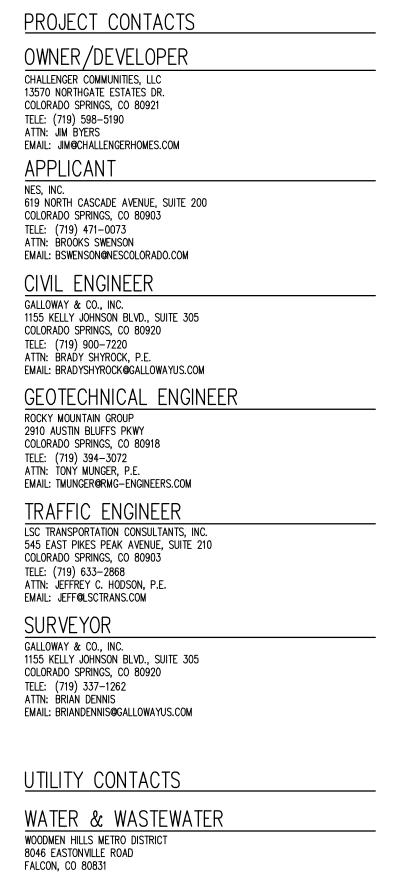
ROADWAY AND STORM SEWER CONSTRUCTION PLANS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FALCON, CO 80831 - EL PASO COUNTY CHALLENGER COMMUNITIES, LLC



TELE: (719) 495-2500

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

NATURAL GAS

TELE: (719) 668-5573 AARON CASSIO

EMAIL: ACASSIO@CSU.ORG

COLORADO SPRINGS UTILITIES (CSU)

COLORADO SPRINGS, CO 80947-2150

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

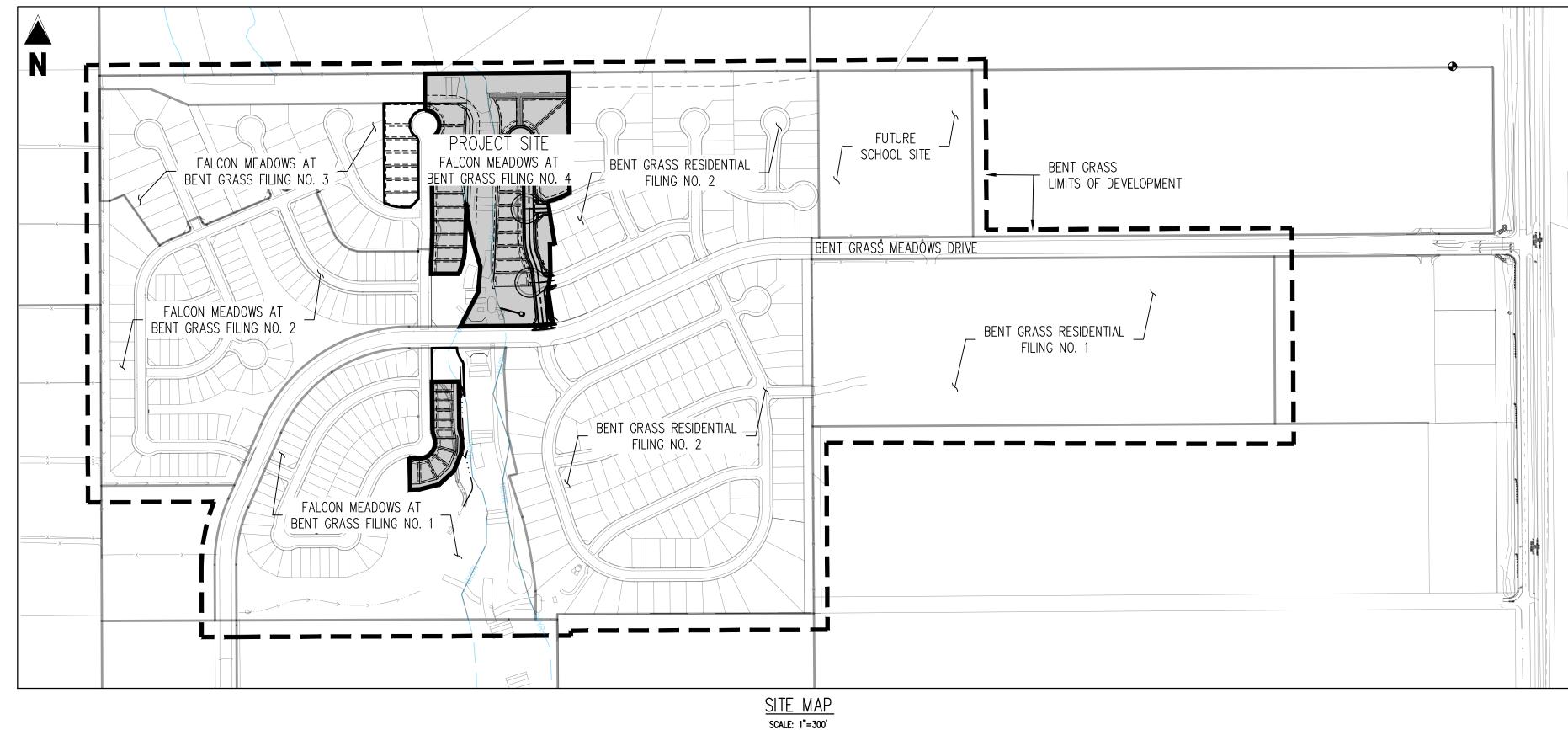
EMAIL: FALCONFIRE@FALCONFIREPD.ORG

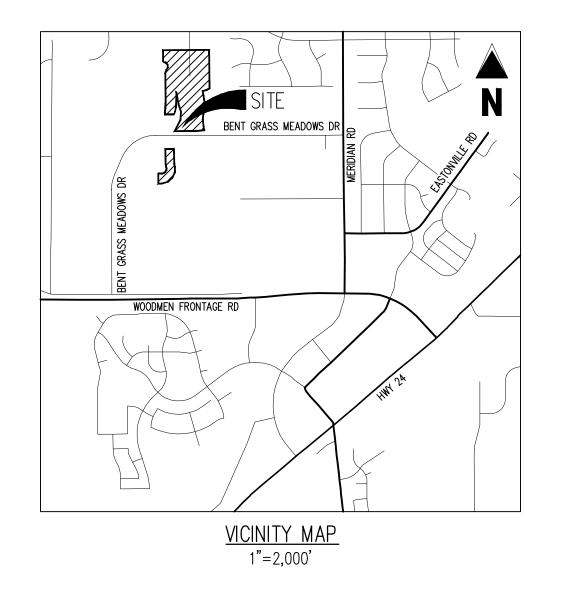
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150

ATTN: CODY RITTER EMAIL: CODY@WHMD.ORG

ELECTRIC







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.

THA SEC

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164

OWNER'S STATEMENT

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

Jim Byers

JIM BEYERS
CHALLENGER HOMES, INC.

05/20/2024 DATE

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.

06/12/2024

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

DA

	SHEET INDEX	
IEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	NOTES AND TYPICAL SECTION	C0.1
3 EXISITING CONDITIONS & DEMOLITION PLAN		C1.0
4	OVERALL HORIZONTAL CONTROL	C1.1
5	OVERALL SHEET	C2.0
6	LEMON GRASS RD IMPROVEMENT PLAN	C2.1
7 LEMON GRASS RD IMPROVEMENT PLAN		C2.2
8	ROAD IMPROVEMENT PLANS	C2.3
9	STORM DRAIN PLAN & PROFILE	C2.4
10	STORM DRAIN PLAN & PROFILE	C2.5
11	SIGNAGE PLAN	C3.1
12	INTERSECTION DETAIL	C4.1
13	INTERSECTION DETAIL	C4.2
14	INTERSECTION DETAIL	C4.3

PCD FILING NO.

PUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN) SF-22-023 (FALCON MEADOWS AT BENT GRASS FILING NO. 4)

BASIS OF BEARINGS

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

BENCHMARK

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

CAUTION - NOTICE TO CONTRACTOR

. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS
PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD
SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE
CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD
LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER

LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHE THER
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 VERIEV THE
CALL DESCRIPTIONS.

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

Galloway

Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



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SOMMUNTIES, LLC

DOWS DRIVE & MERDIAN ROAD

FALCON

Date Issue / Description

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 Project No:
 CLH000021

 Drawn By:
 JDM, BLB

 Checked By:
 BAS, CMWJ

 Date:
 05/17/2024

COVER SHEET

CO.0Sheet 1 of 14

GENERAL CONSTRUCTION NOTES

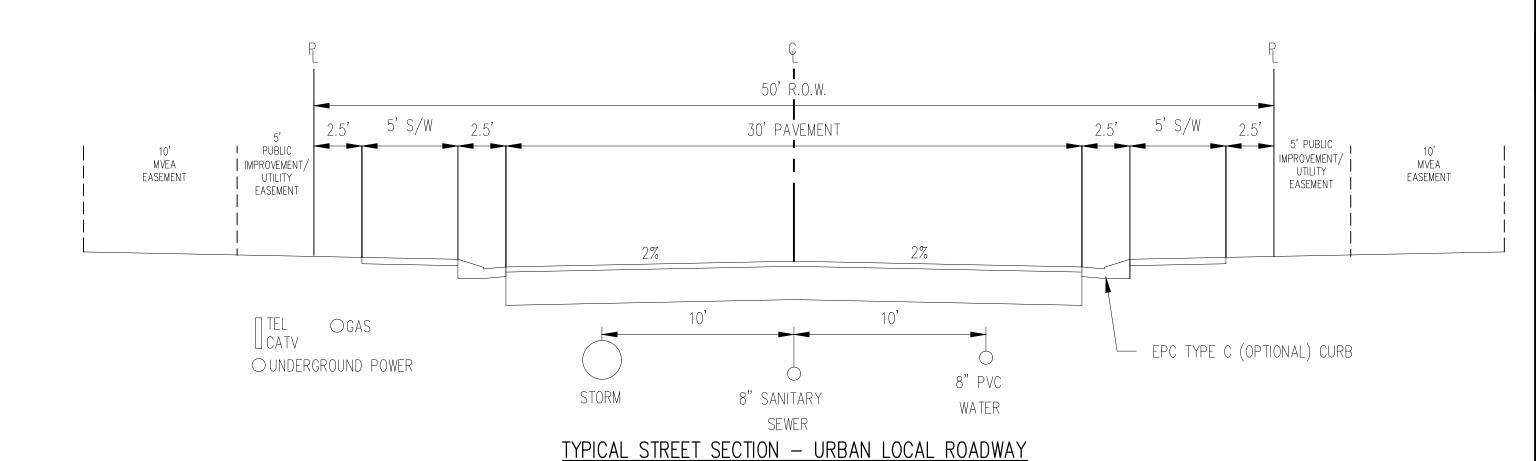
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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
- 4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- 7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- 9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- 10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- 12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER
- 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
- 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
- C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- D. CDOT M & S STANDARDS
- 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) — INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST
- 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
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT
- 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD
- 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT
- 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 7. ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON 8"BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6"LETTERING, UPPER-LOWER CASE ON 12"BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8"UPPER-LOWER CASE LETTERING ON 18"BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X 1.75"SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100"MINIMUM THICKNESS.
- 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24"IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8'LONG PER CDOT S-627-1.
- 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

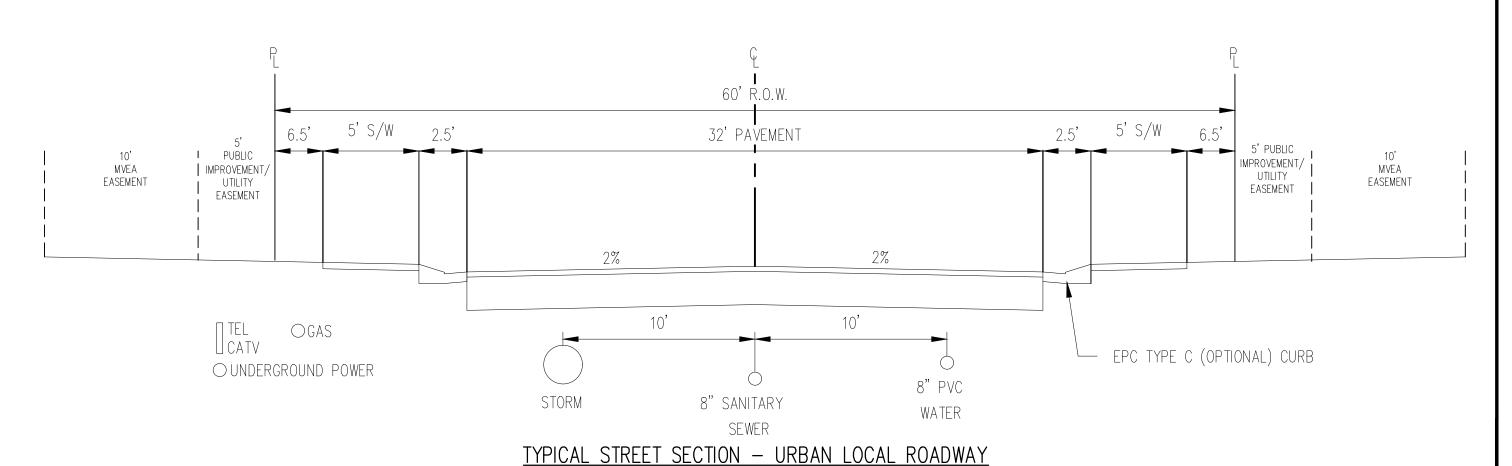


N.T.S.

1. LEMON GRASS RD

2. HENZLEE RD (EXISTING)

3. SILKY ROAD



N.T.S.

STREET NAME

1. WILLMORE DRIVE

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FILING

OMMUNTIE CONSTRUCTION I FALCON MEADOW FOR CHALLENGER CO

DO WS

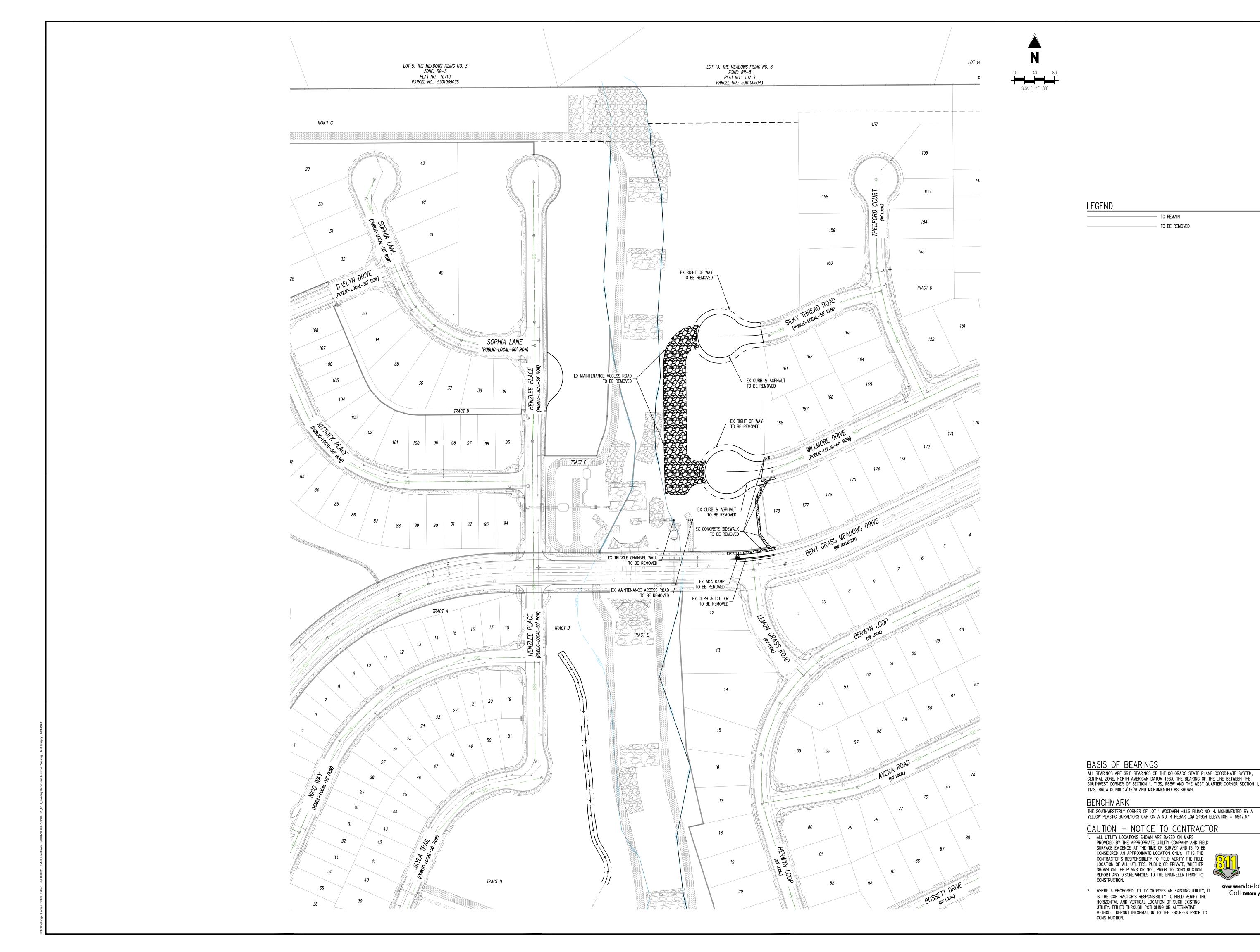
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CLH000021 Project No: JDM, BLB BAS, CMWJ Checked By

05/17/2024 **NOTES AND TYPICAL** SECTION

_ ____

Sheet 2 of 14





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TO REMAIN

TO BE REMOVED

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ONSTRUCTION DOCUMENALCON MEADOWS AT BEN

Date Issue / Description

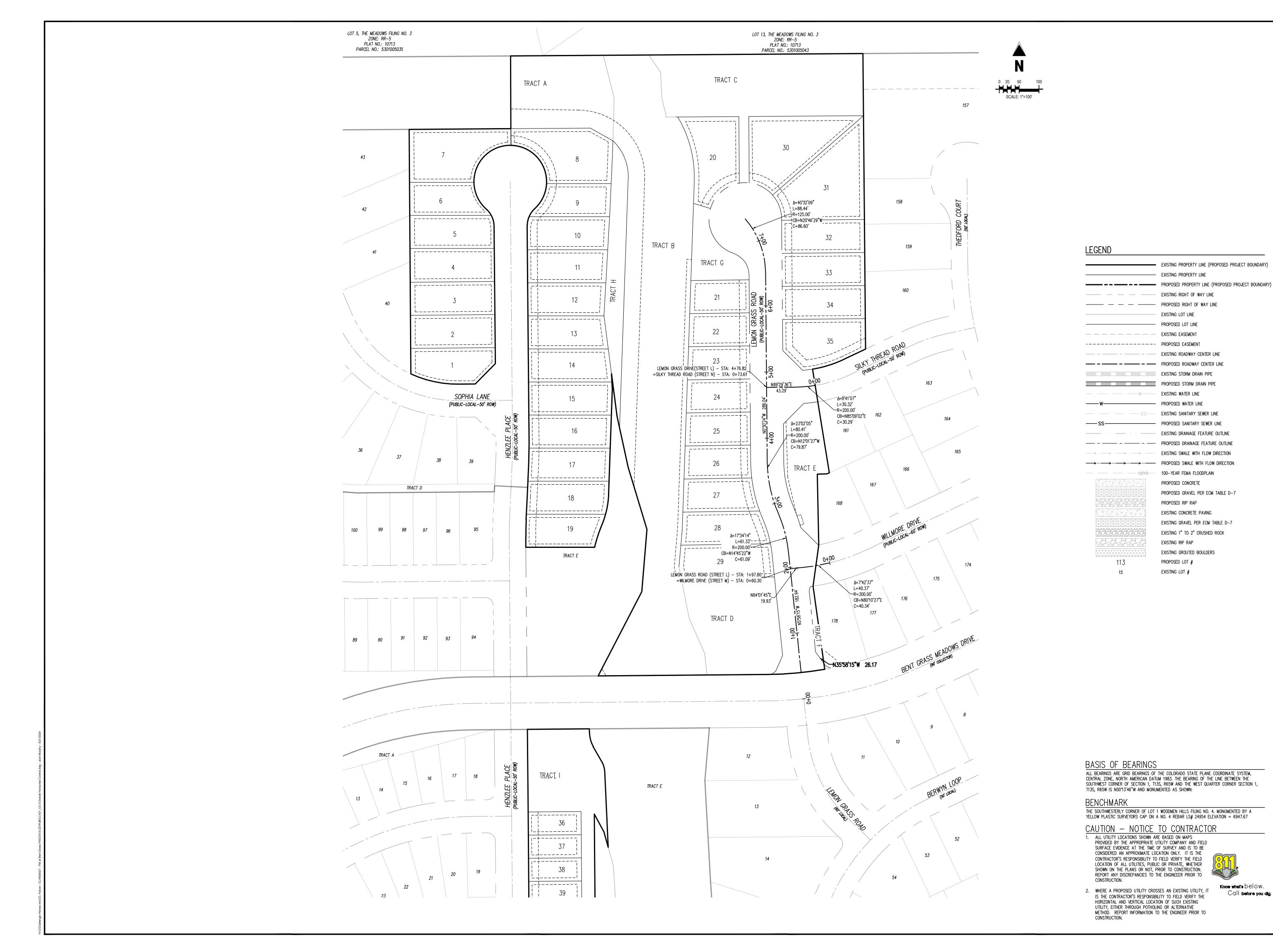
CLH000021 JDM, BLB Checked By: BAS, CMWJ 05/17/2024

EXISITING CONDITIONS & DEMOLITION PLAN

Know what's below.

Call before you dig.

Sheet 3 of 14





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EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)

EXISTING LOT LINE

100-YEAR FEMA FLOODPLAIN

EXISTING CONCRETE PAVING

PROPOSED GRAVEL PER ECM TABLE D-7

EXISTING GRAVEL PER ECM TABLE D-7

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

PROPOSED CONCRETE

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT # EXISTING LOT #

— PROPOSED LOT LINE

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ONSTRUCTION DOCUMENALCON MEADOWS AT BEN

Date Issue / Description

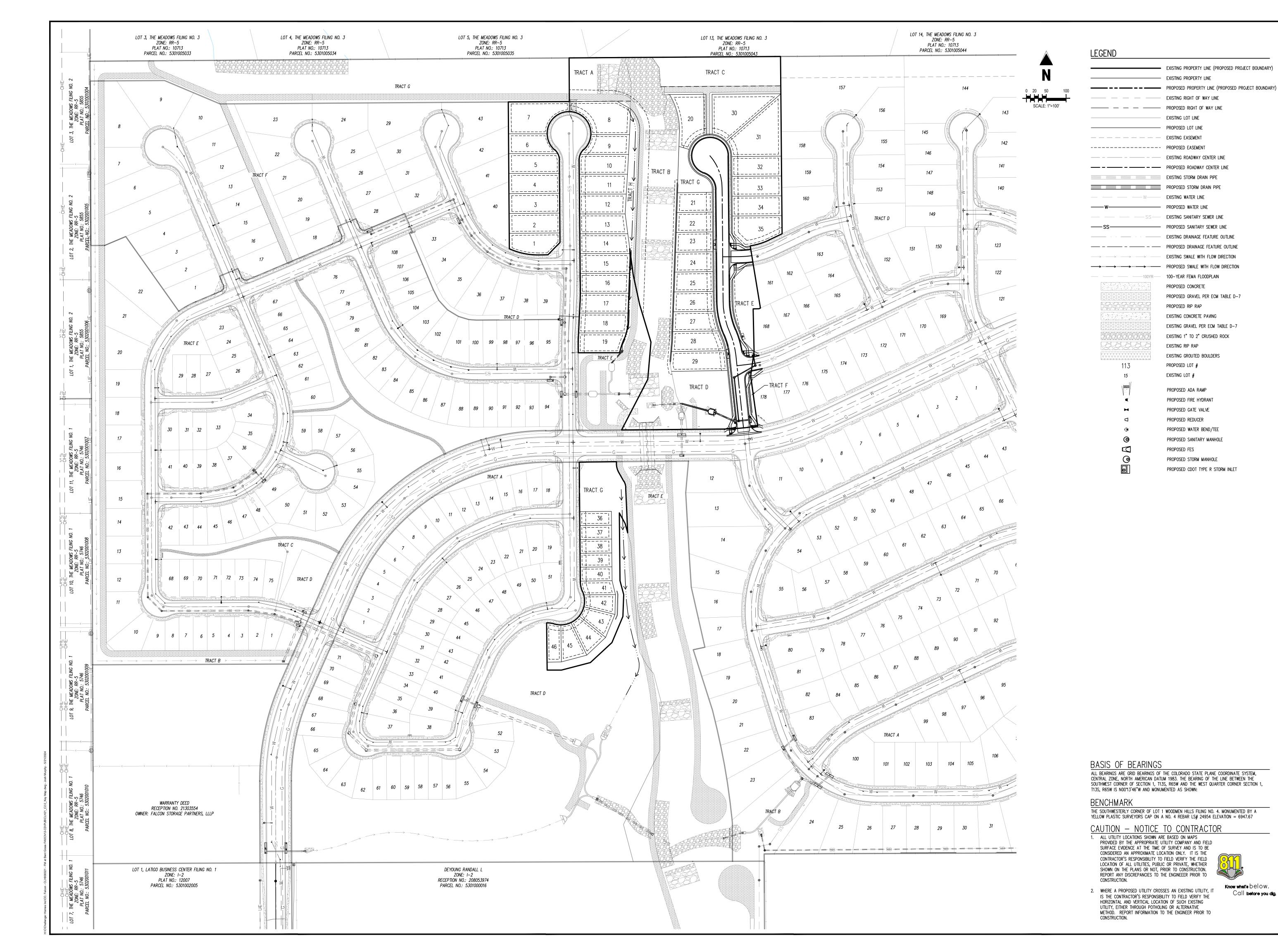
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OVERALL HORIZONTAL CONTROL

Know what's below.

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Sheet 4 of 14





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EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)

EXISTING PROPERTY LINE

EXISTING RIGHT OF WAY LINE

EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING DRAINAGE FEATURE OUTLINE

EXISTING SWALE WITH FLOW DIRECTION

PROPOSED GRAVEL PER ECM TABLE D-7

EXISTING GRAVEL PER ECM TABLE D-7

EXISTING 1" TO 2" CRUSHED ROCK

---- PROPOSED SANITARY SEWER LINE

100-YEAR FEMA FLOODPLAIN

EXISTING CONCRETE PAVING

EXISTING GROUTED BOULDERS

PROPOSED CONCRETE

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT #

EXISTING LOT #

PROPOSED FES

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER

PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE

PROPOSED STORM MANHOLE

PROPOSED CDOT TYPE R STORM INLET



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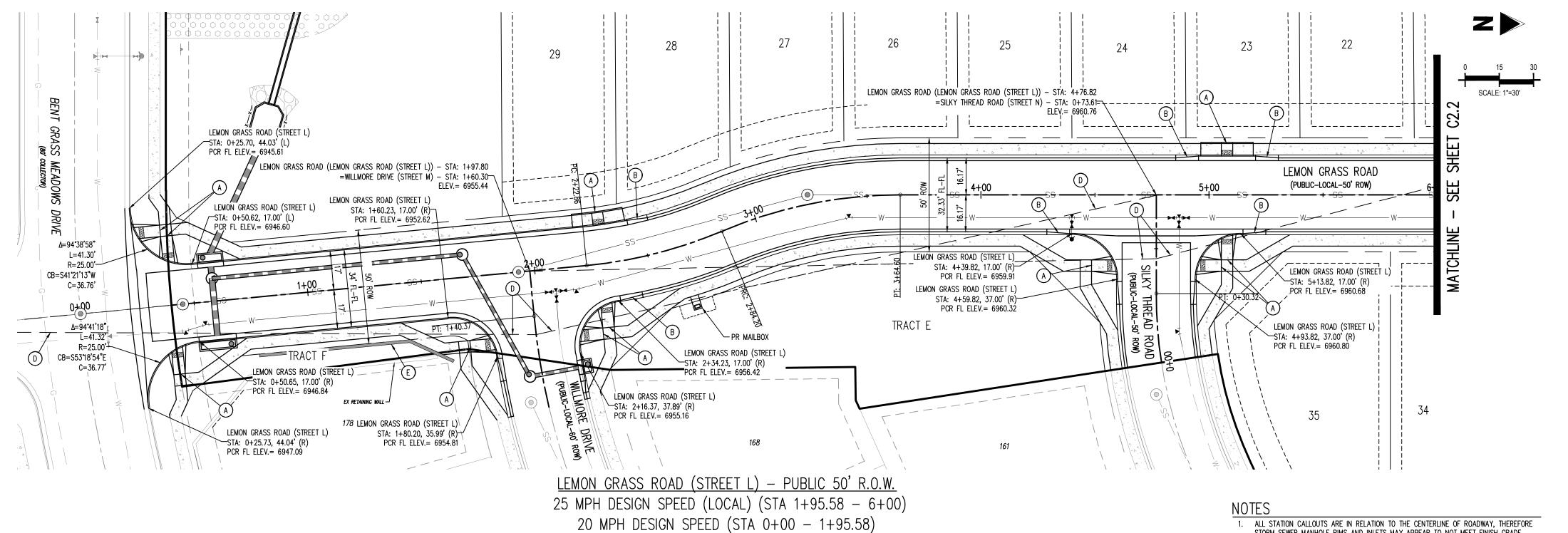
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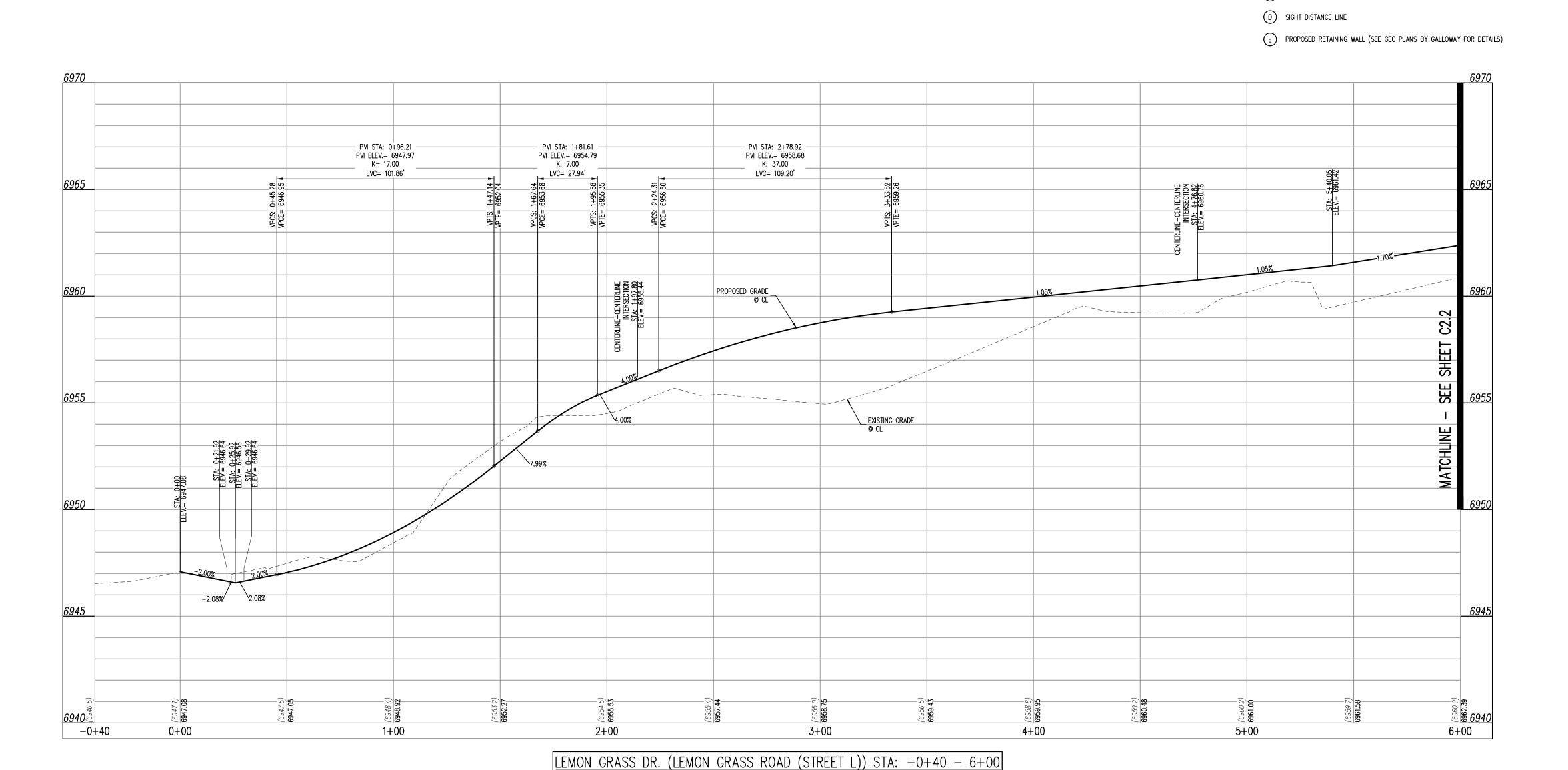
CLH000021 JDM, BLB BAS, CMWJ 05/17/2024 **OVERALL SHEET**

Know what's below.

Call before you dig.

Sheet 5 of 14





SCALE: H: 1"=30' V: 1"=3'

BERWYN LOOP

<u>KEY MAP</u> SCALE: 1"=500'

LEGEND EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT ---- - EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE

EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE

2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE

3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

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

7. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26

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

DEPRESSION AT STORM SEWER INLET

5. ALL STORM SEWER SHALL BE CLASS III RCP

B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

4. SEE GRADING PLAN FOR ALL GRADING INFORMATION

PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION

PROPOSED SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP EXISTING CONCRETE PAVING

EXISTING GRAVEL PER ECM TABLE D-7 EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS

113 PROPOSED LOT # EXISTING LOT # PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

PROPOSED CDOT TYPE R STORM INLET

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND

POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL

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

BASIS OF BEARINGS

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

BENCHMARK

CONSTRUCTION.

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

<u>CAUTION - NOTICE TO CONTRACTOR</u>

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT

HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE



Call before you dig.

Project No:

Drawn By:

Checked By:

Sheet 6 of 14

LEMON GRASS RD

IMPROVEMENT PLAN

CLH000021

JDM, BLB

BAS, CMWJ

05/17/2024

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FILING

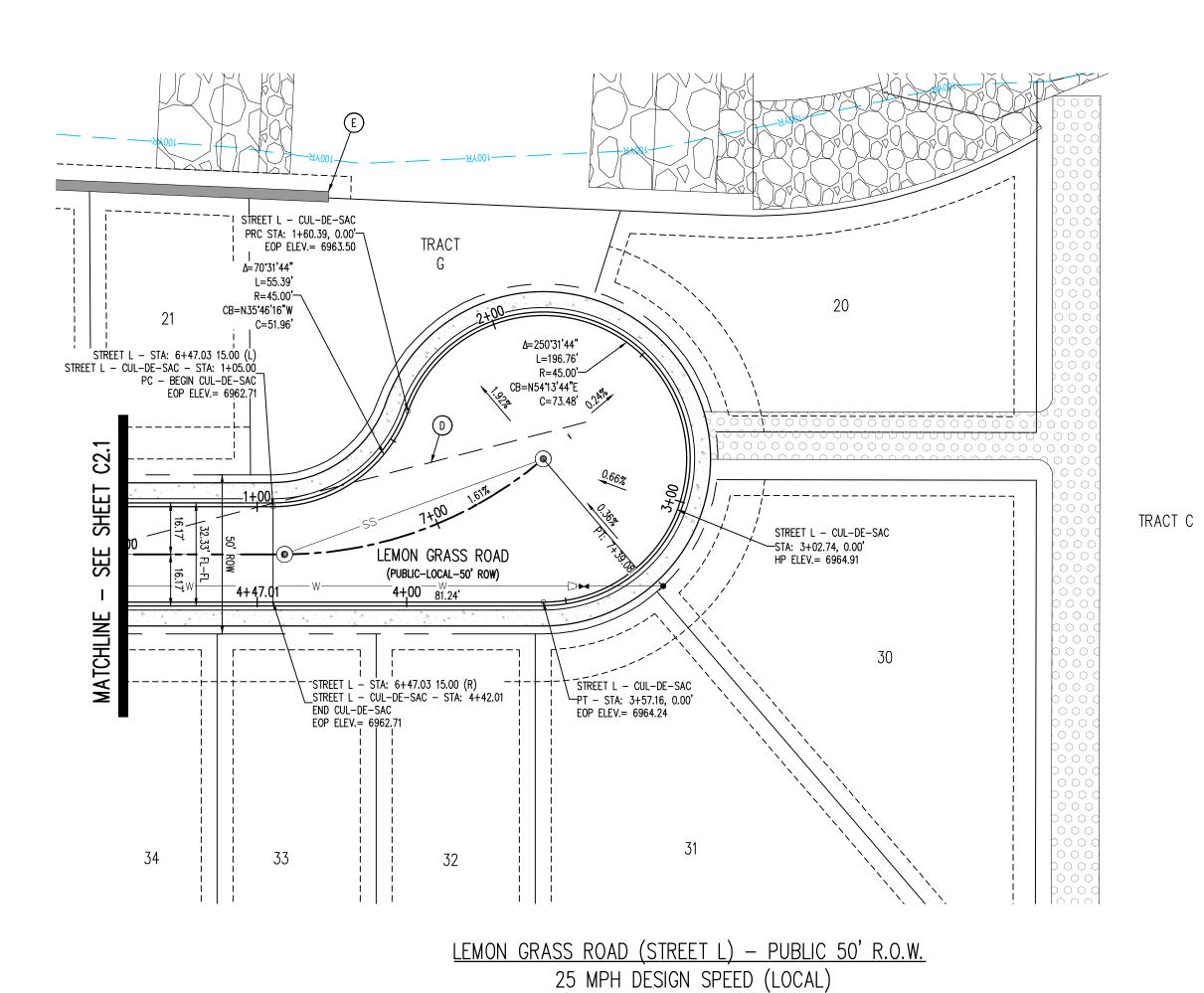
CUMEN' AT BEN'

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CONSTRUCTION FALCON MEADOW

Date Issue / Description

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1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET

3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION 5. ALL STORM SEWER SHALL BE CLASS III RCP

6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED
7. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26

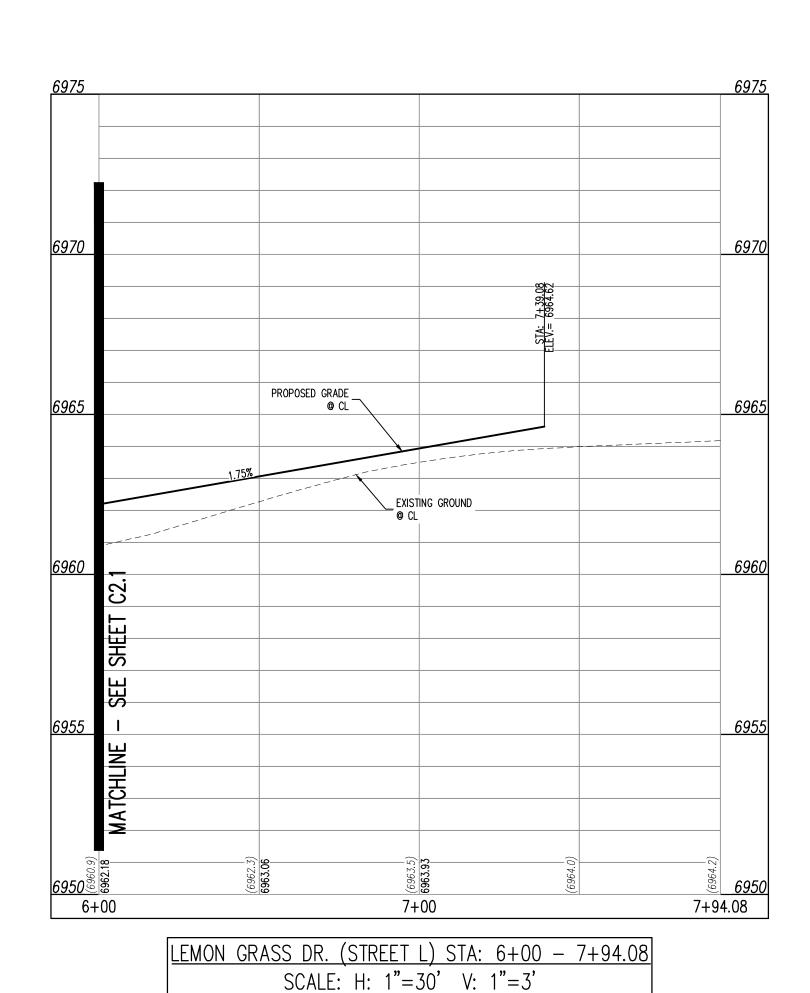
(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

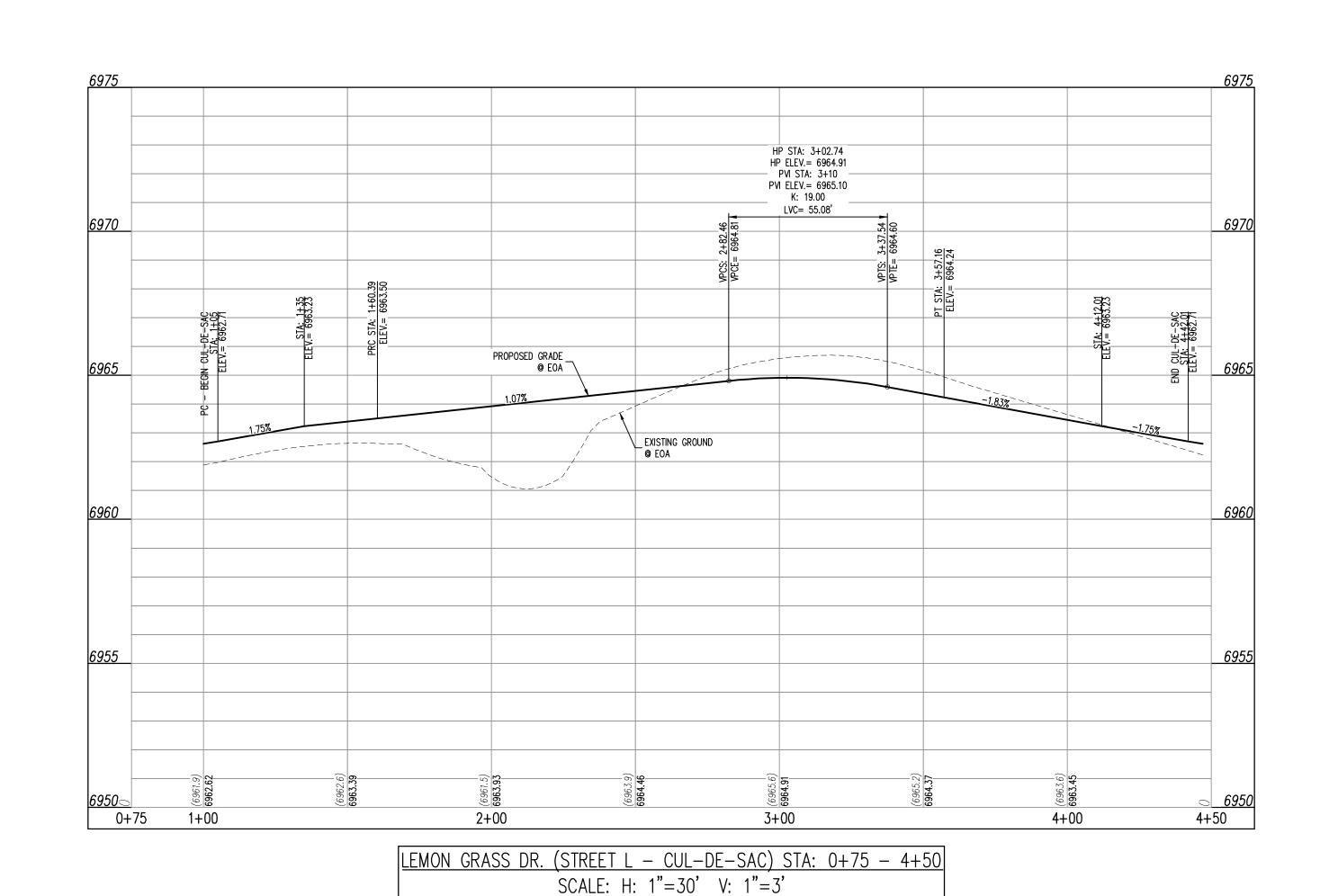
B) PROPOSED 10' CURB TRANSITION

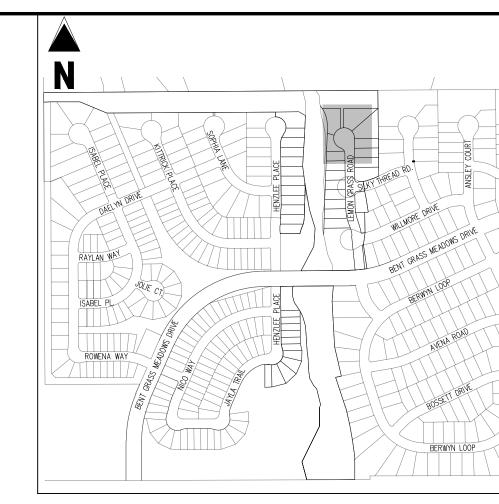
(C) PROPOSED 5' CURB TRANSITION

D SIGHT DISTANCE LINE

(E) PROPOSED RETAINING WALL (SEE GEC PLANS BY GALLOWAY FOR DETAILS)







<u>KEY MAP</u> SCALE: 1"=500'

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

----- EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE

EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION

> 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP

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PROPOSED CDOT TYPE R STORM INLET CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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BENCHMARK

CONSTRUCTION.

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

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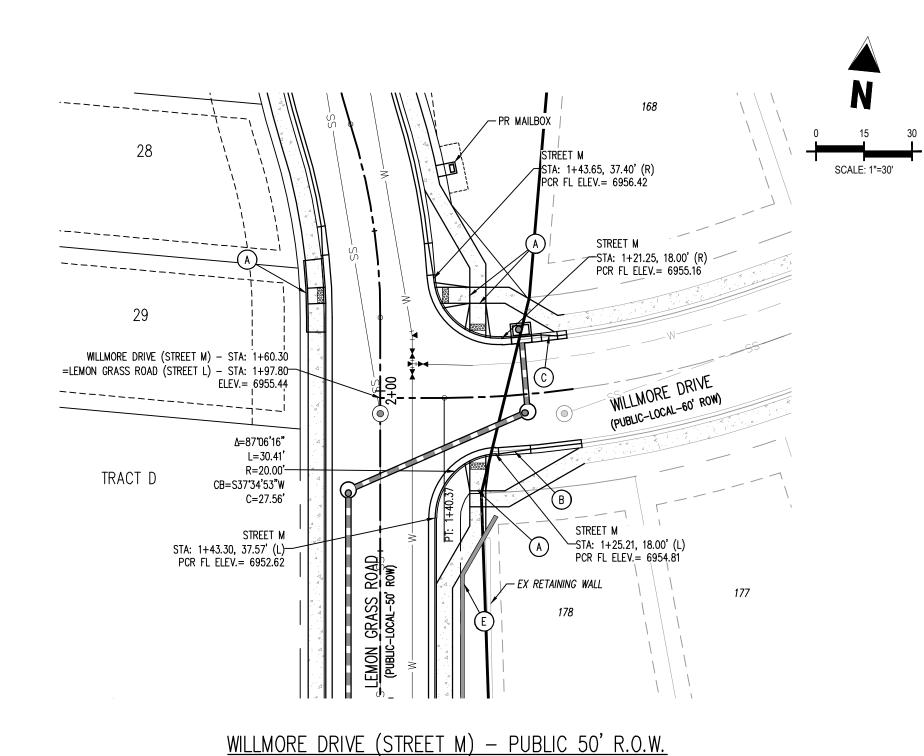
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Project No:	CLH000021
Drawn By:	JDM, BLB
Checked By:	BAS, CMWJ
Date:	05/17/2024
LEMON GRASS RD	

LEMON GRASS RD IMPROVEMENT PLAN

Sheet 7 of 14



25 MPH DESIGN SPEED (LOCAL)

PVI STA: 1+08 PVI ELEV.= 6955.77

K: 12.00

PROPOSED GRADE

1+00

EXISTING GRADE

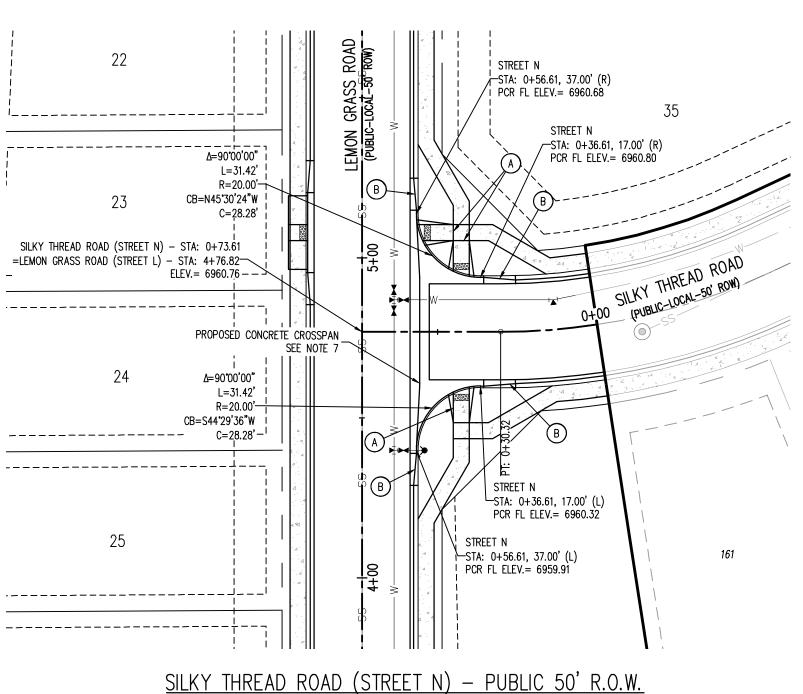
STREET M

STA: 1+00 - 1+85.30

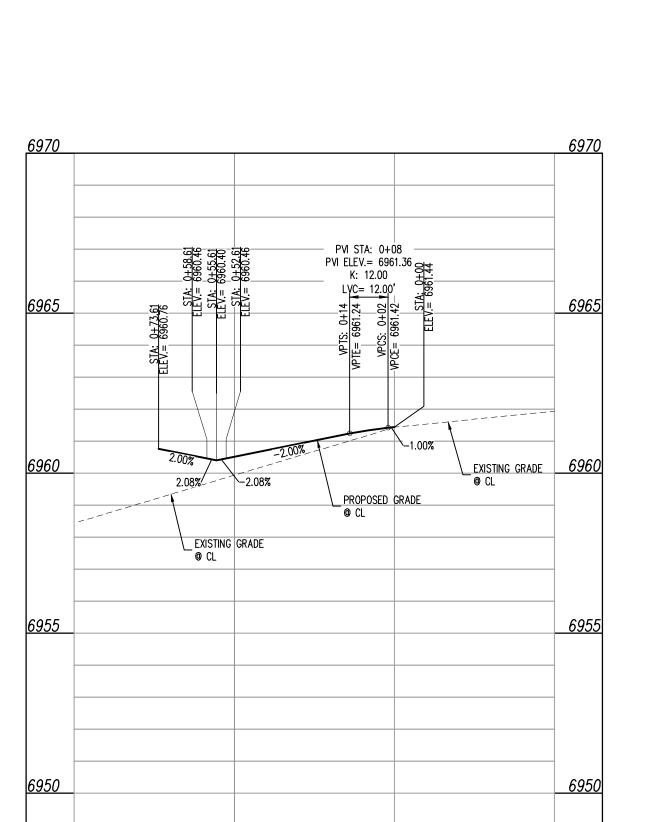
| SCALE: H: 1"=30' V: 1"=3'|

EXISTING GRADE

1+85.30



25 MPH DESIGN SPEED (LOCAL)



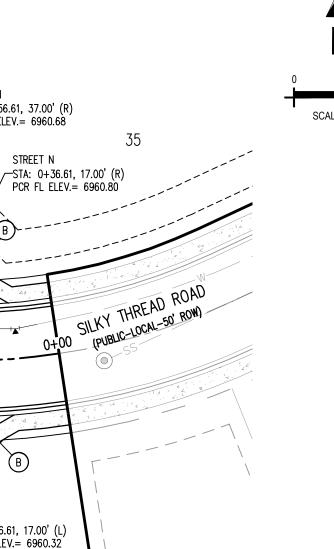
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SCALE: H: 1"=30' V: 1"=3'

1+00

-0+50



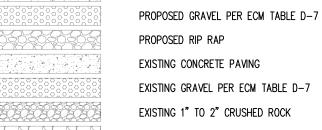
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<u>KEY MAP</u> SCALE: 1"=500'

	30ALL. 1 -300
LEGEND	
	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
——— W————	PROPOSED WATER LINE

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SS	PROPOSED SANITARY SEWER LINE
· · · · ·	EXISTING DRAINAGE FEATURE OUTLIN
	PROPOSED DRAINAGE FEATURE OUTL
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECT



100-YEAR FEMA FLOODPLAIN

PROPOSED CONCRETE

EXISTING RIP RAP EXISTING GROUTED BOULDERS 113 PROPOSED LOT # EXISTING LOT #

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE

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Date Issue / Description

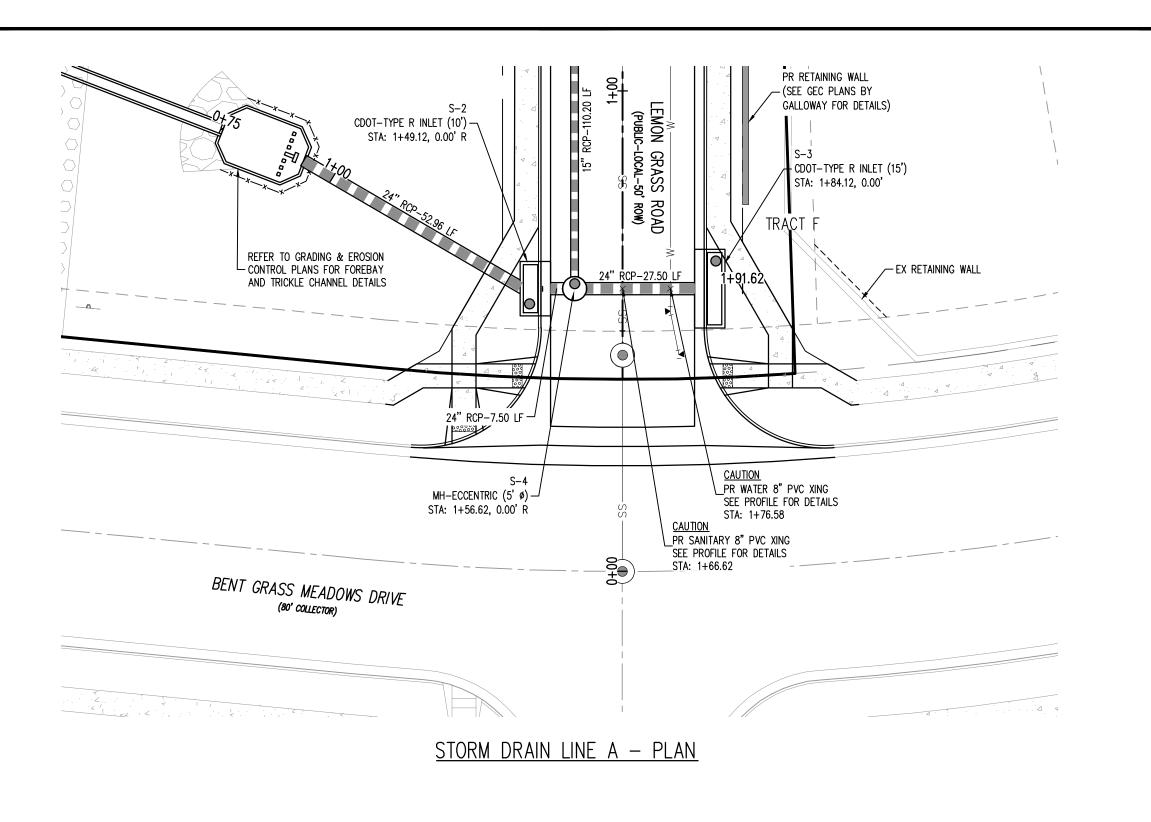
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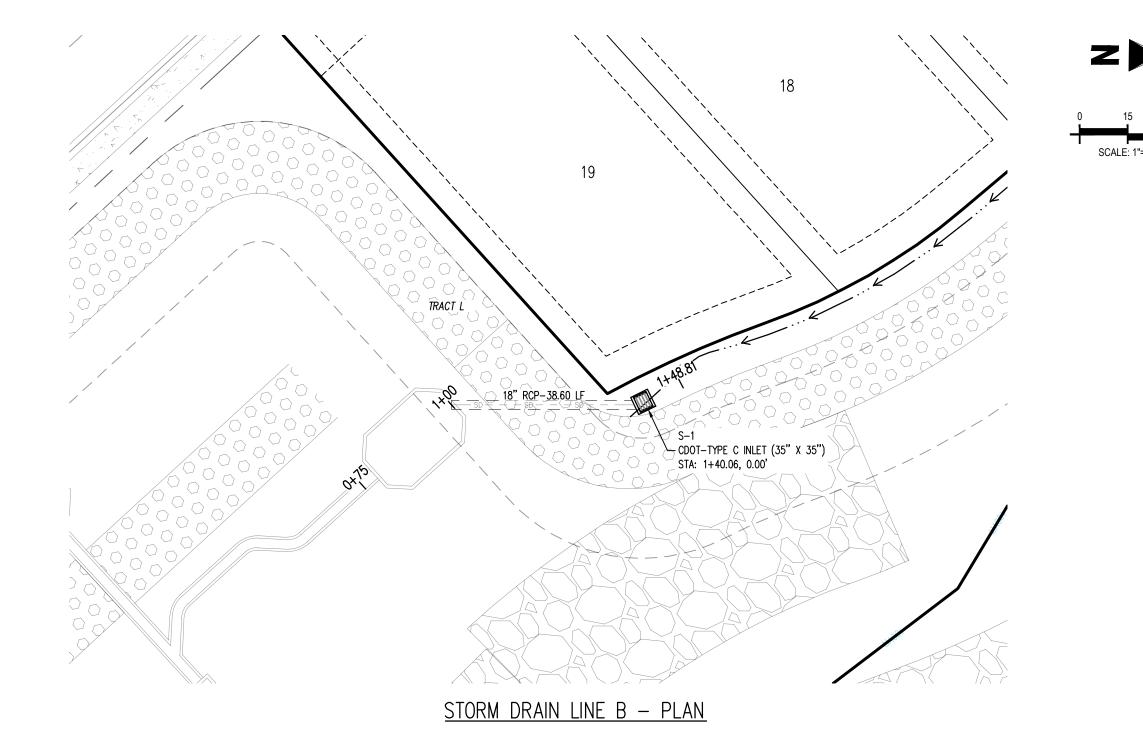
CLH000021 Project No: JDM, BLB Drawn By: BAS, CMWJ Checked By: 05/17/2024

ROAD IMPROVEMENT **PLANS**

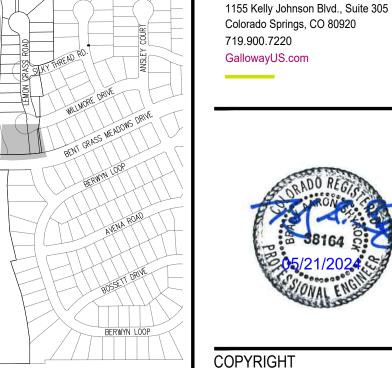
Sheet 8 of 14











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FILING NO.

ONSTRUCTION DOCUMEN ALCON MEADOWS AT BEN

CONSTRUCTIO FALCON MEAD FOR CHALLENGER (

Date Issue / Description

COMMUNTIE

SCALE: 1"=500'

LEGEND EXISTING PROPERTY LINE EXISTING PROPERTY LINE TO BE REMOVED PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT PROPOSED EASEMENT EXISTING SUBDIVISION BUFFER EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE

PROPOSED WATER LINE EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION

PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING GRAVEL PER ECM TABLE D-7

EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT #

EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER

PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

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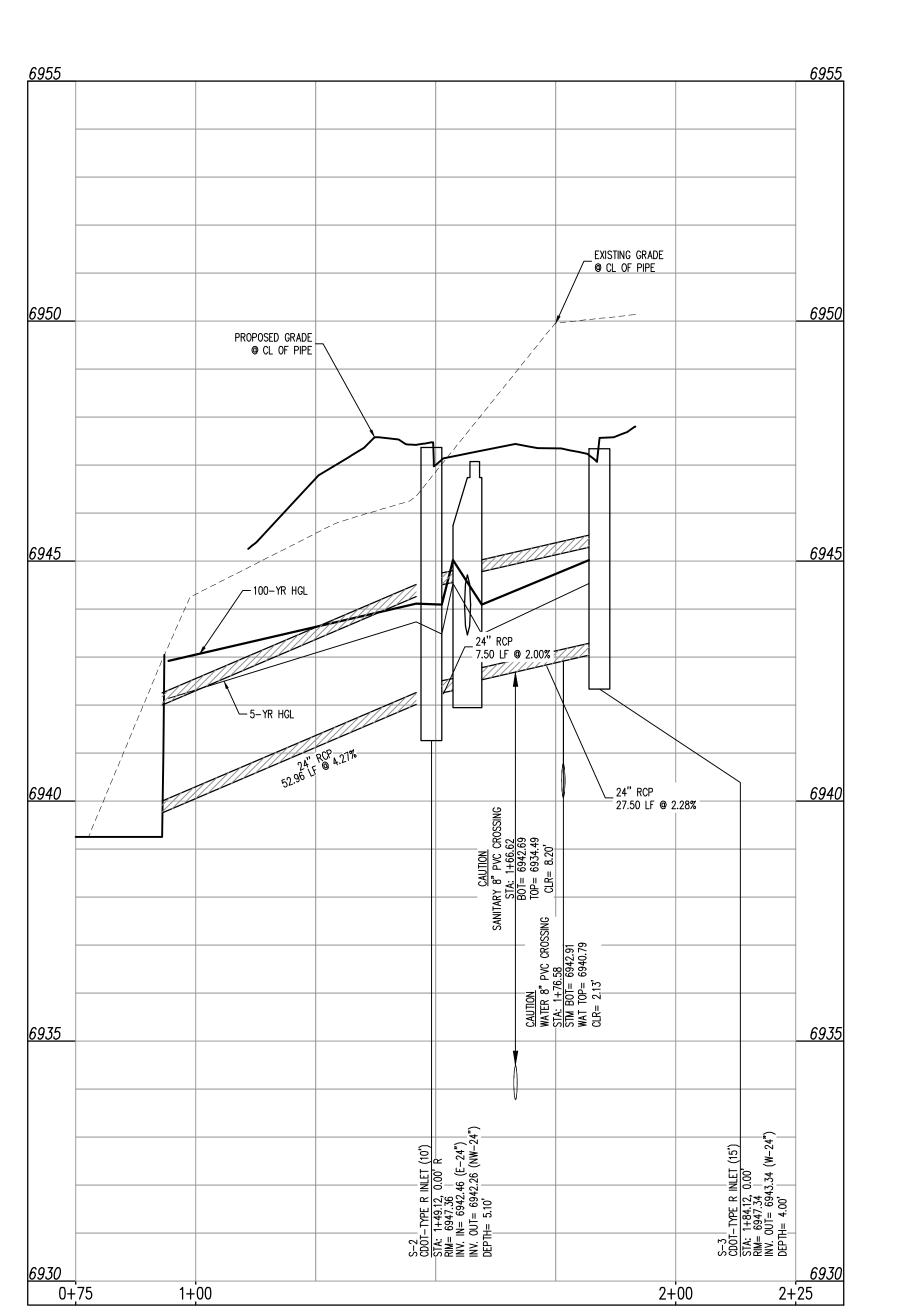
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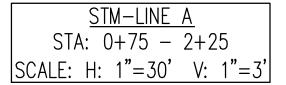
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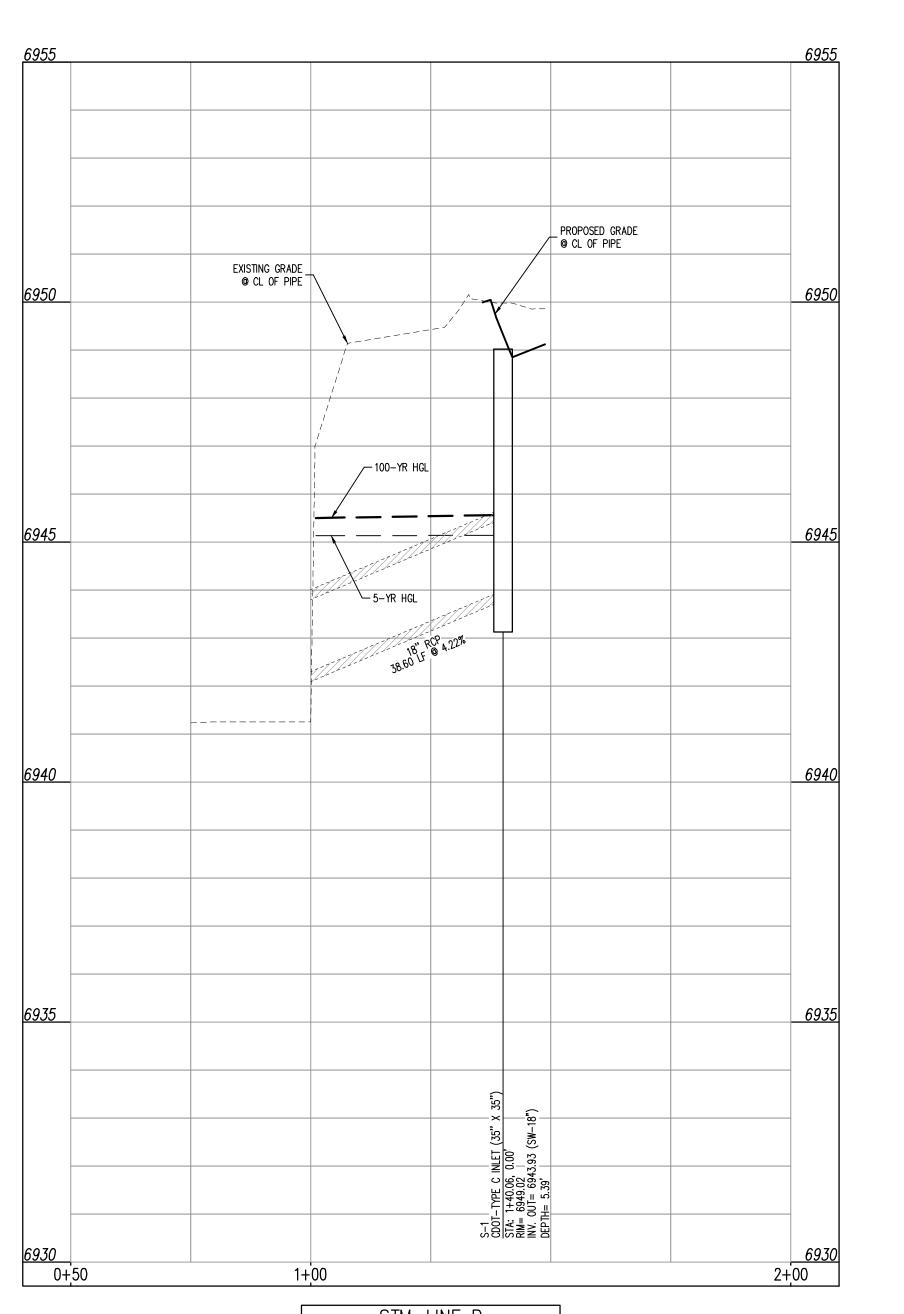
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Know what's below. Call before you dig.







STM-LINE B STA: 0+50 - 2+00SCALE: H: 1"=30' V: 1"=3' POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN

BASIS OF BEARINGS

BENCHMARK

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Sheet 9 of 14

STORM DRAIN PLAN &

Project No:

Drawn By:

Checked By:

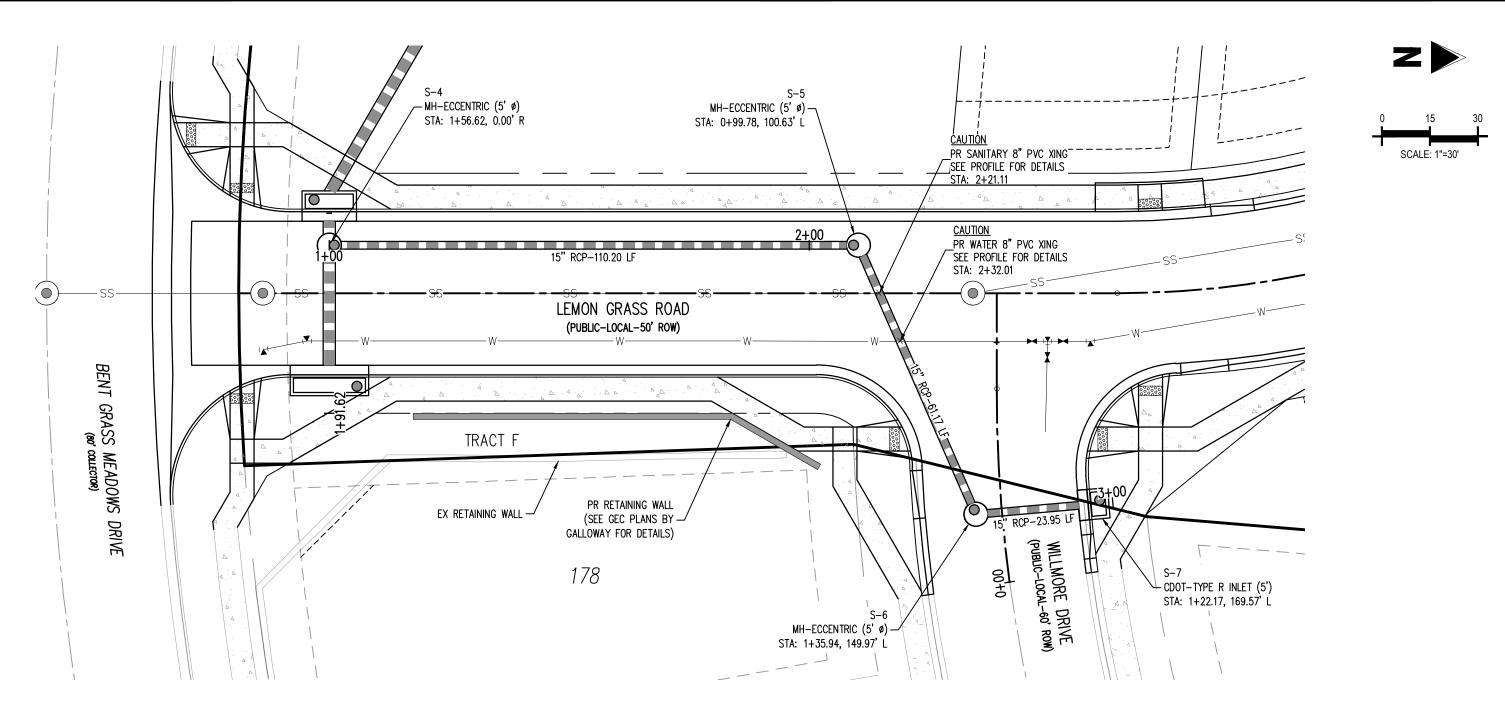
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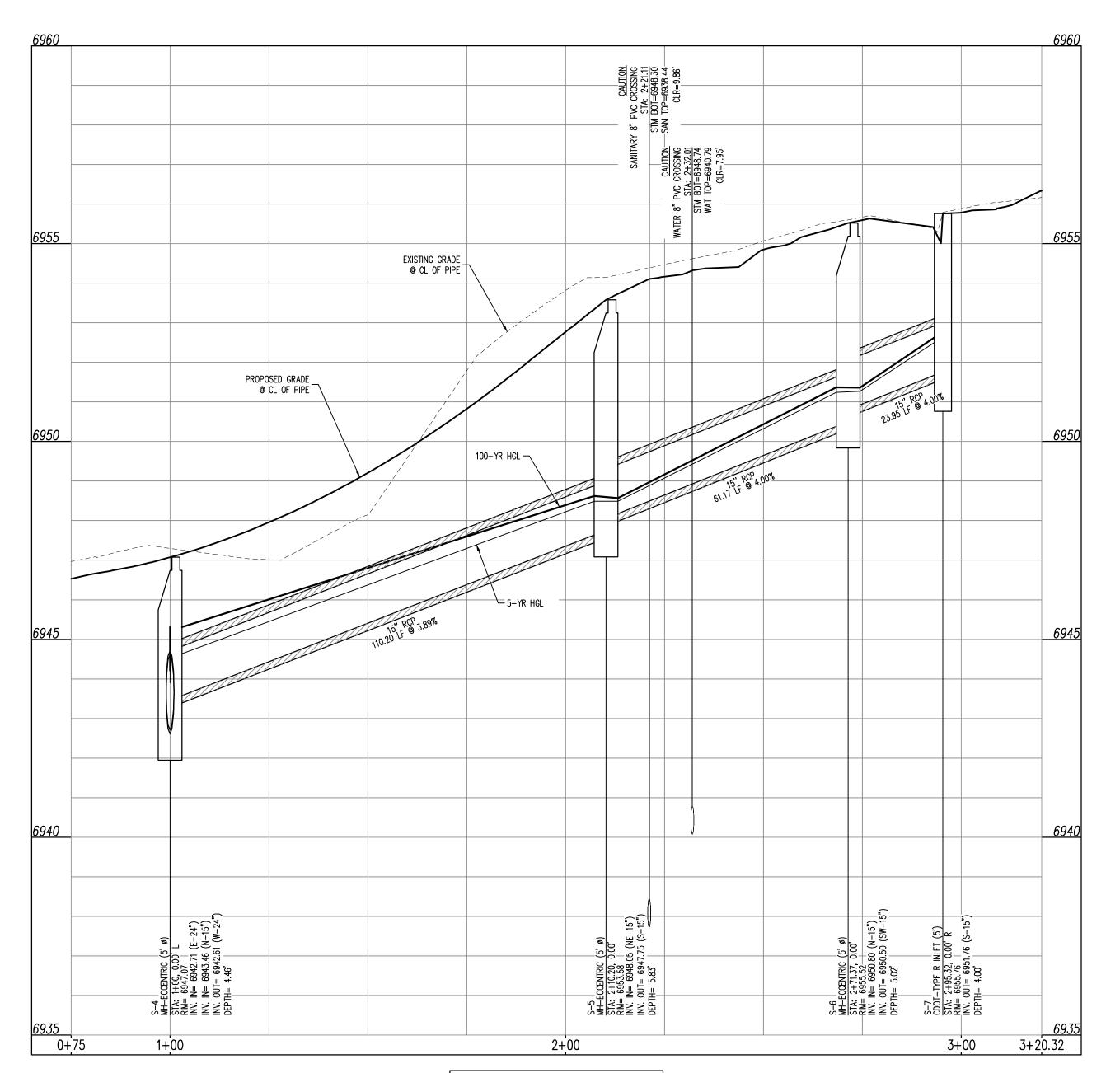
BAS, CMWJ

05/17/2024

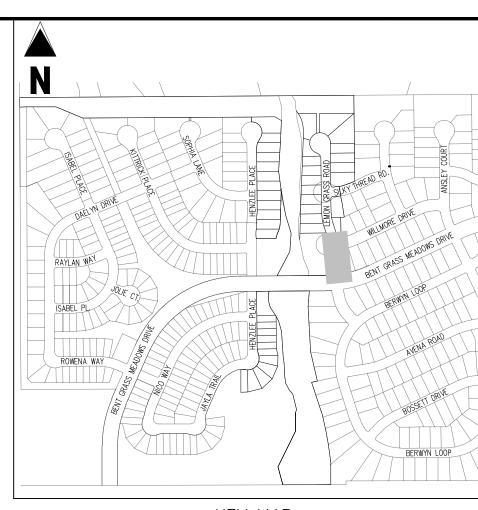
JDM, BLB



<u>STORM DRAIN LINE C - PLAN</u>



STM-LINE C STA: 0+75 - 3+20.32 SCALE: H: 1"=30' V: 1"=3'



KEY MAP SCALE: 1"=500'

EXISTING PROPERTY LINE

LEGEND

	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
——— W————	PROPOSED WATER LINE
—ss— — —	EXISTING SANITARY SEWER LINE
—— SS————	PROPOSED SANITARY SEWER LINE
· · · · ·	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION
→···→···→···	PROPOSED SWALE WITH FLOW DIRECTION
	100-YEAR FEMA FLOODPLAIN
	PROPOSED GRAVEL PER ECM TABLE D-7
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING GRAVEL PER ECM TABLE D-7
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
113	PROPOSED LOT #
<u></u> Ц	EXISTING LOT # (BENT GRASS FILING NO. 2)
\(\begin{array}{cccccccccccccccccccccccccccccccccccc	PROPOSED ADA RAMP
•	PROPOSED FIRE HYDRANT
×	PROPOSED GATE VALVE
	PROPOSED REDUCER
Ū	PROPOSED WATER BEND/TEE
(a)	PROPOSED SANITARY MANHOLE
	PROPOSED FES
<u> </u>	PROPOSED STORM MANHOLE

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

PROPOSED CDOT TYPE R STORM INLET

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

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BASIS OF BEARINGS

CONSTRUCTION.

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BENCHMARK

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

CAUTION — NOTICE TO CONTRACTOR 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.
FOR
CHALLENGER COMMUNTIES, LLC
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD

 Project No:
 CLH000021

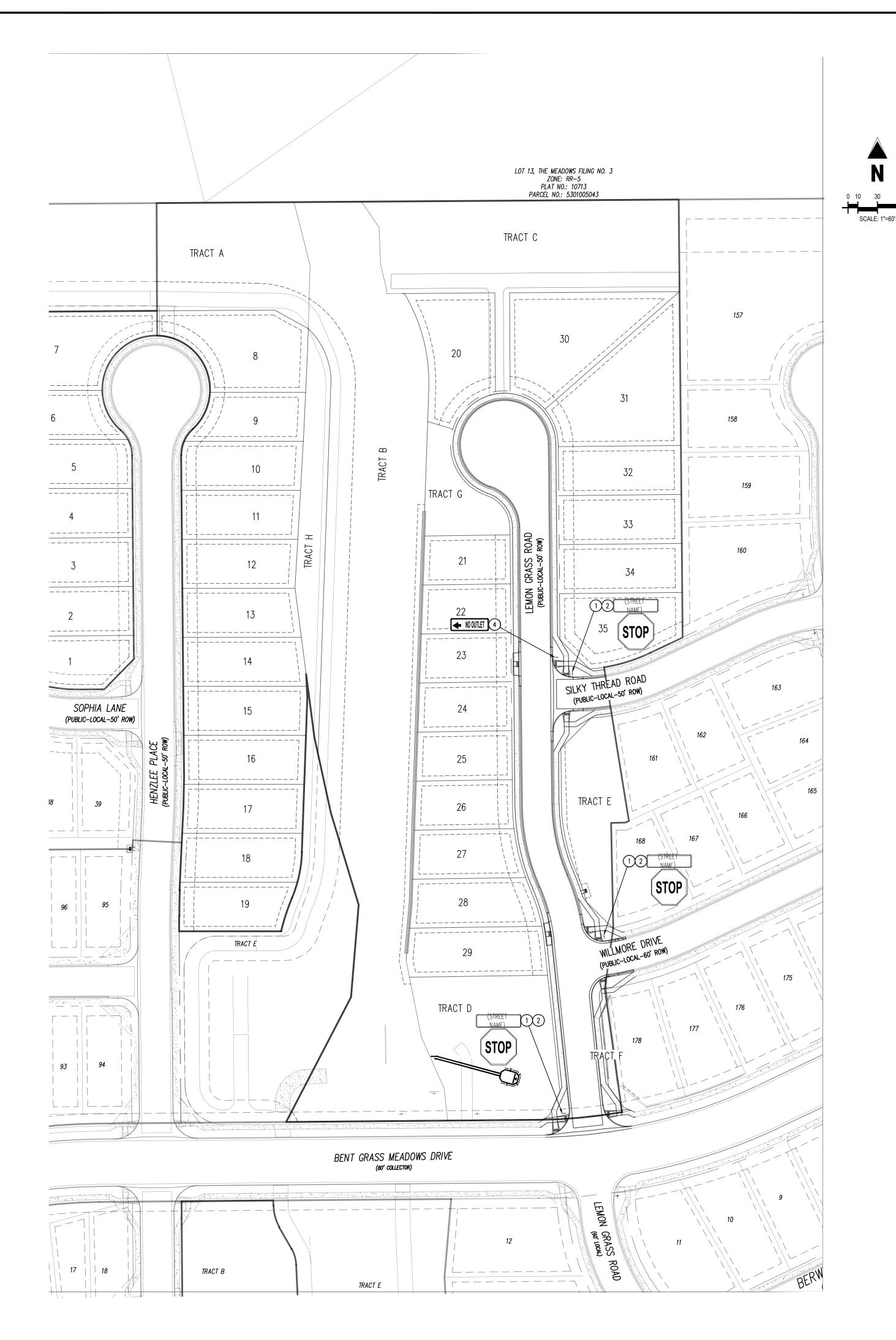
 Drawn By:
 JDM, BLB

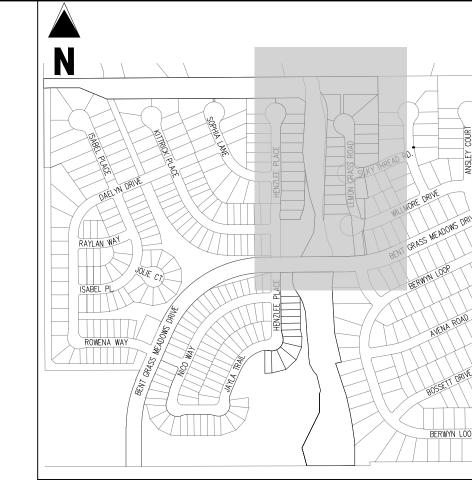
 Checked By:
 BAS, CMWJ

 Date:
 05/17/2024

STORM DRAIN PLAN & PROFILE

C2.5
Sheet 10 of 14





LEGEND	
	EXISTING PROPERTY LINE (PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE (PROJECT BOUNDAR
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
100YR	100-YEAR FEMA FLOODPLAIN
51	PROPOSED LOT NUMBER
101	EXISTING LOT #

<u>SCHEDULE</u>

- 1) PROPOSED STOP SIGN, MUTCD SIGN R1-1
- 2) PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
- 3 PROPOSED TYPE III BARRICADE W/ MUTCD R11-2

4) PROPOSED NO OUTLET SIGN, MUTCD W14-2A

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CONSTRUCTION DOCUMENT FALCON MEADOWS AT BENT FOR CHALLENGER COMMUNTIES,

#	Date	Issue / Description	Init.
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CLH000021 Project No: JDM, BLB BAS, CMWJ Checked By: 05/17/2024 SIGNAGE PLAN

Know what's below. Call before you dig.

Sheet 11 of 14

BASIS OF BEARINGS

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

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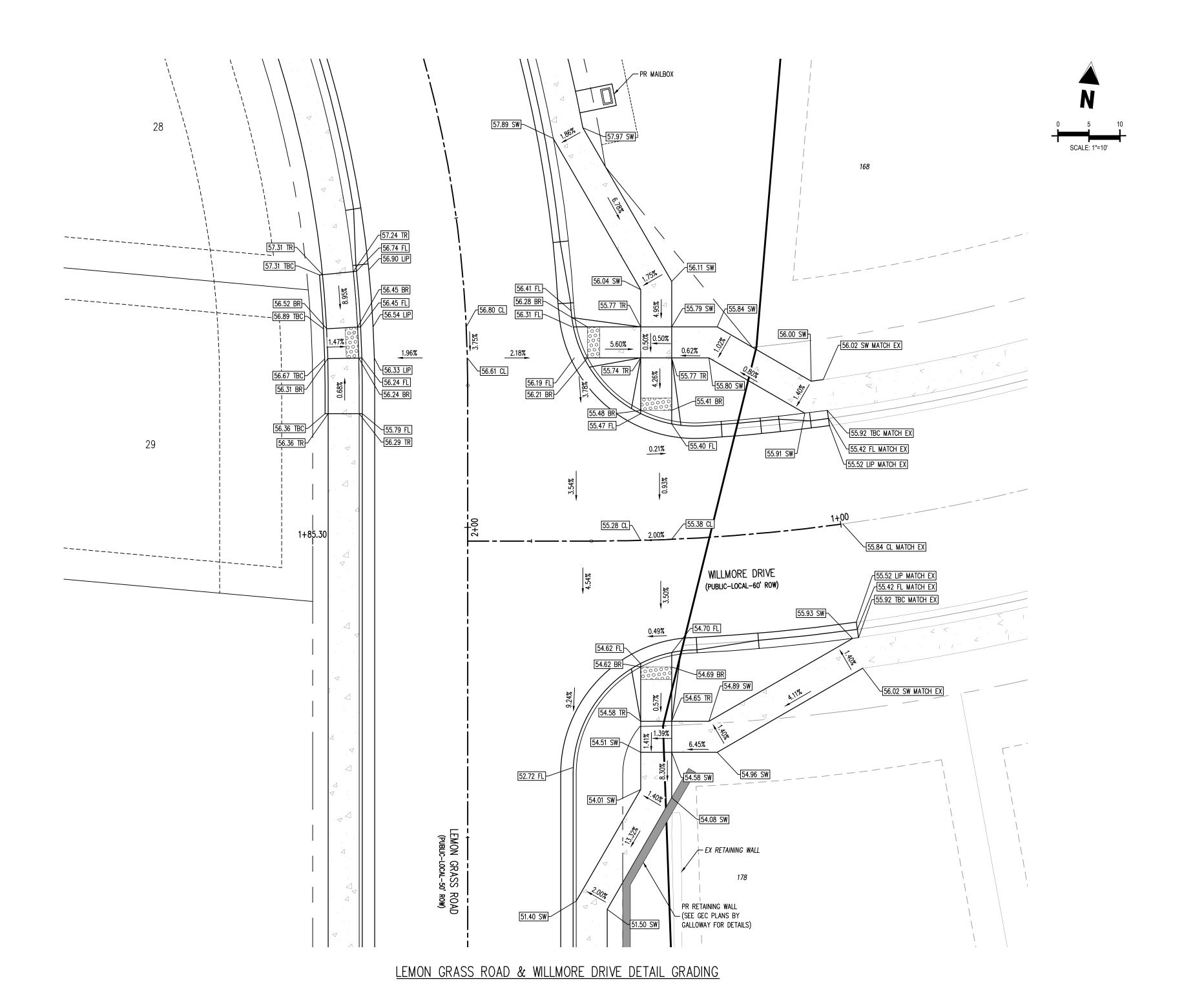
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

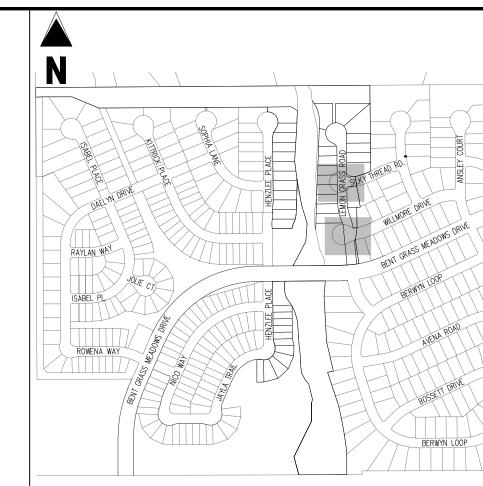
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CONSTRUCTION.





<u>KEY MAP</u> SCALE: 1"=500'

<u>LEGEND</u> EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE ------ PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT ----- EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION PROPOSED SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP

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EXISTING GROUTED BOULDERS

PROPOSED LOT # EXISTING LOT #

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

BASIS OF BEARINGS

113

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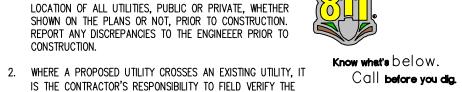
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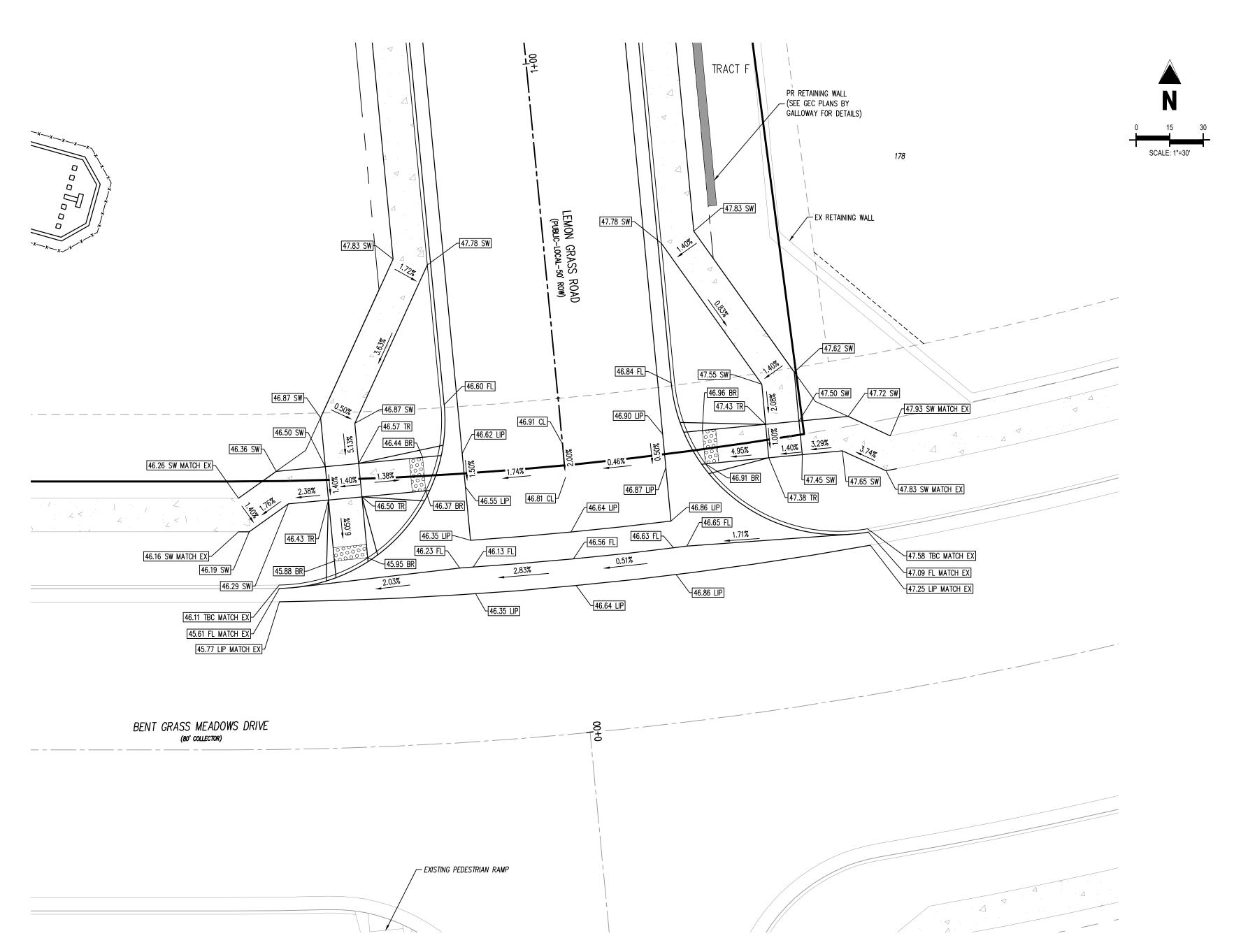
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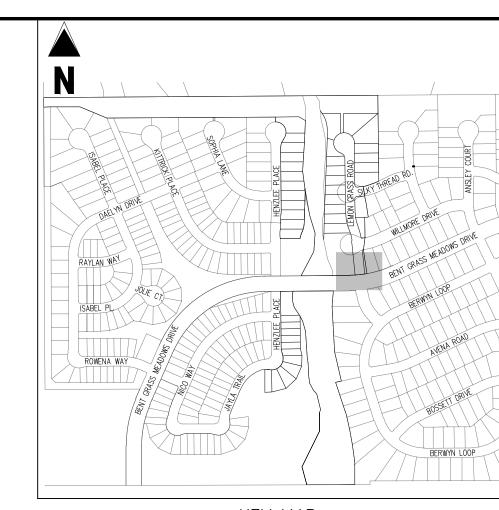
CLH000021 Project No: JDM, BLB Drawn By: BAS, CMWJ Checked By: 05/17/2024

INTERSECTION DETAIL

Sheet 12 of 14



LEMON GRASS ROAD & BENT GRASS MEADOWS DRIVE DETAIL GRADING



<u>KEY MAP</u>

SCALE: 1"=500' LEGEND EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE ------ PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION PROPOSED SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK

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EXISTING RIP RAP

PROPOSED LOT # EXISTING LOT #

EXISTING GROUTED BOULDERS

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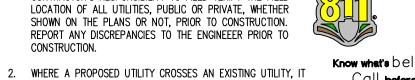
BENCHMARK

CONSTRUCTION.

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Call before you dig. IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO



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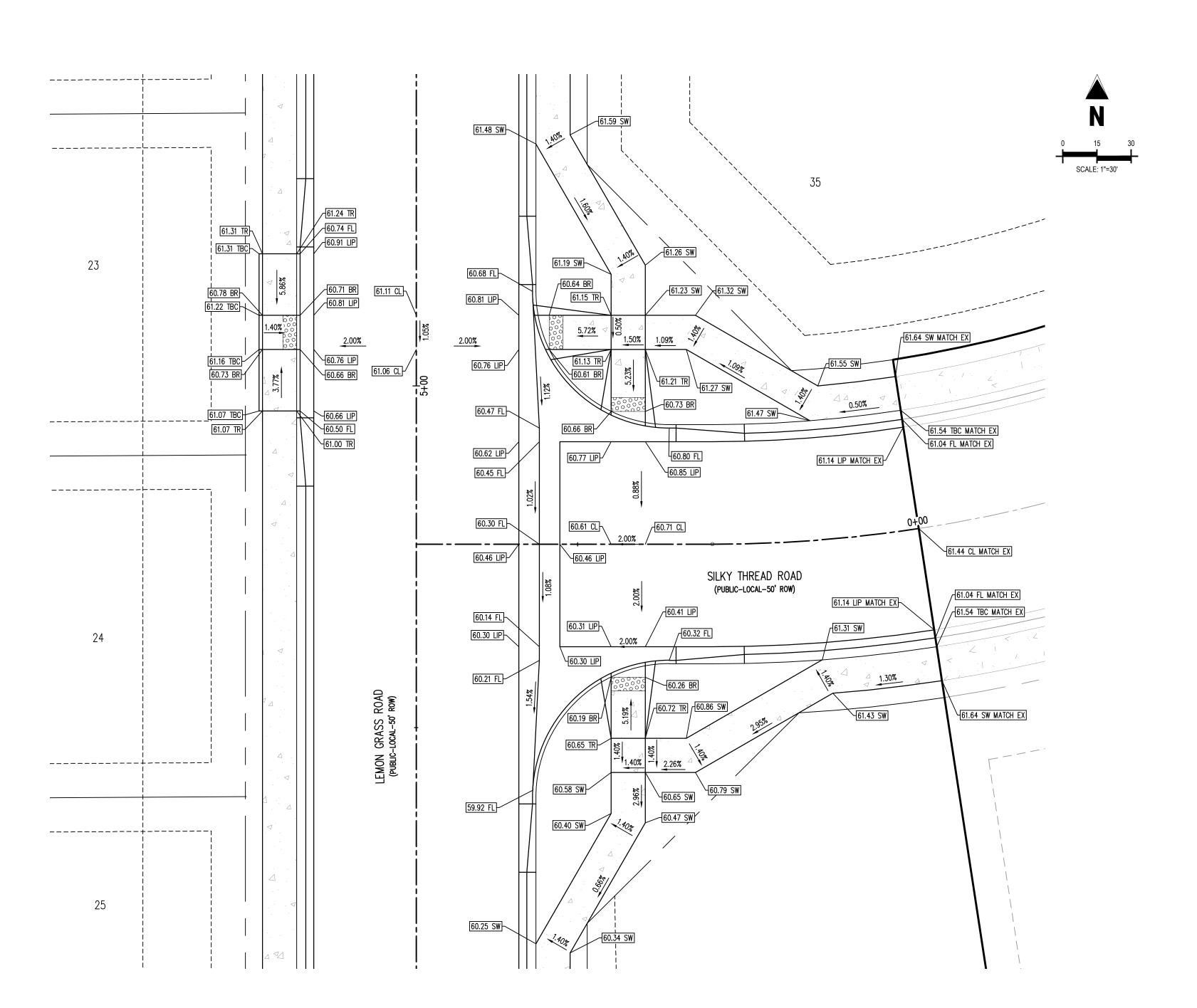
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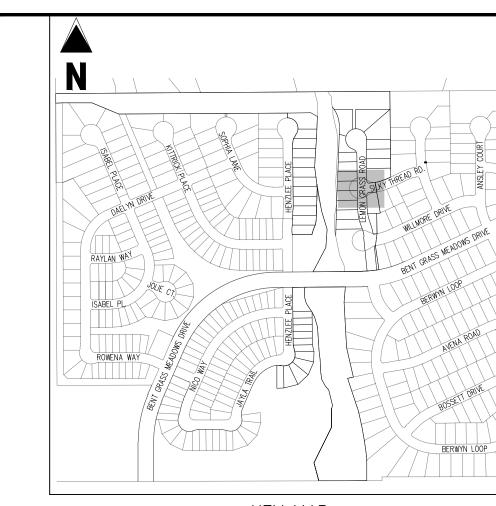
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	Date:	05/17/2024
	Checked By:	BAS, CMW
	Drawn By:	JDM, BLE
	Project No:	CLH000021

INTERSECTION DETAIL

Sheet 13 of 14



LEMON GRASS ROAD & SILKY DRIVE DETAIL GRADING



KEY MAP SCALE: 1"=500'

	SCALE: 1"=500'
LEGEND	
	 EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	 PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDAR)
	- EXISTING RIGHT OF WAY LINE
	- PROPOSED RIGHT OF WAY LINE
	- EXISTING LOT LINE
	- PROPOSED LOT LINE
	- EXISTING EASEMENT
	- PROPOSED EASEMENT
	- EXISTING ROADWAY CENTER LINE
	- PROPOSED ROADWAY CENTER LINE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
W	EXISTING WATER LINE
- W	- PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER LINE
SS———	- PROPOSED SANITARY SEWER LINE
	- EXISTING DRAINAGE FEATURE OUTLINE
	- PROPOSED DRAINAGE FEATURE OUTLINE
···	- EXISTING SWALE WITH FLOW DIRECTION
···-	- PROPOSED SWALE WITH FLOW DIRECTION
100YR	- 100-year fema floodplain
	PROPOSED CONCRETE
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
44.7	BRODOCED LOT #

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PROPOSED LOT #

EXISTING LOT #

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NC
FOR
CHALLENGER COMMUNTIES, LLC
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD

 Project No:
 CLH000021

 Drawn By:
 JDM, BLB

 Checked By:
 BAS, CMWJ

 Date:
 05/17/2024

INTERSECTION DETAIL

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Sheet 14 of 14