

FALCON HIGHLANDS SOUTH FILING 1

PHASE 1

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

PROPERTY DESCRIPTION – FALCON HIGHLANDS SOUTH FILING NO. 1

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 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;

COMMENCING 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 SOUTH 44°54'43" WEST 1,751.31 FEET;

THENCE ALONG THE EXTERIOR OF SAID FALCON HIGHLANDS FILING NO. 2, THE FOLLOWING (21) TWENTY-ONE COURSES:

1. ALONG THE ARC OF A 1,025.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 151°4'54", WHOSE CHORD BEARS NORTH 09°47'43" WEST A DISTANCE OF 271.98 FEET, AND AN ARC LENGTH OF 272.79 FEET;
2. NORTH 17°24'20" WEST 554.86 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A 1,030 FOOT RADIUS TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'59" AND AN ARC LENGTH OF 376.91 FEET;
4. SOUTH 86°13'54" EAST 54.48 FEET;
5. SOUTH 31°51'00" EAST 85.17 FEET;
6. SOUTH 52°36'41" EAST 76.95 FEET;
7. SOUTH 73°19'02" EAST 65.73 FEET;
8. SOUTH 74°06'49" EAST 291.13 FEET;
9. SOUTH 79°13'17" EAST 145.07 FEET;
10. SOUTH 85°23'13" EAST 145.17 FEET;
11. NORTH 88°52'41" EAST 145.19 FEET;
12. NORTH 83°36'10" EAST 131.74 FEET;
13. SOUTH 10°35'23" WEST 114.54 FEET;
14. SOUTH 31°36'08" EAST 124.91 FEET;
15. SOUTH 62°45'04" EAST 116.47 FEET;
16. NORTH 85°18'48" EAST 119.21 FEET;
17. NORTH 46°48'48" EAST 296.18 FEET;
18. NORTH 34°36'03" WEST 203.48 FEET;
19. NORTH 62°18'11" EAST 203.67 FEET;
20. SOUTH 85°51'10" EAST 75.24 FEET;
21. SOUTH 72°16'09" EAST 30.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF AN 810.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°06'25", WHOSE CHORD BEARS SOUTH 33°16'42" WEST A DISTANCE OF 434.38 FEET, AND AN ARC LENGTH OF 439.76 FEET;

THENCE SOUTH 48°50'47" WEST 954.89 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A 535.79 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°53'18" AND AN ARC LENGTH OF 363.66 FEET;

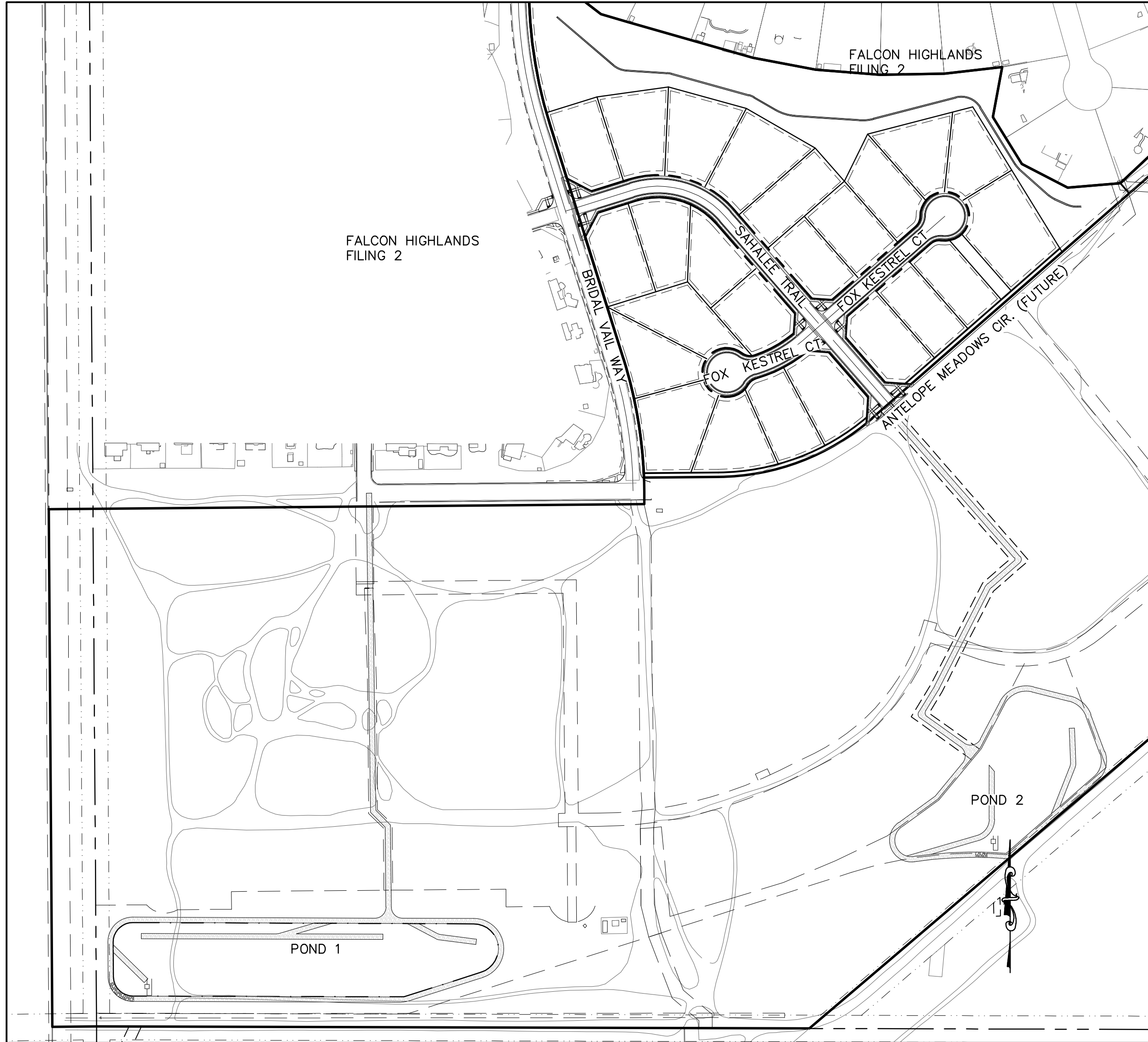
THENCE SOUTH 89°30'24" WEST 167.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.874 ACRES (909,268 SQUARE FEET), MORE OR LESS.

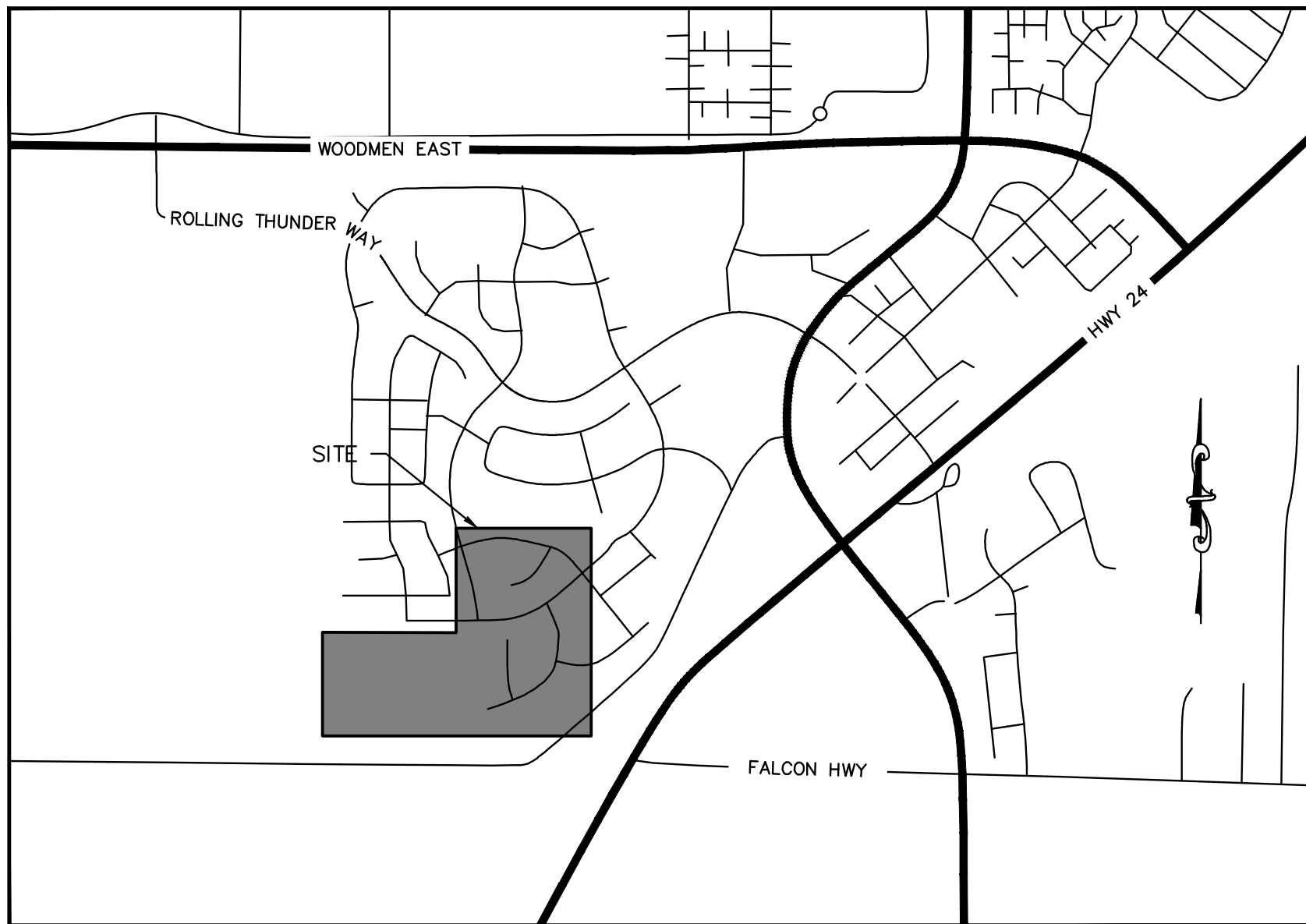
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04	EXISTING CONDITIONS & DEMOLITION PLAN
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NOTE:
"WORK SHALL BE CONSTRUCTED TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THIS APPROVAL IS FOR CONFORMANCE TO THE ENGINEERING CRITERIA MANUAL AND OTHER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



SITE MAP
SCALE: 1" = 200'



VICINITY MAP
NTS

LEGEND

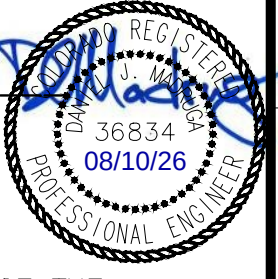
—	PROPERTY BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	EXISTING RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	EXISTING LOT LINE
—	PROPOSED CATCH CURB & GUTTER
—	PROPOSED SPILL CURB & GUTTER
—	EXISTING CURB & GUTTER
—	PROPOSED SIDEWALK
—	EXISTING SIDEWALK
—	EXISTING SECTION LINE
—	PROPOSED EASEMENT
—	EXISTING EASEMENT
—	PROPOSED CONTOURS
—	EXISTING CONTOURS
—	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

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.

DANIEL MADRUGA, 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

9-23-26

DATE

JIM BYERS, VP OF COMMUNITY DEVELOPMENT
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

9-23-26

DATE

JIM BYERS, VP OF COMMUNITY DEVELOPMENT
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.

JOSHUA PALMER, 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.

Daniel Madrugá

8/10/26

DANIEL MADRUGA, P.E.

DATE

BLACK FOREST FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT DATE

ENGINEER APPROVAL

THE FALCON ARE WATER AND WASTEWATER AUTHORITY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

FALCON HIGHLANDS METROPOLITAN DISTRICT

DATE: BY:

PROJECT NO.

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER AND/OR WASTEWATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL RULE.

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".



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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303.462.1100



CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920	719-598-5192	JIM BYERS
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CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS	COVER SHEET
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CLIENT	DATE	5/30/2025
A	1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024 - KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025 - KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025 - JM
E	5th SUBMITTAL TO JURISDICTION	09/01/2025 - JM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025 - JM
G	7th SUBMITTAL TO JURISDICTION	07/08/2026 - JM
H	8th SUBMITTAL TO JURISDICTION	08/07/2026 - JM

REVISIONS

COUNTY FILE NO.:	SF2418
DR.	TN
CH.	LS
P.M.	DM
JOB	24004308
SHEET NO.	01

CAD FILE: 24004308-COVER.DWG

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS, AND INDEMNIFY THE LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER DRY UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATELY SHOWN ON THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY LOCATIONS ARE TO BE LOCATED BY CONTACTING THE UTILITY COMPANY. THE RESPECTIVE REPRESENTATIVE, UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE MADE AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THE MINIMUM COVER OVER WATER LINES IS 5.5 FEET FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY.
- A STATE CONSTRUCTION DETERMINING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DETERMINING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
- THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
- THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
- ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT AND EROSION CONTROL STUDY BY ATWELL, LLC SHALL BE FOLLOWED AND IMPLEMENTED.
- TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR UNTIL THE END OF CONSTRUCTION. SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC ROAD. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
- NO WORK MAY COMMENCE WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (EL PASO COUNTY) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (EL PASO COUNTY) AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE DEVELOPMENT IN THE ENGINEER'S ABSENCE. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE SOILS TESTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITIES DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE LOCAL ENTITY ENGINEER APPROVES THE FINAL REPORT.
- THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY BEFORE INSTALLATION OF BASE COURSE OR ASPHALT WILL BE ALLOWED ON THE STREETS.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL START OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STATE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY

LINE AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

- ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE). FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
- THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.
- THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS. (2) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

BENCHMARKS—ATWELL, LLC
B.M. NUMBER "ELEV=5056.28"
DESCRIPTION: THE SITE BENCHMARK IS AN ESTABLISHED USGS BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF SECTION 26, T.4, R.68W.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING DRIVEWAYS, SIDEWALKS, CHIMNEYS, CHANNELS, DISTURBED AREAS, FENCING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. THE STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND IN SMOOTHLY INTO THE EXISTING SURFACE. THE PATCH SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY INSPECTOR AT THE TIME THE CUTS ARE MADE.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
- APPROVED VARIANCES ARE LISTED AS FOLLOWS: (NONE AT THIS TIME)
- THERE ARE NO DEDICATED ASPHALT OR CONCRETE BATCH PLANS ON SITE.
- THERE ARE NO DISCHARGE POINTS, SPRINGS, STREAMS, WETLANDS OR OTHER SURFACE WATERS ON SITE.

EL PASO COUNTY GENERAL NOTES:

- 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. 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 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), REGULATION FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 104 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTORS 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 DEPARTMENT OR PUBLIC WORKS AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINES UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION OR VIOLATIONS OF THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND FALCON HIGHLANDS METRO DISTRICT.

CONSTRUCTION PLAN NOTES:

A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY USD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE LOCAL ENTITY ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION AND PREVENTATION OF SPILLS AND PREVENTATION OF LEAKS FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (FLOODPLAIN, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG - ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF

PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION

WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

B. STREET IMPROVEMENTS NOTES

- ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
- A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN LOVELAND.
- STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. THE OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
- THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF A LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN 1/4 INCH DEEP OR 5 FEET LONGITUDINALLY OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
- PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN, THE SUBGRADE MATERIAL (WHEN A FULL DEPTH RECONSTRUCTION OF THE SUBGRADE AND BASE COURSE MATERIALS IS PROPOSED, THE COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 10,000 LBS. VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.
- TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT PRESERVES MATERIALS DAMAGING THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 8" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE SIGN WITH SPEED LIMITS OF 35 MPH OR HIGHER, SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/25" THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

D. STORM DRAINAGE NOTES

- THE CITY OF THORNTON SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- ALL RECOMMENDATIONS OF THE FINAL DRAINAGE AND EROSION CONTROL STUDY WILSON RANCH & HIGH POINT COUNTY ROAD 9.5 DRAINAGE REPORT, JULY 2020, BY ATWELL, LLC, SHALL BE FOLLOWED AND IMPLEMENTED.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN OF BERTHOUD/MEAD, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.

E. WATERLINE NOTE

- THE MINIMUM COVER OVER WATER LINES IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY WOODMEN ROAD METROPOLITAN DISTRICT.



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 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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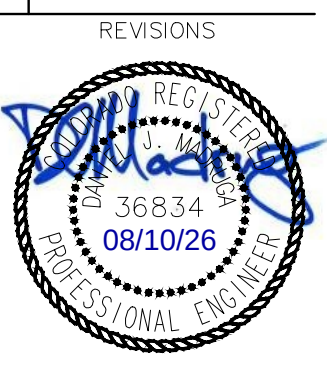
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719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
GENERAL NOTES

CLIENT	FALCON HIGHLANDS SOUTH - FLING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS GENERAL NOTES
DATE	5/30/2025
A	1st SUBMITTAL TO JURISDICTION 07/17/2024 - GE
B	2nd SUBMITTAL TO JURISDICTION 07/08/2025 - GE
C	3rd SUBMITTAL TO JURISDICTION 07/18/2025 - GE
D	4th SUBMITTAL TO JURISDICTION 07/15/2025 - GE
E	5th SUBMITTAL TO JURISDICTION 08/09/2025 - UM
F	6th SUBMITTAL TO JURISDICTION 08/09/2025 - UM
G	7th SUBMITTAL TO JURISDICTION 08/09/2025 - UM
H	8th SUBMITTAL TO JURISDICTION 08/07/2026 - UM



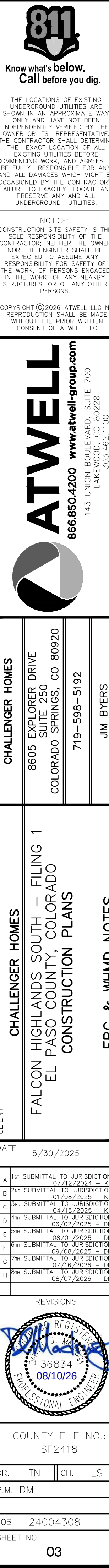
COUNTY FILE NO.: SF2418
DR. TN CH. LS
P.M. DM
JOB 24004308
SHEET NO. 02

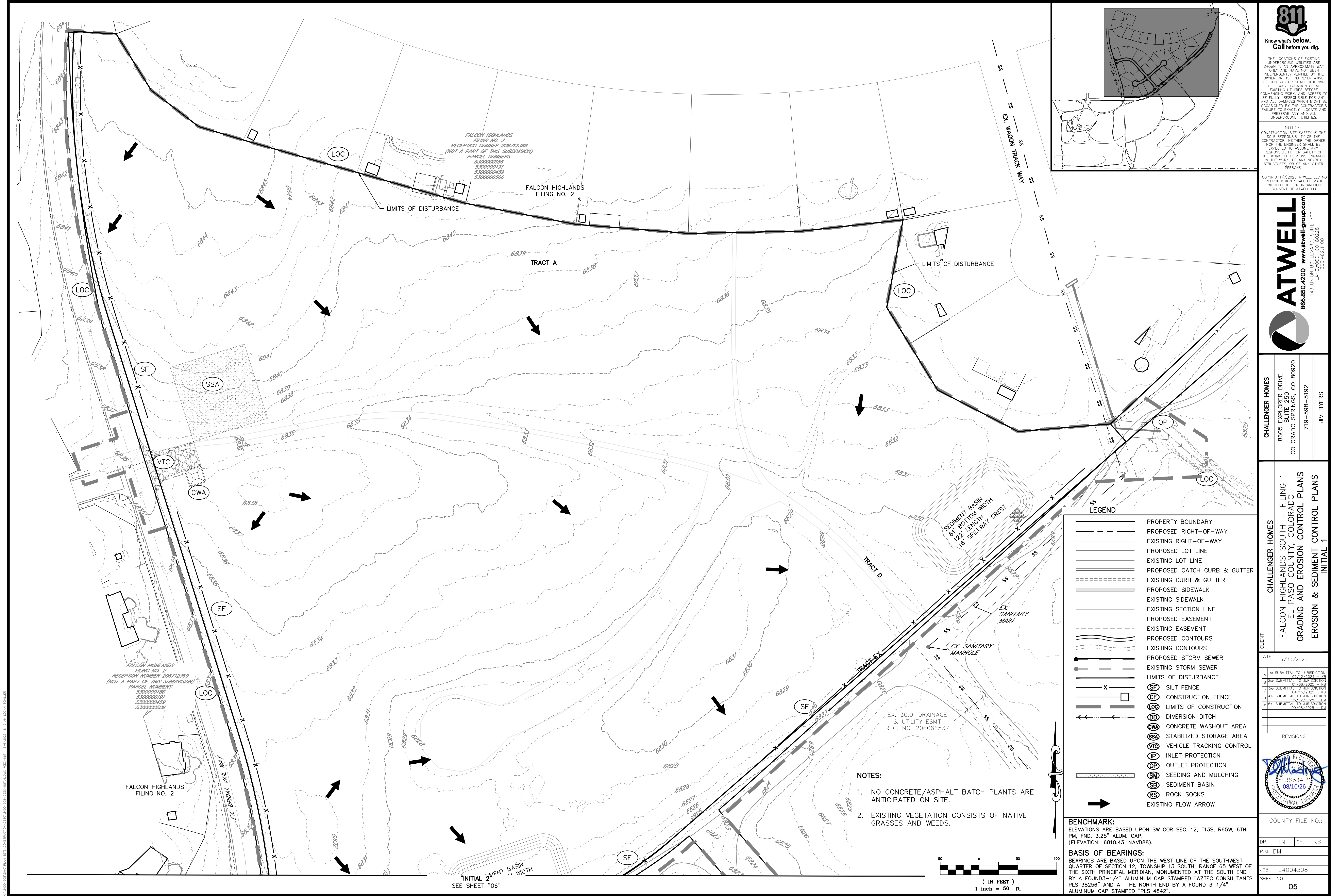
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL EROSION AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION IN ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, THE CONSTRUCTION RELATED TO ADDING STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING. FINALLY FILLER AREAS, WHICH HAVE BEEN COMPLETED, DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
7. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBED AREAS SHALL BE PROPERLY DESIGNED, CONSTRUCTED AND MAINTAINED. THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15. 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.
16. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF THE SITE DEVELOPMENT.
17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THE 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.
18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEMS OR FACILITIES.
20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE DCM VOLUME II AND THE DRAINAGE CRITERIA MANUAL. ANY APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. WATER QUALITY CERTIFICATION: THE GEC/DCM CONTAINS A CERTIFICATION OF COMPLIANCE OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS PLEASE CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1930
ATTN: PERMITS UNIT

- THE WATER UTILITY IS FHMD. THE WASTEWATER UTILITY IS WHMD.
2. ALL UTILITY CONSTRUCTION MUST 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."
4. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL MATERIALS AND WORKSMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKSMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
6. ALL OVER-LOT GRADING MUST BE COMPLETED WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
7. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
8. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES, AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT, AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
9. ALL DUCTILE IRON PIPES LESS THAN TWELVE (12") AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
10. ALL PIPE MATERIAL BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE COUNTY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES, AND THE GEOTECHNICAL ENGINEER.
11. COMPRESSION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL WIRES WITH FIRE HYDRANT RIGGING & SEWER SERVICE LINES, AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
12. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD-VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
13. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
14. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY-FIVE FEET (25) INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPELINE CONSTRUCTION.
15. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
16. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
17. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
18. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND DISTRICT ENGINEER PRIOR TO EXECUTION.
19. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BY NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER, AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
20. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE WITHIN ONE WEEK OF THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
21. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION, A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
22. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
 - A) PRIOR TO THE START OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRECONSTRUCTION MEETING. NO PRECONSTRUCTION MEETING CAN BE HELD BEFORE FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
23. TESTING OF FACILITIES:
 - A) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES.
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
 - ALL LINES SHALL BE CLEANED PRIOR TO VACUUM OR PRESSURE TESTING.
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION.
 - ALL LINES SHALL BE CCTV INSPECTED, AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
24. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF CONSTRUCTION, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.
25. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL A COMPLETE AND ACCESSIBLE FINISHED SURFACE, FULL LINE COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
26. ACCEPTANCE
 - A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE, ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THROUGH HAS OCCURRED.
 - B) A SECOND ACCEPTANCE MAY OCCUR ONCE THE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THROUGH OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE COMPLETE AND ACCESSIBLE, A FINAL ACCEPTANCE OF THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
27. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE AS-BUILT DRAWINGS. PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
28. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT-INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.

1. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
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. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE-AND-ONE-HALF (5.5) FEET.
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 CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
33. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUBS-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
34. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8"X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
35. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN FIVE HUNDRED FEET (500') (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
36. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWNS, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
37. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
38. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
- A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, AND COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
- B) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
- WASTEWATER 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 OR 1/2" PER FOOT WITHIN 100' OF ANY EXISTING OR STATE WATERS. ALL WORK FOR RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, INLINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PREEXISTING MAINS.
40. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116-RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.
41. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
- A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, AND COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
- B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY CONSTRUCTED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
- D) DOWNSTREAM PLUG CAN BE REMOVED ONCE THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
- THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.
- EL PASO COUNTY NOTES GRADING AND EROSION CONTROL NOTES:
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE EROSION, SEDIMENTATION, OR REDUCTION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION IN ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE ENGINEERING CRITERIA MANUAL, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL FLOPPED CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT ALL TIMES. IF THE ADEQUACY OF THE CONTROL MEASURES IS QUESTIONED, THEY 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.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH A MINIMUM PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FLOPPED CHANNELS, DITCHES, AND DISTURBED LAND AREAS MUST BE APPROVED BY THE ECD ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE EARTH DISTURBANCE AND EROSION. SEDIMENTATION AND 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 WATERWAY OR STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIALLY REQUESTED AND APPROVED.

1. 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APURTANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS IS PRACTICAL, TO THE MINIMUM REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUMES 1 AND 2, AND THE "FLOOD DAMAGE PREVENTION AND MITIGATION PERMITS" OF THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHERS LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. A SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ROCKY MOUNTAIN GROUP, REVISED MARCH 27, 2025 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE QUALITY OF THE SUBMITTED APPLICATION AND THE PERMIT MUST BE OBTAINED BY A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS PLEASE CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80244-1530
ATTN: PERMITS UNIT





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NOTICE:
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	719-598-5192
	JIM BYERS

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

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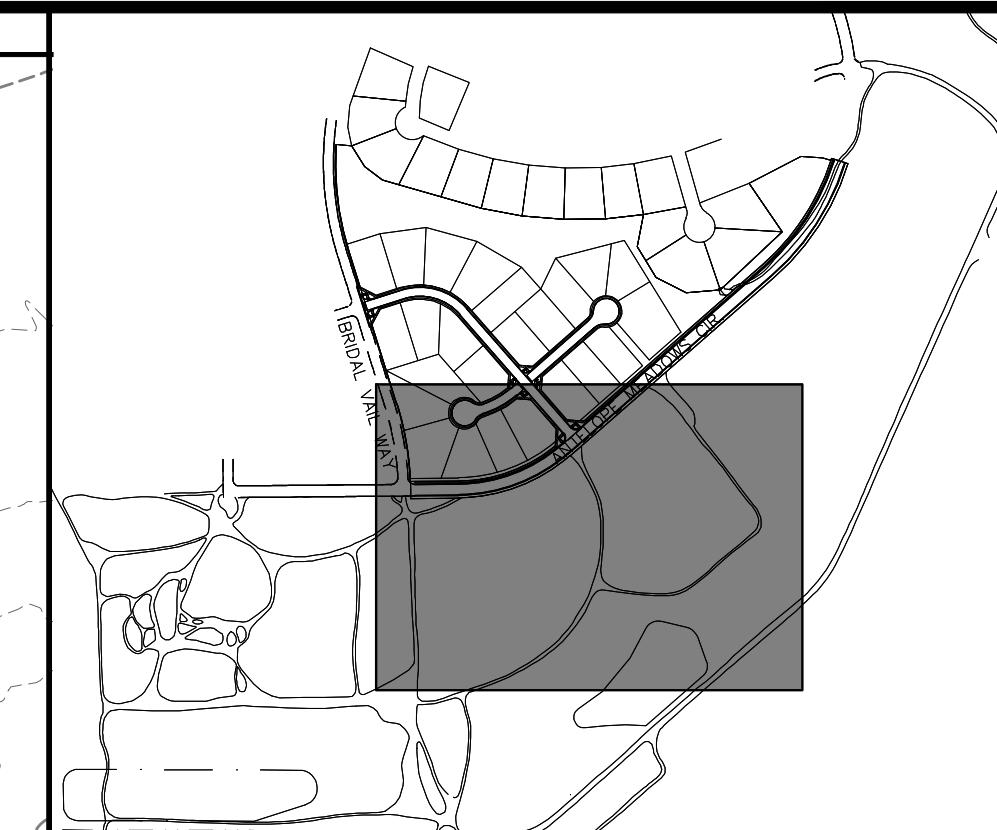
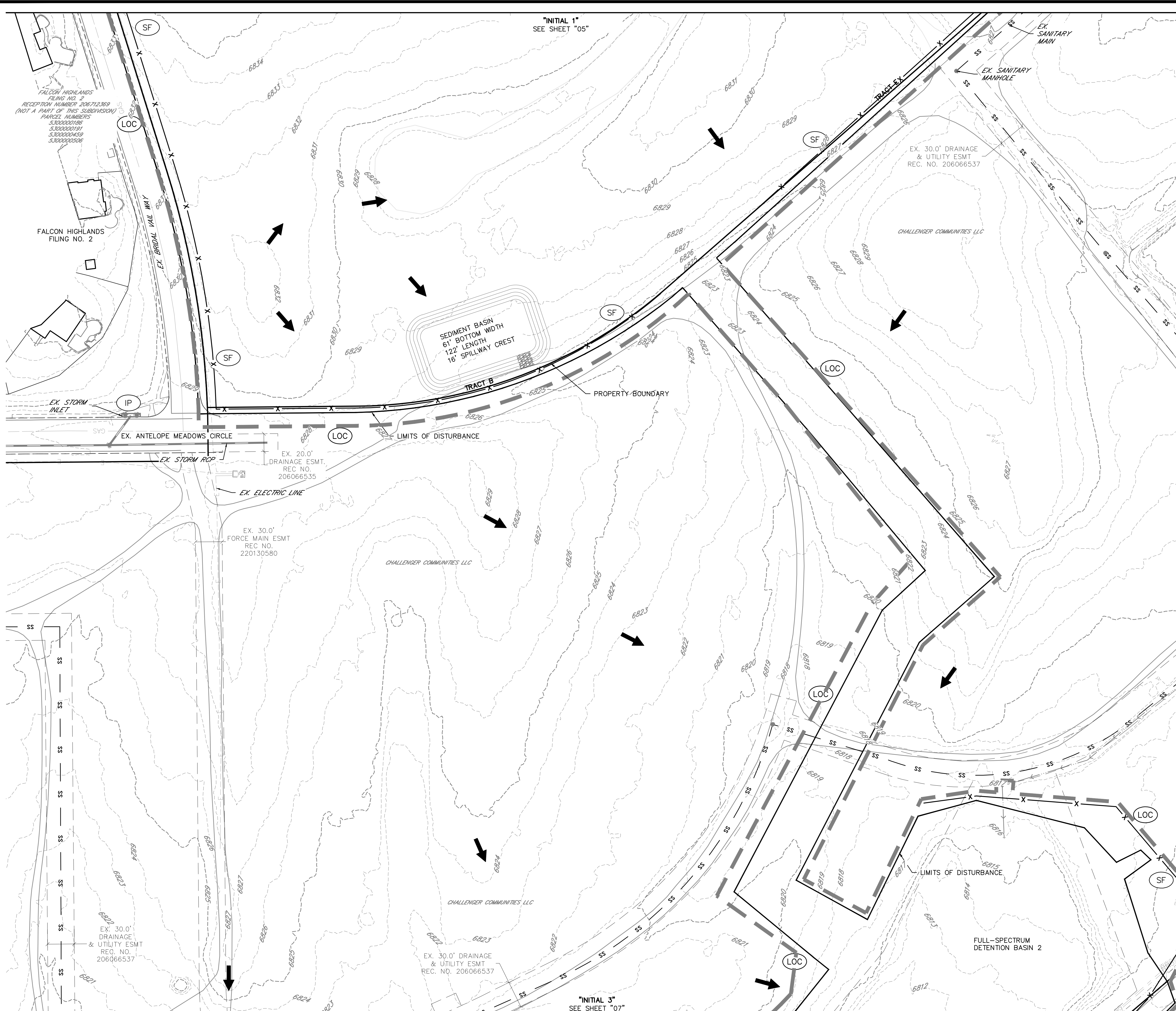
DATE 5/30/2025

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B	2nd SUBMITTAL TO JURISDICTION	07/18/2024	KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025	KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025	KB
E	5th SUBMITTAL TO JURISDICTION	09/08/2025	KB
F	6th SUBMITTAL TO JURISDICTION	09/08/2025	KB

REVISIONS

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P.M.	DM		
JOB	24004308		
SHEET NO.	05		

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	EXISTING RIGHT-OF-WAY
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	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
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	(VTC) VEHICLE TRACKING CONTROL
	(IP) INLET PROTECTION
	(OP) OUTLET PROTECTION
	(SM) SEEDING AND MULCHING
	(SB) SEDIMENT BASIN
	(RS) ROCK SOCKS
	EXISTING FLOW ARROW

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH – FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INITIAL 2

A	1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION 01/08/2025 - KB
C	3rd SUBMITTAL TO JURISDICTION 04/15/2025 - KB
D	4th SUBMITTAL TO JURISDICTION 06/02/2025 - DM
F	5th SUBMITTAL TO JURISDICTION 09/08/2025 - DM



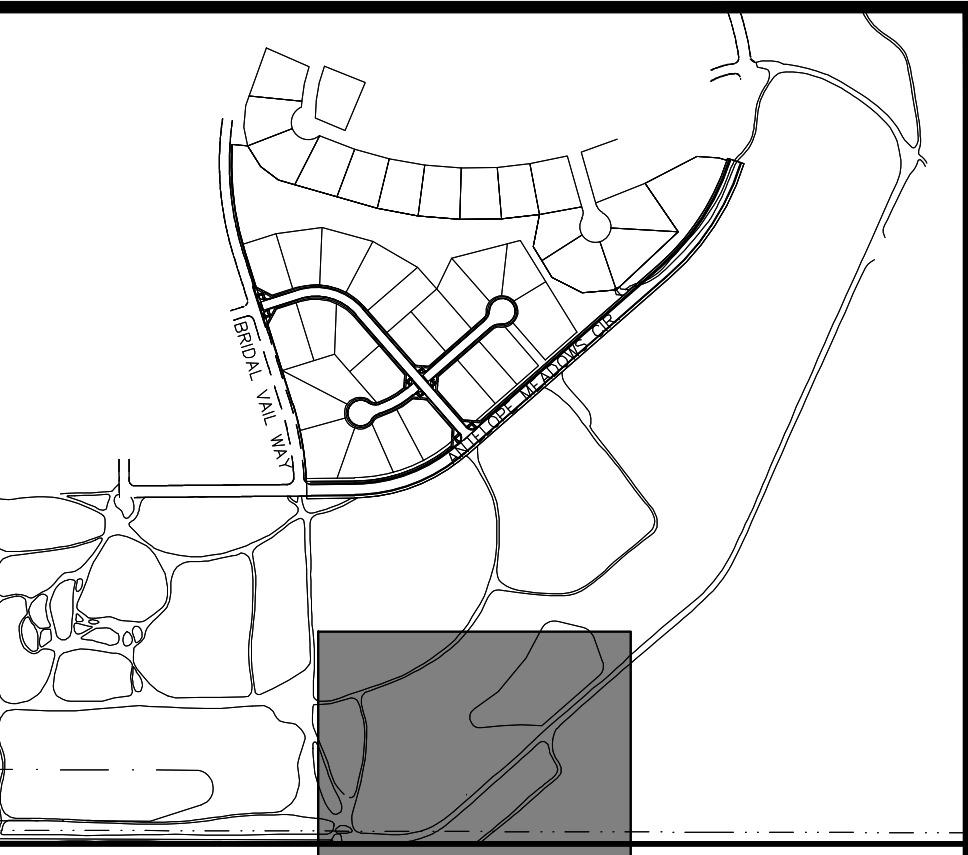
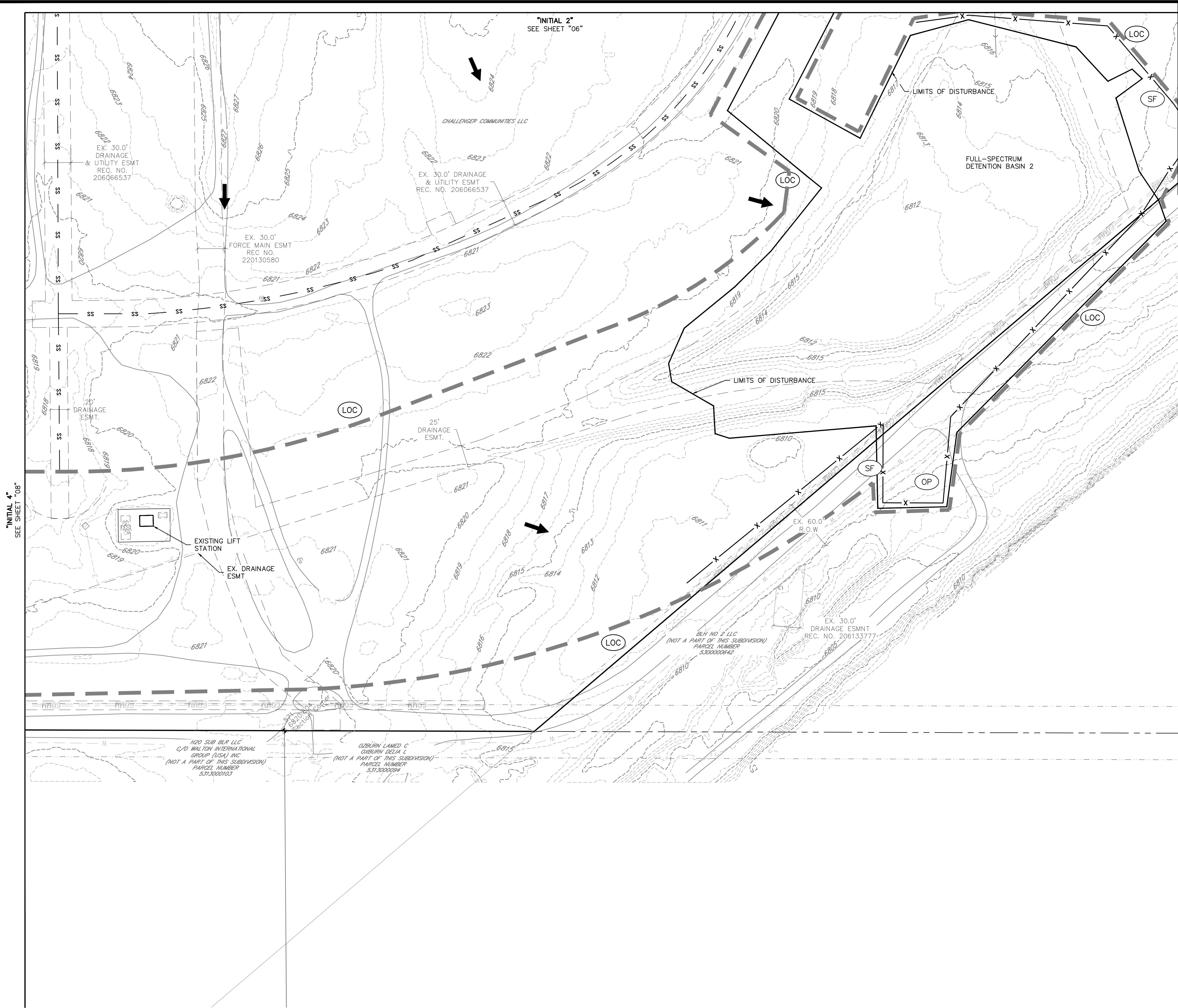
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P.M. DM			

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BENCHMARK:
ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH
PM, FND. 3.25" ALUM. CAP.
(ELEVATION: 6810.43-NAVDB8).

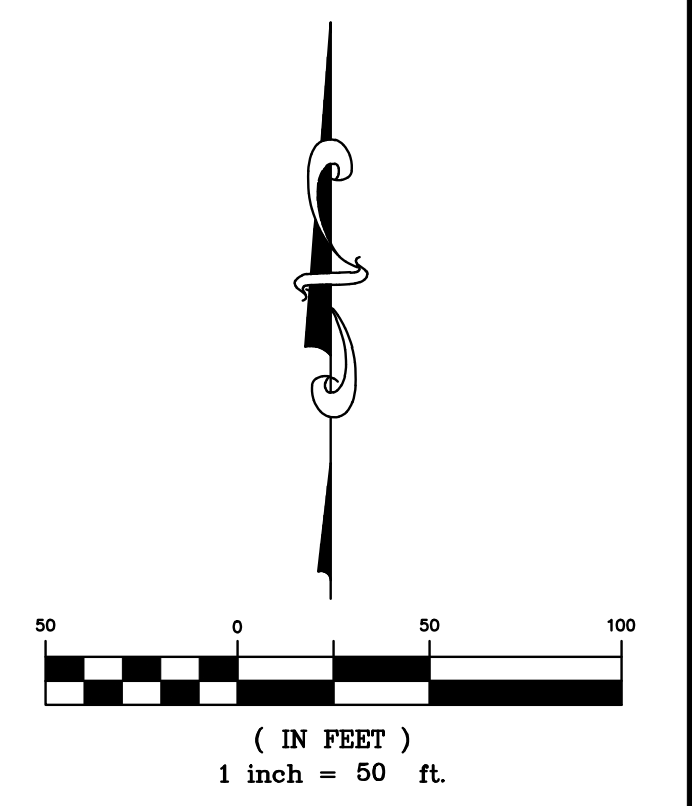
BASIS OF BEARINGS:
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BY A 100-3/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS
PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4"
ALUMINUM CAP STAMPED "PLS 4842".

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NOTES:

1. NO CONCRETE/ASPHALT BATCH PLANTS ARE ANTICIPATED ON SITE.
2. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND WEEDS.



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
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	SILT FENCE
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	INLET PROTECTION
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	SEEDING AND MULCHING
	SEDIMENT BASIN
	ROCK SOCKS
	EXISTING FLOW ARROW

BENCHMARK:
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DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
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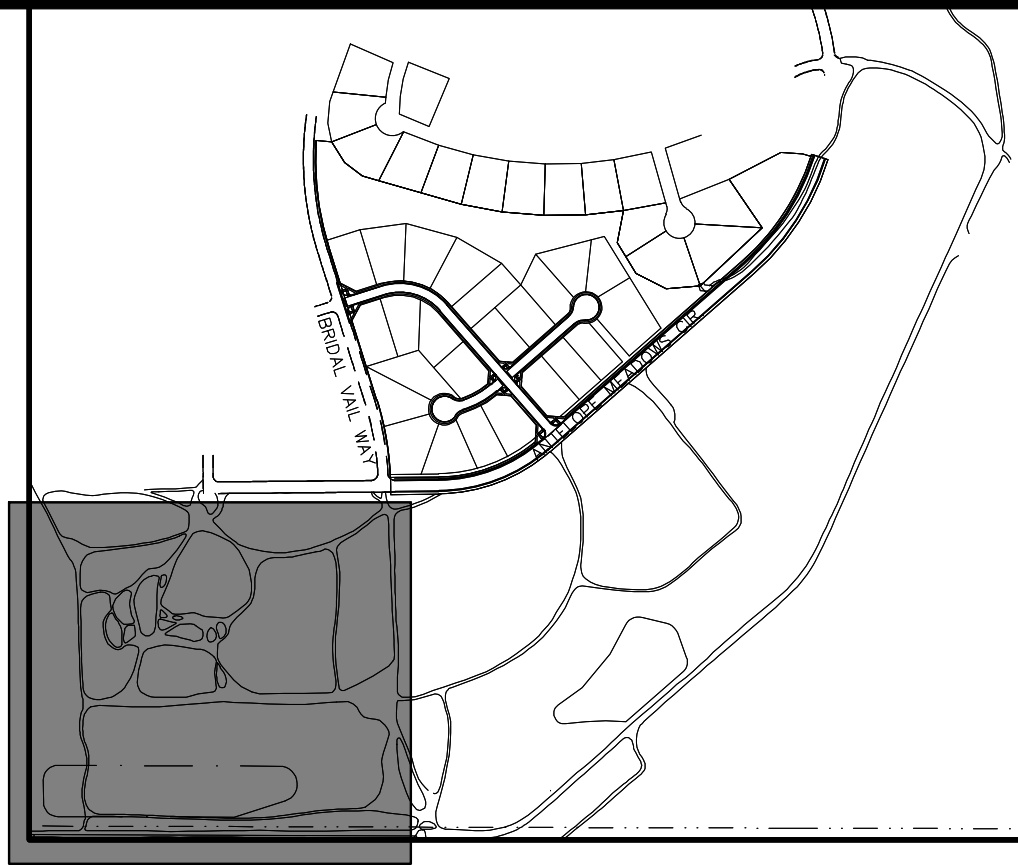
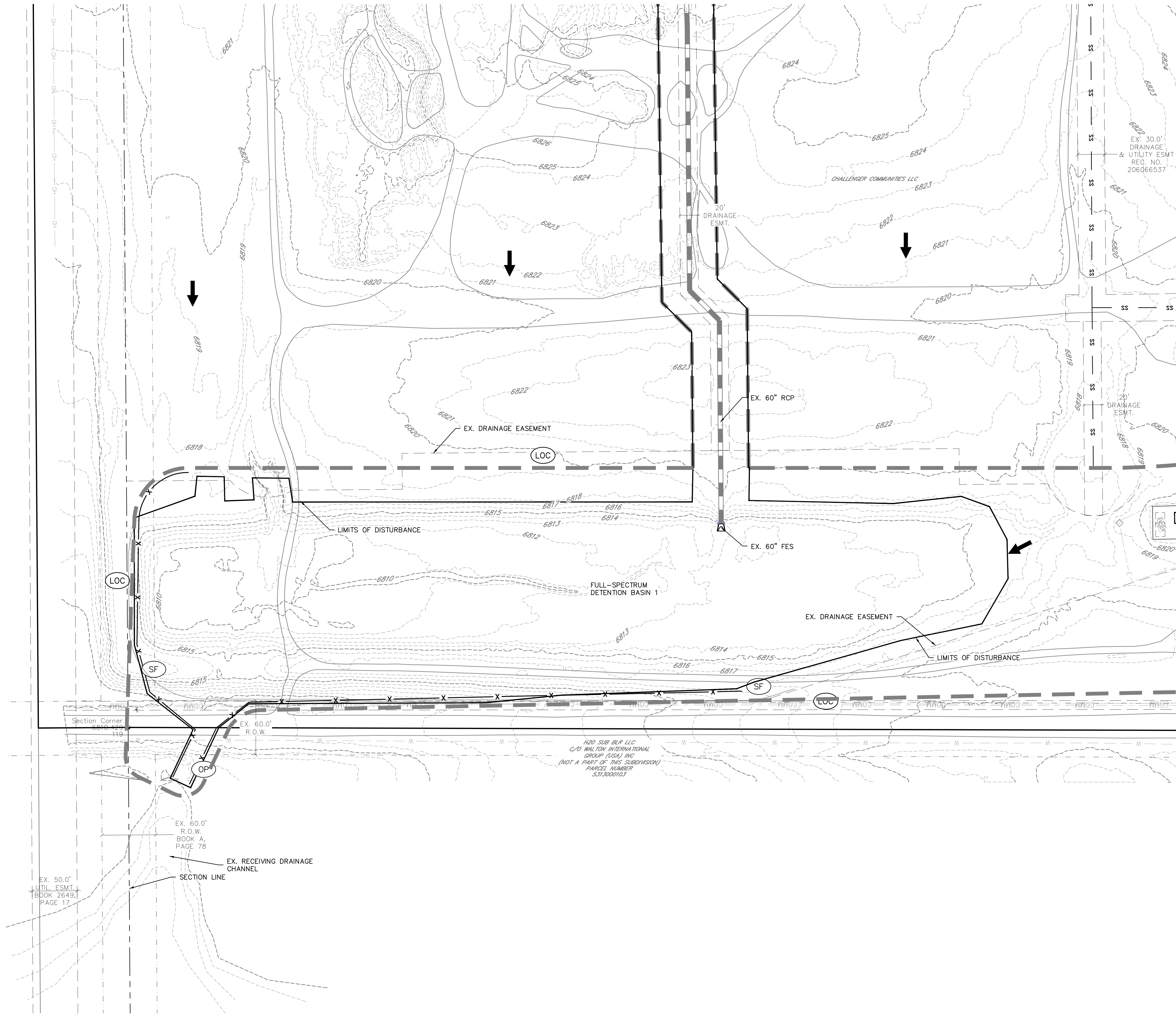
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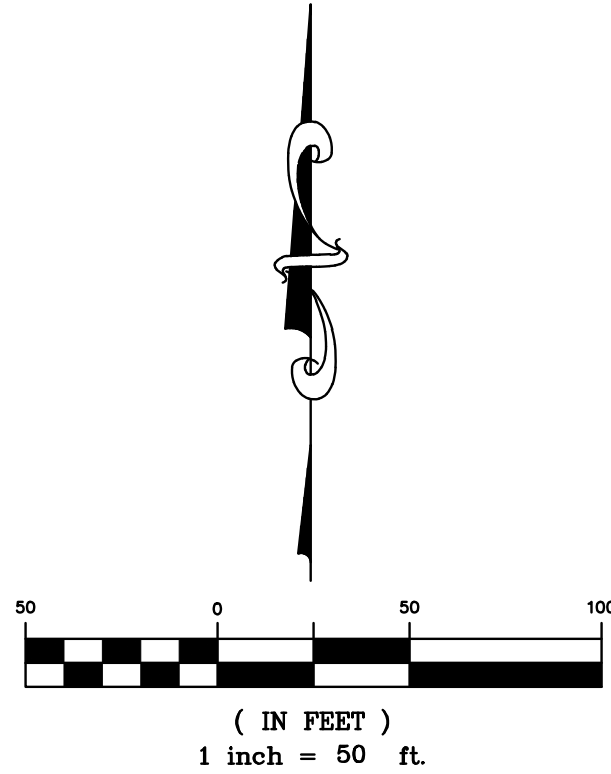
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JOB	24004308		
SHEET NO.	07		

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JIM BYERS	EROSION & SEDIMENT CONTROL PLANS

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D	4th SUBMITTAL TO JURISDICTION	06/29/2026	- JM
E	5th SUBMITTAL TO JURISDICTION	09/08/2026	- JM
F	6th SUBMITTAL TO JURISDICTION		

REVISIONS

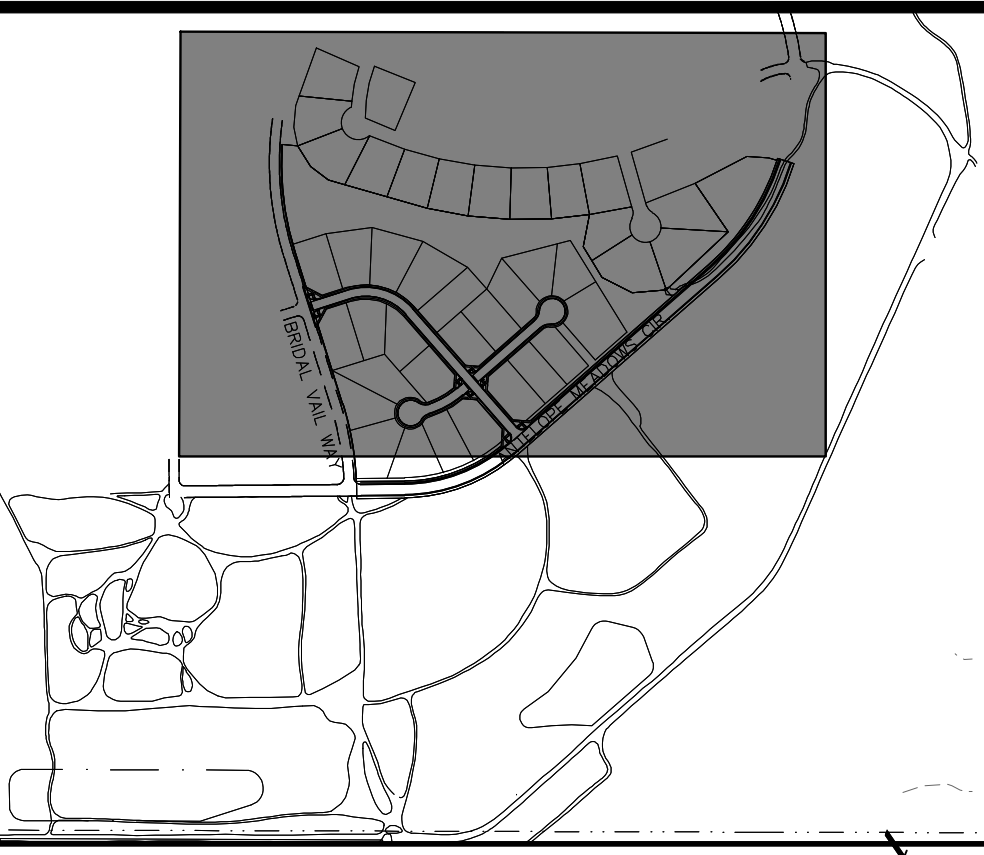
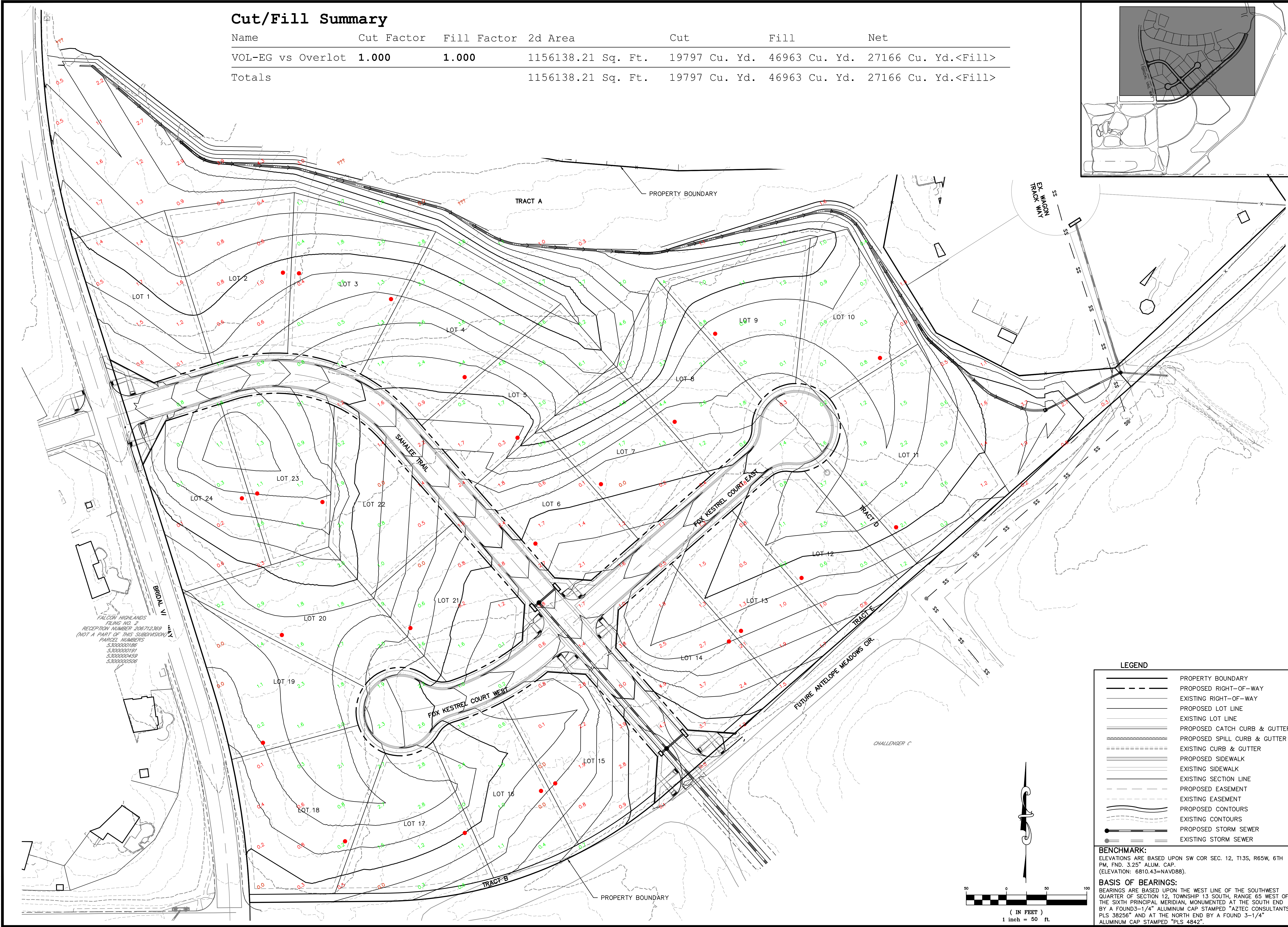
COUNTY FILE NO.:

DR. TN	CH. KB
P.M. DM	
JOB 24004308	
SHEET NO.	08

CAD FILE: 24004308-SESS-INITIAL.DWG

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOL-EG vs Overlot	1.000	1.000	1156138.21 Sq. Ft.	19797 Cu. Yd.	46963 Cu. Yd.	27166 Cu. Yd.<Fill>
Totals			1156138.21 Sq. Ft.	19797 Cu. Yd.	46963 Cu. Yd.	27166 Cu. Yd.<Fill>



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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
CUT-FILL

DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024	- KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025	- JM
E	5th SUBMITTAL TO JURISDICTION	09/08/2025	- JM

REVISIONS

COUNTY FILE NO.:

DR.	TN	CH.	KB
P.M.	DM		

JOB 24004308

SHEET NO. 09

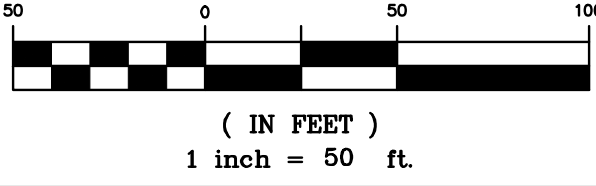
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LEGEND

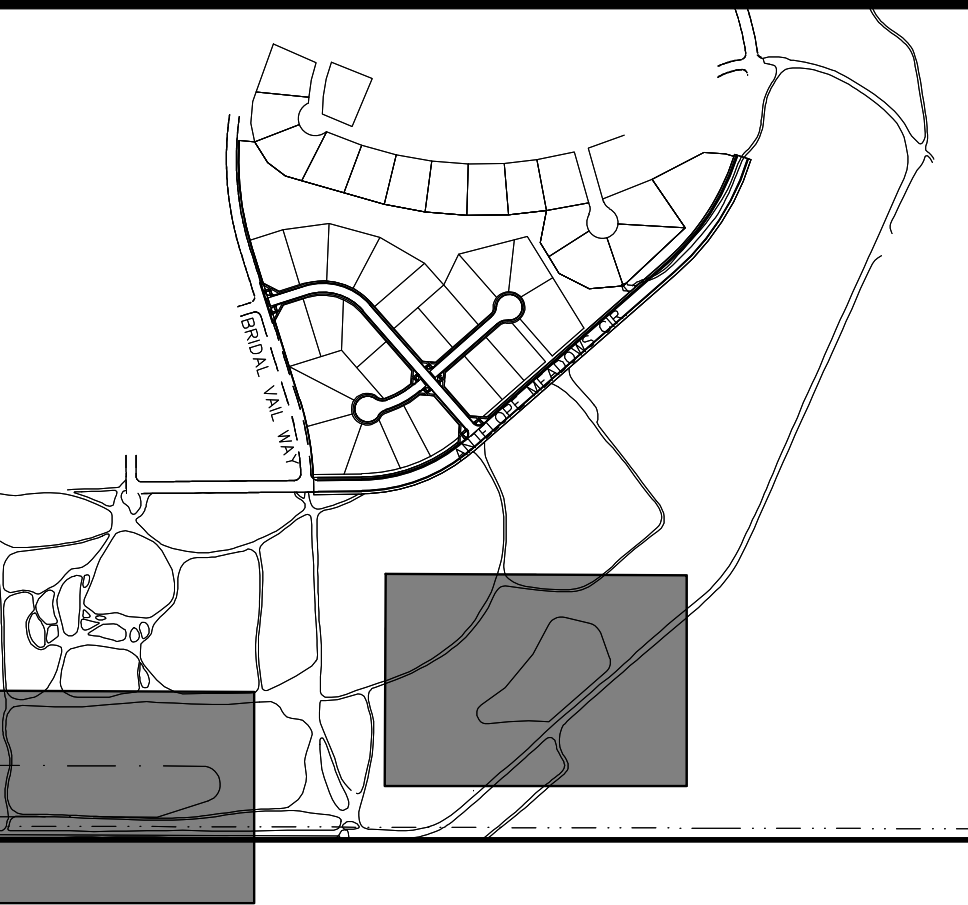
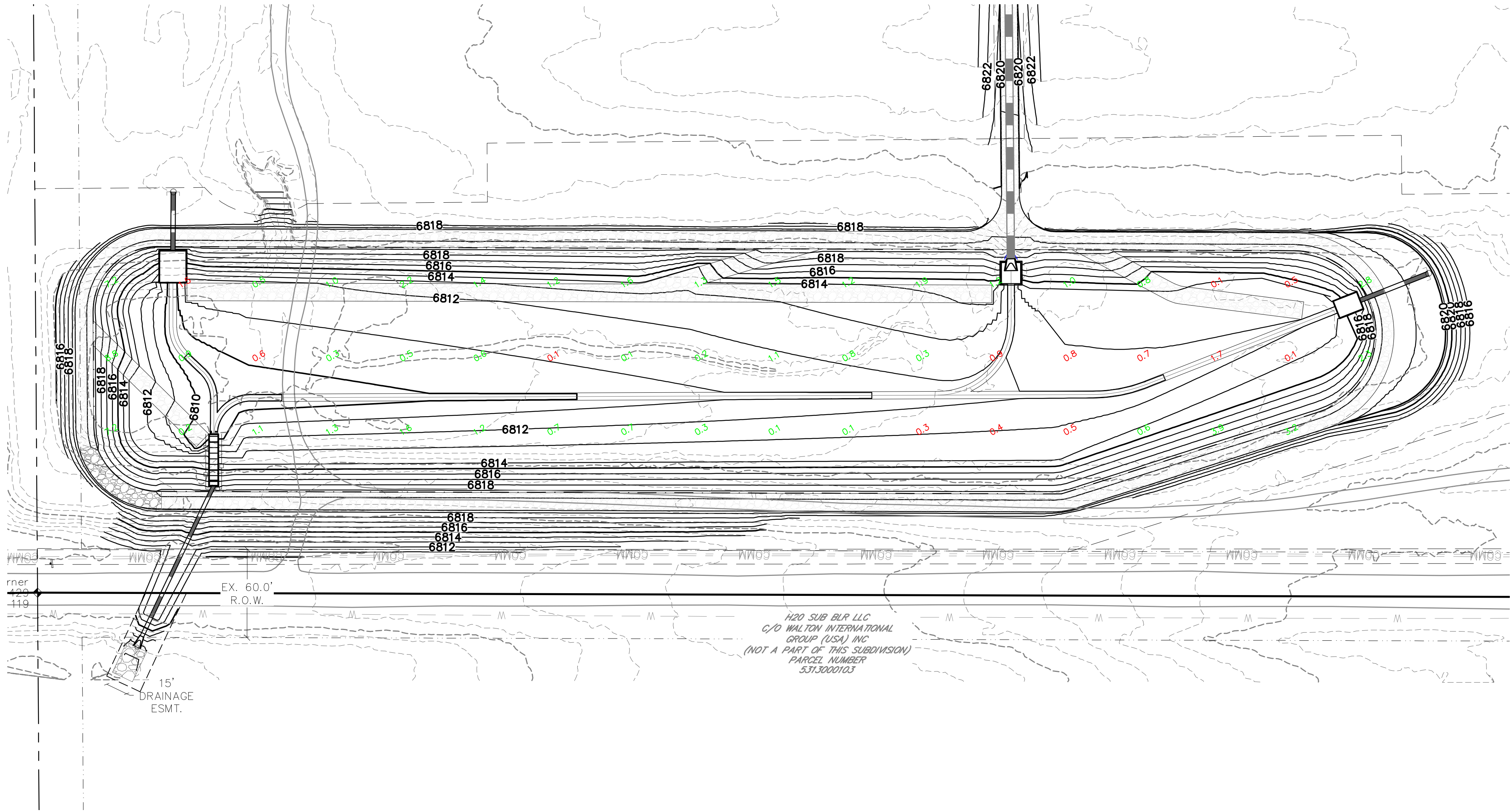
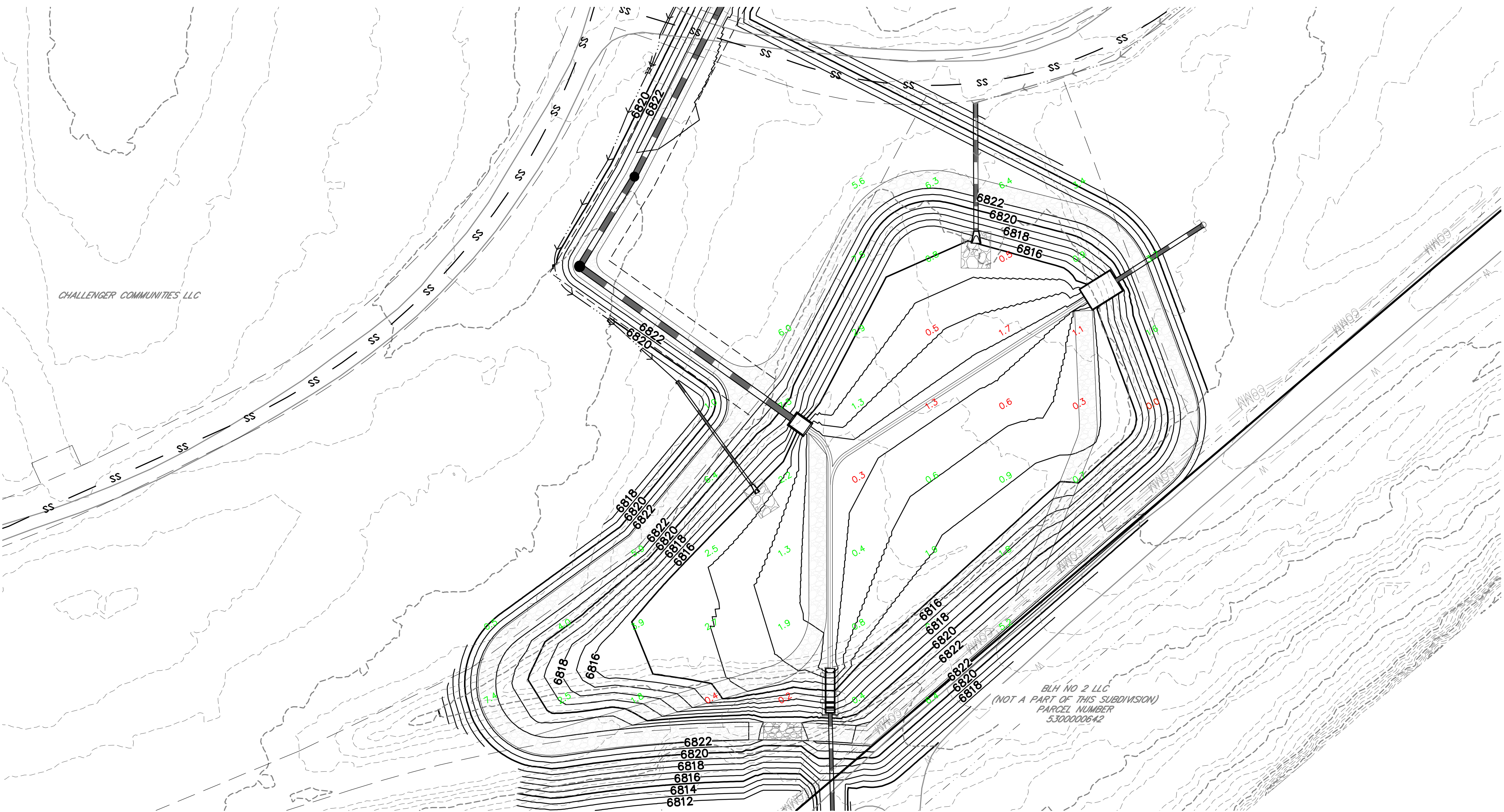
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
-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

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".



DATE PLOTTED: 05/30/2025 BY: JIM BYERS



811
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CUT-FILL 2

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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
CUT-FILL 2

DATE 5/30/2025

REVISIONS
1st SUBMITTAL TO JURISDICTION 07/17/2024 - KB
2nd SUBMITTAL TO JURISDICTION 07/18/2024 - KB
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5th SUBMITTAL TO JURISDICTION 09/08/2025 - JM

REVISIONS

COUNTY FILE NO.:

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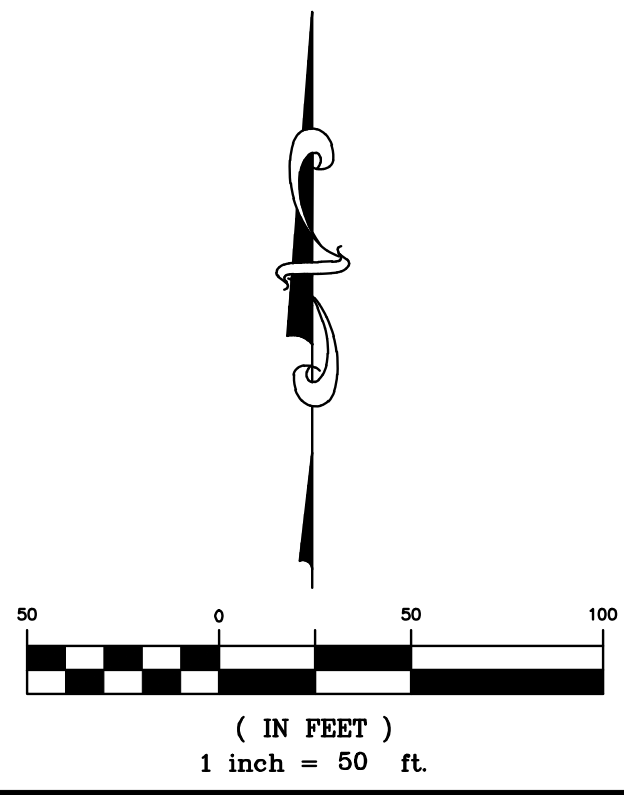
JOB 24004308

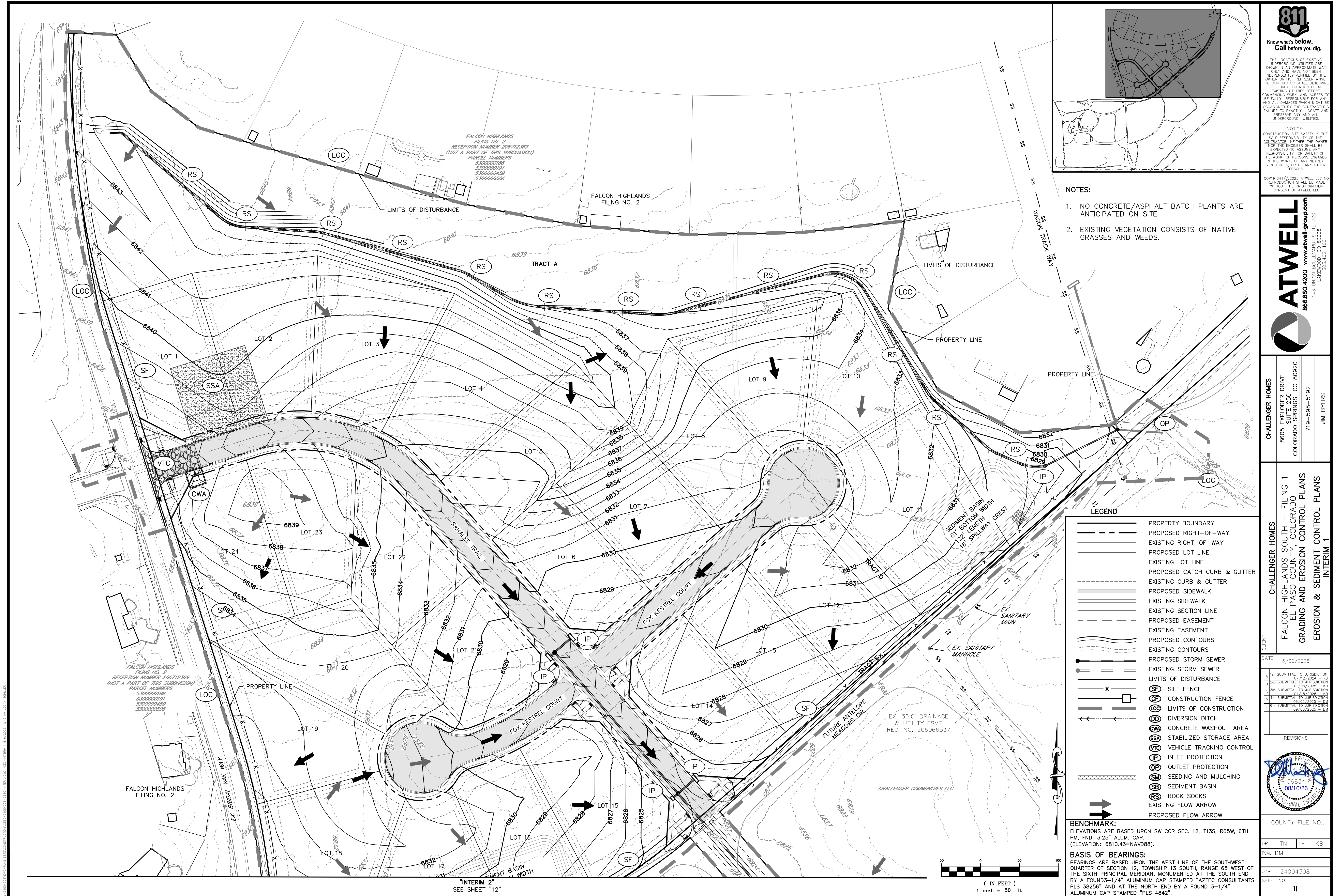
SHEET NO. 10

LEGEND	
	PROPERTY BOUNDARY
	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
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INTERIM 1

DATE	5/30/2025
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B	2 nd SUBMITTAL TO JURISDICTION 01/08/2025 – KB
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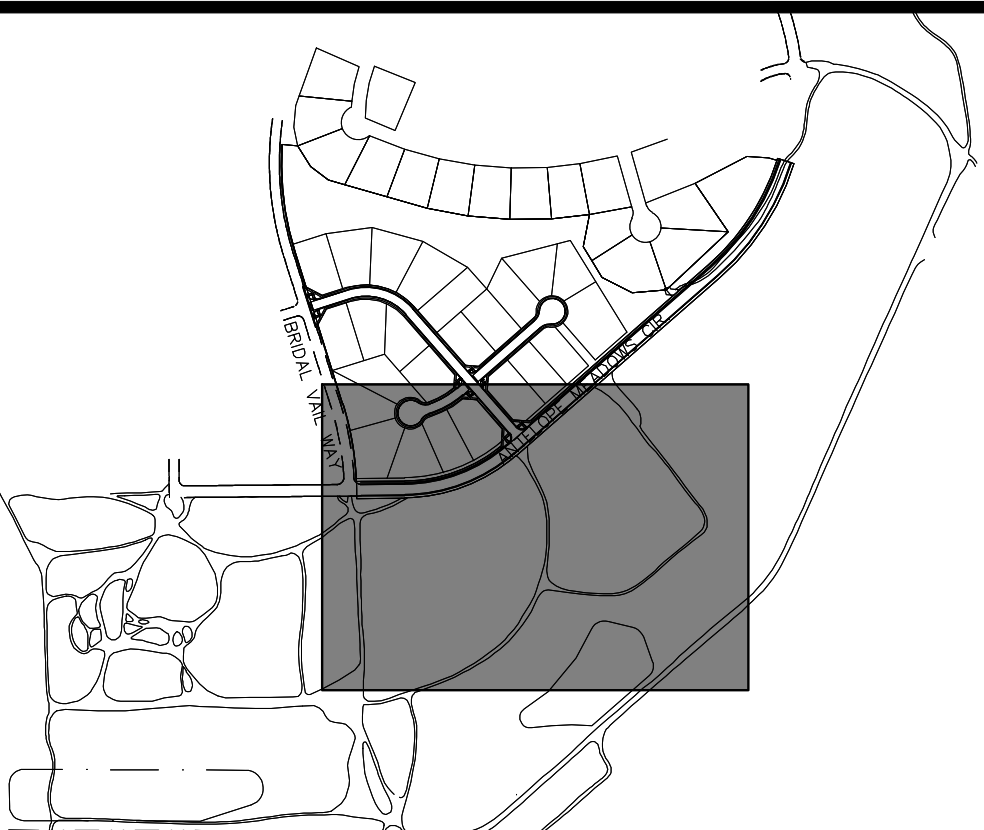
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MR.	TN	CH.	KB
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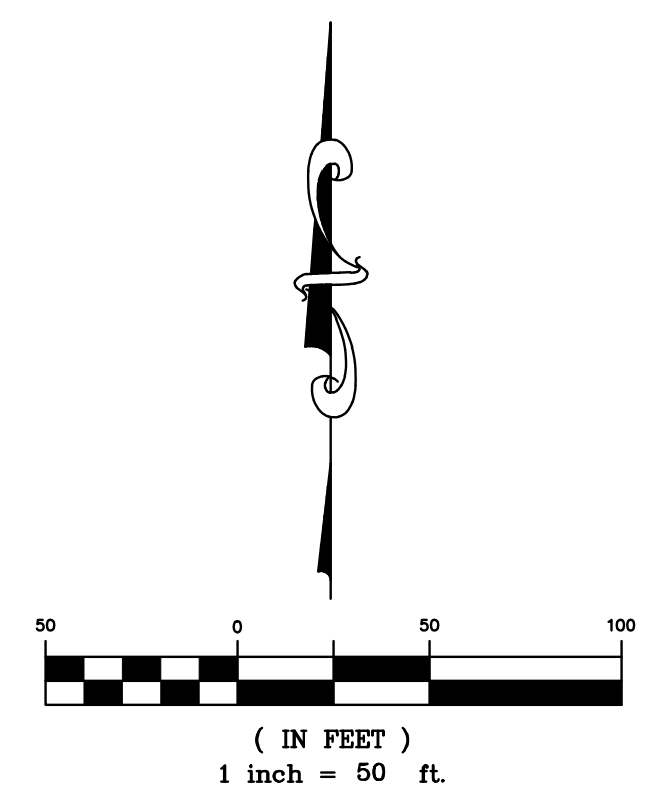
P.M. DM

OB	24004308
SHEET NO.	

11



- NOTES:
- NO CONCRETE/ASPHALT BATCH PLANTS ARE ANTICIPATED ON SITE.
 - EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND WEEDS.



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
	LIMITS OF DISTURBANCE
	(SF) SILT FENCE
	(CF) CONSTRUCTION FENCE
	(LOC) LIMITS OF CONSTRUCTION
	(DD) DIVERSION DITCH
	(CWA) CONCRETE WASHOUT AREA
	(SSA) STABILIZED STORAGE AREA
	(VTC) VEHICLE TRACKING CONTROL
	(IP) INLET PROTECTION
	(OP) OUTLET PROTECTION
	(SM) SEEDING AND MULCHING
	(SB) SEDIMENT BASIN
	(RS) ROCK SOCKS
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW

BENCHMARK:
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BASIS OF BEARINGS:
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CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INTERIM 2

DATE: 5/30/2025

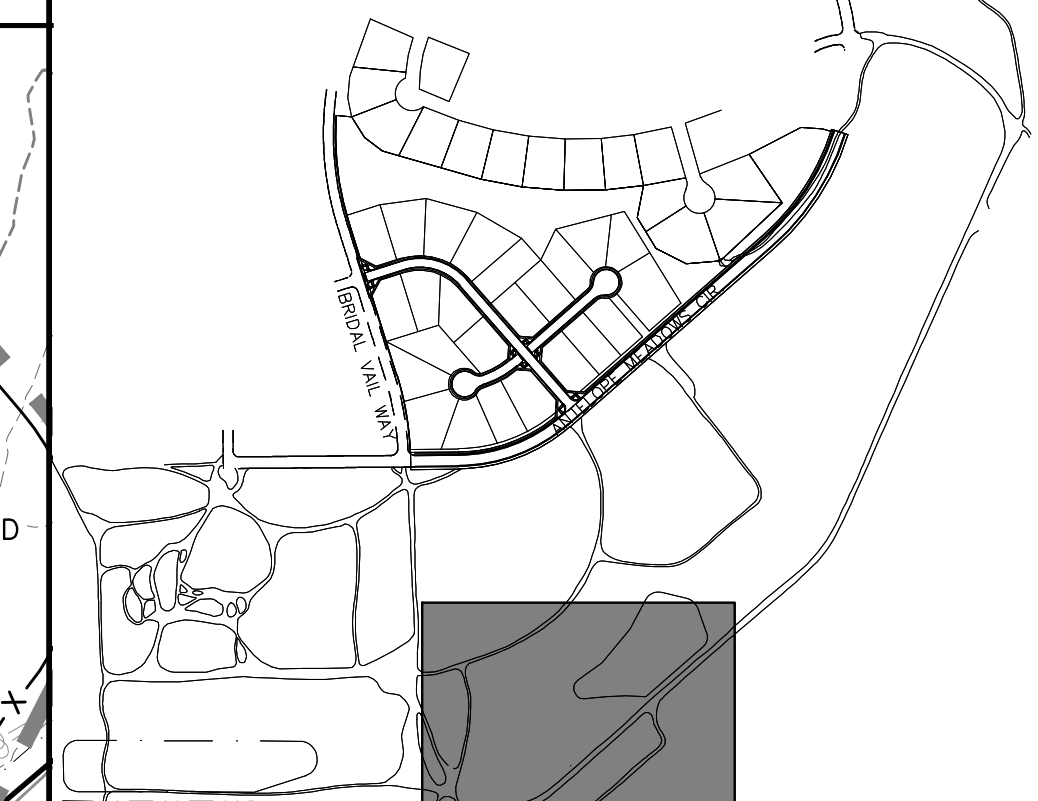
A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
B	2nd SUBMITTAL TO JURISDICTION	07/08/2025	- KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2026	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2026	- JM
E	5th SUBMITTAL TO JURISDICTION	09/08/2026	- JM

REVISIONS

COUNTY FILE NO.:

DR.	TN	CH.	KB
P.M.	DM		
JOB	24004308		
SHEET NO.	12		

CAD FILE: 24004308-SESS-INTERIM.DWG



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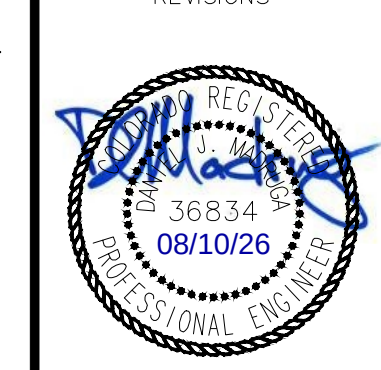
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8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES	FALCON HIGHLANDS SOUTH — FILING 1 EL PASO COUNTY, COLORADO GRADING AND EROSION CONTROL PLANS EROSION & SEDIMENT CONTROL PLANS INTERIM 3
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DATE 5/30/2025

A	1 ST SUBMITTAL TO JURISDICTION 07/12/2024 – KB
B	2 ND SUBMITTAL TO JURISDICTION 01/08/2025 – KB
C	3 RD SUBMITTAL TO JURISDICTION 04/15/2025 – KB
D	4 TH SUBMITTAL TO JURISDICTION 06/02/2025 – DM
F	6 TH SUBMITTAL TO JURISDICTION 09/08/2025 – DM

REVISIONS



COUNTY FILE NO.:

[illegible]

DR.	TN	CH.	KB
P.M. DM			

JOB	24004308
SHEET NO.	

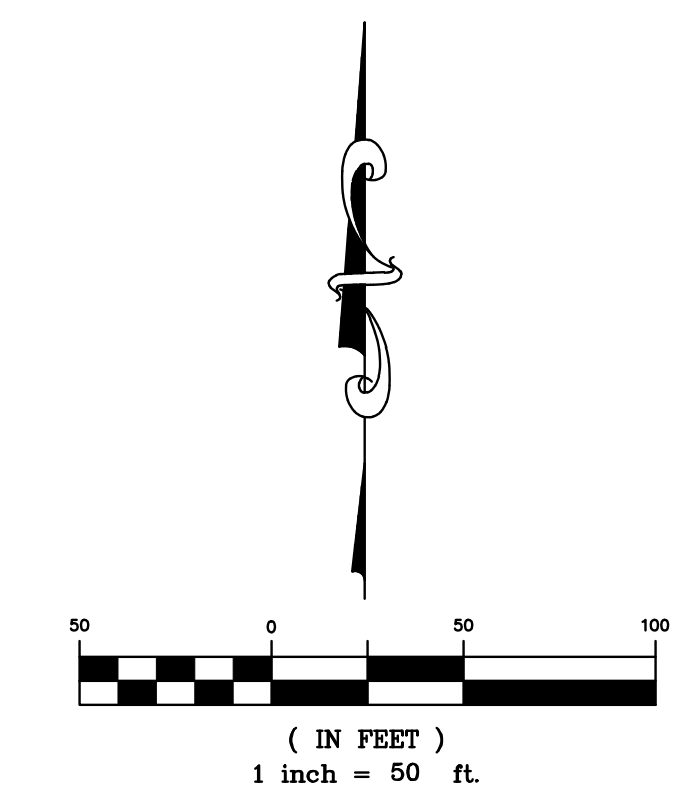
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CAN FILE: 24004308-GFSC=INTERIM DWG:

"INTERIM 4"
SEE SHEET "14"

NOTES

1. NO CONCRETE/ASPHALT BATCH PLANTS ARE ANTICIPATED ON SITE.
2. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND WEEDS.



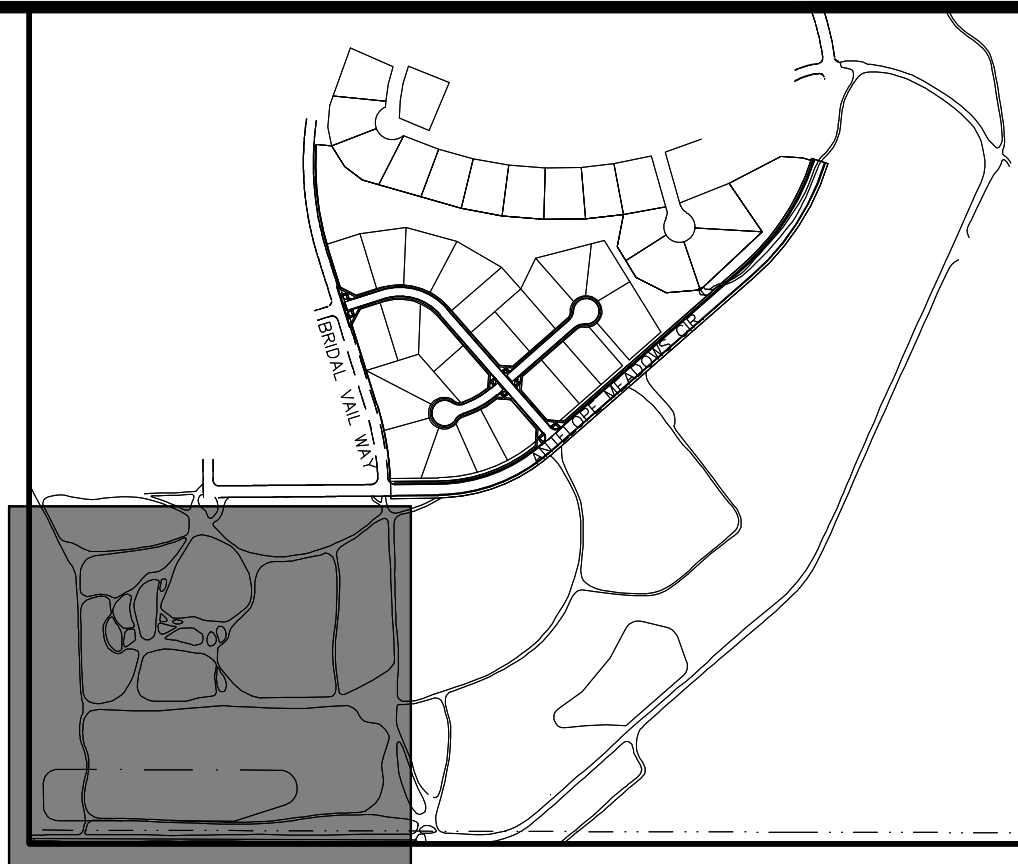
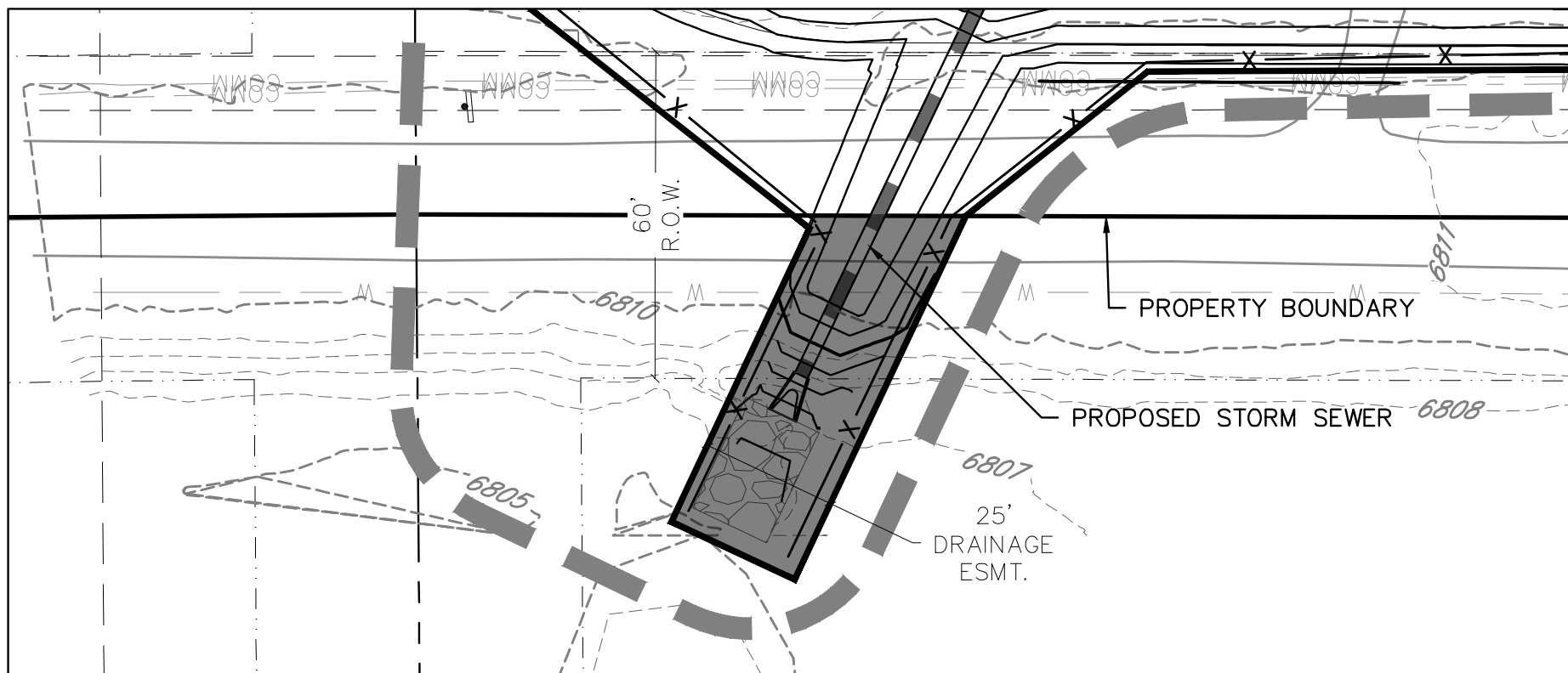
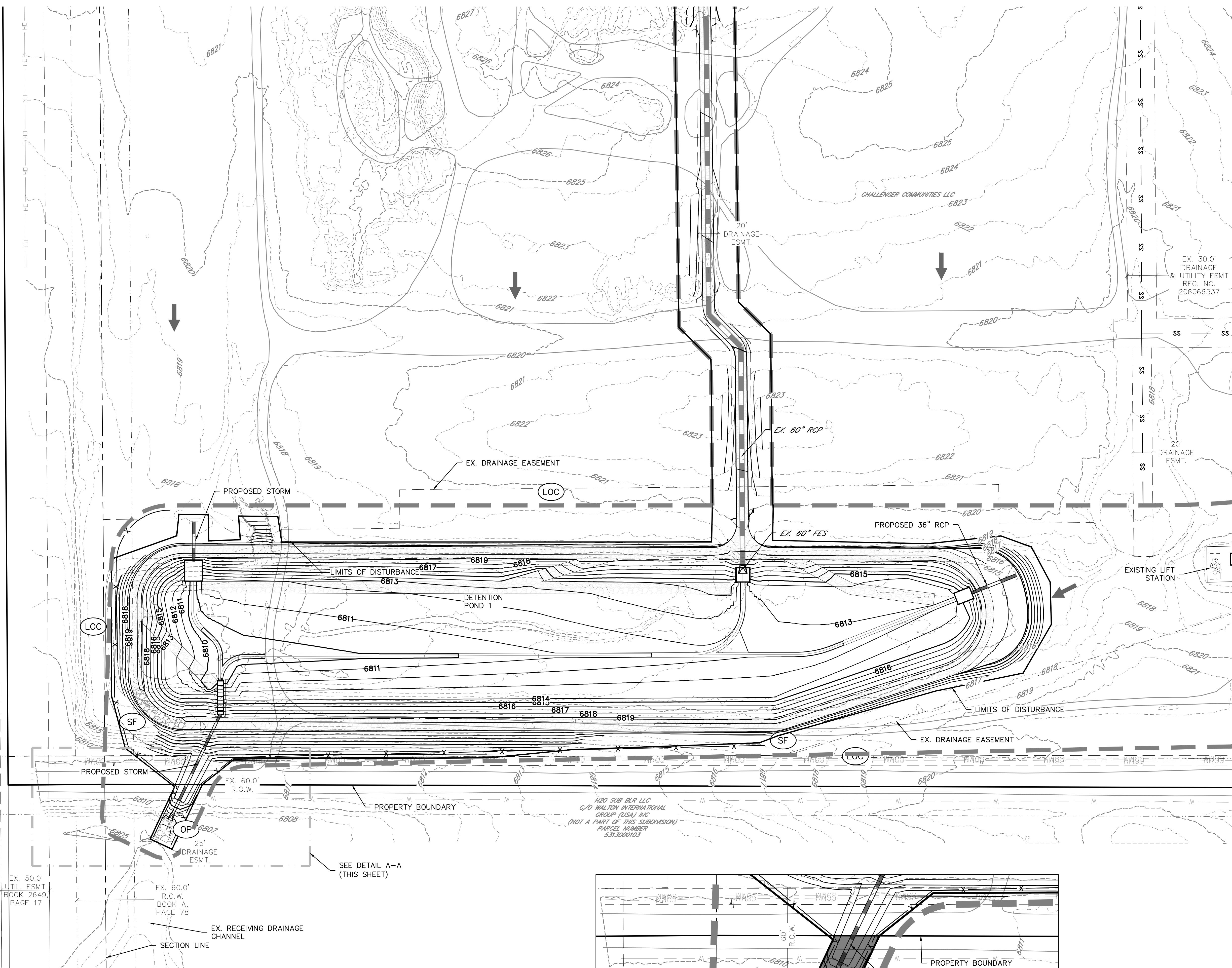
LEGEND

	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
	LIMITS OF DISTURBANCE
	(SF) SILT FENCE
	(CF) CONSTRUCTION FENCE
	(LOC) LIMITS OF CONSTRUCTION
	(DD) DIVERSION DITCH
	(CWA) CONCRETE WASHOUT AREA
	(SSA) STABILIZED STORAGE AREA
	(VTC) VEHICLE TRACKING CONTROL
	(IP) INLET PROTECTION
	(OP) OUTLET PROTECTION
	(SM) SEEDING AND MULCHING
	(SB) SEDIMENT BASIN
	(RS) ROCK SOCKS
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW

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

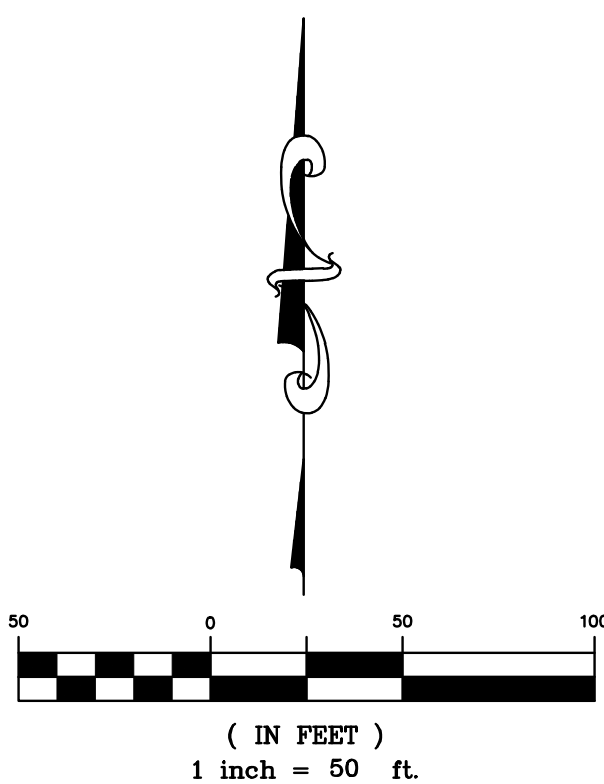
BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM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

\\s01\apps\cadd\124004308-6553-INTERM.DWG: 11/20/2025 11:45 AM LISA GUNTER



NOTES:

1. NO CONCRETE/ASPHALT BATCH PLANTS ARE ANTICIPATED ON SITE.
2. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND WEEDS.



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 |
| --- | LIMITS OF DISTURBANCE |
| --- | (SF) SILT FENCE |
| --- | (CF) CONSTRUCTION FENCE |
| --- | (LOC) LIMITS OF CONSTRUCTION |
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| --- | (CWA) CONCRETE WASHOUT AREA |
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719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INTERIM 4

DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024 - KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025 - KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025 - JIM
E	5th SUBMITTAL TO JURISDICTION	09/08/2025 - JIM
F	6th SUBMITTAL TO JURISDICTION	

REVISIONS

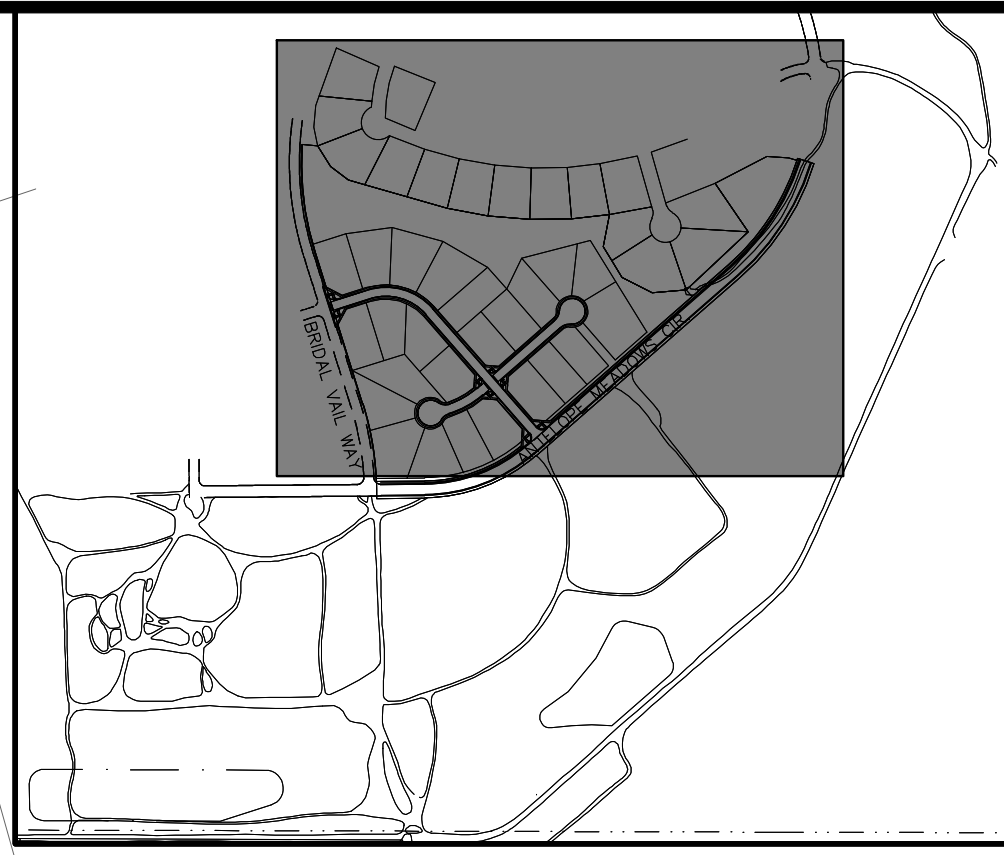
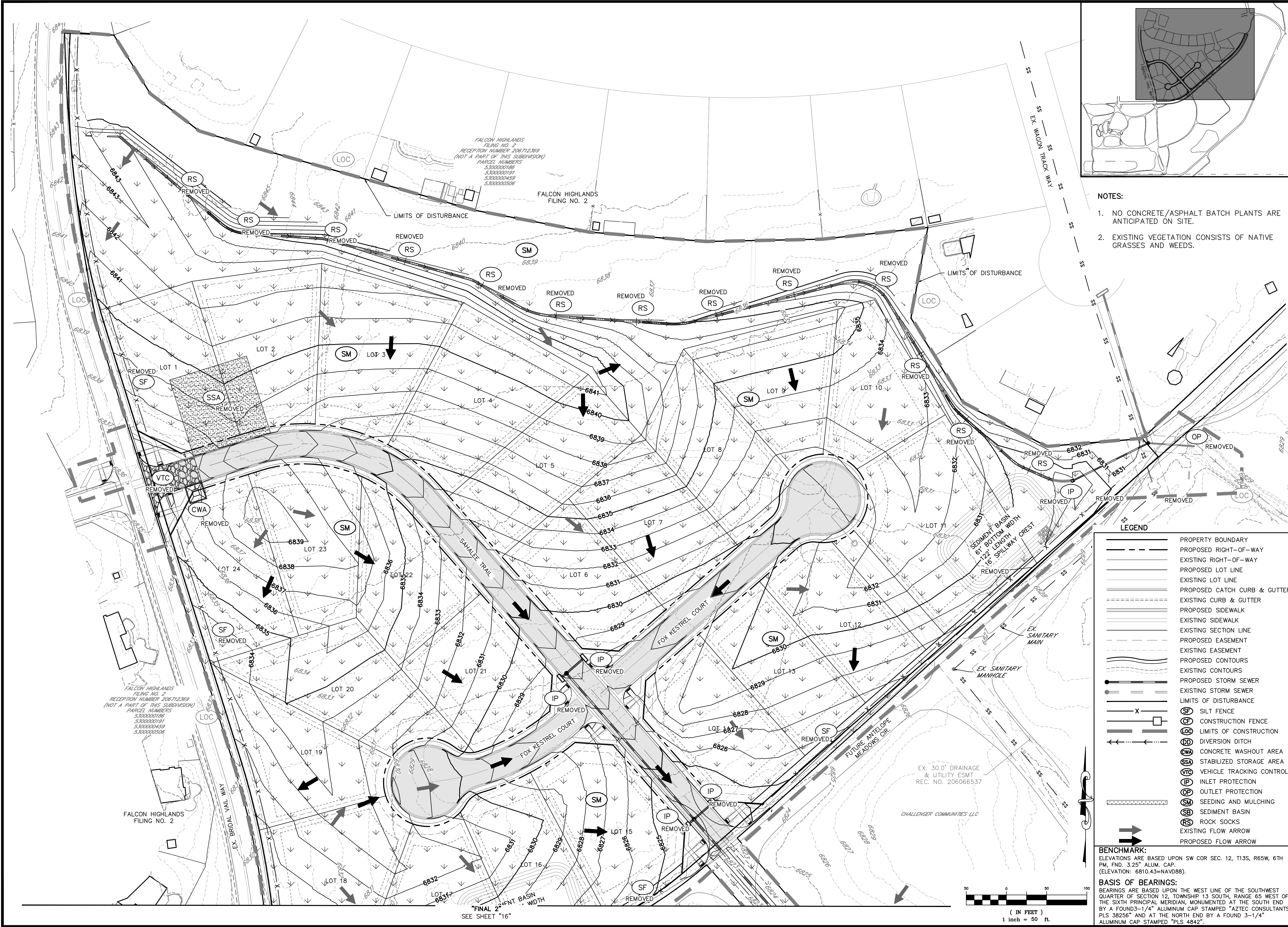


36834
08/10/26
PROFESSIONAL ENGINEER

COUNTY FILE NO.:

DR.	TN	CH.	KB
P.M.	DM		
JOB	24004308		
SHEET NO.	14		

CAD FILE: 24004308-6553-INTERIM.DWG



- NOTES:
1. NO CONCRETE/ASPHALT BATCH PLANTS ARE ANTICIPATED ON SITE.
 2. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND WEEDS.

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
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	719-598-5192 JIM BYERS

CHALLENGER HOMES

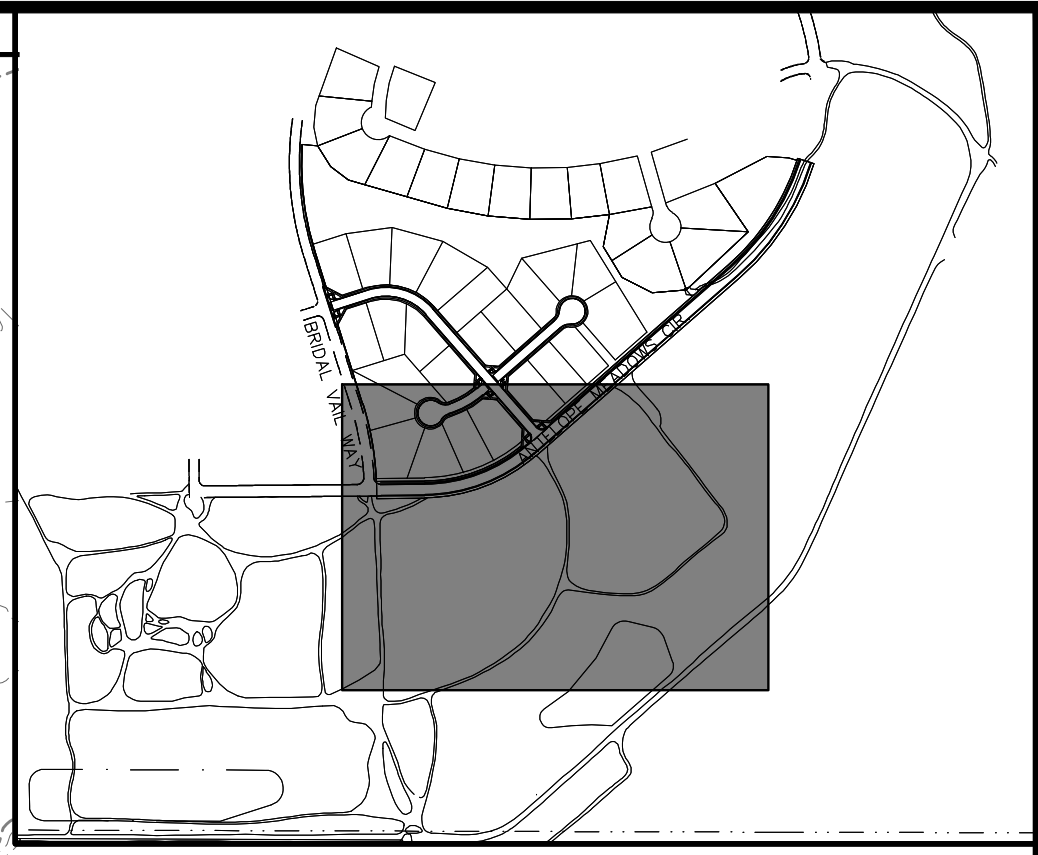
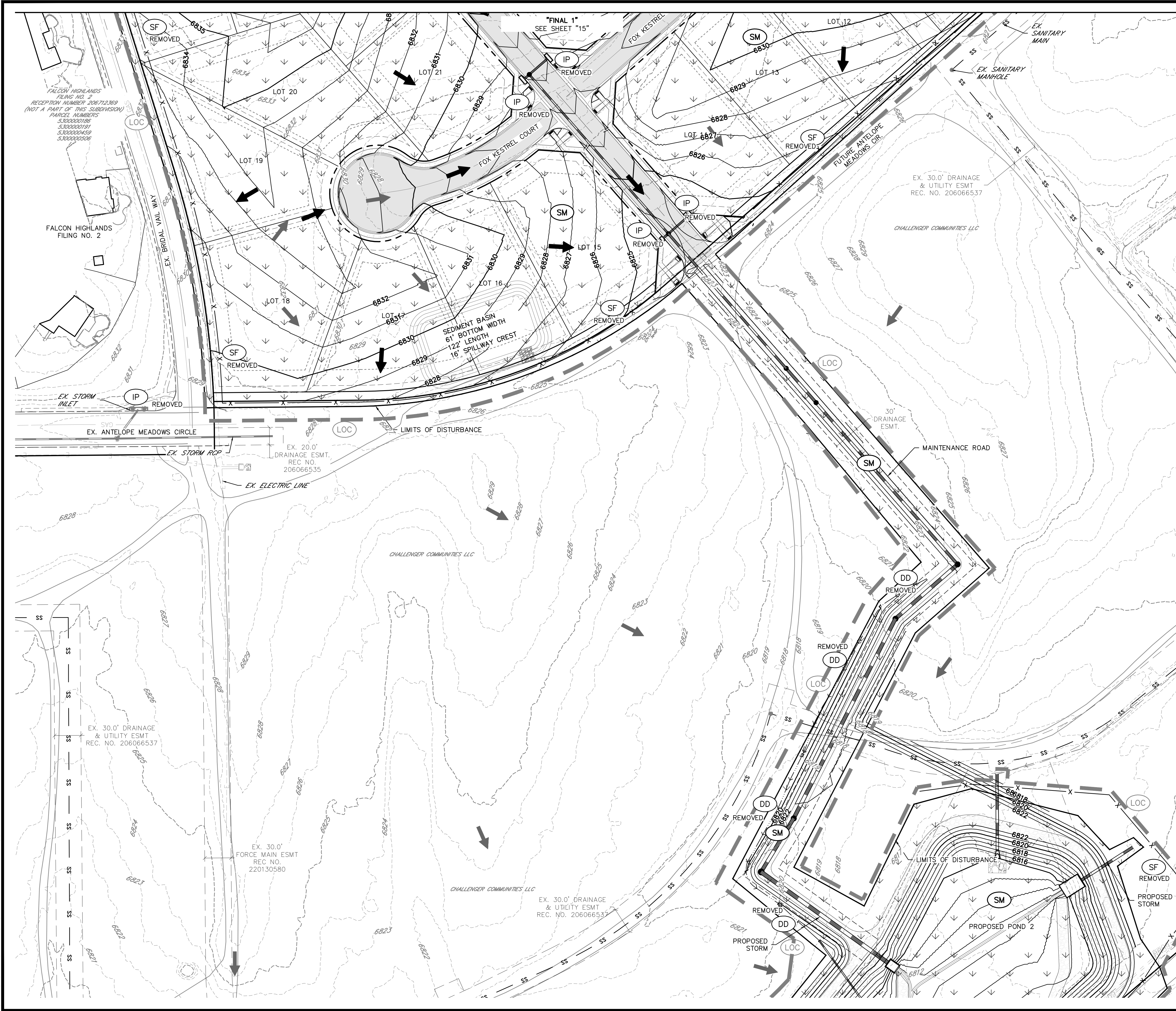
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
FINAL 1

DATE	5/30/2025
1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
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4th SUBMITTAL TO JURISDICTION	06/29/2025 - RM
5th SUBMITTAL TO JURISDICTION	09/08/2025 - RM

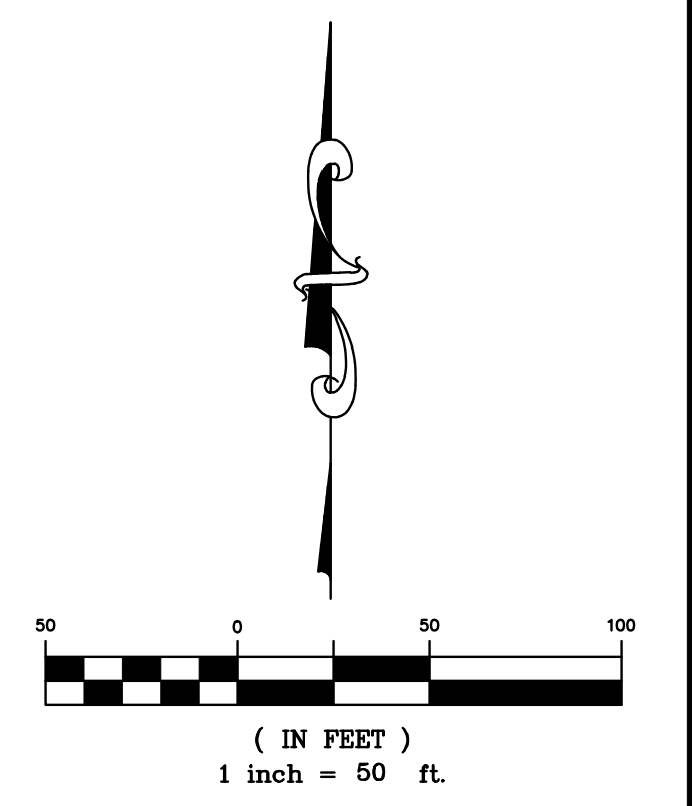
DR.	TN	CH.	KB
P.M.	DM		
JOB	24004308		
SHEET NO.	15		

CAD FILE: 24004308-GESES-FINAL.DWG

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB OR TO THE FACE OF THE WALL, UNLESS OTHERWISE NOTED.



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	PROPOSED RIGHT-OF-WAY
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	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
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	SF SILT FENCE
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CHALLENGER HOMES	CHALLENGER HOMES	CLIENT
8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO	
719-598-5192	GRADING AND EROSION CONTROL PLANS	
JIM BYERS	EROSION & SEDIMENT CONTROL PLANS	
	FINAL 2	

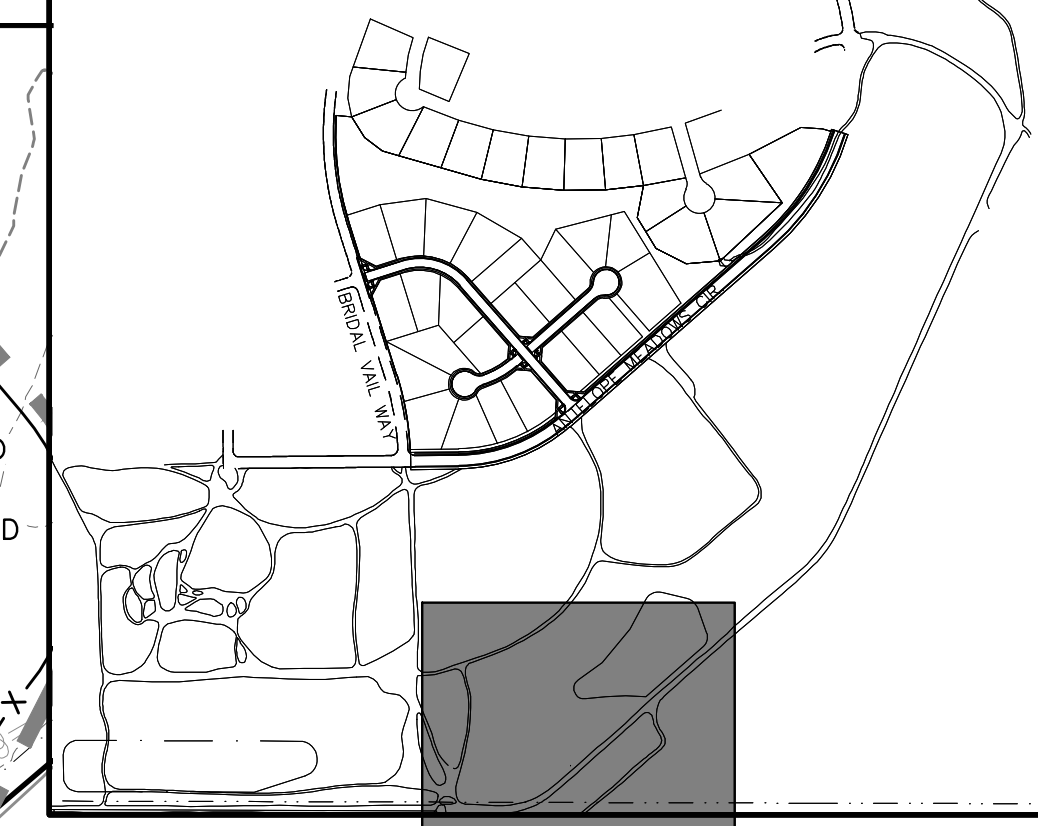
DATE	5/30/2025
A	1st SUBMITTAL TO JURISDICTION 07/17/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION 07/18/2024 - KB
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D	4th SUBMITTAL TO JURISDICTION 06/29/2025 - RM
E	5th SUBMITTAL TO JURISDICTION 09/08/2025 - RM
F	6th SUBMITTAL TO JURISDICTION 09/08/2025 - RM

REVISIONS	

COUNTY FILE NO.:

DR. TN	CH. KB
P.M. DM	
JOB 24004308	
SHEET NO.	16

CAD FILE: 24004308-SESS-FINAL.DWG





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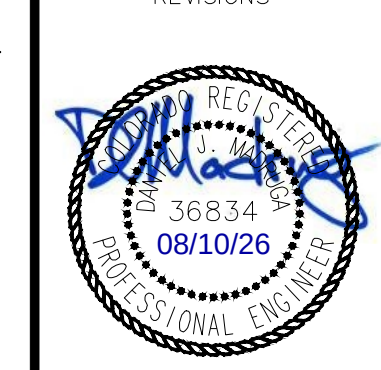
CHALLENGER HOMES
8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES	FALCON HIGHLANDS SOUTH — FILING 1 EL PASO COUNTY, COLORADO GRADING AND EROSION CONTROL PLANS EROSION & SEDIMENT CONTROL PLANS FINAL 3
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DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION 07/12/2024 - KR
B	2nd SUBMITTAL TO JURISDICTION 01/08/2025 - KR
C	3rd SUBMITTAL TO JURISDICTION 04/15/2025 - KR
D	4th SUBMITTAL TO JURISDICTION 06/02/2025 - DM
F	6th SUBMITTAL TO JURISDICTION 09/08/2025 - DM

REVISIONS



COUNTY FILE NO.:

COUNTY FILE NO.:

[illegible]

DR.	TN	CH.	KB
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P.M. DM

JOB 24004308

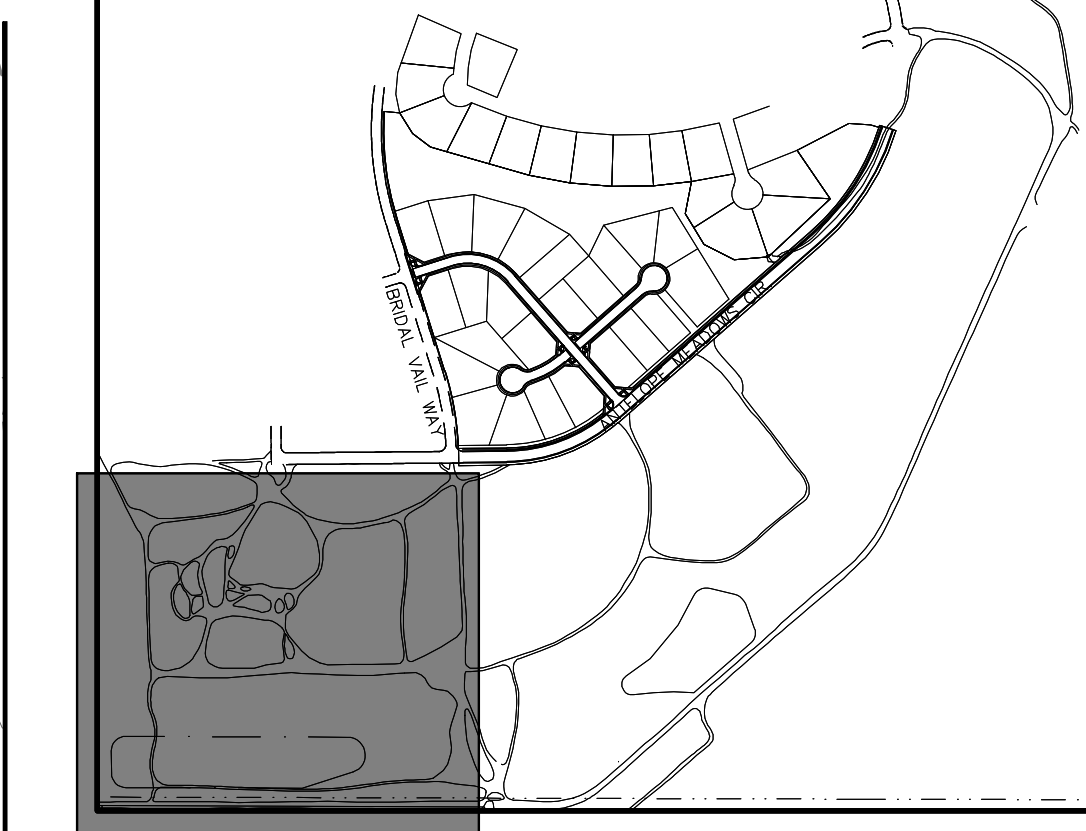
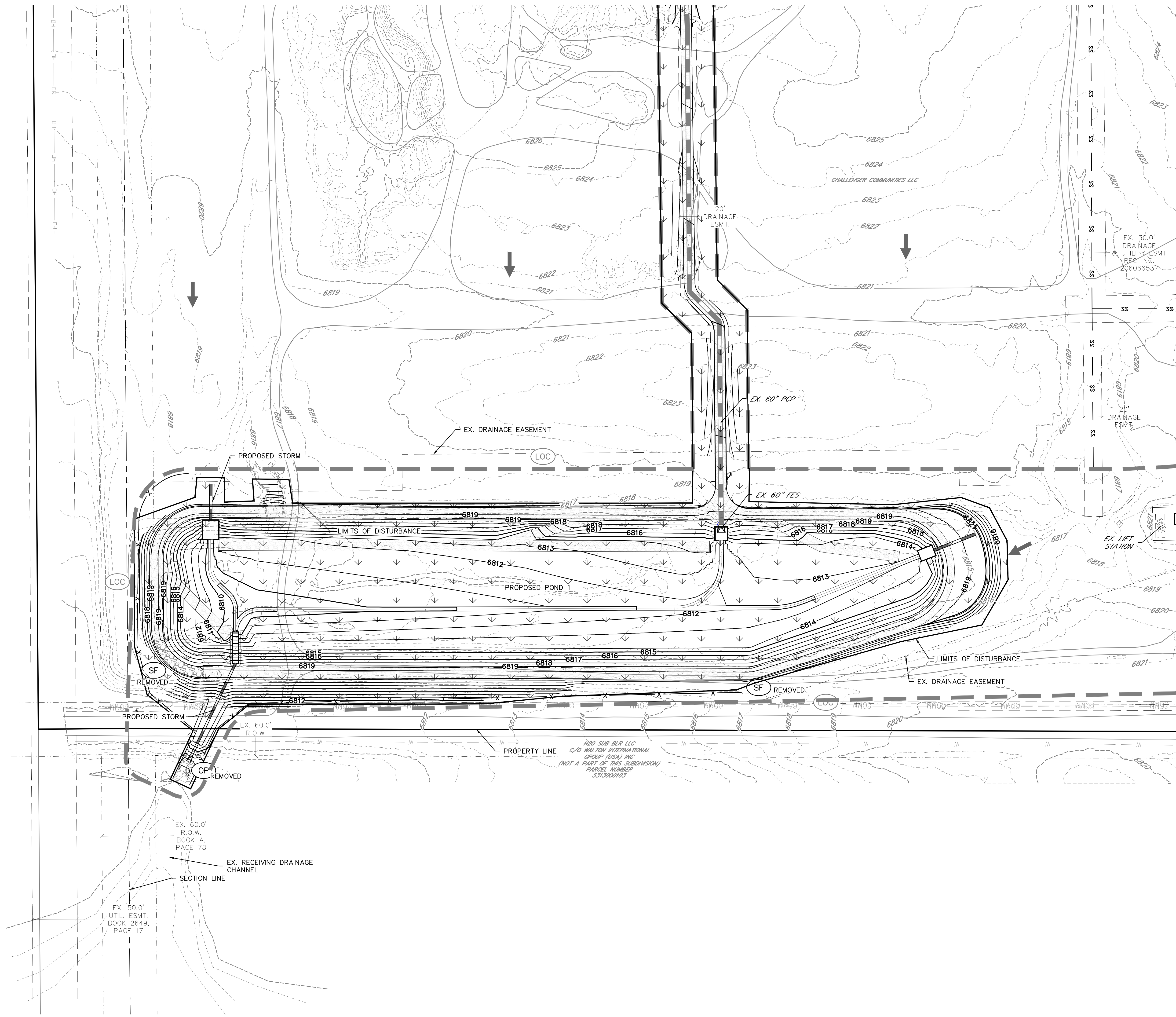
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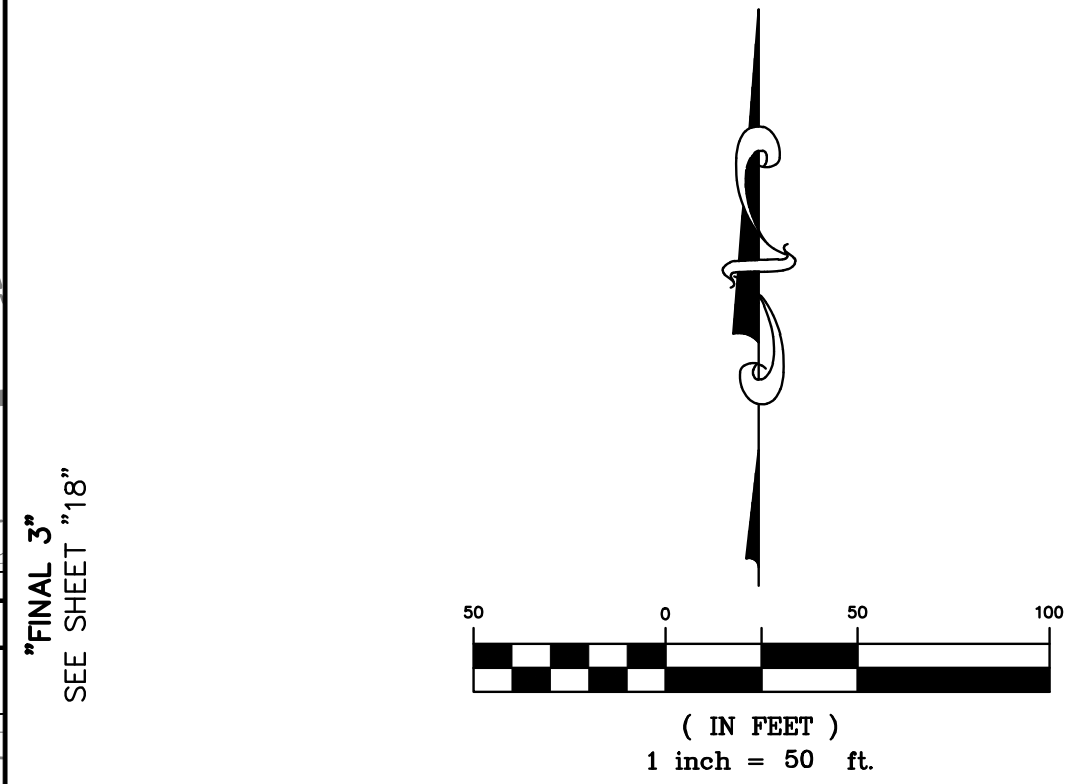
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\\CADD\PROJECTS\24004308-SESS-FINAL.DWG: 05/30/2025 11:06 AM LOGAN SCHALLER



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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
FINAL 4

DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
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F	6th SUBMITTAL TO JURISDICTION		

REVISIONS

COUNTY FILE NO.:

DR.	TN	CH.	KB
P.M.	DM		
JOB	24004308		
SHEET NO.	18		

CAD FILE: 24004308-SESS-FINAL.DWG

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JIM BYERS

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

DATE	5/30/2025
REVISIONS	
A	1st SUBMITTAL TO JURISDICTION 07/17/2024 - KR
B	2nd SUBMITTAL TO JURISDICTION 07/18/2024 - KR
C	3rd SUBMITTAL TO JURISDICTION 04/15/2025 - KR
D	4th SUBMITTAL TO JURISDICTION 06/29/2025 - DM
E	5th SUBMITTAL TO JURISDICTION 09/01/2025 - DM
F	6th SUBMITTAL TO JURISDICTION 09/08/2025 - DM
G	7th SUBMITTAL TO JURISDICTION 07/16/2025 - DM
H	8th SUBMITTAL TO JURISDICTION 08/07/2025 - DM

COUNTY FILE NO.: SF2418

DR. TN CH. LS
P.M. DM

JOB 24004308
SHEET NO. 21

Stabilized Staging Area (SSA) SM-6

SSA-1. STABILIZED STAGING AREA

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 CHARGED 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, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES 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)

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

Stockpile Management (SP) MM-2

SP-1. STOCKPILE PROTECTION

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 IMPERVIOUS 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 SHIFTS 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 SEEDED 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 DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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

Stockpile Management (SM) MM-2

STOCKPILE PROTECTION 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.
- 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)

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.

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

Vehicle Tracking Control (VTC) SM-4

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED "RIGHT-OF-WAYS".
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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 CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Vehicle Tracking Control (VTC) SM-4

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED "RIGHT-OF-WAYS".
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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 CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Temporary Outlet Protection (TOP) EC-8

TEMPORARY OUTLET PROTECTION PLAN

TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, D _o (INCHES)	DISCHARGE, Q (CFS)	APPROX. LENGTH, L _a (FT)	RIPRAP D ₅₀ DIAMETER MIN. (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
18	10	10	6
	20	16	9
	30	23	12
	40	26	16
24	30	16	9
	40	26	8
	50	26	12
	60	30	16

OP-1. TEMPORARY OUTLET PROTECTION

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TOP-2

Temporary Outlet Protection (TOP) EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF OUTLET PROTECTION.
 - DIMENSIONS OF OUTLET PROTECTION.
- DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
- TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND 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.

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 ALBUQUERQUE, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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

CLIENT

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH – FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS

GEC DETAILS

DATE

5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024 – KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024 – KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025 – KB
D	4th SUBMITTAL TO JURISDICTION	06/23/2025 – DM
E	5th SUBMITTAL TO JURISDICTION	09/01/2025 – DM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025 – DM
G	7th SUBMITTAL TO JURISDICTION	07/16/2026 – DM
H	8th SUBMITTAL TO JURISDICTION	08/27/2026 – DM

REVISIONS

36834

08/10/26

PROFESSIONAL ENGINEER

COUNTY FILE NO.:

SF2418

DR. TN CH. LS

P.M. DM

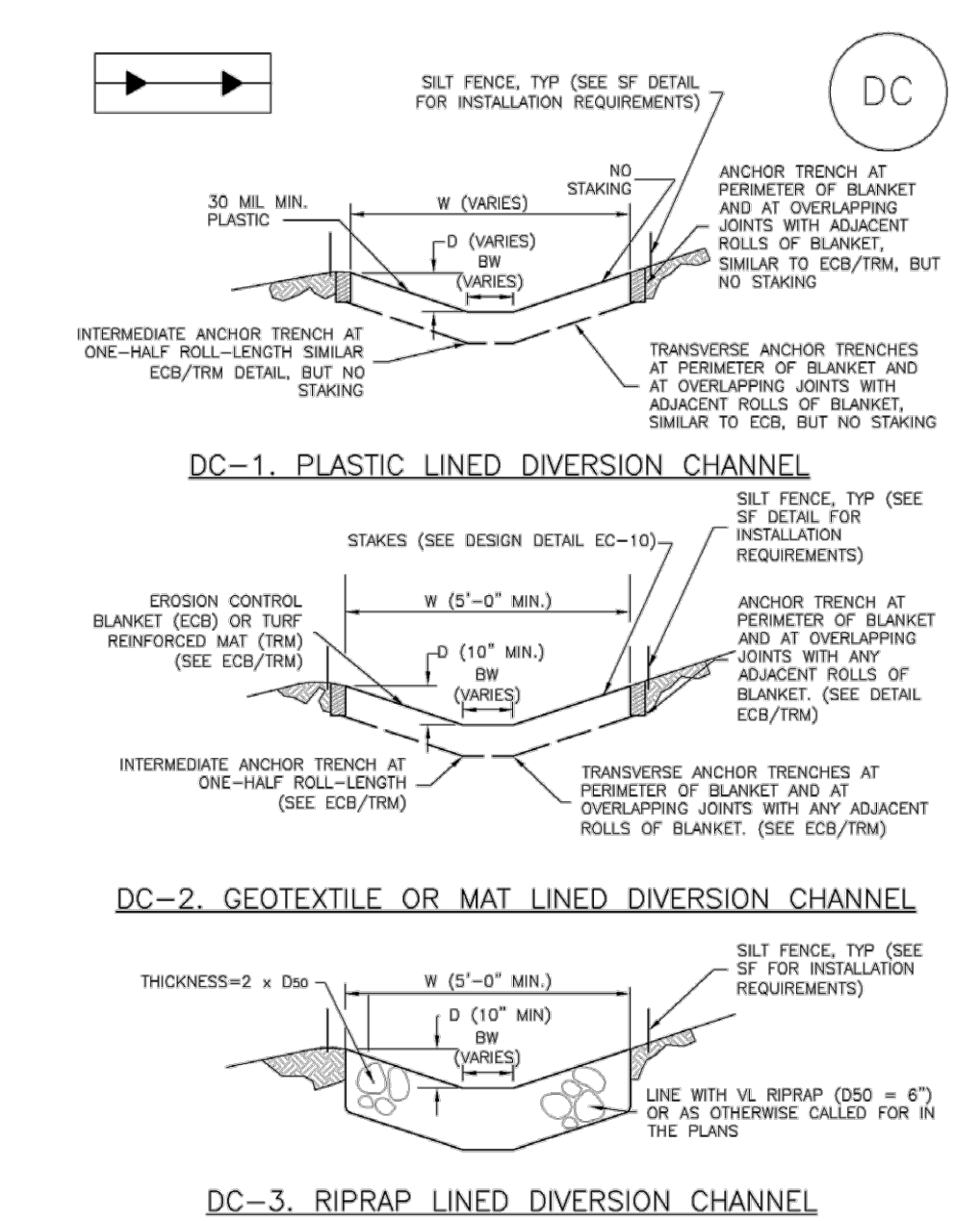
JOB 24004308

SHEET NO.

22

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SM-8 Temporary Diversion Methods (TDM)



TDM-12 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
June 2012

Temporary Diversion Methods (TDM) SM-8

- CHANNEL DIVERSION INSTALLATION NOTES
- SEE PLAN VIEW FOR:
 - LOCATION OF DIVERSION CHANNEL.
 - TYPE OF CHANNEL (UNLINED, GEOTEXTILE OR MAT LINED, PLASTIC LINE, OR RIPRAP LINED).
 - LENGTH OF EACH TYPE OF CHANNEL.
 - DEPTH, D, WIDTH, W, AND BOTTOM WIDTH, BW.
 - FOR RIPRAP LINED CHANNEL, SIZE OF RIPRAP, D50, SHALL BE SHOWN ON PLANS.
 - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES.
 - DIVERSION CHANNELS INDICATED ON THE SWAP PLAN SHALL BE INSTALLED PRIOR TO WORK IN DOWNGRADIENT AREAS OR NATURAL CHANNELS.
 - FOR GEOTEXTILE OR MAT LINED CHANNELS, INSTALLATION OF GEOTEXTILE OR MAT SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB. FOR PLASTIC LINED CHANNELS, INSTALLATION OF ANCHOR TRENCHES SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB.
 - WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION CHANNEL, THE PERMITTEE SHALL INSTALL A TEMPORARY STREAM CROSSING CONFORMING TO THE REQUIREMENTS OF DETAIL TSC.
- DIVERSION CHANNEL 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.
 - DIVERSION CHANNELS ARE TO REMAIN IN PLACE UNTIL WORK IN THE DOWNGRADIENT AREA OR NATURAL CHANNEL IS NO LONGER REQUIRED. IF APPROVED BY LOCAL JURISDICTION, DIVERSION CHANNEL MAY BE LEFT IN PLACE.
 - IF DIVERSION CHANNELS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

June 2012 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TDM-13

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20 - 35	1 - 2
7. Winter barley	Cool	20 - 35	1 - 2
8. Winter rye	Cool	20 - 35	1 - 2
9. Triticale	Cool	25 - 40	1 - 2

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or moved closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

TS/PS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
January 2021

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30		1,2,3	✓	✓
May 1–May 15			✓	
May 16–June 30	5			
July 1–July 15	5			
July 16–August 31				
September 1–September 30		6, 7, 8, 9	✓	
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Vegetation* Chapter and Volume 3 *Mulching BMP Fact Sheet* (EC-04) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

January 2021 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

ELBERT COUNTY SEED MIX INFORMATION

Permanent Drill Seed Mix					
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre
BIG BLUESTEM	<i>Andropogon gerardi</i>	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	<i>Sorghastrum nutans</i>	CHEYENNE	PNWS	10	1
SWITCHGRASS	<i>Panicum virgatum</i>	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	<i>Boutelous curtipendula</i>	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	ARRIBA	PNCS	10	1.6
BLUE GRAMA	<i>Boutelous gracilis</i>	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	<i>Elymus lanceolatus ssp. dasystachyum</i>	CRITANA	PNCS	10	1
PRAIRIE SANDREED	<i>Calamovilfa longifolia</i>	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	<i>Stipa viridula</i>	LODORM	PNCB	10	1
SLENDER WHEATGRASS	<i>Elymus trachycaulus ssp. trachycaulus</i>	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	<i>Elymus lanceolatus ssp. riparium</i>	SODAR	PNCS	5	0.6

Temporary Drill Seeding Mix					
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre
SMOOTH BROMEGRASS	<i>Bromus inermis</i>	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	<i>Elytrigia intermedia ssp. intermedia</i>	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	<i>Elytrigia intermedia ssp. trichophorum</i>	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	<i>Lolium multiflorum</i>	N/A	AICB	10	0.8

Low Growth Drill Seed Mix					
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre
BUFFALOGRASS	<i>Buchloe dactyloides</i>	TEXOKA	PNWS	20	3.2
BLUE GRAMA	<i>Boutelous gracilis</i>	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	<i>Boutelous curtipendula</i>	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	<i>Elymus lanceolatus ssp. dasystachyum</i>	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	<i>Elymus lanceolatus ssp. riparium</i>	SODAR	PNCS	10	1.2

Notes: P = Perennial, A = Annual, N = Native, I = Introduced, W = Warm Season, C = Cool Season, S = Sod Former, B = Bunchgrass
Elbert County follows Douglas County Seed Mix



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
GRADING PLANS
OVERALL GRADING PLAN

CLIENT
DATE 5/30/2025

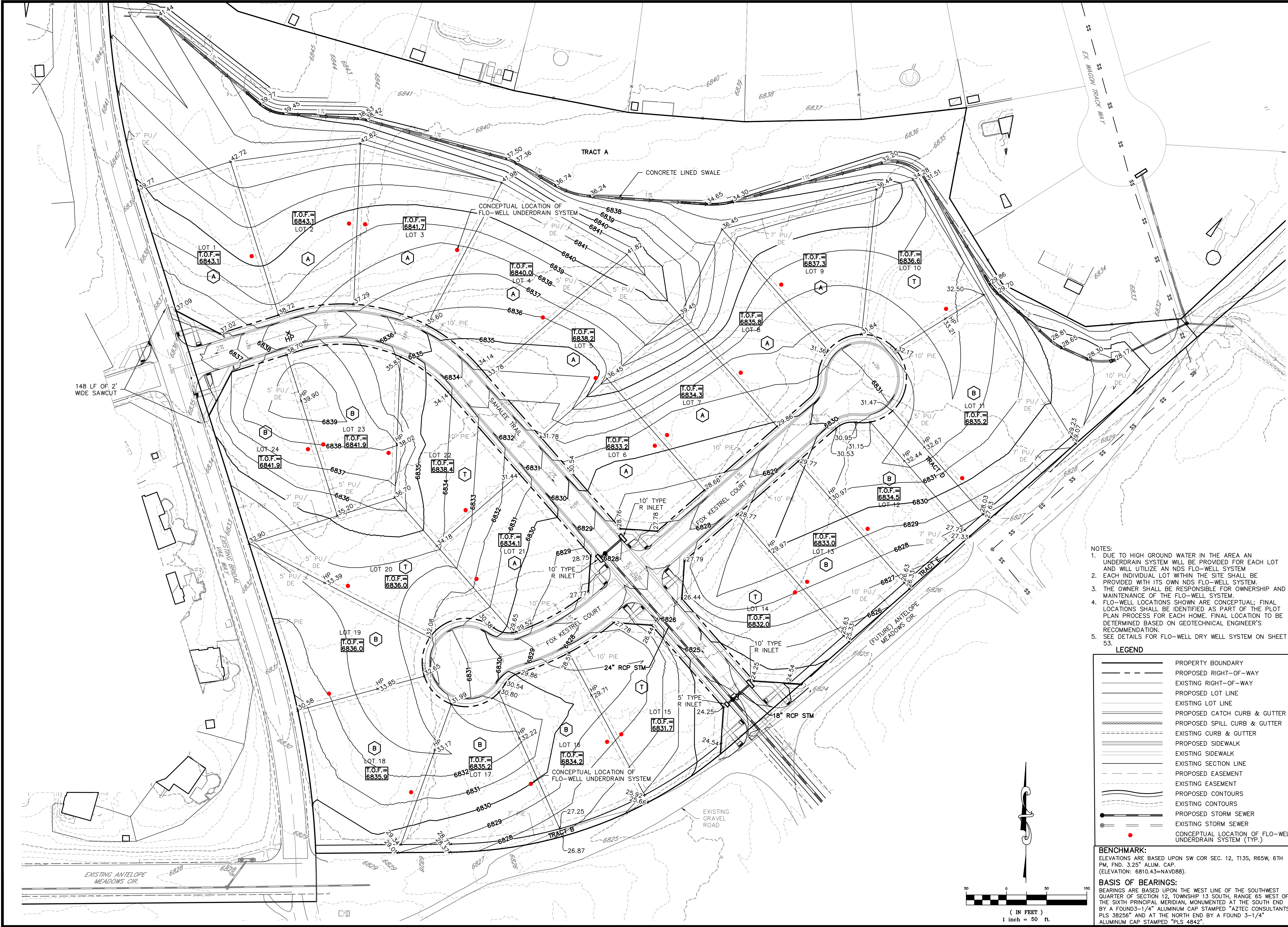
A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024	- KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025	- JM
E	5th SUBMITTAL TO JURISDICTION	09/01/2025	- JM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025	- JM
G	7th SUBMITTAL TO JURISDICTION	07/18/2025	- JM
H	8th SUBMITTAL TO JURISDICTION	08/07/2025	- JM

REVISIONS

COUNTY FILE NO.:
SF2418

DR. TN CH. LS
P.M. DM

JOB 24004308
SHEET NO.



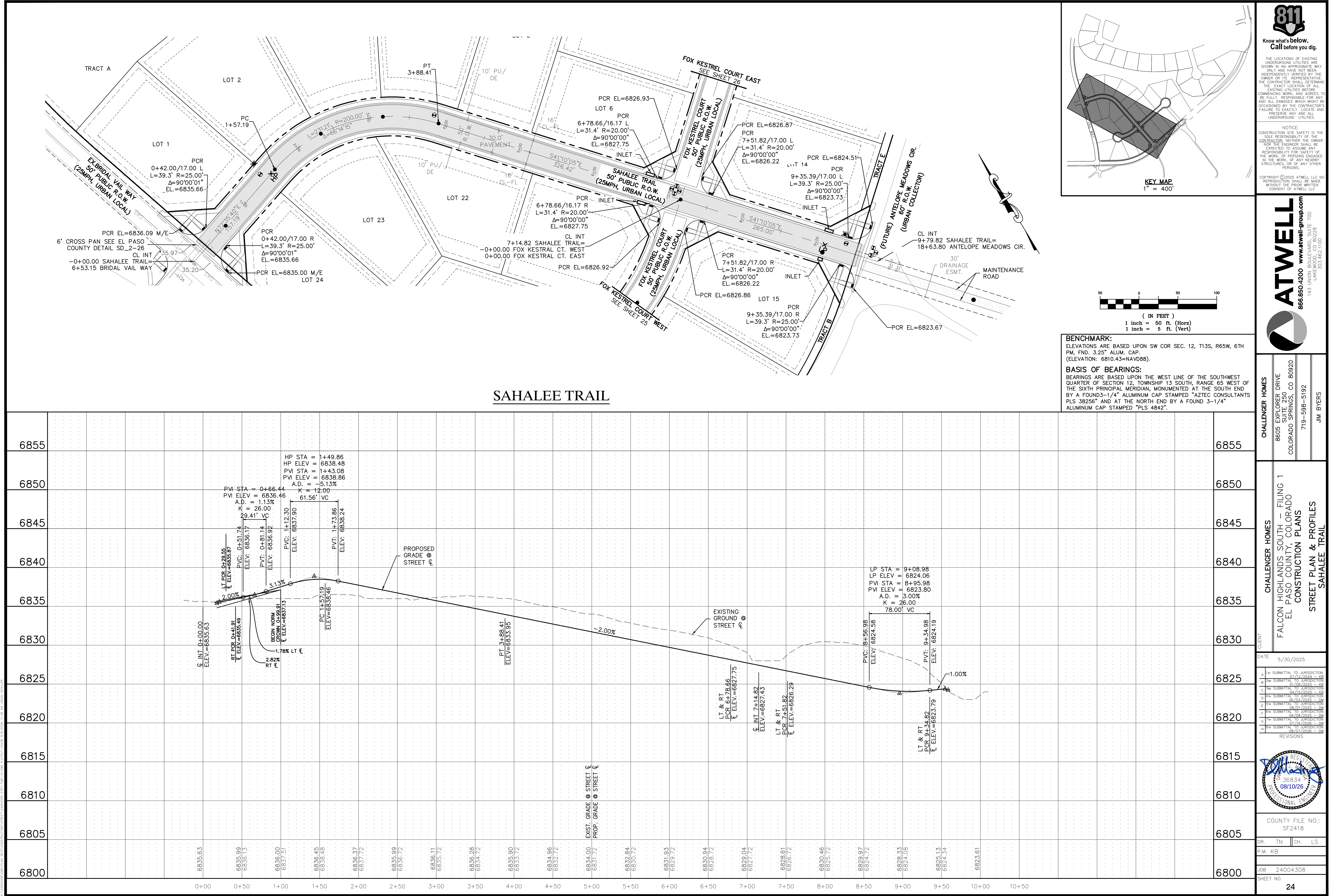
- NOTES:
1. DUE TO HIGH GROUND WATER IN THE AREA AN UNDERDRAIN SYSTEM WILL BE PROVIDED FOR EACH LOT AND WILL UTILIZE AN NDS FLO-WELL SYSTEM.
 2. EACH INDIVIDUAL LOT WITHIN THE SITE SHALL BE PROVIDED WITH ITS OWN NDS FLO-WELL SYSTEM.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE FLO-WELL SYSTEM.
 4. FLO-WELL LOCATIONS SHOWN ARE CONCEPTUAL; FINAL LOCATIONS SHALL BE IDENTIFIED AS PART OF THE PLOT PLAN PROCESS FOR EACH HOME. FINAL LOCATION TO BE DETERMINED BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 5. SEE DETAILS FOR FLO-WELL DRY WELL SYSTEM ON SHEET 53.

LEGEND

- | | |
|--|--|
| | PROPERTY BOUNDARY |
| | 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 |
| | EXISTING EASEMENT |
| | PROPOSED CONTOURS |
| | EXISTING CONTOURS |
| | PROPOSED STORM SEWER |
| | EXISTING STORM SEWER |
| | CONCEPTUAL LOCATION OF FLO-WELL UNDERDRAIN SYSTEM (TYP.) |

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.

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NOTICE:
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719-598-5192
JIM BYERS

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

DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
B	2nd SUBMITTAL TO JURISDICTION	07/08/2024	- KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2024	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2024	- KB
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G	7th SUBMITTAL TO JURISDICTION	09/08/2024	- KB
H	8th SUBMITTAL TO JURISDICTION	08/07/2024	- KB

REVISIONS

COUNTY FILE NO.: SF2418

DR. TN CH. LS

P.M. KB

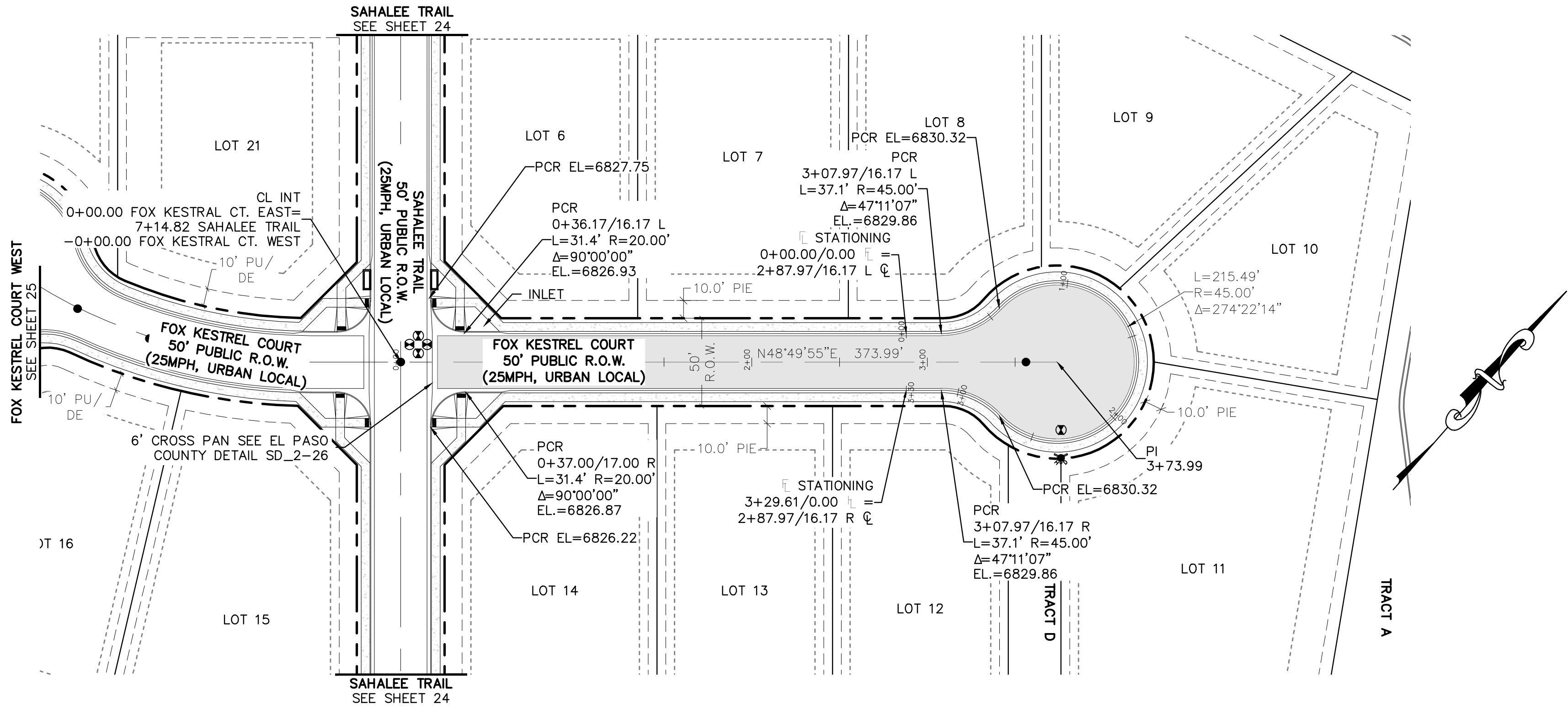
JOB: 24004308

SHEET NO. 24

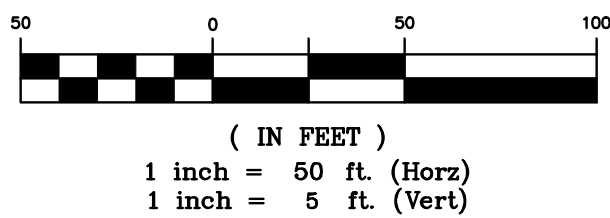
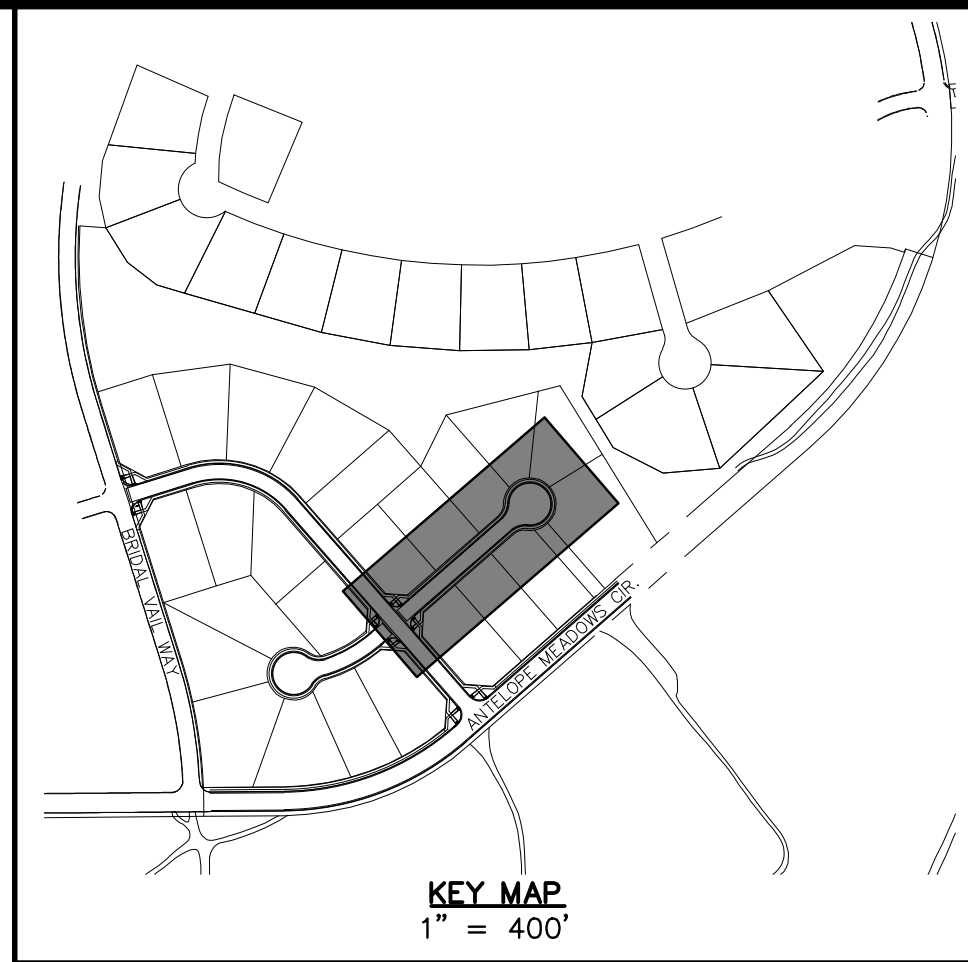
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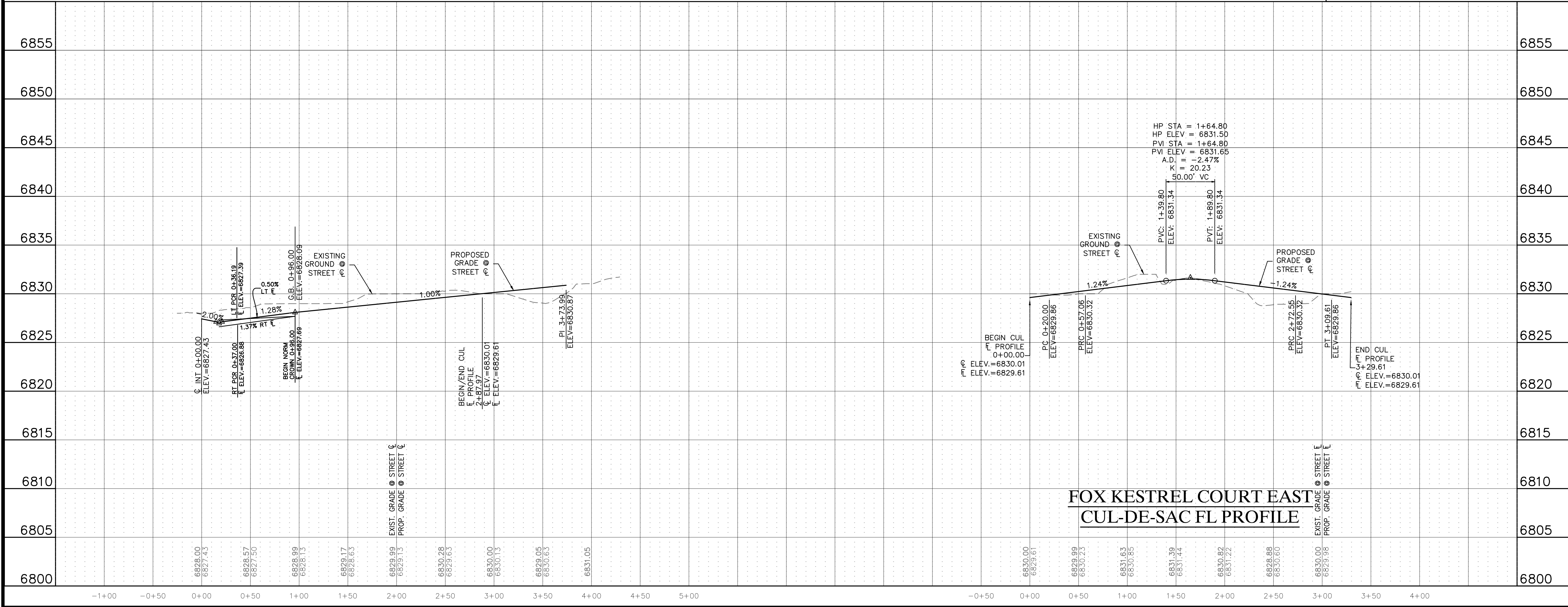


FOX KESTREL COURT EAST



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:
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719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STREET PLAN & PROFILES
FOX KESTREL COURT EAST

DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- RB
B	2nd SUBMITTAL TO JURISDICTION	07/08/2025	- RB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2026	- RB
D	4th SUBMITTAL TO JURISDICTION	06/29/2026	- RB
E	5th SUBMITTAL TO JURISDICTION	09/01/2026	- RB
F	6th SUBMITTAL TO JURISDICTION	11/03/2026	- RB
G	7th SUBMITTAL TO JURISDICTION	02/05/2027	- RB
H	8th SUBMITTAL TO JURISDICTION	04/07/2028	- RB

REVISIONS

COUNTY FILE NO.: SF2418

DR. TN CH. LS

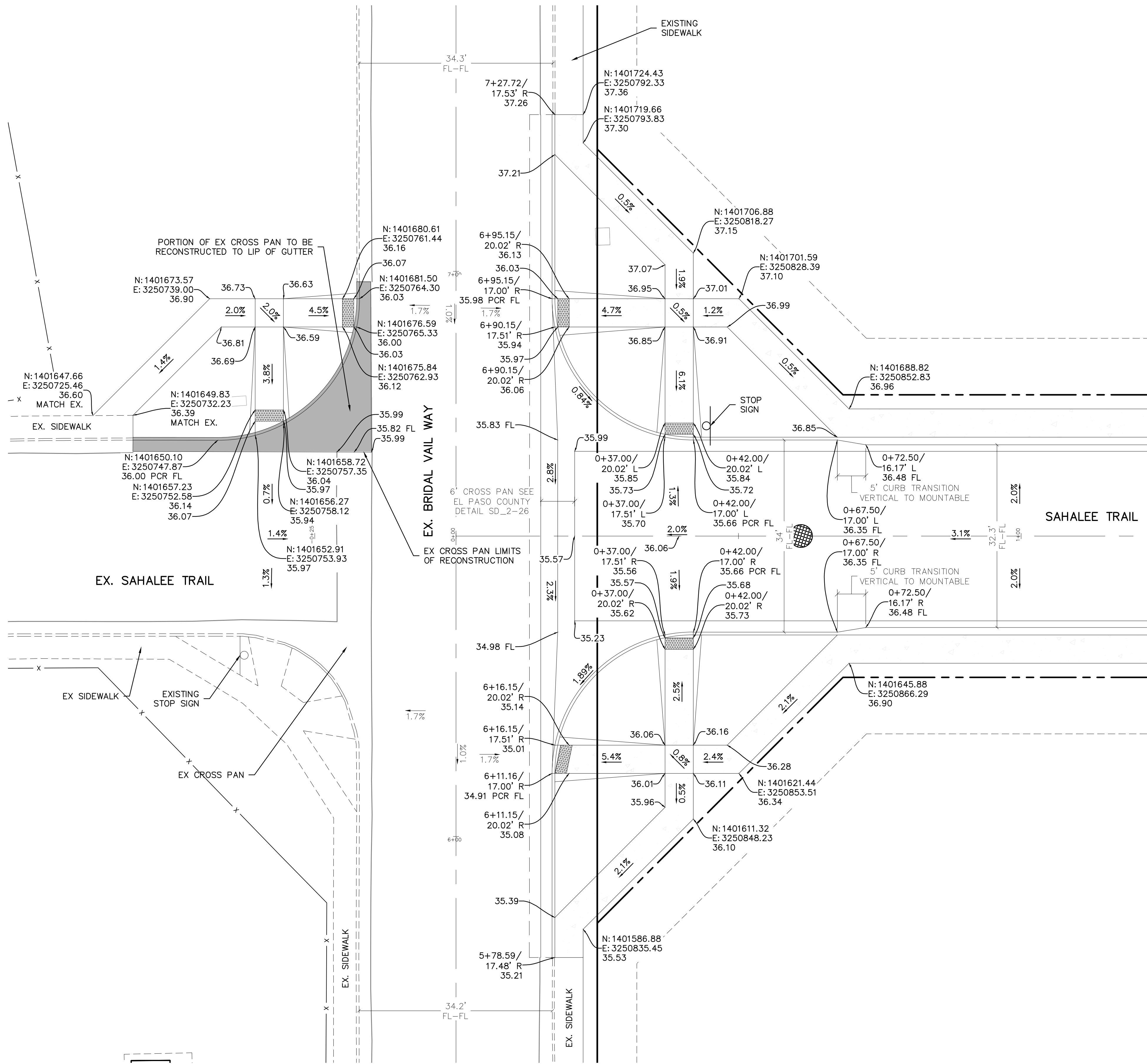
P.M. KB

JOB: 24004308

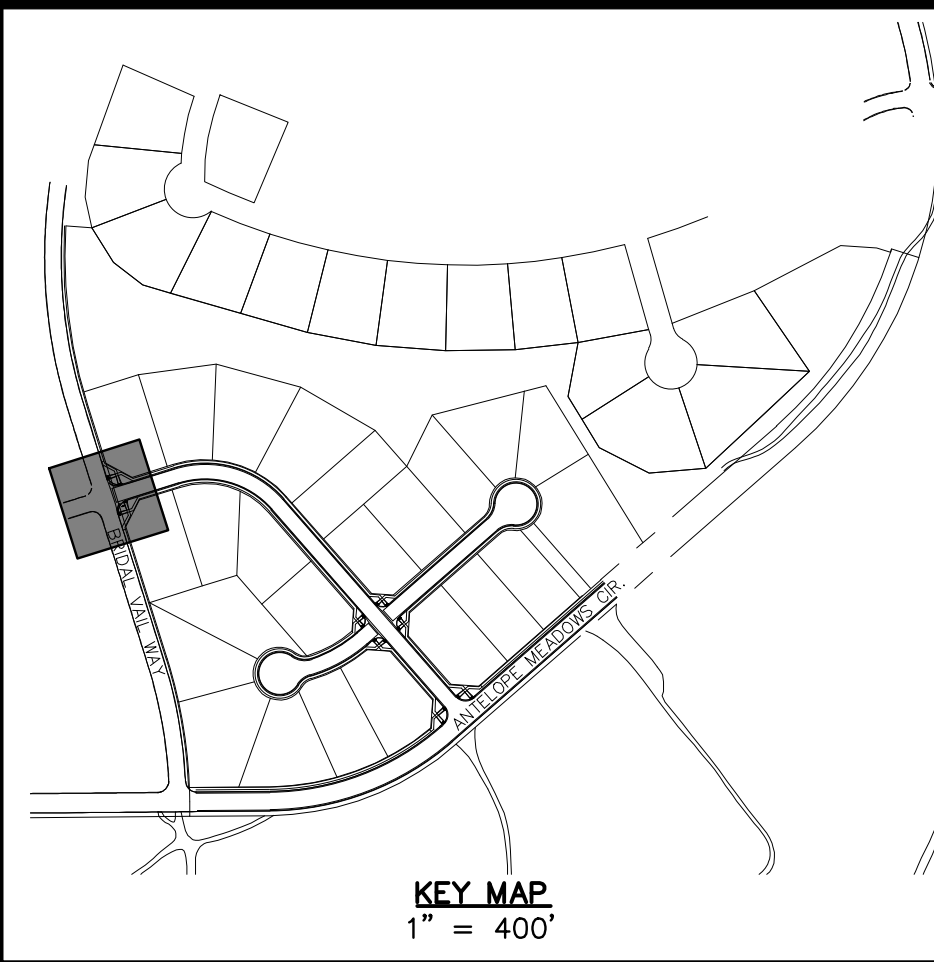
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SAHALEE TRAIL & BRIDAL VAIL WAY INTERSECTION DETAIL



KEY MAP
1" = 400'



Know what's below.
Call before you dig.

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719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STREET INTERSECTION DETAILS
SAHALEE TRAIL & BRIDAL VAIL WAY

CLIENT

DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION	07/18/2024 - KB
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D	4th SUBMITTAL TO JURISDICTION	06/29/2025 - RM
E	5th SUBMITTAL TO JURISDICTION	09/01/2025 - RM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025 - RM
G	7th SUBMITTAL TO JURISDICTION	07/16/2025 - RM
H	8th SUBMITTAL TO JURISDICTION	08/07/2025 - RM

REVISIONS



COUNTY FILE NO.: SF2418

DR. TN CH. LS

P.M. DM

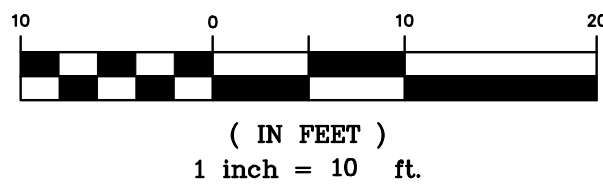
JOB 24004308

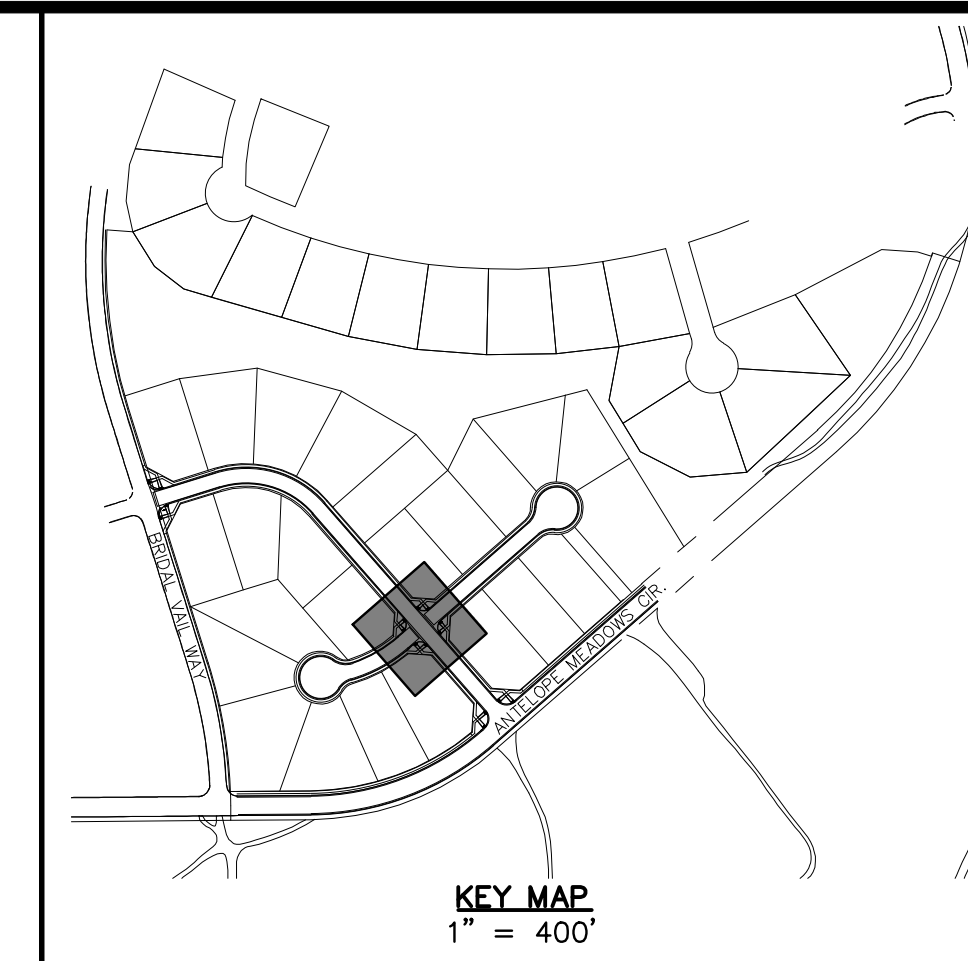
SHEET NO.

27

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".





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ALCON HIGHLANDS SOUTH -- FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STREET INTERSECTION DETAILS
FOX KESTRAL CT & SAHAF FFFRAIL

DATE 5/30/2025

REVISIONS

COUNTY FILE NO.:
SF2418

P.M. DM

JOB 24004308
SHEET NO.

28

CAD FILE: 24004308-CRAD-INTR.DWG



(IN FEET)
1 inch = 10 ft

BENCHMARK:

PM, FND. 3.25" ALUM. CAP.
(ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:

QUARTER OF SECTION 12, TOWN
THE SIXTH PRINCIPAL MERIDIAN

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.**

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NOTICE:
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719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH — FILING 1
EL PASO COUNTY, COLORADO

CONSTRUCTION PLANS

SAHAREE TRAIL & ANTELOPE MEADOWS
STREET INTERSECTION DETAILS

DATE		5/30/2025
A	1st SUBMITTAL TO JURISDICTION	07/12/2024 - KE
B	2nd SUBMITTAL TO JURISDICTION	01/08/2025 - KE
C	3rd SUBMITTAL TO JURISDICTION	04/15/2025 - KE
D	4th SUBMITTAL TO JURISDICTION	06/02/2025 - UM
E	5th SUBMITTAL TO JURISDICTION	08/01/2025 - UM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025 - UM
G	7th SUBMITTAL TO JURISDICTION	07/16/2026 - UM
H	8th SUBMITTAL TO JURISDICTION	08/02/2026 - UM

REVISIONS



A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the words "LICENSED REGISTERED" are at the top and "Professional Engineer" is at the bottom. The center of the seal displays the number "36834" and the date "08/10/26". A blue ink signature, "J. M. [illegible]", is written across the seal.

COUNTY FILE NO.:
SF2418

DR.	TN	CH.	LS
P.M. DM			

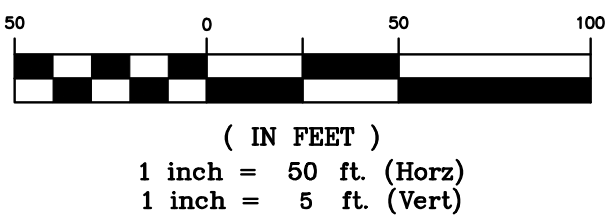
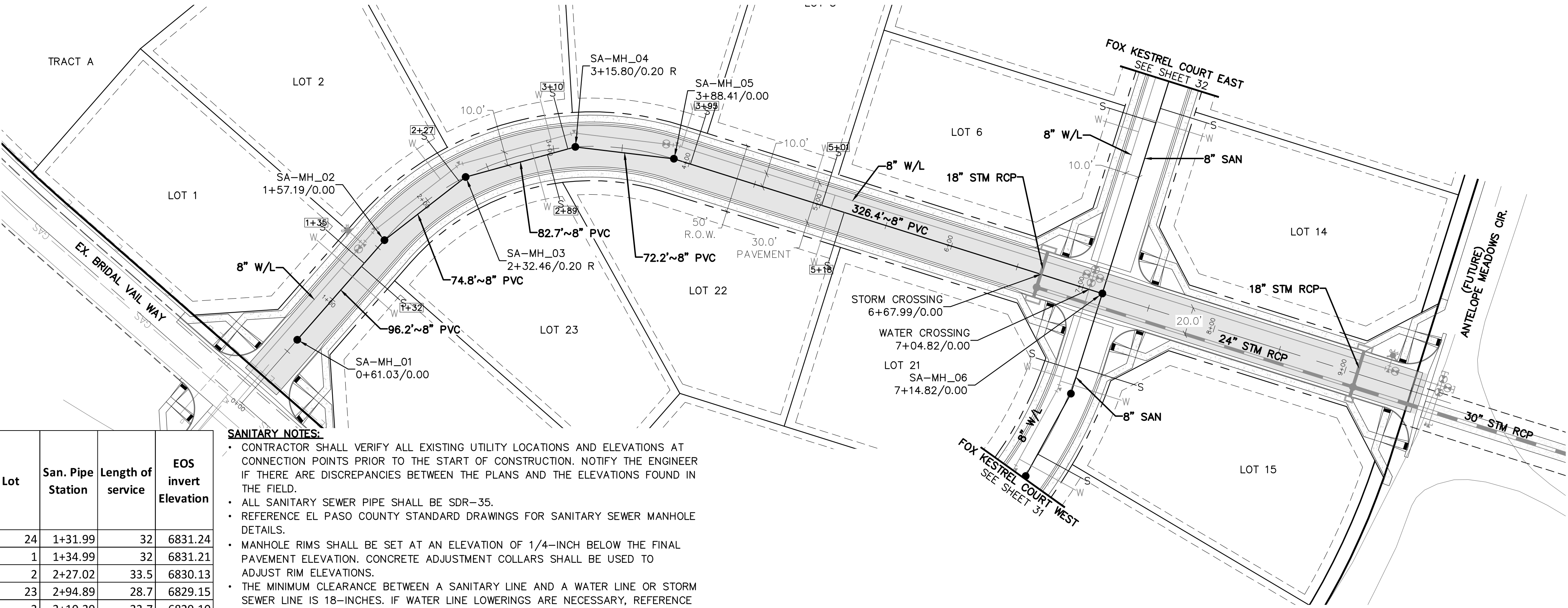
JOB 24004308

SHEET NO.

29

AD FILE: 24004308-GRAD=INTR DWG

24004308\DWG\PLAN SETS\CONSTRUCTION\GRADING\24004308-GRAD-INTR.DWG *INTR-03 8/6/2026 11:49 AM LOGAN SCHILLER



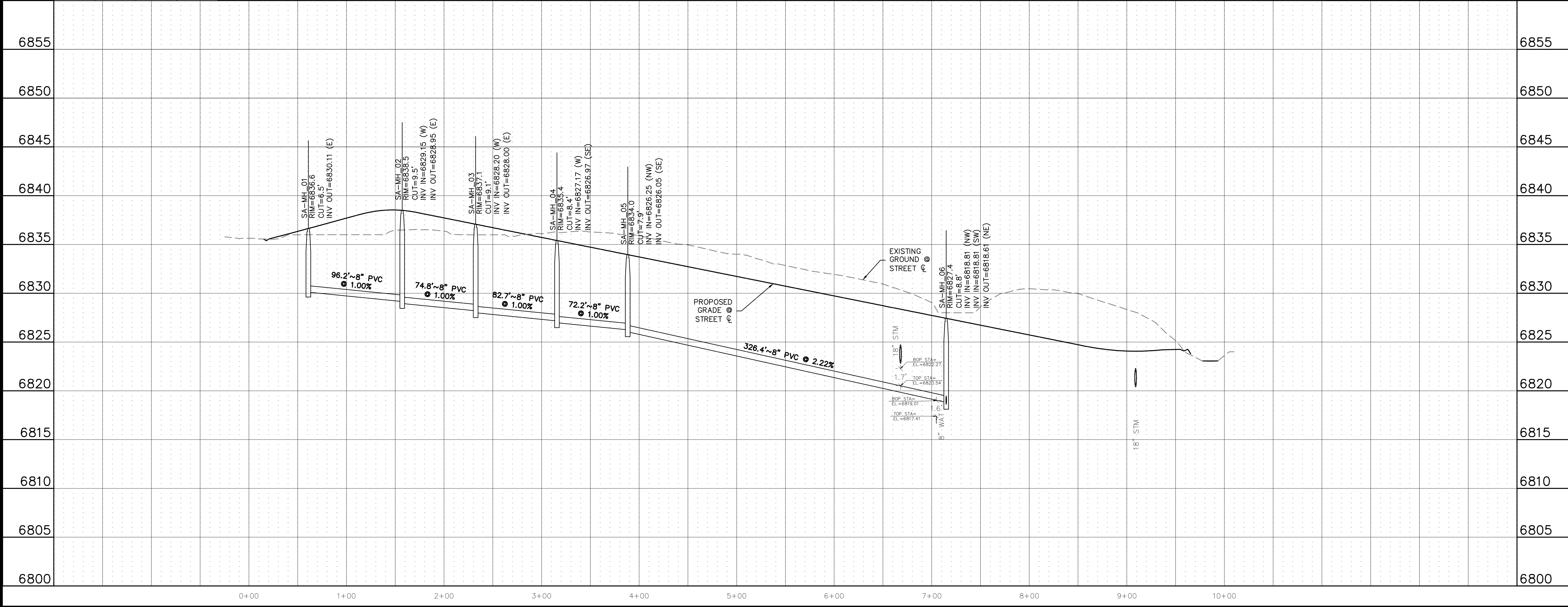
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- SANITARY NOTES:**
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS AT CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE ELEVATIONS FOUND IN THE FIELD.
 - ALL SANITARY SEWER PIPE SHALL BE SDR-35.
 - REFERENCE EL PASO COUNTY STANDARD DRAWINGS FOR SANITARY SEWER MANHOLE DETAILS.
 - MANHOLE RIMS SHALL BE SET AT AN ELEVATION OF 1/4-INCH BELOW THE FINAL PAVEMENT ELEVATION. CONCRETE ADJUSTMENT COLLARS SHALL BE USED TO ADJUST RIM ELEVATIONS.
 - THE MINIMUM CLEARANCE BETWEEN A SANITARY LINE AND A WATER LINE OR STORM SEWER LINE IS 18-INCHES. IF WATER LINE LOWERINGS ARE NECESSARY, REFERENCE EL PASO COUNTY STANDARD DETAIL A7-1.
 - REFERENCE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF ALL WATER AND SANITARY SEWER SERVICE CONNECTIONS INTO THE BUILDINGS.

Lot	San. Pipe Station	Length of service	EOS invert Elevation
24	1+31.99	32	6831.24
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

SAHALEE TRAIL



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JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
SAHALEE TRAIL

DATE: 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION	07/08/2025 - KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2026 - KB
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G	7th SUBMITTAL TO JURISDICTION	07/08/2028 - RM
H	8th SUBMITTAL TO JURISDICTION	08/07/2028 - RM

REVISIONS

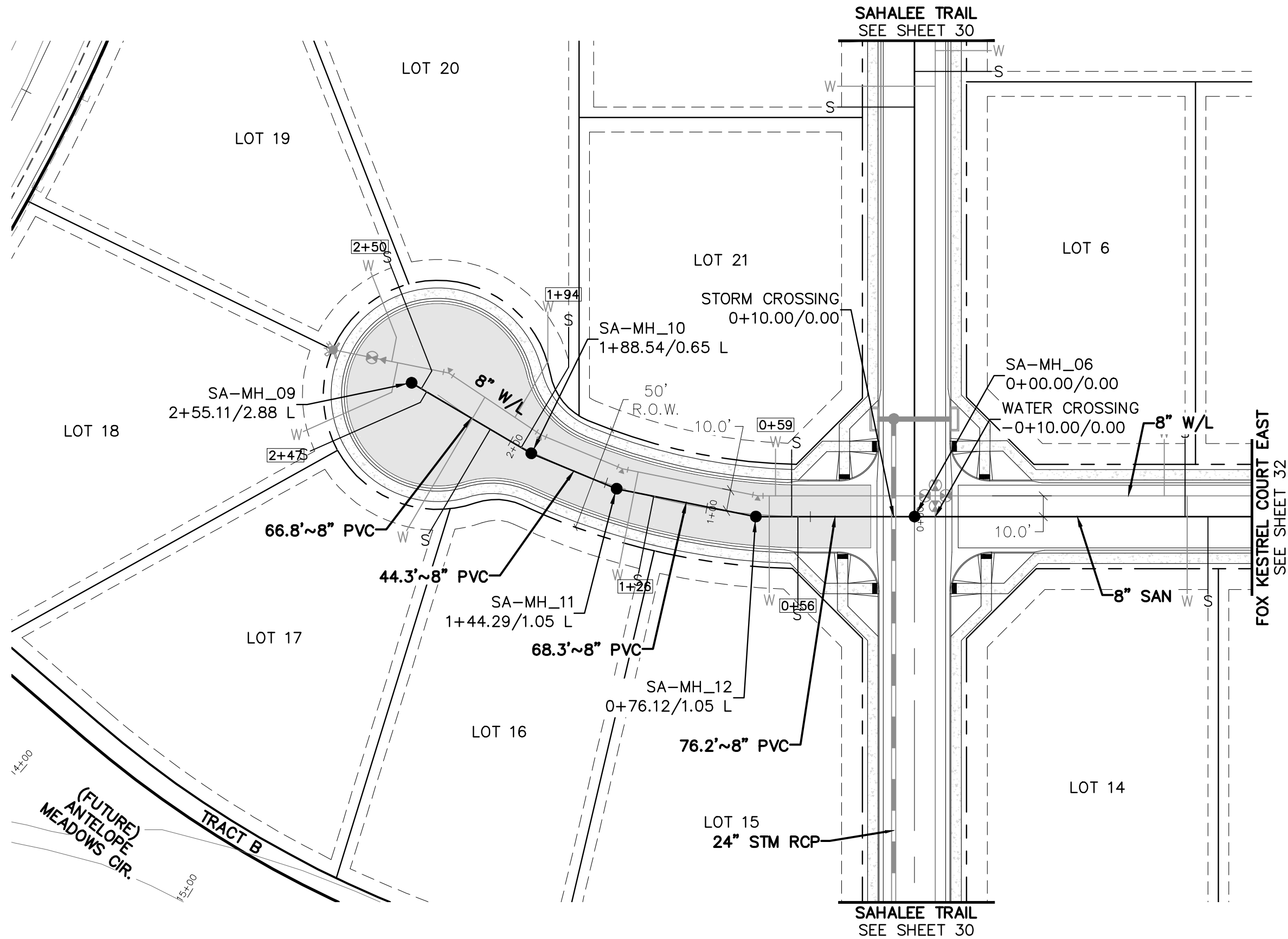
COUNTY FILE NO.: SF2418

DR. TN CH. LS
P.M. KB

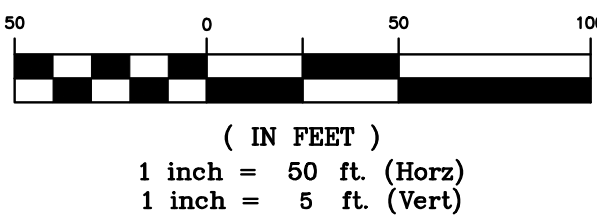
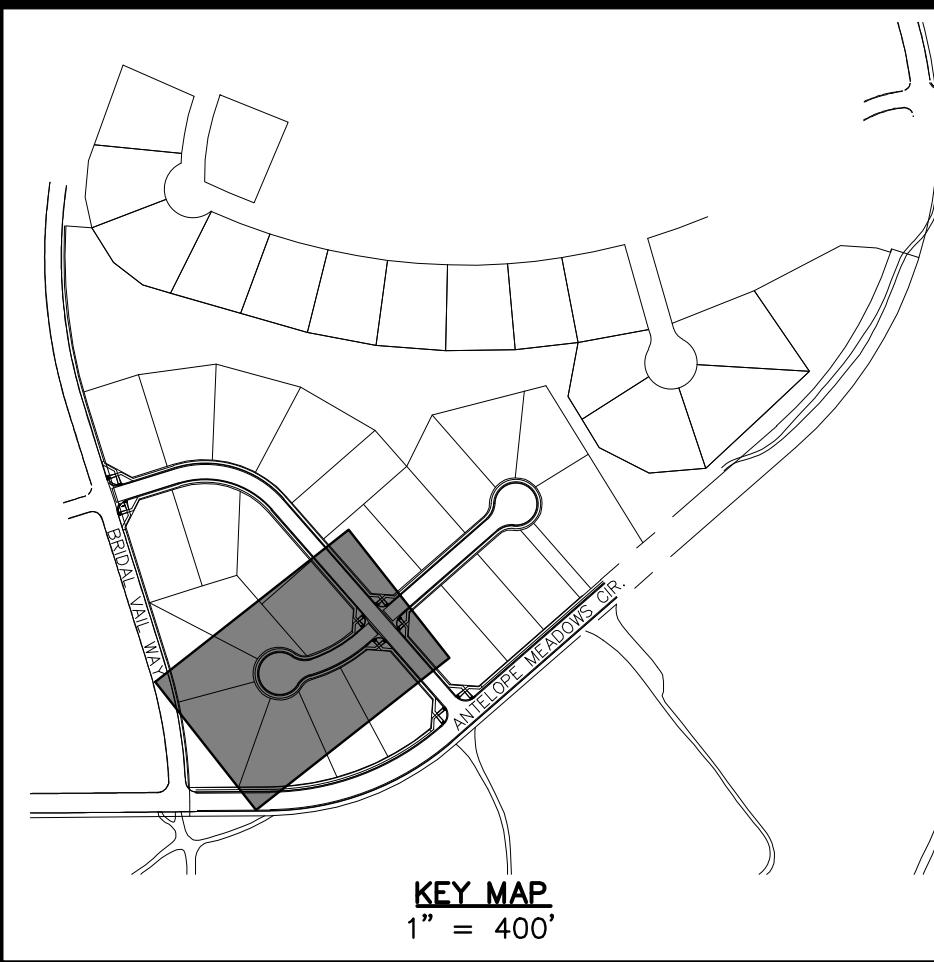
JOB: 24004308
SHEET NO. 30

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Lot	San. Pipe Station	Length of service	EOS invert Elevation
19	2+49.64	60	6824.30
18	2+46.66	59	6824.25
17	2+11.32	53	6823.78
20	1+94.02	64	6823.83
16	1+25.75	32.5	6822.11
21	0+59.00	32	6821.23
15	0+56.00	32	6821.20

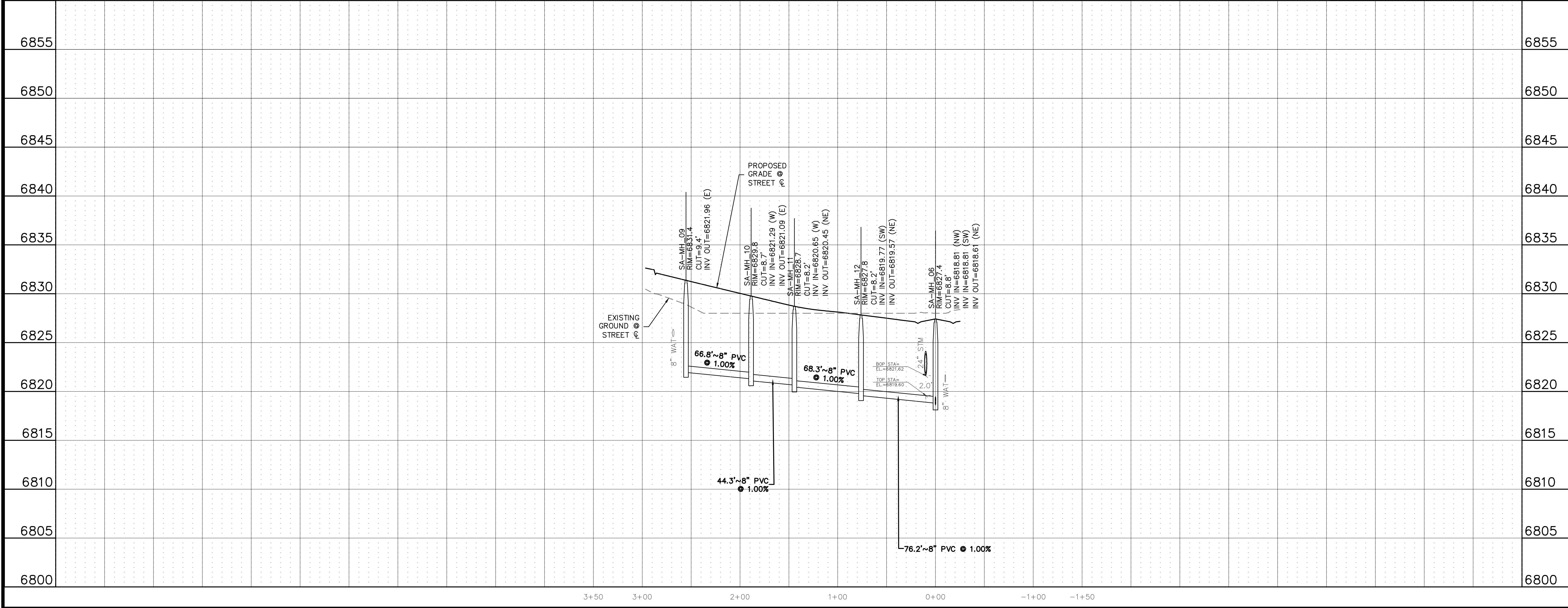


FOX KESTREL COURT WEST



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:
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719-598-5192

JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
FOX KESTREL COURT WEST

CLIENT

DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB
B	2nd SUBMITTAL TO JURISDICTION	07/08/2025	- KB
C	3rd SUBMITTAL TO JURISDICTION	04/15/2026	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2026	- JM
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F	6th SUBMITTAL TO JURISDICTION	09/08/2026	- JM
G	7th SUBMITTAL TO JURISDICTION	09/08/2026	- JM
H	8th SUBMITTAL TO JURISDICTION	08/07/2026	- JM

REVISIONS

COUNTY FILE NO.:
SF2418

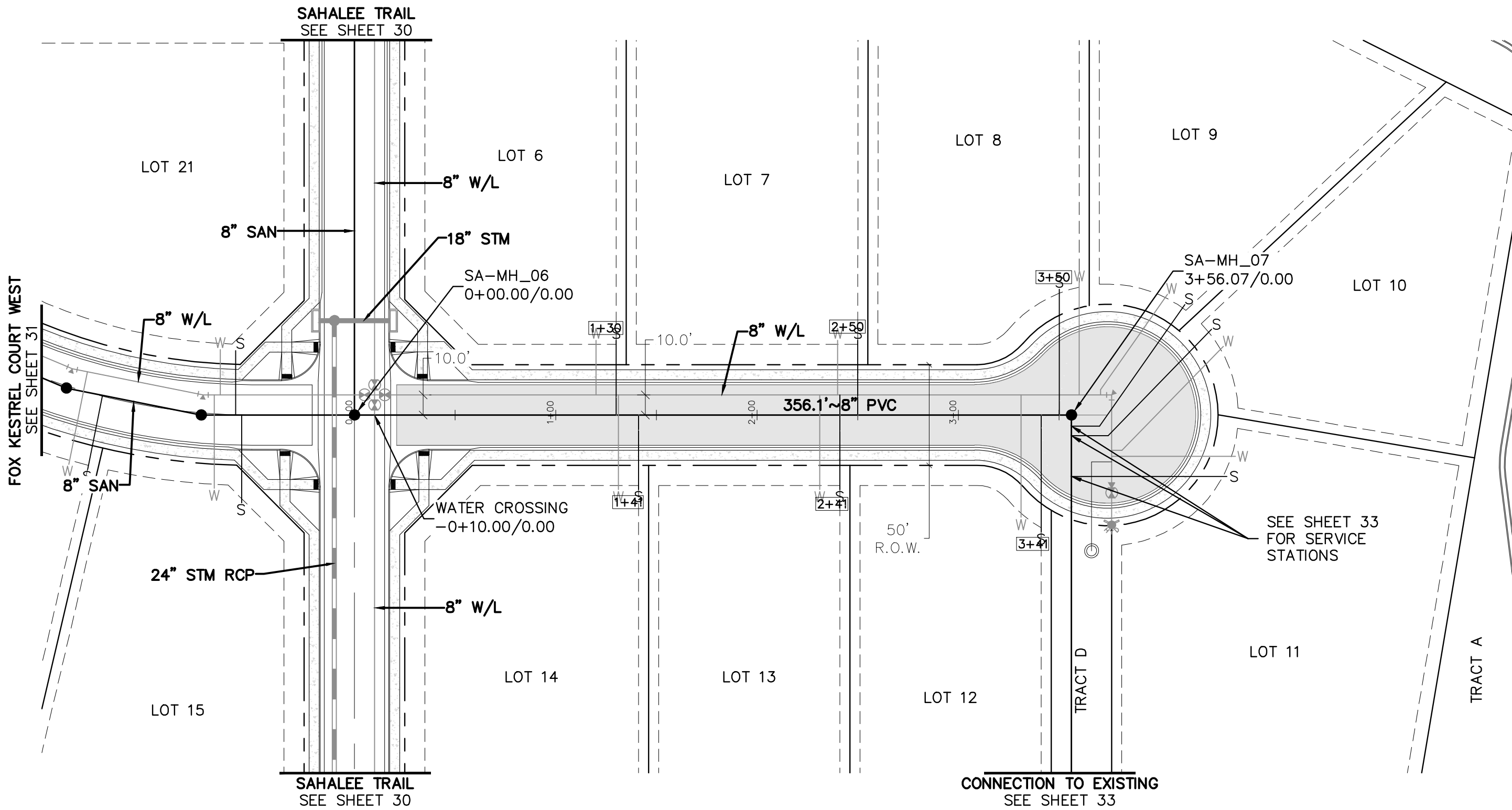
DR. TN CH. LS
P.M. KB

JOB 24004308
SHEET NO. 31

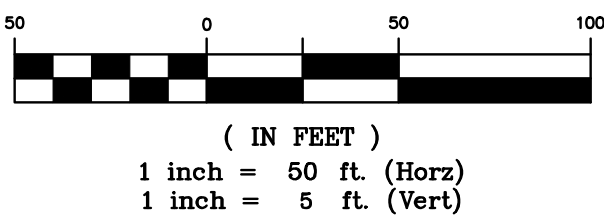
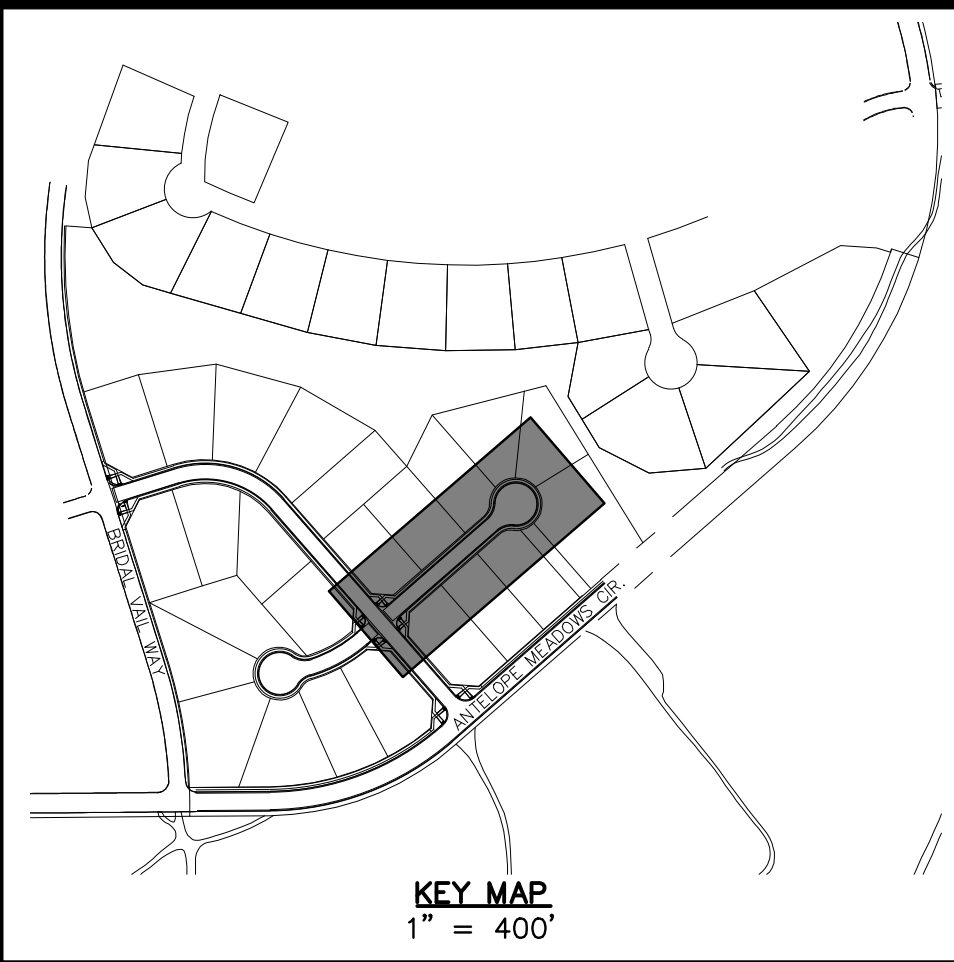
CAD FILE: 24004308-SSW-PLAN-F&P-02.DWG

- SANITARY NOTES:**
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 - REFERENCE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF ALL WATER AND SANITARY SEWER SERVICE CONNECTIONS INTO THE BUILDINGS.

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

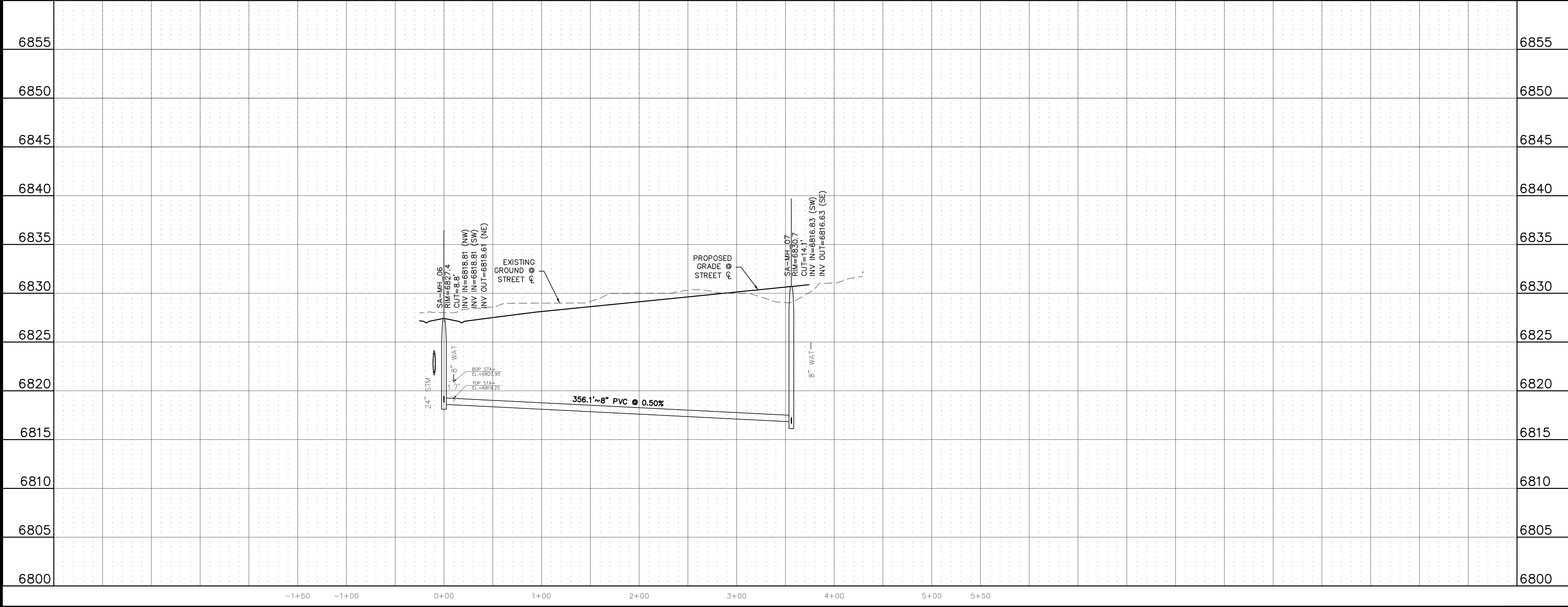


FOX KESTREL COURT EAST



BENCHMARK:
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	719-598-5192 JIM BYERS

CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SANITARY PLAN & PROFILES FOX KESTREL COURT EAST

CLIENT

DATE 5/30/2025

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G	7th SUBMITTAL TO JURISDICTION	08/07/2026 - RM
H	8th SUBMITTAL TO JURISDICTION	08/07/2026 - RM

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COUNTY FILE NO.: SF2418

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P.M.	KB		

JOB	24004308
SHEET NO.	32

CAD FILE: 24004308-SSWR-F&P-03.DWG

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- REFERENCE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF ALL WATER AND SANITARY SEWER SERVICE CONNECTIONS INTO THE BUILDINGS.

[illegible]

A horizontal bar chart with a scale from 0 to 100. The bar is divided into segments representing different percentages: 50%, 0%, 50%, and 100%.

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SA-MH-07
RIM=6830.7
CUT=14.1'
INV IN=6816.83 (SW)
INV OUT=6816.63 (SE)

PROPOSED GRADE @ PIPE C

EXISTING GROUND @ PIPE C

EX SA-MH
RIM=6827.0
CUT=16.0'
INV IN=6811.30 (NW) (PROPOSED)
INV IN=6811.30 (NE) (EXISTING)
INV OUT=6811.09 (SE) (EXISTING)

266.3'~8" PVC @ 2.00%

[illegible]

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ON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO

SANITARY PLAN & PROFILES CONNECTION TO EXISTING

CLIENT

DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/12/2024 - KB
B	2nd SUBMITTAL TO JURISDICTION	01/08/2025 - KB
C	3rd SUBMITTAL TO JURISDICTION	04/09/2025 - KB
D	4th SUBMITTAL TO JURISDICTION	06/02/2025 - DM
E	5th SUBMITTAL TO JURISDICTION	08/01/2025 - DM
F	6th SUBMITTAL TO JURISDICTION	09/08/2025 - DM
G	7th SUBMITTAL TO JURISDICTION	07/16/2026 - DM
H	8th SUBMITTAL TO JURISDICTION	08/07/2026 - DM

REVISIONS



COUNTY FILE NO.
SF2418

DR.	TN	CH.	LS
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P.M. KB

JOB 24004308

SHEET NO

	
FILE NO.: SF2418	
CH.	LS
004308	
33	

CAD FILE: 24004308-SSWR-P&P-04.DWG



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CHALLENGES FACES

CHALLENGER HOMES HIGHLANDS SOUTH – FILING 1 SO COUNTY, COLORADO INSTRUCTION PLANS WATERLINE PLAN WATER PLAN

1517

DATE 5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/12/2024 - KE
B	2nd SUBMITTAL TO JURISDICTION	01/08/2025 - KE
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REVISIONS



COUNTY FILE NO.:
SF2418

NR.	TN	CH.	LS
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DM	DM
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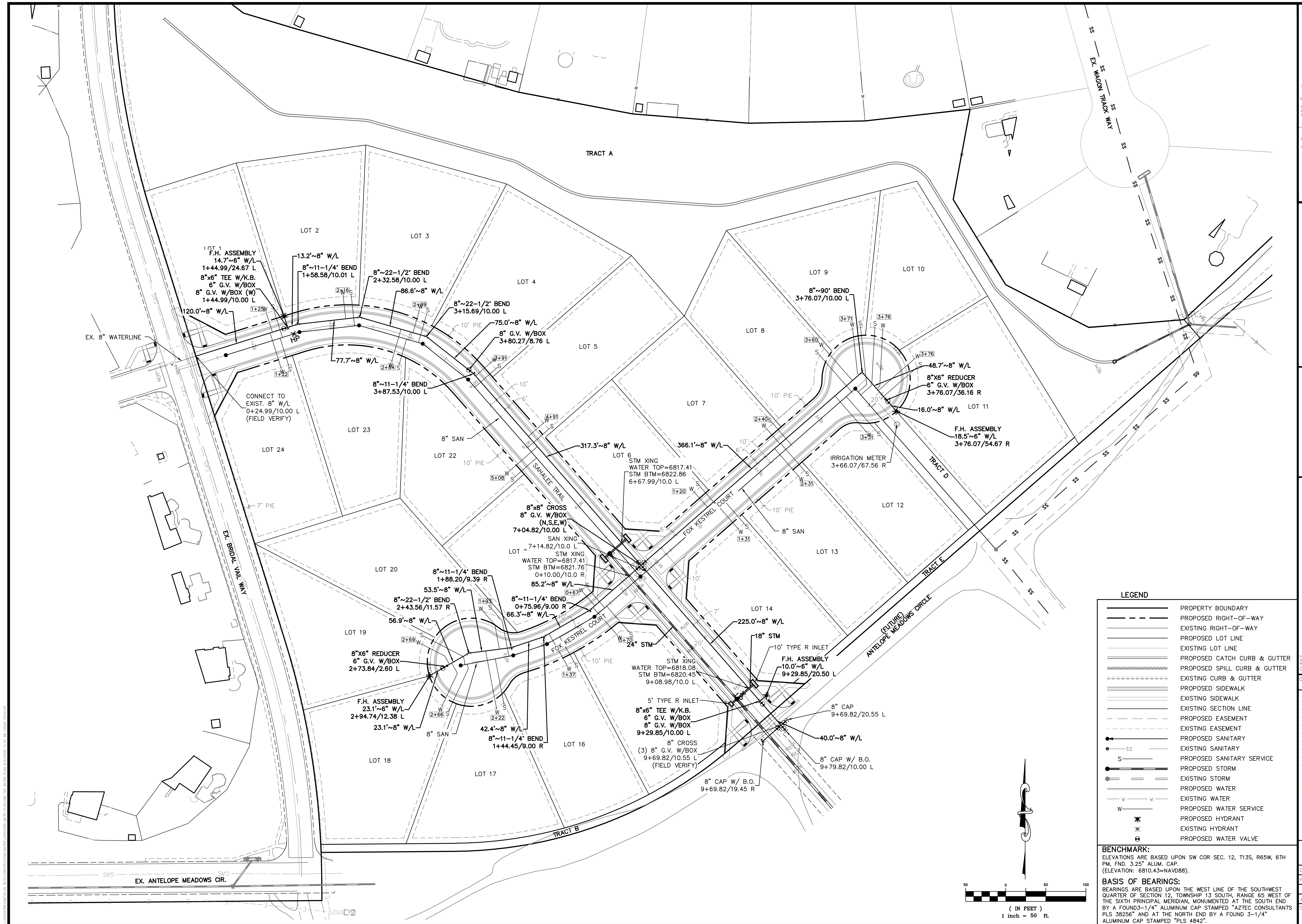
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OR 24004308

06 24004308

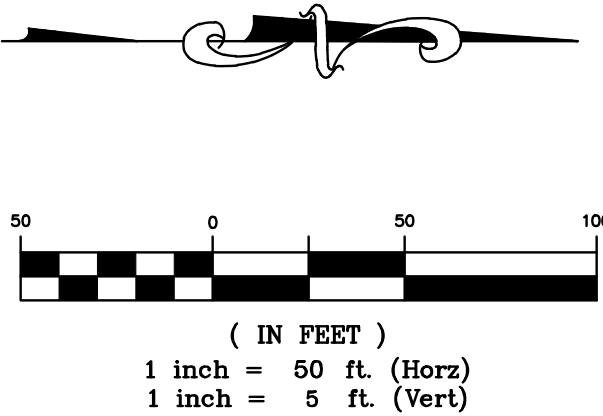
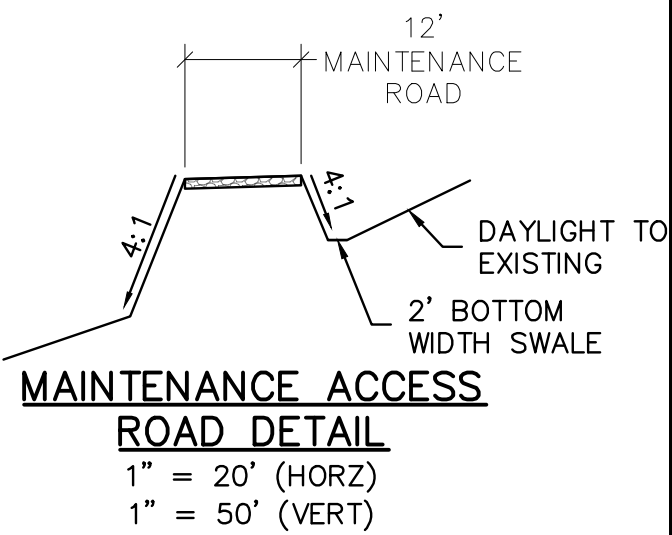
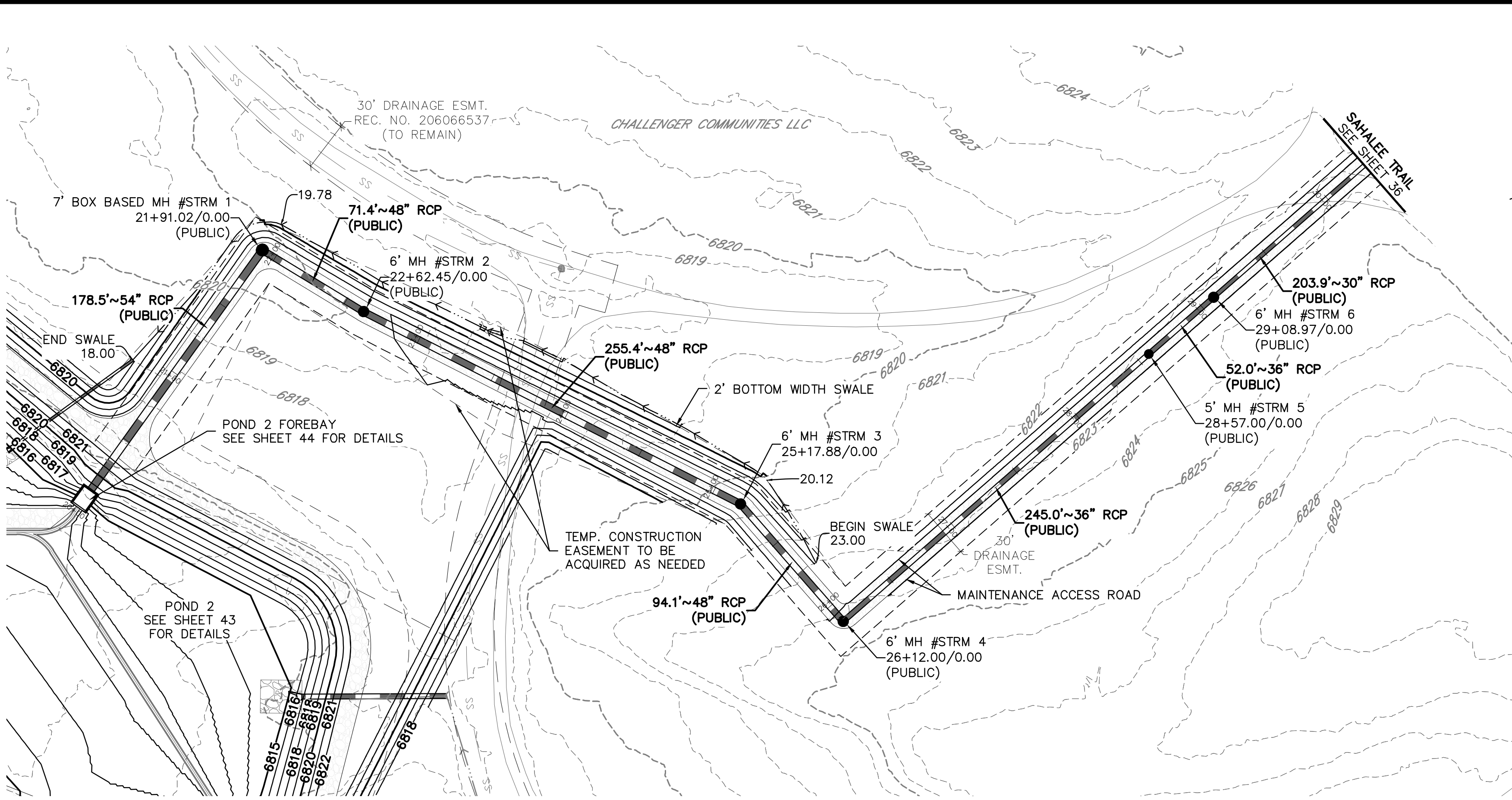
SHEET NO. 24

34



STORM SEWER NOTES:

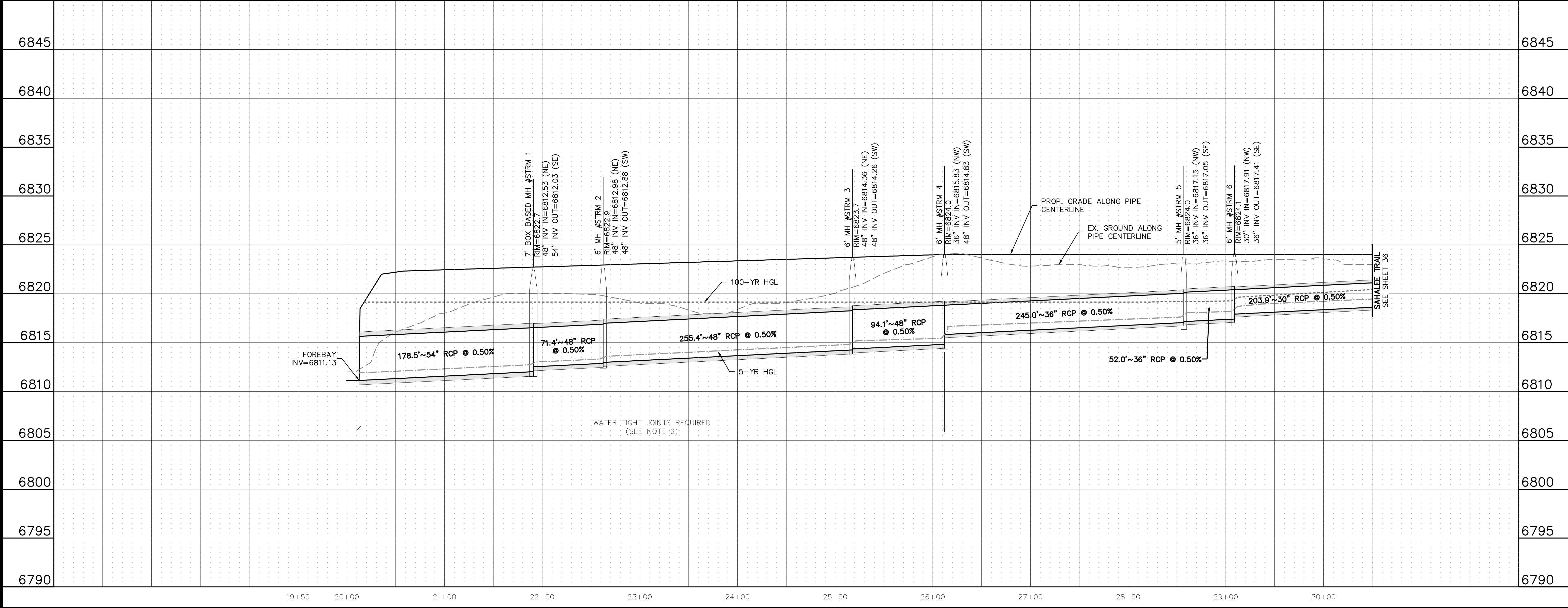
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EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
STORM PLAN & PROFILES
OFF-SITE

DATE: 5/30/2025

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REVISIONS

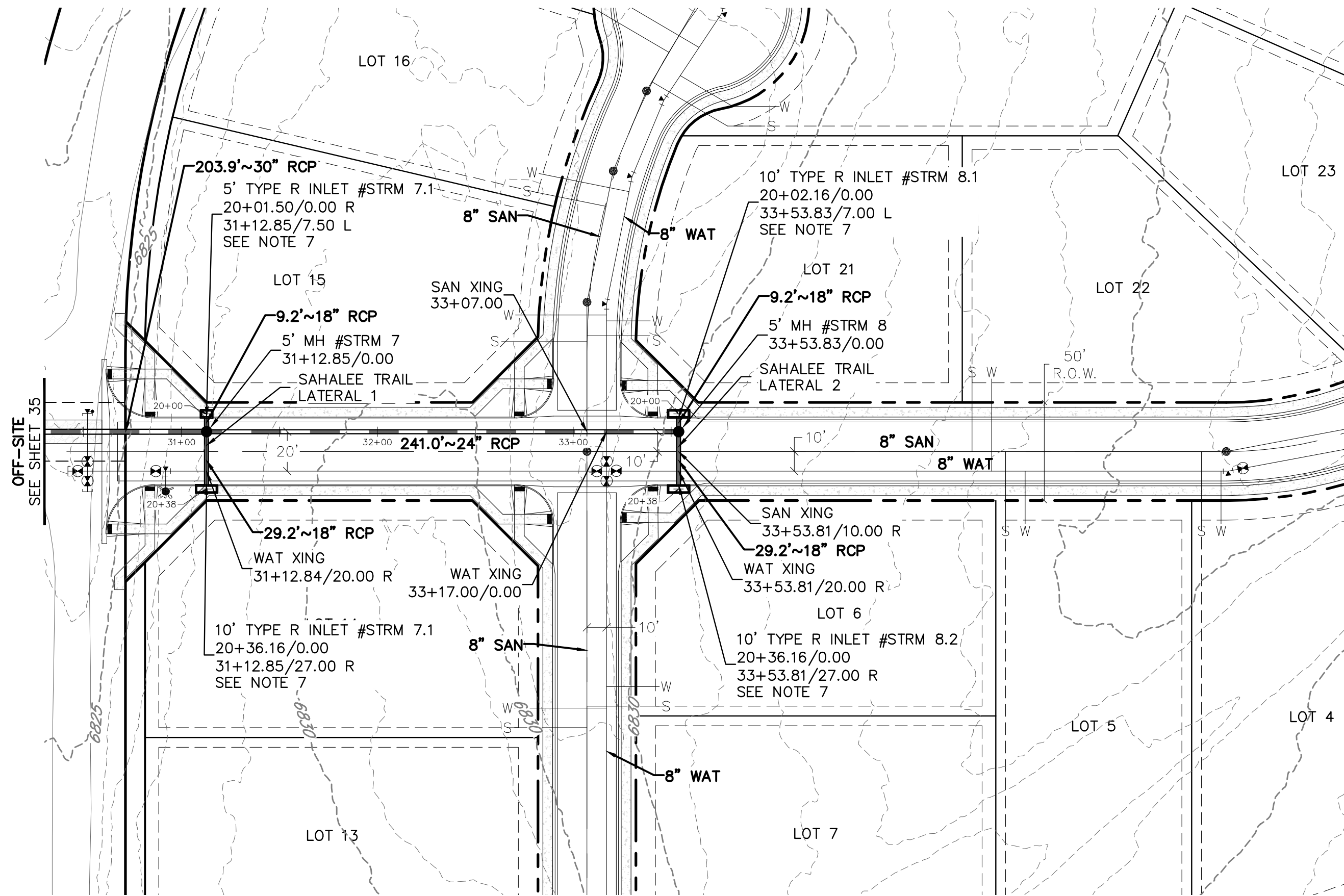
COUNTY FILE NO.: SF2418

DR. TN CH. LS
P.M. KB

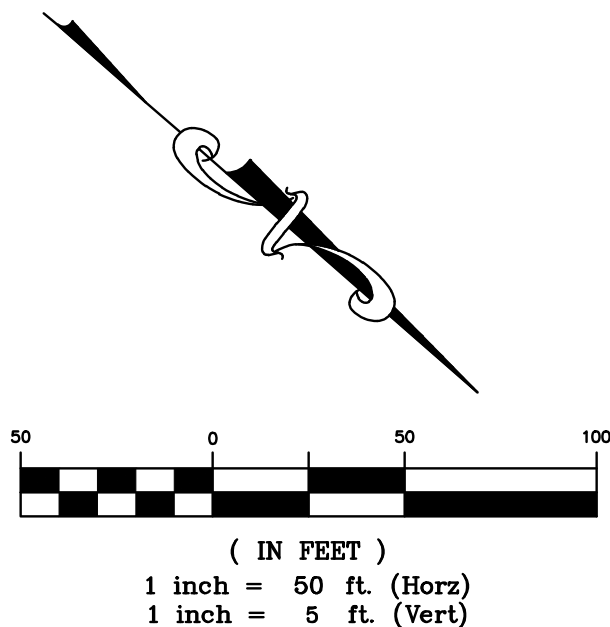
JOB: 24004308
SHEET NO. 35

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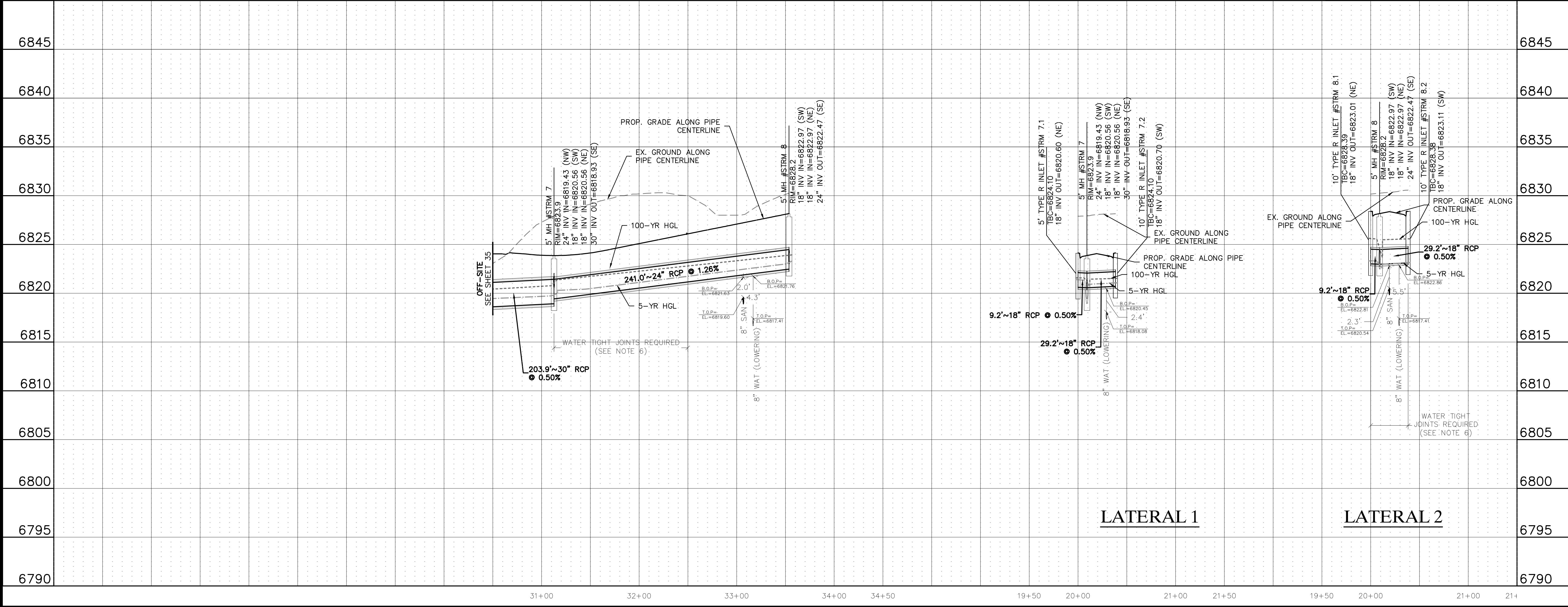


SAHALEE TRAIL



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LATERAL 1

LATERAL 2

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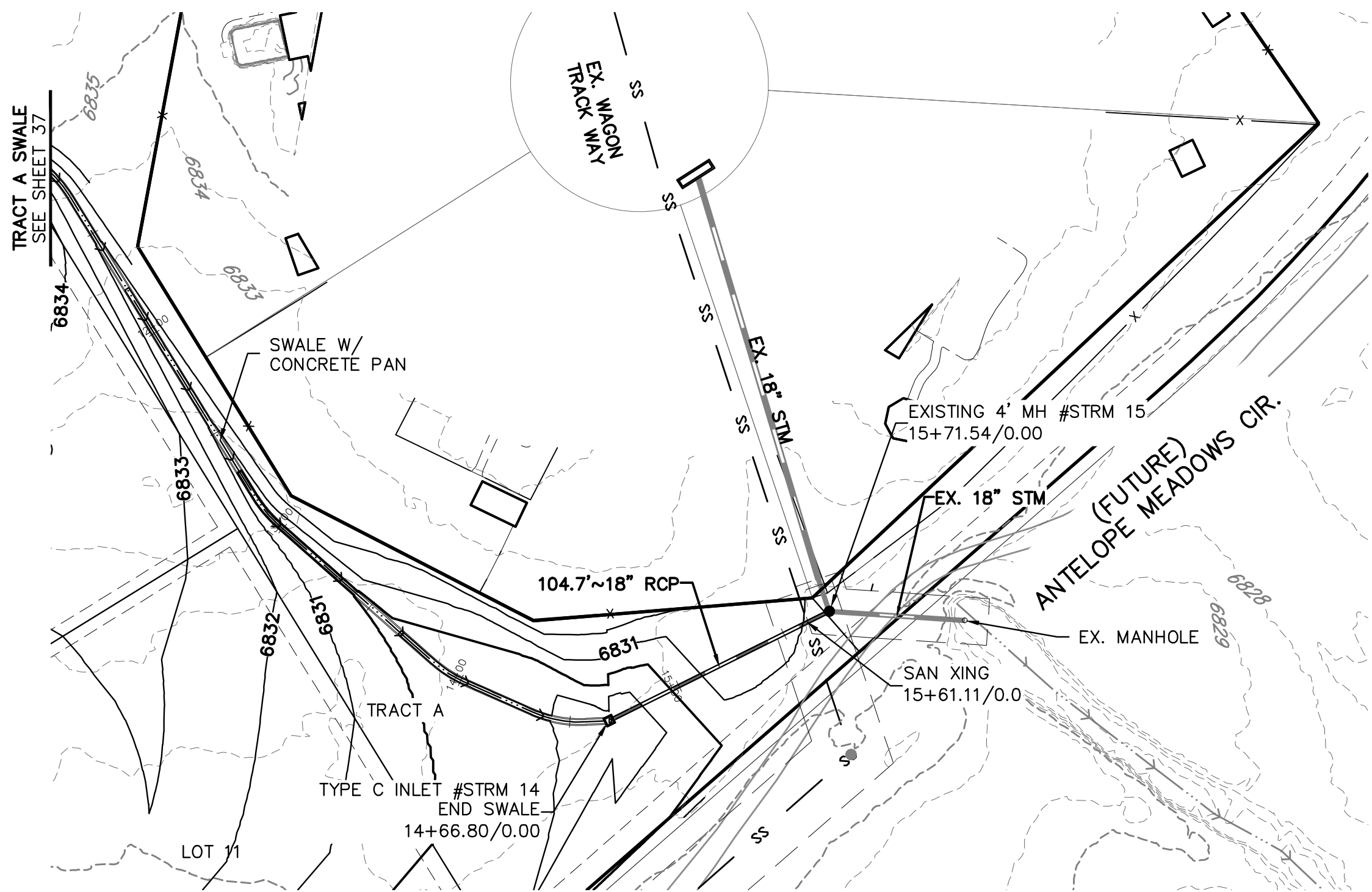
COUNTY FILE NO.: SF2418

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P.M. KB

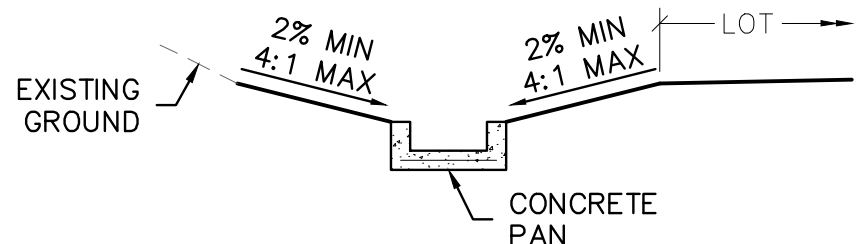
JOB 24004308

SHEET NO. 36

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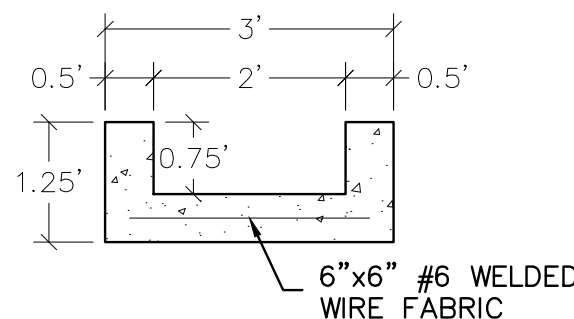


TRACT A SWALE



SWALE WITH CONCRETE PAN DETAIL

SCALE: 1" = 5'



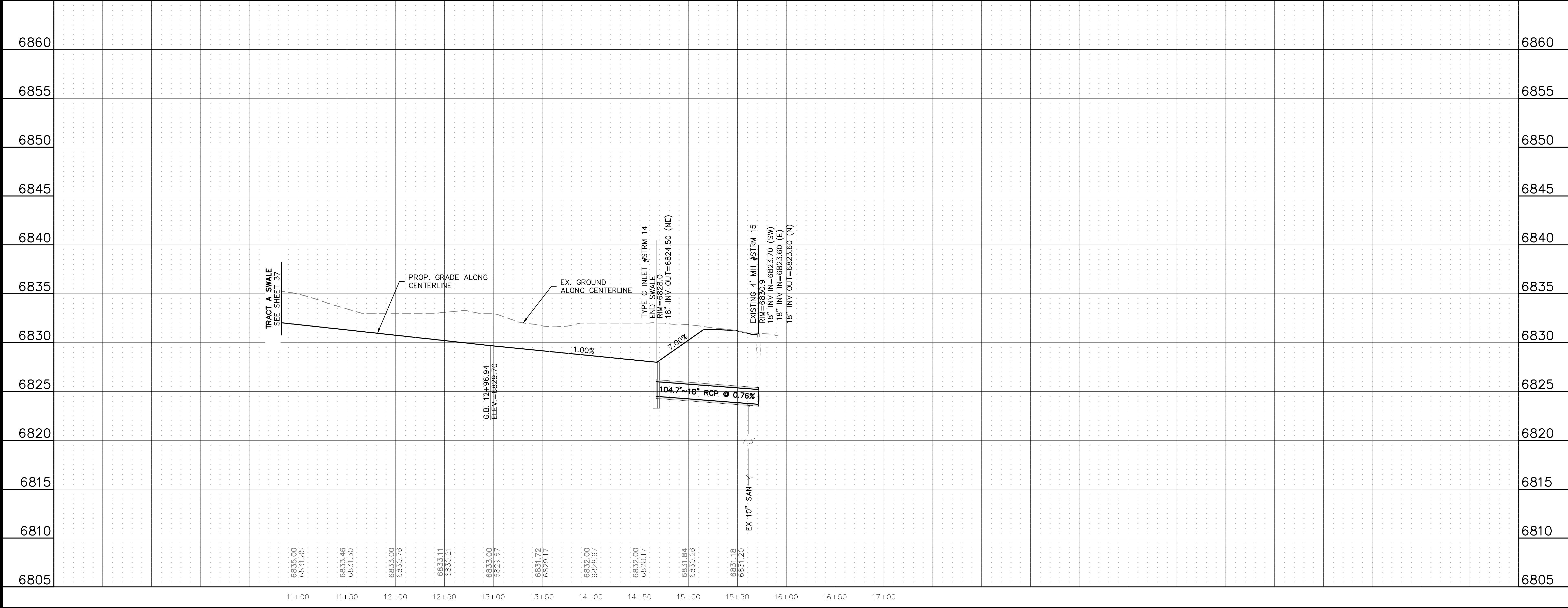
CONCRETE PAN DETAIL

SCALE: 1" = 2'



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 FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".





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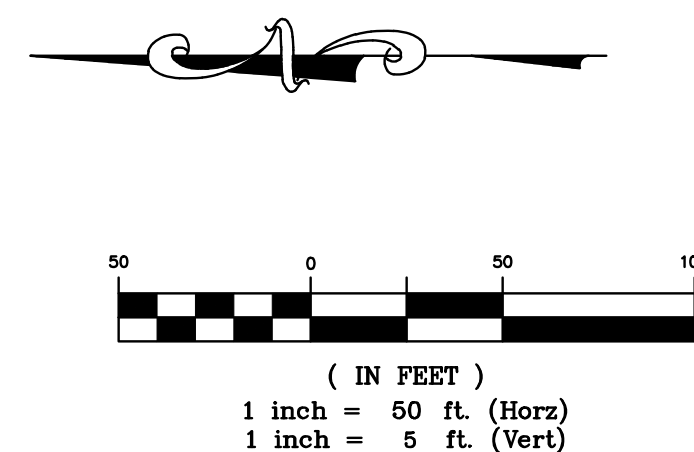
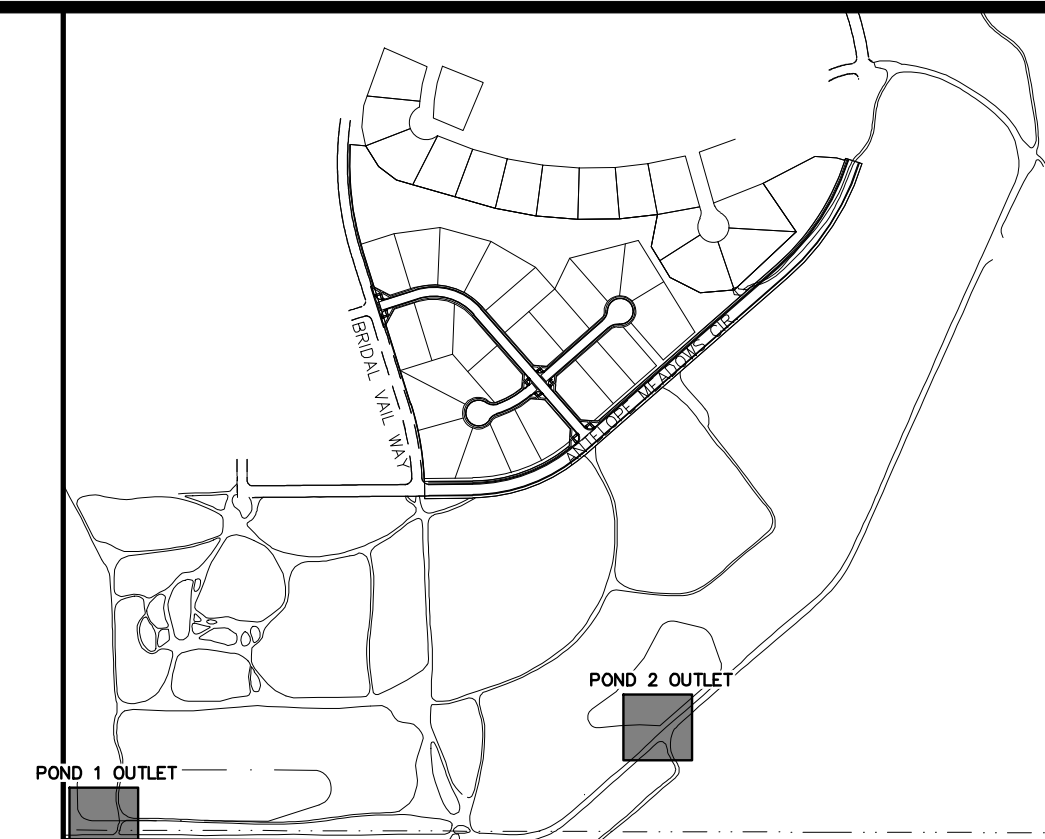
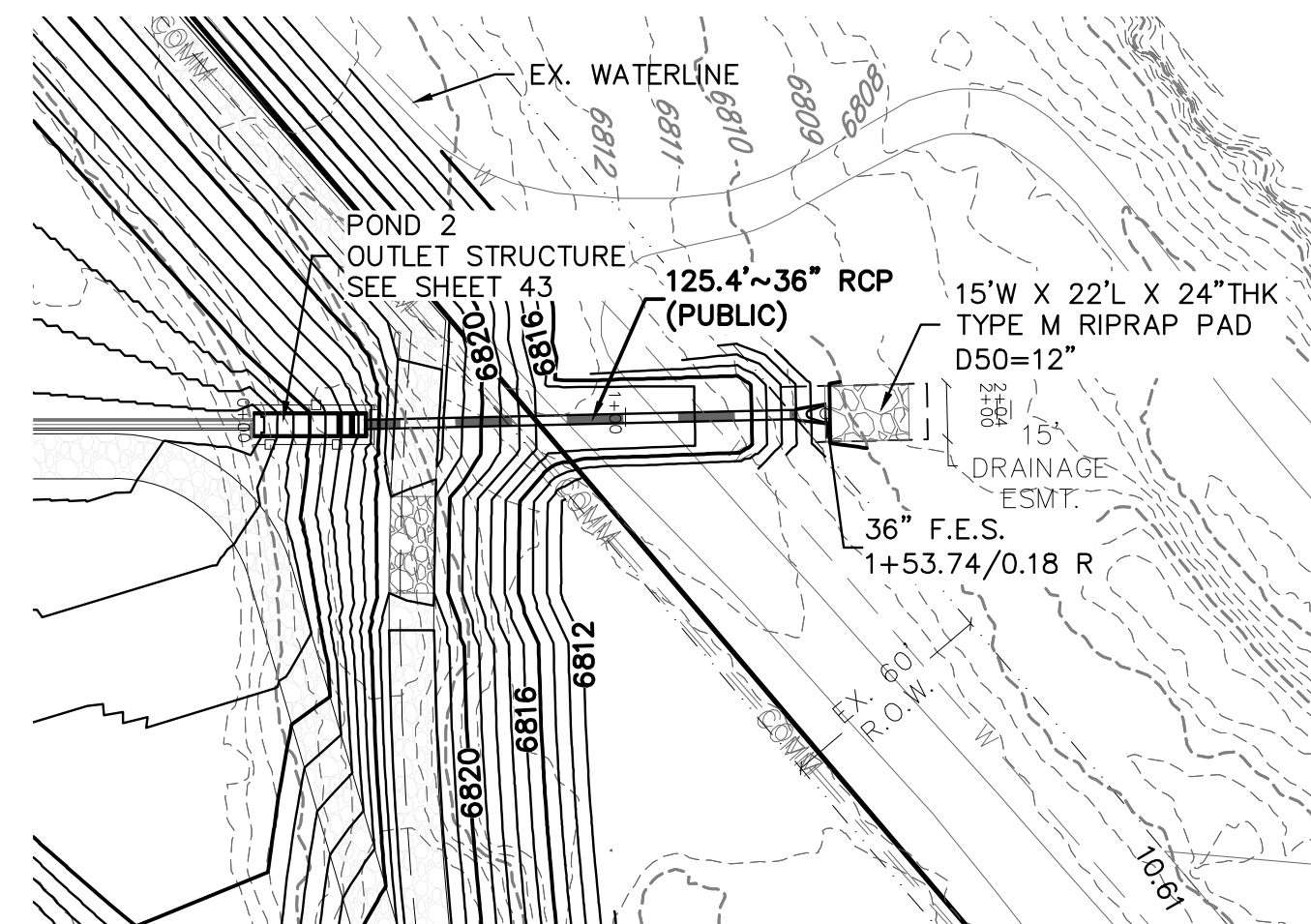
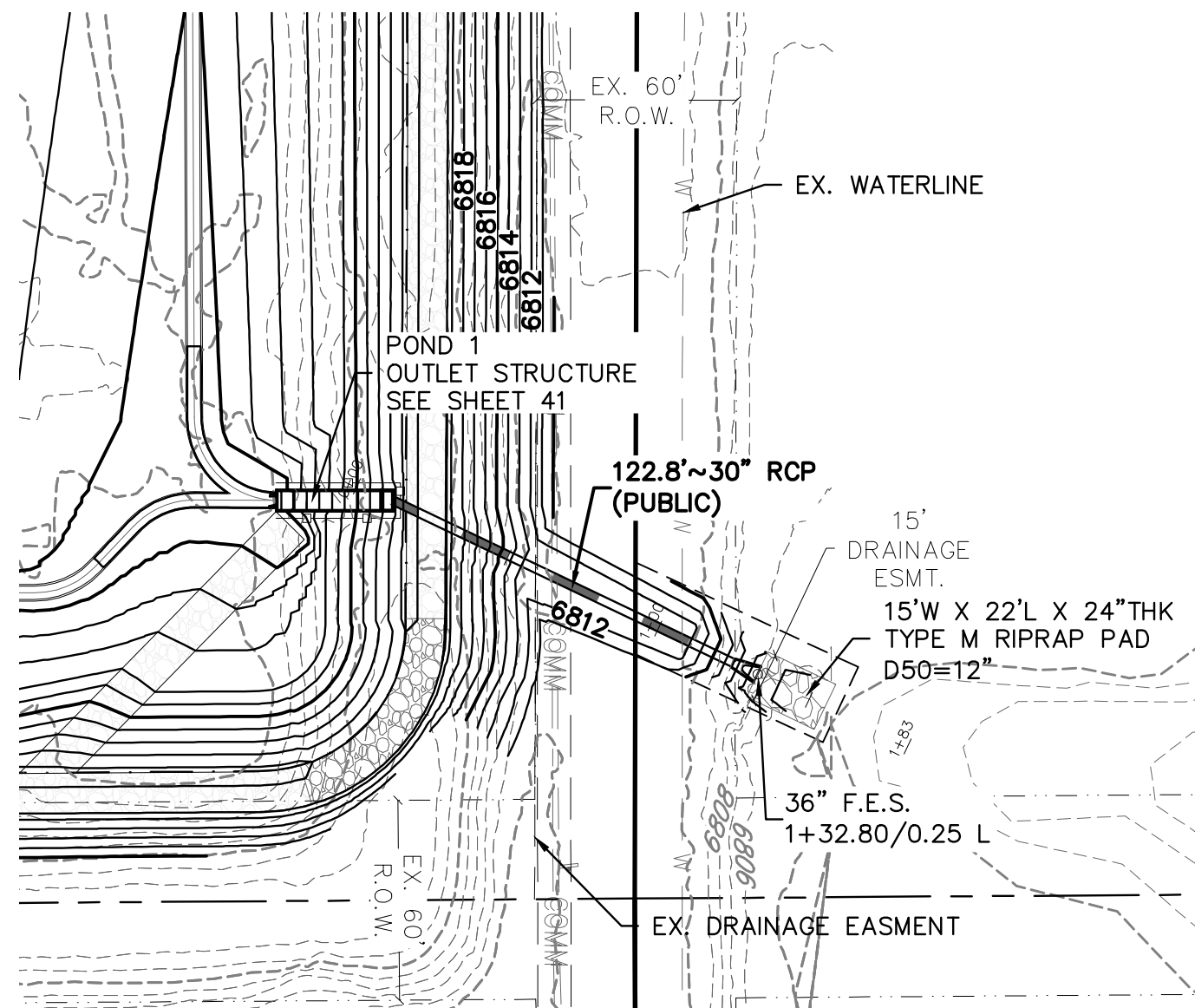


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CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920	719-598-5192	JIM BYERS																																
CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO	CONSTRUCTION PLANS STORM PLAN & PROFILES TRACT A SWALE																																	
CLIENT																																			
DATE	5/30/2025																																		
REVISIONS	<table><tr><td>A</td><td>1st SUBMITTAL TO JURISDICTION</td><td>07/17/2024</td><td>- KB</td></tr><tr><td>B</td><td>2nd SUBMITTAL TO JURISDICTION</td><td>07/18/2024</td><td>- KB</td></tr><tr><td>C</td><td>3rd SUBMITTAL TO JURISDICTION</td><td>04/15/2025</td><td>- KB</td></tr><tr><td>D</td><td>4th SUBMITTAL TO JURISDICTION</td><td>06/29/2025</td><td>- RM</td></tr><tr><td>E</td><td>5th SUBMITTAL TO JURISDICTION</td><td>09/01/2025</td><td>- RM</td></tr><tr><td>F</td><td>6th SUBMITTAL TO JURISDICTION</td><td>09/08/2025</td><td>- RM</td></tr><tr><td>G</td><td>7th SUBMITTAL TO JURISDICTION</td><td>09/08/2025</td><td>- RM</td></tr><tr><td>H</td><td>8th SUBMITTAL TO JURISDICTION</td><td>09/07/2025</td><td>- RM</td></tr></table>			A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KB	B	2nd SUBMITTAL TO JURISDICTION	07/18/2024	- KB	C	3rd SUBMITTAL TO JURISDICTION	04/15/2025	- KB	D	4th SUBMITTAL TO JURISDICTION	06/29/2025	- RM	E	5th SUBMITTAL TO JURISDICTION	09/01/2025	- RM	F	6th SUBMITTAL TO JURISDICTION	09/08/2025	- RM	G	7th SUBMITTAL TO JURISDICTION	09/08/2025	- RM	H	8th SUBMITTAL TO JURISDICTION	09/07/2025	- RM
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\\CADD\DWG\PLAN SETS\CONSTRUCTION\ASB\TRACT A SWALE - SWALE PLAN.dwg - PLOT 01.DWG - 5/30/2025 11:54 AM GUYA SCHILLER

CAD FILE: 24004308 - SWALE PLAN 01.DWG



BENCHMARK:
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CHALLENGER HOMER

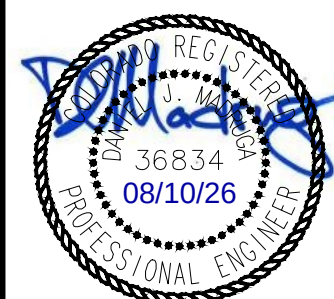
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COLORADO SPRINGS, CO 80920

CONSTRUCTION PLANS STORM PLAN & PROFILES POND OULIETS

CLIENT

DATE 5/30/2025

A	1 st SUBMITTAL TO JURISDICTION	07/12/2024 - KF
B	2 nd SUBMITTAL TO JURISDICTION	01/08/2025 - KF
C	3 rd SUBMITTAL TO JURISDICTION	04/15/2025 - KF
D	4 th SUBMITTAL TO JURISDICTION	06/02/2025 - IM
E	5 th SUBMITTAL TO JURISDICTION	08/01/2025 - IM
F	6 th SUBMITTAL TO JURISDICTION	09/08/2025 - IM
G	7 th SUBMITTAL TO JURISDICTION	07/16/2026 - IM
H	8 th SUBMITTAL TO JURISDICTION	08/07/2026 - IM



COUNTY FILE NO.:
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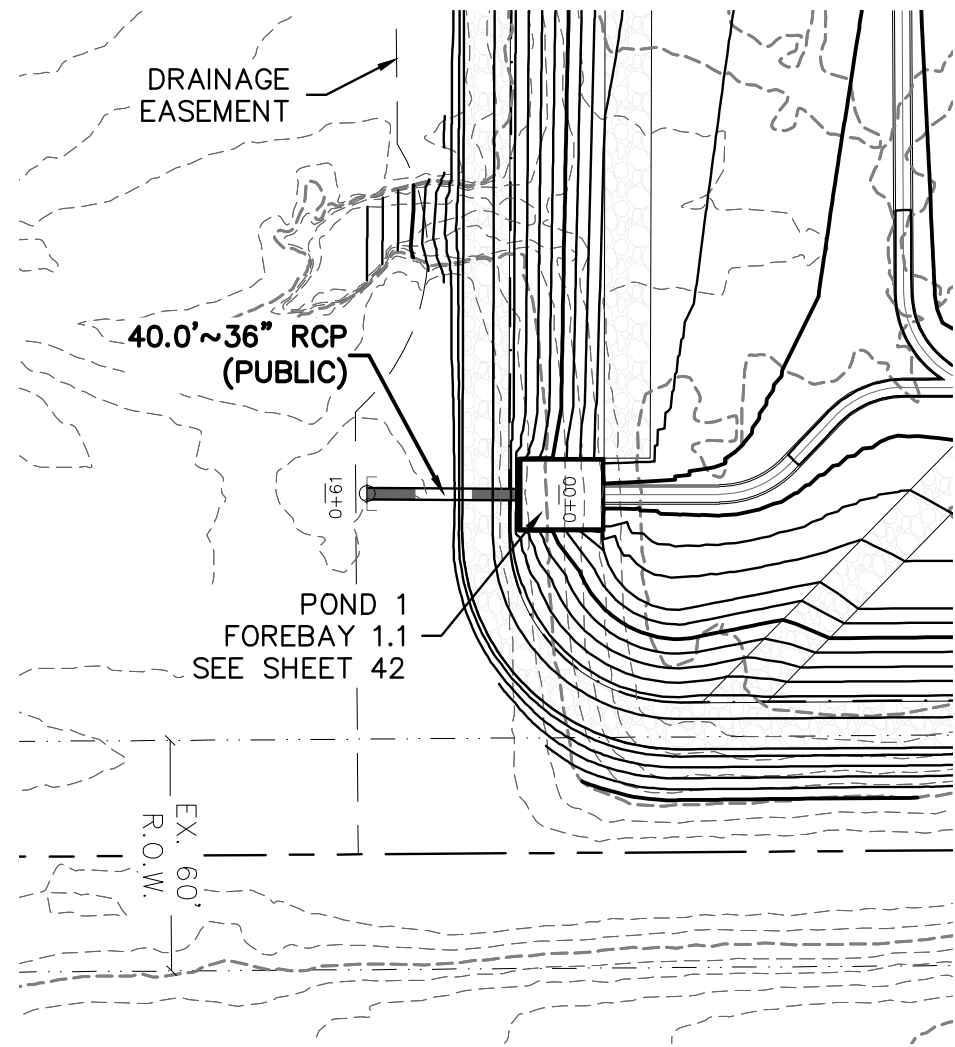
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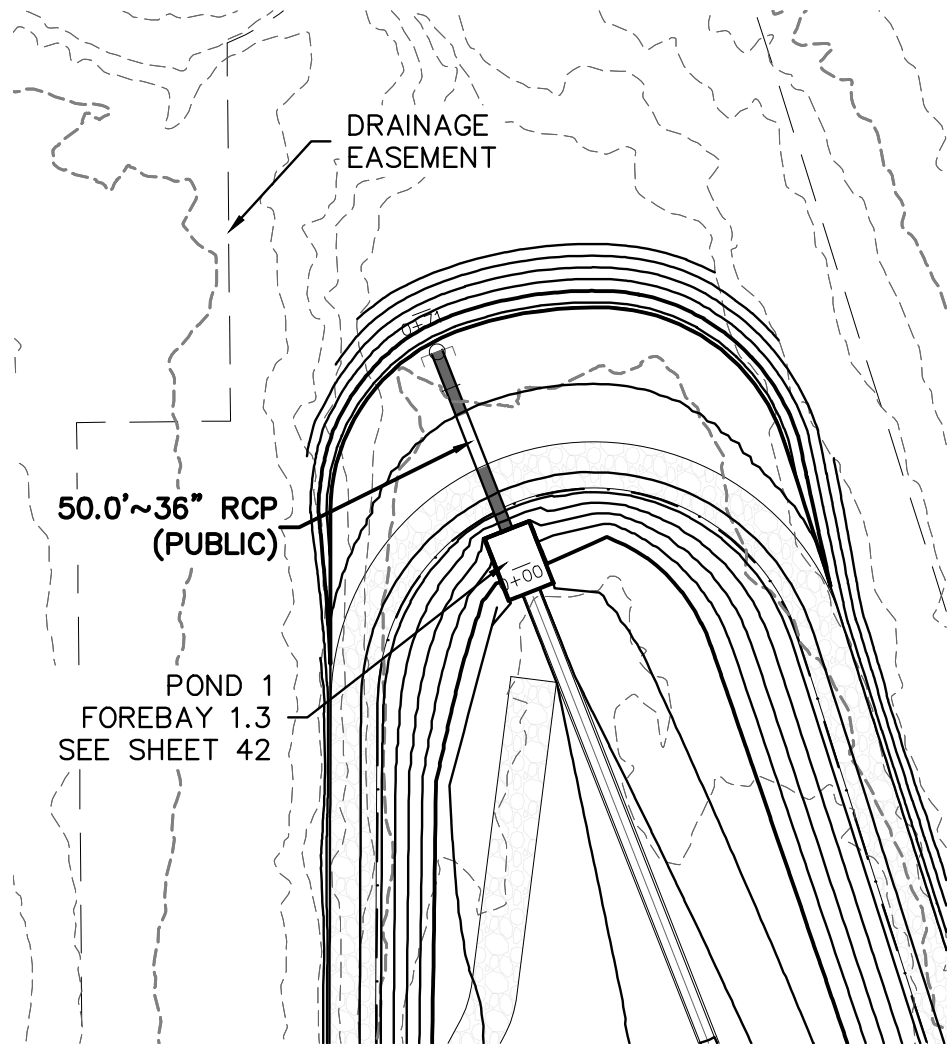
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STORM SEWER NOTES:

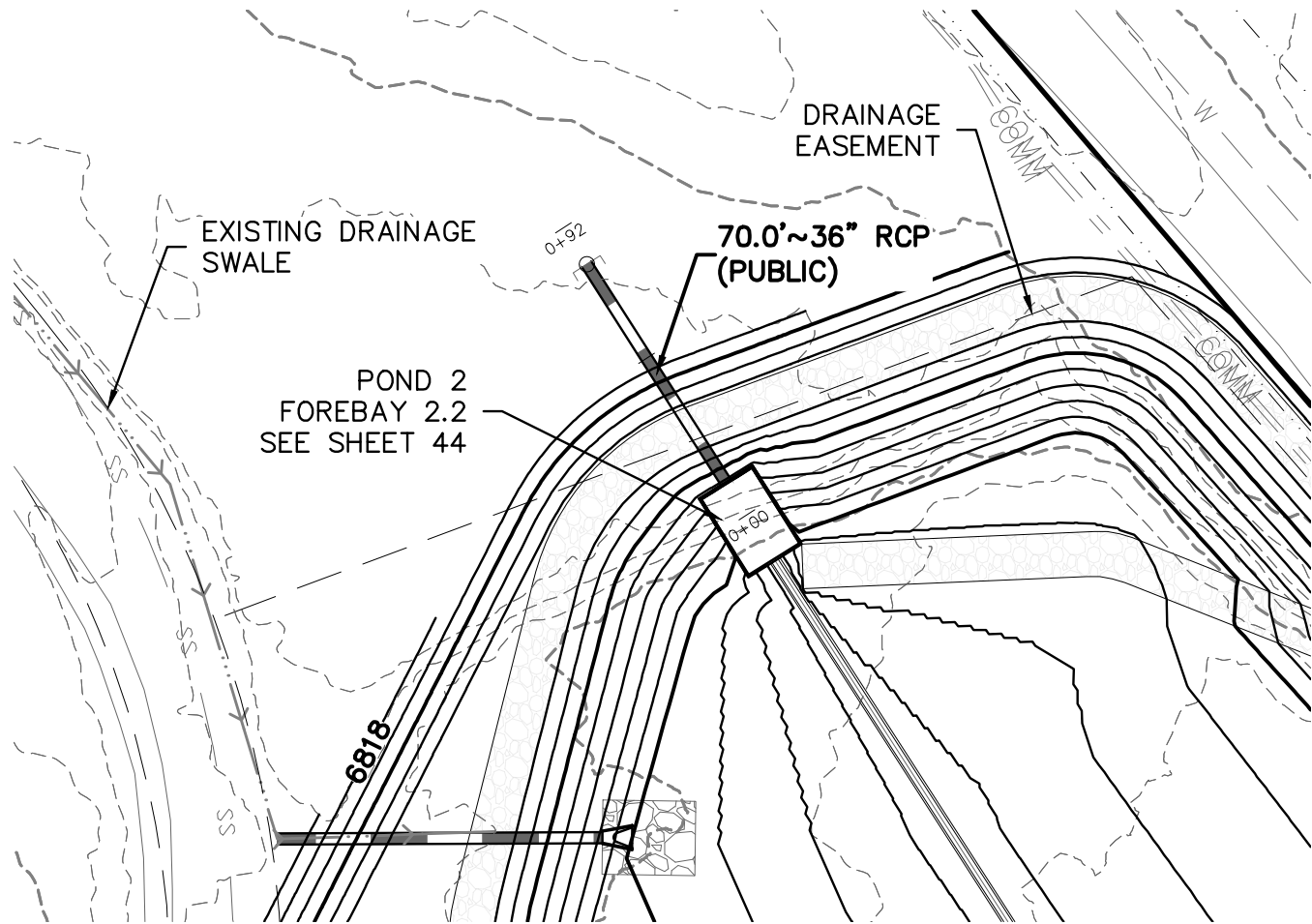
1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS AT CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE ELEVATIONS FOUND IN THE FIELD.
2. ALL STORM SEWER PIPE HAS BEEN CALLED OUT AS "STM". THE CONTRACTOR MAY USE HDPE OR PVC FOR PRIVATE STORM SEWER PIPE IF THERE IS A COST SAVINGS OVER RCP. IF THE STORM SEWER IS PUBLIC IT MUST BE RCP. REFERENCE EL PASO COUNTY STANDARD DRAWINGS FOR MANHOLE AND INLET DETAILS.
3. INLET ELEVATIONS ARE CALLED OUT AT TOP BACK OF CURB AND AT THE CENTER OF INLET. THE MINIMUM CLEARANCE BETWEEN A STORM SEWER LINE AND A SANITARY SEWER LINE OR WATER LINE IS 18-INCHES. IF WATER LINE LOWERINGS ARE NECESSARY, REFERENCE EL PASO COUNTY STANDARD DETAIL A7-1.
4. MANHOLE RIMS SHALL BE SET AT AN ELEVATION OF 1/4-INCH BELOW THE FINAL PAVEMENT ELEVATION. CONCRETE ADJUSTMENT COLLARS SHALL BE USED TO ADJUST RIM ELEVATIONS.
5. REFERENCE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF ALL WATER AND SANITARY SEWER SERVICE CONNECTIONS INTO THE BUILDINGS.
6. STORM SEWER MUST HAVE WATER TIGHT JOINTS IN ALL INSTANCES WHERE THE 100-YEAR HGL IS OUTSIDE OF THE PIPE. SEE PROFILE VIEW FOR EXTENTS OF WATER TIGHT JOINTS
7. FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.



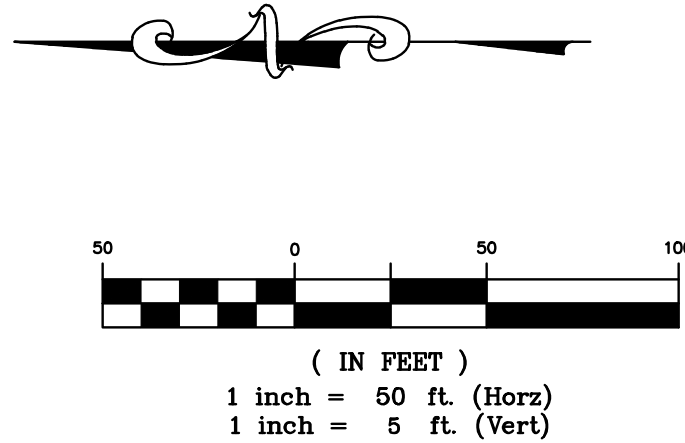
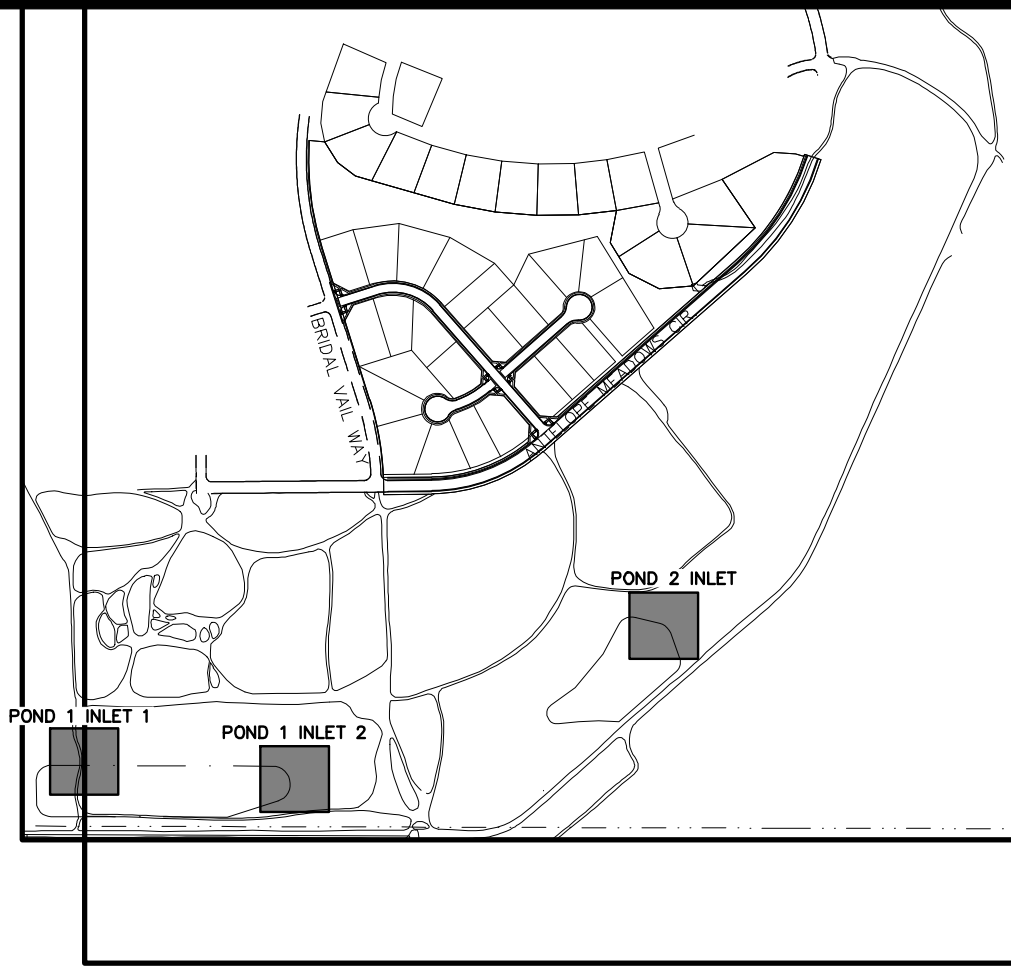
POND 1 INLET 1



POND 1 INLET 2

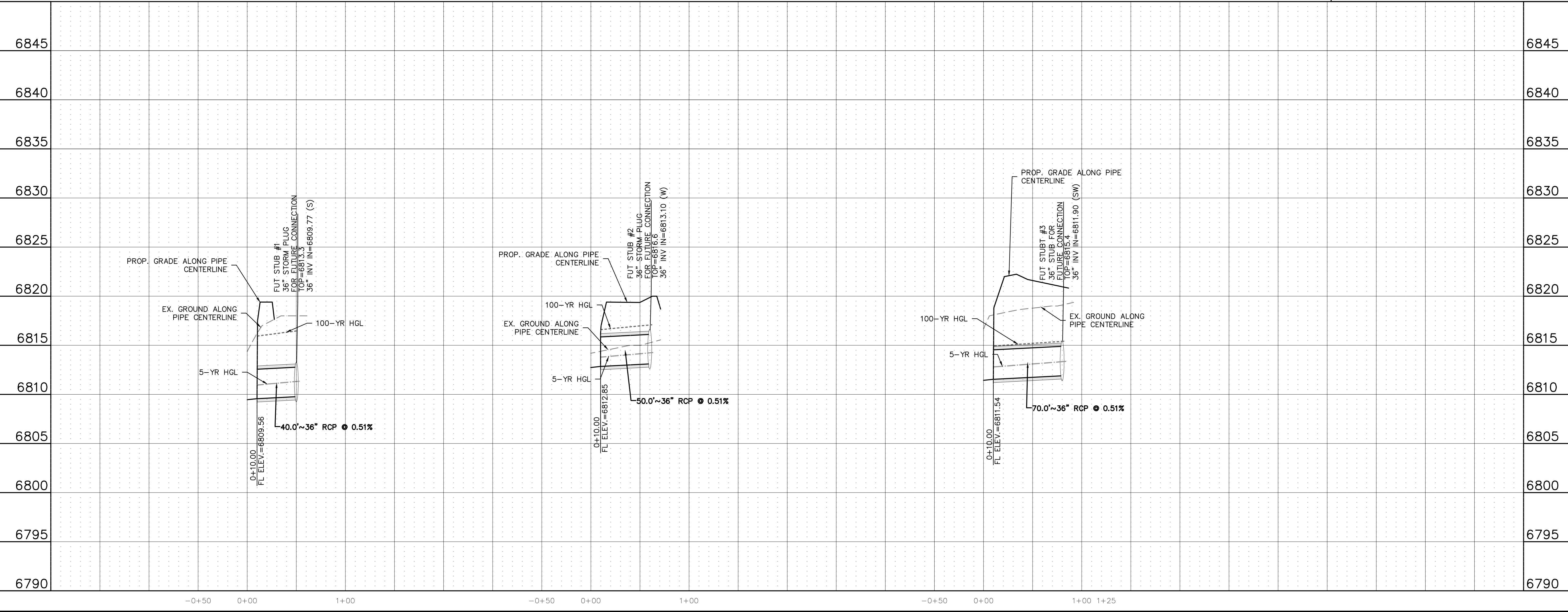


POND 2 INLET



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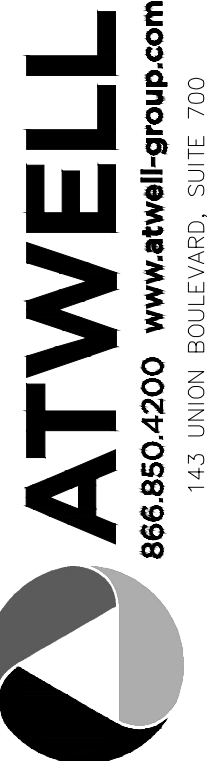


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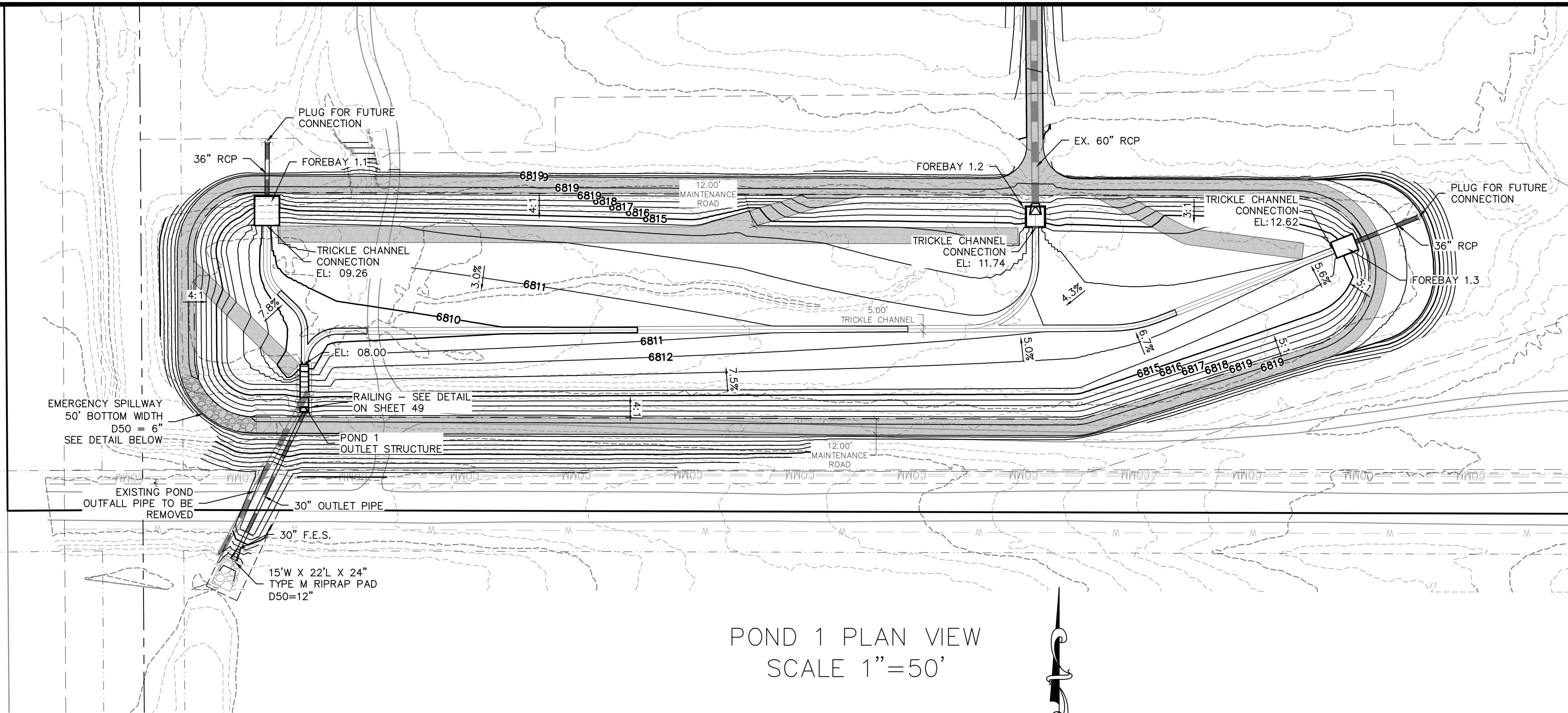
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3rd SUBMITTAL TO JURISDICTION	04/15/2025 - KB
4th SUBMITTAL TO JURISDICTION	06/29/2025 - JM
5th SUBMITTAL TO JURISDICTION	09/01/2025 - JM
6th SUBMITTAL TO JURISDICTION	09/08/2025 - JM
7th SUBMITTAL TO JURISDICTION	09/08/2025 - JM
8th SUBMITTAL TO JURISDICTION	09/07/2025 - JM



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DR. TN	CH. LS
P.M. KB	

JOB	24004308
SHEET NO.	40





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719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
POND PLAN & DETAILS
POND 1 DETAILS

CLIENT

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07/17/2024 - KB
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04/15/2025 - KB
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REVISIONS

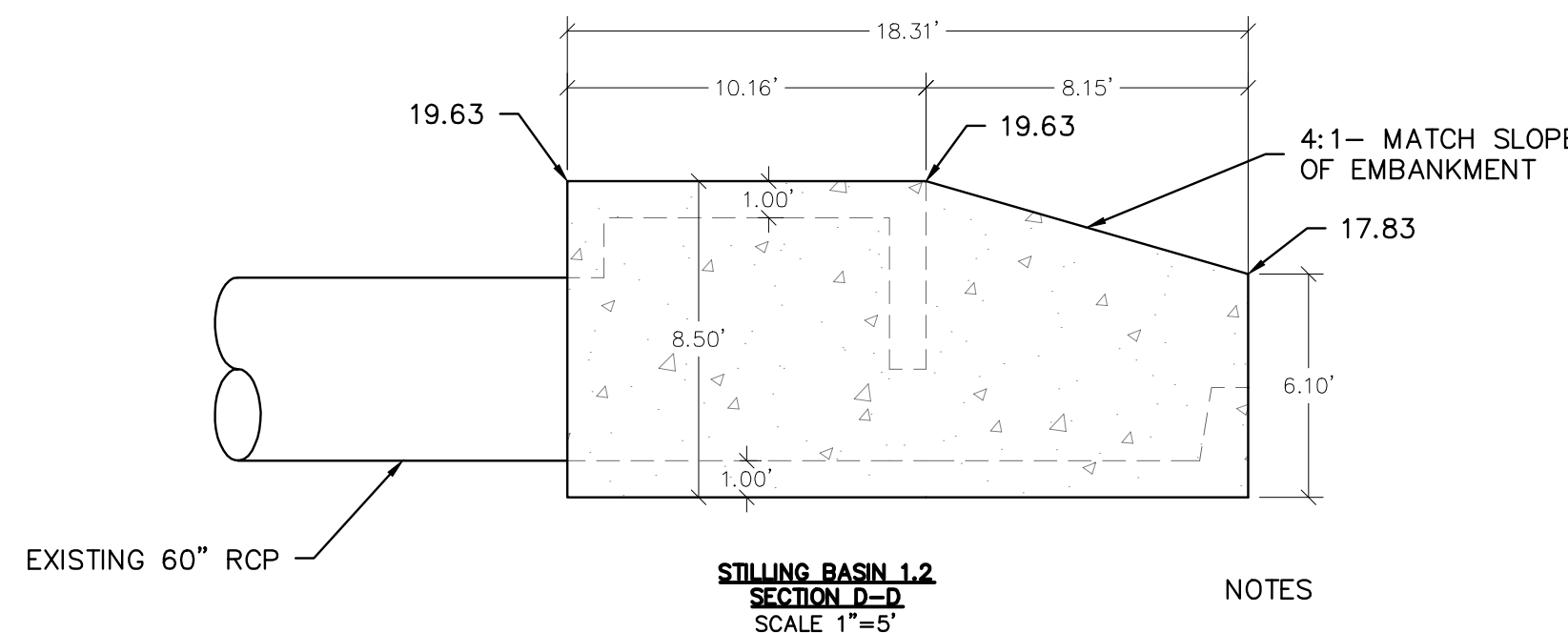
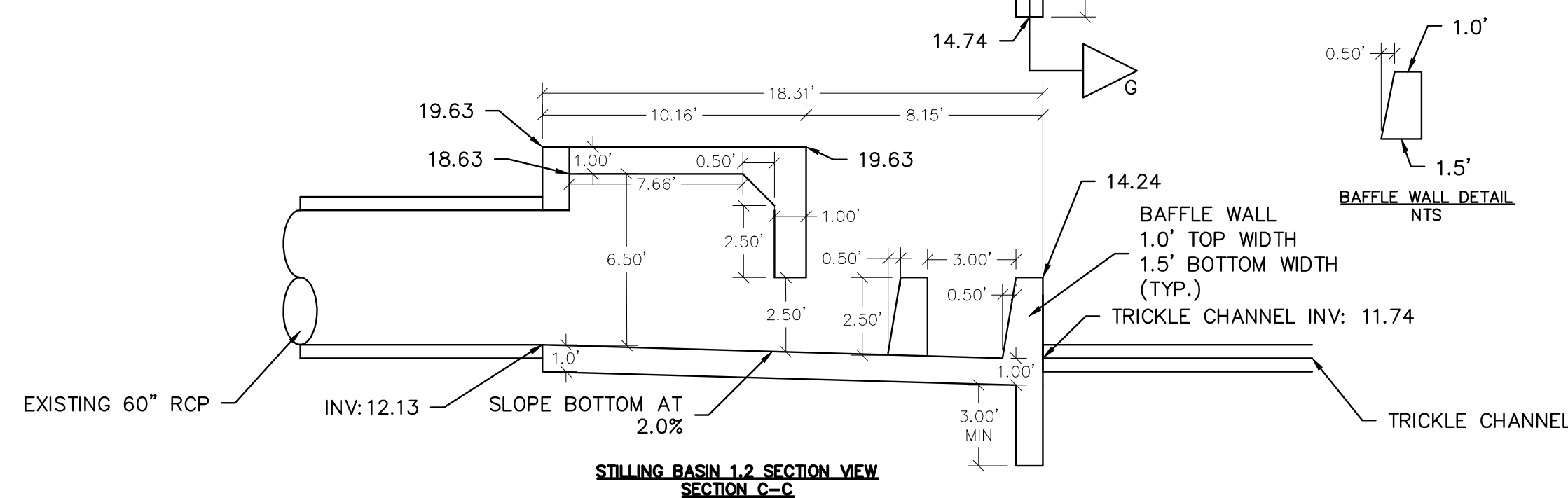
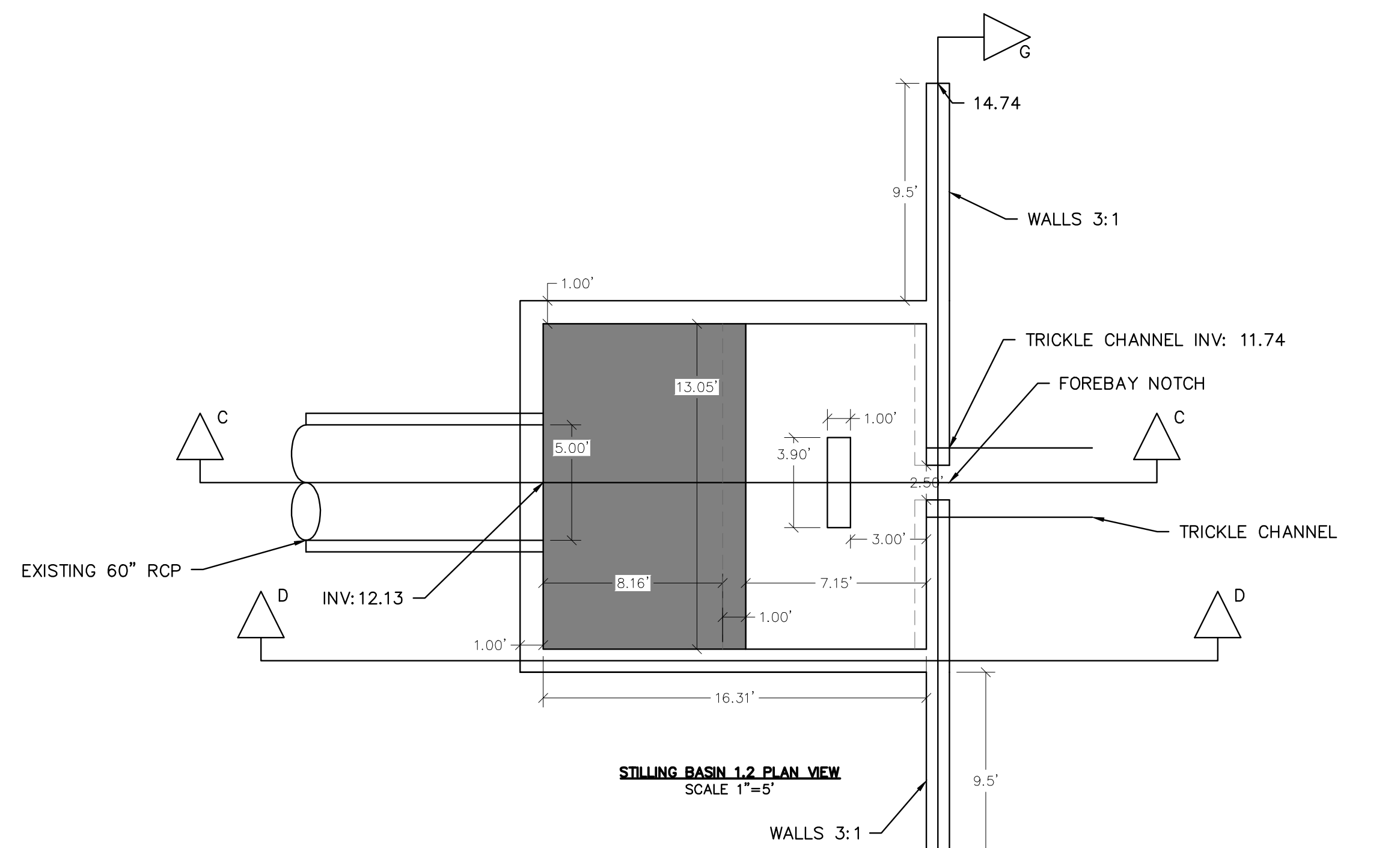
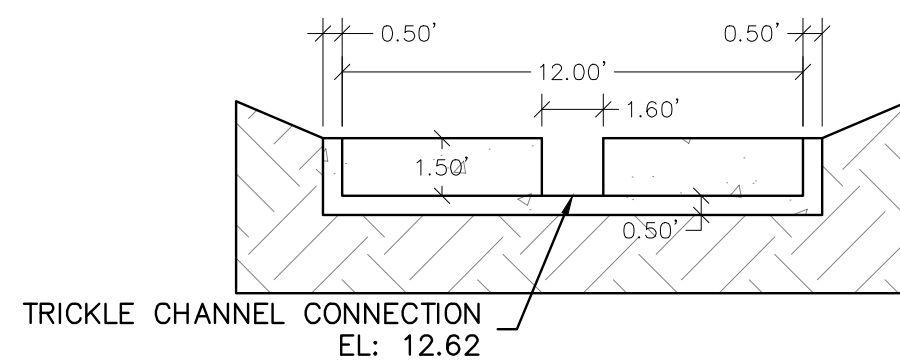
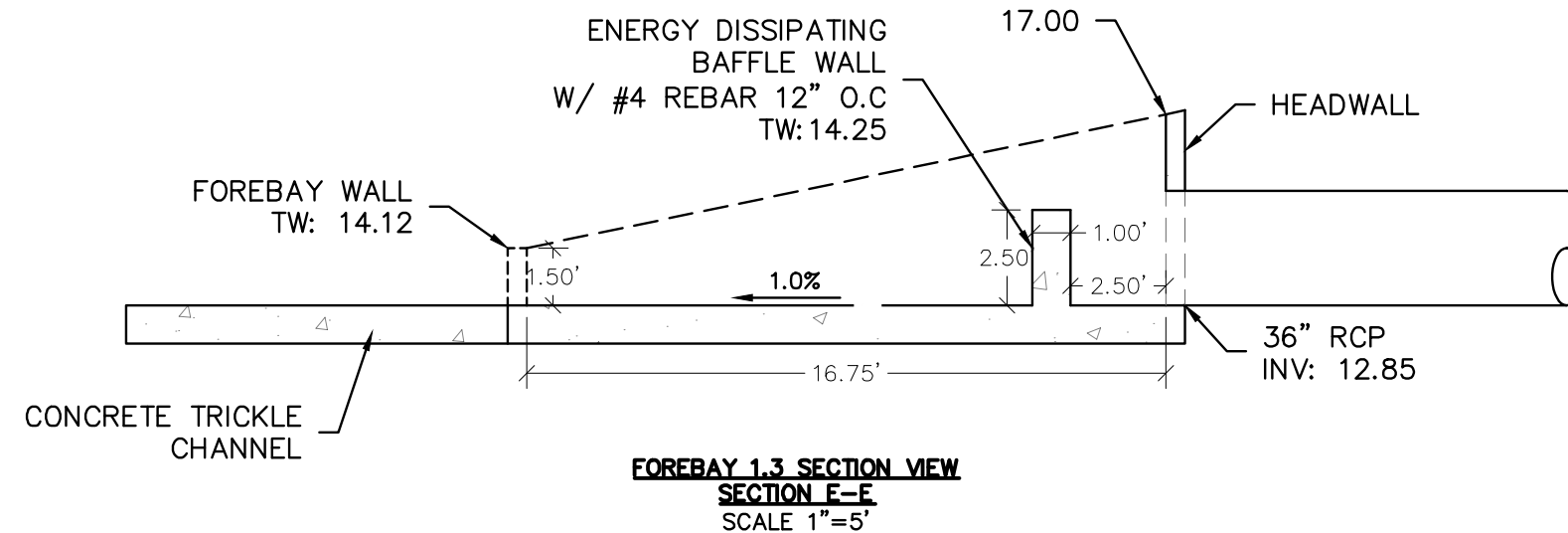
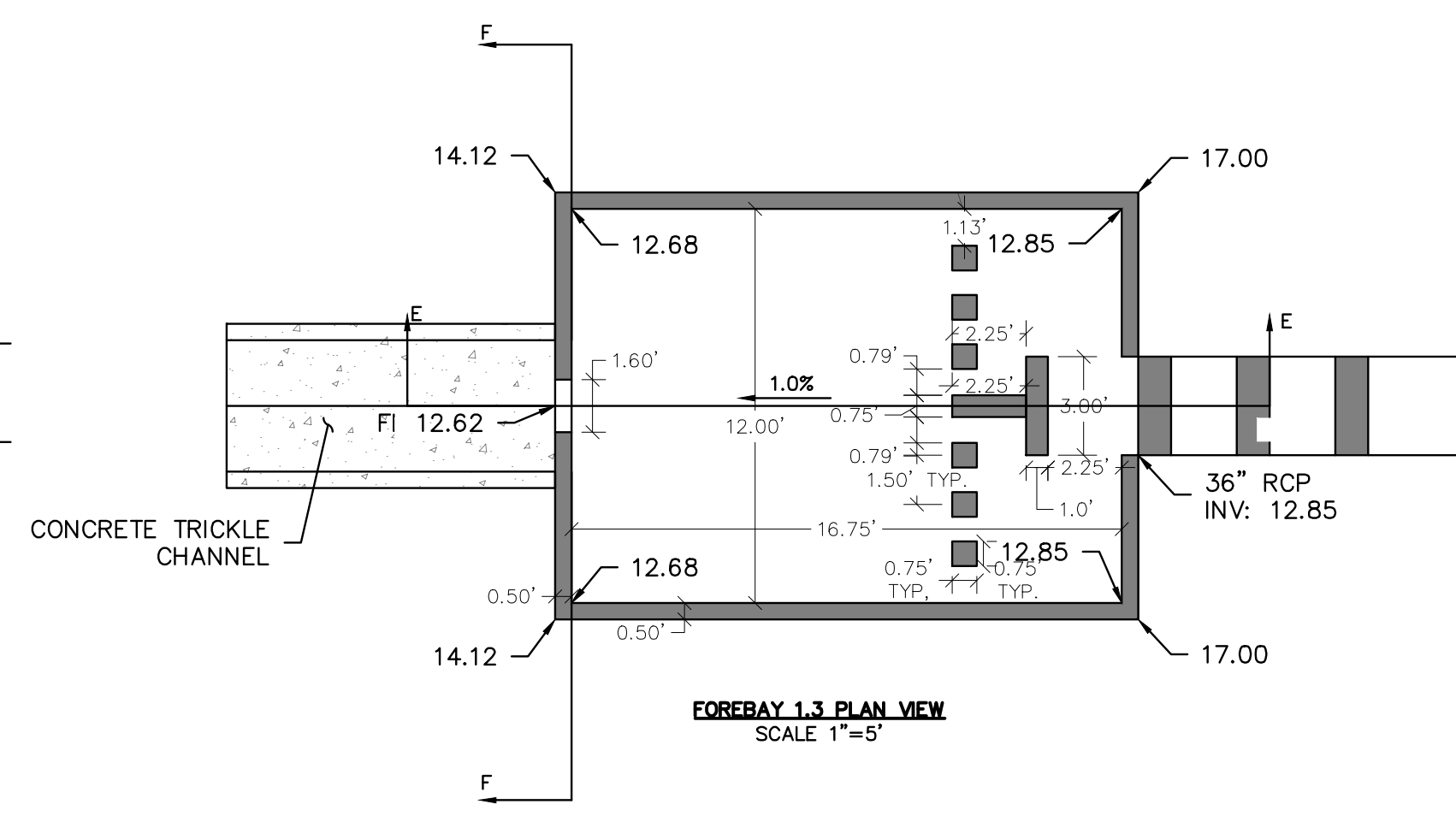
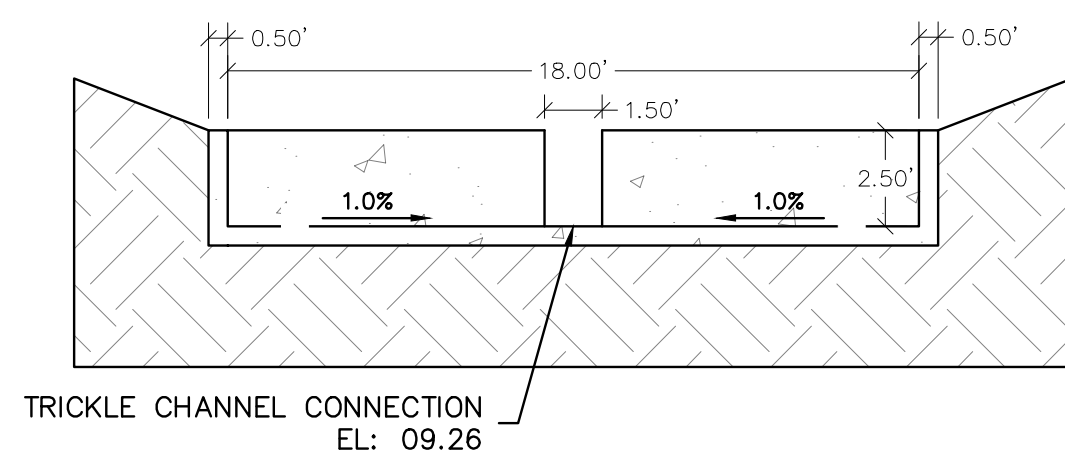
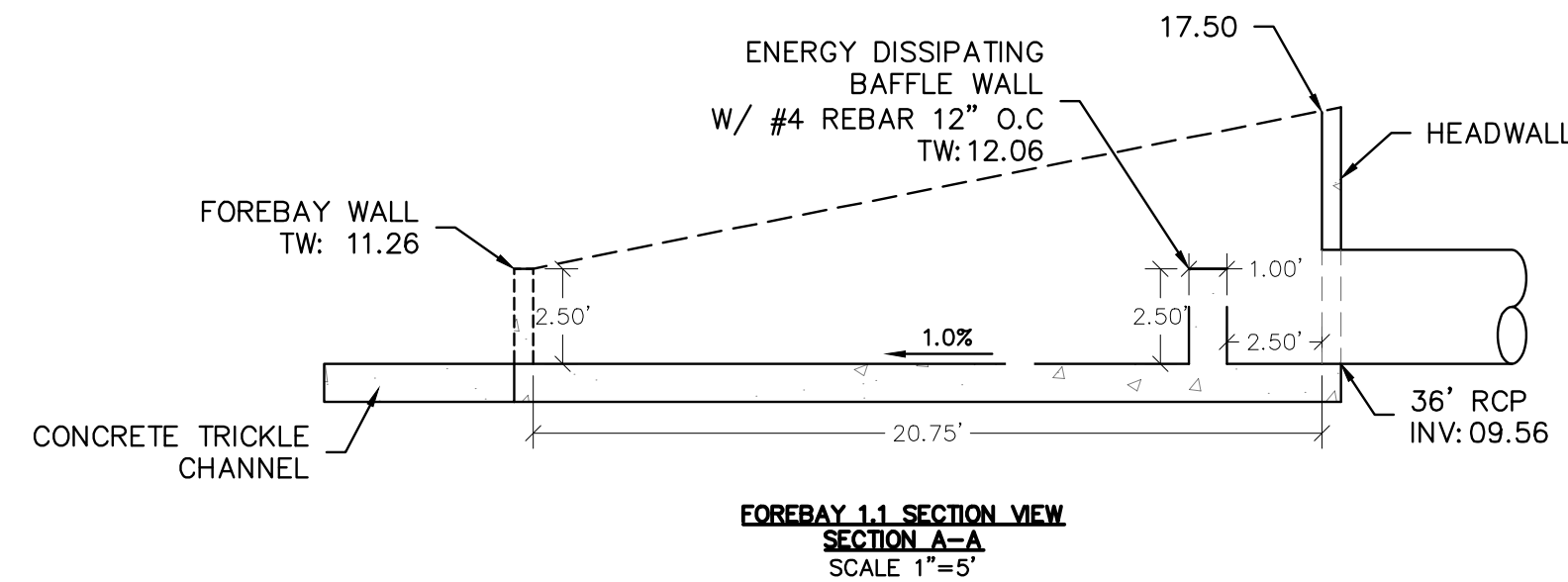
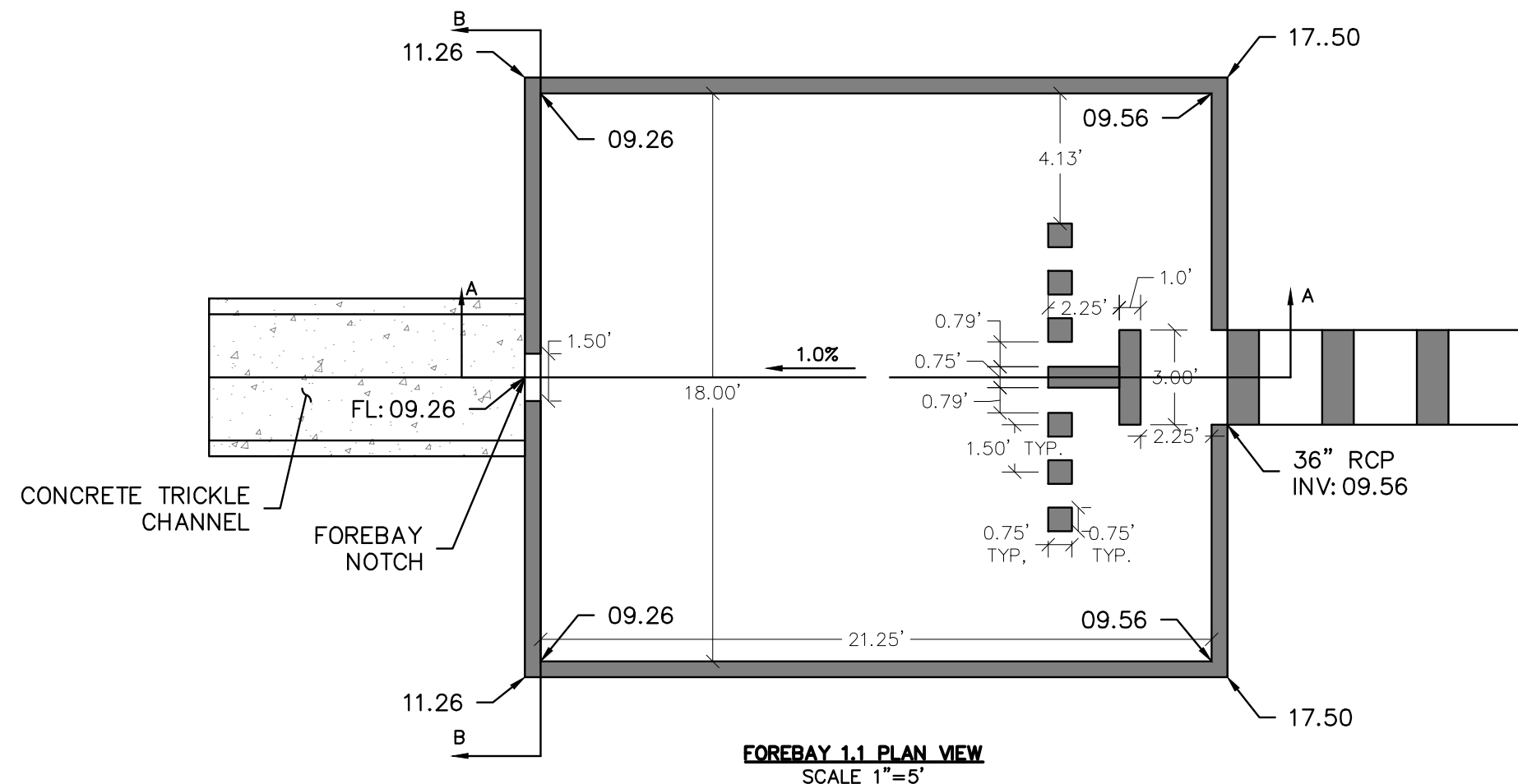


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P.M. DM

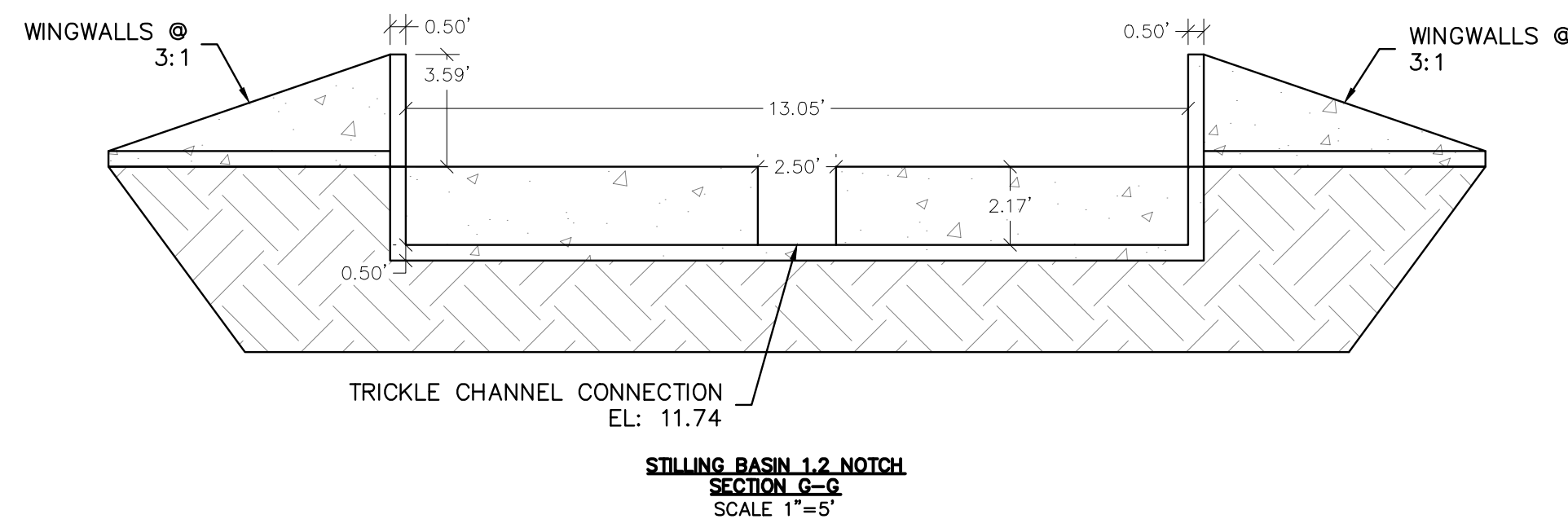
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SHEET NO.

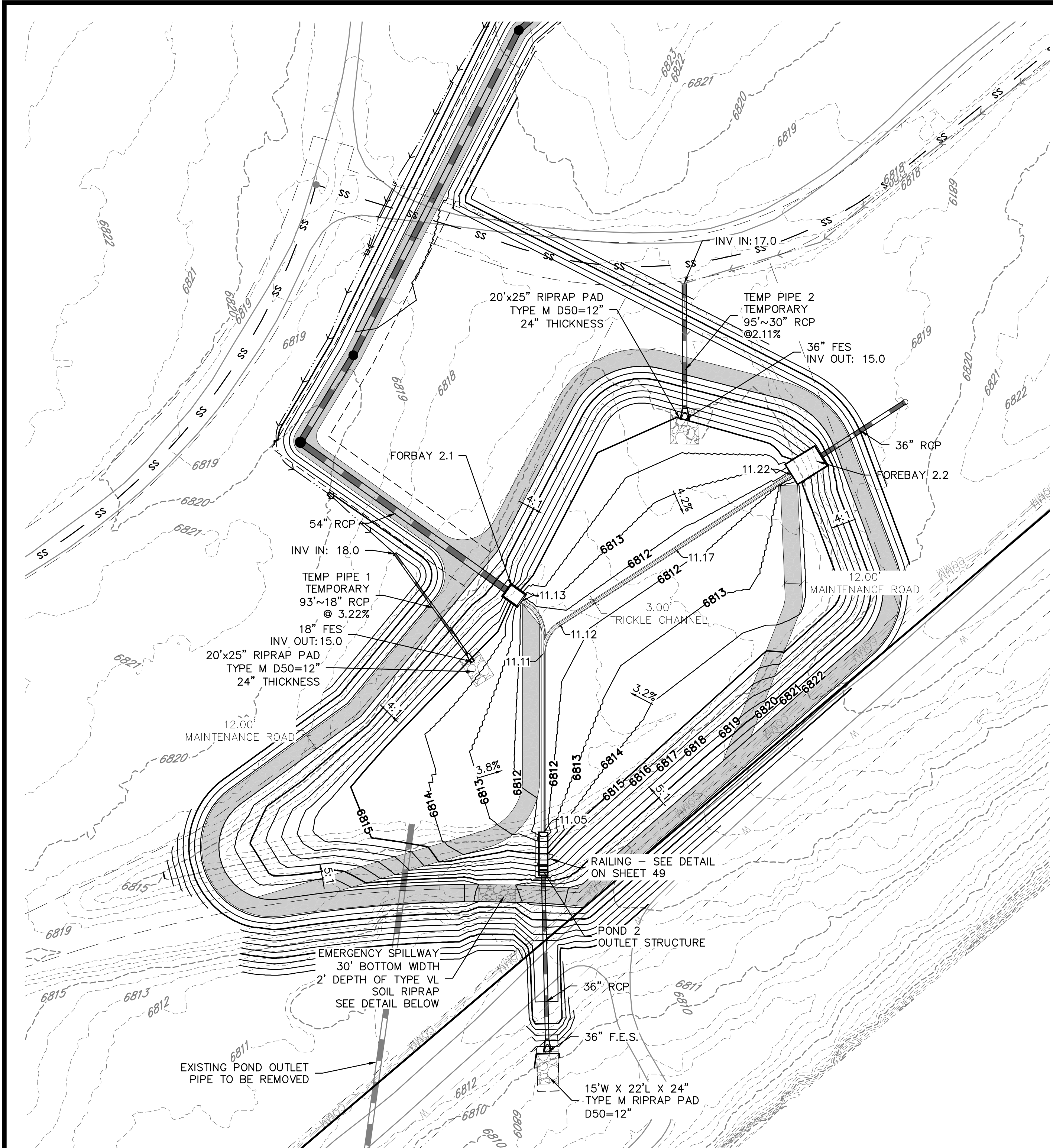
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NOTES

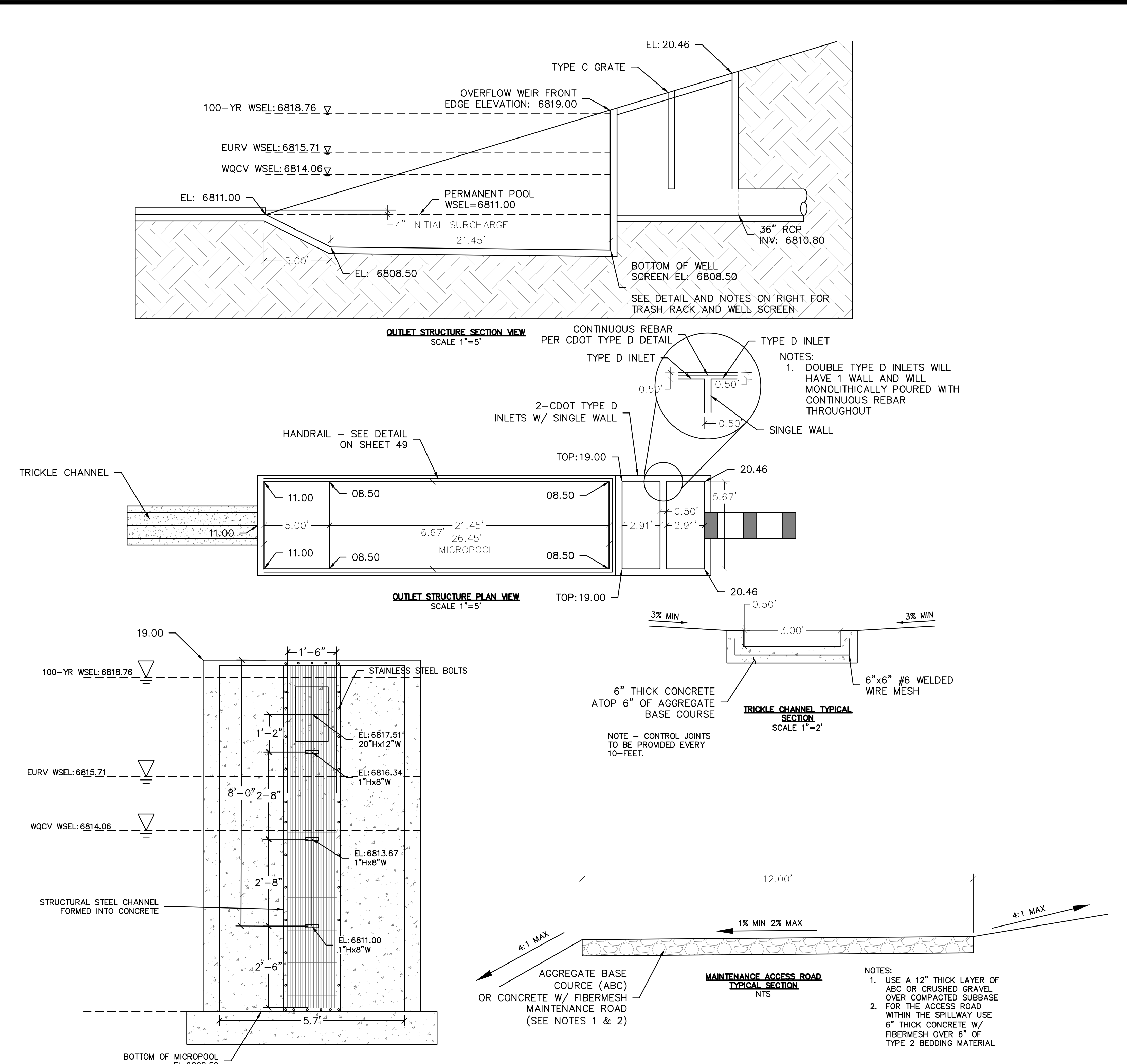
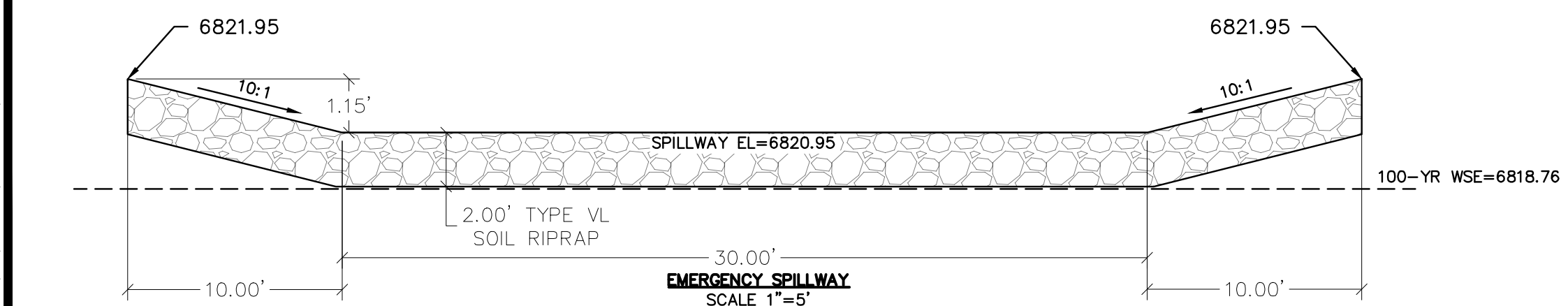
1. A STRUCTURAL DESIGN IS REQUIRED FOR IMPACT STILLING BASIN. PLEASE FORWARD TO ENGINEER FOR REVIEW PRIOR TO START OF CONSTRUCTION
2. REFER TO MHFD STILLING BASIN DETAIL ON SHEET 44





POND 2 PLAN VIEW
SCALE 1"=50'

NOTES:
1. TEMPORARY PIPES SHALL BE REMOVED
PRIOR TO FULL BUILD OUT CONDITION



ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE
2. BOLT PLATE TO CONCRETE 12" MAX ON CENTER SEE TABLE OS-2 FOR PLATE THICKNESS

EURV AND WQCV TRASH RACK:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE POWDER COATED OF GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE..
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

LEGEND	
	PROPERTY BOUNDARY
	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
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

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POND PLAN & DETAILS
POND 2 PLAN

DATE: 5/30/2025

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C	3rd SUBMITTAL TO JURISDICTION	04/15/2025	- KB
D	4th SUBMITTAL TO JURISDICTION	06/29/2025	- JM
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F	6th SUBMITTAL TO JURISDICTION	09/08/2025	- JM
G	7th SUBMITTAL TO JURISDICTION	07/16/2026	- JM
H	8th SUBMITTAL TO JURISDICTION	08/27/2026	- JM

REVISIONS

COUNTY FILE NO.: SF2418

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JOB: 24004308

SHEET NO. 43

CAD FILE: 24004308-POND-P2-PLAN-02.DWG



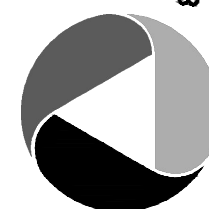
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CONSTRUCTION PLANS

POND PLAN & DETAILS

POND 2 DETAILS

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DATE 5/30/2025

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REVISIONS

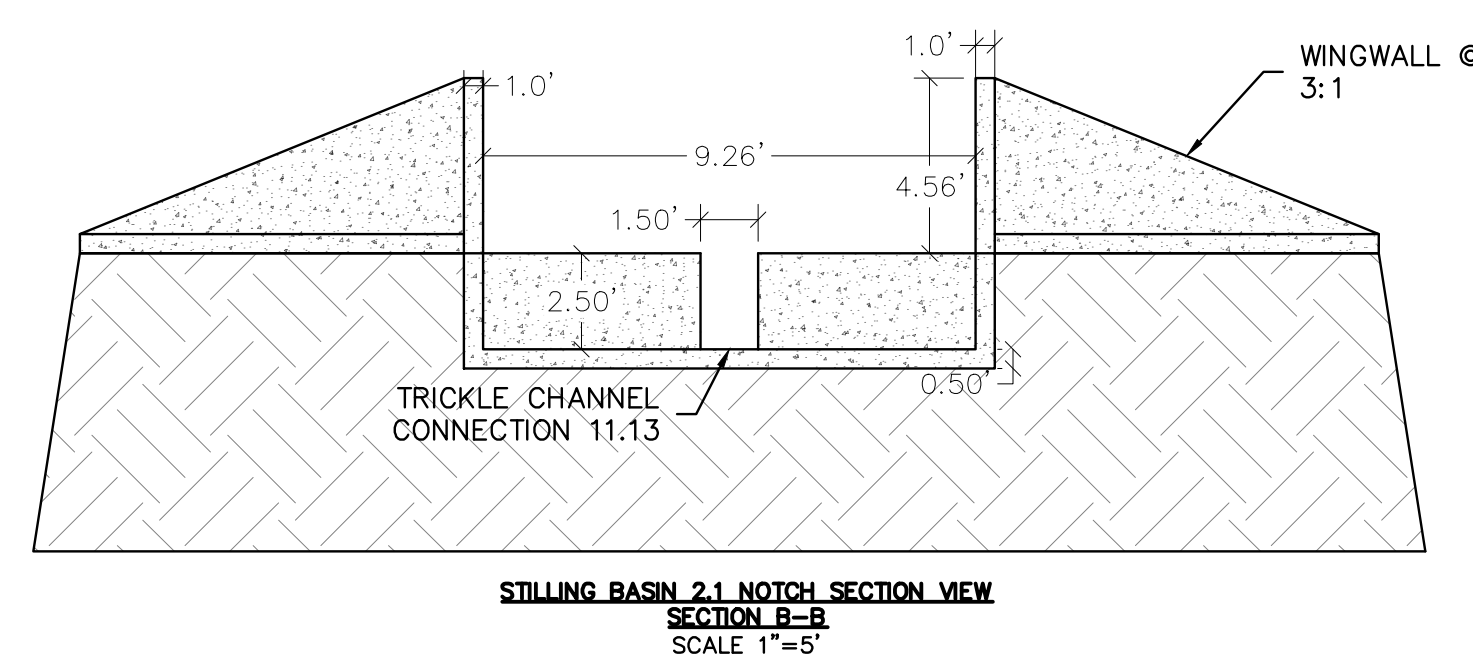
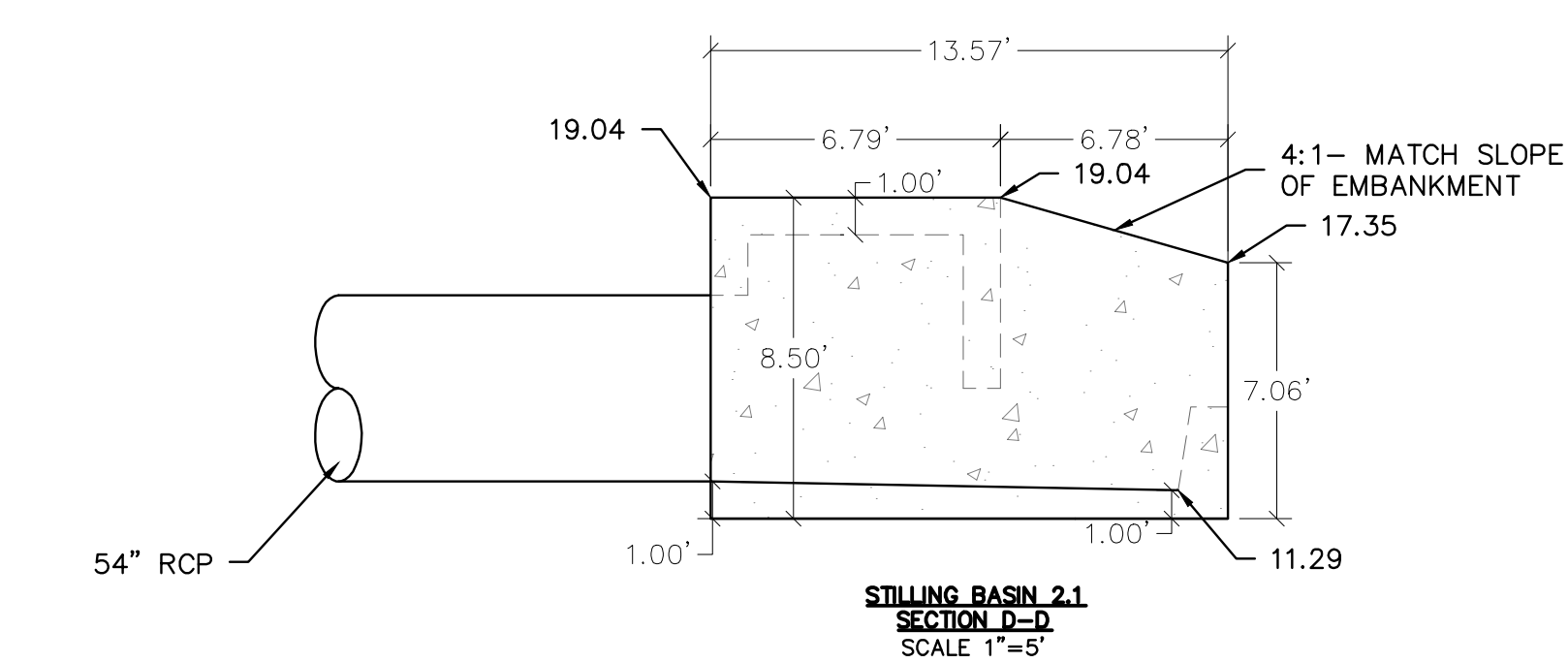
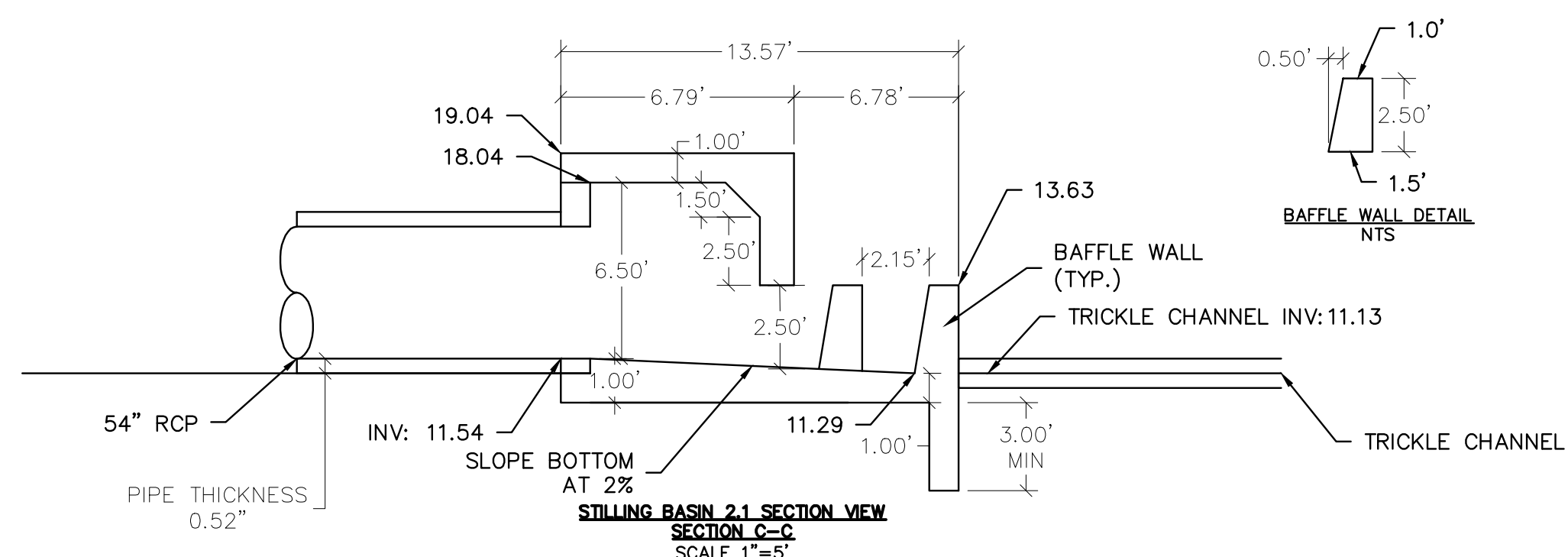
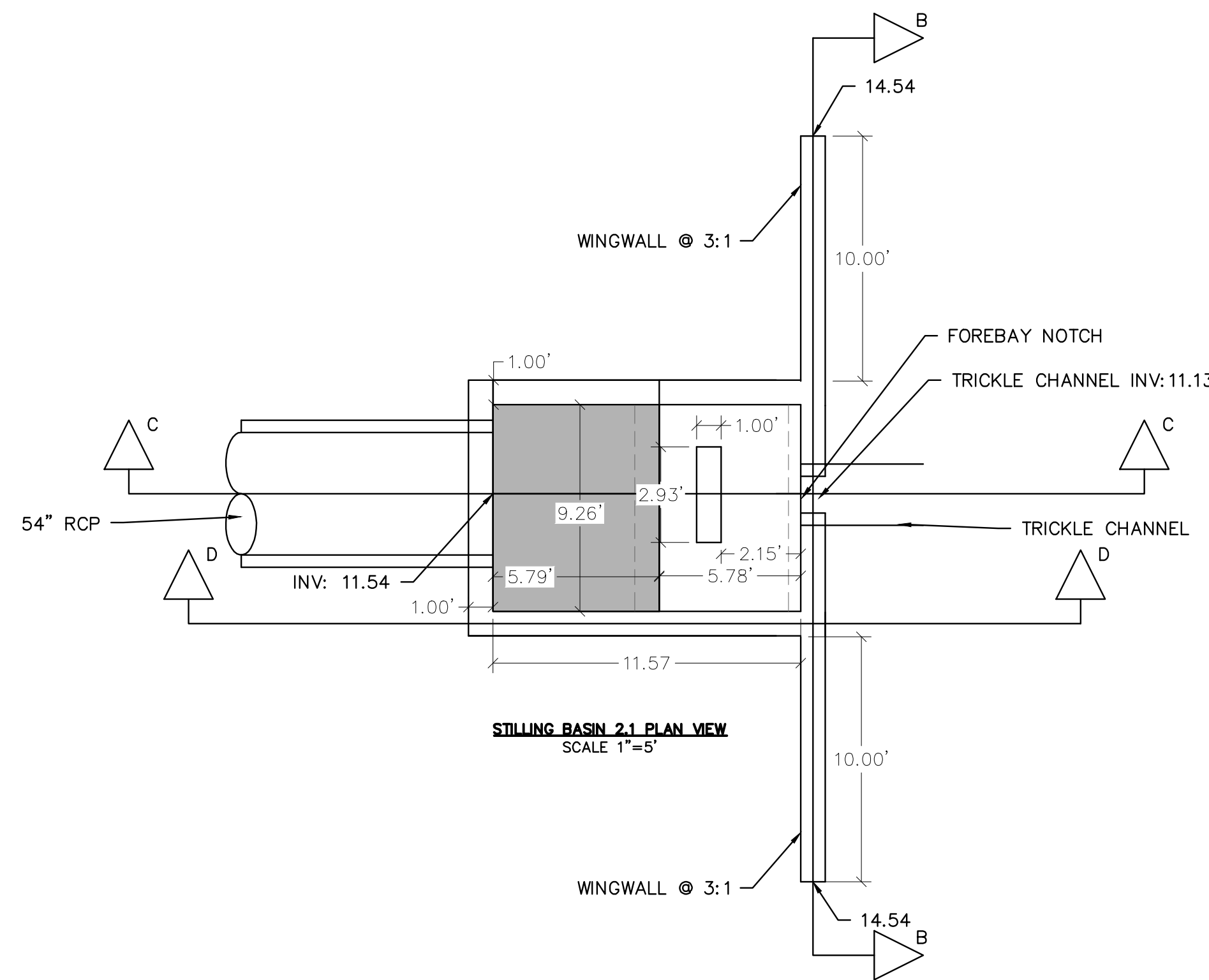


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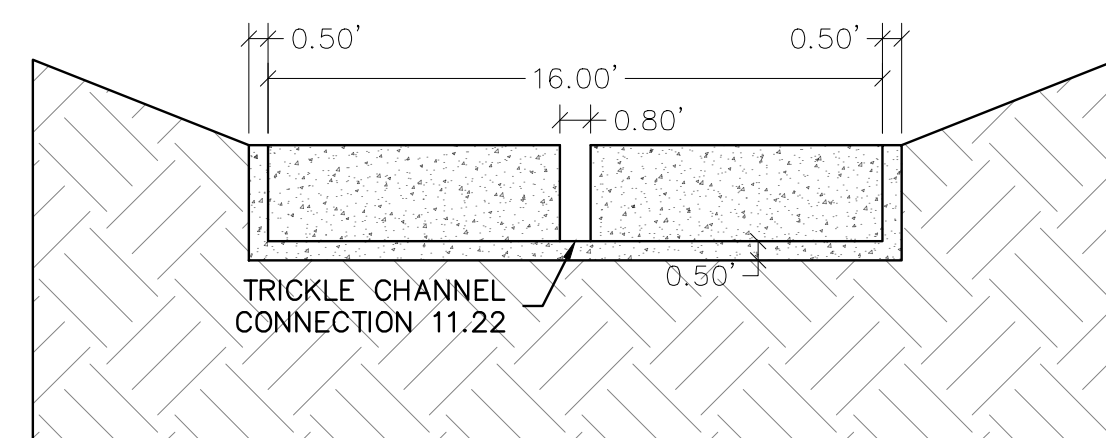
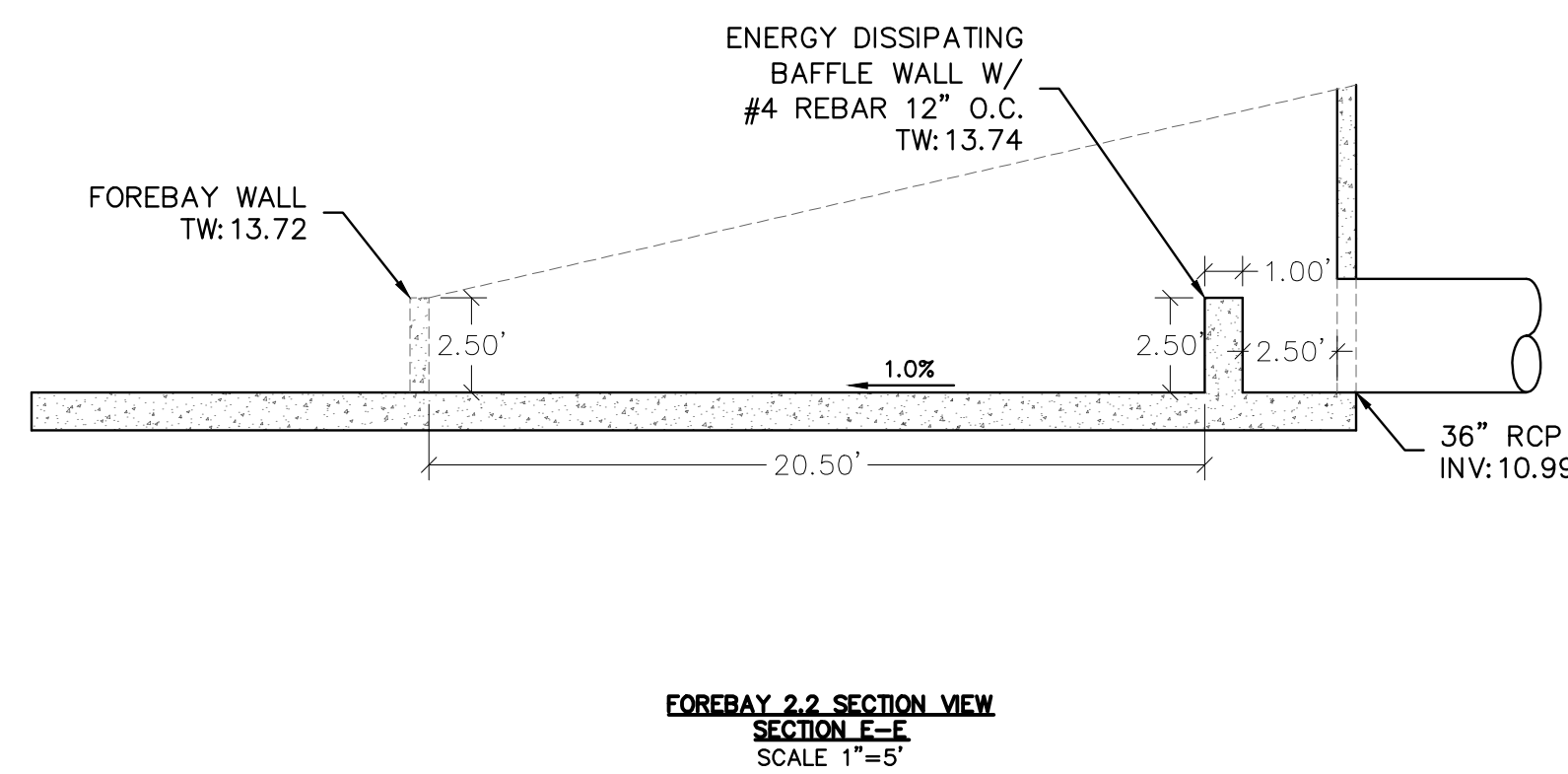
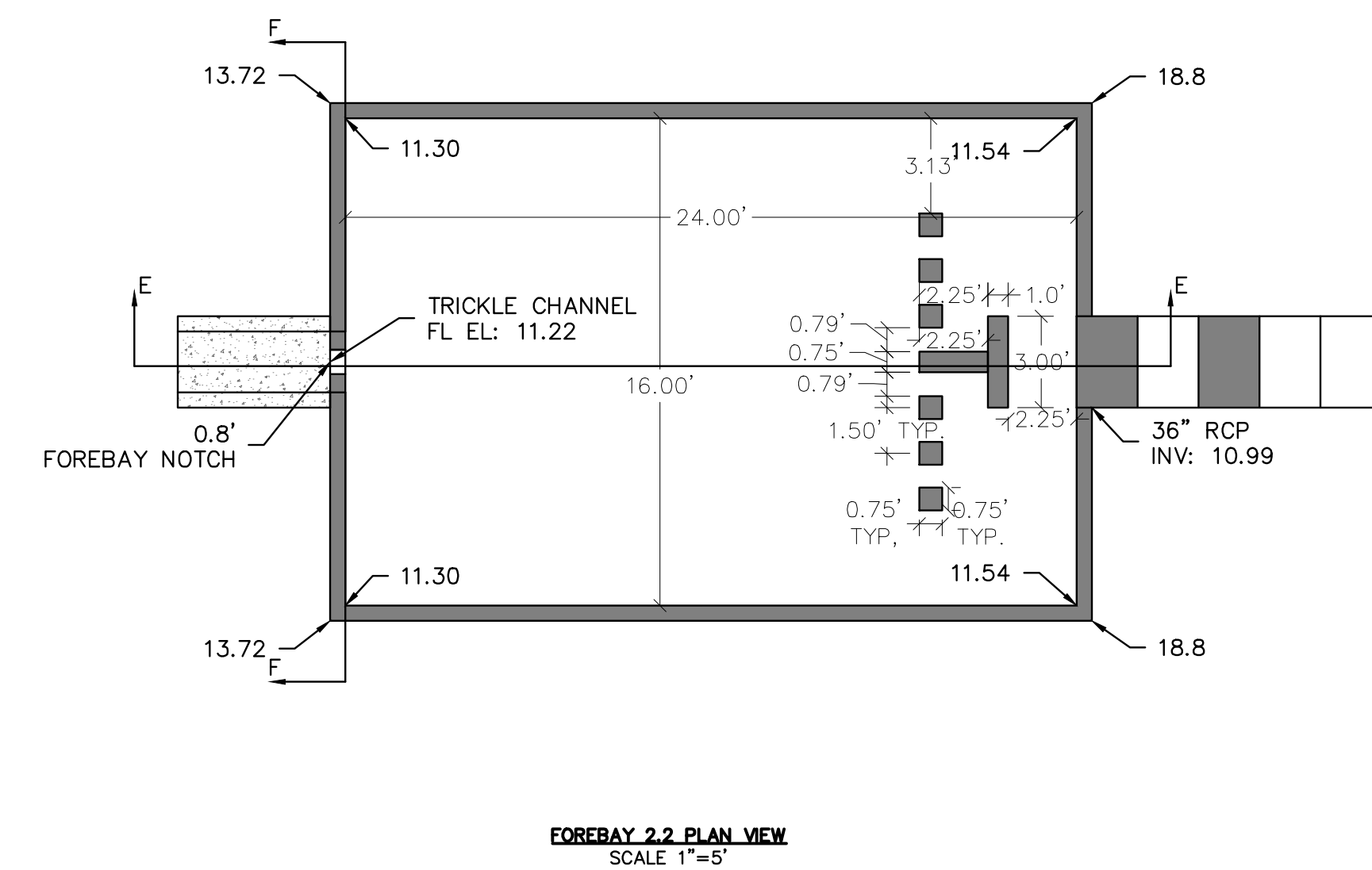
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SHEET NO.

44



NOTES

1. A STRUCTURAL DESIGN IS REQUIRED FOR IMPACT STILLING BASIN. PLEASE FORWARD TO ENGINEER FOR REVIEW PRIOR TO START OF CONSTRUCTION
2. REFER TO MHFD STILLING BASIN DETAIL ON SHEET 44



Hydraulic Structures Chapter 9

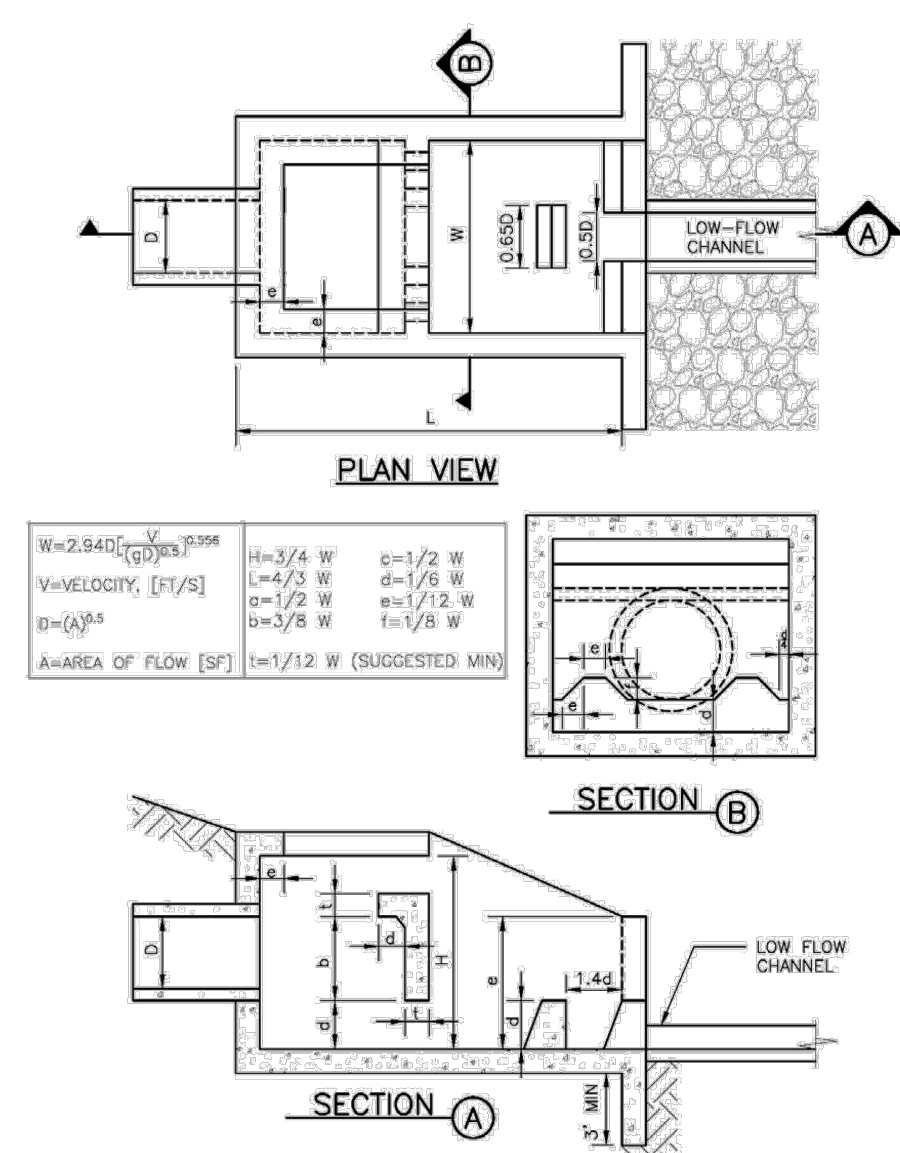
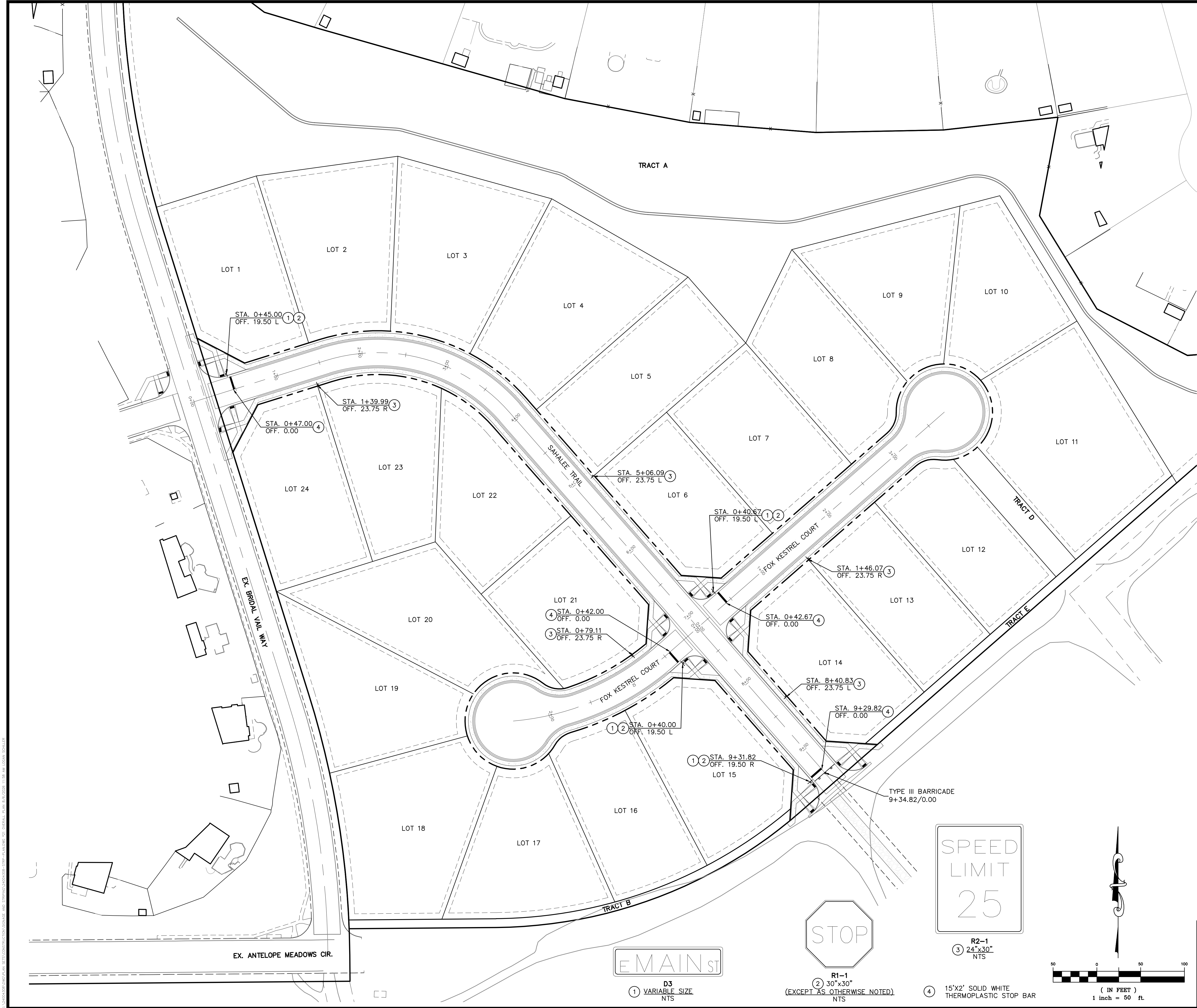


Figure 9-45. UDFCD modified USBR type VI impacts stilling basin (general design dimensions)



- 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 DECIVES 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. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAYLIGHT OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 4. 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.
 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULT-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD STANDARDS.
 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 9. 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 DESIGN.
 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
 12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
 13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 14. 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.
 15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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 FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

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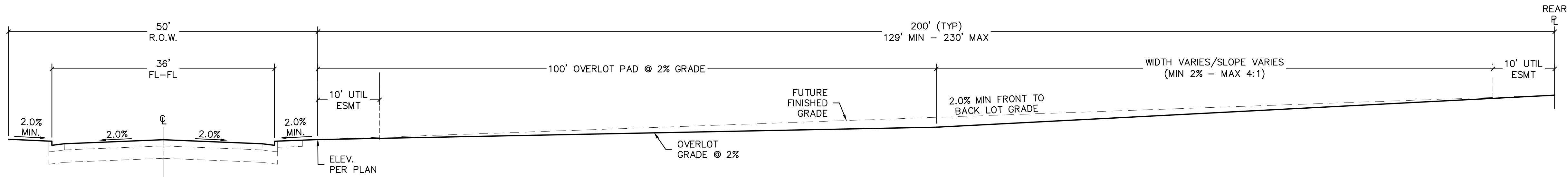
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CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SIGNAGE & STRIPING OVERALL PLAN		
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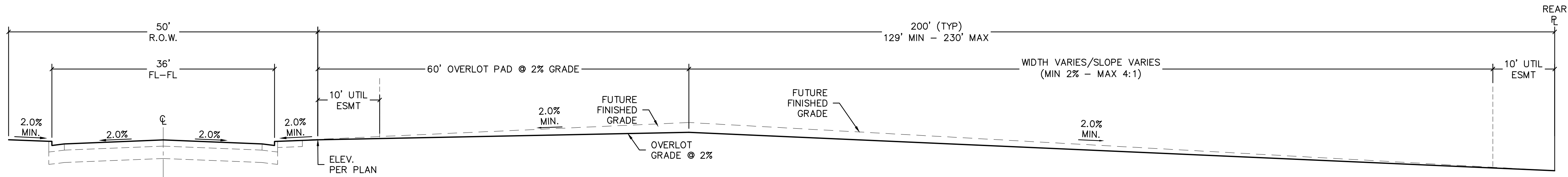
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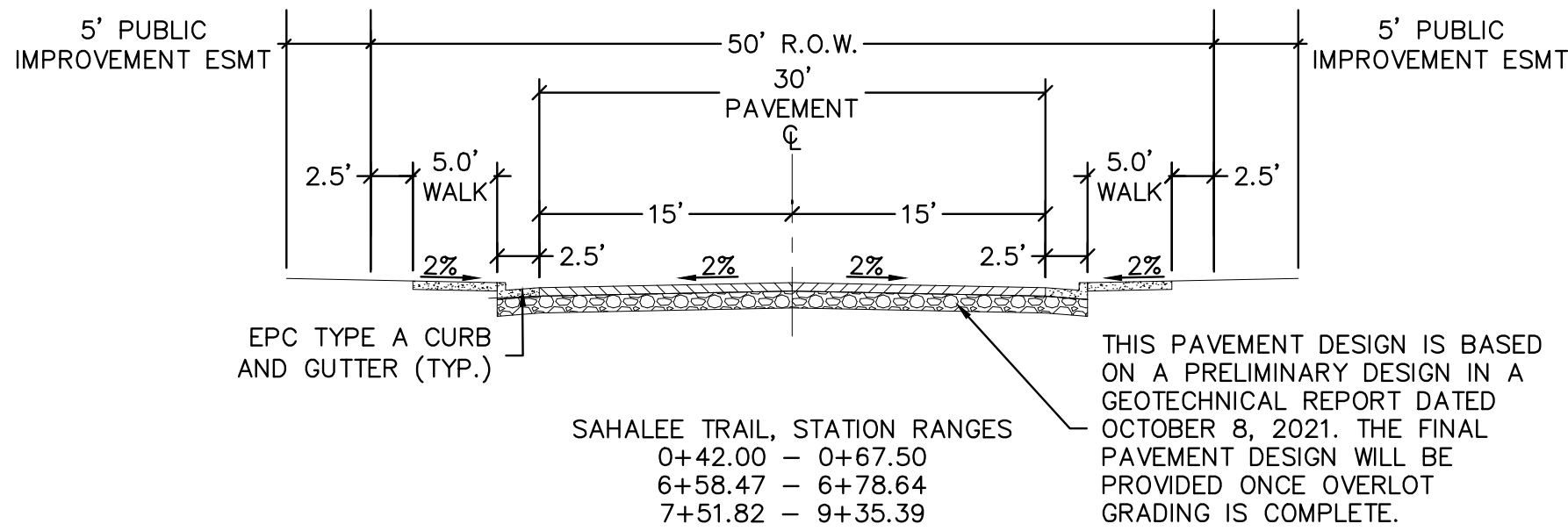
"A" LOT
N.T.S.

NOTE: REFER TO THE GEOTECHNICAL REPORT
FOR OVEREXCAVATION RECOMMENDATIONS.

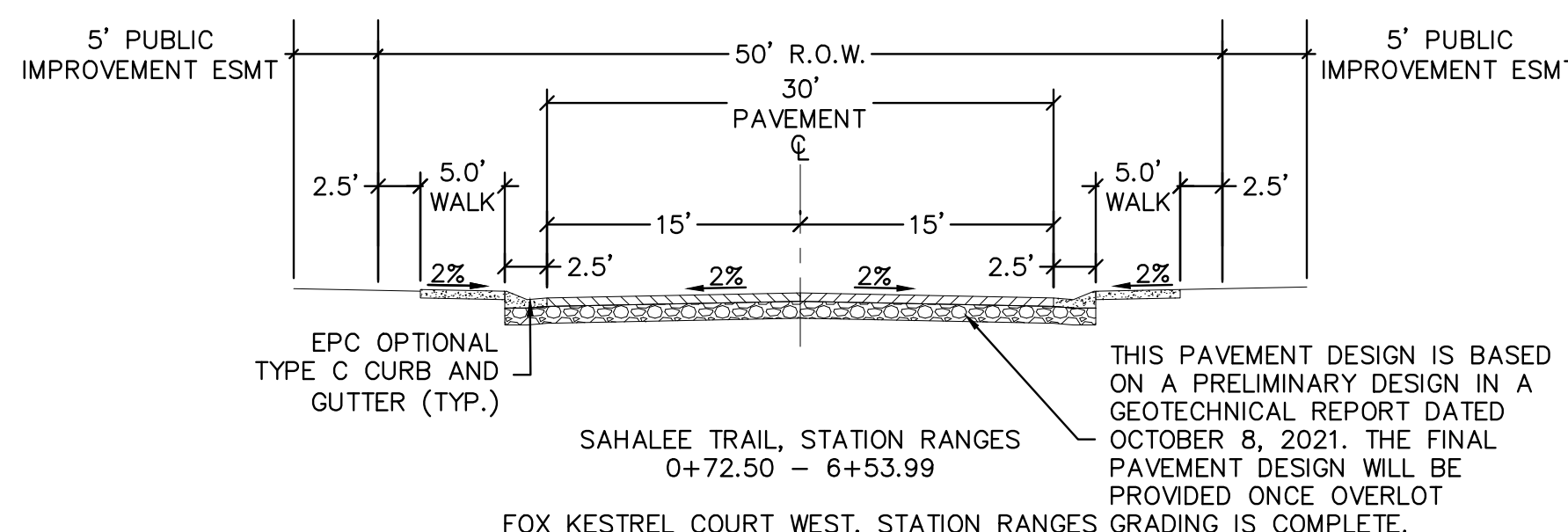


"B" LOT
N.T.S.

NOTE: REFER TO THE GEOTECHNICAL REPORT
FOR OVEREXCAVATION RECOMMENDATIONS.



TYPICAL STREET SECTION (VERTICAL CURB)
SCALE: 1=10'



TYPICAL STREET SECTION (MOUNTABLE CURB)
SCALE: 1=10'



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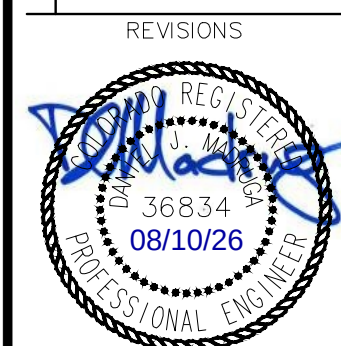
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JIM BYERS

CHALLENGER HOMES
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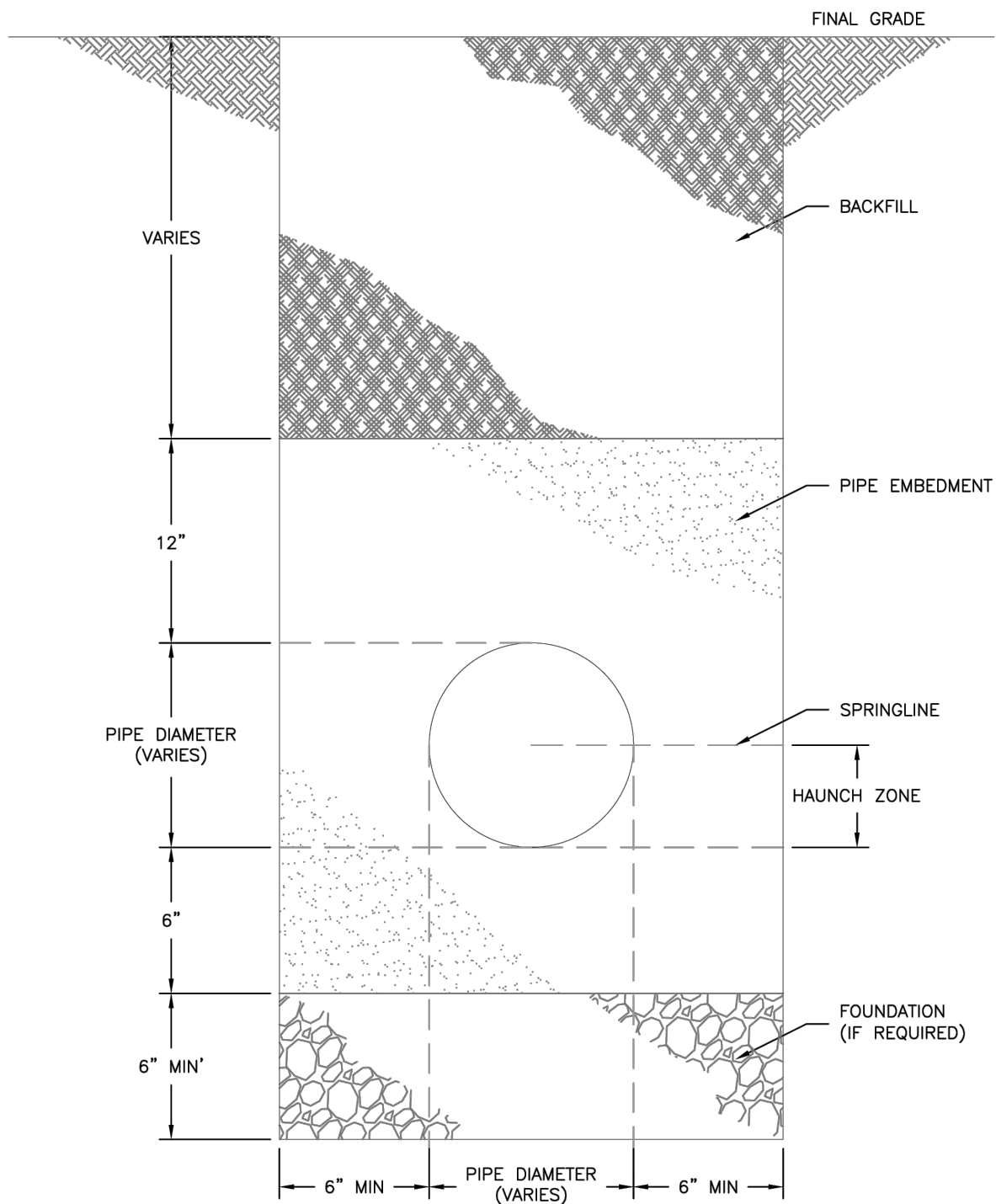


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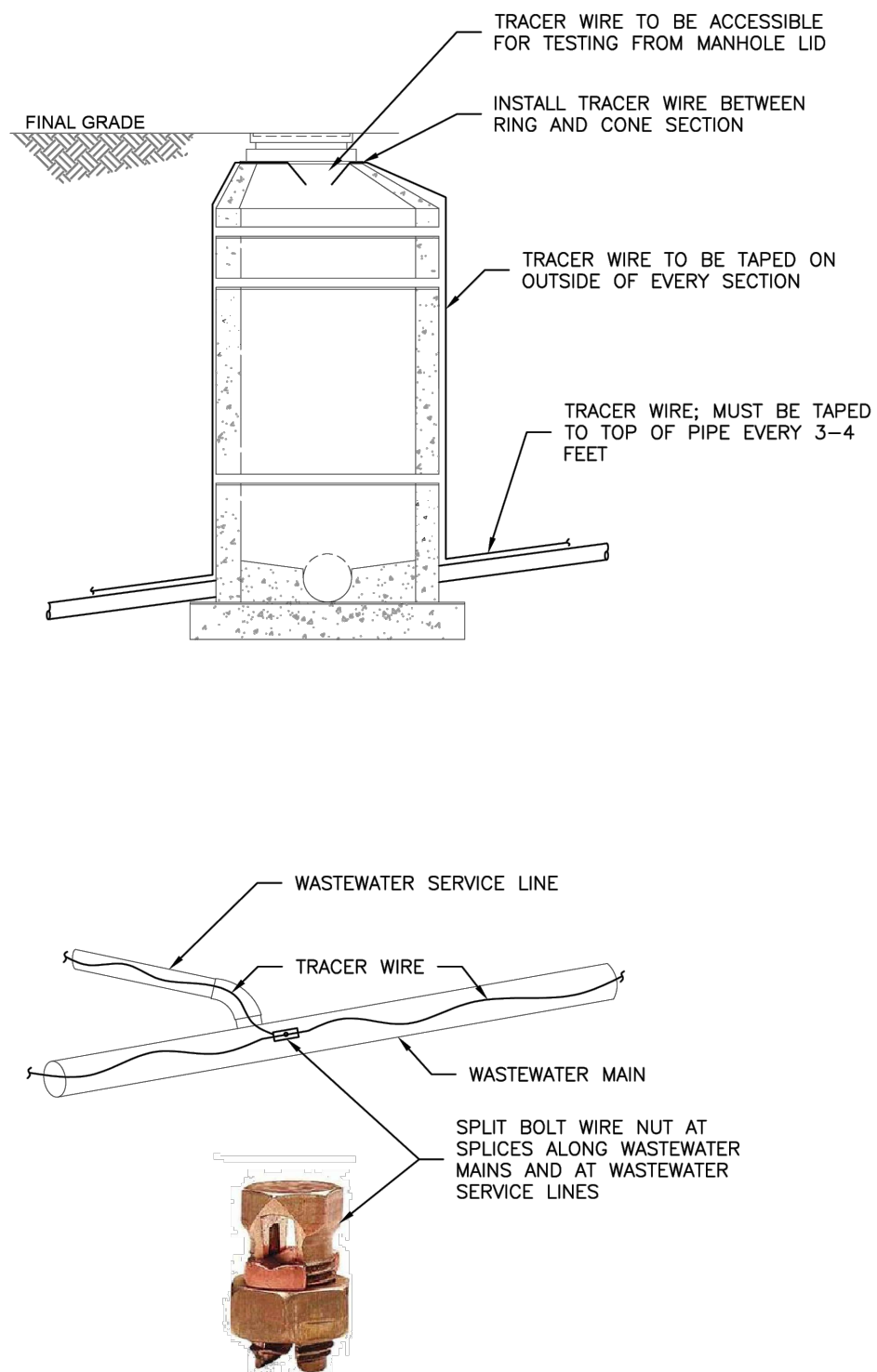


- NOTE:
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.



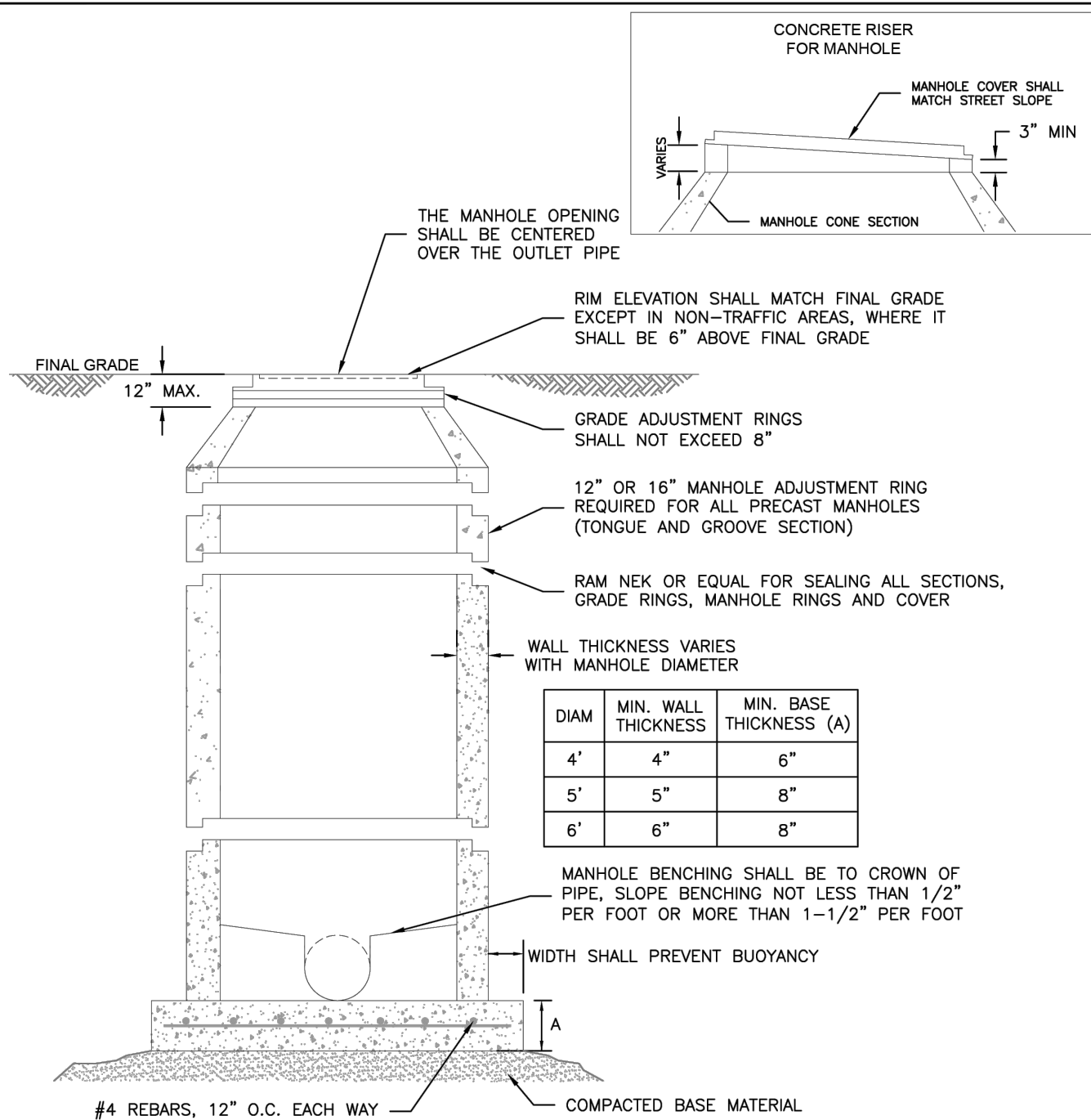
TYPICAL TRENCH SECTION

C2-1
DATED: 5/2015



TRACER WIRE ON
PVC OR HDPE PIPE

C2-3
DATED: 5/2015

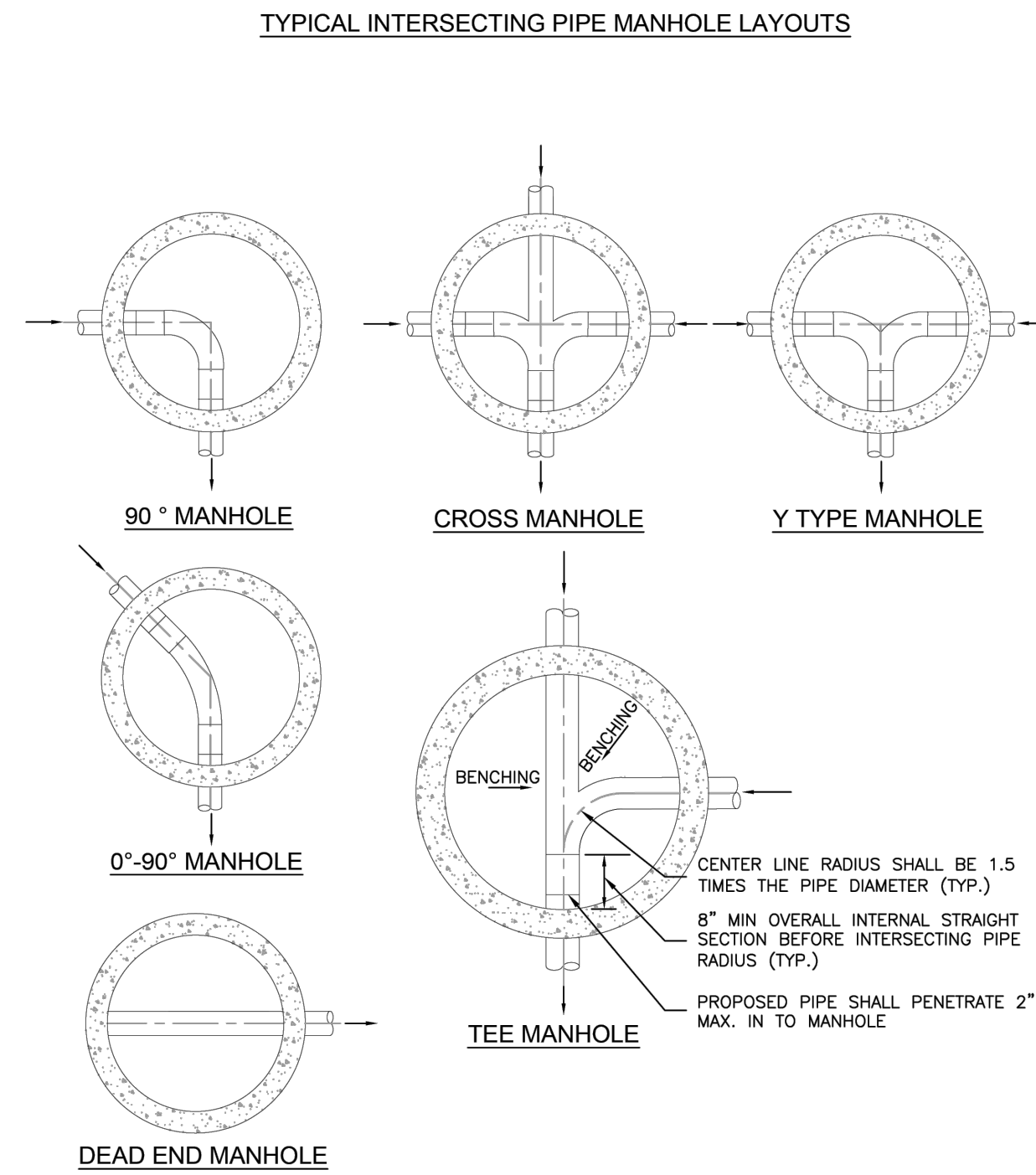


- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 3. FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.
 4. 3/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 6" UP TO SPRINGLINE OF PIPE, 2'-3' RADIUS AROUND BASE.
 5. ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION.
 6. STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478. ASTM C-478 SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.



STANDARD CONCRETE MANHOLE

C3-1
DATED: 5/2015

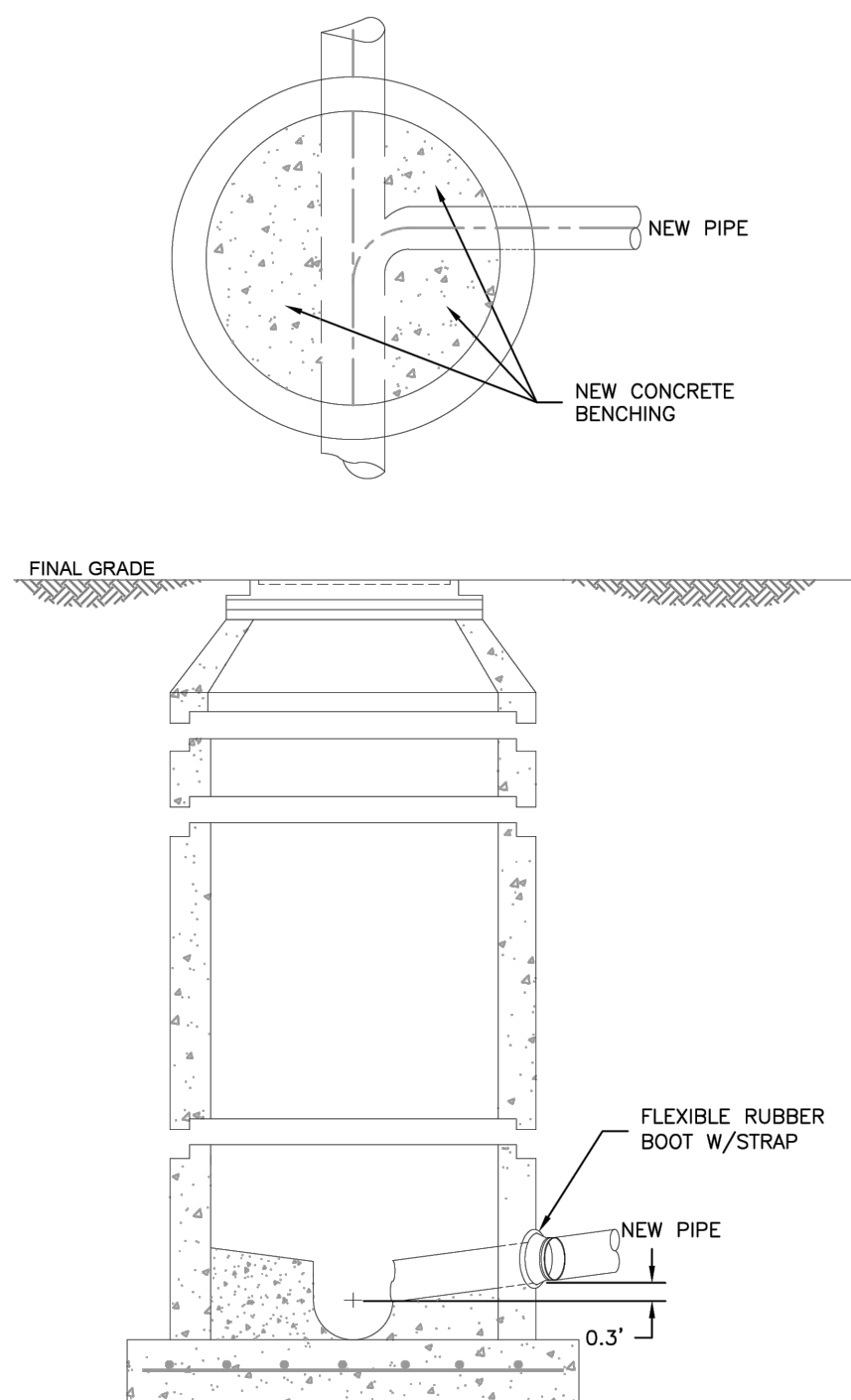


- NOTES:
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
 2. LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
 3. TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.



TYPICAL MANHOLE LAYOUTS
AND INTERSECTIONS

C3-2
DATED: 5/2015

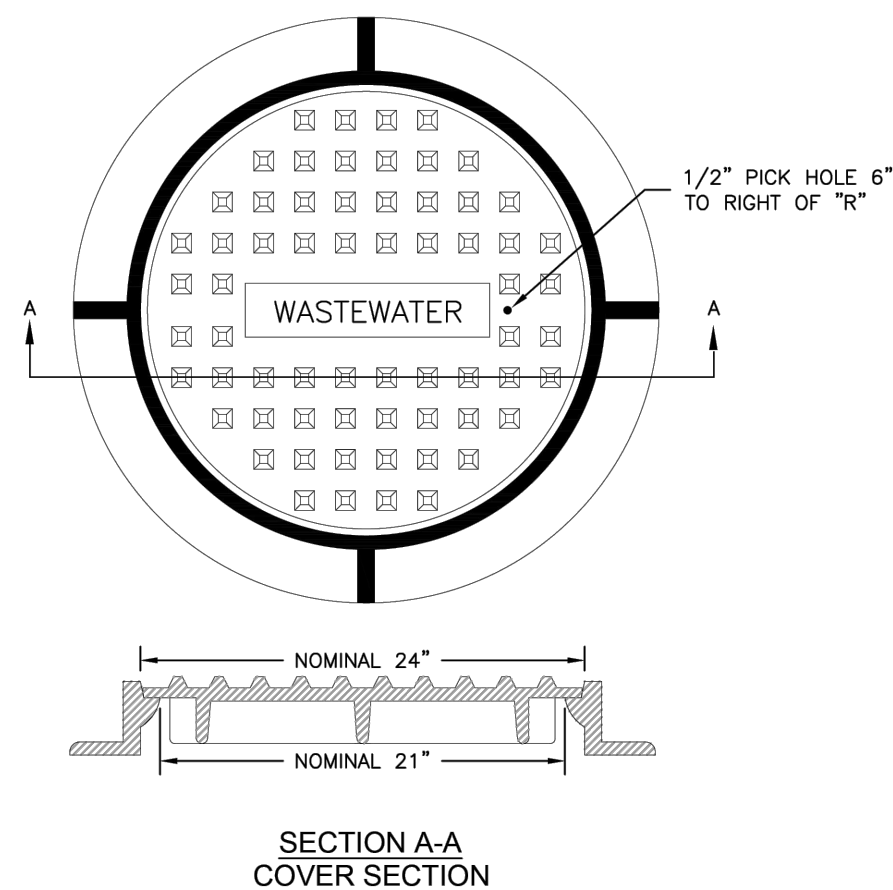


- NOTES:
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.



CORE DRILLING INTO
AN EXISTING MANHOLE

C3-3
DATED: 7/2020

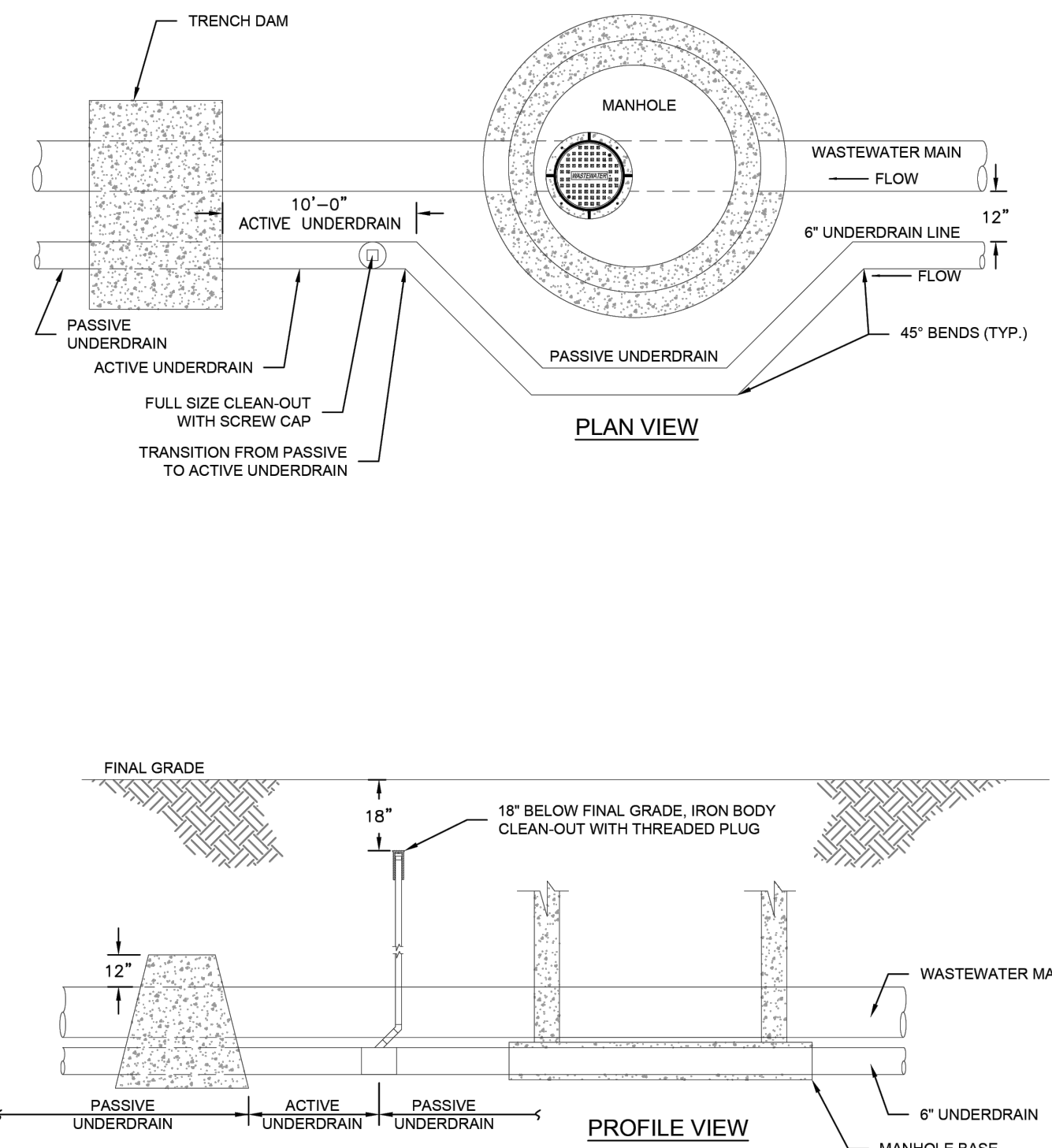


- NOTES:
1. SEE CHAPTER 4 FOR ADDITIONAL INFORMATION AND SPECIFIC DIMENSIONS.



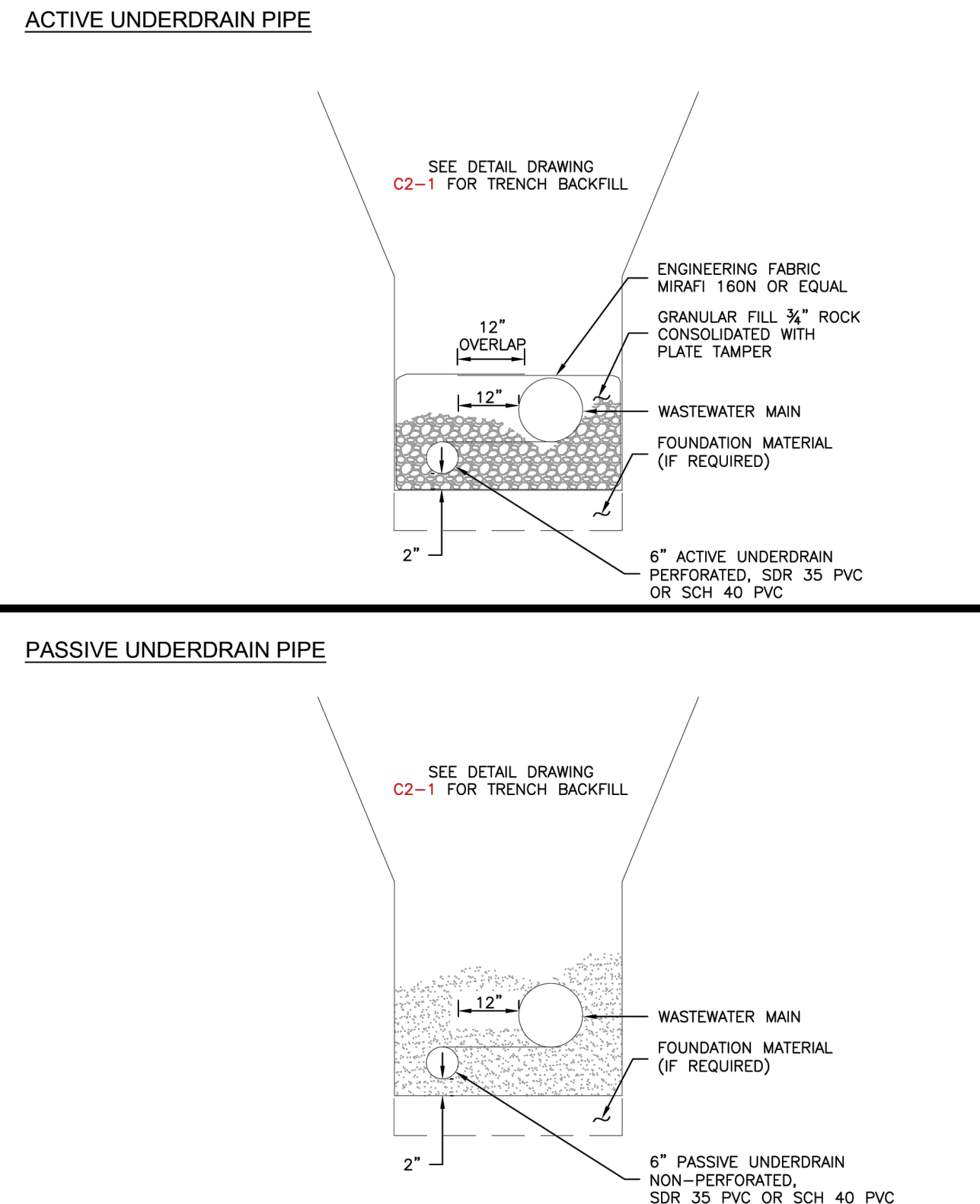
STANDARD MANHOLE RING AND COVER
IN TRAFFIC AREAS

C3-9
DATED: 5/2015



PASSIVE GROUNDWATER
UNDERDRAIN SCHEMATIC

C6-1
DATED: 5/2015



- NOTES:
1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.



PREFERRED COMMON TRENCH
UNDERDRAIN WITH WASTEWATER MAIN

C6-3
DATED: 5/2015



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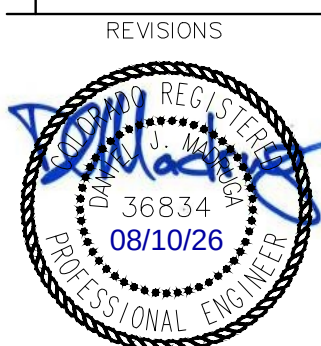
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DETAILS
SANITARY SEWER DETAILS

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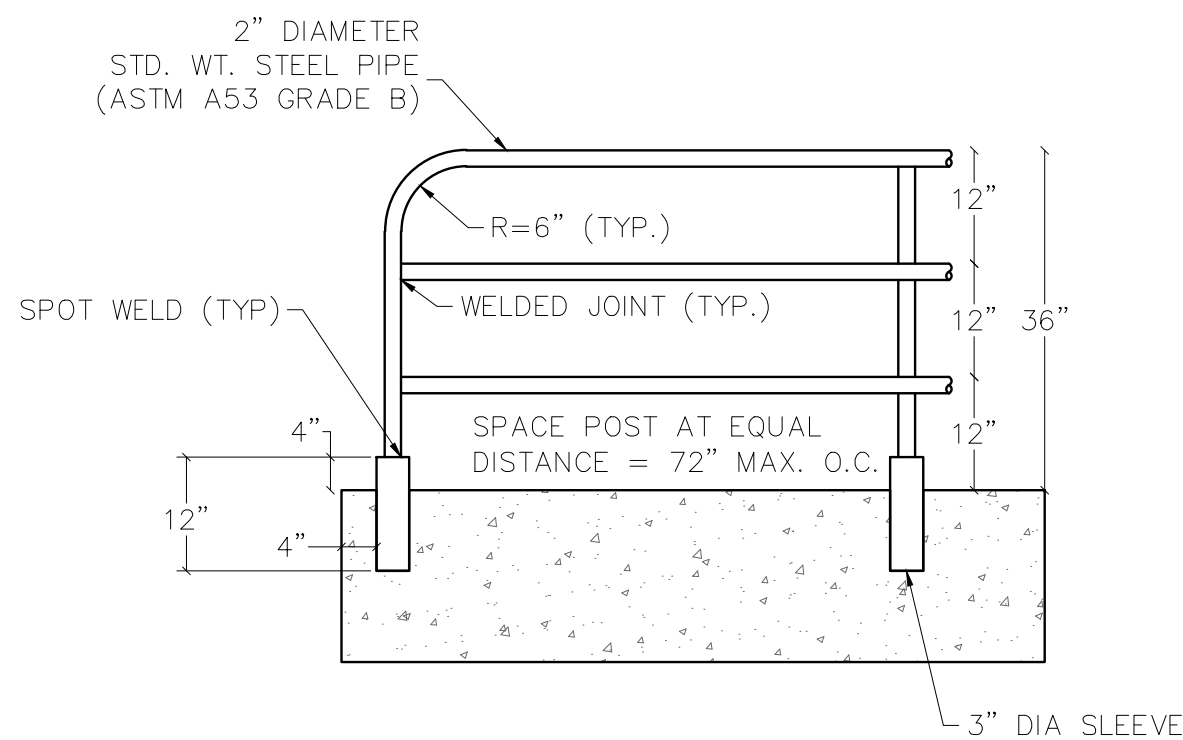
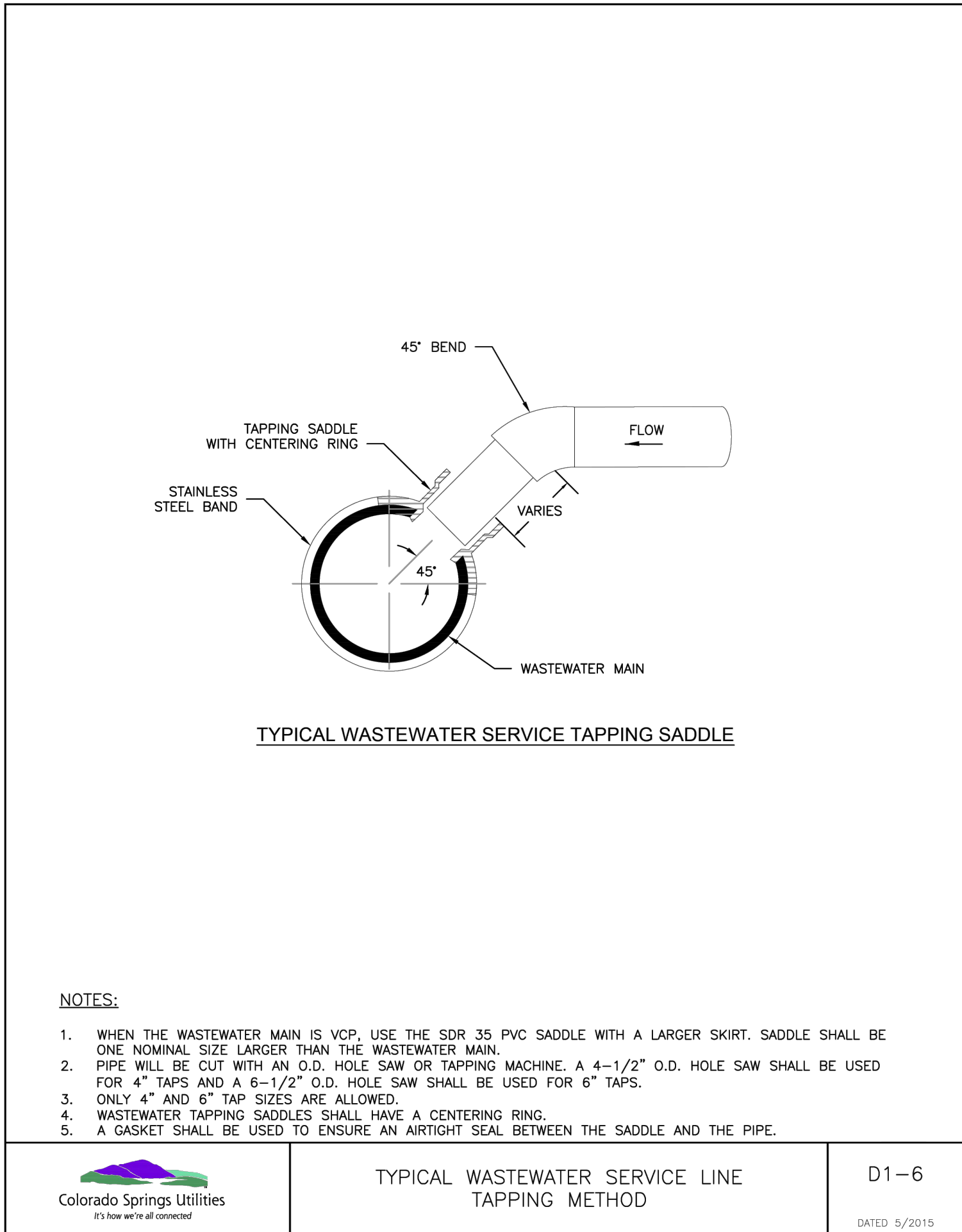
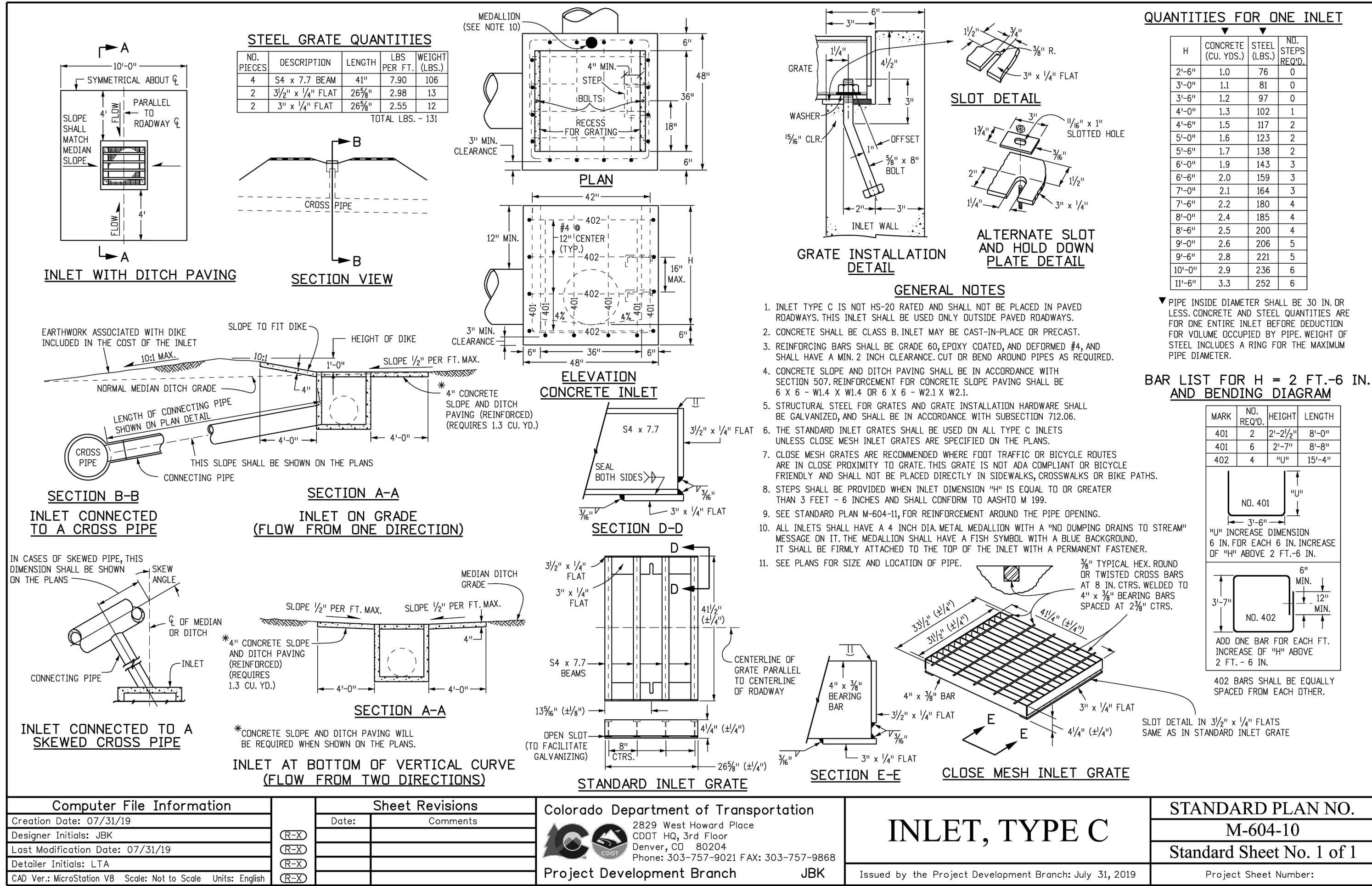
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CAD FILE: 24004308-DT15-SSW.DWG

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CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
SANITARY & STORM SEWER DETAILS

CLIENT

DATE 5/30/2025

REVISIONS

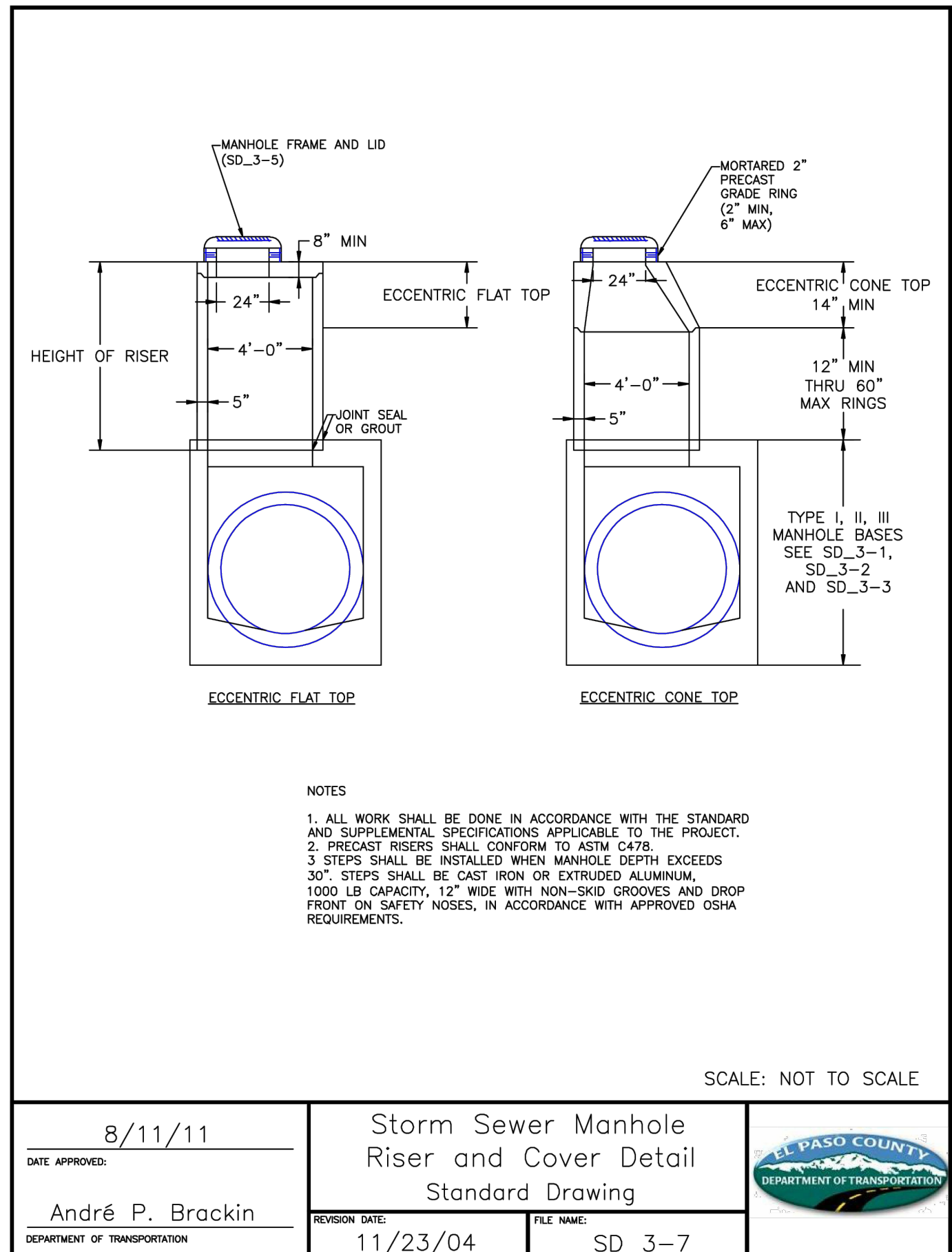
COUNTY FILE NO.: SF2418

DR. TN CH. LS
P.M. DM

JOB 24004308

SHEET NO. 49

CAD FILE: 24004308-01LS-SSW.DWG



\\CADD\SUBMITTALS\2024\CONSTRUCTION\CHALLENGER HOMES\CHALLENGER HOMES\11-18-2024\11-18-2024 11:58 AM COLORADO SPRINGS UTILITIES\A4-2.dwg

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 250 psi									
MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft²)	MINIMUM A (ft)	MINIMUM A (ft)	MINIMUM C (ft)	MINIMUM C (ft)	MINIMUM B (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd³)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25	
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25	
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25	
4	TEE & DEAD END	4.75	2.18	2.18	0.87	0.33	2.00	0.35	
6	11.25° BEND	2.00	1.41	1.41	0.25	0.35	2.00	0.25	
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25	
6	45° BEND	7.25	2.69	2.69	0.58	0.50	2.00	0.25	
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50	
8	11.25° BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25	
8	22.5° BEND	6.50	2.55	2.55	0.48	0.67	2.00	0.25	
8	45° BEND	12.50	3.57	3.50	0.67	0.67	2.00	0.50	
8	TEE & DEAD END	16.25	4.64	3.50	1.08	0.67	2.00	0.75	

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft²)	MINIMUM A (ft)	MINIMUM A (ft)	MINIMUM C (ft)	MINIMUM C (ft)	MINIMUM B (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd³)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.35	
12	22.5° BEND	9.25	3.04	3.04	0.84	1.00	2.00	0.50	
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75	
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00	
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50	
16	22.5° BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75	
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.84	1.75	
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00	

THRUST BLOCK DIMENSIONS AND VOLUMES - DIP (Maximum Static Pressure = 250 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft²)	MINIMUM A (ft)	MINIMUM A (ft)	MINIMUM C (ft)	MINIMUM C (ft)	MINIMUM B (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd³)
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50	
12	22.5° BEND	13.50	3.69	3.66	0.84	1.00	2.00	0.50	
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50	
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25	
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50	
16	22.5° BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00	
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00	
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.96	6.50	

NOTES:

- THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
- THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE, DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
- THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
- THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
- THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (A) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (B) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
- A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
- ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

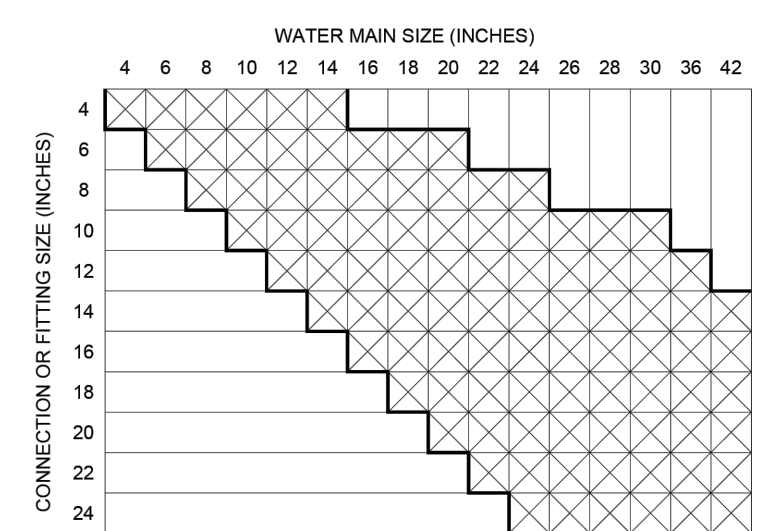


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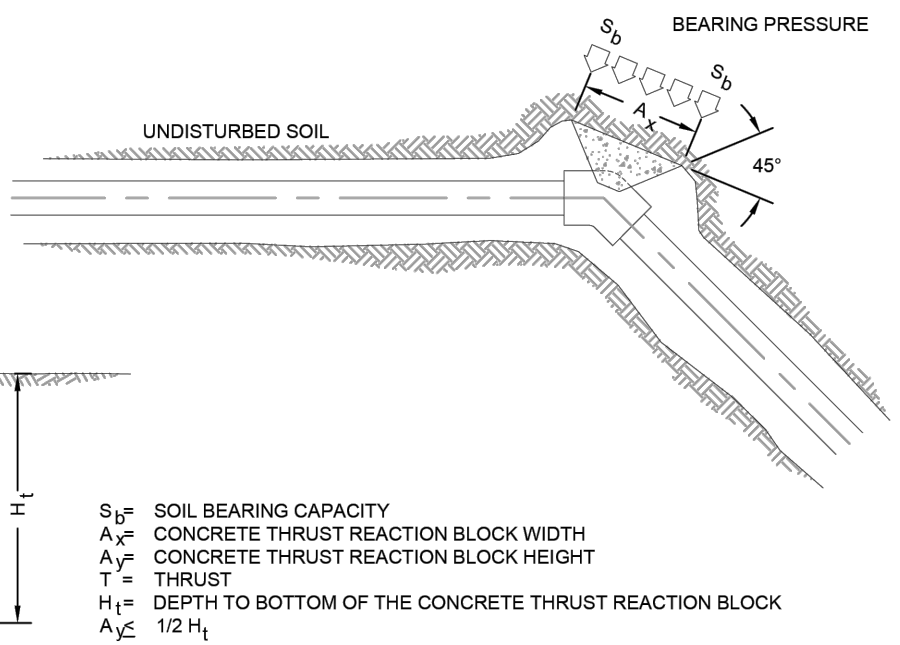
CONCRETE THRUST REACTION BLOCKS

A4-2
DATED 03/2014

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS



INDICATES THAT A CONCRETE THRUST REACTION BLOCK IS REQUIRED



BEARING PRESSURE

UNDISTURBED SOIL

45°

SOIL BEARING CAPACITY
CONCRETE THRUST REACTION BLOCK WIDTH
CONCRETE THRUST REACTION BLOCK HEIGHT
THRUST
DEPTH TO BOTTOM OF THE CONCRETE THRUST REACTION BLOCK
1/2 H



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CONCRETE THRUST REACTION BLOCKS

A4-3
DATED 03/2014

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)

PIPE DIAMETER	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END VALVE OR PLUG TO INCLUDE IN THE VALVES (SEE NOTE 9)									
MAX. STATIC PRESSURE (PSI)	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200				
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8 INCH	DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125
12 INCH	DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177
16 INCH	DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7			
20 INCH	DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8			
24 INCH	DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10			
30 INCH	DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12			
36 INCH	DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14			

UNRESTRAINED BELL

BELL HARNESS RESTRAINTS (TYP.)

MECHANICAL JOINT BEND

NOTES:

- PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
- LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.
- RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
- CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS. "PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.)" FACTOR OF SAFETY 2.1.
- FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
- MEASUREMENTS ARE IN FEET.
- USE CRA FOR DOWN TURNING BENDS.
- RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

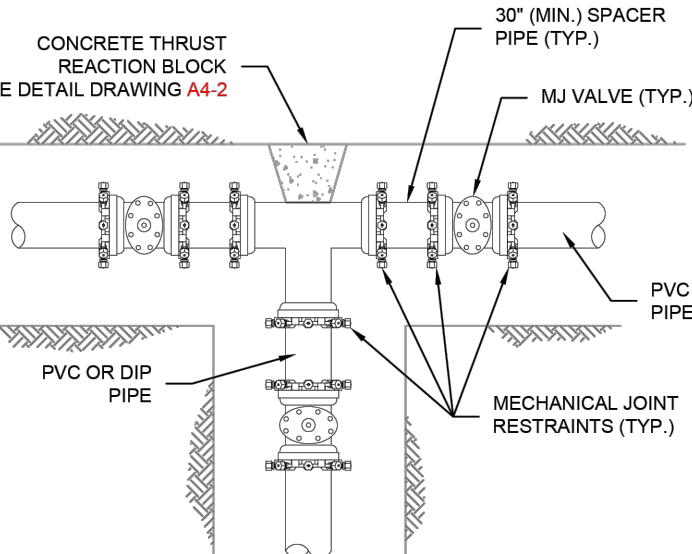


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RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS

A4-4
DATED 03/2014

TEE INSTALLATION



CONCRETE THRUST REACTION BLOCK SEE DETAIL DRAWING A4-2

30" (MIN.) SPACER PIPE (TYP.)

MJ VALVE (TYP.)

PVC OR DIP PIPE

MECHANICAL JOINT RESTRAINTS (TYP.)

TEE INSTALLATION

IN LINE VALVE INSTALLATION

30" (MIN.) SPACER PIPE

MJ VALVE (TYP.)

MECHANICAL JOINT RESTRAINTS (TYP.)

10' (TYP.) RESTRAINED OR SOLID PIPE

CROSS INSTALLATION

NOTES:

- MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE
- DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.



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VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS

A4-5
DATED 06/2015

STANDARD PIPE JOINT

MECHANICAL JOINT RESTRAINTS (TYP.)

CONCRETE THRUST REACTION BLOCK SEE DWG A4-2

MECHANICAL JOINT BEND

HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB

STANDARD PIPE JOINT

MECHANICAL JOINT RESTRAINTS (TYP.)

LENGTH OF MJ RESTRAINED PIPE SEE NOTE 2

MECHANICAL JOINT BEND

LENGTH OF MJ RESTRAINED PIPE SEE NOTE 2

HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB

CONCRETE REVERSE ANCHOR SEE DETAIL DRAWING A4-6

MECHANICAL JOINT BEND

MECHANICAL JOINT RESTRAINTS (TYP.)

RESTRAINED JOINT PIPE THROUGHOUT THE SLOPE

MECHANICAL JOINT BEND

VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

- MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
- LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
- DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.



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BEND CONFIGURATIONS AND RESTRAINTS

A4-6
DATED 06/2015

VALVE BOX TO BE LOCATED OUTSIDE CURB PAN FOR VALVE AND VALVE BOX INSTALLATION SEE DETAIL DRAWING A5-1

PAVEMENT

SIDEWALK

4" TYP.

BURY LINE

GROUND LEVEL TEST BOX

FINAL GRADE

TRACER WIRE CONNECTED TO TEST BOX

DEPTH OF BURY AS REQUIRED BY MANUFACTURER

UNDISTURBED SOIL

CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2

17-LB ANODE

4"x15"x18" (MIN.) CONCRETE PAVEMENT STONE

MECHANICAL JOINT RESTRAINTS

HYDRANT LATERAL

WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH, A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.

ELEVATION

NOTE: DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17LB ANODE.

TYPICAL OFFSET = 6", 12", 18", 24"

VERTICAL & HORIZONTAL OFFSET BEND

COLORADO SPRINGS UTILITIES APPROVAL

NOTES:

- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
- TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
- REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
- INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
- HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
- DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
- COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
- FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
- FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.



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FIRE HYDRANT INSTALLATION

A5-3
DATED 03/2014

CRA TO BE PRE-POURED FOR EXISTING INSTALLATIONS (TYP.) REFERENCE DETAIL DRAWING A4-8

INSTALL LINE VALVE

UTILITY, STORM SEWER OR DRAINAGE STRUCTURE (30" AND SMALLER IN SIZE)

MJ RSNT (TYP.)

CRA WITH MJ RSNT ENCASED IN CONCRETE (TYP.)

PLAN

6" MIN. 18" MAX. W/ NO JOINT CONNECTION

SOIL TO BE COMPACTED AROUND PIPE. (REF. CHAPTER 5)

6" MIN. 18" MAX. W/ NO JOINT CONNECTION

EXISTING/PROPOSED WATER MAIN

MJ RSNT (TYP.)

EXISTING/PROPOSED WATER MAIN

CRA PER DETAIL DRAWING A4-8 (TYP.)

ELEVATION

NOTES:

- ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.H.
- ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.
- EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.
- RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
- NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
- WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT. THIS MEETS THE REQUIREMENTS FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6.F.2.



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LOWERING DETAIL UTILITY CROSSING 30" & SMALLER

A7-1
DATED 06/2015

LID

DEBRIS CAP: LOCK OUT/ TAG OUT MAY BE REQUIRED

FINAL GRADE

VALVE BOX TOP

VALVE BOX EXTENSION (IF REQUIRED)

VALVE BOX BOTTOM

VALVE

WATER MAIN

BUTTERFLY VALVE

MJ OR FLANGED BUTTERFLY VALVE WITH ROTATED ACTUATOR VALVE BOX

TYPICAL GATE VALVE BOX

NOTES:

- MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
- VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4.
- DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
- DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
- FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.



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VALVE BOX INSTALLATION

A9-1
DATED 03/2014

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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING 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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FALCON HIGHLANDS SOUTH - FLING 1

EL PASO COUNTY, COLORADO

CONSTRUCTION DETAILS

WATER LINE DETAILS

DATE

5/30/2025

REVISIONS

36834

08/10/26

COUNTY FILE NO.: SF2418

DR. TN CH. LS

P.M. DM

JOB 24004308

SHEET NO. 51

CAD FILE: 24004308-01LS-WATERS.DWG



We put water in its place

FLO-WELL®: A BETTER DRY WELL



With the Flo-Well®, water can now be infiltrated into the subsoil rapidly and easily. Unlike competitive systems, there is no need for piping systems to transport stormwater to a far-off discharge point, large heavy equipment, considerable excavation of current landscaped areas, nor large labor costs that those systems incur. With Flo-Well, water infiltration is now easier than ever.

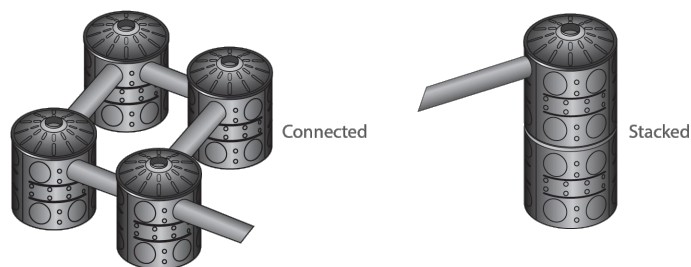
Options

Larger 9" or 12" grates can be added to Flo-Well to manage surface water:	Ideal as a stand-alone drain:	Ideal as a stand-alone reservoir:
This option is ideal for draining: Golf course areas prone to puddling Playground areas under slides and swings Outdoor drinking fountain runoff Outdoor showers at beaches Wash-down areas	Disturbs only 4 square feet of turf to install. Requires less than 10 cubic feet of soil removed to bury Measures only 24" in diameter by 28.75" high Weights only 22 pounds Holds over 40 gallons. Or, connect to existing system for increased drainage capabilities	Collect and hold rainwater for lawn and garden irrigation (used with a pump connected to a garden hose) Connect Flo-Well to rain gutters using a catch basin & grate below each downspout (see drawing) Ideal solution for arid areas impacted by drought Reservoir for pond and waterfall recirculation pumps

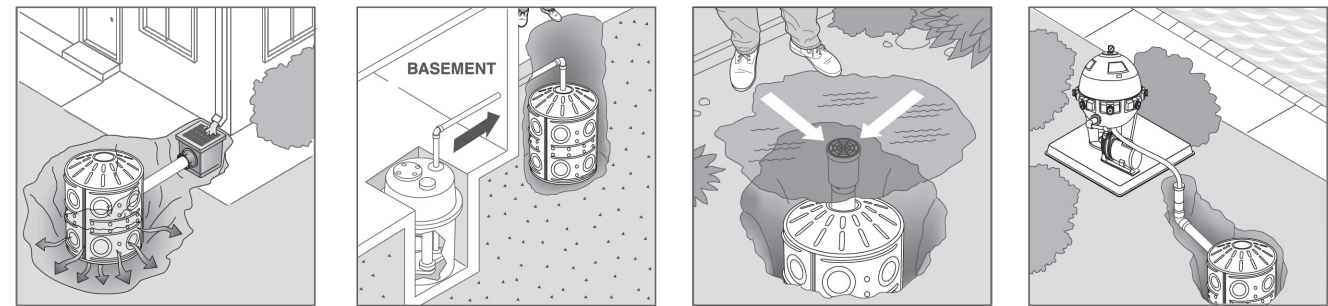


Stackable & Expandable

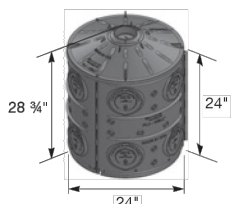
Flo-Well® can be used individually, connected in series or in any array, and can be stacked up to 4 units high (with center support pipe).



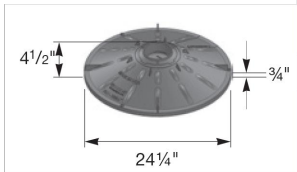
Applications



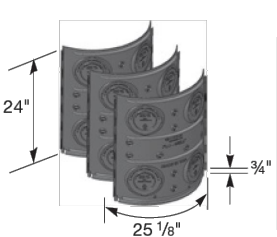
FLO-WELL® ENGINEERED DRY WELL



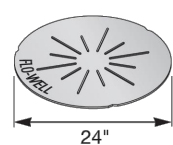
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWAS24WH	24" diam. x 28.75" H Flo-Well® Stormwater Leaching System Includes: 3 side panels, 1 top component. Fits 4" Sch. 40 Pipe and 4" DWV Pipe.	Black	1	10.06	10FW	NDS #FWAS24WH structural foam polyethylene round drywell system with UV inhibitors. 50 gal. storage capacity.



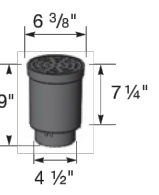
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWAS24CWN	24" diam. Flo-Well® Cover Use with #FWAS24.	Black	2	5.92	10FW	Structural foam polyethylene round drywell system cover with UV inhibitors. 24-1/4" dia. 4-1/2" height. 3/4" outer lip. 4.5" center knockout fits NDS #FWS069, int. pipe and 4" Sch. 40 pipe.



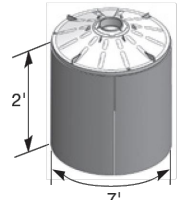
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWSP35WH	Flo-Well® Side Panels/Extension Only Includes 3 side panels; makes 1 round drywell. (May also be used as a durable compost bin)	Black	1	4.35	10FW	Structural foam polyethylene side panels with UV inhibitors with 22 1-1/2" knockout leaching ports and 4 4.5" knockout (discluded) ports per panel. 0.75" lip for firm stacking.



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWBP24	24" diam. Flo-Well® Bottom Fits #FWAS24. (Not included in #FWAS24 kit)	Black	5	3.41	10FW	Structural foam polyethylene round Flo-Well® bottom with UV inhibitors. 24" diameter with six 1-1/2" leaching ports. Collects debris for easy cleaned.



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWSD69	4" Sch. 40 Surface Drain Inlet with Grate Fits #FWAS24 and #FWAS24C. ADA Compliant.	Black	8	1.85	10FW	Structural foam polyethylene 6" grate with 4" inlet with UV inhibitors. 6" diameter at inlet. 9" high. 4.5" OD fits 4" Sch. 40 PVC fittings. Open surface area 8.22 square inches. 25.15 GPM.



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWPF67	Porous Filter Fabric Wrap for Flo-Well® Use with #FWAS24.	Black	1	0.35	10FW	7" long x 2' wide to surround Flo-Well® Drywell System. Non-woven fabric. Weight 1 oz. Mullen burst 175 psi. 200 GPM flow-through.



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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719-598-5192

JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH – FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
UNDERDRAIN DETAILS

CLIENT

DATE

5/30/2025

A	1st SUBMITTAL TO JURISDICTION	07/17/2024	- KR
B	2nd SUBMITTAL TO JURISDICTION	07/08/2025	- KR
C	3rd SUBMITTAL TO JURISDICTION	04/15/2026	- KR
D	4th SUBMITTAL TO JURISDICTION	06/29/2026	- DM
E	5th SUBMITTAL TO JURISDICTION	09/01/2026	- DM
F	6th SUBMITTAL TO JURISDICTION	09/08/2026	- DM
G	7th SUBMITTAL TO JURISDICTION	07/16/2026	- DM
H	8th SUBMITTAL TO JURISDICTION	08/27/2026	- DM

REVISIONS



COUNTY FILE NO.:
SF2418

DR. TN CH. LS
P.M. DM

JOB 24004308

SHEET NO.