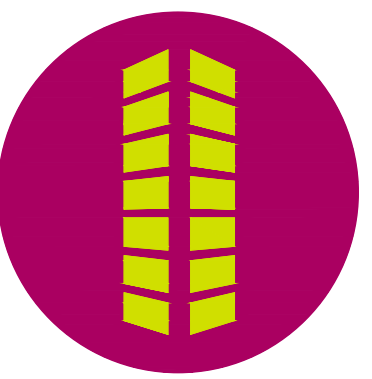


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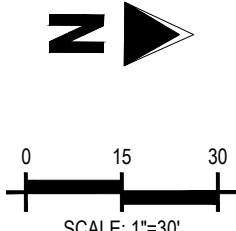
MERIDIAN ROAD & BENT GRASS MEADOWS DRIVE GRADING & EROSION CONTROL PLANS
 FOR
CHALLENGER COMMUNITIES, LLC
 SWC BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
 FALCON, CO 80831 EL PASO COUNTY

Show VTC locations

LOT 1
 FALCON RANCHETTES

define line type

SITE MAP
 SCALE: 1" = 600'



LEGEND

- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING GAS LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - - - EXISTING FIBER OPTIC LINE
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING OVERHEAD ELECTRIC LINE
- - - - - EXISTING FENCE LINE
- - - - - EXISTING STORM PIPE
- - - - - PROPOSED STORM PIPE
- FOUND PROPERTY MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING UTILITY MARKER POST
- EXISTING TELECOM PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- FIBER OPTIC PULL BOX
- EXISTING FLARED END SECTION
- EXISTING UTILITY POLE
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED SPOT ELEVATION
- 0.45% PROPOSED SLOPE
- PROPOSED 6" THICK STRIPING
- PROPOSED 4" THICK STRIPING
- PROPOSED ASPHALT
- PROPOSED SIGN
- SF SILT FENCE
- LOD LIMITS OF DISTURBANCE
- ECB EROSION CONTROL BLANKET
- EL EROSION LOG CHECK DAM
- PROPOSED FLOW

Show Construction Site Boundaries. If the same as the limits of disturbance, change to "construction boundary/limits of disturbance"

Show locations of seeding and mulching

Show concrete washout area

CONTRACTORS NOTE:
 ALL EXISTING UNDERGROUND UTILITIES LOCATIONS APPROXIMATELY SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NOT BEEN PERFORMED.

VEGETATION NOTE:
 NO NOTABLE VEGETATION IS OBSERVED WITHIN THE LIMITS OF CONSTRUCTION ON THIS SITE. THE EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE CONSISTS OF NATIVE GRASSES AND WEEDS.

Add a note stating there are no proposed concrete/asphalt batch plants

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Call what's below.
 Call before you dig.

#	Date	Issue / Description	Init.
1	04/07/20	REV. PER COUNTY COMMENTS	TJE

Project No: CLH0015.20
 Drawn By: JDP
 Checked By: RGD
 Date: 11/15/2019

GRADING AND EROSION CONTROL PLAN

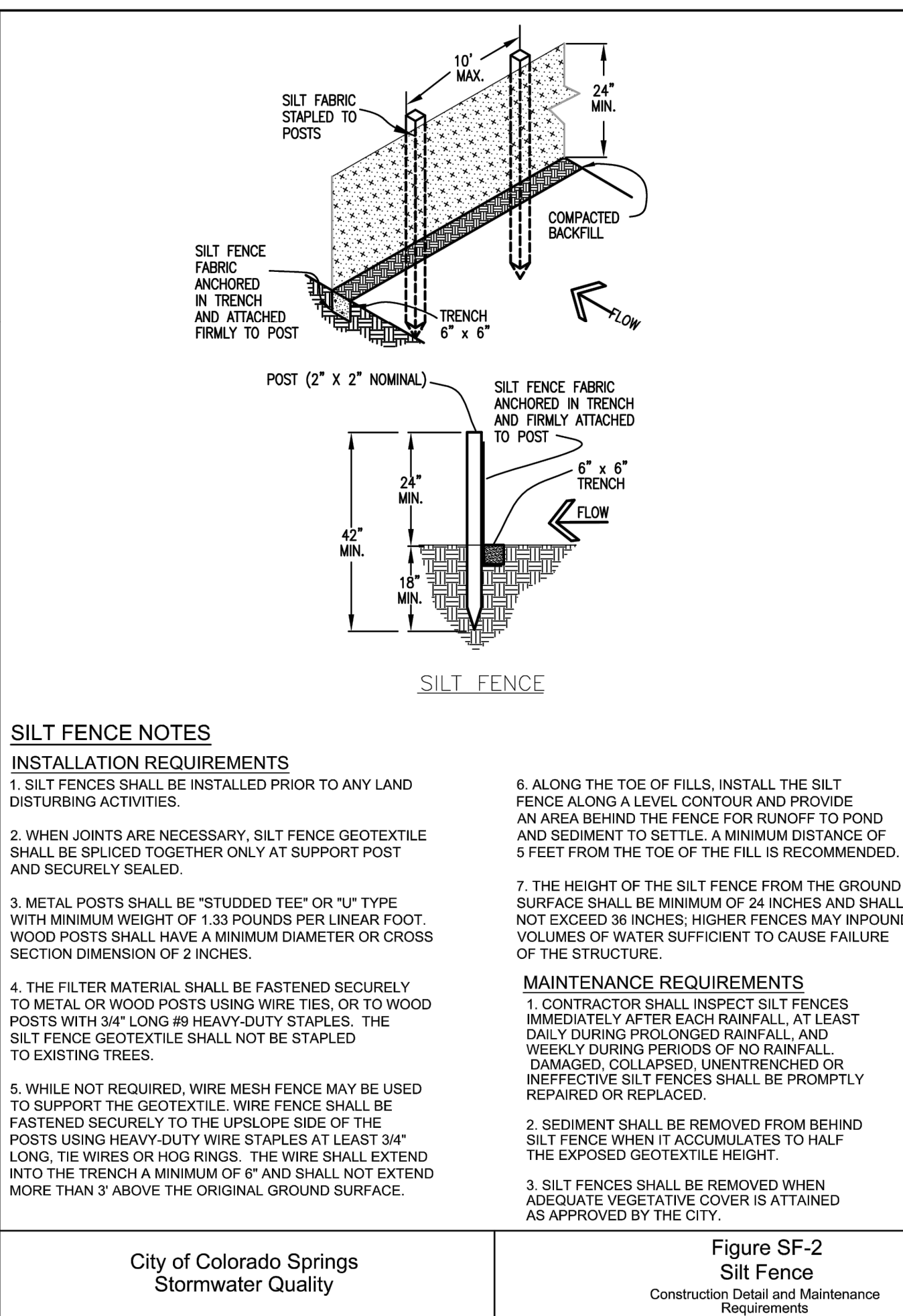
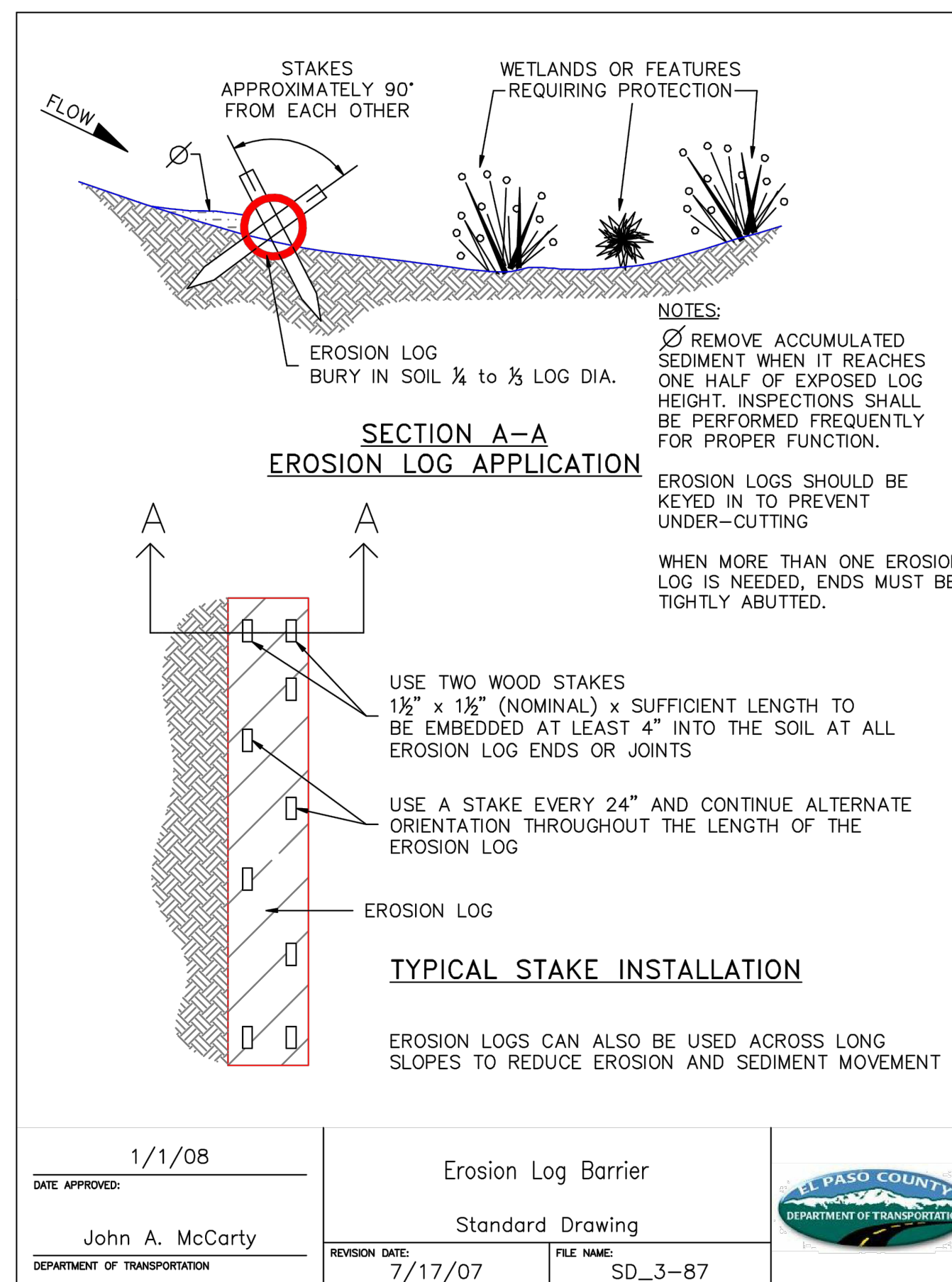
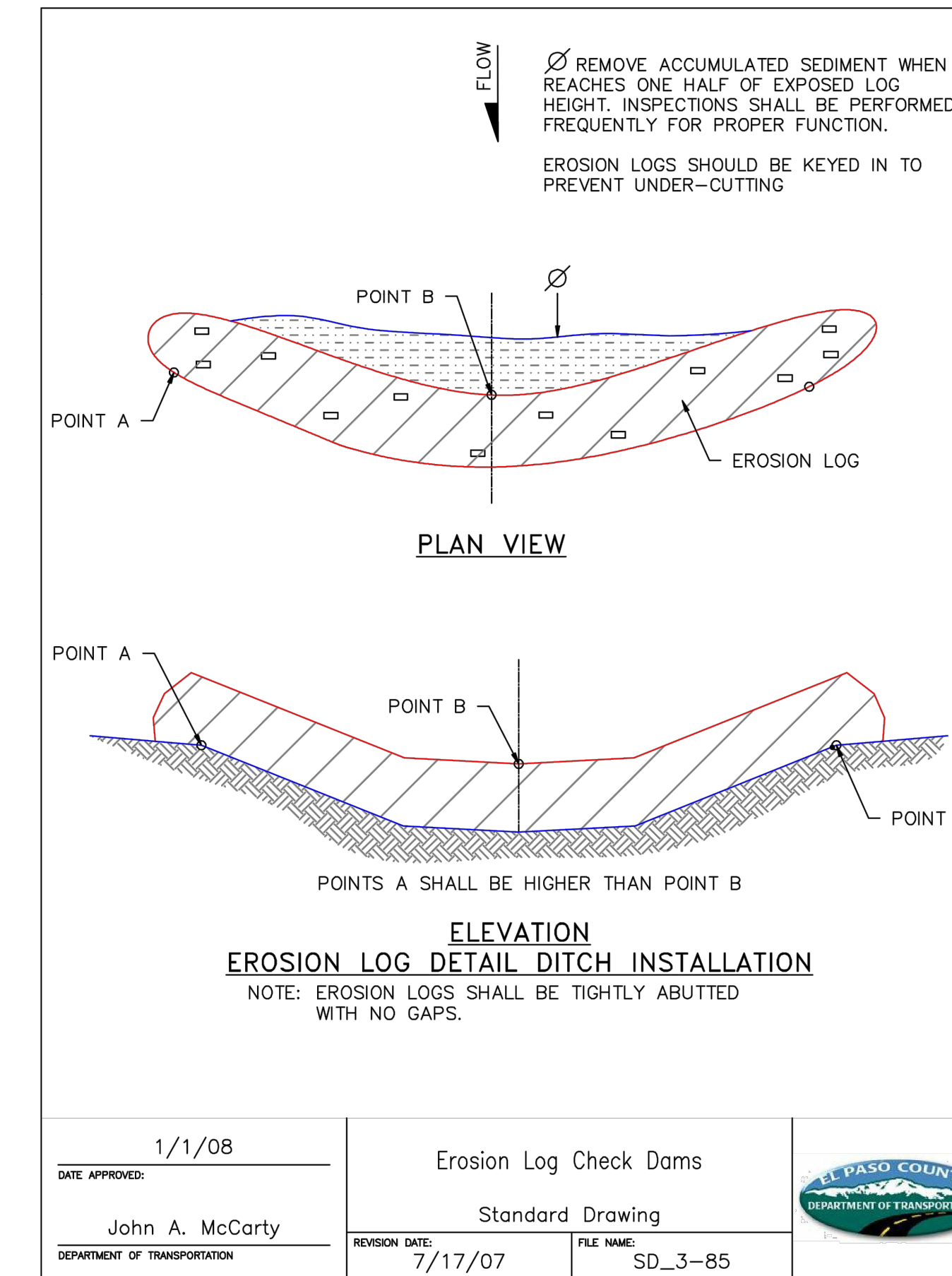
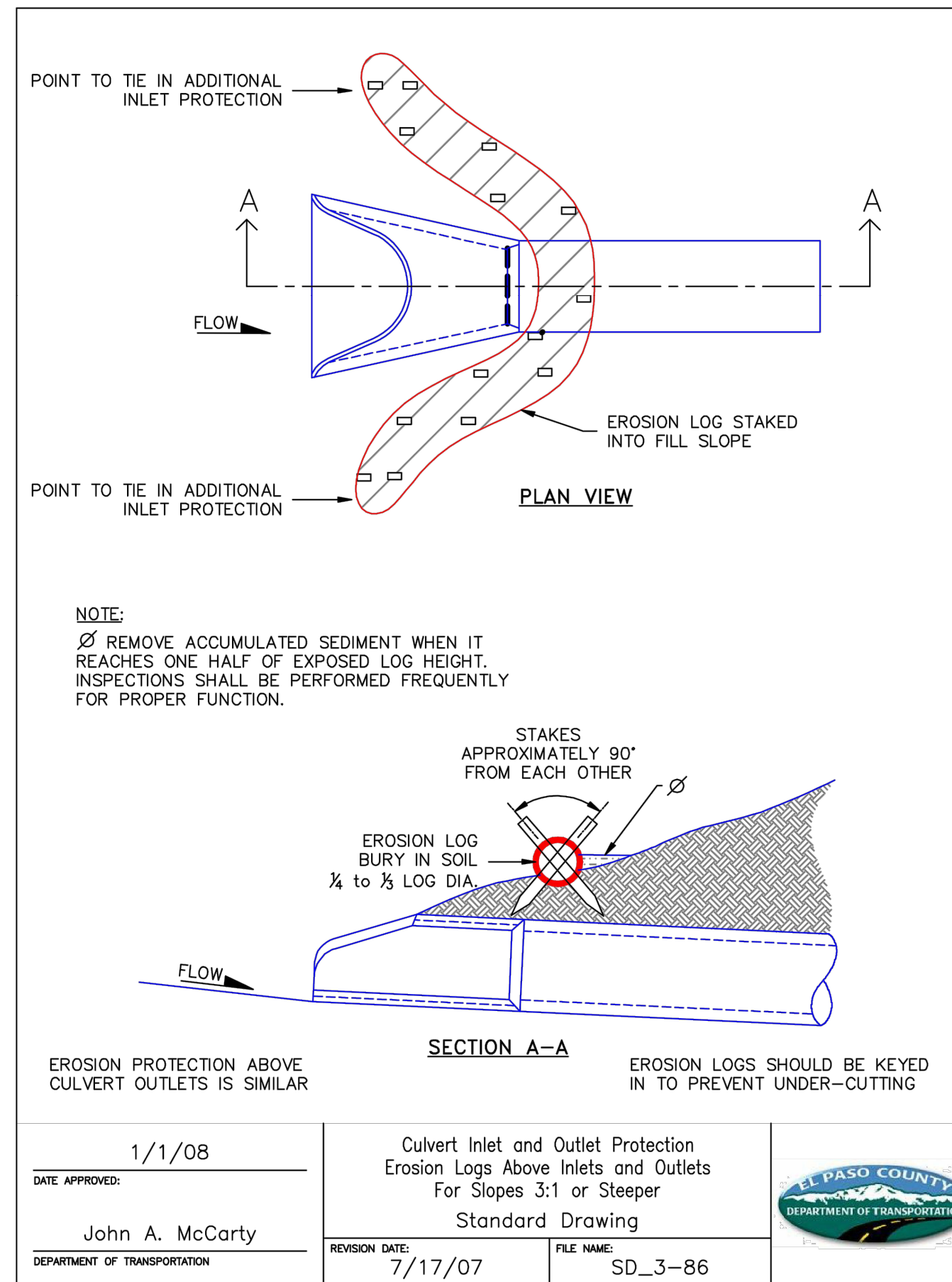
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Sheet 2 of 3

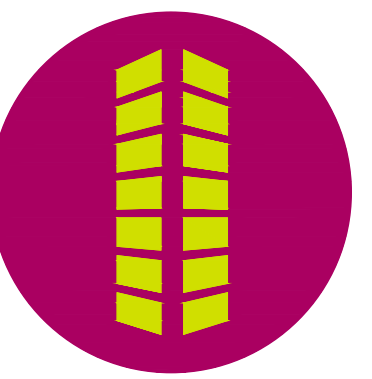
EROSION CONTROL CRITERIA

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
 - SEEDING APPLICATION: DRILLED TO A DEPTH OF 0.25" TO 0.50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RANKEO TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
 - MULCHING REQUIREMENTS AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
 - THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHED HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
 - DISTURBED SOIL SHALL BE VEGETATED WITHIN 60 DAYS AFTER SUBSTANTIAL FINAL GRADING IS COMPLETE. PROVIDE TEMPORARY VEGETATION TO DISTURBED AREAS THAT WILL HAVE A PERIOD OF EXPOSURE OF 6 MONTHS OR LONGER PRIOR TO FINAL STABILIZATION.
 - ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
 - ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
 - THE CONTRACTOR SHALL PROVIDE VEHICLE TRACING CONTROL FACILITIES FOR EACH ENTRANCE / EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THE FACILITY BY ALL VEHICLES LEAVING THE SITE.
 - EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
 - CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
 - ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
 - THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.

Show VTC Details, CWA Details, ECB Details, and Seeding/Mulching Details



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1	04/07/20	REV. PER COUNTY COMMENTS	TJE

Project No: IAA000001
Drawn By: JDP
Checked By: RGD
Date: 11/15/2019

DETAILS