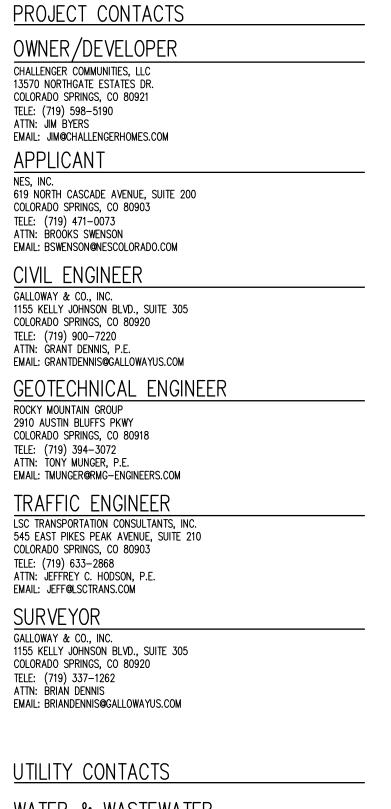
FINAL GRADING AND EROSION CONTROL PLANS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FALCON, CO 80831 - EL PASO COUNTY CHALLENGER COMMUNITIES, LLC



WATER & WASTEWATER

WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 ATTN: CODÝ RITTER EMAIL: CODY@WHMD.ORG

ELECTRIC MOUNTAIN VIEW ELECRIC

11140 E WOODMEN RD FALCON, CO 80831 TELE: (719) 495-2283 CATHY HANSEN-LEE EMAIL: CATHY.H@MVEA.COOP

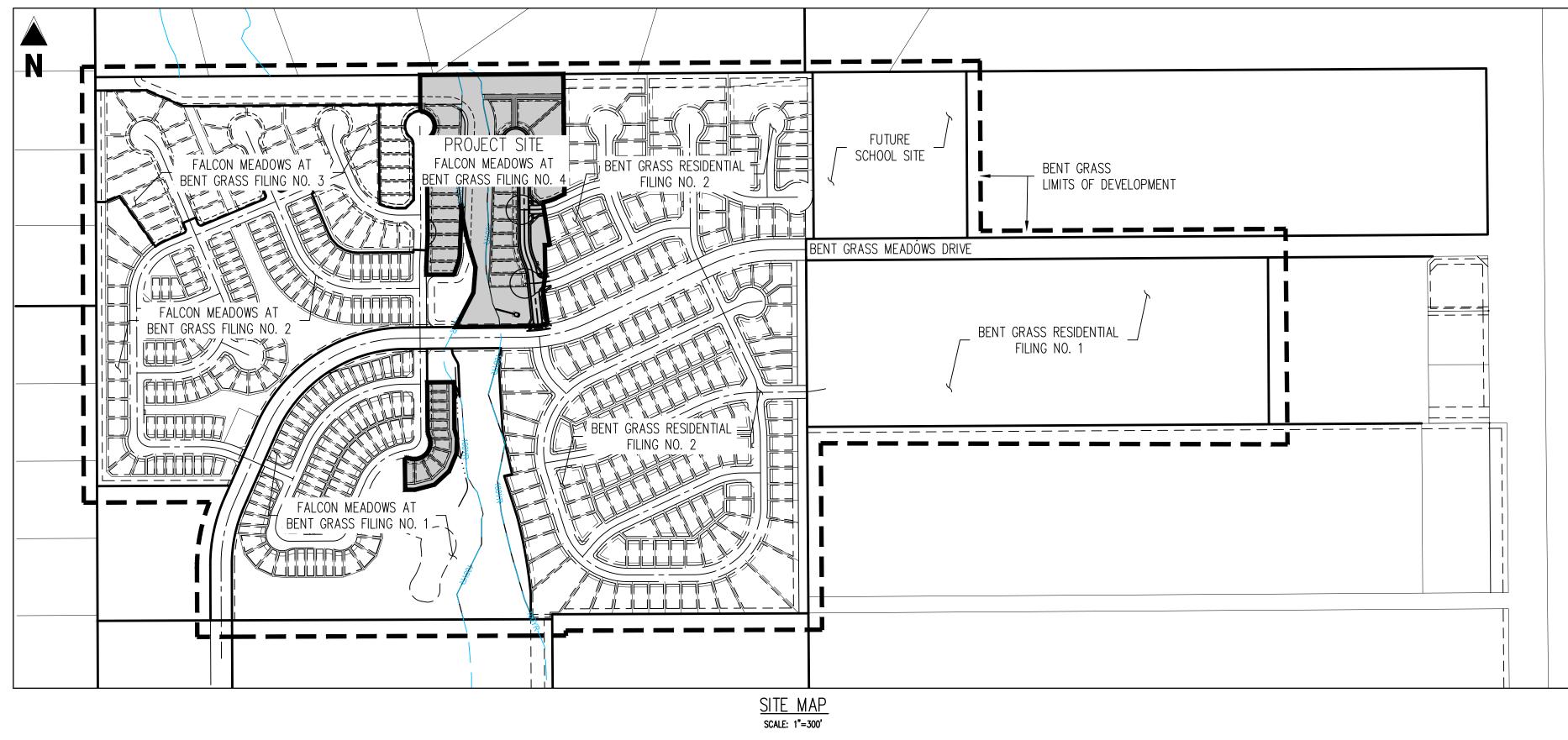
NATURAL GAS COLORADO SPRINGS UTILITIES (CSU) 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150

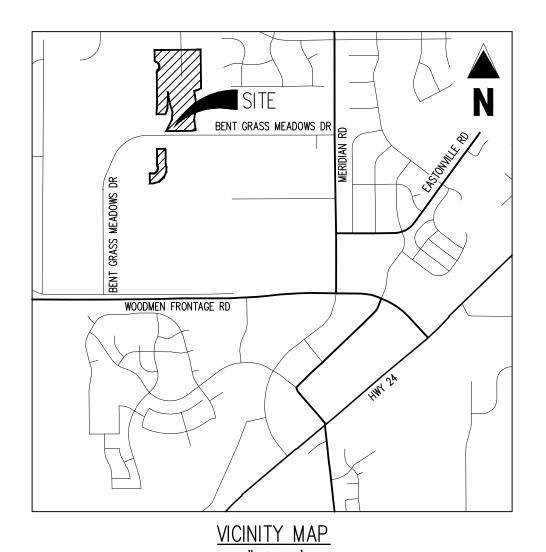
TELE: (719) 668-5573 AARON CASSIO EMAIL: ACASSIO@CSU.ORG

TELE: (719) 495-4050

FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831

EMAIL: FALCONFIRE@FALCONFIREPD.ORG





from the plat:

THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553G. AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).



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CHALLENGER HOMES—

Date Issue / Description

CLH000021 Project No: JDM, BLB Checked By BAS, CMWJ 03/22/2024

GRADING & EROSION CONTROL COVER SHEET

Sheet 1 of 26

Show effective and proposed floodplains to same datum as these plans. If both datums are still used, add the note

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND 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.

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164

OWNER'S STATEMENT

I, THE OWNER DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

CHALLENGER COMMUNITIES, LLC

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. COUNTY ENGINEER / ECM ADMINISTRATOR

SHFFT INDEX

STILL I HADEN			
HEET NUMBER	SHEET TITLE	SHEET DESCRIPTION	
1	GRADING & EROSION CONTROL COVER SHEET	G0.0	
2	GRADING & EROSION CONTROL NOTES	G0.1	
3	GRADING & EROSION CONTROL TYPICAL SECTIONS	G0.2	
4	CUT & FILL MAP	G0.3	
5	OVERALL GRADING PLAN	G1.0	
6	GRADING & EROSION CONTROL INITIAL PLAN	G1.1	
7	GRADING & EROSION CONTROL INITIAL PLAN	G1.2	
8	GRADING & EROSION CONTROL INITIAL PLAN	G1.3	
9	GRADING & EROSION CONTROL INTERIM PLAN	G2.1	
10	GRADING & EROSION CONTROL INTERIM PLAN	G2.2	
11	GRADING & EROSION CONTROL INTERIM PLAN	G2.3	
12	GRADING & EROSION CONTROL FINAL PLAN	G3.1	
13	GRADING & EROSION CONTROL FINAL PLAN	G3.2	
14	GRADING & EROSION CONTROL FINAL PLAN	G3.3	
15	SWALE CROSS SECTIONS	G4.1	
16	RETAINING WALL PLAN & PROFILE	C4.2	
17	RETAINING WALL PLAN & PROFILE	G4.3	
18	GEC DETAILS	G5.1	
19	GEC DETAILS	G5.2	
20	GEC DETAILS	G5.3	
21	GEC DETAILS	G5.4	
22	GEC DETAILS	G5.5	
23	GEC DETAILS	G5.6	
24	GEC DETAILS	G5.7	
25	POND A — PLAN & PROFILE	G6.1	
26	POND A — FOREBAY DETAILS	G6.2	

SEE FALCON MEADOWS AT BENT GRASS FILING NO. 4 ROADWAY AND STORM SEWER CONSTRUCTION PLANS FOR ROADWAY AND STORM SEWER IMPROVEMENTS

PCD FILING NO.

PUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN) SF-22-023 (FALCON MEADOWS AT BENT GRASS FILING NO. 4)

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NOO"13'46"W AND MONUMENTED AS SHOWN:

BENCHMARK

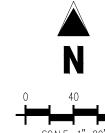
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

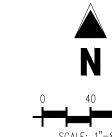
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LEGEND

	EXISTING MINOR CONTOUR
6960	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUND
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOU
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
— — — SS—	EXISTING SANITARY SEWER LINE
——SS———	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
— — — 100YR—	100-YEAR FEMA FLOODPLAIN
	PROPOSED CONCRETE
	PROPOSED GRAVEL PER ECM TABLE D-7

113

ADD 6900 TO ALL SPOT ELEVATIONS EXISTING VEGETATION ON THE PROJECT SITE CONSISTS OF NATIVE GRASSES AND SHRUBS. NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.

FLOW ARROW FILL AREA CUT AREA

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT #

EXISTING SLOPE (PERCENT) EXISTING SLOPE (RISE: RUN)

EXISTING CONCRETE PAVING

EXISTING GRAVEL PER ECM TABLE D-7

EXISTING 1" TO 2" CRUSHED ROCK

- 4. NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN. 6. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTORS.
- 7. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION. 8. ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEEDED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.

BASIS OF BEARINGS

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BENCHMARK

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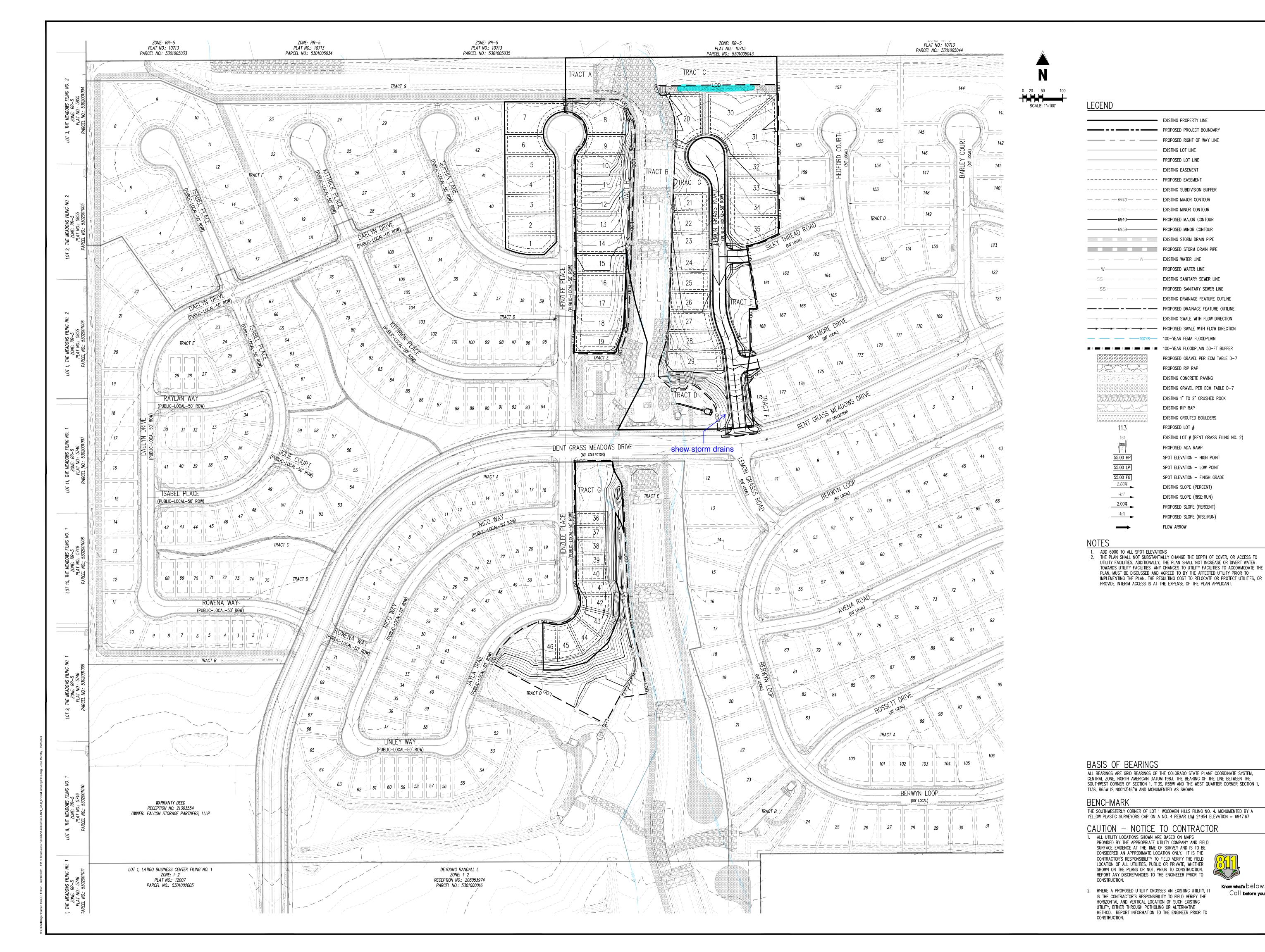


CONSTRUCTION I

Date Issue / Description

CLH000021 Project No: JDM, BLB Checked By: BAS, CMWJ 03/22/2024

CUT & FILL MAP





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EXISTING PROPERTY LINE

EXISTING LOT LINE PROPOSED LOT LINE

EXISTING MINOR CONTOUR

EXISTING WATER LINE PROPOSED WATER LINE

EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE

100-YEAR FEMA FLOODPLAIN

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT #

PROPOSED ADA RAMP

SPOT ELEVATION - HIGH POINT

SPOT ELEVATION - LOW POINT

EXISTING SLOPE (PERCENT)

EXISTING SLOPE (RISE:RUN)

PROPOSED SLOPE (PERCENT) PROPOSED SLOPE (RISE: RUN)

FLOW ARROW

SPOT ELEVATION - FINISH GRADE

113

EXISTING CONCRETE PAVING

PROPOSED GRAVEL PER ECM TABLE D-7

EXISTING GRAVEL PER ECM TABLE D-7

EXISTING LOT # (BENT GRASS FILING NO. 2)

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

—6940———— PROPOSED MAJOR CONTOUR

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CHALLENGER HOMES—

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Date Issue / Description

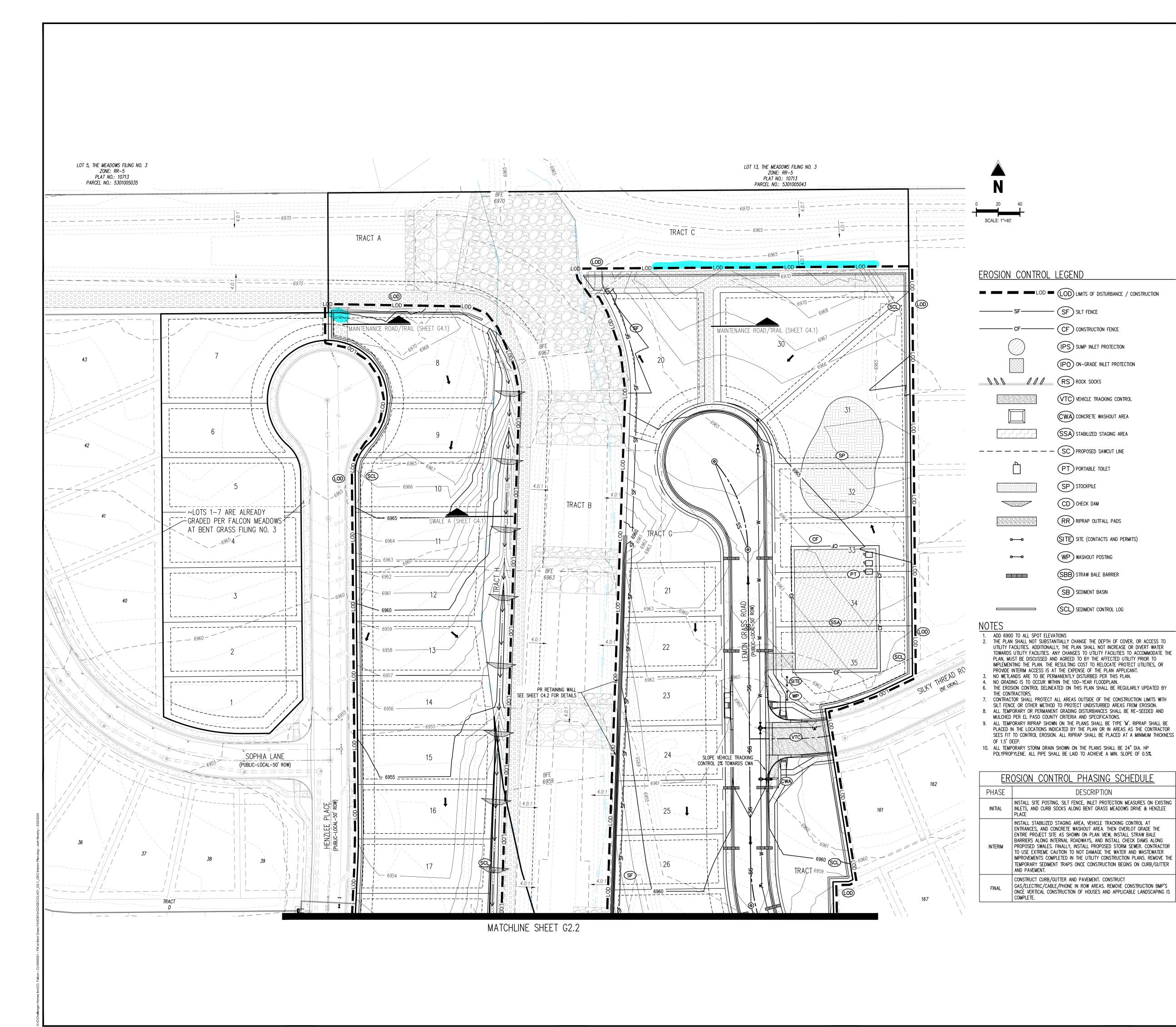
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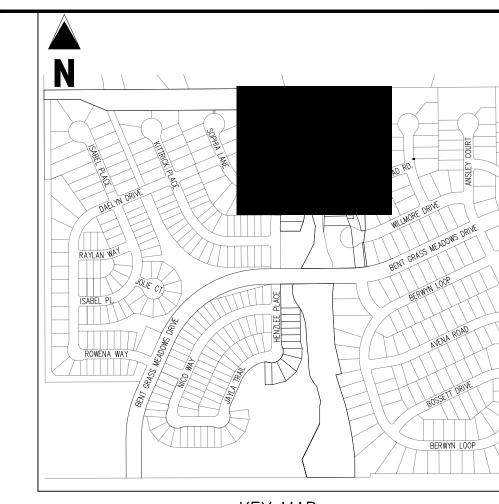
CLH000021 JDM, BLB Checked By BAS, CMWJ 03/22/2024 OVERALL GRADING PLAN

Know what's below.

Call before you dig.

Sheet 5 of 26





<u>KEY MAP</u>

PROPOSED RIP RAP

EXISTING CONCRETE PAVING

EXISTING GRAVEL PER ECM TABLE D-7

LEGEND

EXISTING LOT LINE PROPOSED LOT LINE ---- Existing easement PROPOSED EASEMENT EXISTING SUBDIVISION BUFFER EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR — PROPOSED MAJOR CONTOUR — PROPOSED MINOR CONTOUR EXISTING STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE — PROPOSED SANITARY SEWER LINE EXISTING SWALE WITH FLOW DIRECTION PROPOSED GRAVEL PER ECM TABLE D-7

113

EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT #

EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP 55.00 HP SPOT ELEVATION - HIGH POINT 55.00 LP SPOT ELEVATION - LOW POINT 55.00 FG SPOT ELEVATION — FINISH GRADE EXISTING SLOPE (PERCENT) EXISTING SLOPE (RISE:RUN) PROPOSED SLOPE (PERCENT) PROPOSED SLOPE (RISE: RUN)

BASIS OF BEARINGS

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FLOW ARROW

BENCHMARK

CONSTRUCTION.

DESCRIPTION

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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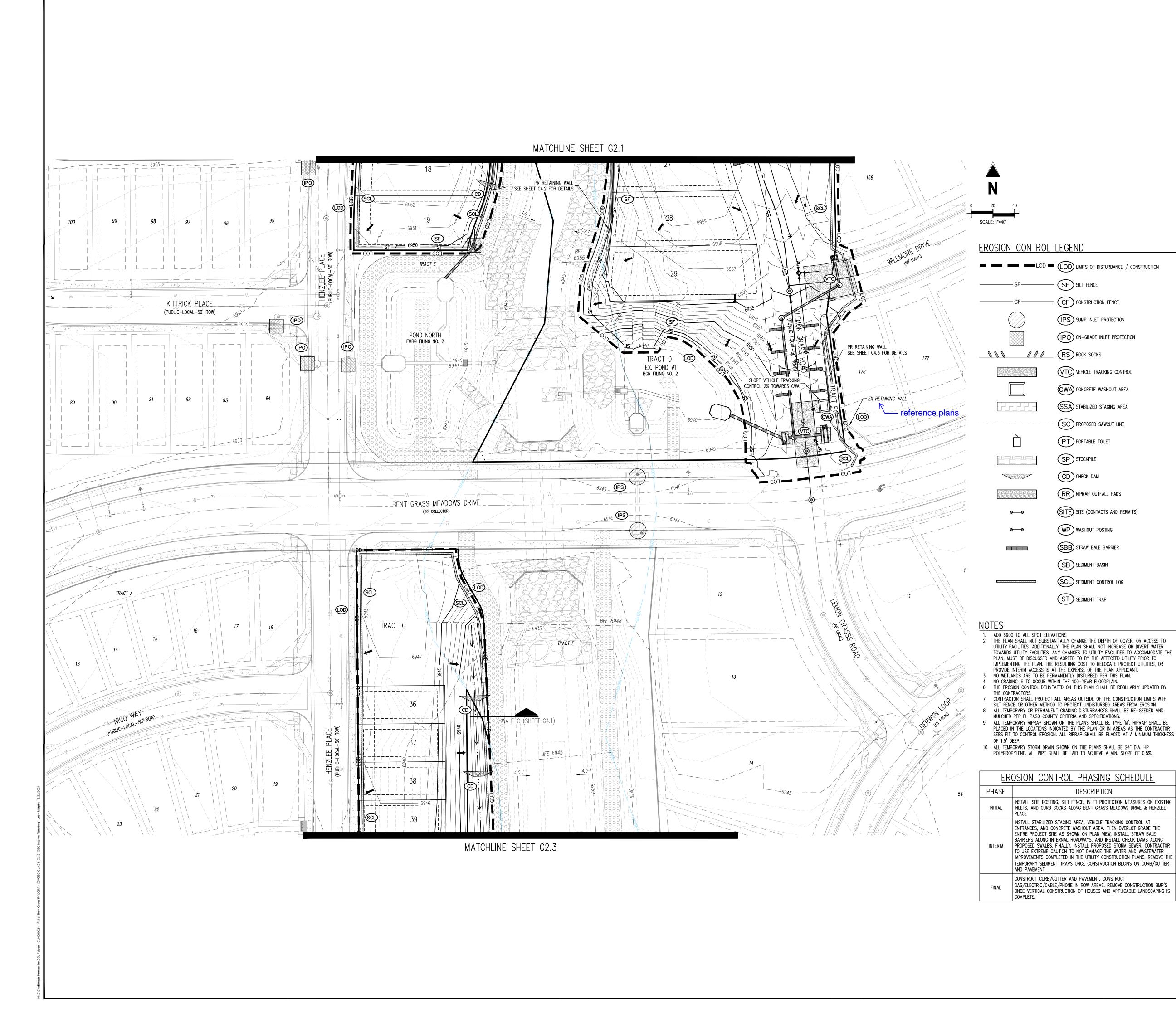
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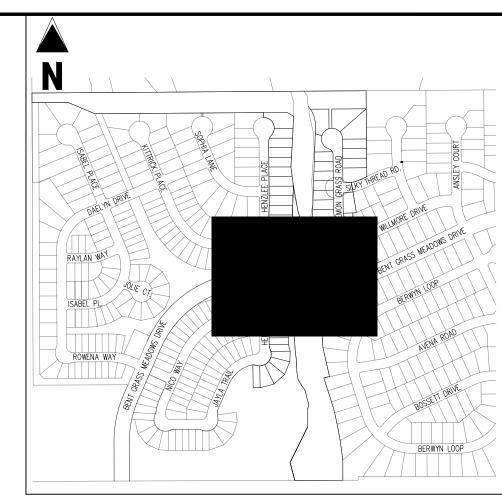
CHALLENGER HOMES — DO WS CONSTRUCTION I # Date Issue / Description

> CLH000021 Project No: JDM, BLB Checked By: BAS, CMWJ 03/22/2024

GRADING & EROSION CONTROL INTERIM PLAN

Sheet 9 of 26





<u>KEY MAP</u>

LEGEND

PROPOSED PROJECT BOUNDARY EXISTING LOT LINE PROPOSED LOT LINE — — — — — — EXISTING EASEMENT PROPOSED EASEMENT ---- EXISTING SUBDIVISION BUFFER EXISTING MINOR CONTOUR —6940———— PROPOSED MAJOR CONTOUR EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE

PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING GRAVEL PER ECM TABLE D-7 EXISTING 1" TO 2" CRUSHED ROCK 113

55.00 HP 55.00 LP 55.00 FG

EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP SPOT ELEVATION - HIGH POINT SPOT ELEVATION - LOW POINT SPOT ELEVATION — FINISH GRADE EXISTING SLOPE (PERCENT) EXISTING SLOPE (RISE:RUN) PROPOSED SLOPE (PERCENT) PROPOSED SLOPE (RISE: RUN)

FLOW ARROW

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CONSTRUCTION.

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CHALLENGER HOMES—

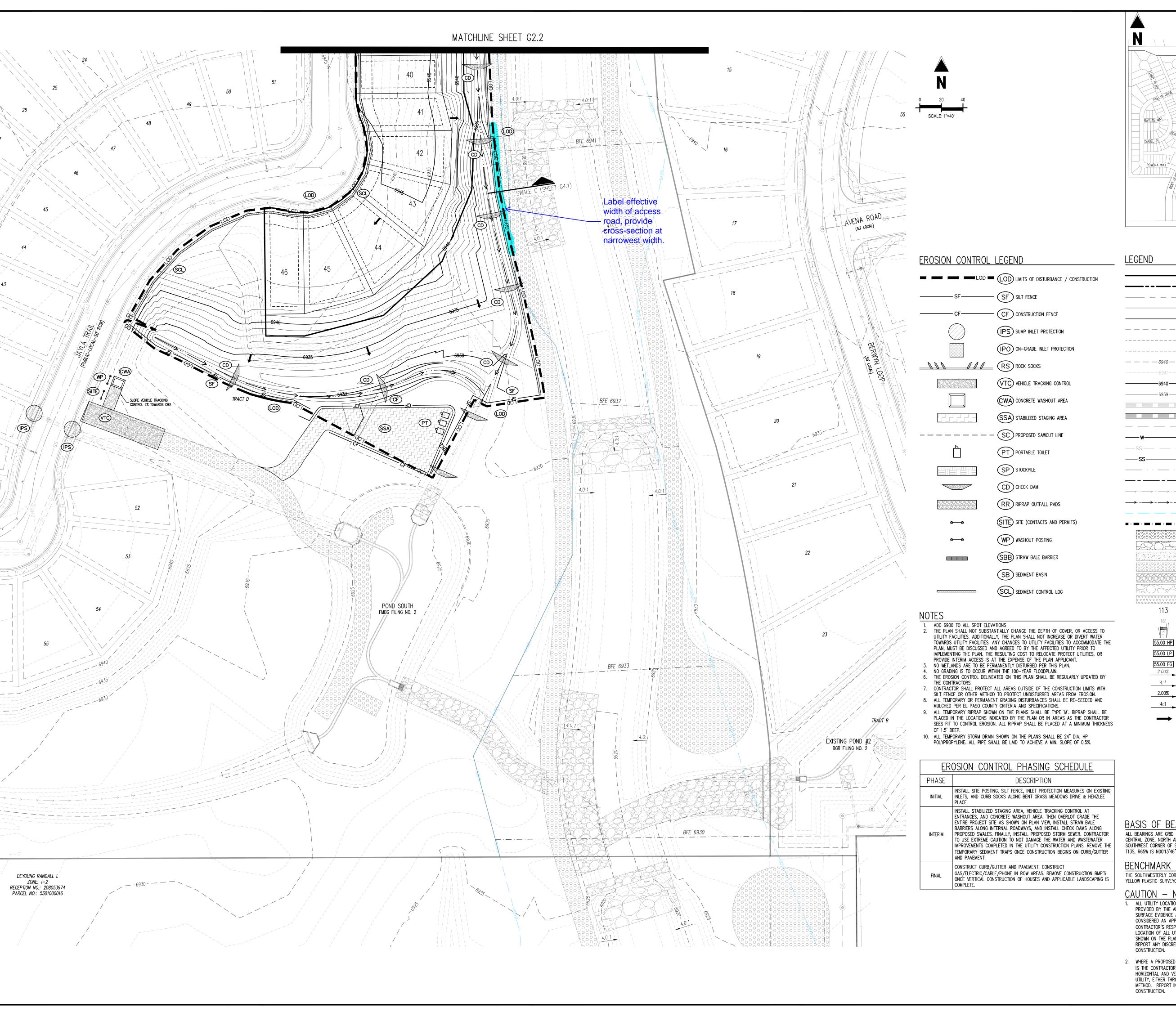
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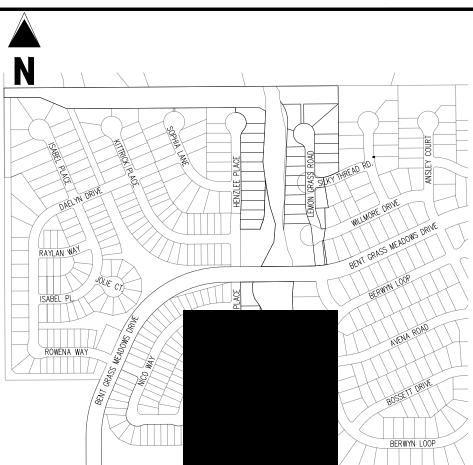
Date Issue / Description

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GRADING & EROSION CONTROL INTERIM PLAN

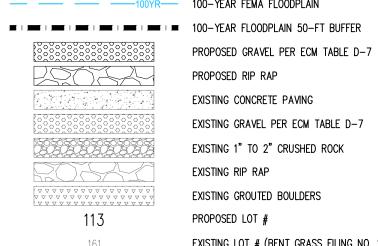
Sheet 10 of 26





KEY MAP
SCALE: 1"=500'

	30/ILL. 1 -300
LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
-	PROPOSED LOT LINE
	— EXISTING EASEMENT
	PROPOSED EASEMENT
	Existing subdivision buffer
— — — 6940 — — —	— — EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
6940	PROPOSED MAJOR CONTOUR
6939	PROPOSED MINOR CONTOUR
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
W_	EXISTING WATER LINE
——	PROPOSED WATER LINE
——SS—— —— ——	EXISTING SANITARY SEWER LINE
ss	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLIN
	PROPOSED DRAINAGE FEATURE OUTL
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION



EXISTING CONCRETE PAVING EXISTING GRAVEL PER ECM TABLE D-7 EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS

PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP SPOT ELEVATION - HIGH POINT

55.00 LP SPOT ELEVATION - LOW POINT 55.00 FG SPOT ELEVATION — FINISH GRADE EXISTING SLOPE (PERCENT) EXISTING SLOPE (RISE:RUN) PROPOSED SLOPE (PERCENT) PROPOSED SLOPE (RISE: RUN)

FLOW ARROW

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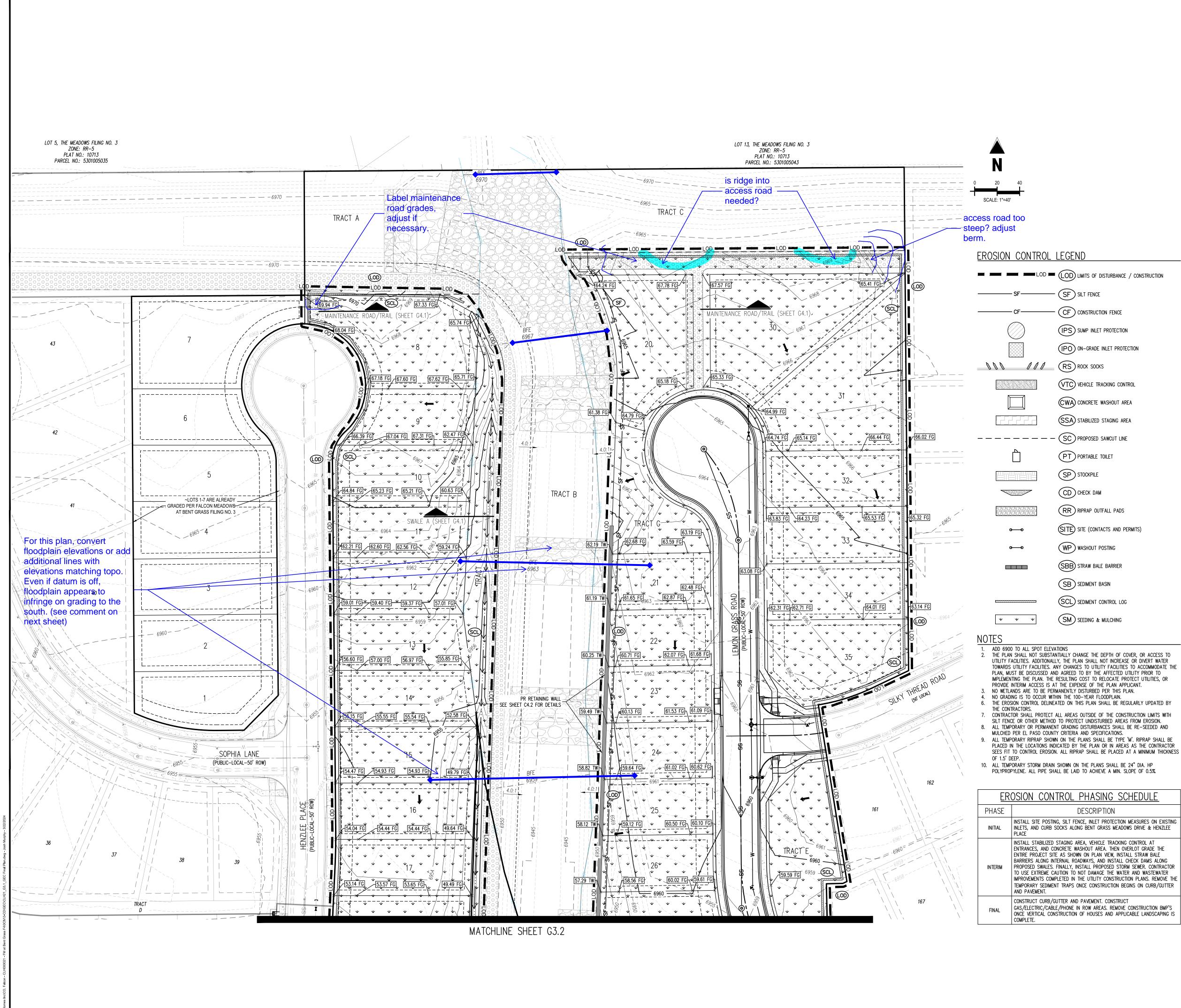
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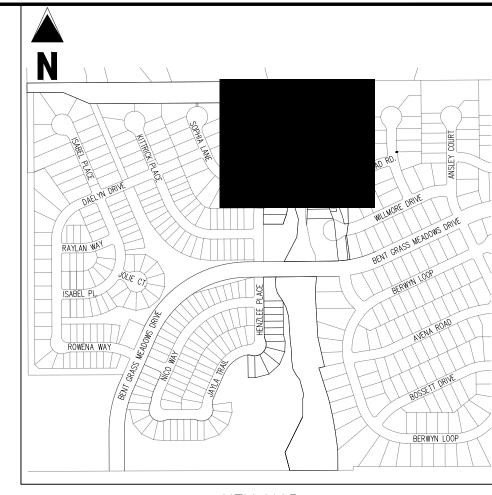
CLH000021 Project No:

JDM, BLB Checked By: BAS, CMWJ 03/22/2024 **GRADING & EROSION**

CONTROL INTERIM PLAN

Sheet 11 of 26





<u>KEY MAP</u>

LEGEND

------ PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE — — — — — — EXISTING EASEMENT EXISTING MINOR CONTOUR EXISTING SWALE WITH FLOW DIRECTION ■ 1 ■ 100-YEAR FLOODPLAIN 50-FT BUFFER USed? PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING GRAVEL PER ECM TABLE D-7 EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS 113 PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP 55.00 HP SPOT ELEVATION - HIGH POINT 55.00 LP SPOT ELEVATION - LOW POINT 55.00 FG SPOT ELEVATION - FINISH GRADE EXISTING SLOPE (PERCENT) EXISTING SLOPE (RISE:RUN)

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NOO"13'46"W AND MONUMENTED AS SHOWN:

PROPOSED SLOPE (PERCENT)

PROPOSED SLOPE (RISE: RUN)

FLOW ARROW

BENCHMARK

CONSTRUCTION.

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

<u>CAUTION - NOTICE TO CONTRACTOR</u>

ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO



2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

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CHALLENGER HOMES

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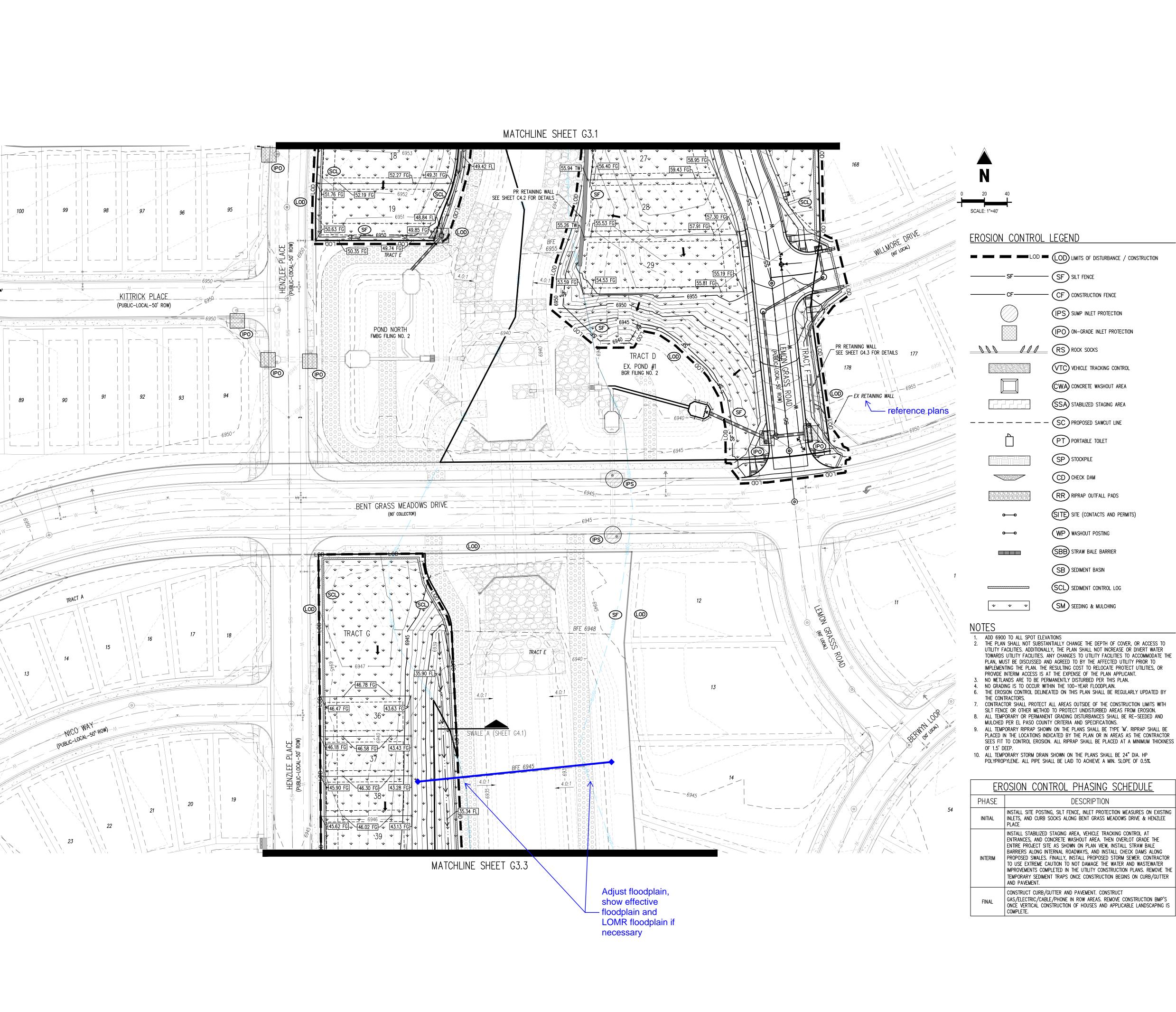
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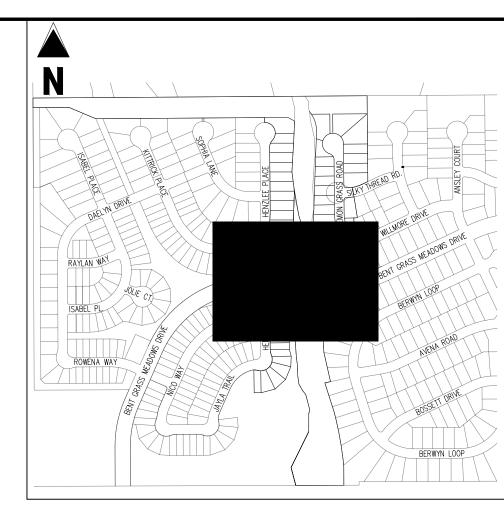
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CLH000021 Project No: JDM, BLB Drawn By: Checked By: BAS, CMWJ 03/22/2024

GRADING & EROSION CONTROL FINAL PLAN

Sheet 12 of 26





<u>KEY MAP</u>

_ <u>LEGEND</u>	
	Existing property line
	PROPOSED PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING MAJOR CONTOUR
6941	EXISTING MINOR CONTOUR
6940	
6939	PROPOSED MINOR CONTOUR
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
— — W——	EXISTING WATER LINE
——W———	PROPOSED WATER LINE
—ss— — — —	EXISTING SANITARY SEWER LINE
——ss———	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
— — 100YR—	100-YEAR FEMA FLOODPLAIN
	100-YEAR FLOODPLAIN 50-FT BUFFER
	PROPOSED GRAVEL PER ECM TABLE D-7
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING GRAVEL PER ECM TABLE D-7
	EXISTING 1" TO 2" CRUSHED ROCK
ROSY	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
113	PROPOSED LOT #
161	EXISTING LOT # (BENT GRASS FILING NO. 2)
	PROPOSED ADA RAMP
55.00 HP	SPOT ELEVATION - HIGH POINT
55.00 LP	SPOT ELEVATION - LOW POINT
55.00 FG	SPOT ELEVATION — FINISH GRADE

CONSTRUCTION.

BASIS OF BEARINGS INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, AND CONCRETE WASHOUT AREA. THEN OVERLOT GRADE THE ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, INSTALL STRAW BALE CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR T13S, R65W IS NOO"13'46"W AND MONUMENTED AS SHOWN: TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

<u>CAUTION - NOTICE TO CONTRACTOR</u> ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS

PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.

METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

Know what's below. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT Call before you dig. IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE

EXISTING SLOPE (PERCENT)

EXISTING SLOPE (RISE:RUN)

PROPOSED SLOPE (PERCENT)

PROPOSED SLOPE (RISE: RUN)

FLOW ARROW

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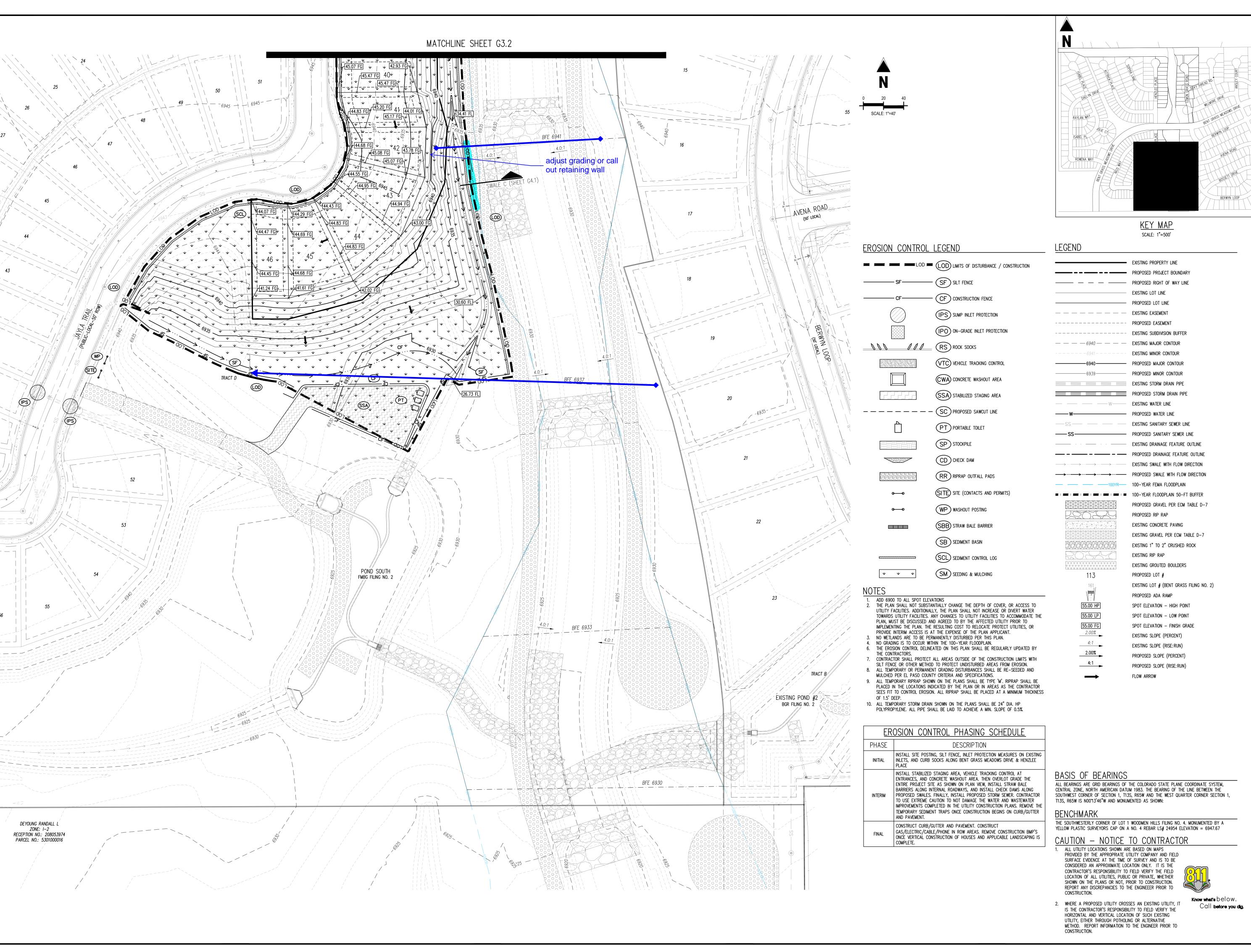
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Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	03/22/2024

GRADING & EROSION CONTROL FINAL PLAN

Sheet 13 of 26





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AT BENT GRASS FILING N
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S DRIVE & MERDIAN ROAD

CONSTRUCTION DO FALCON MEADOWS, FOR CHALLENGER COMIN

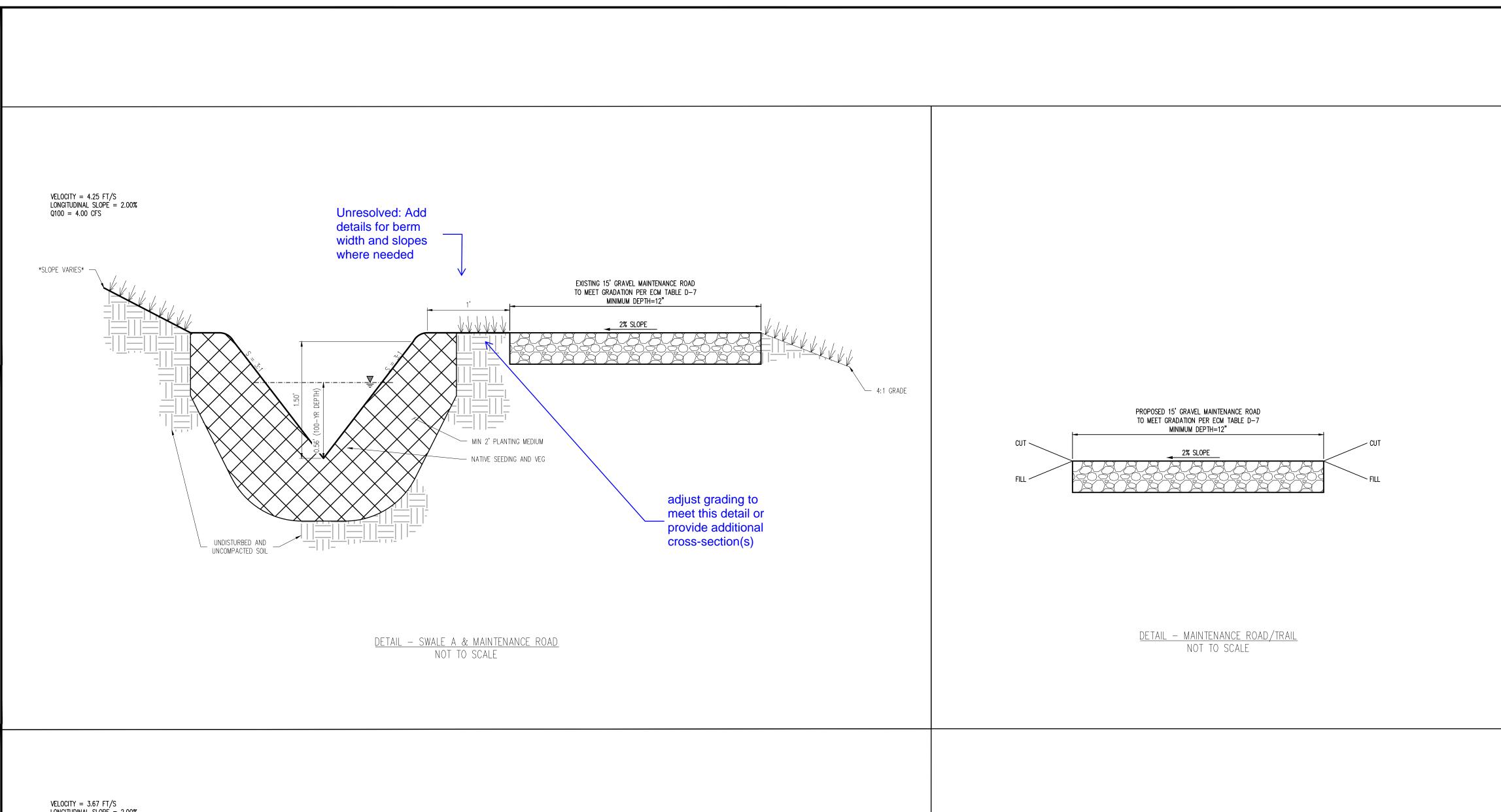
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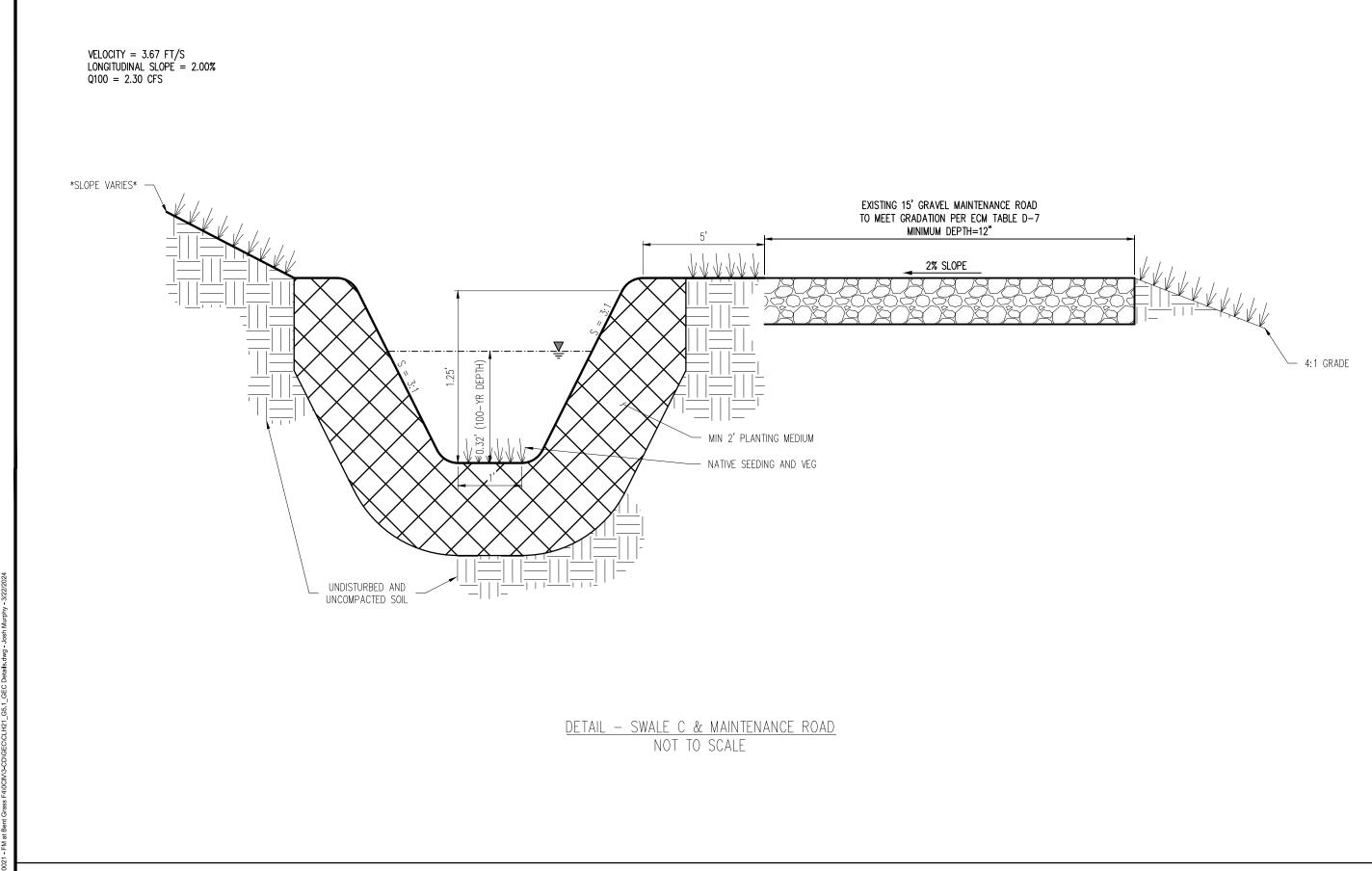
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Date:	03/22/2024
Checked By:	BAS, CMWJ
Drawn By:	JDM, BLB
Project No:	CLH000021

GRADING & EROSION CONTROL FINAL PLAN

G3.3Sheet 14 of 26







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CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FOR CHALLENGER COMMUNTIES, LLC

 Project No:
 CLH000021

 Drawn By:
 JDM, BLB

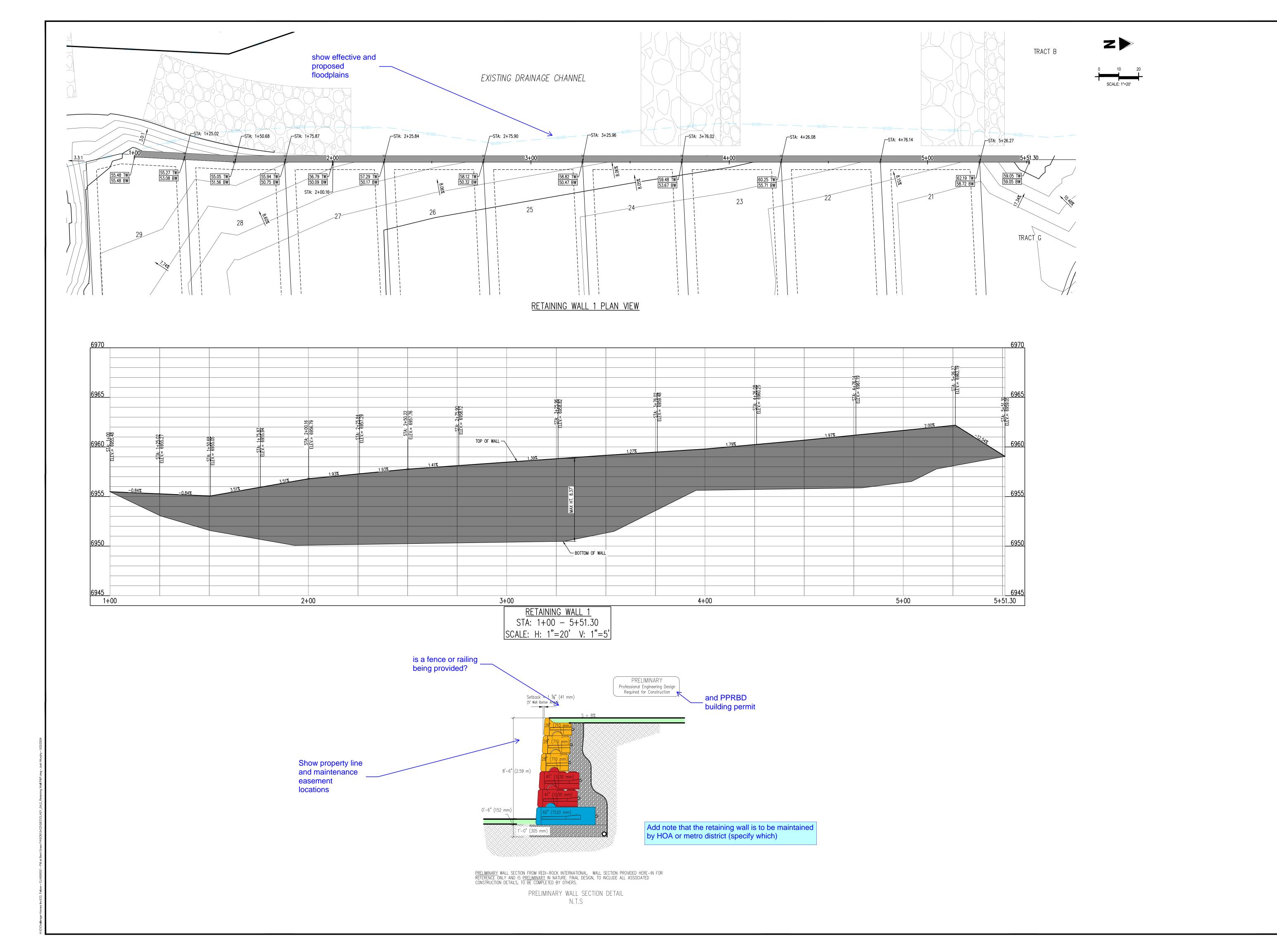
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 03/22/2024

SWALE CROSS SECTIONS

G4.1

Sheet 15 of 26





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CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FILING NO FOR CHALLENGER COMMUNTIES, LLC

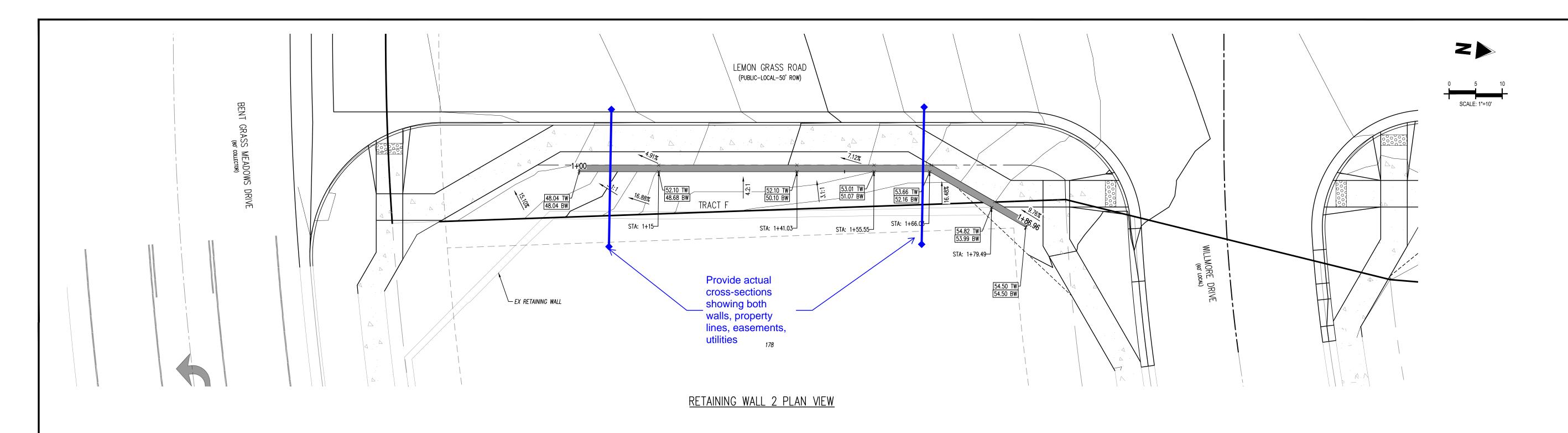
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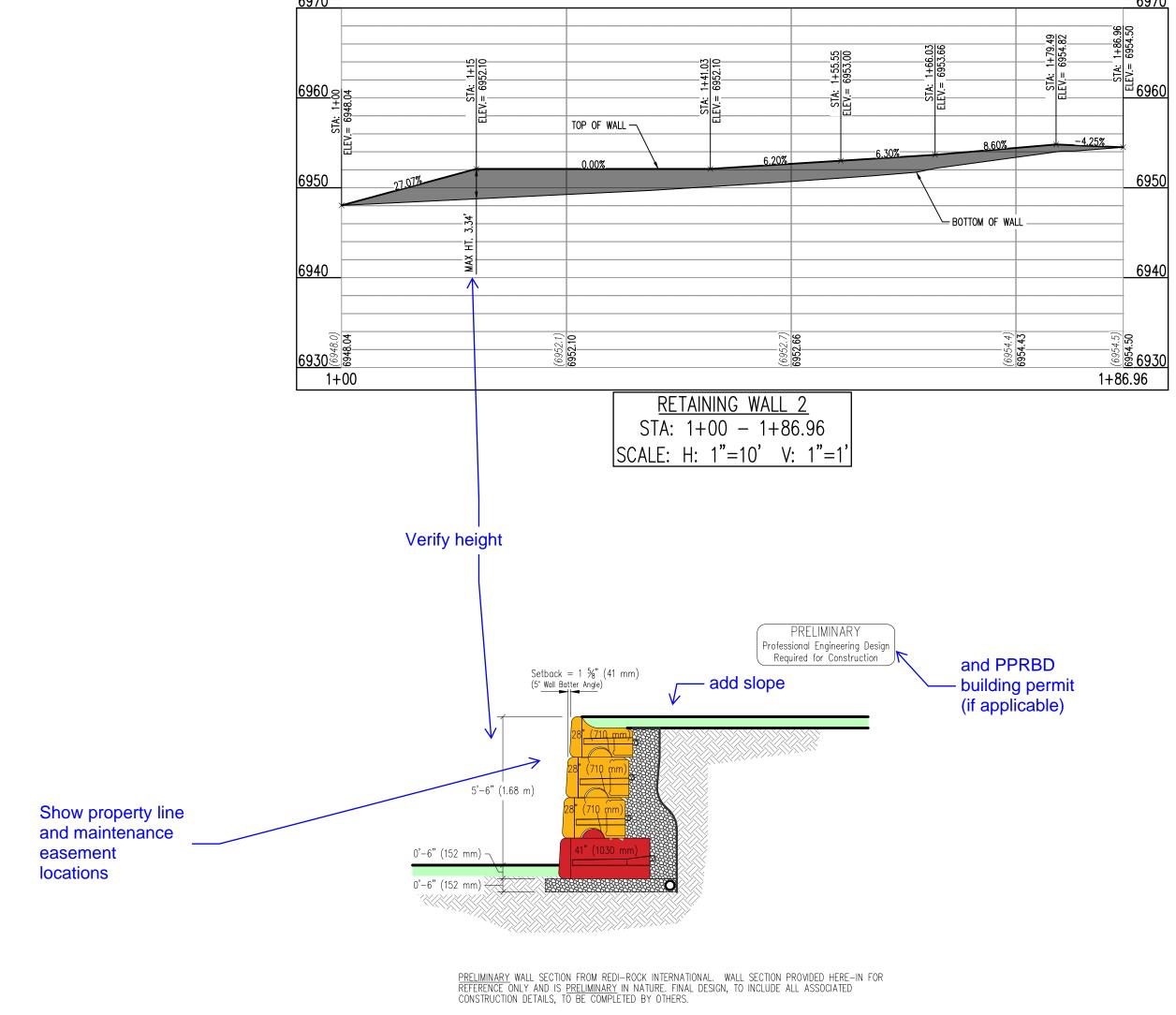
Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	03/22/2024

RETAINING WALL PLAN & PROFILE

C4.2

Sheet 16 of 26





PRELIMINARY WALL SECTION DETAIL

Add note that the retaining wall is to be maintained by HOA or metro district (specify which)



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FOR
CHALLENGER COMMUNTIES, LLC

Date Issue / Description Init.

Date:	03/22/2024
Checked By:	BAS, CMWJ
Drawn By:	JDM, BLB
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RETAINING WALL PLAN & PROFILE

G4.3
Sheet 17 of 26

ENG-SF22023-R3 GEC prelim redlines.pdf Markup Summary

1 (3)



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Subject: Callout Page Index: 1

Date: 4/10/2024 3:38:40 PM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [1] 1 GRADING & EROSION CONTROL COVER

SHEET

Subject: Snapshot

Page Index: 1

Date: 4/10/2024 5:07:58 PM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [1] 1 GRADING & EROSION CONTROL COVER

SHEET

Subject: Callout Page Index: 1

Date: 4/11/2024 9:27:47 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [1] 1 GRADING & EROSION CONTROL COVER

SHEET

2 (4)



Subject:

Page Index: 2 Date: 4/10/2024 3:55:02 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [4] 4 CUT & FILL MAP

Subject: Page Index: 2

Date: 4/11/2024 9:30:32 AM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [4] 4 CUT & FILL MAP

Provide stamps and signatures

Show effective and proposed floodplains to same

add the note from the plat:

datum as these plans. If both datums are still used,



Subject: Page Index: 2

Date: 4/11/2024 9:30:56 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [4] 4 CUT & FILL MAP

see comments on other sheets

Subject: Callout Page Index: 2

Date: 4/11/2024 9:32:34 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [4] 4 CUT & FILL MAP

see comments on other sheets

3 (2)



Subject: Page Index: 3

Date: 4/11/2024 9:32:46 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [5] 5 OVERALL GRADING PLAN

show storm drains

Subject: Callout Page Index: 3

Date: 4/11/2024 9:33:27 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [5] 5 OVERALL GRADING PLAN

show storm drains

4 (2)



Subject:

Page Index: 4

Date: 4/10/2024 3:56:04 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [9] 9 GRADING & EROSION CONTROL

INTERIM PLAN



Subject:

Page Index: 4

Date: 4/11/2024 9:45:27 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [9] 9 GRADING & EROSION CONTROL

INTERIM PLAN

ON RIVING BULL

Teletence plans

Subject: Callout Page Index: 5

Date: 4/11/2024 9:37:02 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [10] 10 GRADING & EROSION CONTROL

INTERIM PLAN

reference plans

6 (2)



Subject: Callout Page Index: 6

Date: 4/10/2024 4:02:26 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [11] 11 GRADING & EROSION CONTROL

INTERIM PLAN

Label effective width of access road, provide cross-section at narrowest width.

Subject: Page Index: 6

Date: 4/10/2024 4:03:11 PM

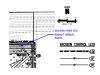
Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [11] 11 GRADING & EROSION CONTROL

INTERIM PLAN

7 (16)



Subject: Callout Page Index: 7

Date: 4/10/2024 4:04:32 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

access road too steep? adjust berm.



Subject: Pen Page Index: 7

Date: 4/10/2024 4:08:35 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Pen Page Index: 7

Date: 4/10/2024 4:08:35 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Pen Page Index: 7

Date: 4/10/2024 4:08:35 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Pen Page Index: 7

Date: 4/10/2024 4:08:35 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

is ridge into access road needed?

FINAL PLAN



Subject: Callout Page Index: 7

Date: 4/10/2024 4:07:54 PM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Page Index: 7

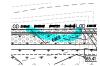
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Author: Jeff Rice - EPC Engineering Review

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Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Page Index: 7

Date: 4/10/2024 4:08:05 PM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

Subject: Callout Page Index: 7

Date: 4/10/2024 4:14:15 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

Label maintenance road grades, adjust if

necessary.



Subject: Pen Page Index: 7

Date: 4/10/2024 4:17:16 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Callout Page Index: 7

Date: 4/10/2024 5:18:35 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

For this plan, convert floodplain elevations or add additional lines with elevations matching topo. Even if datum is off, floodplain appears to infringe on grading to the south. (see comment on next

sheet)



Subject: Arrow Page Index: 7

Date: 4/10/2024 5:18:15 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Arrow Page Index: 7

Date: 4/10/2024 5:16:05 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Arrow Page Index: 7

Date: 4/10/2024 5:17:00 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Arrow Page Index: 7

Date: 4/10/2024 5:19:11 PM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

TLOW DIRECTION
I FLOW DIRECTION
YPLAIN
SO-FT #GFFFFF
R ECM TABLE D-7

Subject: Callout Page Index: 7

Date: 4/11/2024 9:47:01 AM

Author: Jeff Rice - EPC Engineering Review

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Page Label: [12] 12 GRADING & EROSION CONTROL

FINAL PLAN

8 (3)



Subject: Arrow Page Index: 8

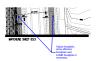
Date: 4/10/2024 5:19:47 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [13] 13 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Callout Page Index: 8

Date: 4/10/2024 4:55:23 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [13] 13 GRADING & EROSION CONTROL

FINAL PLAN

Subject: Callout Page Index: 8 Date: 4/11/2024

Date: 4/11/2024 9:48:14 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [13] 13 GRADING & EROSION CONTROL

FINAL PLAN

9 (4)



Subject:

Page Index: 9

Date: 4/10/2024 4:18:31 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [14] 14 GRADING & EROSION CONTROL

FINAL PLAN

Adjust floodplain, show effective floodplain and

LOMR floodplain if necessary

delete if not used?

reference plans



Subject: Arrow Page Index: 9

Date: 4/10/2024 5:20:10 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [14] 14 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Arrow Page Index: 9

Date: 4/10/2024 5:20:55 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [14] 14 GRADING & EROSION CONTROL

FINAL PLAN



Subject: Callout Page Index: 9

Date: 4/10/2024 4:58:29 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [14] 14 GRADING & EROSION CONTROL

FINAL PLAN

10 (2)



Subject: Callout Page Index: 10

Date: 4/10/2024 5:00:12 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [15] 15 SWALE CROSS SECTIONS

adjust grading to meet this detail or provide additional cross-section(s)

adjust grading or call out retaining wall

solved: Add Pa

Subject: Callout Page Index: 10

Date: 4/11/2024 9:12:19 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [15] 15 SWALE CROSS SECTIONS

Unresolved: Add details for berm width and slopes

where needed

11 (5)



Subject: Callout Page Index: 11

Date: 4/10/2024 5:01:56 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [16] 16 RETAINING WALL PLAN & PROFILE

and PPRBD building permit



Subject: Callout Page Index: 11

Date: 4/10/2024 5:02:39 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [16] 16 RETAINING WALL PLAN & PROFILE



Subject: Text Box Page Index: 11

Date: 4/10/2024 5:03:16 PM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [16] 16 RETAINING WALL PLAN & PROFILE



Subject: Callout Page Index: 11

Date: 4/11/2024 9:26:03 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [16] 16 RETAINING WALL PLAN & PROFILE



Subject: Callout Page Index: 11

Date: 4/11/2024 9:26:31 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [16] 16 RETAINING WALL PLAN & PROFILE





Subject: Callout Page Index: 12

Date: 4/11/2024 9:21:11 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE



Subject: Callout Page Index: 12

Date: 4/11/2024 9:17:35 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE

Show property line and maintenance easement

locations

Add note that the retaining wall is to be maintained by HOA or metro district (specify which)

is a fence or railing being provided?

show effective and proposed floodplains

and PPRBD building permit (if applicable)

Show property line and maintenance easement locations



Subject: Text Box Page Index: 12

Date: 4/11/2024 9:17:38 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE

Add note that the retaining wall is to be maintained by HOA or metro district (specify which)



Subject: Callout Page Index: 12

Date: 4/11/2024 9:21:17 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE

Verify height



Subject: Arrow Page Index: 12

Date: 4/11/2024 9:21:51 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE



Subject: Arrow Page Index: 12

Date: 4/11/2024 9:22:11 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE



Subject: Callout Page Index: 12

Date: 4/11/2024 9:25:05 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE

Provide actual cross-sections showing both walls, property lines, easements, utilities



Subject: Callout Page Index: 12

Date: 4/11/2024 9:24:11 AM

Author: Jeff Rice - EPC Engineering Review

Color: Layer: Space:

Page Label: [17] 17 RETAINING WALL PLAN & PROFILE

add slope