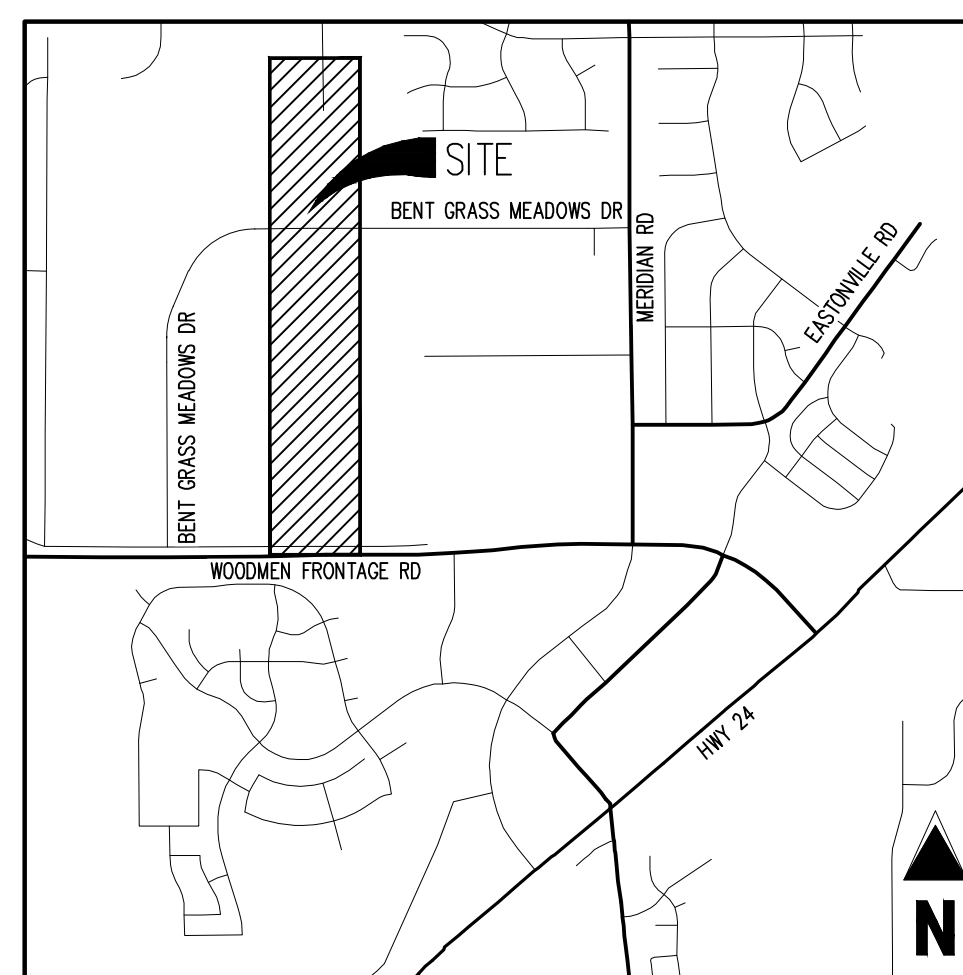


FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL

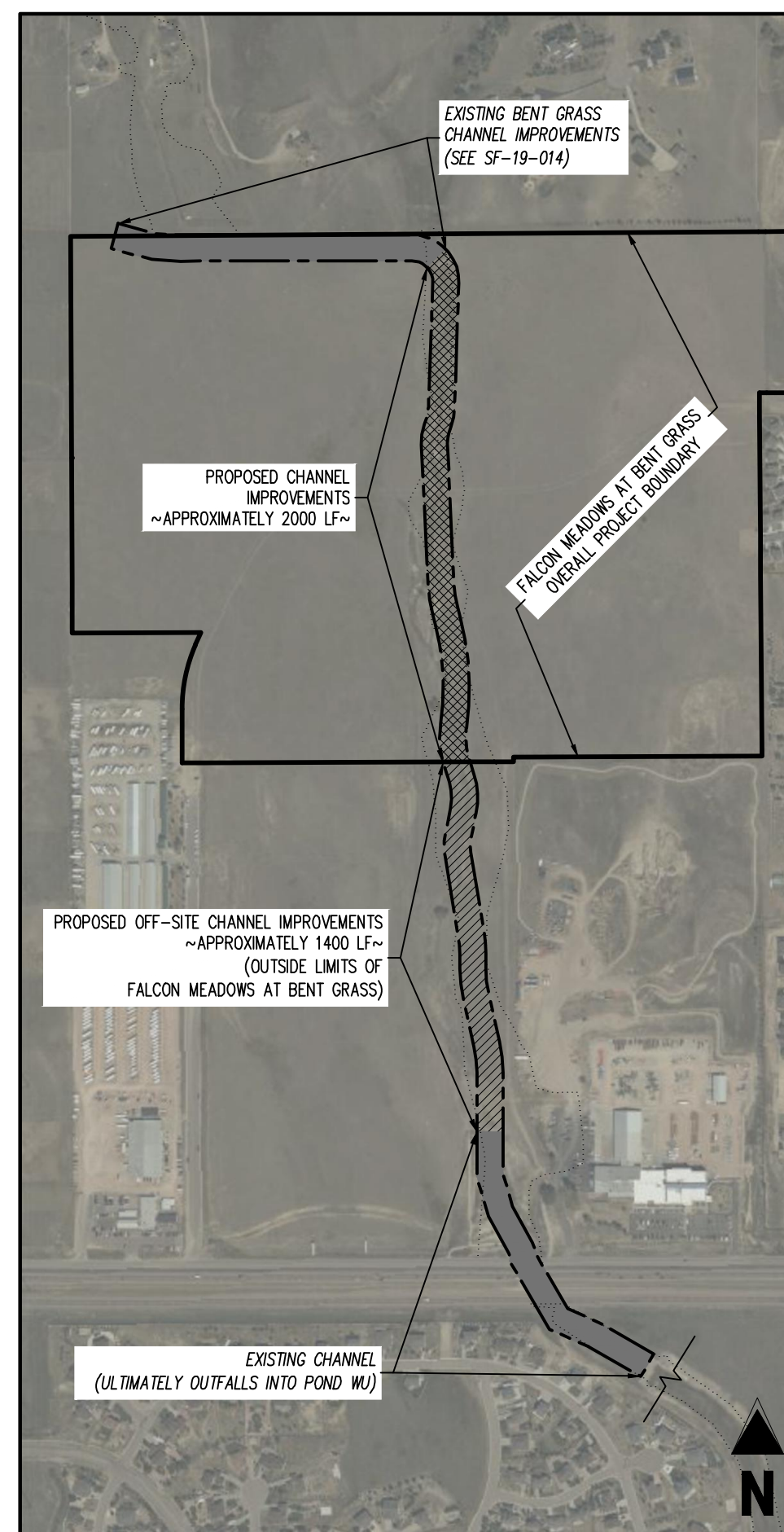
A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
 BENT GRASS MEADOWS DRIVE & EAST WOODMEN ROAD

CONSTRUCTION DRAWINGS (PLAN & PROFILE)

CDR 21-14



VICINITY MAP
 0 400 1000 2000
 SCALE: 1"=2000'



SITE MAP
 0 150 300 600
 SCALE: 1"=600'

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	CO.0	COVER SHEET
2	CO.1	NOTES & TYPICAL SECTIONS
3	C1.1	PHASING SHEET
4	C2.1	EXISTING CONDITIONS
5	C3.1	HORIZONTAL CONTROL
6	C4.0	CHANNEL KEY MAP
7	C4.1	CHANNEL NORTH - PLAN & PROFILE
8	C4.2	CHANNEL SOUTH - PLAN & PROFILE
9	C4.3	CHANNEL SOUTH - PLAN & PROFILE
10	C4.4	CHANNEL SOUTH - PLAN & PROFILE
11	C5.0	DROP STRUCTURE KEY MAP
12	C5.1	DROP STRUCTURE DETAILS (
13	C5.2	DROP STRUCTURE DETAILS (
14	C5.3	DROP STRUCTURE DETAILS (
15	C5.4	DROP STRUCTURE DETAILS (
16	C5.5	DROP STRUCTURE GENERAL DETAILS
17	C6.0	CHANNEL SECTIONS KEY MAP
18	C6.1	NORTH CHANNEL SECTIONS
19	C6.2	SOUTH CHANNEL SECTIONS
20	C6.3	SOUTH CHANNEL SECTIONS
21	C6.4	SOUTH CHANNEL SECTIONS

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

BASIS OF BEARING
 ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N0013°46'W AND MONUMENT AS SHOWN.

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

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

CAUTION - NOTICE TO CONTRACTOR

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



Know what's below.
 Call before you dig.

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 EDCM 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.

JENNIFER IRVINE, P.E.
 COUNTY ENGINEER / EDCM ADMINISTRATOR
 DATE

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

PAUL HOWARD
 4 SITE INVESTMENTS, LLC
 DATE

ENGINEER'S CERTIFICATION
 THESE CONSTRUCTION PLANS FOR FALCON MEADOWS AT BENT GRASS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF EL PASO.

Provide the standard CD signature blocks

RONALD G. DENNIS
 GALLOWAY & COMPANY, INC.
 P.E. NUMBER: 0051822

PROJECT CONTACTS

PROPERTY OWNER - DEVELOPER

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

APPLICANT

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

CIVIL ENGINEER

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

SURVEYOR

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

TRAFFIC ENGINEER

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

GEOTECHNICAL ENGINEER

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

EL PASO COUNTY & UTILITY CONTACTS

EL PASO COUNTY - PLANNING REVIEW

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

EL PASO COUNTY - ENGINEERING REVIEW

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

WATER & WASTEWATER

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

ELECTRIC

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

NATURAL GAS

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

FIRE DEPARTMENT

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

LIST OF ABBREVIATIONS

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



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CHALLENGER HOMES

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

#	Date	Issue / Description	Init.

Project No: CLH000023
 Drawn By: CMVJ
 Checked By: RGD
 Date: 01/14/2022

COVER SHEET

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HOPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. Adequacy of material thickness for any csp installed shall be verified by owners geotechnical engineer to support minimum 50 year design life. CULVERTS MUST CONFORM TO EPC EOM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE ANWIA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EDM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

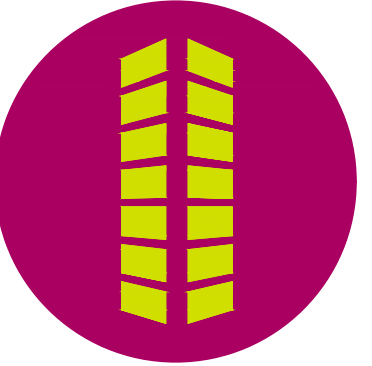
ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR FALCON MEADOWS AT BENT GRASS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF EL PASO.

RONALD G. DENNIS
GALLOWAY & COMPANY, INC. P.E. NUMBER: 0051822



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



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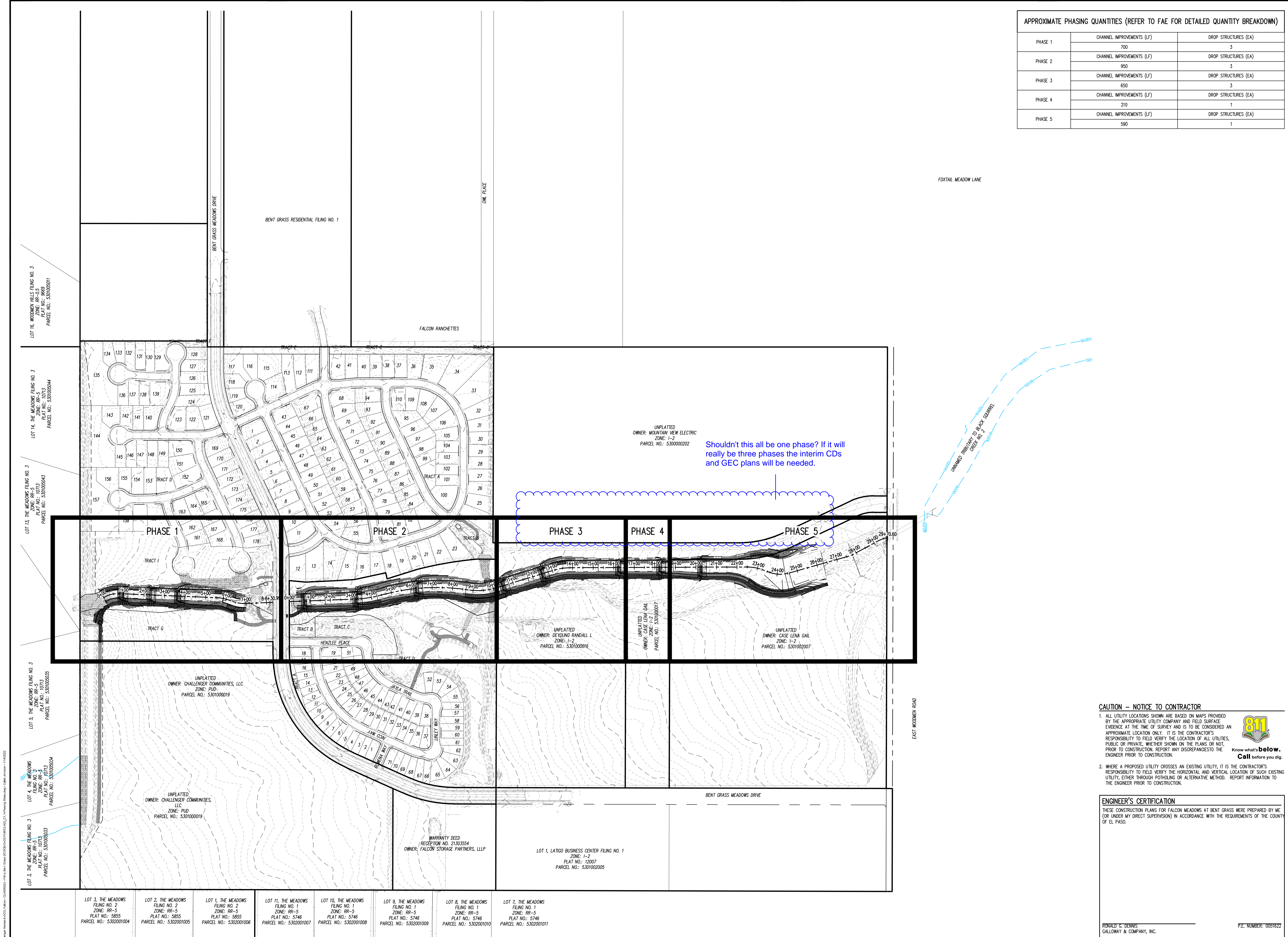
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FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY**

#	Date	Issue / Description	Init.

Project No:	CLH000023
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/14/2022

NOTES & TYPICAL SECTIONS

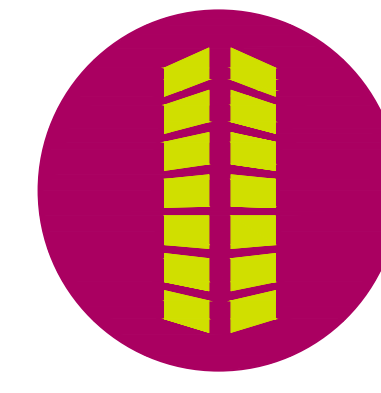
C0.1
Sheet 2 of 21



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



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



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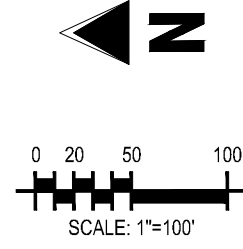
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811
 Know what's below.
 Call before you dig.

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

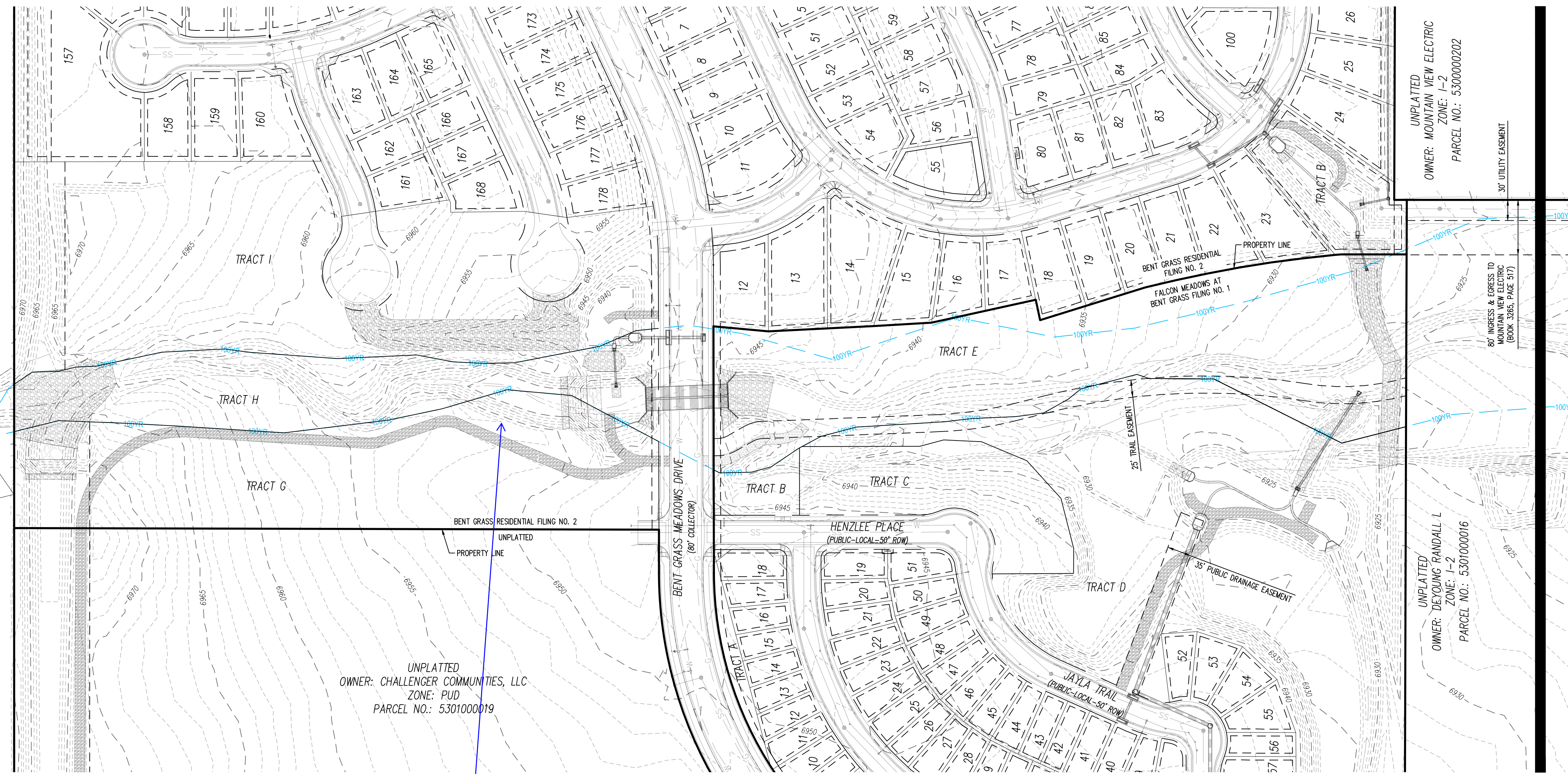
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RONALD G. DENNIS
 GALLOWAY & COMPANY, INC.
 P.E. NUMBER: 0051922



LOT 13, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO.: 10713
PARCEL NO.: 5301005043

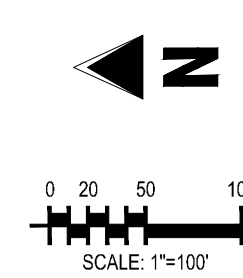
LOT 5, THE MEADOWS FILING NO. 3
ZONE: RR-5
PLAT NO.: 10713
PARCEL NO.: 5301005035



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

80' INGRESS & EGRESS TO
UNPLATTED MOUNTAIN VIEW ELECTRIC
(BOOK 2345, PAGE 517)

UNPLATTED
OWNER: DEYOUNG RANDALL L
ZONE: I-2
PARCEL NO.: 5301000016

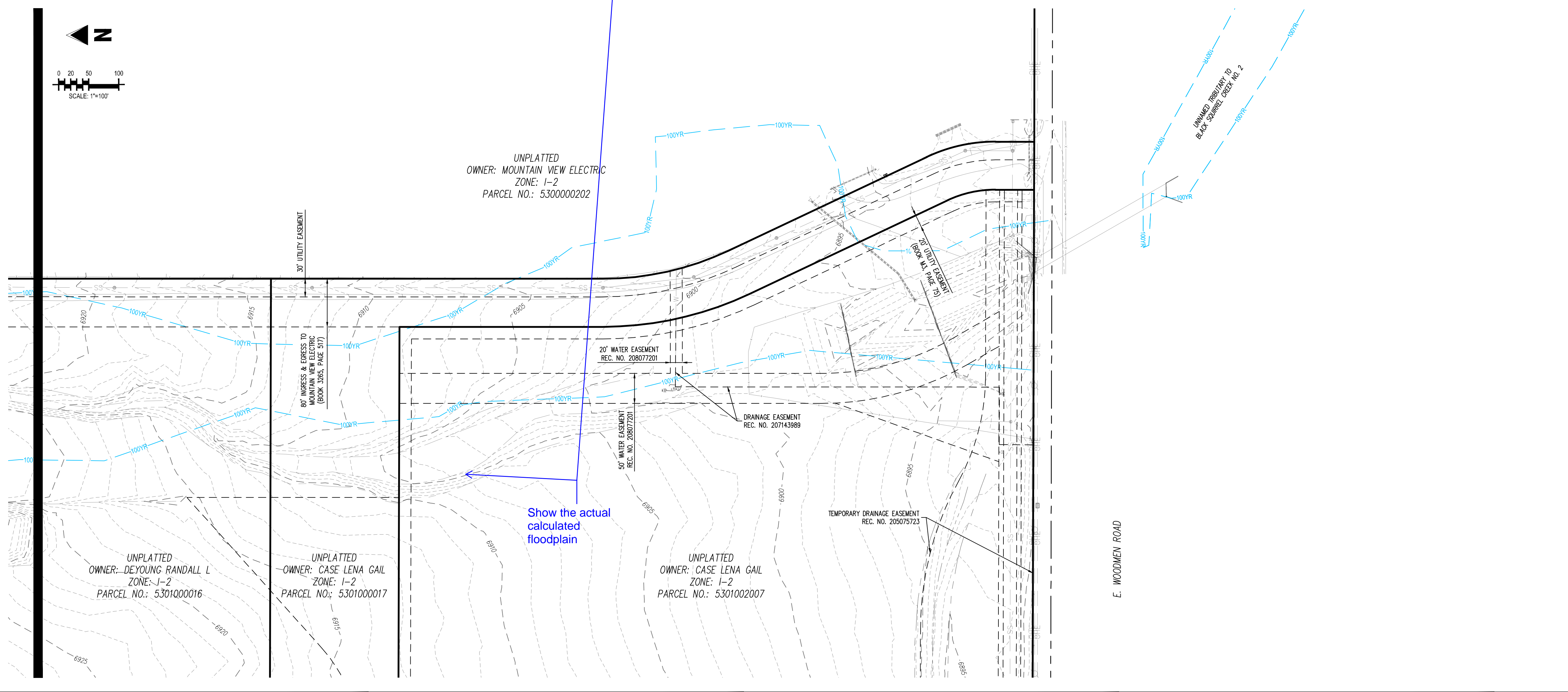


UNPLATTED
OWNER: MOUNTAIN VIEW ELECTRIC
ZONE: I-2
PARCEL NO.: 5300000202

UNPLATTED
OWNER: DEYOUNG RANDALL L
ZONE: J-2
PARCEL NO.: 5301000016

UNPLATTED
OWNER: CASE LENA GAIL
ZONE: I-2
PARCEL NO.: 5301000017

UNPLATTED
OWNER: CASE LENA GAIL
ZONE: I-2
PARCEL NO.: 5301002007



Show the actual
calculated
floodplain

E. WOODMEN ROAD

CAUTION - NOTICE TO CONTRACTOR

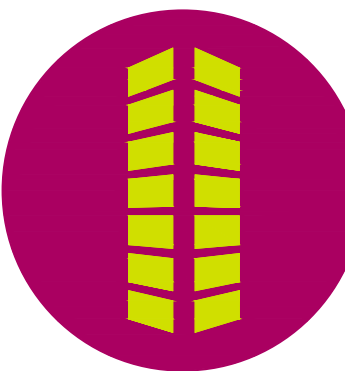
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ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR FALCON MEADOWS AT BENT GRASS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF EL PASO.

RONALD G. DENNIS
GALLOWAY & COMPANY, INC. P.E. NUMBER: 0051822

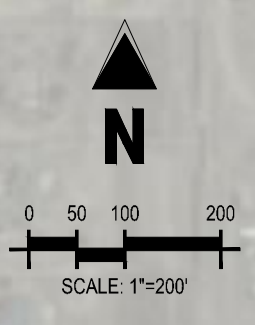


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#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 01/14/2022

EXISTING CONDITIONS



PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S1°59'13\"W	477.95
L2	S2°47'09\"E	133.51
L3	S2°36'32\"E	324.69
L4	S14°42'32\"E	41.18
L5	S17°22'08\"E	300.60
L6	S0°37'23\"E	864.53
L7	S19°27'45\"W	43.24
L8	S16°08'14\"E	316.34
L9	S28°43'33\"E	159.82
L10	S21°20'17\"E	25.23
L11	S0°47'10\"W	12.84

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	33°56'51\"	77.02	130.00	S14°59'12\"E	75.90
C2	20°33'31\"	71.78	200.00	S12°15'59\"W	71.38
C3	25°19'53\"	70.74	180.00	S9°52'46\"W	70.16
C4	12°06'00\"	105.59	500.00	S6°39'32\"E	105.40
C5	23°11'33\"	404.78	1000.00	S3°06'46\"E	402.03
C6	25°51'08\"	135.36	300.00	S4°28'33\"E	134.22
C7	16°44'44\"	73.07	250.00	S8°59'46\"E	72.81
C8	20°05'08\"	70.11	200.00	S9°25'11\"W	68.75
C9	35°35'59\"	93.20	150.00	S1°39'45\"W	91.71

↑
Show and label
the existing
alignment also

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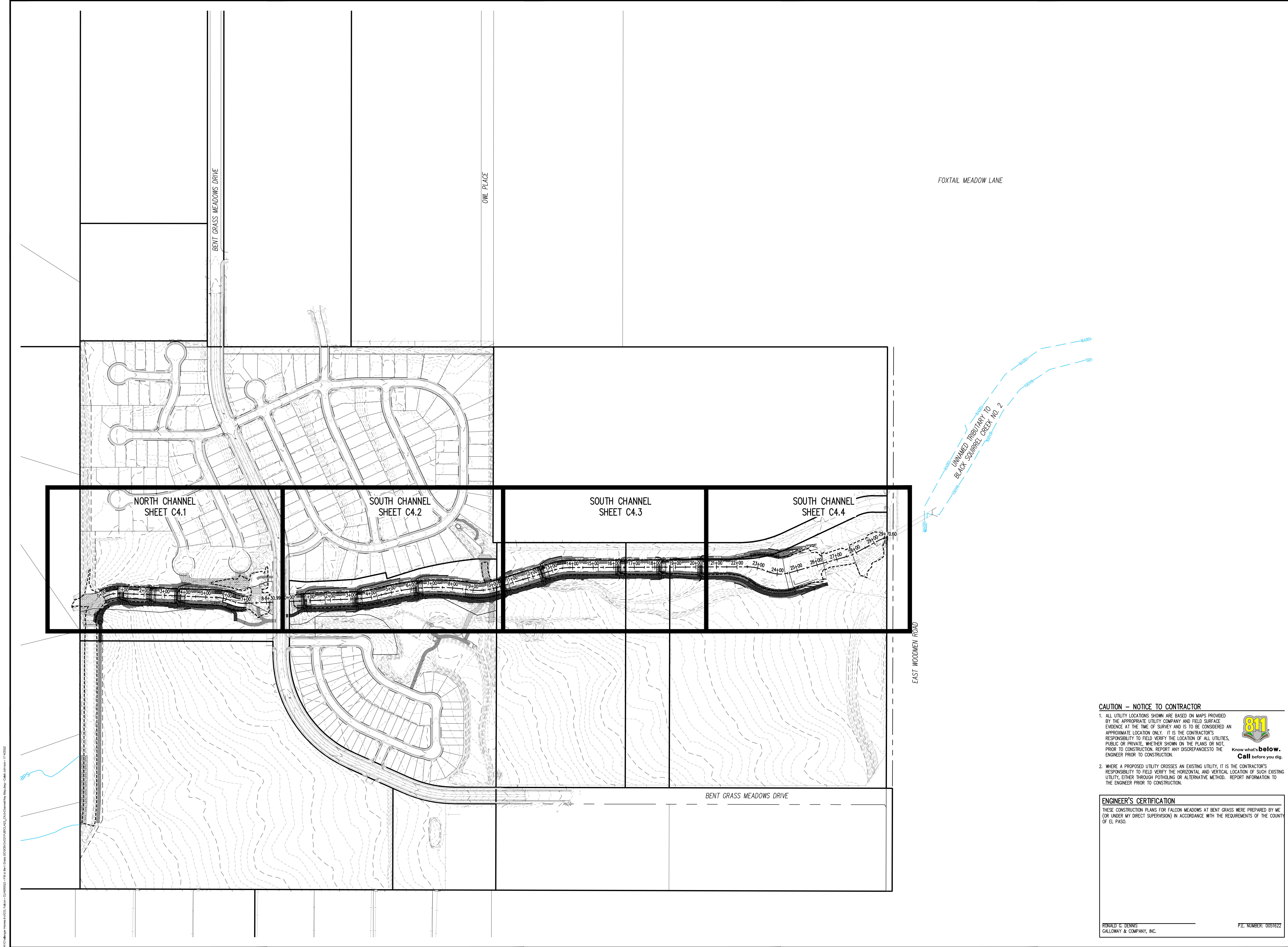
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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 11/16/2021

HORIZONTAL CONTROL



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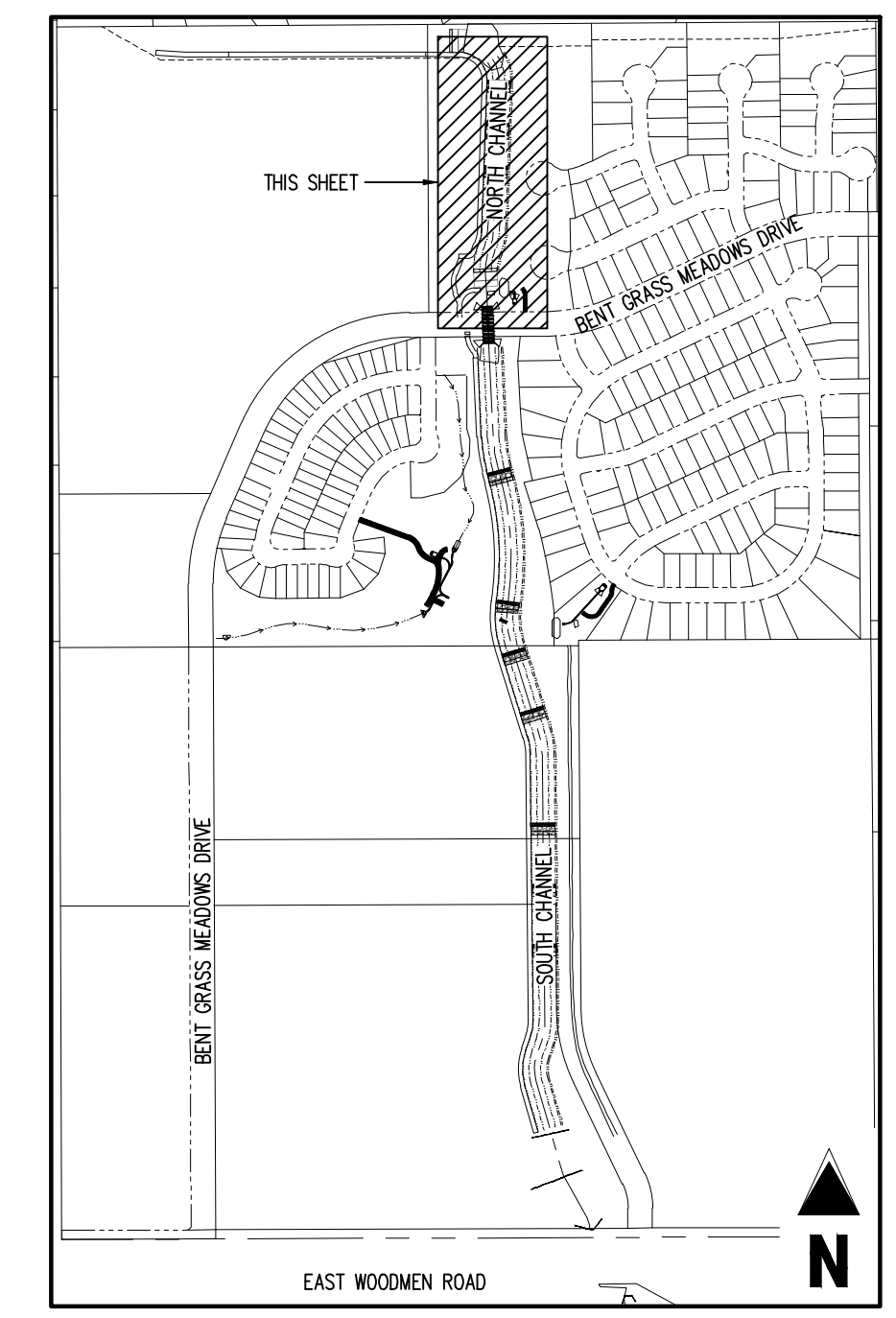
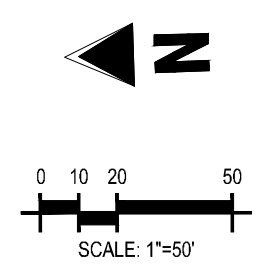
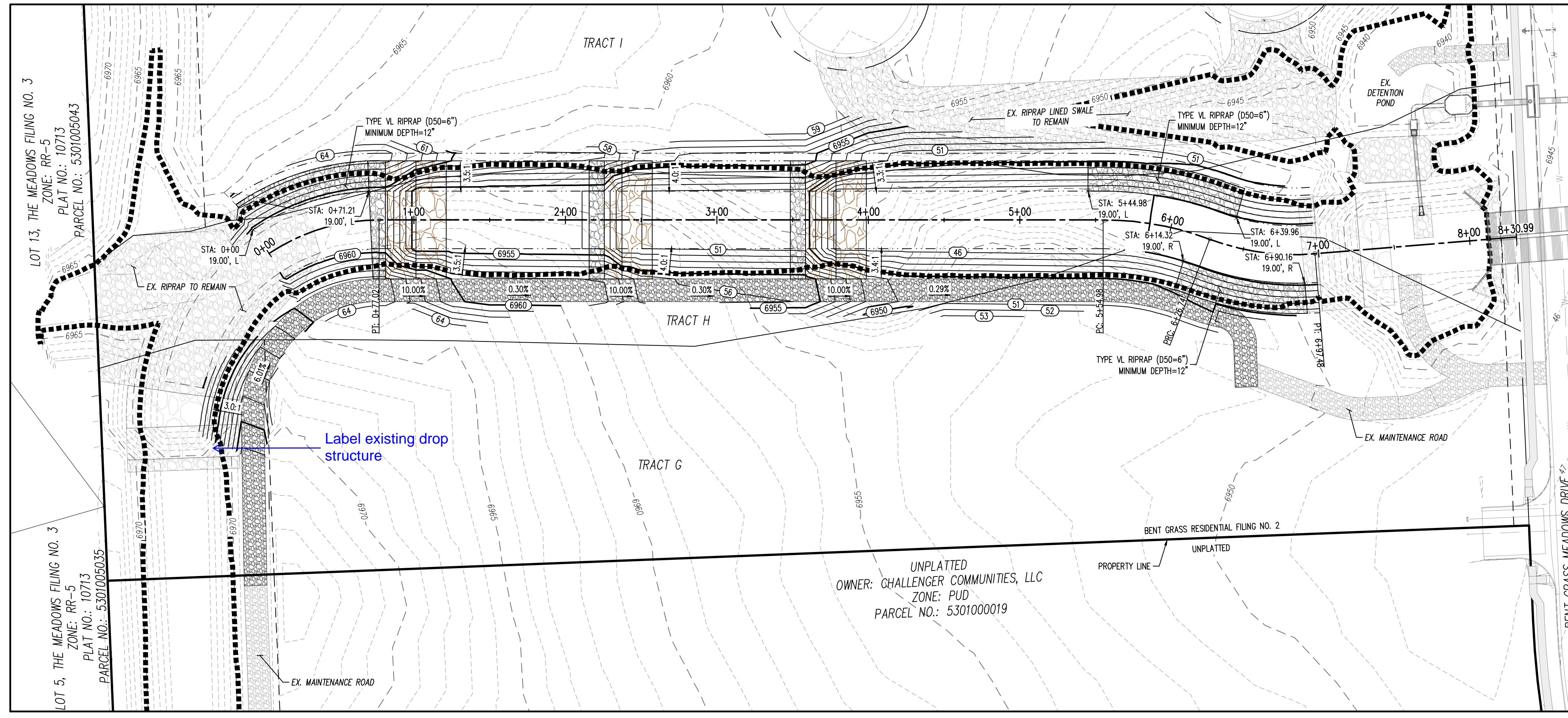
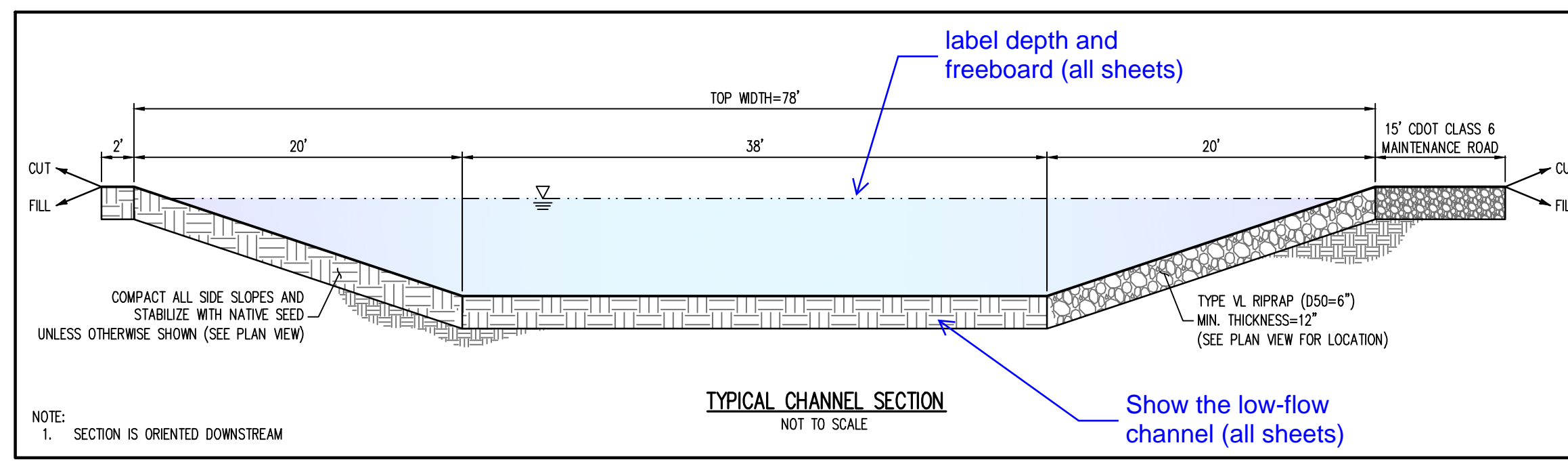
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P.E. NUMBER: 0051822

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: RGD
 Date: 01/14/2022

CHANNEL KEY MAP



GRADING LEGEND

- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- (66) — PROPOSED MAJOR CONTOUR
- (65) — PROPOSED MINOR CONTOUR
- 2.00% EXISTING SLOPE - PERCENT
- 4:1 EXISTING SLOPE - RISE/RUN
- 2.00% PROPOSED SLOPE - PERCENT
- 4:1 PROPOSED SLOPE - RISE/RUN
- 55.00 FG PROPOSED SPOT ELEVATION - FINISHED GROUND
- 55.00 CL PROPOSED SPOT ELEVATION - CENTER LINE
- 55.00 TOB PROPOSED SPOT ELEVATION - TOP OF BANK

UTILITY LEGEND

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

SITE LEGEND

- PROPERTY BOUNDARY LINE
- - - - - RIGHT OF WAY BOUNDARY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED 100-YEAR FLOODPLAIN
- - - - - EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING COOT CLASS 6 GRAVEL
- EXISTING RIPRAP
- EXISTING BOULDERS
- PROPOSED COOT CLASS 6 GRAVEL
- PROPOSED RIPRAP
- PROPOSED BOULDERS
- EXISTING SIGN
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NOTES:

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BENCHMARK

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

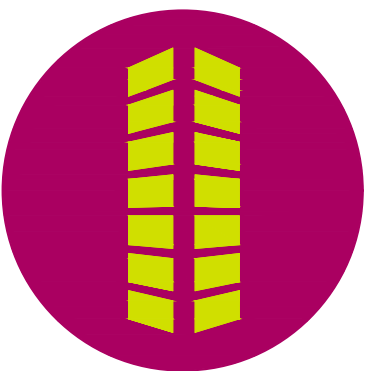
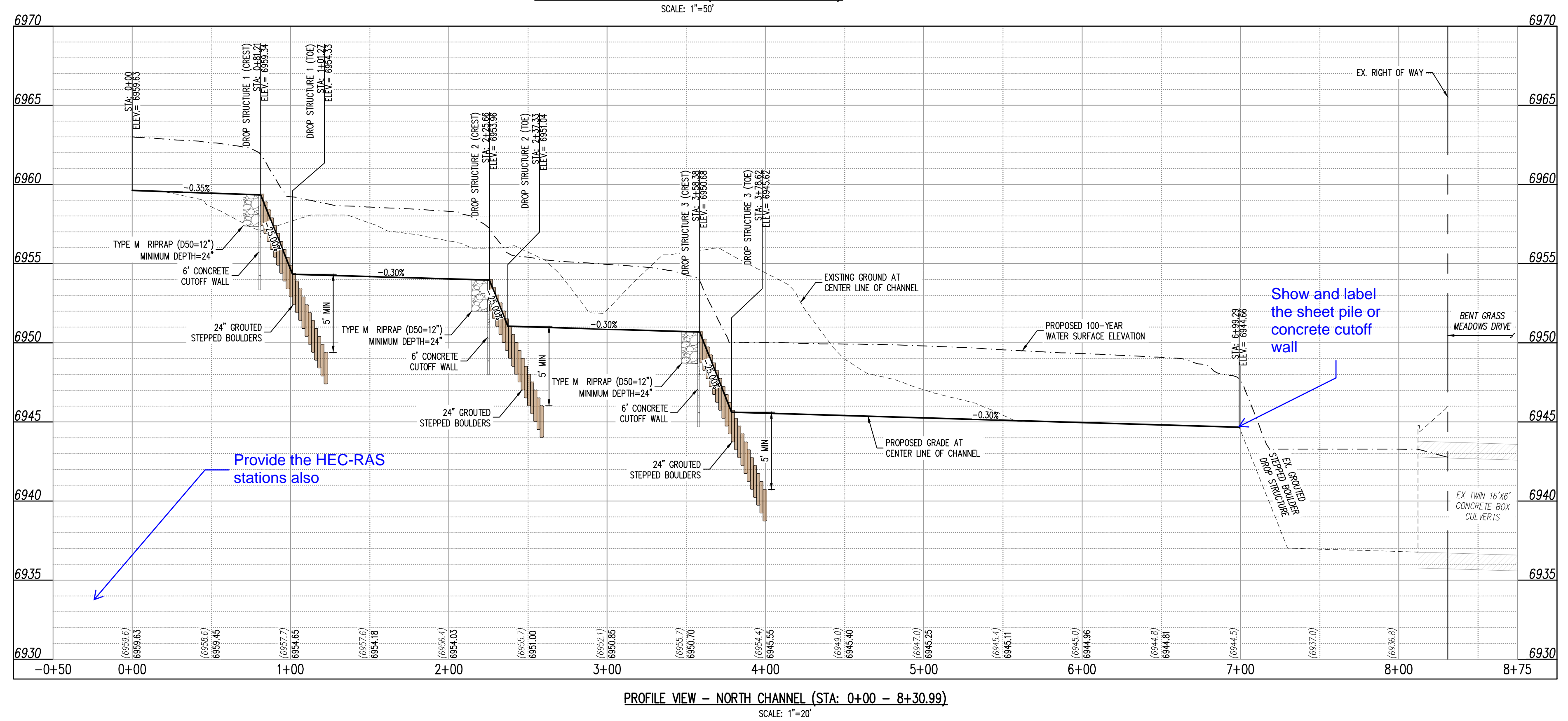
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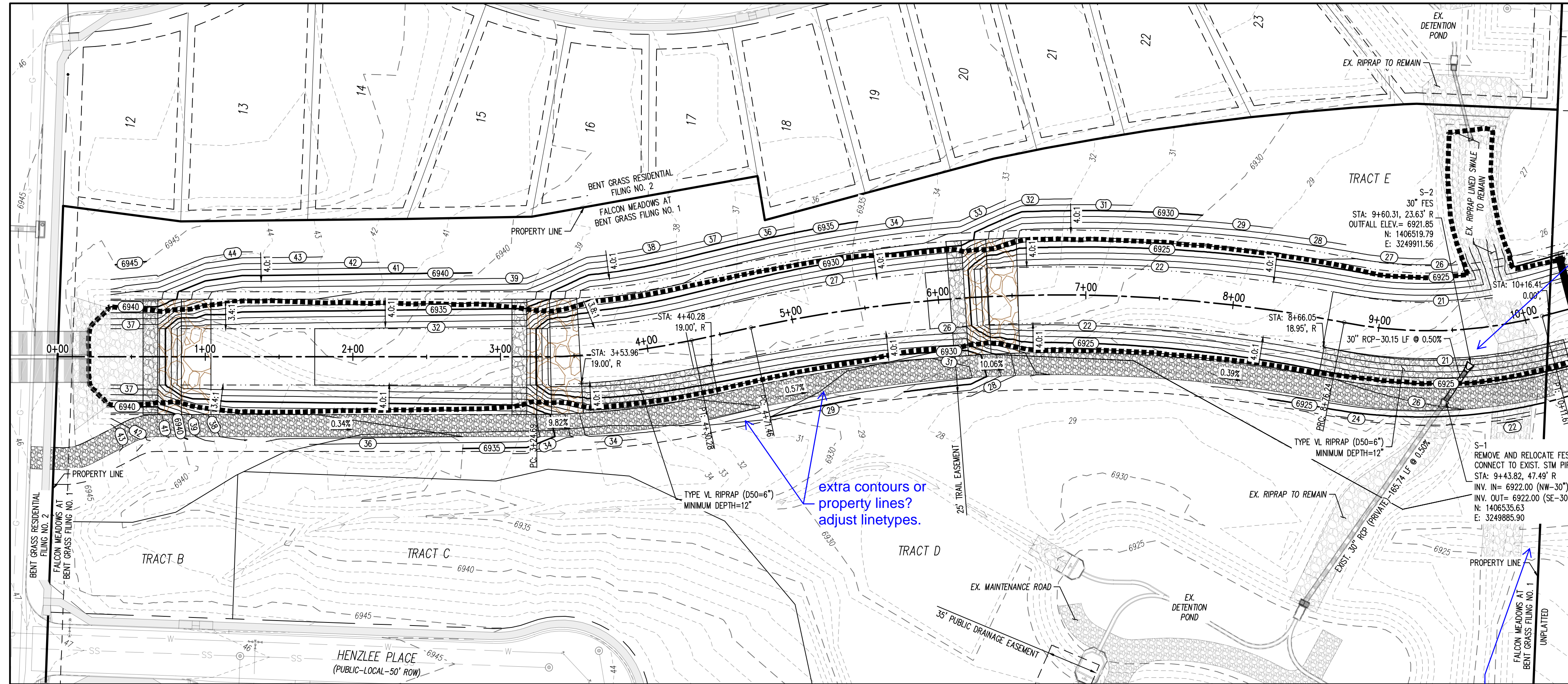
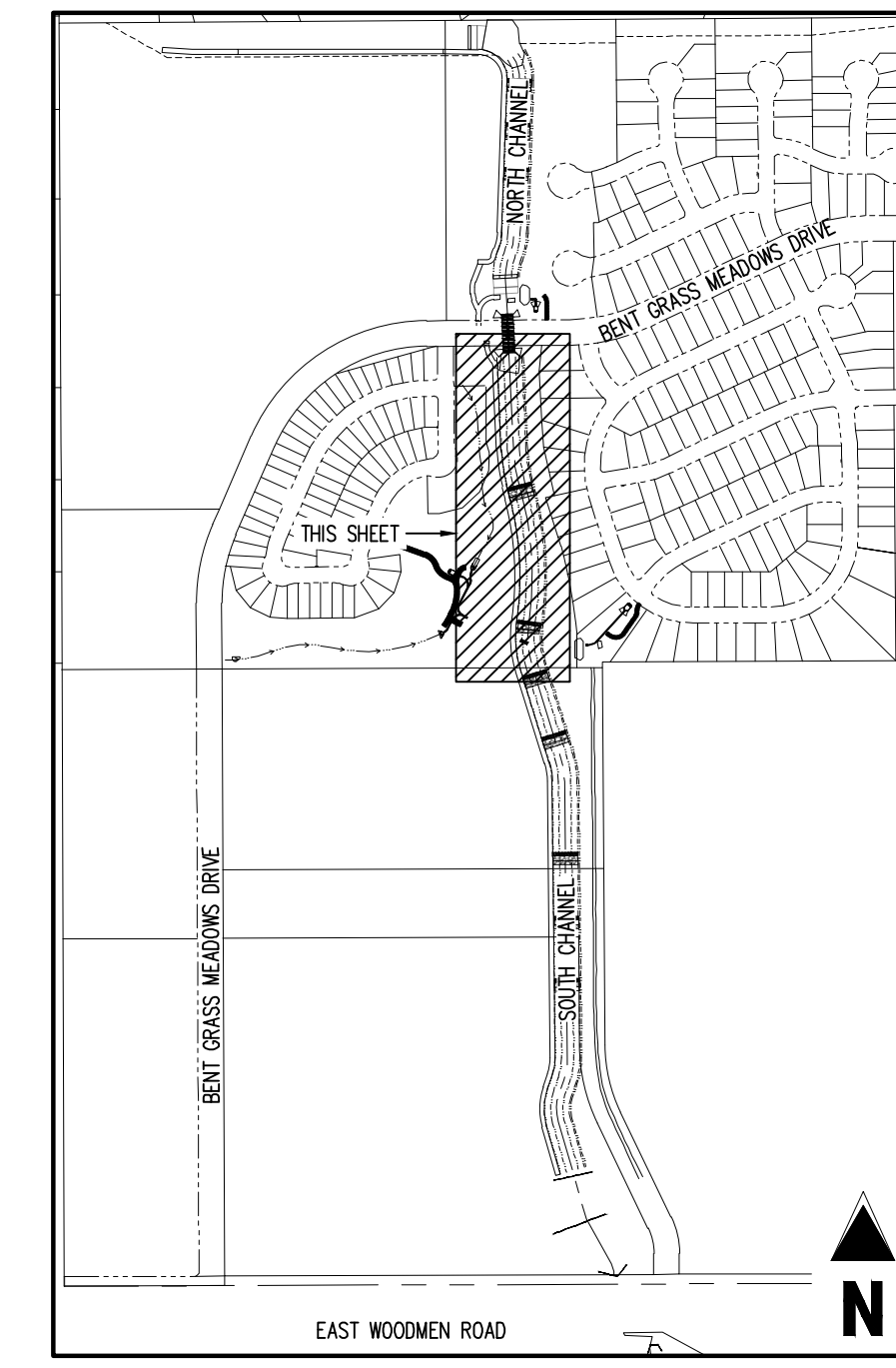
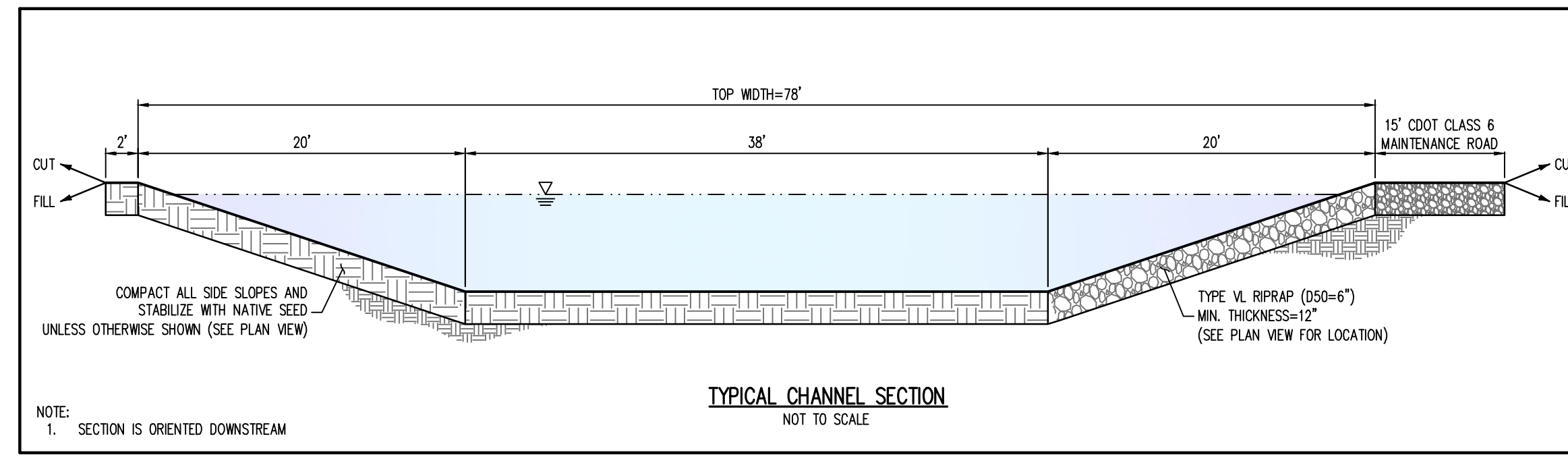
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GALLOWAY & COMPANY, INC. P.E. NUMBER: 0051822



#	Date	Issue / Description	Init.

Project No:	CLH000023
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/14/2022



GRADING LEGEND

- S460 EXISTING MAJOR CONTOUR
- S2 EXISTING MINOR CONTOUR
- S485 PROPOSED MAJOR CONTOUR
- SB PROPOSED MINOR CONTOUR
- 2.00% EXISTING SLOPE - PERCENT
- 4:1 EXISTING SLOPE - RISE/RUN
- 2.00% PROPOSED SLOPE - PERCENT
- 4:1 PROPOSED SLOPE - RISE/RUN
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- ES EXISTING STORM SEWER
- ES- EXISTING ELECTRICAL BOX
- EP EXISTING PAD MOUNTED TRANSFORMER
- ET EXISTING TRAFFIC POLE
- EL EXISTING SITE LIGHTING
- ESM EXISTING SANITARY SEWER MANHOLE
- ESW EXISTING STORM SEWER MANHOLE
- EM EXISTING WATER METER
- EV EXISTING WATER VALVE
- EH EXISTING FIRE HYDRANT
- EPH PROPOSED FIRE HYDRANT

SITE LEGEND

- PROPERTY BOUNDARY LINE
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- EXISTING EASEMENT LINE
- PROPOSED 100-YEAR FLOODPLAIN
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING RIPPAP
- EXISTING Boulders
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIPPAP
- PROPOSED Boulders
- EXISTING SIGN
- REFERENCE TO DETAIL AND SHEET NUMBER

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

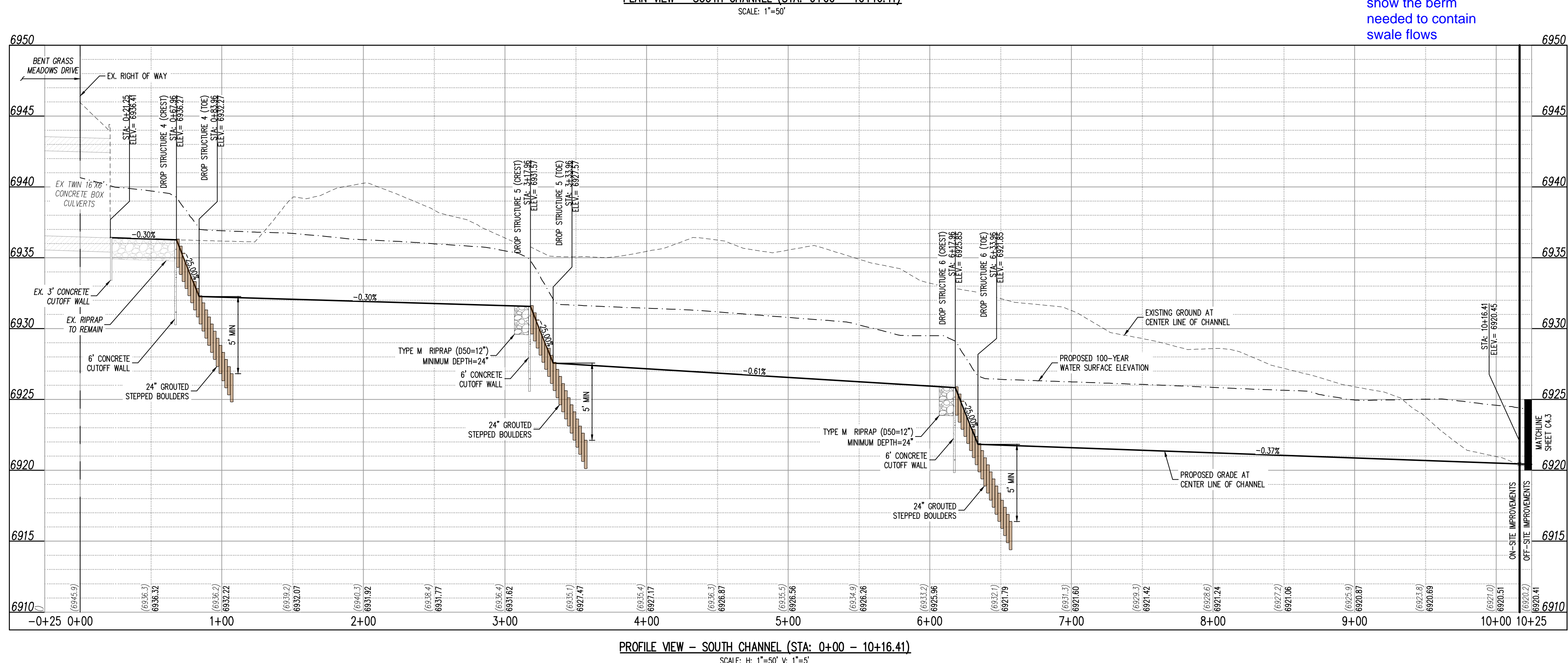
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Additional erosion protection?

extra contours or property lines? adjust linetypes.

show the berm needed to contain swale flows



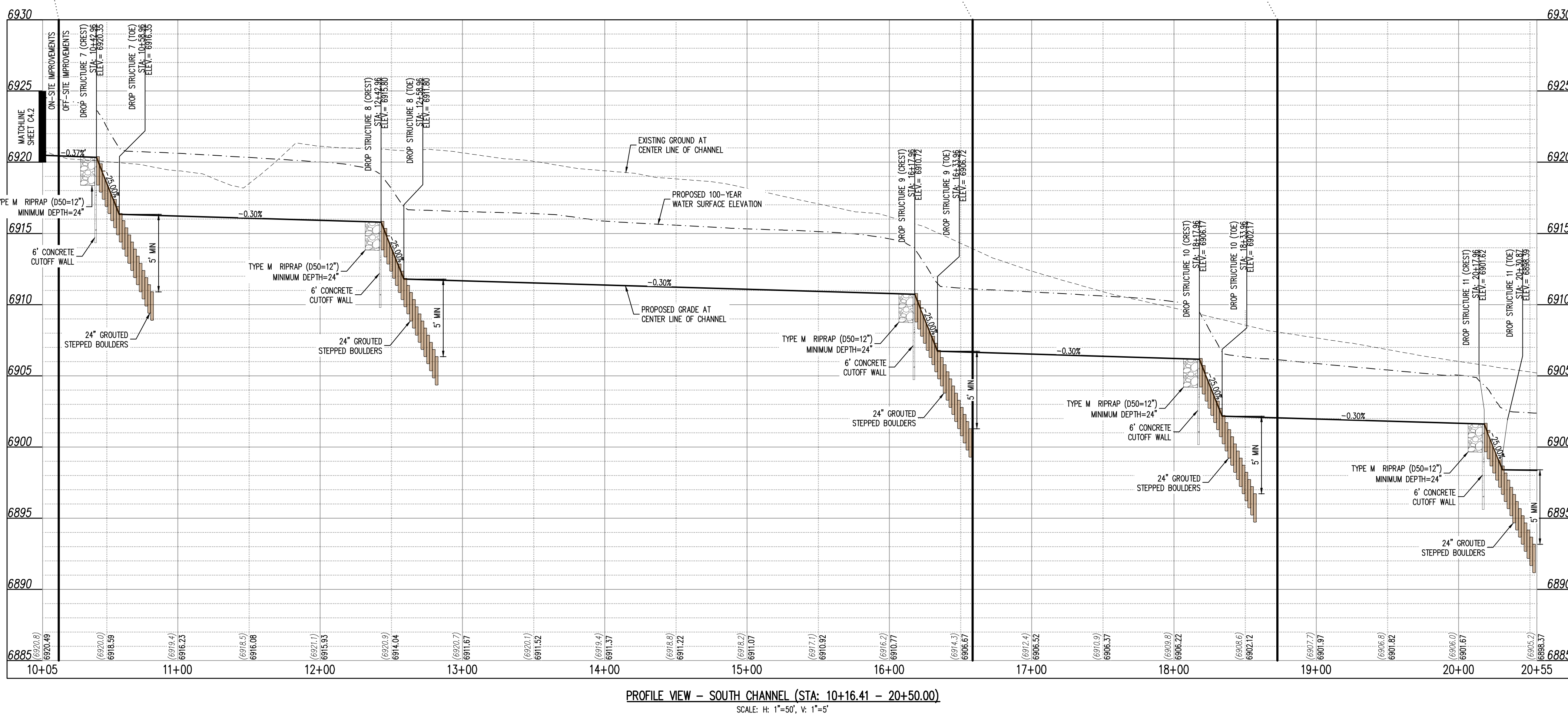
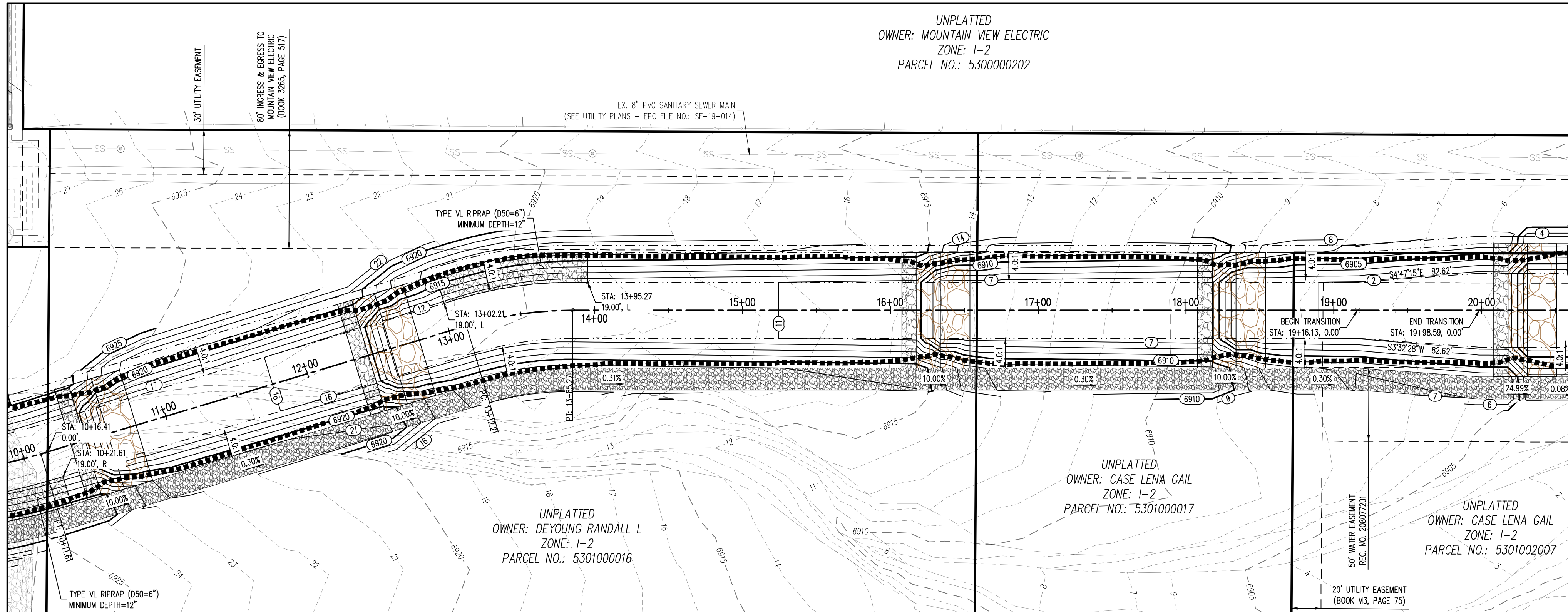
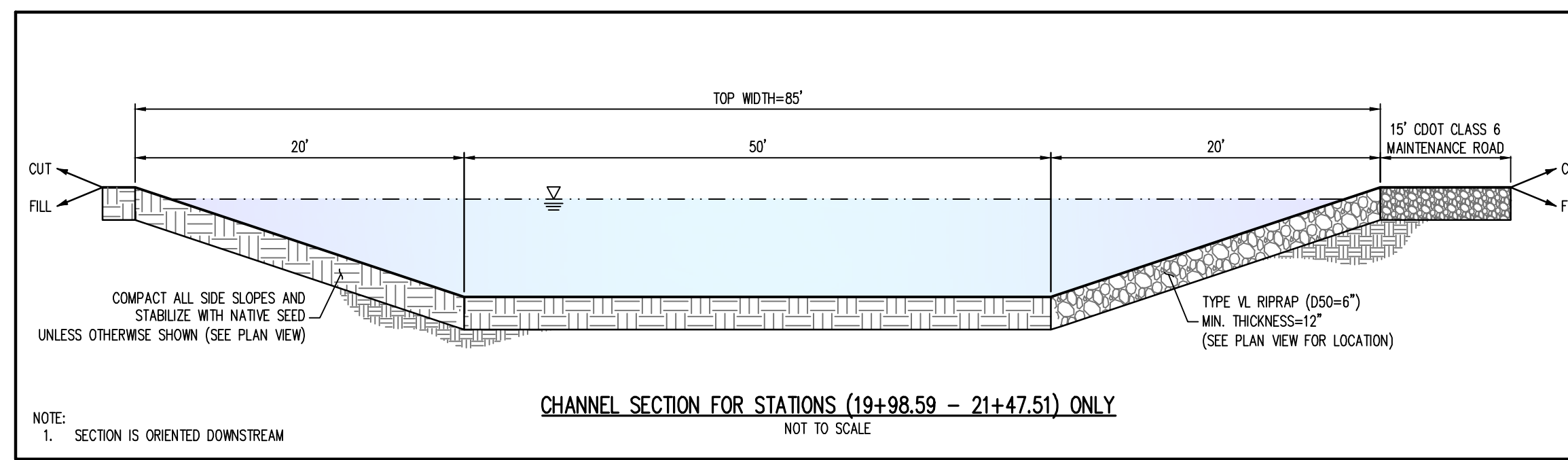
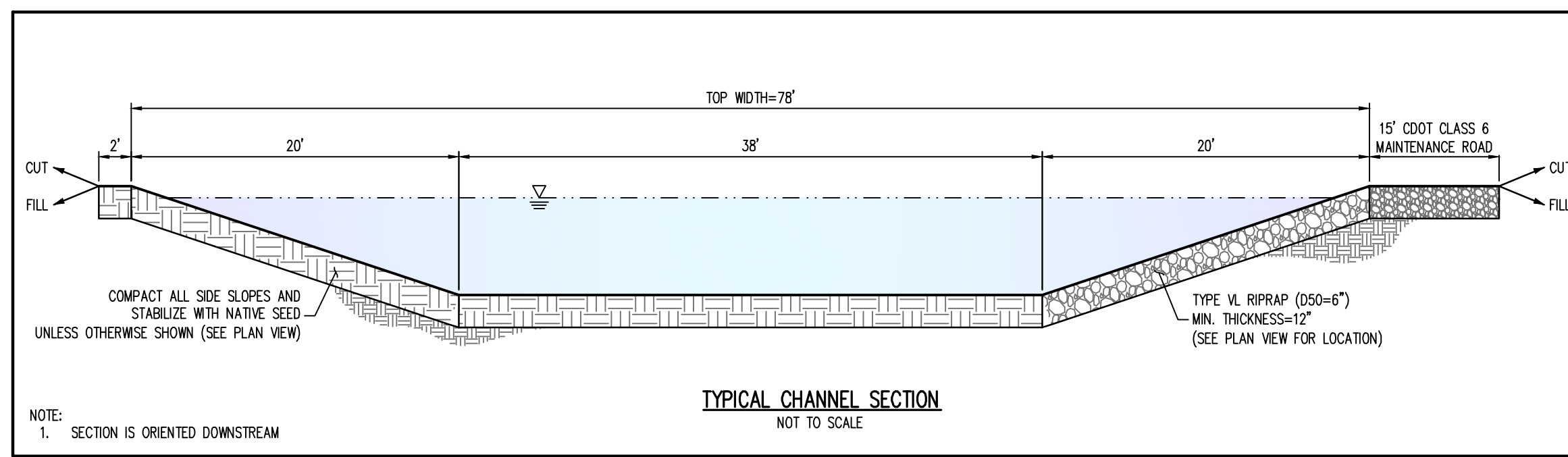
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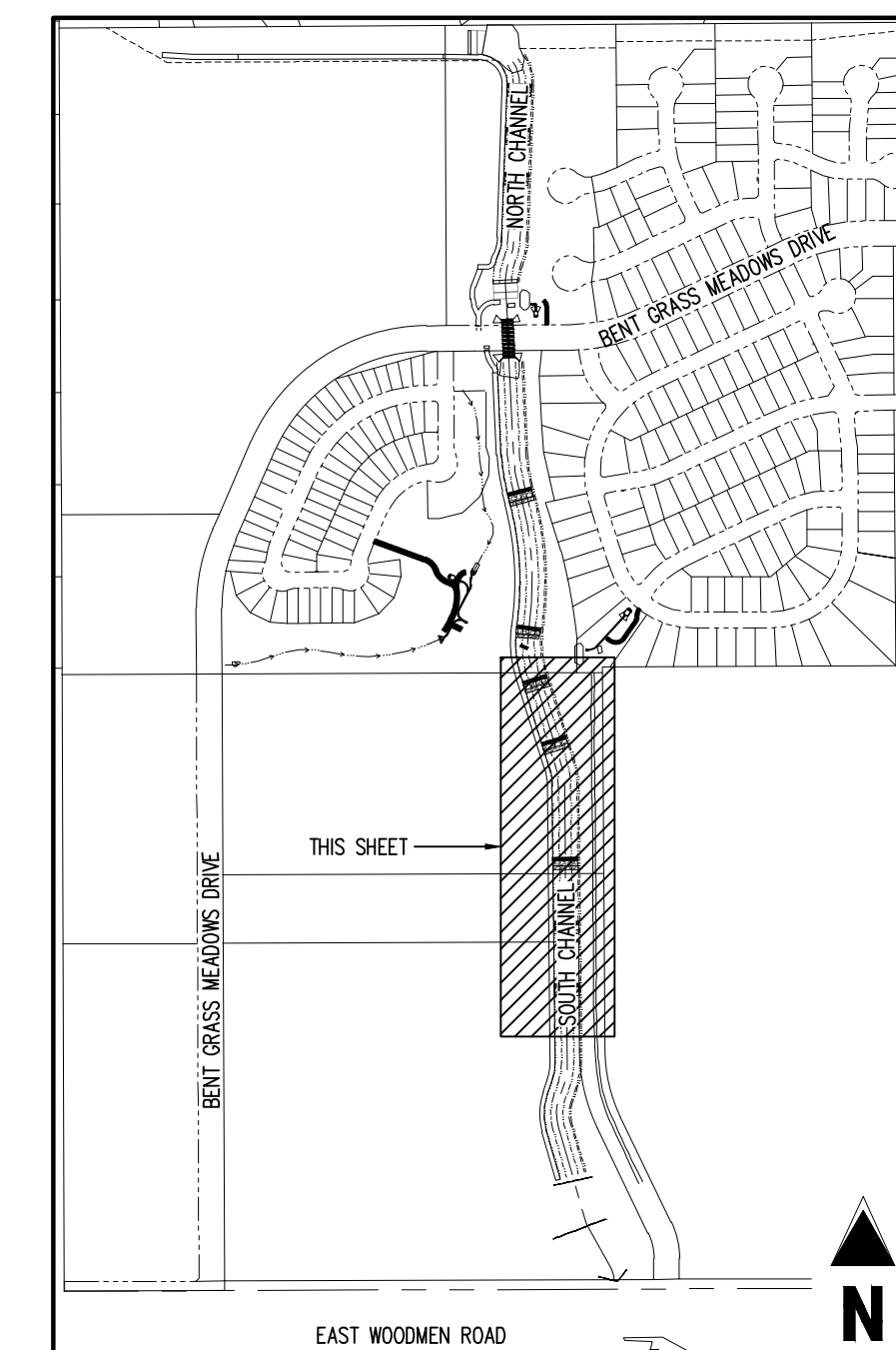
#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 01/14/2022

CHANNEL SOUTH - PLAN & PROFILE



- GRADING LEGEND**
- - - - - 5460 EXISTING MAJOR CONTOUR
 - - - - - 5470 EXISTING MINOR CONTOUR
 - - - - - 5485 PROPOSED MAJOR CONTOUR
 - - - - - 66 PROPOSED MINOR CONTOUR
 - 2.00% EXISTING SLOPE - PERCENT
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 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT



- SITE LEGEND**
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GALLOWAY & COMPANY, INC.

P.E. NUMBER: 0051922

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

CHALLENGER HOMES

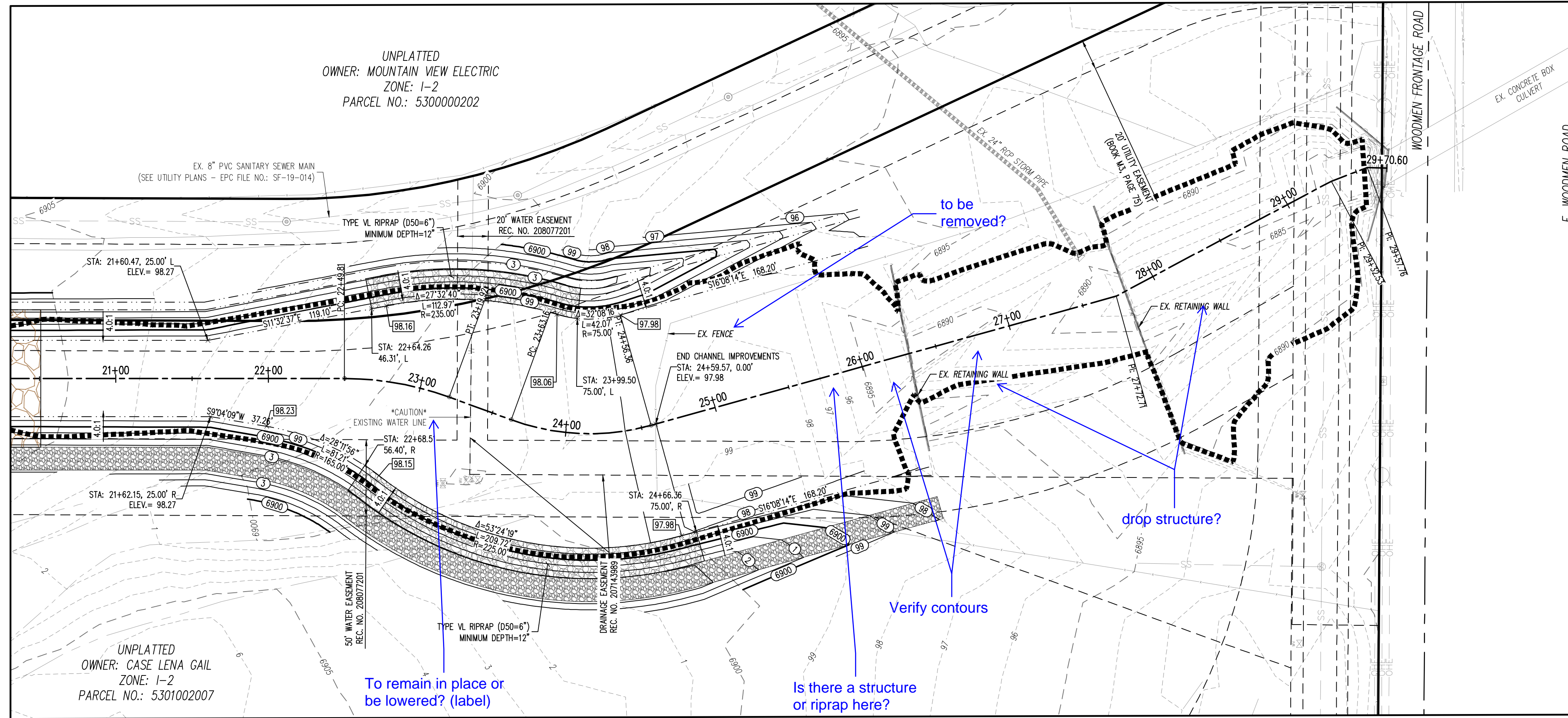
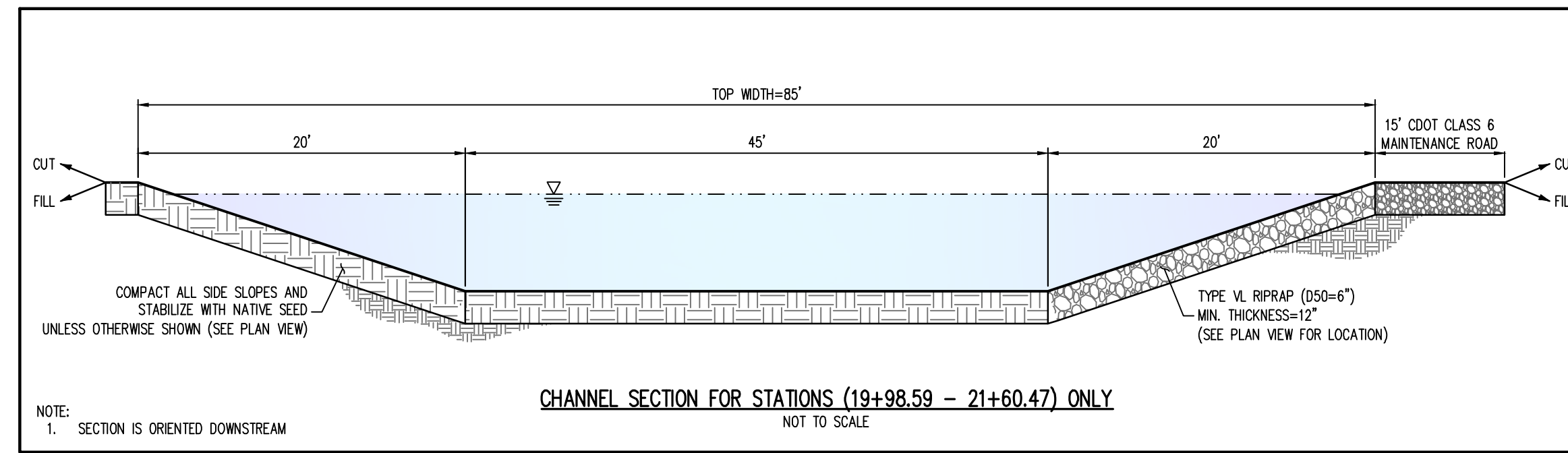
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BENT GRASS MEADOWS DRIVE & MERIDAN ROAD FALCON, CO 80831 - EL PASO COUNTY

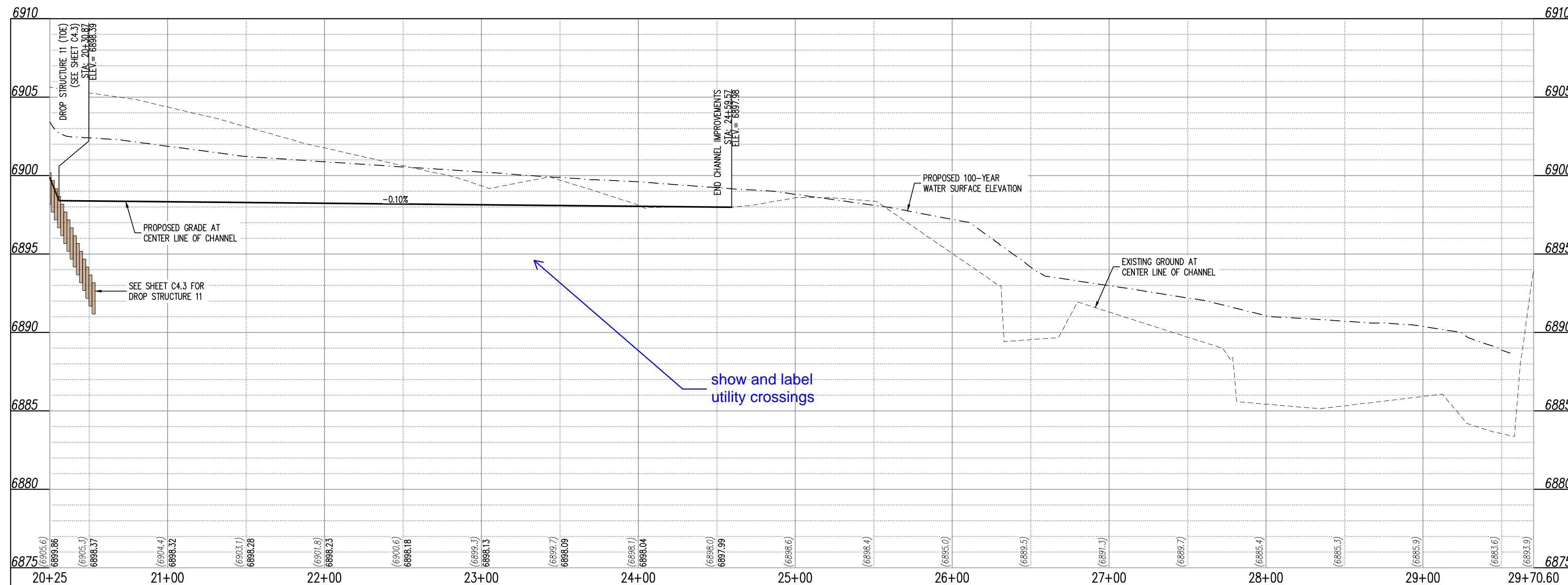
C4.3
Sheet 9 of 21

Project No: CLH000023
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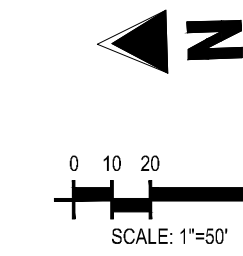
CHALLENGER COMMUNITIES, LLC



PLAN VIEW - SOUTH CHANNEL (STA: 20+50 - 29+70.60)
SCALE: 1"=50'



PROFILE VIEW - SOUTH CHANNEL (STA: 20+50 - 29+70.60)
SCALE: H: 1"=50', V: 1"=5'



- #### GRADING LEGEND
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 - 52 EXISTING MINOR CONTOUR
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 - SS EXISTING SANITARY SEWER
 - SS PROPOSED SANITARY SEWER
 - FO EXISTING FIBER OPTIC LINE
 - G EXISTING GAS LINE
 - UT EXISTING UNDERGROUND TELEPHONE
 - UT PROPOSED UNDERGROUND TELEPHONE
 - UE EXISTING UNDERGROUND ELECTRICAL
 - UE PROPOSED UNDERGROUND ELECTRICAL
 - OHT EXISTING OVERHEAD TELEPHONE
 - OHT PROPOSED OVERHEAD TELEPHONE
 - OHE EXISTING OVERHEAD ELECTRICAL
 - OHE PROPOSED OVERHEAD ELECTRICAL
 - ES EXISTING STORM SEWER
 - ES PROPOSED STORM SEWER
 - EB EXISTING ELECTRICAL BOX
 - EB PROPOSED ELECTRICAL BOX
 - TP EXISTING PAD MOUNTED TRANSFORMER
 - TP PROPOSED PAD MOUNTED TRANSFORMER
 - TR EXISTING TRAFFIC POLE
 - TR PROPOSED TRAFFIC POLE
 - SL EXISTING SANITARY SEWER MANHOLE
 - SL PROPOSED SANITARY SEWER MANHOLE
 - SM EXISTING STORM SEWER MANHOLE
 - SM PROPOSED STORM SEWER MANHOLE
 - WM EXISTING WATER METER
 - WM PROPOSED WATER METER
 - WV EXISTING WATER VALVE
 - WV PROPOSED WATER VALVE
 - FH EXISTING FIRE HYDRANT
 - FH PROPOSED FIRE HYDRANT

- #### SITE LEGEND
- SB PROPERTY BOUNDARY LINE
 - SB RIGHT OF WAY BOUNDARY LINE
 - EB EXISTING EASEMENT LINE
 - EB PROPOSED EASEMENT LINE
 - 100-yr FLOODPLAIN PROPOSED 100-YEAR FLOODPLAIN
 - CG EXISTING CURB AND GUTTER
 - CG PROPOSED CURB AND GUTTER
 - CC EXISTING CONCRETE
 - CC PROPOSED CONCRETE
 - GR EXISTING GRASS
 - GR PROPOSED GRASS
 - GB EXISTING Boulders
 - GB PROPOSED Boulders
 - RR EXISTING RIPPAP
 - RR PROPOSED RIPPAP
 - BO EXISTING BOULDERS
 - BO PROPOSED BOULDERS
- EXISTING SIGN
REFERENCE TO DETAIL AND SHEET NUMBER

NOTES:
1. REF

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

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

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

CAUTION - NOTICE TO CONTRACTOR

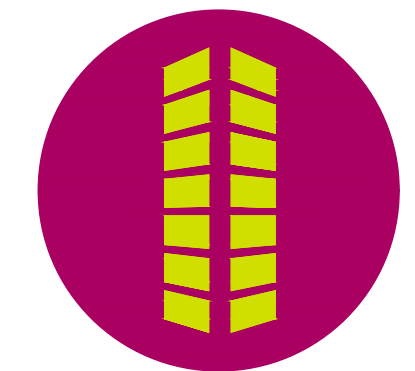
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ENGINEER'S CERTIFICATION
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RONALD G. DENNIS
GALLOWAY & COMPANY, INC.

P.E. NUMBER: 0051822



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

#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMWJ
Checked By: RGD
Date: 01/14/2022

CHANEL SOUTH - PLAN & PROFILE

C4.4
Sheet 10 of 21



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Date: 01/14/2022

DROP STRUCTURE KEY
MAP

C5.0
Sheet 11 of 21

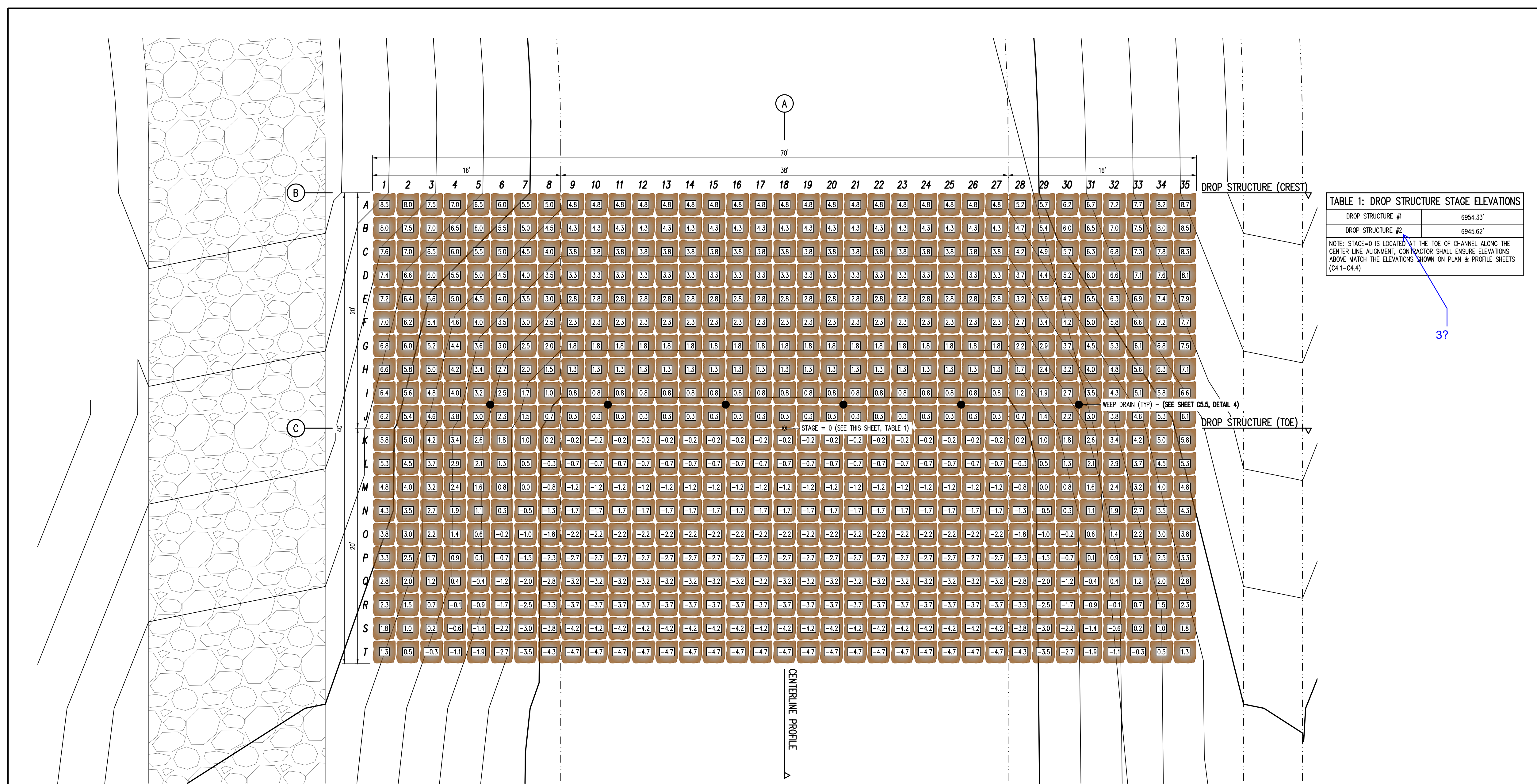
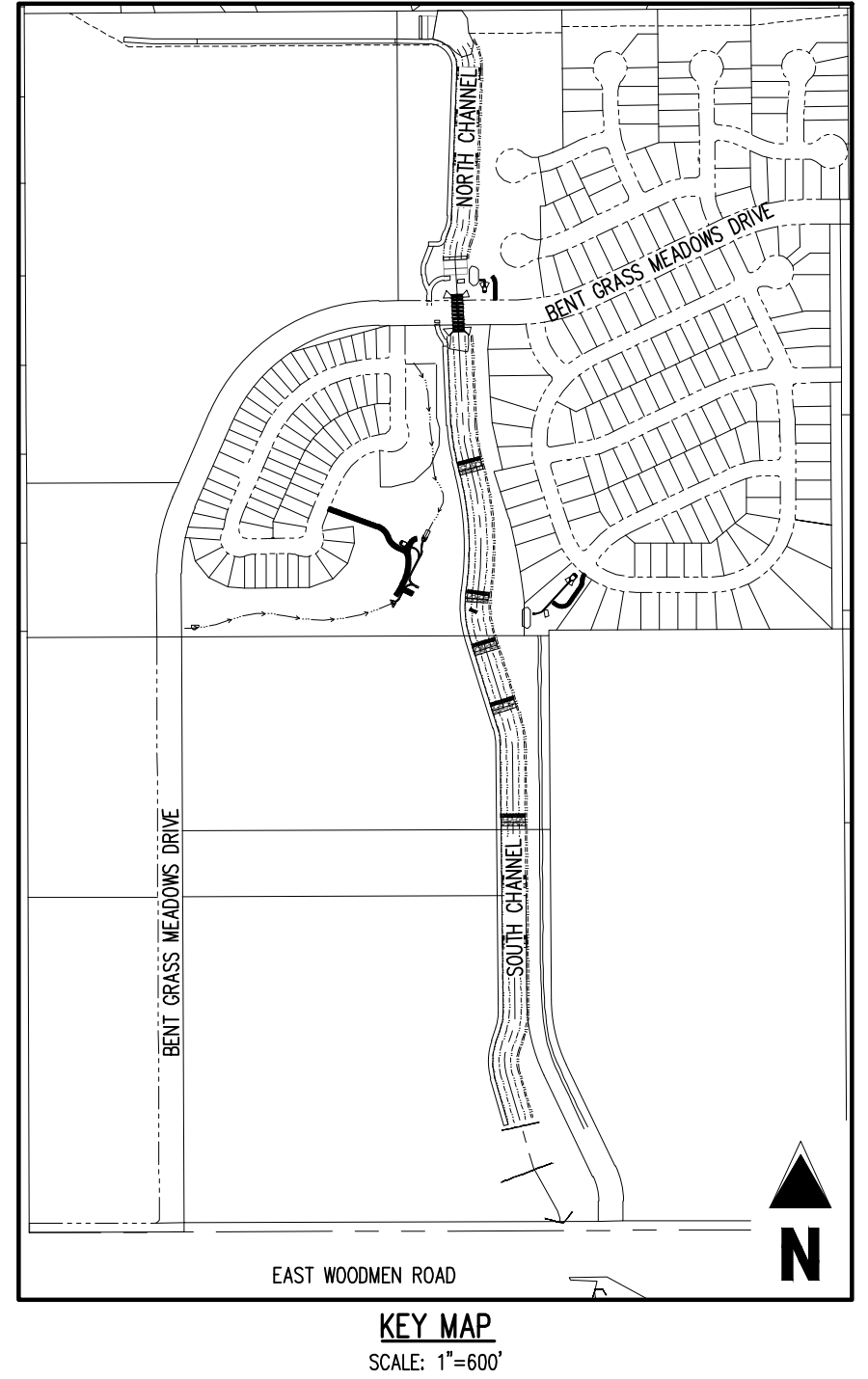


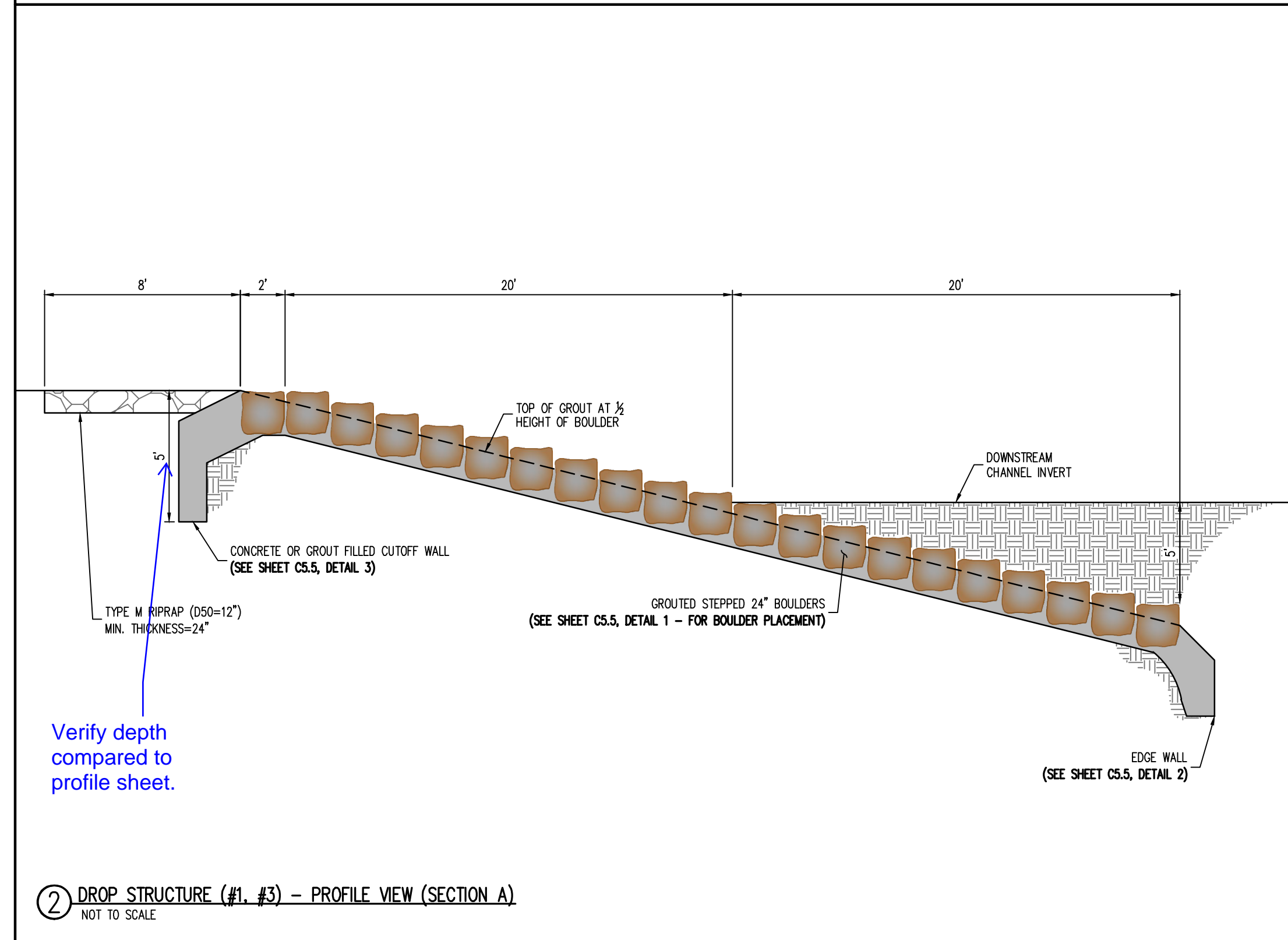
TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

DROP STRUCTURE #1	6954.33'
DROP STRUCTURE #2	6945.62'

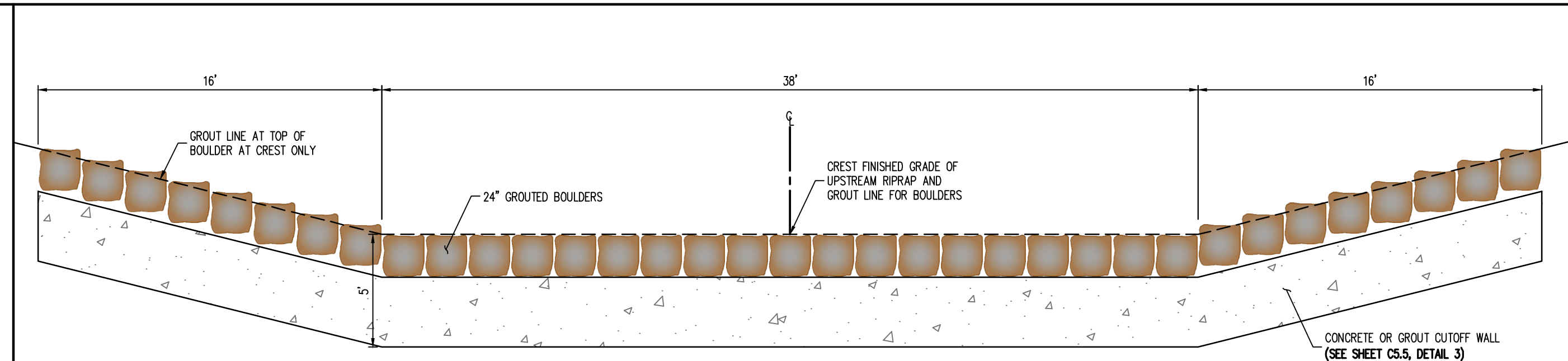
NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (CA-1-C4-4)



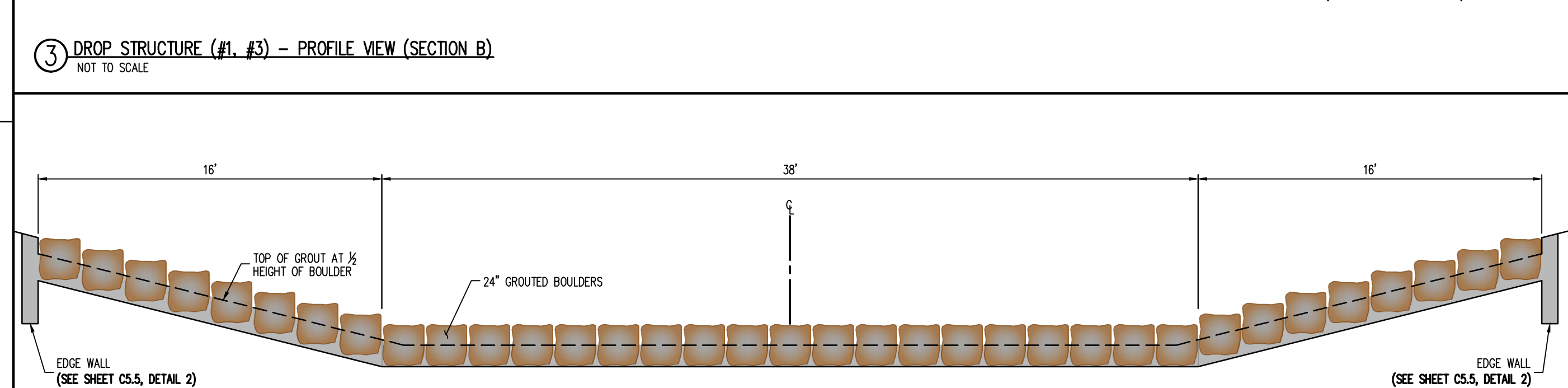
1 DROP STRUCTURE (#1, #3) - PLAN VIEW
SCALE: 1"=5'



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



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



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

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RONALD G. DENNIS
GALLOWAY & COMPANY, INC.

P.E. NUMBER: 0051822

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



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CHALLENGER HOMES

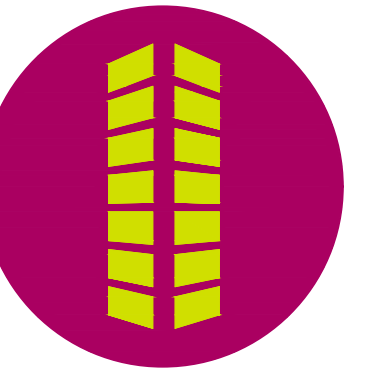
CONSTRUCTION DOCUMENTS
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FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000023
Drawn By: CMVJ
Checked By: RGD
Date: 01/14/2022

DROP STRUCTURE DETAILS (#1, #3)

C5.1
Sheet 12 of 21



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CHALLENGER HOMES

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#	Date	Issue / Description	Init.

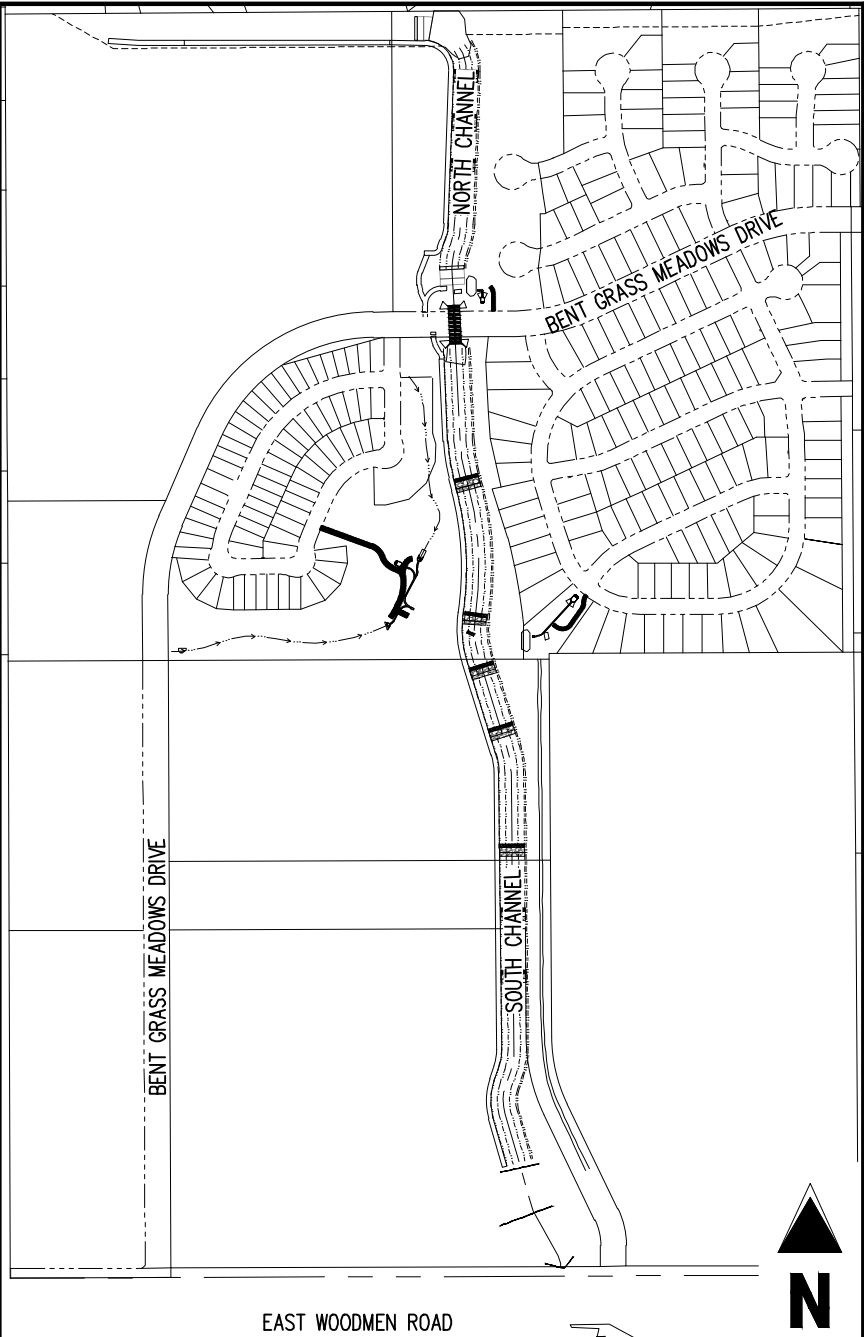
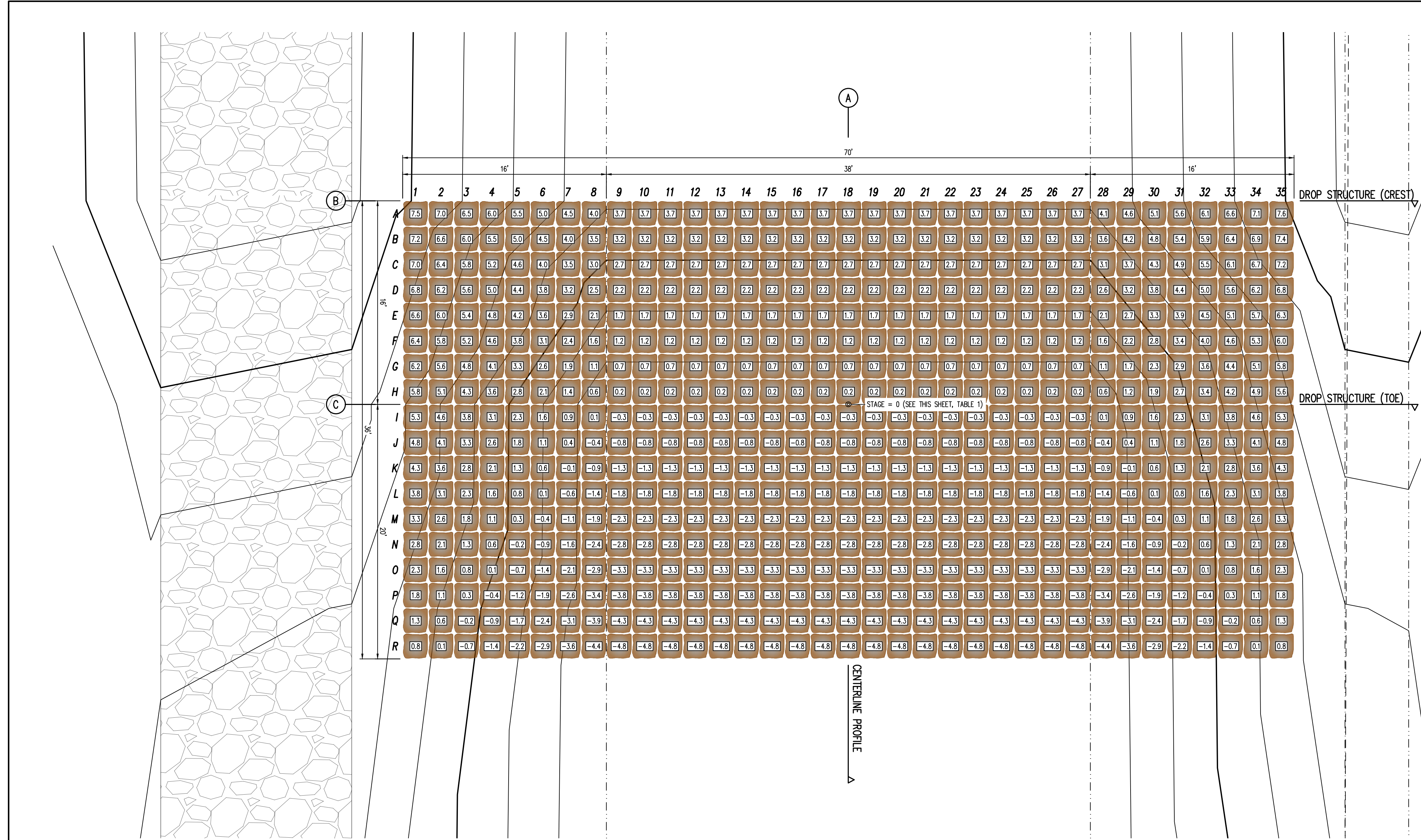


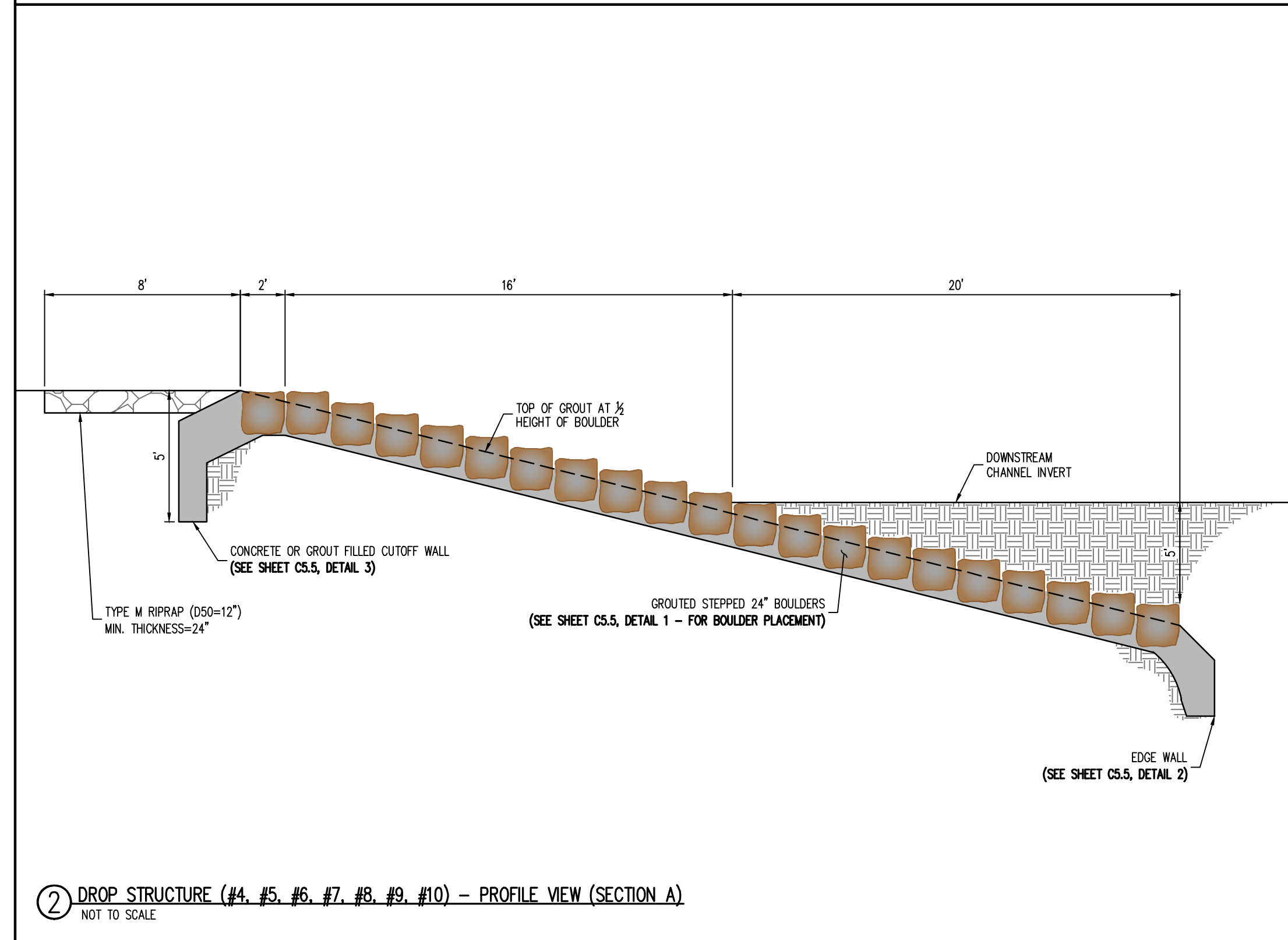
TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

DROP STRUCTURE #4	6932.27
DROP STRUCTURE #5	6927.57
DROP STRUCTURE #6	6921.85
DROP STRUCTURE #7	6916.35
DROP STRUCTURE #8	6911.80
DROP STRUCTURE #9	6906.72
DROP STRUCTURE #10	6902.17

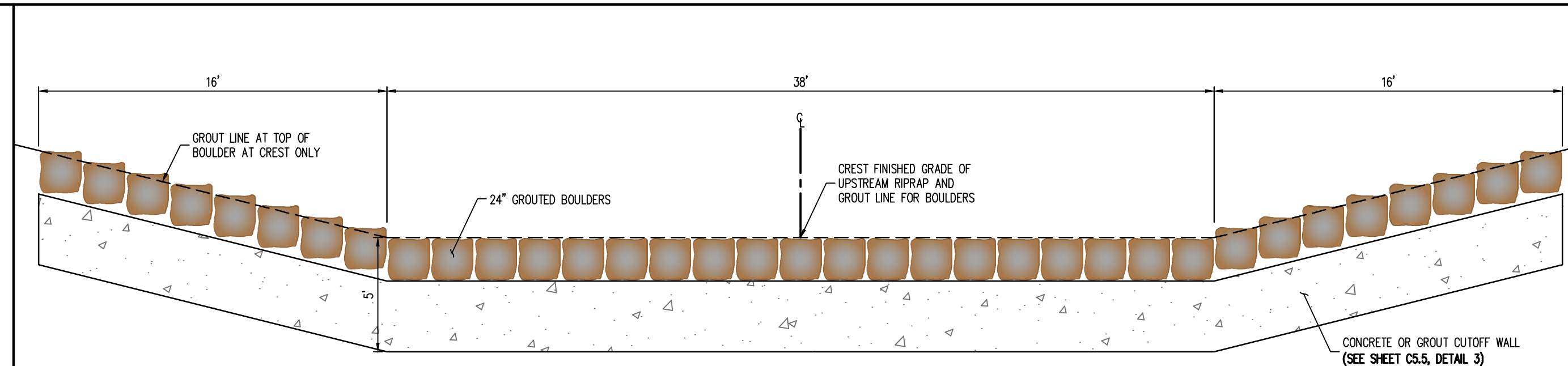
NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT. CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)



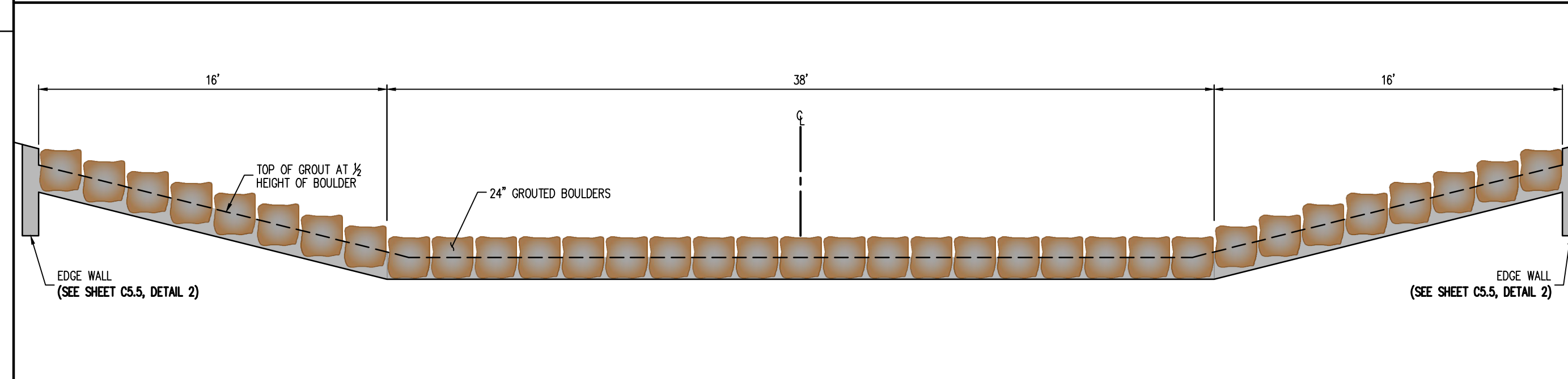
1 DROP STRUCTURE (#4, #5, #6, #7, #8, #9, #10) - PLAN VIEW
 SCALE: 1"=5'



2 DROP STRUCTURE (#4, #5, #6, #7, #8, #9, #10) - PROFILE VIEW (SECTION A)
 NOT TO SCALE



3 DROP STRUCTURE (#4, #5, #6, #7, #8, #9, #10) - PROFILE VIEW (SECTION B)
 NOT TO SCALE



4 DROP STRUCTURE (#4, #5, #6, #7, #8, #9, #10) - PROFILE VIEW (SECTION C)
 NOT TO SCALE

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Know what's below.
Call before you dig.

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RONALD G. DENNIS
 GALLOWAY & COMPANY, INC. P.E. NUMBER: 0051922

Project No: CLH000023
 Drawn By: CMWJ
 Checked By: RGD
 Date: 01/14/2022

DROP STRUCTURE DETAILS (#4, #5, #6, #7, #8, #9, #10)

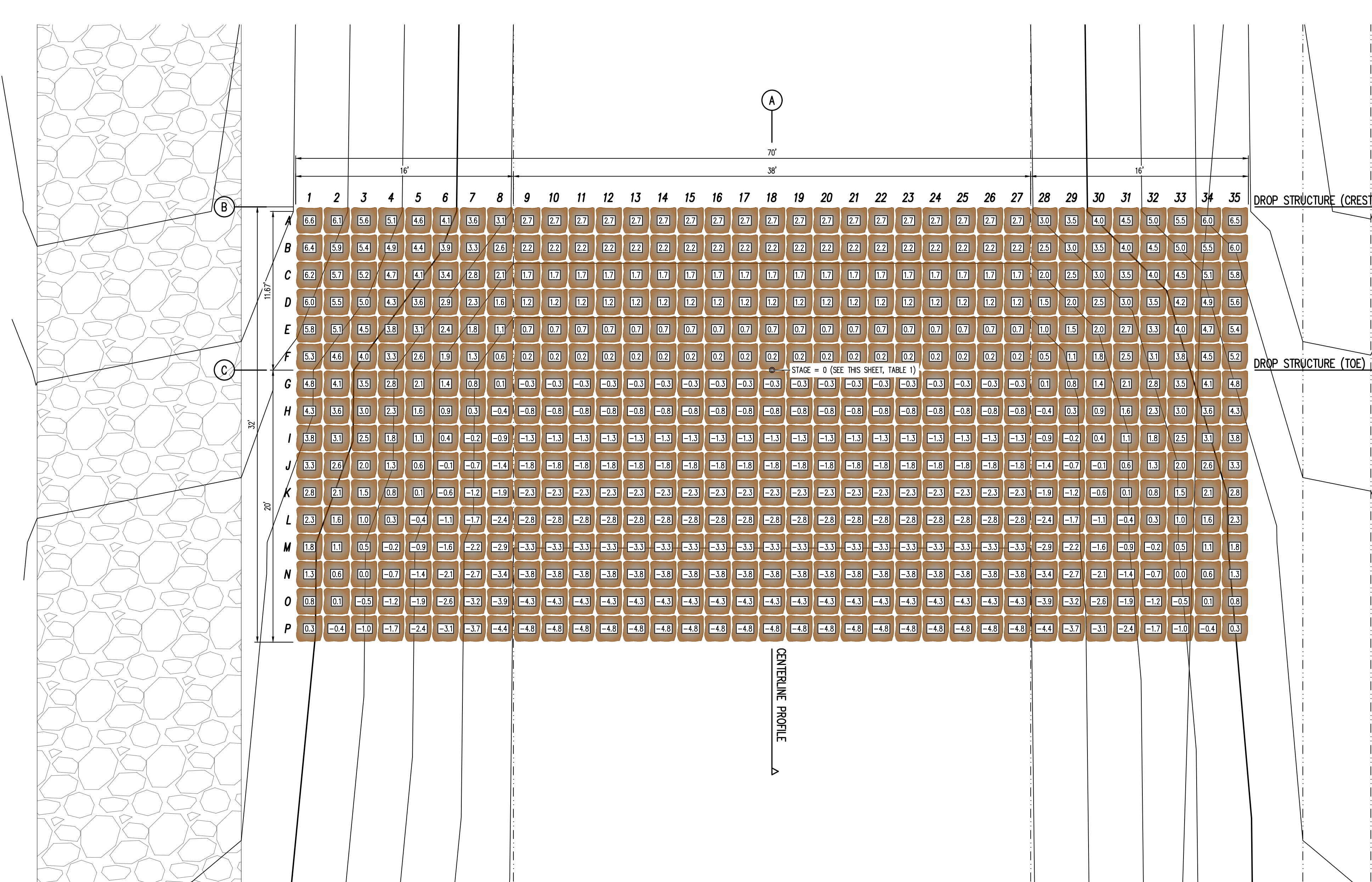
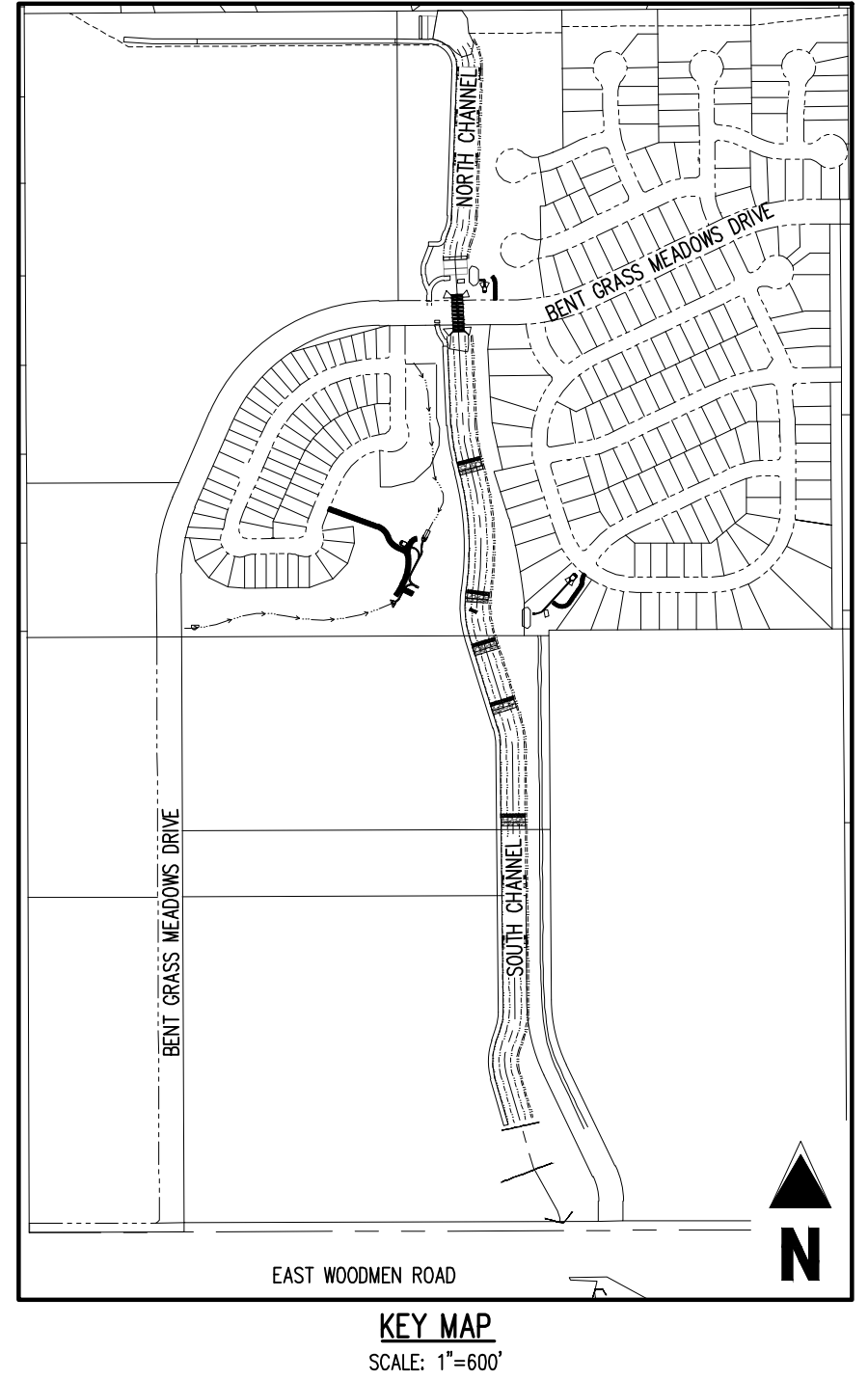


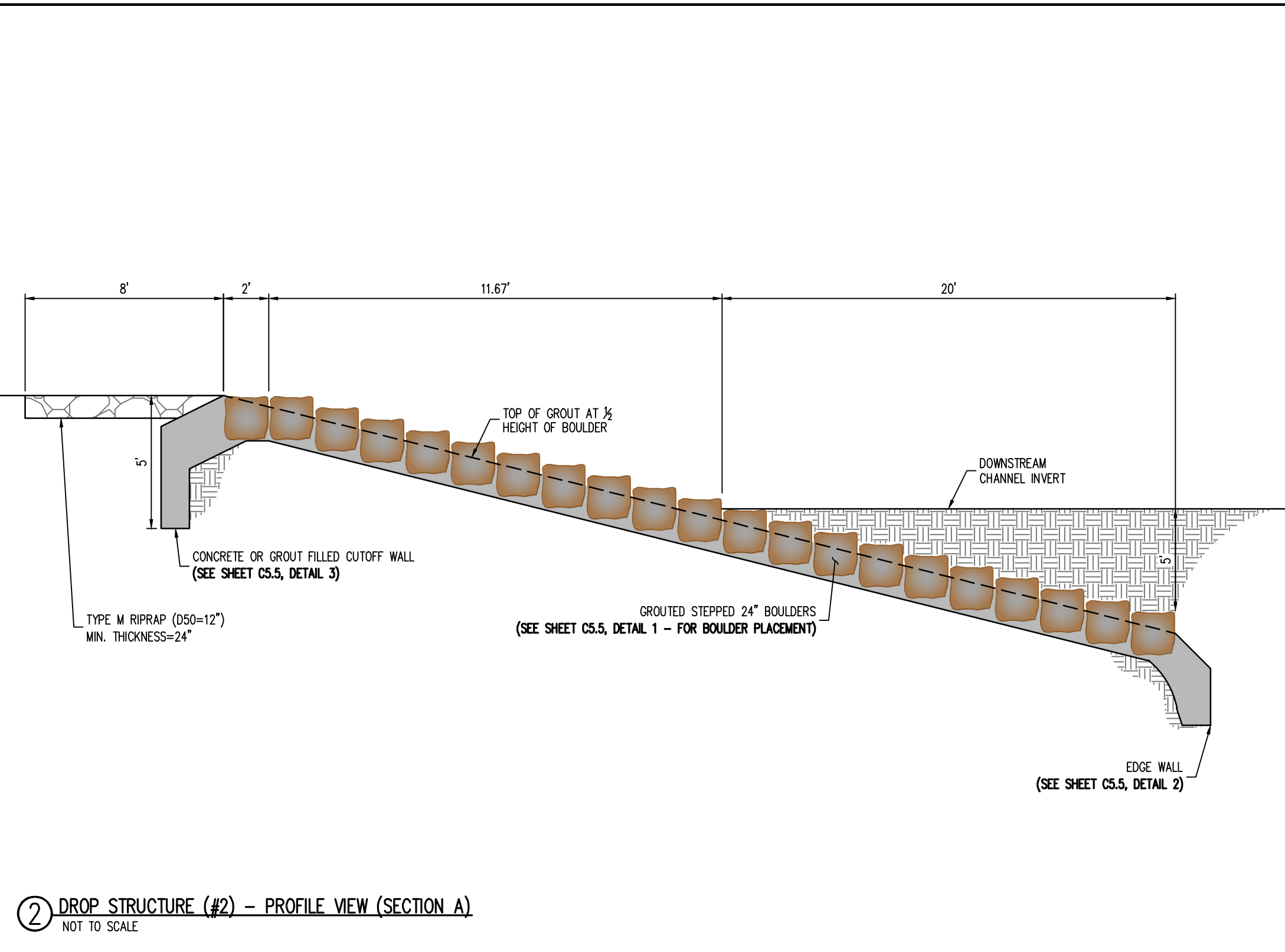
TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

DROP STRUCTURE #2: 6951.04

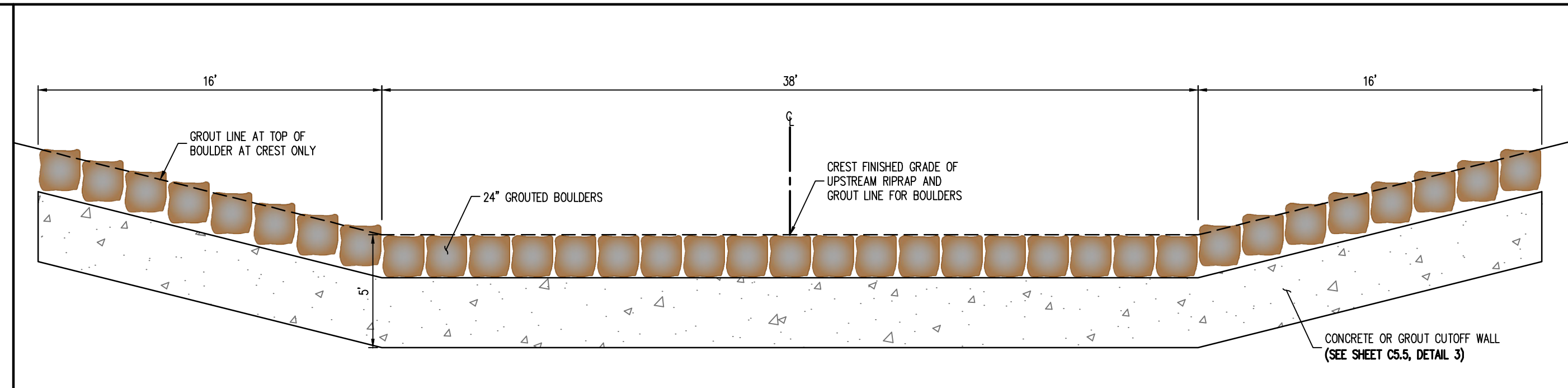
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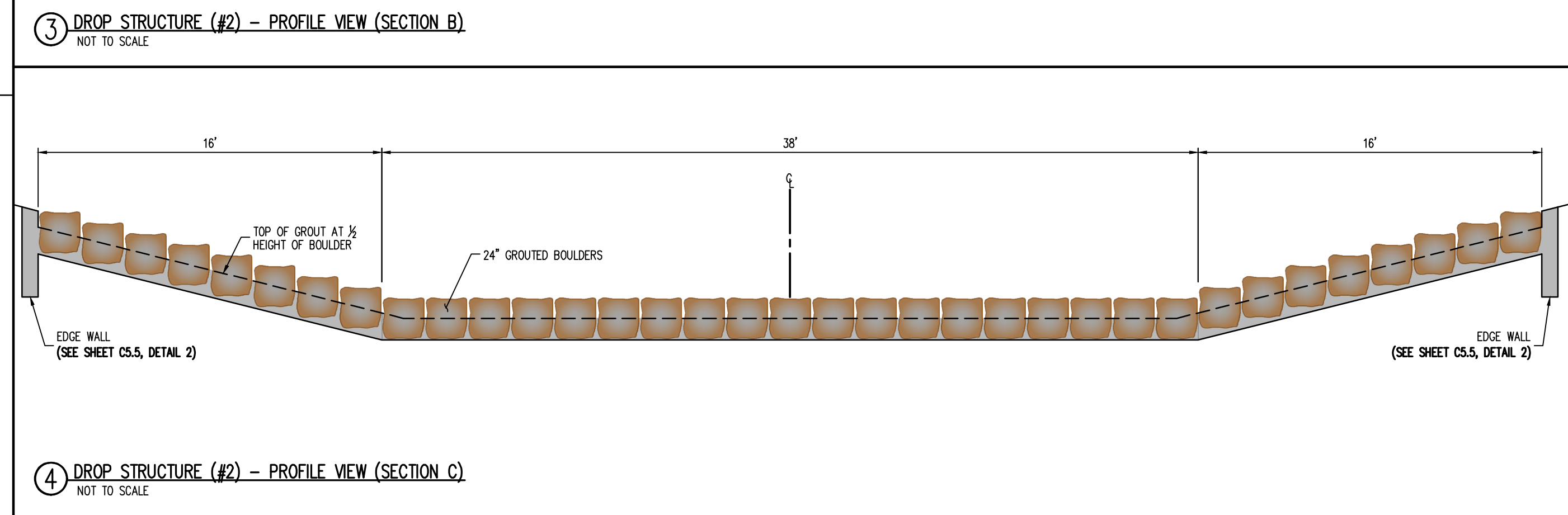
① DROP STRUCTURE (#2) - PLAN VIEW
SCALE: 1"=5'



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



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



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

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CHALLENGER HOMES

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

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Project No: CLH000023
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Checked By: RGD
Date: 01/14/2022

DROP STRUCTURE DETAILS (#2)

C5.3
Sheet 14 of 21

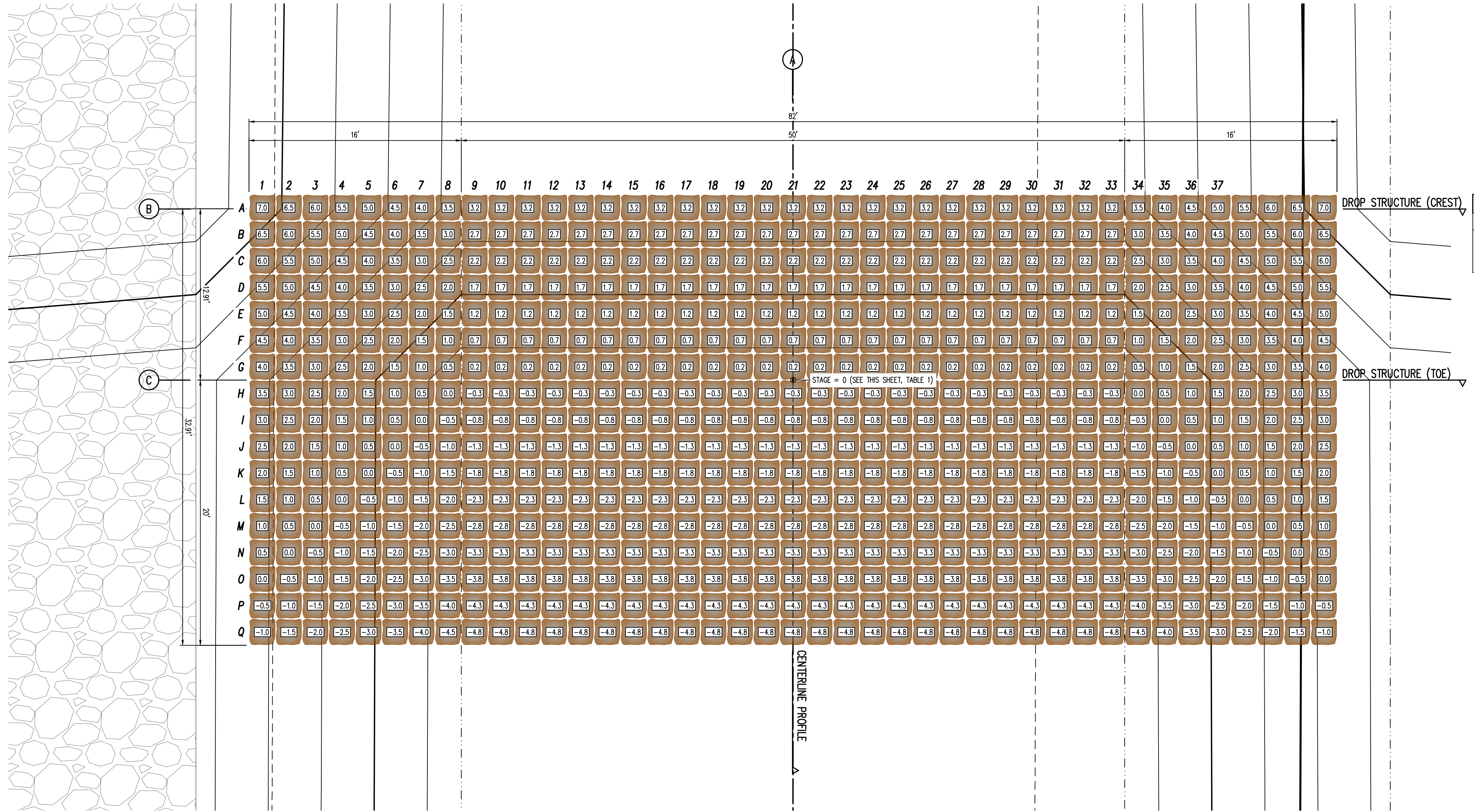
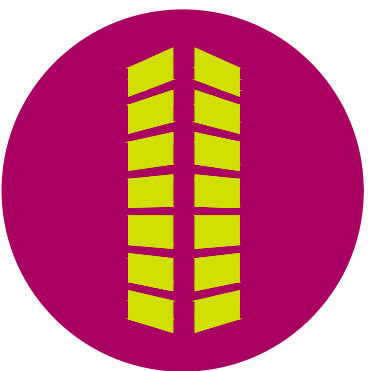
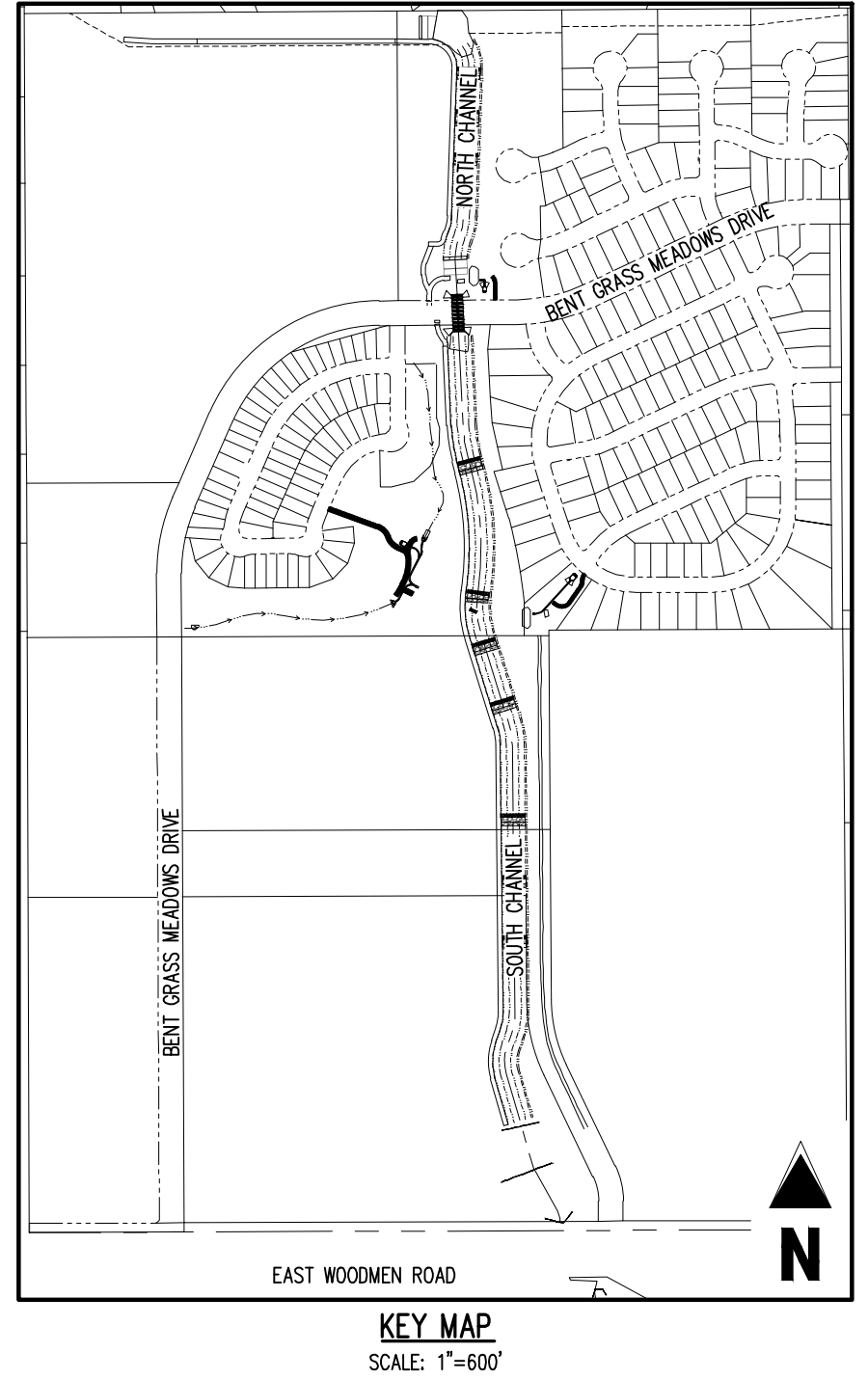


TABLE 1: DROP STRUCTURE STAGE ELEVATIONS

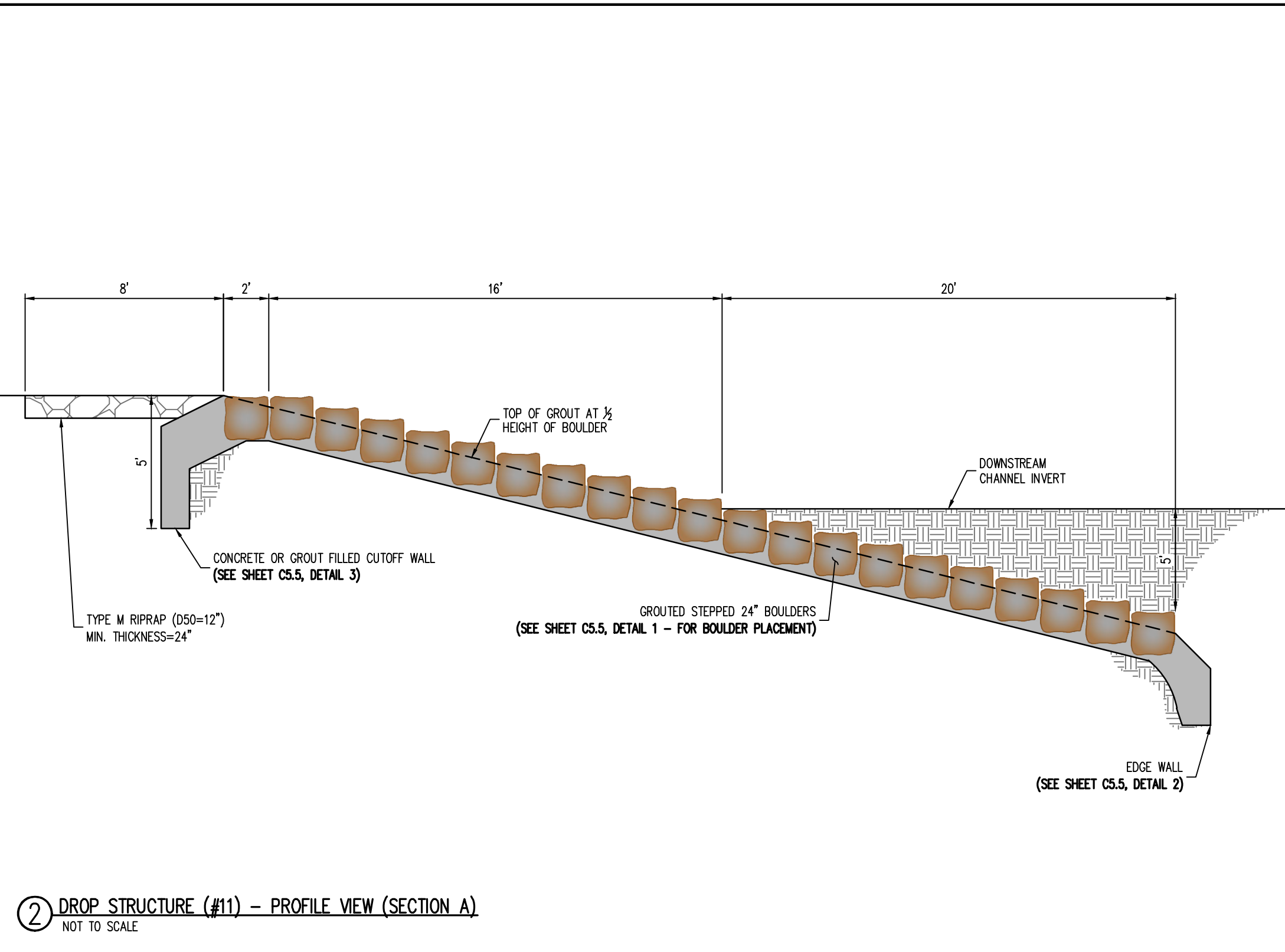
DROP STRUCTURE #11	6898.39
NOTE: STAGE=0 IS LOCATED AT THE TOE OF CHANNEL ALONG THE CENTER LINE ALIGNMENT, CONTRACTOR SHALL ENSURE ELEVATIONS ABOVE MATCH THE ELEVATIONS SHOWN ON PLAN & PROFILE SHEETS (C4.1-C4.4)	



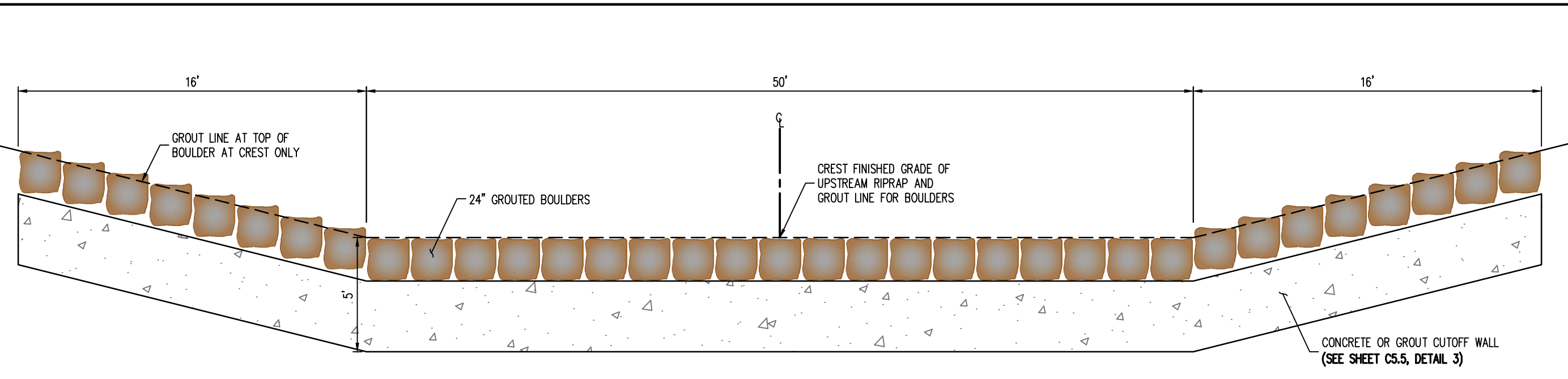
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CHALLENGER HOMES

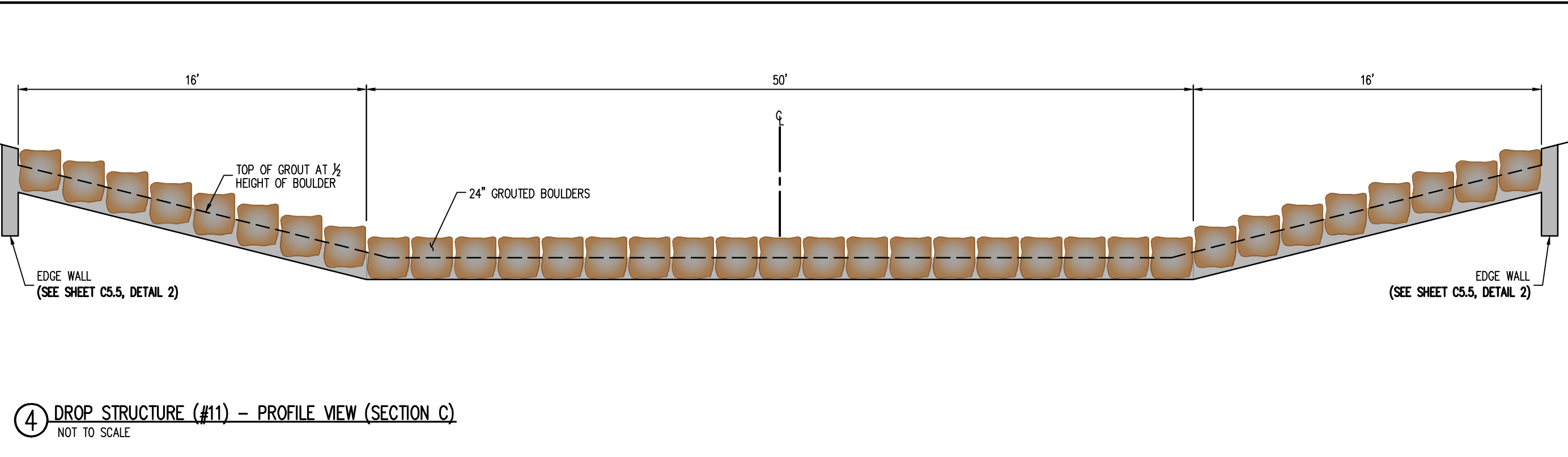
① DROP STRUCTURE (#11) - PLAN VIEW
 SCALE: 1"=5'



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



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



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

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DROP STRUCTURE DETAILS (#11)



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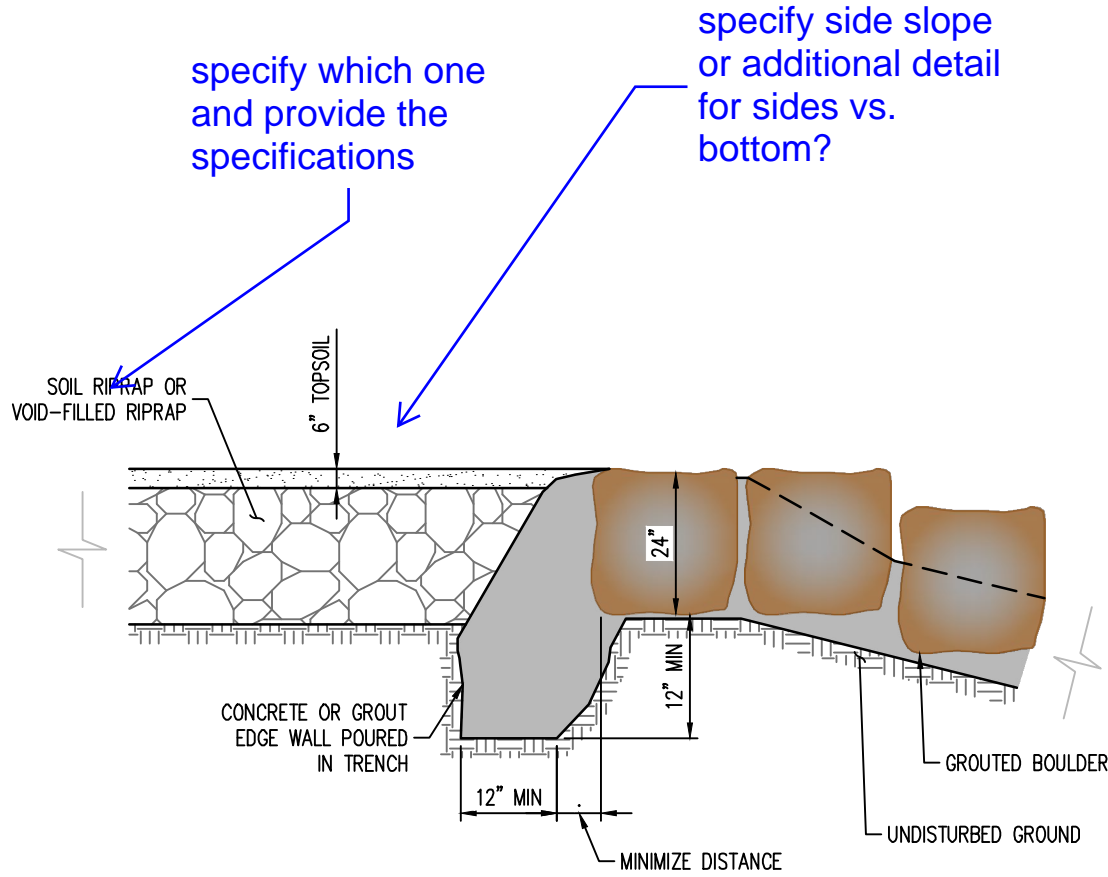


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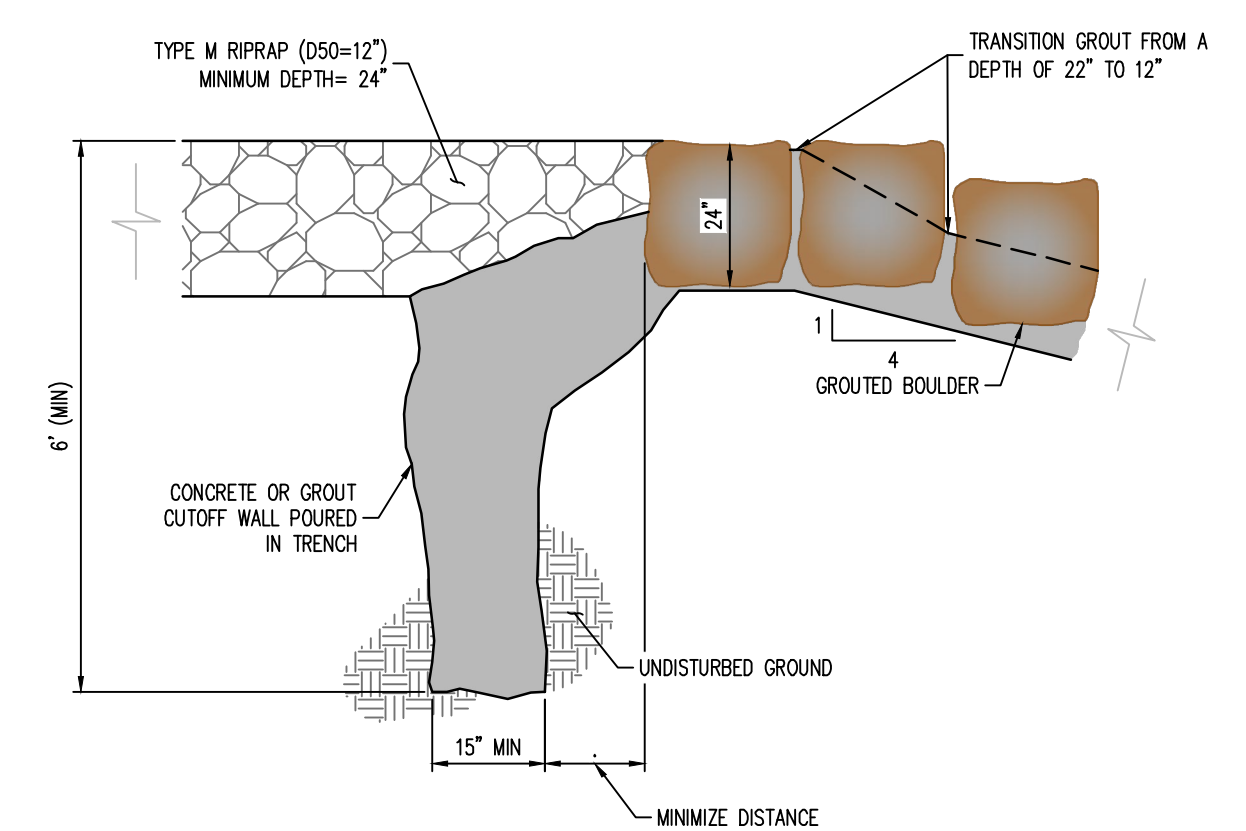
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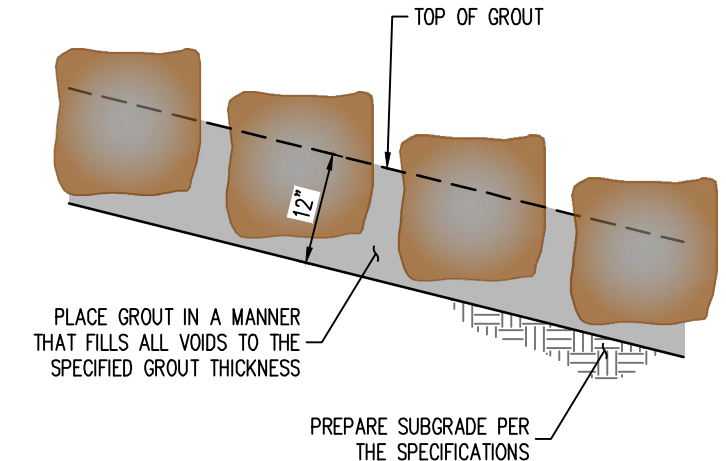
**DROP STRUCTURE
 GENERAL DETAILS**



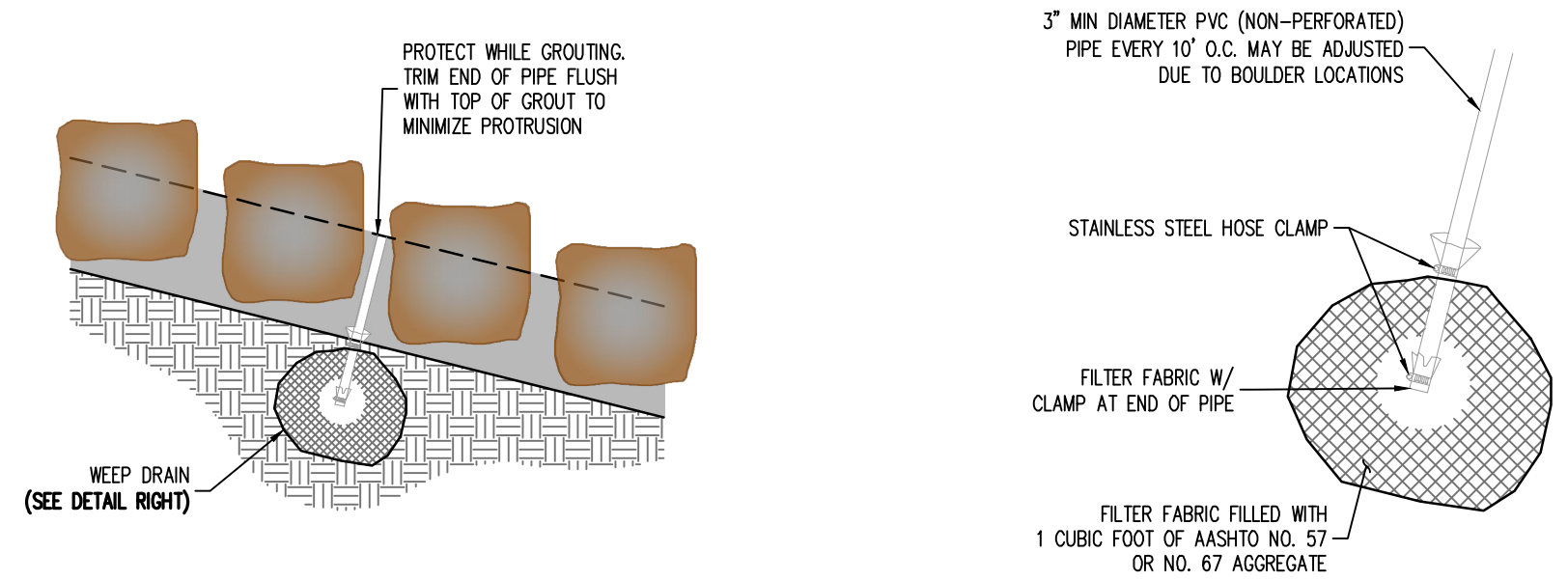
2 EDGE WALL DETAIL
 NOT TO SCALE



3 CUT-OFF WALL DETAIL
 NOT TO SCALE



1 GROUDED BOULDER PLACEMENT DETAIL
 NOT TO SCALE



4 WEEP DRAIN DETAIL
 NOT TO SCALE

BOULDER PLACEMENT NOTES:

1. PLACE BOULDERS WITH THE REQUIRED BOULDER HEIGHT VERTICAL. PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2x4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
2. BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING. AVOID SLIDING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.

MATERIAL SPECIFICATIONS:

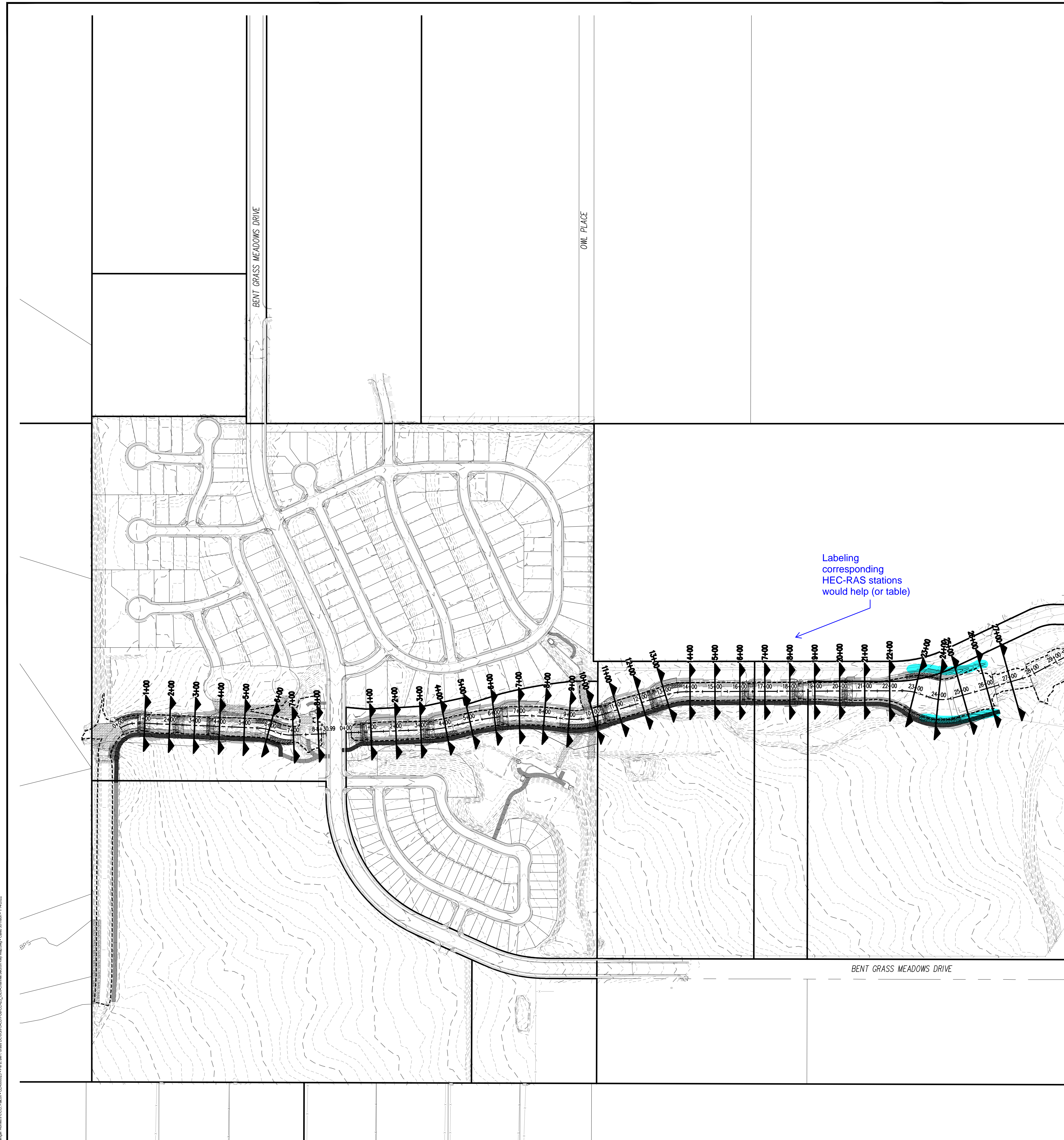
1. ALL GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH EQUAL TO 3200 PSI.
2. ONE CUBIC YARD OF GROUT SHALL HAVE A MINIMUM OF SIX (6) SACKS OF TYPE II PORTLAND CEMENT.
3. A MAXIMUM OF 25% TYPE F FLY ASH MAY BE SUBSTITUTED FOR THE PORTLAND CEMENT.
4. THE AGGREGATE SHALL BE COMPRISED OF 70% NATURAL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

GROUT PLACEMENT SPECIFICATIONS:

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

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ENGINEER'S CERTIFICATION
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 RONALD G. DENNIS
 GALLOWAY & COMPANY, INC.
 P.E. NUMBER: 0051922



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

#	Date	Issue / Description	Init.

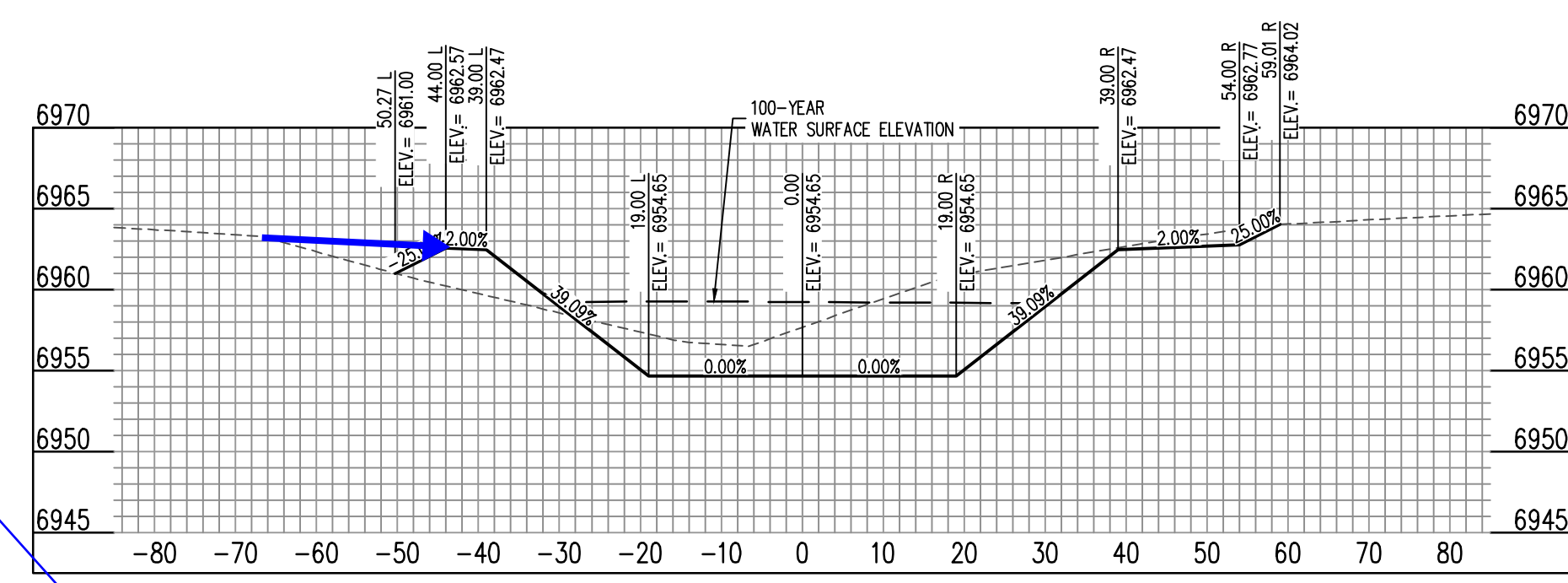
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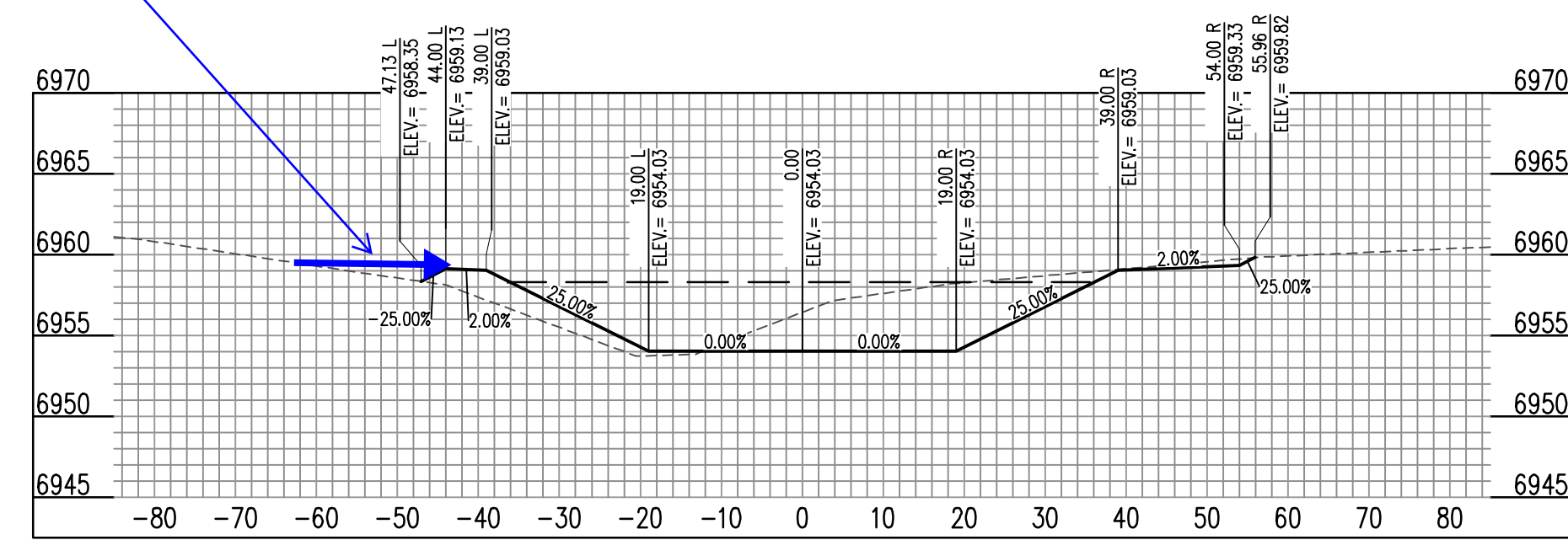
Project No:	CLH000023
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/14/2022

CHANNEL SECTIONS KEY MAP

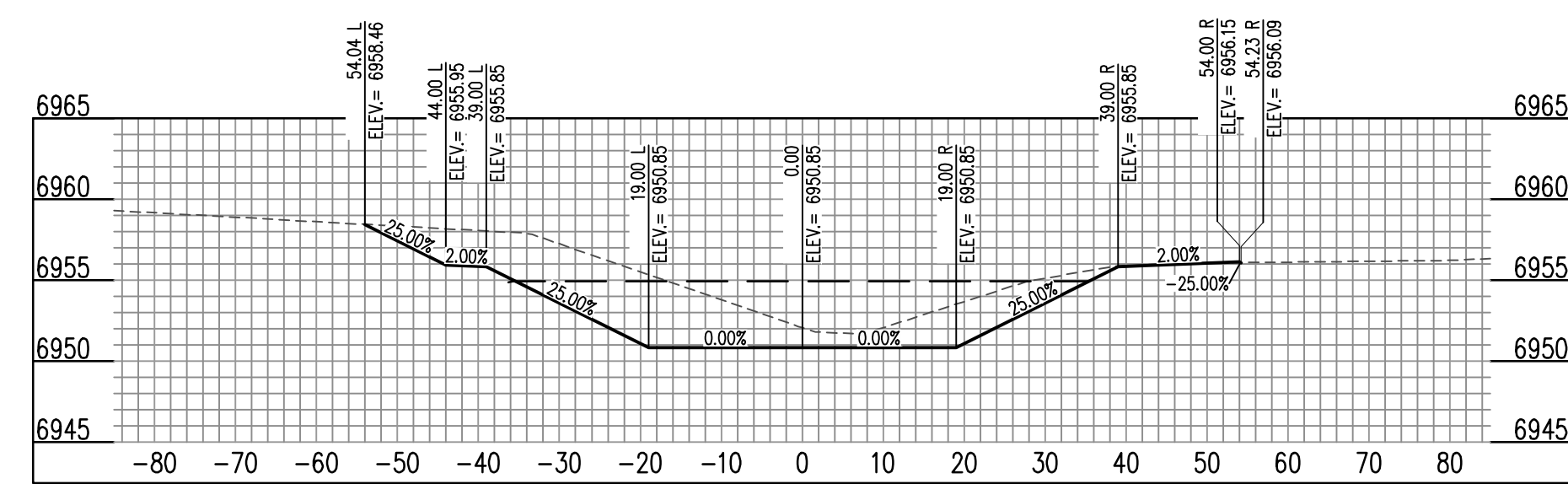
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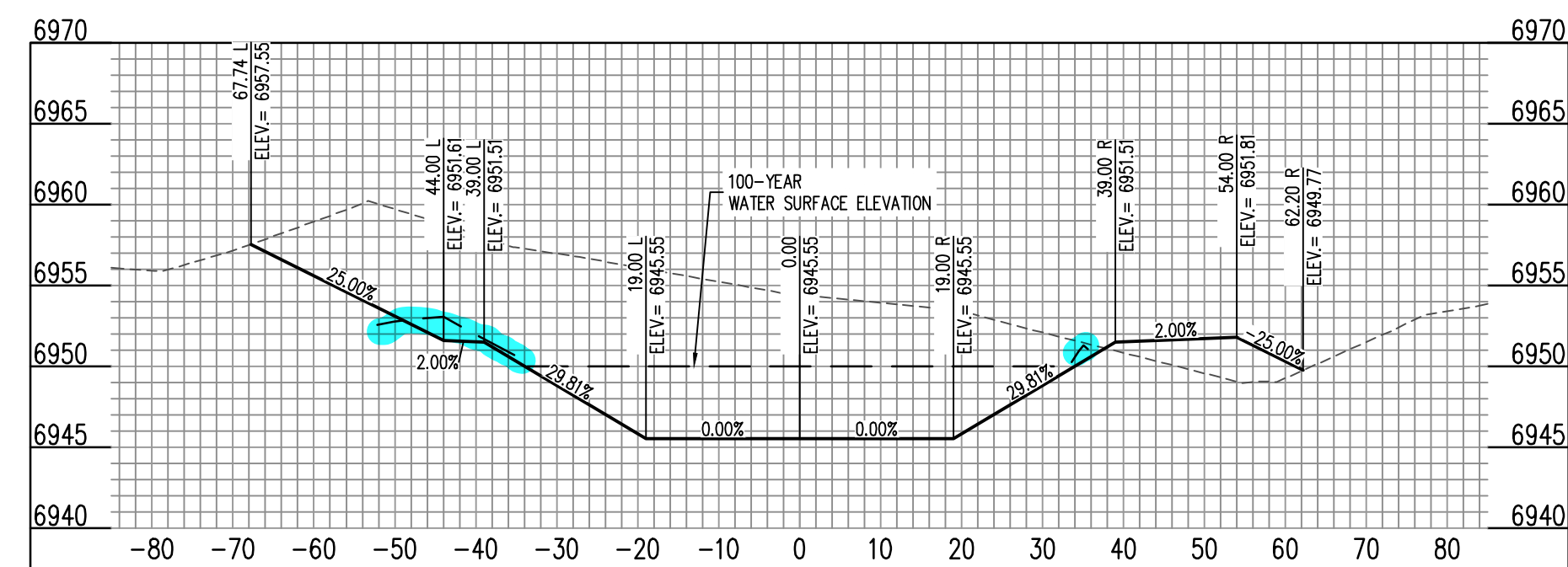
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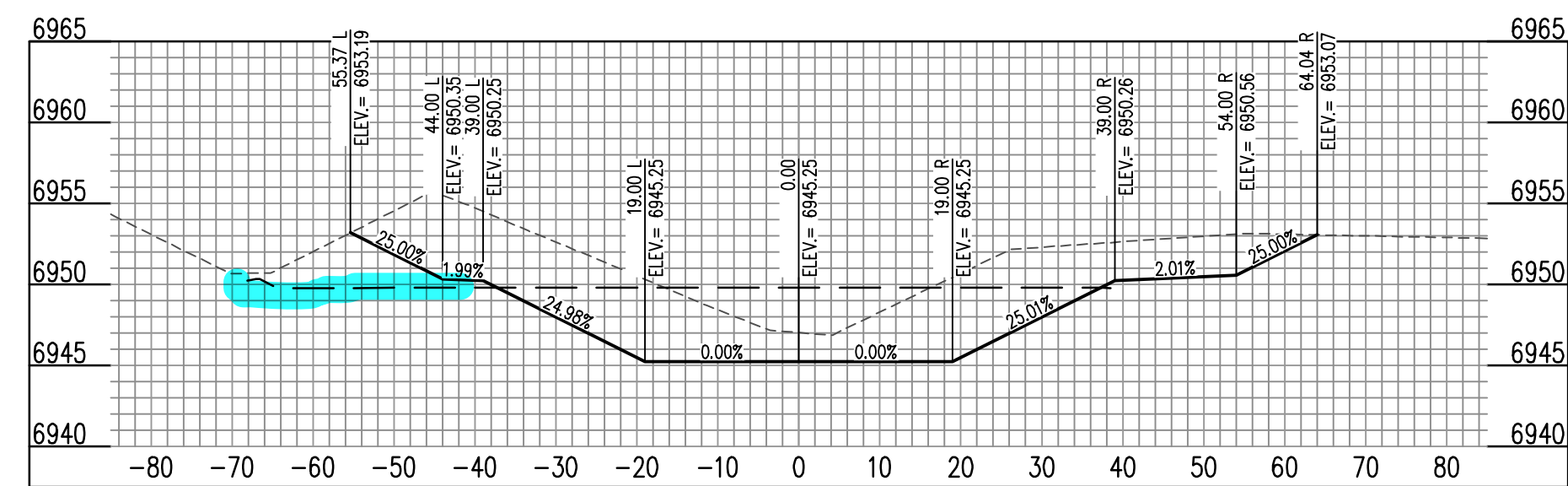
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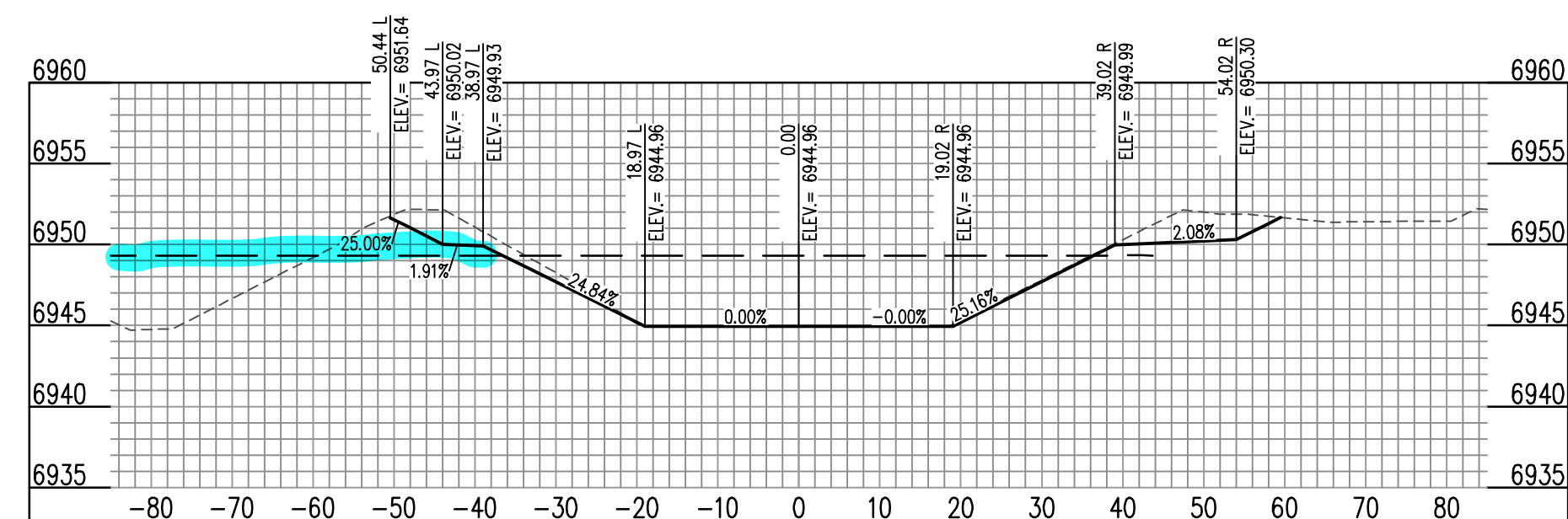
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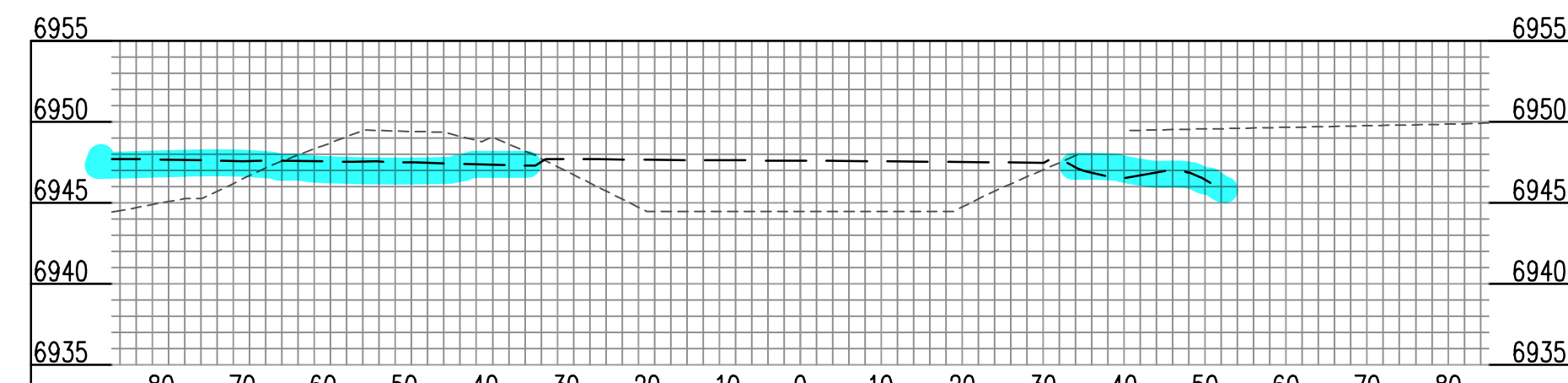
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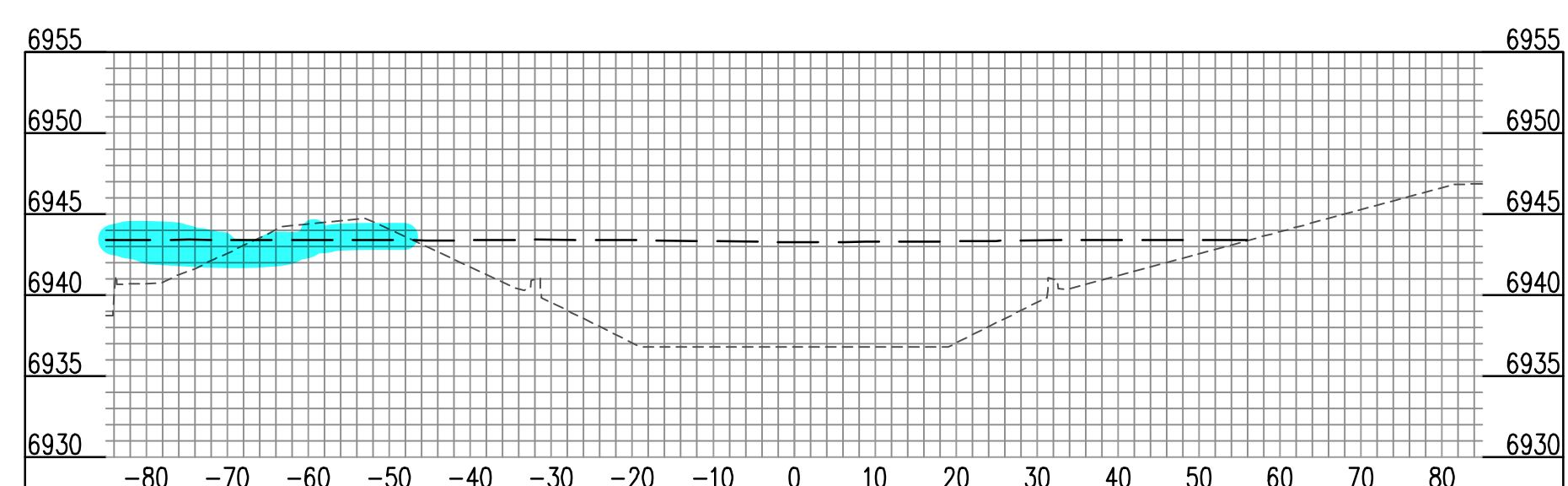
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NORTH CHANNEL (6+00) - SCALE: H: 1"=20' V: 1"=10'



NORTH CHANNEL (7+00) - SCALE: H: 1"=20' V: 1"=10'



NORTH CHANNEL (8+00) - SCALE: H: 1"=20' V: 1"=10'

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Drawn By: CMWJ
Checked By: RGJ
Date: 01/14/2022

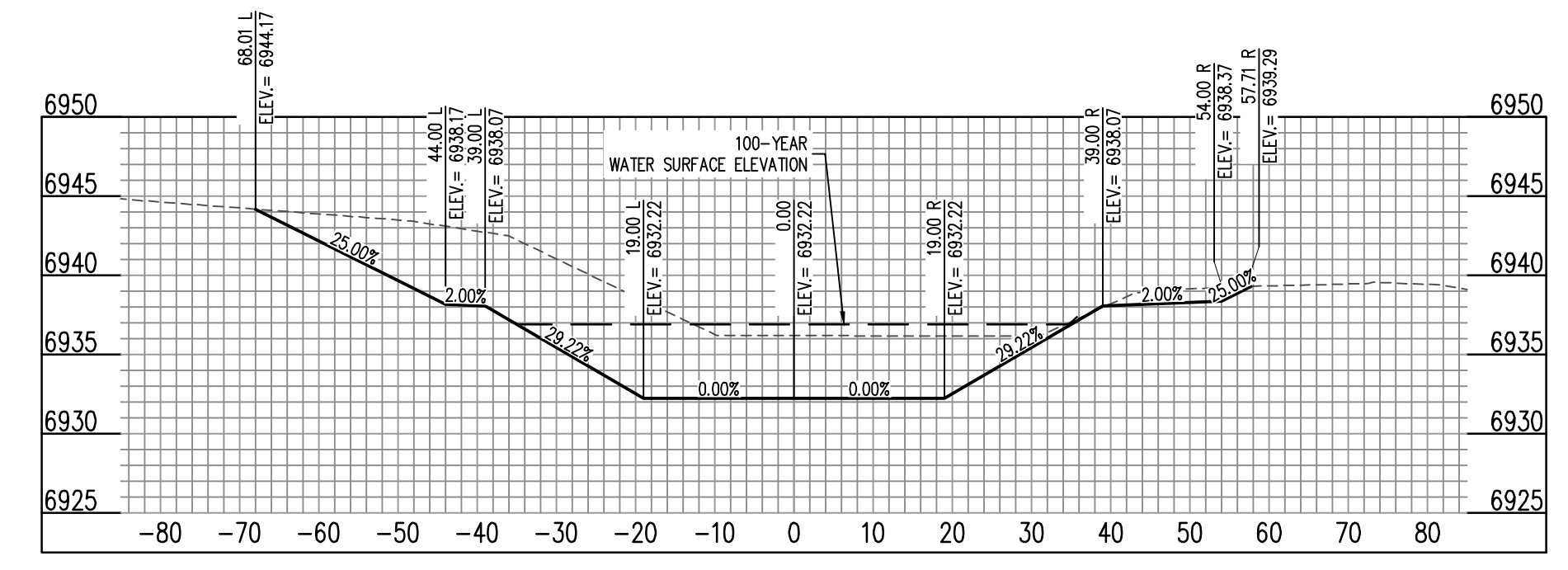
NORTH CHANNEL SECTIONS



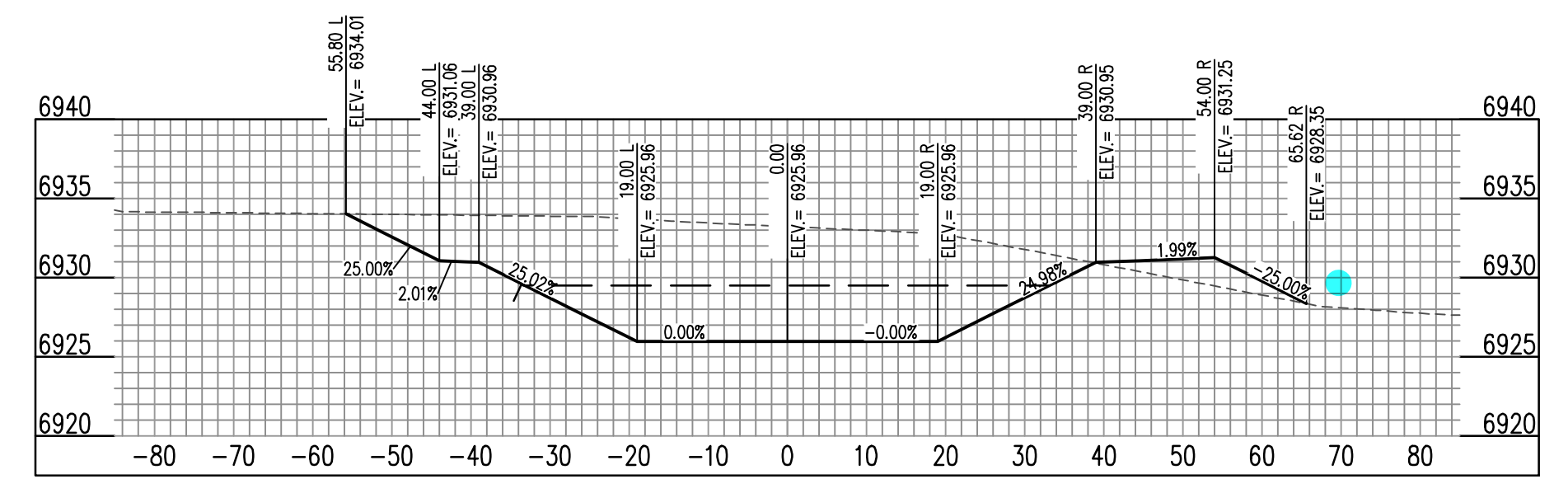
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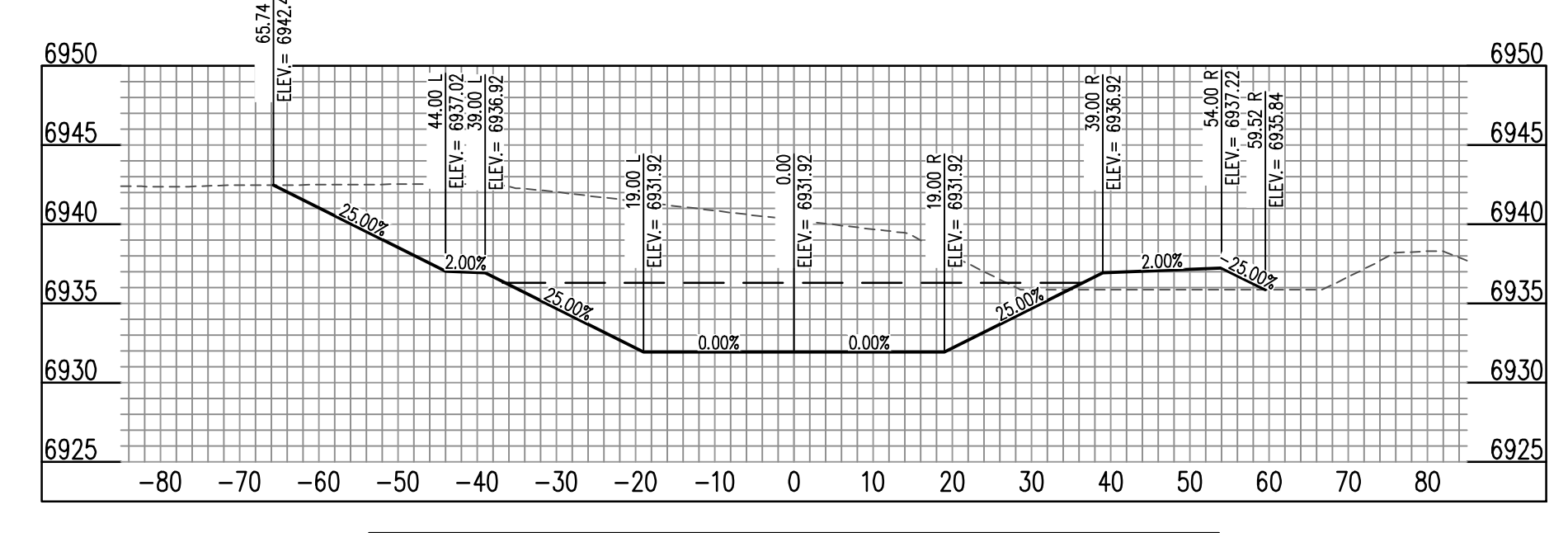
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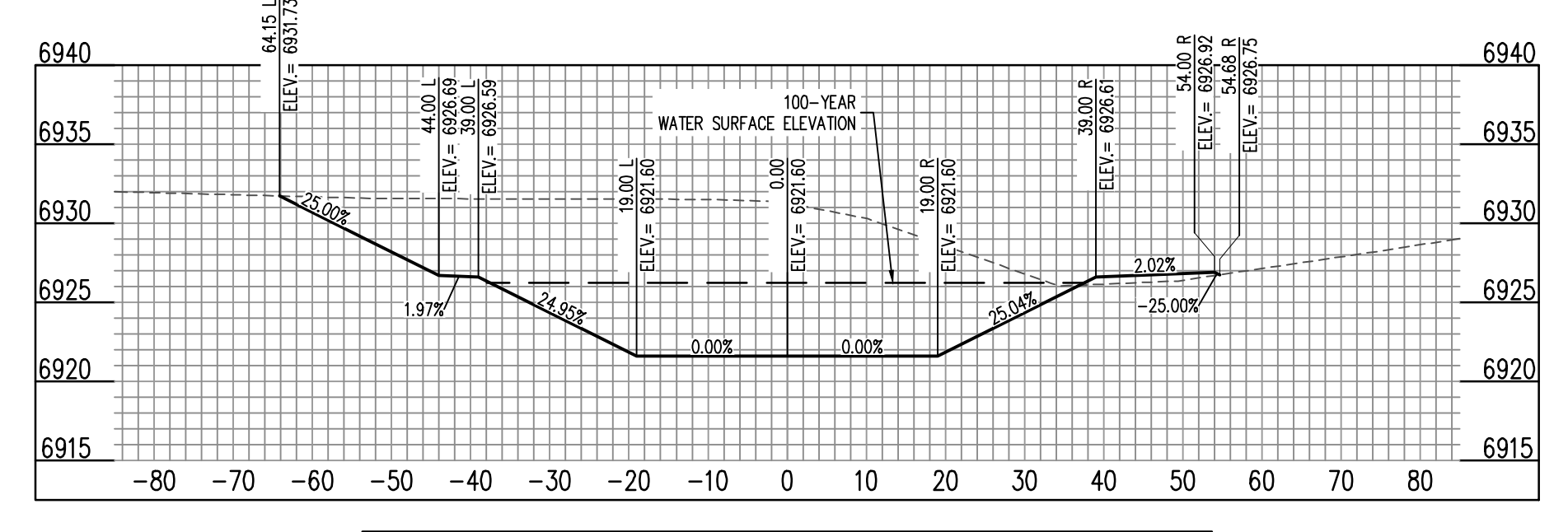
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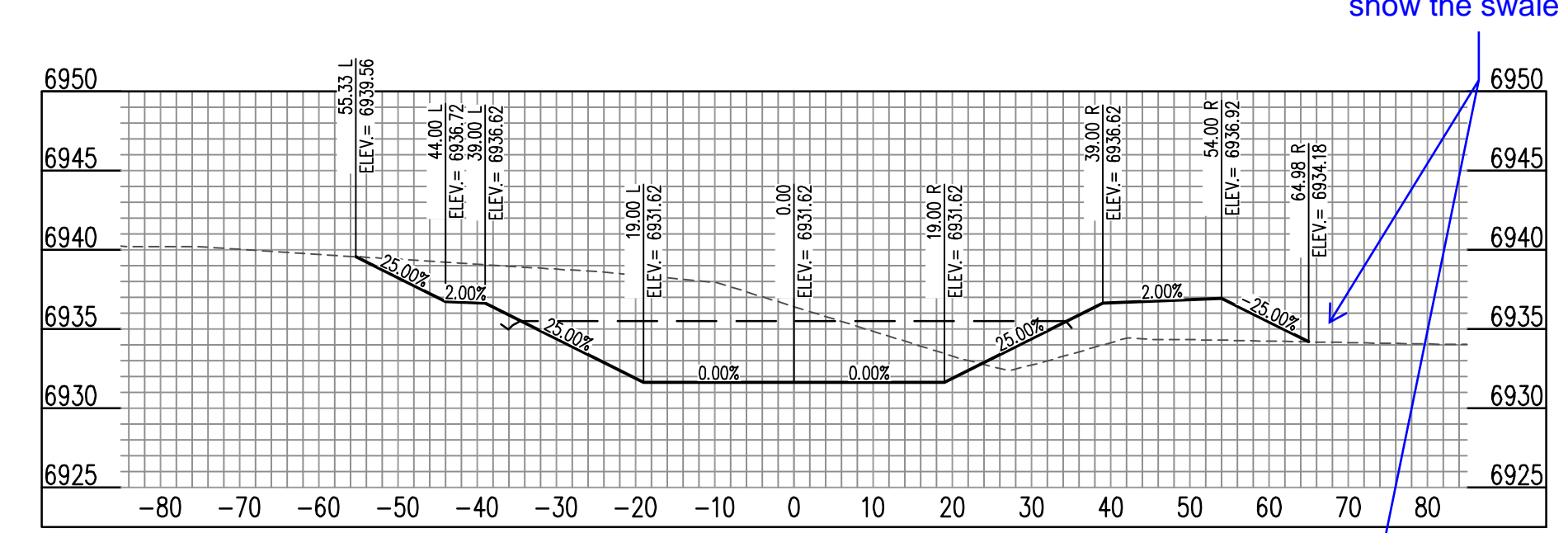
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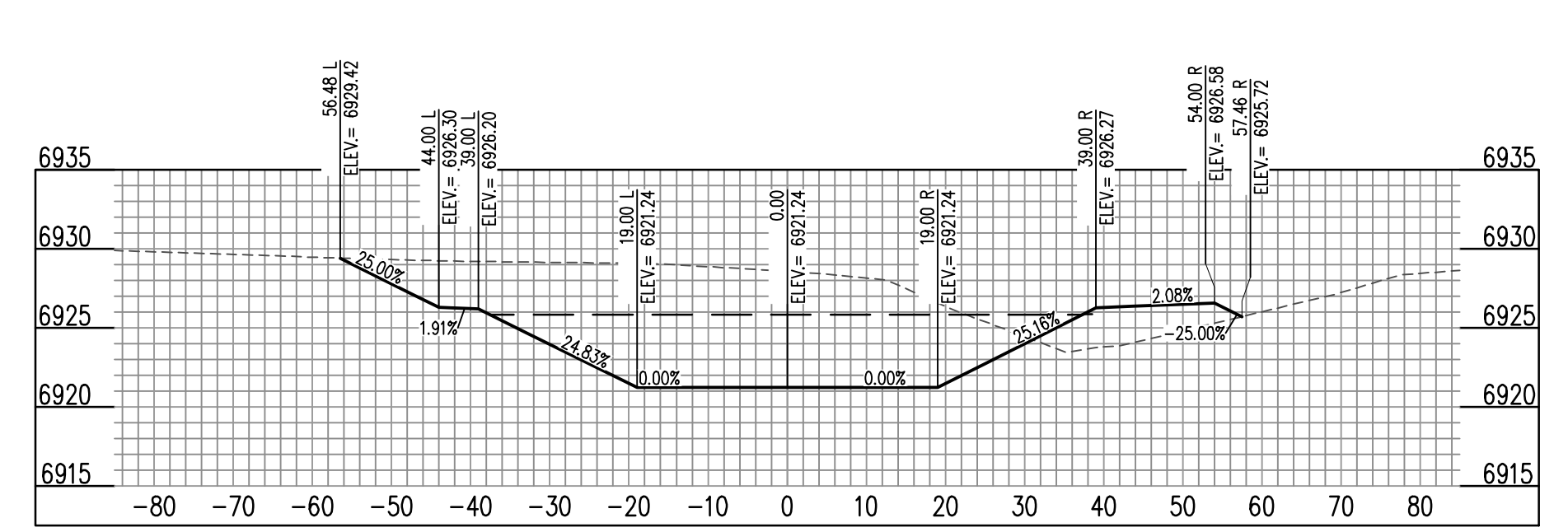
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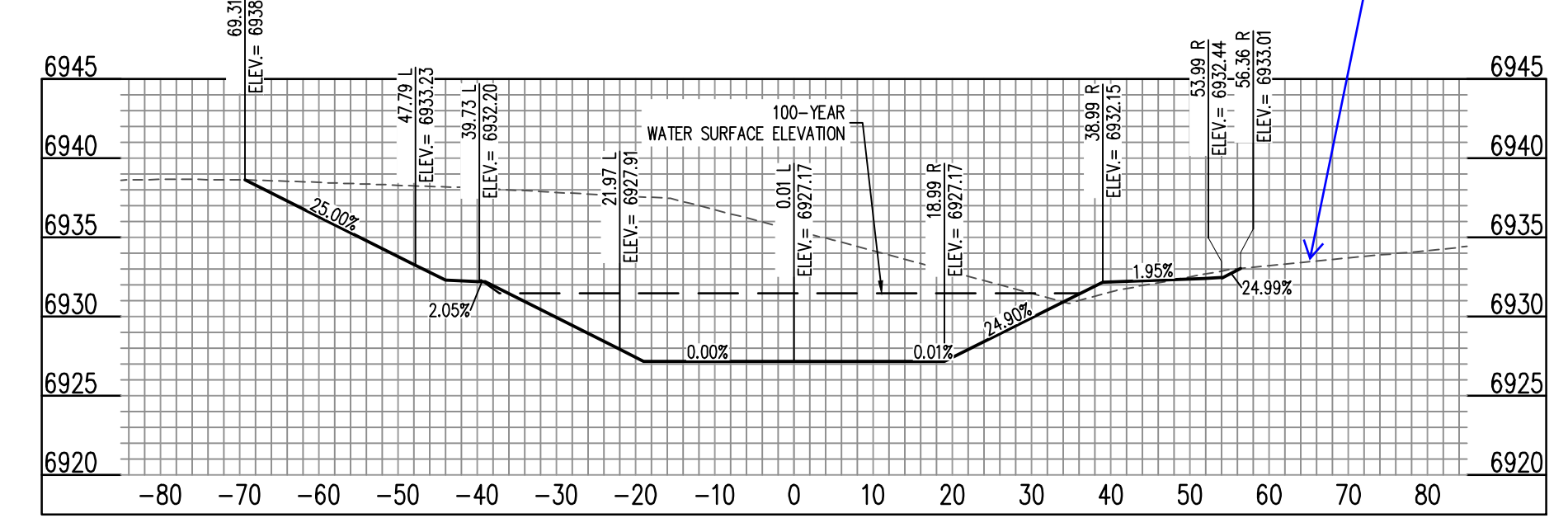
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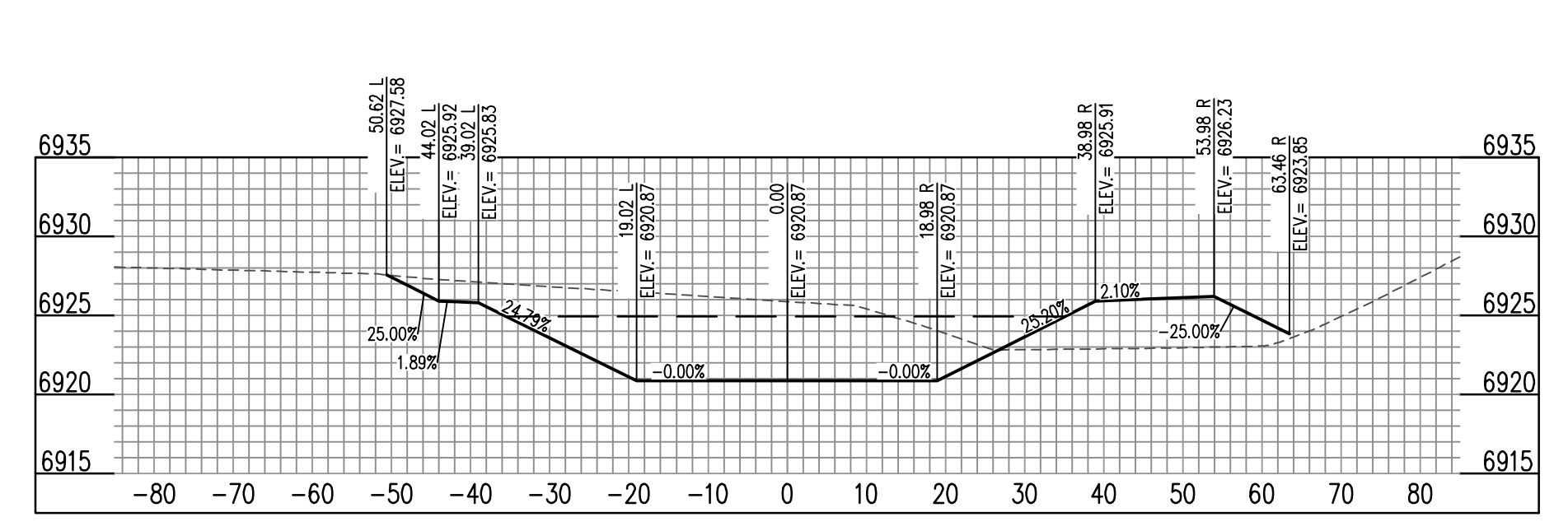
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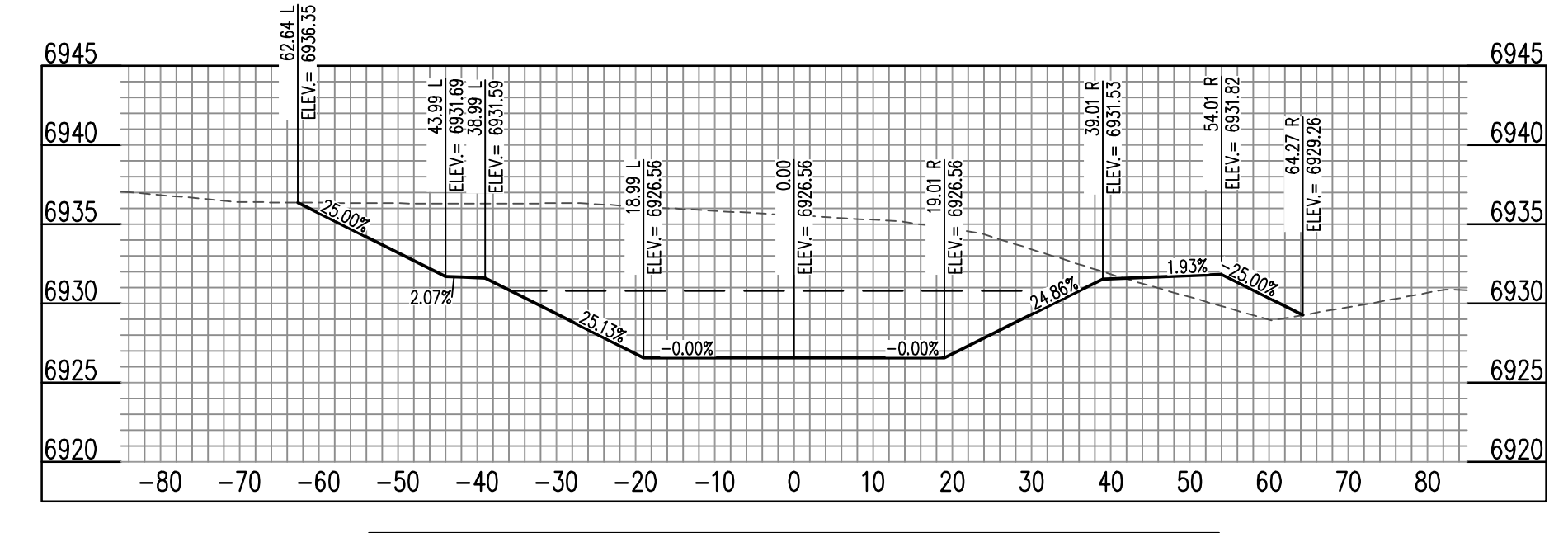
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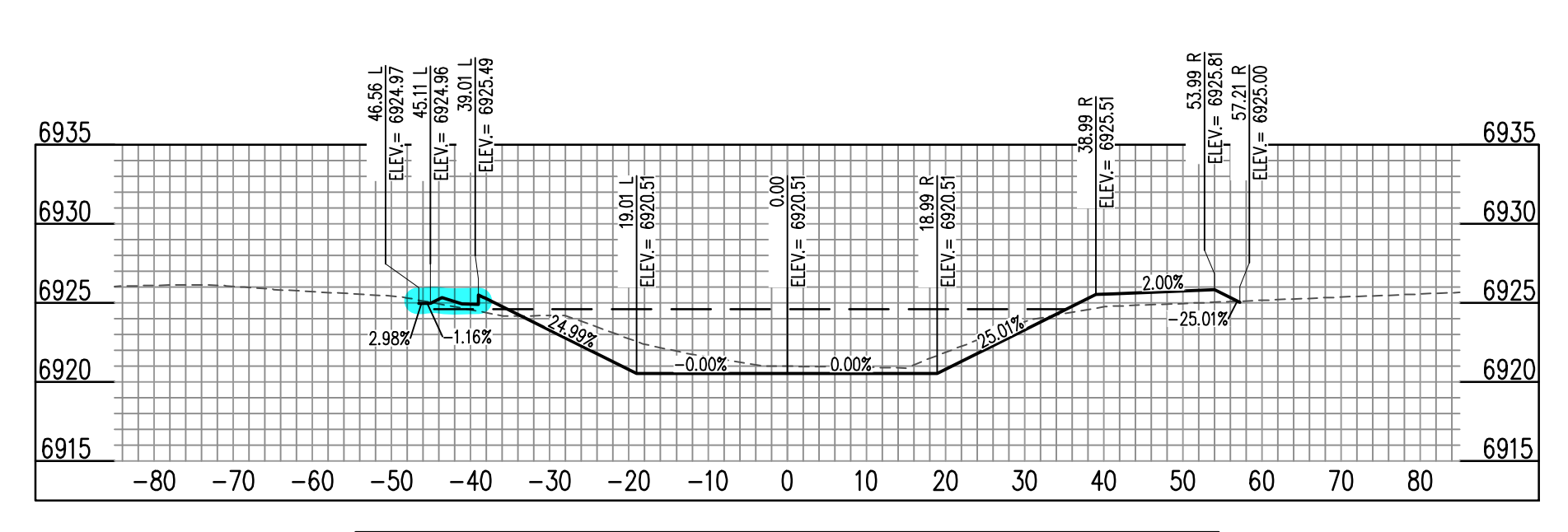
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SOUTH CHANNEL (10+00) - SCALE: H: 1"=20' V: 1"=10'

show the swale

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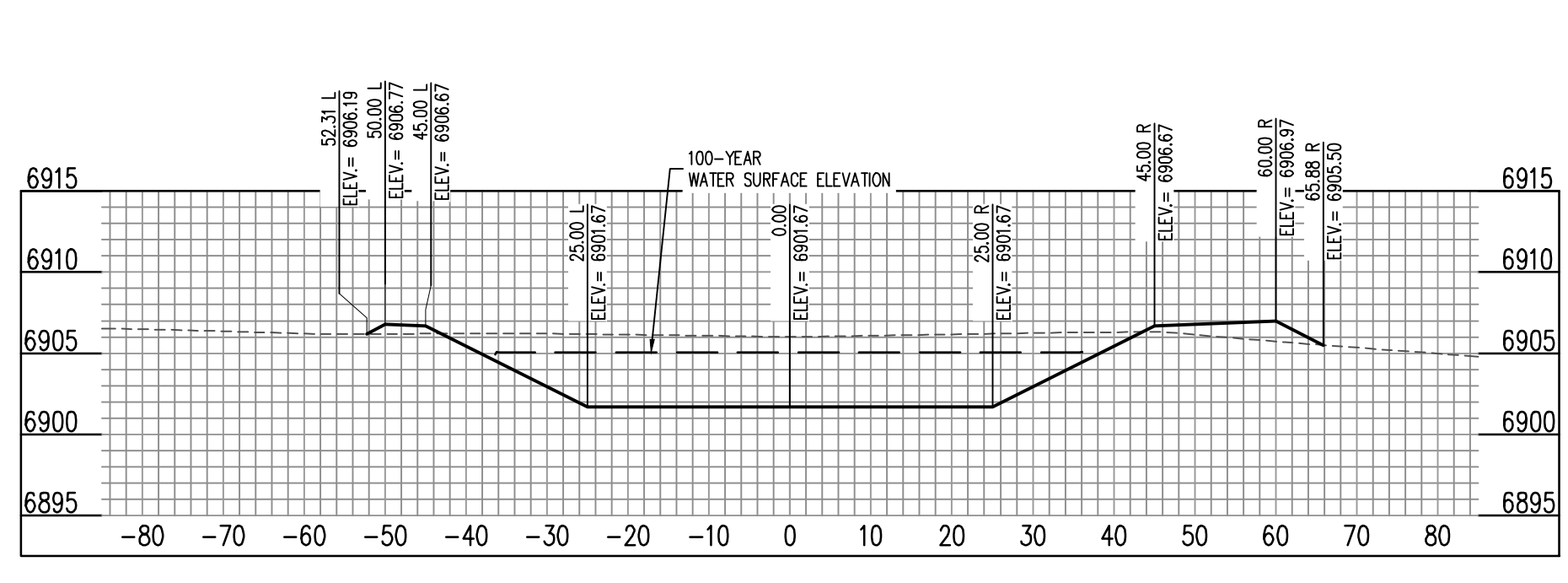
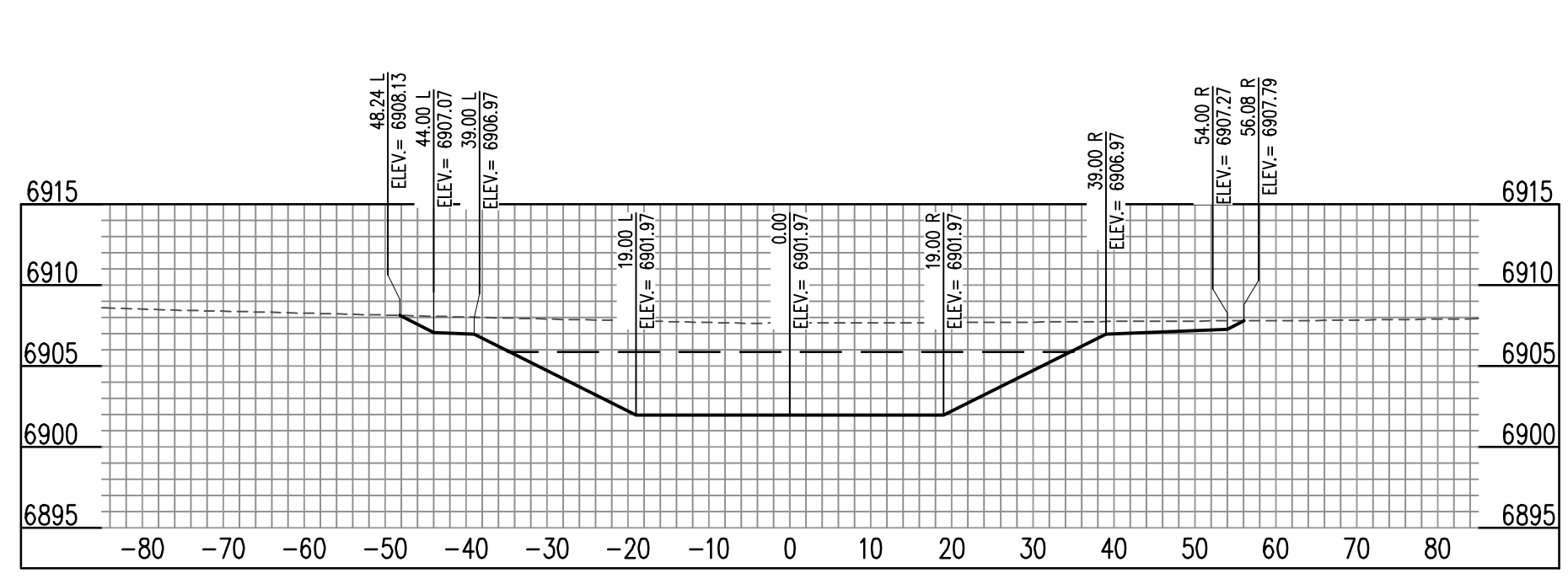
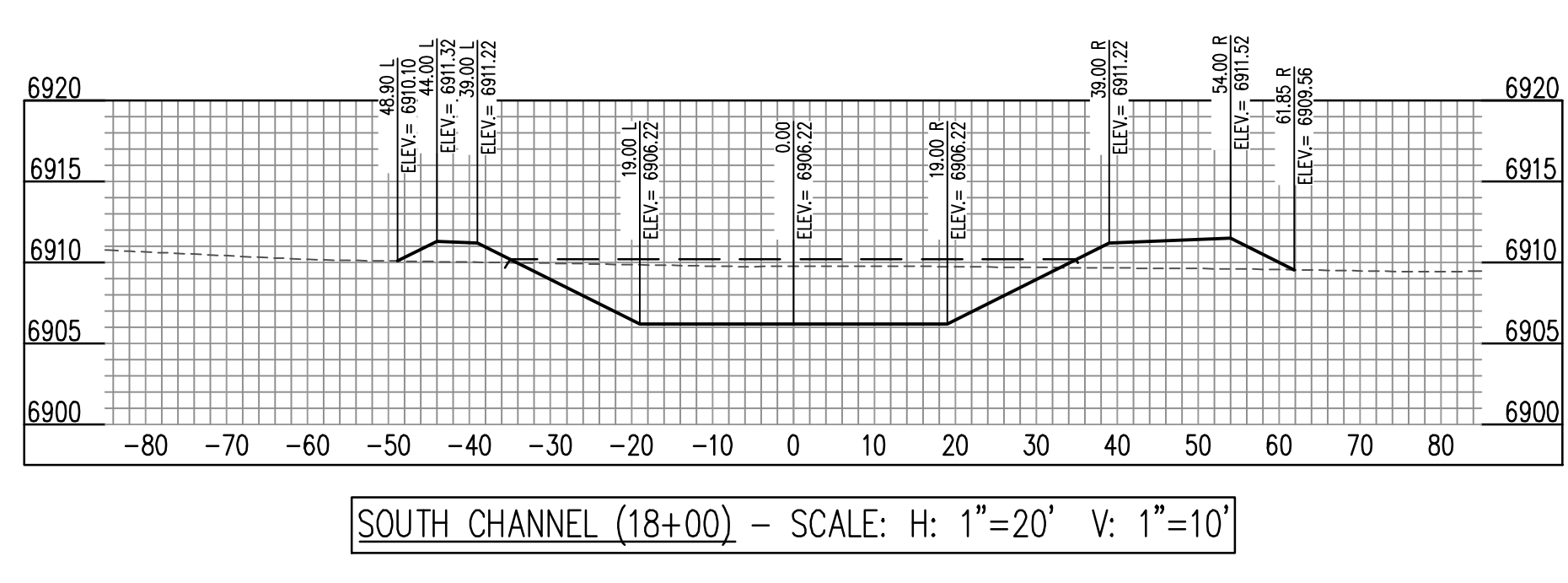
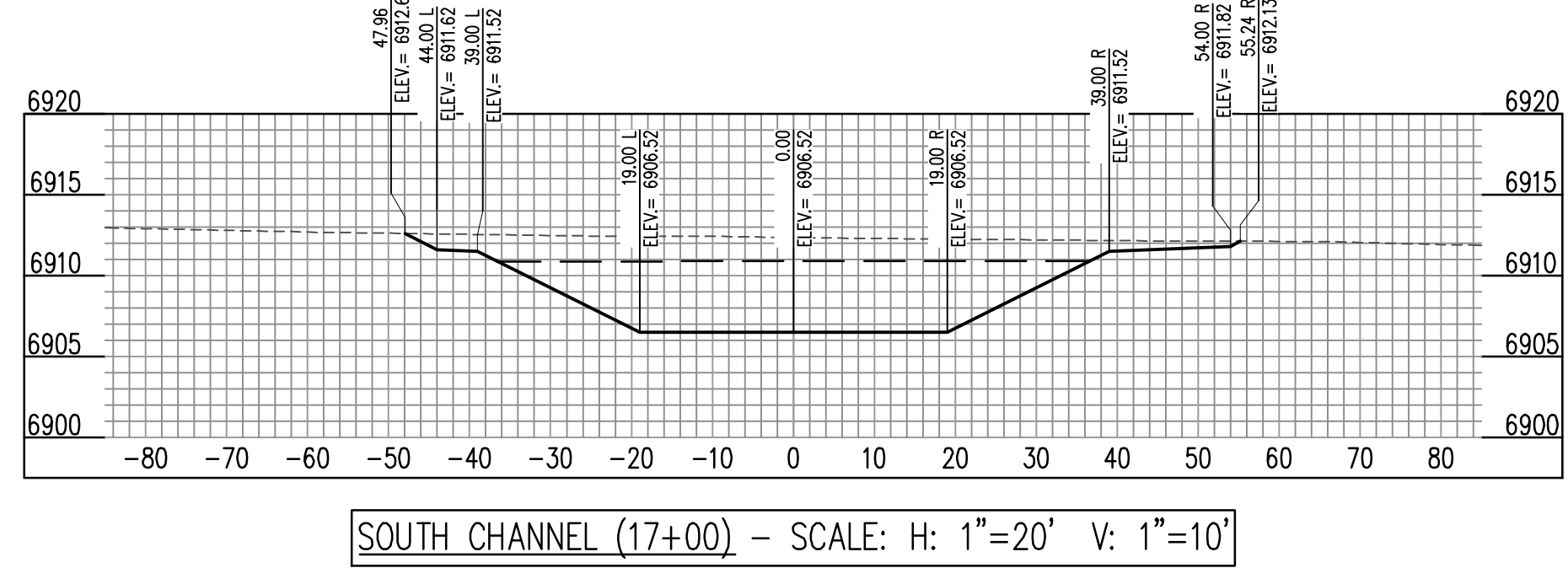
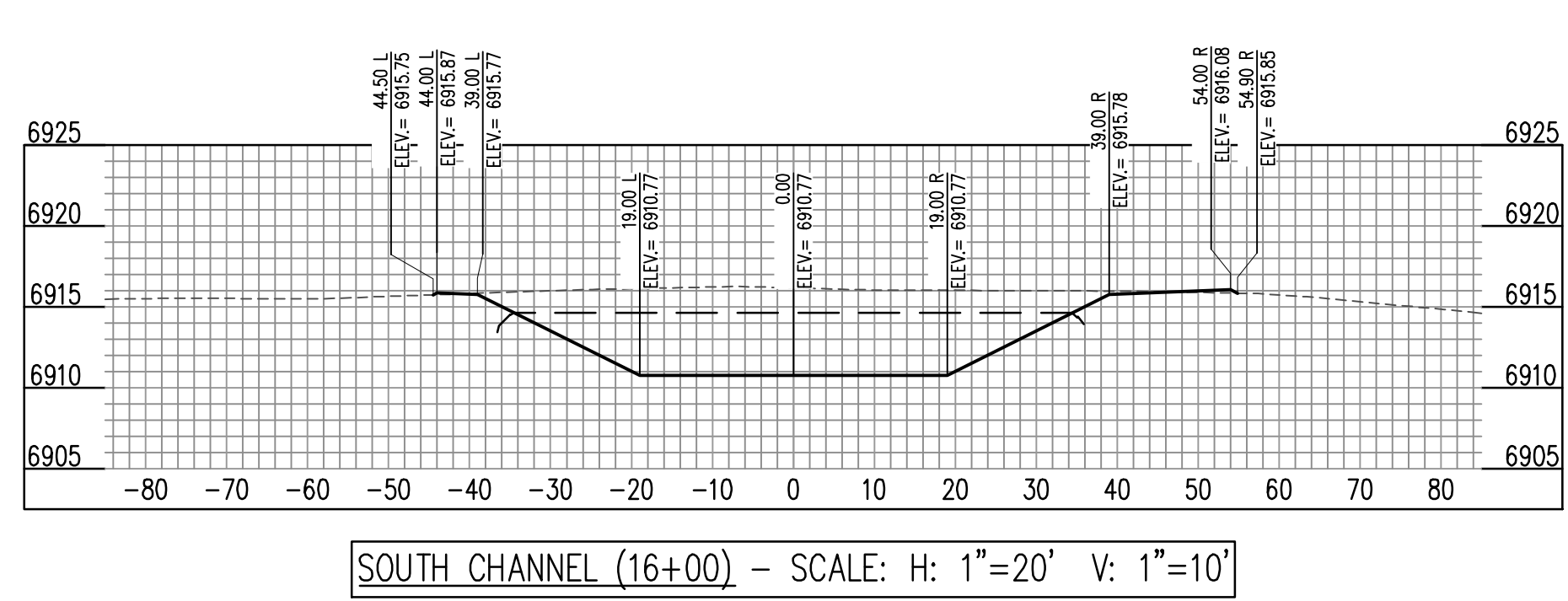
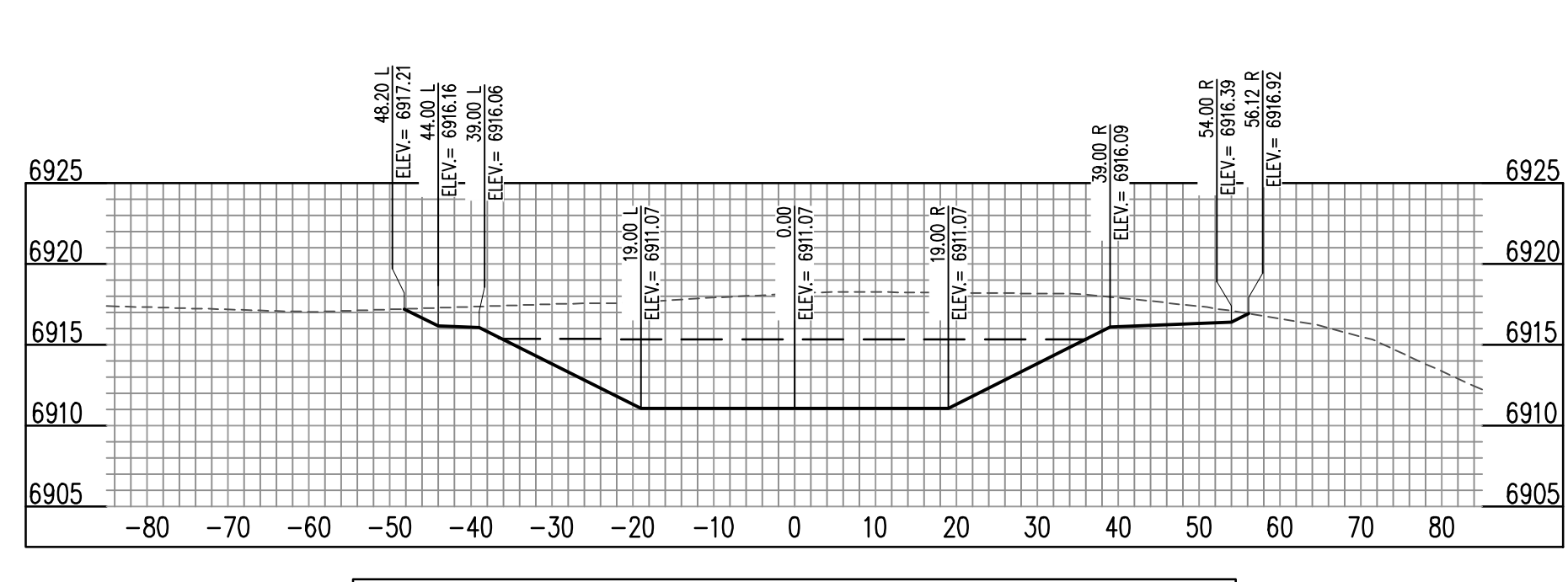
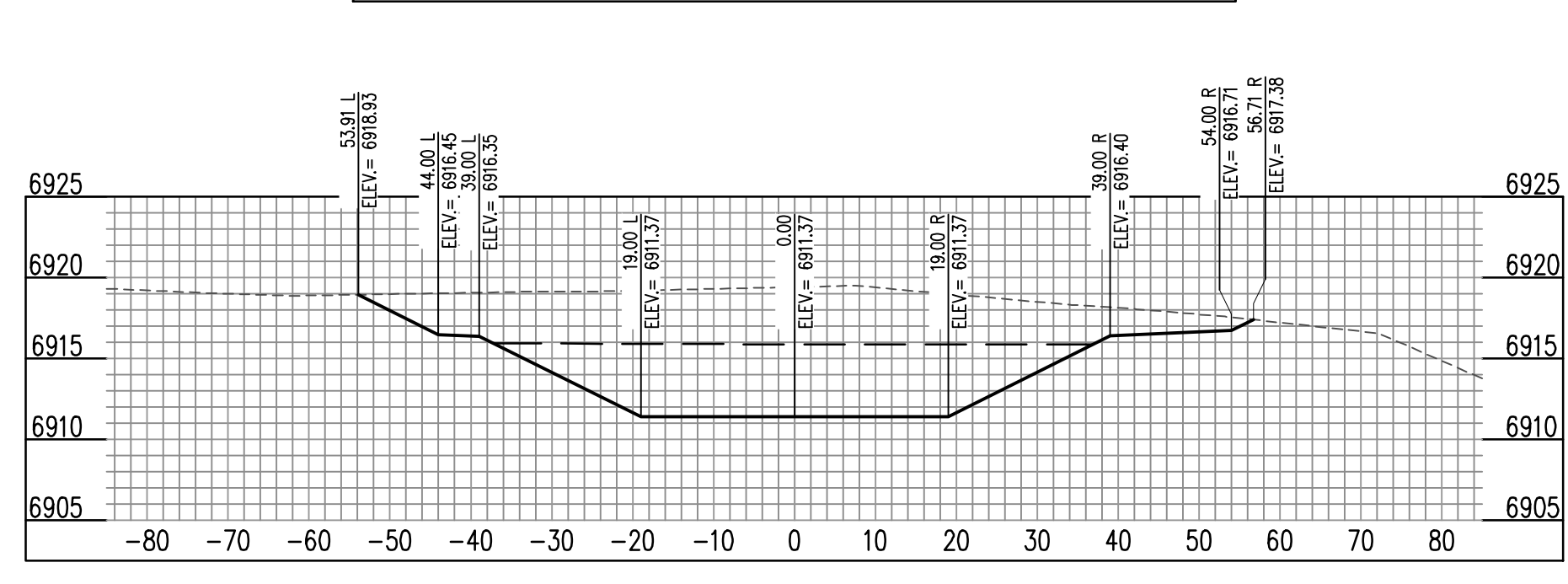
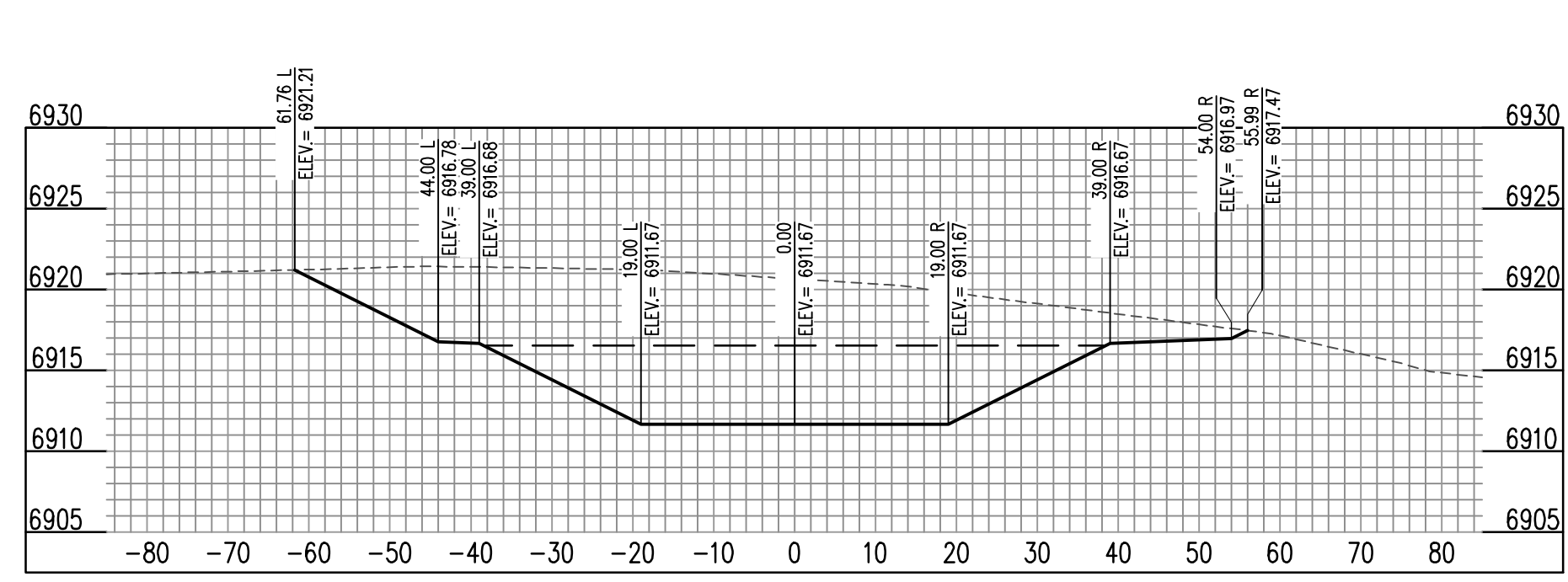
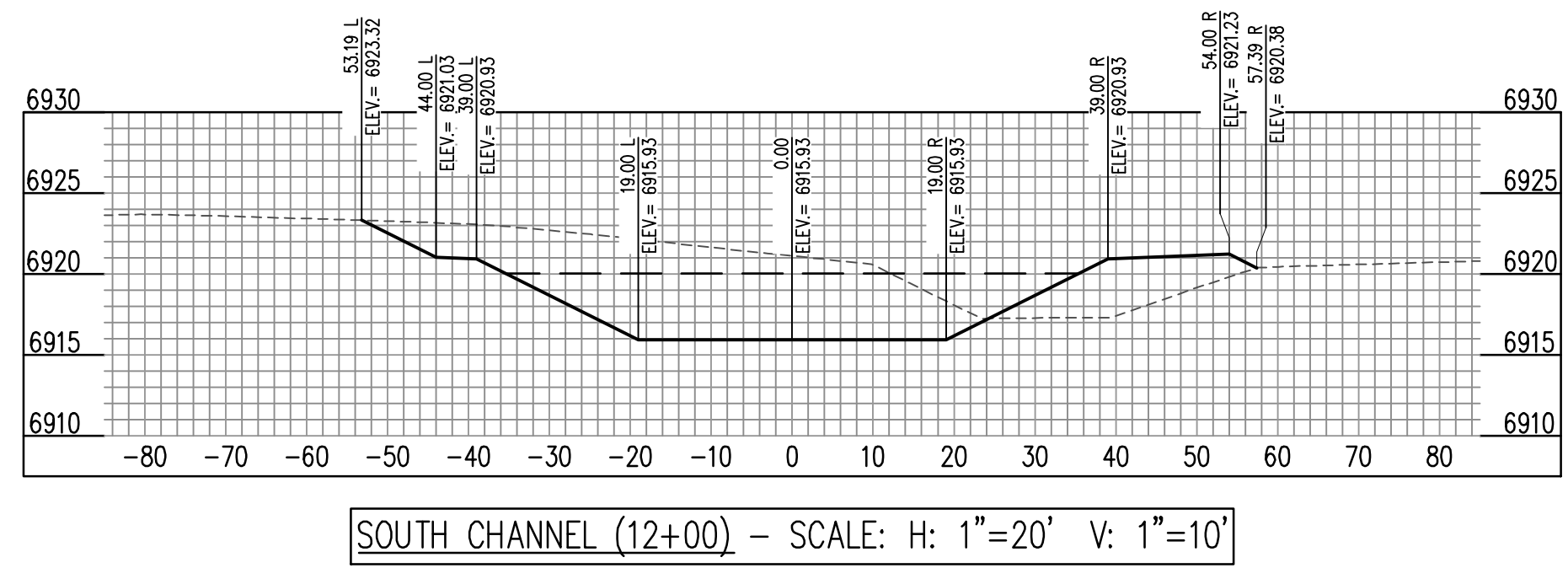
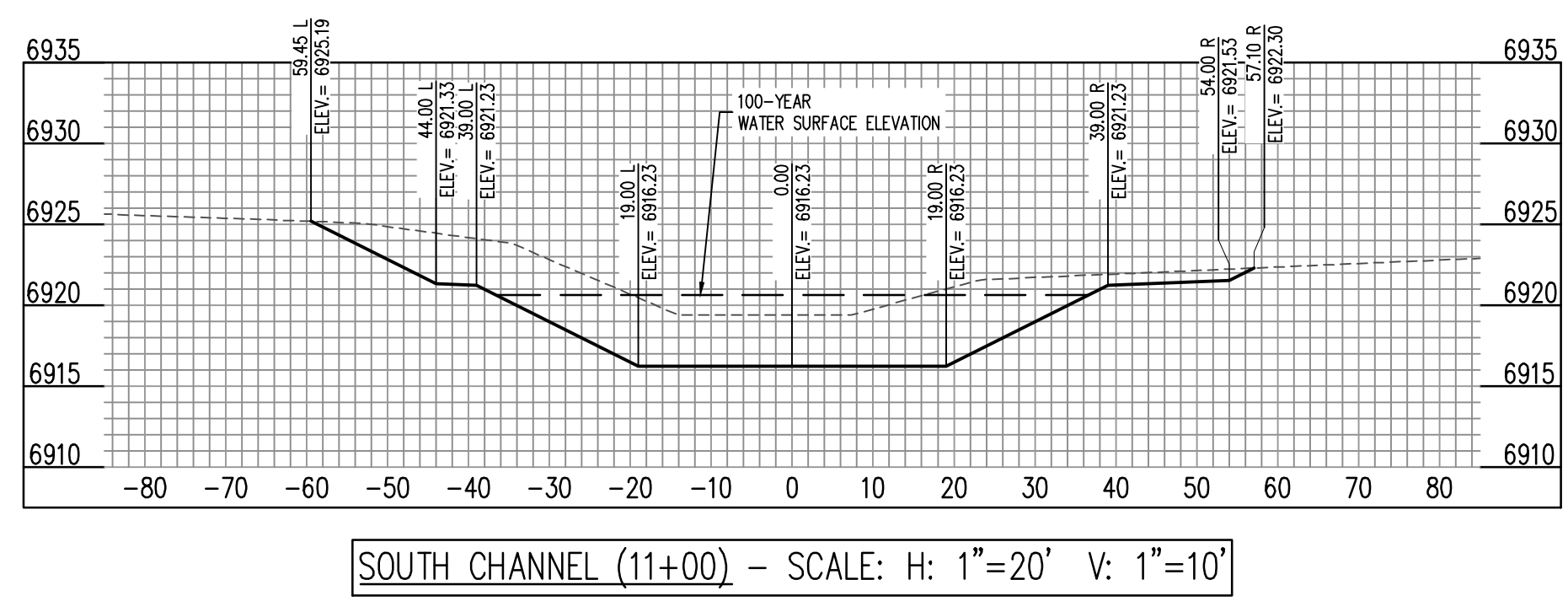
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P.E. NUMBER: 0051622

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Project No:	CLH000023
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/14/2022

SOUTH CHANNEL SECTIONS



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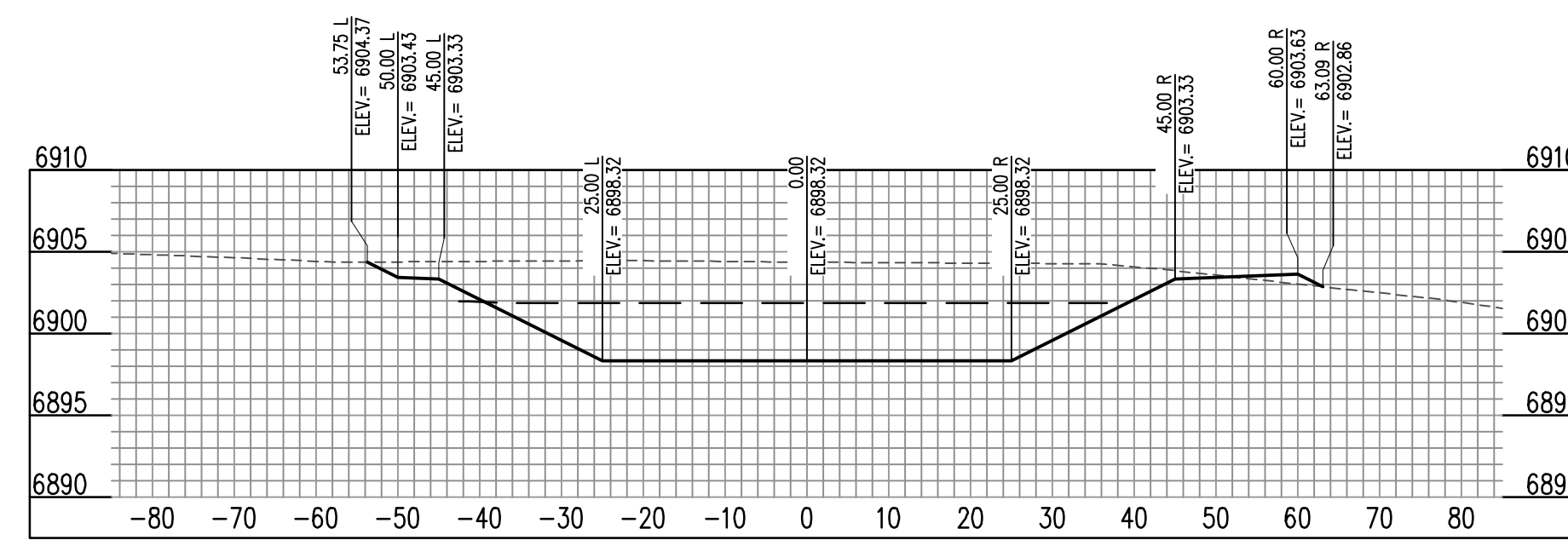
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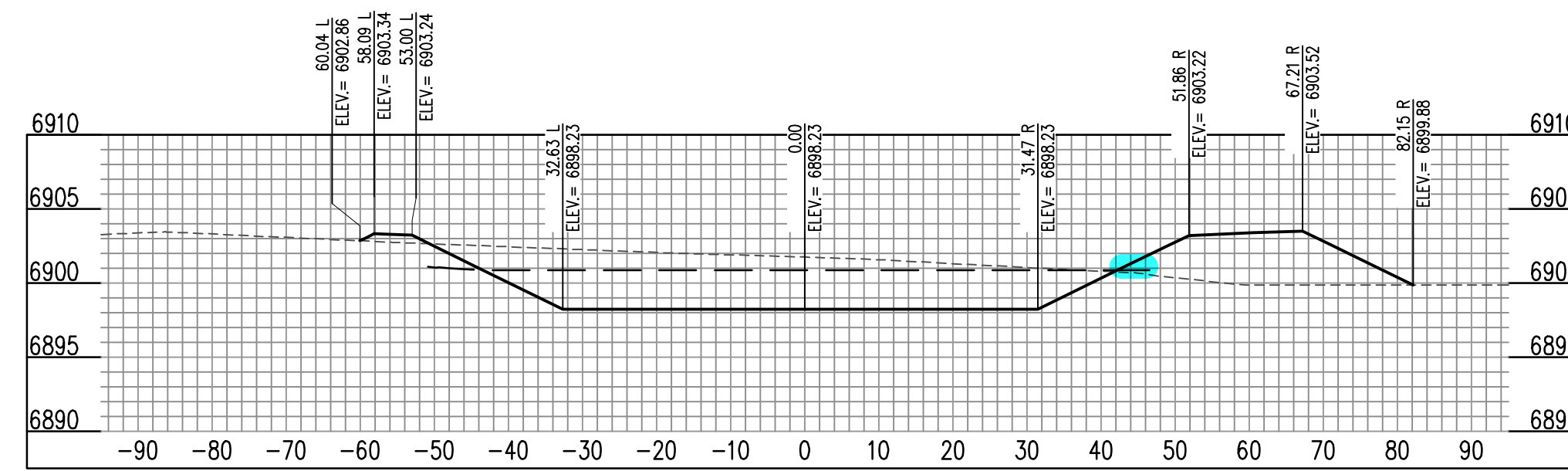
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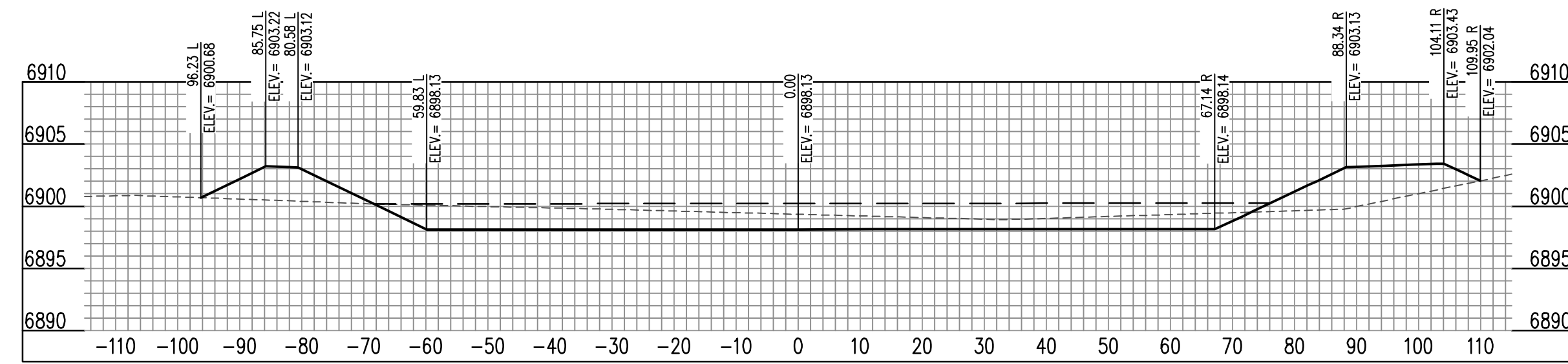
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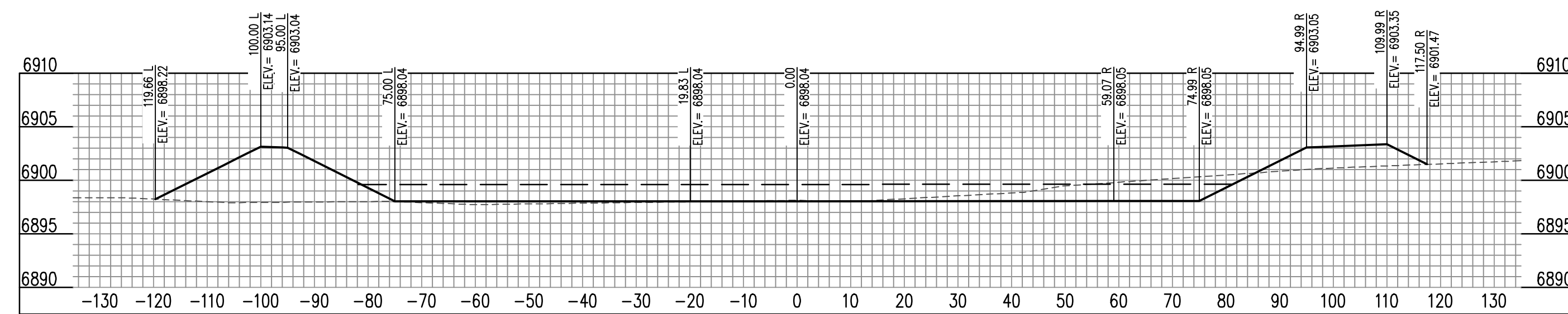
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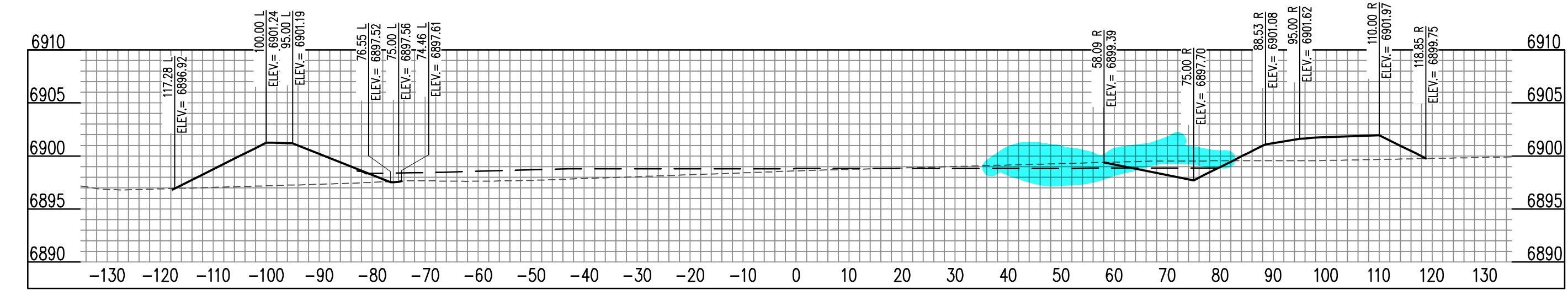
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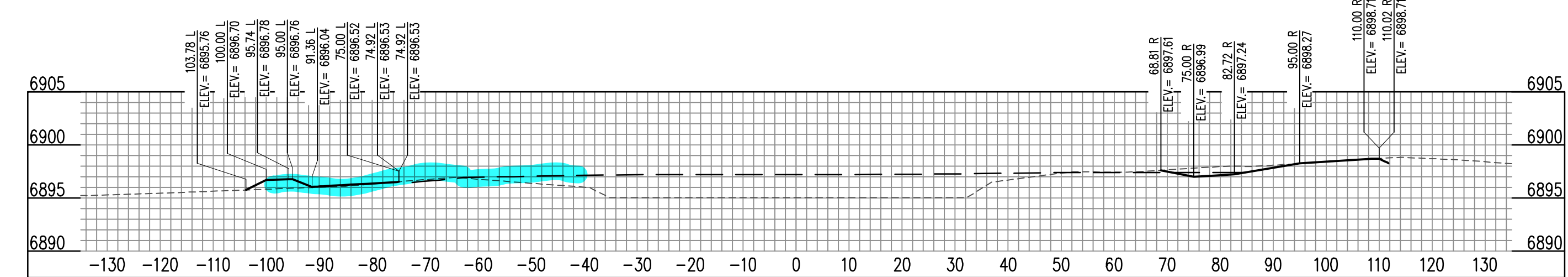
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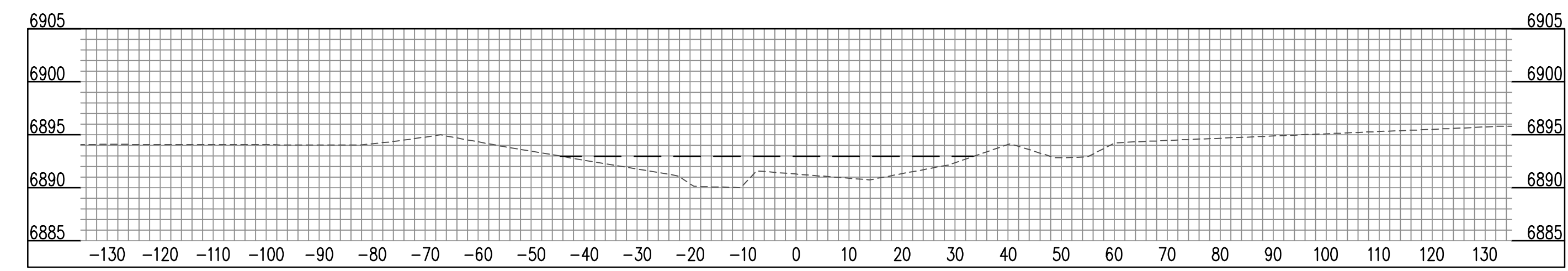
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SOUTH CHANNEL (26+00) - SCALE: H: 1"=20' V: 1"=10'



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



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