

COUNTY PROJECT ENGINEER SIGNATURE	DATE
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FEMA FLOODPLAIN STATEMENT:
A PORTION OF THE SITE TO BE DEVELOPED FALLS WITHIN FEMA FLOOD ZONE A. THE MAJORITY OF THE SITE IS OUTSIDE OF THE AFFECTED FLOOD ZONES. THESE ZONES AND AN UNNAMED TRIBUTARY IS IDENTIFIED ACCORDING TO FIRM PANEL 0563G, MAP NUMBER 0804100563G REVISED DECEMBER 7, 2018. BELOW ARE DESCRIPTIONS OF THE RELEVANT ZONES:
ZONE A: AREAS WITH A 1 PERCENT ANNUAL CHANCE OF FLOODING AND A 26 PERCENT CHANCE OF FLOODING OVER THE LIFE OF 30 YEARS. ANALYSES ARE PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASED ELEVATIONS ARE SHOWN WITHIN THESE ZONES.
ZONE A AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SLOPE ARROW
	SPOT ELEVATION
	EXISTING TRIBUTARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SILT FENCE
	SEDIMENT CONTROL LOG
	EROSION CONTROL BLANKET
	EX. STRUCTURE/BUILDING
	EX. ASPHALT PAVEMENT
	EX. DIRT ROADWAY

AREA: 5.0 AC.

3985 PHEASANT LN.
ENGELKE, ROBERT
SCH. NO. 4330002002
ZONING: RR-5
PLAT 3323
LOT 2 BLK 4 FALCON
HILLS SUB NO 1
AREA: 5.0 AC.

3905 PHEASANT LN.
CEBALLES, LAURA L
SCH. NO. 4330002003
ZONING: RR-5
PLAT 3323
LOT 3 BLK 4 FALCON
HILLS SUB NO 1
AREA: 5.0 AC.

3815 PHEASANT LN.
QUIST, LINDA A
SCH. NO. 4330002009
ZONING: RR-5
PLAT 3323
LOT 4 BLK 4 FALCON HILLS
SUB NO 1 EX NLY 60 FT
AREA: 7.14 AC.

3715 PHEASANT LN.
WHITTENBECK, SHERI K
SCH. NO. 4330002005
ZONING: RR-5
PLAT 3474
LOT 1 BLK 2 FALCON
HILLS SUB NO 3
AREA: 7.15 AC.

30-13-64
JARDON, GLEN A & JANET S
SCH. NO. 4330000001
ZONING: A-35
NE4 SEC 30-13-64
AREA: 160 AC.

3885 PHEASANT LANE
FRONTIER SPORTSMAN'S CLUB INC.
SCH. NO. 4330000017
ZONING: A-35 RR-5
NW4SE4, TOG WITH R/W EASEMENT OVER NLY 30.0 FT
OF E2SE4 SEC 30-13-64, TOG WITH NLY 60.0 FT OF LOT
4 BLK 4 FALCON HILLS SUB NO 1
AREA: 40.71 AC.

PROPERTY LINES (TYP.)

3950 E. BLANEY RD.
CIMINO, PATRICIA A
SCH. NO. 4330000018
ZONING: A-35
N2NE4SE4 SEC 30-13-64
AREA: 20 AC.


3730 E. BLANEY RD.
CIMINO, PATRICIA A
SCH. NO. 4330005001
ZONING: RR-5
PLAT 9118
LOT 1 SCIACCA SUB
AREA: 13.59 AC.

3670 E. BLANEY RD.
CORBITT, DAVID
SCH. NO. 4330005002
ZONING: RR-5
PLAT 9118
LOT 2 SCIACCA SUB
AREA: 13.59 AC.

12430 S. BLANEY RD.
PADILLA STEVE & SUSIE
SCH. NO. 4330006001
ZONING: RR-5
PLAT 10462
LOT 1 MARTINEZ SUB
AREA: 10.3 AC.

3610 E. BLANEY RD.
MITHCELL, ERIC B
SCH. NO. 4330005006
ZONING: RR-5

Graphic Scale



In Feet: 1" = 100'

[illegible]

UNNAMED TRIBUTARY

ZONE A

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

FRONTIER SPORTSMAN'S CLUB

3885 PHEASANT LANE
PEYTON, CO

MT2, LLC. METALS TREATMENT TECHNOLOGIES

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OVERALL GRADING KEY

DESIGN DEVELOPMENT

[illegible]

170915

C-01
of 05

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3885 PHEASANT LANE
FRONTIER SPORTSMAN'S CLUB INC.
SCH. NO. 4330000017
ZONING: A-35 RR-5
NW4SE4, TOG WITH R/W EASEMENT OVER NLY
30.0 FT OF E2SE4 SEC 30-13-64, TOG WITH NLY
60.0 FT OF LOT 4 BLK 4 FALCON HILLS SUB NO 1
AREA: 40.71 AC.

UNNAMED TRIBUTARY

LIMITS OF DISTURBANCE FOR
NORTHWEST BERM
(26,345 SF / 0.60 AC.)

LIMITS OF DISTURBANCE FOR
CENTRAL GRADED AREA AND BERM
(86,630 SF / 1.99 AC.)

BERM HP:6694
VARIES IN HEIGHT FROM
0' TO 16'

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

MATCH LINE: GRADING AND DRAINAGE 2 OF 2 - SHEET C-03

FRONTIER SPORTSMAN'S CLUB

3885 PHEASANT LANE

PEYTON, CO

MT2, LLC, METALS TREATMENT TECHNOLOGIES

SHEET NAME
GRADING AND DRAINAGE PLAN 1
OF 2

PROJECT STATUS
DESIGN DEVELOPMENT

ENG: RDL
DRAWN: RDL
CHECKED: RDL
DATE
06/04/19

#	REVISION	DATE
	DESIGN DEV. 1	05/29/19
	CONTR. REV. 1	06/04/19

JOB NO.
170915

SHEET NO.
C-02
of 05

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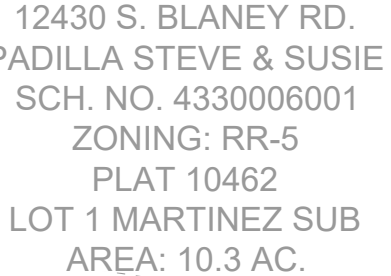
ROCKY MOUNTAIN GROUP



ARCHITECTS
Structural
Forensics
Geotechnical
Materials Testing
Civil Planning

SOUTHERN COLORADO
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SOUTHERN COLORADO, SOUTHERN COLORADO, SOUTHERN COLORADO

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NOTE: FEMA ZONE A ARE AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26th CHANCE OF FLOODING OVER THE LIFE OF 30 YEARS. BECAUSE DETAILED ANALYSIS ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OF BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.



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FRONTIER SPORTSMAN'S CLUB
3885 PHEASANT LANE
PEYTON, CO

MT2, LLC, METALS TREATMENT TECHNOLOGIES






SHEET NAME
GRADING AND DRAINAGE PLAN 2
OF 2

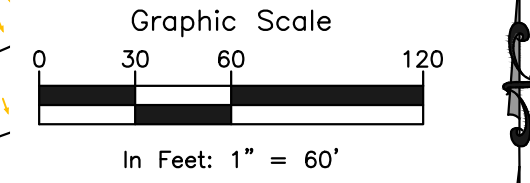
PROJECT STATUS

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170915		
SHEET NO.		
C-03		
of 05		

Slope Arrows Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	25.00%	
3	25.00%	33.33%	
4	33.33%	50.00%	
5	50.00%	100.00%	



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N2NE4SE4 SEC 30-13-64
AREA: 20 AC.

EAGLE LANE

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3715 PHEASANT LN.
WHITTENBECK, SHERI K
SCH. NO. 4330002005
ZONING: RR-5
PLAT 3474

12370 S. BLANEY RD.
PADILLA, FIDEL A
SCH. NO. 4330006002
ZONING: BR-5

12430 S. BLANEY RD.
PADILLA STEVE & SUSIE
SCH. NO. 4330006001
ZONING: RR-5
PLAT 10462

3670 E. BLANEY RD.
CORBITT, DAVID
SCH. NO. 4330005002
ZONING: RR-5
PLAT 9118
LOT 2 SCIACCA SUB
AREA: 13.59 AC.

FRONTIER SPORTSMAN'S CLUB
3885 PHEASANT LANE

PEYTON, CO

SHEET NAME

FINAL GRADE DRAINAGE
CONCEPT

PROJECT STATUS
DESIGN DEVELOPMENT

ENG:	RDL
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DATE	
06/04/19	
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	CMTY REV. 1 06/04/19

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C-04	
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Geotechnical
Materials, Testing
Civil, Planning

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