

STANDARD NOTES FOR EL PASO COUNTY GRADING & EROSION PLAN:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSEOUT.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATER OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY THE 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).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

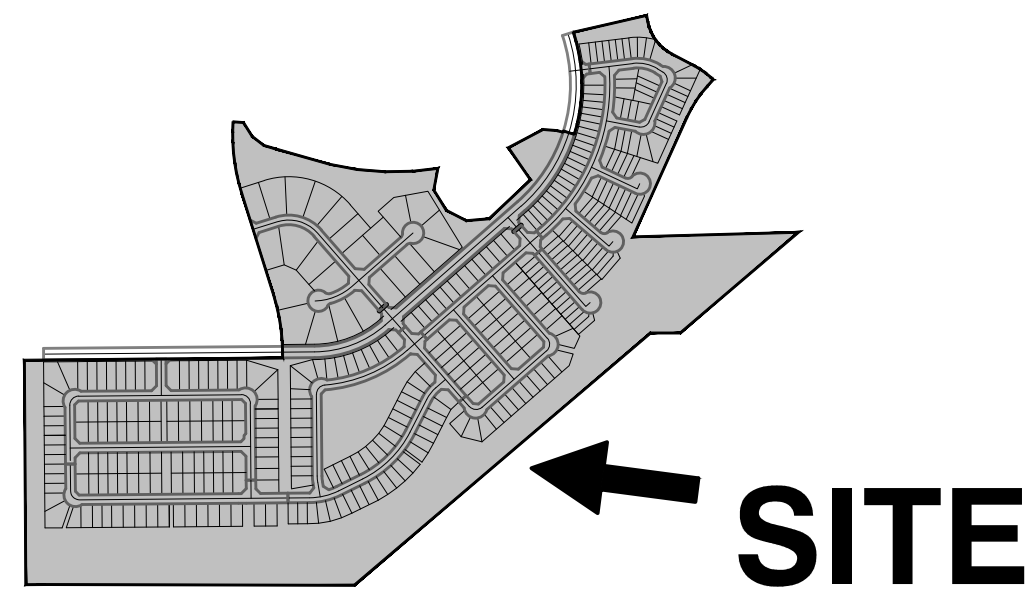
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD--PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

include preparer and date of report

CHALLENGER HOMES FALCON HIGHLANDS

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

GRADING & EROSION CONTROL PLANS



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PROJECT DESCRIPTION:

380 SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT OVER 125.6 ACRES.

FLOODPLAIN STATEMENT:

THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 08041C0561G, EFFECTIVE DECEMBER 7, 2018.

NOTE:

DETENTION AND WATER QUALITY ARE PROVIDED IN THE EXISTING DOWNSTREAM WATER QUALITY AND DETENTION POND FACILITIES, POND 1 & 2, LOCATED EAST OF THE PROPOSED DEVELOPMENT, NORTHWEST OF HIGHWAY 24.

DESCRIPTION OF CONSTRUCTION ACTIVITIES:

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:

OCTOBER 2022

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:

JULY 2023

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED, OR GRADED:

APPROXIMATELY 114.9 ACRES Doesnt match SWMP quantities, please revise accordingly

RECEIVING WATERS:

ULTIMATE RECEIVING WATER IS SAND CREEK AND FALCON DRAINAGE BASIN.

SOIL TYPE:

THE SITE IS UNDERLAIN BY BLAKELAND-FLUVAQUENTIC HAPLAQUOILS, HYDROLOGIC SOIL GROUP A.

GENERAL NOTES:

- EXISTING VEGETATION OF SITE IS APPROXIMATELY 97.0 PERCENT CONSISTING OF NATIVE GRASSES AND WEEDS.
- CONCLUSIONS FROM SOILS/GEOTECHNICAL REPORT AND GEOLOGIC HAZARDS REPORT INCORPORATED IN GRADING DESIGN (SLOPES, EMBANKMENTS, MATERIALS, MITIGATION, ETC.)
- THERE ARE NO LOCATIONS OF ANY DEDICATED ASPHALT / CONCRETE BATCH PLANTS.
- THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRE PCD PERMITTING.
- NO DEWATERING OPERATIONS ARE ANTICIPATED AT THIS TIME. IF THE CONTRACTOR DISCOVERS GROUNDWATER, ALL CONSTRUCTION SHALL STOP UNTIL PROPER PROCEDURES APPROVED BY THE ENGINEER OF RECORD AND EL PASO COUNTY ARE PUT IN PLACE.
- THERE IS NO PROPOSED OFFSITE DISTURBANCE AND THERE ARE NO OFFSITE STORMWATER CONTROL MEASURES PROPOSED.
- THERE ARE NO PROPOSED RETAINING WALLS LOCATED WITHIN COUNTY RIGHT-OF-WAY.
- EXISTING PONDS 1 AND 2 ARE TO BE UTILIZED AS TEMPORARY SEDIMENT BASINS FOR INITIAL CONSTRUCTION PHASE FOR PHASES 1 AND 2, RESPECTIVELY. SEDIMENT REMOVAL IS TO OCCUR ON A WEEKLY BASIS AND/OR WITHIN 72 HOURS FOLLOWING A STORM EVENT.

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

Include Sheet Index

Need to include details for all BMP's used.

Print names under signature line

ENGINEER'S STATEMENT	
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.	
ENGINEER OF RECORD SIGNATURE _____	DATE _____
OWNER'S STATEMENT	
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.	
OWNER SIGNATURE _____	DATE _____
EL PASO COUNTY	
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.	
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.	
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.	
COUNTY PROJECT ENGINEER _____	DATE _____

Joshua Palmer, P.E.

County Engineer/
ECM Administrator

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".

PUDSP-22-005

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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 COLORADO SPRINGS, CO 80920	719-598-5192	JIM BYERS
CHALLENGER HOMES	FALCON HIGHLANDS FILING NO. 3 EL PASO COUNTY, COLORADO	GRADING & EROSION CONTROL PLANS COVER	
DATE	03/14/2022		
A 1st SUBMITTAL TO EPC	03/14/2022 - RDL		
REVISIONS			
DR. AMC	CH. RDL		
P.M. RDL			
JOB	21005234		
SHEET NO.	1		

CAD FILE: 21005234-RECP-COVER-SHEET.DWG

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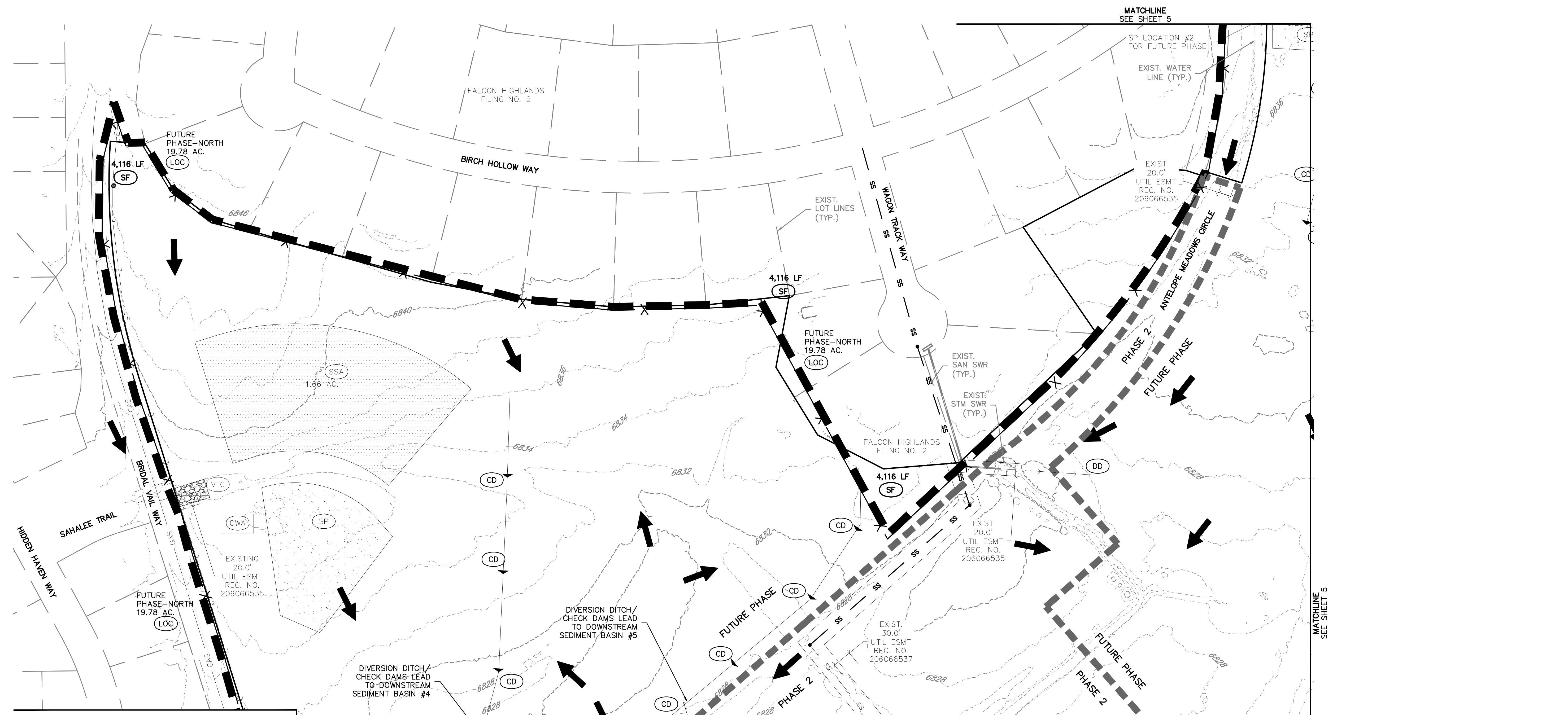
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CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-9192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
GRADING & EROSION CONTROL PLANS
INITIAL GCEP

CLIENT: CHALLENGER HOMES
DATE: 03/14/2022
SUBMITTAL TO EPIC: 03/14/2022 - RDL
REVISIONS:

DR: AMC CH: RDL
P.M: RDL
JOB: 21005234
SHEET NO.: 2



LEGEND

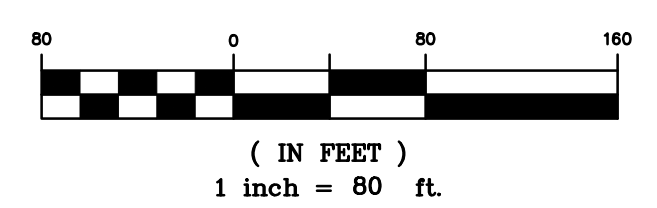
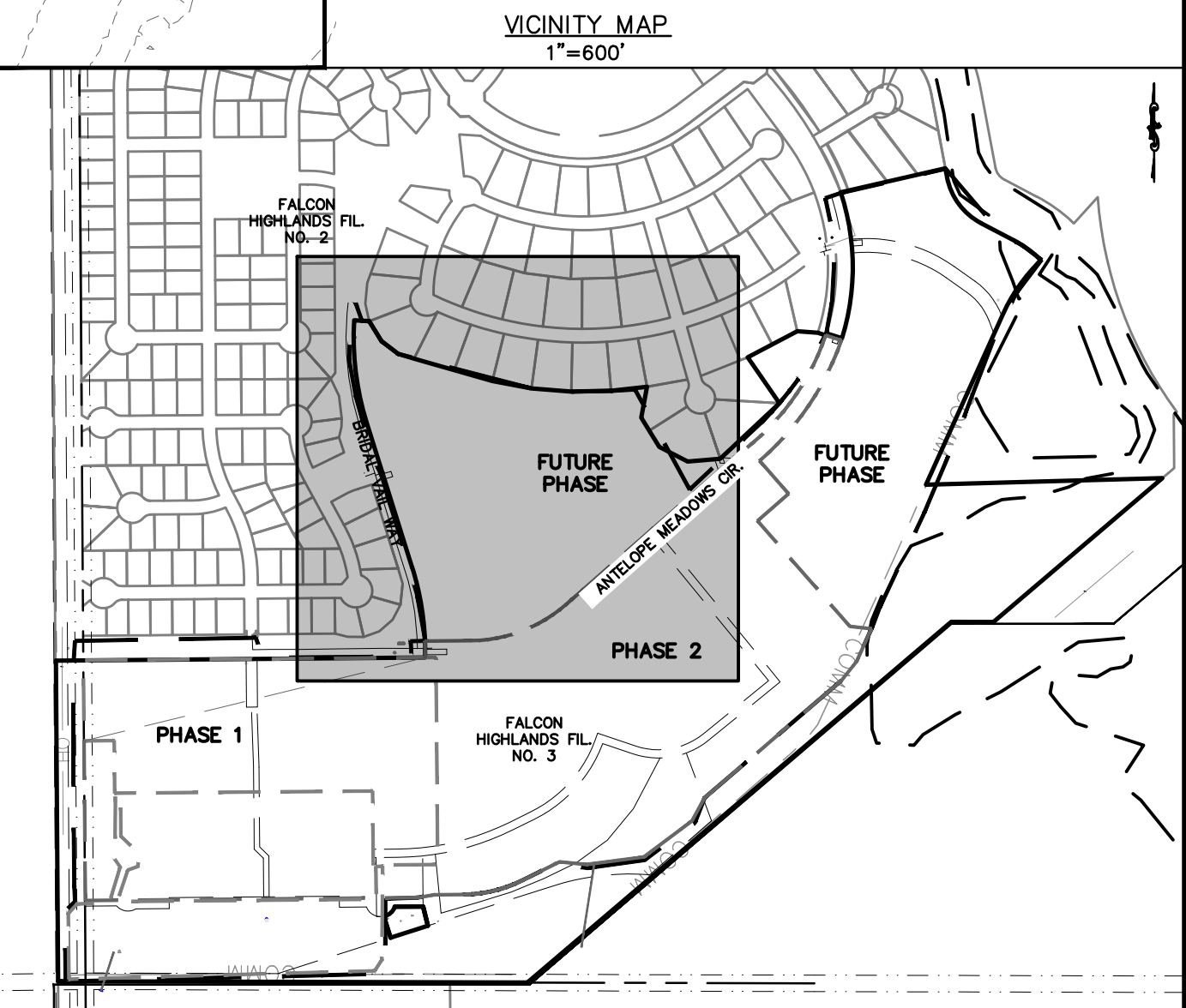
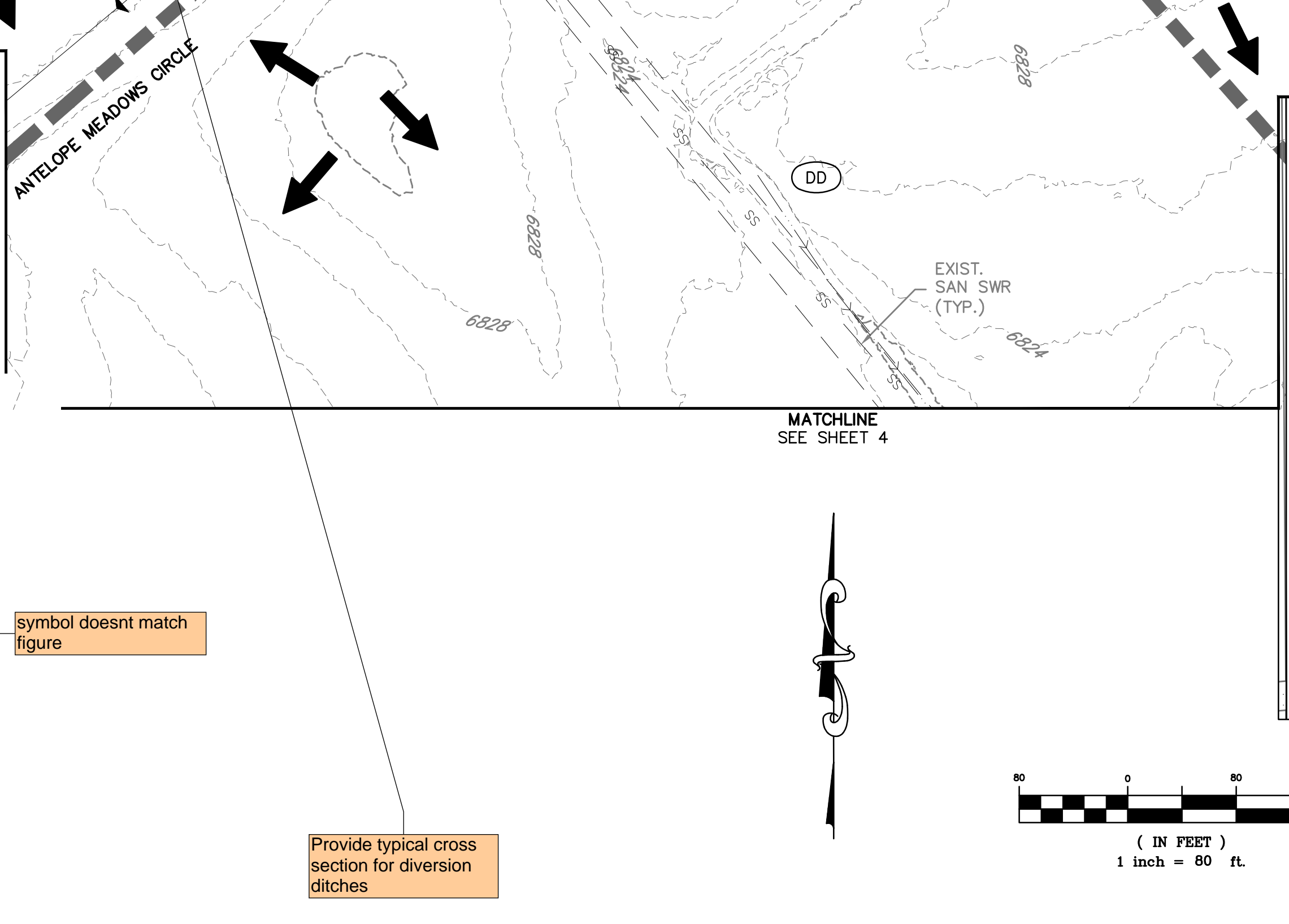
PROPERTY BOUNDARY LINE

- EXISTING LOT LINES
- EXISTING CONTOURS
- INITIAL PHASE DRAINAGE FLOW ARROWS
- EXISTING ROW
- EXISTING UTILITY EASEMENT
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- SECTION LINES

GRADING AND EROSION CONTROL LEGEND

- SF SILT FENCE
- IPO ON-GRADE INLET PROTECTION
- IPS SUMP INLET PROTECTION
- RRC CULVERT PROTECTION
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA
- SM SEEDING AND MULCHING
- LOC LIMITS OF CONSTRUCTION
- DD DIVERSION DITCH
- ECB EROSION CONTROL BLANKET
- SP STOCK PILE
- RS ROCK SOCKS
- SB SEDIMENT BASIN
- CD CHECK DAMS

- GRADING AND EROSION CONTROL NOTES:**
- SILT FENCE TO BE REMOVED AFTER PLACEMENT OF ECB OR SEEDING & MULCHING OF LOTS.
 - INLET PROTECTION TO BE REMOVED AFTER DEVELOPMENT AND STABILIZATION OF LOTS.
 - VTC TO BE REMOVED UPON COMPLETION OF PAVING OPERATIONS.
 - SEE COVER SHEET FOR COMMERCIAL CITY STANDARD GRADING NOTES.
 - SHADED BMP'S WERE INSTALLED IN INITIAL OR INTERIM STAGES AND SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE CITY.
 - SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITIES, CULVERTS, STORM DRAINS, AND OUTLET PROTECTION.
 - THERE IS NO EXISTING VEGETATION ON-SITE DUE TO GRADING FROM A PREVIOUS DEVELOPMENT. THE SITE IS NEARLY BARE WITH EXISTING PONDS ON THE SOUTHERN BORDER.
 - ALL TREE LAWNS SHALL BE SEEDING AND MULCHED.
 - ALL STREETS NEED TO BE CLEANED DAILY.
 - LIMITS OF CONSTRUCTION WILL VARY PER PHASE, SEE PLAN VIEW. TOTAL AREA FOR LIMITS OF CONSTRUCTION IS APPROXIMATELY 97.46 AC.



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

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NO.	REVISIONS

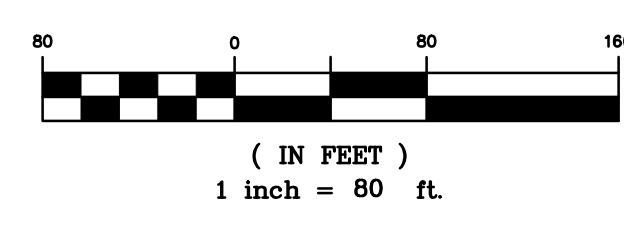
DR: AMC CH: RDL

P.M. RDL

JOB: 21005234

SHEET NO. 3

CAD FILE: 21005234-GCEP-INITIAL.DWG



Item W. Provide construction fencing, barricades, and/or signage at access points not to be used for construction.

OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

OWNER: PUBLIC SERVICE
CO OF COLORADO
TAX NO. 5300000091

PROPERTY LINE

PHASE 2:
54.6 AC.
LOC
1,549 LF

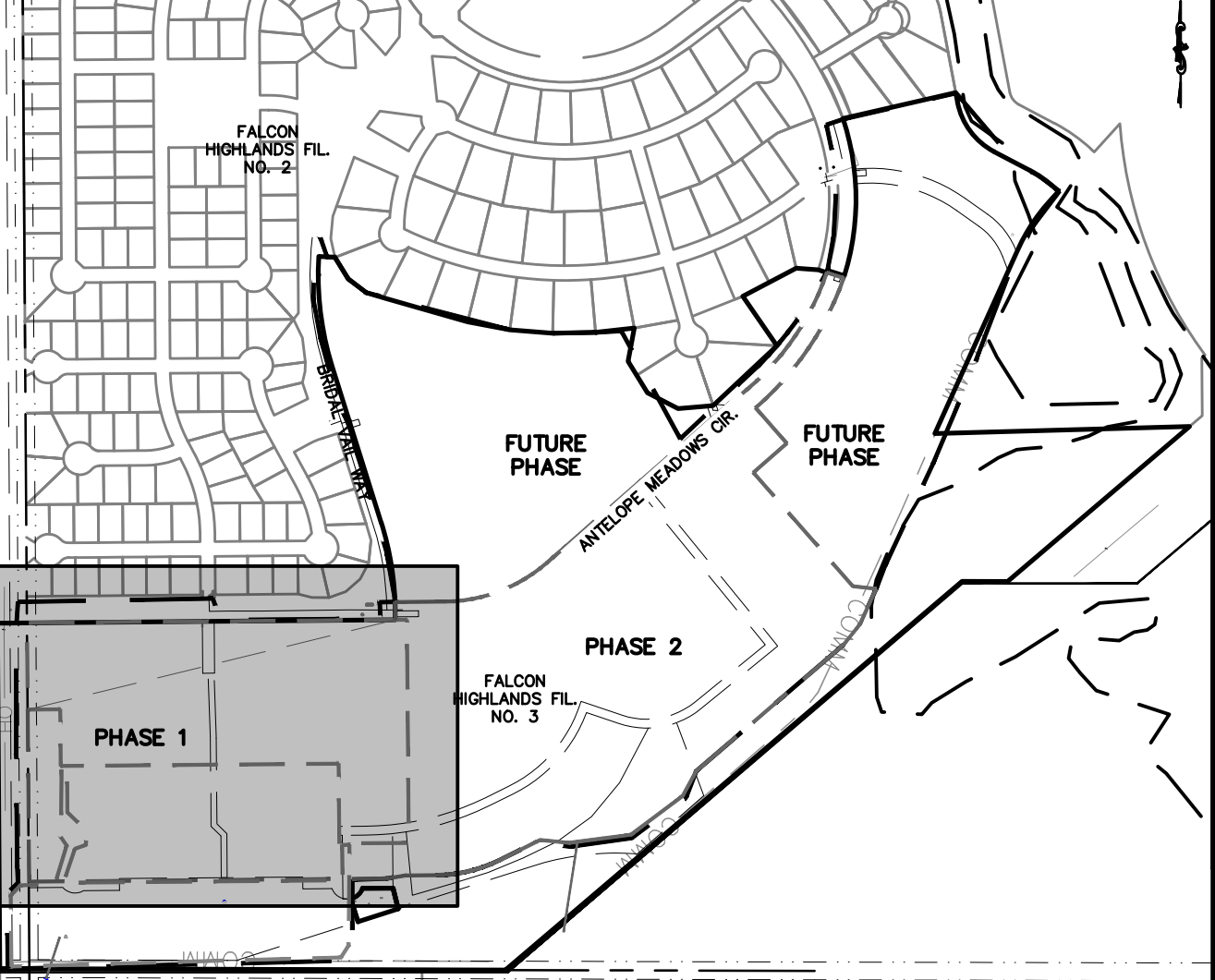
Include SF or other temporary BMPs to prevent sediment migration into the existing pond

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

OWNER: H2O SUB BLR LLC
TAX NO. 5313000103

SEDIMENT BASIN #4
UPSTREAM DRAINAGE AREA= 11.0 AC
BOTTOM DIMENSIONS= 122.0'x61.0'
SPILLWAY CREST LENGTH= 16.0'
HOLE DIAMETER= 36"

SEDIMENT BASIN #5
UPSTREAM DRAINAGE AREA= 9.0 AC
BOTTOM DIMENSIONS= 110.0'x55.0'
SPILLWAY CREST LENGTH= 13.0'
HOLE DIAMETER= 36"



VICINITY MAP
1"=600'

GRADING AND EROSION CONTROL NOTES:

- SILT FENCE TO BE REMOVED AFTER PLACEMENT OF ECB OR SEEDING & MULCHING OF LOTS.
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- ALL STREETS NEED TO BE CLEANED DAILY.
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GRADING AND EROSION CONTROL LEGEND

(SF)	SILT FENCE
(IPO)	ON-GRADE INLET PROTECTION
(IPS)	SUMP INLET PROTECTION
(RRC)	CULVERT PROTECTION
(VTC)	VEHICLE TRACKING CONTROL
(CWA)	CONCRETE WASHOUT AREA
(SSA)	STABILIZED STAGING AREA
(SM)	SEEDING AND MULCHING
(LOC)	LIMITS OF CONSTRUCTION
(DD)	DIVERSION DITCH
(ECB)	EROSION CONTROL BLANKET
(SP)	STOCK PILE
(RS)	ROCK SOCKS
(SB)	SEDIMENT BASIN
(CD)	CHECK DAMS

LEGEND

---	PROPERTY BOUNDARY LINE
---	EXISTING LOT LINES
---	EXISTING CONTOURS
←	INITIAL PHASE DRAINAGE FLOW ARROWS
---	EXISTING ROW
---	EXISTING UTILITY EASEMENT
---	PHASE 1 BOUNDARY
---	PHASE 2 BOUNDARY
---	SECTION LINES

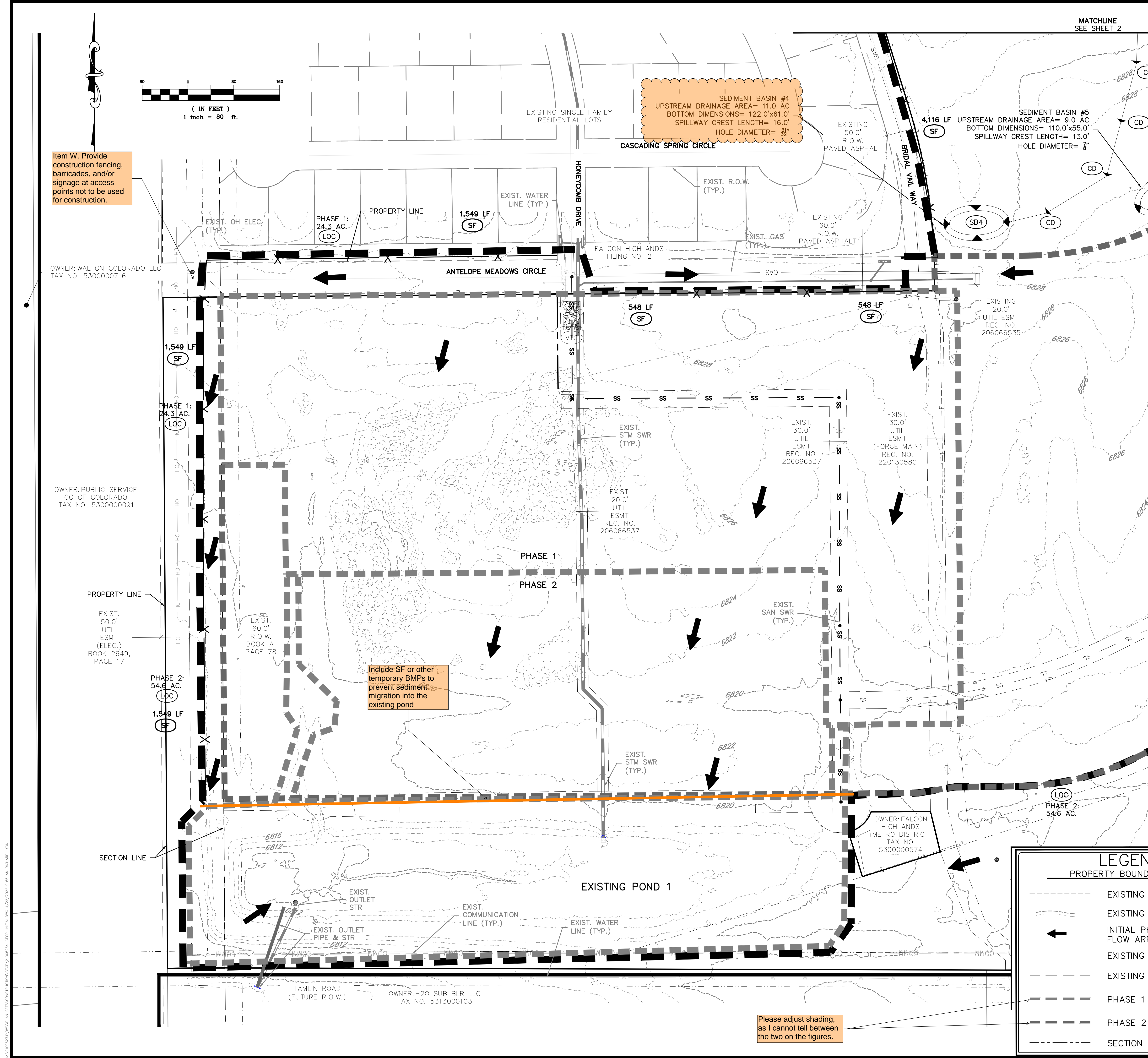
BENCHMARK:
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Please adjust shading, as I cannot tell between the two on the figures.

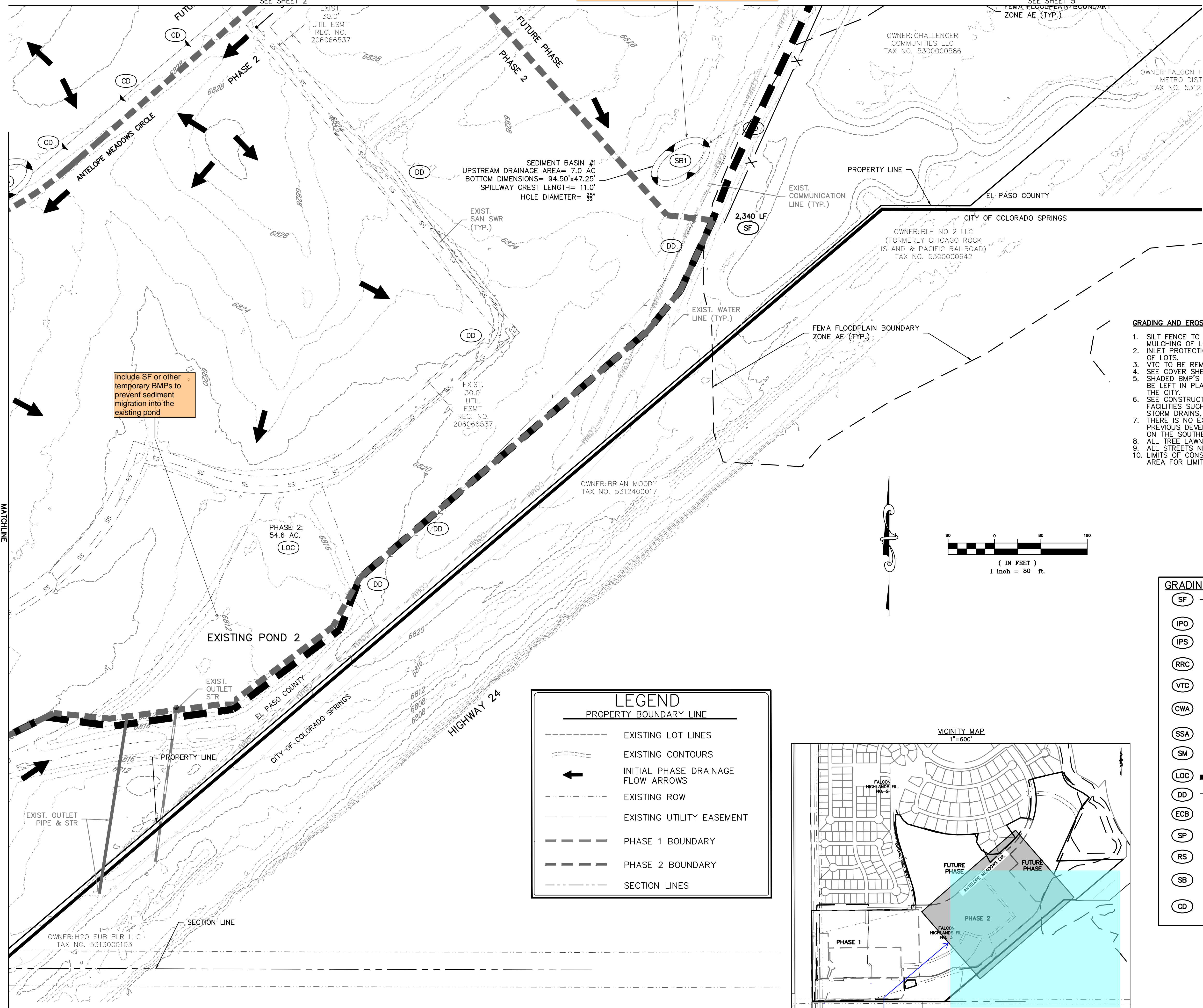
MATCHLINE
SEE SHEET 4

MATCHLINE
SEE SHEET 2



If this is part of a future phase, is there a reason why the TSB and DD need to be installed with this filing?

MATCHLINE SEE SHEET 5



Include SF or other temporary BMPs to prevent sediment migration into the existing pond

SEDIMENT BASIN #1
UPSTREAM DRAINAGE AREA= 7.0 AC
BOTTOM DIMENSIONS= 94.50'x47.25'
SPILLWAY CREST LENGTH= 11.0'
HOLE DIAMETER= 36"

OWNER: CHALLENGER COMMUNITIES LLC
TAX NO. 5300000586

OWNER: FALCON H METRO DIST
TAX NO. 5312

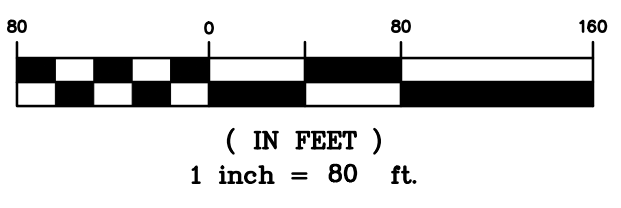
OWNER: BLH NO 2 LLC (FORMERLY CHICAGO ROCK ISLAND & PACIFIC RAILROAD)
TAX NO. 5300000642

OWNER: BRIAN MOODY
TAX NO. 5312400017

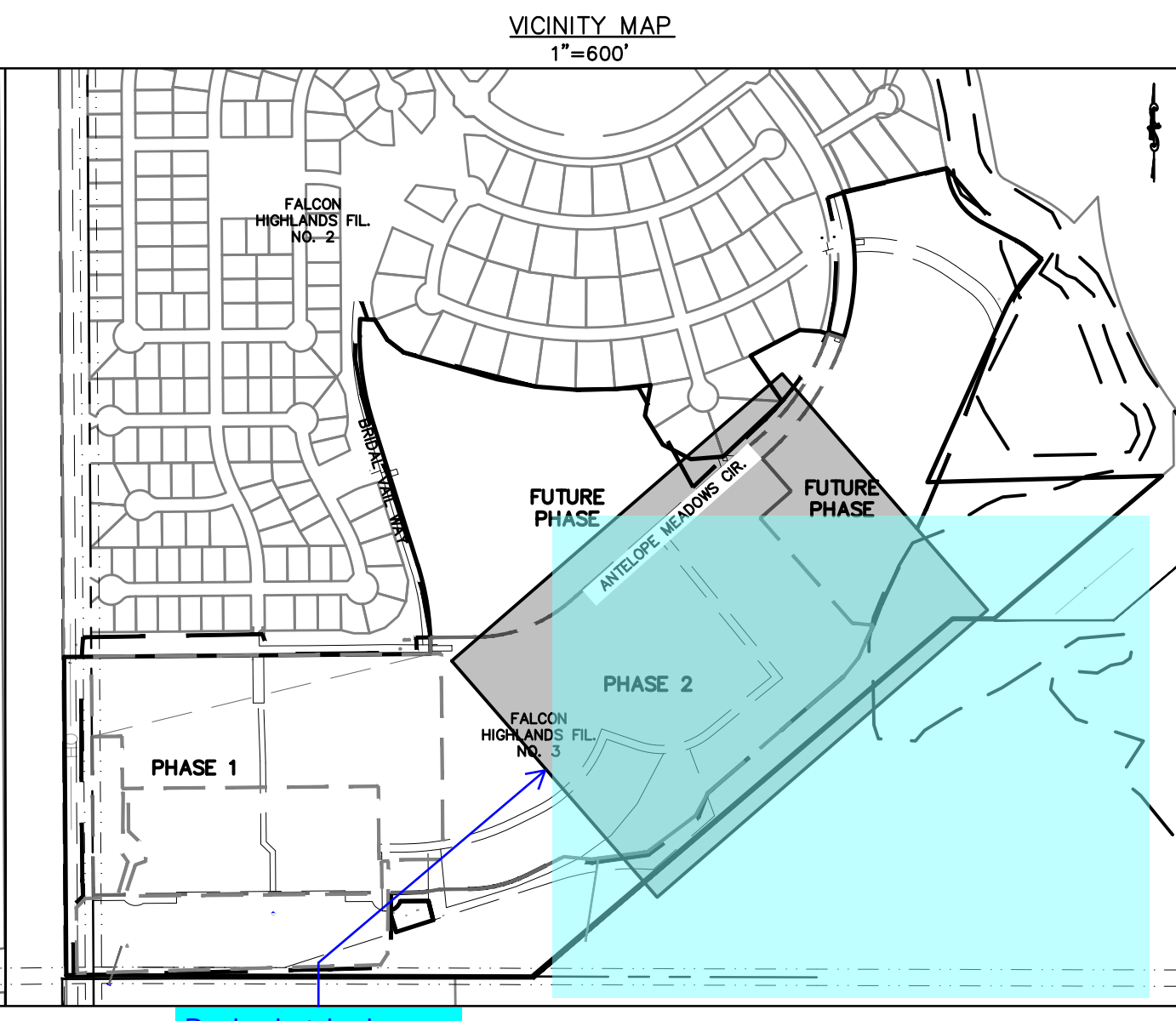
OWNER: H2O SUB BLR LLC
TAX NO. 5313000103

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LEGEND	
PROPERTY BOUNDARY LINE	
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	INITIAL PHASE DRAINAGE FLOW ARROWS
	EXISTING ROW
	EXISTING UTILITY EASEMENT
	PHASE 1 BOUNDARY
	PHASE 2 BOUNDARY
	SECTION LINES



GRADING AND EROSION CONTROL LEGEND

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	ON-GRADE INLET PROTECTION
	SUMP INLET PROTECTION
	CULVERT PROTECTION
	VEHICLE TRACKING CONTROL
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
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	LIMITS OF CONSTRUCTION
	DIVERSION DITCH
	EROSION CONTROL BLANKET
	STOCK PILE
	ROCK SOCKS
	SEDIMENT BASIN
	CHECK DAMS

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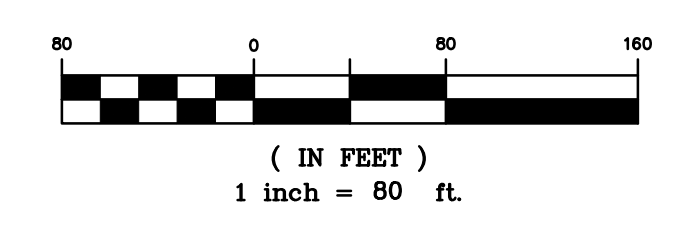
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LAKEWOOD, CO 80228
303.462.1100

<p>CLIENT: CHALLENGER HOMES</p> <p>8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920</p> <p>719-598-9192 JIM BYERS</p>	<p>CHALLENGER HOMES</p> <p>FALCON HIGHLANDS FILING NO. 3 EL PASO COUNTY, COLORADO</p> <p>GRADING & EROSION CONTROL PLANS INITIAL GCEP</p>
DATE: 03/14/2022	
A 1st SUBMITTAL TO EPIC 03/14/2022 - BDL	
REVISIONS:	
DR: AMC	CH: RDL
P.M: RDL	
JOB: 21005234	
SHEET NO. 4	



Is this entrance and staging area necessary for phase 1 construction or is it for future phases? All future phase proposed construction should be provided under a separate filing.

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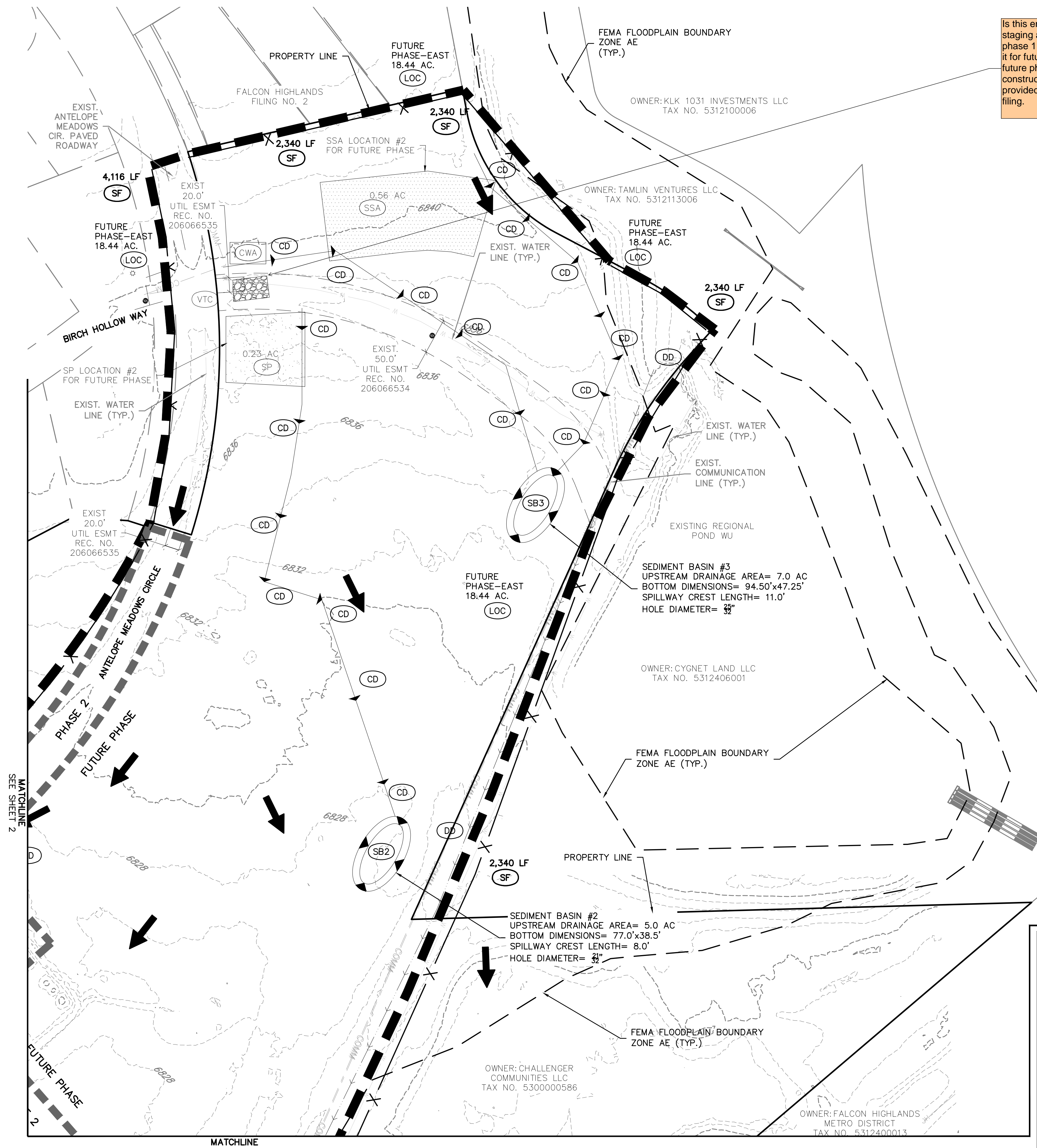
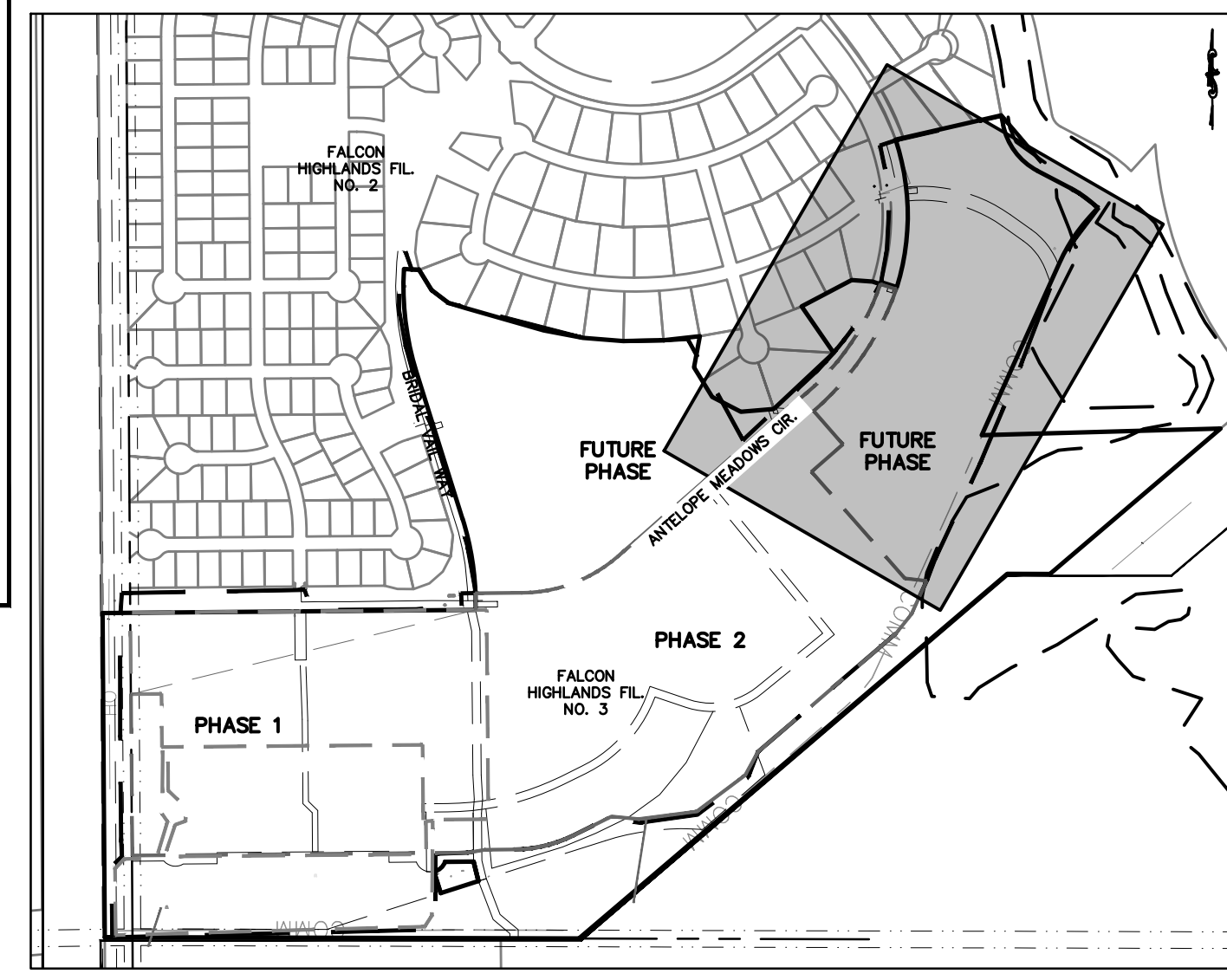
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(DD)	DIVERSION DITCH
(ECB)	EROSION CONTROL BLANKET
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(RS)	ROCK SOCKS
(SB)	SEDIMENT BASIN
(CD)	CHECK DAMS

LEGEND

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---	EXISTING LOT LINES
---	EXISTING CONTOURS
→	INITIAL PHASE DRAINAGE FLOW ARROWS
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CLIENT: CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920

DATE: 03/14/2022

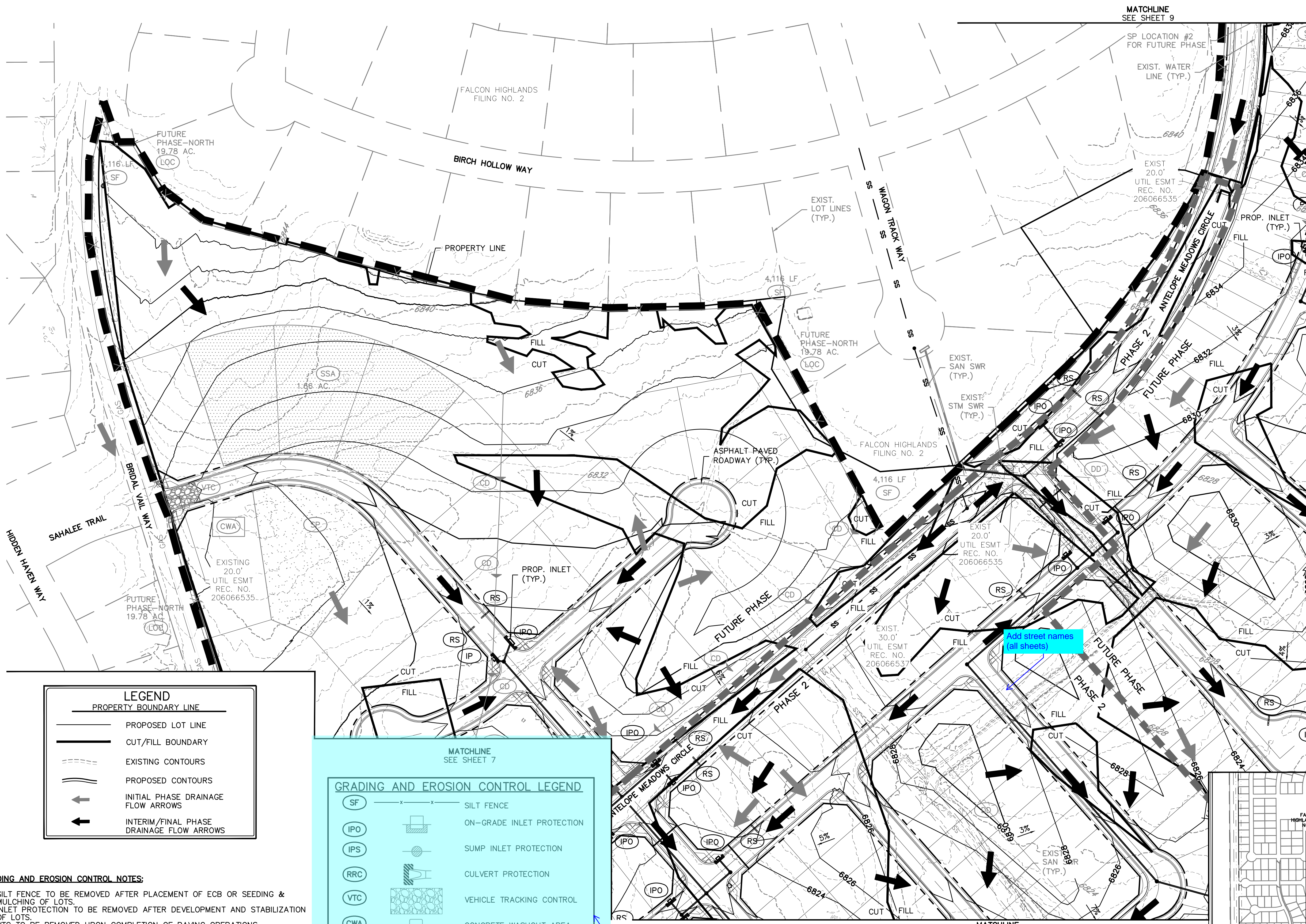
REVISIONS:

DR: AMC CH: RDL
P.M. RDL

JOB: 21005234
SHEET NO. 5

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLANS
INITIAL GPCP



Grading shown does not appear to match what is shown on drainage maps. Please reconcile between both sets of plans.

Include street names, ROW width & public/private

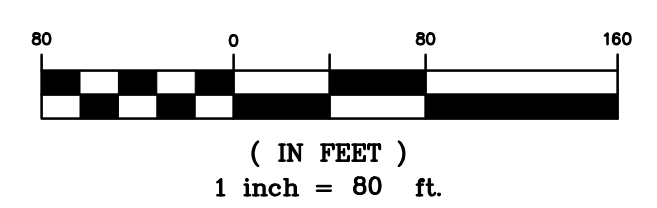
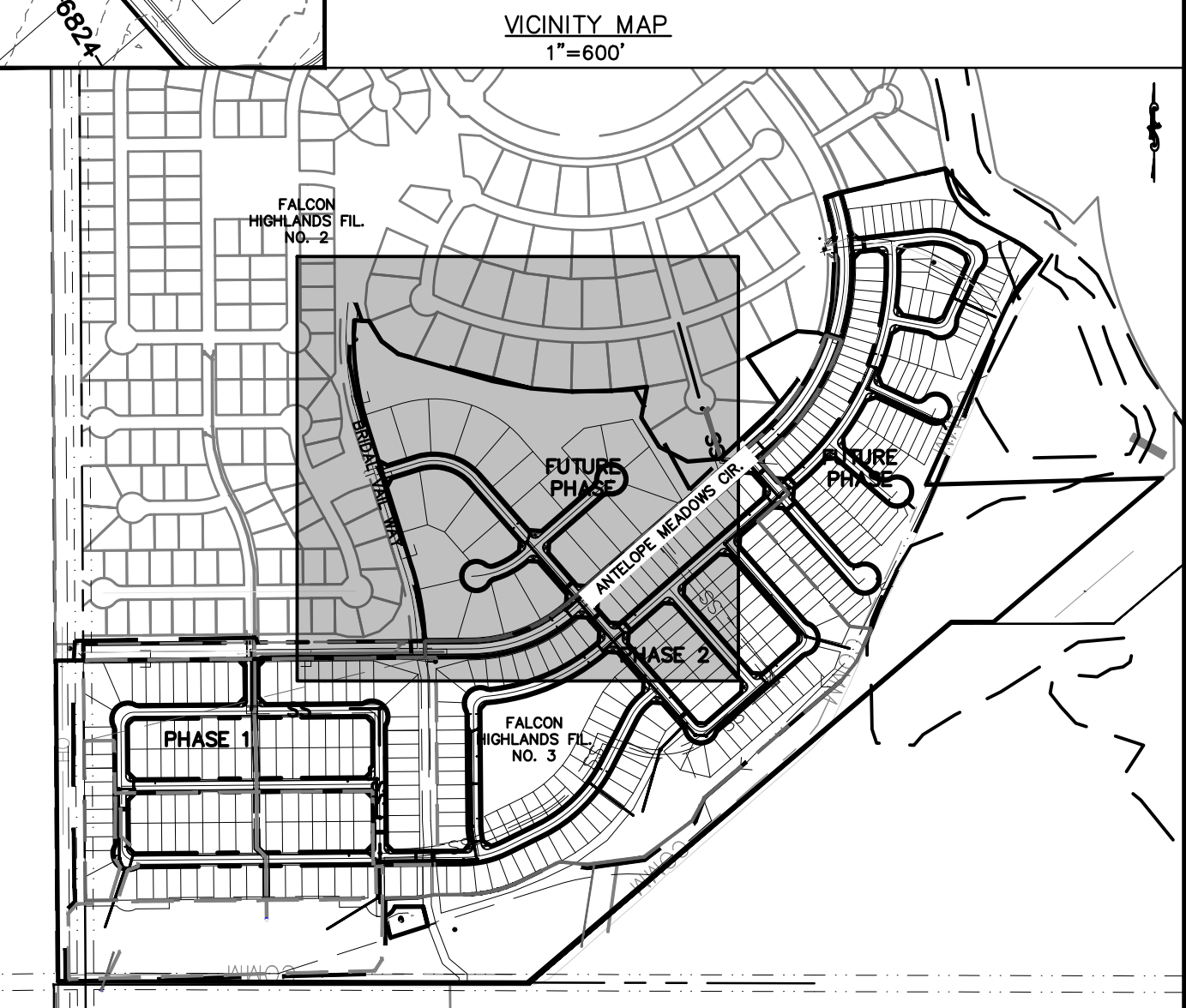
LEGEND	
	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	CUT/FILL BOUNDARY
	EXISTING CONTOURS
	PROPOSED CONTOURS
	INITIAL PHASE DRAINAGE FLOW ARROWS
	INTERIM/FINAL PHASE DRAINAGE FLOW ARROWS

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This portion of project not shown on any of the plan sheets. Please revise viewport to ensure entirety of project is shown. (All Phases)

Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.



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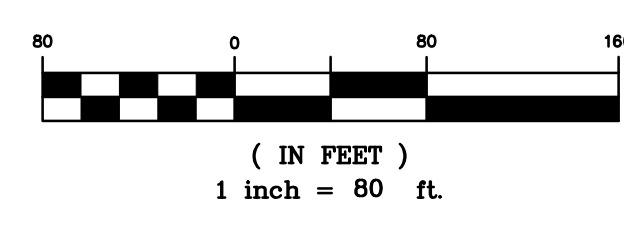
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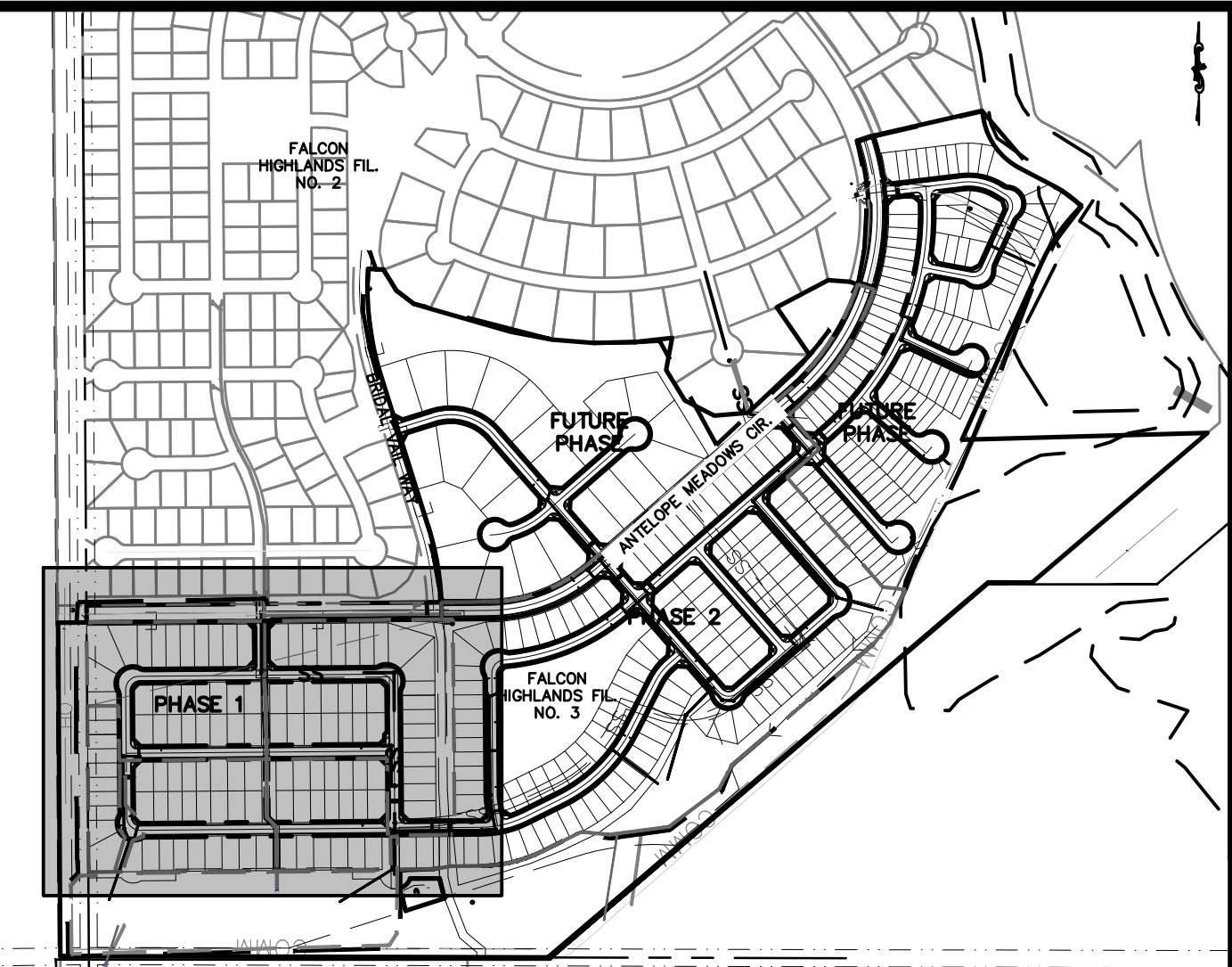
CHALLENGER HOMES	CHALLENGER HOMES
8605 EXPLORER DRIVE	FALCON HIGHLANDS FILING NO. 3
SUITE 250	EL PASO COUNTY, COLORADO
COLORADO SPRINGS, CO 80920	GRADING & EROSION CONTROL PLANS
719-598-9192	INTERIM GECP
JIM BYERS	

CLIENT	DATE
03/14/2022	
A 1st SUBMITTAL TO EPIC	
03/14/2022 - RDL	
REVISIONS	
DR. AMC	CH. RDL
P.M. RDL	
JOB	21005234
SHEET NO.	6

CAD FILE: 21005234-GECP-INTERIM.GWG



MATCHLINE
SEE SHEET 6



811
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LAKEWOOD, CO 80228
303.462.1100

OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

OWNER: PUBLIC SERVICE
CO OF COLORADO
TAX NO. 5300000091

EXIST. 50.0' UTIL ESMT (ELEC.)
BOOK 2649,
PAGE 17

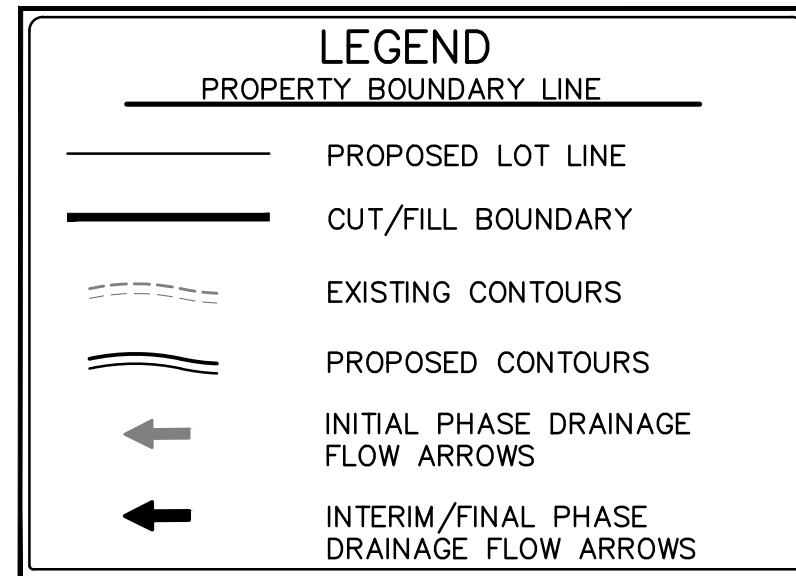
PHASE 2:
54.6 AC.
(LOC)

PHASE 1:
24.3 AC.
(LOC)

TAMLIN ROAD (FUTURE R.O.W.)
OWNER: H2O SUB BLR LLC
TAX NO. 5313000103

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

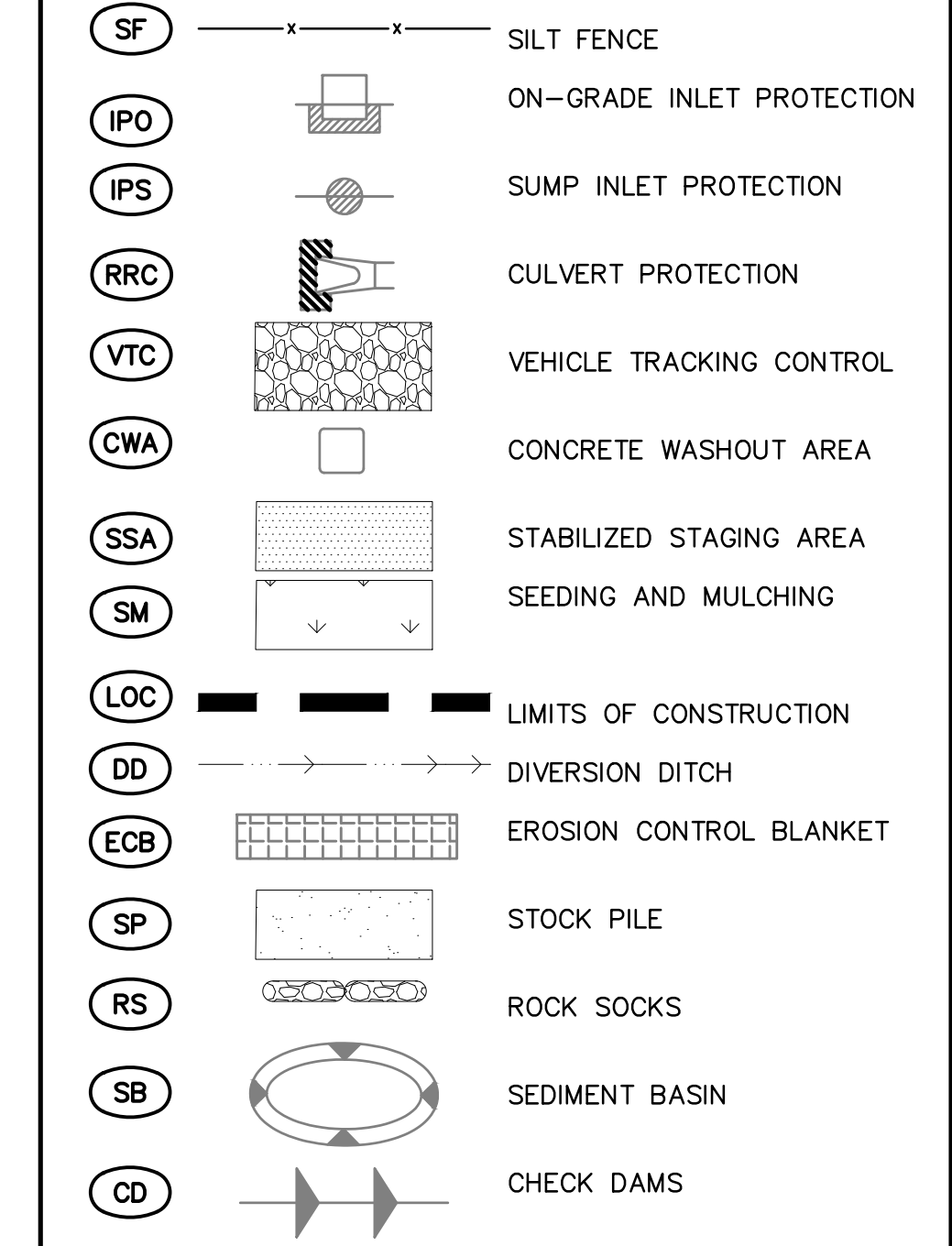
call out proposed SS dimensions and provide calcs for pipes and forebay in Drainage Report



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CHALLENGER HOMES
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EL PASO COUNTY, COLORADO
GRADING & EROSION CONTROL PLANS
INTERIM GEOP

CLIENT
DATE 03/14/2022
A 1st SUBMITTAL TO EPIC
03/14/2022 - RBL

REVISIONS

DR. AMC	CH. RDL
P.M. RDL	
JOB 21005234	
SHEET NO.	6

CAD FILE: 21005234-GEOP-INTERIM.DWG

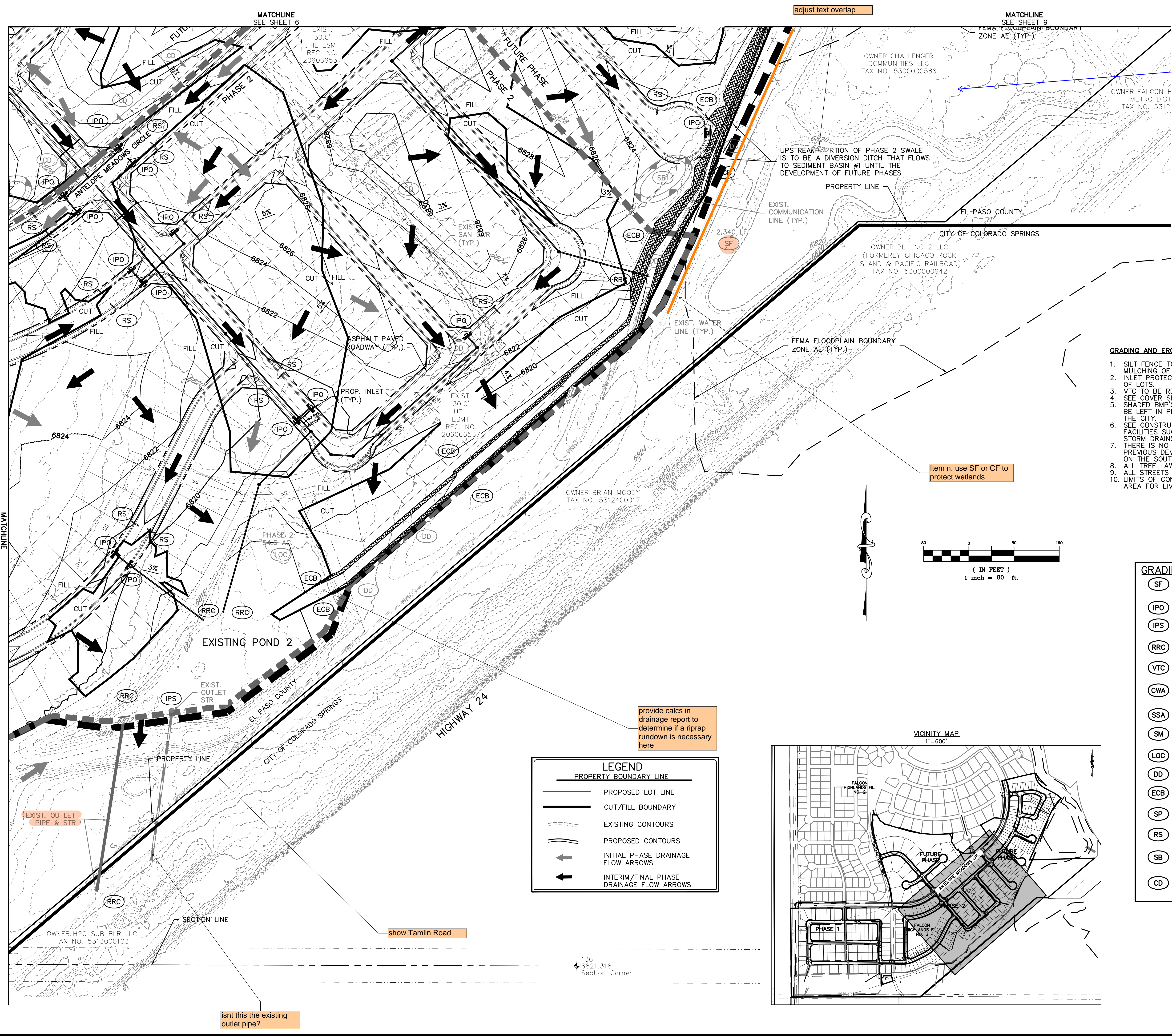


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INTERIM GEOP

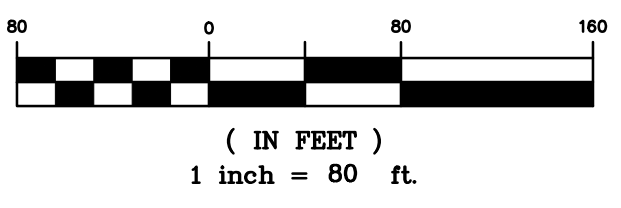
CLIENT: CHALLENGER HOMES
DATE: 03/14/2022
A 1st SUBMITTAL TO EPIC
03/14/2022 - RDL

REVISIONS
DR: AMC CH: RDL
P.M. RDL
JOB: 21005234
SHEET NO. 8

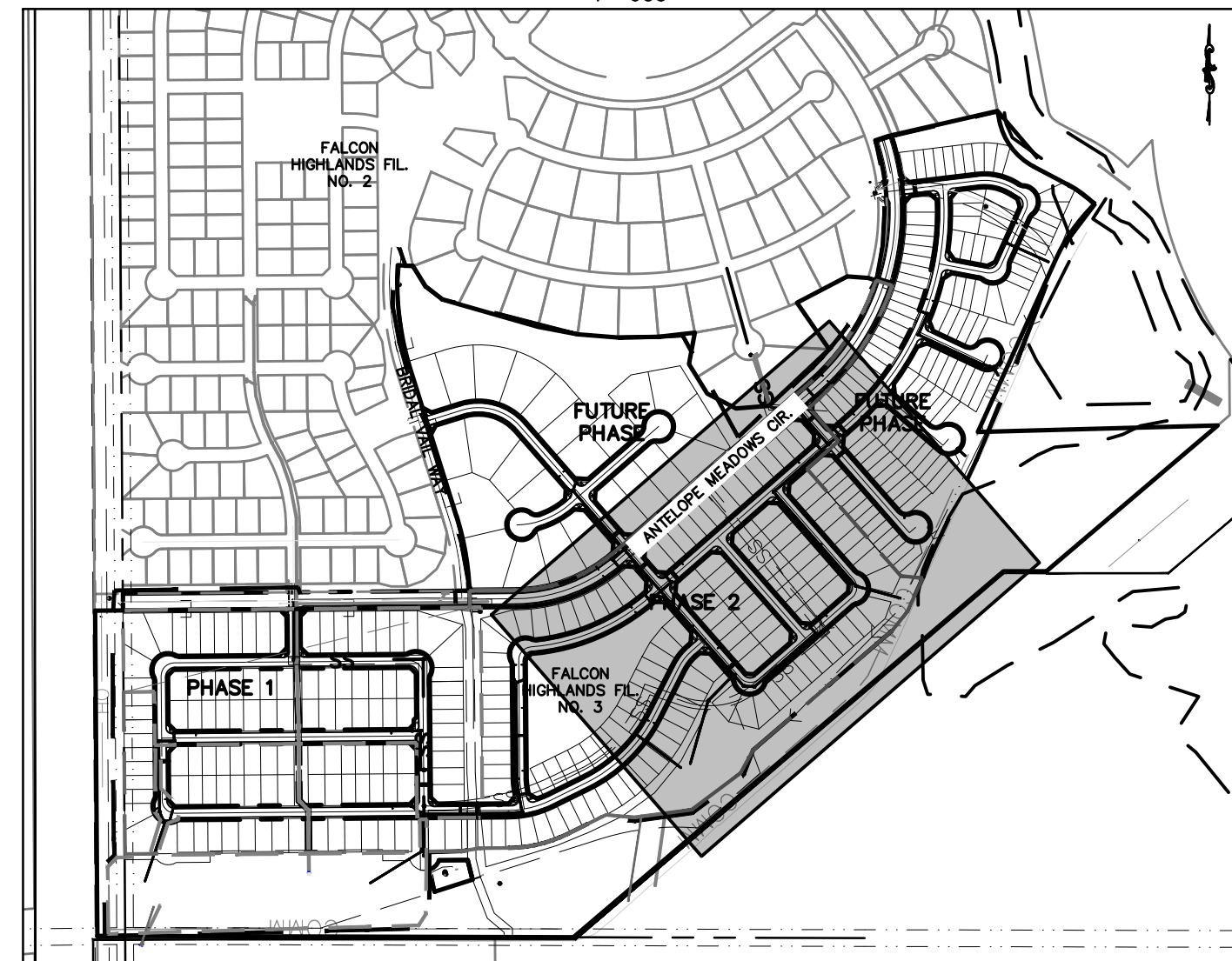


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7. THERE IS NO EXISTING VEGETATION ON-SITE DUE TO GRADING FROM A PREVIOUS DEVELOPMENT. THE SITE IS NEARLY BARE WITH EXISTING PONDS ON THE SOUTHERN BORDER.
8. ALL TREE LAWNS SHALL BE SEEDING AND MULCHED.
9. ALL STREETS NEED TO BE CLEANED DAILY.
10. LIMITS OF CONSTRUCTION WILL VARY PER PHASE, SEE PLAN VIEW. TOTAL AREA FOR LIMITS OF CONSTRUCTION IS APPROXIMATELY 97.46 AC.



VICINITY MAP
1"=600'



LEGEND	
	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	CUT/FILL BOUNDARY
	EXISTING CONTOURS
	PROPOSED CONTOURS
	INITIAL PHASE DRAINAGE FLOW ARROWS
	INTERIM/FINAL PHASE DRAINAGE FLOW ARROWS

GRADING AND EROSION CONTROL LEGEND

		SILT FENCE
		ON-GRADE INLET PROTECTION
		SUMP INLET PROTECTION
		CULVERT PROTECTION
		VEHICLE TRACKING CONTROL
		CONCRETE WASHOUT AREA
		STABILIZED STAGING AREA
		SEEDING AND MULCHING
		LIMITS OF CONSTRUCTION
		DIVERSION DITCH
		EROSION CONTROL BLANKET
		STOCK PILE
		ROCK SOCKS
		SEDIMENT BASIN
		CHECK DAMS

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

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719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
GRADING & EROSION CONTROL PLANS
INTERIM GEOP

DATE: 03/14/2022

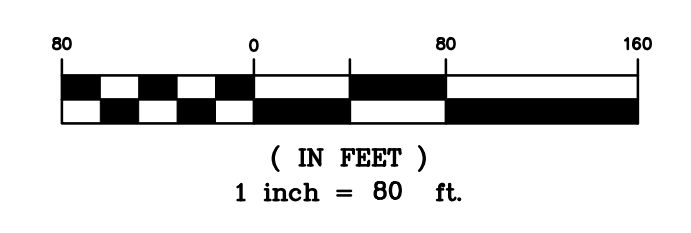
1st SUBMITTAL TO EPIC
03/14/2022 - RDL

NO.	REVISIONS

DR: AMC CH: RDL
P.M. RDL

JOB: 21005234
SHEET NO. 9

CAD FILE: 21005234-GEOP-INTERIM.GWG



LEGEND
PROPERTY BOUNDARY LINE

- PROPOSED LOT LINE
- - - CUT/FILL BOUNDARY
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- ← INITIAL PHASE DRAINAGE FLOW ARROWS
- ← INTERIM/FINAL PHASE DRAINAGE FLOW ARROWS

GRADING AND EROSION CONTROL NOTES:

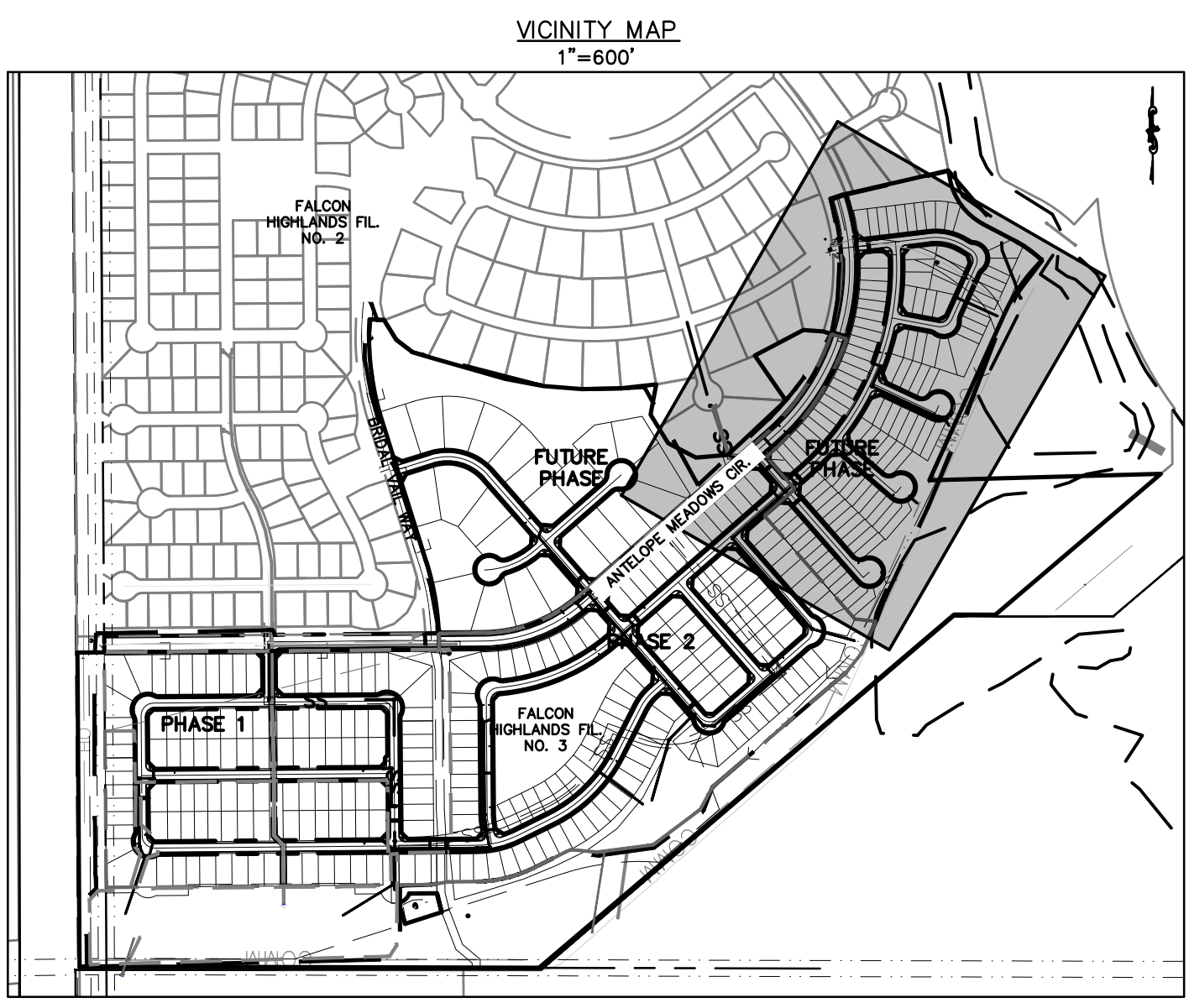
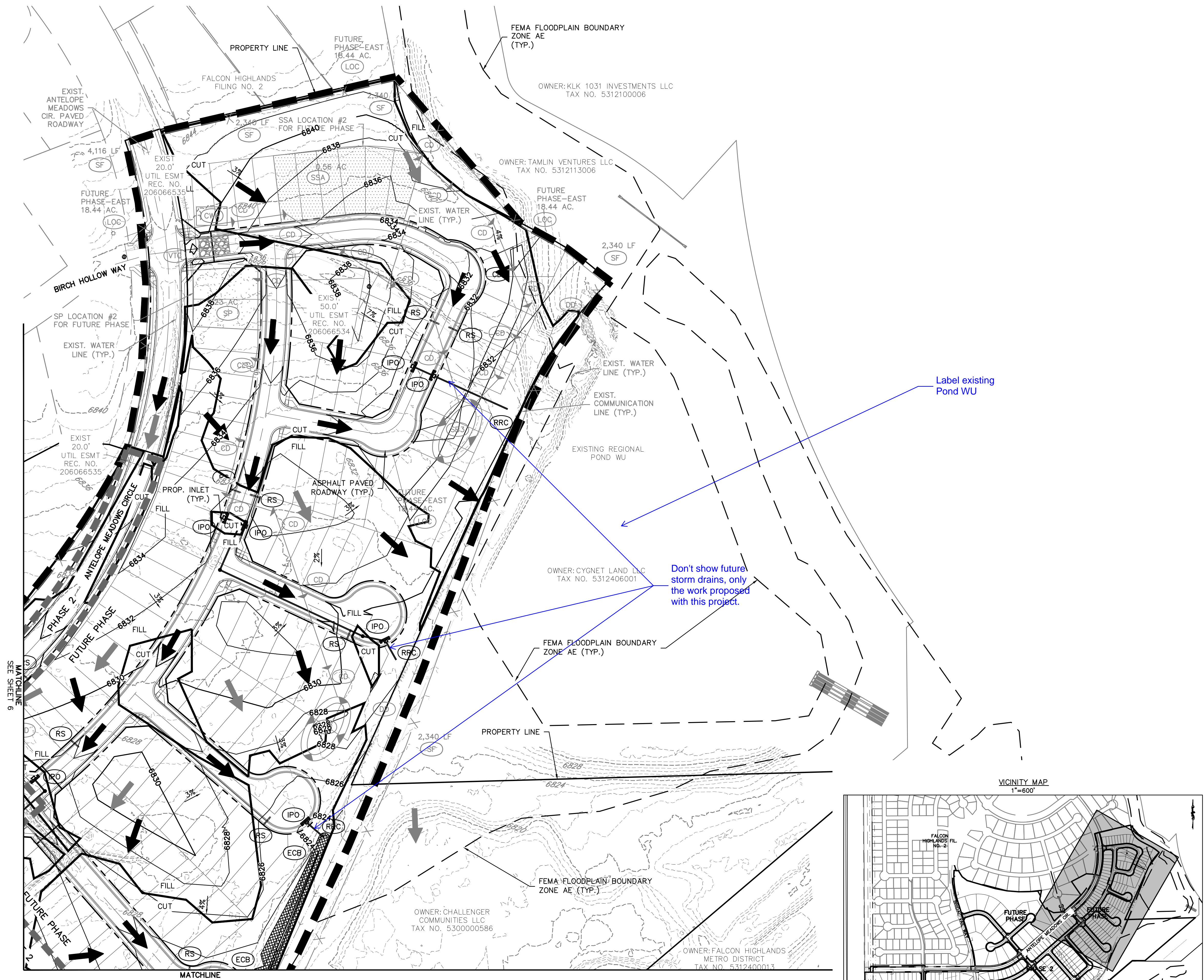
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GRADING AND EROSION CONTROL LEGEND

(SF)	X X X	SILT FENCE
(IPO)		ON-GRADE INLET PROTECTION
(IPS)		SUMP INLET PROTECTION
(RRC)		CULVERT PROTECTION
(VTC)		VEHICLE TRACKING CONTROL
(CWA)		CONCRETE WASHOUT AREA
(SSA)		STABILIZED STAGING AREA
(SM)		SEEDING AND MULCHING
(LOC)	- - -	LIMITS OF CONSTRUCTION
(DD)		DIVERSION DITCH
(ECB)		EROSION CONTROL BLANKET
(SP)		STOCK PILE
(RS)		ROCK SOCKS
(SB)		SEDIMENT BASIN
(CD)		CHECK DAMS

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Label existing Pond WU

Don't show future storm drains, only the work proposed with this project.

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

DATE PLOTTED: 03/14/2022 10:58:11 AM

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FINAL GPCP

CLIENT: CHALLENGER HOMES

DATE: 03/14/2022

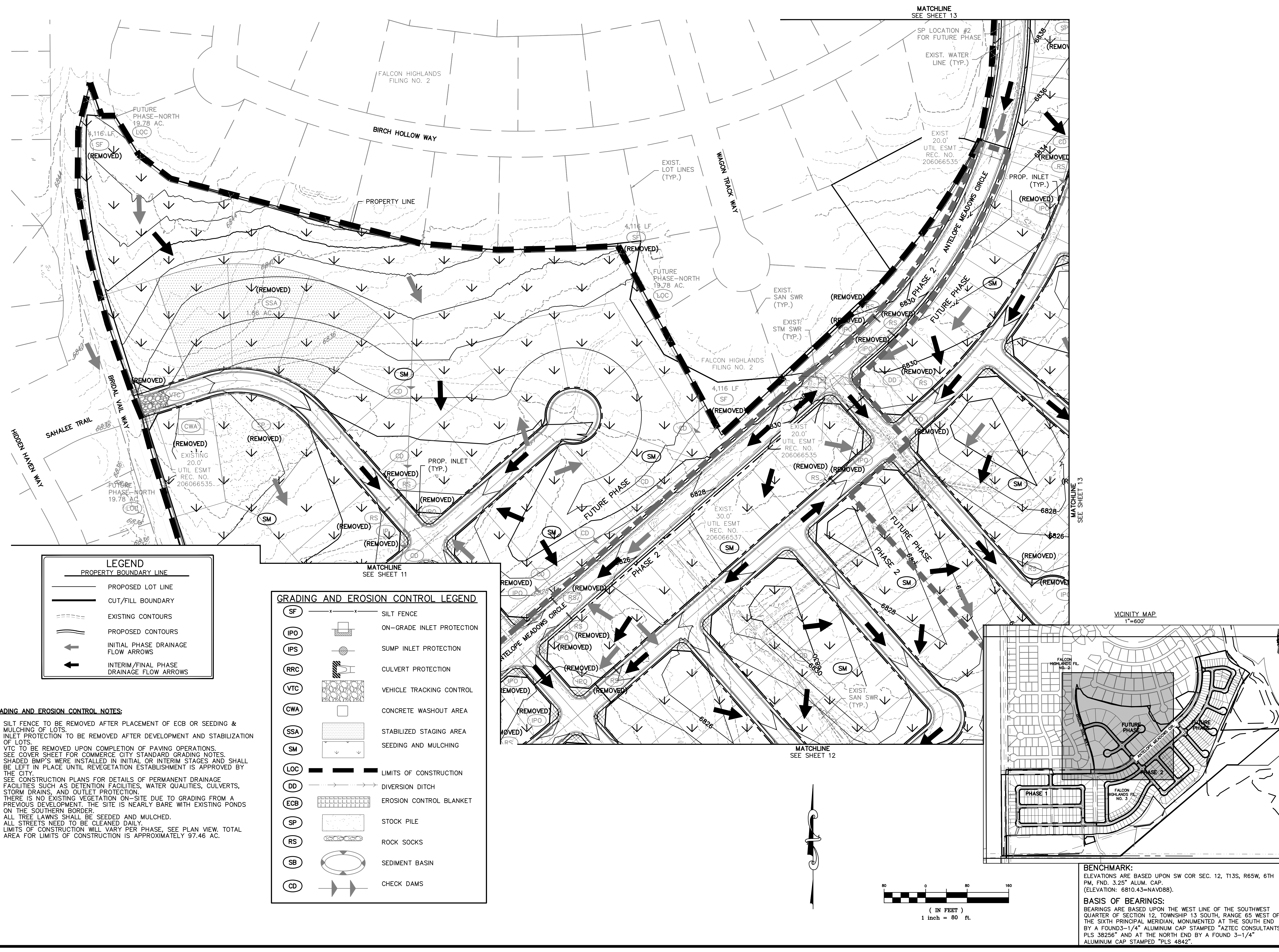
A 1st SUBMITTAL TO EPIC 03/14/2022 - BDL

REVISIONS:

DR. AMC	CH. RDL
P.M. RDL	
JOB: 21005234	
SHEET NO. 10	

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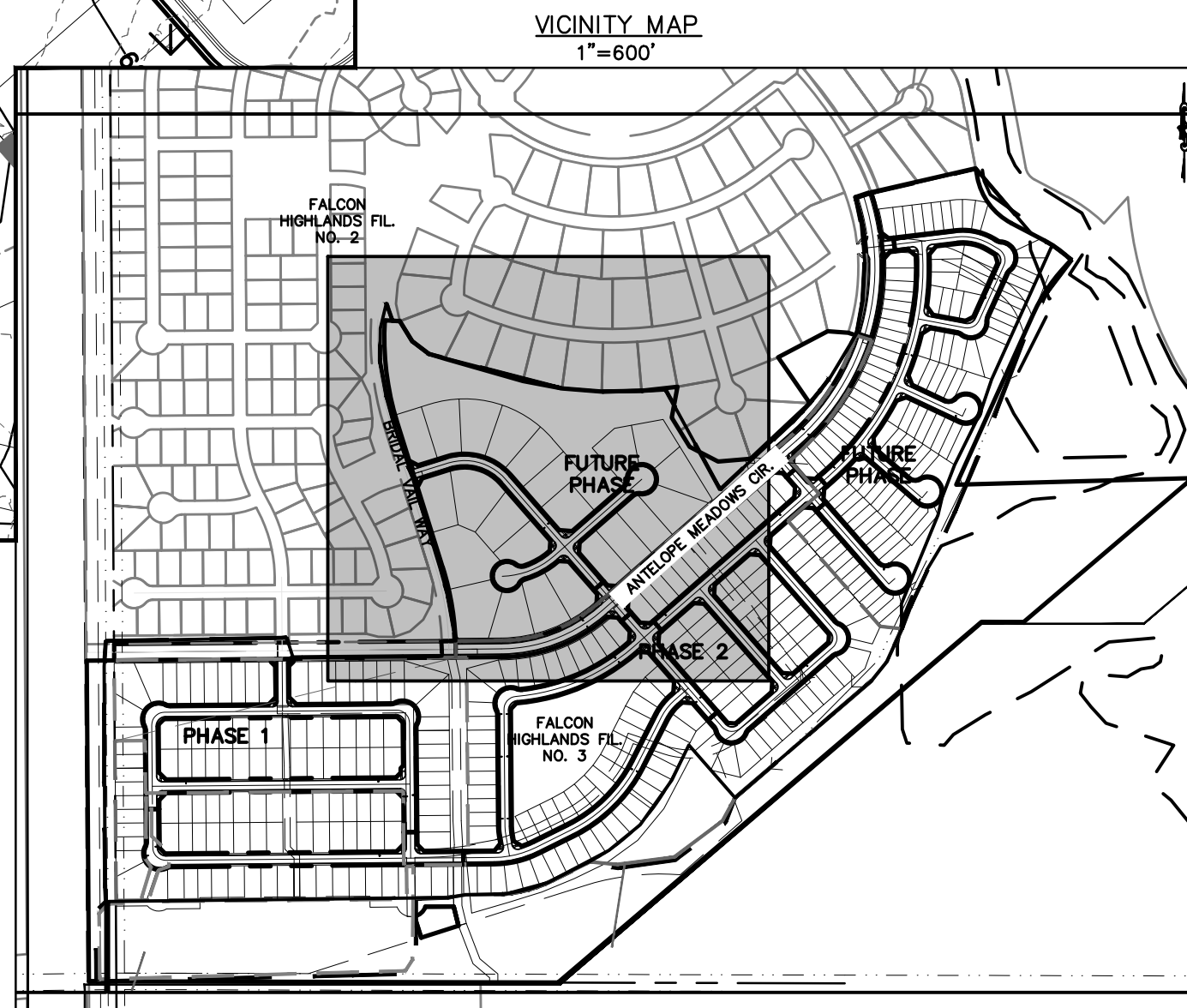
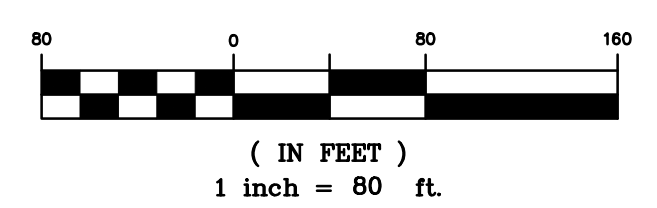
LEGEND

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	PROPOSED LOT LINE
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	EXISTING CONTOURS
	PROPOSED CONTOURS
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GRADING AND EROSION CONTROL LEGEND

	SILT FENCE
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	CULVERT PROTECTION
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	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	SEEDING AND MULCHING
	LIMITS OF CONSTRUCTION
	DIVERSION DITCH
	EROSION CONTROL BLANKET
	STOCK PILE
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	SEDIMENT BASIN
	CHECK DAMS

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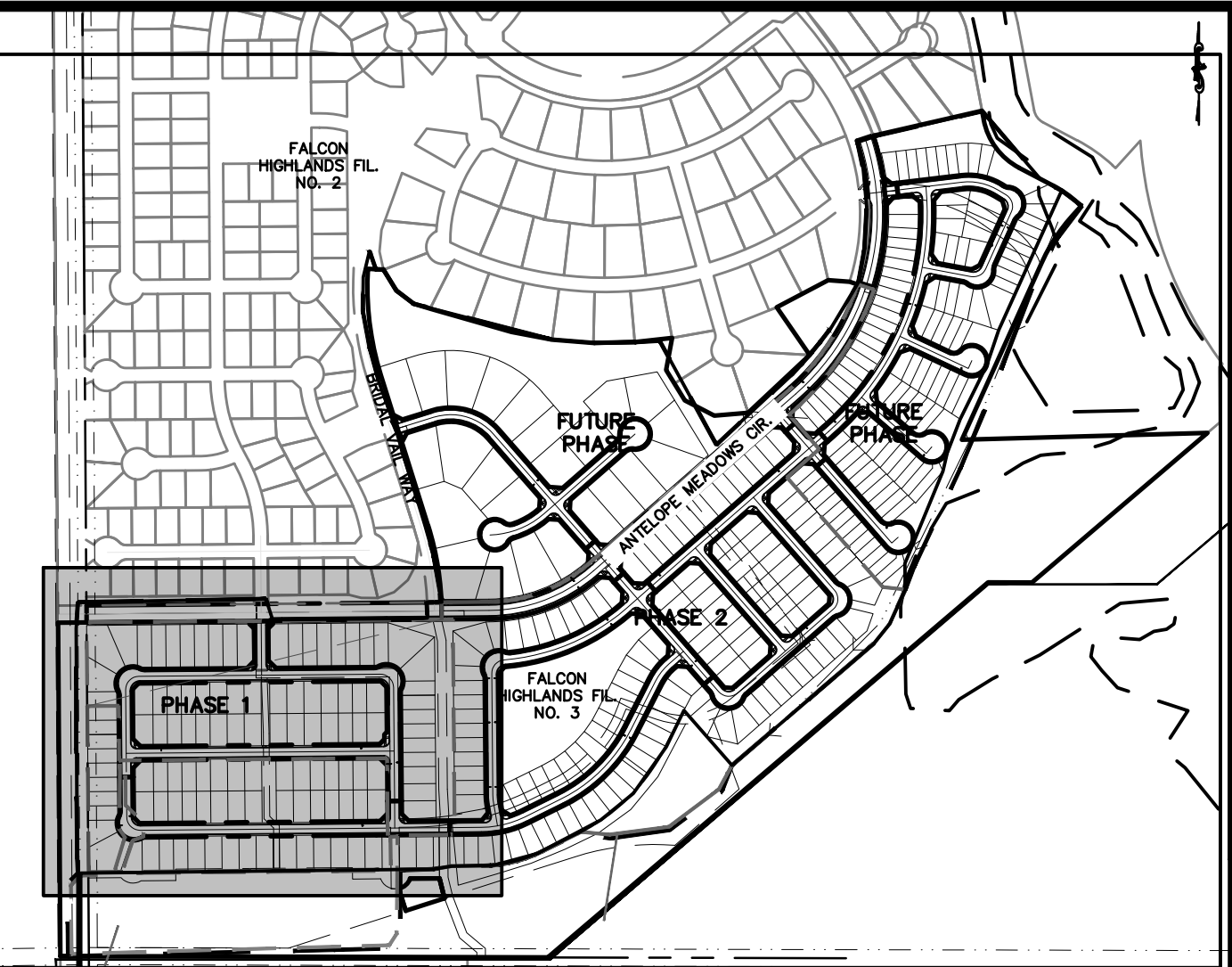
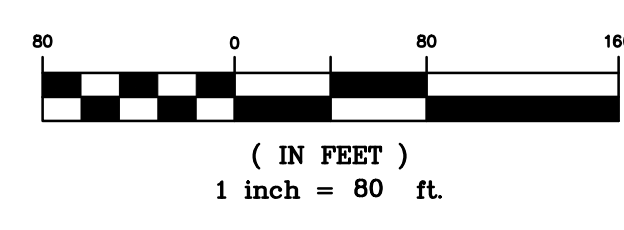
MATCHLINE
SEE SHEET 13

MATCHLINE
SEE SHEET 11

MATCHLINE
SEE SHEET 12

MATCHLINE
SEE SHEET 13

VICINITY MAP
1"=600'



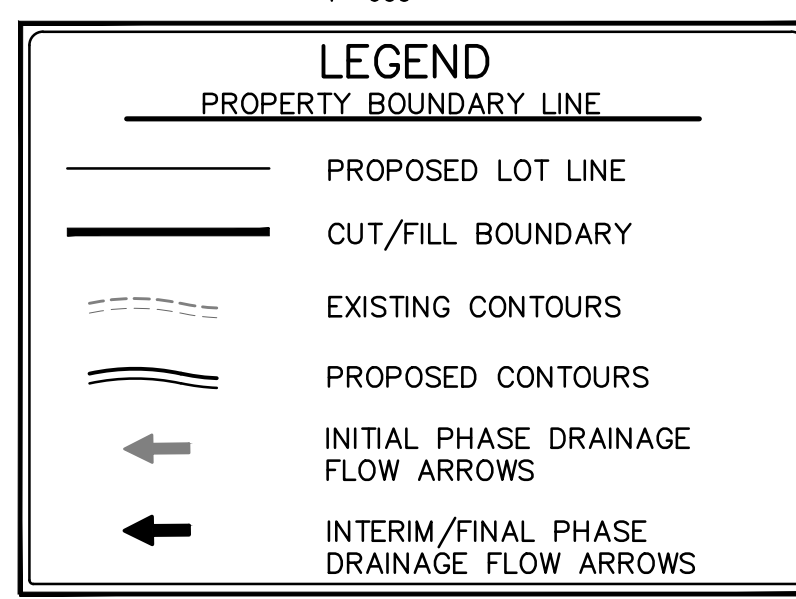
811
Know what's below.
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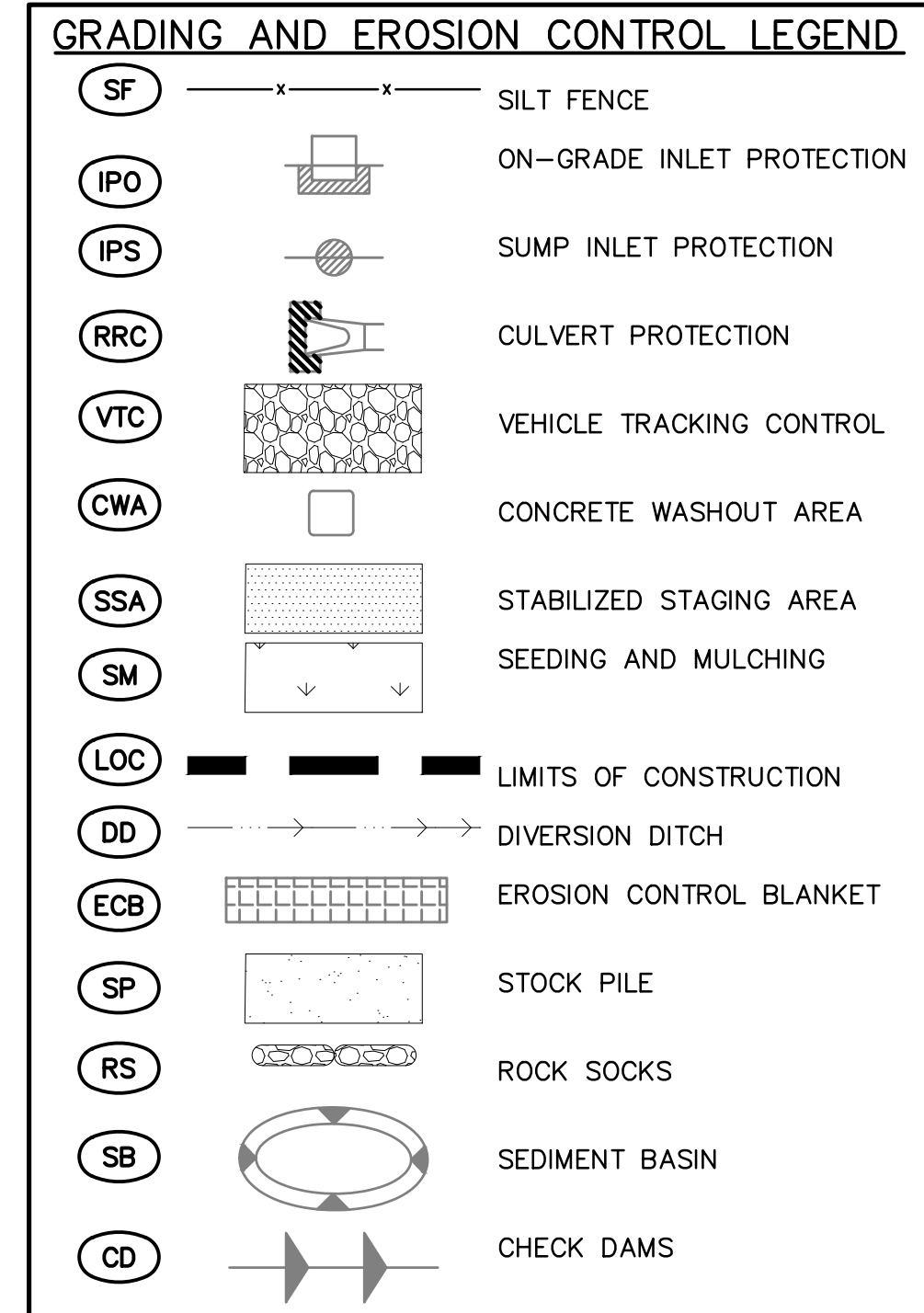
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Update sheet #

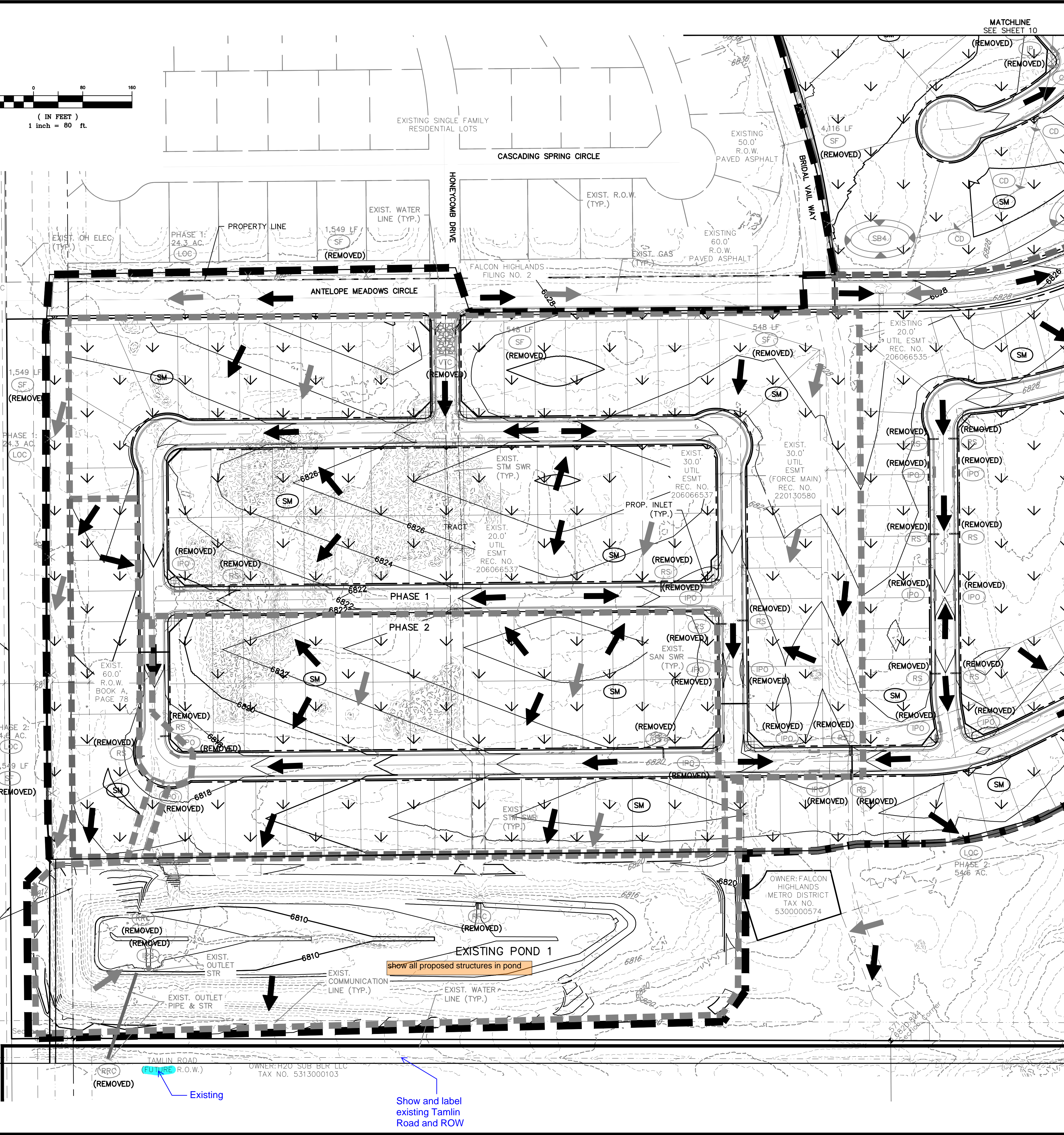
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JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
GRADING & EROSION CONTROL PLANS
FINAL GECP

CLIENT: CHALLENGER HOMES
DATE: 03/14/2022
SUBMITTAL TO EPIC: 03/14/2022 - BDL

REVISIONS:

DR.	AMC	CH.	RDL
P.M.	RDL		
JOB:	21005234		
SHEET:	10		



OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

OWNER: PUBLIC SERVICE
CO OF COLORADO
TAX NO. 5300000091

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

OWNER: H2O SUB BLR LLC
TAX NO. 5313000103

Existing

Show and label existing Tamlin Road and ROW

CITY OF COLORADO SPRINGS
EL PASO COUNTY

CAD FILE: 21005234-GECP-FINAL.DWG

811
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TAX NO. 5300000586

OWNER: FALCON H METRO DIST
TAX NO. 5312

OWNER: BLH NO 2 LLC (FORMERLY CHICAGO ROCK ISLAND & PACIFIC RAILROAD)
TAX NO. 5300000642

OWNER: BRIAN MOODY
TAX NO. 5312400017

OWNER: H2O SUB BLR LLC
TAX NO. 5313000103

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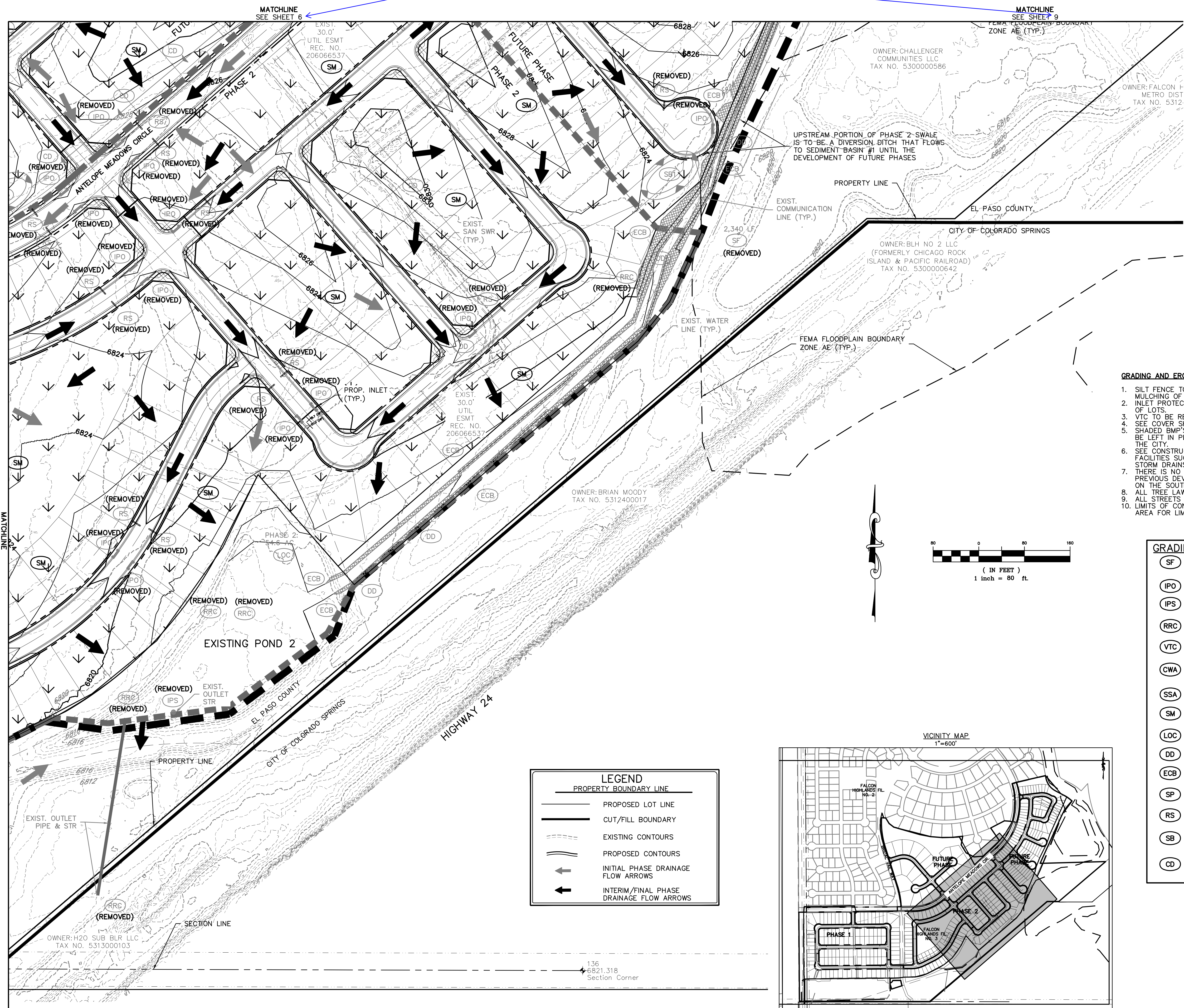
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EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLANS
FINAL GECP

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DATE: 03/14/2022
A 1st SUBMITTAL TO EPIC 03/14/2022 - RBL

DR. AMC CH. RDL
P.M. RDL
JOB: 21005234
SHEET NO. 12



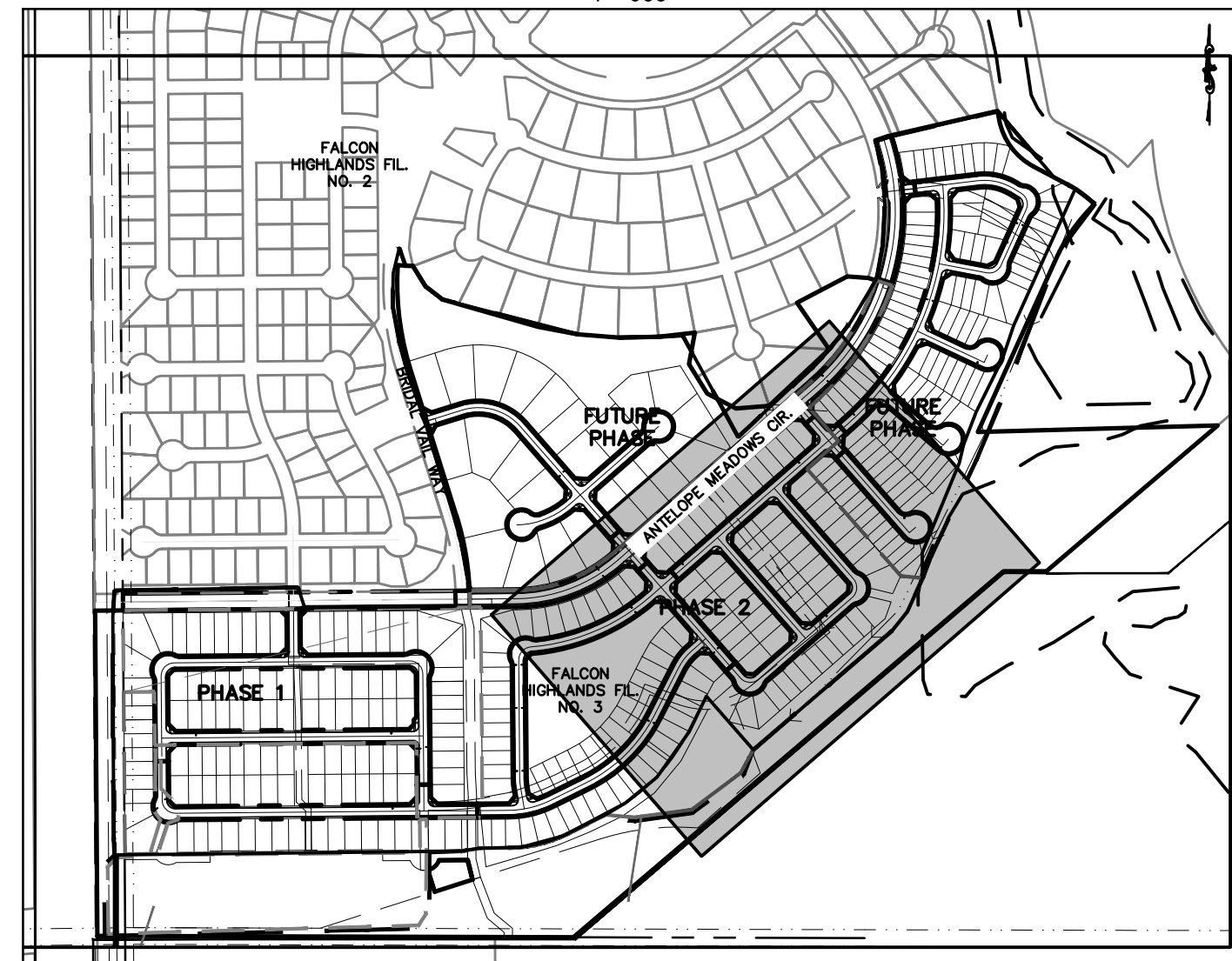
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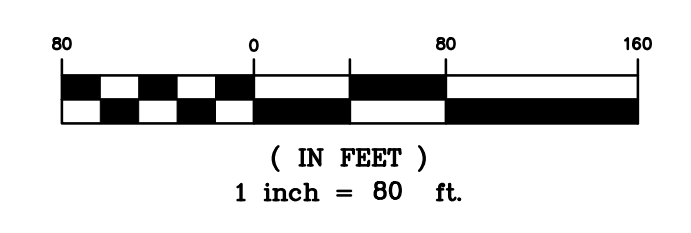
CLIENT: CHALLENGER HOMES

DATE: 03/14/2022

1st SUBMITTAL TO EPIC: 03/14/2022 - BDL

NO.	REVISIONS

DR. AMC	CH. RDL
P.M. RDL	
JOB: 21005234	
SHEET NO. 13	



LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
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	INITIAL PHASE DRAINAGE FLOW ARROWS
	INTERIM/FINAL PHASE DRAINAGE FLOW ARROWS

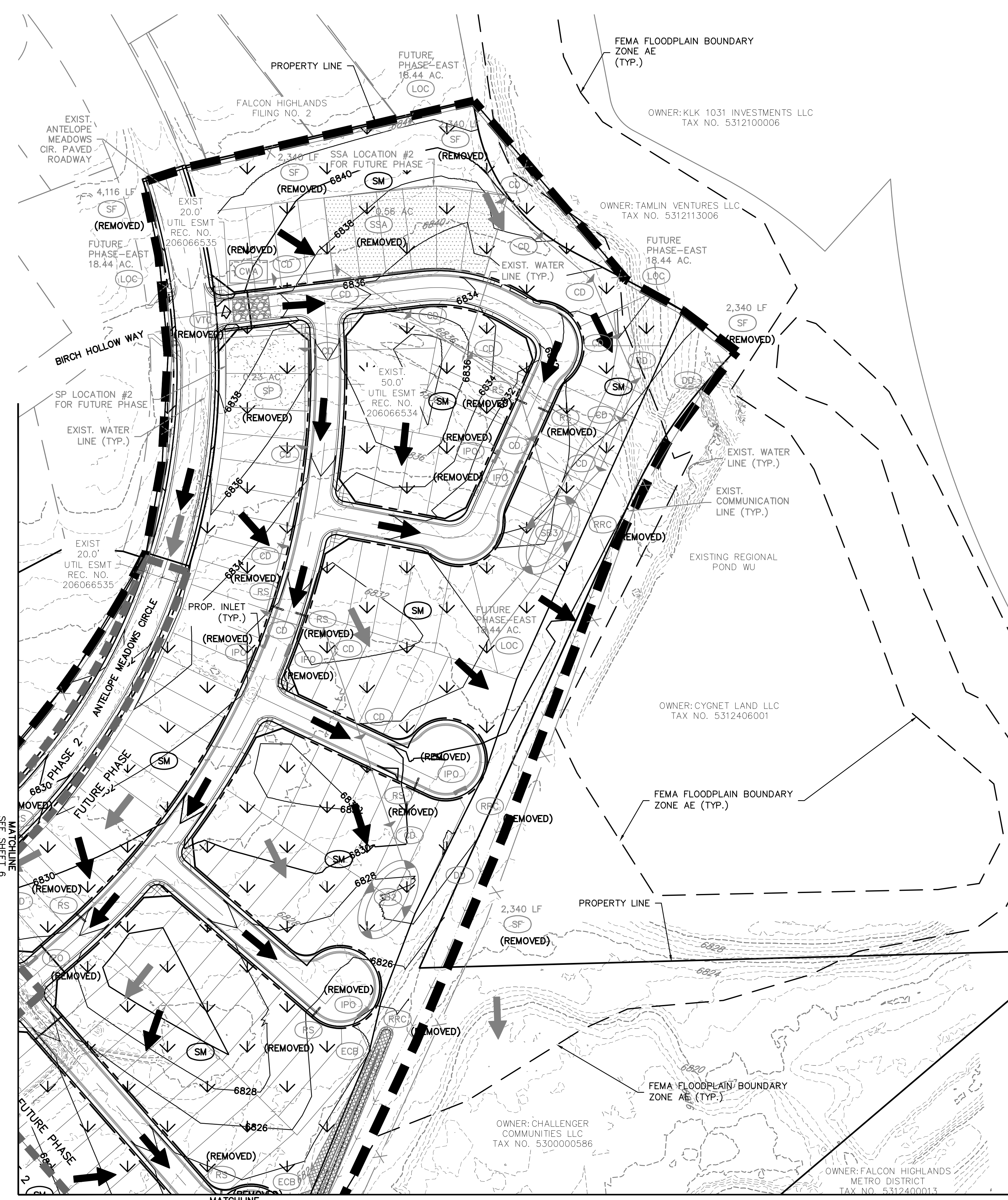
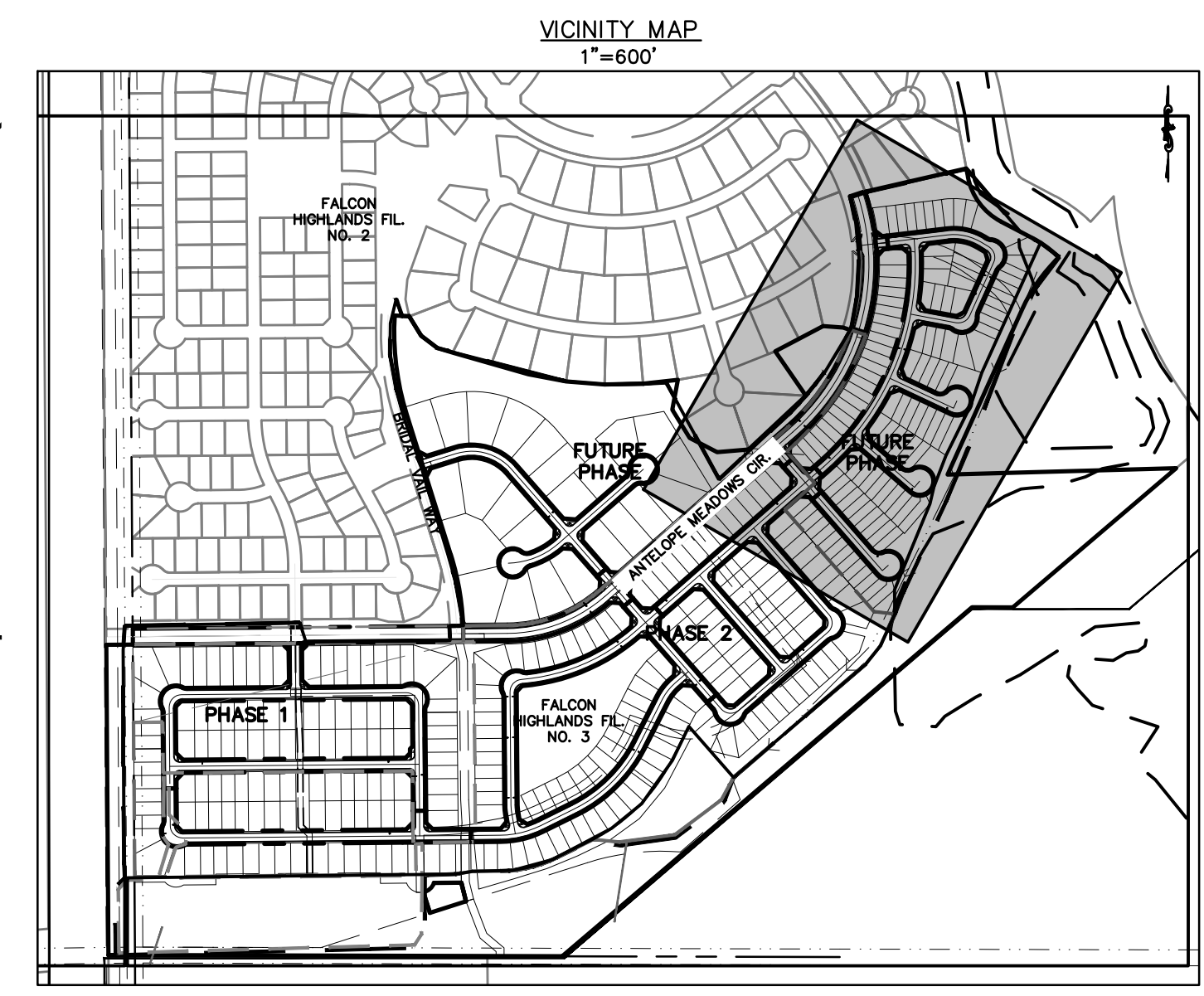
- GRADING AND EROSION CONTROL NOTES:**
- SILT FENCE TO BE REMOVED AFTER PLACEMENT OF ECB OR SEEDING & MULCHING OF LOTS.
 - INLET PROTECTION TO BE REMOVED AFTER DEVELOPMENT AND STABILIZATION OF LOTS.
 - VTC TO BE REMOVED UPON COMPLETION OF PAVING OPERATIONS.
 - SEE COVER SHEET FOR COMMERCE CITY STANDARD GRADING NOTES.
 - SHADED BMP'S WERE INSTALLED IN INITIAL OR INTERIM STAGES AND SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE CITY.
 - SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITIES, CULVERTS, STORM DRAINS, AND OUTLET PROTECTION.
 - THERE IS NO EXISTING VEGETATION ON-SITE DUE TO GRADING FROM A PREVIOUS DEVELOPMENT. THE SITE IS NEARLY BARE WITH EXISTING PONDS ON THE SOUTHERN BORDER.
 - ALL TREE LAWNS SHALL BE SEEDED AND MULCHED.
 - ALL STREETS NEED TO BE CLEANED DAILY.
 - LIMITS OF CONSTRUCTION WILL VARY PER PHASE, SEE PLAN VIEW. TOTAL AREA FOR LIMITS OF CONSTRUCTION IS APPROXIMATELY 97.46 AC.

GRADING AND EROSION CONTROL LEGEND

(SF)		SILT FENCE
(IPO)		ON-GRADE INLET PROTECTION
(IPS)		SUMP INLET PROTECTION
(RRC)		CULVERT PROTECTION
(VTC)		VEHICLE TRACKING CONTROL
(CWA)		CONCRETE WASHOUT AREA
(SSA)		STABILIZED STAGING AREA
(SM)		SEEDING AND MULCHING
(LOC)		LIMITS OF CONSTRUCTION
(DD)		DIVERSION DITCH
(ECB)		EROSION CONTROL BLANKET
(SP)		STOCK PILE
(RS)		ROCK SOCKS
(SB)		SEDIMENT BASIN
(CD)		CHECK DAMS

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".



Update sheet #

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