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

PROJECT CONTACTS

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UTILITY CONTACTS

WATER & WASTEWATER
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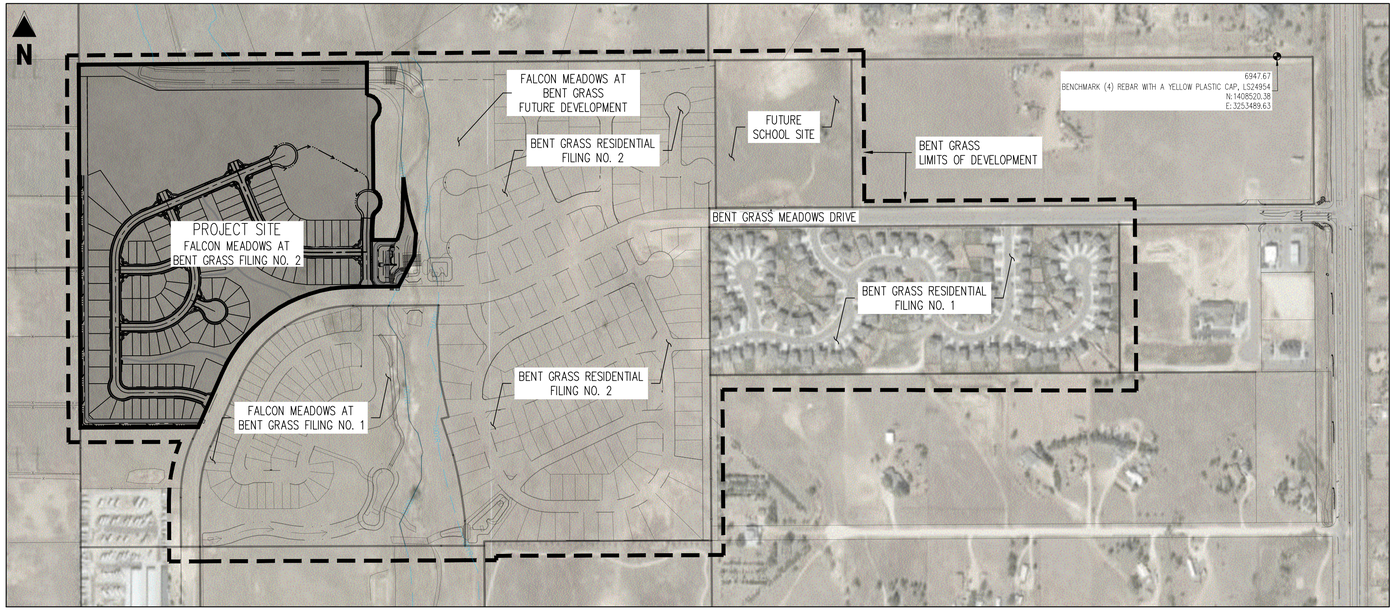
FALCON, CO 80831
TELE: (719) 495-2500
ATTN: JERRY JACOBSON
EMAIL: JERRY@WHMD.ORG

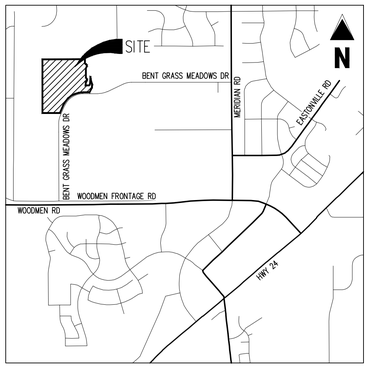
ELECTRIC
MOUNTAIN VIEW ELECRIC
11140 E WOODMEN RD
FALCON, CO 80831
TELE: (719) 495-2283
CATHY HANSEN-LEE
EMAIL: CATHY.H@MVEA.COOP

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

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



SITE MAP
SCALE: 1"=300'



VICINITY MAP
1"=2,000'

ENGINEER'S STATEMENT
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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

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

EL PASO COUNTY
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

APPROVED
Engineering Department
04/26/2022 7:56:06 AM
delacosta
EPC Planning & Community Development Department

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

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

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	NOTES	C0.1
3	HORIZONTAL CONTROL	C1.0
4	PHASING PLAN	C1.1
5	KEY MAP	C2.0
6	HENZLEE PLACE STREET IMPROVEMENT PLAN	C2.1
7	KITTRICK PLACE STREET IMPROVEMENT PLAN	C2.2
8	KITTRICK PLACE STREET IMPROVEMENT PLAN	C2.3
9	ROWENA WAY STREET IMPROVEMENT PLAN	C2.4
10	ROWENA WAY STREET IMPROVEMENT PLAN	C2.5
11	DAELYN DR IMPROVEMENT PLAN	C2.6
12	DAELYN DRIVE STREET IMPROVEMENT PLAN	C2.7
13	ISABEL PLACE STREET IMPROVEMENT PLAN	C2.8
14	ISABEL PLACE STREET IMPROVEMENT PLAN	C2.9
15	RAYLAN WAY STREET IMPROVEMENT PLAN	C2.10
16	JOLIE COURT STREET IMPROVEMENT PLAN	C2.11
17	SIGNAGE PLAN	C3.0
18	INTERSECTION DETAIL	C3.1
19	INTERSECTION DETAIL	C3.2
20	INTERSECTION DETAIL	C3.3
21	INTERSECTION DETAIL	C3.4
22	INTERSECTION DETAIL	C3.5
23	STORM WATER KEY MAP	C4.0
24	STORM WATER PLAN & PROFILE	C4.1

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

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

ELEVATION = 6947.67

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

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

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

COLORADO LICENSED RONALD G. DENNIS 51622 PROFESSIONAL ENGINEER
PE
03/22/2022

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CHALLENGER HOMES

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

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

#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

COVER SHEET

C0.0
Sheet 1 of 24

W:\Challenger Homes\Active\CLH000019 - FMA at Bent Grass\Engineering\Drawings\Cover\Cover Sheet.dwg, Cathy Johnson, 2/14/2022

GENERAL CONSTRUCTION NOTES

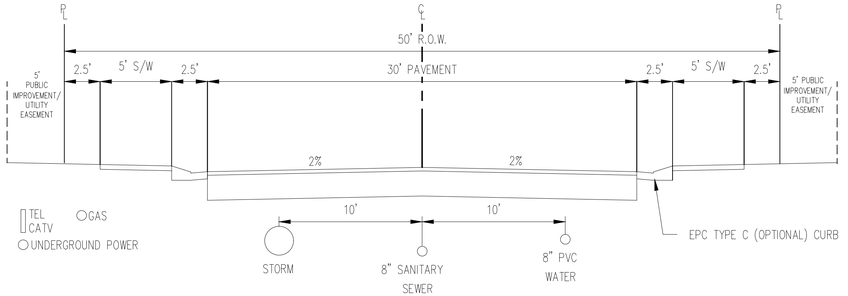
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-DR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D.3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

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

SIGNING AND STRIPING NOTES

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



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

STREET NAMES

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

EPC 4/26/22

Galloway
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COLORADO LICENSED
REGISTERED
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

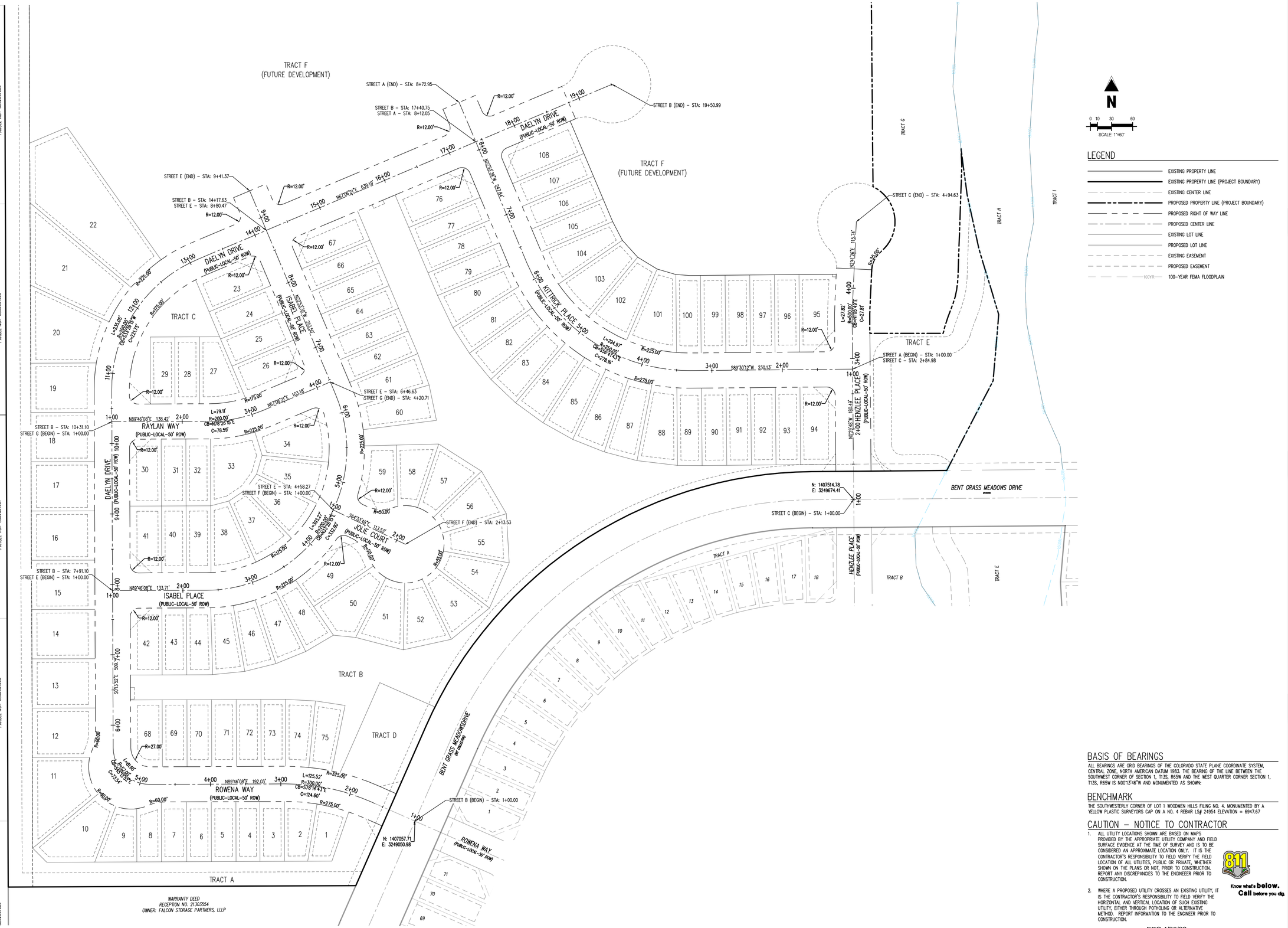
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

NOTES

C0.1
Sheet 2 of 24

W:\Challenger Homes Inc\DOL Falcon - CLH000019 - 1 Mer Bent Grass 5\DRAWINGS\PLANS_CIVIL_Cover\Master Bent Grass Cover Sheet - Falcon - 2.dwg, 2/14/2022



BASIS OF BEARINGS

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

BENCHMARK

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

CAUTION – NOTICE TO CONTRACTOR

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

EPC 4/26/22

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COLORADO LICENSED
RYAN GRAY DAVIS
PE 0058934
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

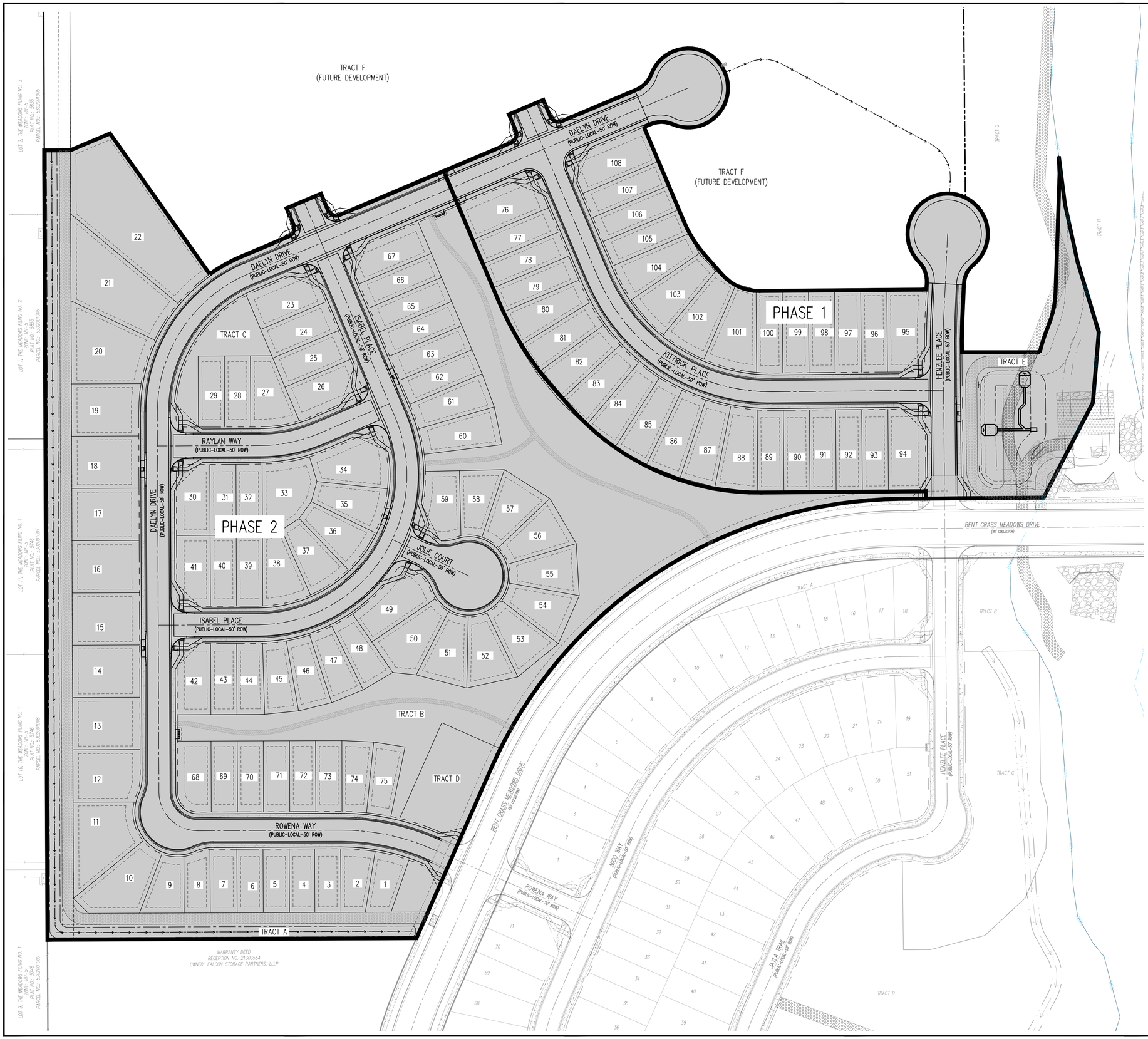
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

HORIZONTAL CONTROL

C1.0
Sheet 3 of 24

H:\Challenger Homes\CLH000019 - Falcon - CLASSIFIED\3 - Falcon\Civil\Engineering\Drawings\C1.0 - Overall Horizontal Control.dwg, C1.0 - Overall Horizontal Control, Cathy Johnson, 2/16/2022



EPC 4/26/22

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Colorado Springs, CO 80920
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ROBERT GRAY GALLOWAY
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PROFESSIONAL ENGINEER
03/22/2022

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FALCON, CO 80831 - EL PASO COUNTY

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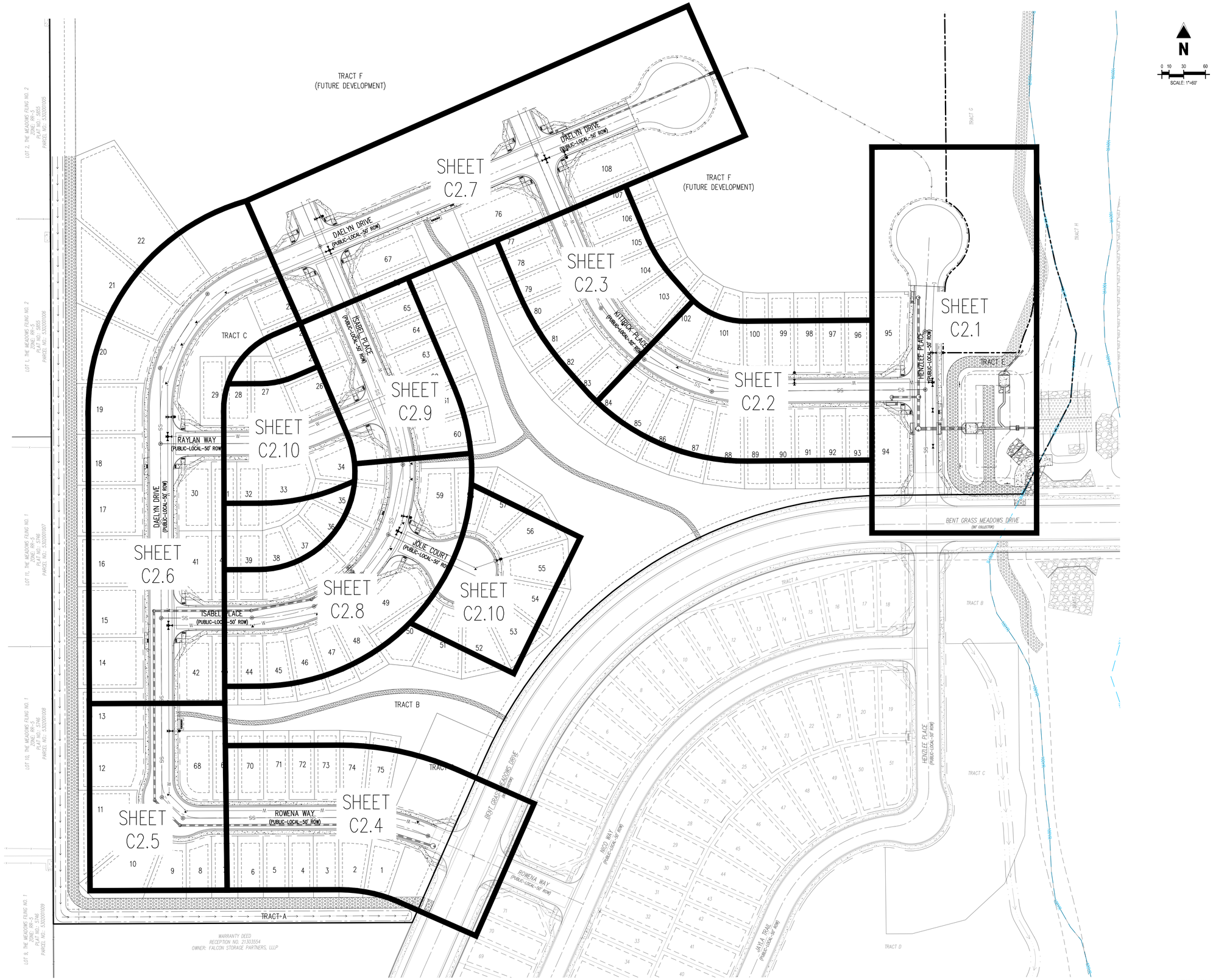
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

PHASING PLAN

C1.1
Sheet 4 of 24

M:\Challenger Homes\CH000019 Falcon - CLA\000019 - e1M at Bent Grass\01\DOCS\DWG\EXHIBITS\CLH_C1_1_Phasing Plan.dwg - Caleb Johnson - 2/14/2022



EPC 4/26/22

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FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000019
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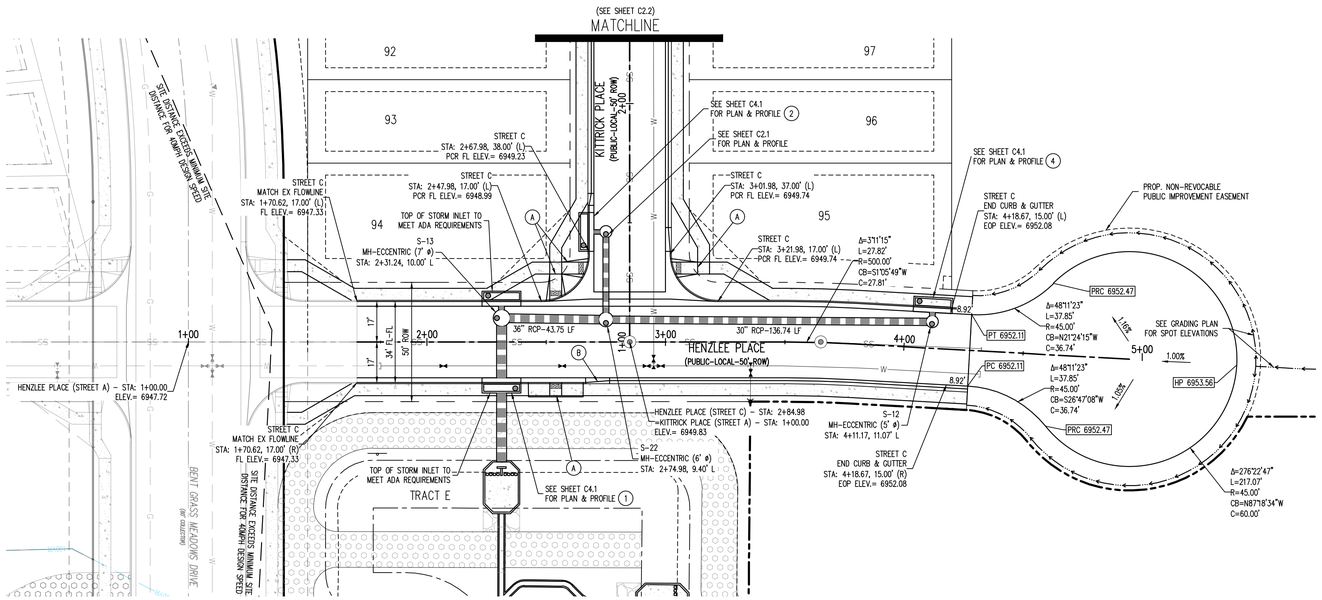
Date:	02/14/2022

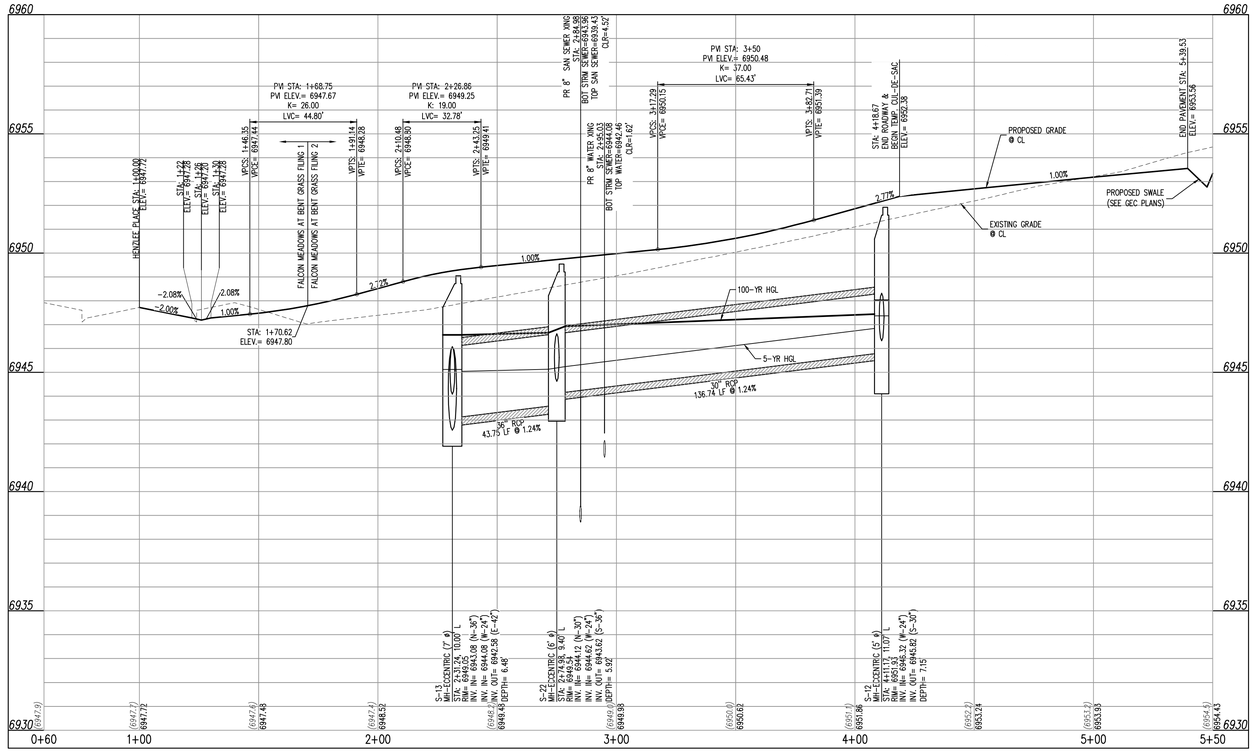
KEY MAP

C2.0
Sheet 5 of 24

I:\Challenger Homes\DOCS Admin - CLH000019 - VM at Bent Grass\ENGR\CIVIL\C2.0_Key Map Key Coffee Johnson 2/14/2022



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



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

NOTES

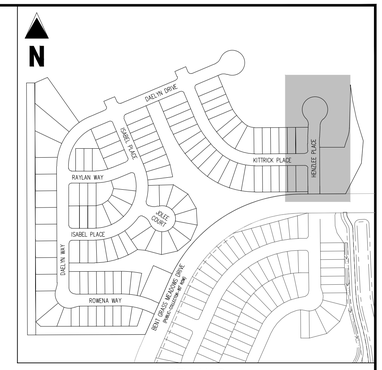
1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT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

(CT) CURVE TABLE ID

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

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION



KEY MAP
SCALE: 1"=300'

LEGEND

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

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

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

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

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BASIS OF BEARINGS

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

BENCHMARK

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

CAUTION – NOTICE TO CONTRACTOR

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

EPC 4/26/22

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03/22/2022

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CHALLENGER COMMUNITIES, LLC

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

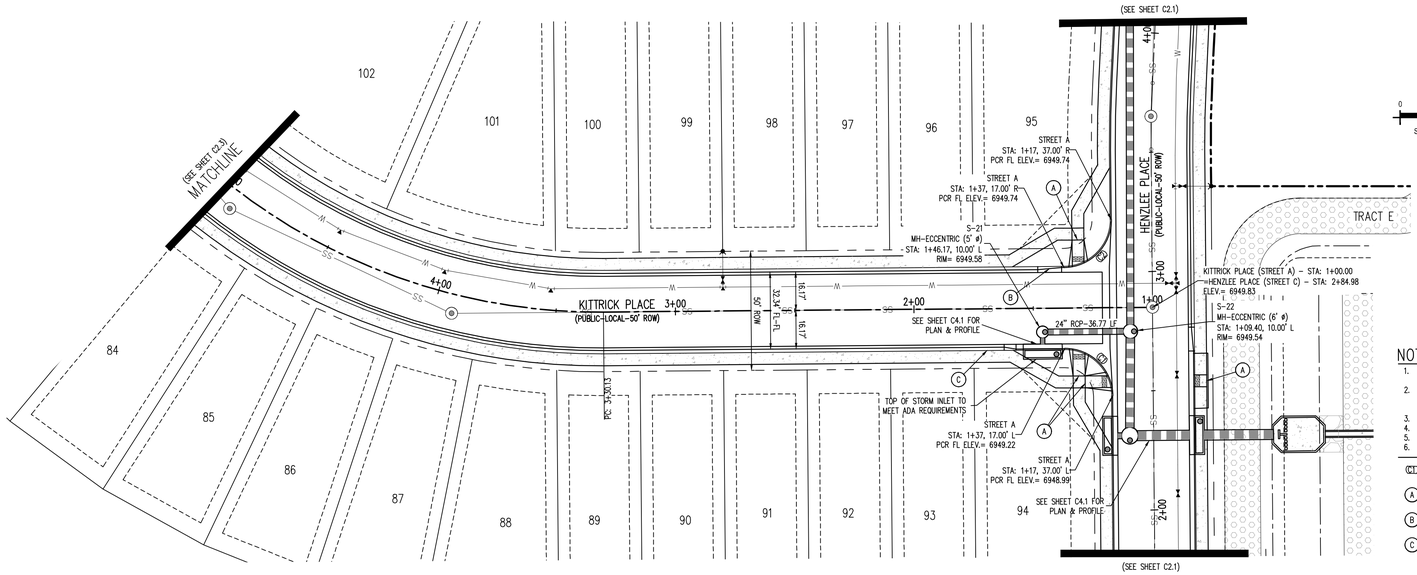
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

HENZLEE PLACE STREET IMPROVEMENT PLAN

C2.1
Sheet 6 of 24

W:\Challenger Homes (HCD)\ Falcon – CLH000019 – 3745 Bent Grass Dr\DRAWINGS\PLANS\Eng_C2.1_Henzlee PL Plan_Cmwj_Approved_2.24.2022



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

NOTES

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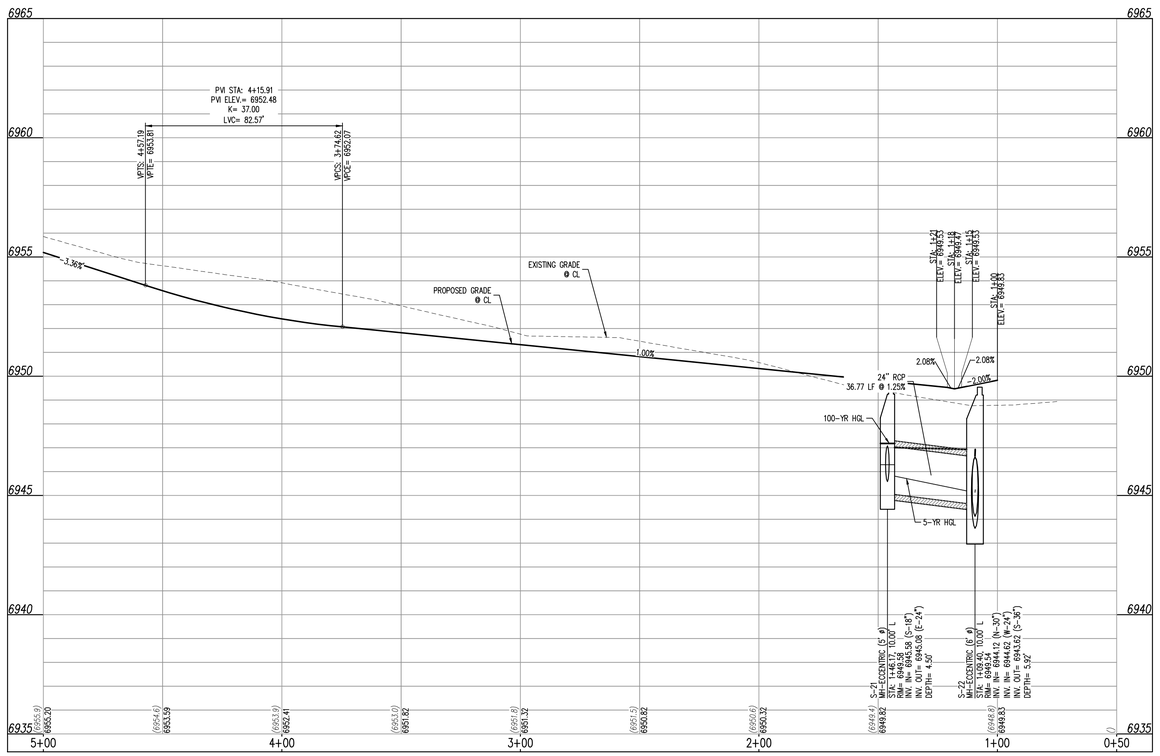
(CD) CURVE TABLE ID

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

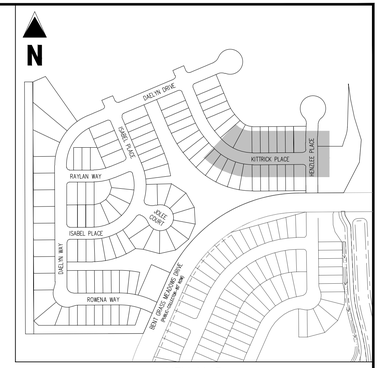
(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

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



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



KEY MAP
SCALE: 1"=300'

LEGEND

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- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
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- PROPOSED RIGHT OF WAY LINE
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- 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
- 113 — PROPOSED LOT #
- 15 — EXISTING LOT #

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EPC 4/26/22

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PE.0061822
03/22/2022

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FALCON, CO 80831 - EL PASO COUNTY

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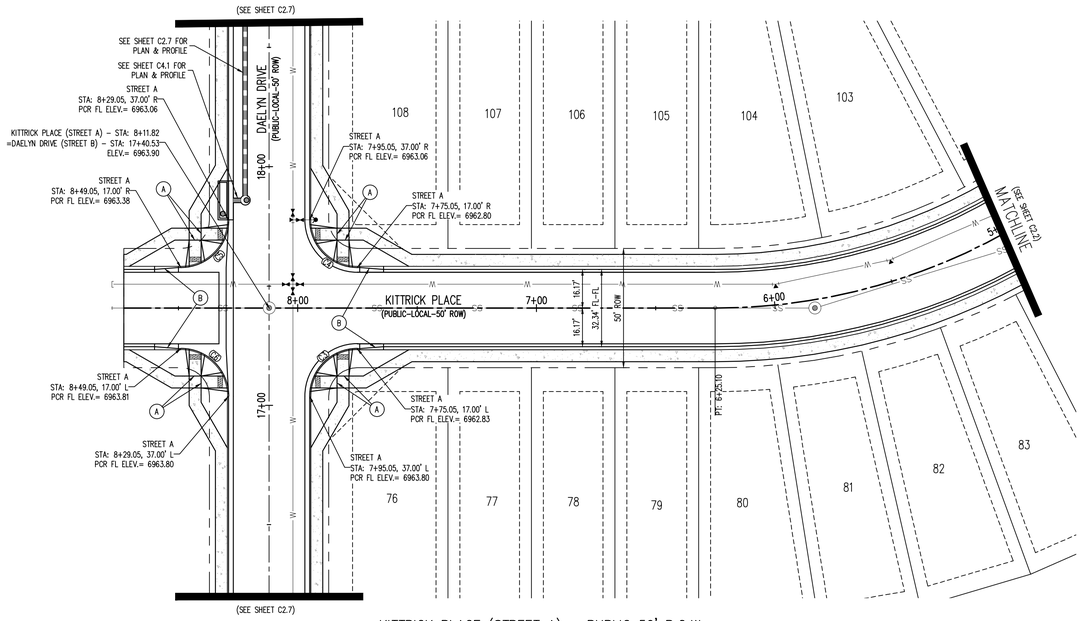
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

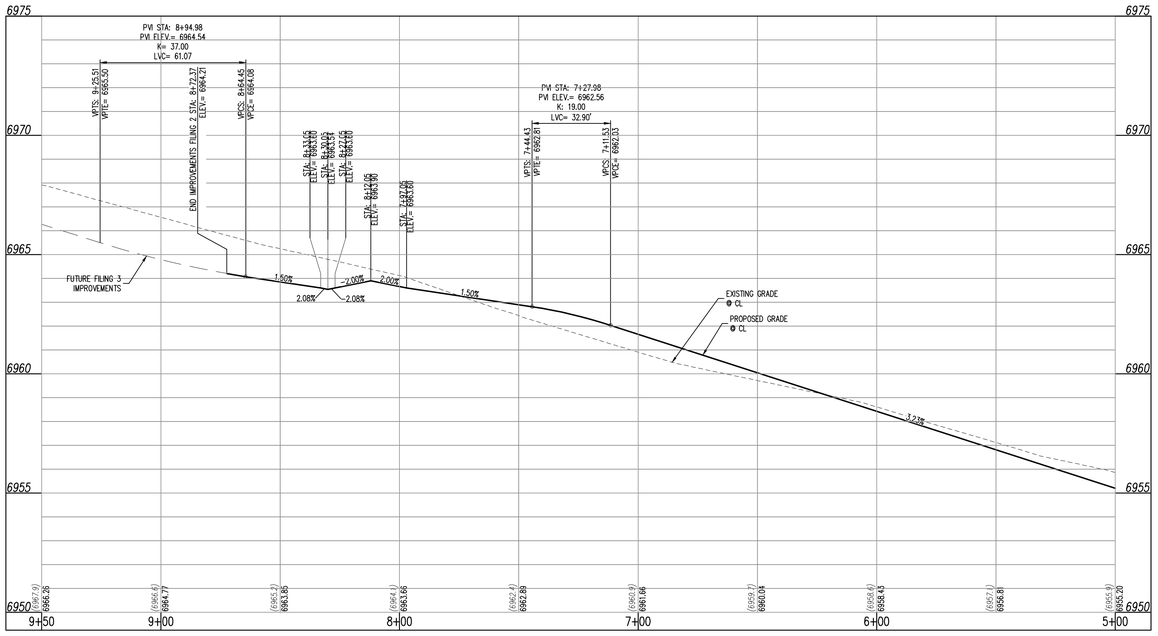
KITTRICK PLACE STREET IMPROVEMENT PLAN

C2.2
Sheet 7 of 24

N:\Challenger Homes (HCD)\ 3 Admin \ CLH000019 - 4154 at Bent Grass (HOA)\DATA\DRAWINGS\CLH_C2_2_Kittrick Pl Plan_Cmwj_Jtrimmer - 2/14/2022



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



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

NOTES

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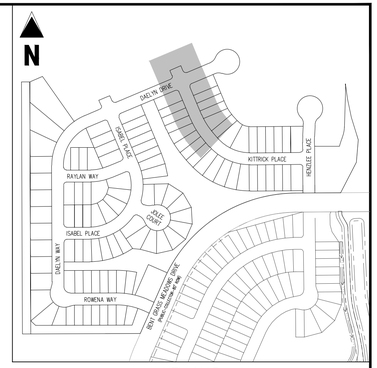
C5	90°00'00"	31.42	20.00	N67°53'39"W	28.28
C6	90°00'00"	31.42	20.00	S22°06'21"W	28.28



KEY MAP
SCALE: 1"=300'

LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
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- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
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- PROPOSED ROADWAY CENTER LINE
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- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
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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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811 Know what's **below.** **Call** before you dig.

EPC 4/26/22

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

COLORADO LICENSED
THOMAS P. GRAY
PE 0058722
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

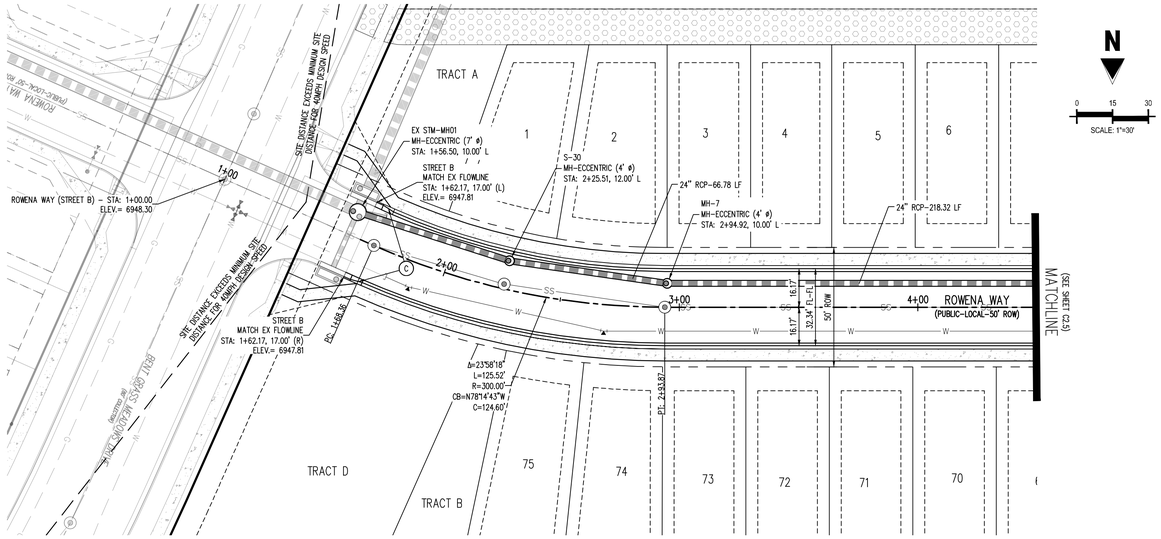
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

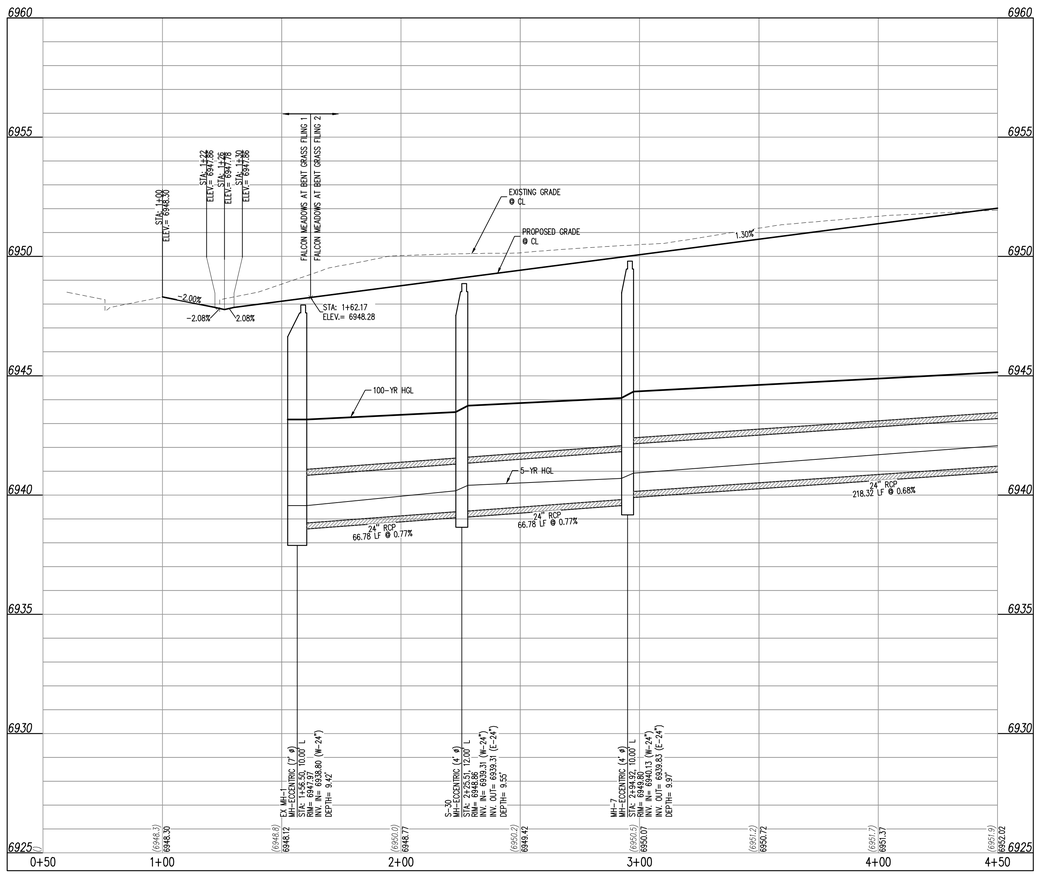
KITTRICK PLACE STREET IMPROVEMENT PLAN

C2.3
Sheet 8 of 24

H:\Challenger Homes (HCD, Inc)\CLH000019 - Falcon Meadows\Engineering\Drawings\Civil\Sheets\Plan\CLH000019_FM_C2_3_Kittrick Place.dwg - Cassie Jamieson - 2/14/2022



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



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

NOTES

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

(CL) CURVE TABLE ID

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

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

KEY MAP
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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

ROWENA WAY STREET IMPROVEMENT PLAN

C2.4
Sheet 9 of 24

N:\Challenger Homes (HCD)\ 3 Admin\ - CLH000019 - 4154 at Bent Grass (HCD)\ACAD\SITE\SHEETS\C2.4_Rowena Way Plan_Callen Johnson - 2/14/2022

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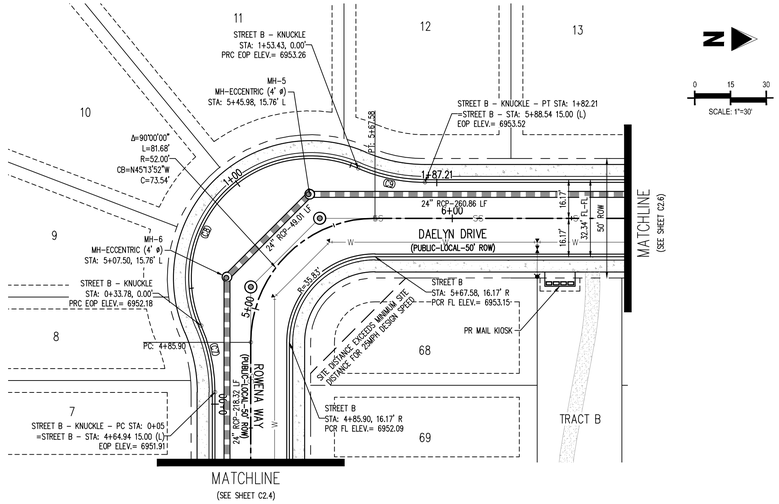
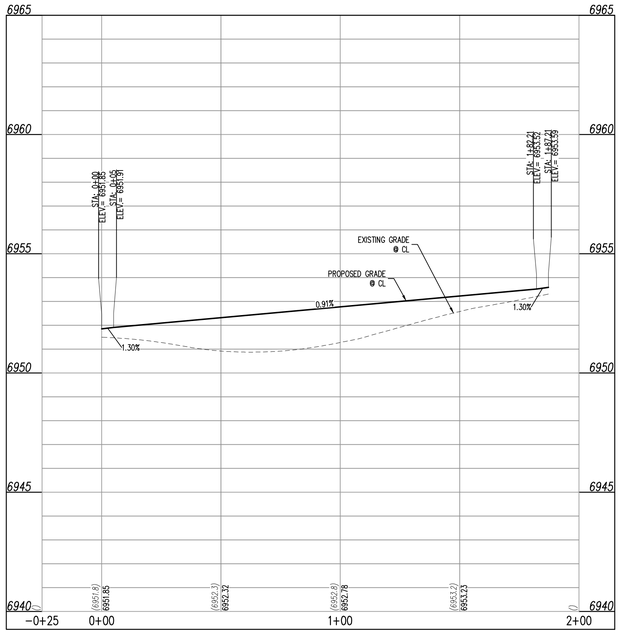
CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C7	23°33'23"	28.78	70.00	S77°59'26"W	28.58
C8	137°06'47"	119.65	50.00	N45°13'52"W	93.08
C9	23°33'23"	28.78	70.00	N11°32'50"E	28.58



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



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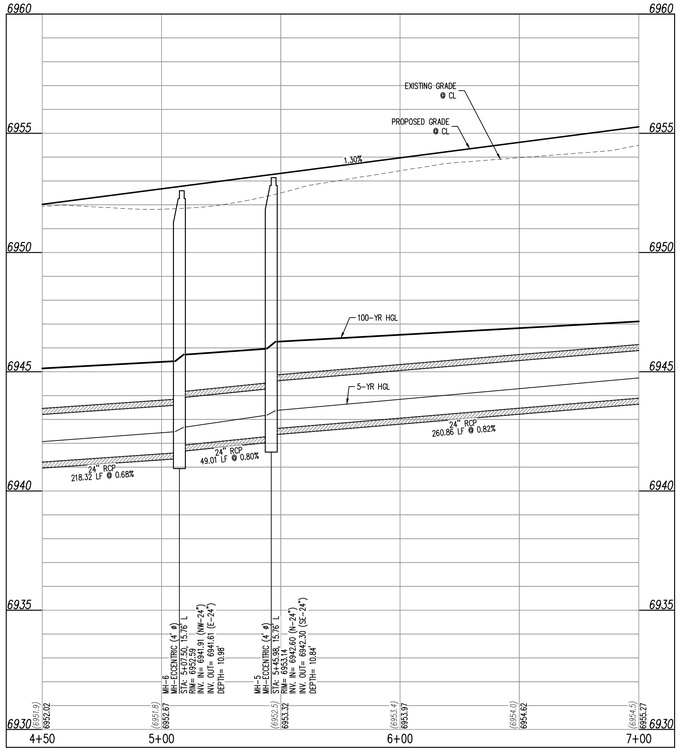
STA: −0+25 – 2+00
SCALE: H: 1"=30' V: 1"=3'



ROWENA WAY (STREET B)
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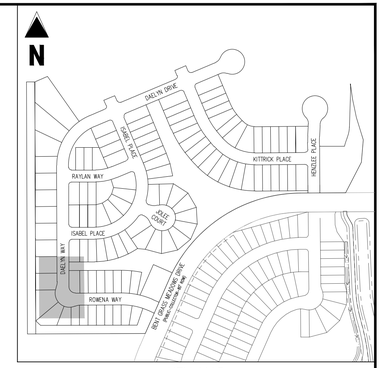
SCALE: H: 1"=30' V: 1"=3'



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FALCON, CO 80831 - EL PASO COUNTY

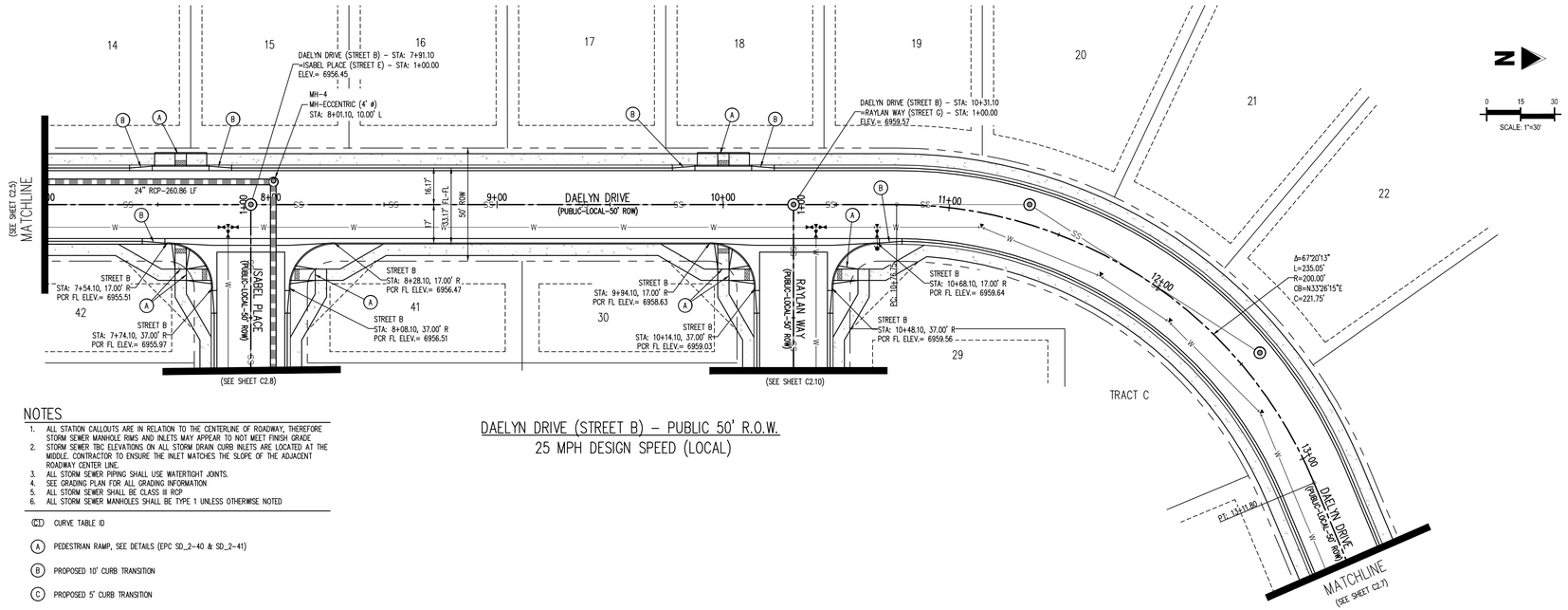
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

ROWENA WAY STREET IMPROVEMENT PLAN

C2.5
Sheet 10 of 24

M:\Challenger Homes (HCD)\ 1-Admin - CLH000019 - HTA at Bent Grass (HCD)\ADMIN\DWG\PLANS\PLS_C2.5_Rowena Wy Imp - Dalin Johnson - 2/14/2022



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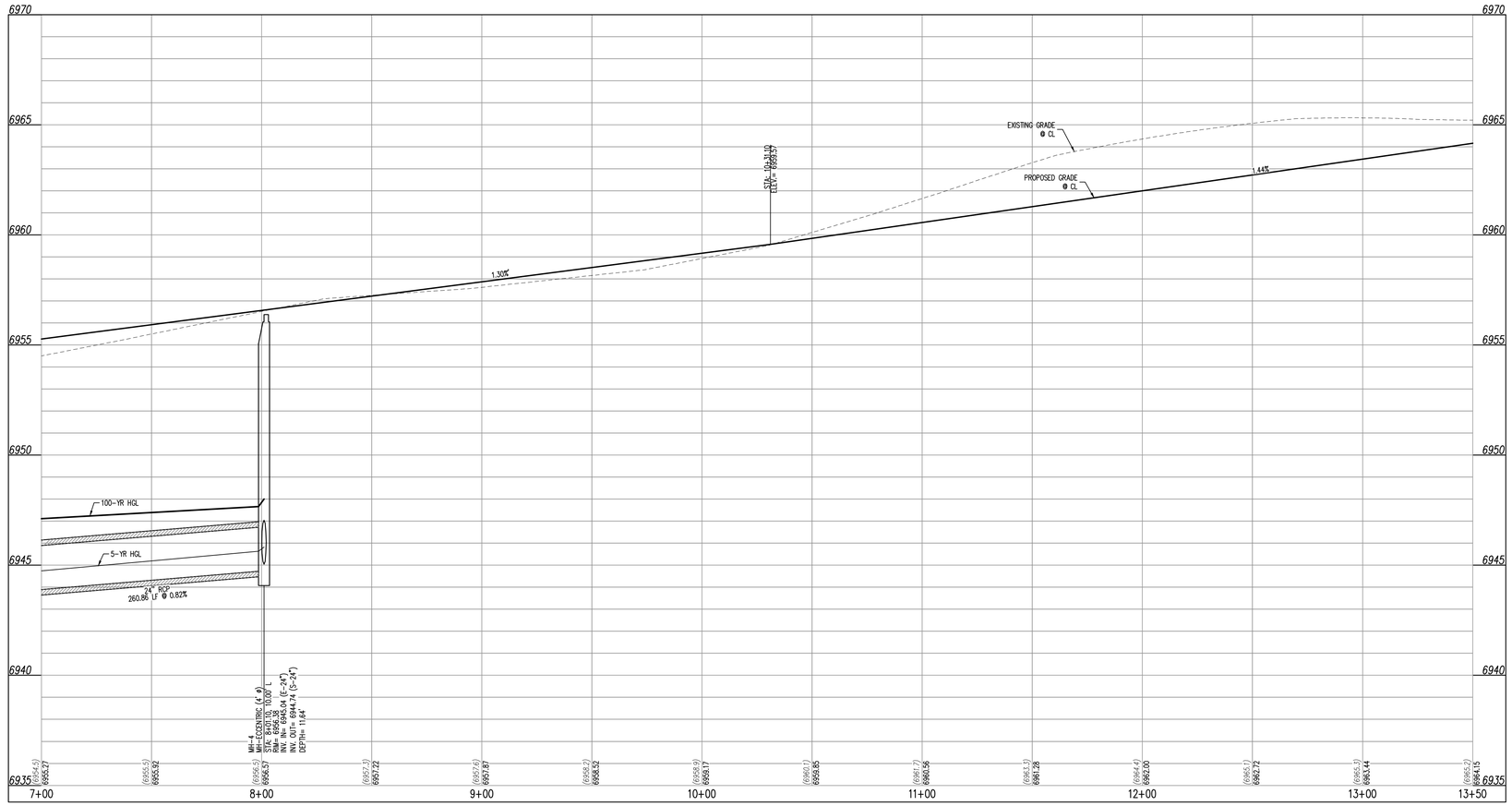

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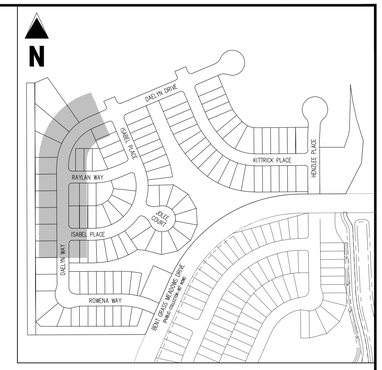

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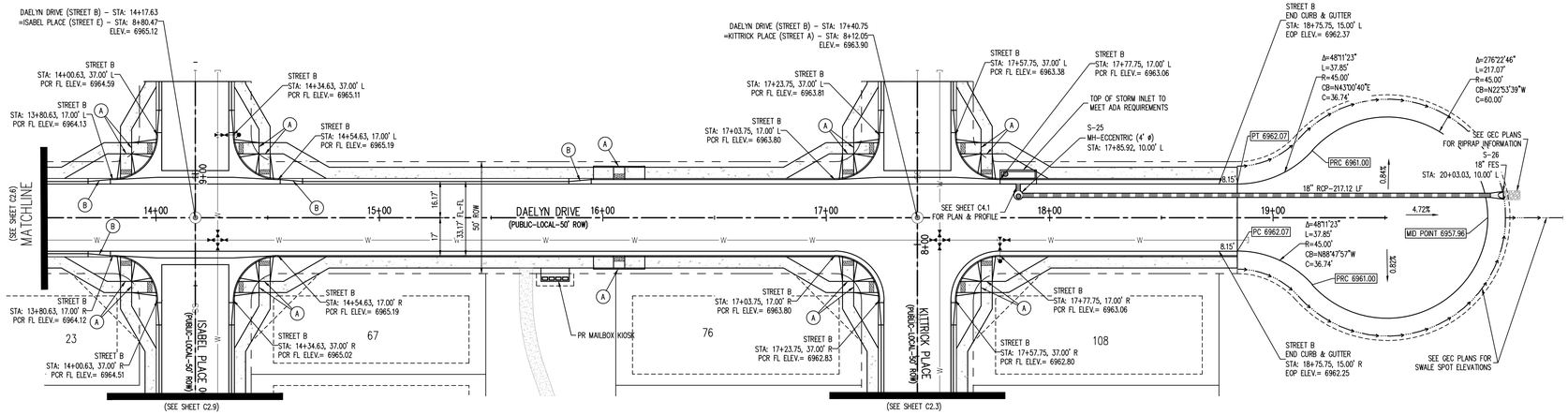
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

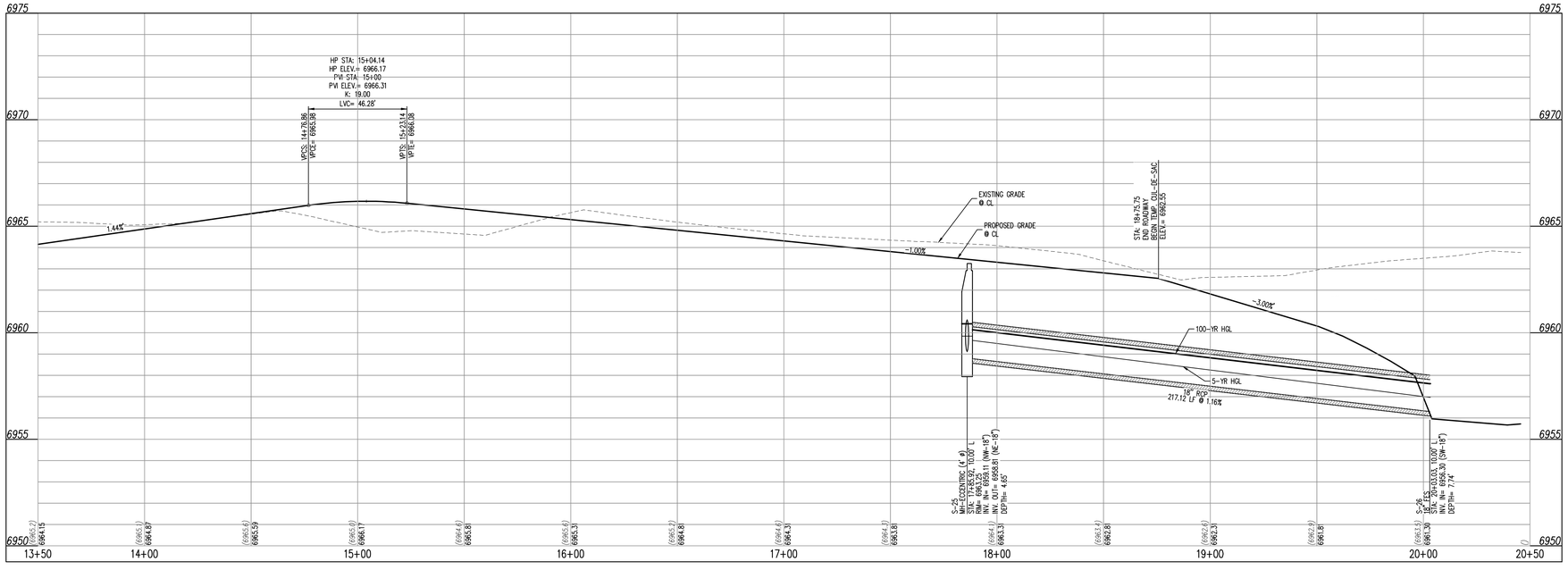
DAELYN DR IMPROVEMENT PLAN

C2.6
Sheet 11 of 24

W:\Challenger Homes Inc\DOL Falcon - CLH000019 - 1 Mer\Civil\Drawings\PLANSET\CLH_C2.6_Daelyn Dr.dwg - Caleb Atkinson - 2/14/2022



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



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

NOTES

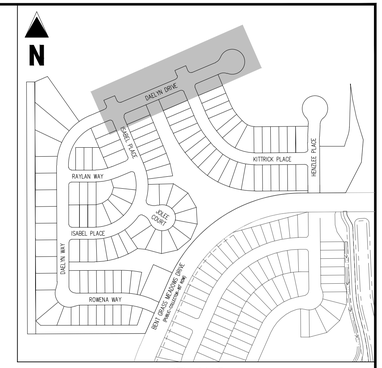
1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT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

(CT) CURVE TABLE ID

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

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION



KEY MAP
SCALE: 1"=300'

LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- W — PROPOSED WATER LINE
- 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
- 113 — PROPOSED LOT #
- 15 — EXISTING LOT #

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

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

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

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BASIS OF BEARINGS

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

BENCHMARK

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

CAUTION – NOTICE TO CONTRACTOR

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

EPC 4/26/22

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Colorado Springs, CO 80920
719.900.7220
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ROBERT GRANT KAUFMAN
PE 0054859
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

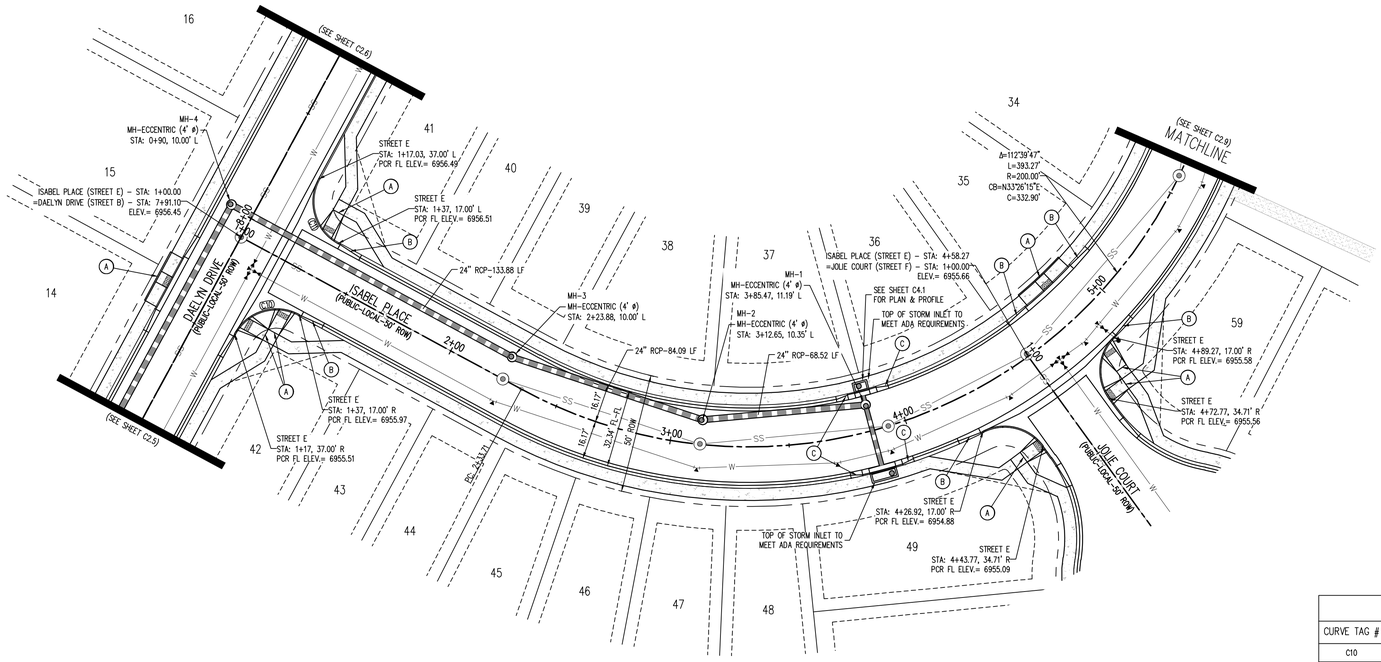
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

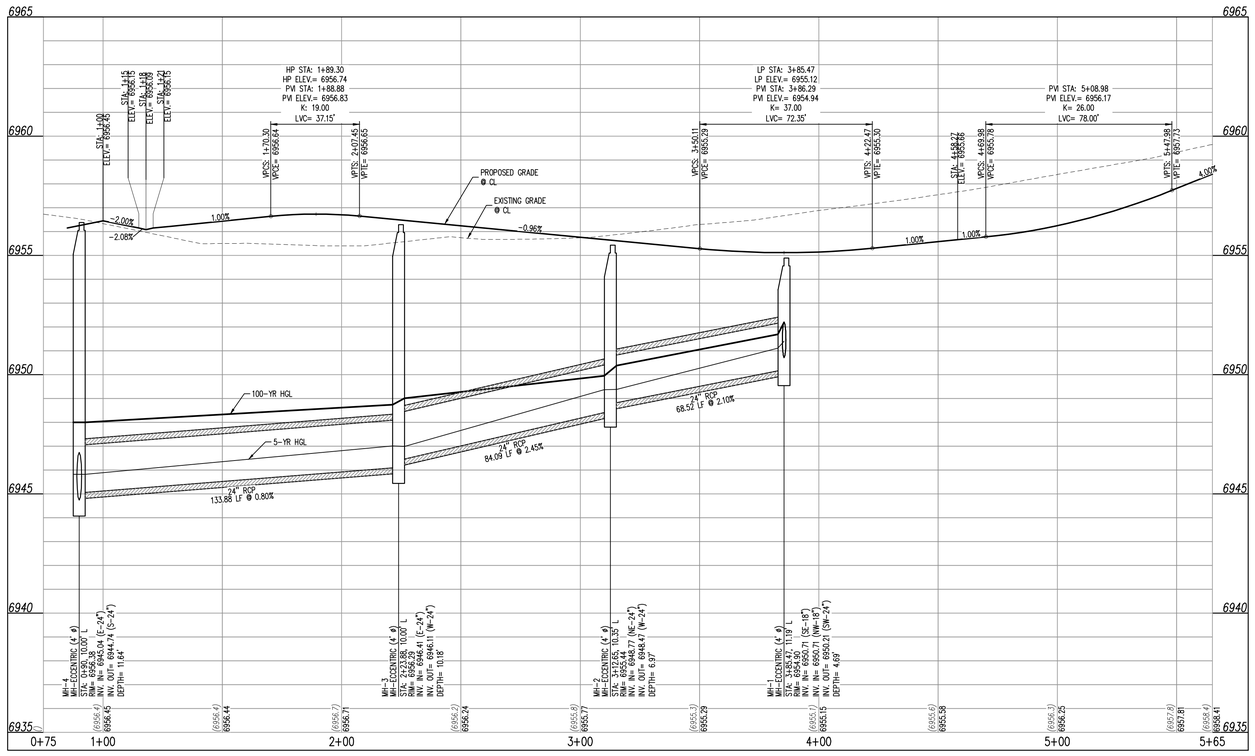
DAELYN DRIVE STREET IMPROVEMENT PLAN

C2.7
Sheet 12 of 24

H:\Challenger Homes\CLH000019 - Falcon - CLASSIFIED\4 - Civil\Exhibits\CLH000019_EC2_2 Daelyn Dr Imp - Callie Johnson - 2/15/2022

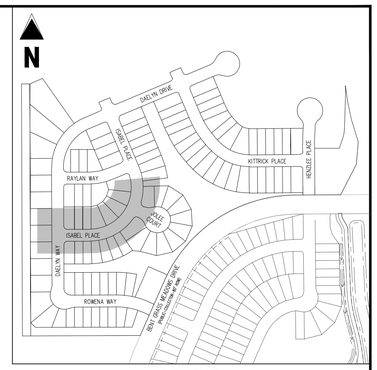


ISABEL PLACE (STREET E) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)



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

SCALE: 1"=30'



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(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

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

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- PROPOSED RIGHT OF WAY LINE
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- PROPOSED ROADWAY CENTER LINE
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- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
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- EXISTING DRAINAGE FEATURE OUTLINE
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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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EPC 4/26/22

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GallowayUS.com

COLORADO LICENSED PROFESSIONAL ENGINEER — PE 0060232 — 03/22/2022

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FALCON, CO 80831 - EL PASO COUNTY

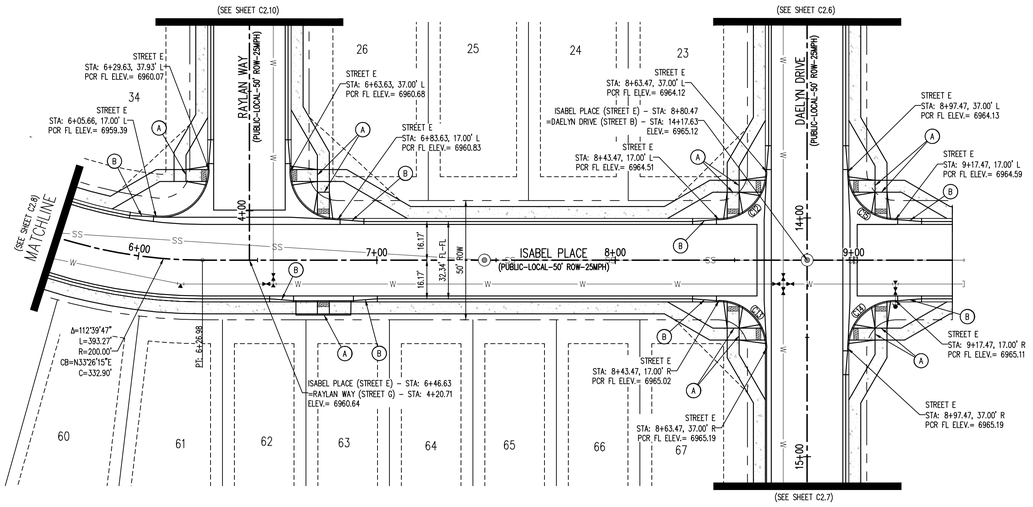
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

ISABEL PLACE STREET IMPROVEMENT PLAN

C2.8
Sheet 13 of 24

N:\Challenger Homes (HCD)_1-Admin_CLH000019 - 4TH at Bent Grass (HCD)\ACAD\SITE\SHEETS_C2.8_Isabel ST.dwg, Caleb Johnson, 2/24/2022



ISABEL PLACE (STREET E) – PUBLIC 50' R.O.W.
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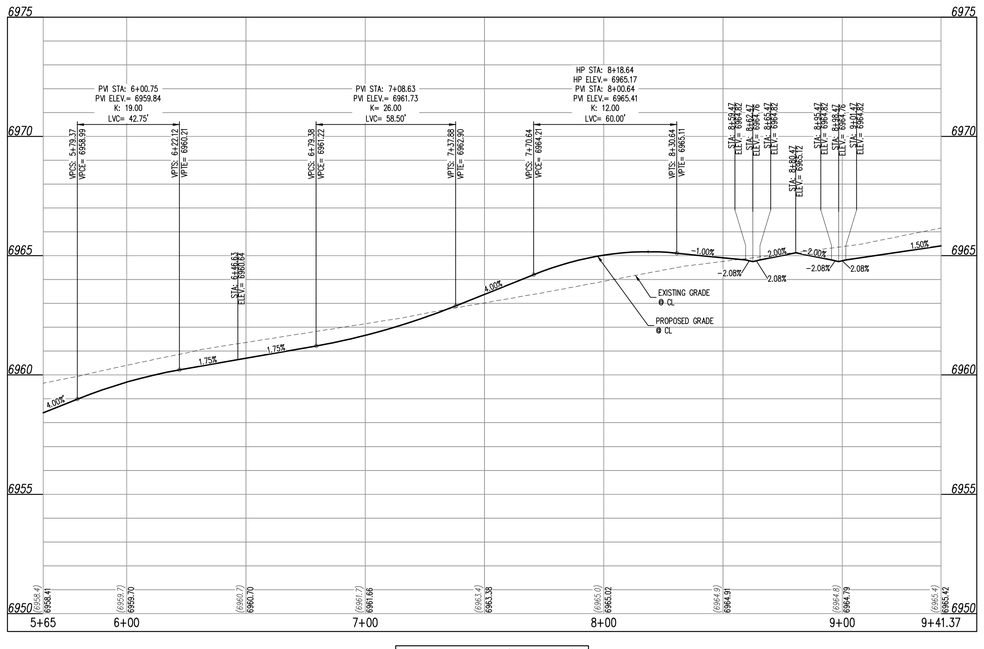
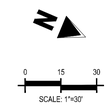


ISABEL PLACE (STREET E)
STA: 5+65 – 9+41.37
SCALE: H: 1"=30' V: 1"=3'



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C14	90°00'00"	31.42	20.00	N67°53'39"W	28.28
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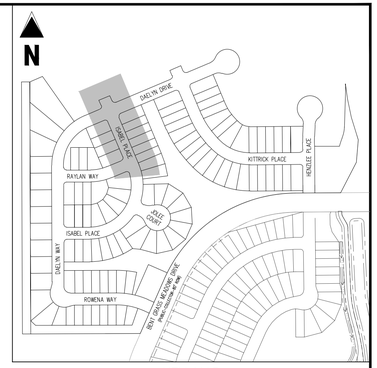

KEY MAP
SCALE: 1"=300'

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EPC 4/26/22

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COLORADO LICENSED GRANT A. GALLOWAY 38282 PROFESSIONAL ENGINEER
03/22/2022

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

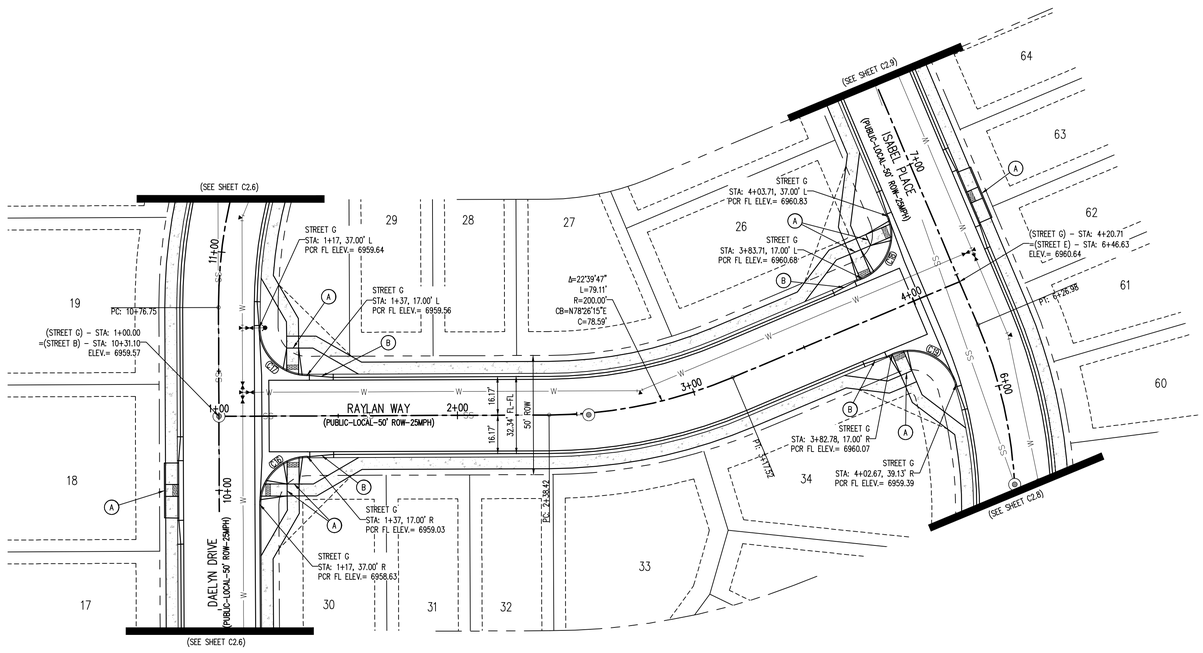
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

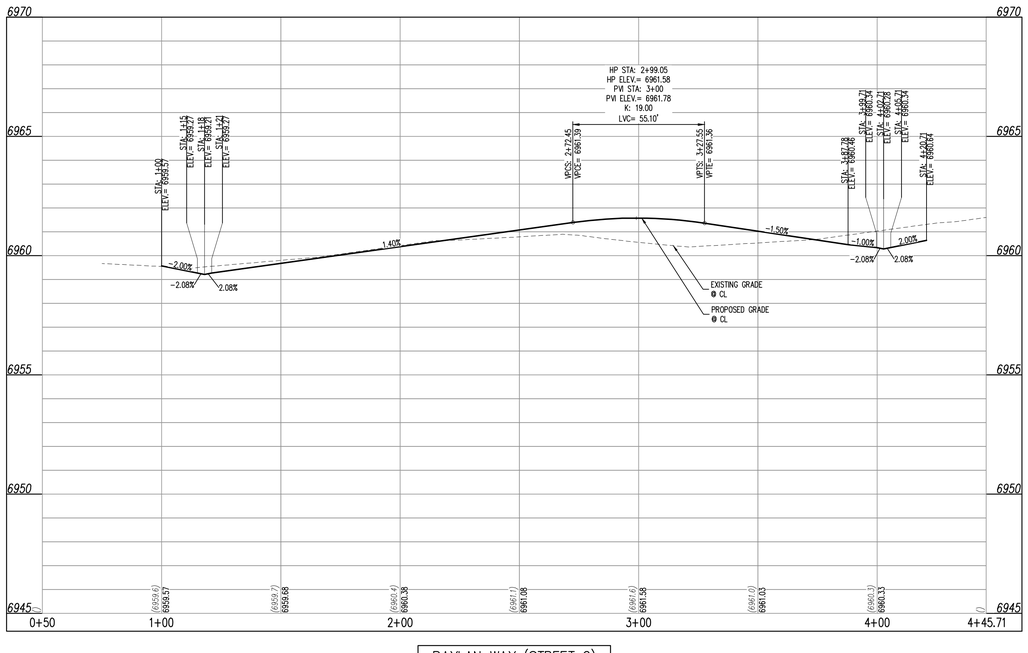
ISABEL PLACE STREET IMPROVEMENT PLAN

C2.9
Sheet 14 of 24

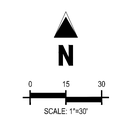
H:\Challenger Homes Inc\CO, Falcon - CLH000019 - Hill at Bent Grass\ENGR\ACAD\SHEETS\C2.9_Isabel Place - Cadet_Jo Hahn - 2/16/2022



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



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



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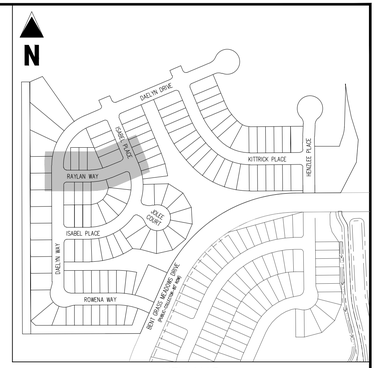
(C) PROPOSED 5' CURB TRANSITION

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



KEY MAP
SCALE: 1"=300'

LEGEND

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

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

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BASIS OF BEARINGS

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BENCHMARK

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

CAUTION – NOTICE TO CONTRACTOR

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

EPC 4/26/22

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GallowayUS.com

COLORADO LICENSED
RYAN G. DELONG
PE 0038787
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

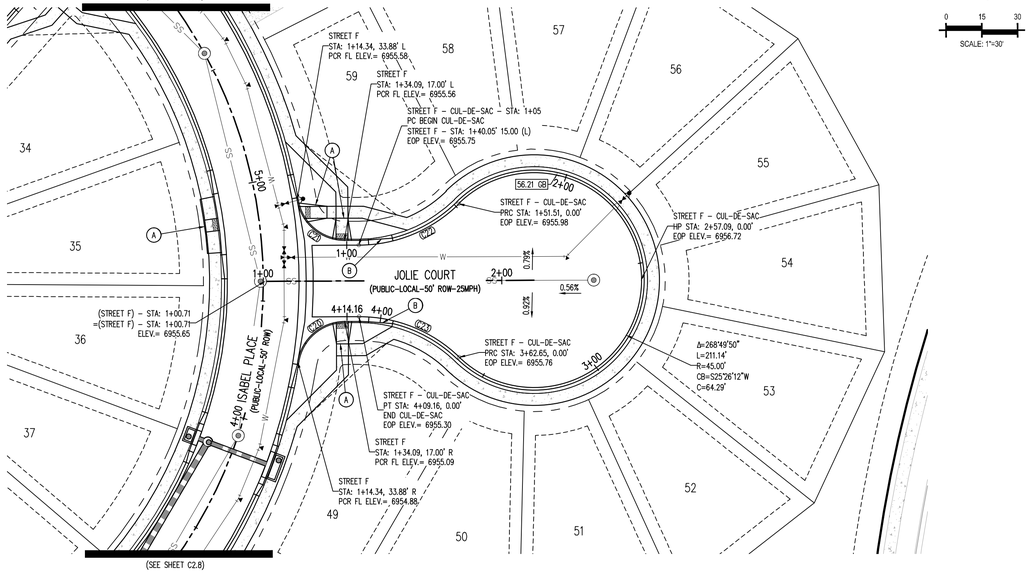
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

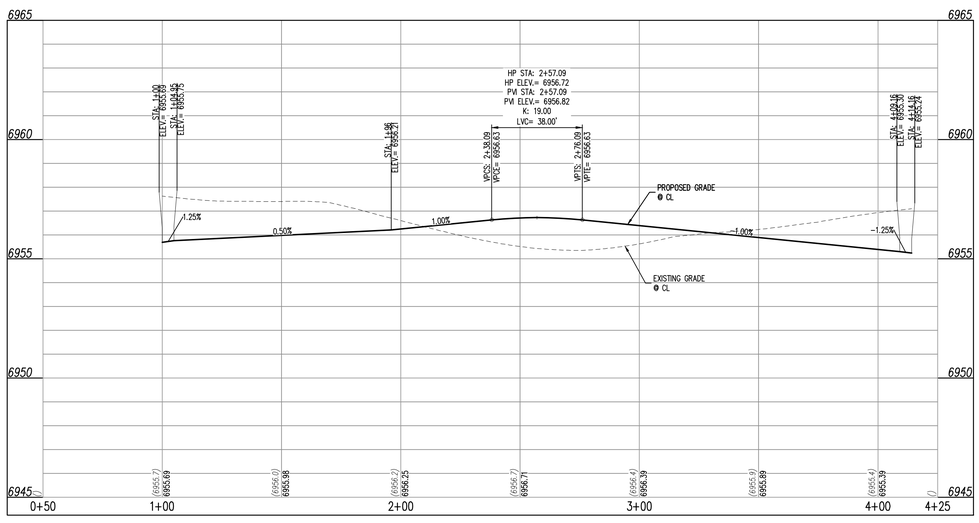
RAYLAN WAY STREET IMPROVEMENT PLAN

C2.10
Sheet 15 of 24

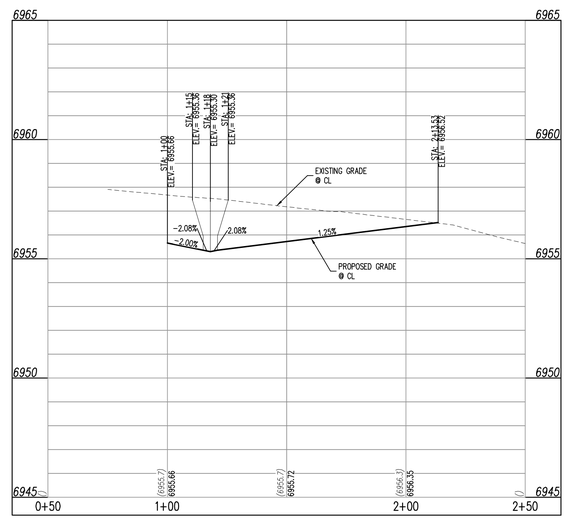
H:\C-Challenger Homes Inc\CCL Falcon - CLH000019 - Mill & Pave Grass Ph 2\CIVIL\ACCIVIL\SHEETS\C2.10_Raylan Way.dwg, C.Delong, 4/26/2022 2:04:59 PM



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



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



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

NOTES

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

(CD) CURVE TABLE ID

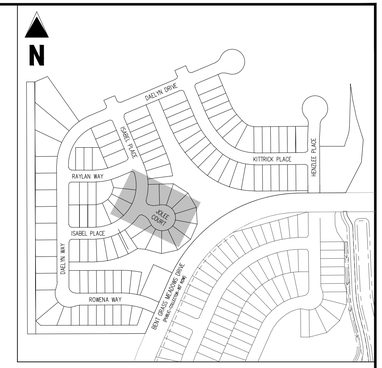
(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE

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



KEY MAP
SCALE: 1"=300'

LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
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- PROPOSED CONCRETE
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- EXISTING CONCRETE PAVING
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EPC 4/26/22

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ROBERT GRANT
PROFESSIONAL ENGINEER
PE.0056222
03/22/2022

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FOR
CHALLENGER COMMUNITIES, LLC

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

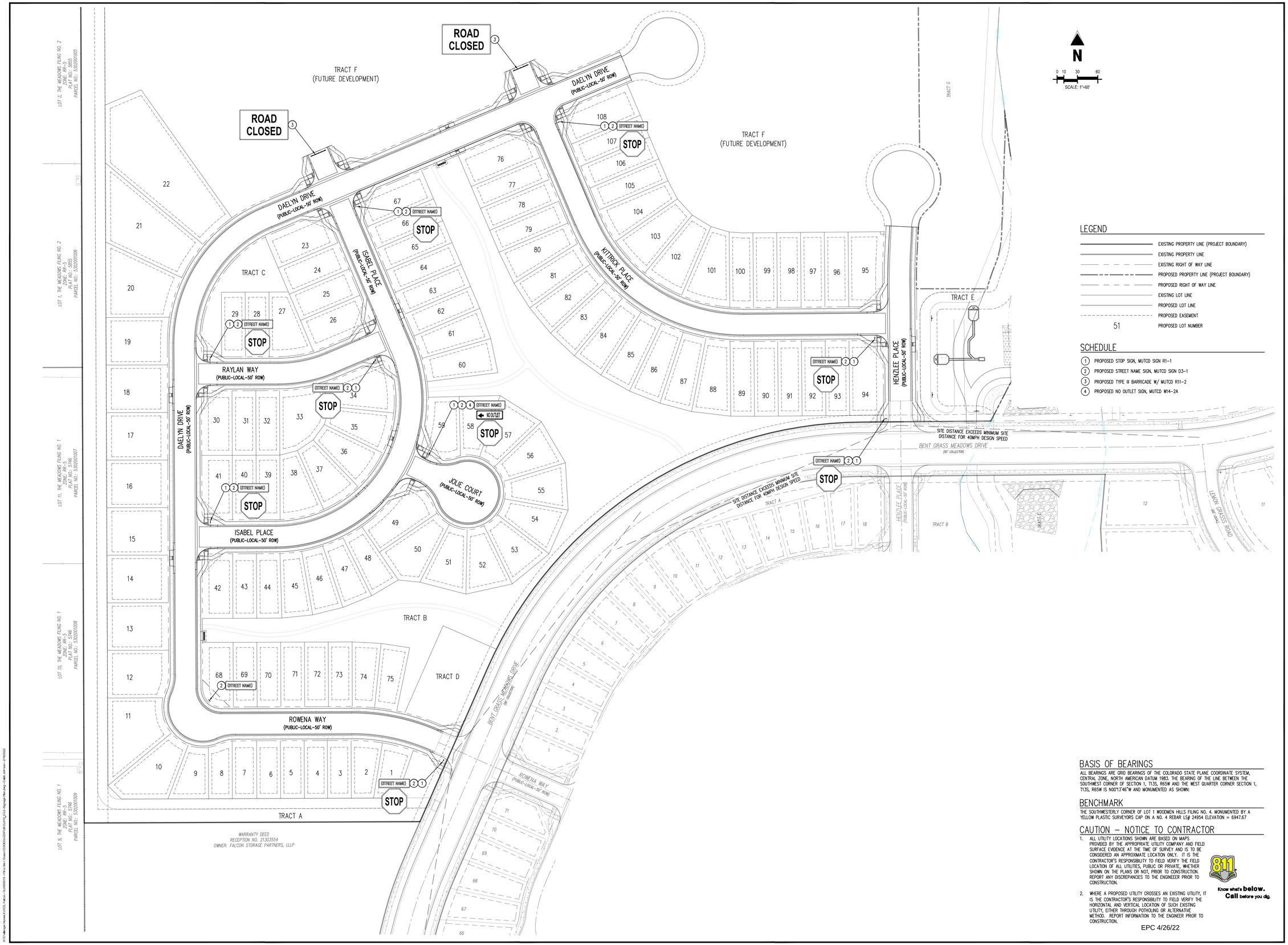
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

JOLIE COURT STREET IMPROVEMENT PLAN

C2.11
Sheet 16 of 24

M:\Challenger Homes Inc\CO_Falcon - CLH000019 - 14 Bent Grass\ENGINEERING\PLAN SET\C2.11_JoRA Plan Grass Drive\ROADWAY\JOLIE CT 1_JoRA Plan Grass Drive.dwg, Clark Johnson - 2/14/2022



LEGEND

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

SCHEDULE

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

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EPC 4/26/22

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PE.0058202
03/22/2022

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

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

#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

SIGNAGE PLAN

C3.0
Sheet 17 of 24

M:\Challenger Homes\CLH000019 - Falcon - CLH000019 - FM at Bent Grass\ENGINEERING\PLOT\C3.0 - Signage Plan.dwg, Caleb Johnson, 2/14/2022

LEGEND

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

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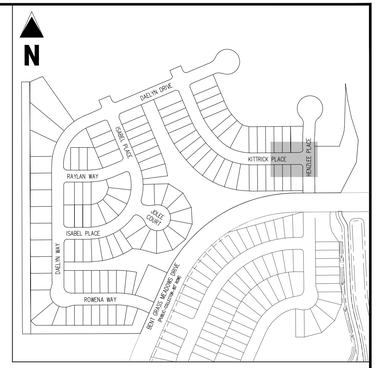
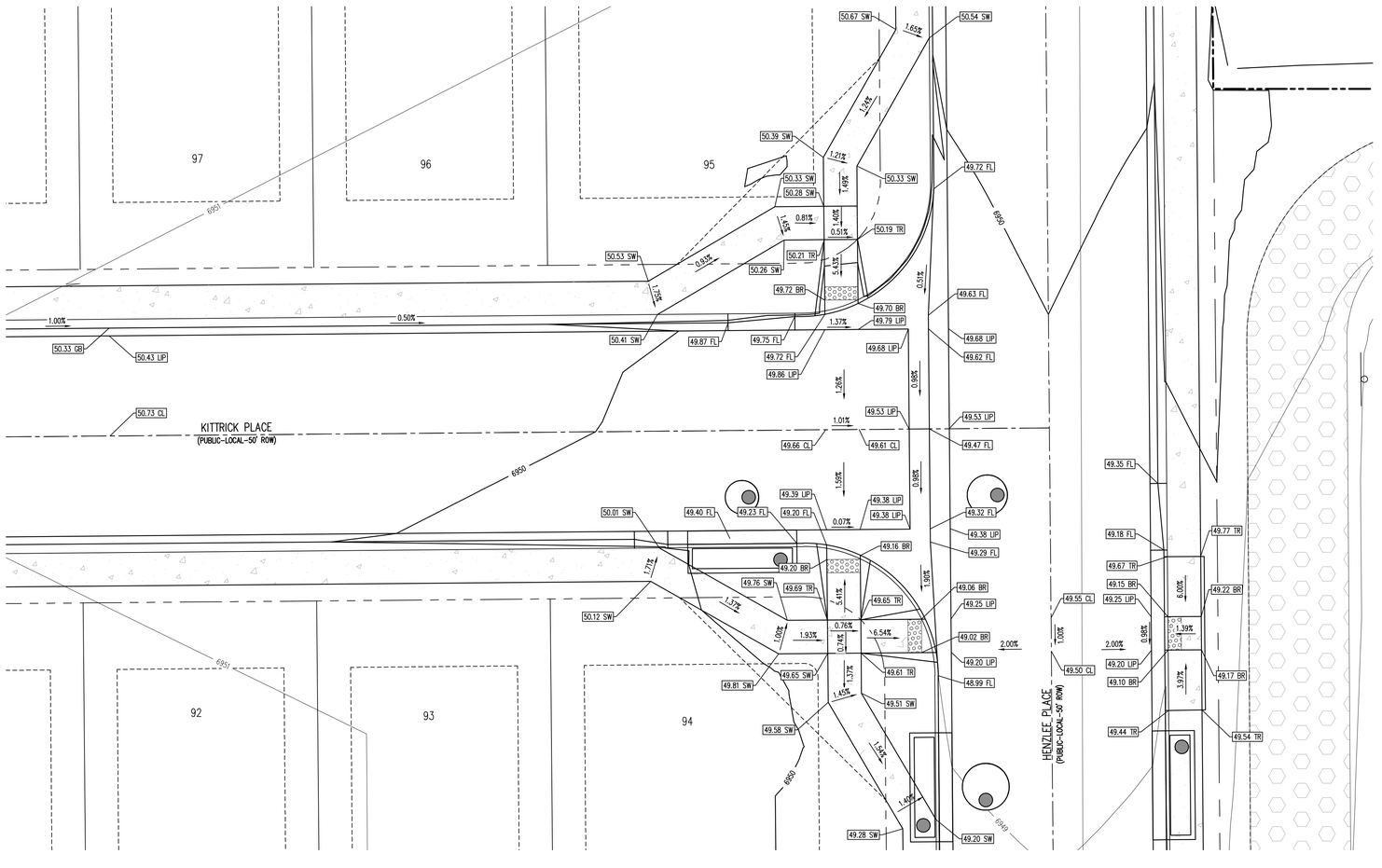


KEY MAP
SCALE: 1"=300'

LEGEND



KITTRICK PLACE & HENZLEE PLACE DETAIL GRADING

EPC 4/26/22

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

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PE PROFESSIONAL ENGINEER
03/22/2022

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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:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

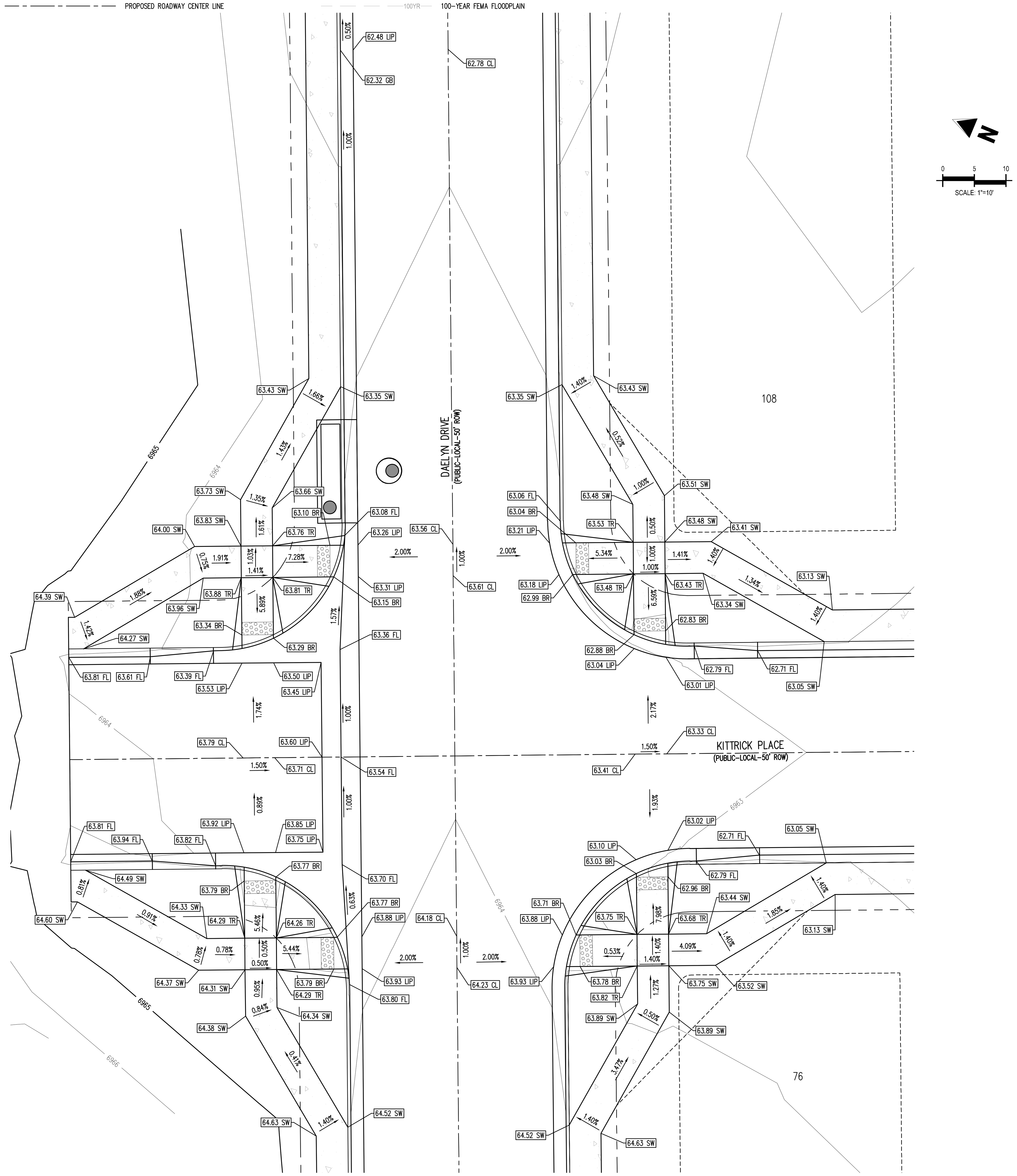
INTERSECTION DETAIL

C3.1
Sheet 18 of 24

M:\Civil\Projects from DCI_Falcon +CLH000019 + Mill at Bent Grass\ENGINEERING\PLOTS_C3_1_Intersections.dwg, Caleb Johnson, 2/16/2022

LEGEND

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



DAELYN DRIVE & KITTRICK PLACE DETAIL GRADING

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BENCHMARK

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

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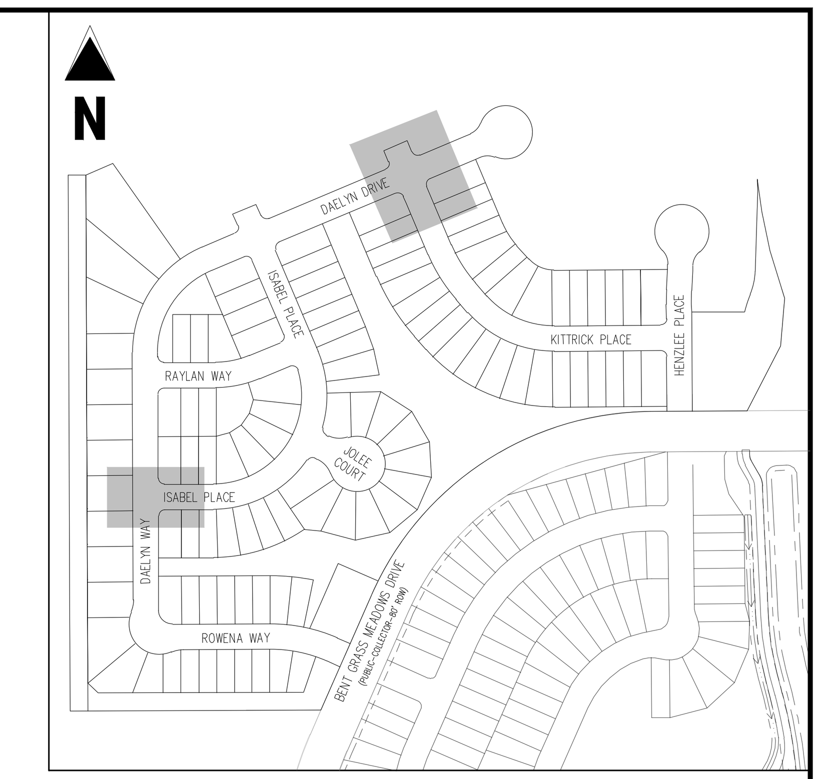
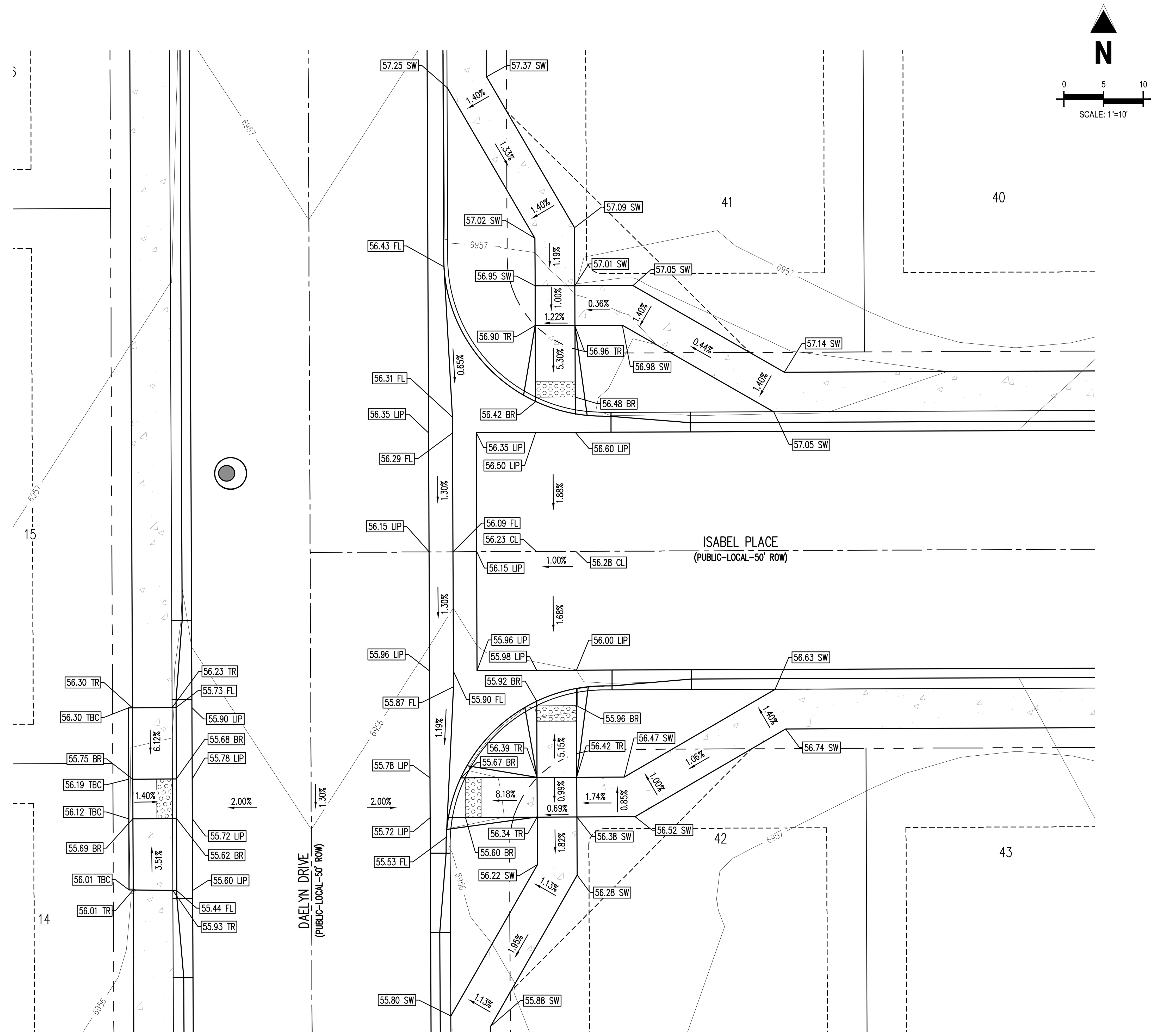


KEY MAP

SCALE: 1"=300'

LEGEND

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



DAELYN DRIVE & ISABEL PLACE DETAIL GRADING

EPC 4/26/22

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03/22/2022

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CHALLENGER HOMES

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

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

#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

INTERSECTION DETAIL

C3.2

H:\Challenger Homes Inc\CO, Falcon - CLH000019 - FM at Bent Grass F2\0CIVIL\3-CD\PUB\CLH19_C3.2_Intersections.dwg - Caleb Johnson - 2/16/2022

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

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BENCHMARK

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

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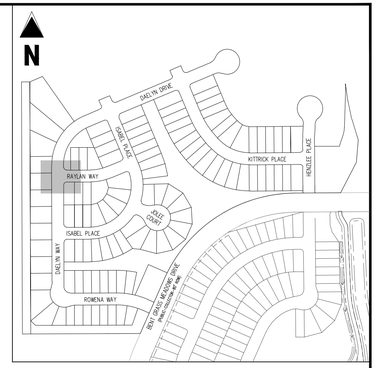
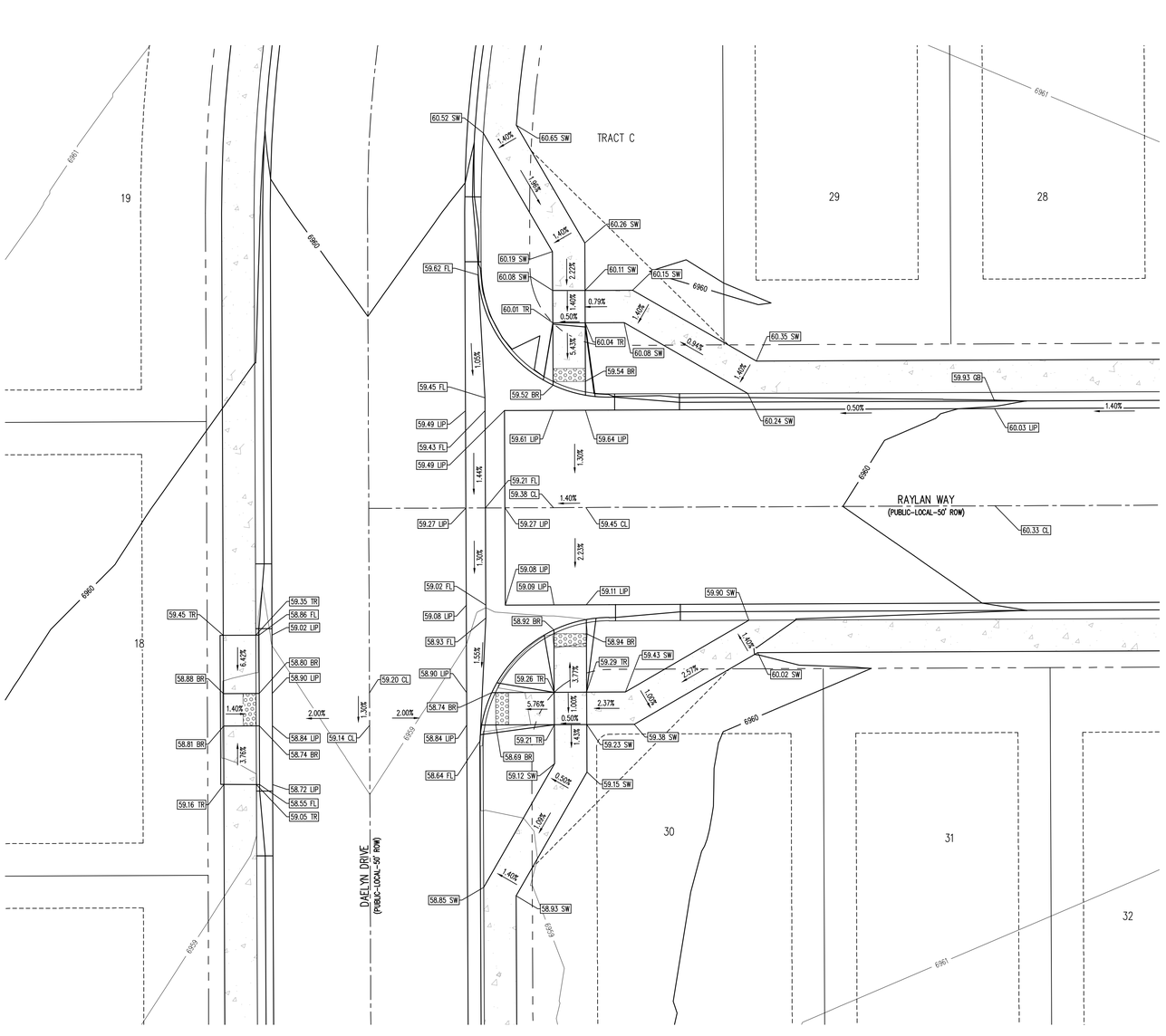


KEY MAP
SCALE: 1"=300'



DAELYN DRIVE & RAYLAN WAY DETAIL GRADING

EPC 4/26/22

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 (W)
- EXISTING SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LINE (SS)
- EXISTING DRAINAGE FEATURE OUTLINE
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- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN (100YR)
- PROPOSED CONCRETE
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT # (113)
- EXISTING LOT # (15)

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COLORADO LICENSED
KATY GRANT
PE.0058722
PROFESSIONAL ENGINEER
03/22/2022

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CHALLENGER HOMES

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

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

#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

INTERSECTION DETAIL

C3.3
Sheet 20 of 24

M:\Challenger Homes\CO\CLH000019 - FM at Bent Grass\ENGINEERING\GRADING\CLH_GRADING.dwg, Intersections Map, Caleb Johnson, 2/14/2022

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
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- PROPOSED LOT LINE
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- XX.XX PROPOSED SPOT ELEVATION
- FL FLOWLINE
- LIP LIP OF GUTTER
- SW EDGE OF SIDEWALK
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- XX% PROPOSED SLOPE ARROW

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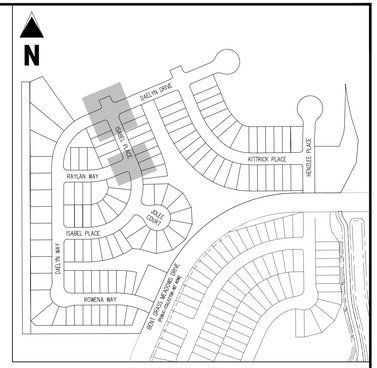
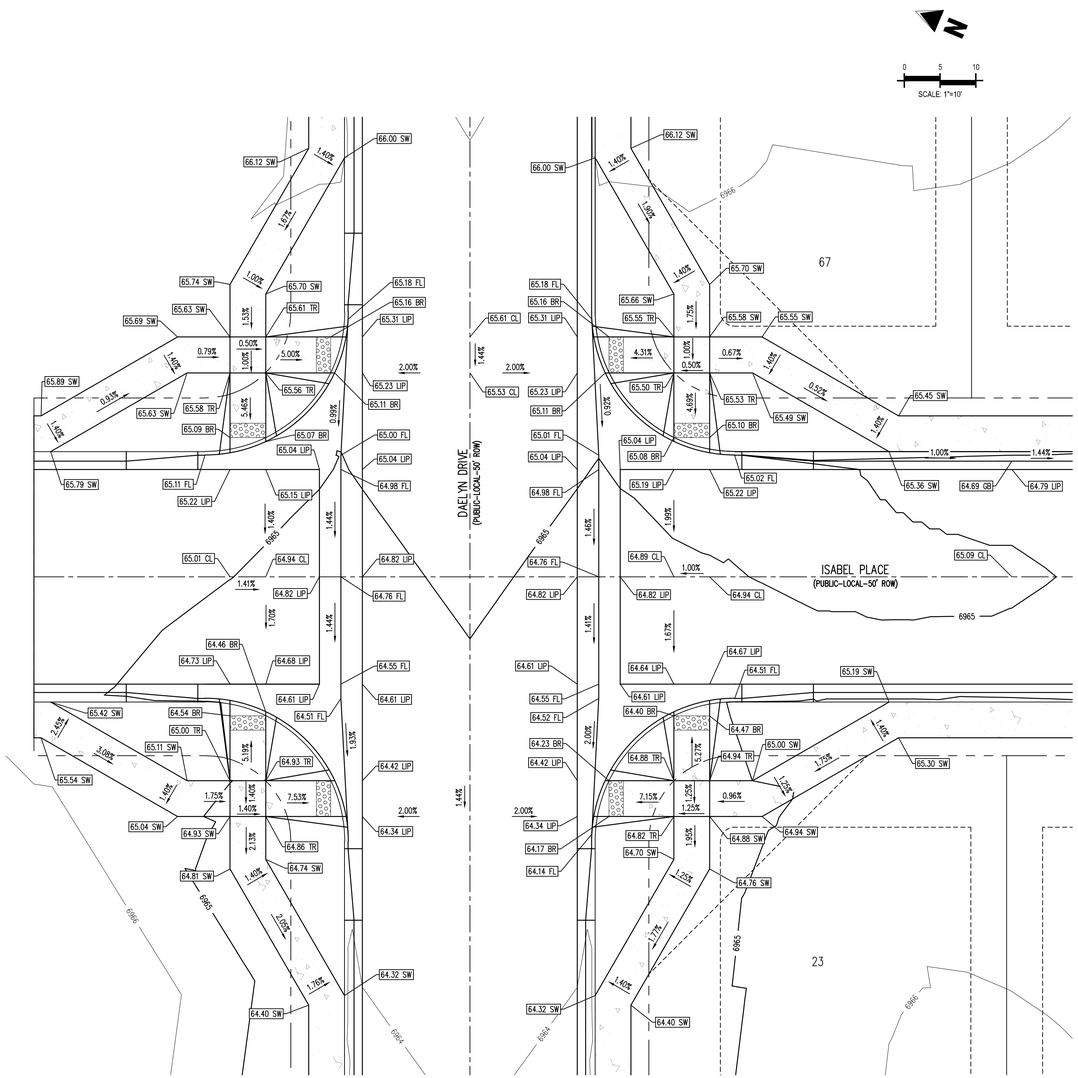
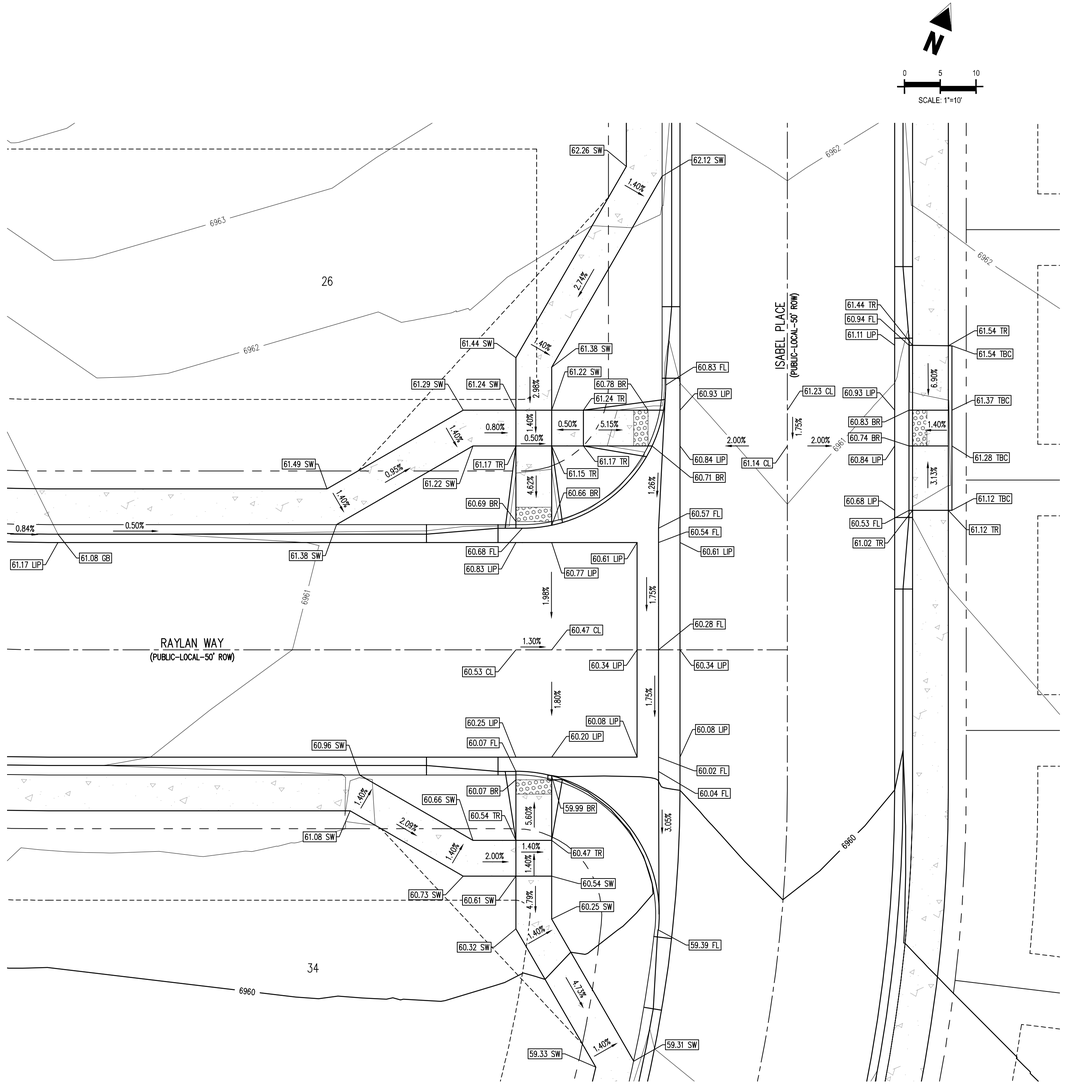


KEY MAP
SCALE: 1"=300'



DAELYN DRIVE & ISABEL PLACE DETAIL GRADING



RAYLAN WAY & ISABEL PLACE DETAIL GRADING

EPC 4/26/22

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CHALLENGER HOMES

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

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

#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

INTERSECTION DETAIL

C3.4
Sheet 21 of 24

W:\Challenger Homes\PCD_Falcon - CLH000019 - 3 Bent Grass\ENGINEERING\Utility_C3.4_Intersection Key - Colleen Johnson - 2/16/2022

LEGEND

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

XX.XX	PROPOSED SPOT ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
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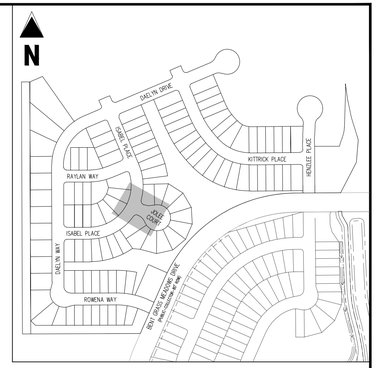

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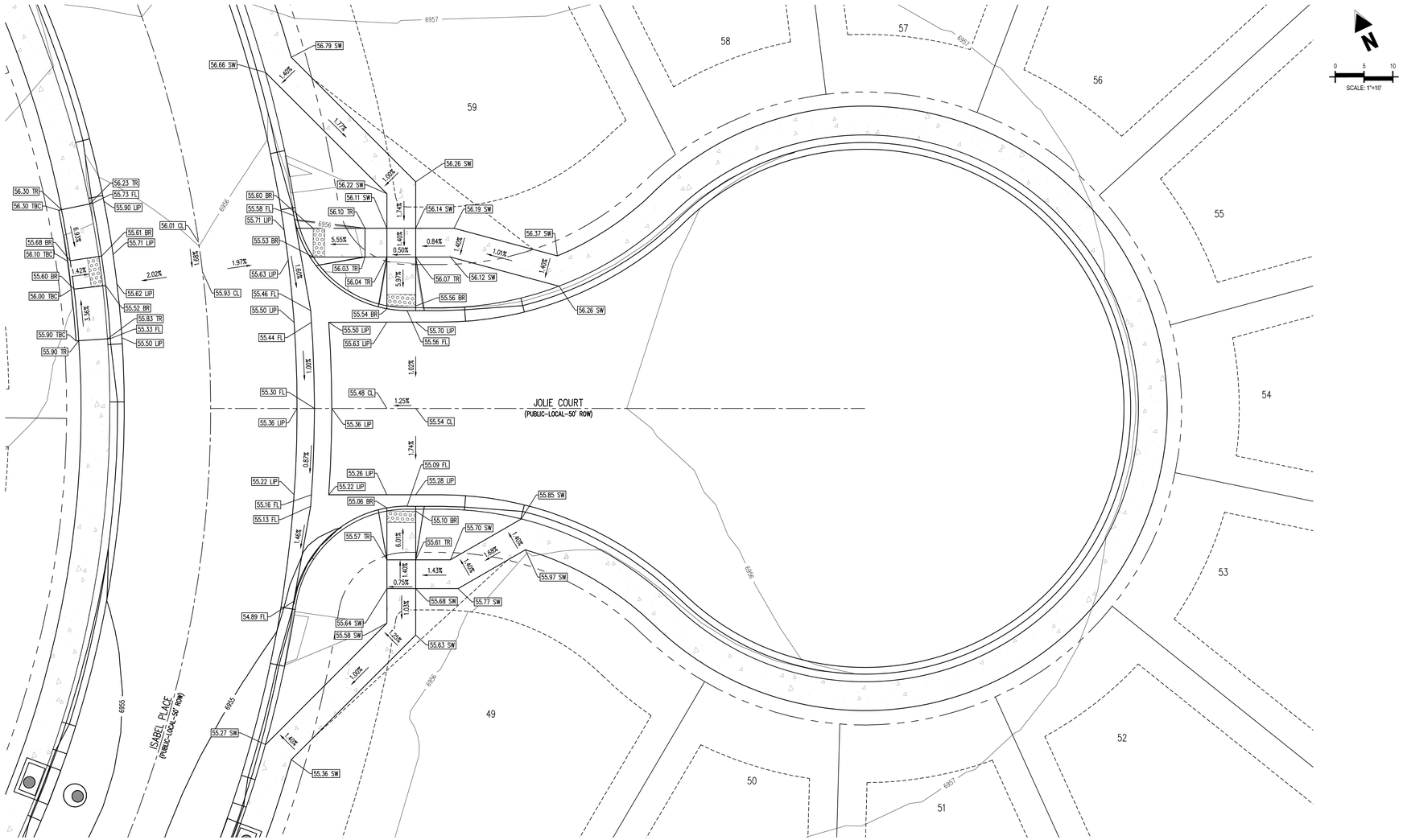

ISABEL PLACE & JOLIE COURT DETAIL GRADING

EPC 4/26/22

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PE DOPHEIDE
03/22/2022

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CHALLENGER HOMES

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

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

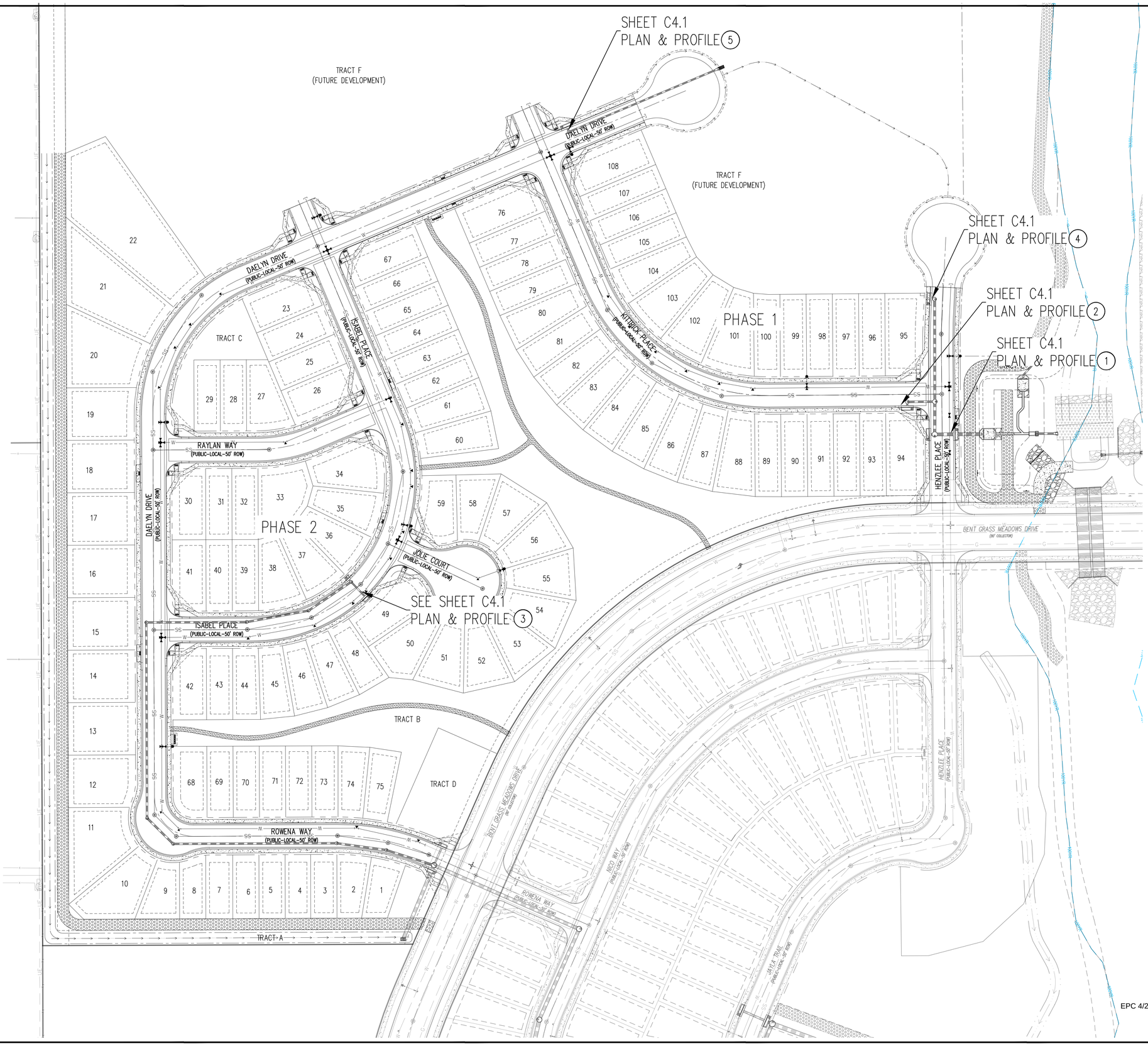
#	Date	Issue / Description	Init.

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/14/2022

INTERSECTION DETAIL

C3.5
Sheet 22 of 24

H:\Challenger Homes Inc\CO, Falcon - CLH000019 - Mt at Bent Grass\ENGR\ACDWG\BENGR_C3_5_IntersectionDetail.dwg - Date: Johnson - 2/14/2022



EPC 4/26/22

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

COLORADO LICENSED
DONALD GRANT
PROFESSIONAL ENGINEER
PE.0084
03/22/2022

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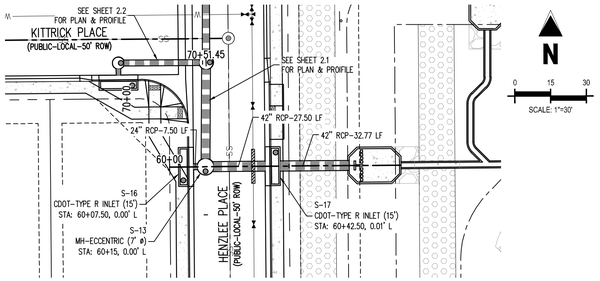
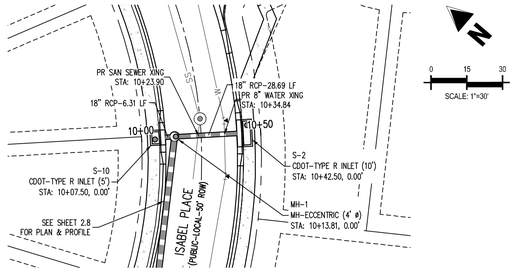
STORM WATER KEY MAP

C4.0
Sheet 23 of 24

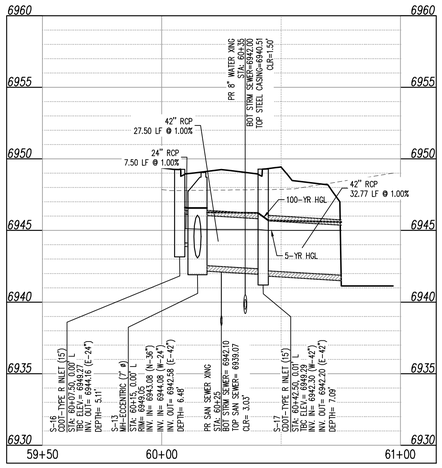
M:\Challenger Homes Inc\CO_Falcon - CLH000019 - Falcon Meadows\Civil\3D\Exhibits\Falcon Meadows - Overall Key Map.dwg, 2/14/2022 2:19:40 PM, Chris Jennison



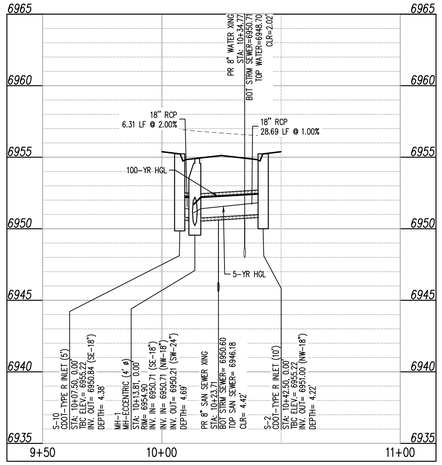
1 PLAN: STORM SEWER (B-LATS)
STA: 59+50 - 61+00



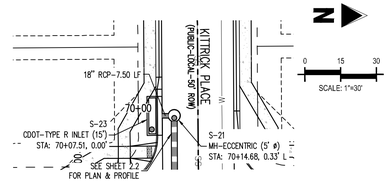
3 PLAN: STORM SEWER (A-LATS)
STA: 9+50 - 11+00



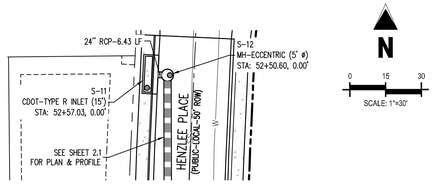
1 STORM B-LATS STA: 59+50 - 61+00
SCALE: H: 1"=30' V: 1"=5'



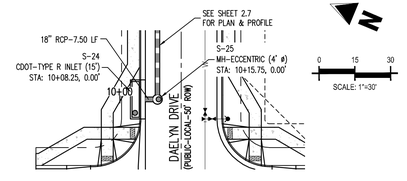
3 STORM A-LATS STA: 9+50 - 11+00
SCALE: H: 1"=30' V: 1"=5'



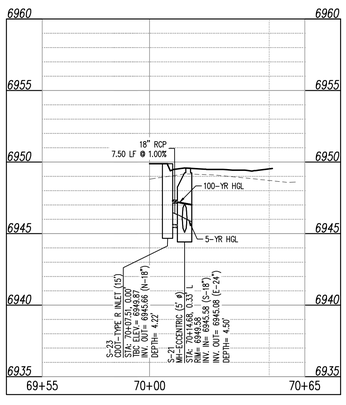
2 PLAN: STORM SEWER (B-LATS-2)
STA: 69+55 - 70+65



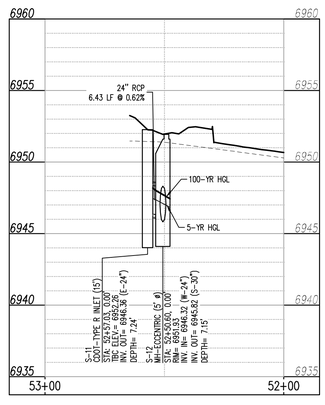
4 PLAN: STORM SEWER (B-MAINLINE)
STA: 52+00 - 53+00



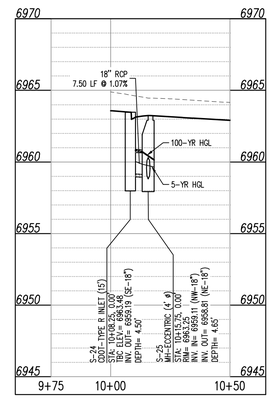
5 PLAN: STORM SEWER (SYS B1)
STA: 9+75 - 10+50



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



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



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

LEGEND

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

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

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

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

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

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

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

EPC 4/26/22

Know what's below. Call before you dig.

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

COLORADO LICENSED PROFESSIONAL ENGINEER
PE 0054813
03/22/2022

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STORM WATER PLAN & PROFILE

C4.1
Sheet 24 of 24

W:\Challenger Homes Inc\CO_Falcon - CLH000019 - 2 Bent Grass Ph 2\DRAWINGS\Bent Grass Ph 2.dwg, C4.1 Storm Sewer Plan Prof, Colby Johnson, 2/14/2022