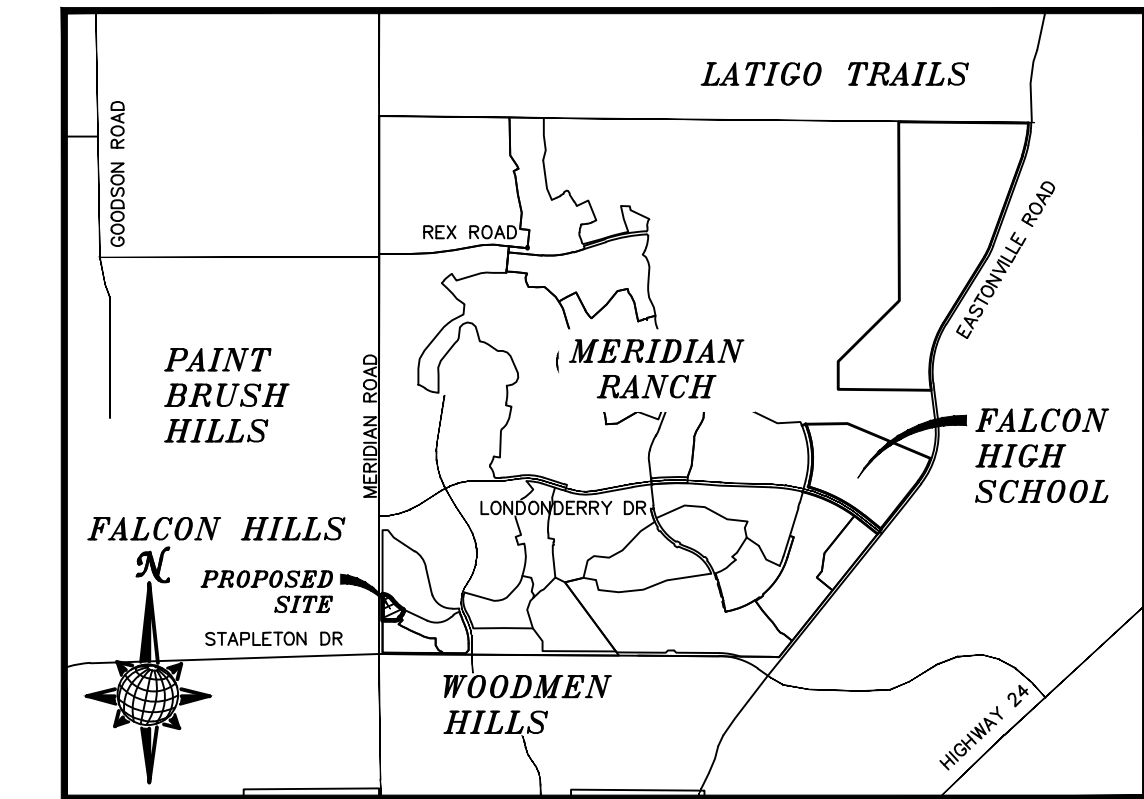


CONSTRUCTION DRAWINGS FOR LOT 4, THE SHOPS FILING NO. 1 AT MERIDIAN RANCH

IMPROVEMENT PLANS

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

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 30, 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
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2-C1.4	DETAIL SHEETS
C2.0	EXISTING CONDITIONS
C3.0	EROSION CONTROL
C4.0-C4.1	HORIZONTAL CONTROL & PAVING
C5.0	GRADING PLAN
C6.0	SANITARY SEWER PLAN
C7.0	WATER PLAN
C8.0	STORM SEWER PLAN

UTILITY CONTACTS:

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

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

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

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

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

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

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

FALCON FIRE PROTECTION DISTRICT
(719) 495-4050

CAUTION - NOTICE TO CONTRACTOR

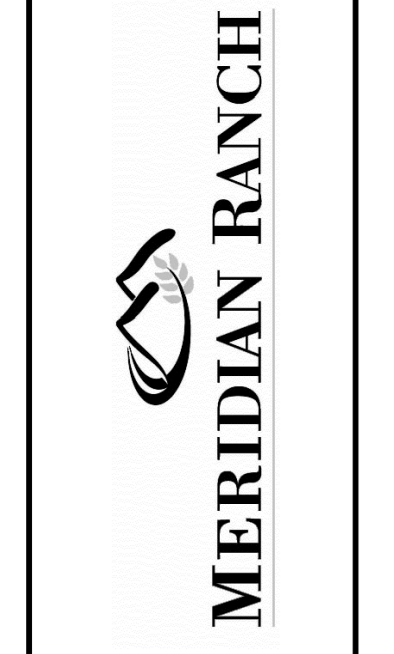
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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:

LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 215713659.

No.	Revisions	Date	Init.	Appr.	Date

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



LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
COVER SHEET

Scale AS SHOWN
SHEET C10
Drawn by LOG
Checked by TAK
Date SEP 2018

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).

DISTRICT ENGINEER:

THOMAS A. KERBY, PE CO 31429 DATE
MERIDIAN SERVICE METROPOLITAN DISTRICT

WATER AND SANITARY SEWER APPROVALS:

MILTON GABRIELSKI, PRESIDENT DATE
MERIDIAN SERVICE METROPOLITAN DISTRICT

BENCH MARK

- 1) MRRC1 - 3 1/4" ALUMINUM CAP ON NO.6 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

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.

RAUL GUZMAN, VICE PRESIDENT DATE
GTL DEVELOPMENT, INC.

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

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.

RAUL GUZMAN, VICE PRESIDENT DATE
SHOPS AT MERIDIAN RANCH, LLC.

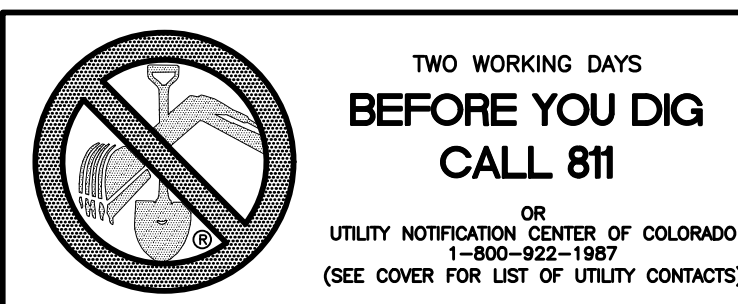
EL PASO COUNTY:

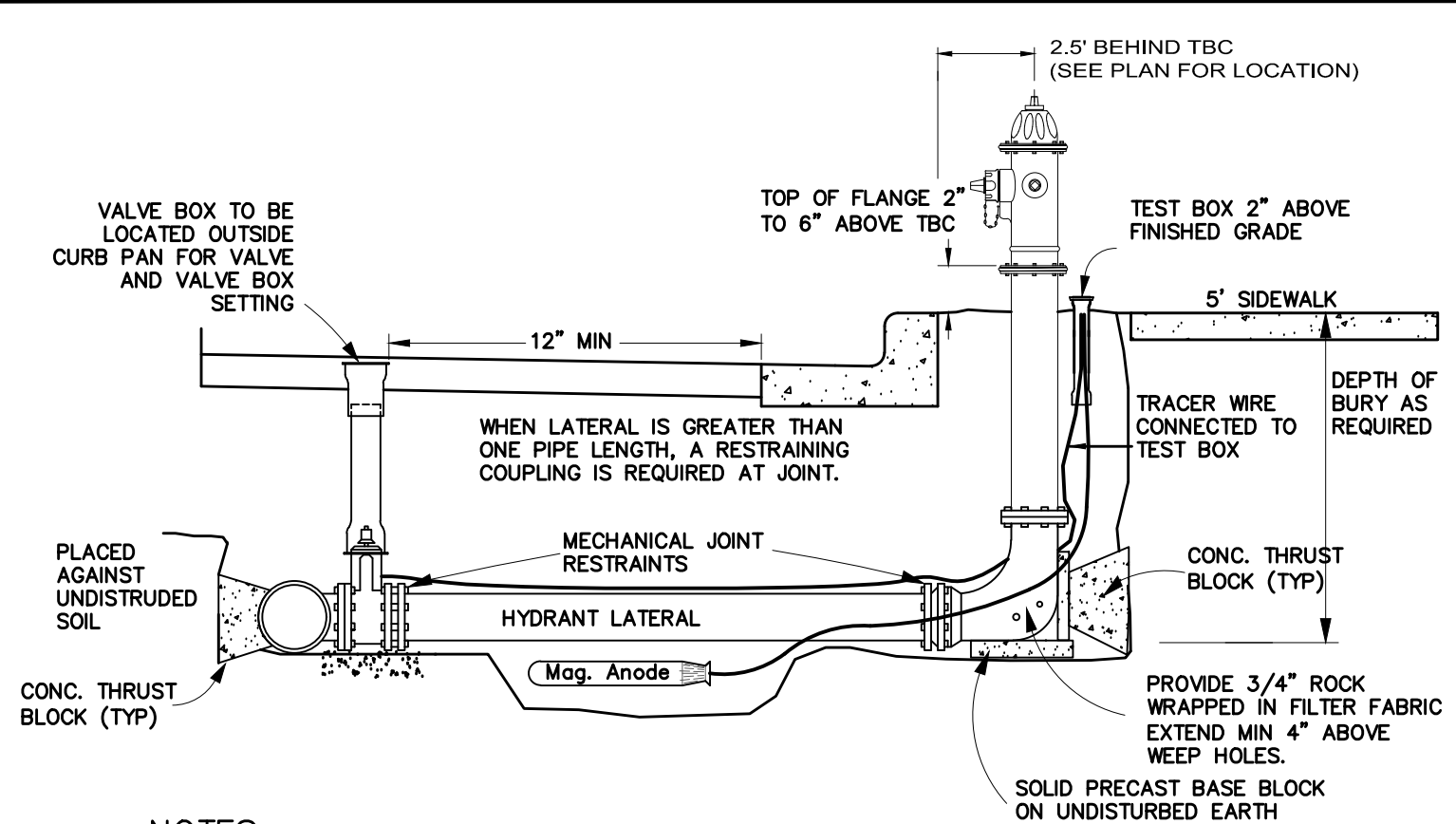
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

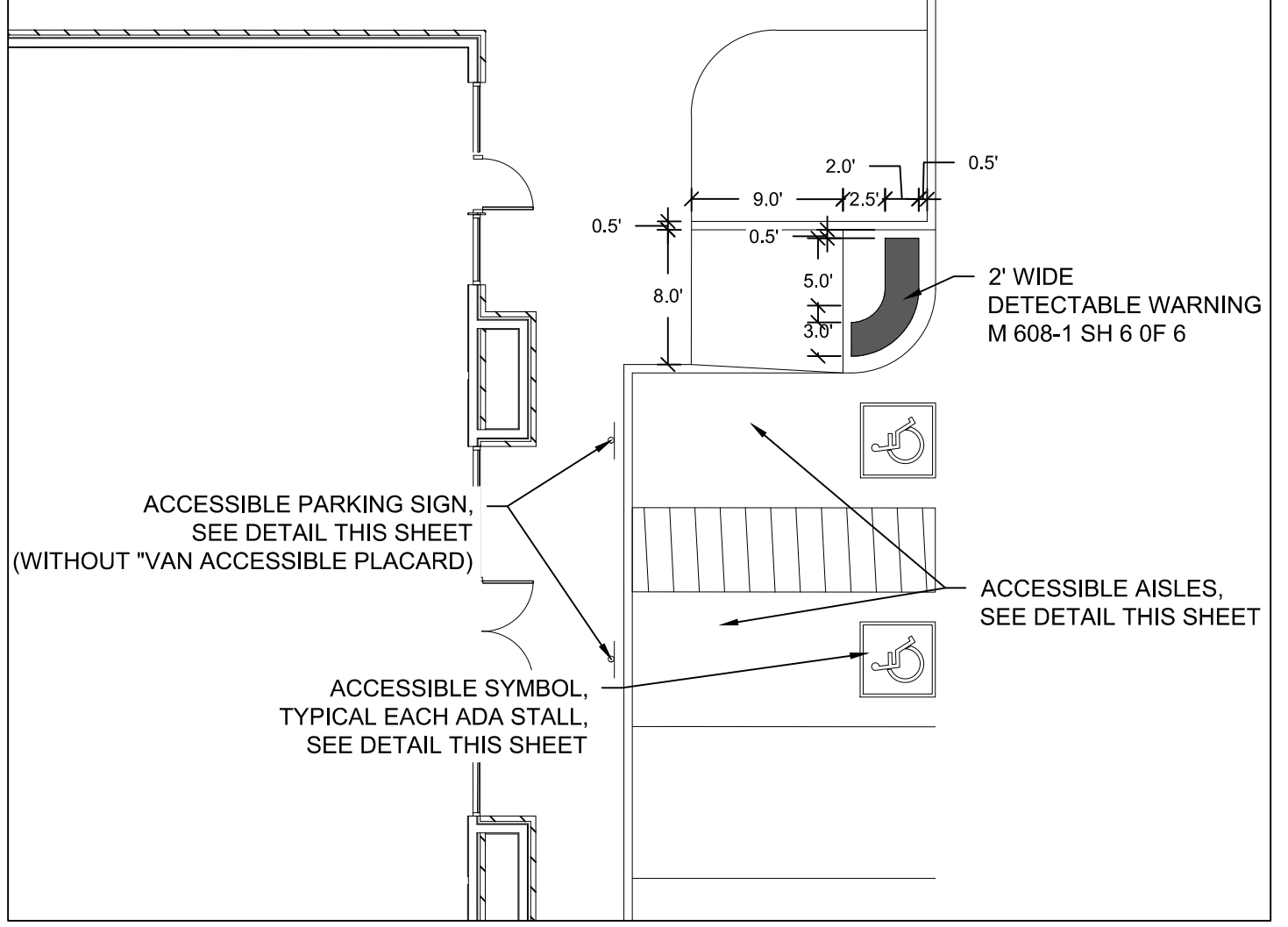
JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



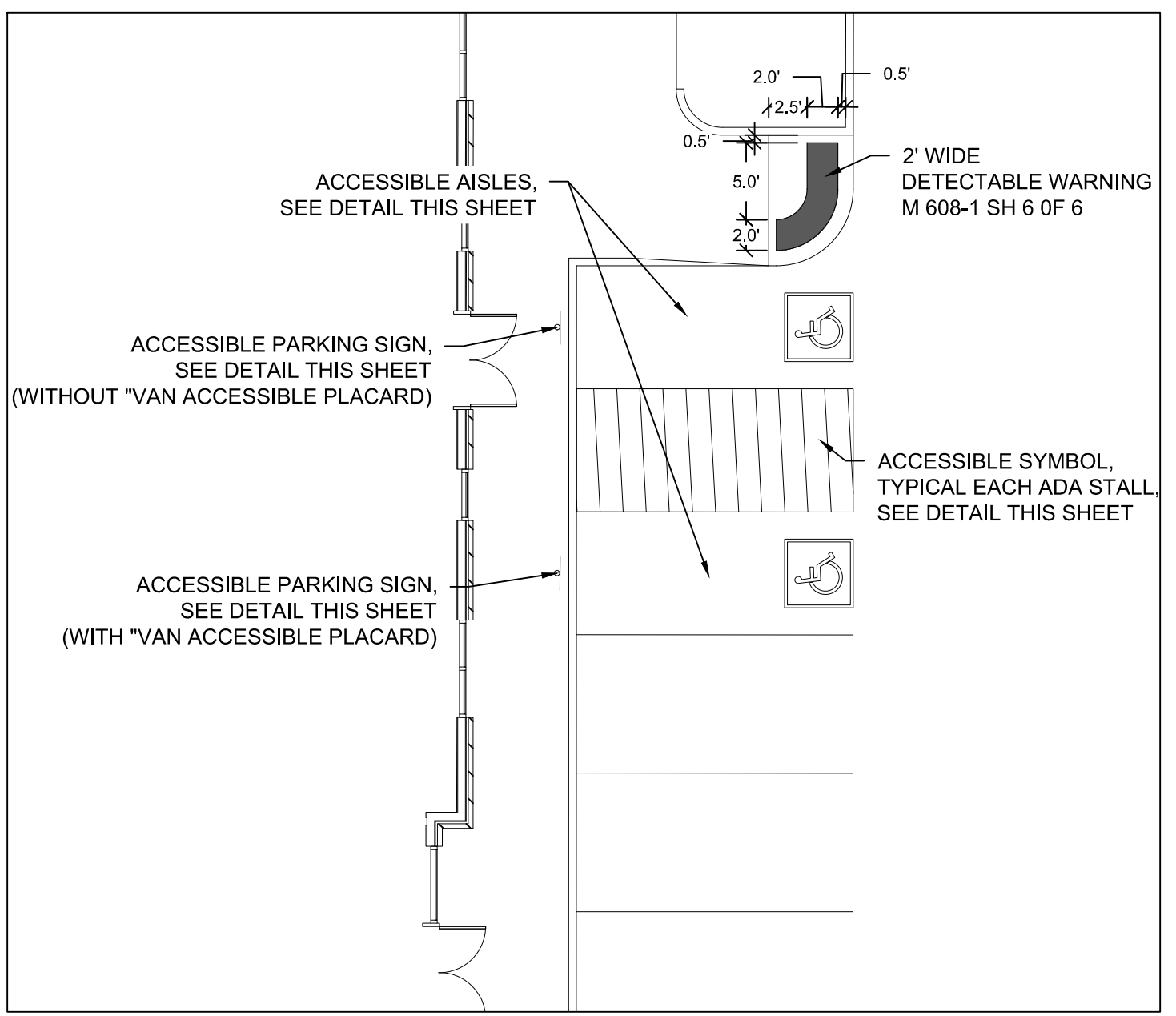


- NOTES:**
- FIRE HYDRANTS SHALL BE AVK MODEL 2780 NOSTALGIC OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5-3/8"-6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NTS (NATIONAL STANDARD THREAD) SIDE NOZZLES.
 - HYDRANT SHALL BE INSTALLED PLUMB IN ALL DIRECTIONS.
 - MECHANICAL JOINT RESTRAINTS. SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINT SPECIFICATIONS.
 - SEE COLORADO SPRINGS UTILITIES FOR MECH. JOINT PIPE RESTRAINTS SPECIFICATIONS.
 - FINAL TOP OF FLANGE ELEVATION TO BE 2 TO 6 INCHES ABOVE TOP BACK OF CURB (TBC). WATERMAIN CONTRACTOR TO ADJUST HYDRANTS AS NECESSARY AFTER INSTALLATION OF CURB AND GUTTER TO ACHIEVE PROPER FINISHED ELEVATION.
 - NO OBSTRUCTIONS TO BE CONSTRUCTED IN FRONT OF THE FIRE HYDRANT.
 - PROVIDE A 9 LB. MAGNESIUM ANODE AND TEST STATION AT EACH HYDRANT PER CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT STANDARD NOTES.
 - HYDRANT SHALL BE PAINTED WITH RUSTOLEUM 659 SAFETY YELLOW PRIOR TO ACCEPTANCE.

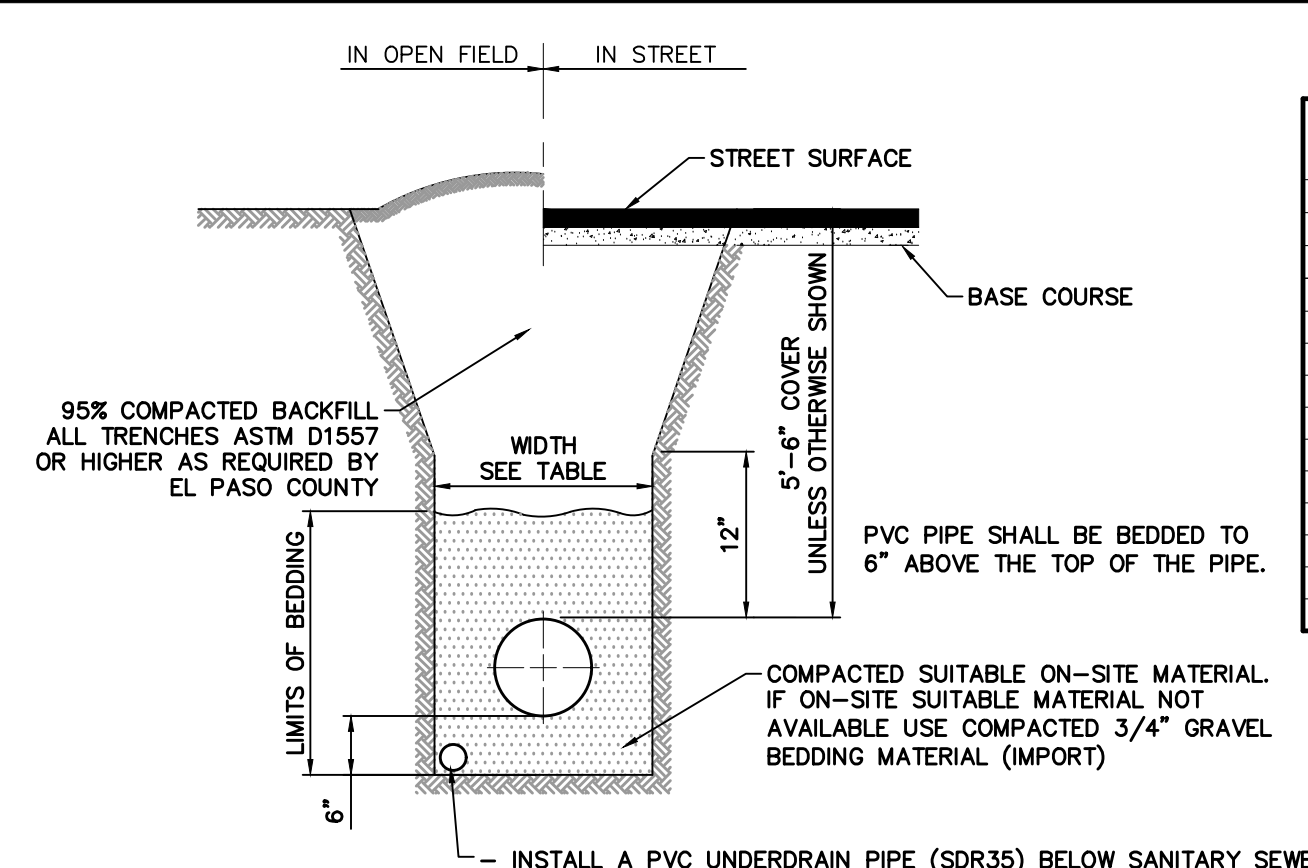
FIRE HYDRANT ASSEMBLY
SCALE : N.T.S.



HC DETAIL 1
SCALE 1"=10'



HC DETAIL 2
SCALE 1"=10'

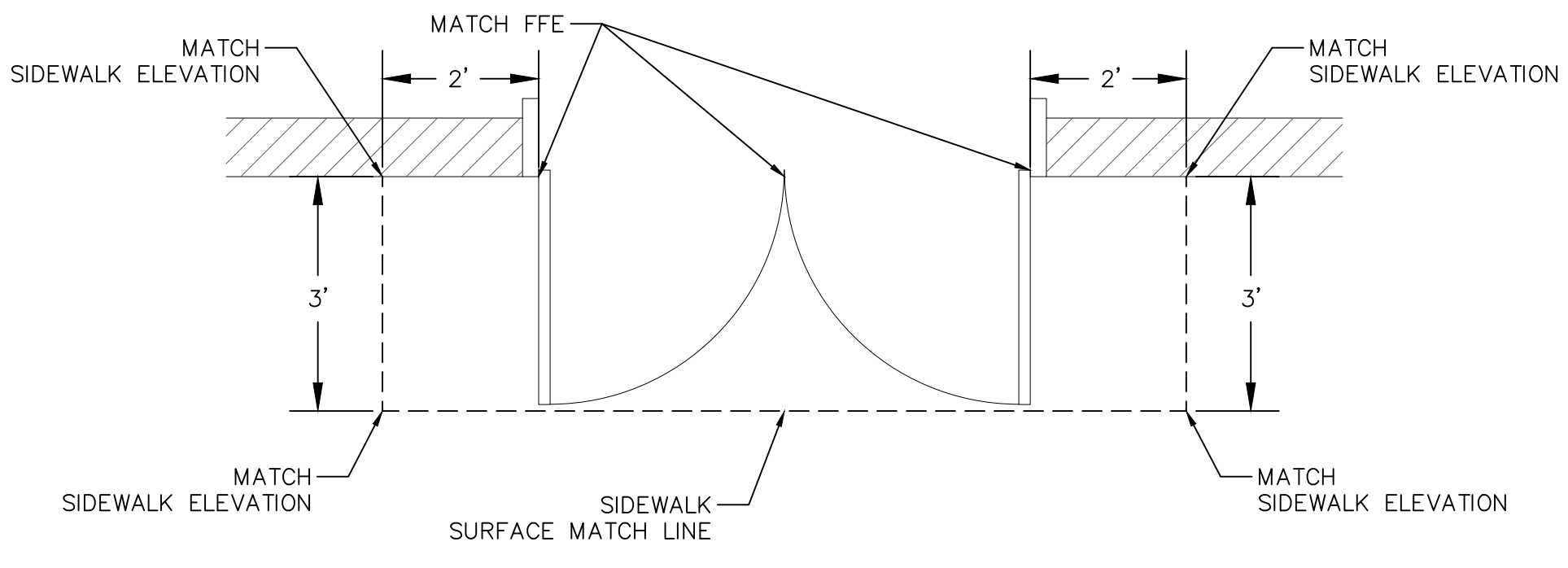


- TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES.
- INSTALL A PVC UNDERDRAIN PIPE (SDR35) BELOW SANITARY SEWER LINES, EXTENDING TO DAYLIGHT AS NOTED IN THE PLANS.
 - SEE OVERALL UNDERDRAIN PLAN FOR INSTALLATION NOTES AND UNDERDRAIN SIZE
 - INSTALL AN UNDERDRAIN CLEANOUT ON THE SHELF OF EVERY SANITARY SEWER MANHOLE.
 - STUB UNDERDRAIN PIPE TO EACH LOT IN COMMON TRENCH WITH SANITARY SEWER SERVICE.

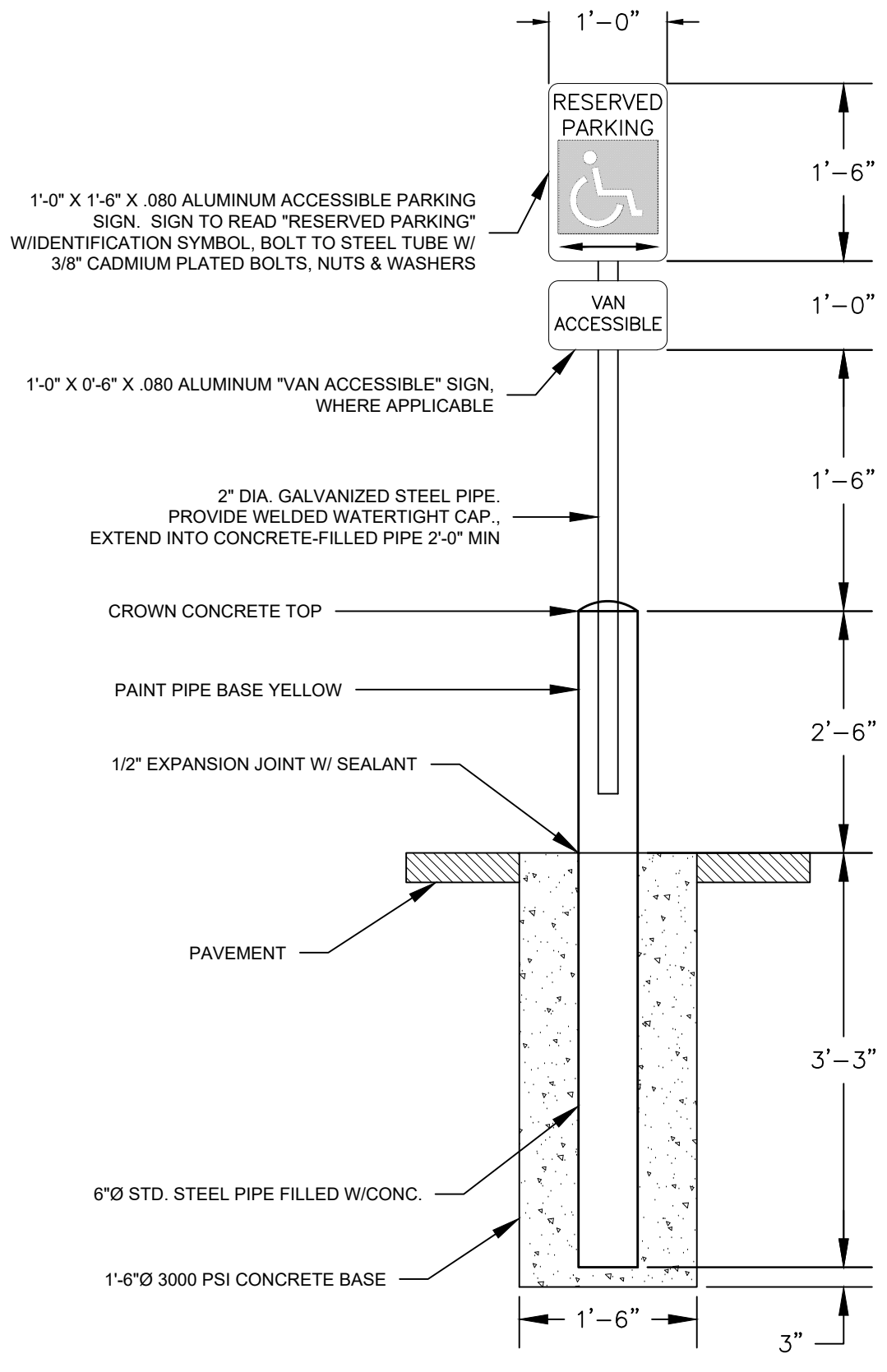
TYPICAL TRENCH & BEDDING DETAIL
SCALE : N.T.S.

PIPE CHART

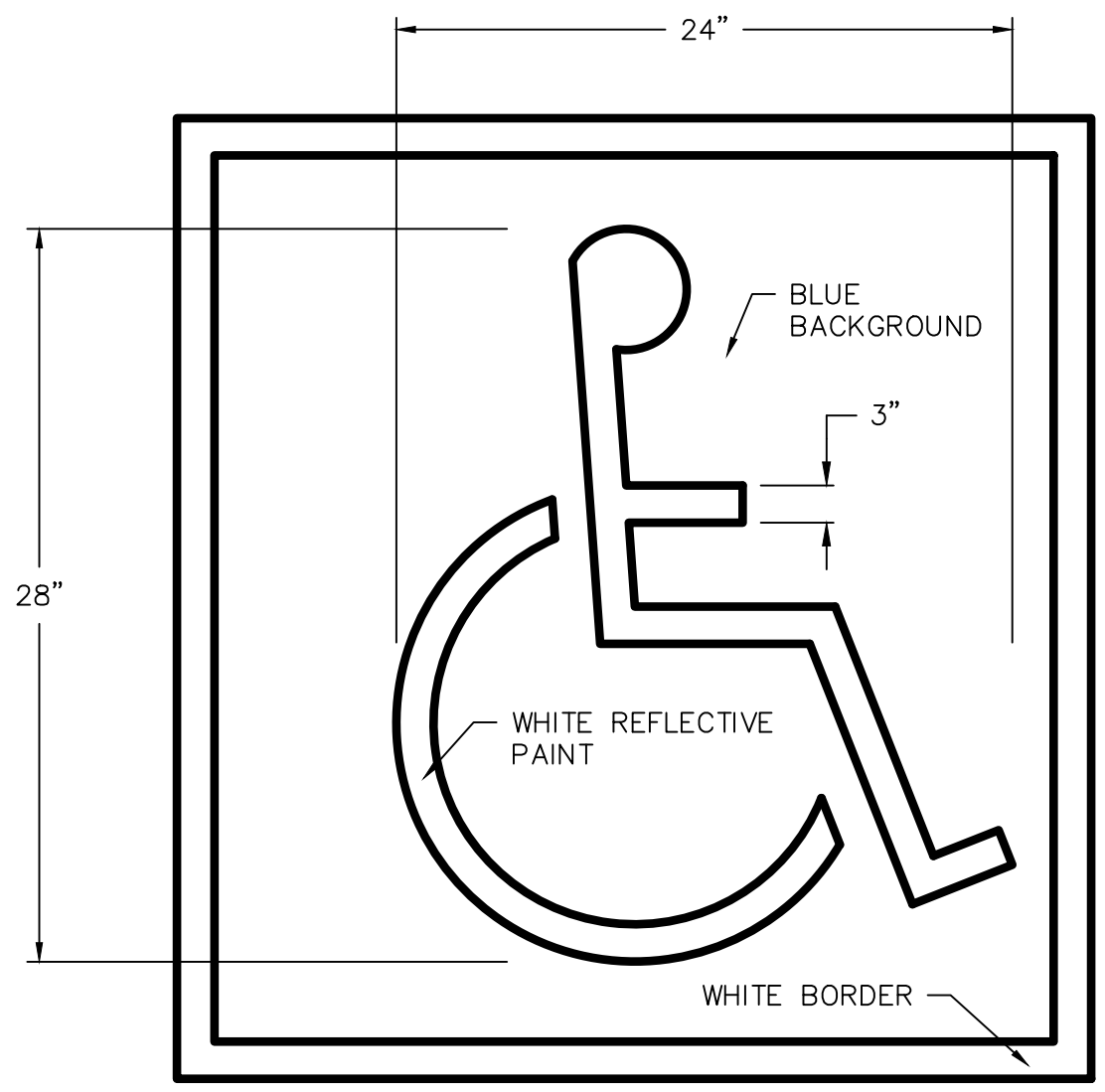
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	4'-0"
6"	1'-6"	4'-0"
8"	1'-8"	4'-0"
12"	2'-0"	4'-0"
18"	3'-0"	4'-0"
24"	3'-6"	4'-0"
30"	4'-0"	6'-0"
36"	5'-0"	6'-0"
42"	6'-0"	8'-0"
48"	6'-0"	8'-0"
54"	8'-0"	8'-0"
60"	8'-0"	8'-0"
66"	8'-0"	10'-0"
72"	10'-0"	12'-0"



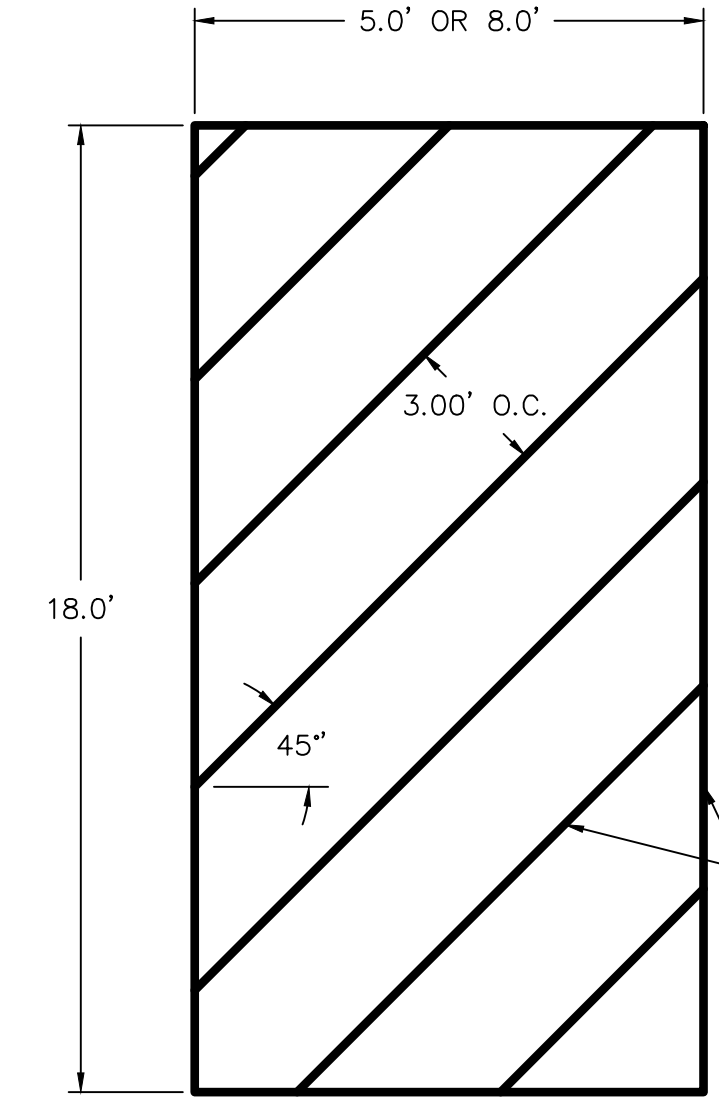
DOOR TRANSITION DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN IN PAVEMENT
NOT TO SCALE



ACCESSIBLE PARKING STALL PAVEMENT SYMBOL
NOT TO SCALE



ACCESSIBLE AISLE STRIPING
NOT TO SCALE

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	ANODE (CATHODIC PROTECTION)
[Symbol]	TS	TEST STATION
[Symbol]	HB	HAY BALE DAM
[Symbol]	SF	SILT FENCE
[Symbol]	EXIST	EXISTING FEATURES
[Symbol]		LOT NUMBERS
[Symbol]		CROSS PAN PER SD-2-26
[Symbol]	PI	POINT OF INTERSECTION
[Symbol]	BT	BEGINNING OF TRANSITION
[Symbol]	ET	END OF TRANSITION
[Symbol]		EXISTING CONTOUR (5')
[Symbol]		EXISTING CONTOUR (1')
[Symbol]	VTC	VEHICLE TRAFFIC CONTROL PAD
[Symbol]	CWA	CONCRETE WASHOUT AREA
[Symbol]	IP	INLET PROTECTION

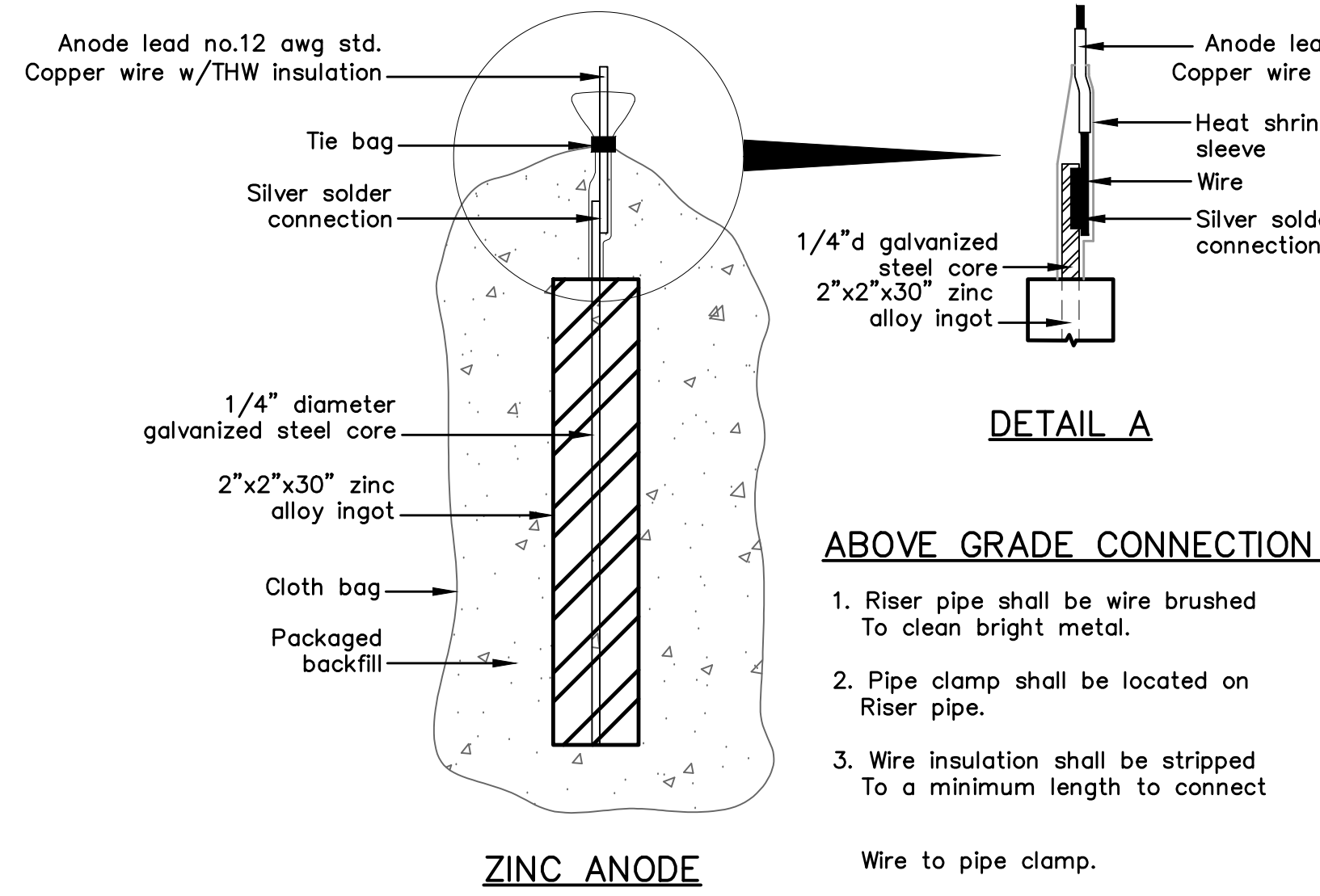
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

MERIDIAN RANCH

LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
DETAIL SHEET

Scale AS SHOWN
SHEET C12

Drawn by LOG
Checked by TAK
Date SEP 2018



ZINC ANODE AND CONNECTORS FOR 1" AND 2" WATER SERVICE

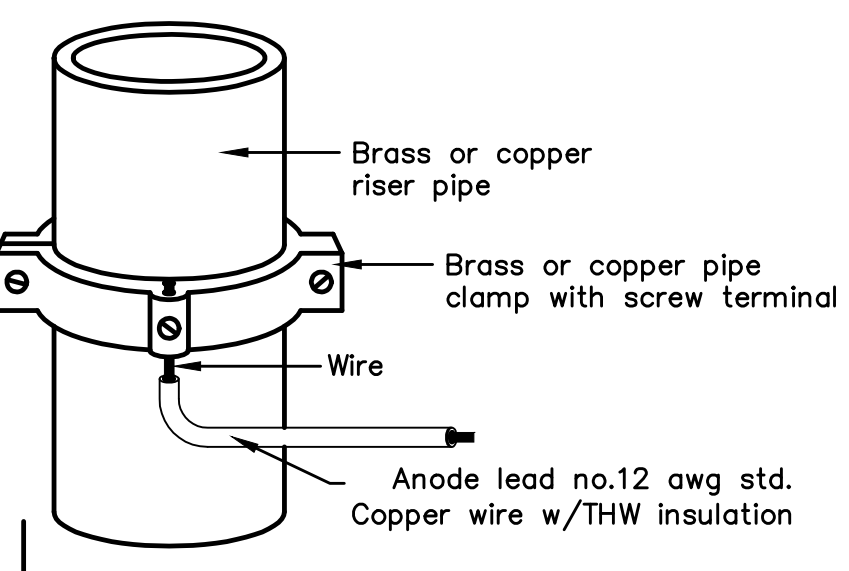
ABOVE GRADE CONNECTION NOTES:

- Riser pipe shall be wire brushed To clean bright metal.
- Pipe clamp shall be located on Riser pipe.
- Wire insulation shall be stripped To a minimum length to connect Wire to pipe clamp.

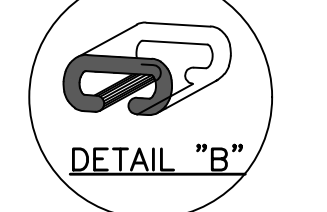
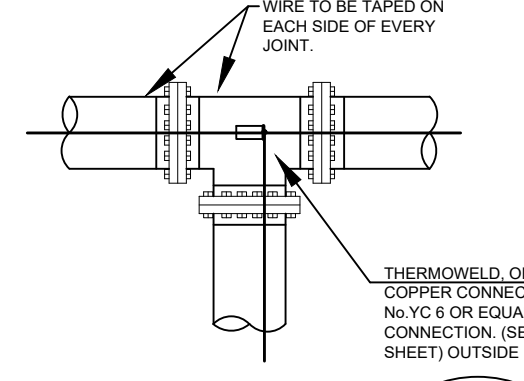
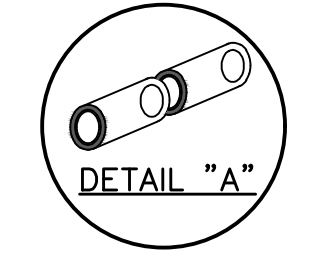
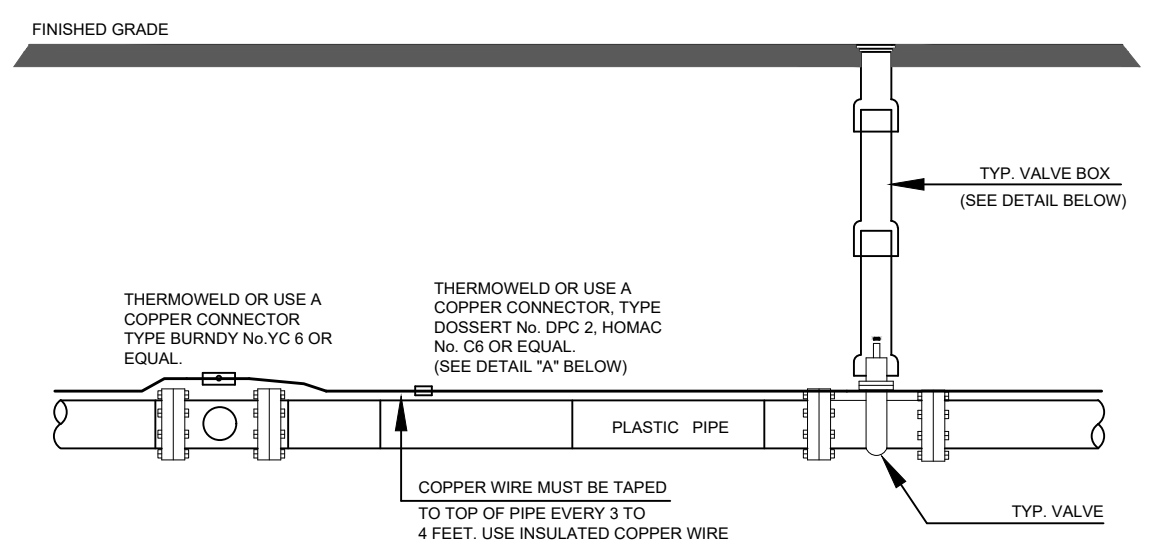
PACKAGED BACKFILL COMPOSITION:

75% gypsum
20% bentonite
5% sodium sulfate

Ingot weight: 30 lbs.
Pkgd. Weight: 70 lbs. Approx.



ANODE LEAD ABOVE GRADE CONNECTION



NOTE

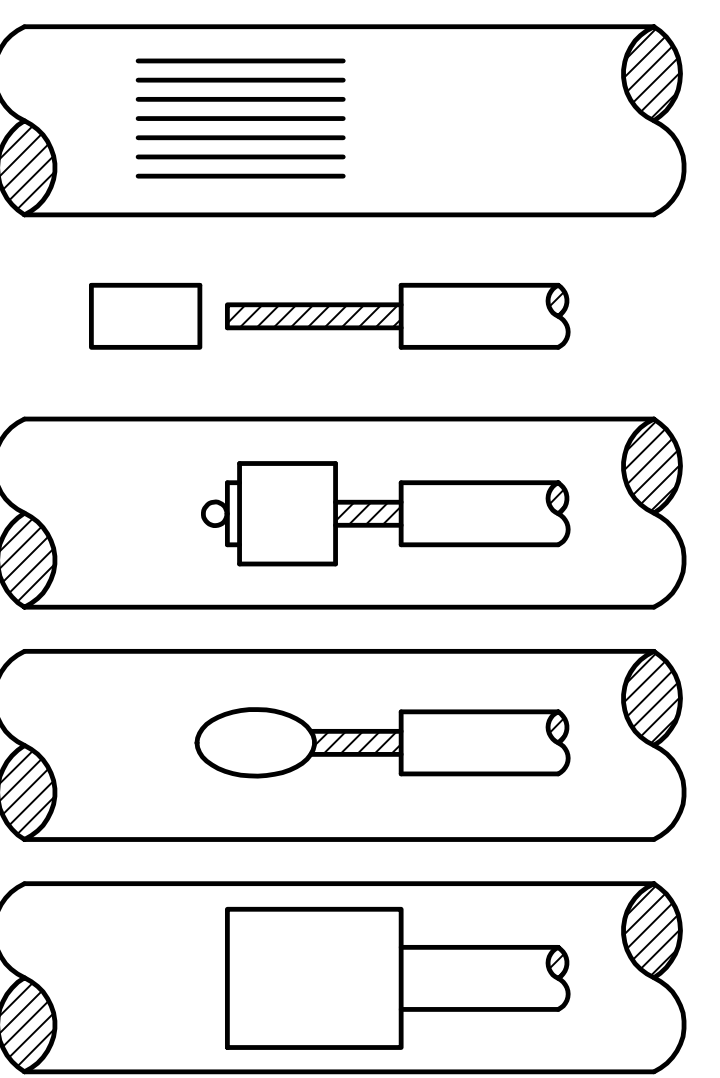
- Contractor is responsible for continuity of all tracer wire.
- Tracer wire is required on all pipes per MSMD specifications (PVC and HDPE).

FIELD INSTALLATION OF POLYETHYLENE WRAP FOR DIP PIPE AND FITTINGS.

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

STEP 2:
PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING.

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

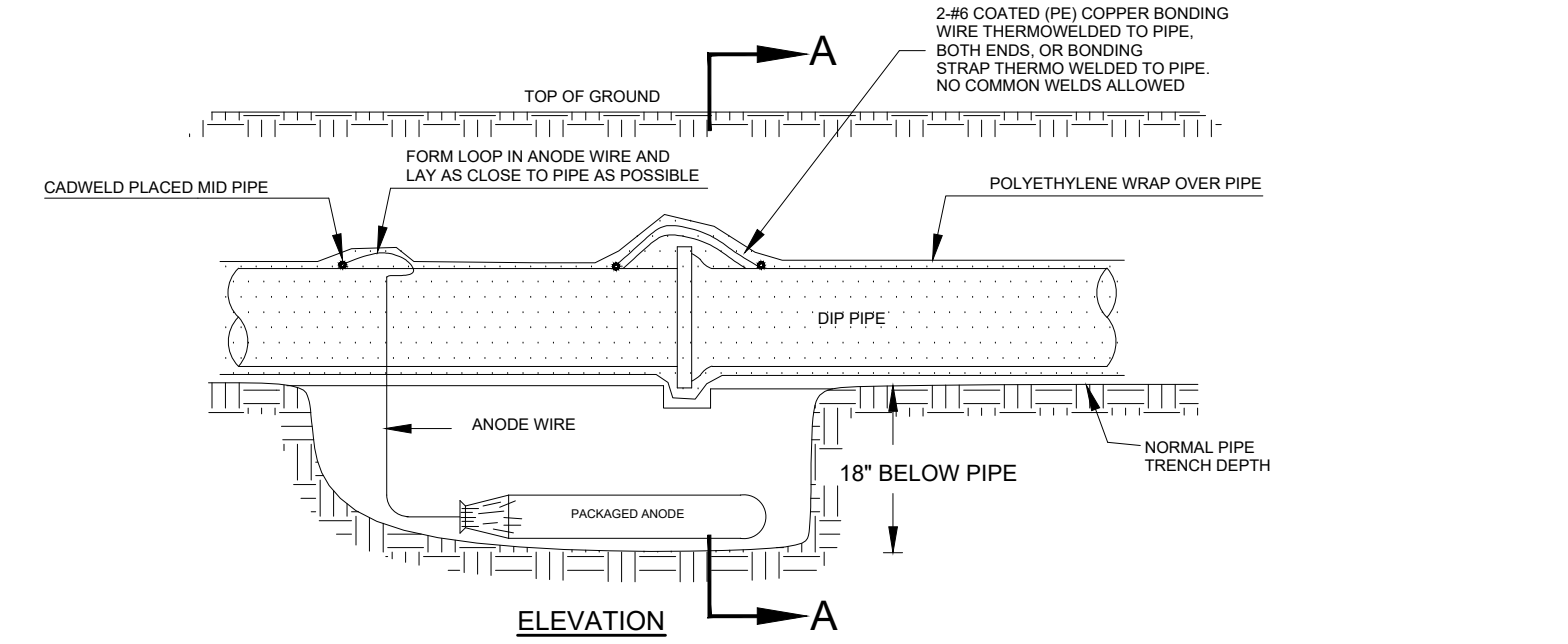


- STEP 1.** File structure connection area (3 in x 3 in) to bare shiny metal and clean.
- STEP 2.** Strip insulation from wire. Attach sleeve where required by manufacturer.
- STEP 3.** Hold mold firmly with opening away from operator and ignite with flint gun.
- STEP 4.** Remove slag from connection and peen weld for soundness.
- STEP 5.** Cover connection and exposed structure surface with a bituminous coating compound. Place plastic shield cap firmly over connection.

NOTES:

- All wire welds shall be minimum 3 inches apart.
- Standard weld cartridges shall be used for steel surfaces.

EXOTHERMIC WELD PROCESS



Anode Design

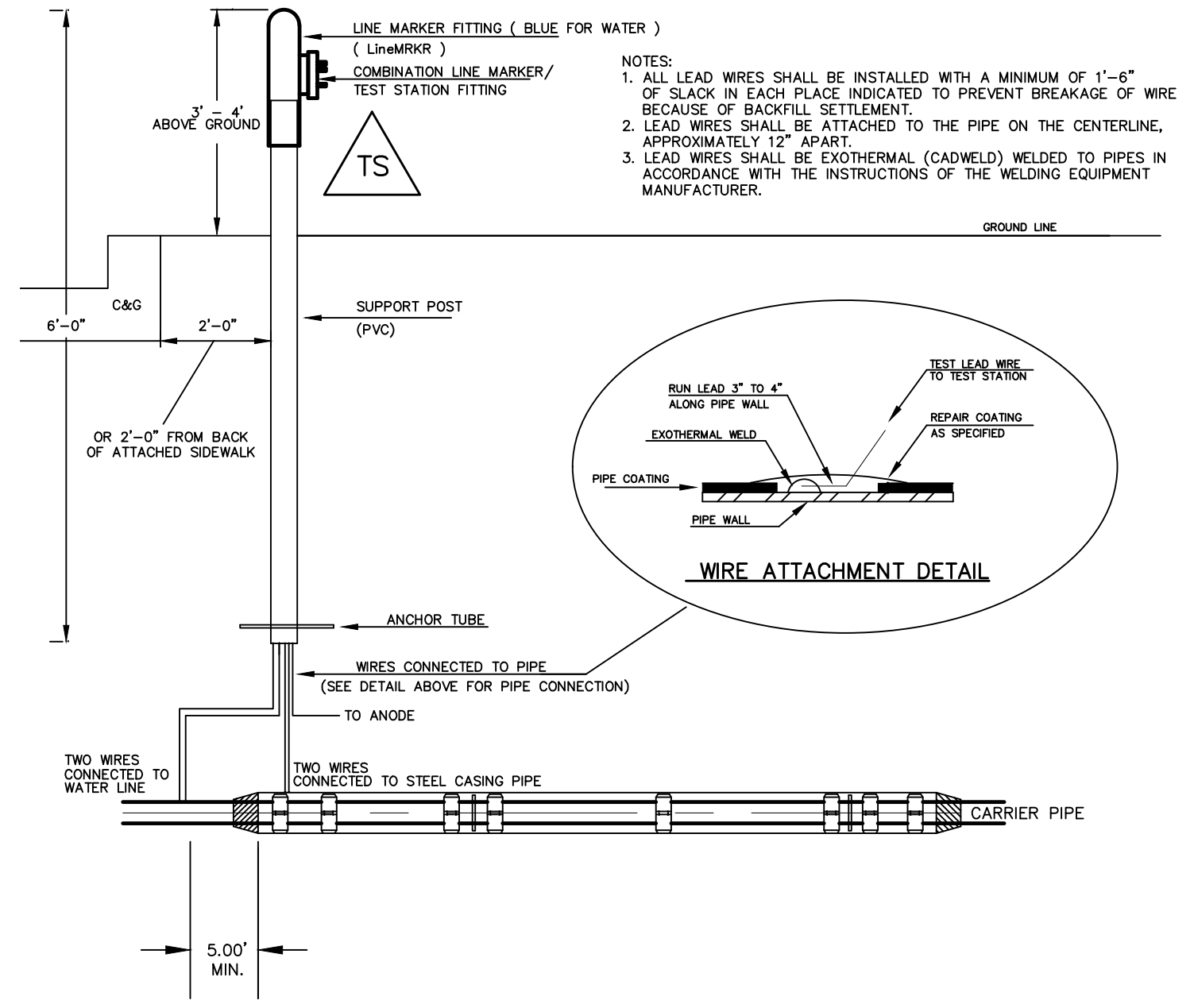
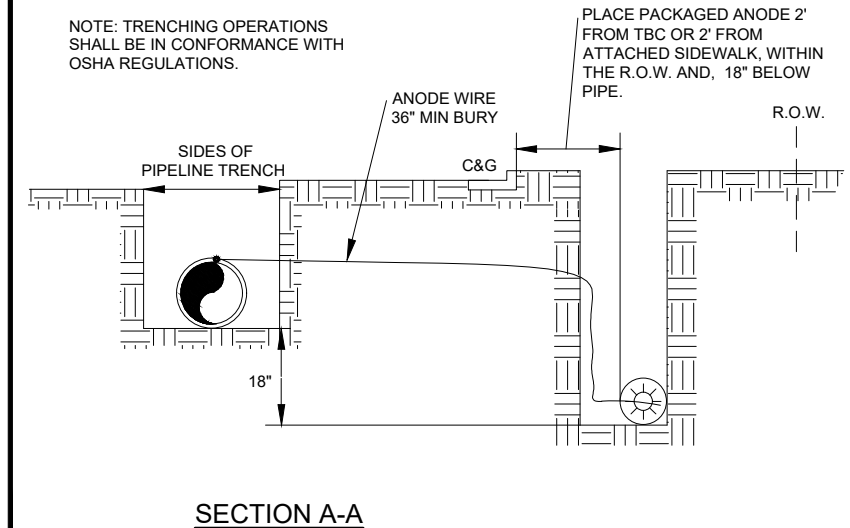
For use with DIP in conjunction with poly-wrap sleeves and piping in 1000 ohm-cm soil estimating a 3% holiday area.

Pipe Size Inches	Actual OD Inches	Anode Spacing Feet	Anode Weight (see note 2)
4	4.8	783	17 lb
6	6.9	531	17 lb
8	9.05	405	17 lb
12	13.20	277	17 lb
16	16	210	32 lb
20	20	169	32 lb
24	24	142	48 lb
30	30	114	48 lb
36	36	95.7	48 lb
42	42	82.4	48 lb
48	48	72.1	48 lb
54	54	64.2	48 lb

The distance from the point of the beginning to the first anode shall not exceed one half the recommended spacing.

NOTES

- Cadweld connection to be primed and coated carefully. Packed anode should be covered with fine soil containing no rocks or dirt clumps, tamped.
- When anodes are required with metal fittings and appurtenances together with PVC pipe installations, the anodes shall be placed and attached to the metal fittings in same manner as shown on this drawing. 9 lb anodes can be used on metal fittings when using PVC pipe.
- Packaged anode to be wetted and covered with soil prior to backfilling.

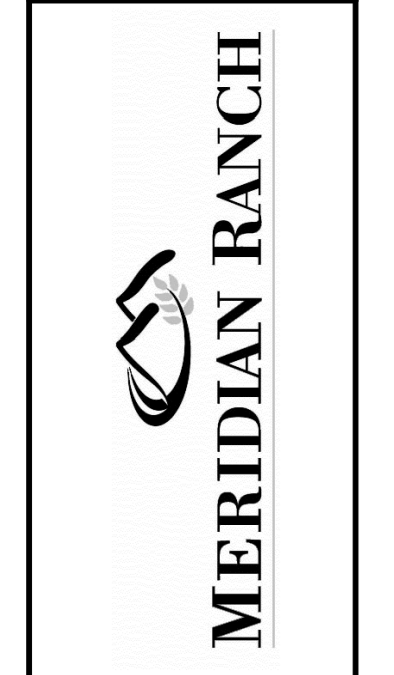


NOTES:

- Lowerings to be cathodically protected under the direction of the MSMD Inspector, per standards. (For anode size see detail above.)
- Example can vary due to site conditions and MSMD Inspector's direction's.
- Reference Colorado Springs Utilities Standard Detail Drawing No. A 8-6 - Steel Sleeve Installation.

No.	Revisions	Date	Appr.	Date

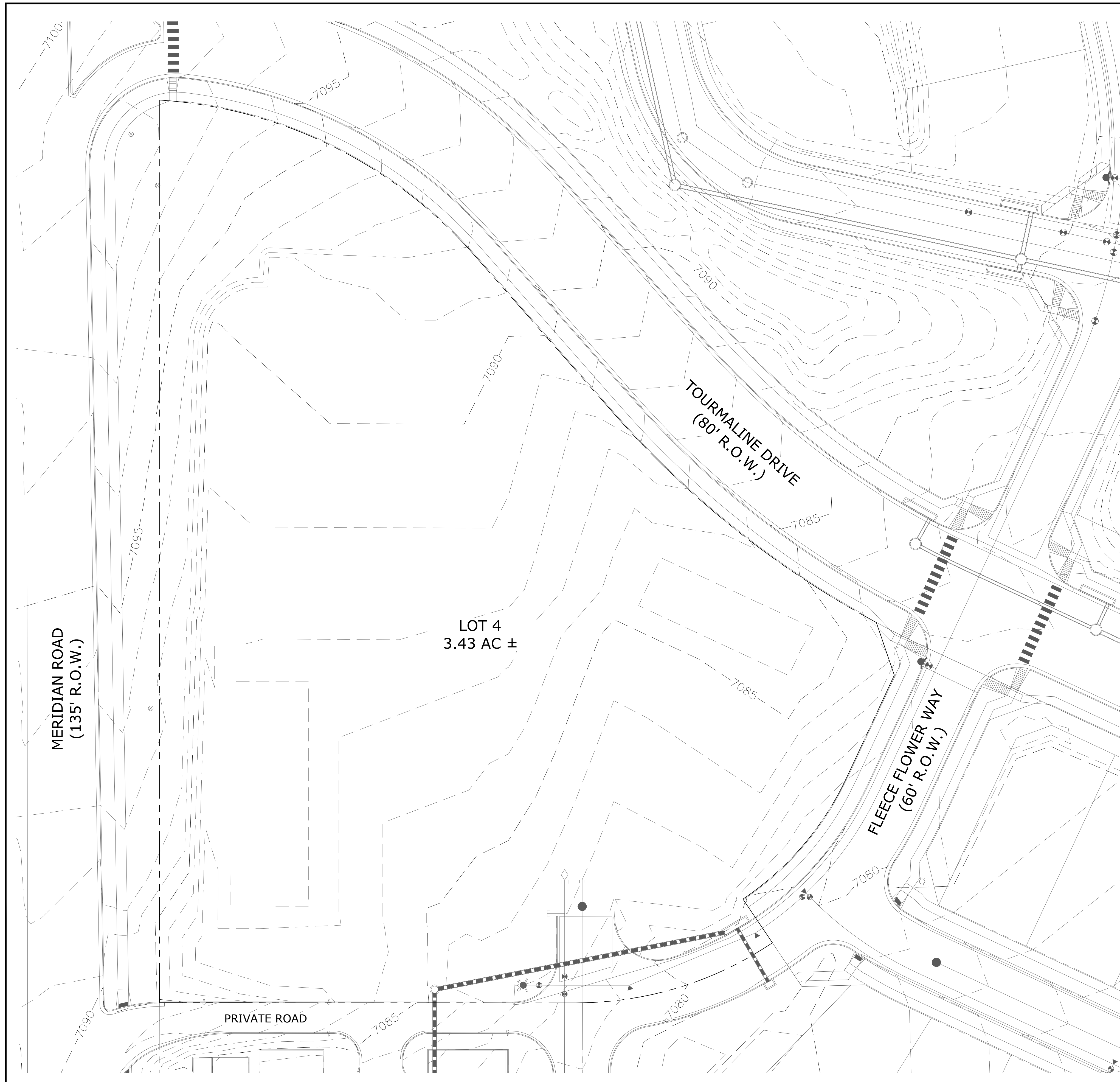
TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457



LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1
SITE CONSTRUCTION DOCUMENTS
DETAIL SHEET

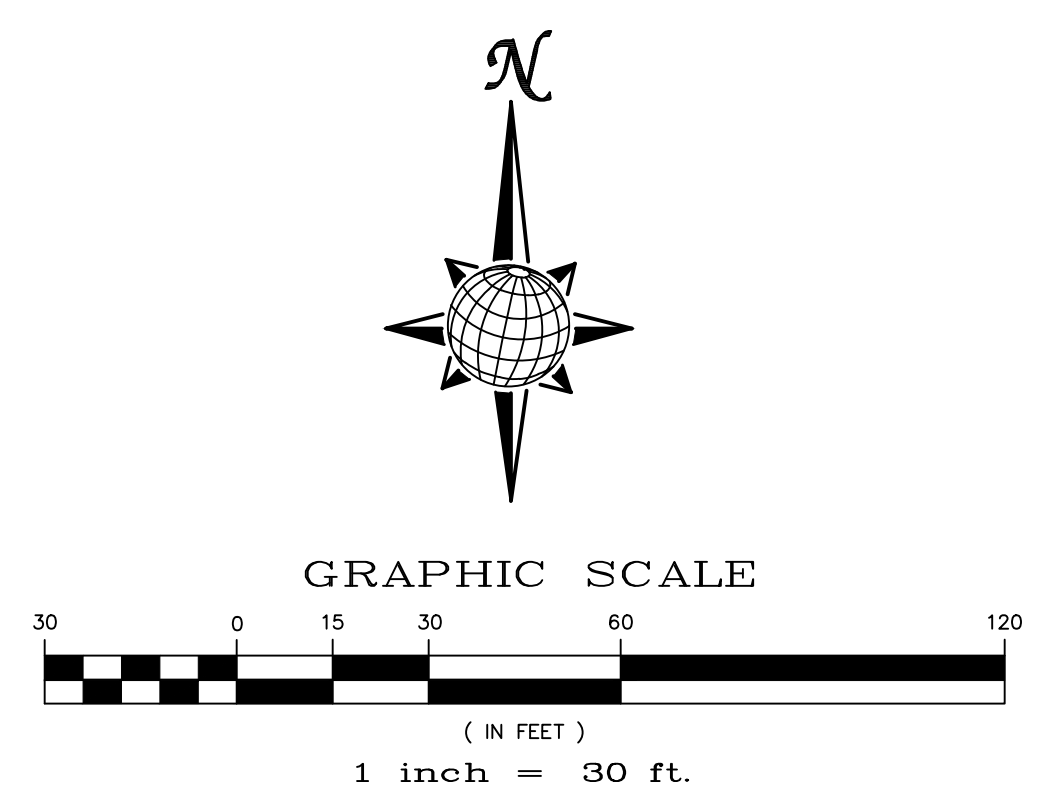
Scale AS SHOWN
Drawn by LOG
Checked by TAK
Date SEP-2018

SHEET C.13



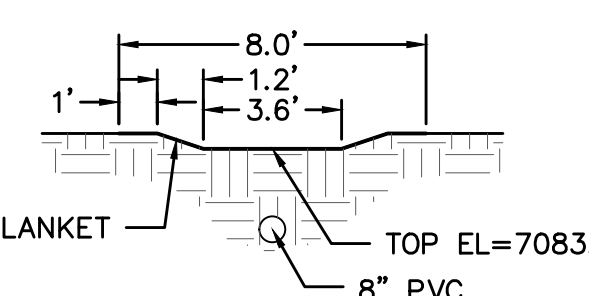
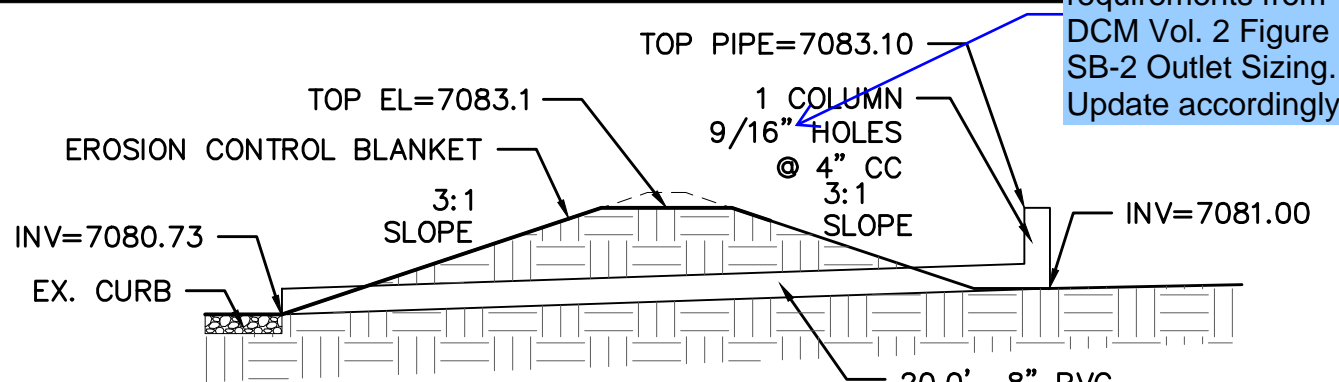
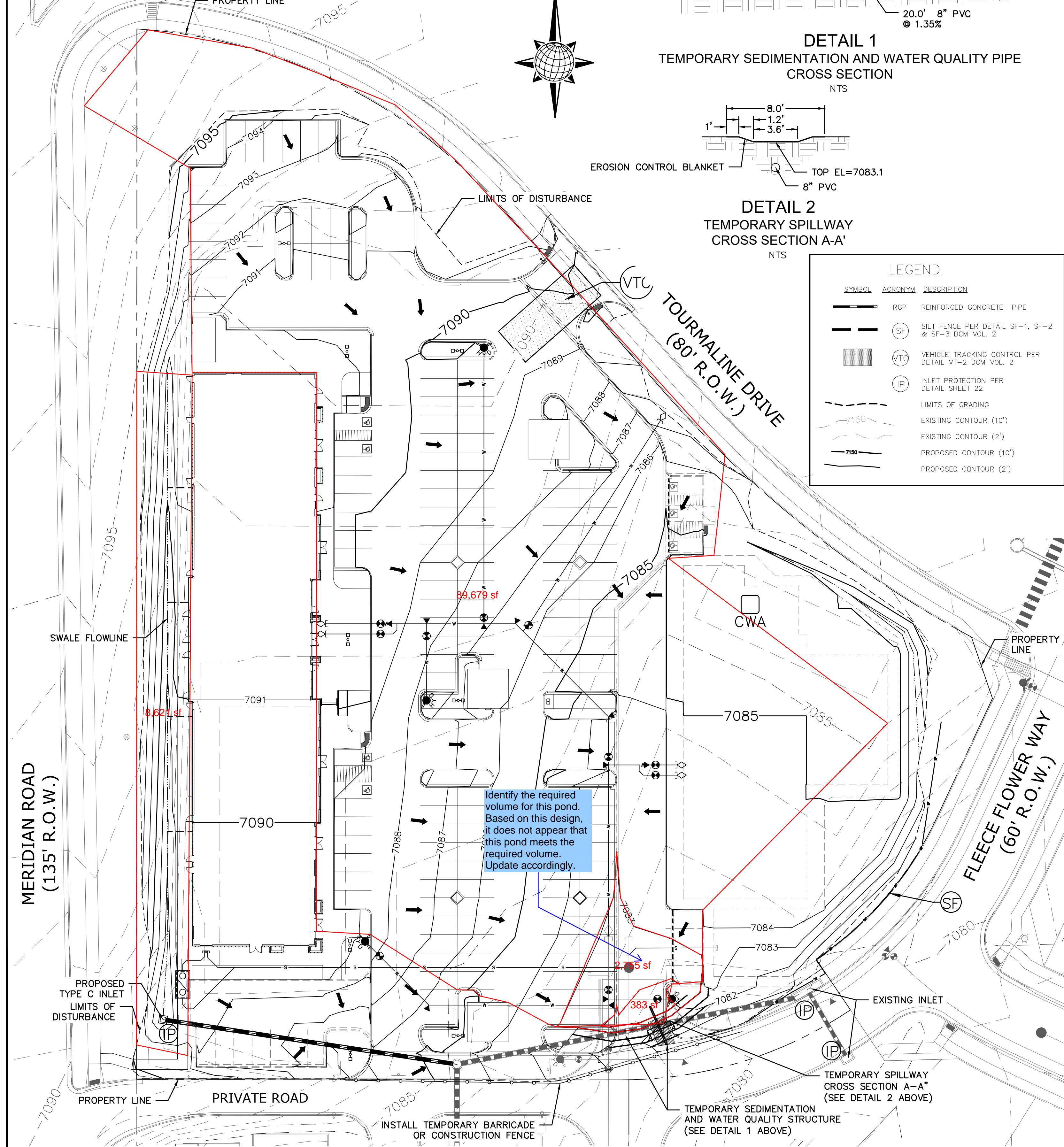
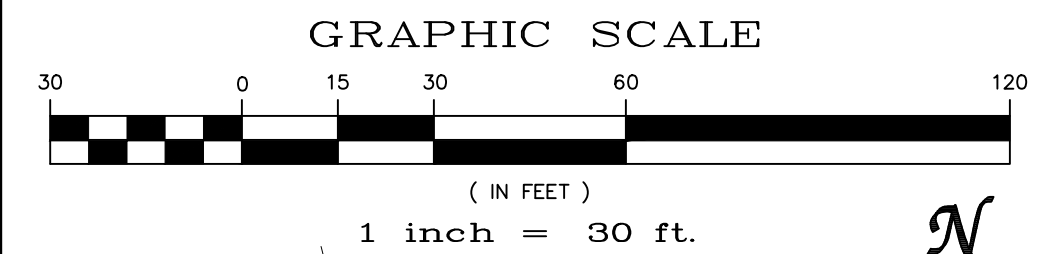
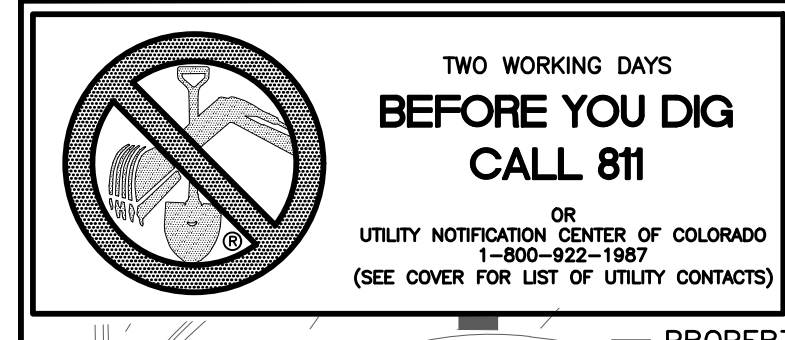
GENERAL NOTES:

- SEE SHEET C1.2 FOR LEGEND.
- SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- CONTRACTOR TO COORDINATE UTILITY REMOVALS WITH RESPECTIVE UTILITY COMPANIES AND PLUMBING PLANS TO ENSURE CORRECT REMOVAL AND SHUTOFF. ALL MATERIALS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED PER LOCAL CODES AND REGULATIONS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING COLORADO ONE CALL AT 1-800-922-1987 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING AND UTILITY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION, AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL ADJACENT STREETS FREE OF DEBRIS AND DIRT FROM THE JOB SITE.
- LOCATION AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY PROPOSED WORK 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.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY WILL BE NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- 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.
- CONTRACTOR TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER FOR THE SITE.



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)

Scale AS SHOWN SHEET C2.0	Drawn by LOG	Checked by TAK	Date SEP 2018	LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS EXISTING CONDITIONS	TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	No.	Revisions	Date	Appr.
								Date	Reit.



LEGEND

SYMBOL	ACRONYM	DESCRIPTION
—	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 22
---		LIMITS OF GRADING
---		EXISTING CONTOUR (10')
---		EXISTING CONTOUR (2')
---		PROPOSED CONTOUR (10')
---		PROPOSED CONTOUR (2')

The orifice does not meet the outlet sizing requirements from DCM Vol. 2 Figure SB-2 Outlet Sizing. Update accordingly.

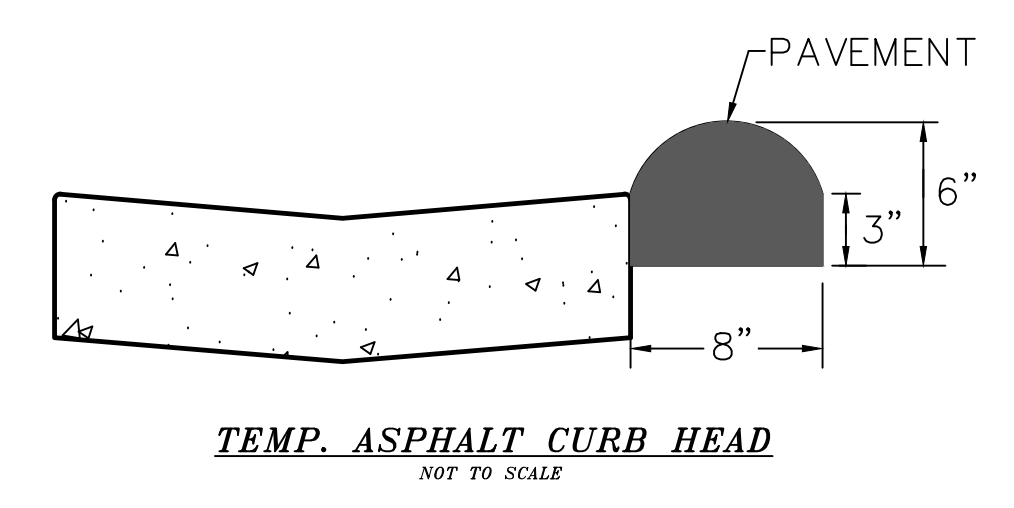
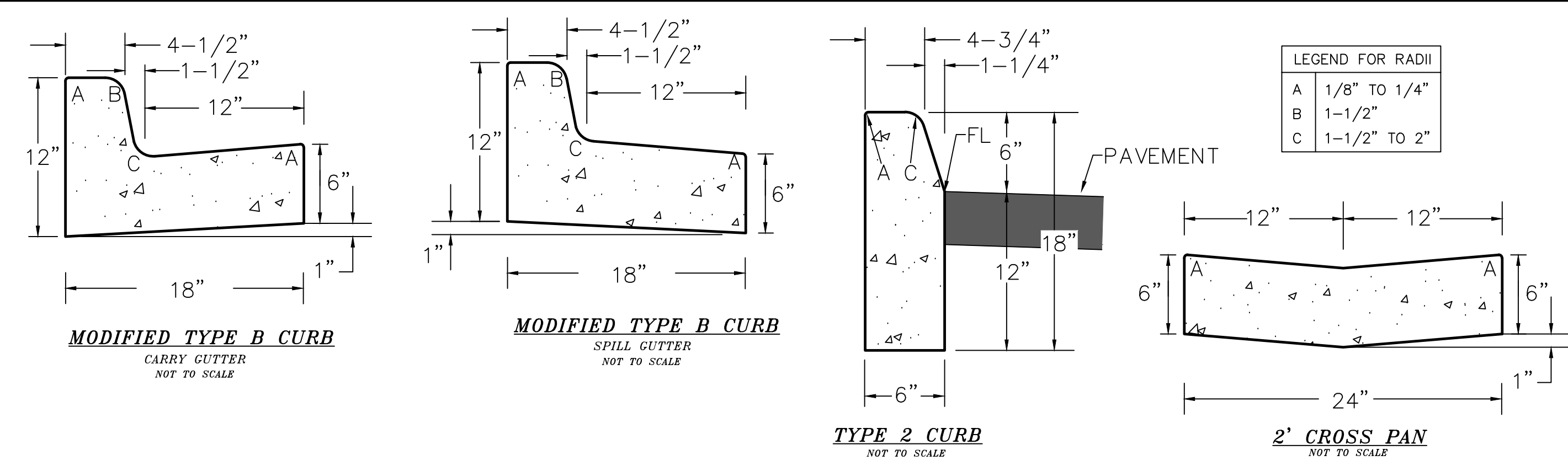
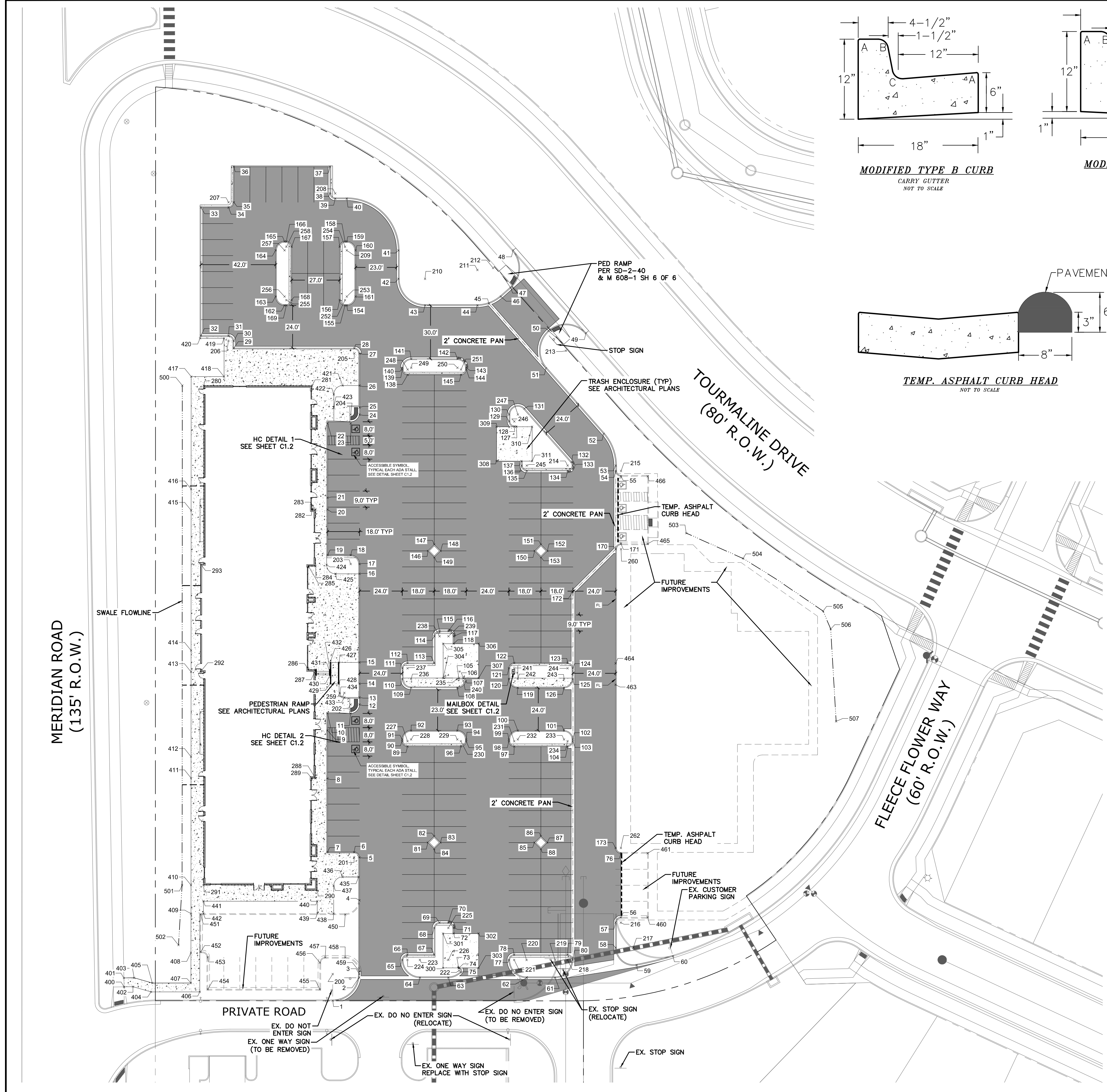
Identify the required volume for this pond. Based on this design, it does not appear that this pond meets the required volume. Update accordingly.

- STEPS FOR CONSTRUCTION**
THE ANTICIPATED START FOR THIS PROJECT IS SEPTEMBER 2018 WITH AN ANTICIPATED COMPLETION DATE OF MAY 2019. BELOW IS A BRIEF OUTLINE OF THE CONSTRUCTION SEQUENCE FOR THIS PROJECT.
- INSTALLATION OF PERIMETER BMPs
 - ROUGH GRADING
 - UTILITY INSTALLATION
 - VERTICAL CONSTRUCTION
 - PAVING
 - SEEDING & FINAL STABILIZATION
- EROSION AND SEDIMENT CONTROLS**
SILT FENCES AND STRAW BALE CHECK DAMS (OR APPROVED EQUAL) WILL BE INSTALLED PRIOR TO ANY EXCAVATION FOR THE INTERNAL ROAD. STRAW BALE CHECK DAMS, FILTER OR APPROVED EQUAL WILL BE PLACED AT ALL ENTRANCES AND EXITS OF DRAINAGEWAYS.
- NON-STRUCTURAL PRACTICES TO CONTROL EROSION AND SEDIMENTATION WILL INCLUDE RESEEDING OF GROUND COVER IN DISTURBED AREAS ACCORDING TO THE EROSION CONTROL PLAN. TEMPORARY SEEDING OF DORMANT STOCKPILES 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 SITE IS PAVED, ALL GROUND-DISTURBING CONSTRUCTION IS COMPLETE, AND THE SURROUNDING DISTURBED AREAS ARE 70% ESTABLISHED WITH VEGETATION AND ACCEPTED BY THE MERIDIAN RANCH SERVICE DISTRICT, ALL TEMPORARY BMPs CAN BE REMOVED. 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 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 VEHICLE TRACKING CONTROL PAD BECOMES INADEQUATE IN PREVENTING TRACK-OUT, THE ROCKS WITHIN THE PAD SHALL BE TURNED TO RE-FRESHEN THE PAD. AN INSPECTION AND MAINTENANCE LOG SHALL BE MAINTAINED BY THE SWMP ADMINISTRATOR, AS DESCRIBED IN THE STORMWATER MANAGEMENT PLAN.
- REVEGETATION AND SEEDING**
ALL DISTURBED AREAS SHALL BE SEEDING WITHIN TWO (2) WEEKS FOLLOWING THE ESTABLISHMENT OF FINAL GRADE. AREAS TO RECEIVE PAVEMENT DURING THE CONSTRUCTION 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 WEE 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.
- RECOMMENDED EL PASO COUNTY GRASS SEED MIX**
GRASS MIX FOR QUICK REVEGETATION - ALL SITES:
- | VARIETY | PLS. LBS. PER ACRE |
|---------------------|--------------------|
| CRESTED WHEAT GRASS | 4.0 |
| PERENNIAL RYE | 2.0 |
| WESTERN WHEATGRASS | 3.0 |
| SMOOTH BROME GRASS | 5.0 |
| SIDE-OATS GRAMA | 2.5 |
| EL RENO | 2.5 |
| TOTAL: | 16.5 |
- NOTES:**
- ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEED/MULCH SHALL BE PERMANENTLY LANDSCAPED ACCORDING TO THE LANDSCAPE PLAN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PLAN THROUGHOUT CONSTRUCTION AND PERFORMING INSPECTIONS/MAINTENANCE PER THE CDPE PERMIT, UNTIL SUCH TIME THE PERMIT IS CLOSED.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.
 - STORMWATER QUALITY IS PROVIDED FOR THIS SITE BY BEST MANAGEMENT PRACTICES LOCATED IN THE NORTHEAST CORNER OF STAPLETON DRIVE AND MERIDIAN RANCH BOULEVARD.
 - NO WETLANDS WERE OBSERVED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
 - IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATIONS TO DISCHARGE DEWATER ACTIVITIES. THE CONTRACTOR SHALL SUBMIT A SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH PERMIT FOR STORMWATER DISCHARGE.
 - DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE NOT ANTICIPATED TO BE LOCATED ON THIS PROJECT SITE.
 - ALL EROSION CONTROL MEASURES TO BE INSTALLED PER DETAILS AND SPECIFICATIONS SHOWN WITHIN THESE PLANS OR THE STORMWATER MANAGEMENT PLAN (SWMP) REPORT.
 - REFER TO THE "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 48" PREPARED BY CTLTHOMPSON SEPTEMBER 10, 2013.
 - ALL BMP'S SHALL BE INSTALLED PER EL PASO COUNTY REQUIREMENTS AND DETAILS, SEE SHEET C14.
 - ALL CONTOURS SHOWN ARE FINISHED SURFACE.

- EL PASO COUNTY GRADING AND EROSION CONTROL 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 INSPECTION.
 - 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 FROM 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 BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY 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 SEEDING. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs 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 BMPs 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 BMPs 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 SHALL BE USED ON SLOPES STEEPER THAN 3:1.
 - BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED ON 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 OFF-SITE 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 PRACTICABLE 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 TO 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 DITCH LINE.
 - 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 PERMITTEE 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 _____ 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

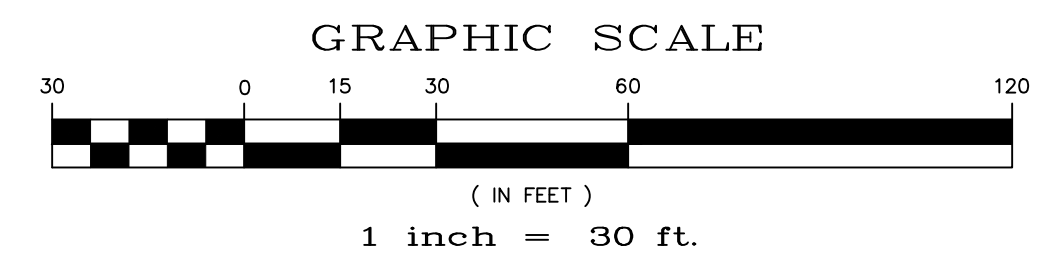
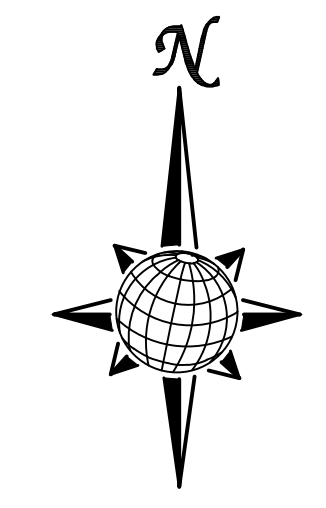
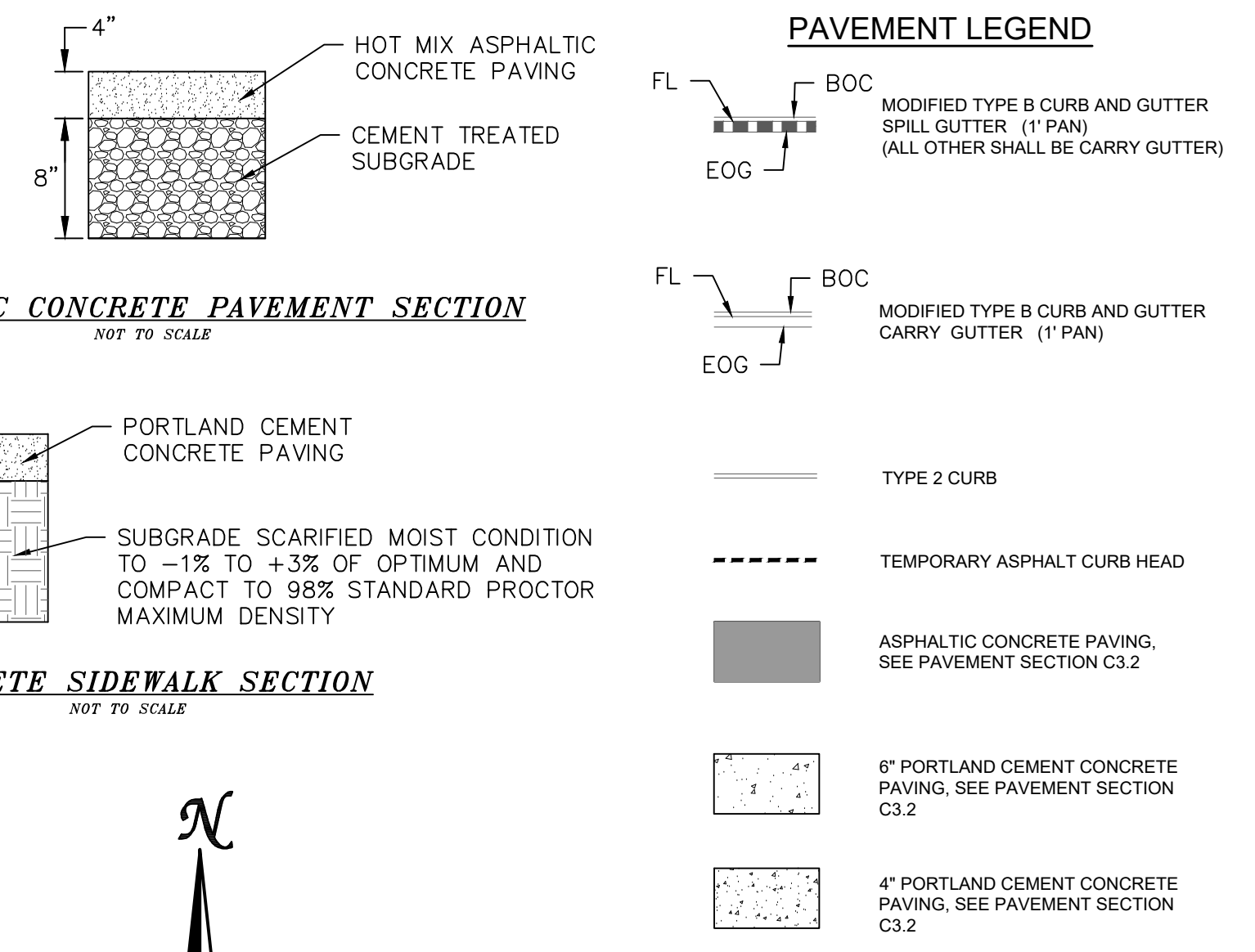
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SHEET	C-30	SITE CONSTRUCTION DOCUMENTS		EROSION CONTROL			
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1				TECH CONTRACTORS			
				11886 STAPLETON DRIVE			
				FALCON, CO 80831			
				TELEPHONE: 719.495.7444			
				FAX: 719.495.2457			
				MERIDIAN RANCH			
				No. _____			
				Revisions _____			
				Date _____			
				Appr. _____			
				Date _____			

S:\Civil\Proj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 CIVIL PLANS.dwg 9/26/2018 10:59:02 AM



PAVING NOTES

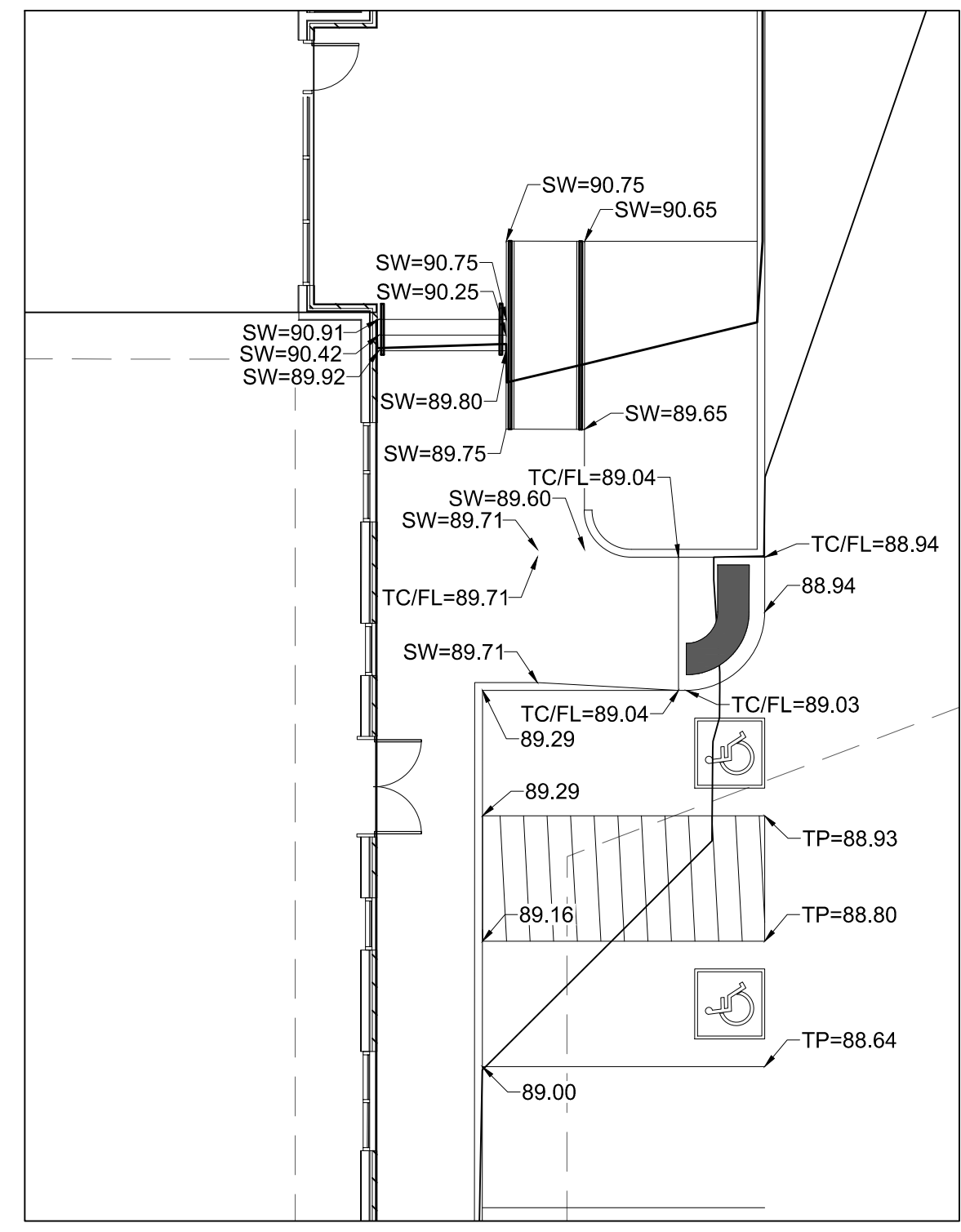
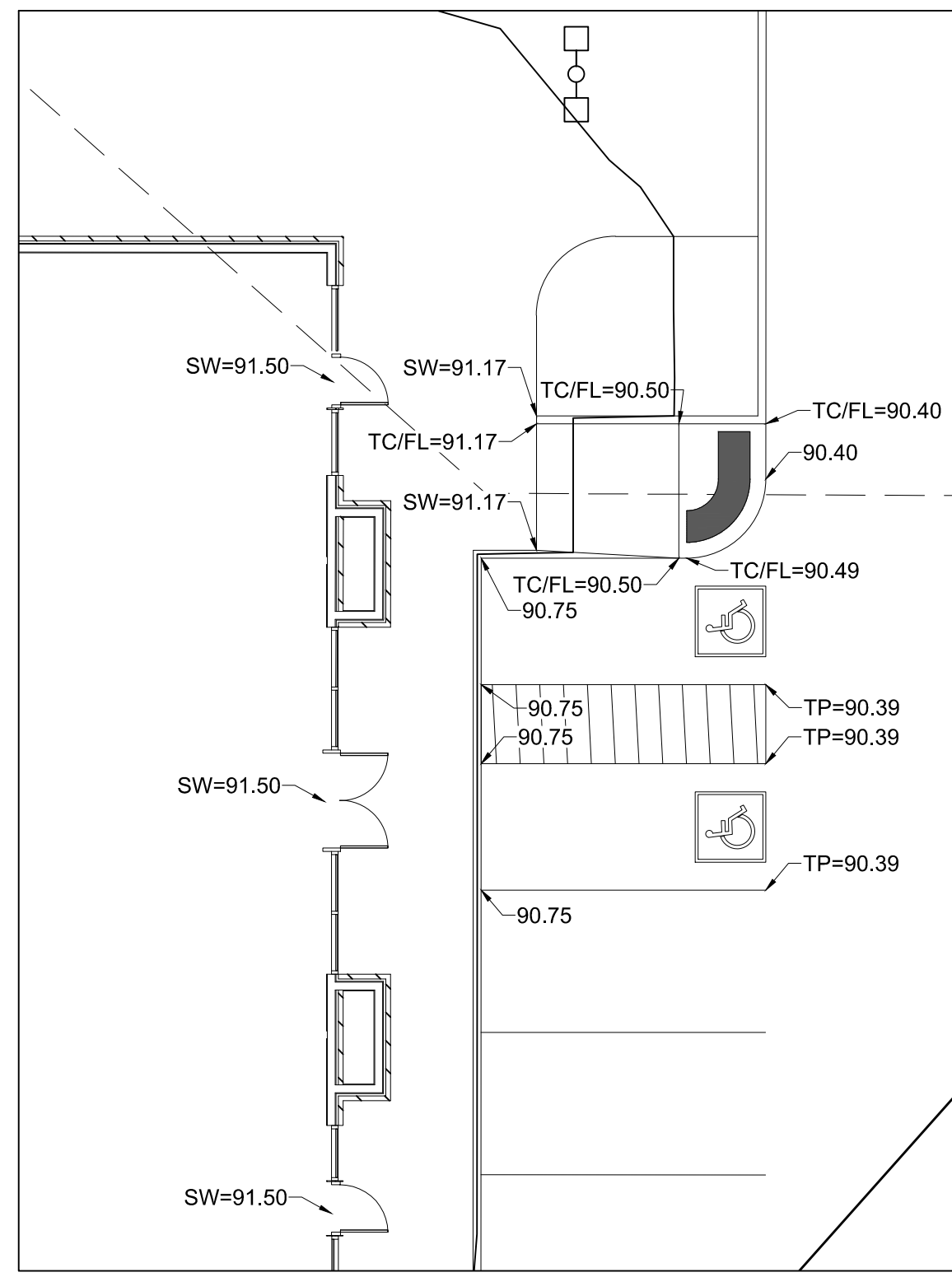
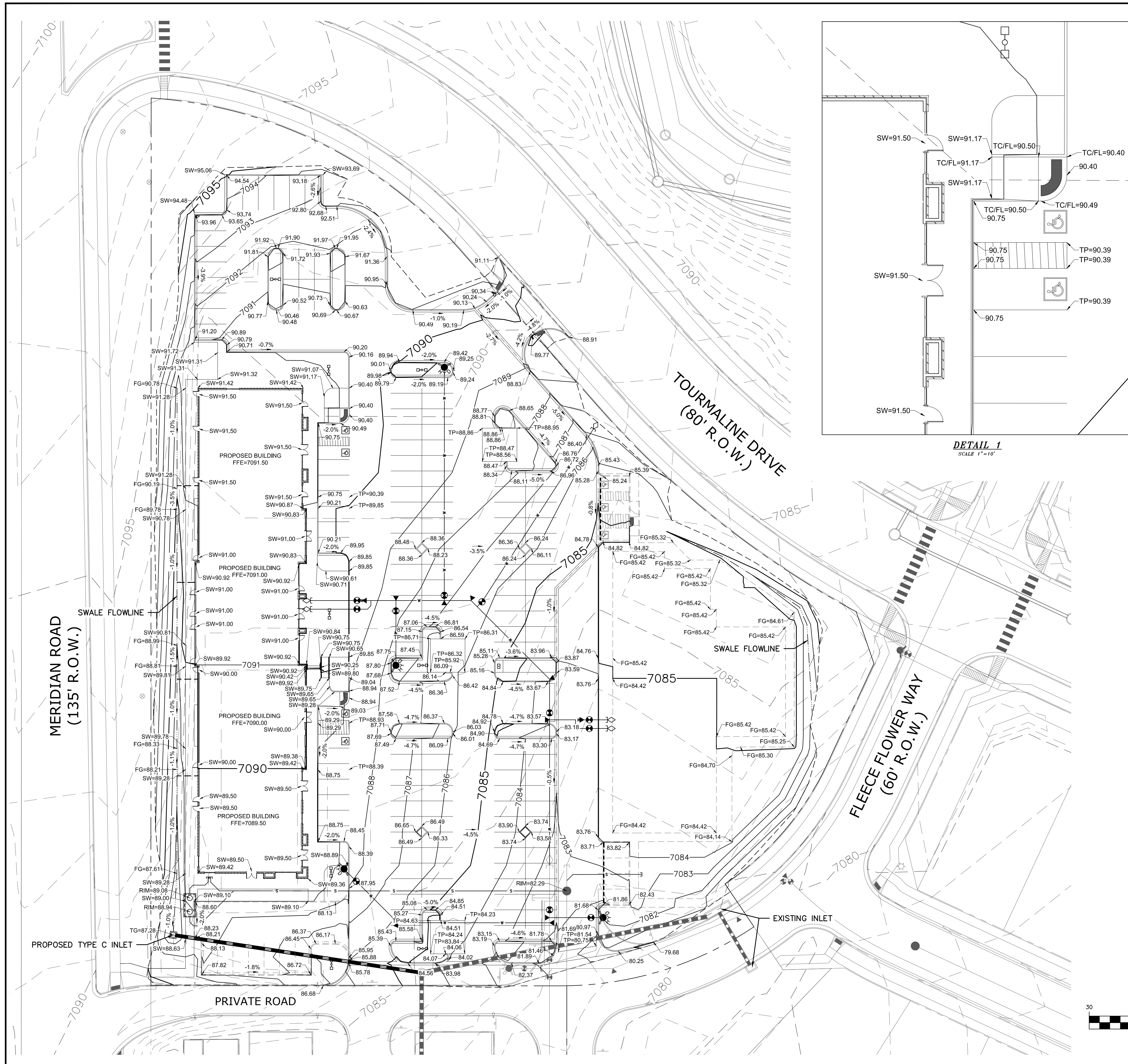
- SEE SHEET C1.1 FOR SITE GENERAL NOTES.
- SITE PREPARATION, GRADING, PAVING RECOMMENDATIONS, AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL STUDY PREPARED BY CLT THOMPSON, DATED SEPTEMBER 09, 2013.
- BUILDING LAYOUT SHOWN ON THIS PLAN WAS PROVIDED BY YOW ARCHITECTS.
- SEE BELOW FOR PAVING DETAILS.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
- REFER TO SHEET C1.2 FOR ACCESSIBLE STALL AND RAMP DETAILS.
- REFER TO SHEET C8.0 FOR STORM DRAINAGE INFORMATION.
- CONTRACTOR TO CONFIRM INSTALLATION OF IRRIGATION SLEEVES PRIOR TO PAVING.
- REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS REGARDING SITE LIGHTING.
- ALL ACCESSIBLE PARKING STALLS SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.6. ALL ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAX SLOPE OF 2.00% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.3. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAX CROSS SLOPE OF 2.00% AND A MAX LONGITUDINAL SLOPE OF 5.00%.
- ALL ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF ADAAG SECTION 4.7 & 4.8.
- REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS & PATIO AREA DETAILS
- FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS ENGINEER.



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)

Scale	AS SHOWN	SHEET	C40
Drawn by	LOG	Checked by	TAK
Date	SEP 2018		
LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1			
SITE CONSTRUCTION DOCUMENTS			
HORIZONTAL CONTROL & PAVING			
TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457			
MERIDIAN RANCH			
Revisions			
No.	Date	Init.	Appr.

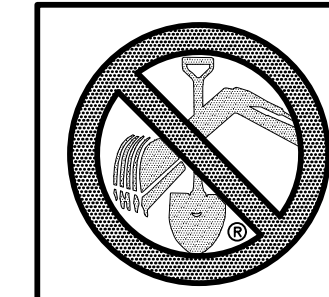
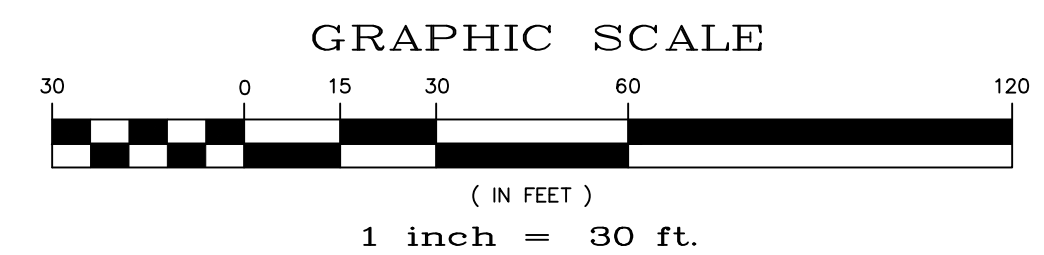
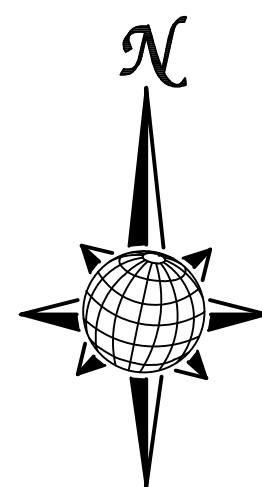


LEGEND

SYMBOL	ACRONYM	DESCRIPTION
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	VT-C	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 22
		LIMITS OF GRADING
		EXISTING CONTOUR (10')
		EXISTING CONTOUR (2')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')

- NOTES:**
1. ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.
 2. ADD 7000 FT. TO ALL SPOT ELEVATIONS.
 3. ALL CONTOURS SHOWN ARE FINISHED SURFACE.
 4. REFER TO THE "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MERIDIAN RANCH SUBDIVISION COMMERCIAL CENTER AND FILING NO. 48" PREPARED BY CTLTHOMPSON SEPTEMBER 10, 2013.

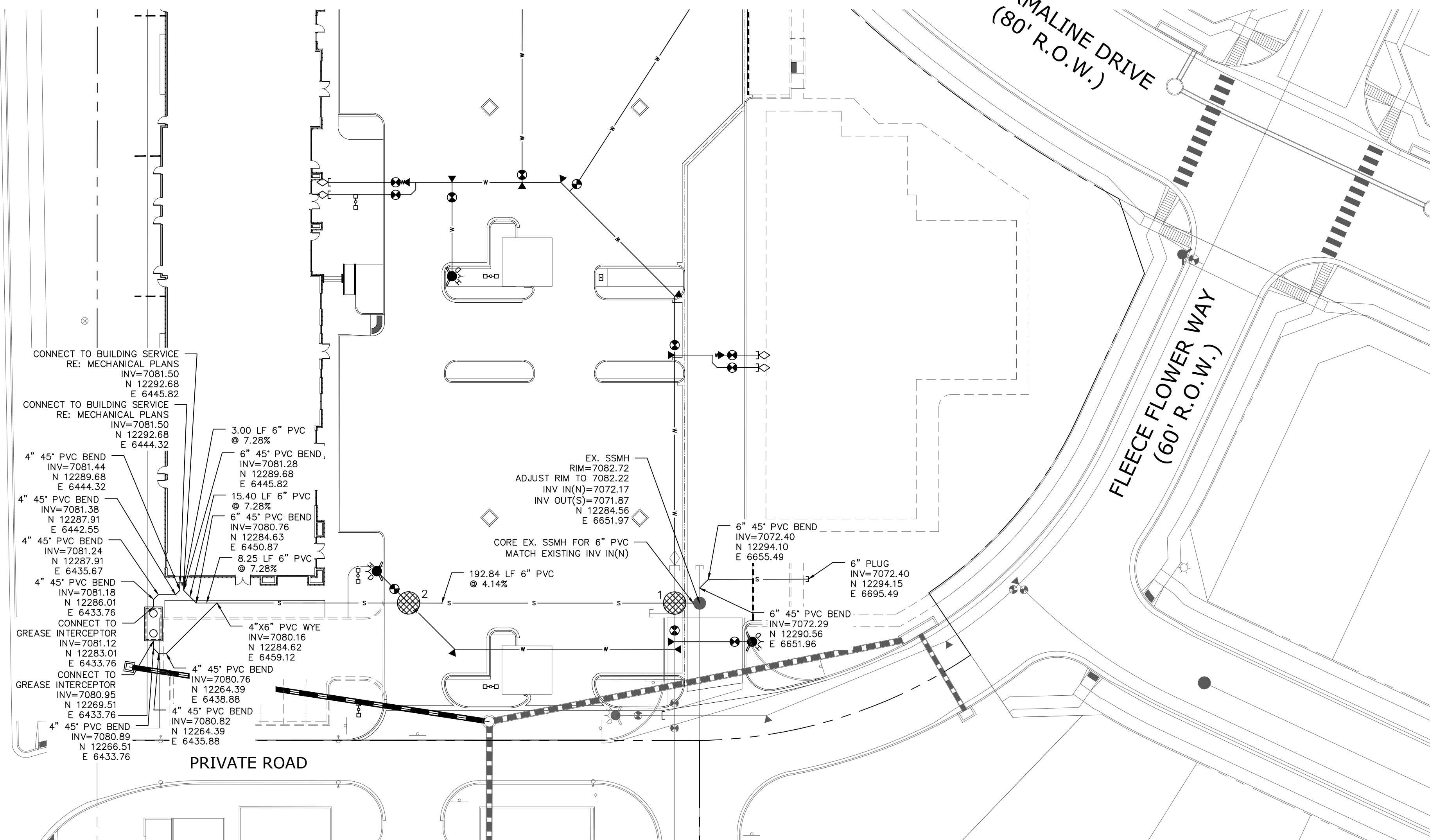
- TP = TOP OF PAVEMENT
 SW = SIDEWALK
 FG = FINISHED GRADE
 RIM = RIM ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 TG = TOP OF GRATE
 EX = EXISTING



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

TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457		No.		Revisions		Date	Appr.
 MERIDIAN RANCH		LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1		SITE CONSTRUCTION DOCUMENTS		GRADING PLAN	
		Drawn by LOG	Checked by TAK	Date SEP 2018			
Scale AS SHOWN	SHEET C-50						

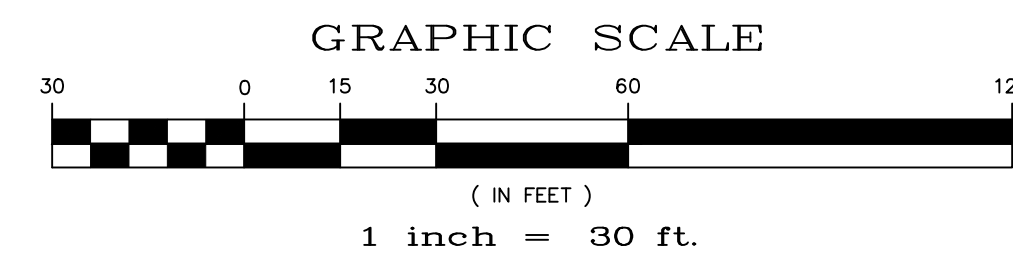
MERIDIAN ROAD
(135' R.O.W.)



NOTES:

- SANITARY SERVICE LINES 4" PVC AT 2.1% UNLESS OTHERWISE NOTED.
- GREASE INTERCEPTOR SHALL BE FABRICATED & INSTALLED PER CSU SPECIFICATION & STANDARD DETAILS C4-1, C4-1 & C4-3.

UTILITY CROSSING TABLE		
CROSSING #	TOP OF PIPE / BOTTOM OF PIPE	SEPARATION CLEARANCE
1	8" WTR BOP = 7075.34 6" SAN TOP = 7073.08	2-3"
2	6" WTR BOP = 7081.33 6" SAN TOP = 7077.50	3'-10"



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

Scale AS SHOWN	SHEET C6.0	Drawn by LOG	Checked by TAK	Date SEP 2018										
		LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS SANITARY SEWER PLAN												
<p>TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457</p>														
<p>MERIDIAN RANCH</p>														
<table border="1"> <thead> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> <th>Appr.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					No.	Revisions	Date	Appr.	Date					
No.	Revisions	Date	Appr.	Date										

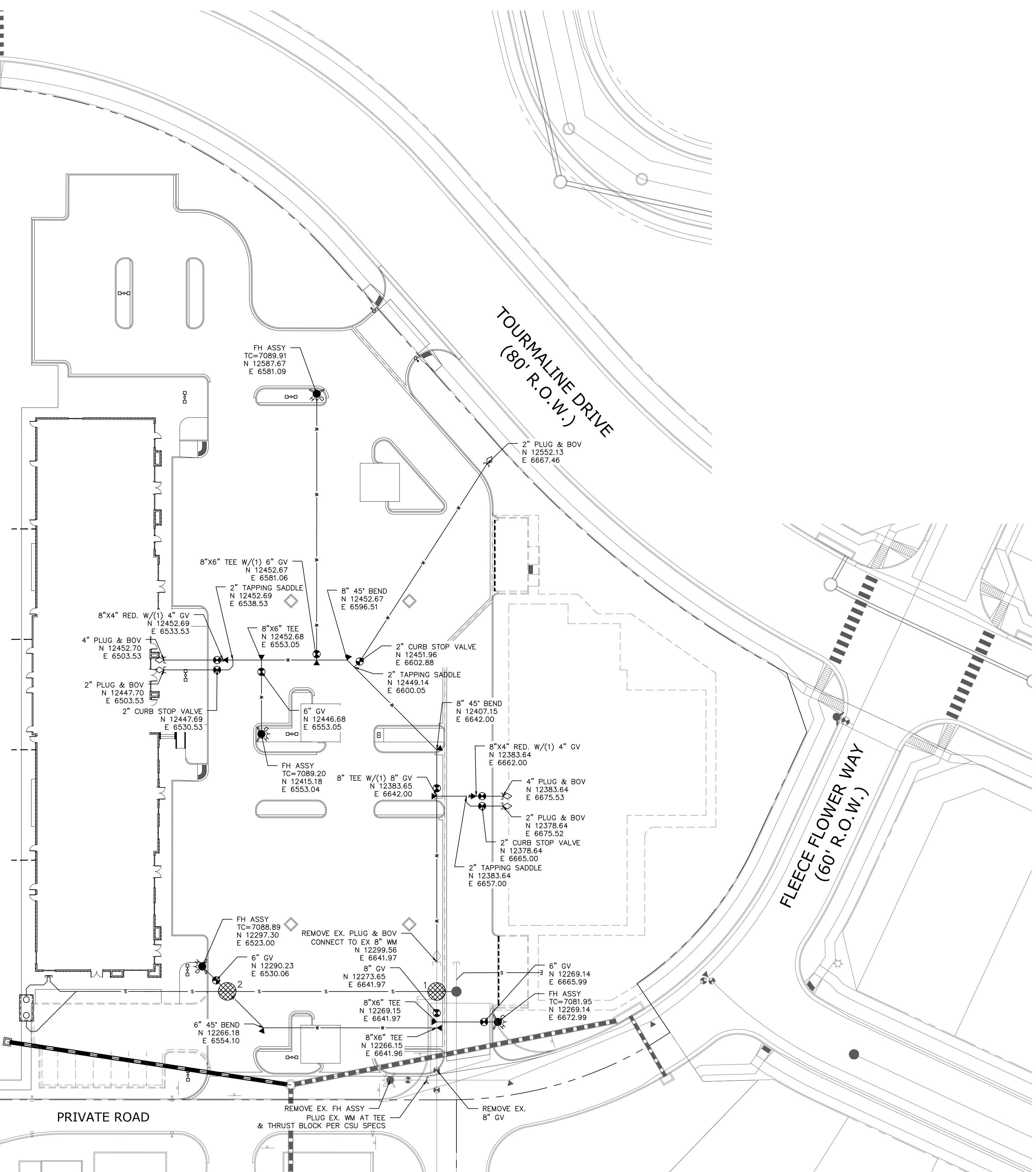
S:\Civil\Proj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 CIVIL PLANS.dwg 9/26/2018 10:55:34 AM

MERIDIAN ROAD
(135' R.O.W.)

TOURMALINE DRIVE
(80' R.O.W.)

FLEECE FLOWER WAY
(60' R.O.W.)

PRIVATE ROAD



NOTES:

1. MAINTAIN MINIMUM 5'-6" BURY FROM FINISHED SURFACE.

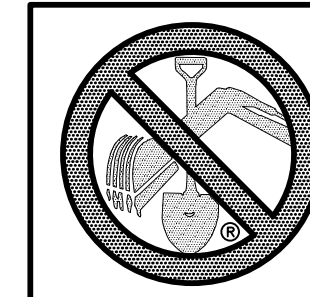
UTILITY CROSSING TABLE		
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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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

Scale AS SHOWN	Drawn by LOG	Checked by TAK	Date SEP 2018	LOT 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS				WATER PLAN
SHEET C7.0				MERIDIAN RANCH				TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457
				Revisions	Date	No.	Date	

S:\Civil\Proj\Shops Phase 2\DWG\Plan Sheets\Improvement Plans\THE SHOPS LOT 4 CIVIL PLANS.dwg 9/26/2018 10:54:56 AM

MERIDIAN ROAD
(135' R.O.W.)

TOURMALINE DRIVE
(80' R.O.W.)

FLEECE FLOWER WAY
(60' R.O.W.)

PRIVATE ROAD

12.5 LF~ 4" PVC @ 2.32%
4" OUTLET INV=7090.21

10.5 LF~ 4" PVC @ 6.19%
4" OUTLET INV=7089.35

12.5 LF~ 4" PVC @ 2.08%
4" OUTLET INV=7088.74

12.5 LF~ 4" PVC @ 2.56%
4" OUTLET INV=7088.18

4" ROOF DRAIN INV=7090.50

4" ROOF DRAIN INV=7090.00

4" ROOF DRAIN INV=7089.00

4" ROOF DRAIN INV=7088.50

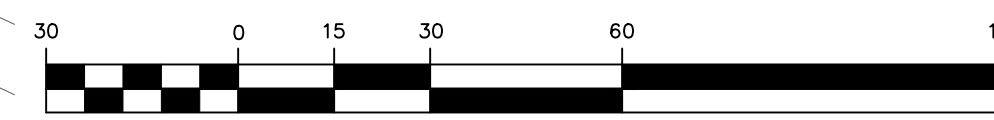
TYPE C NILET
TOP GRATE=7087.28
INV OUT=7084.48
N 12259.10
E 6424.13

EX. SDWH
EX. RIM=7084.55
ADJUST TO 7084.45
INV IN(W&E)=7073.71
INV OUT=7073.71
N 12237.20
E 6567.95

142.19 FL
18" RCP @ 7.85%



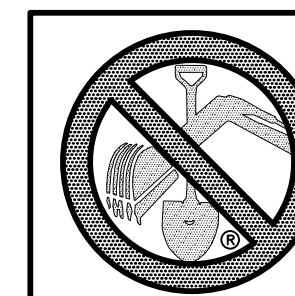
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTES:

1. ALL JOINTS ON THE STORM PIPING SHALL BE WATERTIGHT JOINTS.
2. ALL STORM PIPE SHALL BE CLASS III RCP.

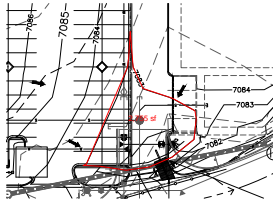


TWO WORKING DAYS
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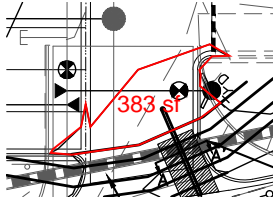
Scale AS SHOWN	Drawn by LOG	Checked by TAK	Date SEP 2018	SHEET C8.0	Lot 4, THE SHOPS AT MERIDIAN RANCH FILING NO. 1 SITE CONSTRUCTION DOCUMENTS	STORM SEWER PLAN	 MERIDIAN RANCH	TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457	No.	Revisions	Date	Appr.

Markup Summary

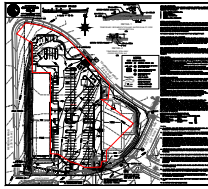
dsdgrimm (6)



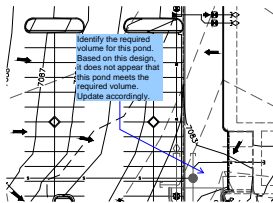
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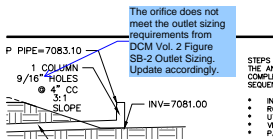


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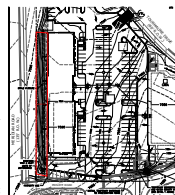
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Date: 11/7/2018 3:32:11 PM
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Identify the required volume for this pond. Based on this design, it does not appear that this pond meets the required volume. Update accordingly.



Subject: Engineer
Page Label: [1] C3.0 EROSION CONTROL
Lock: Unlocked
Author: dsdgrimm
Date: 11/7/2018 3:39:27 PM
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The orifice does not meet the outlet sizing requirements from DCM Vol. 2 Figure SB-2 Outlet Sizing. Update accordingly.



Subject: Area Measurement
Page Label: [1] C3.0 EROSION CONTROL
Lock: Unlocked
Author: dsdgrimm
Date: 11/8/2018 7:17:36 AM
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