



COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
 FOR
 WOODMEN FRONTAGE RD. TURN LANE
 CHALLENGER COMMUNITIES, LLC
 BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
 FALCON, CO 80831 EL PASO COUNTY**

CHALLENGER COMMUNITIES, LLC

WOODMEN FRONTAGE ROAD TURN LANE

**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**

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

FALL 2021

PROJECT CONTACTS
EL PASO COUNTY & UTILITY CONTACTS

PROPERTY OWNER – DEVELOPER
 CHALLENGER COMMUNITIES, LLC
 13570 NORTHGATE ESTATES DR.
 COLORADO SPRINGS, CO 80921
 TEL: (719) 598-5190
 ATTN: TIM BEYERS
 EMAIL: JIMMAY@CHALLENGERHOMES.COM

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

CIVIL ENGINEER
 GALLOWAY & CO., INC.
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 TEL: (719) 900-7220
 ATTN: BRIAN DENNIS
 EMAIL: BRIANDENNIS@GALLOWAYUS.COM

SURVEYOR
 GALLOWAY & CO., INC.
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 TEL: (719) 337-1282
 ATTN: BRIAN DENNIS
 EMAIL: BRIANDENNIS@GALLOWAYUS.COM

TRAFFIC ENGINEER
 LSC TRANSPORTATION CONSULTANTS, INC.
 345 EAST PINES PEAK AVENUE, SUITE 210
 COLORADO SPRINGS, CO 80903
 TEL: (719) 633-2888
 ATTN: JEFFREY C. ROUSON, P.E.
 EMAIL: JEFFR@LSCINC.COM

GEOTECHNICAL ENGINEER
 ROCKY MOUNTAIN GROUP
 2910 JUSTIN BLUFFS PKWY
 COLORADO SPRINGS, CO 80918
 TEL: (719) 394-3072
 ATTN: TONY MUNGER, P.E.
 EMAIL: TMUNGER@RMG-ENGINEERS.COM

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

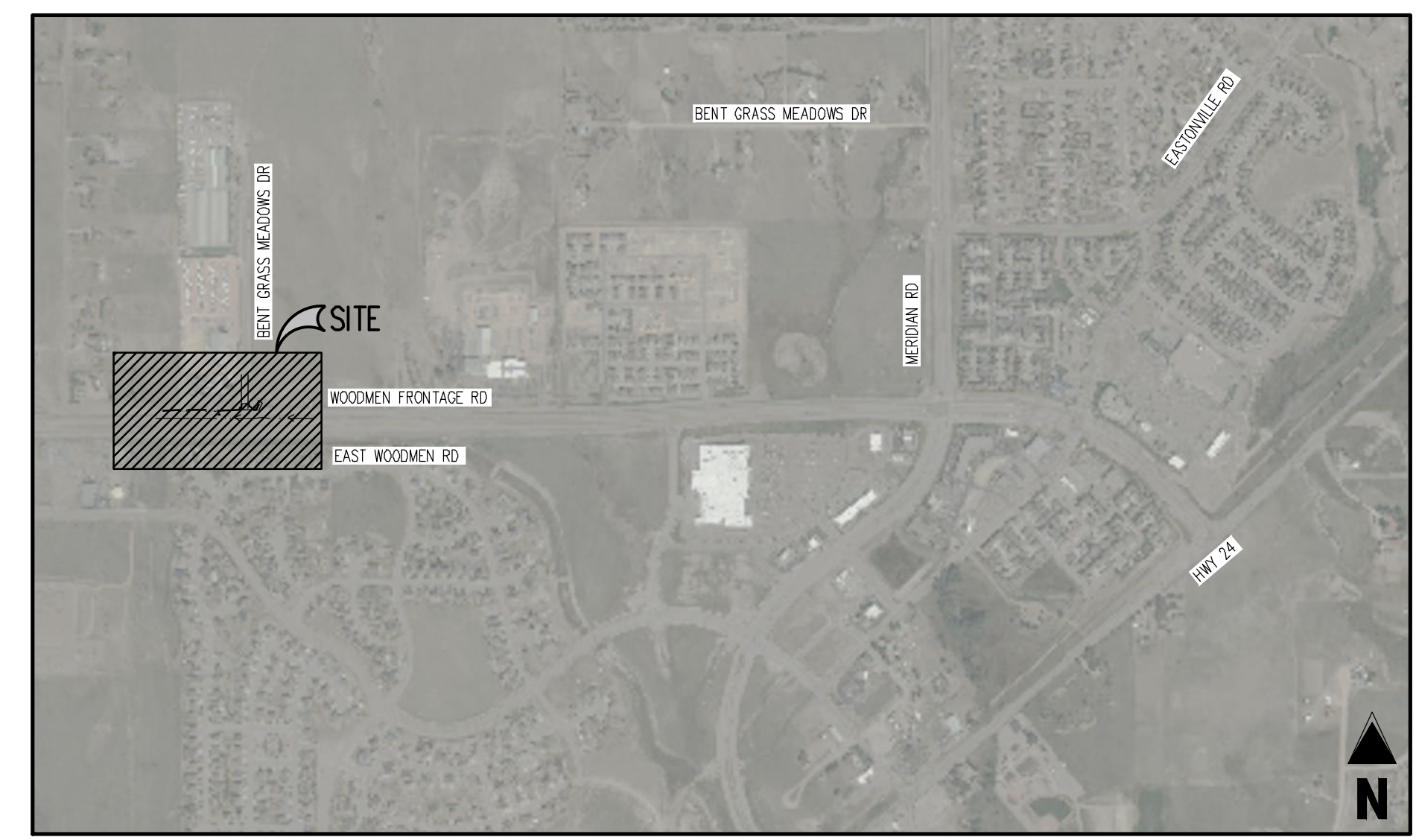
EL PASO COUNTY – ENGINEERING REVIEW
 PLANNING AND DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 TEL: (719) 520-6300
 CONTACT: --
 EMAIL: --

WATER & WASTEWATER
 WOODMEN HILLS METRO DISTRICT
 8046 EASTONVILLE ROAD
 FALCON, CO 80831
 TEL: (719) 495-3500
 ATTN: JERRY JACOBSON
 EMAIL: JERRY@WHMD.ORG

ELECTRIC
 MOUNTAIN VIEW ELECTRIC
 11140 E WOODMEN RD
 FALCON, CO 80831
 TEL: (719) 495-2283
 CATHY HANSEN-LEE
 EMAIL: CATHY@HVMEA.COOP

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

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



| SHEET INDEX | | |
|--------------|---------------------------------------|-------------------|
| SHEET NUMBER | SHEET TITLE | SHEET DESCRIPTION |
| 1 | COVER SHEET | CO.0 |
| 2 | GENERAL NOTES & TYPICAL ROAD SECTION | CO.1 |
| 3 | EXISTING CONDITIONS & DEMOLITION PLAN | C1.1 |
| 4 | STREET IMPROVEMENT PLAN | C2.1 |
| 5 | DETAIL GRADING PLAN | C2.2 |
| 6 | STREET IMPROVEMENT SECTIONS | C2.3 |
| 7 | STREET IMPROVEMENT SECTIONS | C2.4 |
| 8 | SIGNAGE & STRIPING PLAN | C3.1 |

BASIS OF BEARING
 THE EXISTING PROPERTY LINES SHOWN ARE APPROXIMATE. BASIS OF BEARINGS IS NOT PROVIDED FOR THIS PROJECT.

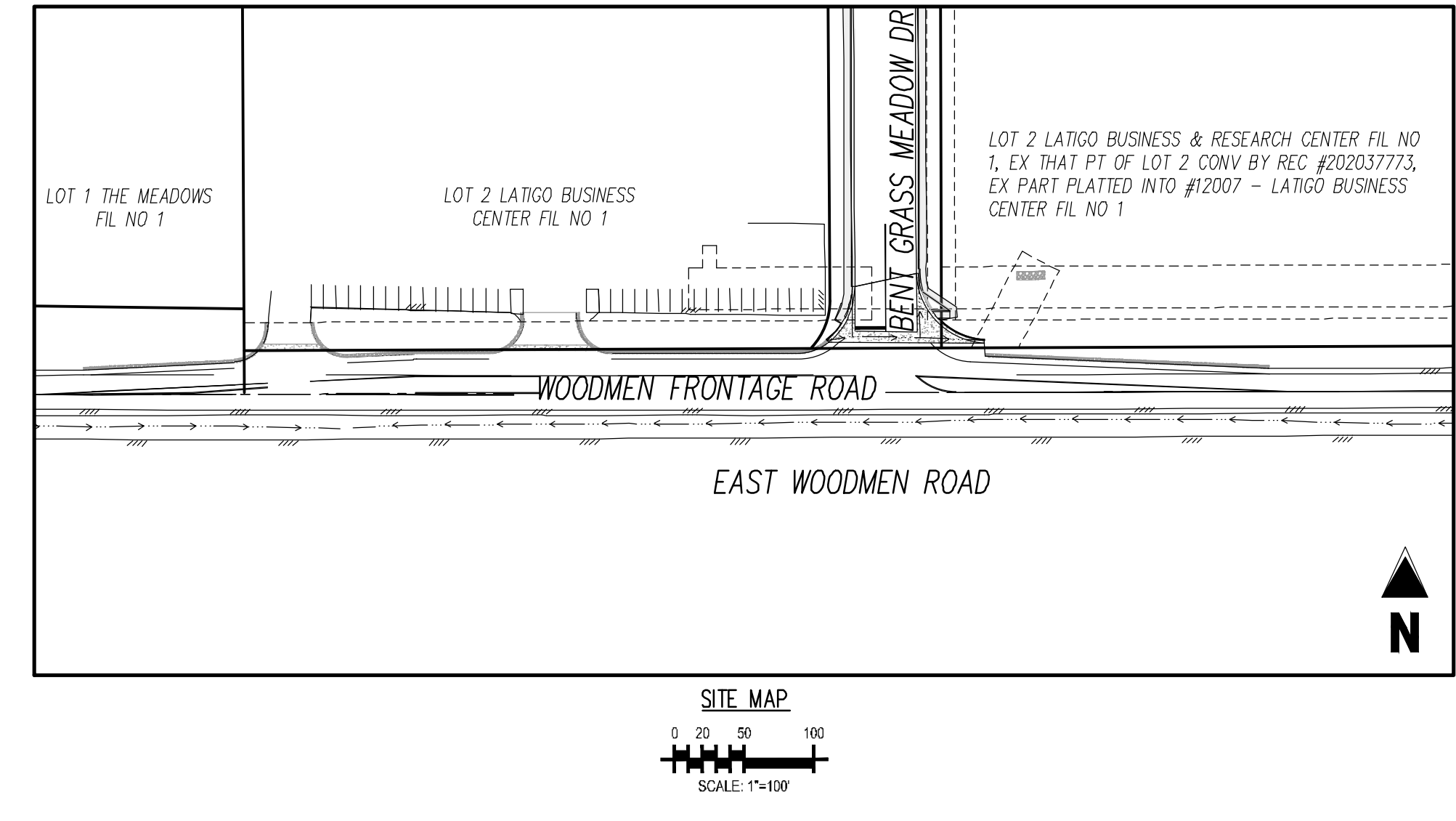
BENCHMARK
 COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK, MONUMENT BL75
 DESCRIPTION: SET 2" ALUM CAP IN SW END OF HEADWALL OF CONC BOX CULVERT APPROX 500' EAST OF „MEADOW DRIVE
 ELEVATION = 6892.53
 NOTE: VERTICAL CONTROL VALUES ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT

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 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 POINTING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Condition:
 The signed and notarized permanent easement for the Lena Case parcel shall be provided prior to issuance of the Notice to Proceed.

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 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 Review
 COUNTY ENGINEER / EGM ADMINISTRATOR
 DATE: 09/21/2022
 1719 28th St, Suite 100
 Falcon, CO 80831
 El Paso Planning & Community Development Department

OWNER'S STATEMENT

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

Jim Byers 9/19/2022
 PROJECT MANAGER
 CHALLENGER COMMUNITIES, LLC DATE

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR WOODMEN FRONTAGE RD AT BENT GRASS WERE PREPARED BY ME UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF EL PASO.

Ronald G. Dennis 09/21/2022
 RONALD G. DENNIS DATE
 GALLOWAY & COMPANY, INC.

| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Project No: CLH000024
 Drawn By: BLB
 Checked By: RGD
 Date: 07/29/2022

COVER SHEET

PCD FILING NO. CDR-21-18

20220915 14:53:25 PLT CHALLENGER COMMUNITIES, LLC 13S 65W SECTION 1 01 13 65 2022

GENERAL CONSTRUCTION NOTES

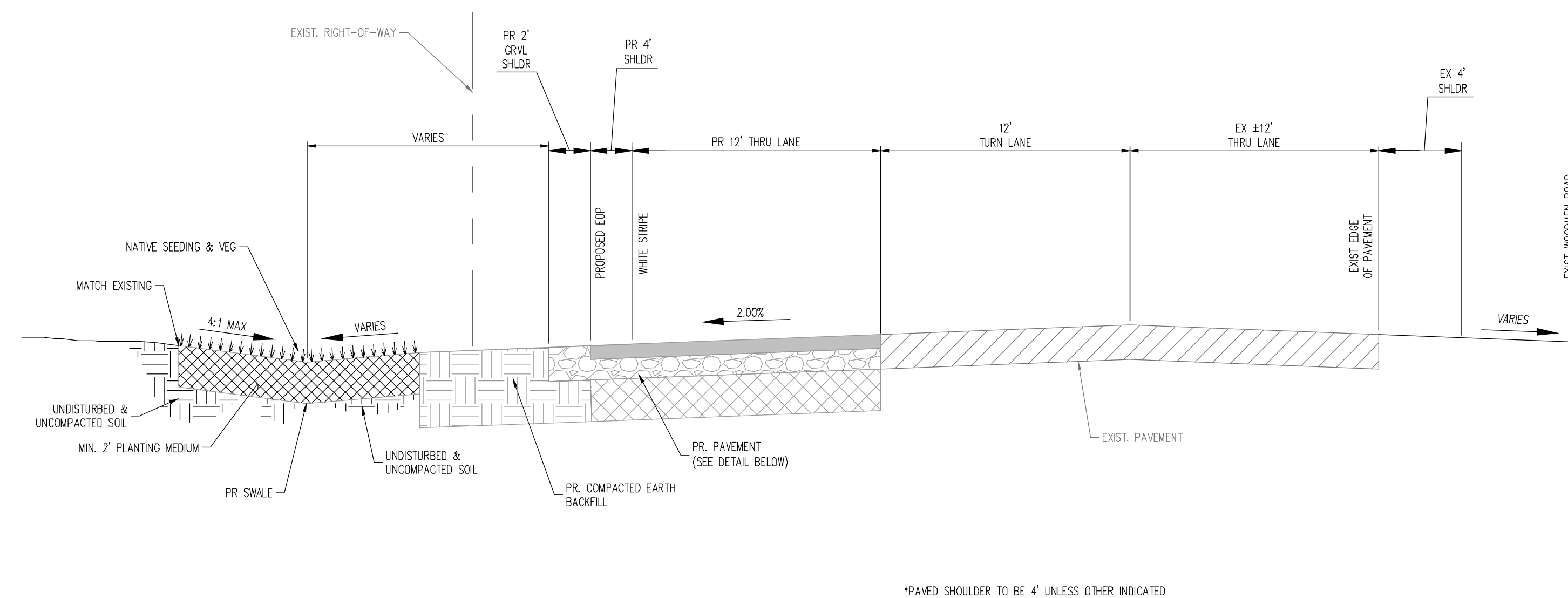
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EDM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDP), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. Adequacy of MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC EDM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL POTABLE WATER MAINS SHALL BE ANWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- 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

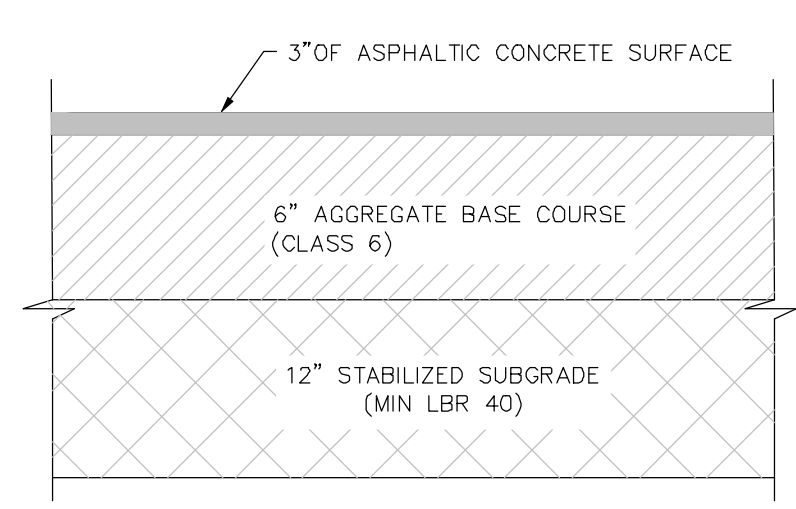
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- 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, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EDM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND OUTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/16" THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/16" THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL SECTION - WOODMEN FRONTAGE ROAD (LEFT TURN LANE)

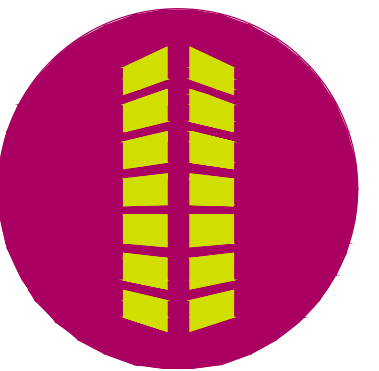


ASPHALT PAVEMENT DETAIL
NOT TO SCALE

NOTE: FINAL PAVEMENT DESIGN REPORT SHALL BE SUBMITTED FOR APPROVAL TO EPC PCD.



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
WOODMEN FRONTAGE RD. TURN LANE
FOR
CHALLENGER COMMUNITIES, LLC**

**BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
FALCON, CO 80831 EL PASO COUNTY**

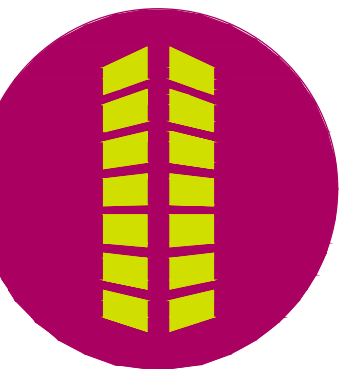
| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Project No: CLH000024
Drawn By: BLB
Checked By: RGD
Date: 07/29/2022

GENERAL NOTES & TYPICAL ROAD SECTION



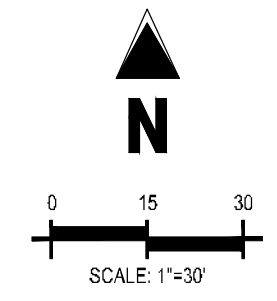
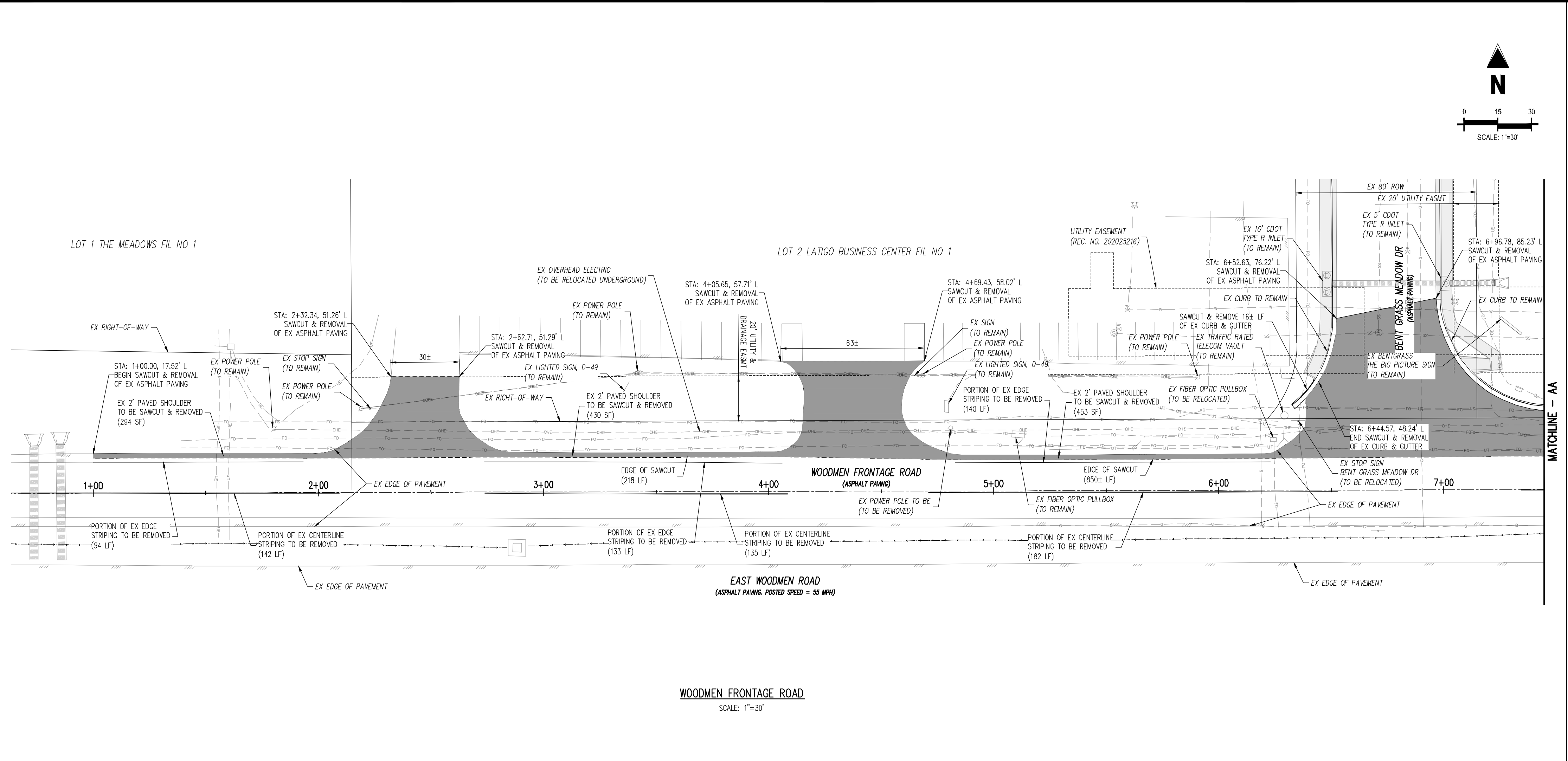
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR
WOODMEN FRONTAGE RD. TURN LANE

FOR
CHALLENGER COMMUNITIES, LLC

BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
FALCON, CO 80831 EL PASO COUNTY



LEGEND

| | |
|----------|---------------------------------|
| (Symbol) | PROPOSED SAWCUT LINE |
| (Symbol) | EXISTING PROPERTY LINE |
| (Symbol) | EXISTING GAS LINE |
| (Symbol) | EXISTING WATER LINE |
| (Symbol) | EXISTING UNDERGROUND ELECTRIC |
| (Symbol) | EXISTING FIBER OPTIC LINE |
| (Symbol) | EXISTING SANITARY SEWER |
| (Symbol) | EXISTING OVERHEAD ELECTRIC LINE |
| (Symbol) | EXISTING FENCE LINE |
| (Symbol) | EXISTING STORM LINE |
| (Symbol) | FOUND PROPERTY MONUMENT |
| (Symbol) | EXISTING SANITARY MANHOLE |
| (Symbol) | EXISTING WATER VALVE |
| (Symbol) | EXISTING SIGN |
| (Symbol) | EXISTING UTILITY MARKER POST |
| (Symbol) | EXISTING TELECOM PEDESTAL |
| (Symbol) | EXISTING ELECTRICAL TRANSFORMER |
| (Symbol) | FIBER OPTIC PULL BOX |
| (Symbol) | EXISTING FLARED END SECTION |
| (Symbol) | EXISTING UTILITY POLE |
| (Symbol) | 6921 EXISTING MINOR CONTOUR |
| (Symbol) | 6922 EXISTING MAJOR CONTOUR |
| (Symbol) | EXISTING ASPHALT TO BE REMOVED |
| (Symbol) | EXISTING CONCRETE TO BE REMOVED |
| (Symbol) | EXISTING GRAVEL TO BE REMOVED |

CONTRACTORS NOTE:
ALL EXISTING UNDERGROUND UTILITIES LOCATIONS APPROXIMATELY SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NOT BEEN PERFORMED.

BENCHMARK
COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK, MONUMENT BL75
DESCRIPTION: SET 2" ALUM CAP IN SW END OF HEADWALL OF CONC BOX CULVERT APPROX 500' EAST OF "MEADOWS DRIVE"
ELEVATION = 6892.53'
NOTE: VERTICAL CONTROL VALUES ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT

BASIS OF BEARING
THE EXISTING PROPERTY LINES SHOWN ARE APPROXIMATE. BASIS OF BEARINGS IS NOT PROVIDED FOR THIS PROJECT.

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

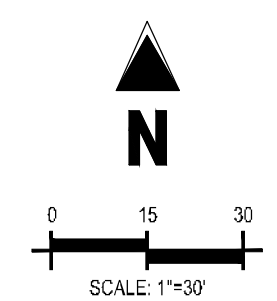
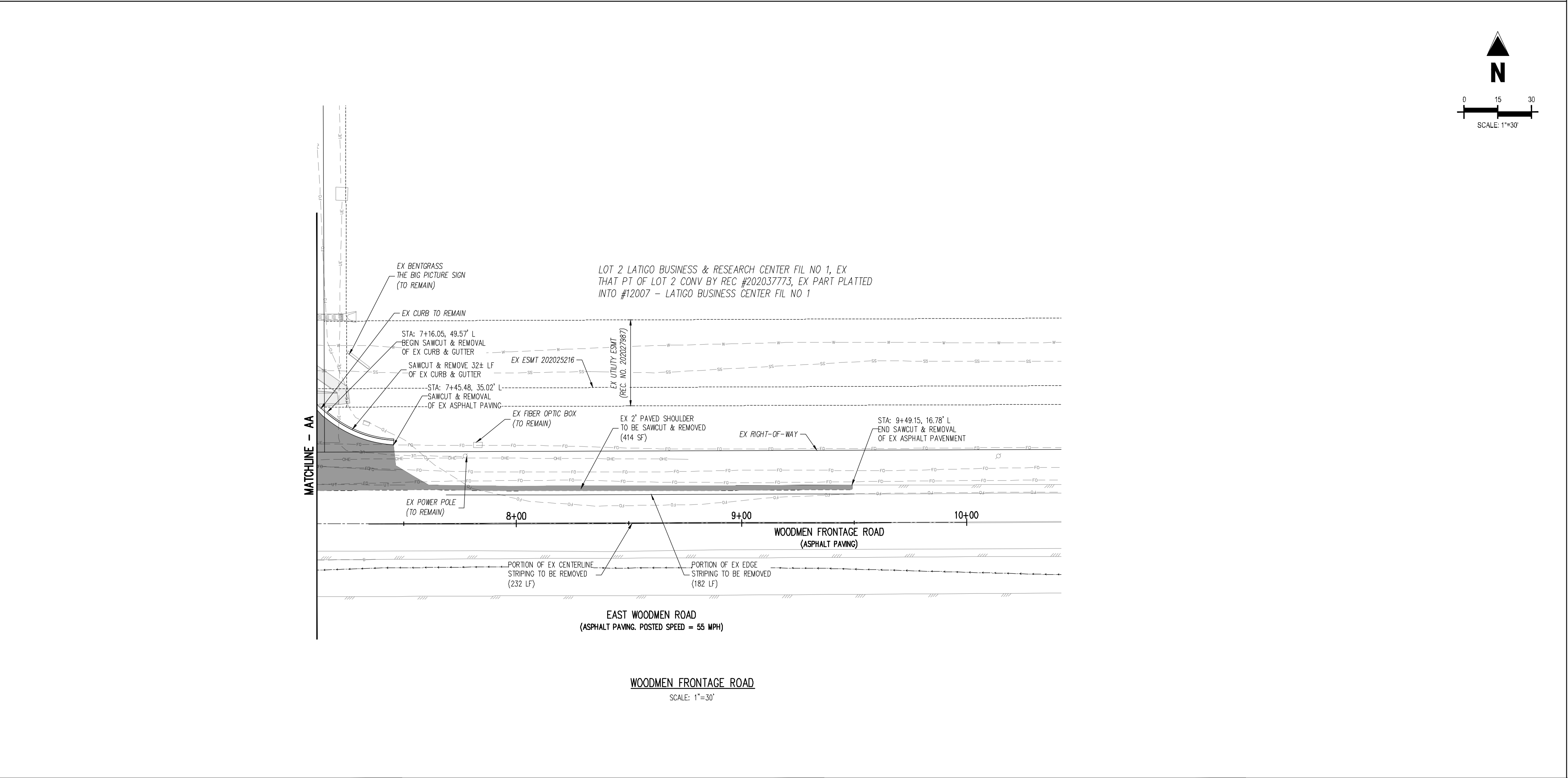
SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

CAUTION - NOTICE TO CONTRACTOR

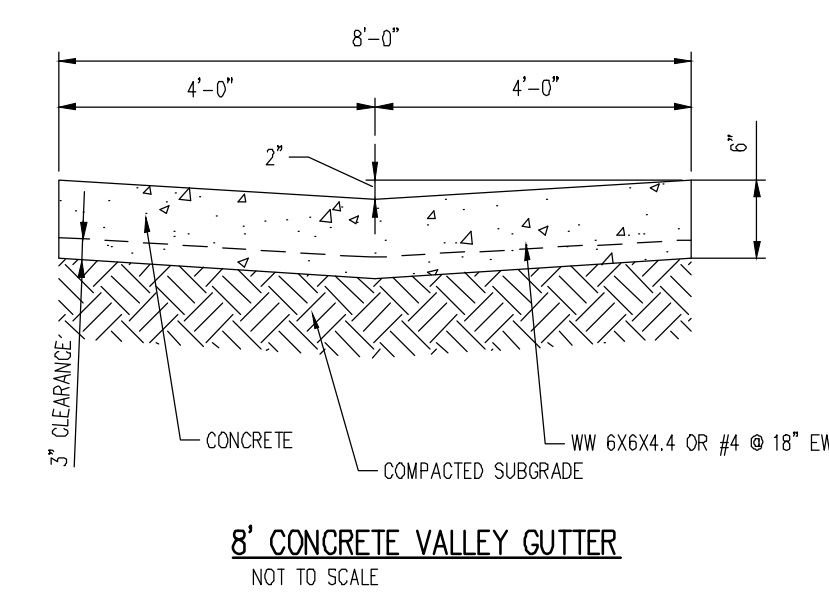
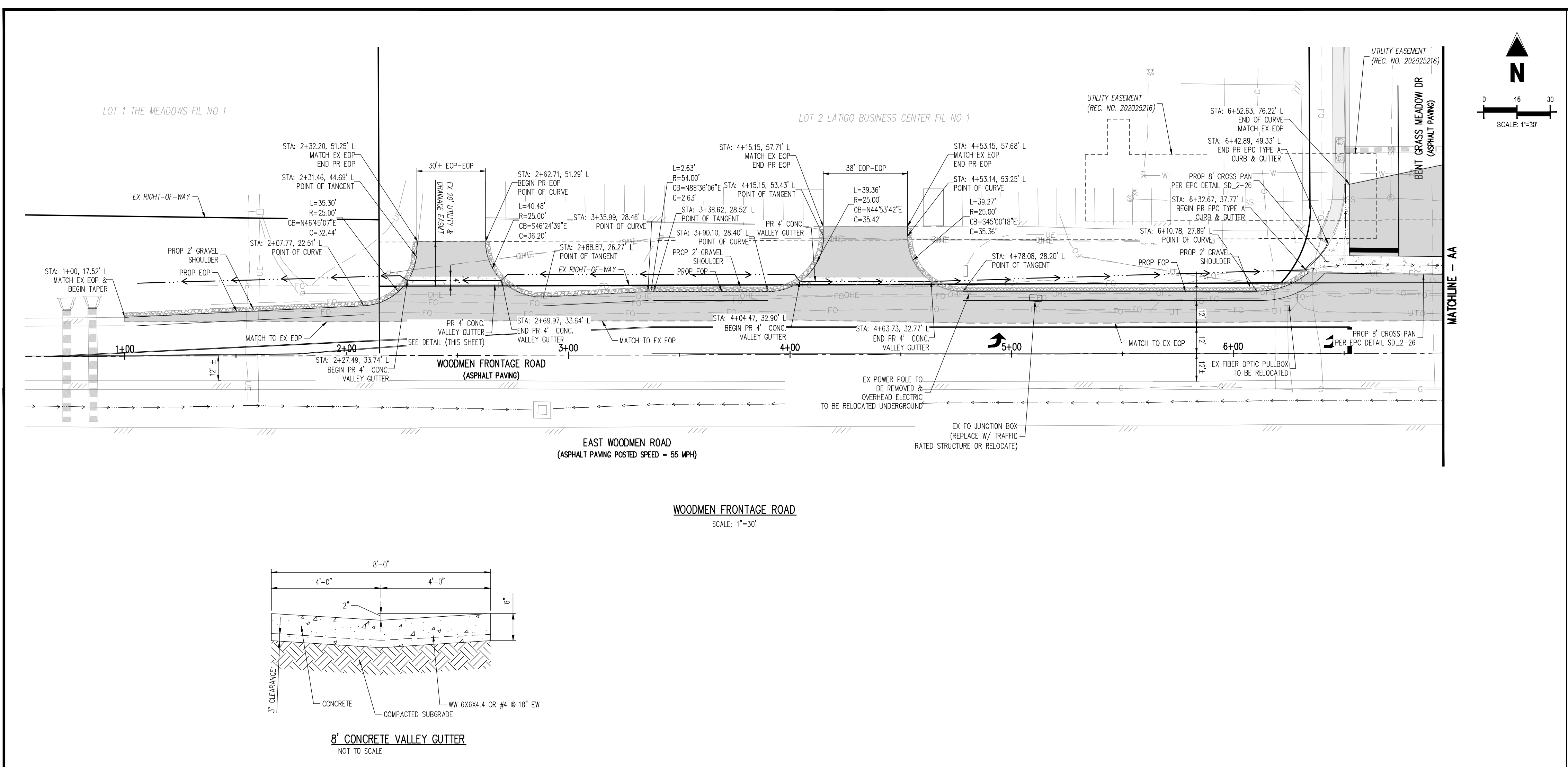
- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, 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-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



| | |
|-------------|------------|
| Project No: | CLH000024 |
| Drawn By: | BLB |
| Checked By: | RGD |
| Date: | 07/29/2022 |

EXISTING CONDITIONS & DEMOLITION PLAN

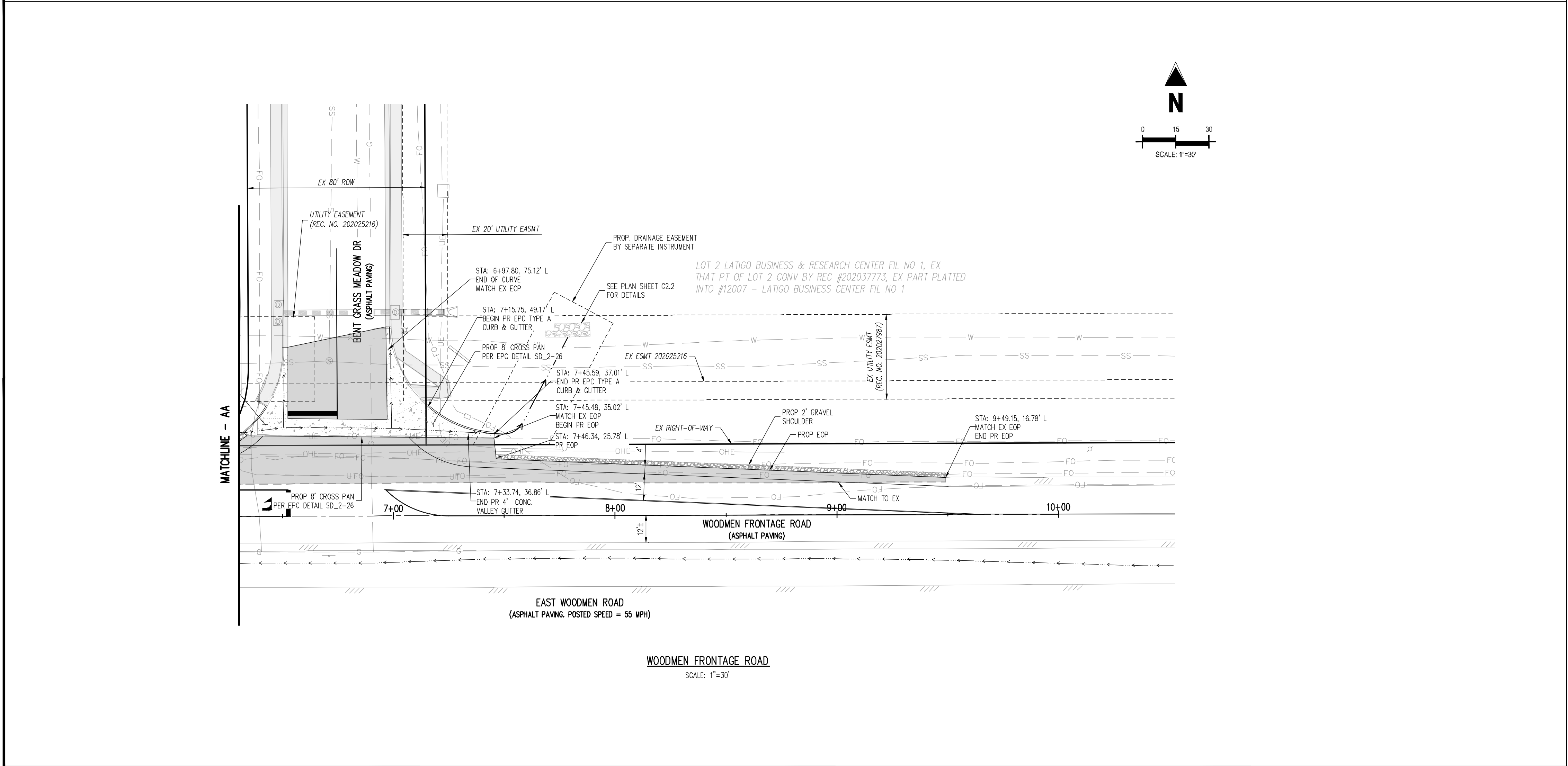
C1.1
Sheet 3 of 8



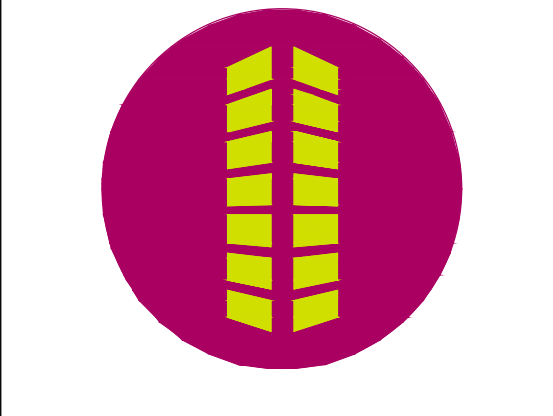
LEGEND

| | |
|-----------|--|
| --- | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
| - - - - - | EXISTING PROPERTY LINE |
| --- | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
| - - - - - | EXISTING RIGHT OF WAY LINE |
| --- | EXISTING RIGHT OF WAY LINE |
| - - - - - | EXISTING LOT LINE |
| --- | PROPOSED LOT LINE |
| - - - - - | EXISTING EASEMENT |
| --- | PROPOSED EASEMENT |
| - - - - - | EXISTING ROADWAY CENTER LINE |
| --- | PROPOSED ROADWAY CENTER LINE |
| - - - - - | 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 |
| [Pattern] | PROPOSED CONCRETE |
| [Pattern] | PROPOSED CDOT CLASS 6 GRAVEL |
| [Pattern] | PROPOSED RIP RAP |
| [Pattern] | EXISTING CONCRETE PAVING |
| [Pattern] | PROPOSED ASPHALT |
| [Pattern] | EXISTING CDOT CLASS 6 GRAVEL |
| [Pattern] | EXISTING 1" TO 2" CRUSHED ROCK |
| [Pattern] | EXISTING RIP RAP |
| [Pattern] | EXISTING GROUTED BOULDERS |
| [Pattern] | PROPOSED LOT # |
| [Pattern] | EXISTING LOT # |

CONTRACTOR'S NOTE:
 ALL EXISTING UNDERGROUND UTILITIES LOCATIONS APPROXIMATELY SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NOT BEEN PERFORMED.



COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
 FOR WOODMEN FRONTAGE RD. TURN LANE
 FOR CHALLENGER COMMUNITIES, LLC
 BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
 FALCON, CO 80831 EL PASO COUNTY**

| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Project No: CLH000024
 Drawn By: BLB
 Checked By: RGJ
 Date: 07/29/2022

STREET IMPROVEMENT PLAN

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

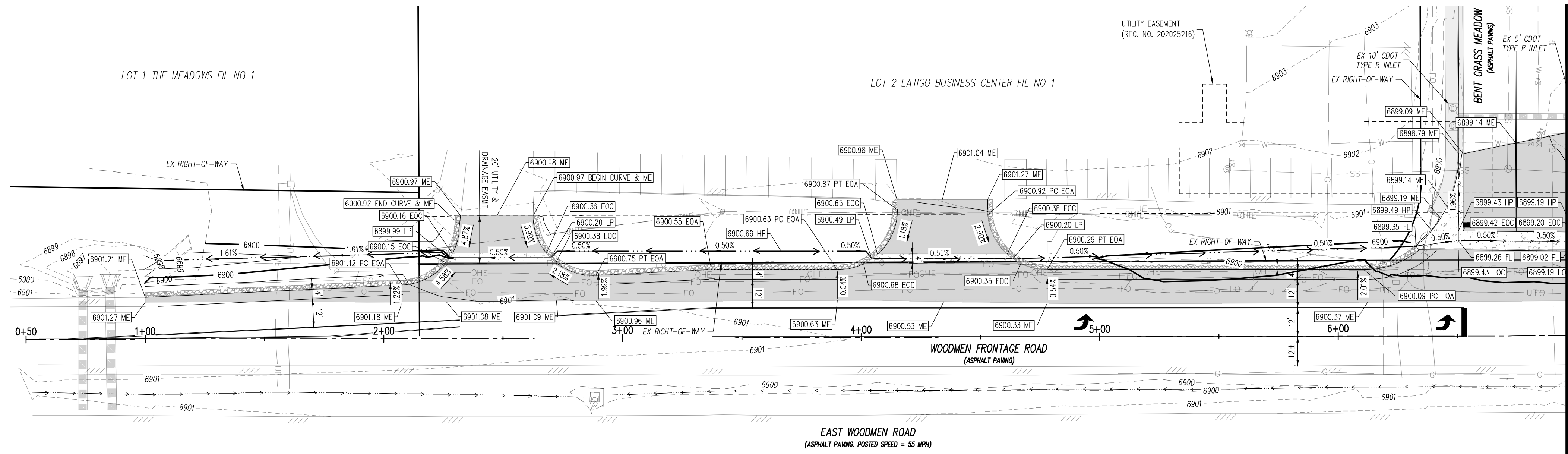




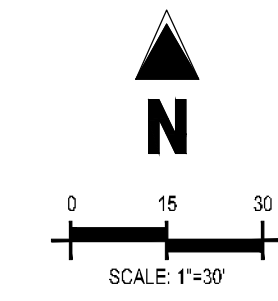
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR
WOODMEN FRONTAGE RD. TURN LANE
FOR
CHALLENGER COMMUNITIES, LLC
BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
FALCON, CO 80831 EL PASO COUNTY



WOODMEN FRONTAGE ROAD
SCALE: 1"=30'



LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- 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
- PROPOSED SWALE WITH FLOW DIRECTION

CONTRACTORS NOTE:
ALL EXISTING UNDERGROUND UTILITIES LOCATIONS APPROXIMATELY SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NOT BEEN PERFORMED.

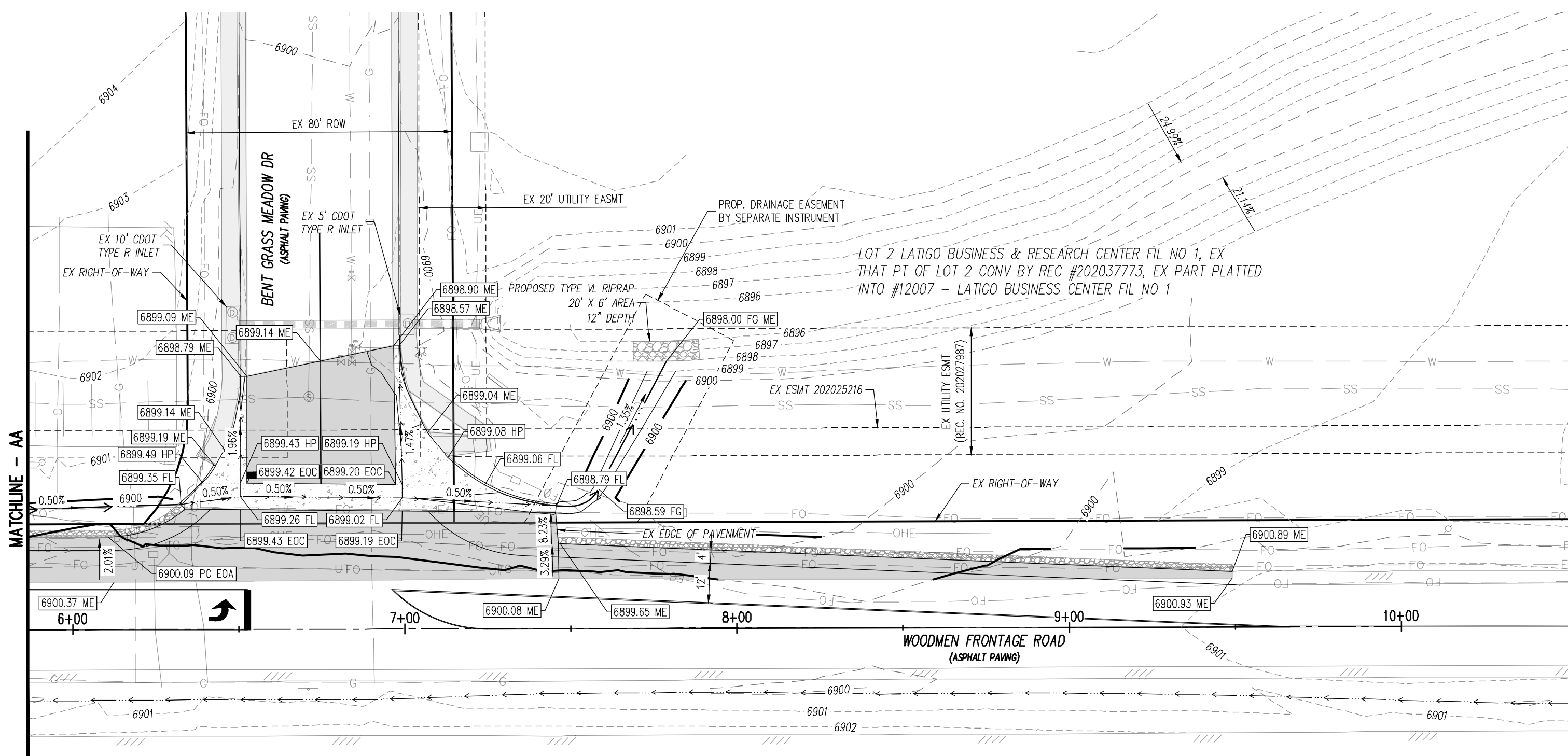
BASIS OF BEARING
THE EXISTING PROPERTY LINES SHOWN ARE APPROXIMATE. BASIS OF BEARINGS IS NOT PROVIDED FOR THIS PROJECT.

BENCHMARK
COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK, MONUMENT BLT5
DESCRIPTION: SET 2" ALUM CAP IN SW END OF HEADWALL OF CONC BOX CULVERT APPROX 500' EAST OF MEADOW DRIVE
ELEVATION = 6892.53'
NOTE: VERTICAL CONTROL VALUES ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT

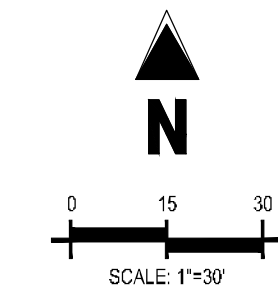
- NOTES:**
- CONTRACTOR TO COORDINATE WITH OWNER AND DETERMINE LOCATION OF STABILIZED STAGING AREA AND STOCKPILE LOCATIONS.
 - CONTRACTOR SHALL DEVELOP A CONSTRUCTION PLAN PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.

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



WOODMEN FRONTAGE ROAD
SCALE: 1"=30'



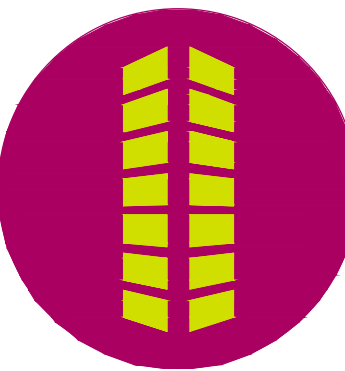
| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|-------------|------------|
| Project No: | CLH000024 |
| Drawn By: | BLB |
| Checked By: | RGD |
| Date: | 07/29/2022 |

DETAIL GRADING PLAN



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR
WOODMEN FRONTAGE RD. TURN LANE
CHALLENGER COMMUNITIES, LLC**

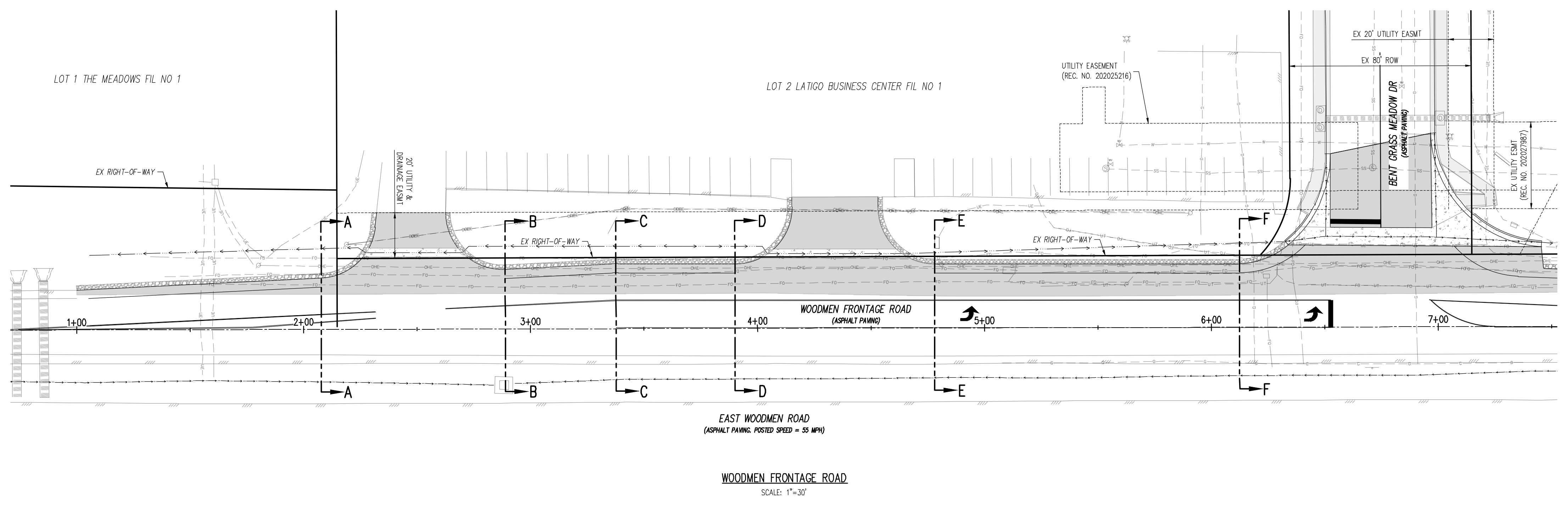
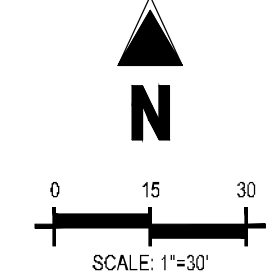
**BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
FALCON, CO 80831 EL PASO COUNTY**

| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

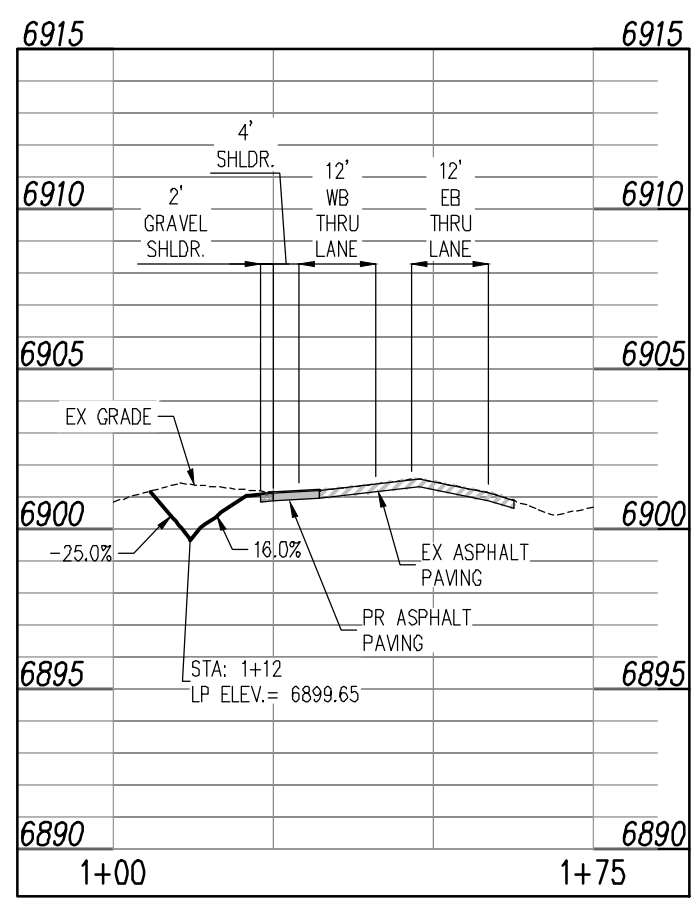
Project No: CLH000024
Drawn By: BLB
Checked By: RGD
Date: 07/29/2022

STREET IMPROVEMENT SECTIONS

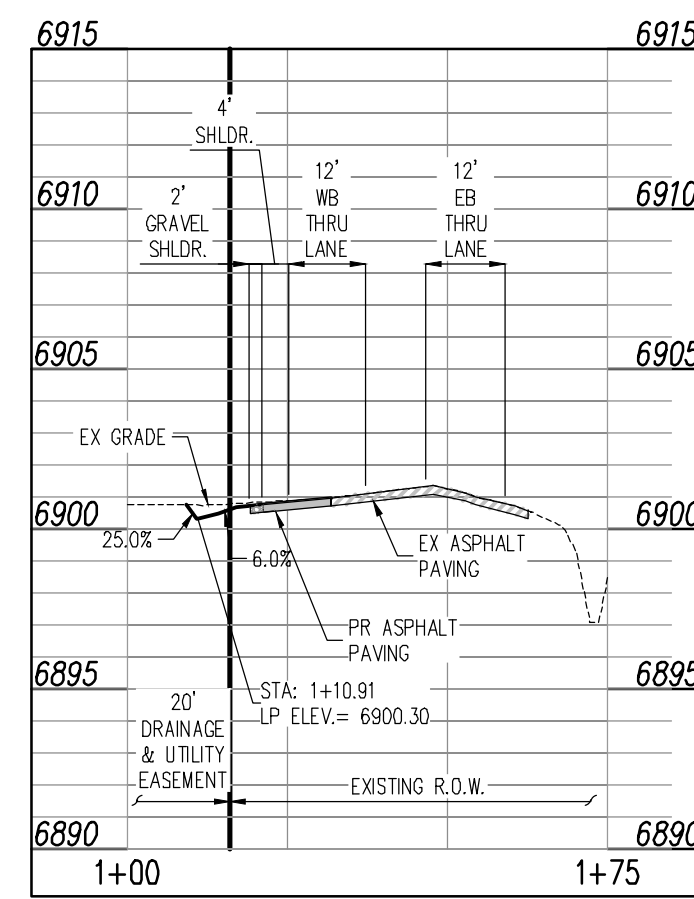
C2.3
Sheet 6 of 8



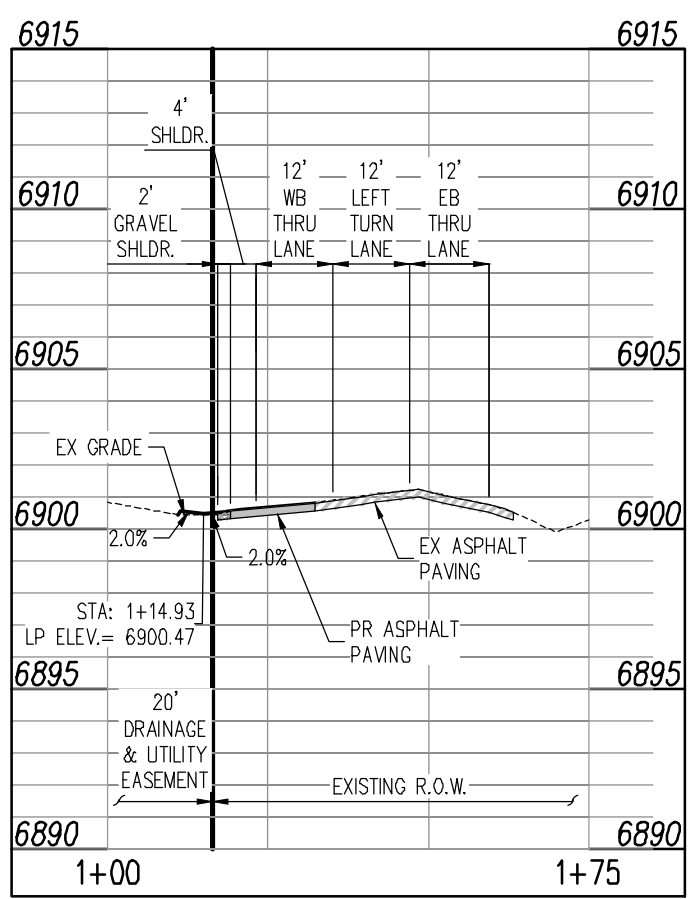
- LEGEND**
- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
 - - - EXISTING RIGHT OF WAY LINE
 - - - PROPOSED RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROADWAY CENTER LINE
 - PROPOSED ROADWAY CENTER LINE
 - 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 CDOT CLASS 6 GRAVEL
 - PROPOSED RIP RAP
 - EXISTING CONCRETE PAVING
 - EXISTING CDOT CLASS 6 GRAVEL
 - EXISTING 1" TO 2" CRUSHED ROCK
 - EXISTING RIP RAP
 - EXISTING GROUTED BOULDERS
 - PROPOSED LOT #
 - EXISTING LOT #



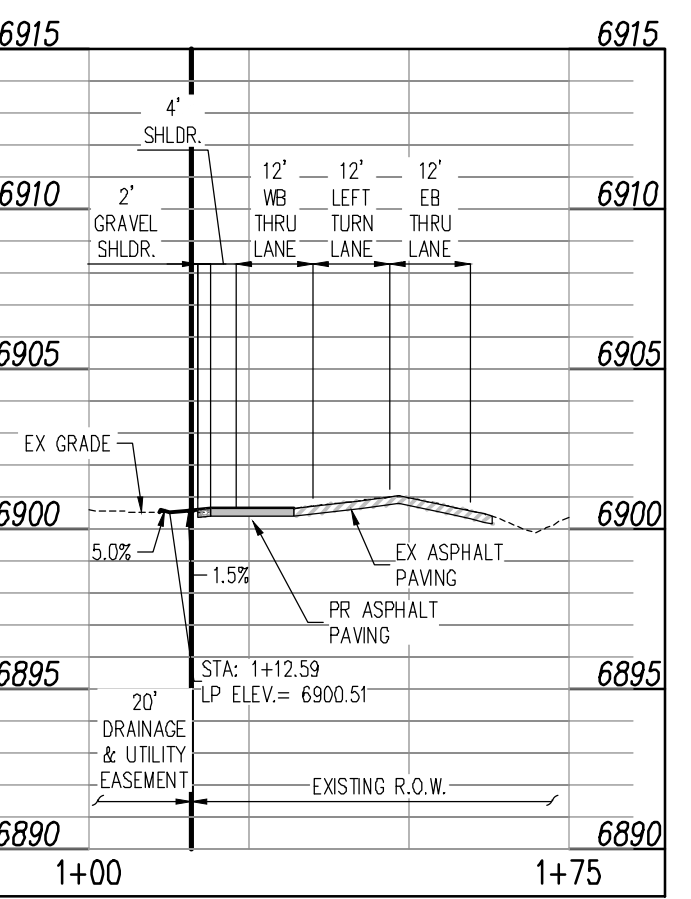
SECTION A-A
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'



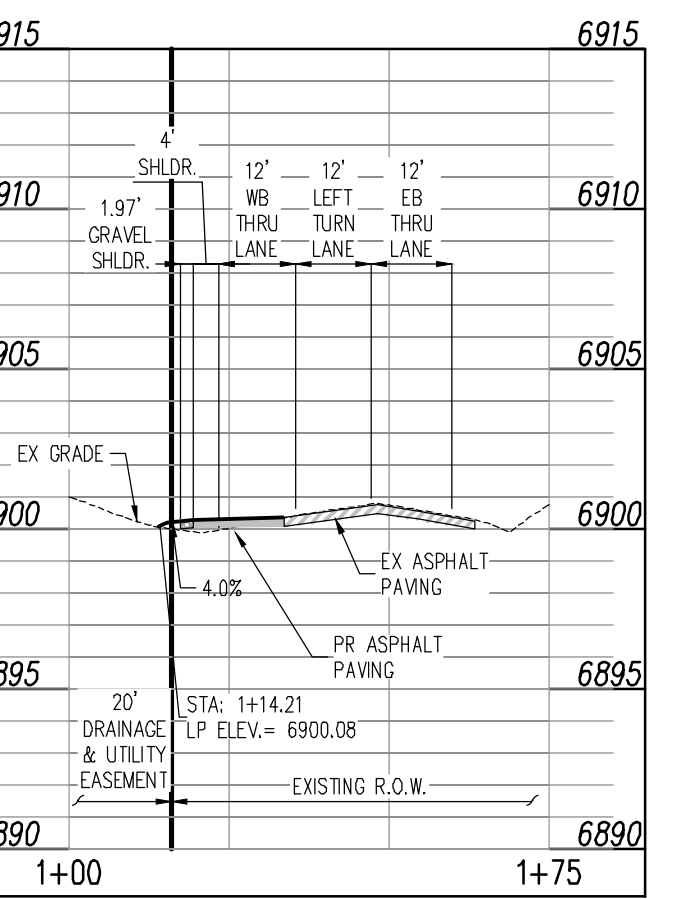
SECTION B-B
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'



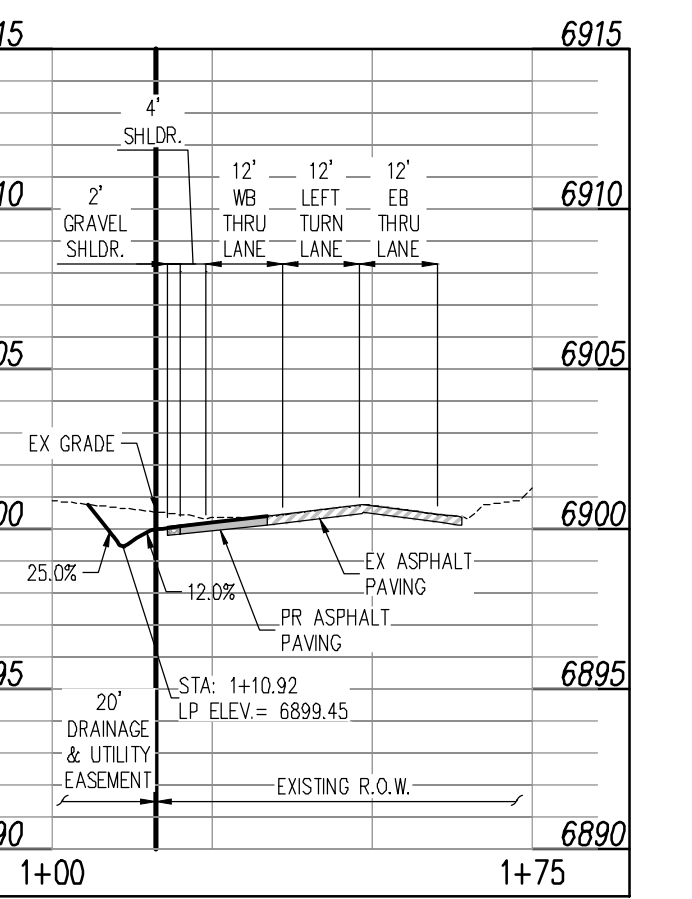
SECTION C-C
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'



SECTION D-D
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'



SECTION E-E
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'



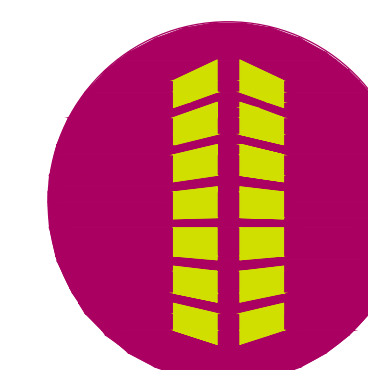
SECTION F-F
STA: 1+00 - 1+75
SCALE: H: 1"=30' V: 1"=6'

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

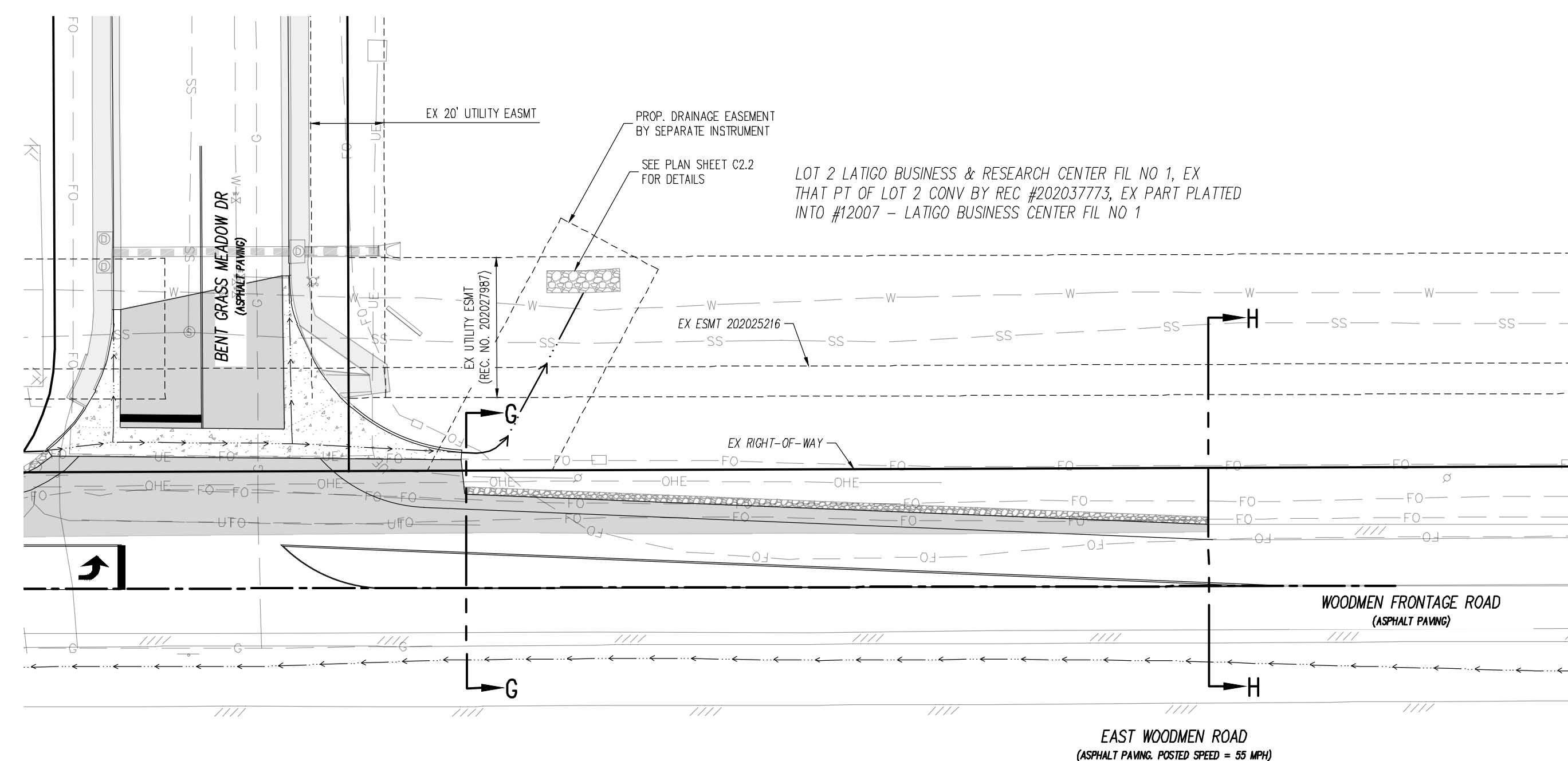
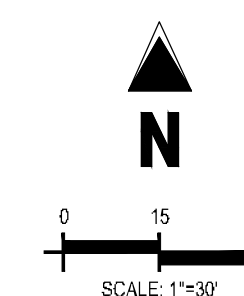




COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



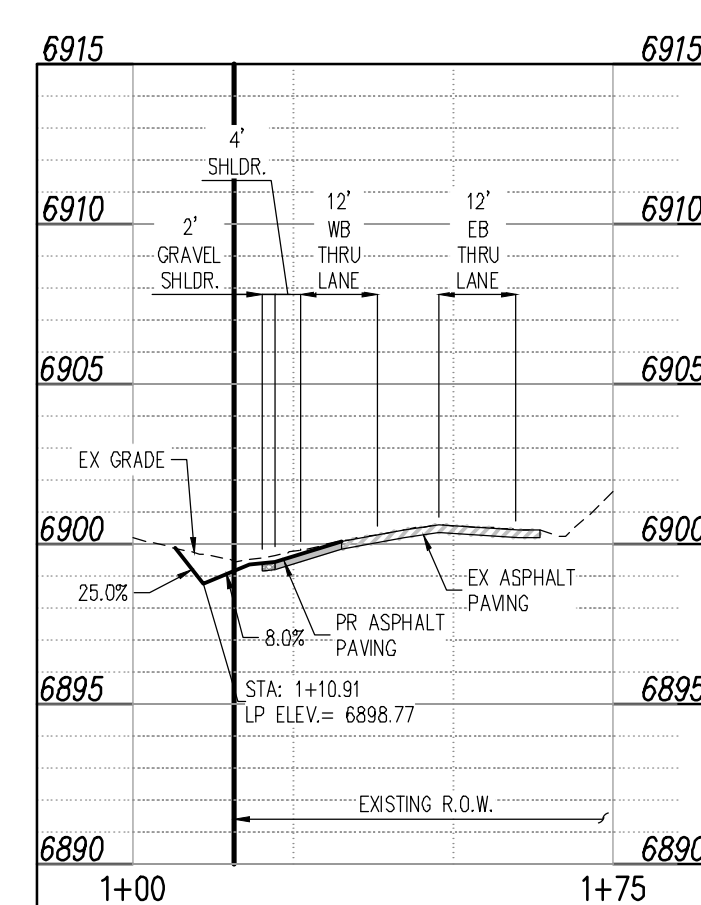
**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
 FOR
 WOODMEN FRONTAGE RD. TURN LANE
 CHALLENGER COMMUNITIES, LLC
 BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
 FALCON, CO 80831 EL PASO COUNTY**



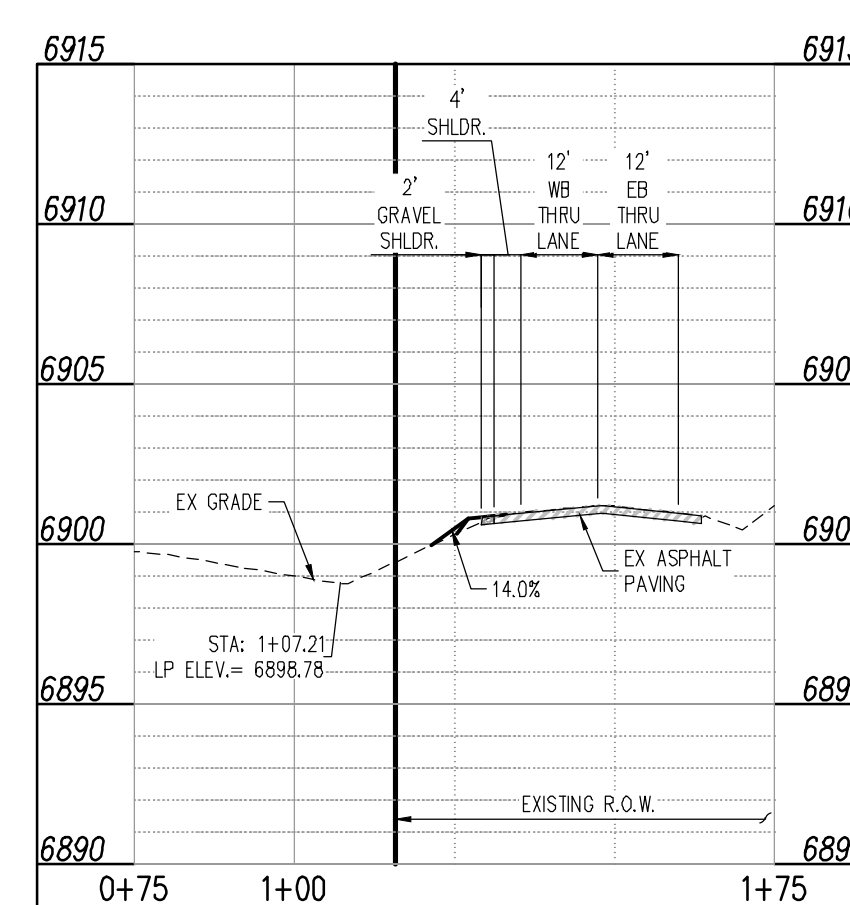
WOODMEN FRONTAGE ROAD
 SCALE: 1"=30'

LEGEND

| | |
|-----|--|
| | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
| | EXISTING RIGHT OF WAY LINE |
| | PROPOSED RIGHT OF WAY LINE |
| | EXISTING LOT LINE |
| | PROPOSED LOT LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING ROADWAY CENTER LINE |
| | PROPOSED ROADWAY CENTER LINE |
| | 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 CDOT CLASS 6 GRAVEL |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GRAVELLED BOULDERS |
| 113 | PROPOSED LOT # |
| 15 | EXISTING LOT # |



SECTION G-G
 STA: 1+00 - 1+75
 SCALE: H: 1"=30' V: 1"=6'



SECTION H-H
 STA: 0+75 - 1+75
 SCALE: H: 1"=30' V: 1"=6'

| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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



| | |
|-------------|------------|
| Project No: | CLH000024 |
| Drawn By: | BLB |
| Checked By: | RGD |
| Date: | 07/29/2022 |

STREET IMPROVEMENT SECTIONS



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR
WOODMEN FRONTAGE RD. TURN LANE
FOR
CHALLENGER COMMUNITIES, LLC**
**BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.
FALCON, CO 80831 EL PASO COUNTY**

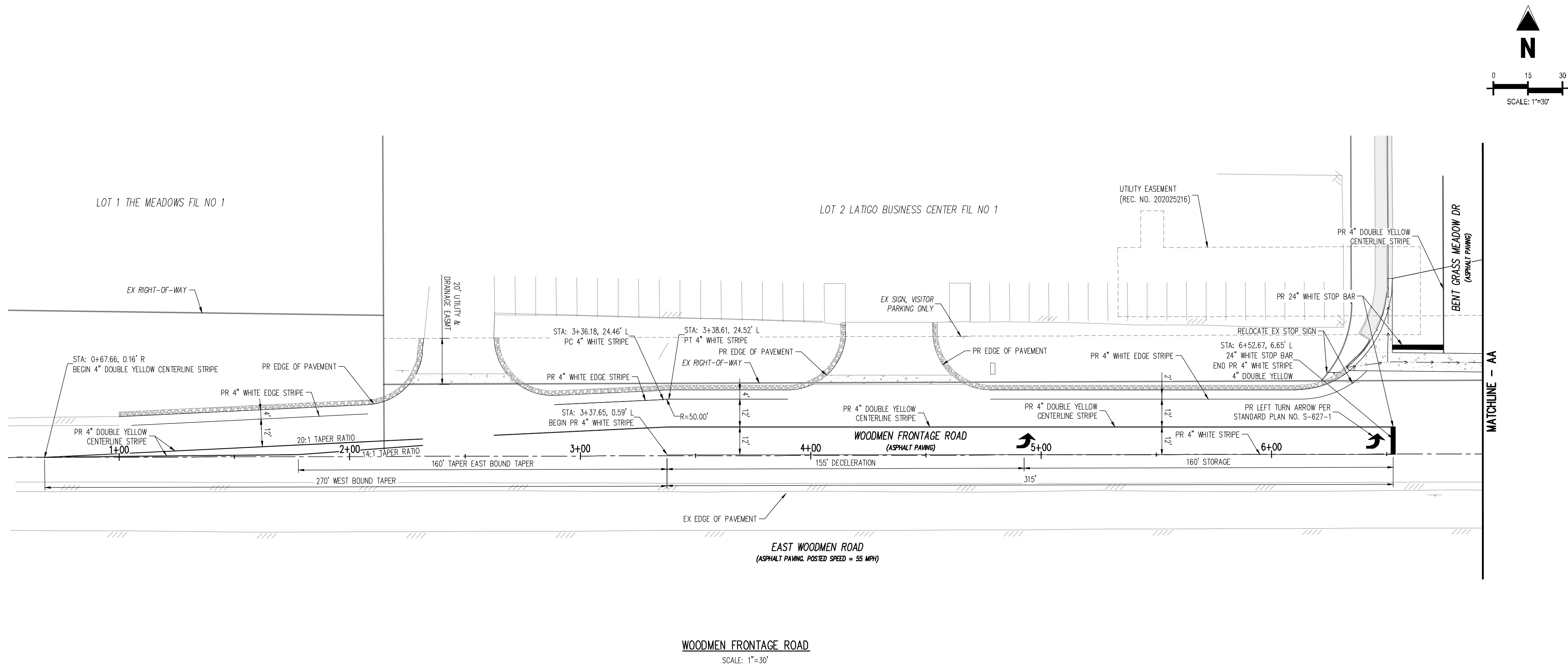
| # | Date | Issue / Description | Init. |
|---|------|---------------------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|-------------|------------|
| Project No: | CLH000024 |
| Drawn By: | BLB |
| Checked By: | RGD |
| Date: | 07/29/2022 |

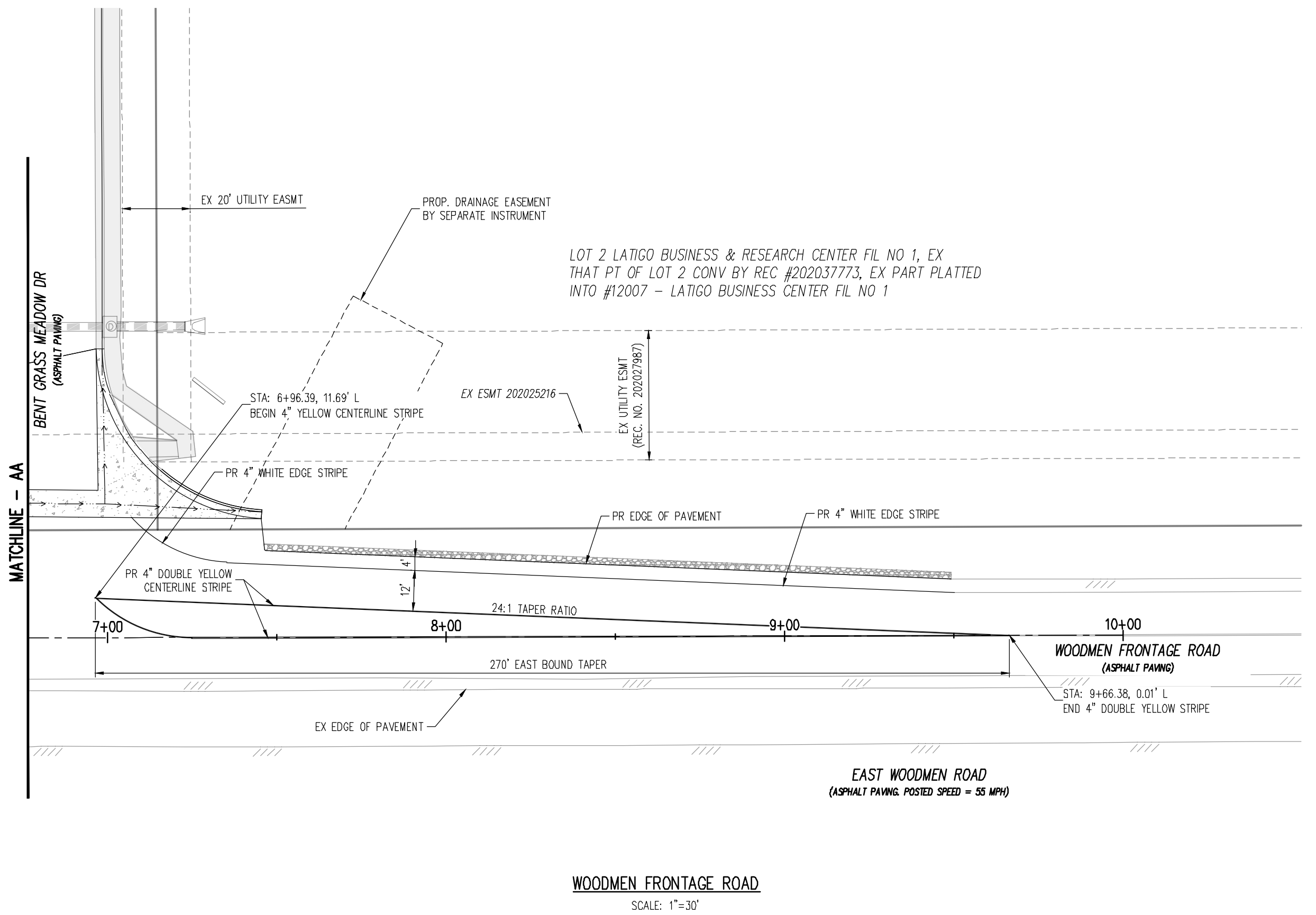
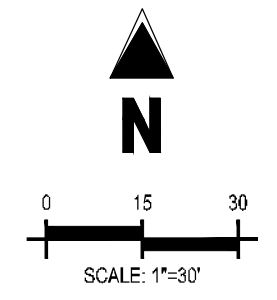
SIGNAGE & STRIPING PLAN

LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- - - EXISTING RIGHT OF WAY LINE
- - - PROPOSED RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING ROADWAY CENTER LINE
- - - PROPOSED ROADWAY CENTER LINE
- - - 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
- PROPOSED CONCRETE
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #



WOODMEN FRONTAGE ROAD
SCALE: 1"=30'



WOODMEN FRONTAGE ROAD
SCALE: 1"=30'

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

