

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

PROJECT CONTACTS

OWNER/DEVELOPER

CHALLENGER COMMUNITIES, LLC
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UTILITY CONTACTS

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EMAIL: CODY@MIND.ORG

ELECTRIC

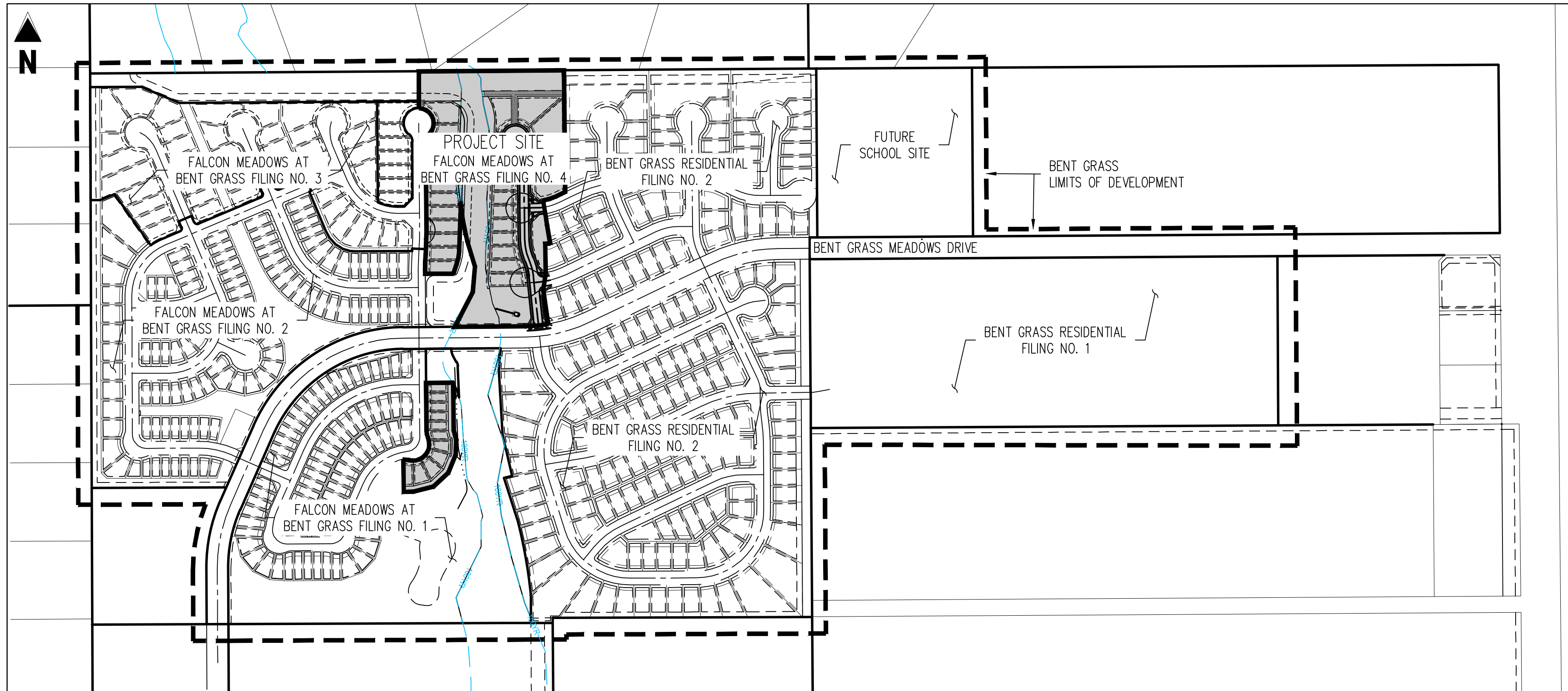
MOUNTAIN VIEW ELECTRIC
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NATURAL GAS

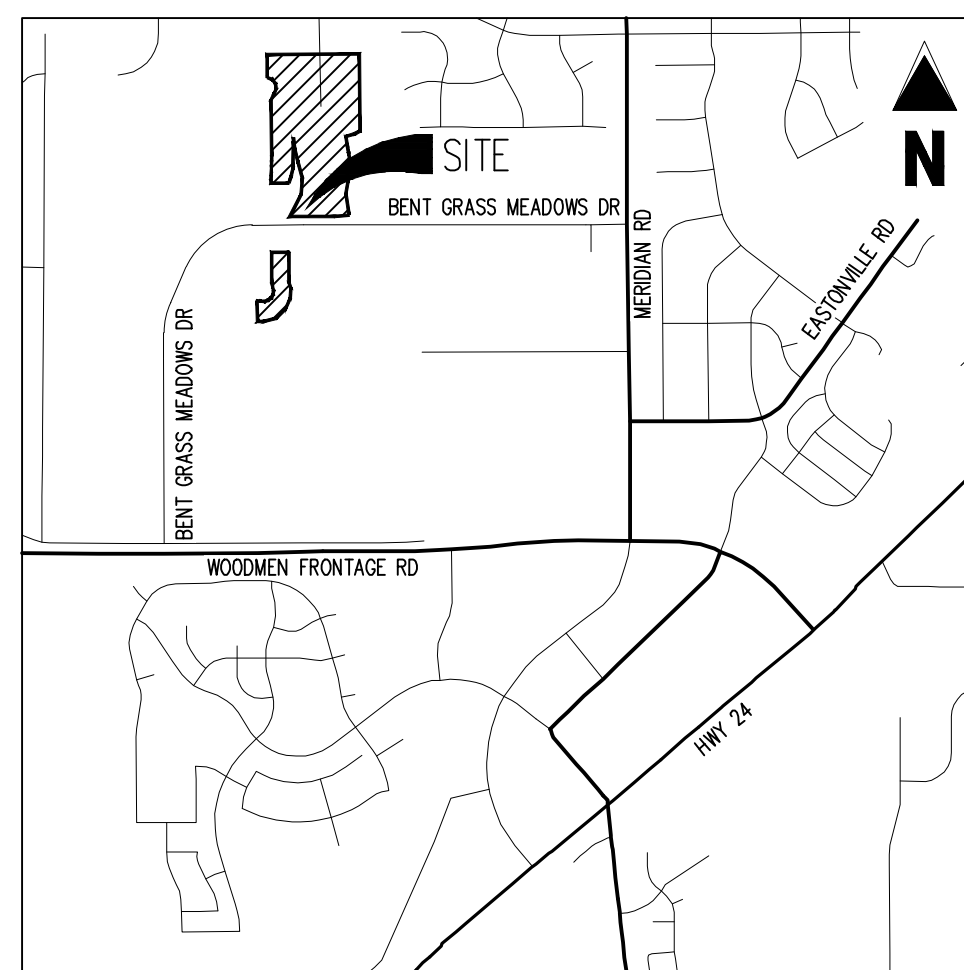
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
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FIRE

FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PSTON, CO 80831
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SITE MAP
SCALE: 1"=300'



VICINITY MAP
1"=2,000'

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
BRADY A. SHYROCK, COLORADO P.E. NO. 0038164
05/21/2024
DATE

OWNER'S STATEMENT

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

Jim Eyers
JIM EYERS
CHALLENGER COMMUNITIES, LLC
05/20/2024
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 ECOM 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
JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECOM ADMINISTRATOR
06/12/2024
DATE

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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 N007°34'56"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 L5# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

1. 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 ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS

FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

GRADING & EROSION CONTROL COVER SHEET

G0.0

Sheet 1 of 26

STANDARD NOTES FOR GEC PLANS

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
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...
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...
4. 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...
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER...
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...
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...
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS...
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION...
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES...
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER...
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP...
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER...
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...
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY...
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED...
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND...
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED...
21. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR...
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS...
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER...
24. INDIVIDUALS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT...
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS...
26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES...
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS...
28. THE SOILS REPORT, TITLED 'FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO'...
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION...

STANDARD NOTES FOR CONSTRUCTION PLANS

- 1. 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...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES...
3. 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...
4. 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...
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS...
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD)...
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS...
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD...
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD...
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS...
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS...
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS...
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA...
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW...
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED...

EROSION CONTROL NOTES

- 1. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING...
2. CONSTRUCTION FENCE AND SILT FENCE OFFSET FOR CLARITY, CONTRACTOR TO ENSURE BMPs ARE PLACED DOWNSTREAM OF DISTURBED AREAS...
3. BENT GRASS MEADOWS DRIVE SHALL BE STREET SWEEP AND INSPECTED ON A REGULAR BASIS DURING CONSTRUCTION...
4. NO NOTABLE EXISTING VEGETATION EXISTS ON THE SITE, APART FROM NATIVE GRASSES AND WEEDS...

GENERAL CONSTRUCTION NOTES

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES...
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE...
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION...
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS...
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED...
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES...
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES...
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDP), OR REINFORCED CONCRETE PIPE (RCP)...
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT...
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED...
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS...
12. ALL POTABLE WATER MAINS SHALL BE AWMA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS...
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON...
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST...
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES...
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY SEWER MAIN INSTALLATIONS...
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35...



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GallowayUS.com



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

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

Table with 4 columns: #, Date, Issue / Description, Init. It contains a list of revision entries.

Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

GRADING & EROSION CONTROL NOTES

G0.1

Vertical text on the left margin: C:\Users\jdm\OneDrive\Documents\Galloway\Projects\2024\GEC\ConstructionDocuments\GEC_04_GEC_ConstructionDocuments.dwg - Job: 05/17/2024



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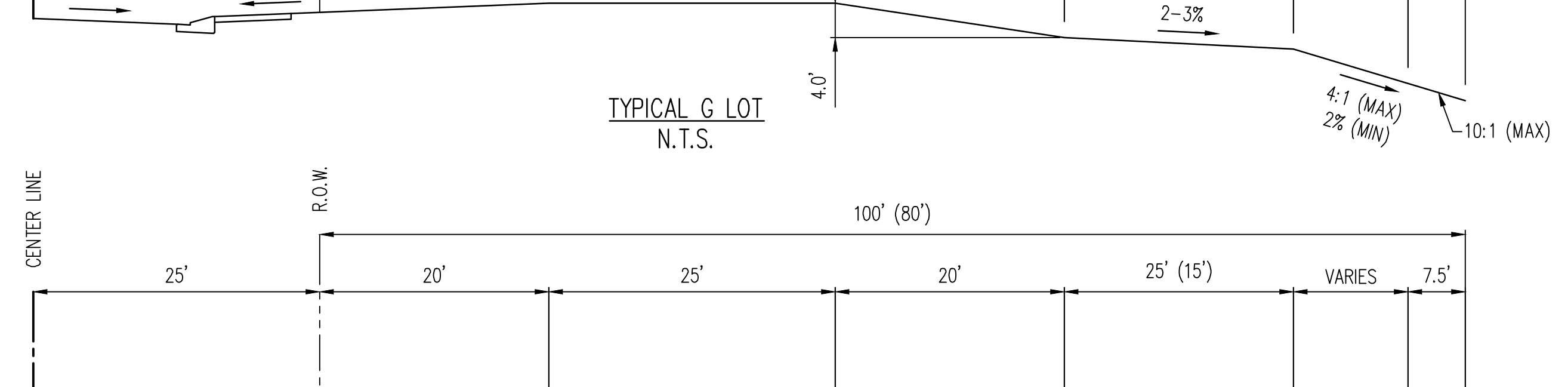
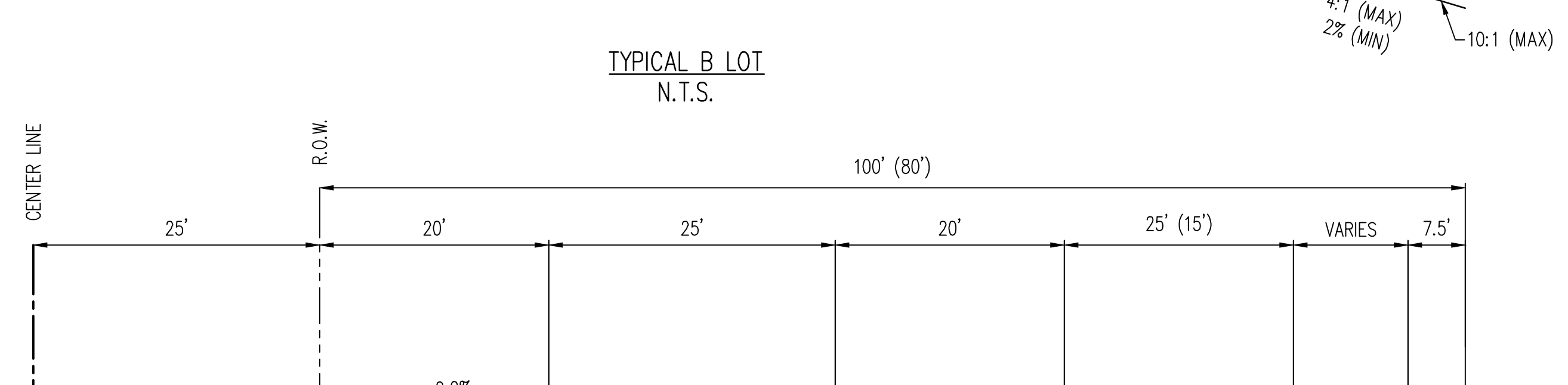
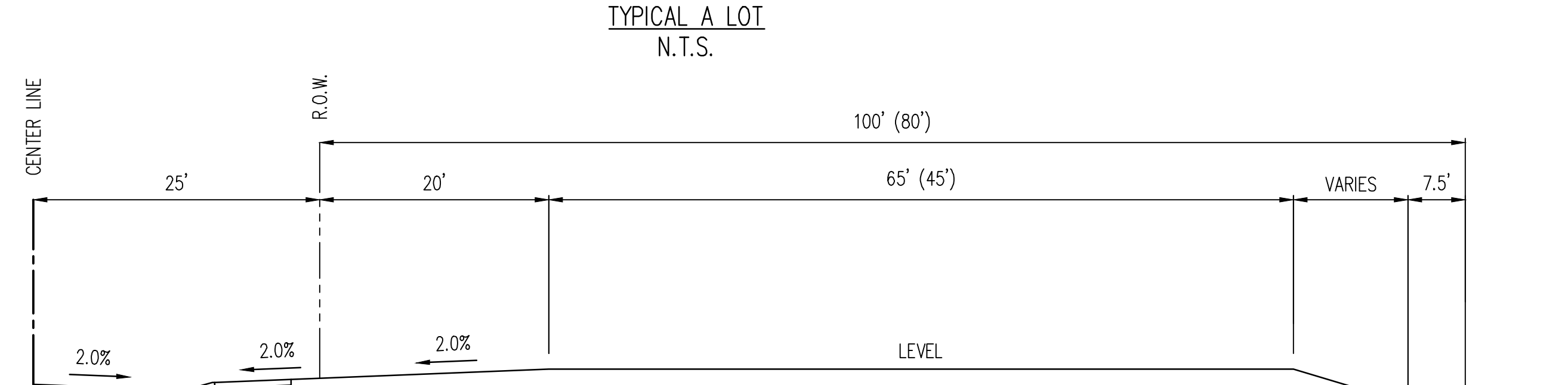
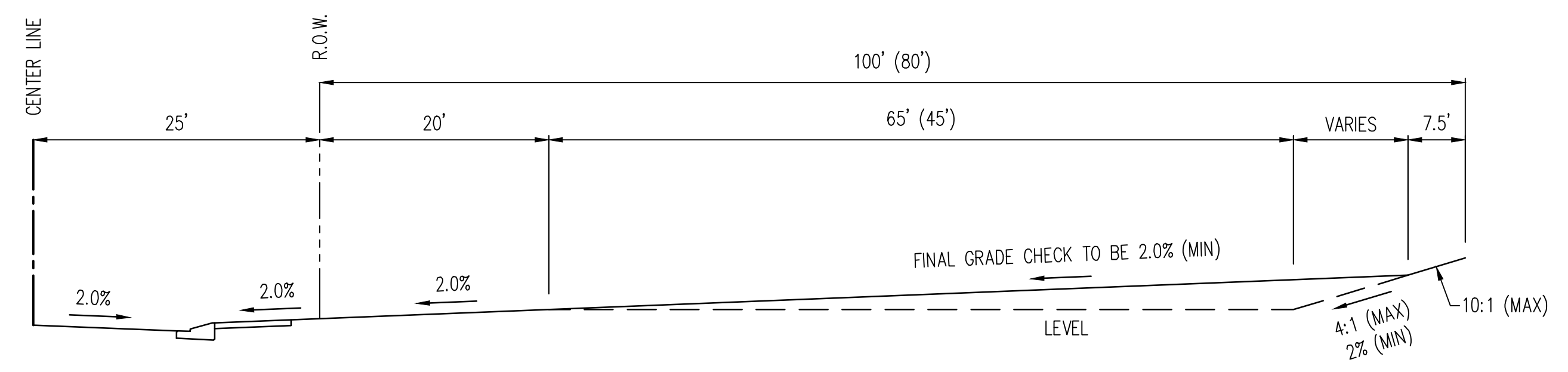


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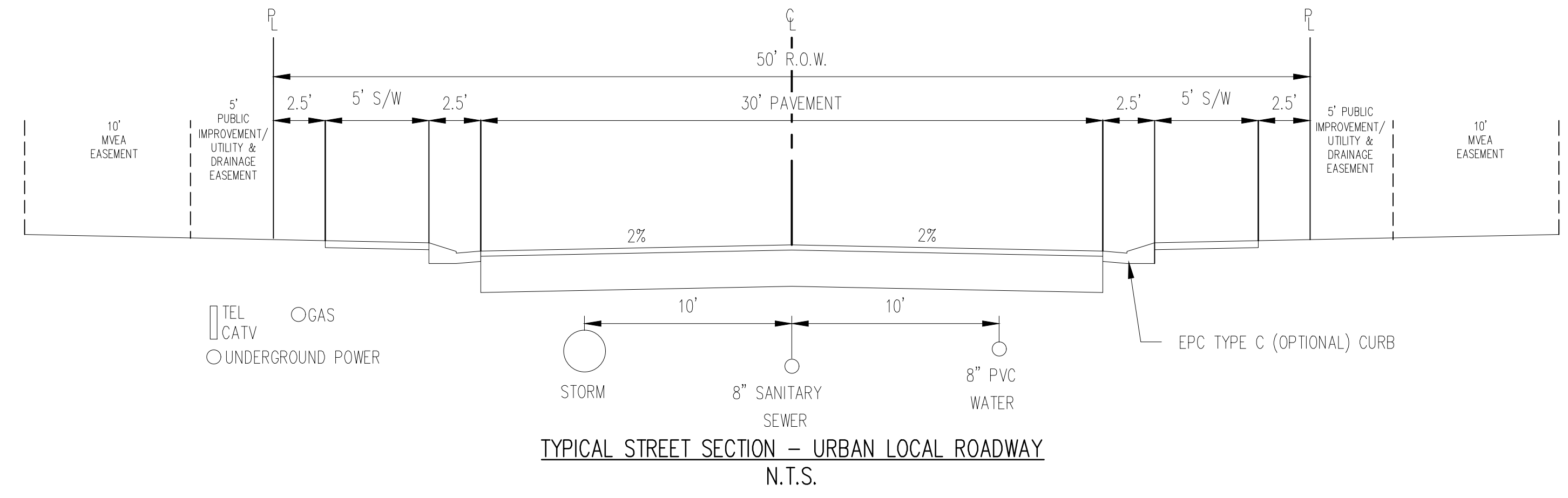
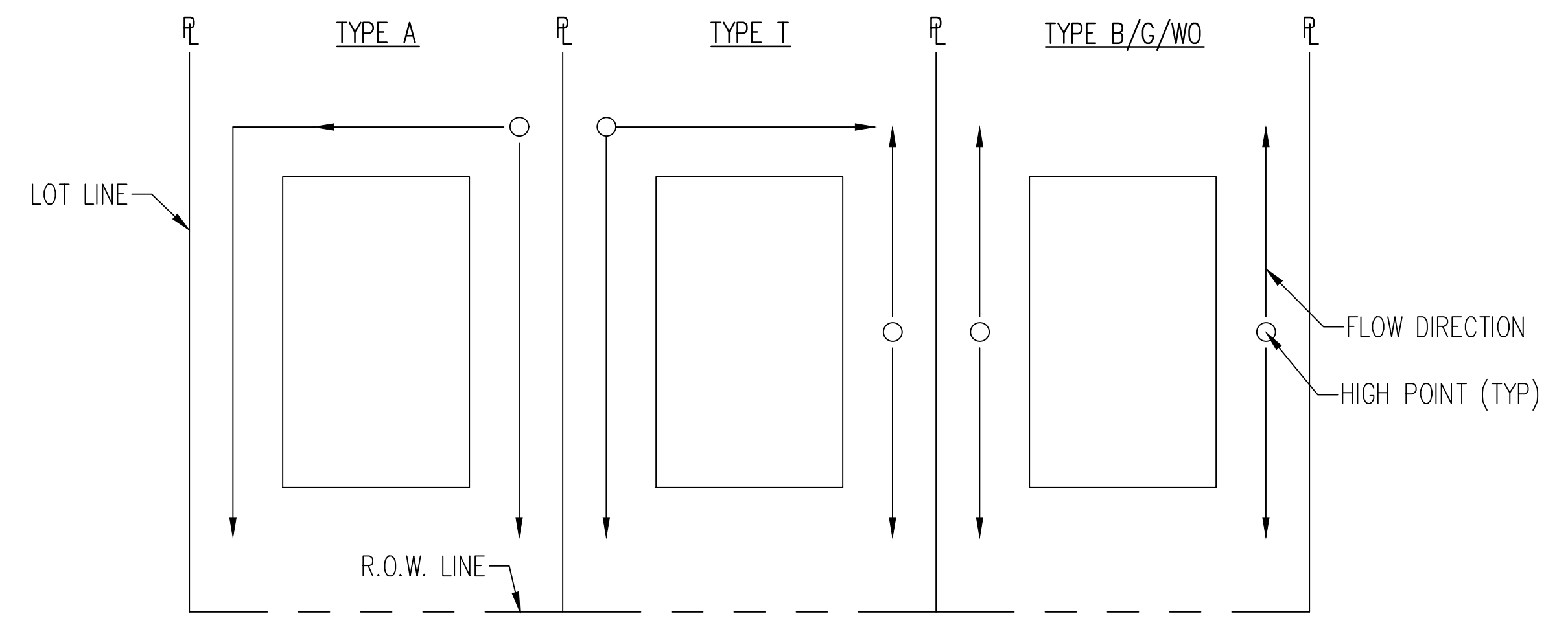
#	Date	Issue / Description	Init.

Project No: CLH000021
 Drawn By: JDM, BLB
 Checked By: BAS, CMWJ
 Date: 05/17/2024

GRADING & EROSION CONTROL TYPICAL SECTIONS

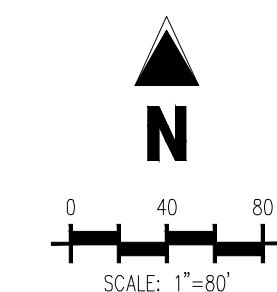


- NOTES:**
- TRANSITION LOTS IDENTIFIED BY A "T" ARE INCLUDED TO INDICATE LOTS THAT WILL REQUIRE HOME BUILDERS TO PREPARE A SITE SPECIFIC GRADING PLAN TO DETAIL THE GRADING TRANSITION FROM TYPE A/B LOTS TO GARDEN/WALKOUT LOTS
 - THE DEVELOPER/HOME BUILDER SHALL INSTALL SIDE LOT SWALES TO MINIMIZE THE LOT TO LOT DRAINAGE.



- NOTES:**
- SEE G4.1 FOR SWALE CROSS SECTIONS

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LEGEND

---	6940	---	EXISTING MAJOR CONTOUR
---	6941	---	EXISTING MINOR CONTOUR
---	6960	---	PROPOSED MAJOR CONTOUR
---	58	---	PROPOSED MINOR CONTOUR
---		---	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
---		---	EXISTING PROPERTY LINE
---		---	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
---		---	PROPOSED RIGHT OF WAY LINE
---		---	EXISTING LOT LINE
---		---	PROPOSED LOT LINE
---		---	EXISTING EASEMENT
---		---	PROPOSED EASEMENT
---		---	EXISTING STORM DRAIN PIPE
---		---	PROPOSED STORM DRAIN PIPE
---		---	EXISTING WATER LINE
---		---	PROPOSED WATER LINE
---		---	EXISTING SANITARY SEWER LINE
---		---	PROPOSED SANITARY SEWER LINE
---		---	EXISTING DRAINAGE FEATURE OUTLINE
---		---	PROPOSED DRAINAGE FEATURE OUTLINE
---		---	EXISTING SWALE WITH FLOW DIRECTION
---		---	PROPOSED SWALE WITH FLOW DIRECTION
---		---	100-YEAR FEMA FLOODPLAIN
---		---	PROPOSED CONCRETE
---		---	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 BOLDERS
---		---	PROPOSED LOT #
---		---	EXISTING LOT #
---		---	EXISTING SLOPE (PERCENT)
---		---	EXISTING SLOPE (RISE:RUN)
---		---	FLOW ARROW
---		---	FILL AREA
---		---	CUT AREA

- NOTES**
1. ADD 6900 TO ALL SPOT ELEVATIONS
 2. EXISTING VEGETATION ON THE PROJECT SITE CONSISTS OF NATIVE GRASSES AND SHRUBS.
 3. NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.
 4. NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN.
 5. THE EROSION CONTROL Delineated ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
 6. THE EROSION CONTROL SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
 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-SEED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.

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 N00°13'46"W AND MONUMENTED AS SHOWN.

BENCHMARK
 THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L#24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR
 1. 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 ENGINEER PRIOR TO CONSTRUCTION.

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS
 FALCON MEADOWS AT BENT GRASS FILING NO. 4
 FOR
 CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	05/17/2024

CUT & FILL MAP



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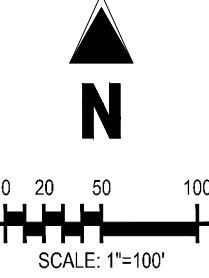


**CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
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BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

OVERALL GRADING PLAN



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
- 6940 EXISTING MINOR CONTOUR
- 6939 PROPOSED MAJOR CONTOUR
- 6939 PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- 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
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100YR 100-YEAR FEMA FLOODPLAIN
- 100YR APPROXIMATE FUTURE FLOODPLAIN LIMITS
- PROPOSED GRAVEL PER EGM TABLE D-7
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING GRAVEL PER EGM TABLE D-7
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUDED 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
- 2.00% EXISTING SLOPE (PERCENT)
- 4:1 EXISTING SLOPE (RISE:RUN)
- 2.00% PROPOSED SLOPE (PERCENT)
- 4:1 PROPOSED SLOPE (RISE:RUN)
- FLOW ARROW

NOTES

- ADD 6900 TO ALL SPOT ELEVATIONS.
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

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, 113S, R65W AND THE WEST QUARTER CORNER SECTION 1, 113S, R65W IS N007.1487W 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 L#9 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

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LOT 3, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO: 10713
PARCEL NO: 5301005033

LOT 4, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO: 10713
PARCEL NO: 5301005034

LOT 5, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO: 10713
PARCEL NO: 5301005035

LOT 13, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO: 10713
PARCEL NO: 5301005043

LOT 14, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO: 10713
PARCEL NO: 5301005044

LOT 1, THE MEADOWS FILING NO. 2
ZONE: RR-5
PLAT NO: 5302010004

LOT 2, THE MEADOWS FILING NO. 2
ZONE: RR-5
PLAT NO: 5302010005

LOT 1, THE MEADOWS FILING NO. 2
ZONE: RR-5
PLAT NO: 5302010008

LOT 11, THE MEADOWS FILING NO. 1
ZONE: RR-5
PLAT NO: 5302010007

LOT 10, THE MEADOWS FILING NO. 1
ZONE: RR-5
PLAT NO: 5302010008

LOT 9, THE MEADOWS FILING NO. 1
ZONE: RR-5
PLAT NO: 5302010009

LOT 8, THE MEADOWS FILING NO. 1
ZONE: RR-5
PLAT NO: 5302010010

LOT 7, THE MEADOWS FILING NO. 1
ZONE: RR-5
PLAT NO: 5302010011

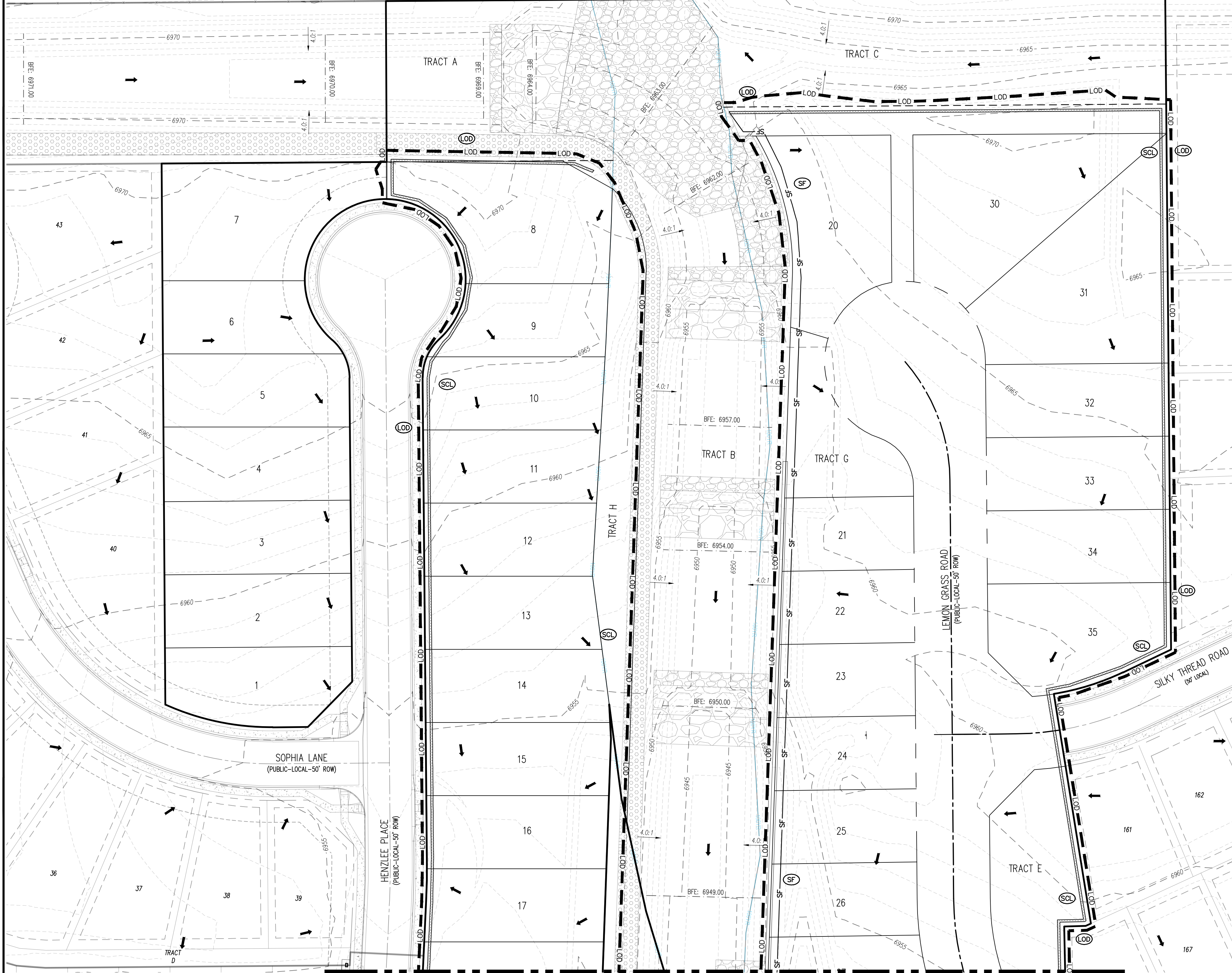
WARRANTY DEED
RECEPTION NO. 21303554
OWNER: FALCON STORAGE PARTNERS, LLLP

DEYOUNG RANDALL L
ZONE: I-2
RECEPTION NO.: 208053974
PARCEL NO.: 5301000216

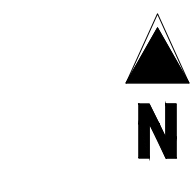
LOT 1, LATRO BUSINESS CENTER FILING NO. 1
ZONE: I-2
PLAT NO: 12007
PARCEL NO: 5301002005

LOT 5, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO.: 10713
PARCEL NO.: 5301005035

LOT 13, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO.: 10713
PARCEL NO.: 5301005043



MATCHLINE SHEET G1.2



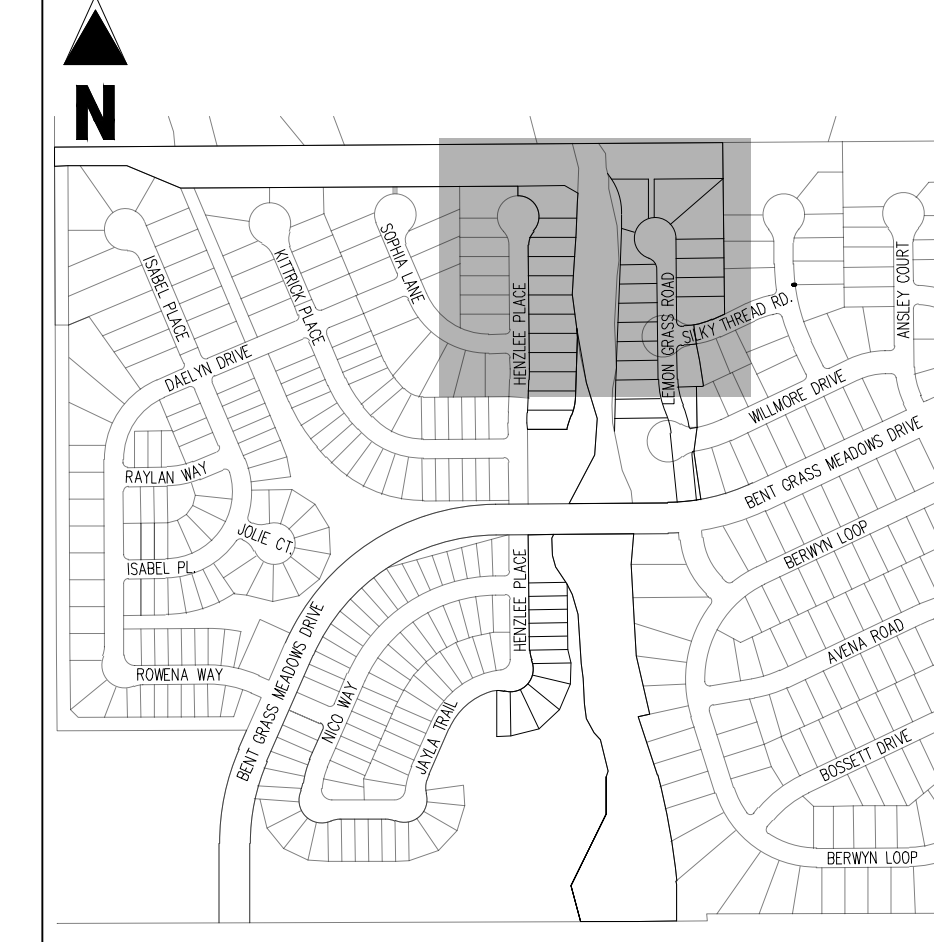
SCALE: 1"=40'

EROSION CONTROL LEGEND

- LOD LIMITS OF DISTURBANCE / CONSTRUCTION
- SF SILT FENCE
- IPS SUMP INLET PROTECTION
- IPO ON-GRADE INLET PROTECTION
- RS ROCK SOCKS
- SITE (CONTACTS AND PERMITS)
- WP WASHOUT POSTING
- SCL SEDIMENT CONTROL LOG

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLEE PLACE
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL, AT ENTRANCES, AND CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.



KEY MAP
SCALE: 1"=500'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- PROPOSED CONCRETE
- PROPOSED GRAVEL PER EGM TABLE D-7
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING GRAVEL PER EGM TABLE D-7
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #
- EXISTING SLOPE (PERCENT)
- EXISTING SLOPE (RISE:RUN)
- FLOW ARROW

NOTES

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

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 N001°14'46" W AND MONUMENTED AS SHOWN.

BENCHMARK

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

CAUTION - NOTICE TO CONTRACTOR

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Know what's below.
Call before you dig.



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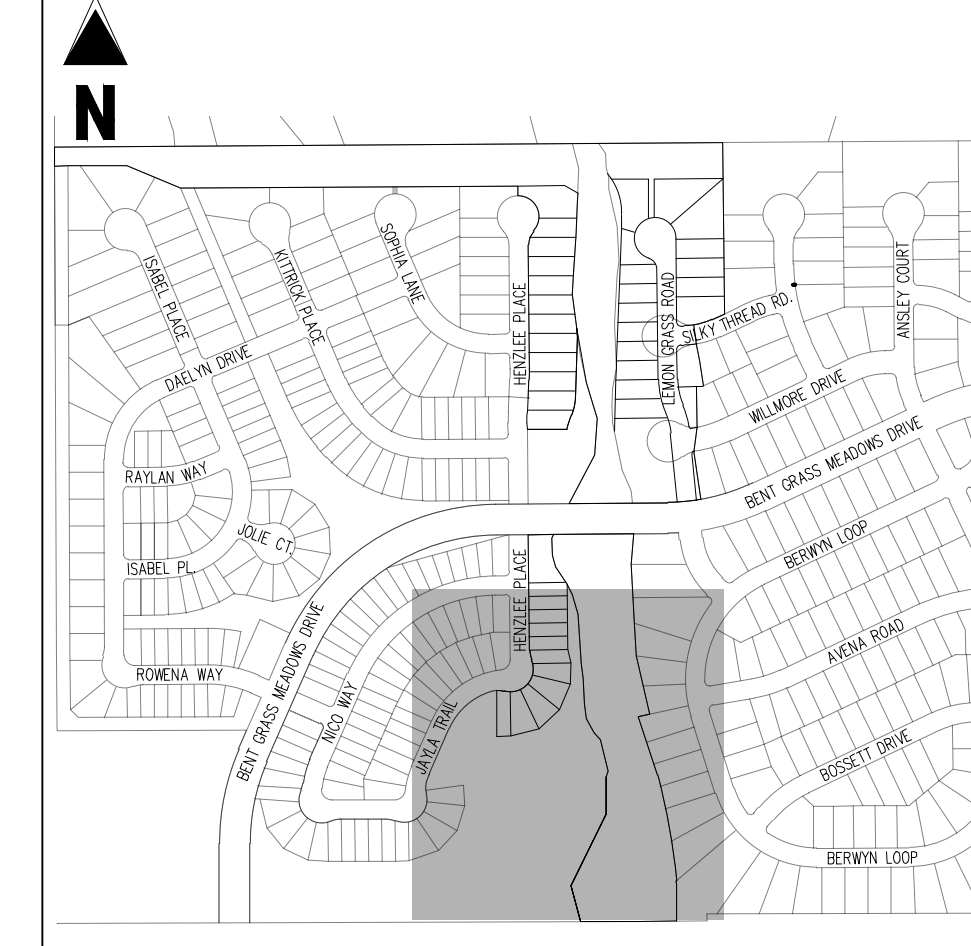
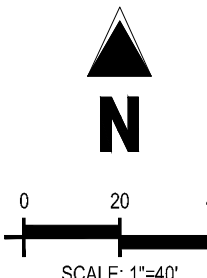
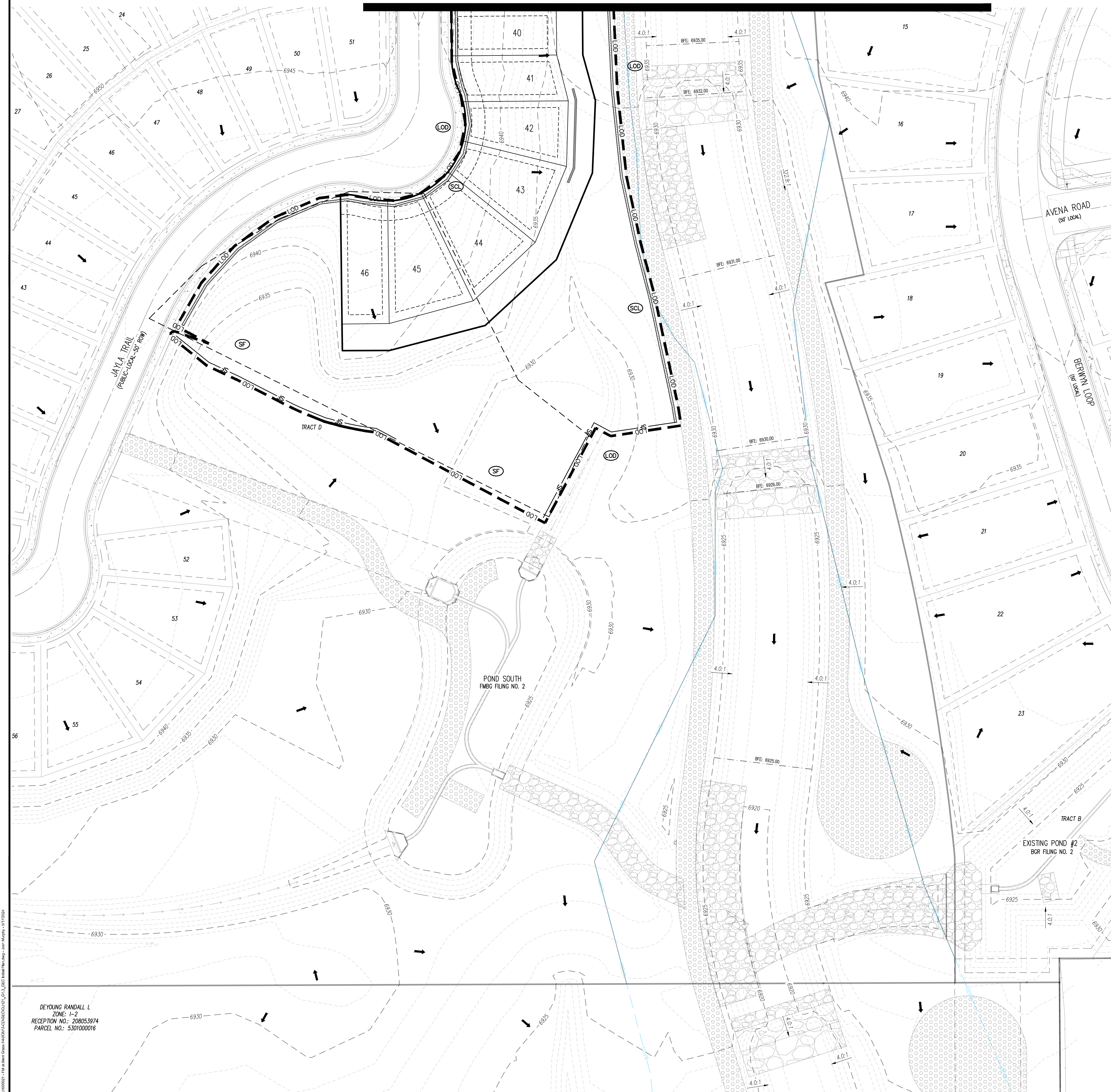
CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

GRADING & EROSION CONTROL INITIAL PLAN

MATCHLINE SHEET G1.2



EROSION CONTROL LEGEND

Legend for erosion control features including LOD (Limits of Disturbance / Construction), SF (Silt Fence), CF (Construction Fence), IPS (Sump Inlet Protection), IPO (On-Grade Inlet Protection), RS (Rock Socks), VTC (Vehicle Tracking Control), CWA (Concrete Washout Area), SSA (Stabilized Staging Area), SC (Proposed Sawcut Line), PT (Portable Toilet), SP (Stockpile), CD (Check Dam), RR (Riprap Outfall Pads), SITE (Site Contacts and Permits), WP (Washout Posting), SBB (Straw Bale Barrier), SB (Sediment Basin), and SCL (Sediment Control Log).

LEGEND

Legend for site boundaries and features including 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, Existing Minor Contour, Proposed Major Contour, Proposed Minor Contour, Existing Storm Drain Pipe, Proposed Storm Drain Pipe, Existing Water Line, Proposed Water Line, Existing Sanitary Sewer Line, Proposed Sanitary Sewer Line, Existing Drainage Feature Outline, Proposed Drainage Feature Outline, Existing Swale with Flow Direction, Proposed Swale with Flow Direction, 100-Year FEMA Floodplain, Proposed Gravel per ECM Table D-7, Proposed Riprap, Existing Concrete Paving, Existing Gravel per ECM Table D-7, Existing 1" to 2" Crushed Rock, Existing Riprap, 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), and Flow Arrow.

- NOTES: 1. ADD 6900 TO ALL SPOT ELEVATIONS. 2. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT. 3. NO WETLANDS ARE TO BE PERMANENTLY DISTURBED FOR THIS PLAN. 4. NO GRADINGS 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. 9. ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "V". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP. 10. ALL TEMPORARY STORM DRAIN SHOWN ON THE PLANS SHALL BE 24" DIA. HP POLYPROPYLENE. ALL PIPE SHALL BE LAD TO ACHIEVE A MIN. SLOPE OF 0.5%.

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLEE PLACE
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, AND CONCRETE WASHOUT AREA, THEN OVERLOUT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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BENCHMARK

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

CAUTION - NOTICE TO CONTRACTOR

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1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



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CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FOR CHALLENGER COMMUNITIES, LLC BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD FALCON, CO 80831 - EL PASO COUNTY

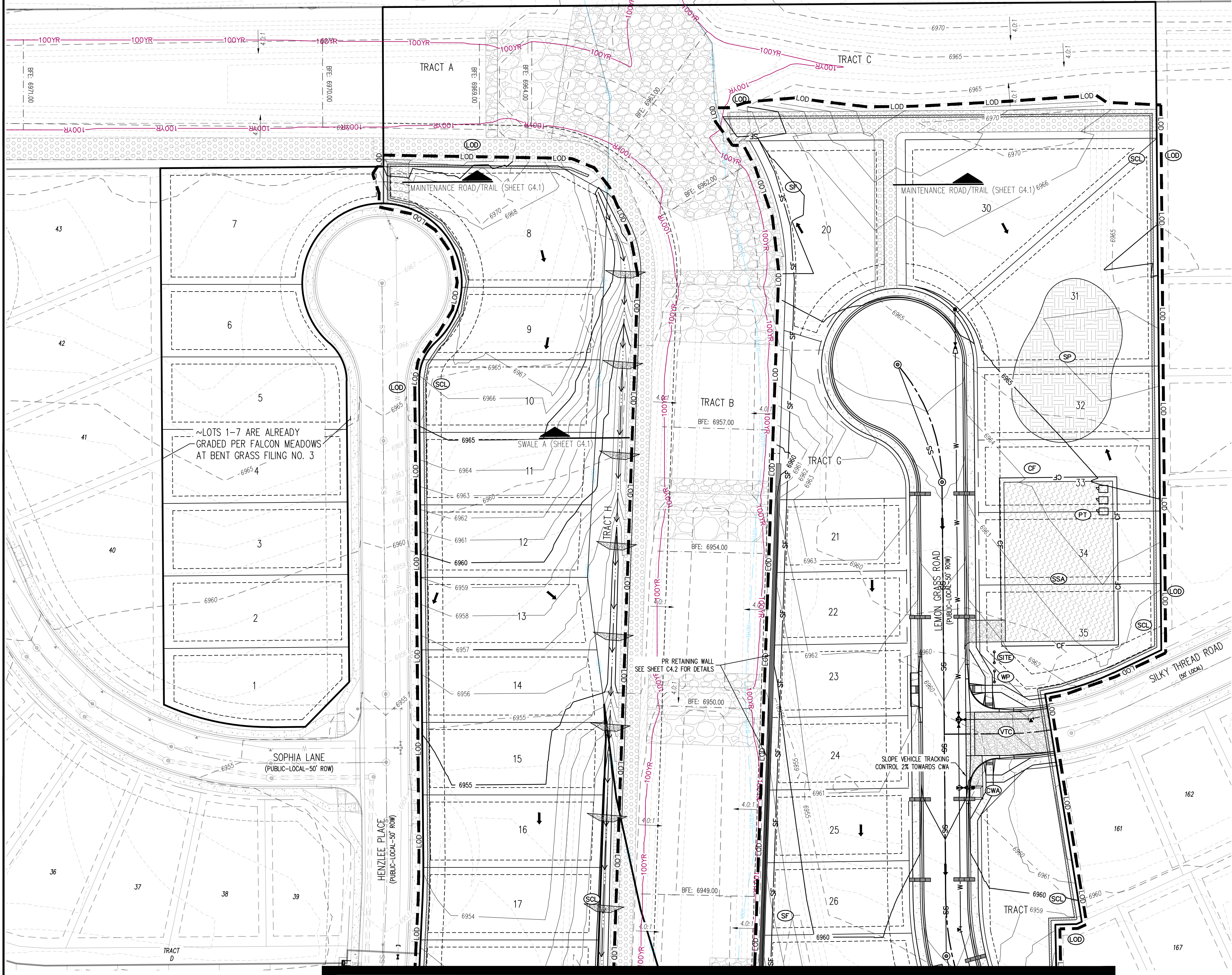
#	Date	Issue / Description	Init.

Project No: CLH000021 Drawn By: JDM, BLB Checked By: BAS, CMWJ Date: 05/17/2024

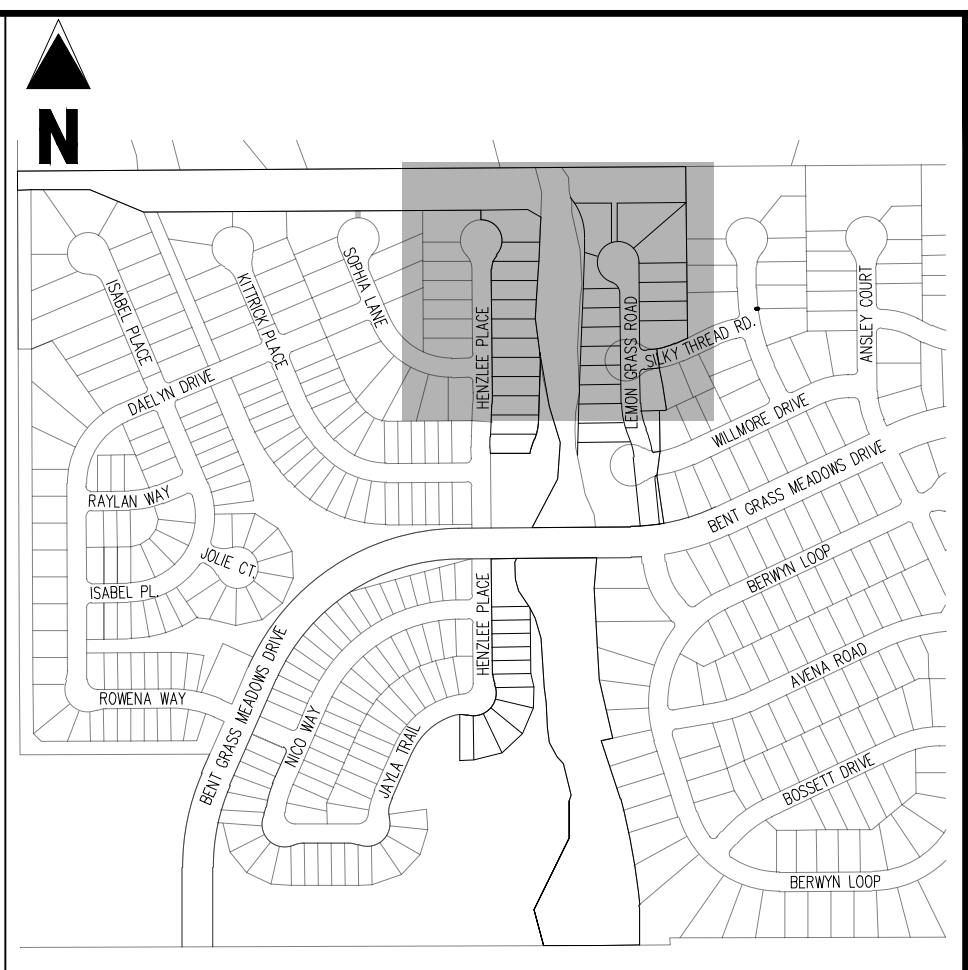
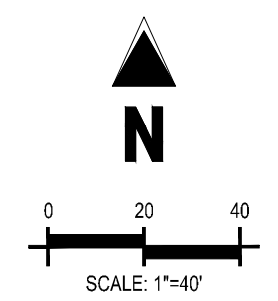
GRADING & EROSION CONTROL INITIAL PLAN

LOT 5, THE MEADOWS FILING NO. 3
 ZONE: RR-5
 PLAT NO.: 10713
 PARCEL NO.: 5301005035

LOT 13, THE MEADOWS FILING NO. 3
 ZONE: RR-5
 PLAT NO.: 10713
 PARCEL NO.: 5301005043



MATCHLINE SHEET G2.2



KEY MAP
 SCALE: 1"=500'

- ### EROSION CONTROL LEGEND
- LOD (LOD) LIMITS OF DISTURBANCE / CONSTRUCTION
 - SF- SF SILT FENCE
 - CF- CF CONSTRUCTION FENCE
 - IPS SUMP INLET PROTECTION
 - IPO ON-GRADE INLET PROTECTION
 - RS ROCK SOCKS
 - VTC VEHICLE TRACKING CONTROL
 - CWA CONCRETE WASHOUT AREA
 - SSA STABILIZED STAGING AREA
 - SC PROPOSED SAWCUT LINE
 - PT PORTABLE TOILET
 - SP STOCKPILE
 - CD CHECK DAM
 - RR RIPRAP OUTFALL PADS
 - SITE SITE (CONTACTS AND PERMITS)
 - WP WASHOUT POSTING
 - SBB STRAW BALE BARRIER
 - SB SEDIMENT BASIN
 - SCL SEDIMENT CONTROL LOG

- ### 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
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - PROPOSED MAJOR CONTOUR
 - - - PROPOSED MINOR CONTOUR
 - - - EXISTING STORM DRAIN PIPE
 - - - PROPOSED STORM DRAIN PIPE
 - - - EXISTING WATER LINE
 - - - PROPOSED WATER LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - PROPOSED SANITARY SEWER LINE
 - - - EXISTING DRAINAGE FEATURE OUTLINE
 - - - PROPOSED DRAINAGE FEATURE OUTLINE
 - - - EXISTING SWALE WITH FLOW DIRECTION
 - - - PROPOSED SWALE WITH FLOW DIRECTION
 - - - 100-YEAR FEMA FLOODPLAIN
 - - - APPROXIMATE FUTURE FLOODPLAIN LIMITS
 - APPROXIMATE GRAVEL PER EOM TABLE D-7
 - PROPOSED RIP RAP
 - EXISTING CONCRETE PAVING
 - EXISTING GRAVEL PER EOM TABLE D-7
 - EXISTING 1" TO 2" CRUSHED ROCK
 - EXISTING RIP RAP
 - EXISTING GROUDED BOLDERS
 - 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
 - 4:1 EXISTING SLOPE (PERCENT)
 - 2:00 EXISTING SLOPE (RISE:RUN)
 - 4:1 PROPOSED SLOPE (PERCENT)
 - 4:1 PROPOSED SLOPE (RISE:RUN)
 - FLOW ARROW

- ### NOTES
- ADD 6900 TO ALL SPOT ELEVATIONS
 - THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR INVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
 - NO METALS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.
 - NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN.
 - THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
 - CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION.
 - ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEEDDED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.
 - ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.
 - ALL TEMPORARY STORM DRAIN SHOWN ON THE PLANS SHALL BE 24" DIA. HP POLYPROPYLENE. ALL PIPE SHALL BE LAD TO ACHIEVE A MIN. SLOPE OF 0.5%.

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLEE PLACE.
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL, AT ENTRANCES, AND CONCRETE WASHOUT AREA. THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW. INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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, R95W AND THE WEST QUARTER CORNER SECTION 1, T13S, R95W IS N0071.46°W AND MONUMENTED AS SHOWN.

BENCHMARK
 THE SOUTHWESTERLY CORNER OF LOT 1 WOODEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L@# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

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- 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.

Galloway
 1155 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80920
 719.900.7220
 GallowayUS.com

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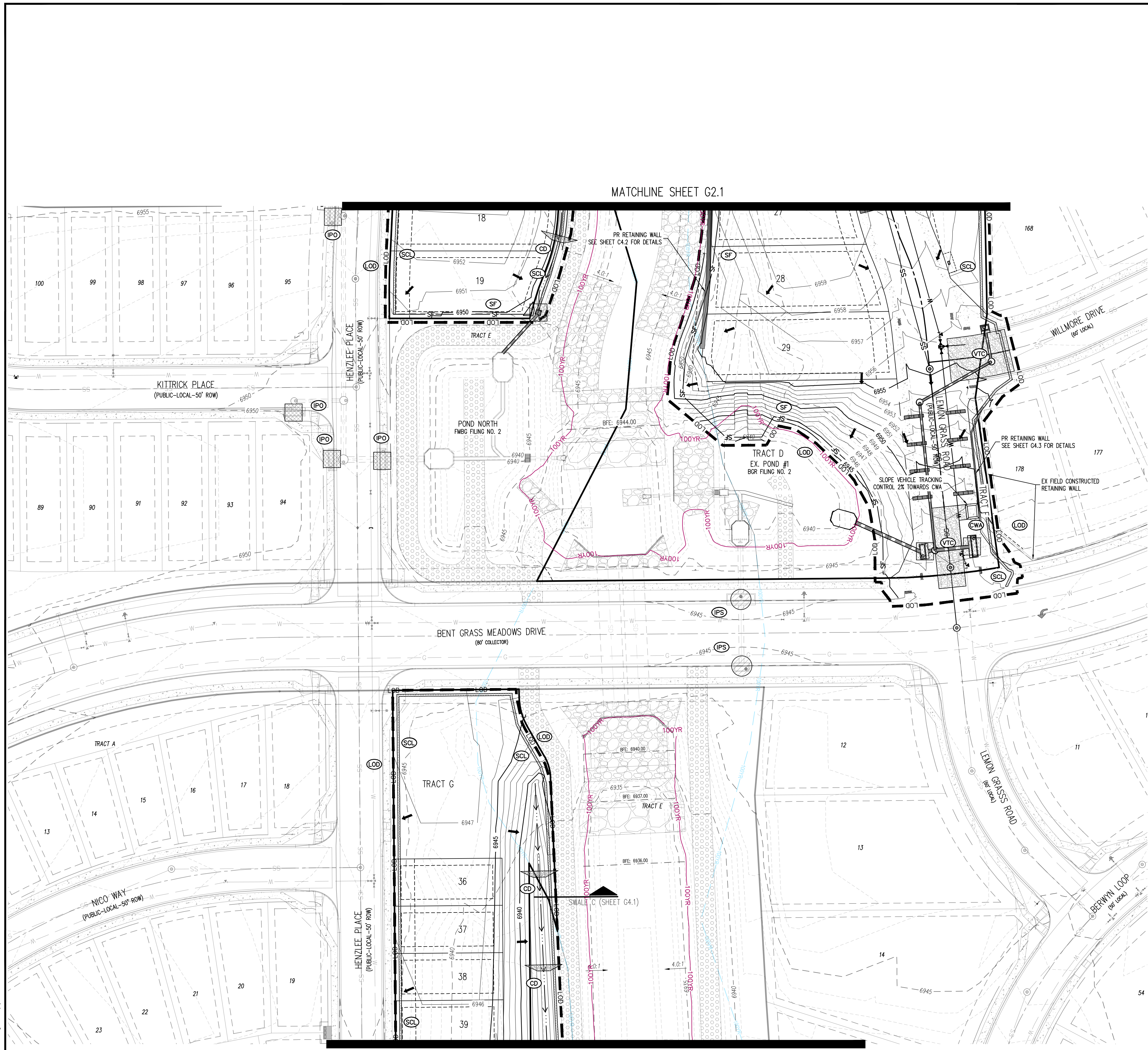


CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
 FOR
CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

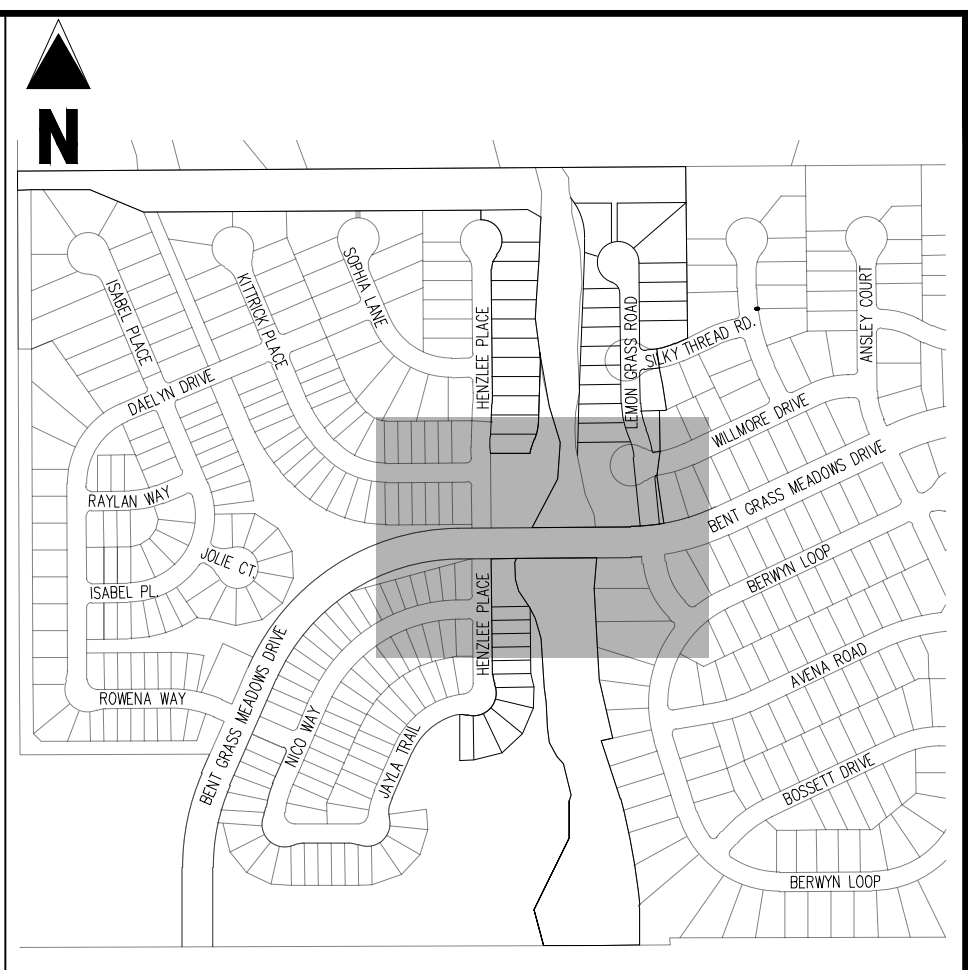
Project No: CLH000021
 Drawn By: JDM, BLB
 Checked By: BAS, CMWJ
 Date: 05/17/2024

GRADING & EROSION
 CONTROL INTERIM PLAN

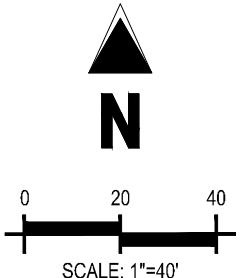


MATCHLINE SHEET G2.1

MATCHLINE SHEET G2.3



KEY MAP
SCALE: 1"=500'



EROSION CONTROL LEGEND

- LOD (LOD) LIMITS OF DISTURBANCE / CONSTRUCTION
- SF (SF) SILT FENCE
- CF (CF) CONSTRUCTION FENCE
- IPS (IPS) SUMP INLET PROTECTION
- IPO (IPO) ON-GRADE INLET PROTECTION
- RS (RS) ROCK SOCKS
- VTC (VTC) VEHICLE TRACKING CONTROL
- CWA (CWA) CONCRETE WASHOUT AREA
- SSA (SSA) STABILIZED STAGING AREA
- SC (SC) PROPOSED SAWCUT LINE
- PT (PT) PORTABLE TOILET
- SP (SP) STOCKPILE
- CD (CD) CHECK DAM
- RR (RR) RIPRAP OUTFALL PADS
- SITE (SITE) SITE (CONTACTS AND PERMITS)
- WP (WP) WASHOUT POSTING
- SBB (SBB) STRAW BALE BARRIER
- SB (SB) SEDIMENT BASIN
- SCL (SCL) SEDIMENT CONTROL LOG
- ST (ST) SEDIMENT TRAP

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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YR FEMA FLOODPLAIN
- APPROXIMATE FUTURE FLOODPLAIN LIMITS
- PROPOSED GRAVEL PER EOM TABLE D-7
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING GRAVEL PER EOM TABLE D-7
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED 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

NOTES

- ADD 8800 TO ALL SPOT ELEVATIONS.
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EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLEE PLACE.
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL, AT ENTRANCES, AND CONCRETE WASHOUT AREA. THEN OVERLOFT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURBS/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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, R95W AND THE WEST QUARTER CORNER SECTION 1, T13S, R95W IS N001°46'W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L_S 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

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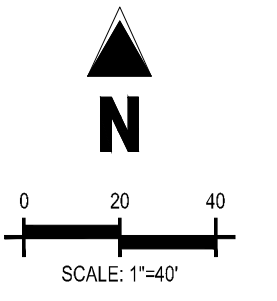
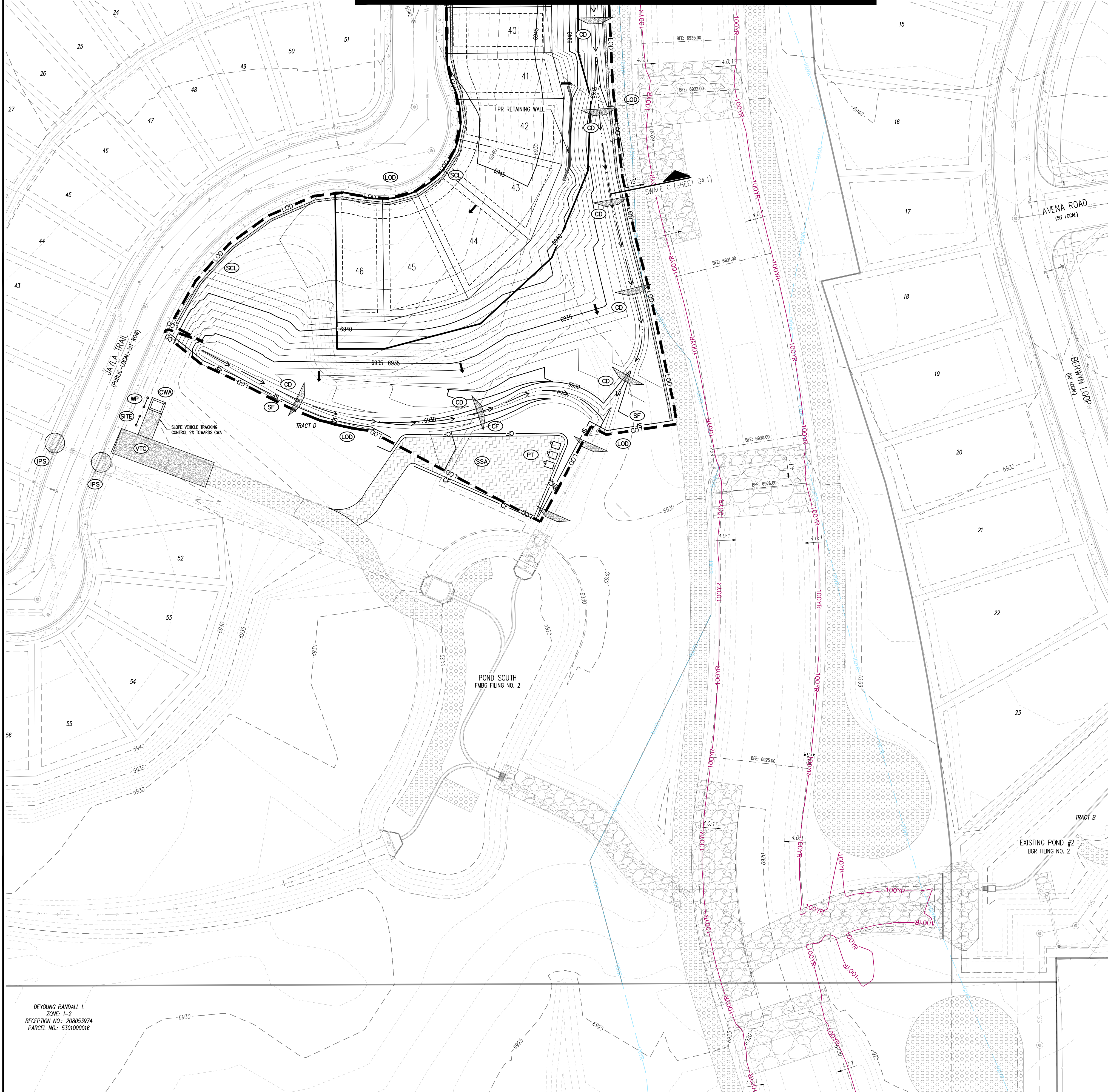
**CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC**

**BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY**

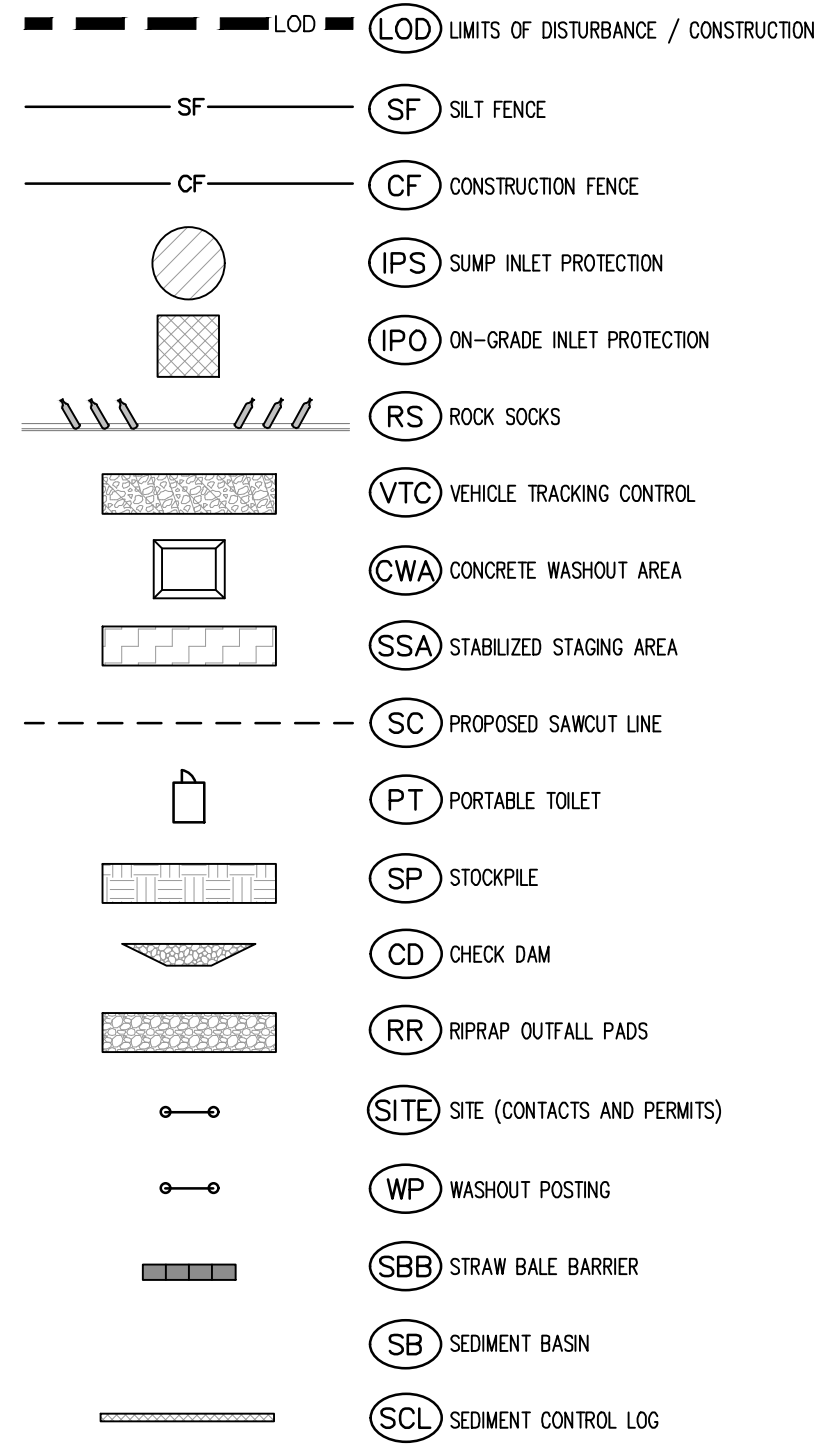
#	Date	Issue / Description	Init.

Project No: CLH000021
Drawn By: JDM, BLS
Checked By: BAS, CMWJ
Date: 05/17/2024

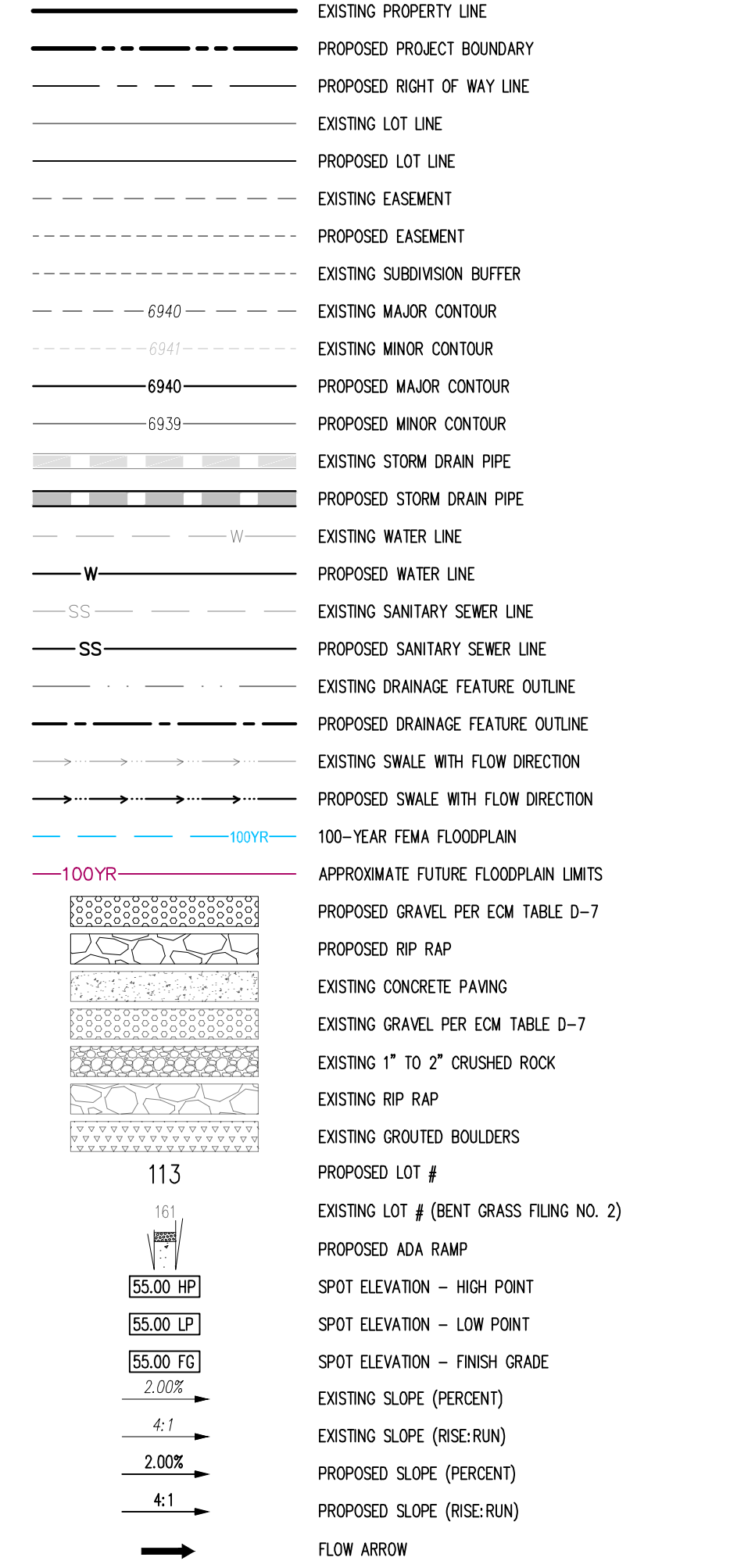
GRADING & EROSION CONTROL INTERIM PLAN



EROSION CONTROL LEGEND



LEGEND



NOTES

1. ADD 6900 TO ALL SPOT ELEVATIONS.
2. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
3. NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.
4. NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN.
5. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
6. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION.
7. ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEDED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.
8. ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M" RIPRAP AND SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.
9. ALL TEMPORARY STORM DRAIN SHOWN ON THE PLANS SHALL BE 24" DIA. HP POLYPROPYLENE. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLE PLACE.
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL, AT ENTRANCES, AND CONCRETE WASHOUT AREA. THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW. INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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 N001°34'47"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 L# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

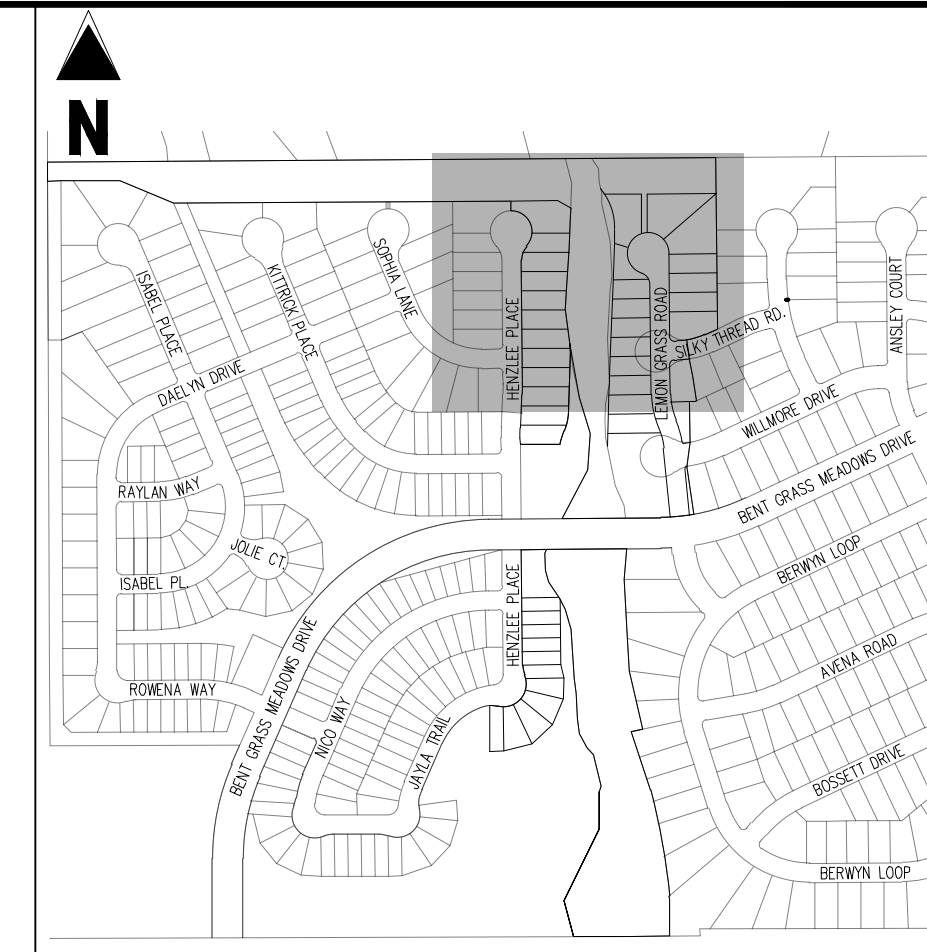
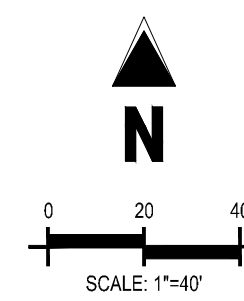
Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

GRADING & EROSION CONTROL INTERIM PLAN

LOT 5, THE MEADOWS FILING NO. 3
 ZONE: RR-5
 PLAT NO.: 10713
 PARCEL NO.: 5301005035

LOT 13, THE MEADOWS FILING NO. 3
 ZONE: RR-5
 PLAT NO.: 10713
 PARCEL NO.: 5301005043

MATCHLINE SHEET G3.2



KEY MAP
 SCALE: 1"=500'

EROSION CONTROL LEGEND

(LOD symbol)	LOD LIMITS OF DISTURBANCE / CONSTRUCTION
(SF symbol)	SF SILT FENCE
(CF symbol)	CF CONSTRUCTION FENCE
(IPS symbol)	IPS SUMP INLET PROTECTION
(IPO symbol)	IPO ON-GRADE INLET PROTECTION
(RS symbol)	RS ROCK SOCKS
(VTC symbol)	VTC VEHICLE TRACKING CONTROL
(CWA symbol)	CWA CONCRETE WASHOUT AREA
(SSA symbol)	SSA STABILIZED STAGING AREA
(SC symbol)	SC PROPOSED SAWCUT LINE
(PT symbol)	PT PORTABLE TOILET
(SP symbol)	SP STOCKPILE
(CD symbol)	CD CHECK DAM
(RR symbol)	RR RIPRAP OUTFALL PADS
(SITE symbol)	SITE (CONTACTS AND PERMITS)
(WP symbol)	WP WASHOUT POSTING
(SBB symbol)	SBB STRAW BALE BARRIER
(SB symbol)	SB SEDIMENT BASIN
(SCL symbol)	SCL SEDIMENT CONTROL LOG
(SM symbol)	SM SEEDING & MULCHING

NOTES

- ADD 8900 TO ALL SPOT ELEVATIONS.
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
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EROSION CONTROL PHASING SCHEDULE

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LEGEND

(Solid line)	EXISTING PROPERTY LINE
(Dashed line)	PROPOSED PROJECT BOUNDARY
(Dash-dot line)	PROPOSED RIGHT OF WAY LINE
(Thin solid line)	EXISTING LOT LINE
(Thick solid line)	PROPOSED LOT LINE
(Thin dashed line)	EXISTING EASEMENT
(Thick dashed line)	PROPOSED EASEMENT
(Dotted line)	EXISTING SUBDIVISION BUFFER
(Thin solid line)	EXISTING MAJOR CONTOUR
(Thick solid line)	EXISTING MINOR CONTOUR
(Thin solid line)	PROPOSED MAJOR CONTOUR
(Thick solid line)	PROPOSED MINOR CONTOUR
(Double line)	EXISTING STORM DRAIN PIPE
(Double line)	PROPOSED STORM DRAIN PIPE
(Line with W)	EXISTING WATER LINE
(Line with W)	PROPOSED WATER LINE
(Line with SS)	EXISTING SANITARY SEWER LINE
(Line with SS)	PROPOSED SANITARY SEWER LINE
(Dashed line)	EXISTING DRAINAGE FEATURE OUTLINE
(Dashed line)	PROPOSED DRAINAGE FEATURE OUTLINE
(Line with arrows)	EXISTING SWALE WITH FLOW DIRECTION
(Line with arrows)	PROPOSED SWALE WITH FLOW DIRECTION
(Line with 100YR)	100-YEAR FEMA FLOODPLAIN LIMITS
(Patterned area)	APPROXIMATE FUTURE FLOODPLAIN LIMITS
(Patterned area)	PROPOSED GRAVEL PER EOM TABLE D-7
(Patterned area)	PROPOSED RIP RAP
(Patterned area)	EXISTING CONCRETE PAVING
(Patterned area)	EXISTING GRAVEL PER EOM TABLE D-7
(Patterned area)	EXISTING 1" TO 2" CRUSHED ROCK
(Patterned area)	EXISTING RIP RAP
(Patterned area)	EXISTING GROUTED BOULDERS
(Number 113)	PROPOSED LOT #
(Number 101)	EXISTING LOT # (BENT GRASS FILING NO. 2)
(Number 101)	PROPOSED ADA RAMP
(HP symbol)	SPOT ELEVATION - HIGH POINT
(LP symbol)	SPOT ELEVATION - LOW POINT
(FG symbol)	SPOT ELEVATION - FINISH GRADE
(Slope symbol)	EXISTING SLOPE (PERCENT)
(Slope symbol)	EXISTING SLOPE (RISE/RUN)
(Slope symbol)	PROPOSED SLOPE (PERCENT)
(Slope symbol)	PROPOSED SLOPE (RISE/RUN)
(Arrow)	FLOW ARROW

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BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

- 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 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-HOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.



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

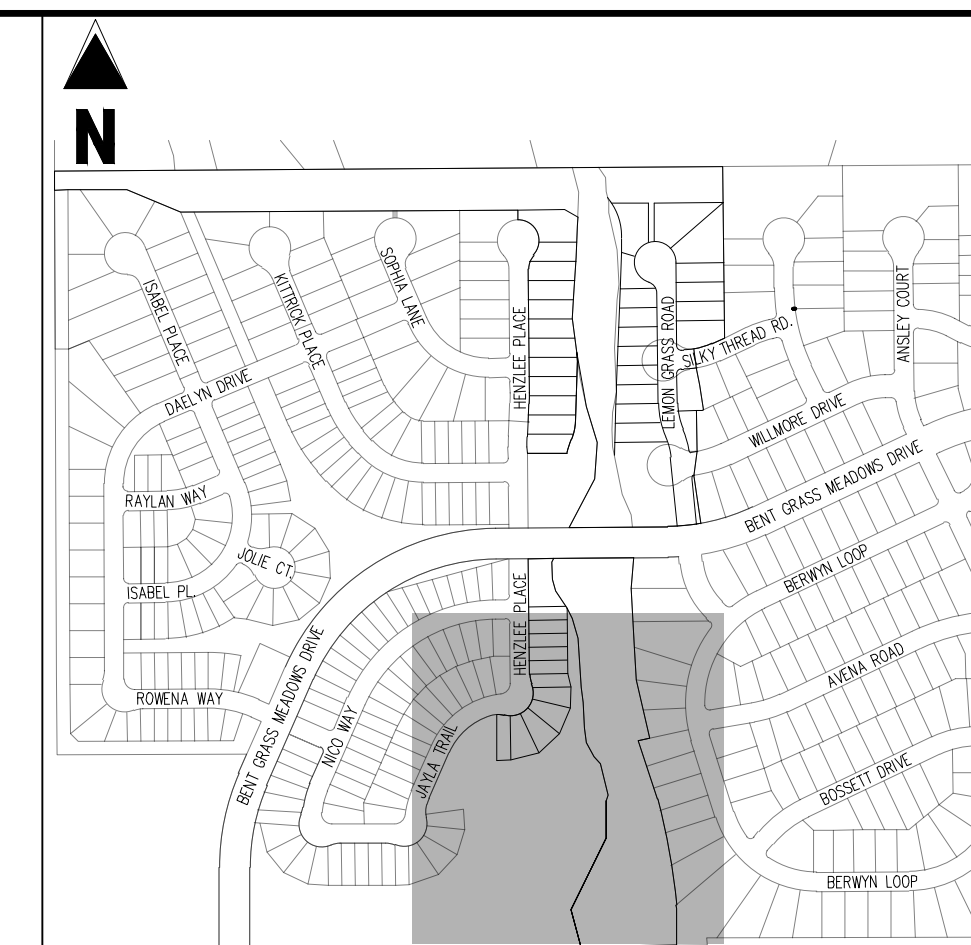
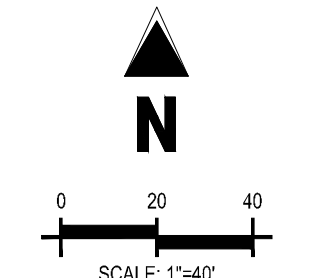
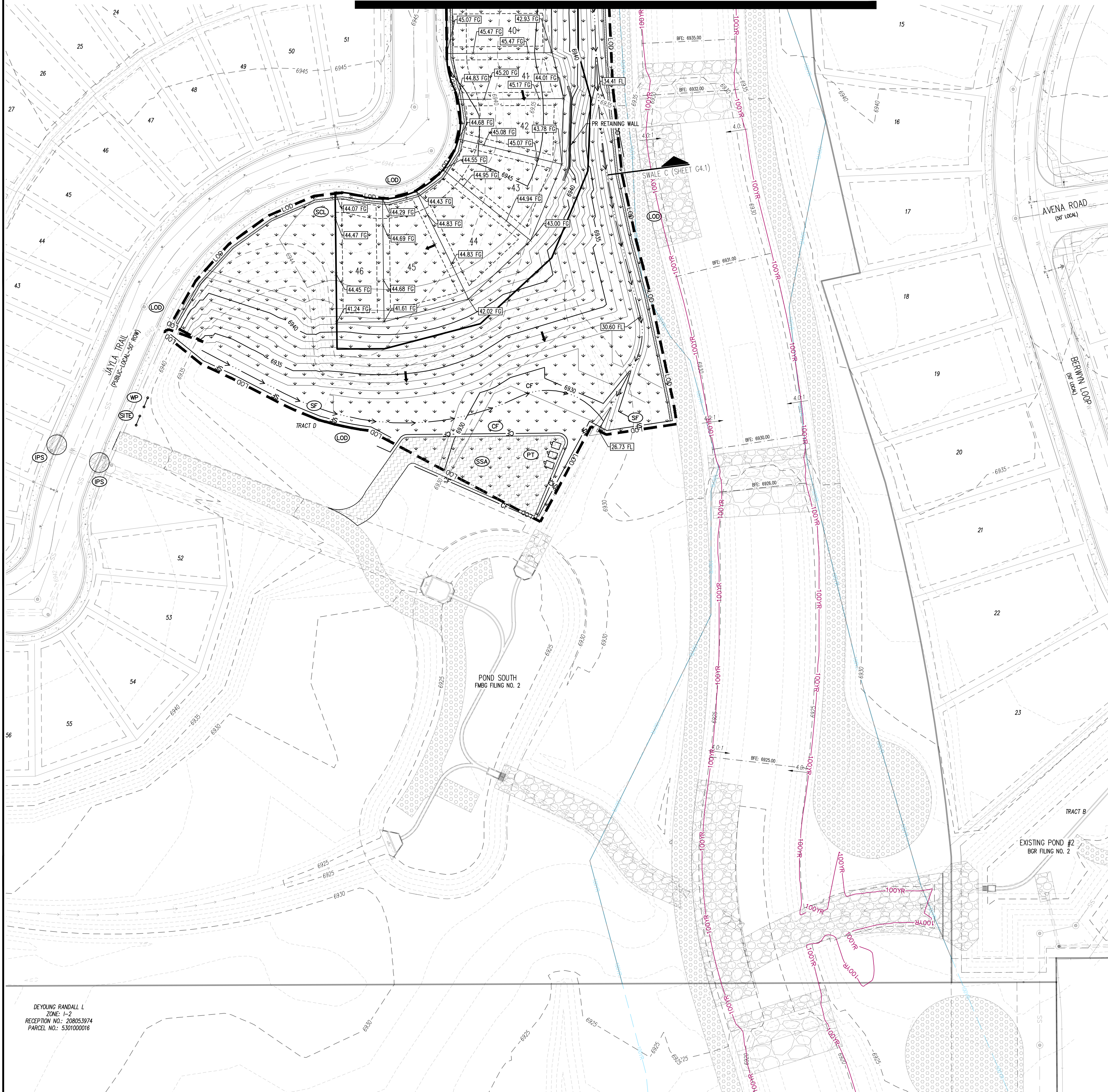
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000021
 Drawn By: JDM, BLB
 Checked By: BAS, CMWJ
 Date: 05/17/2024

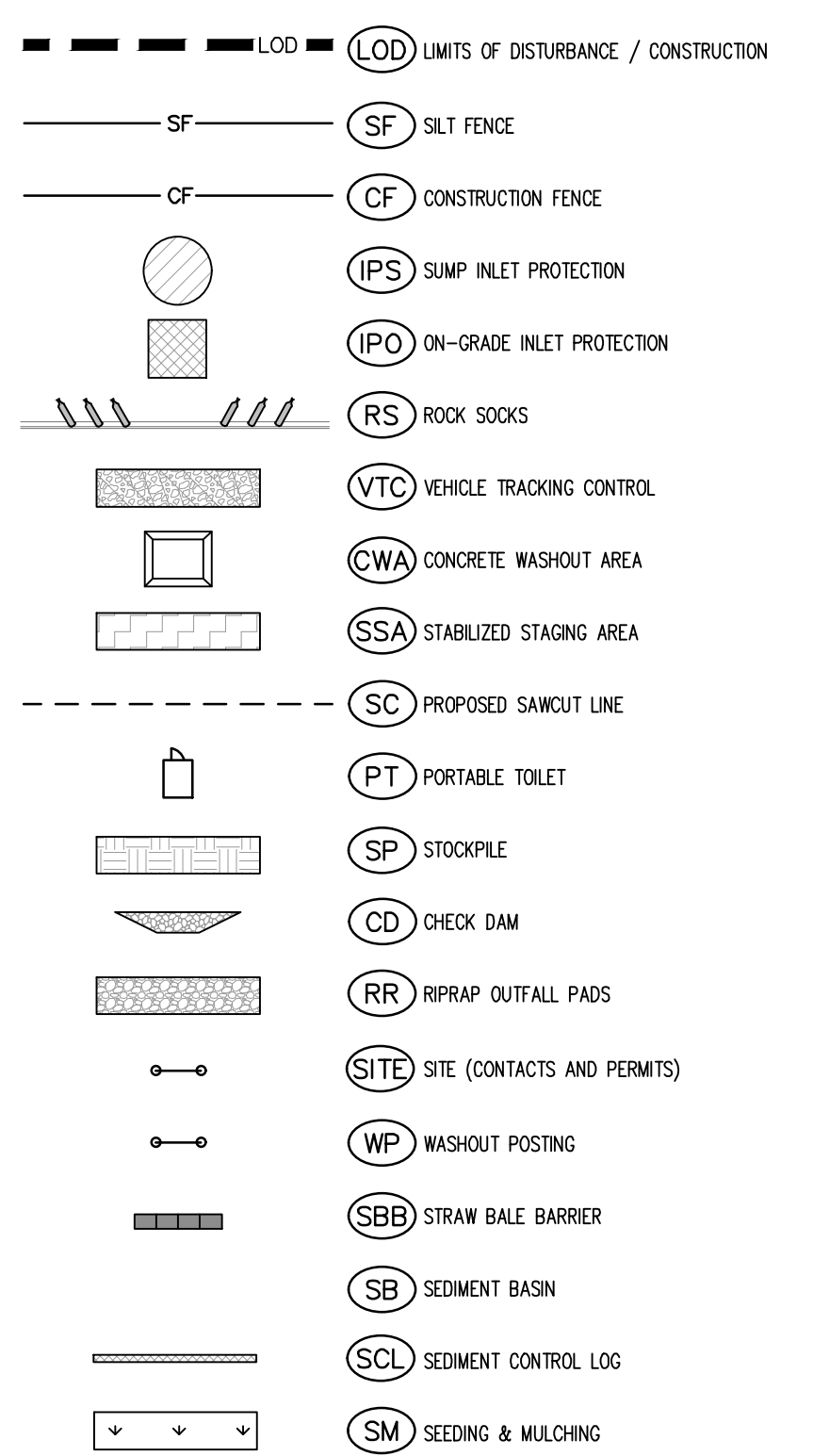
GRADING & EROSION CONTROL FINAL PLAN

MATCHLINE SHEET G3.2

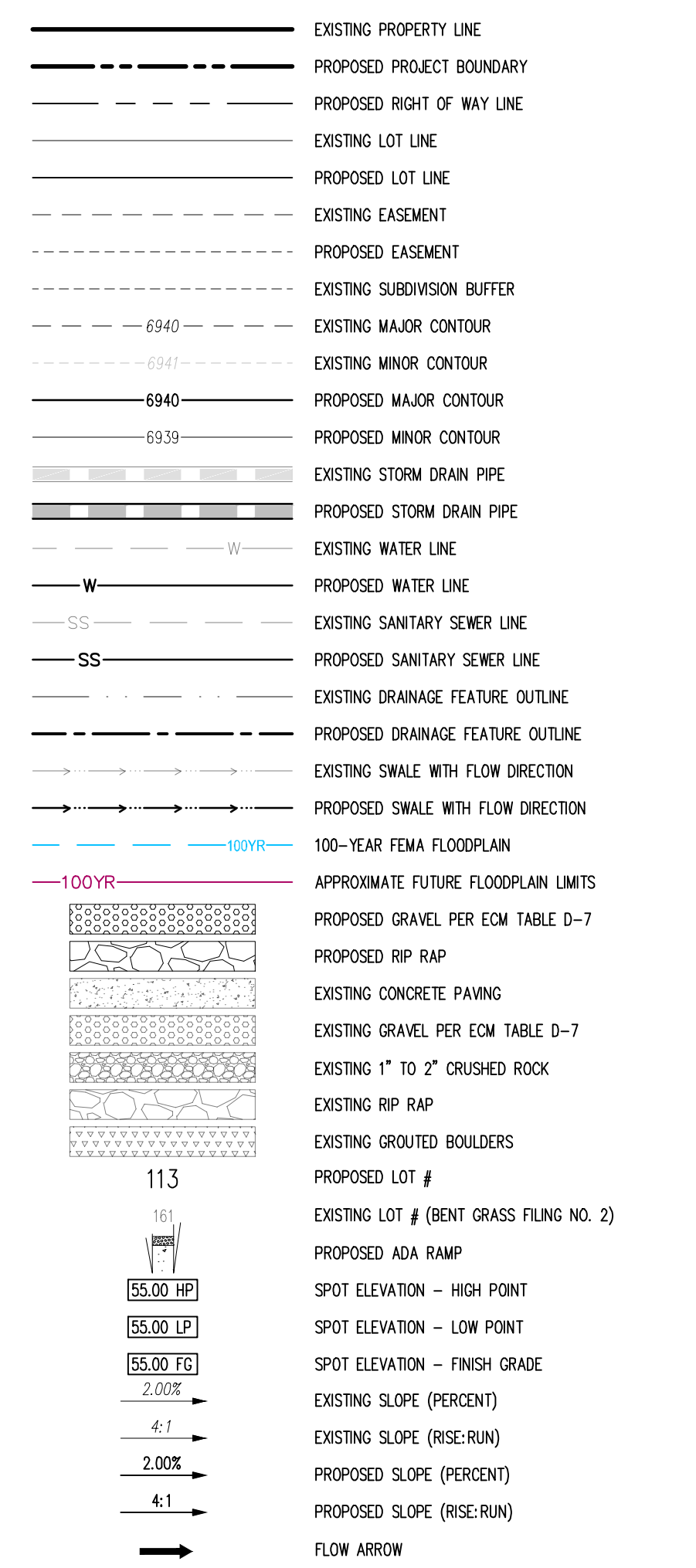


KEY MAP SCALE: 1"=500'

EROSION CONTROL LEGEND



LEGEND



- NOTES**
- ADD 6900 TO ALL SPOT ELEVATIONS.
 - THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
 - NO MFLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.
 - NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN.
 - THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTORS.
 - CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION.
 - ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEEDED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.
 - ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.
 - ALL TEMPORARY STORM DRAIN SHOWN ON THE PLANS SHALL BE 24" DIA. HP POLYPROPYLENE. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZLEE PLACE.
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL, AT ENTRANCES, AND CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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, R56W AND THE WEST QUARTER CORNER SECTION 1, T13S, R56W IS N001°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

- CAUTION - NOTICE TO CONTRACTOR**
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FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC

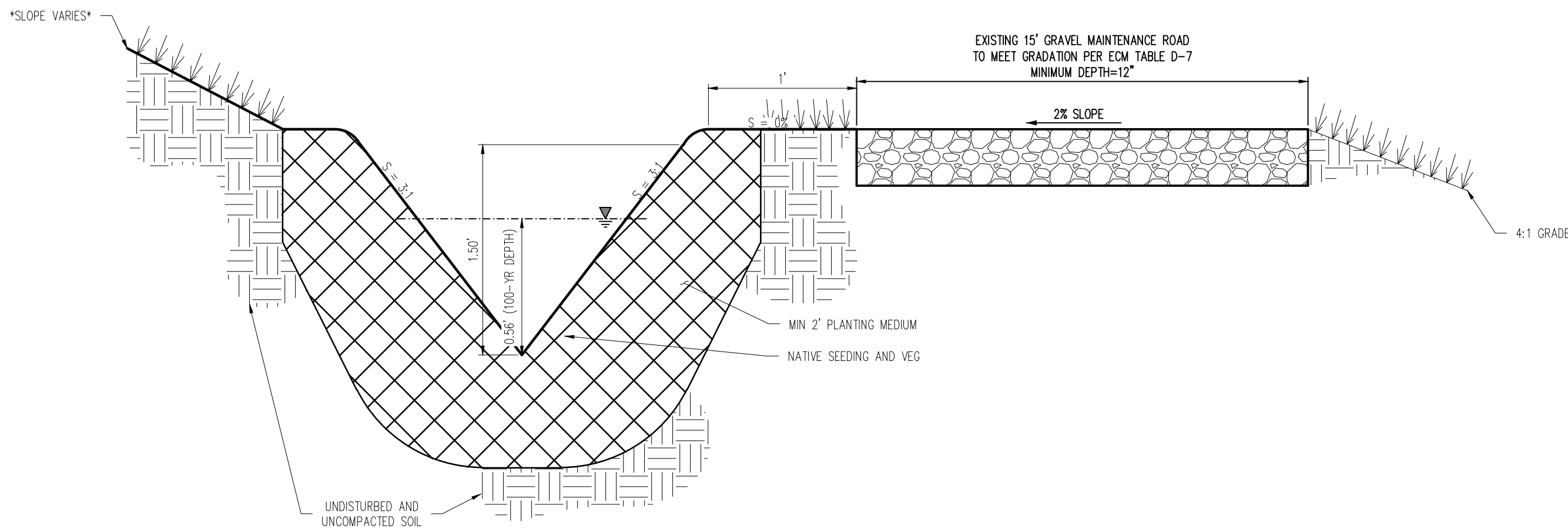
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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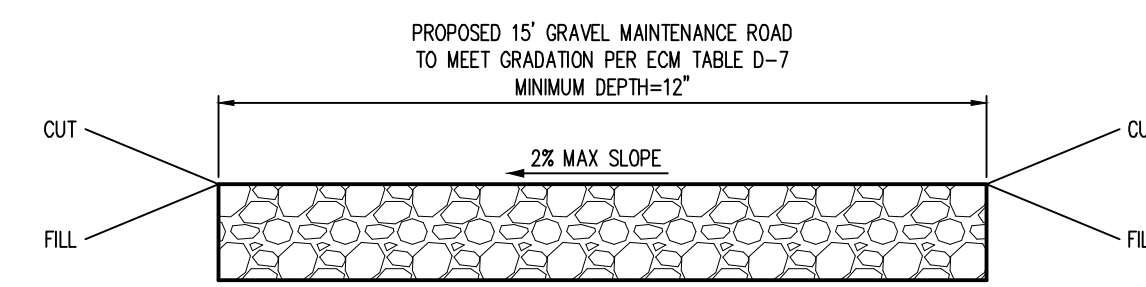
Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	05/17/2024

SWALE CROSS SECTIONS

VELOCITY = 4.25 FT/S
LONGITUDINAL SLOPE = 2.00%
Q100 = 4.00 CFS

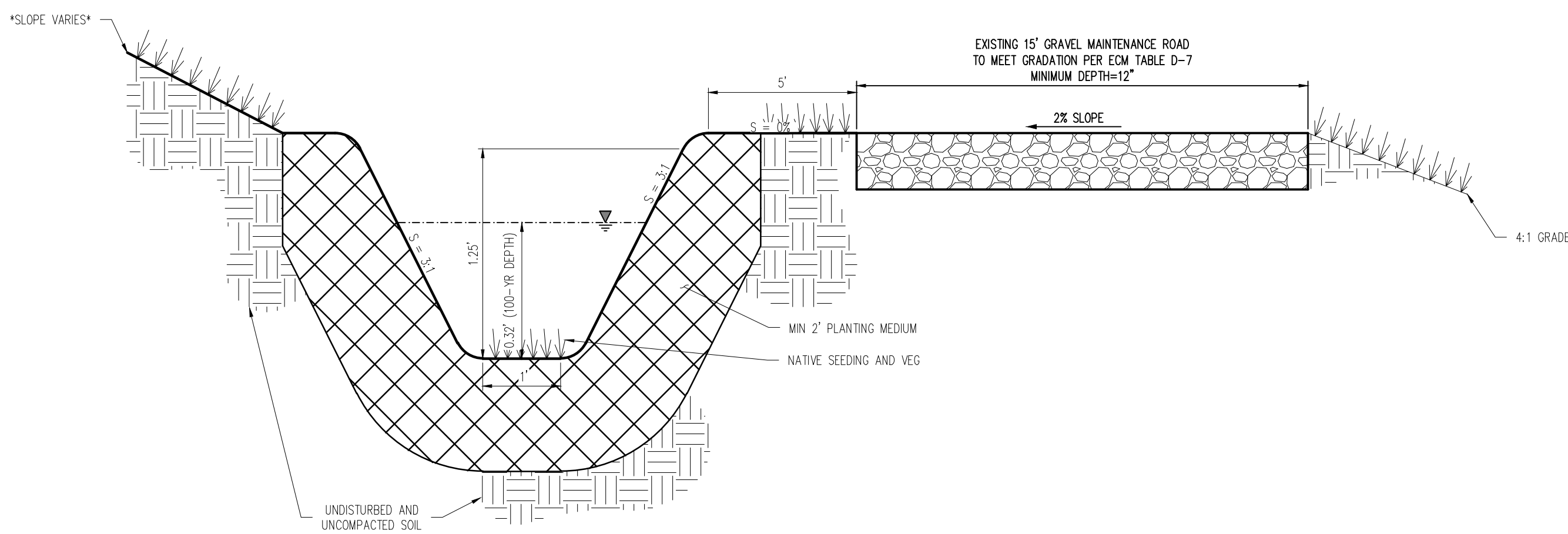


DETAIL - SWALE A & MAINTENANCE ROAD
NOT TO SCALE



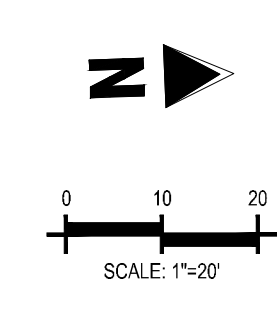
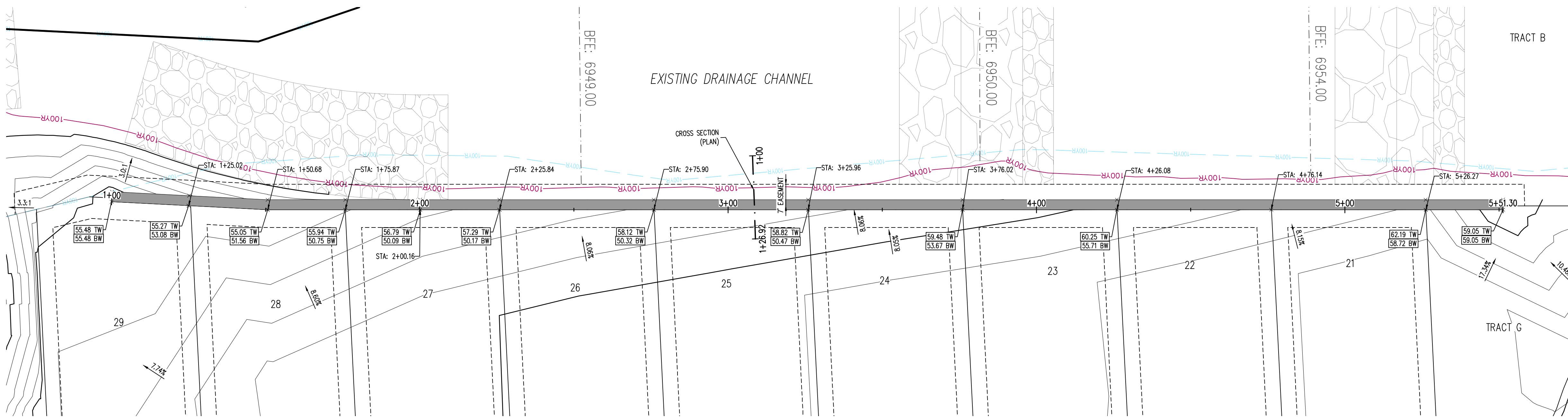
DETAIL - MAINTENANCE ROAD/TRAIL
NOT TO SCALE

VELOCITY = 3.67 FT/S
LONGITUDINAL SLOPE = 2.00%
Q100 = 2.30 CFS

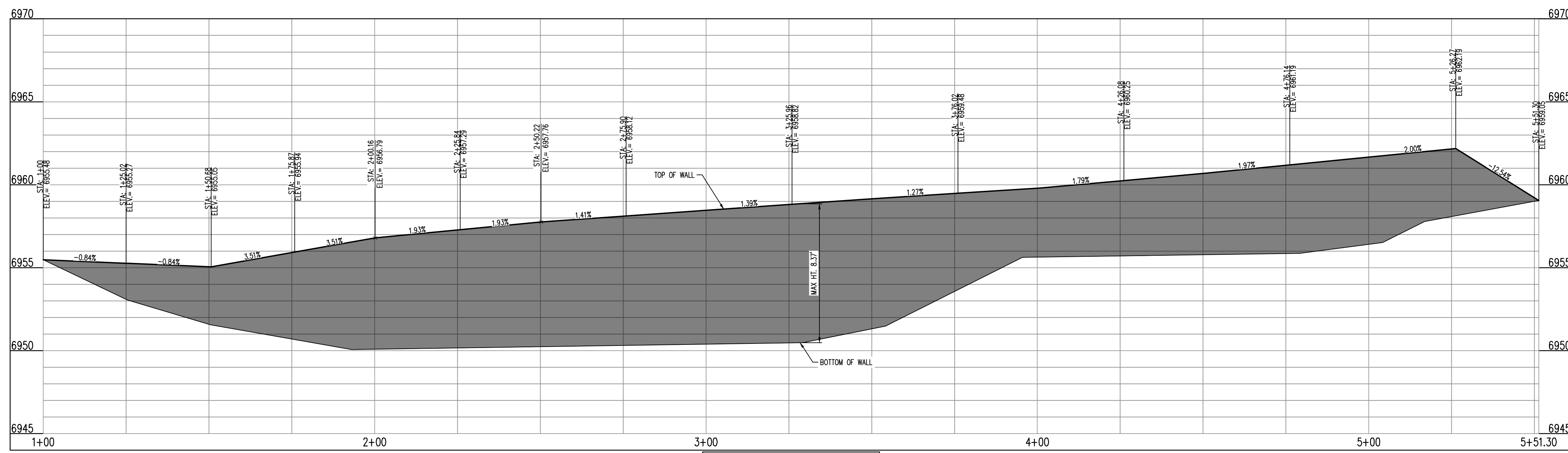


DETAIL - SWALE C & MAINTENANCE ROAD
NOT TO SCALE

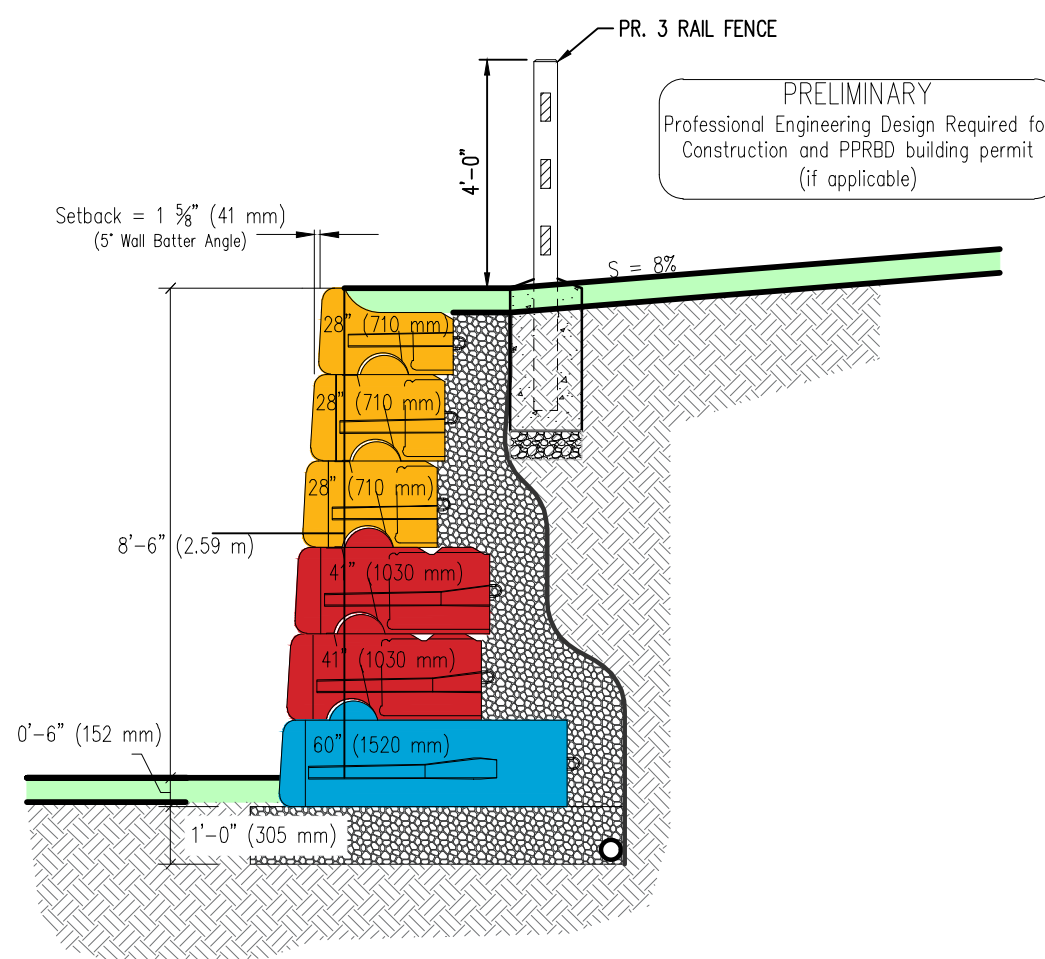
I:\Projects\2024\1588 - CLH000021 - Falcon Meadows at Bent Grass\Drawings\Site\CD\CD1588.dwg 2024/05/17 10:12:04 AM



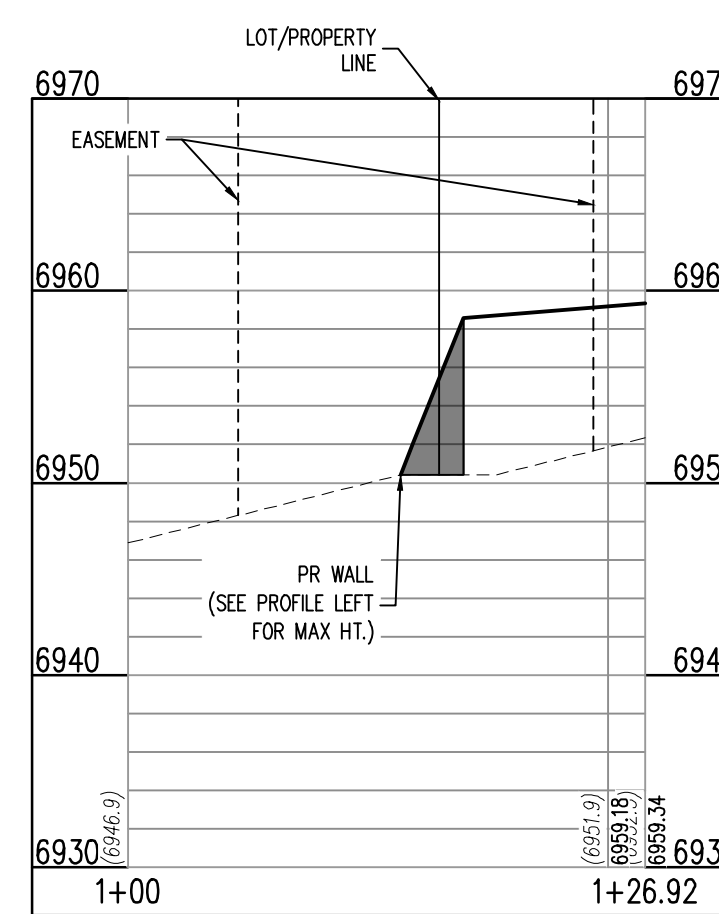
RETAINING WALL 1 PLAN VIEW



RETAINING WALL 1
STA: 1+00 - 5+51.30
SCALE: H: 1"=10' V: 1"=5'



PRELIMINARY WALL SECTION DETAIL
N.T.S.



CROSS SECTION
STA: 1+00 - 1+26.92
SCALE: H: 1"=10' V: 1"=1'



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Checked By: BAS, CMWJ
Date: 05/17/2024

RETAINING WALL PLAN & PROFILE

\\G4\workspace\blb\1155 Kelly Johnson Blvd - Falcon Meadows at Bent Grass\DWG\CLH000021\16-RETAINING WALL PLAN & PROFILE.dwg



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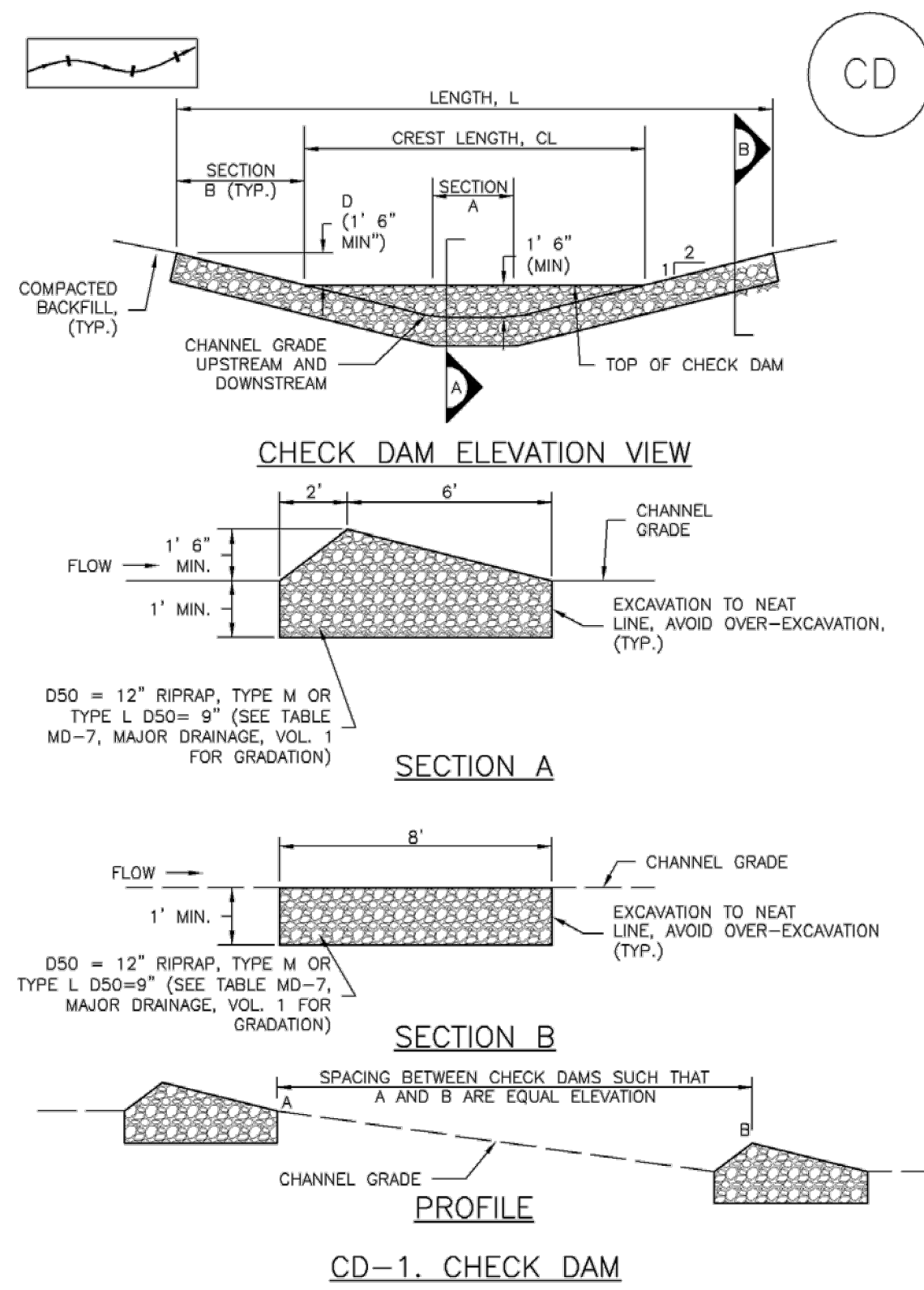
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GEC DETAILS

Check Dams (CD) EC-12



REQUIRED SPACING FOR CHECK DAMS	
SLOPE OF DITCH FLOW LINE	SPACING (FT) (H = 1.5 FT)
1%	150.00
2%	75.00
3%	50.00
4%	37.50
5%	30.00
6%	25.00
7%	21.50
8%	18.75

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

EC-12 Check Dams (CD)

CHECK DAM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 -LOCATION OF CHECK DAMS.
 -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
- CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
- THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

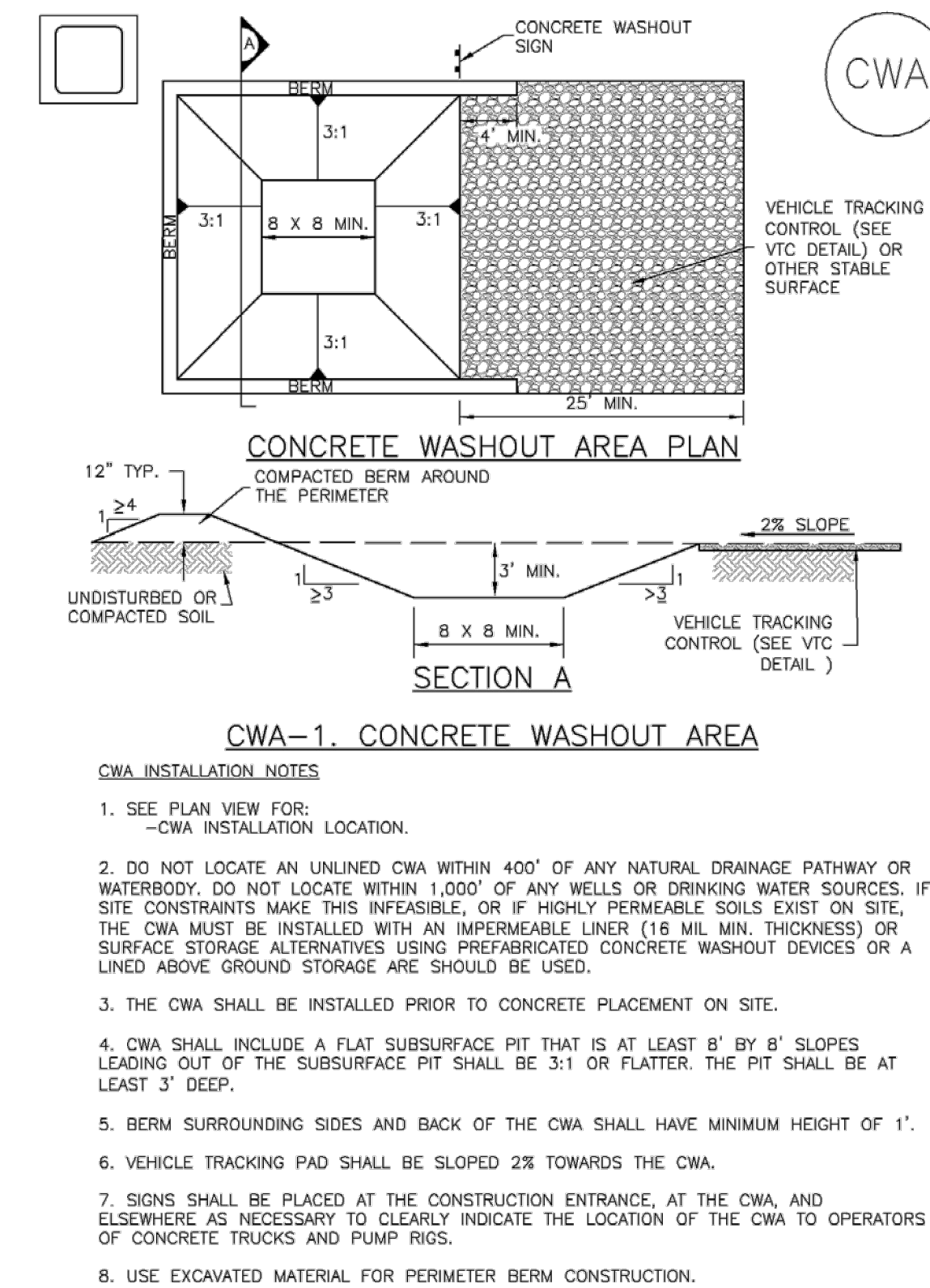
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS 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.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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 CD-4

Concrete Washout Area (CWA) MM-1

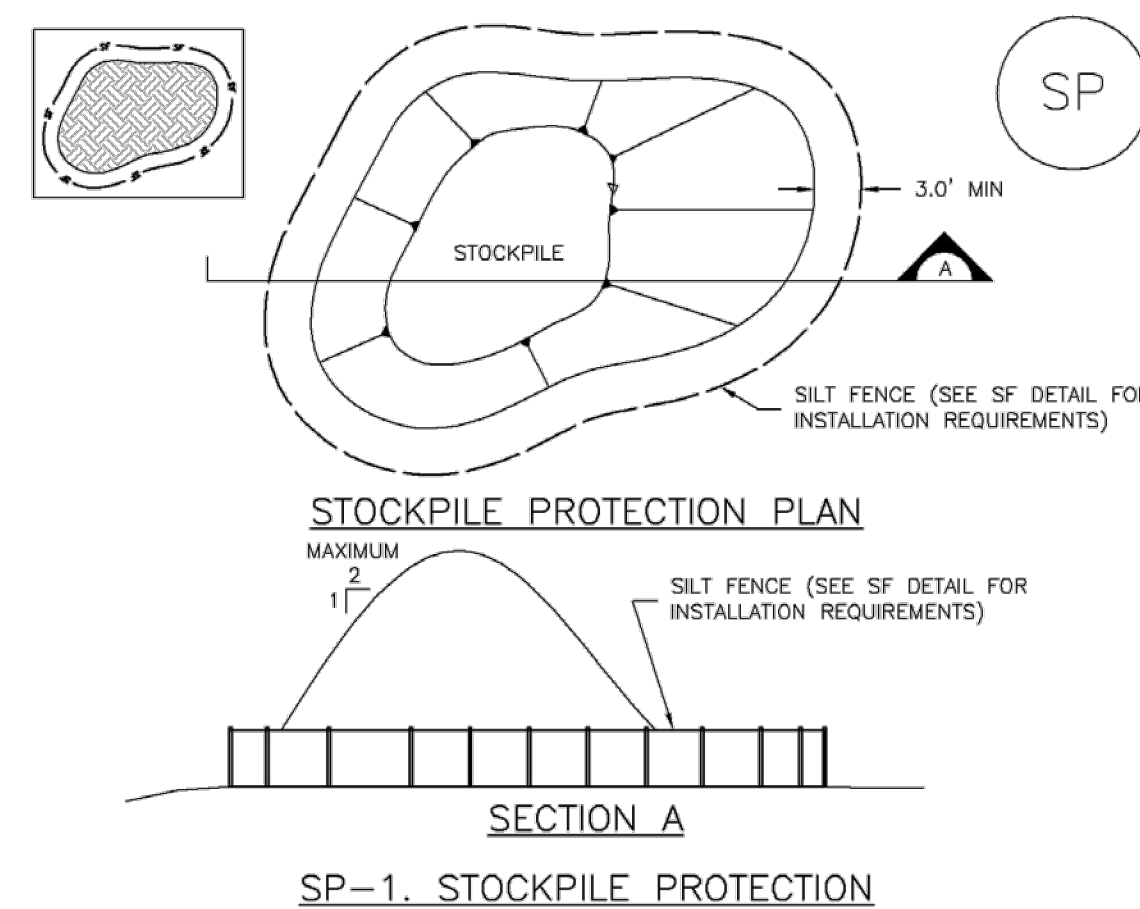


CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Stockpile Management (SP) MM-2



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 DOWNDRAGMENT 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

MM-2 Stockpile Management (SM)

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.

STOCKPILE PROTECTION MAINTENANCE NOTES

- 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)

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

MM-1 Concrete Washout Area (CWA)

CWA 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.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

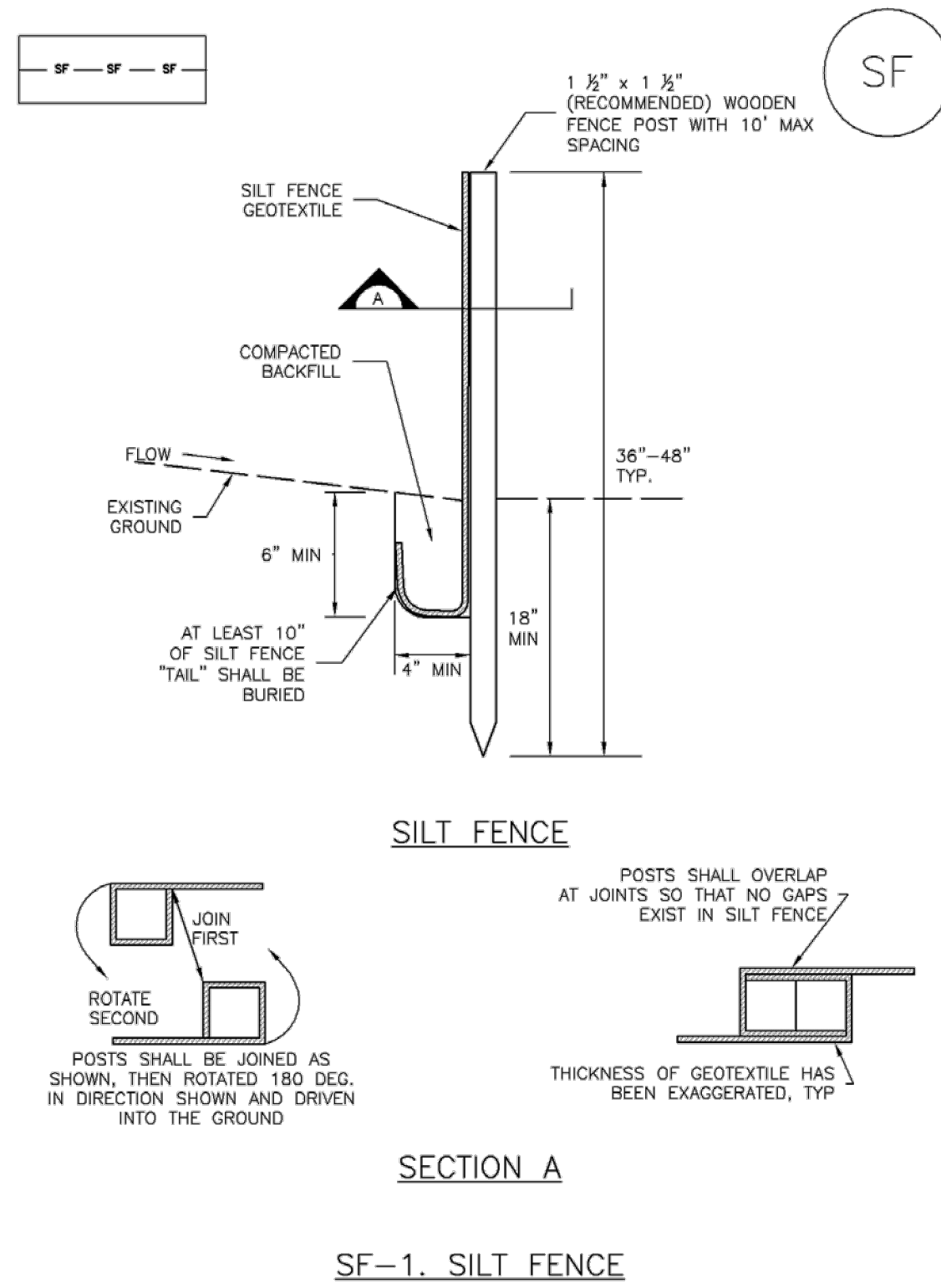
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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Silt Fence (SF) **SC-1**



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

SC-1 **Silt Fence (SF)**

SILT FENCE INSTALLATION NOTES

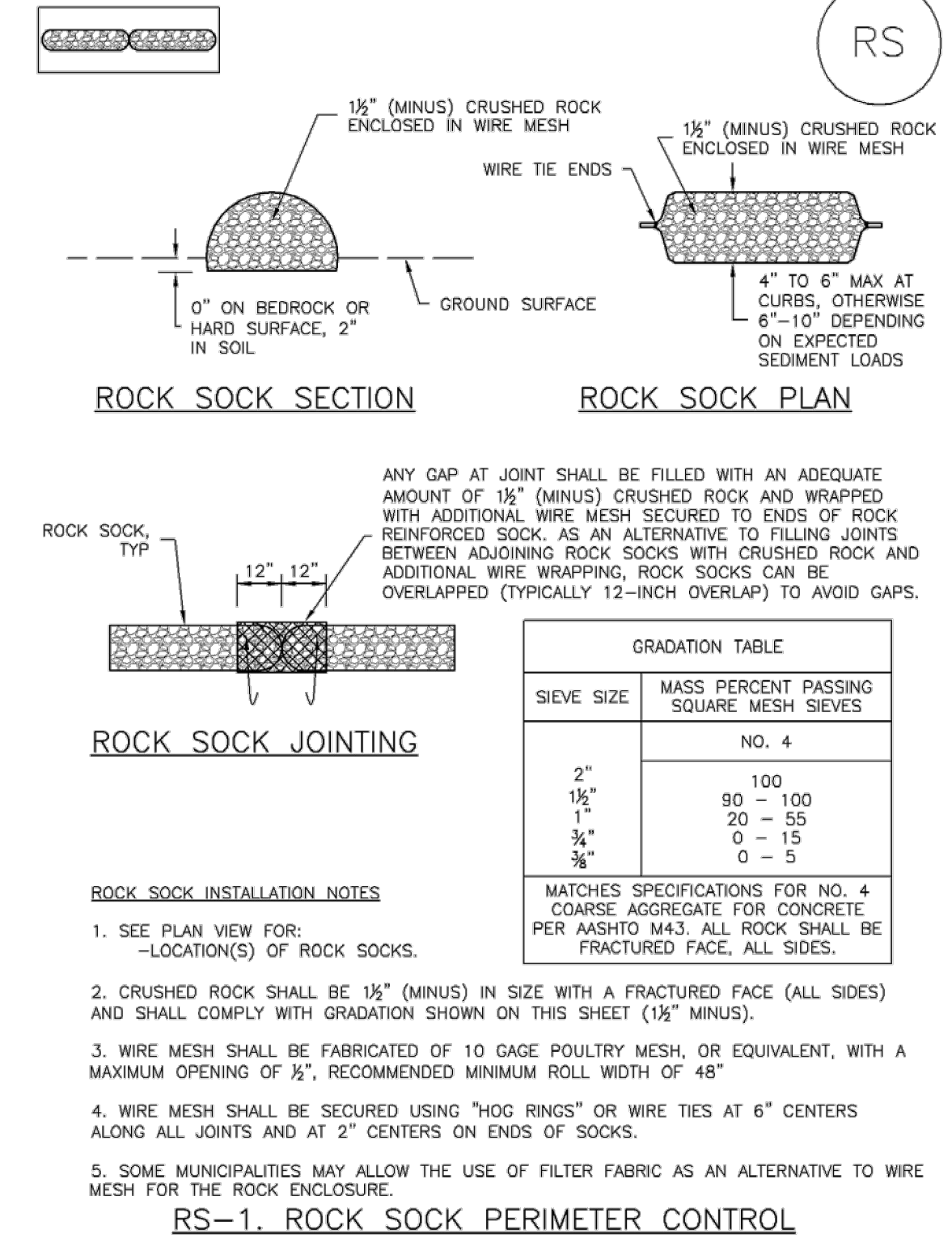
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. 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.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

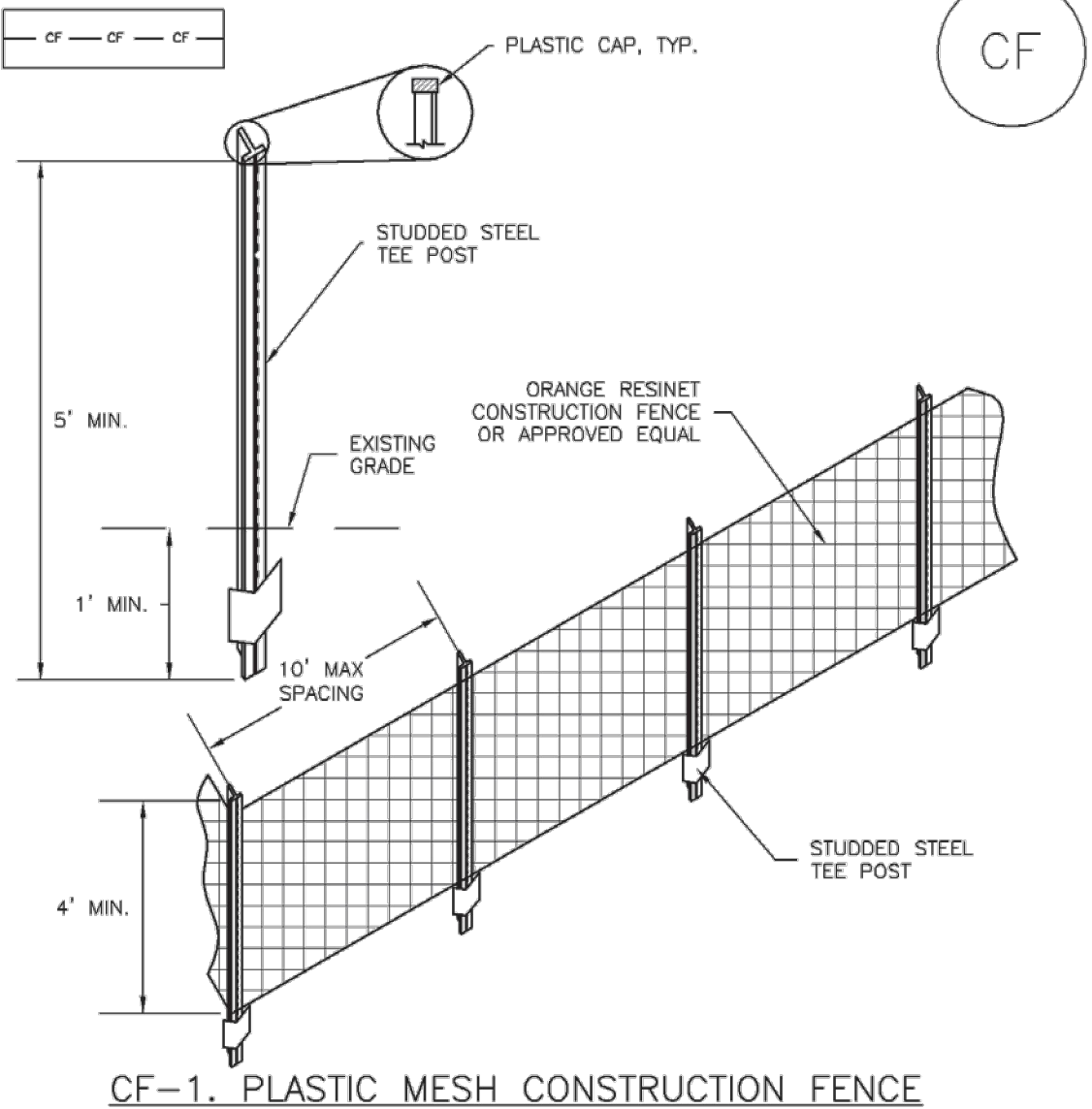
SF-4 Urban Drainage and Flood Control District November 2010
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SC-5 **Rock Sock (RS)**



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

SM-3 **Construction Fence (CF)**



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

Construction Fence (CF) **SM-3**

CONSTRUCTION FENCE MAINTENANCE NOTES

1. 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.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF 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.

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Rock Sock (RS) **SC-5**

ROCK SOCK MAINTENANCE NOTES

1. 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.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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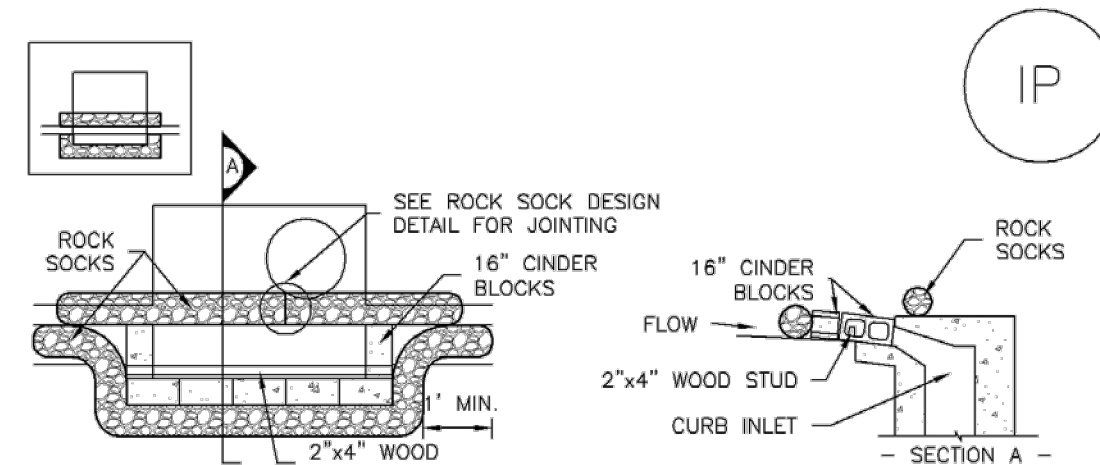
CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000021
 Drawn By: JDM, BLB
 Checked By: BAS, CMWJ
 Date: 05/17/2024

SC-6

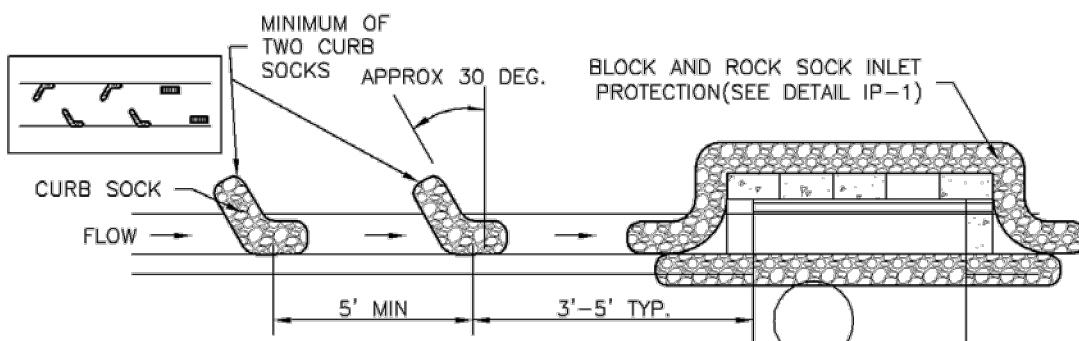
Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

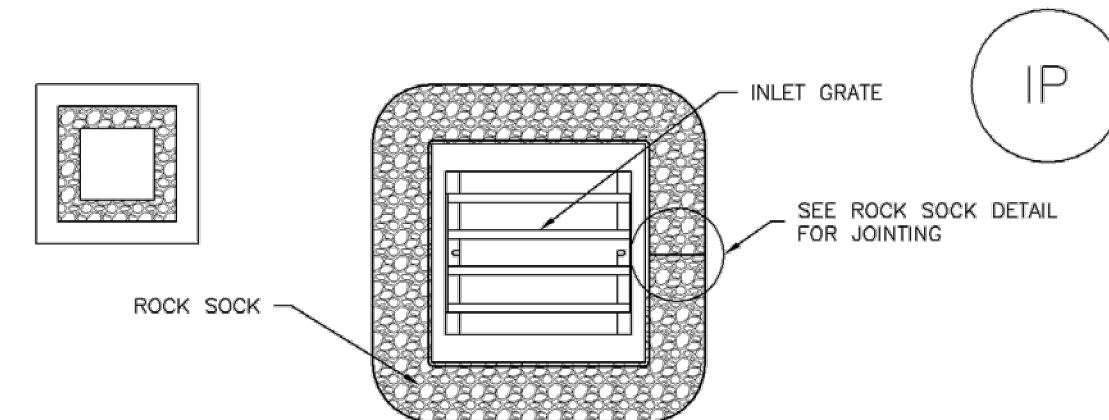
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

- 1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP)

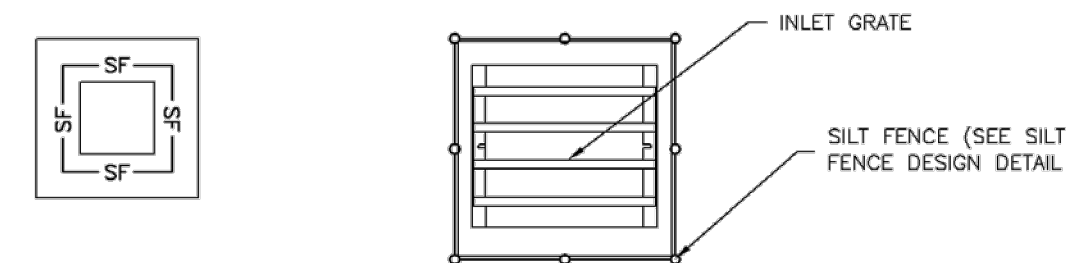
SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

- 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

- 1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION.
- TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE, (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

INLET PROTECTION MAINTENANCE NOTES

- 1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

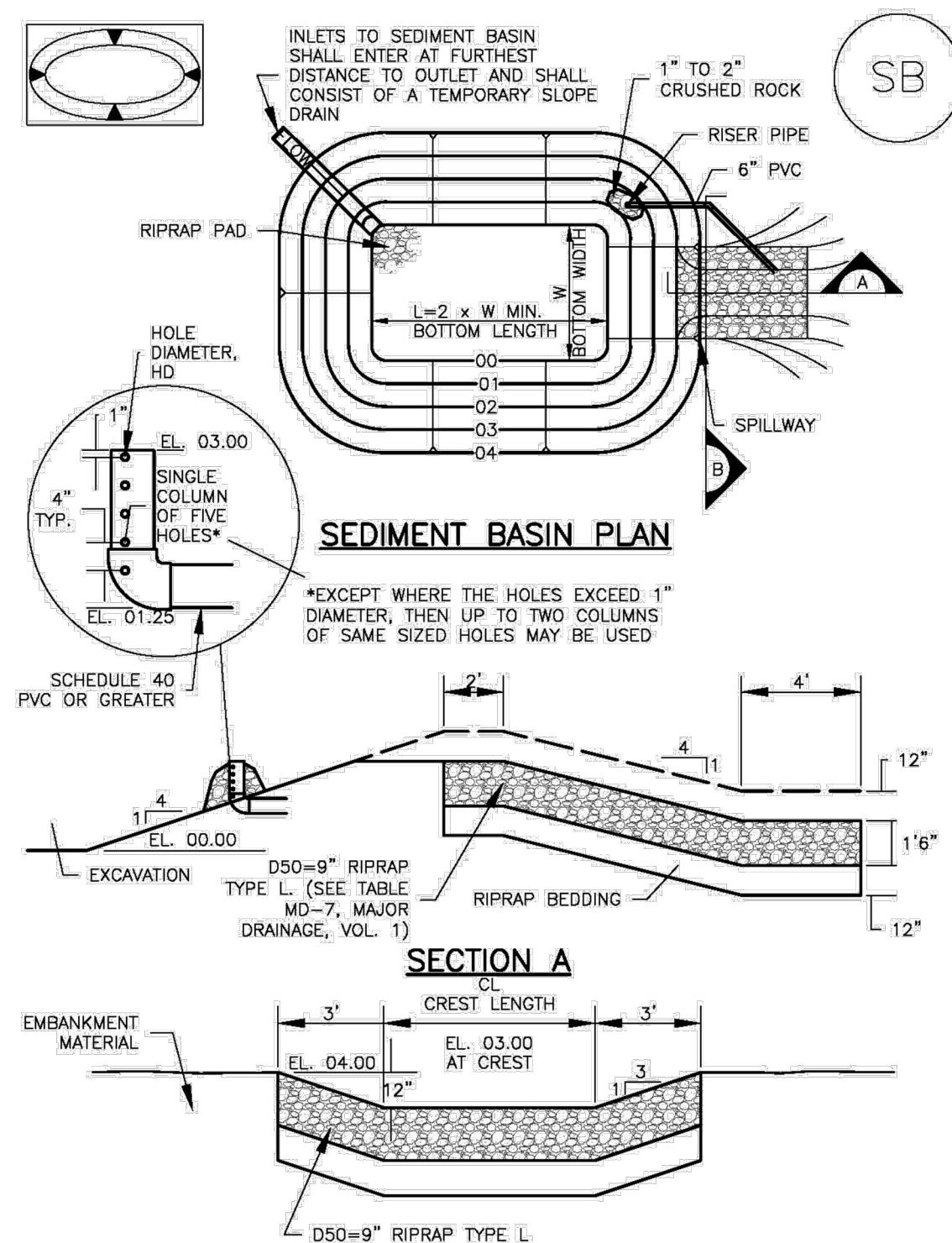
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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Sediment Basin (SB)

SC-7



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SC-7

Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN. Table with 4 columns: Upstream Drainage Area (ac), Basin Bottom Width (ft), Spillway Crest Length (ft), and Hole Diameter (in). Rows 1-15.

SEDIMENT BASIN INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR:
- LOCATION OF SEDIMENT BASIN.
- TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
- FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
- FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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Sediment Basin (SB)

SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- 1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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.

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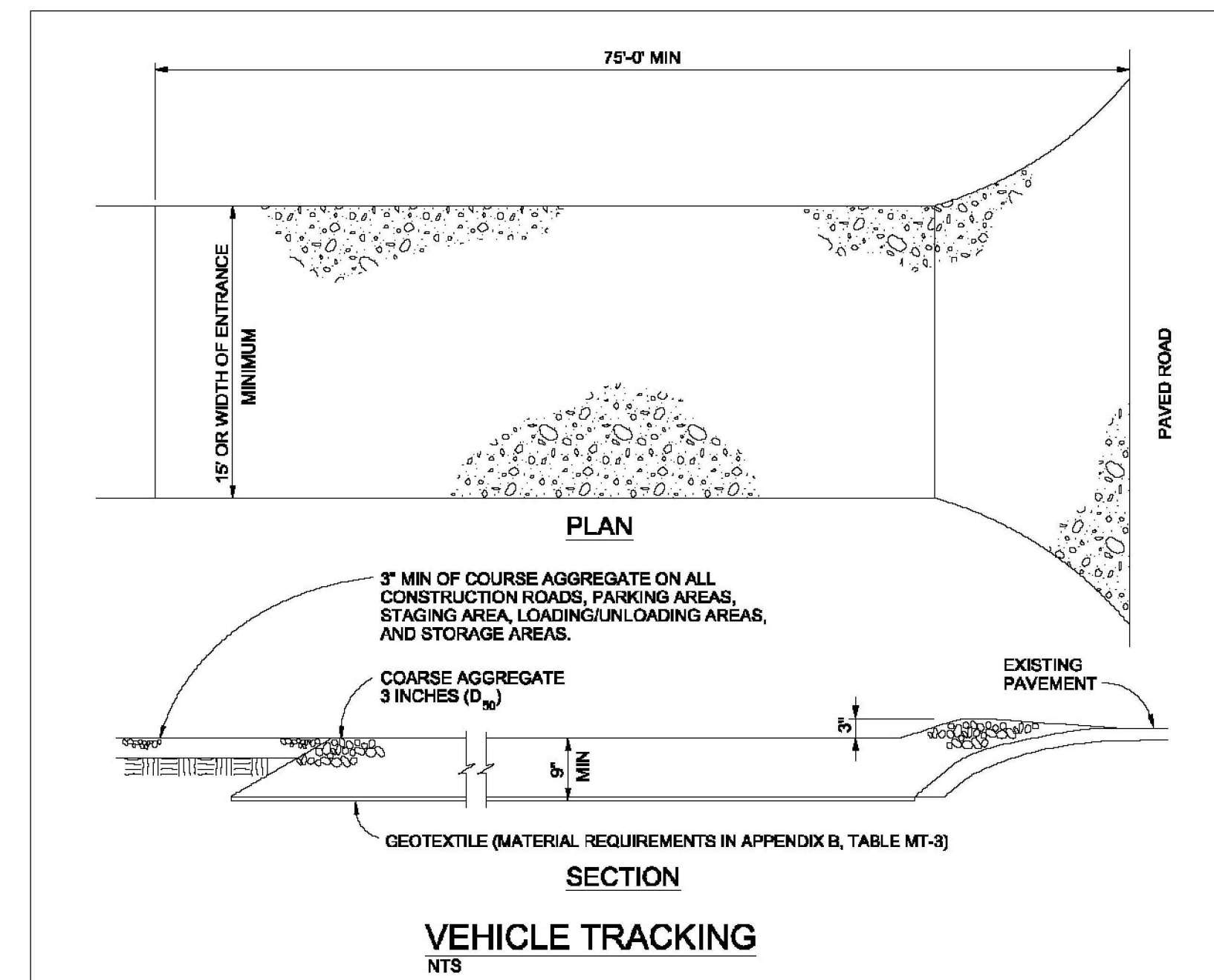
CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FOR CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD FALCON, CO 80831 - EL PASO COUNTY

Table with 4 columns: #, Date, Issue / Description, Init. It contains a list of revision entries.

Project No: CLH000021 Drawn By: JDM, BLB Checked By: BAS, CMWJ Date: 05/17/2024

GEC DETAILS



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

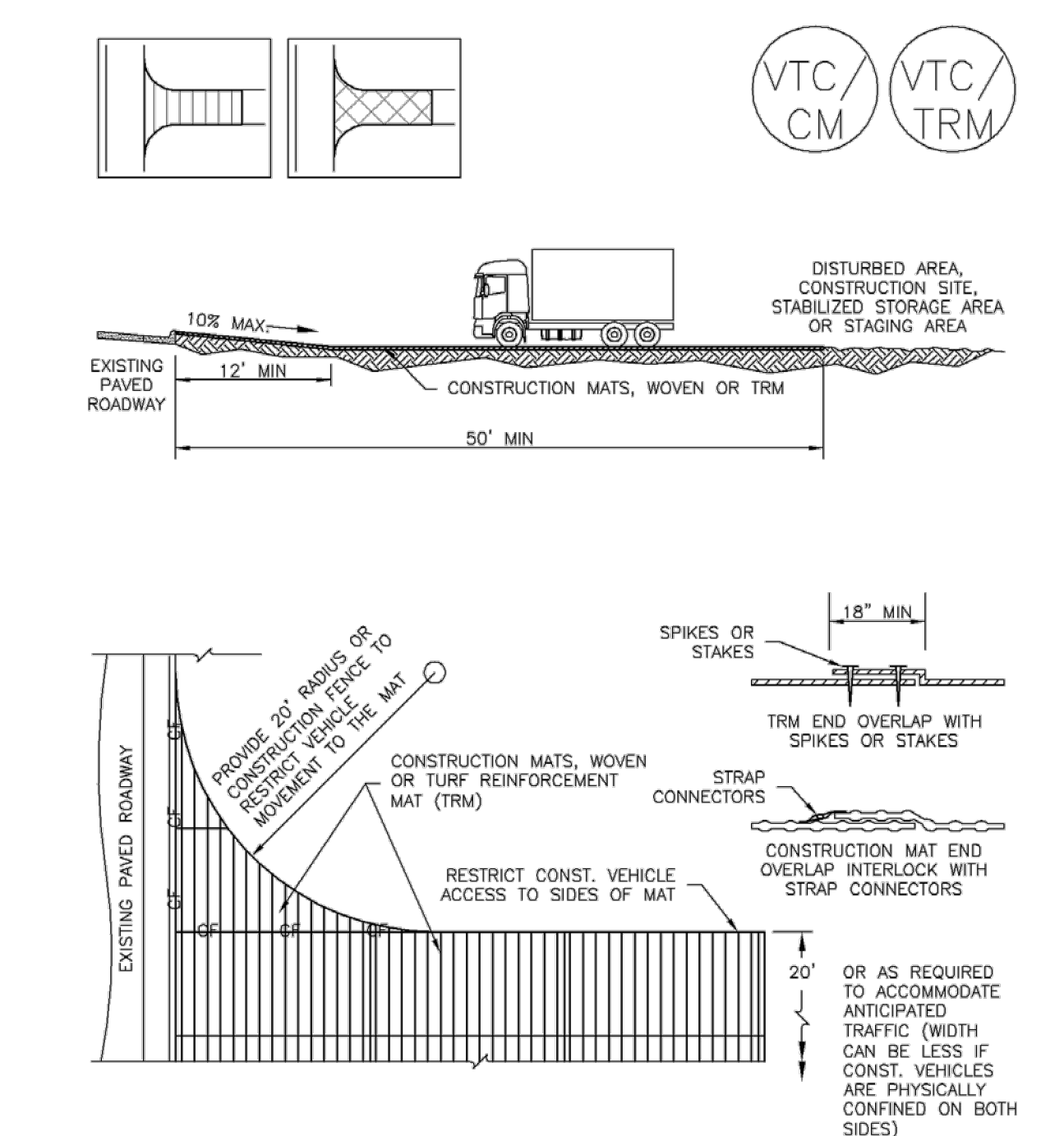
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APPROX TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking Application Examples
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Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

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SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. 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).
2. 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.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

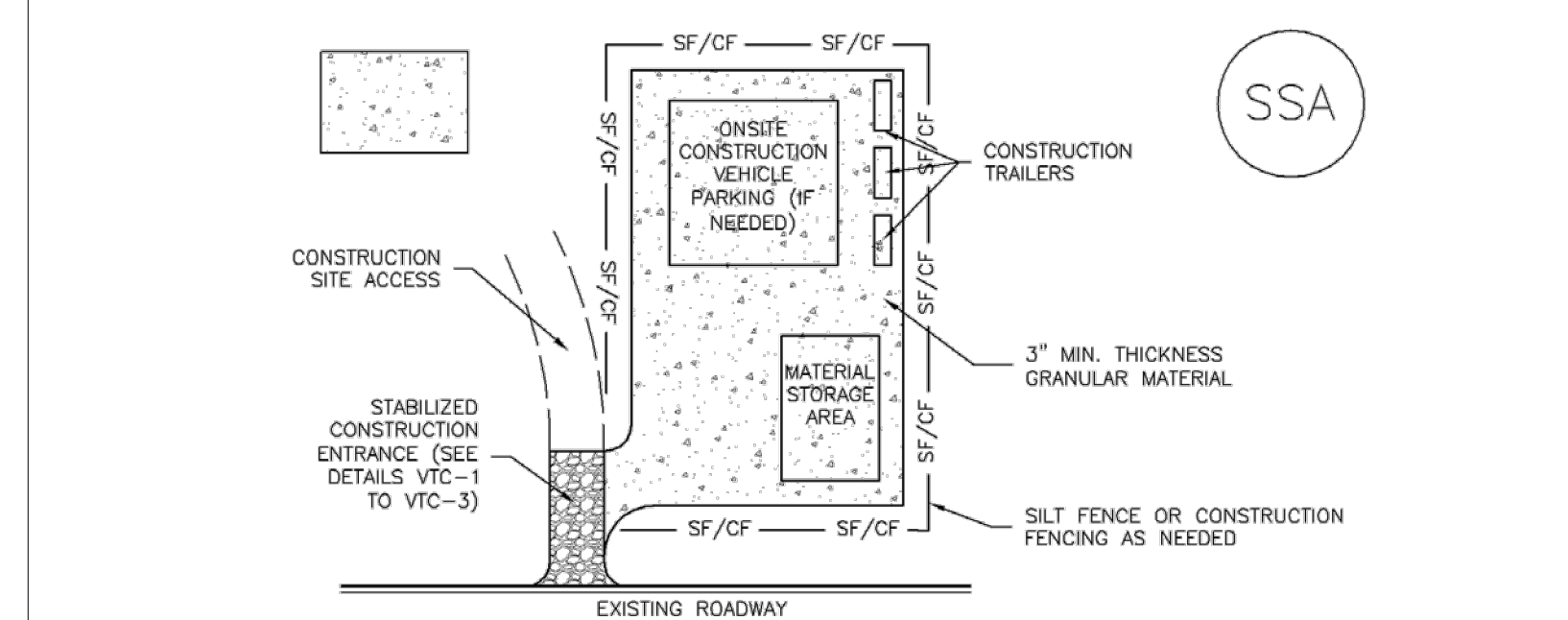
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. 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)

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Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. 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)

SSA-4	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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T-2 Grass Swale

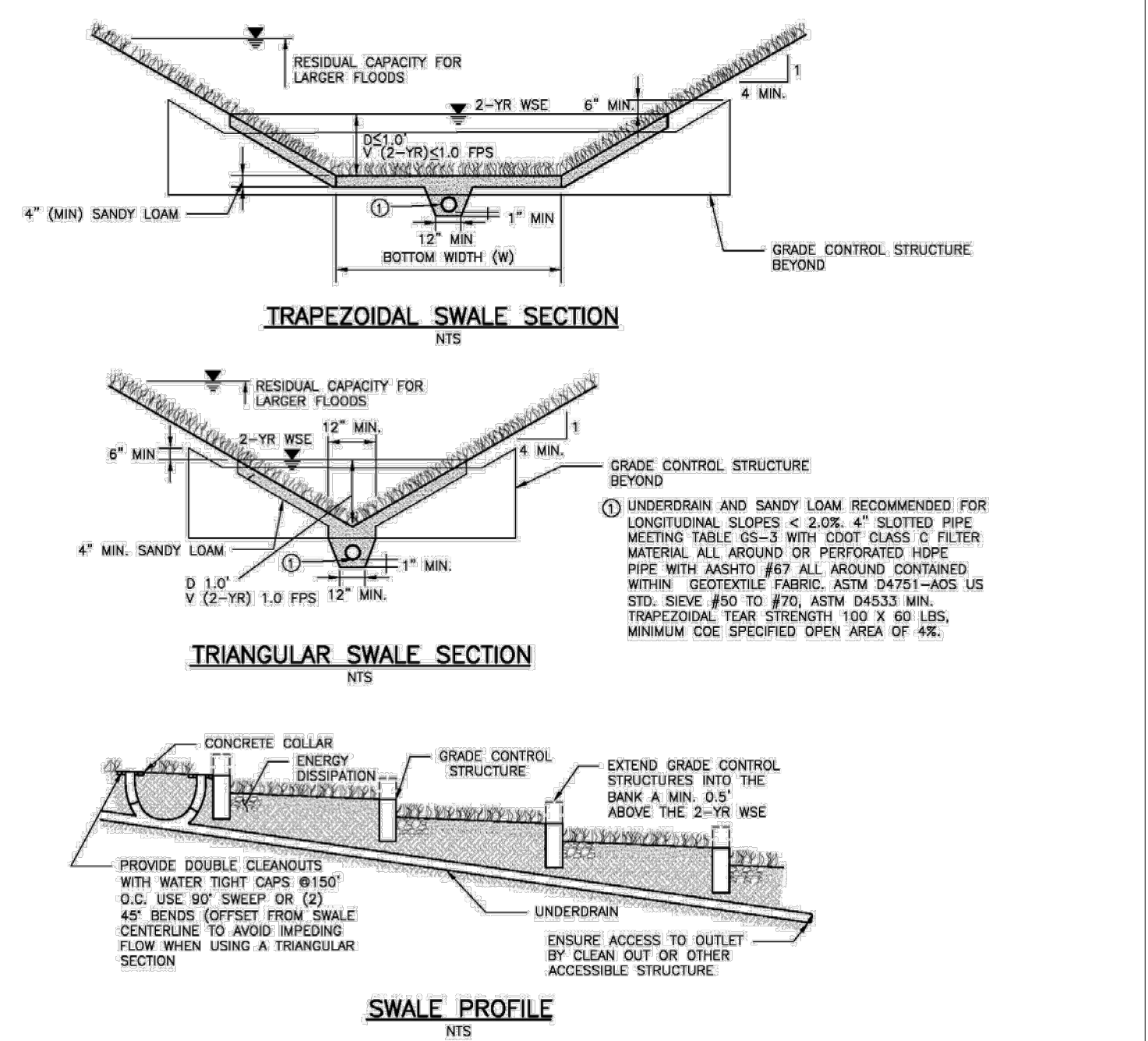


Figure GS-1. Grass Swale Profile and Sections

Design Example

The UD-BMP workbook, designed as a tool for both designer and reviewing agency is available at www.udfcd.org. This section provides a completed design form from this workbook as an example.

GS-6	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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**CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC**

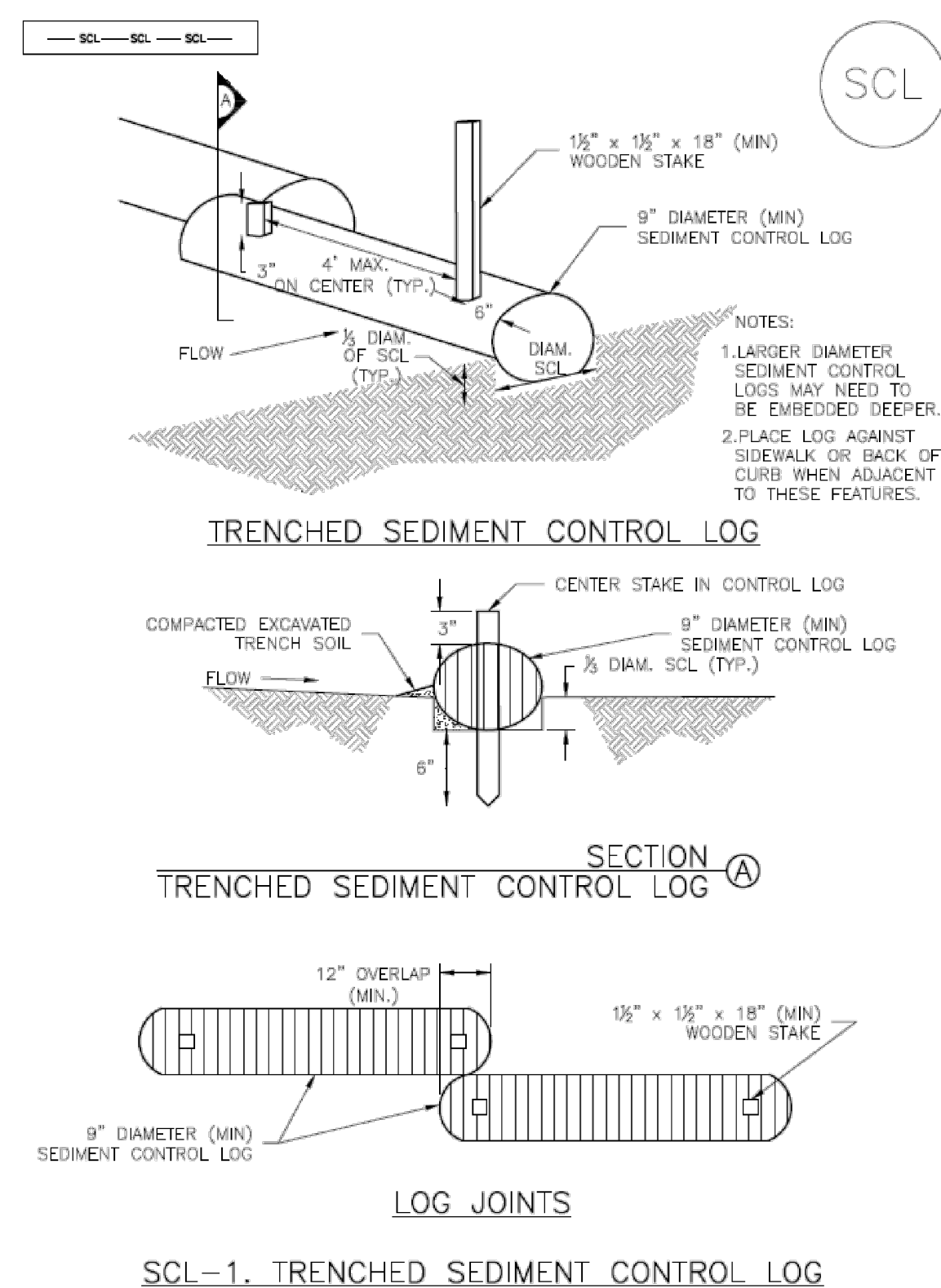
**BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY**

#	Date	Issue / Description	Init.

Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	05/17/2024

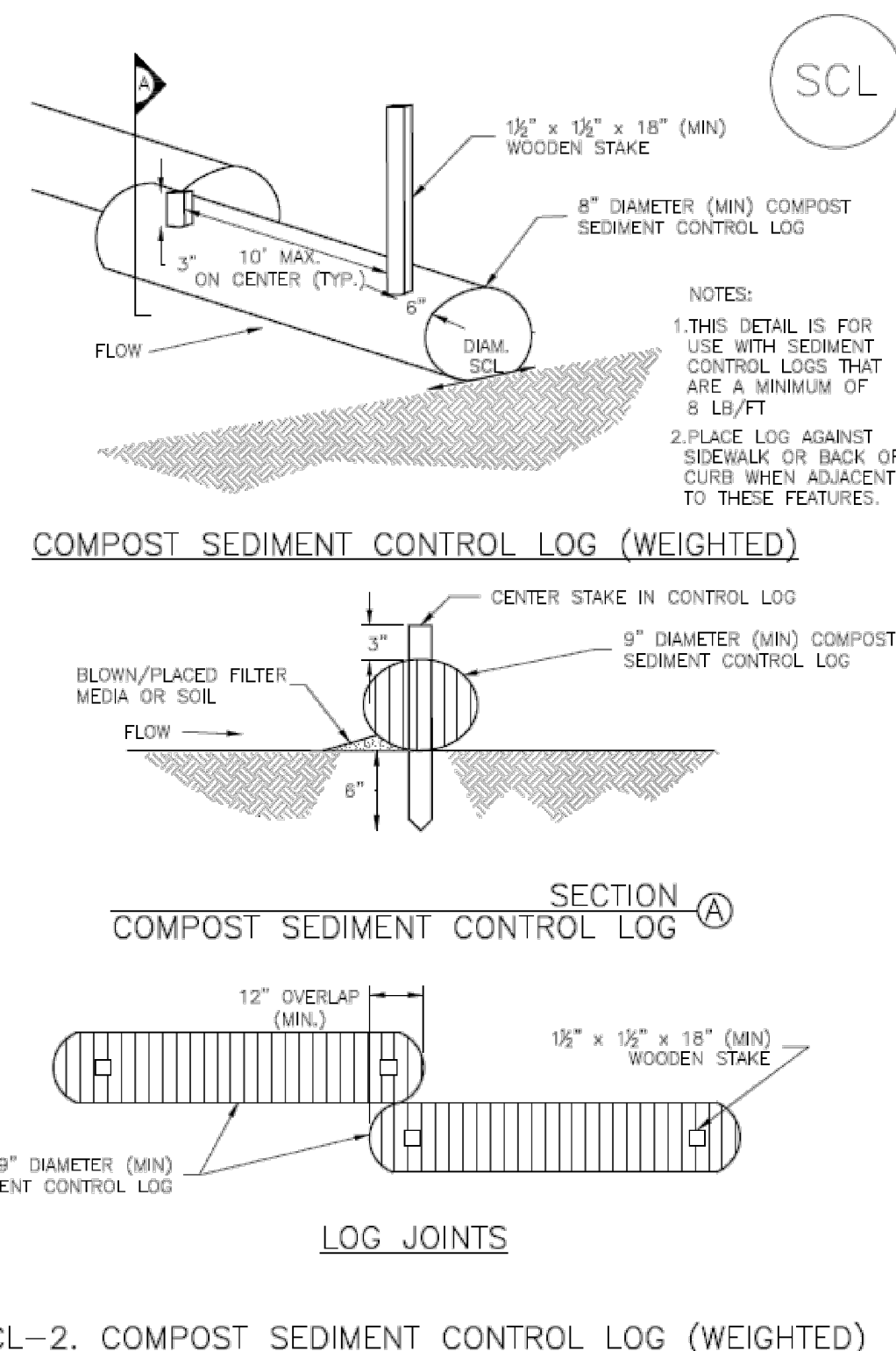
GEC DETAILS

Sediment Control Log (SCL) SC-2



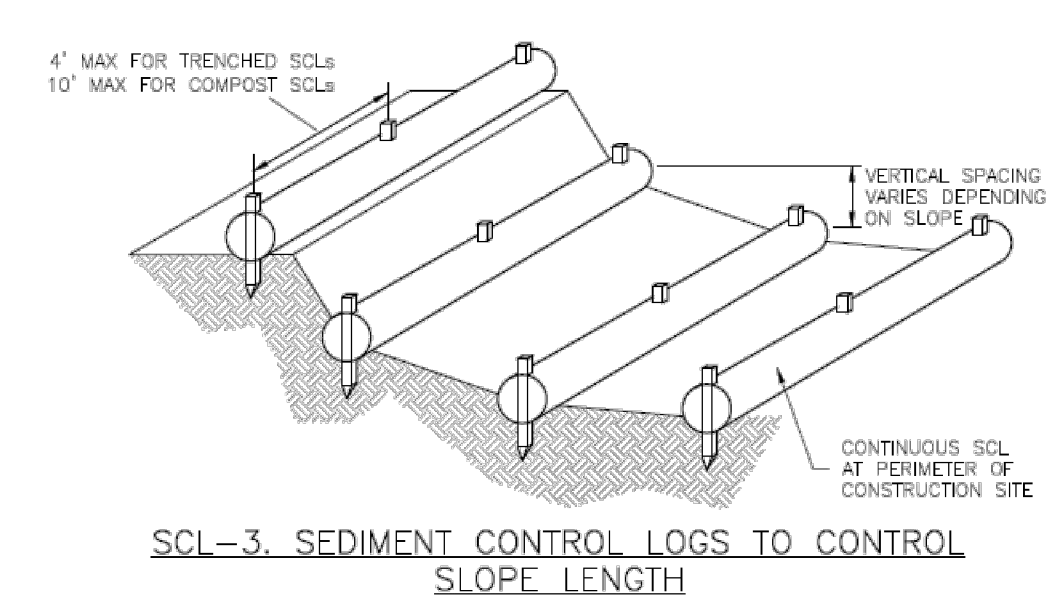
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)



SC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

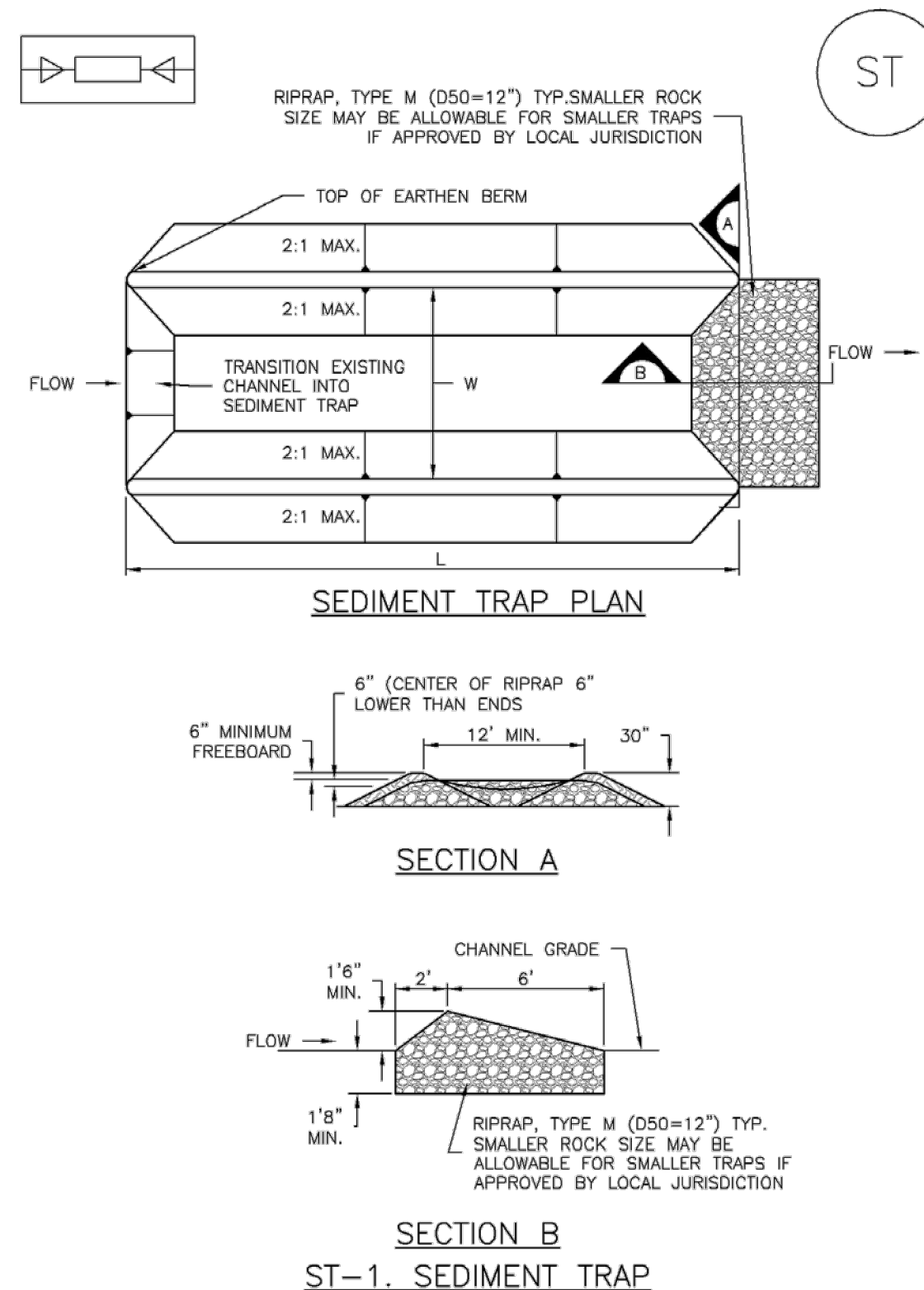
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 - SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, 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.

SCL-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

SC-8 Sediment Trap (ST)



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

Sediment Trap (ST) SC-8

SEDIMENT TRAP INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
- ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
- SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP. SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
- THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
- THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP 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.
- REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE RIPRAP OUTLET.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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 ST-3



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Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

GEC DETAILS

Straw Bale Barrier (SBB)

SC-3

STRAW_BALE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION(S) OF STRAW BALES.
- STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
- STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
- WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
- STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
- A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW_BALE 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.
- STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BALE BARRIER.
- STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

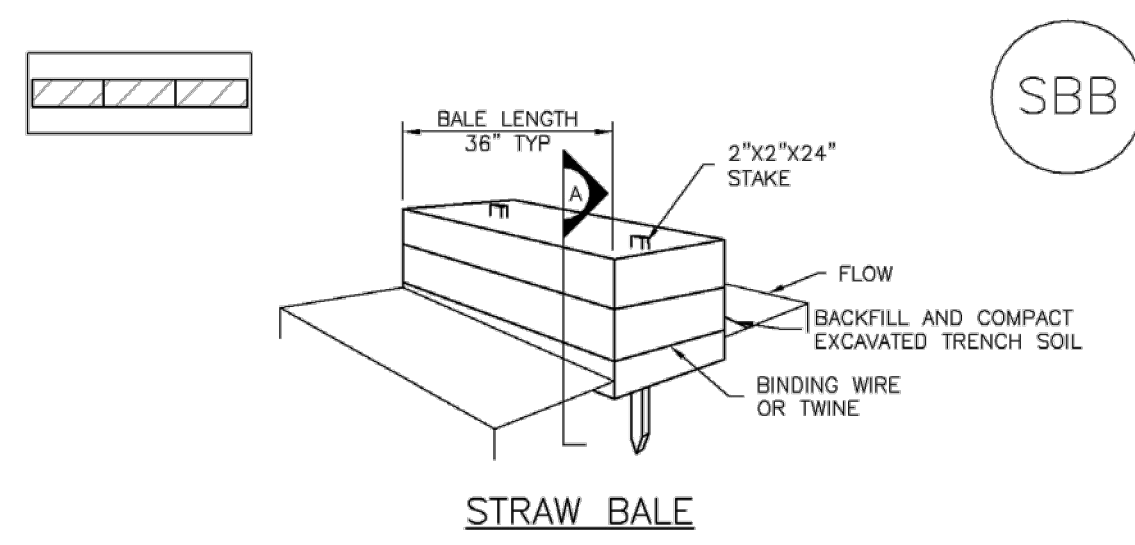
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November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

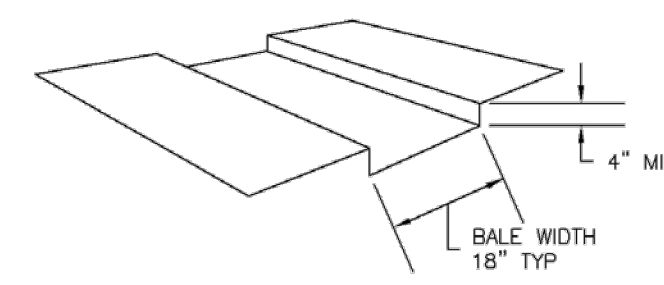
SBB-3

SC-3

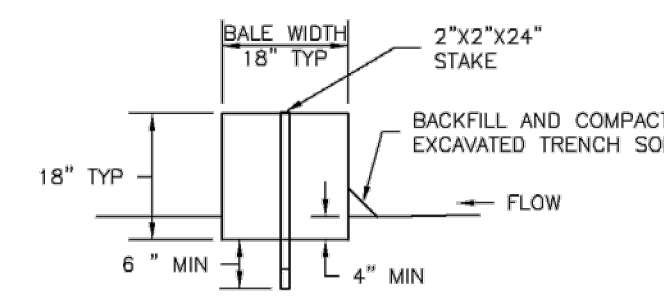
Straw Bale Barrier (SBB)



STRAW BALE



TRENCH FOR STRAW BALE



SECTION A

SBB-1. STRAW BALE

SBB-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

EC-4

Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

June 2012



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GEC DETAILS

G5.6

Sheet 23 of 26



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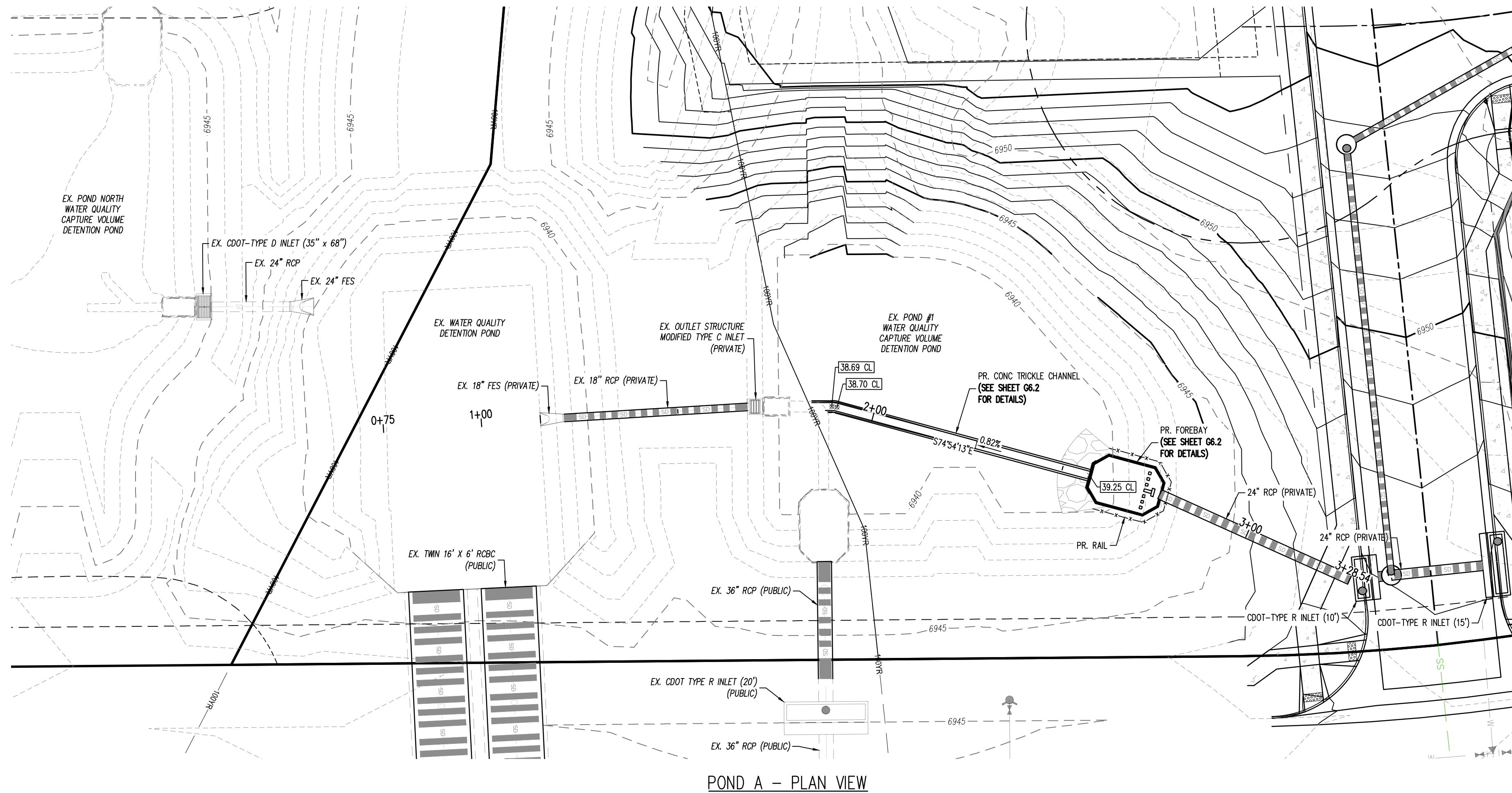


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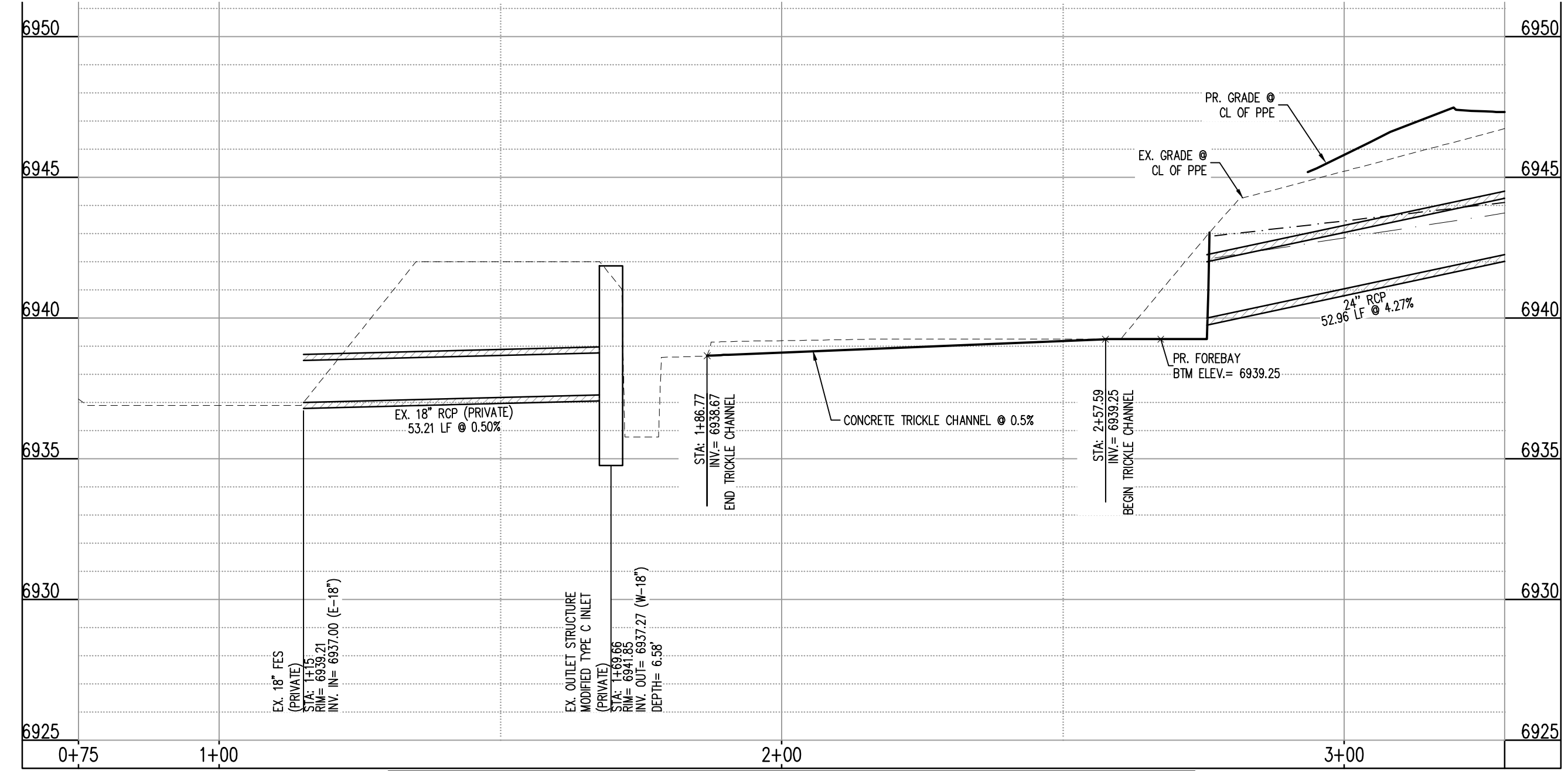
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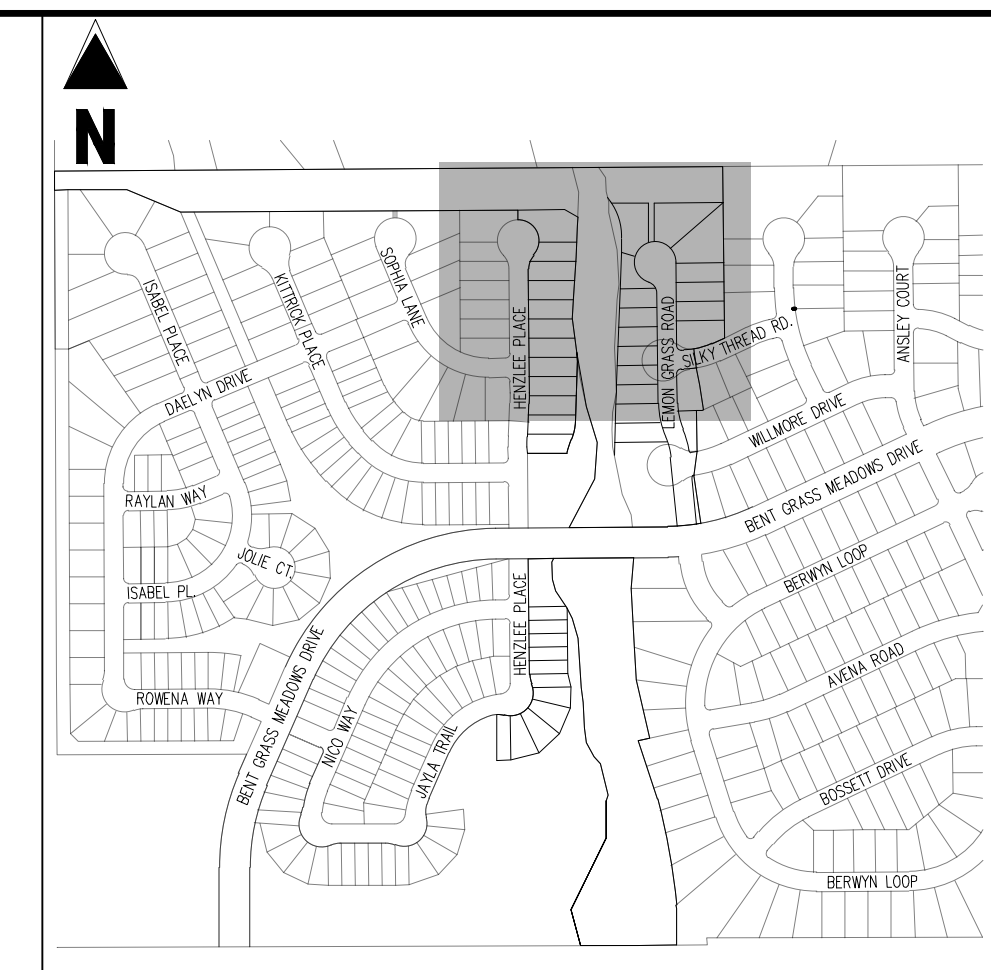
POND A - PLAN & PROFILE



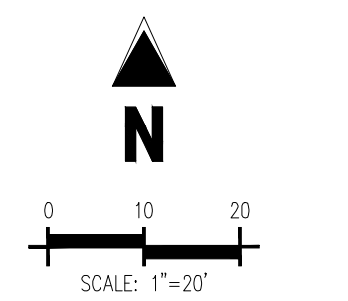
POND A - PLAN VIEW



STM-LINE A POND (STA: 0+75 TO 3+28.54) - SCALE: H: 1"=20' V: 1"=4'



KEY MAP SCALE: 1"=500'



EROSION CONTROL LEGEND

- LOD --- LIMITS OF DISTURBANCE / CONSTRUCTION
- SF --- SILT FENCE
- CF --- CONSTRUCTION FENCE
- SUMP INLET PROTECTION
- ON-GRADE INLET PROTECTION
- ROCK SOCKS
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- PROPOSED SAWCUT LINE
- PORTABLE TOILET
- STOCKPILE
- CHECK DAM
- RIPRAP OUTFALL PADS
- SITE (CONTACTS AND PERMITS)
- WASHOUT POSTING
- STRAW BALE BARRIER
- SEDIMENT BASIN
- SEDIMENT CONTROL LOG

NOTES

1. ADD 6900 TO ALL SPOT ELEVATIONS.
2. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
3. NO METLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS PLAN.
4. NO GRADING IS TO OCCUR WITHIN THE 100-YEAR FLOODPLAIN.
5. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
6. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION.
7. ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEDED AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.
8. ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.
9. ALL TEMPORARY STORM DRAIN SHOWN ON THE PLANS SHALL BE 24" DIA. HP POLYPROPYLENE. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SITE POSTING, SILT FENCE, INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE & HENZIE PLACE.
INTERM	INSTALL STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, AND CONCRETE WASHOUT AREA. THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW. INSTALL STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS, AND INSTALL CHECK DAMS ALONG PROPOSED SWALES. FINALLY, INSTALL PROPOSED STORM SEWER. CONTRACTOR TO USE EXTREME CAUTION TO NOT DAMAGE THE WATER AND WASTEWATER IMPROVEMENTS COMPLETED IN THE UTILITY CONSTRUCTION PLANS. REMOVE THE TEMPORARY SEDIMENT TRAPS ONCE CONSTRUCTION BEGINS ON CURB/GUTTER AND PAVEMENT.
FINAL	CONSTRUCT CURB/GUTTER AND PAVEMENT. CONSTRUCT GAS/ELECTRIC/CABLE/PHONE IN ROW AREAS. REMOVE CONSTRUCTION BMP'S ONCE VERTICAL CONSTRUCTION OF HOUSES AND APPLICABLE LANDSCAPING IS COMPLETE.

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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YR FEMA FLOODPLAIN
- 100-YR 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
- 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

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, R59W AND THE WEST QUARTER CORNER SECTION 1, T13S, R59W IS N0071.46°W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L# 24954 ELEVATION = 6947.67

CONTRACTOR - NOTICE TO CONTRACTOR

1. 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 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.
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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



