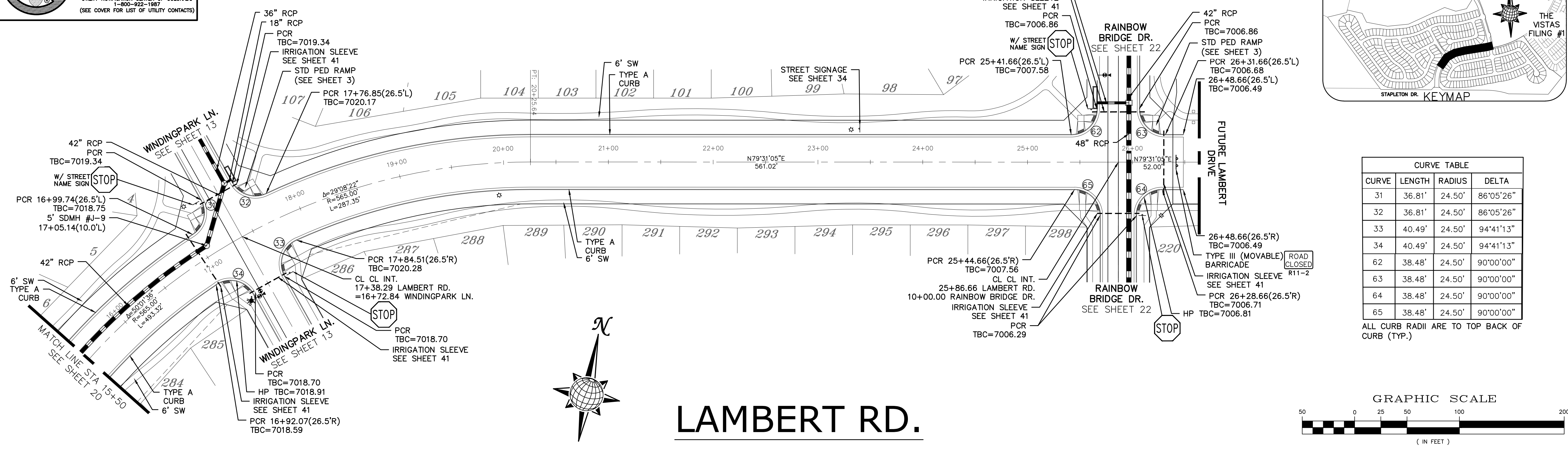


Date	Appr.	Date	Revis	No.
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457				
MERIDIAN RANCH				
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS LAMBERT RD. + STORM #9				
Drawn by	Checked by	Date		
LOG	TAK	MAY 2018		
Scale	AS SHOWN	20 of 55		



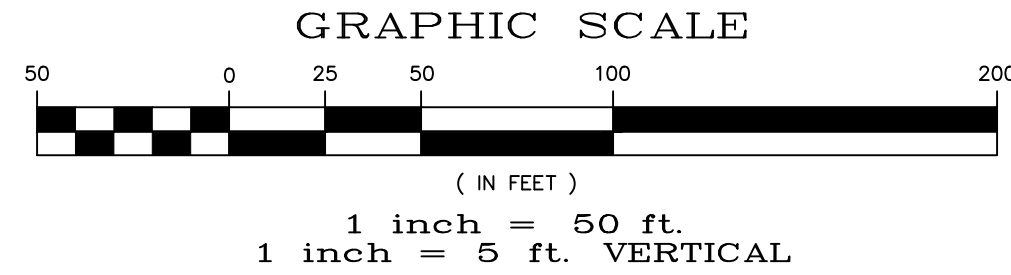
TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



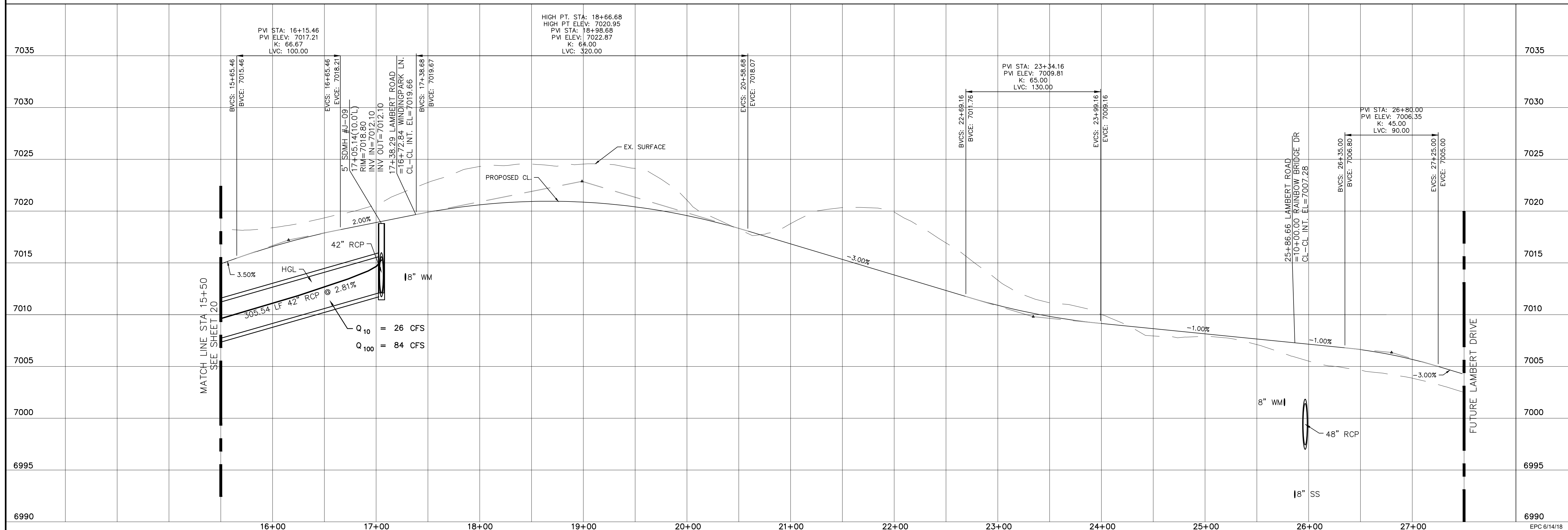
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
31	36.81'	24.50'	86°05'26"
32	36.81'	24.50'	86°05'26"
33	40.49'	24.50'	94°41'13"
34	40.49'	24.50'	94°41'13"
62	38.48'	24.50'	90°00'00"
63	38.48'	24.50'	90°00'00"
64	38.48'	24.50'	90°00'00"
65	38.48'	24.50'	90°00'00"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

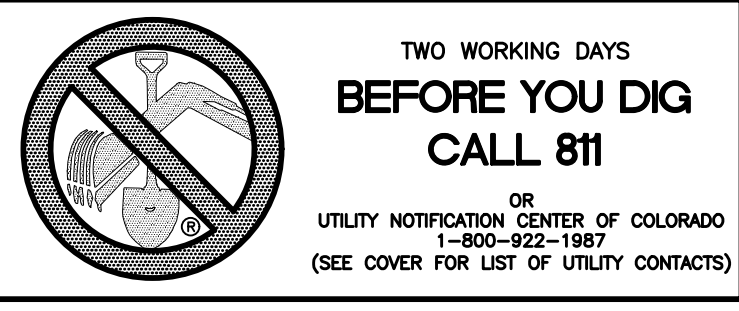


LAMBERT RD.

NON-RESIDENTIAL COLLECTOR, 80' WIDE RIGHT OF WAY, 48' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

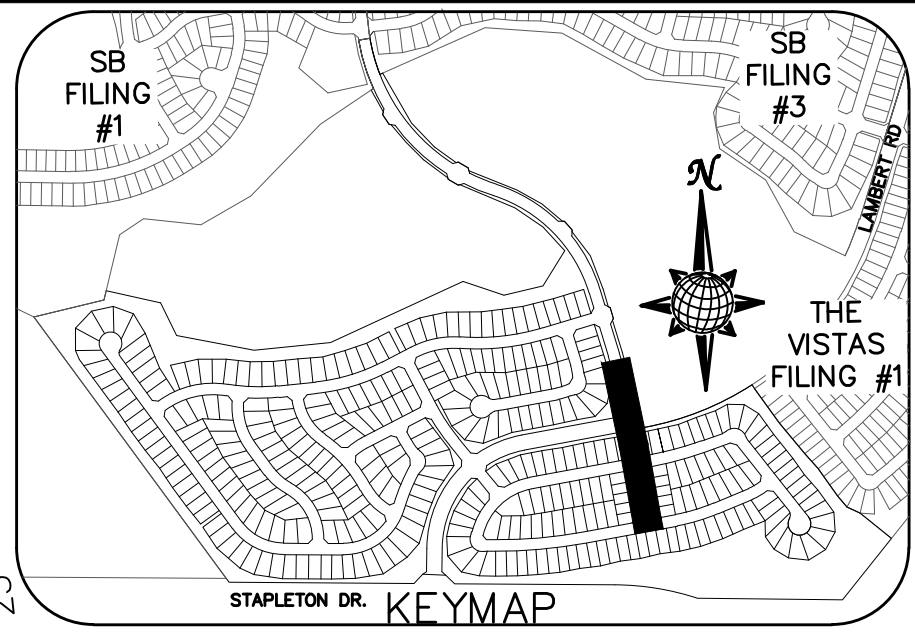


SB FILING #1	SB FILING #3	THE VISTAS FILING #1
STAPLETON DR	KEYMAP	
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		
MERIDIAN RANCH		
WINDINGPARK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS LAMBERT RD.		
Scale	AS SHOWN	21 of 55
Drawn by	LOG	Checked by
		TAK
Date		MAY 2008



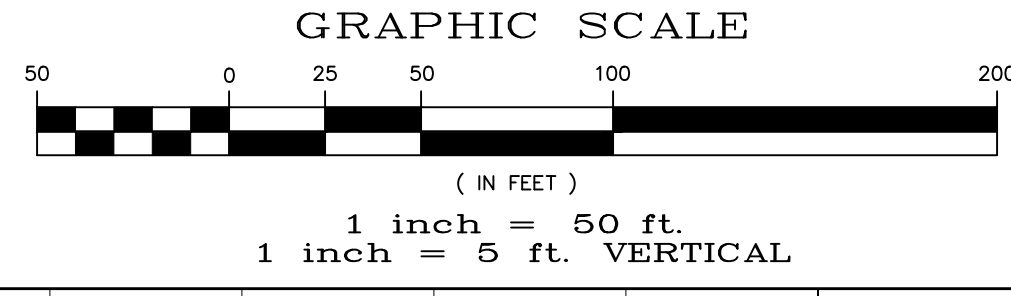
**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



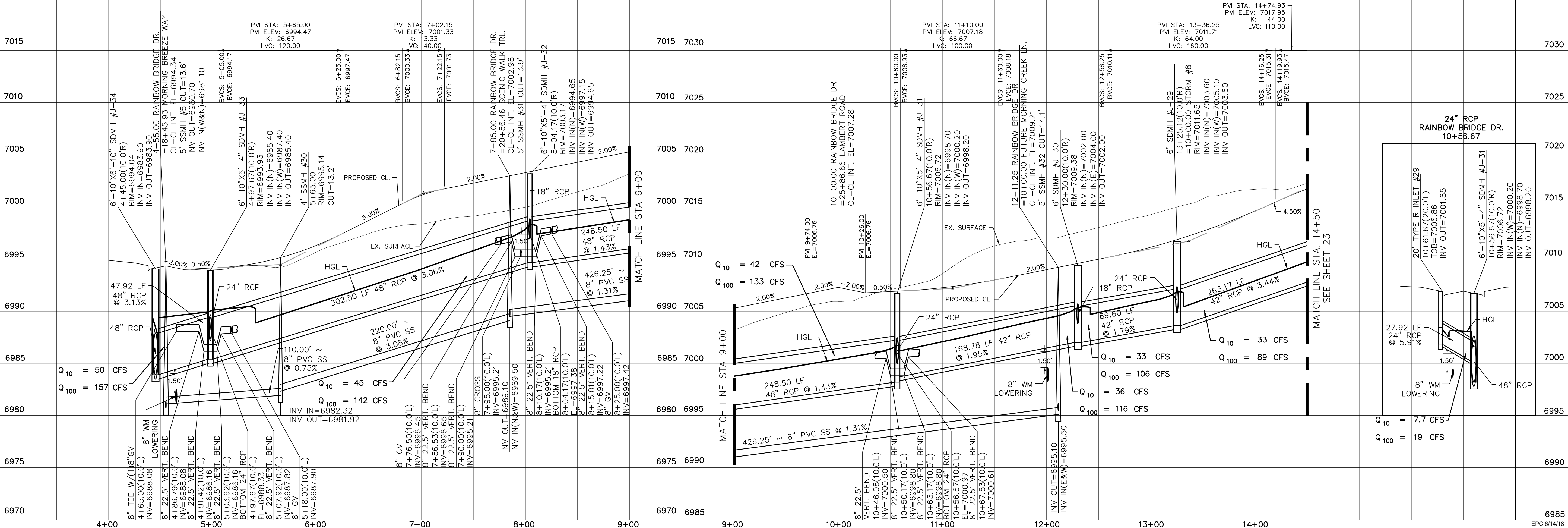
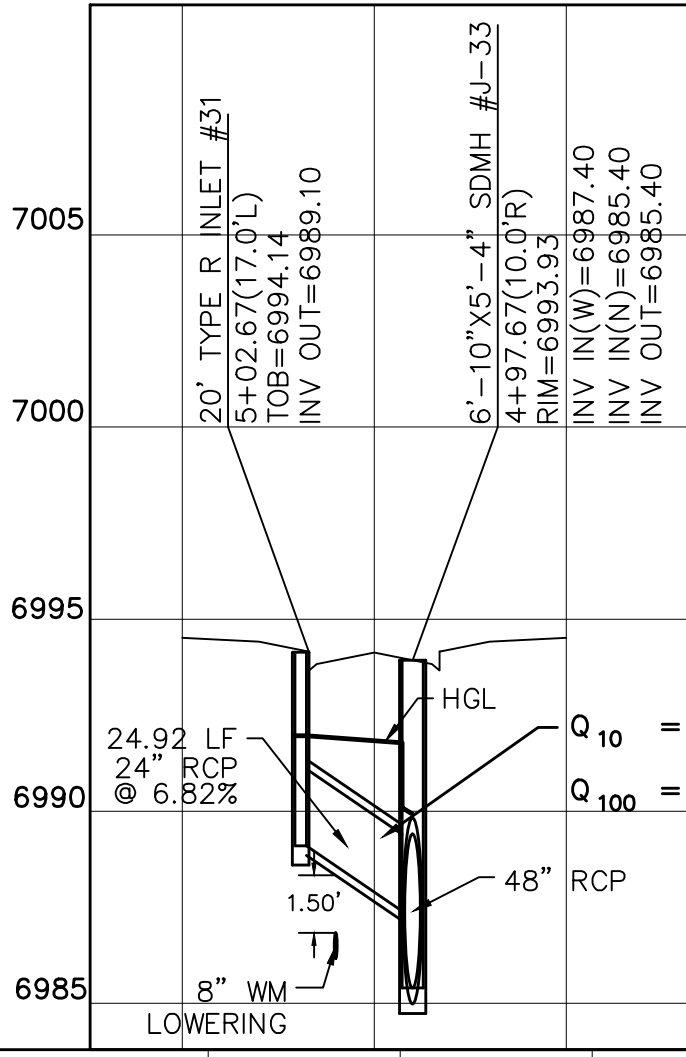
CURVE	LENGTH	RADIUS	DELTA
48	30.63'	19.50'	90°00'00"
49	30.63'	19.50'	90°00'00"
50	30.63'	19.50'	90°00'00"
51	30.63'	19.50'	90°00'00"
60	30.63'	19.50'	90°00'00"
61	30.63'	19.50'	90°00'00"
62	38.48'	24.50'	90°00'00"
63	38.48'	24.50'	90°00'00"
64	38.48'	24.50'	90°00'00"
65	38.48'	24.50'	90°00'00"
66	37.98'	24.50'	88°49'23"
67	37.98'	24.50'	88°49'23"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

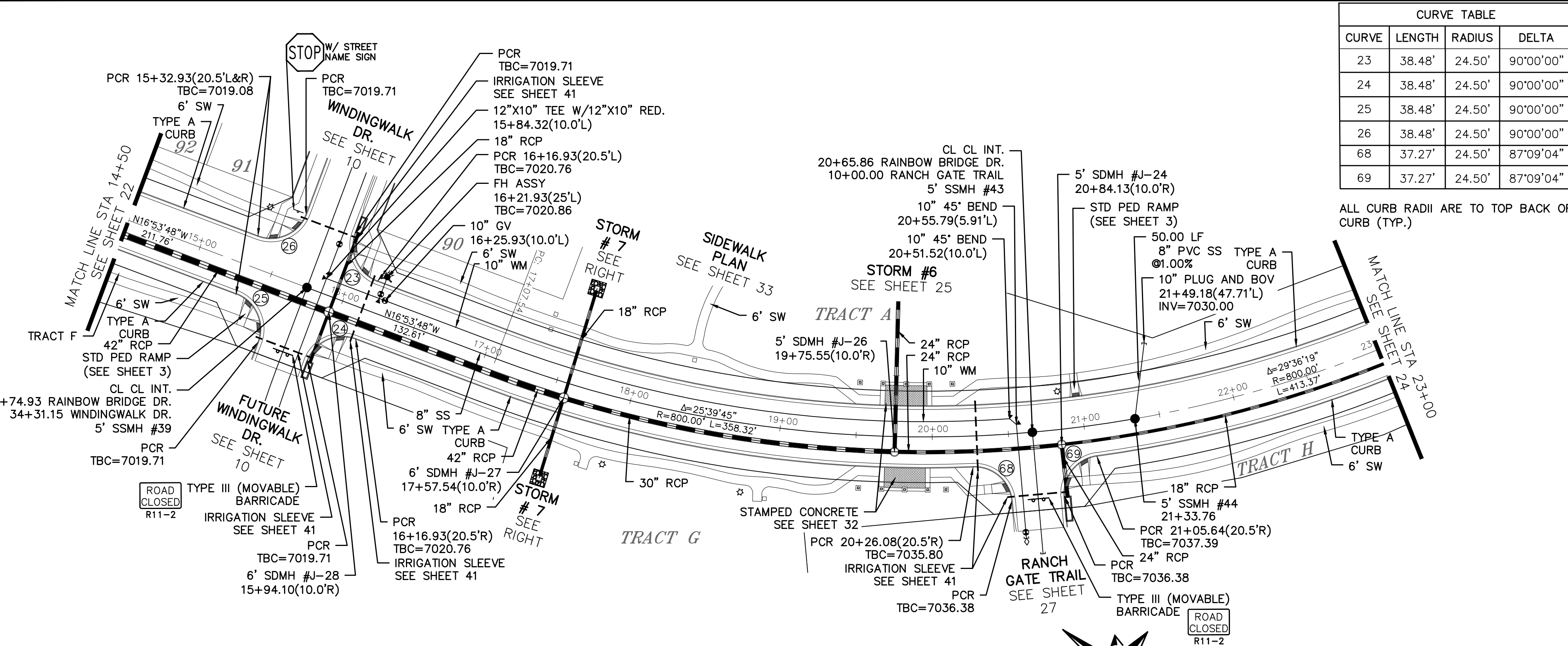


RAINBOW BRIDGE DR.

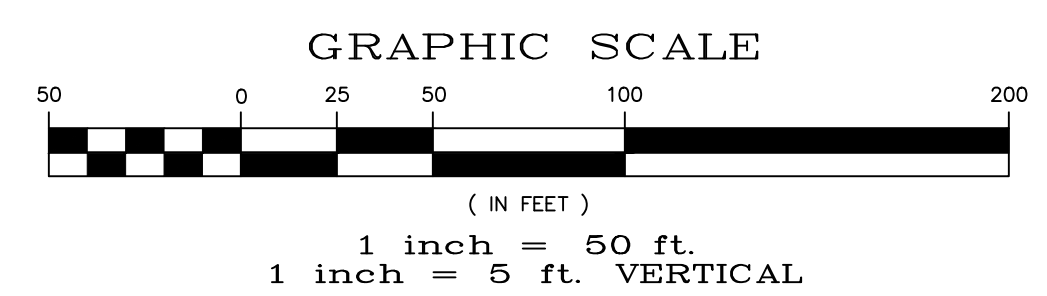
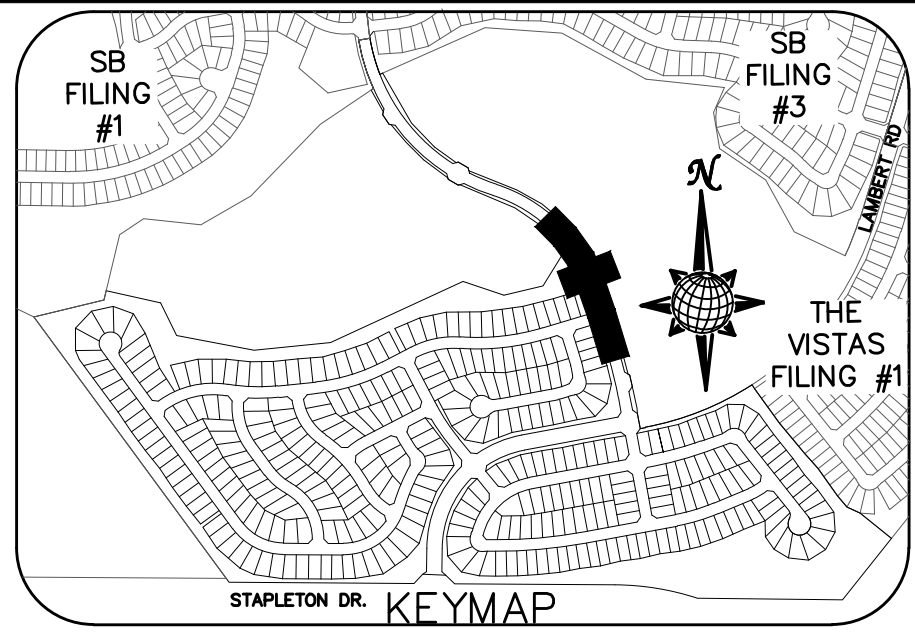
URBAN LOCAL TO STA 9+49.00, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)
RESIDENTIAL COLLECTOR AFTER STA 10+51.00, 60' WIDE RIGHT OF WAY, 36' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)



SB FILING #1	SB FILING #3	THE VISTAS FILING #1
STAPLETON DR	KEYMAP	
TECH CONTRACTORS	11886 STAPLETON DRIVE	FALCON, CO 80831
TELEPHONE:	719.495.7444	
FAX:	719.495.2457	
Scale	AS SHOWN	22 of 55
Drawn by	LOG	Checked by
LOG	TAK	Date
		MAY 2018
Colorado Licensed Professional Engineer	31428	
EPC 6/14/18	PCD PROJECT NO. SF-18-002	



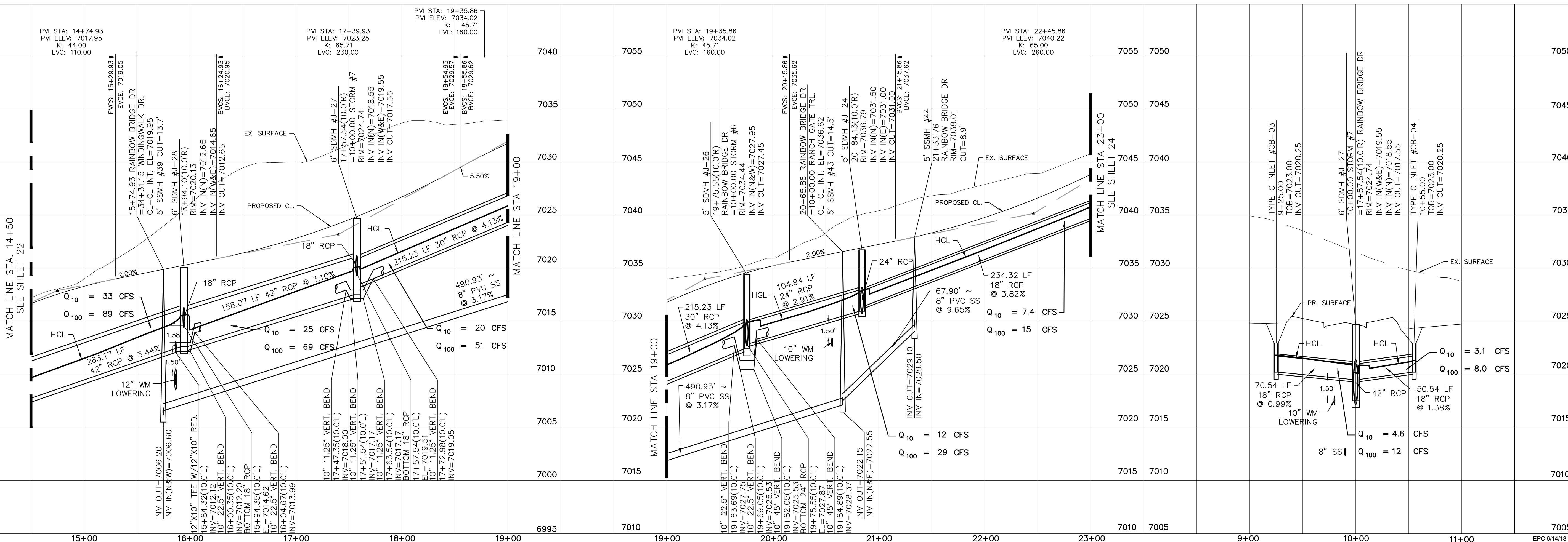
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
23	38.48'	24.50'	90°00'00"
24	38.48'	24.50'	90°00'00"
25	38.48'	24.50'	90°00'00"
26	38.48'	24.50'	90°00'00"
68	37.27'	24.50'	87°09'04"
69	37.27'	24.50'	87°09'04"



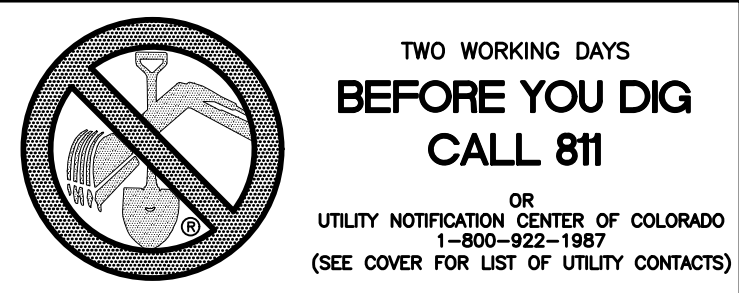
RAINBOW BRIDGE DR.

RESIDENTIAL COLLECTOR, 60' WIDE RIGHT OF WAY, 36' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

STORM #7

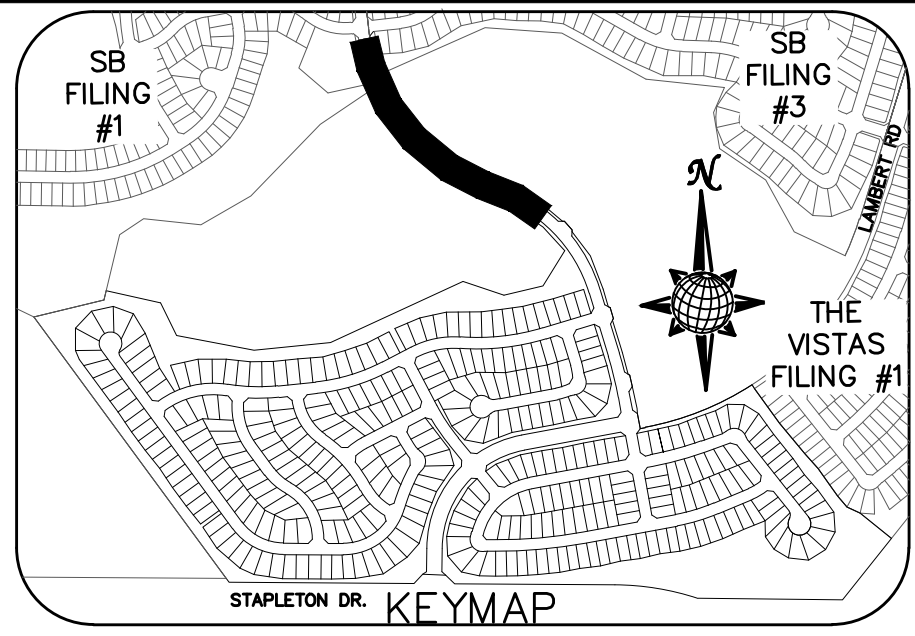
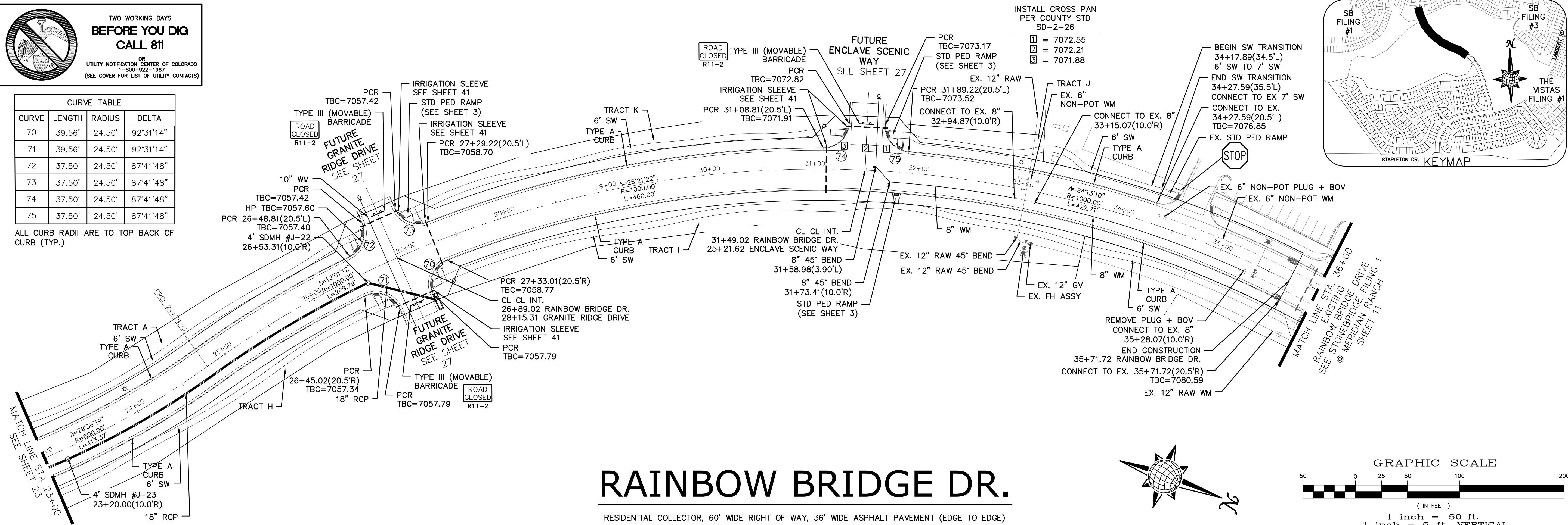


Date	Appr.	Date	Reit.	No.	Revisions
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457					
 MERIDIAN RANCH					
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS RAINBOW BRIDGE DR. + STORM #7					
Scale	AS SHOWN	23 of 55	Drawn by	LOG	Checked by
			TAK		
			Date		
			MAY 2018		



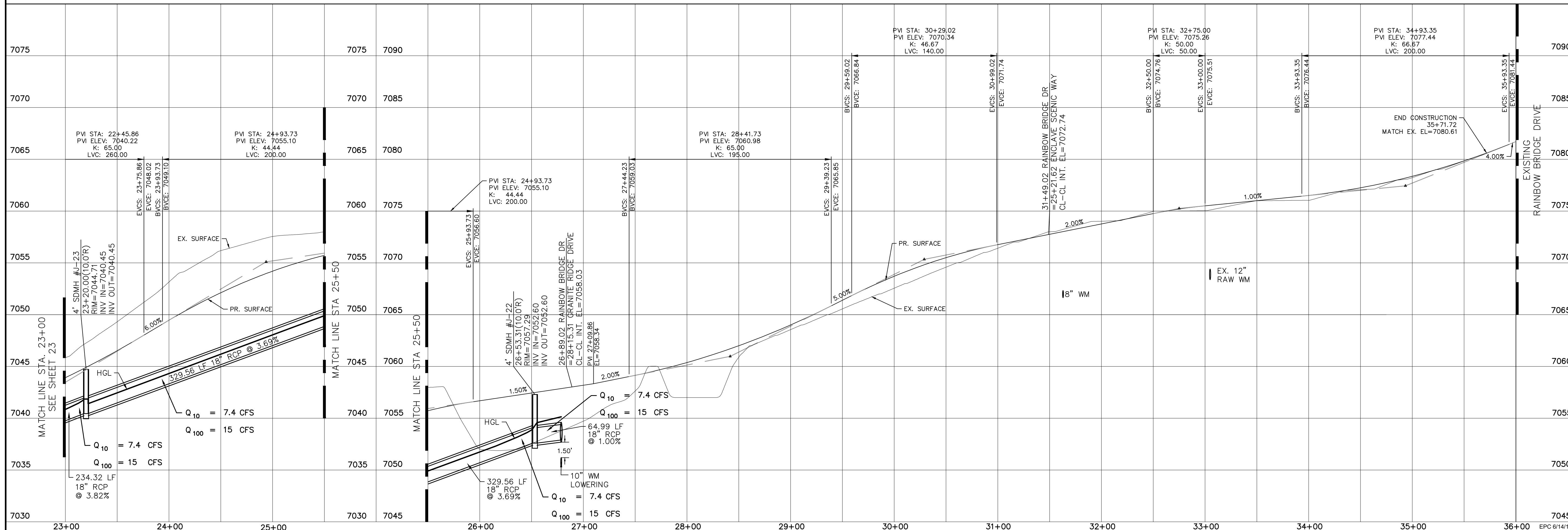
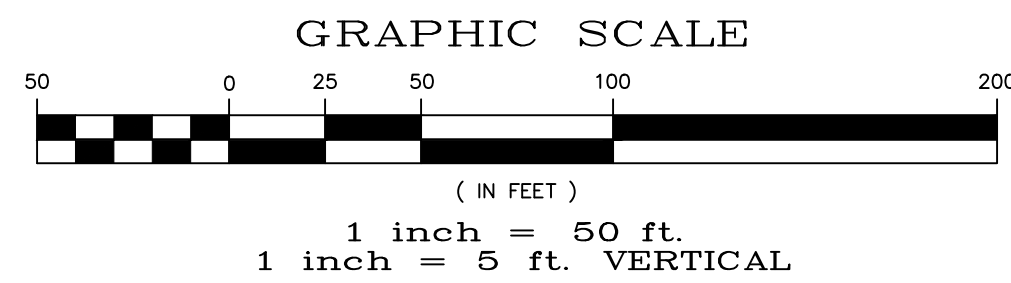
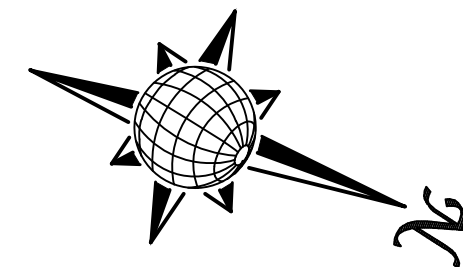
CURVE	LENGTH	RADIUS	DELTA
70	39.56'	24.50'	92°31'14"
71	39.56'	24.50'	92°31'14"
72	37.50'	24.50'	87°41'48"
73	37.50'	24.50'	87°41'48"
74	37.50'	24.50'	87°41'48"
75	37.50'	24.50'	87°41'48"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)

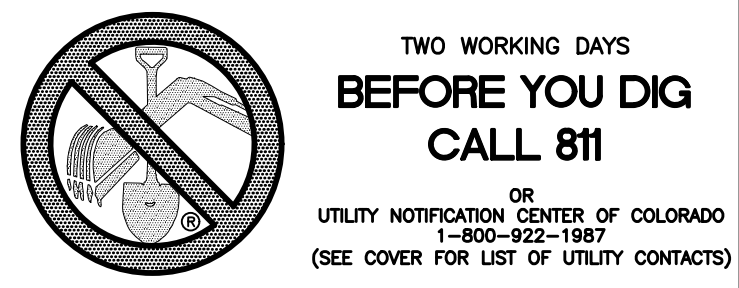


RAINBOW BRIDGE DR.

RESIDENTIAL COLLECTOR, 60' WIDE RIGHT OF WAY, 36' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

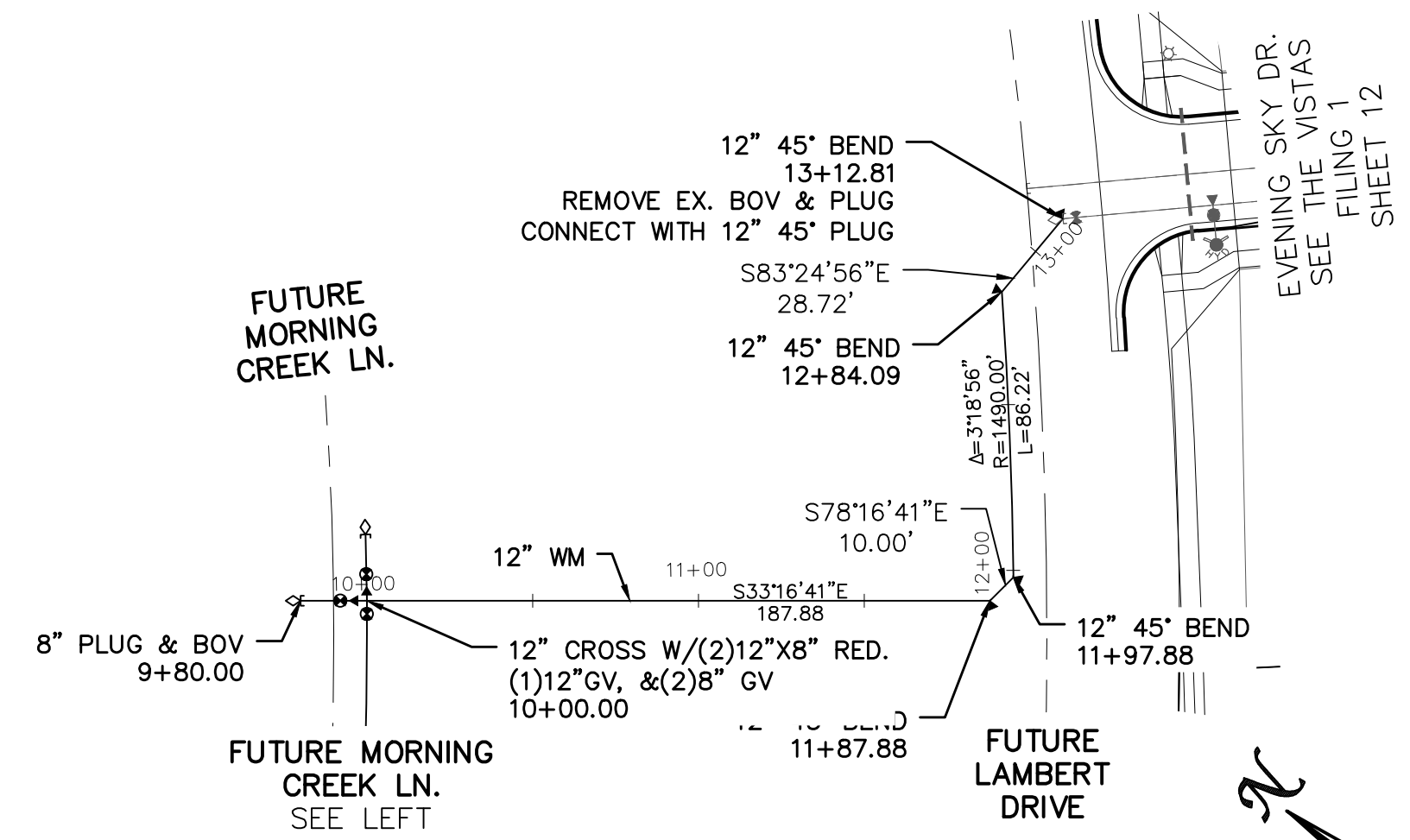
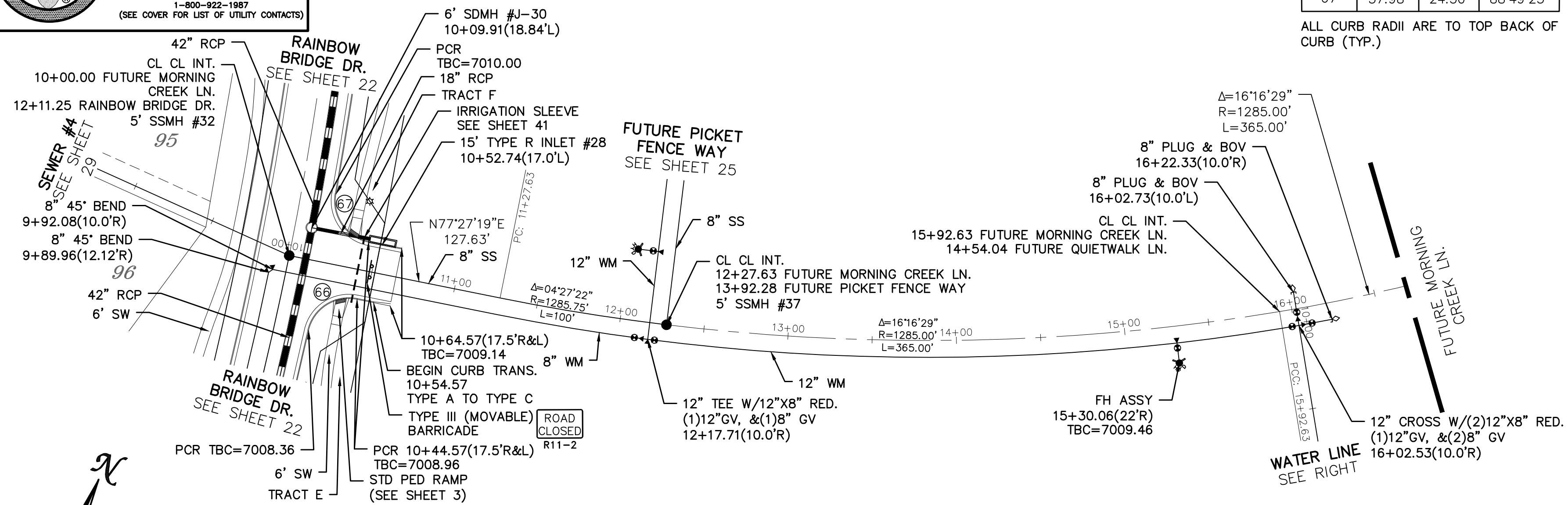
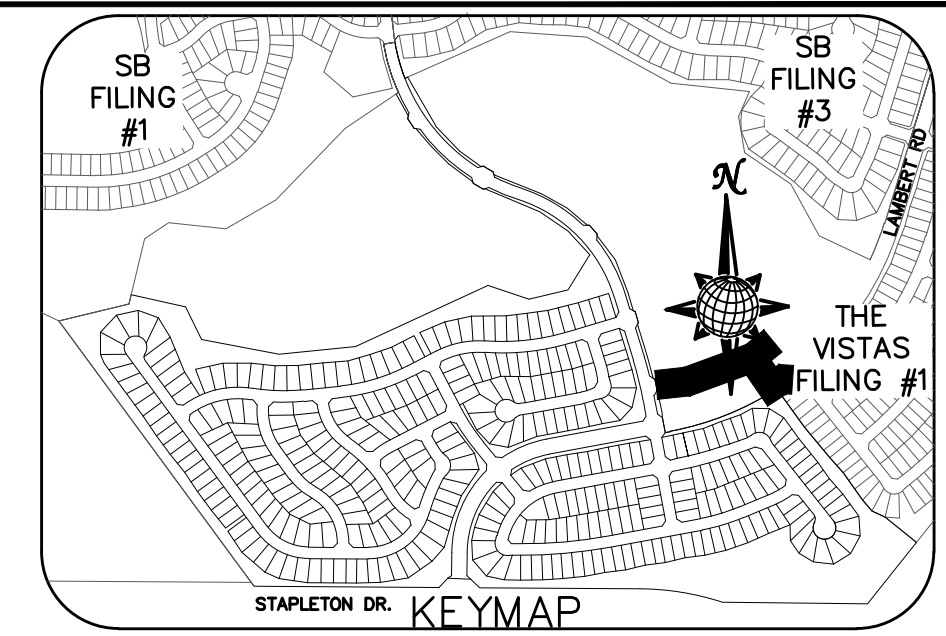
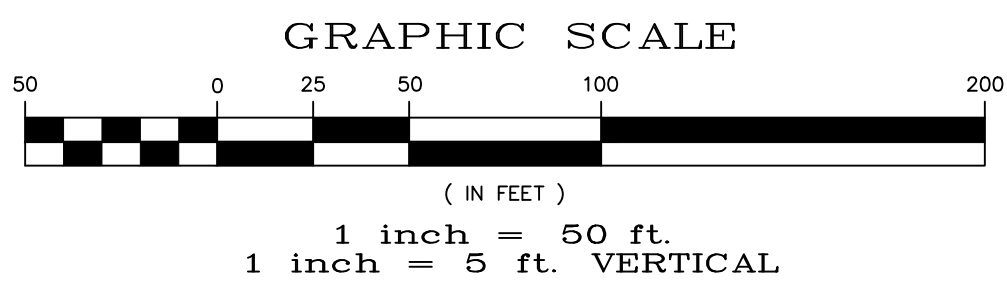


SB FILING #1	SB FILING #3	THE VISTAS FILING #1
STAPLETON DR. KEYMAP		
TECH CONTRACTORS DRIVE 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		
MERIDIAN RANCH		
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS RAINBOW BRIDGE DR.		
Scale	AS SHOWN	24 of 55
Drawn by	LOG	Checked by
		TAK
Date		MAY 2018
PCD PROJECT NO. SF-18-002		



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
66	37.98'	24.50'	88°49'23"
67	37.98'	24.50'	88°49'23"

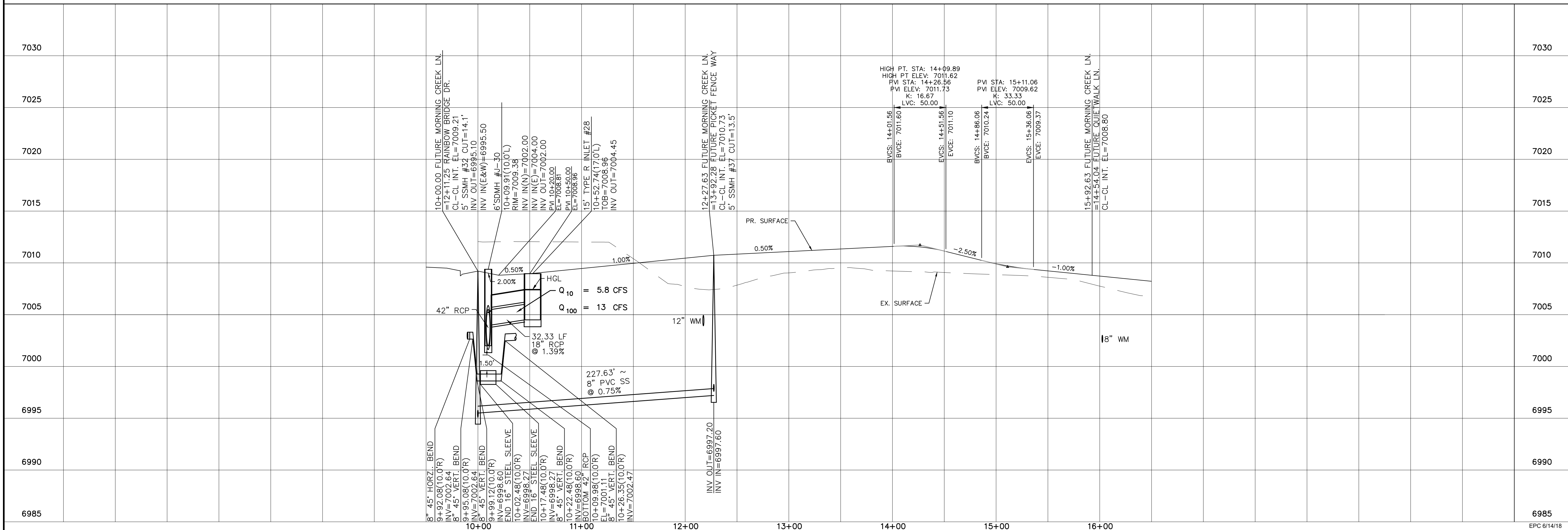
ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



FUTURE MORNING CREEK LN.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

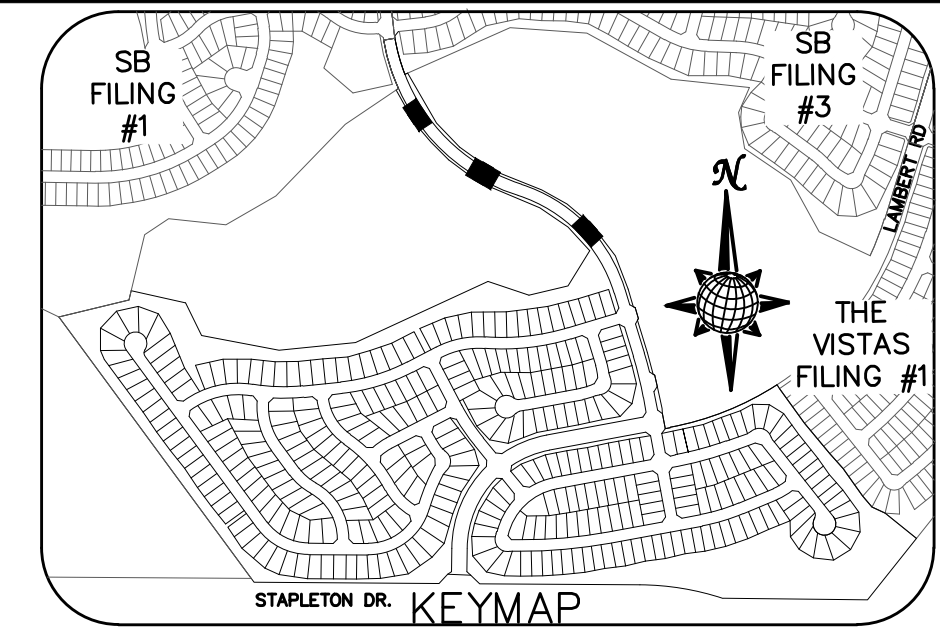
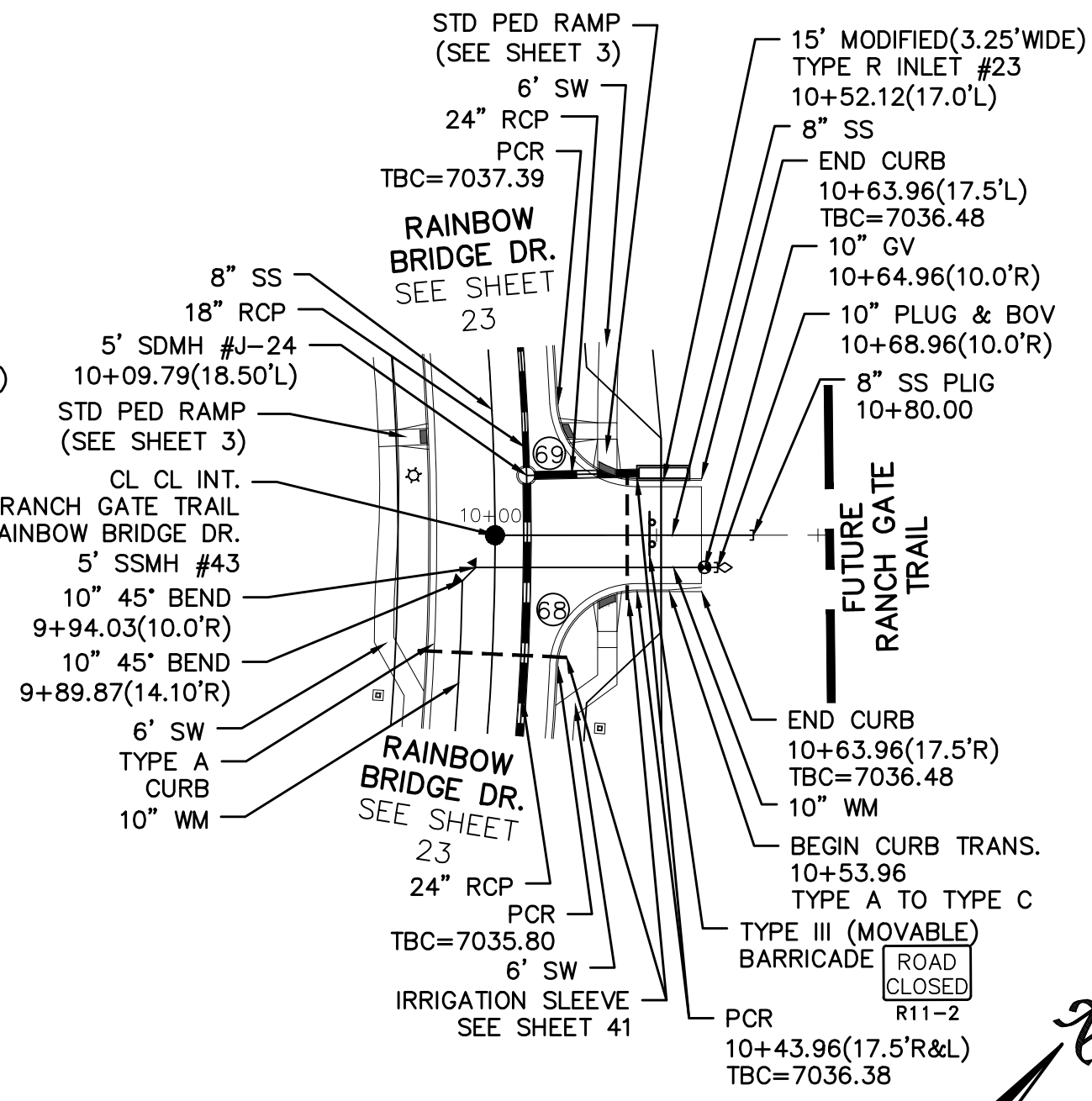
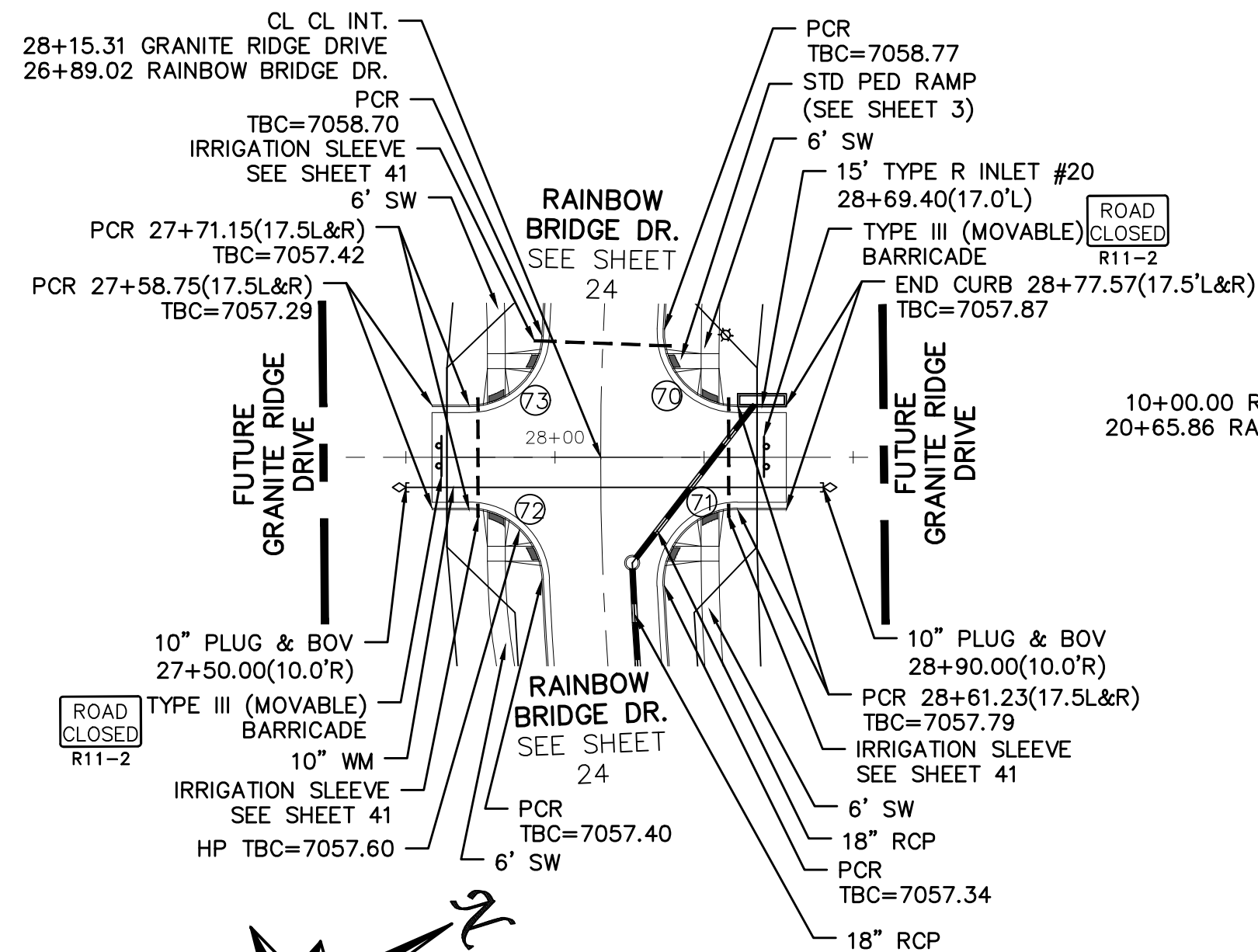
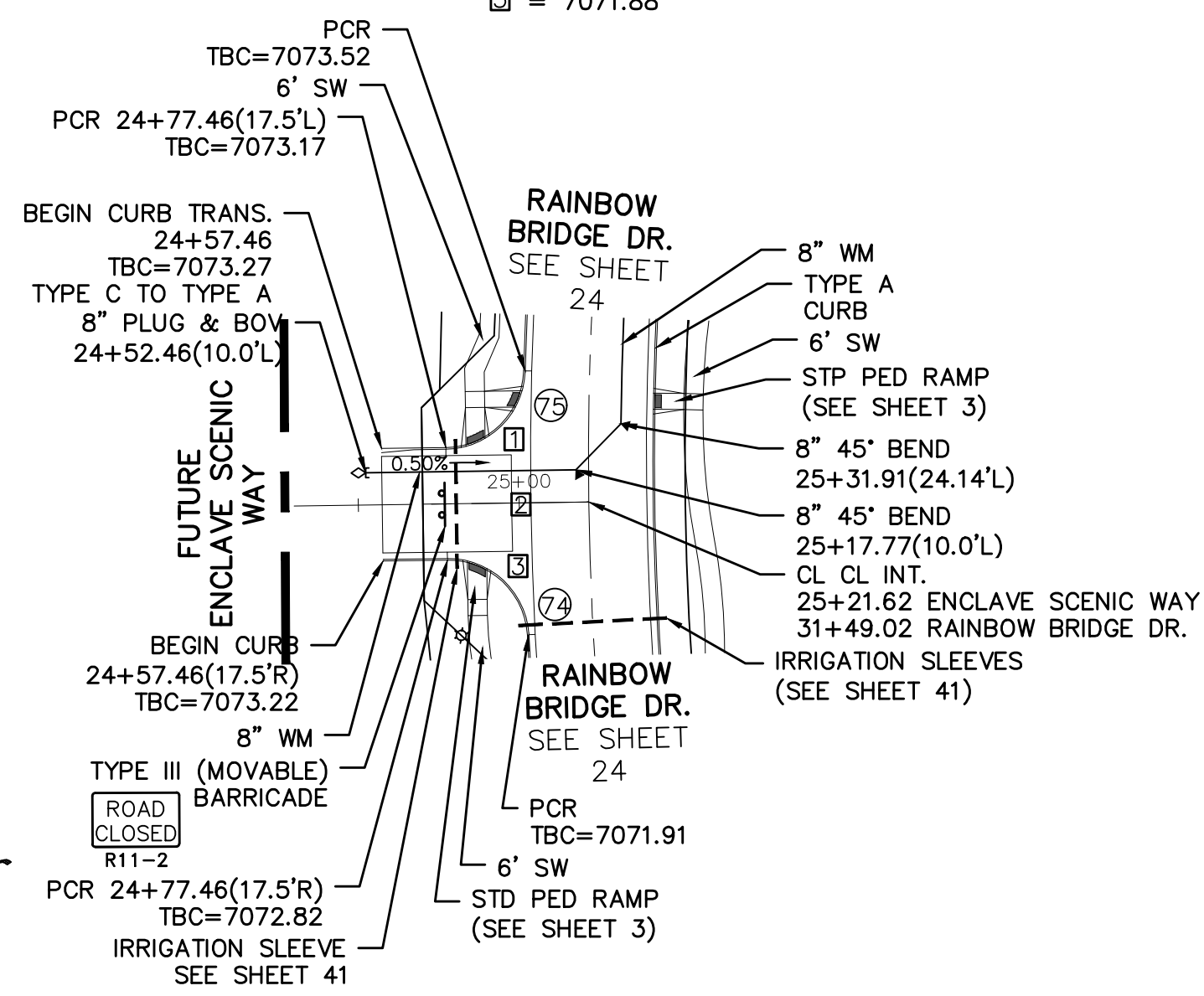
12" WATER MAIN



Date	Appr.	Date	Revis.	No.
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457				
MERIDIAN RANCH				
WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS FUTURE MORNING CREEK LN. + 12" WATER MAIN				
Scale	AS SHOWN	26 of 55	Drawn by	LOG
			Checked by	TAK
			Date	MAY 2008

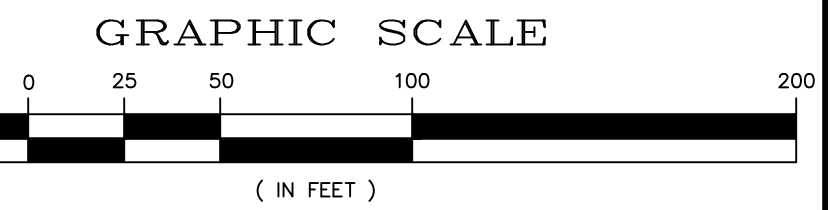
INSTALL CROSS PAN
PER COUNTY STD
SD-2-26

1 = 7072.55
2 = 7072.21
3 = 7071.88



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
68	37.27'	24.50'	87°09'04"
69	37.27'	24.50'	87°09'04"
70	39.56'	24.50'	92°31'14"
71	39.56'	24.50'	92°31'14"
72	37.50'	24.50'	87°41'48"
73	37.50'	24.50'	87°41'48"
74	37.50'	24.50'	87°41'48"
75	37.50'	24.50'	87°41'48"

ALL CURB RADII ARE TO TOP BACK OF CURB (TYP.)



1 inch = 50 ft.
1 inch = 5 ft. VERTICAL

NO DIGGING

TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-822-1887
(SEE COVER FOR LIST OF UTILITY CONTACTS)

ENCLAVE SCENIC WAY

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

GRANITE RIDGE DR.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

RANCH GATE TRL.

URBAN LOCAL, 60' WIDE RIGHT OF WAY, 30' WIDE ASPHALT PAVEMENT (EDGE TO EDGE)

No.	Revisions	Date	Appr.	Date

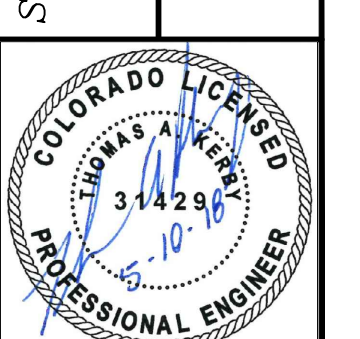
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
RAINBOW BRIDGE INTERSECTIONS

Drawn by
Checked by
Date

Scale
AS SHOWN
27 of 55



7100

7100

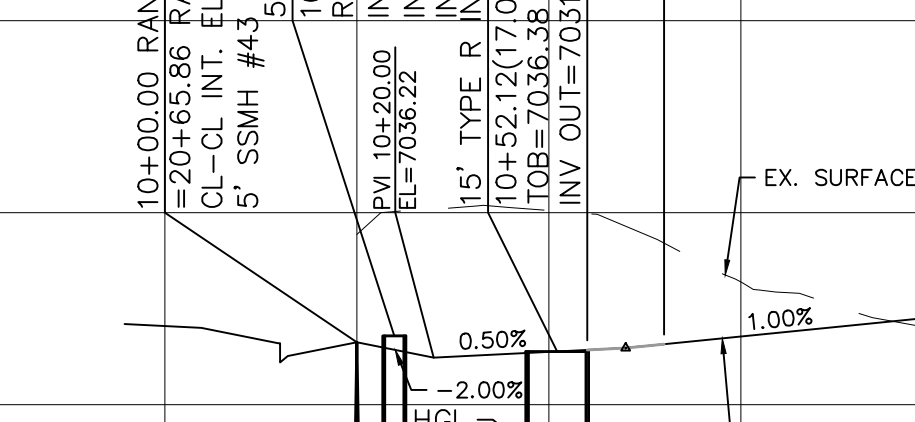
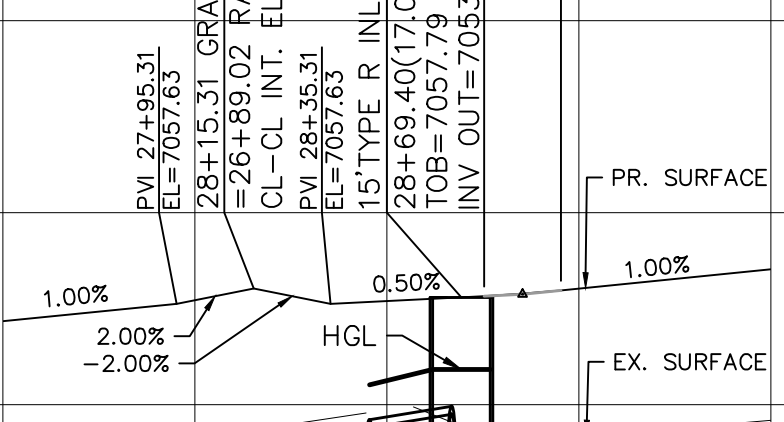
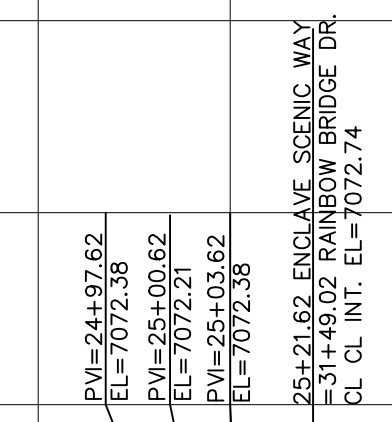
7075

PVI STA: 28+85.31
PVI ELEV: 7057.88
K: 40.00
L: 29.00
BVC: 28+76.31
EVC: 28+95.31
ELEV: 7057.88

7075

7055

7055



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25+00

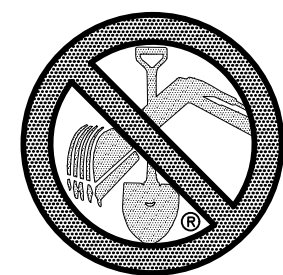
26+00

28+00

29+00

10+00

11+00



TWO WORKING DAYS
BEFORE YOU DIG
CALL 811

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

EASTONVILLE RD

EX. 15" SS

5' SSMH #1
10+00.00

8" SS

12+00

13+00

14+00

15+00

16+00

17+00

18+00

19+00

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23+00

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979+00

980+00

981+00

982+00

983+00

984+00

985+00

986+00

987+00

988+00

989+00

990+00

991+00

992+00

993+00

994+00

995+00

996+00

997+00

998+00

999+00

1000+00

SEWER #1

TRACT D

4' SSMH #2
14+50.00

6" SW

48" RCP

5' SSMH #3
16+70.79

5' SSMH #4
18+50.79 SS#1

5' OFF PROP. LINE

15' DRAINAGE AND UTILITY EASEMENT

UNDERDRAIN DISPERSION PIT
SEE SHEET 40

STORM #9
SEE SHEET 20

STORM #9
SEE SHEET 20

MORNING BREEZE WAY
SEE SHEET 19

MORNING BREEZE WAY
SEE SHEET 19

254

255

256

310

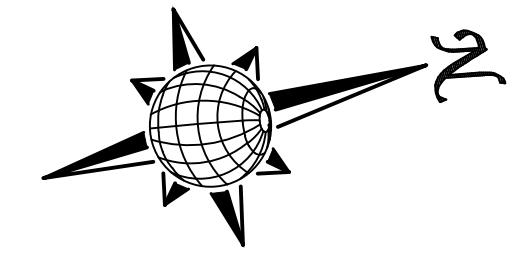
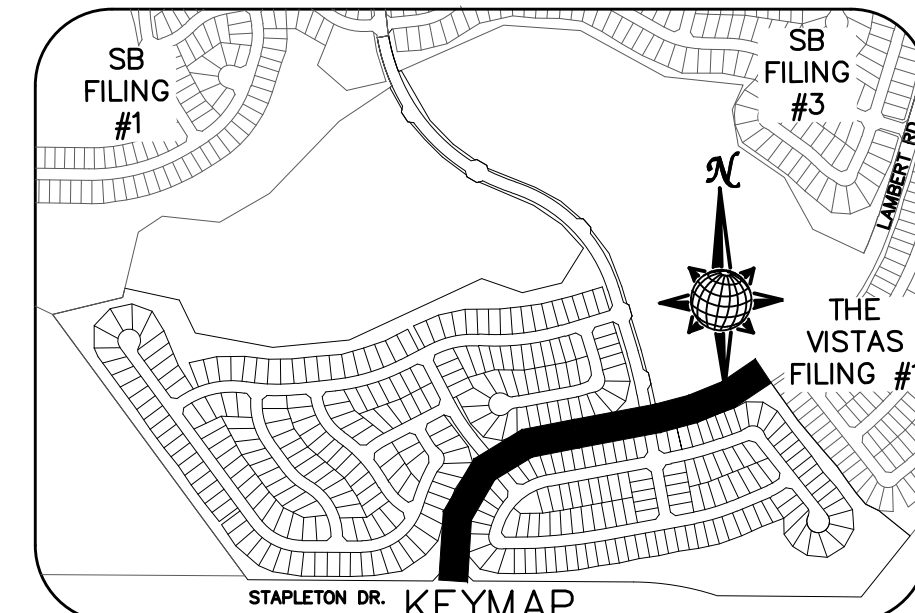
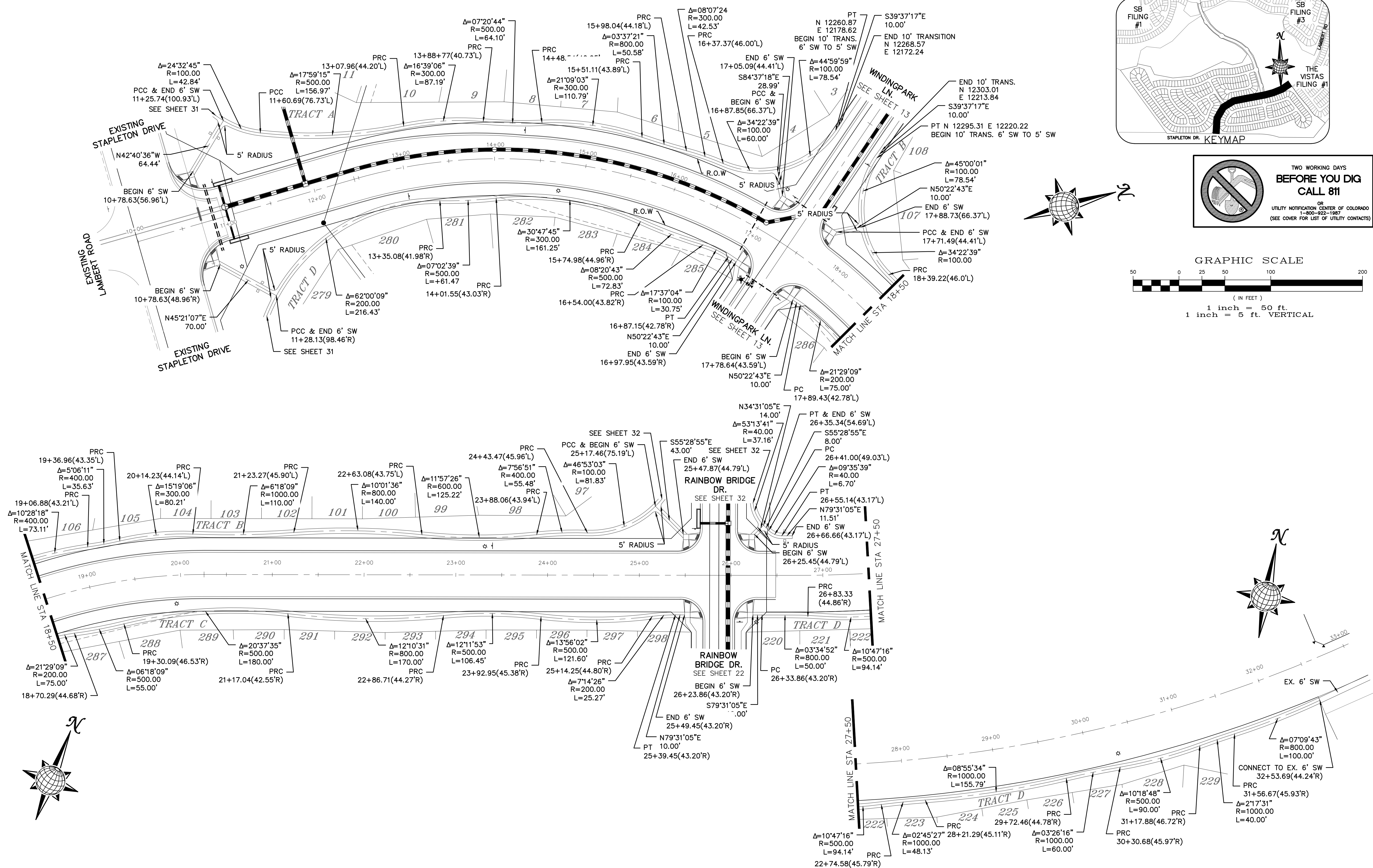
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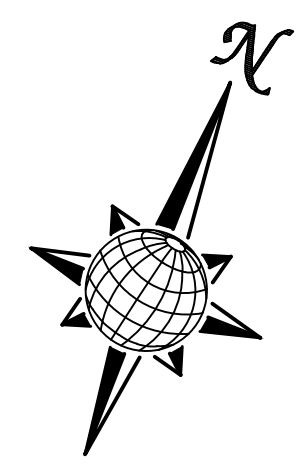
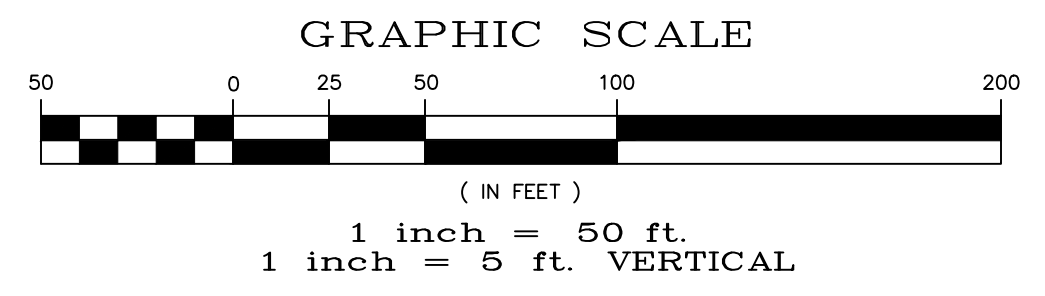
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LAMBERT RD. 6' SIDEWALK PLAN



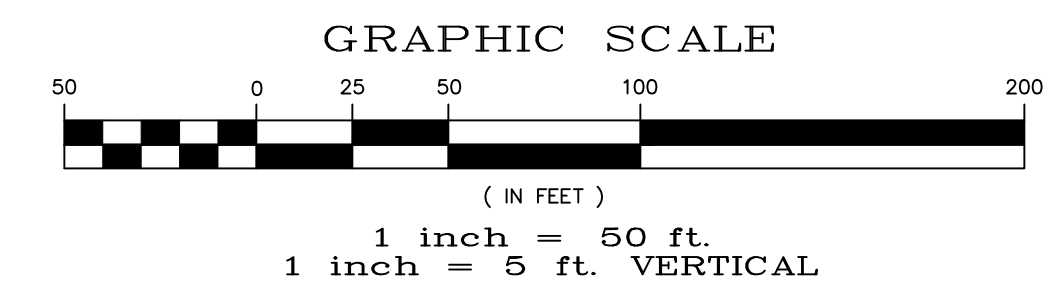
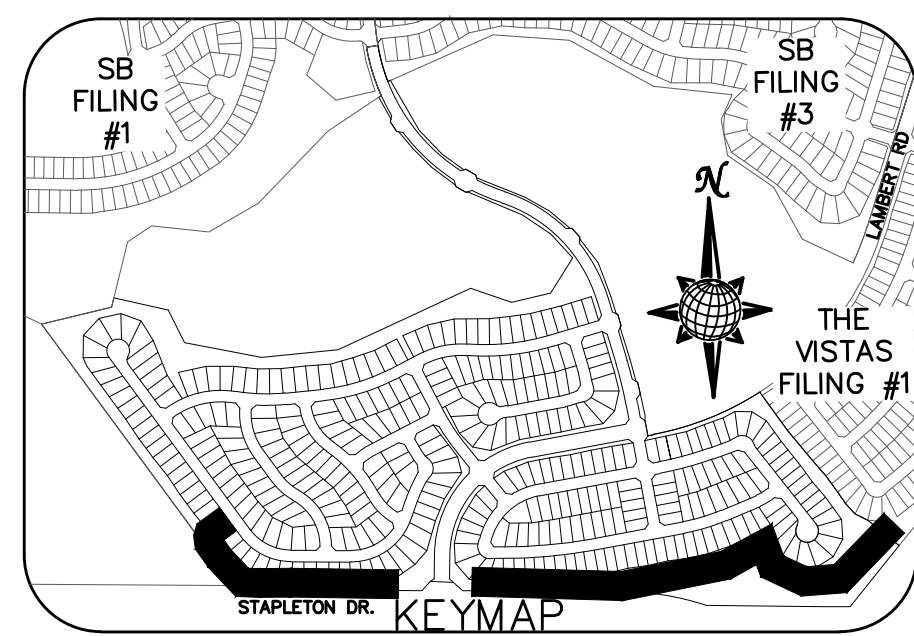
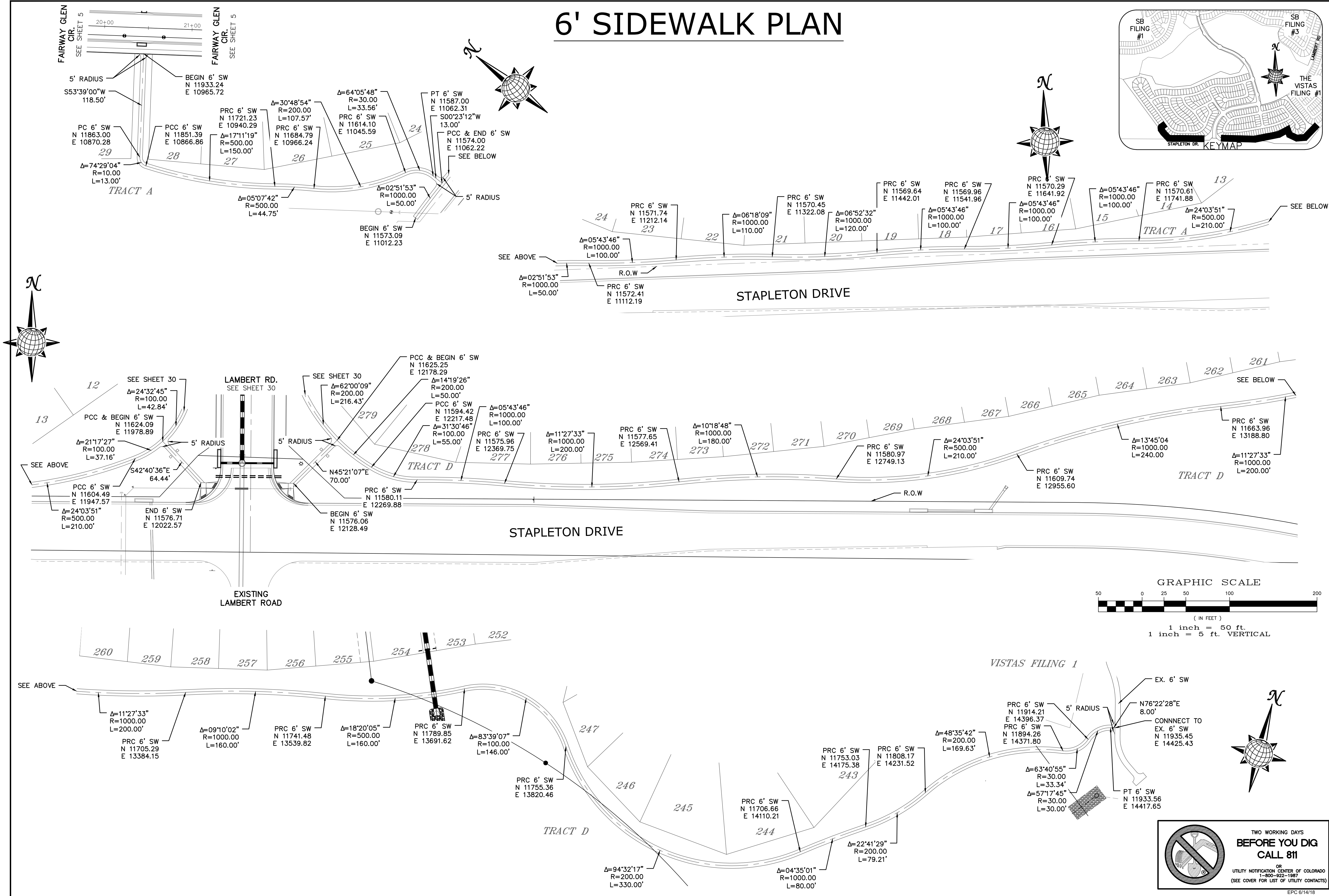
**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



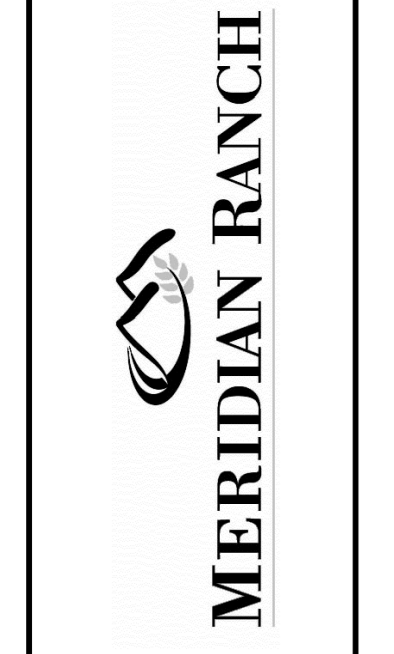
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Scale	AS SHOWN	30	of	55	
WINDINGPARK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS SIDEWALK PLAN					
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457					
No.	Revisions	Date	Appr.	Date	

6' SIDEWALK PLAN



No.	Revisions	Date	Appr.

TECH CONTRACTORS DRIVE
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 SIDEWALK PLAN

Drawn by	LOG	Checked by	TAK	Date	MAY 2018
Scale	AS SHOWN	Sheet	51	of	55



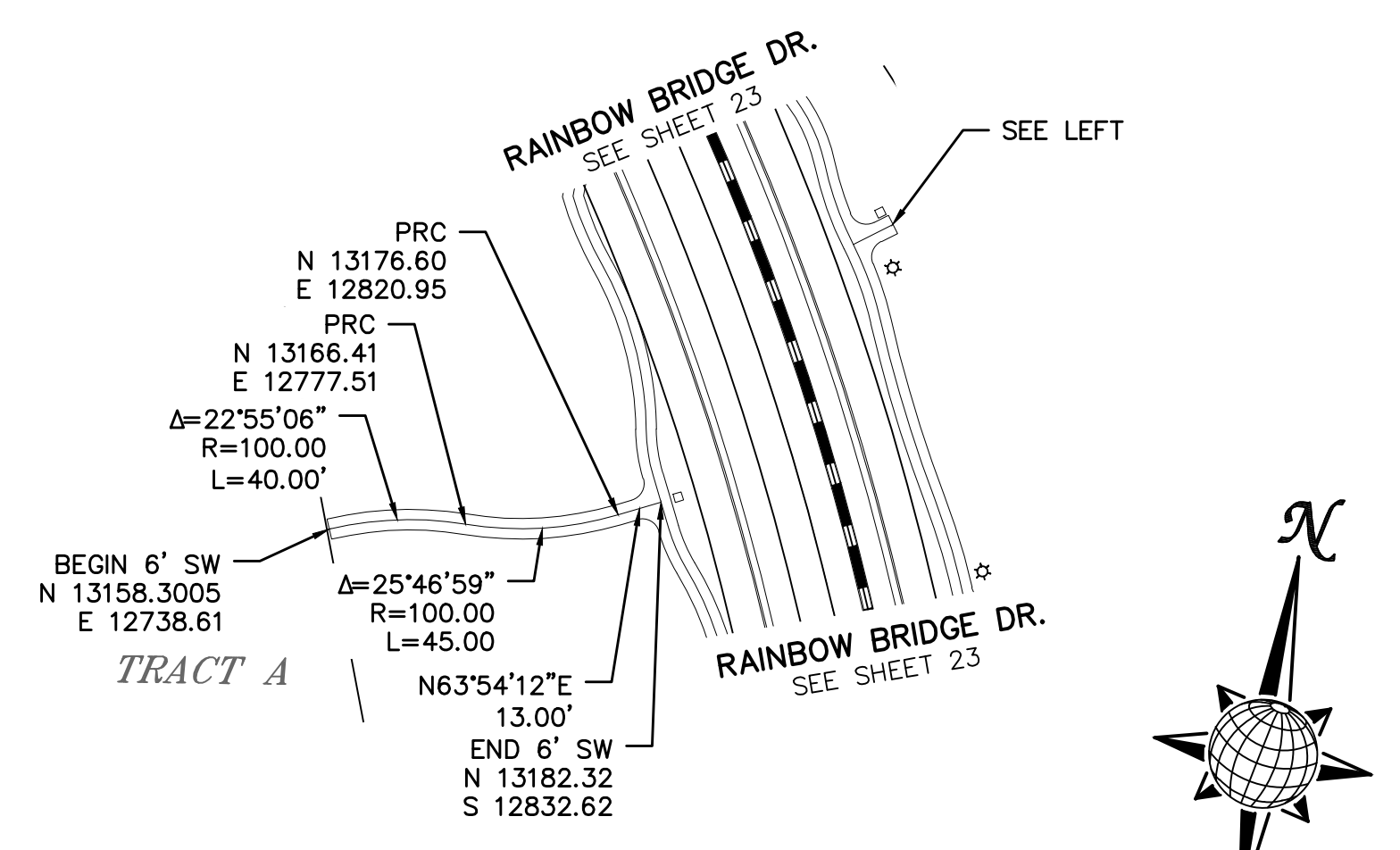
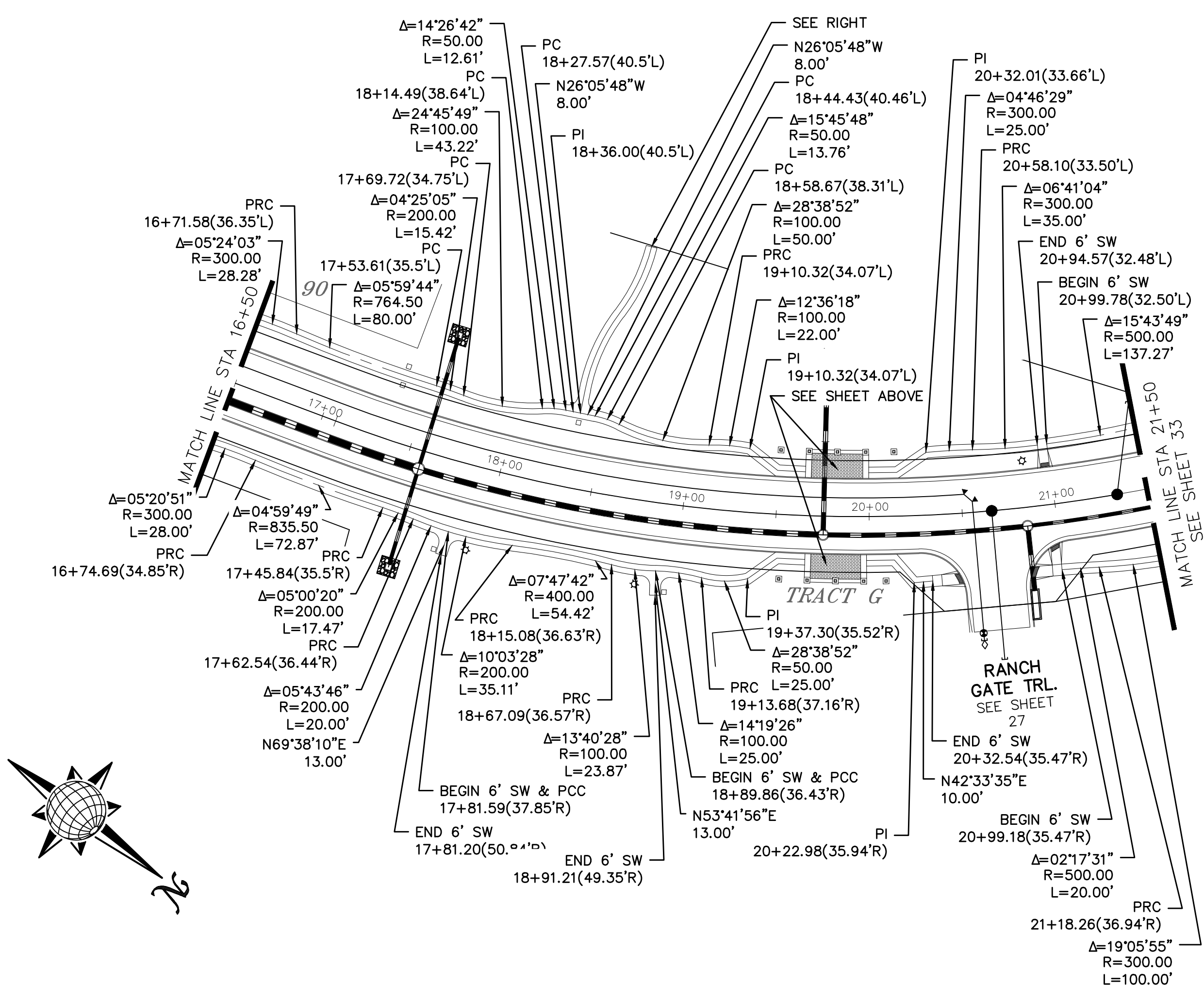
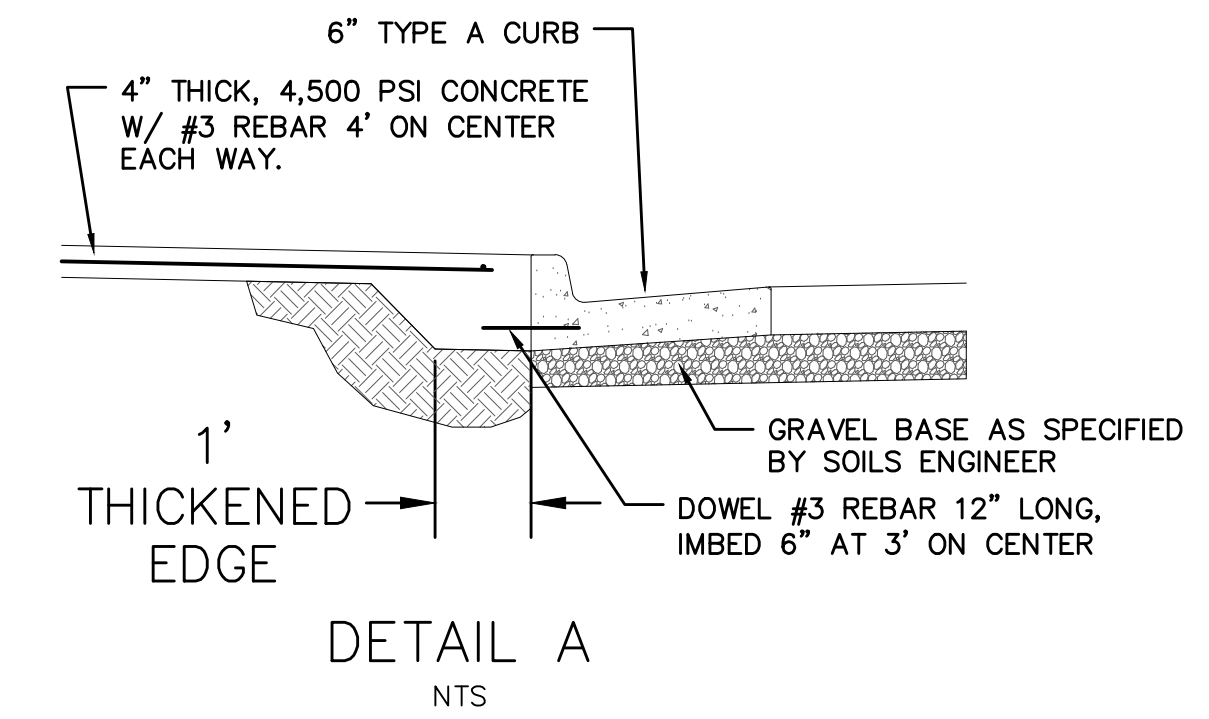
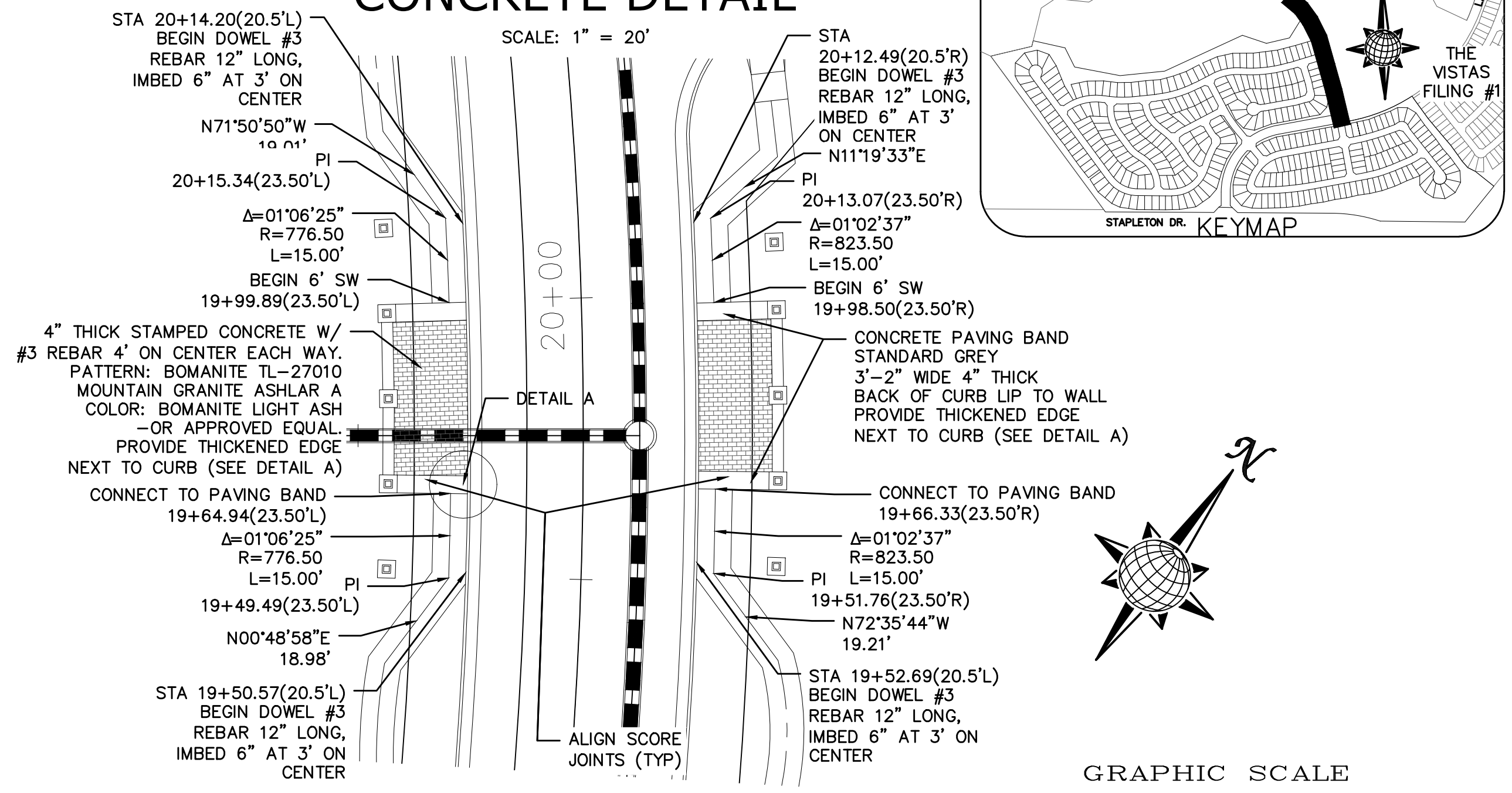
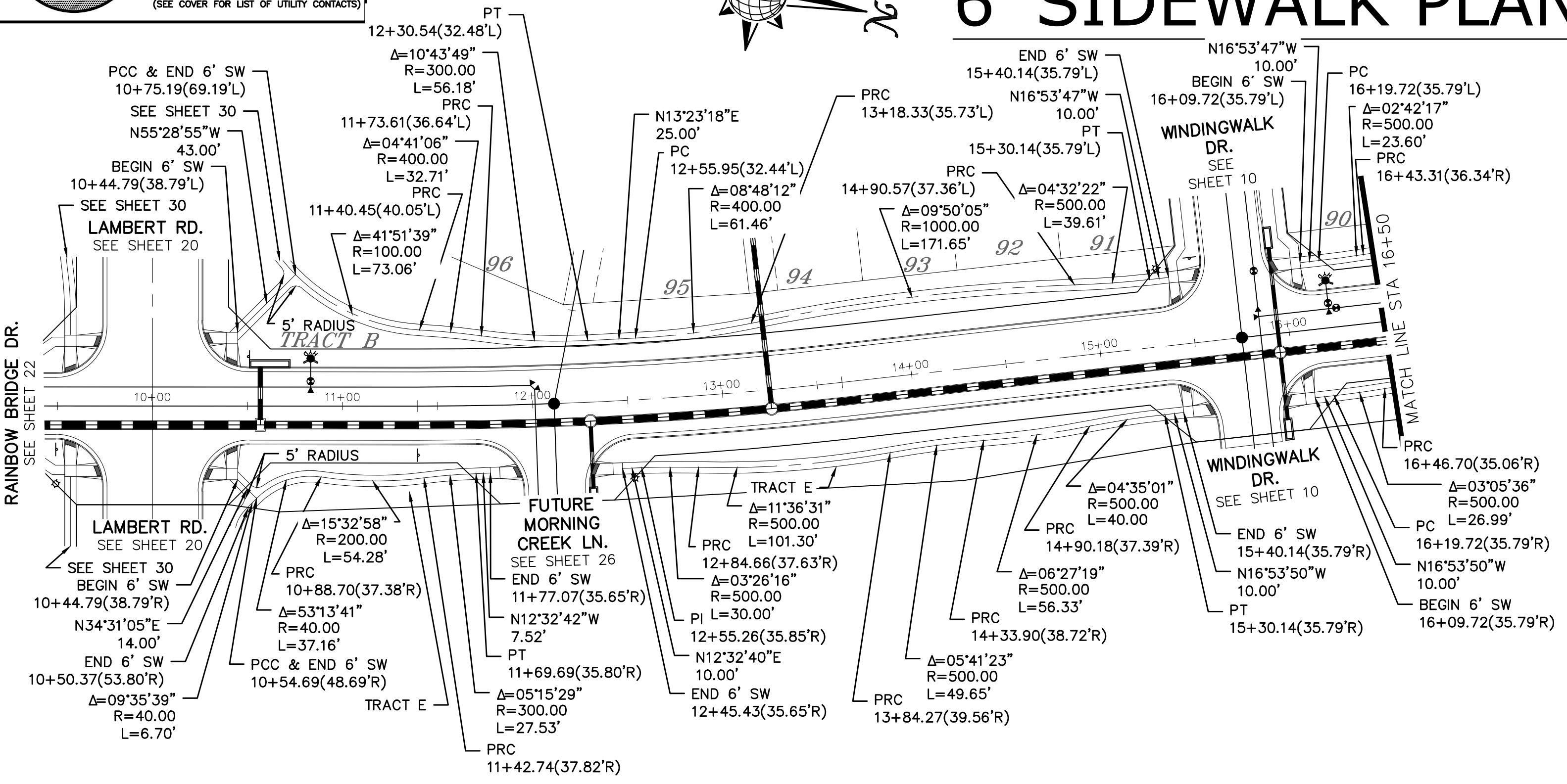
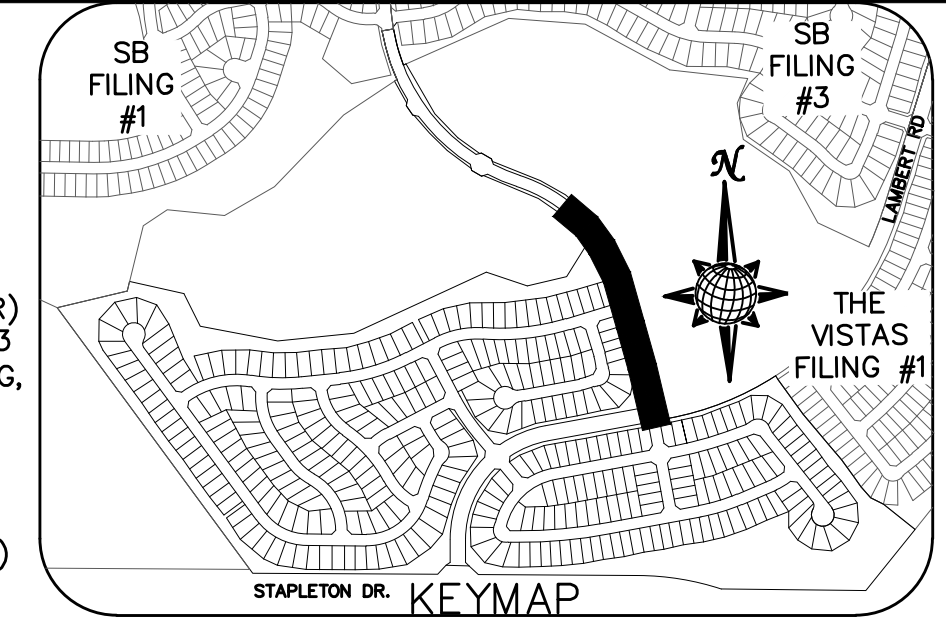
TWO WORKING DAYS
**BEFORE YOU DIG
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 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)
 EPC 6/14/18

**TWO WORKING DAYS
BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-332-1887
(SEE COVER FOR LIST OF UTILITY CONTACTS)

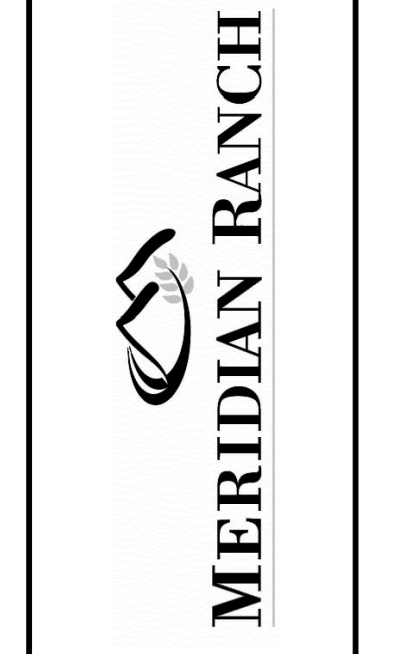
RAINBOW BRIDGE DR. 6' SIDEWALK PLAN

STAMPED CONCRETE DETAIL



No.	Revisions	Date	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
SIDEWALK PLAN

Drawn by
LOG

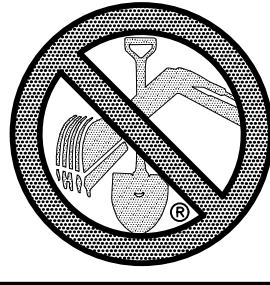
Checked by
TAK

Date
MAY 2018

Scale
AS SHOWN

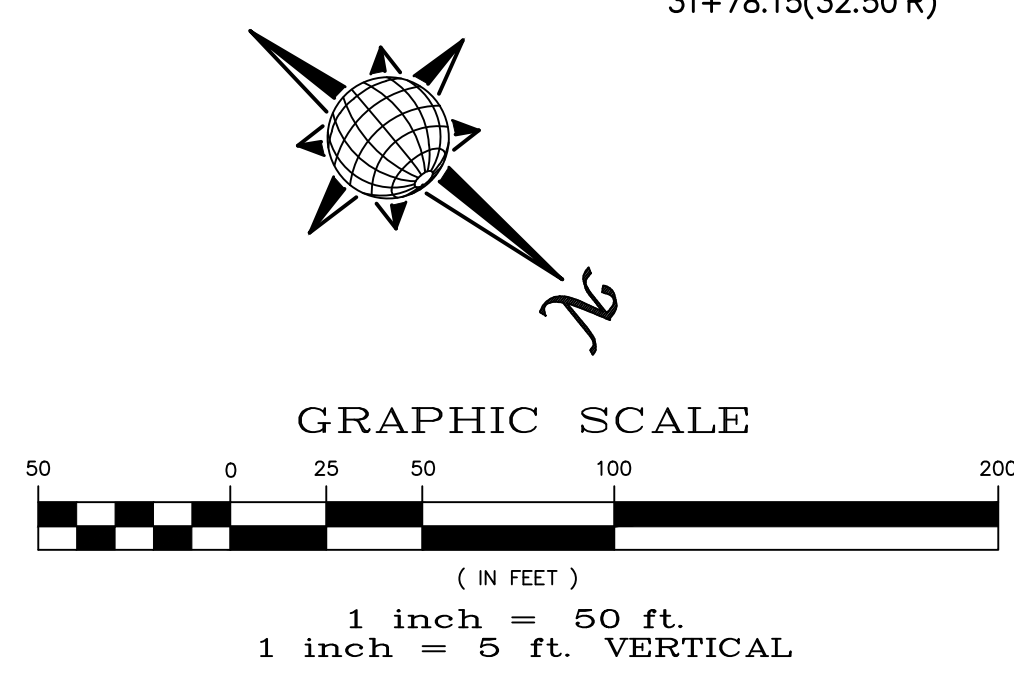
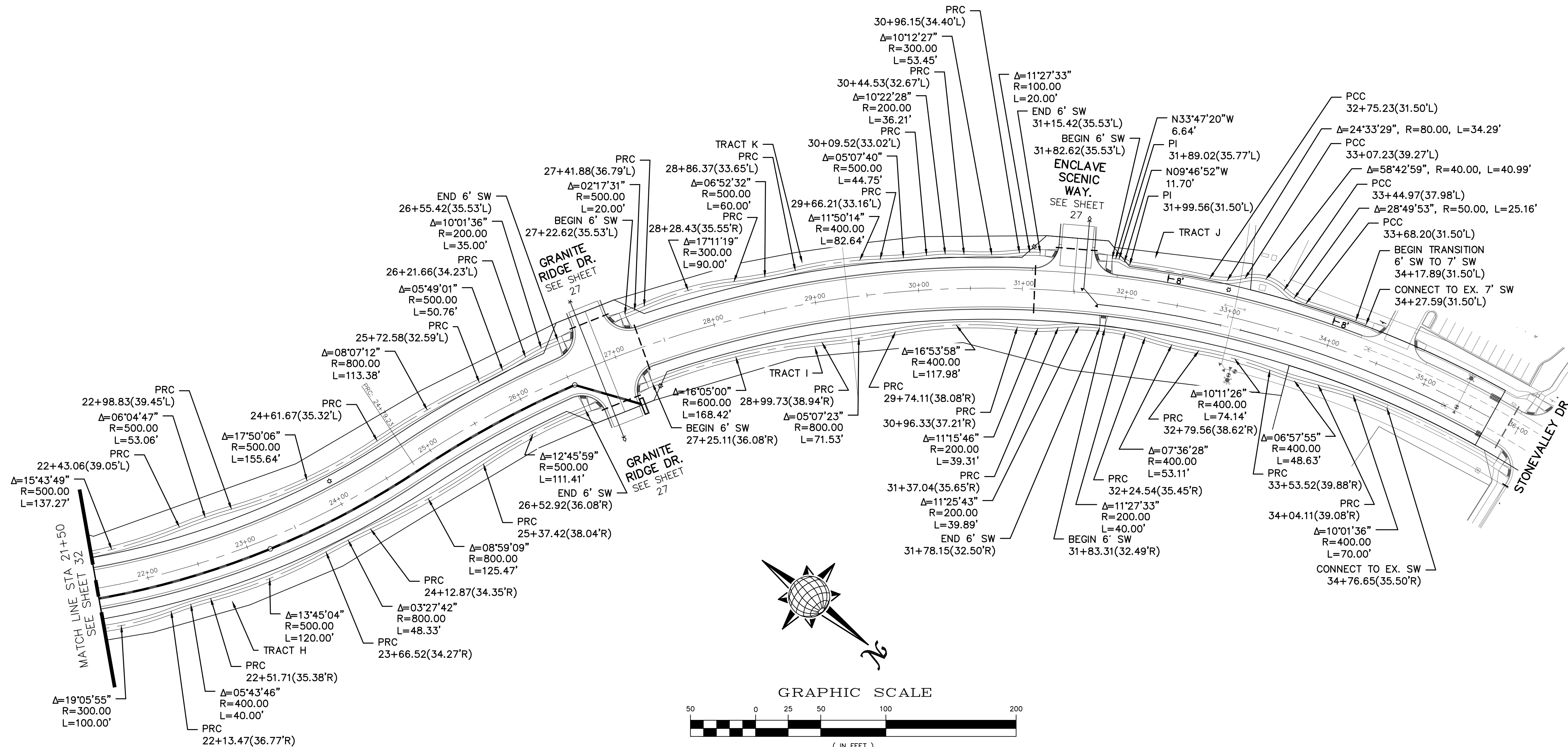
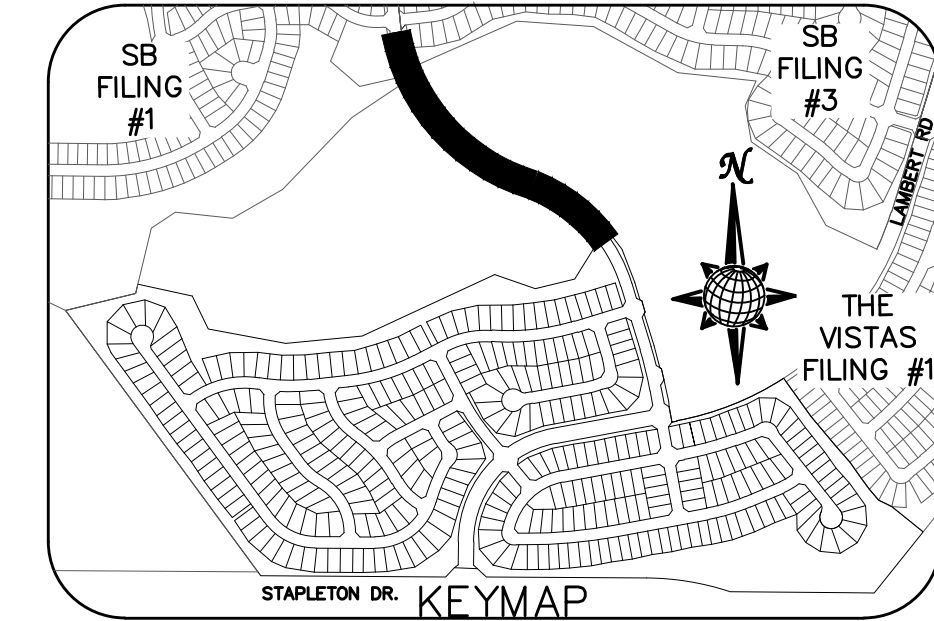
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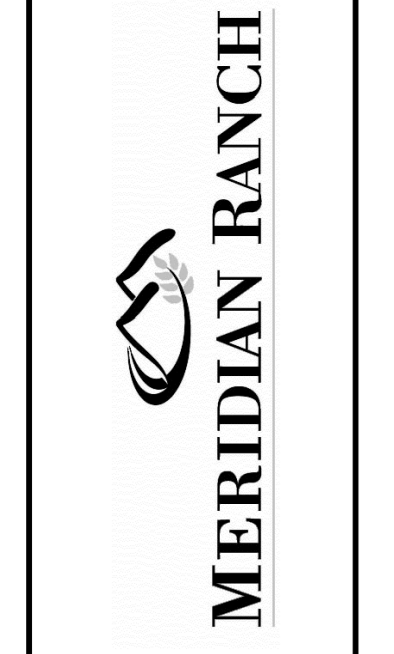
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 1-800-922-1887
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RAINBOW BRIDGE DR. 6' SIDEWALK PLAN



No.	Revisions	Date	Init.	Appr.	Date

TECH CONTRACTORS DRIVE
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 SIDEWALK PLAN

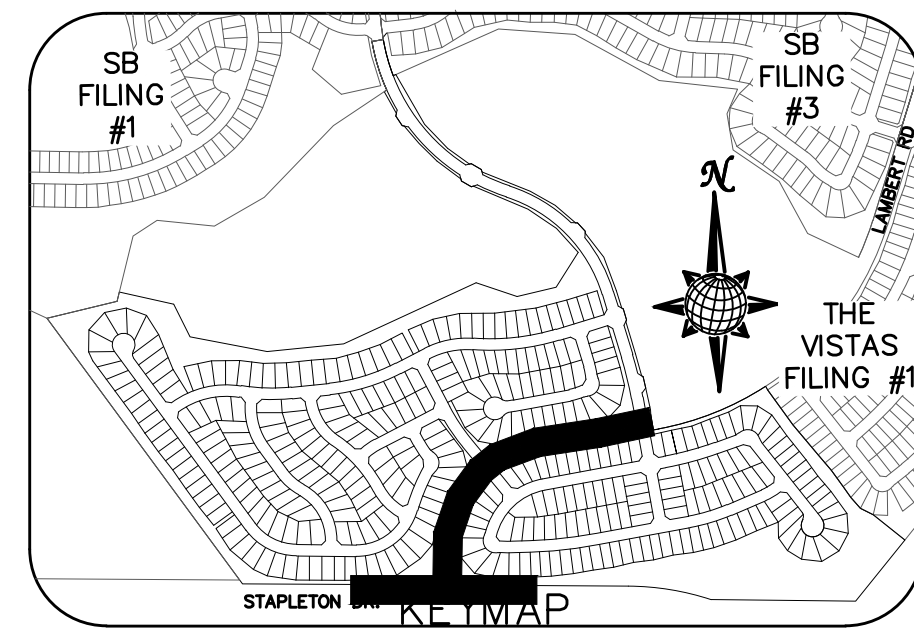
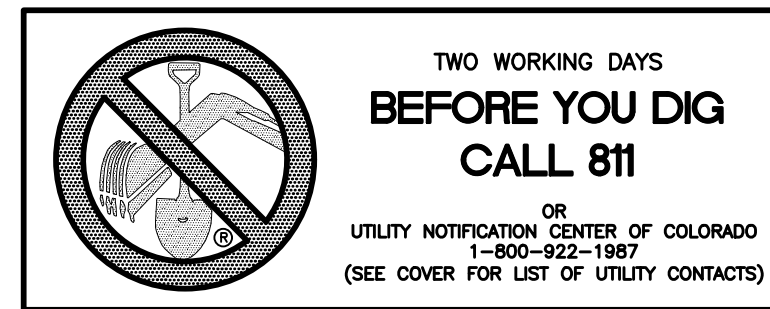
Drawn by LOG
 Checked by TAK
 Date MAY 2018

Scale AS SHOWN
 33 of 55



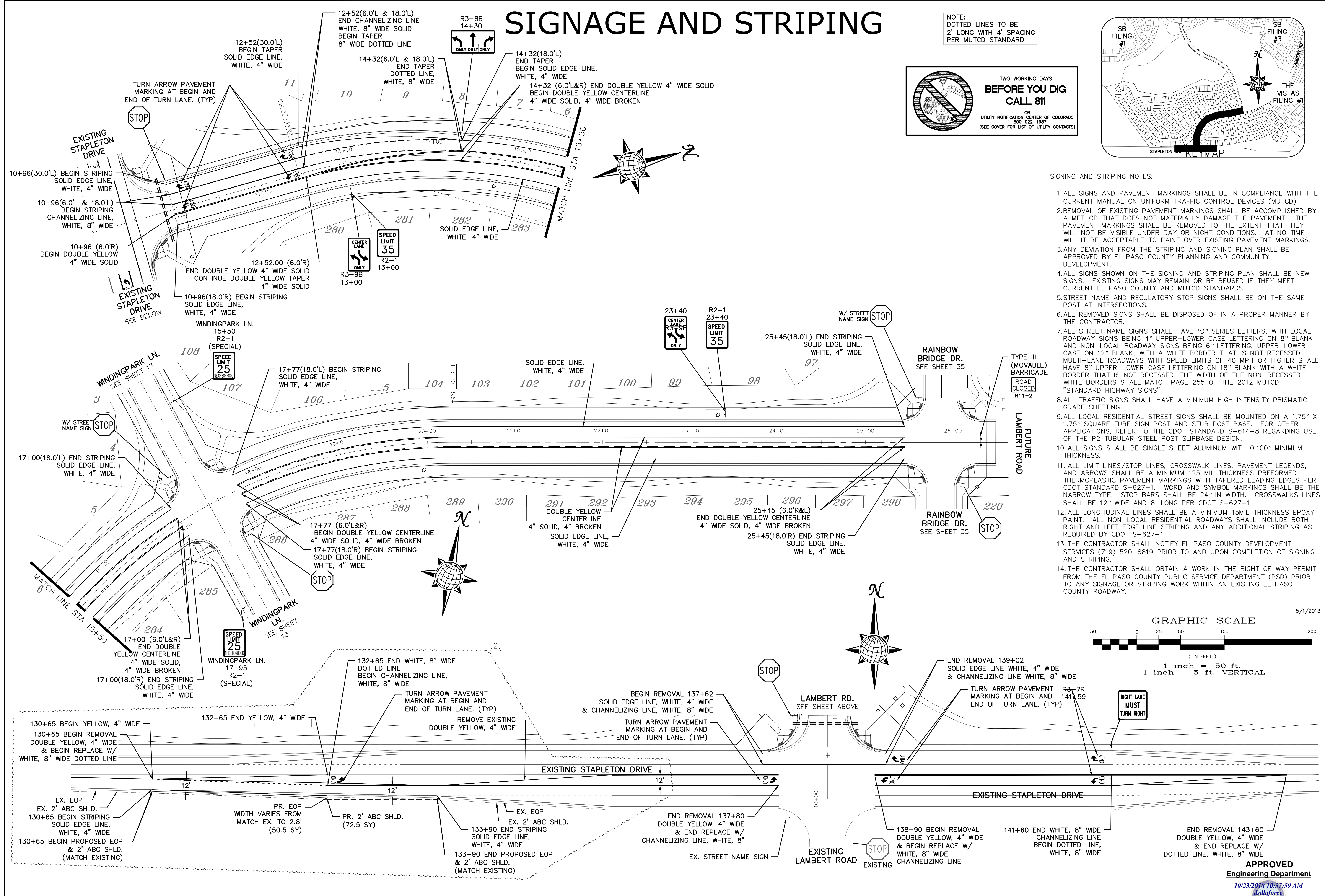
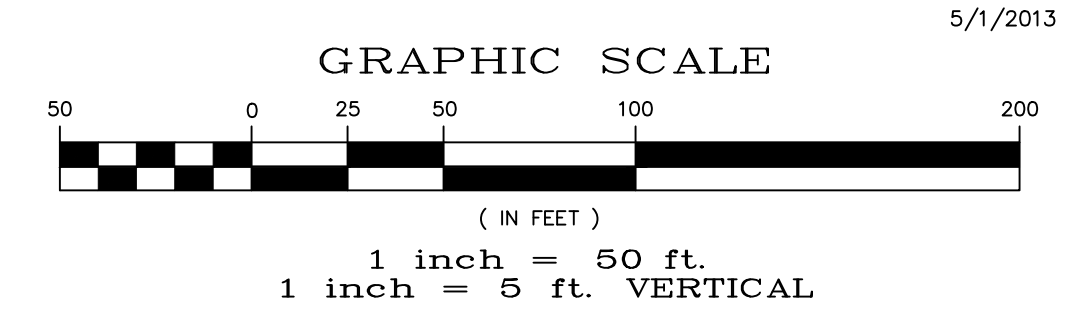
SIGNAGE AND STRIPING

NOTE:
DOTTED LINES TO BE
2' LONG WITH 4' SPACING
PER MUTCD STANDARD



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 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" 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".
- 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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL 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 DEVELOPMENT SERVICES (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 PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



LOG	LOG	LOG	LOG	Date	Appr.
06/28/18	07/16/18	08/20/18	09/20/18		
15' RCP OUTLET PROTECTION (SH 20 + 43)	ADD 88' FT. MORNING CREEK LWSH (2638.67, 2640.46, 152)	RAISE FAHWAY GLEN DRIVE (SH 5.7, 8, 10, + 45)	REMOVED STRIPING + ASPHALT STAPLETON (SH 34)	Revisions	
1	2	3	4	No.	
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457					
 MERIDIAN RANCH					
WINDINGPARK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS SIGNAGE AND STRIPING					
Drawn by	Checked by	Date			
LOG	TAK	MAY 2018			
Scale	AS SHOWN	34 of 55			
 APPROVED Engineering Department 10/23/2018 10:37:59 AM dsdlaforce EPC Planning & Community Development Department					

S:\Civil\Proj\Winding Walk Filing 1\DWG\PLAN SHEETS\IMPROVEMENT PLANS\02.dwg - 10/25/2018 10:12:31 AM



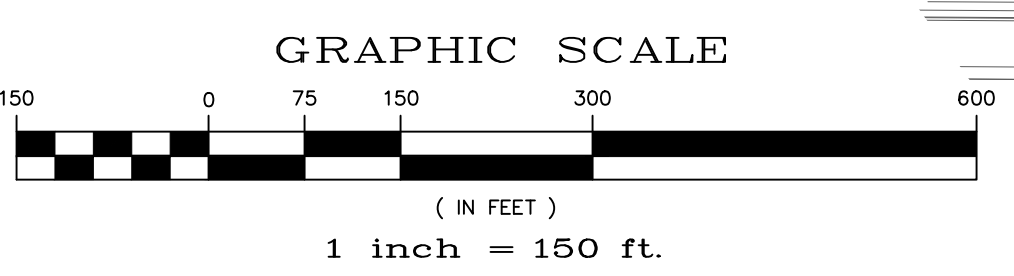
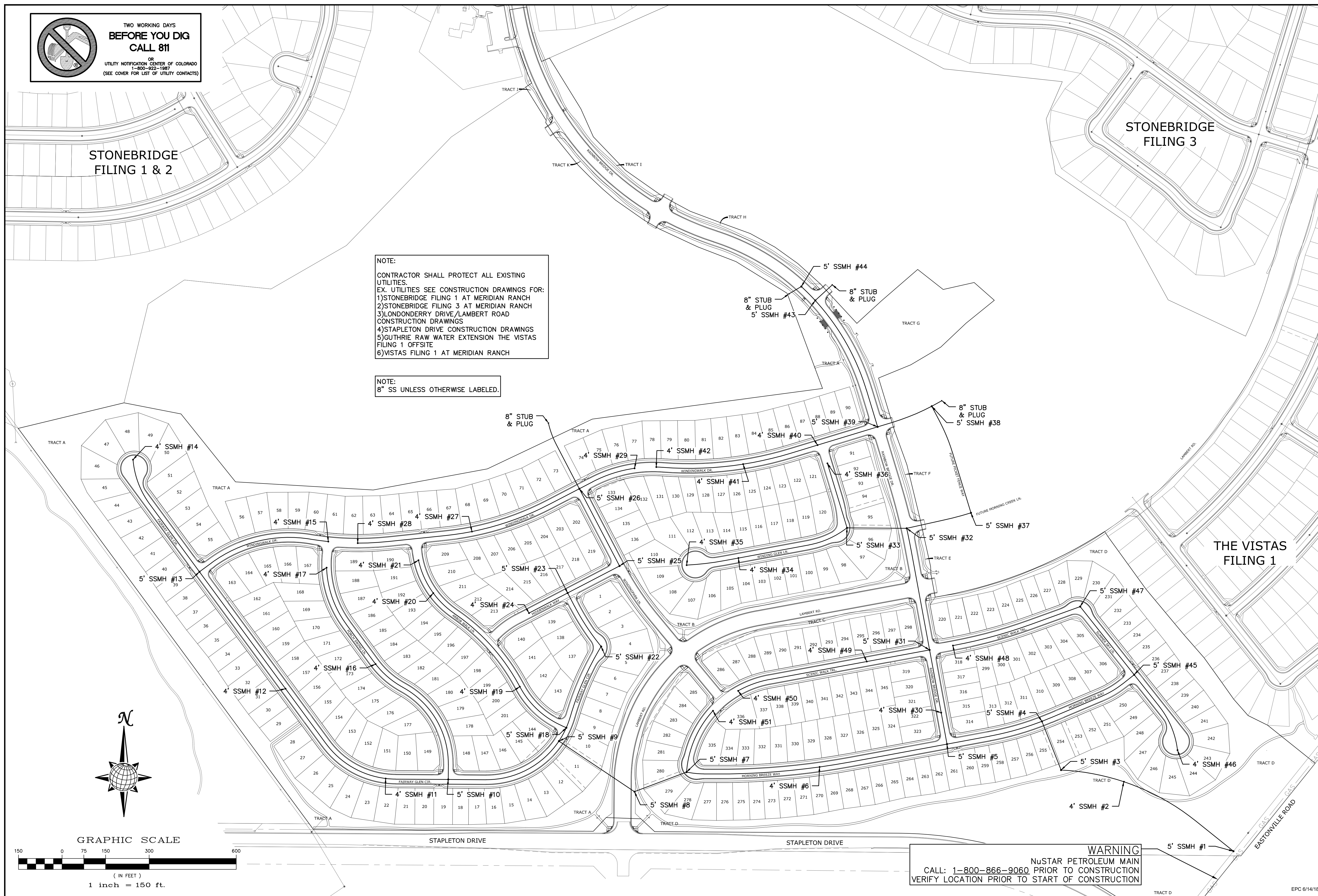
TWO WORKING DAYS
**BEFORE YOU DIG
 CALL 811**
 OR
 UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

STONEBRIDGE
 FILING 1 & 2


STONEBRIDGE
 FILING 3

NOTE:
 CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
 1)STONEBRIDGE FILING 1 AT MERIDIAN RANCH
 2)STONEBRIDGE FILING 3 AT MERIDIAN RANCH
 3)LONDONDERRY DRIVE/LAMBERT ROAD CONSTRUCTION DRAWINGS
 4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
 5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
 6)VISTAS FILING 1 AT MERIDIAN RANCH

NOTE:
 8" SS UNLESS OTHERWISE LABELED.



WARNING
 NUSTAR PETROLEUM MAIN
 CALL: 1-800-866-9060 PRIOR TO CONSTRUCTION
 VERIFY LOCATION PRIOR TO START OF CONSTRUCTION

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		WINDINGWALK FI AT MERIDIAN RANCH		Drawn by	LOG
		STREET AND UTILITY PLANS		Checked by	TAK
OVERALL SANITARY SEWER		Scale	AS SHOWN	36 of 55	Date
		EPC 6/14/18		PCD PROJECT NO. SF-18-002	



TWO WORKING DAYS
**BEFORE YOU DIG
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 UTILITY NOTIFICATION CENTER OF COLORADO
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 (SEE COVER FOR LIST OF UTILITY CONTACTS)

NOTE:
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 4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
 5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
 6)VISTAS FILING 1 AT MERIDIAN RANCH

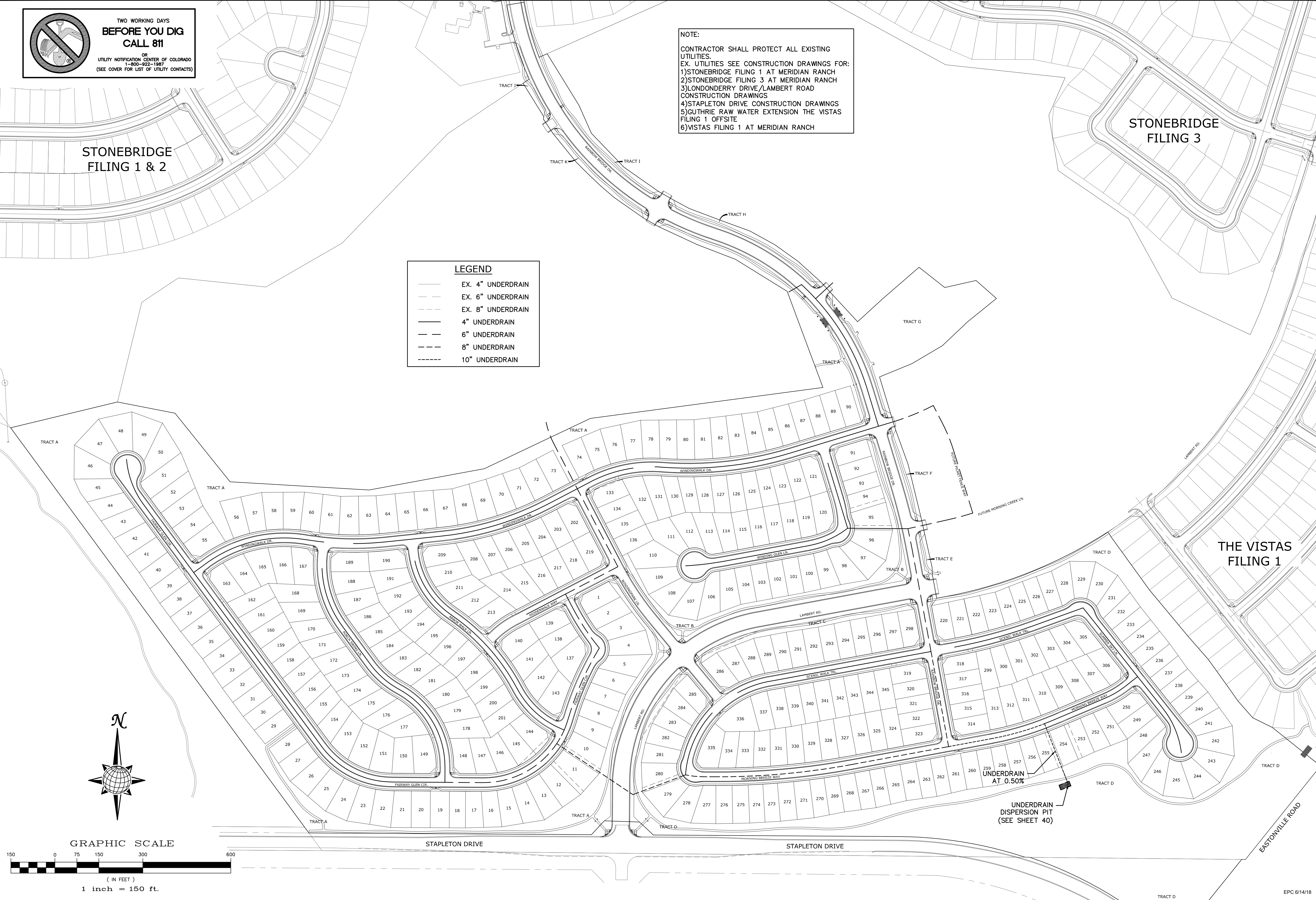
LEGEND

	EX. 4" UNDERDRAIN
	EX. 6" UNDERDRAIN
	EX. 8" UNDERDRAIN
	4" UNDERDRAIN
	6" UNDERDRAIN
	8" UNDERDRAIN
	10" UNDERDRAIN

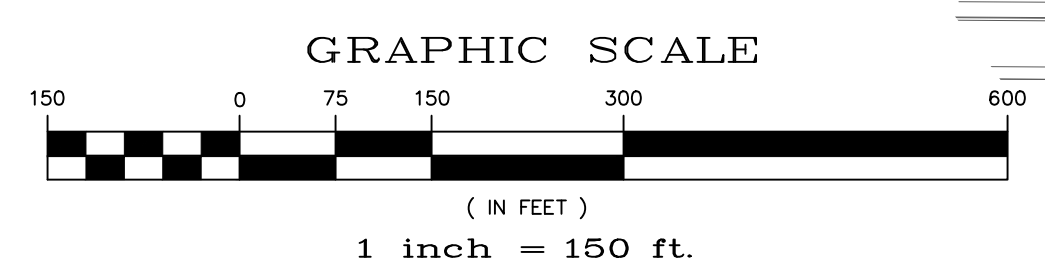
STONEBRIDGE
 FILING 1 & 2

STONEBRIDGE
 FILING 3

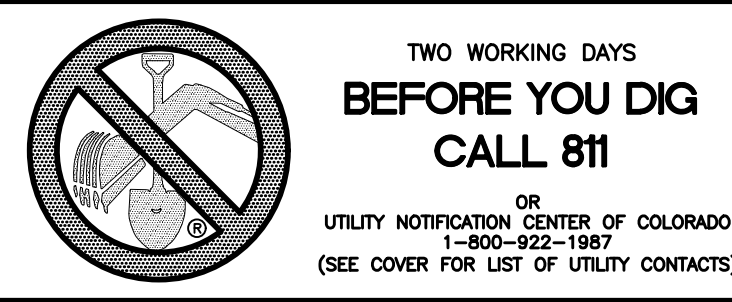
THE VISTAS
 FILING 1



UNDERDRAIN
 DISPERSION PIT
 (SEE SHEET 40)

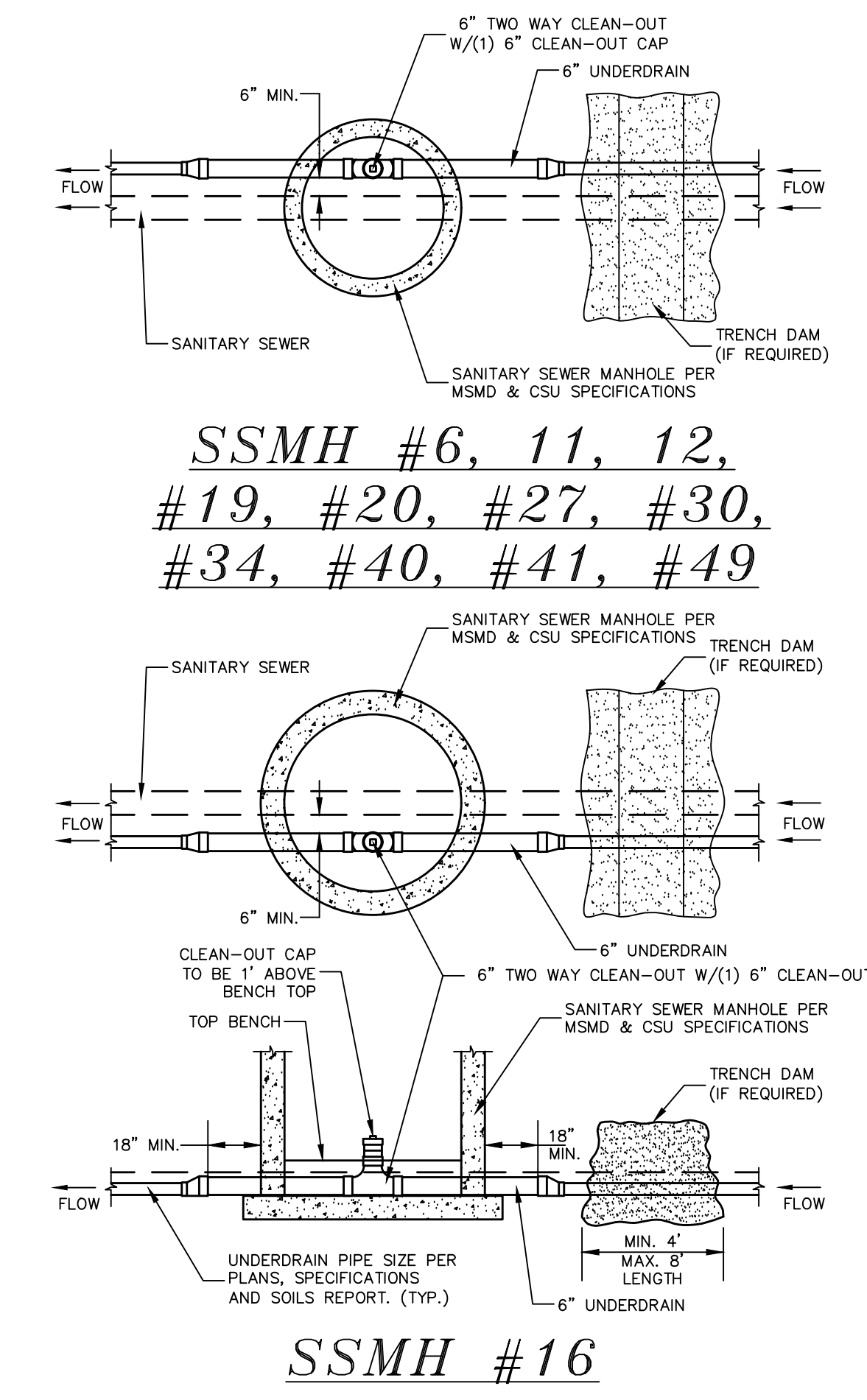
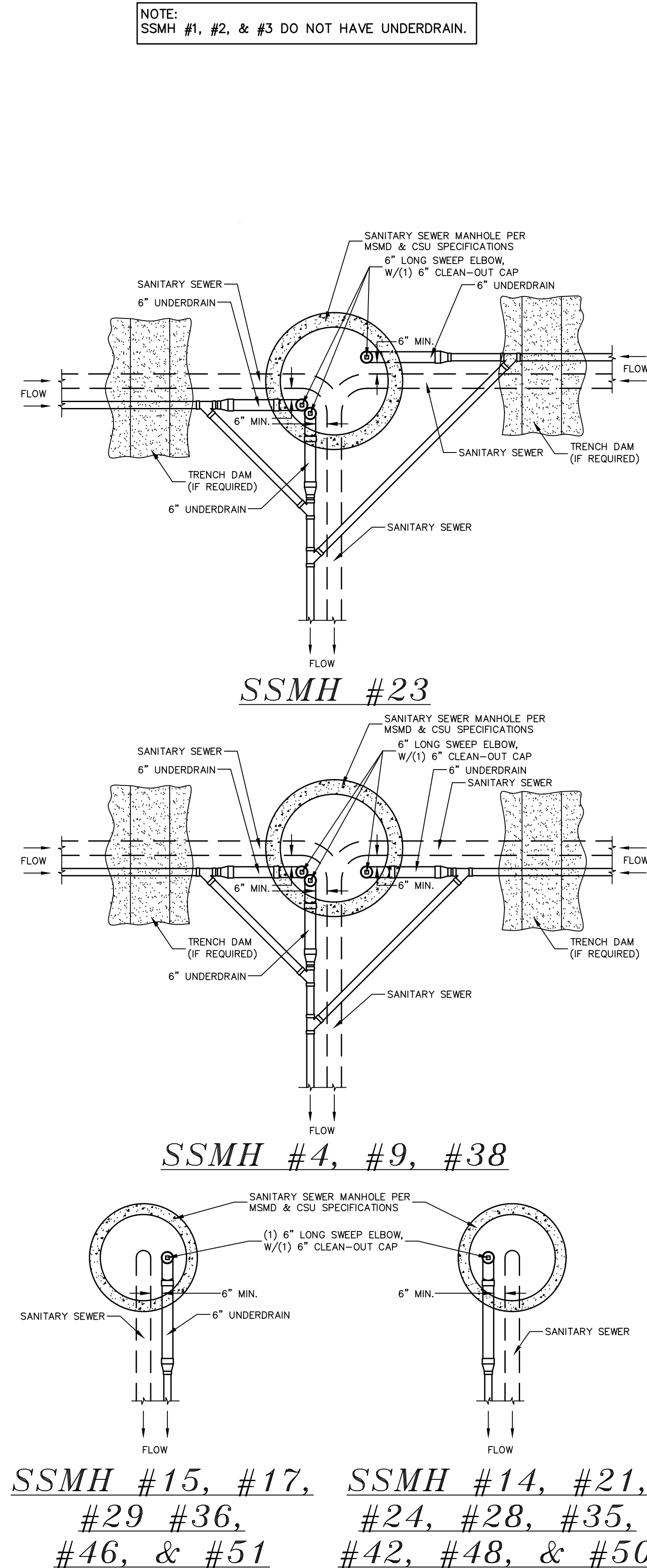
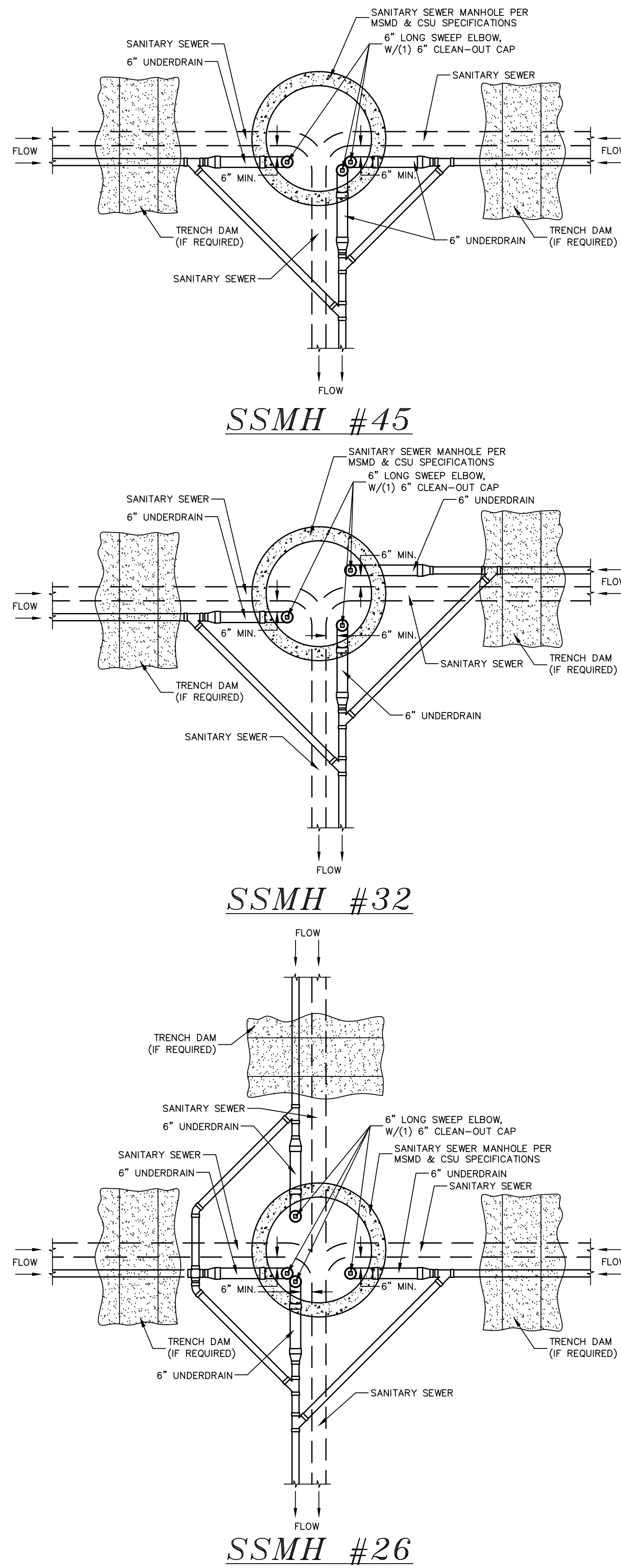
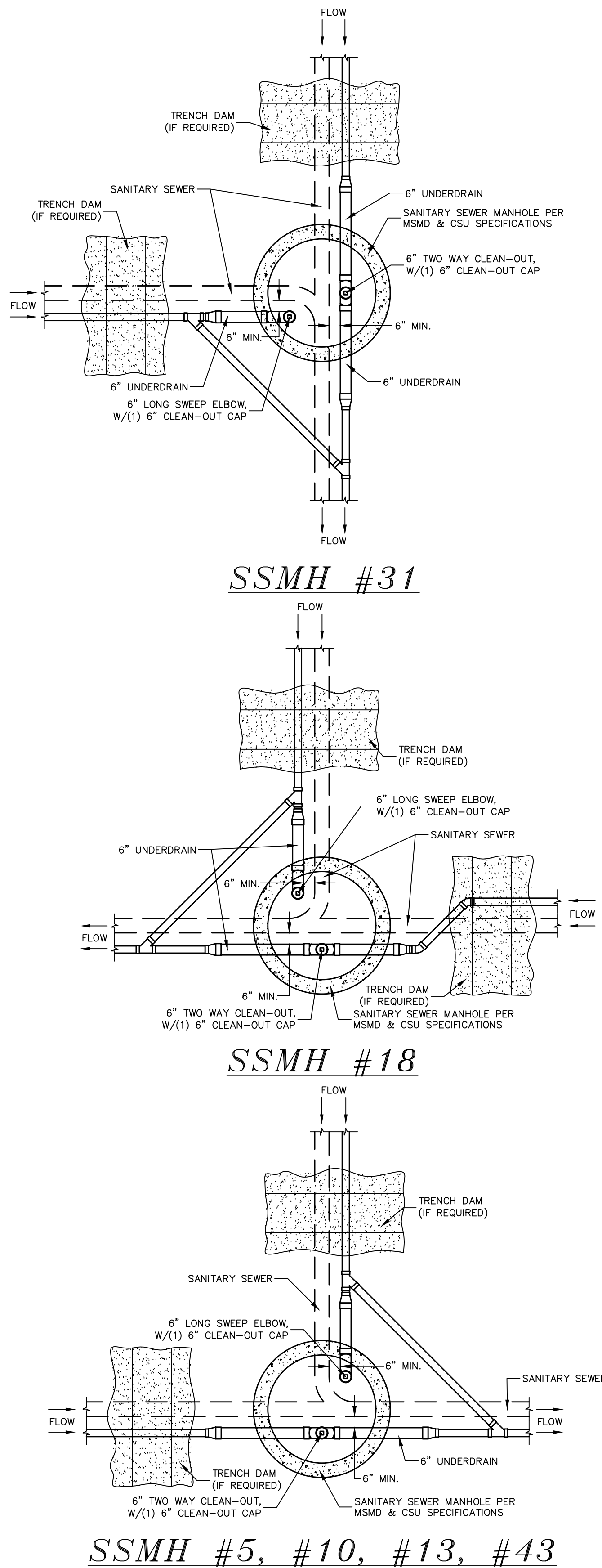


TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.		Revisions		Date		Appr.		Date	
 MERIDIAN RANCH		WINDINGWALK F1 AT MERIDIAN RANCH		STREET AND UTILITY PLANS		OVERALL UNDERDRAIN		Drawn by LOG		Checked by TAK	
		Date MAY 2018		Scale AS SHOWN		38 of 55		Date		Date	
		EPC 6/14/18									



CLEAN-OUT DETAILS

SCALE : N.T.S.



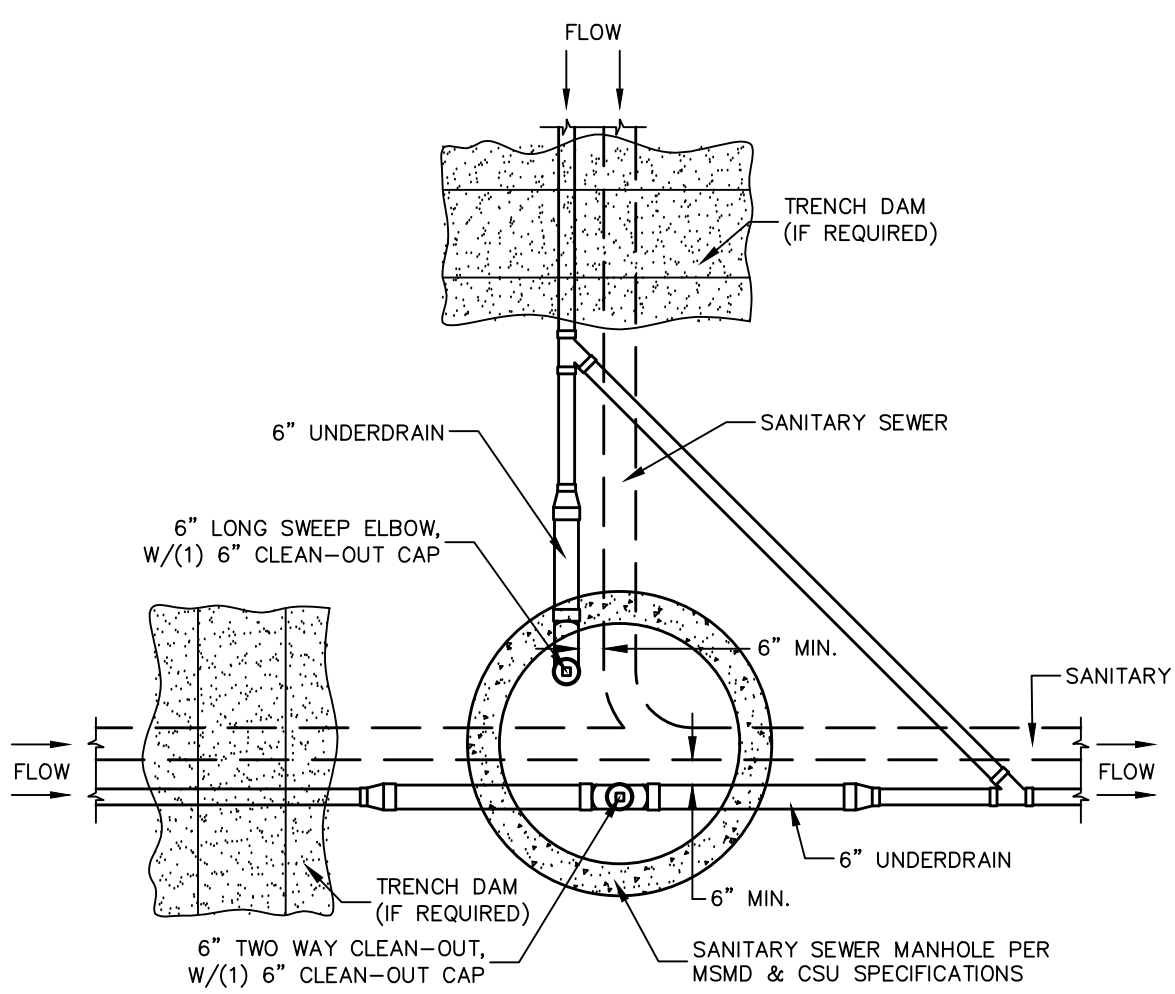
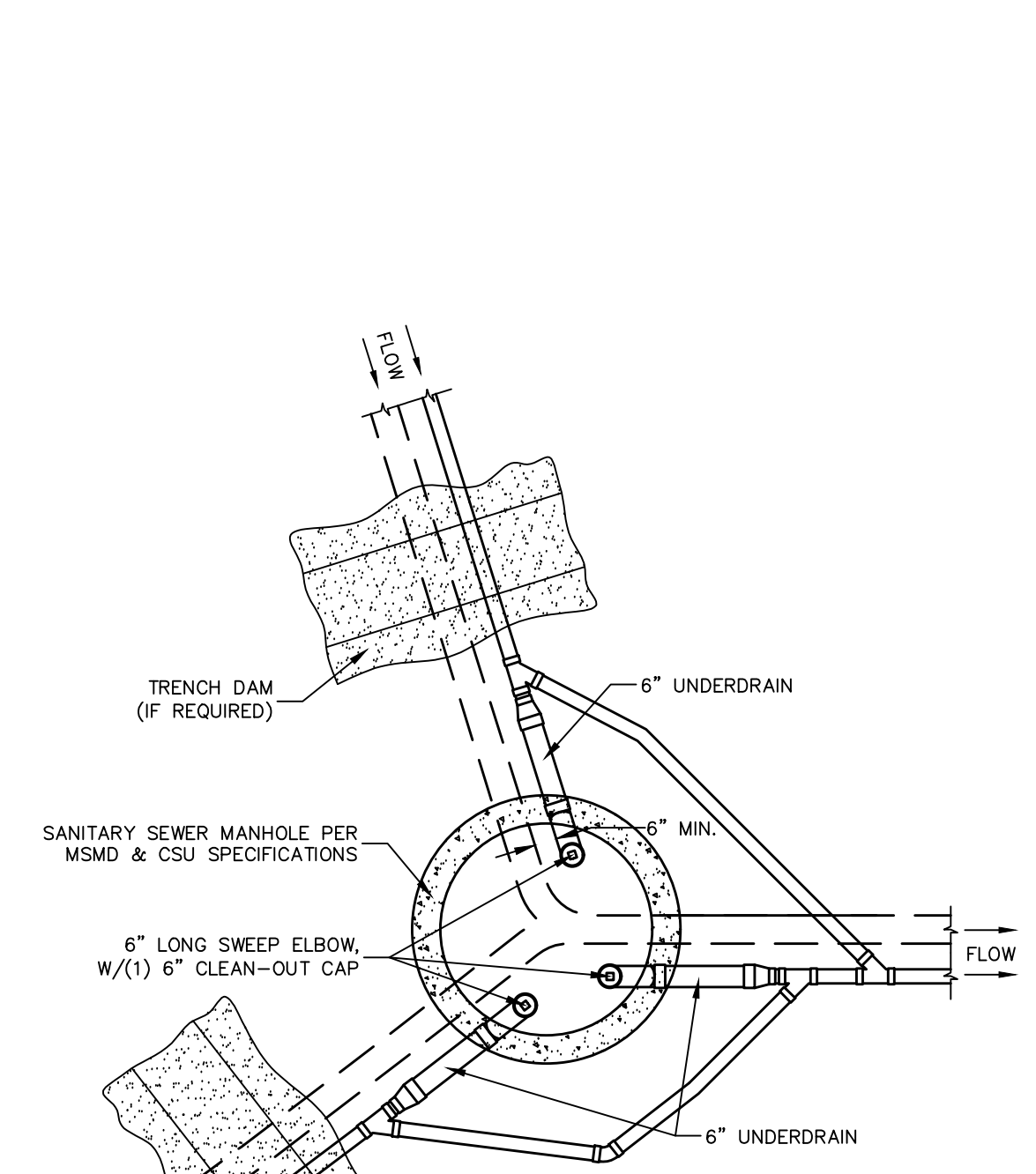
NOTE:
SSMH #1, #2, & #3 DO NOT HAVE UNDERDRAIN.

- NOTES:
1. THE UNDERDRAIN SYSTEM SHALL BE PASSIVE, WATER TIGHT, NON-PERFORATED PIPE, WITH THE MAIN LINE SIZE DESIGNED BY THE ENGINEER. ALL UNDERDRAIN PIPES AND FITTINGS SHALL BE SDR 35 PVC, OR MSMD APPROVED EQUAL, INSTALLED PER THE SAME INSTALLATION STANDARDS AS OUTLINED BY CSUS FOR SANITARY SEWER SYSTEMS. THE UNDERDRAIN SYSTEM AT EACH SANITARY SEWER MANHOLE SHALL CONTAIN 6" CLEAN-OUTS IN EACH UNDERDRAIN MAIN DIRECTION PER THE CLEAN-OUT DETAIL. ALL LOTS SHALL RECEIVE A WHITE 3" UNDERDRAIN SERVICE LATERAL ADJACENT TO THE SANITARY SEWER SERVICE LATERAL.
 2. TESTING OF THE UNDERDRAIN SYSTEM WILL CONSIST OF VISUAL INSPECTIONS FOR WATER IN THE SYSTEM, ALONG WITH A VIDEO INSPECTION PERFORMED BY MSMD PERSONNEL. ALL UNDERDRAIN MAINS AND DOWNSTREAM INFILTRATION STRUCTURES SHALL BE CLEAN AND DEBRIS FREE UPON COMPLETION OF THE SYSTEM AND PRIOR TO CCTV. ALL UNDERDRAIN MAINS SHALL BE CCTV INSPECTED BY MSMD AND REVIEWED FOR APPROVAL. THE SPECIFICATION FOR ALLOWABLE STANDING WATER AND WATER INFILTRATION IN THE UNDERDRAIN SYSTEM SHALL BE THE SAME AS PER CSUS FOR SANITARY SEWER SYSTEMS. IF EXCESS WATER IS OBSERVED IN THE UNDERDRAIN SYSTEM, THE CONTRACTOR SHALL LOCATE THE SOURCE OF WATER INFILTRATION AND REPAIR AS NECESSARY TO MEET CSUS.
 3. IF THE UNDERDRAIN MAIN HAS LOW SPOTS THAT EXCEED CSUS STANDARDS, THE CONTRACTOR SHALL REPAIR THE LINE AS NECESSARY TO MEET CSUS. UNDERDRAIN MAINS THAT DO NOT MEET RE-CCTV INSPECT THE UNDERDRAIN MAIN LINES AFTER THE REPAIRS HAVE BEEN MADE WITH ONE VIDEO SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
 4. UNDER DRAIN MAIN LINES SHALL HAVE CONTINUOUS POSITIVE DRAINAGE TO THE POINT OF DISCHARGE INTO A BELOW GRADE AN APPROVED UNDERDRAIN INFILTRATION STRUCTURE WHEREVER POSSIBLE. UNDERDRAIN INFILTRATION STRUCTURES SHALL BE DESIGNED WITH OVERFLOW LINES FOR FUTURE EXPANSION AS NEEDED. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION OF THE INFILTRATION STRUCTURE, STOP INSTALLATION AND CONTACT THE DISTRICT ENGINEER FOR POSSIBLE ALTERNATE DESIGN.
 5. UNDERDRAINS WILL DAYLIGHT AT LOCATIONS SHOWN ON THE DRAWINGS.
 6. UNDERDRAIN CLEANOUTS SHALL BE 6 INCH AND SHALL BE LOCATED AT EVERY MANHOLE. UNDERDRAIN CLEANOUTS AND CLEANOUT CONSTRUCTION WILL LEAVE NO INFILTRATION WITHIN SEWER MANHOLES. MANHOLE PENETRATIONS TO BE FILLED WITH NON-SHRINKING GROUT. UNDERDRAIN SIZE WILL NOT BE REDUCED THROUGH THE MANHOLE.
 7. TRENCH DAMS WILL BE PROVIDED AT INTERVALS NO GREATER THAN 350 FEET IN SANITARY SEWER SECTIONS WHERE GROUNDWATER EXISTS OR WHERE DIRECTED BY THE ENGINEER. A TRENCH DAM WILL BE CONSTRUCTED WITHIN THE FIRST 100 FEET OF EITHER ENTERING OR EXITING GROUNDWATER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT WHEN GROUNDWATER IS ENCOUNTERED TO REVIEW TRENCH DAM NEEDS, LOCATIONS, AND MATERIALS.
 8. TRENCH DAMS MAY BE CONSTRUCTED ON SITE MATERIALS IF APPROVED BY THE SOILS ENGINEER.
 9. TRENCH DAMS SHALL COMPLETELY INTERRUPT GRAVEL BEDDING AND STABILIZATION THE FULL WIDTH OF THE TRENCH FOR A LENGTH OF NO LESS THAN 4 FEET BUT NO GREATER THAN 8 FEET.
 10. TRENCH DAMS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AROUND THE SEWER AND UNDERDRAIN PIPELINES.
 11. IF ALTERNATE MATERIALS (CONCRETE) OR SOIL AMENDED TRENCH DAMS ARE NECESSARY OR REQUIRED BY THE ENGINEER, THE DAMS SHALL BE EXTENDED A MINIMUM OF 6 FEET ABOVE THE PIPELINE BUT IN NO CASE CLOSER THAN 6' FROM THE SURFACE.

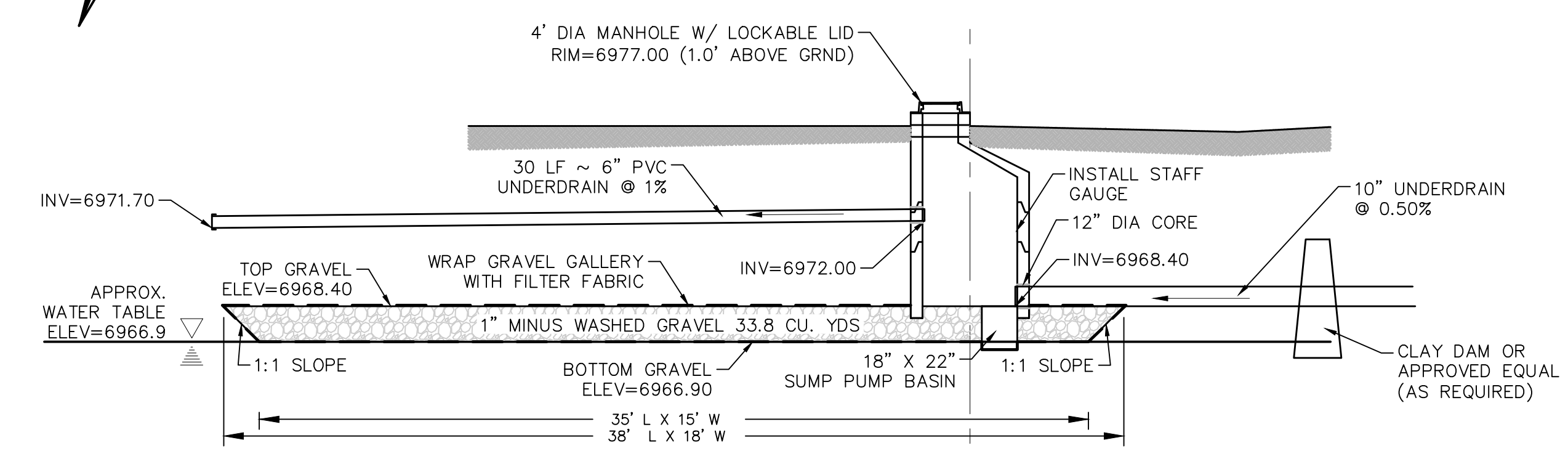
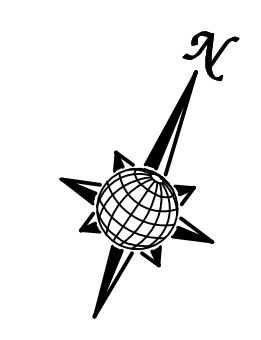
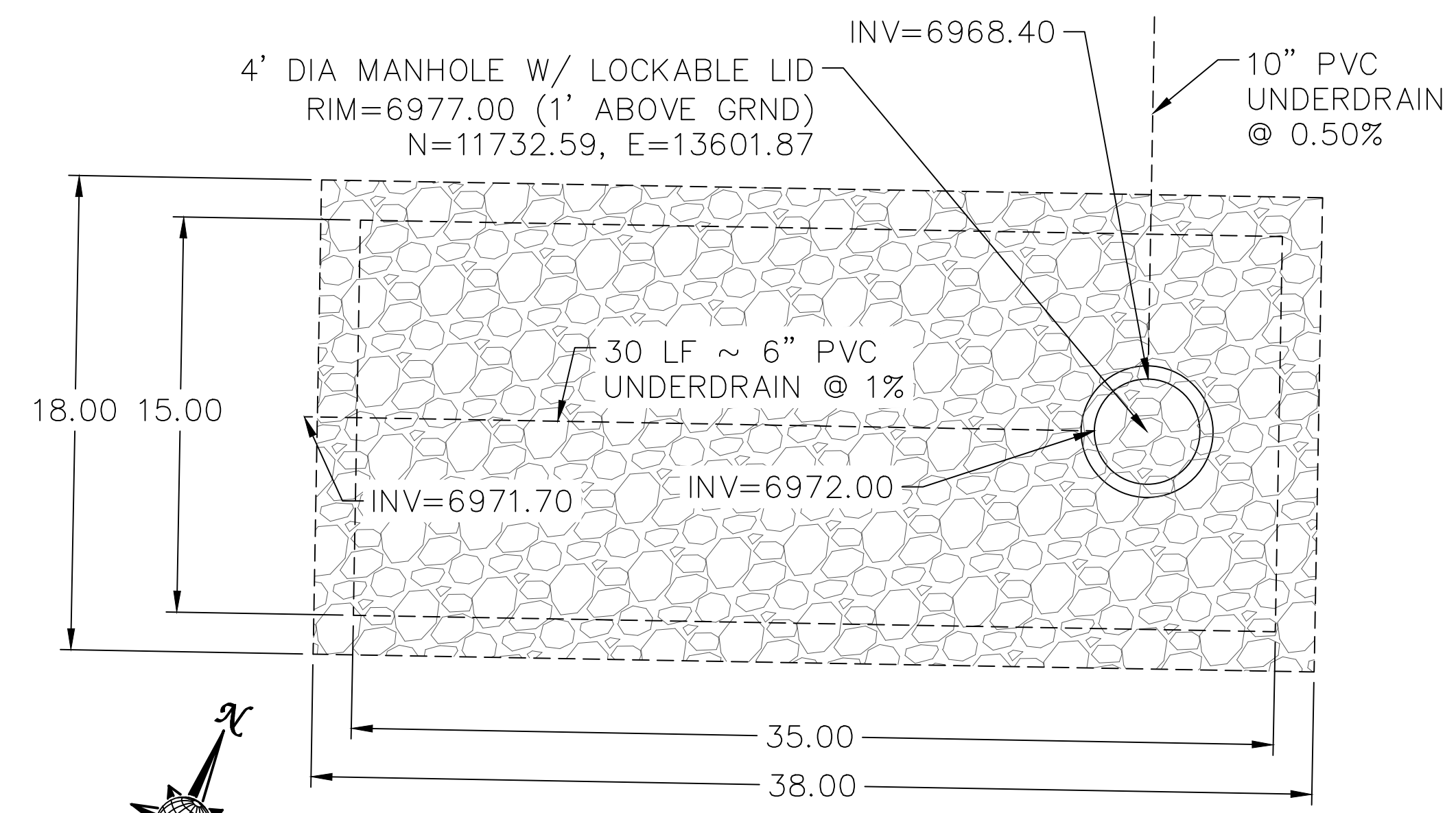
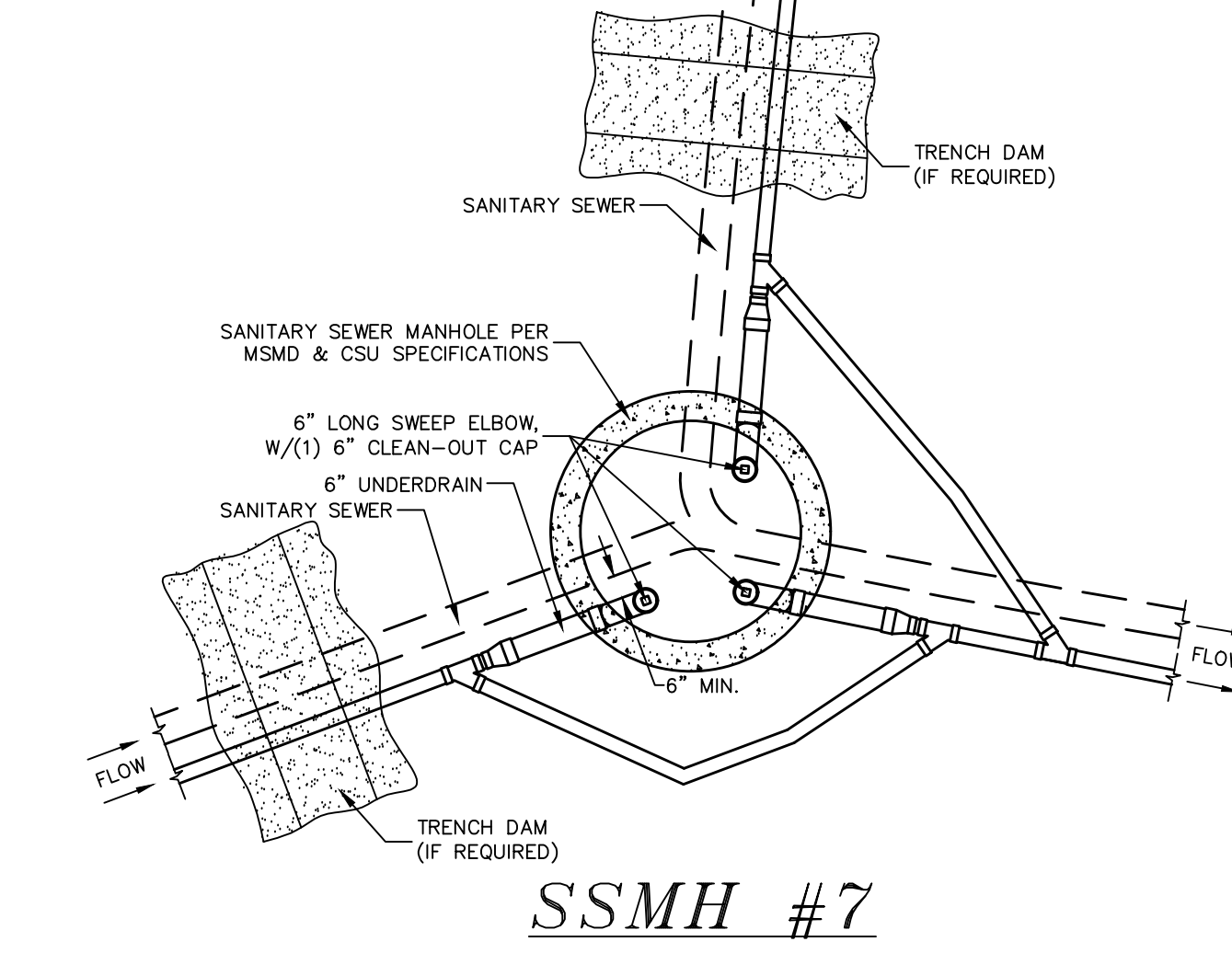
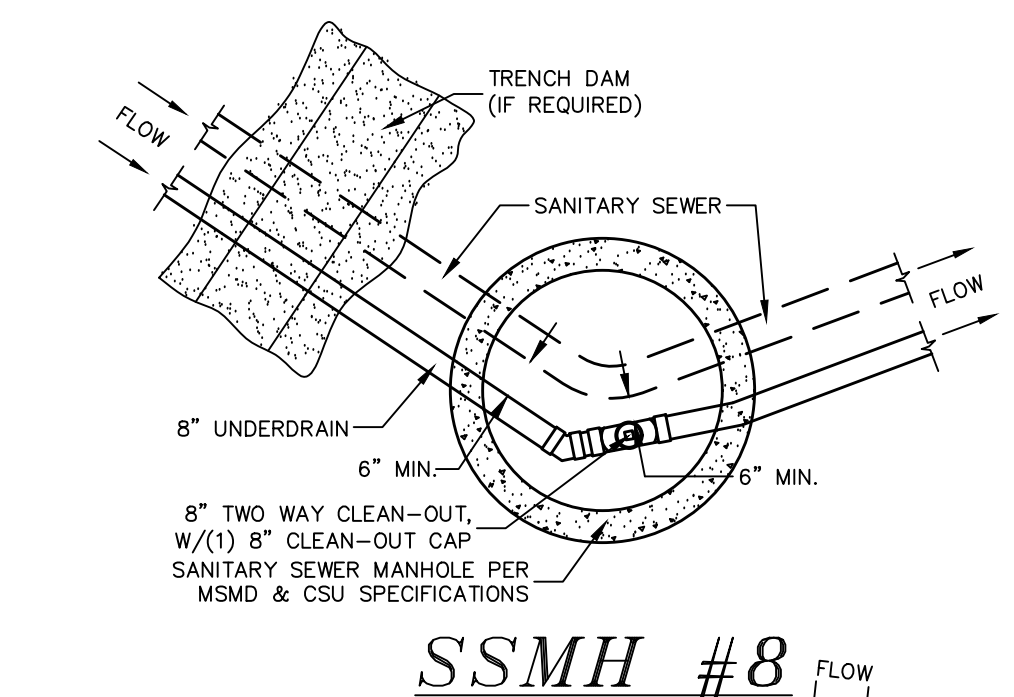
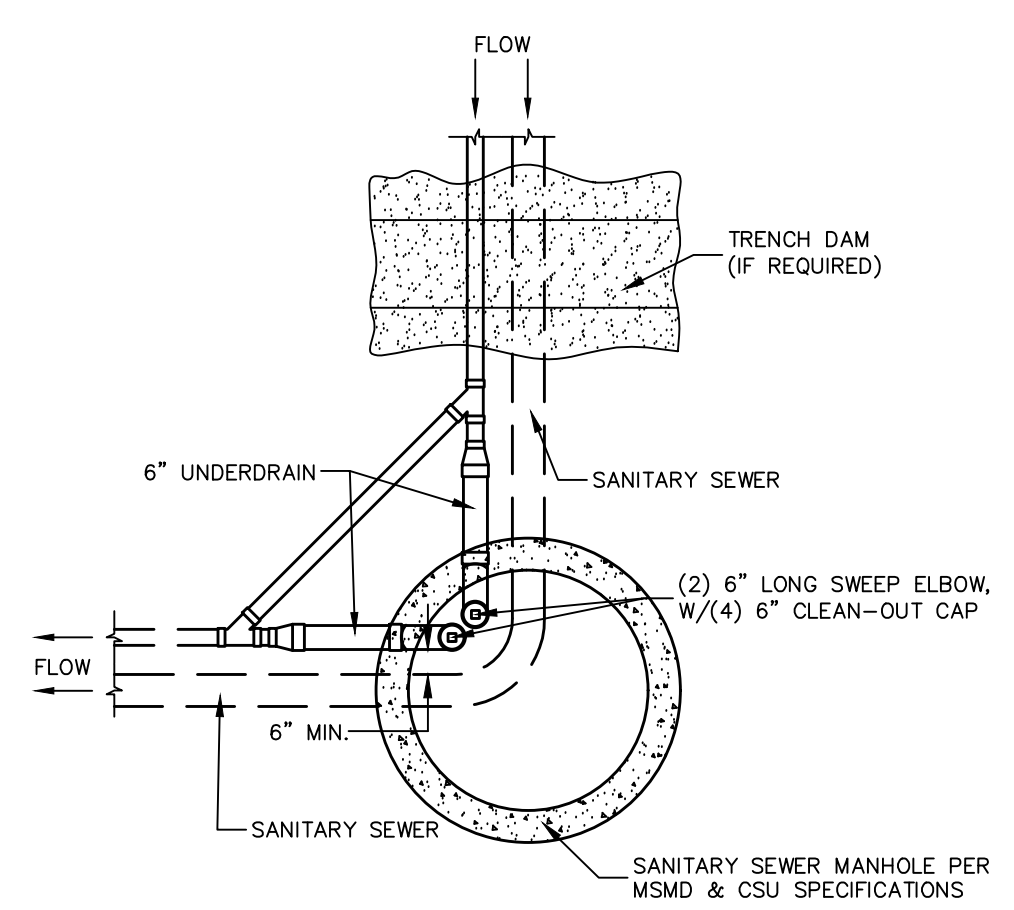
WINDINGWALK FI AT MERIDIAN RANCH		TECH CONTRACTORS		11886 STAPLETON DRIVE		FALCON, CO 80831		719.495.7444		719.495.2457	
STREET AND UTILITY PLANS		MERIDIAN RANCH		TELEPHONE:		FAX:		No.		Revisions	
UNDERDRAIN DETAILS		Drawn by		Checked by		Date		Date		Appr.	
AS SHOWN		LOG		TAK		MAY 2018		Date		Appr.	
Scale		AS SHOWN		39		of 55		Date		Appr.	
PROFESSIONAL ENGINEER		31429		10		EPC 6/14/18		Date		Appr.	



TWO WORKING DAYS
BEFORE YOU DIG
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OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)



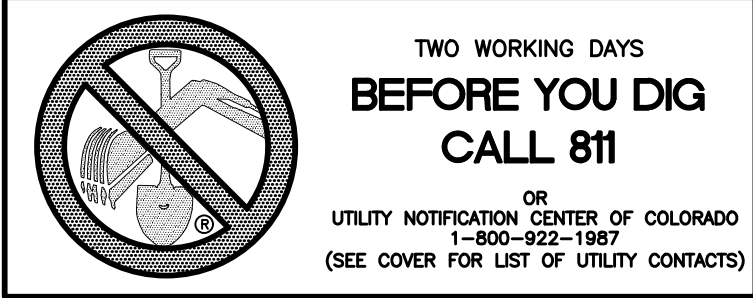
CLEAN-OUT DETAILS
SCALE : N.T.S.



DISPERSION PIT DETAIL
AREA 8, TOTAL OF 500-600 RESIDENTIAL HOMES
SCALE : N.T.S.

- UNDERDRAIN DISPERSION PIT NOTES/SPECIFICATIONS
1. UNDERDRAIN SHALL BE PVC SCHEDULE 35, PASSIVE AND DAYLIGHT AS SHOWN.
 2. TRACER WIRE TO BE PLACED WITH SUBDRAIN INSTALLATION. USE 14 GA. UF.
 3. GROUT ALL PIPE PENETRATIONS
 4. INSTALL A CLAY DAM UPSTREAM OF THE DISPERSION PIT AS DIRECTED BY THE SOILS ENGINEER.
 5. GRAVEL SHALL BE 1" MINUS WASHED GRAVEL WRAPPED ON ALL SIDES WITH MIRAFI N-SERIES NONWOVEN FILTER FABRIC OR APPROVED EQUAL.
 6. IF GROUNDWATER IS ENCOUNTERED IN DISPERSION PIT STOP INSTALLATION AND CONTACT DISTRICT ENGINEER FOR POSSIBLE ALTERNATE DESIGN.
 7. INSTALL 10' STAFF GAUGE INSIDE MANHOLE, WITH ZERO AT TOP OF GRAVEL. STAFF GAUGE "C", USA BLUEBOOK NOS. 27607, 27608, & 27609, OR APPROVED EQUAL. ATTACH TO SIDE OF MANHOLE PER MANUFACTURER'S SPECIFICATIONS.
- EPC 6/14/18

Drawn by	LOG	Checked by	TAK	Date	MAY 2018										
Scale	AS SHOWN	40	of	55											
<p>WINDINGWALK FI AT MERIDIAN RANCH STREET AND UTILITY PLANS UNDERDRAIN DETAILS</p>															
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>															
<p>Revisions</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Revis.</th> <th>Appr.</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>						No.	Date	Revis.	Appr.	Date					
No.	Date	Revis.	Appr.	Date											



STONEBRIDGE
FILING 1 & 2

RESIDENTIAL HOME
4,800 SQ. FT. (MAX)
VB CONSTRUCTION
REQ'D FIRE FLOW: 1750 GPM
HYDRANT SPACING: 500' (MAX)
HOSE LAY DIST.: 250' (MAX)
NON-SPRINKLER

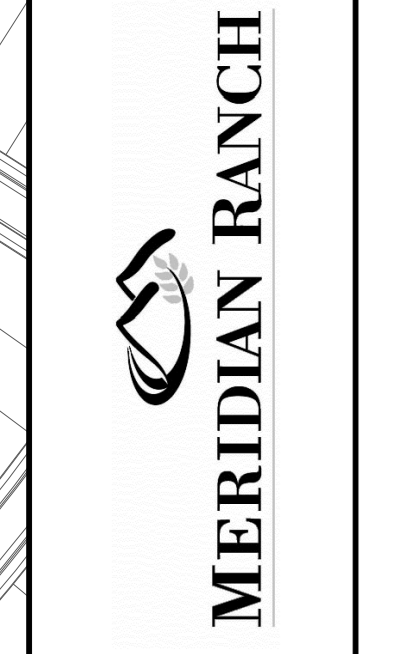
STONEBRIDGE
FILING 3

NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1)STONEBRIDGE FILING 1 AT MERIDIAN RANCH
2)STONEBRIDGE FILING 3 AT MERIDIAN RANCH
3)LONDONDERRY DRIVE/LAMBERT ROAD CONSTRUCTION DRAWINGS
4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
6)VISTAS FILING 1 AT MERIDIAN RANCH

NOTE:
8" WM UNLESS OTHERWISE LABELED.

No.	Revisions	Date	Appr.	Date

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



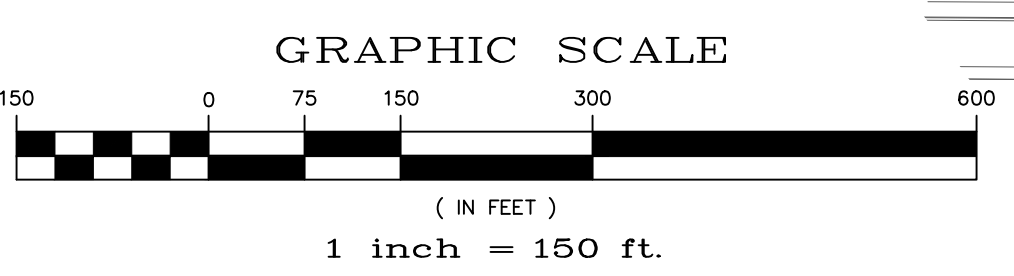
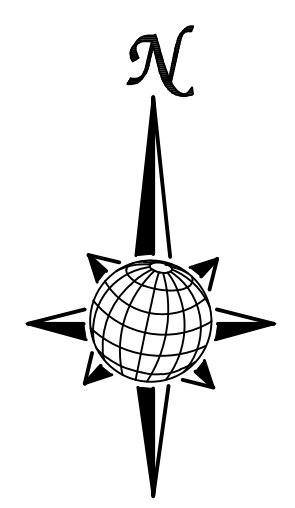
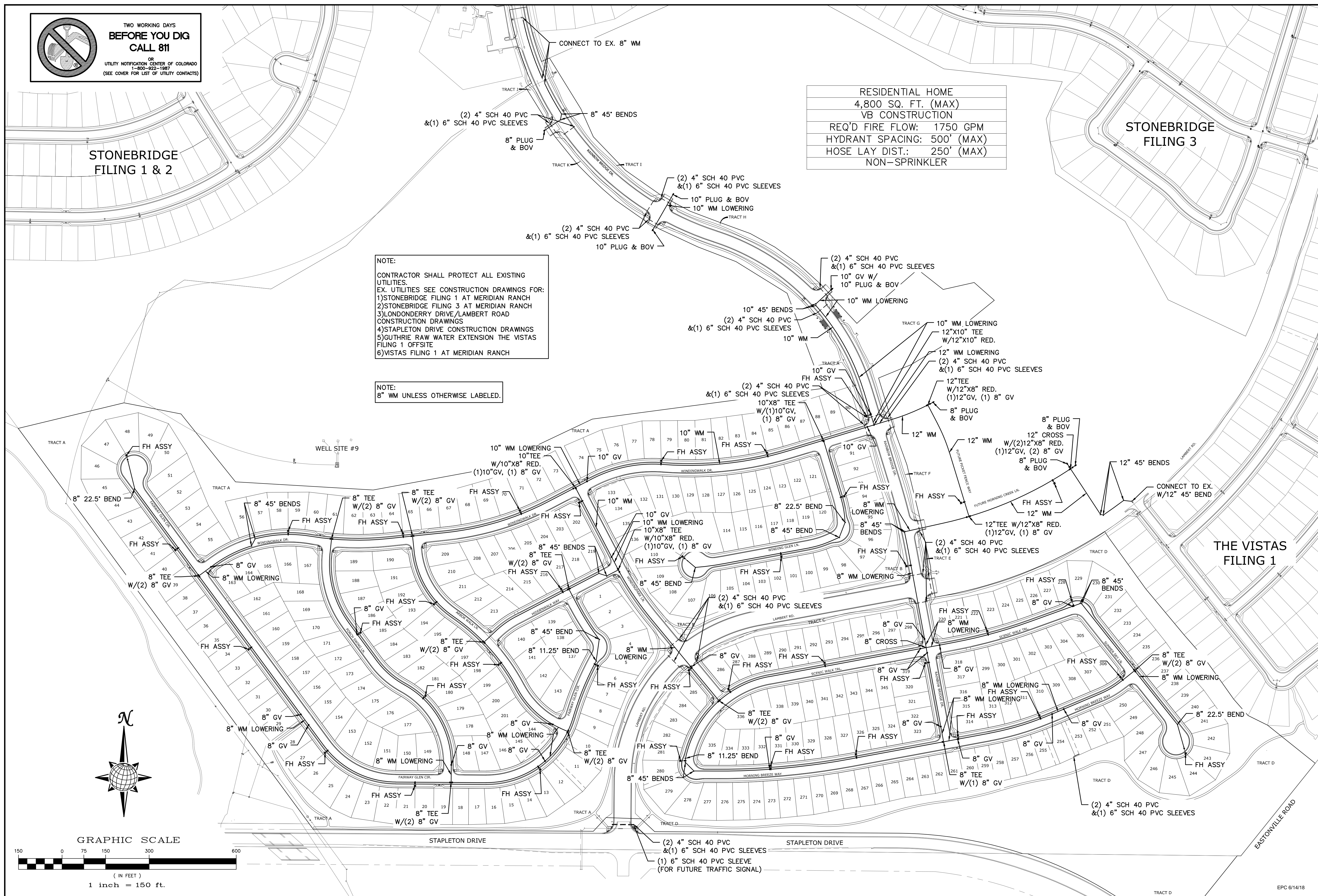
WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
OVERALL WATER

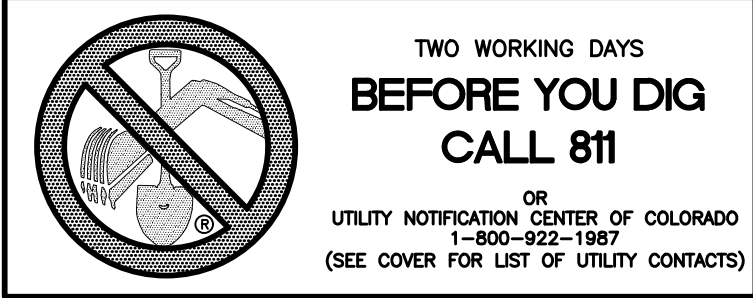
Drawn by LOG
Checked by TAK
Date MAY 2018

Scale AS SHOWN
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EPC 6/14/18





**STONEBRIDGE
FILING 1 & 2**

**STONEBRIDGE
FILING 3**

NOTE:
CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
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CONSTRUCTION DRAWINGS
4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
5)GUTHRIE RAW WATER EXTENSION THE VISTAS
FILING 1 OFFSITE
6)VISTAS FILING 1 AT MERIDIAN RANCH

NOTE:
3/4" WATER SERVICE UNLESS OTHERWISE LABELED.

WELL SITE #9

**THE VISTAS
FILING 1**

No.	Revisions	Date	Init.	Appr.	Date

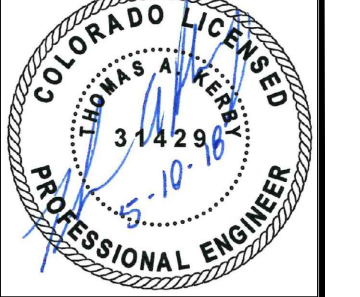
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE:
719.495.7444
FAX:
719.495.2457



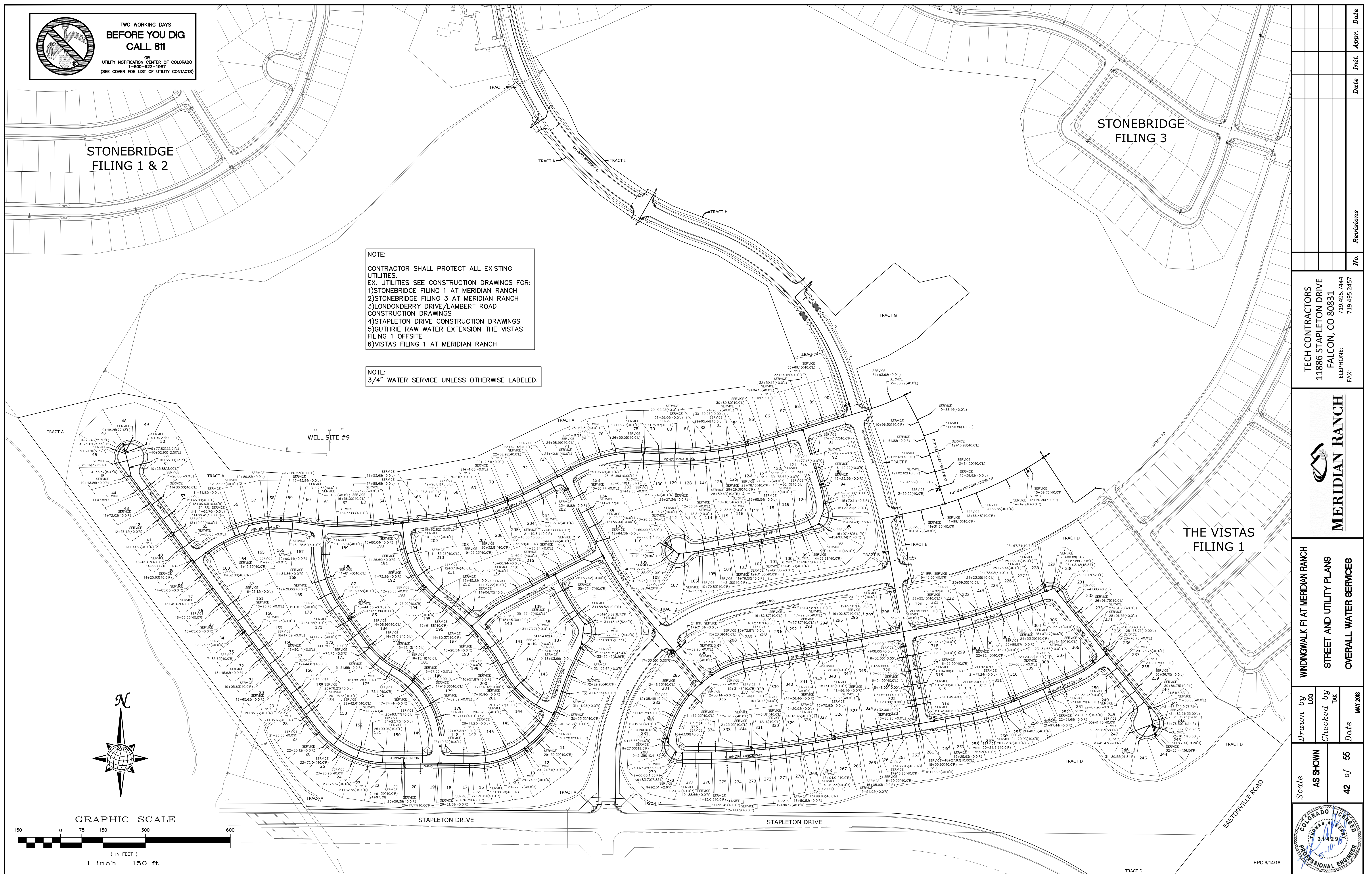
WINDINGWALK FI AT MERIDIAN RANCH
STREET AND UTILITY PLANS
OVERALL WATER SERVICES

Drawn by
Checked by
Date

Scale
AS SHOWN
42 of 55
MAY 2008



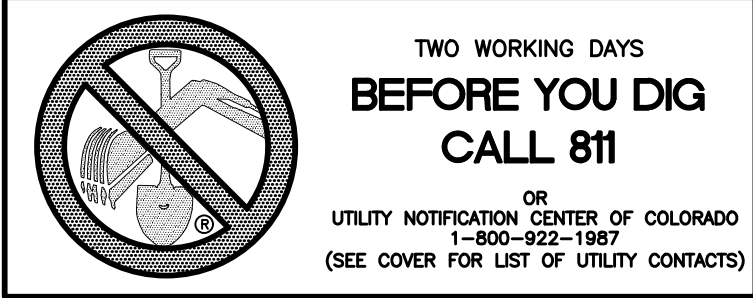
EPC 6/14/18



GRAPHIC SCALE



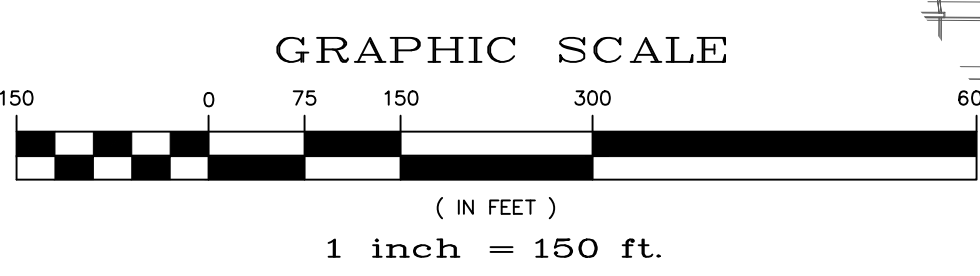
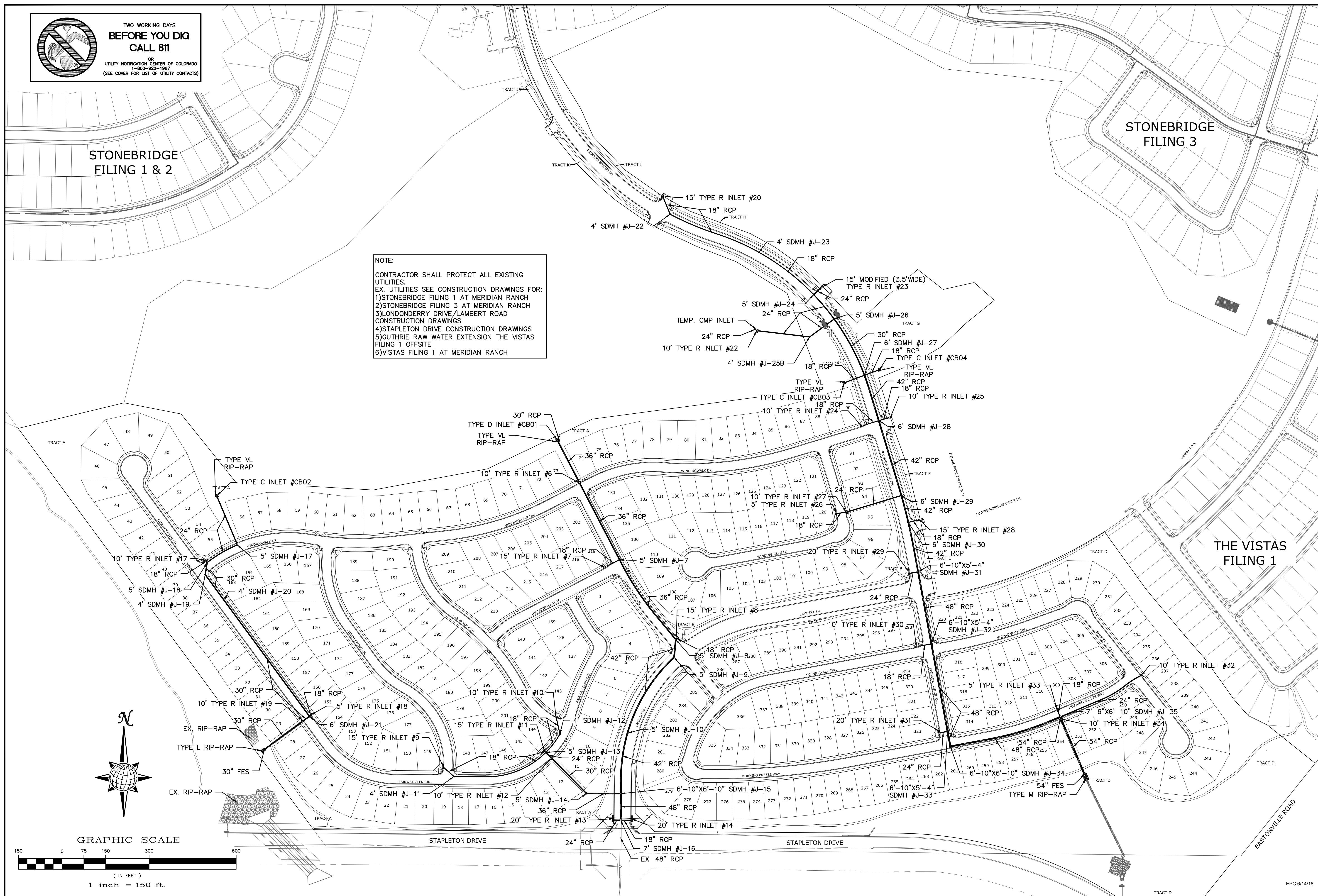
1 inch = 150 ft.



STONEBRIDGE FILING 1 & 2

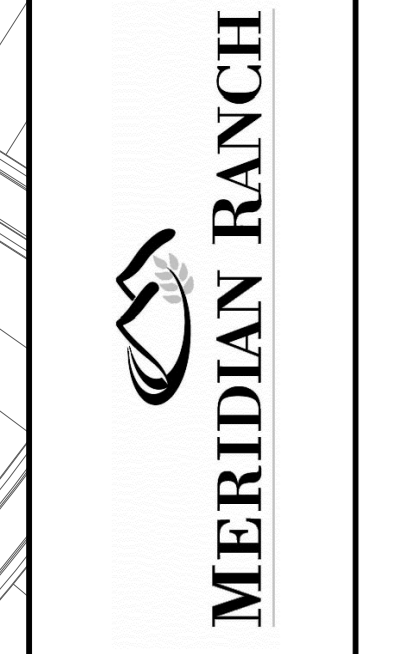
STONEBRIDGE FILING 3

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 5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
 6)VISTAS FILING 1 AT MERIDIAN RANCH



No.	Revisions	Date	Invt.	Appr.	Date

TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 OVERALL STORM DRAIN

Drawn by LOG
 Checked by TAK
 Date MAY 2018

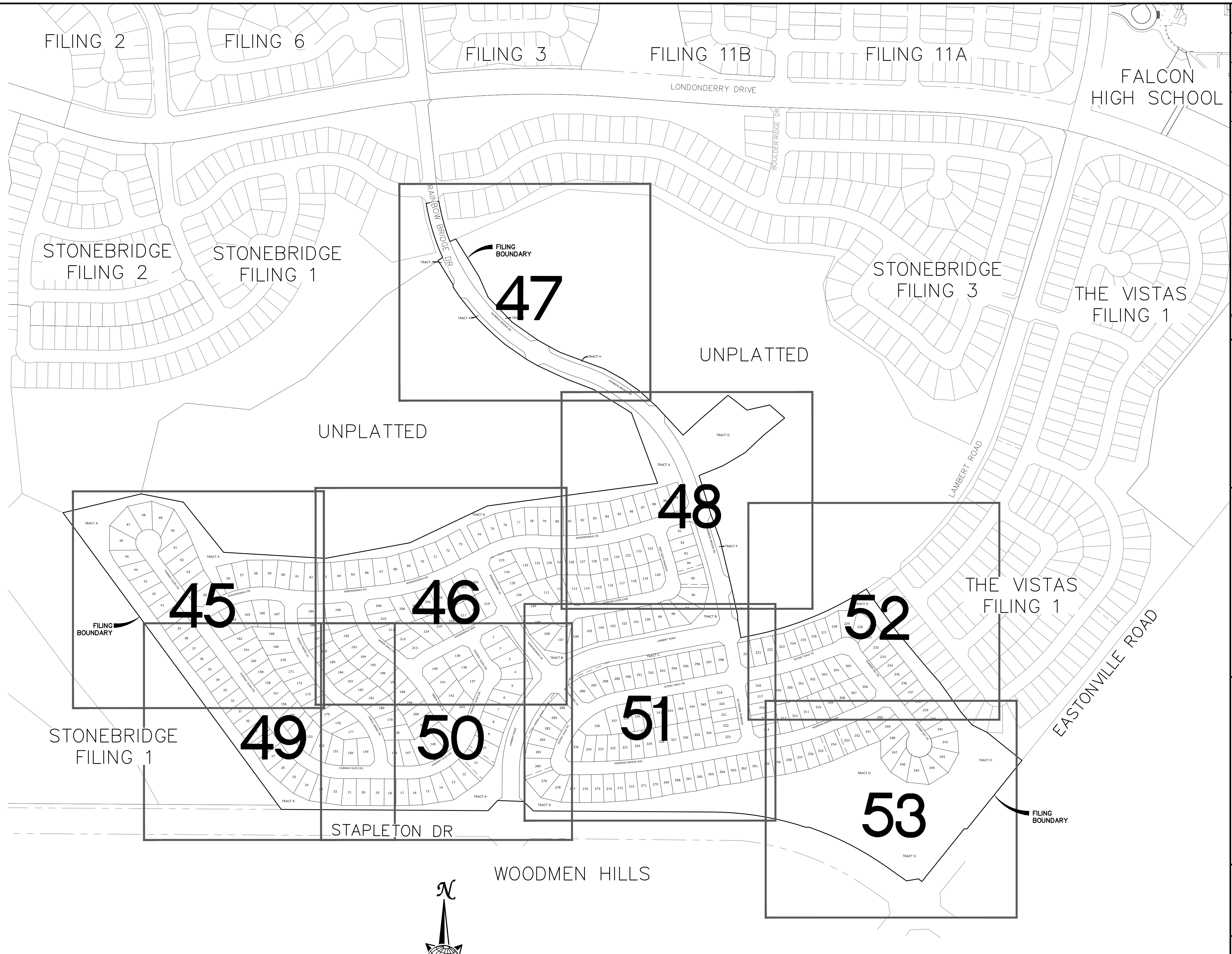
Scale AS SHOWN
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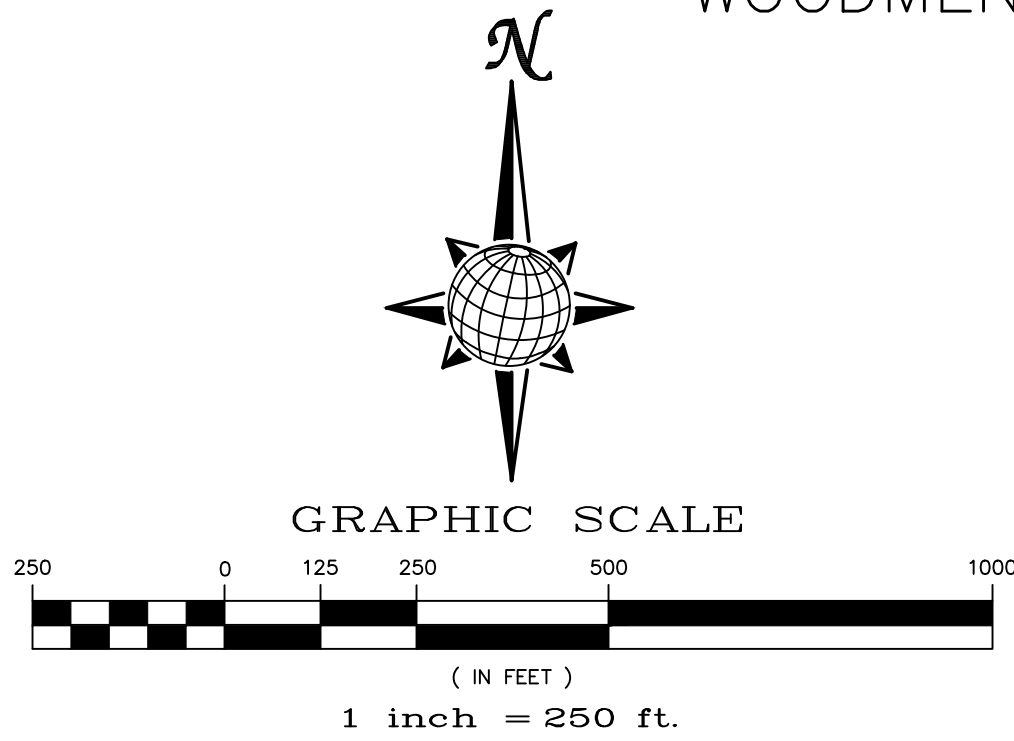
EPC 6/14/18

GENERAL NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.
- 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.
- 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.
- 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 STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMP'S AS INDICATED ON THE PLAN. 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 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.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE 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 LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. MARCH 14, 2018 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT



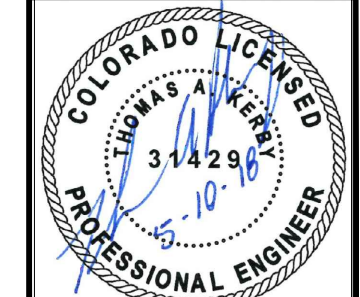
EARTHWORK QUANTITIES		
NET YARDS	BALANCE	
TOTAL STRIPPINGS	0.45 AC.	241 CY
NET YARDS	CUT	FILL
	2,815 CY	2,815 CY
20% COMPACTION FACTOR		

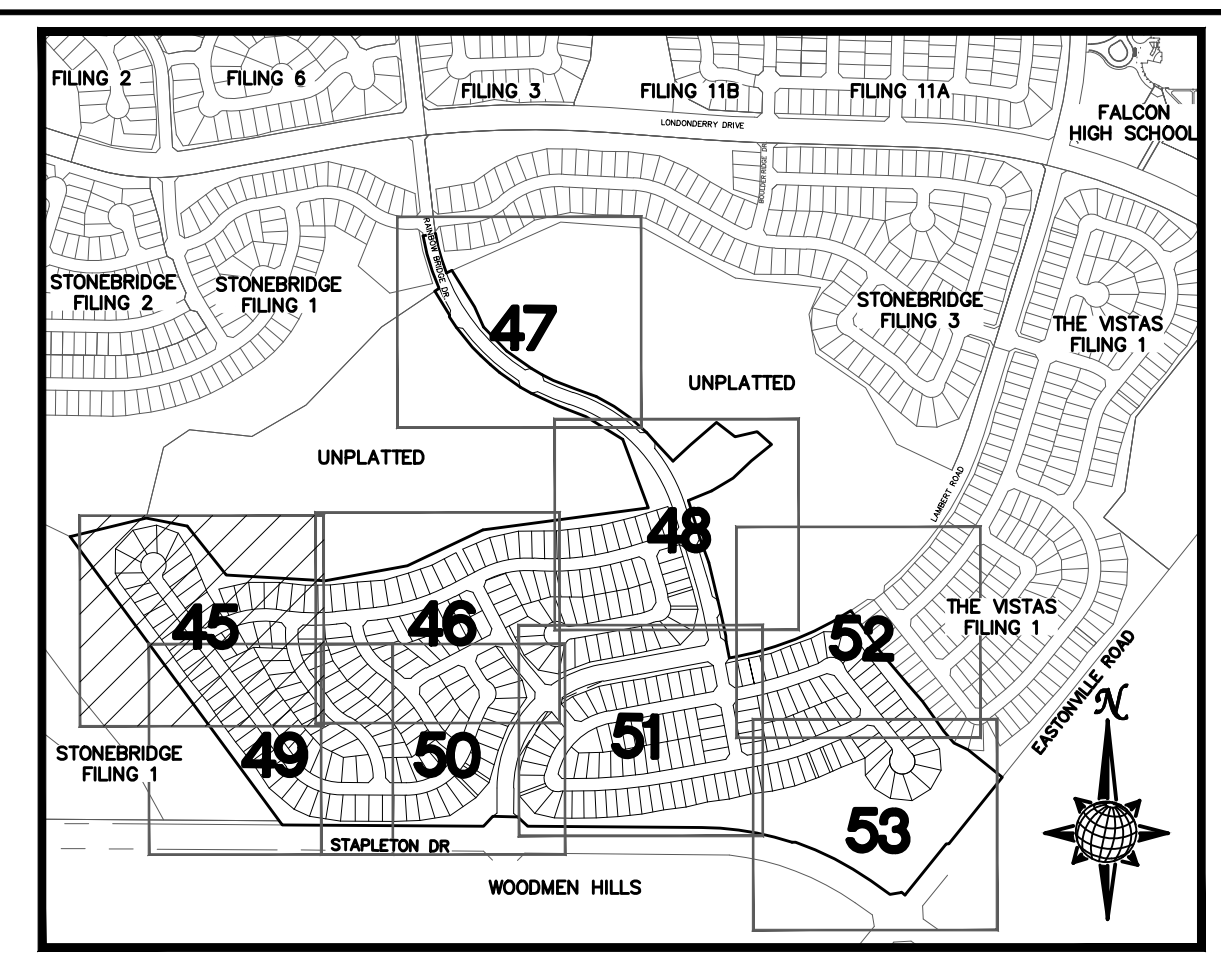
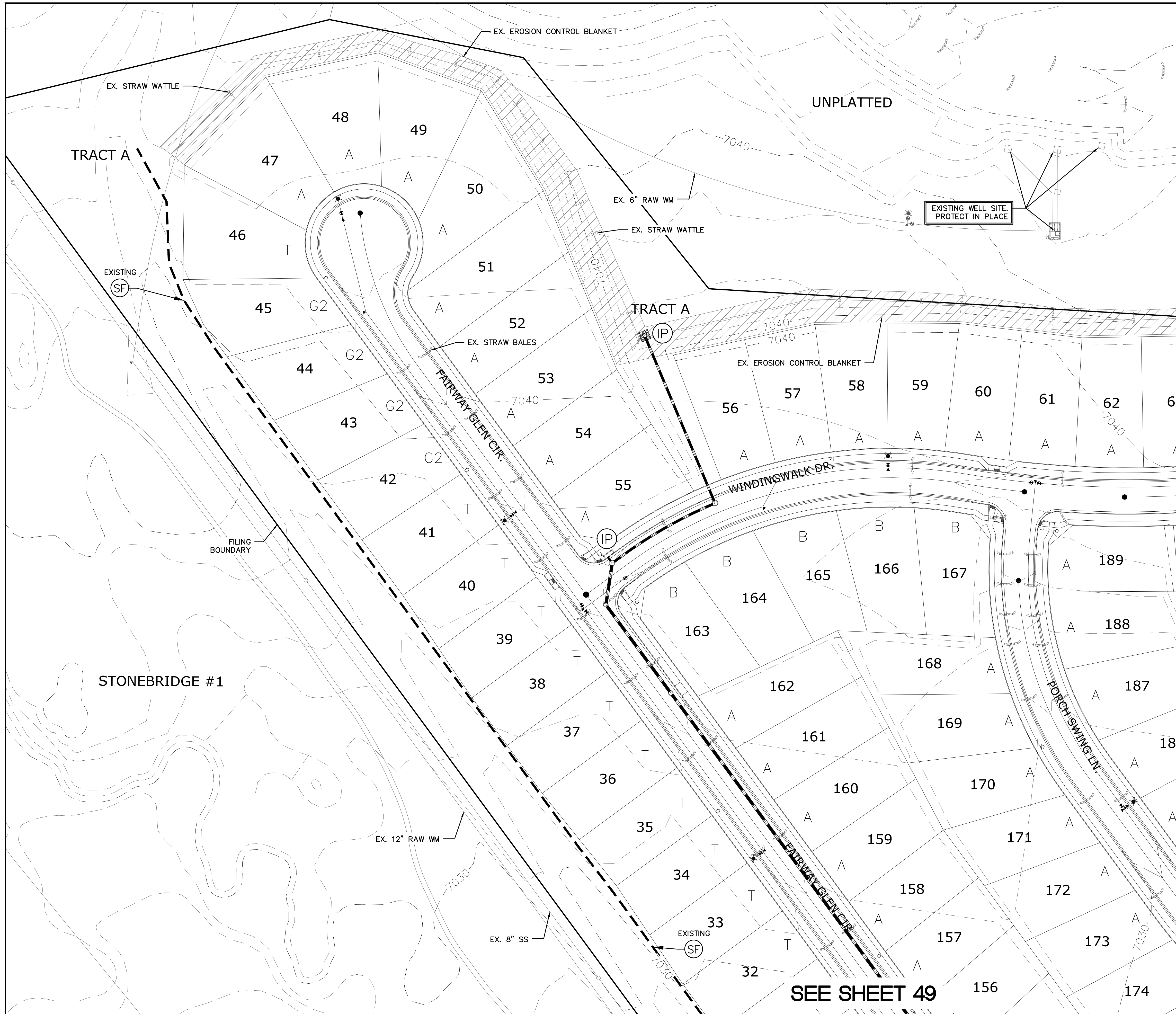


TWO WORKING DAYS
**BEFORE YOU DIG
CALL 811**

OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1967
(SEE COVER FOR LIST OF UTILITY CONTACTS)

Drawn by LOG	Checked by TAK	Date MAY 2018	Scale AS SHOWN	44 of 55
WINDINGWALK F1 AT MERIDIAN RANCH GRADING-EROSION CONTROL PLAN			GRADING INDEX SHEET	
MERIDIAN RANCH				
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457				
No.	Revisions	Date	Appr.	Date

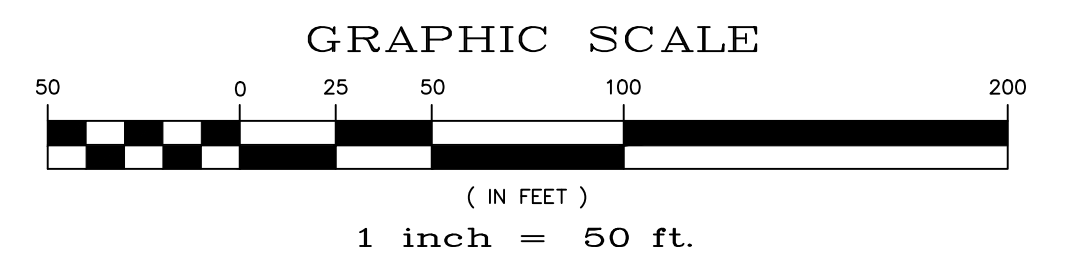




INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 55
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VT	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		2.00% GRADE
		75 LOT NUMBER
		A LOT GRADE TYPE



NOTE:
ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 54.

CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1)STONEBRIDGE FILING 1 AT MERIDIAN RANCH
2)STONEBRIDGE FILING 3 AT MERIDIAN RANCH
3)LONDONDERRY DRIVE/LAMBERT ROAD CONSTRUCTION DRAWINGS
4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
6)MERIDIAN RANCH FILING 11
7)VISTAS FILING 1 AT MERIDIAN RANCH

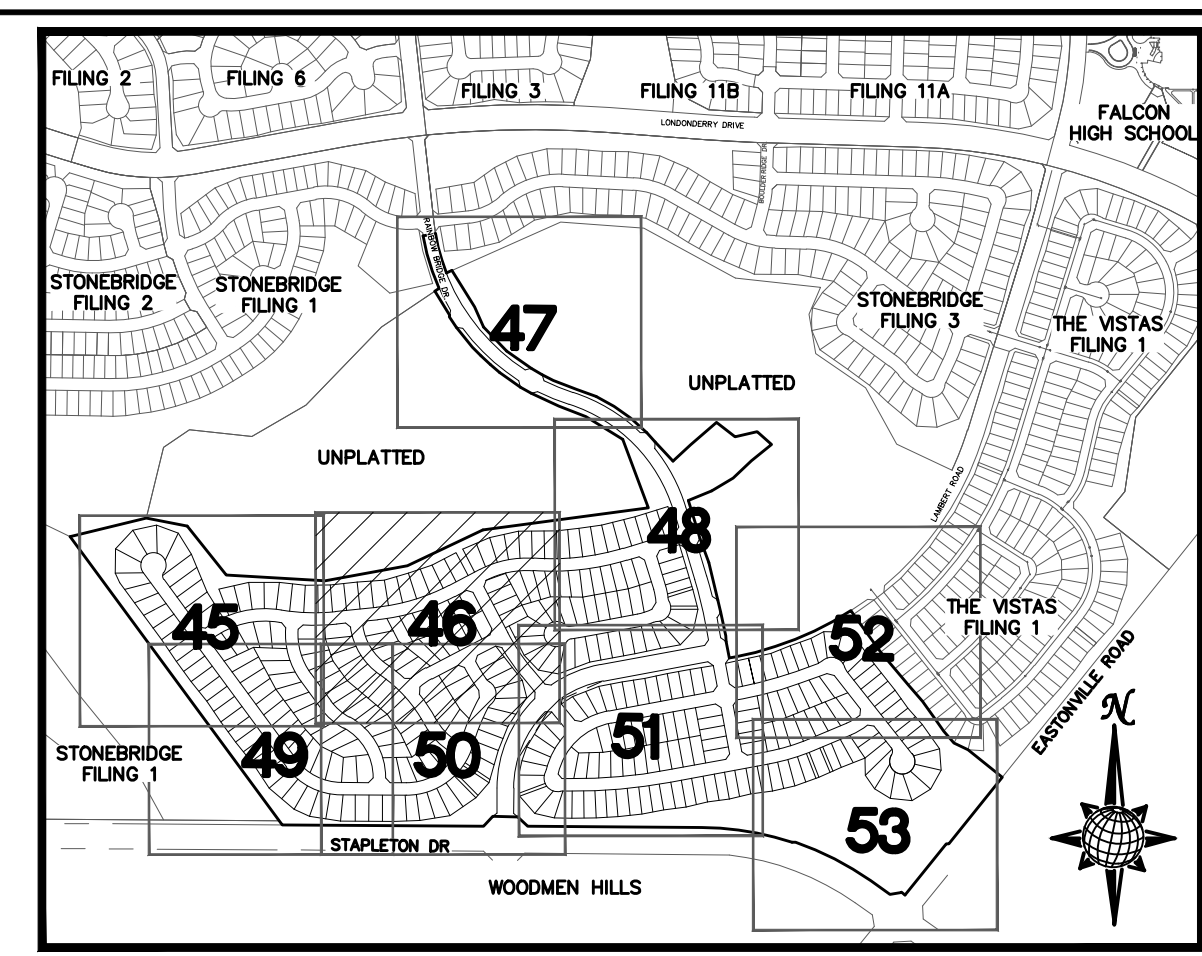
ALL EXISTING BMPs ARE PER THE APPROVED ROUGH GRADING PLAN FOR WINDINGWALK AT MERIDIAN RANCH (PCD FILE NO 17-001) APPROVED ON MARCH 6, 2018.

TWO WORKING DAYS BEFORE YOU DIG CALL 811
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

SEE SHEET 46

SEE SHEET 49

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.	Revisions	Date	Appr.
 MERIDIAN RANCH		WINDINGWALK FI AT MERIDIAN RANCH GRADING/EROSION CONTROL PLAN		PLAN SHEET	
		Drawn by LOG	Checked by TAK	Date MAY 2018	
Scale AS SHOWN	45 of 55				



INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 55
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	UTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		GRADE
		LOT NUMBER
		LOT GRADE TYPE

GRAPHIC SCALE
1 inch = 50 ft.

NOTE:
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Drawn by	LOG	Checked by	TAK	Date	MAY 2018
Scale	AS SHOWN	46 of	55		
WINDINGWALK FI AT MERIDIAN RANCH GRADING-EROSION CONTROL PLAN PLAN SHEET					
MERIDIAN RANCH					
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457					
No.	Revisions	Date	Init.	Appr.	Date

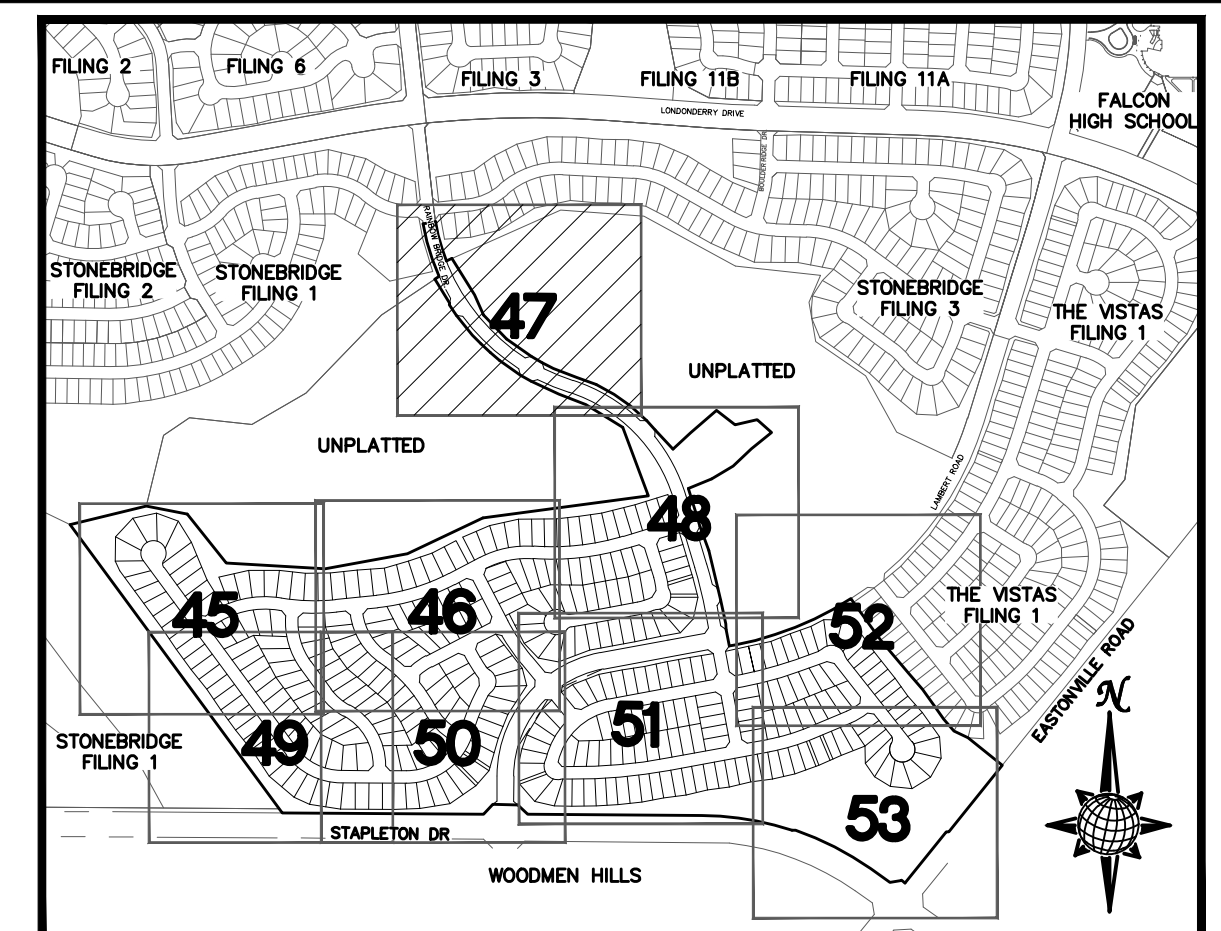
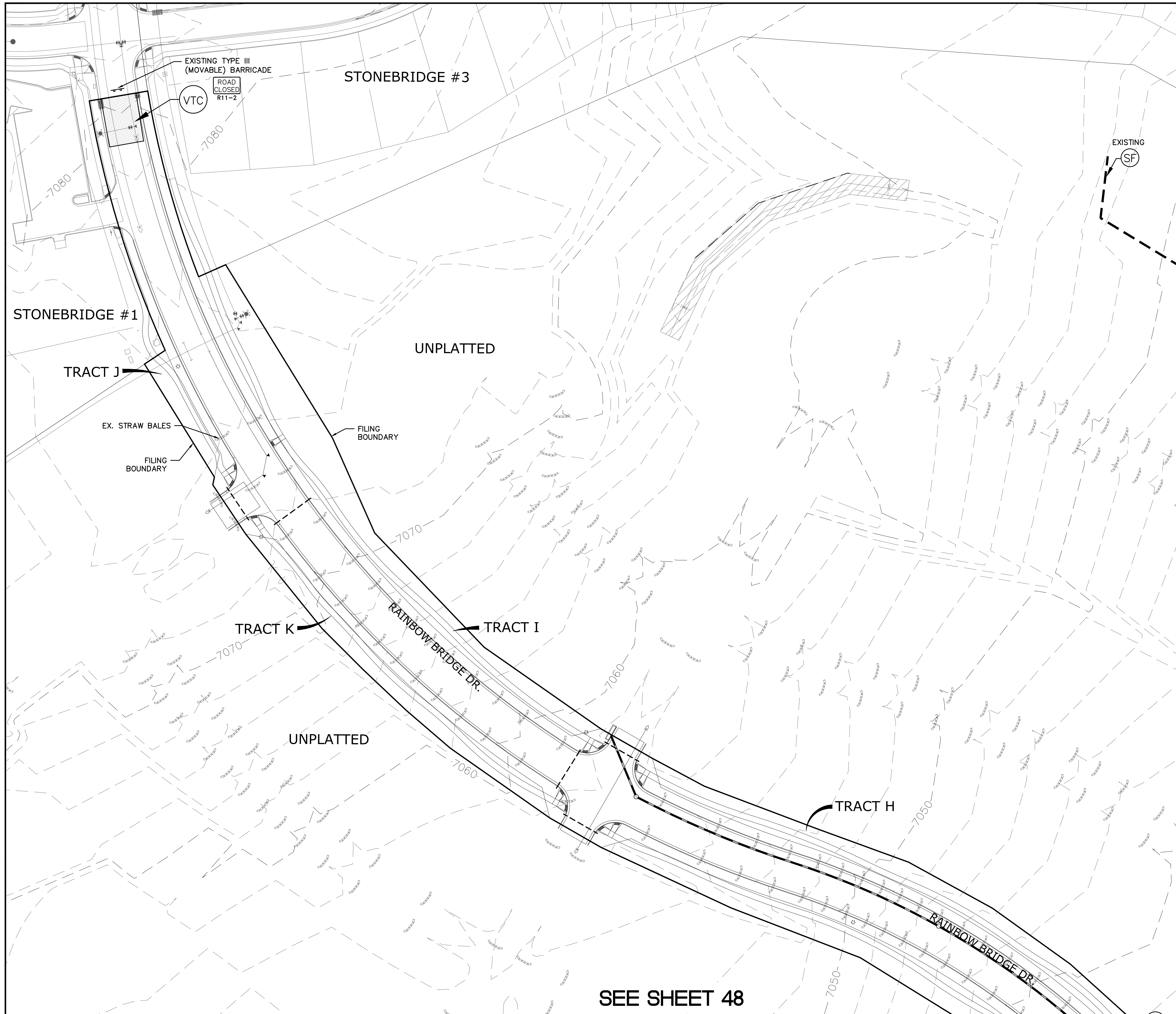
SEE SHEET 45

SEE SHEET 48

SEE SHEET 51

SEE SHEET 49

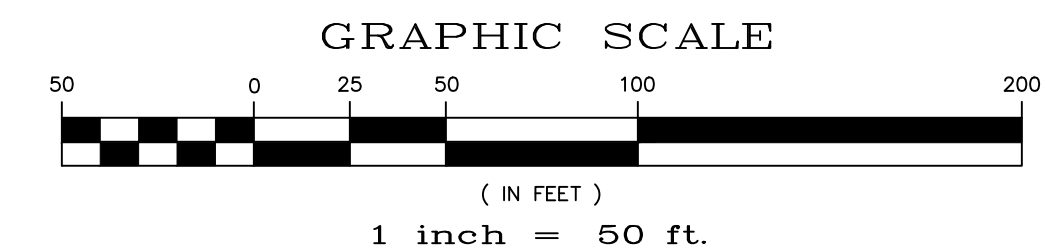
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LEGEND

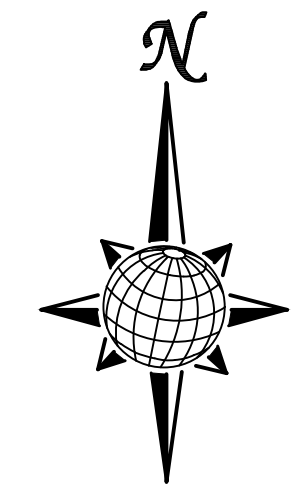
SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 55
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		GRADE
		LOT NUMBER
		LOT GRADE TYPE



NOTE:
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CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1)STONEBRIDGE FILING 1 AT MERIDIAN RANCH
2)STONEBRIDGE FILING 3 AT MERIDIAN RANCH
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4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
5)GUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
6)MERIDIAN RANCH FILING 11
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**TWO WORKING DAYS
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UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY CONTACTS)

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No.	Revisions	Date	Init.	Appr.
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>				
<p>MERIDIAN RANCH</p>				
WINDINGWALK FI AT MERIDIAN RANCH	GRADING/EROSION CONTROL PLAN	PLAN SHEET		
Drawn by LOG	Checked by TAK	Date MAY 2018		
Scale AS SHOWN	47 of 55			

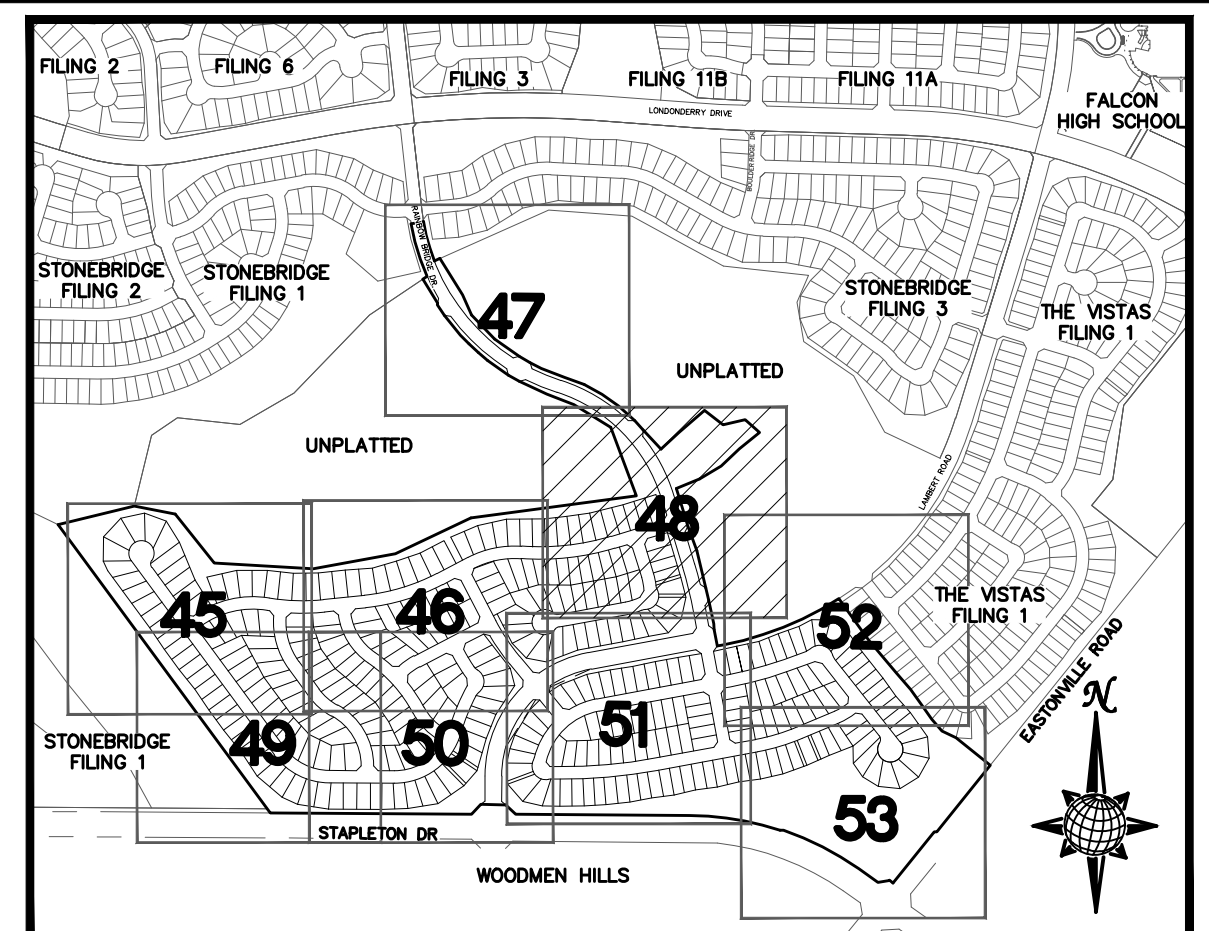


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SEE SHEET 52

SEE SHEET 46

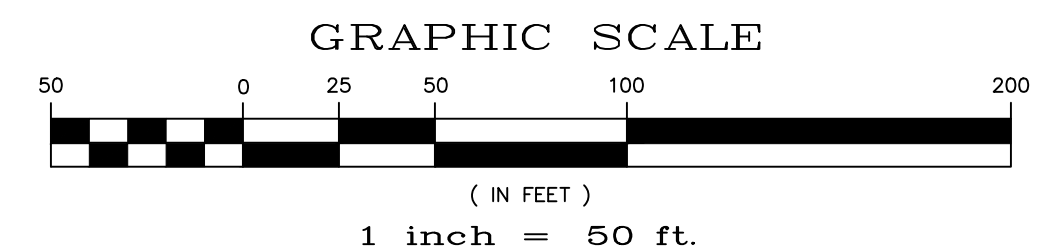
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LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 55
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VTG	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		GRADE
		LOT NUMBER
		LOT GRADE TYPE



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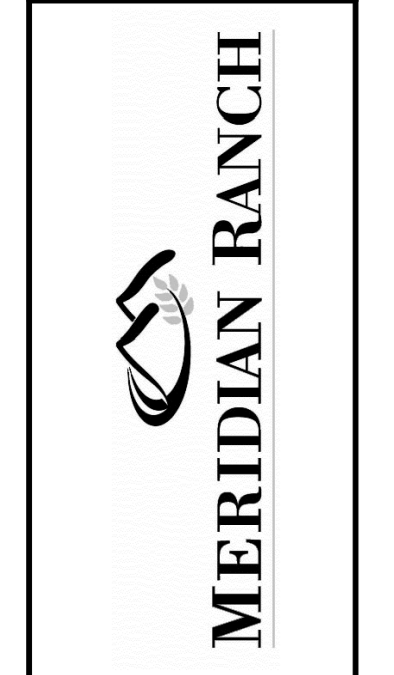
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4)STAPLETON DRIVE CONSTRUCTION DRAWINGS
5)CUTHRIE RAW WATER EXTENSION THE VISTAS FILING 1 OFFSITE
6)MERIDIAN RANCH FILING 11
7)VISTAS FILING 1 AT MERIDIAN RANCH

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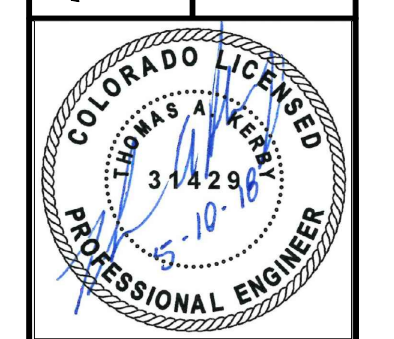
No.	Revisions	Date	Appr.

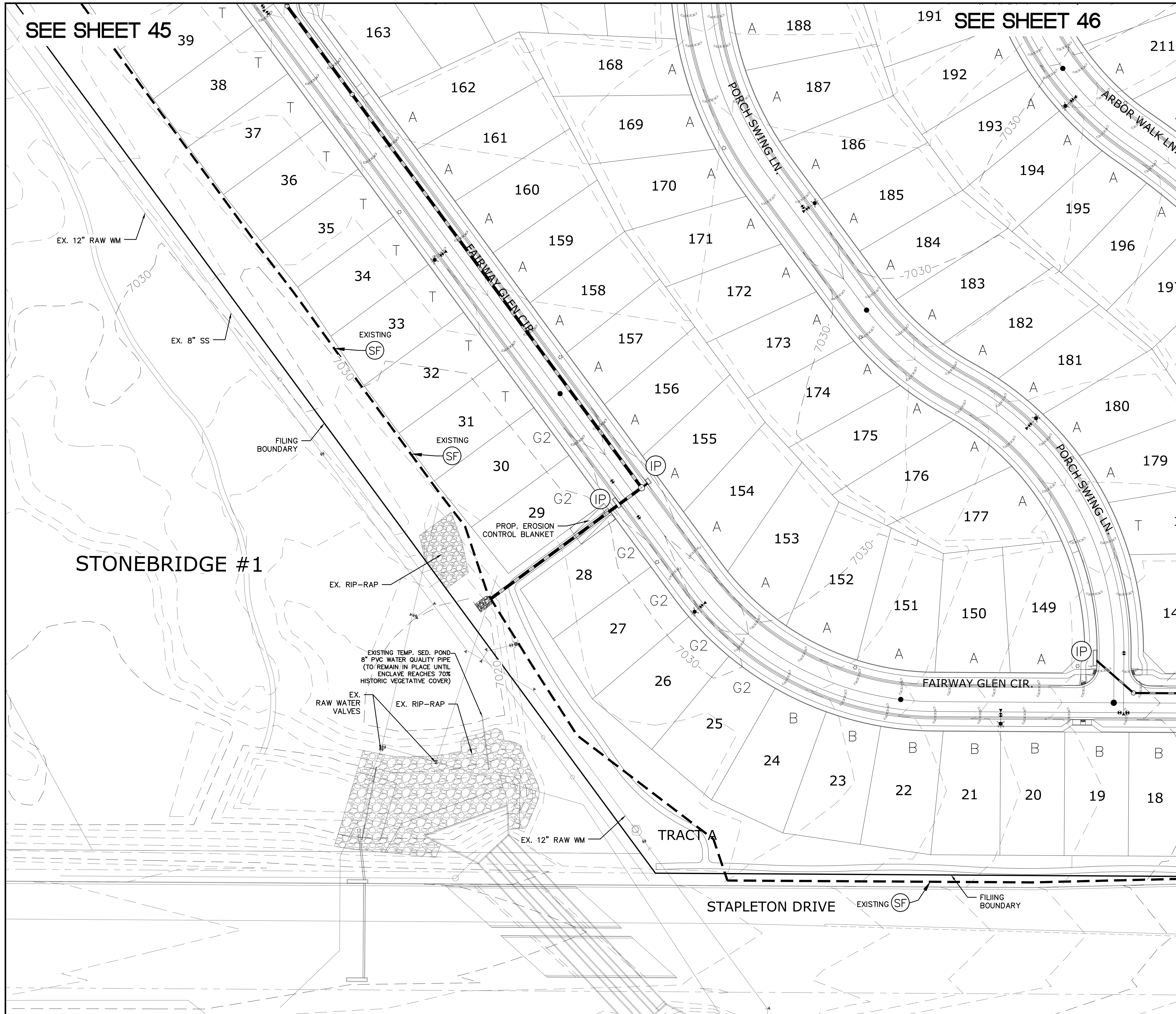
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK F1 AT MERIDIAN RANCH
GRADING-EROSION CONTROL PLAN
PLAN SHEET

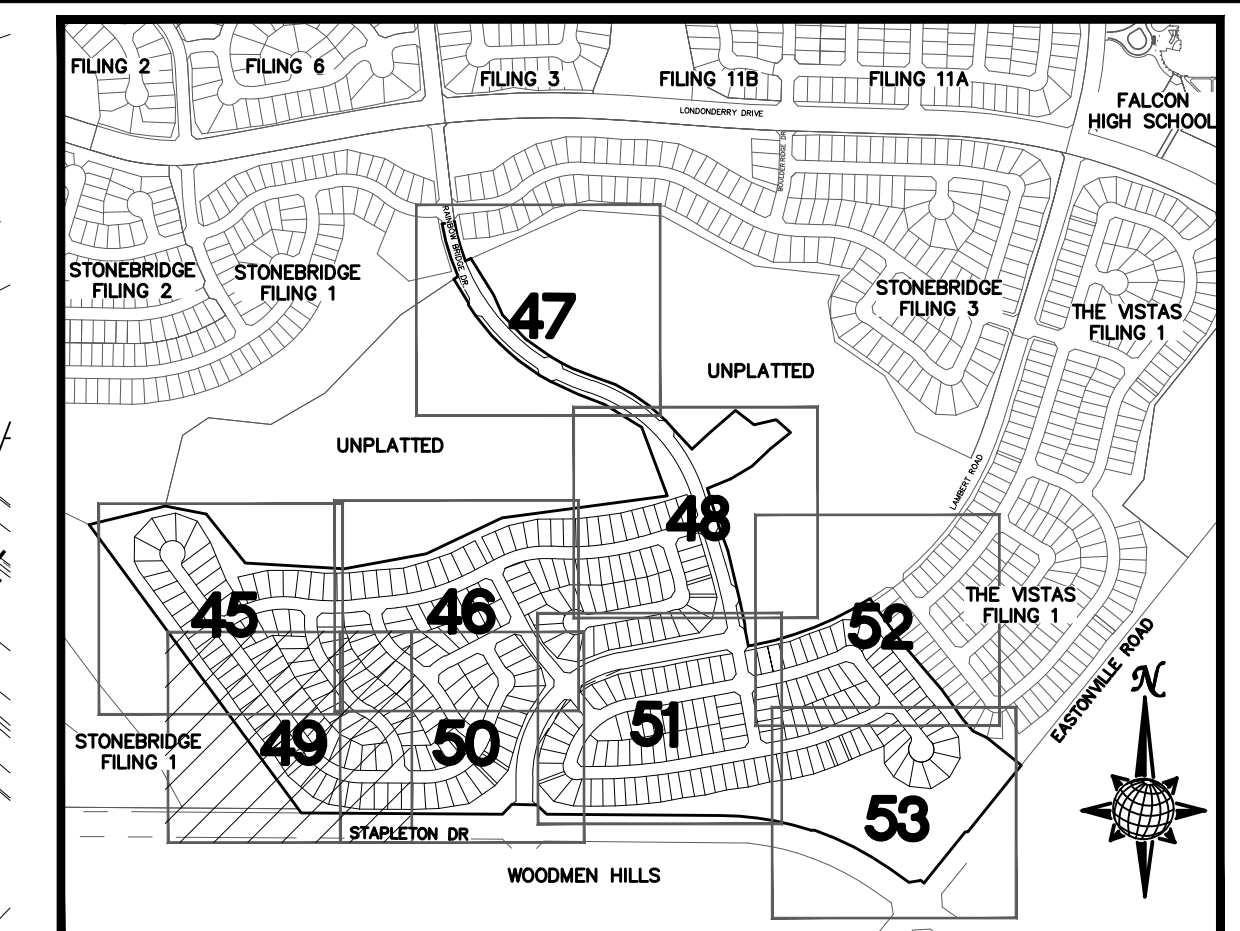
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Scale	AS SHOWN	48 of	55		





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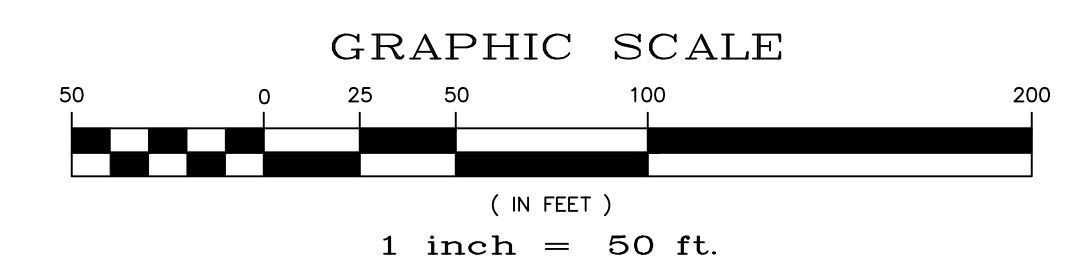
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N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES
		EROSION WATTLES PER DETAIL SHEET 55
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	ROP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	UTC	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		2.00% GRADE
		75 LOT NUMBER
		A LOT GRADE TYPE



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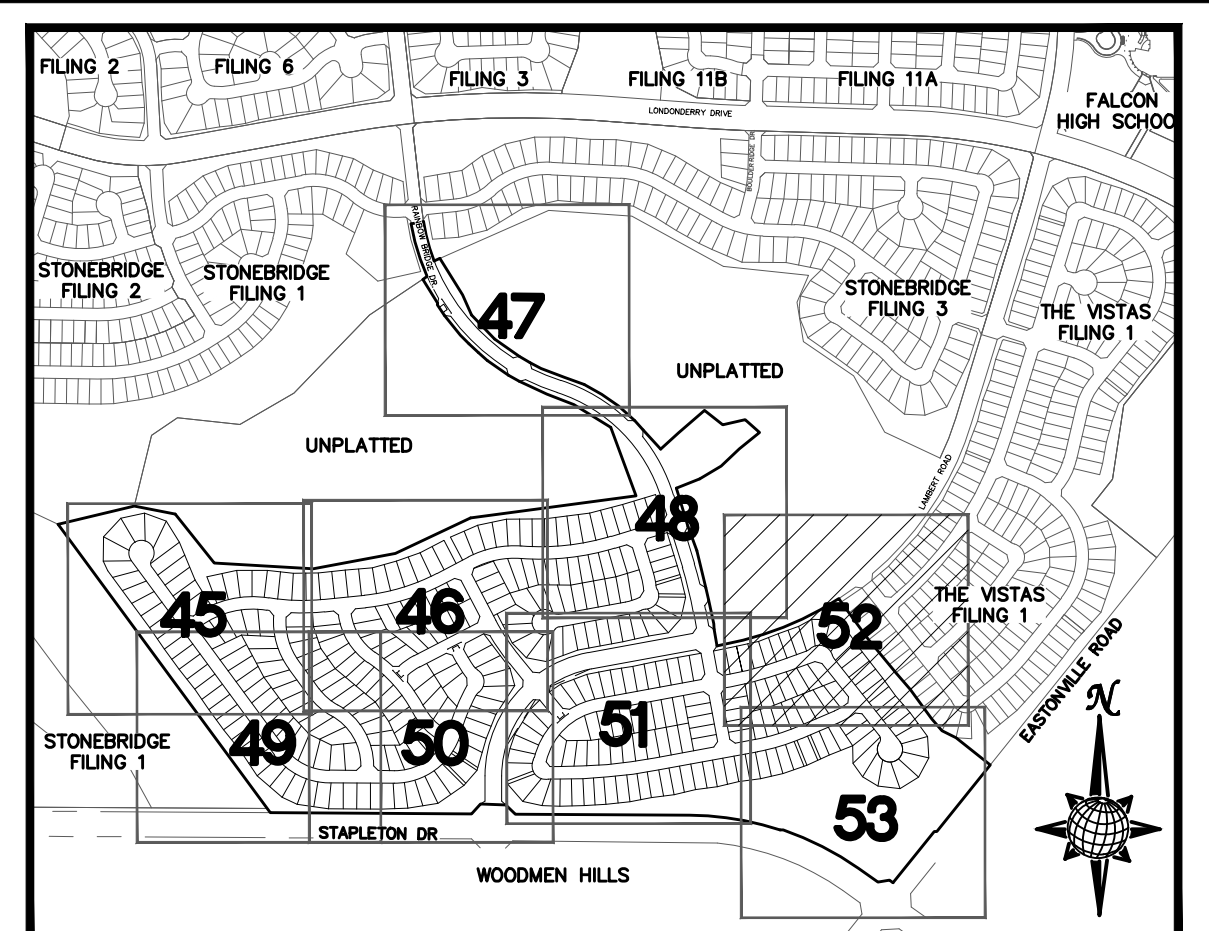
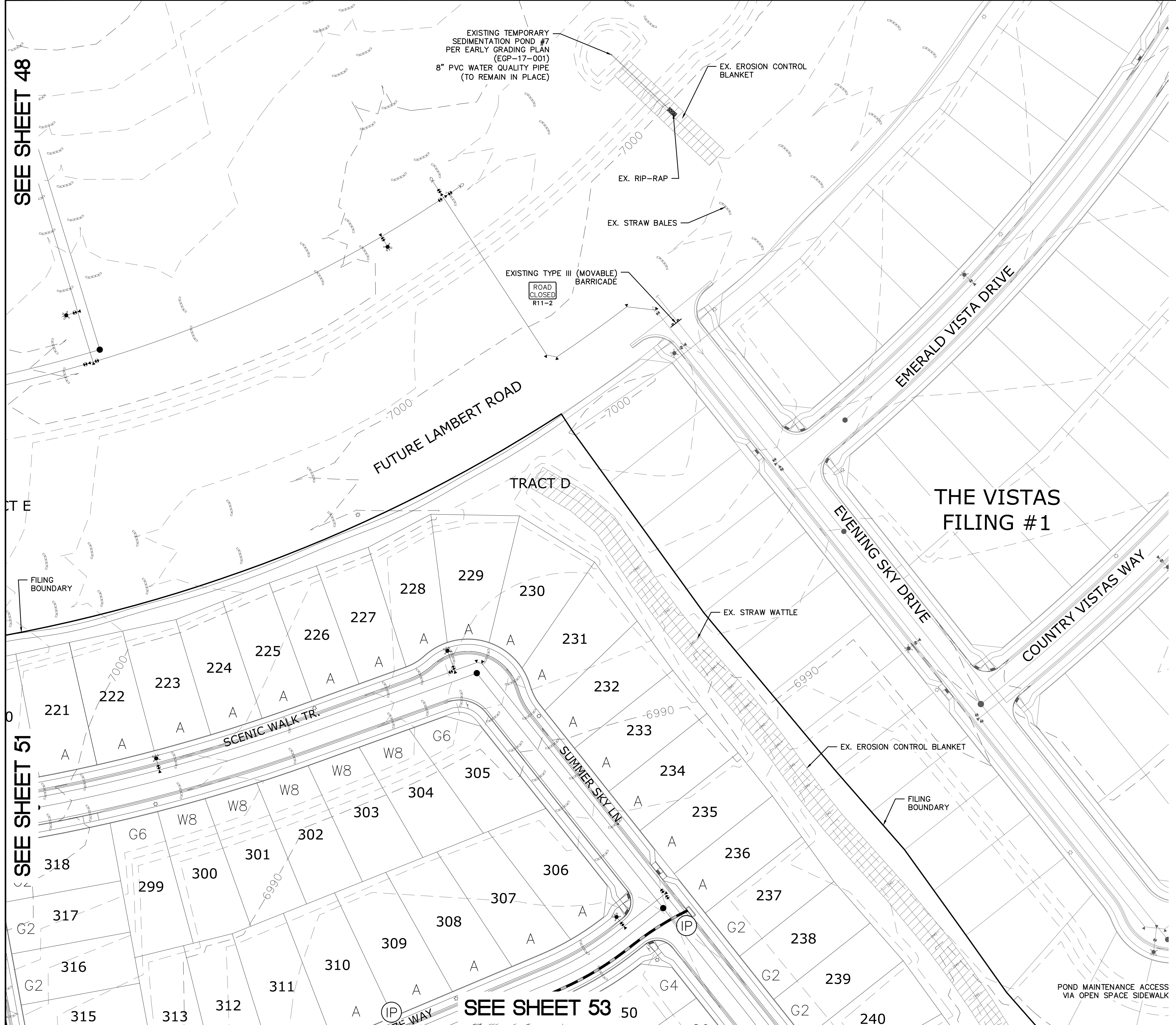
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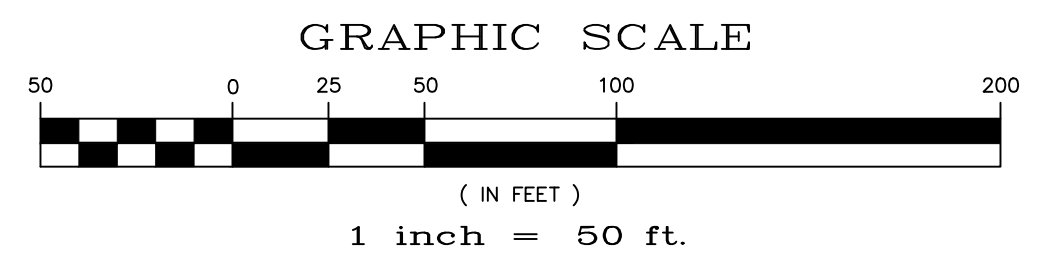
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Scale	AS SHOWN	49 of	55		
WINDINGWALK FI AT MERIDIAN RANCH GRADING-EROSION CONTROL PLAN PLAN SHEET					
 MERIDIAN RANCH					
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457					
No.	Revisions	Date	Init.	Appr.	Date



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N.T.S.

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	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
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		GRADE
		LOT NUMBER
		LOT GRADE TYPE



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No.	Revisions	Date	Init.	Appr.	Date

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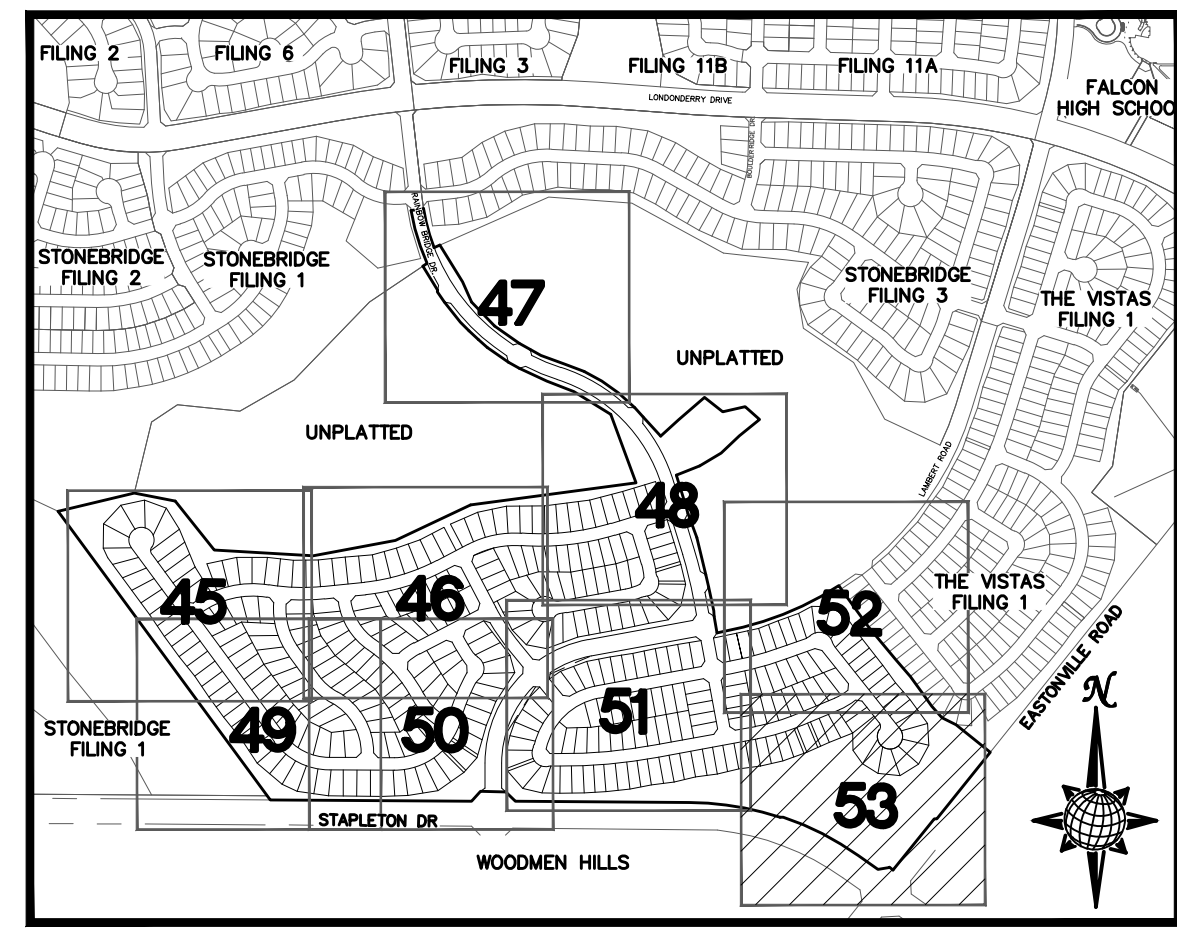
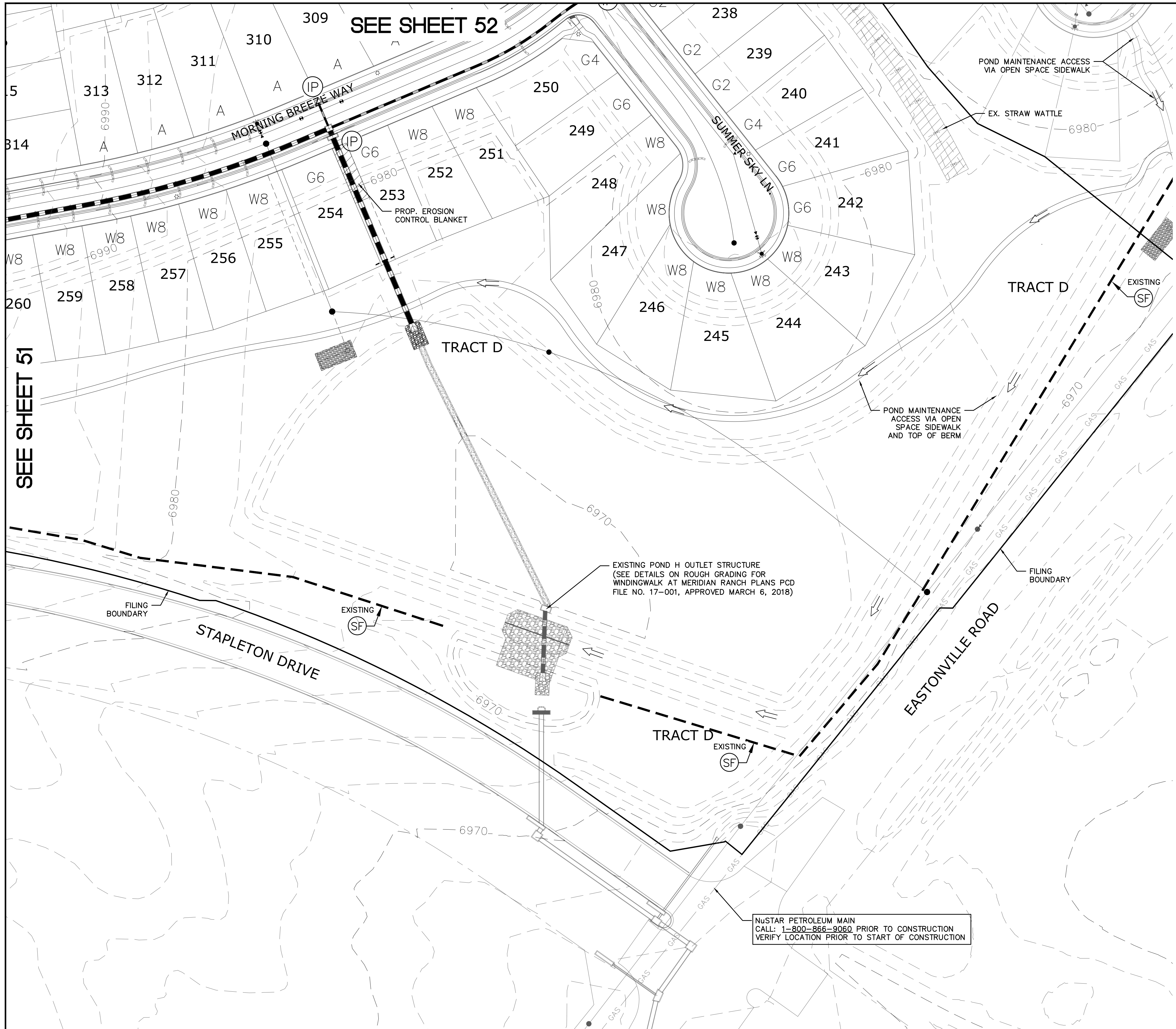
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SEE SHEET 53

POND MAINTENANCE ACCESS VIA OPEN SPACE SIDEWALK

EPC 6/14/18

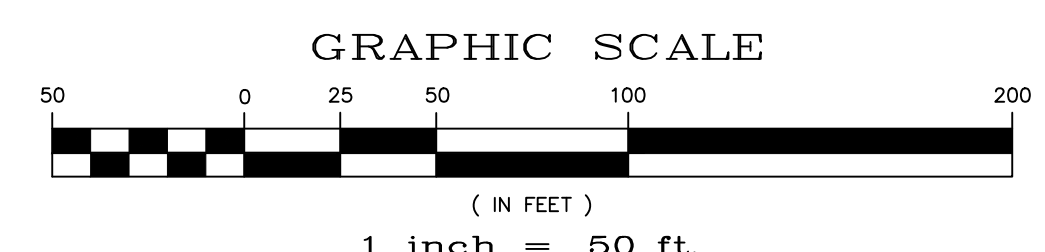
PCD PROJECT NO. SF-18-002



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LEGEND

SYMBOL	ACRONYM	DESCRIPTION
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		EROSION WATTLES PER DETAIL SHEET 55
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	VT	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 55
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
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		GRADE
		LOT NUMBER
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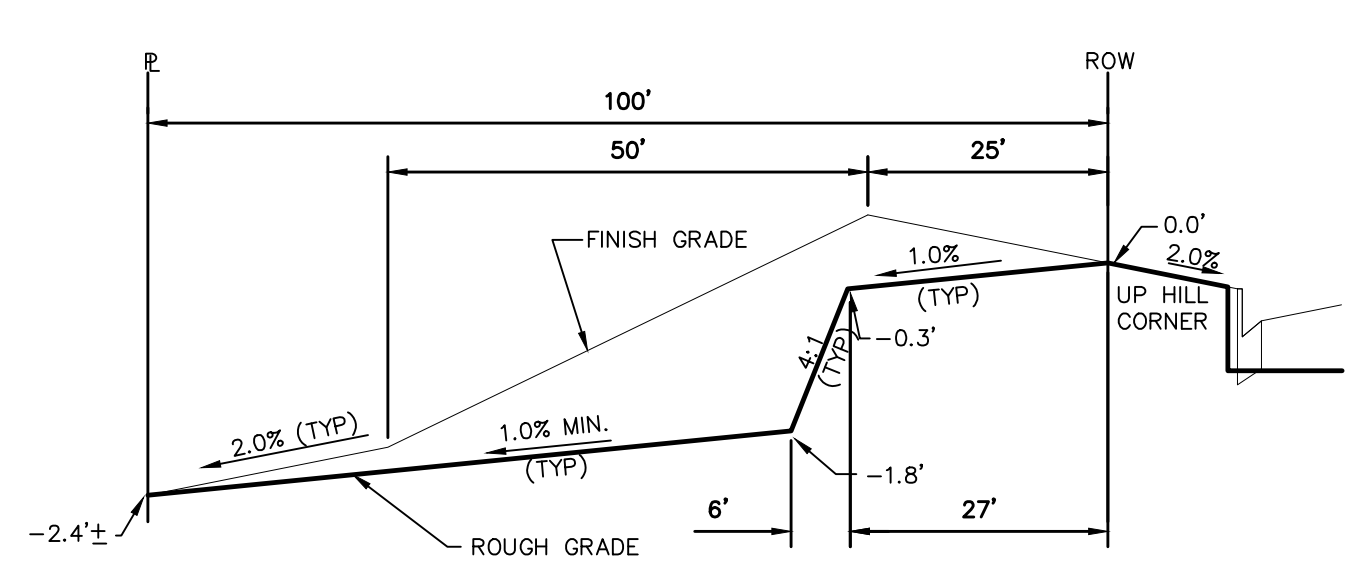


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Scale	AS SHOWN	53	of	55	
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No.	Revisions	Date	Init.	Appr.	Date

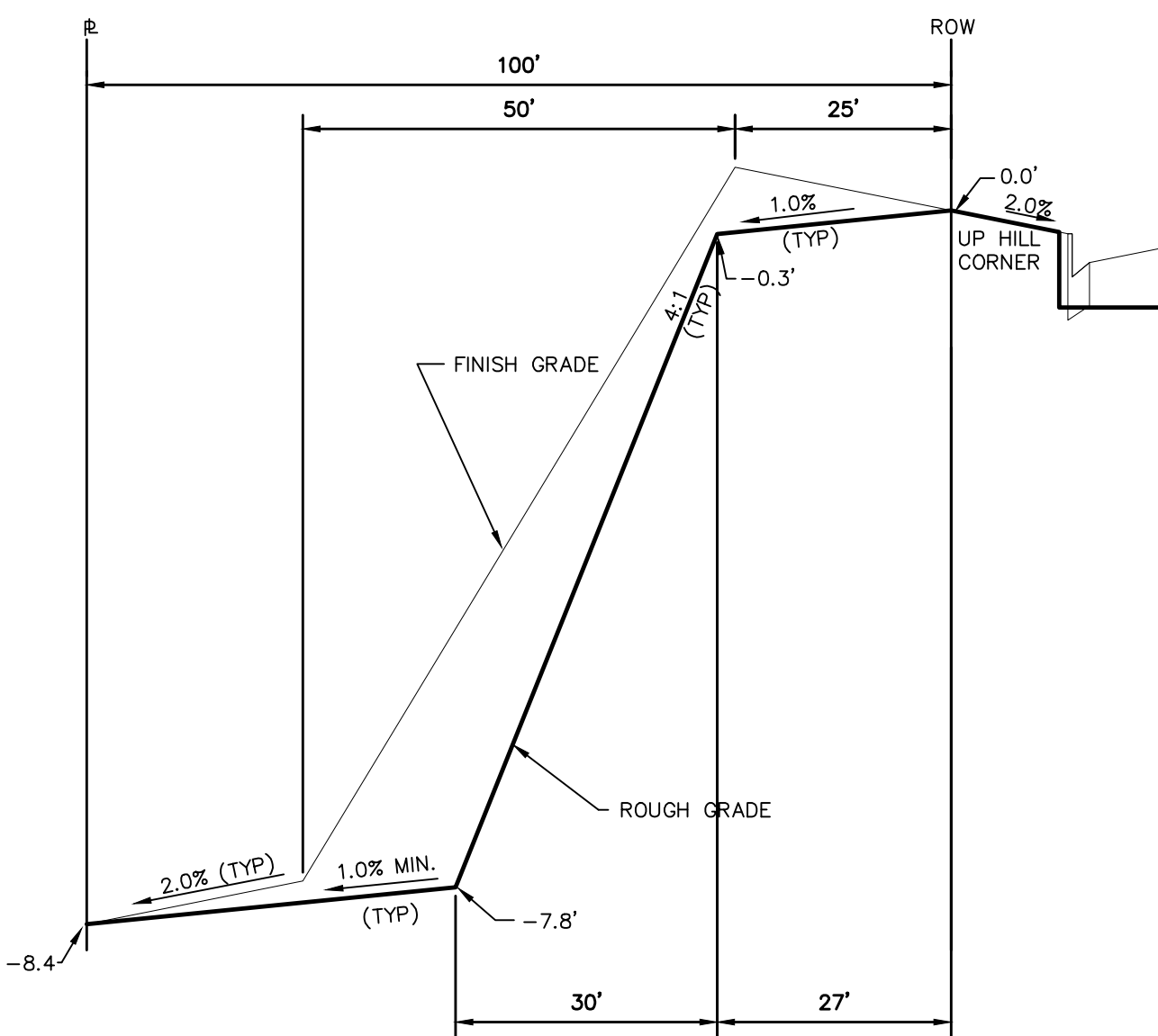
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SEE SHEET 52



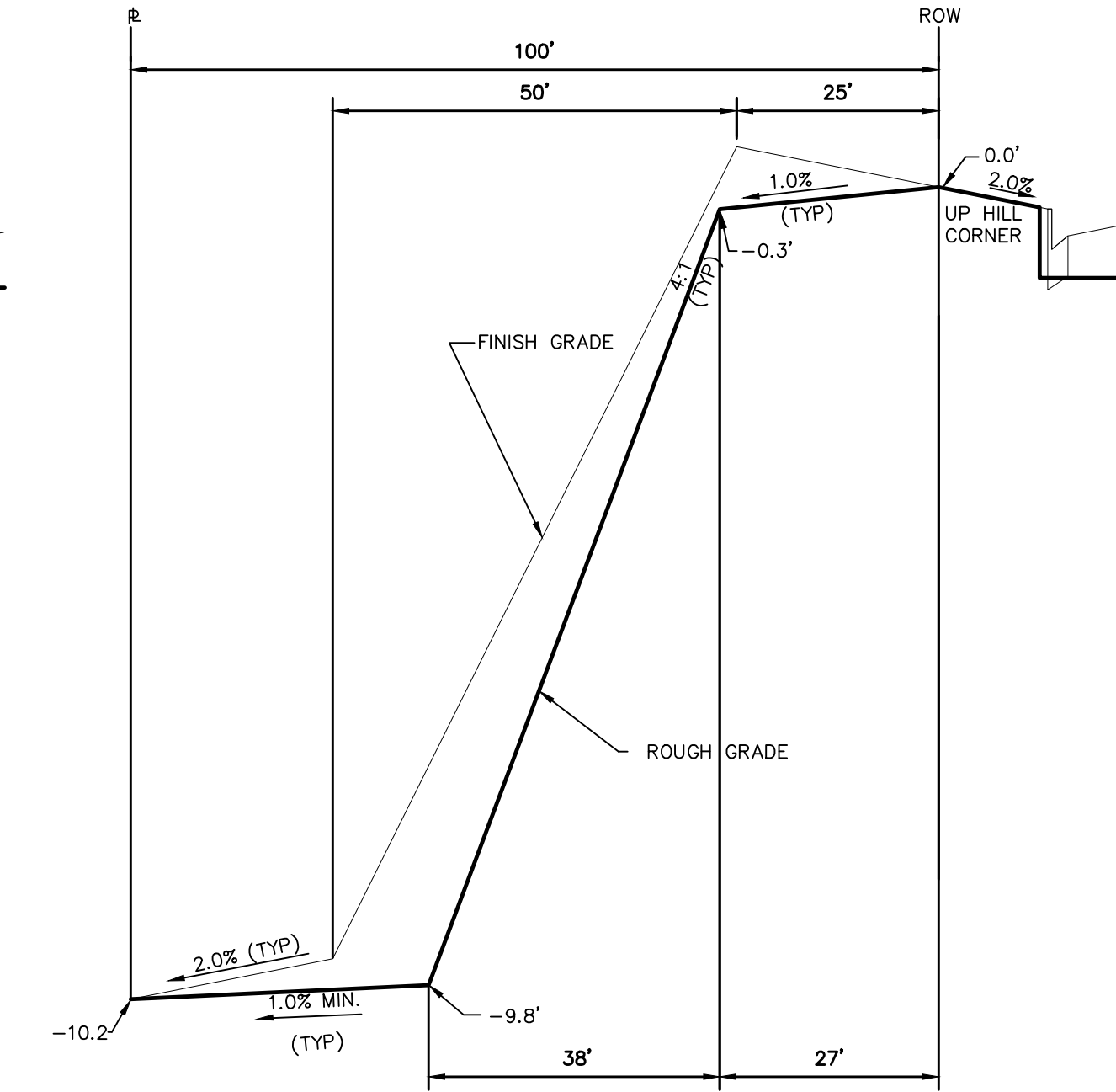
TYPICAL LOT "G2" TEMPLATES

NTS



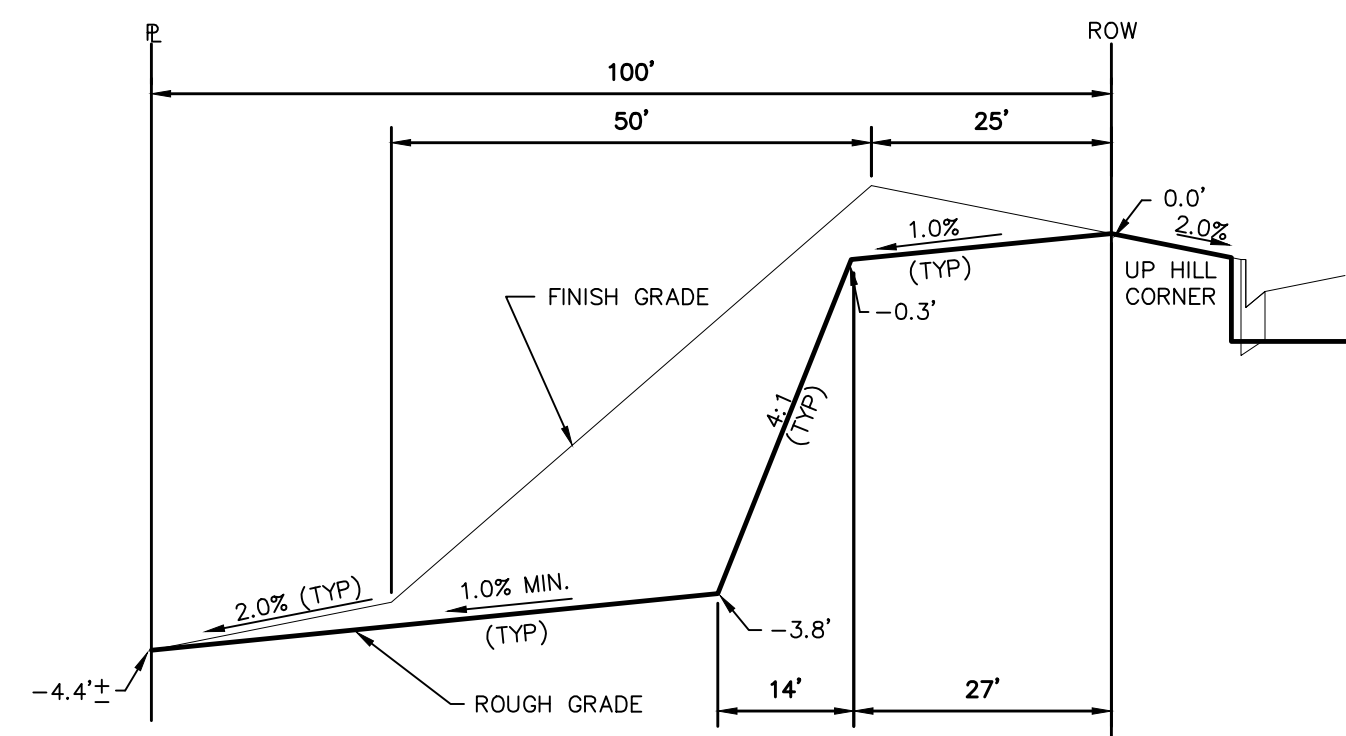
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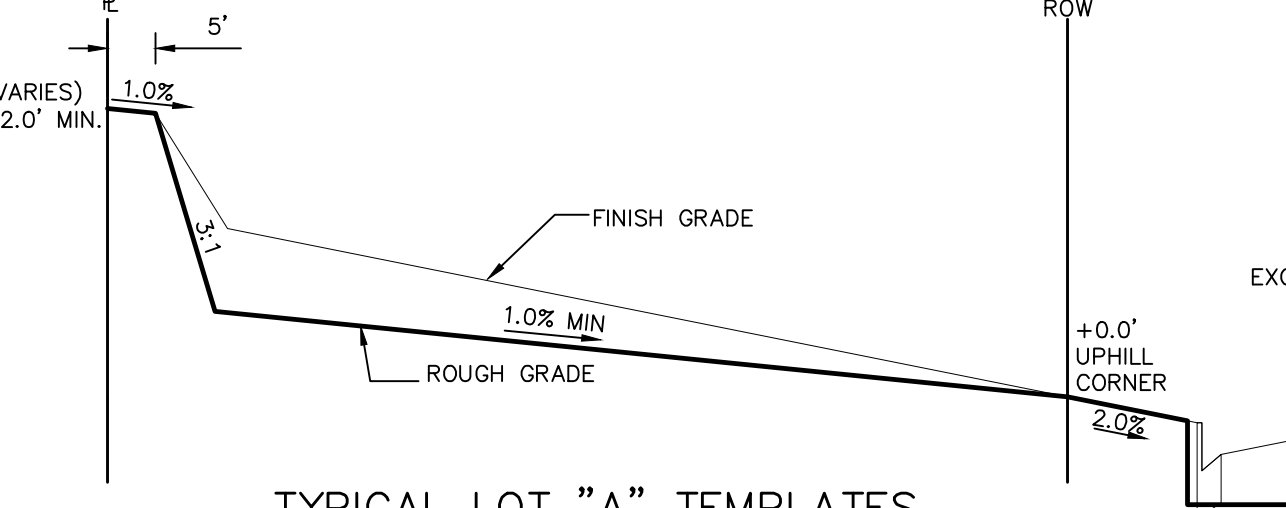
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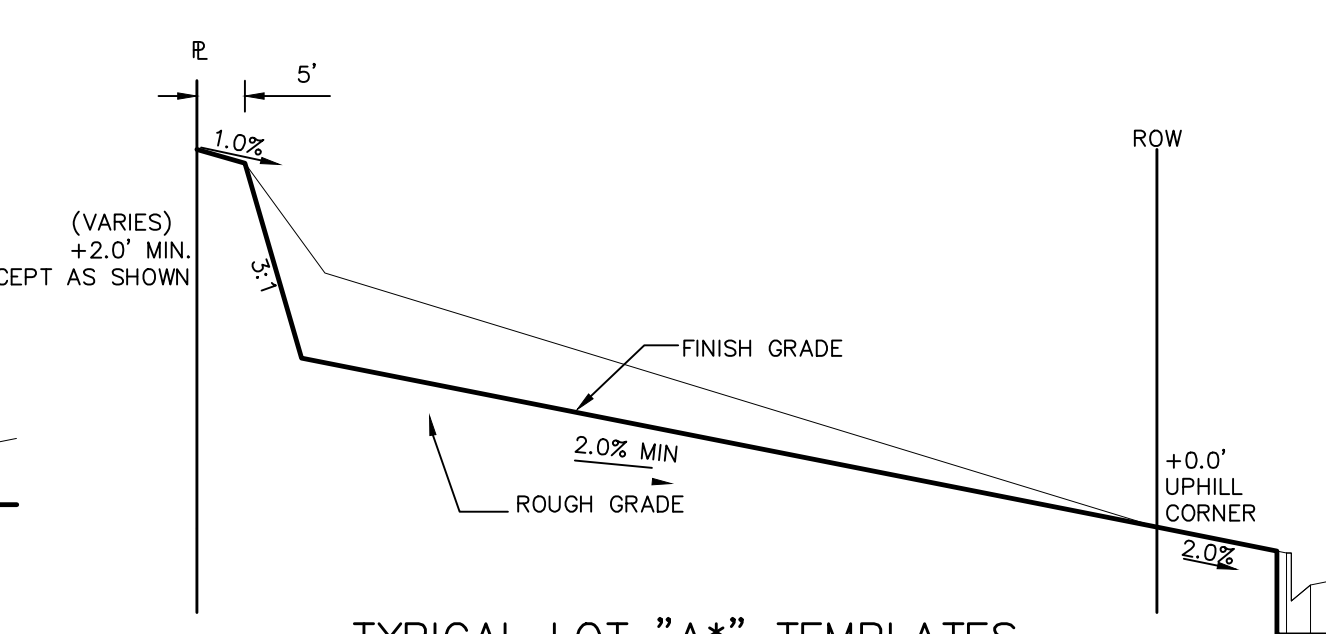
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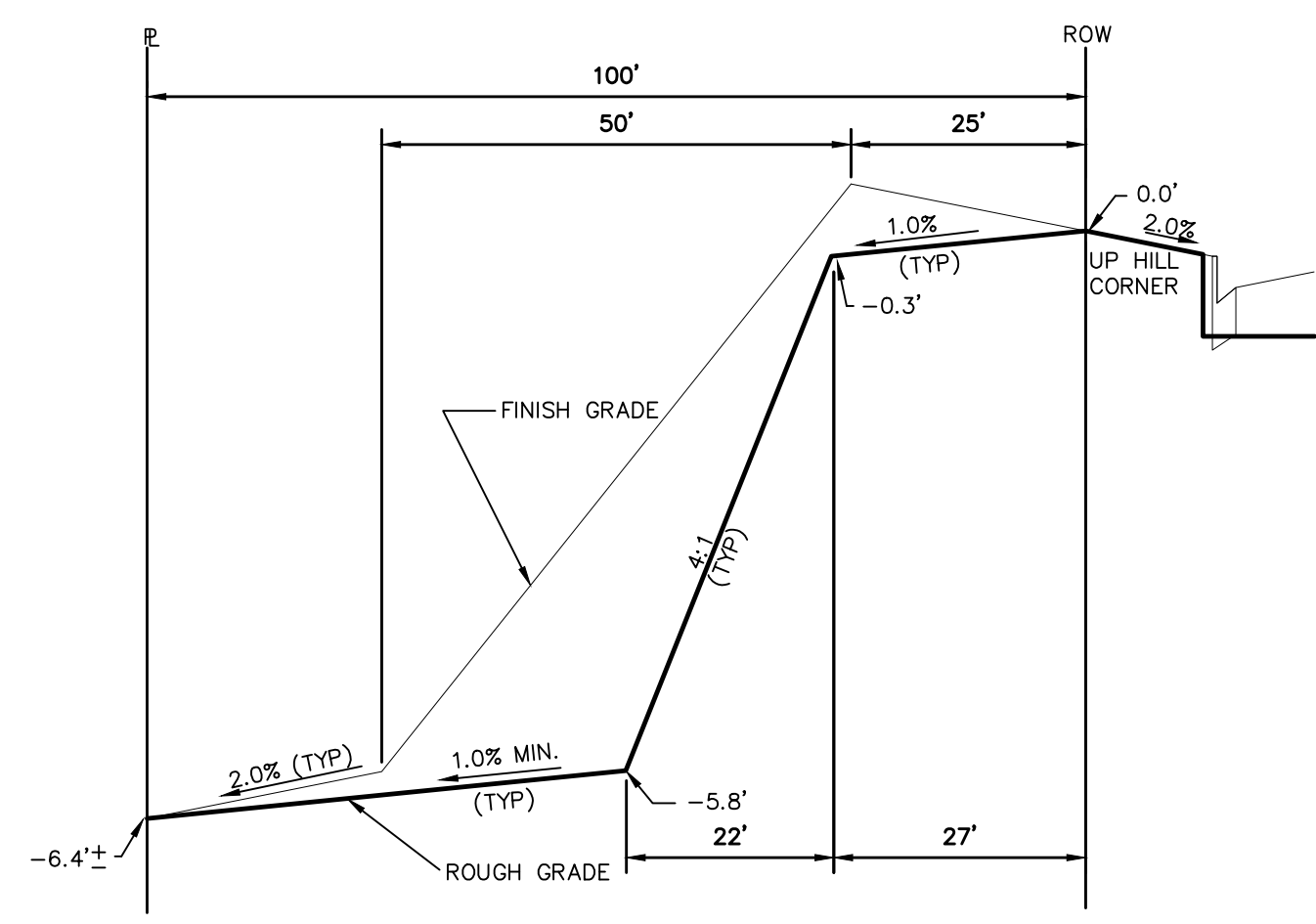
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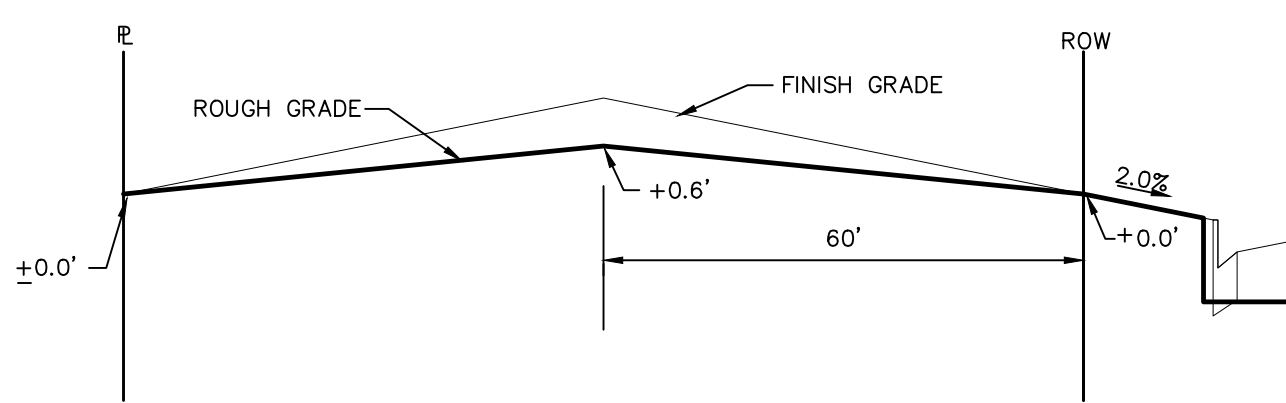
TYPICAL LOT "A*" TEMPLATES

NTS



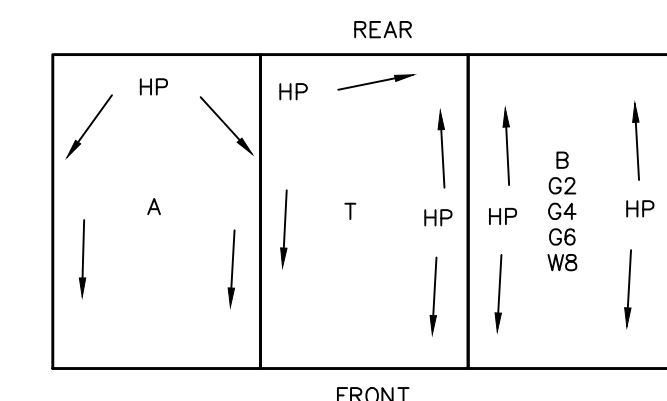
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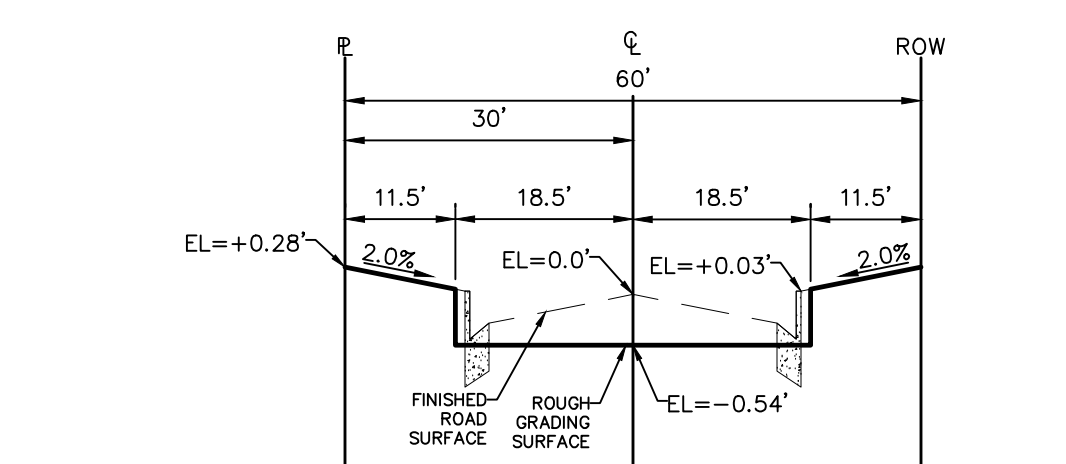
TYPICAL LOT "B" TEMPLATES

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TYPICAL DRAINAGE PATTERN

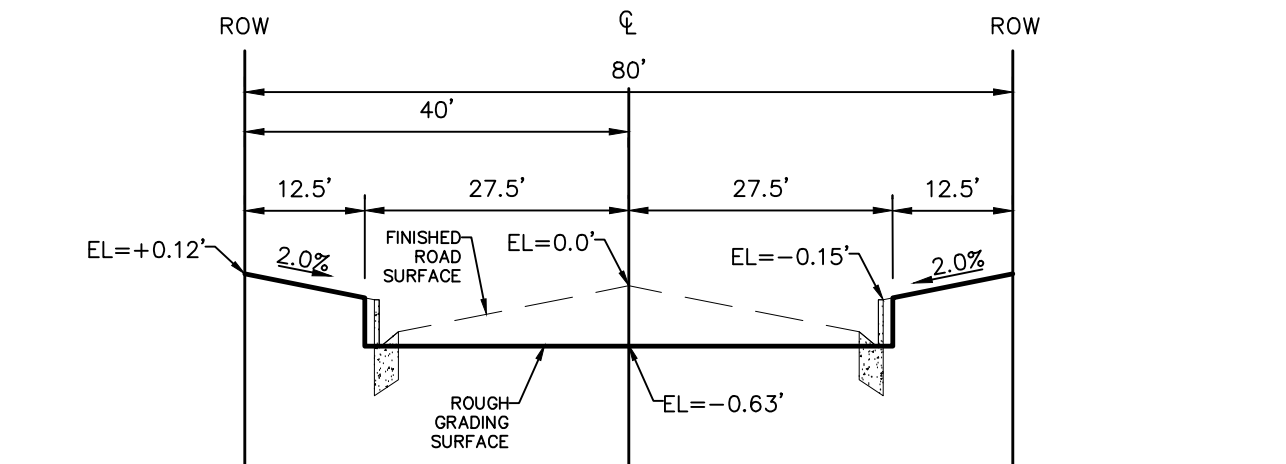
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TYPICAL RESIDENTIAL STREET SECTION

60' ROW

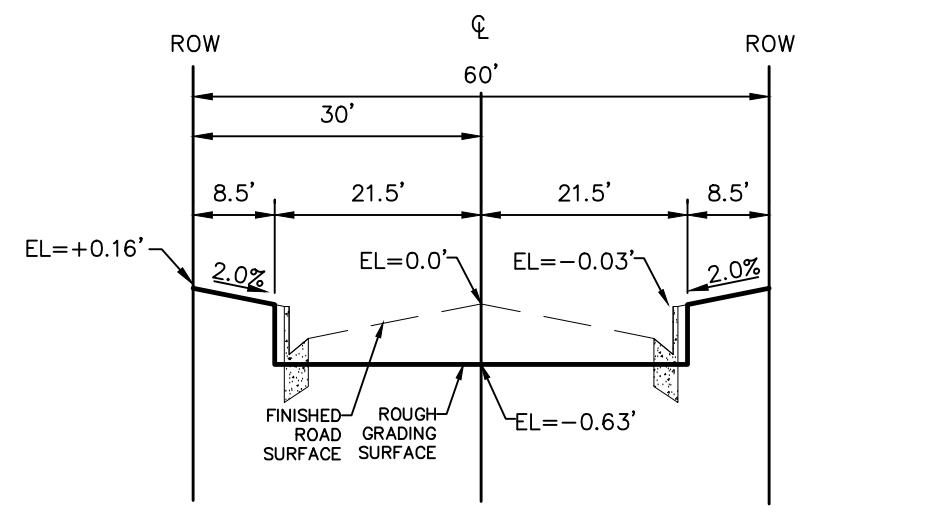
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TYPICAL LAMBERT ROAD STREET SECTION

80' ROW

NTS



TYPICAL RAINBOW BRIDGE STREET SECTION

60' ROW

NTS

STEPS FOR CONSTRUCTION

THE ANTICIPATED START FOR THIS PROJECT IS MARCH 2018 WITH AN ANTICIPATED COMPLETION DATE OF MAY 2019. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.

- * INSTALL INITIAL BMP'S
- * CONSTRUCTION OF DITCHES AND EROSION CONTROL STRUCTURES
- * ROUGH GRADING OF LOTS AND ROADS
- * SANITARY SEWER
- * WATER
- * STORM SEWER AND CULVERTS
- * ELECTRIC
- * GAS
- * PHONE & CABLE TV
- * FINISHED ROAD GRADING AND PAVING

EROSION AND SEDIMENT CONTROLS

SILT FENCES AND STRAW BALE CHECK DAMS (OR APPROVED EQUAL) WILL BE INSTALLED PRIOR TO ANY EXCAVATION FOR THE MAJOR ROADS. STRAW BALE CHECK DAMS, FILTREX OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGE WAYS. STRAW BALES, FILTREX OR APPROVED EQUAL WILL BE INSTALLED AROUND THE OUTLET AND OVERFLOW STRUCTURE. THE OUTLET STRUCTURE WILL ALSO BE PROTECTED WITH RIPRAP ON THE DOWNSTREAM SIDE.

NON-STRUCTURE PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL PLAN. TEMPORARY SEEDING OF THE DETENTION POND AND MULCHING ALONG STEEP EMBANKMENTS WILL BE PERFORMED AS REQUIRED.

SILT FENCE IS REQUIRED TO BE IN PLACE PRIOR TO ANY MOVEMENT OF DIRT.

MATERIAL HANDLING AND SPILL PREVENTION

THE MOST PROBABLE SOURCE OF NON-STORMWATER POLLUTION IS REFUELING AND DAILY MAINTENANCE OPERATIONS. IF MOBILE FUEL TRUCKS ARE USED TO SERVICE EQUIPMENT, ABSORBENT MATERIALS AND CONTAINERS FOR THE STORAGE OF USED ABSORBENT MATERIAL WILL BE CLOSE BY. IF A FUEL TANK IS LEFT ON SITE, BERMS WILL BE BUILT AROUND THE TANK TO CAPTURE ANY SPILLED FUEL. AGAIN, ABSORBENT MATERIALS AND THEIR CONTAINERS WILL BE ON HAND.

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

ONCE THE MAJOR ROADS ARE PAVED AND THE SURROUNDING DISTURBED AREAS ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, THE CHECK DAMS AND THE SILT FENCES AROUND THE STREETS CAN BE REMOVED. AFTER COMPLETION OF THE STORM SEWER SYSTEM, THE STRAW BALES AND/OR FILTREX CAN BE REMOVED. AFTER ALL GROUND DISTURBING CONSTRUCTION HAS BEEN COMPLETED AND ALL SLOPES ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTANCE BY THE MERIDIAN RANCH SERVICE DISTRICT, REMAINING CHECK DAMS AND SILT FENCES CAN BE REMOVED. THE RIPRAP ON ANY OF THE OUTLETS WILL REMAIN AFTER CONSTRUCTION TO REDUCE EROSION OF THE CHANNELS. ALL PERMANENT SWALES WILL BE LINED WITH LANDSCAPING TO SLOW RUNOFF AND FILTER SEDIMENTS.

OTHER CONTROLS

- THERE ARE SEVERAL BEST MANAGEMENT PRACTICES THAT CAN BE EMPLOYED TO PREVENT OR MITIGATE THE SOURCE OF POLLUTANTS AND CONTAMINATION OF STORMWATER RUNOFF. SOME OF THESE ARE:
- * ALL REFUSE DUMPSTERS AND RECEPTACLES SHALL BE EQUIPPED WITH FUNCTIONAL LIDS TO PREVENT RAIN AND SNOW FROM ENTERING.
 - * STORAGE CONTAINERS, DRUMS AND BAGS SHALL BE STORED AWAY FROM DIRECT TRAFFIC ROUTES TO PREVENT ACCIDENTAL SPILLS.
 - * EMPTY DRUMS SHALL BE COVERED TO PREVENT COLLECTION OF PRECIPITATION.
 - * CONTAINERS SHALL BE STORED ON PALLETS OR OTHER DUNNAGE TO PREVENT CORROSION OF CONTAINERS, WHICH CAN RESULT WHEN CONTAINERS COME IN CONTACT WITH MOISTURE ON THE GROUND.
 - * REGULARLY SCHEDULED REMOVAL OF CONSTRUCTION TRASH AND DEBRIS.
 - * THE CONTRACTOR IS CERTAINLY NOT LIMITED TO THESE GOOD HOUSEKEEPING MEASURES, AND MAY IMPLEMENT FURTHER CONTROLS AS PRUDENCE AND GOOD JUDGEMENT DEEM NECESSARY.

INSPECTION AND MAINTENANCE

- A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION:
- * EROSION OF V-NOTCH SWALES, CHANNELS AND SIDE SLOPES SHALL BE REPAIRED.
 - * WHEN THE CHECK DAMS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, CHANNEL GRADE REESTABLISHED, AND SIDE SLOPES RE-SEEDING IF NECESSARY. ANY CHECK DAMS THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.
 - * SILT FENCES SHALL BE CLEANED WHENEVER SEDIMENT HAS REACHED A DEPTH OF 6" AT THE FENCE, AND BROKEN WOODEN PARTS OR TORN FABRIC SHALL BE REPAIRED OR REPLACED.
 - * ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS.
 - * IF THE DEPTH OF THE SILT IN THE TEMPORARY SEDIMENTATION TRAP EXCEEDS 1/2 OF THE ORIGINAL DEPTH, THE TRAP SHALL BE CLEANED OUT AND RESTORED TO ITS ORIGINAL DEPTH. THE OVERFLOW SPILLWAY SHALL BE CLEANED OR REPAIRED AS NECESSARY.
- AN INSPECTION AND MAINTENANCE LOG FOLLOWS THIS STORMWATER MANAGEMENT PLAN.

REVEGETATION AND SEEDING

ALL DISTURBED AREAS SHALL BE REQUIRE SEEDING WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION OF THE ROAD SYSTEM SHALL NOT RECEIVE ANY SEEDING. SEEDING SHOULD BE ACCOMPLISHED USING AN APPROPRIATE GRASS DRILL, BY BROADCASTING OR BY HYDROMULCHING. IF SEEDING BY THE BROADCAST METHOD IS SELECTED THE APPLICATION RATE SHOULD BE DOUBLED. IF HYDROMULCHING IS SELECTED TWO OPERATIONS SHOULD BE CONSIDERED, APPLYING THE SEED FIRST AND THE MULCH IN A SECOND OPERATION. UPON COMPLETION OF THE SEEDING OPERATION THE SITE SHOULD BE COVERED WITH WEED FREE MULCH AT A RATE OF 4,000 LBS. PER ACRE. MULCH SHALL BE INSTALLED PER DCM VOLUME 2, FIGURE MU-1, FOUND ON PAGE 3-30.

BELOW IS THE ACCEPTED GRASS MIX FOR SANDY SOILS:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
SIDEOATS GRAMA	EL RENO	3.0
WESTERN WHEATGRASS	BARTON	2.5
SLENDER WHEATGRASS	NATIVE	2.0
LITTLE BLUESTERN	PASTURA	2.0
SAND DROPSSEED	NATIVE	0.5
SWITCH GRASS	NEBRASKA	3.0
WEEPING LOVE GRASS	MORPHA	1.0

EPC 6/14/18

TWO WORKING DAYS
BEFORE YOU DIG
CALL 811
OR
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
(SEE COVER FOR LIST OF UTILITY COMPANIES)

Date	Appr.	Date	Revisions	No.

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



WINDINGWALK FI AT MERIDIAN RANCH
GRADING-EROSION CONTROL PLAN
DETAIL SHEET

Drawn by	Checked by	Date
LOG <td>TAK <td>MAY 2018</td> </td>	TAK <td>MAY 2018</td>	MAY 2018

Scale AS SHOWN 54 of 55



