

FALCON HIGHLANDS SOUTH FILING 1

PHASE 1

LOCATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO CONSTRUCTION PLANS

PROPERTY DESCRIPTION – FALCON HIGHLANDS SOUTH FILING NO. 1

A PARCEL OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END (SOUTHWEST CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 INCH ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END (WEST ONE-QUARTER CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 4842", WHICH IS ASSUMED TO BEAR NORTH 00°23'31" WEST 2,627.59 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF FALCON HIGHLANDS FILING NO. 2, RECORDED JULY 14, 2006 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 208712369, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 48°21'15" WEST 1,710.04 FEET;

THENCE ON THE EXTERIOR OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING (24) TWENTY-FOUR COURSES:

- NORTH 00°29'36" WEST 29.99 FEET TO A POINT OF CURVE;
- ON THE ARC OF A 1,025.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°55'34" AND AN ARC LENGTH OF 302.80 FEET;
- NORTH 17°24'20" WEST 554.88 FEET TO A POINT OF CURVE;
- ON THE ARC OF A 1,030 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'59" AND AN ARC LENGTH OF 376.91 FEET;
- SOUTH 86°13'54" EAST 54.48 FEET;
- SOUTH 31°51'00" EAST 85.17 FEET;
- SOUTH 52°36'41" EAST 76.95 FEET;
- SOUTH 73°19'02" EAST 65.73 FEET;
- SOUTH 74°06'49" EAST 291.13 FEET;
- SOUTH 79°13'17" EAST 145.07 FEET;
- SOUTH 85°23'13" EAST 145.17 FEET;
- NORTH 88°52'41" EAST 145.19 FEET;
- NORTH 83°36'10" EAST 131.74 FEET;
- SOUTH 10°35'23" WEST 114.54 FEET;
- SOUTH 31°38'08" EAST 124.91 FEET;
- SOUTH 62°45'04" EAST 116.47 FEET;
- NORTH 85°18'48" EAST 119.21 FEET;
- NORTH 46°48'48" EAST 296.18 FEET;
- NORTH 34°36'03" WEST 203.48 FEET;
- NORTH 62°18'11" EAST 203.67 FEET;
- SOUTH 85°51'10" EAST 75.24 FEET;
- SOUTH 72°16'09" EAST 30.02 FEET TO A POINT ON CURVE;
- ON THE ARC OF AN 810.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72°16'30" WEST, HAVING A CENTRAL ANGLE OF 00°31'58" AND AN ARC LENGTH OF 7.53 FEET;
- SOUTH 72°48'14" EAST 60.00 FEET TO A POINT ON CURVE;

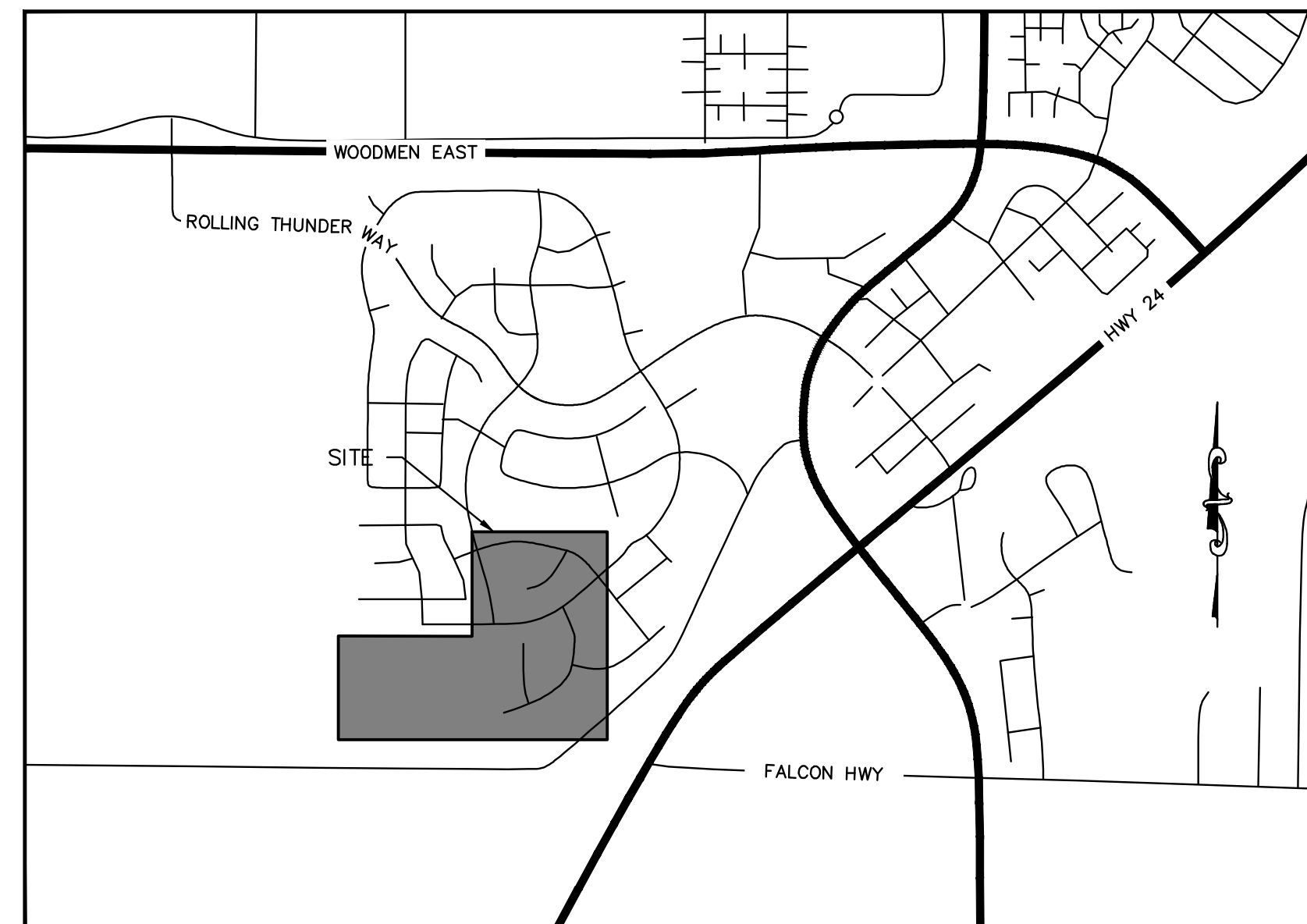
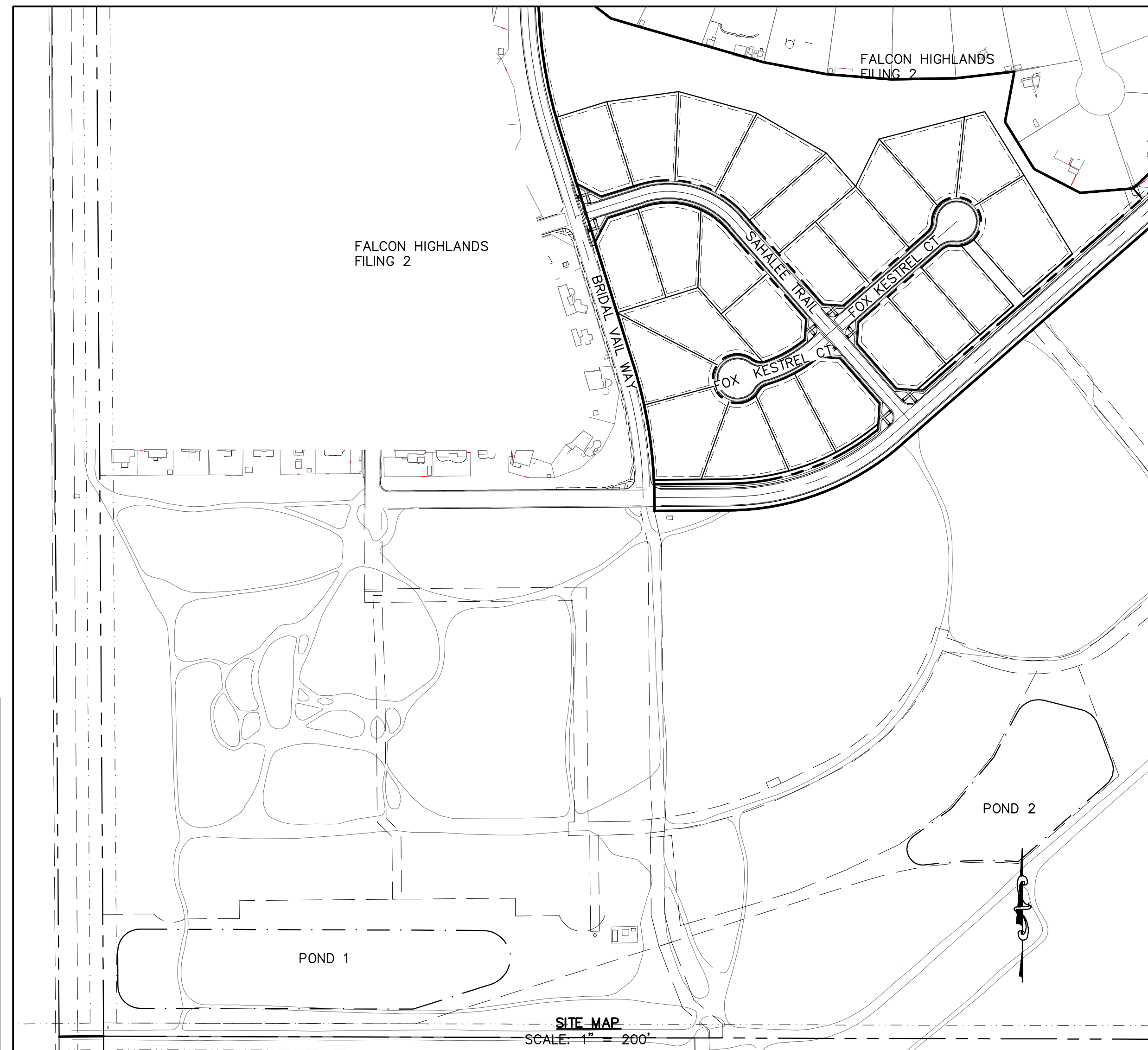
THENCE ON THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 33°00'44" WEST, HAVING A CENTRAL ANGLE OF 31°38'22" AND AN ARC LENGTH OF 480.42 FEET;

THENCE SOUTH 48°49'55" WEST 938.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°40'29" AND AN ARC LENGTH OF 422.40 FEET;

THENCE SOUTH 89°30'24" WEST 167.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.592 ACRES (1,027,669 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NTS

NOTE:
"WORK SHALL BE CONSTRUCTED TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THIS APPROVAL IS FOR CONFORMANCE TO THE ENGINEERING CRITERIA MANUAL AND OTHER CITY REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL."

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WATER UTILITY
WOODMEN ROAD METROPOLITAN DISTRICT
8046 EASTONVILLE ROAD
PEYTON, CO 80831
CONTACT: WALKER SCHOOL DISTRICT MANAGERS

WASTEWATER UTILITY
FALCON HIGHLANDS METROPOLITAN DISTRICT
8390 E. CRESCENT PARKWAY
SITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: CLIFTONALLANLARSON, LLLP

GAS AND ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

FALCON FIRE PROTECTION DISTRICT:
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
(719) 495-4050

APPLICANT
CHALLENGER HOMES
8605 EXPLORER DRIVE
SITE 250
COLORADO SPRINGS, CO 80920
CONTACT: JIM BYERS

OWNERS:
CHALLENGER HOMES
8605 EXPLORER DRIVE
SITE 250
COLORADO SPRINGS, CO 80920
CONTACT: JIM BYERS

CIVIL ENGINEER:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: KEVIN BLUMHARDT

SURVEYOR OF RECORD:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: CHRISTOPHER DUDA

LANDSCAPE ARCHITECT:
MATRIX
2435 RESEARCH PKWY
STE 300
COLORADO SPRINGS, CO 80920
(719) 575-0100
CONTACT: ANDREA PAPIERSKI

LEGEND	
[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING LOT LINE
[Symbol]	PROPOSED CATCH CURB & GUTTER
[Symbol]	PROPOSED SPILL CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING SECTION LINE
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED CONTOURS
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED SANITARY
[Symbol]	EXISTING SANITARY
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PROPOSED STORM
[Symbol]	EXISTING STORM
[Symbol]	PROPOSED WATER
[Symbol]	EXISTING WATER
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED HYDRANT
[Symbol]	EXISTING HYDRANT
[Symbol]	PROPOSED WATER VALVE

DESIGN 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.

KEVIN BLUMHARDT, P.E. _____ DATE _____

OWNER/DEVELOPER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JIM BYERS, VP OF COMMUNITY DEVELOPMENT] _____ DATE _____
CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

OWNER'S STATEMENT (FOR GEC PLAN WITHIN CONSTRUCTION DRAWING SET):

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

JIM BYERS, VP OF COMMUNITY DEVELOPMENT] _____ DATE _____
CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

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.

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

EL PASO COUNTY GEC PLANS:
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.

KEVIN BLUMHARDT, P.E. _____ DATE _____
PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER: XXXX

REVIEWED BY _____
EL PASO COUNTY ENGINEERING _____ DATE _____

BENCHMARK:
ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND-3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920	JIM BYERS
CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS	COVER SHEET
DATE	7/12/2024	
SUBMITTAL TO JURISDICTION	07/12/2024 - SE	
REVISIONS		
COUNTY FILE NO.:		
DR. TN	CH. LS	
P.M. KB		
JOB	24004308	
SHEET NO.		01

CAD FILE: 24004308-COVER.DWG

GENERAL NOTES:

- 1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND APPLICABLE STATE AND FEDERAL REGULATIONS... 2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD... 3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER... 4. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK... 5. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER DRY UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER... 6. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATELY SHOWN ON THIS DRAWING... 7. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING... 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED... 9. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION... 10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE... 11. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER... 12. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS... 13. THE MINIMUM COVER OVER WATER LINES IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY... 14. A STATE CONSTRUCTION DETERMINING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DETERMINING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES... 15. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE... 16. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY... 17. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE UTILITY DEPARTMENT... 18. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE... 19. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE AND EROSION CONTROL STUDY (NAME OF THE STUDY AND DATE) BY (ENGINEERING FIRM) SHALL BE FOLLOWED AND IMPLEMENTED... 20. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLANS... 21. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM... 22. NO WORK MAY COMMENCE WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED... 23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE ELEVATIONS PRIOR TO THE START OF CONSTRUCTION... 24. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETED... 25. THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY... 26. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION, FOR

- THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/O ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK... 27. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS... 28. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT... 29. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY... 30. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD... 31. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS... 32. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT LOCAL STREET OPERATIONS... 33. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY... 34. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE CONSTRUCTION OF ANY CURB, GUTTER, SIDEWALK, OR OTHER STRUCTURE... 35. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING... 36. THE DEVELOPER SHALL HAVE, ON-SITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS... 37. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS... 38. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS... 39. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS... 40. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED... 41. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION... 42. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION... 43. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION... 44. STANDARD HANDICAP RAMP ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS... 45. AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE... 46. APPROVED VARIANCES ARE LISTED AS FOLLOWS: (NONE AT THIS TIME) 47. THERE ARE NO DEDICATED ASPHALT OR CONCRETE BATCH PLANS ON SITE. 48. THERE ARE NO DISCHARGE POINTS, SPRINGS, STREAMS, WETLANDS OR OTHER SURFACE WATERS ON SITE.

EL PASO COUNTY GENERAL NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES... 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES... 4. NONWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION... 5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS... 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS... 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 104 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS. 8. CONTRACTORS SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD... 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EOM STANDARDS... 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS... 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OR PUBLIC WORKS AND MUTCD CRITERIA... 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINES UNLESS OTHERWISE NOTED...

CONSTRUCTION PLAN NOTES:

A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS... 2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION... 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION... 4. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC... 5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA... 6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES... 7. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION CONTROL MEASURES... 8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION... 9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION... 10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER... 11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP... 12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1. 13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET... 14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED... 15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE... 16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS... 17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED... 18. ORIGINAL CONTAINERS WITH ORIGINAL MANUFACTURER'S LABELS... 19. NO CHEMICALS ARE TO BE USED... 20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS... 21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW... 22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"... 23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. 24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. 25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS... 26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG - ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS. 27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT

WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT... 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

B. STREET IMPROVEMENTS NOTES

- 1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE. 2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL... 3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT... 4. STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION... 5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION... 6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. 7. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST... 8. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL... 9. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR... 10. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

- 1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE. 2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. 3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD. 4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS. 5. ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT. 6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME... 7. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS. 8. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. 9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS. 10. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS. 11. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY ENGINEER... 12. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. 13. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN. 14. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW... 15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

D. STORM DRAINAGE NOTES

- 1. THE CITY OF THORNTON SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY... 2. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE AND EROSION CONTROL STUDY WILSON RANCH & HIGH POINT COUNTY ROAD 9.5 DRAINAGE REPORT, JULY 2020, BY ATWELL, LLC, SHALL BE FOLLOWED AND IMPLEMENTED. 3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN OF BERTHOUD/MEAD, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT... 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS... 5. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

E. WATERLINE NOTE

- 1. THE MINIMUM COVER OVER WATER LINES IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY WOODEN ROAD METROPOLITAN DISTRICT.



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FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS

GENERAL NOTES

CLIENT

DATE 7/12/2024

1st SUBMITTAL TO JURISDICTION 07/12/2024 - 58

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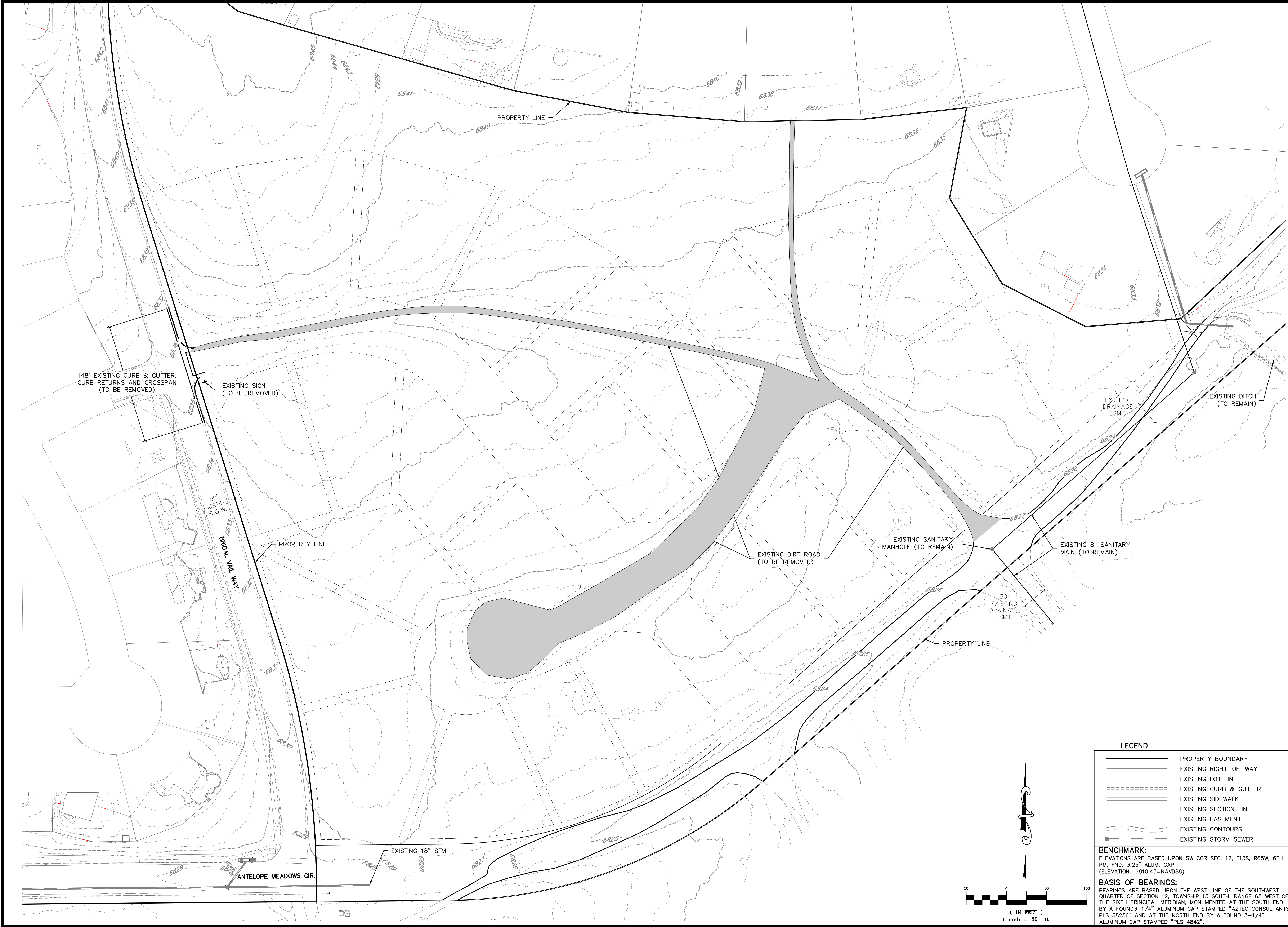
CHALLENGER HOMES
 FALCON HIGHLANDS SOUTH - FILING 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION PLANS
 GENERAL PLANS
 EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT: CHALLENGER HOMES
 DATE: 7/12/2024

1st SUBMITTAL TO JURISDICTION
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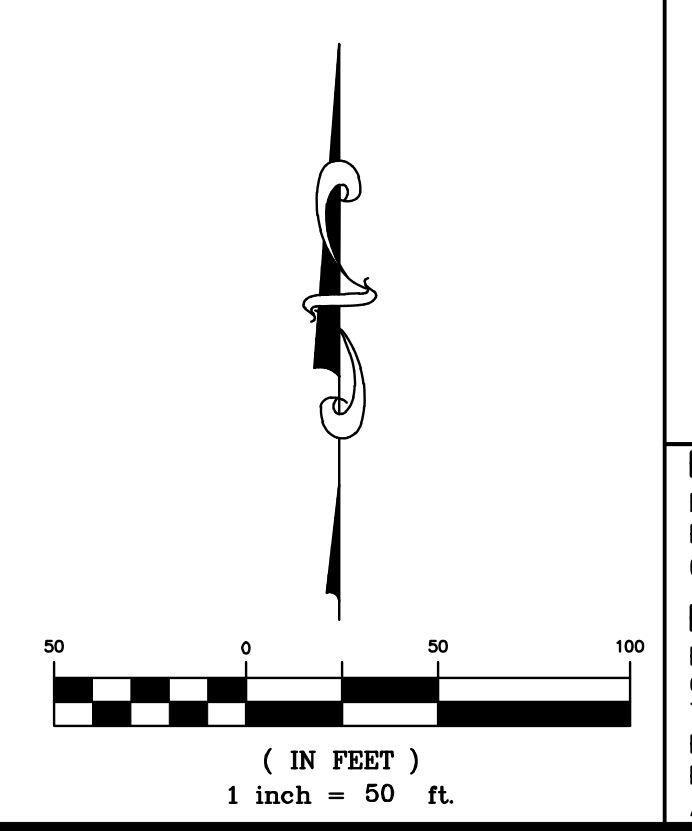


LEGEND

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	EXISTING LOT LINE
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING CONTOURS
	EXISTING STORM SEWER

BENCHMARK:
 ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

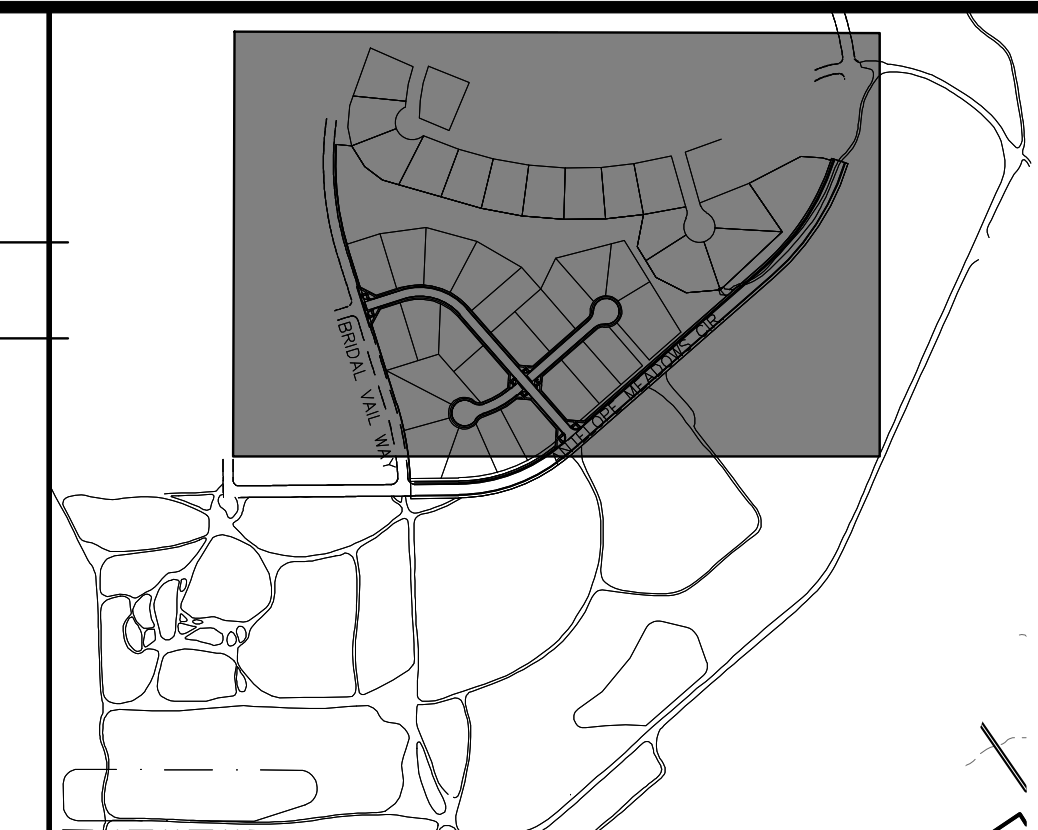
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Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SUR-VOL-2025-01-06	1.000	1.000	1169952.67 Sq. Ft.	18795.44 Cu. Yd.	44740.66 Cu. Yd.	25945.22 Cu. Yd.<Fill>
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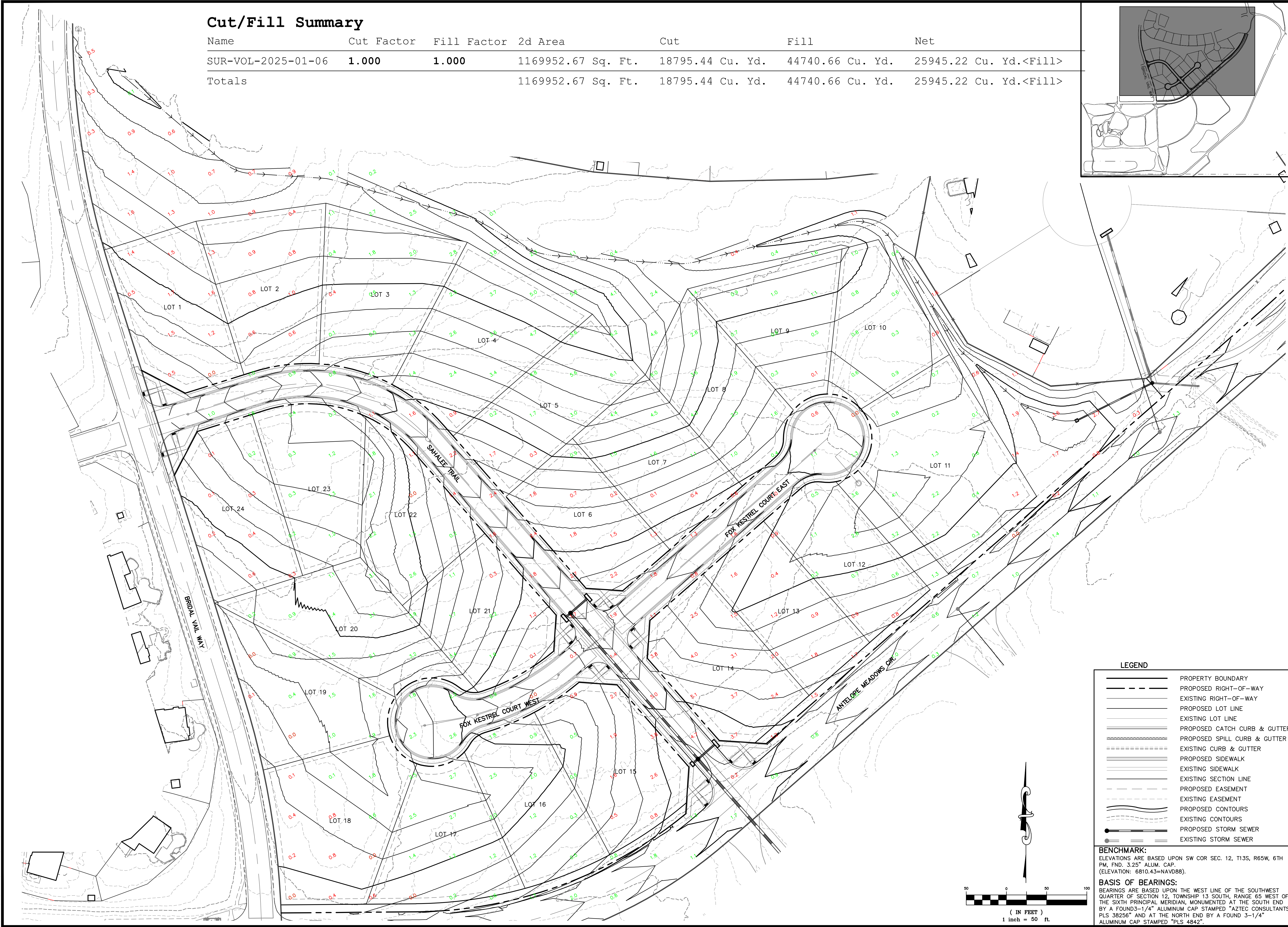


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CUT-FILL

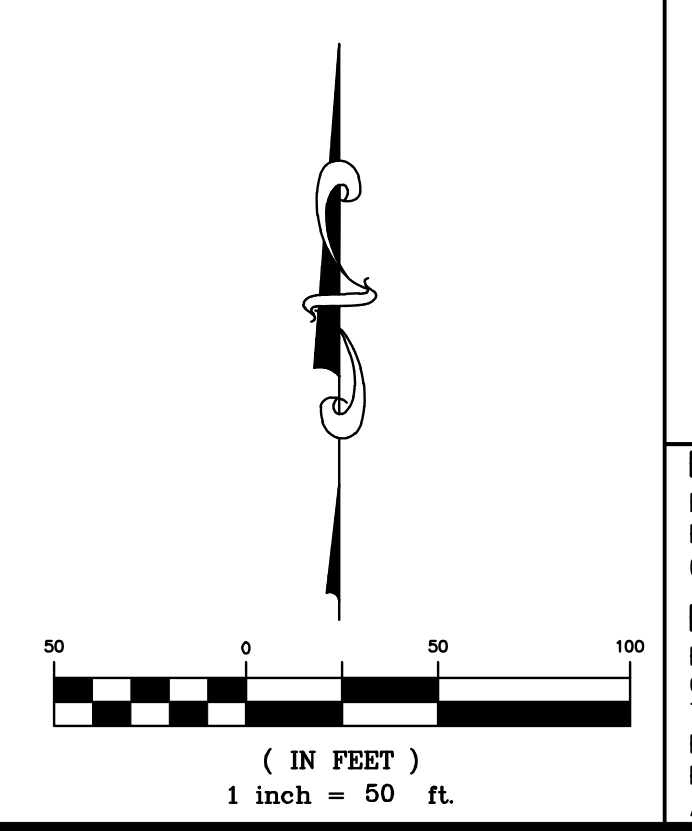
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DR: TN CH: KB
P.M. DM
JOB: 24004308
SHEET NO.: 09
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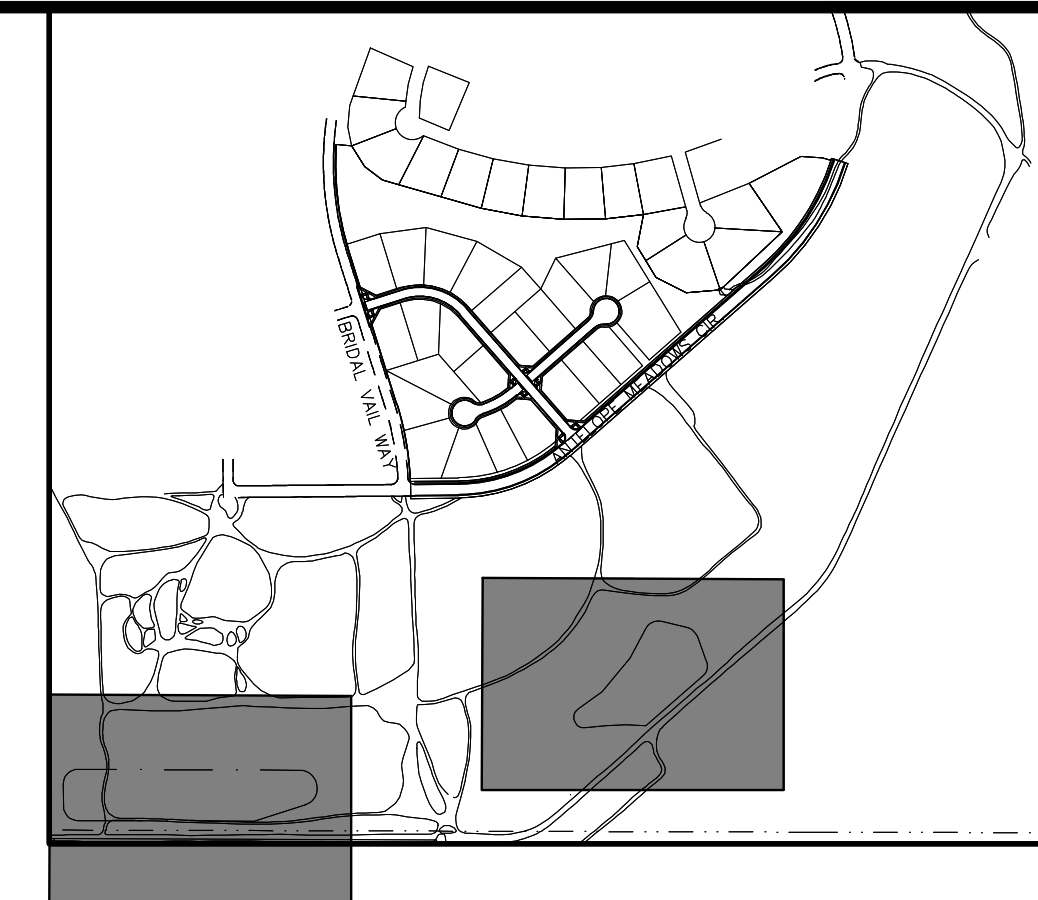
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	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

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 EROSION & SEDIMENT CONTROL PLANS
 CUT-FILL 2

CLIENT

DATE 7/12/2024

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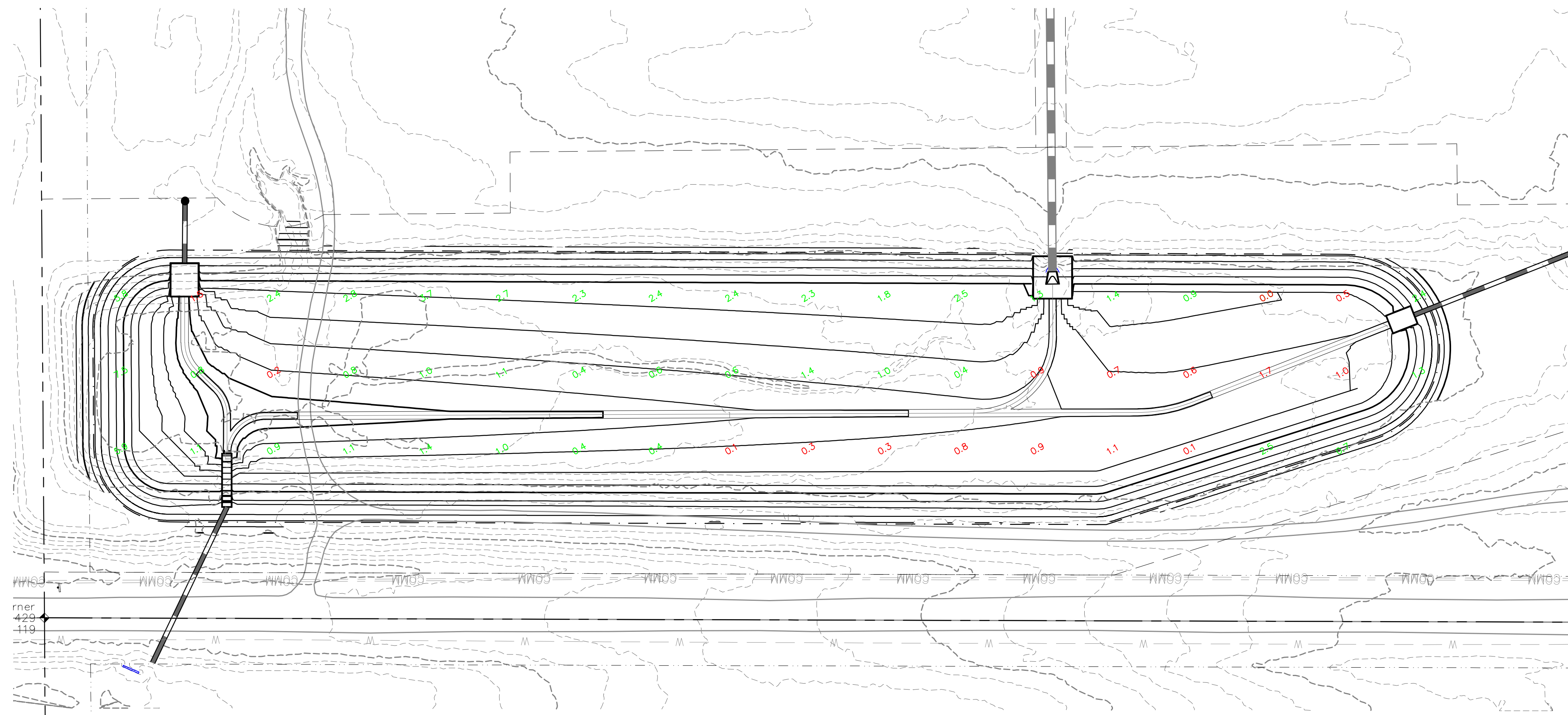
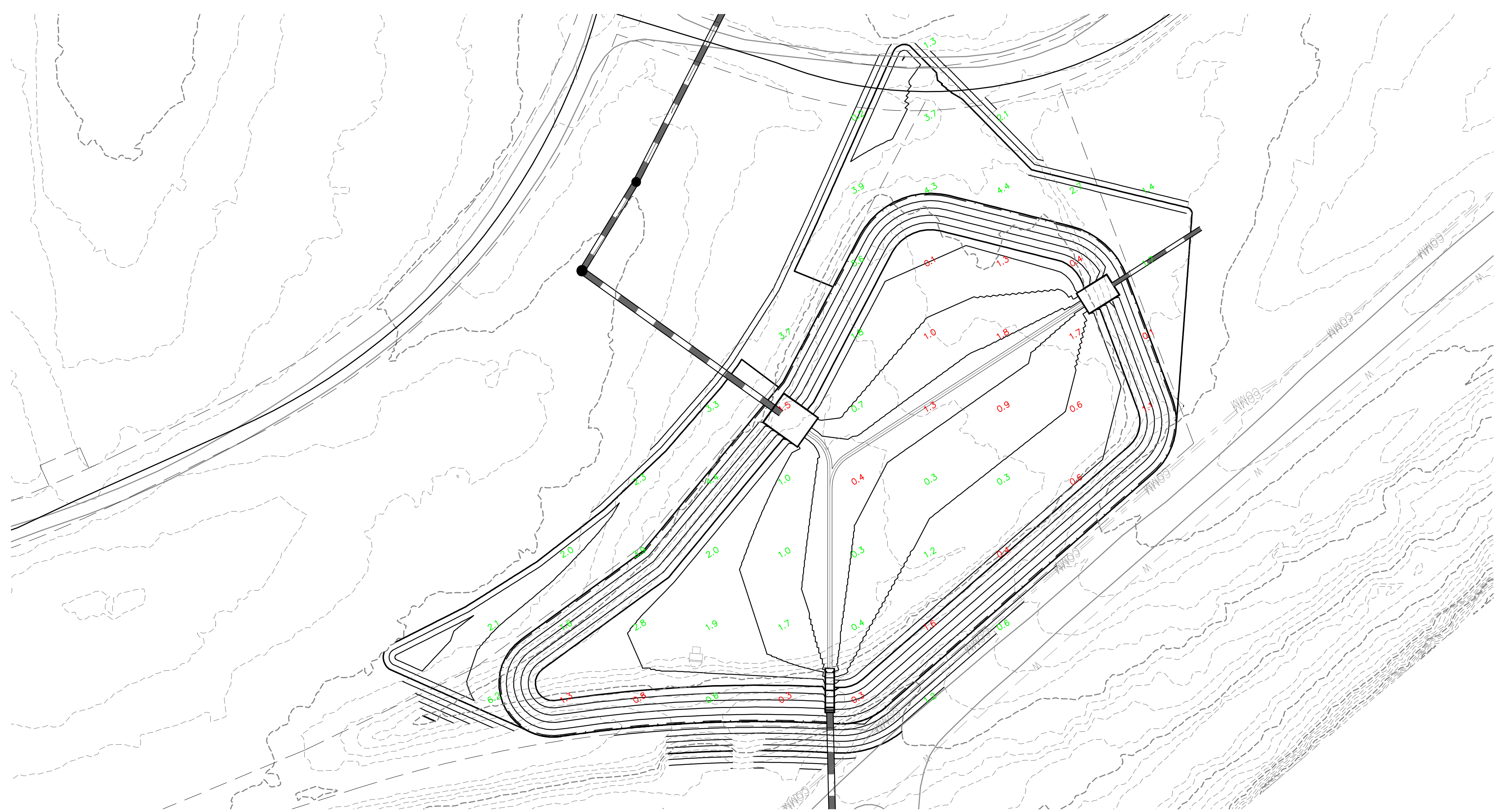
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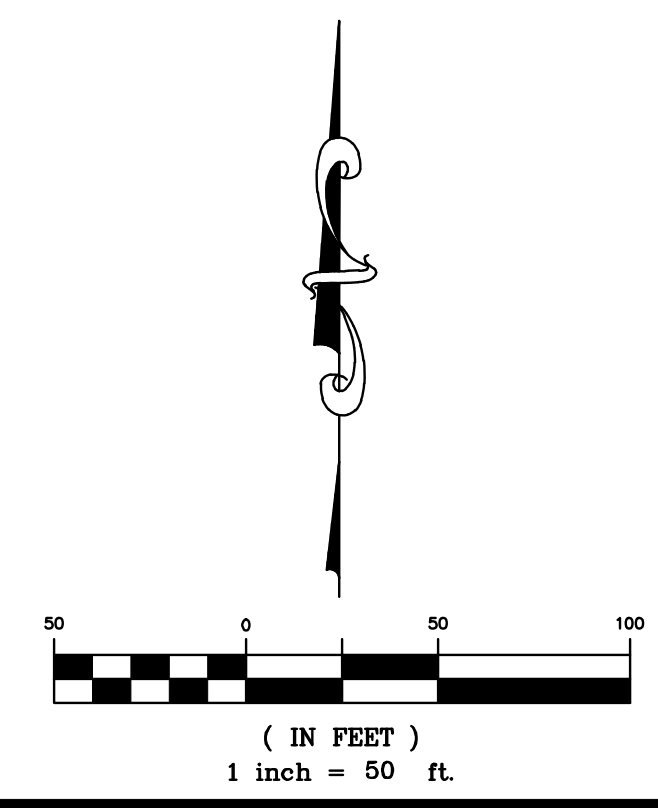


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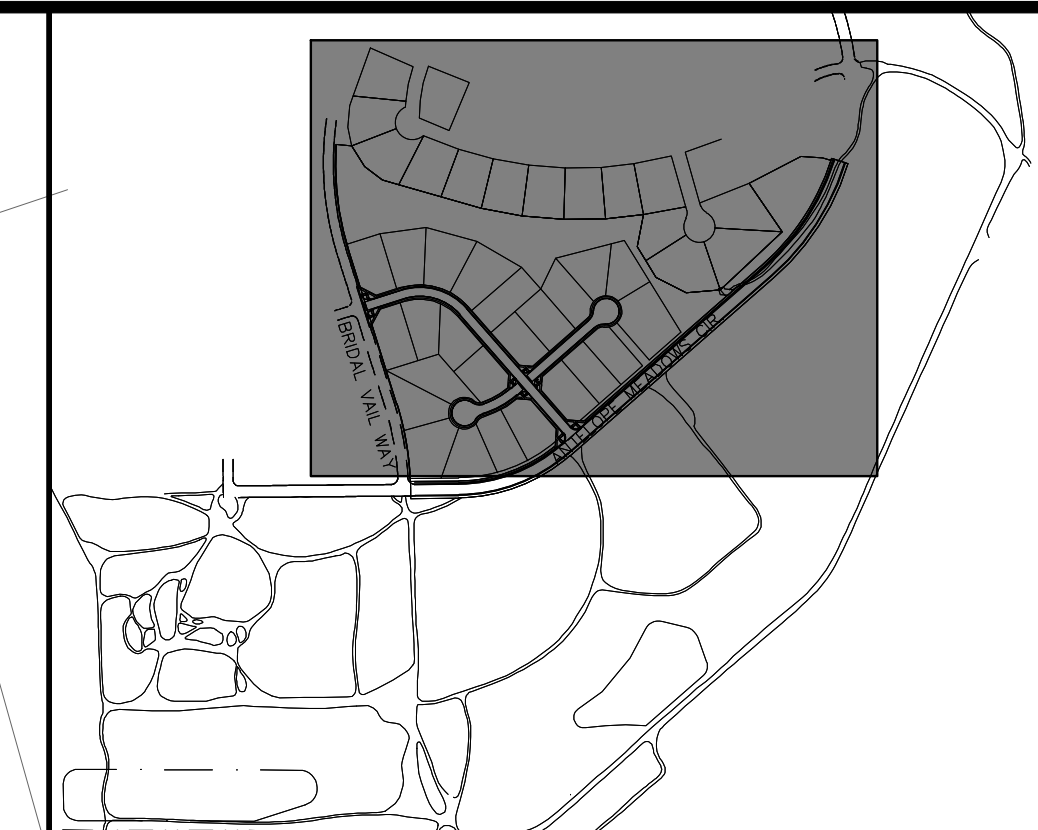
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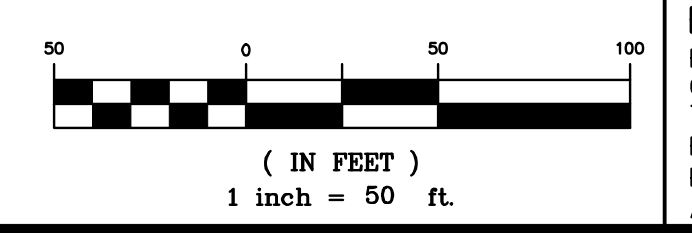
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REVISIONS:
COUNTY FILE NO.:
DR. TN CH. KB
P.M. DM
JOB: 24004308
SHEET NO.: 11
CAD FILE: 24004308-EROSION-INTERIM.DWG

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	SF SILT FENCE
	CF CONSTRUCTION FENCE
	LC LIMITS OF CONSTRUCTION /DISTURBANCE
	DD DIVERSION DITCH
	CWA CONCRETE WASHOUT AREA
	SSA STABILIZED STORAGE AREA
	VTc VEHICLE TRACKING CONTROL
	IP INLET PROTECTION
	OP OUTLET PROTECTION
	SM SEEDING AND MULCHING
	SB SEDIMENT BASIN
	RS ROCK SOCKS
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW

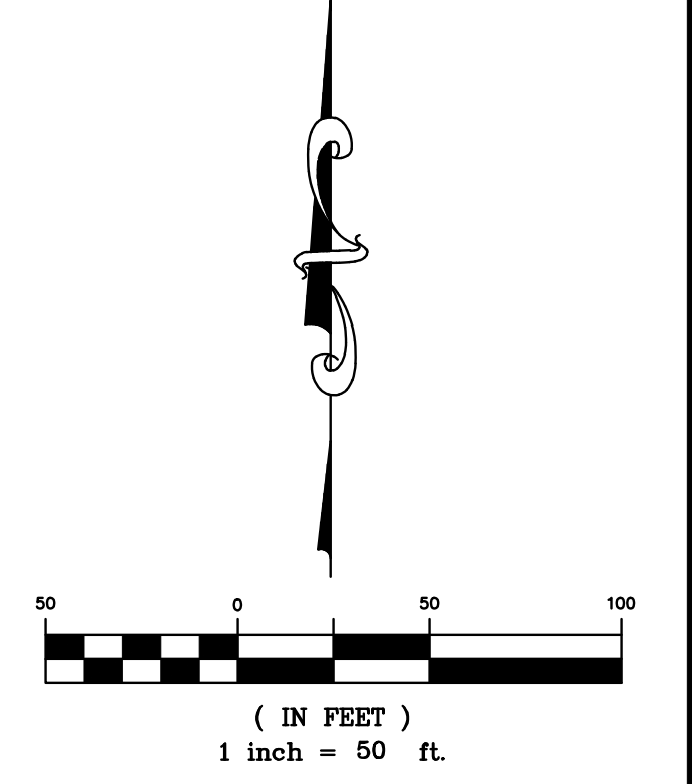
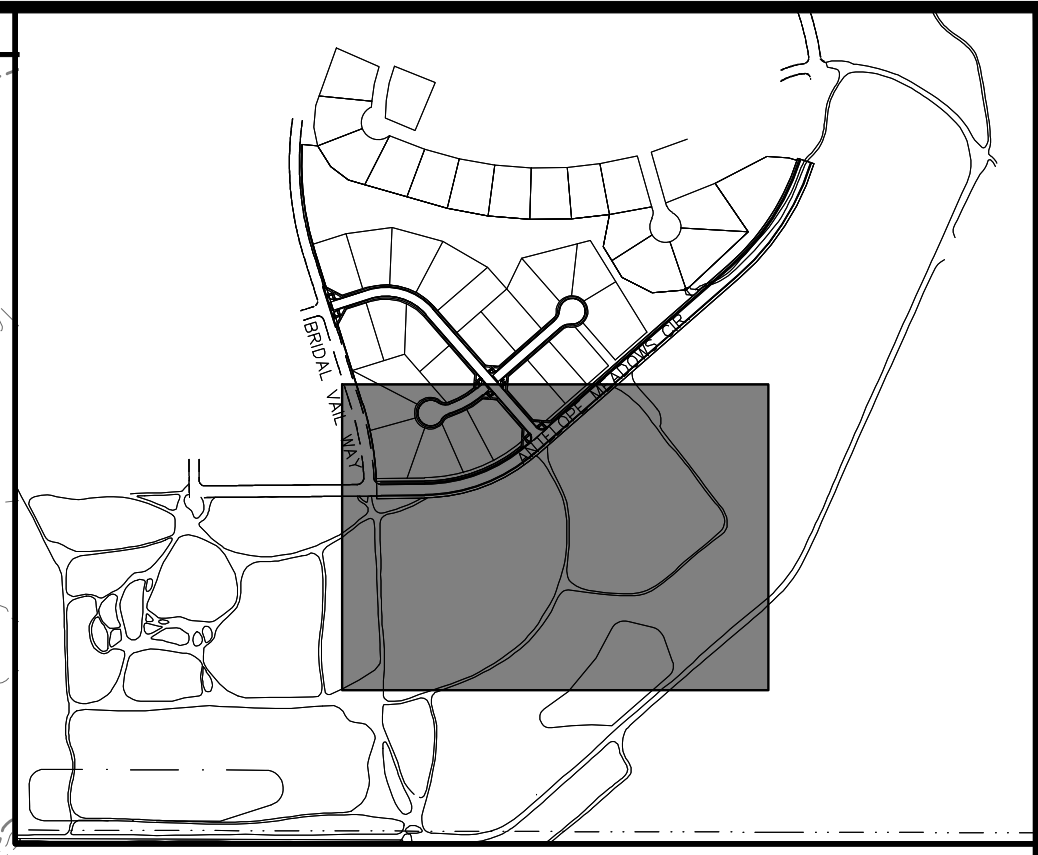
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SUBDIVISION PARCEL NUMBERS 530000459 530000459 530000459

"INTERIM 2"
SEE SHEET "12"



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
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	EXISTING SIDEWALK
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	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	(SF) SILT FENCE
	(CF) CONSTRUCTION FENCE
	(LC) LIMITS OF CONSTRUCTION / DISTURBANCE
	(DD) DIVERSION DITCH
	(CWA) CONCRETE WASHOUT AREA
	(SSA) STABILIZED STORAGE AREA
	(VTC) VEHICLE TRACKING CONTROL
	(IP) INLET PROTECTION
	(OP) OUTLET PROTECTION
	(SM) SEEDING AND MULCHING
	(SB) SEDIMENT BASIN
	(RS) ROCK SOCKS
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW

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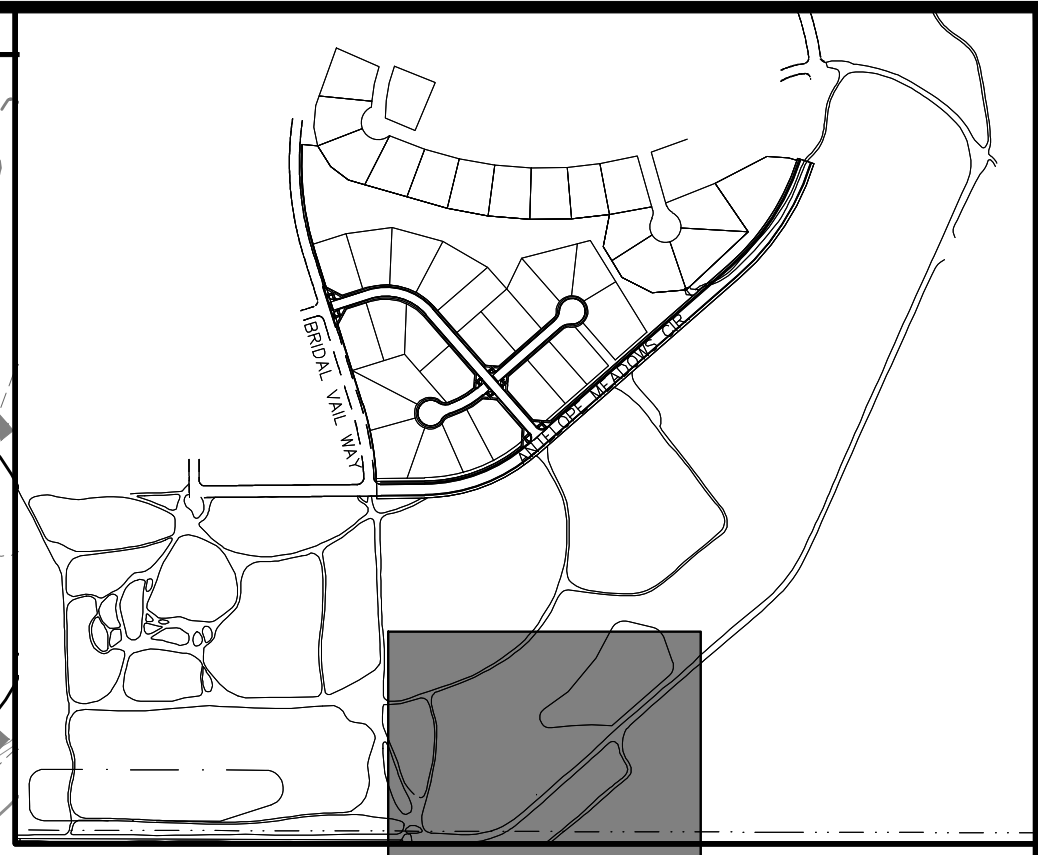
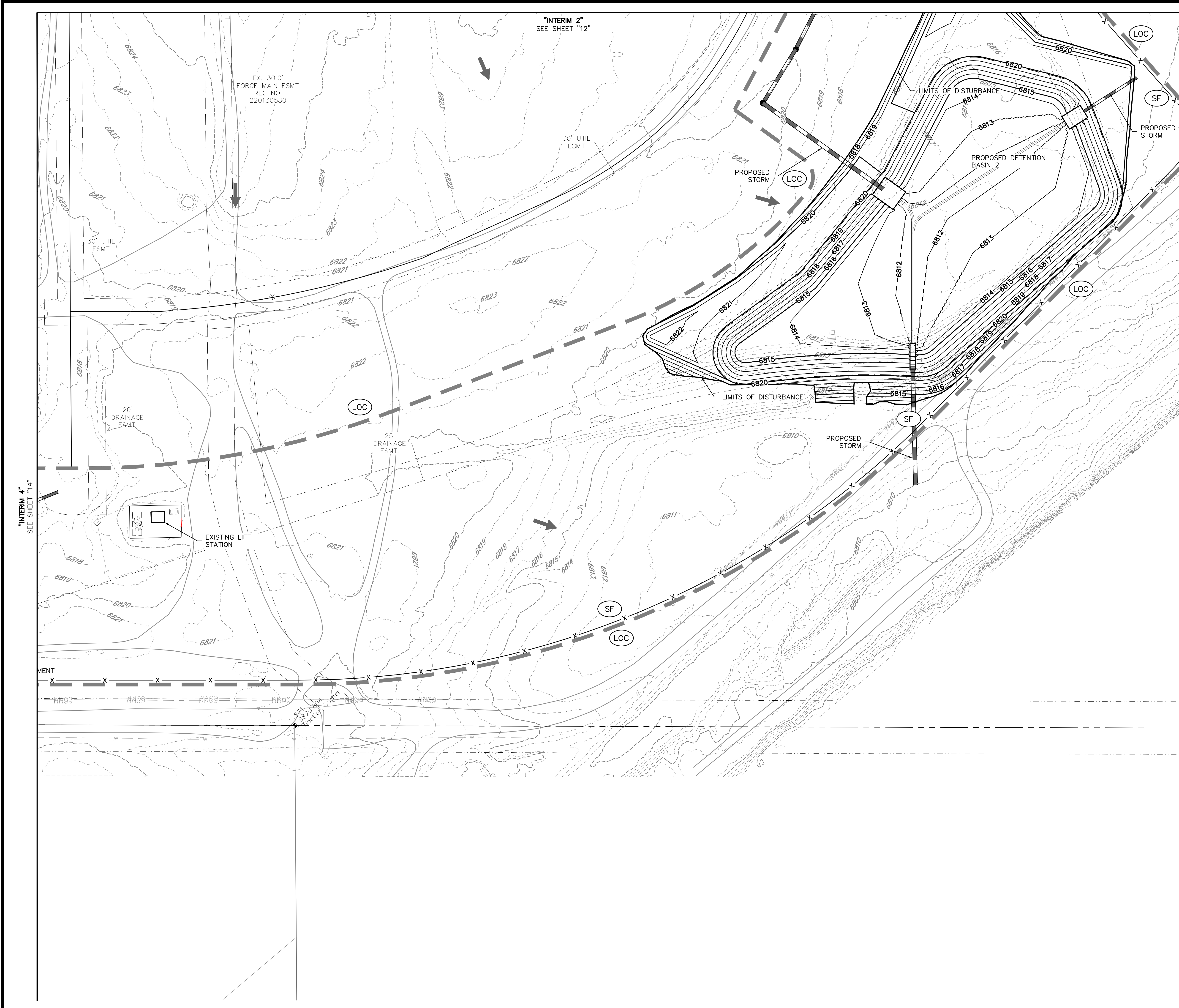
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CHALLENGER HOMES	CHALLENGER HOMES
8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO
719-598-5192 JIM BYERS	GRADING AND EROSION CONTROL PLANS EROSION & SEDIMENT CONTROL PLANS INTERIM 2
DATE: 7/12/2024	CLIENT: CHALLENGER HOMES
REVISIONS:	DATE: 07/12/2024 - SB
DR. TN CH. KB	P.M. DM
JOB: 24004308	SHEET NO. 12
COUNTY FILE NO.:	

CAD FILE: 24004308-SESS-INTERIM.DWG



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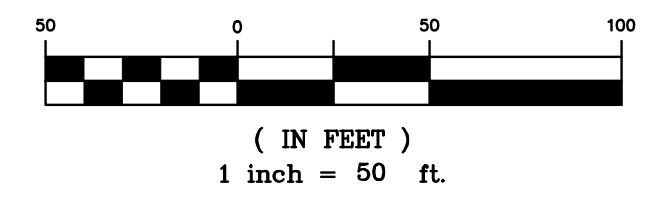
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719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INTERIM 3

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
REVISIONS:
COUNTY FILE NO.:
DR. TN | CH. KB
P.M. DM
JOB: 24004308
SHEET NO.: 13
CAD FILE: 24004308-GEESC-INTERIM.DWG



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	(SF) SILT FENCE
	(CF) CONSTRUCTION FENCE
	(LD) LIMITS OF CONSTRUCTION / DISTURBANCE
	(DD) DIVERSION DITCH
	(CWA) CONCRETE WASHOUT AREA
	(SSA) STABILIZED STORAGE AREA
	(VTC) VEHICLE TRACKING CONTROL
	(IP) INLET PROTECTION
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"INTERIM 4"
SEE SHEET "14"

"INTERIM 2"
SEE SHEET "12"

EX. 30.0'
FORCE MAIN ESMT
REC NO.
220130580

30' UTIL
ESMT

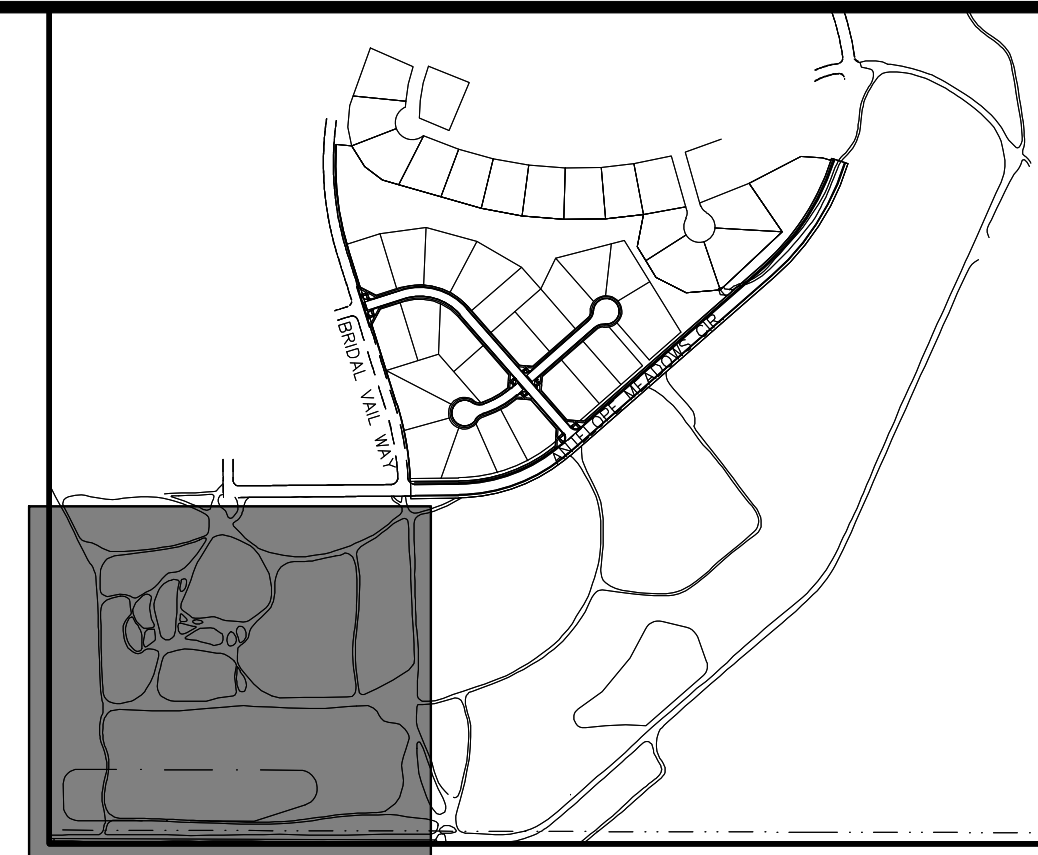
30' UTIL
ESMT

20'
DRAINAGE
ESMT

25'
DRAINAGE
ESMT

EXISTING LIFT
STATION

MENT



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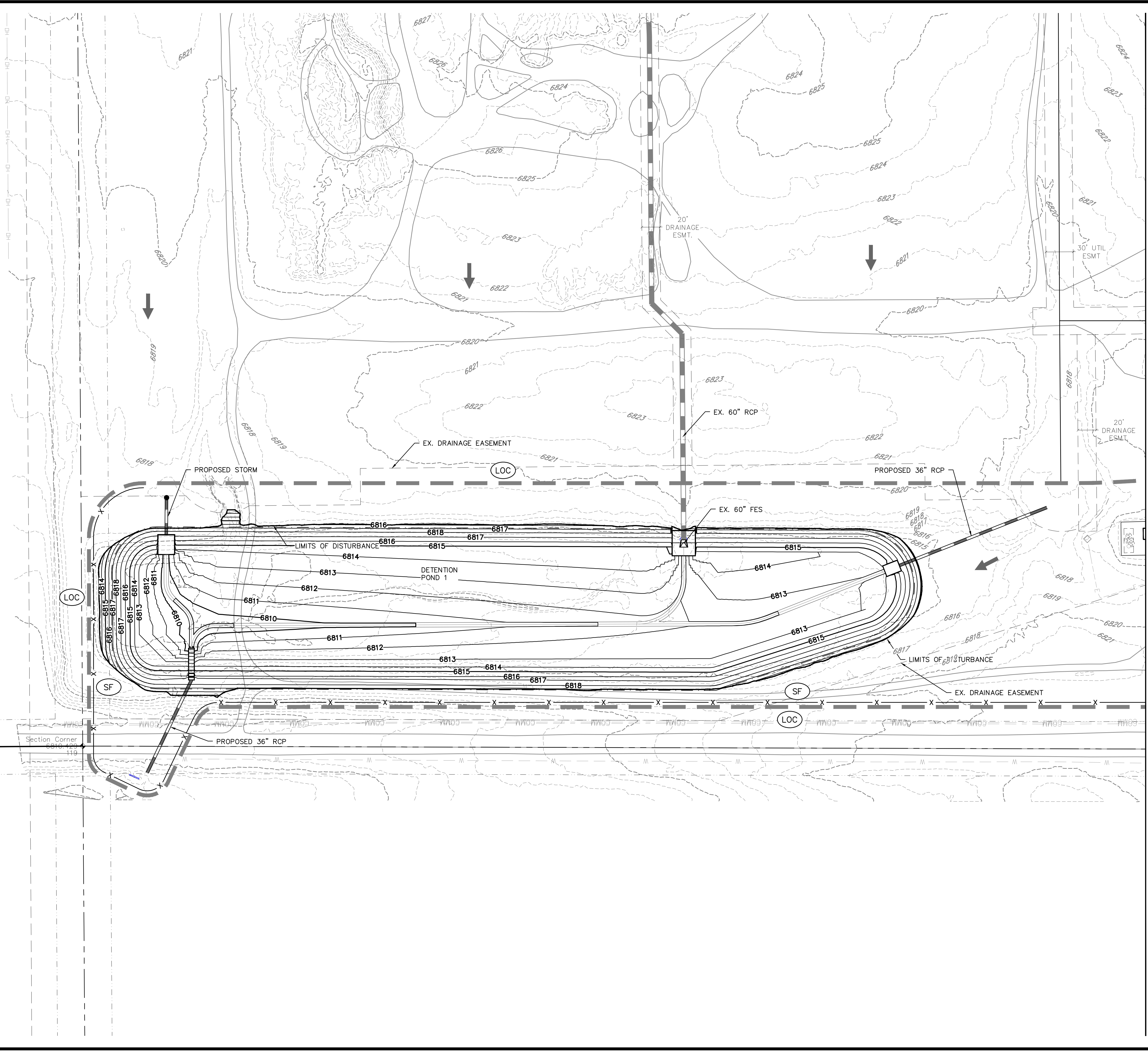
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719-598-5192
JIM BYERS

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FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
INTERIM 4

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

NO.	REVISIONS

COUNTY FILE NO.:
DR. TN | CH. KB
P.M. DM
JOB 24004308
SHEET NO. 14



"INTERIM 3"
SEE SHEET "13"

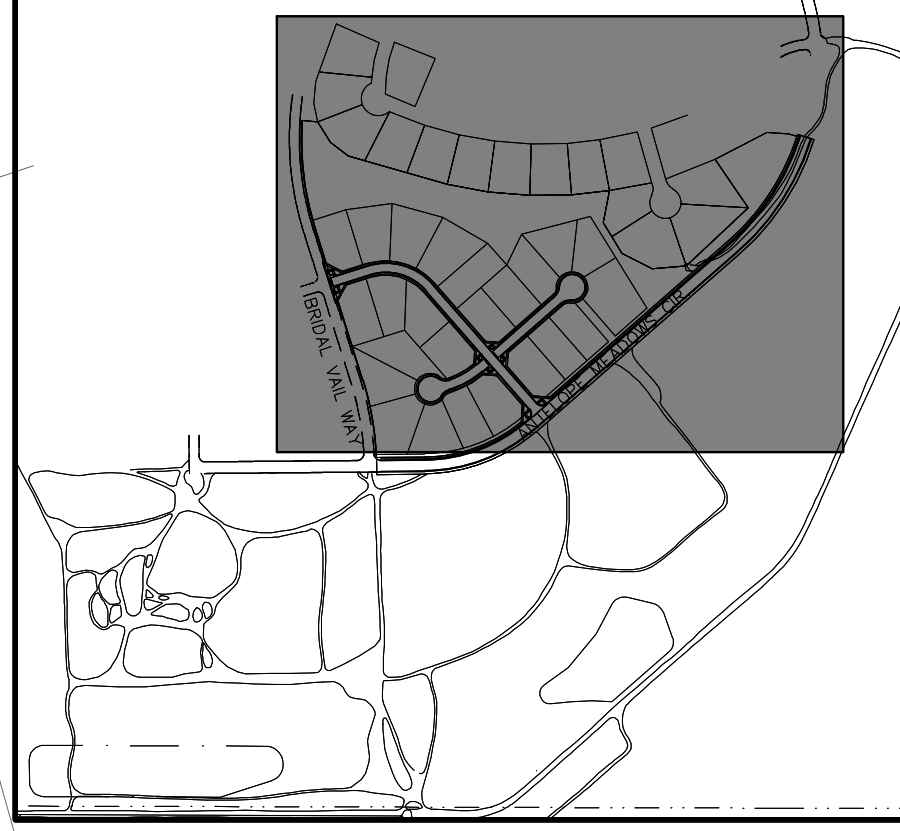
LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
FINAL 1

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - SB
REVISIONS:
COUNTY FILE NO.:
DR. TN CH. KB
P.M. DM
JOB: 24004308
SHEET NO.: 15
CAD FILE: 24004308-8636-FINAL.DWG

LEGEND

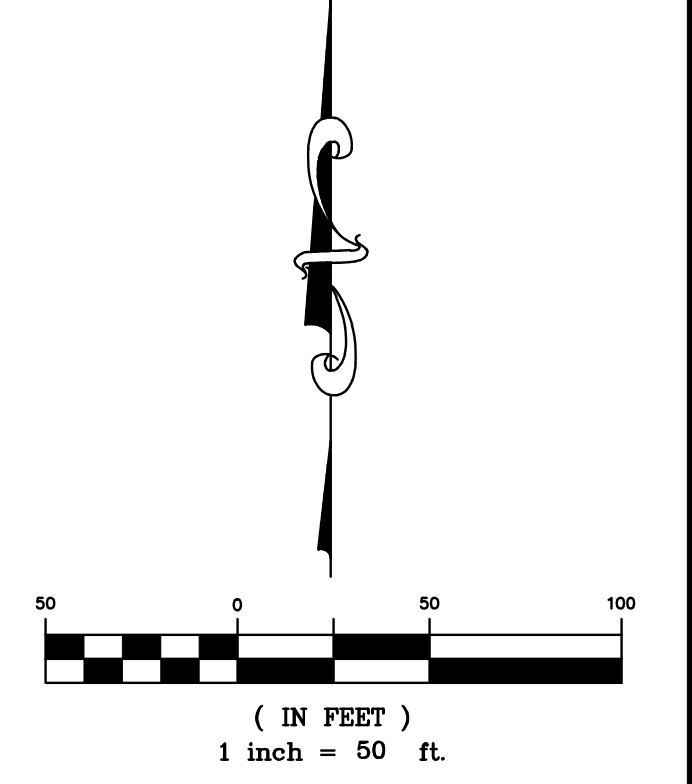
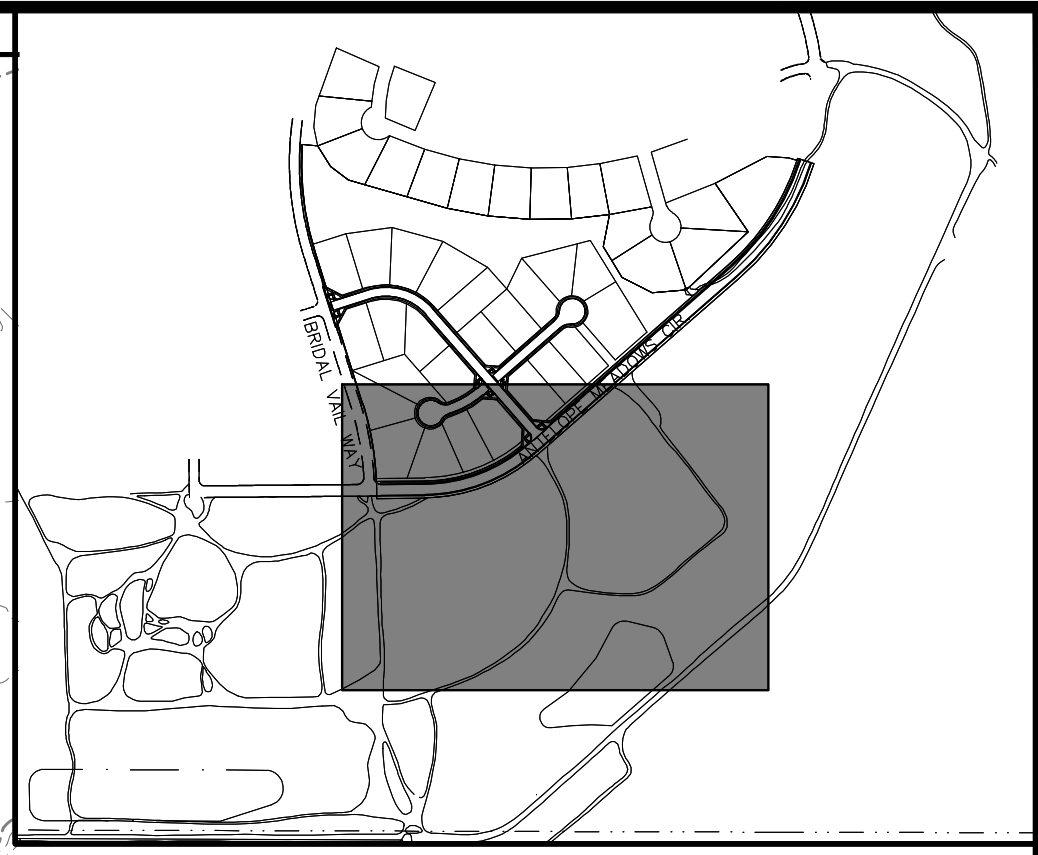
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	○ SF SILT FENCE
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	○ DD DIVERSION DITCH
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"FINAL 2"
SEE SHEET "16"



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
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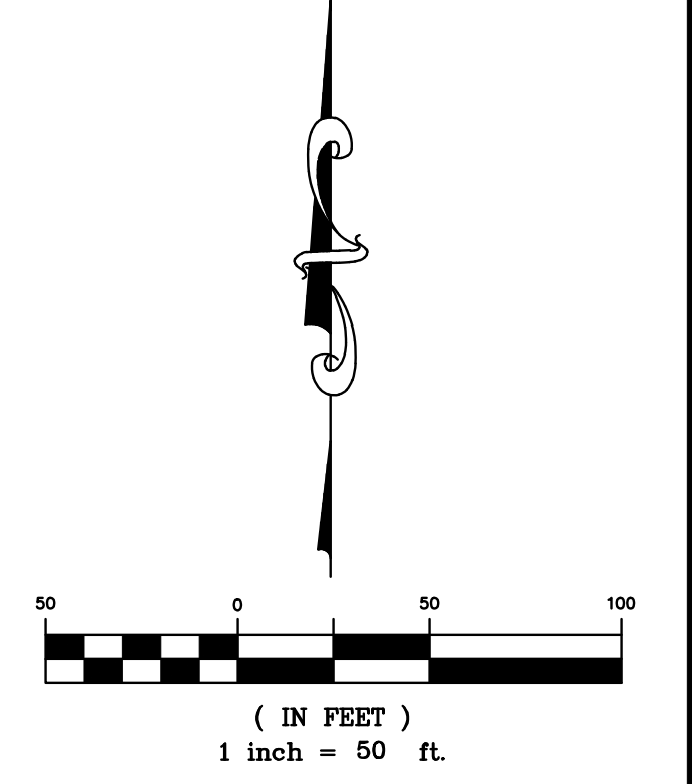
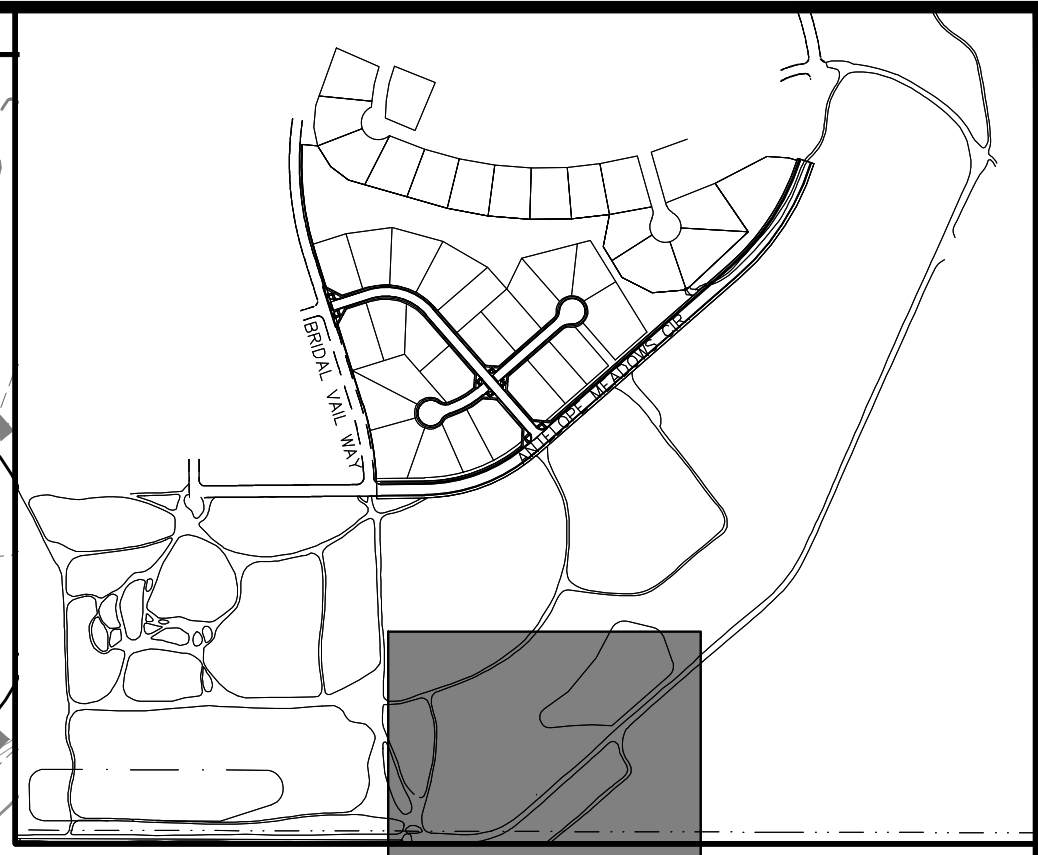
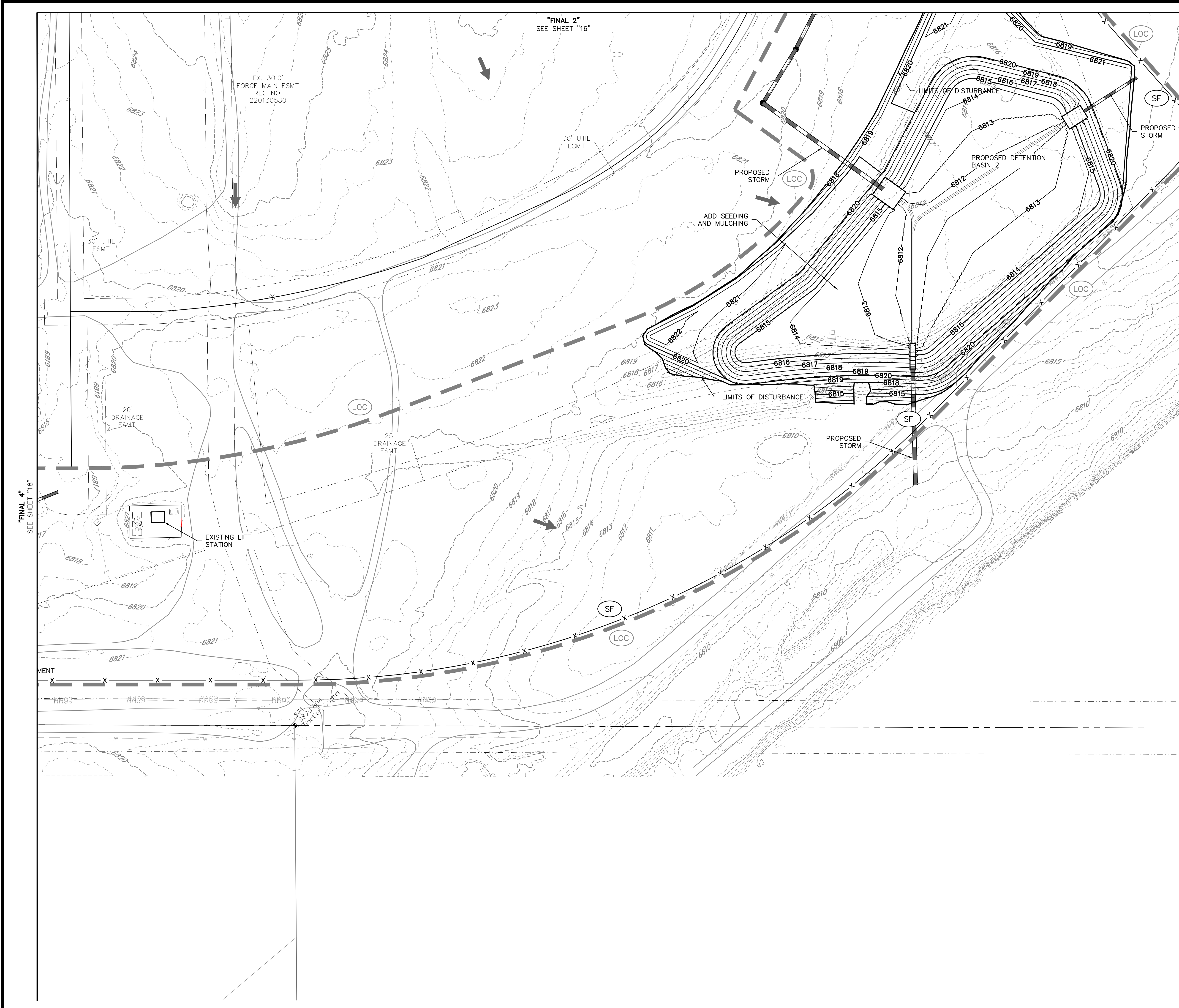
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	719-598-5192 JIM BYERS
CHALLENGER HOMES	CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1	FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO	EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS	GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS	EROSION & SEDIMENT CONTROL PLANS
FINAL 2	FINAL 2
CLIENT	DATE 7/12/2024
	A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
REVISIONS	
	COUNTY FILE NO.:
	DR. TN CH. KB
	P.M. DM
	JOB 24004308
	SHEET NO. 16

CAD FILE: 24004308-RES-C-FINAL.DWG



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
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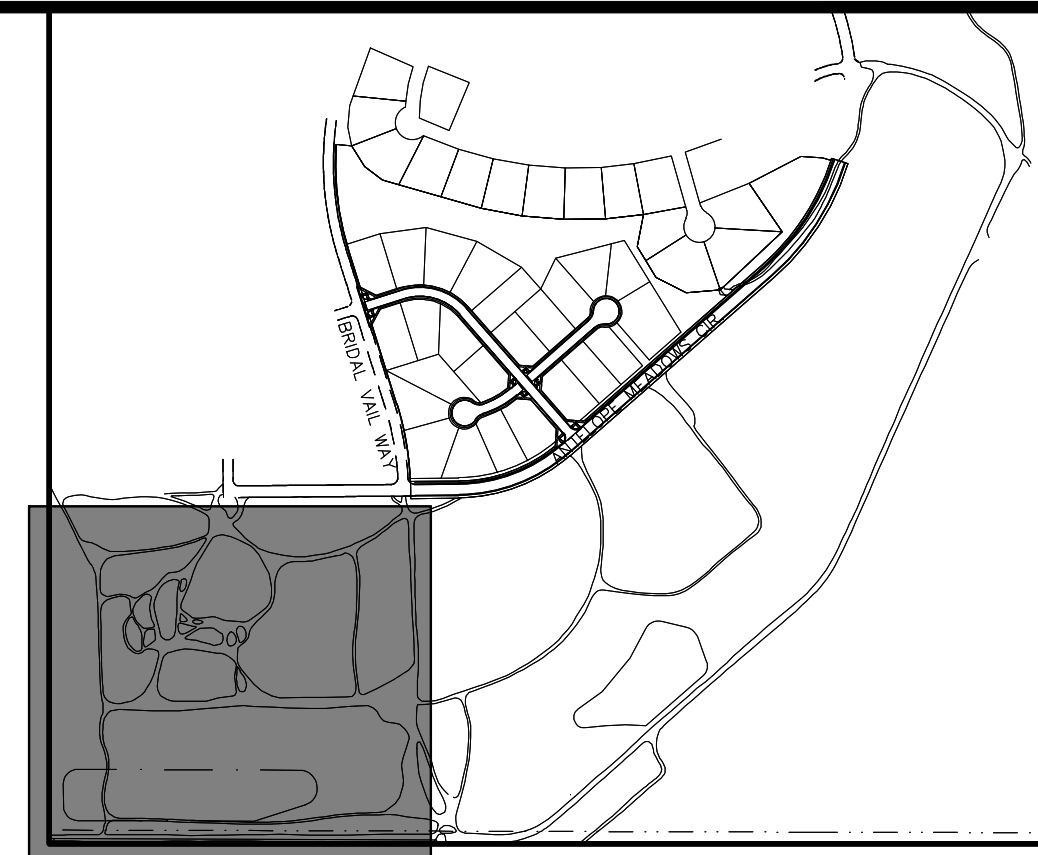
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<p>DATE: 7/12/2024</p> <p>1st SUBMITTAL TO JURISDICTION: 07/12/2024 - SB</p>									
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<p>COUNTY FILE NO.:</p>									
<p>DR. TN CH. KB</p> <p>P.M. DM</p>									
<p>JOB: 24004308</p> <p>SHEET NO. 17</p>									

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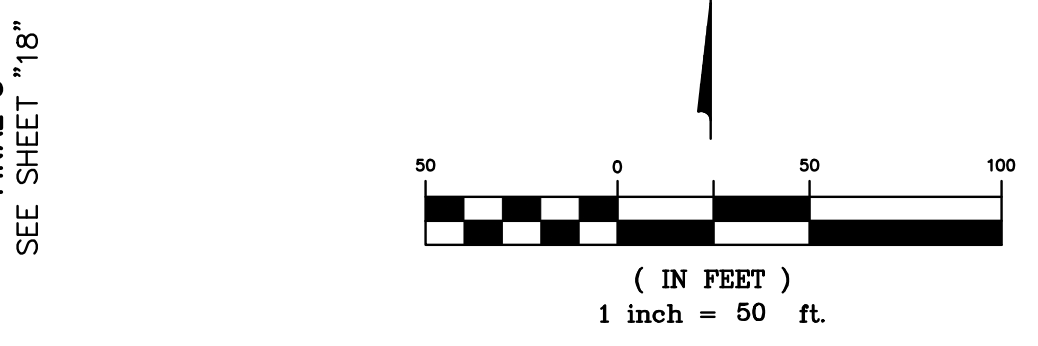
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CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
EROSION & SEDIMENT CONTROL PLANS
FINAL 4

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

REVISIONS

COUNTY FILE NO.:
DR. TN | CH. KB
P.M. DM
JOB 24004308
SHEET NO. 18
CAD FILE: 24004308-SES-FINAL.DWG

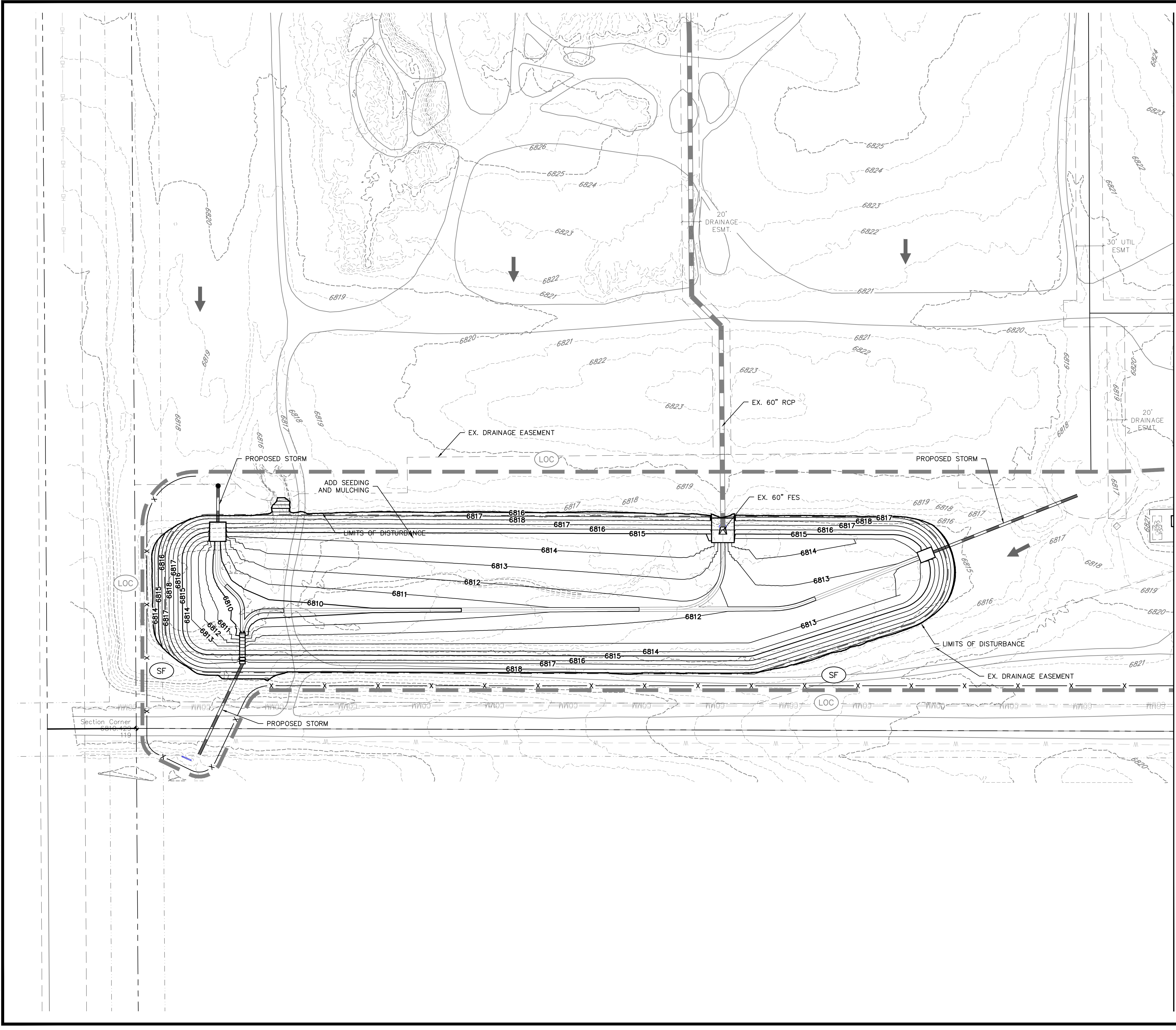


LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	SF SILT FENCE
	CF CONSTRUCTION FENCE
	LOC LIMITS OF CONSTRUCTION /DISTURBANCE
	DD DIVERSION DITCH
	CWA CONCRETE WASHOUT AREA
	SSA STABILIZED STORAGE AREA
	VTC VEHICLE TRACKING CONTROL
	IP INLET PROTECTION
	OP OUTLET PROTECTION
	SM SEEDING AND MULCHING
	SB SEDIMENT BASIN
	RS ROCK SOCKS
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW

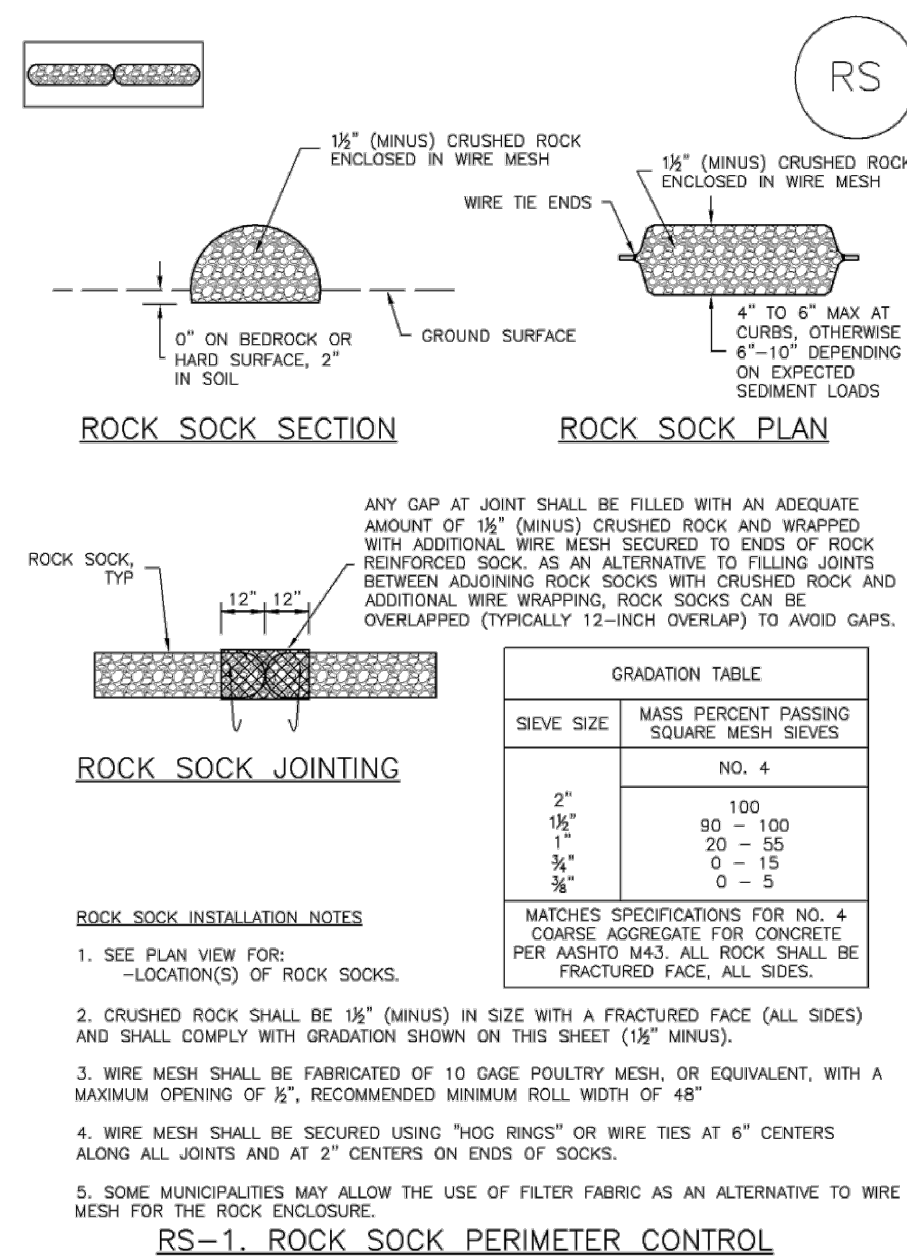
BENCHMARK:
ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND-3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".



SC-5

Rock Sock (RS)



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

Rock Sock (RS)

SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFGCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

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Sediment Basin (SB)

SC-7

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (0.6, TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

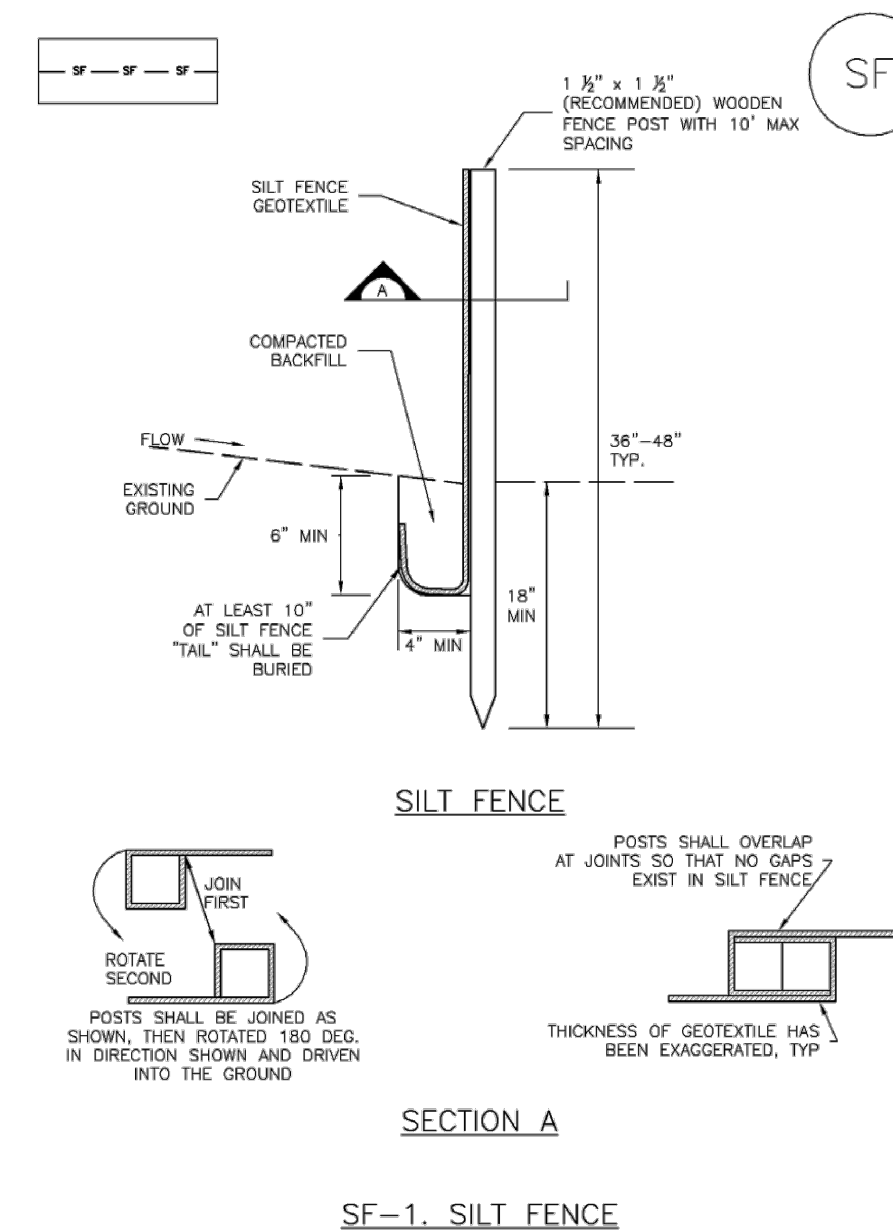
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFGCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Silt Fence (SF)

SC-1



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

Silt Fence (SF)

SC-1

SILT FENCE INSTALLATION NOTES

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

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFGCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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www.atwell-group.com
866.850.4200
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
GEC DETAILS

CLIENT: CHALLENGER HOMES

DATE: 7/12/2024

REVISIONS

NO.	DATE	DESCRIPTION
A	07/12/2024	SUBMITTAL TO JURISDICTION

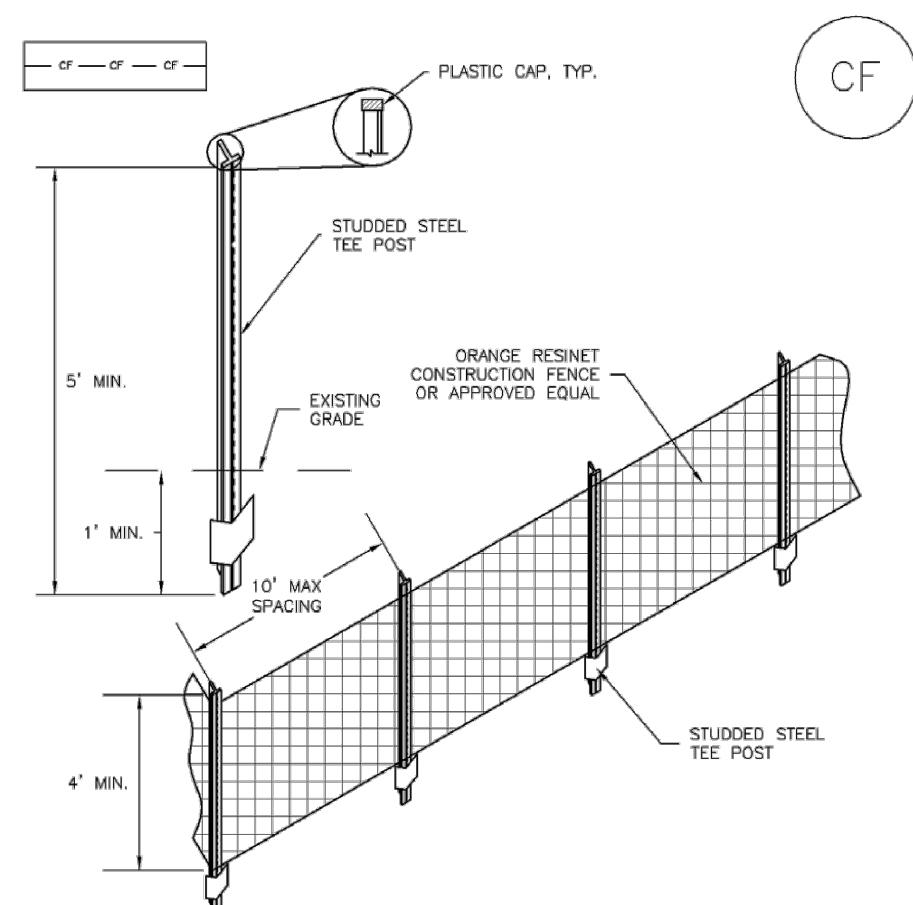
COUNTY FILE NO.:

DR. TN CH. LS
P.M. KB

JOB: 24004308
SHEET NO. 19

CAD FILE: 24004308-GECS-DETAILS.DWG

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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Construction Fence (CF) SM-3

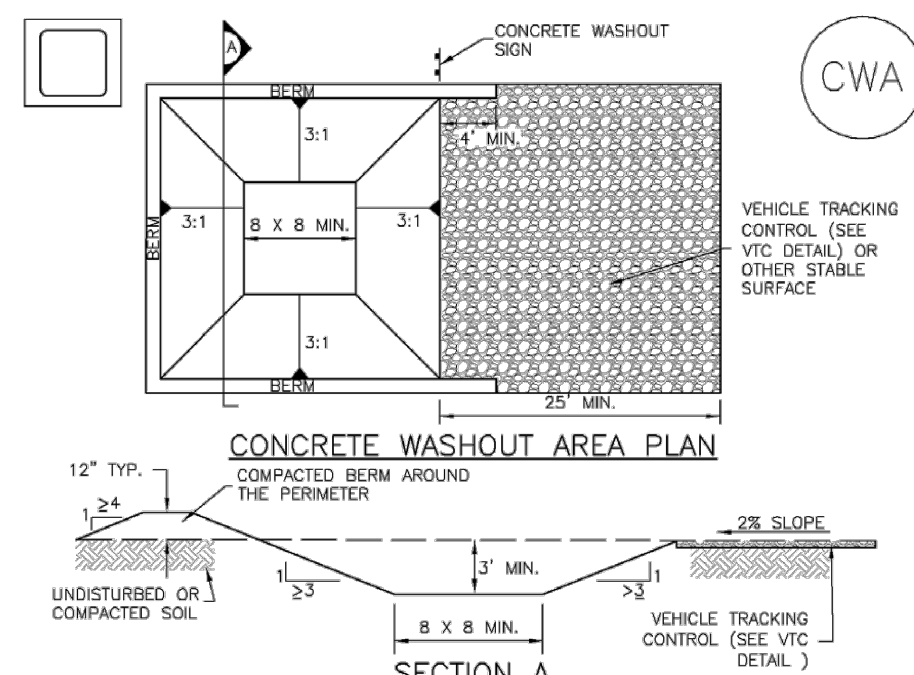
CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (15 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE-GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRIGS.
8. USE EXCAVATED MATERIAL FOR PERMETER BERM CONSTRUCTION.

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Concrete Washout Area (CWA) MM-1

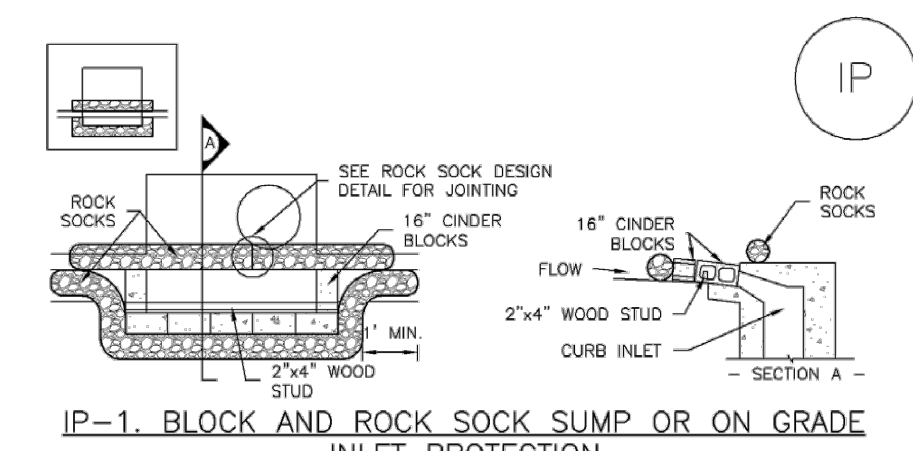
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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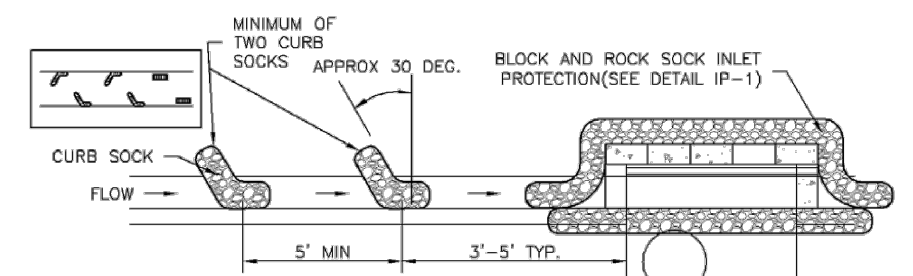
SC-6 Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

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



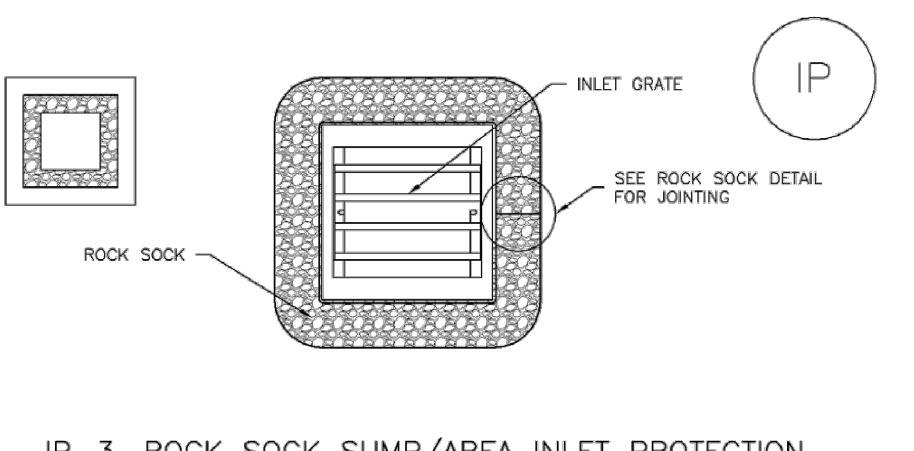
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

IP-4 Urban Drainage and Flood Control District August 2013
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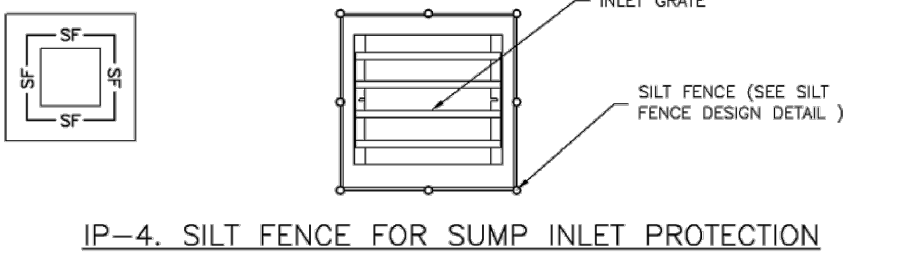
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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



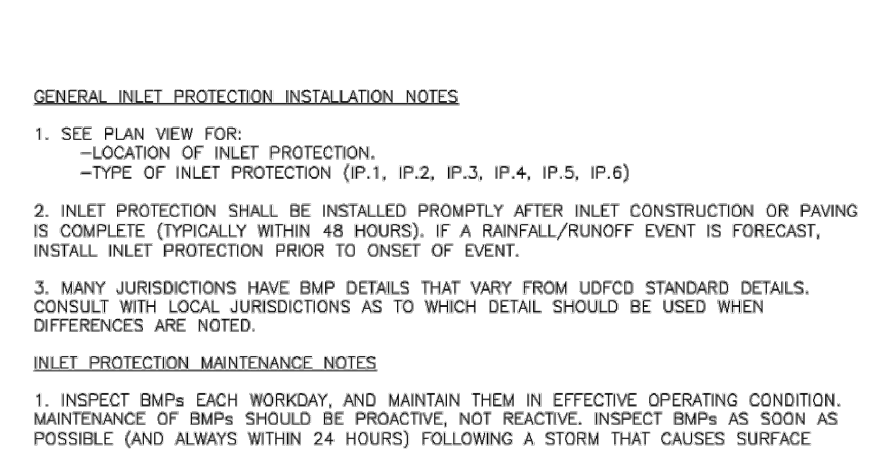
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

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

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SC-6 Inlet Protection (IP)



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
 2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (USUALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
 5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCO NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

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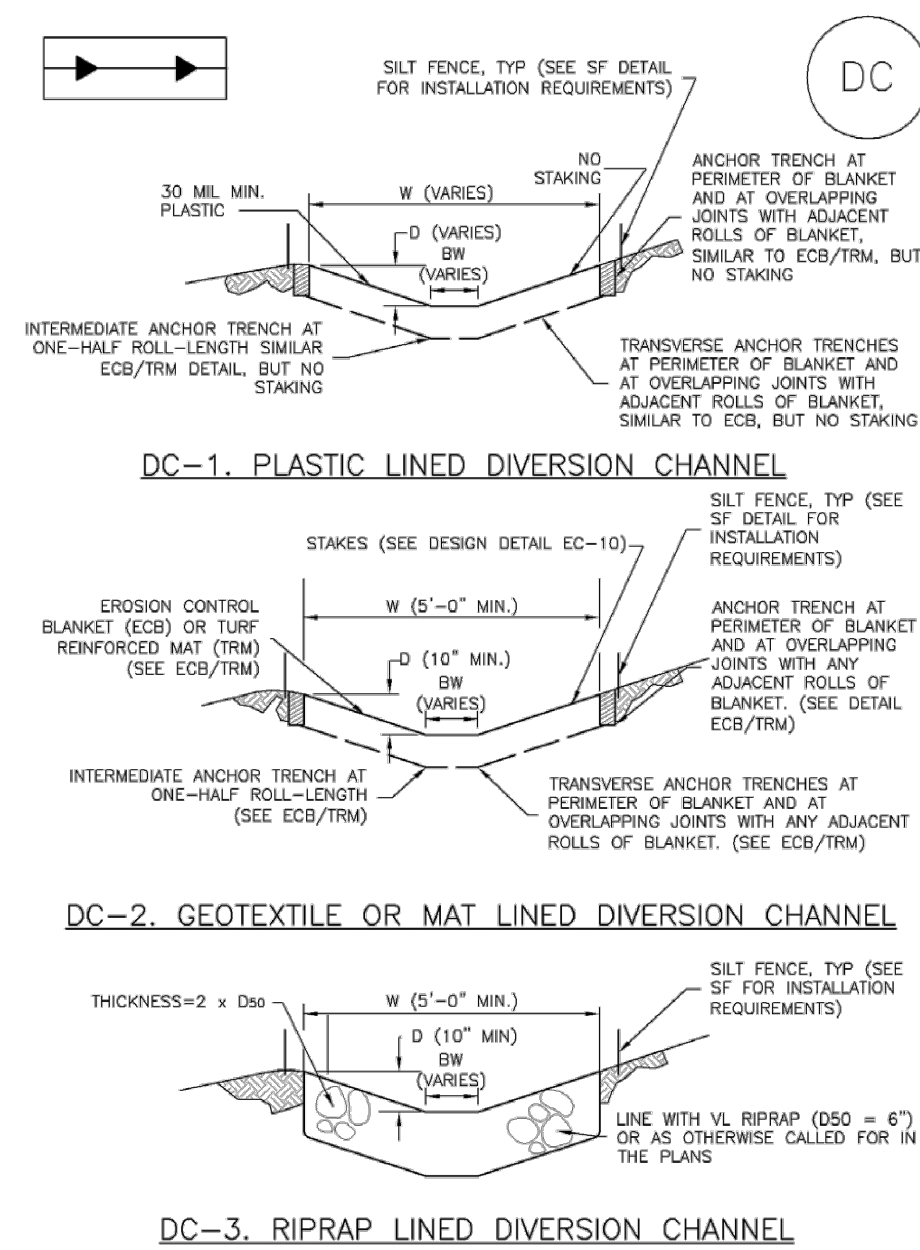
CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FLING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
GEC DETAILS

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

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SHEET NO.: 20
CAD FILE: 24004308-GECS-DETAILS.DWG

SM-8 Temporary Diversion Methods (TDM)



TDM-12 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 June 2012

Temporary Diversion Methods (TDM) SM-8

CHANNEL DIVERSION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF DIVERSION CHANNEL.
 - TYPE OF CHANNEL (UNLINED, GEOTEXTILE OR MAT LINED, PLASTIC LINE, OR RIPRAP LINED).
 - LENGTH OF EACH TYPE OF CHANNEL.
 - DEPTH, D, WIDTH, W, AND BOTTOM WIDTH, BW.
 - FOR RIPRAP LINED CHANNEL, SIZE OF RIPRAP, D50, SHALL BE SHOWN ON PLANS.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES.
- DIVERSION CHANNELS INDICATED ON THE SWMP PLAN SHALL BE INSTALLED PRIOR TO WORK IN DOWNGRADIENT AREAS OR NATURAL CHANNELS.
- FOR GEOTEXTILE OR MAT LINED CHANNELS, INSTALLATION OF GEOTEXTILE OR MAT SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB FOR PLASTIC LINED CHANNELS. INSTALLATION OF ANCHOR TRENCHES SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB.
- WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION CHANNEL, THE PERMITTEE SHALL INSTALL A TEMPORARY STREAM CROSSING CONFORMING TO THE REQUIREMENTS OF DETAIL TSC.

DIVERSION CHANNEL MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- DIVERSION CHANNELS ARE TO REMAIN IN PLACE UNTIL WORK IN THE DOWNGRADIENT AREA OR NATURAL CHANNEL IS NO LONGER REQUIRED. IF APPROVED BY LOCAL JURISDICTION DIVERSION CHANNEL MAY BE LEFT IN PLACE.
- IF DIVERSION CHANNELS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

June 2012 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TDM-13

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20 - 35	1 - 2
7. Winter barley	Cool	20 - 35	1 - 2
8. Winter rye	Cool	20 - 35	1 - 2
9. Triticale	Cool	25 - 40	1 - 2

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or moved closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

TS/PS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 January 2021

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30		1,2,3	✓	✓
May 1–May 15			✓	
May 16–June 30	5			
July 1–July 15	5			
July 16–August 31				
September 1–September 30		6, 7, 8, 9		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 *Mulching BMP Fact Sheet (EC-04)* for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

January 2021 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

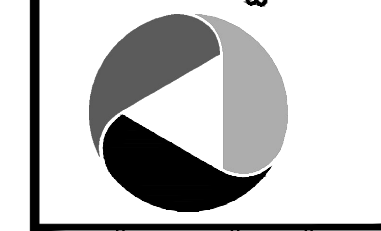


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 GRADING PLANS
 OVERALL GRADING PLAN

CLIENT: CHALLENGER HOMES

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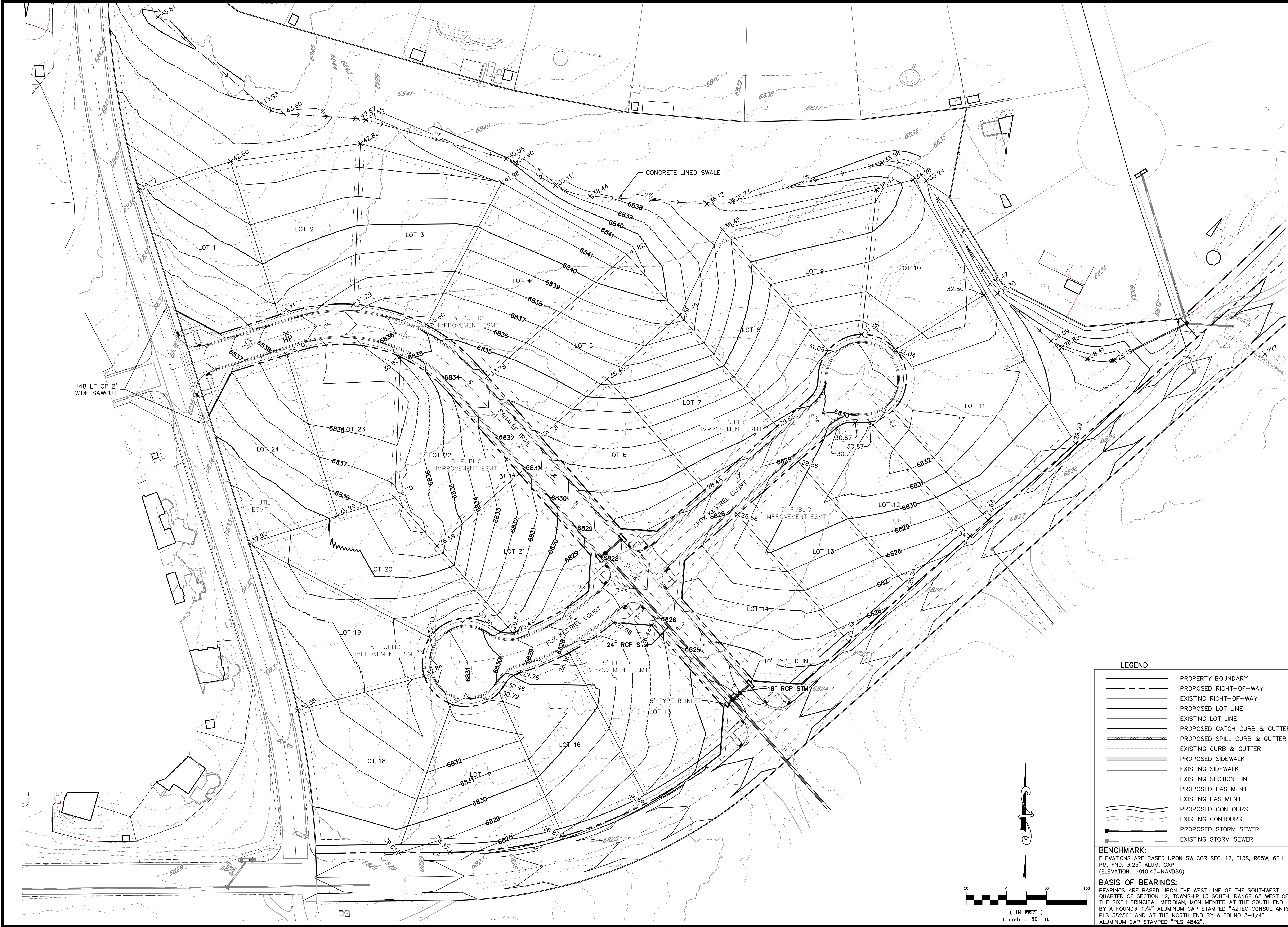
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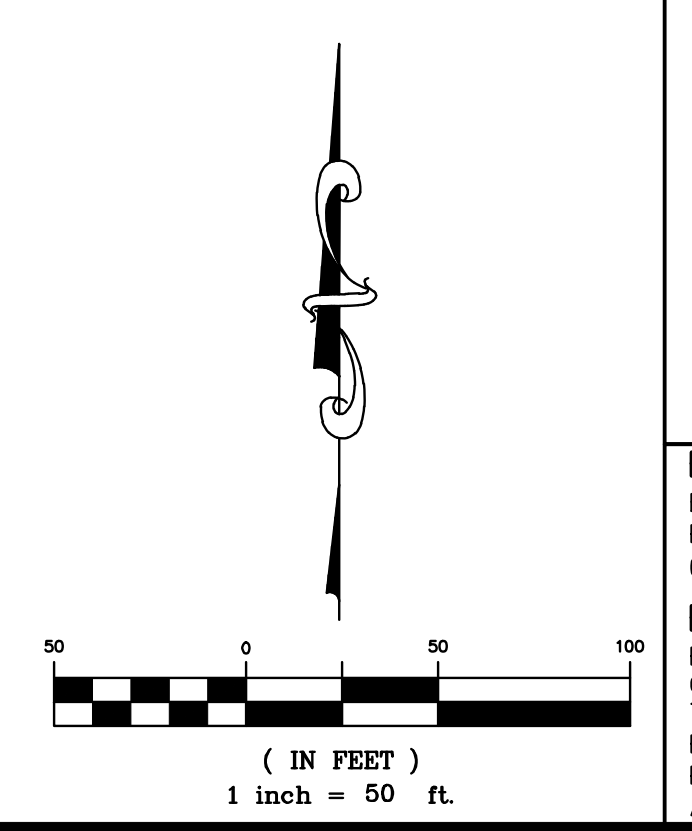


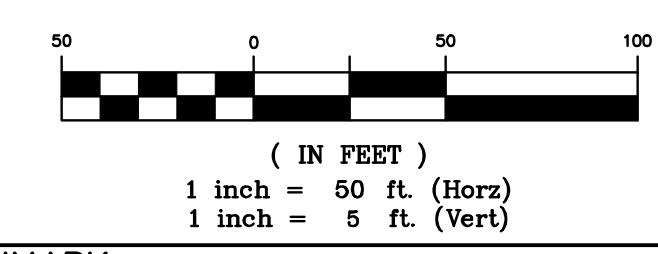
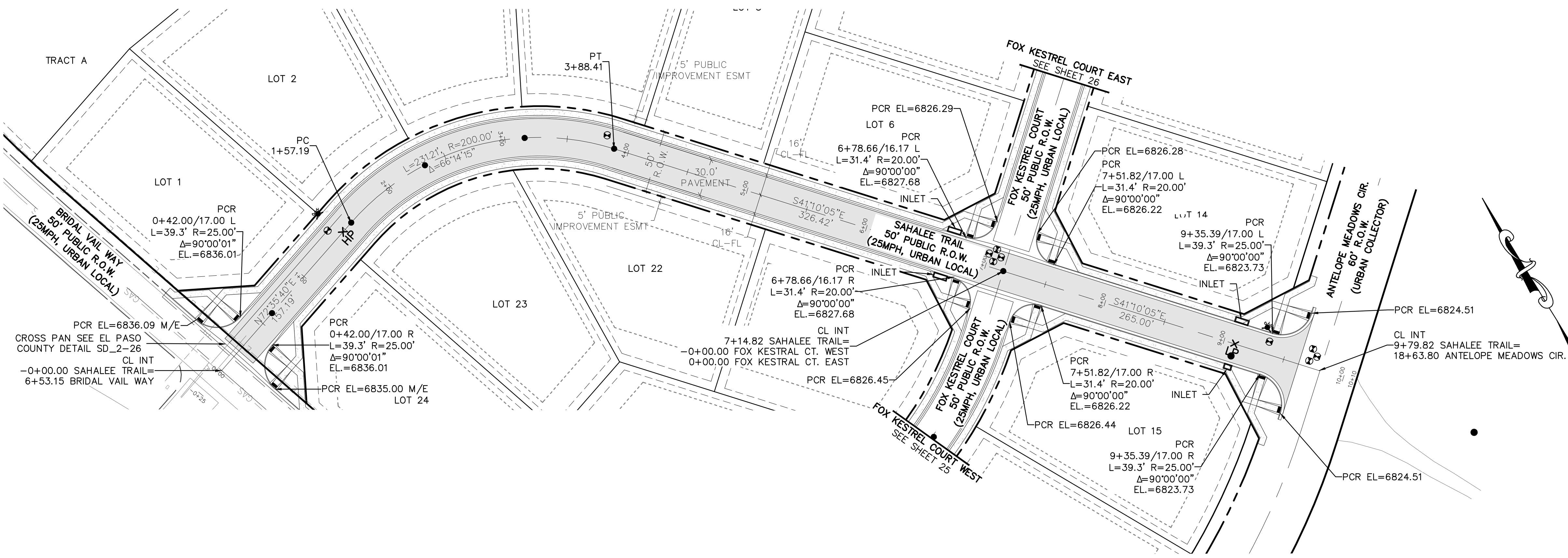
LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

BENCHMARK:
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BASIS OF BEARINGS:
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SAHALEE TRAIL

Station	Elevation	Notes	Station	Elevation
6855			6855	
6850		HP STA = 1+47.33 HP ELEV = 6838.54 PVI STA = 1+43.08 PVI ELEV = 6838.86 A.D. = -4.71% K = 12.00 56.51' VC	6850	
6845		PVC: 1+14.83 ELEV: 6838.09 PVT: 1+71.33 ELEV: 6838.30	6845	
6840			6840	
6835			6835	
6830		EXISTING GROUND STREET	6830	
6825			6825	
6820			6820	
6815			6815	
6810			6810	
6805		EXIST. GRADE STREET	6805	
6800		PROP. GRADE STREET	6800	

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EL PASO COUNTY, COLORADO
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STREET PLAN & PROFILES
SAHALEE TRAIL

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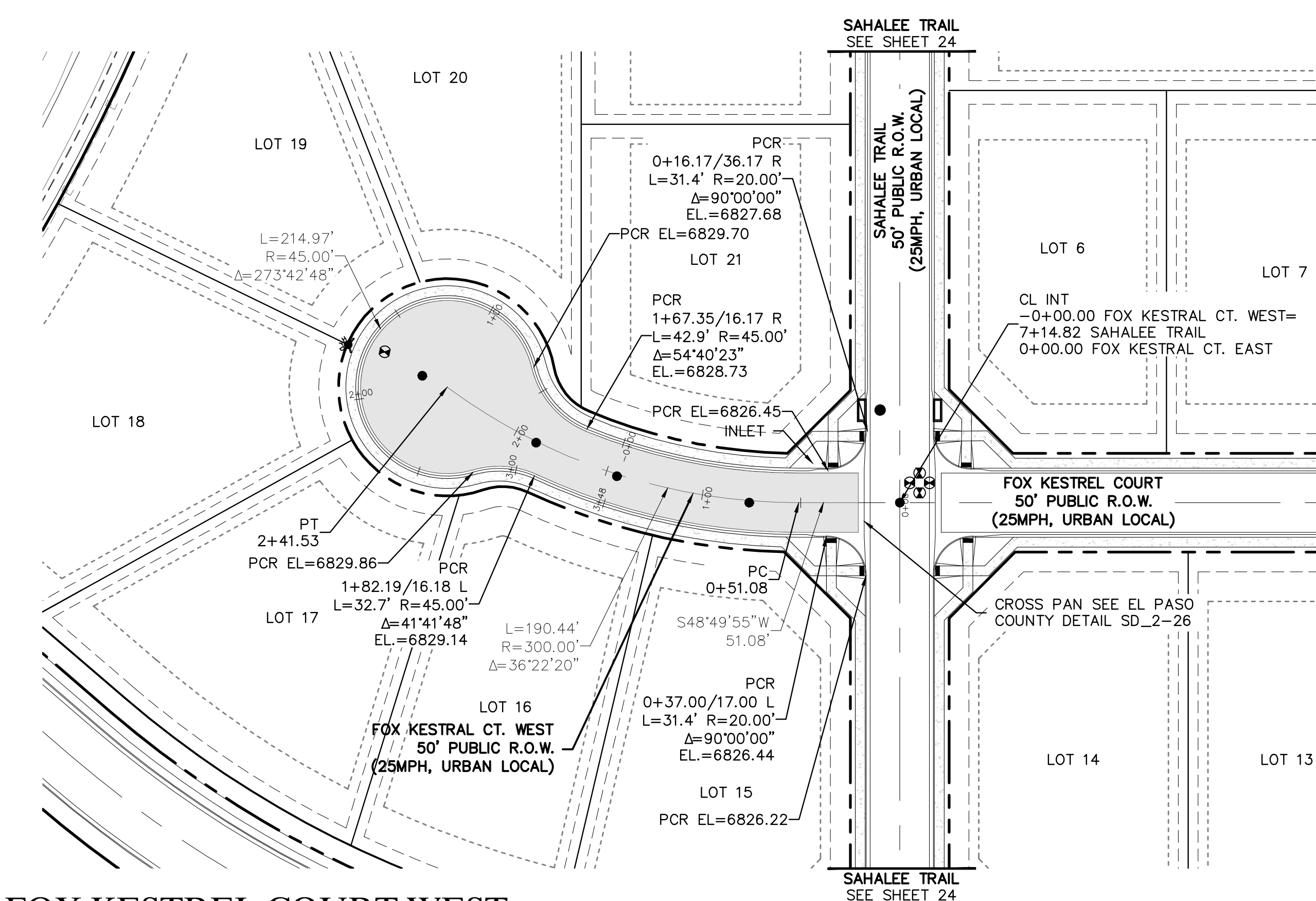
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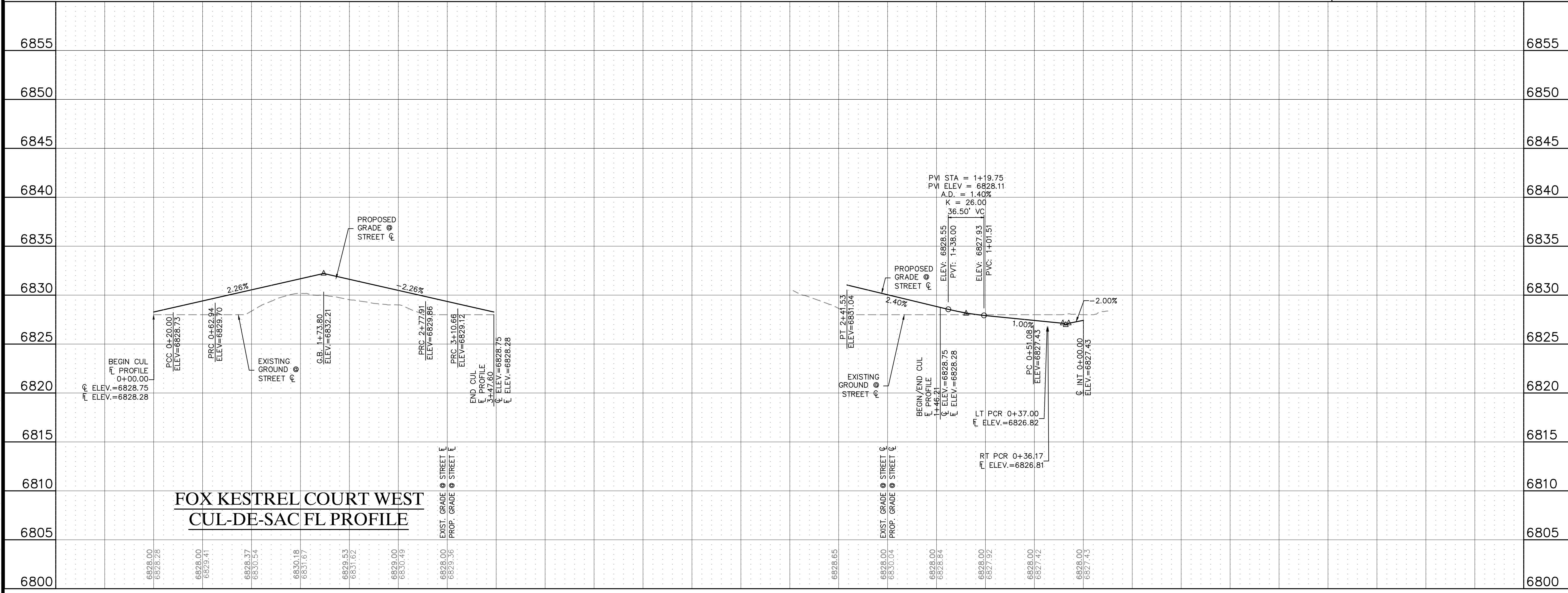


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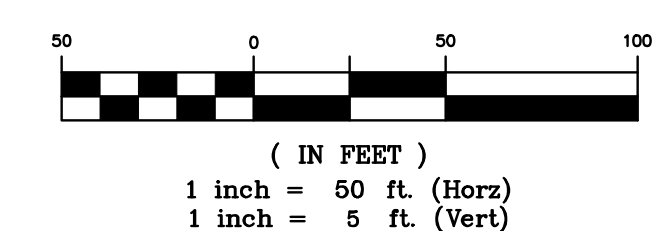
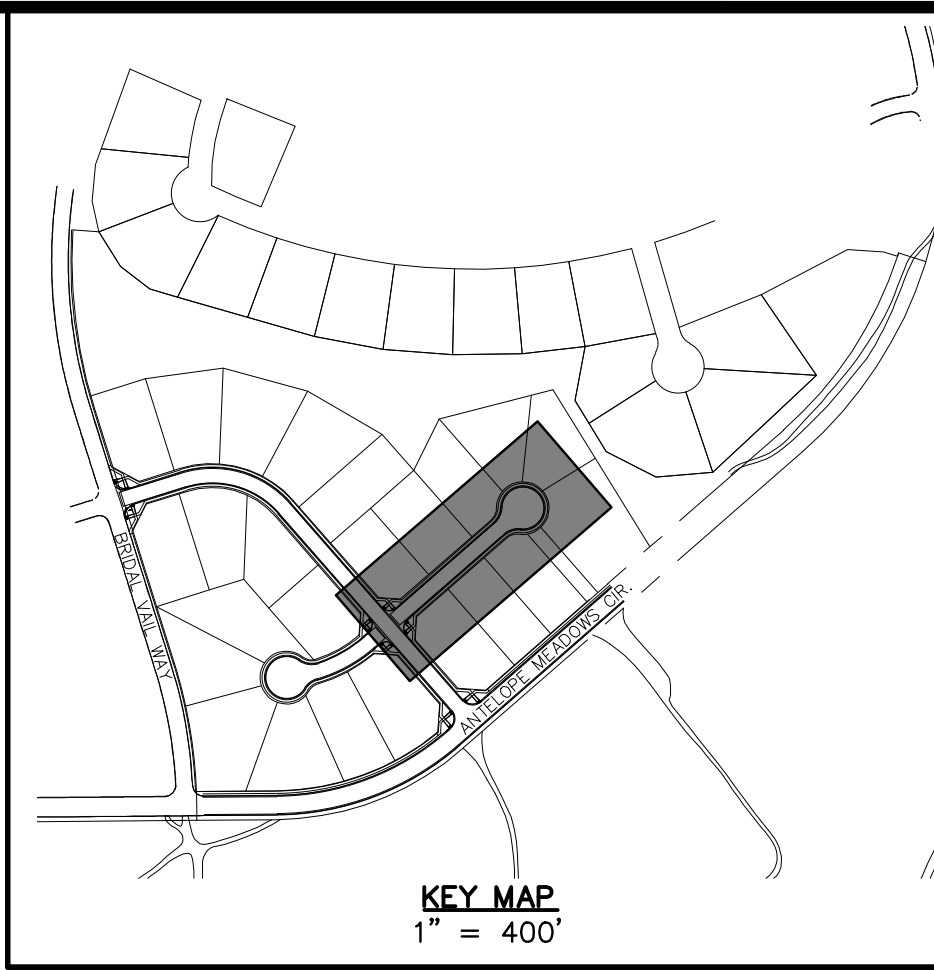
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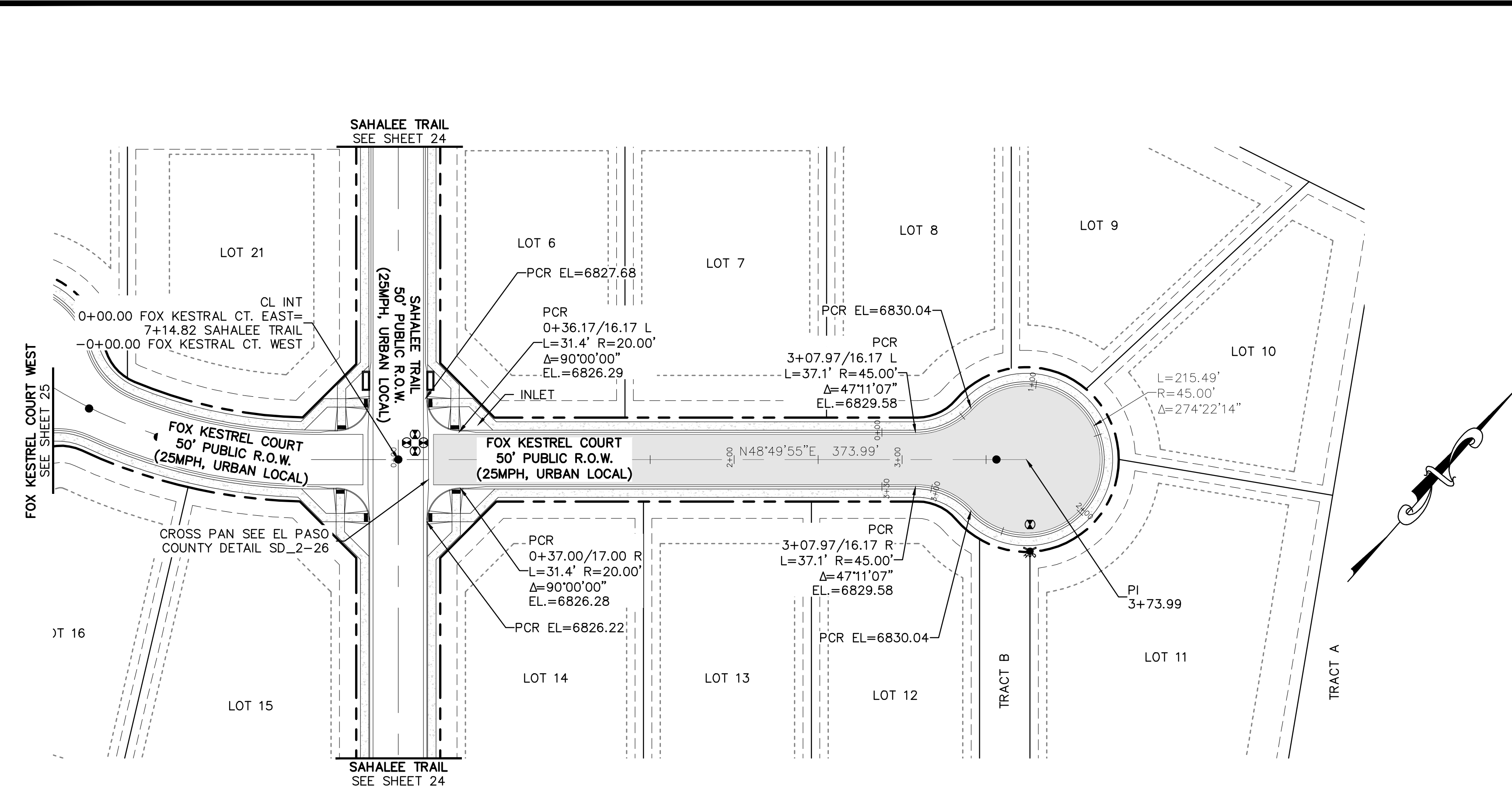
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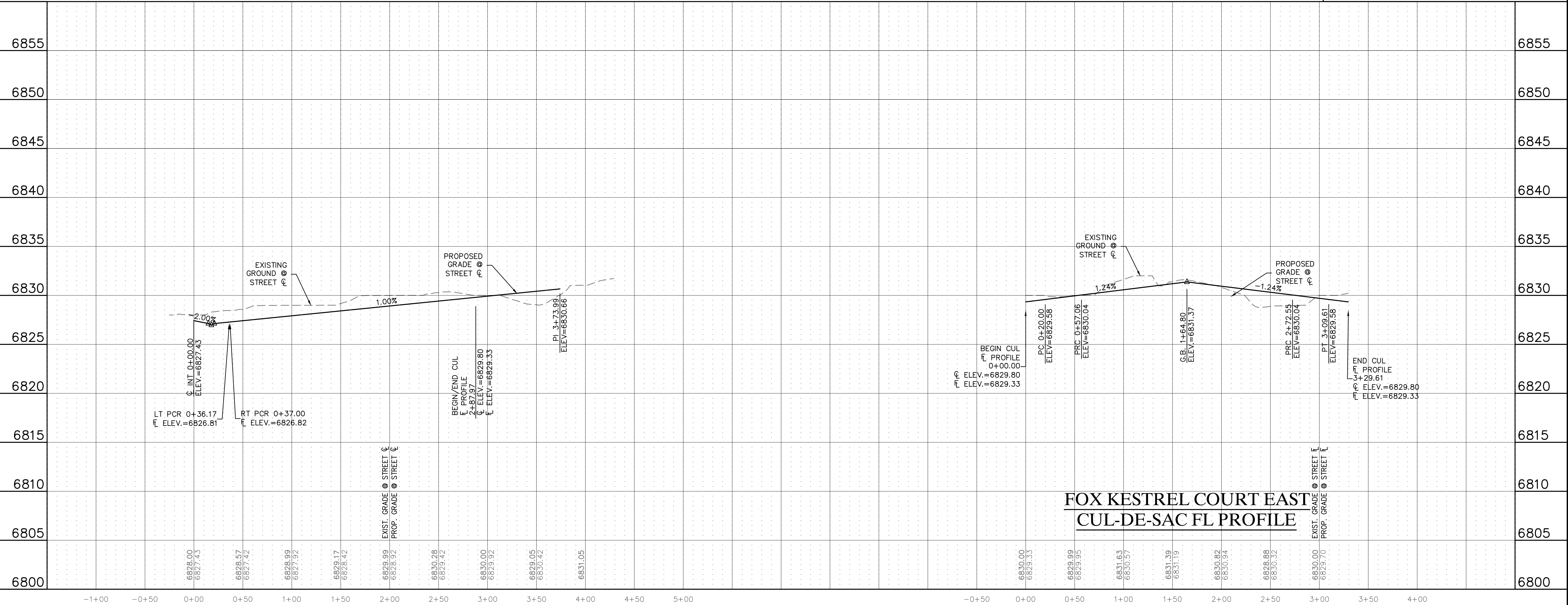


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8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

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STREET PLAN & PROFILES
FOX KESTREL COURT EAST

DATE: 7/12/2024
SUBMITTAL TO JURISDICTION: 07/12/2024 - SB

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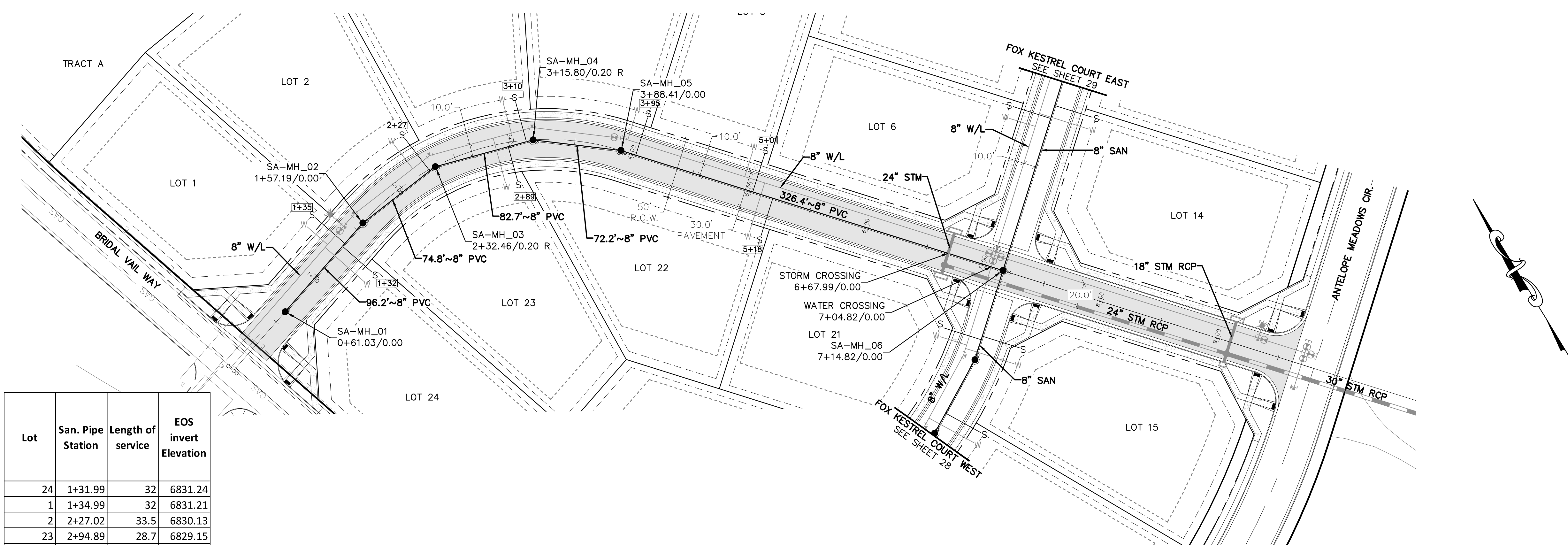


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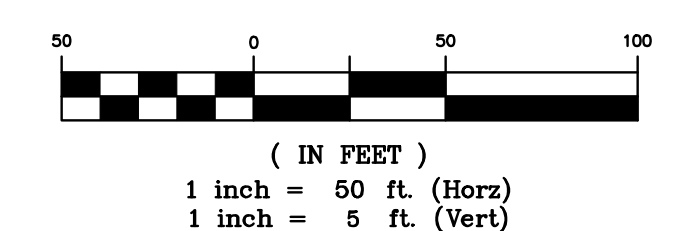
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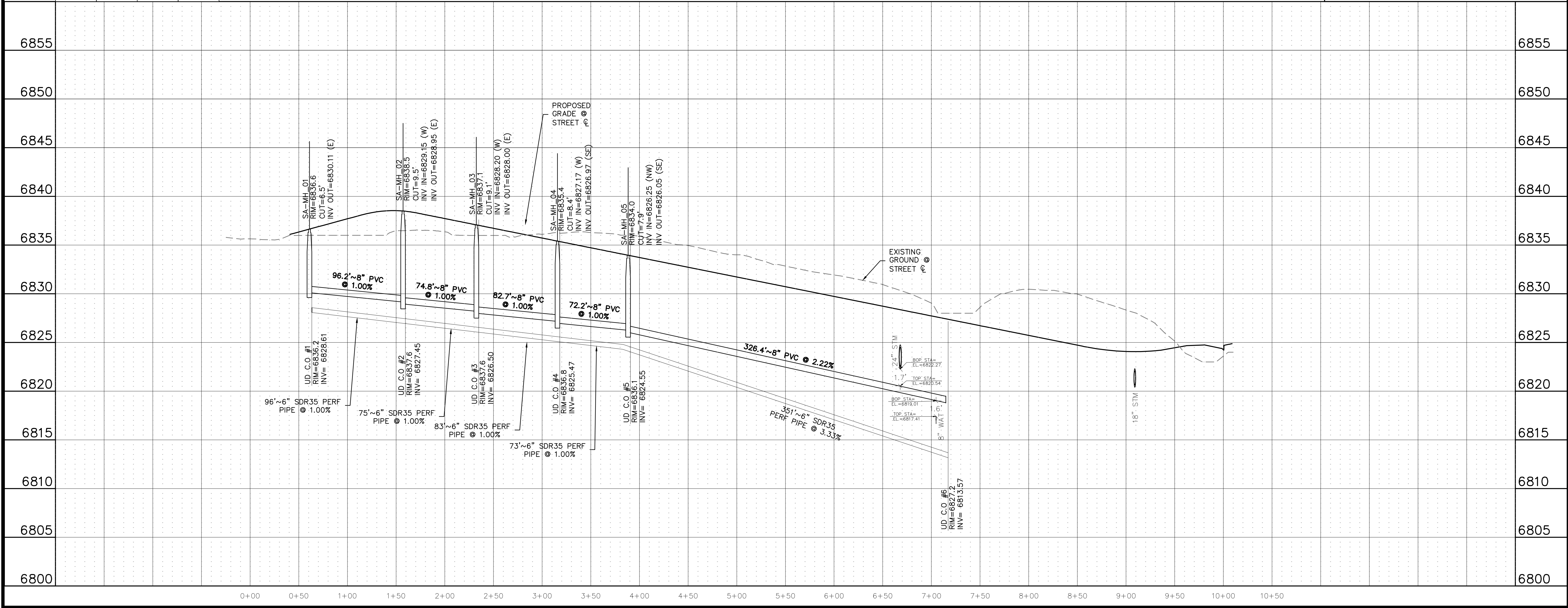
Lot	San. Pipe Station	Length of service	EOS invert Elevation
24	1+31.99	32	6831.24
1	1+34.99	32	6831.21
2	2+27.02	33.5	6830.13
23	2+94.89	28.7	6829.15
3	3+10.39	33.7	6829.10
4	4+01.11	32	6827.61
5	5+01.11	32	6825.39
22	5+18.17	32	6825.01

SAHALEE TRAIL



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FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
SAHALEE TRAIL

DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

REVISIONS

COUNTY FILE NO.:
DR. TN | CH. LS
P.M. KB
JOB 24004308
SHEET NO. 27

CAD FILE: 24004308-SSWR-F&P-01.DWG

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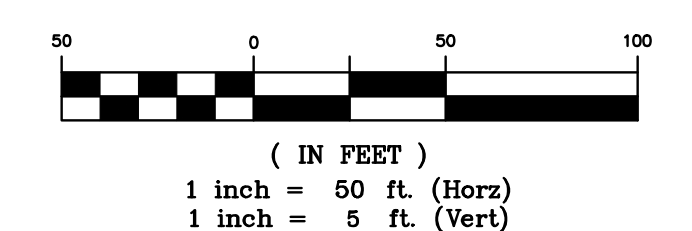
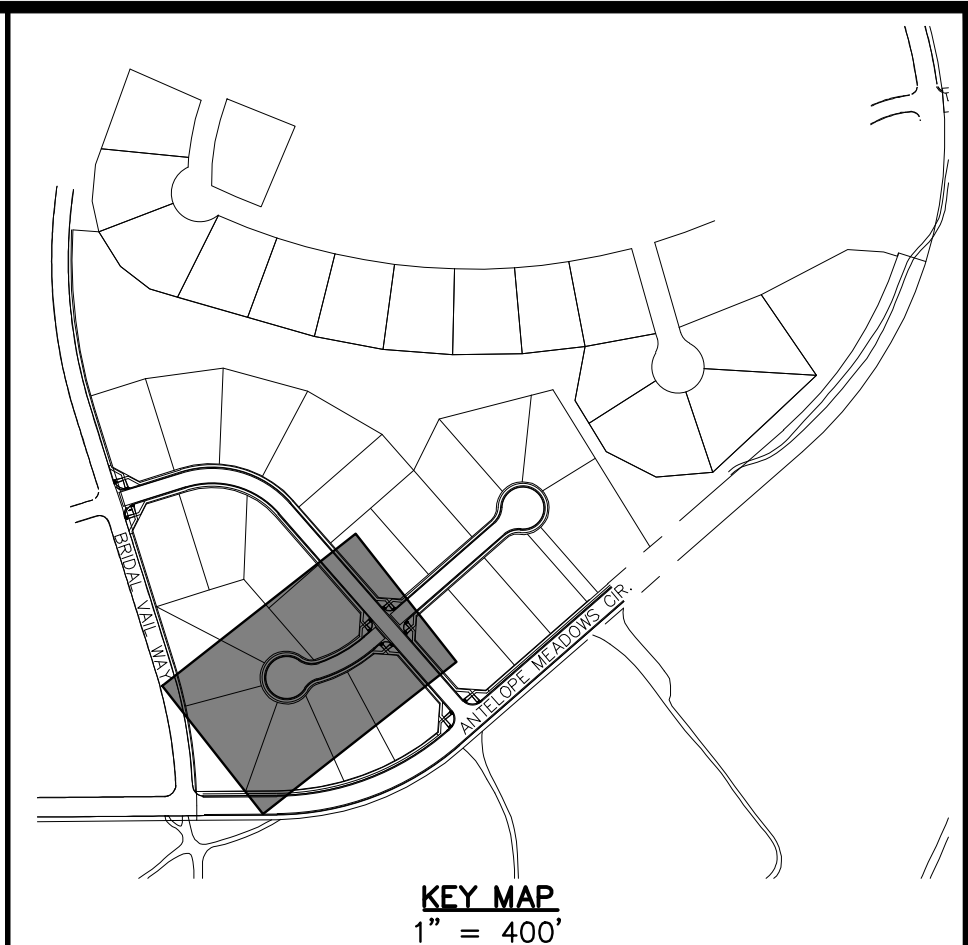
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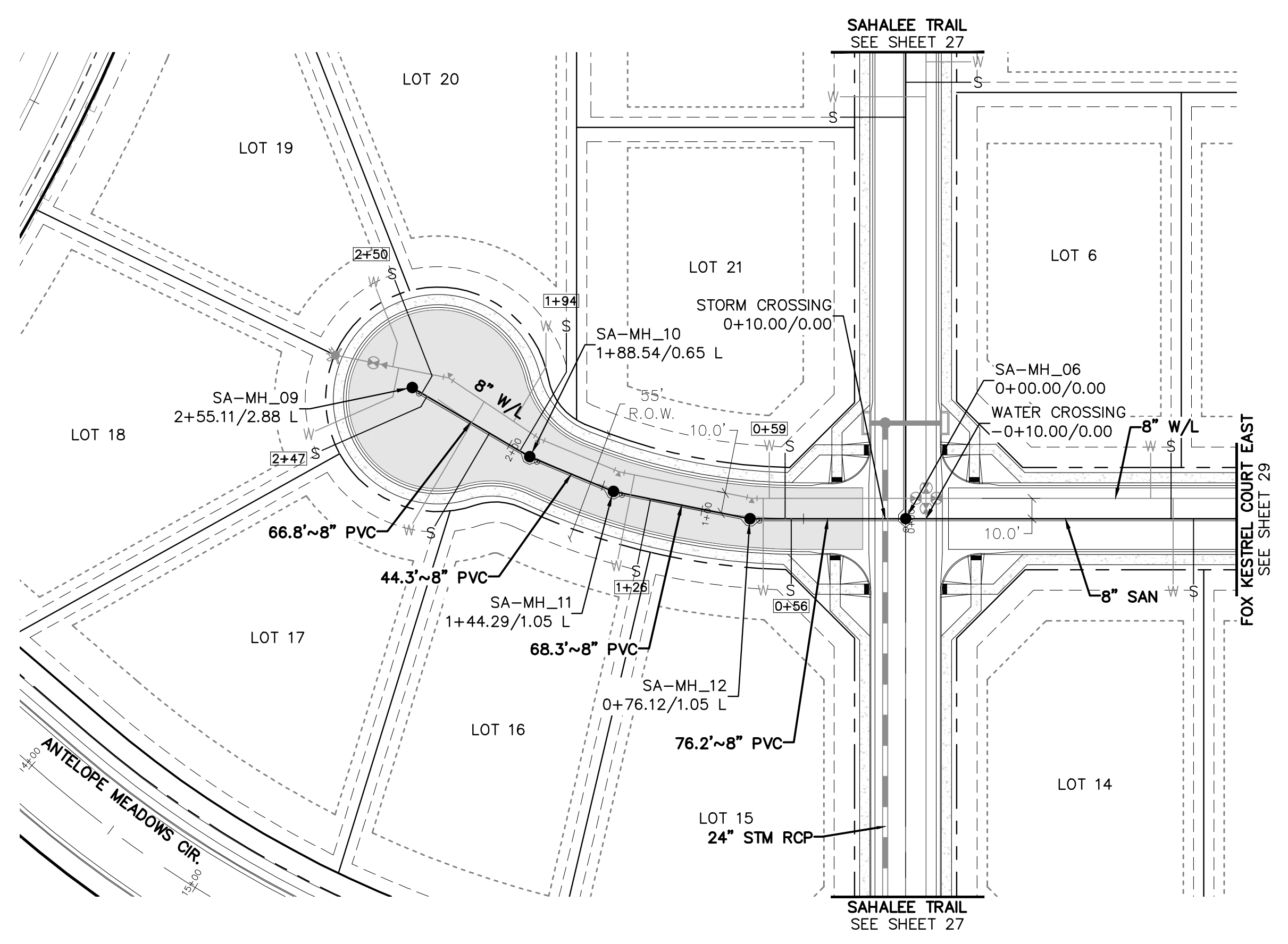
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FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
FOX KESTREL COURT WEST

DATE: 7/12/2024
1st SUBMITTAL TO JURISDICTION: 07/12/2024 - KB
REVISIONS:
COUNTY FILE NO.:
DR: TN | CH: LS
P.M: KB
JOB: 24004308
SHEET NO.:
28



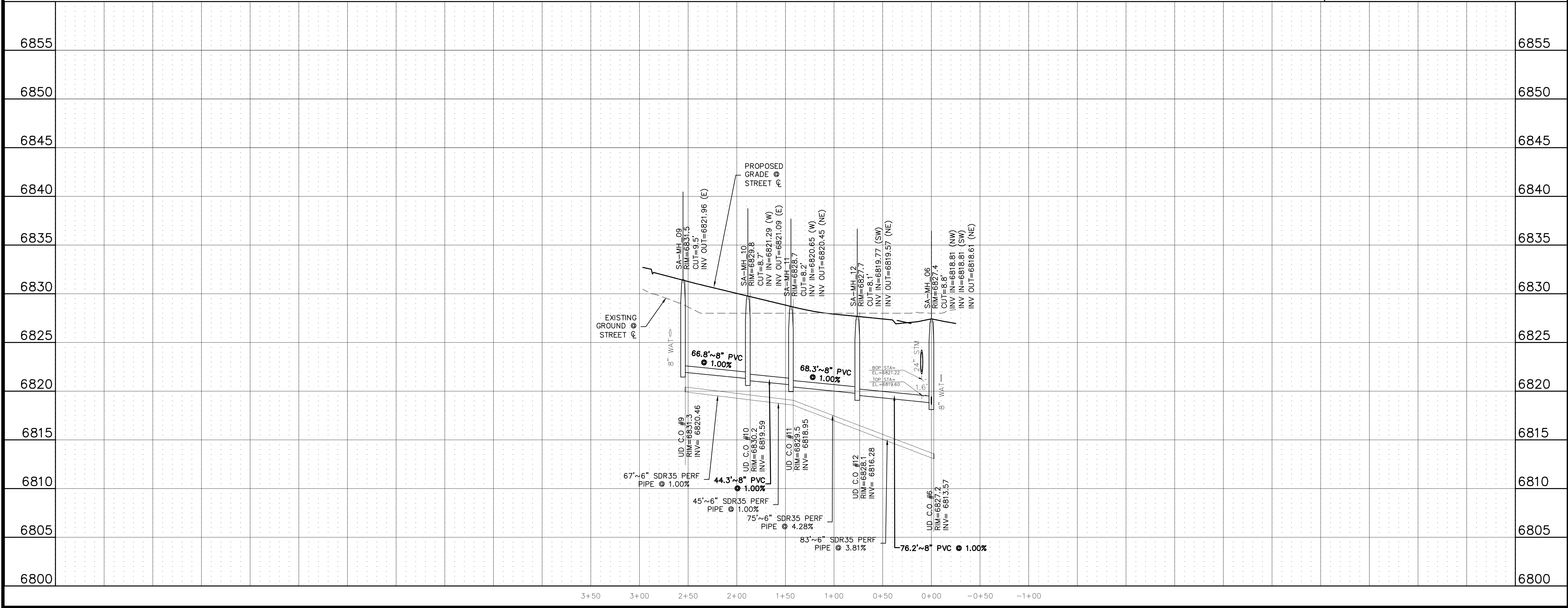
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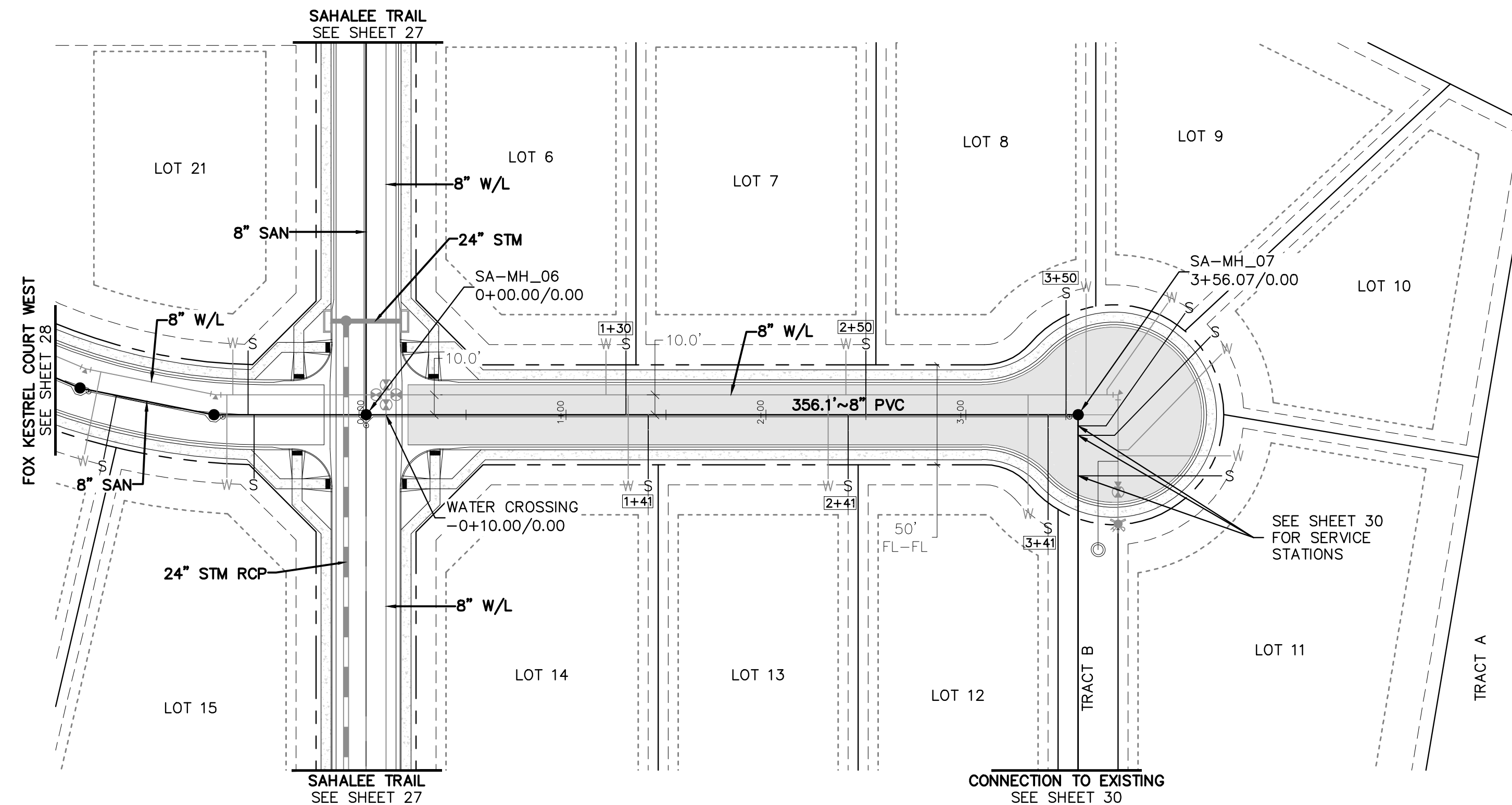


Lot	San. Pipe Station	Length of service	EOS invert Elevation
19	2+49.64	60	6824.30
18	2+46.66	59	6824.25
17	2+11.32	53	6823.78
20	1+94.02	64	6823.83
16	1+25.75	32.5	6822.11
21	0+59.00	32	6821.23
15	0+56.00	32	6821.20

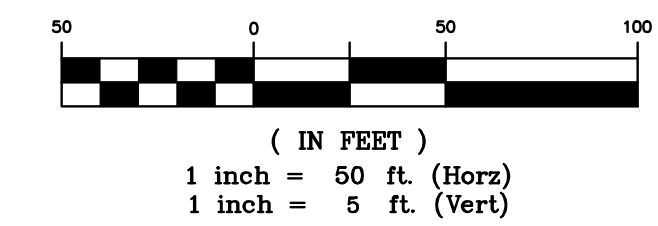
FOX KESTREL COURT WEST



Lot	San. Pipe Station	Length of service	EOS invert Elevation
6	0+13.00	32	6819.80
14	1+41.07	32	6819.75
7	2+41.07	32	6819.25
13	2+50.00	32	6819.20
12	3+41.01	52	6819.15
8	3+50.11	57	6819.20

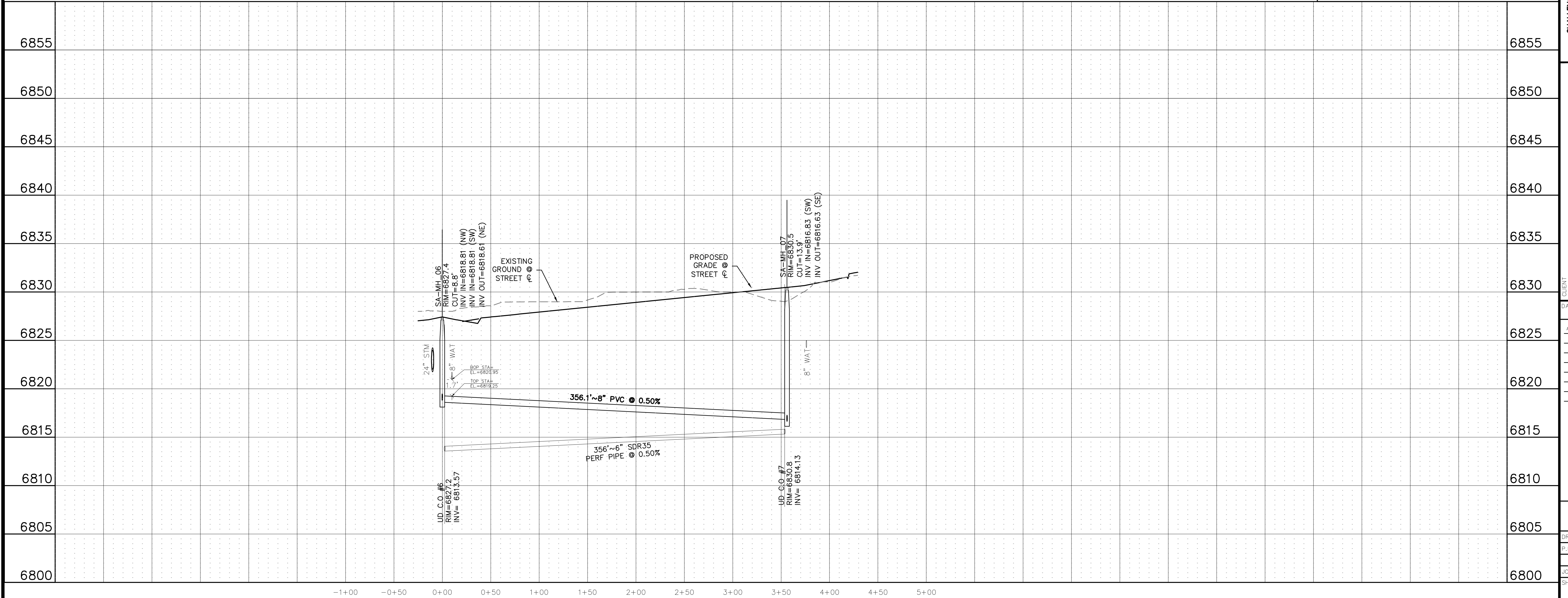


FOX KESTREL COURT EAST



BENCHMARK:
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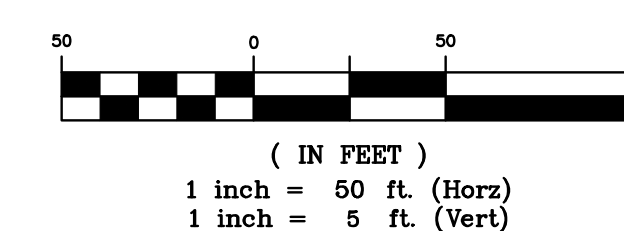
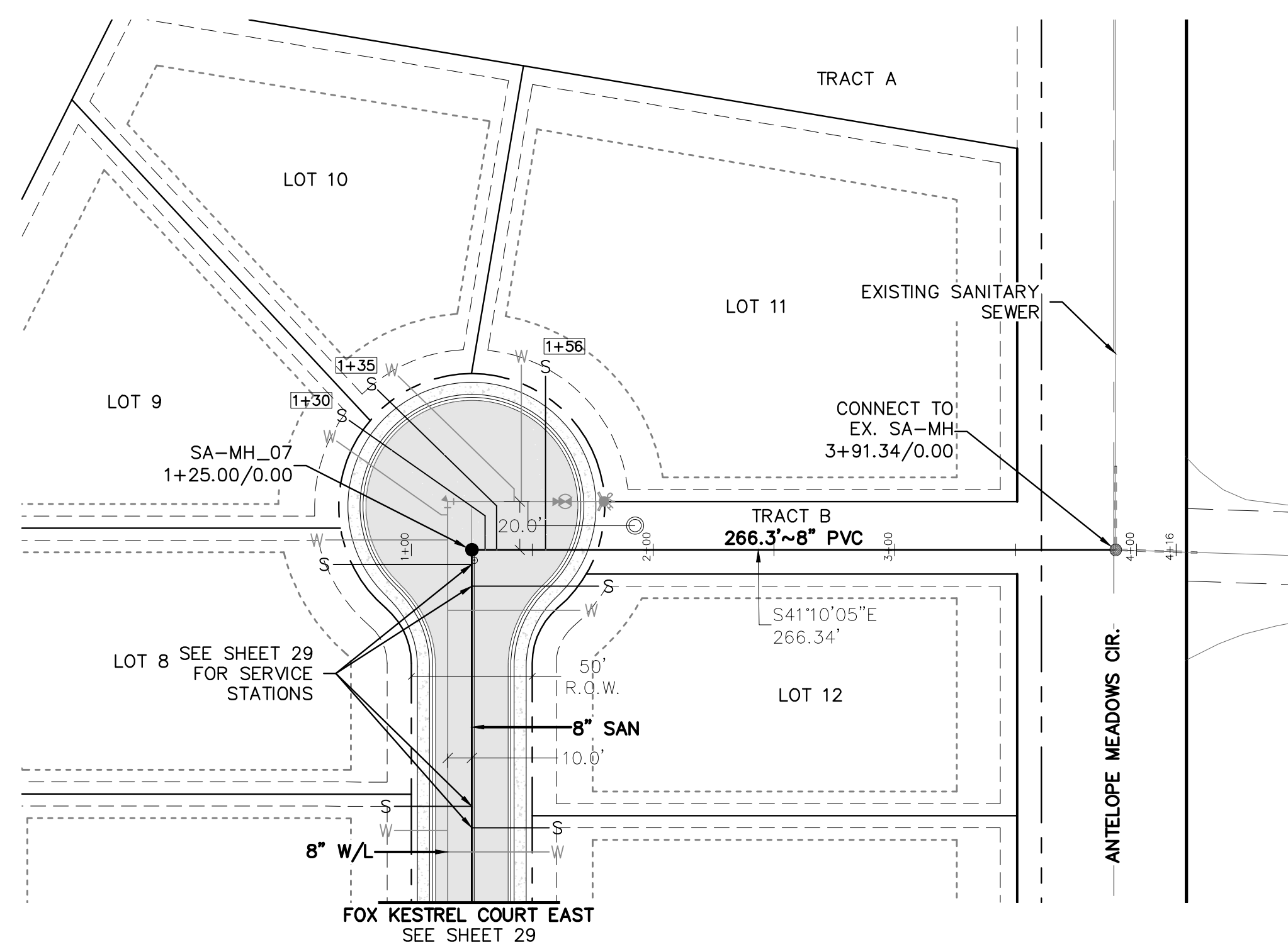
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FALCON HIGHLANDS SOUTH – FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
SANITARY PLAN & PROFILES
FOX KESTREL COURT EAST

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 – KB

REVISIONS	

COUNTY FILE NO.:
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P.M. KB
JOB: 24004308
SHEET NO.: 29
CAD FILE: 24004308-SSWR-P&P-03.DWG

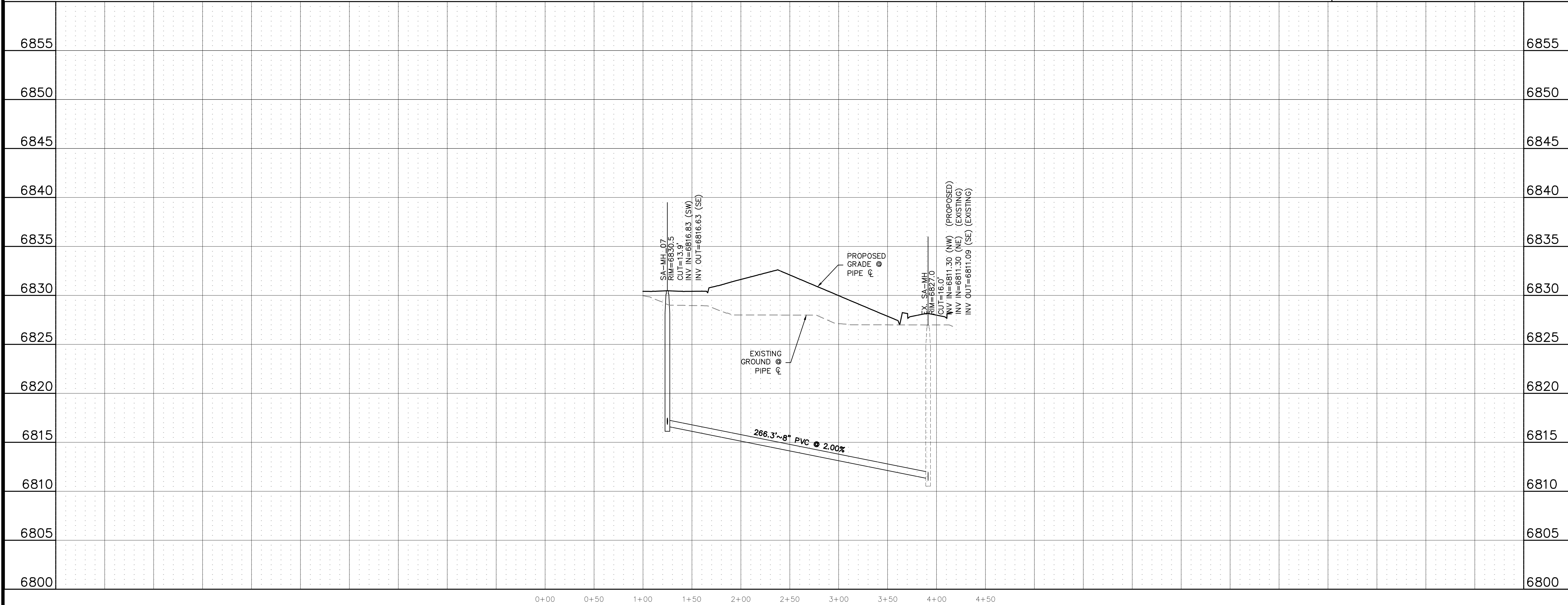
Lot	San. Pipe Station	Length of service	EOS invert Elevation
9	1+30.50	83	6819.38
10	1+35.30	87	6819.36
11	1+55.55	72	6818.66



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CONNECTION TO EXISTING



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CLIENT: CHALLENGER HOMES

DATE: 7/12/2024

1st SUBMITTAL TO JURISDICTION: 07/12/2024 - KB

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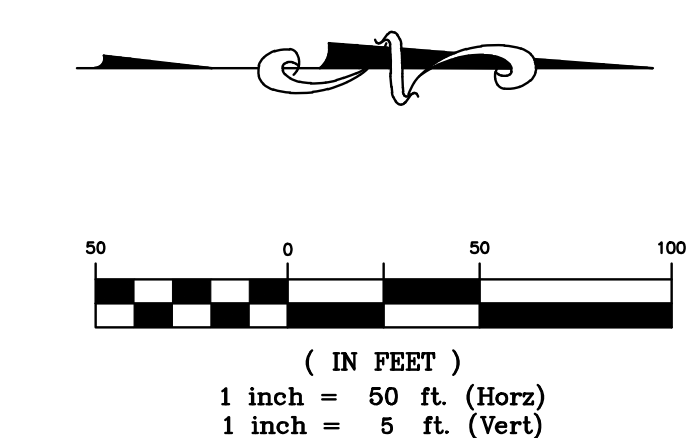
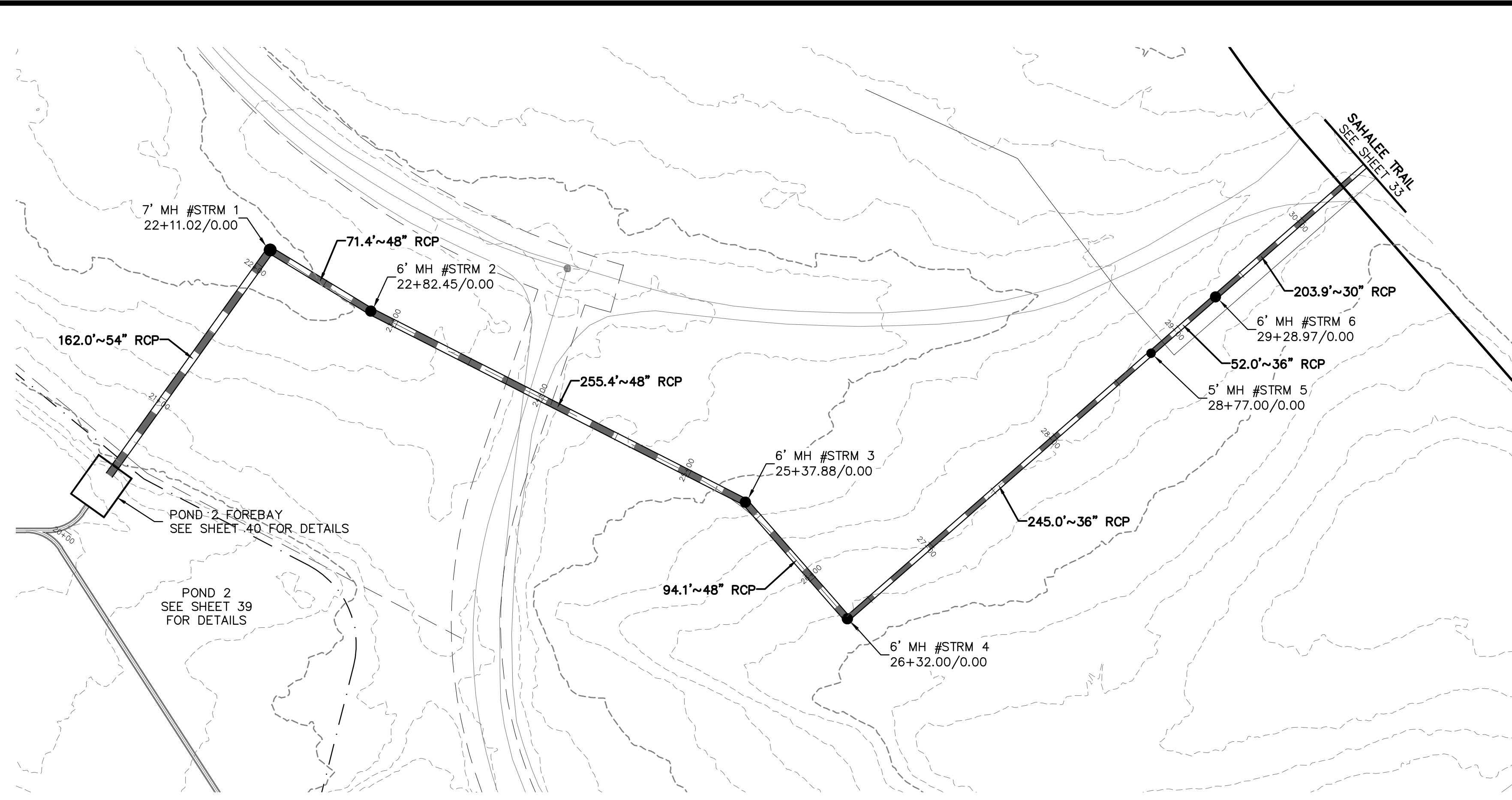
COUNTY FILE NO.:

DR. TN | CH. LS
 P.M. KB

JOB: 24004308

SHEET NO. 30

CAD FILE: 24004308-SSWR-F&P-04.DWG



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OFF-SITE

ELEVATION	STATION	DESCRIPTION	ELEVATION
6845	21+00	7' MH #STRM 1 RIM=6820.4 48" INV IN=6812.85 (NE) 54" INV OUT=6812.35 (SE)	6845
6840	22+00	6' MH #STRM 2 RIM=6820.6 48" INV IN=6813.21 (NE) 48" INV OUT=6813.21 (SW)	6840
6835	23+00	6' MH #STRM 3 RIM=6824.0 48" INV IN=6814.68 (NE) 48" INV OUT=6814.48 (SW)	6835
6830	24+00	6' MH #STRM 4 RIM=6824.1 36" INV IN=6816.15 (NW) 48" INV OUT=6815.15 (SW)	6830
6825	25+00	5' MH #STRM 5 RIM=6823.9 36" INV IN=6817.58 (NW) 36" INV OUT=6817.38 (SE)	6825
6820	26+00	6' MH #STRM 6 RIM=6824.3 30" INV IN=6818.33 (NW) 36" INV OUT=6817.84 (SE)	6820
6815	27+00	SAHALIE TRAIL SEE SHEET 33	6815
6810	28+00		6810
6805	29+00		6805
6800	30+00		6800
6795	30+00		6795
6790	30+00		6790

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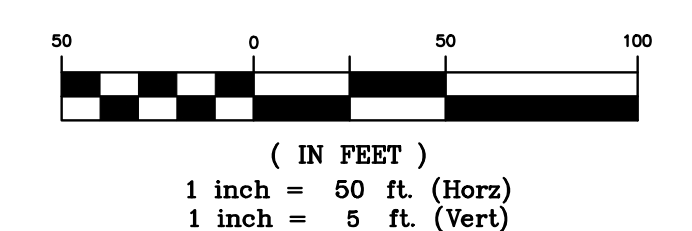
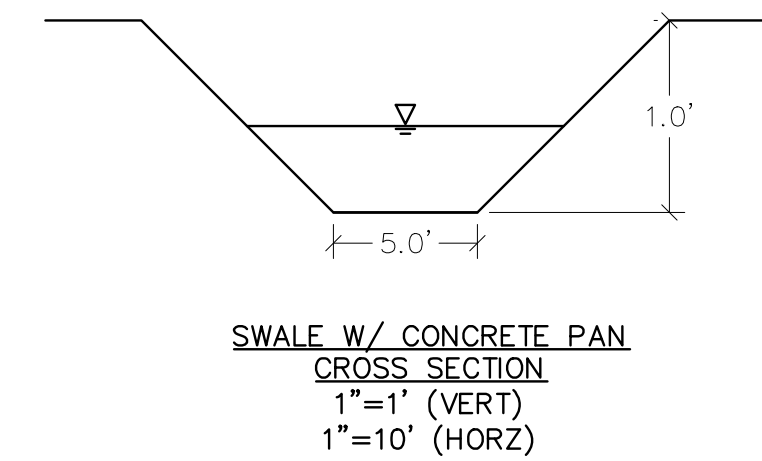
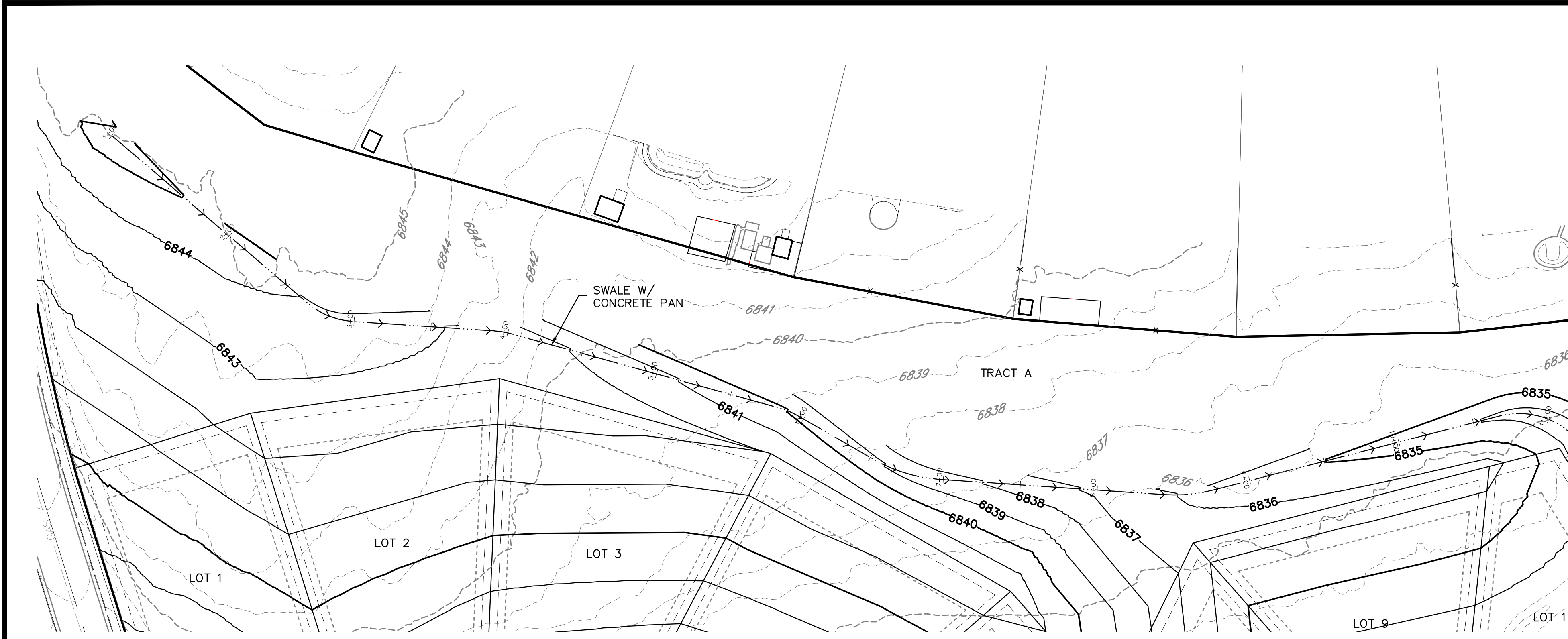
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CLIENT	CHALLENGER HOMES 8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
DATE	7/12/2024
REVISIONS	1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
COUNTY FILE NO.:	
DR.	TN CH. LS
P.M.	KB
JOB	24004308
SHEET NO.	32

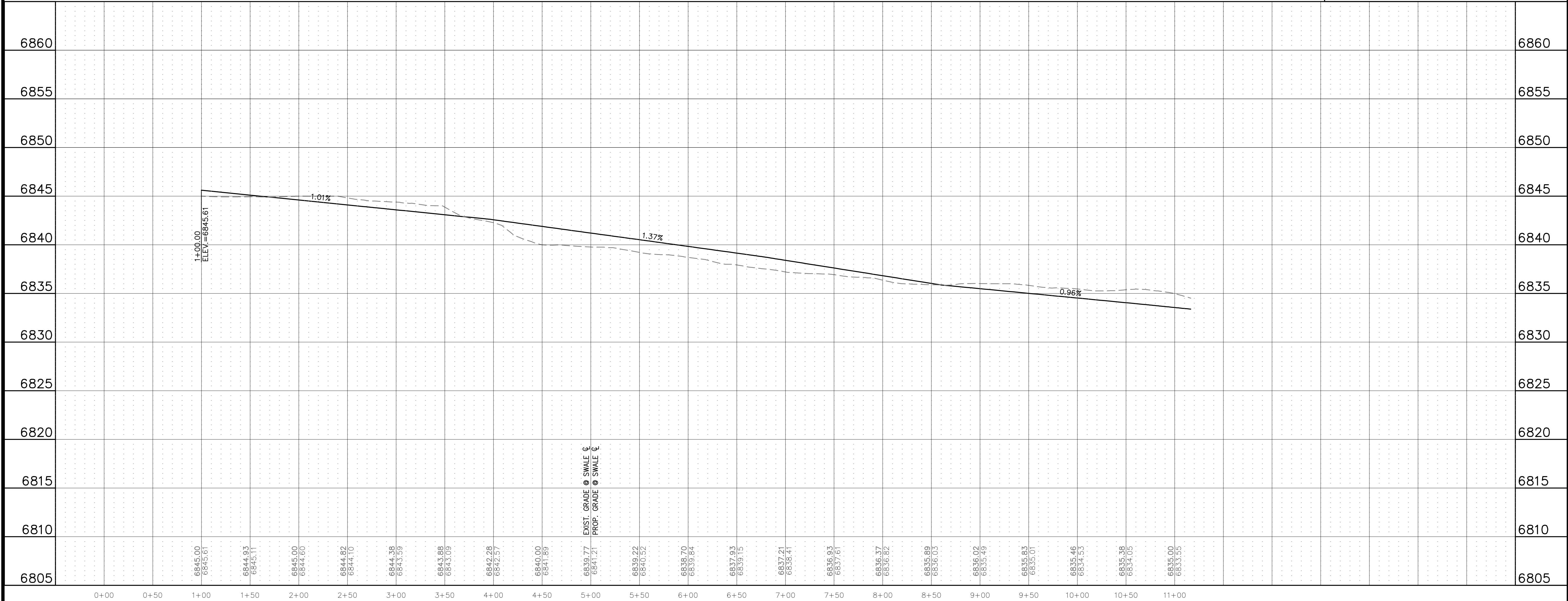
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TRACT A SWALE

BENCHMARK:
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EXIST. GRADE ● SWALE ☺
 PROP. GRADE ● SWALE ☺

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CHALLENGER HOMES
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 STORM PLAN & PROFILES
 TRACT A SWALE

CLIENT: CHALLENGER HOMES
 DATE: 7/12/2024
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COUNTY FILE NO.:

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 P.M. KB

JOB: 24004308
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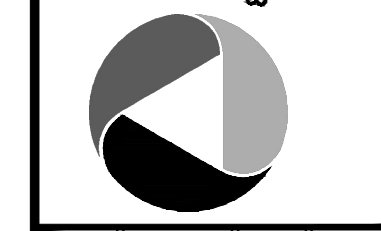
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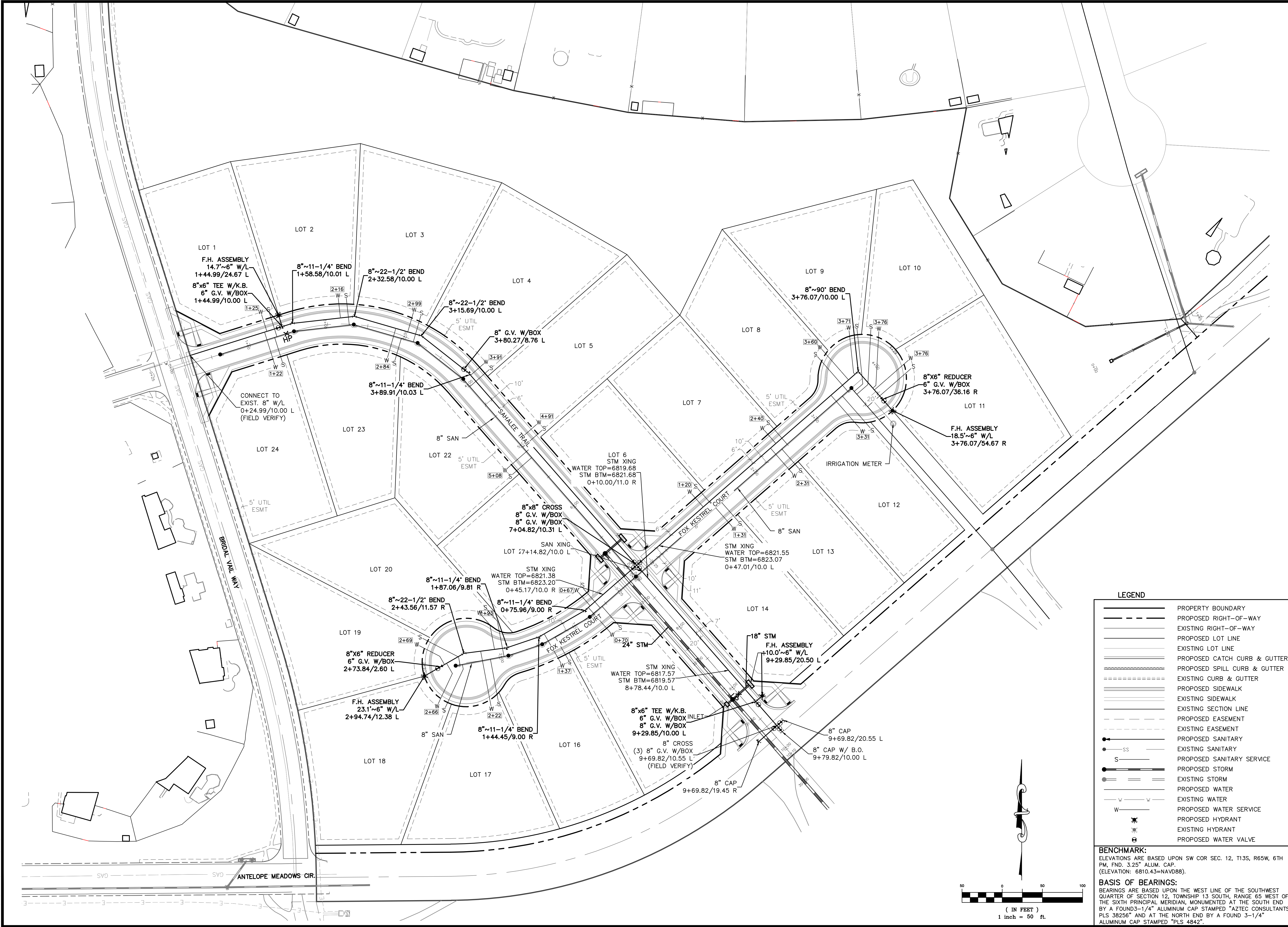
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CONSTRUCTION PLANS
WATERLINE PLAN
WATER PLAN

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
SUBMITTAL TO JURISDICTION: 07/12/2024 - 58

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COUNTY FILE NO.:
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P.M. KB
JOB 24004308
SHEET NO. 36

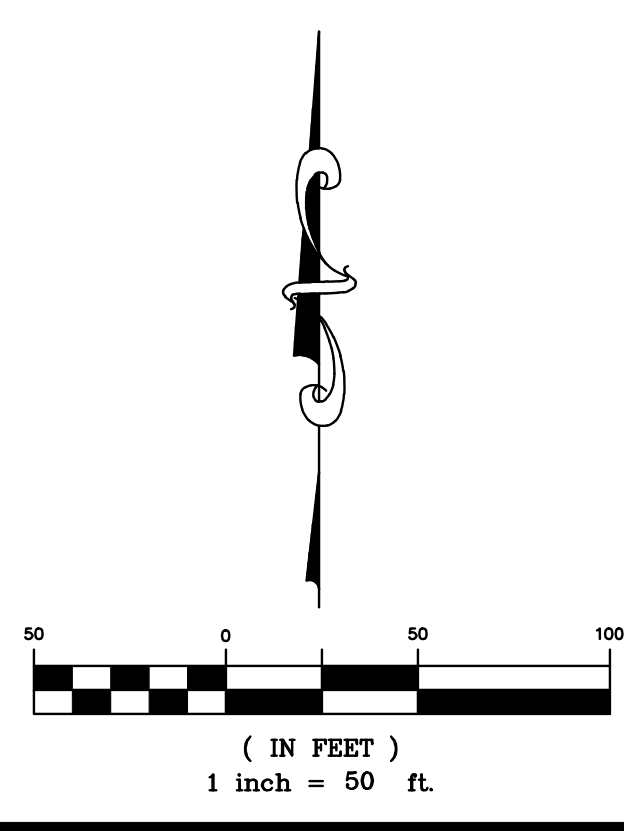


LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE

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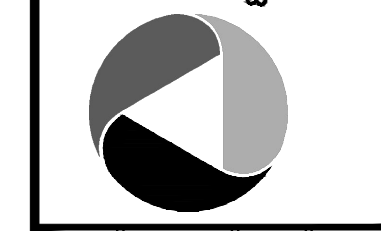
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COLORADO SPRINGS, CO 80920
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POND 1 PLAN

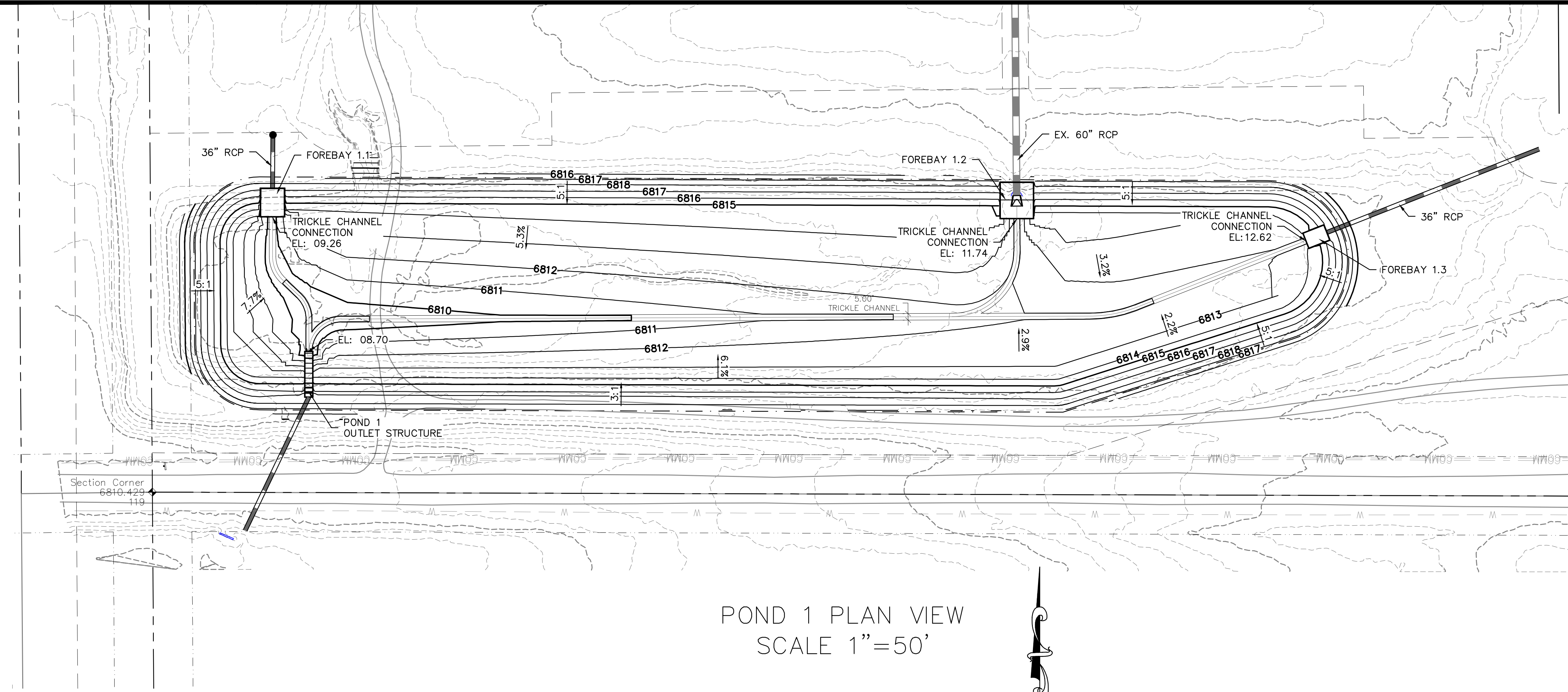
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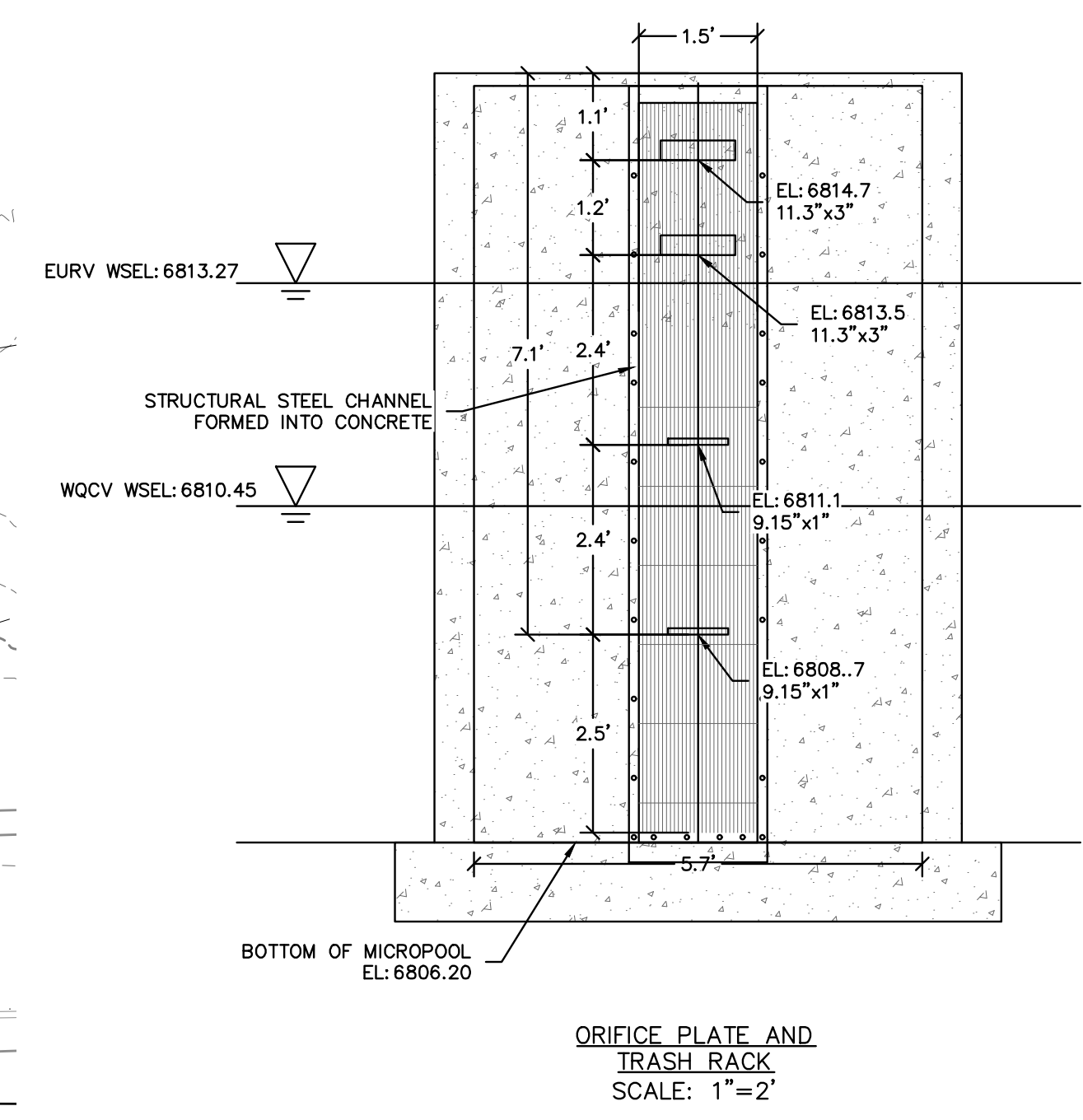
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JOB: 24004308
SHEET NO. 37



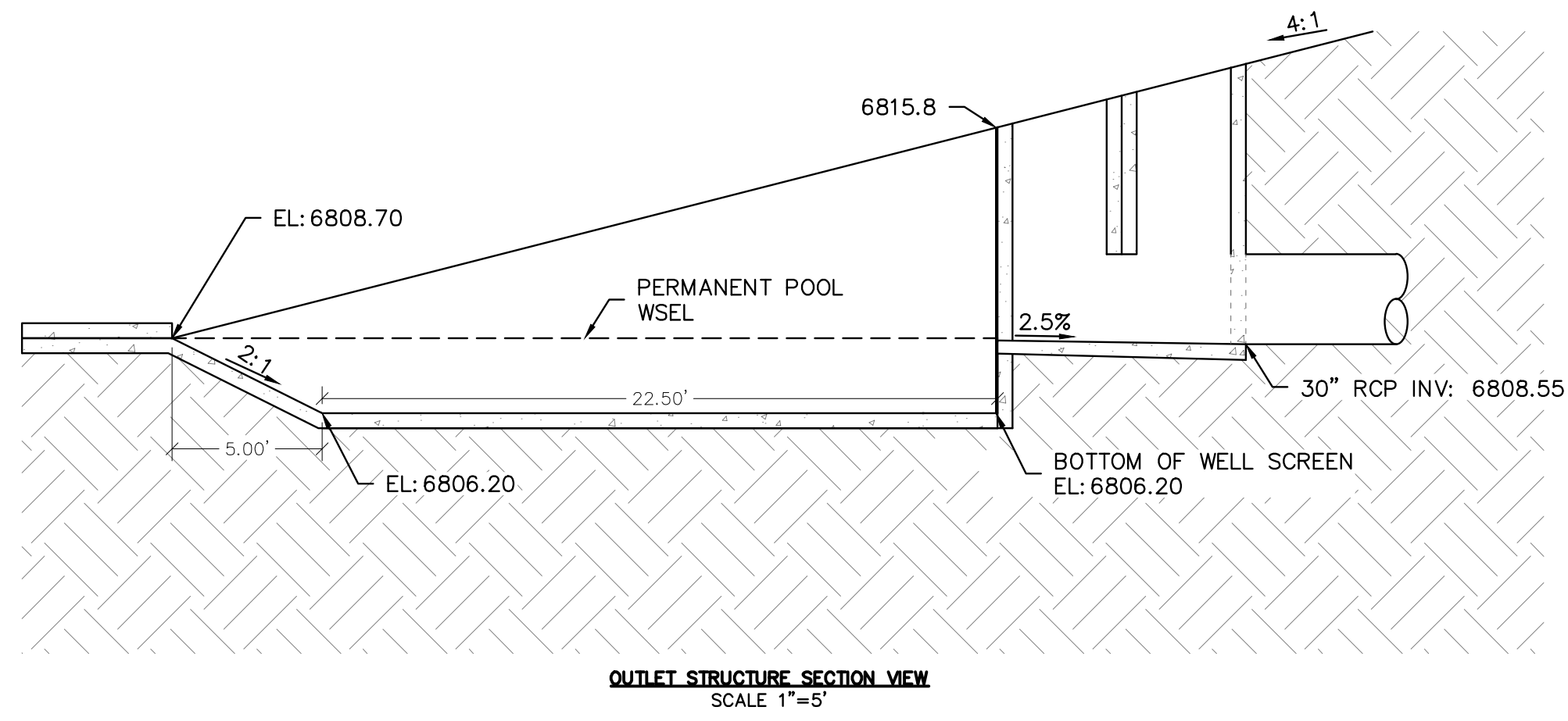
POND 1 PLAN VIEW
SCALE 1"=50'



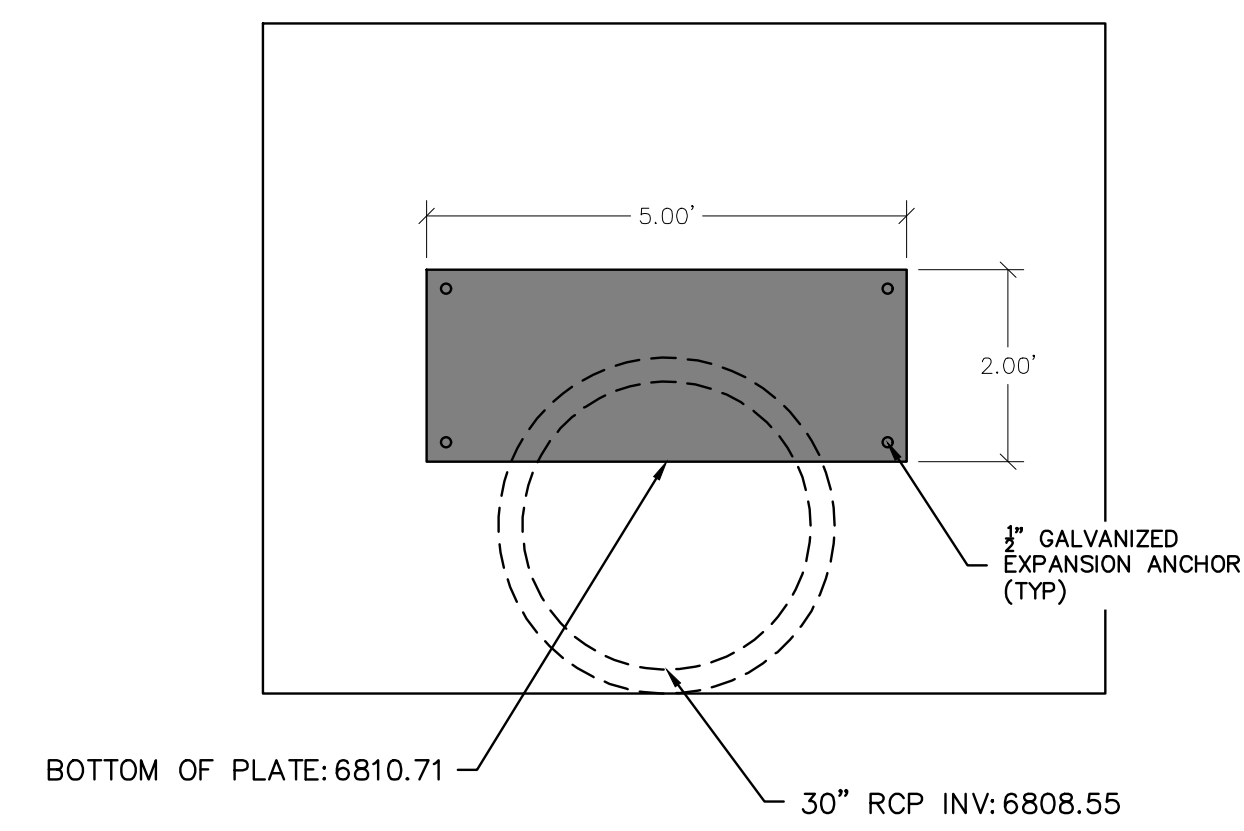
ORIFICE PLATE AND TRASH RACK
SCALE: 1"=2'

- ORIFICE PLATE NOTES:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE
 2. BOLT PLATE TO CONCRETE 12" MAX ON CENTER SEE TABLE OS-2 FOR PLATE THICKNESS
- EURV AND WQCV TRASH RACK:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS, TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

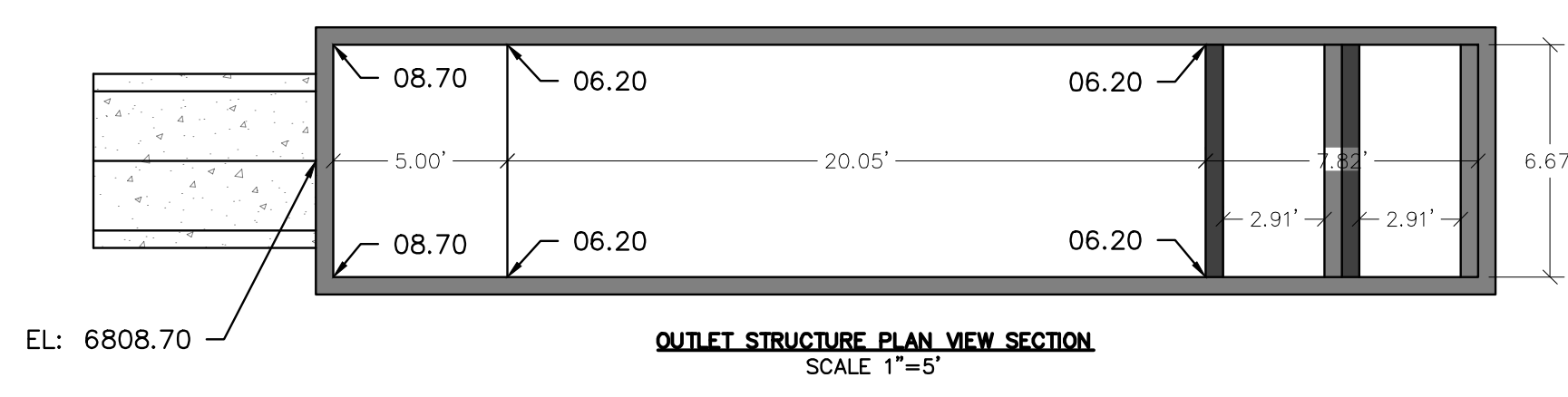
- OVERFLOW SAFETY GRATES:**
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE POWDER COATED OF GALVANIZING.
 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



OUTLET STRUCTURE SECTION VIEW
SCALE 1"=5'



OUTLET RESTRICTOR PLATE
SCALE 1"=2'



OUTLET STRUCTURE PLAN VIEW SECTION
SCALE 1"=5'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

BENCHMARK:
ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND-3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

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FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
POND PLAN & DETAILS
POND 1 DETAILS

CLIENT: CHALLENGER HOMES

DATE: 7/12/2024

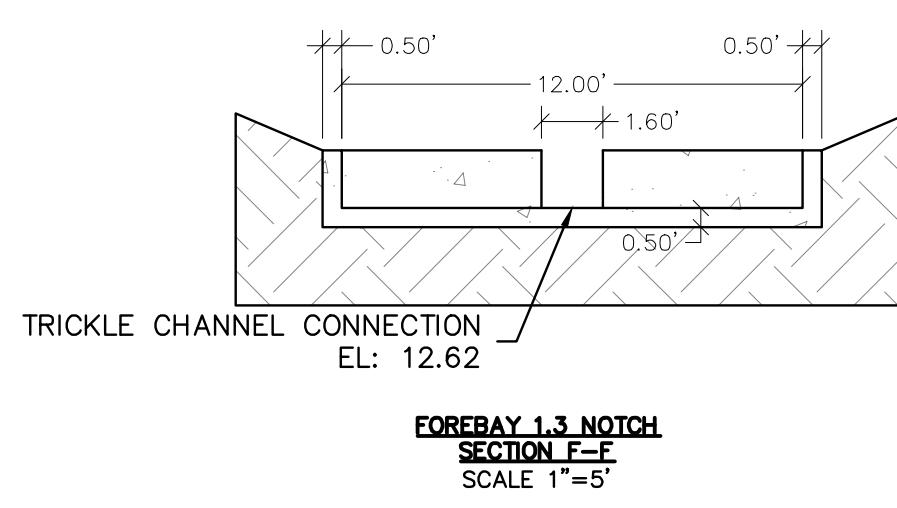
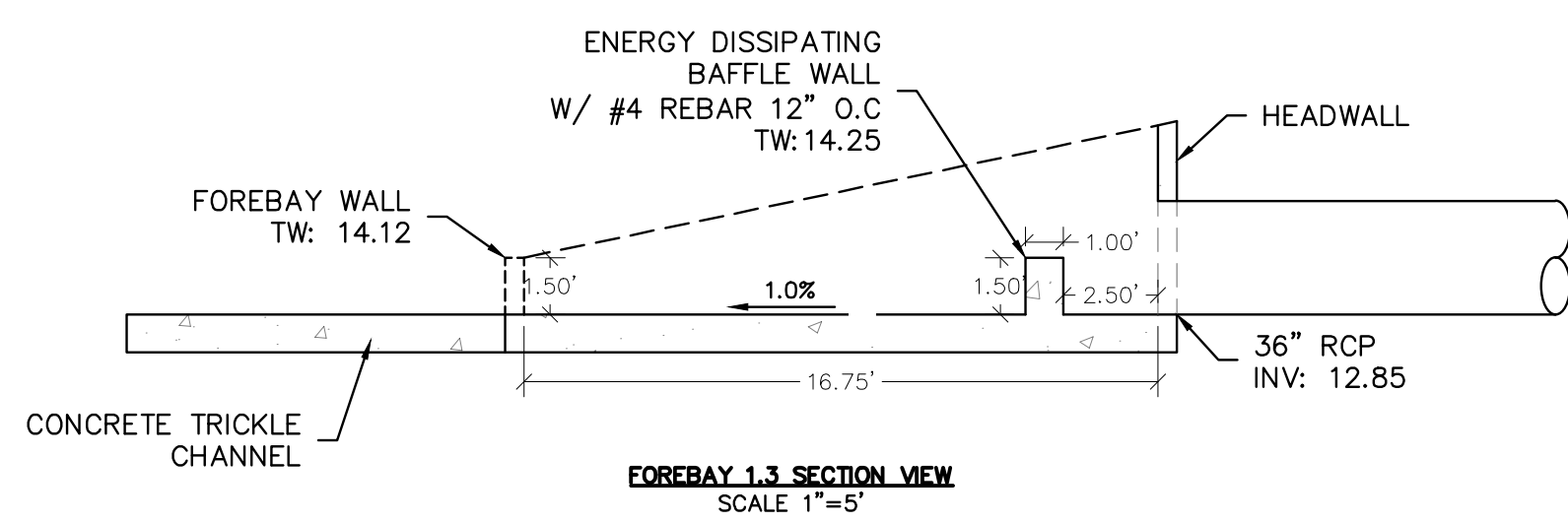
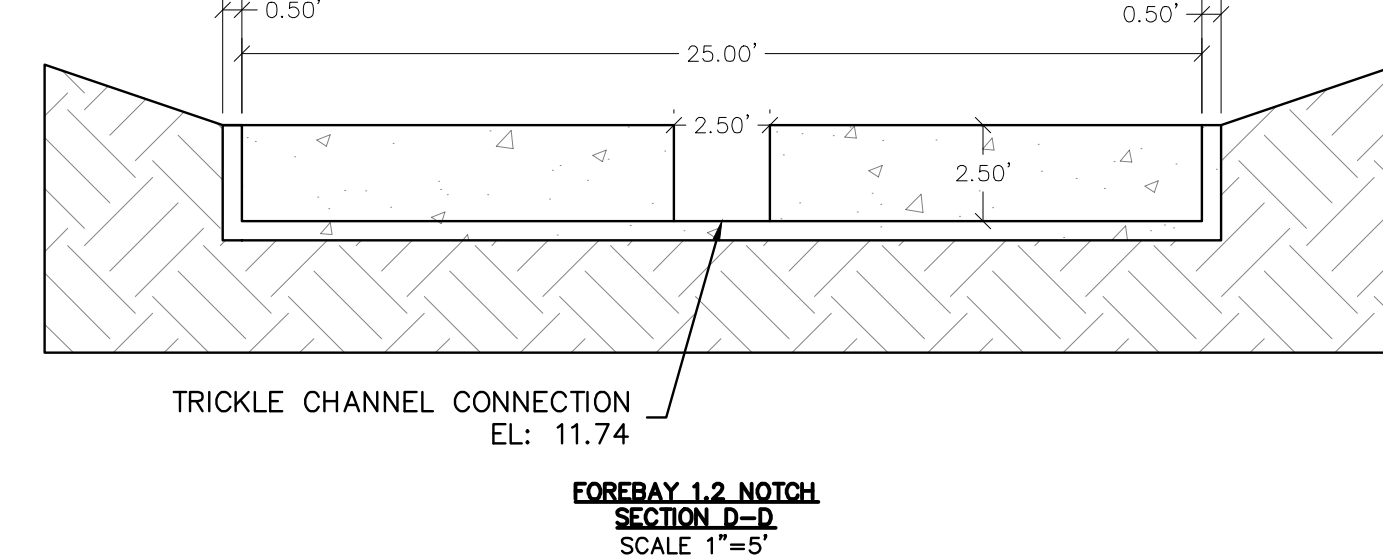
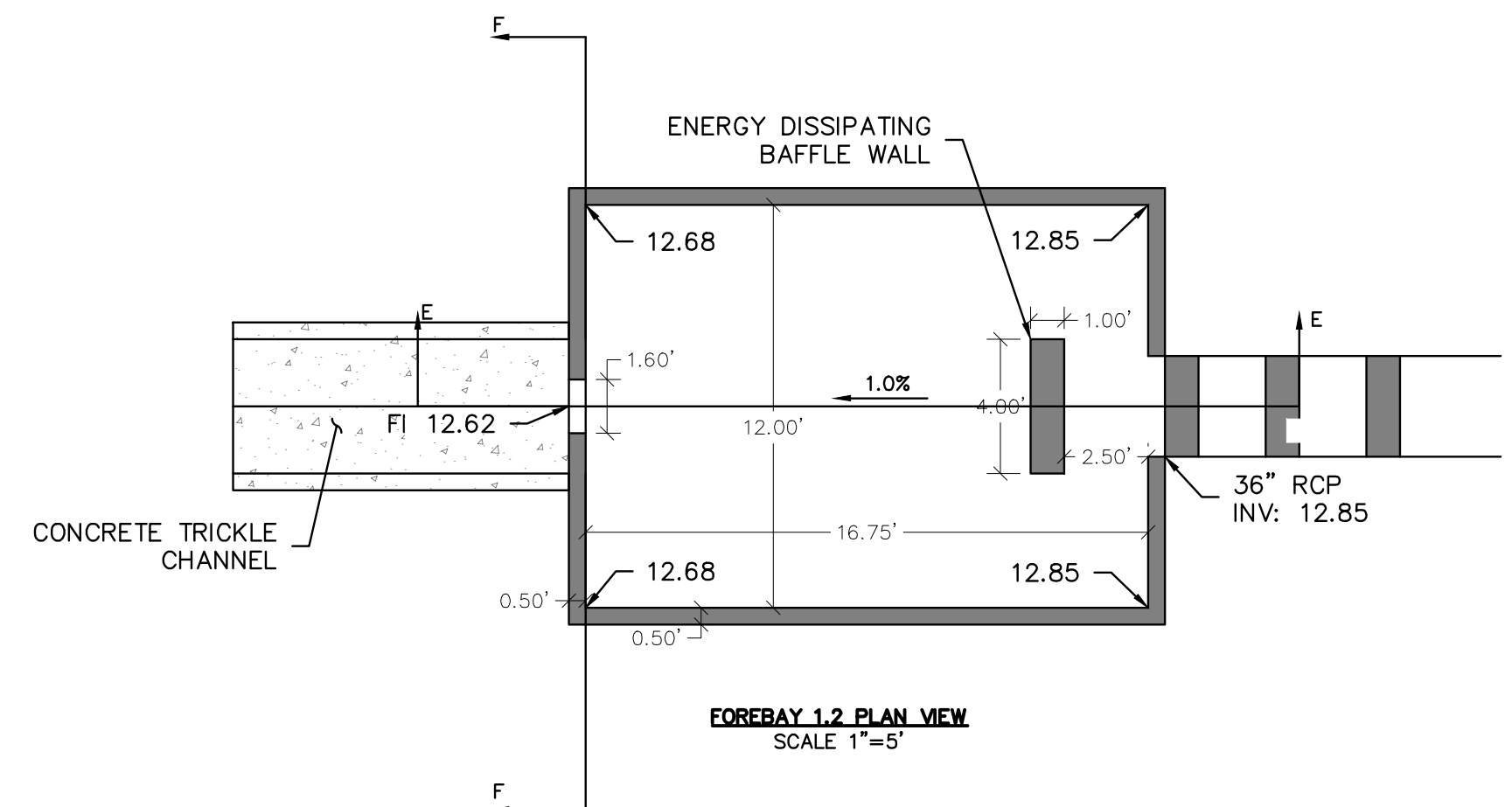
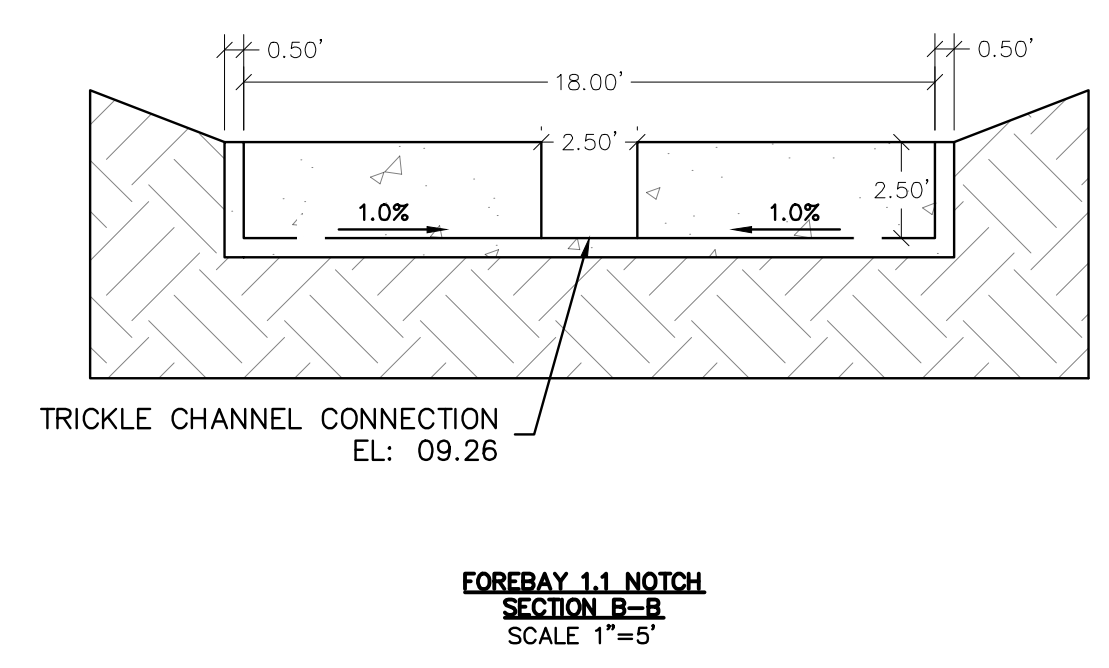
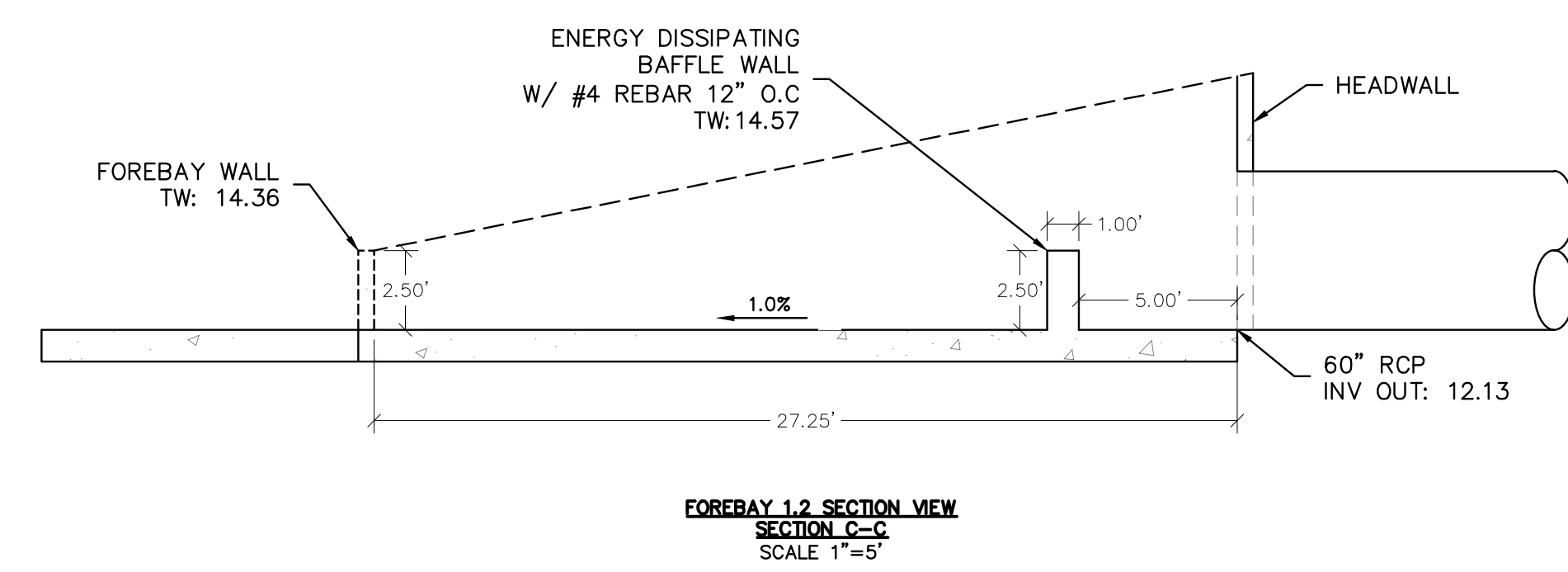
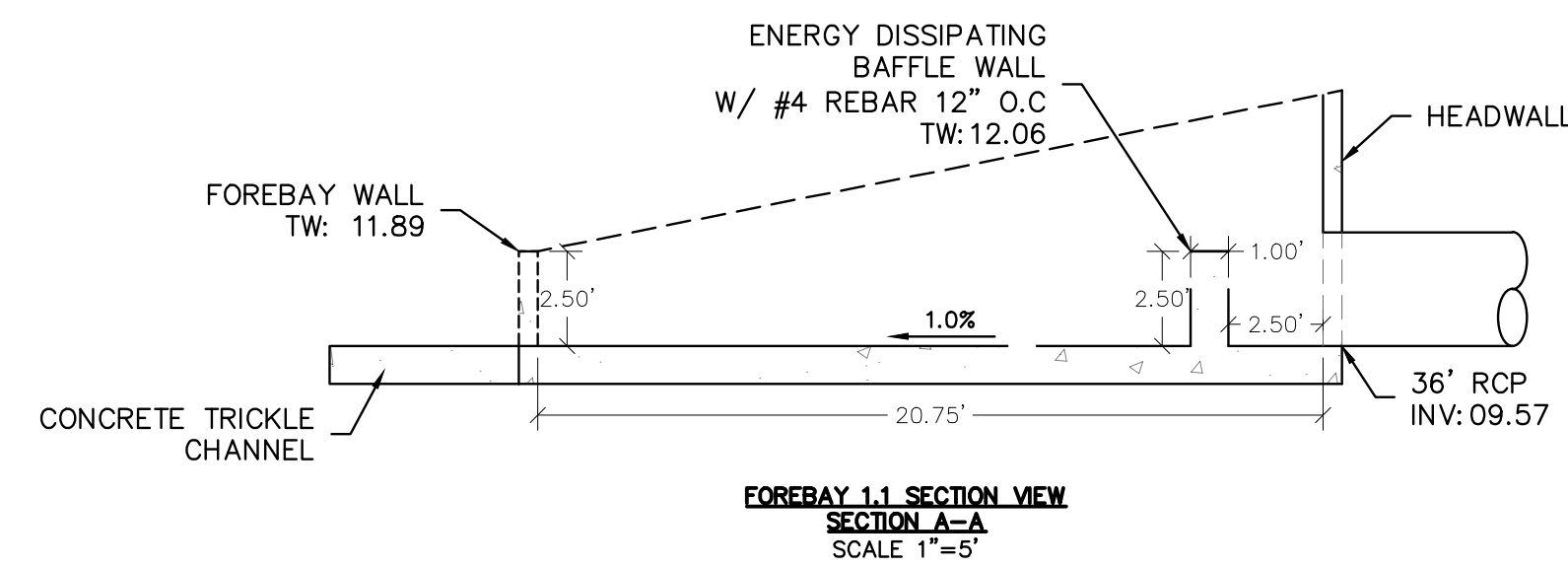
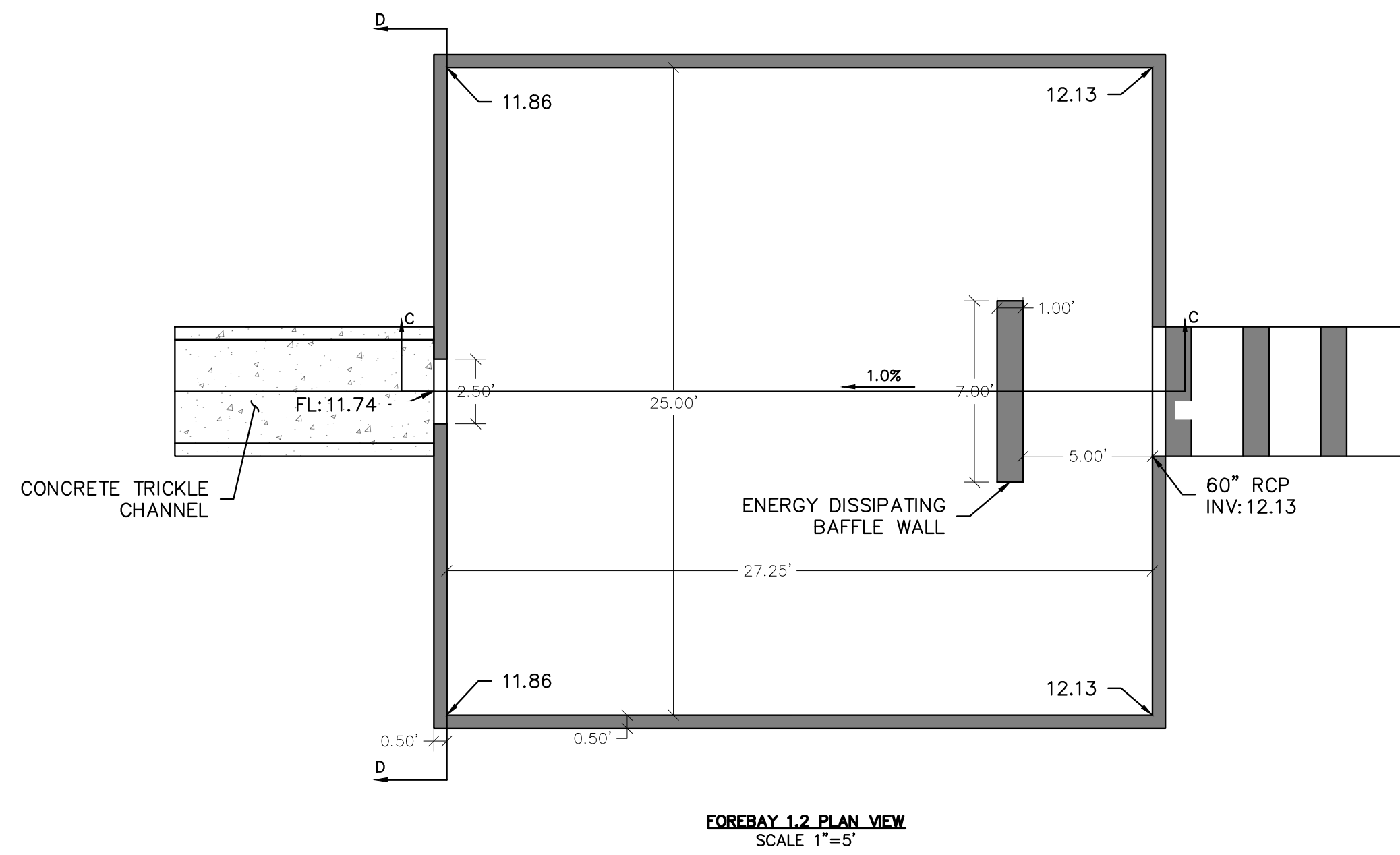
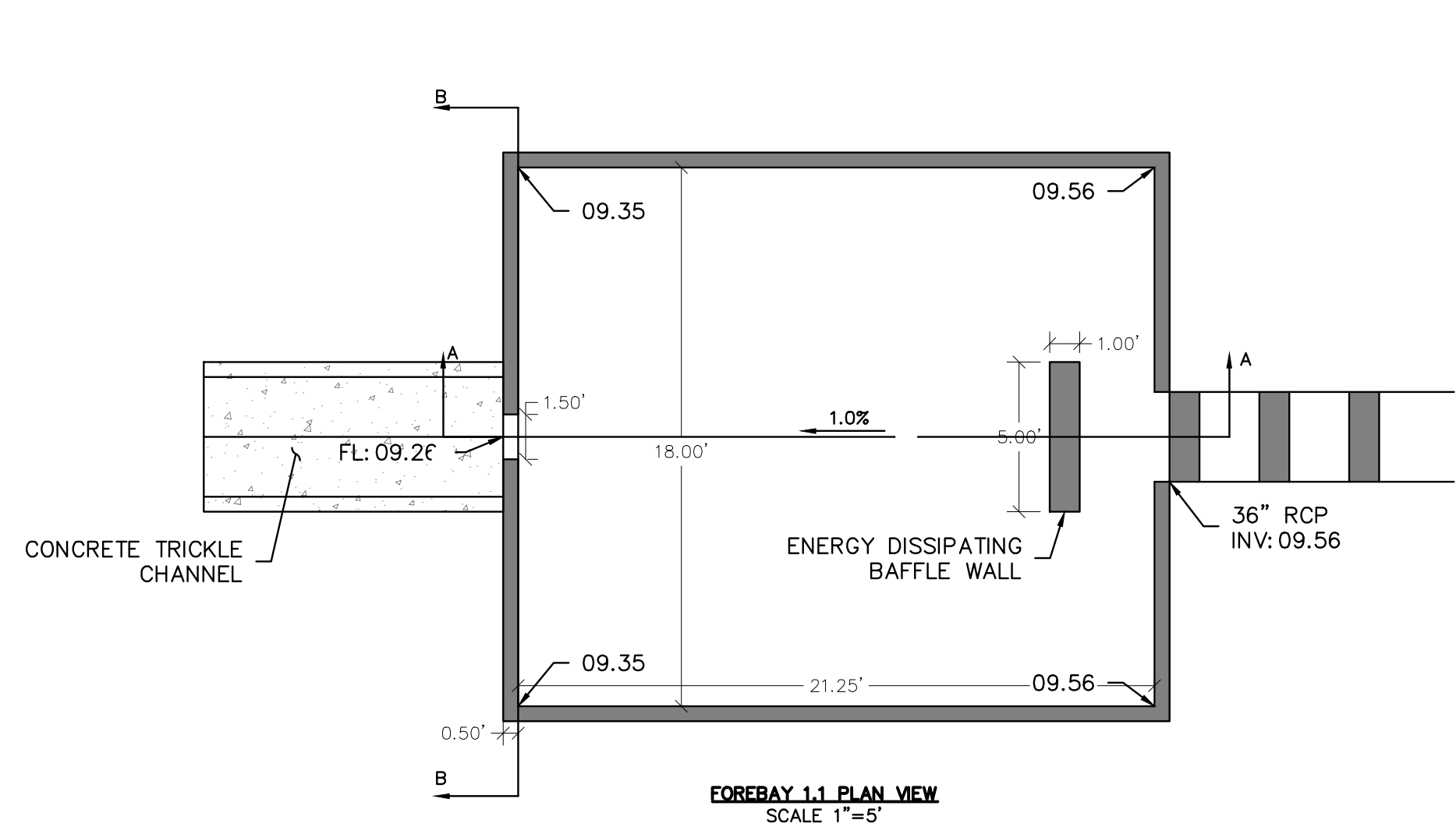
1st SUBMITTAL TO JURISDICTION: 07/12/2024 - KB

NO.	REVISIONS

COUNTY FILE NO.:

DR. TN | CH. LS
P.M. KB

JOB: 24004308
SHEET NO. 38



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POND PLAN & DETAILS
POND 2 PLAN

CLIENT

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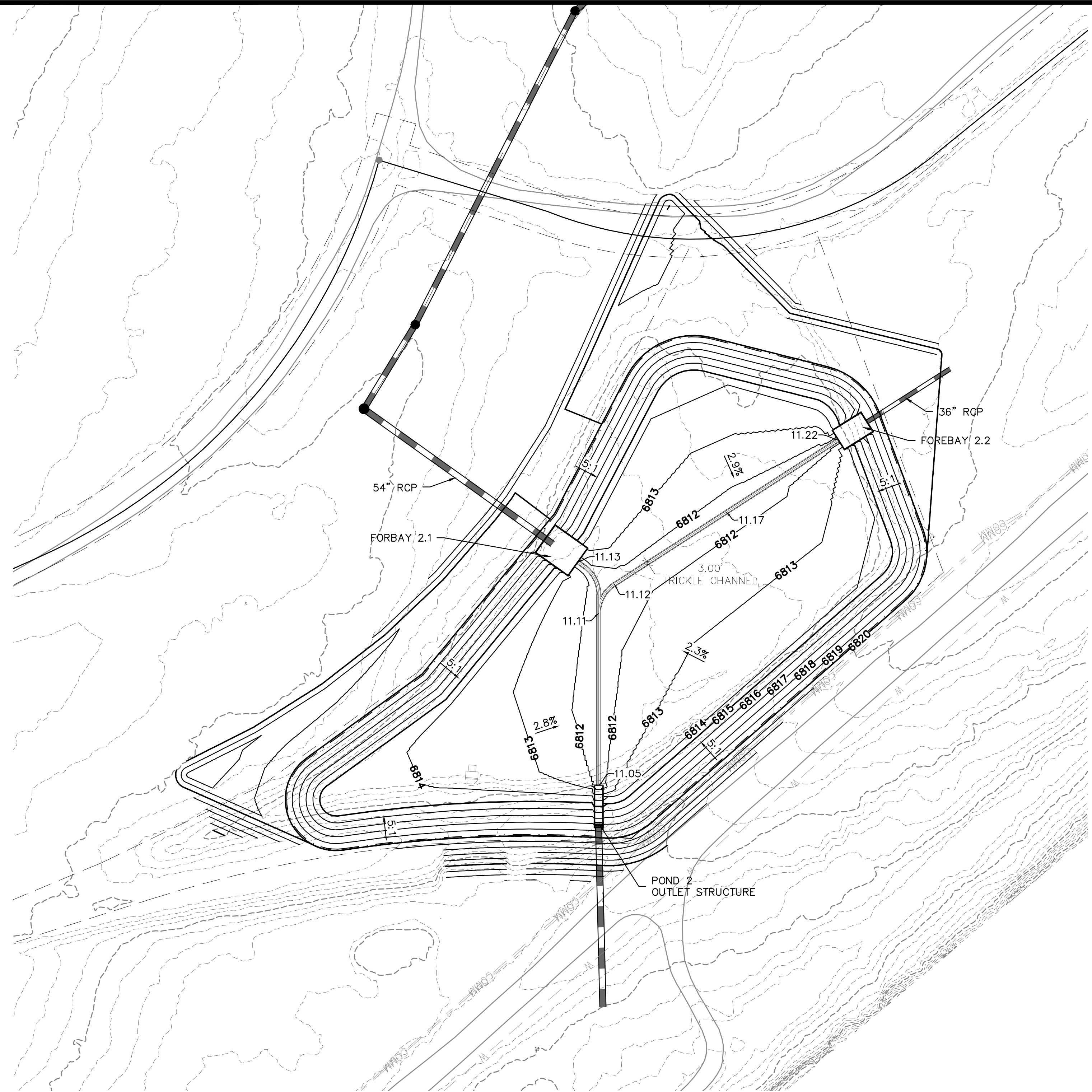
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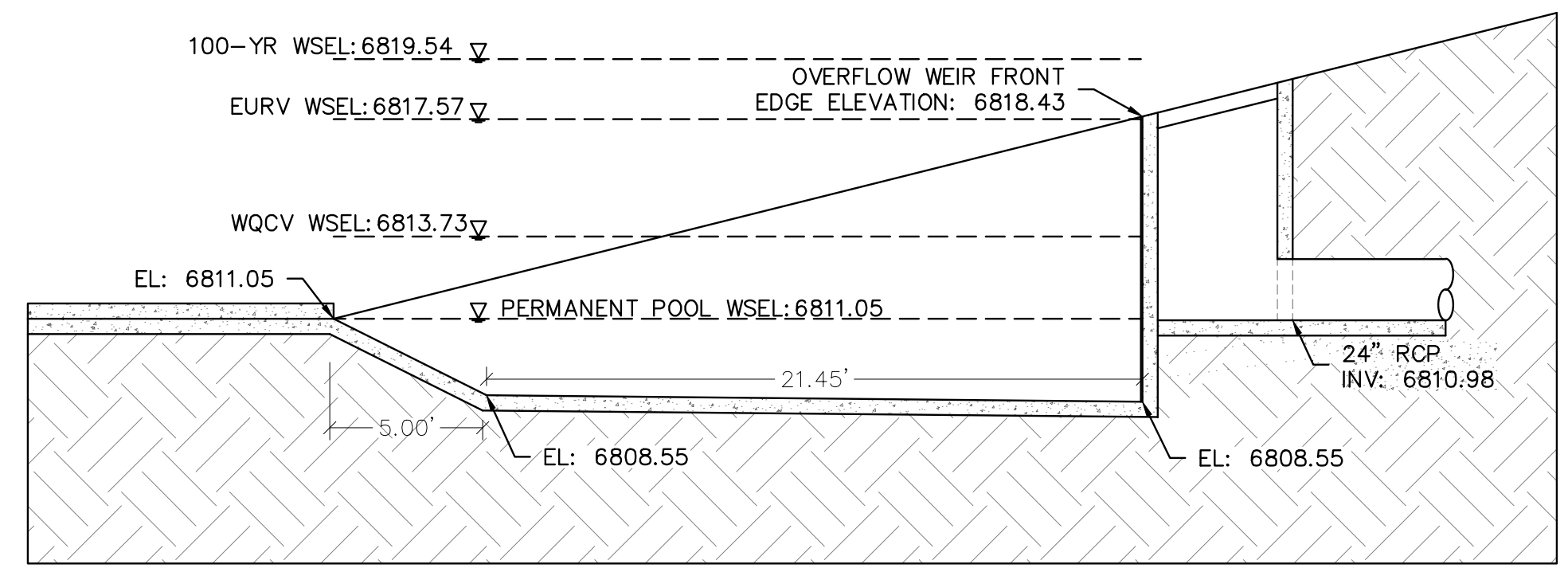
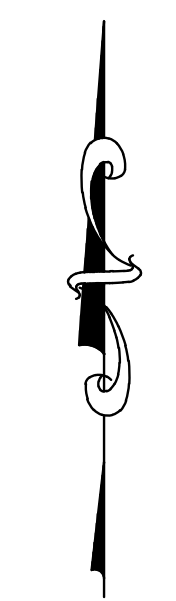
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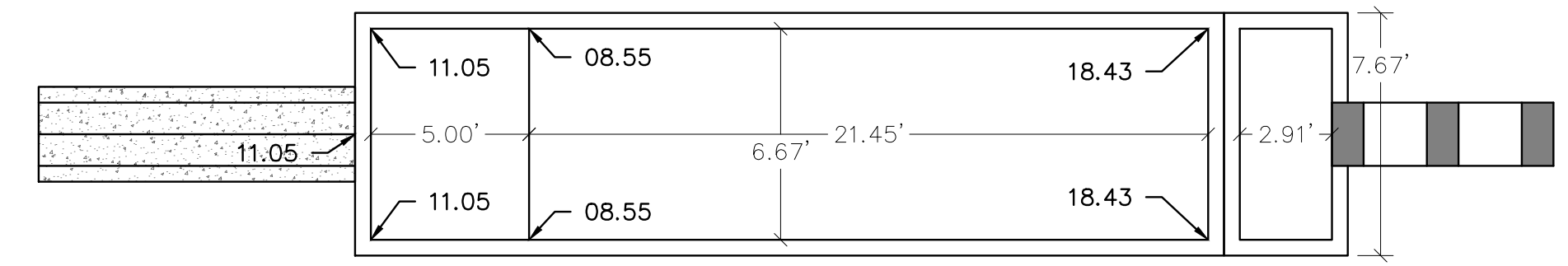
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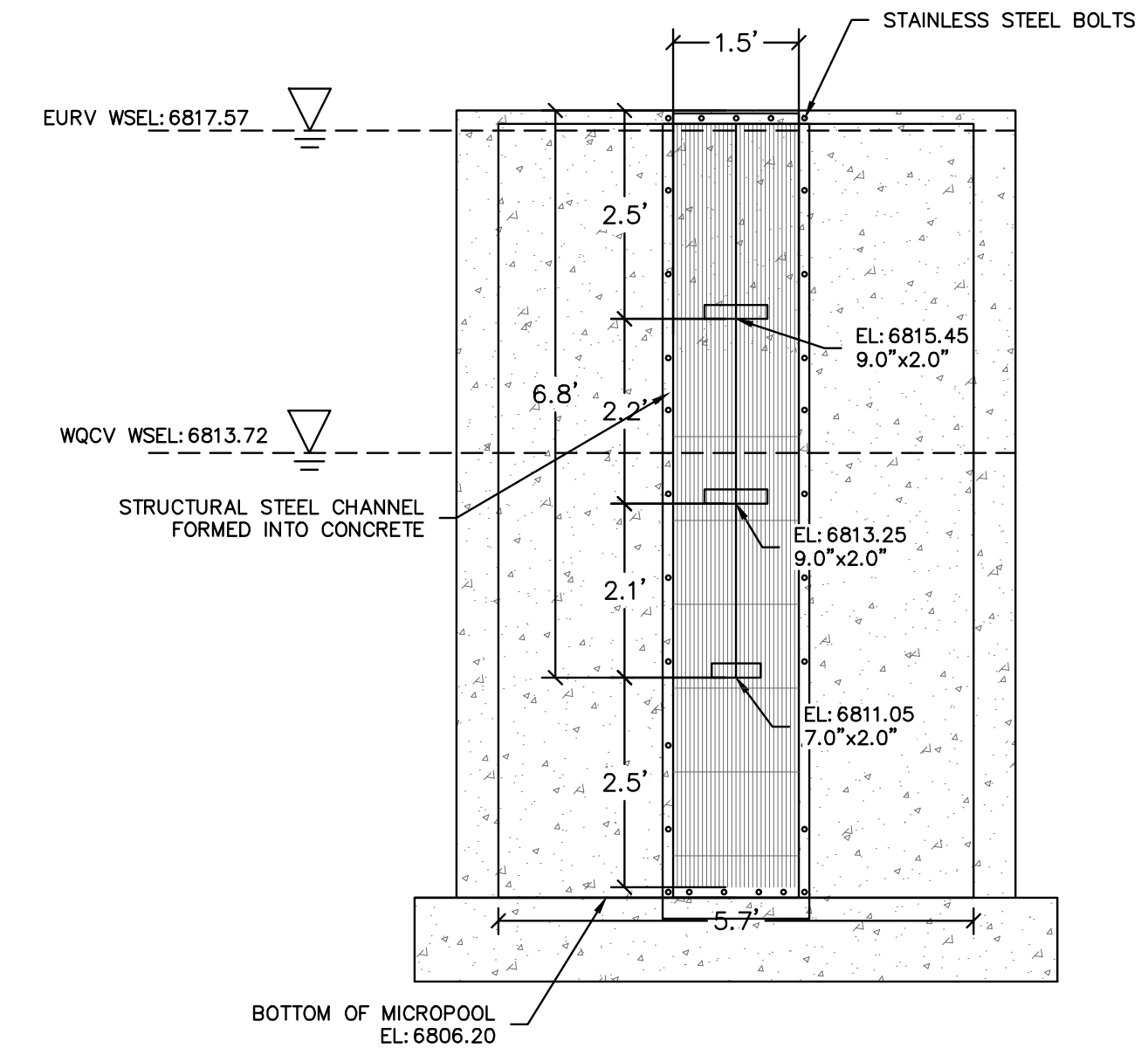
POND 2 PLAN VIEW
SCALE 1"=50'



OUTLET STRUCTURE SECTION VIEW
SCALE 1"=5'



OUTLET STRUCTURE PLAN VIEW
SCALE 1"=5'



ORIFICE PLATE AND TRASH RACK
SCALE: 1"=2'

ORIFICE PLATE NOTES:

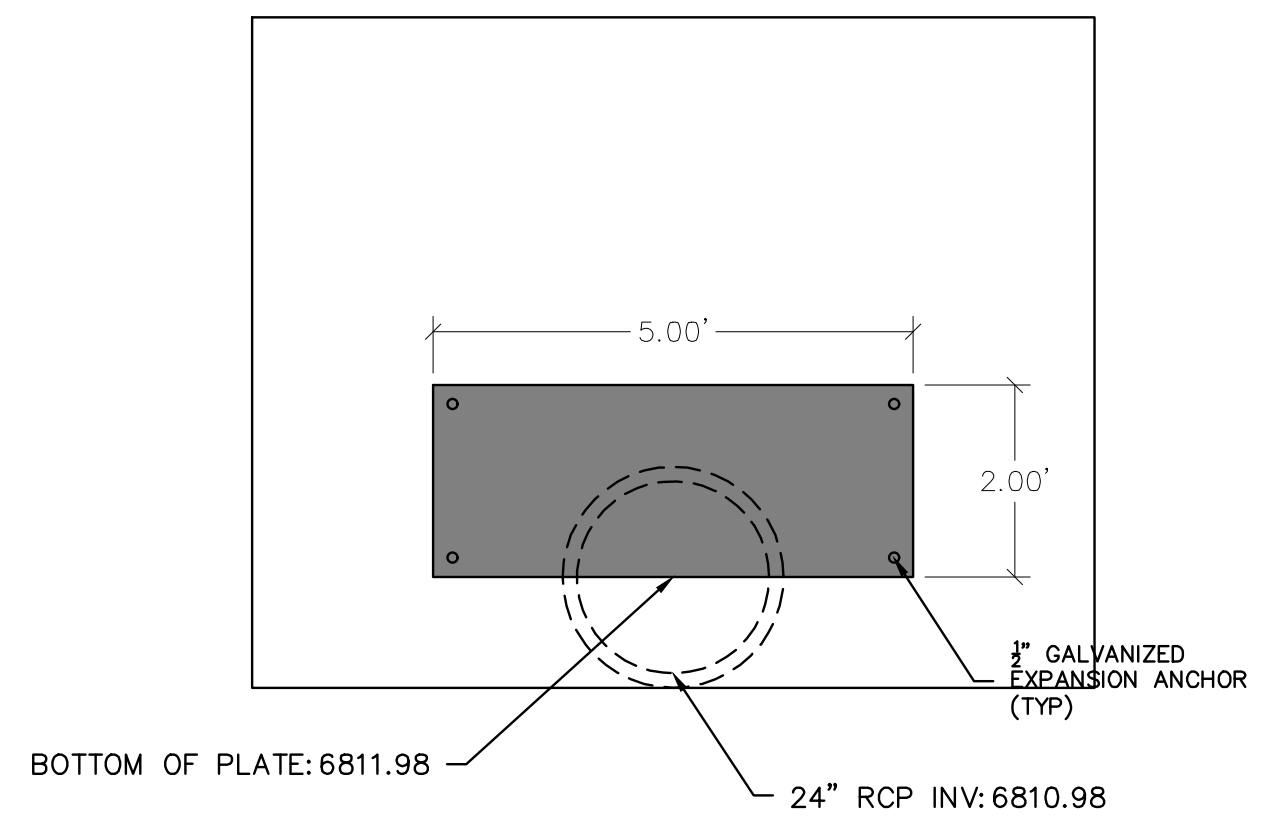
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OUTLET RESTRICTOR PLATE
SCALE 1"=2'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

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 POND 2 DETAILS

CLIENT
 CHALLENGER HOMES

DATE 7/12/2024

1st SUBMITTAL TO JURISDICTION
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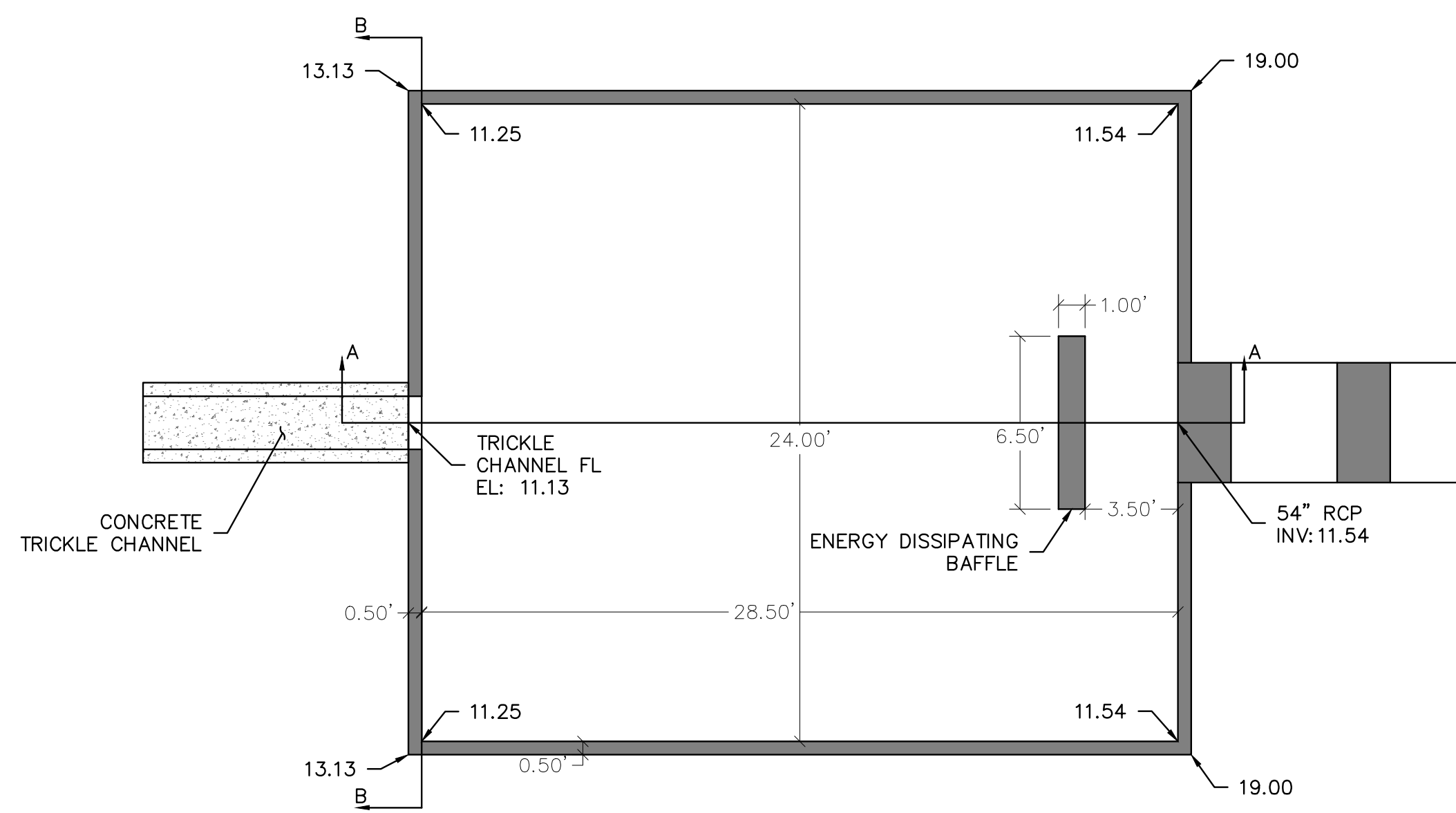
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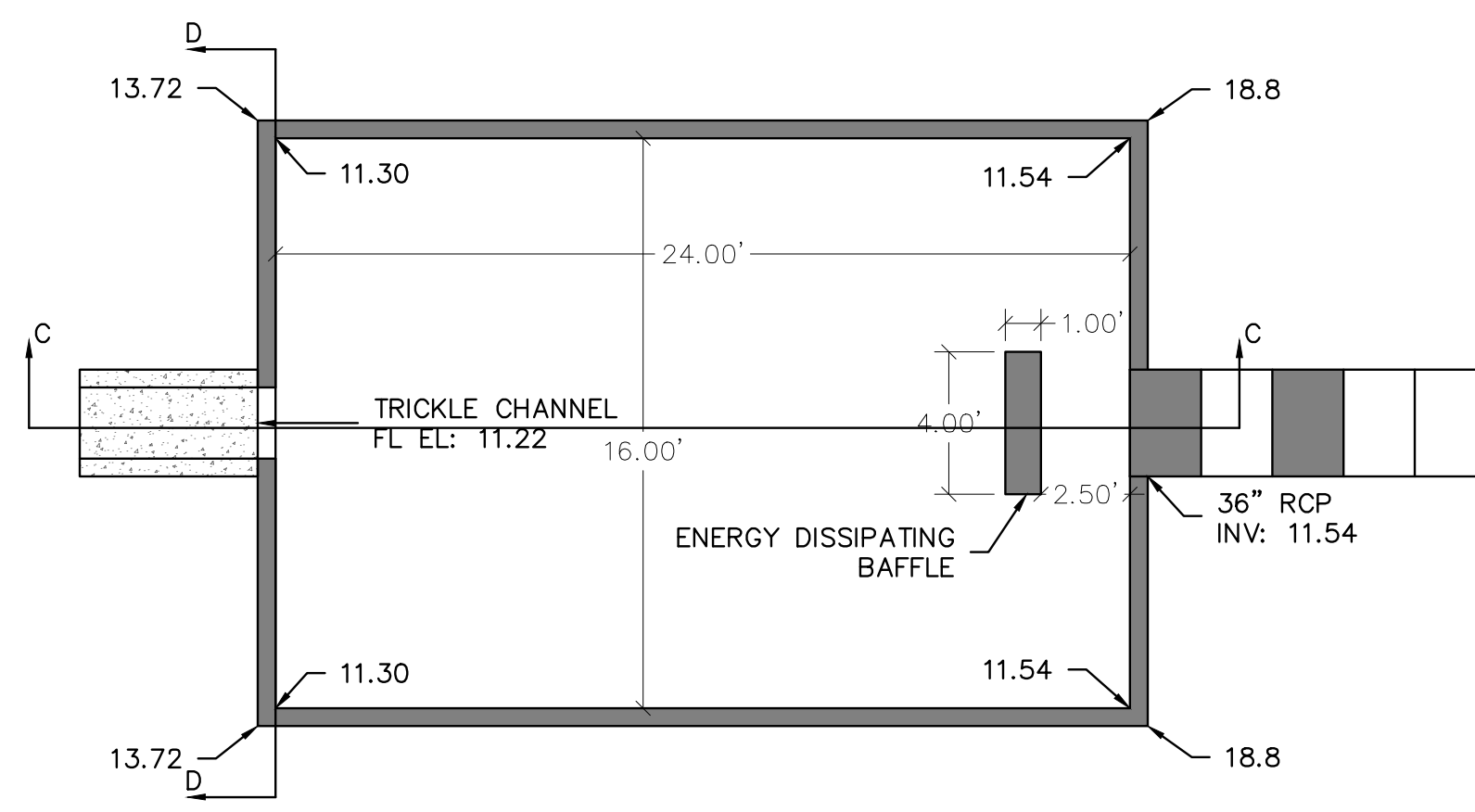
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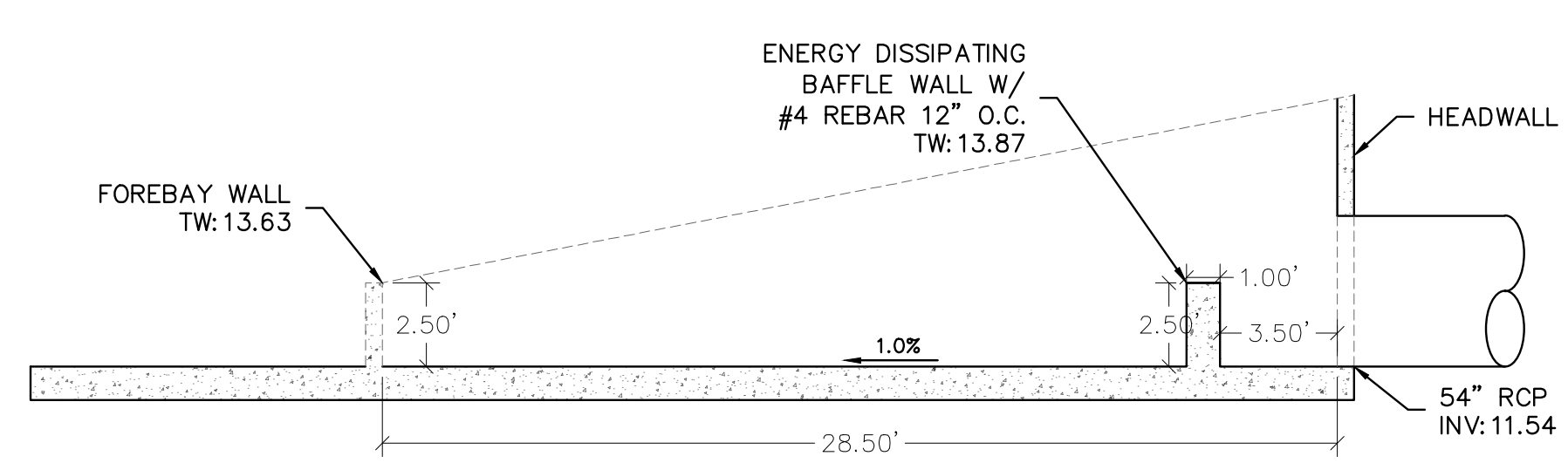
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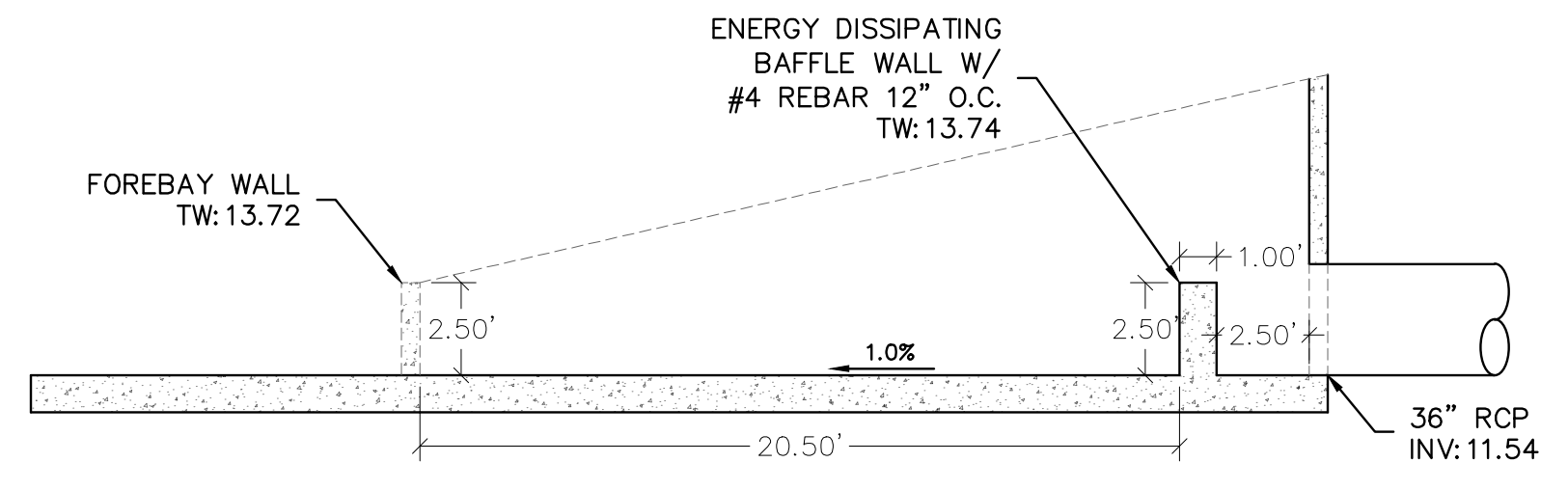
FOREBAY 2.1 PLAN VIEW
 SCALE 1"=5'



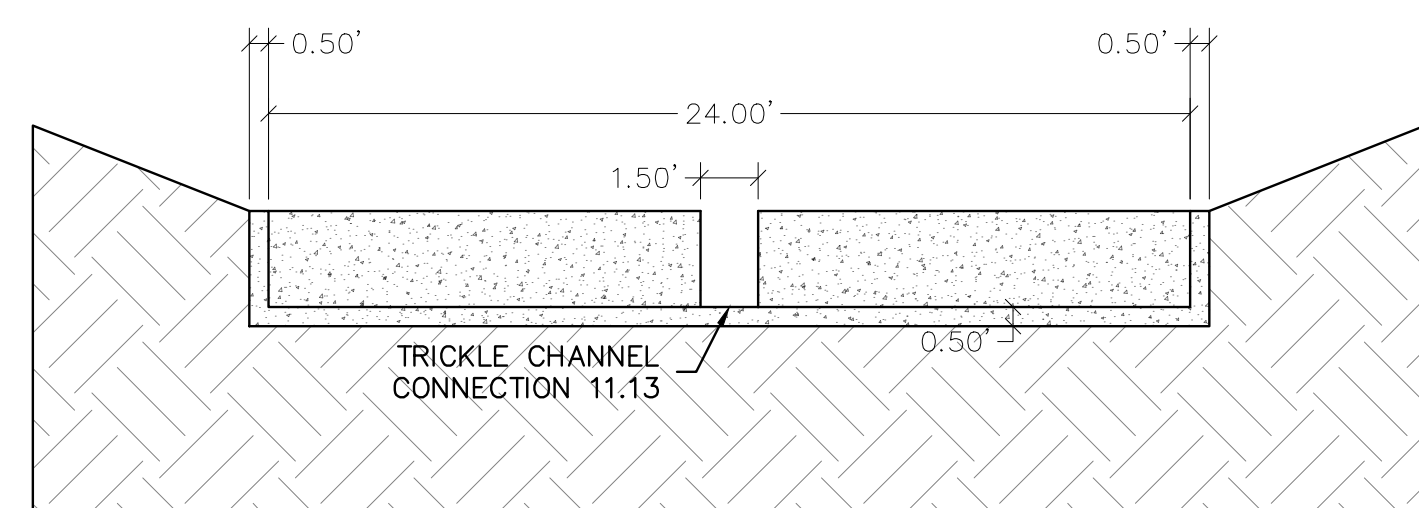
FOREBAY 2.2 PLAN VIEW
 SCALE 1"=5'



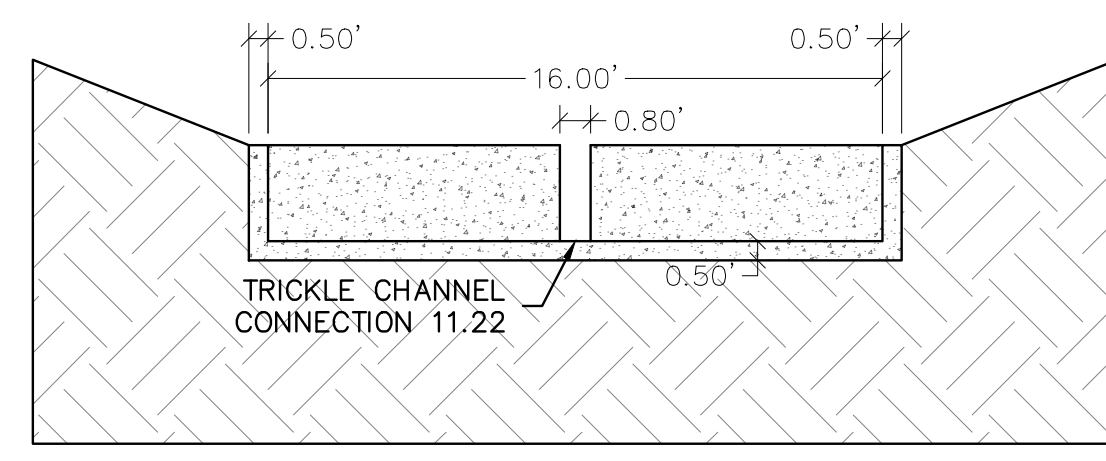
FOREBAY 2.1 SECTION VIEW
 SECTION A-A
 SCALE 1"=5'



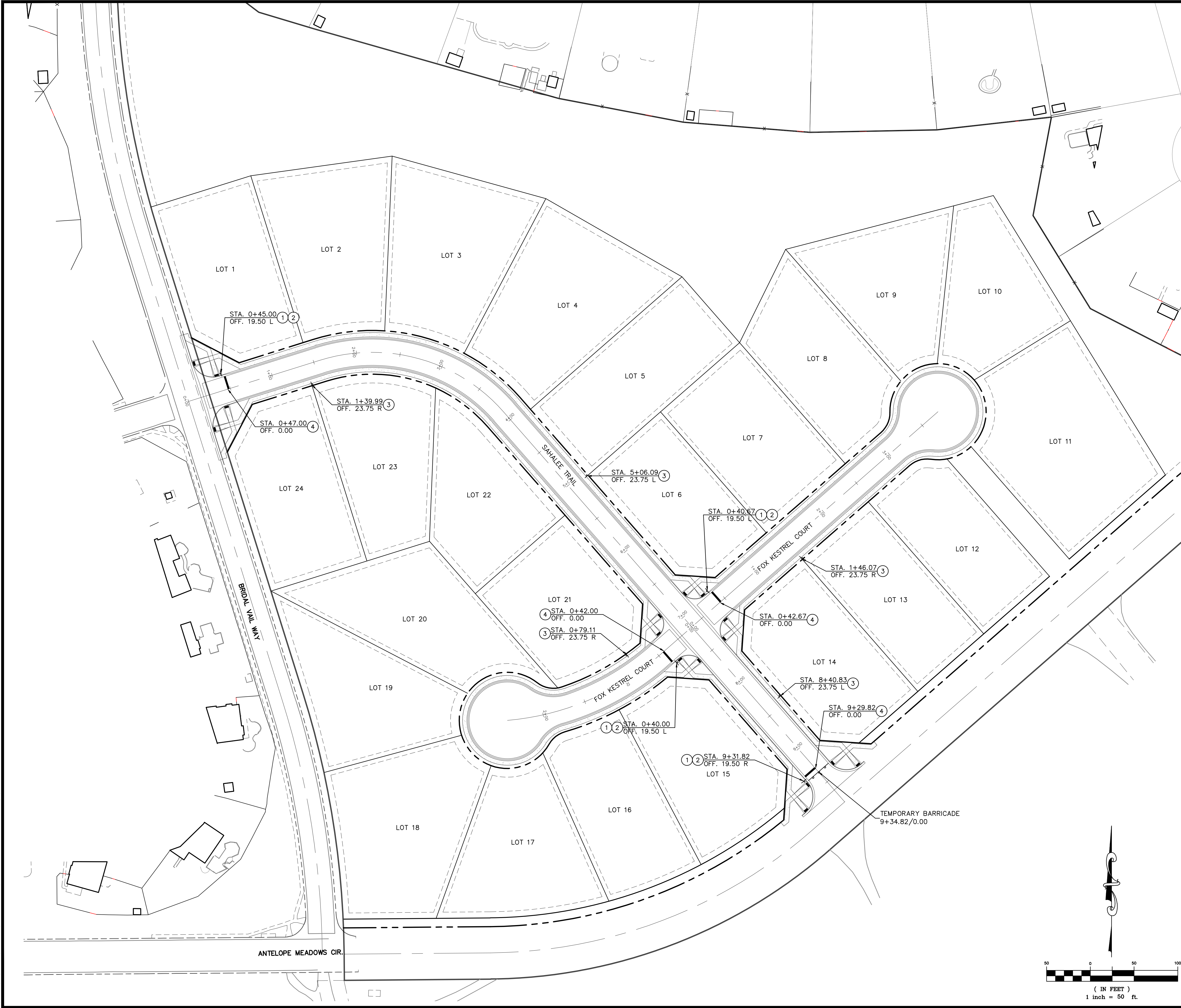
FOREBAY 2.2 SECTION VIEW
 SECTION C-C
 SCALE 1"=5'



FOREBAY 2.1 NOTCH SECTION VIEW
 SECTION B-B
 SCALE 1"=5'



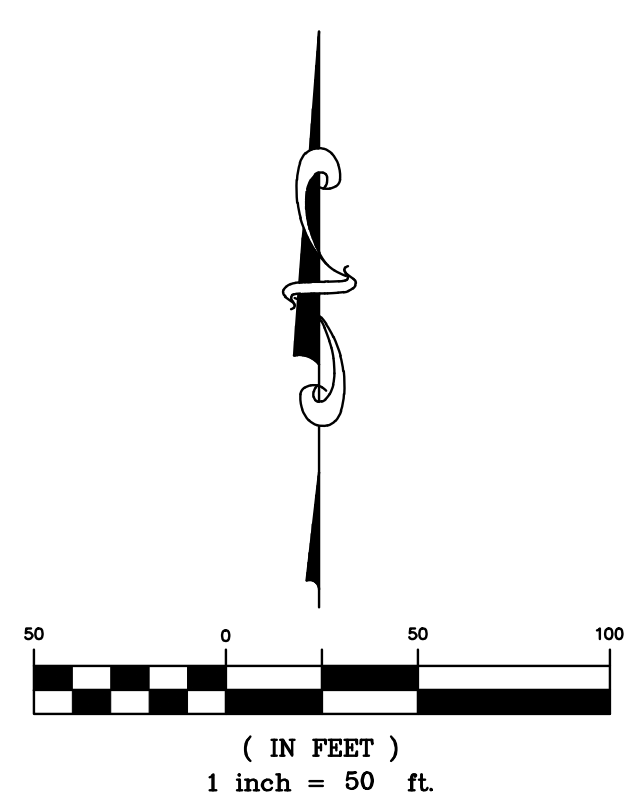
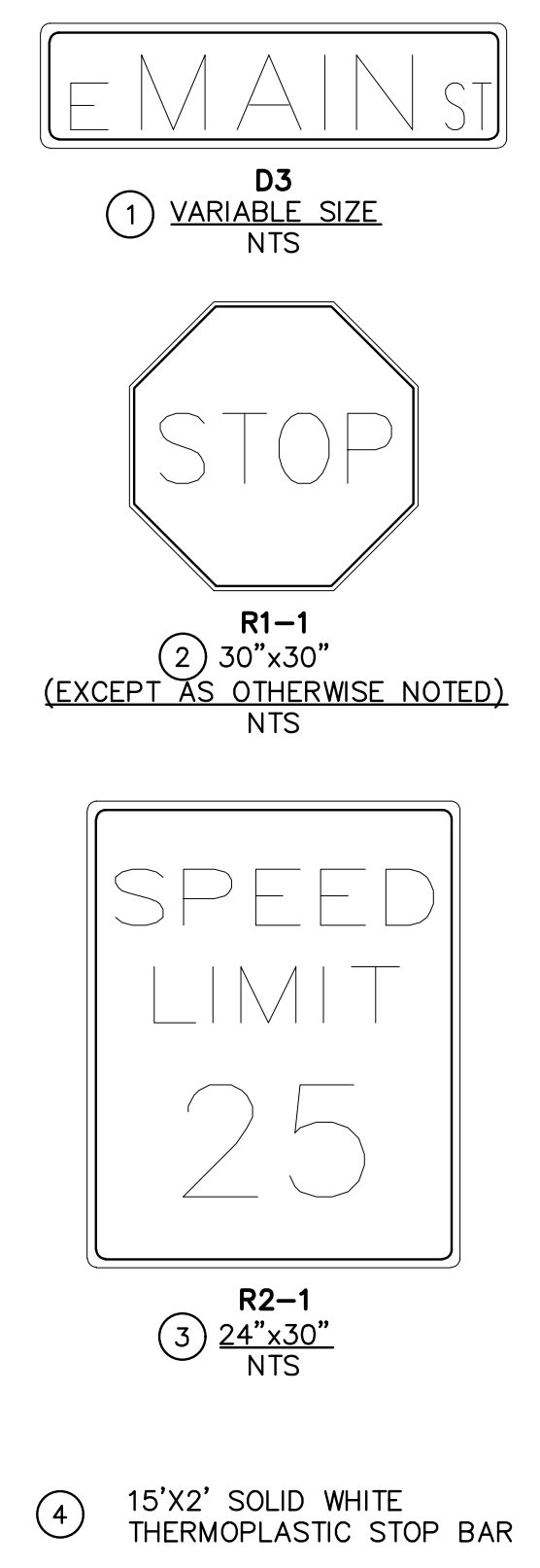
FOREBAY 2.2 NOTCH SECTION VIEW
 SECTION D-D
 SCALE 1"=5'



GENERAL NOTES
 1. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS ONSITE OF THE DURATION OF THE PROJECT.
 2. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE THE SCOPE OF WORK PRESENTED HEREIN.

TRAFFIC CONTROL
 1. ALL SIGNAGE AND STRIPING SHALL FOLLOW THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", MUTCD, CURRENT EDITION, AND ALL APPLICABLE CDOT M&S STANDARDS.
 2. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION IN CONFORMANCE WITH TRAFFIC CONTROL PLANS AND/OR APPROVED MHT.
 3. THE TRAFFIC CONTROL SUPERVISOR SHALL COORDINATE CONSTRUCTION ZONE TRAFFIC CONTROL ACTIVITIES WITH ALL APPROPRIATE OFFICIALS.
 4. THE CONTRACTOR SHALL MAINTAIN FULL COMPLIANCE PAVEMENT MARKINGS OR APPROVED DEVICES ON THE ROADWAYS DURING ALL PHASES OF THE CONSTRUCTION PERIOD.

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. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
 3. 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.
 4. STREET NAME AND REGULATORY STOP SIGNS ARE ON SEPARATE POSTS.
 5. ANY REMOVED SIGNS OR POSTS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 6. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE 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".
 7. GROUND-MOUNT SIGNS SHALL HAVE RETROREFLECTIVE SHEETING BACKGROUND MATERIAL OF TYPE ASTM 4956 TYPE IV.
 8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" 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.
 9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 10. NO LIMIT/STOP LINES OR CROSSWALK LINES ARE PROPOSED FOR THIS PLAN.
 11. THE CONTRACTOR SHALL NOTIFY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD), 719-520-6819, PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
 12. 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.



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Know what's below.
Call before you dig.

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CHALLENGER HOMES	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SIGNAGE & STRIPING OVERALL PLAN
CLIENT	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS SIGNAGE & STRIPING OVERALL PLAN
DATE	7/12/2024
A	1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB
REVISIONS	
DR.	TN CH. LS
P.M.	KB
JOB	24004308
SHEET NO.	41
COUNTY FILE NO.:	

CAD FILE: 24004308-STRIP-PLAN.DWG

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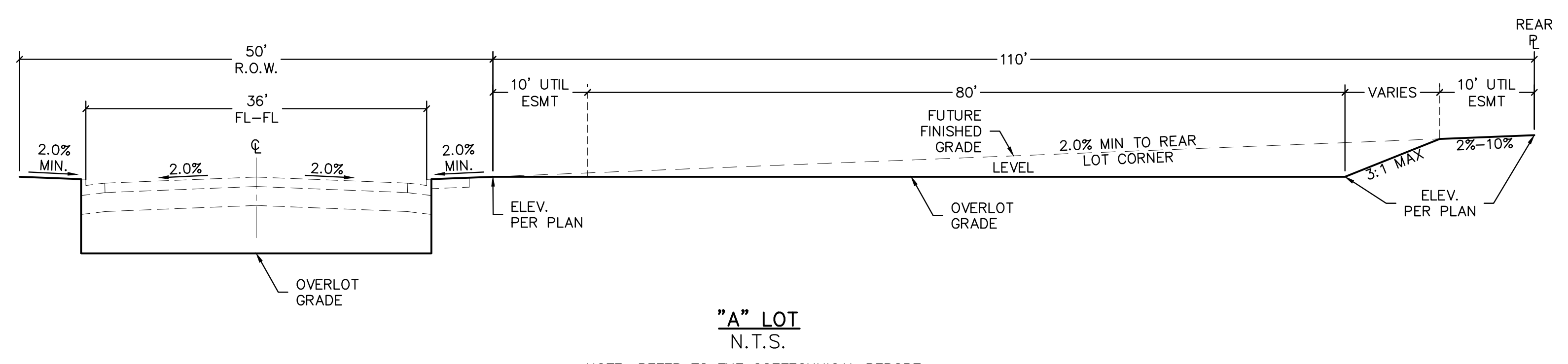
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CONSTRUCTION DETAILS
SITE DETAILS

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024

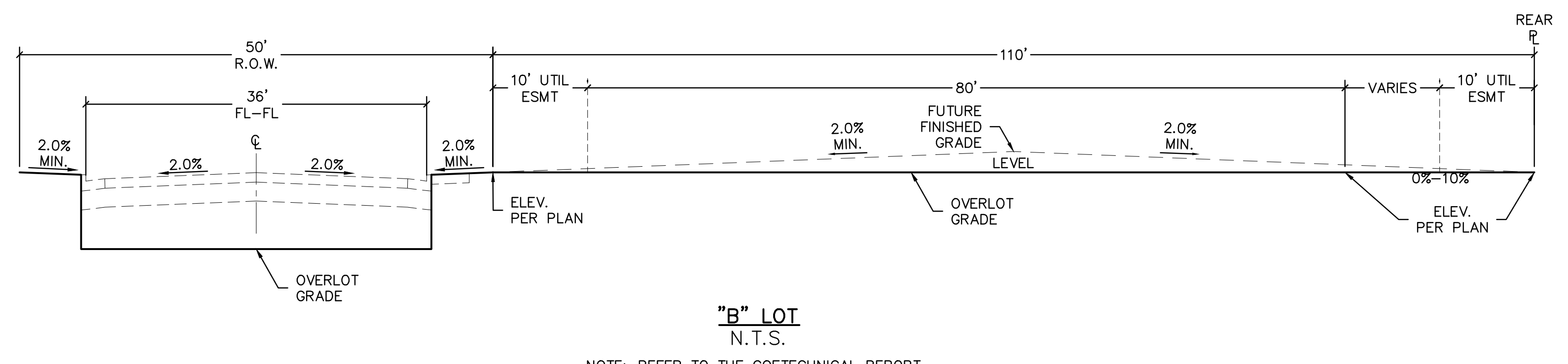
1st SUBMITTAL TO JURISDICTION
07/12/2024 - KB

NO.	REVISIONS

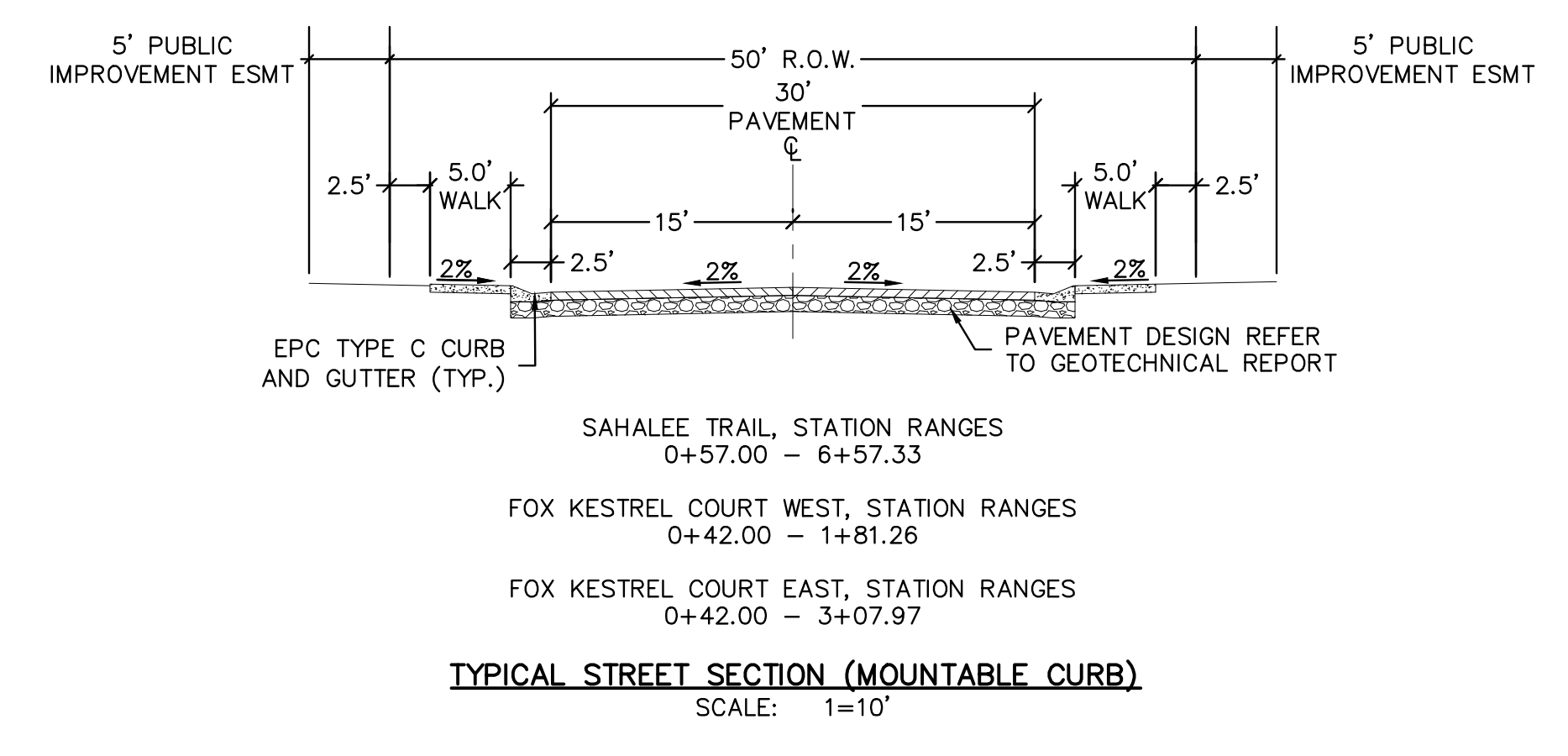
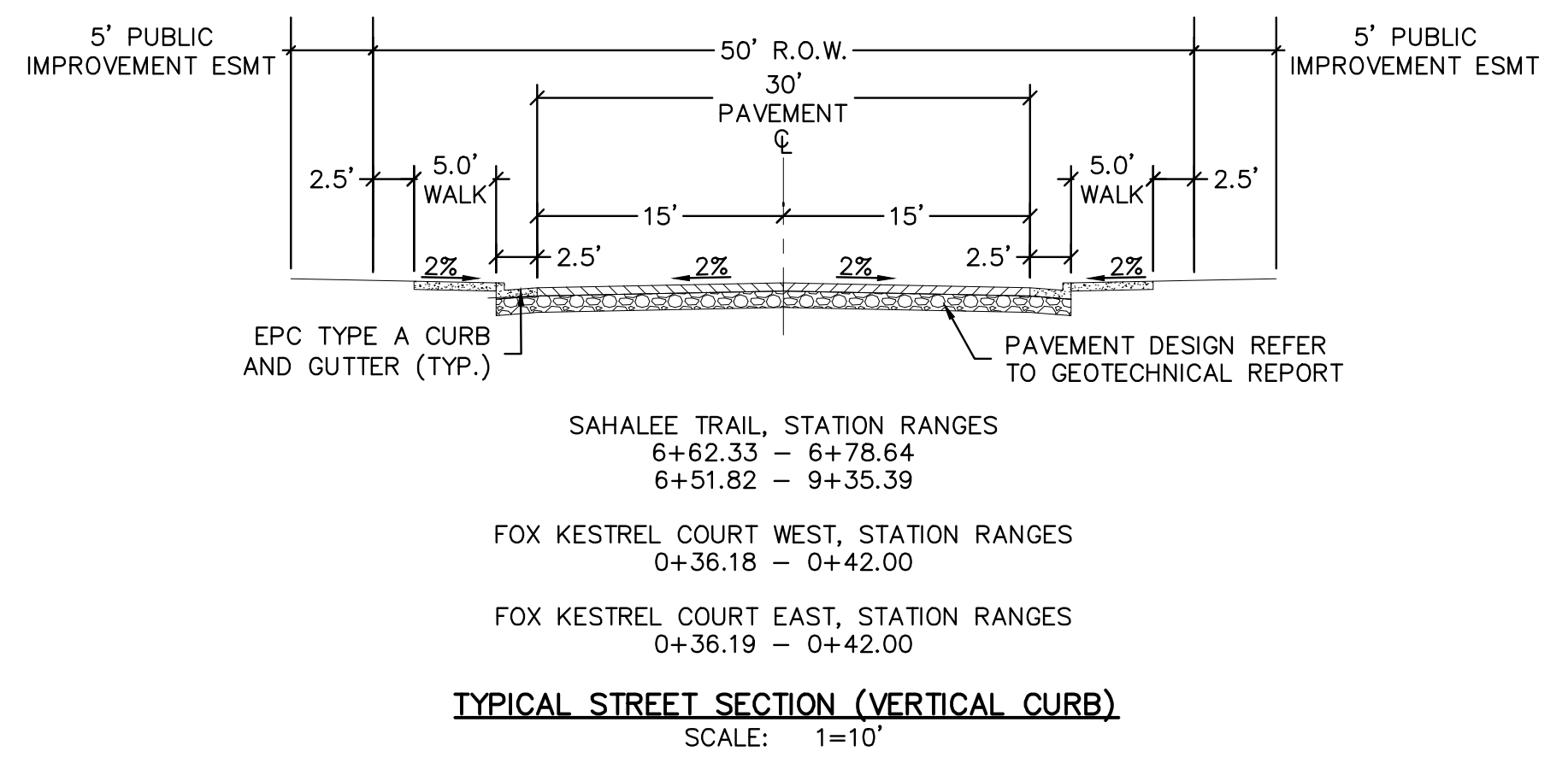
COUNTY FILE NO.:
DR. TN | CH. LS
P.M. KB
JOB 24004308
SHEET NO. 42



NOTE: REFER TO THE GEOTECHNICAL REPORT FOR OVEREXCAVATION AND PAVEMENT DESIGN RECOMMENDATIONS.



NOTE: REFER TO THE GEOTECHNICAL REPORT FOR OVEREXCAVATION AND PAVEMENT DESIGN RECOMMENDATIONS.



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CAD FILE: 24004308-01-10.dwg

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8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-9192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
STREET DETAILS

CLIENT

DATE: 7/12/2024

A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

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COUNTY FILE NO.:

DR. TN CH. LS

P.M. KB

JOB 24004308

SHEET NO. 43

CAD FILE: 24004308-01-LS-STRT.DWG

Typical Curb and Gutter Details Standard Drawing

DATE APPROVED: 6/23/20
JOSHUA J. PALMER
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 7/18/23
FILE NAME: SD_2-20

SCALE: NOT TO SCALE

Typical Cross Pan Layout Detail Standard Drawing

DATE APPROVED: 8/11/11
ANDRÉ P. BRACKIN
DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/8/15
FILE NAME: SD_2-26

SCALE: NOT TO SCALE

Pedestrian Curb Ramp Detail Standard Drawing

DATE APPROVED: 6/23/20
JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-40

SCALE: NOT TO SCALE

Pedestrian Curb Ramp Detail Standard Drawing

DATE APPROVED: 6/23/20
JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-41

SCALE: NOT TO SCALE

Detectable Warning Surface Details Standard Drawing

DATE APPROVED: 6/23/20
JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-42

SCALE: NOT TO SCALE

Urban Cul-De-Sac Details Standard Drawing

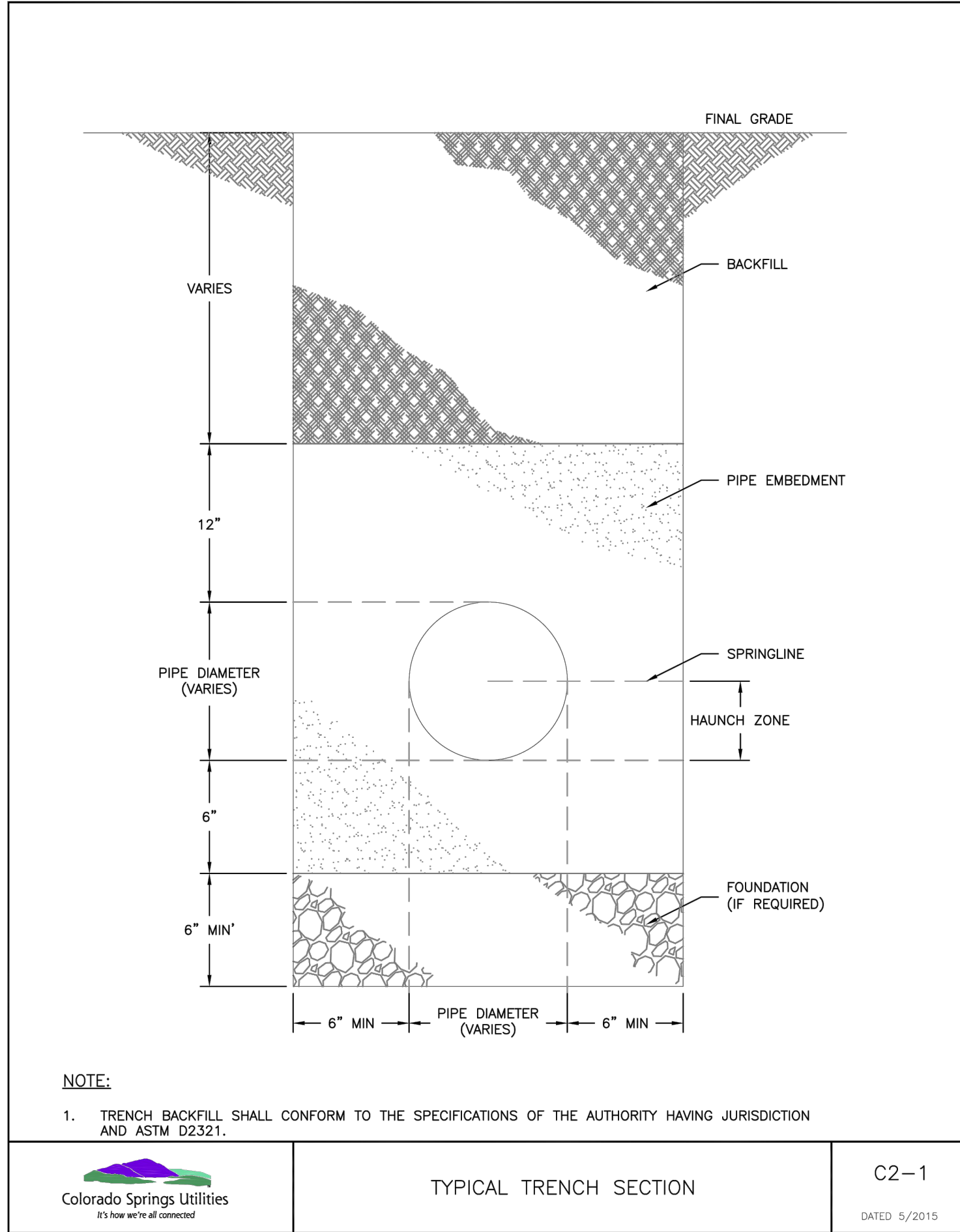
DATE APPROVED: 1/1/08
JOHN A. MCCARTY
DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/8/15
FILE NAME: SD_2-75

SCALE: 1"=50'

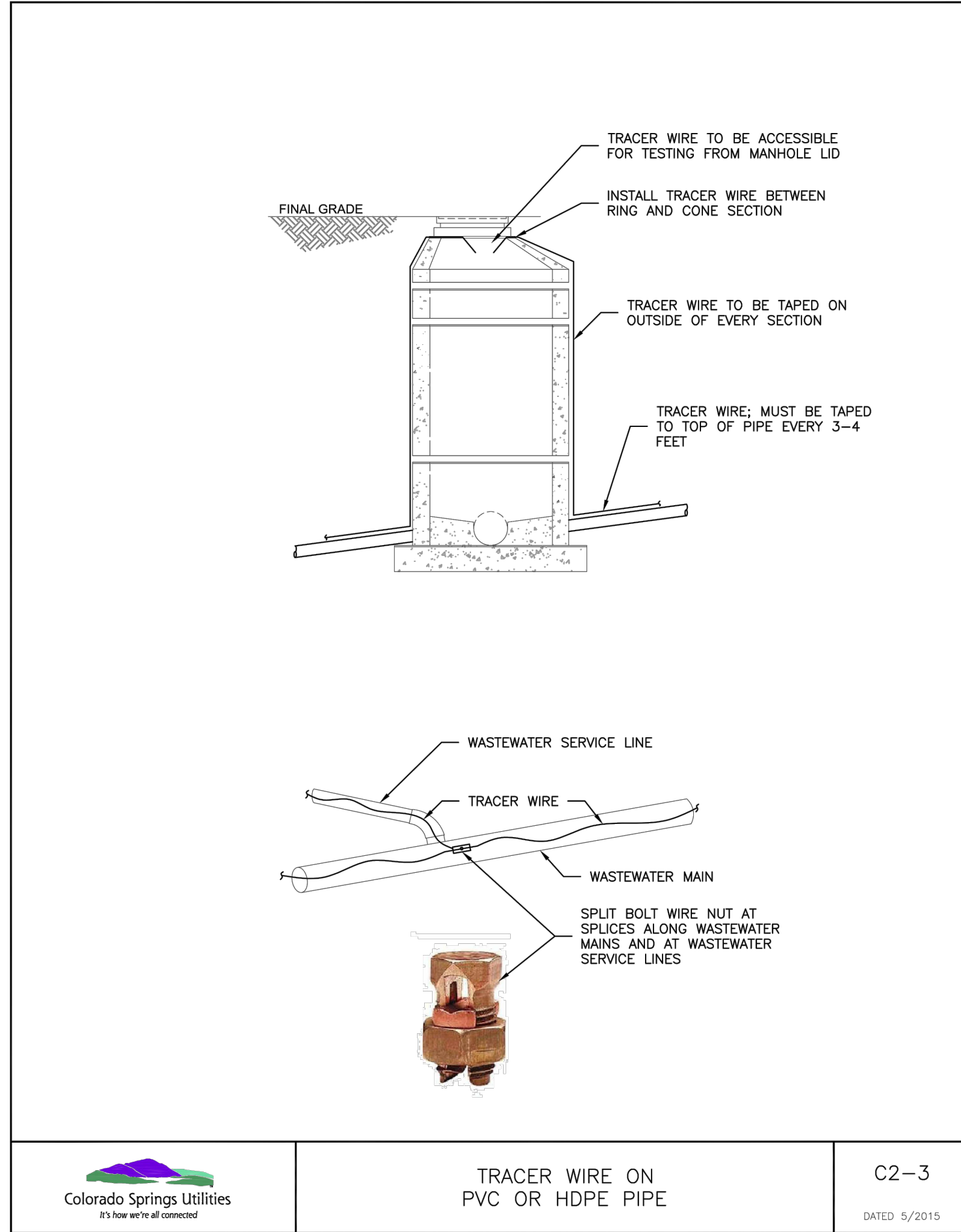
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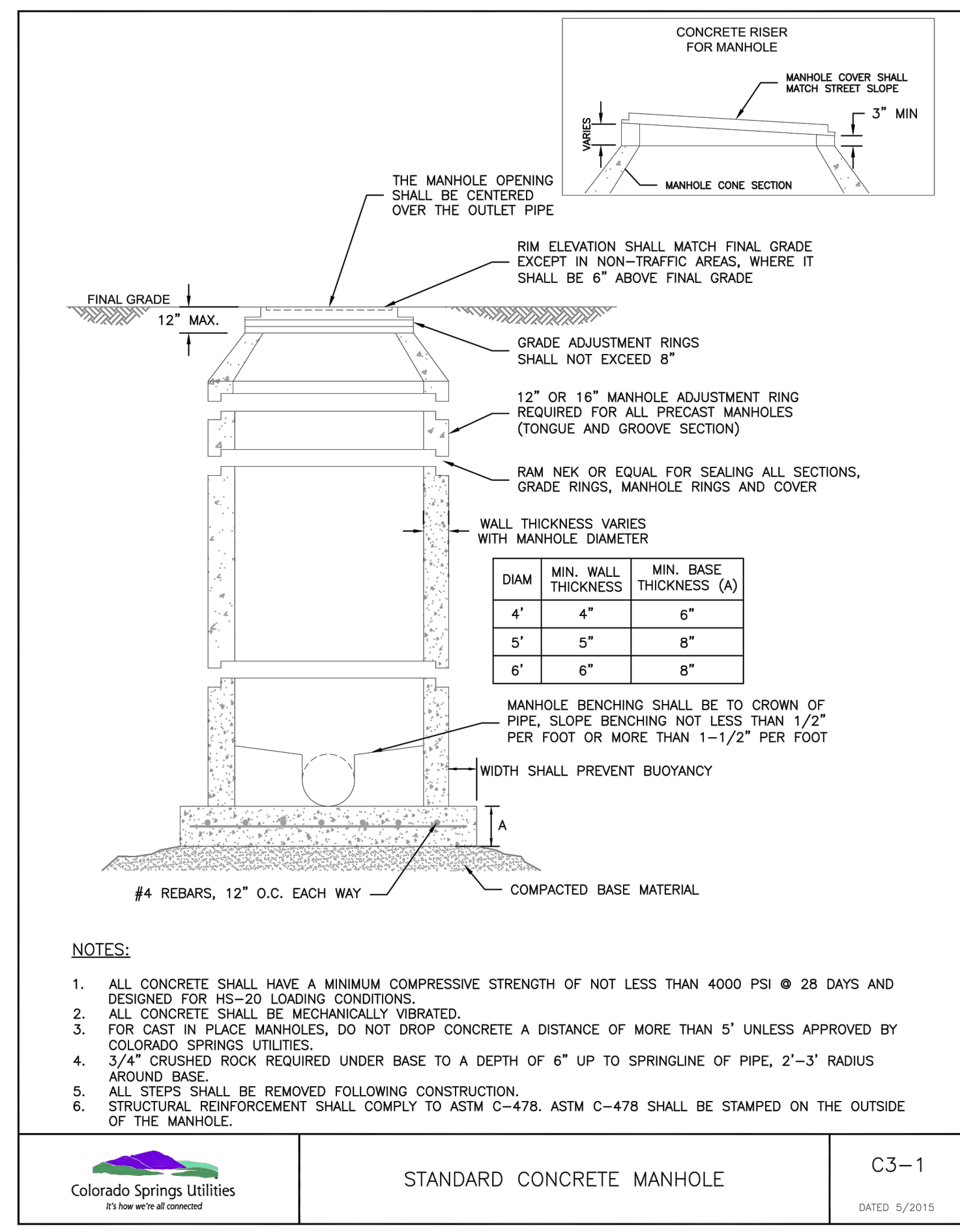


NOTE:
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

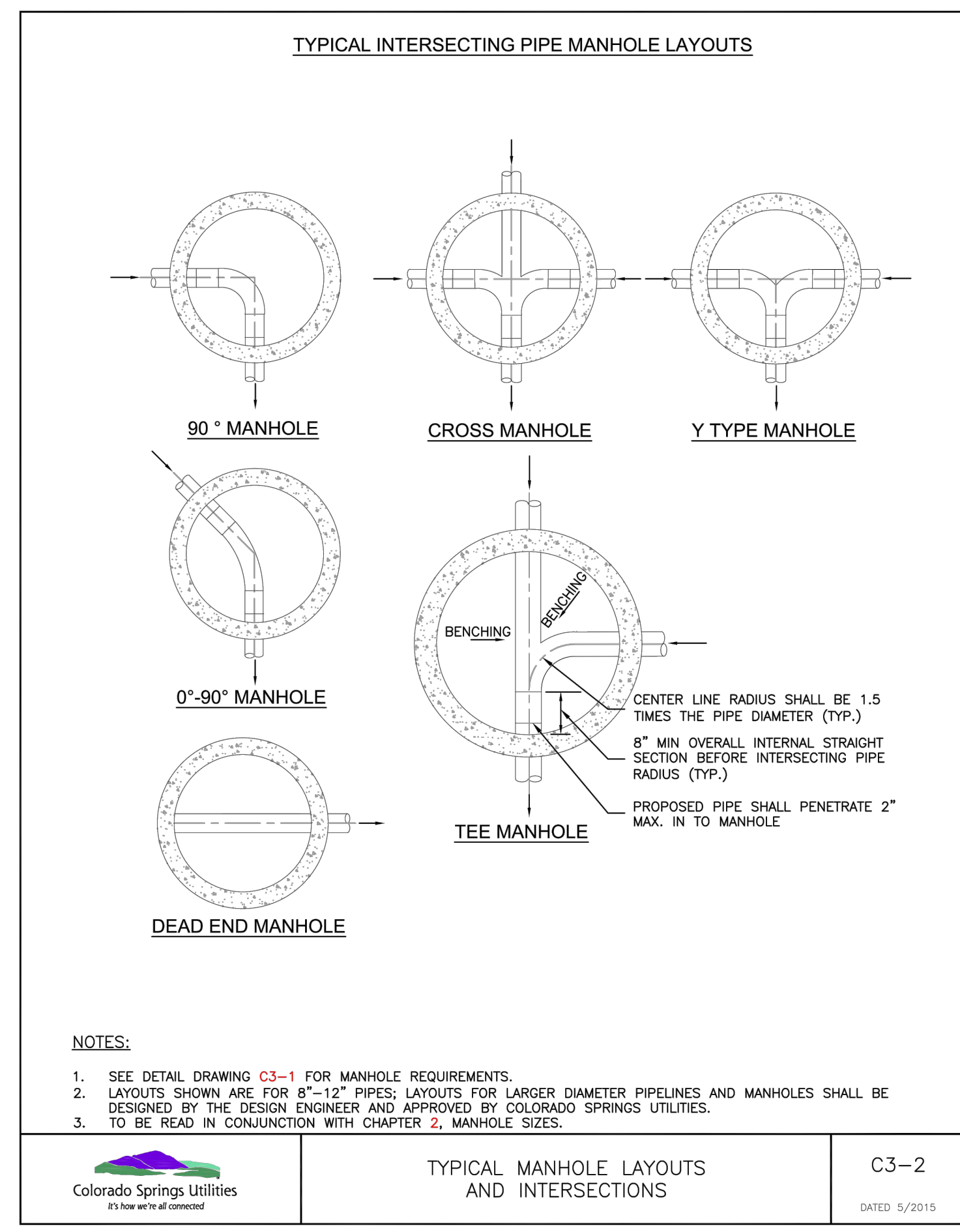
Colorado Springs Utilities
TYPICAL TRENCH SECTION
C2-1
DATED: 5/2015



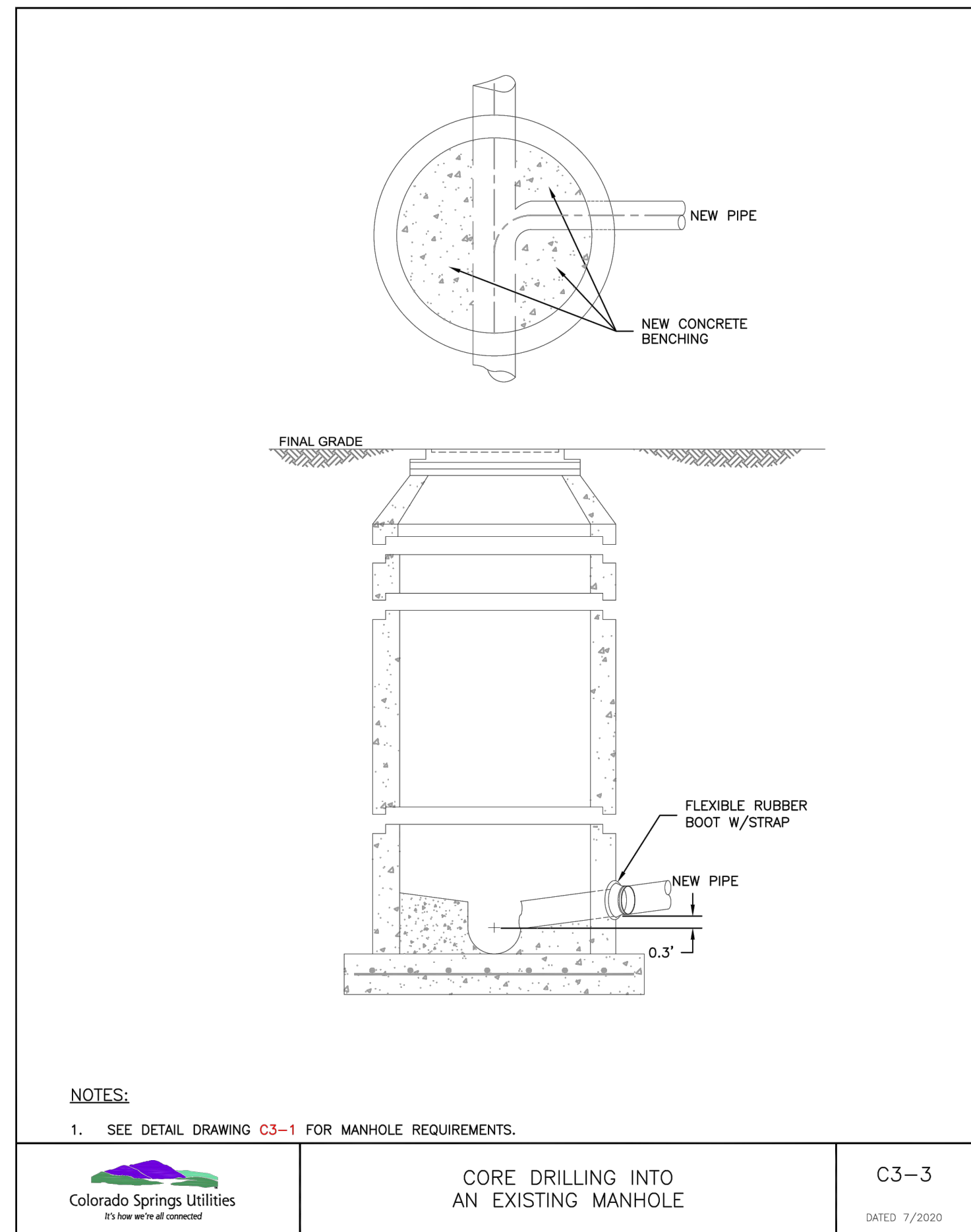
Colorado Springs Utilities
TRACER WIRE ON PVC OR HDPE PIPE
C2-3
DATED: 5/2015



Colorado Springs Utilities
STANDARD CONCRETE MANHOLE
C3-1
DATED: 5/2015

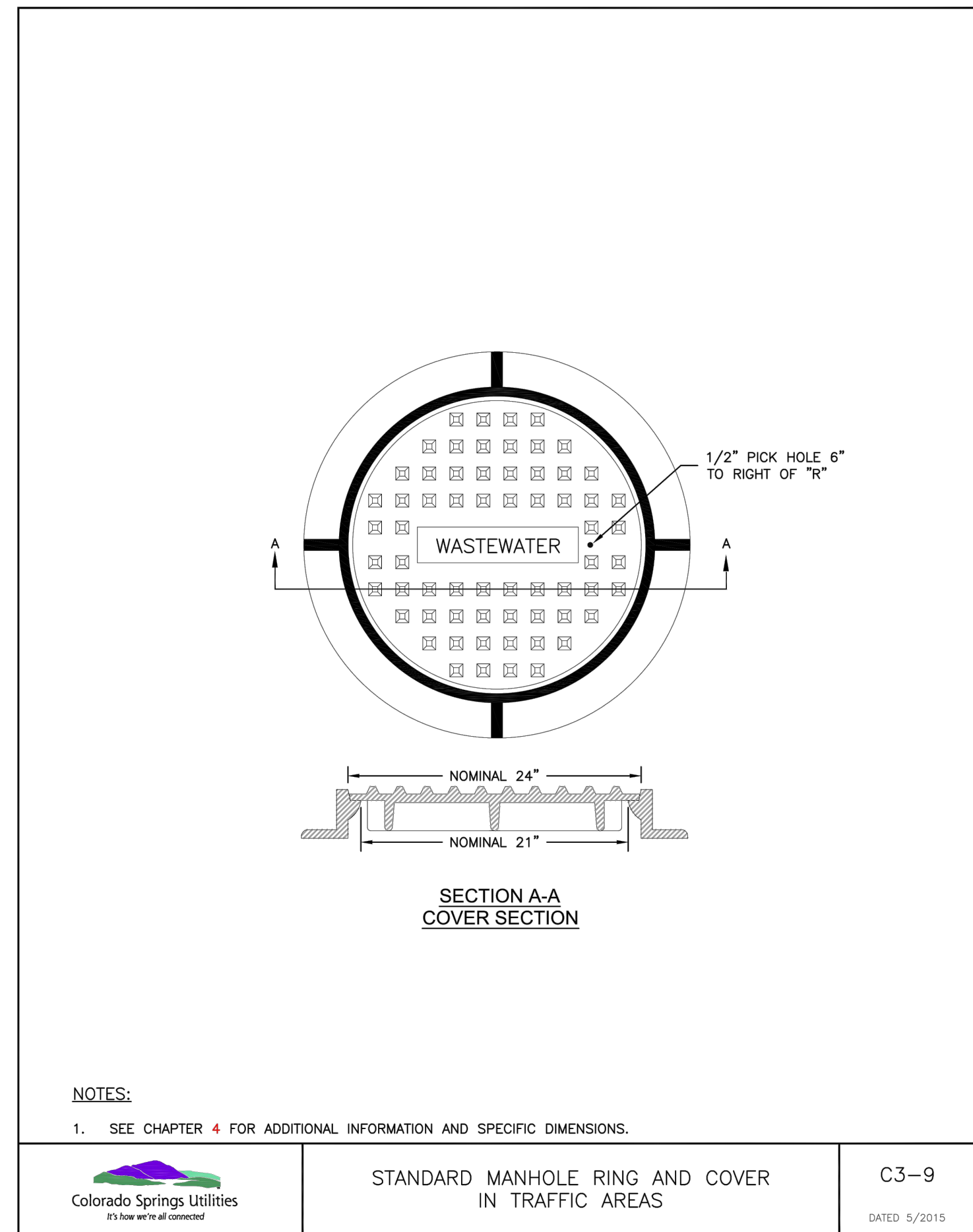


Colorado Springs Utilities
TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS
C3-2
DATED: 5/2015



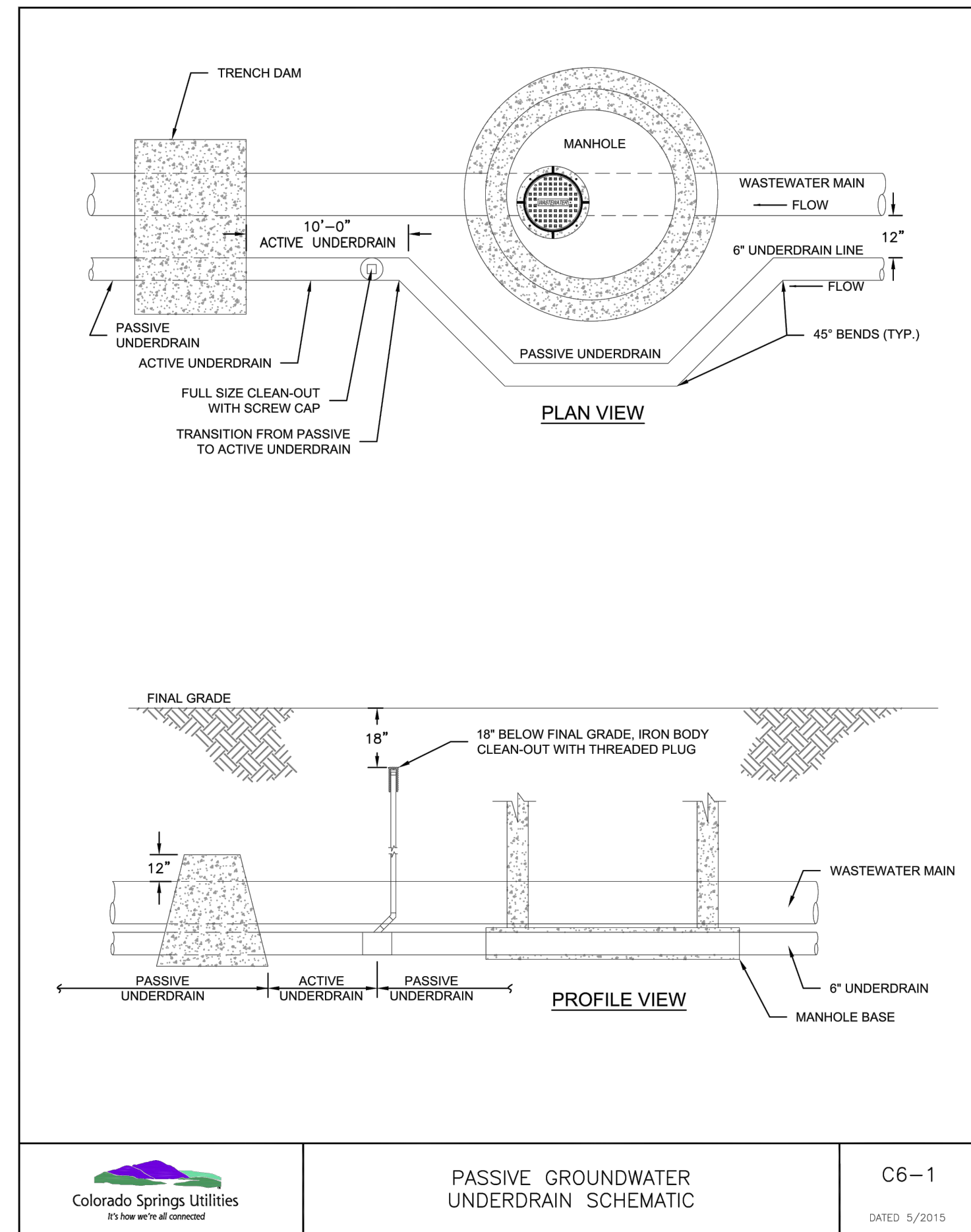
NOTES:
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

Colorado Springs Utilities
CORE DRILLING INTO AN EXISTING MANHOLE
C3-3
DATED: 7/2020

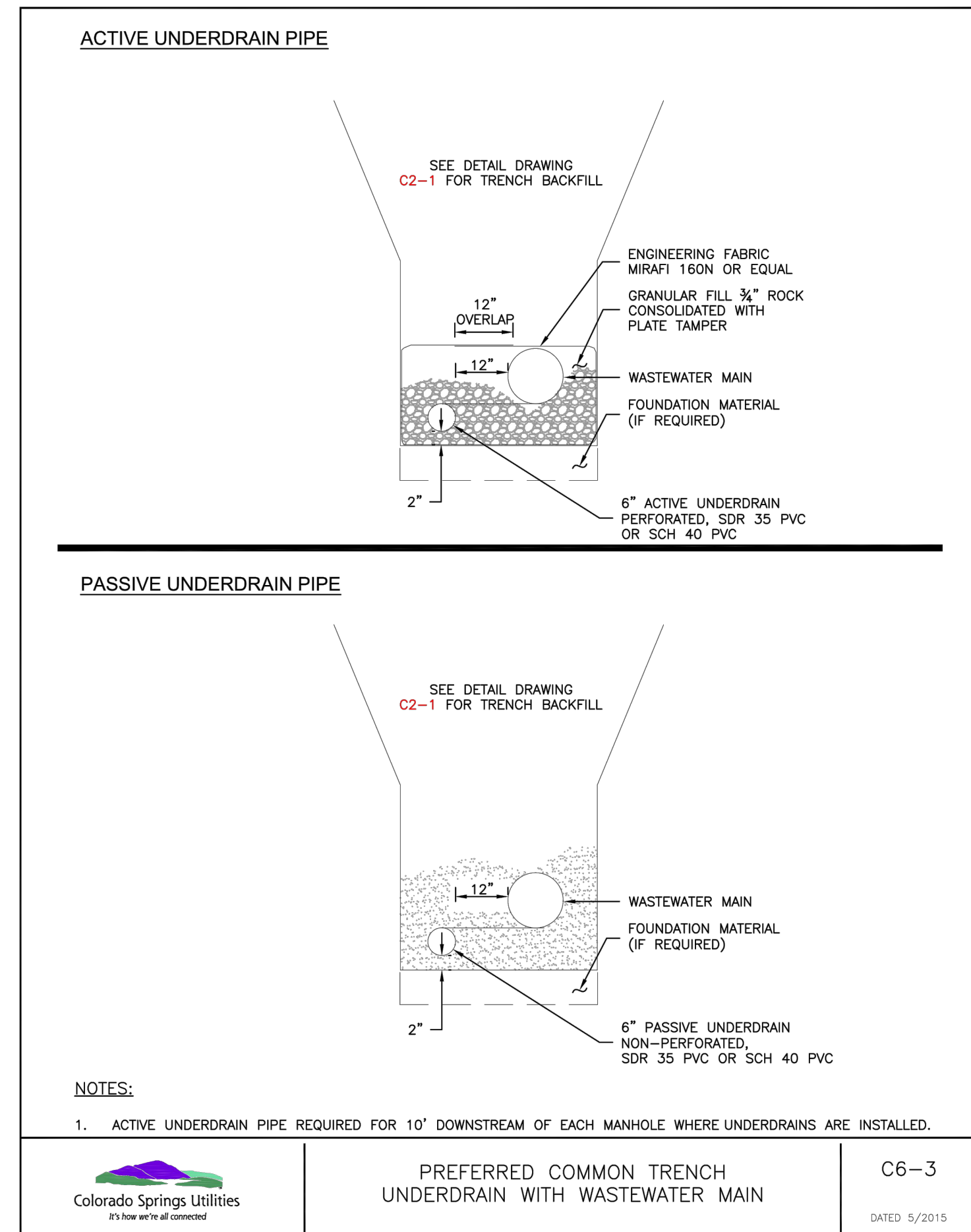


NOTES:
1. SEE CHAPTER 4 FOR ADDITIONAL INFORMATION AND SPECIFIC DIMENSIONS.

Colorado Springs Utilities
STANDARD MANHOLE RING AND COVER IN TRAFFIC AREAS
C3-9
DATED: 5/2015



Colorado Springs Utilities
PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC
C6-1
DATED: 5/2015



NOTES:
1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.

Colorado Springs Utilities
PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN
C6-3
DATED: 5/2015

811
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SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
SANITARY SEWER DETAILS

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
A 1st SUBMITTAL TO JURISDICTION 07/12/2024 - KB

REVISIONS:

COUNTY FILE NO.:

DR: TN CH LS
P.M. KB

JOB: 24004308
SHEET NO. 44

CAD FILE: 24004308-01ES-SSSRW.DWG



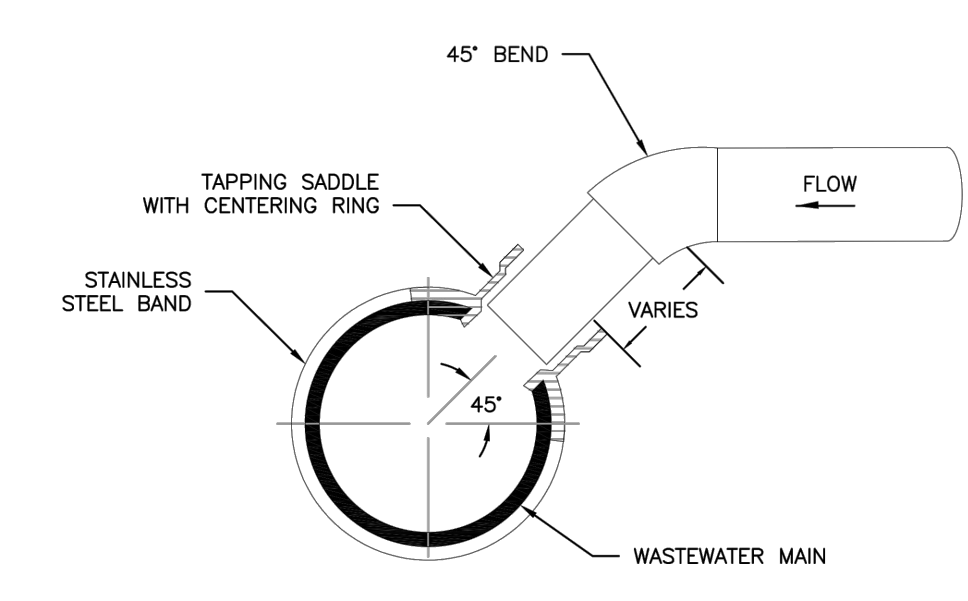
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TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

 Colorado Springs Utilities <small>811 how we're all connected</small>	TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD	D1-6 <small>DATED: 5/2015</small>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------	--------------------------------------

CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
CLIENT	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS
DATE	7/12/2024
REVISIONS	
COUNTY FILE NO.:	
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P.M. KB	
JOB	24004308
SHEET NO.	45

CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
CLIENT	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS
DATE	7/12/2024
REVISIONS	
COUNTY FILE NO.:	
DR. TN CH. LS	
P.M. KB	
JOB	24004308
SHEET NO.	45

CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
CLIENT	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS
DATE	7/12/2024
REVISIONS	
COUNTY FILE NO.:	
DR. TN CH. LS	
P.M. KB	
JOB	24004308
SHEET NO.	45

CHALLENGER HOMES	8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920
CLIENT	FALCON HIGHLANDS SOUTH - FILING 1 EL PASO COUNTY, COLORADO CONSTRUCTION PLANS
DATE	7/12/2024
REVISIONS	
COUNTY FILE NO.:	
DR. TN CH. LS	
P.M. KB	
JOB	24004308
SHEET NO.	45

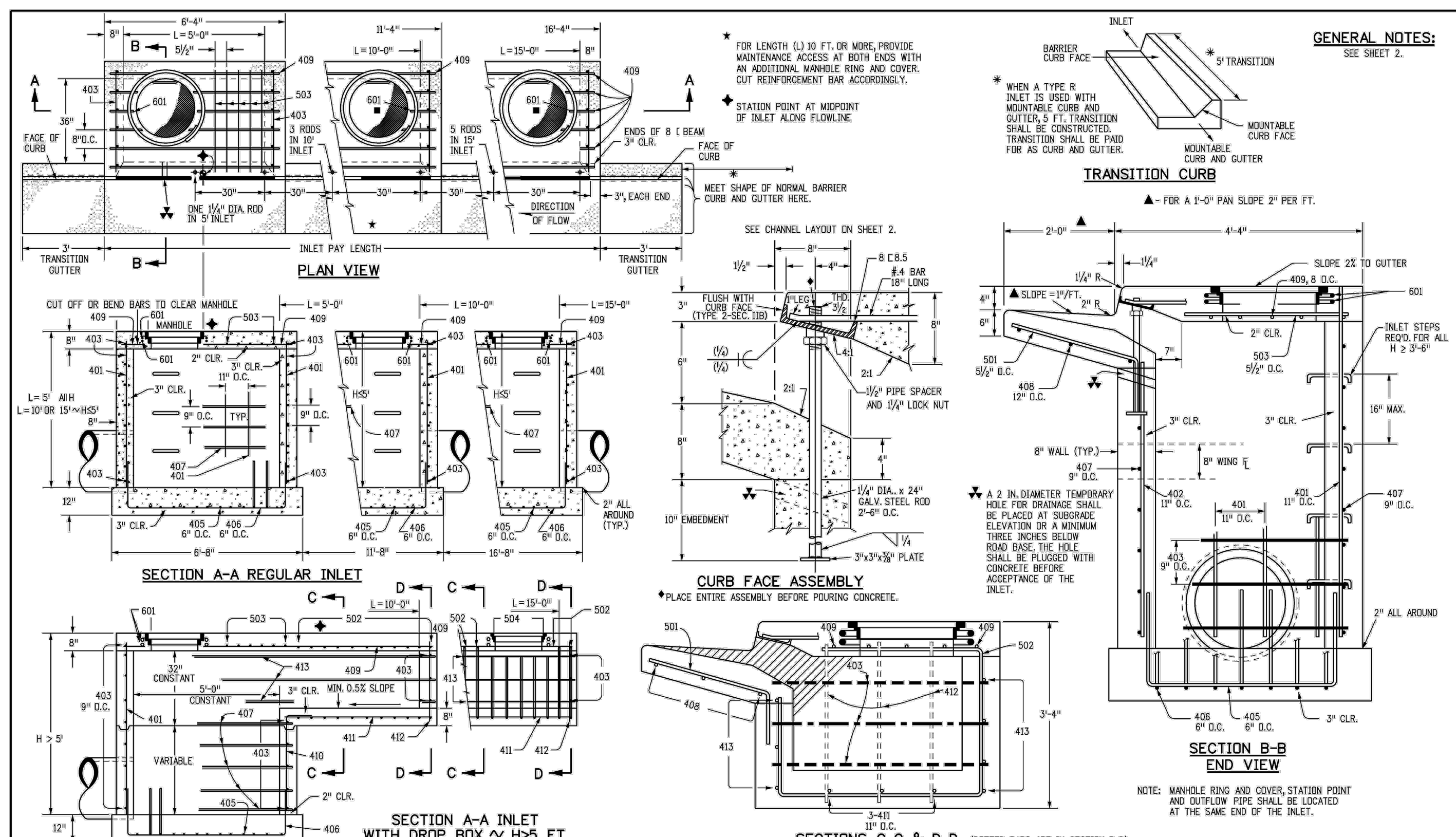
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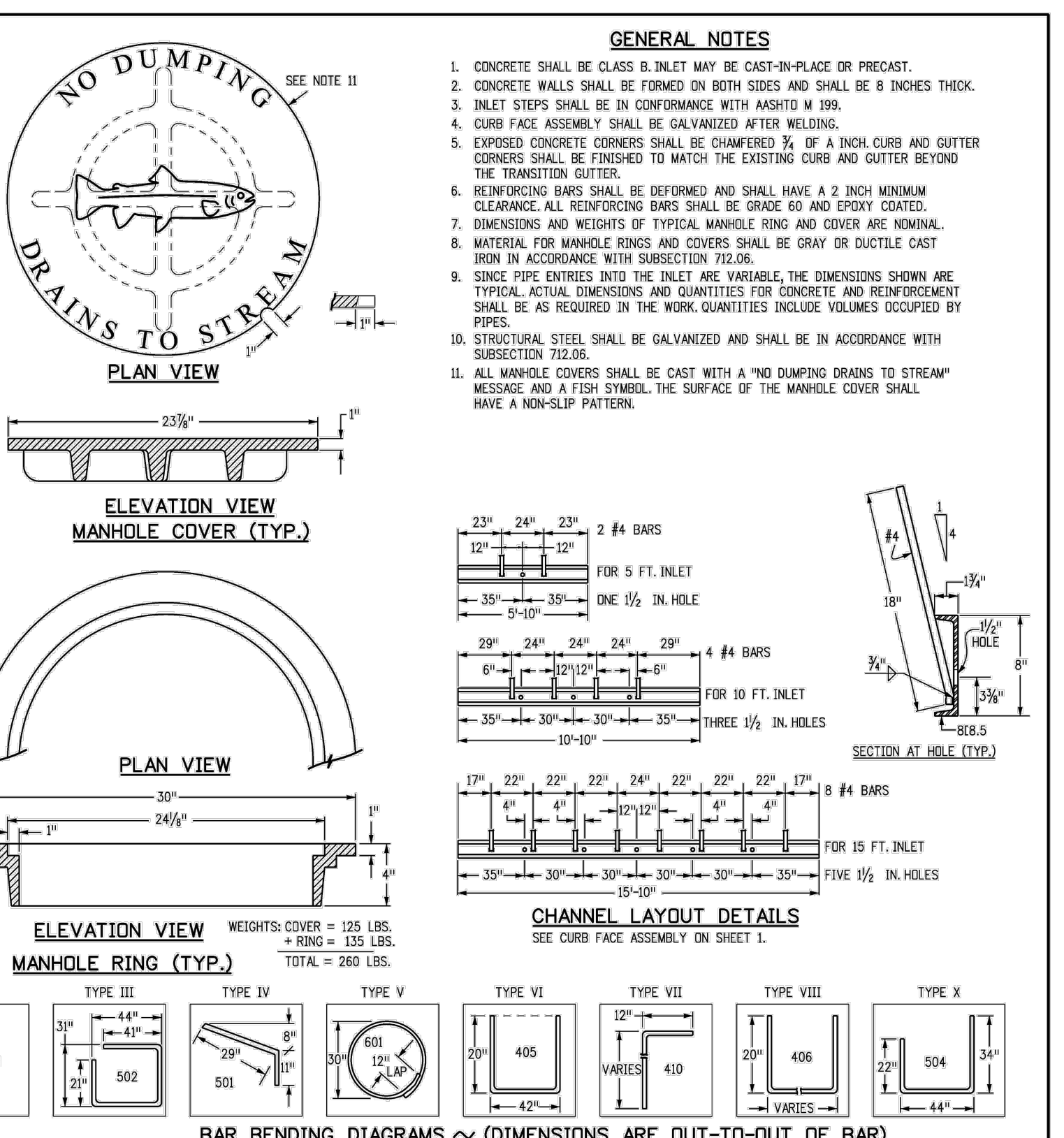


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Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT HQ, 3rd Floor	M-604-12		M-604-12	
Last Modification Date: 07/31/19	Detailer Initials: LTA			Denver, CO 80204	Ph: 303-757-9921 FAX: 303-757-9968	Standard Sheet No. 1 of 2		Standard Sheet No. 2 of 2	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019		Project Sheet Number:	

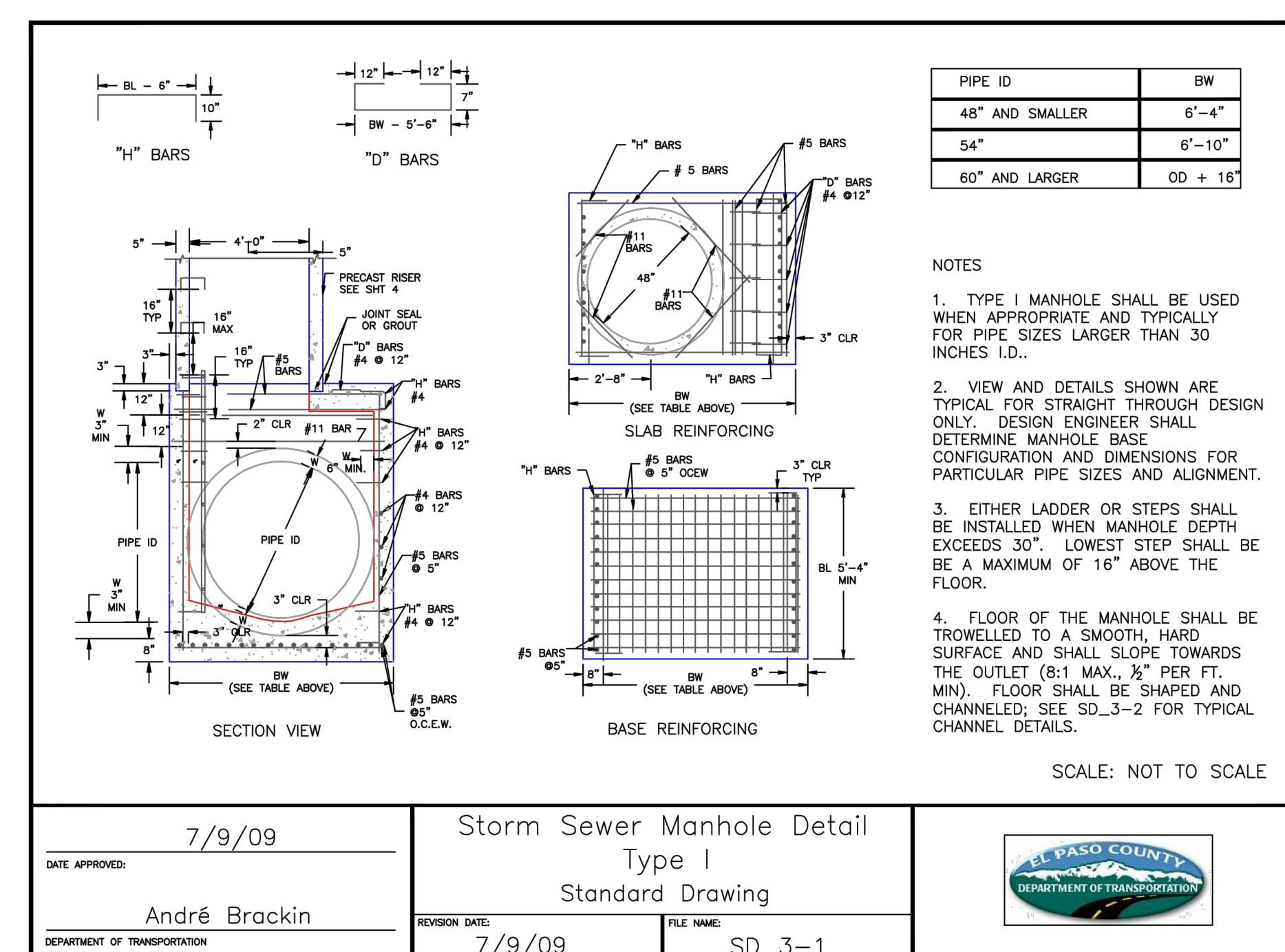
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				L = 5 FT.		L = 10 FT.		L = 15 FT.			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH		
401	4	1"	II	15	7	21	10	26	11	7	11
402	4	1"	II	7	7	13	13	18	7	7	7
403	4	9"	II	7	4'-0"	7	4'-0"	7	4'-0"	7	4'-0"

MARK	BAR # OR SIZE	D.C.	TYPE	ALL INLETS							
				L = 5 FT.		L = 10 FT.		L = 15 FT.			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH		
405	4	9"	VI	11	8'-10"	21	8'-10"	31	8'-10"	11	8'-10"
406	4	9"	VIII	7	8'-10"	7	13'-10"	7	13'-10"	7	8'-10"
407	4	9"	II	7	8'-10"	7	13'-10"	7	13'-10"	7	8'-10"

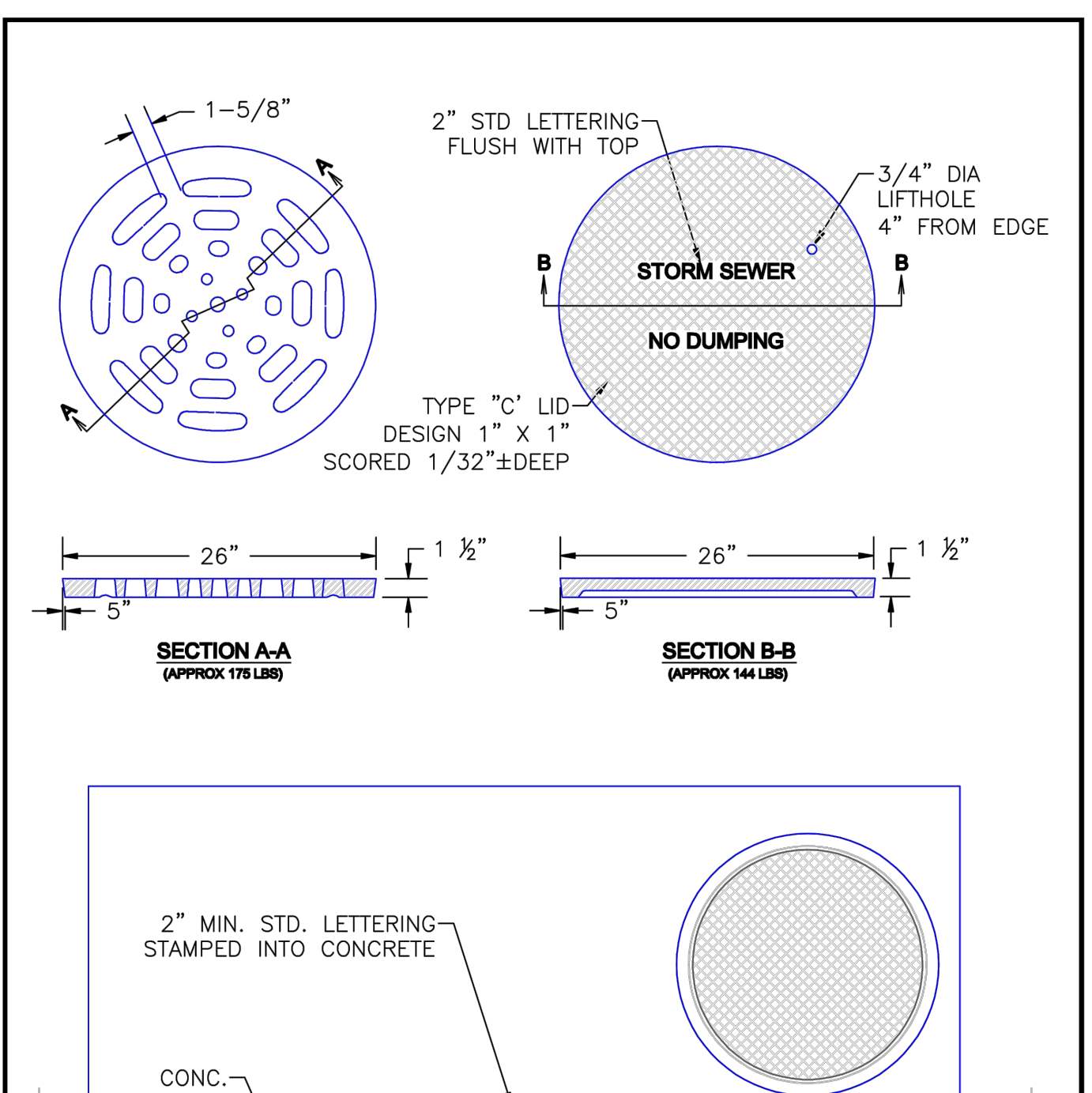
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Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT HQ, 3rd Floor	M-604-12		M-604-12	
Last Modification Date: 07/31/19	Detailer Initials: LTA			Denver, CO 80204	Ph: 303-757-9921 FAX: 303-757-9968	Standard Sheet No. 2 of 2		Standard Sheet No. 2 of 2	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019		Project Sheet Number:	



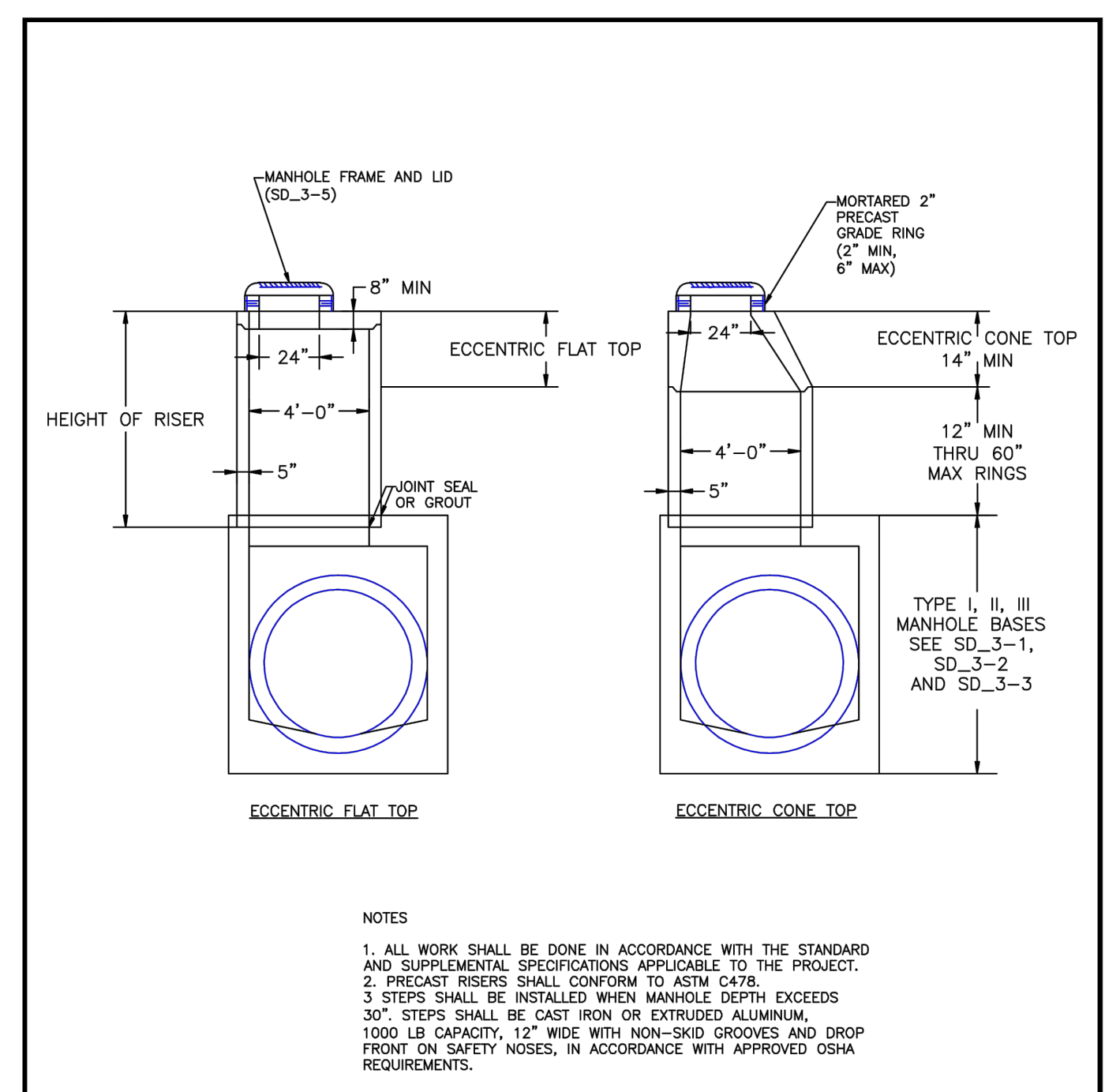
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Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT HQ, 3rd Floor	M-604-12		M-604-12	
Last Modification Date: 07/31/19	Detailer Initials: LTA			Denver, CO 80204	Ph: 303-757-9921 FAX: 303-757-9968	Standard Sheet No. 2 of 2		Standard Sheet No. 2 of 2	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019		Project Sheet Number:	



DATE APPROVED: 7/9/09	APPROVED: André Brackin	REVISION DATE: 7/9/09	FILE NAME: SD_3-1
Storm Sewer Manhole Detail Type I Standard Drawing			



DATE APPROVED: 9/16/10	APPROVED: André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5
Storm Sewer Manhole Details Standard Drawing			



DATE APPROVED: 8/11/11	APPROVED: André P. Brackin	REVISION DATE: 11/23/04	FILE NAME: SD_3-7
Storm Sewer Manhole Riser and Cover Detail Standard Drawing			

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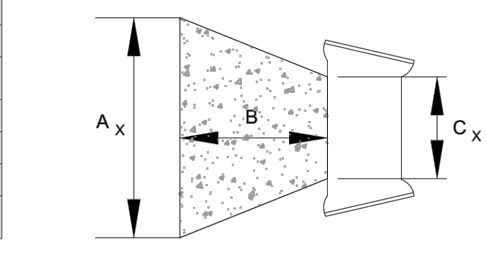
CHALLENGER HOMES
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EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
STORM SEWER DETAILS

CLIENT:	CHALLENGER HOMES
DATE:	7/12/2024
REVISIONS:	

DATE APPROVED: 9/16/10	APPROVED: André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5
Storm Sewer Manhole Details Standard Drawing			

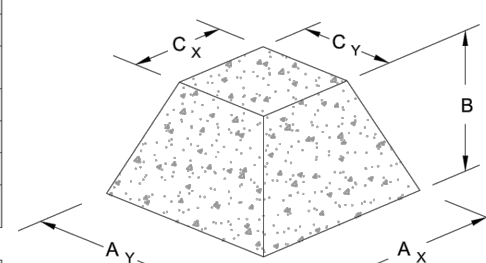
THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

MAIN SIZE (In.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft ²)	MINIMUM A ₁ (ft)	MINIMUM A ₂ (ft)	MINIMUM C ₁ (ft)	MINIMUM C ₂ (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd ³)
4	11.25" BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.23
4	22.5" BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.23
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.33
6	11.25" BEND	2.00	1.41	1.41	0.25	0.56	2.00	0.25
6	22.5" BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	2.69	2.69	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50
8	11.25" BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.23
8	22.5" BEND	6.50	2.55	2.55	0.48	0.67	2.00	0.25
8	45° BEND	12.50	3.57	3.50	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	4.64	3.50	1.08	0.67	2.00	0.75



THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (In.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft ²)	MINIMUM A ₁ (ft)	MINIMUM A ₂ (ft)	MINIMUM C ₁ (ft)	MINIMUM C ₂ (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd ³)
12	11.25" BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.35
12	22.5" BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00
16	11.25" BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5" BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75
16	45° BEND	31.00	6.27	3.75	1.00	1.33	3.84	1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00



THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

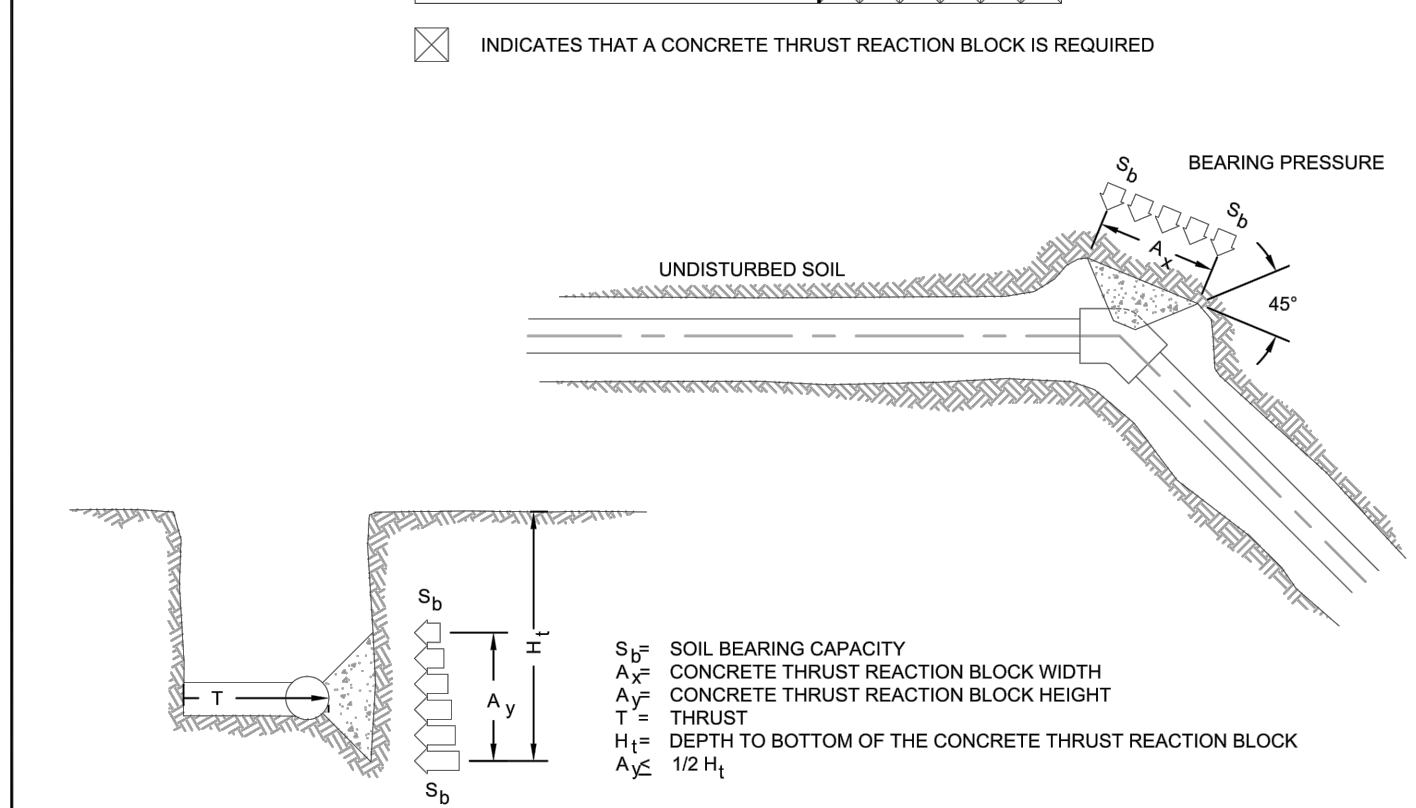
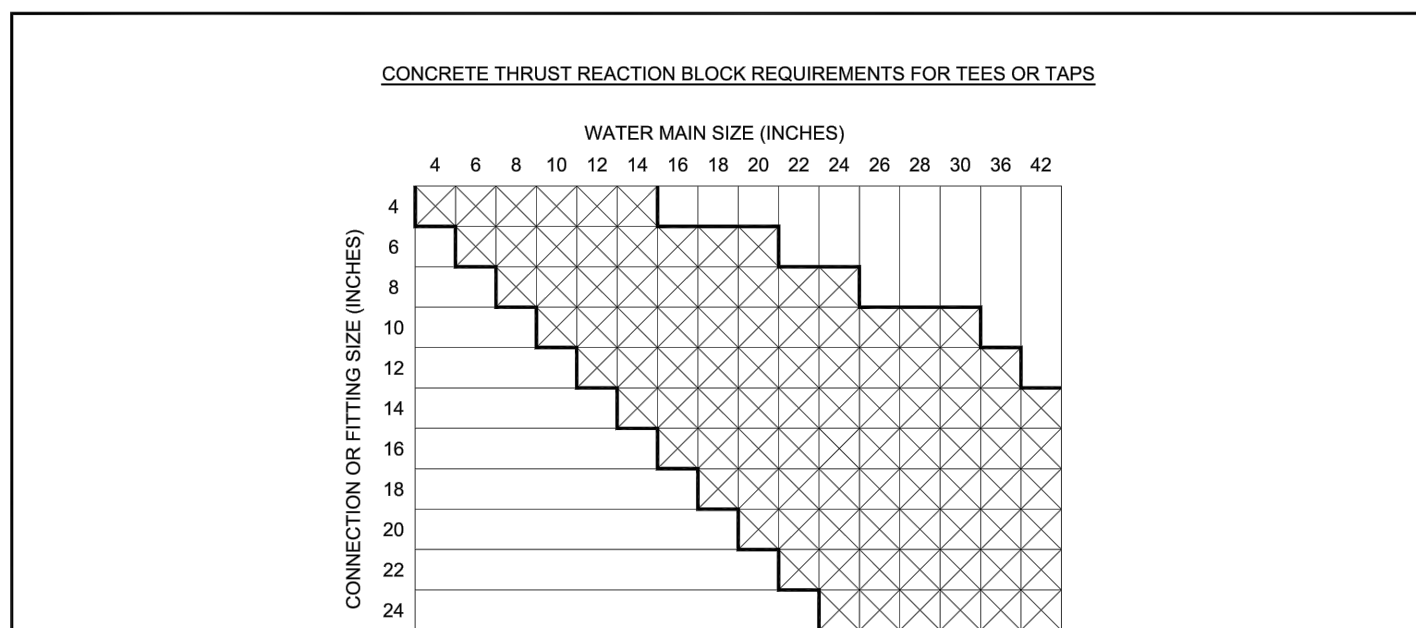
MAIN SIZE (In.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft ²)	MINIMUM A ₁ (ft)	MINIMUM A ₂ (ft)	MINIMUM C ₁ (ft)	MINIMUM C ₂ (ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd ³)
12	11.25" BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5" BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.66	2.25
16	11.25" BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5" BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.67	4.00
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.98	6.50

- NOTES:
- THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M23 AND M41.
 - THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M23, PVC PIPE, DESIGN AND INSTALLATION AND AWWA M41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
 - THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
 - THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
 - THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (A₁) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-1.
 - A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
 - ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

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CONCRETE THRUST REACTION BLOCKS

A4-2
DATED 03/2014

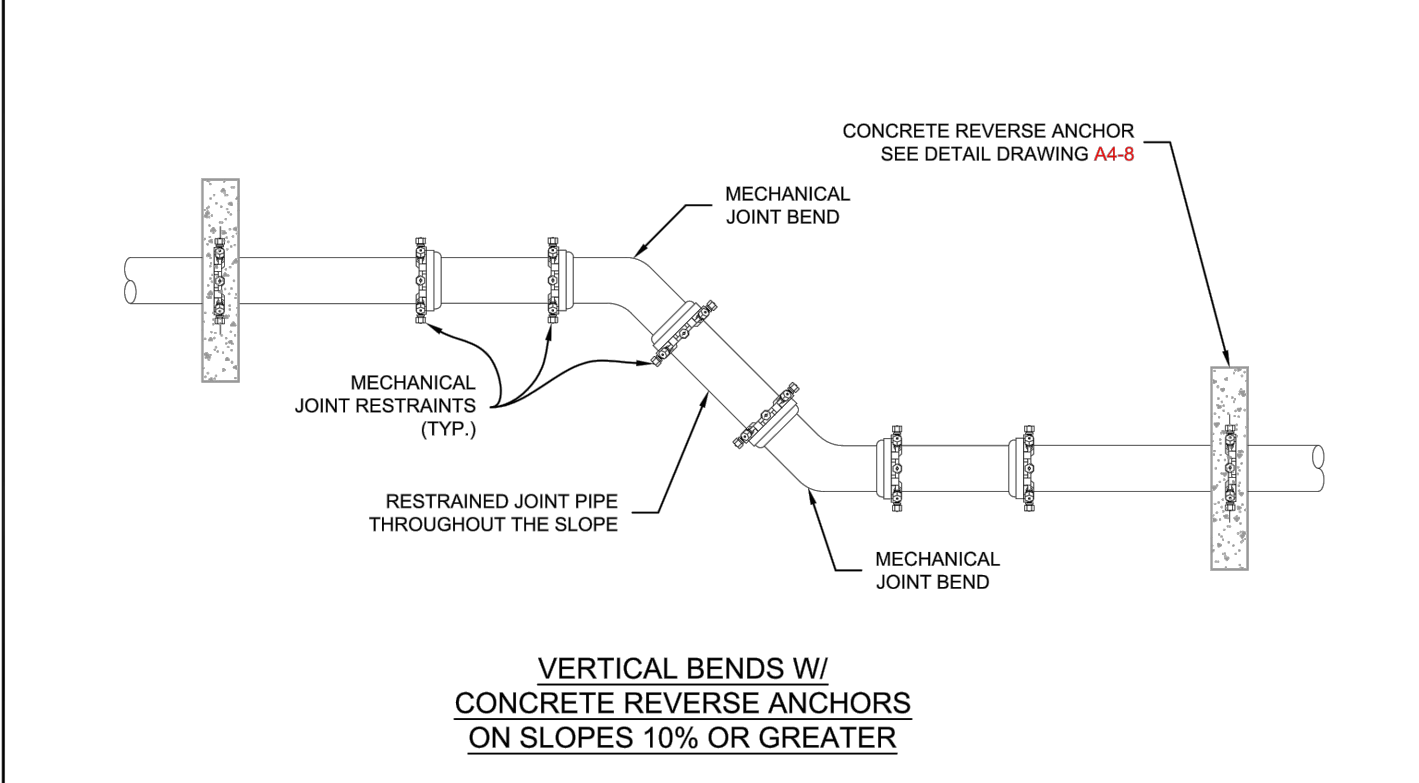
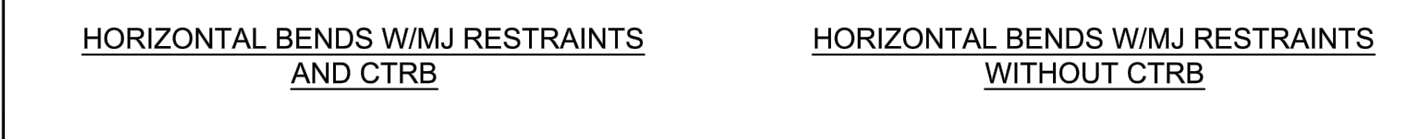
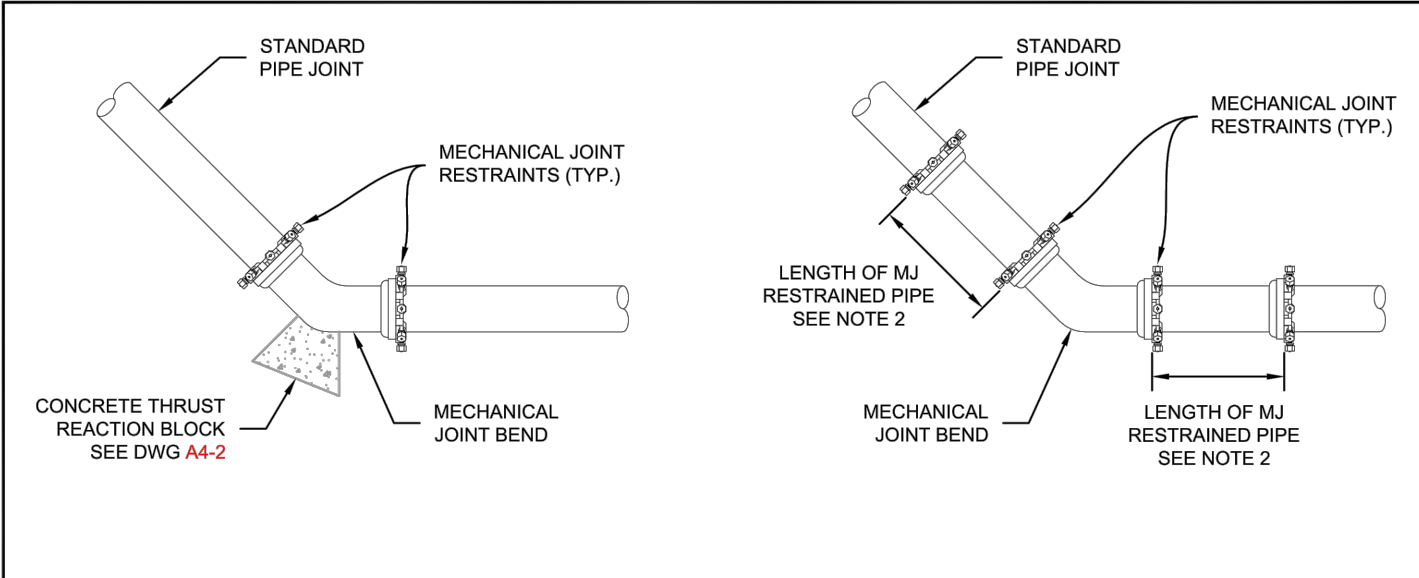


- NOTES:
- A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
 - THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
 - THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
 - REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
 - DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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CONCRETE THRUST REACTION BLOCKS

A4-3
DATED 03/2014

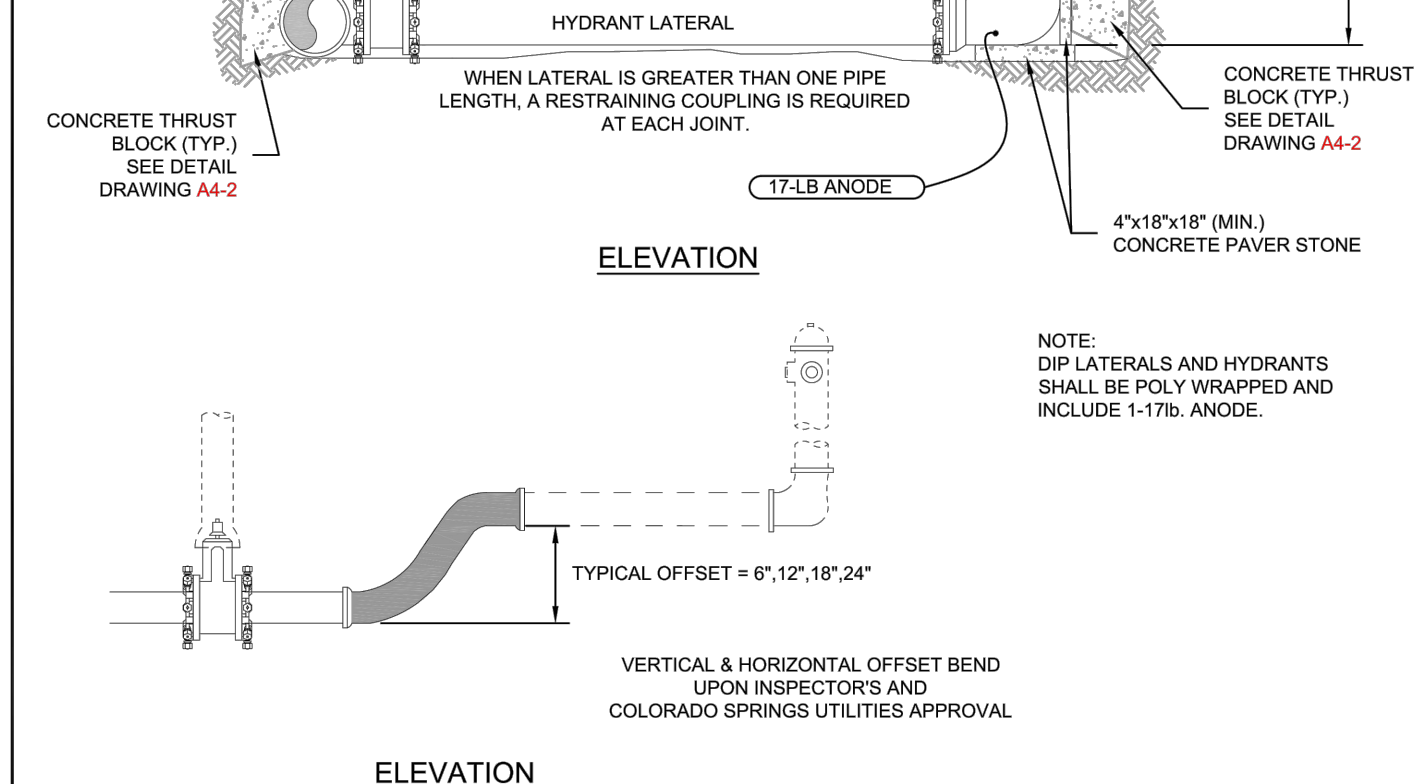
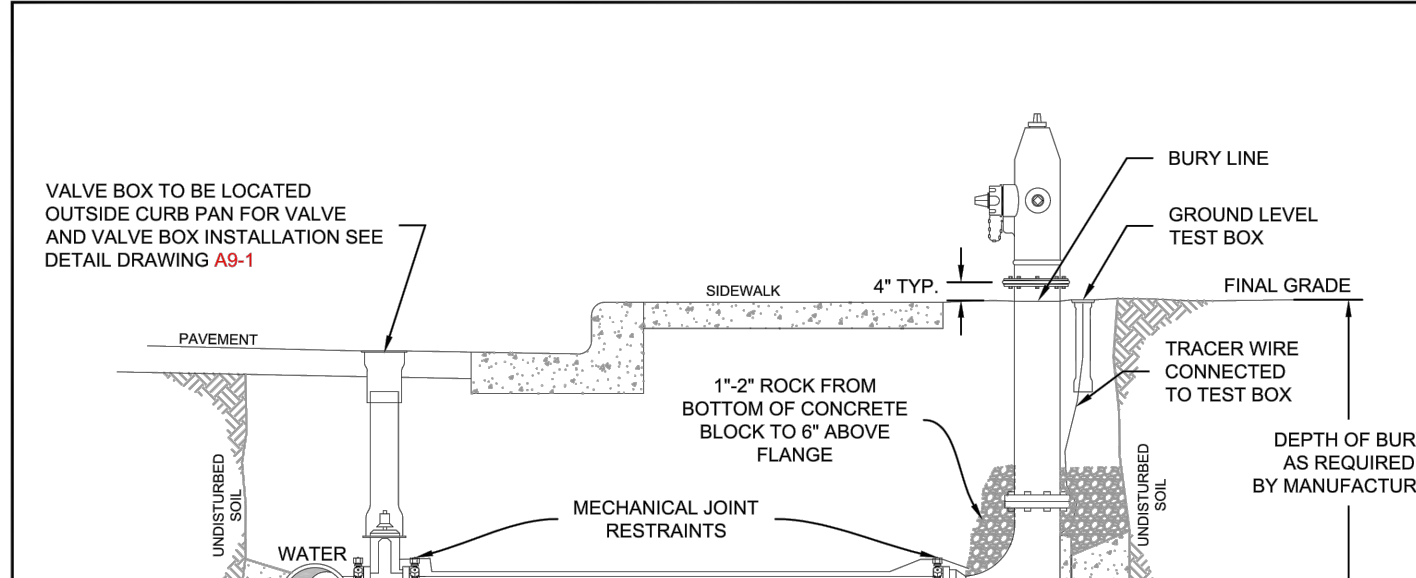


- NOTES:
- MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
 - LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
 - DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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BEND CONFIGURATIONS AND RESTRAINTS

A4-6
DATED 06/2015



- NOTES:
- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4.4, A4.5, & CHAPTER 5.
 - TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
 - REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
 - INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
 - HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
 - DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
 - COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
 - FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
 - FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

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FIRE HYDRANT INSTALLATION

A5-3
DATED 02/04

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RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS

A4-4
DATED 03/2014

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TEE INSTALLATION

A4-5
DATED 06/2015

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CROSS INSTALLATION

A4-5
DATED 06/2015

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IN LINE VALVE INSTALLATION

A4-5
DATED 06/2015

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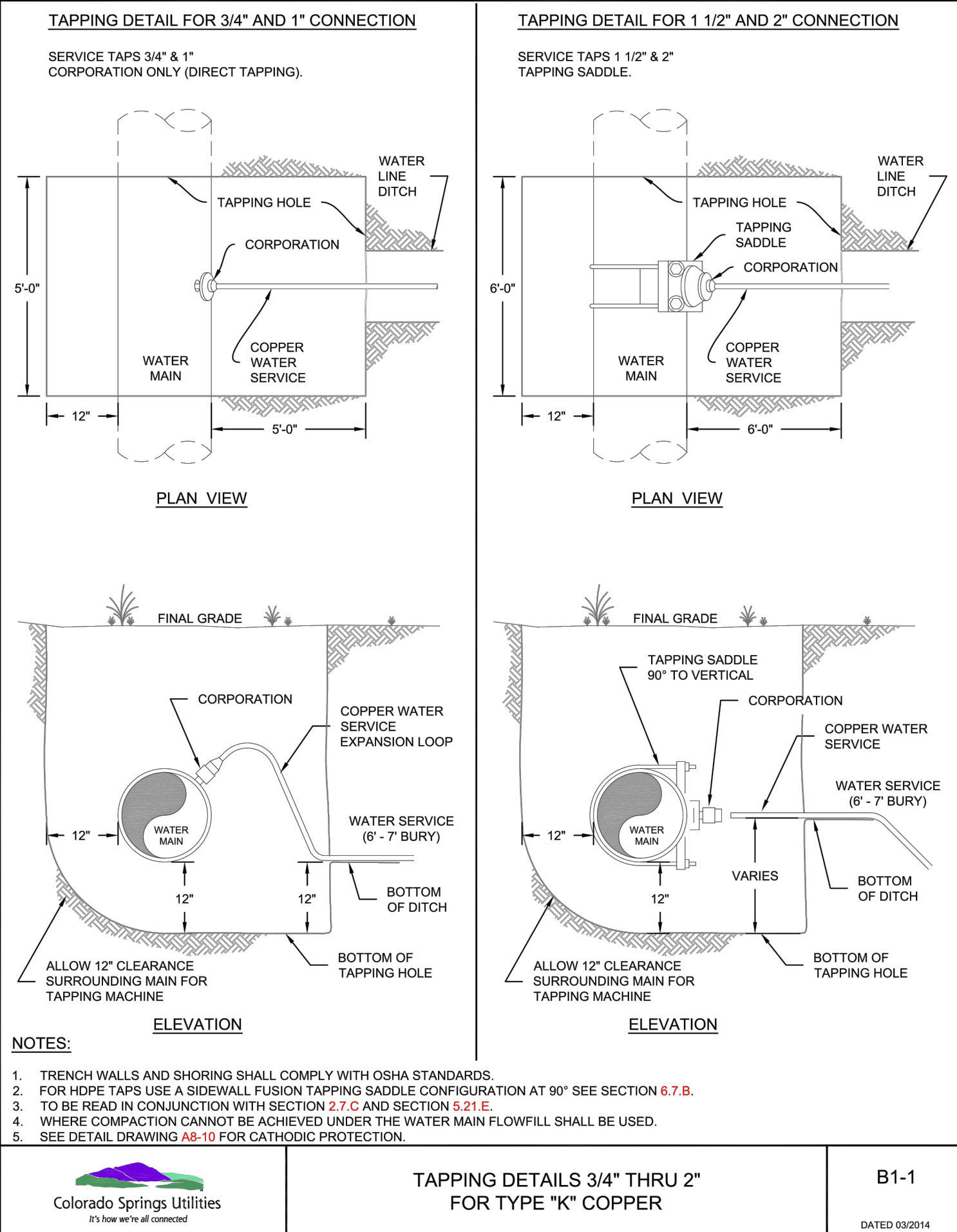
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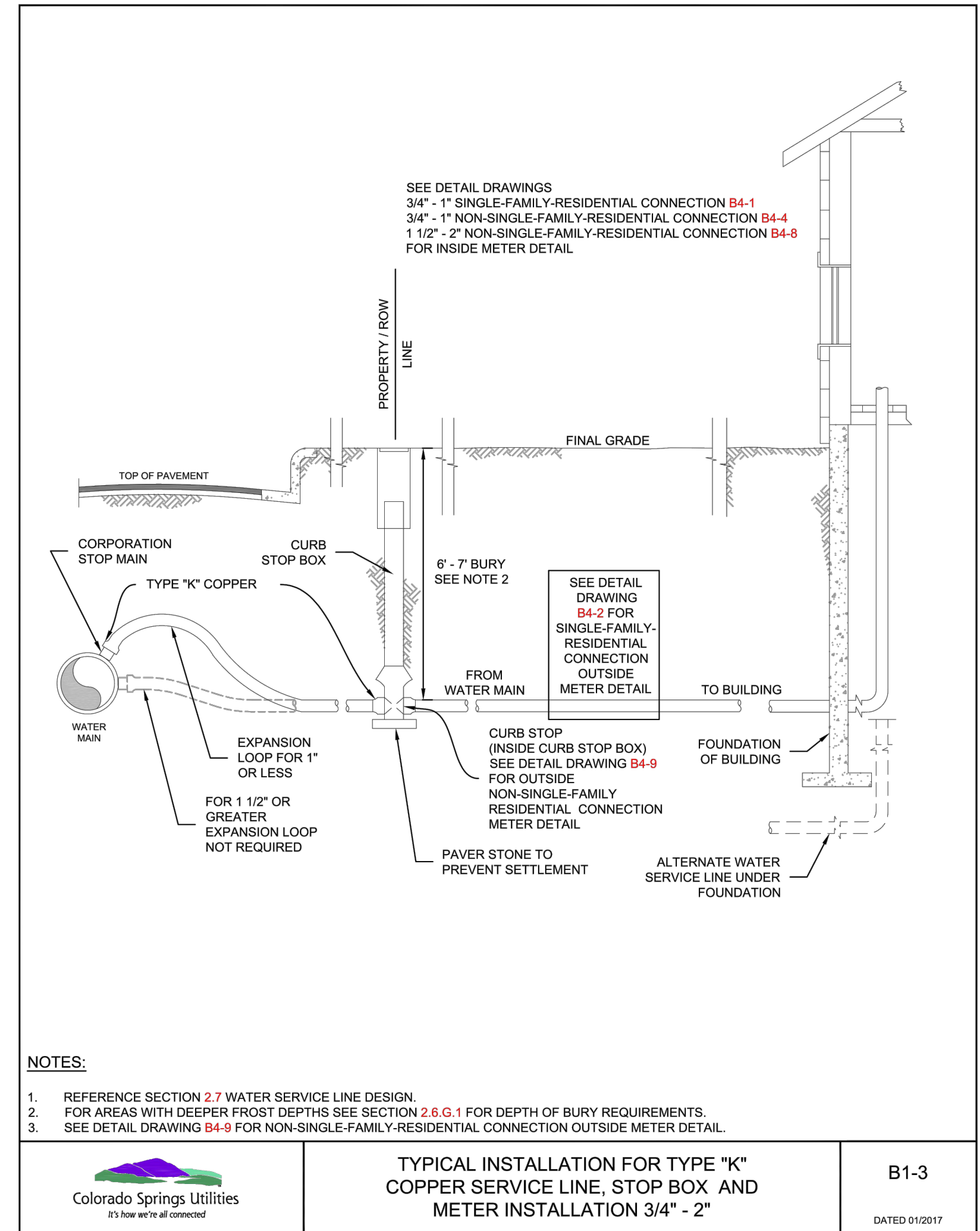
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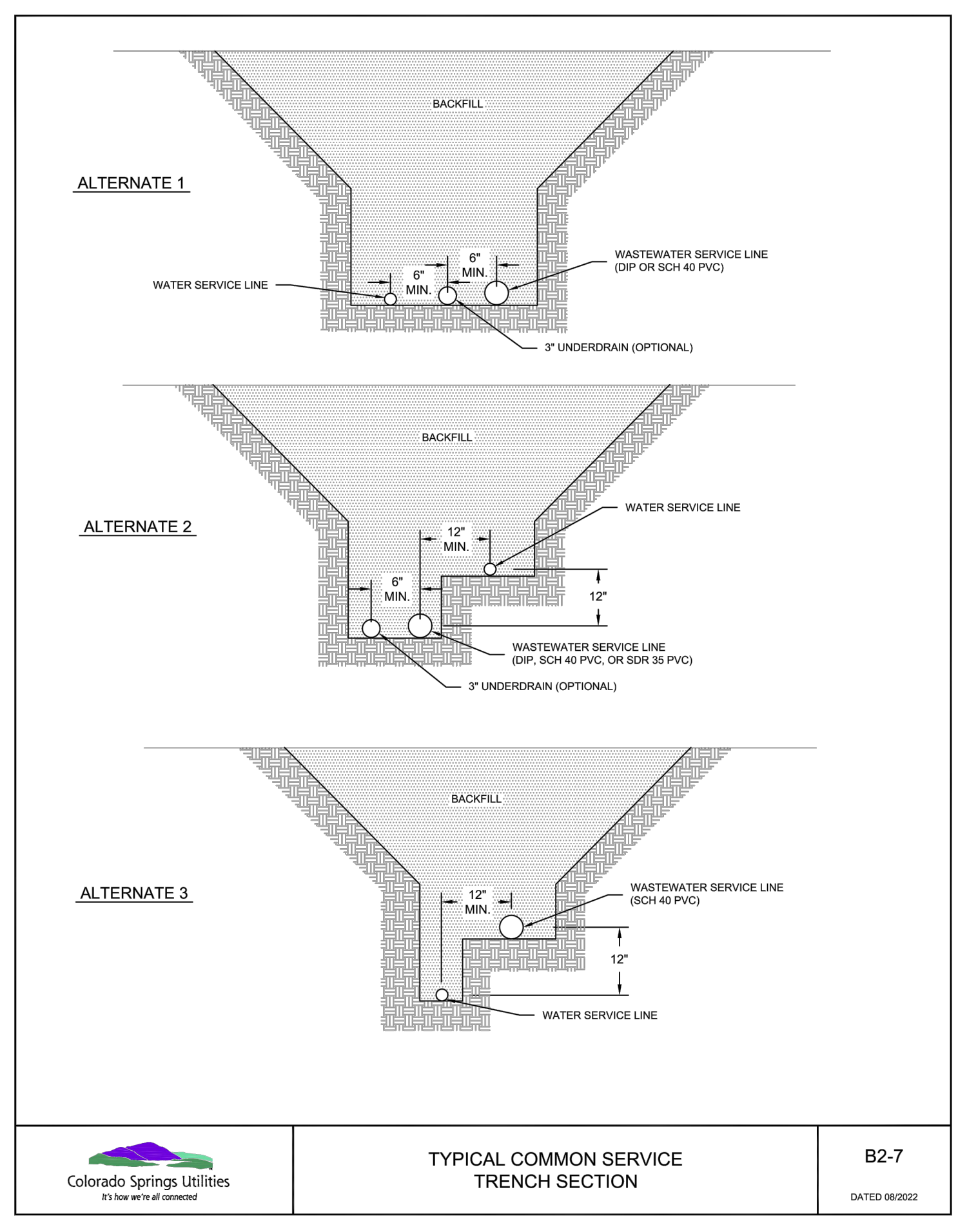
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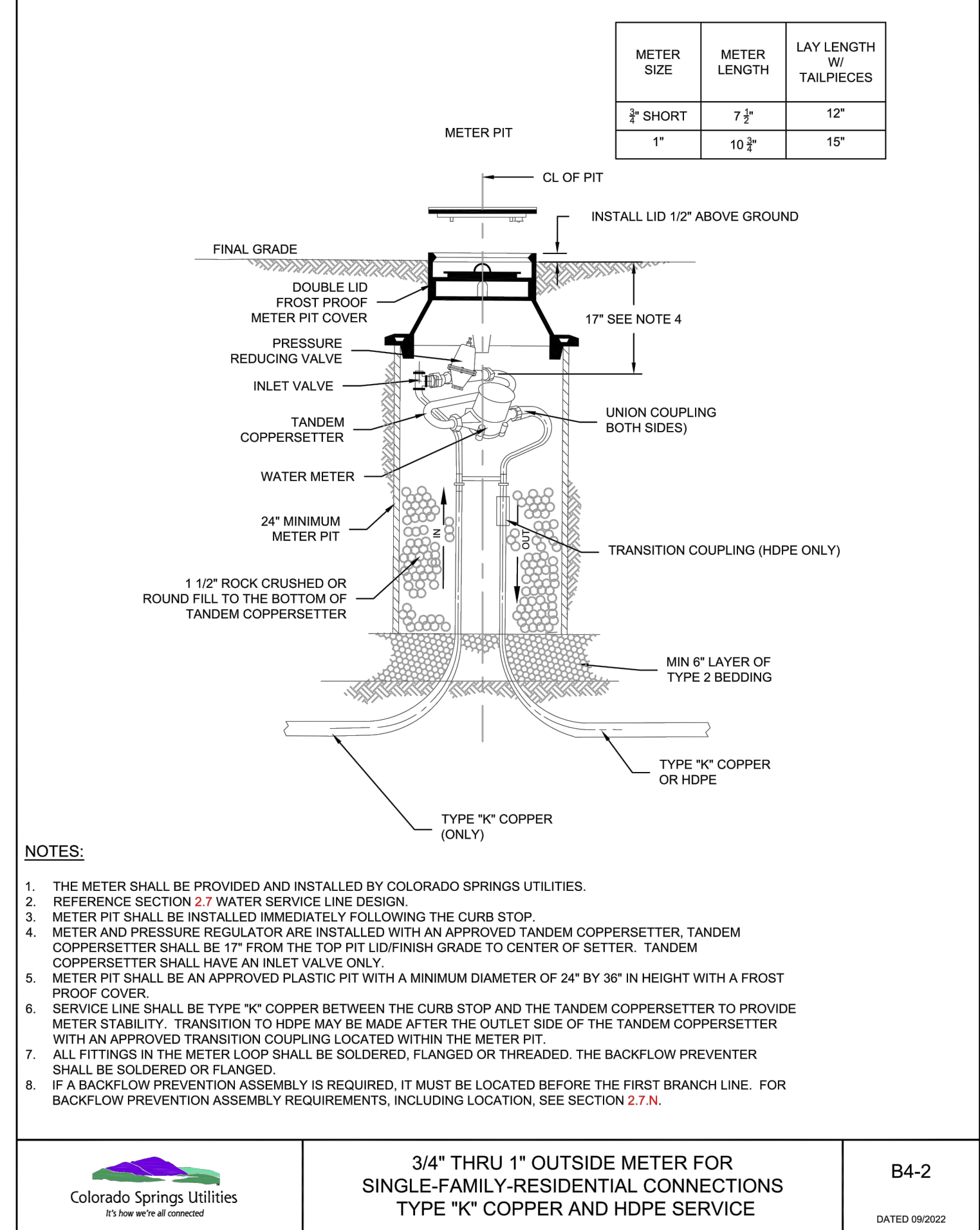
Colorado Springs Utilities
TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER
B1-1
DATED 03/2014



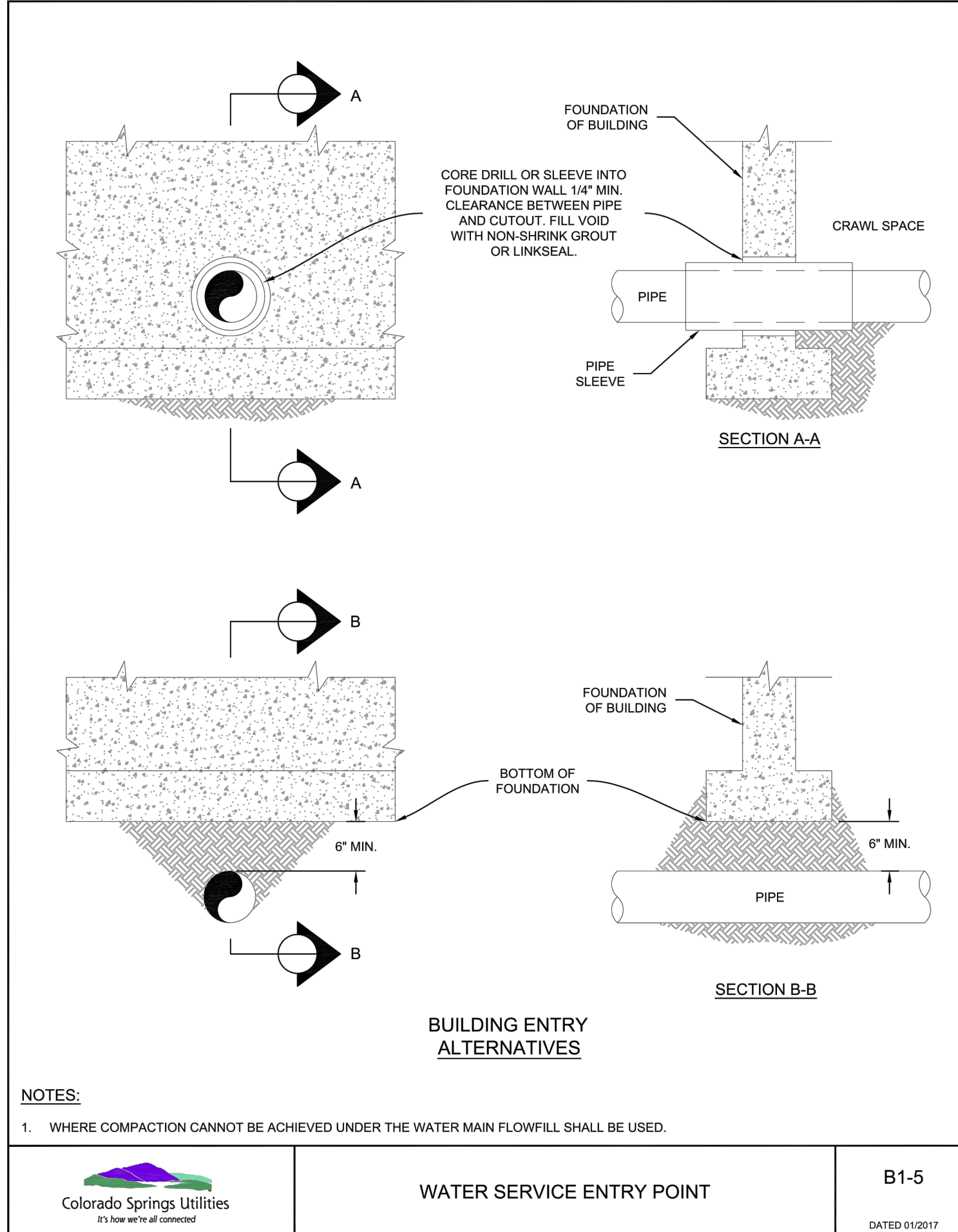
Colorado Springs Utilities
TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"
B1-3
DATED 01/2017



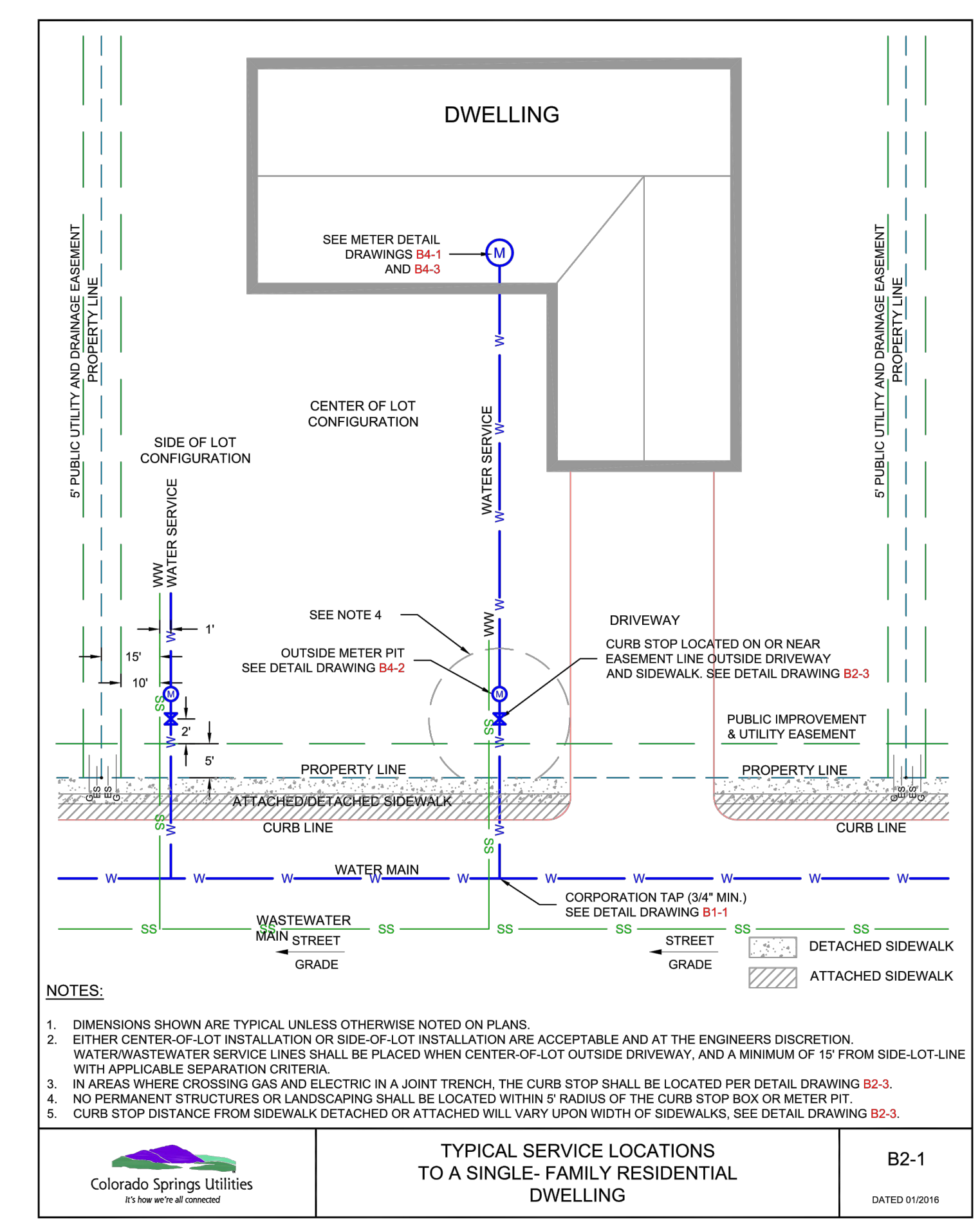
Colorado Springs Utilities
TYPICAL COMMON SERVICE TRENCH SECTION
B2-7
DATED 08/2022



Colorado Springs Utilities
3/4" THRU 1" OUTSIDE METER FOR SINGLE-FAMILY-RESIDENTIAL CONNECTIONS TYPE "K" COPPER AND HDPE SERVICE
B4-2
DATED 09/2022



Colorado Springs Utilities
BUILDING ENTRY ALTERNATIVES
B1-5
DATED 01/2017



Colorado Springs Utilities
TYPICAL SERVICE LOCATIONS TO A SINGLE-FAMILY RESIDENTIAL DWELLING
B2-1
DATED 01/2016

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192
JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO
CONSTRUCTION PLANS
CONSTRUCTION DETAILS
WATER LINE DETAILS

CLIENT: CHALLENGER HOMES
DATE: 7/12/2024
SUBMITTAL TO JURISDICTION: 07/12/2024 - KB

REVISIONS:

COUNTY FILE NO.:
DR: TN CH: LS
P.M. KB
JOB: 24004308
SHEET NO.: 48
CAD FILE: 24004308-01-LS-WATER.DWG