

A PARCEL OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END (SOUTHWEST CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 INCH ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END (WEST ONE-QUARTER CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 ALUMINUM CAP IN RANGE BOX STAMPED "PLS 4842", WHICH IS ASSUMED TO BEAR NORTH 00°23'31" WEST 2,627.59 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF FALCON HIGHLANDS FILING NO. 2, RECORDED JULY 14, 2006 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 206712369, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS NORTH 46°21'15" WEST 1,710.04 FEET;

THENCE ON THE EXTERIOR OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING (24) TWENTY-FOUR COURSES:

1. NORTH 00°29'36" WEST 29.99 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A 1,025.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°55'34" AND AN ARC LENGTH OF 302.80 FEET;
3. NORTH 17°24'20" WEST 554.86 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A 1,030 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'59" AND AN ARC LENGTH OF 376.91 FEET;
5. SOUTH 86°13'54" EAST 54.48 FEET;
6. SOUTH 86°13'54" EAST 54.48 FEET;
7. SOUTH 52°36'41" EAST 76.95 FEET;
8. SOUTH 73°19'02" EAST 65.73 FEET;
9. SOUTH 74°06'49" EAST 291.13 FEET;
10. SOUTH 79°13'17" EAST 145.07 FEET;
11. SOUTH 85°23'13" EAST 145.17 FEET;
12. NORTH 88°52'41" EAST 145.19 FEET;
13. NORTH 83°36'10" EAST 131.74 FEET;
14. SOUTH 10°35'23" WEST 114.54 FEET;
15. SOUTH 31°38'08" EAST 124.91 FEET;
16. SOUTH 62°45'04" EAST 116.47 FEET;
17. NORTH 85°18'48" EAST 119.21 FEET;
18. NORTH 46°48'18" EAST 296.18 FEET;
19. NORTH 34°36'03" WEST 203.48 FEET;
20. NORTH 62°18'11" EAST 203.67 FEET;
21. SOUTH 85°51'10" EAST 75.24 FEET;
22. SOUTH 72°16'09" EAST 30.02 FEET TO A POINT ON CURVE;
23. ON THE ARC OF AN 810.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72°16'30" WEST, HAVING A CENTRAL ANGLE OF 00°31'58" AND AN ARC LENGTH OF 7.53 FEET;
24. SOUTH 72°48'14" EAST 60.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 72°48'28" WEST, HAVING A CENTRAL ANGLE OF 31°38'23" AND AN ARC LENGTH OF 480.43 FEET;

THENCE SOUTH 48°49'55" WEST 938.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°40'29" AND AN ARC LENGTH OF 422.40 FEET;

THENCE SOUTH 89°30'24" WEST 167.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.592 ACRES (1,027,669 SQUARE FEET), MORE OR LESS.

FALCON HIGHLANDS SOUTH FILING 1

PHASE 1

No need to submit these documents twice, for future submittals, just submit the CD's and you can put a note in the GEC Plan sheet that the GEC Plans are within the CD's.

LOCATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO CONSTRUCTION PLANS

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
COVER SHEET

CLIENT

DATE

REVISIONS

REVIEWED BY

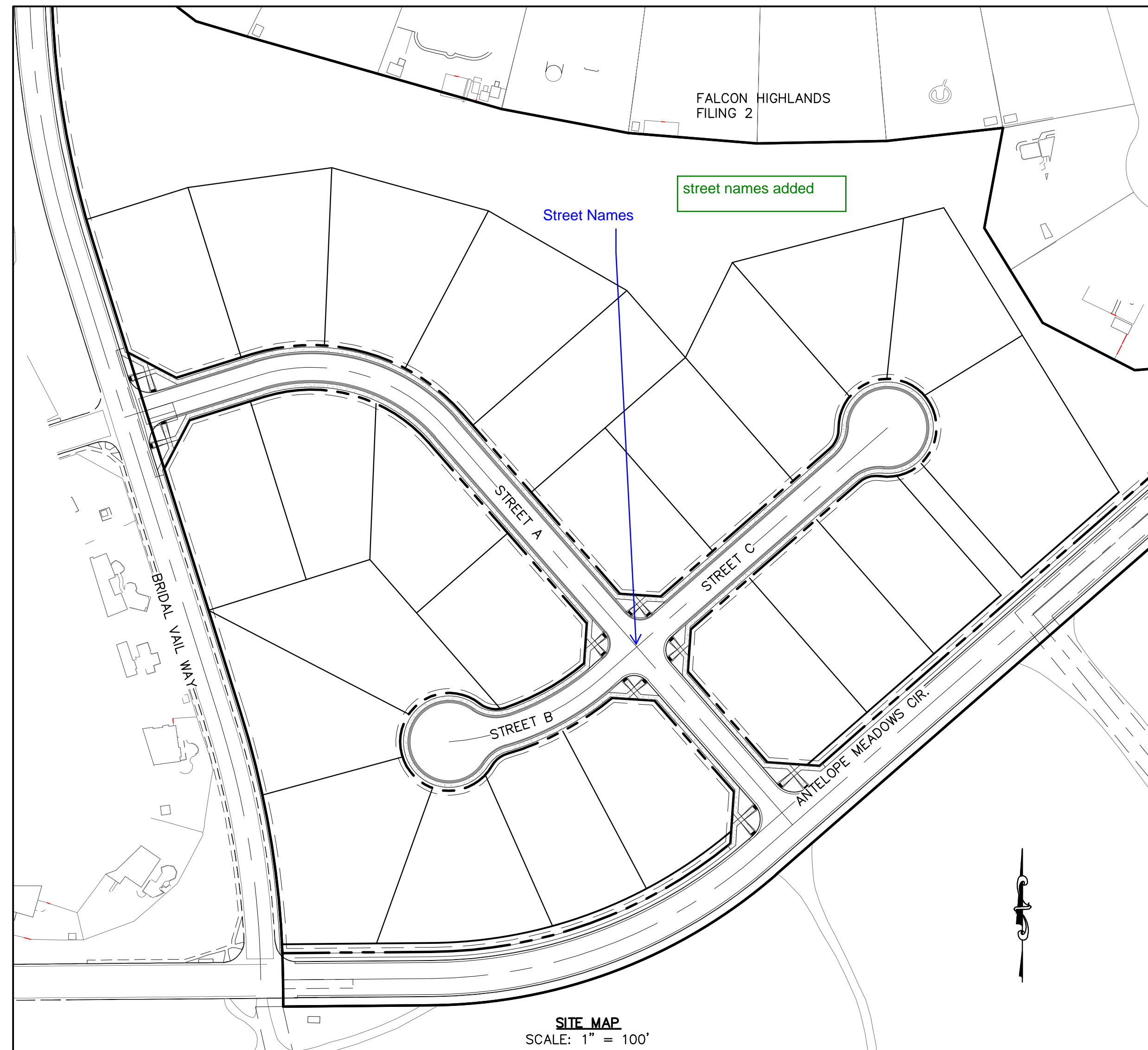
EL PASO COUNTY ENGINEERING

COUNTY FILE NO.:

DR. TN CH. LS

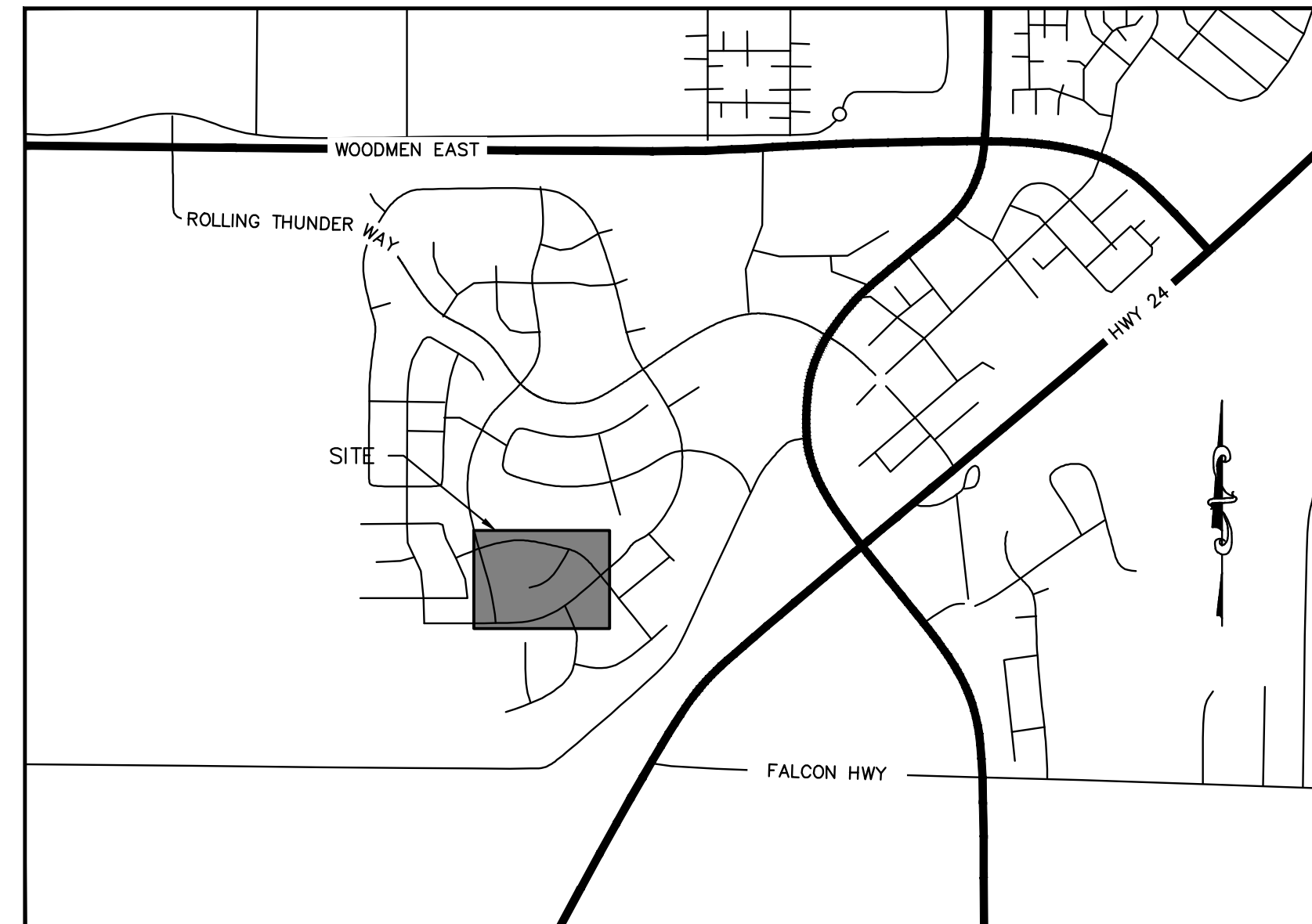
JOB 24004308

SHEET NO. 01



SITE MAP
SCALE: 1" = 100'

NOTE: "WORK SHALL BE CONSTRUCTED TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THIS APPROVAL IS FOR CONFORMANCE TO THE ENGINEERING CRITERIA MANUAL AND OTHER CITY REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL."



VICINITY MAP
NTS

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING LOT LINE
[Symbol]	PROPOSED CATCH CURB & GUTTER
[Symbol]	PROPOSED SPILL CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING SECTION LINE
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED CONTOURS
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED SANITARY
[Symbol]	EXISTING SANITARY
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PROPOSED STORM
[Symbol]	EXISTING STORM
[Symbol]	PROPOSED WATER
[Symbol]	EXISTING WATER
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED HYDRANT
[Symbol]	EXISTING HYDRANT
[Symbol]	PROPOSED WATER VALVE

WATER UTILITY
WOODMEN ROAD METROPOLITAN DISTRICT
8046 EASTONVILLE ROAD
PEYTON, CO 80831
CONTACT: WALKER SCHOOL DISTRICT MANAGERS

WASTEWATER UTILITY
FALCON HIGHLANDS METROPOLITAN DISTRICT
8390 E. CRESCENT PARKWAY
SITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: CLIFTONLARNERSON, LLLP

GAS AND ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
(719) 495-4050

APPLICANT
CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
CONTACT: JIM BYERS

OWNERS:
CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
CONTACT: JIM BYERS

CIVIL ENGINEER:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: KEVIN BLUMHARDT

SURVEYOR OF RECORD:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: CHRISTOPHER DUDA

LANDSCAPE ARCHITECT:
MATRIX
2435 RESEARCH PKWY
STE 300
COLORADO SPRINGS, CO 80920
(719) 575-0100
CONTACT: ANDREA PAPIERSKI

Joshua Palmer

updated

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 PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KEVIN BLUMHARDT, P.E. DATE

OWNER/DEVELOPER'S STATEMENT:

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

JIM BYERS, VP OF COMMUNITY DEVELOPMENT] DATE

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

OWNER'S STATEMENT (FOR GEC PLAN WITHIN CONSTRUCTION DRAWING SET):

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.

JIM BYERS, VP OF COMMUNITY DEVELOPMENT] DATE

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER / ECM ADMINISTRATOR

EL PASO COUNTY GEC PLANS:

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

KEVIN BLUMHARDT, P.E. DATE

PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER: XXXX

REVIEWED BY

EL PASO COUNTY ENGINEERING DATE

BENCHMARK:

ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

EL PASO COUNTY NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION...
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION...

WHMD GENERAL NOTES:

- 1. THE WATER UTILITY IS FHMD. THE WASTEWATER UTILITY IS WHMD.
2. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT SPECIFICATIONS.)
3. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISIONS TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED "NOT VALID."

- 29. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ALL COMMERCIAL INSTALLATIONS.
30. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER INSTALLATION NOTES

- 31. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR APPROVED EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS.
32. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS.
33. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT...

WASTEWATER INSTALLATION NOTES

- 39. SANITARY SEWER LENGTHS ARE MH CENTER -MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT.
40. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116-RUBB-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

EL PASO COUNTY NOTES GRADING AND EROSION CONTROL NOTES:

- 1. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES CHANGING TO DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
2. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED & REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED.
3. 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.

There are 29 standard note - see GEC Checklist. Notes have been updates to the 29 notes from the GEC checklist

811 logo, ATWELL logo, CHALLENGER HOMES, 8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920, 719-598-9192, JIM BYERS, COUNTY FILE NO., DR. TN CH. LS P.M. KB, JOB 24004308, SHEET NO. 03



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CHALLENGER HOMES
 8605 EXPLORER DRIVE
 SUITE 250
 COLORADO SPRINGS, CO 80920
 719-598-5192
 JIM BYERS

CHALLENGER HOMES
 FALCON HIGHLANDS SOUTH - FILING 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION PLANS
 GENERAL PLANS
 EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT: ---
 DATE: ---

A 1st SUBMITTAL TO JURISDICTION
 07/12/2024 - KB

NO.	REVISIONS

COUNTY FILE NO.:

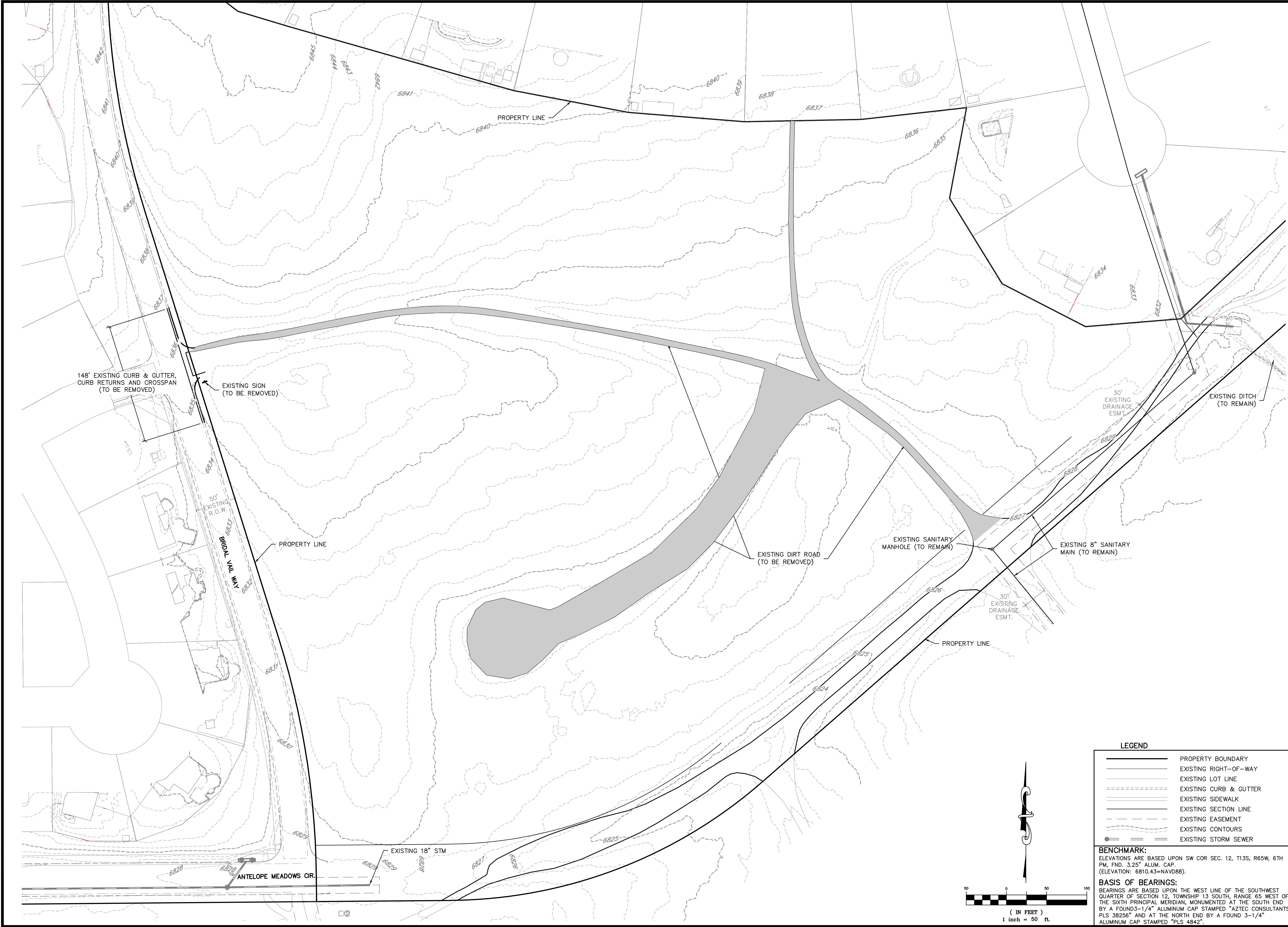
DR. TN CH. LS

P.M. KB

JOB 24004308

SHEET NO. 04

CAD FILE: 24004308-REV00.DWG

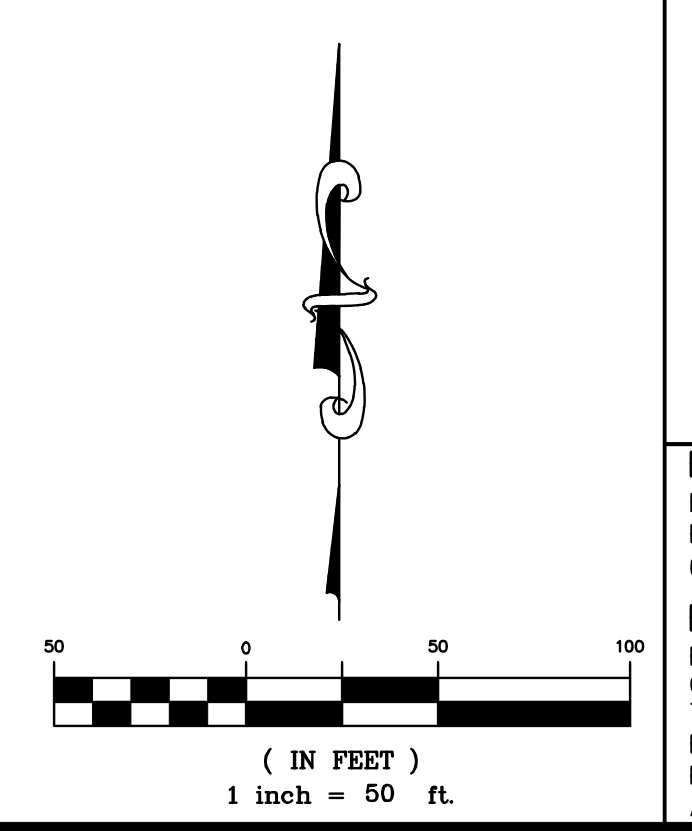


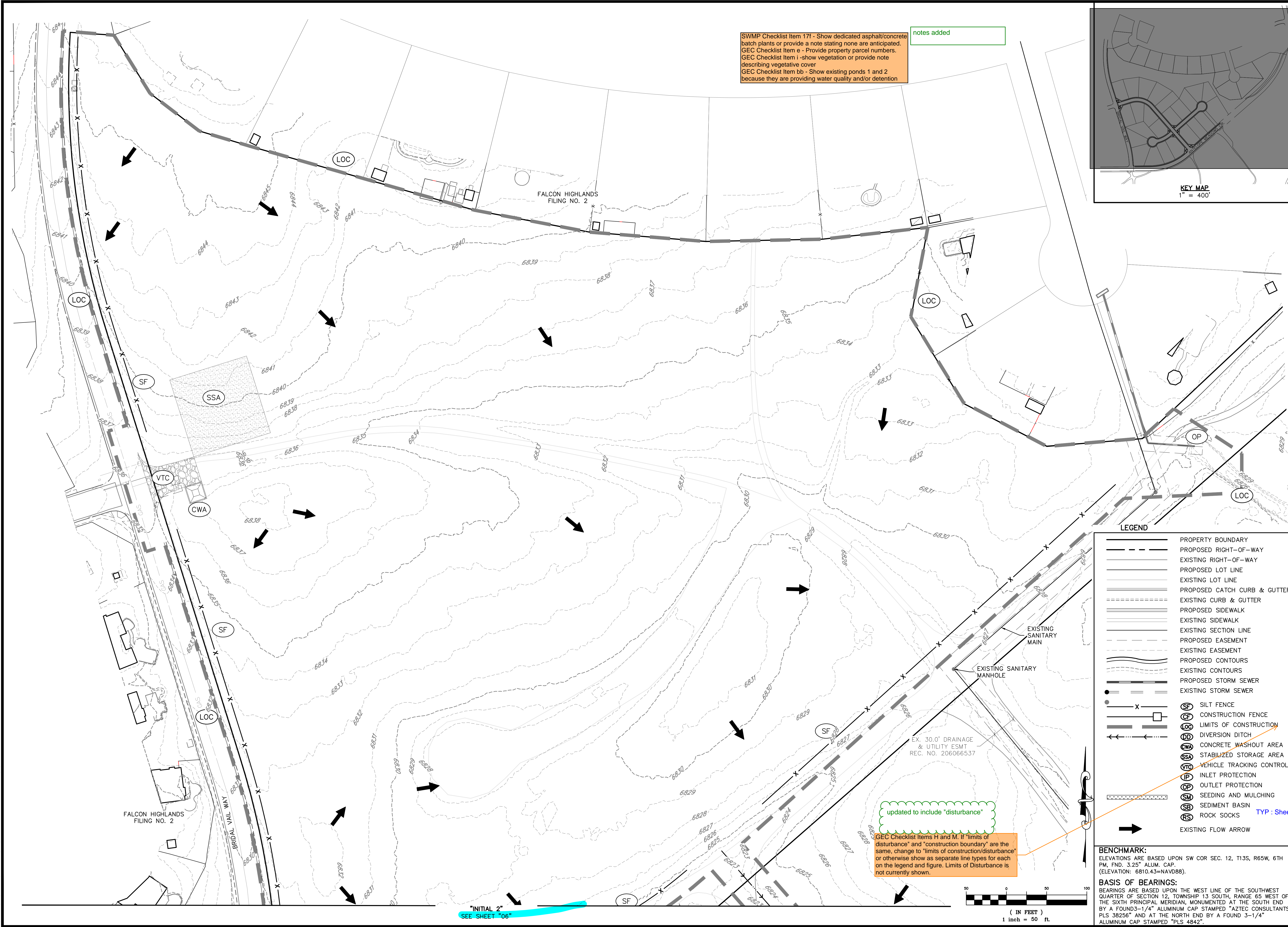
LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING CONTOURS
	EXISTING STORM SEWER

BENCHMARK:
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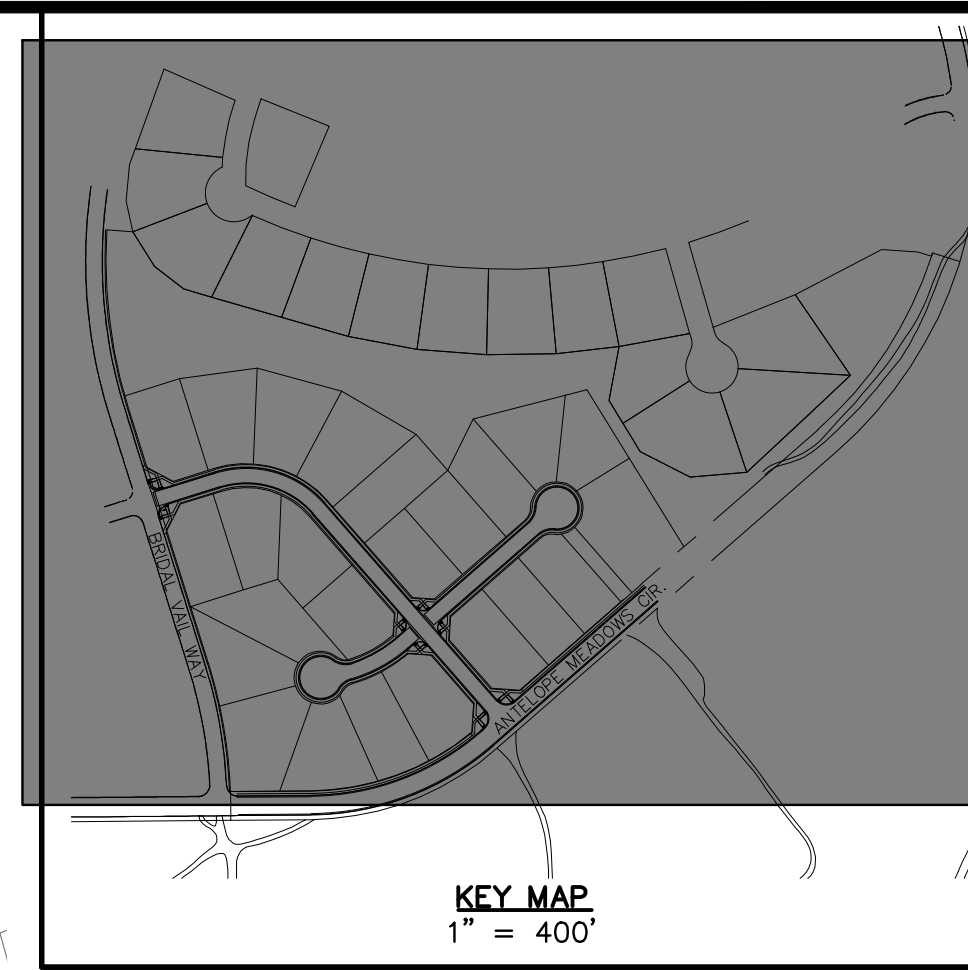
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SWMP Checklist Item 17f - Show dedicated asphalt/concrete batch plants or provide a note stating none are anticipated.
 GEC Checklist Item e - Provide property parcel numbers.
 GEC Checklist Item i - show vegetation or provide note describing vegetative cover
 GEC Checklist Item bb - Show existing ponds 1 and 2 because they are providing water quality and/or detention

notes added



811
 Know what's below.
 Call before you dig.

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CHALLENGER HOMES
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CHALLENGER HOMES
 FALCON HIGHLANDS SOUTH - FILING 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION PLANS
 EROSION & SEDIMENT CONTROL PLANS
 INITIAL 1

CLIENT: CHALLENGER HOMES

DATE: --

REVISIONS:

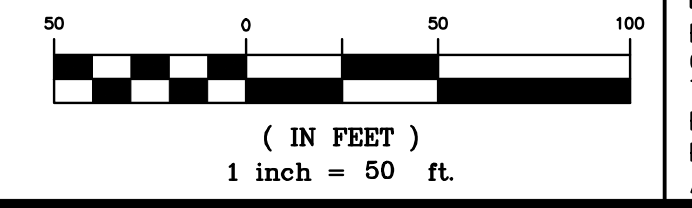
NO.	DATE	DESCRIPTION
A	07/12/2024	SUBMITTAL TO JURISDICTION

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	SILT FENCE
	CONSTRUCTION FENCE
	LIMITS OF CONSTRUCTION
	DIVERSION DITCH
	CONCRETE WASHOUT AREA
	STABILIZED STORAGE AREA
	VEHICLE TRACKING CONTROL
	INLET PROTECTION
	OUTLET PROTECTION
	SEEDING AND MULCHING
	SEDIMENT BASIN
	ROCK SOCKS
	EXISTING FLOW ARROW

updated to include "disturbance"

GEC Checklist Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure. Limits of Disturbance is not currently shown.



"INITIAL 2"
 SEE SHEET "06"

BENCHMARK:
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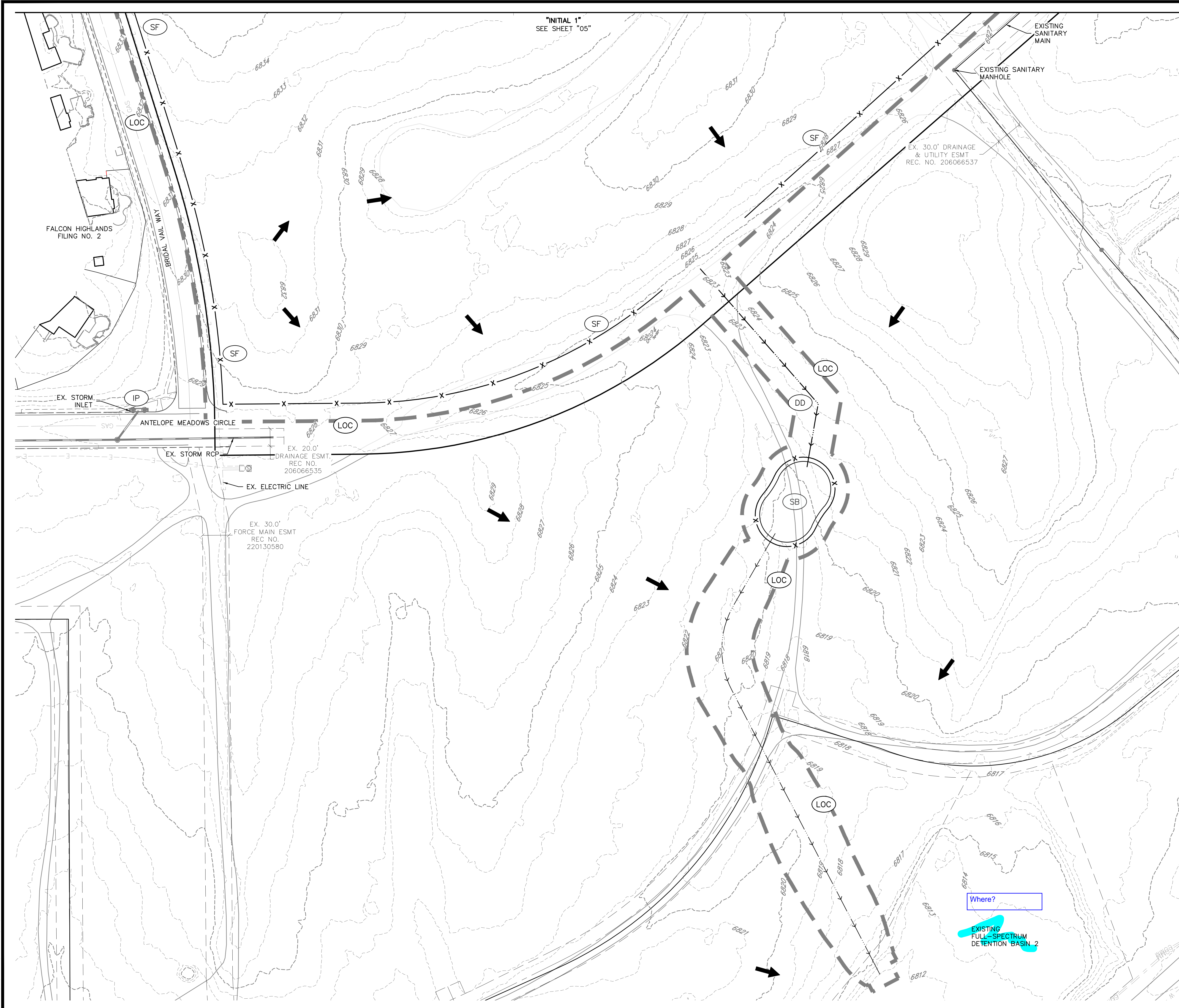
DR. TN CH. LS

P.M. KB

JOB 24004308

SHEET NO. 1

CAD FILE: 24004308-GEESC-NITIAL.DWG



"INITIAL 1"
SEE SHEET "05"

EXISTING SANITARY MAIN
EXISTING SANITARY MANHOLE

EX. 30.0" DRAINAGE & UTILITY ESMT
REC. NO. 206066537

FALCON HIGHLANDS
FILING NO. 2

EX. STORM INLET

ANTELOPE MEADOWS CIRCLE

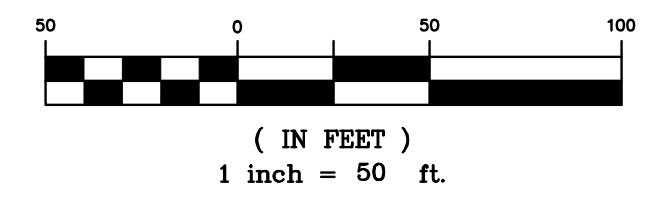
EX. STORM RCP

EX. 20.0" DRAINAGE ESMT
REC. NO. 206066535

EX. ELECTRIC LINE

EX. 30.0" FORCE MAIN ESMT
REC. NO. 220130580

KEY MAP
1" = 400'



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
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	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
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	(CF) CONSTRUCTION FENCE
	(LC) LIMITS OF CONSTRUCTION
	(DD) DIVERSION DITCH
	(CWA) CONCRETE WASHOUT AREA
	(SSA) STABILIZED STORAGE AREA
	(VTC) VEHICLE TRACKING CONTROL
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	(OP) OUTLET PROTECTION
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	(SB) SEDIMENT BASIN
	(RS) ROCK SOCKS
	EXISTING FLOW ARROW

BENCHMARK:
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8605 EXPLORER DRIVE
SUITE 250
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JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
EROSION & SEDIMENT CONTROL PLANS
INITIAL 2

CLIENT	CHALLENGER HOMES
DATE	---
REVISIONS	
COUNTY FILE NO.:	
DR. TN	CH. LS
P.M. KB	
JOB	24004308
SHEET NO.	

CAD FILE: 24004308-SESS-INITIAL.DWG

SWMP Checklist Item 17d - Show areas of cut and fill

cut and fill map included



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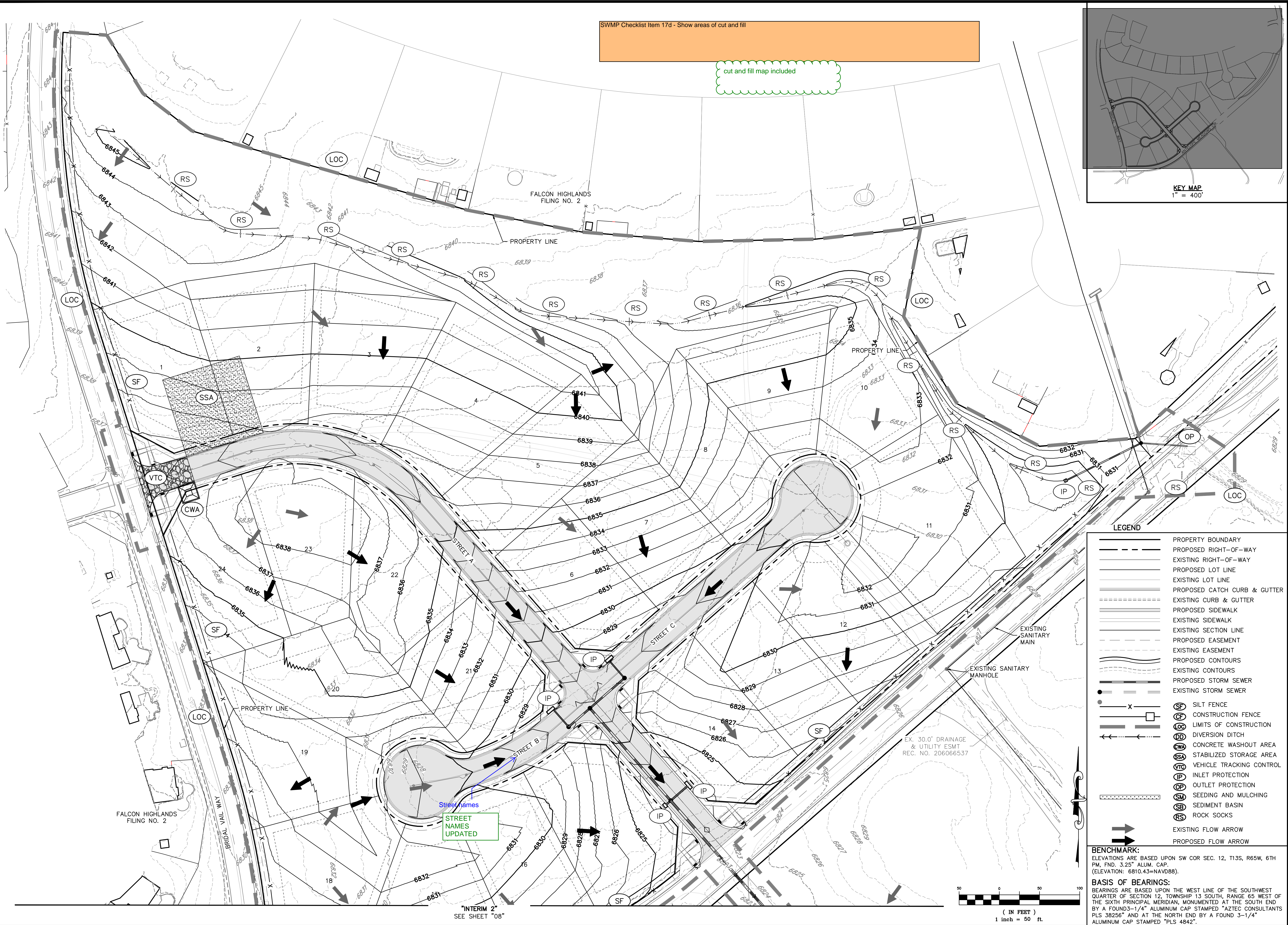
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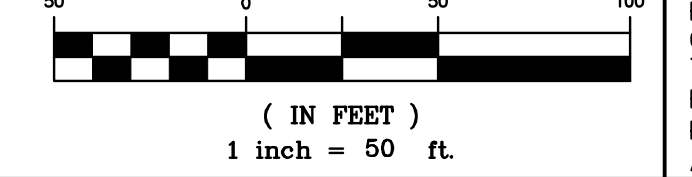
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EROSION & SEDIMENT CONTROL PLANS
INTERIM 1

CLIENT: CHALLENGER HOMES
DATE: 07/12/2024
SUBMITTAL TO JURISDICTION: 07/12/2024 - SB
REVISIONS:
COUNTY FILE NO.:
DR. TN CH. LS
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"INTERIM 2"
SEE SHEET "08"

Street names
STREET NAMES
UPDATED

FALCON HIGHLANDS
FILING NO. 2

FALCON HIGHLANDS
FILING NO. 2

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

BRIDAL VAL VIAL WAY

STREET A

STREET B

STREET C

EXISTING SANITARY MAIN

EXISTING SANITARY MANHOLE

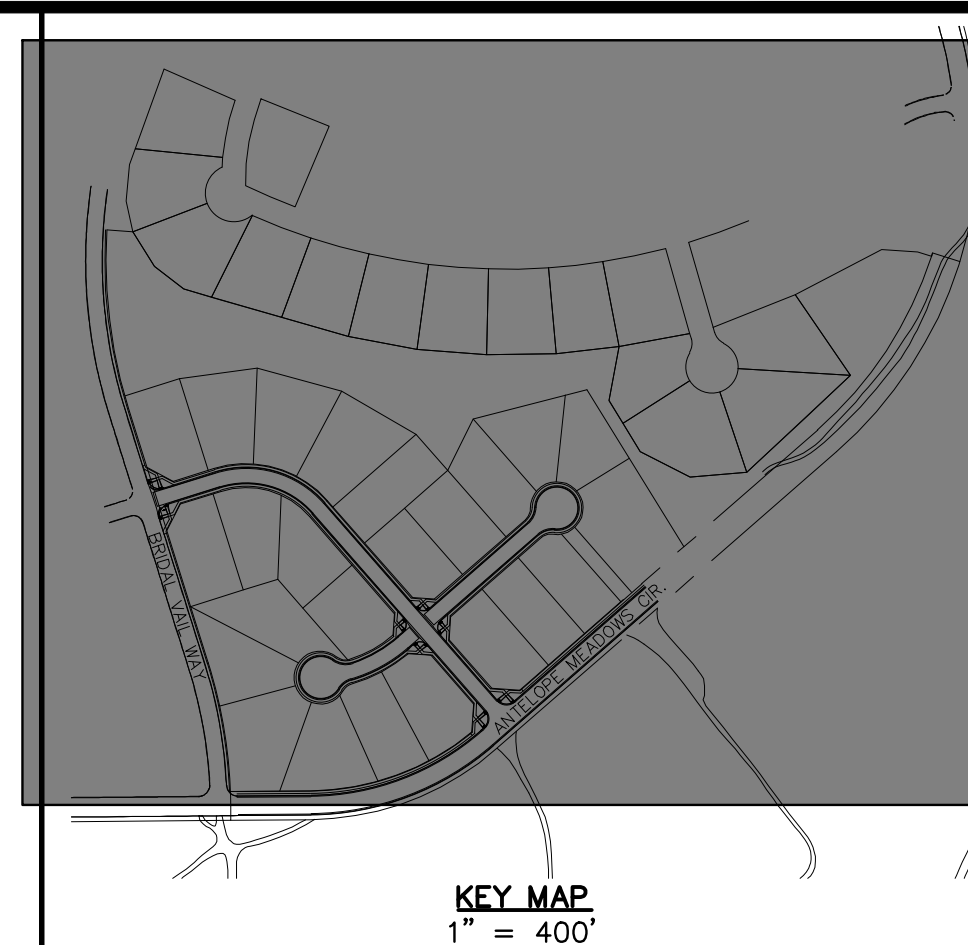
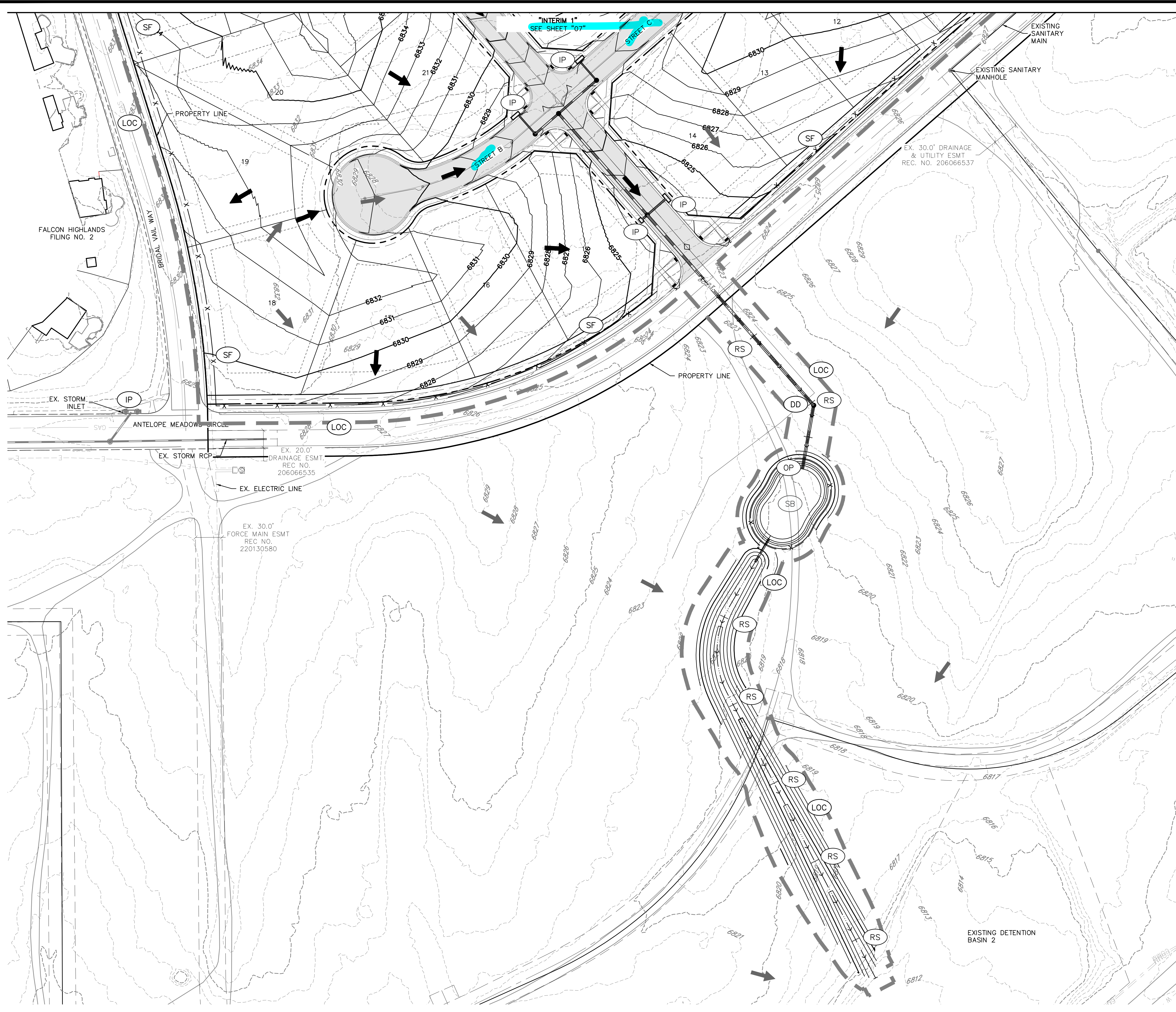
EX. 30.0' DRAINAGE & UTILITY ESMT REC. NO. 206066537

LEGEND

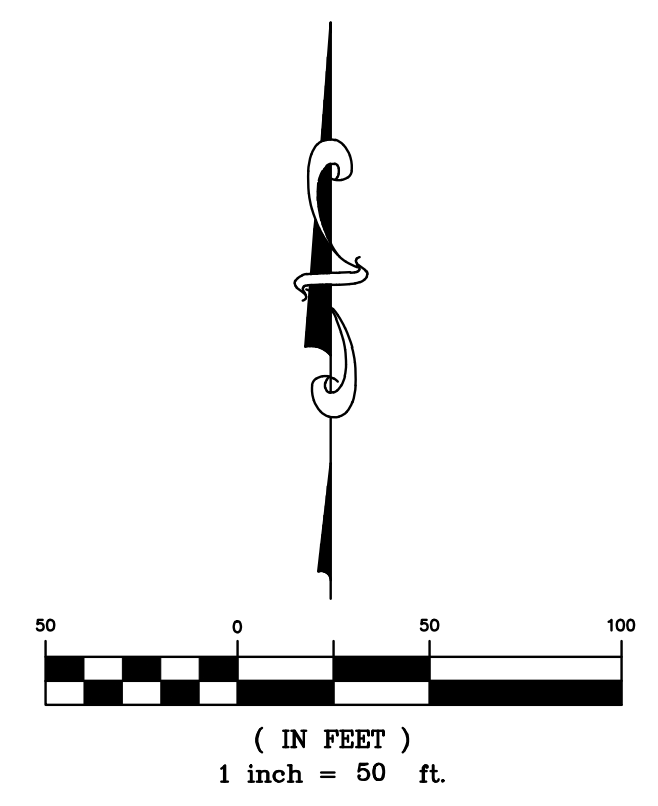
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<p>CLIENT: CHALLENGER HOMES</p>									
<p>DATE: 07/12/2024</p>									
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION						
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CAD FILE: 24004308-SESS-INTERIM.DWG



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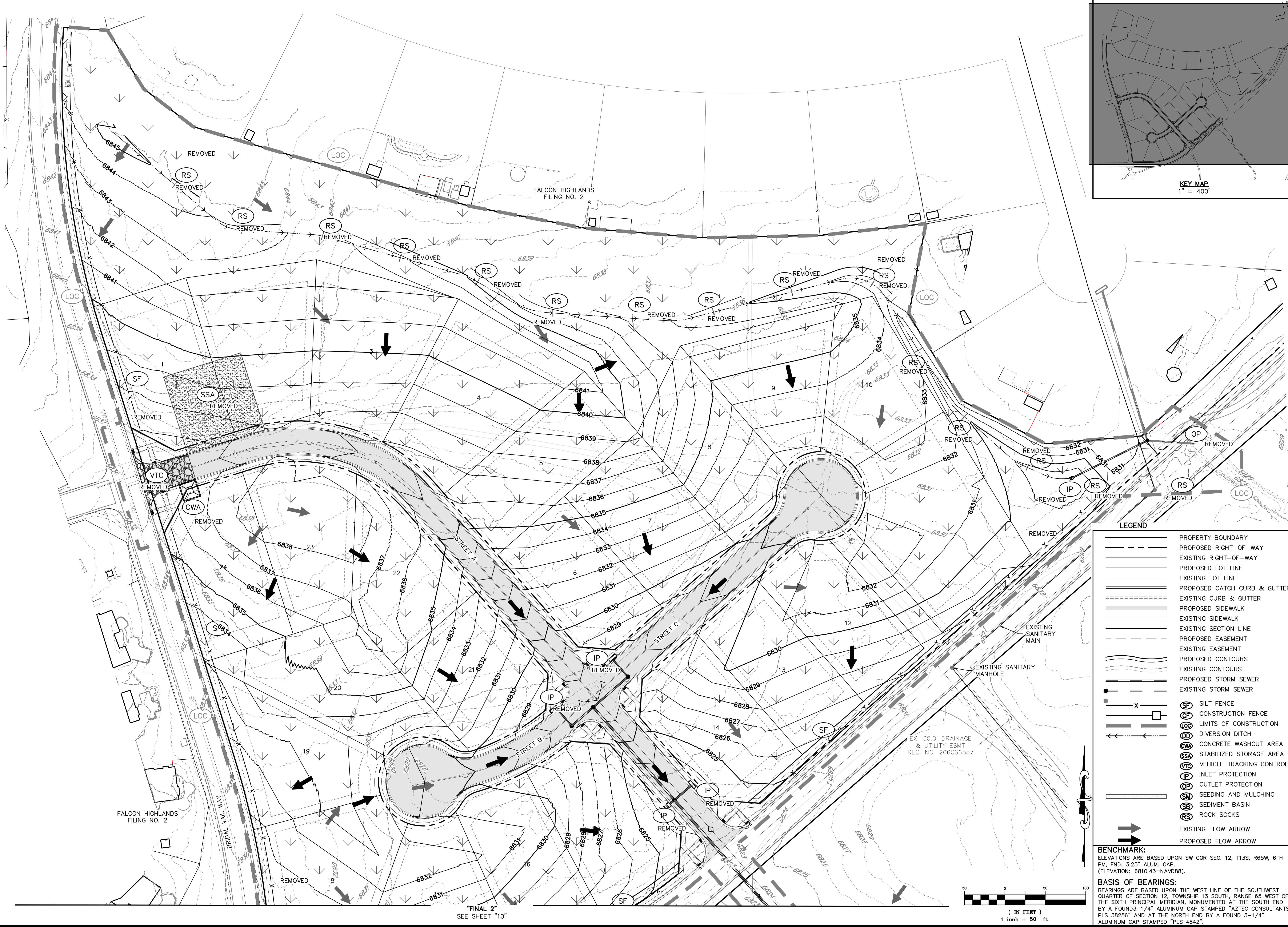
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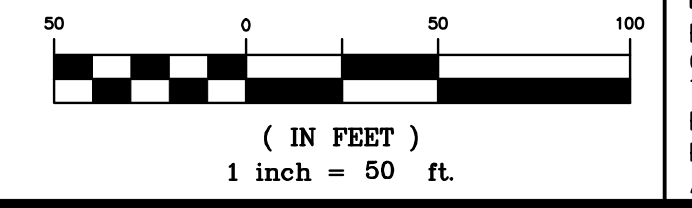


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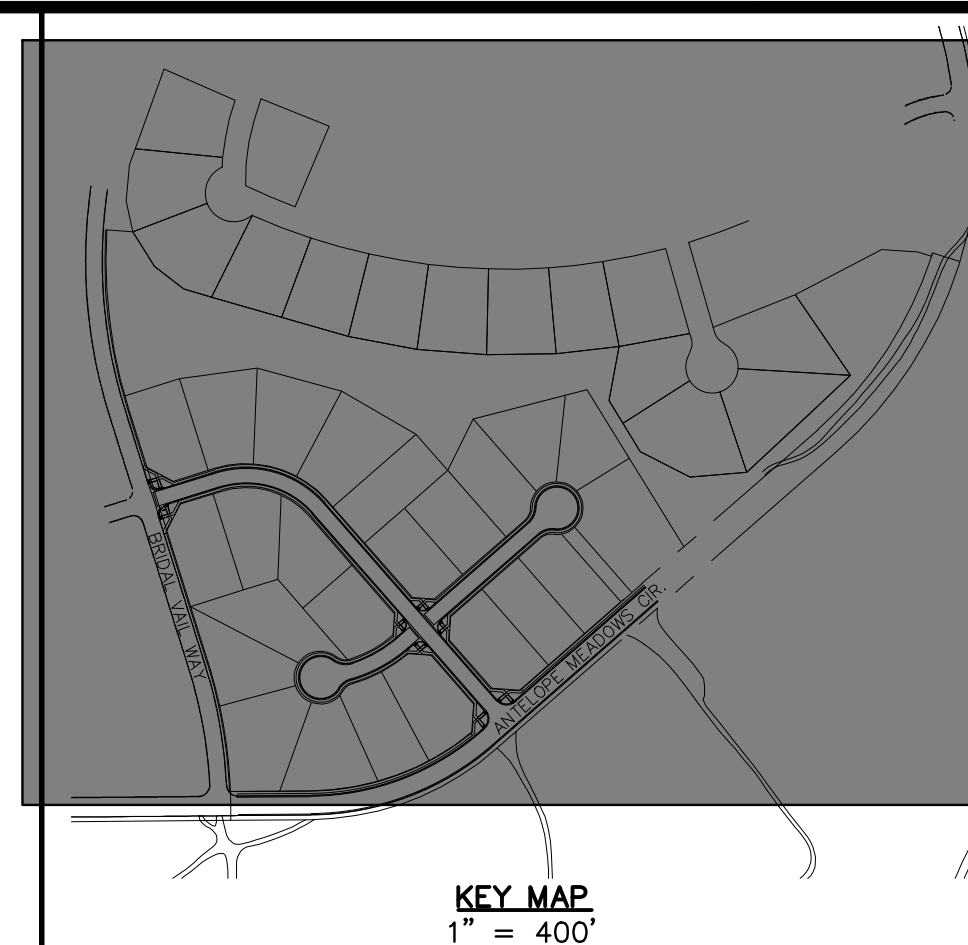
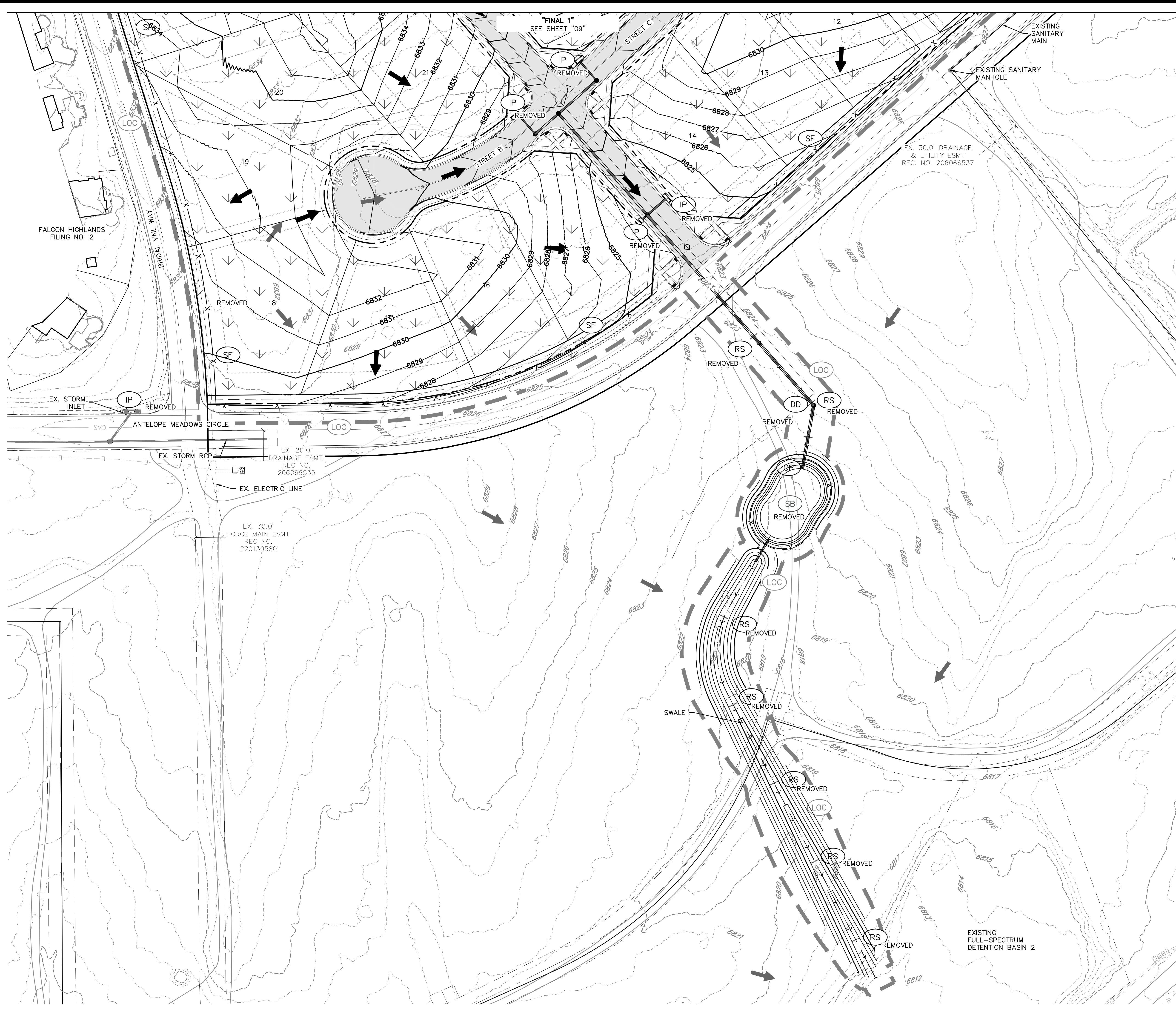
"FINAL 2"
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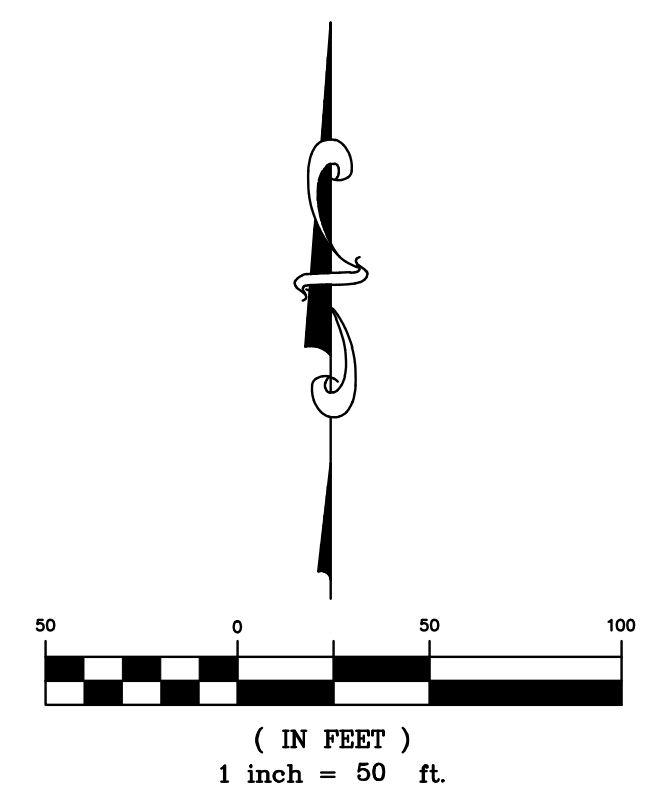
FALCON HIGHLANDS
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 24004308-EROSION-CONTROL-PLANS-FINAL-1



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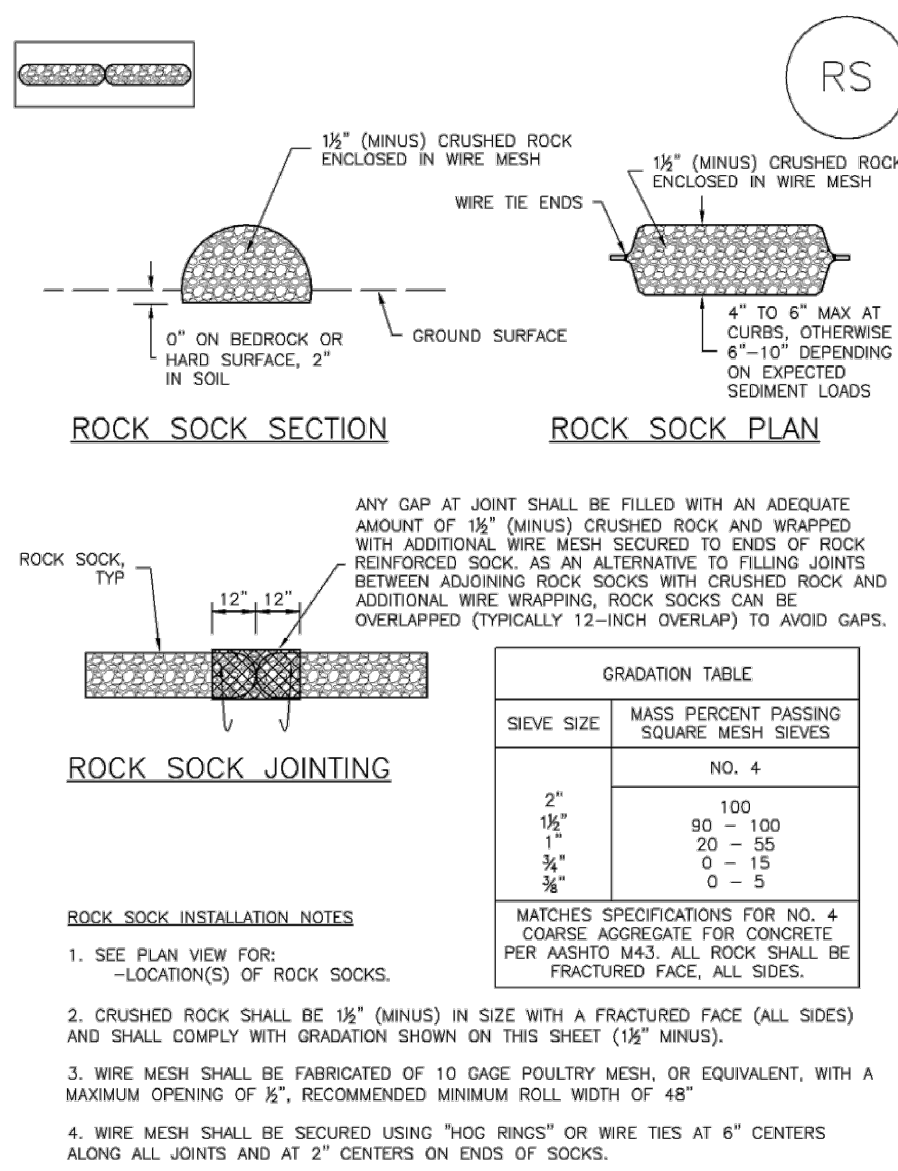
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DR. TN	CH. LS
P.M. KB	
JOB	24004308
SHEET NO.	

CAD FILE: 24004308-SESS-FINAL.DWG

SC-5 Rock Sock (RS)



ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE INDUSTRIAL MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3/4", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS AT ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES	NO. 4
2"	100	
1 1/2"	20 - 50	
3/4"	0 - 15	
3/8"	0 - 5	
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AC308. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.		

RS-2 Urban Drainage and Flood Control District November 2010

Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District SB-7

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 3/8 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

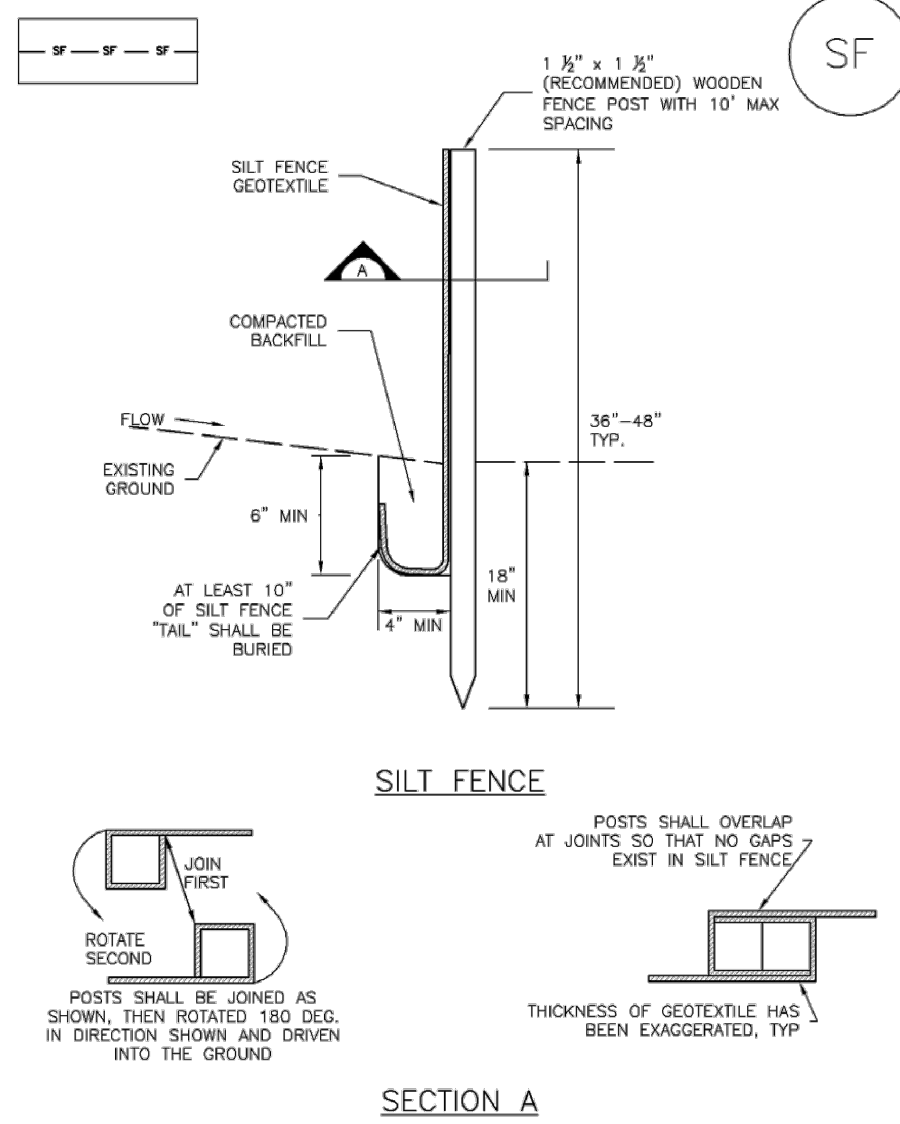
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010 Urban Drainage and Flood Control District RS-3

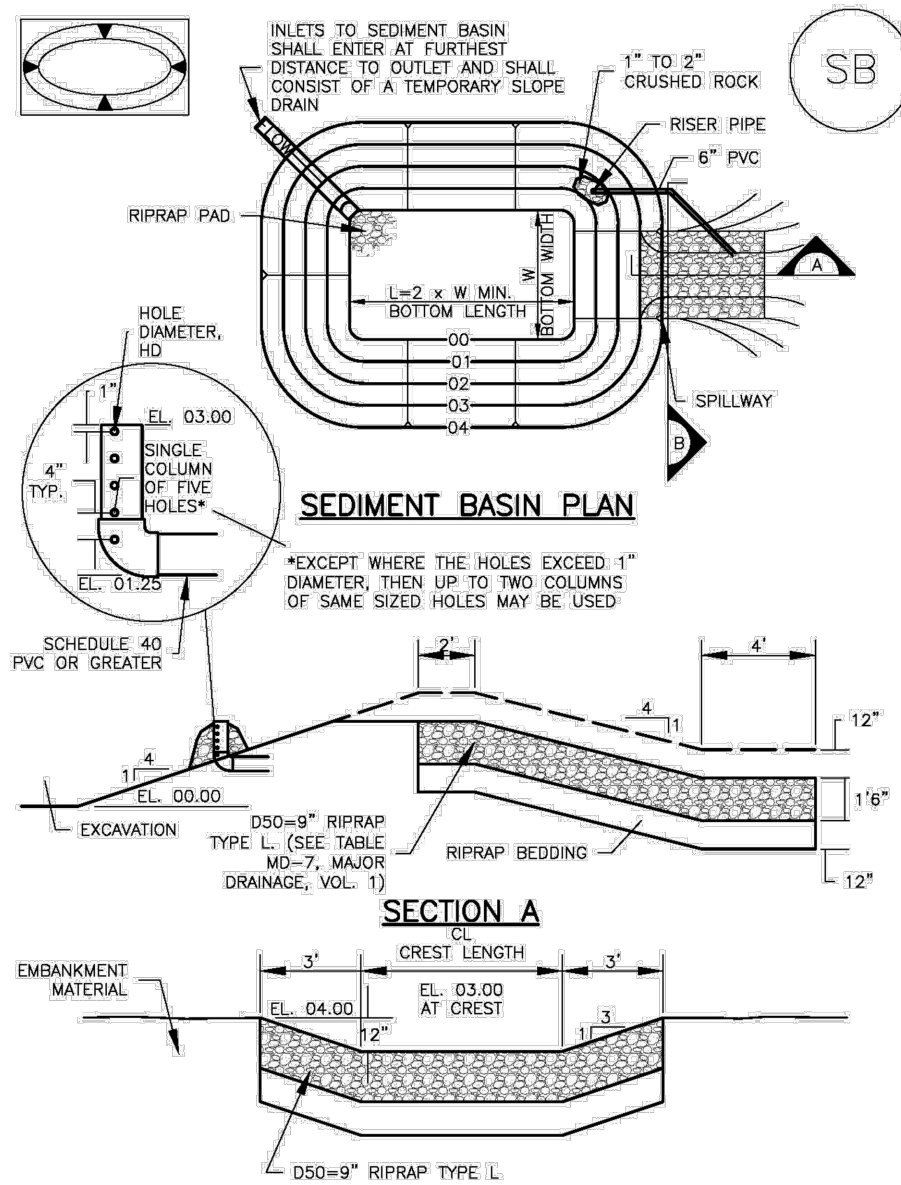
Silt Fence (SF) SC-1



SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District SF-3

Sediment Basin (SB) SC-7



Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/4
2	21	3	1 1/4
3	28	4	1 3/4
4	33 1/2	5	1 7/8
5	38	6	2
6	43	7	2 1/8
7	47 1/2	8	2 1/4
8	51	9	2 3/8
9	55	10	2 1/2
10	58 1/2	11	2 5/8
11	61	12	2 3/4
12	64	13	2 7/8
13	67 1/2	14	3
14	70 1/2	15	3 1/8
15	73 1/2	16	3 1/4

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH (W), CREST LENGTH (CL), AND HOLE DIAMETER (HD). -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, H. NUMBER OF COLUMNS (N), HOLE DIAMETER (HD) AND PIPE DIAMETER (D).
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASIN AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

August 2013 Urban Drainage and Flood Control District SB-5

Silt Fence (SF) SC-1

Provide details for the following temp BMPs: Diversion ditch, outlet protection, seeding and mulching

details added

August 2013 Urban Drainage and Flood Control District SB-7

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
GEC DETAILS

DATE: -- --

REVISIONS:

A	1st SUBMITTAL TO JURISDICTION	07/12/2024	KB

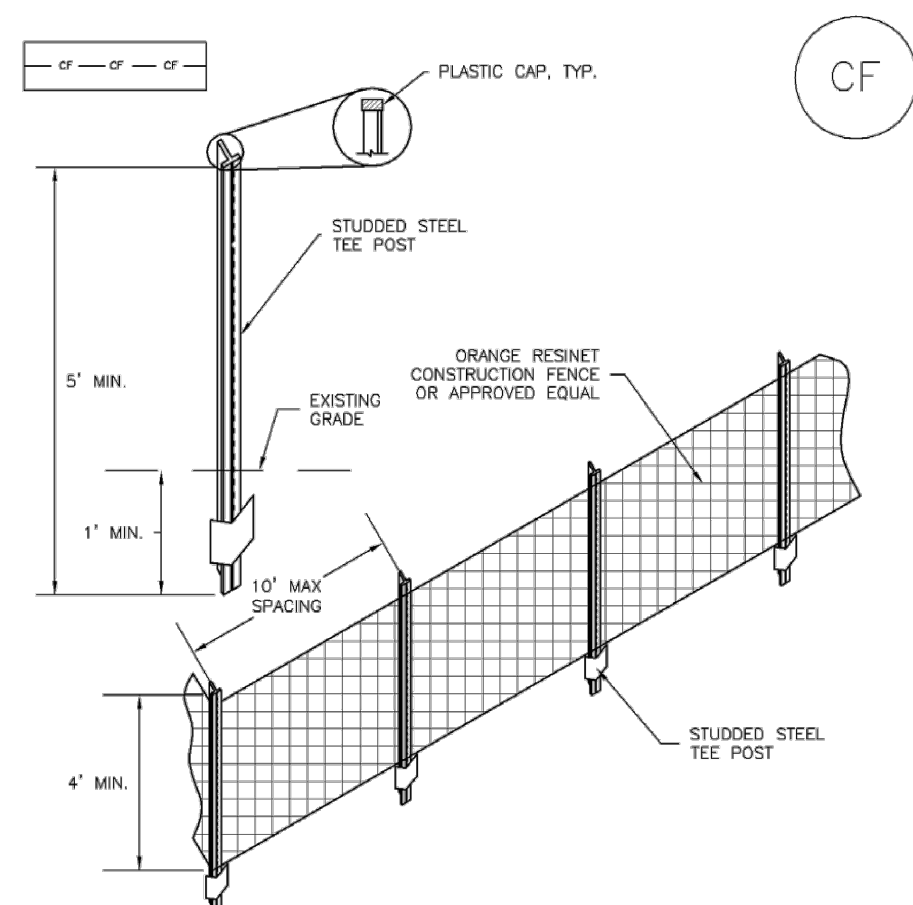
COUNTY FILE NO.:

DR. TN | CH. LS
P.M. KB

JOB 24004308
SHEET NO. 11

CAD FILE: 24004308-GE300-DETAILS.BIM

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District
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Construction Fence (CF) SM-3

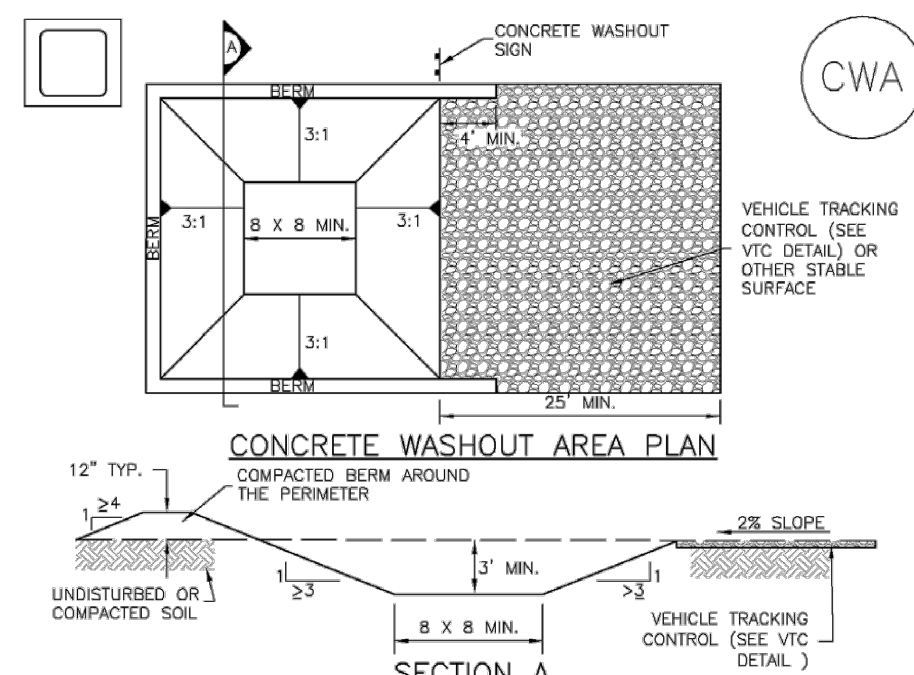
CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Urban Storm Drainage Criteria Manual Volume 3 CF-3

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (15 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE-GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

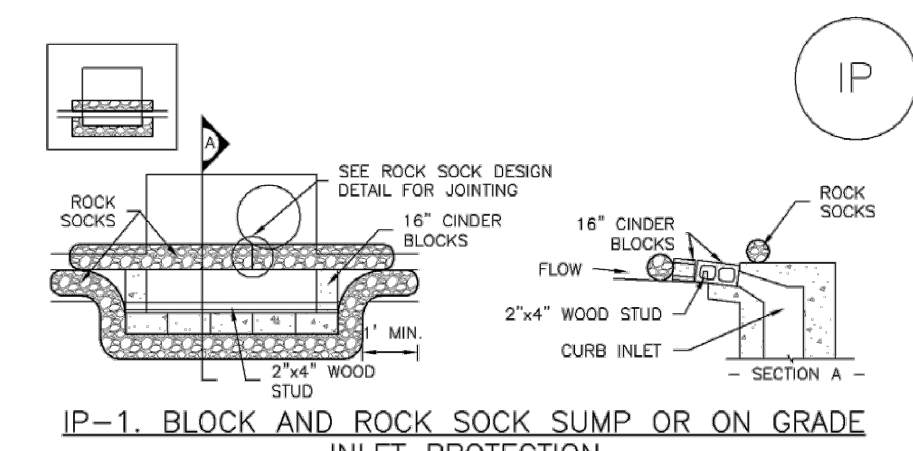
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
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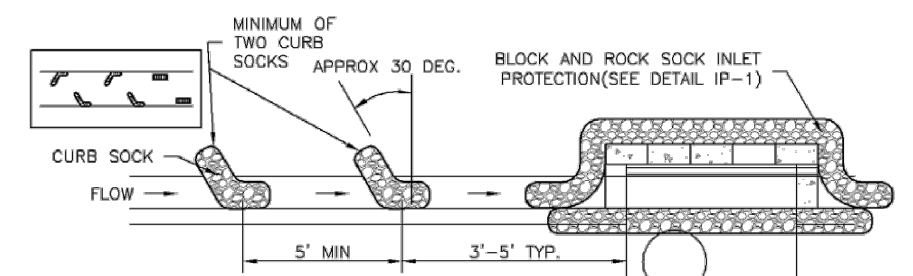
SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



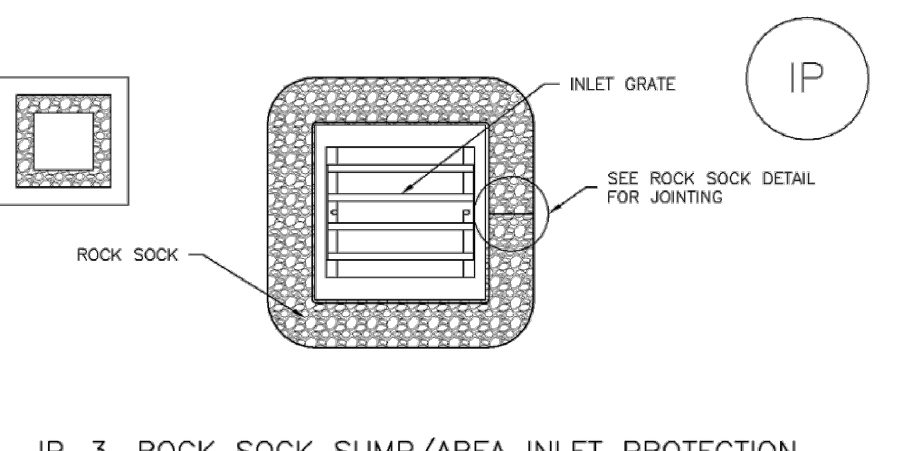
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District
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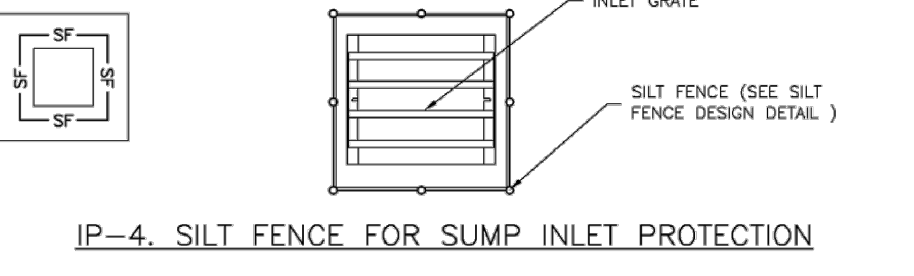
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



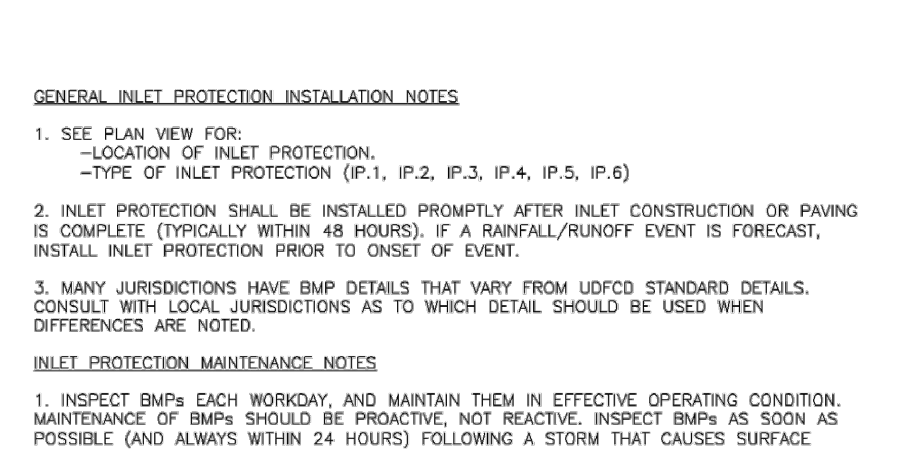
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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SC-6 Inlet Protection (IP)



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
 2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
 5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

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JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
GEC DETAILS

CLIENT: CHALLENGER HOMES
DATE: --
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
REVISIONS:
JOB: 24004308
SHEET NO. 12
COUNTY FILE NO.:
DR. TN CH. LS
P.M. KB



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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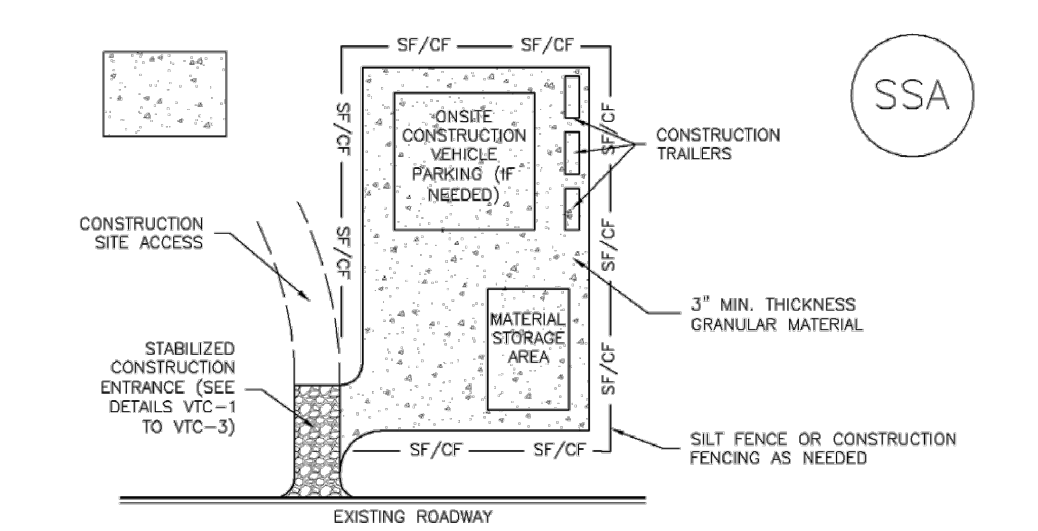
CLIENT: CHALLENGER HOMES
DATE: --

1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

NO.	REVISIONS

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P.M. KB
JOB 24004308
SHEET NO. 13
CAD FILE: 24004308-GECS-DETAILS.DWG

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

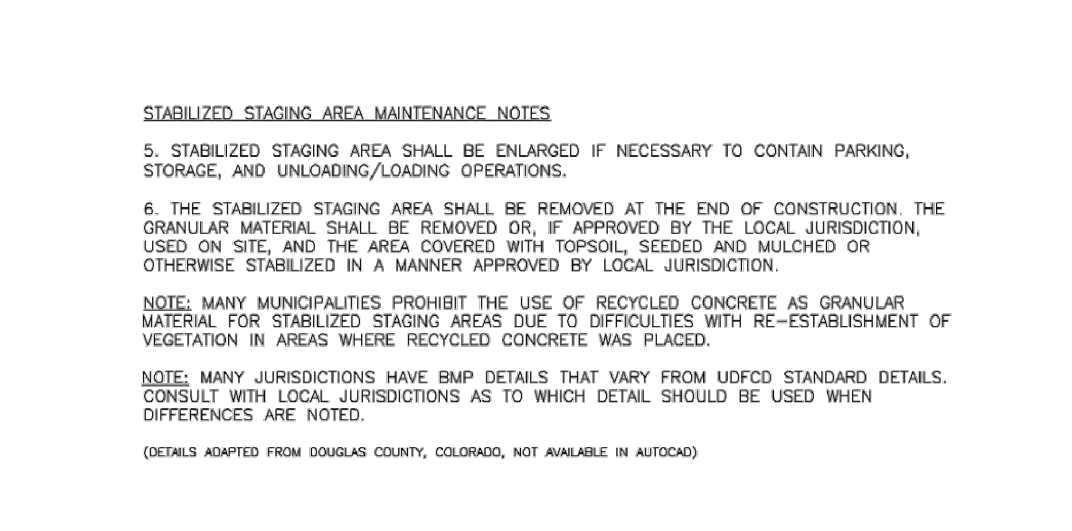
- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

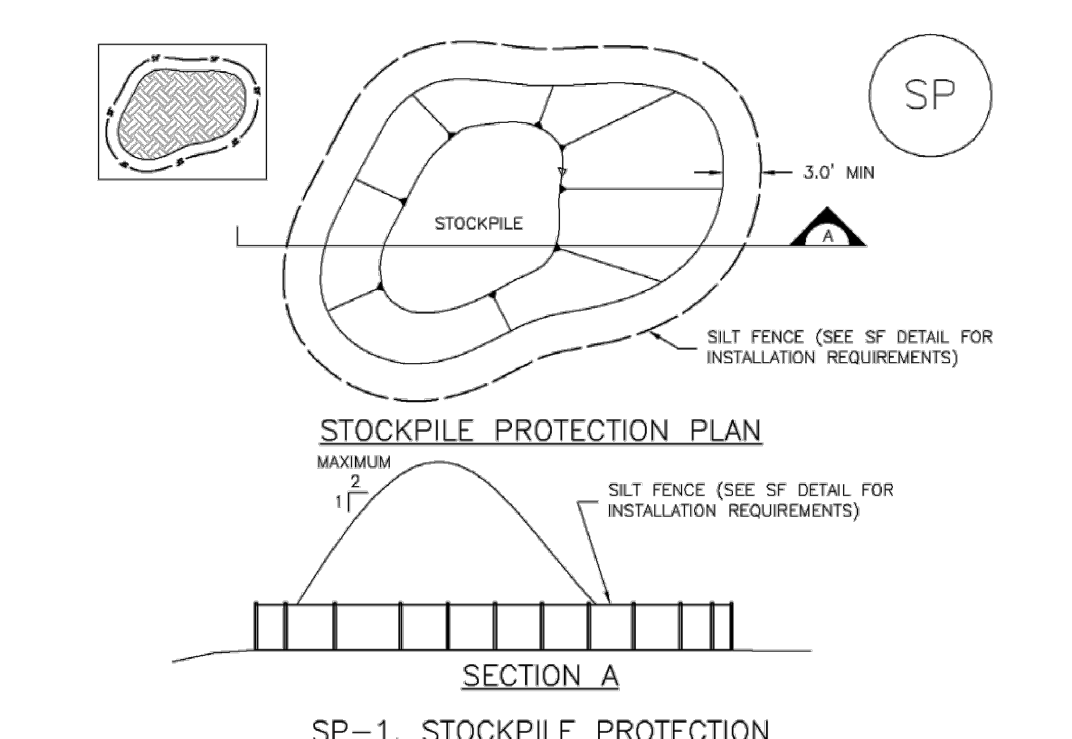
NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2

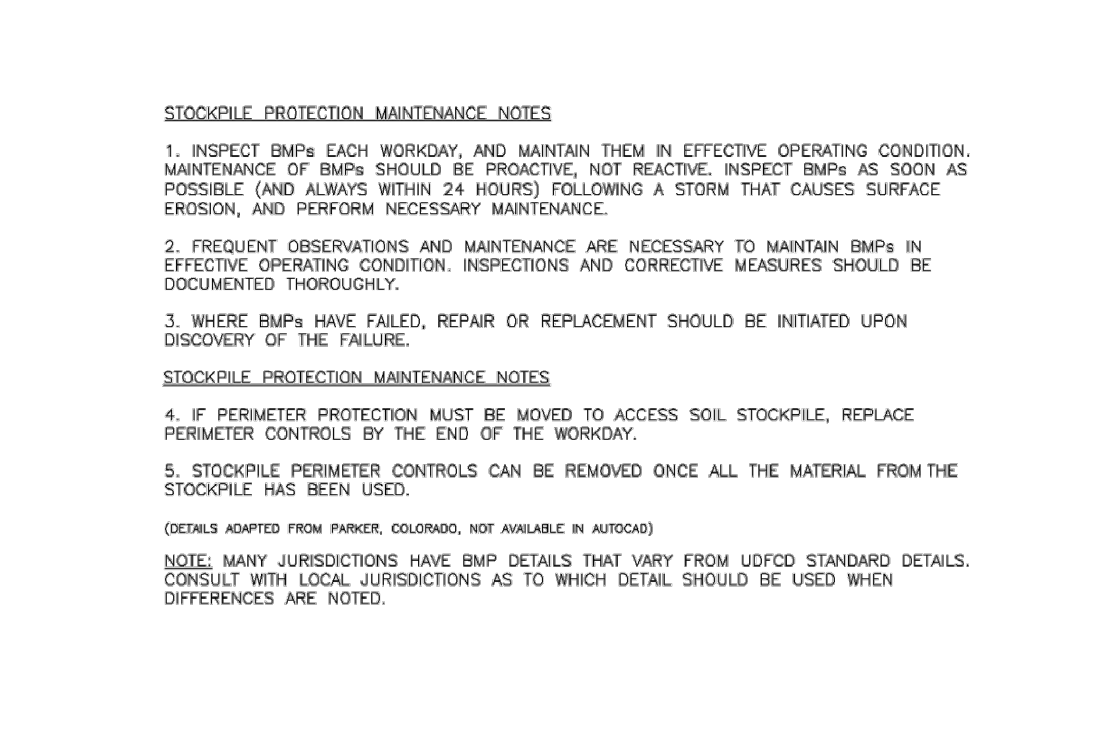


STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF STOCKPILES. TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIPS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER CONGRUENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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Stockpile Management (SM) MM-2



STOCKPILE PROTECTION MAINTENANCE NOTES

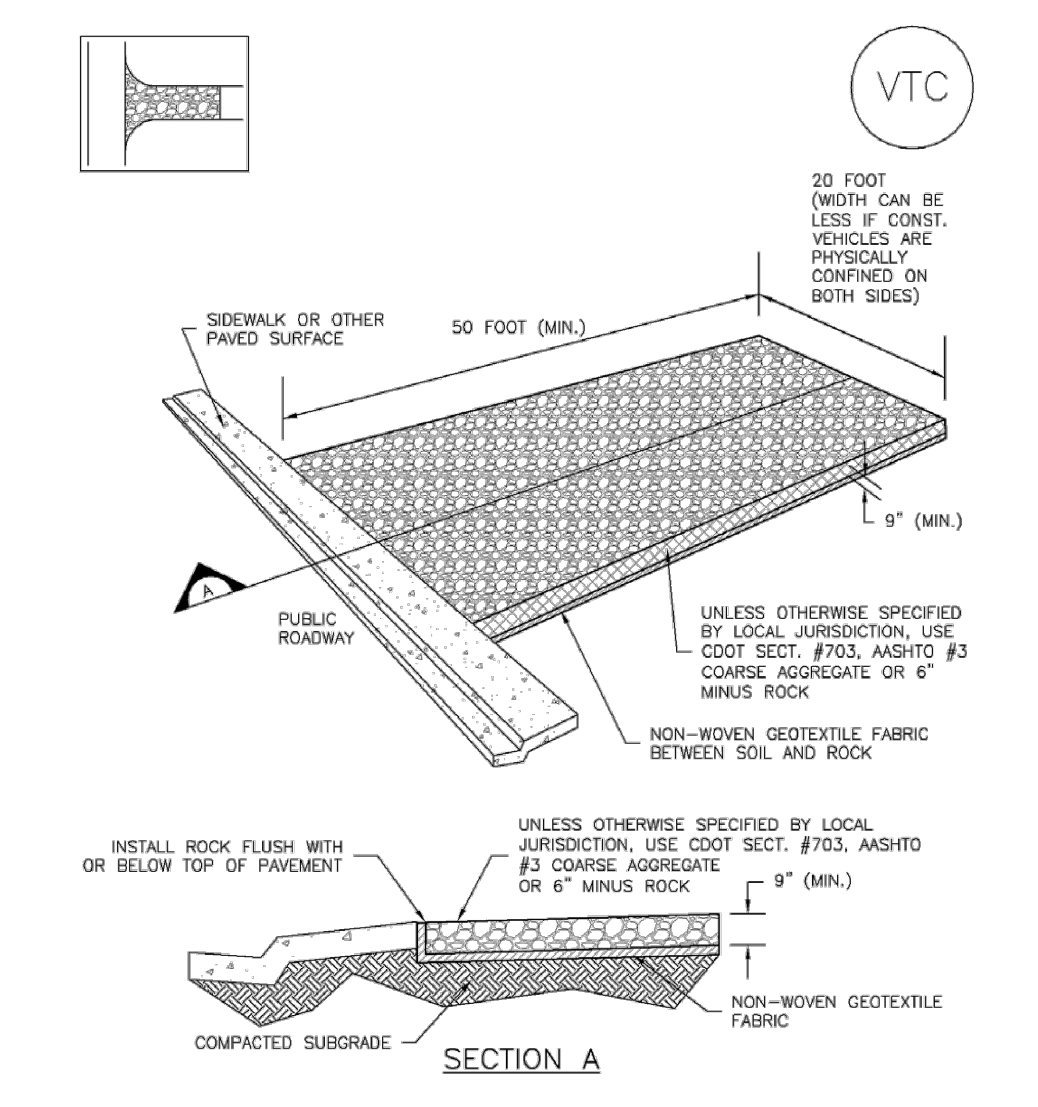
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- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

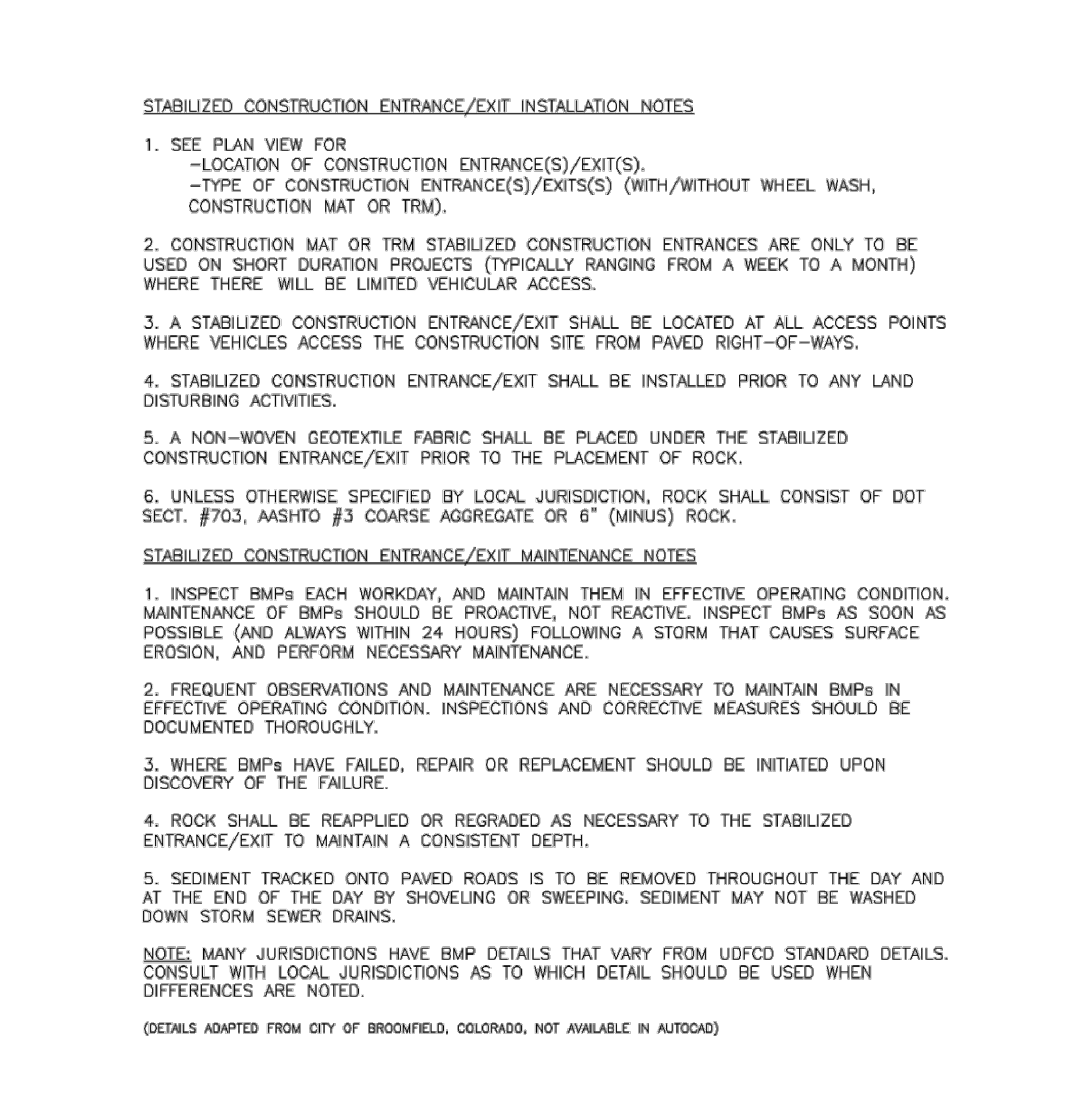
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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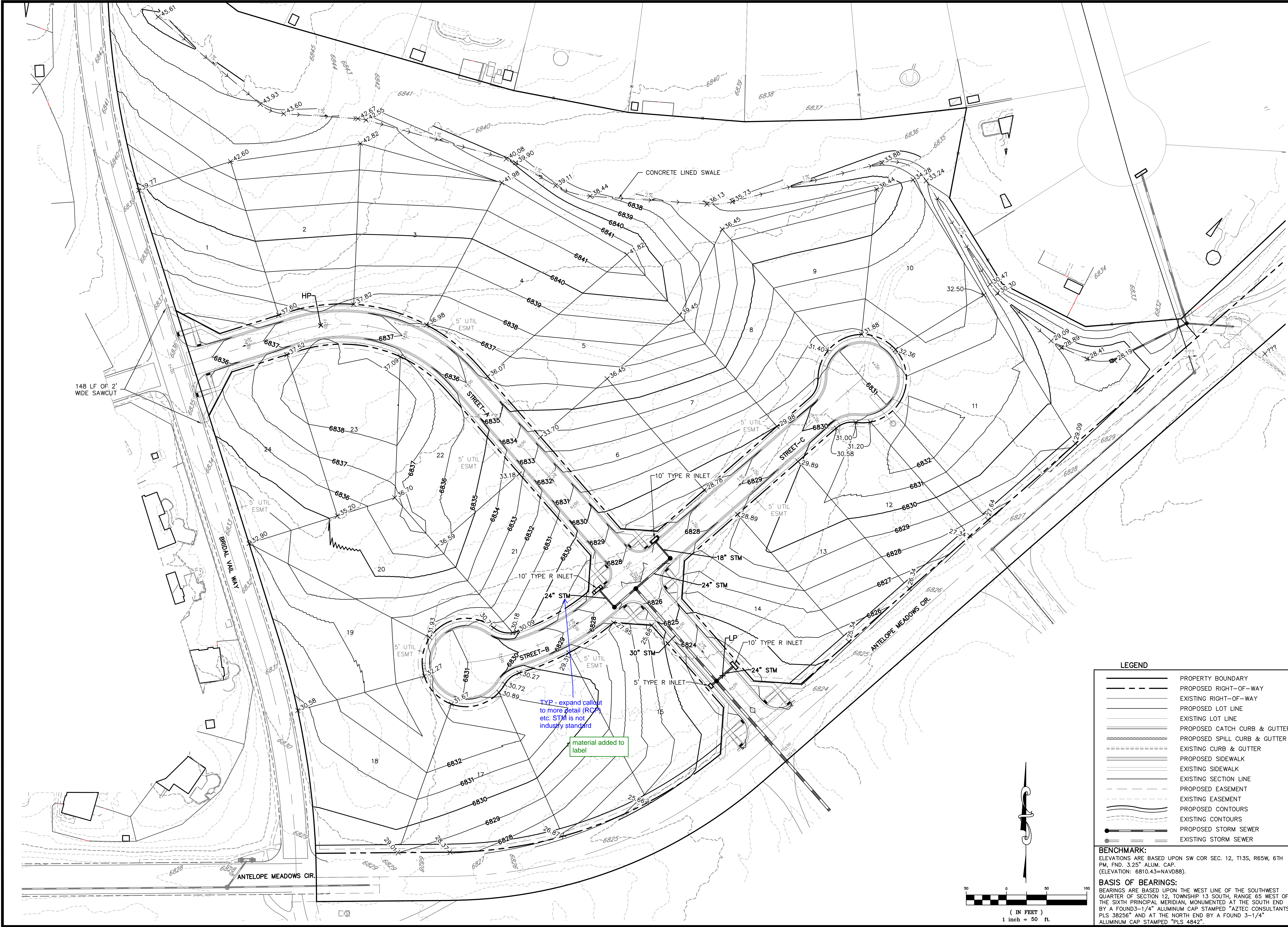
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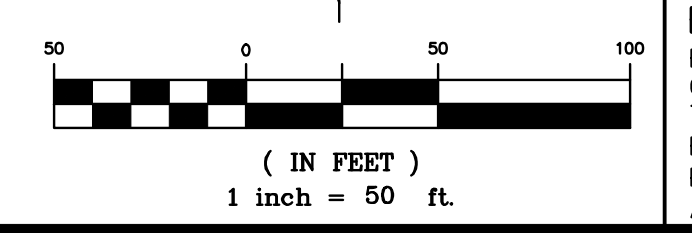


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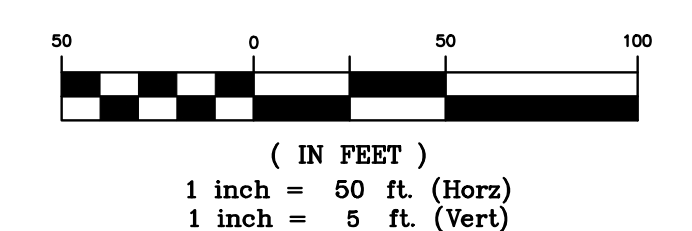
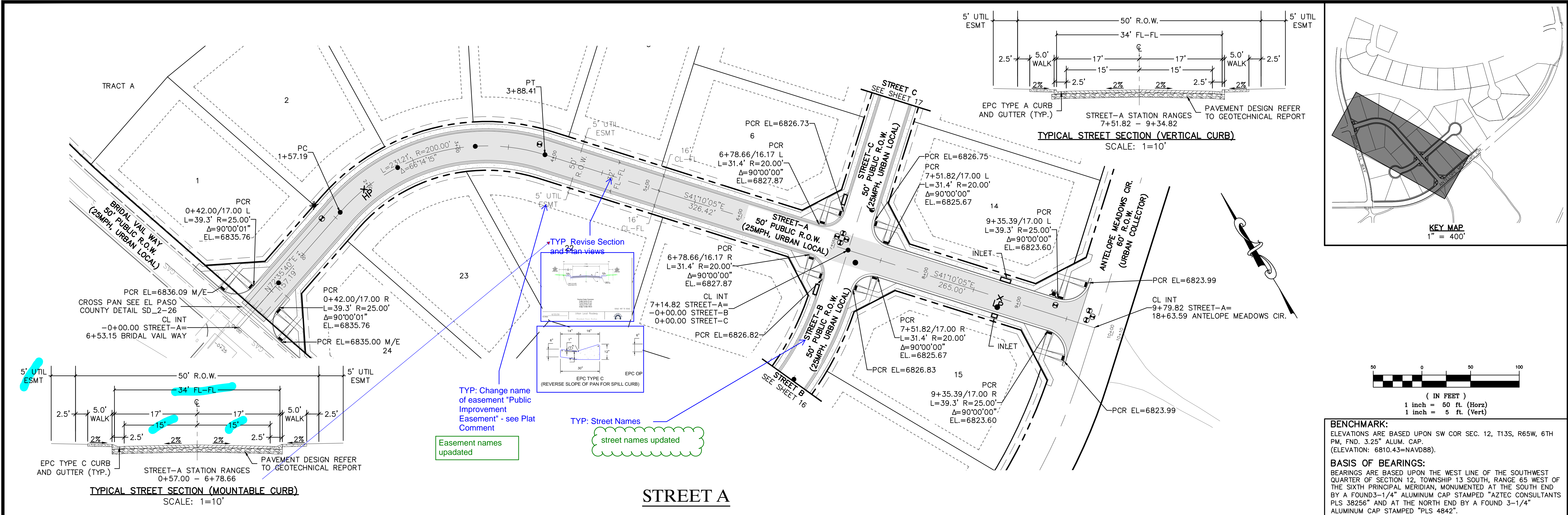
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	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
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	PROPOSED STORM SEWER
	EXISTING STORM SEWER

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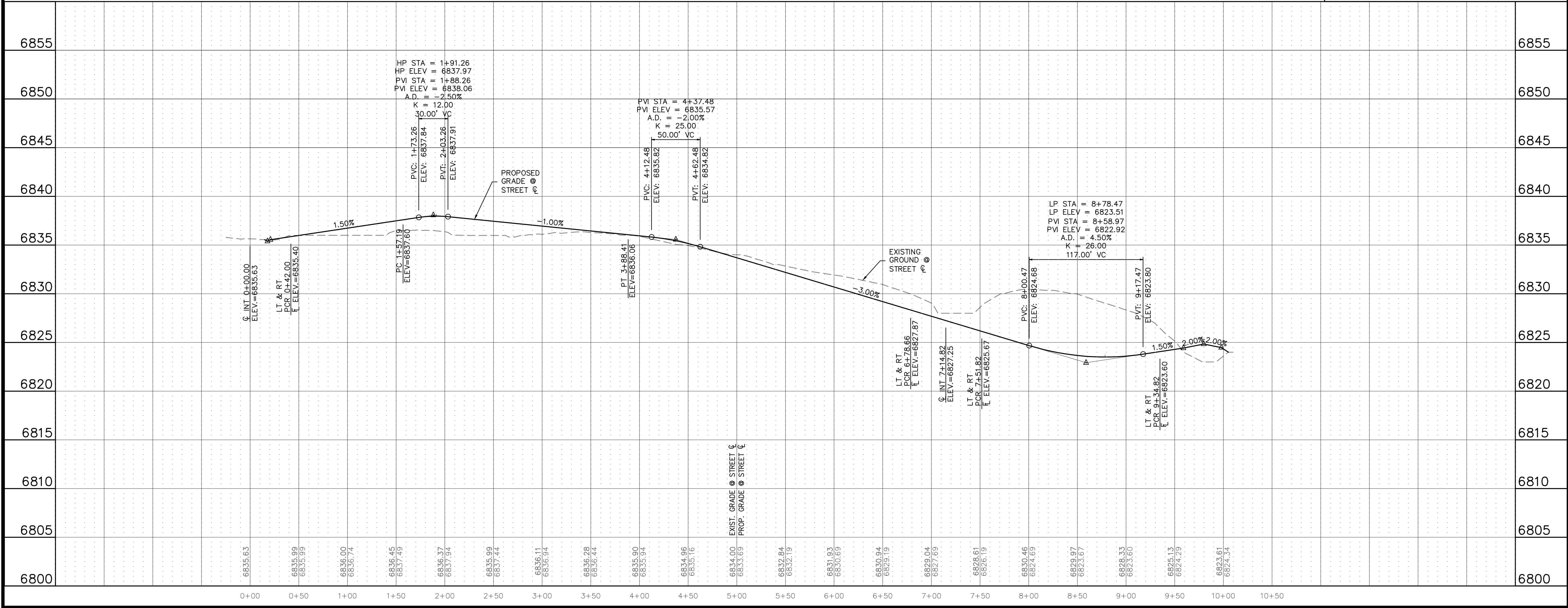


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DATE: 07/12/2024

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JOB: 24004308
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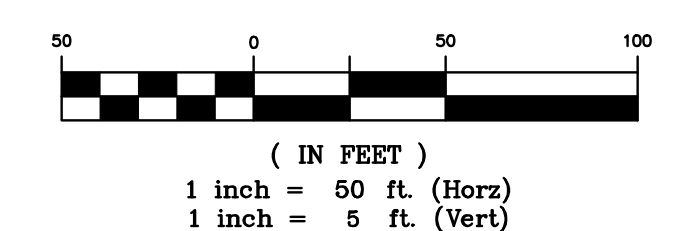
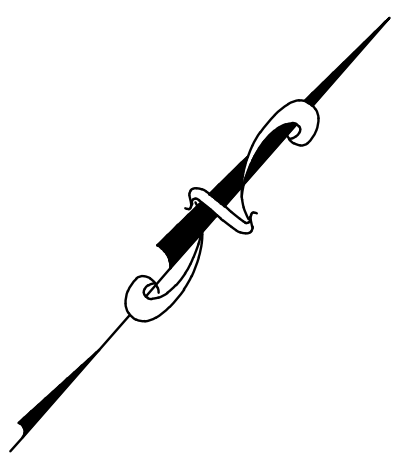
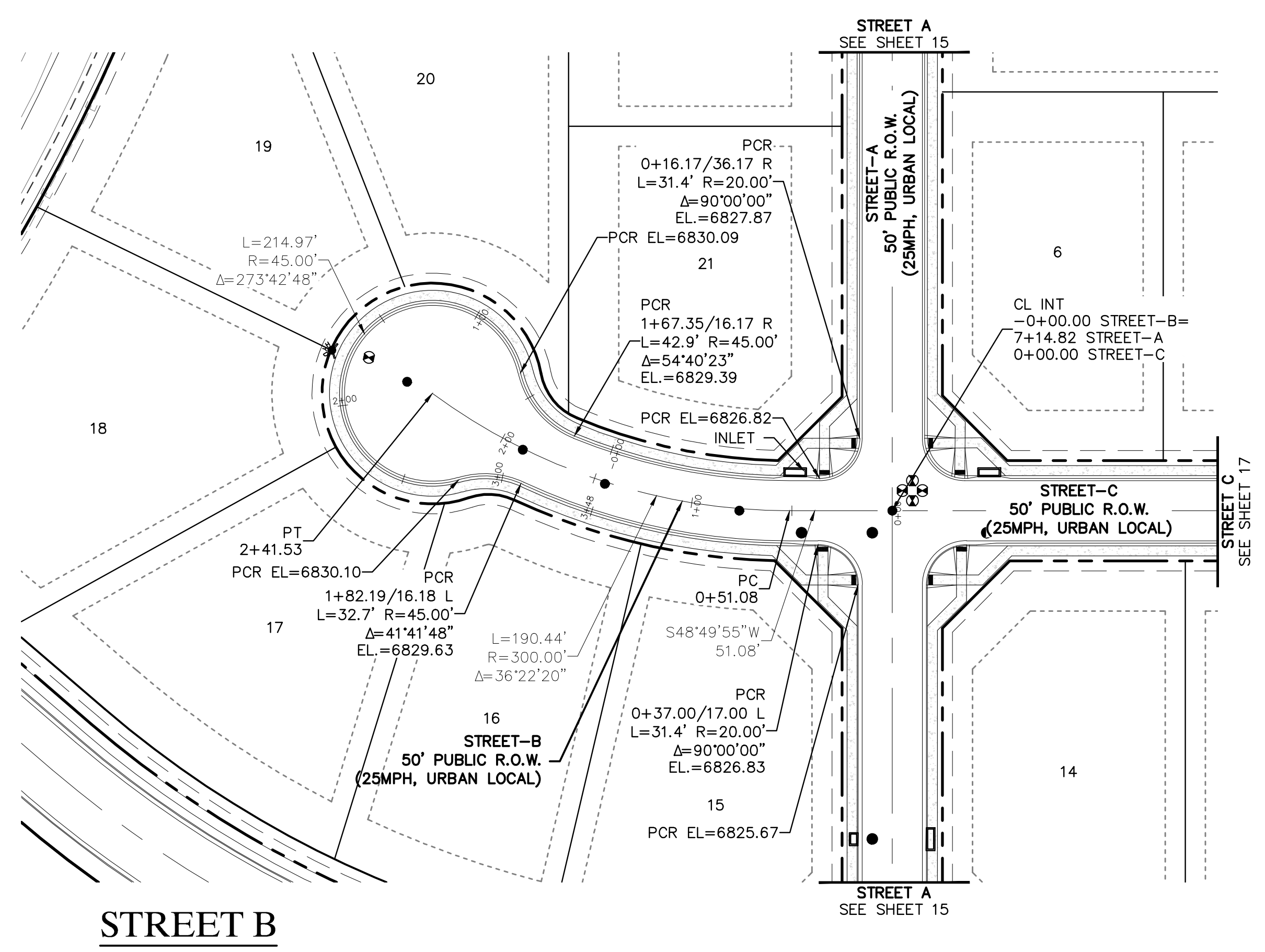
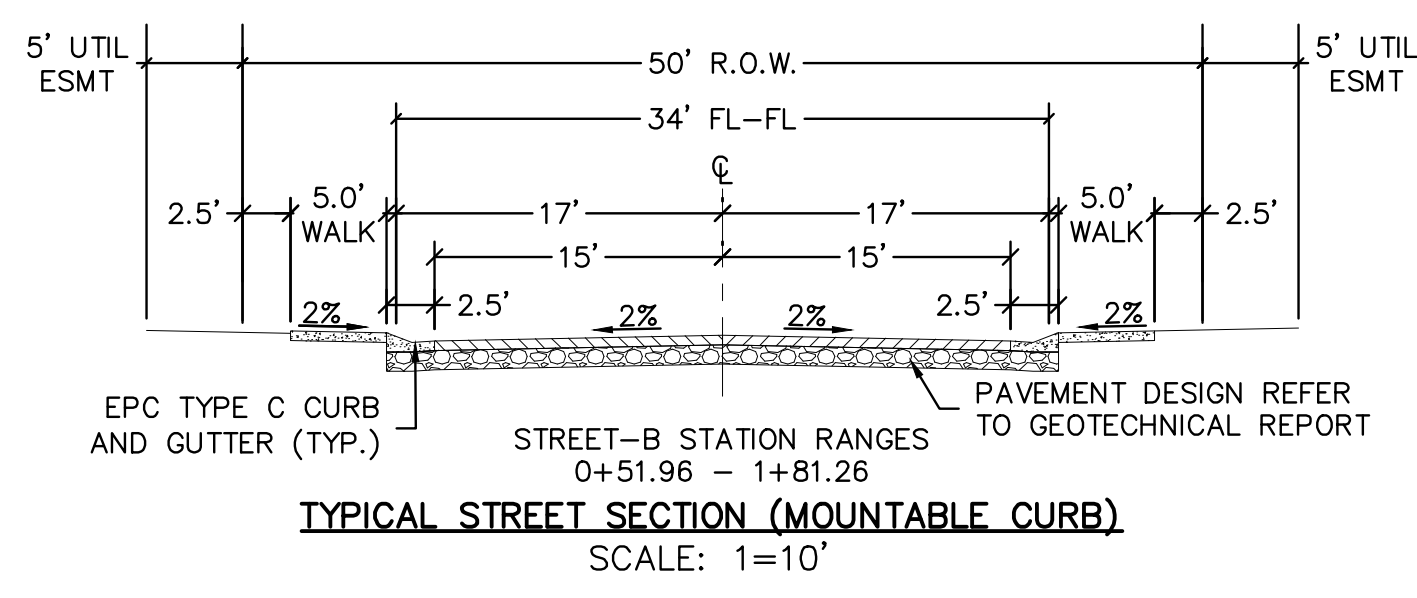
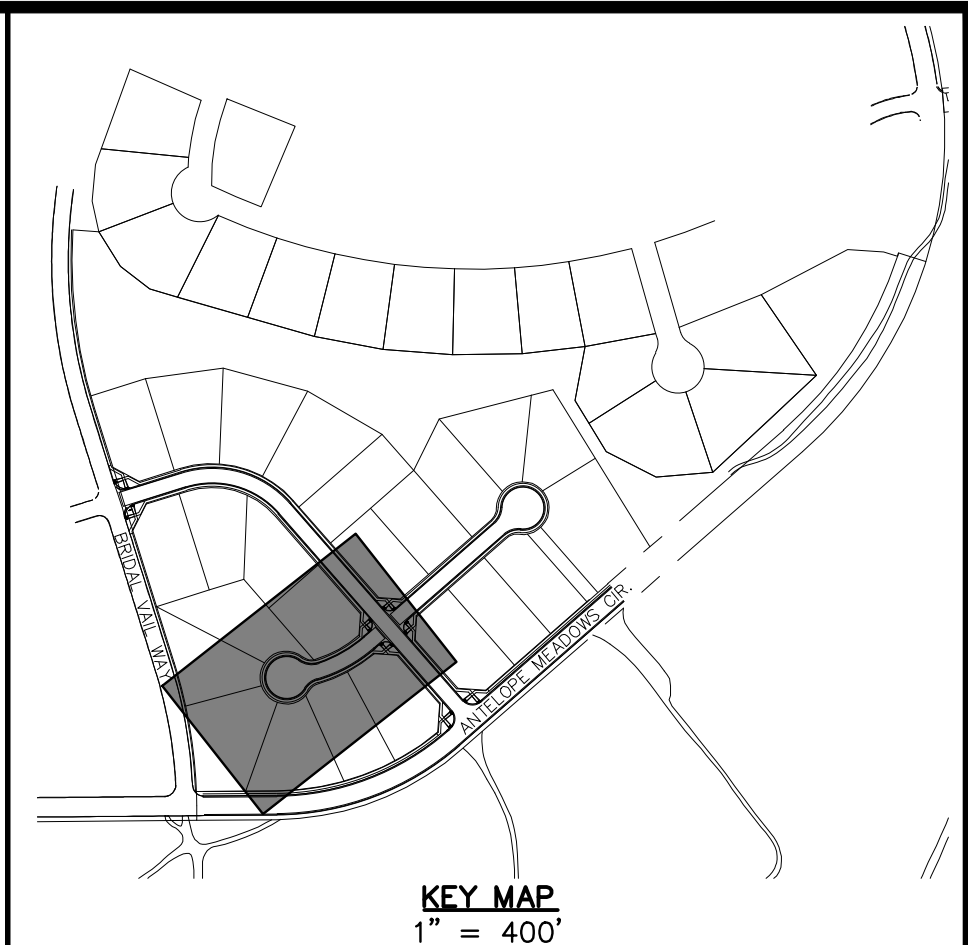
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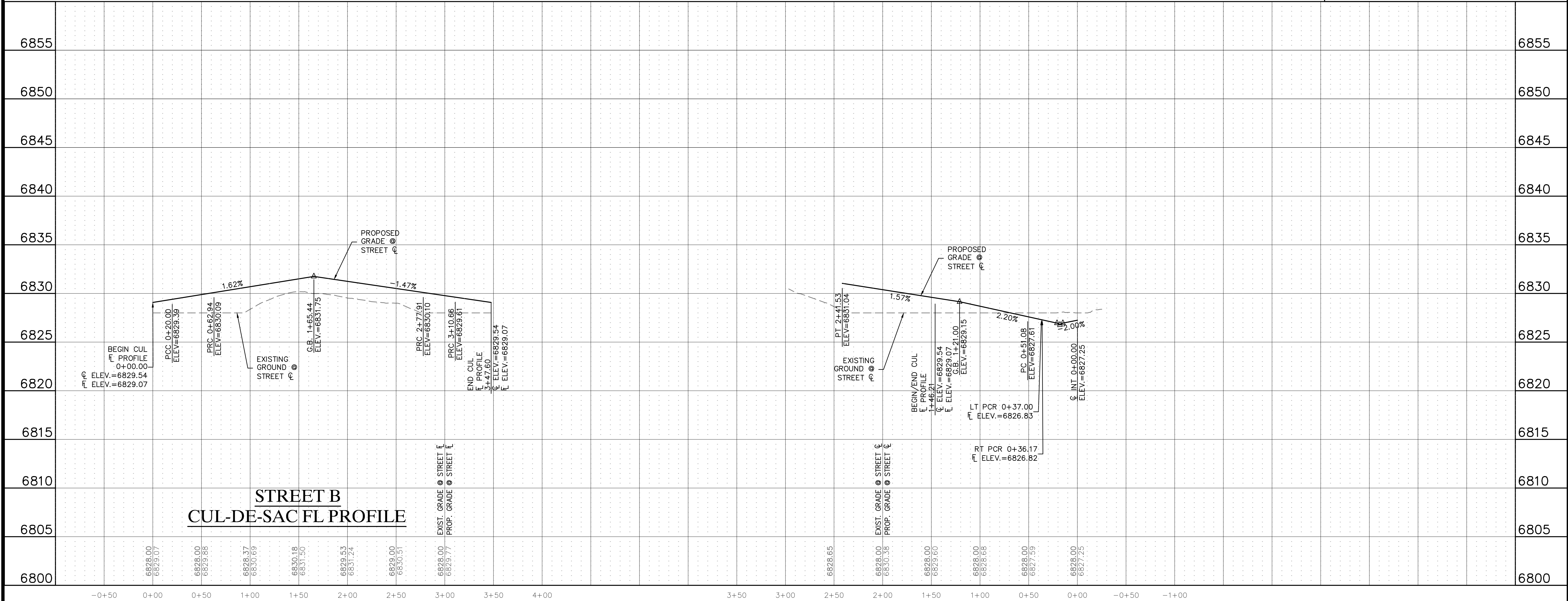
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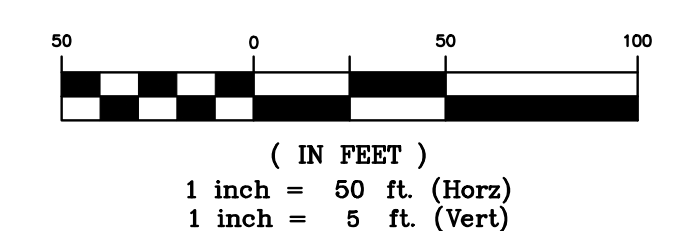
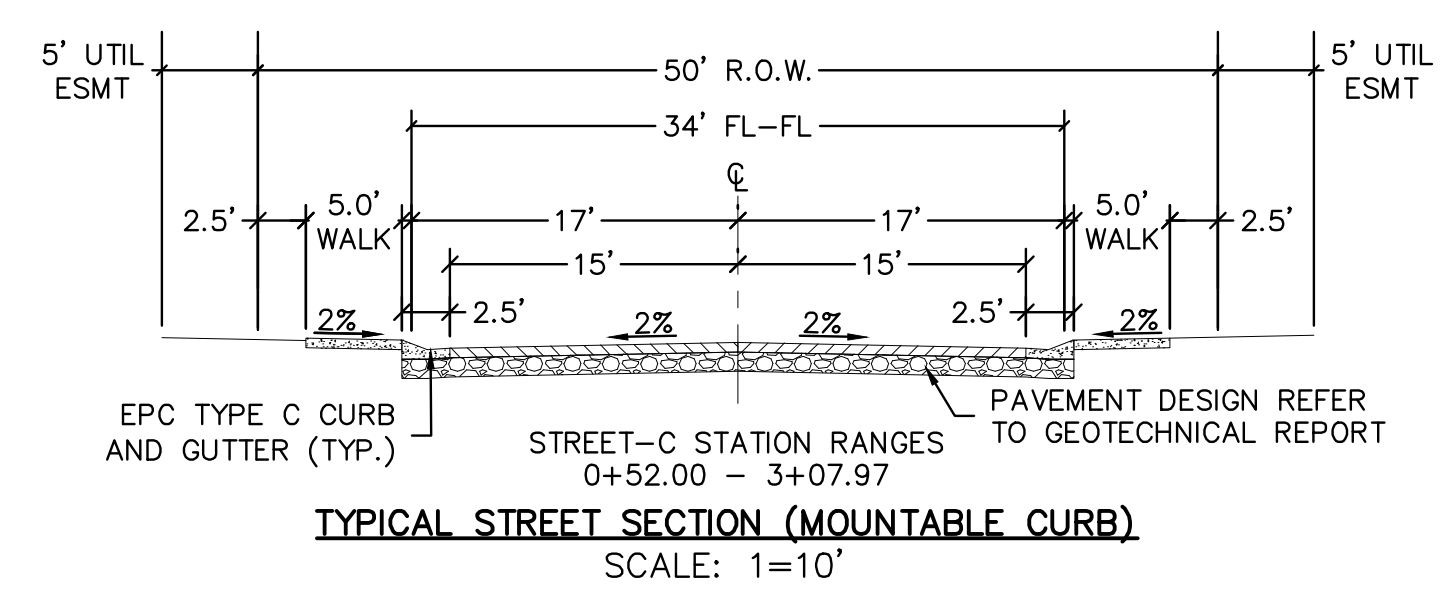
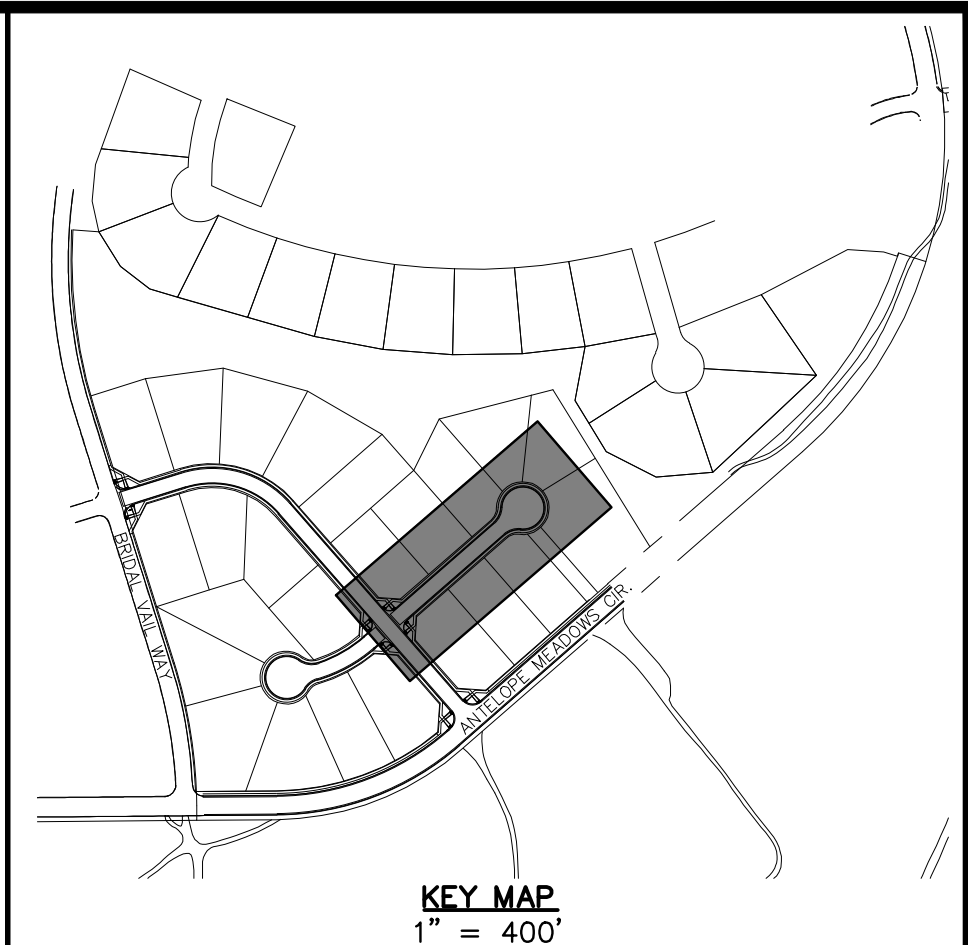
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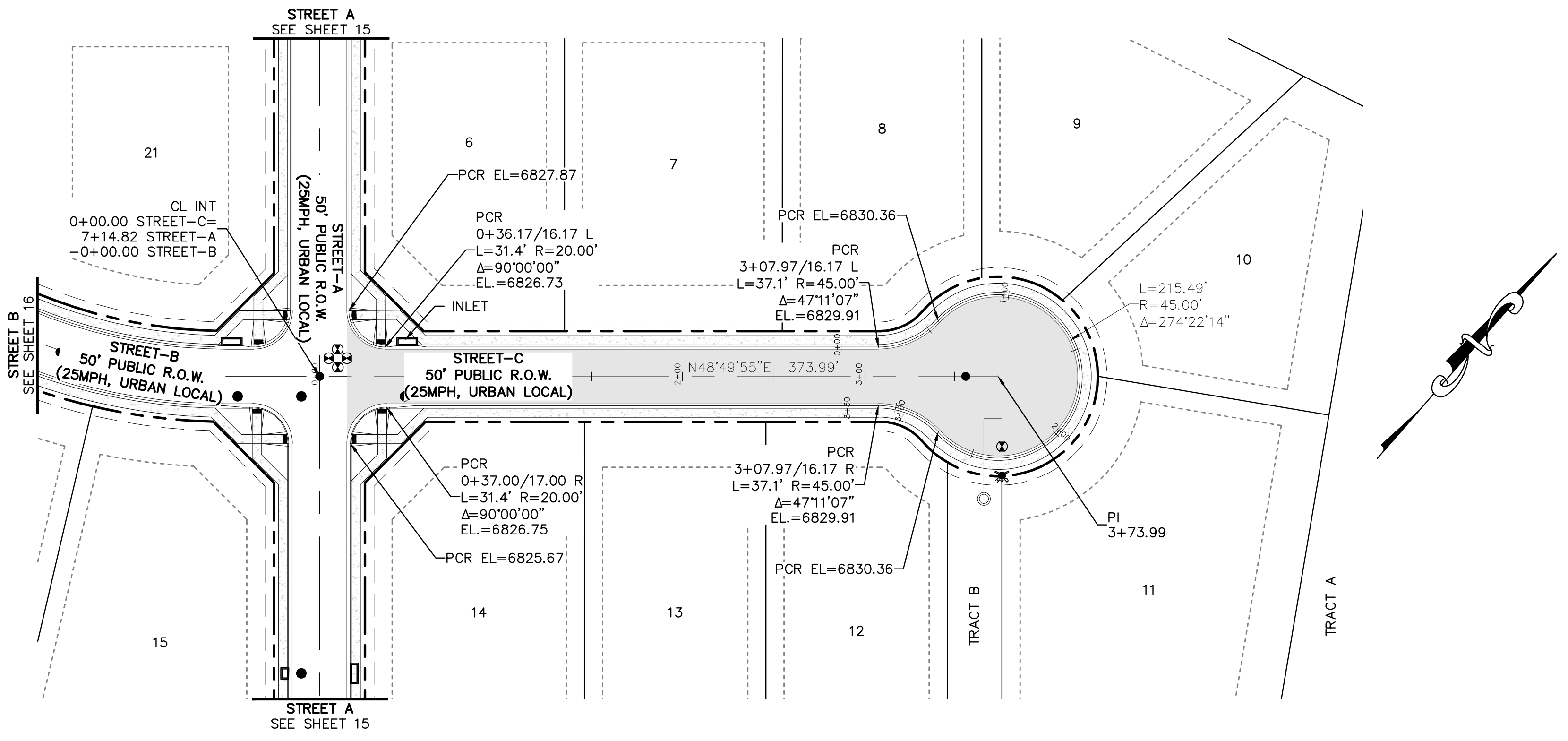
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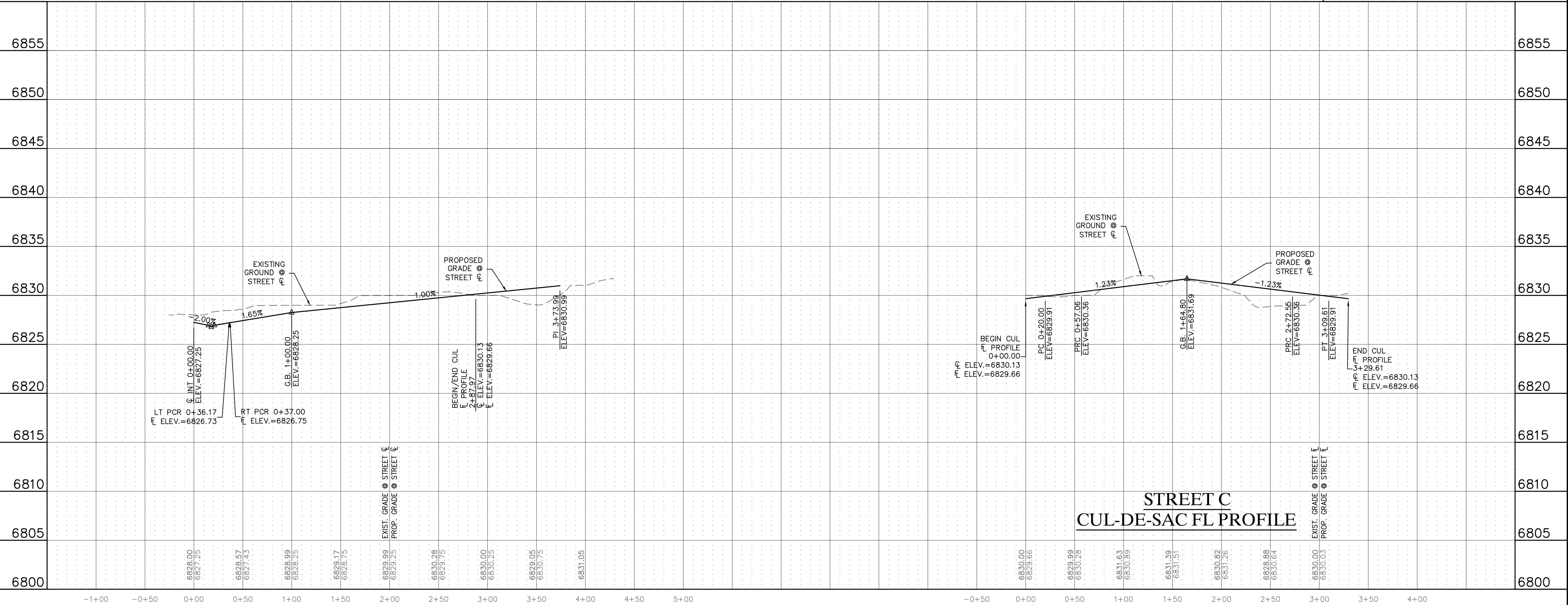


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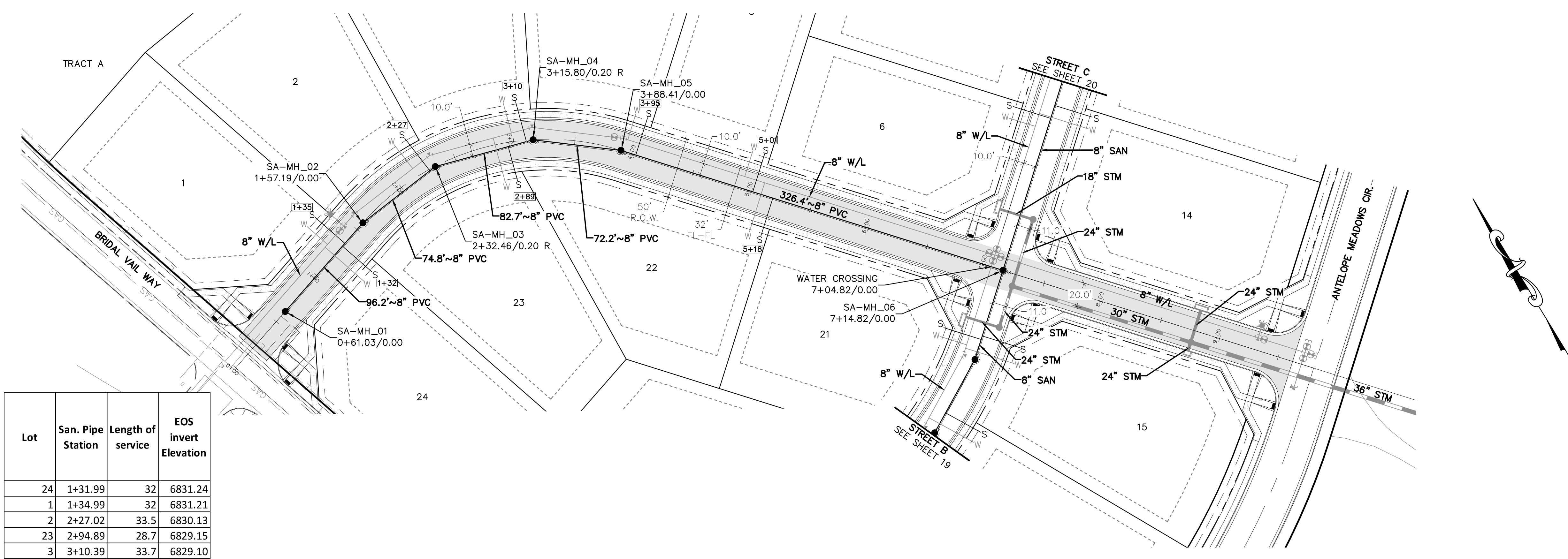


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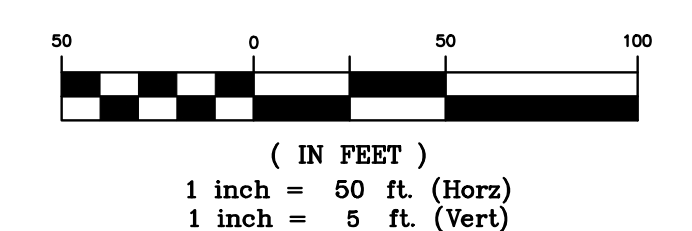
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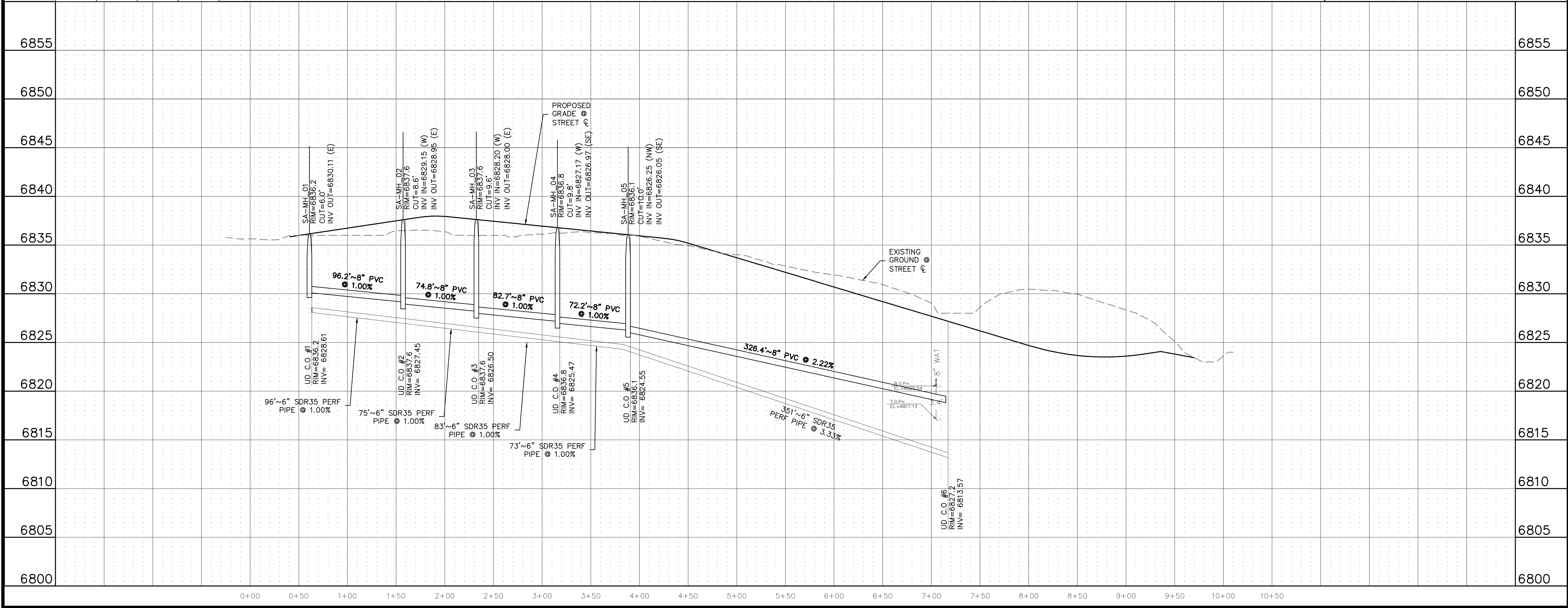
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1	1+34.99	32	6831.21
2	2+27.02	33.5	6830.13
23	2+94.89	28.7	6829.15
3	3+10.39	33.7	6829.10
4	4+01.11	32	6827.61
5	5+01.11	32	6825.39
22	5+18.17	32	6825.01



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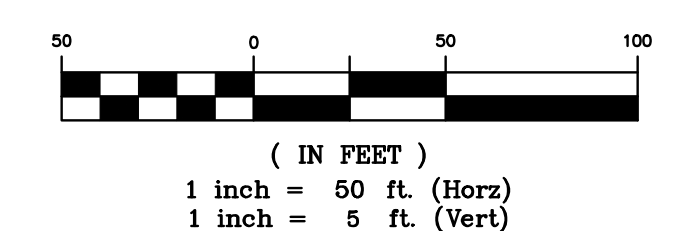
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SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
STREET C

CLIENT: CHALLENGER HOMES

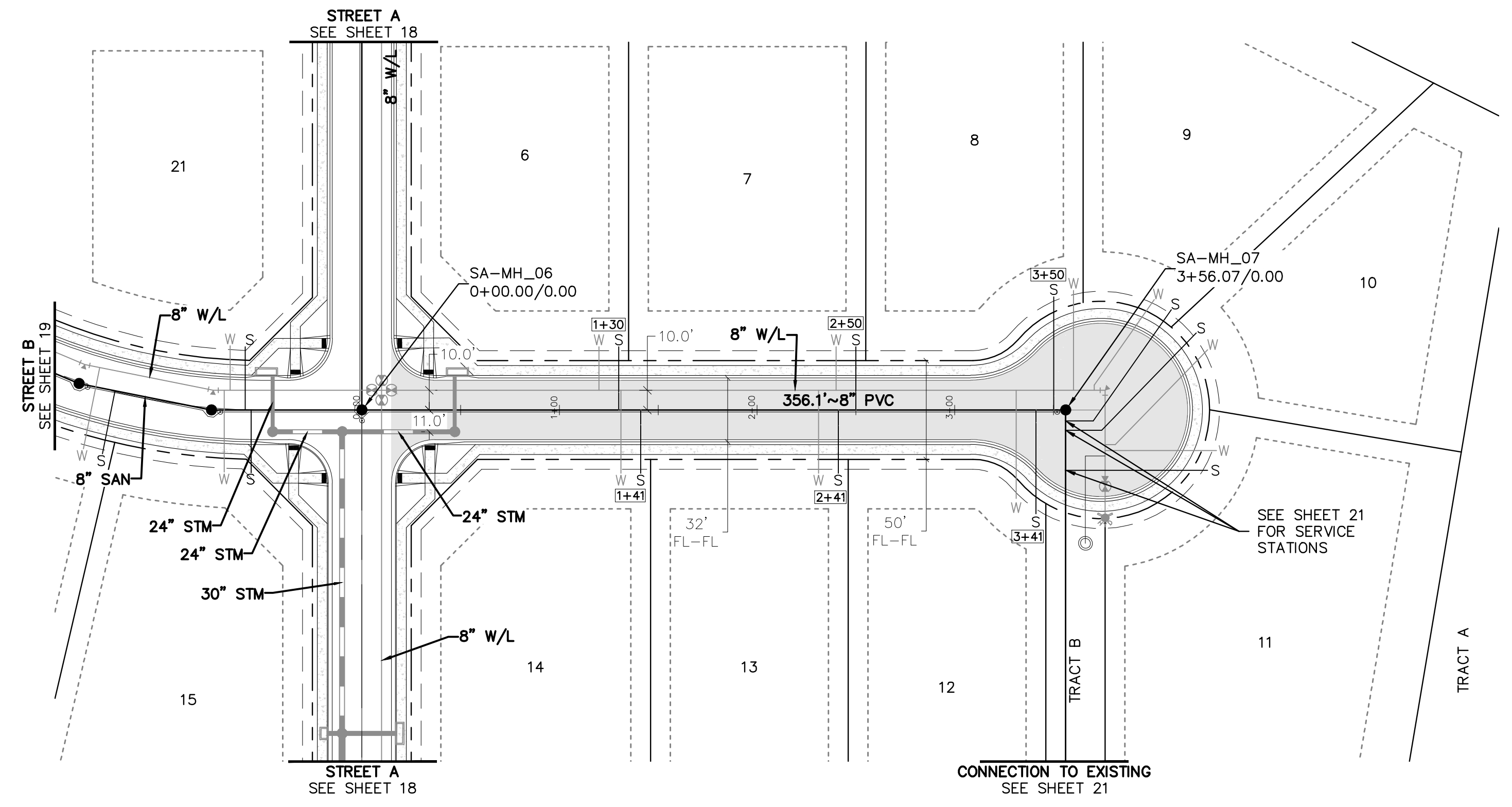
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NO.	DATE	DESCRIPTION
A	07/12/2024	SUBMITTAL TO JURISDICTION

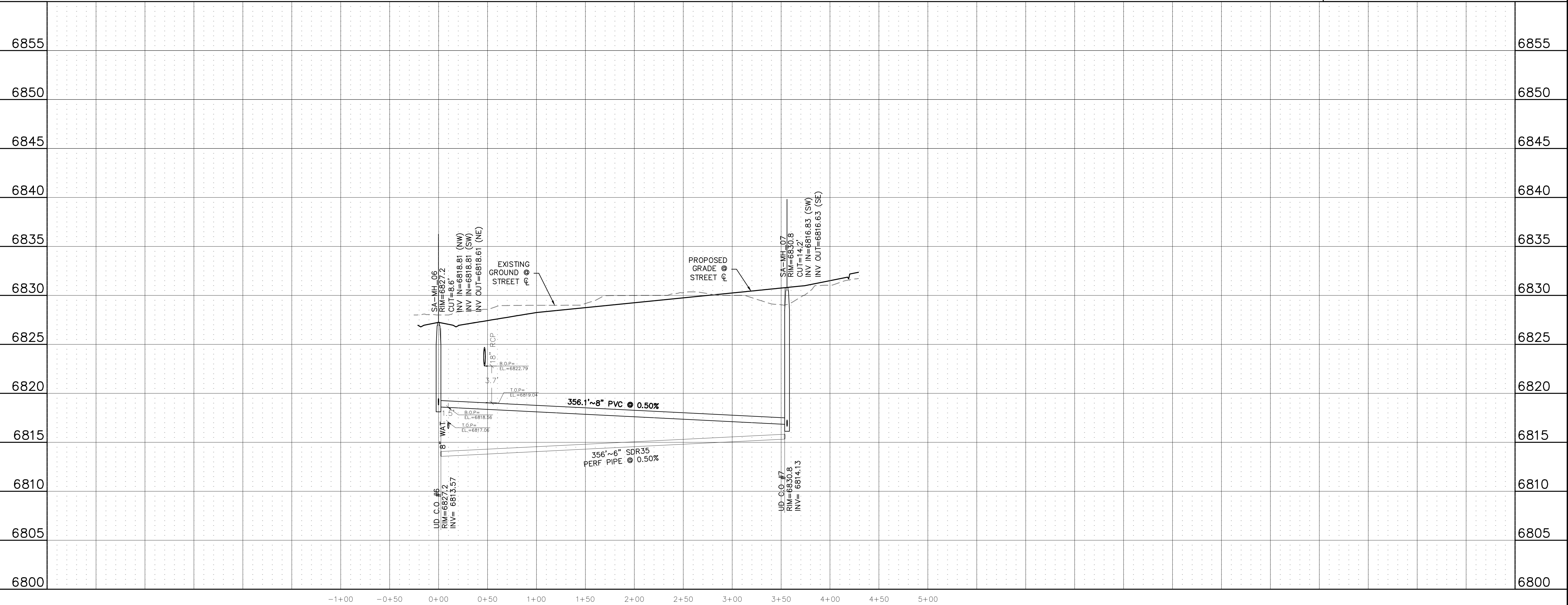
REVISIONS:

COUNTY FILE NO.:
DR. TN | CH. LS
P.M. KB
JOB 24004308
SHEET NO. 20

Lot	San. Pipe Station	Length of service	EOS invert Elevation
6	0+13.00	32	6819.80
14	1+41.07	32	6819.75
7	2+41.07	32	6819.25
13	2+50.00	32	6819.20
12	3+41.01	52	6819.15
8	3+50.11	57	6819.20

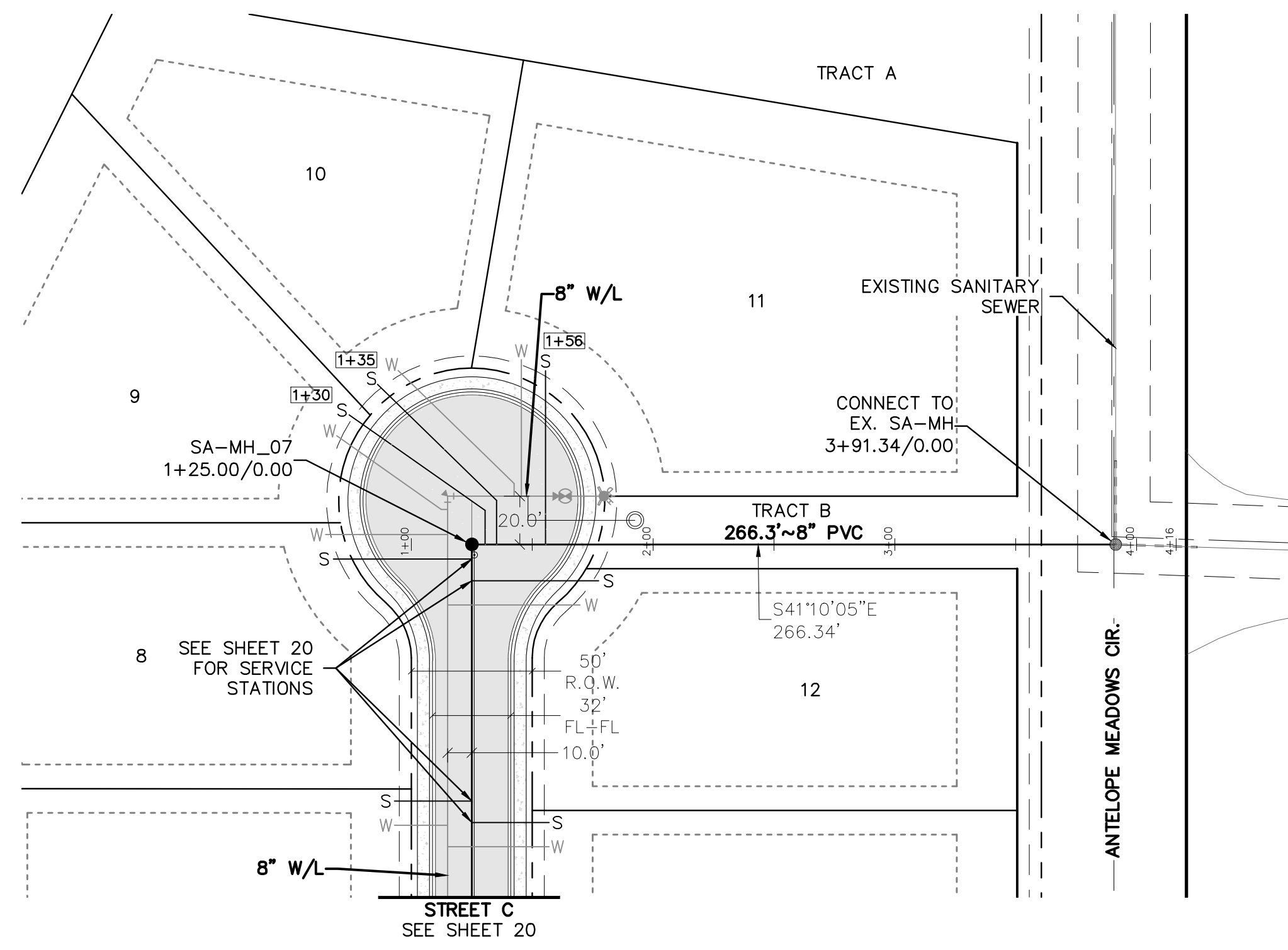


STREET C



-1+00 -0+50 0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00

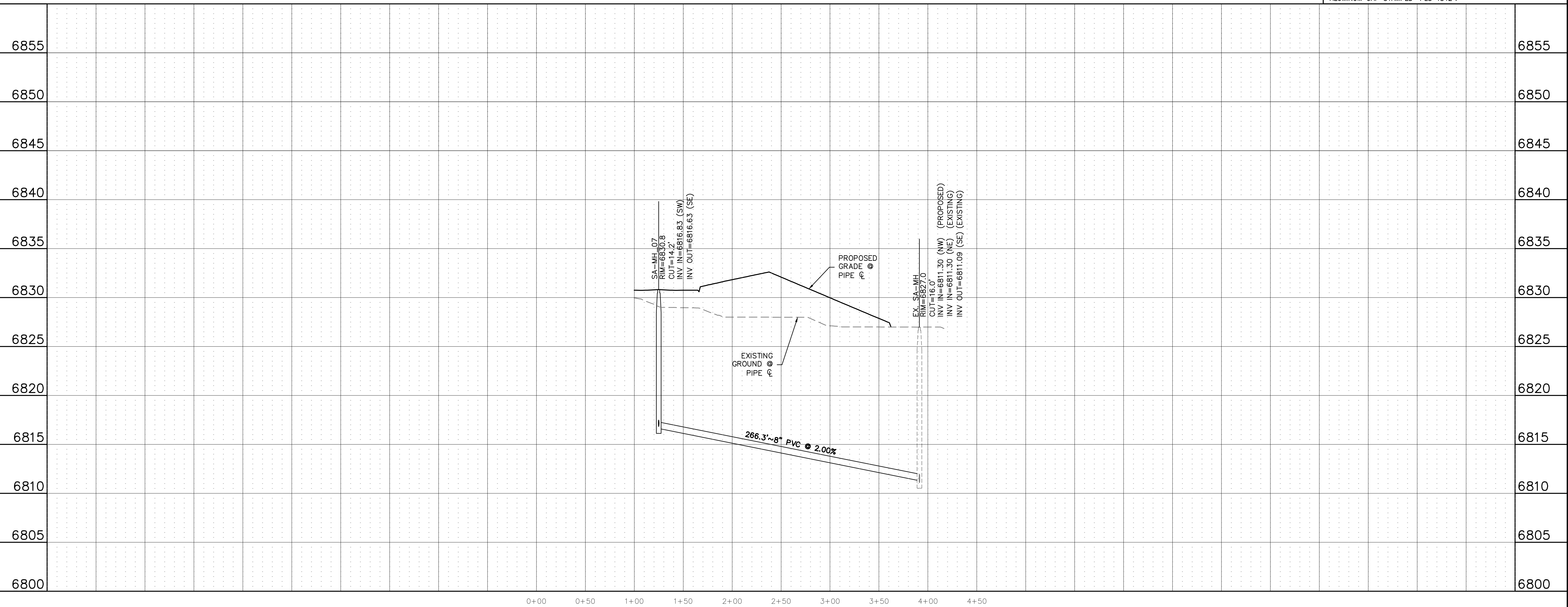
Lot	San. Pipe Station	Length of service	EOS invert Elevation
9	1+30.50	83	6819.38
10	1+35.30	87	6819.36
11	1+55.55	72	6818.66



CONNECTION TO EXISTING

BENCHMARK:
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C:\WORK\24004308\DWG\24004308-SSNR-F&P-04.DWG

811
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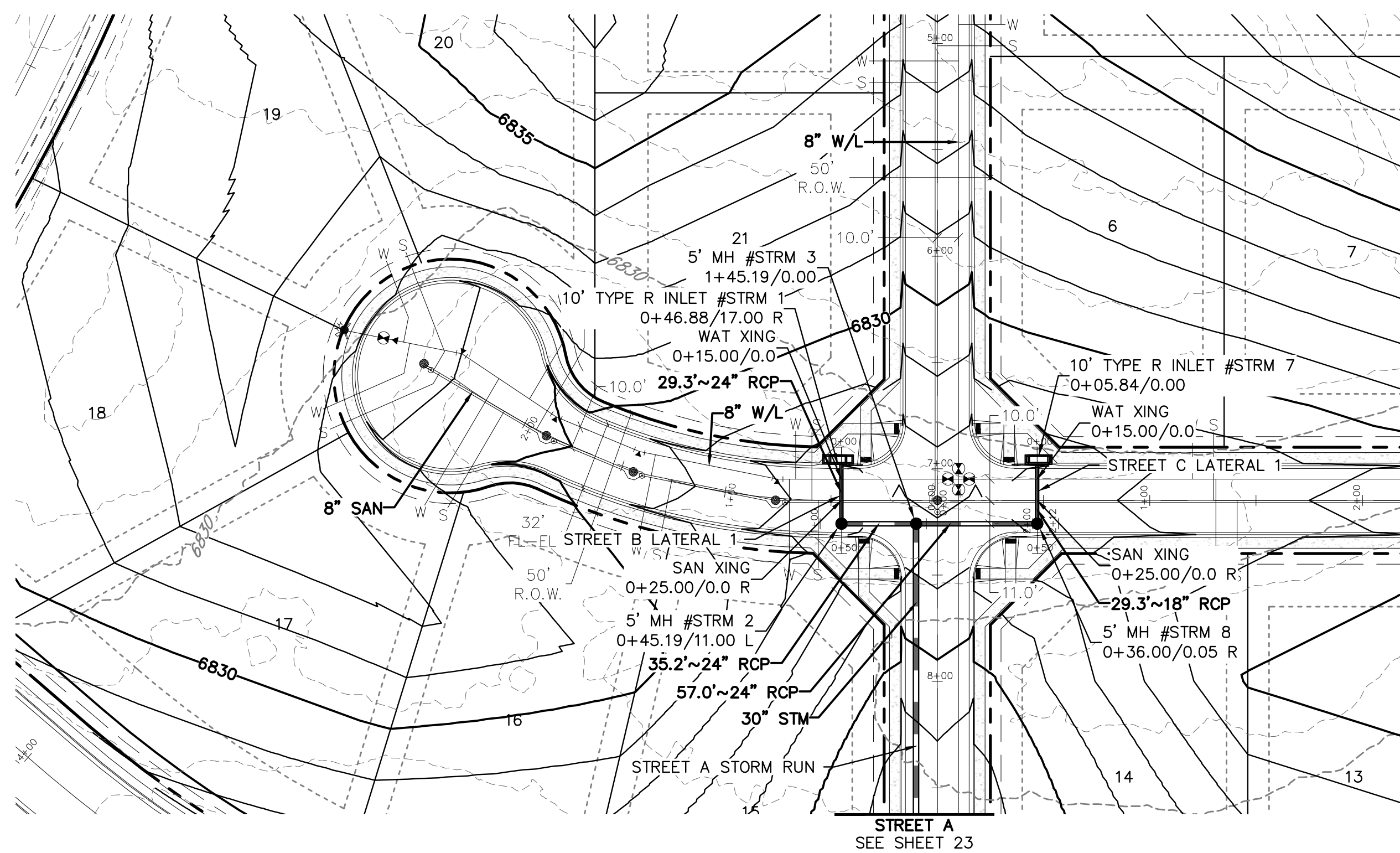
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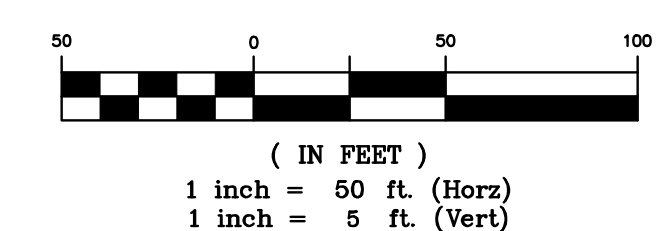
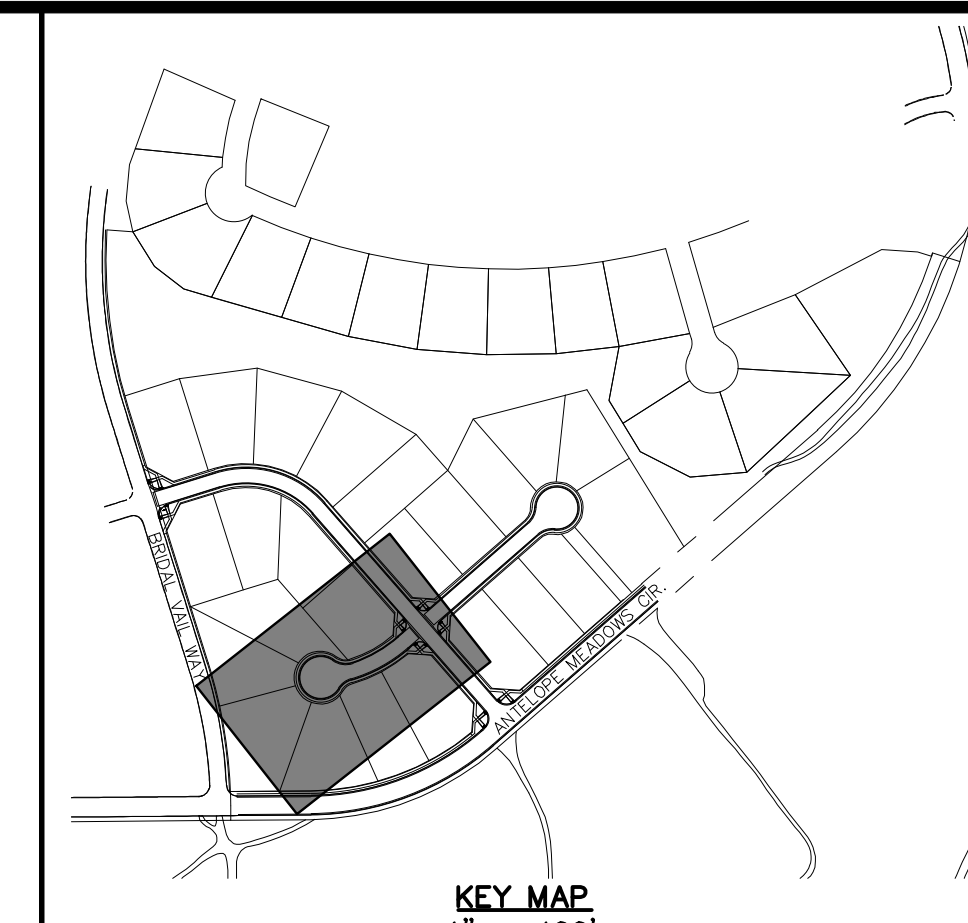
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CHALLENGER HOMES 8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920 719-598-5192 JIM BYERS
CLIENT CHALLENGER HOMES FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SANITARY PLAN & PROFILES CONNECTION TO EXISTING
DATE: --
1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
REVISIONS
COUNTY FILE NO.:
DR. TN CH. LS P.M. KB
JOB: 24004308 SHEET NO. 21

CAD FILE: 24004308-SSNR-F&P-04.DWG



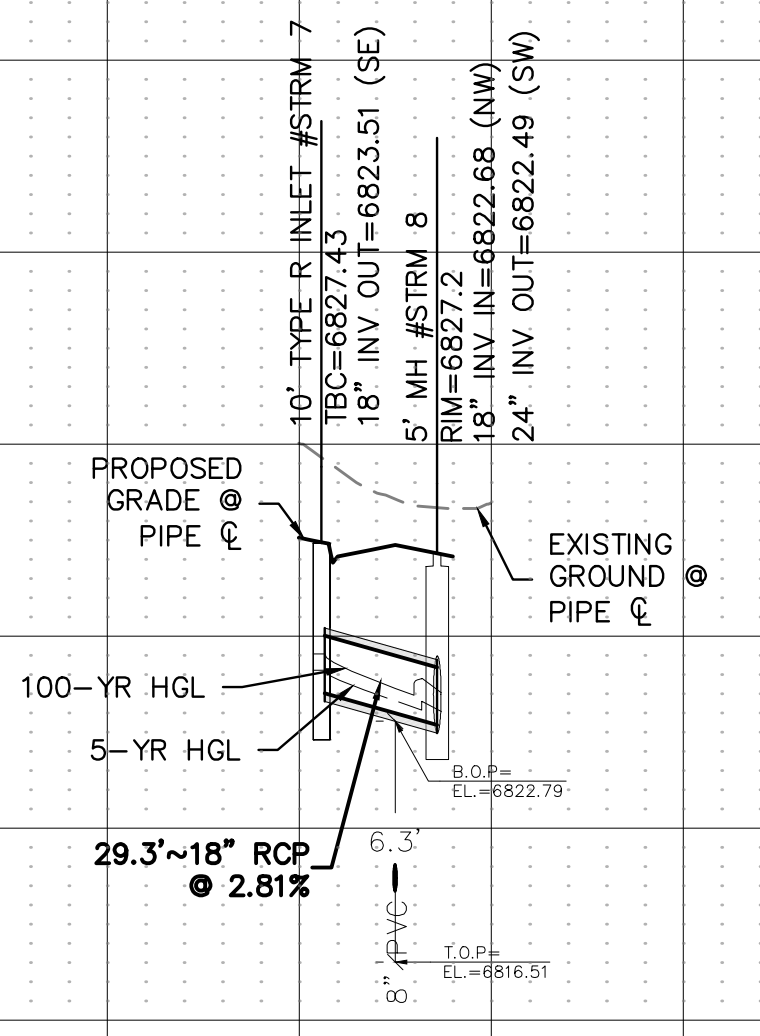
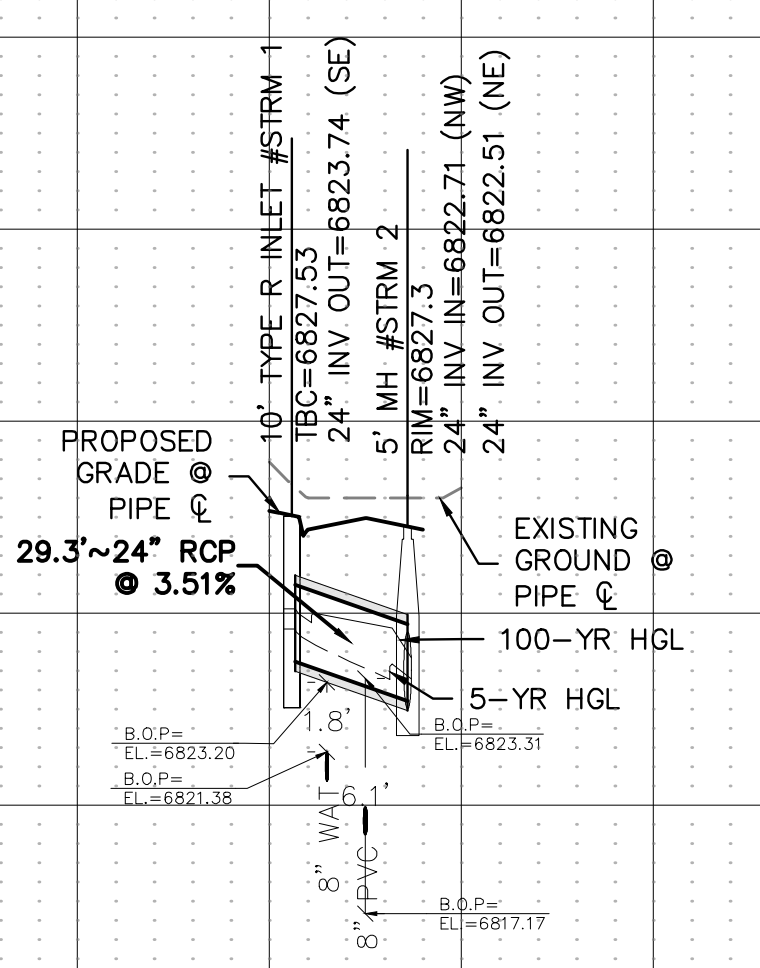
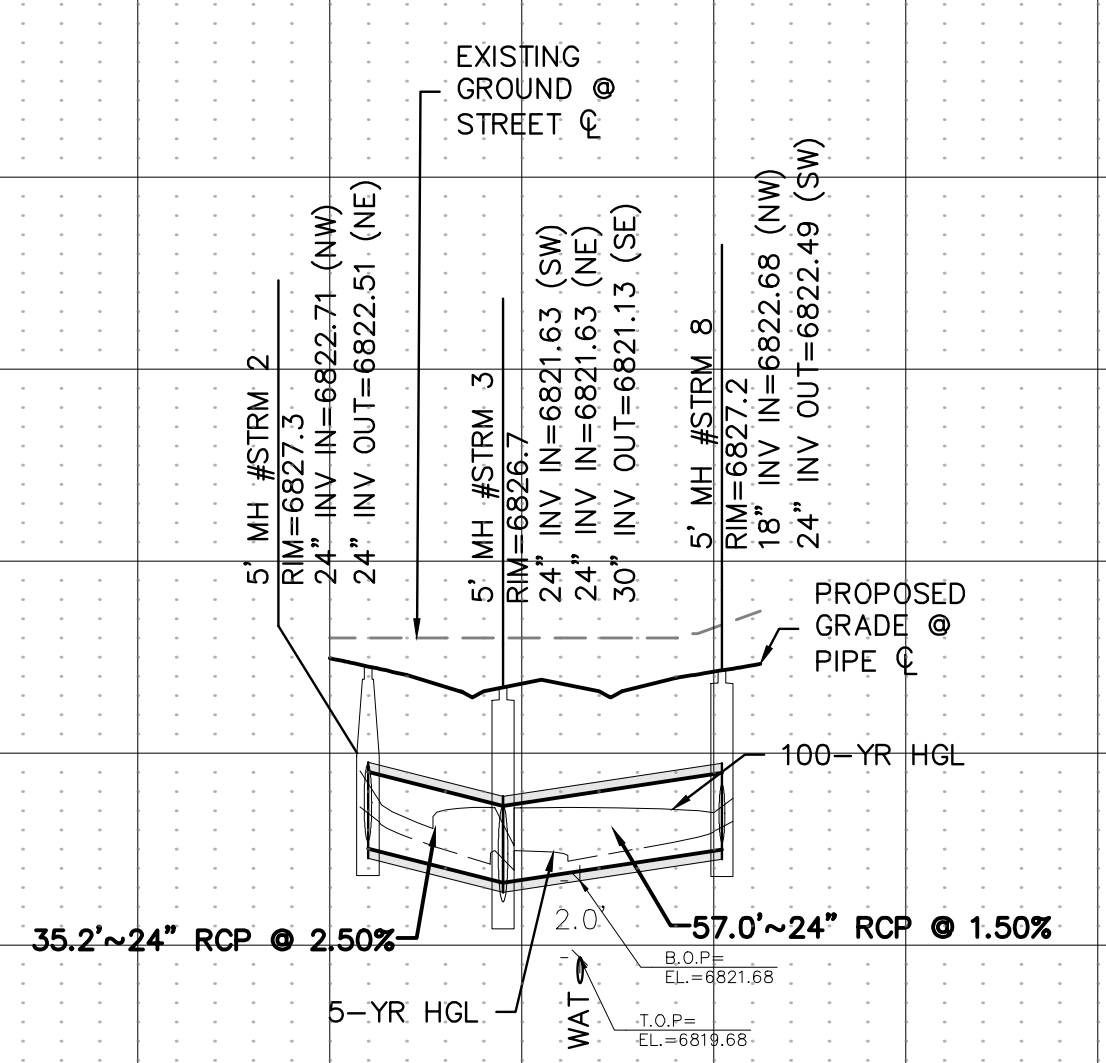
STREET B & C



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6855						6855
6850						6850
6845						6845
6840						6840
6835						6835
6830						6830
6825						6825
6820						6820
6815						6815
6810						6810
6805						6805
6800						6800



STREET B & C LAT 1

STREET B & C LAT 1

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CLIENT CHALLENGER HOMES FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS STORM PLAN & PROFILES STREET B & C	
DATE A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB	
REVISIONS	
COUNTY FILE NO.:	
DR. TN	CH. LS
P.M. KB	
JOB 24004308	
SHEET NO.	
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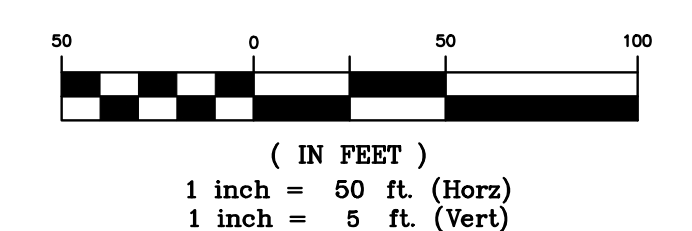
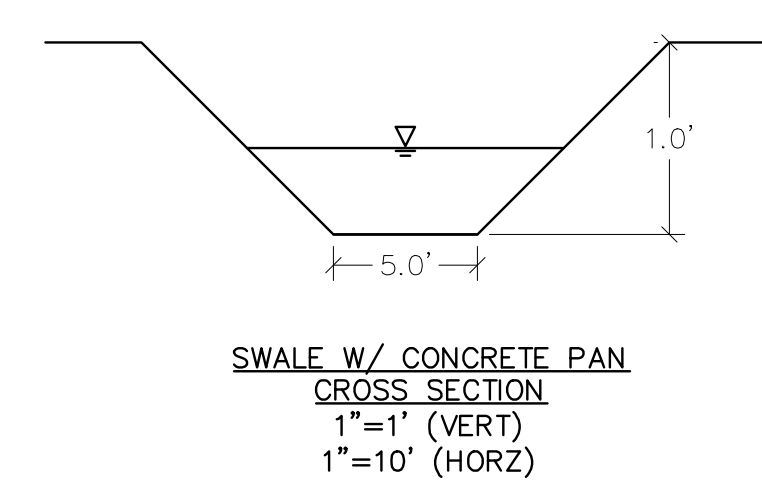
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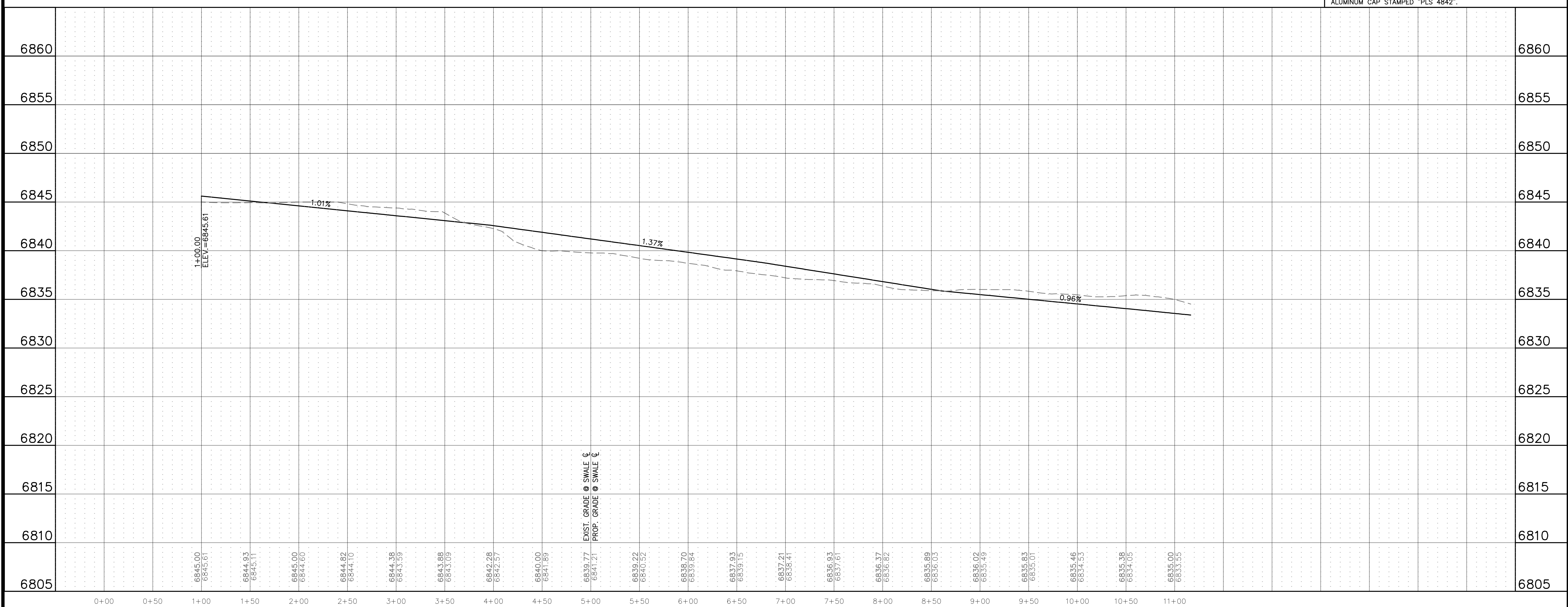
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TRACT A SWALE



CHALLENGER HOMES

8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920

719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STORM PLAN & PROFILES
TRACT A SWALE

DATE: --

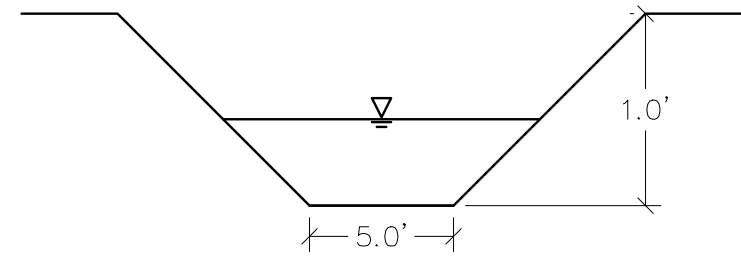
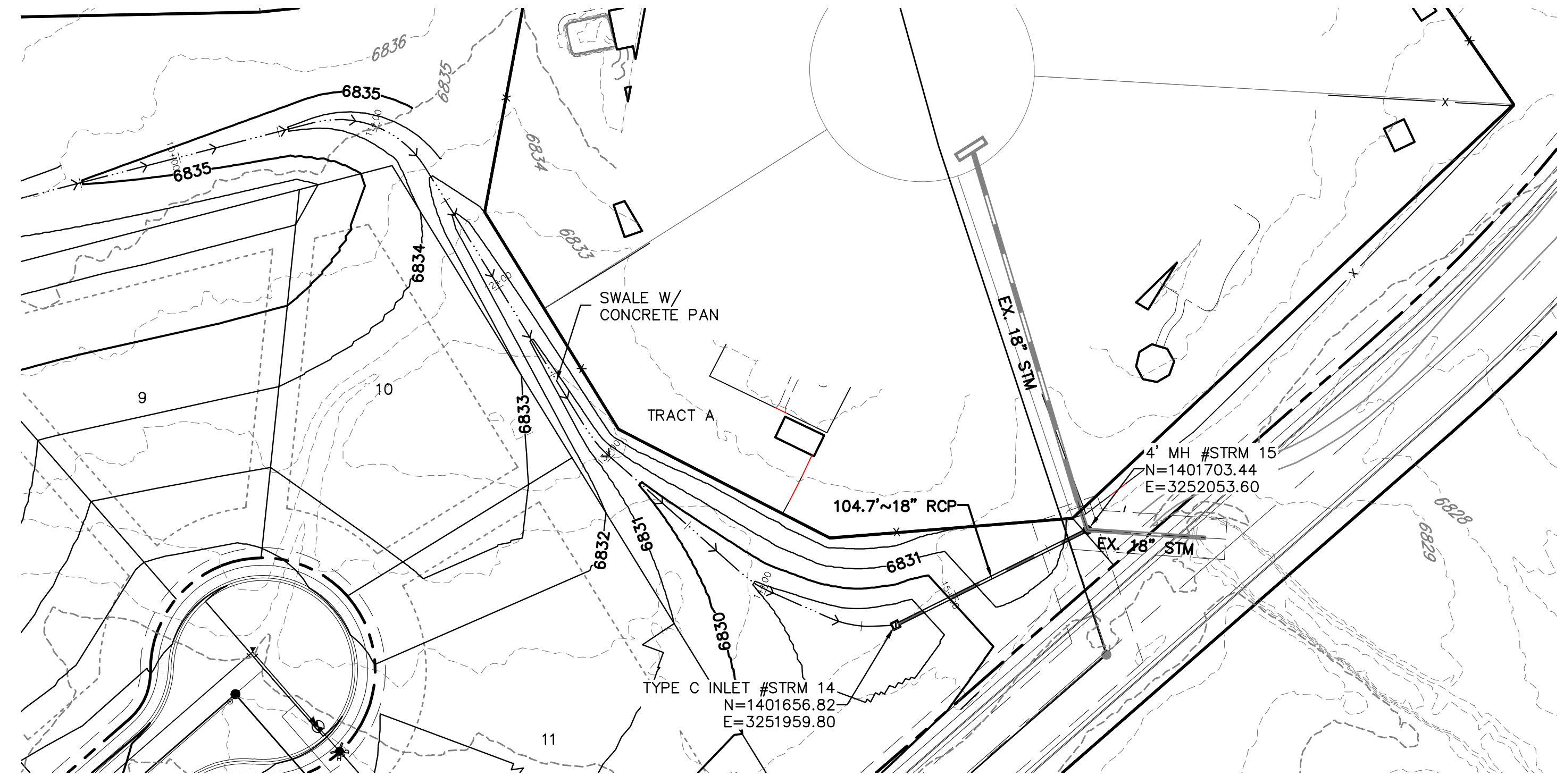
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REVISIONS

COUNTY FILE NO.:

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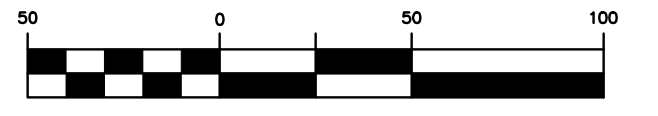
JOB: 24004308
SHEET NO. 26



SWALE W/ CONCRETE PAN
CROSS SECTION
1"=1' (VERT)
1"=10' (HORZ)



KEY MAP
1" = 400'



(IN FEET)
1 inch = 50 ft. (Horz)
1 inch = 5 ft. (Vert)

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PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4"
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TRACT A SWALE

Elevation	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00	16+50	17+00	Elevation
6860														6860
6855														6855
6850														6850
6845														6845
6840														6840
6835														6835
6830														6830
6825														6825
6820														6820
6815														6815
6810														6810
6805														6805
	6835.00 6833.55	6833.46 6832.35	6833.00 6831.50	6833.11 6830.80	6833.00 6830.26	6831.72 6829.58	6832.00 6828.23	6831.84 6830.26	6831.18 6831.20					
							EXIST. GRADE ● SWALE ☺ PROP. GRADE ● SWALE ☺							
								TYPE C INLET #STRM 14 RW=6828.00 18" INV OUT=6824.50 (NE)						
									4" MH #STRM 15 RW=6830.19 18" INV IN=6823.70 (SW) 18" INV IN=6823.60 (E) 18" INV OUT=6823.60 (N)					
								104.7~18" RCP @ 0.76%						
								4.06%						
								1.01%						

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719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STORM PLAN & PROFILES
TRACT A SWALE

CLIENT: CHALLENGER HOMES

DATE: --

A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

REVISIONS:

NO.	DATE	DESCRIPTION

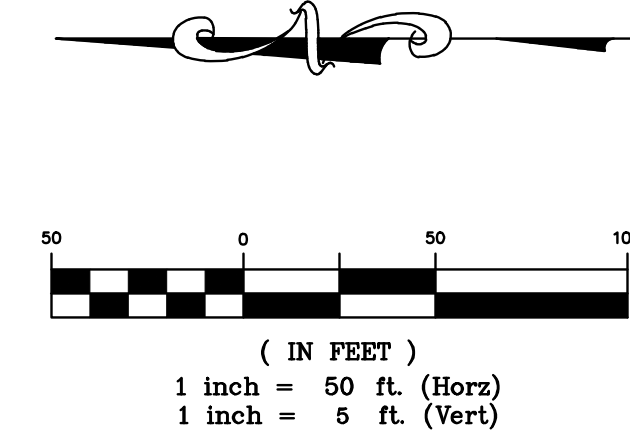
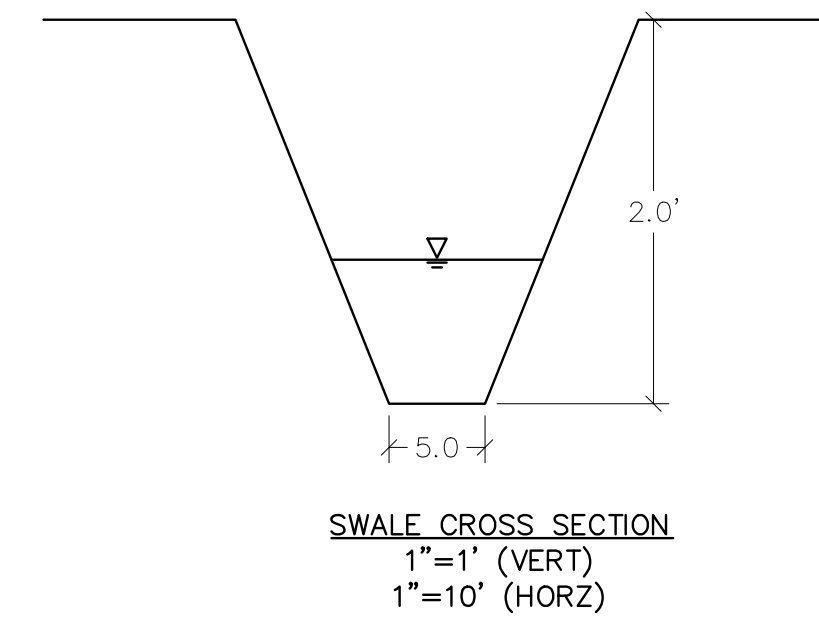
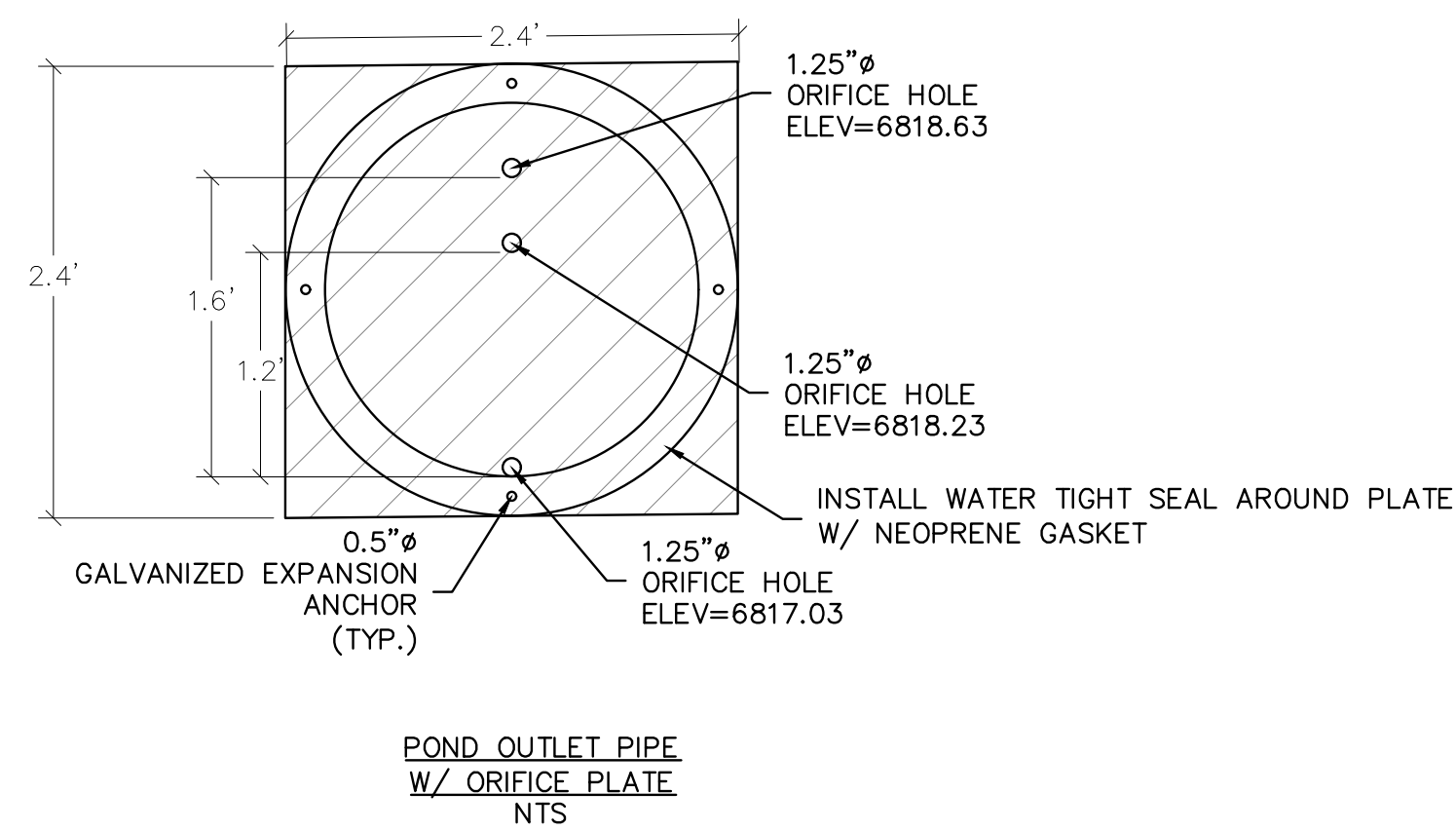
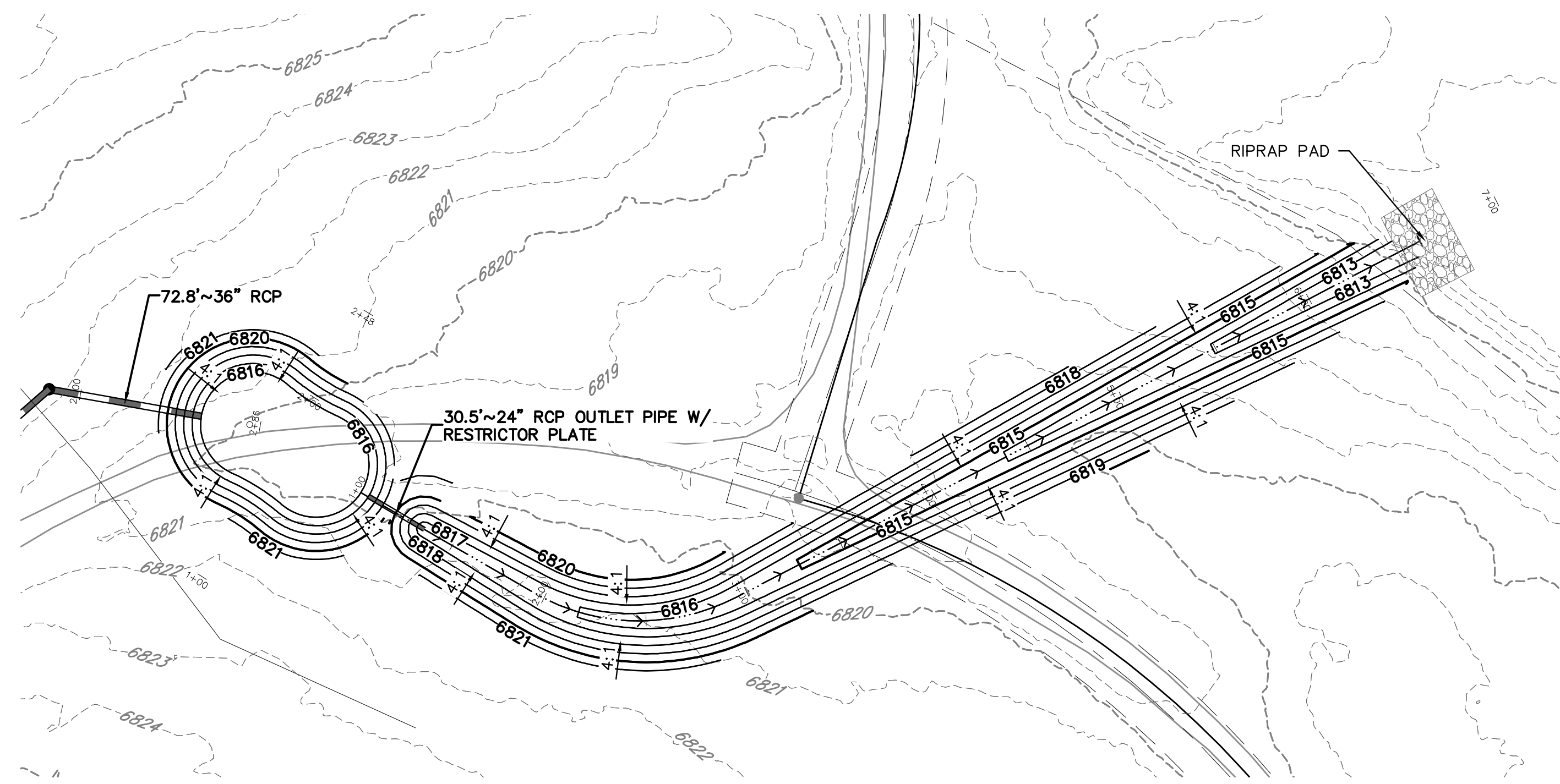
COUNTY FILE NO.:

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P.M.	KB		

JOB: 24004308

SHEET NO. 27

CAD FILE: 24004308 - SWALE P&P 01.DWG



OUTLET PIPE

See comments on the drainage report. This pond is not temporary and needs to be installed to full El Paso County permanent pond standards with all components.

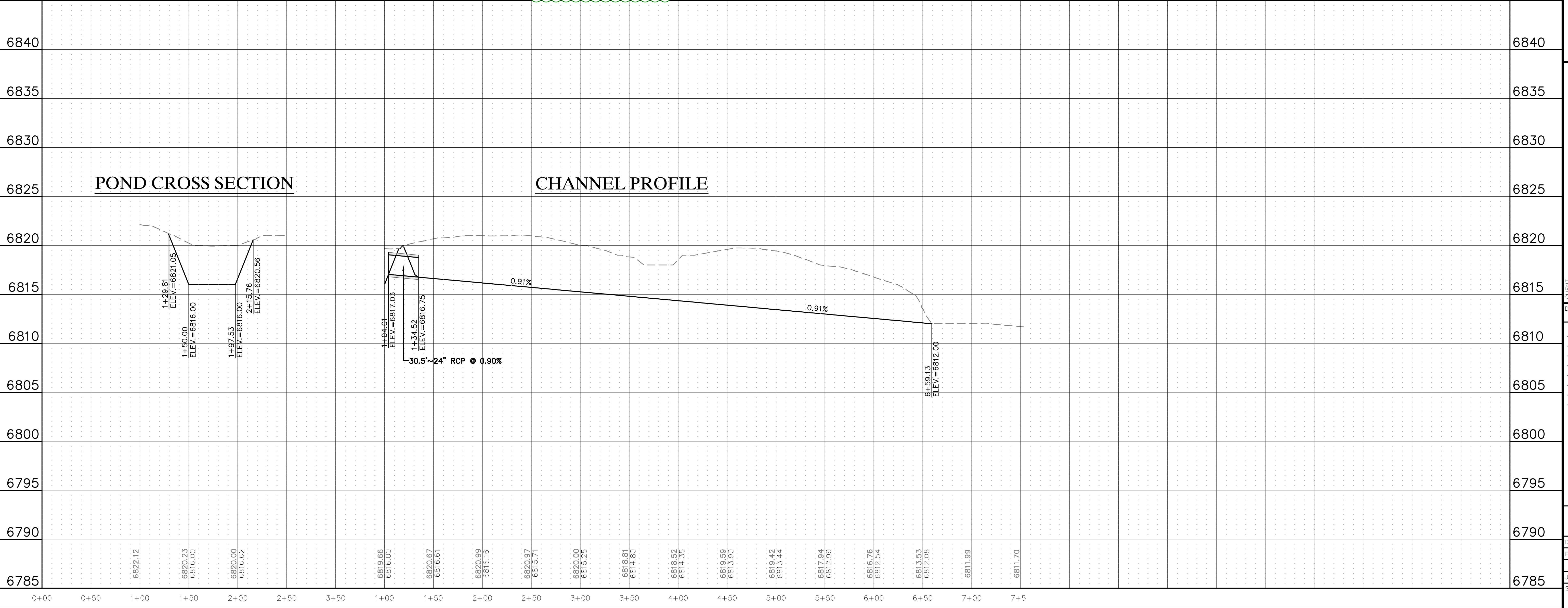
temporary pond has been removed and the 2 existing ponds have been redesigned to meet current El Paso County standards

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POND CROSS SECTION

CHANNEL PROFILE



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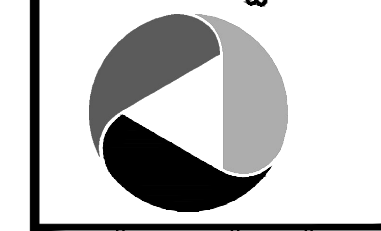
CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920 719-598-5192 JIM BYERS
CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS
OFFSITE CHANNEL & POND PLAN	
CLIENT	CHALLENGER HOMES
DATE	07/12/2024 - KB
REVISIONS	
COUNTY FILE NO.:	
DR. TN	CH. LS
P.M. KB	
JOB	24004308
SHEET NO.	28

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JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
WATERLINE PLAN
WATER PLAN

CLIENT: CHALLENGER HOMES
DATE: --

REVISIONS

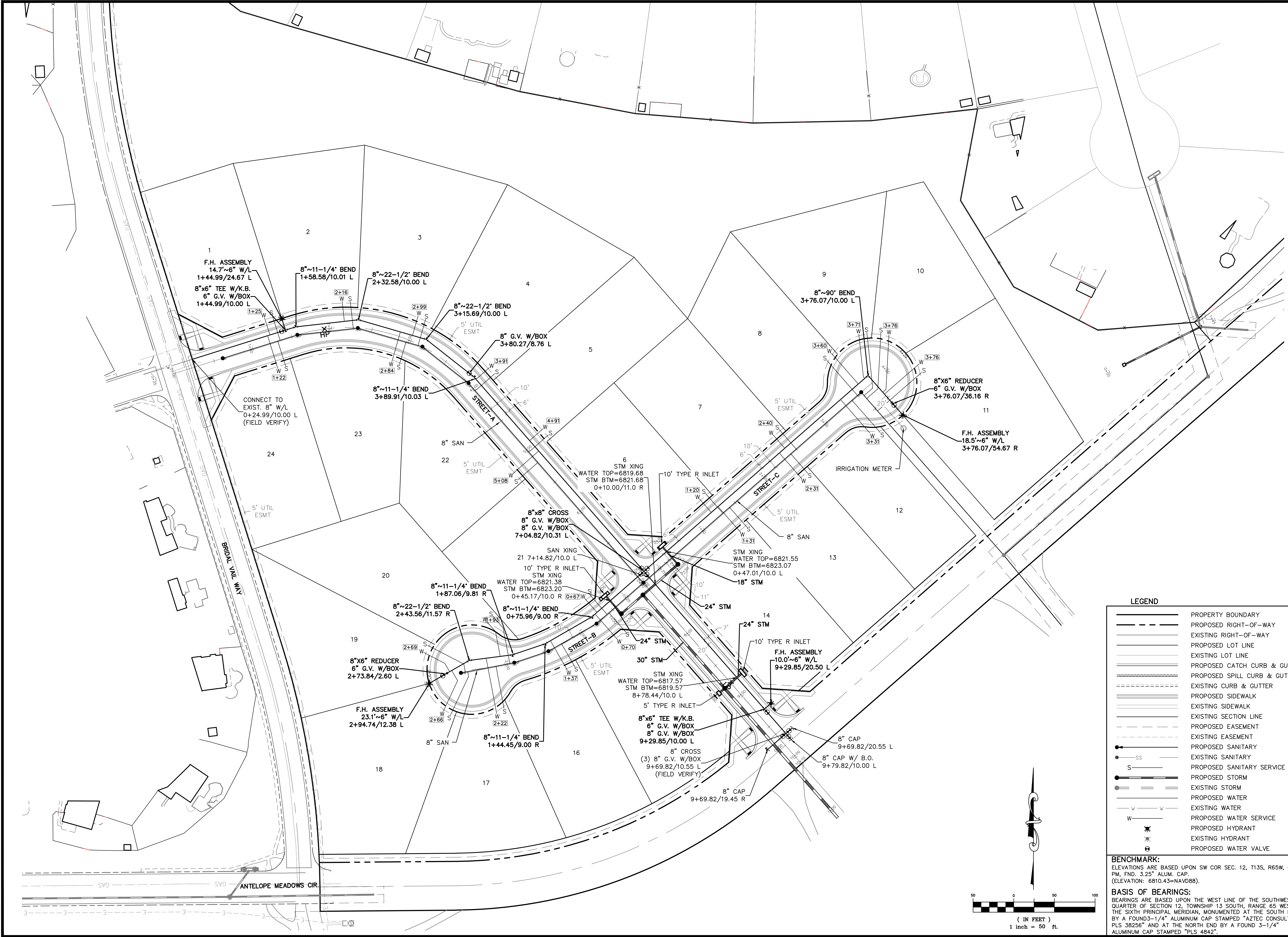
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07/12/2024 - KB

DR. TN CH. LS
P.M. KB

JOB: 24004308
SHEET NO.

COUNTY FILE NO.:
29

CAD FILE: 24004308-WATER-PLANS.DWG

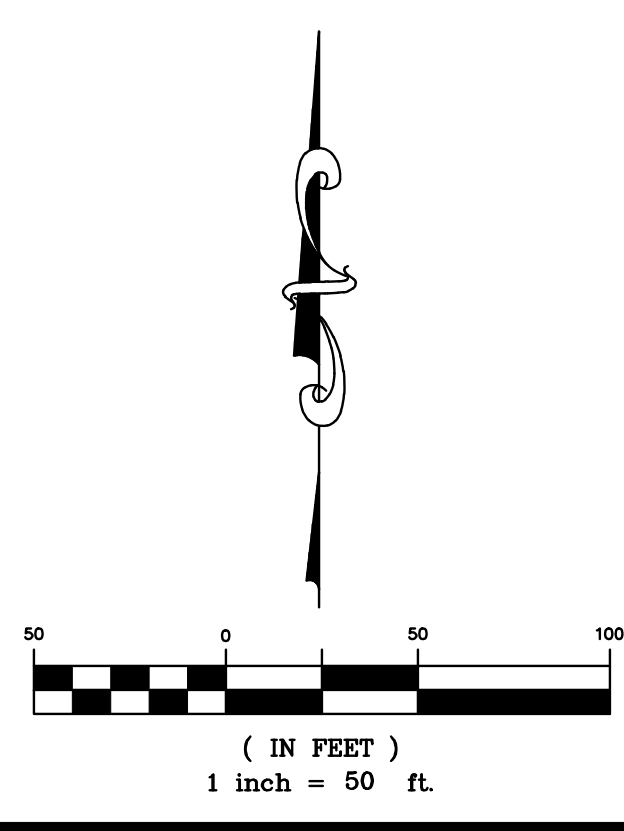


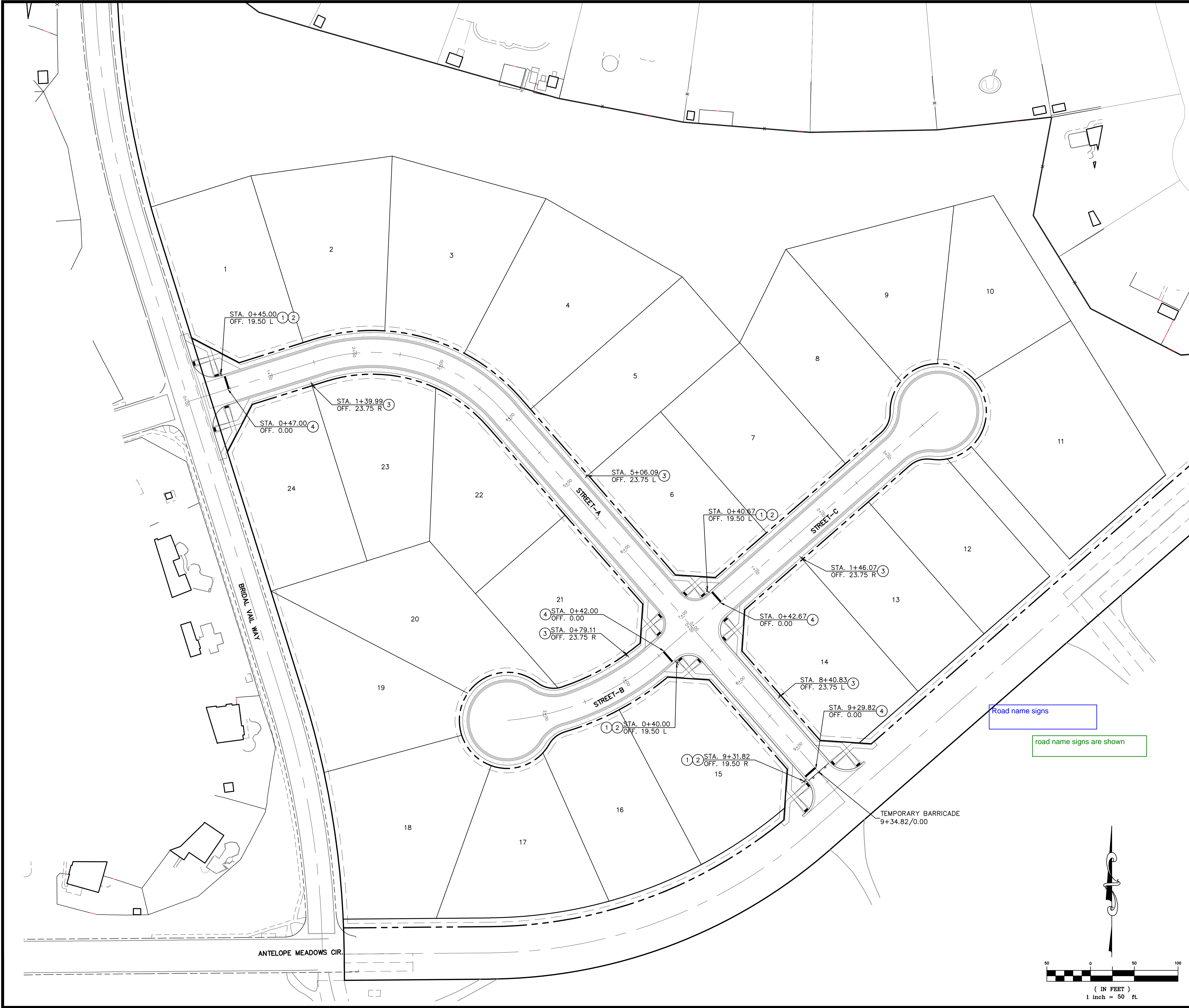
LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE

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GENERAL NOTES

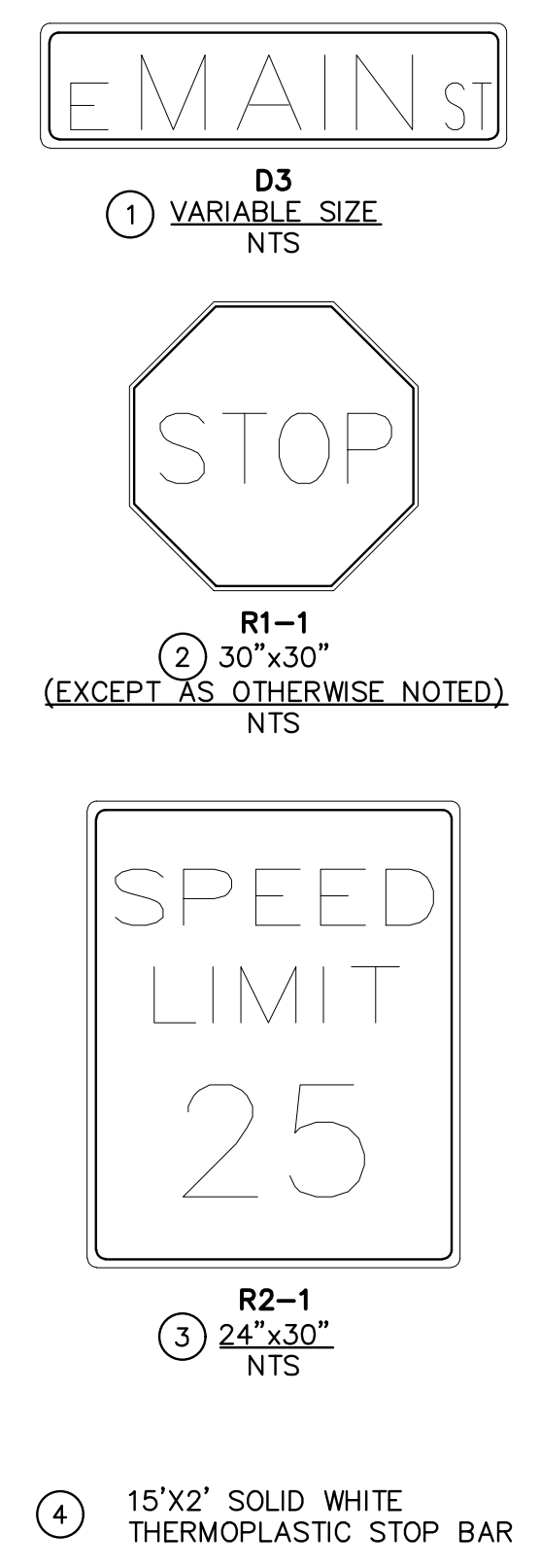
1. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS ONSITE OF THE DURATION OF THE PROJECT.
2. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE THE SCOPE OF WORK PRESENTED HEREIN.

TRAFFIC CONTROL

1. ALL SIGNAGE AND STRIPING SHALL FOLLOW THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", MUTCD, CURRENT EDITION, AND ALL APPLICABLE CDOT M&S STANDARDS.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION IN CONFORMANCE WITH TRAFFIC CONTROL PLANS AND/OR APPROVED MHT.
3. THE TRAFFIC CONTROL SUPERVISOR SHALL COORDINATE CONSTRUCTION ZONE TRAFFIC CONTROL ACTIVITIES WITH ALL APPROPRIATE OFFICIALS.
4. THE CONTRACTOR SHALL MAINTAIN FULL COMPLIANCE PAVEMENT MARKINGS OR APPROVED DEVICES ON THE ROADWAYS DURING ALL PHASES OF THE CONSTRUCTION PERIOD.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
3. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
4. STREET NAME AND REGULATORY STOP SIGNS ARE ON SEPARATE POSTS.
5. ANY REMOVED SIGNS OR POSTS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
6. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
7. GROUND-MOUNT SIGNS SHALL HAVE RETROREFLECTIVE SHEETING BACKGROUND MATERIAL OF TYPE ASTM 4956 TYPE IV.
8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE.
9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
10. NO LIMIT/STOP LINES OR CROSSWALK LINES ARE PROPOSED FOR THIS PLAN.
11. THE CONTRACTOR SHALL NOTIFY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD), 719-520-6819, PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
12. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE.



BENCHMARK:
ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920 719-598-5192 JIM BYERS
CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SIGNAGE & STRIPING OVERALL PLAN
CLIENT	CHALLENGER HOMES
DATE	--
A 1st SUBMITTAL TO JURISDICTION	07/12/2024 - KB
REVISIONS	
COUNTY FILE NO.:	
DR. TN CH. LS	
P.M. KB	
JOB	24004308
SHEET NO.	30

CAD FILE: 24004308-STRIP-PLAN.DWG