# FALCON TRUCKING AT BLR

## CITY OF COLORADO SPRINGS, STATE OF COLORADO

## PUD CONCEPT PLAN

## LEGAL DESCRIPTION

**LEGAL OF RECORD**

A TRACT OF LAND LOCATED IN THE S1/2 OF THE S1/2 OF SECTION 21 AND IN THE N1/2 OF THE N1/2 OF SECTION 28, ALL IN T13C, R65W, OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, T13S, R65W OF THE 6TH P.M. , FROM WHICH THE NORTHEAST CORNER OF SECTION 34 BEARS N01°14'52"E (BASIS OF BEARING - TRUE MERIDIAN), 5298.00 FEET, THENCE S89°52'24"W, 2607.93 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 34 TO THE S1/4 CORNER OF SECTION 34; THENCE CONTINUING S89°52'24"W, 2642.53 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 34 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°12'53"W, 2683.20 FEET ALONG THE WEST LINE OF THE SW1/4 OF SECTION 34 TO THE W1/4 CORNER OF SECTION 34; THENCE CONTINUING N00°12'53"W, 2683.20 FEET ALONG THE WEST LINE OF THE NW1/4 OF SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE N00°14'22"E, 2648.24 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 28 TO THE E1/4 CORNER OF SECTION 28; THENCE CONTINUING N00°14'22"E, 1320.12 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 22, T13S, R65W OF THE 6TH P.M.; THENCE S89°09'53"E, 1144.70 FEET ALONG THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SAID SECTION 22 TO A POINT ON A LINE THAT IS 150.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO NORTHWEST RESOURCES CORPORATION AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 5074 AT PAGE 558 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°14'52"E, 247.54 FEET PARALLEL WITH THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5074 AT PAGE 558 TO A POINT OF CURVE TO THE LEFT ; THENCE NORTHWESTERLY, 1119.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 920.00 FEET , A CENTRAL ANGLE OF 69°42'21" AND BEING SUBTENDED BY A CHORD THAT BEARS N34°36'10"W, 1051.51 FEET; THENCE N69°27'50"W, 398.62 FEET; THENCE N88°18'07"W, 373.31 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 681.10 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1605.00 FEET , A CENTRAL ANGLE OF 24°21'07" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°46'32"W, 677.95 FEET; THENCE N64°35'00"W, 1958.46 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 1282.08 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2970.00 FEET, A CENTRAL ANGLE OF 24°44'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°57'00"W, 1272.15 FEET; THENCE N89°19'00"W, 162.90 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S00°02'53"E, 1320.12 FEET;
THENCE N89°19'00"W, 1319.62 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF THE NW1/4 OF SAID SECTION 28;
THENCE N00°14'59"W, 354.71 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE NW1/4 OF SAID SECTION 28 TO THE NORTH LINE OF THE NW1/4 OF SAID SECTION 28;
THENCE N00°02'53" W, 1215.42 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE SW1/4 OF SAID SECTION 21 TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS S89°19'00"E;
THENCE S89°19'00"E 1320.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION GRANTED TO EL PASO COUNTY BY DEED RECORDED SEPTEMBER 28, 2010 UNDER RECEPTION NO. 210094646 AND LESS EXCEPT THAT PORTION GRANTED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED FEBRUARY 20, 1996 IN BOOK 6825 AT PAGE 605, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO.

**LEGAL AS SURVEYED**

A TRACT OF LAND LOCATED IN THE S1/2 OF THE SW1/4 OF SECTION 21 AND THE N1/2 OF THE NW 1/4 OF SECTION 28, T13S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF GRAPHITE DRIVE AS SHOWN ON THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N00°35'11"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 220059658 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 1,243.35 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 96002061 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S89°19'00"E ALONG SAID LINE, 1,255.66 FEET TO THE WESTERLY LINE OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 6" UNDER RECEPTION NO. 220714553 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S00°03'51"E ALONG SAID LINE, 720.76 FEET TO THE NORTHWEST CORNER OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 5" UNDER RECEPTION NO. 220714464 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S00°03'51"E ALONG THE WEST LINE THEREOF, 524.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID GRAPHITE DRIVE;
THENCE N89°18'49"W ALONG SAID LINE, 1,244.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,556,247 SQUARE FEET (35.727 ACRES, MORE OR LESS).

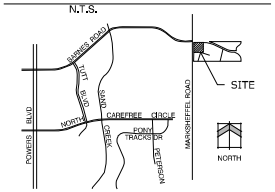
BASIS OF BEARINGS: THE NORTHERLY RIGHT-OF-WAY LINE OF GRAPHITE DRIVE AS SHOWN ON THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND IS ASSUMED TO BEAR N89°18'49"W A DISTANCE OF 3,310.18 FEET.

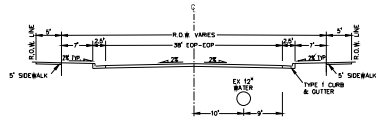
## SITE DATA

| | |
|---|---|
| OWNER: | FALCON TRUCKING CO<br>8000 DIX ST<br>DETROIT MI, 48209-1093 |
| Tax ID Number: | 5300000630 |
| Concept Plan Area: | 35.727 AC |
| Master Plan: | BANNING LEWIS RANCH<br>MASTER PLAN, CPC MP 87-381 |
| Existing Land Use: | AGRICULTURAL |
| Existing Site Zoning: | PIP2 PX AO SS |
| Existing Land Use: | AGRICULTURAL |
| Existing Zoning: | PIP2/cr/AO (CITY FILE# CPC P 87-437; ORDINANCE# 88-123) |
| Proposed Land Use: | RESIDENTIAL: 30.387 AC<br>SINGLE-FAMILY DETACHED MEDIUM-HIGH DENSITY:<br>3.5-7.99 D/U: 16.078 AC<br>MAXIMUM BUILDING HEIGHT: 35'<br>MULTI-FAMILY RESIDENTIAL HIGH DENSITY:<br>12-24.99 D/U: 14.309 AC<br>MAXIMUM BUILDING HEIGHT: 45'<br>MAX BUILDING SQ: 140,000 SF. (APPROX OR 30% MAX)<br>COMMERCIAL: 5.34 AC<br>MAXIMUM BUILDING HEIGHT: 45'<br>MAX BUILDING SQ: 40,000 SF. (APPROX OR 30% MAX) |
| Proposed Zoning: | PUD AO |

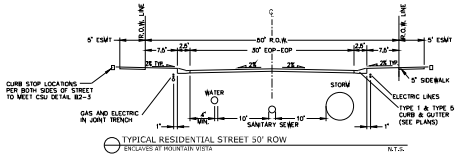
## VICINITY MAP

N.T.S.




COLLECTOR STREET ROW VARIES (WITHOUT PARKING)
ENCLAVES AT MOUNTAIN VISTA N.T.S.




TYPICAL RESIDENTIAL STREET 50' ROW
ENCLAVES AT MOUNTAIN VISTA N.T.S.

## GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS
2. THIS DEVELOPMENT IS SUBJECT TO THE BANNING LEWIS RANCH ANNEXOR SHARED OBLIGATION STUDY AS APPROVED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT, ASSOCIATED WITH CASE NO. 98-CV-1944.
3. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7, 2018.
4. THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIAL RAMIFICATIONS THEREOF.
5. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
6. THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT BY COLORADO INTERSTATE GAS COMPANY, BOOK 882, PAGE 178.
7. THE REQUIREMENT FOR FUTURE BARNES ROAD IMPROVEMENTS SHALL BE EVALUATED AT THE TIME OF APPLICATION FOR ANY FUTURE FILINGS. FALCON TRUCKING, ENCLAVES AT MOUNTAIN VISTA OR OTHER, LOCATED ALONG THE FUTURE BARNES ROAD CORRIDOR. THE BARNES ROAD R.O.W. DEDICATIONS SHALL BE REQUIRED AND EACH ADJACENT DEVELOPER, TO INCLUDE THE FALCON TRUCKING SITE, IS RESPONSIBLE FOR THEIR FAIR SHARE OF IMPROVEMENTS.
8. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM DETENTION .
9. ALL PROPOSED STREET TREES AND STREETSCAPE IMPROVEMENTS WILL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.
10. ALL BUILDING, LANDSCAPE AND GENERAL DEVELOPMENT STANDARDS TO BE ESTABLISHED WITH FUTURE PUD DEVELOPMENTS PLAN APPLICATIONS.
11. THIS IS A CONCEPT PLAN AND IS NOT TO BE USED FOR PLATTING PURPOSES.
12. ACCESS POINT FROM BARNES DRIVE TO BE FULL MOVEMENT. ACCESS POINT FROM GRAPHITE DRIVE TO BE FULL MOVEMENT.
13. A FULL TRAFFIC IMPACT STUDY AT THE TIME OF DEVELOPMENT PLAN WILL BE REQUIRED ADDRESSING ALL NEEDED ROADWAY IMPROVEMENTS FOR MARKSHEFFEL AND BARNES.

## SHEET INDEX


| | |
|---|---|
| Sheet 1 of 3: | Cover Sheet |
| Sheet 2 of 3: | PUD Concept Plan |
| Sheet 3 of 3: | Preliminary Grading Plan |



Land Planning
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FALCON TRUCKING AT BLR

PUD CONCEPT PLAN

N MARKSHEFFEL RD

DATE: 7-29-2021
PROJECT MGR: J. ROMERO
PREPARED BY: EL SWENSON

ENTITLEMENT

| DATE | BY | DESCRIPTION |
|---|---|---|
| 08.17.21 | TMK | PRE CITY REVIEW COMMENTS |
| 10.20.21 | TMK | PRE CITY ENTITLEMENT COMMENTS |
| 11.30.21 | TMK | PRE CITY REVIEW COMMENTS |

COVER SHEET

1

1 OF 3

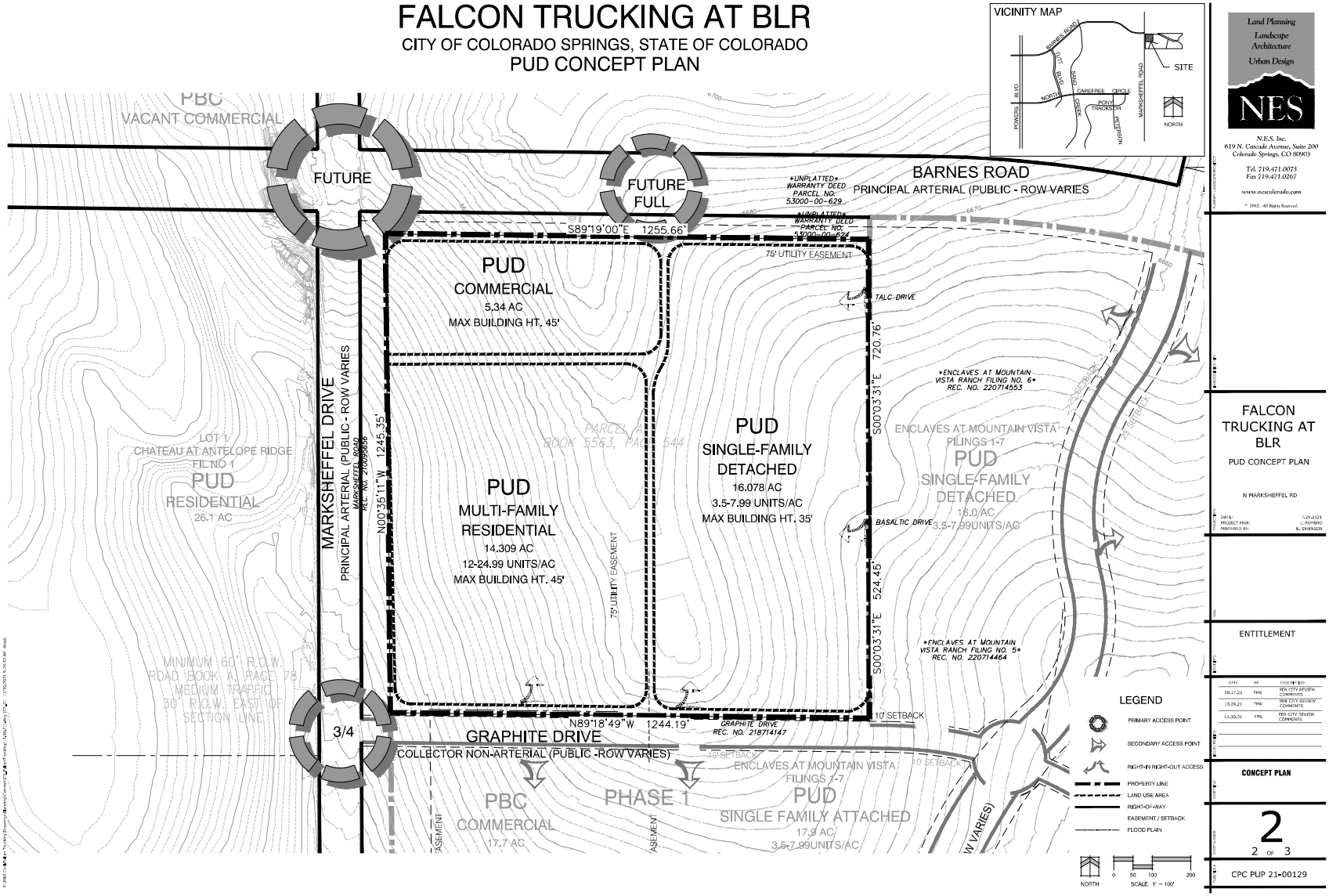
CPC PUP 21-00129

CONCEPT PLAN

# FALCON TRUCKING AT BLR

CITY OF COLORADO SPRINGS, STATE OF COLORADO

PUD CONCEPT PLAN

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FALCON TRUCKING AT BLR

PUD CONCEPT PLAN

N MARKSHEFFEL RD

| | |
|---|---|
| DATE: | 7-29-2021 |
| PROJECT MGR: | J. ROMERO |
| PREPARED BY: | B. SWENSON |

ENTITLEMENT

| DATE | BY | DESCRIPTION |
|---|---|---|
| 08.17.21 | TMK | PPR CITY REVIEW COMMENTS |
| 10.28.21 | TMK | PPR CITY REVIEW COMMENTS |
| 11.30.21 | TMK | PPR CITY REVIEW COMMENTS |

CONCEPT PLAN

2

2 OF 3

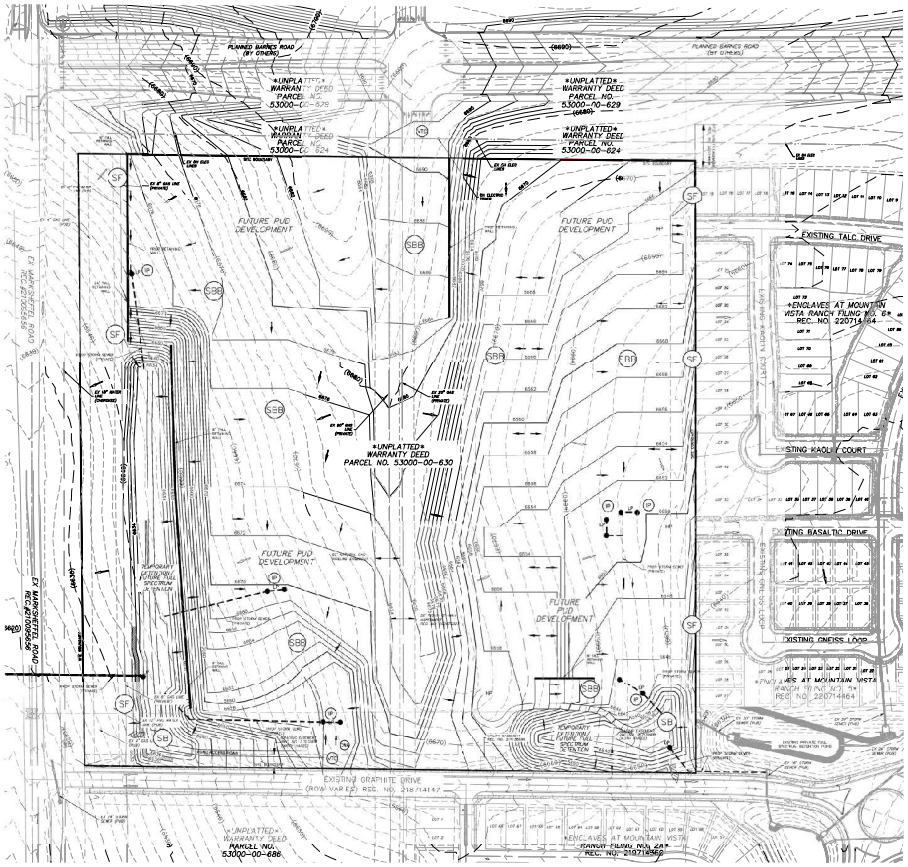
CPC PUP 21-00129

CONCEPT PLAN

# FALCON TRUCKING FILING NO. 1

## CONCEPT GRADING PLAN

SEPTEMBER 2021




1" = 100'

0 50 100 200

Scale in Feet

## LEGEND

| | |
|---|---|
| 5120 | EXISTING MAJOR CONTOUR |
| 5118 | EXISTING MINOR CONTOUR |
| 5120 | PROPOSED MAJOR CONTOUR |
| 5118 | PROPOSED MINOR CONTOUR |
| | PLANS BOUNDARY LINE |
| | RIGHT-OF-WAY LINE |
| | PROPOSED PROPERTY LINE |
| SF | SILT FENCE |
| | EROSION CONTROL BLANKET |
| SRB | STRAW BALE DITCH CHECK |
| SF | SILT FENCE |
| VTC | VEHICLE TRACKING CONTROL |
| L.P./H.P. | LOW POINT/HIGH POINT |
| 2.0% | FLOW DIRECTION & SLOPE |
| | FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW |
| | EXISTING FLOW DIRECTION ARROW |
| CWO | CONCRETE WASHOUT AREA |
| P | INLET PROTECTION |
| SB | TEMPORARY SEDIMENT BASIN |
| | EMERGENCY OVERFLOW DIRECTION |

## STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD..
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. 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 OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP,PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

## EROSION CONTROL NOTES

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES AWAITING PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEEDED AND/OR MULCHED AND/OR SURROUNDED BY SILT FENCE TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF SILT FENCE.
5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEEDED AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

CPC PUP 21-00129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COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485


| | | | |
|---|---|---|---|
| FALCON TRUCKING FILING NO. 1 | | | |
| CONCEPT GRADING PLAN | | | |
| PROJECT NO. 29-007 | SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A | DATE: 09/16/21 | |
| DESIGNED BY: DLM<br>DRAWN BY: GW<br>CHECKED BY: VAS | | SHEET 1 OF 1 | PGR01 |

CONCEPT PLAN