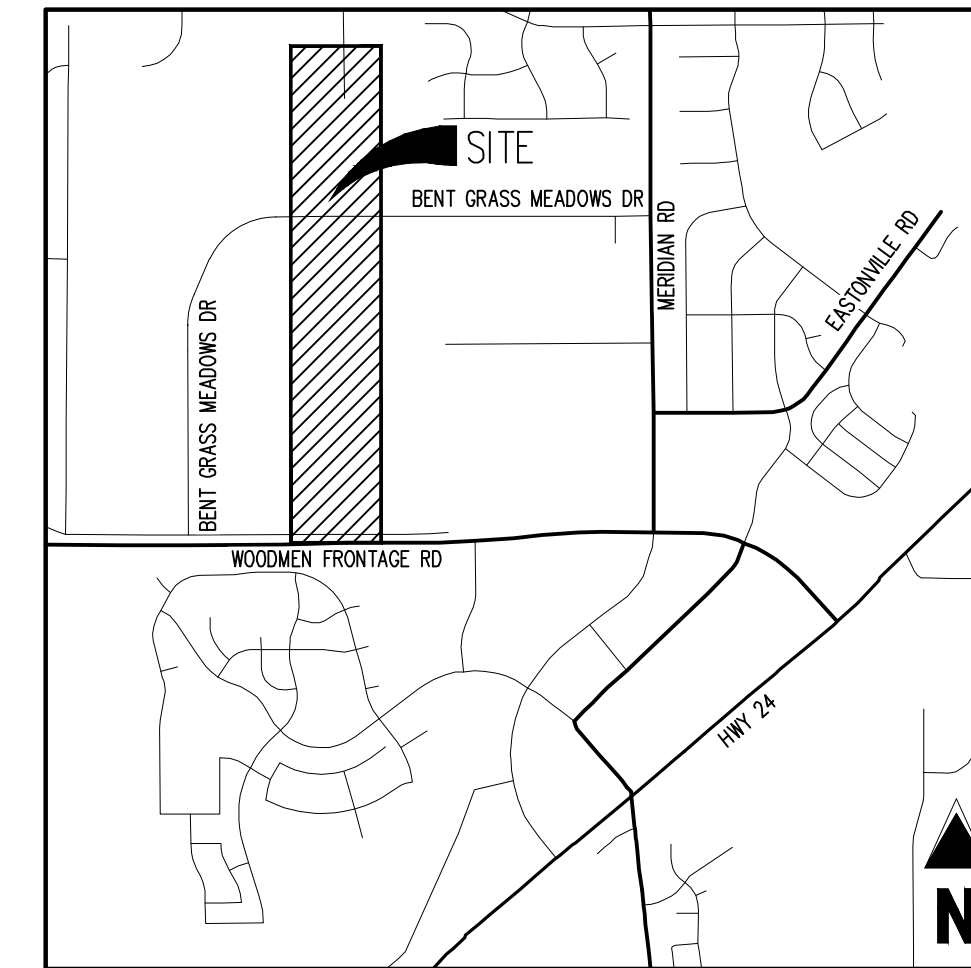


FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL

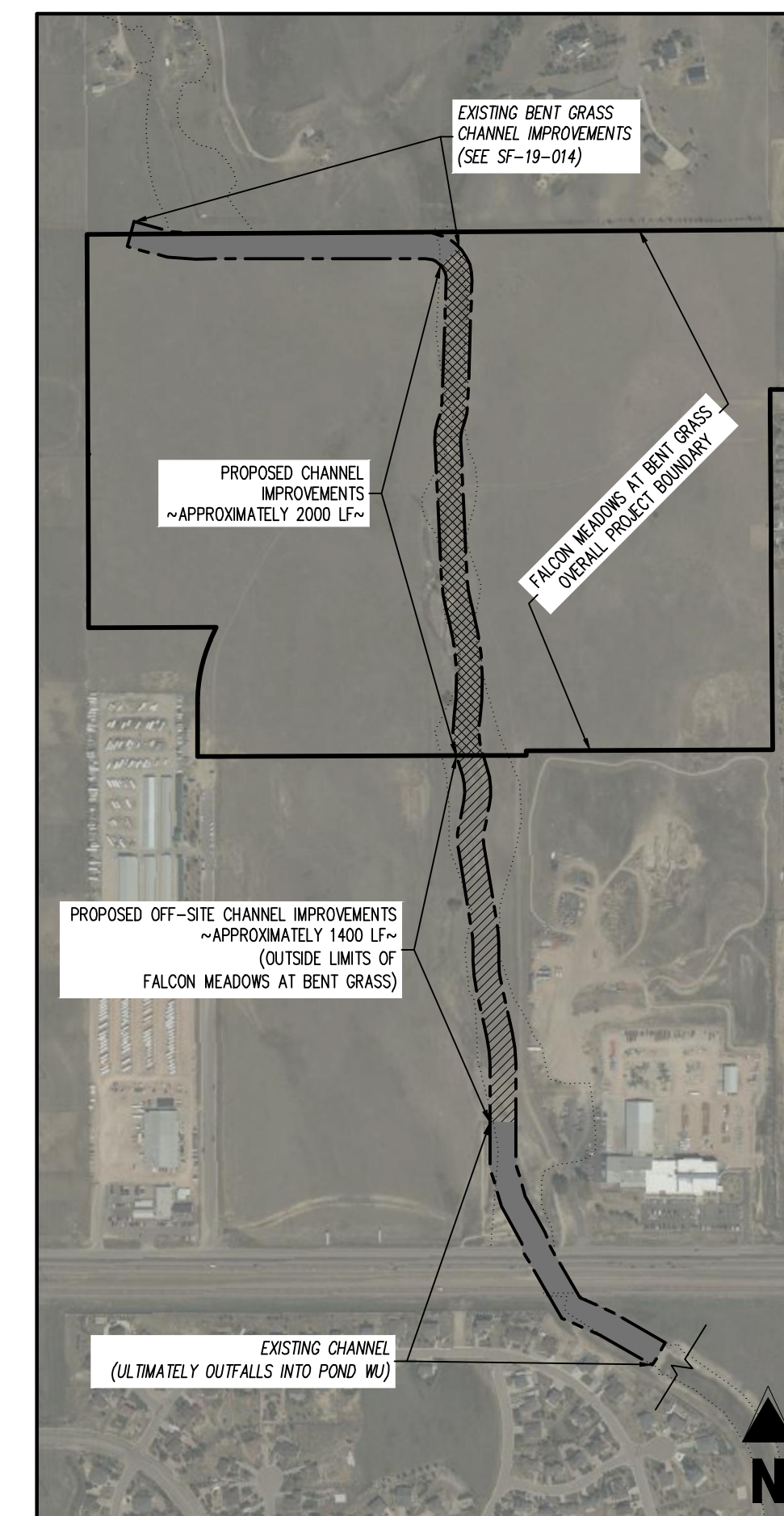
A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
BENT GRASS MEADOWS DRIVE & EAST WOODMEN ROAD

CONSTRUCTION DRAWINGS (PLAN & PROFILE)

CDR-21-014



VICINITY MAP
SCALE: 1"=2000'



SITE MAP
SCALE: 1"=600'

WHMD - WOODMEN HILLS METRO DISTRICT
EPC - EL PASO COUNTY

SHEET INDEX					
WHMD	EPC	SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE	
					COVER SHEET
X	X	1	C0.0	COVER SHEET	
		2	C0.1	NOTES & TYPICAL SECTIONS	
		3	C1.1	PROJECT COST RESPONSIBILITY EXHIBIT	
		4	C2.1	EXISTING CONDITIONS	
		5	C3.1	HORIZONTAL CONTROL	
		6	C4.0	CHANNEL KEY MAP	
		7	C4.1	CHANNEL NORTH - PLAN & PROFILE	
		8	C4.2	CHANNEL SOUTH - PLAN & PROFILE	
		9	C4.3	CHANNEL SOUTH - PLAN & PROFILE	
		10	C4.4	CHANNEL SOUTH - PLAN & PROFILE	
		11	C5.0	DROP STRUCTURE KEY MAP	
		12	C5.1	DROP STRUCTURE DETAILS (
		13	C5.2	DROP STRUCTURE DETAILS (
		14	C5.3	DROP STRUCTURE DETAILS (
		15	C5.4	DROP STRUCTURE DETAILS (
		16	C5.5	DROP STRUCTURE DETAILS (
		17	C5.6	DROP STRUCTURE GENERAL DETAILS	
		18	C6.0	CHANNEL SECTIONS KEY MAP	
		19	C6.1	NORTH CHANNEL SECTIONS	
		20	C6.2	SOUTH CHANNEL SECTIONS	
		21	C6.3	SOUTH CHANNEL SECTIONS	
		22	C6.4	SOUTH CHANNEL SECTIONS	
X	X	23	C7.1	WATER LOWERING	

BENCHMARK
ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY NO. 4 REBAR WITH A YELLOW PLASTIC CAP, STAMPED LSF# 24954. ELEVATION = 6947.67

BASIS OF BEARING
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 N0073.46°W AND MONUMENT AS SHOWN.

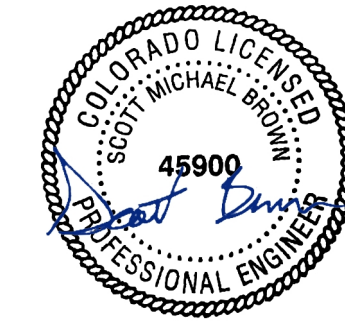
NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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 DISCREPANCY TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

ENGINEER'S STATEMENT
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING, AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



Scott M. Brown
SCOTT M. BROWN, COLORADO P.E. 45900
DATE: 8/22/2022

Jim Byers
JIM BYERS, CHALLENGER COMMUNITIES, LLC
DATE: 8/22/2022

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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / EGM ADMINISTRATOR

IN ACCORDANCE WITH EGM 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.

APPROVED
Engineering Department
08/22/2022 10:49 AM

PROJECT CONTACTS

PROPERTY OWNER - DEVELOPER
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DR., SUITE 250
COLORADO SPRINGS, CO 80920
TELE: (719) 598-5192
ATTN: JIM BYERS
EMAIL: JIMBYERS@CHALLENGERHOMES.COM

APPLICANT
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM

CIVIL ENGINEER
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
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TRAFFIC ENGINEER
LSC TRANSPORTATION CONSULTANTS, INC.
545 EAST PINES PEAK AVENUE, SUITE 210
COLORADO SPRINGS, CO 80903
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ATTN: JEFFREY C. HODSON, P.E.
EMAIL: JEFFREY.HODSON@LSC.COM

GEOTECHNICAL ENGINEER
ROCKY MOUNTAIN GROUP
2910 JUSTIN BLUFFS Pkwy
COLORADO SPRINGS, CO 80916
TELE: (719) 394-3072
ATTN: TONY MUNGER, P.E.
EMAIL: TMUNGER@RMG-ENGINEERS.COM

EL PASO COUNTY & UTILITY CONTACTS

EL PASO COUNTY - PLANNING REVIEW
PLANNING AND DEVELOPMENT
2880 INTERNATIONAL CIR, SUITE 110
COLORADO SPRINGS, CO 80910
TELE: (719) 520-6300
CONTACT: -
EMAIL: -

EL PASO COUNTY - ENGINEERING REVIEW
PLANNING AND DEVELOPMENT
2880 INTERNATIONAL CIR, SUITE 110
COLORADO SPRINGS, CO 80910
TELE: (719) 520-6300
CONTACT: -
EMAIL: -

WATER & WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
TELE: (719) 495-2500
ATTN: JERRY JACOBSON
EMAIL: JERRY@WHMD.ORG

ELECTRIC
MOUNTAIN VIEW ELECTRIC
1140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
ATTN: CATHY HANSEN-LEE
EMAIL: CATHY.HMVA@COOP

NATURAL GAS
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150
COLORADO SPRINGS, CO 80947-2150
TELE: (719) 668-5573
ATTN: AARON CASSIO
EMAIL: ACASSIO@CSU.ORG

FIRE DEPARTMENT
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
TELE: (719) 495-4050
EMAIL: FALCONFIRE@FALCONFIREPD.ORG

LIST OF ABBREVIATIONS

SHT - SHEET
Δ - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/ - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
MP - MELTED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 8/19/2022

COVER SHEET

C0.0
Sheet 1 of 23

GENERAL CONSTRUCTION NOTES

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
... 17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

- 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, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
... 17. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

Table with 4 columns: #, Date, Issue / Description, Init. The table contains 10 empty rows for tracking issues.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 8/19/2022

NOTES & TYPICAL SECTIONS

APPROXIMATE PROPERTY QUANTITIES (REFER TO FAE FOR DETAILED QUANTITY BREAKDOWN)

PROPERTY 1	CHANNEL IMPROVEMENTS (LF)	DROP STRUCTURES (EA)
	700	3
PROPERTY 2	CHANNEL IMPROVEMENTS (LF)	DROP STRUCTURES (EA)
	950	3
PROPERTY 3	CHANNEL IMPROVEMENTS (LF)	DROP STRUCTURES (EA)
	650	3
PROPERTY 4	CHANNEL IMPROVEMENTS (LF)	DROP STRUCTURES (EA)
	210	1
PROPERTY 5	CHANNEL IMPROVEMENTS (LF)	DROP STRUCTURES (EA)
	590	1

NOTES:
 1. IT IS THE INTENTION OF CHALLENGER COMMUNITIES, LLC TO CONSTRUCT THE ENTIRE CHANNEL AT ONE TIME IN A SINGLE PHASE.



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CONSTRUCTION DOCUMENTS
 FALCON MEADOWS AT BENT GRASS
 FOR
 CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

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PROJECT COST RESPONSIBILITY EXHIBIT

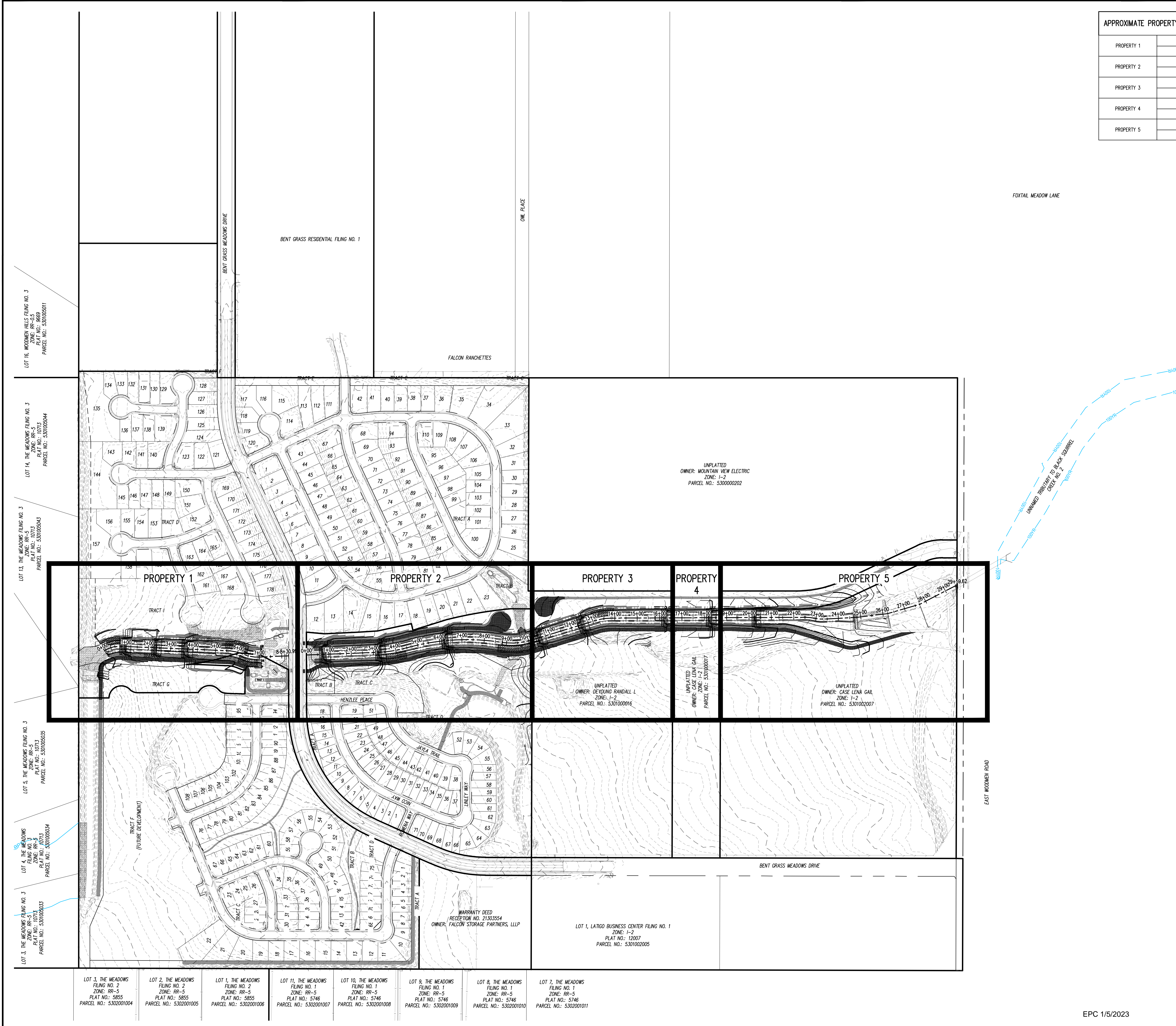
C1.1
 Sheet 3 of 23

CAUTION - NOTICE TO CONTRACTOR

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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.

811
 Know what's below.
 Call before you dig.





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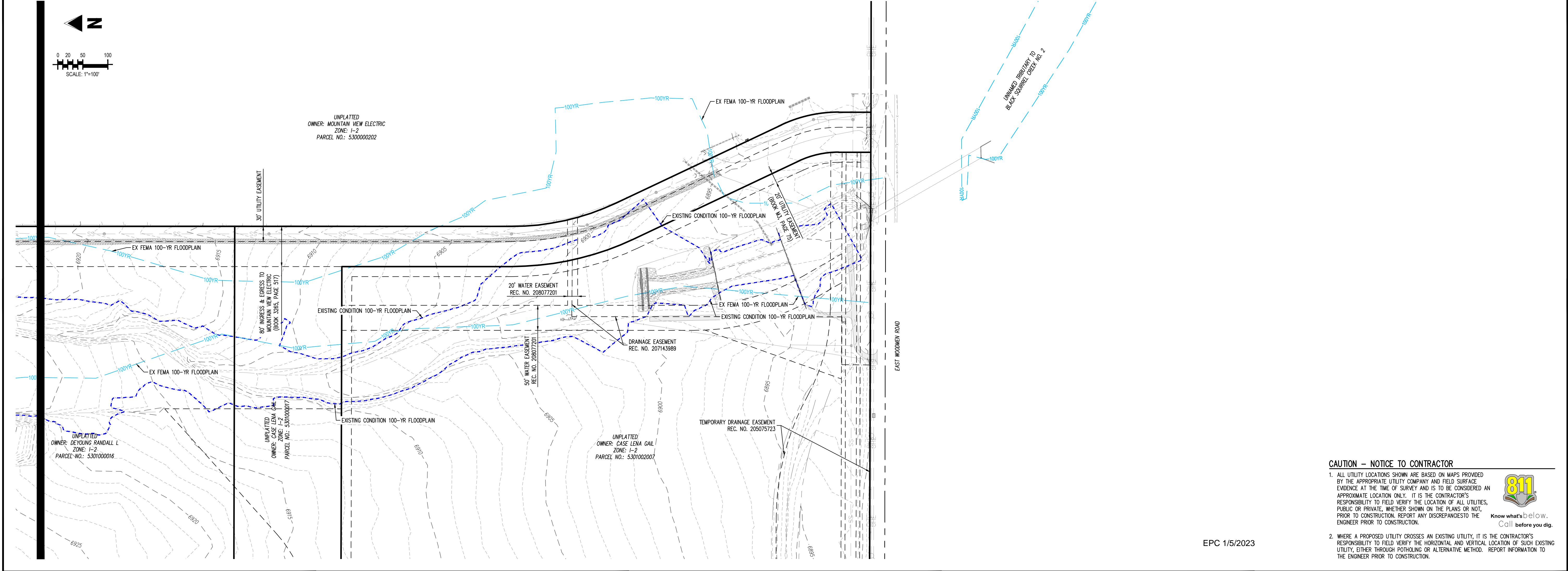
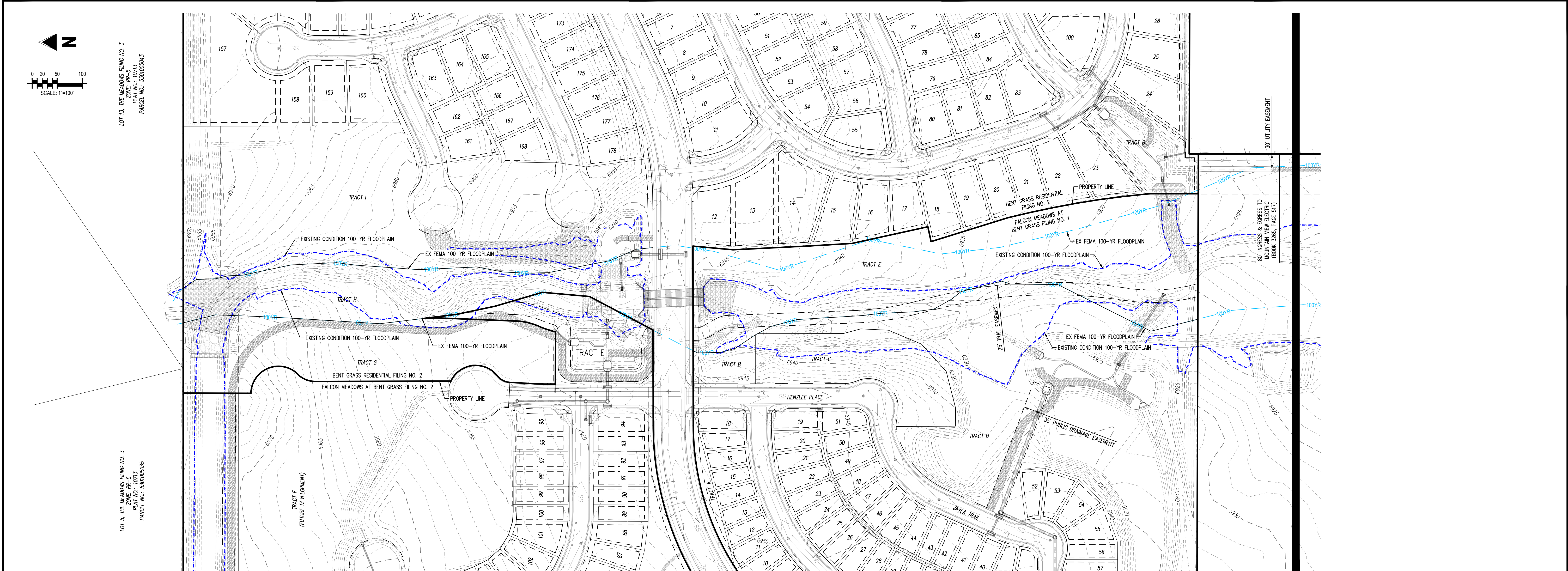


CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FOR CHALLENGER COMMUNITIES, LLC BENT GRASS MEADOWS DRIVE & MERIDAN ROAD FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

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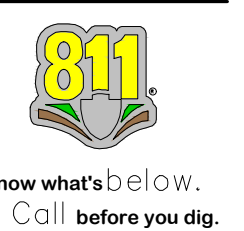
EXISTING CONDITIONS

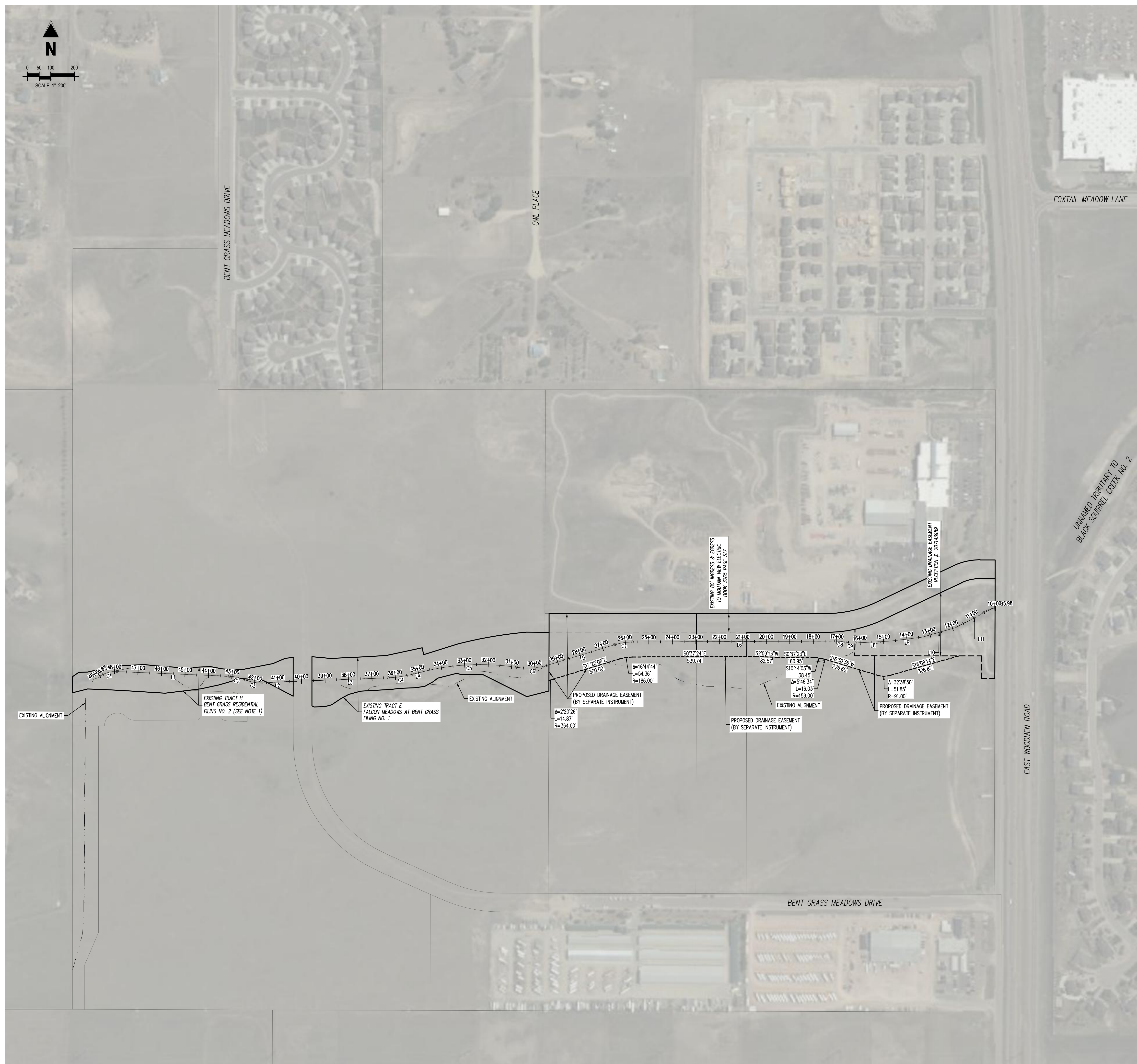
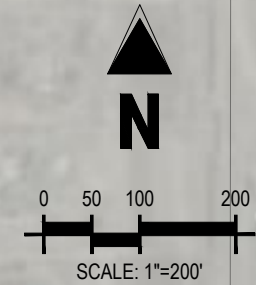


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PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	33°56'51"	77.02	130.00	S14°50'12"E	75.90
C2	20°33'31"	71.76	200.00	S12°15'59"W	71.38
C3	25°19'53"	70.74	160.00	S9°52'46"W	70.16
C4	12°16'00"	105.59	500.00	S8°30'32"E	105.40
C5	23°11'33"	404.78	1000.00	S3°06'46"E	402.03
C6	25°51'08"	135.36	300.00	S4°26'33"E	134.22
C7	16°44'44"	73.07	250.00	S8°50'46"E	72.81
C8	12°35'08"	43.93	200.00	S8°40'10"W	43.84
C9	15°22'27"	40.25	150.00	S4°16'31"W	40.13

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S1°58'13"W	477.95
L2	S2°47'09"E	133.51
L3	S2°36'32"E	324.69
L4	S1°42'32"E	41.18
L5	S17°22'08"E	300.60
L6	S0°37'23"E	864.53
L8	S3°24'42"E	152.32
L9	S7°25'28"E	136.84
L10	S16°35'35"E	147.63
L11	S27°46'10"E	178.05

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
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 FOR
 CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

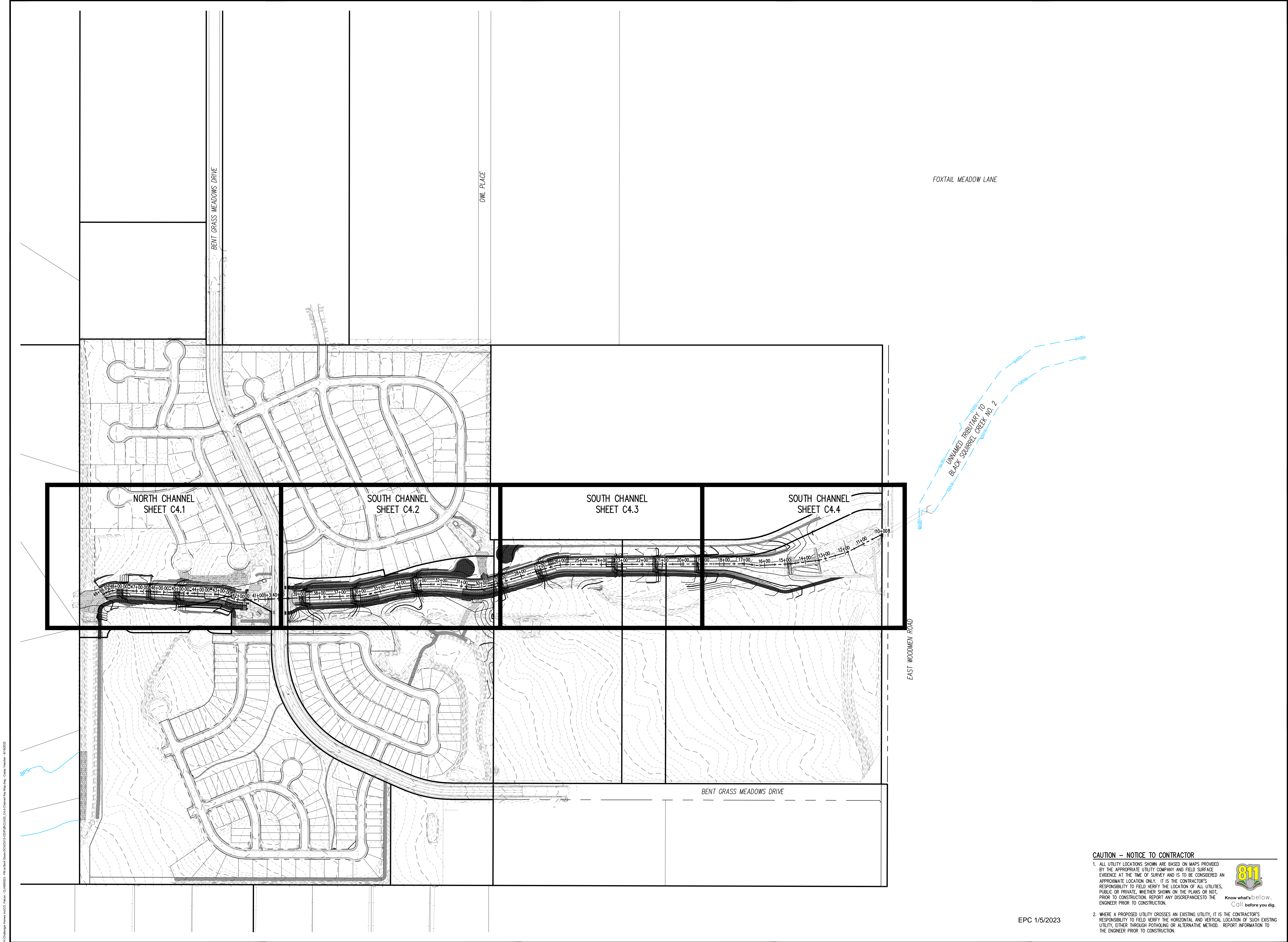
#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: RGD
 Date: 8/19/2023

HORIZONTAL CONTROL

NOTES:
 1. THE PROPOSED CHANNEL NORTH OF BENT GRASS MEADOWS DRIVE WILL BE REPLACED WITH FALCON MEADOWS AT BENT GRASS FILING NO. 4.
 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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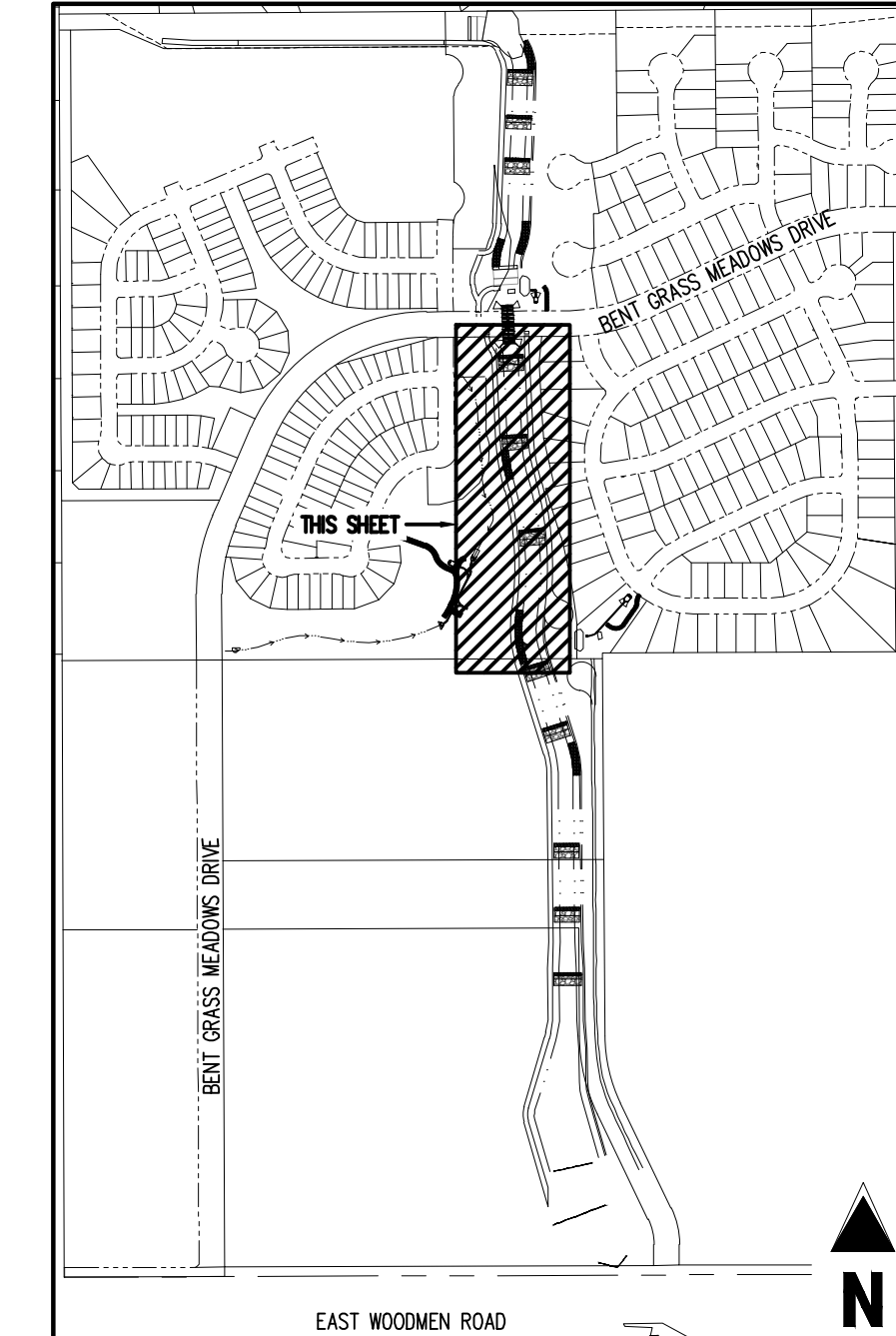
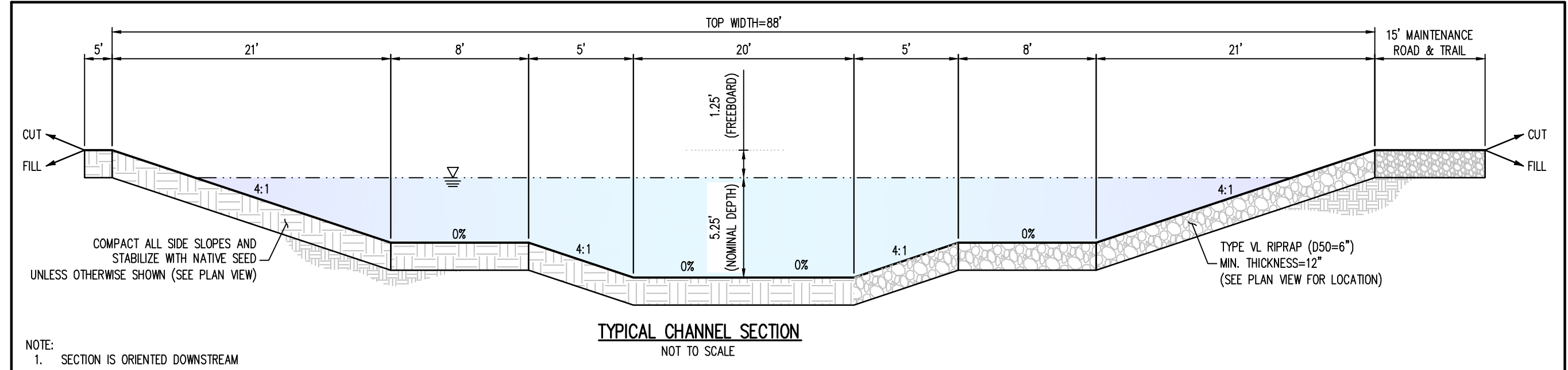
CHANNEL KEY MAP

CAUTION - NOTICE TO CONTRACTOR

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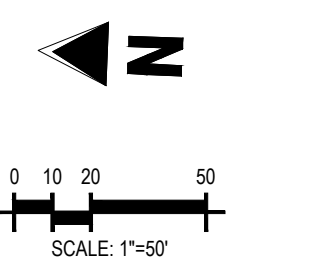
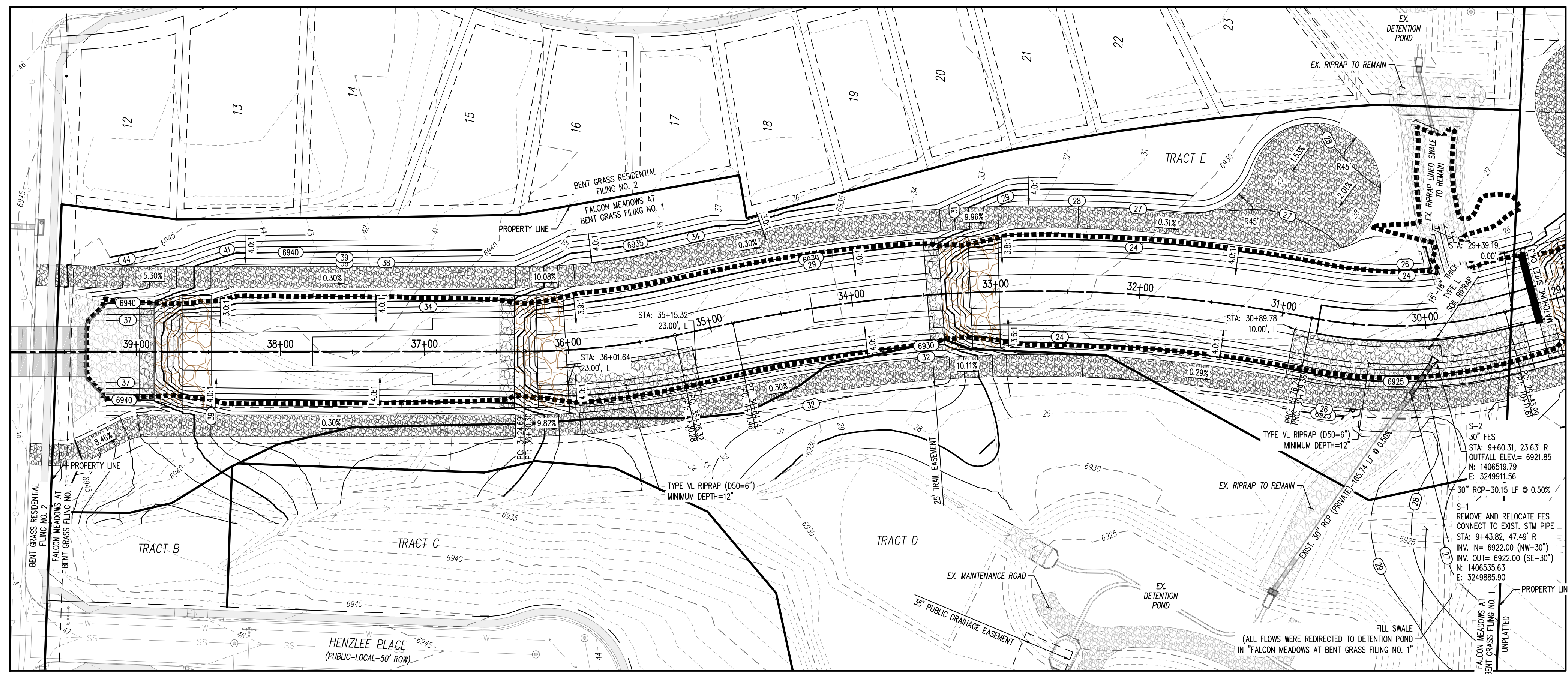
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CHALLENGER HOMES



GRADING LEGEND

- 5.46' EXISTING MAJOR CONTOUR
- 5.2' EXISTING MINOR CONTOUR
- - - 5.485' PROPOSED MAJOR CONTOUR
- - - 6.6' PROPOSED MINOR CONTOUR
- 2.00% EXISTING SLOPE - PERCENT
- 4:1 EXISTING SLOPE - RISE/RUN
- 2.00% PROPOSED SLOPE - PERCENT
- 4:1 PROPOSED SLOPE - RISE/RUN
- 55.00 FG PROPOSED SPOT ELEVATION - FINISHED GROUND
- 55.00 CL PROPOSED SPOT ELEVATION - CENTER LINE
- 55.00 TOB PROPOSED SPOT ELEVATION - TOP OF BANK

SITE LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED 100-YEAR FLOODPLAIN
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING RIPRAP
- EXISTING BOULDERS
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIPRAP
- PROPOSED BOULDERS
- ⊗ EXISTING SIGN
- ⊗ REFERENCE TO DETAIL AND SHEET NUMBER

UTILITY LEGEND

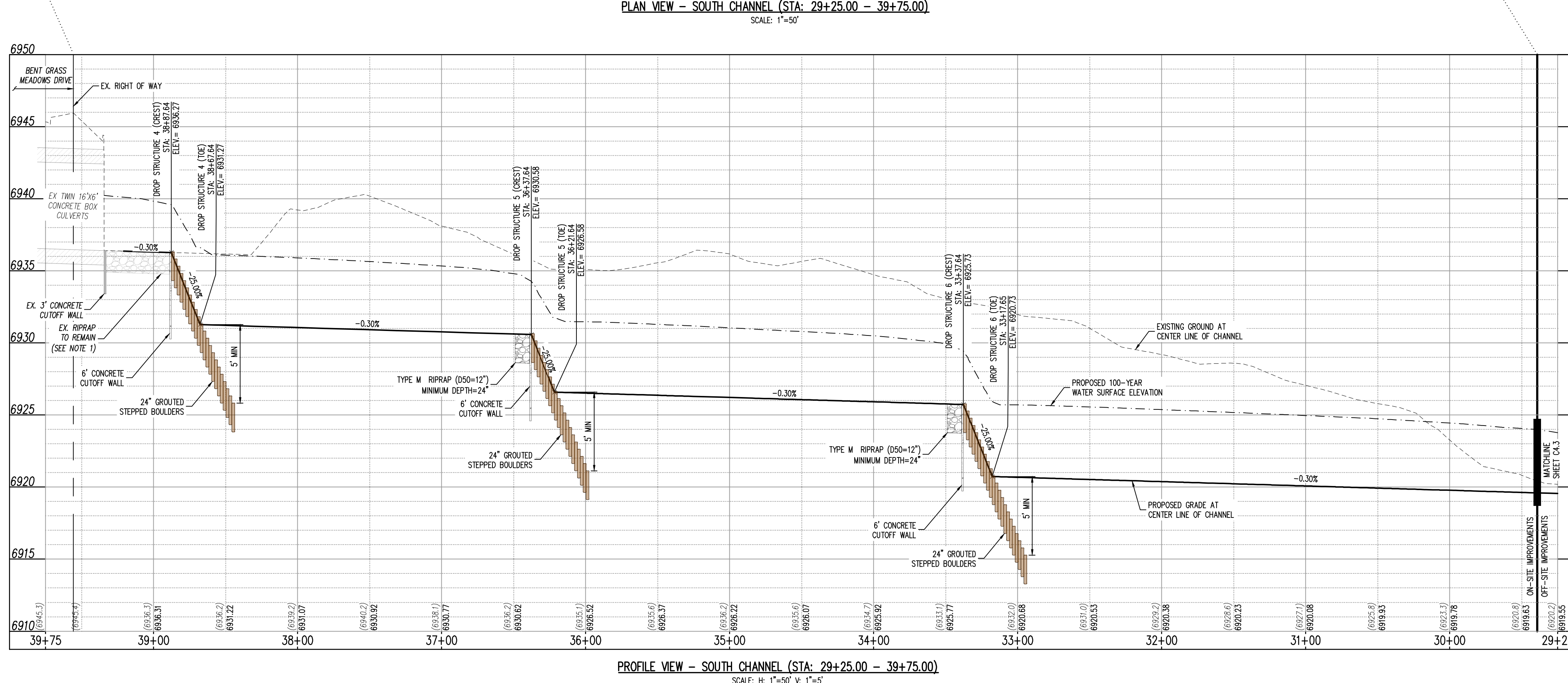
- W- EXISTING WATER LINE
- W- PROPOSED WATER LINE
- SS- EXISTING SANITARY SEWER
- FO- EXISTING FIBER OPTIC LINE
- G- EXISTING GAS LINE
- UT- EXISTING UNDERGROUND TELEPHONE
- UE- EXISTING UNDERGROUND ELECTRICAL
- OHT- EXISTING OVERHEAD TELEPHONE
- OHE- EXISTING OVERHEAD ELECTRICAL
- EXISTING STORM SEWER
- EXISTING ELECTRICAL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- ⊗ EXISTING TRAFFIC POLE
- ⊗ PROPOSED SITE LIGHTING
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊗ EXISTING STORM SEWER MANHOLE
- ⊗ EXISTING WATER METER
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ PROPOSED FIRE HYDRANT

- NOTES:**
- MAINTAIN FLAT BOTTOM CHANNEL AFTER THE EXISTING 16"x6" CONCRETE BOX CULVERTS AND IMMEDIATELY BEFORE DROP STRUCTURE #4. TRANSITION CHANNEL FROM FLAT BOTTOM TO LOW FLOW WITHIN DROP STRUCTURE #4.
- NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

BENCHMARK
 ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY A 4" REBAR WITH A YELLOW PLASTIC CAP, STAMPED L5# 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 FIELDING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

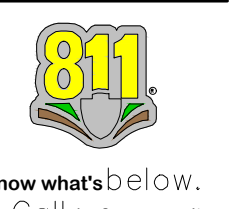


CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMVJ
 Checked By: RGD
 Date: 8/19/2022

CHANNEL SOUTH - PLAN & PROFILE

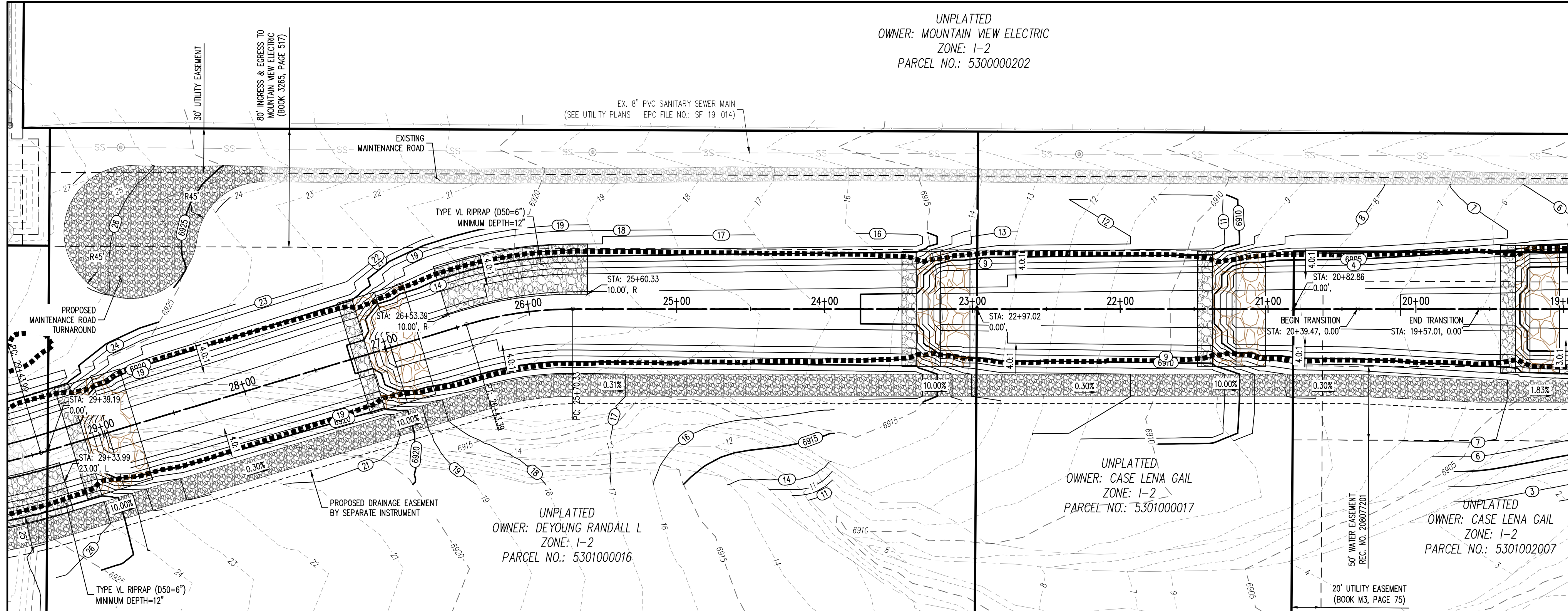
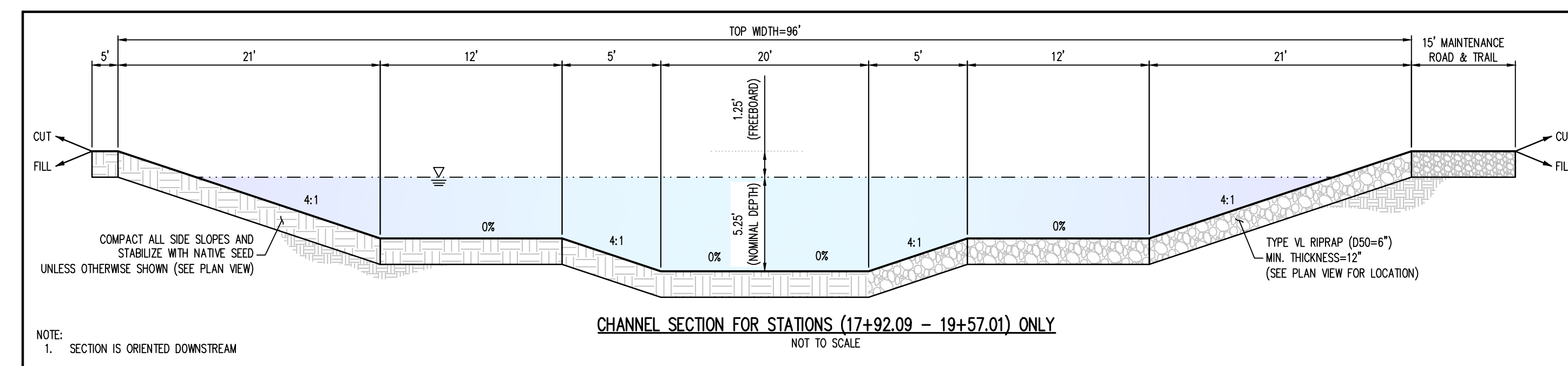
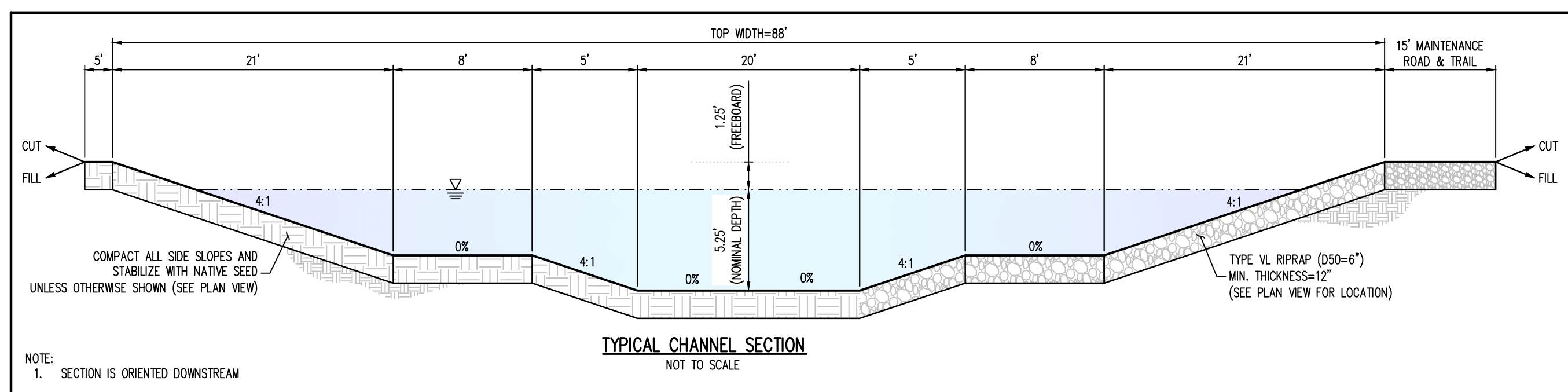




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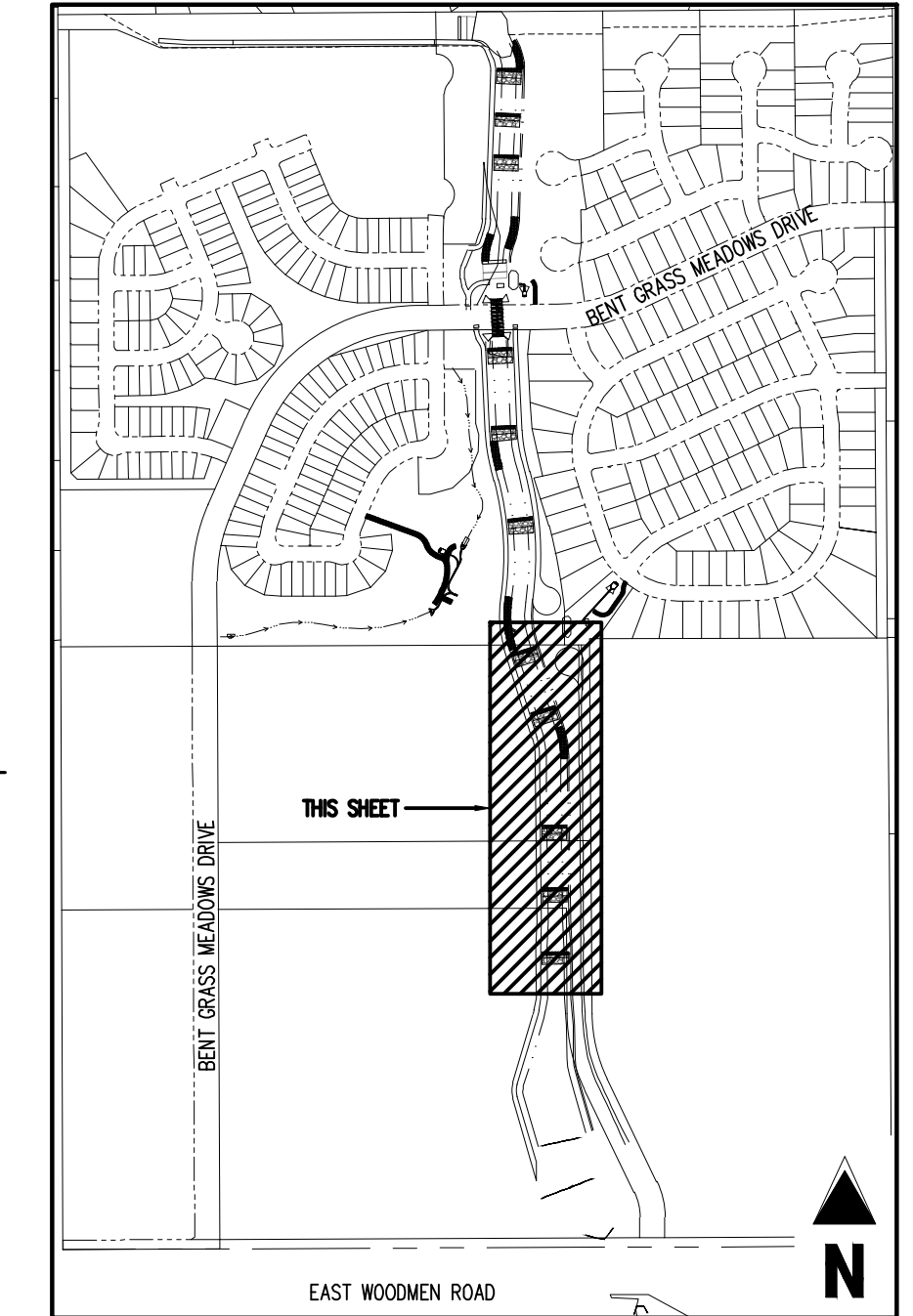
CONSTRUCTION DOCUMENTS
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BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY



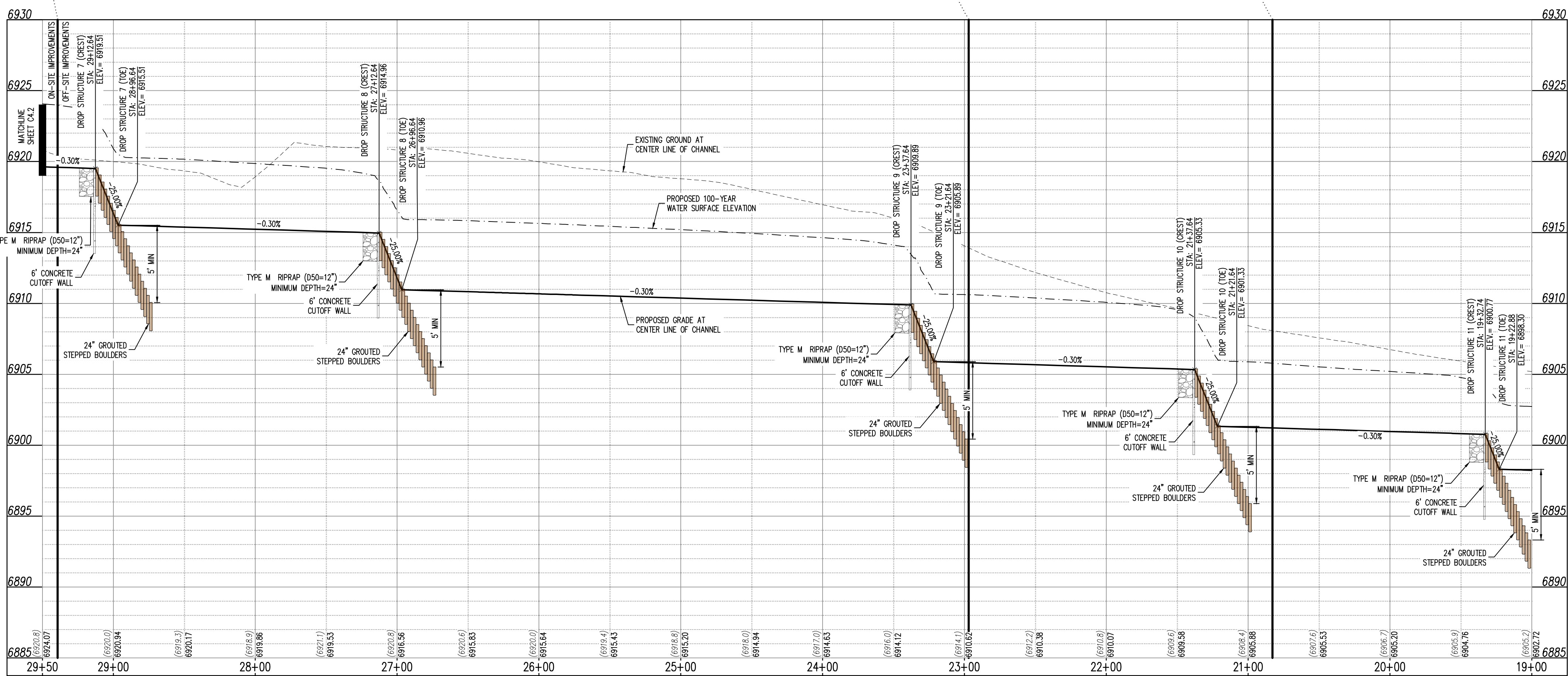
PLAN VIEW - SOUTH CHANNEL (STA: 19+00.00 - 29+50.00)
SCALE: 1"=50'



- GRADING LEGEND
- 5460 - EXISTING MAJOR CONTOUR
- 52 - EXISTING MINOR CONTOUR
- 5485 - PROPOSED MAJOR CONTOUR
- 66 - PROPOSED MINOR CONTOUR
- 2.00% - EXISTING SLOPE - PERCENT
- 4:1 - EXISTING SLOPE - RISE/RUN
- 2.00% - PROPOSED SLOPE - PERCENT
- 4:1 - PROPOSED SLOPE - RISE/RUN
- 55.00 FG - PROPOSED SPOT ELEVATION - FINISHED GROUND
- 55.00 CL - PROPOSED SPOT ELEVATION - CENTER LINE
- 55.00 TOB - PROPOSED SPOT ELEVATION - TOP OF BANK
- UTILITY LEGEND
- W - EXISTING WATER LINE
- W - PROPOSED WATER LINE
- SS - EXISTING SANITARY SEWER
- FO - EXISTING FIBER OPTIC LINE
- G - EXISTING GAS LINE
- S - EXISTING STORM SEWER
- S - EXISTING ELECTRICAL BOX
- S - EXISTING PAD MOUNTED TRANSFORMER
- S - EXISTING TRAFFIC POLE
- S - PROPOSED SITE LIGHTING
- S - EXISTING SANITARY SEWER MANHOLE
- S - EXISTING STORM SEWER MANHOLE
- S - EXISTING WATER METER
- S - EXISTING WATER VALVE
- S - EXISTING FIRE HYDRANT
- S - PROPOSED FIRE HYDRANT



- SITE LEGEND
- --- PROPERTY BOUNDARY LINE
- --- RIGHT OF WAY BOUNDARY LINE
- --- EXISTING EASEMENT LINE
- - - - PROPOSED 100-YEAR FLOODPLAIN
- --- EXISTING CURB AND GUTTER
- --- EXISTING CONCRETE
- --- EXISTING CDOT CLASS 6 GRAVEL
- --- EXISTING RIPRAP
- --- EXISTING BOULDERS
- --- PROPOSED CDOT CLASS 6 GRAVEL
- --- PROPOSED RIPRAP
- --- PROPOSED BOULDERS
- X CLX - REFERENCE TO DETAIL AND SHEET NUMBER



PROFILE VIEW - SOUTH CHANNEL (STA: 19+00.00 - 29+50.00)
SCALE: H: 1"=50', V: 1"=5'

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONS PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BENCHMARK
ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP, STAMPED L5# 24954. ELEVATION = 6947.67

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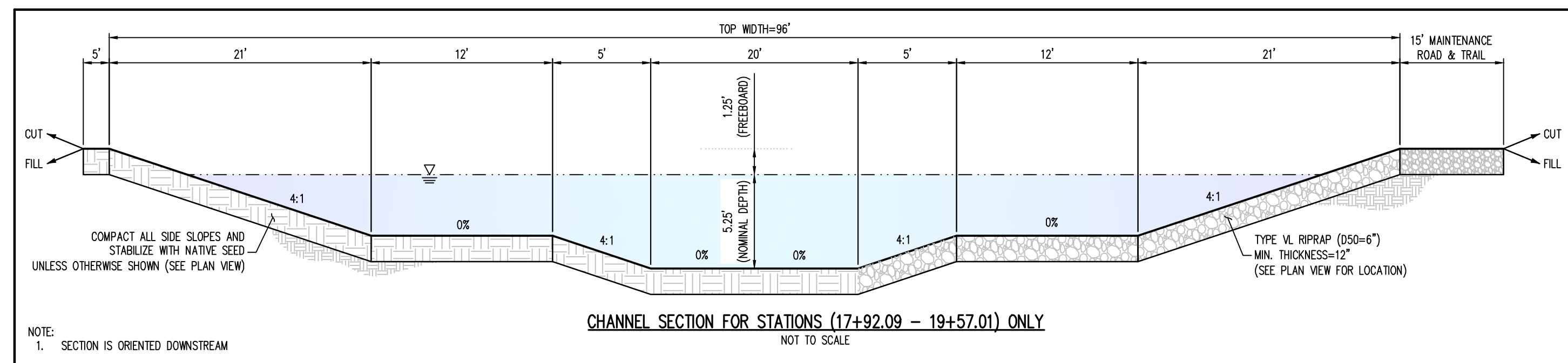


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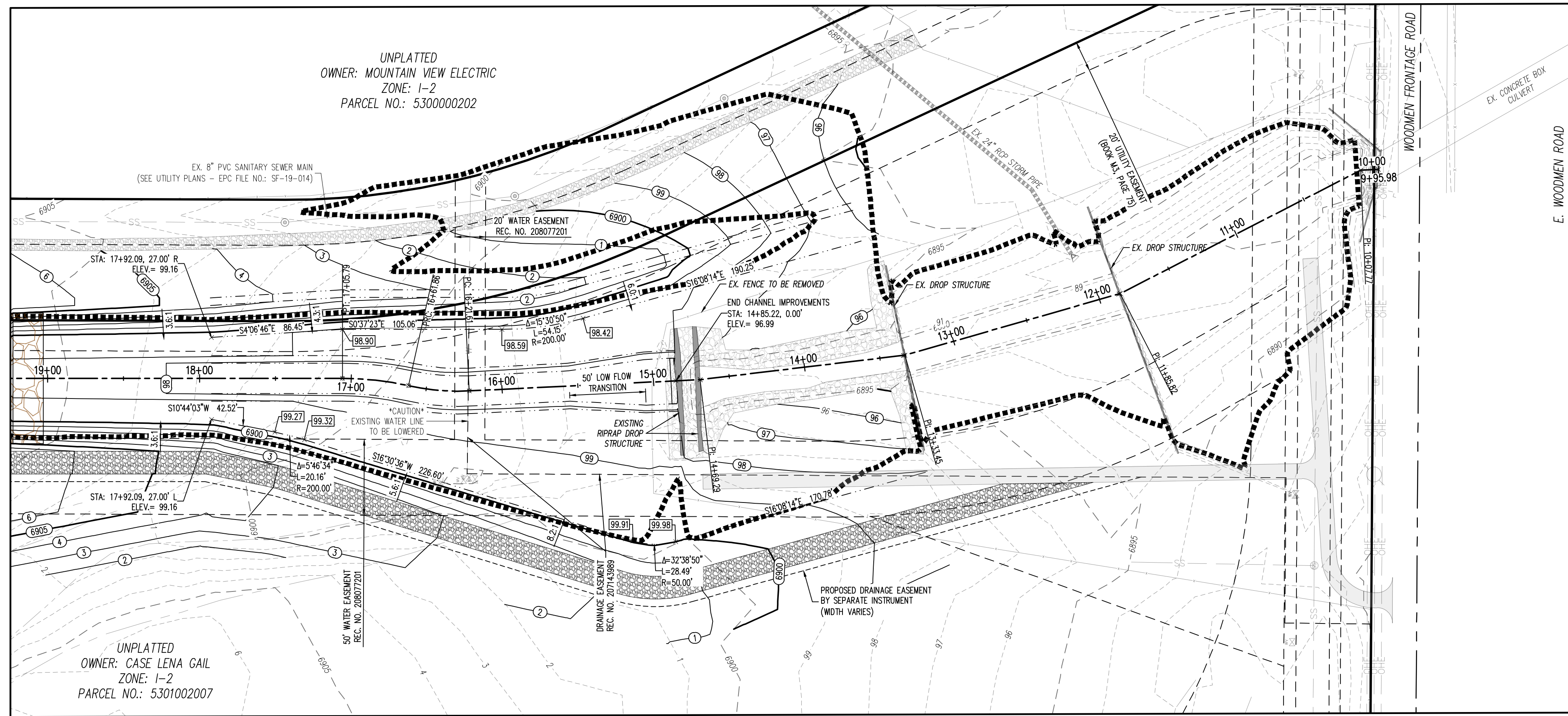
Project No: CLH000023
Drawn By: CMV/J
Checked By: SMB
Date: 8/19/2022

CHANNEL SOUTH - PLAN & PROFILE

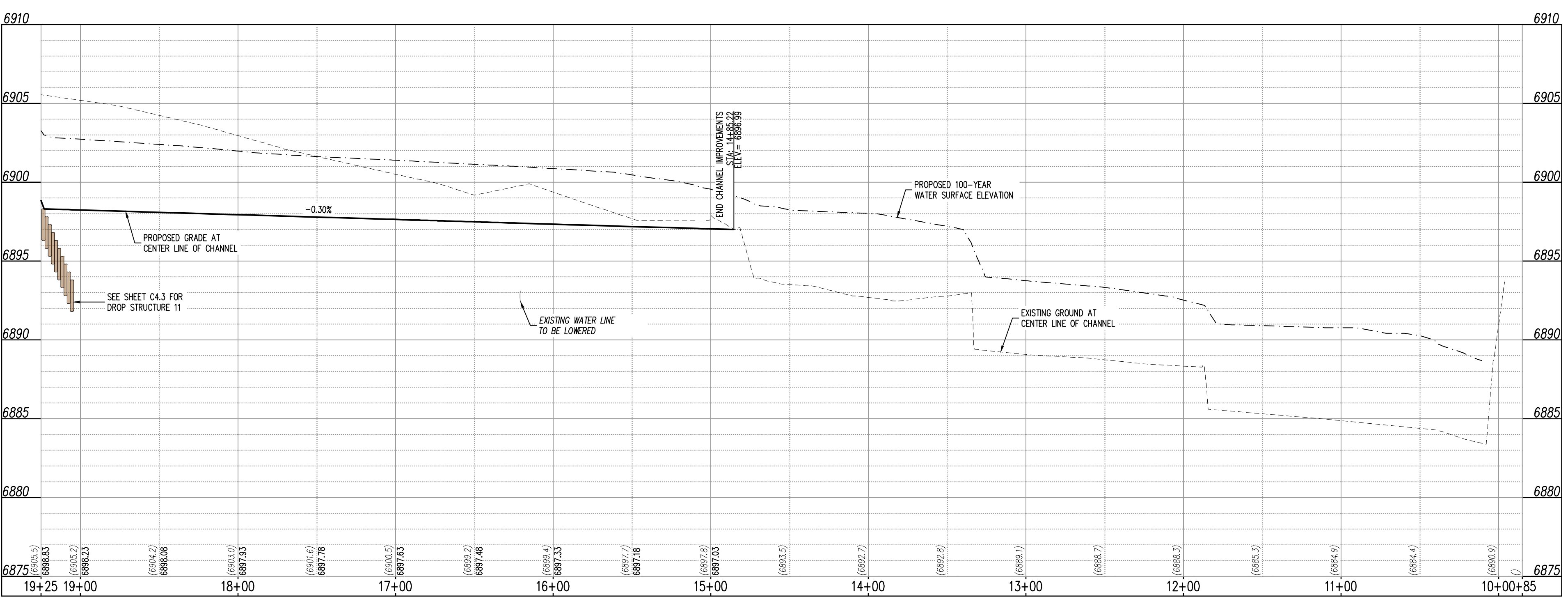
C4.3
Sheet 9 of 23



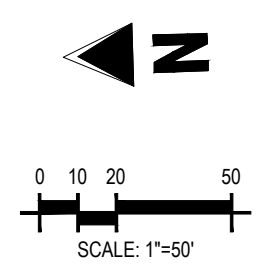
CHANNEL SECTION FOR STATIONS (17+92.09 - 19+57.01) ONLY
NOT TO SCALE



PLAN VIEW - SOUTH CHANNEL (STA: 9+85.00 - 19+25.00)
SCALE: 1"=50'



PROFILE VIEW - SOUTH CHANNEL (STA: 9+85.00 - 19+25.00)
SCALE: H: 1"=50', V: 1"=5'



GRADING LEGEND

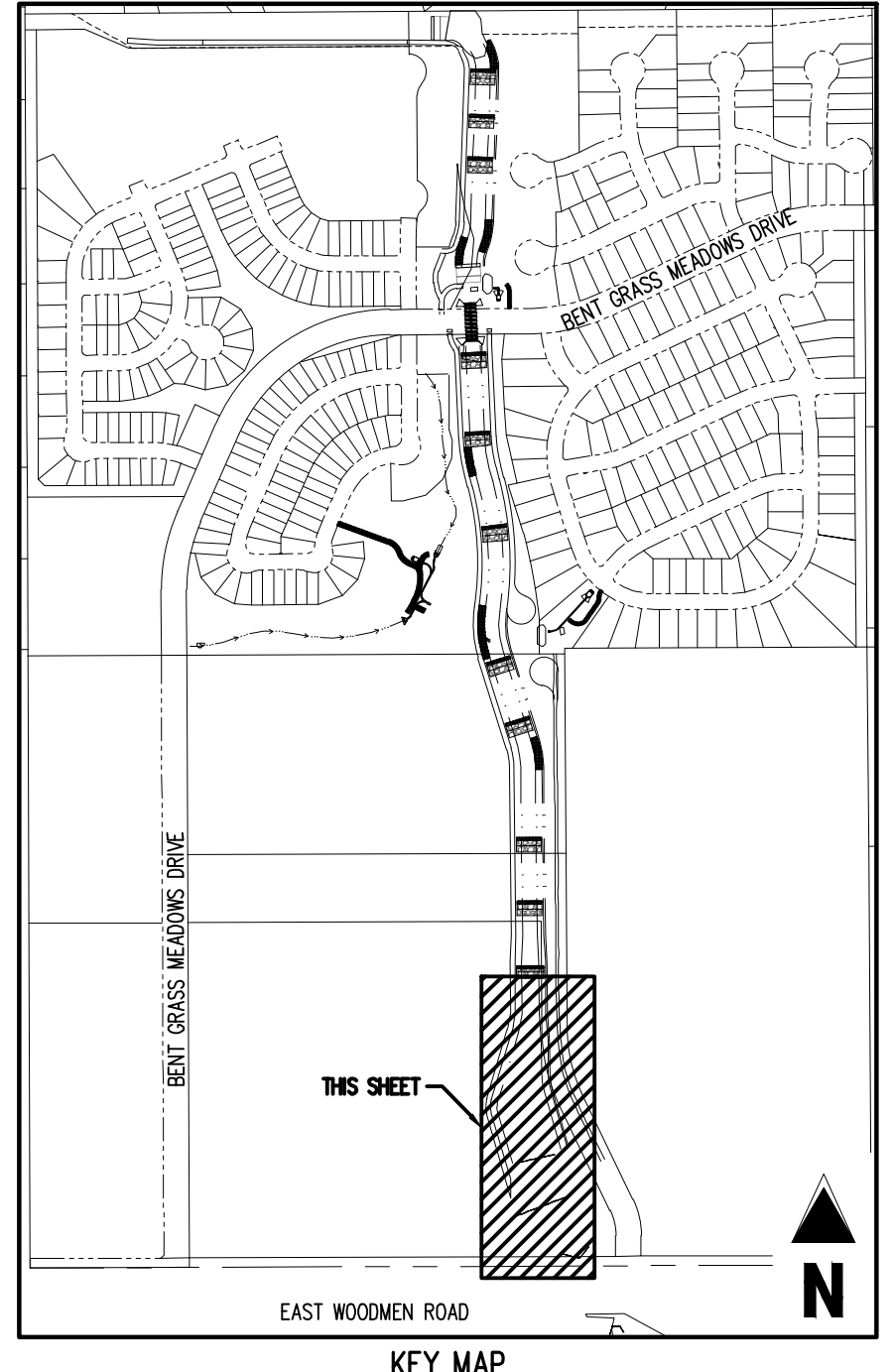
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- 55.00 FG PROPOSED SPOT ELEVATION - FINISHED GROUND
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- 55.00 TOB PROPOSED SPOT ELEVATION - TOP OF BANK

UTILITY LEGEND

- W --- EXISTING WATER LINE
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- SS --- EXISTING SANITARY SEWER
- FO --- EXISTING FIBER OPTIC LINE
- G --- EXISTING GAS LINE
- UT --- EXISTING UNDERGROUND TELEPHONE
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- OHE --- EXISTING OVERHEAD ELECTRICAL
- S --- EXISTING STORM SEWER
- E --- EXISTING ELECTRICAL BOX
- T --- EXISTING PAD MOUNTED TRANSFORMER
- P --- EXISTING TRAFFIC POLE
- L --- PROPOSED SITE LIGHTING
- M --- EXISTING SANITARY SEWER MANHOLE
- S --- EXISTING STORM SEWER MANHOLE
- M --- EXISTING WATER METER
- V --- EXISTING WATER VALVE
- H --- EXISTING FIRE HYDRANT
- H --- PROPOSED FIRE HYDRANT

SITE LEGEND

- P --- PROPERTY BOUNDARY LINE
- R --- RIGHT OF WAY BOUNDARY LINE
- E --- EXISTING EASEMENT LINE
- F --- PROPOSED 100-YEAR FLOODPLAIN
- C --- EXISTING CURB AND GUTTER
- C --- EXISTING CONCRETE
- G --- EXISTING GROUND CLASS 6 GRAVEL
- R --- EXISTING RIPRAP
- B --- EXISTING BOULDERS
- G --- PROPOSED GROUND CLASS 6 GRAVEL
- R --- PROPOSED RIPRAP
- B --- PROPOSED BOULDERS
- S --- EXISTING SIGN
- X --- REFERENCE TO DETAIL AND SHEET NUMBER



KEY MAP
SCALE: 1"=600'

Galloway
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719.900.7220
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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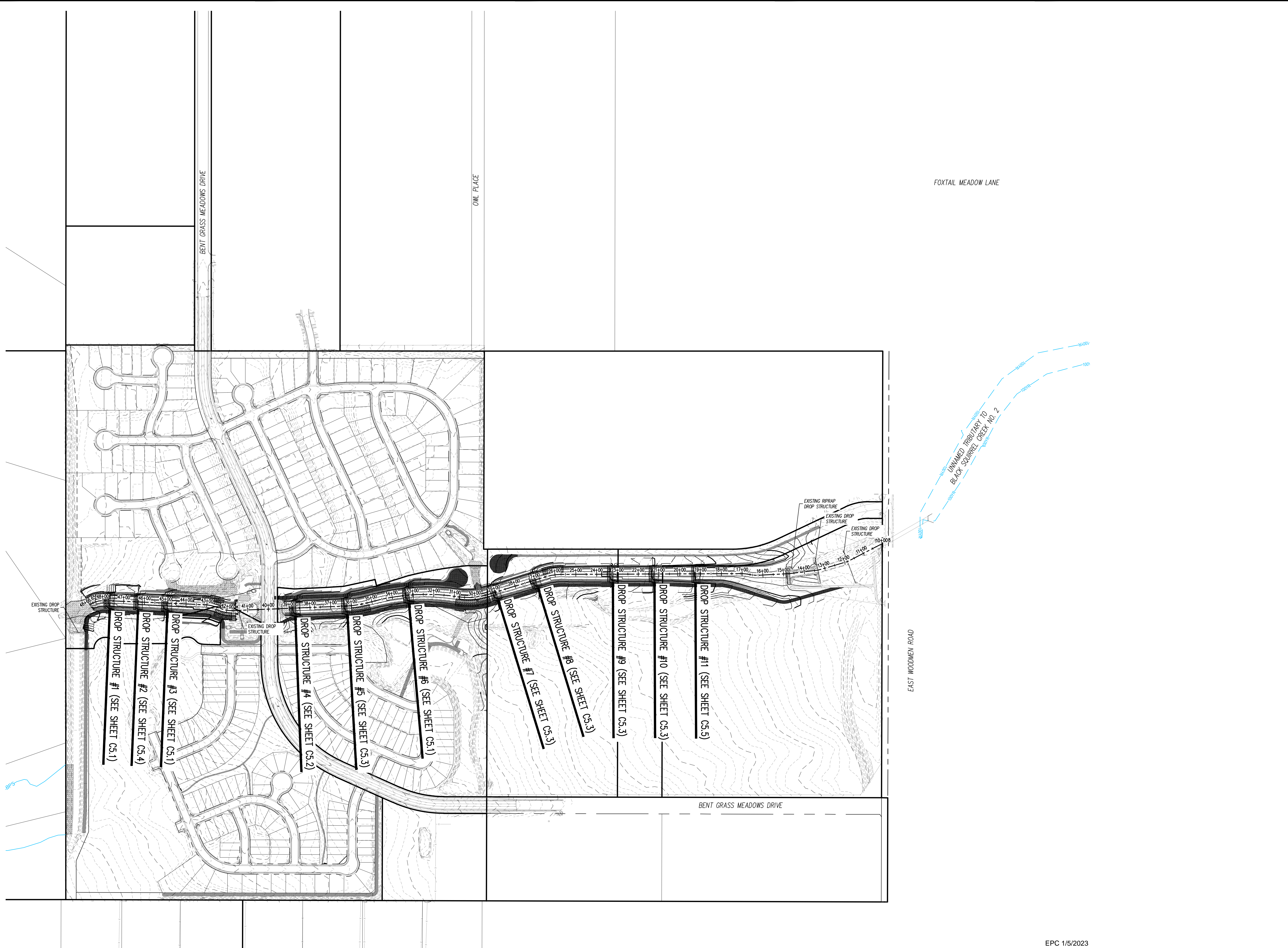
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811 Know what's below. Call before you dig.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 8/19/2022

CHANNEL SOUTH - PLAN & PROFILE

C4.4
Sheet 10 of 23

C:\projects\Bent Grass Meadows\Drawings\Sheet\050000\050000-Drop Structures.dwg
 Project: CLH000023, File: 050000-Drop Structures.dwg, Date: 8/19/2022, Drawn By: CMWJ, Checked By: RGD



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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: RGD
 Date: 8/19/2022

DROP STRUCTURE KEY
MAP

C5.0
 Sheet 11 of 23



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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
 FOR
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 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMVJ
 Checked By: SMB
 Date: 8/19/2022

DROP STRUCTURE DETAILS (#1, #3, #6)

C5.1
 Sheet 12 of 23

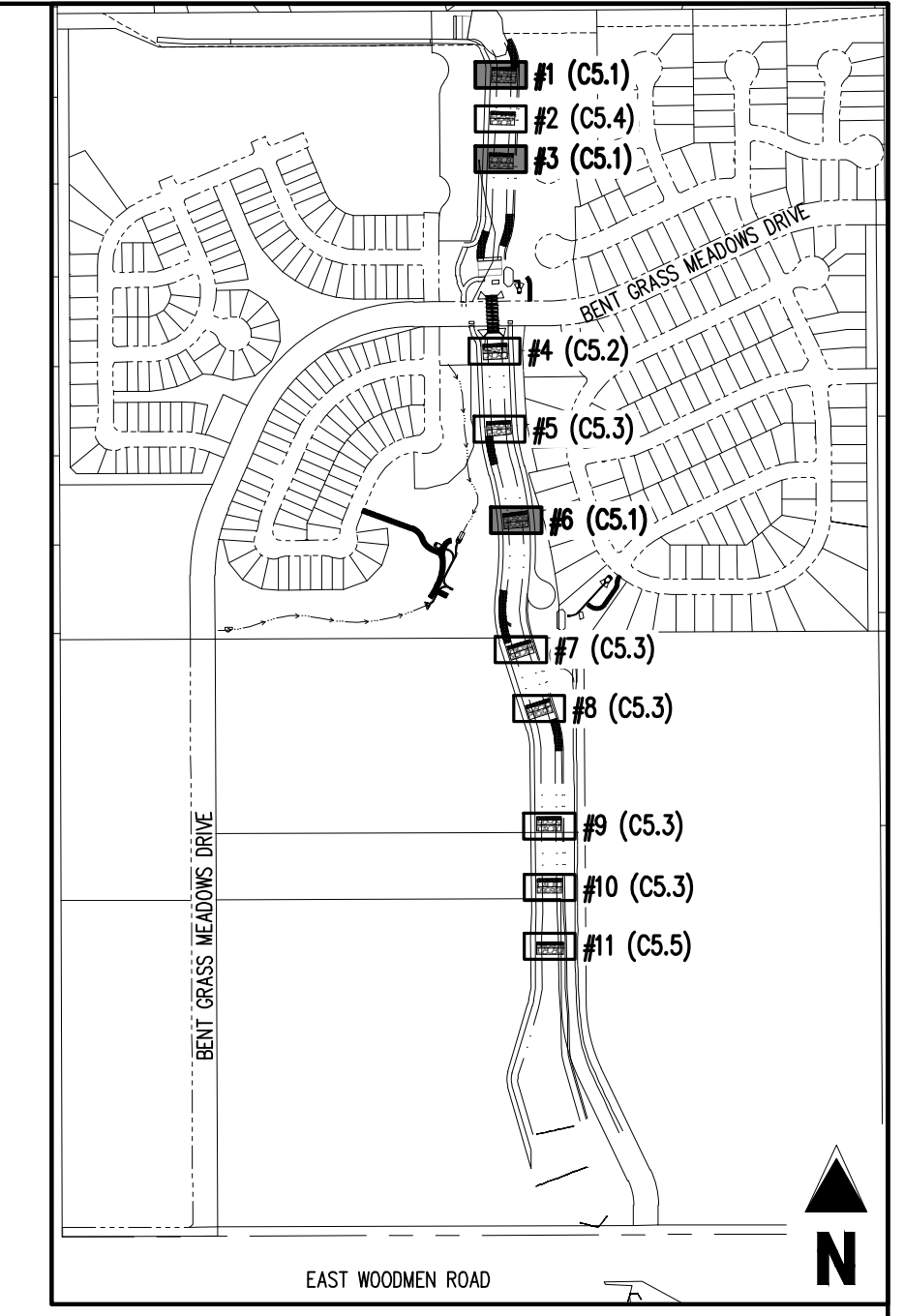
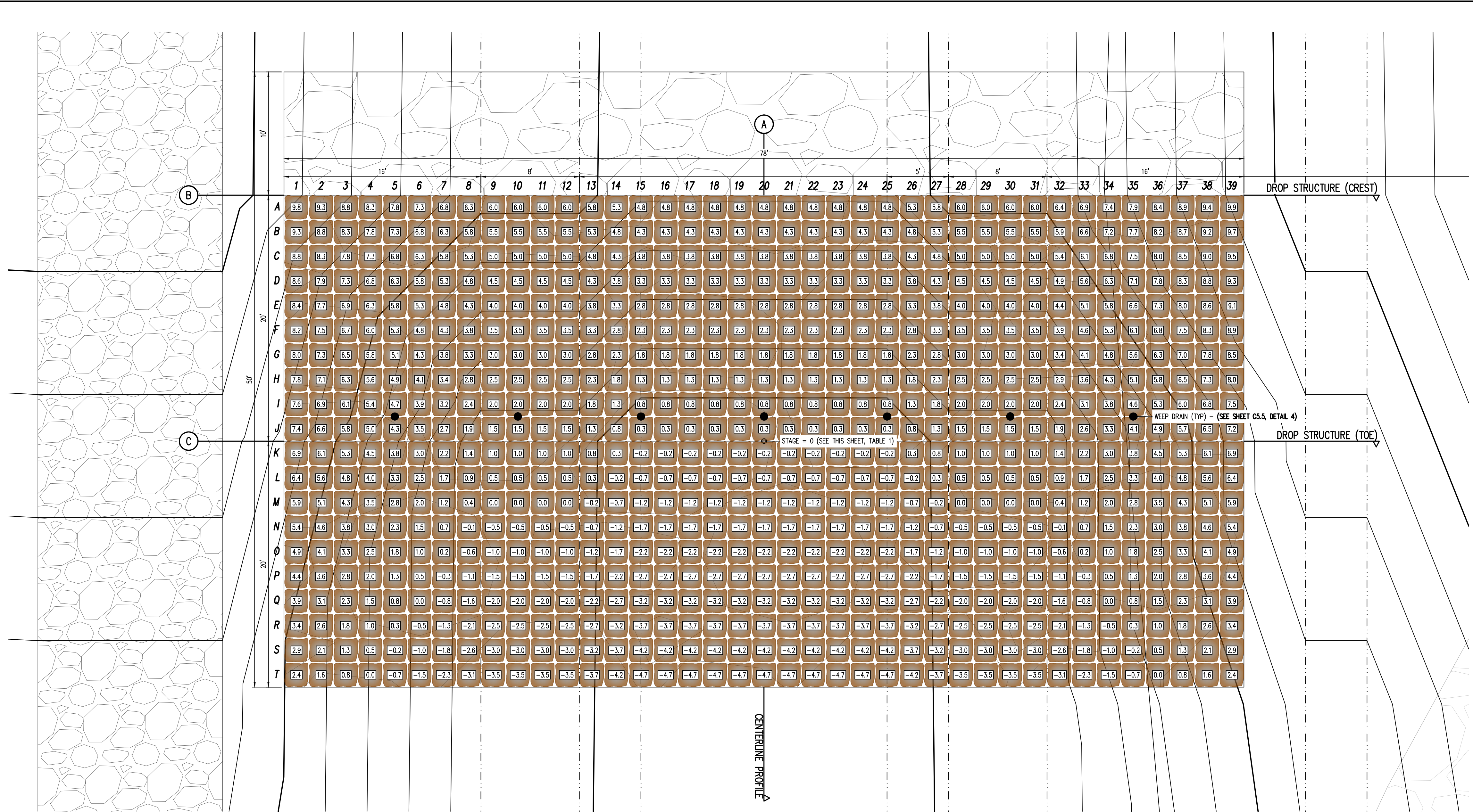


TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

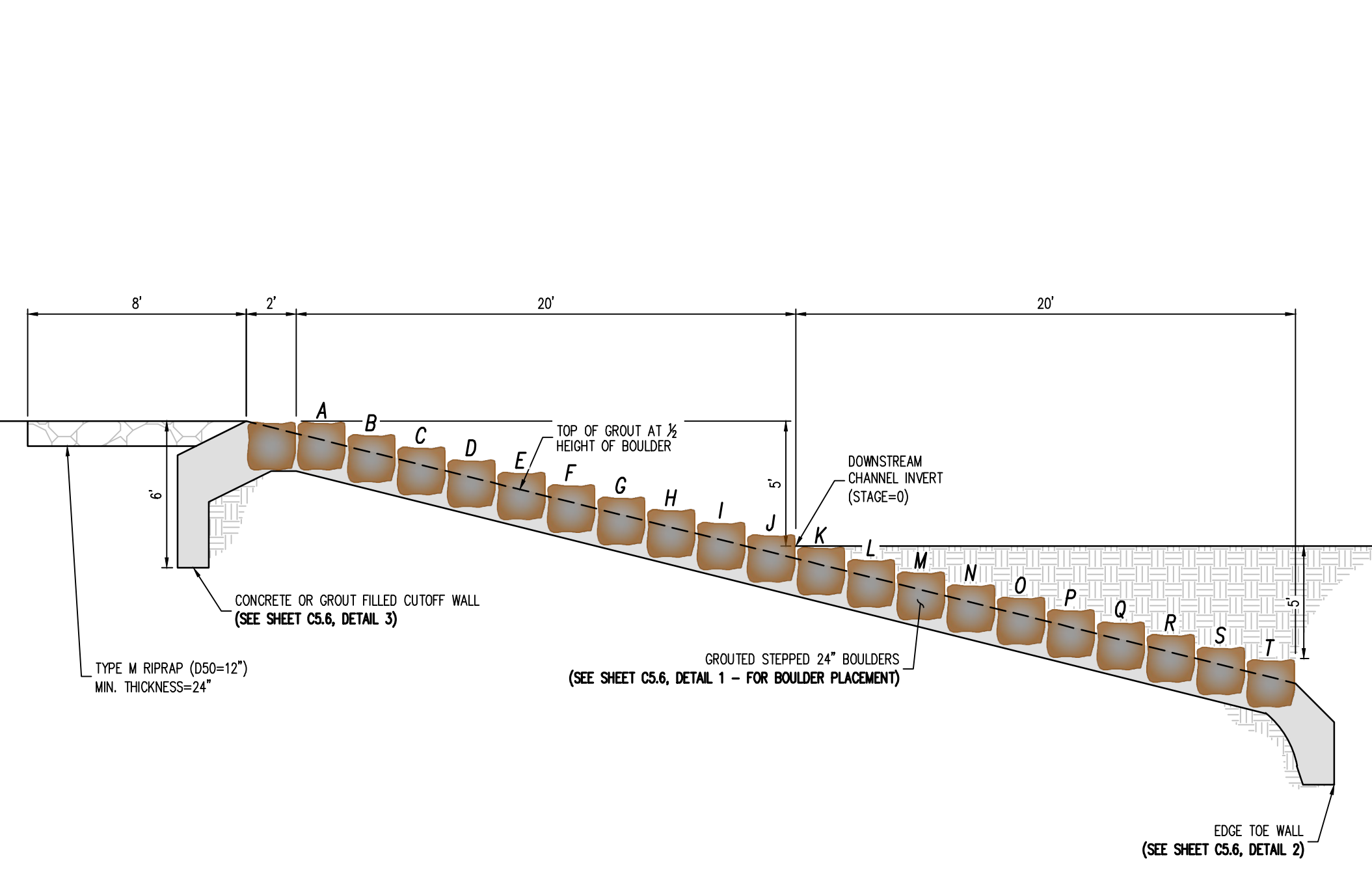
DROP STRUCTURE #1	6952.85
DROP STRUCTURE #3	6944.12
DROP STRUCTURE #6	6920.73

NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)

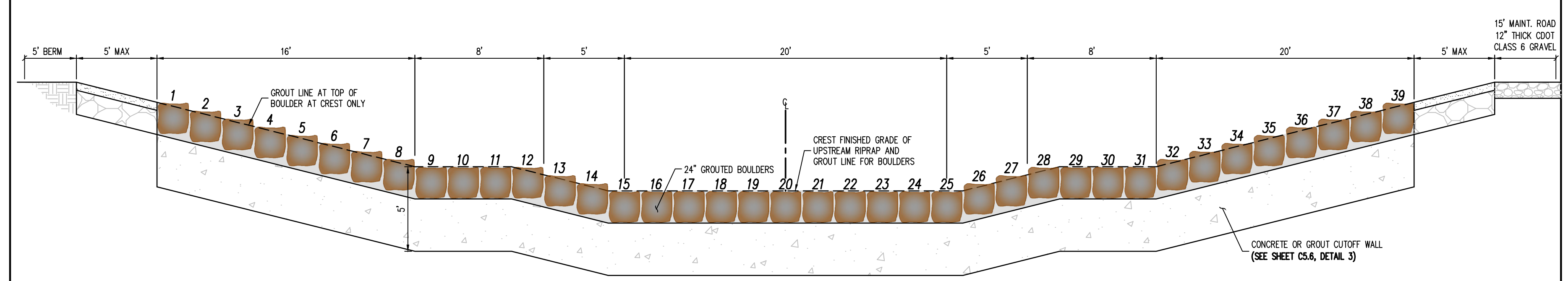
- NOTES:**
- PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2'X4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
 - BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING. AVOID SLOGGING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.
 - DUE TO VARIABILITY IN BOULDER SIZES, THE LAYOUT PROVIDED ON THIS DETAIL MAY NOT MATCH THE COMPLETED LAYOUT IN CONSTRUCTION.
 - REFER TO SHEET C5.6 FOR ADDITIONAL GROUTED BOULDER PLACEMENT NOTES AND SPECIFICATIONS.



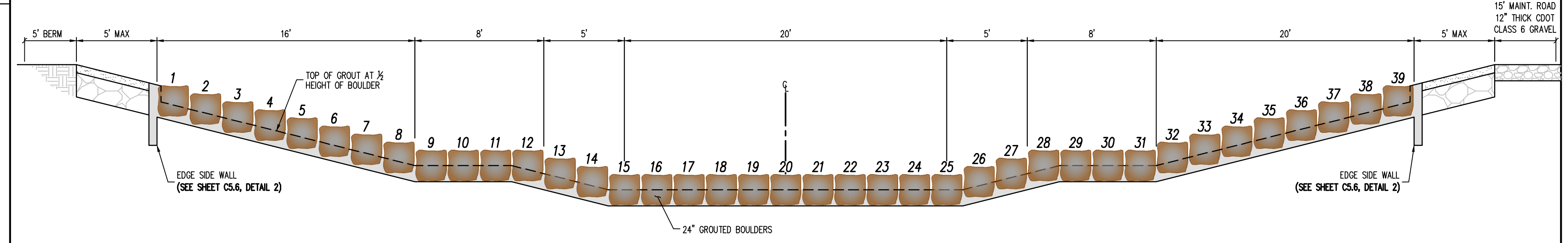
1 DROP STRUCTURE (#1, #3, #6) - PLAN VIEW
 SCALE: 1"=5'



2 DROP STRUCTURE (#1, #3, #6) - PROFILE VIEW (SECTION A)
 NOT TO SCALE



3 DROP STRUCTURE (#1, #3, #6) - PROFILE VIEW (SECTION B)
 NOT TO SCALE



4 DROP STRUCTURE (#1, #3, #6) - PROFILE VIEW (SECTION C)
 NOT TO SCALE

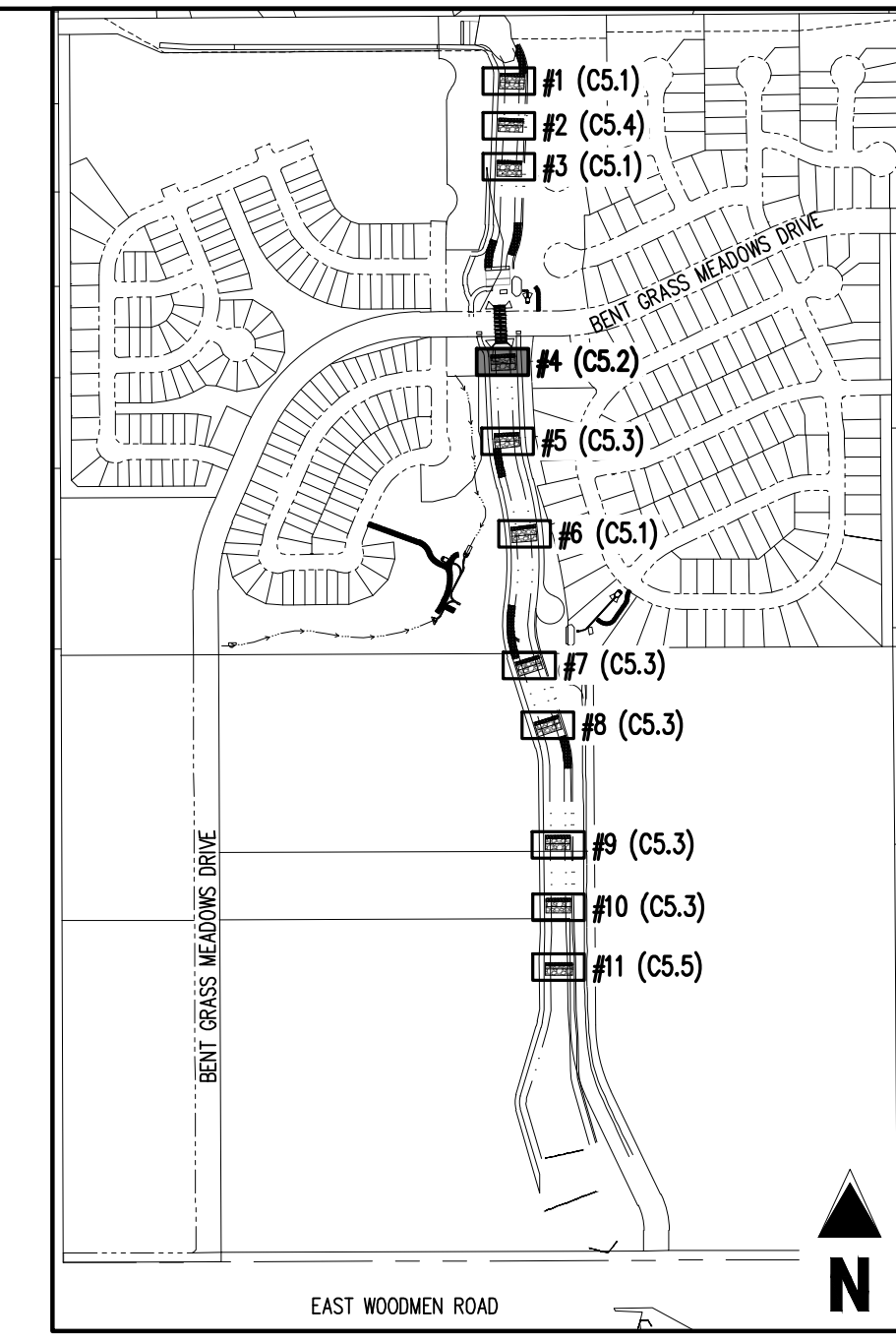
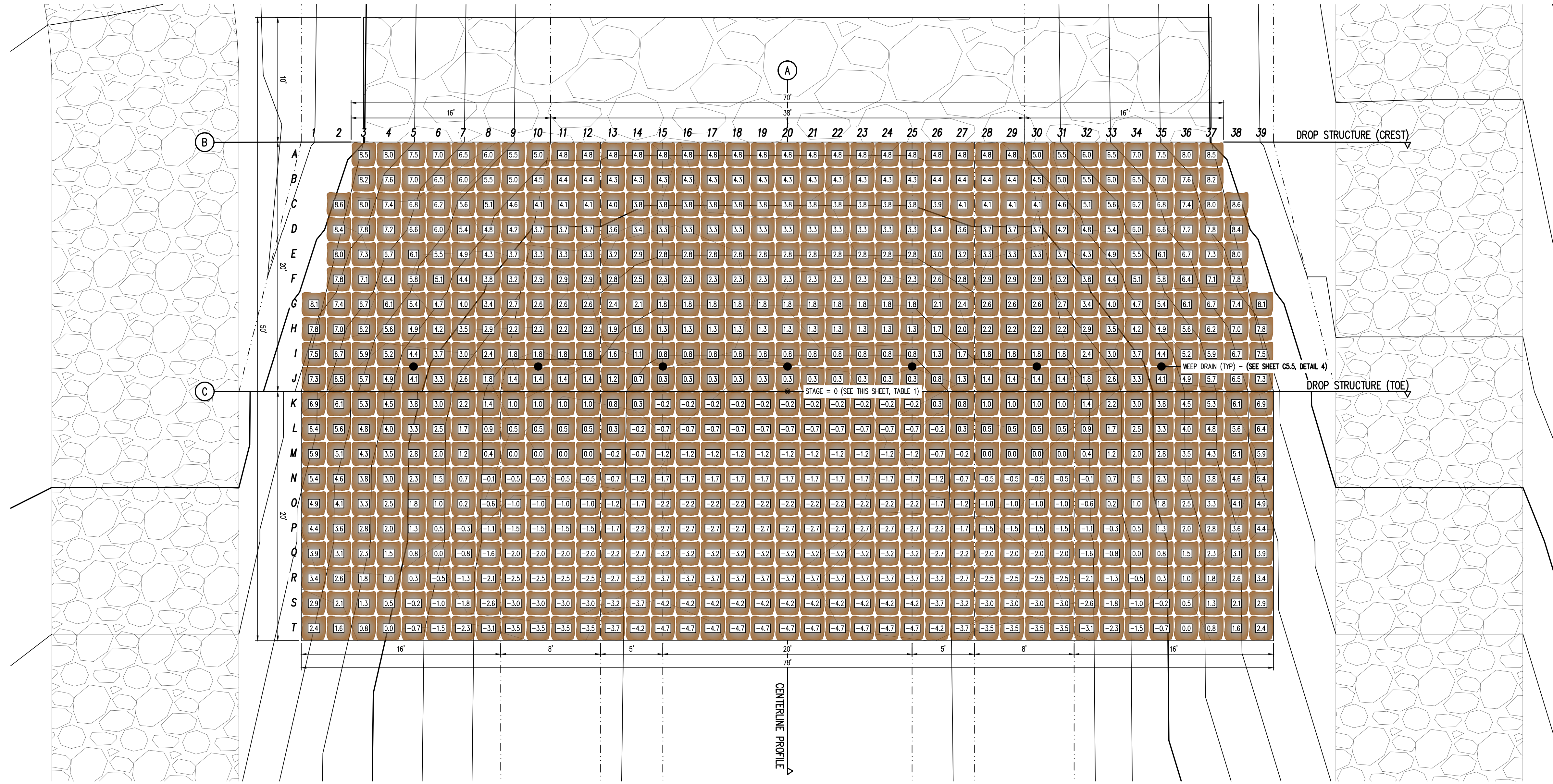


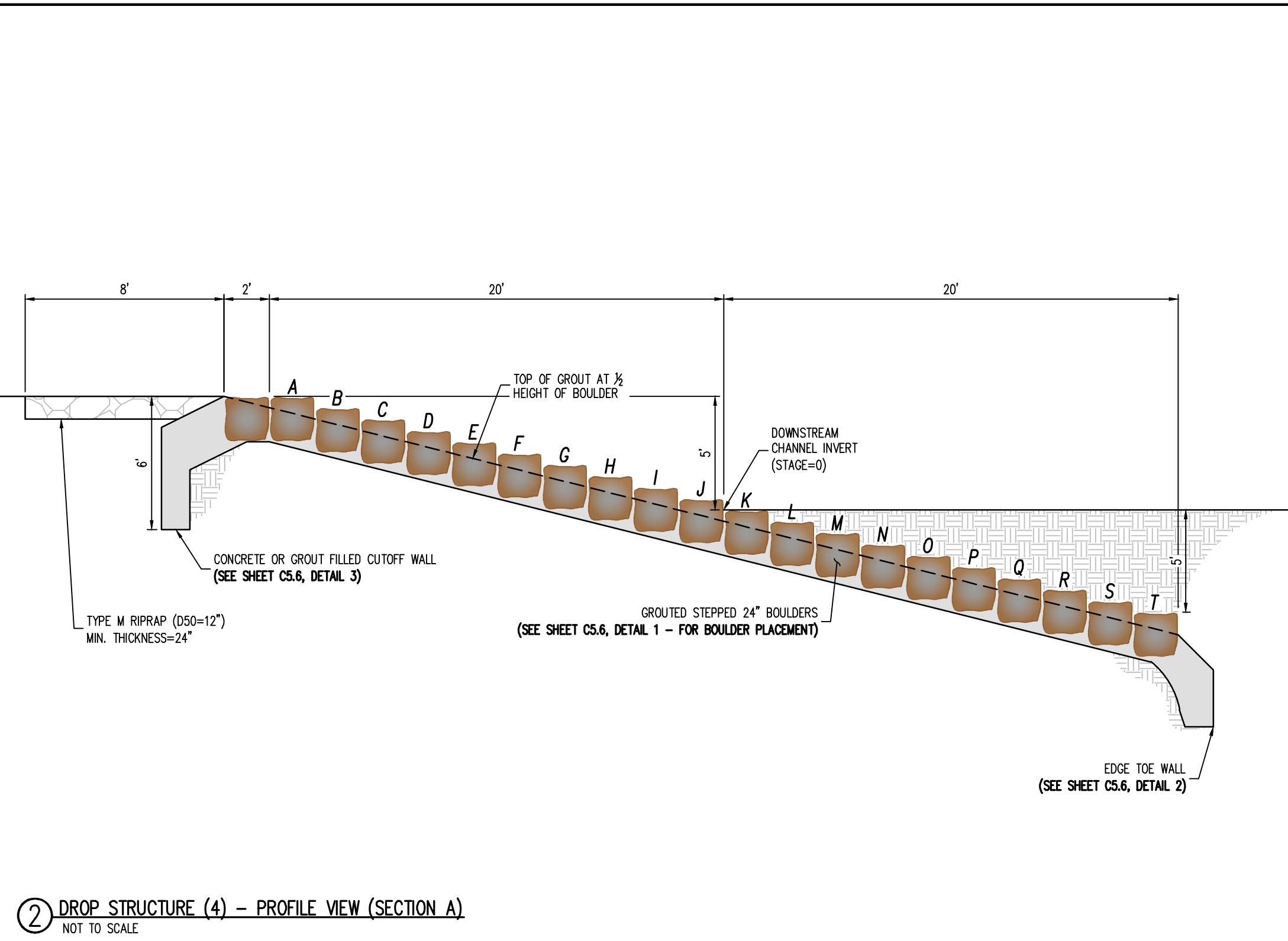
TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

DROP STRUCTURE #4	6931.27
NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)	

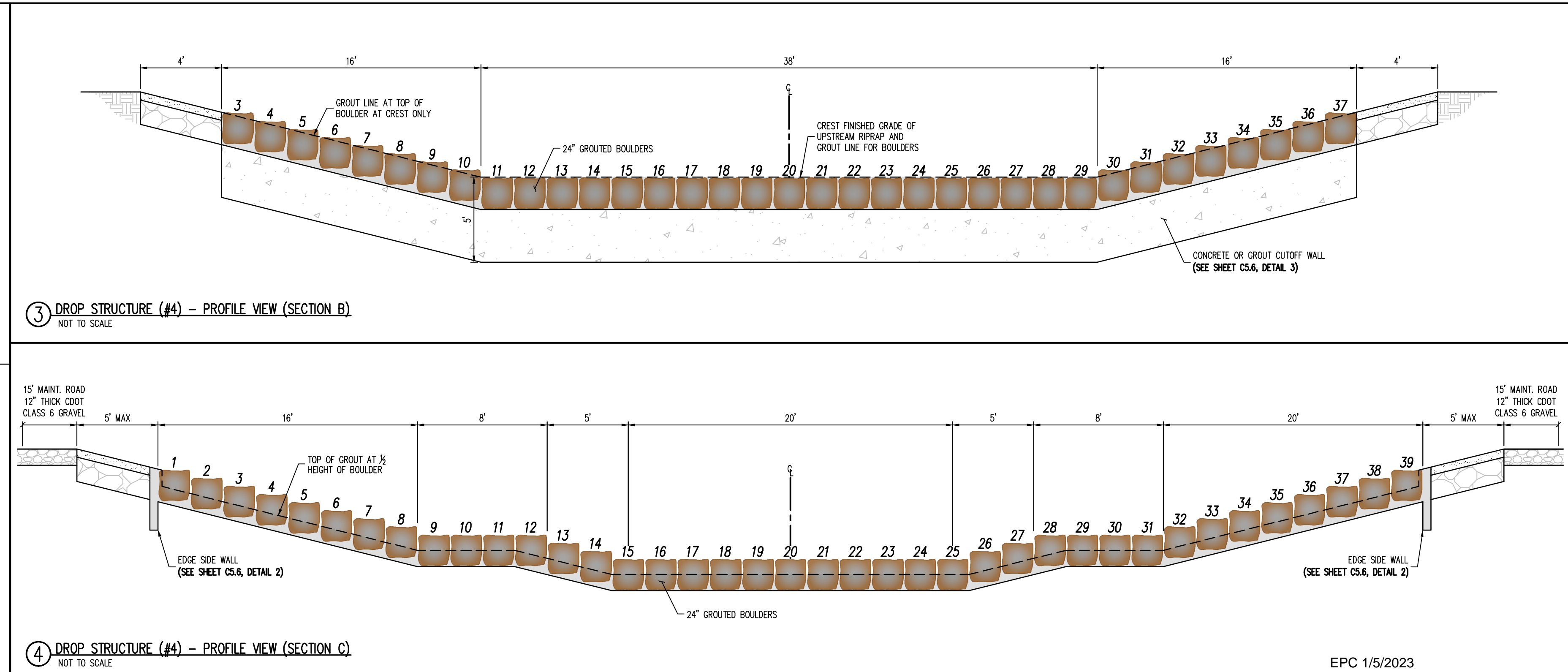
NOTES:

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- REFER TO SHEET CS.6 FOR ADDITIONAL GROUTED BOULDER PLACEMENT NOTES AND SPECIFICATIONS.

① DROP STRUCTURE (#4) – PLAN VIEW
SCALE: 1"=5'



② DROP STRUCTURE (#4) – PROFILE VIEW (SECTION A)
NOT TO SCALE



③ DROP STRUCTURE (#4) – PROFILE VIEW (SECTION B)
NOT TO SCALE

④ DROP STRUCTURE (#4) – PROFILE VIEW (SECTION C)
NOT TO SCALE



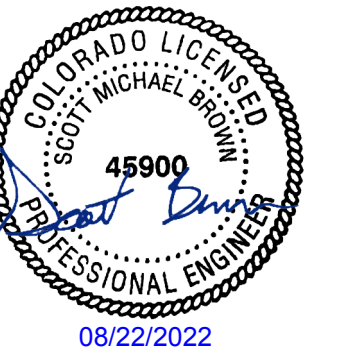
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Checked By: RGD
Date: 8/19/2022
**DROP STRUCTURE
DETAILS (#4)**



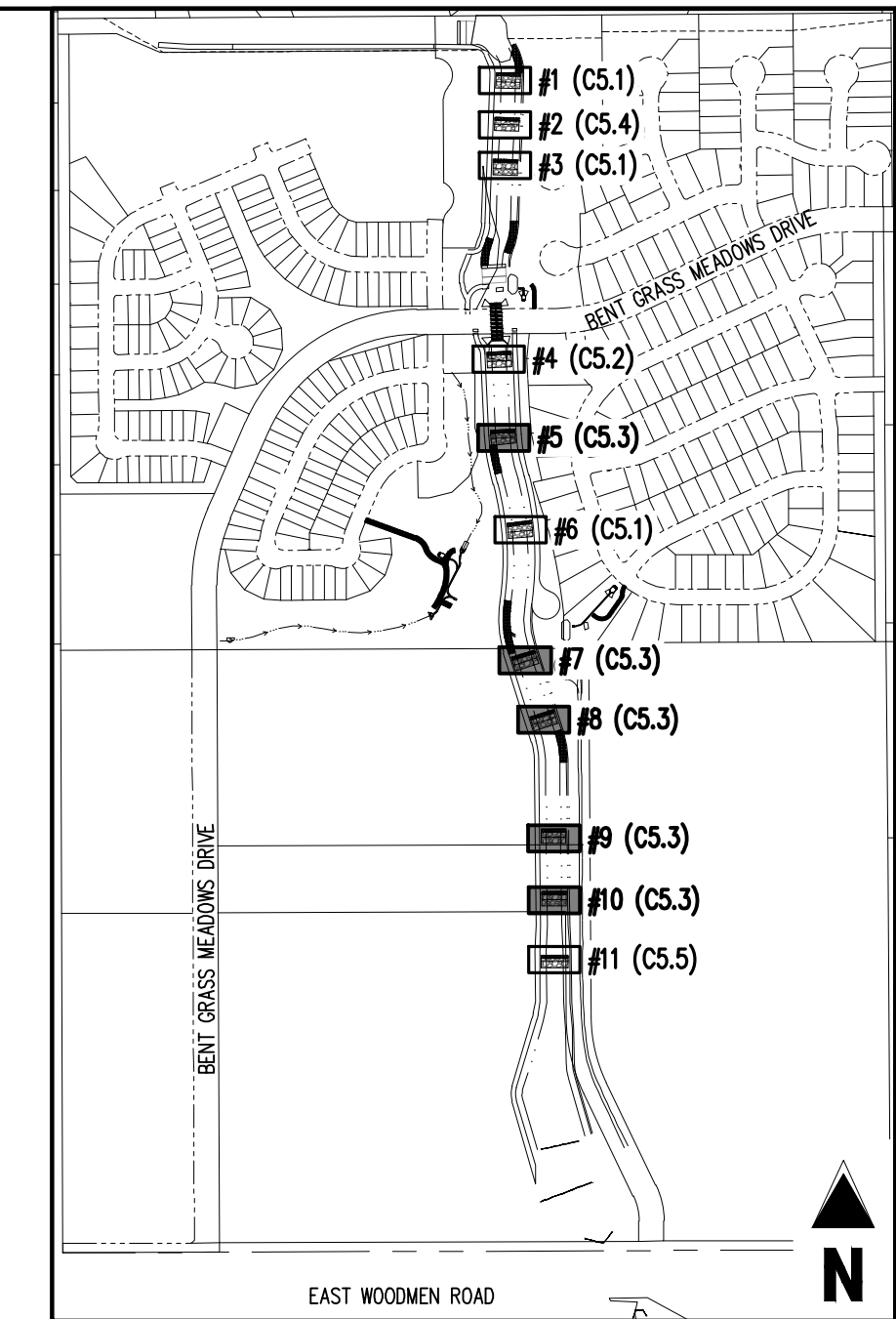
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DROP STRUCTURE
DETAILS (#5, #7, #8, #9, #10)

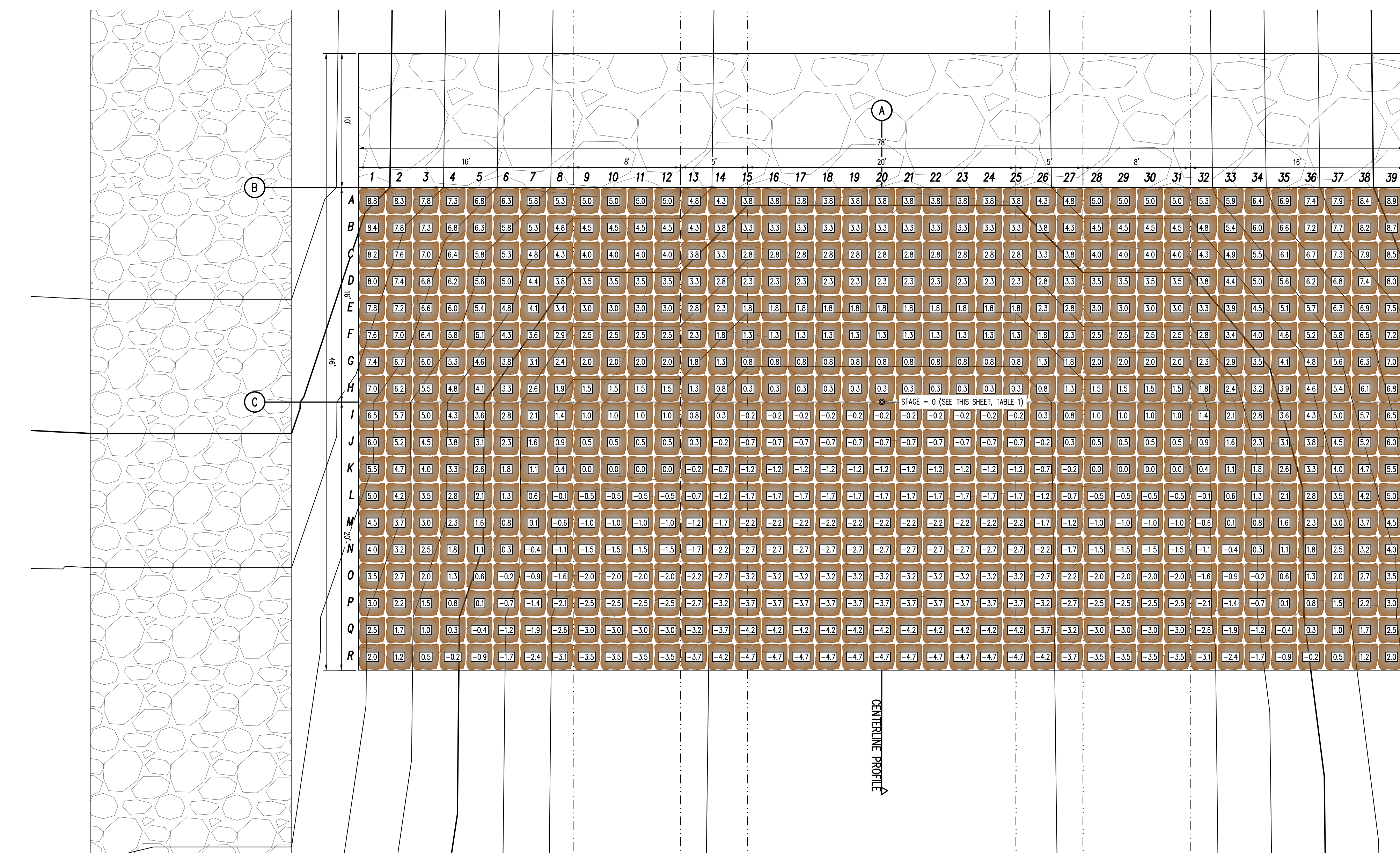


KEY MAP
SCALE: 1"=600'

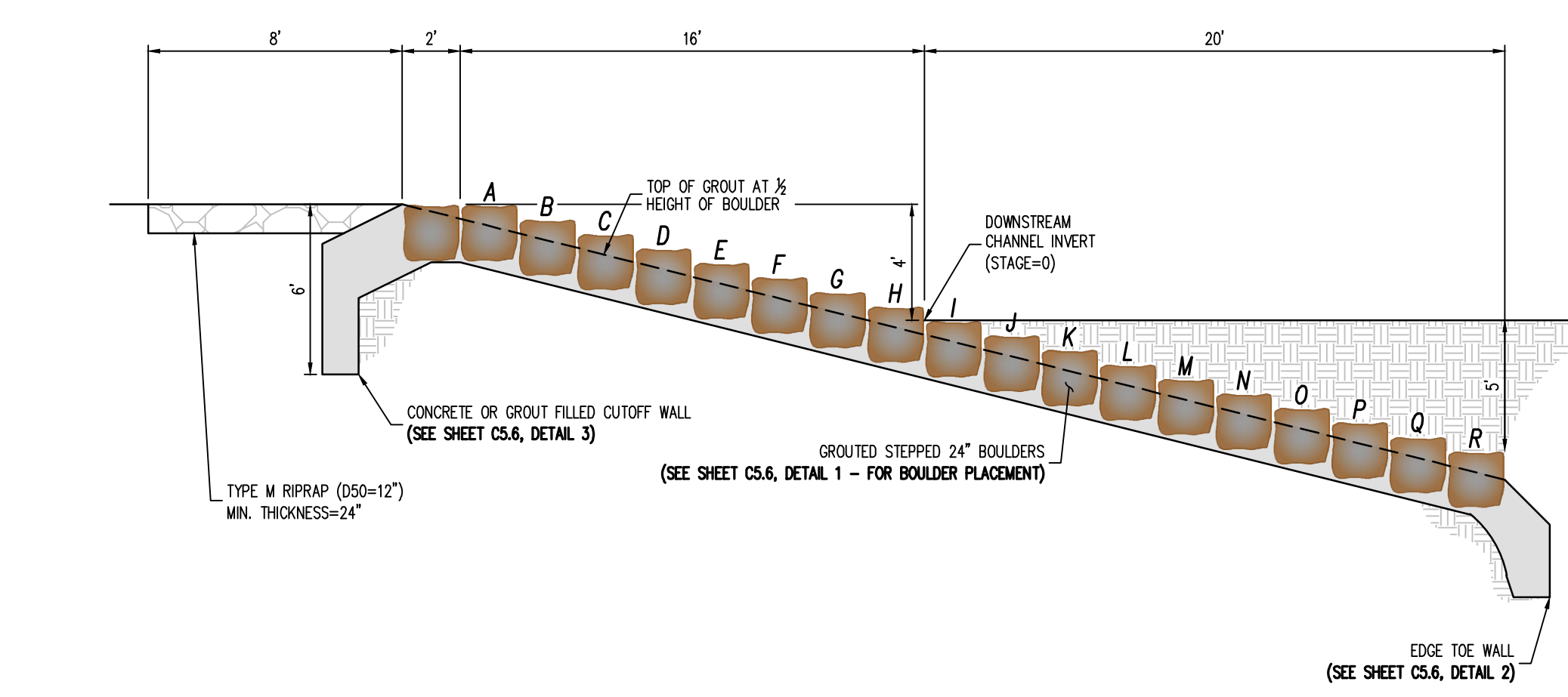
DROP STRUCTURE #	ELEVATION
DROP STRUCTURE #5	6926.58
DROP STRUCTURE #7	6915.51
DROP STRUCTURE #8	6910.96
DROP STRUCTURE #9	6905.89
DROP STRUCTURE #10	6901.33

NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)

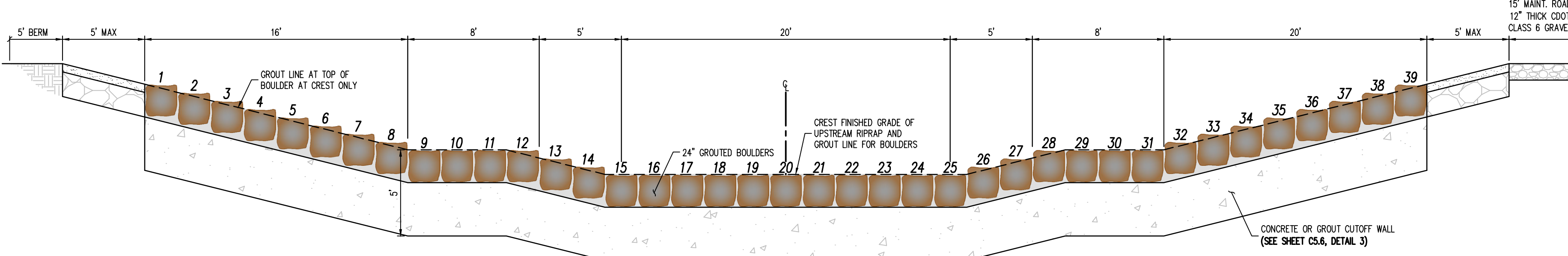
- NOTES:**
- PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2X4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
 - BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING. AVOID SLIDING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.
 - DUE TO VARIABILITY IN BOULDER SIZES, THE LAYOUT PROVIDED ON THIS DETAIL MAY NOT MATCH THE COMPLETED LAYOUT IN CONSTRUCTION.
 - REFER TO SHEET C5.6 FOR ADDITIONAL GROUTED BOULDER PLACEMENT NOTES AND SPECIFICATIONS.



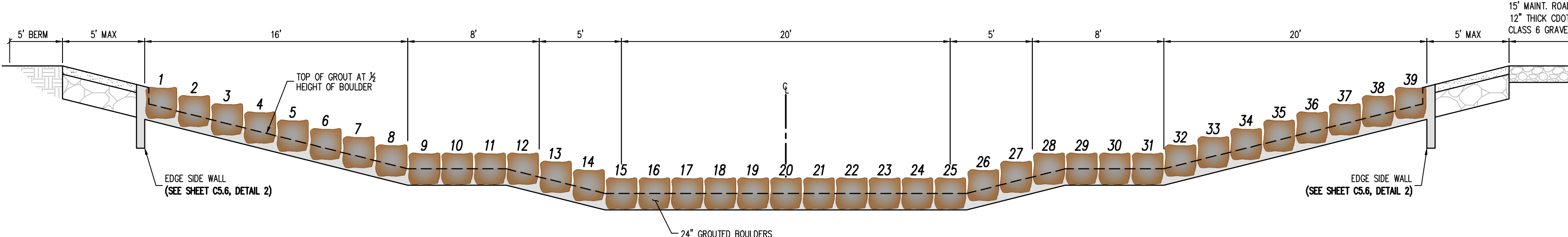
1 DROP STRUCTURE (#5, #7, #8, #9, #10) - PLAN VIEW
SCALE: 1"=5'



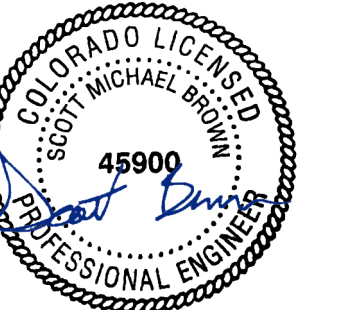
2 DROP STRUCTURE (#5, #7, #8, #9, #10) - PROFILE VIEW (SECTION A)
NOT TO SCALE



3 DROP STRUCTURE (#5, #7, #8, #9, #10) - PROFILE VIEW (SECTION B)
NOT TO SCALE



4 DROP STRUCTURE (#5, #7, #8, #9, #10) - PROFILE VIEW (SECTION C)
NOT TO SCALE



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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
 FOR
 CHALLENGER COMMUNITIES, LLC

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

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMVJW
 Checked By: SMB
 Date: 8/19/2022

DROP STRUCTURE DETAILS (#2)

C5.4
 Sheet 15 of 23

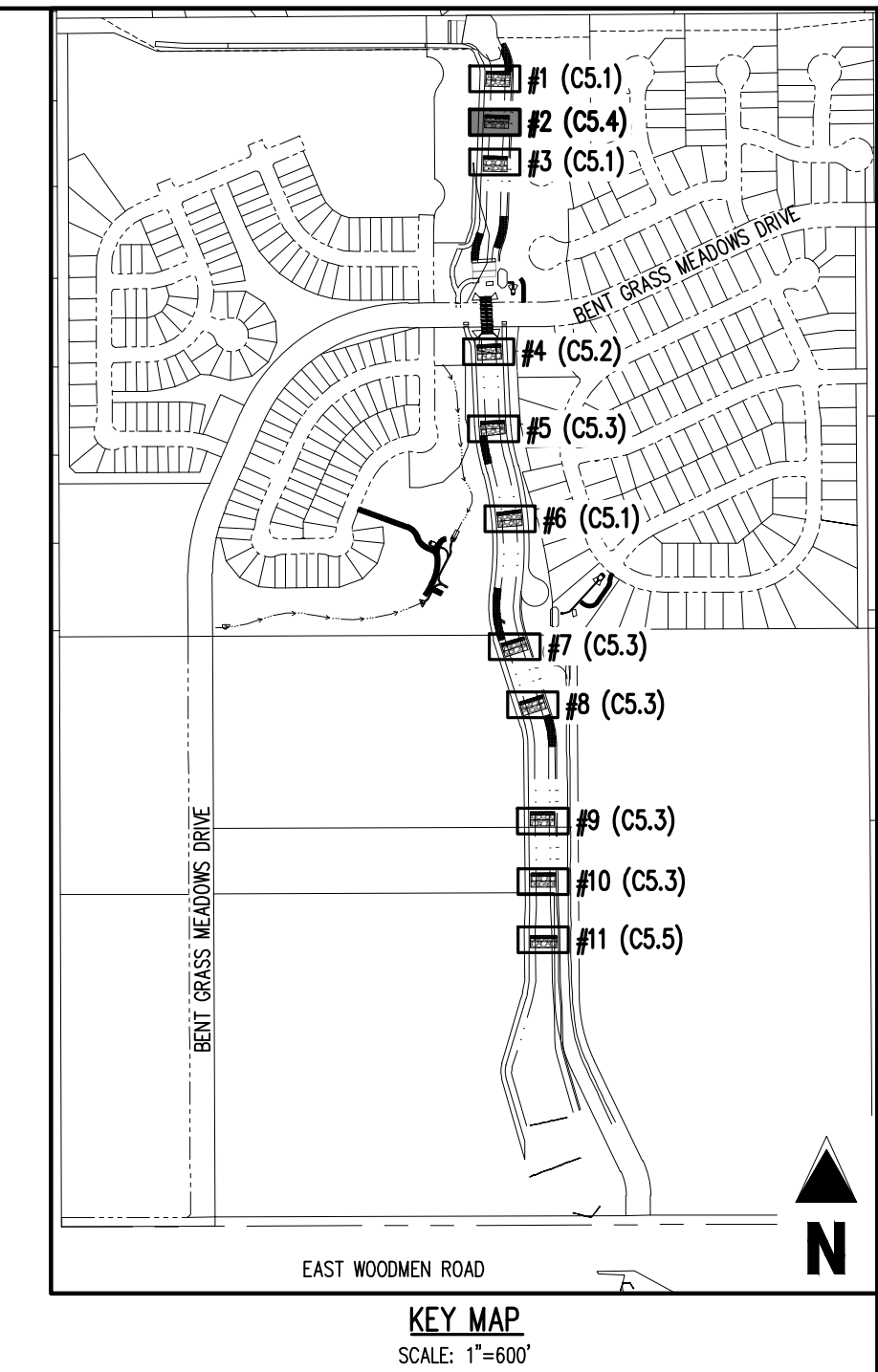
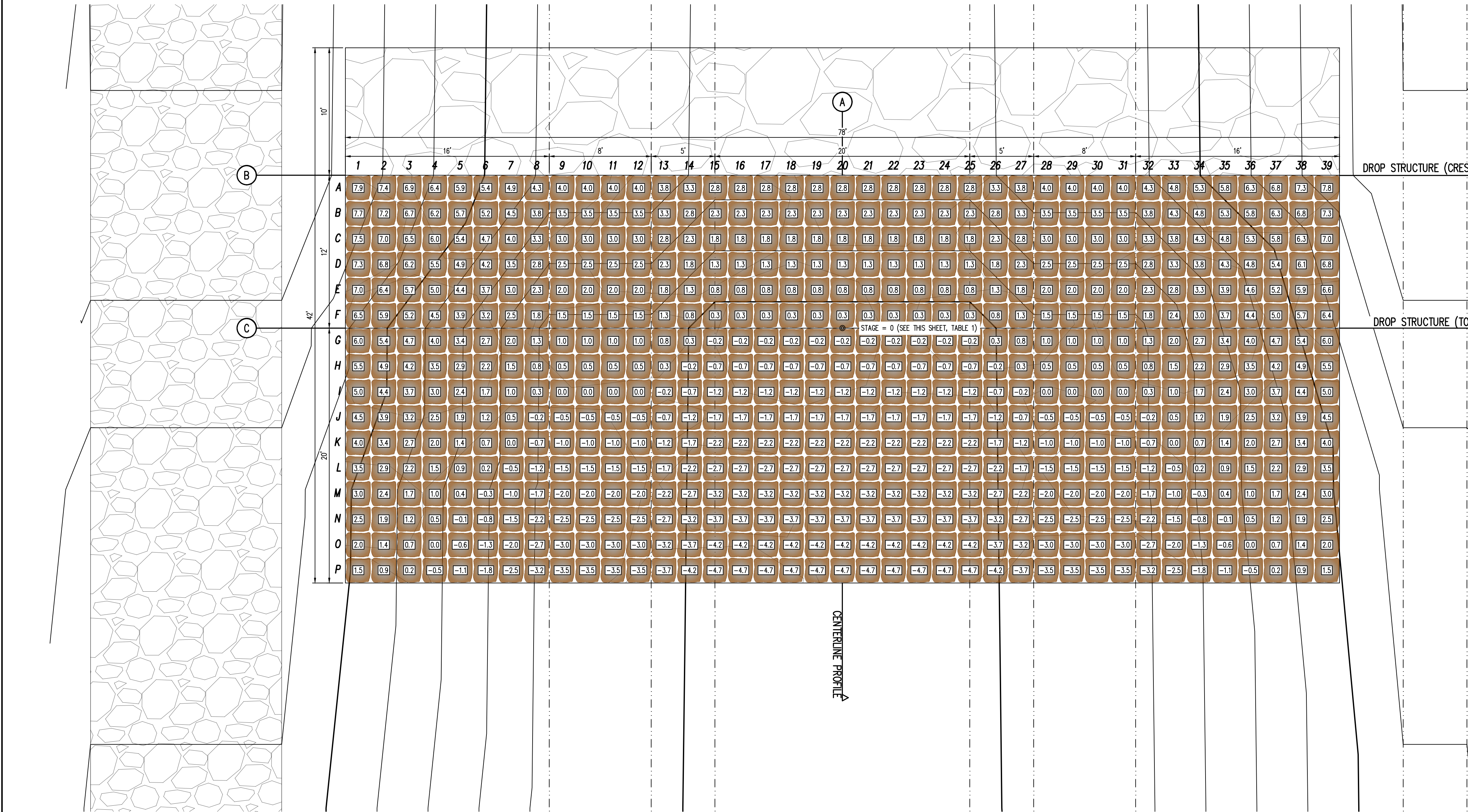


TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

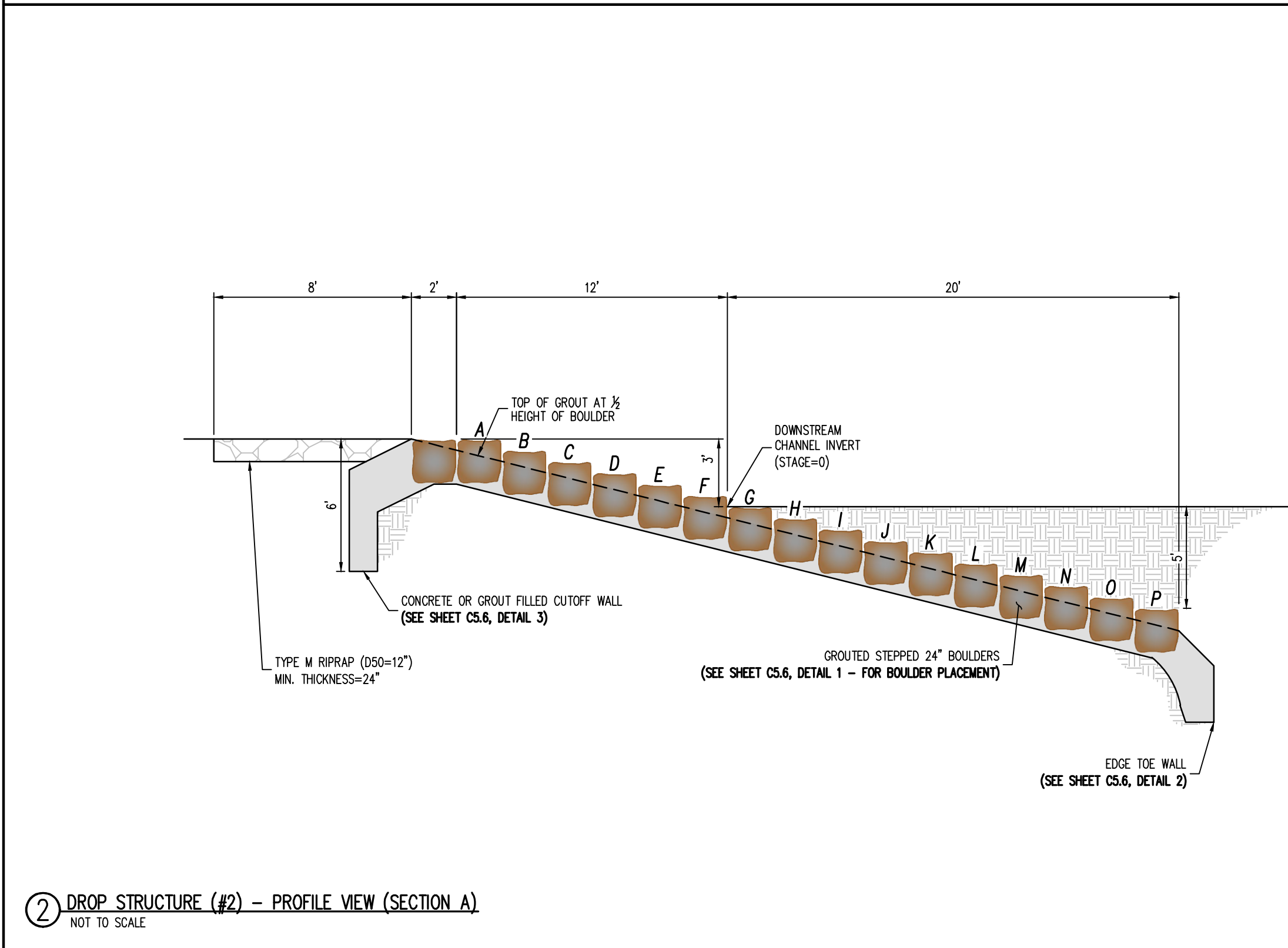
DROP STRUCTURE #2	6949.48
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NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)

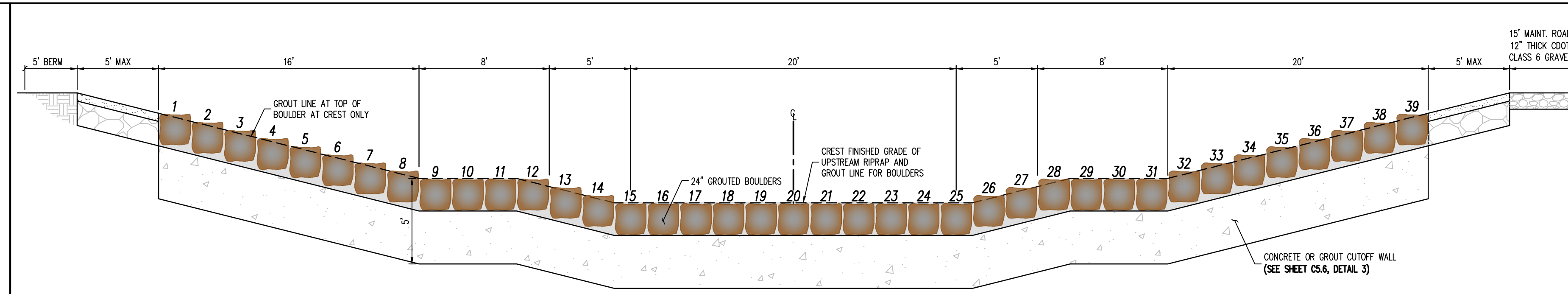
- NOTES:**
- PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2X4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
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 - REFER TO SHEET C5.6 FOR ADDITIONAL GROUTED BOULDER PLACEMENT NOTES AND SPECIFICATIONS.



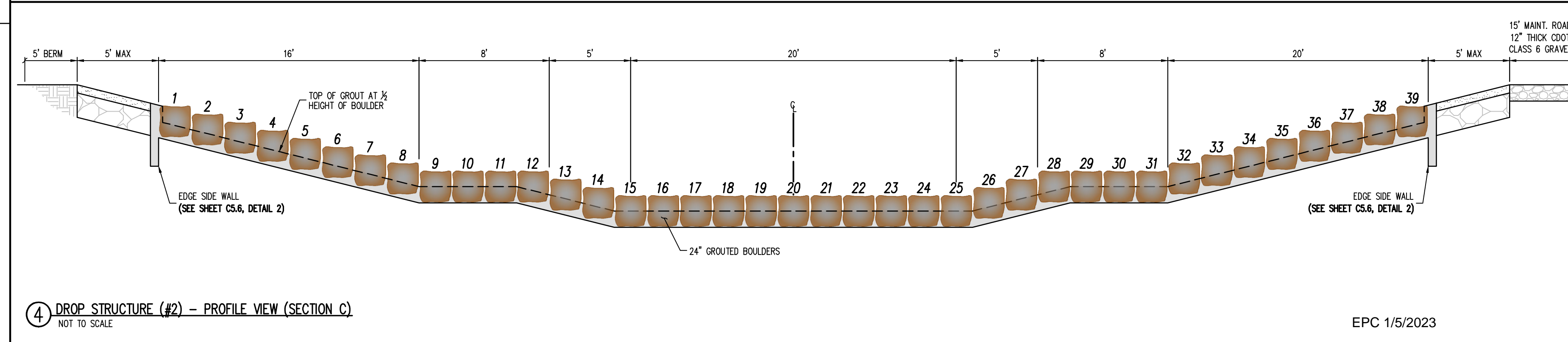
1 DROP STRUCTURE (#2) - PLAN VIEW
 SCALE: 1"=5'



2 DROP STRUCTURE (#2) - PROFILE VIEW (SECTION A)
 NOT TO SCALE



3 DROP STRUCTURE (#2) - PROFILE VIEW (SECTION B)
 NOT TO SCALE



4 DROP STRUCTURE (#2) - PROFILE VIEW (SECTION C)
 NOT TO SCALE



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CHALLENGER HOMES

**CONSTRUCTION DOCUMENTS
 FOR
 CHALLENGER COMMUNITIES, LLC**
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

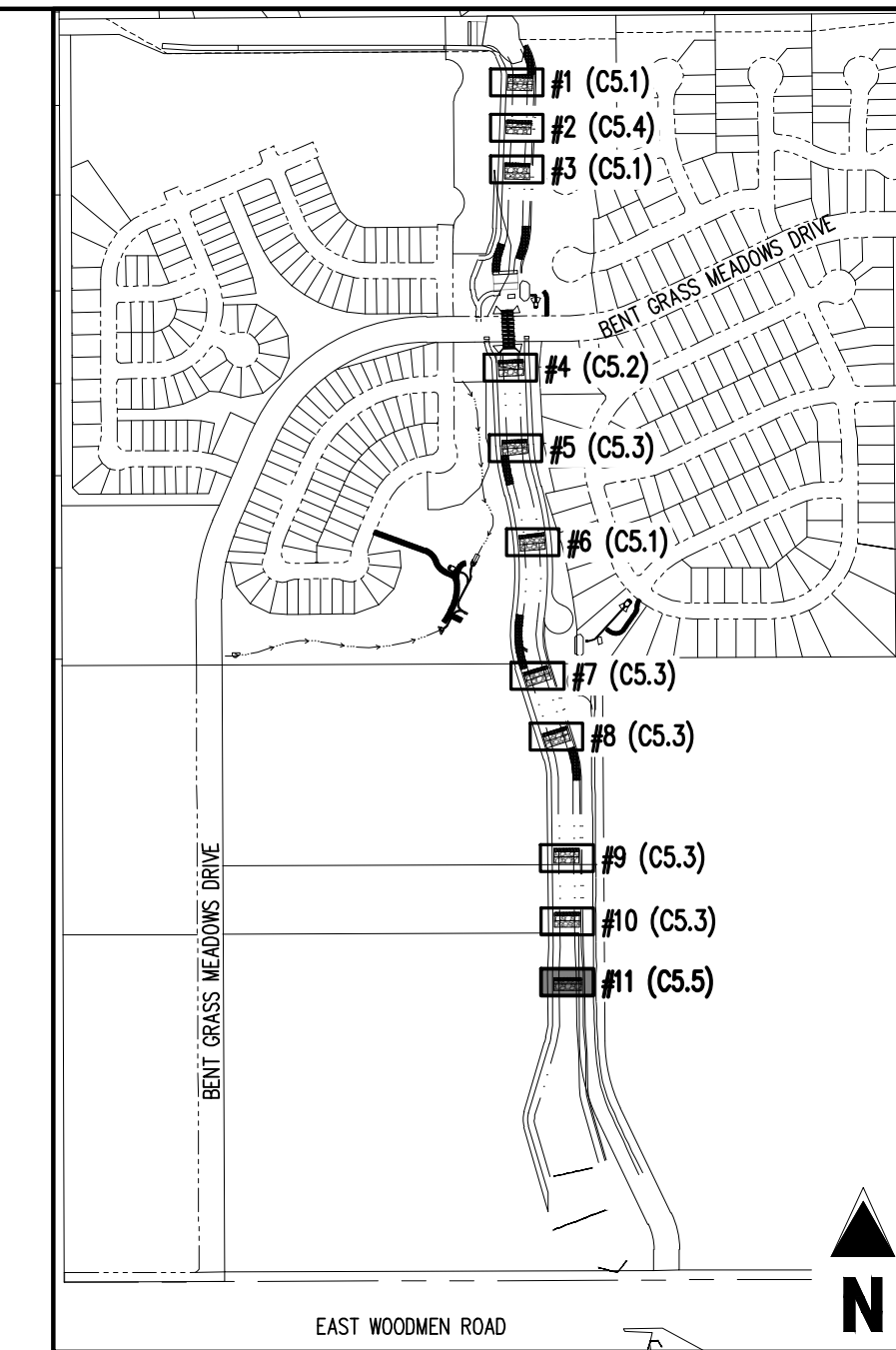
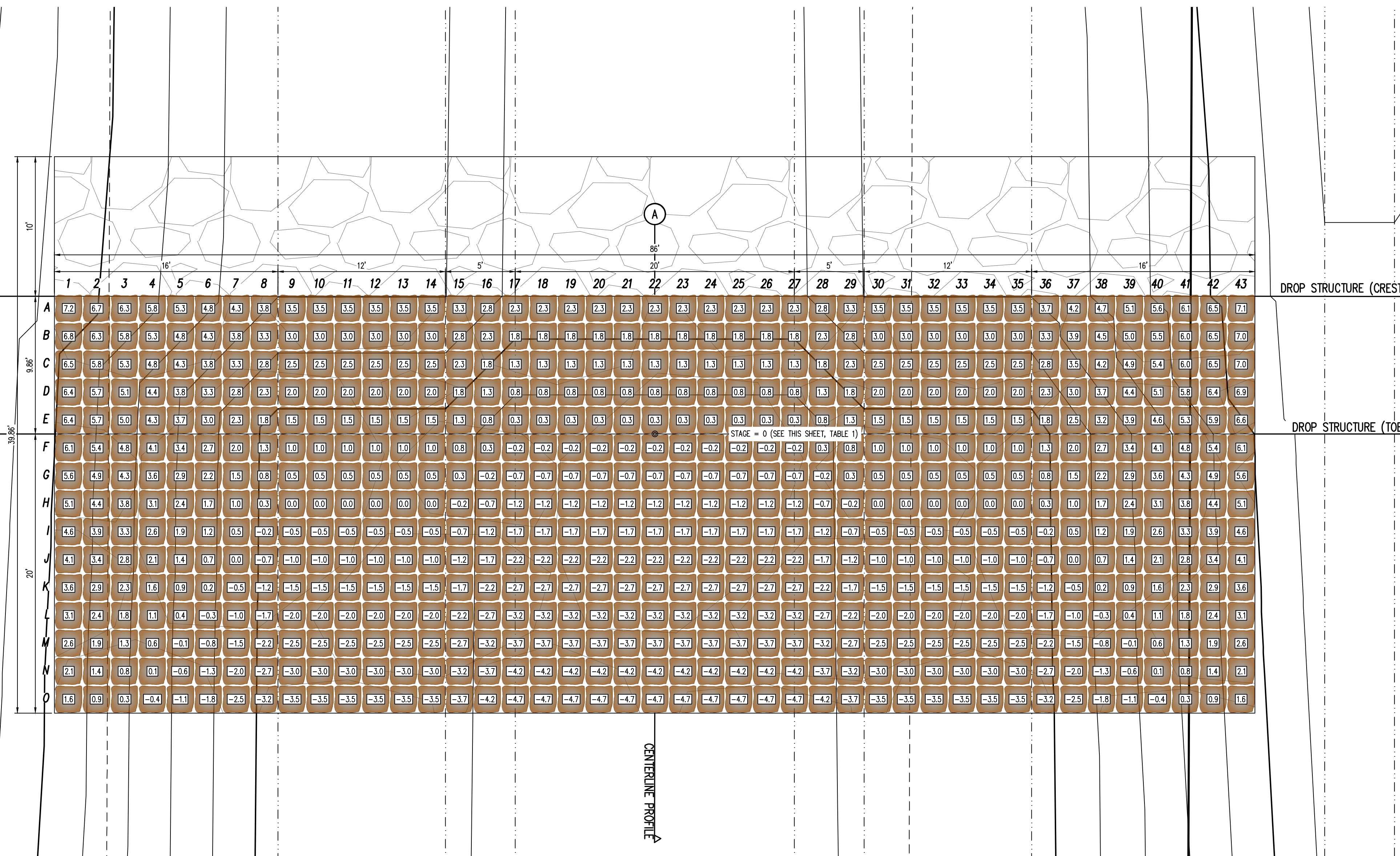


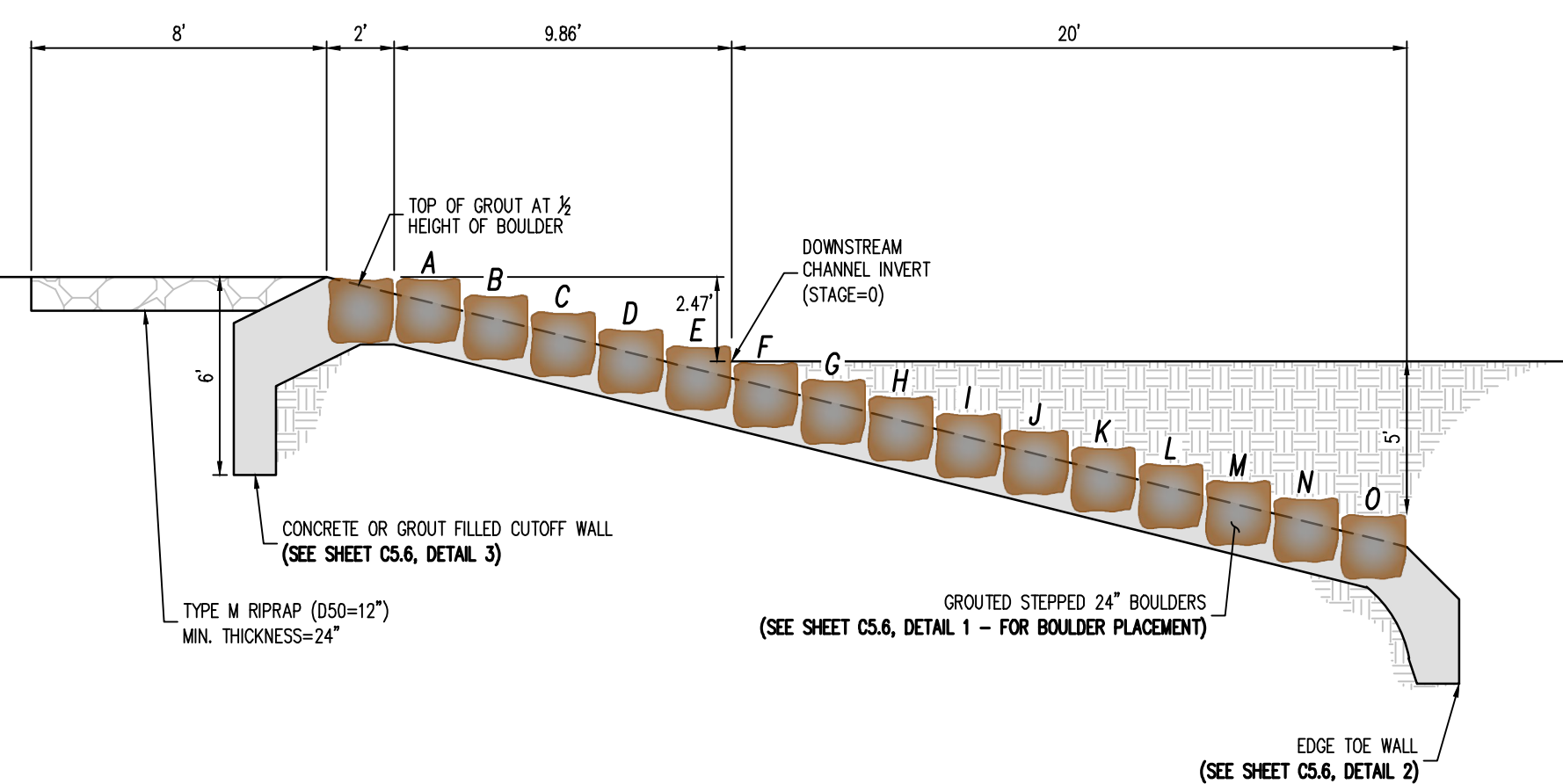
TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

Drop Structure #11	6888.30
NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)	

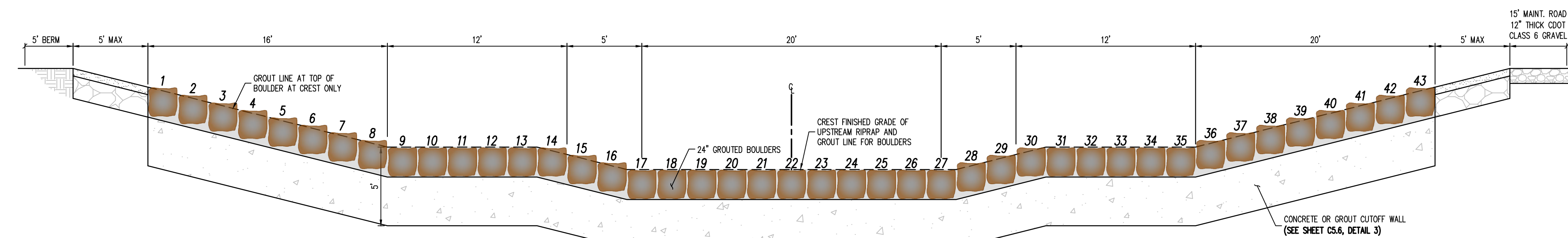
- NOTES:**
- PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2'x4' CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
 - BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING, AVOID SLIDING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.
 - DUE TO VARIABILITY IN BOULDER SIZES, THE LAYOUT PROVIDED ON THIS DETAIL MAY NOT MATCH THE COMPLETED LAYOUT IN CONSTRUCTION.
 - REFER TO SHEET C5.6 FOR ADDITIONAL GROUTED BOULDER PLACEMENT NOTES AND SPECIFICATIONS.



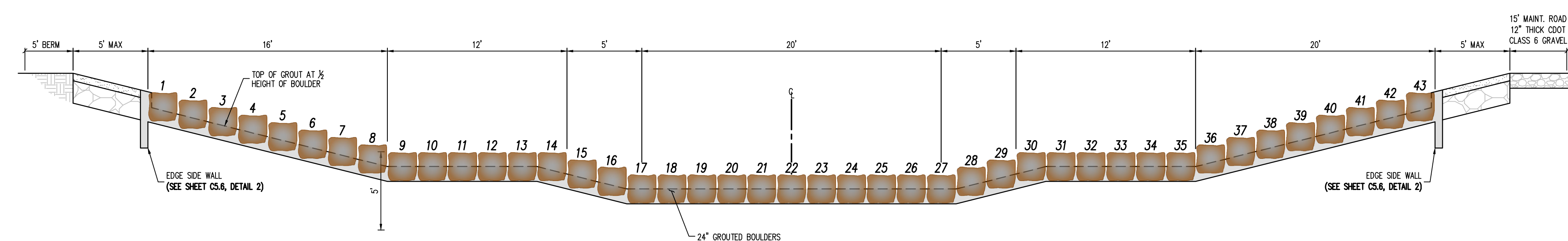
1 DROP STRUCTURE (#11) - PLAN VIEW
 SCALE: 1"=5'



2 DROP STRUCTURE (#11) - PROFILE VIEW (SECTION A)
 NOT TO SCALE



3 DROP STRUCTURE (#11) - PROFILE VIEW (SECTION B)
 NOT TO SCALE

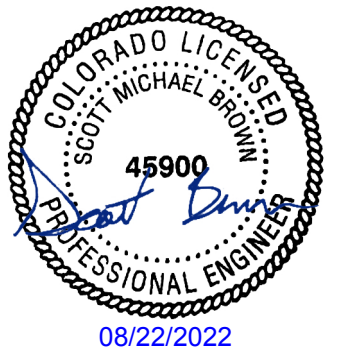


4 DROP STRUCTURE (#11) - PROFILE VIEW (SECTION C)
 NOT TO SCALE

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: SMB
 Date: 8/19/2022

**DROP STRUCTURE
 DETAILS (#11)**



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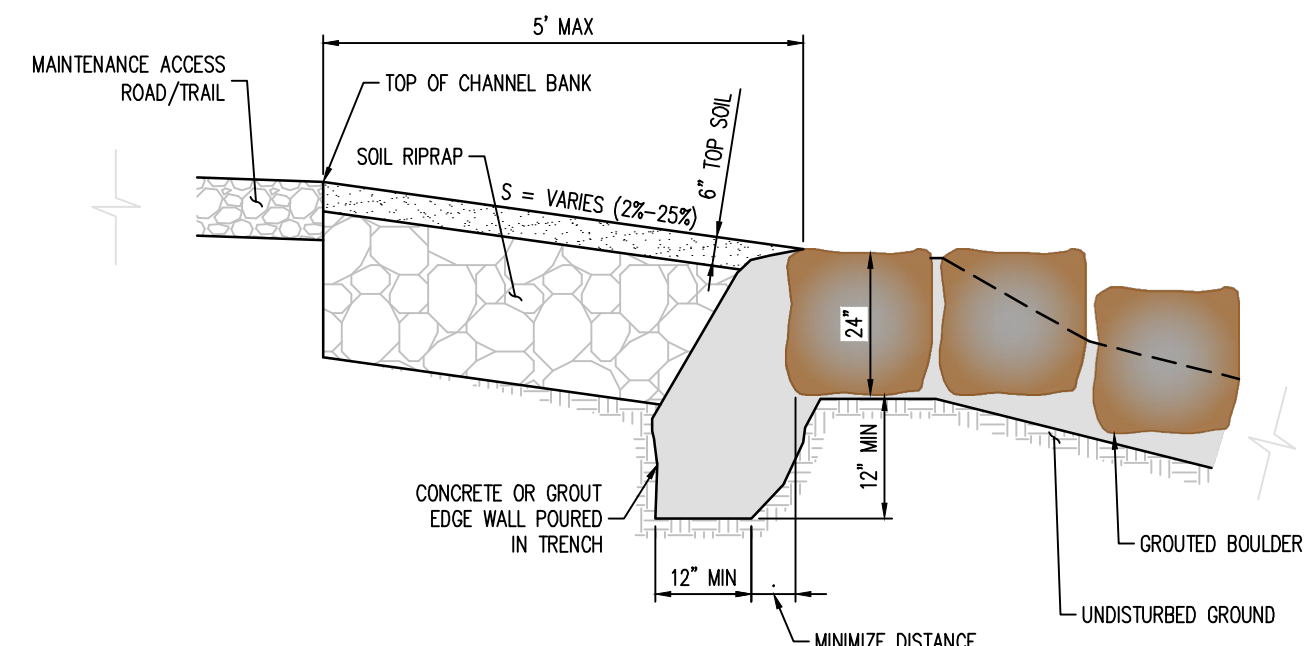
CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
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 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

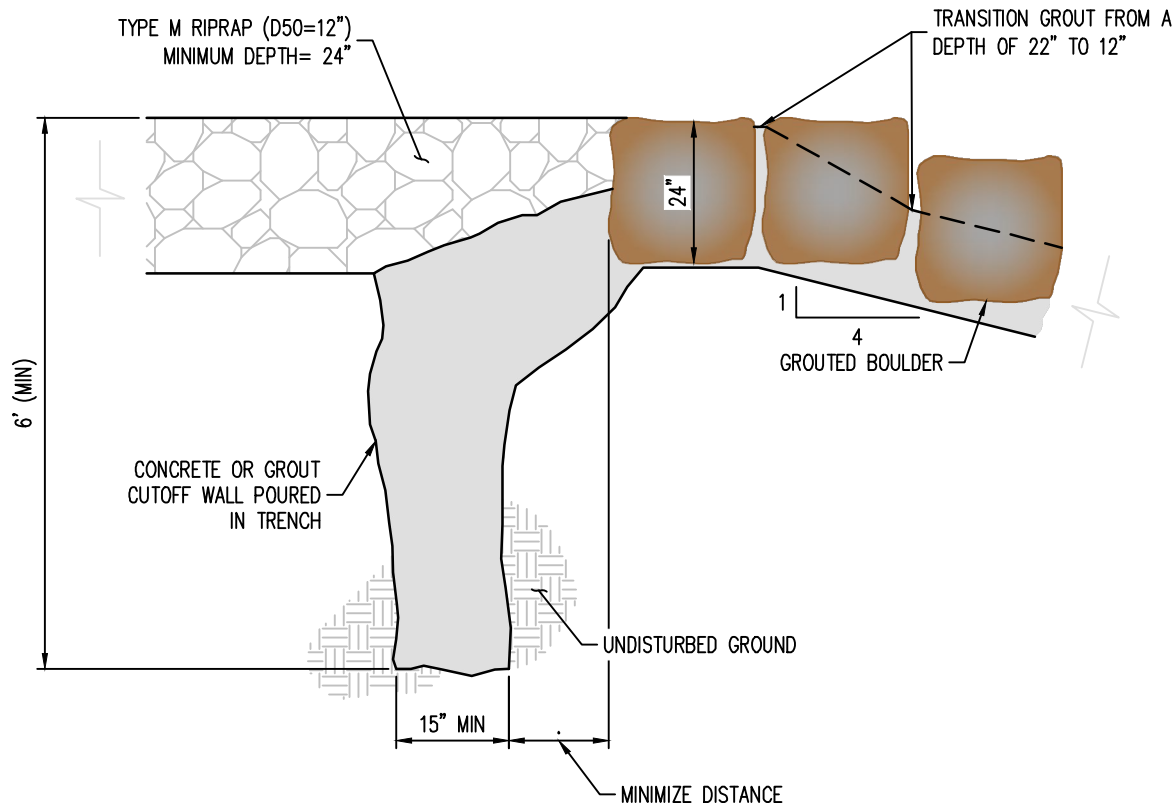
Project No: CLH000023
 Drawn By: CMVJ
 Checked By: SMB
 Date: 8/19/2022

DROP STRUCTURE
GENERAL DETAILS

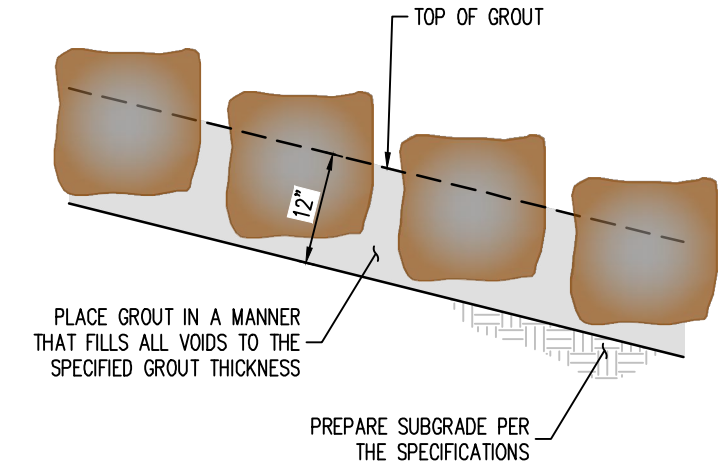
- SOIL RIPRAP SPECIFICATIONS:**
- CONTRACTOR SHALL EXCAVATE AREAS TO RECEIVE SOIL RIPRAP TO THE SPECIFIED DEPTH.
 - SUBGRADE SHOULD BE COMPACTED TO NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY.
 - NO BEDDING MATERIAL IS REQUIRED FOR SOIL RIPRAP.
 - RIPRAP SHALL BE PLACED ON THE PREPARED SLOPE OR CHANNEL BOTTOM AREAS IN A MANNER WHICH WILL PRODUCE A REASONABLY WELL GRADED MASS OF STONE WITH THE MINIMUM PRACTICABLE PERCENTAGE OF VOIDS.
 - RIPRAP SHALL BE MACHINE PLACED.
 - IT IS THE INTENT OF THESE SPECIFICATIONS TO PRODUCE A FAIRLY COMPACT RIPRAP PROTECTION IN WHICH ALL SIZES OF MATERIAL ARE PLACED IN THEIR PROPER PROPORTIONS.
 - WHEN RIPRAP IS PLACED ON SLOPE, PLACEMENT SHALL COMMENCE AT THE BOTTOM OF THE SLOPE WORKING UP THE SLOPE.
 - ALL MATERIAL USED FOR RIPRAP PROTECTION FOR CHANNEL SLOPE OR BOTTOM SHALL BE PLACED AND DISTRIBUTED SUCH THAT THERE SHALL BE NO LARGE ACCUMULATIONS OF EITHER THE LARGER OR SMALLER SIZES OF STONE. SOME HAND PLACEMENT MAY BE REQUIRED TO ACHIEVE THIS DISTRIBUTION.
 - SMALLER ROCK SHALL BE SECURELY LOCKED BETWEEN THE LARGER STONE. IT IS ESSENTIAL THAT THE MATERIAL BETWEEN THE LARGER STONES NOT BE LOOSE OR EASILY DISPLACED BY FLOW.
 - THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY-FIVE PERCENT (65%) RIPRAP AND THIRTY-FIVE PERCENT (35%) SOIL BY VOLUME.
 - SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
 - SOIL RIPRAP SHALL BE FREE OF BRUSH, TREES, STUMPS, AND OTHER OBJECTIONABLE MATERIAL, AND BE GRADED TO A SMOOTH, COMPACTED SURFACE.
 - MIXING OF SOIL AND RIPRAP SHOULD BE DONE AT THE STOCKPILE LOCATION, NOT AT THE LOCATION WHERE SOIL RIPRAP IS TO BE PLACED.
 - MIX THIRTY-FIVE PERCENT (35%) SOIL BY VOLUME WITH STOCKPILED RIPRAP USING ADDITIONAL MOISTURE AND CONTROL PROCEDURES THAT ENSURE A HOMOGENEOUS MIXTURE; WHERE THE SOIL FILLS THE INHERENT VOIDS IN THE RIPRAP WITHOUT DISPLACING RIPRAP. LAYERING THE RIPRAP AND SOIL INSTEAD OF PREMIXING MAY BE ALLOWED IF THE NATIVE SOIL IS GRANULAR.
 - PLACE A FIRST LAYER OF SMALLER SOIL RIPRAP OF APPROXIMATE D50 THICKNESS. THEN PLACE THE TOP LAYER WITH THE SURFACE ROCKS THAT ARE LARGELY D50 OR GREATER, FILLING VOIDS AS NECESSARY WITH THE SMALLER PLANTED RIPRAP.
 - THE MIXTURE SHALL BE CONSOLIDATED BY LARGE VIBRATORY EQUIPMENT OR BACKHOE BUCKET TO CREATE A TIGHT, DENSE INTERLOCKING MASS.
 - THE SOIL SHALL BE FURTHER WETTED TO ENCOURAGE VOID FILLING WITH SOIL.
 - ANY LARGE VOIDS SHALL BE FILLED WITH ROCK AND SMALL VOIDS FILLED WITH SOIL.
 - THE TOP SURFACE SHALL BE COVERED WITH FOUR (4) INCHES OF TOPSOIL SUCH THAT NO ROCK POINTS ARE PROTRUDING.
 - THE FINAL SURFACE SHALL BE THOROUGHLY WETTED FOR GOOD COMPACTION, SMOOTHED AND COMPACTED BY VIBRATING EQUIPMENT.



EDGE SIDE WALL DETAIL



3 CUT-OFF WALL DETAIL
 NOT TO SCALE



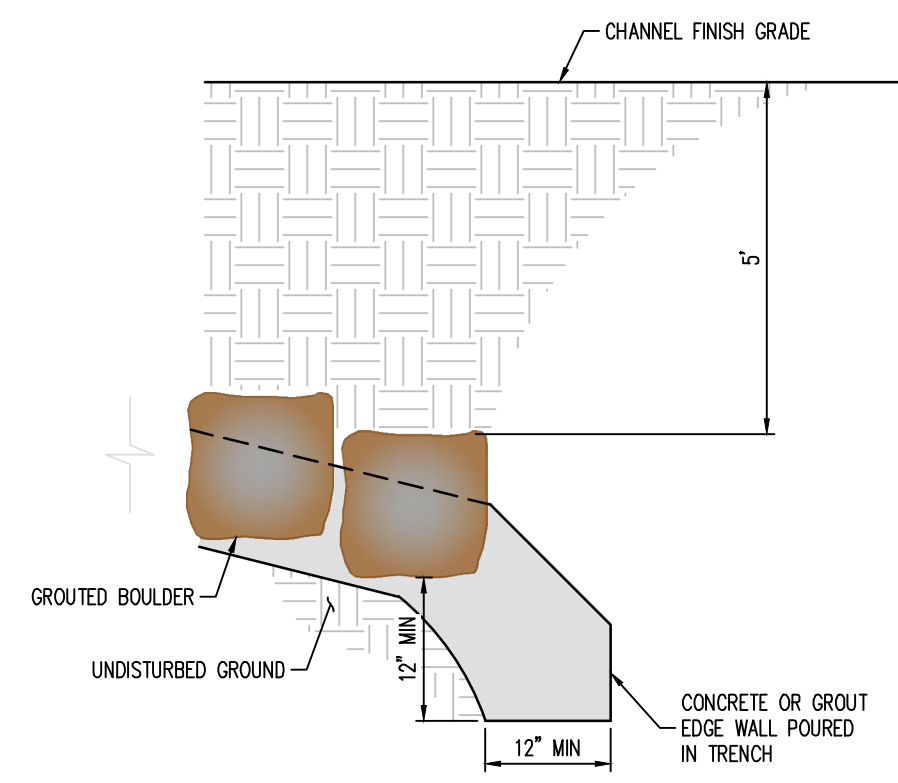
BOULDER PLACEMENT NOTES:

- PLACE BOULDERS WITH THE REQUIRED BOULDER HEIGHT VERTICAL. PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2X4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
- BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING. AVOID SLIDING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.

- MATERIAL SPECIFICATIONS:**
- ALL GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH EQUAL TO 3200 PSI.
 - ONE CUBIC YARD OF GROUT SHALL HAVE A MINIMUM OF SIX (6) SACKS OF TYPE II PORTLAND CEMENT.
 - A MAXIMUM OF 25% TYPE F FLY ASH MAY BE SUBSTITUTED FOR THE PORTLAND CEMENT.
 - THE AGGREGATE SHALL BE COMPRISED OF 70% NATURAL SAND (FINES) AND 30% 3/8" ROCK (COARSE).
 - THE GROUT SLUMP SHALL BE BETWEEN 4-INCHES TO 6-INCHES.
 - AIR ENTRAINMENT SHALL BE BETWEEN 5.5% AND 7.5%.
 - TO CONTROL SHRINKAGE AND CRACKING, 1.5 POUNDS OF FIBERMESH, OR EQUIVALENT, SHALL BE USED PER CUBIC YARD OF GROUT.
 - COLOR ADDITIVE IN REQUIRED AMOUNTS SHALL BE USED WHEN SO SPECIFIED BY CONTRACT.

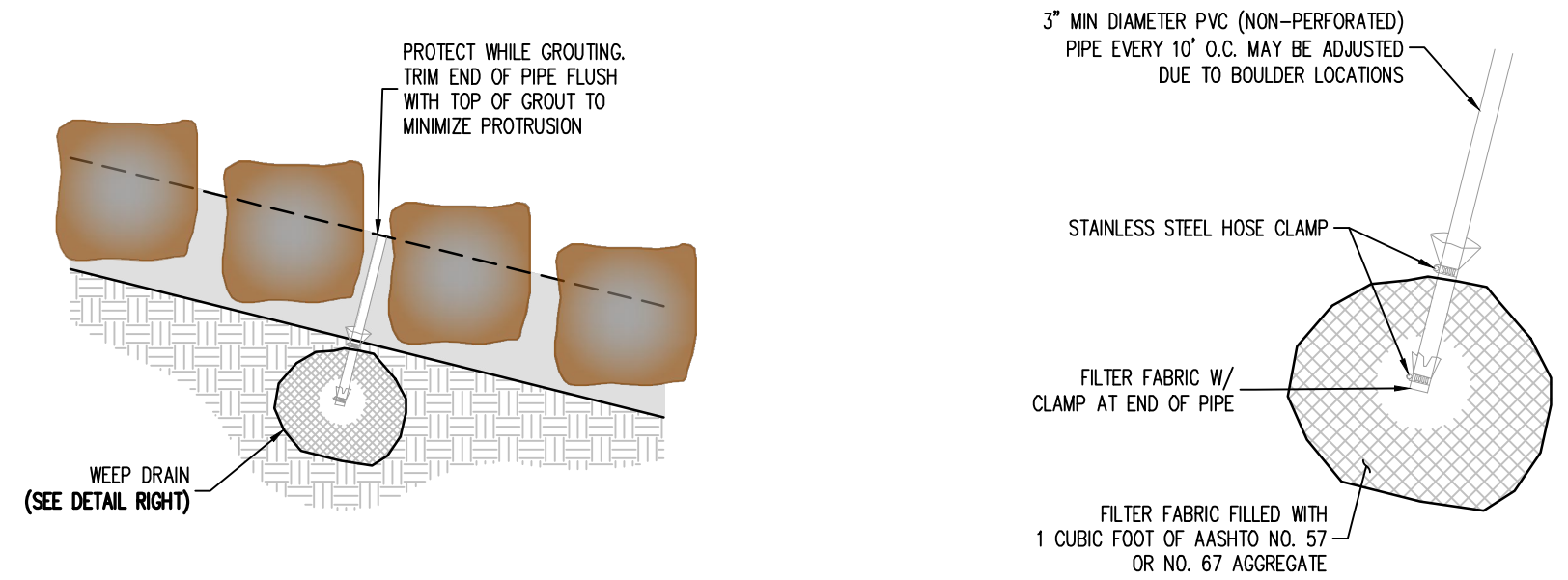
- GROUT PLACEMENT SPECIFICATIONS:**
- SPECIAL PROCEDURES SHALL BE REQUIRED FOR GROUT PLACEMENT WHEN THE AIR TEMPERATURES ARE LESS THAN 40°F OR GREATER THAN 90°F. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER OF THE PROCEDURES TO BE USED FOR PROTECTING THE GROUT.
 - GROUT SHALL BE DELIVERED BY MEANS OF A LOW PRESSURE (LESS THAN 10 PSI) GROUT PUMP USING A 2-INCH DIAMETER (MAXIMUM) NOZZLE.
 - FULL DEPTH PENETRATION OF THE GROUT INTO THE BOULDER VOIDS SHALL BE ACHIEVED BY INJECTING GROUT STARTING WITH THE NOZZLE NEAR THE BOTTOM AND RAISING IT AS THE GROUT FILLS, WHILE VIBRATING GROUT INTO PLACE USING A FENCIL VIBRATOR.
 - ALL GROUT BETWEEN BOULDERS SHALL BE TREATED WITH A BROOM FINISH.
 - AFTER GROUT PLACEMENT, EXPOSED BOULDER FACES SHALL BE CLEANED AND FREE OF GROUT.
 - ALL FINISHED GROUT SURFACES SHALL BE SPRAYED WITH A CLEAR LIQUID MEMBRANE CURING COMPOUND AS SPECIFIED IN ASTM C309.

1 GROUTED BOULDER PLACEMENT DETAIL
 NOT TO SCALE



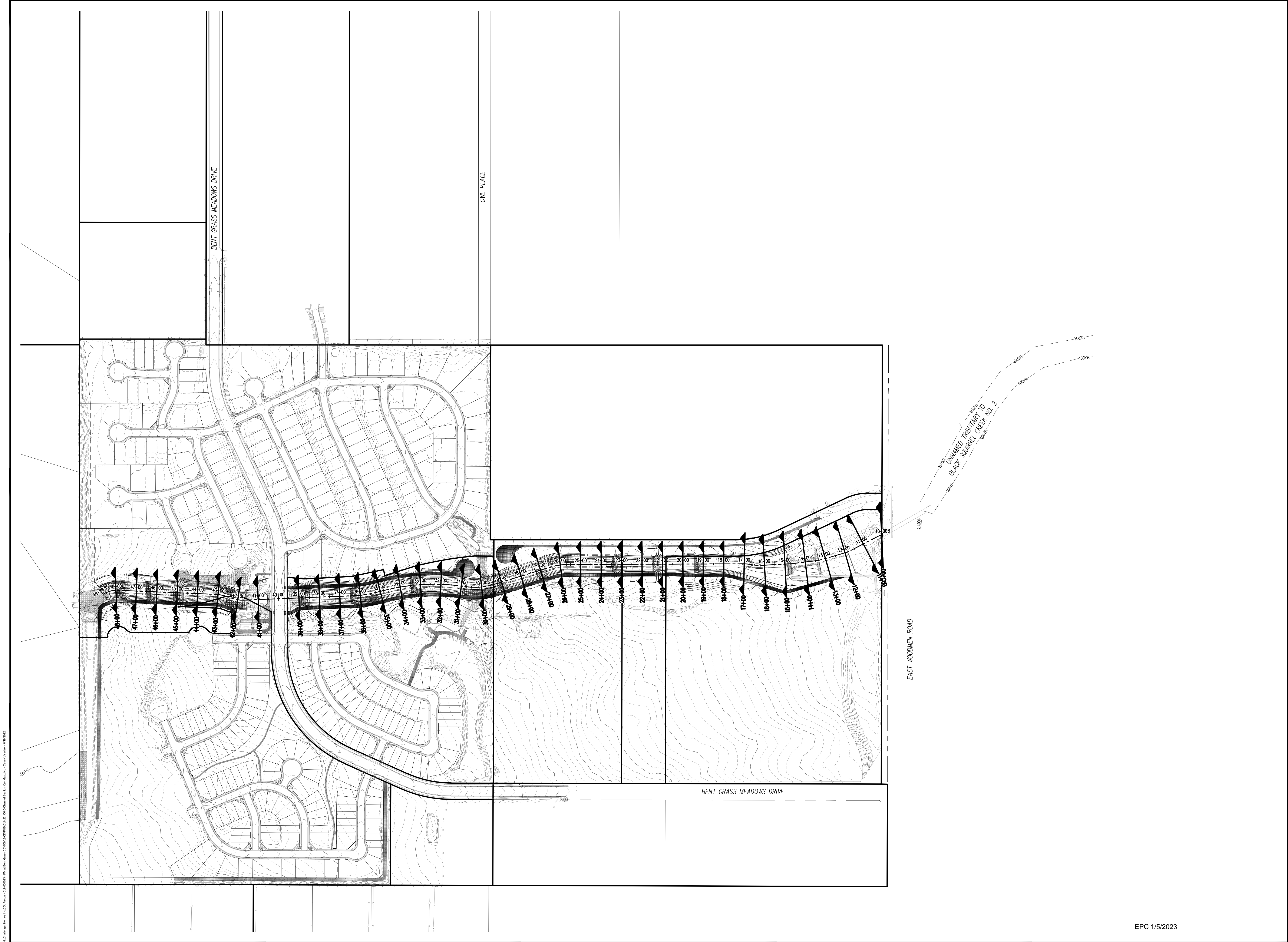
EDGE TOE WALL DETAIL

2 EDGE WALL DETAIL
 NOT TO SCALE



4 WEEP DRAIN DETAIL
 NOT TO SCALE

4/24/2022 10:00 AM (LOCAL TIME) - PROJECT: C:\PROJECTS\2022\EL PASO COUNTY\FALCON MEADOWS AT BENT GRASS\CONSTRUCTION DOCUMENTS\C5.6\GENERAL DETAILS\C5.6.17 - SHEET 17 OF 23.DWG - C:\PROJECTS\2022\EL PASO COUNTY\FALCON MEADOWS AT BENT GRASS\CONSTRUCTION DOCUMENTS\C5.6\GENERAL DETAILS\C5.6.17 - SHEET 17 OF 23.DWG - C:\PROJECTS\2022\EL PASO COUNTY\FALCON MEADOWS AT BENT GRASS\CONSTRUCTION DOCUMENTS\C5.6\GENERAL DETAILS\C5.6.17 - SHEET 17 OF 23.DWG



CHALLENGER HOMES, INC. | PLAN: CLH000023 | 1/5/2023 | 1155 KELLY JOHNSON BLVD., SUITE 305, COLORADO SPRINGS, CO 80920 | 719.900.7220 | GALLOWAYUS.COM



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CONSTRUCTION DOCUMENTS
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 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: RGD
 Date: 8/19/2022

CHANNEL SECTIONS KEY MAP



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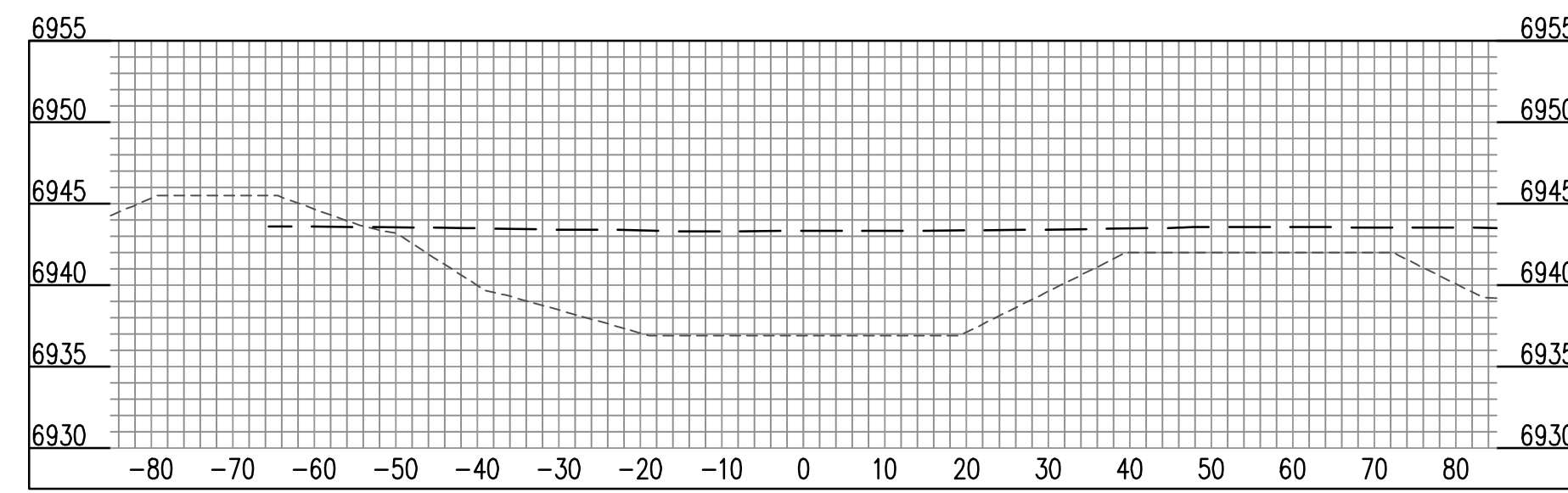


CONSTRUCTION DOCUMENTS
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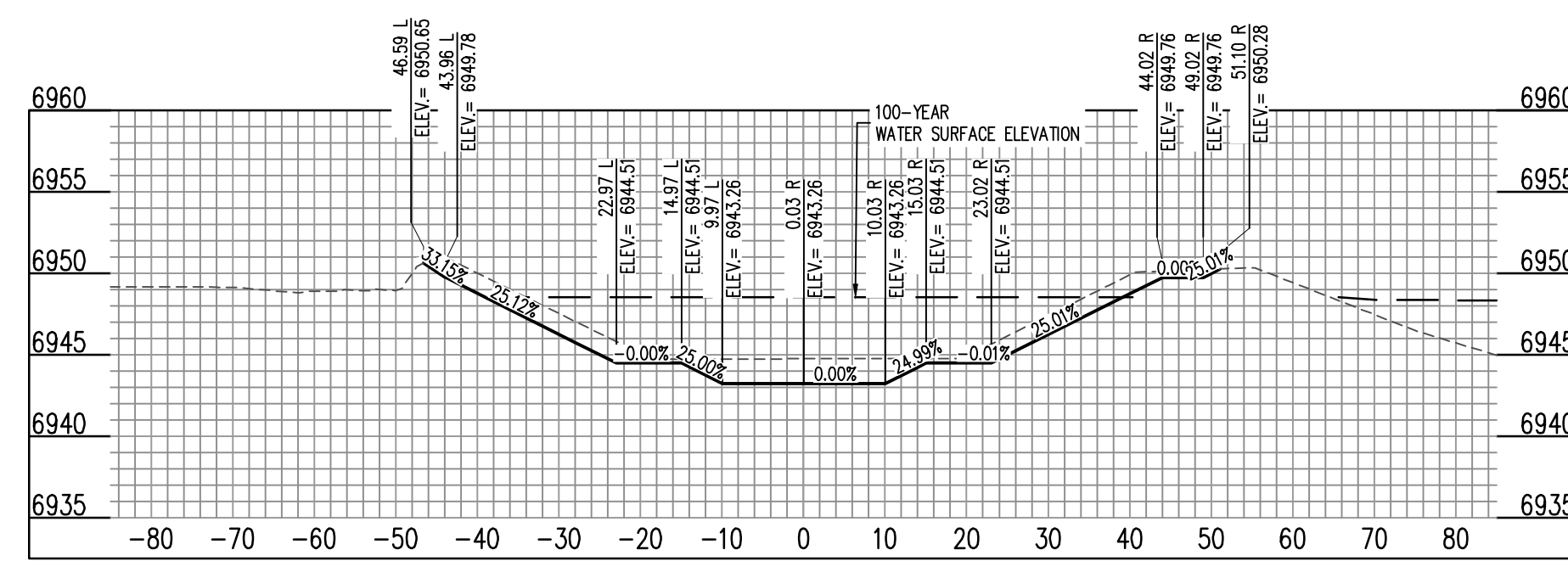
#	Date	Issue / Description	Init.

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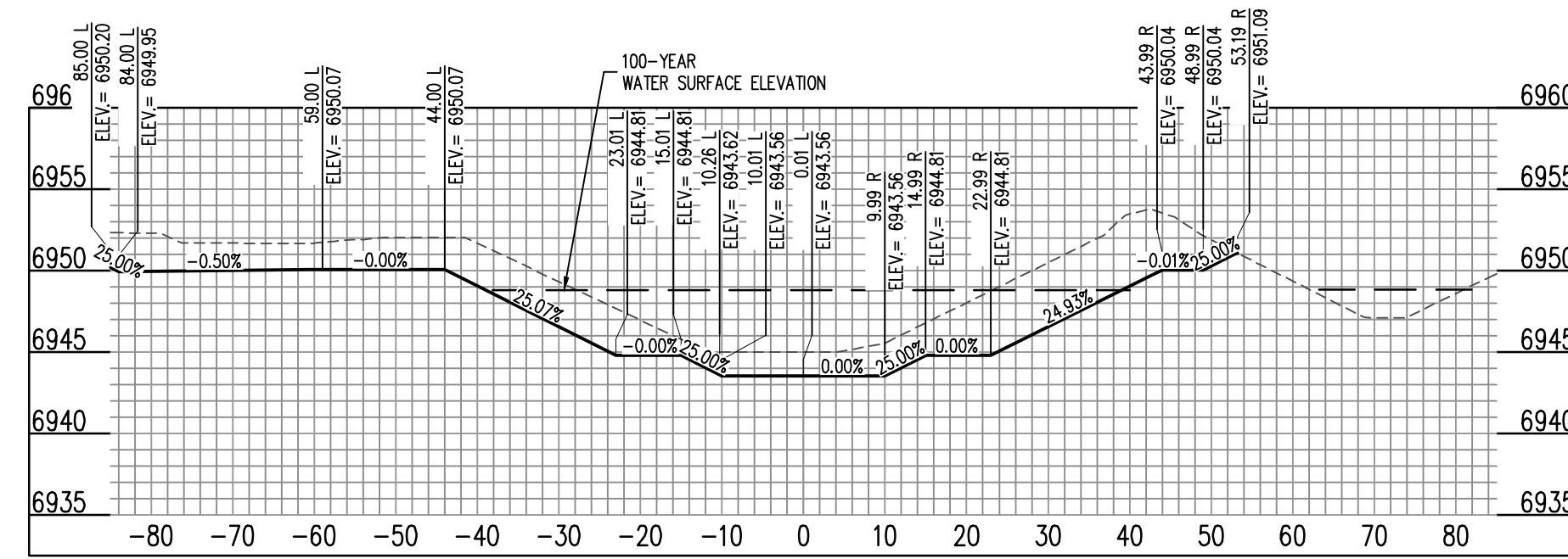
NORTH CHANNEL SECTIONS



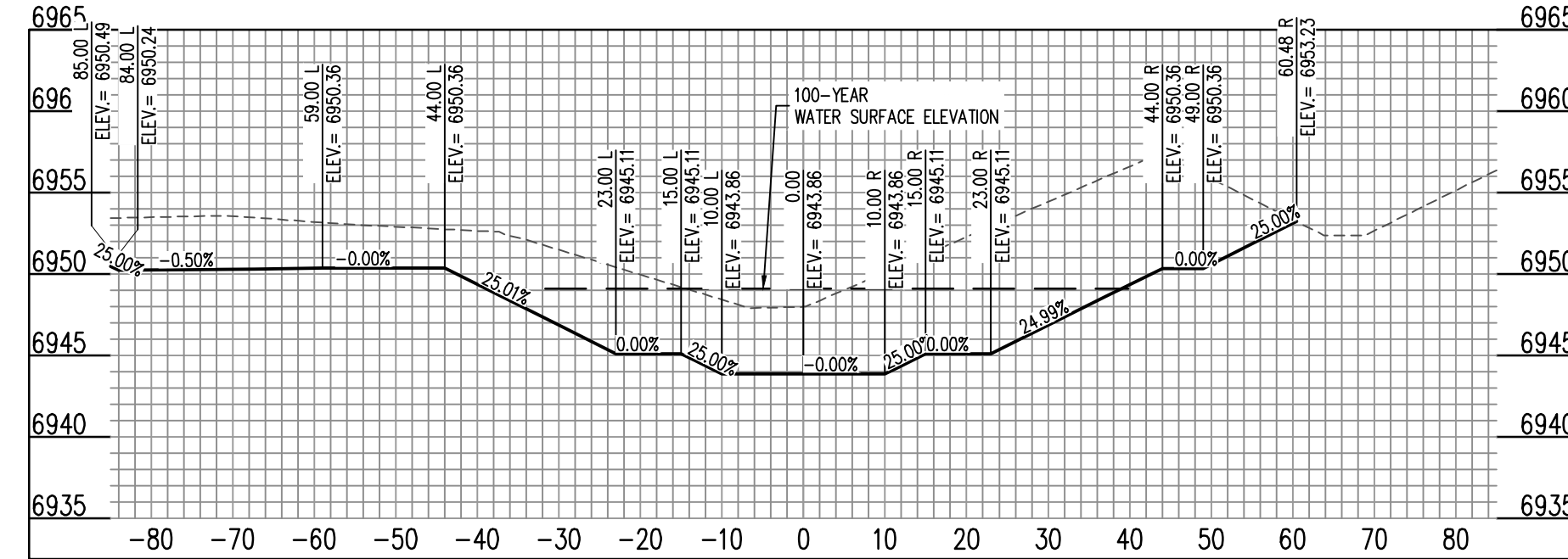
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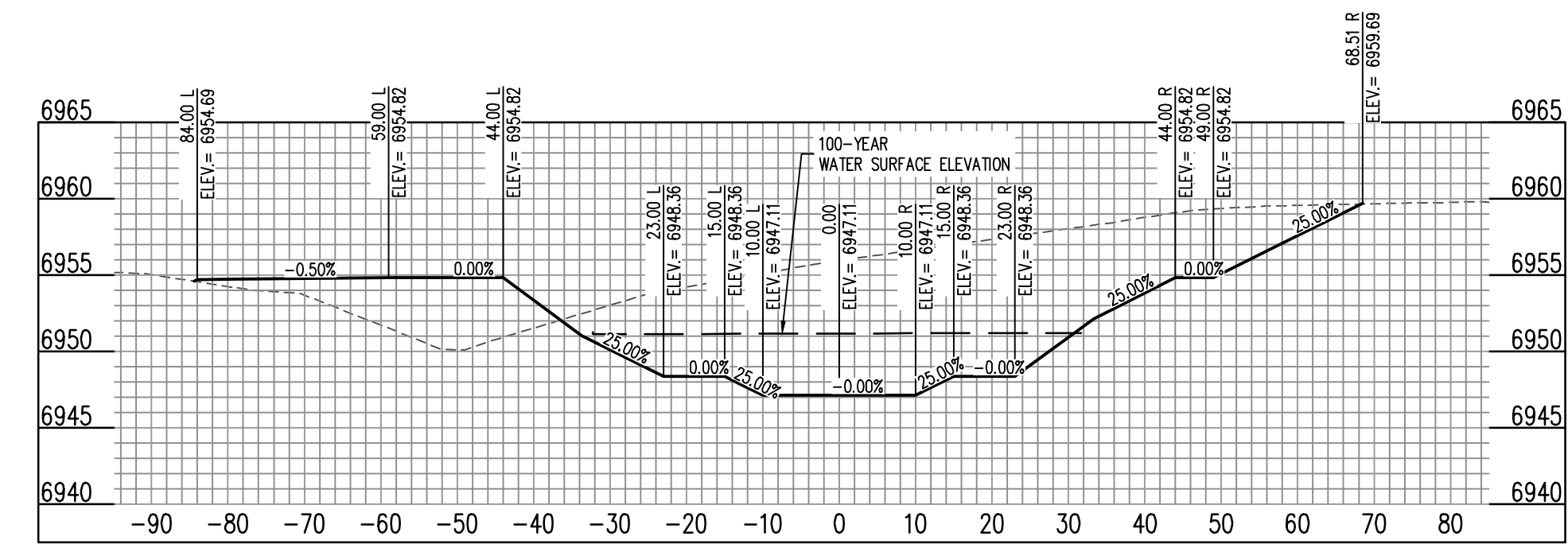
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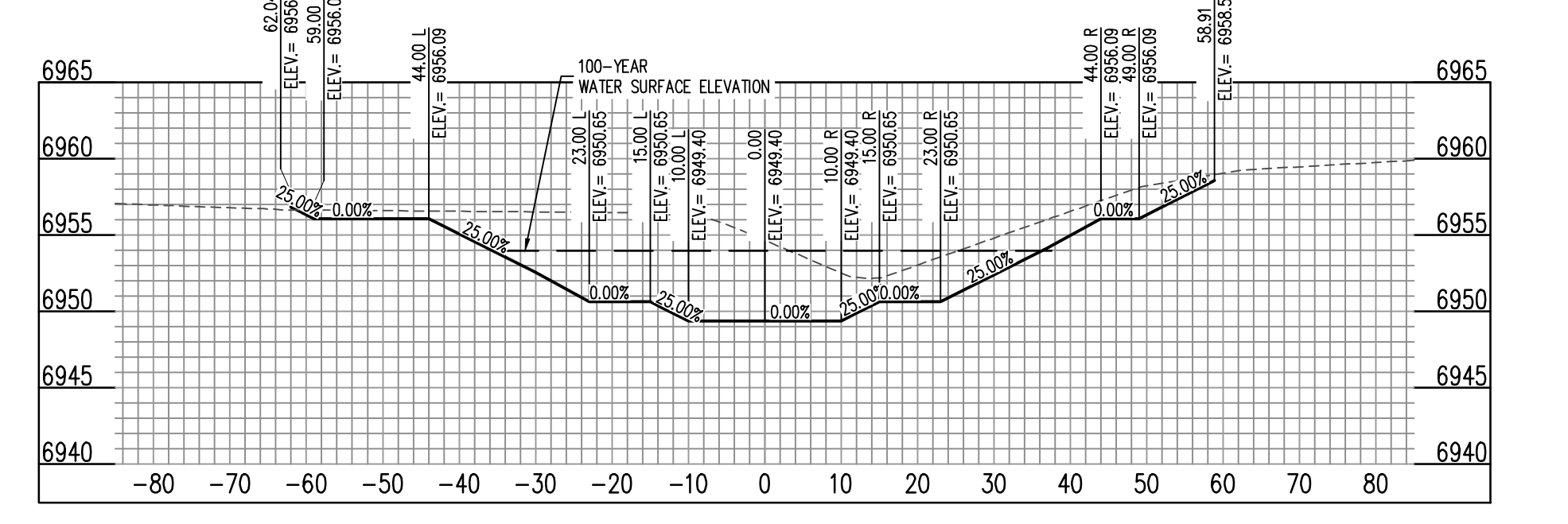
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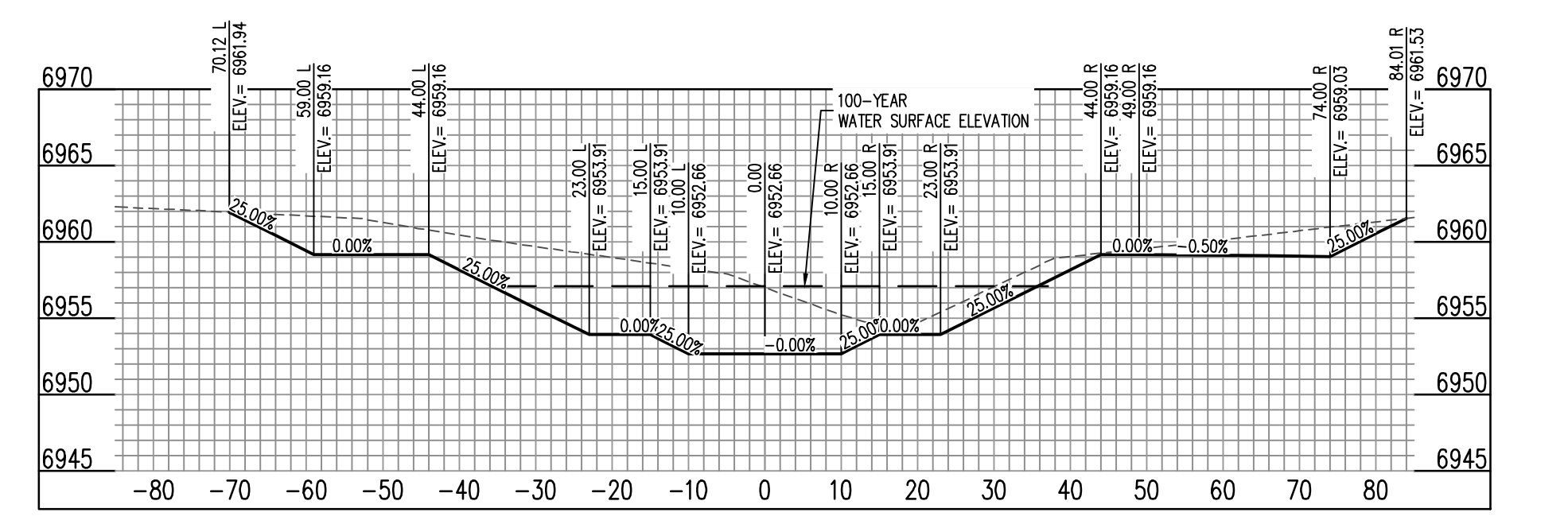
CHANNEL (44+00) - SCALE: H: 1"=20' V: 1"=10'



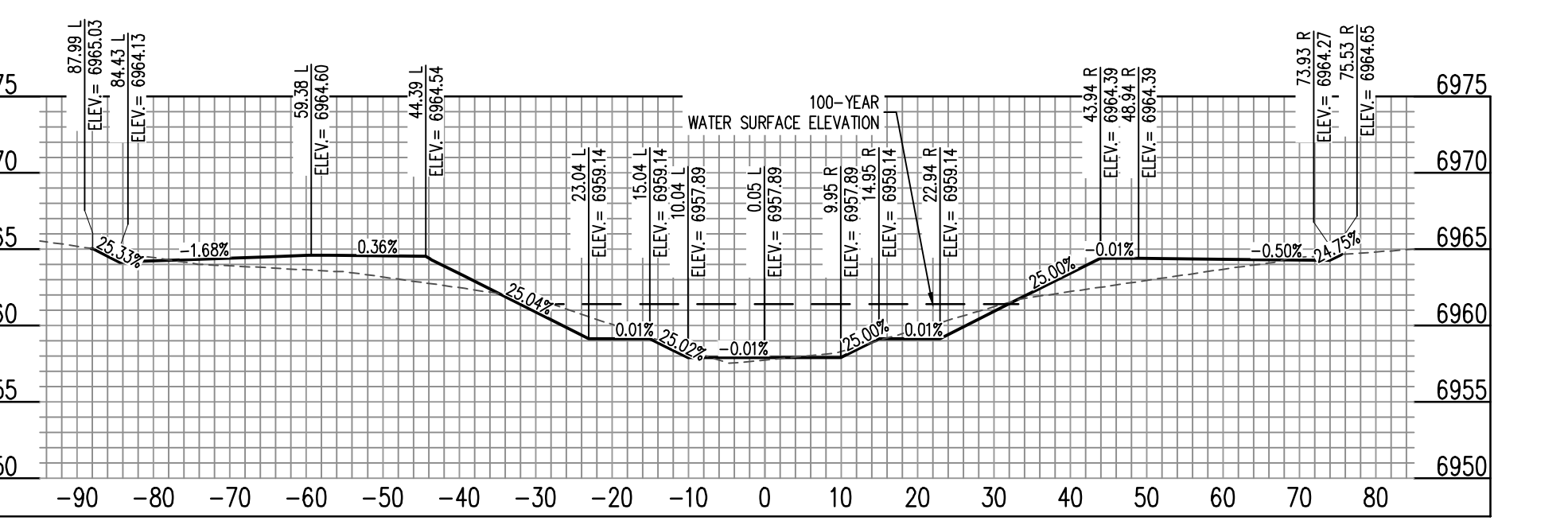
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CHANNEL (46+00) - SCALE: H: 1"=20' V: 1"=10'

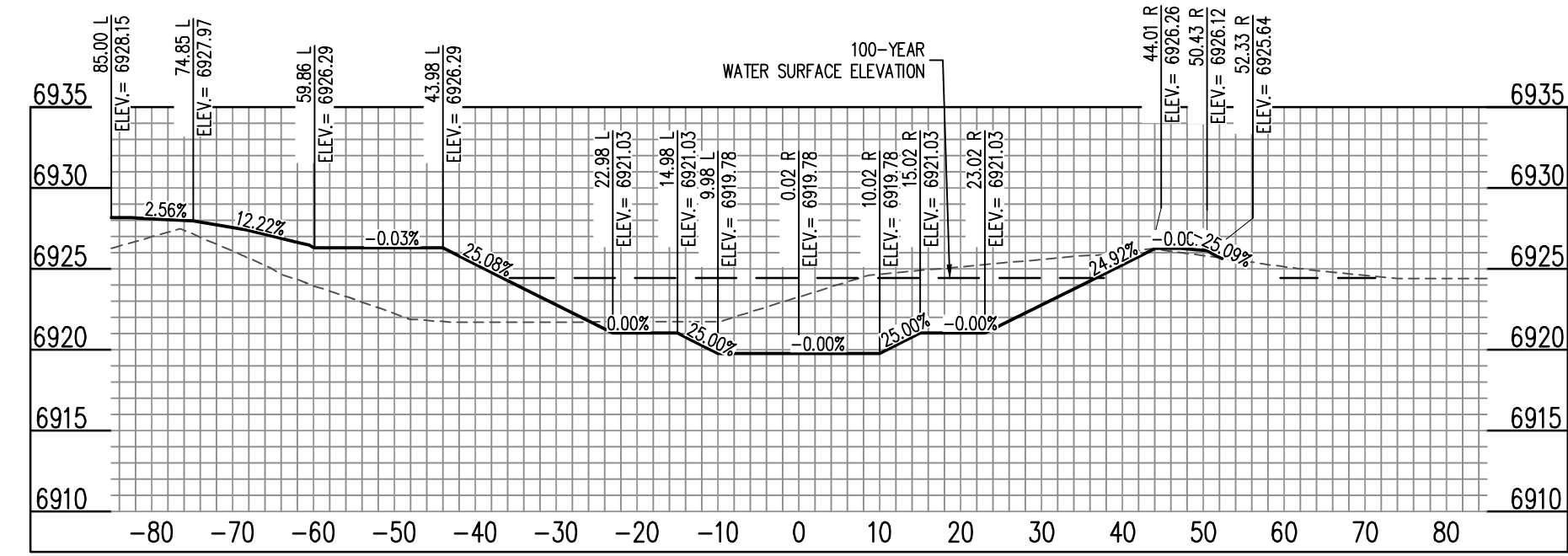


CHANNEL (47+00) - SCALE: H: 1"=20' V: 1"=10'

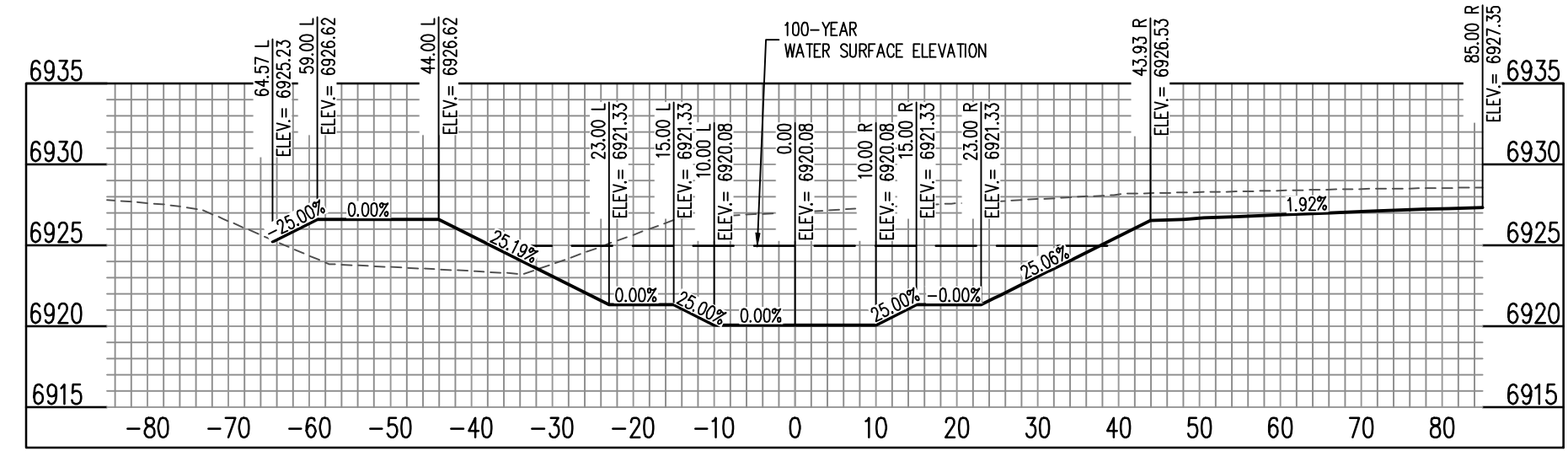


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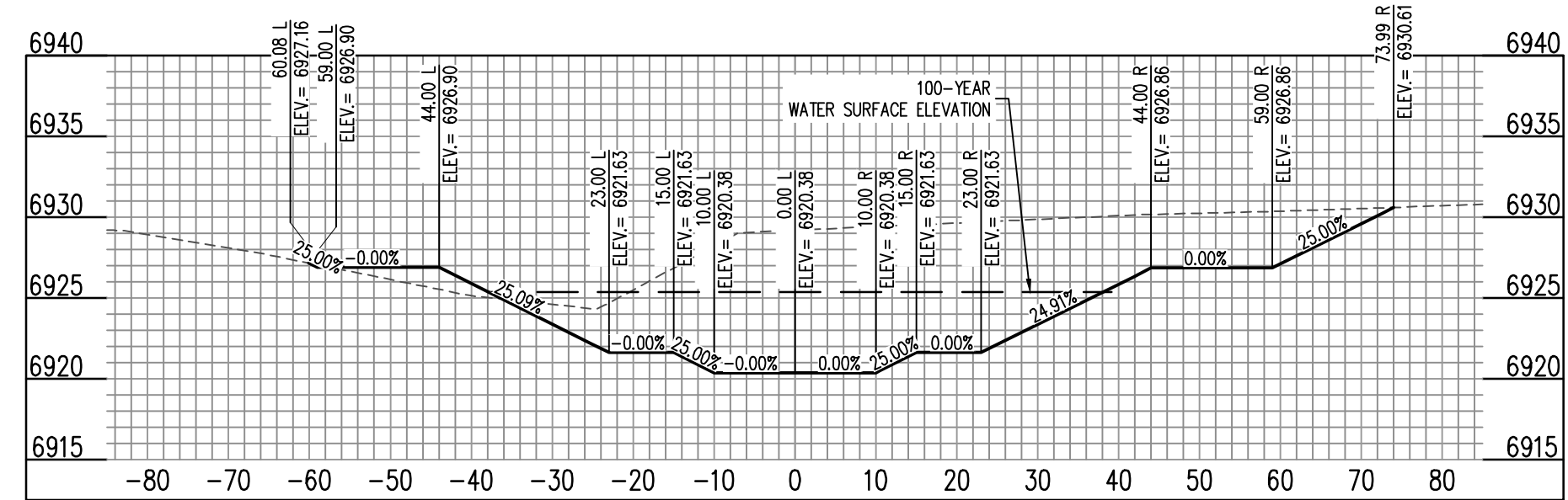
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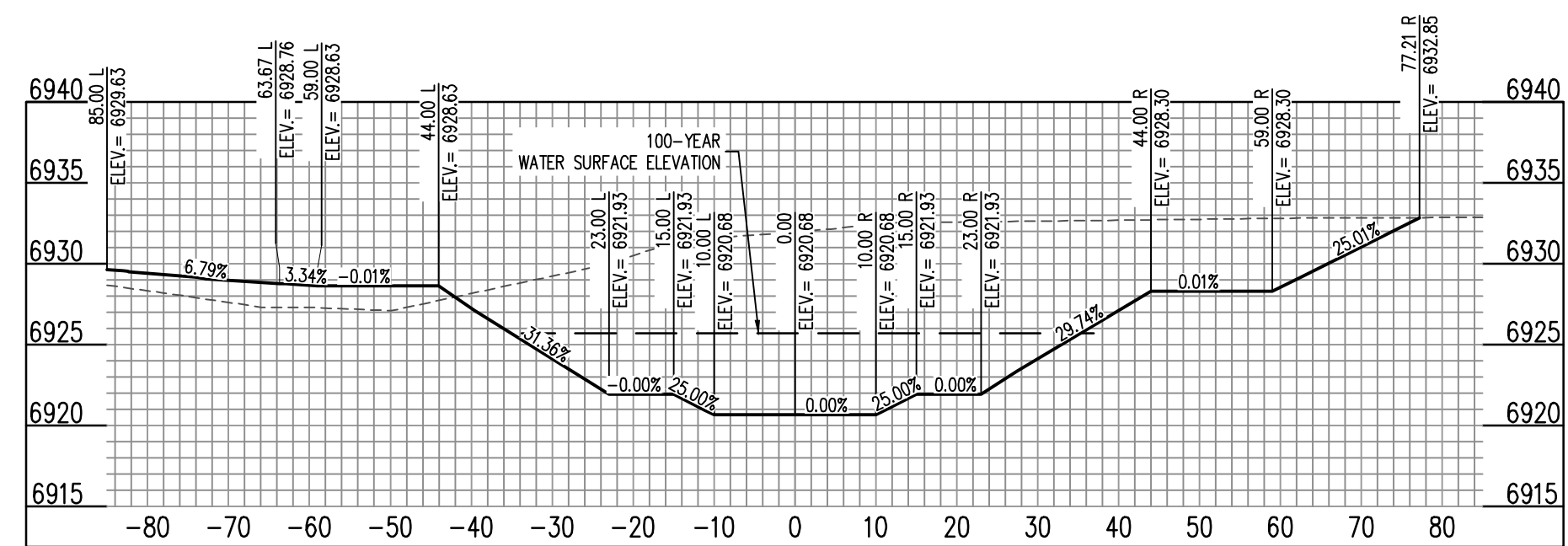
CHANNEL (30+00) - SCALE: H: 1"=20' V: 1"=10'



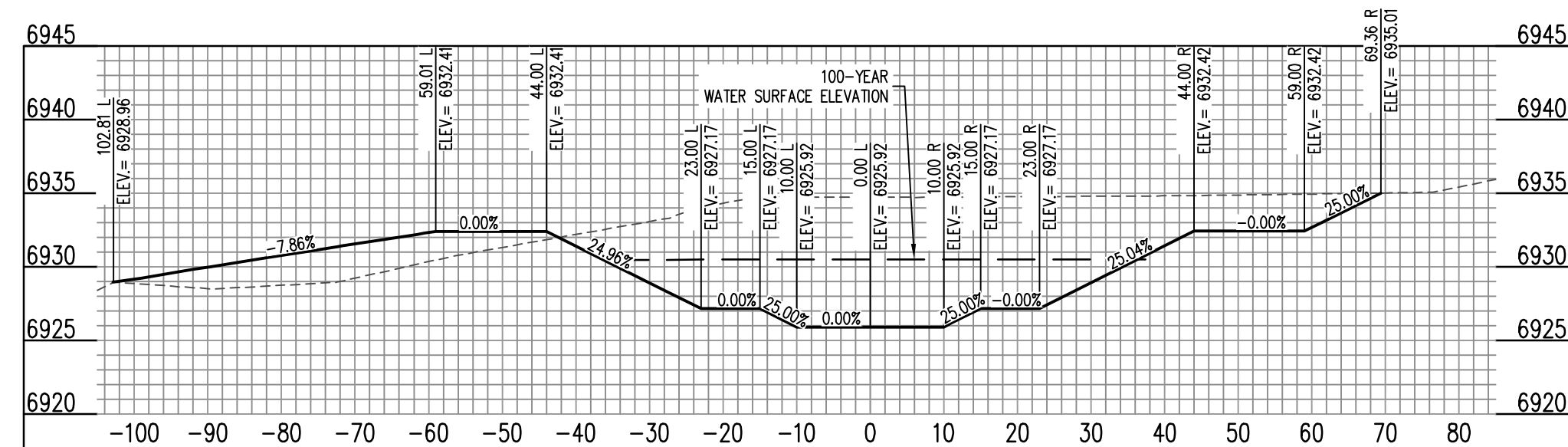
CHANNEL (31+00) - SCALE: H: 1"=20' V: 1"=10'



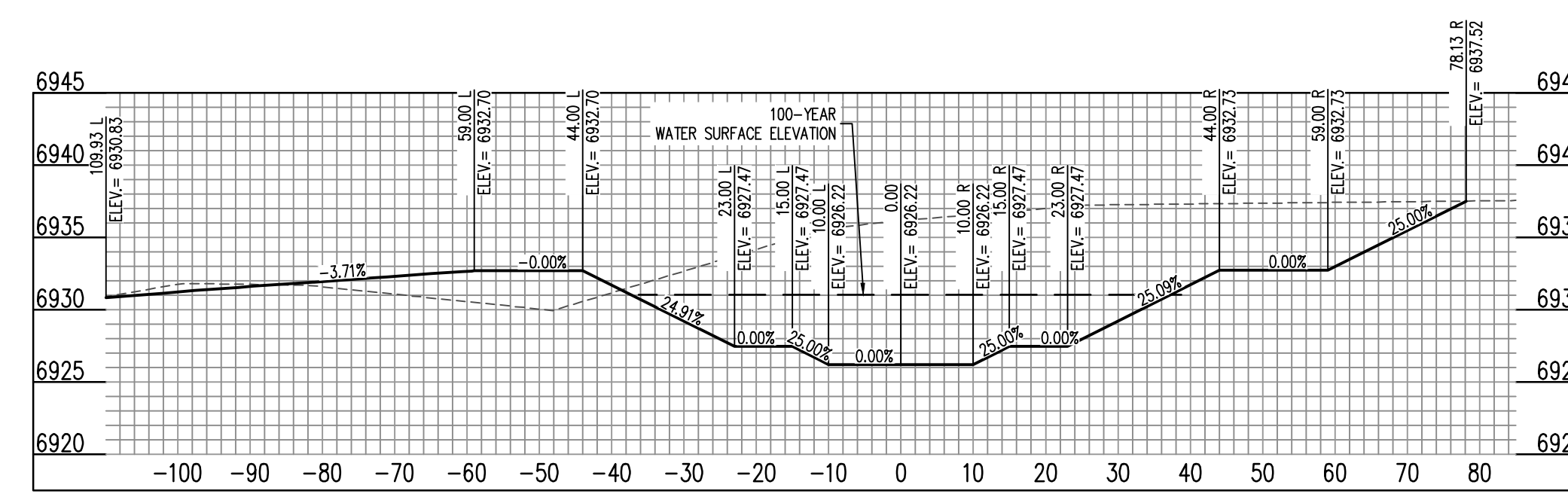
CHANNEL (32+00) - SCALE: H: 1"=20' V: 1"=10'



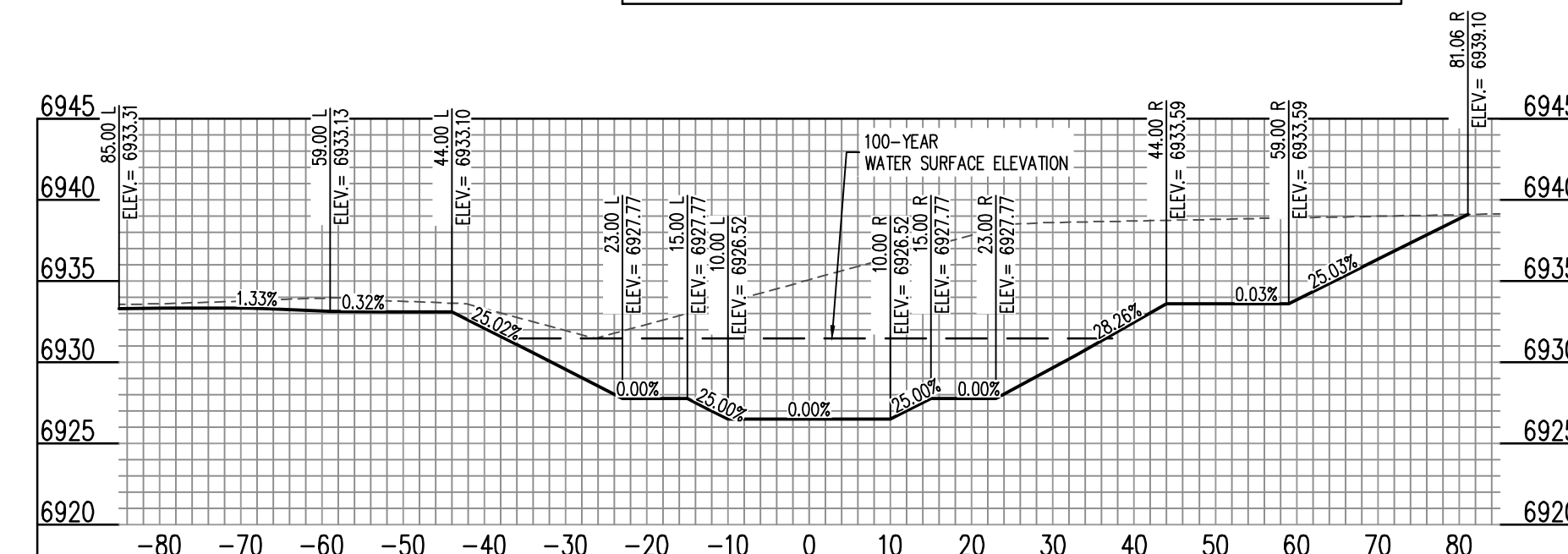
CHANNEL (33+00) - SCALE: H: 1"=20' V: 1"=10'



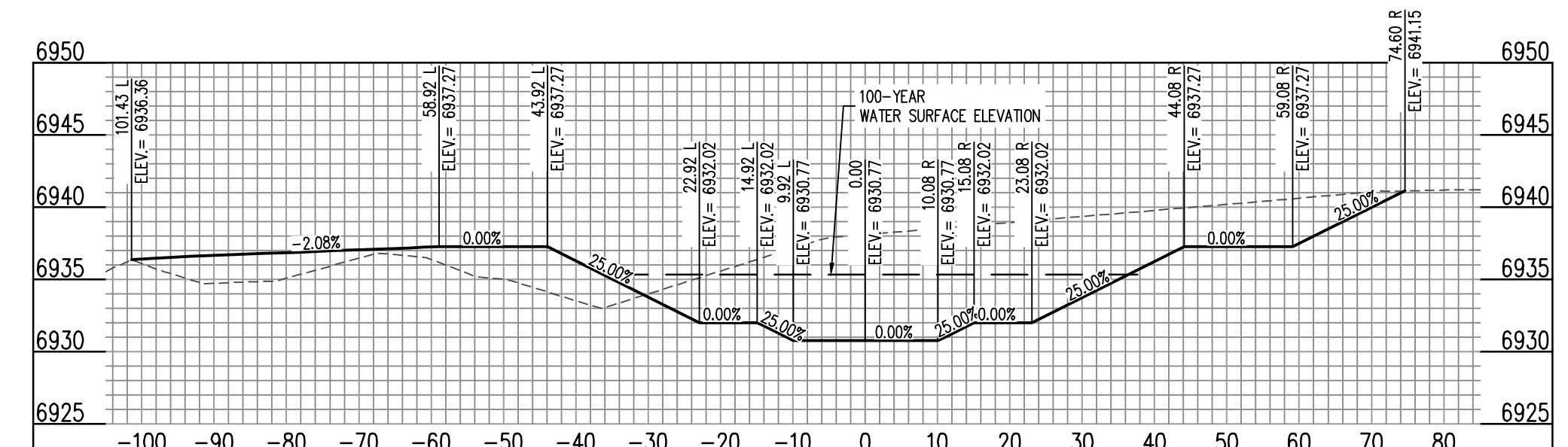
CHANNEL (34+00) - SCALE: H: 1"=20' V: 1"=10'



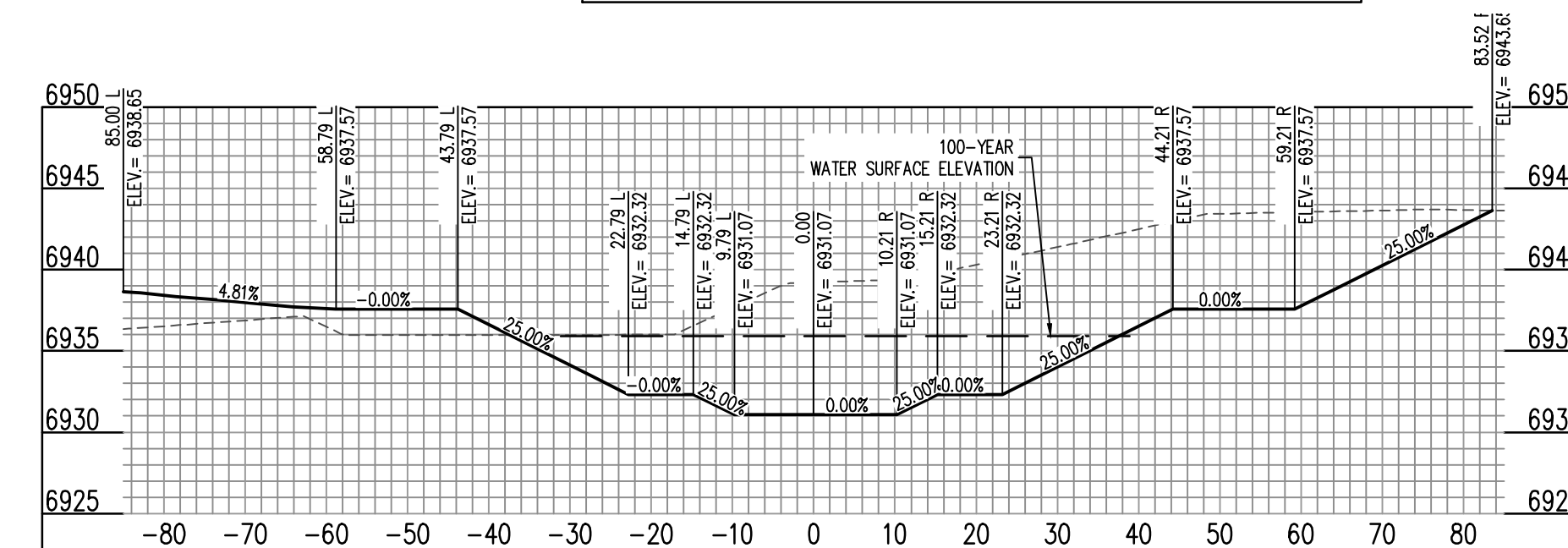
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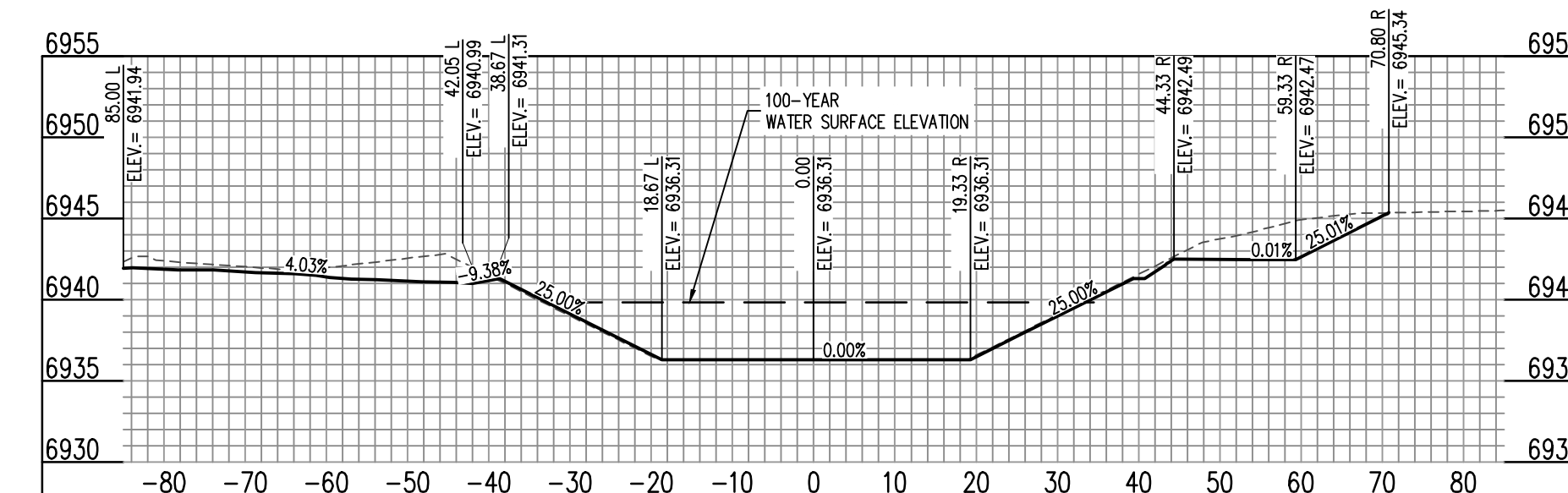
CHANNEL (36+00) - SCALE: H: 1"=20' V: 1"=10'



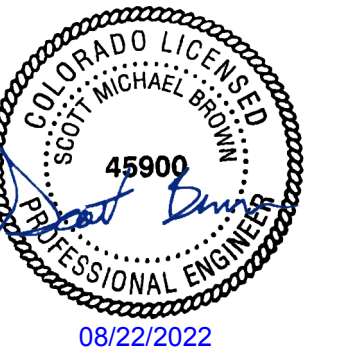
CHANNEL (37+00) - SCALE: H: 1"=20' V: 1"=10'



CHANNEL (38+00) - SCALE: H: 1"=20' V: 1"=10'



CHANNEL (39+00) - SCALE: H: 1"=20' V: 1"=10'



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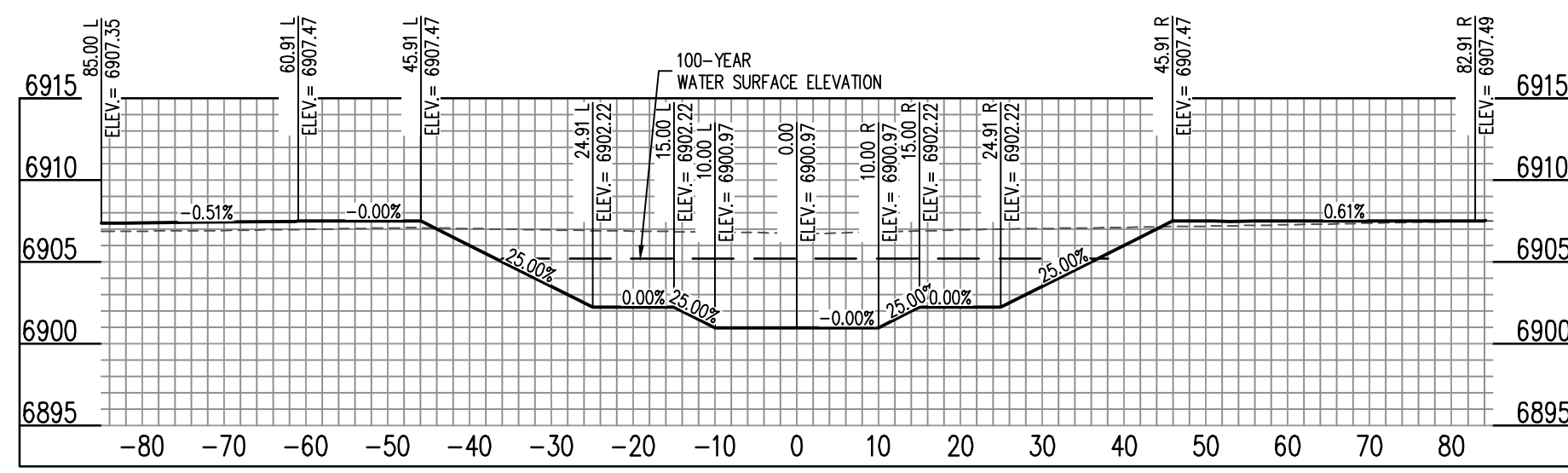
CONSTRUCTION DOCUMENTS
 FALCON MEADOWS AT BENT GRASS
 FOR
 CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

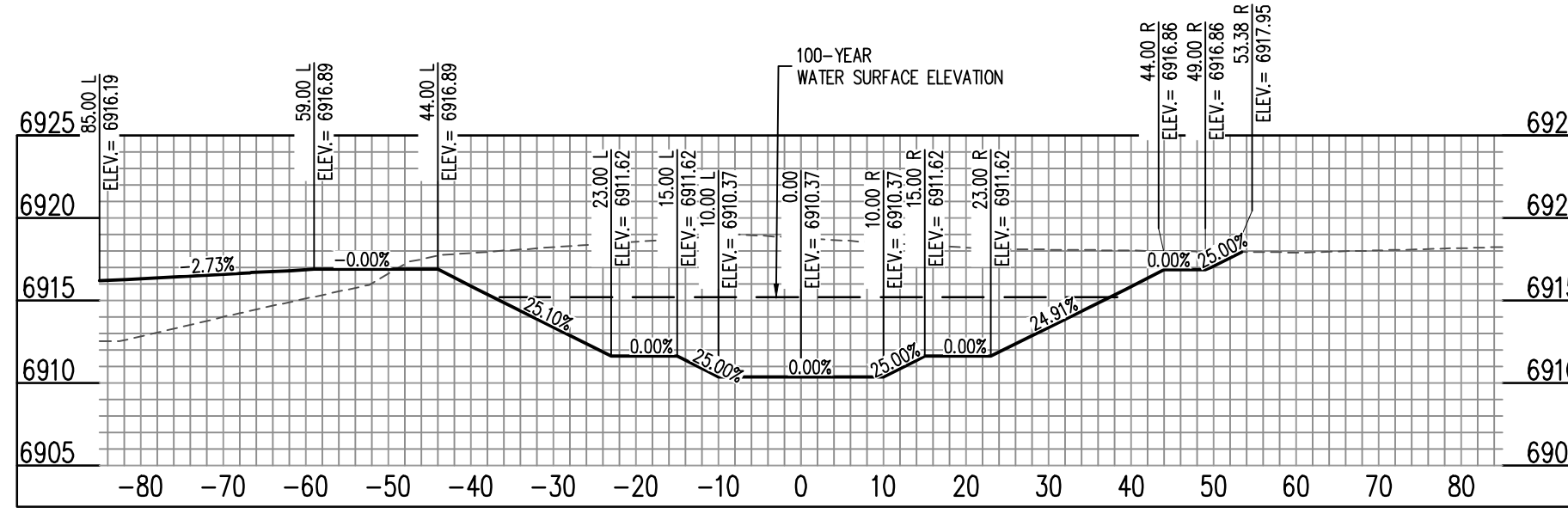
Project No:	CLH000023
Drawn By:	CMWJ
Checked By:	RGD
Date:	8/19/2022

SOUTH CHANNEL SECTIONS

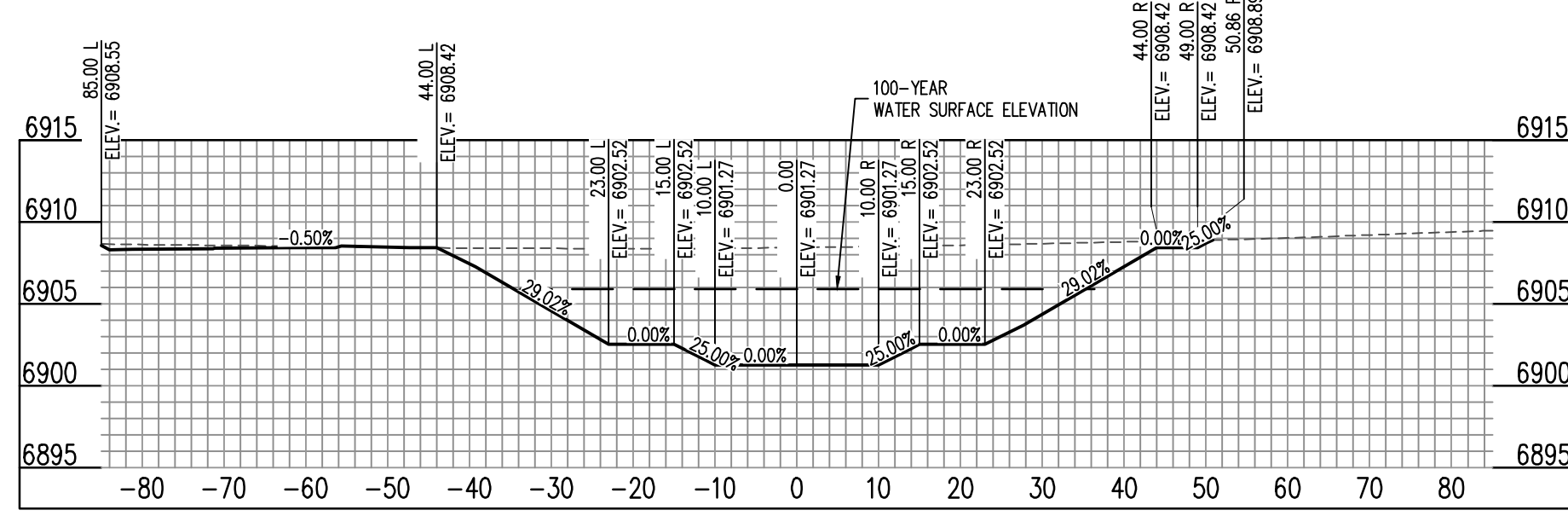
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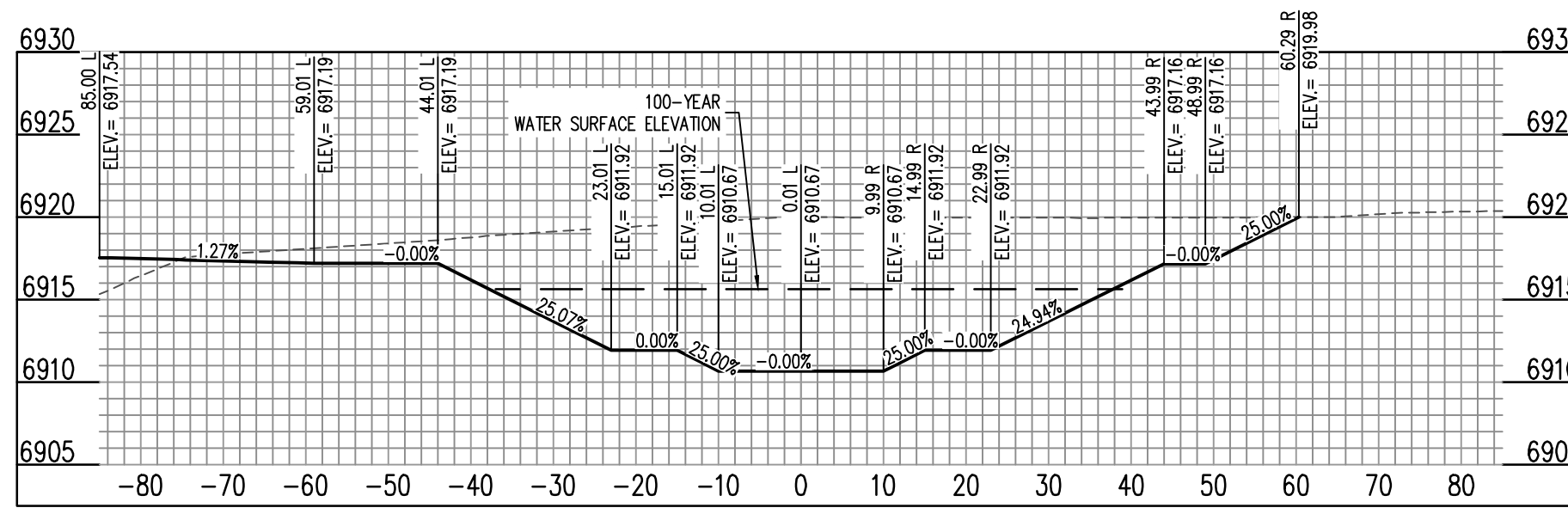
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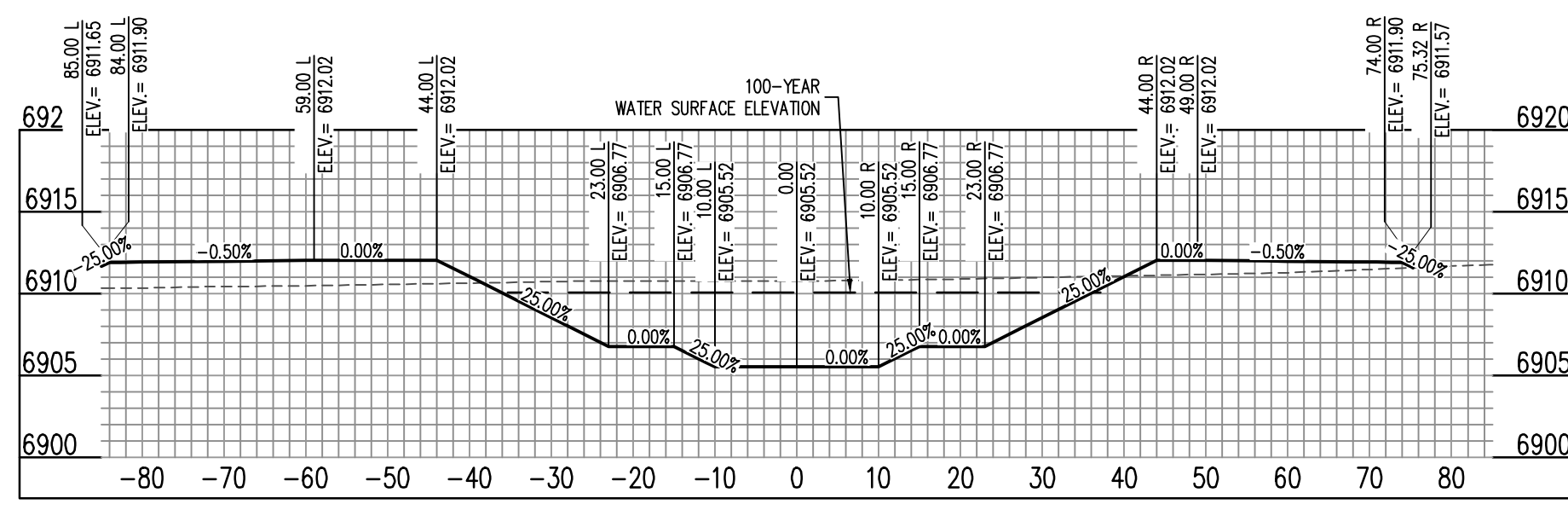
CHANNEL (25+00) - SCALE: H: 1"=20' V: 1"=10'



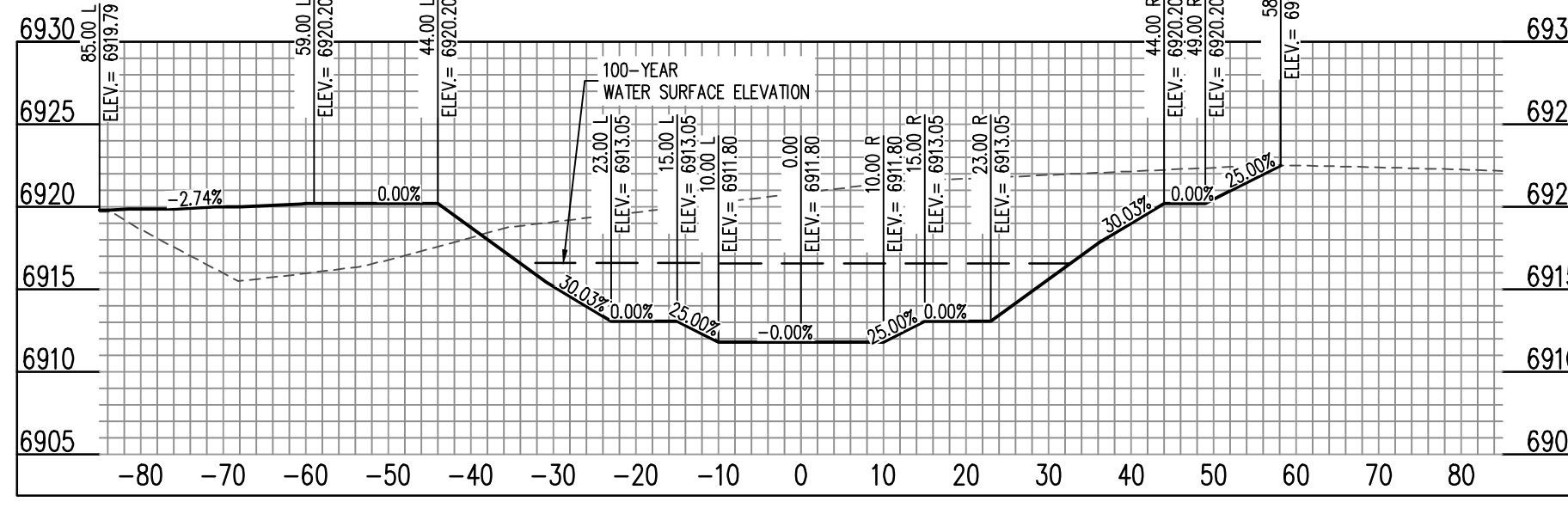
CHANNEL (21+00) - SCALE: H: 1"=20' V: 1"=10'



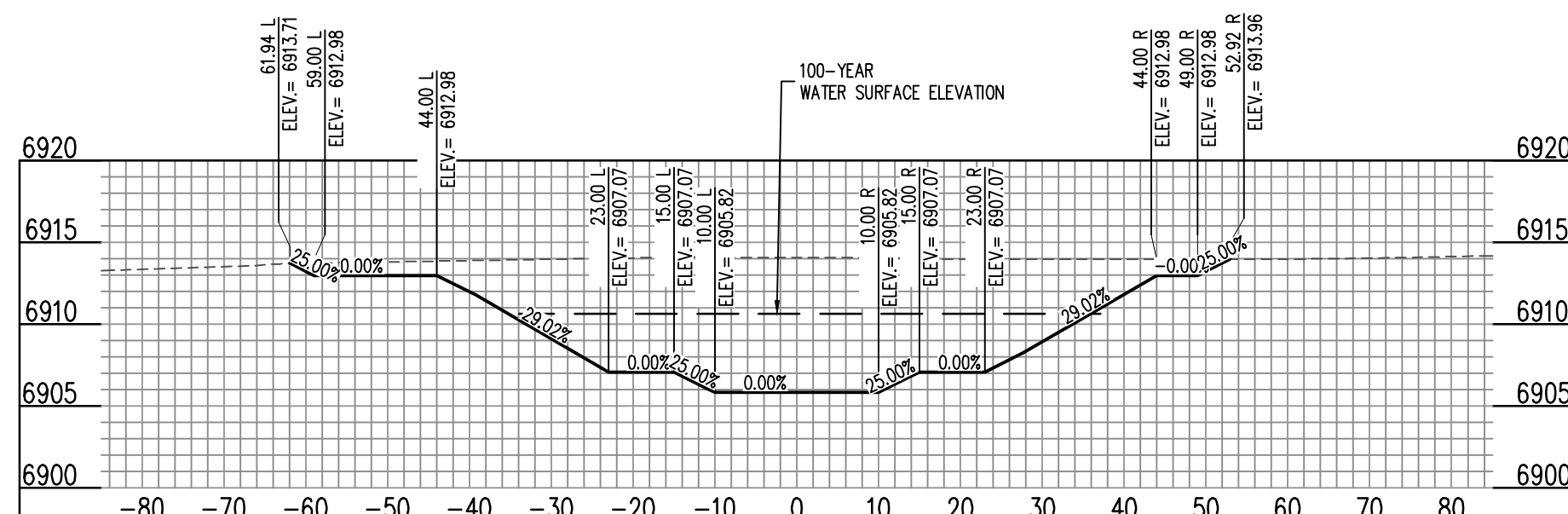
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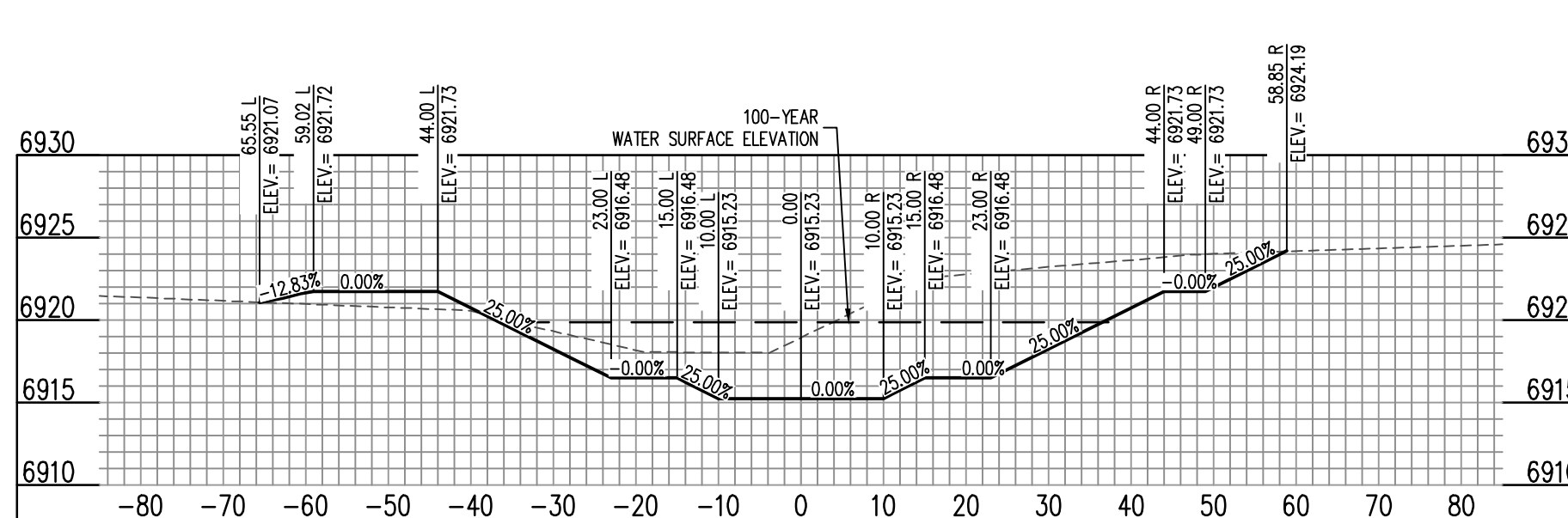
CHANNEL (22+00) - SCALE: H: 1"=20' V: 1"=10'



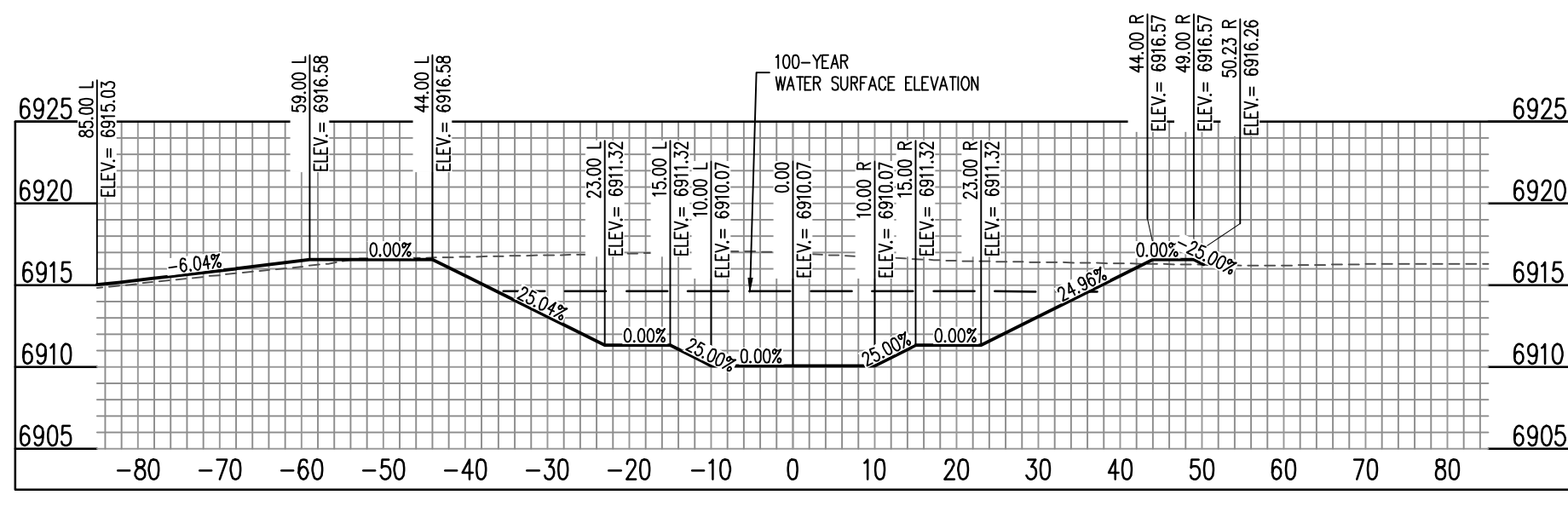
CHANNEL (27+00) - SCALE: H: 1"=20' V: 1"=10'



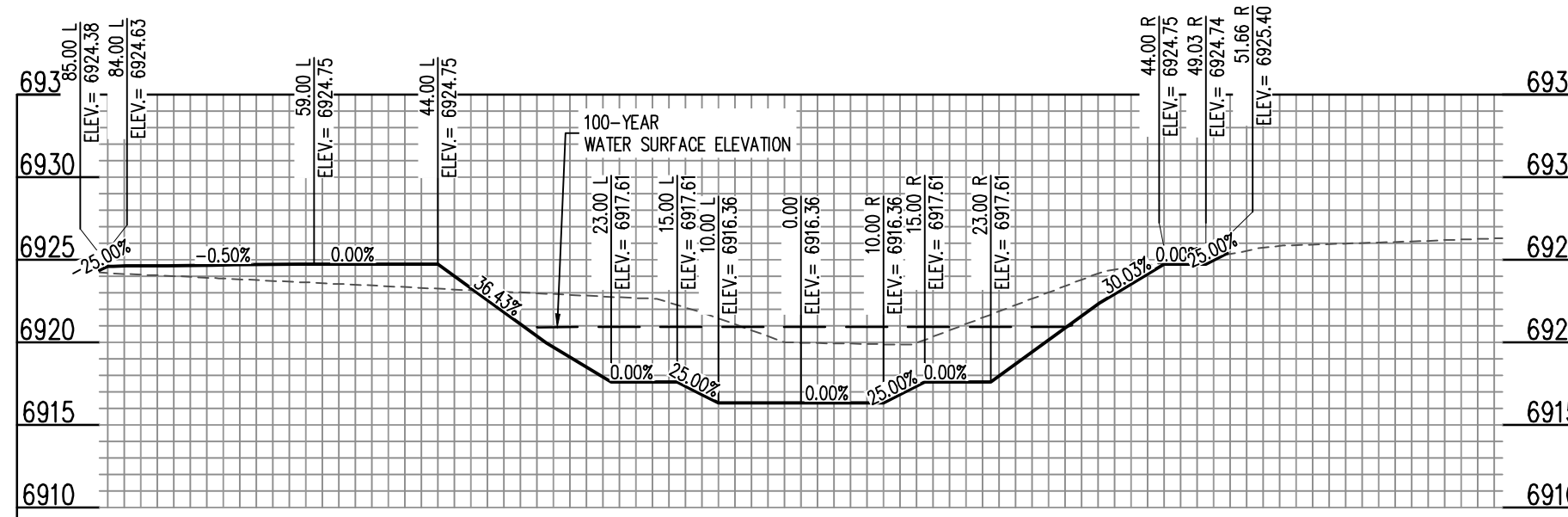
CHANNEL (23+00) - SCALE: H: 1"=20' V: 1"=10'



CHANNEL (28+00) - SCALE: H: 1"=20' V: 1"=10'



CHANNEL (24+00) - SCALE: H: 1"=20' V: 1"=10'



CHANNEL (29+00) - SCALE: H: 1"=20' V: 1"=10'



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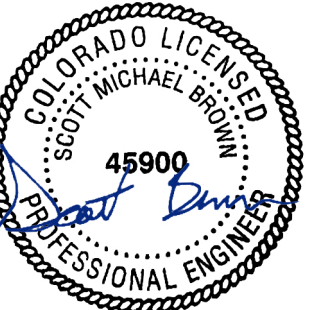


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BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
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 Drawn By: CMWJ
 Checked By: RGD
 Date: 8/19/2022

SOUTH CHANNEL SECTIONS



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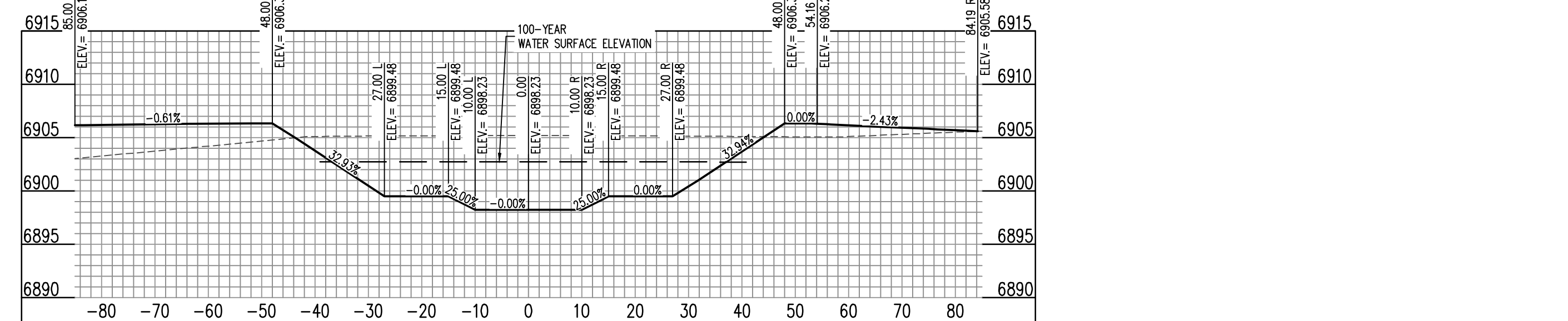
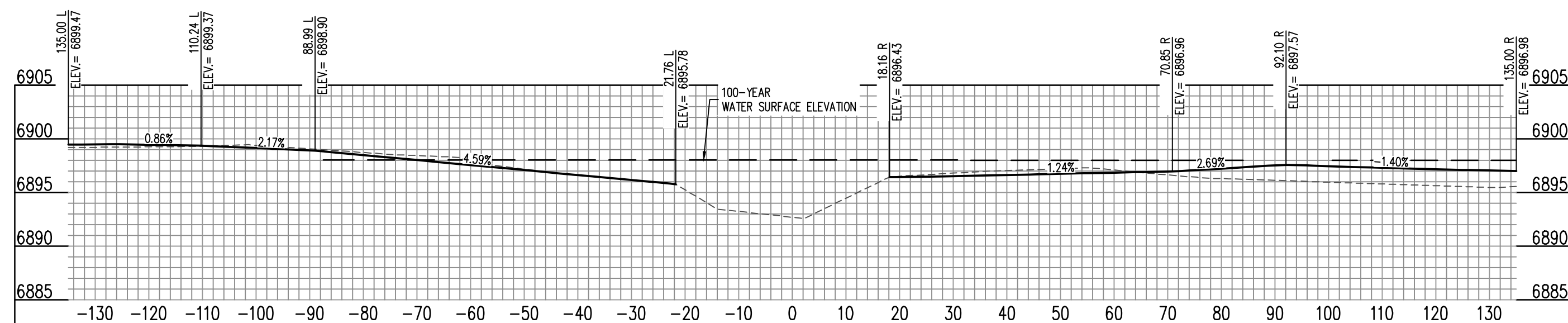
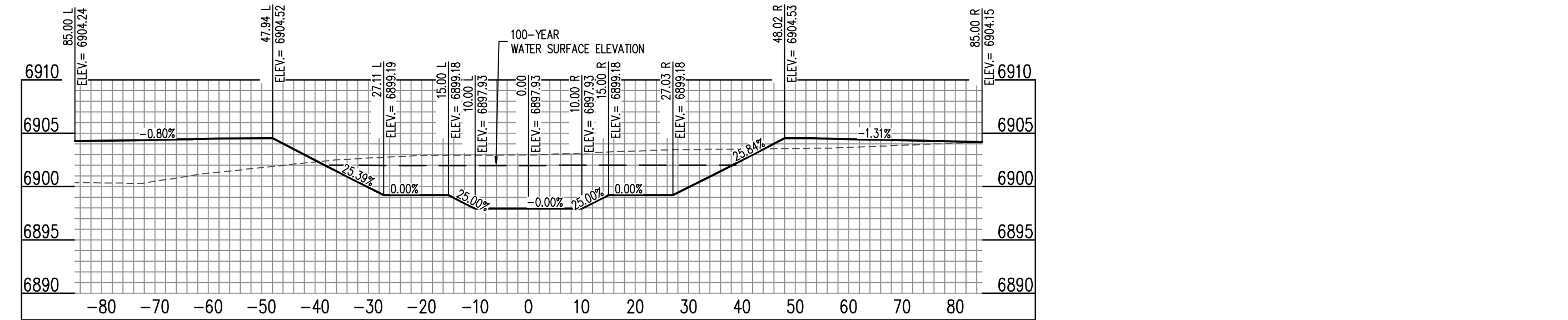
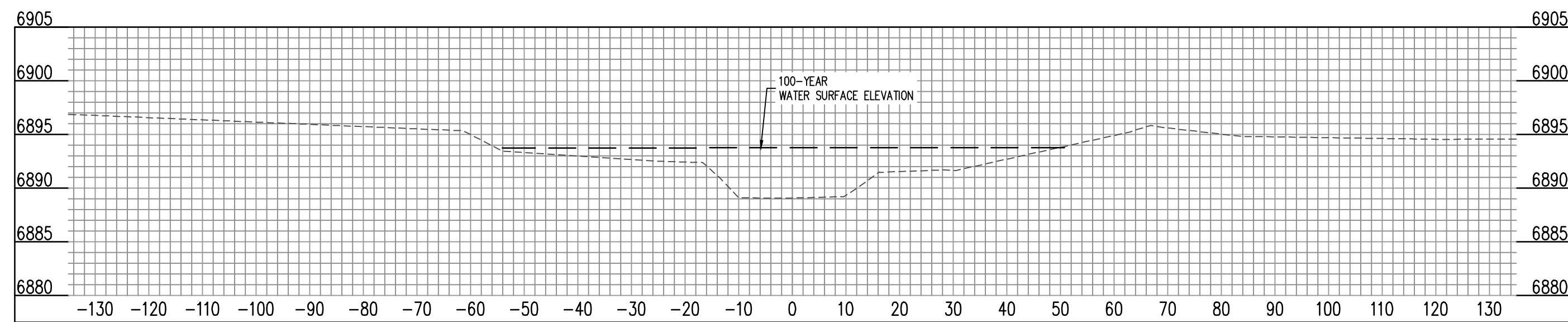
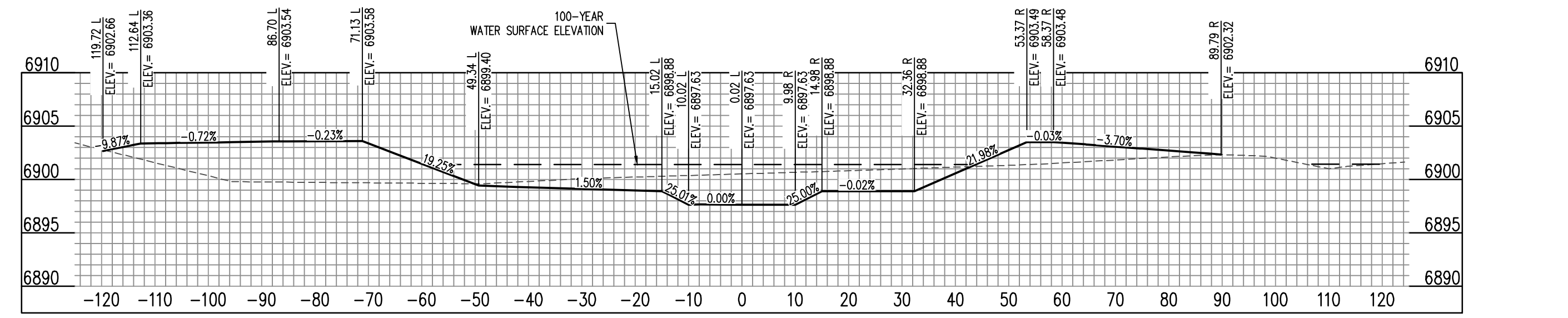
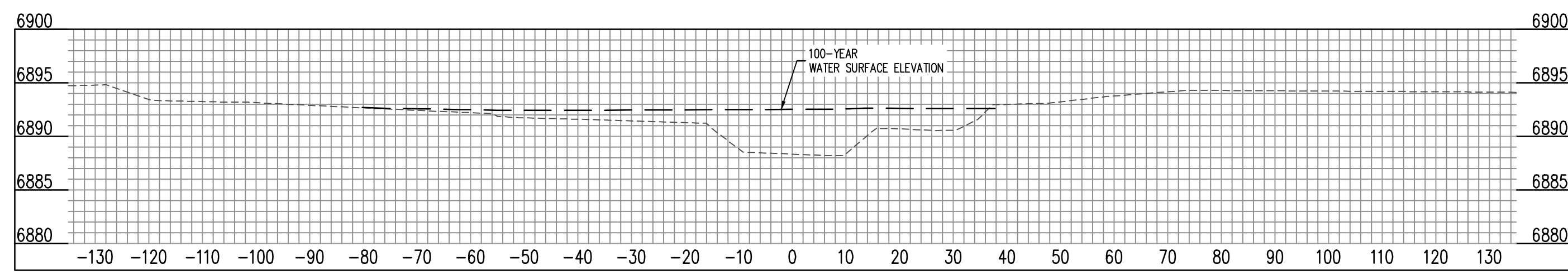
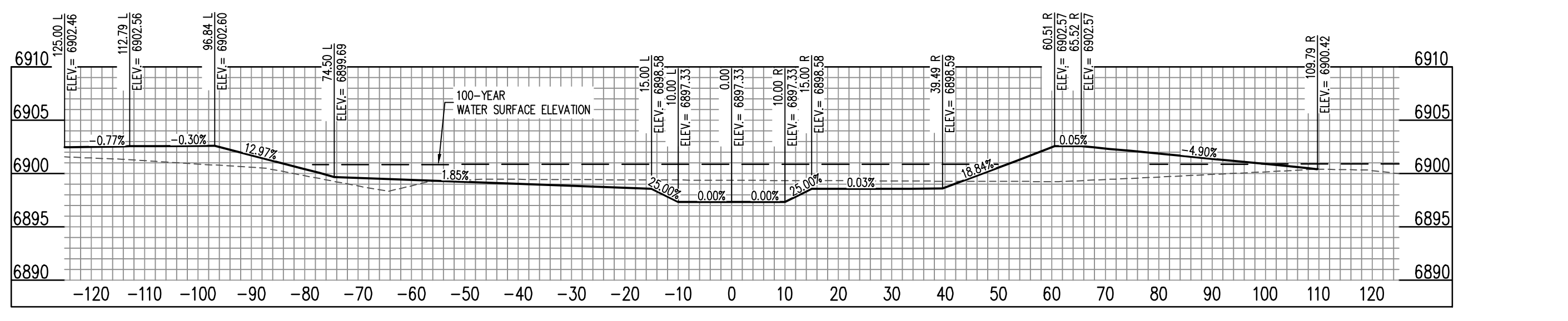
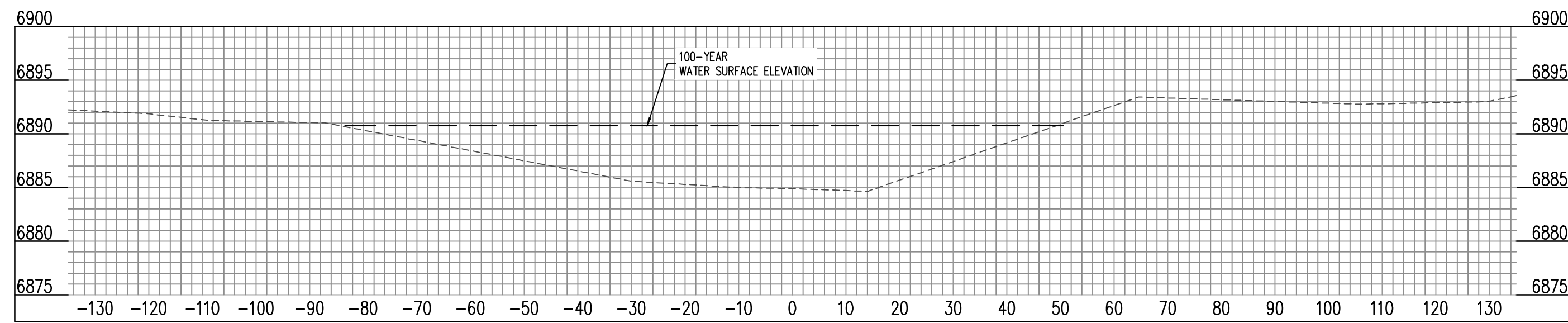
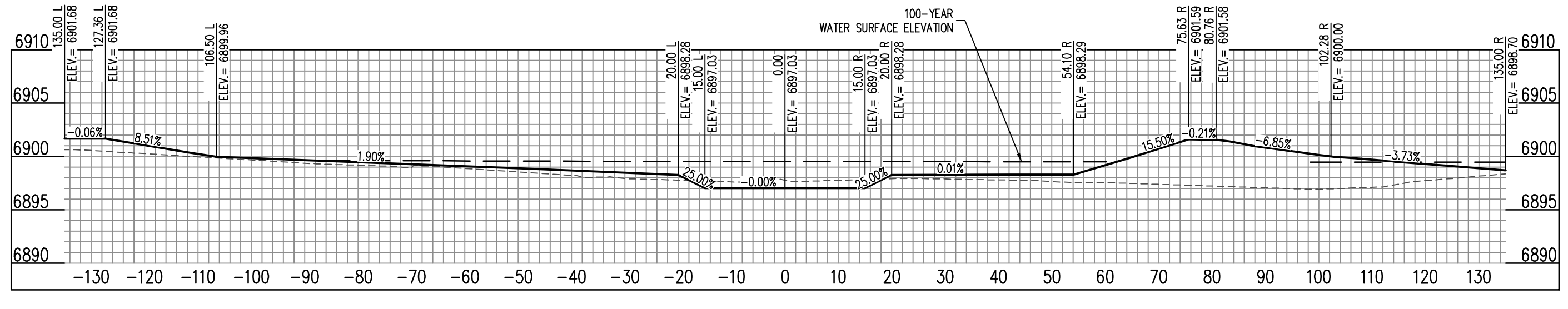
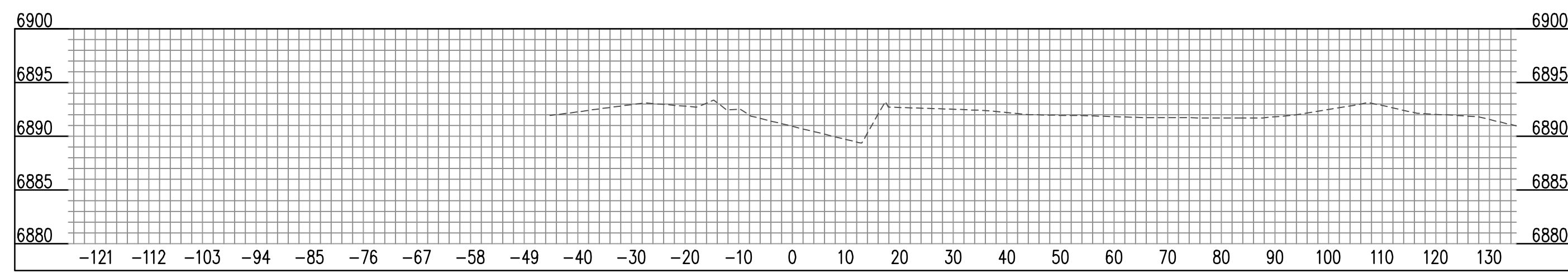
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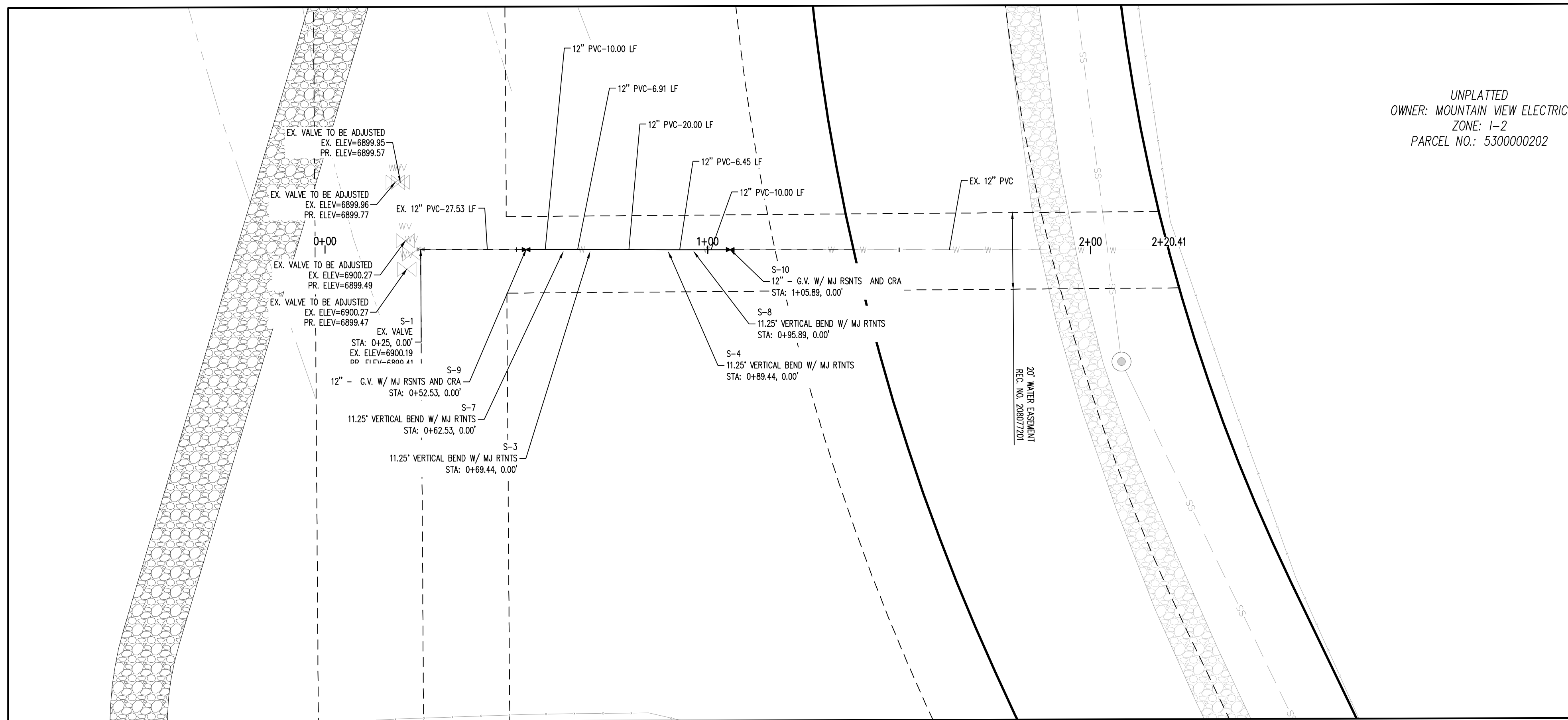
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Drawn By: CMWJ
Checked By: RGD
Date: 8/19/2022

SOUTH CHANNEL SECTIONS

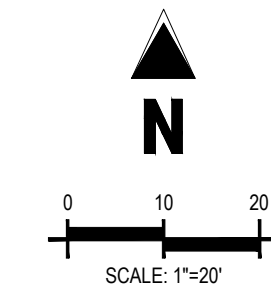
C6.4
Sheet 22 of 23



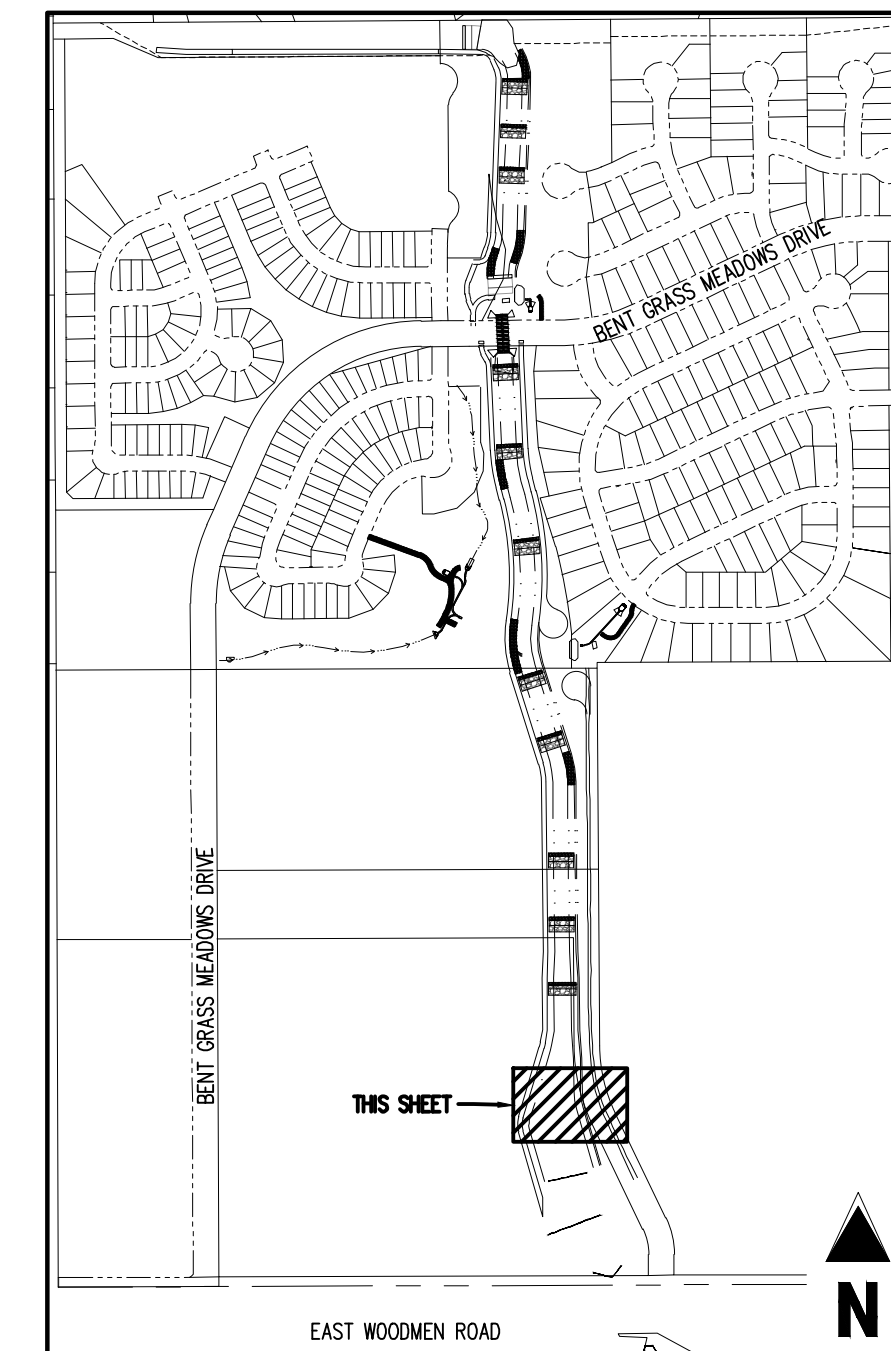
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PLAN VIEW - EXISTING WATER LOWERING (STA: 0+0.00 - 2+20.41)
SCALE: 1"=20'



UNPLATTED
OWNER: MOUNTAIN VIEW ELECTRIC
ZONE: 1-2
PARCEL NO.: 5300000202



KEY MAP
SCALE: 1"=600'

GRADING LEGEND

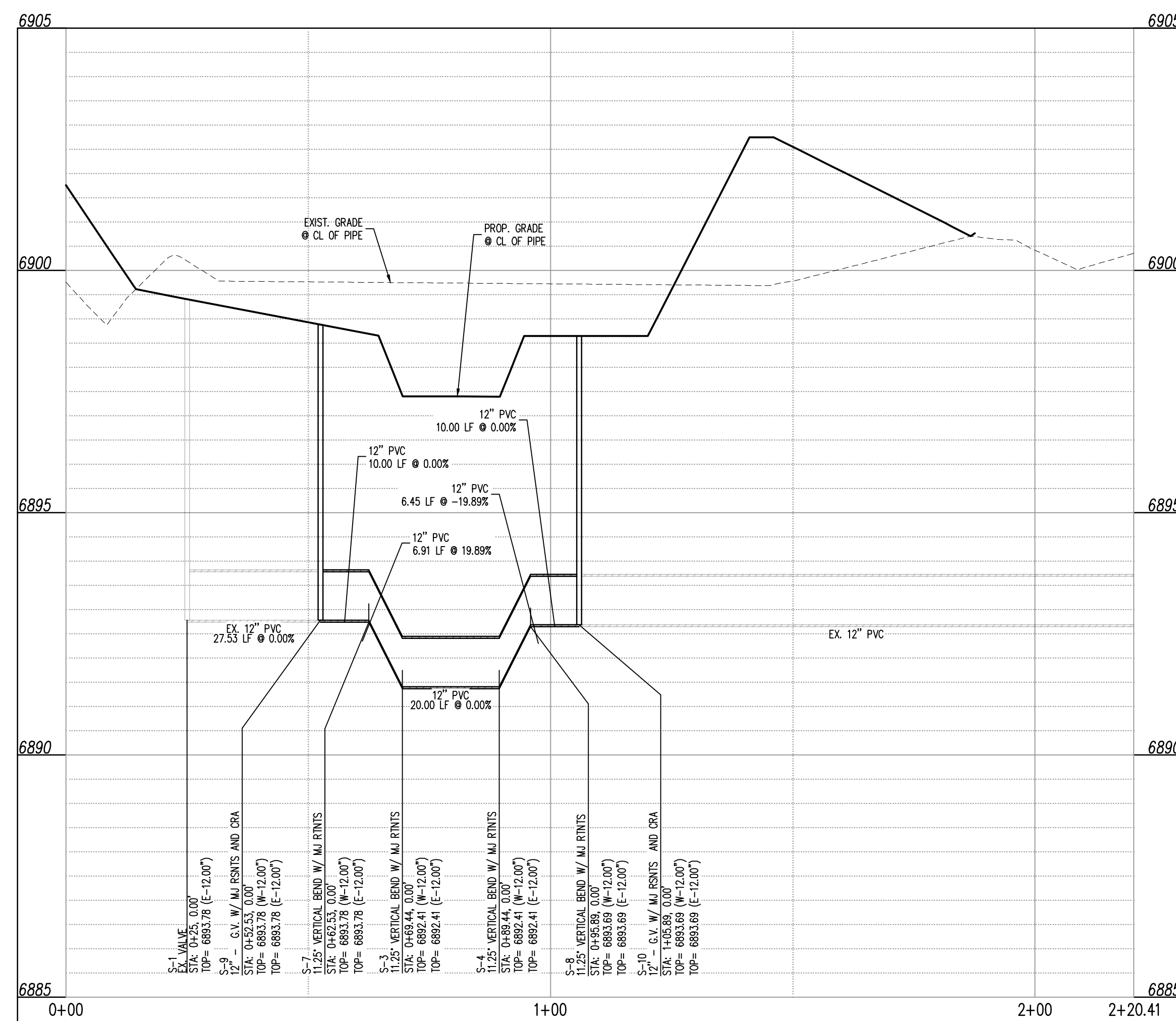
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SLOPE - PERCENT
- EXISTING SLOPE - RISE/RUN
- PROPOSED SLOPE - PERCENT
- PROPOSED SLOPE - RISE/RUN
- PROPOSED SPOT ELEVATION - FINISHED GROUND
- PROPOSED SPOT ELEVATION - CENTER LINE
- PROPOSED SPOT ELEVATION - TOP OF BANK

SITE LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED 100-YEAR FLOODPLAIN
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING RIPRAP
- EXISTING BOULDERS
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIPRAP
- PROPOSED BOULDERS
- EXISTING SIGN
- REFERENCE TO DETAIL AND SHEET NUMBER

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD TELEPHONE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING STORM SEWER
- EXISTING ELECTRICAL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING TRAFFIC POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



PROFILE VIEW - EXISTING WATER LOWERING (STA: 0+0.00 - 2+20.41)
SCALE: H: 1"=20', V: 1"=2'

DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: 10-21-2022 BY: Cody Ritter

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

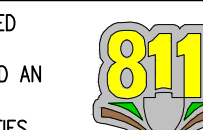
SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BENCHMARK

ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP, STAMPED 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 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-HOLEING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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Date: 8/19/2022

WATER LOWERING

