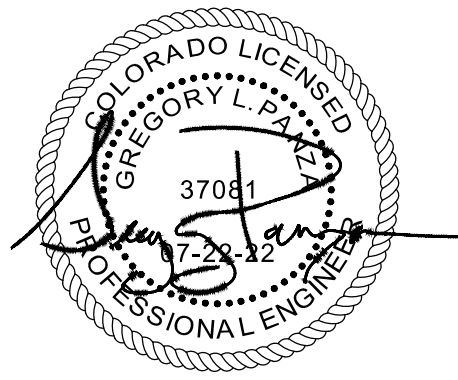
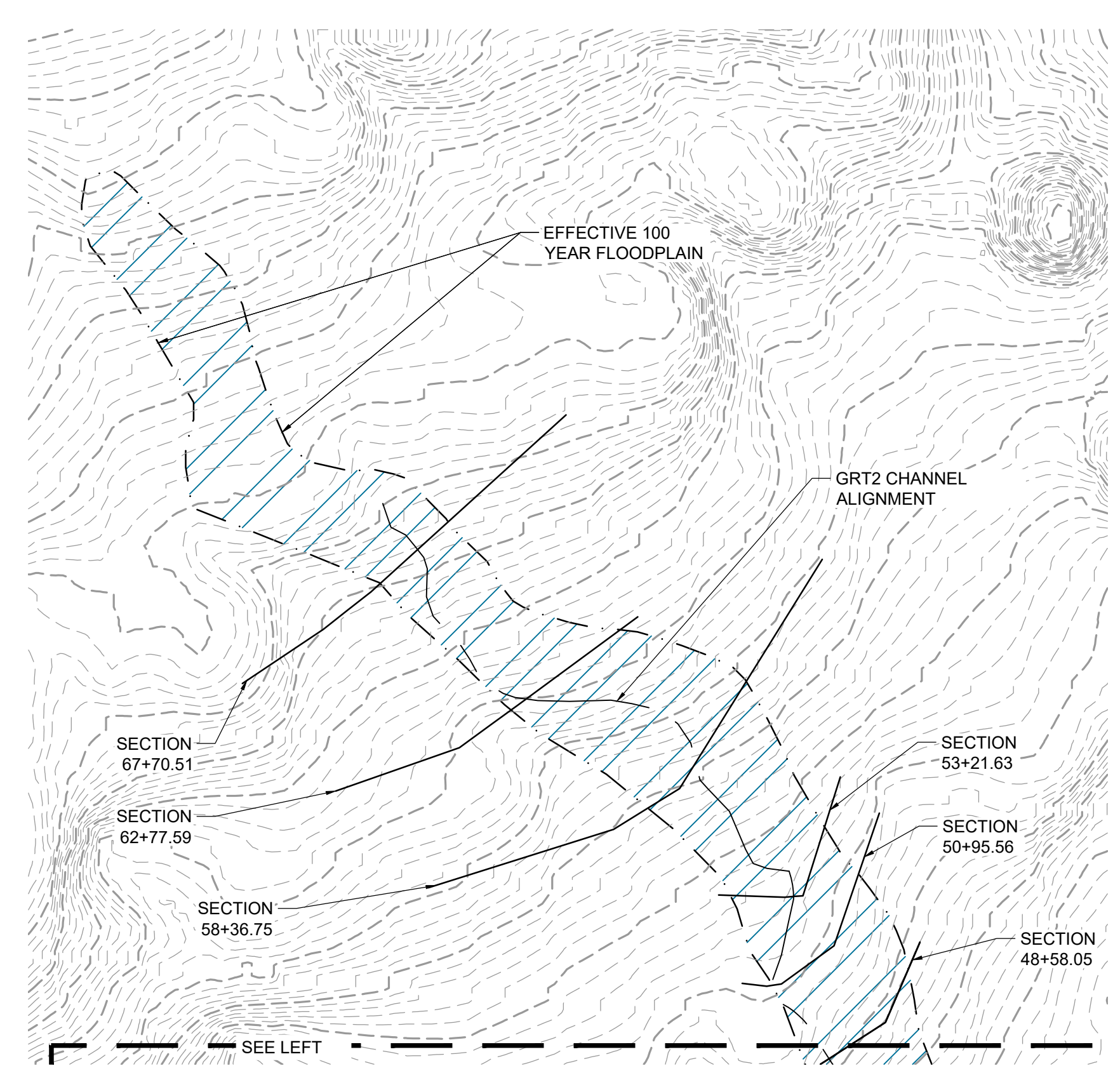


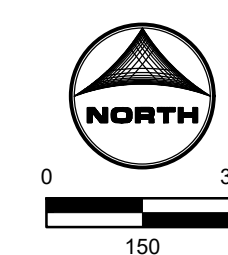
**LEGEND:**

- EXISTING 100 YEAR FLOODPLAIN
- MAJOR TOPO
- MINOR TOPO
- GRANDVIEW RESERVE DEVELOPMENT BOUNDARY



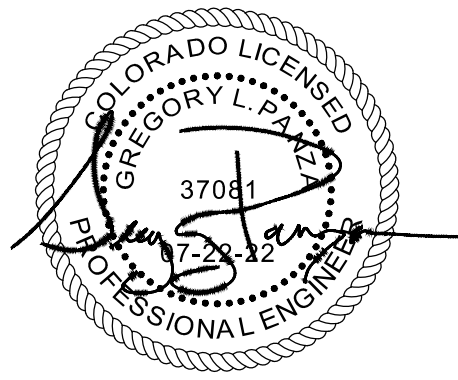
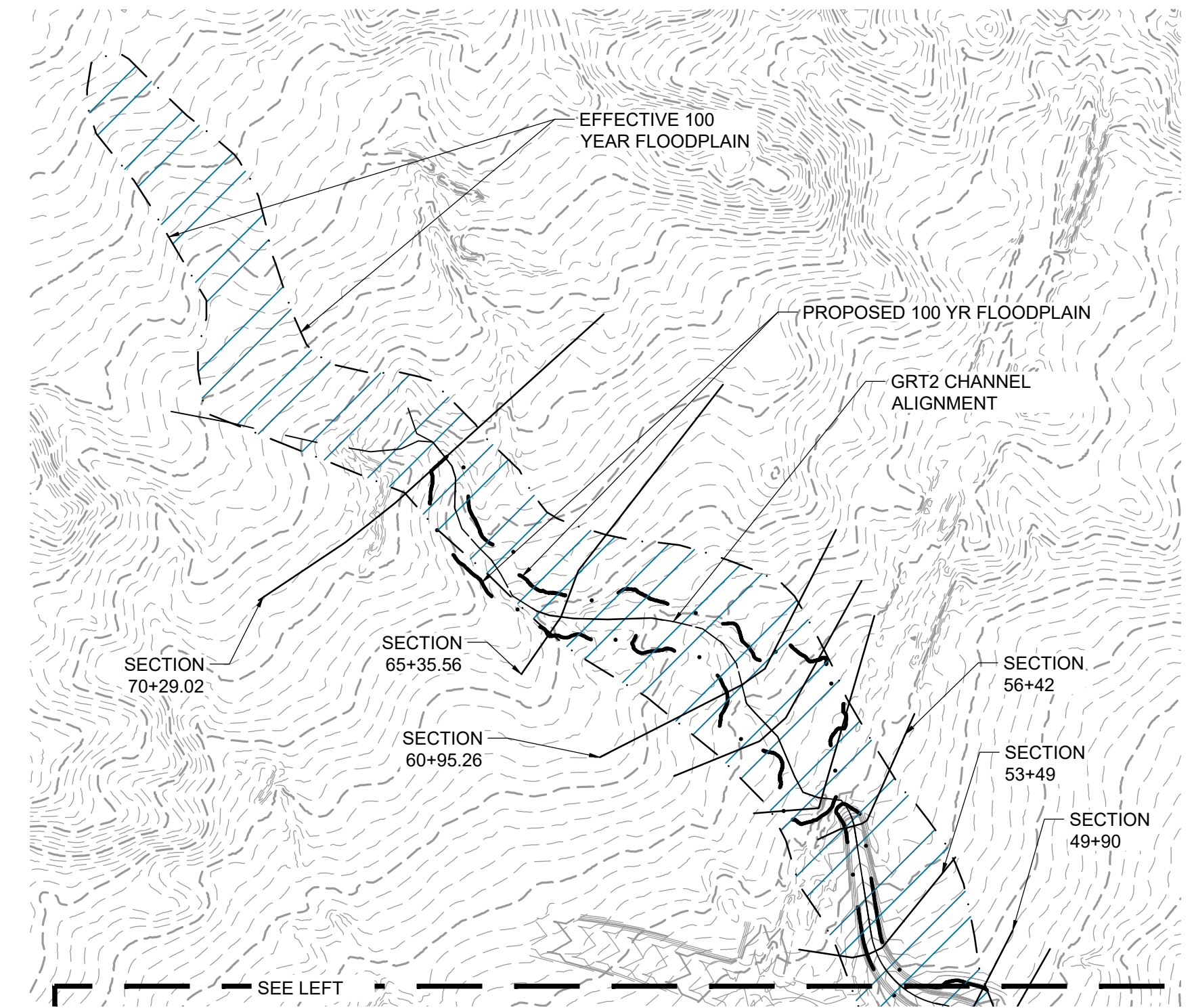
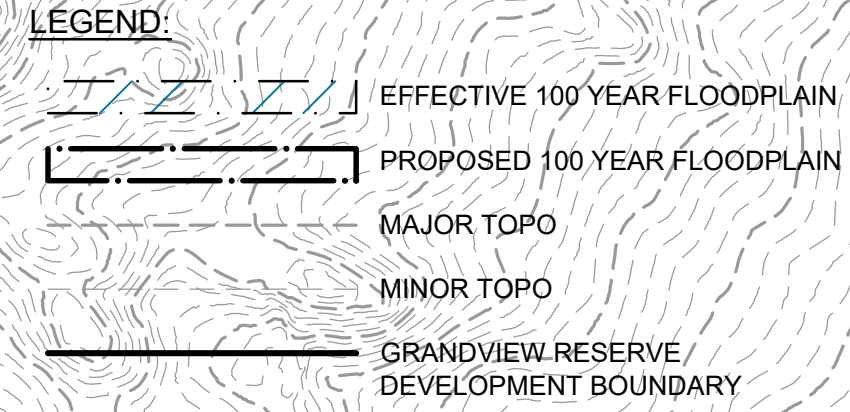
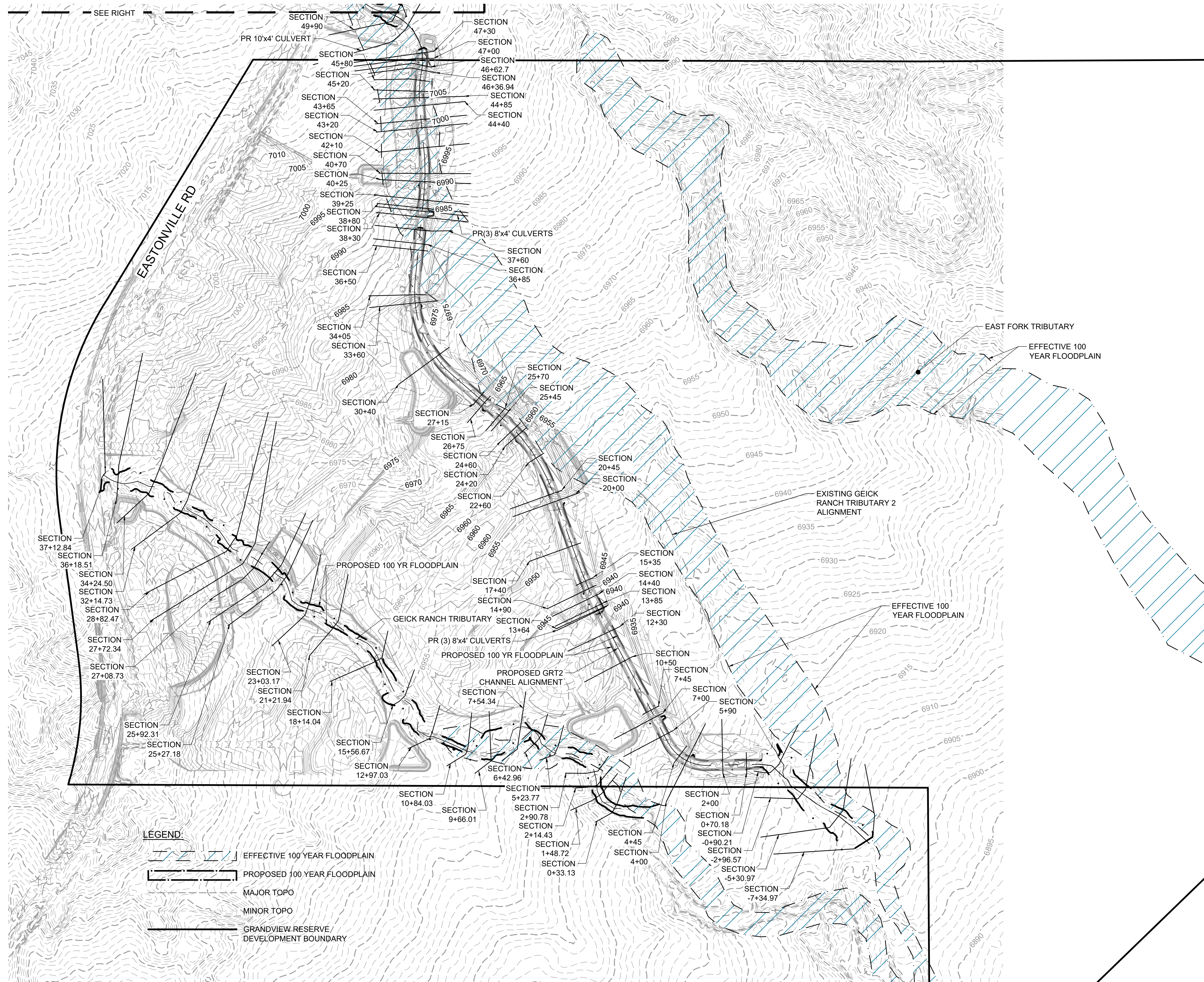
**NOTES:**  
1. BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996" BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996" BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

NAVD88 6866.33



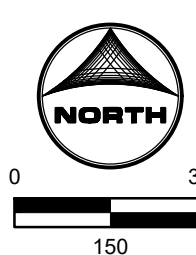
Job No.: 201662  
Prepared By: SJF  
Date: 3/20/2023

EXISTING FLOODPLAIN EXHIBIT



**NOTES:**  
 1. BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

NAVD88

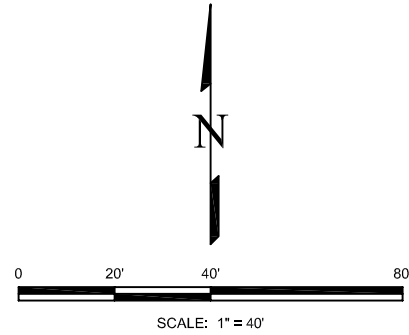
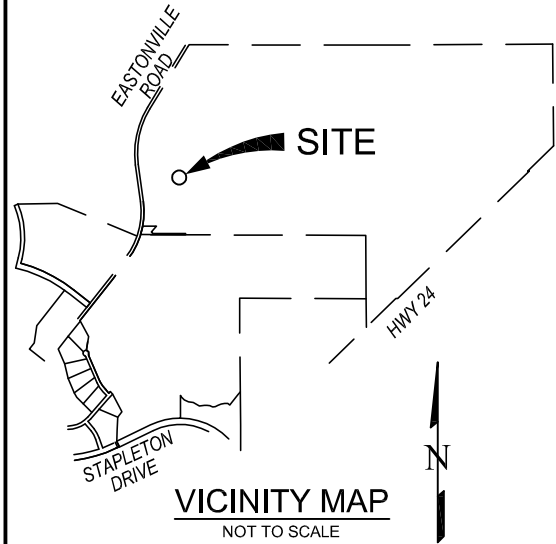


Job No.:	201662
Prepared By:	SJF
Date:	3/21/2023

FLOODPLAIN EXHIBIT

# ASBUILT EXHIBIT

## EXISTING BERM



### GENERAL NOTES:

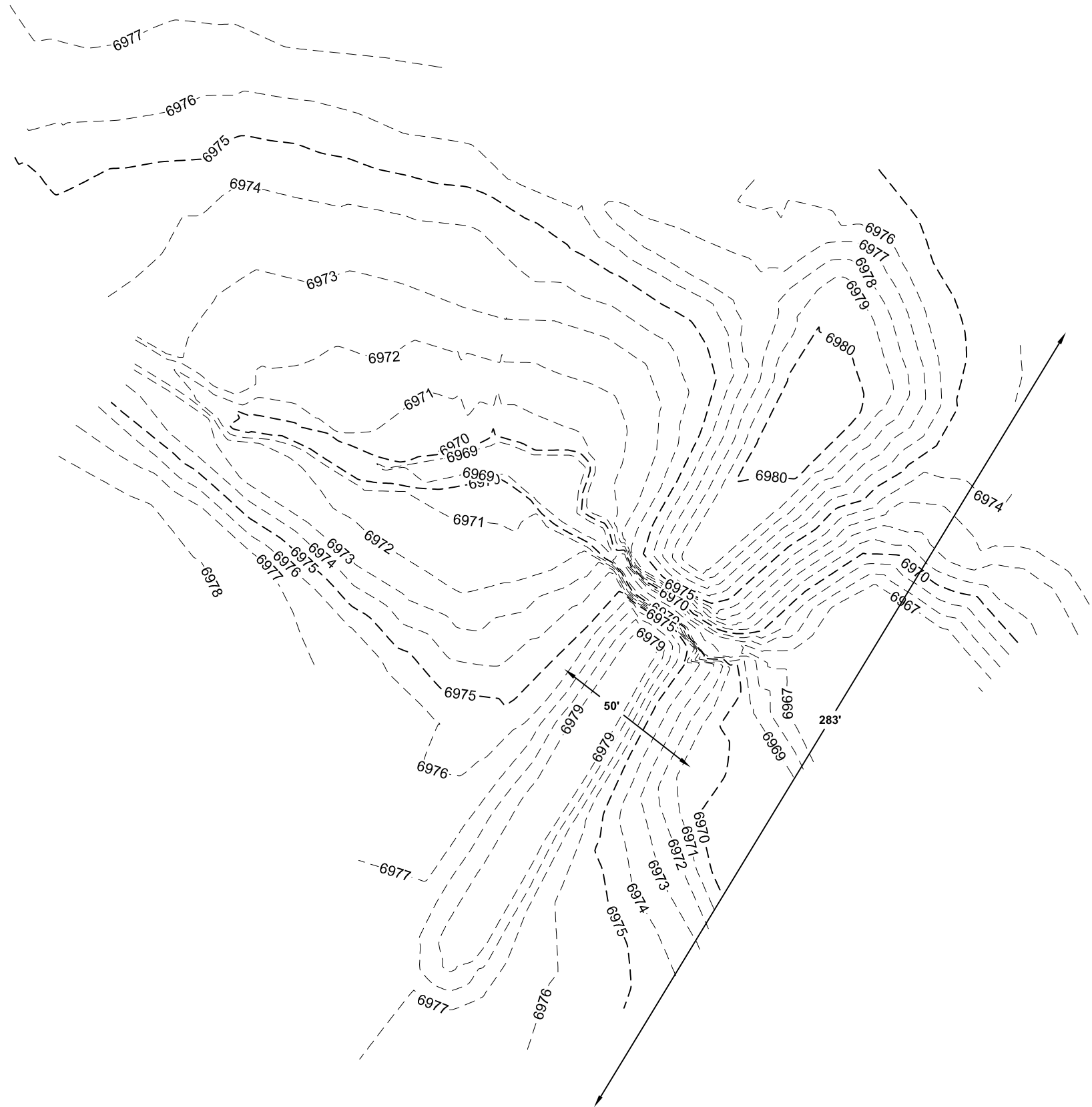
1. THIS TOPOGRAPHIC MAP WAS CREATED FROM DATA GATHERED FROM A FIELD SURVEY CONDUCTED ON THE GROUND MARCH 21, 2023.
2. THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND CAN NOT BE RELIED UPON FOR DEFINITIVE PROPERTY BOUNDARY INFORMATION. THE BOUNDARY IS SHOWN PLACED PER FOUND MONUMENTS. NO MONUMENTATION WAS SET AT TIME OF SURVEY. FURTHER SURVEY WORK REQUIRED IS TO ESTABLISH ADDITIONAL BOUNDARY MONUMENTS.
3. VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.
4. BENCHMARK(BM): THE BENCHMARK FOR THIS TOPOGRAPHIC MAP IS NGS MONUMENT F24, WITH AN ASSUMED ELEVATION OF 6866.33 FEET. NAVD88
5. NO UTILITY LOCATES WERE ORDERED.

### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED UNDER MY DIRECTION, AND THAT THIS SURVEY DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**JONATHAN W. TESSIN**, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 33196  
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagle Ridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247



ASBUILT EXHIBIT  
 EXISTING BERM

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 40'
JOB NO.	2217-01
DATE CREATED	3/22/23
DATE ISSUED	3/22/23
SHEET NO.	1 OF 1

## Appendix C Annotated Firm

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

**Base Map** information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

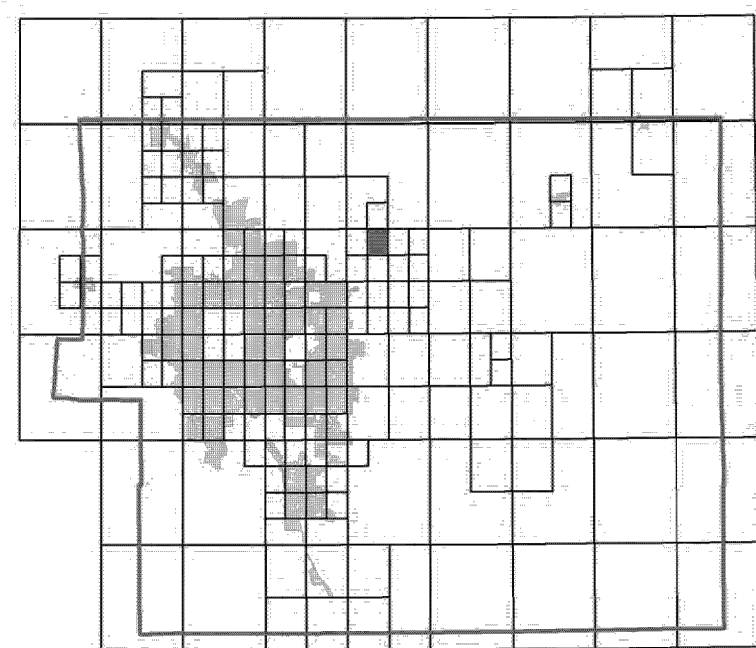
Contact **FEMA Map Services Center (MSC)** via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

**El Paso County Vertical Datum Offset Table**

Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

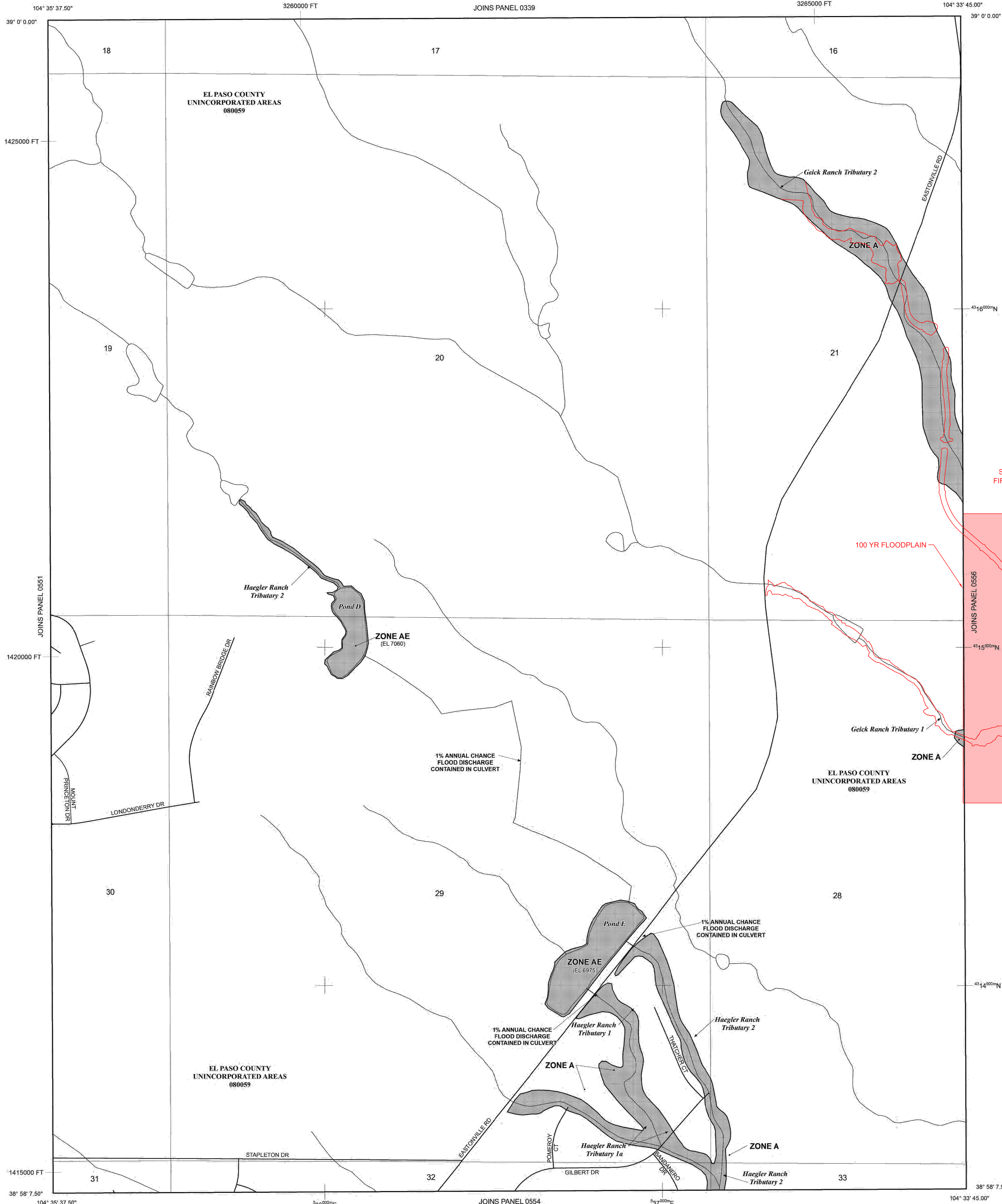
**Panel Location Map**



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 12 SOUTH, RANGE 64 WEST.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

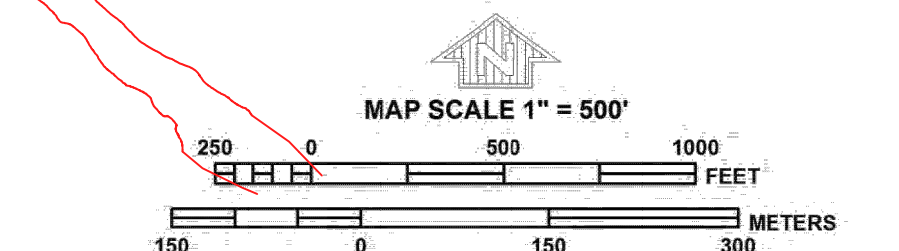
- Cross section line
- Transsect line
- 67° 07' 30.00" 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4779000N 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 6000000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0552), Lambert Conformal Conic Projection
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
MARCH 17, 1997

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.  
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NFP**

**PANEL 0552G**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**EL PASO COUNTY, COLORADO AND INCORPORATED AREAS**

**PANEL 552 OF 1300**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	EL PASO COUNTY	080059	0552	G

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
08041C0552G

**MAP REVISED**  
DECEMBER 7, 2018

**Federal Emergency Management Agency**

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

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Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

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**Base Map** information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, and Anderson Consulting Engineers, Inc. These data are current as of 2008.

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SEE ANNOTATED FIRM 08041C0552G

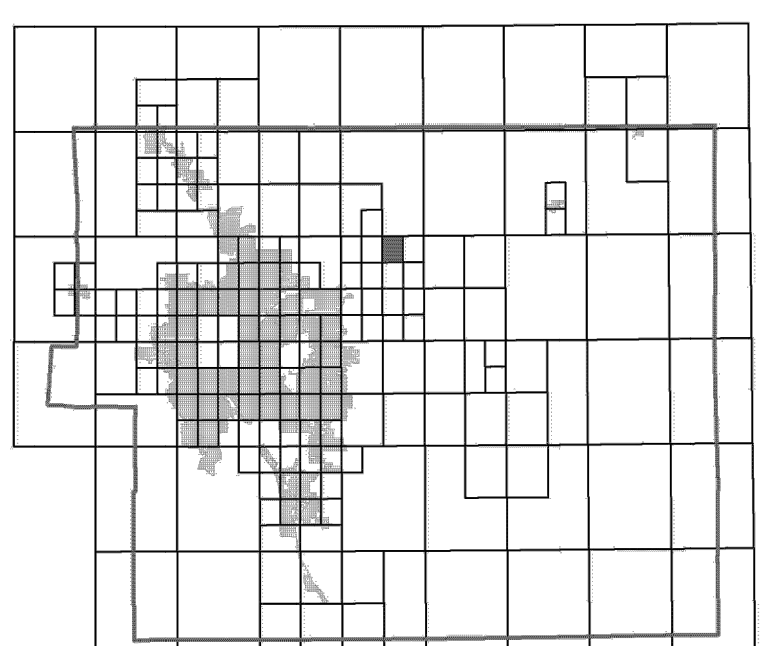
JOINS PANEL 0552

100 YR FLOODPLAIN

El Paso County Vertical Datum Offset Table	
Flooding Source	Vertical Datum Offset (ft)

REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION

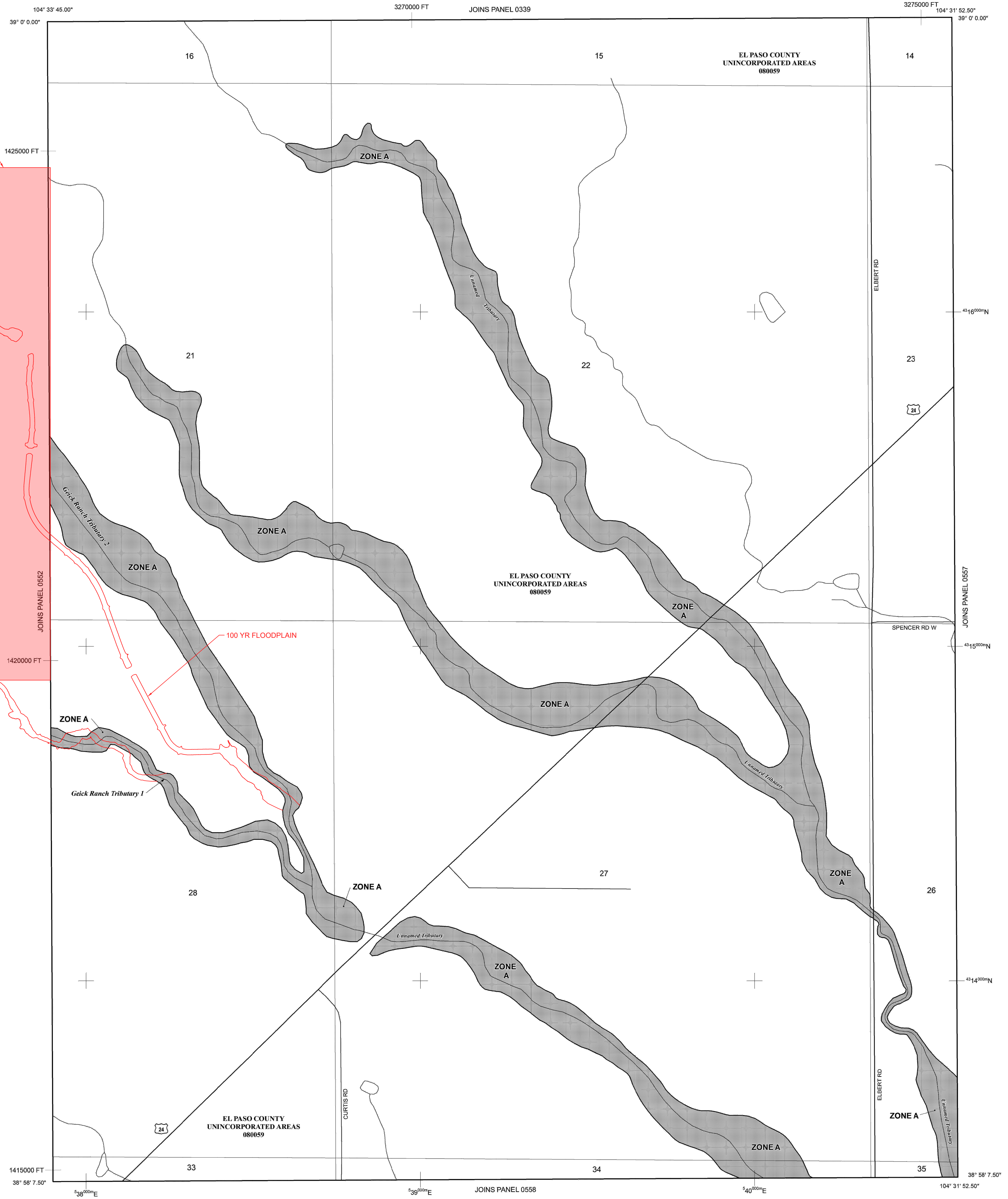
**Panel Location Map**



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 12 SOUTH, RANGE 64 WEST.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

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**ZONE A** No Base Flood Elevations determined.  
**ZONE AE** Base Flood Elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.  
**ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently deteriorated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.  
**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.  
**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.  
**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

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**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
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**OTHERWISE PROTECTED AREAS (OPAs)**

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Floodplain boundary  
 Floodway boundary  
 Zone D Boundary  
 CBRS and OPA boundary  
 Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.  
 Base Flood Elevation line and value; elevation in feet\* (EL 987)  
 Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

○ A ○ A Cross section line  
 (23) --- (23) Transsect line  
 97° 07' 30.00" 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)  
 4750000N 1000-meter Universal Transverse Mercator grid ticks, zone 13  
 6000000 FT 5000-foot grid ticks; Colorado State Plane coordinate system, central zone (FIPS/CONE 5002), Lambert Conformal Conic Projection  
 DX5510, X Bench mark (see explanation in Notes to Users section of this FIRM panel)  
 ● M1.5 River Mile

**MAP REPOSITORIES**  
 Refer to Map Repositories list on Map Index  
**EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP**  
 MARCH 17, 1997  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
 DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.  
 To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**MAP SCALE 1" = 500'**

250 0 500 1000 FEET  
 150 0 150 300 METERS

**NFP**

**PANEL 0556G**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**EL PASO COUNTY, COLORADO**  
**AND INCORPORATED AREAS**

**PANEL 556 OF 1300**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
EL PASO COUNTY	08059	0556	0

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**08041C0556G**

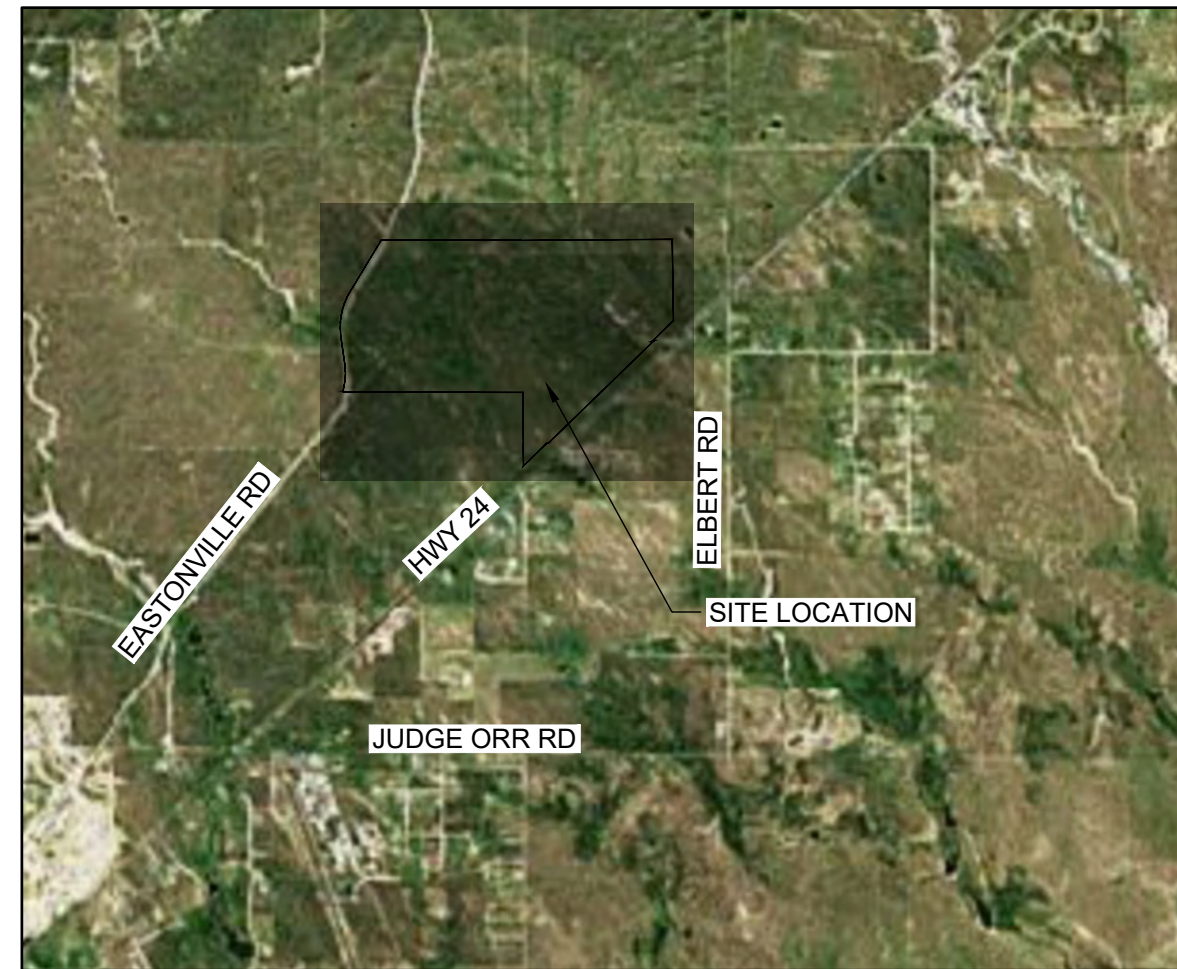
**MAP REVISED**  
**DECEMBER 7, 2018**

Federal Emergency Management Agency

## Appendix D Proposed Plans

# GRANDVIEW RESERVE (DRAINAGE A & B) GIECK RANCH TRIBUTARY, 1 GIECK RANCH TRIBUTARY 2

SECTIONS 21, 22, 27 & 28, TOWNSHIP 12 S, RANGE 64 W  
CITY OF FALCON, EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP  
SCALE: 1" = 5000'

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**SYMBOLS, ABBREVIATIONS, AND LINETYPES LEGEND**

	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	IP	INLET PROTECTION
	OP	OUTLET PROTECTION
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	VTC	VEHICLE TRACKING CONTROL
	LOC	LIMITS OF CONSTRUCTION
	CD	CHECK DAM
	SM	SEEDING AND MULCHING
	SB	SEDIMENT BASIN
	SR	SURFACE ROUGHENING
	ECB	EROSION CONTROL BLANKET
	CIP	CULVERT INLET PROTECTION
	RS	ROCK SOCK
	STORM INLET TYPE R	
	STORM END SECTION	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FIRE HYDRANT	
	LIGHT POLE	
	WATER VALVE	
	PROPERTY LINE	
	ROAD CENTERLINE	
	RIGHT-OF-WAY LINE	
	PROPOSED DRAINAGE	
	PROPOSED MAJOR CONTOUR	
	PROPOSED MINOR CONTOUR	
	EXISTING MAJOR CONTOUR	
	EXISTING MINOR CONTOUR	
	FLOW ARROW	
	EFFECTIVE 100-YR FLOODPLAIN	
	EFFECTIVE 100-YR FLOODWAY	
	POTENTIAL WALL	
	STORM SEWER	
	WATERMAIN	
	SANITARY SEWER	
	SANITARY SERVICE	
	AIR RELEASE VALVE	
	CATHODIC PROTECTION STATION	
	MULTI USE EASEMENT	
	APPROXIMATE	
	PROPOSED	
	FEET	
	DIAMETER	
	LINEAL FEET	
	ELEVATION	
	ARV	AIR RELEASE VALVE
	CP	CATHODIC PROTECTION STATION
	STA	STATION
	MUE	MULTI USE EASEMENT
	APRX	APPROXIMATE
	PR	PROPOSED
	FT	FEET
	DIA	DIAMETER
	LF	LINEAL FEET
	EL	ELEVATION

**BASIS OF BEARINGS:**

THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

**BENCHMARK:**

DESIGNATION = F 24  
PID = JK0240  
DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
CONTROL POINT COORDINATE SYSTEM: NAVD88  
NORTHING: 1421049.80  
EASTING: 3273631.55  
ELEVATION: 6866.33

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING PORTIONS OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.20 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- (2) NORTH 89 DEGREES 38 MINUTES 06 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- (3) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
- (4) SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
- (5) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 21 MINUTES 45 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 4692.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT OF WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

- (1) ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 73 DEGREES 08 MINUTES 46 SECONDS WEST, HAVING A DELTA OF 24 DEGREES 31 MINUTES 32 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 FEET TO A POINT OF TANGENT;
- (2) NORTH 07 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- (3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39 DEGREES 01 MINUTES 10 SECONDS, A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
- (4) NORTH 31 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
- (5) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02 DEGREES 07 MINUTES 03 SECONDS, A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

**ENGINEER'S STATEMENT**

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

ENGINEER OF RECORD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S STATEMENT**

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

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
4 SITE INVESTMENTS LLC  
1271 KELLY JOHNSON BLVD STE 100 COLORADO SPRINGS CO, 80902

**EL PASO COUNTY:**

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
INTERIM COUNTY ENGINEER / ECM ADMINISTRATOR

**ENGINEER CONTACT(S):**

HR GREEN DEVELOPMENT, LLC  
GREG PANZA, P.E.  
5619 DTC PARKWAY, SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PH: 720-602-4999  
gpanza@hrgreen.com

EL PASO PDC FILE NO.  
CDR-228

5619 DTC PARKWAY, SUITE 1150 | GREENWOOD VILLAGE, COLORADO 80111  
Phone: 720.602.4999 | Toll Free: 800.728.7805 | HRGreen.com



HR GREEN Xref: xg-c-dh01; 01-XL-CONCEPT

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CAD FILE: J:\2020\201662.03\CAD\dwgs\CITITLE SHEET		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - DENVER  
5619 DTC PARKWAY SUITE 1150  
DENVER CO 80111  
PHONE: 720.602.4999  
FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
TITLE SHEET

SHEET  
TS1  
01



**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

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

**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS**

- 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 (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSEEN PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
 WATER QUALITY CONTROL DIVISION  
 WQCD – PERMITS  
 4300 CHERRY CREEK DRIVE SOUTH  
 DENVER, CO 80246-1530  
 ATTN: PERMITS UNIT

# CHANNEL DESIGN PARAMETERS

Design Parameter	Grandview Reserve Design Value	Design Value From MHFD	El Paso County
	5 ft	5 ft	5 ft
Roughness values	EPC Table 10-2	Per Table 8-5	EPC Table 10-2
Maximum 5-year velocity, main channel (within bankfull channel width) (ft/s)	5 ft/s	5 ft/s	EPC Table 10-3 and 10-4
Maximum 100-year velocity, main channel (within bankfull channel width) (ft/s)	7 ft/s	7 ft/s	EPC Table 10-3 and 10-4
Froude No., 5-year, main channel (within bankfull channel width)	0.7	0.7	
Froude No., 100-year, main channel (within bankfull channel width)	0.8	0.8	0.9 (From section 10.7)
Maximum shear stress, 100-year, main channel (within bankfull channel width)	1.2 lb/sf	1.2 lb/sf	
Minimum bankfull capacity of bankfull channel (based on future development conditions)	70% of 2 year, 10.5 cfs	70% of 2-year discharge or 10% of 100-yr discharge, whichever is greater*	10-yr storm, to be concrete lined or rip rap, ECM 10.5.4
Minimum bankfull channel geometry1		Per Table 8-2	
Design Channel Type	C4		
Entrenchment Ratio	2.7-31.65 (x=5.26)		
Width to depth ratio	13.5-75.0 (x=29.28)		
Sinuosity	1.43-2.80 (x=1.92)		
Slope	0.0001-0.0184 (x=0.0045)		
D50	12-14mm (~0.5 in)		
d84	32-48mm (~1.6in)		
Meander Length2	34-92 (x=56)		
Belt Width2	18-55 (x=32)		
Radius of Curvature2	7-28 (x=11)		
Minimum Floodplain Terrace	6 ft		
Maximum overbank side slope	4(H):1(V)	4(H):1(V)	4(H):1(V) when grassed, 2(H):1(V) when concrete, 2.5(H):1(V) when riprap
Maximum bankfull side slope	2.5(H):1(V)	2.5(H):1(V)	
Minimum bottom width	3.8 ft		At least twice depth, but not less than 8 ft for channels conveying at least 400 cfs
Freeboard	1.5 ft	18 inch min	freeboard in ft = 1.0 + 0.025 (velocity in fps)(depth in ft)0.33, to be 12 inch minimum

\*THE DESIGN'S BANKFULL CROSS SECTION GEOMETRY WAS ESTIMATED ASSUMING 70% OF THE 2-YEAR FLOW (AN OPTION DESCRIBED IN MILE HIGH FLOOD DISTRICT'S DESIGN MANUAL VOLUME 1). LEOPOLD (A VIEW OF THE RIVER, 1994; FLUVIAL PROCESSES ON GEOMORPHOLOGY, 1992) SHOWED A VERY STRONG CORRELATION BETWEEN THE EFFECTIVE DISCHARGE CHANNEL AND FIELD-DETERMINED BANKFULL GEOMETRY WHERE THE OBSERVED EQUILIBRIUM CHANNEL'S SPILL-OVER POINT TO THE FLOODPLAIN. THIS POINT IS MOST OFTEN CORRELATED TO A FLOW RETURN INTERVAL BETWEEN 1.0-2.0 YEARS WITH AN AVERAGE OF 1.5-YEARS (THOUGH EXCEPTIONS DO EXIST). AS WE DO NOT HAVE GAUGE DATA TO PERFORM A FLOW FREQUENCY ANALYSIS FOR THIS PROJECT'S CHANNEL, NOR A SUITABLE REFERENCE REACH TO SERVE AS AN ANALOGUE WITH WHICH TO SCALE USING DIMENSIONLESS RATIOS RELATED TO THE BANKFULL WIDTH, WE HAVE CHOSEN TO USE THE 2-YEAR FREQUENCY RAINFALL TO APPROXIMATE THE HYDROLOGIC CONDITION OF THE WATERSHED THAT WOULD RESULT IN THE 1.5-1.8 YR FLOW INTERVAL (APPROXIMATELY 70% OF THE 2-YR FLOW INTERVAL).

MILE HIGH FLOOD DISTRICTS' (MHFD) DESIGN MANUAL VOLUME 1 ALSO PRESENTS THE OPTION OF USING 10% OF THE 100-YR DISCHARGE TO SIZE THE BANKFULL CHANNEL'S CAPACITY. IN THE CASE OF THIS PROJECT, WE HAVE NOT OPTED FOR THIS ALTERNATIVE. OUR CONCERN IS THAT THE RESULTING CHANNEL CROSS SECTIONAL AREA DERIVED FROM THIS ALTERNATIVE WOULD BE OVERSIZED AND LEAD TO SEDIMENT ACCUMULATION ON THE BED THROUGH TIME (AGGRADATION). AGGRADATION OCCURS WHEN INSUFFICIENT STREAM POWER IS PRESENT TO TRANSPORT SEDIMENT THROUGH THE CHANNEL, WHICH CAN RESULT FROM AN OVERSIZED BANKFULL CHANNEL. IN THESE CASES, MID-CHANNEL BARS CAN FORM WHICH PUSH FLOWS INTO THE BANKS INCREASING THE RISK OF EROSION AND LATERAL MIGRATION OF THE CHANNEL.

EXISTING FLOWS FOR MAIN STEM (DRAINAGE A)				
STATION	2-YR STORM	5-YR STORM	100-YR STORM	
37+13	23 cfs	67 cfs	413 cfs	
25+92	26.45 cfs	80.03 cfs	479.80 cfs	
15+57	26.45 cfs	80.03 cfs	479.80 cfs	


EXISTING FLOWS FOR MAIN STEM TRIBUTARY (DRAINAGE B)				
STATION	2-YR STORM	5-YR STORM	100-YR STORM	
45+30	19 cfs	59 cfs	280 cfs	
22+59	20.14 cfs	68.95 cfs	390.70 cfs	
6+14	22.14 cfs	85.99 cfs	597.42 cfs	

FUTURE FLOWS FOR MAIN STEM (DRAINAGE A)				
STATION	2-YR STORM	5-YR STORM	100-YR STORM	
37+13	23 cfs	67 cfs	413 cfs	
25+92	23 cfs	67 cfs	413 cfs	
15+57	27.75 cfs	67.69 cfs	466.95 cfs	

FUTURE FLOWS FOR MAIN STEM TRIBUTARY (DRAINAGE B)				
STATION	2-YR STORM	5-YR STORM	100-YR STORM	
47+49	19 cfs	59 cfs	280 cfs	
36+50	31.72 cfs	60.52 cfs	395.83 cfs	
5+54	33.53 cfs	63.16 cfs	553.68 cfs	

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 CAD FILE: J:\2020\201662.03\CAD\dwgs\C\GENERAL NOTES

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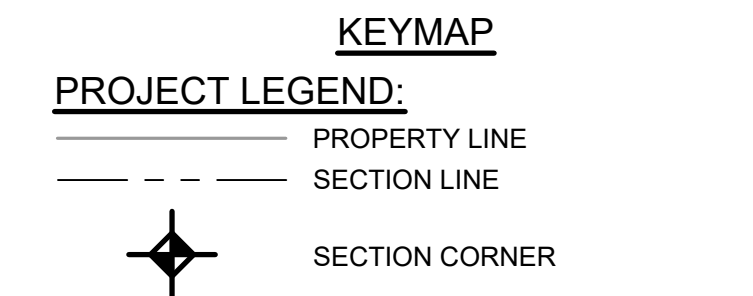
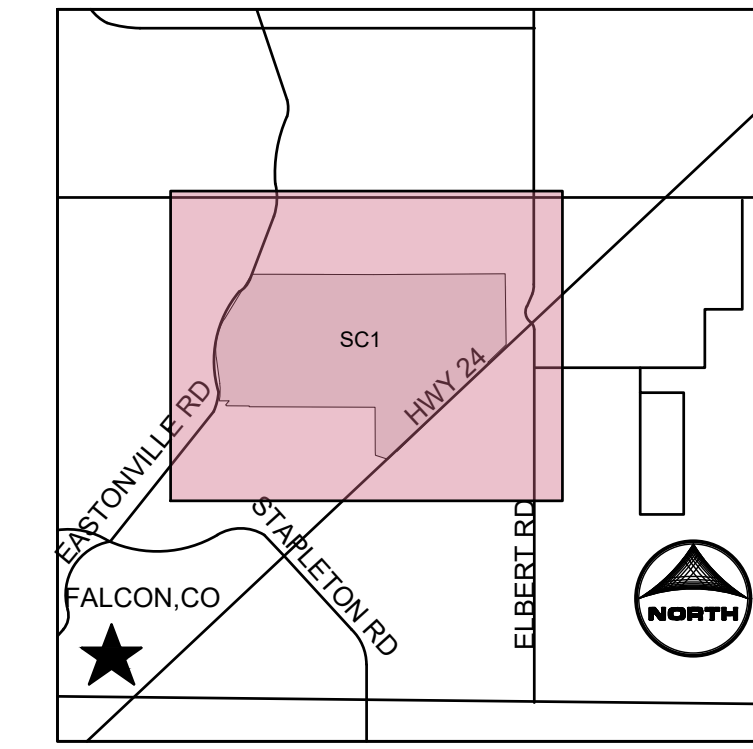
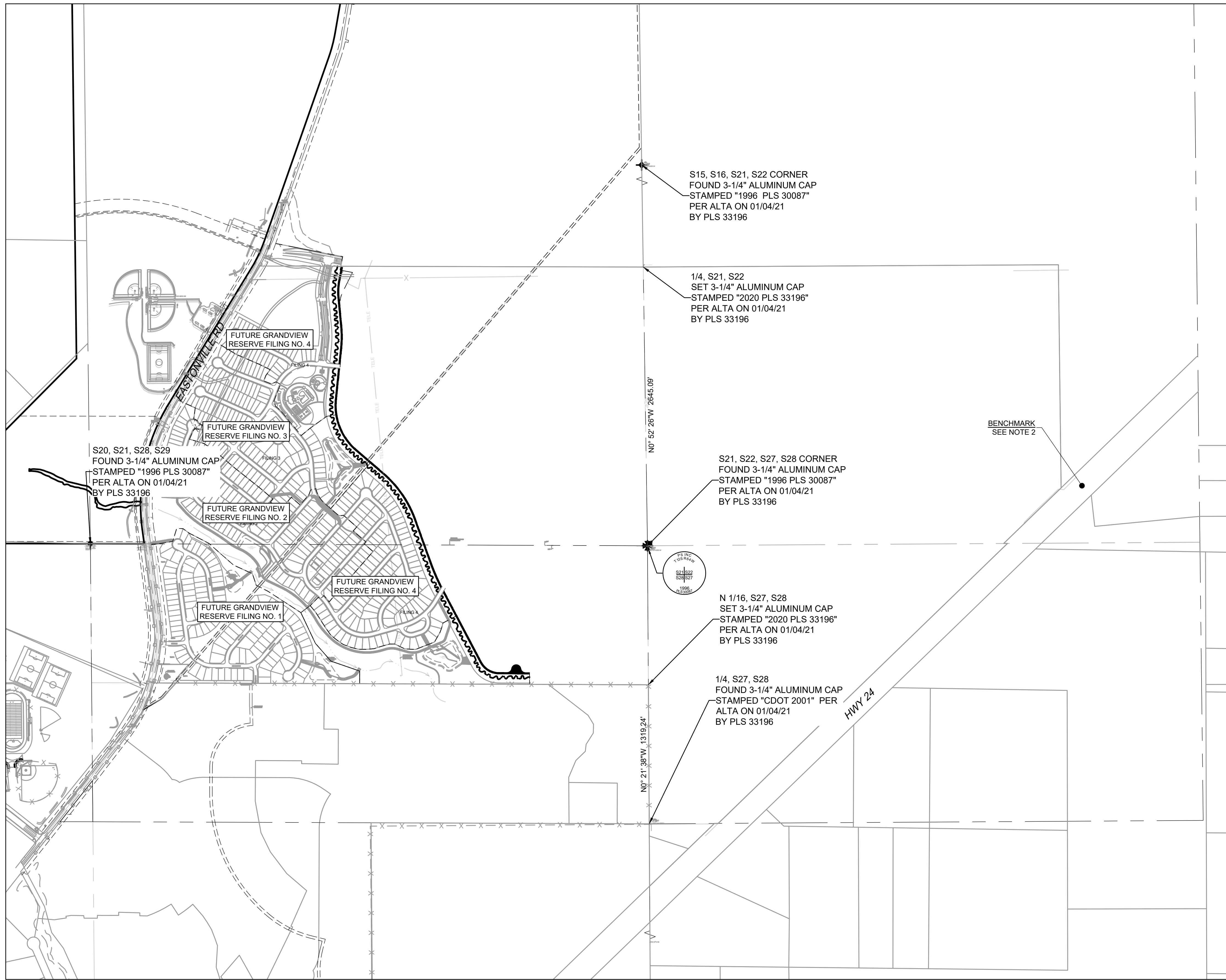
HR GREEN - DENVER  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 GENERAL NOTES

SHEET  
**GN1**  
**02**

HR GREEN Xrefs: xgs-4-df01



**NOTES:**

- BASIS OF BEARINGS:** THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.
- BENCHMARK:**  
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 PID = JK0240  
 DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
 CONTROL POINT COORDINATE SYSTEM: NAVD88  
 NORTHING: 1421049.80  
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 GREGORY L. PACE  
 37081  
 PROFESSIONAL ENGINEER

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 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 SURVEY CONTROL PLAN

SHEET  
**SC1**  
 03















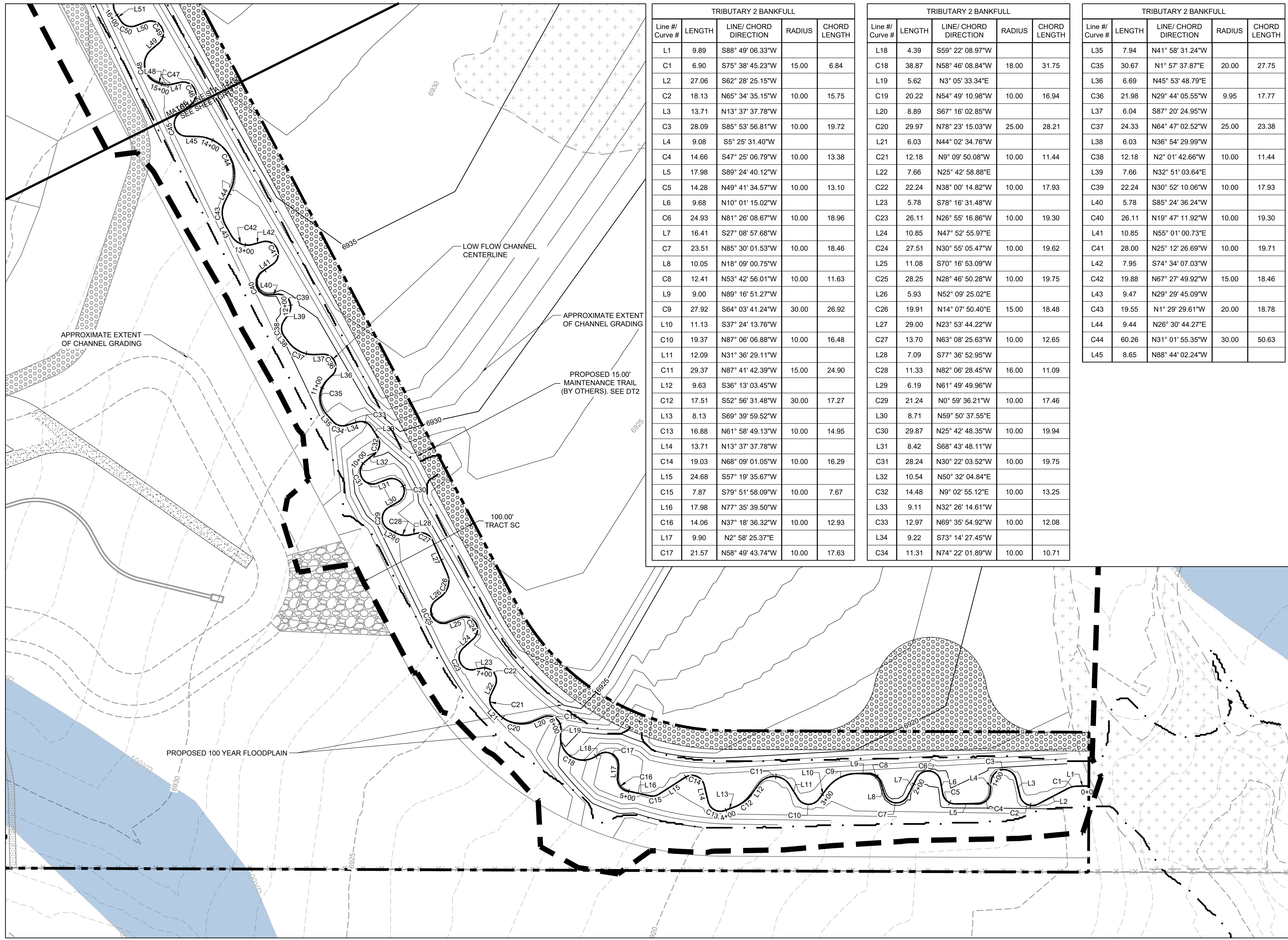








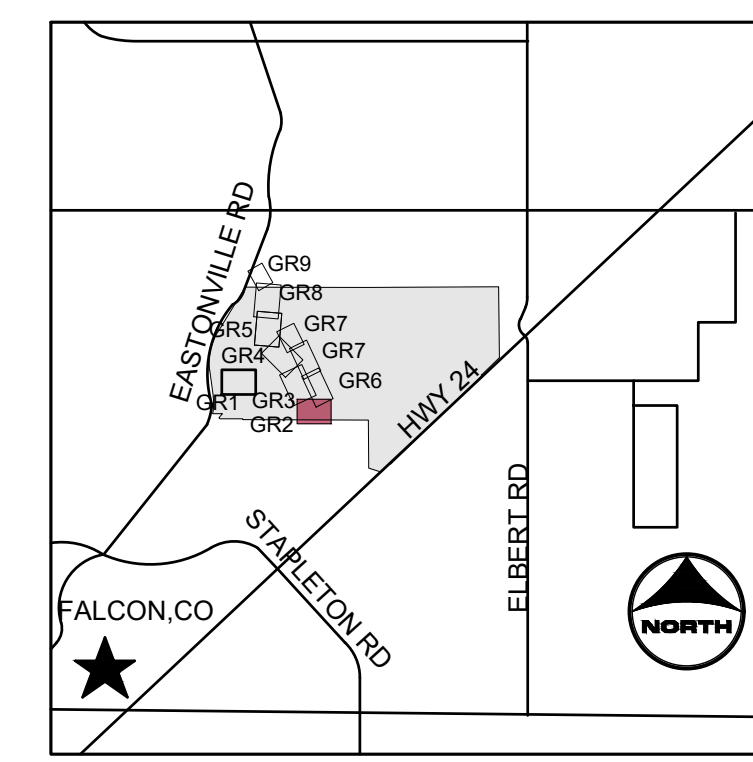
HR GREEN - DENVER: 5619 DTC PARKWAY SUITE 1150, DENVER CO 80111, PHONE: 720.602.4999, FAX: 844.273.1057  
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 CAD DATE: 3/27/2023  
 CAD FILE: J:\2020\201662.03\CAD\DWG\CIGRADING



TRIBUTARY 2 BANKFULL				
Line # / Curve #	LENGTH	LINE / CHORD DIRECTION	RADIUS	CHORD LENGTH
L1	9.89	S88° 49' 06.33"W		
C1	6.90	S75° 38' 45.23"W	15.00	6.84
L2	27.06	S62° 28' 25.15"W		
C2	18.13	N65° 34' 35.15"W	10.00	15.75
L3	13.71	N13° 37' 37.78"W		
C3	28.09	S85° 53' 56.81"W	10.00	19.72
L4	9.08	S5° 25' 31.40"W		
C4	14.66	S47° 25' 06.79"W	10.00	13.38
L5	17.98	S89° 24' 40.12"W		
C5	14.28	N49° 41' 34.57"W	10.00	13.10
L6	9.68	N10° 01' 15.02"W		
C6	24.93	N81° 26' 08.67"W	10.00	18.96
L7	16.41	S27° 08' 57.68"W		
C7	23.51	N85° 30' 01.53"W	10.00	18.46
L8	10.05	N18° 09' 00.75"W		
C8	12.41	N53° 42' 56.01"W	10.00	11.63
L9	9.00	N89° 16' 51.27"W		
C9	27.92	S64° 03' 41.24"W	30.00	26.92
L10	11.13	S37° 24' 13.76"W		
C10	19.37	N87° 06' 06.88"W	10.00	16.48
L11	12.09	N31° 36' 29.11"W		
C11	29.37	N87° 41' 42.39"W	15.00	24.90
L12	9.63	S36° 13' 03.45"W		
C12	17.51	S52° 56' 31.48"W	30.00	17.27
L13	8.13	S69° 39' 59.52"W		
C13	16.88	N61° 58' 49.13"W	10.00	14.95
L14	13.71	N13° 37' 37.78"W		
C14	19.03	N68° 09' 01.05"W	10.00	16.29
L15	24.68	S57° 19' 35.67"W		
C15	7.87	S79° 51' 58.09"W	10.00	7.67
L16	17.98	N77° 35' 39.50"W		
C16	14.06	N37° 18' 36.32"W	10.00	12.93
L17	9.90	N2° 58' 25.37"E		
C17	21.57	N58° 49' 43.74"W	10.00	17.63

TRIBUTARY 2 BANKFULL				
Line # / Curve #	LENGTH	LINE / CHORD DIRECTION	RADIUS	CHORD LENGTH
L18	4.39	S59° 22' 08.97"W		
C18	38.87	N58° 46' 08.84"W	18.00	31.75
L19	5.62	N3° 05' 33.34"E		
C19	20.22	N54° 49' 10.98"W	10.00	16.94
L20	8.89	S67° 16' 02.85"W		
C20	29.97	N78° 23' 15.03"W	25.00	28.21
L21	6.03	N44° 02' 34.76"W		
C21	12.18	N9° 09' 50.08"W	10.00	11.44
L22	7.66	N25° 42' 58.88"E		
C22	22.24	N38° 00' 14.82"W	10.00	17.93
L23	5.78	S78° 16' 31.48"W		
C23	26.11	N26° 55' 16.86"W	10.00	19.30
L24	10.85	N47° 52' 55.97"E		
C24	27.51	N30° 55' 05.47"W	10.00	19.62
L25	11.08	S70° 16' 53.09"W		
C25	28.25	N28° 46' 50.28"W	10.00	19.75
L26	5.93	N52° 09' 25.02"E		
C26	19.91	N14° 07' 50.40"E	15.00	18.48
L27	29.00	N23° 53' 44.22"W		
C27	13.70	N63° 08' 25.63"W	10.00	12.65
L28	7.09	S77° 36' 52.95"W		
C28	11.33	N82° 06' 28.45"W	16.00	11.09
L29	6.19	N61° 49' 49.96"W		
C29	21.24	N0° 59' 36.21"W	10.00	17.46
L30	8.71	N59° 50' 37.55"E		
C30	29.87	N25° 42' 48.35"W	10.00	19.94
L31	8.42	S68° 43' 48.11"W		
C31	28.24	N30° 22' 03.52"W	10.00	19.75
L32	10.54	N50° 32' 04.84"E		
C32	14.48	N9° 02' 55.12"E	10.00	13.25
L33	9.11	N32° 26' 14.61"W		
C33	12.97	N69° 35' 54.92"W	10.00	12.08
L34	9.22	S73° 14' 27.45"W		
C34	11.31	N74° 22' 01.89"W	10.00	10.71

TRIBUTARY 2 BANKFULL				
Line # / Curve #	LENGTH	LINE / CHORD DIRECTION	RADIUS	CHORD LENGTH
L35	7.94	N41° 58' 31.24"W		
C35	30.67	N1° 57' 37.87"E	20.00	27.75
L36	6.69	N45° 53' 48.79"E		
C36	21.98	N29° 44' 05.55"W	9.95	17.77
L37	6.04	S87° 20' 24.95"W		
C37	24.33	N64° 47' 02.52"W	25.00	23.38
L38	6.03	N36° 54' 29.99"W		
C38	12.18	N2° 01' 42.66"W	10.00	11.44
L39	7.66	N32° 51' 03.64"E		
C39	22.24	N30° 52' 10.06"W	10.00	17.93
L40	5.78	S85° 24' 36.24"W		
C40	26.11	N19° 47' 11.92"W	10.00	19.30
L41	10.85	N55° 01' 00.73"E		
C41	28.00	N25° 12' 26.69"W	10.00	19.71
L42	7.95	S74° 34' 07.03"W		
C42	19.88	N67° 27' 49.92"W	15.00	18.46
L43	9.47	N29° 29' 45.09"W		
C43	19.55	N1° 29' 29.61"W	20.00	18.78
L44	9.44	N26° 30' 44.27"E		
C44	60.26	N31° 01' 55.35"W	30.00	50.63
L45	8.65	N88° 44' 02.24"W		



**KEYMAP**

**PROJECT LEGEND:**

- PROPERTY LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW
- LIMITS OF CONSTRUCTION
- PROPOSED 100-YR FLOODPLAIN

EFFECTIVE 100-YR FLOODPLAIN

EXISTING WETLANDS

PROPOSED MAINTENANCE TRAIL

- NOTES:**
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  - BENCHMARK:**  
 DESIGNATION = F 24  
 PID = JK0240  
 DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
 CONTROL POINT COORDINATE SYSTEM: NAVD88  
 NORTHING: 1421049.80  
 EASTING: 3273631.55  
 ELEVATION: 6866.33
  - CHANNEL A TO BE CONSTRUCTED WITH FILING A (AREA SOUTH OF CHANNEL A), CHANNEL B TO BE CONSTRUCTED WITH FILING 2 (AREA NORTH OF CHANNEL A AND SOUTHWEST OF CHANNEL B), BOX CULVERTS/CROSSINGS ALONG CHANNEL B TO BE CONSTRUCTED WITH CHANNEL IMPROVEMENTS.

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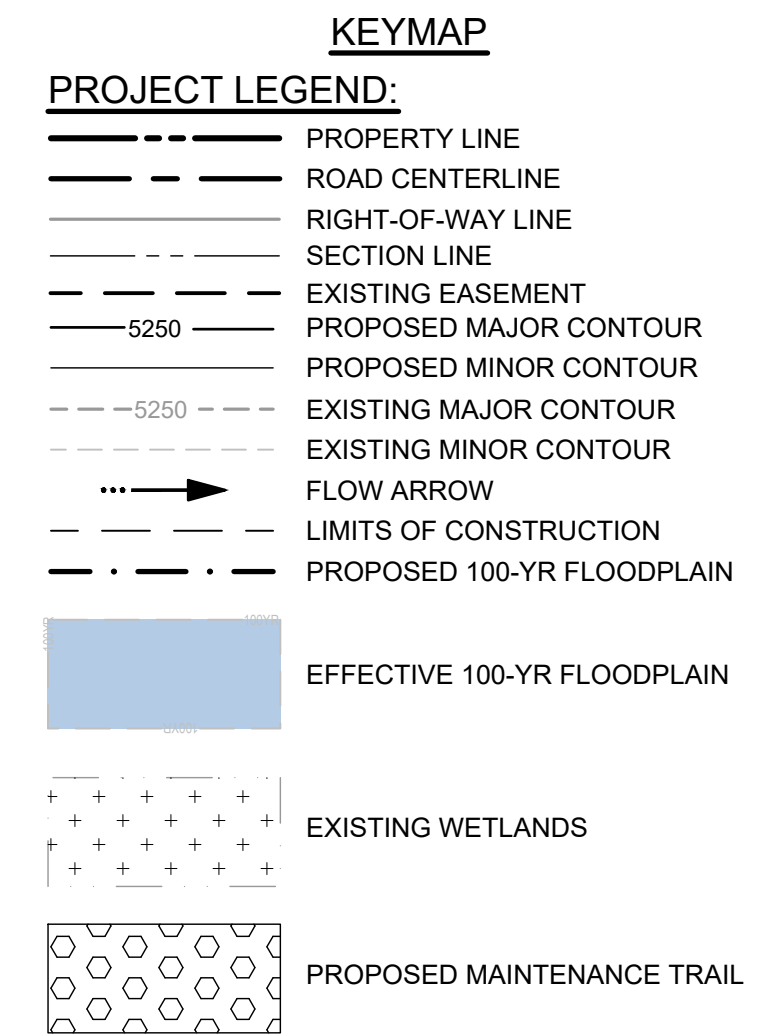
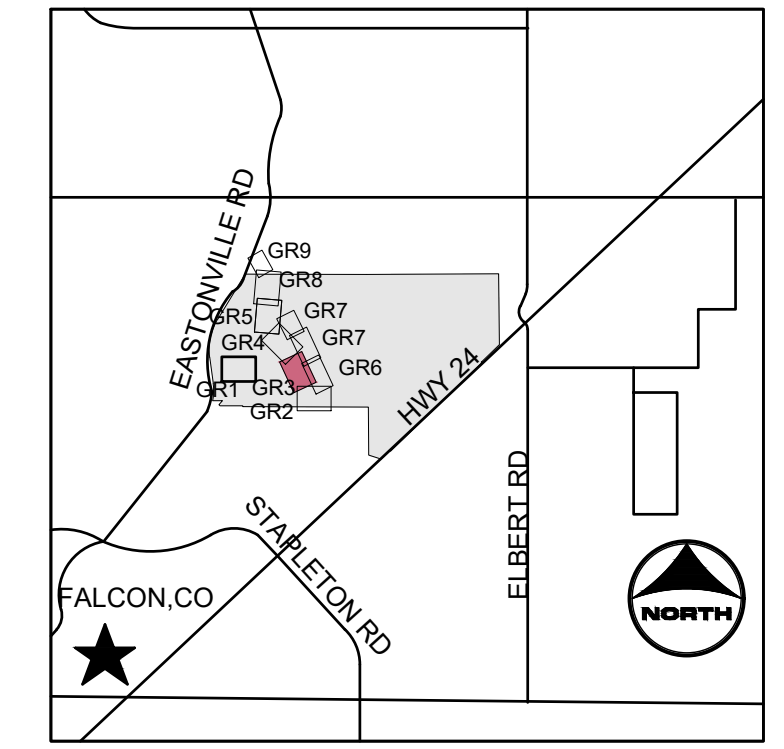
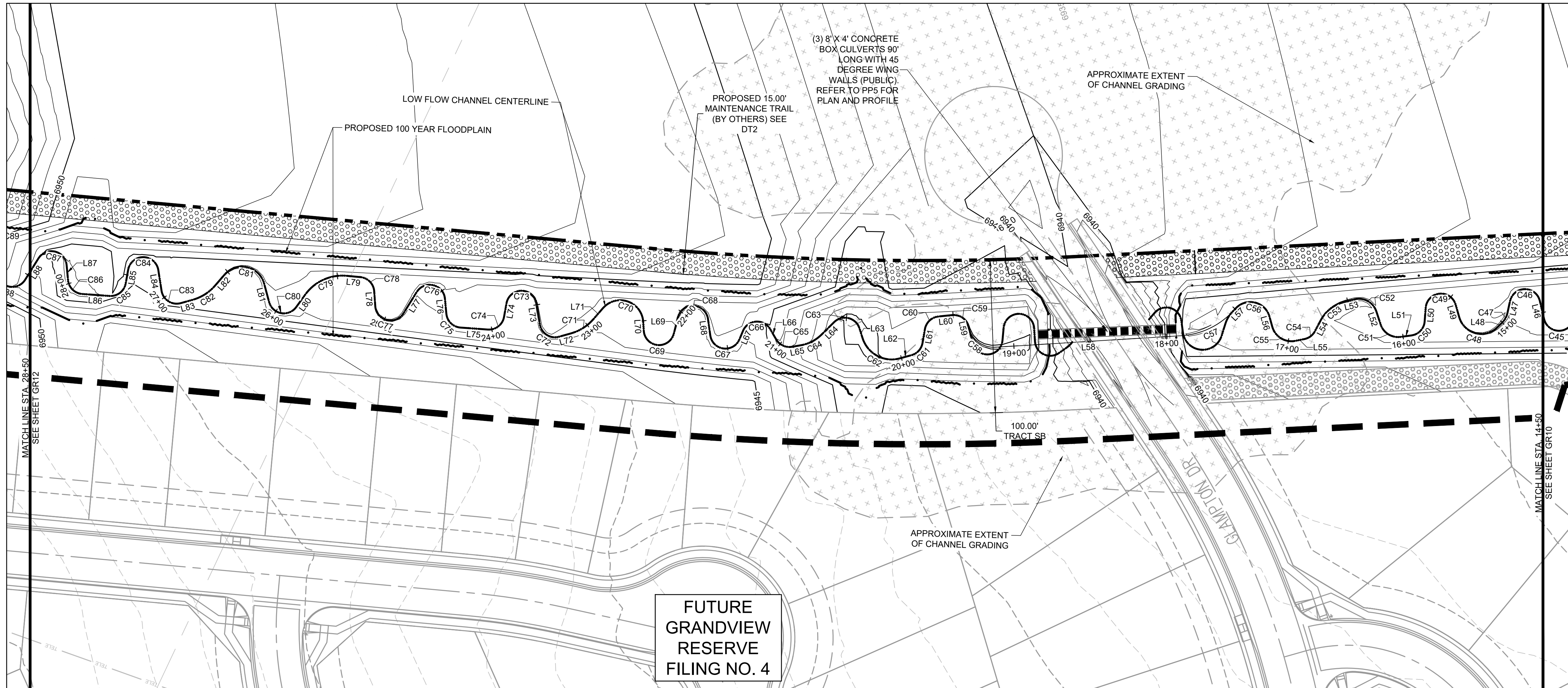
**HRGreen**  
 HR GREEN - DENVER  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 TRIBUTARY 2 BANKFULL GRADING

SHEET  
**GR10**  
 14

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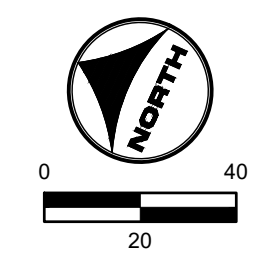
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TRIBUTARY 2 BANKFULL				
Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
L46	12.12	N51° 49' 14.03"E		
C46	26.99	N25° 30' 13.62"W	10.00	19.51
L47	8.04	S77° 10' 20.25"W		
C47	6.99	N86° 08' 37.83"W	12.00	6.89
L48	4.55	N69° 27' 35.90"W		
C48	31.01	N10° 14' 23.46"W	15.00	25.77
L49	8.57	N48° 58' 48.98"E		
C49	27.86	N30° 49' 42.51"W	10.00	19.68
L50	8.98	S69° 21' 43.50"W		
C50	13.59	N71° 42' 03.64"W	10.00	12.57
L51	7.25	N32° 45' 53.92"W		
C51	17.17	N8° 11' 39.10"E	12.02	15.75
L52	8.48	N46° 52' 45.83"E		
C52	17.72	N4° 34' 56.64"E	12.00	16.15
L53	6.05	N37° 42' 52.54"W		
C53	21.60	N62° 28' 06.85"W	25.00	20.94
L54	7.73	N87° 13' 22.65"W		
C54	8.91	N61° 41' 26.08"W	10.00	8.62
L55	6.08	N36° 09' 31.29"W		
C55	19.45	N6° 42' 42.47"E	13.00	17.69
L56	6.84	N49° 34' 58.32"E		
C56	27.37	N10° 44' 13.01"W	13.00	22.59

TRIBUTARY 2 BANKFULL				
Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
L57	3.79	N71° 03' 24.33"W		
C57	37.62	N49° 37' 28.71"W	50.28	36.75
L58	121.59	N28° 32' 56.98"W		
C58	23.62	N11° 43' 14.04"E	16.73	21.70
L59	0.31	N52° 04' 18.04"E		
C59	14.48	N10° 35' 06.87"E	10.00	13.25
L60	9.11	N30° 54' 01.41"W		
C60	12.97	N68° 03' 39.78"W	10.00	12.08
L61	9.22	S74° 46' 40.65"W		
C61	11.31	N72° 49' 49.63"W	10.00	10.71
L62	7.94	N40° 26' 18.04"W		
C62	30.67	N3° 29' 51.97"E	20.00	27.75
L63	6.69	N47° 26' 01.99"E		
C63	20.44	N11° 07' 56.24"W	10.00	17.06
L64	11.71	N69° 41' 54.47"W		
C64	15.23	N52° 14' 52.99"W	25.00	14.99
L65	6.03	N34° 47' 52.67"W		
C65	12.18	N0° 04' 53.37"E	10.00	11.44
L66	7.66	N34° 57' 40.97"E		
C66	22.24	N28° 45' 31.61"W	10.00	17.93
L67	5.78	S87° 31' 13.57"W		
C67	26.11	N17° 40' 34.19"W	10.00	19.30

TRIBUTARY 2 BANKFULL				
Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
L68	10.85	N57° 07' 38.05"E		
C68	27.51	N21° 40' 23.39"W	10.00	19.62
L69	11.08	S79° 31' 35.17"W		
C69	28.25	N19° 32' 09.56"W	10.00	19.75
L70	5.93	N61° 24' 07.11"E		
C70	35.46	N6° 19' 39.33"W	15.00	27.76
L71	9.63	N74° 03' 25.76"W		
C71	17.51	N57° 19' 57.73"W	30.00	17.27
L72	8.13	N40° 36' 29.69"W		
C72	16.88	N7° 44' 41.02"E	10.00	14.95
L73	13.71	N56° 05' 53.01"E		
C73	28.09	N24° 22' 32.40"W	10.00	19.72
L74	9.08	S75° 09' 02.19"W		
C74	14.66	N62° 51' 23.45"W	10.00	13.38
L75	17.98	N20° 51' 49.09"W		
C75	14.06	N19° 25' 12.37"E	10.00	12.93
L76	9.90	N59° 42' 15.77"E		
C76	24.93	N11° 42' 37.88"W	10.00	18.96
L77	16.41	N83° 07' 31.53"W		
C77	25.15	N11° 04' 35.90"W	10.00	19.03
L78	9.84	N60° 58' 19.72"E		
C78	13.48	N22° 24' 52.51"E	10.04	12.49

TRIBUTARY 2 BANKFULL				
Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
L79	9.57	N19° 33' 20.48"W		
C79	31.24	N49° 23' 19.62"W	30.00	29.85
L80	9.97	N79° 13' 18.76"W		
C80	22.55	N14° 38' 03.74"W	10.00	18.06
L81	12.49	N49° 57' 11.27"E		
C81	32.47	N12° 03' 07.24"W	15.00	26.49
L82	9.63	N74° 03' 25.76"W		
C82	17.93	N56° 56' 48.00"W	30.03	17.66
L83	7.72	N40° 36' 29.69"W		
C83	16.88	N7° 44' 41.66"E	10.00	14.95
L84	13.71	N56° 05' 53.01"E		
C84	28.09	N24° 22' 32.40"W	10.00	19.72
L85	9.08	S75° 09' 02.19"W		
C85	14.66	N62° 51' 23.45"W	10.00	13.38
L86	17.98	N20° 51' 49.09"W		
C86	14.06	N19° 25' 13.34"E	10.00	12.93
L87	9.90	N59° 42' 15.77"E		
C87	24.93	N11° 42' 37.88"W	10.00	18.96
L88	16.41	N83° 07' 31.53"W		



UNCC CALL BEFORE YOU DIG  
**811**  
 OR  
 1-800-922-1987  
 Utility Notification  
 Center of Colorado

DRAWN BY: TBI	JOB DATE: 3/22/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CMM	JOB NUMBER: 201662.03	0" = 1"
CAD DATE: 3/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662.03\CAD\dwg\CIGRADING		

NO.	DATE	BY	REVISION DESCRIPTION

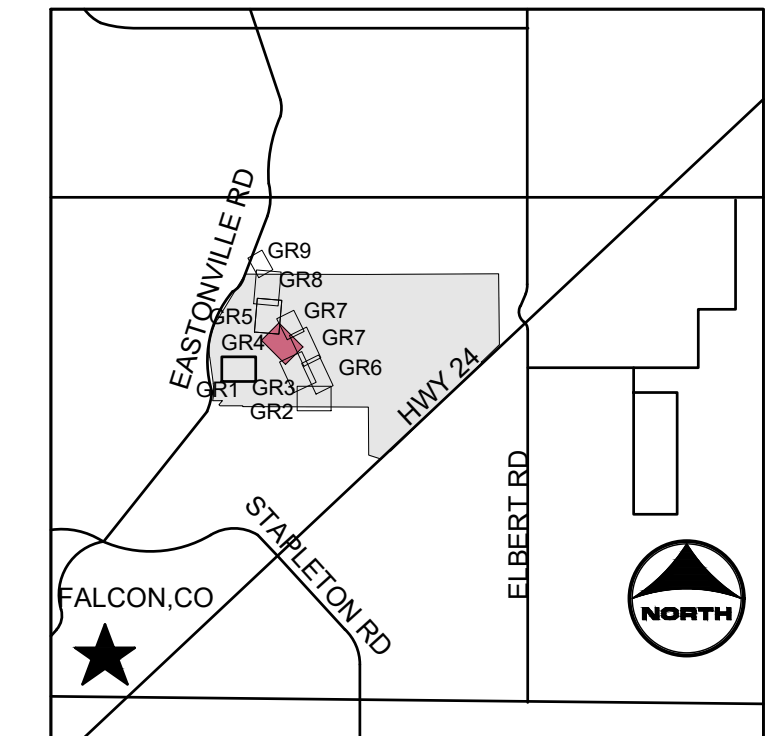
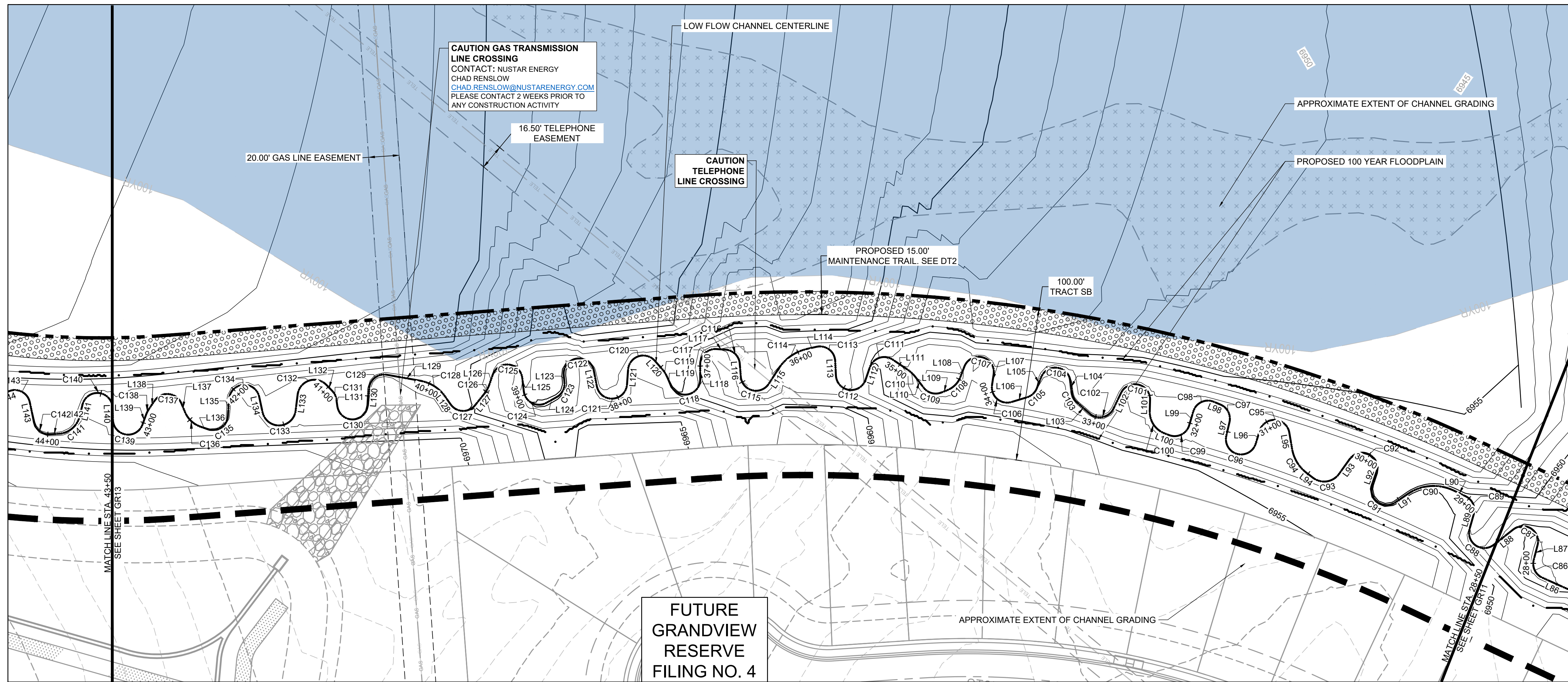
HR GREEN - DENVER  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 TRIBUTARY 2 BANKFULL GRADING

SHEET  
**GR11**  
 15

HR GREEN - DENVER: 5619 DTC PARKWAY SUITE 1150, DENVER CO 80111, PHONE: 720.602.4999, FAX: 844.273.1057  
 DRAWN BY: TBI JOB DATE: 3/22/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 APPROVED: CMM JOB NUMBER: 201662.03 0" = 1"  
 CAD DATE: 3/27/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.  
 CAD FILE: J:\2020\201662.03\CAD\DWG\CIGRADING



**PROJECT LEGEND:**

- PROPERTY LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW
- LIMITS OF CONSTRUCTION
- PROPOSED 100-YR FLOODPLAIN

- EFFECTIVE 100-YR FLOODPLAIN
- EXISTING WETLANDS
- PROPOSED MAINTENANCE TRAIL

- NOTES:**
1. BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.
  2. BENCHMARK: DESIGNATION = F 24  
PID = JK0240  
DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
CONTROL POINT COORDINATE SYSTEM: NAVD88  
NORTHING: 1421049.80  
EASTING: 3273631.55  
ELEVATION: 6866.33
  3. CHANNEL A TO BE CONSTRUCTED WITH FILING A (AREA SOUTH OF CHANNEL A), CHANNEL B TO BE CONSTRUCTED WITH FILING 2 (AREA NORTH OF CHANNEL A AND SOUTHWEST OF CHANNEL B), BOX CULVERTS/CROSSINGS ALONG CHANNEL B TO BE CONSTRUCTED WITH CHANNEL IMPROVEMENTS.

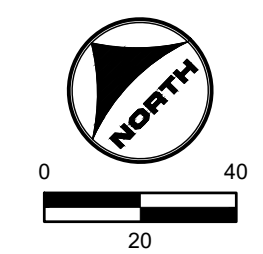
Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
C88	25.60	N9° 49' 25.51"W	10.01	19.17
L89	9.40	N60° 58' 19.72"E		
C89	14.05	N20° 42' 28.75"E	10.00	12.93
L90	9.00	N19° 33' 20.48"W		
C90	31.24	N49° 23' 19.62"W	30.00	29.85
L91	9.97	N79° 13' 18.76"W		
C91	25.04	N7° 29' 02.80"W	10.00	18.99
L92	8.18	N64° 15' 13.15"E		
C92	28.54	N17° 30' 12.68"W	10.00	19.79
L93	12.06	S80° 44' 21.49"W		
C93	19.18	N53° 27' 44.45"W	12.00	17.21
L94	5.34	N7° 39' 51.64"W		
C94	18.75	N13° 48' 59.59"E	25.00	18.31
L95	10.94	N35° 17' 50.82"E		
C95	26.76	N41° 22' 36.53"W	10.00	19.46
L96	8.88	S61° 56' 54.42"W		
C96	30.75	N29° 57' 02.15"W	10.00	19.99
L97	9.16	N58° 09' 01.28"E		
C97	14.05	N17° 54' 31.25"E	10.00	12.92
L98	4.80	N22° 19' 58.77"W		
C98	16.81	N70° 28' 52.54"W	10.00	14.90
L99	9.34	S61° 22' 13.69"W		

Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
C99	16.60	N71° 05' 03.19"W	10.00	14.76
L100	3.40	N23° 32' 19.06"W		
C100	18.39	N11° 35' 14.13"E	15.00	17.26
L101	7.45	N46° 42' 47.32"E		
C101	27.23	N31° 16' 54.81"W	10.00	19.56
L102	11.56	S70° 43' 23.06"W		
C102	18.45	N56° 25' 05.12"W	10.00	15.94
L103	11.04	N3° 33' 33.30"W		
C103	7.18	N17° 00' 28.86"E	10.00	7.03
L104	7.94	N37° 34' 32.53"E		
C104	26.39	N38° 01' 19.21"W	10.00	19.37
L105	7.71	S66° 22' 49.05"W		
C105	9.04	N87° 43' 09.16"W	10.00	8.74
L106	10.63	N61° 49' 07.38"W		
C106	20.13	N4° 08' 31.80"W	10.00	16.90
L107	7.18	N53° 32' 03.79"E		
C107	29.03	N29° 37' 53.19"W	10.00	19.86
L108	7.51	S65° 47' 53.53"W		
C108	12.50	S89° 40' 03.85"W	15.00	12.14
L109	4.30	N66° 27' 45.83"W		
C109	12.86	N29° 37' 38.53"W	10.00	11.99
L110	9.31	N7° 12' 29.90"E		

Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
C110	6.34	N1° 52' 20.28"W	20.00	6.31
L111	12.01	N10° 57' 10.46"W		
C111	18.36	N63° 33' 38.89"W	10.00	15.89
L112	8.57	S63° 49' 52.68"W		
C112	27.63	N37° 01' 43.76"W	10.00	19.64
L113	9.63	N42° 06' 38.48"E		
C113	17.41	N7° 45' 10.26"W	10.00	15.29
L114	6.55	N57° 36' 59.00"W		
C114	23.33	N79° 53' 57.95"W	30.00	22.75
L115	11.69	S77° 49' 02.26"W		
C115	24.92	N30° 47' 49.85"W	10.00	18.95
L116	8.54	N40° 35' 18.03"E		
C116	14.25	N0° 13' 44.58"W	10.00	13.07
L117	6.03	N41° 02' 45.55"W		
C117	16.43	N88° 07' 30.46"W	10.00	14.65
L118	9.89	S44° 47' 44.63"W		
C118	27.21	N57° 14' 52.82"W	10.00	19.56
L119	6.59	N20° 42' 28.68"E		
C119	6.02	N12° 04' 56.94"E	20.00	6.00
L120	7.20	N3° 27' 24.15"E		
C120	23.46	N63° 44' 54.30"W	10.00	18.44
L121	9.75	S49° 02' 47.25"W		

Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
C121	28.82	N48° 22' 34.68"W	10.00	19.83
L122	10.32	N34° 12' 03.40"E		
C122	30.57	N53° 22' 36.38"W	10.00	19.98
L123	4.56	S39° 02' 43.84"W		
C123	11.68	S72° 30' 24.37"W	10.00	11.03
L124	7.77	N74° 01' 55.09"W		
C124	19.62	N17° 48' 40.14"W	10.00	16.62
L125	8.77	N38° 24' 34.82"E		
C125	26.96	N38° 49' 54.33"W	10.00	19.51
L126	6.80	S63° 55' 35.19"W		
C126	6.95	S73° 52' 28.77"W	20.00	6.91
L127	9.62	S83° 49' 22.37"W		
C127	18.49	N43° 12' 01.69"W	10.00	15.97
L128	6.51	N9° 46' 34.25"E		
C128	19.46	N12° 31' 16.03"W	25.00	18.97
L129	22.46	N34° 49' 06.32"W		
C129	16.69	N82° 37' 49.88"W	10.00	14.82
L130	11.08	S49° 33' 25.22"W		
C130	29.21	N46° 45' 12.25"W	10.00	19.88
L131	4.58	N36° 56' 10.28"E		
C131	6.28	N18° 56' 28.97"E	10.00	6.18
L132	5.56	N0° 56' 47.66"E		

Line #/ Curve #	LENGTH	LINE/ CHORD DIRECTION	RADIUS	CHORD LENGTH
C132	24.70	N63° 23' 02.96"W	11.00	19.83
L133	10.86	S52° 17' 06.42"W		
C133	30.80	N47° 30' 08.73"W	11.00	21.68
L134	10.39	N32° 42' 36.11"E		
C134	28.56	N49° 06' 33.36"W	10.00	19.80
L135	11.09	S49° 04' 18.88"W		
C135	18.28	N78° 32' 58.75"W	10.00	15.84
L136	4.96	N26° 10' 15.15"W		
C136	14.36	N1° 57' 51.31"W	17.00	13.94
L137	6.32	N22° 14' 32.53"E		
C137	21.42	N39° 07' 50.41"W	10.00	17.56
L138	6.17	S79° 29' 45.47"W		
C138	5.15	S72° 07' 04.39"W	20.00	5.14
L139	6.44	S64° 44' 22.55"W		
C139	27.69	N35° 56' 37.45"W	10.00	19.65



UNCC CALL BEFORE YOU DIG  
**811**  
 OR  
**1-800-922-1987**  
 Utility Notification  
 Center of Colorado

COLORADO LICENSED  
 PROFESSIONAL ENGINEER  
 37081

DRAWN BY: TBI	JOB DATE: 3/22/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CMM	JOB NUMBER: 201662.03	0" = 1"
CAD DATE: 3/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662.03\CAD\DWG\CIGRADING		

NO.	DATE	BY	REVISION DESCRIPTION

**HR GREEN - DENVER**  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

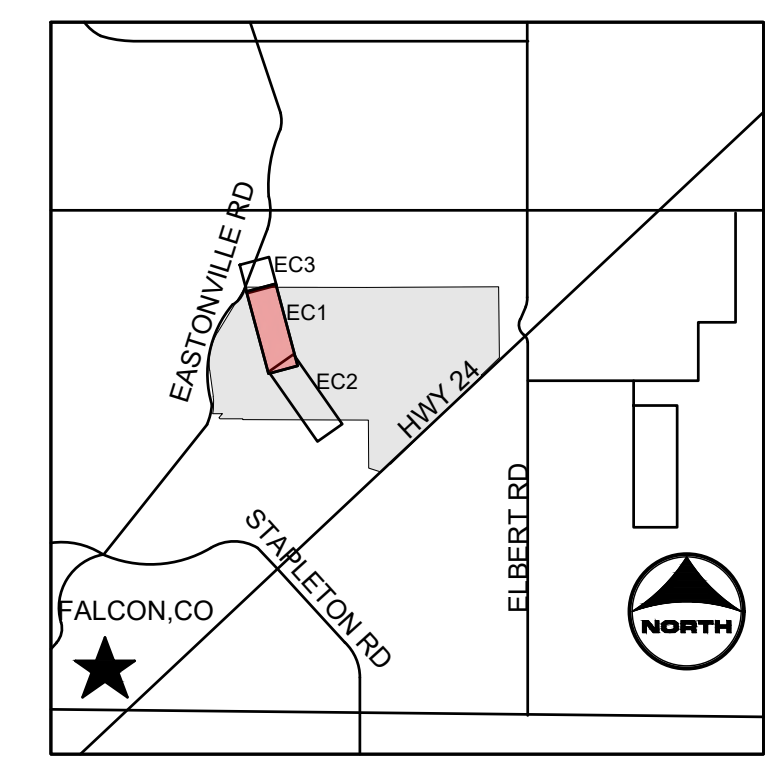
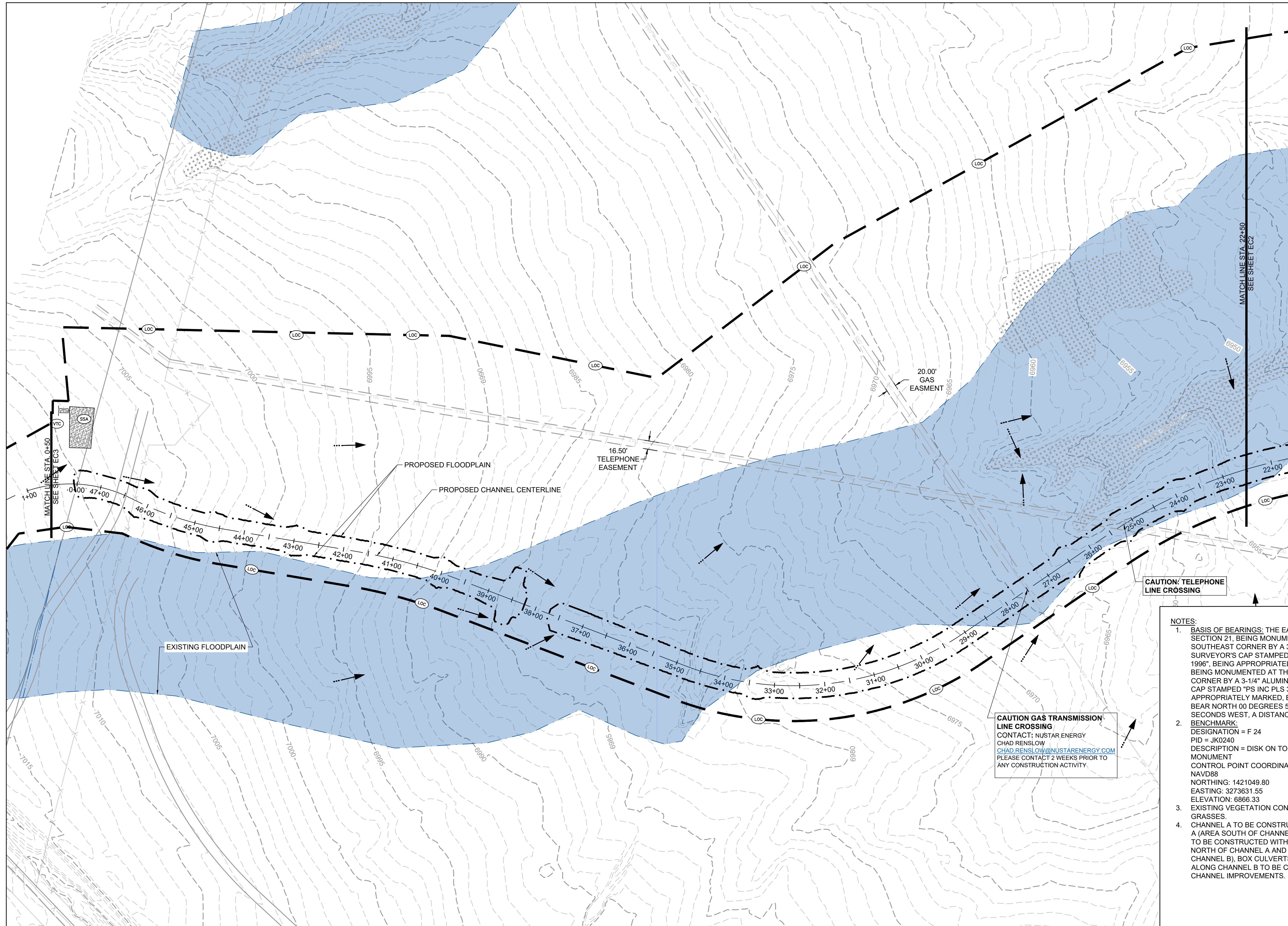
CONSTRUCTION DOCUMENTS  
 TRIBUTARY 2 BANKFULL GRADING

SHEET  
**GR12**  
 16









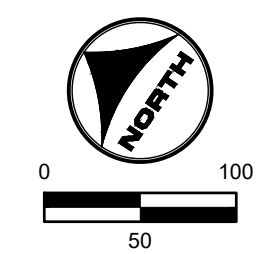
- PROJECT LEGEND:**
- PROPERTY LINE
  - ROAD CENTERLINE
  - RIGHT-OF-WAY LINE
  - EXISTING EASEMENT
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - FLOW ARROW
  - PROPOSED 100-YR FLOODPLAIN
  - EXISTING 100-YR FLOODPLAIN
  - EXISTING WETLANDS

- BMP LEGEND:**
- CWA CONCRETE WASHOUT AREA
  - CF CONSTRUCTION FENCE
  - DD DIVERSION DITCH
  - IP INLET PROTECTION
  - OP OUTLET PROTECTION
  - SF SILT FENCE
  - SSA STABILIZED STAGING AREA
  - VTC VEHICLE TRACKING CONTROL
  - LOC LIMITS OF CONSTRUCTION
  - CD CHECK DAM
  - SM SEEDING AND MULCHING
  - SB SEDIMENT BASIN
  - SR SURFACE ROUGHENING
  - ECB EROSION CONTROL BLANKET
  - CIP CULVERT INLET PROTECTION
  - RS ROCK SOCK

- NOTES:**
- BASIS OF BEARINGS:** THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.
  - BENCHMARK:**  
 DESIGNATION = F 24  
 DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
 CONTROL POINT COORDINATE SYSTEM: NAVD88  
 NORTHING: 1421049.80  
 EASTING: 3273631.55  
 ELEVATION: 6866.33
  - EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.
  - CHANNEL A TO BE CONSTRUCTED WITH FILING A (AREA SOUTH OF CHANNEL A), CHANNEL B TO BE CONSTRUCTED WITH FILING 2 (AREA NORTH OF CHANNEL A AND SOUTHWEST OF CHANNEL B), BOX CULVERTS/ CROSSINGS ALONG CHANNEL B TO BE CONSTRUCTED WITH CHANNEL IMPROVEMENTS.

**CAUTION GAS TRANSMISSION LINE CROSSING**  
 CONTACT: NUSTAR ENERGY  
 CHAD RENSLow@NUSTARENERGY.COM  
 PLEASE CONTACT 2 WEEKS PRIOR TO ANY CONSTRUCTION ACTIVITY.

**CAUTION: TELEPHONE LINE CROSSING**



**811** UNCC CALL BEFORE YOU DIG  
 811 OR 1-800-922-1987  
 Utility Notification Center of Colorado

HR GREEN Xref: xref-dh01; INITIAL EROSION CONTROL KEY; 01-XC-PR-100YR-FP-DELINERATION

DRAWN BY: TBI	JOB DATE: 3/22/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS: 1"
APPROVED: CMM	JOB NUMBER: 201662.03	0
CAD DATE: 3/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662.03\CAD\dwgs\C\INITIAL EROSION CONTROL		

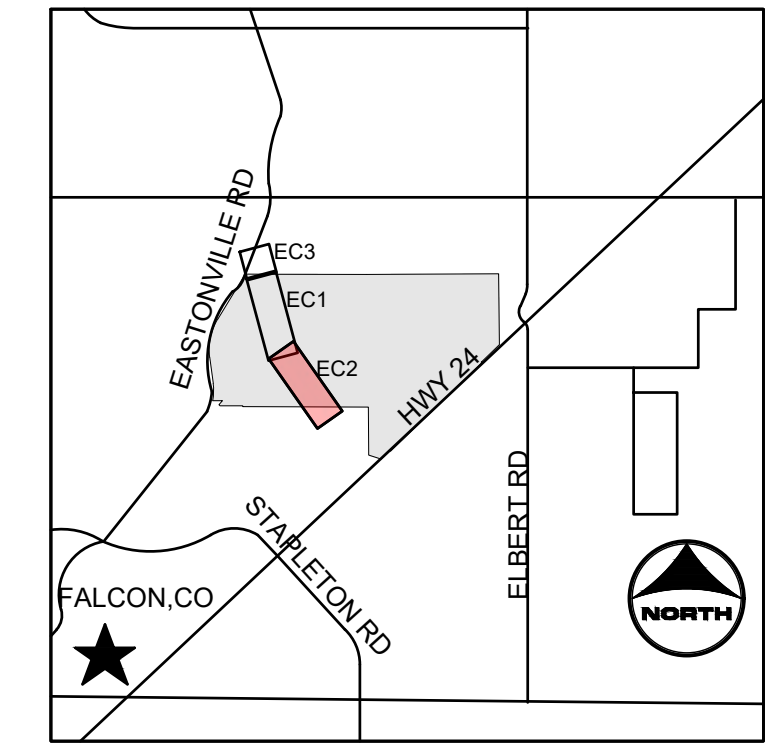
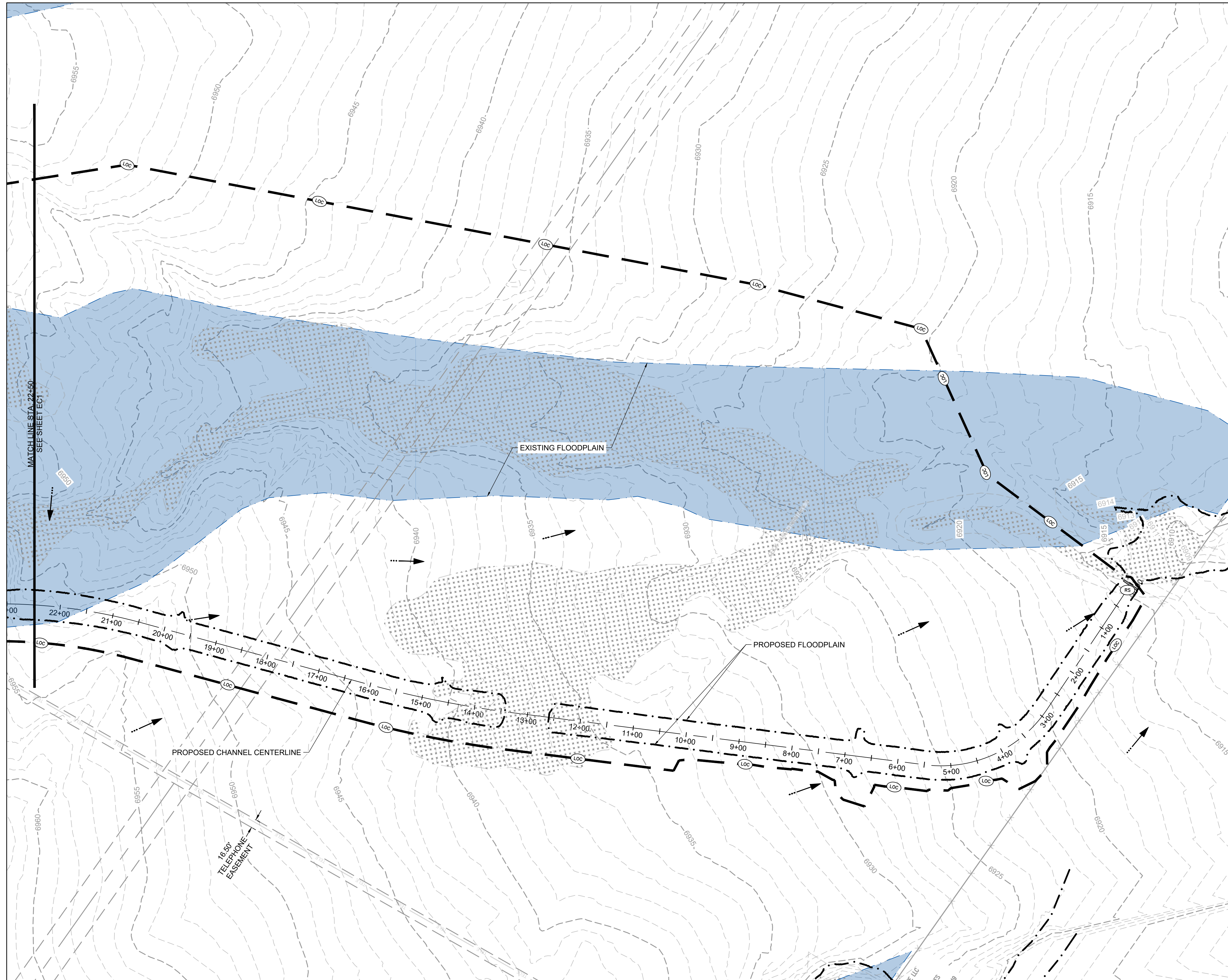
NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - DENVER  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 INITIAL EROSION CONTROL

SHEET  
**EC1**  
 19



**PROJECT LEGEND:**

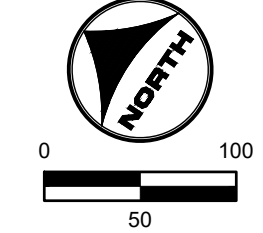
- PROPERTY LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- 5250 PROPOSED MAJOR CONTOUR
- 5250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW
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- EXISTING 100-YR FLOODPLAIN
- EXISTING WETLANDS

**BMP LEGEND:**

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
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- CD CHECK DAM
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- SB SEDIMENT BASIN
- SR SURFACE ROUGHENING
- ECB EROSION CONTROL BLANKET
- CIP CULVERT INLET PROTECTION
- RS ROCK SOCK

**NOTES:**

- BASIS OF BEARINGS:** THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.  
BENCHMARK:  
DESIGNATION = F 24  
PID = JK0240
- DESCRIPTION = FILING 2 ON TOP OF CONCRETE MONUMENT  
CONTROL POINT COORDINATE SYSTEM:  
NAVD88  
NORTHING: 1421049.80  
EASTING: 3273631.55  
ELEVATION: 6866.33
- EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.
- CHANNEL A TO BE CONSTRUCTED WITH FILING 1 (AREA SOUTH OF CHANNEL A), CHANNEL B TO BE CONSTRUCTED WITH FILING 2 (AREA NORTH OF CHANNEL A AND SOUTHWEST OF CHANNEL B), BOX CULVERTS/ CROSSINGS ALONG CHANNEL B TO BE CONSTRUCTED WITH CHANNEL IMPROVEMENTS.



**811** UNCC CALL BEFORE YOU DIG  
811 OR 1-800-922-1987  
Utility Notification Center of Colorado

HR GREEN Xref: xref: -d:\01 - INITIAL EROSION CONTROL KEY: 01-XC-INITIAL EC: HRG: 20X\_EBase: 01-XC-PR-100YR\_FP\_DELINEATION

DRAWN BY: TBI	JOB DATE: 3/22/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS: 0
APPROVED: CMM	JOB NUMBER: 201662.03	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 3/27/2023		
CAD FILE: J:\2020\201662.03\CAD\DWG\INITIAL EROSION CONTROL		

NO.	DATE	BY	REVISION DESCRIPTION

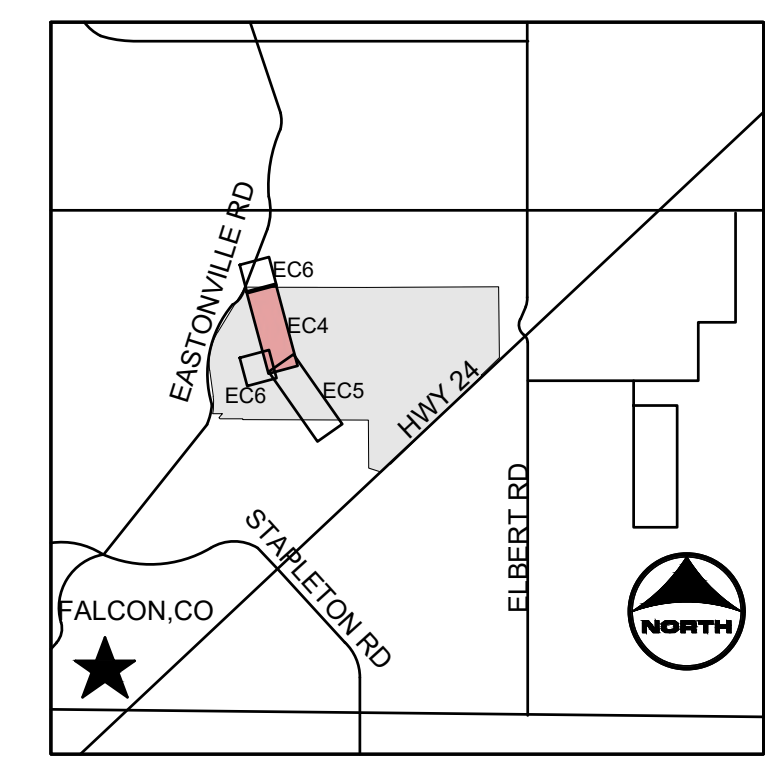
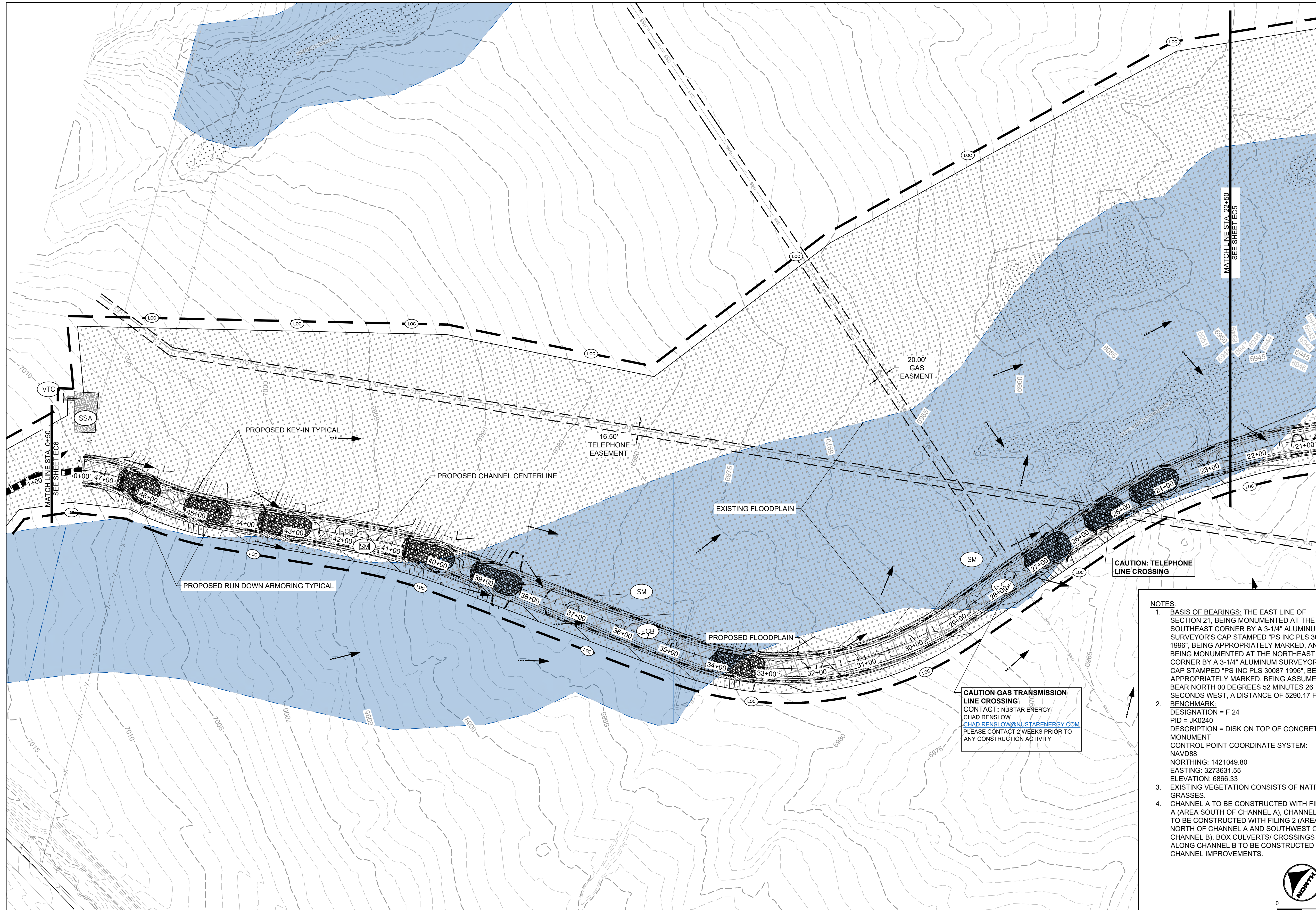
**HRGreen**  
HR GREEN - DENVER  
5619 DTC PARKWAY SUITE 1150  
DENVER CO 80111  
PHONE: 720.602.4999  
FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
INITIAL EROSION CONTROL

SHEET  
**EC2**  
20





- KEYMAP**
- PROJECT LEGEND:**
- PROPERTY LINE
  - ROAD CENTERLINE
  - RIGHT-OF-WAY LINE
  - 5250 PROPOSED MAJOR CONTOUR
  - 5250 PROPOSED MINOR CONTOUR
  - 5250 EXISTING MAJOR CONTOUR
  - 5250 EXISTING MINOR CONTOUR
  - FLOW ARROW
  - PROPOSED 100-YR FLOODWAY
  - EXISTING 100-YR FLOODPLAIN
  - EXISTING WETLANDS

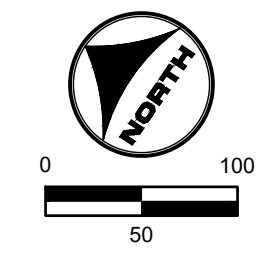
- BMP LEGEND:**
- CWA CONCRETE WASHOUT AREA
  - CF CONSTRUCTION FENCE
  - DD DIVERSION DITCH
  - IP INLET PROTECTION
  - OP OUTLET PROTECTION
  - SF SILT FENCE
  - SSA STABILIZED STAGING AREA
  - VTC VEHICLE TRACKING CONTROL
  - LO LIMITS OF CONSTRUCTION
  - CD CHECK DAM
  - SM SEEDING AND MULCHING
  - SB SEDIMENT BASIN
  - SR SURFACE ROUGHENING
  - ECB EROSION CONTROL BLANKET
  - CIP CULVERT INLET PROTECTION
  - RS ROCK SOCK

**NOTES:**

- BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.
- BENCHMARK:  
 DESIGNATION = F 24  
 PID = JK0240  
 DESCRIPTION = DISK ON TOP OF CONCRETE MONUMENT  
 CONTROL POINT COORDINATE SYSTEM:  
 NAVD83  
 NORTHING: 1421049.80  
 EASTING: 3273631.55  
 ELEVATION: 6866.33
- EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.
- CHANNEL A TO BE CONSTRUCTED WITH FILING 1 (AREA SOUTH OF CHANNEL A), CHANNEL B TO BE CONSTRUCTED WITH FILING 2 (AREA NORTH OF CHANNEL A AND SOUTHWEST OF CHANNEL B), BOX CULVERTS/ CROSSINGS ALONG CHANNEL B TO BE CONSTRUCTED WITH CHANNEL IMPROVEMENTS.

**CAUTION GAS TRANSMISSION LINE CROSSING**  
 CONTACT: NUSTAR ENERGY  
 CHAD RENSLow@NUSTARENERGY.COM  
 PLEASE CONTACT 2 WEEKS PRIOR TO ANY CONSTRUCTION ACTIVITY

**CAUTION: TELEPHONE LINE CROSSING**



**811** UNCC CALL BEFORE YOU DIG  
 811 OR 1-800-922-1987  
 Utility Notification Center of Colorado

FLORIDA LICENSED PROFESSIONAL ENGINEER  
 37081

HR GREEN \cadd\p1\2023\201662\03\CAD\dwgs\C\FINAL EROSION CONTROL KEY: 01-XC-FINAL-EC-01\_LXC\_RIPRAP-HRG1.20X\_EBases: 01-XC-PR\_100YR\_FP\_DELINEATION

DRAWN BY: TBI	JOB DATE: 3/27/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CMM	JOB NUMBER: 201662.03	0" = 1"
CAD DATE: 3/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662.03\CAD\dwgs\C\FINAL EROSION CONTROL		

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - DENVER  
 5619 DTC PARKWAY SUITE 1150  
 DENVER CO 80111  
 PHONE: 720.602.4999  
 FAX: 844.273.1057

**GRANDVIEW RESERVE (DRAINAGE A & B)**  
**DR HORTON**  
 FALCON, COLORADO

CONSTRUCTION DOCUMENTS  
 FINAL EROSION CONTROL

SHEET  
**EC4**  
 22