# ROADWAY AND STORM SEWER CONSTRUCTION PLANS
# FALCON MEADOWS AT BENT GRASS FILING NO. 2
# FALCON, CO 80831 - EL PASO COUNTY
# CHALLENGER COMMUNITIES, LLC

## PROJECT CONTACTS

### OWNER/DEVELOPER
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DR., SUITE 250
COLORADO SPRINGS, CO 80920
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### APPLICANT
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### CIVIL ENGINEER
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### GEOTECHNICAL ENGINEER
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### TRAFFIC ENGINEER
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545 EAST PIKES PEAK AVENUE, SUITE 210
COLORADO SPRINGS, CO 80903
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ATTN: JEFFREY C. HODSON, P.E.
EMAIL: JEFF@LSCTRANS.COM

### SURVEYOR
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 337-1262
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

## UTILITY CONTACTS

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

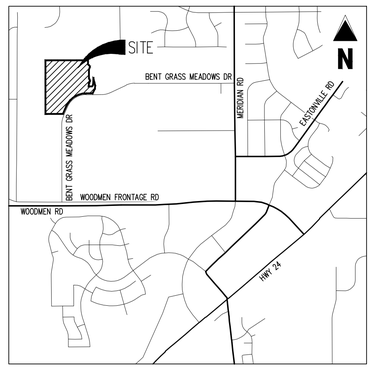
### ELECTRIC
MOUNTAIN VIEW ELECRIC
11140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
CATHY HANSEN-LEE
EMAIL: CATHY.H@MVEA.COOP

### NATURAL GAS
COLORADO SPRINGS UTILITIES (CSU)
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AARON CASSIO
EMAIL: ACASSIO@CSU.ORG

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




SITE MAP
SCALE: 1"=300'




VICINITY MAP
1"=2,000'

## 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.

RONALD G. DENNIS, COLORADO P.E. NO. 0051622 — DATE: 03/22/22

## OWNER'S STATEMENT
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENT SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JIM BEYERS
CHALLENGER HOMES, INC. — DATE: 3/16/22

## 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 ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

APPROVED
Engineering Department
04/04/2022 7:56:44 AM
EPC Planning & Community Development Department

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

## PCD FILING NO.
PUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN)
SF-21-34 (FALCON MEADOWS AT BENT GRASS FILING NO. 2)

## SHEET INDEX


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| 2 | NOTES | C0.1 |
| 3 | HORIZONTAL CONTROL | C1.0 |
| 4 | PHASING PLAN | C1.1 |
| 5 | KEY MAP | C2.0 |
| 6 | HENZLEE PLACE STREET IMPROVEMENT PLAN | C2.1 |
| 7 | KITTRICK PLACE STREET IMPROVEMENT PLAN | C2.2 |
| 8 | KITTRICK PLACE STREET IMPROVEMENT PLAN | C2.3 |
| 9 | ROWENA WAY STREET IMPROVEMENT PLAN | C2.4 |
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| 11 | DAELYN DR IMPROVEMENT PLAN | C2.6 |
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| 13 | ISABEL PLACE STREET IMPROVEMENT PLAN | C2.8 |
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| 15 | RAYLAN WAY STREET IMPROVEMENT PLAN | C2.10 |
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| 18 | INTERSECTION DETAIL | C3.1 |
| 19 | INTERSECTION DETAIL | C3.2 |
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| 22 | INTERSECTION DETAIL | C3.5 |
| 23 | STORM WATER KEY MAP | C4.0 |
| 24 | STORM WATER PLAN & PROFILE | C4.1 |


## BASIS OF BEARINGS
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN.

## BENCHMARK
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 LS# 24954.

ELEVATION = 6947.67

## CAUTION – NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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


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


ENGINEERING RECORD DRAWINGS

COLORADO REGISTERED 38104 PROFESSIONAL ENGINEER 03/16/2026


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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

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

| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

COVER SHEET

C0.0
Sheet 1 of 24


W:\Challenger Homes Inc\CO, Falcon - CLH000019 - 13 Full Build Cases 2\2022\4-Eng & Surv\Drawings\Plat\BG Filing 2\BG Filing 2 CDs_Cover\Bent Grass Filing #2.dwg, Grant Dennis, 3/17/2026

## GENERAL CONSTRUCTION NOTES

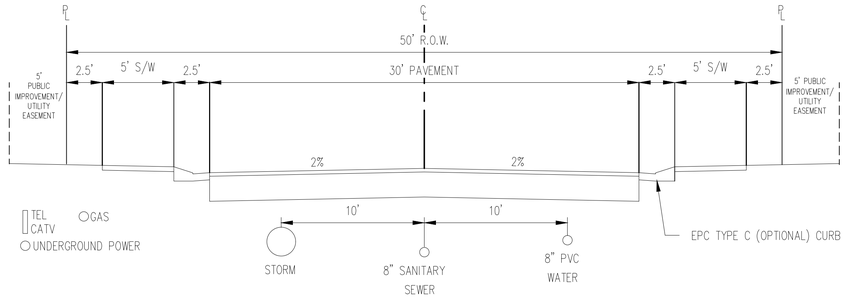
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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.
4. 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.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
7. 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.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), 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 ECM SECTION 3.32 – CULVERTS.
9. 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.
10. 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.
11. 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.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. 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.
14. 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.
15. 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.
16. 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.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D.3034, 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)

## SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100"MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED 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.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

## 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).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, 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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.




TYPICAL STREET SECTION – URBAN LOCAL ROADWAY
N.T.S.

## STREET NAMES

1. HENZLEE PL
2. KITTRICK PL
3. ROWENA WY
4. DAELYN DR
5. ISABEL PL
6. RAYLAN WY
7. JOLIE CT


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


ENGINEERING RECORD DRAWINGS

COLORADO REGISTERED 38104 PROFESSIONAL ENGINEER
04/15/2022


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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

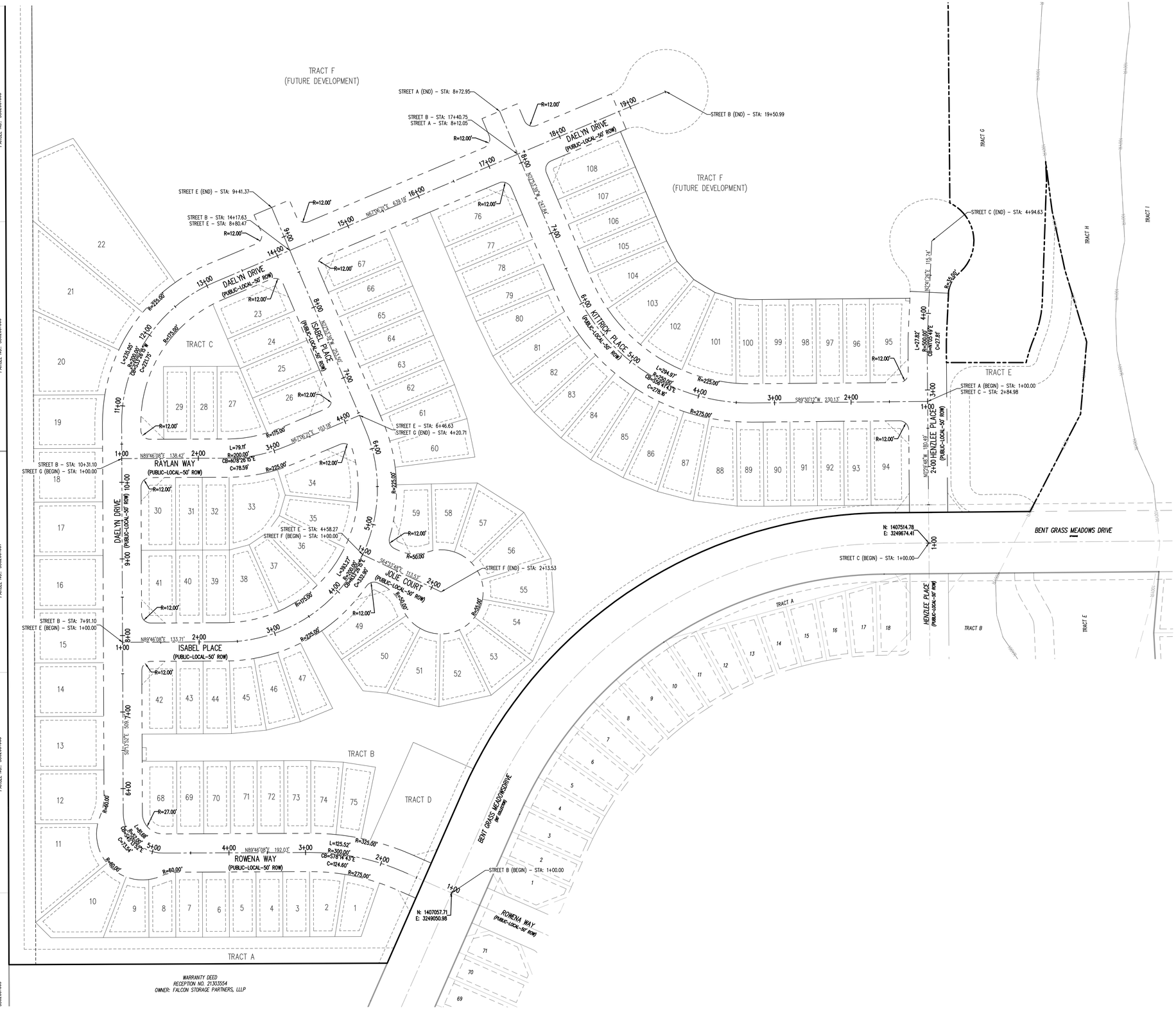
| # | Date | Issue / Description | Init. |
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| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

NOTES

C0.1
Sheet 2 of 24


M:\Challenger Homes (HCC)_Falcon - CLH000019 - Mtd at Bent Grass 2720\2A-Civil_Build\Working\FINAL\CLH19_COLO_CoverSheetSetSheets-Alt.dwg, Brad Bratton, 3/31/2026




N

0 10 30 60

SCALE: 1"=60'

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE (PROJECT BOUNDARY)
- EXISTING CENTER LINE
- PROPOSED PROPERTY LINE (PROJECT BOUNDARY)
- PROPOSED RIGHT OF WAY LINE
- PROPOSED CENTER LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 100YR — 100-YEAR FEMA FLOODPLAIN

## BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

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03/16/2026

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

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

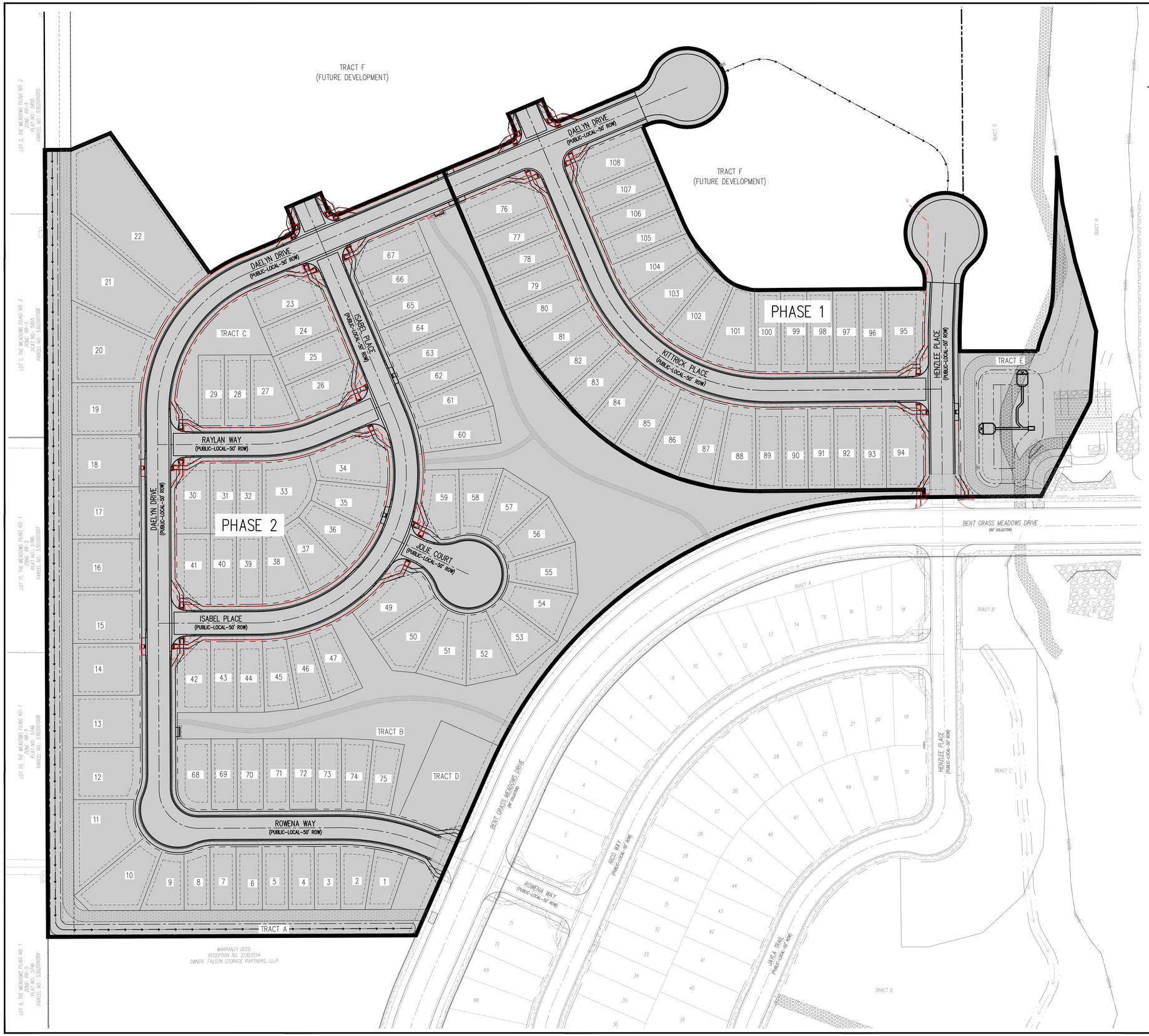
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| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

HORIZONTAL CONTROL

C1.0

Sheet 3 of 24

M:\Challenger Homes (mrCO)_Falcon - CLH000019 - FM at Bent Grass\07\02\04\Arch Bulk Plans\sht\MEC\HRZ CTL\C1.0 Overall Horizontal Control.dwg, Layout: 24x36, 3/16/2026 1:29:39 PM, Rod Bishop




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FALCON, CO 80831 - EL PASO COUNTY

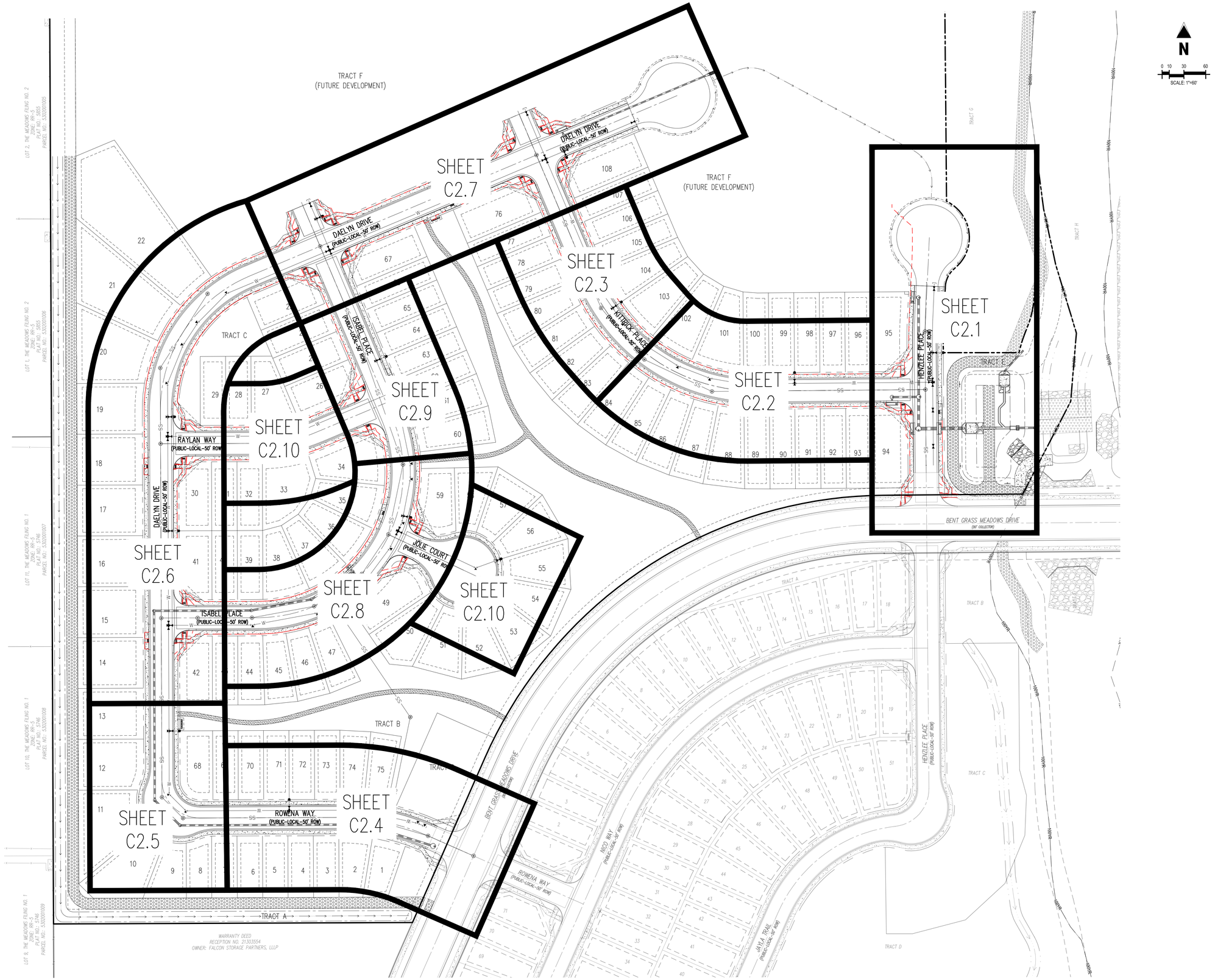
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|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

PHASING PLAN

C1.1
Sheet 4 of 24

M:\Challenger Homes Inc\2021 Dates\CLH000019 - FM at Bent Grass\01\DWG\ARCH\C1.1 - Phasing Plan.dwg, Print Date(s): 3/13/2026





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CHALLENGER HOMES

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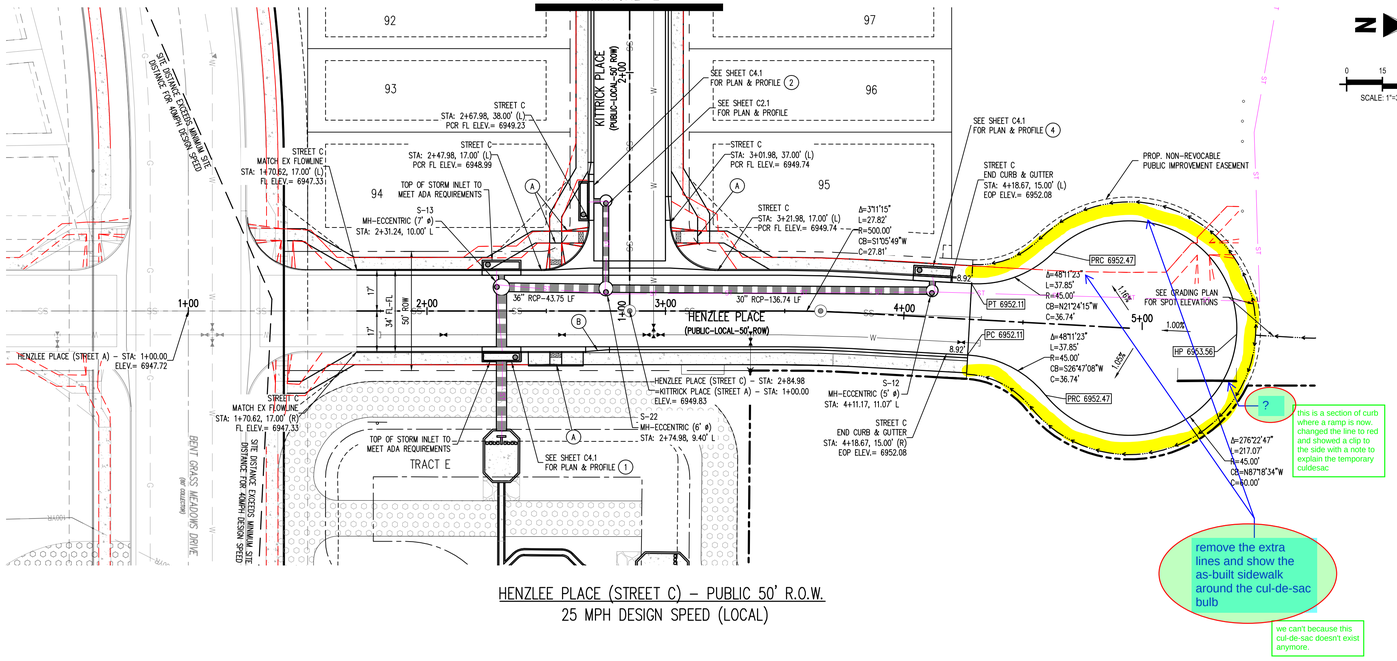
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

| # | Date | Issue / Description | Init. |
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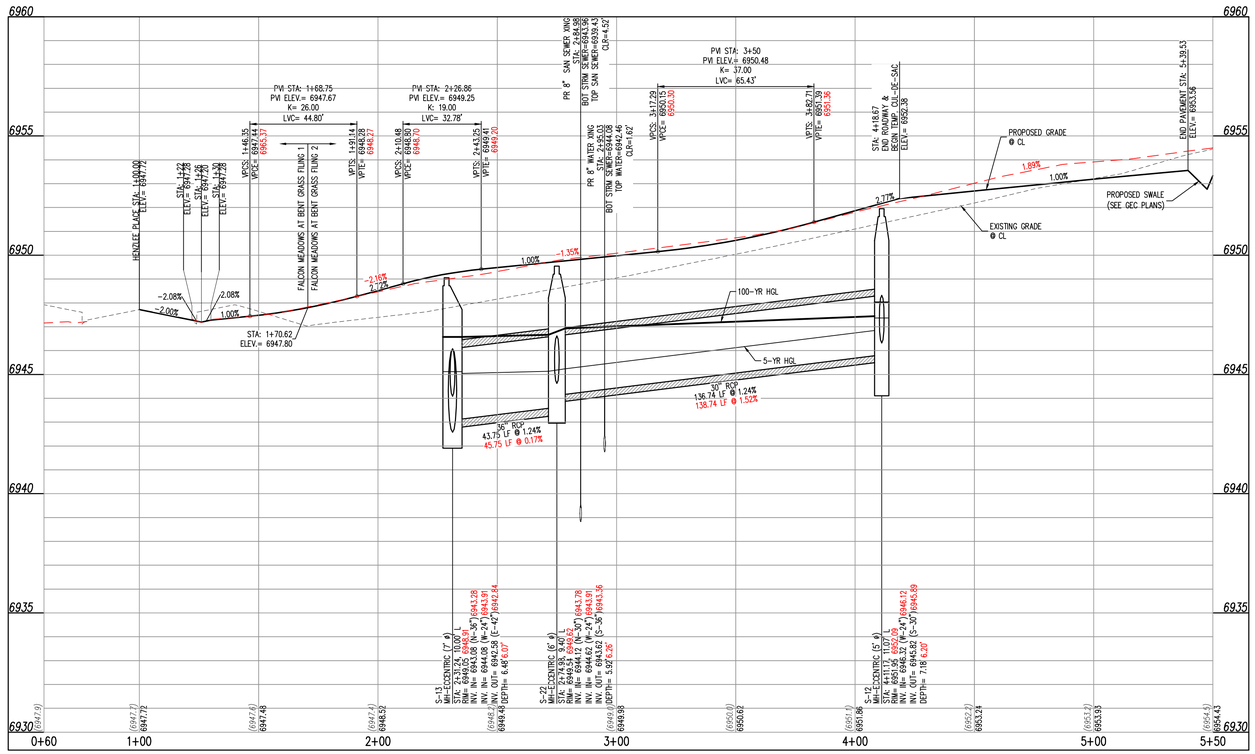
| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

KEY MAP

C2.0
Sheet 5 of 24




HENZLEE PLACE (STREET C) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




HENZLEE PLACE (STREET C)
STA: 0+60 – 5+50
SCALE: H: 1"=30' V: 1"=3'

## NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT ROADWAY CENTER LINE.
3. ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS.
4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

(CT) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

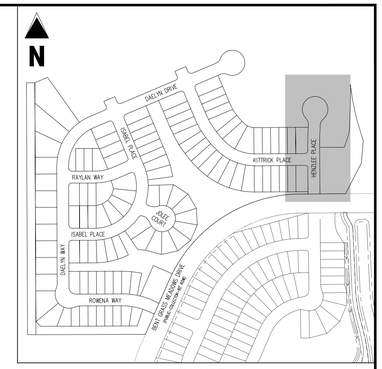
(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

this is a section of curb where a ramp is now. changed the line to red and showed a clip to the side with a note to explain the temporary culdesac

remove the extra lines and show the as-built sidewalk around the cul-de-sac bulb

we can't because this cul-de-sac doesn't exist anymore.




KEY MAP
SCALE: 1"=300'

## 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
- 113 PROPOSED LOT #
- 15 EXISTING LOT #

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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## BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

## BENCHMARK

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

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FALCON, CO 80831 - EL PASO COUNTY

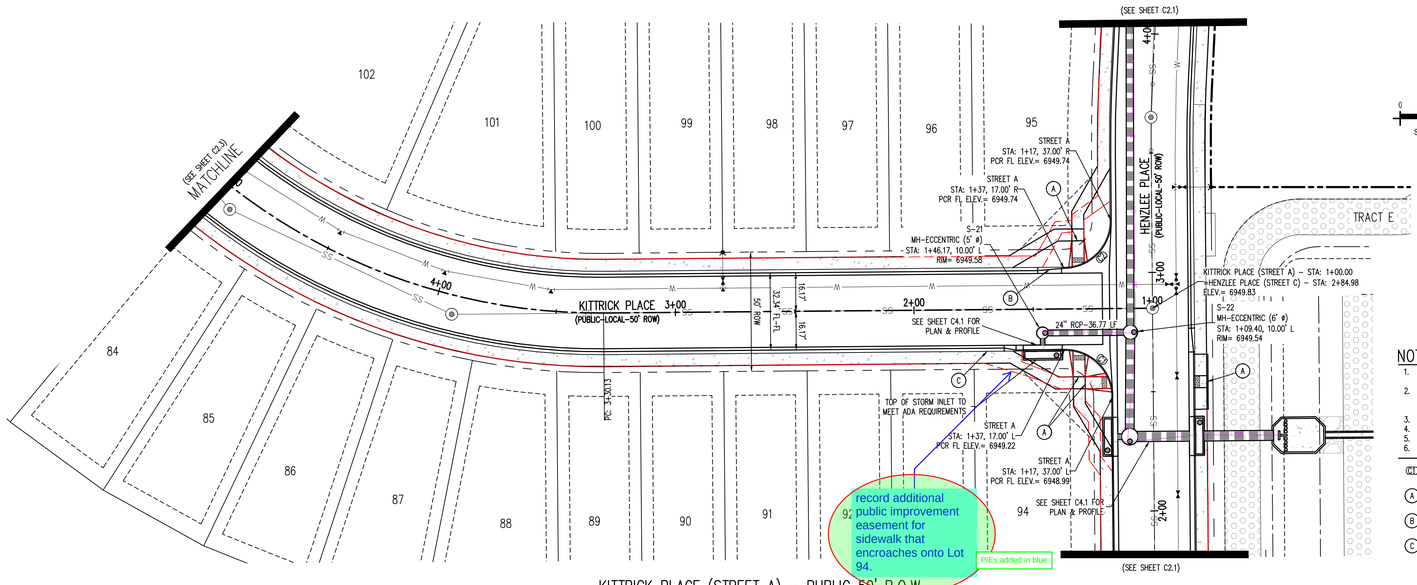
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| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

HENZLEE PLACE STREET IMPROVEMENT PLAN

C2.1
Sheet 6 of 24

M:\Civil\Challenger Homes Inc\CO, Union - CLH000019 - FSA at Bent Grass\DWG\Plan & Profile Sheets\PROFILES.dwg, C2.1, Henzlee Pl-Profile Plan - Wood Ranch, 2/15/2026




KITTRICK PLACE (STREET A) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

## NOTES

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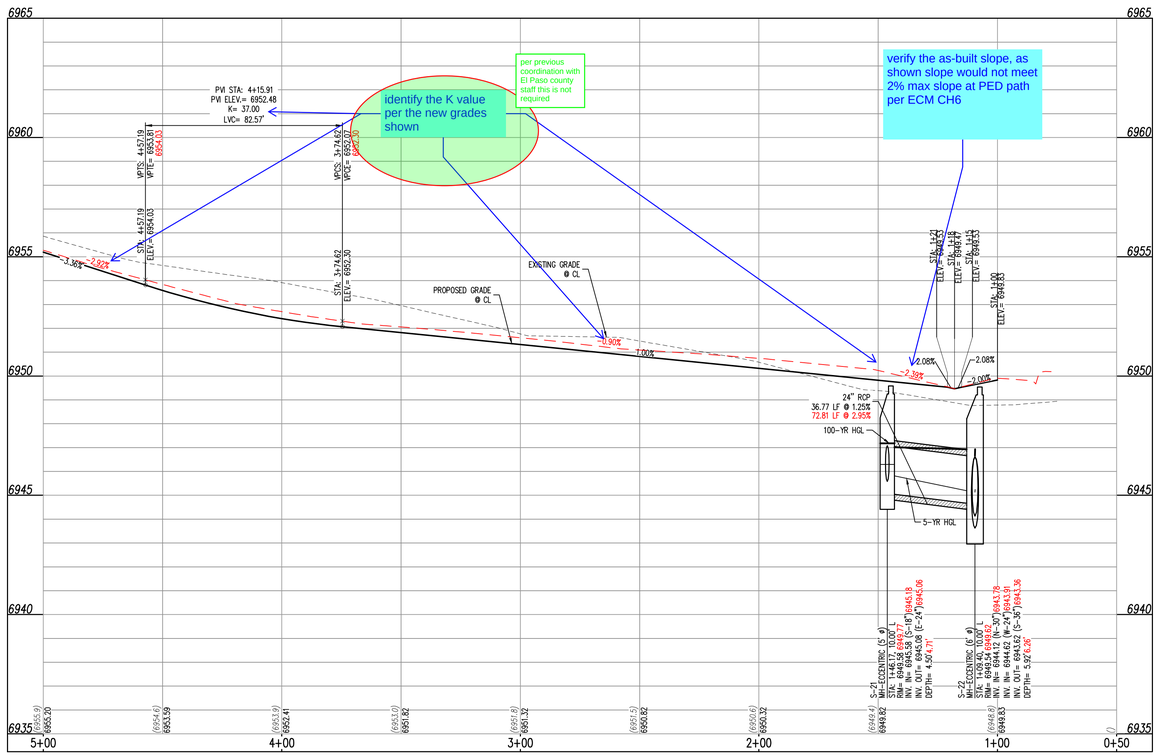
(CD) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

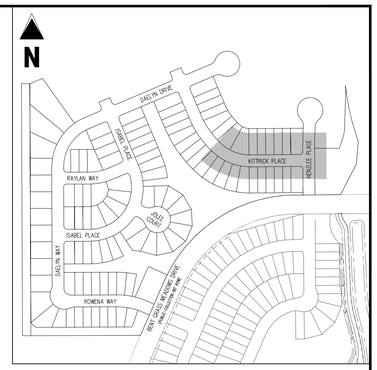
(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

| CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C1 | 90°00'00" | 31.42 | 20.00 | S45°29'48"E | 28.28 |
| C2 | 90°00'00" | 31.42 | 20.00 | N44°30'12"E | 28.28 |




KITTRICK PLACE (STREET A)
STA: 0+50 – 5+00
SCALE: H: 1"=30' V: 1"=3'




KEY MAP
SCALE: 1"=300'

## 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
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- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
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- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
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## BENCHMARK

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CHALLENGER HOMES

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

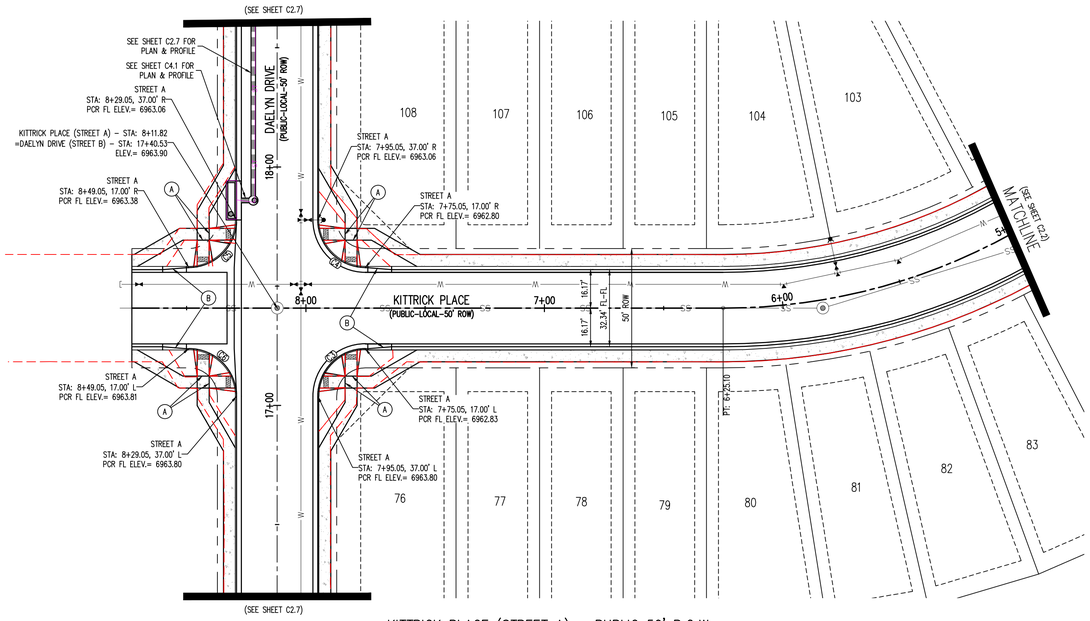
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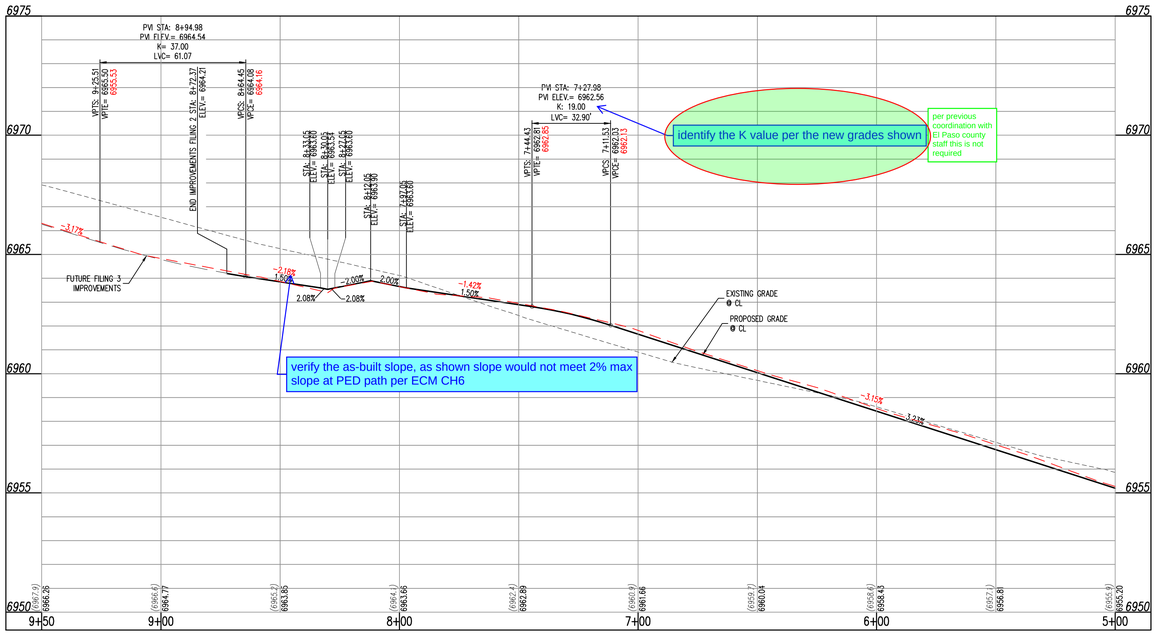
KITTRICK PLACE STREET IMPROVEMENT PLAN

C2.2
Sheet 7 of 24

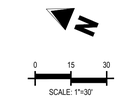

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KITTRICK PLACE (STREET A) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




KITTRICK PLACE (STREET A)
STA: 5+00 – 9+50
SCALE: H: 1"=30' V: 1"=3'




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(CT) CURVE TABLE ID

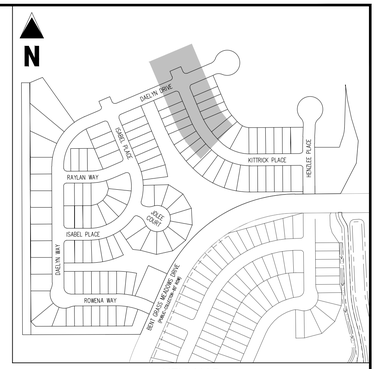
(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|---|---|---|---|---|---|
| C3 | 90°00'00" | 31.42 | 20.00 | N67°53'39"W | 28.28 |
| C4 | 90°00'00" | 31.42 | 20.00 | S22°06'21"W | 28.28 |
| C5 | 90°00'00" | 31.42 | 20.00 | N67°53'39"W | 28.28 |
| C6 | 90°00'00" | 31.42 | 20.00 | S22°06'21"W | 28.28 |




KEY MAP
SCALE: 1"=300'

## LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
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- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
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- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
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- PROPOSED ROADWAY CENTER LINE
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- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- PROPOSED SANITARY SEWER LINE
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## BENCHMARK

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

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ENGINEERING RECORD DRAWINGS

COLORADO REGISTERED 38104 PROFESSIONAL ENGINEER 03/16/2026

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CHALLENGER HOMES

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FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

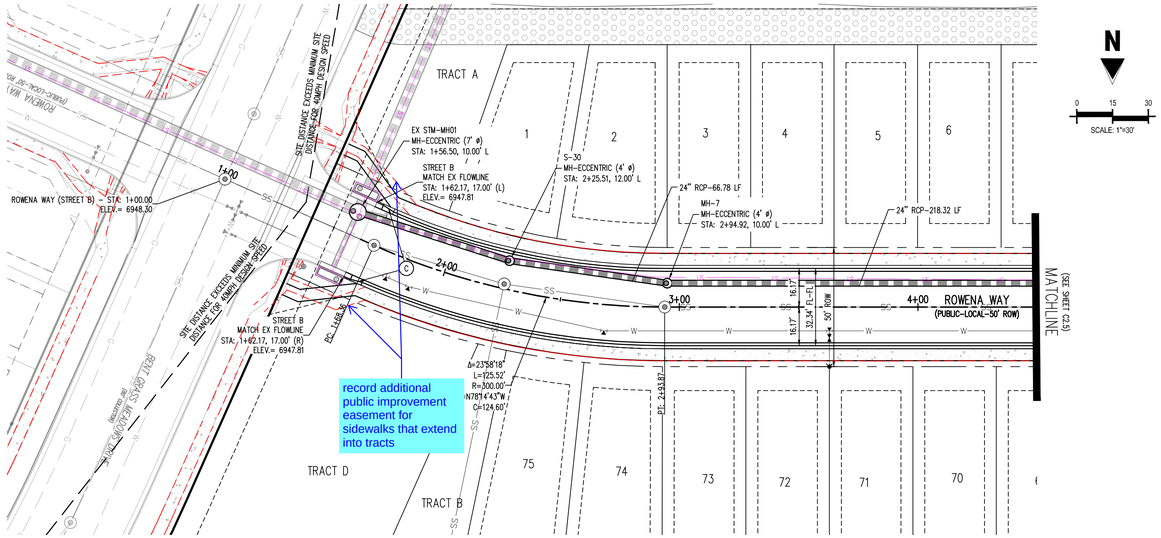
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| Project No: | CLH000019 |
| Drawn By: | CMWJ |
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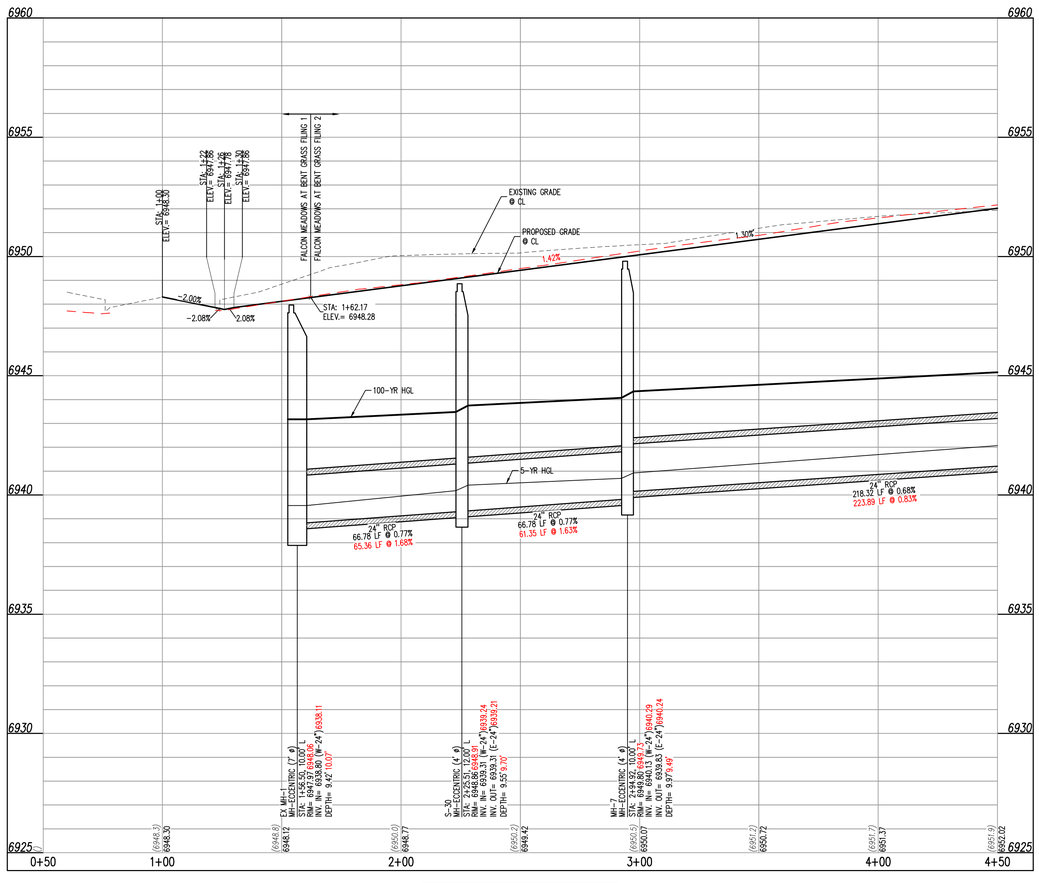
KITTRICK PLACE STREET IMPROVEMENT PLAN

C2.3
Sheet 8 of 24

H:\Challenger Homes Inc\CO, Falcon - CLH000019 - Wst at Bent Grass 2\Civil\As-Built (Working)\PLANS\ Lots, C2.3, Kittrick Pl-AB.dwg, Brad Bishop - 3/13/2026




ROWENA WAY (STREET B) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




ROWENA WAY (STREET B)
STA: 0+50 – 4+50
SCALE: H: 1"=30' V: 1"=3'

## NOTES

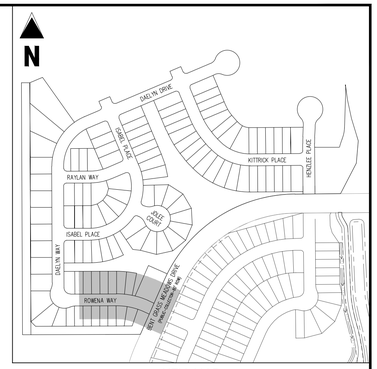
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6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

(CT) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION




KEY MAP
SCALE: 1"=300'

## LEGEND

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- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

| # | Date | Issue / Description | Init. |
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|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

ROWENA WAY STREET IMPROVEMENT PLAN

C2.4
Sheet 9 of 24


M:\Challenger Homes Inc\CO, Union - CLH000019 - FSA at Bent Grass\ENGR\04-Roll Ø Working\SHEETS\C2.4_Rowena Way\Falcon_Bent Grass - 3/17/2026

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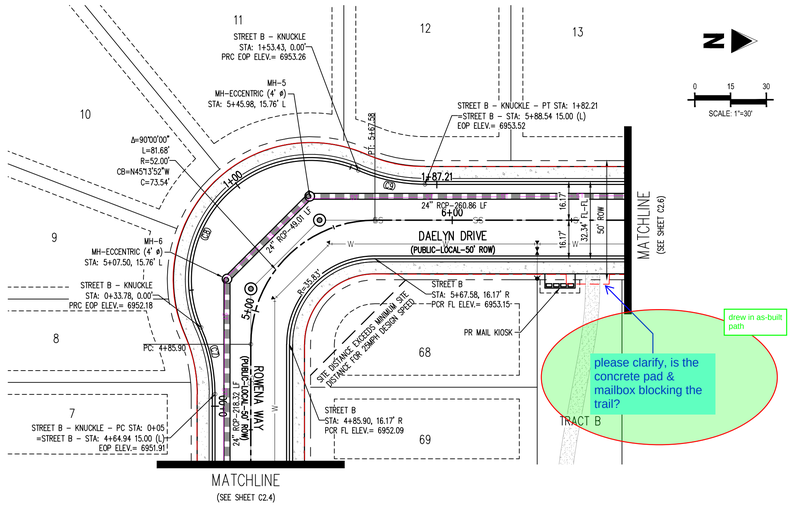
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(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

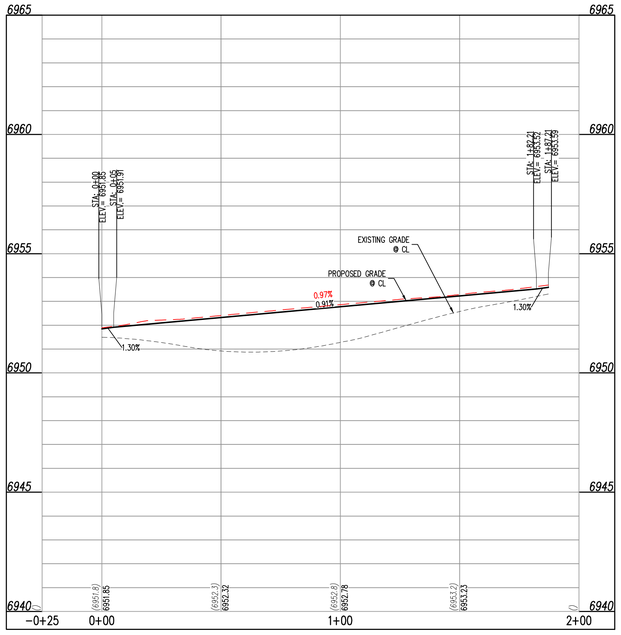
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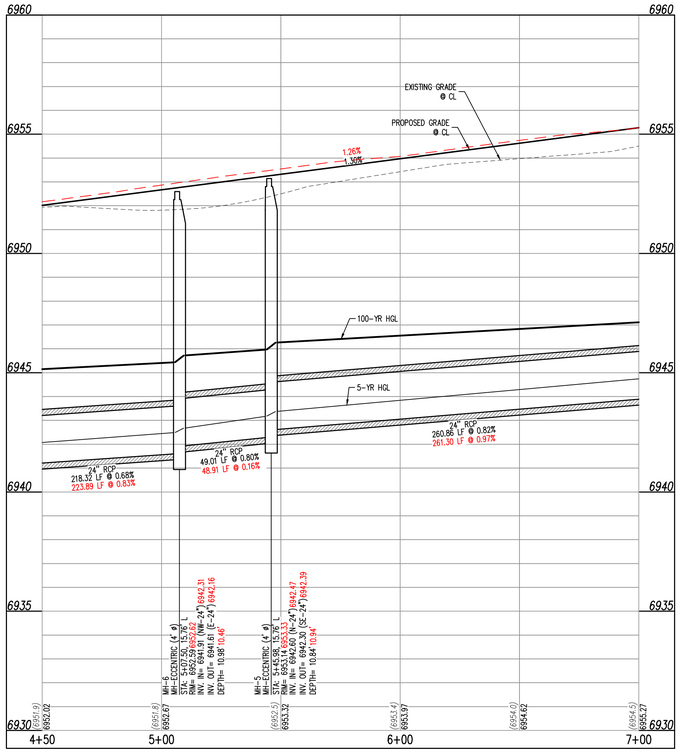
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|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C7 | 23°33'23" | 28.78 | 70.00 | S77°59'26"W | 28.58 |
| C8 | 137°06'47" | 119.65 | 50.00 | N45°13'52"W | 93.08 |
| C9 | 23°33'23" | 28.78 | 70.00 | N11°32'50"E | 28.58 |



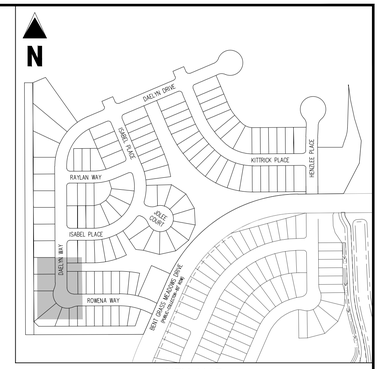

ROWENA WAY (STREET B) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




ROWENA WAY (STREET B – KNUCKLE)
STA: −0+25 – 2+00
SCALE: H: 1"=30' V: 1"=3'




ROWENA WAY (STREET B)
STA: 4+50 – 7+00
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KEY MAP

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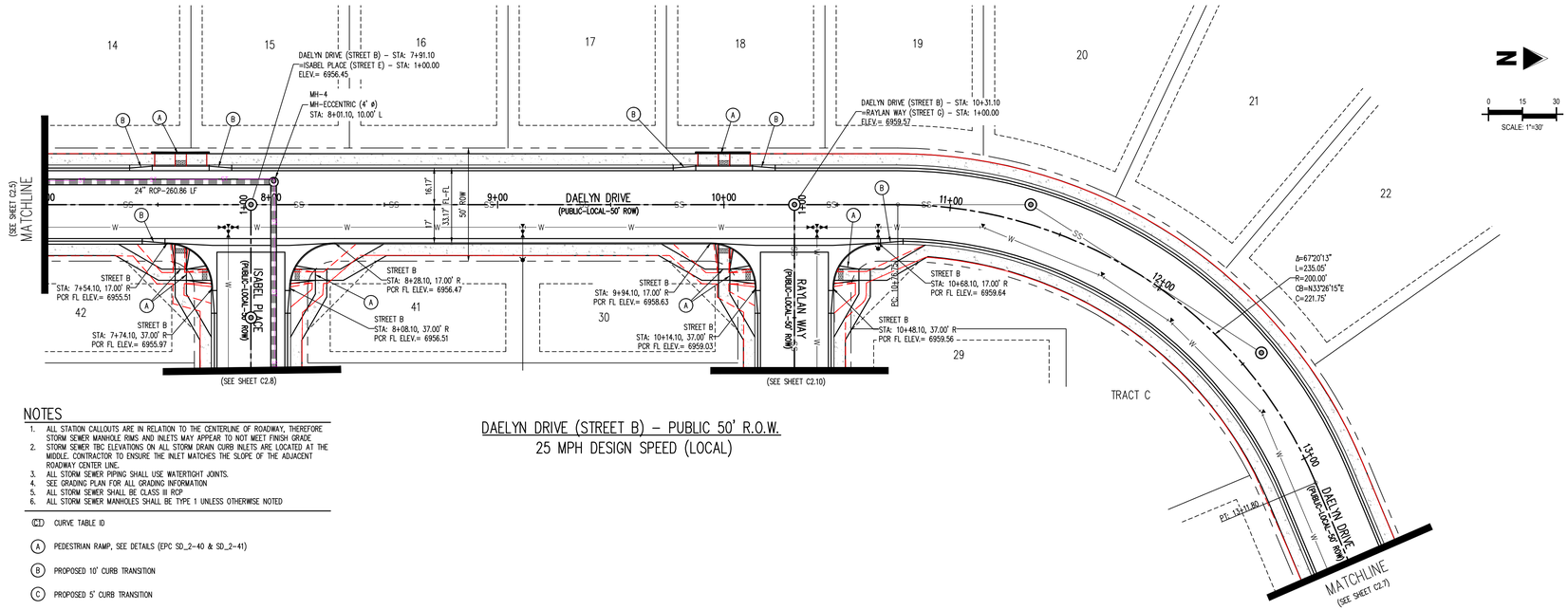
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| Date: | 04/15/2022 |

ROWENA WAY STREET IMPROVEMENT PLAN

C2.5
Sheet 10 of 24


M:\Challenger Homes Inc\CO, Union – CLH000019 – FSA at Bent Grass\ENGR\4-4-Roll Plans\ROWENA WAY_C2.5_Sheet Plan.dwg, Sheet Plan, 3/17/2026




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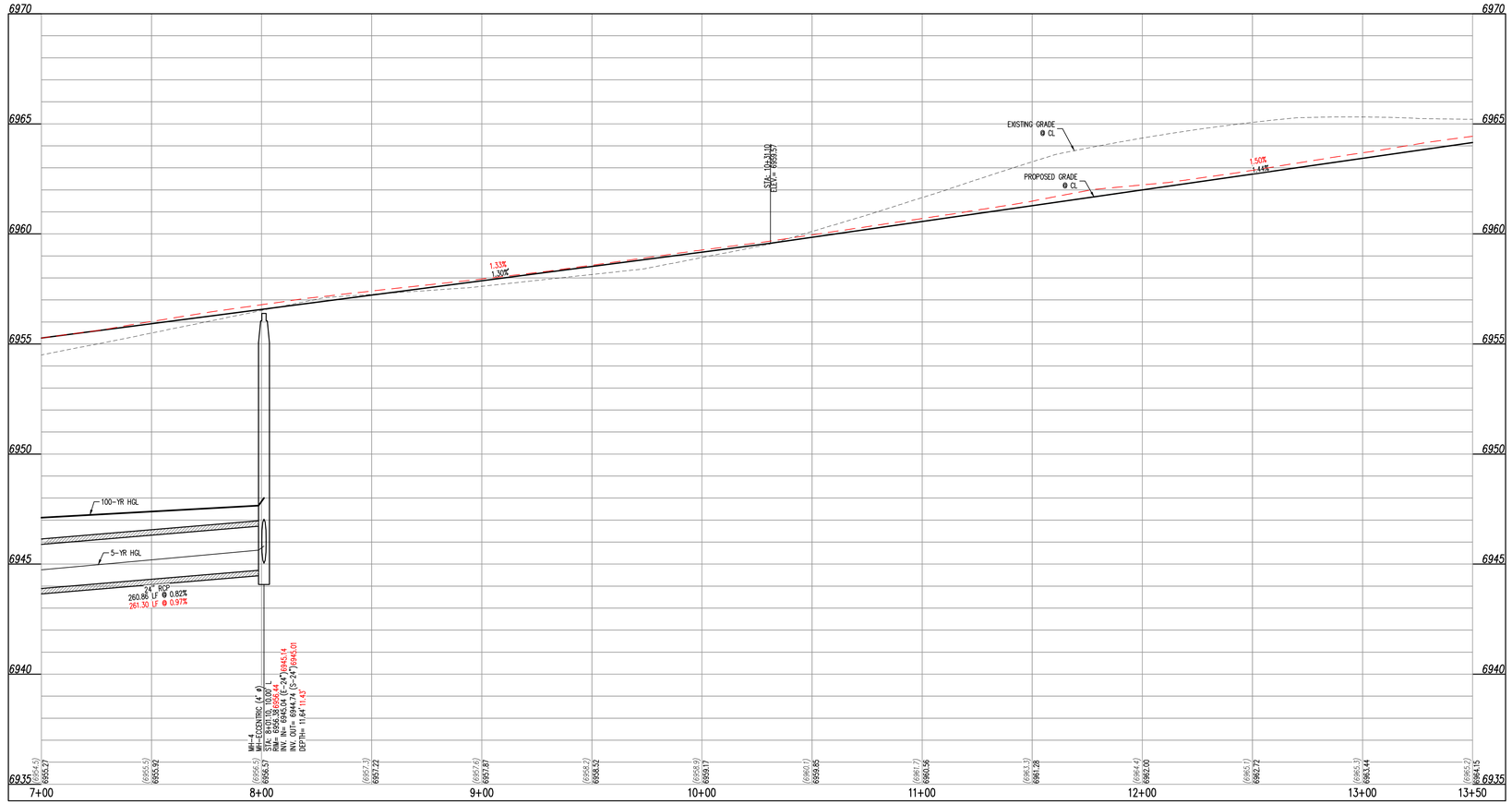
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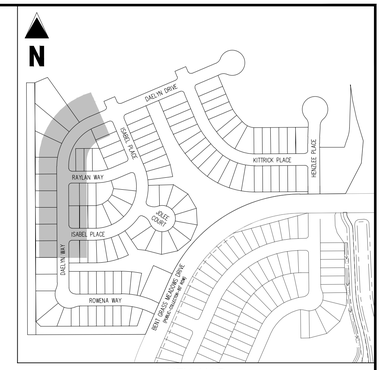
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## DAELYN DRIVE (STREET B) – PUBLIC 50' R.O.W.
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DAELYN DRIVE (STREET B) STA: 7+00 – 13+50
SCALE: H: 1"=30' V: 1"=3'




KEY MAP
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

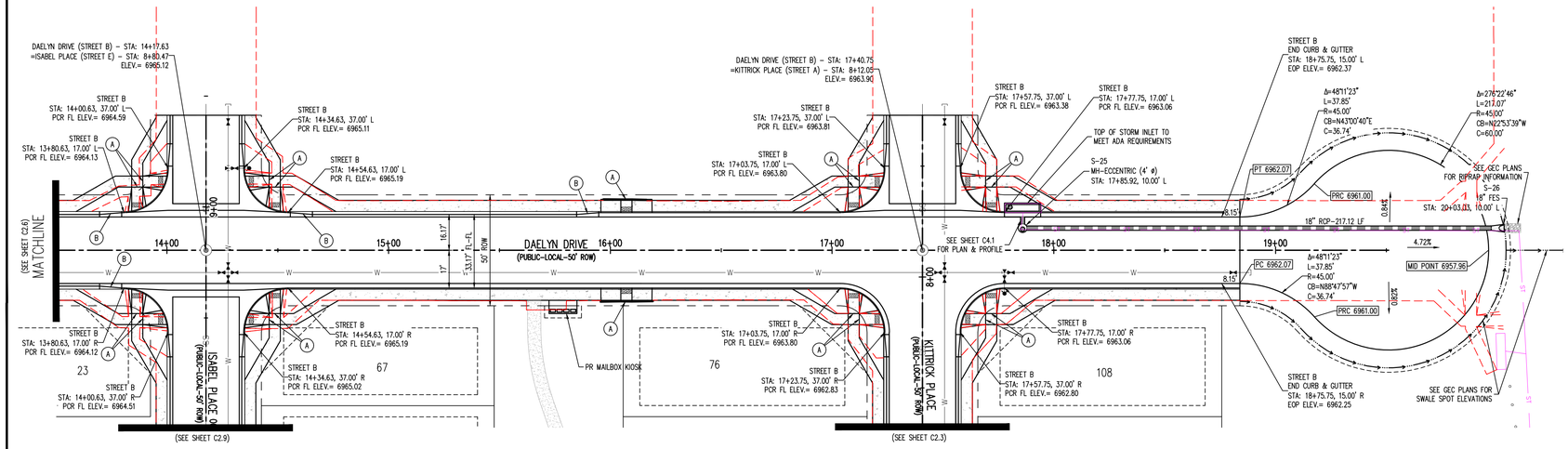
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| Project No: | CLH000019 |
| Drawn By: | CMWJ |
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| Date: | 04/15/2022 |

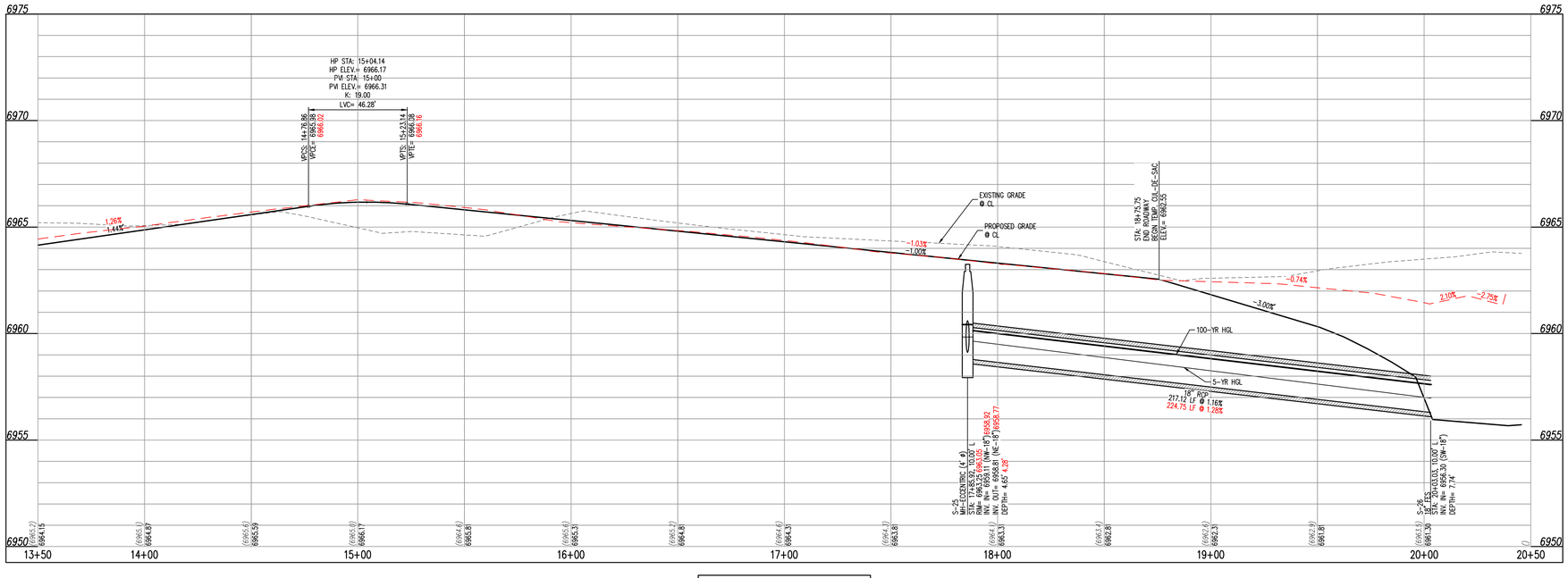
DAELYN DR IMPROVEMENT PLAN

C2.6
Sheet 11 of 24

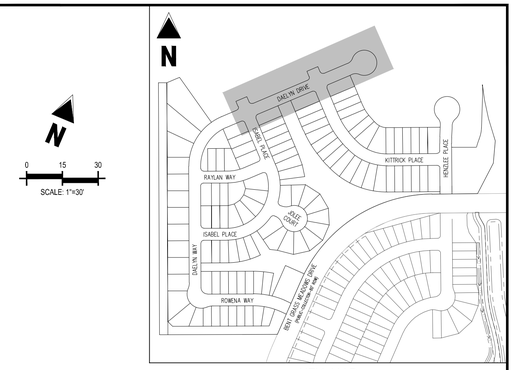

W:\CH\Challenger Homes\HCD_Exhibits - CLH000019 - FSM at Bent Grass\ENGR\04-Ave Build (Planning)\PLANS\PE_C2.6_Daelyn Dr-Alt Key - Brad Bishop - 3/13/2026




DAELYN DRIVE (STREET B) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




DAELYN DRIVE (STREET B)
STA: 13+50 – 20+50
SCALE: H: 1"=30' V: 1"=3'




KEY MAP
SCALE: 1"=300'

## NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
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4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

(CT) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

## 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
- 113 PROPOSED LOT #
- 15 EXISTING LOT #

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## BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

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RYAN G. DELLER
5/03/16/2026

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CHALLENGER HOMES

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FOR
CHALLENGER COMMUNITIES, LLC

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

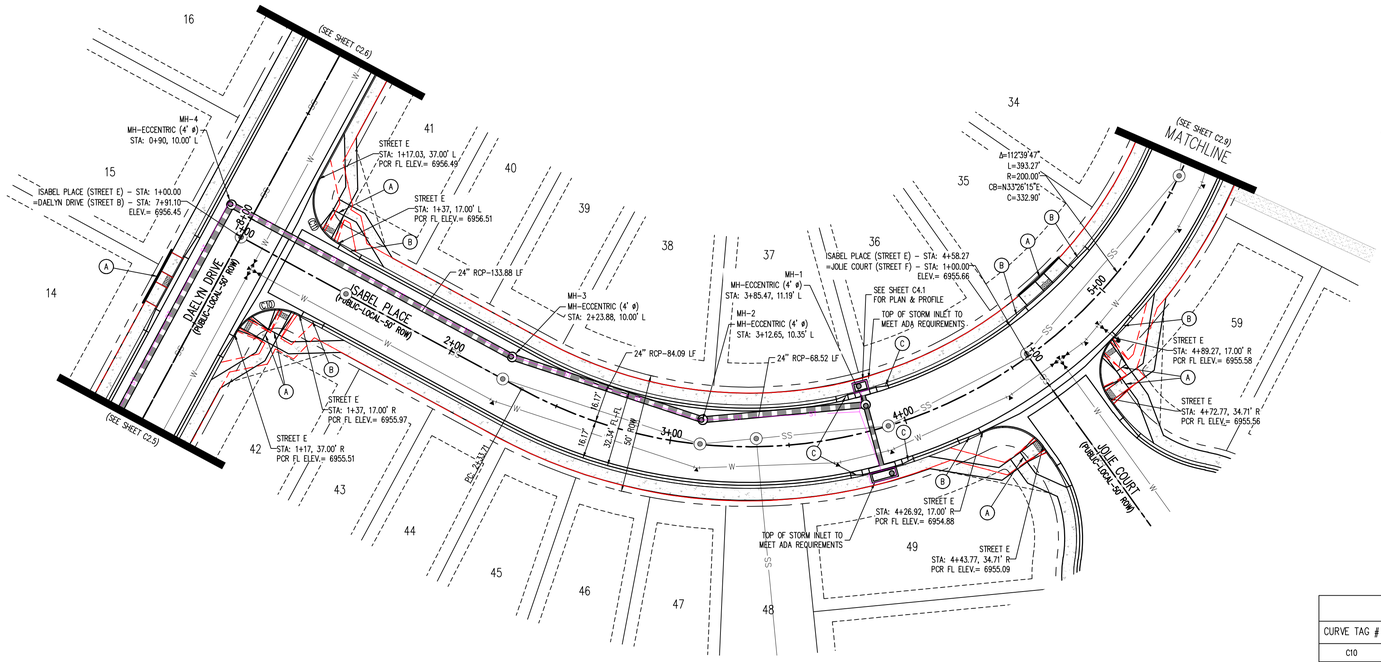
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| Date: | 04/15/2022 |

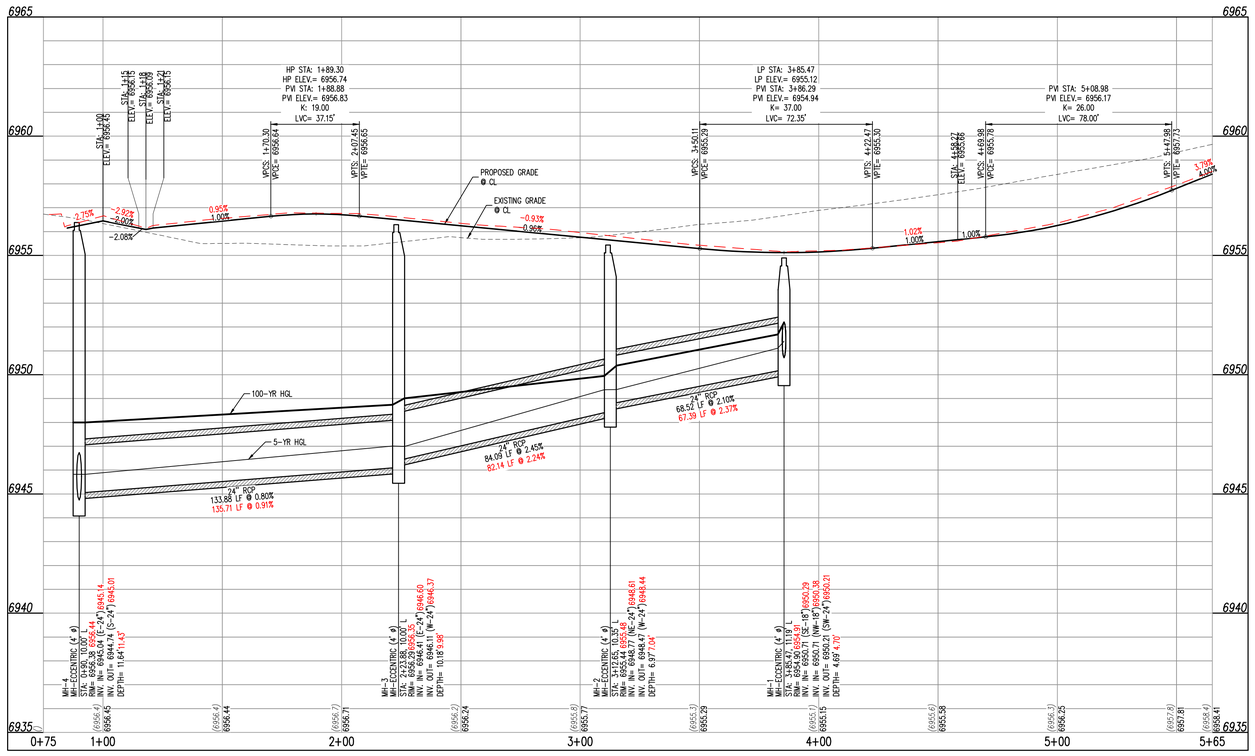
DAELYN DRIVE STREET
IMPROVEMENT PLAN

C2.7
Sheet 12 of 24

W:\Challenger Homes, inc\Co. Falcon - CLH000019 - FM at Bent Grass 2742\Drawings\Bulk Build\Planning\PLANS\C2.7 Daelyn Dr-Adj Imp - Bent Meridian - 3 3 2026




ISABEL PLACE (STREET E) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




ISABEL PLACE (STREET E)
STA: 0+75 – 5+65
SCALE: H: 1"=30' V: 1"=3'




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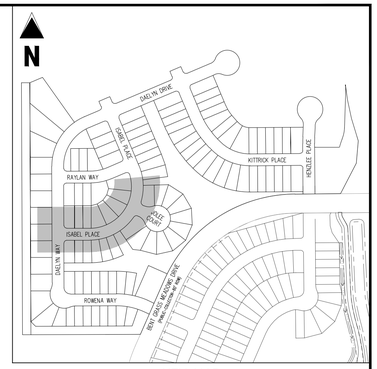
(C1) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

| CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C10 | 90°00'00" | 31.42 | 20.00 | S44°46'08"W | 28.28 |
| C11 | 90°00'00" | 31.42 | 20.00 | N45°13'52"W | 28.28 |




KEY MAP
SCALE: 1"=300'

## 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
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- EXISTING EASEMENT
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- 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
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## BENCHMARK

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

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03/16/2026


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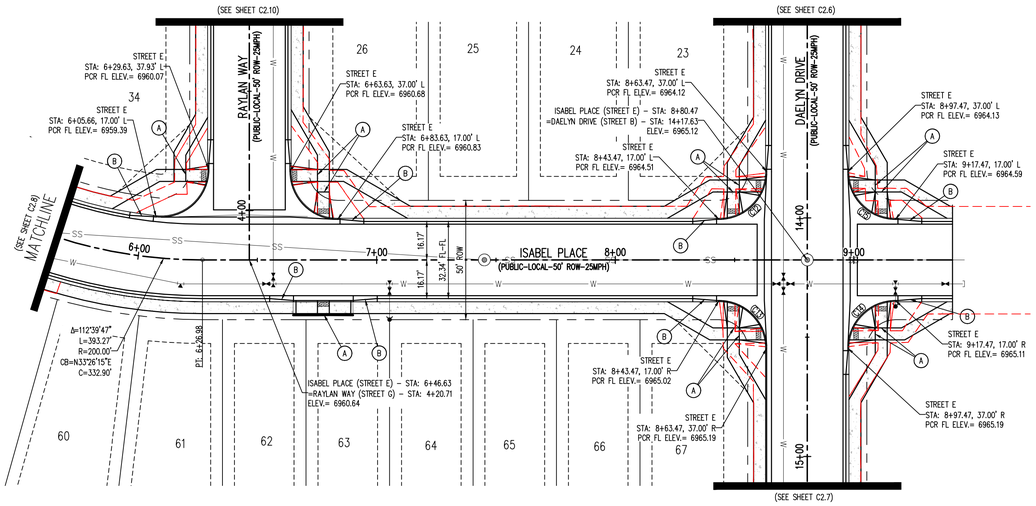
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| Drawn By: | CMWJ |
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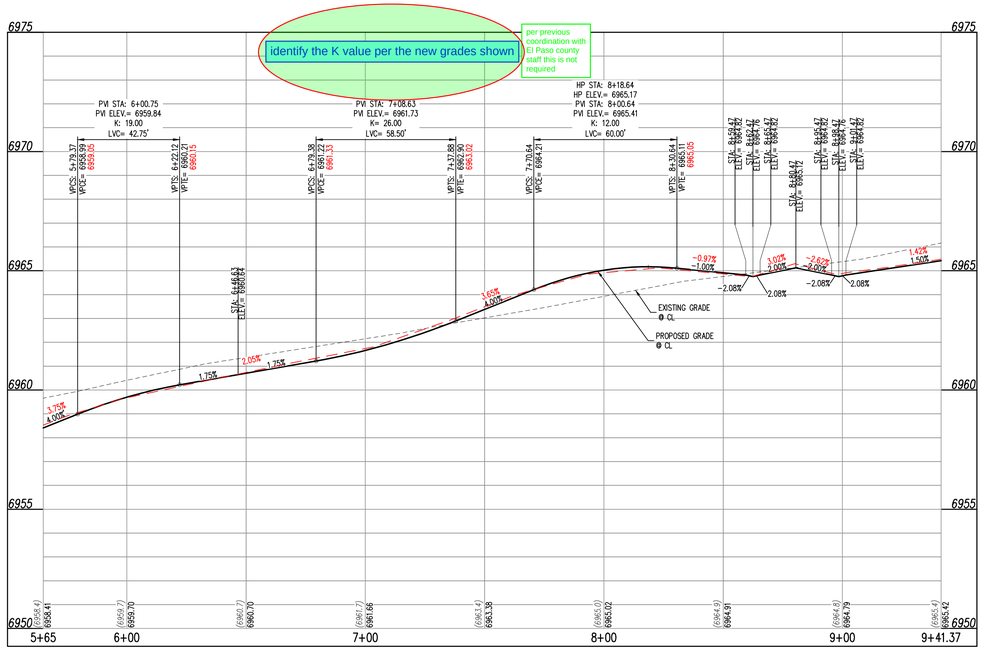
ISABEL PLACE STREET
IMPROVEMENT PLAN

C2.8
Sheet 13 of 24


M:\Challenger Homes Inc\CO, Union – CLH000019 – FSA at Bent Grass\ENGR\Civil\Roll Plans\Bent Grass Roll Plans.dwg, Bent Grass, 3/3/2026




ISABEL PLACE (STREET E) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




ISABEL PLACE (STREET E)
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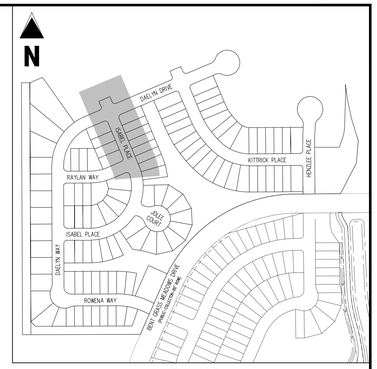
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(C) PROPOSED 5' CURB TRANSITION

| CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C12 | 90°00'00" | 31.42 | 20.00 | S67°53'39"E | 28.28 |
| C13 | 90°00'00" | 31.42 | 20.00 | S22°06'21"W | 28.28 |
| C14 | 90°00'00" | 31.42 | 20.00 | N67°53'39"W | 28.28 |
| C15 | 90°00'00" | 31.42 | 20.00 | S22°06'21"W | 28.28 |




KEY MAP
SCALE: 1"=300'

## LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
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- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
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- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
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## BENCHMARK

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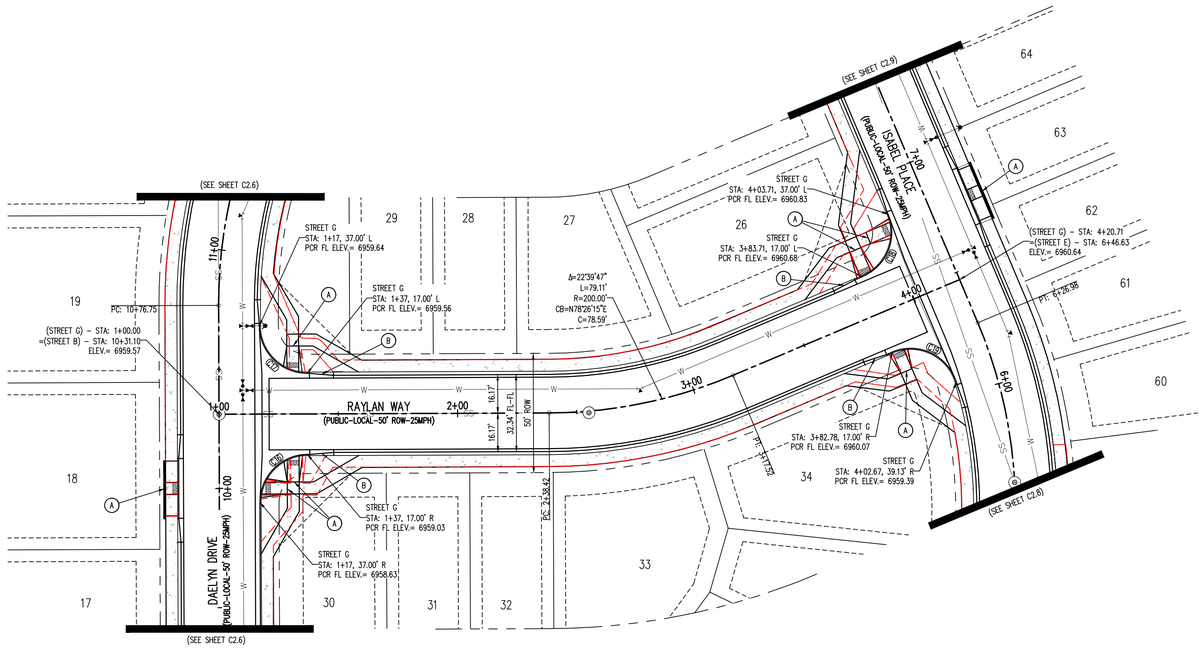
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| Checked By: | RGD |
| Date: | 04/15/2022 |

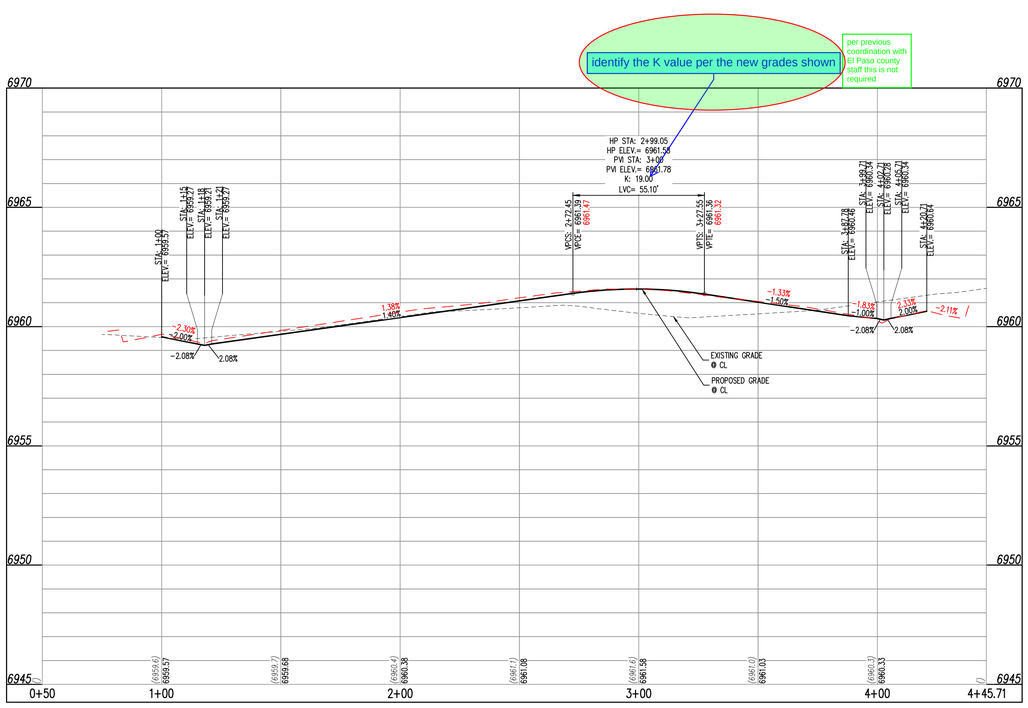
ISABEL PLACE STREET IMPROVEMENT PLAN

C2.9
Sheet 14 of 24


W:\Challenger Homes Inc\CO, Falcon - CLH000019 - Wst at Bent Grass ES\Civil\4-Roll Drawings\Plan\C2.9 ISABEL PLACE.dwg, 3/13/2026




RAYLAN WAY (STREET G) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)




RAYLAN WAY (STREET G)
STA: 0+50 – 4+45.71
SCALE: H: 1"=30' V: 1"=3'




## NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT ROADWAY CENTER LINE.
3. ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS.
4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

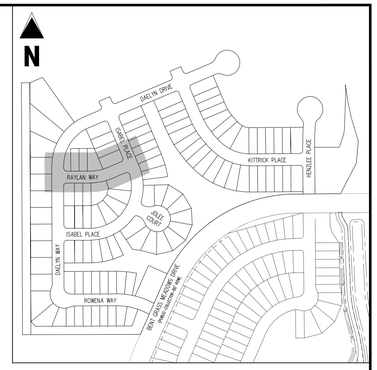
(CT) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

| CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C19 | 96°06'29" | 33.55 | 20.00 | S64°50'24"E | 29.75 |
| C18 | 90°00'00" | 31.42 | 20.00 | S22°06'21"W | 28.28 |
| C17 | 90°00'00" | 31.42 | 20.00 | N45°13'52"W | 28.28 |
| C16 | 90°00'00" | 31.42 | 20.00 | N44°46'08"E | 28.28 |




KEY MAP
SCALE: 1"=300'

## 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
- 113 PROPOSED LOT #
- 15 EXISTING LOT #

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

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## BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

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03/16/2026

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

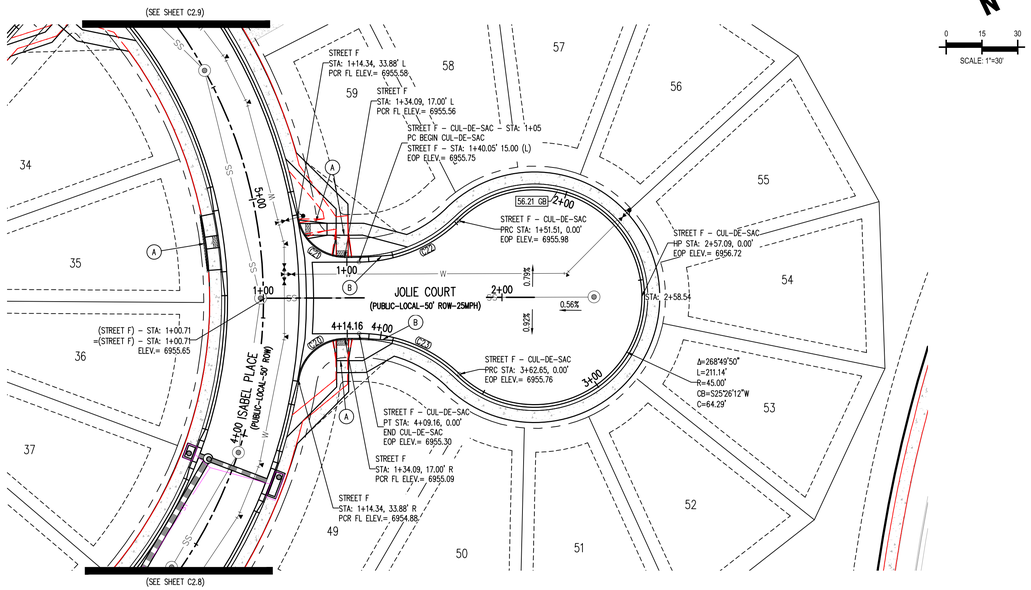
| # | Date | Issue / Description | Init. |
|---|---|---|---|

| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

RAYLAN WAY STREET IMPROVEMENT PLAN

C2.10
Sheet 15 of 24

M:\Challenger Homes Inc\CO, Falcon - CLH000019 - 4754 at Bent Grass\ENGR\Arch & Eng\Working\RAYLAN WAY_C2.10_Raylan Way ROW Plan_Bend Bishop - 3/13/2026




JOLIE CT (STREET F) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

SCALE: 1"=30'

## NOTES

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(CL) CURVE TABLE ID

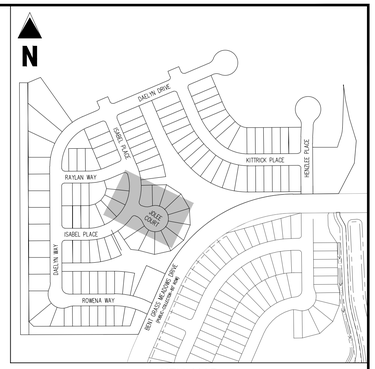
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(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE

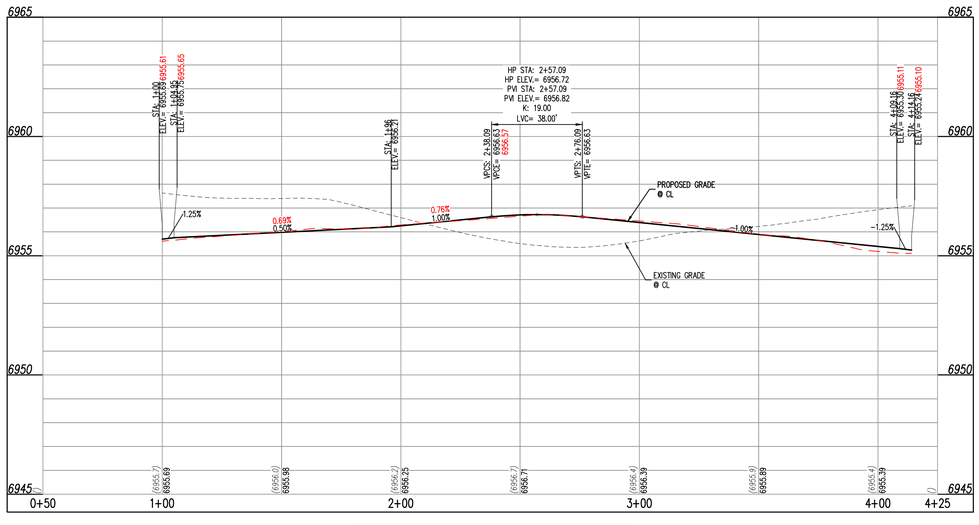
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|---|---|---|---|---|---|
| C20 | 81°01'06" | 28.28 | 20.00 | S74°55'39"W | 25.98 |
| C21 | 81°01'06" | 28.28 | 20.00 | S24°03'15"E | 25.98 |
| C22 | 44°24'55" | 46.51 | 60.00 | N86°46'16"W | 45.36 |
| C23 | 44°24'55" | 46.51 | 60.00 | S42°21'20"E | 45.36 |



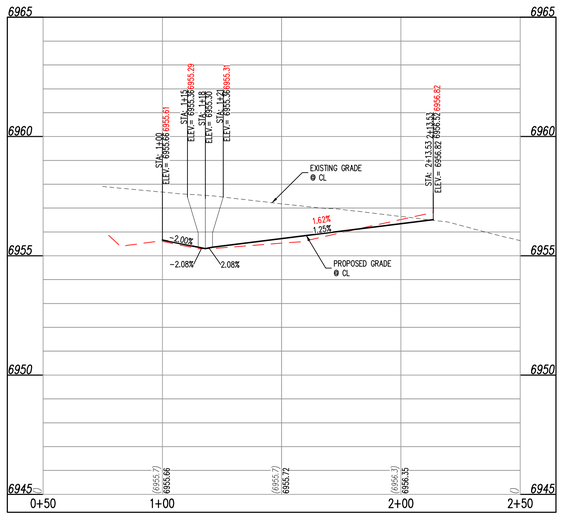

KEY MAP
SCALE: 1"=300'

## 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
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- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
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- 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
- 113 PROPOSED LOT #
- 15 EXISTING LOT #




JOLIE COURT (STREET F – CUL-DE-SAC)
STA: 0+50 – 4+25
SCALE: H: 1"=30' V: 1"=3'




JOLIE COURT (STREET F)
STA: 0+50 – 2+50
SCALE: H: 1"=30' V: 1"=3'

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## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

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03/16/2026

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CONSTRUCTION DOCUMENTS
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FOR
CHALLENGER COMMUNITIES, LLC

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

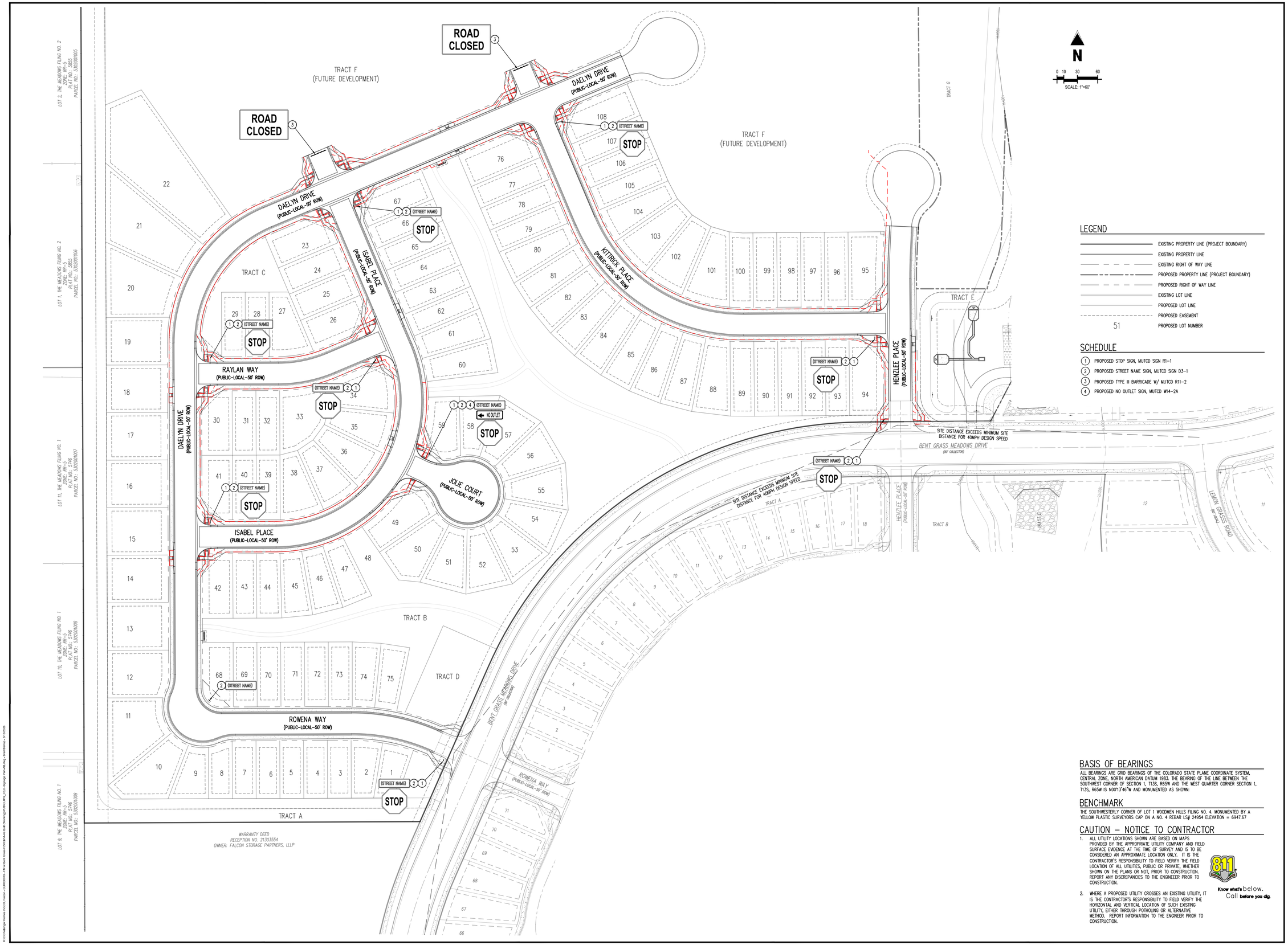
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|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

JOLIE COURT STREET IMPROVEMENT PLAN

C2.11
Sheet 16 of 24

M:\Challenger Homes inc\CO, Falcon - CLH000019 - Mid at Bent Grass 2700\04-Arch & Bulk (Working)\BP\BP1 ARCH_C2.11_Jolie Ct (Mill).dwg, Plot Blocks, 3/15/2026




## LEGEND

- EXISTING PROPERTY LINE (PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE (PROJECT BOUNDARY)
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 51 PROPOSED LOT NUMBER

## SCHEDULE

1. PROPOSED STOP SIGN, MUTCD SIGN R1-1
2. PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
3. PROPOSED TYPE III BARRICADE W/ MUTCD R11-2
4. PROPOSED NO OUTLET SIGN, MUTCD W14-2A

## BASIS OF BEARINGS

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## BENCHMARK

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

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

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

| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

SIGNAGE PLAN

C3.0
Sheet 17 of 24

M:\Challenger Homes Inc\CO_Falcon-CLH000019 - 21st Start Comm\ENGR\Arch & Eng\Arch\plan\BASE.DWG, C3.0 - Signage Plan-ARCH, 4/15/2022 2:56:09 PM, Chad Murray - Plan2Print, 24" x 36"

## LEGEND

| | | | |
|---|---|---|---|
| EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING DRAINAGE FEATURE OUTLINE | XX.XX | PROPOSED SPOT ELEVATION |
| EXISTING PROPERTY LINE | PROPOSED DRAINAGE FEATURE OUTLINE | FL | FLOWLINE |
| PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING SWALE WITH FLOW DIRECTION | LIP | LIP OF GUTTER |
| EXISTING RIGHT OF WAY LINE | PROPOSED SWALE WITH FLOW DIRECTION | SW | EDGE OF SIDEWALK |
| PROPOSED RIGHT OF WAY LINE | 100-YEAR FEMA FLOODPLAIN | TR | TOP OF PED RAMP |
| EXISTING LOT LINE | PROPOSED CONCRETE | BR | BOTTOM OF PED RAMP |
| PROPOSED LOT LINE | PROPOSED CDOT CLASS 6 GRAVEL | CL | ROADWAY CENTER LINE |
| EXISTING EASEMENT | PROPOSED RIP RAP | TBC | TOP BACK OF CURB |
| PROPOSED EASEMENT | EXISTING CONCRETE PAVING | XX% | PROPOSED SLOPE ARROW |
| EXISTING ROADWAY CENTER LINE | EXISTING CDOT CLASS 6 GRAVEL | | |
| PROPOSED ROADWAY CENTER LINE | EXISTING 1" TO 2" CRUSHED ROCK | | |
| EXISTING STORM DRAIN PIPE | EXISTING RIP RAP | | |
| PROPOSED STORM DRAIN PIPE | EXISTING GROUTED BOULDERS | | |
| EXISTING WATER LINE | PROPOSED LOT # | | |
| PROPOSED WATER LINE | EXISTING LOT # | | |
| EXISTING SANITARY SEWER LINE | | | |
| PROPOSED SANITARY SEWER LINE | | | |

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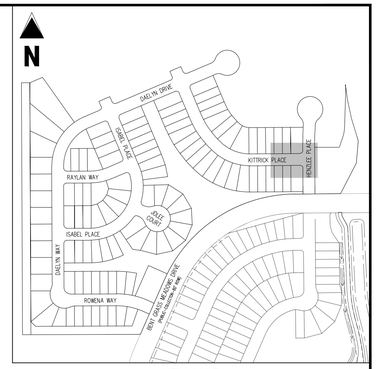
## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

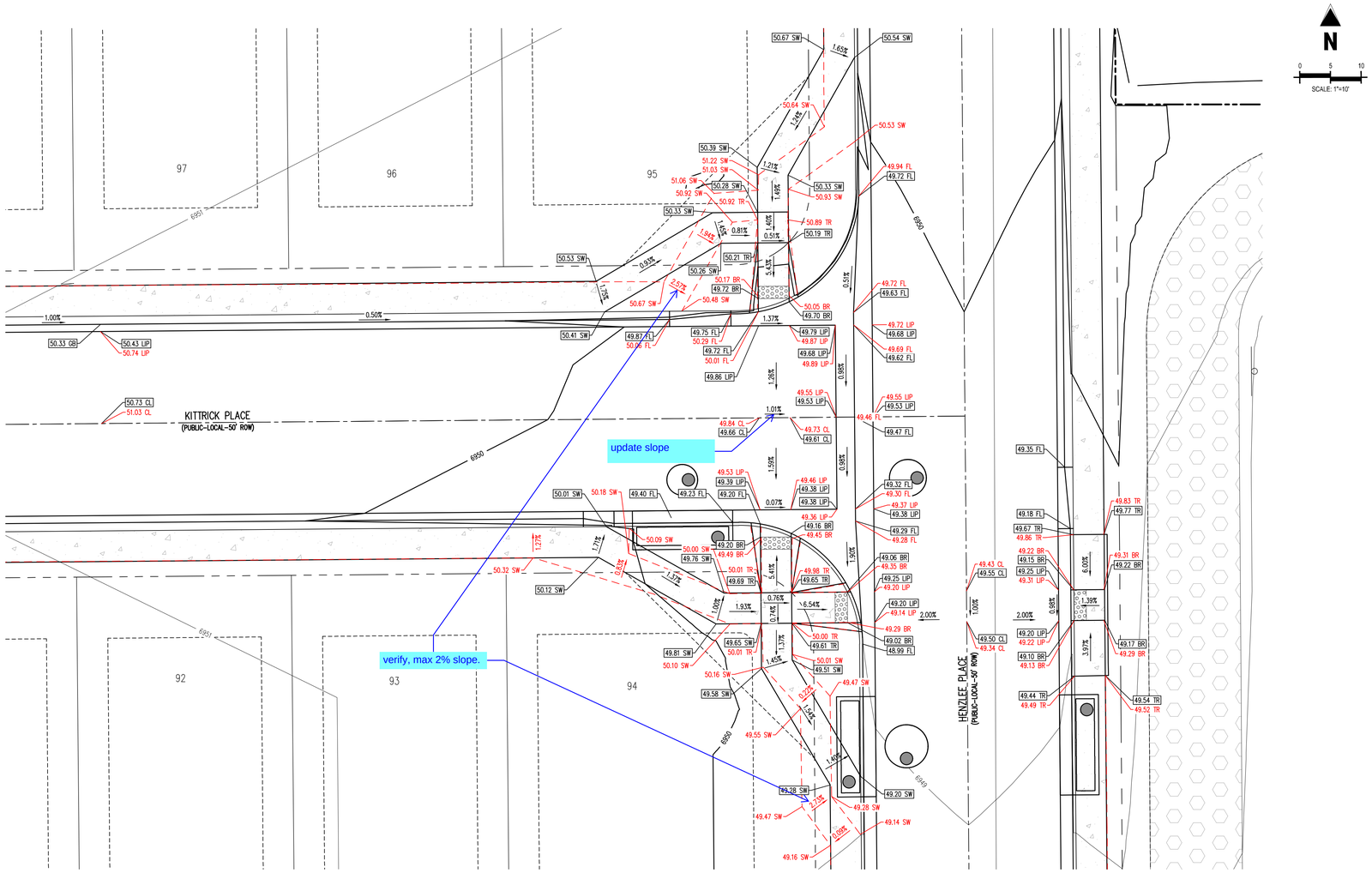
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811 Know what's below. Call before you dig.




KEY MAP
SCALE: 1"=300'

LEGEND




KITTRICK PLACE & HENZLEE PLACE DETAIL GRADING


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ENGINEERING RECORD DRAWINGS

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

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

| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

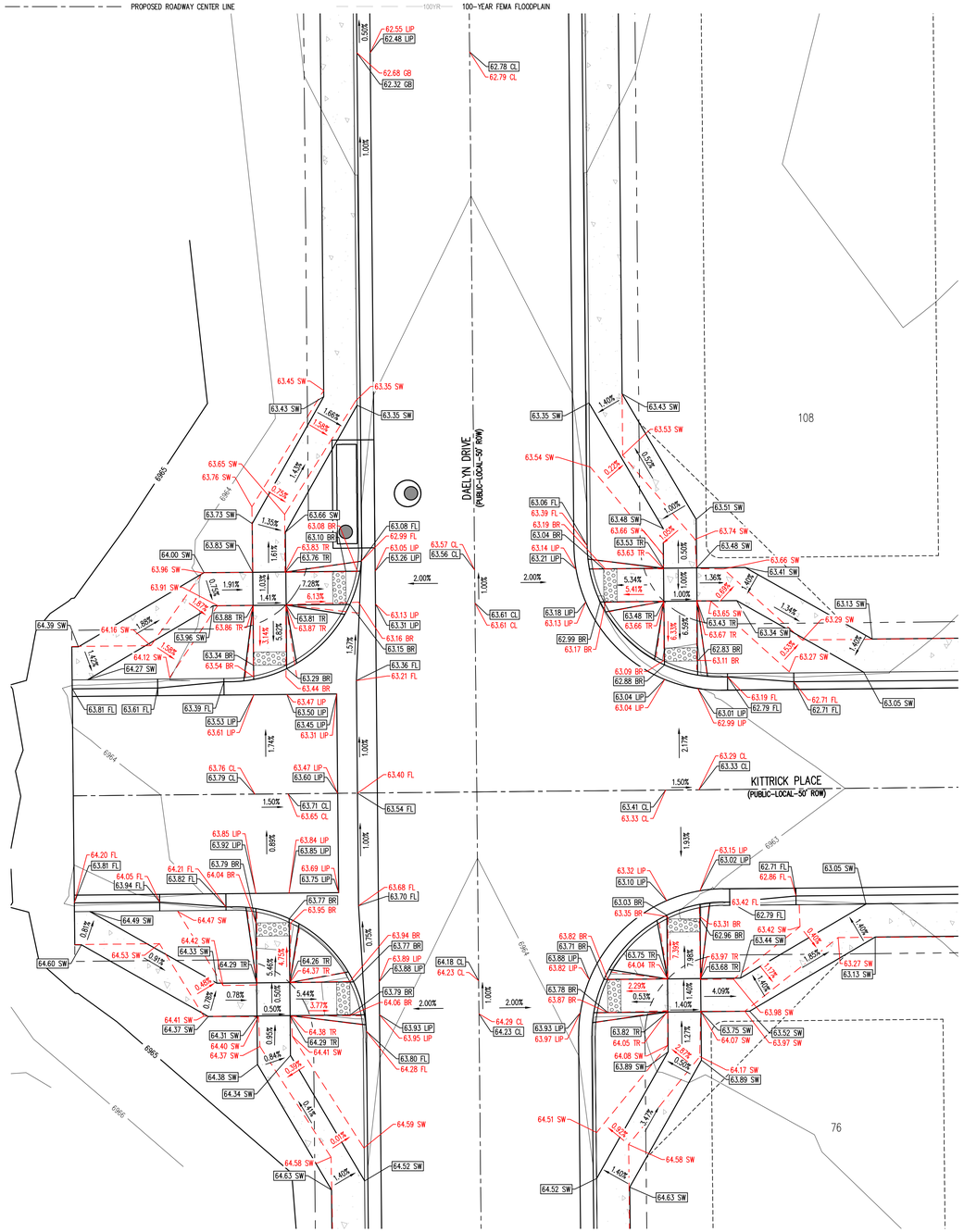
INTERSECTION DETAIL

C3.1
Sheet 18 of 24

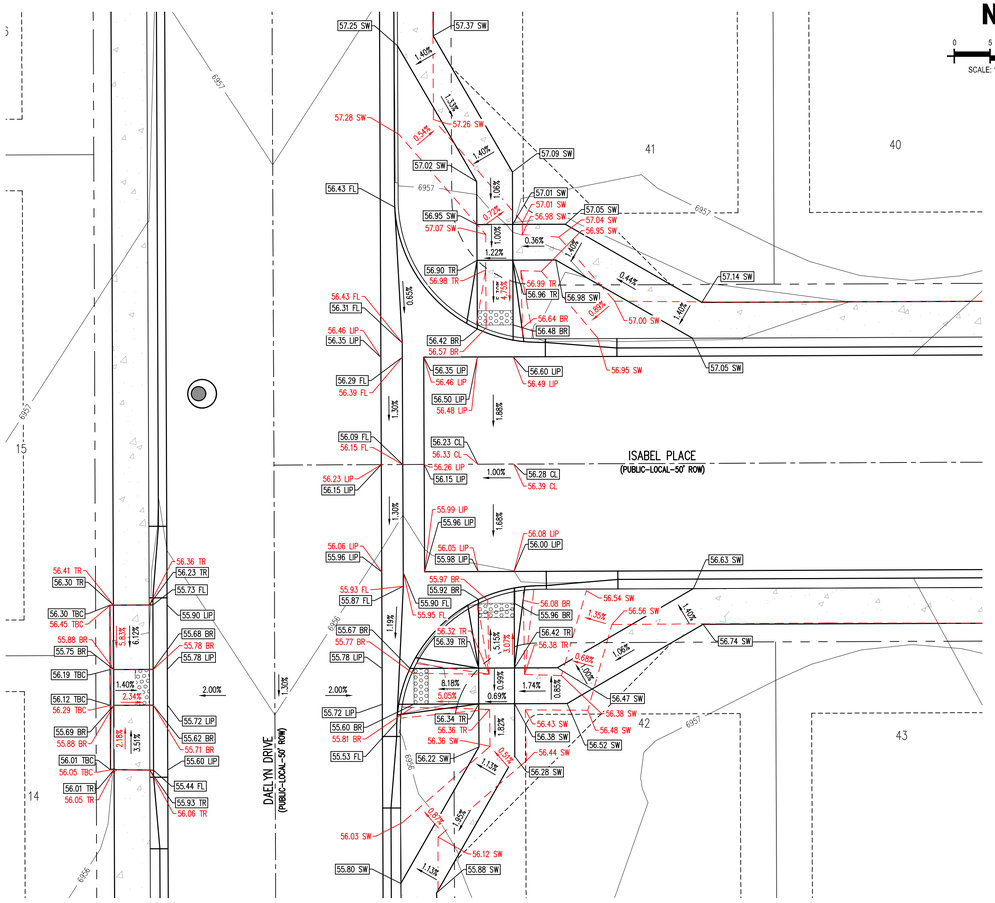

M:\Challenger Homes (HCD)\ Falcon - CLH000019 - 4754 at Bent Grass 2700\04-Arch & Bulk (Planning)\PLANS\ CD_1_Intersections.mxd,Ray - Rod Bishop - 3/15/2026

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING STORM DRAIN PIPE | PROPOSED CONCRETE | XX.XX | PROPOSED SPOT ELEVATION |
| EXISTING PROPERTY LINE | PROPOSED STORM DRAIN PIPE | PROPOSED CDOT CLASS 6 GRAVEL | FL | FLOWLINE |
| PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING WATER LINE | PROPOSED RIP RAP | LIP | LIP OF GUTTER |
| EXISTING RIGHT OF WAY LINE | PROPOSED WATER LINE | EXISTING CONCRETE PAVING | SW | EDGE OF SIDEWALK |
| PROPOSED RIGHT OF WAY LINE | EXISTING SANITARY SEWER LINE | EXISTING CDOT CLASS 6 GRAVEL | TR | TOP OF PED RAMP |
| EXISTING LOT LINE | PROPOSED SANITARY SEWER LINE | EXISTING 1" TO 2" CRUSHED ROCK | BR | BOTTOM OF PED RAMP |
| PROPOSED LOT LINE | EXISTING DRAINAGE FEATURE OUTLINE | EXISTING RIP RAP | CL | ROADWAY CENTER LINE |
| EXISTING EASEMENT | PROPOSED DRAINAGE FEATURE OUTLINE | EXISTING GROUTED BOULDERS | TBC | TOP BACK OF CURB |
| PROPOSED EASEMENT | EXISTING SWALE WITH FLOW DIRECTION | 113 PROPOSED LOT # | XX% | PROPOSED SLOPE ARROW |
| EXISTING ROADWAY CENTER LINE | PROPOSED SWALE WITH FLOW DIRECTION | 15 EXISTING LOT # | | |
| PROPOSED ROADWAY CENTER LINE | 100-YEAR FEMA FLOODPLAIN | | | |




DAELYN DRIVE & KITTRICK PLACE DETAIL GRADING




DAELYN DRIVE & ISABEL PLACE DETAIL GRADING

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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.

## BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

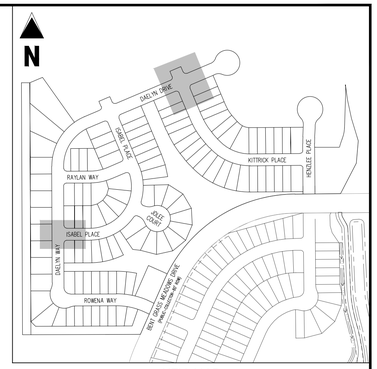
## BENCHMARK

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

## CAUTION – NOTICE TO CONTRACTOR

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




KEY MAP
SCALE: 1"=300'

## LEGEND

| | |
|---|---|
| | EXISTING PROPERTY LINE (PROJECT BOUNDARY) |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT OF WAY LINE |
| | PROPOSED PROPERTY LINE (PROJECT BOUNDARY) |
| | PROPOSED RIGHT OF WAY LINE |
| | EXISTING LOT LINE |
| | PROPOSED LOT LINE |
| | PROPOSED EASEMENT |
| 51 | PROPOSED LOT NUMBER |


Galloway
1155 Kelly Johnson Blvd., Suite 305
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ENGINEERING RECORD DRAWINGS

COLORADO REGISTERED 38104 PROFESSIONAL ENGINEER
04/15/2022
04/03/16/2026


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FALCON, CO 80831 - EL PASO COUNTY

| # | Date | Issue / Description | Init. |
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| | |
|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

INTERSECTION DETAIL

C3.3
Sheet 19 of 24


M:\CHC\Challenger Homes, LLC\CLH000019 - 4754 at Bent Grass 2700\Civil\4-5 Bulk (Warranty)\PLANS\C3.3 (Intersection Detail).dwg, 4/15/2026 2:14:33 PM, CMWJ

## 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 #
- PROPOSED SPOT ELEVATION
- FLOWLINE
- LIP OF GUTTER
- EDGE OF SIDEWALK
- TOP OF PED RAMP
- BOTTOM OF PED RAMP
- ROADWAY CENTER LINE
- TOP BACK OF CURB
- PROPOSED SLOPE ARROW

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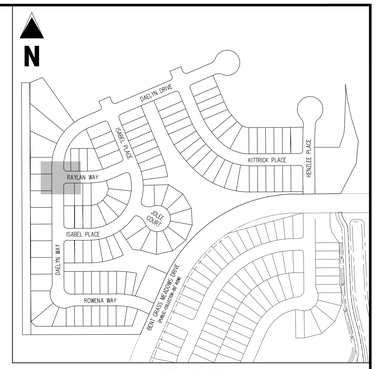
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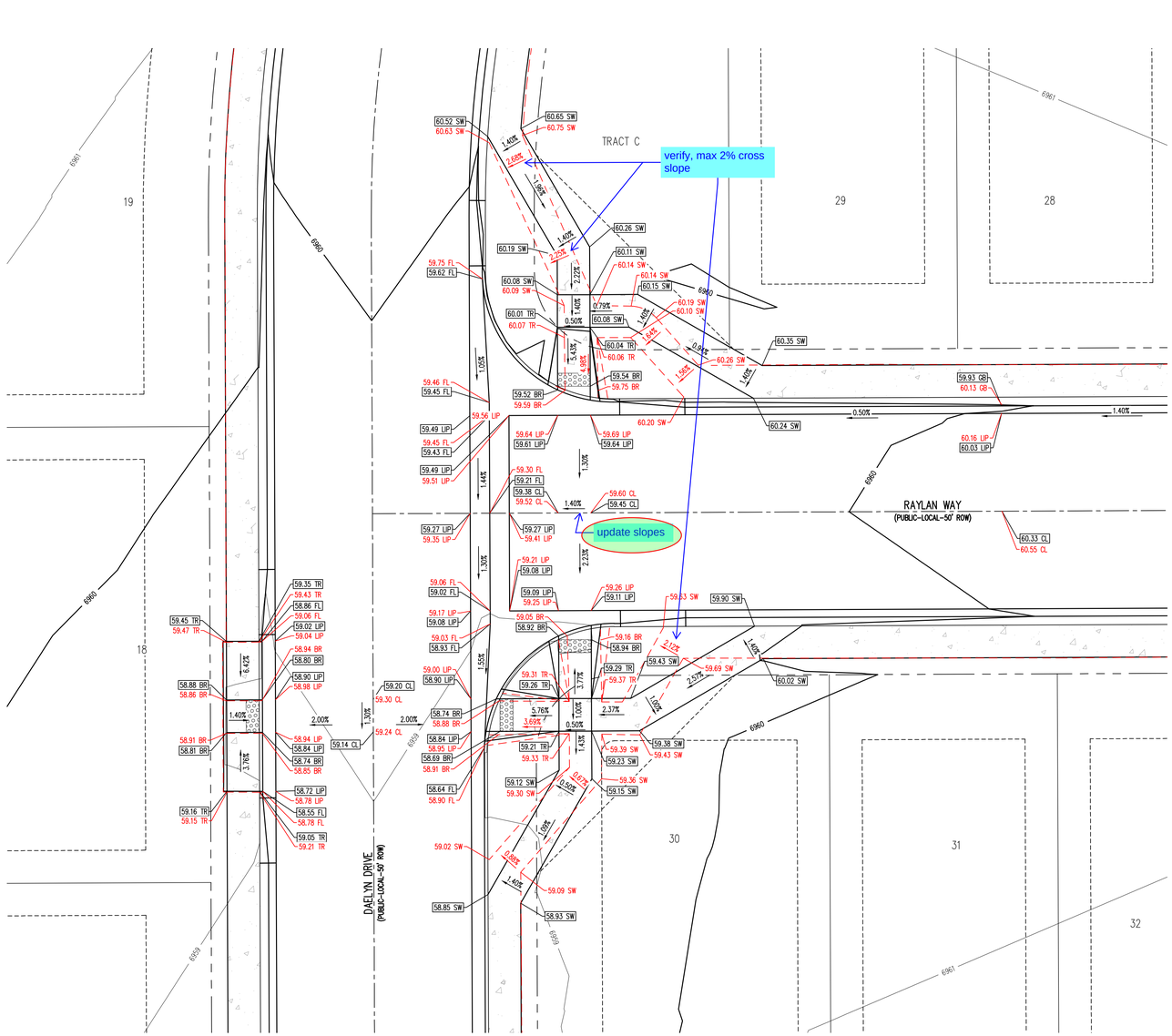
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811 Know what's below. Call before you dig.




KEY MAP
SCALE: 1"=300'




DAELYN DRIVE & RAYLAN WAY DETAIL GRADING

## 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 #


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| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

INTERSECTION DETAIL

C3.3
Sheet 20 of 24


M:\CC\Challenger Homes (HCC)\ Falcon - CLH000019 - 4TM at Bent Grass 2742\04-Arch Roll (Working)\Plan\BIG\ARB_CO_3_EntranceSouthMidway - Revit Bitmap - 2/1/2026

## LEGEND

| | | | |
|---|---|---|---|
| EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING DRAINAGE FEATURE OUTLINE | XX.XX | PROPOSED SPOT ELEVATION |
| EXISTING PROPERTY LINE | PROPOSED DRAINAGE FEATURE OUTLINE | FL | FLOWLINE |
| PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING SWALE WITH FLOW DIRECTION | LIP | LIP OF GUTTER |
| EXISTING RIGHT OF WAY LINE | PROPOSED SWALE WITH FLOW DIRECTION | SW | EDGE OF SIDEWALK |
| PROPOSED RIGHT OF WAY LINE | 100-YEAR FEMA FLOODPLAIN | TR | TOP OF PED RAMP |
| EXISTING LOT LINE | PROPOSED CONCRETE | BR | BOTTOM OF PED RAMP |
| PROPOSED LOT LINE | PROPOSED CDOT CLASS 6 GRAVEL | CL | ROADWAY CENTER LINE |
| EXISTING EASEMENT | PROPOSED RIP RAP | TBC | TOP BACK OF CURB |
| PROPOSED EASEMENT | EXISTING CONCRETE PAVING | XX% | PROPOSED SLOPE ARROW |
| EXISTING ROADWAY CENTER LINE | EXISTING CDOT CLASS 6 GRAVEL | | |
| PROPOSED ROADWAY CENTER LINE | EXISTING 1" TO 2" CRUSHED ROCK | | |
| EXISTING STORM DRAIN PIPE | EXISTING RIP RAP | | |
| PROPOSED STORM DRAIN PIPE | EXISTING GROUTED BOULDERS | | |
| EXISTING WATER LINE | PROPOSED LOT # | | |
| PROPOSED WATER LINE | EXISTING LOT # | | |
| EXISTING SANITARY SEWER LINE | | | |
| PROPOSED SANITARY SEWER LINE | | | |

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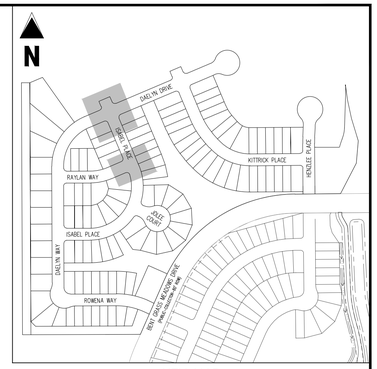
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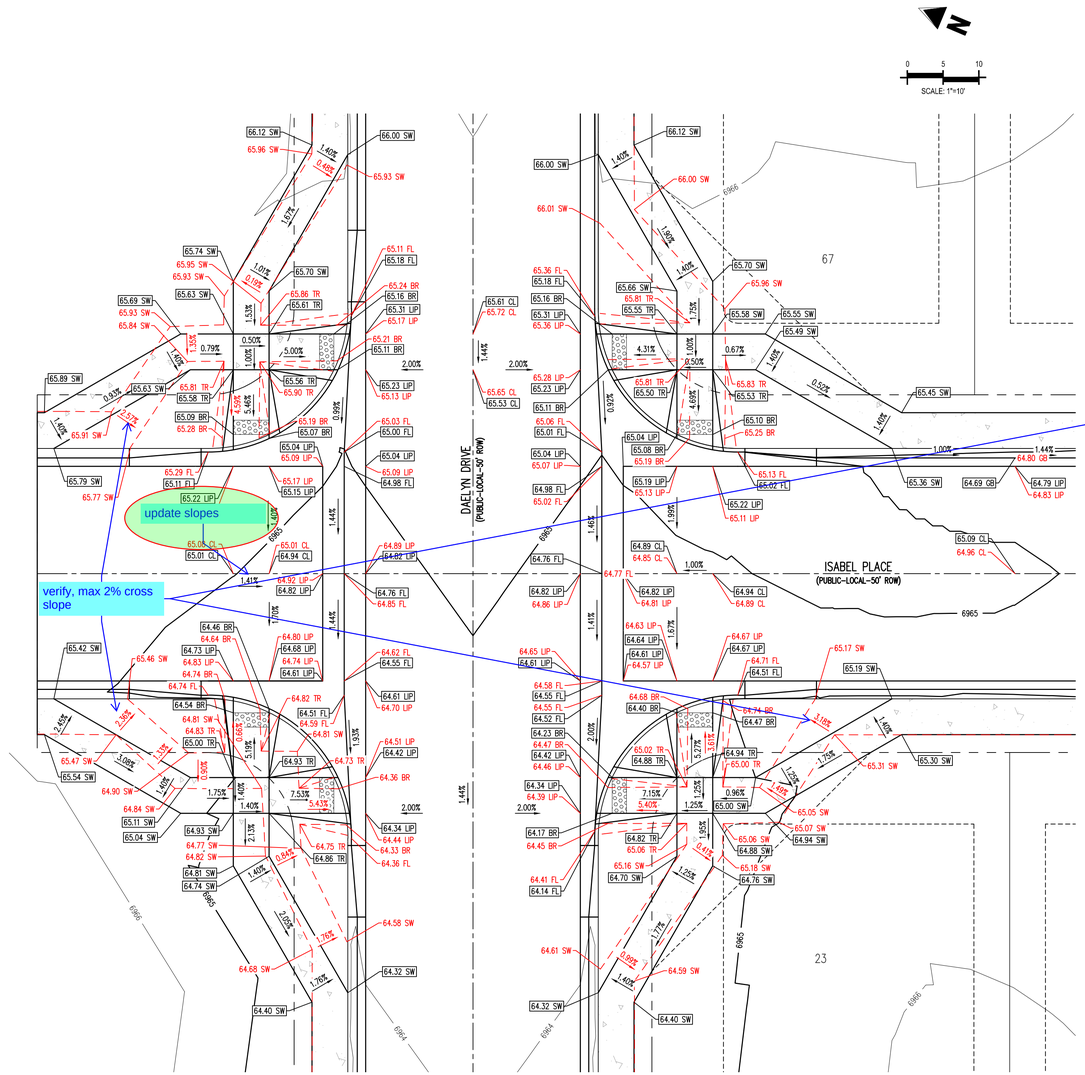
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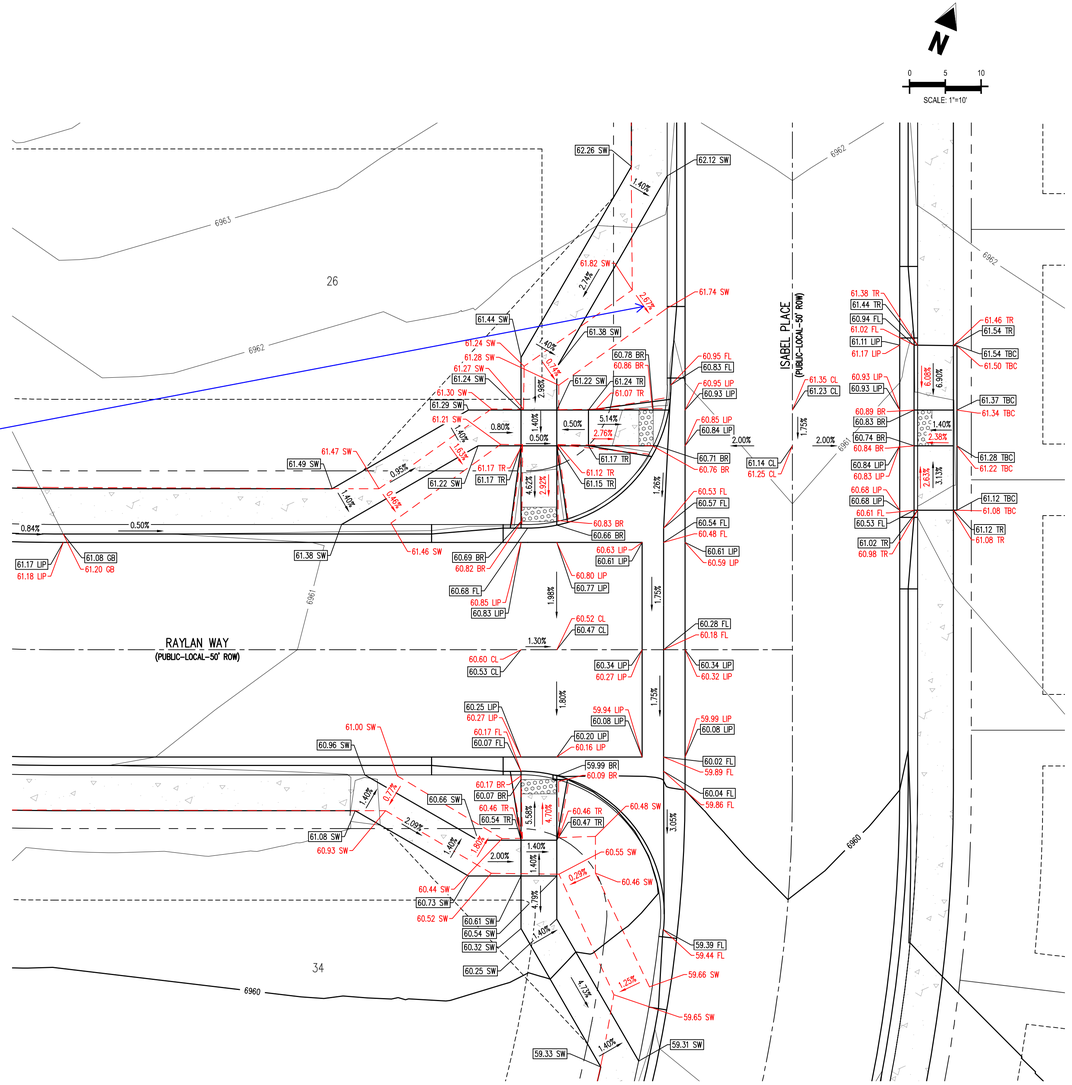
811 Know what's below. Call before you dig.




KEY MAP
SCALE: 1"=300'




DAELYN DRIVE & ISABEL PLACE DETAIL GRADING




RAYLAN WAY & ISABEL PLACE DETAIL GRADING


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| Date: | 04/15/2022 |

INTERSECTION DETAIL

C3.4
Sheet 21 of 24


R:\Challenger Homes (HCV)_Falcon - CLH000019 - 4TM at Bent Grass 2700\24-Arch Bulk (Working)\P-BRC1.MXS, C3.4_EntranceDetailMap - Revit Bitmap - 3/15/2026

## LEGEND

| | | | |
|---|---|---|---|
| EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) | EXISTING DRAINAGE FEATURE OUTLINE | XX.XX | PROPOSED SPOT ELEVATION |
| EXISTING PROPERTY LINE | PROPOSED DRAINAGE FEATURE OUTLINE | FL | FLOWLINE |
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| EXISTING RIGHT OF WAY LINE | PROPOSED SWALE WITH FLOW DIRECTION | SW | EDGE OF SIDEWALK |
| PROPOSED RIGHT OF WAY LINE | 100-YEAR FEMA FLOODPLAIN | TR | TOP OF PED RAMP |
| EXISTING LOT LINE | PROPOSED CONCRETE | BR | BOTTOM OF PED RAMP |
| PROPOSED LOT LINE | PROPOSED CDOT CLASS 6 GRAVEL | CL | ROADWAY CENTER LINE |
| EXISTING EASEMENT | PROPOSED RIP RAP | TBC | TOP BACK OF CURB |
| PROPOSED EASEMENT | EXISTING CONCRETE PAVING | XX% | PROPOSED SLOPE ARROW |
| EXISTING ROADWAY CENTER LINE | EXISTING CDOT CLASS 6 GRAVEL | | |
| PROPOSED ROADWAY CENTER LINE | EXISTING 1" TO 2" CRUSHED ROCK | | |
| EXISTING STORM DRAIN PIPE | EXISTING RIP RAP | | |
| PROPOSED STORM DRAIN PIPE | EXISTING GROUTED BOULDERS | | |
| EXISTING WATER LINE | PROPOSED LOT # | | |
| PROPOSED WATER LINE | EXISTING LOT # | | |
| EXISTING SANITARY SEWER LINE | | | |
| PROPOSED SANITARY SEWER LINE | | | |

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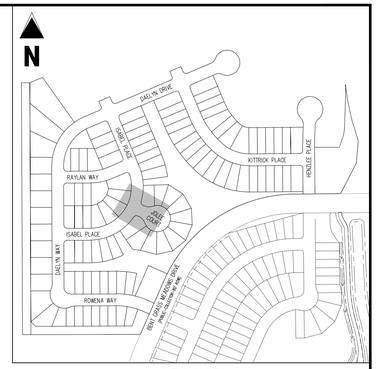
## BENCHMARK

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

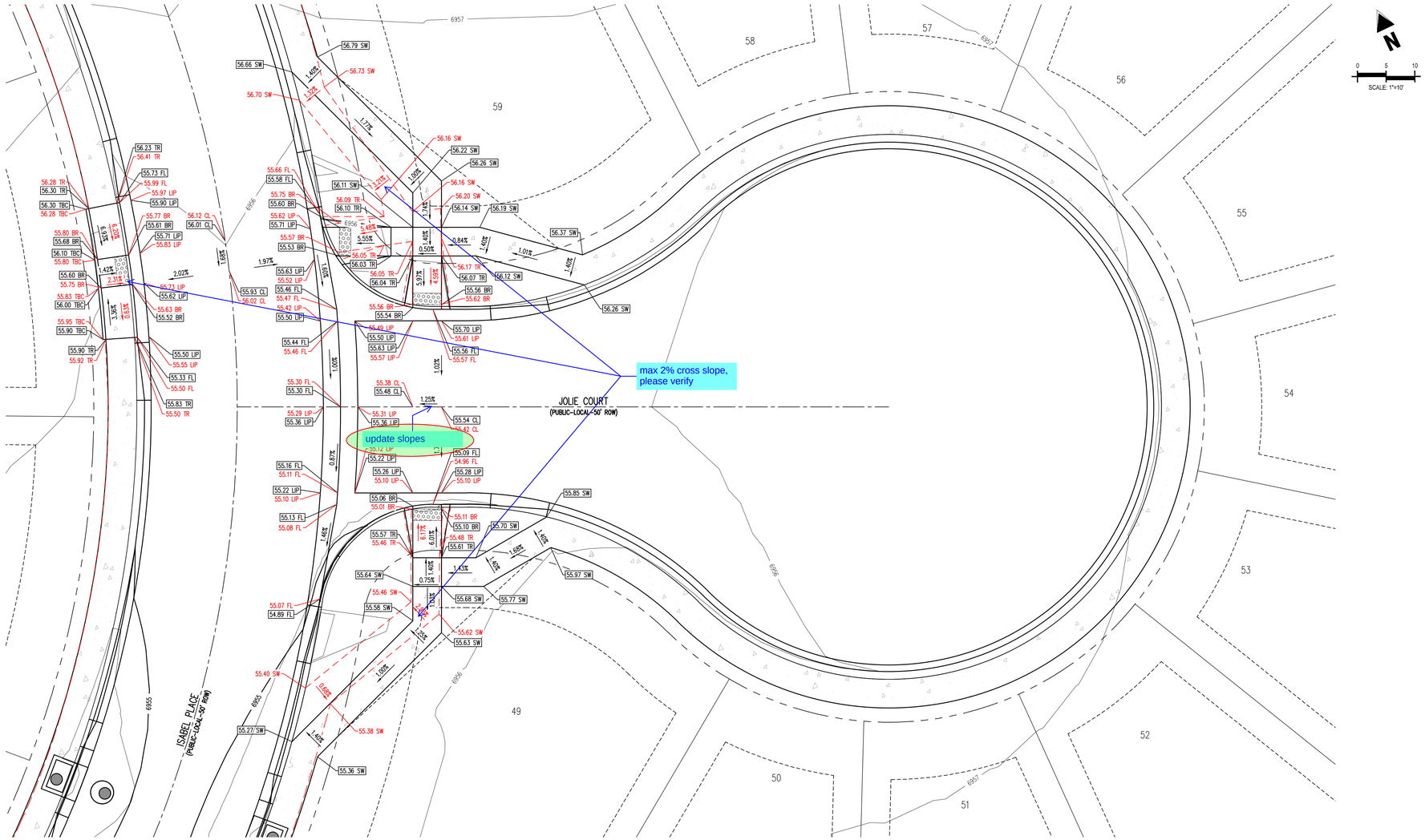
## CAUTION – NOTICE TO CONTRACTOR

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

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




KEY MAP
SCALE: 1"=300'




ISABEL PLACE & JOLIE COURT DETAIL GRADING


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


ENGINEERING RECORD DRAWINGS

COLORADO REGISTERED 38104 PROFESSIONAL ENGINEER
03/16/2026


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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

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

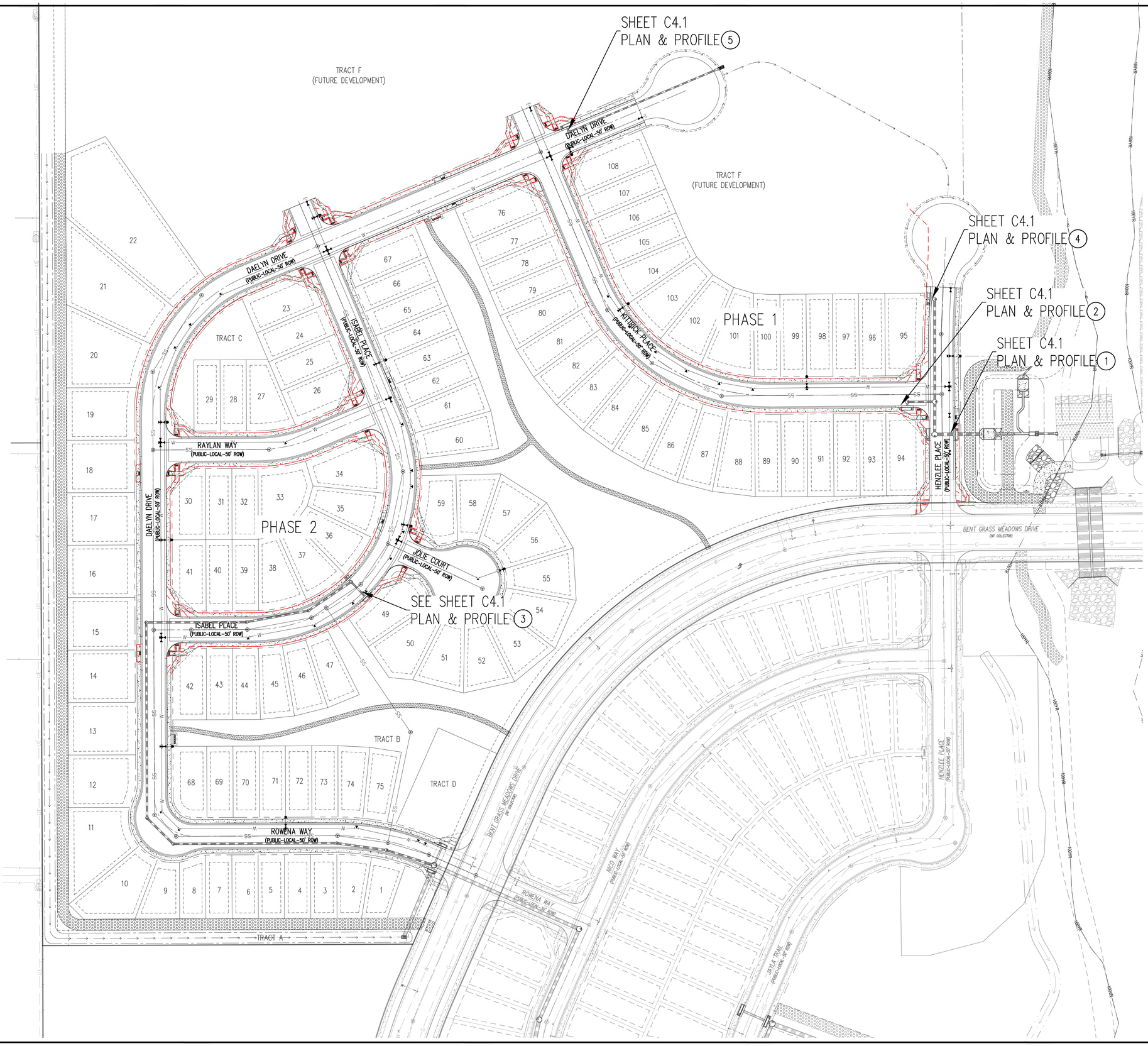
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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|---|---|
| Project No: | CLH000019 |
| Drawn By: | CMWJ |
| Checked By: | RGD |
| Date: | 04/15/2022 |

INTERSECTION DETAIL

C3.5
Sheet 22 of 24


M:\Challenger Homes Inc\CO, Falcon - CLH000019 - 17th at Bent Grass ENGR\Arch & Eng\Working\[BENTGRASS_C3.5_IntersectionAndDet_v1.dwg, Plot Stamp - 3/15/2026




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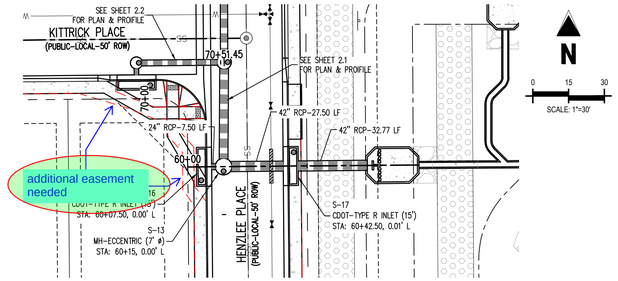
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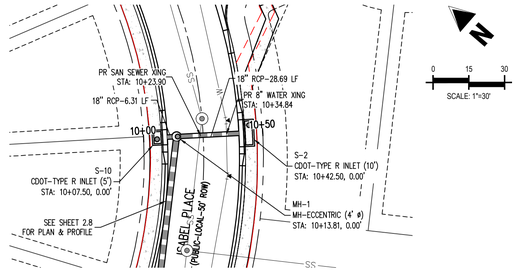
STORM WATER KEY MAP

C4.0
Sheet 23 of 24

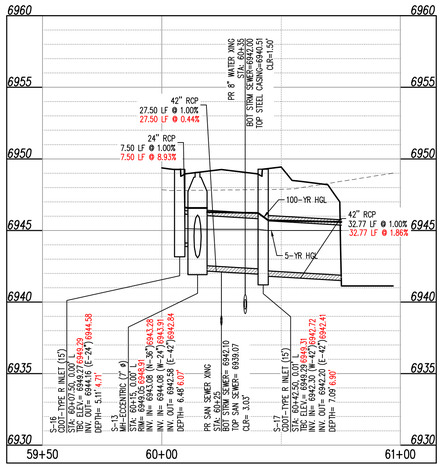
M:\Challenger Homes inc\CO, Falcon - CLH000019 - Mid Bent Grass 2\2024\Civil\Cad\Plan Sets\Mid Bent Grass 2 SWKM.dwg, 3/13/2026



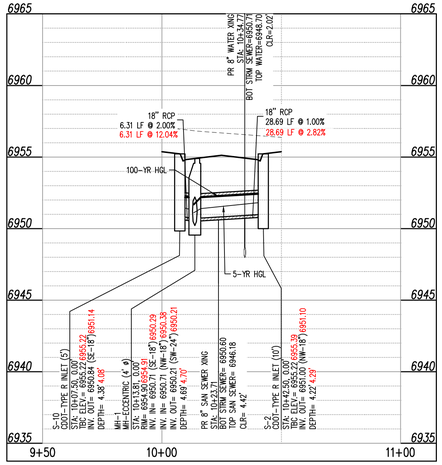

1 PLAN: STORM SEWER (B-LATS)
STA: 59+50 – 61+00



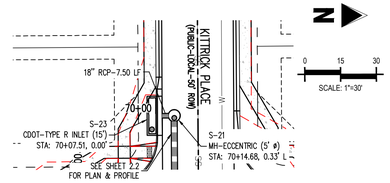

3 PLAN: STORM SEWER (A-LATS)
STA: 9+50 – 11+00



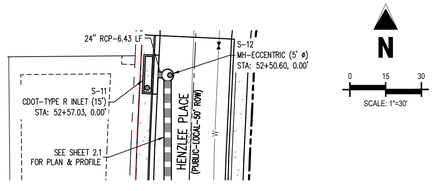

1 STORM B-LATS STA: 59+50 – 61+00
SCALE: H: 1"=30' V: 1"=5'



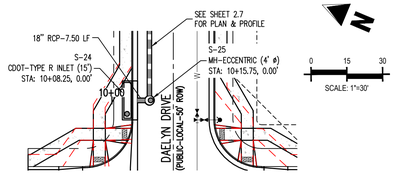

3 STORM A-LATS STA: 9+50 – 11+00
SCALE: H: 1"=30' V: 1"=5'



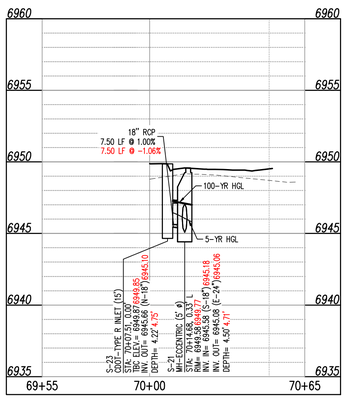

2 PLAN: STORM SEWER (B-LATS-2)
STA: 69+55 – 70+65



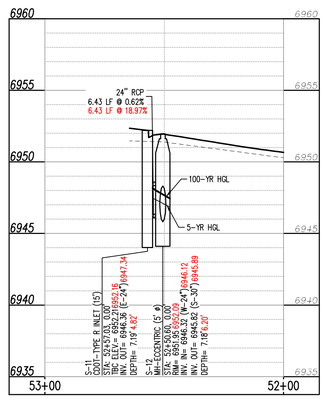

4 PLAN: STORM SEWER (B-MAINLINE)
STA: 52+00 – 53+00



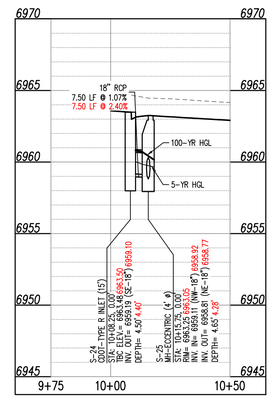

5 PLAN: STORM SEWER (SYS B1)
STA: 9+75 – 10+50




2 STORM B-LATS 2 STA: 69+55 – 70+65
SCALE: H: 1"=30' V: 1"=5'




4 STORM B-MAINLINE STA: 52+00 – 53+00
SCALE: H: 1"=30' V: 1"=5'




5 STORM SYS B1 STA: 9+75 – 10+50
SCALE: H: 1"=30' V: 1"=5'

## 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
- 113 PROPOSED LOT #
- 15 EXISTING LOT #

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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.

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| Date: | 04/15/2022 |

STORM WATER PLAN & PROFILE

C4.1
Sheet 24 of 24

W:\Challenger Homes Inc\CO\ Falcon - CLH000019 - FM at Bent Grass 8\Civil\04-As Built Drawings\01-BID SET\ 2.4.1 Storm Sewer B&M-AB.dwg - Plan2 Bishop - 3/14/2026