

CHALLENGER COMMUNITIES, LLC  
BENT GRASS RESIDENTIAL FILING NO. 2  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD - FALCON, CO  
CONSTRUCTION DOCUMENTS

**PROJECT CONTACTS**

**OWNER/DEVELOPER**  
CHALLENGER COMMUNITIES, LLC  
13570 NORTHGATE ESTATES DR.  
COLORADO SPRINGS, CO 80921  
TEL: (719) 598-5190  
CONTACT: LEE EISENHEIM  
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**APPLICANT**  
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**CIVIL ENGINEER**  
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**GEOTECHNICAL ENGINEER**  
ROCKY MOUNTAIN GROUP  
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COLORADO SPRINGS, COLORADO 80918  
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**EL PASO COUNTY**  
EL PASO COUNTY, PLANNING & COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
TEL: (719) 520-6300

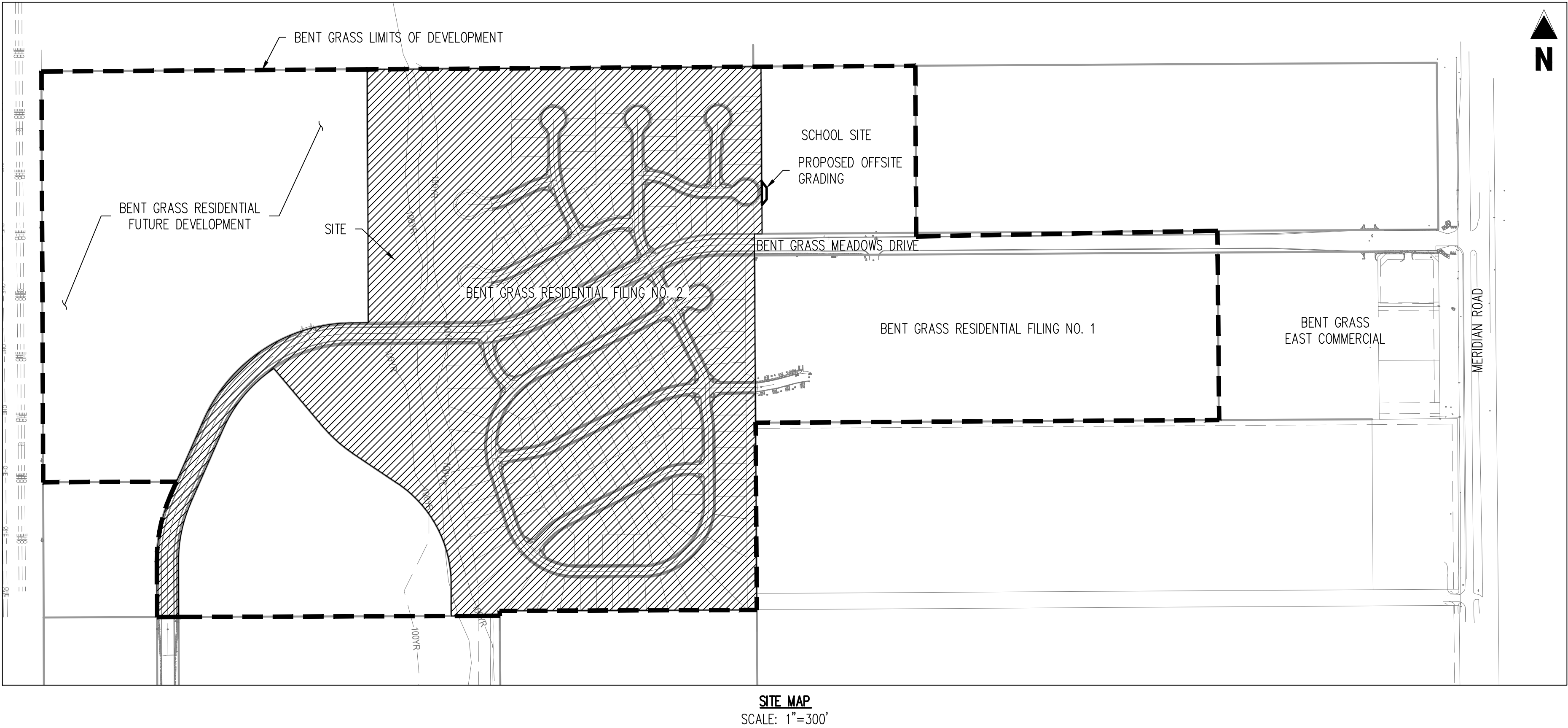
**SURVEYOR**  
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**WATER/WASTEWATER**  
WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, COLORADO 80831  
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EMAIL: JERRY@WHMD.ORG

**GAS**  
CITY OF COLORADO SPRINGS  
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**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC  
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**FIRE DISTRICT**  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
PETTIN, COLORADO 80831  
TEL: (719) 495-4050  
EMAIL: FALCONFIRE@FALCONFIREPD.ORG



SITE MAP  
SCALE: 1"=300'

Engineering Review  
04/07/2020 4:51:23 PM  
JDRice  
JeffRice@elpaso.co  
(719) 520-7877  
EPC Planning & Community  
Development Department



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

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.

LEE EISENHEIM  
CHALLENGER HOMES, INC.

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

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

DATE

WOODMEN HILLS METROPOLITAN DISTRICT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND BEHALF OF WOODMEN HILLS METROPOLITAN DISTRICT

DATE

FALCON FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION DISTRICT.

FOR AND BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

LEGAL DESCRIPTION

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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 N007°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 L5# 24954 ELEVATION = 6947.67

CONTRACTOR - 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.01
2	GENERAL NOTES	C0.02
3	TYPICAL ROADWAY SECTIONS	C0.03
4	CONSTRUCTION PHASING PLAN	C0.04
5	OVERALL SITE PLAN	C1.00
6	AVENA ROAD STREET IMPROVEMENT PLAN	C2.01
7	BOSSETT DRIVE STREET IMPROVEMENT PLAN	C2.02
8	BENT GRASS MEADOWS DRIVE STREET IMPROVEMENT PLAN	C2.03
9	BENT GRASS MEADOWS DRIVE STREET IMPROVEMENT PLAN	C2.04
10	BENT GRASS MEADOWS DRIVE STREET IMPROVEMENT PLAN	C2.05
11	BARLEY COURT STREET IMPROVEMENT PLAN	C2.06
12	NIEBRARA DRIVE & ANSLEY COURT STREET IMPROVEMENT PLAN	C2.07
13	BERWYN LOOP (EAST) STREET IMPROVEMENT PLAN	C2.08
14	BERWYN LOOP (EAST) STREET IMPROVEMENT PLAN	C2.09
15	BERWYN LOOP (WEST) STREET IMPROVEMENT PLAN	C2.10
16	BERWYN LOOP (WEST) & LEMONGRASS ROAD STREET IMPROVEMENT PLAN	C2.11
17	WILLMORE DRIVE STREET IMPROVEMENT PLAN	C2.12
18	THEODOR COURT & SILKY THREAD ROAD STREET IMPROVEMENT PLAN	C2.13
19	CROSS PAN & CURB RETURN PROFILES	C3.01
20	CROSS PAN & CURB RETURN PROFILES	C3.02
21	CROSS PAN & CURB RETURN PROFILES	C3.03
22	CROSS PAN & CURB RETURN PROFILES	C3.04
23	CROSS PAN & CURB RETURN PROFILES	C3.05
24	CROSS PAN & CURB RETURN PROFILES	C3.06
25	CROSS PAN & CURB RETURN PROFILES	C3.07
26	BENT GRASS MEADOWS DRIVE STORM PLAN & PROFILE	C4.01
27	BENT GRASS MEADOWS DRIVE STORM PLAN & PROFILE	C4.02
28	BERWYN LOOP STORM PLAN & PROFILE	C4.03
29	STORM H - PLAN & PROFILE	C4.04
30	BOX CULVERT PLAN & PROFILE	C4.05
31	CULVERT & MINOWALL PLAN & PROFILE	C4.06
32	BOX CULVERT DETAILS	C4.07
33	BOX CULVERT DETAILS	C4.08
34	BOX CULVERT DETAILS	C4.09
35	SITE DETAILS	C5.01
36	SITE DETAILS	C5.02
37	SITE DETAILS	C5.03
38	SITE DETAILS	C5.04

\*SEE BENT GRASS RESIDENTIAL FILING NO. 2 GEC PLANS FOR GRADING AND EROSION CONTROL PLANS\*  
\*SEE BENT GRASS RESIDENTIAL FILING NO. 2 UTILITY CONSTRUCTION PLANS FOR WATER AND SANITARY IMPROVEMENTS\*

Galloway

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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

#	Date	Issue / Description	Init.
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

COVER SHEET

C0.01

Sheet 1 of 43



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 THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESS 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 EOM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE 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 THURST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE FSM, 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)

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING METANS.
2. 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 APPROVED 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE. AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED EROSION PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAINED IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN PRIOR TO IMPLEMENTATION.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STORMWATER POOLS WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE APPROVED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE INSTALLED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS INFEASIBLE.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER DRAINAGE, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY.
14. DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.
15. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
16. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEMAED NECESSITY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
17. VEHICLE TRACKING OF SOLS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL. IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TIRE SLASH, BUILDING MATERIAL WASTES OR UNUSUED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
19. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORED SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.
24. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, CRS) AND THE CLEAN WATER ACT(33 USC 1344). IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE EGM APPENDIX II, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EROSION CONTROL OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOLS REPORT FOR THIS SITE HAS BEEN PREPARED BY ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

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 DEPICED 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 NEEDED 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 DRAINAGE CRITERIA MANUAL, COUNTY PERMIT (ESOP), 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 II 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 FRANGES 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.

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 1" SERIES LETTERING, 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 SUBBASE 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 STRIPING AS REQUIRED BY 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.

## GENERAL NOTES

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)

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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2

CHALLENGER COMMUNITIES, LLC

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

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Date: 3/30/2020

## C0.02

Sheet 2 of 43

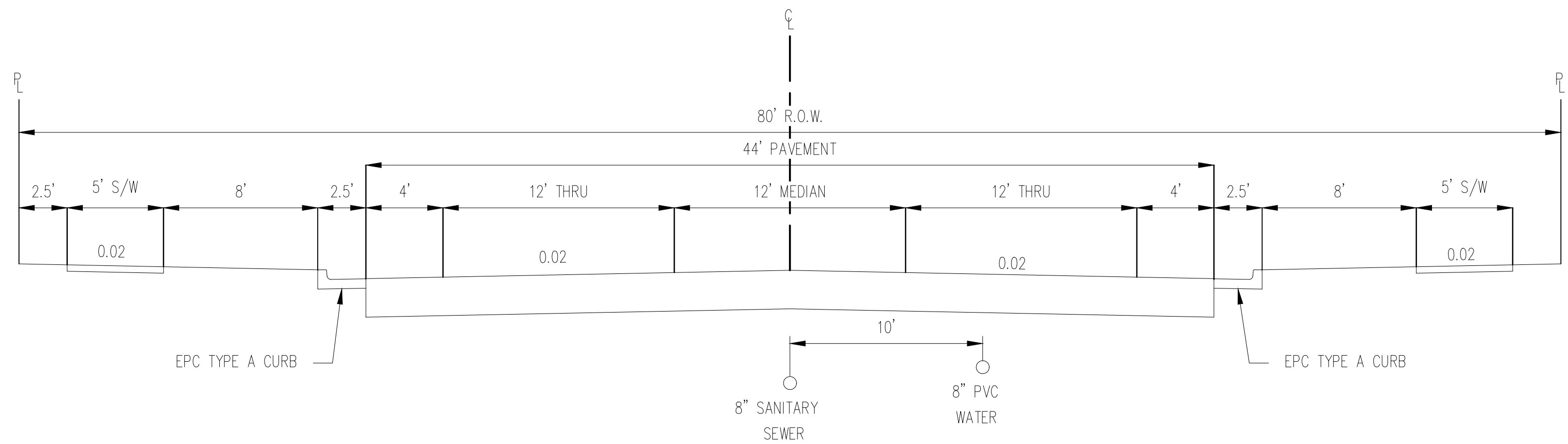


CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

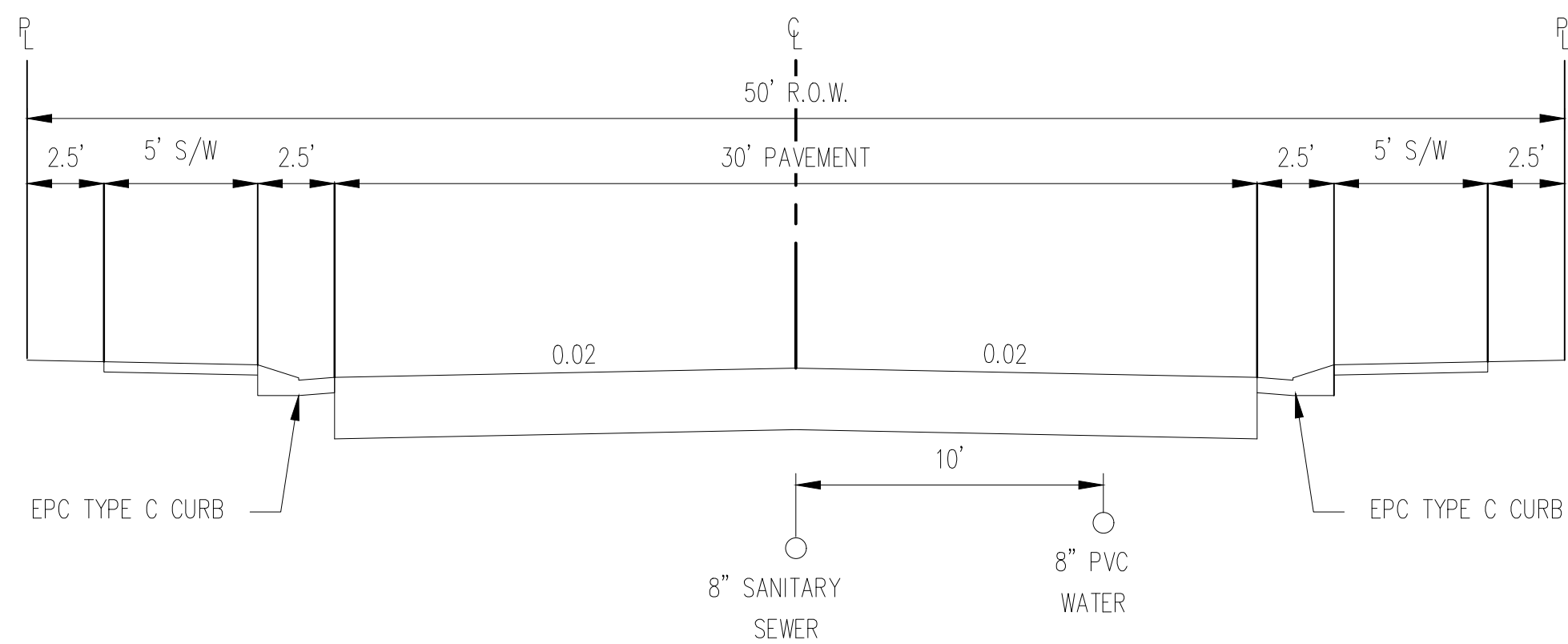
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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

## TYPICAL ROADWAY SECTIONS

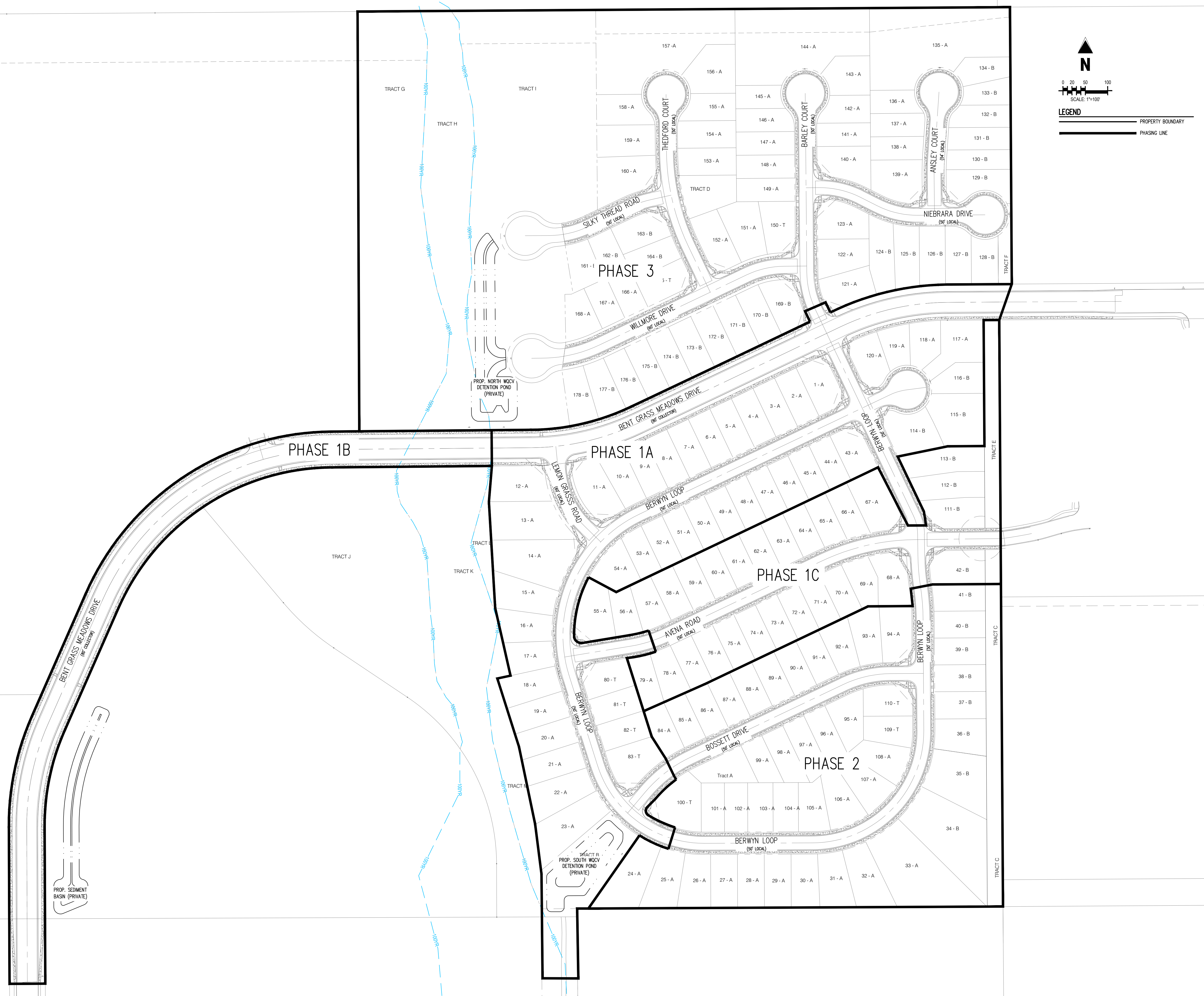


TYPICAL STREET SECTION - BENT GRASS MEADOWS DRIVE  
URBAN NON-RESIDENTIAL COLLECTOR ROADWAY  
N.T.S.

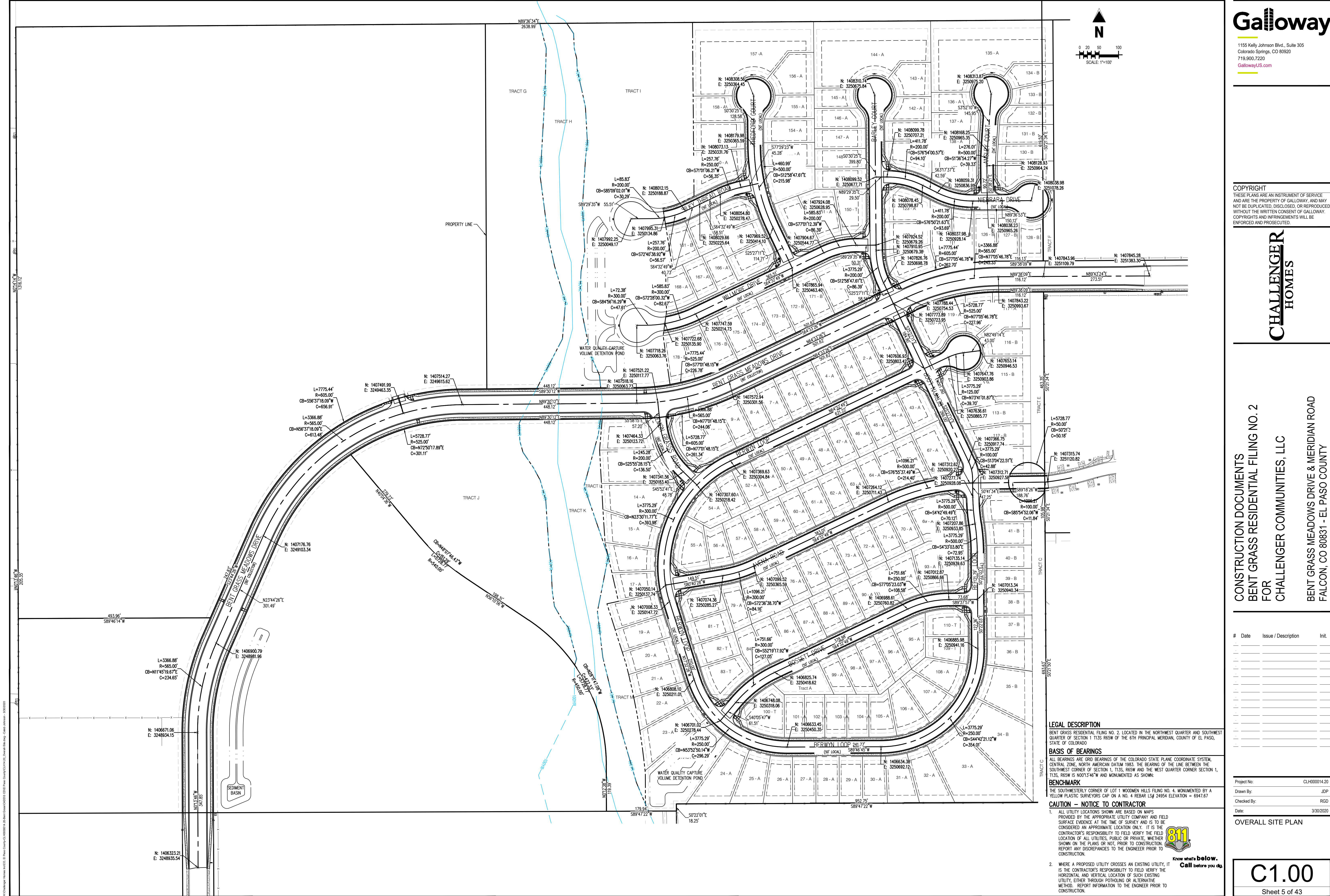


TYPICAL STREET SECTION  
URBAN LOCAL ROADWAY  
N.T.S.



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**CONSTRUCTION DOCUMENTS**  
**BENT GRASS RESIDENTIAL FILING NO. 2**  
**FOR**  
**CHALLENGER COMMUNITIES, LLC**  
**BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD**  
**FALCON, CO 80831 - EL PASO COUNTY**

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**LEGAL DESCRIPTION**  
 BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**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 N001°3'46"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 L.S.# 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

OVERALL SITE PLAN



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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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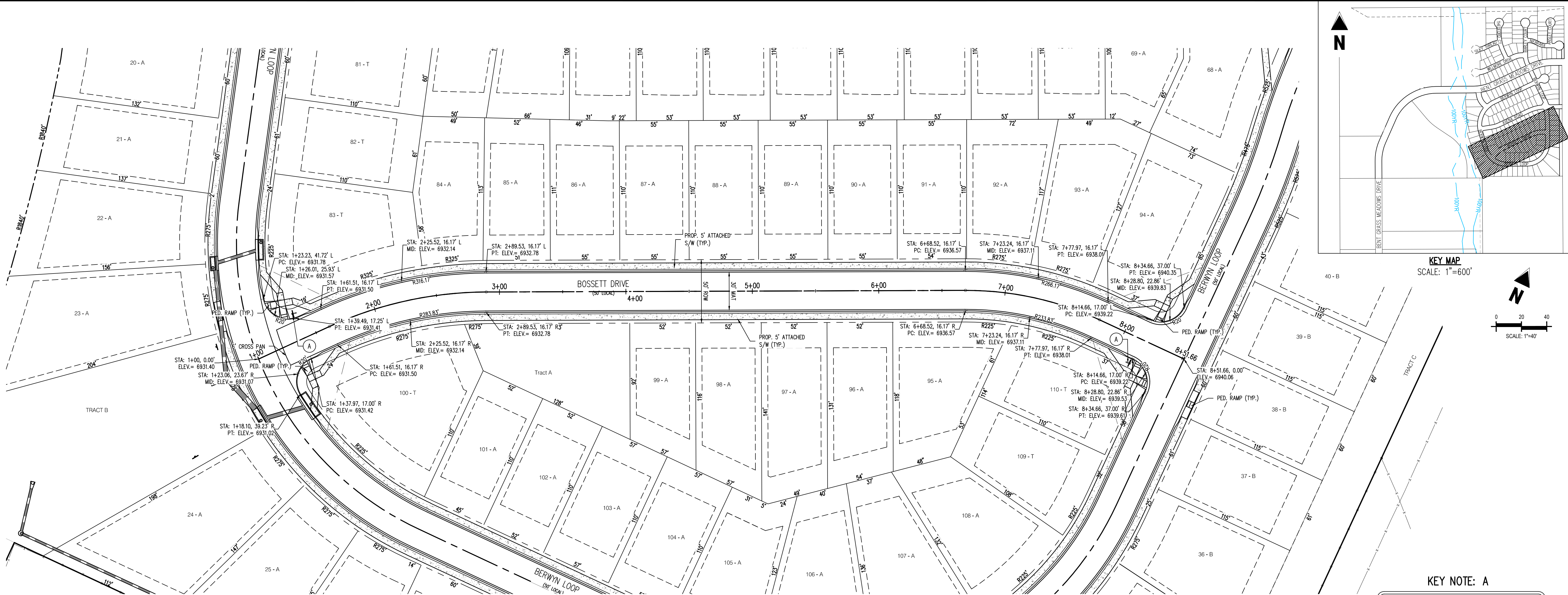
Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

# AVENA ROAD STREET IMPROVEMENT PLAN

AVENA RD - CL - 50' ROW  
STA: 0+90 - 11+33.64  
SCALE: H: 1"=40' V: 1"=10'

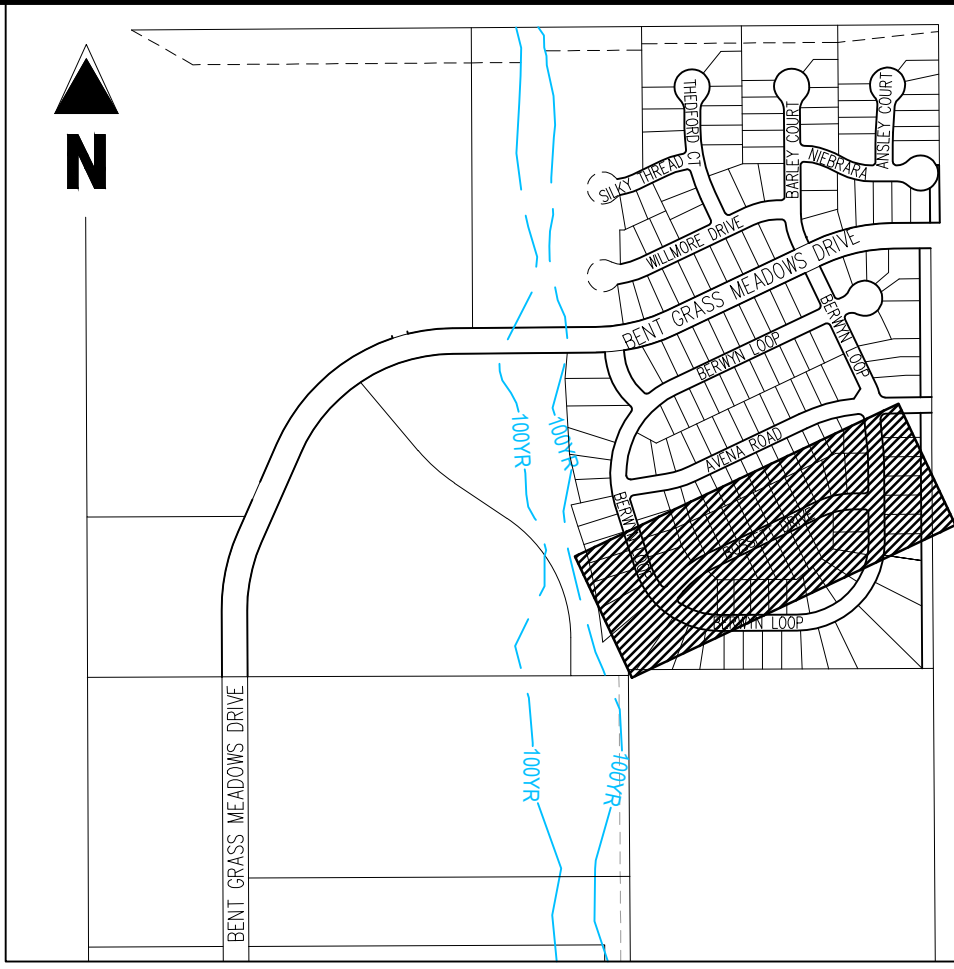
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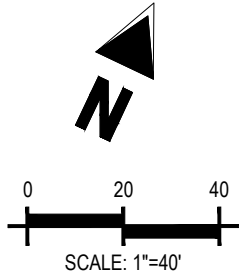


**NOTE:**  
THE RADIUS CALLOUTS FOR THE ROADWAY IS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

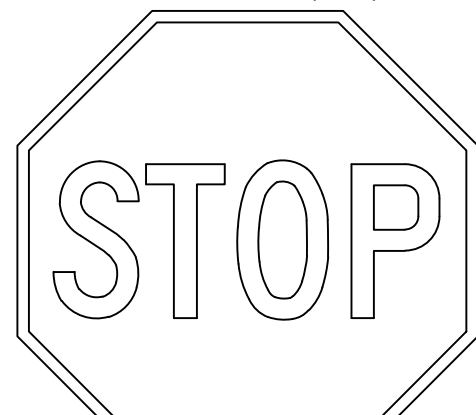
**BOSSETT ROAD (PUBLIC)**  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



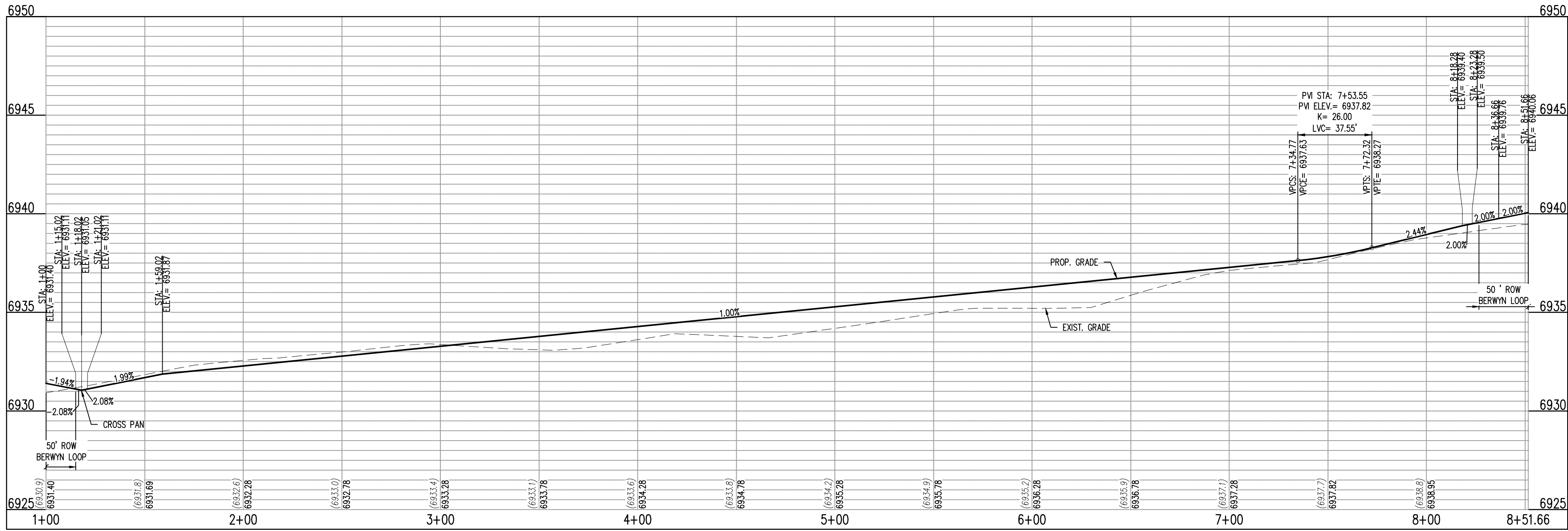
**KEY MAP**  
SCALE: 1"=600'



KEY NOTE: A  
**ROAD NAME**  
STREET NAME (D-3)



STOP SIGN (R1-1)



**BOSSETT DR - CL - 50' ROW**  
STA: 1+00 - 8+51.66  
SCALE: H: 1"=40' V: 1"=10'

**Galloway**

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Colorado Springs, CO 80920  
719.900.7220  
gallowayus.com

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**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

**BOSSETT DRIVE STREET IMPROVEMENT PLAN**

**C2.02**

Sheet 7 of 43



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 SUBBASE 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.

NOTE:  
THE RADIUS CALLOUTS FOR THE ROADWAY IS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

- NOTE TO CONTRACTOR
1. ALL 4", 8" SOLID OR SKIP PAVEMENT MARKING SHALL BE EPOXY.
  2. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-2, S-614-3, AND S-614-8, LATEST REVISION.
  3. ALL SIGNAGE INSTALLATION SHALL BE IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

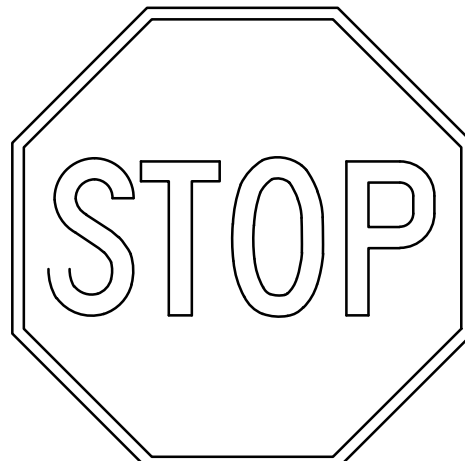
STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	CENTER LANE STRIPING	4" WHITE, 10' - 30' SKIP
2	LANE LINE	6" WHITE

BENT GRASS MEADOWS DRIVE (PUBLIC)  
(80' R.O.W.)  
DESIGN SPEED - 40 MPH COLLECTOR

KEY NOTE: A

ROAD NAME

STREET NAME (D-3)

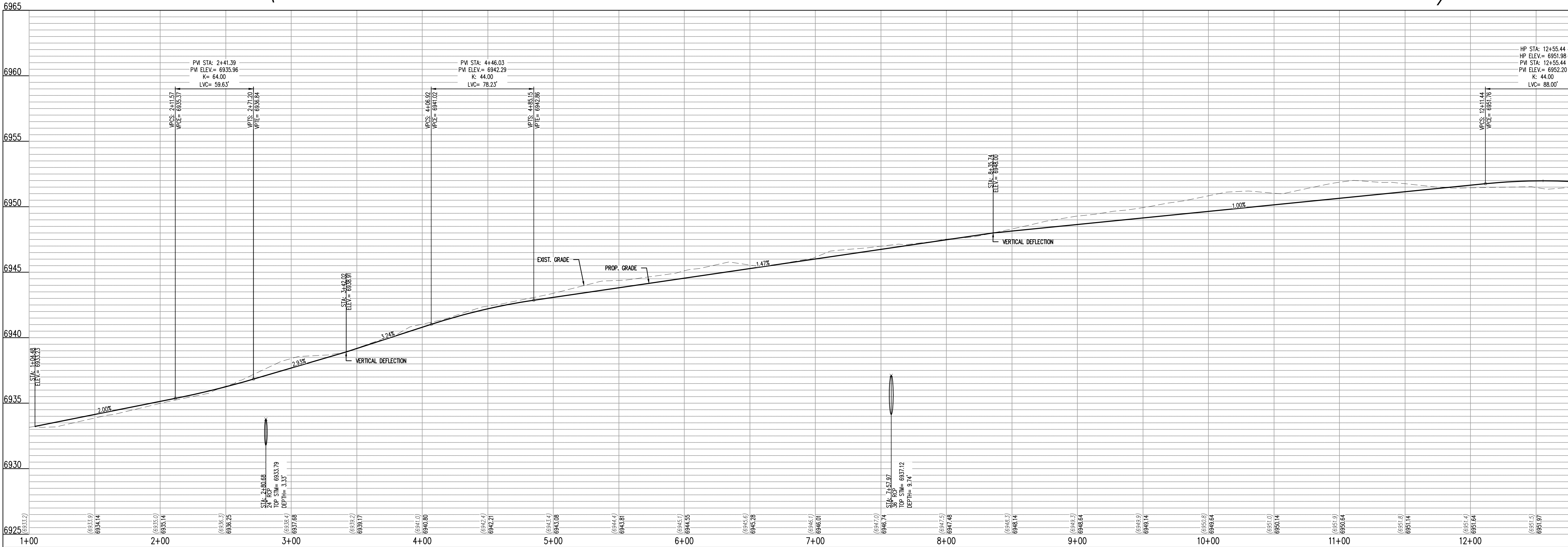


STOP SIGN (R1-1)

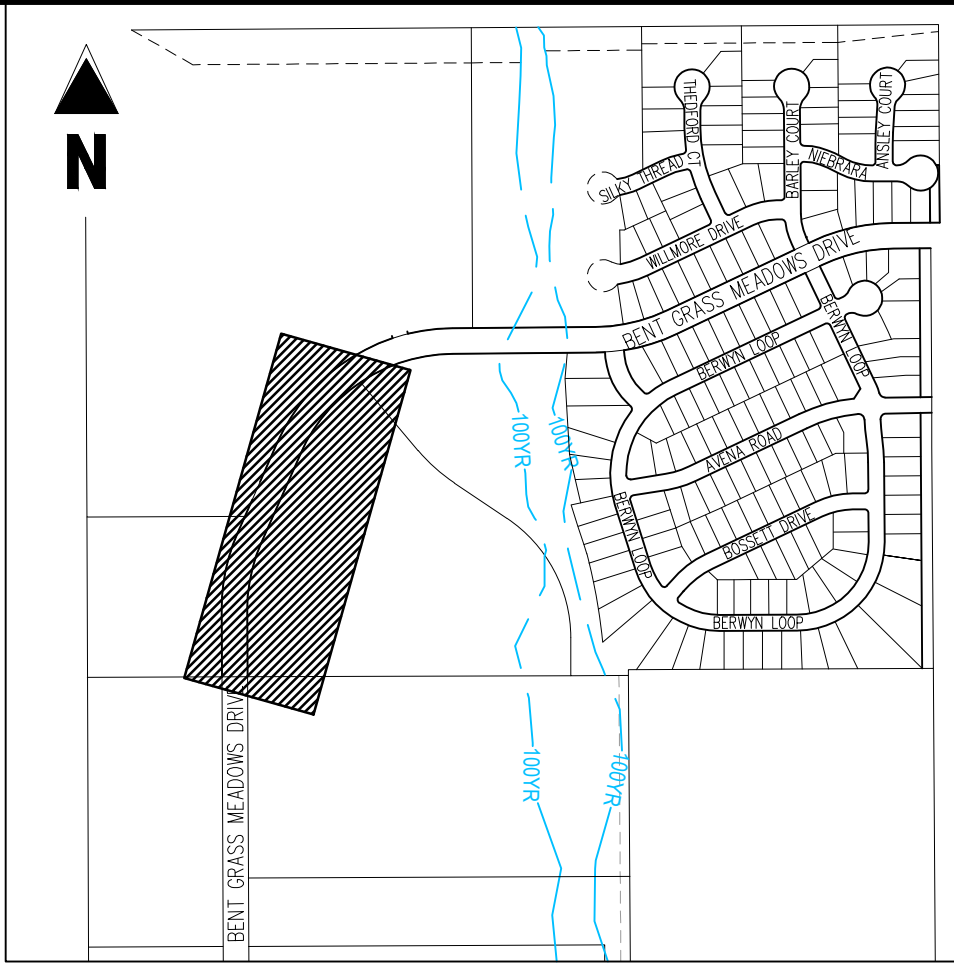
KEY NOTE: B



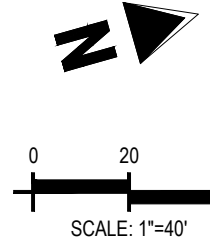
SPEED LIMIT SIGN (R2-1)



BENT GRASS MEADOWS DR - CL - 80' ROW  
STA: 1+00 - 13+00  
SCALE: H: 1"=40 V: 1"=10"



KEY MAP  
SCALE: 1"=600'



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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR

CHALLENGER COMMUNITIES, LLC

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

#	Date	Issue / Description	Init.
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

BENT GRASS MEADOWS  
DRIVE STREET  
IMPROVEMENT PLAN

C2.03

Sheet 8 of 43



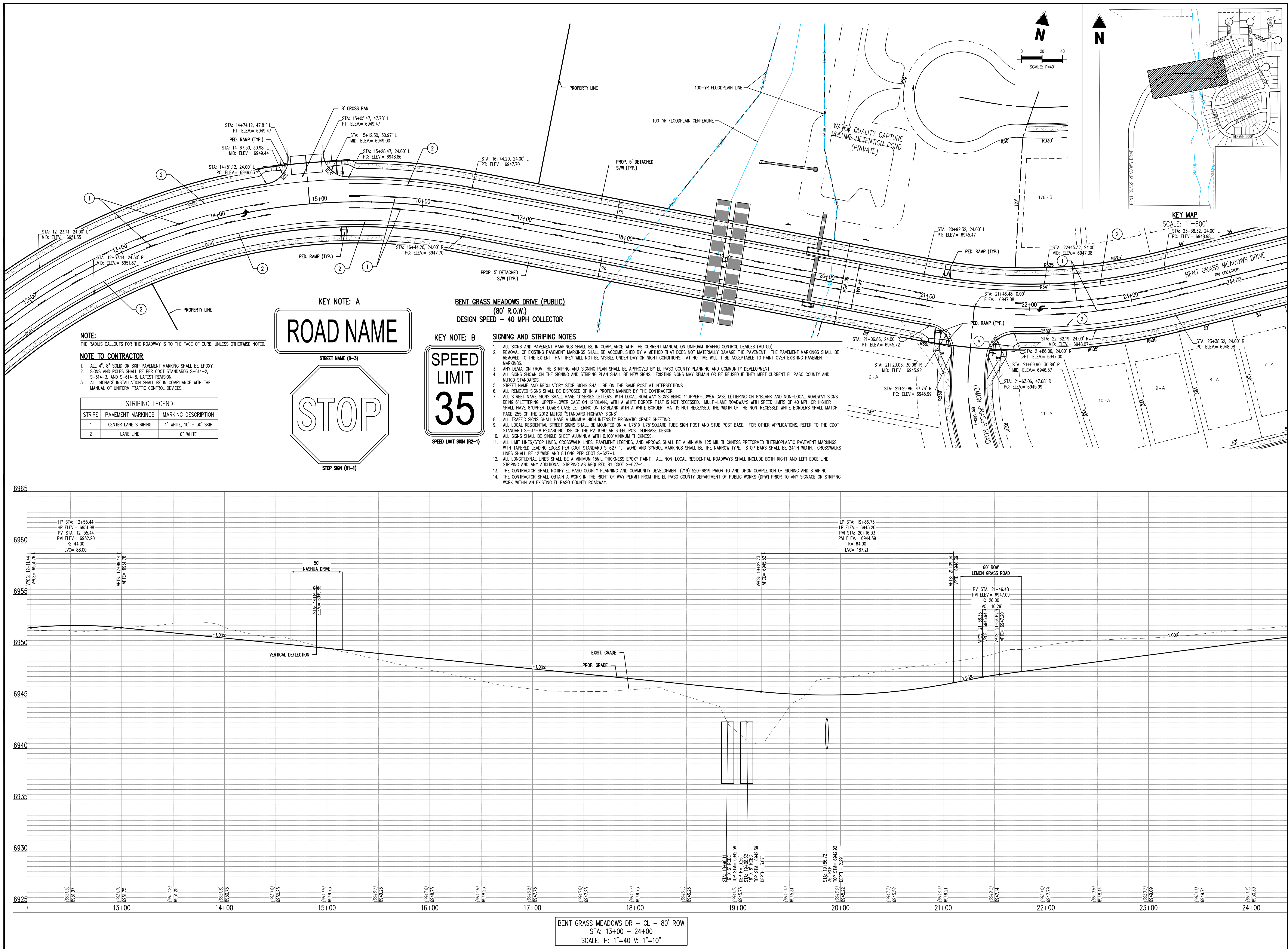
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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

# BENT GRASS MEADOWS DRIVE STREET IMPROVEMENT PLAN

## C2.04

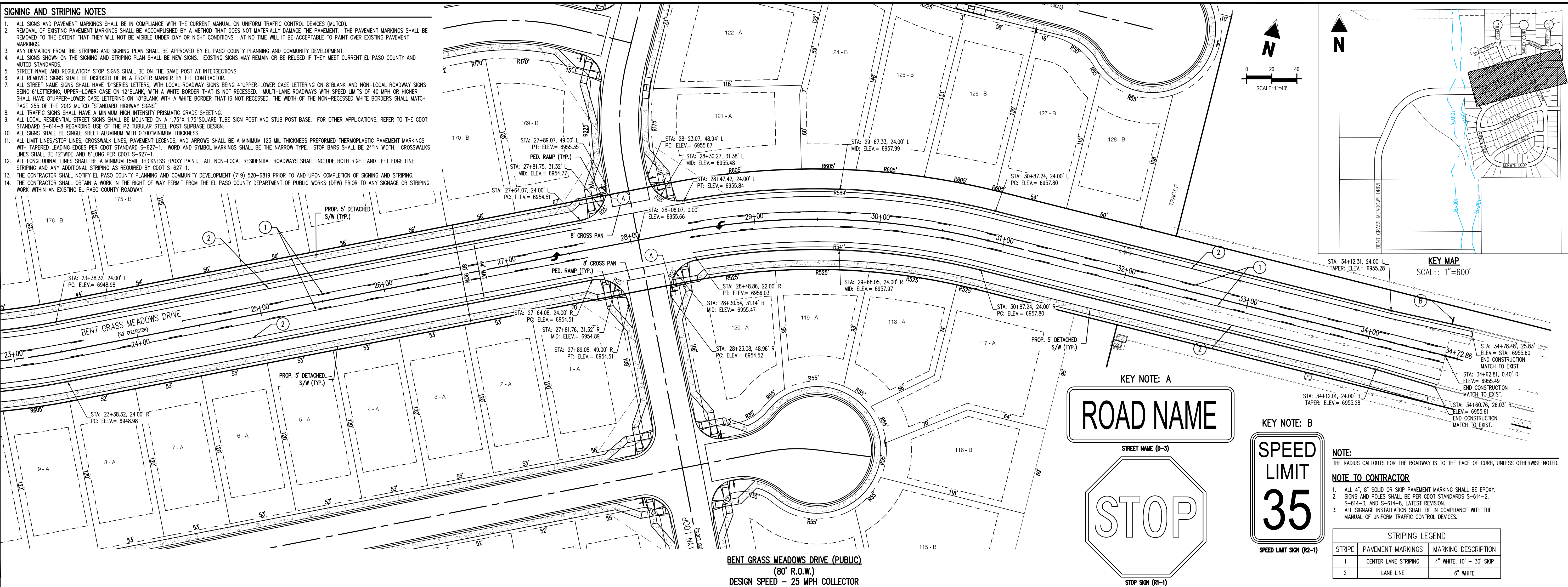
Sheet 9 of 43





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 SUBBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.007" 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 15MM 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.



BENT GRASS MEADOWS DRIVE (PUBLIC)  
(80' R.O.W.)  
DESIGN SPEED - 25 MPH COLLECTOR

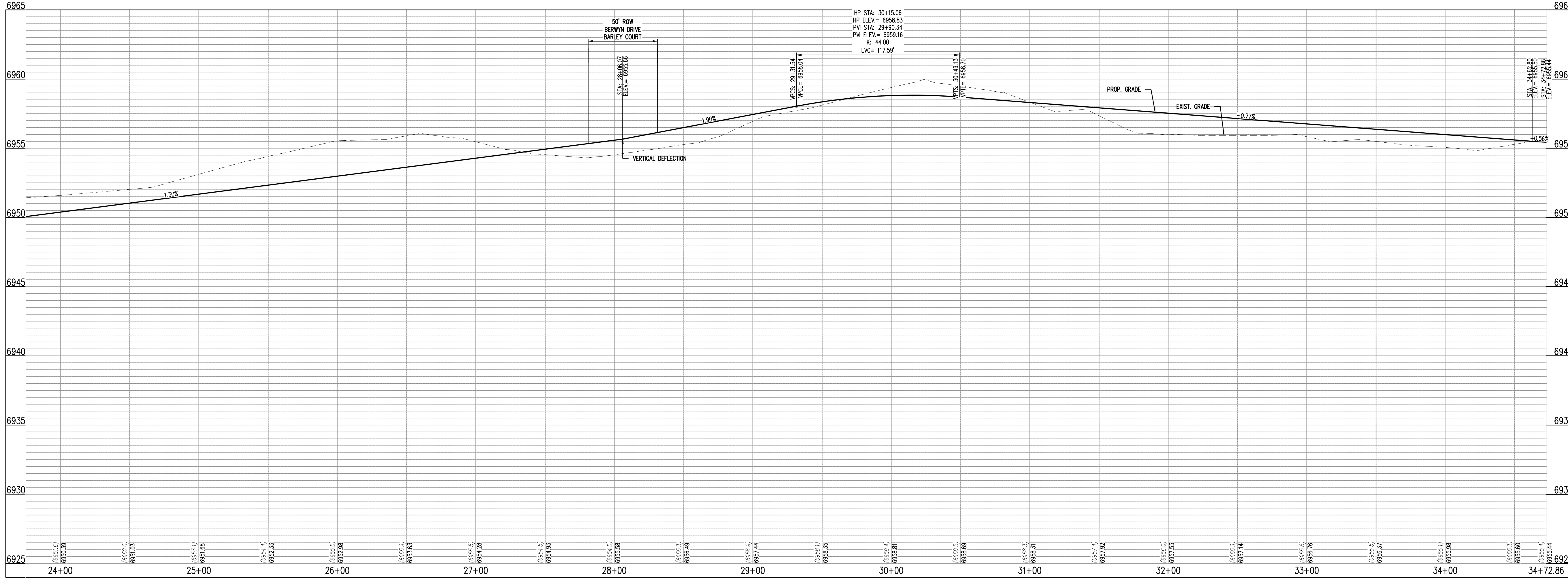


NOTE:  
THE RADIUS CALLOUTS FOR THE ROADWAY IS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

1. ALL 4", 8" SOLID OR SKIP PAVEMENT MARKING SHALL BE EPOXY.
2. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-2, S-614-3, AND S-614-8, LATEST REVISION.
3. ALL SIGNAGE INSTALLATION SHALL BE IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	CENTER LANE STRIPING	4" WHITE, 10' - 30' SKIP
2	LANE LINE	6" WHITE



BENT GRASS MEADOWS DR - CL - 80' ROW  
STA: 24+00 - 34+72.86  
SCALE: H: 1"=40 V: 1"=10'

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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

BENT GRASS MEADOWS  
DRIVE STREET  
IMPROVEMENT PLAN

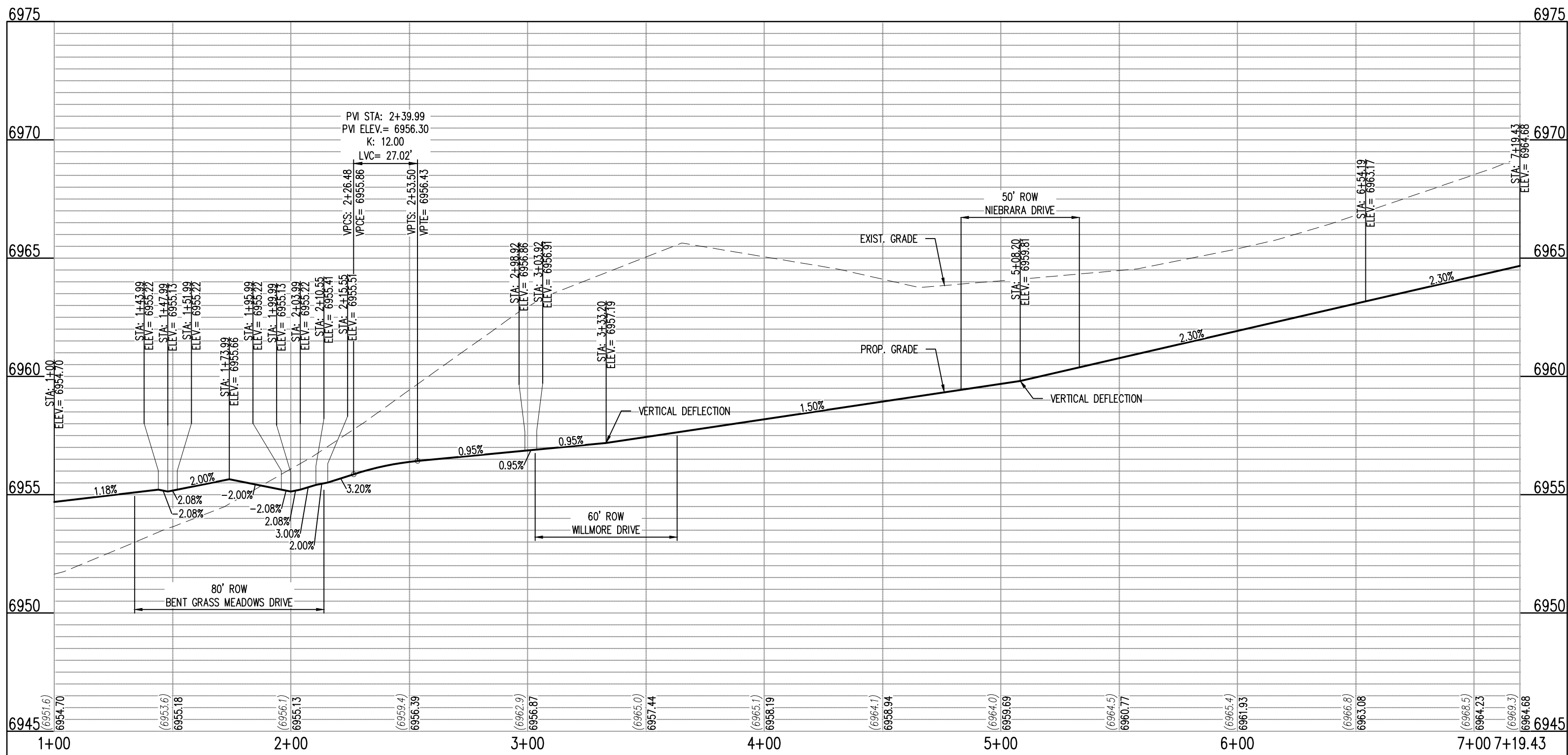
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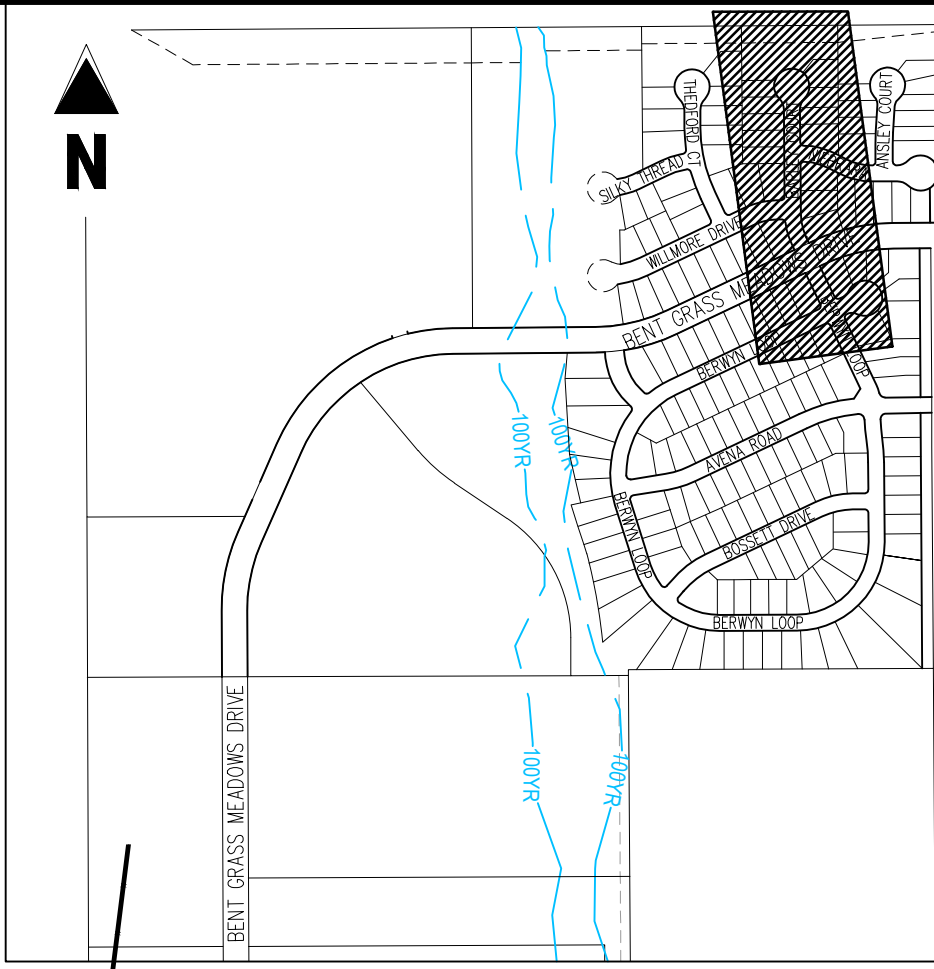




BARLEY COURT (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



BARLEY COURT - CL - 50' ROW  
STA: 1+00 - 7+19.43  
SCALE: H: 1"=40' V: 1"=10'

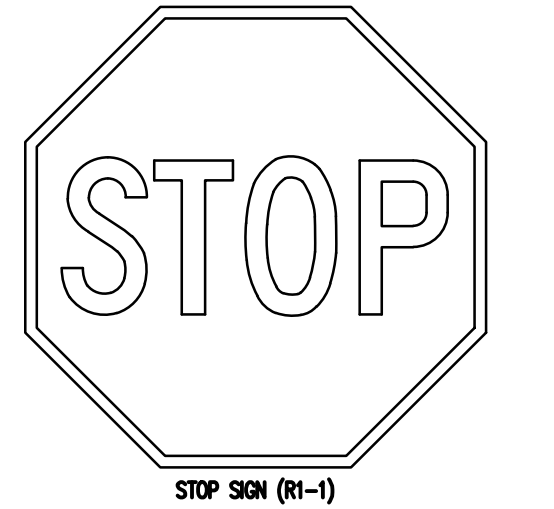


KEY MAP  
SCALE: 1"=600'  
0 20 40  
SCALE: 1"=40'

KEY NOTE: A

ROAD NAME

STREET NAME (0-3)

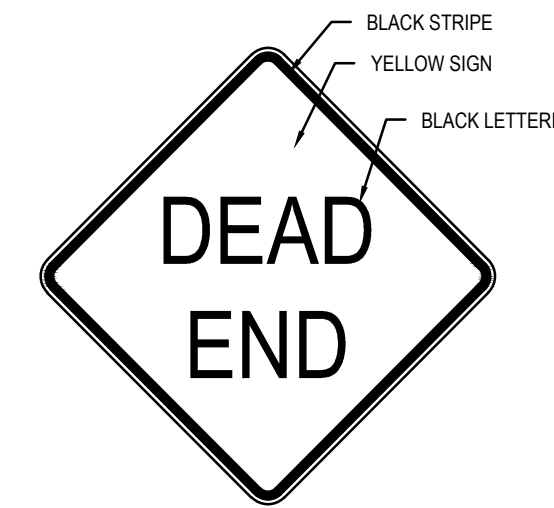


STOP SIGN (R1-1)



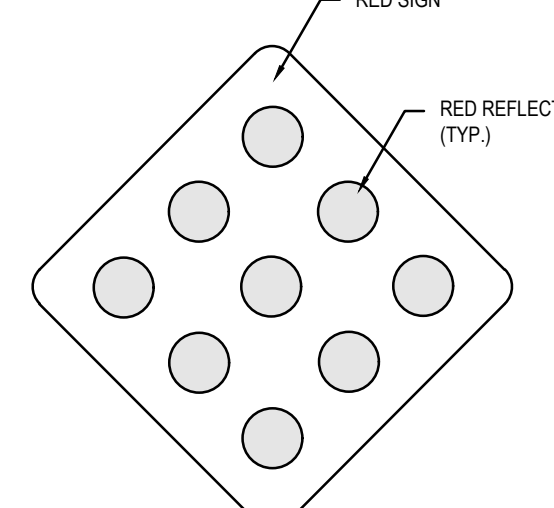
NO OUTLET SIGN (W14-2)

KEY NOTE: B



DEAD END SIGN (W14-1)

KEY NOTE: C



TYPE 4 OBJECT MARKER

KEY NOTE: D

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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

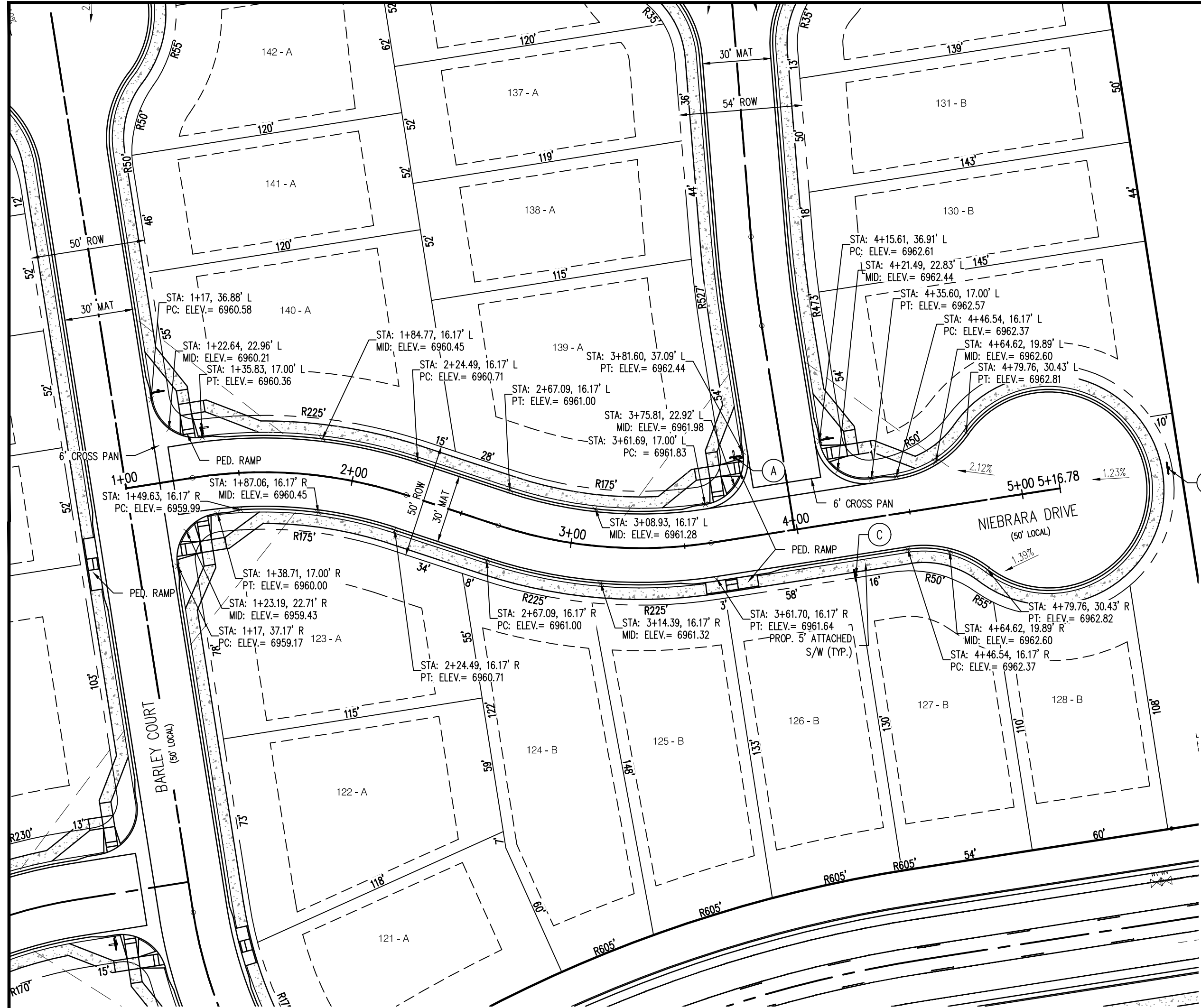
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

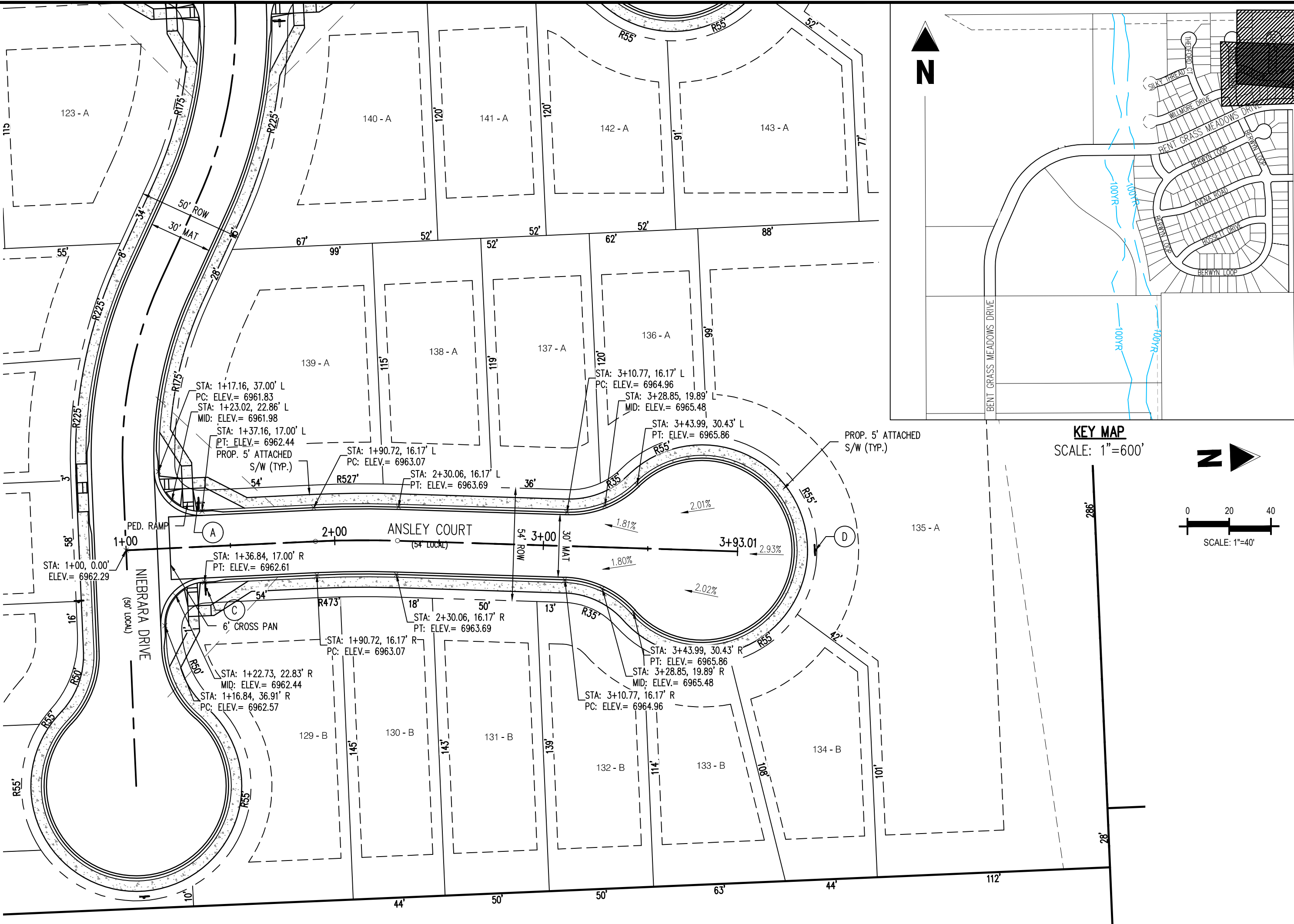
BARLEY COURT STREET  
IMPROVEMENT PLAN

C2.06  
Sheet 11 of 43

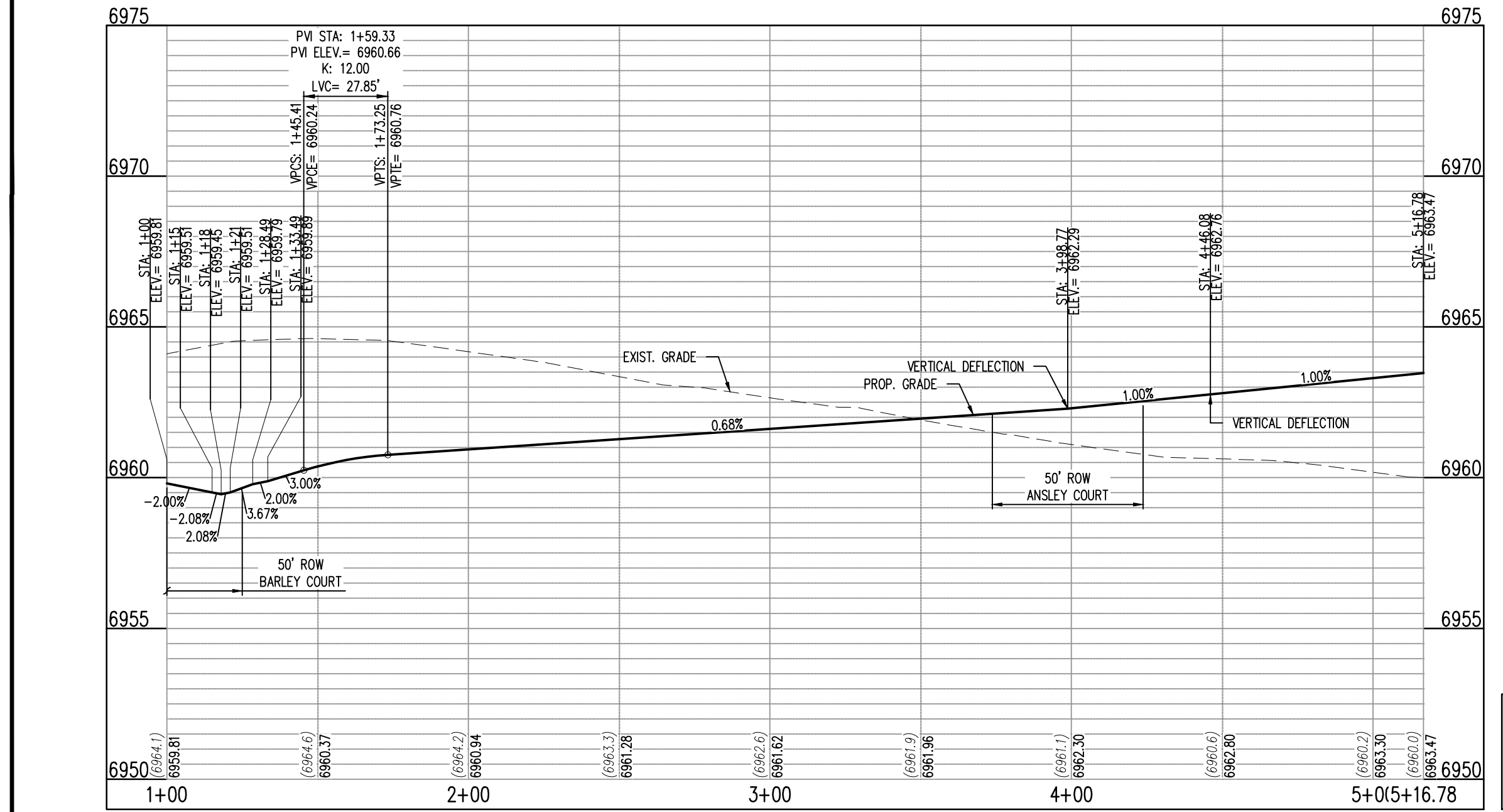




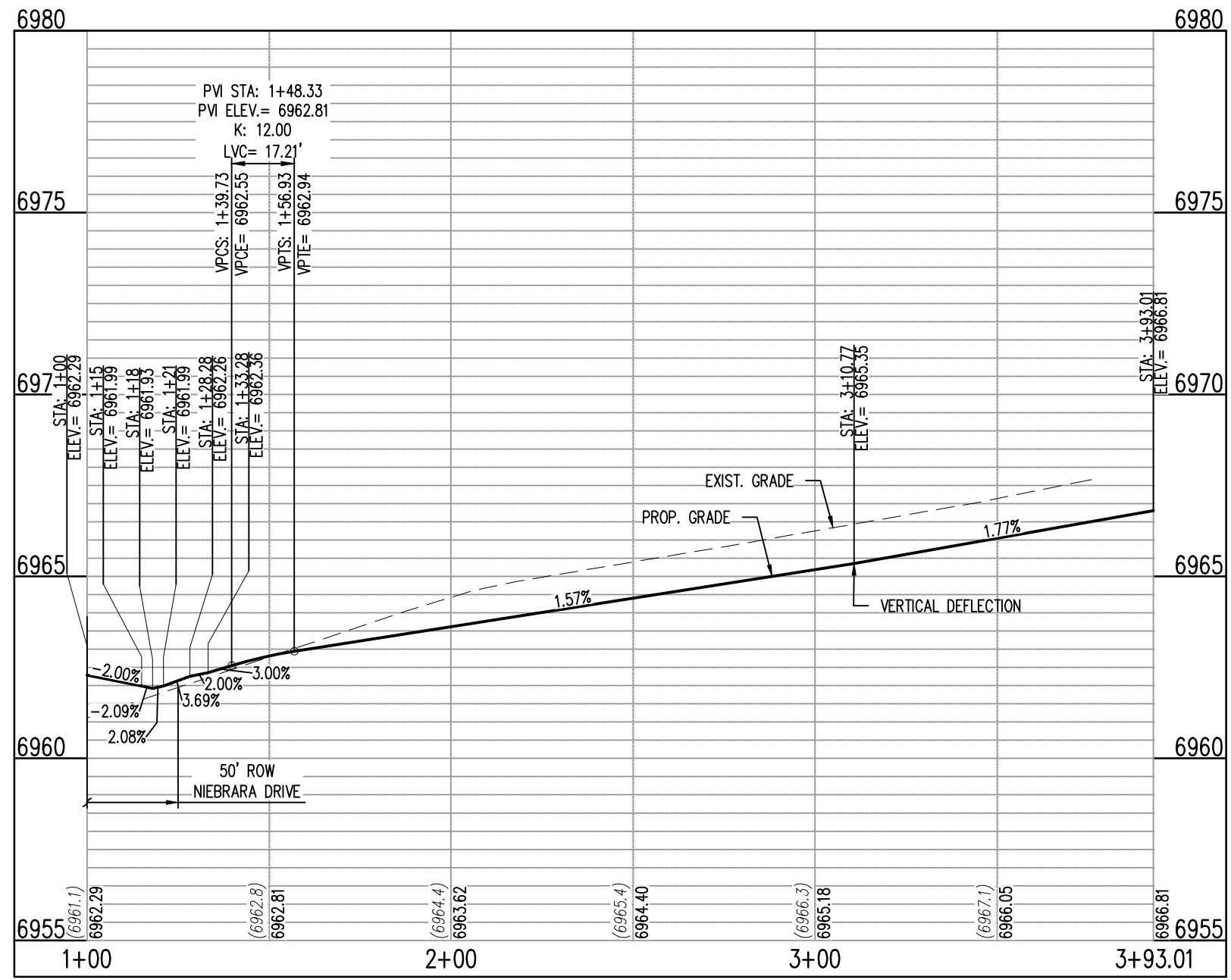
NIEBRARA DRIVE (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



ANSLEY COURT (PUBLIC)  
(54' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



NIEBRARA - CL - 50' ROW  
STA: 1+00 - 5+16.78  
SCALE: H: 1"=40' V: 1"=10'



ANSLEY CT - CL - 50' ROW  
STA: 1+00 - 3+93.01  
SCALE: H: 1"=40' V: 1"=10'

KEY NOTE: A

ROAD NAME

STREET NAME (D-3)

STOP

STOP SIGN (R1-1)

BLACK STRIPE  
YELLOW SIGN  
BLACK LETTERING

NO OUTLET

NO OUTLET SIGN (W14-2)  
KEY NOTE: B

BLACK STRIPE  
YELLOW SIGN  
BLACK LETTERING

DEAD END

DEAD END SIGN (W14-1)  
KEY NOTE: C

RED SIGN  
RED REFLECTORS (TYP.)

TYPE 4 OBJECT MARKER  
KEY NOTE: D

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## CHALLENGER HOMES

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BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No: CLH000014.20

Drawn By: JDP

Checked By: RGD

Date: 3/30/2020

NIEBRARA DRIVE & ANSLEY COURT STREET IMPROVEMENT PLAN

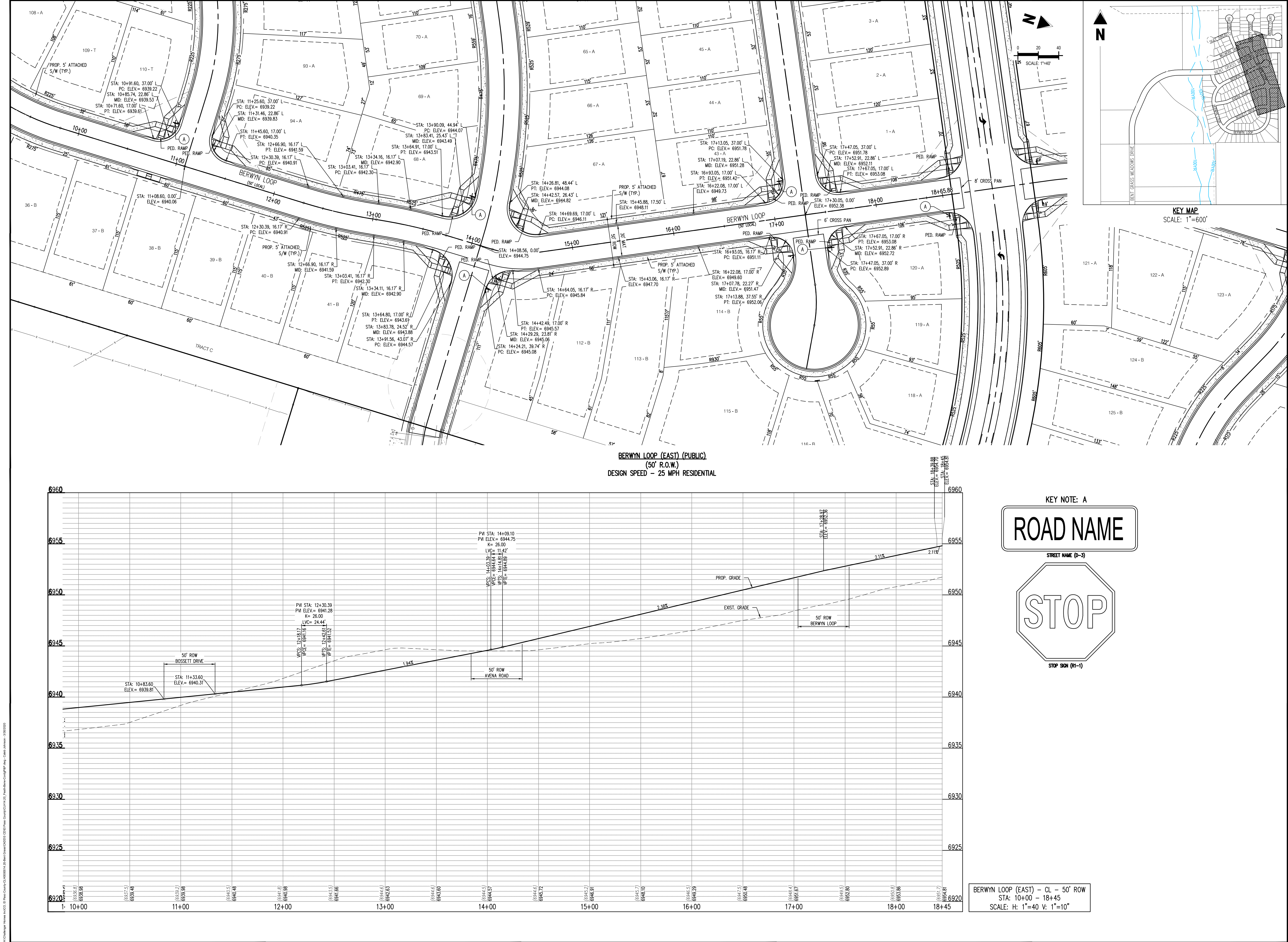
# C2.07

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## CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
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BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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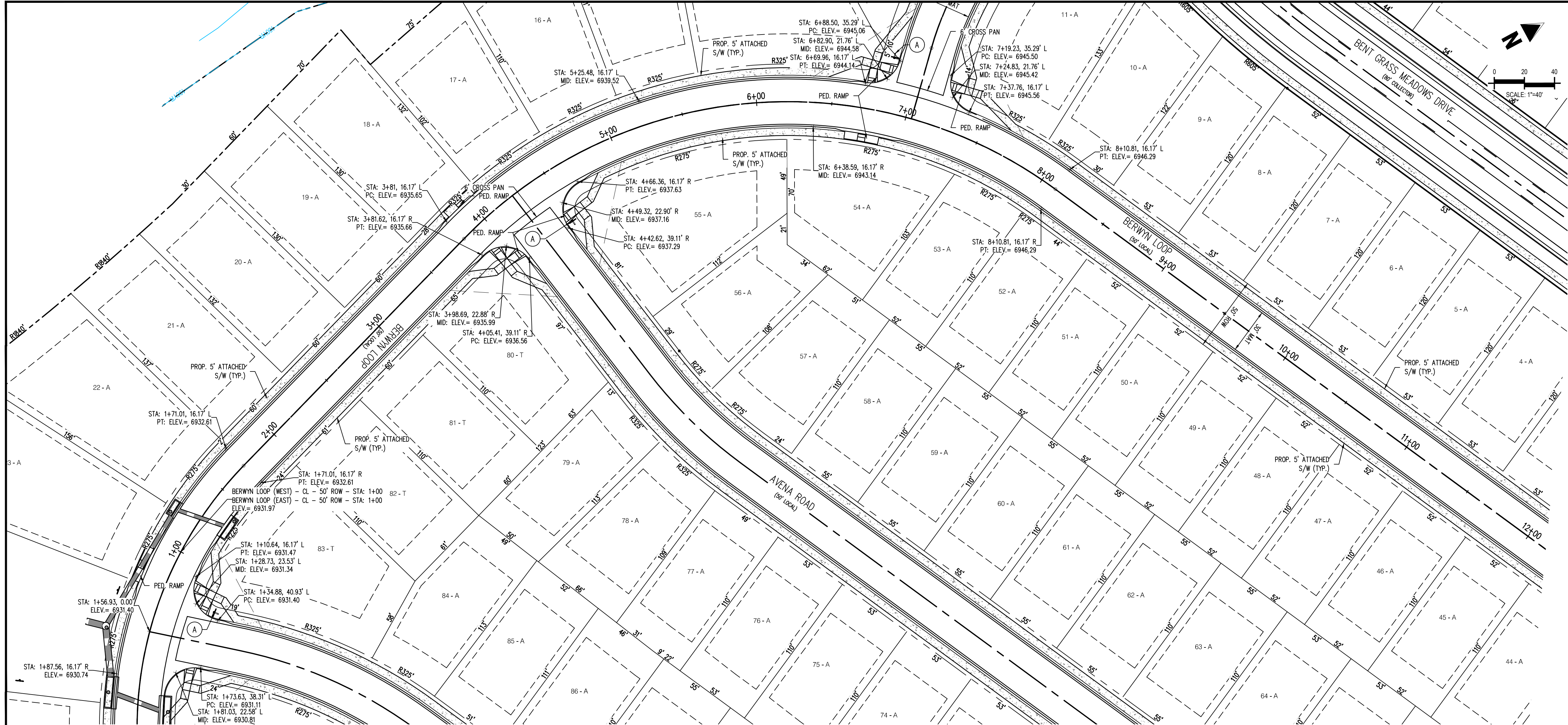
Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

**BERWYN LOOP (EAST)**  
STREET IMPROVEMENT  
PLAN

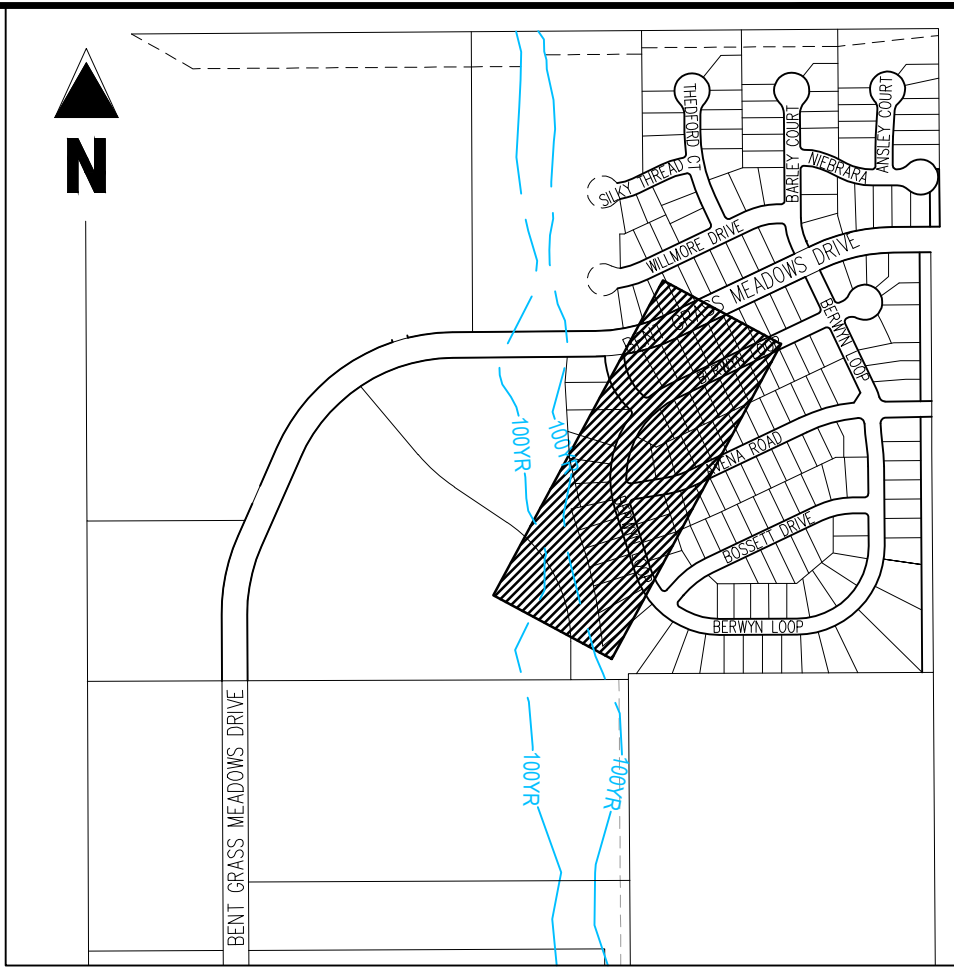
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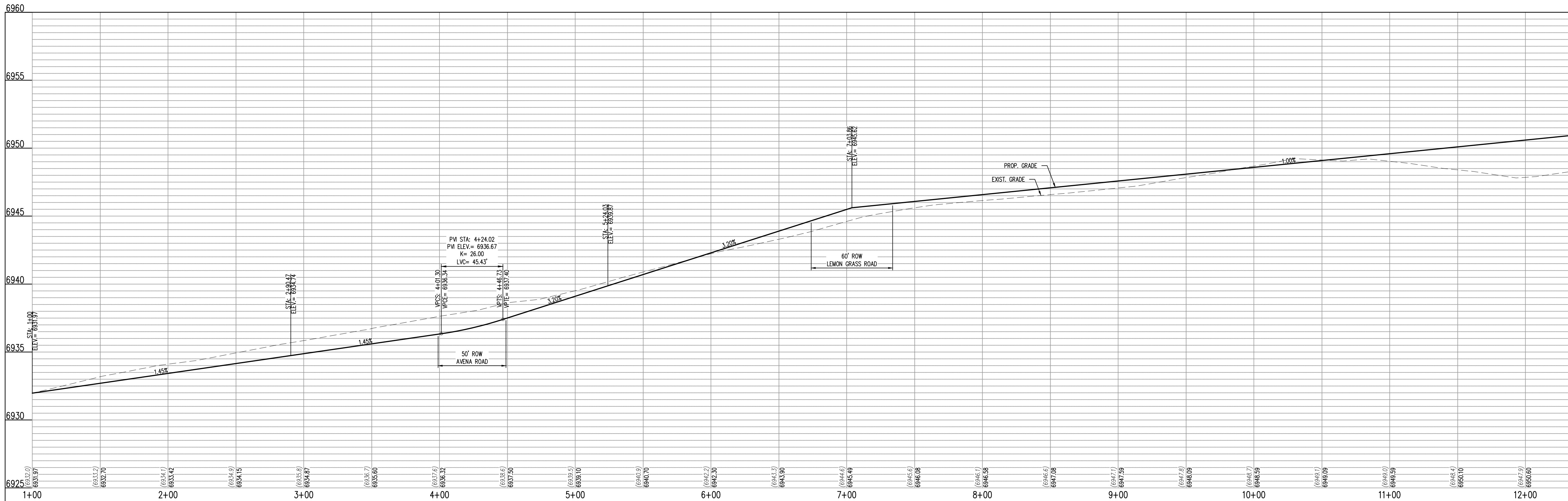
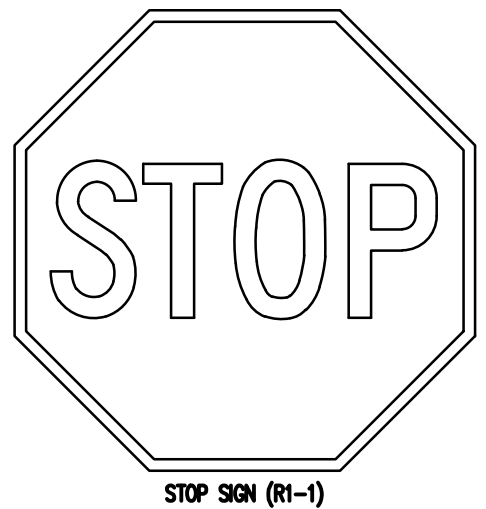


BERWYN LOOP (WEST) (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



KEY MAP  
SCALE: 1"=600'

KEY NOTE: A



BERWYN LOOP (WEST) - CL - 50' ROW  
STA: 10+00 - 18+45  
SCALE: H: 1"=40 V: 1"=10"

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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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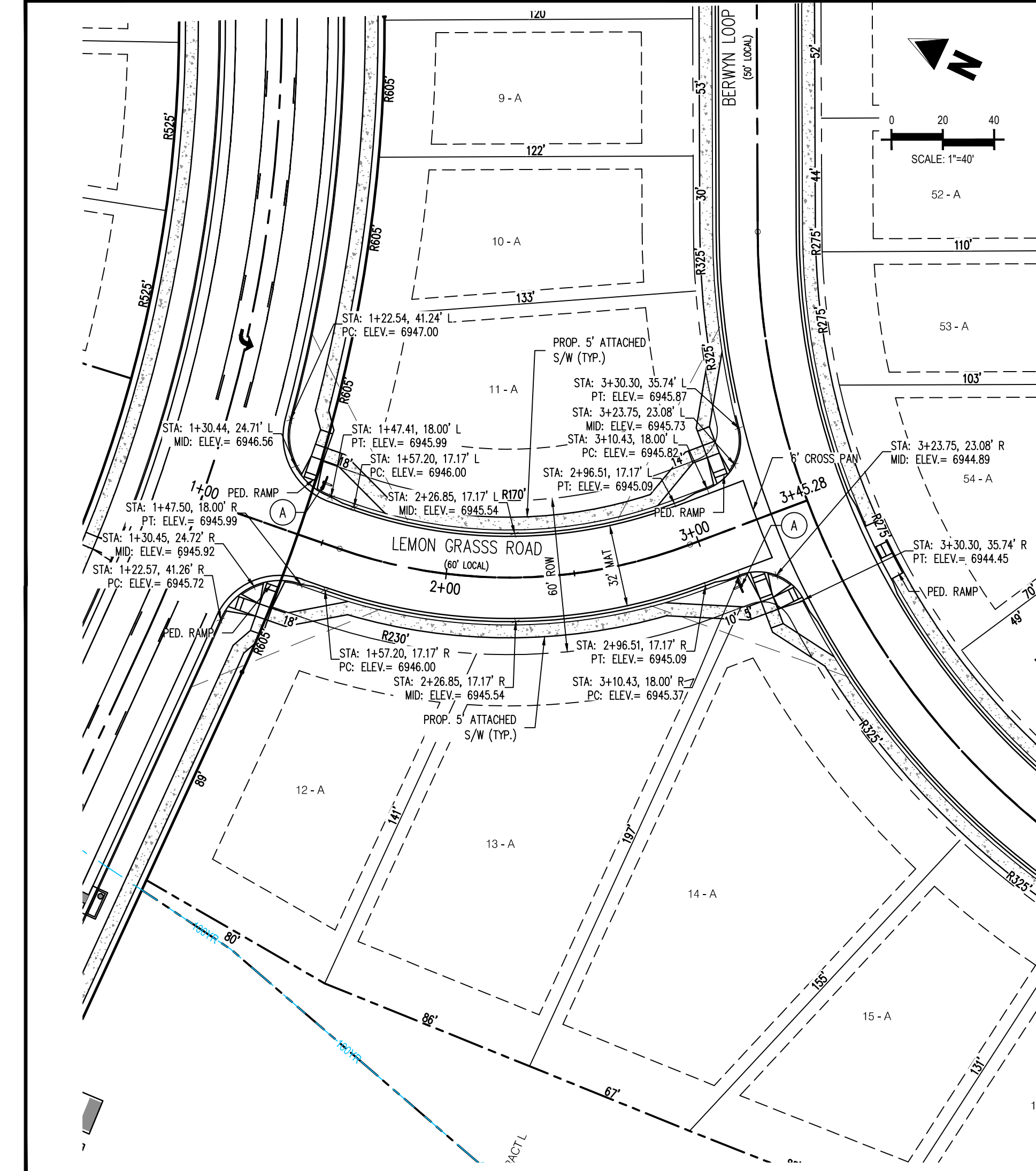
Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

BERWYN LOOP (WEST)  
STREET IMPROVEMENT  
PLAN

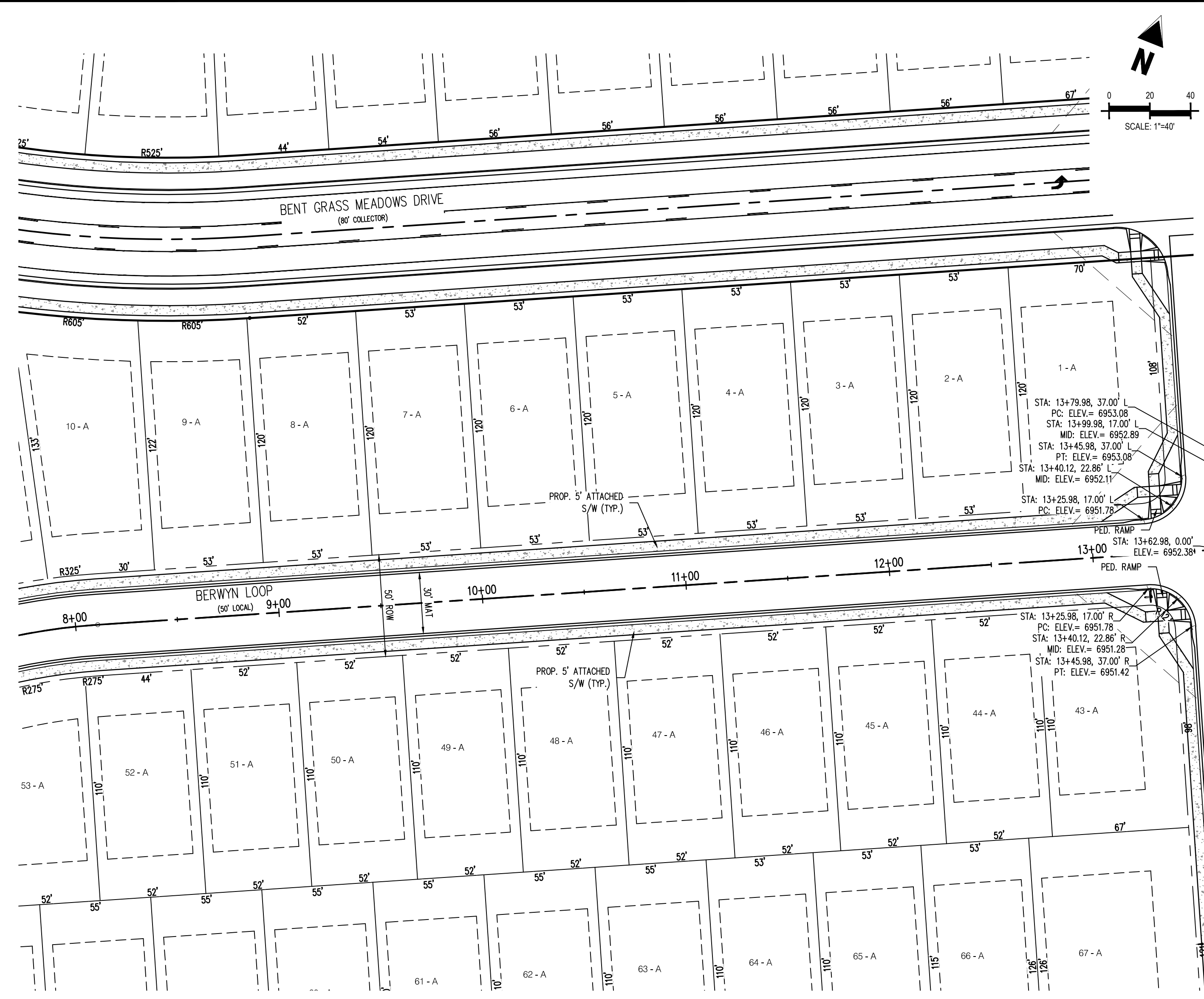
C2.10

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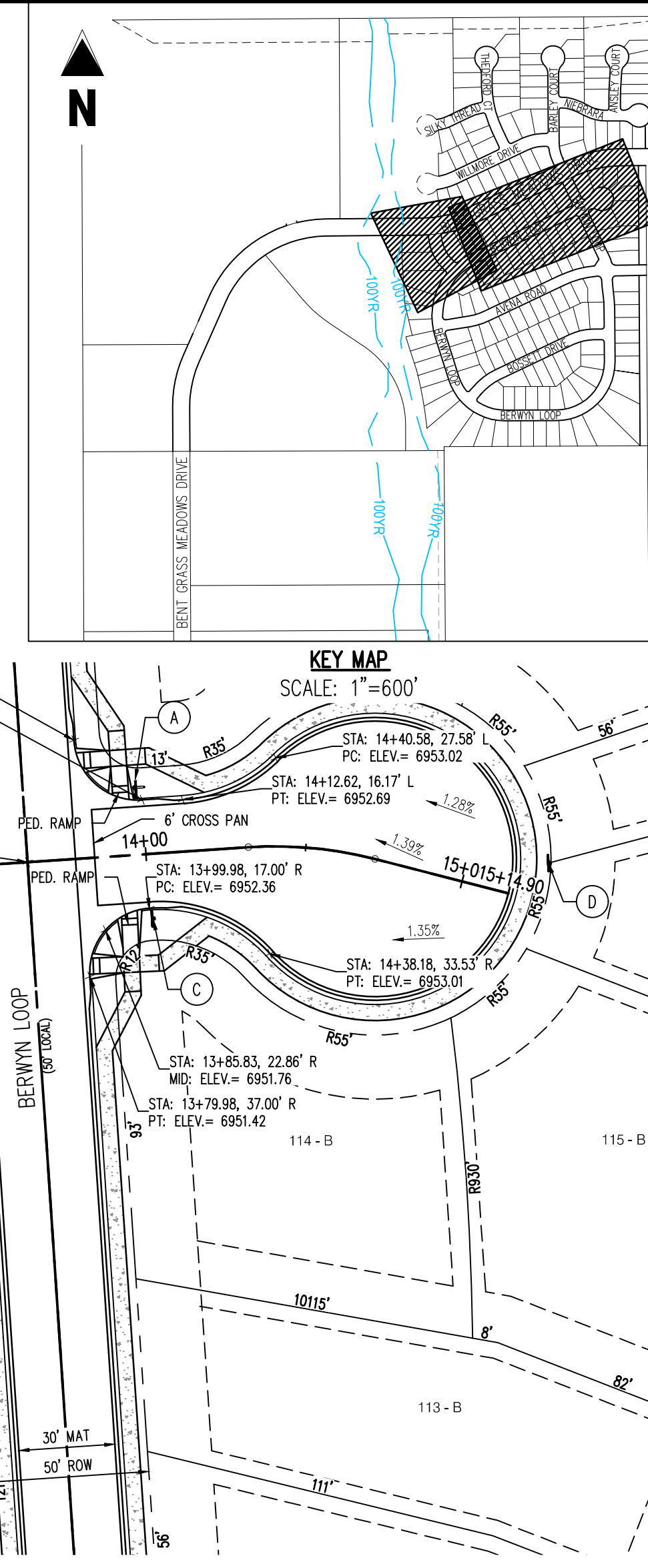




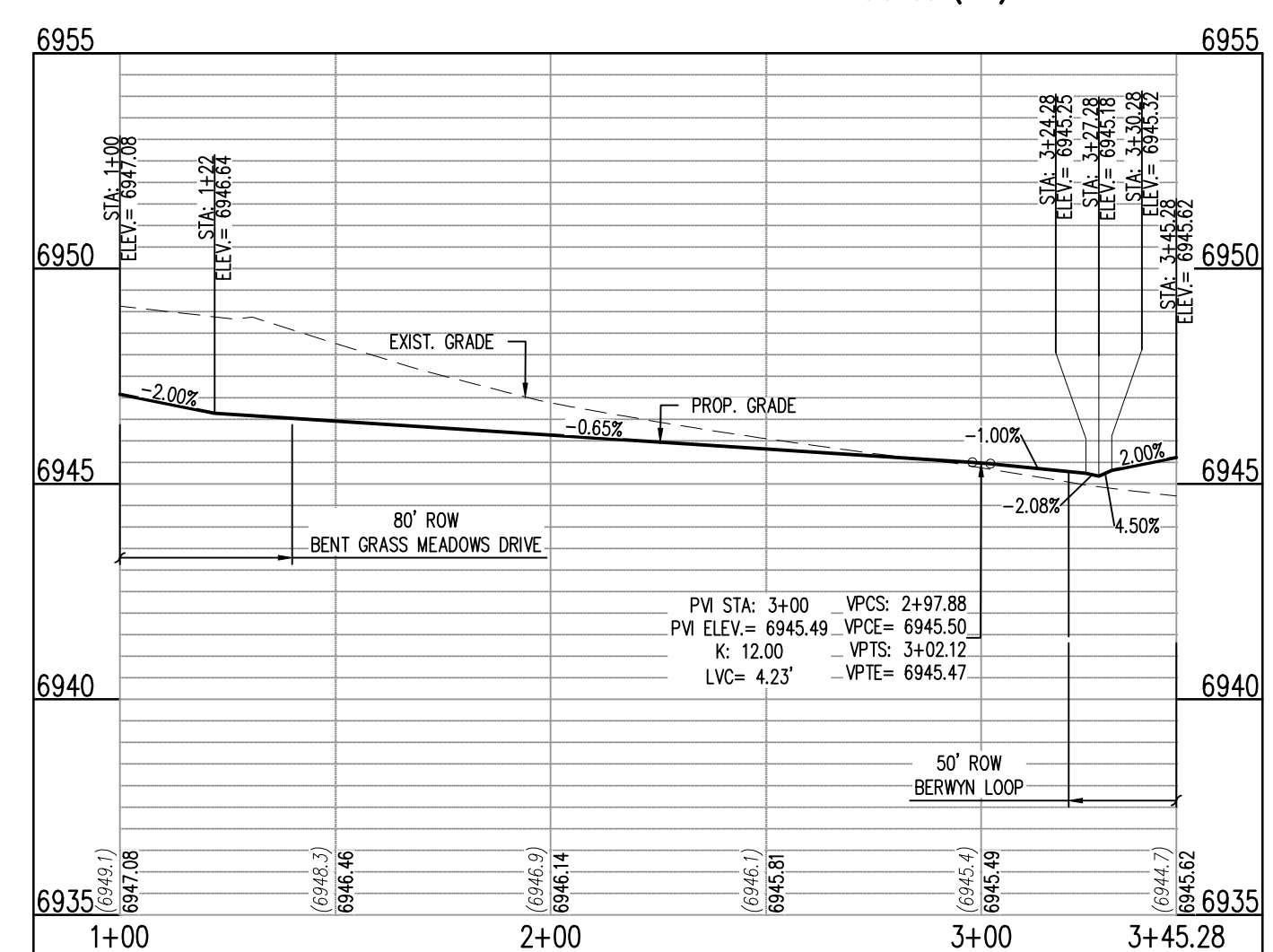
LEMON GRASS ROAD (PUBLIC)  
(60' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



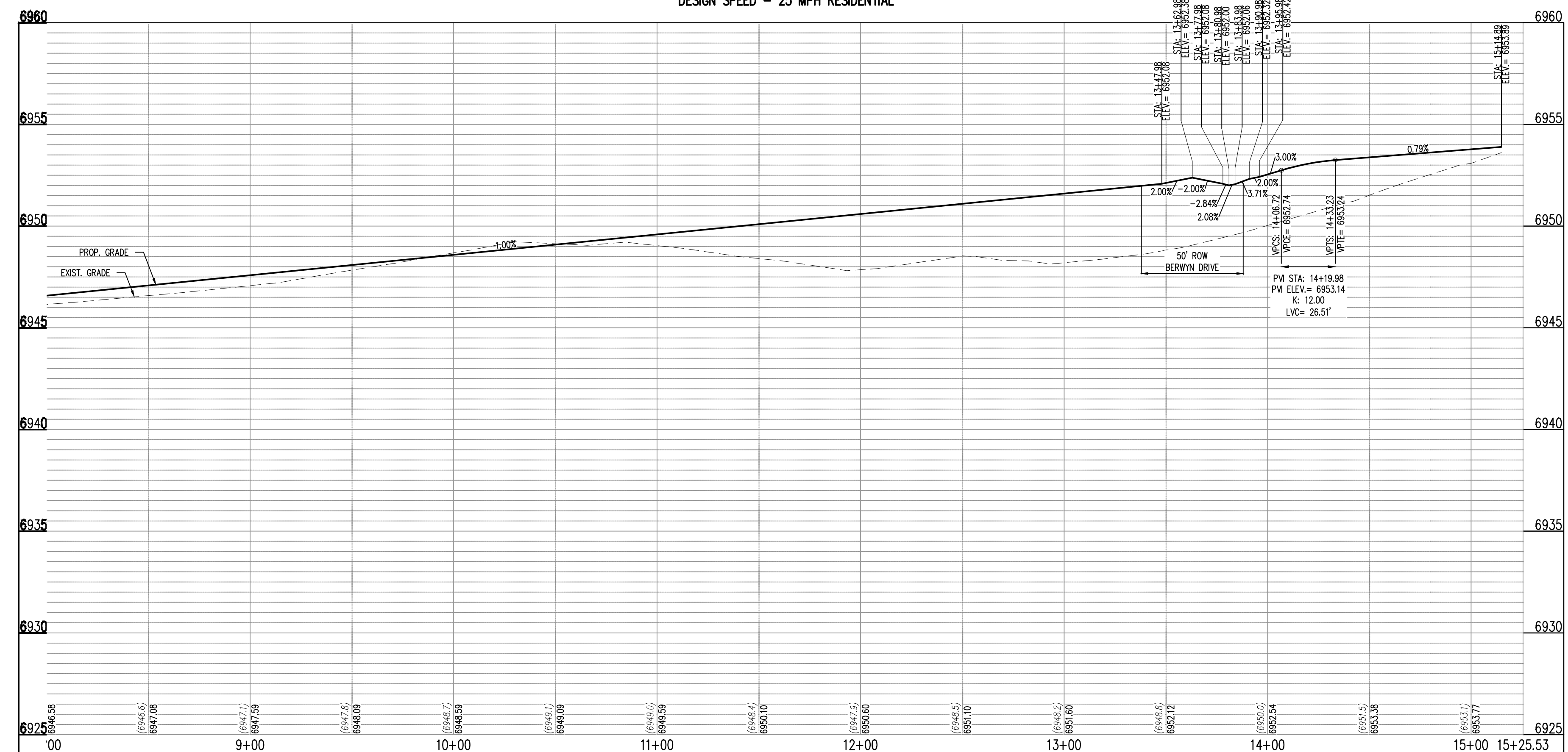
SILVER GRASS ROAD (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



KEY MAP  
SCALE: 1"=600'



LEMON GRASS RD - CL - 60' ROW  
STA: 1+00 - 3+45.28  
SCALE: H: 1"=40 V: 1"=10'



BERWYN LOOP (WEST) - CL - 50' ROW  
STA: 10+00 - 15+25.53  
SCALE: H: 1"=40 V: 1"=10'

KEY NOTE: A

ROAD NAME

STREET NAME (D-3)

STOP

STOP SIGN (R1-1)

KEY NOTE: B

NO OUTLET

NO OUTLET SIGN (W14-2)

KEY NOTE: C

DEAD END

DEAD END SIGN (W14-1)

TYPE 4 OBJECT MARKER

KEY NOTE: D

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**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

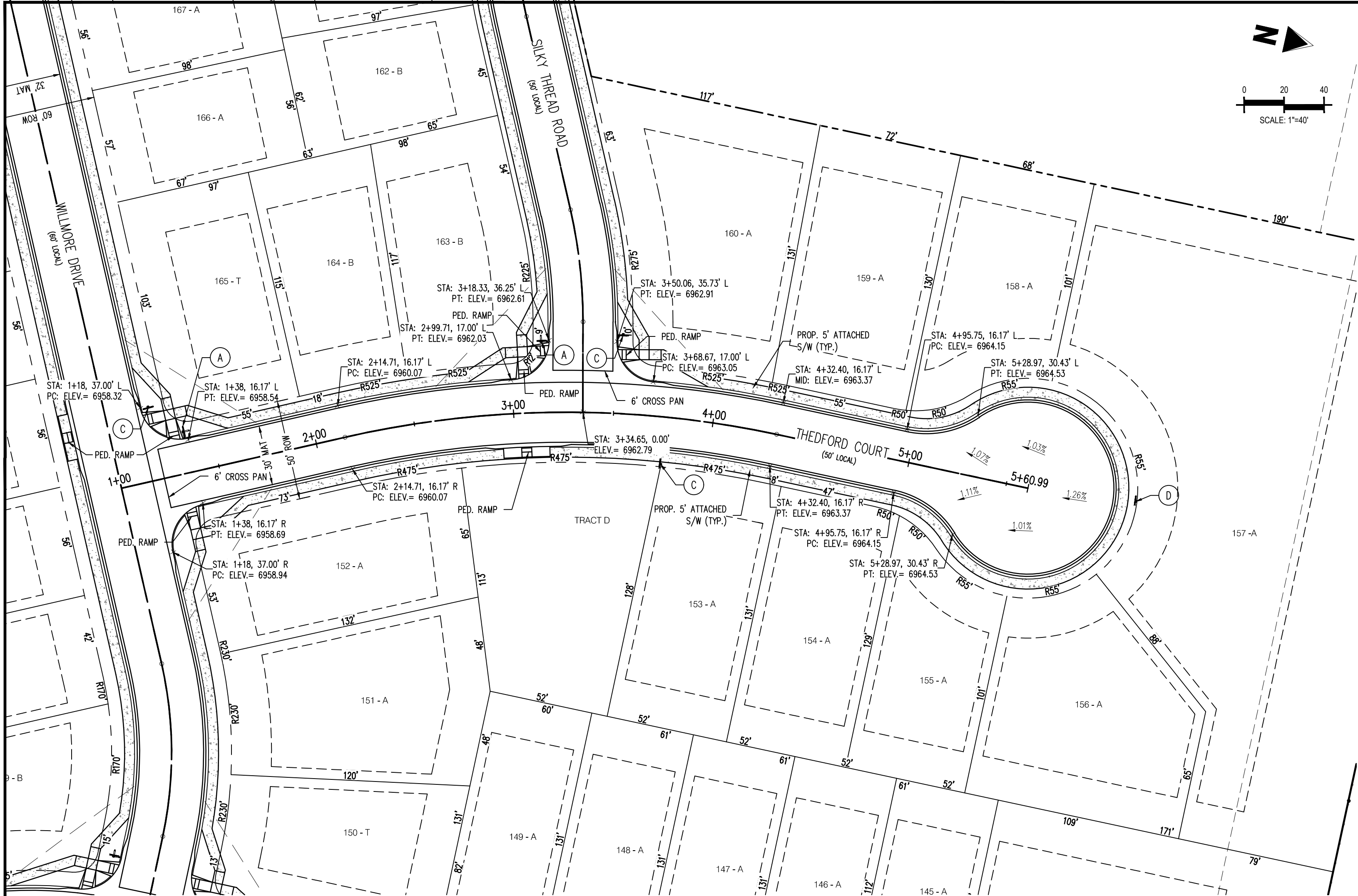
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020  
BERWYN LOOP (WEST) & LEMONGRASS ROAD  
STREET IMPROVEMENT  
PLAN

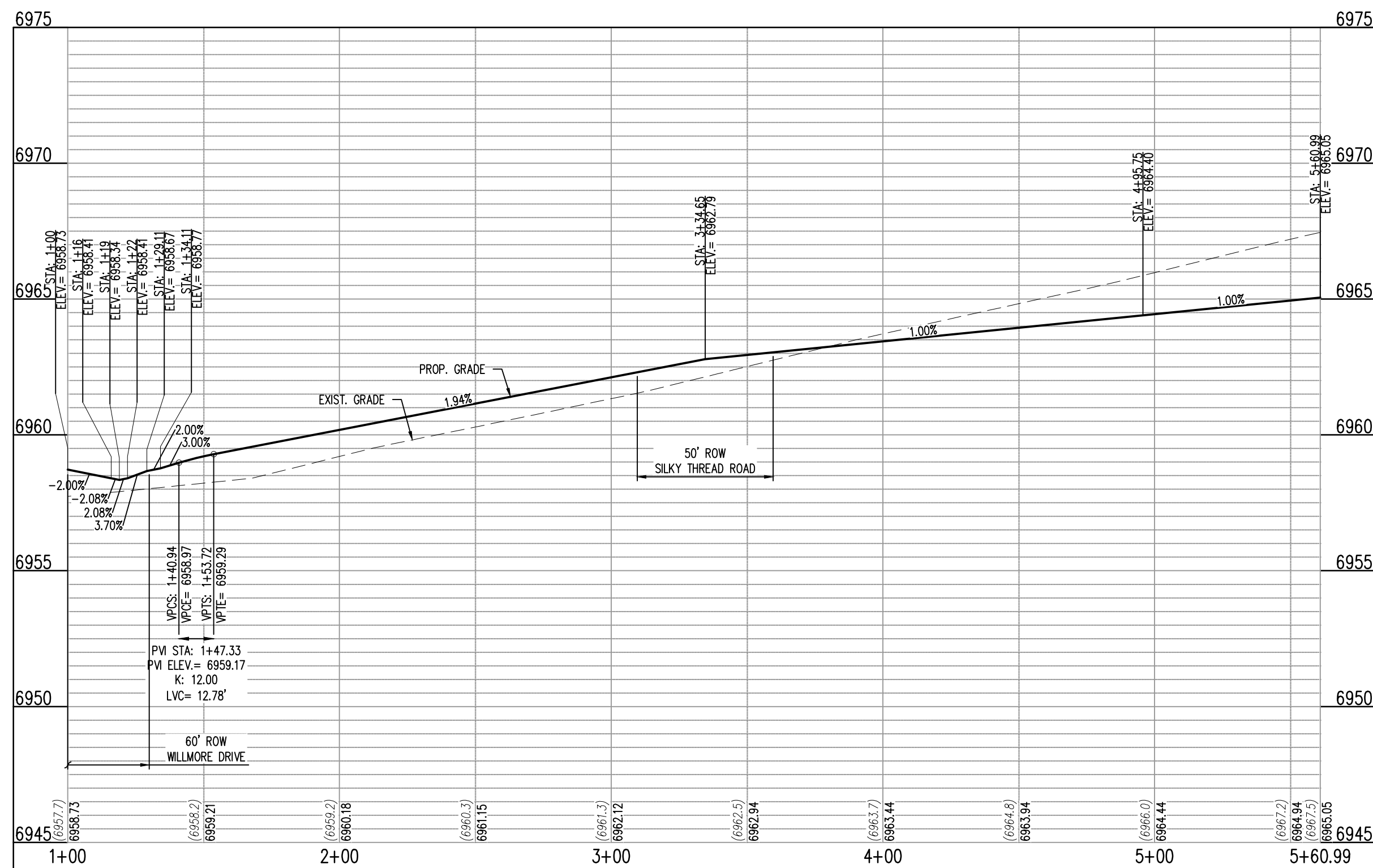




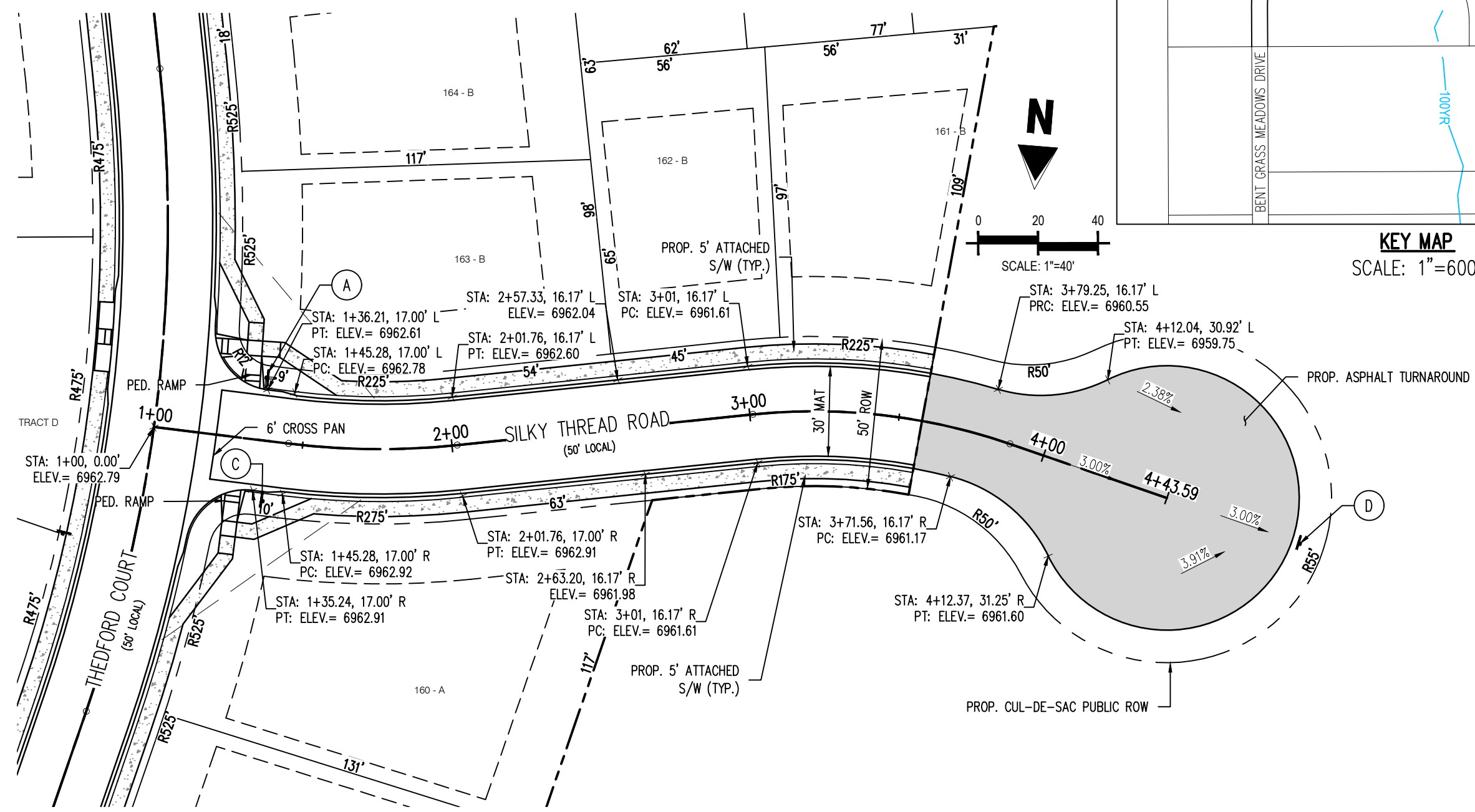




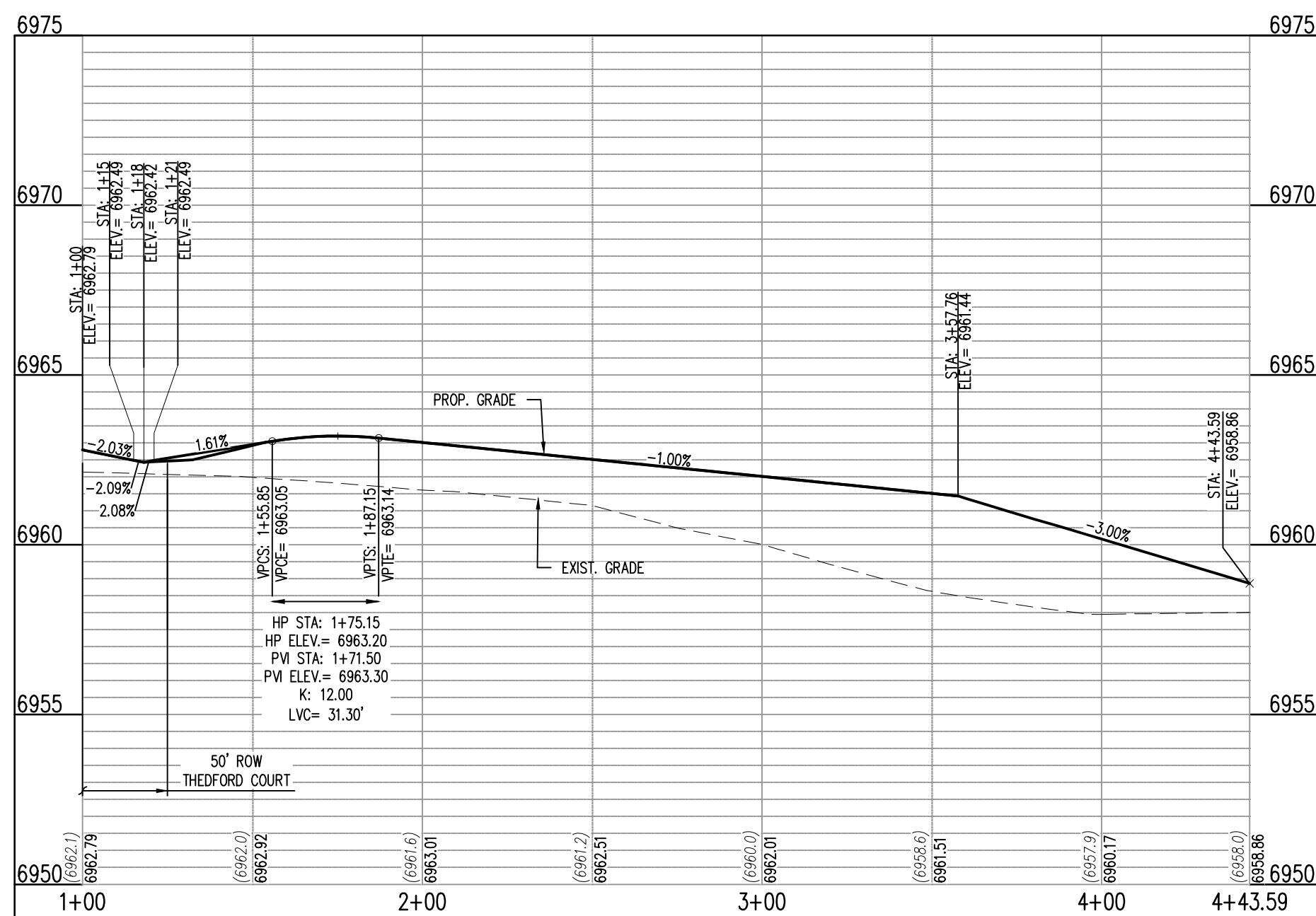
THEDFORD COURT (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



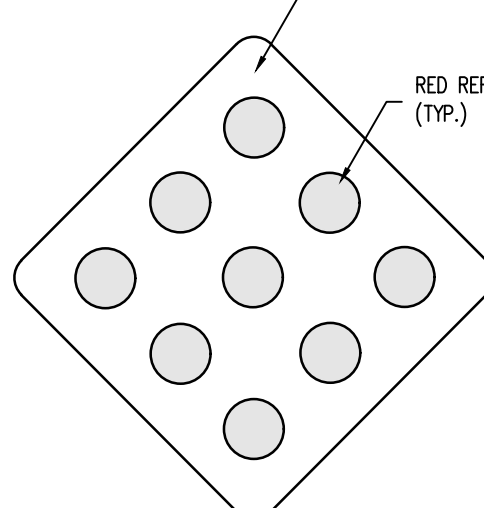
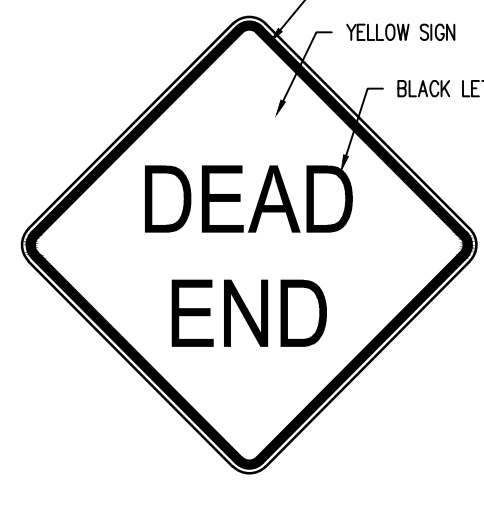
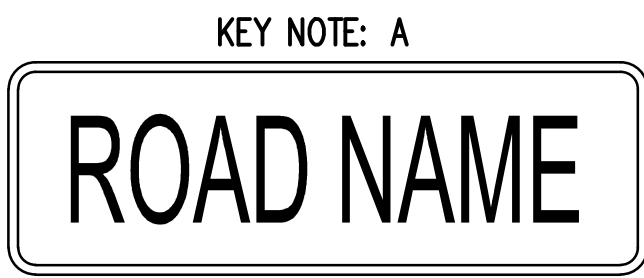
THEDFORD CT - CL - 50' ROW  
STA: 1+00 - 5+60.99  
SCALE: H: 1"=40' V: 1"=10'



SILKY THREAD ROAD (PUBLIC)  
(50' R.O.W.)  
DESIGN SPEED - 25 MPH RESIDENTIAL



SIKY THRED RD EAST - CL - 50' ROW  
STA: 1+00 - 4+43.59  
SCALE: H: 1"=40' V: 1"=10'



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CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020  
THEDFORD COURT & SILKY  
THREAD ROAD STREET  
IMPROVEMENT PLAN



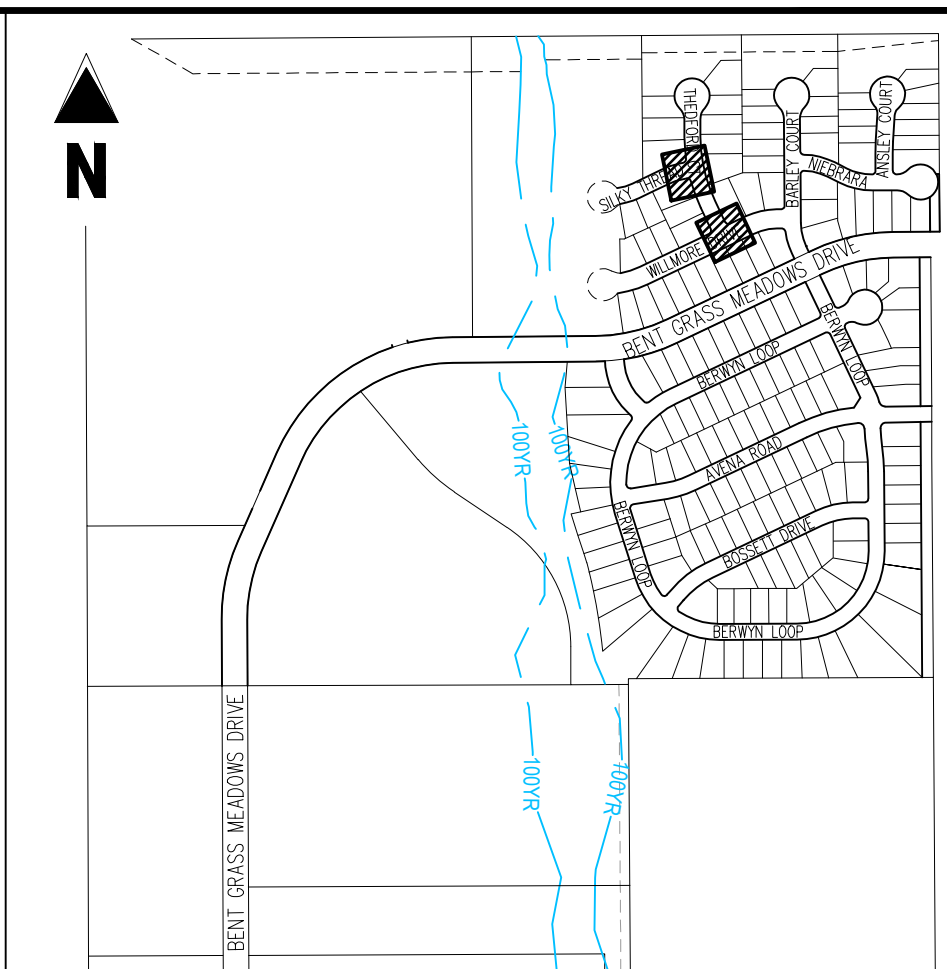
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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

CROSS PAN & CURB  
RETURN PROFILES

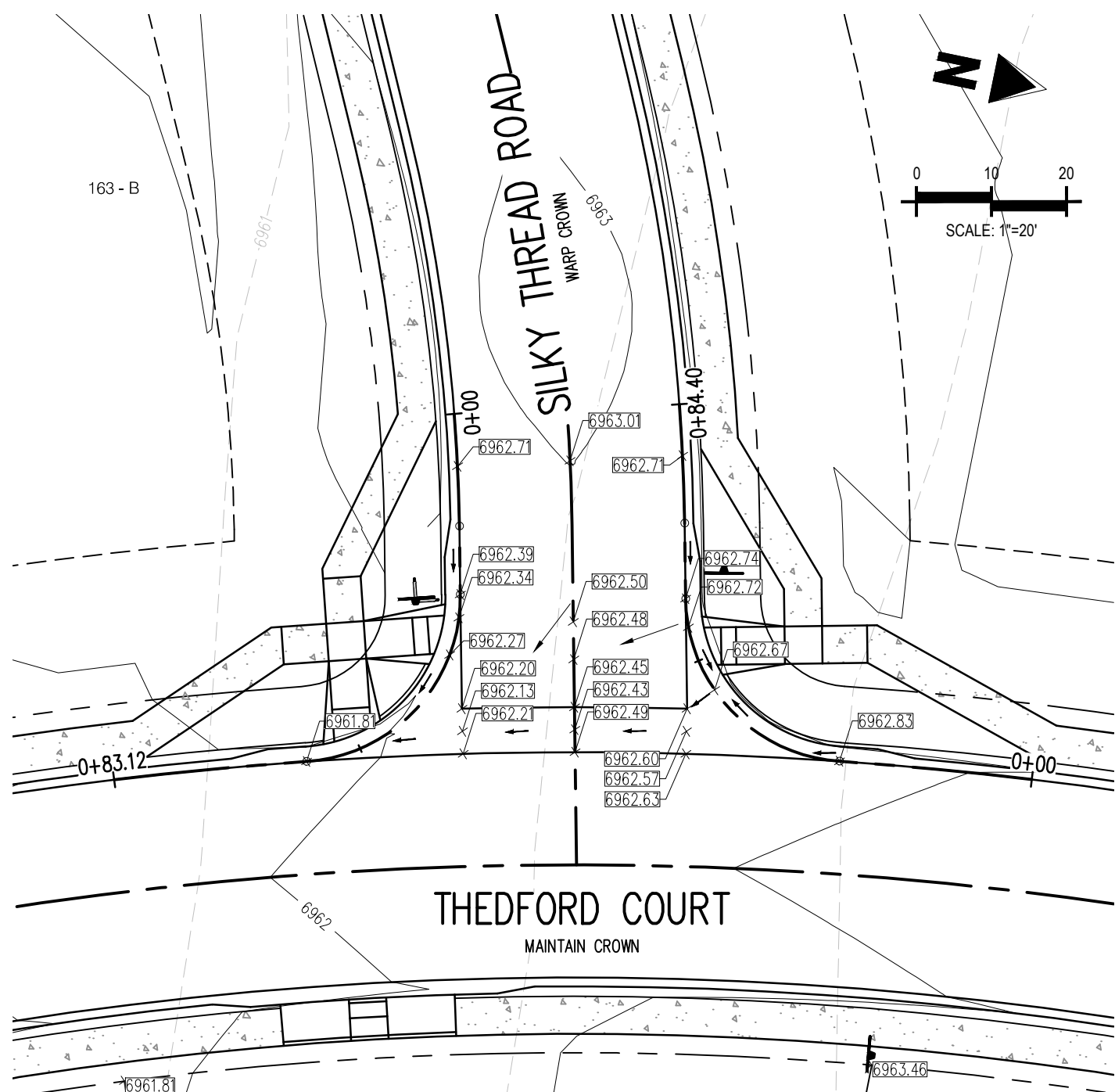
C3.01

Sheet 19 of 43

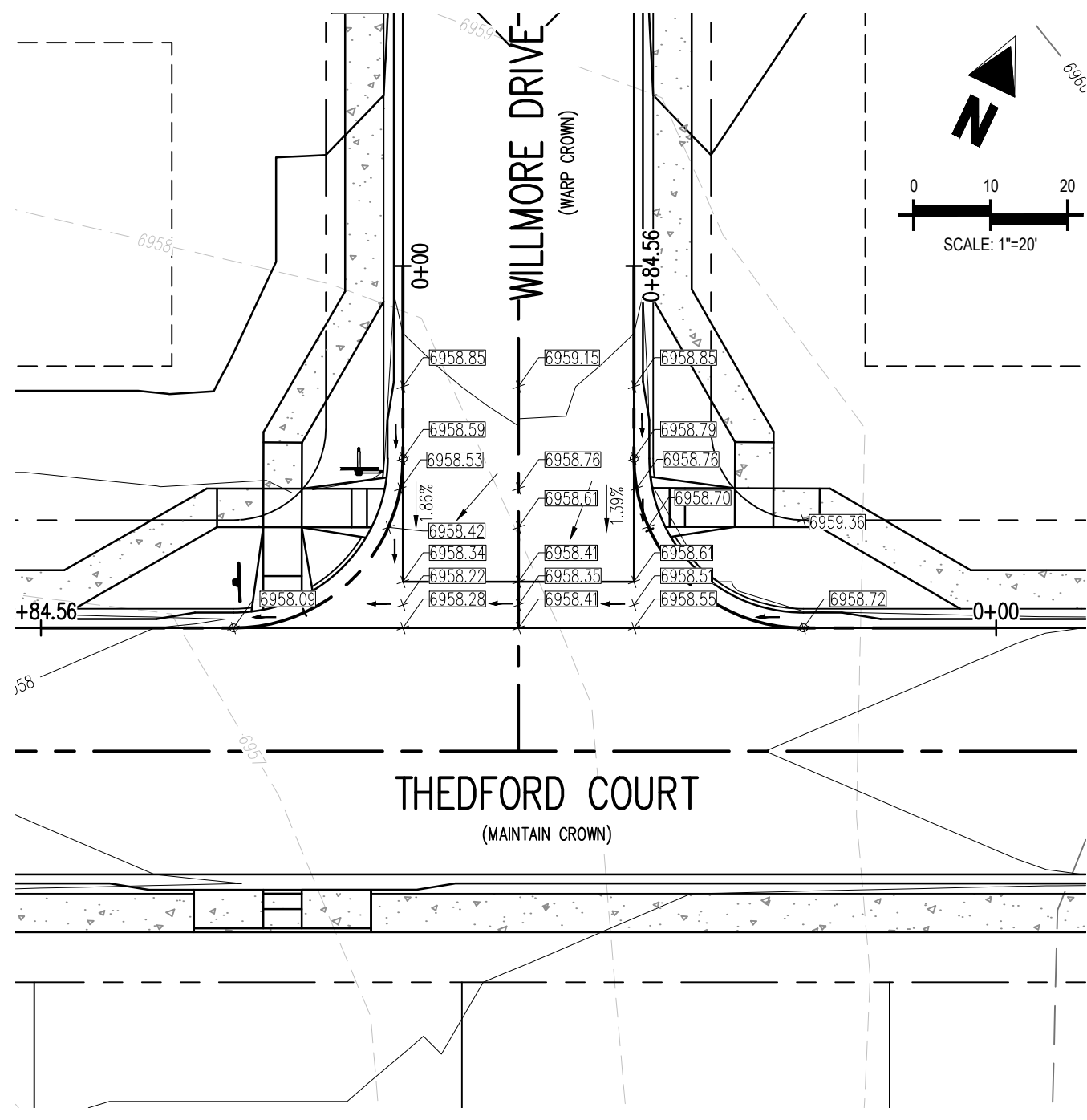


KEY MAP  
SCALE: 1"=600'

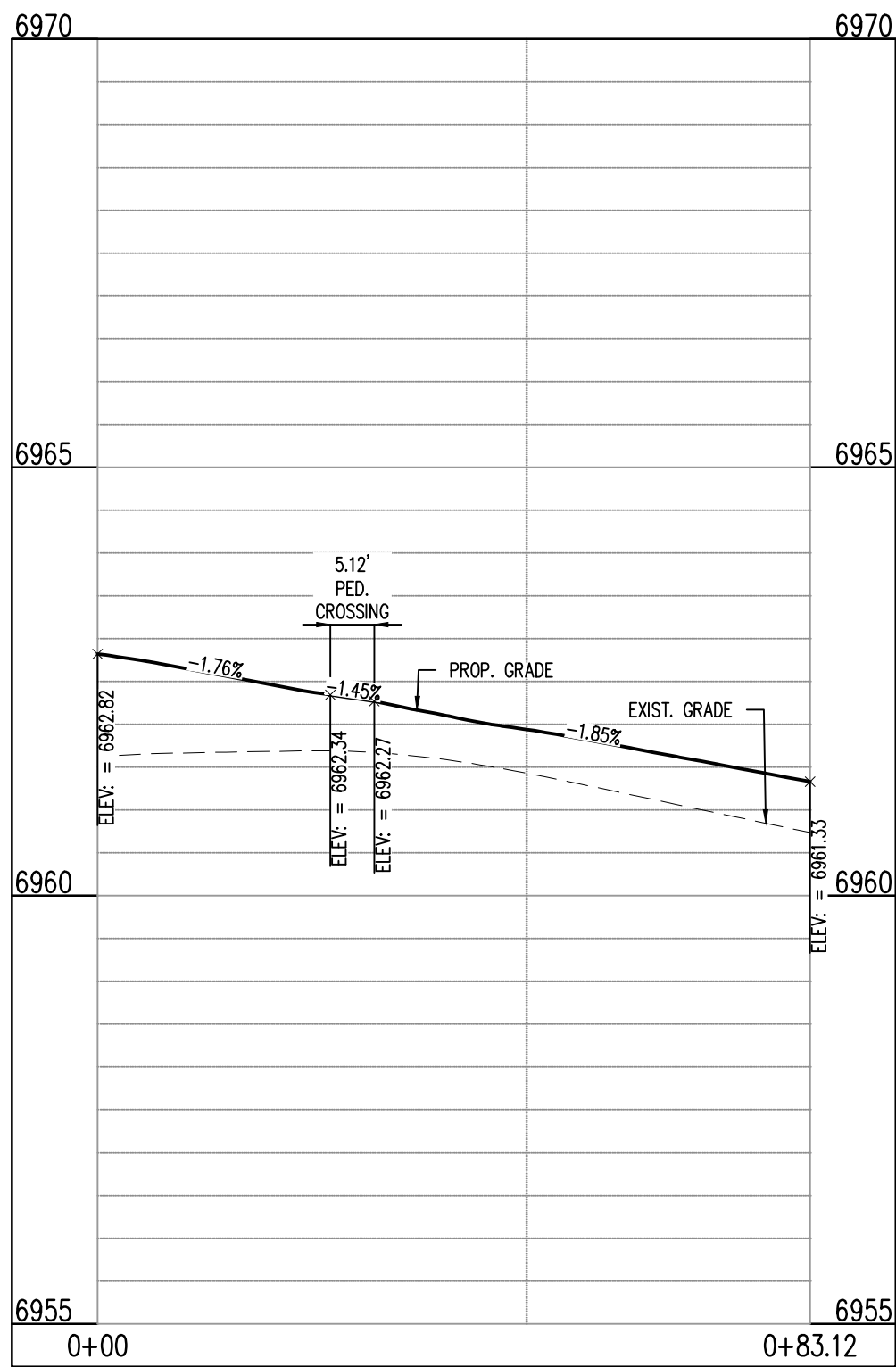
LEGEND	
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED MOUNTABLE CURB
---	PROPOSED VERTICAL CURB
---	PROPOSED SIDEWALK
---	PROPOSED GUTTER FLOW DIRECTION
---	ASPHALT ROADWAY SURFACE RUNOFF DIRECTION
---	PROPOSED SPOT ELEVATION



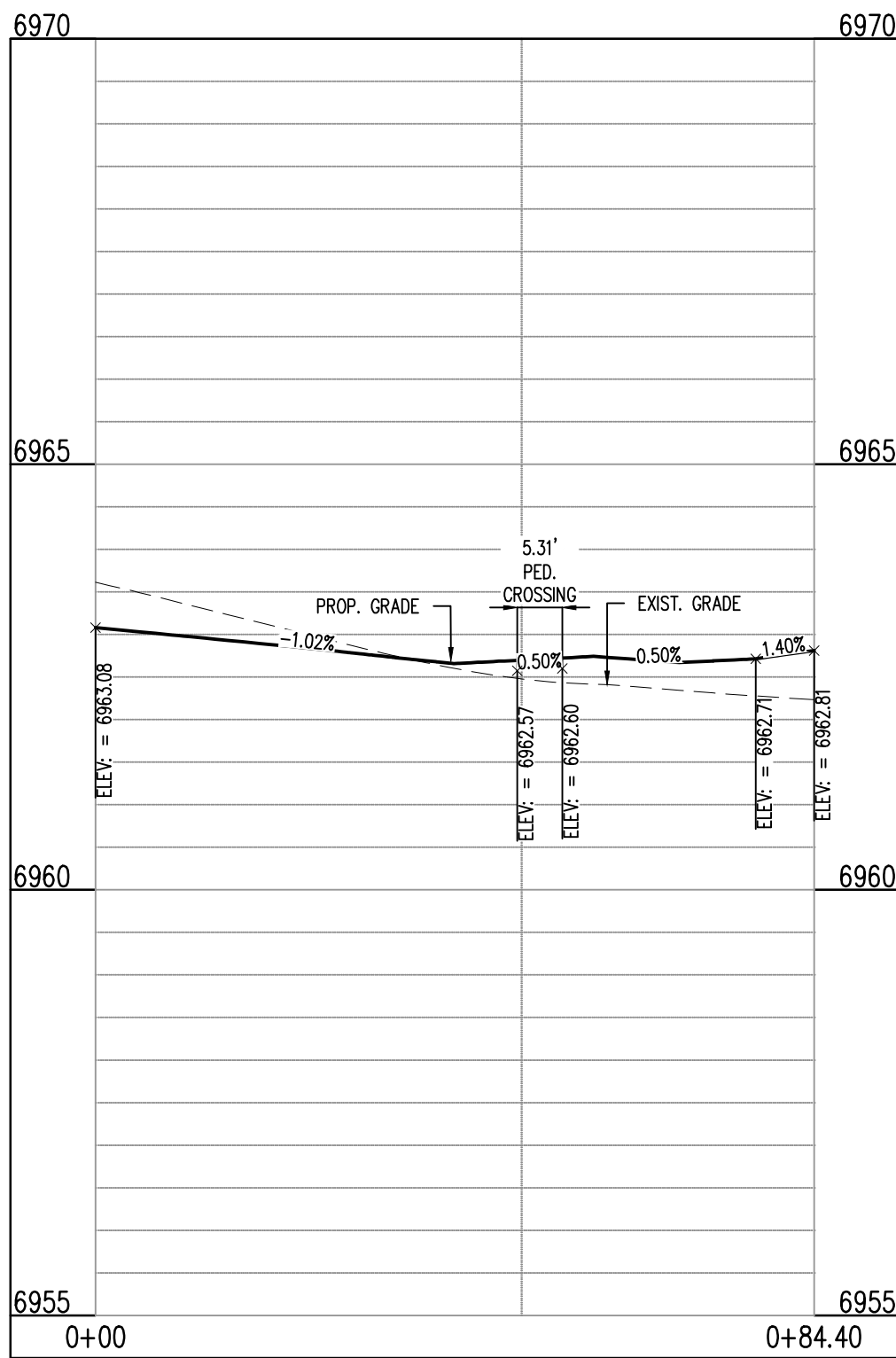
INTERSECTION OF:  
THEDFORD COURT & SILKY THREAD ROAD



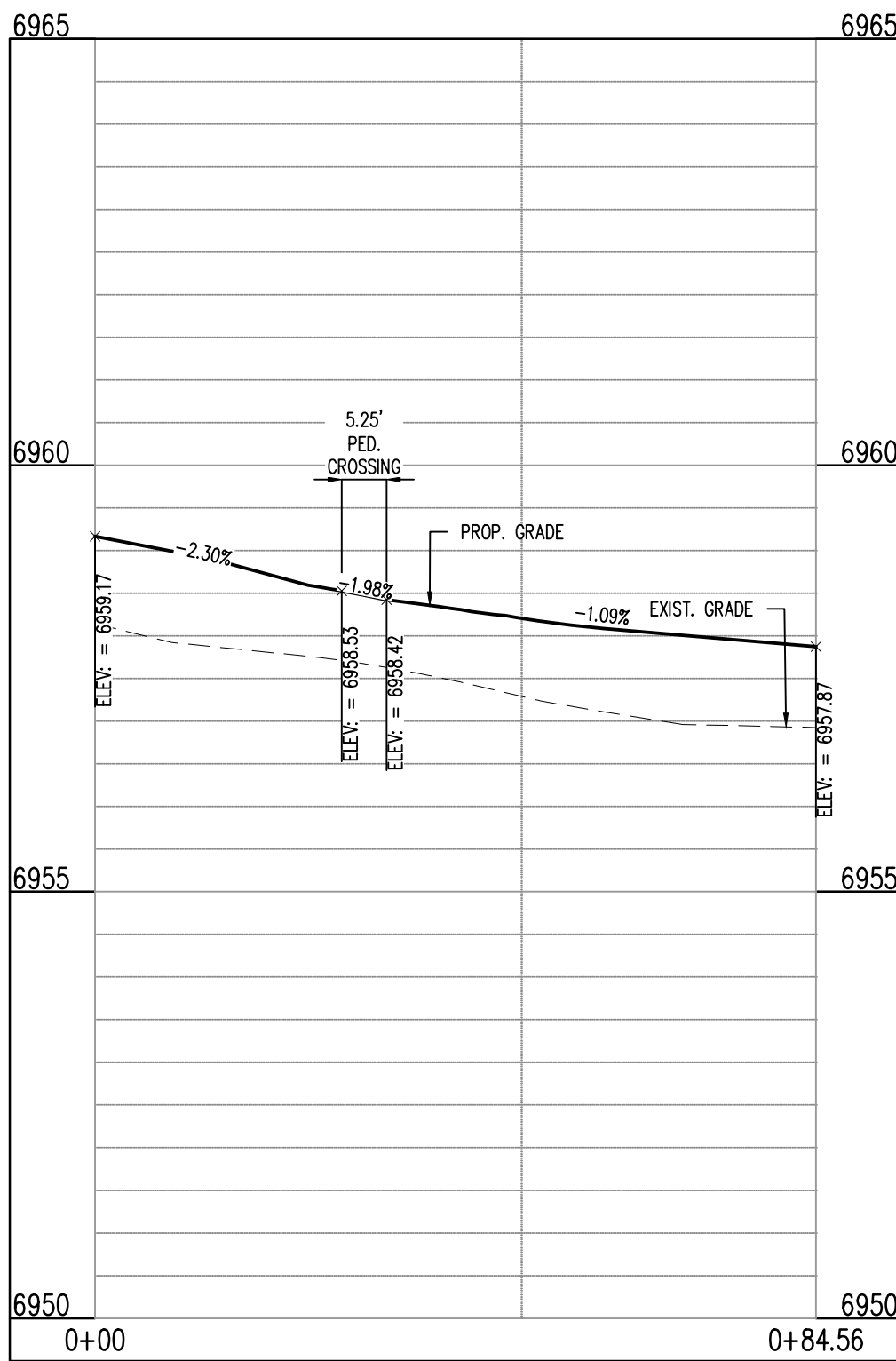
INTERSECTION OF:  
WILLMORE DRIVE & THEDFORD COURT



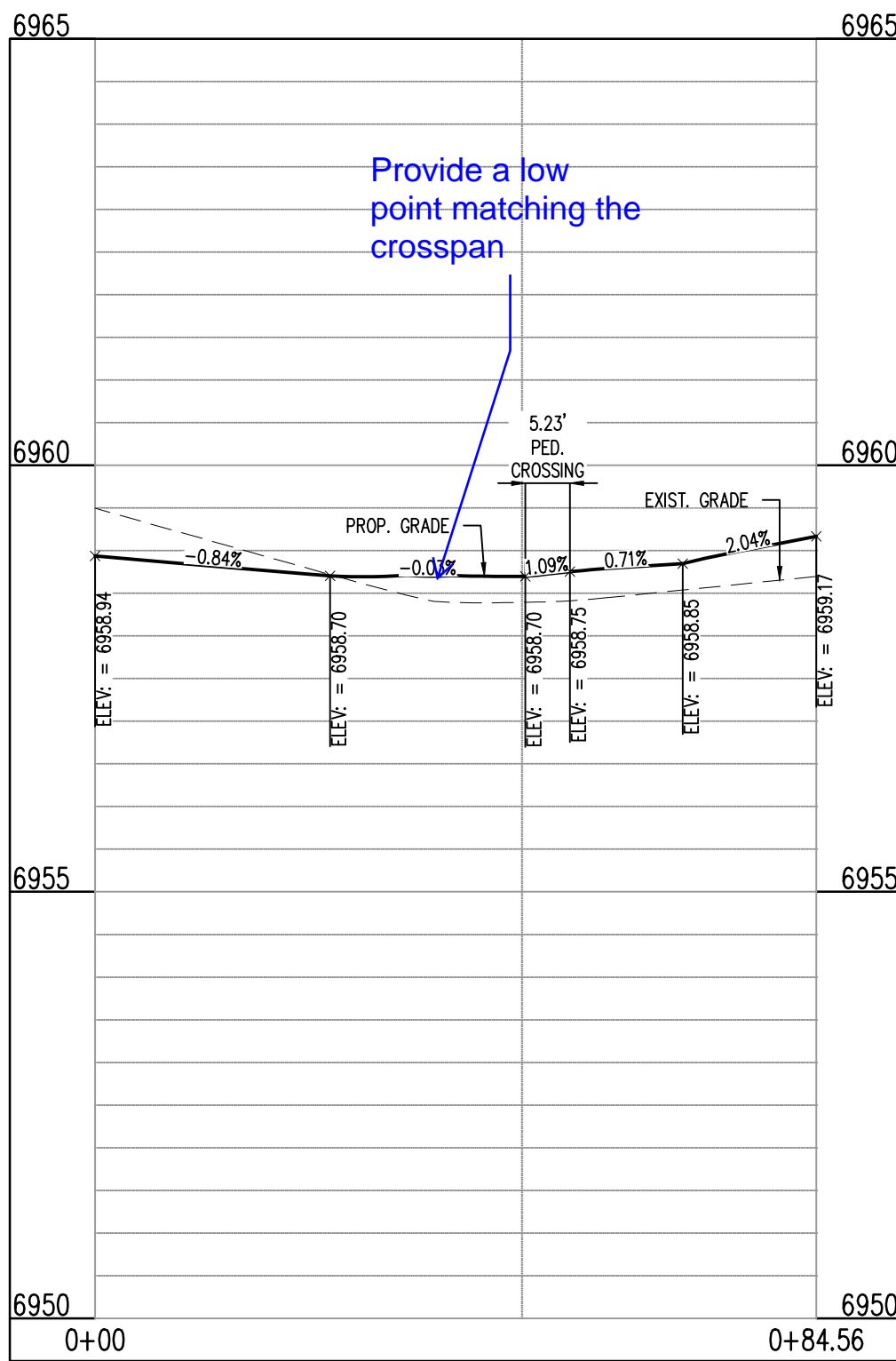
THEDFORD CT & SILK THREAD RD (SW): STA. 1+00.00 - 0+83.12  
SCALE: H:1"=20', V:1"=10'



THEDFORD CT & SILK THREAD RD (NW): STA. 1+00.00 - 0+84.40  
SCALE: H:1"=20', V:1"=10'



THEDFORD CT & WILLMORE DR (NW): STA. 1+00.00 - 0+84.56  
SCALE: H:1"=20', V:1"=10'



THEDFORD CT & WILLMORE DR (NE): STA. 1+00.00 - 0+84.56  
SCALE: H:1"=20', V:1"=10'

#### LEGAL DESCRIPTION

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NORTH 15° 46' 00" W AND MONUMENTED AS SHOWN.

#### 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 NORTH 15° 46' 00" 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 L# 24954 ELEVATION = 6947.67

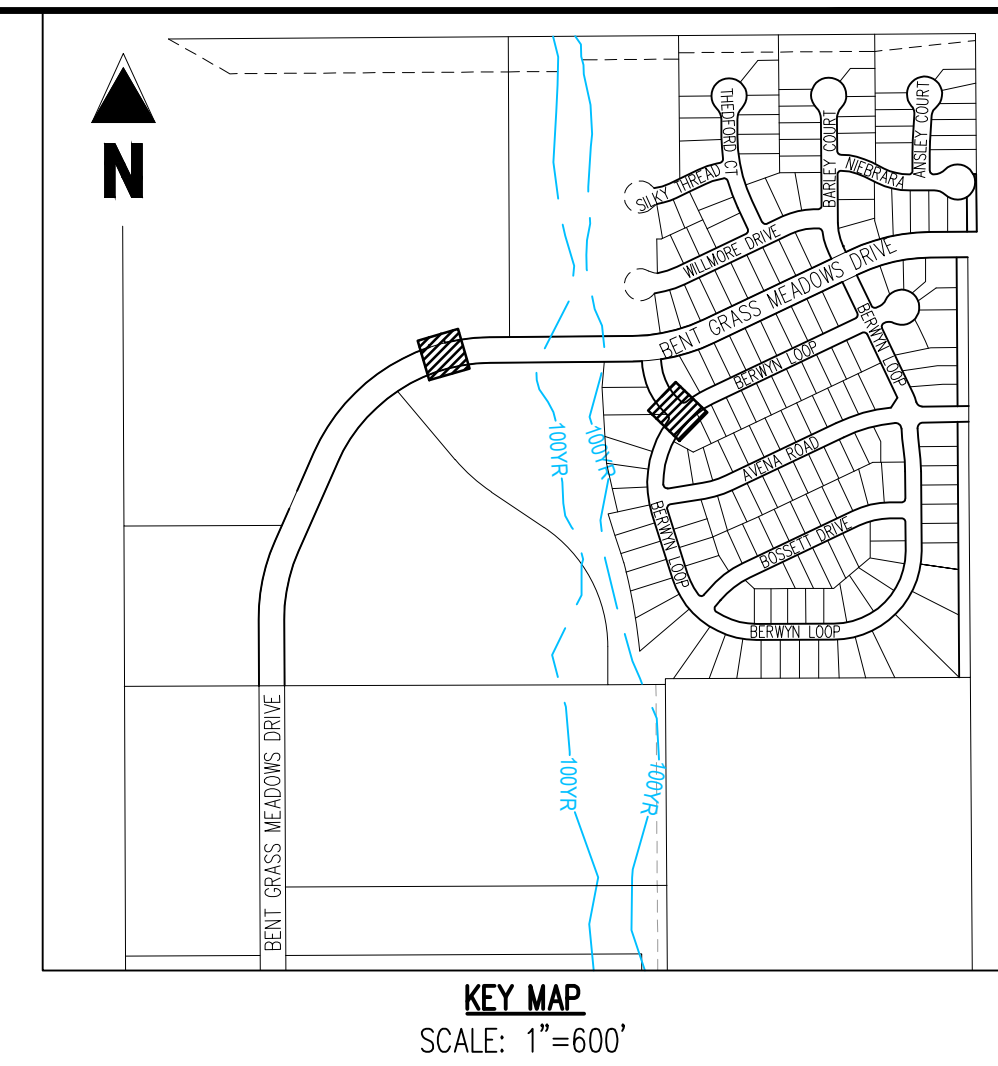
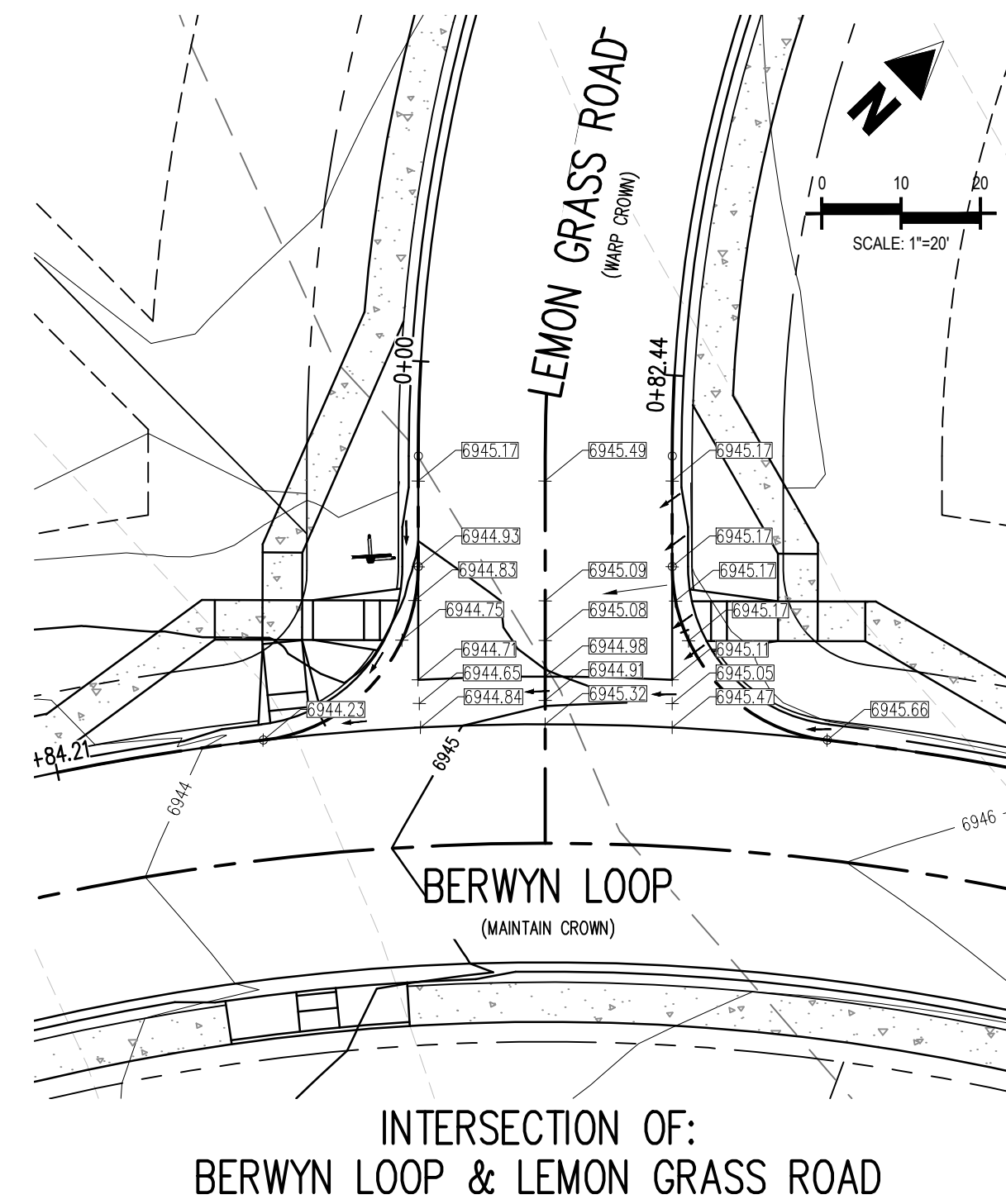
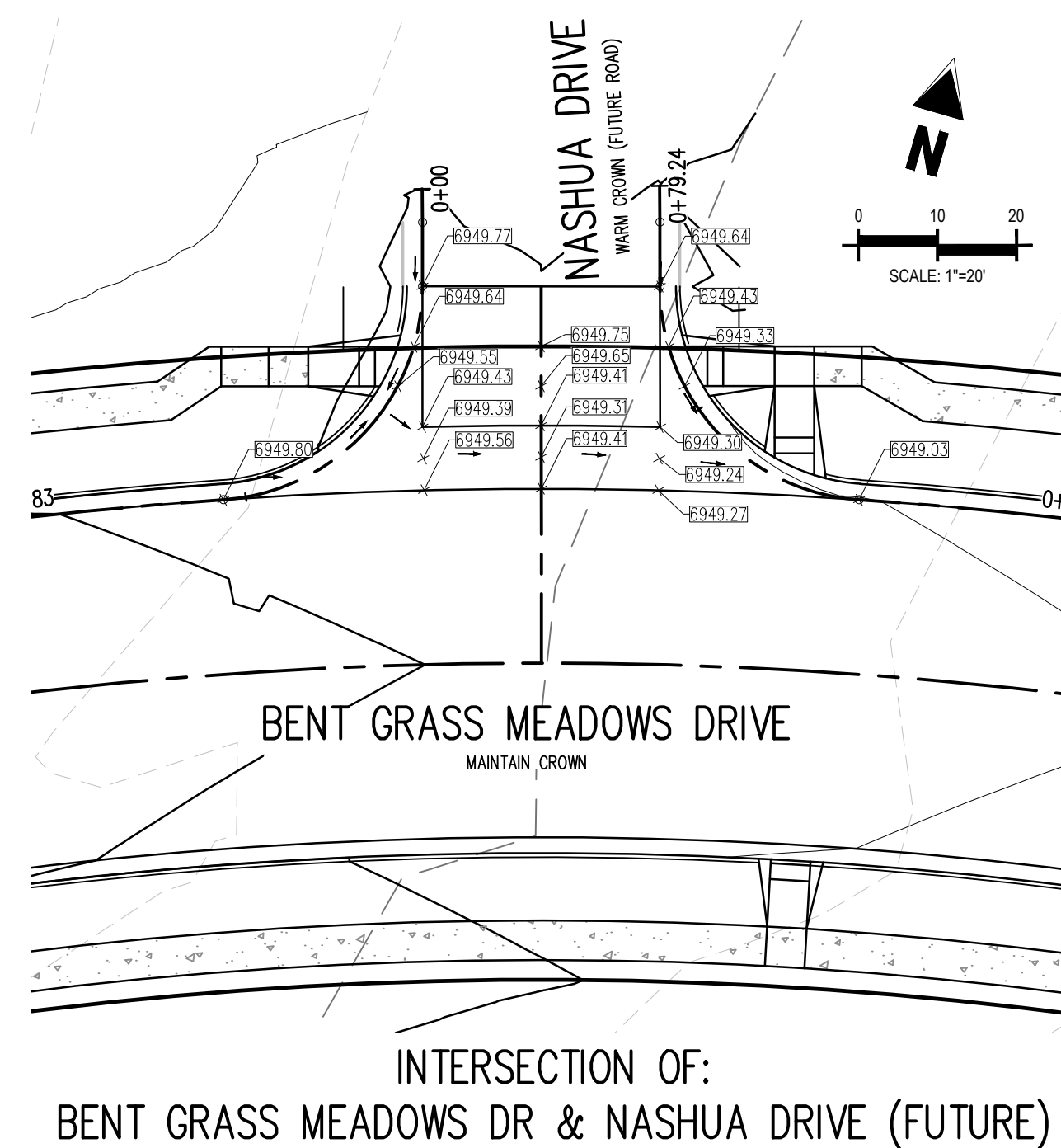
#### CAUTION - NOTICE TO CONTRACTOR

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



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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

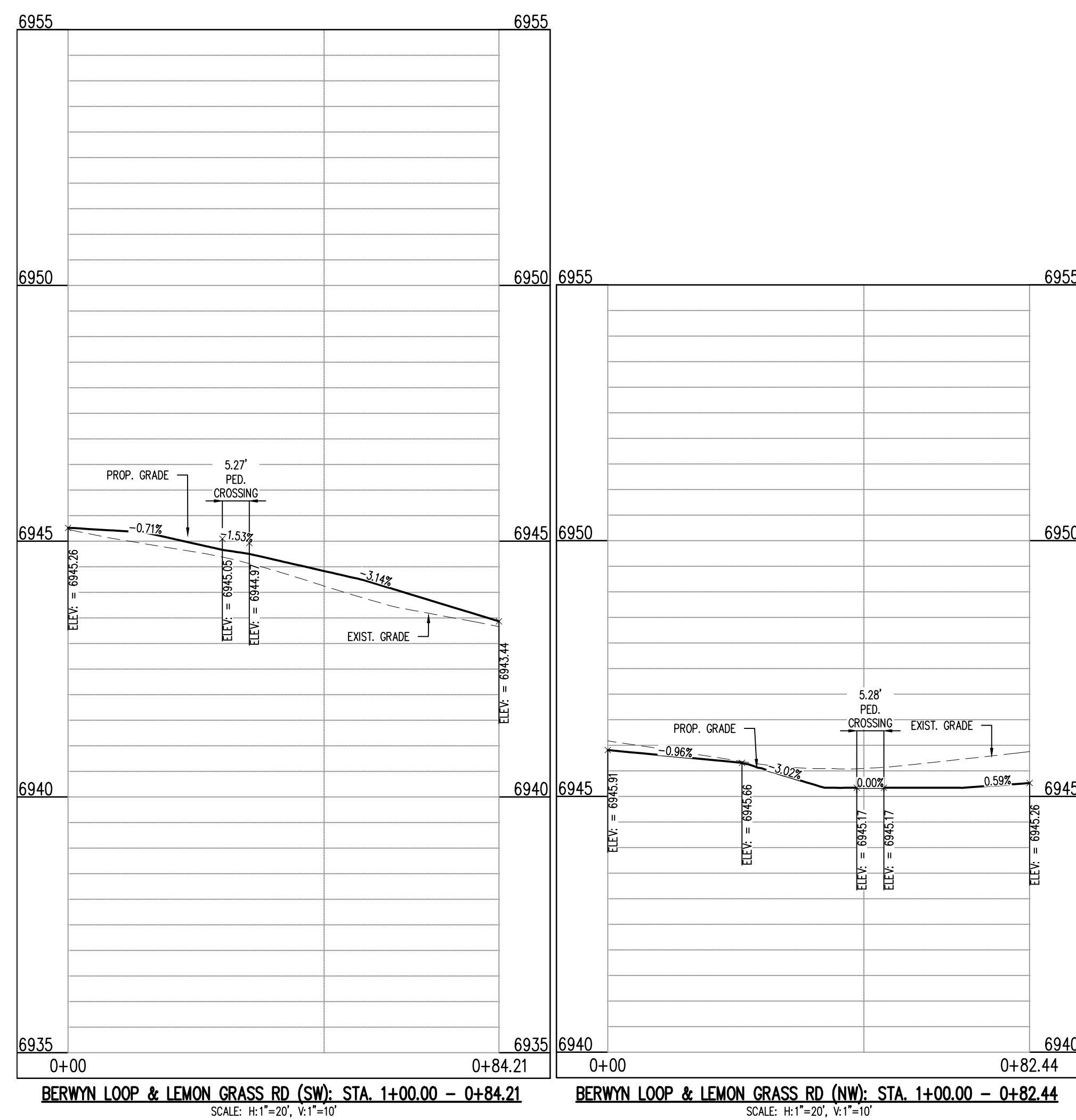
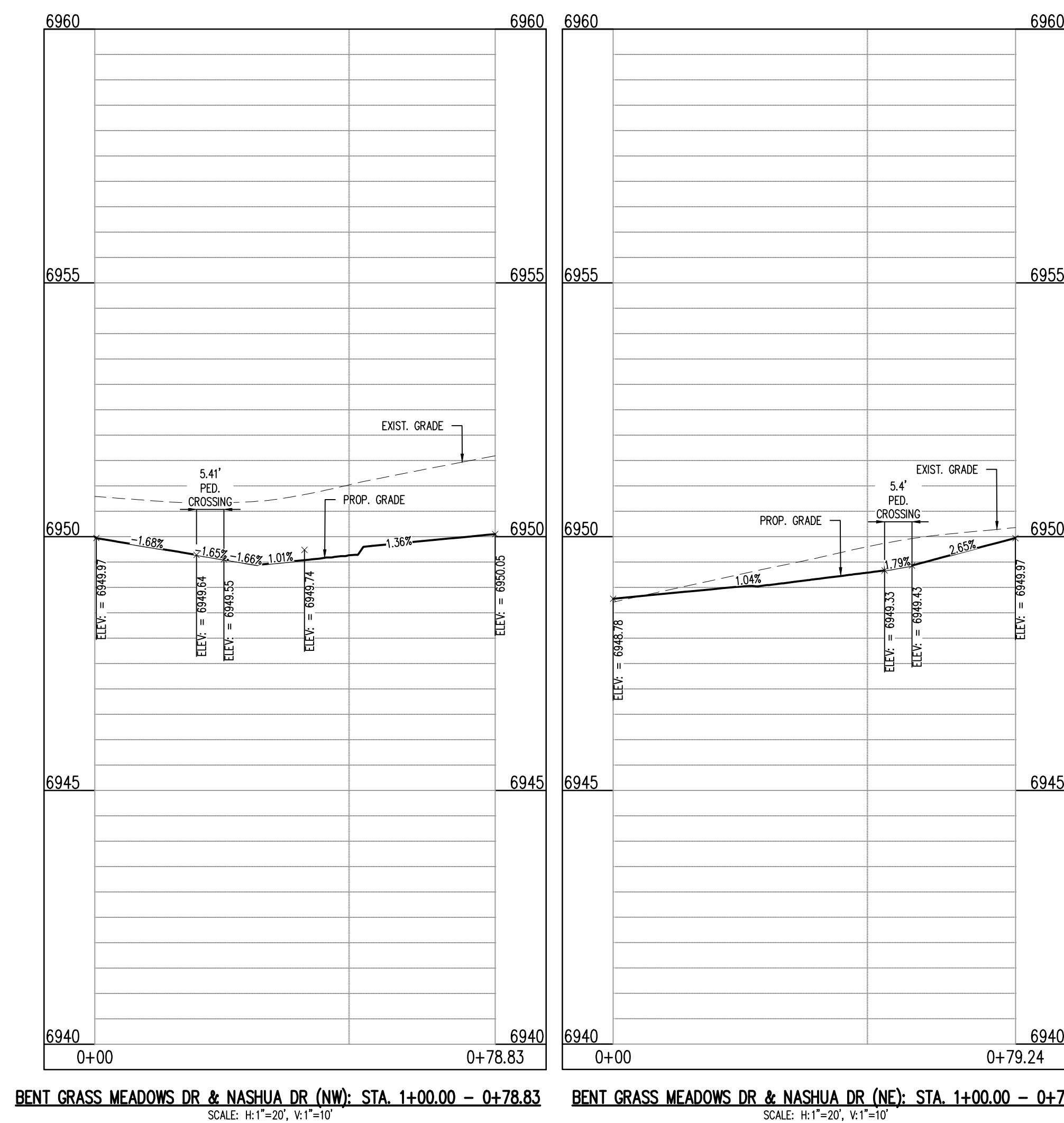
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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

## CROSS PAN & CURB RETURN PROFILES

## C3.02

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### LEGAL DESCRIPTION

BENT GRASS RESIDENTIAL FILING NO. 2. LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## 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 L<sub>S</sub># 24954 ELEVATION = 6947.67

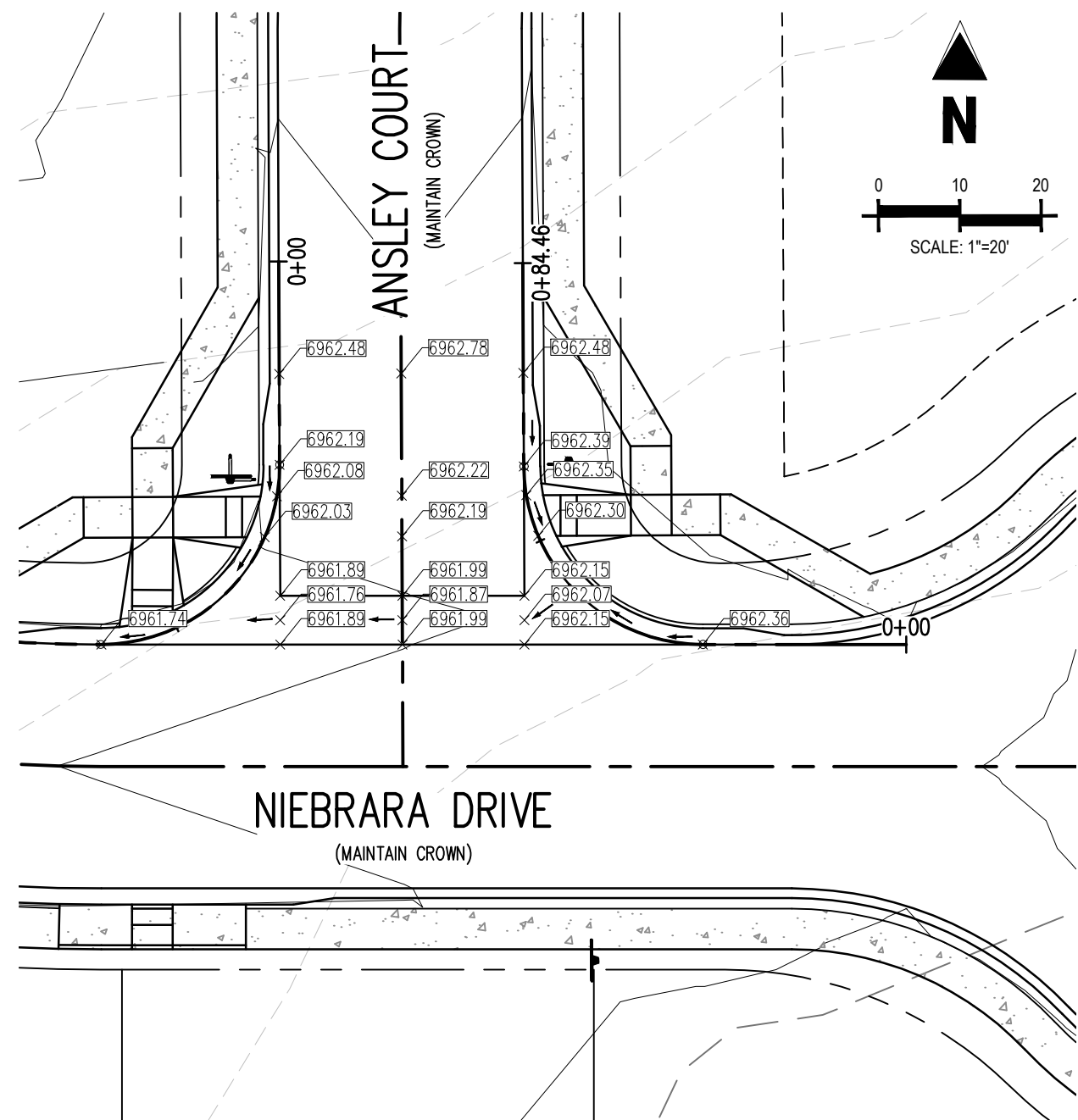
**CAUTION – NOTICE TO CONTRACTOR**

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 GROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-HOLES OR ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

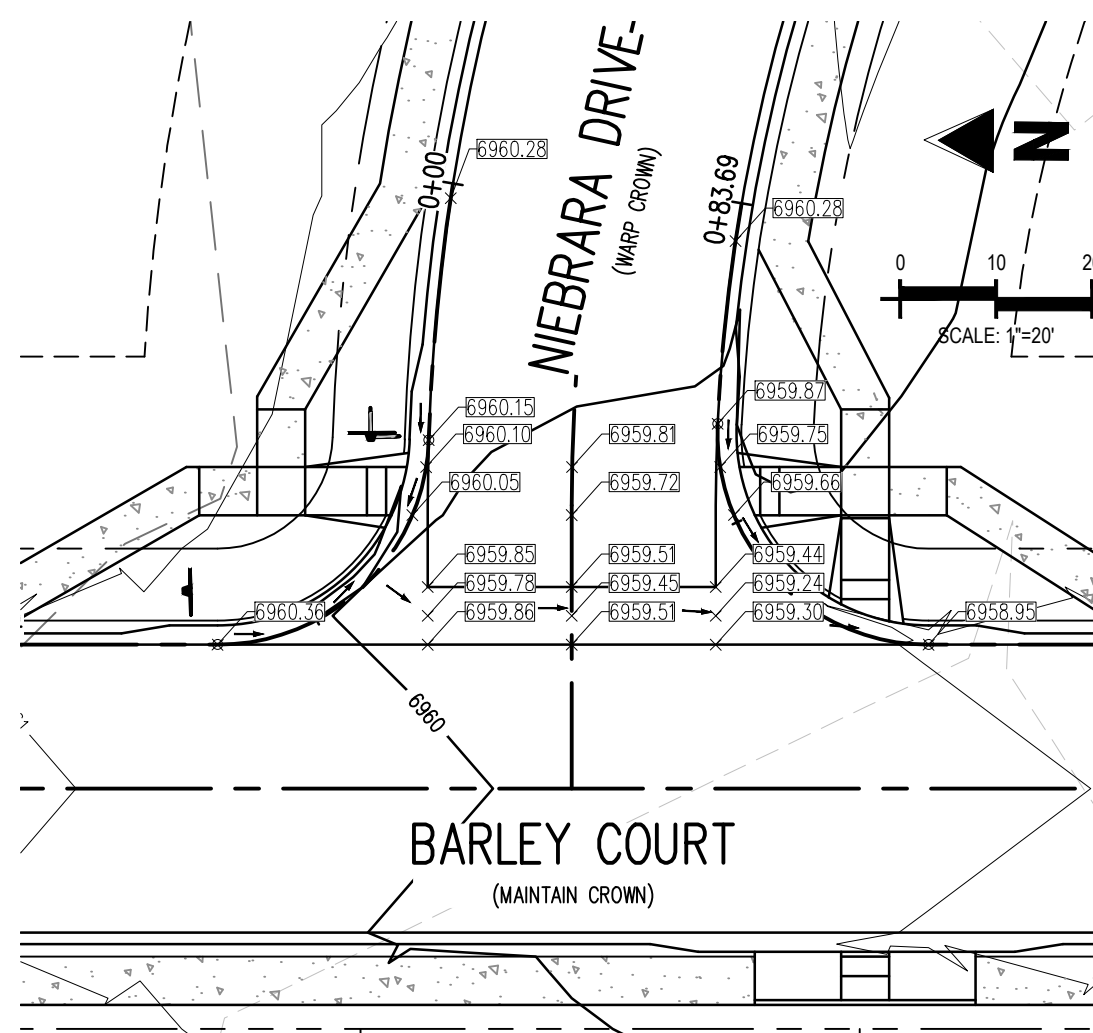


Know what's **below**.  
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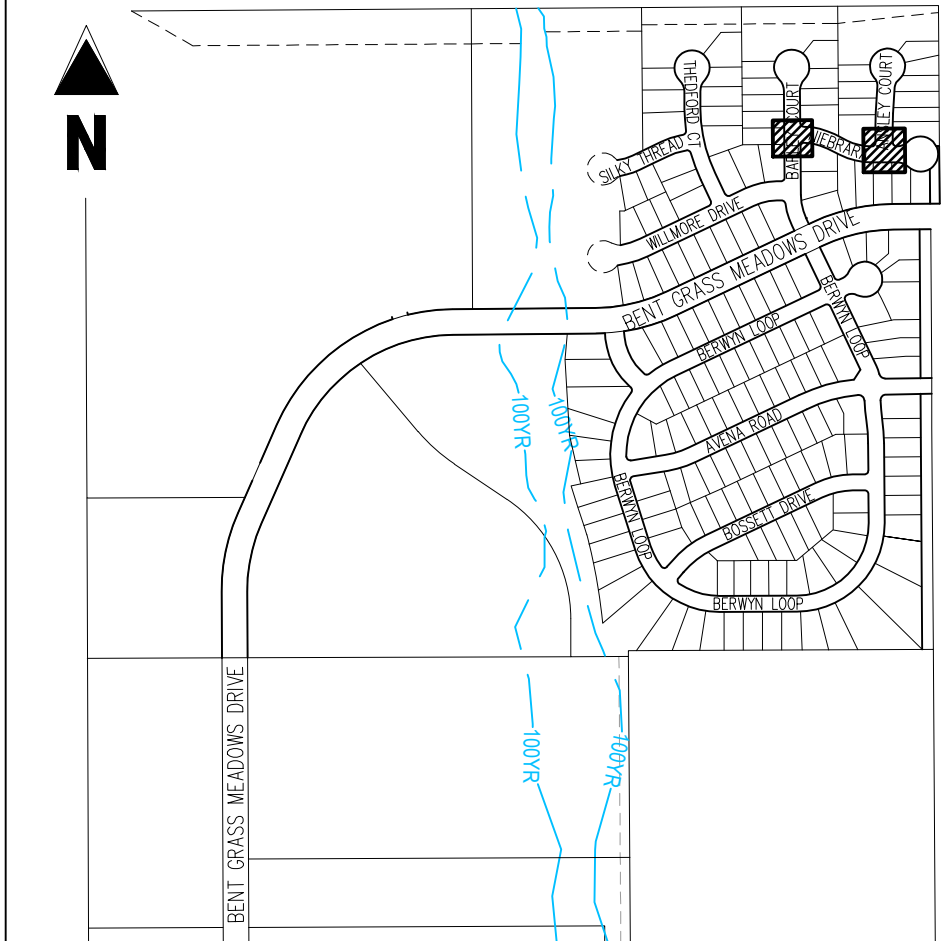




INTERSECTION OF:  
ANSLEY COURT & NIEBRARA DRIVE

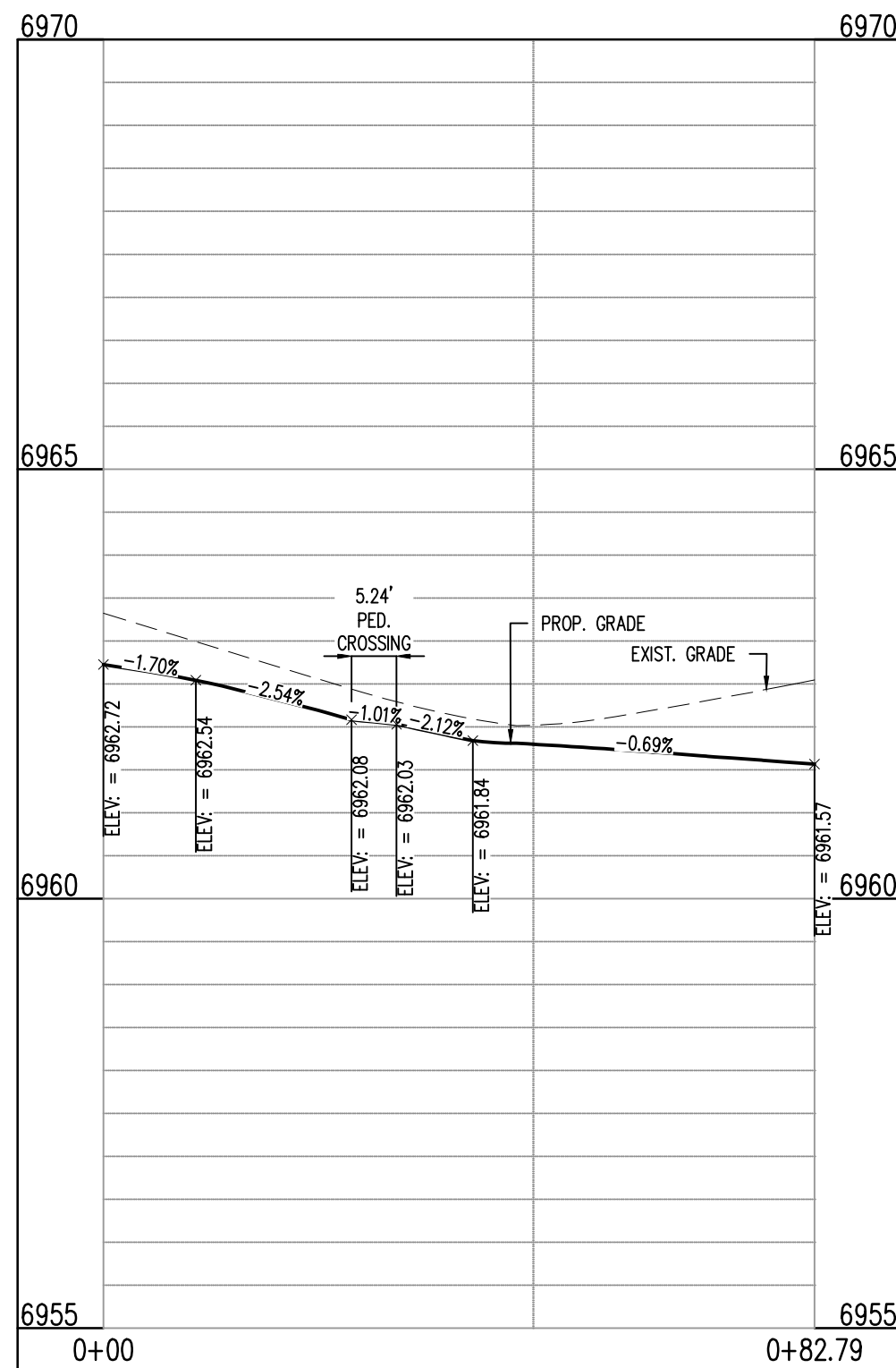


INTERSECTION OF:  
BARLEY COURT & NIEBRARA DRIVE

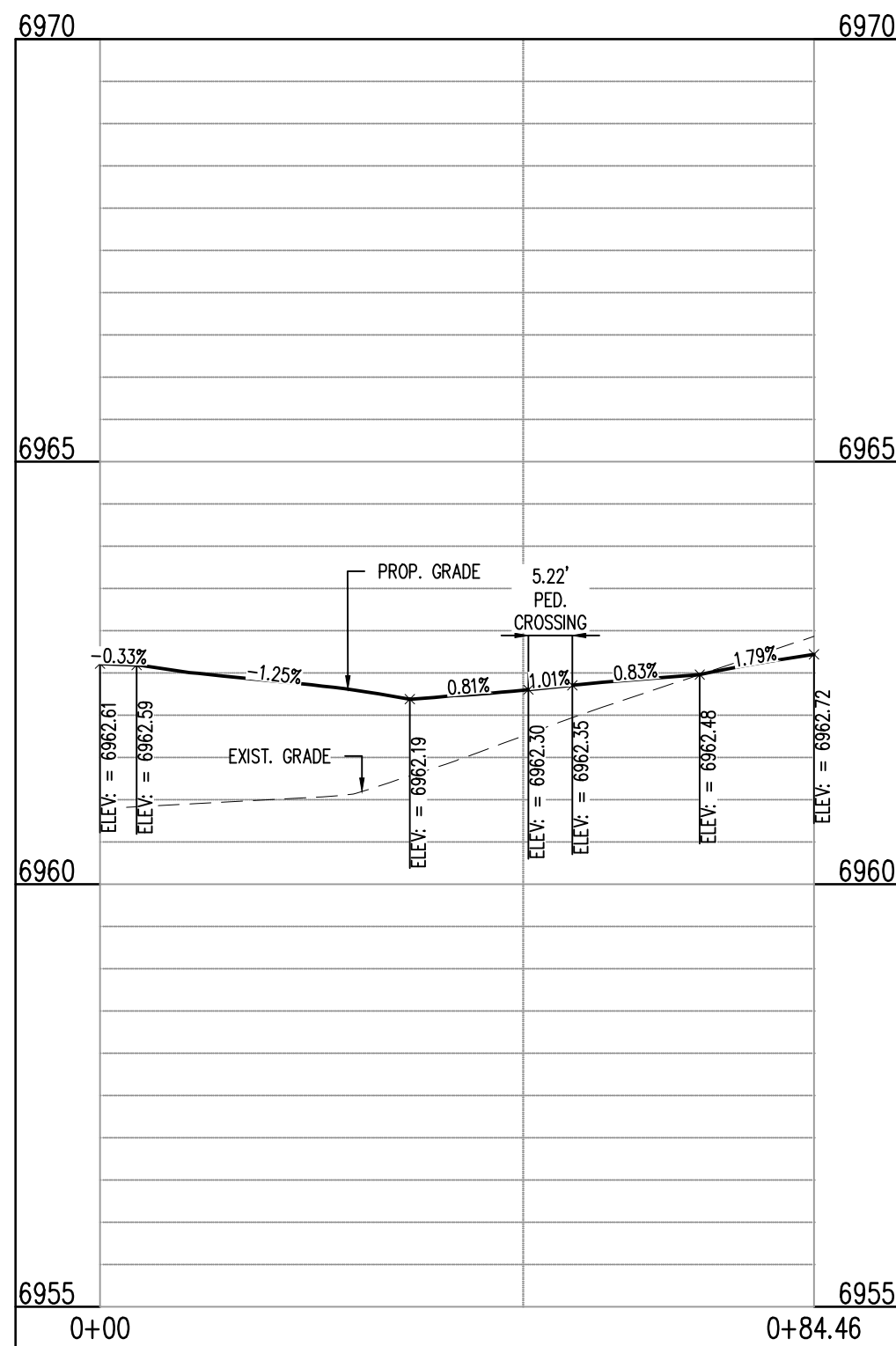


KEY MAP  
SCALE: 1"=600'

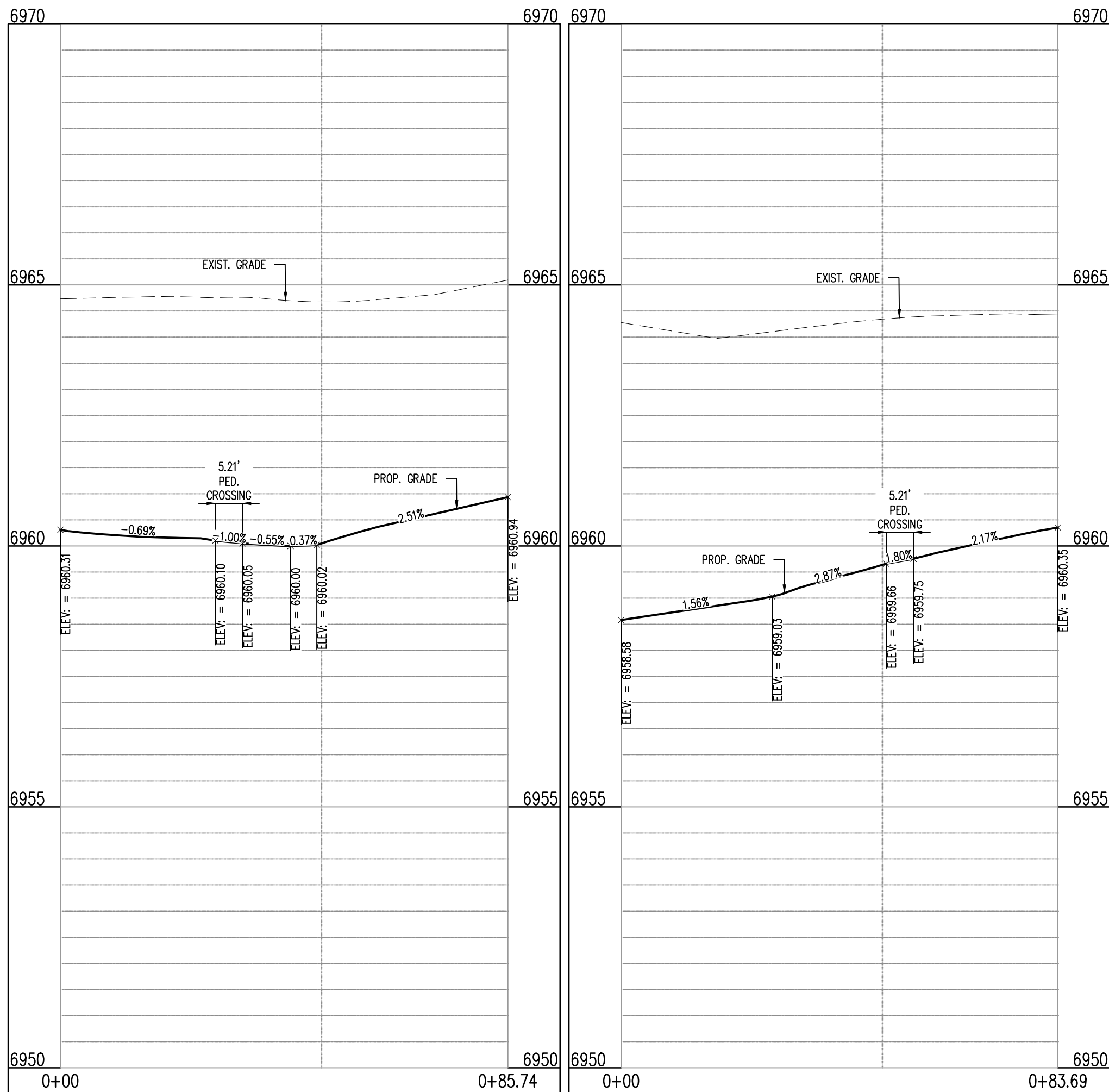
- LEGEND**
- 69.31' --- EXISTING MINOR CONTOUR
  - 69.30' --- EXISTING MAJOR CONTOUR
  - 69.41' --- PROPOSED MINOR CONTOUR
  - 69.40' --- PROPOSED MAJOR CONTOUR
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED ROW
  - PROPOSED LOT LINE
  - PROPOSED MOUNTABLE CURB
  - PROPOSED VERTICAL CURB
  - PROPOSED SIDEWALK
  - PROPOSED GUTTER FLOW DIRECTION
  - ASPHALT ROADWAY SURFACE RUNOFF DIRECTION
  - PROPOSED SPOT ELEVATION



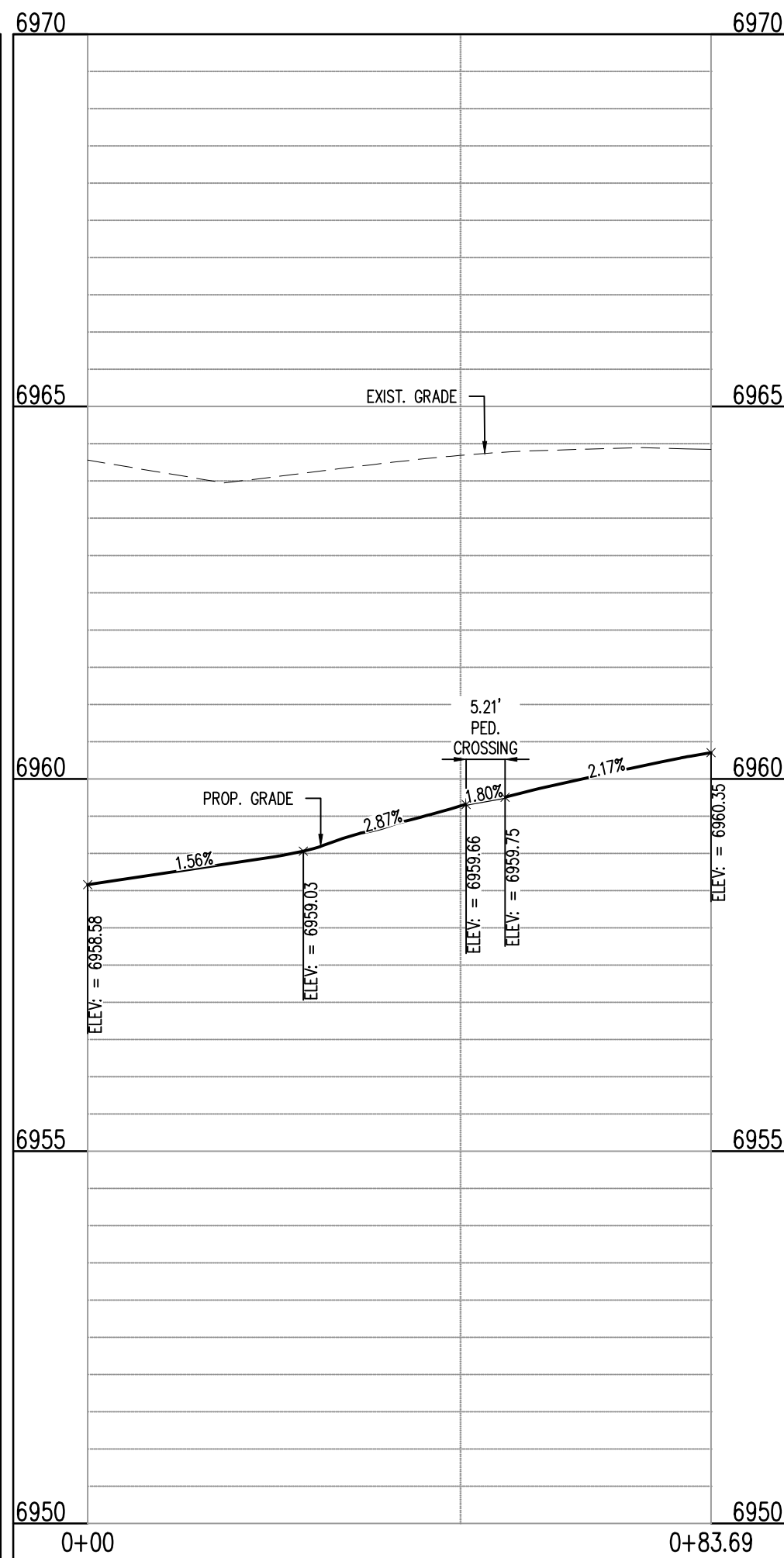
ANSLEY CT & NIEBRARA DR (NW): STA. 1+00.00 - 0+82.79  
SCALE: H:1"=20', V:1"=10'



ANSLEY CT & NIEBRARA DR (NE): STA. 1+00.00 - 0+84.46  
SCALE: H:1"=20', V:1"=10'



BARLEY CT & NIEBRARA DR (NE): STA. 1+00.00 - 0+85.74  
SCALE: H:1"=20', V:1"=10'



BARLEY CT & NIEBRARA DR (SE): STA. 1+00.00 - 0+83.69  
SCALE: H:1"=20', V:1"=10'

**LEGAL DESCRIPTION**

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, T13S, R65W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**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 L#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 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.
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Know what's below.  
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CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

CROSS PAN & CURB  
RETURN PROFILES

C3.03

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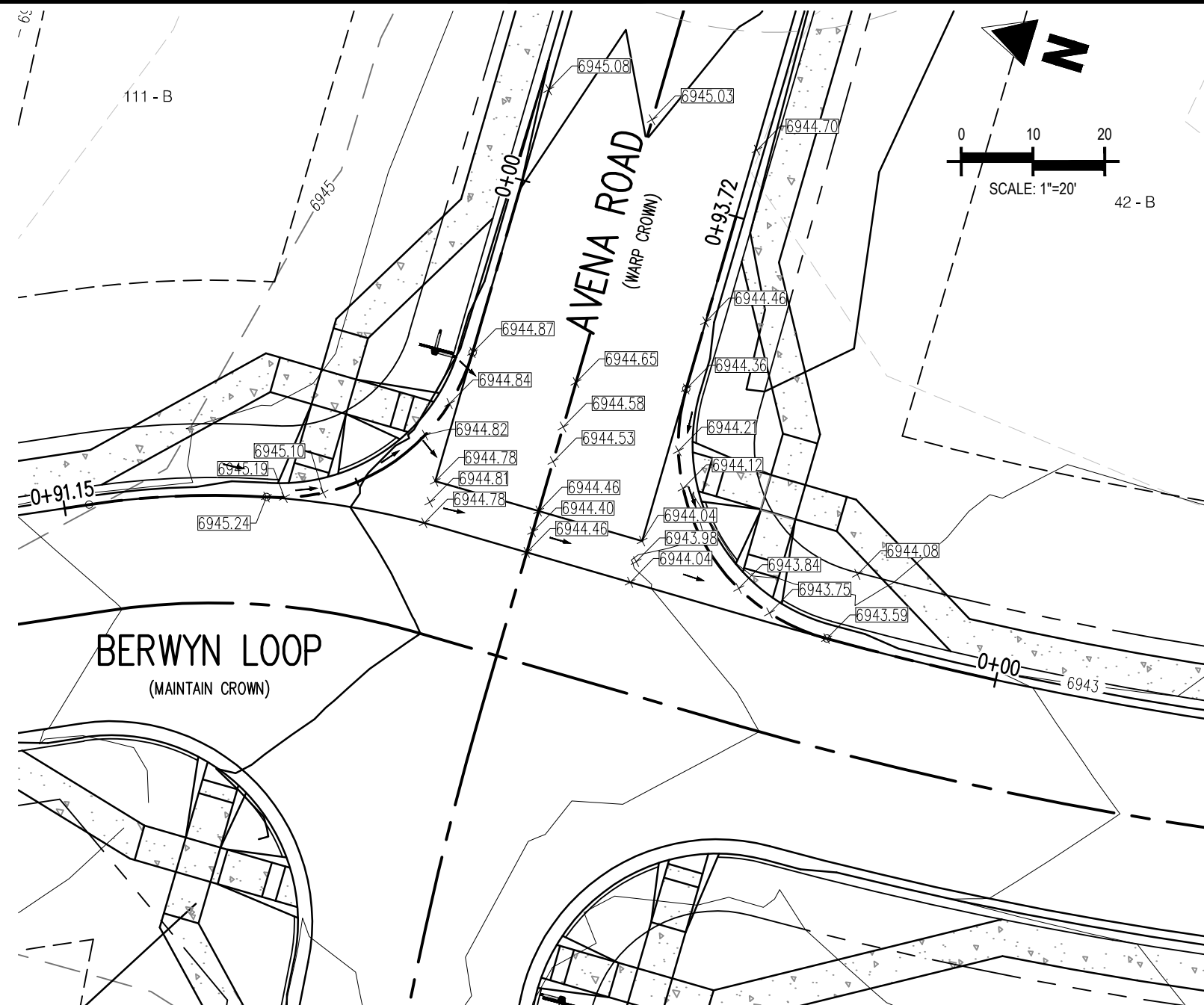
Galloway

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719.900.7220  
gallowayUS.com

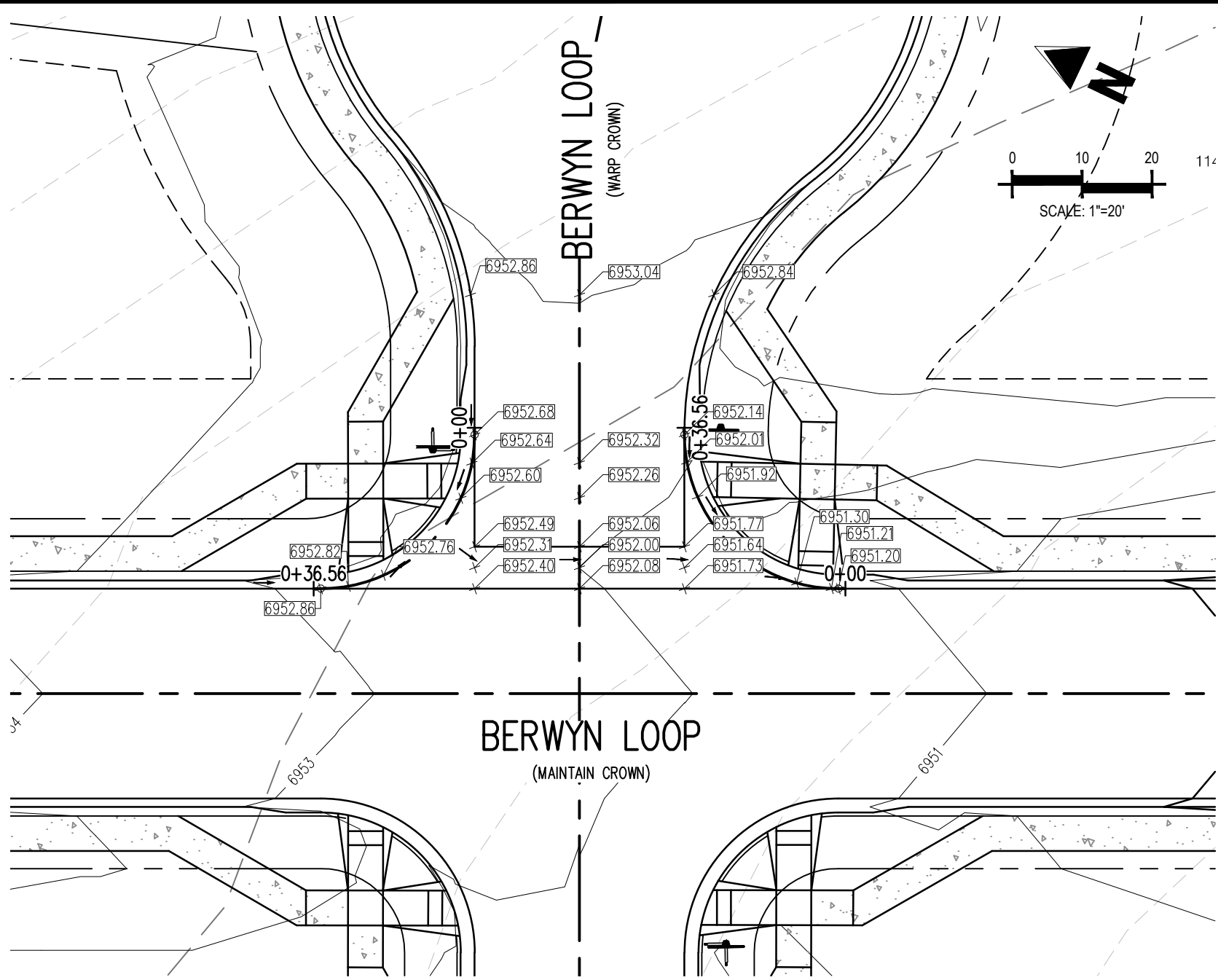
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CHALLENGER  
HOMES

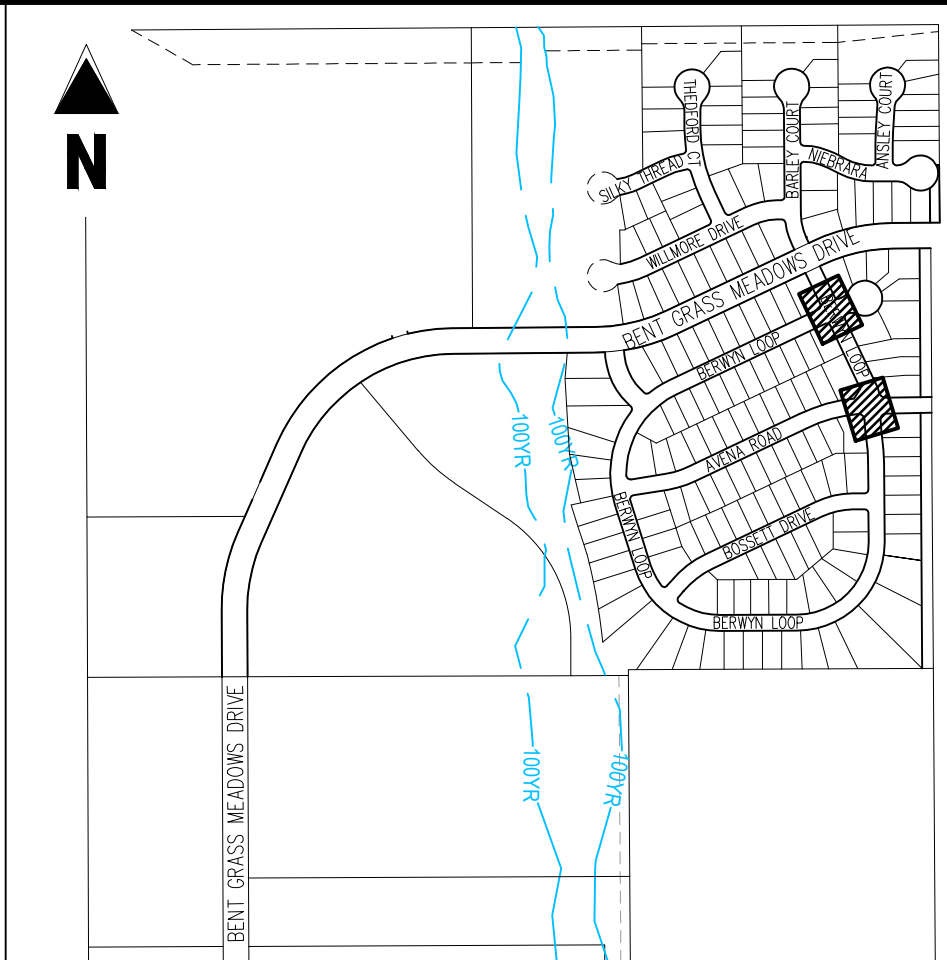




INTERSECTION OF:  
AVENA ROAD & BERWYN LOOP

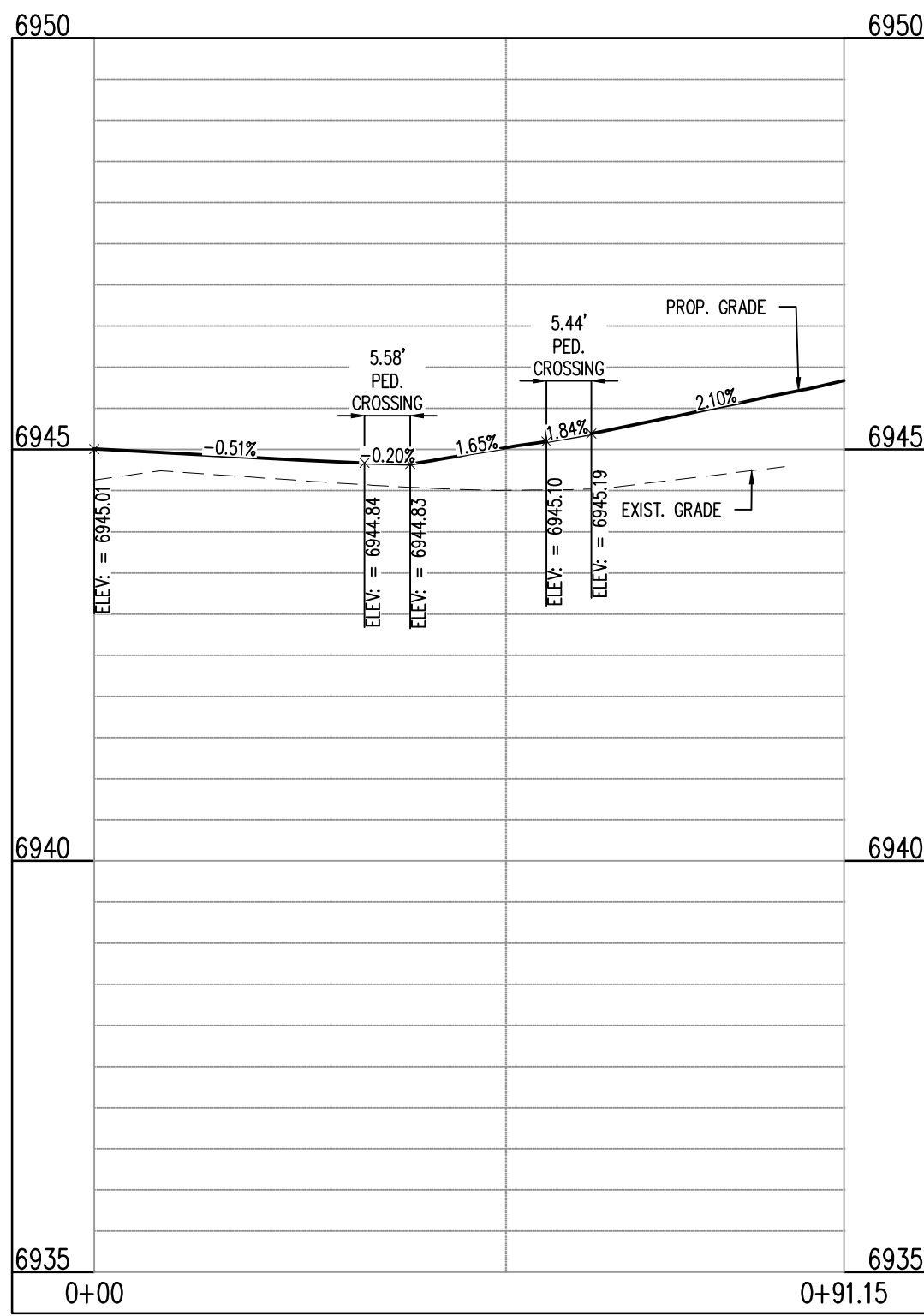


INTERSECTION OF:  
BERWYN LOOP & BERWYN LOOP

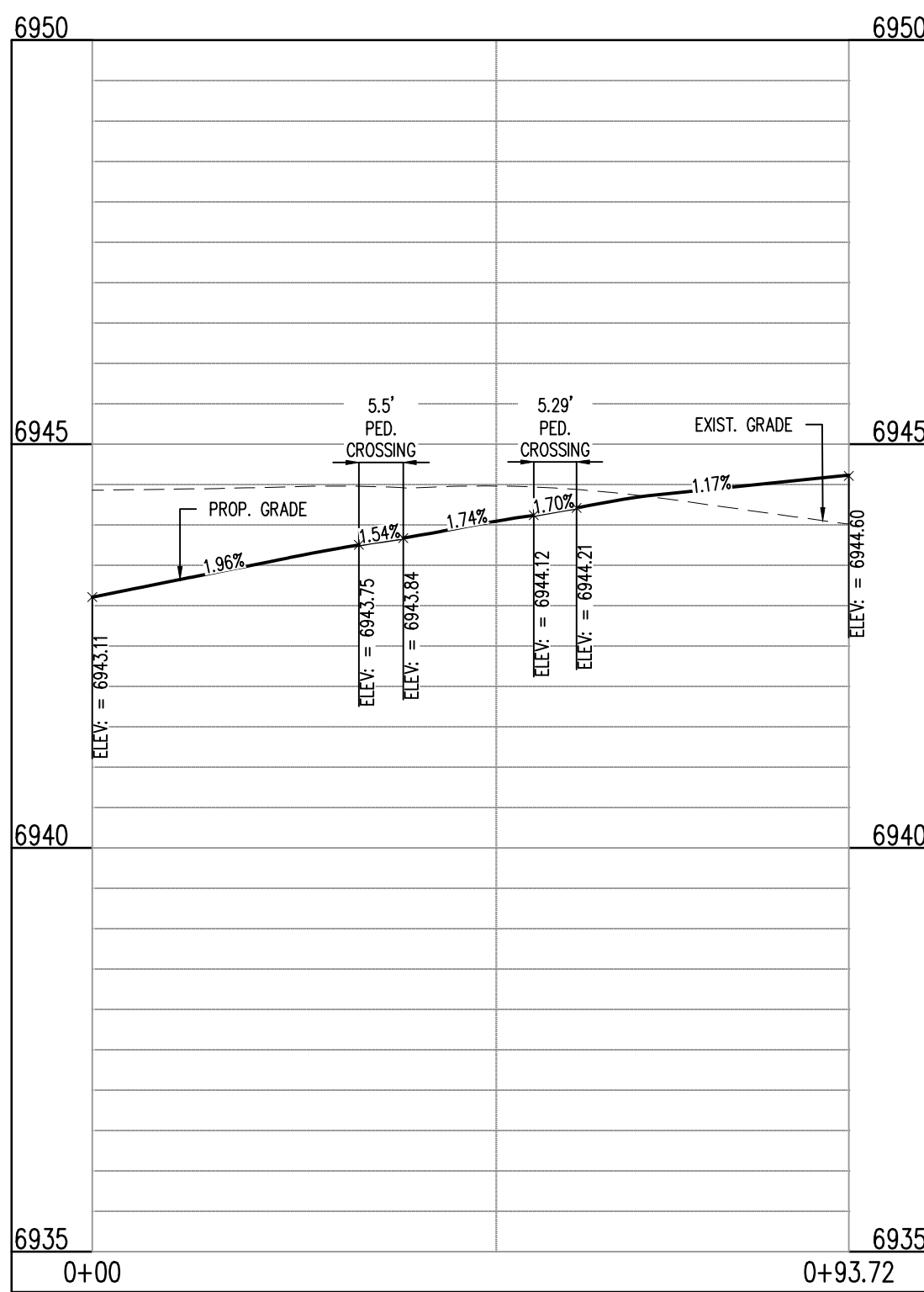


KEY MAP  
SCALE: 1"=600'

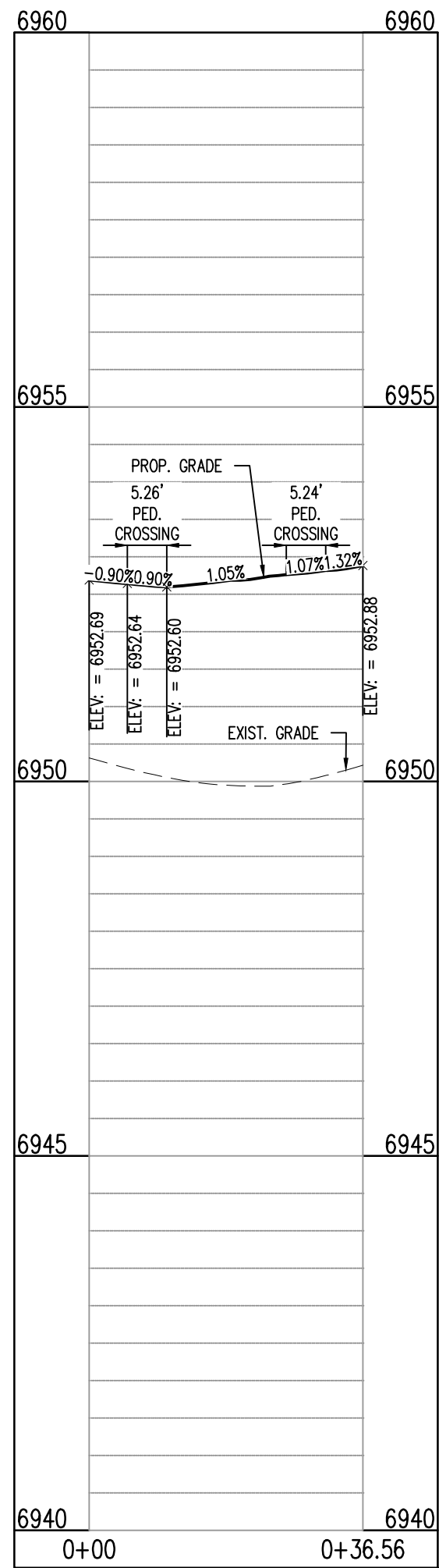
- LEGEND**
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED ROW
  - PROPOSED LOT LINE
  - PROPOSED MOUNTABLE CURB
  - PROPOSED VERTICAL CURB
  - PROPOSED SIDEWALK
  - PROPOSED GUTTER FLOW DIRECTION
  - ASPHALT ROADWAY SURFACE RUNOFF DIRECTION
  - PROPOSED SPOT ELEVATION



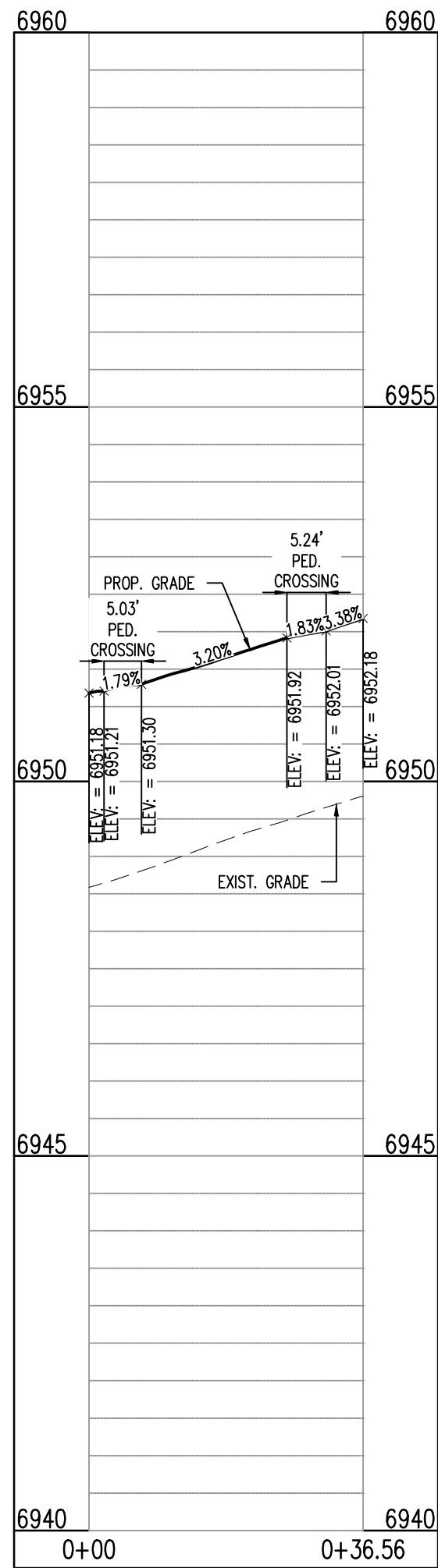
AVENA RD & BERWYN LOOP (NE): STA. 1+00.00 - 0+83.93  
SCALE: H:1"=20', V:1"=10'



AVENA RD & BERWYN LOOP (SE): STA. 1+00.00 - 0+97.31  
SCALE: H:1"=20', V:1"=10'



BERWYN LOOP & BERWYN LOOP (NE): STA. 1+00.00 - 0+36.56  
SCALE: H:1"=20', V:1"=10'



BERWYN LOOP & BERWYN LOOP (SE): STA. 1+00.00 - 0+36.56  
SCALE: H:1"=20', V:1"=10'

#### LEGAL DESCRIPTION

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NORTH 15° 46' 00" W AND MONUMENTED AS SHOWN.

#### 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 NORTH 15° 46' 00" 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 L# 24954 ELEVATION = 6947.67

#### CAUTION - NOTICE TO CONTRACTOR

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BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

CROSS PAN & CURB  
RETURN PROFILES

C3.04

Sheet 22 of 43

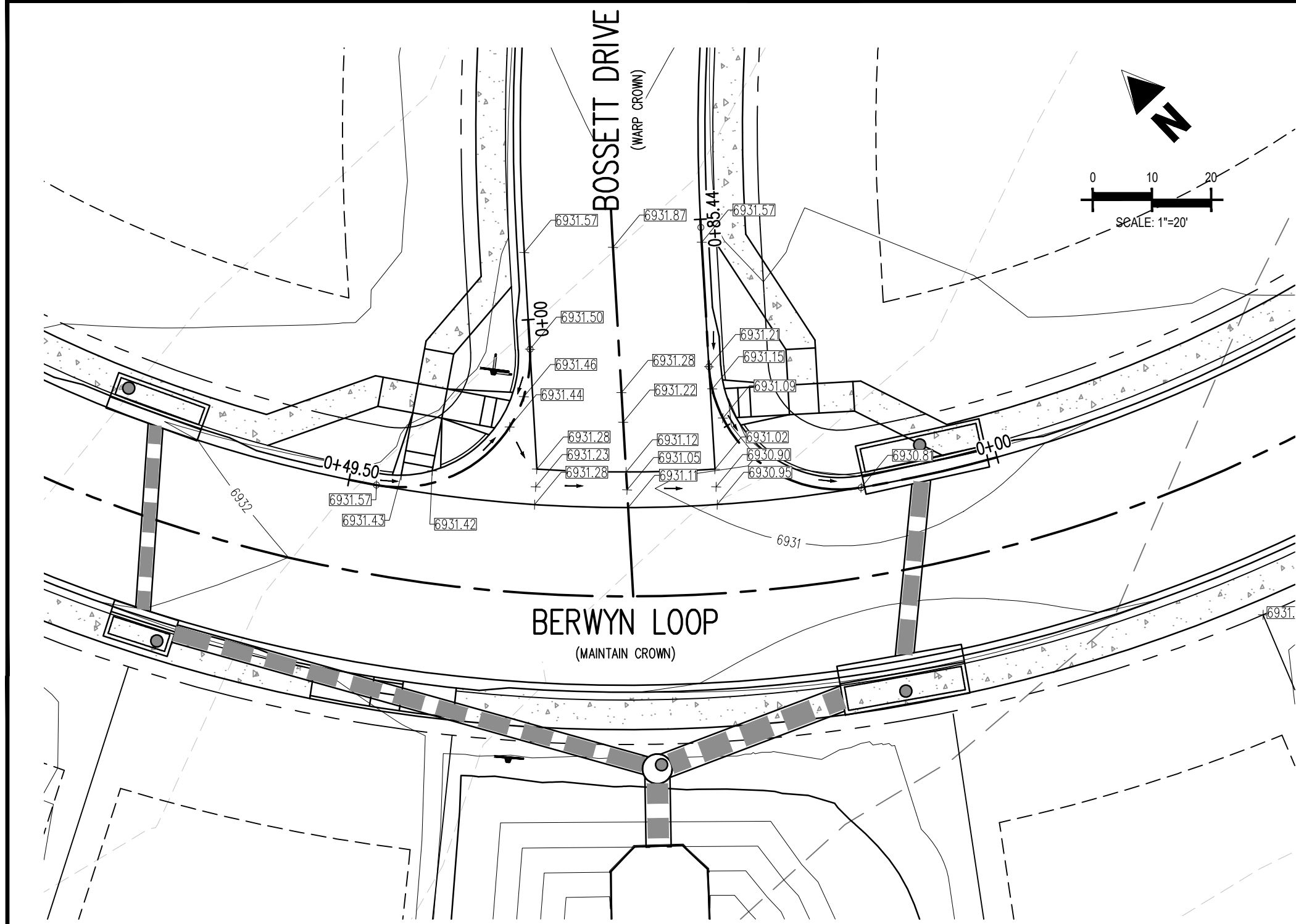
Galloway

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719.900.7220  
GallowayUS.com

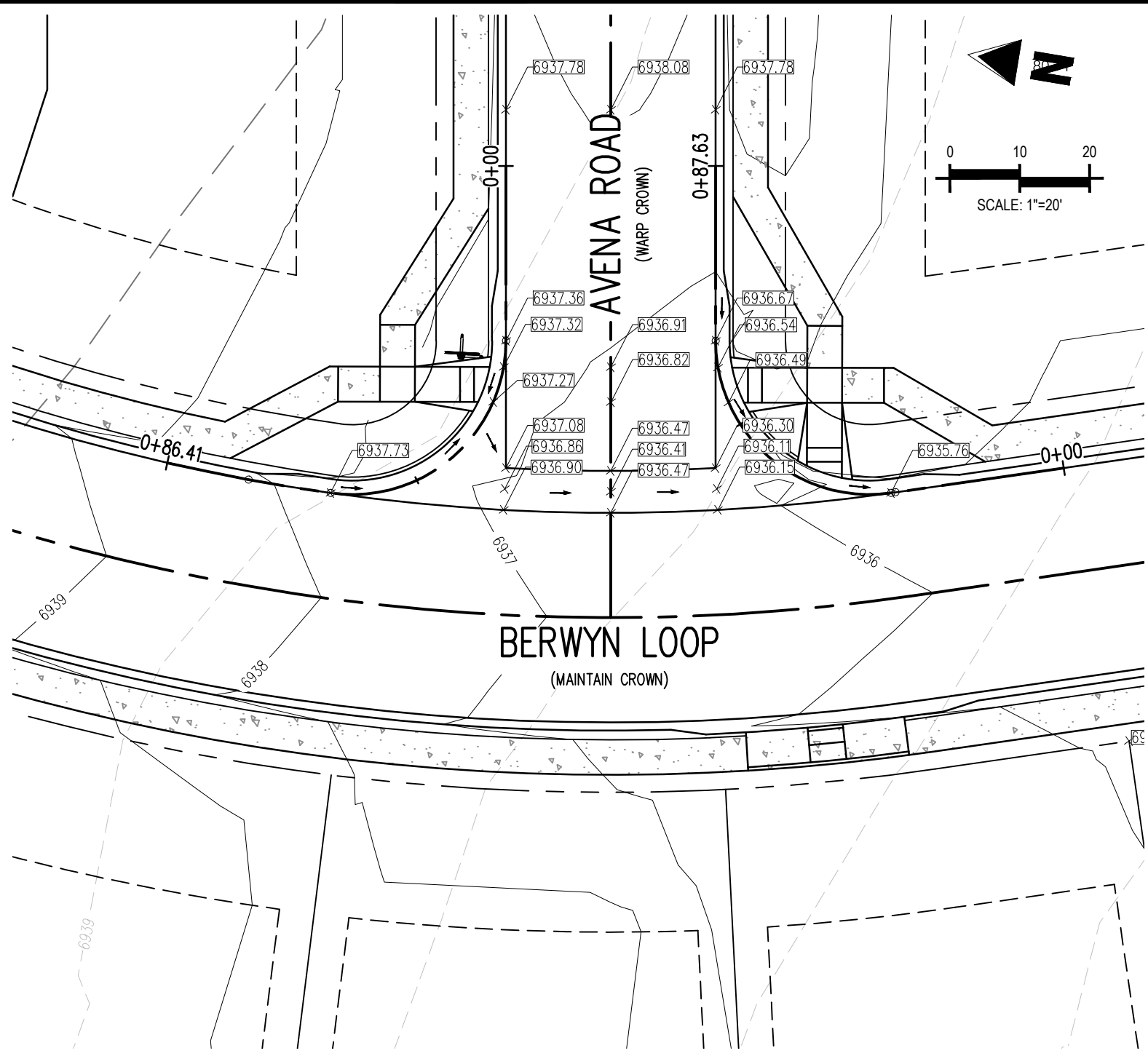
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CHALLENGER  
HOMES

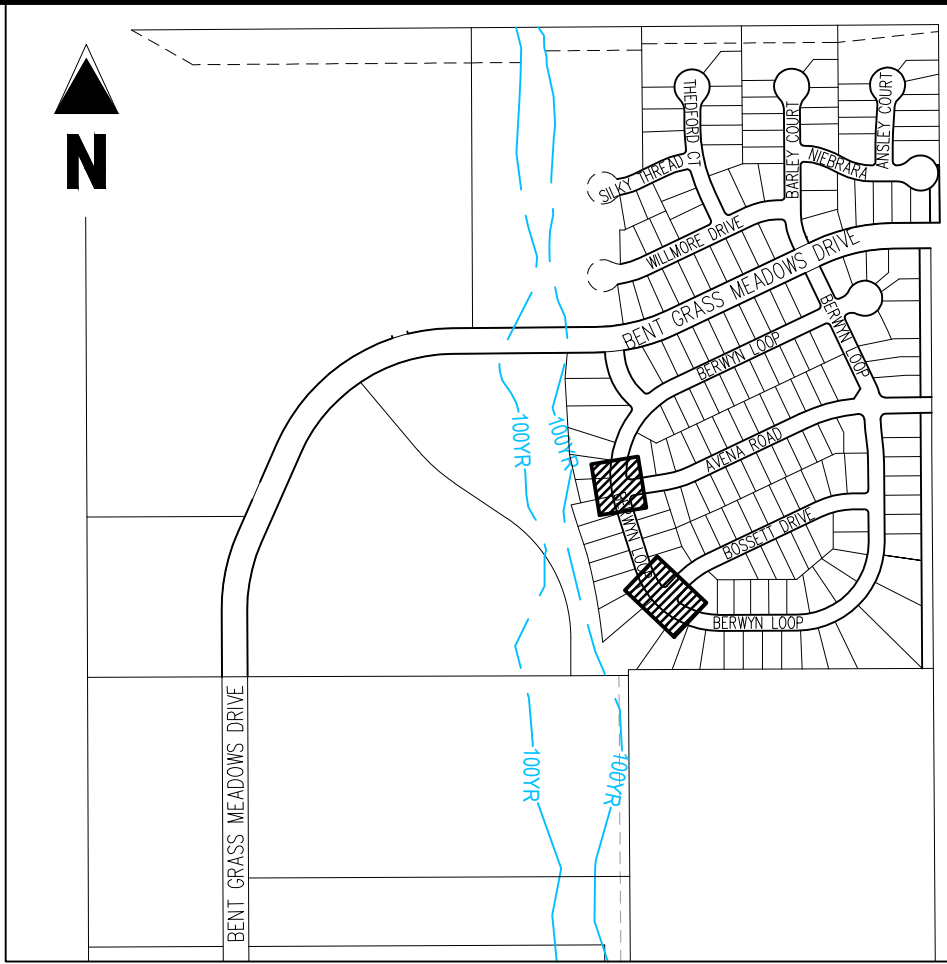




INTERSECTION OF:  
BERWYN LOOP & BOSSETT DRIVE

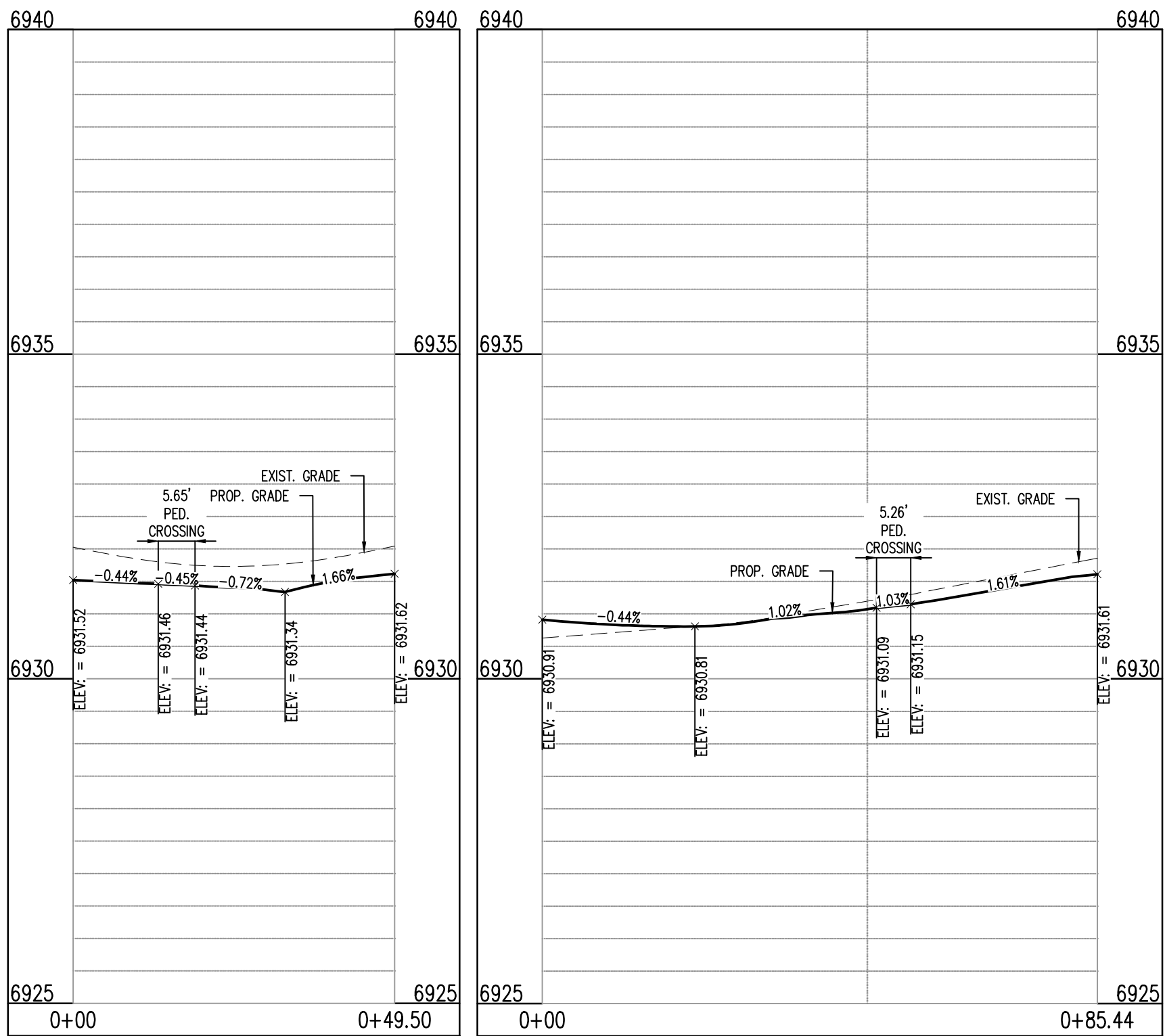


INTERSECTION OF:  
BERWYN LOOP & AVENA ROAD



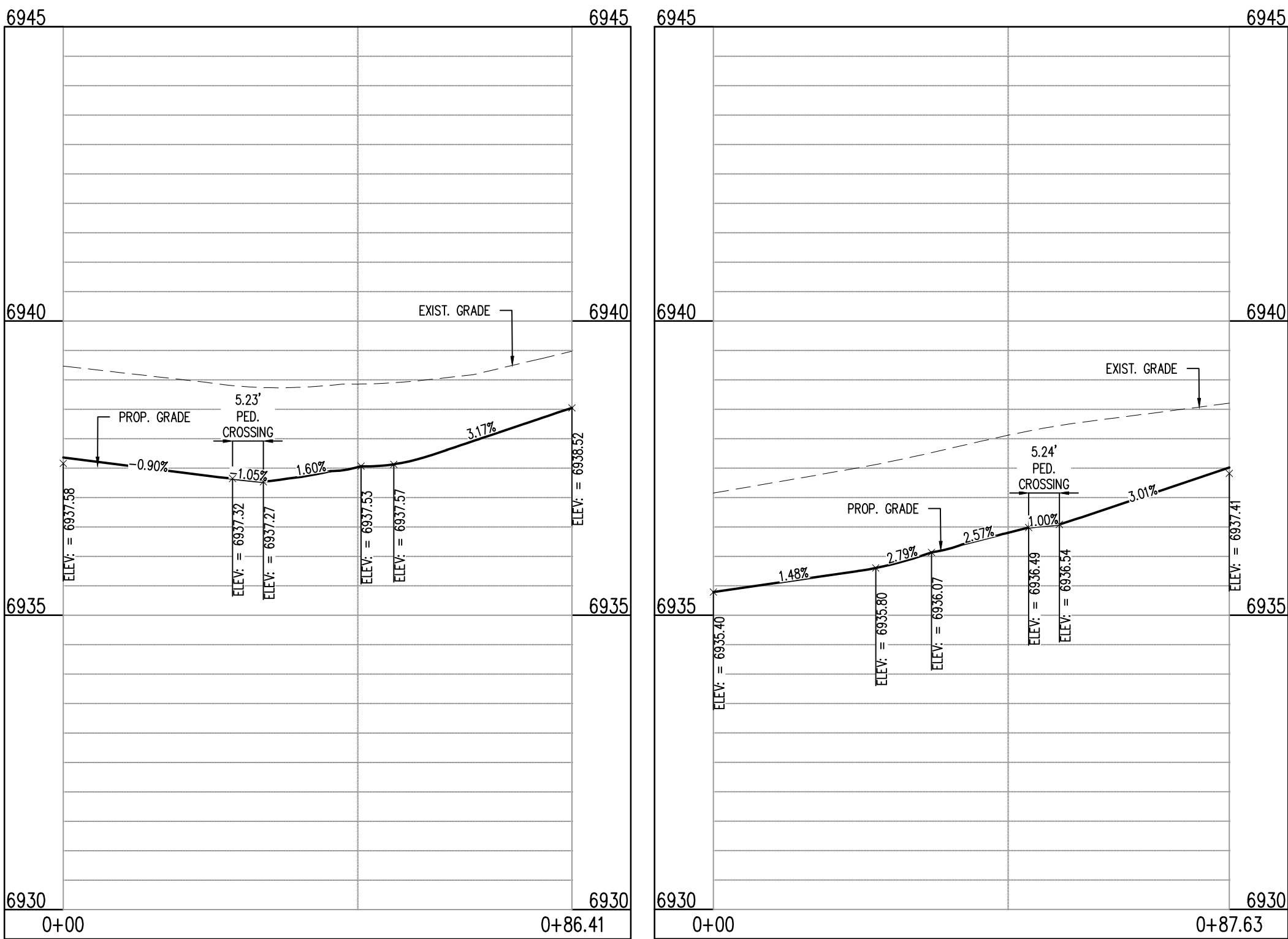
KEY MAP  
SCALE: 1"=600'

- LEGEND**
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED ROW
  - PROPOSED LOT LINE
  - PROPOSED MOUNTABLE CURB
  - PROPOSED VERTICAL CURB
  - PROPOSED SIDEWALK
  - PROPOSED GUTTER FLOW DIRECTION
  - ASPHALT ROADWAY SURFACE RUNOFF DIRECTION
  - PROPOSED SPOT ELEVATION



BERWYN LOOP & BOSSETT DR (NW): STA. 1+00.00 - 0+49.50  
SCALE: H:1"=20', V:1"=10'

BERWYN LOOP & BOSSETT DR (NE): STA. 1+00.00 - 0+85.44  
SCALE: H:1"=20', V:1"=10'



BERWYN LOOP & AVENA RD (NE): STA. 1+00.00 - 0+86.41  
SCALE: H:1"=20', V:1"=10'

BERWYN LOOP & AVENA RD (SE): STA. 1+00.00 - 0+87.63  
SCALE: H:1"=20', V:1"=10'

**LEGAL DESCRIPTION**

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NORTH 15 46' W AND MONUMENTED AS SHOWN.

**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 NORTH 15 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 SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

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**CHALLENGER  
HOMES**

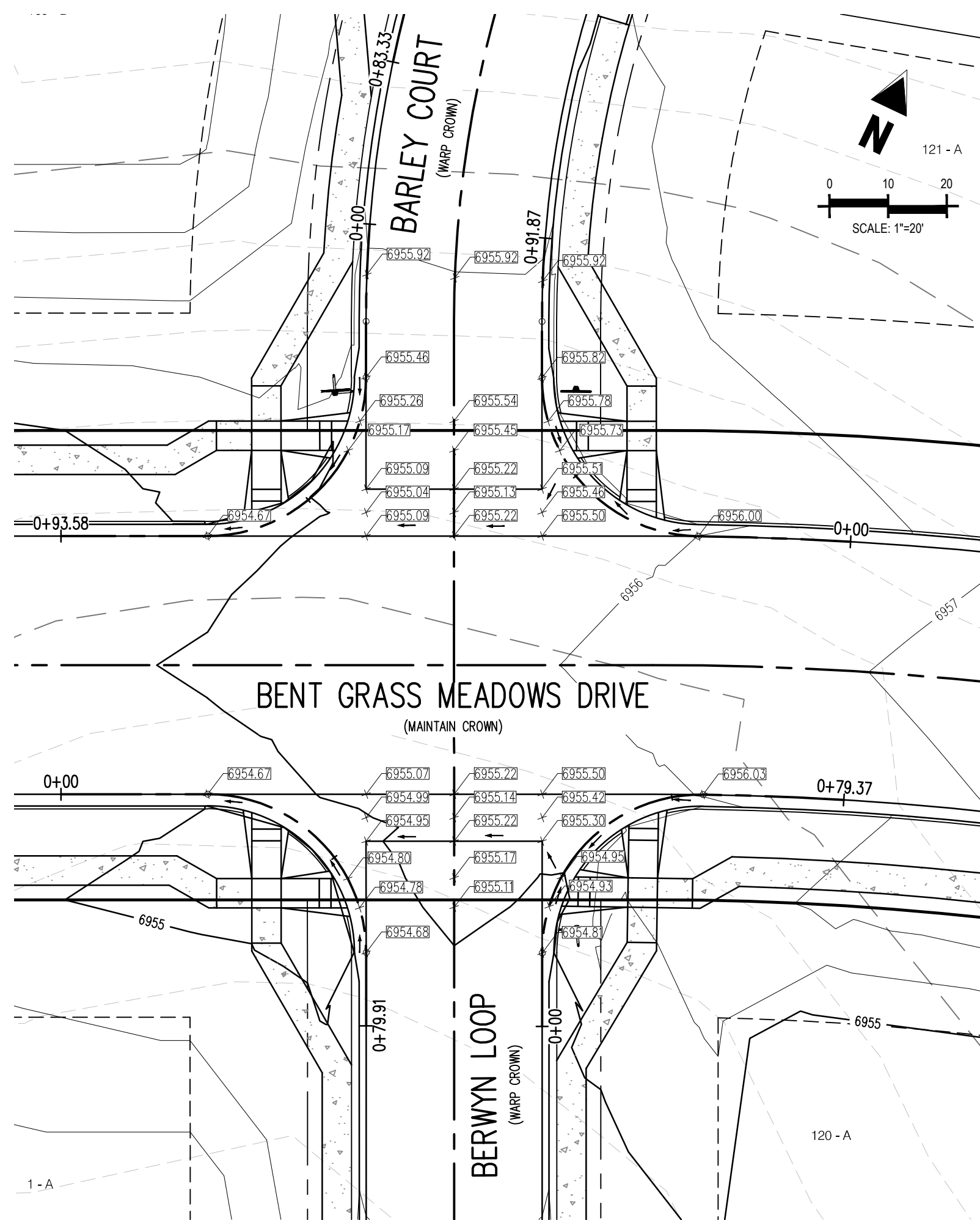
CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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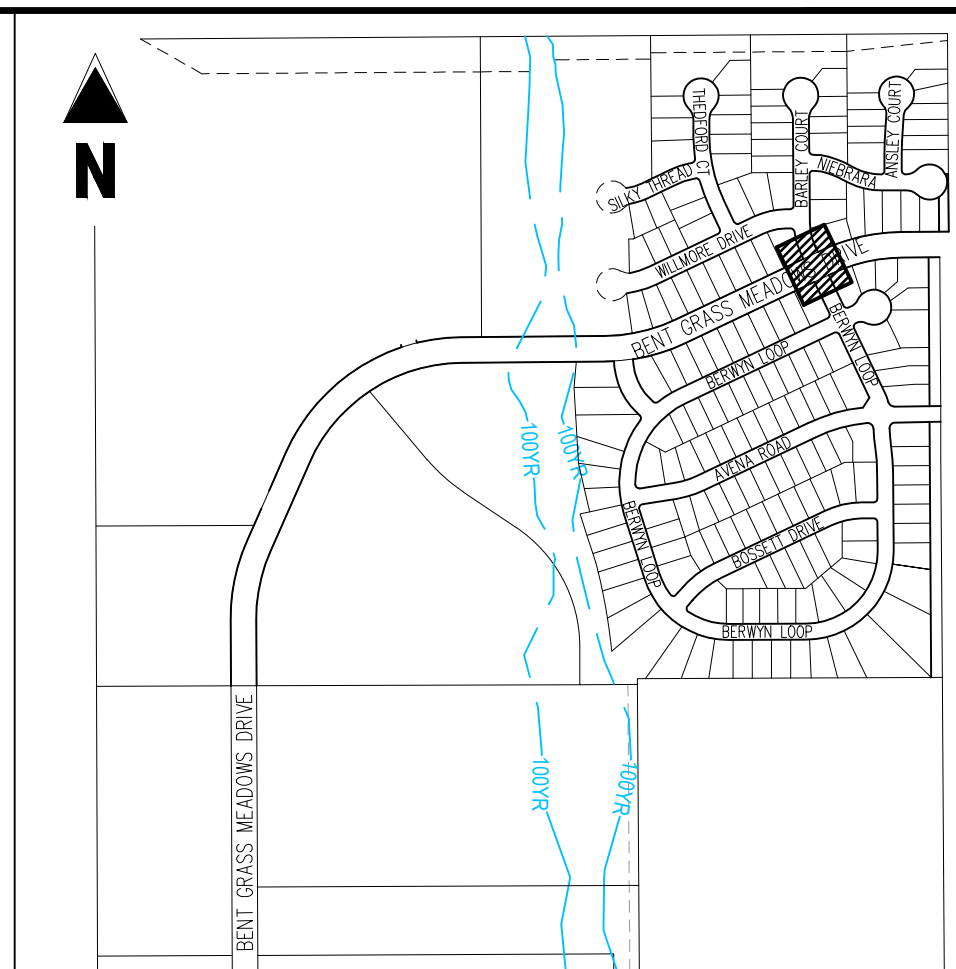
Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

CROSS PAN & CURB  
RETURN PROFILES



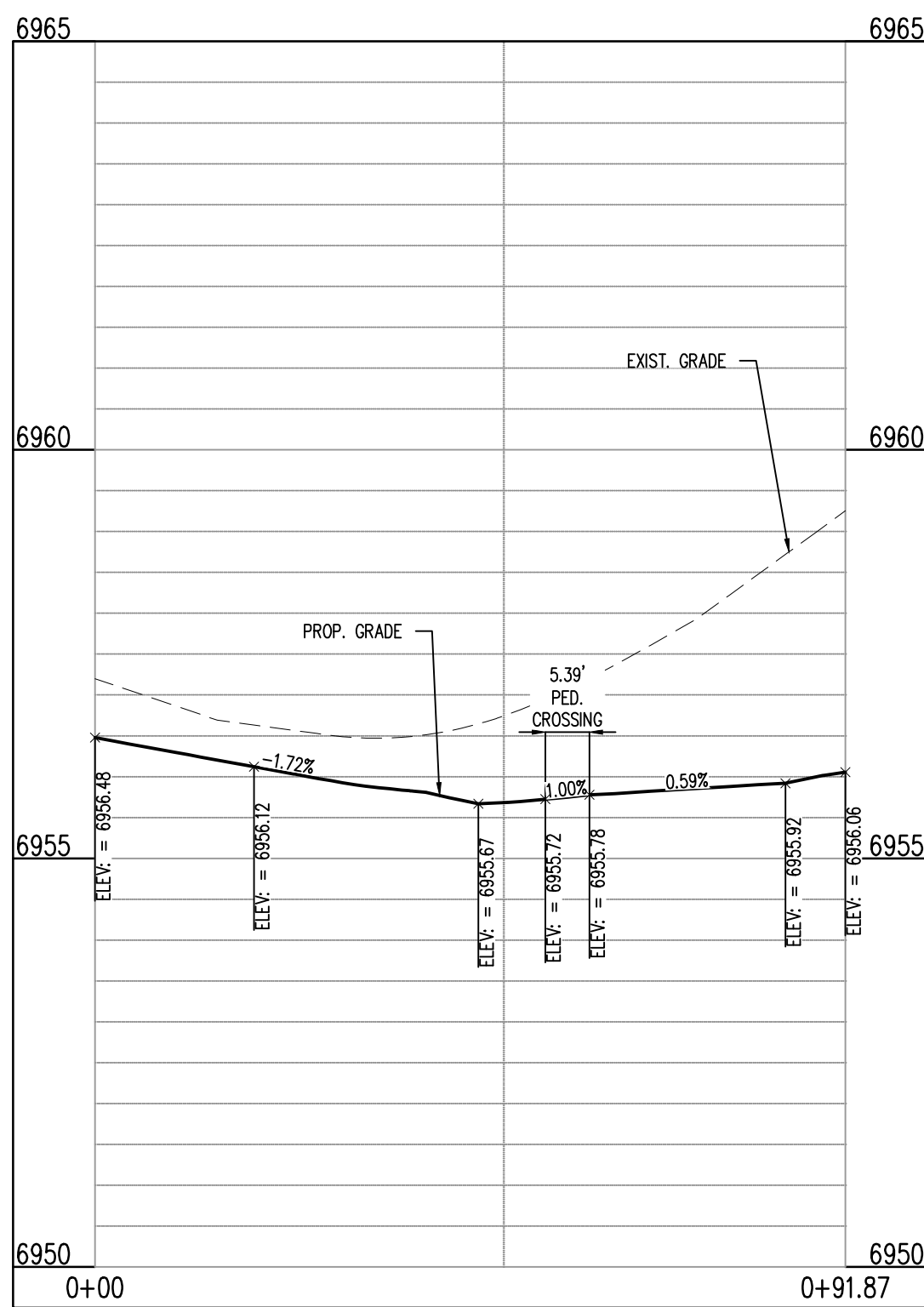


INTERSECTION OF:  
BENT GRASS MEADOWS DRIVE, BARLEY COURT & BERWYN LOOP

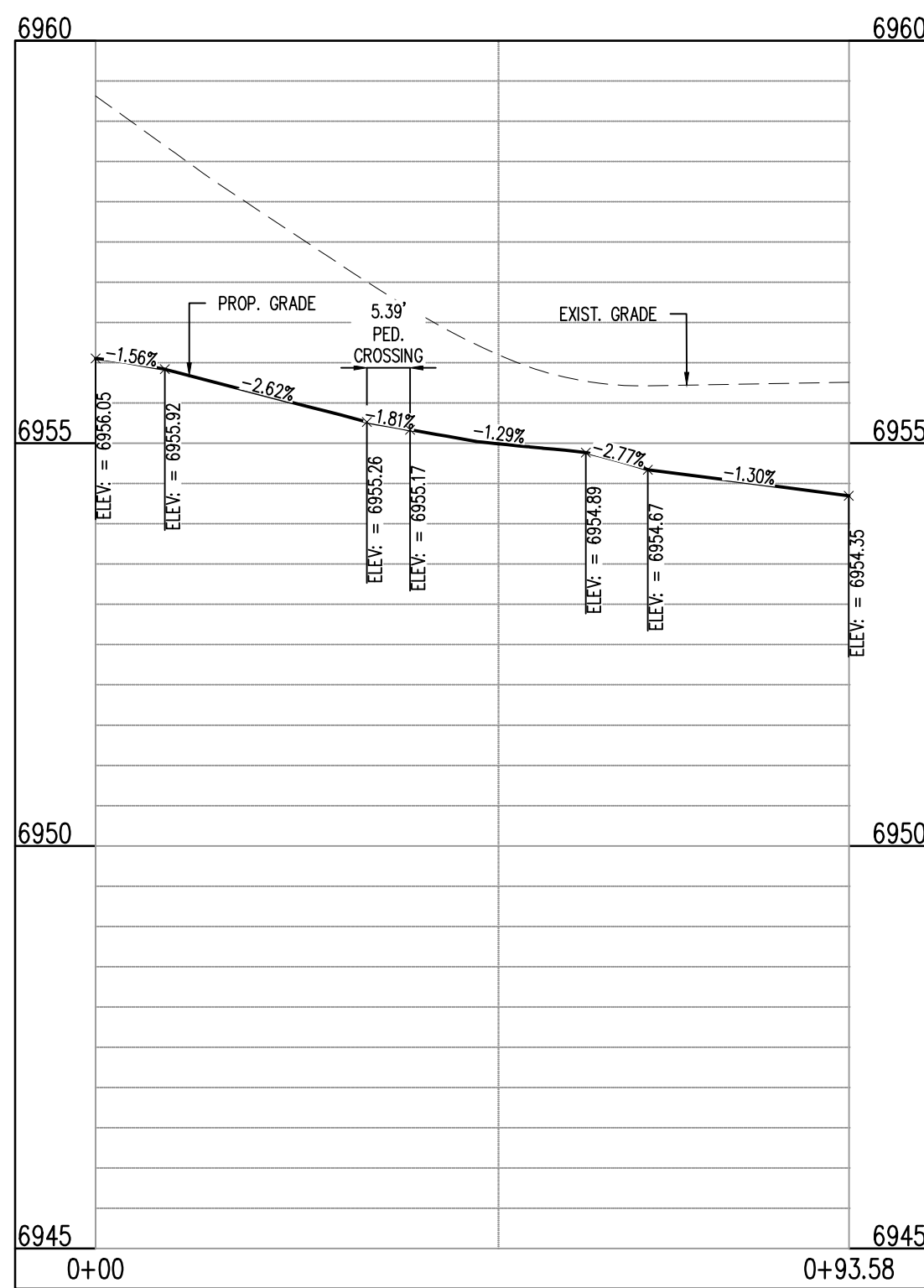


KEY MAP  
SCALE: 1"=600'

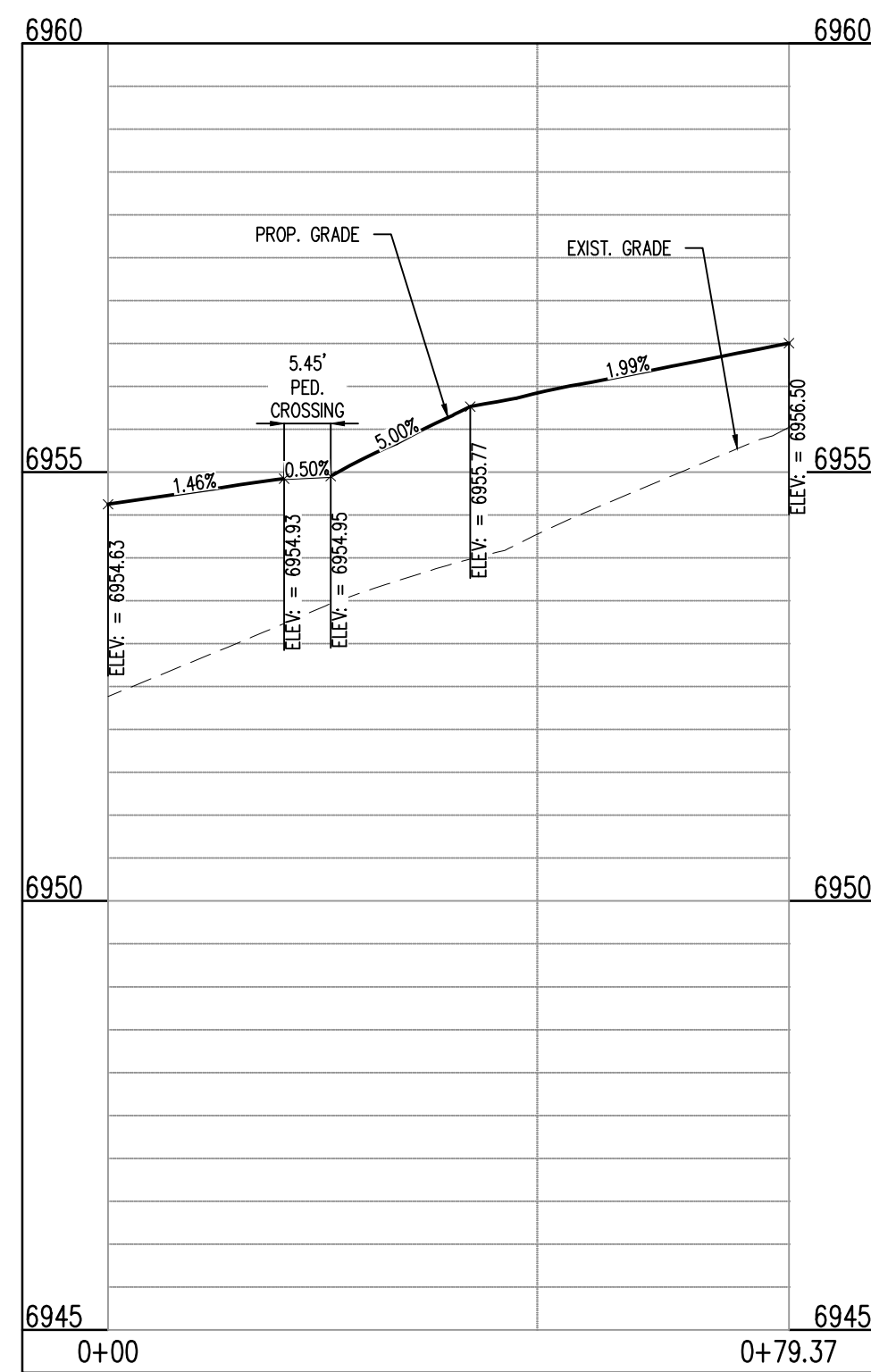
- LEGEND**
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED ROW
  - PROPOSED LOT LINE
  - PROPOSED MOUNTABLE CURB
  - PROPOSED VERTICAL CURB
  - PROPOSED SIDEWALK
  - PROPOSED GUTTER FLOW DIRECTION
  - ASPHALT ROADWAY SURFACE RUNOFF DIRECTION
  - PROPOSED SPOT ELEVATION



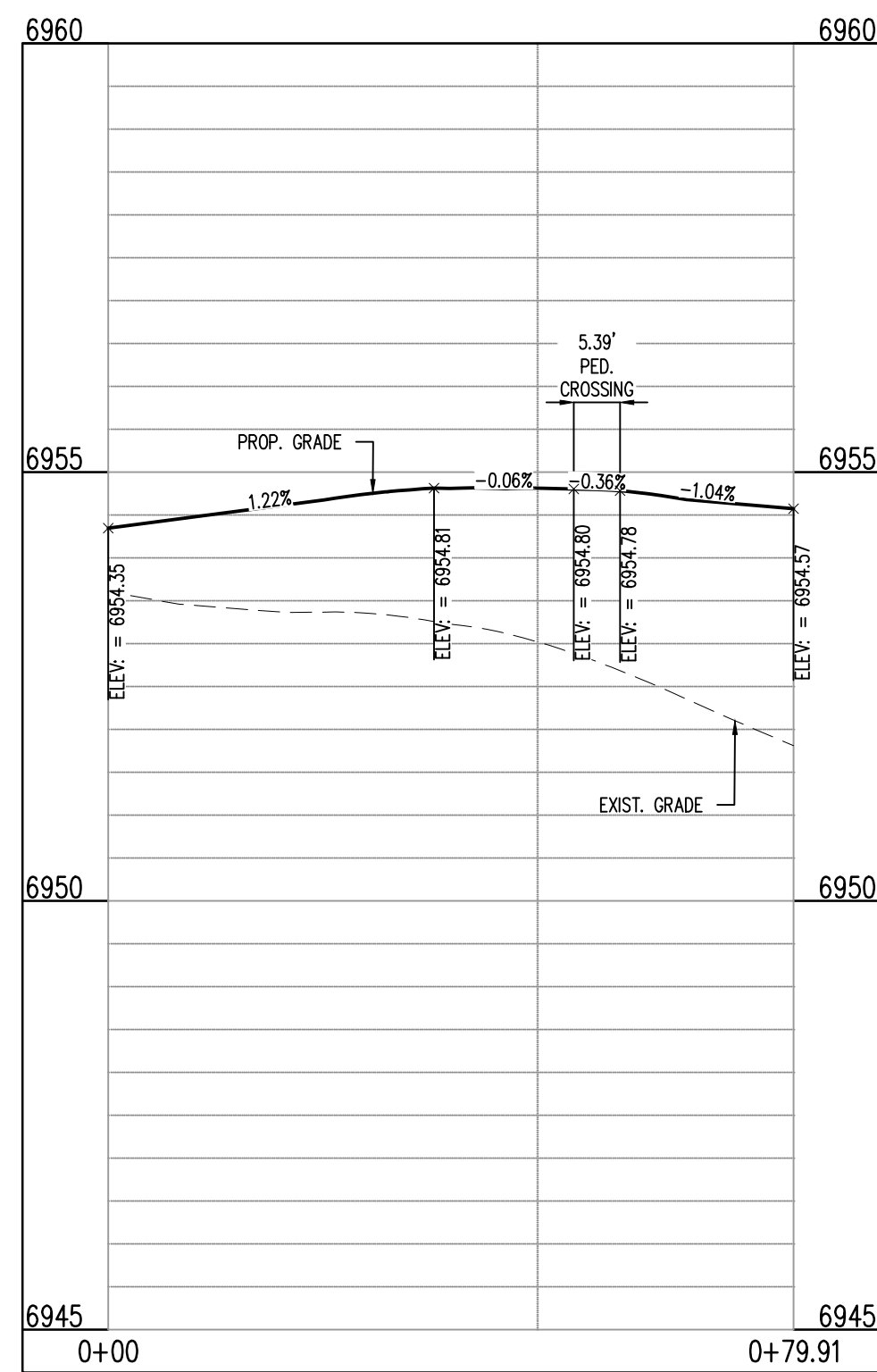
BENT GRASS MEADOWS DR & BARLEY CT (NE): STA. 1+00.00 - 0+91.87  
SCALE: H:1"=20', V:1"=10'



BENT GRASS MEADOWS DR & BARLEY CT (NW): STA. 1+00.00 - 0+93.58  
SCALE: H:1"=20', V:1"=10'



BENT GRASS MEADOWS DR & BERWYN LOOP (SE): STA. 1+00.00 - 0+79.37  
SCALE: H:1"=20', V:1"=10'



BENT GRASS MEADOWS DR & BERWYN LOOP (SW): STA. 1+00.00 - 0+79.91  
SCALE: H:1"=20', V:1"=10'

**LEGAL DESCRIPTION**

BENT GRASS RESIDENTIAL FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NORTH 15° 46' 00" W AND MONUMENTED AS SHOWN.

**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 L# 24954 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

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CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

CROSS PAN & CURB  
RETURN PROFILES

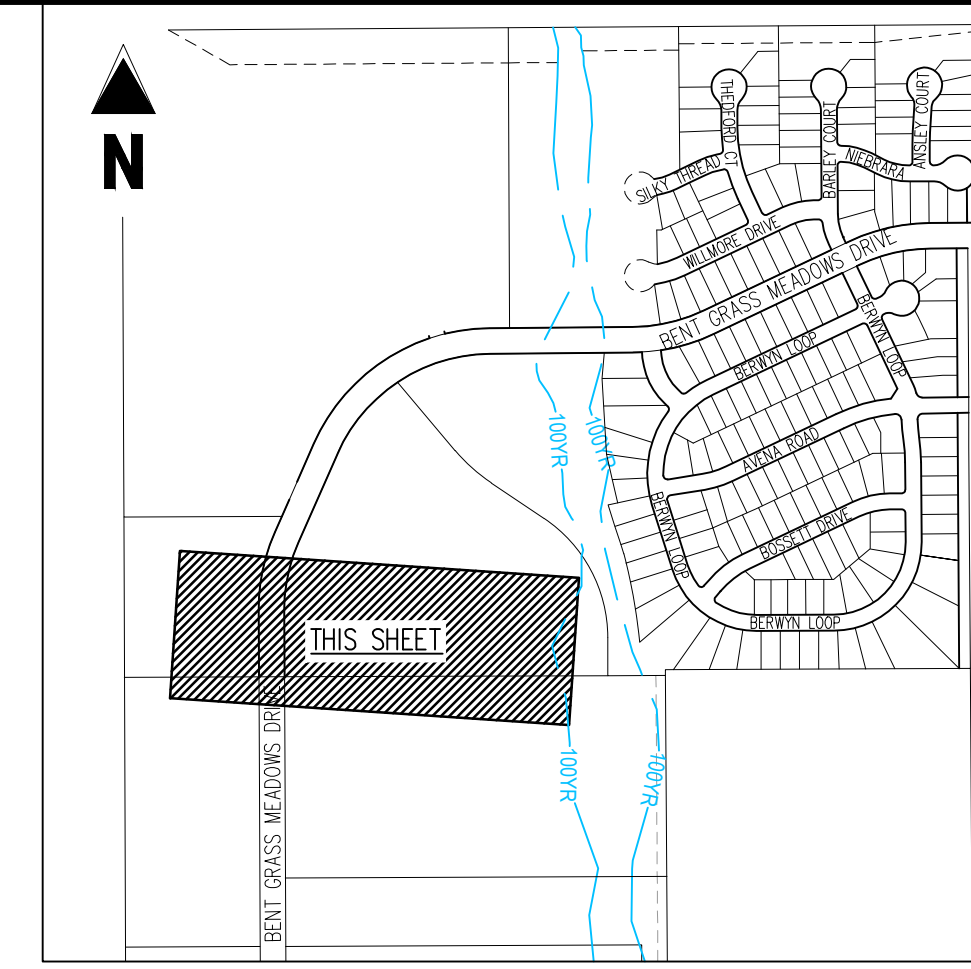
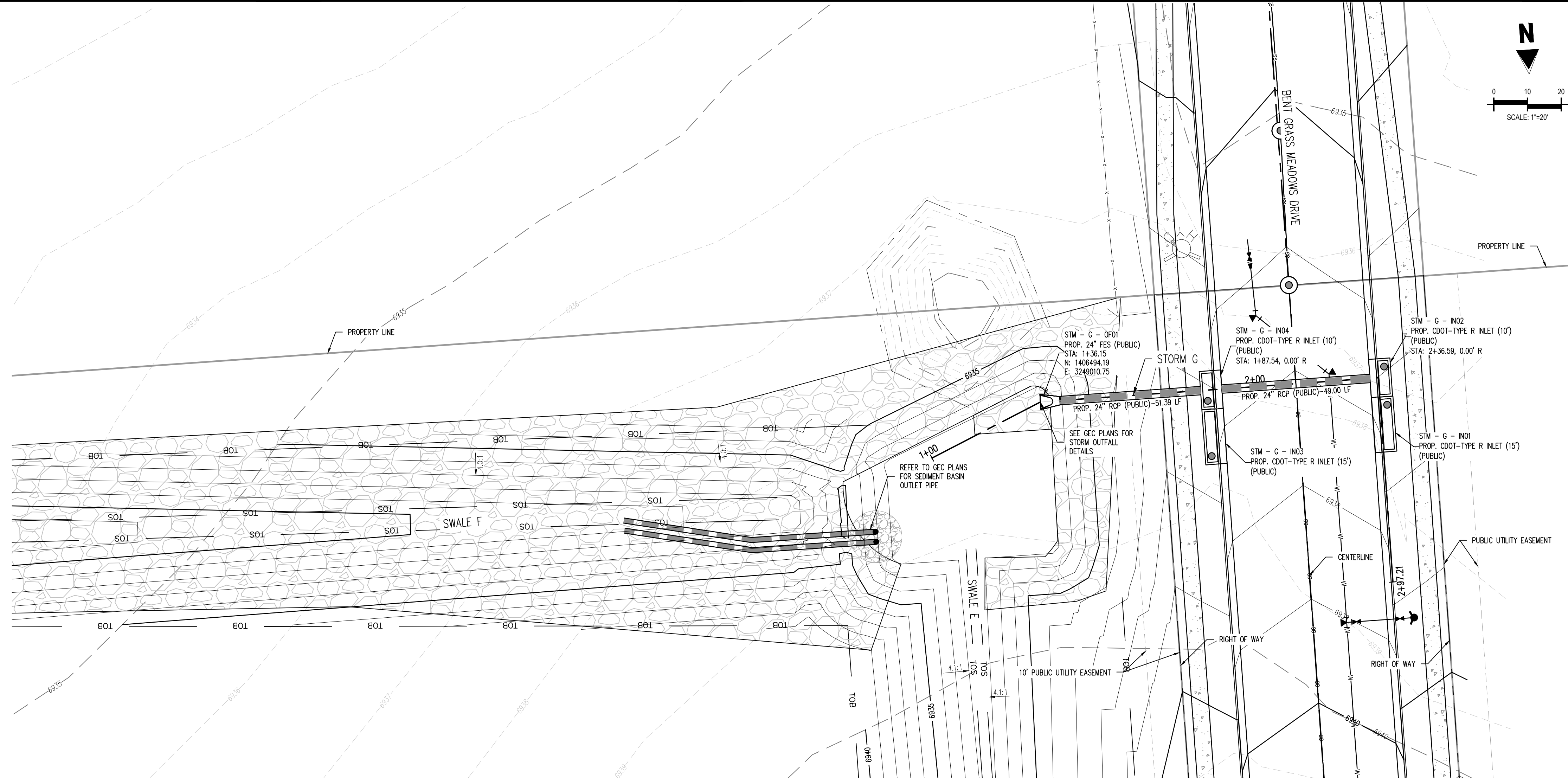
C3.06

Sheet 24 of 43

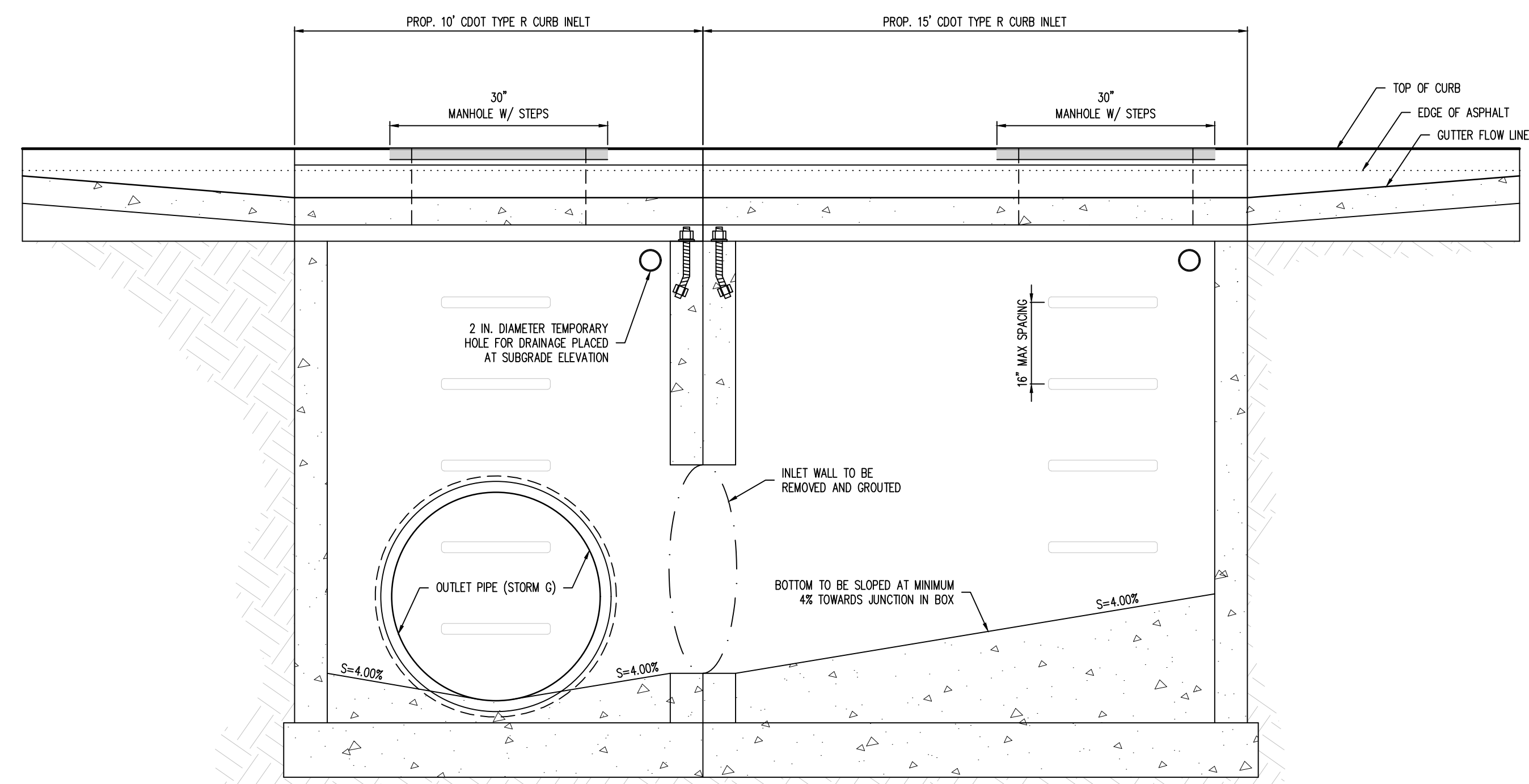






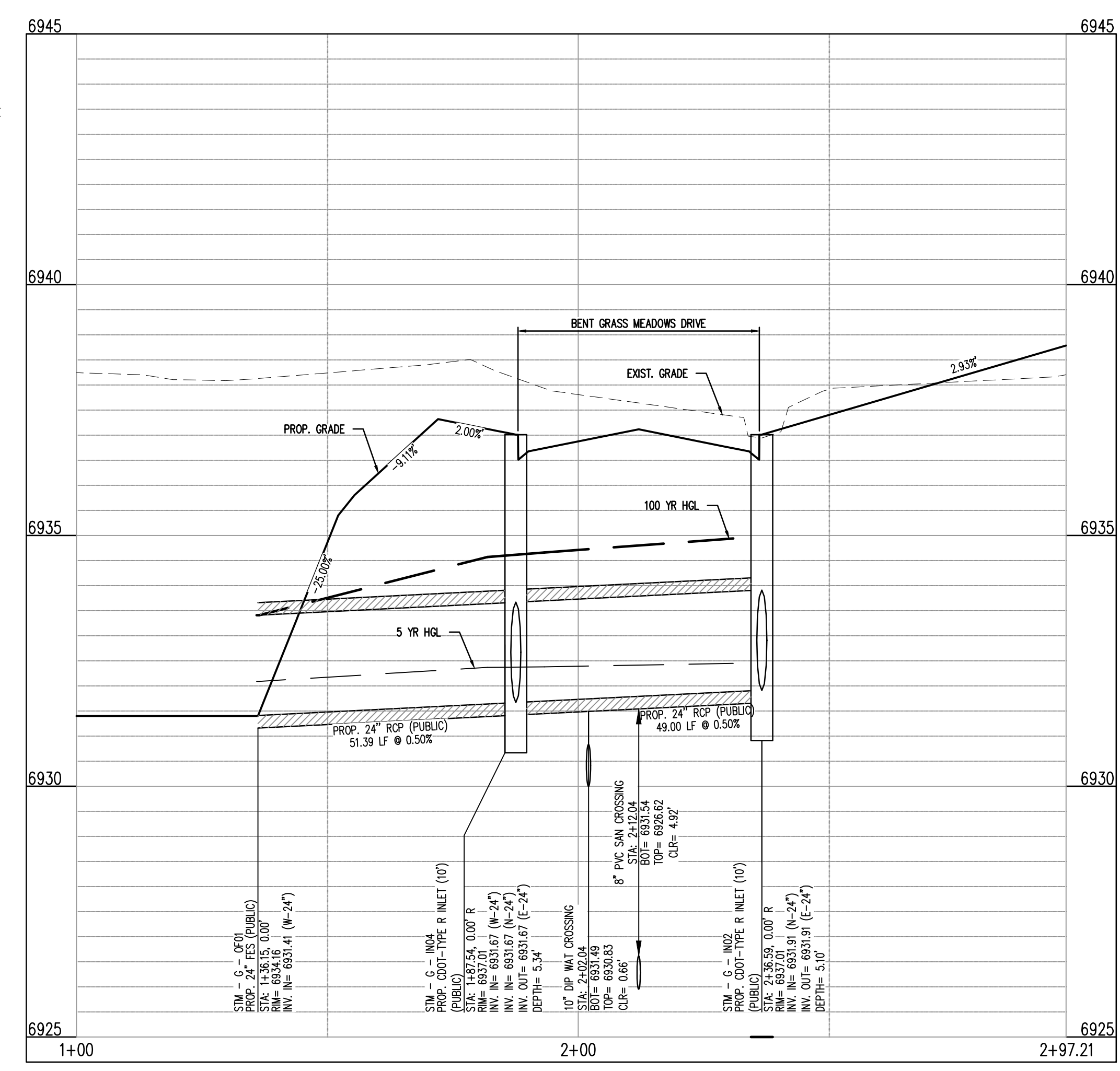


- LEGEND**
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - 100 - YR FLOODPLAIN LINE
  - TOE OF SLOPE
  - TOP OF BANK
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - GROUTED BOULDERS
  - GRAVEL (CDOT CLASS 6)
  - RIPRAP
  - ASPHALT PAVING
- NOTE**  
UNLESS OTHERWISE NOTED, ALL RIPRAP SHOWN IS TO BE TYPE L-19" DEPTH.



**NOTE:**  
1. DETAIL FOR PURPOSES OF INLET ATTACHMENT ONLY. REFER TO CDOT STANDARD PLAN NO. M-604-12 FOR CONSTRUCTION DETAILS.

**ATTACHMENT DETAIL - CDOT TYPE R CURB INLETS**  
NOT TO SCALE



**ALIGN - STM - G**  
STA: 1+00 - 2+97.21  
SCALE: H: 1"=20' V: 1"=10'

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**CHALLENGER HOMES**

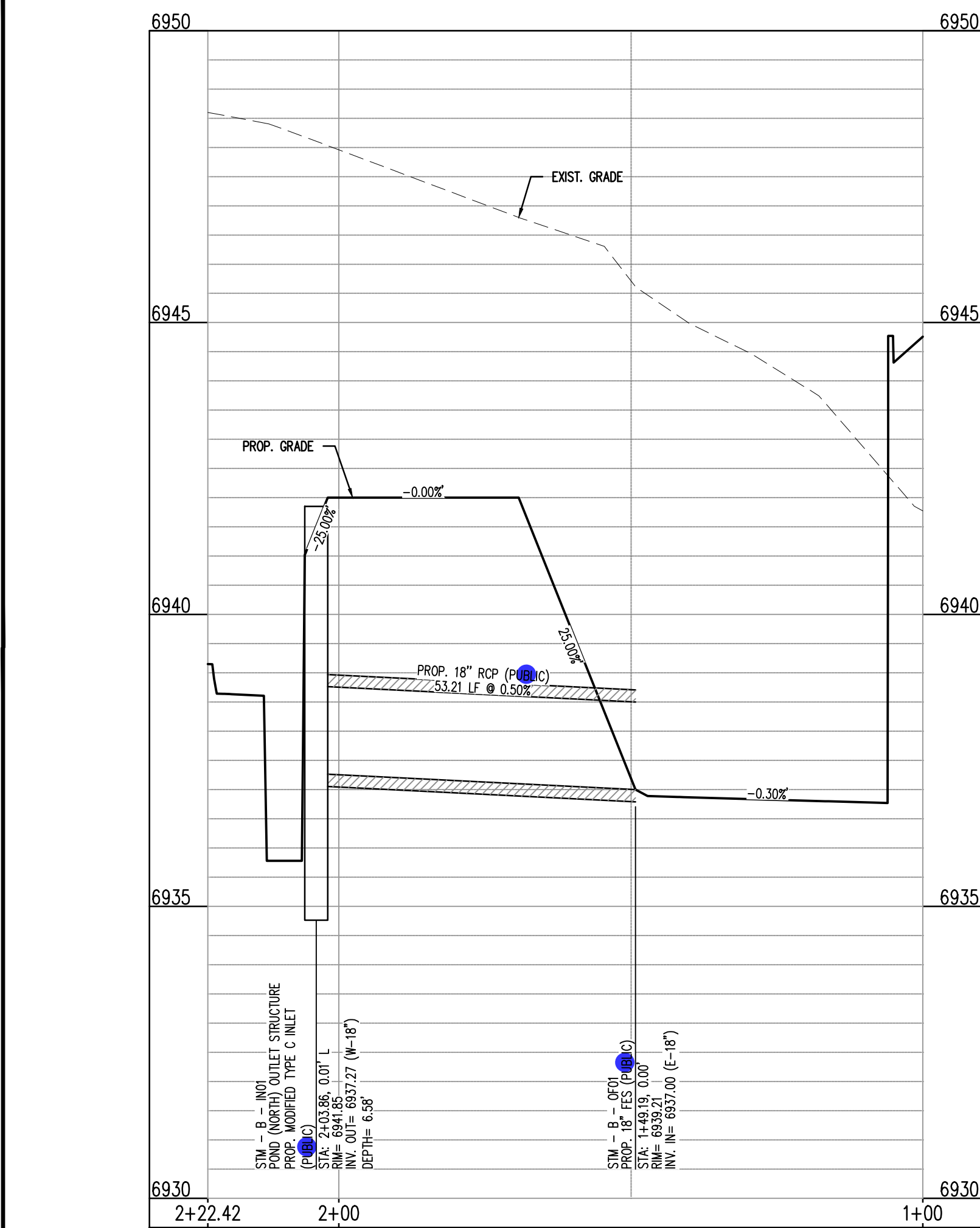
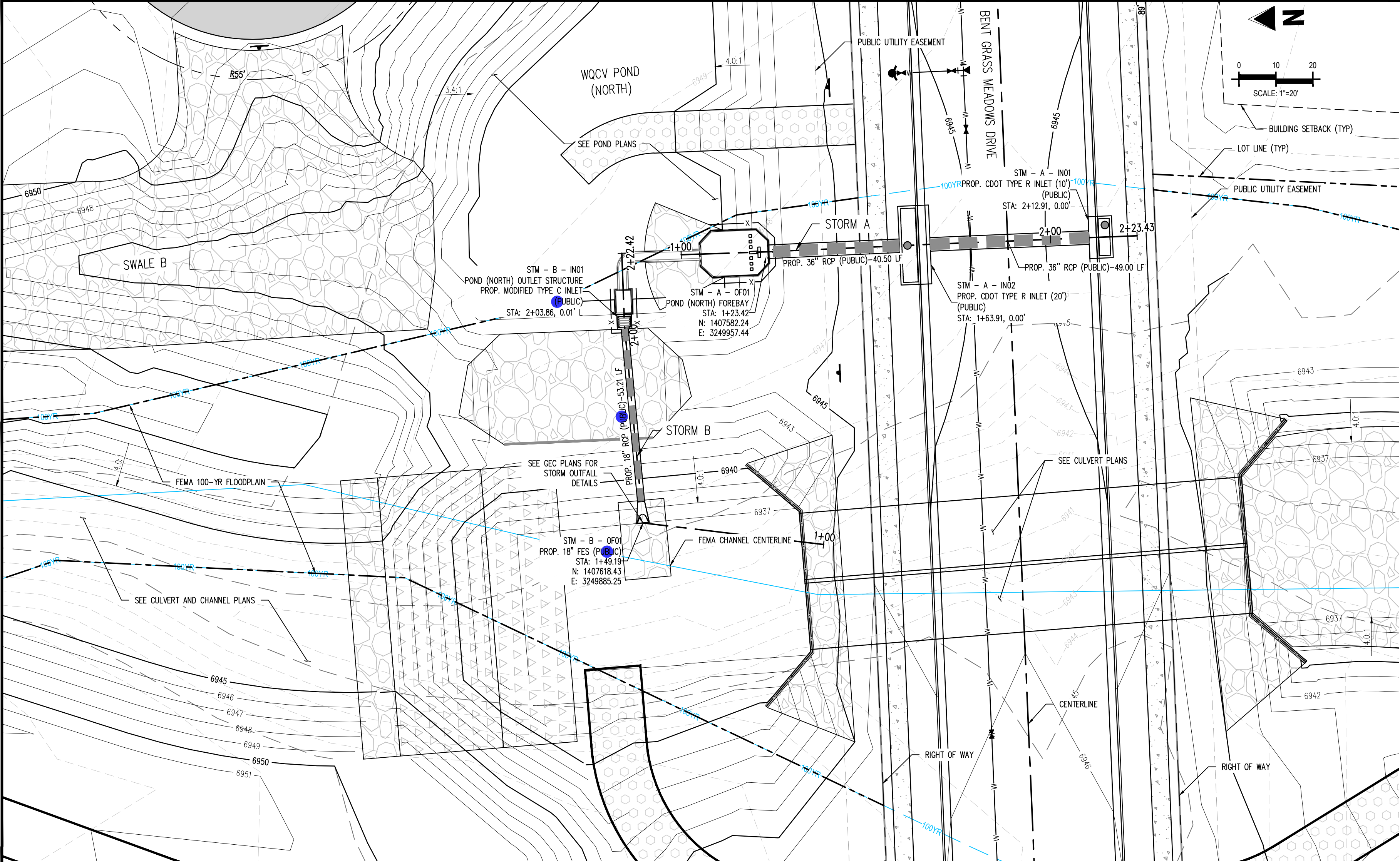
CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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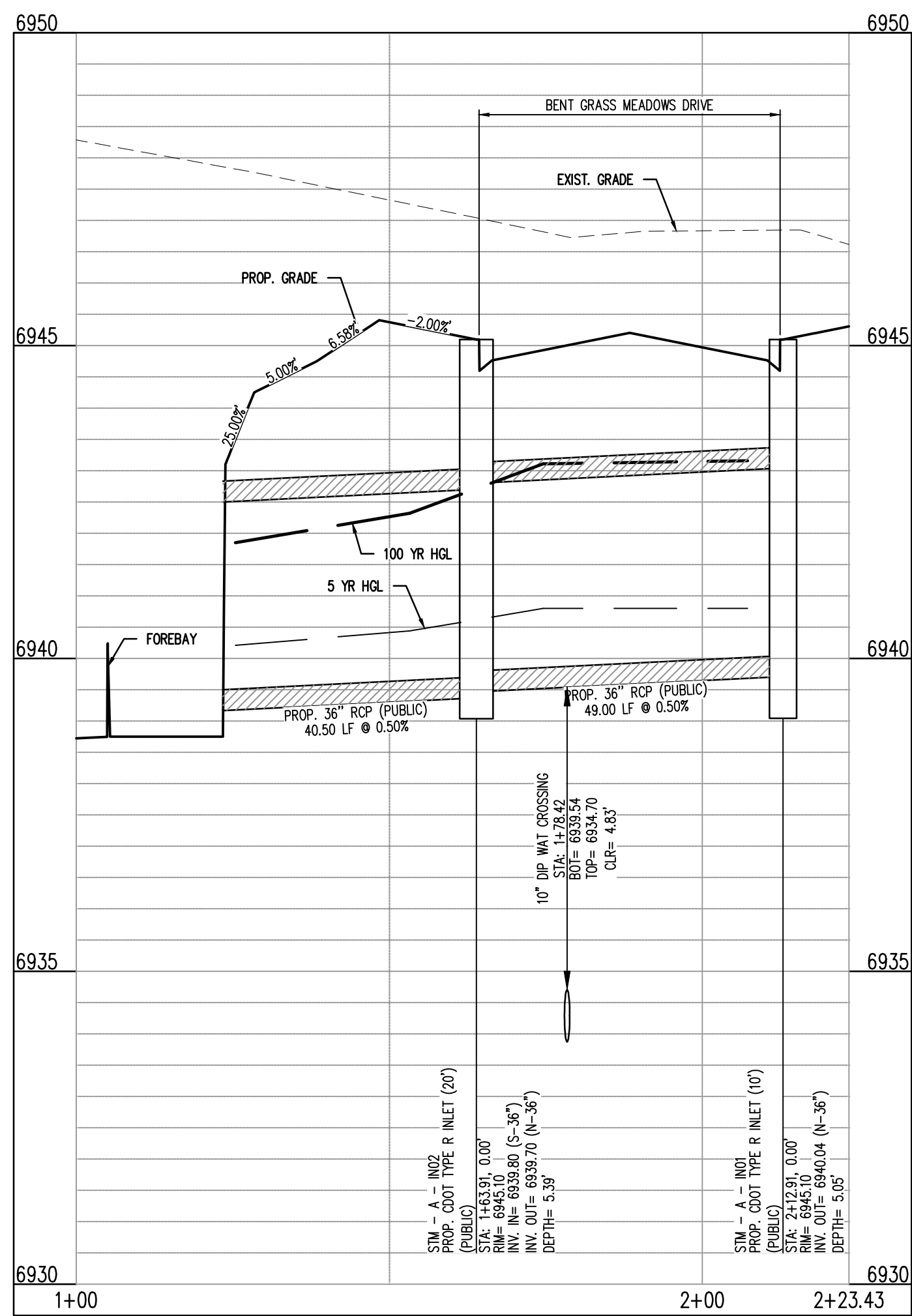
Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020

BENT GRASS MEADOWS  
DRIVE STORM PLAN &  
PROFILE

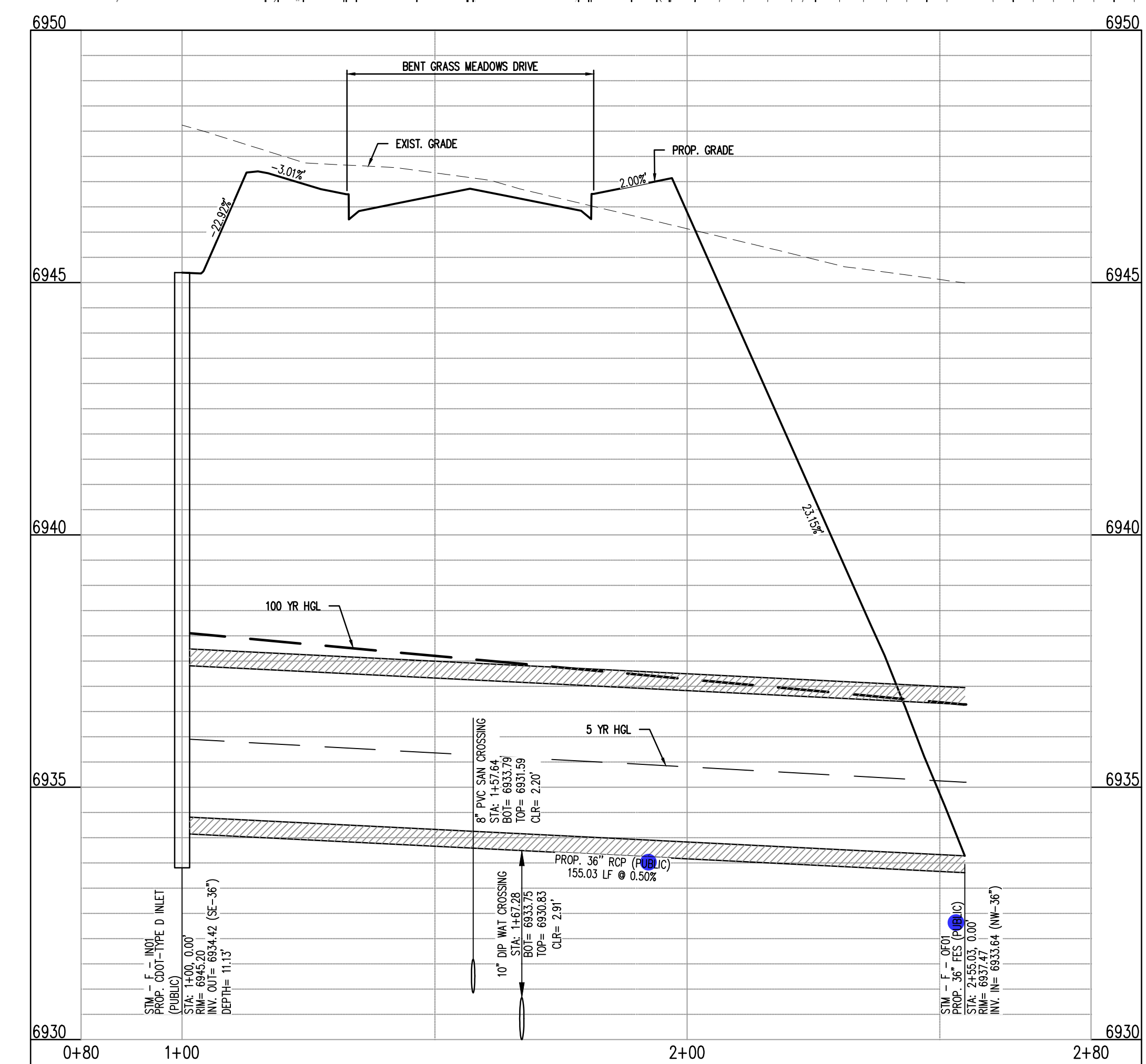
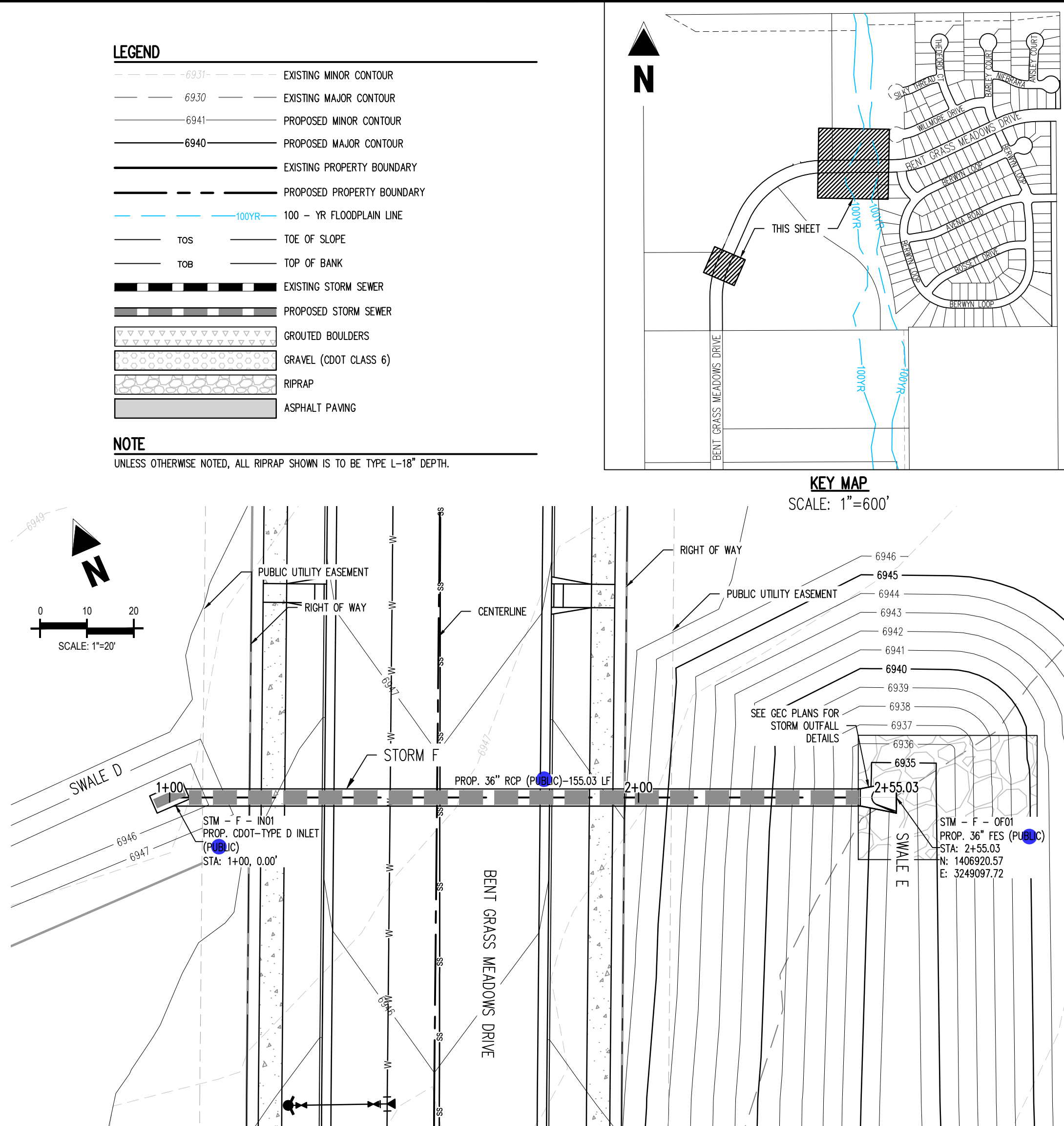




ALIGN - STM - B (District)?  
STA: 1+00 = 2+22.42 (SCALE: H: 1"=20, V: 1" = 10')



ALIGN - STM - A  
STA: 1+00 = 2+23.43 (SCALE: H: 1"=20, V: 1" = 10')



ALIGN - STM - F  
STA: 0+80 = 2+80.00 (SCALE: H: 1"=20, V: 1" = 10')

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

**CHALLENGER HOMES**

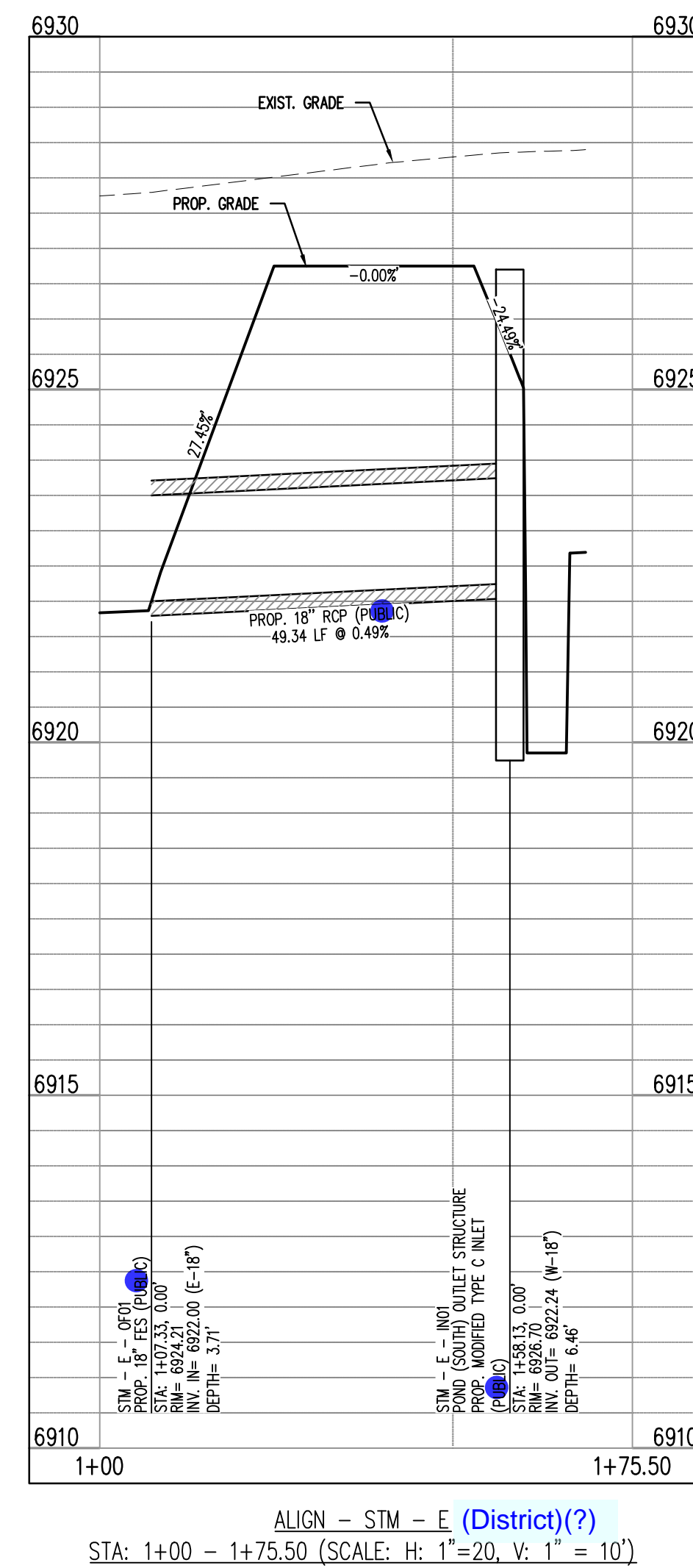
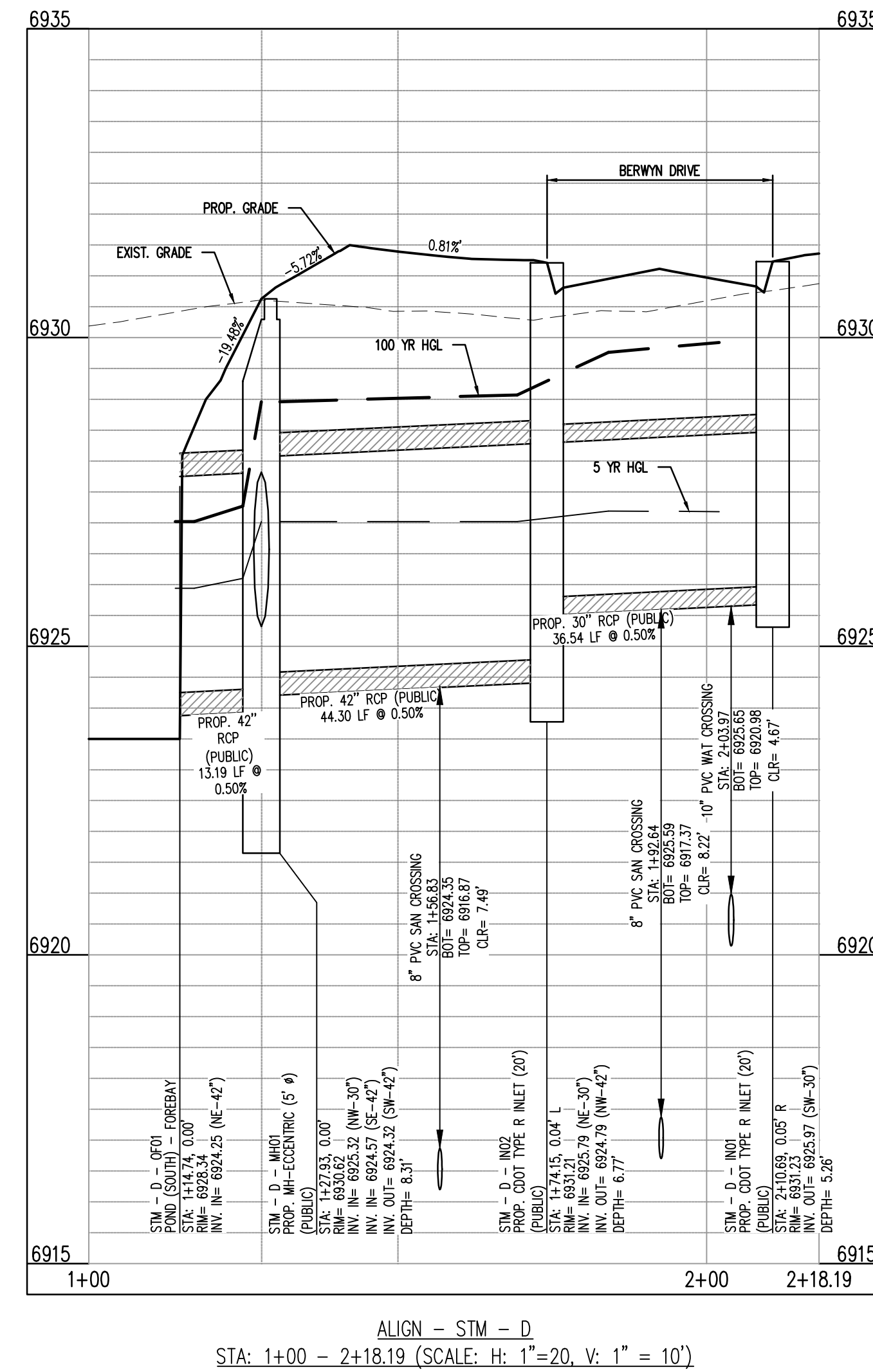
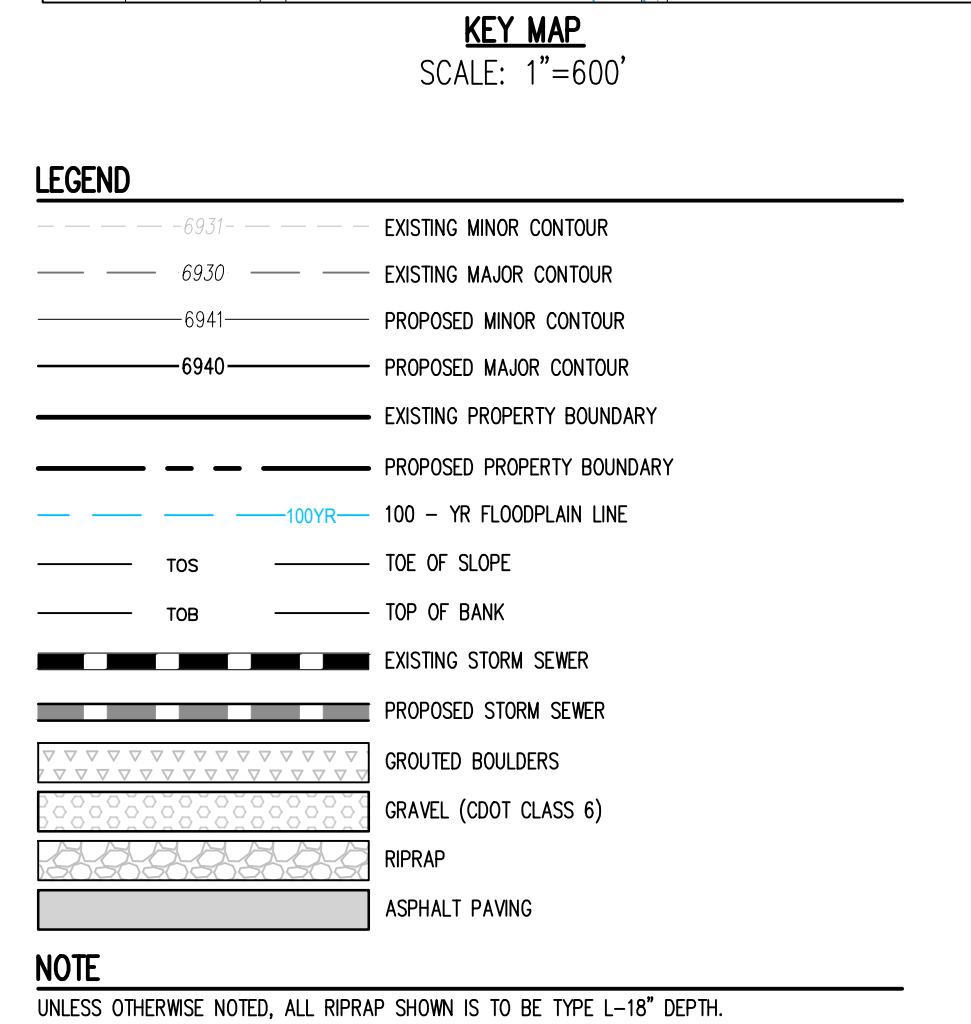
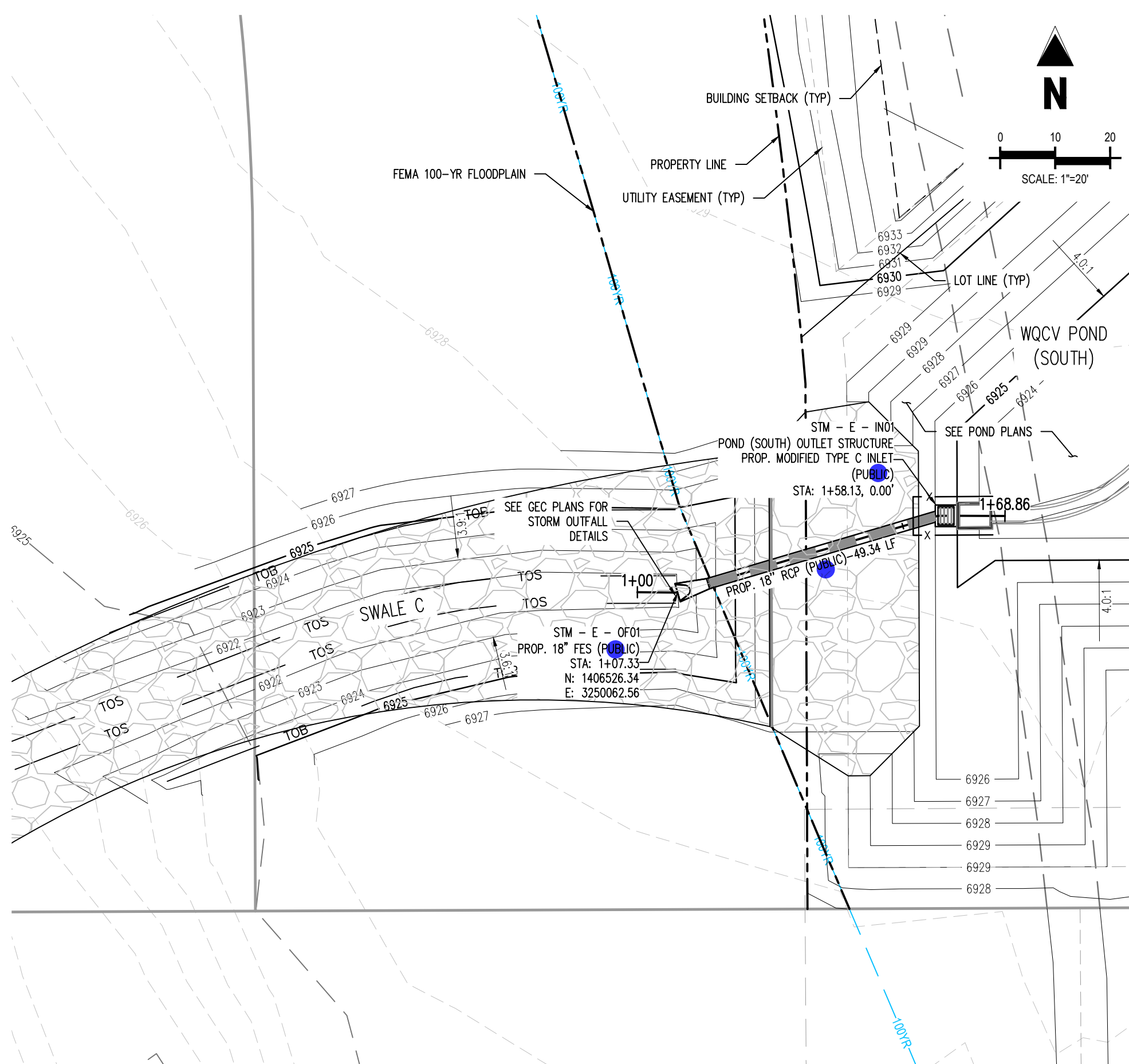
CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020  
BENT GRASS MEADOWS  
DRIVE STORM PLAN &  
PROFILE

C4.02  
Sheet 27 of 43





# CHALLENGER HOMES

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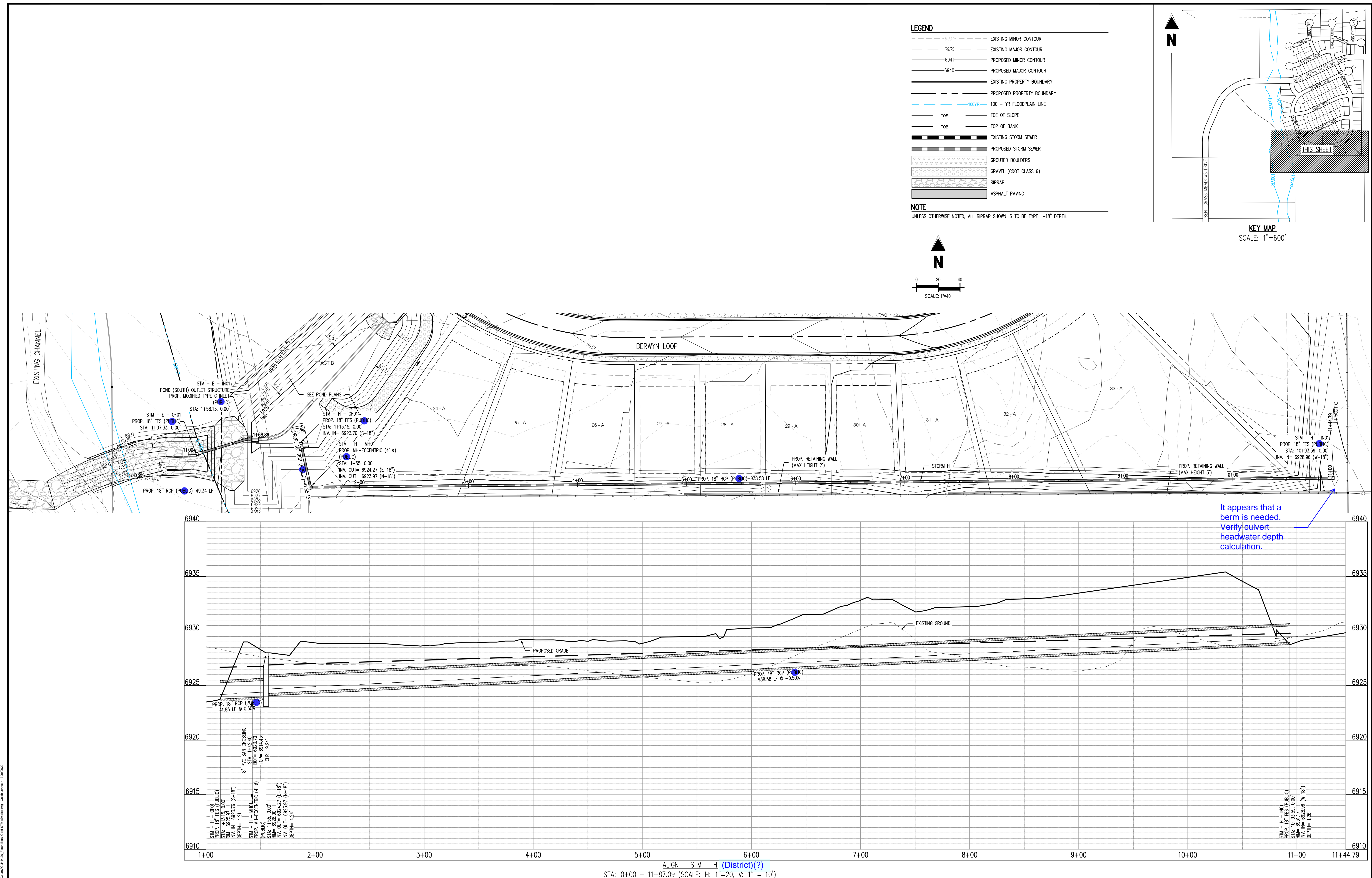
**C4.03**  
 Sheet 28 of 43



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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

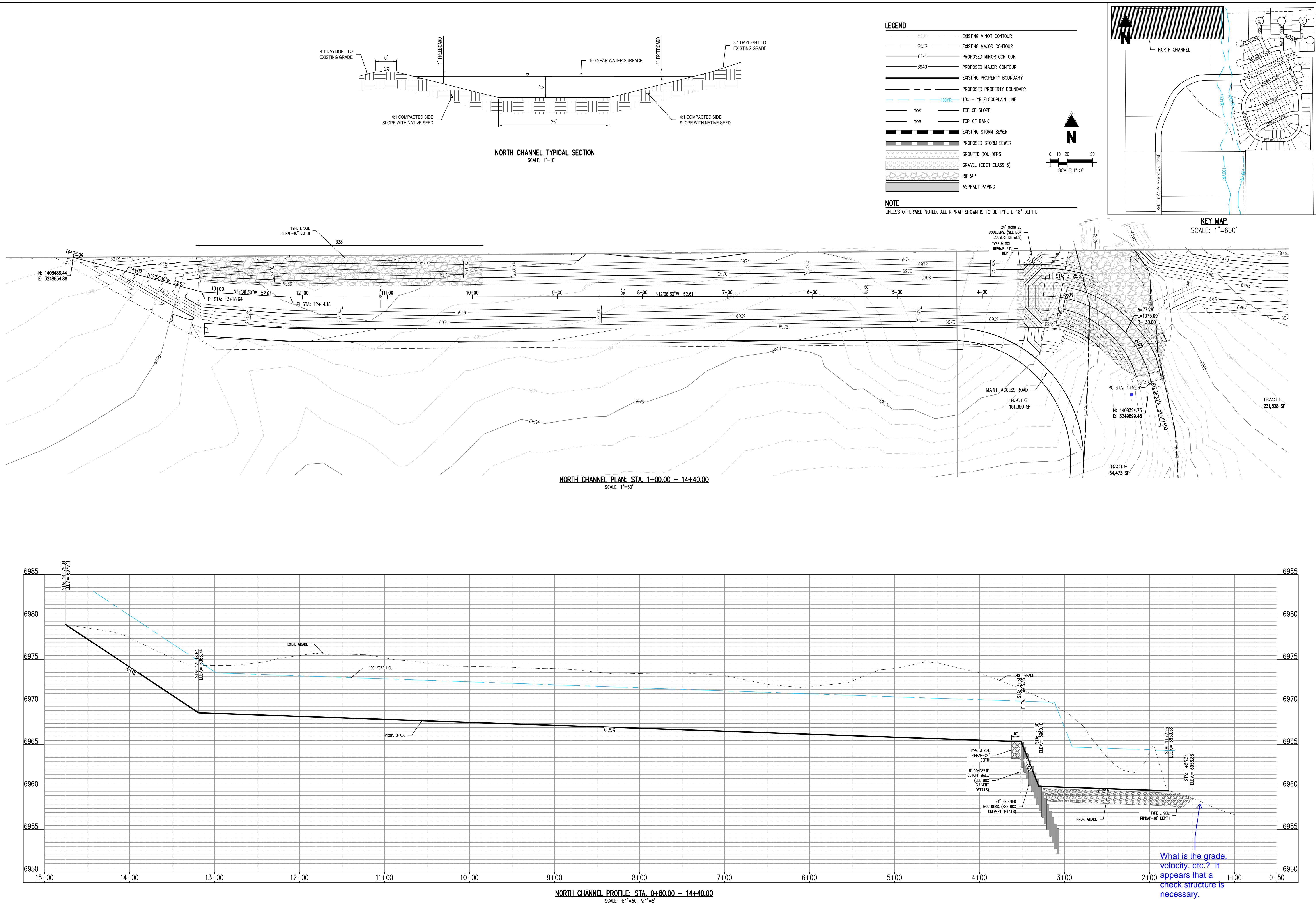
**STORM H - PLAN &  
PROFILE**



Challenger Homes Inc/CO, 21 Paso County-CL H0000014 20-Bent Grass/CADDO (CO) Paso County/CL H14 20 Fresh-Berm-Cord-STM (Swale) dwg - Caleb Johnson - 3/30/2020



C:\Projects\Bent Grass Meadows\Drawings\Box Culvert Plan & Profile.dwg, 3/30/2020, JDP



**Galloway**

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719.900.7220  
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**CHALLENGER  
HOMES**

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

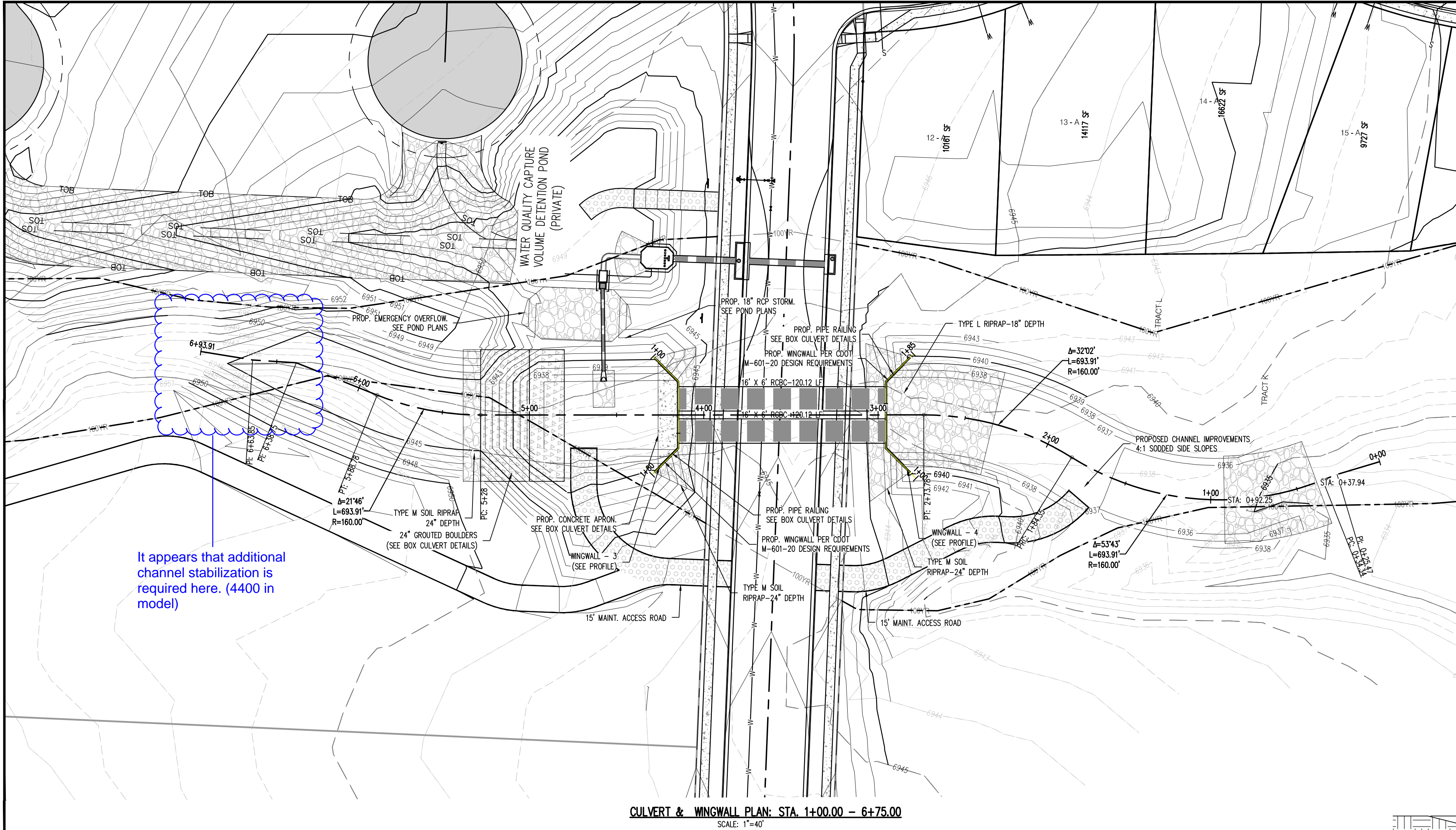
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Project No: CLH000014.20  
Drawn By: JDP  
Checked By: RGD  
Date: 3/30/2020  
BOX CULVERT PLAN & PROFILE

**C4.05**

Sheet 30 of 43



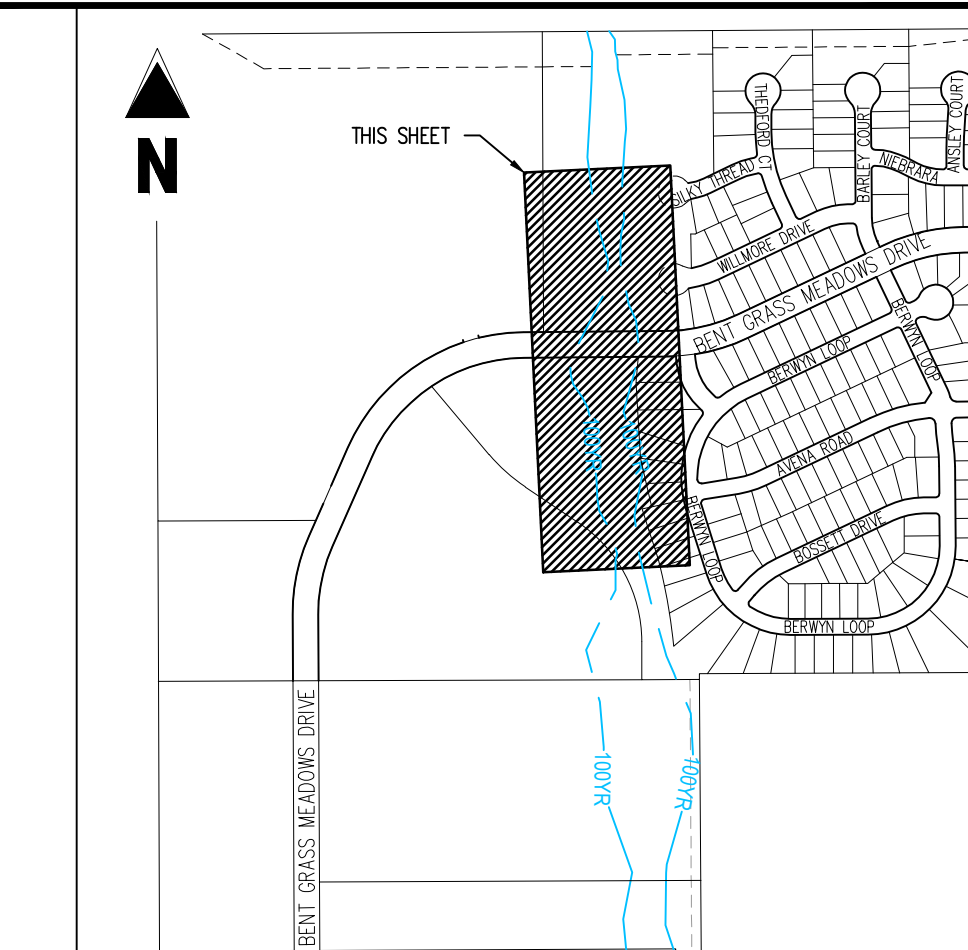


**LEGEND**

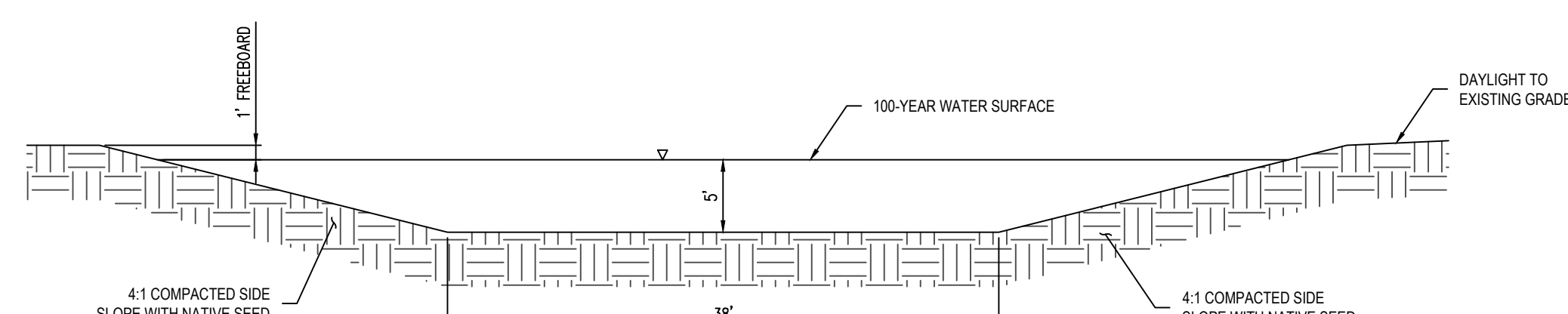
- 69.31 --- EXISTING MINOR CONTOUR
- 69.30 --- EXISTING MAJOR CONTOUR
- 69.41 --- PROPOSED MINOR CONTOUR
- 69.40 --- PROPOSED MAJOR CONTOUR
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- 100YR --- 100 - YR FLOODPLAIN LINE
- TOS --- TOE OF SLOPE
- TOB --- TOP OF BANK
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- GROUTED BOULDERS
- GRAVEL (CDOT CLASS 6)
- RIPRAP
- ASPHALT PAVING

**NOTE**

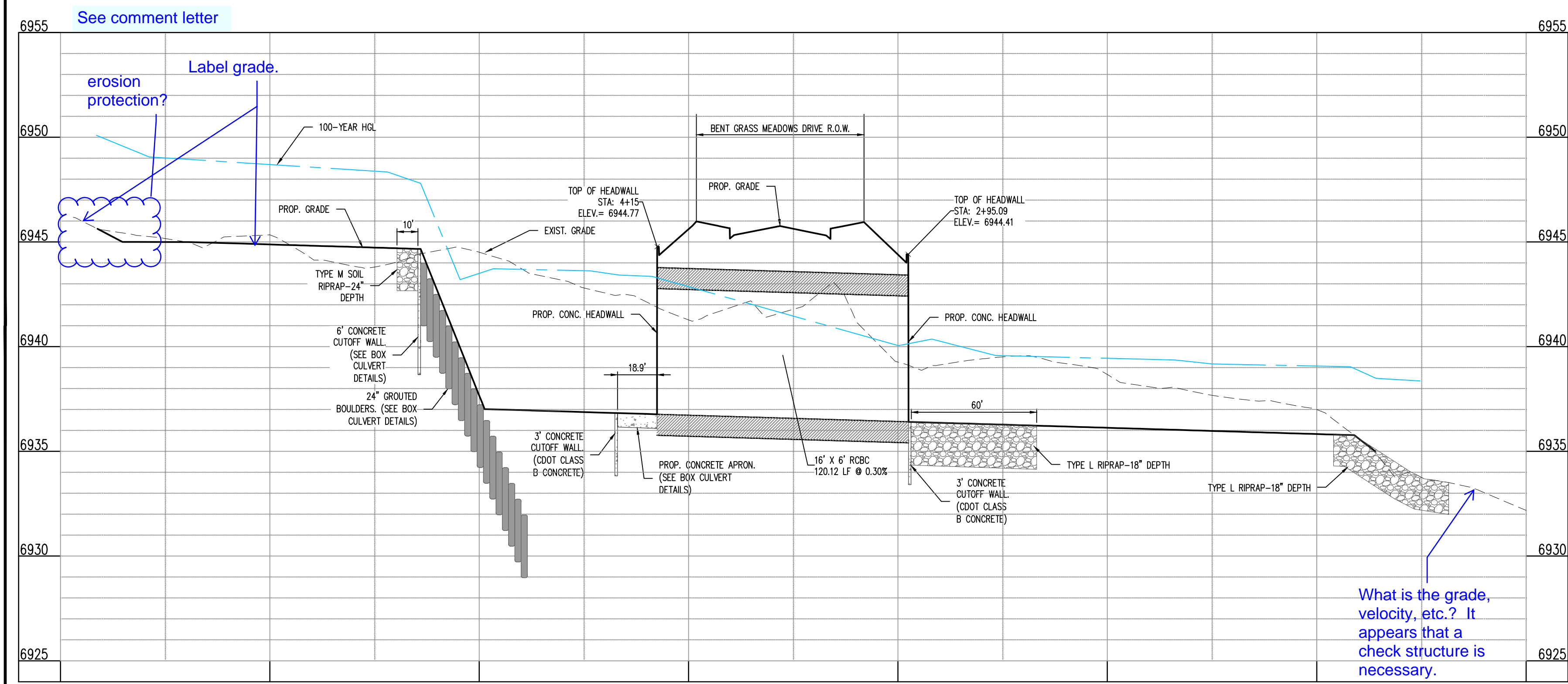
UNLESS OTHERWISE NOTED, ALL RIPRAP SHOWN IS TO BE TYPE L-18" DEPTH.



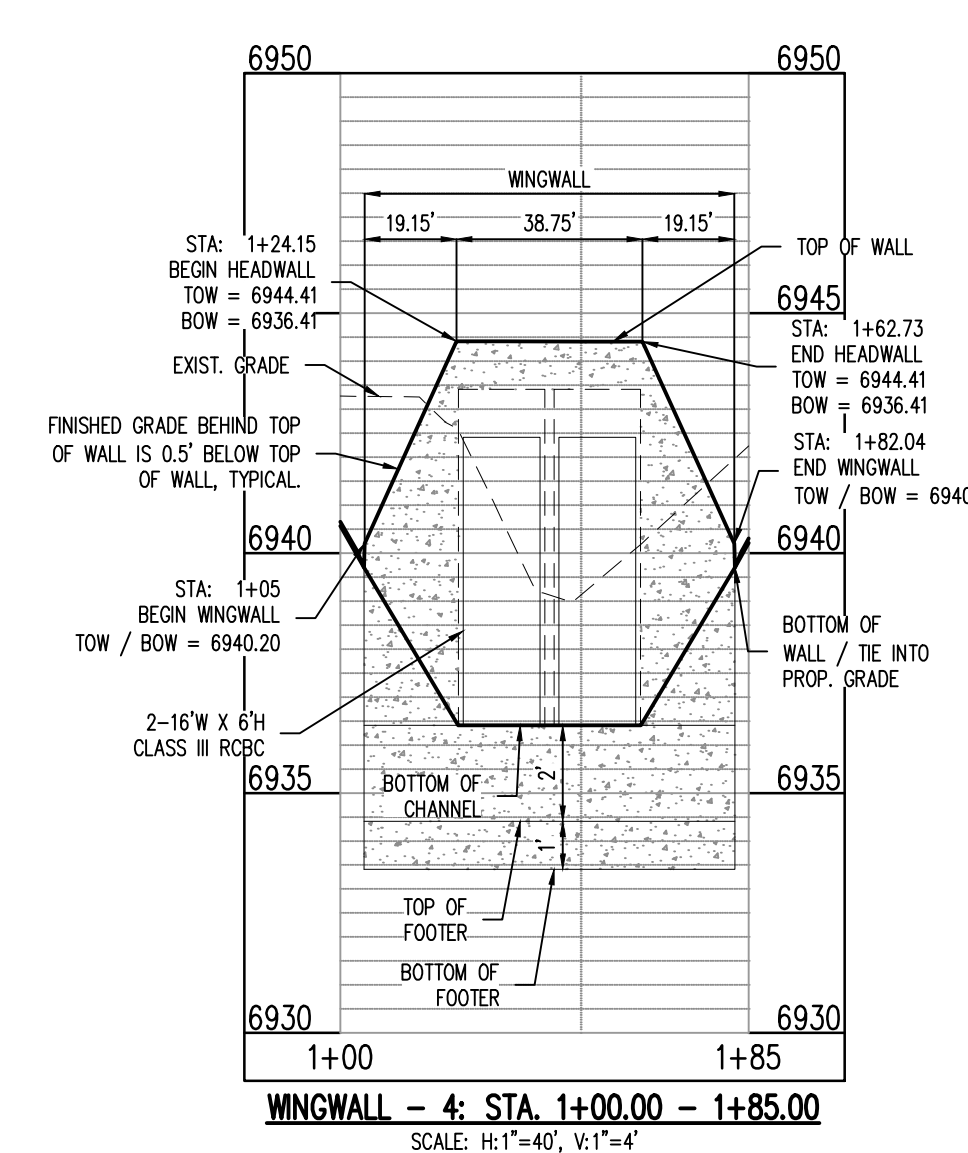
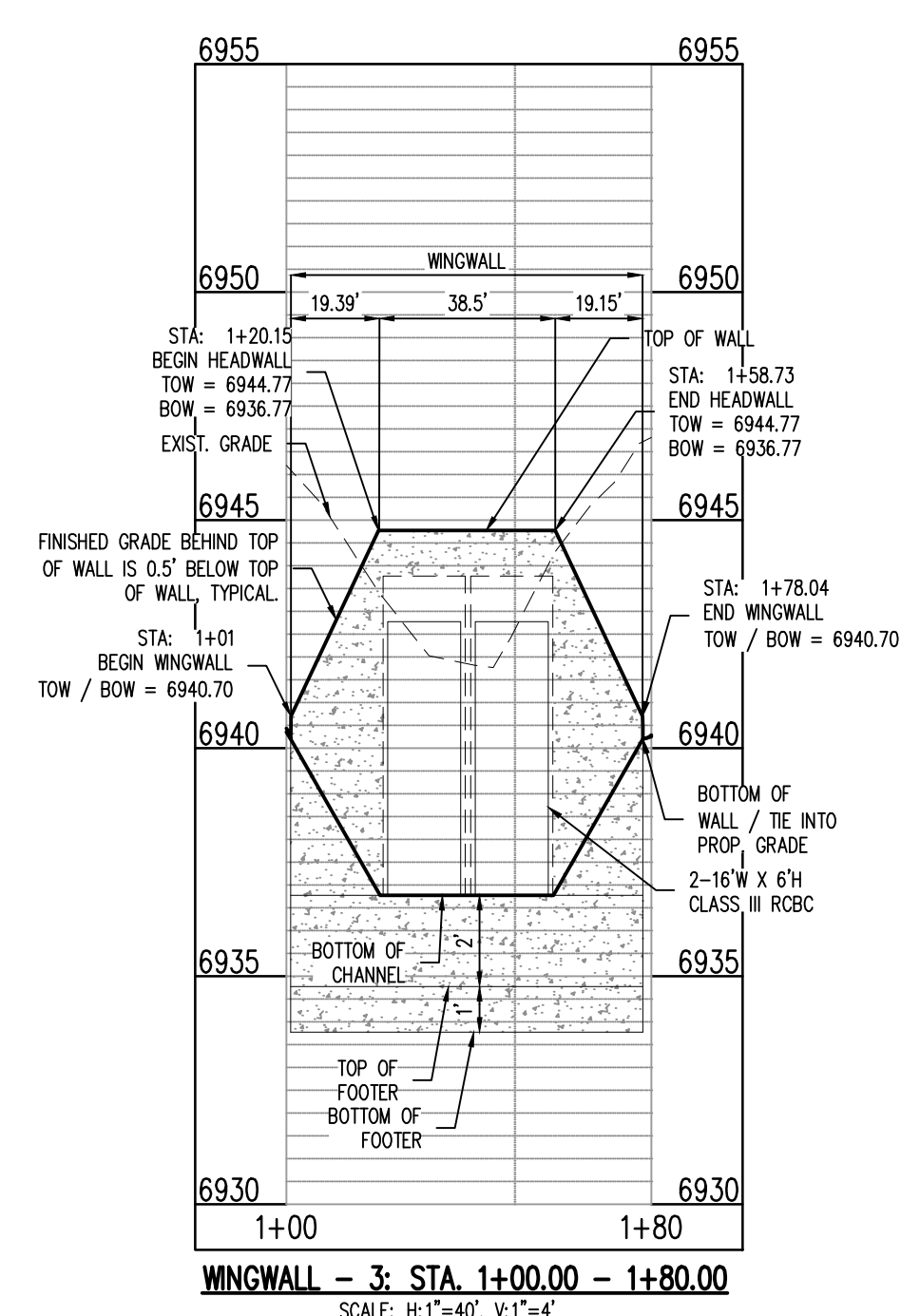
**CULVERT & WINGWALL PLAN: STA. 1+00.00 - 6+75.00**  
SCALE: 1"=40'



**CULVERT CHANNEL TYPICAL SECTION**  
SCALE: 1"=10'



**CULVERT & WINGWALL PROFILE: STA. 0+00.00 - 7+00.00**  
SCALE: H:1"=40', V:1"=4'



**Galloway**

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Colorado Springs, CO 80920  
719.900.7220  
gallowayus.com

**CHALLENGER HOMES**

**CONSTRUCTION DOCUMENTS**  
**BENT GRASS RESIDENTIAL FILING NO. 2**  
**FOR**  
**CHALLENGER COMMUNITIES, LLC**

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

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Project No: CLH000014.20

Drawn By: JDP

Checked By: RGD

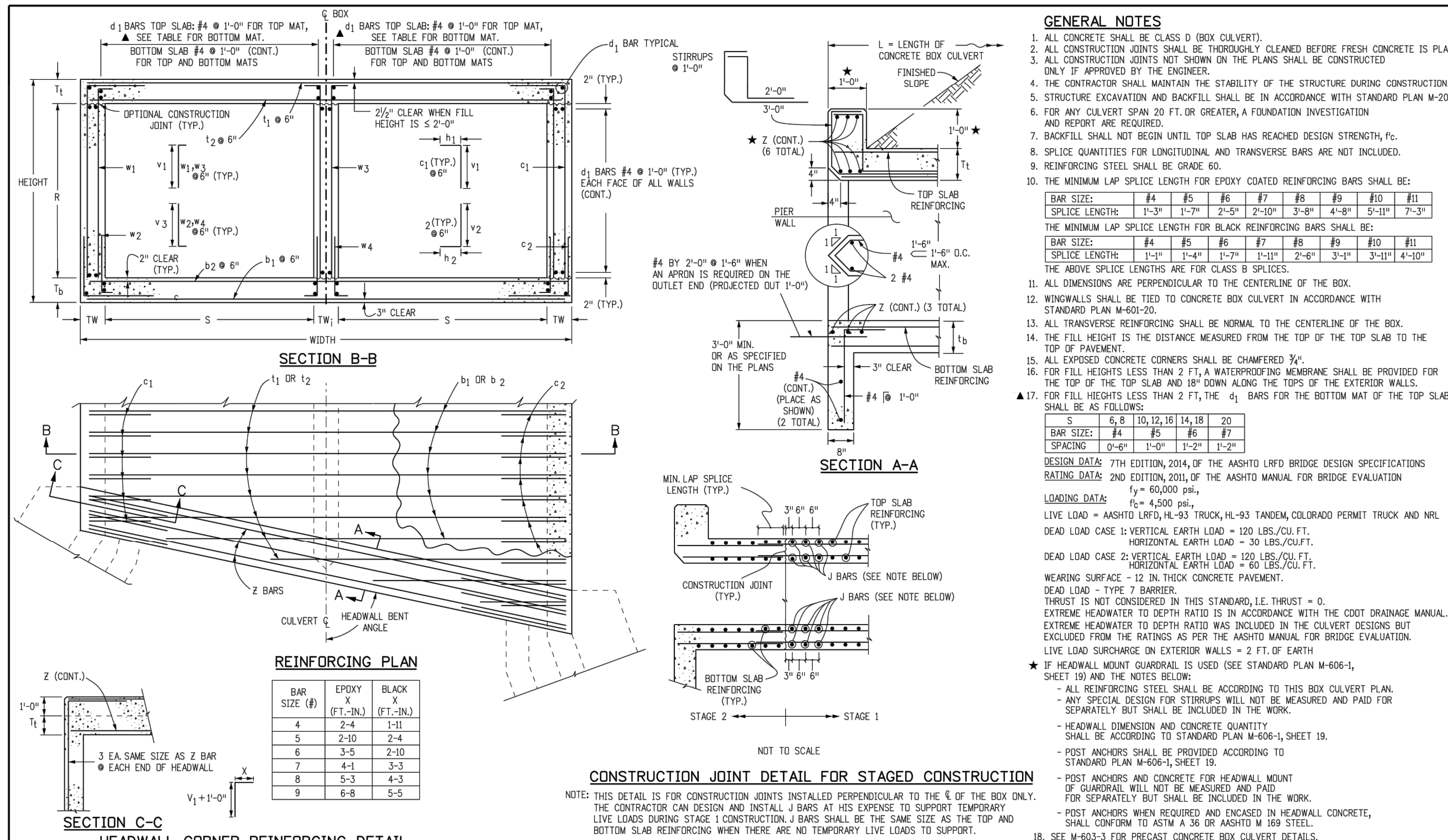
Date: 3/30/2020

**CULVERT & WINGWALL PLAN & PROFILE**

**C4.06**

Sheet 31 of 43



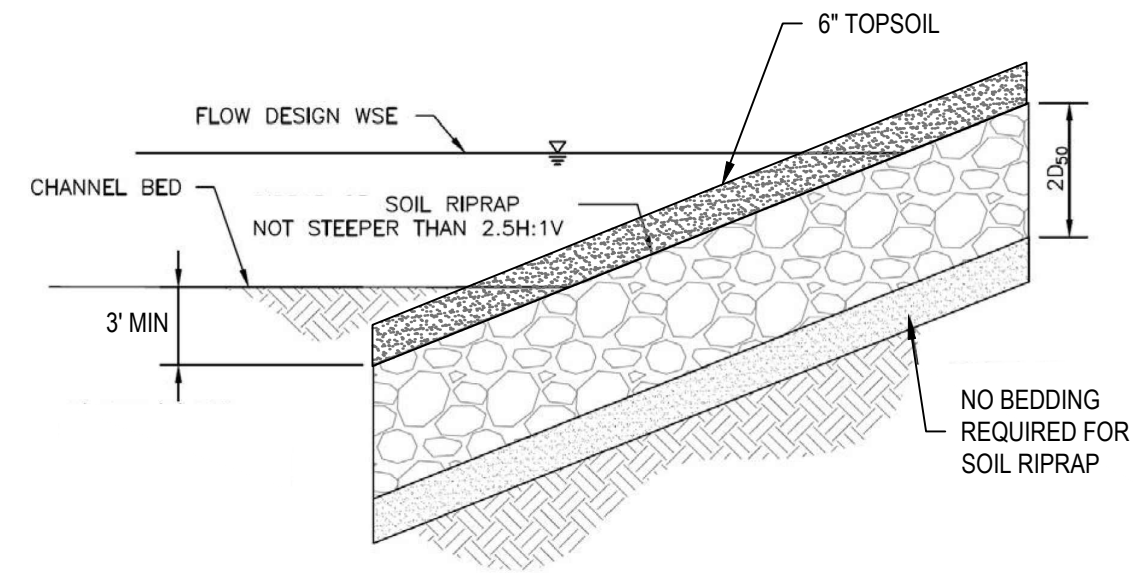


Computer File Information				Sheet Revisions				Colorado Department of Transportation				DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE)				STANDARD PLAN NO.			
Creation Date:	07/04/12	Initials:	DDG	Date:	08/27/13	Comments:		2829 West Howard Place											
Last Modification Date:	04/05/19	Initials:	JDG	08/27/13	LRFD Design			CDOT HQ, 3rd Floor											
Full Path:	www.cdott.gov/business/designsupport			08/01/15	Analyze Program: Updates			Denver, CO 80204											
Drawing File Name:	6010200202.dgn			04/05/19	Verify the design for cast-in-place concrete			Phone: 303-757-9021											
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English						FAX: 303-757-9868											
Division of Project Support				DDG/Bridge				Division of Project Support				M-601-2				Sheet No. 1 of 2			

DOUBLE CONCRETE BOX CULVERT DIMENSIONS, QUANTITIES & RATING FACTORS (EXCLUDING HEADWALL & TOEWALL QUANTITIES)

BOX SIZE			HEIGHT			SLAB & WALL THICKNESS (INCHES)				BAR SIZE			DIMENSIONS			CONCRETE			QUANTITIES			RATING FACTORS						
S	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN	FT	IN
6	12	18	24	30	36	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	
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RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D <sub>50</sub> * (INCHES)
TYPE VL	70 - 100	12	6
	50 - 70	9	
	35 - 50	6	
	2 - 10	2	
TYPE L	70 - 100	15	9
	50 - 70	12	
	35 - 50	9	
	2 - 10	3	
TYPE M	70 - 100	21	12
	50 - 70	18	
	35 - 50	12	
	2 - 10	4	
TYPE H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	
	2 - 10	6	

\*D<sub>50</sub> = MEAN ROCK SIZE

Figure 8-34. Riprap and soil riprap placement and gradation (part 1 of 3)

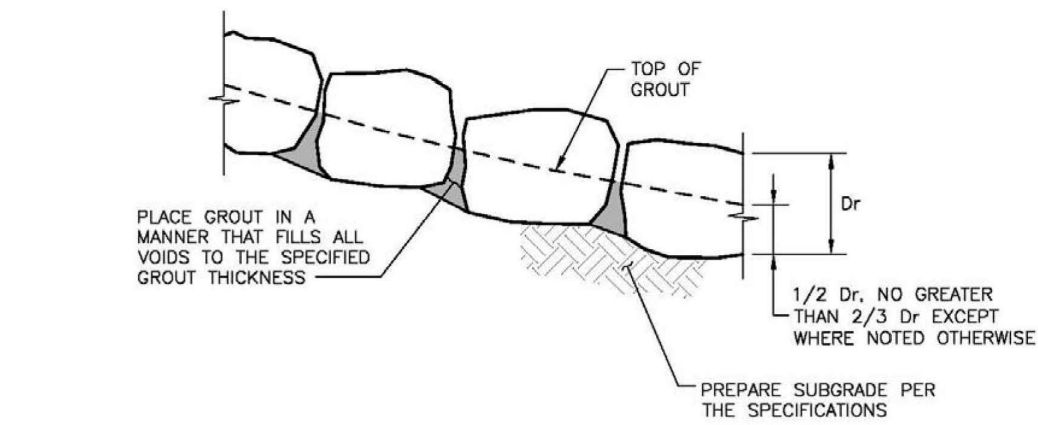


Figure 9-15. Grouted boulder placement detail

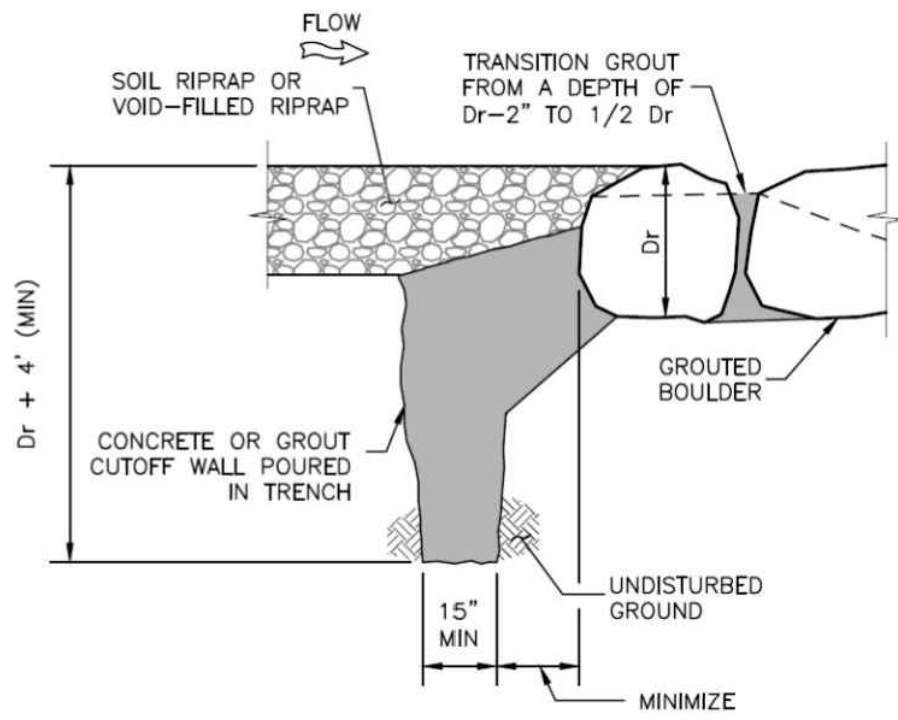


Figure 9-9. Concrete or grout cutoff wall upstream of drop structure

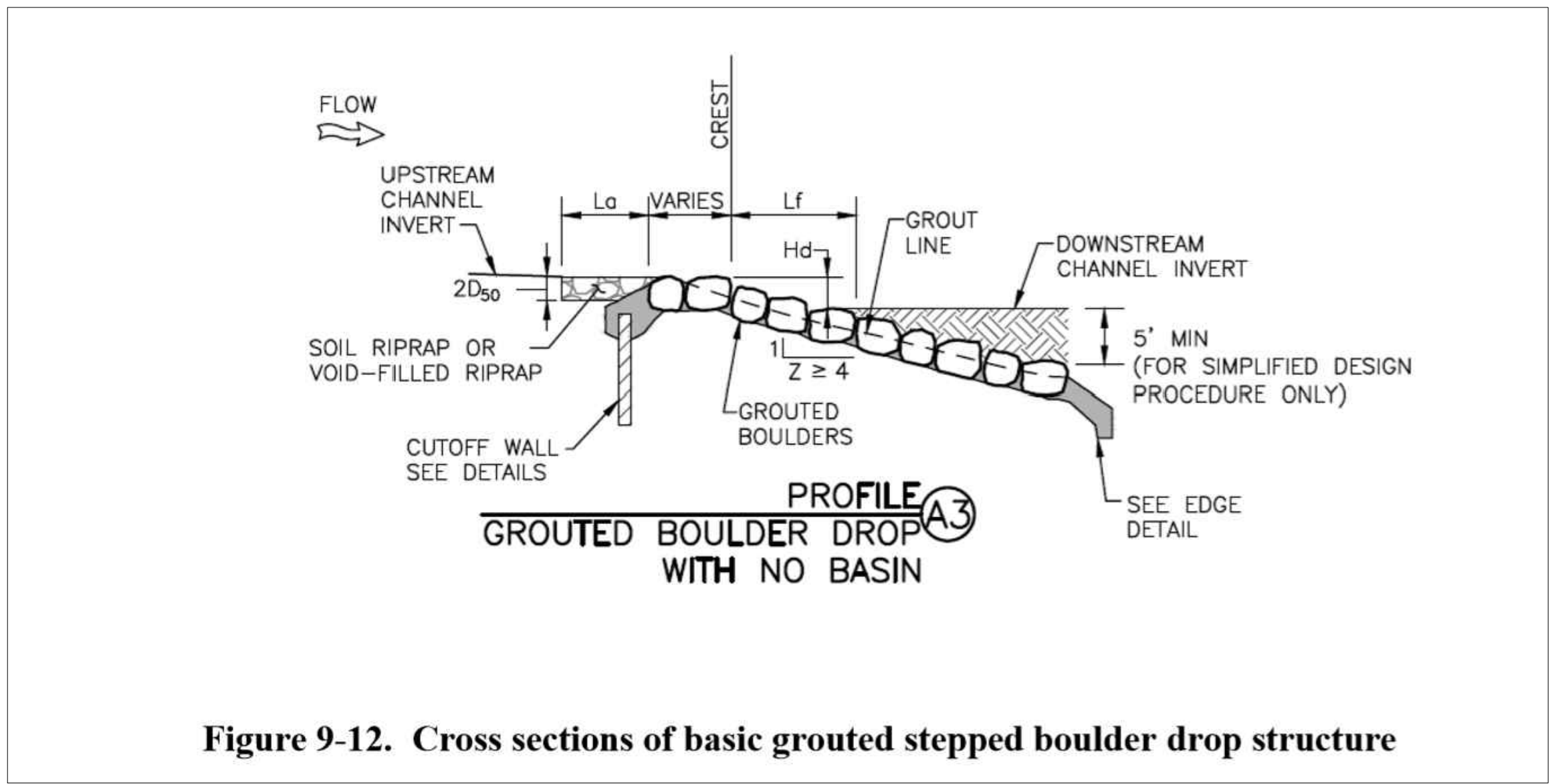


Figure 9-12. Cross sections of basic grouted stepped boulder drop structure

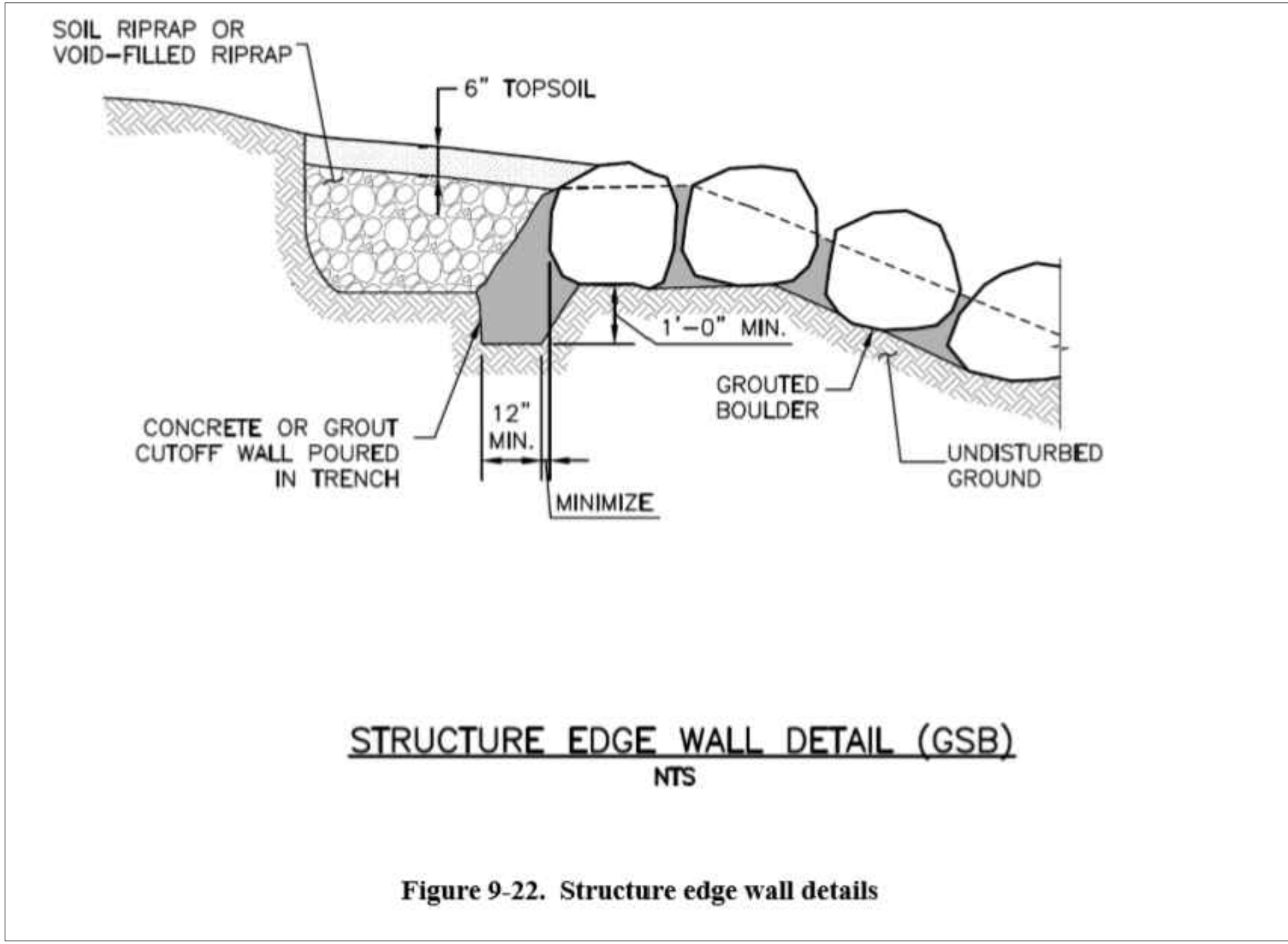


Figure 9-22. Structure edge wall details

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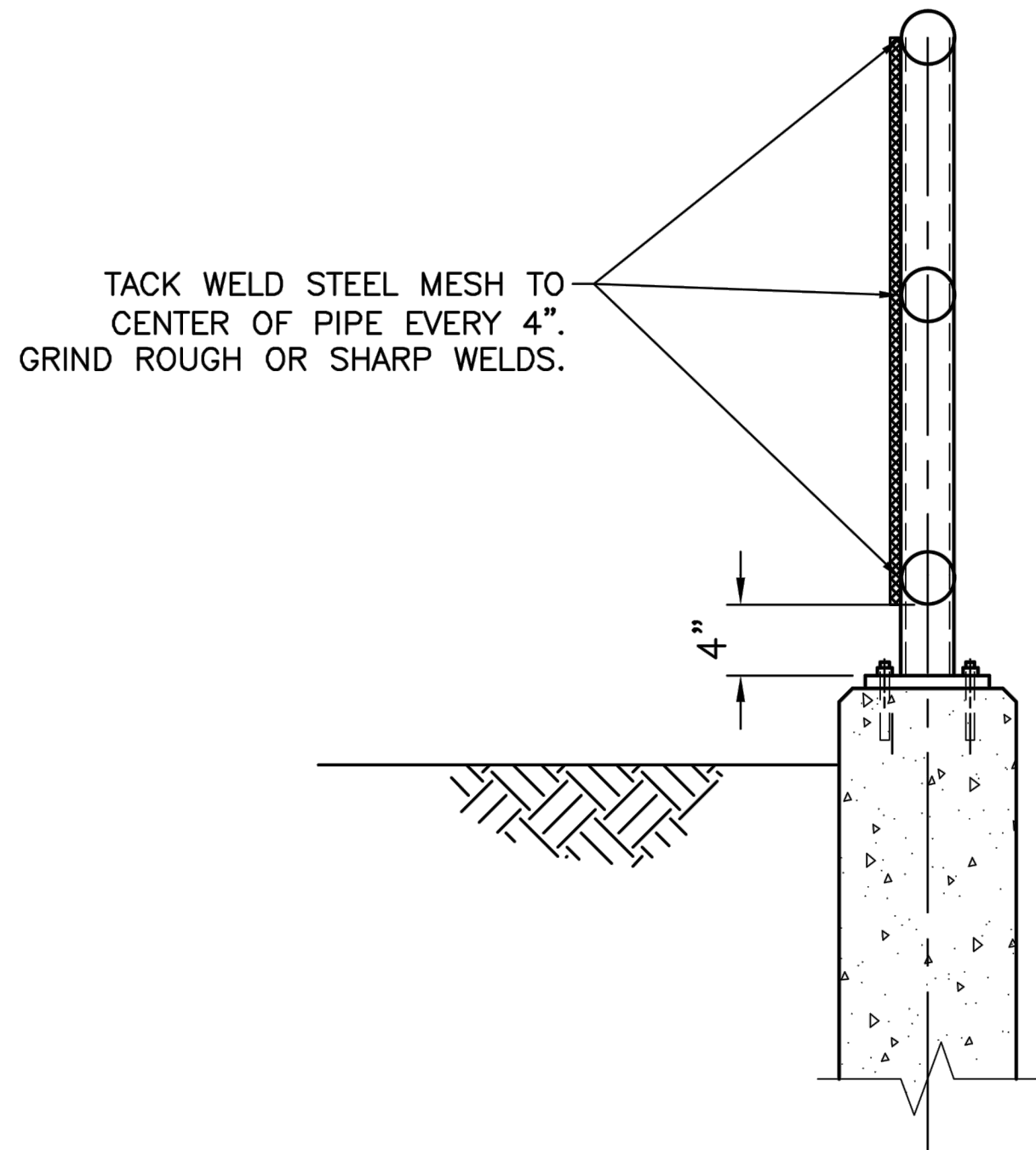
Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020



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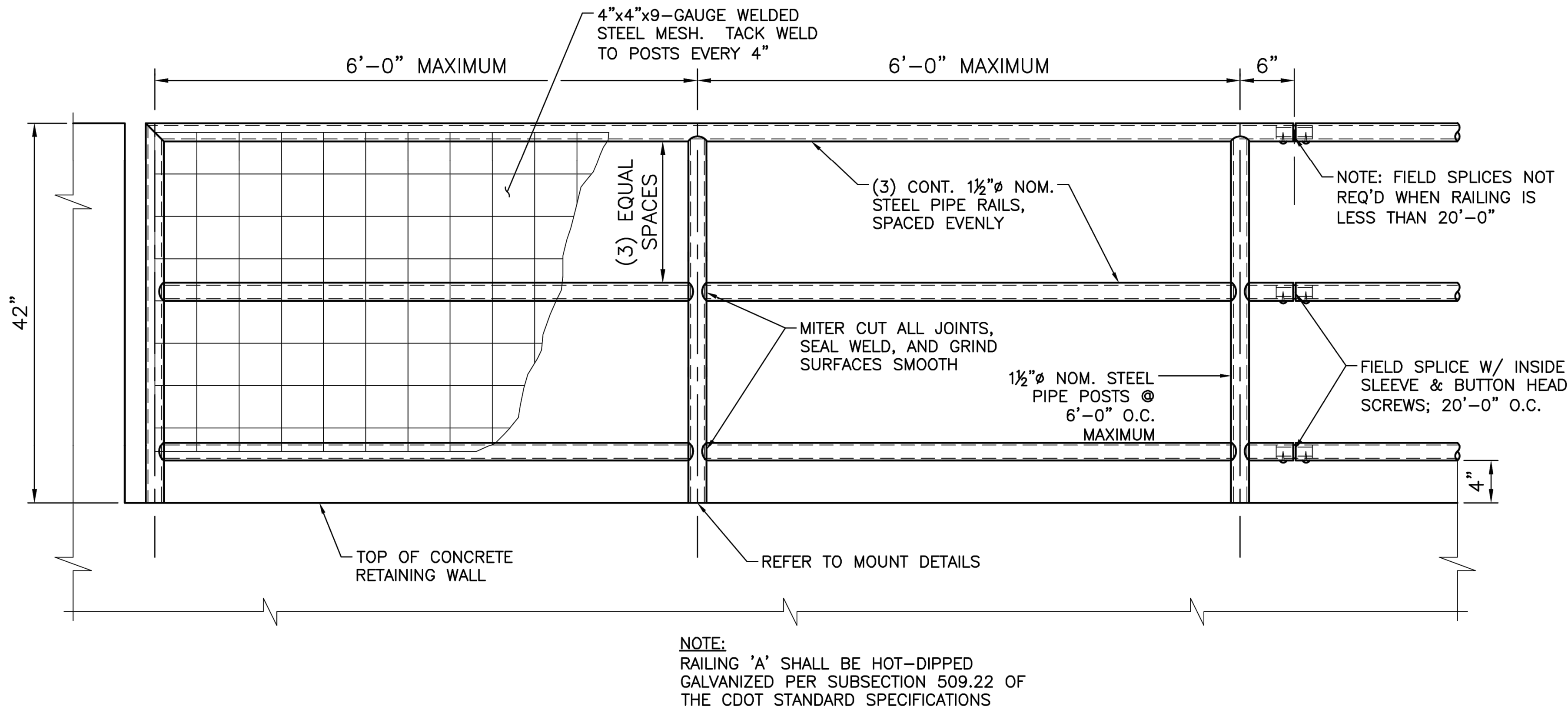
Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

BOX CULVERT DETAILS

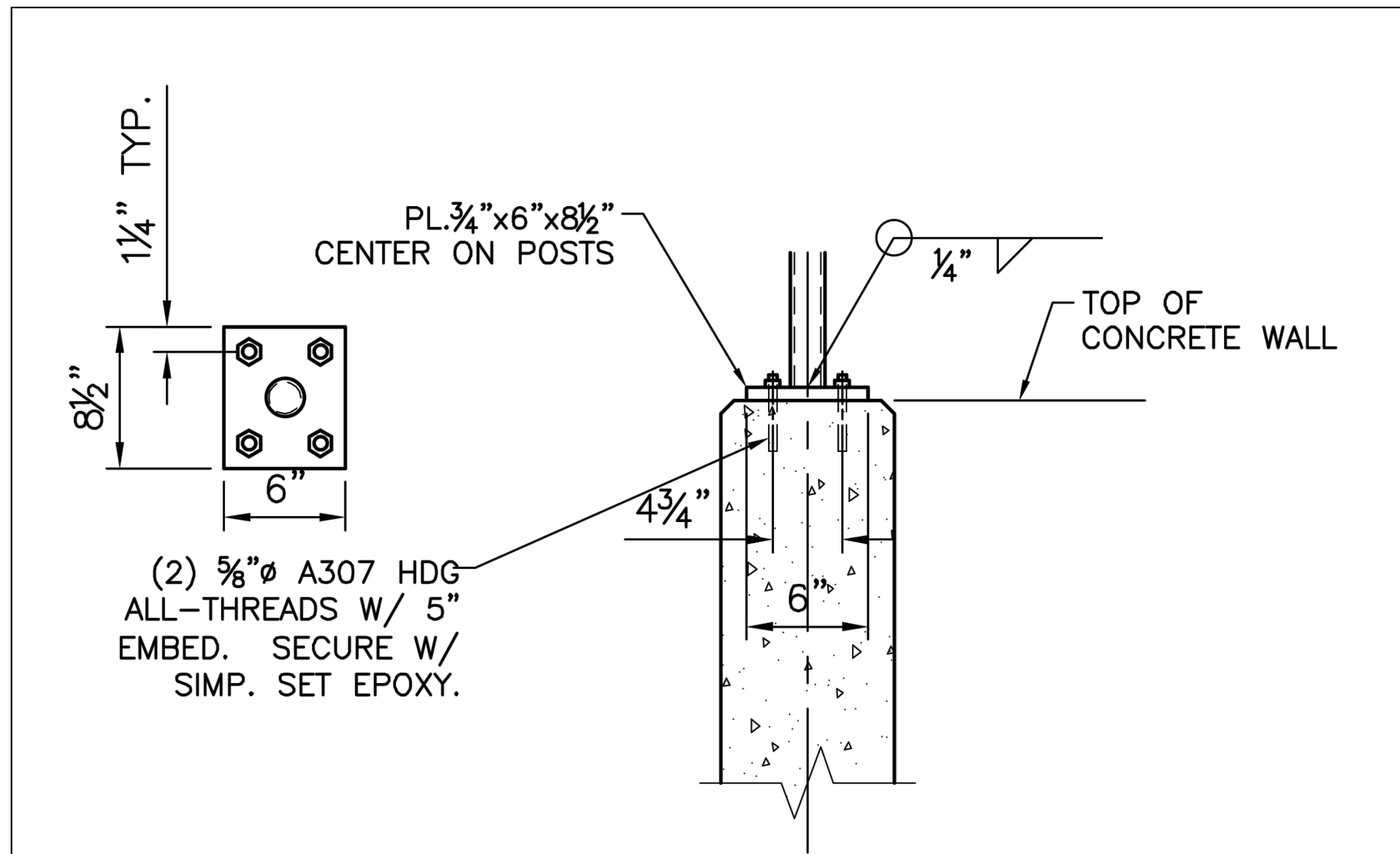


NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
2. STEEL PIPE TO BE ASTM A53 GRADE B; WITH  $F_y = 35$  KSI.
3. STEEL PLATES, CHANNELS & ANGLES TO BE ASTM A36; WITH  $F_y = 36$  KSI.
4. ALL WELDING TO CONFORM TO CURRENT AWS D1.1 REQUIREMENTS.
5. COMPLETE ASSEMBLY OR SUB-ASSEMBLIES, BRACKETS, RAILING AND MISCELLANEOUS STEEL PIECES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
6. STRUCTURAL BOLTS, NUTS & WASHERS SHALL BE HOT-DIP GALVANIZED.
7. EXPANSION ANCHORS TO BE HILTI KWI-K-BOLT II OR APPROVED EQUAL. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. EXPANSION ANCHOR BOLTS, NUTS & WASHERS SHALL BE STAINLESS STEEL.
9. REFER TO OTHER DETAILS FOR CONCRETE REINFORCING REQUIREMENTS.
10. COORDINATE REBAR PLACEMENT IN CONCRETE TO MISS ANCHOR BOLTS & INSERTS.
11. GALVANIZED AREAS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH A APPROVED COLD-GALVANIZING COMPOUND.
12. EPOXY SET ANCHORS SHALL UTILIZE HILTI HIT HY 150 CONSTRUCTION ADHESIVE AND HAS GALVANIZED OR STAINLESS STEEL THREADED RODS.
13. FIELD SPLICES SHALL BE MADE UTILIZING GALVANIZED STEEL PIPE SLEEVE INSERTS AND HOT-DIP GALVANIZED STEEL BOLTS, NUTS, AND WASHERS.
14. CROSS REFERENCE ASSOCIATED STANDARD DETAILS AS NECESSARY FOR STEEL FABRICATIONS.



PIPE RAILING DETAIL  
SCALE: NOT TO SCALE



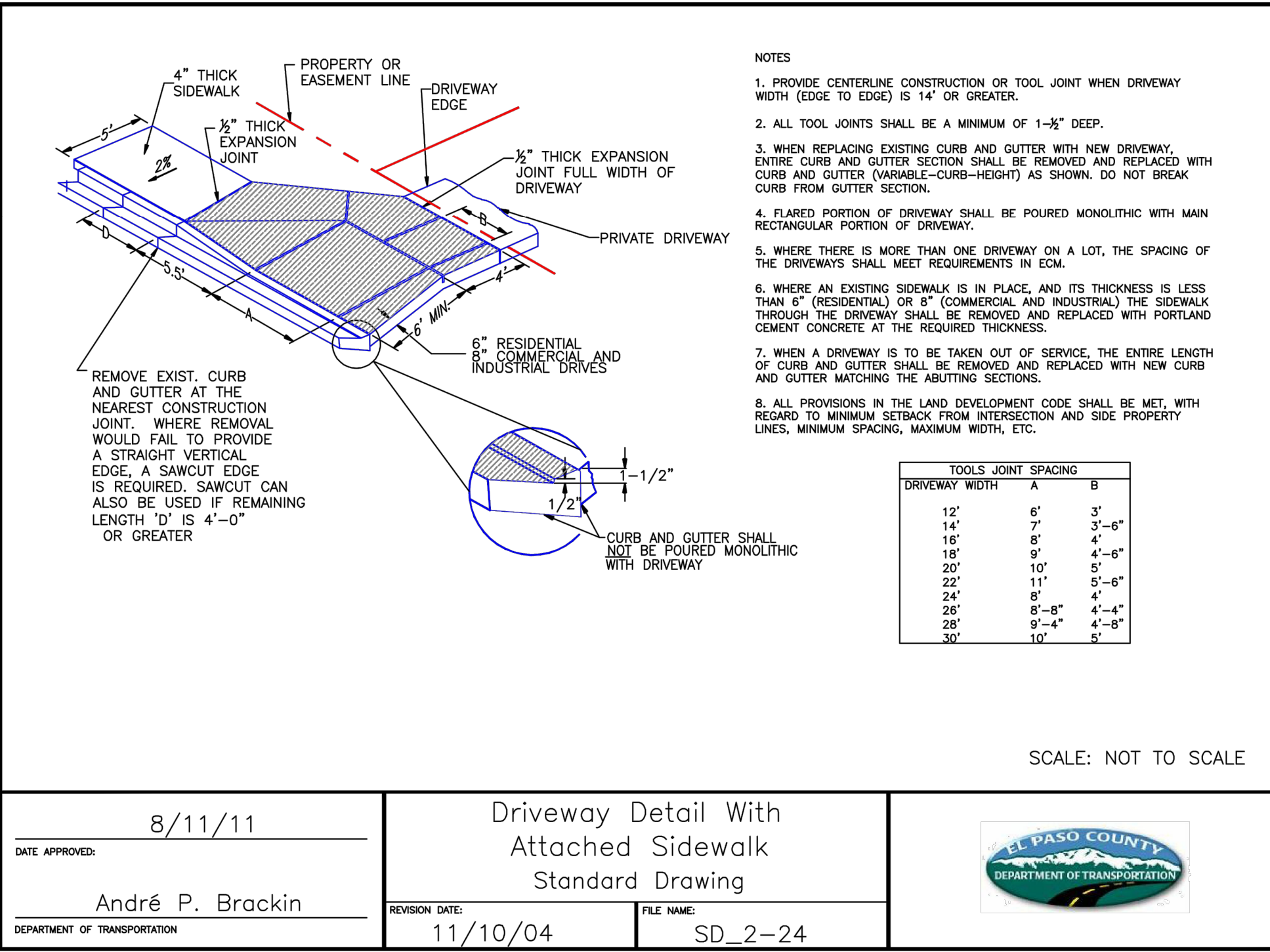
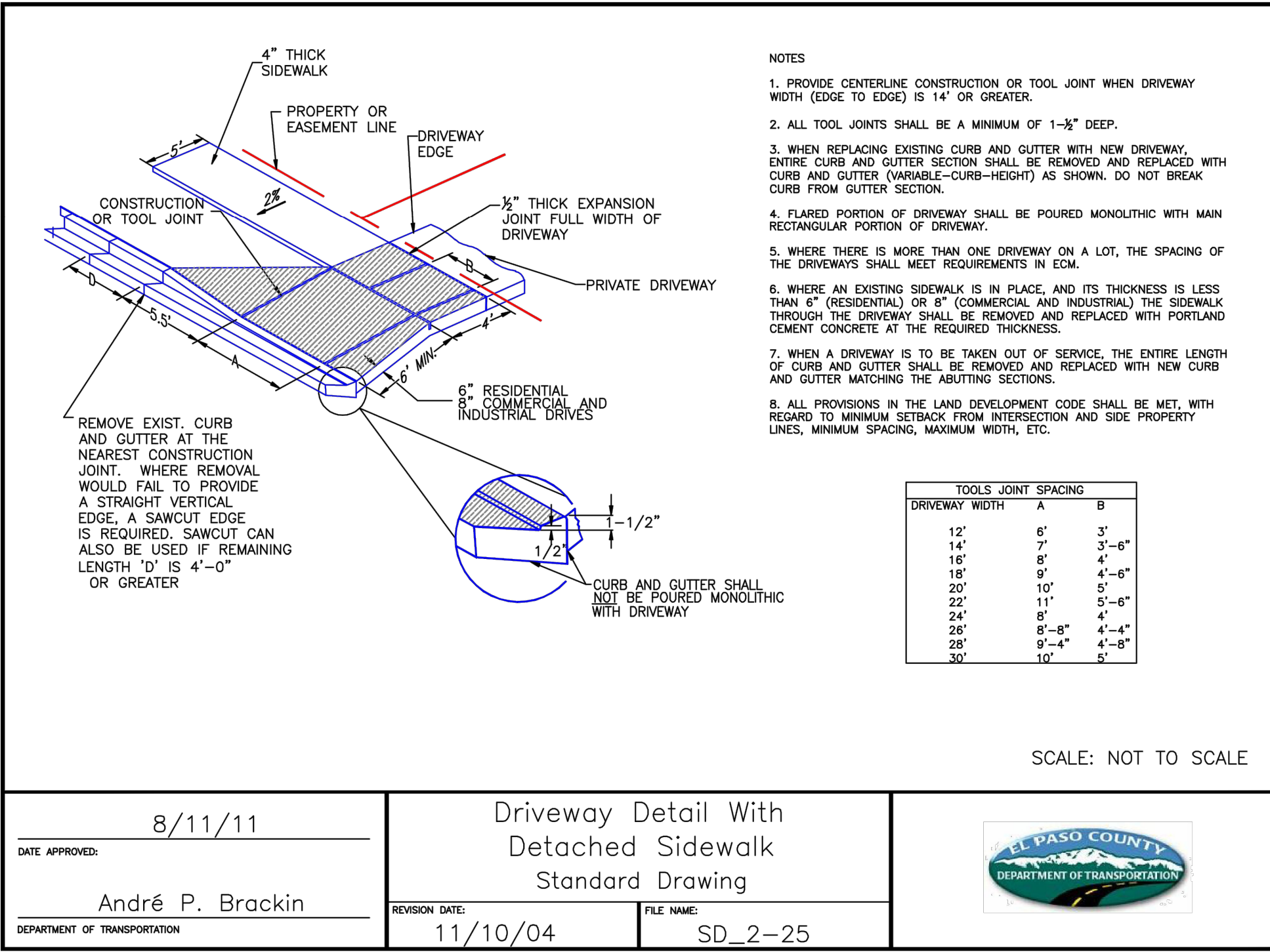
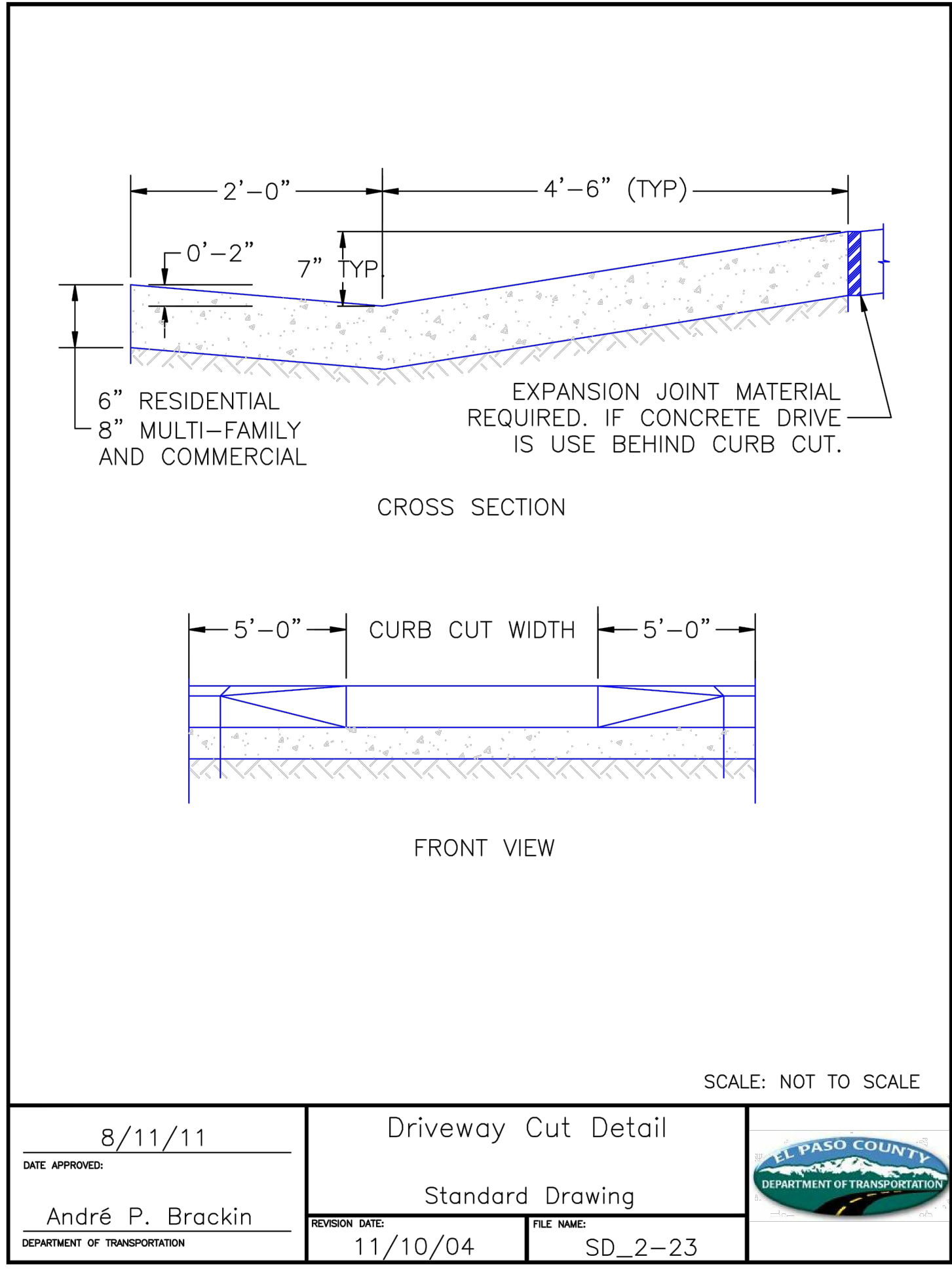
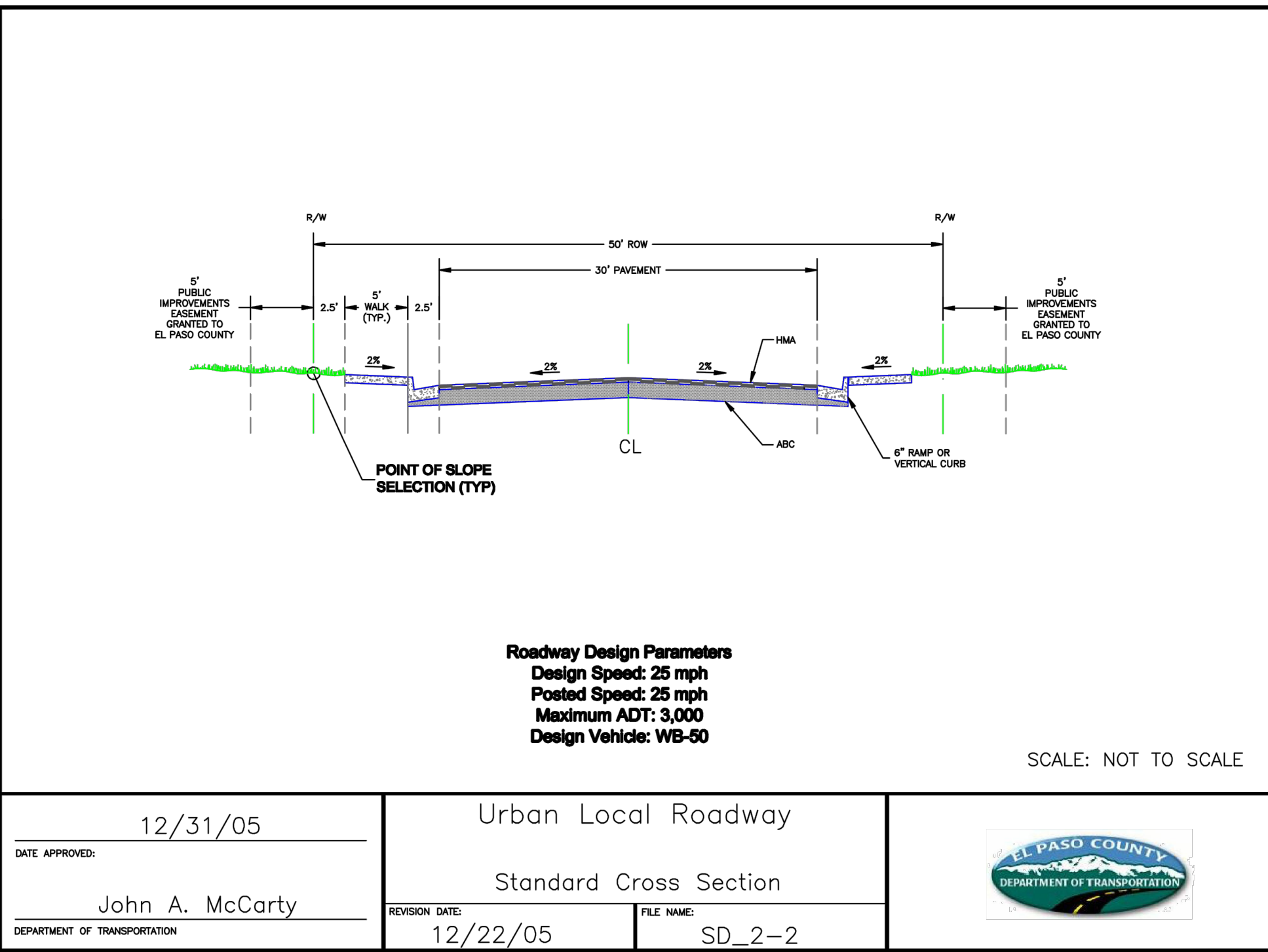
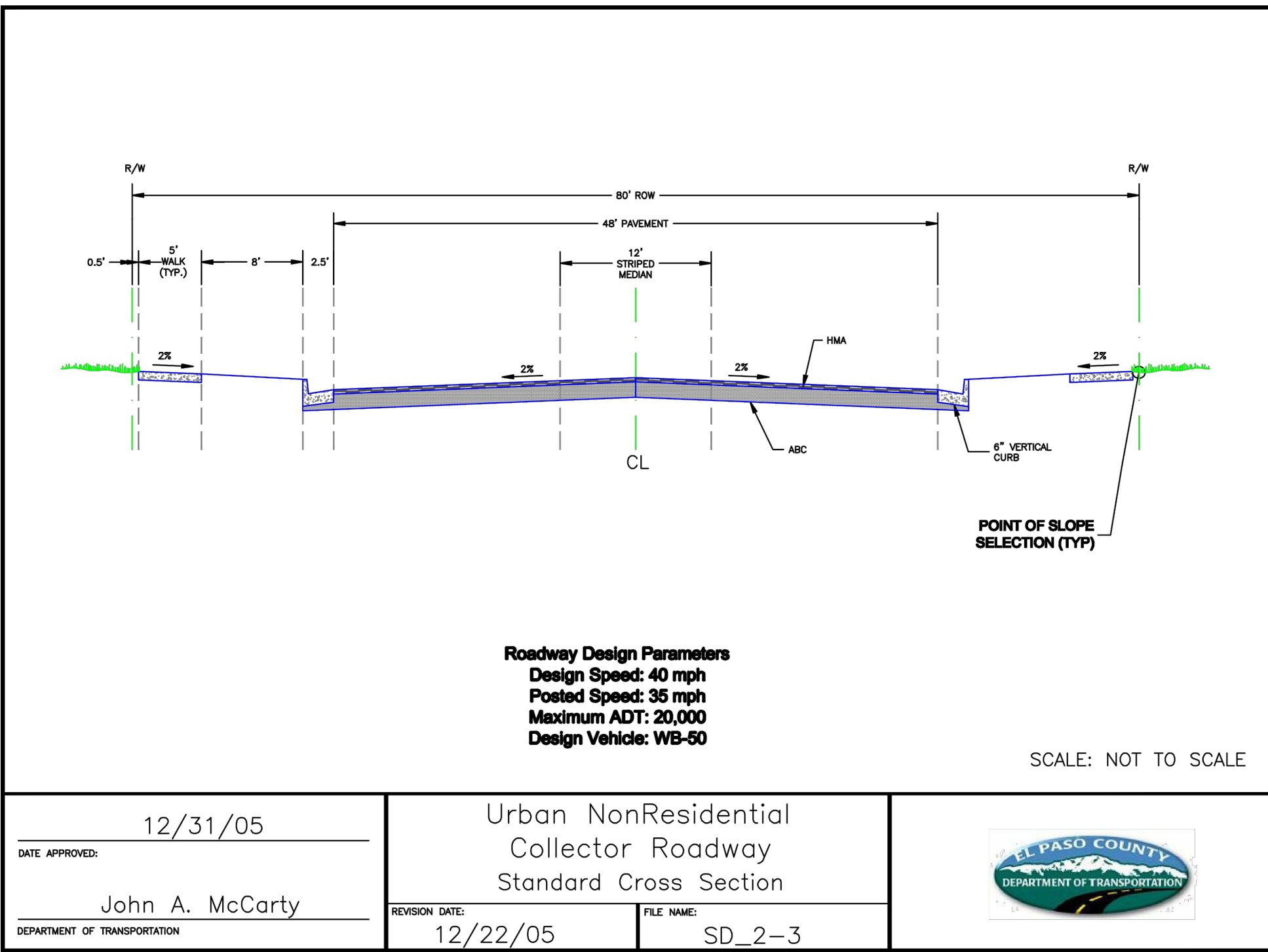
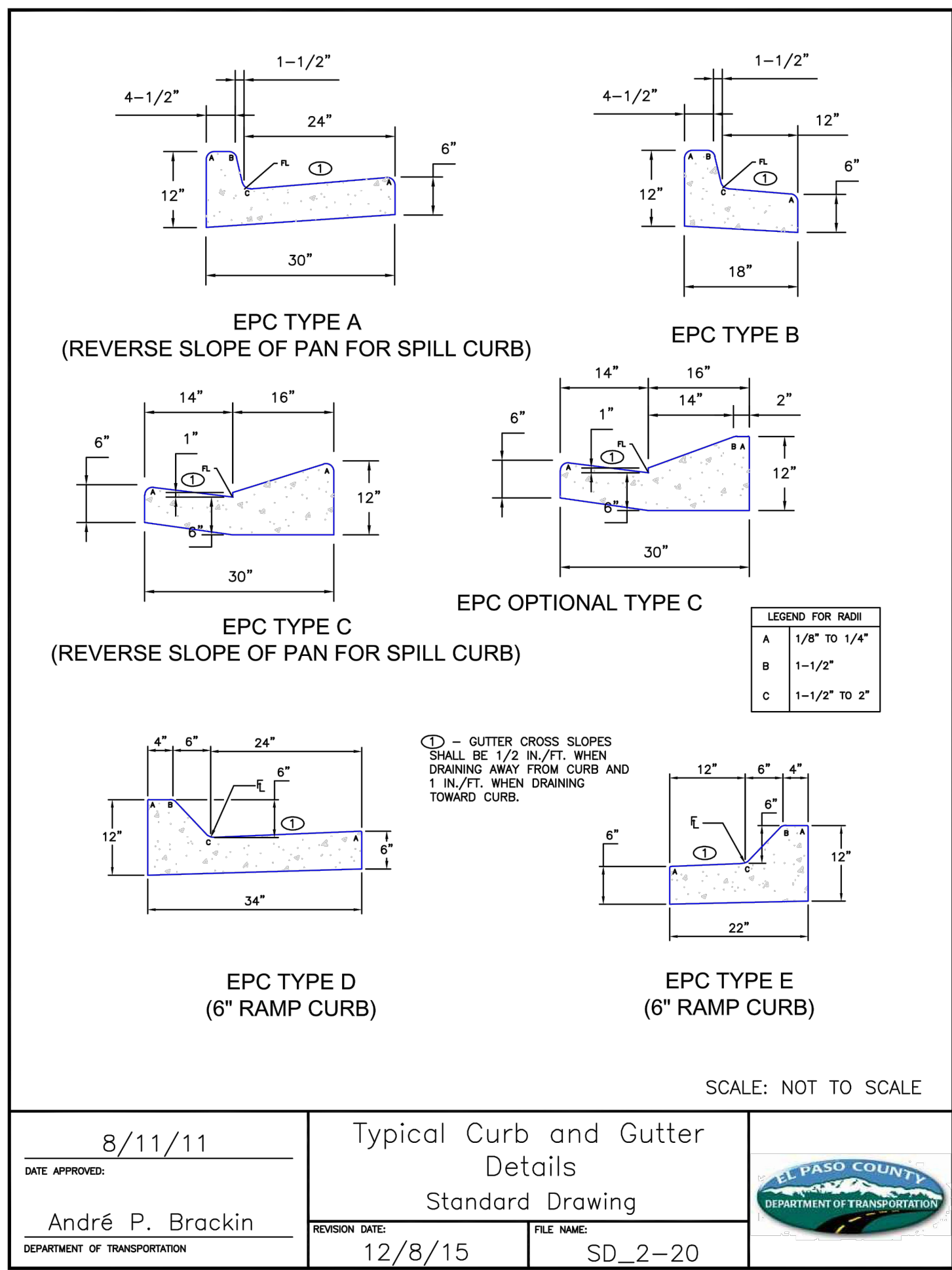
PIPE RAIL MOUNT DETAIL  
SCALE: NOT TO SCALE



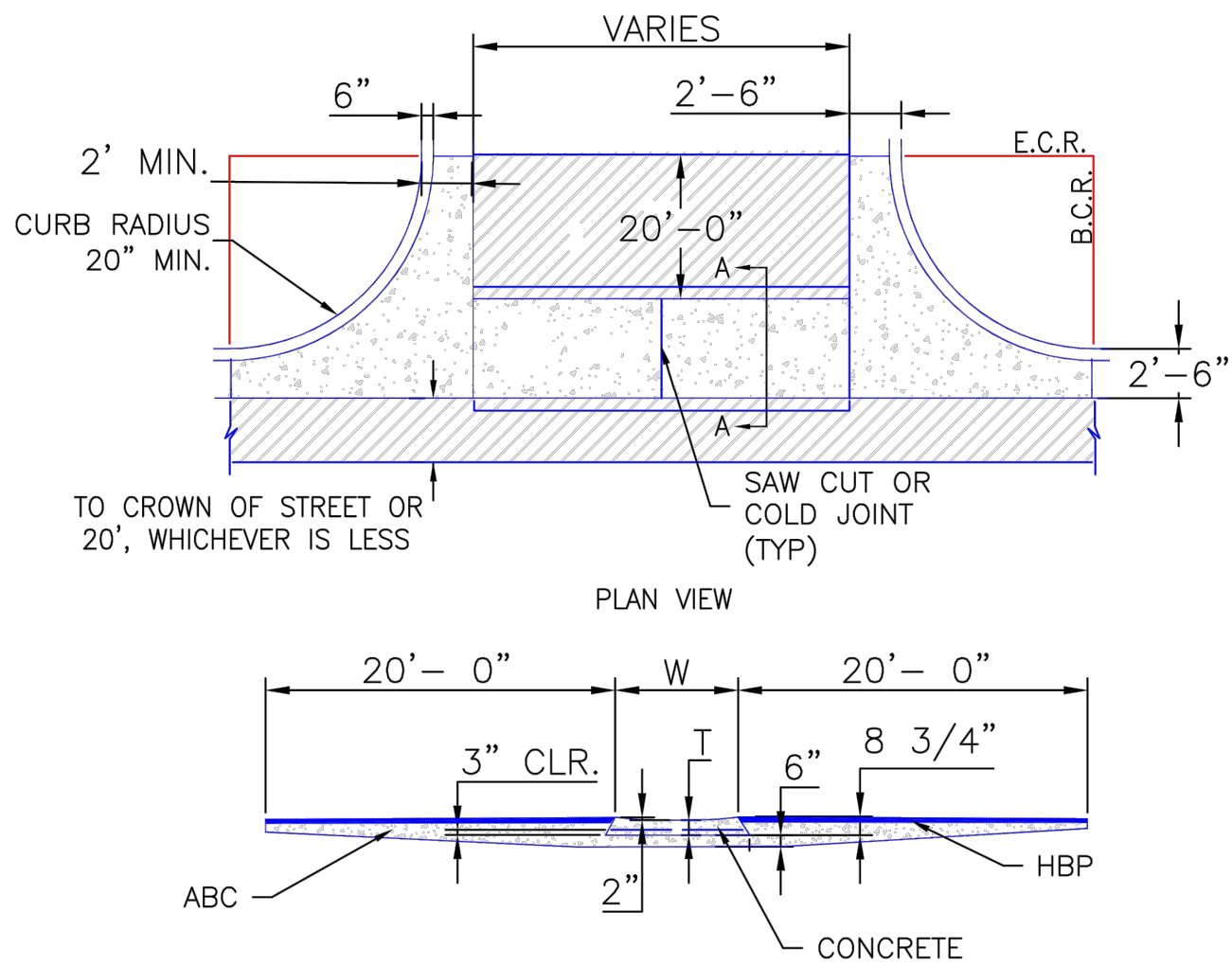
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Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

SITE DETAILS






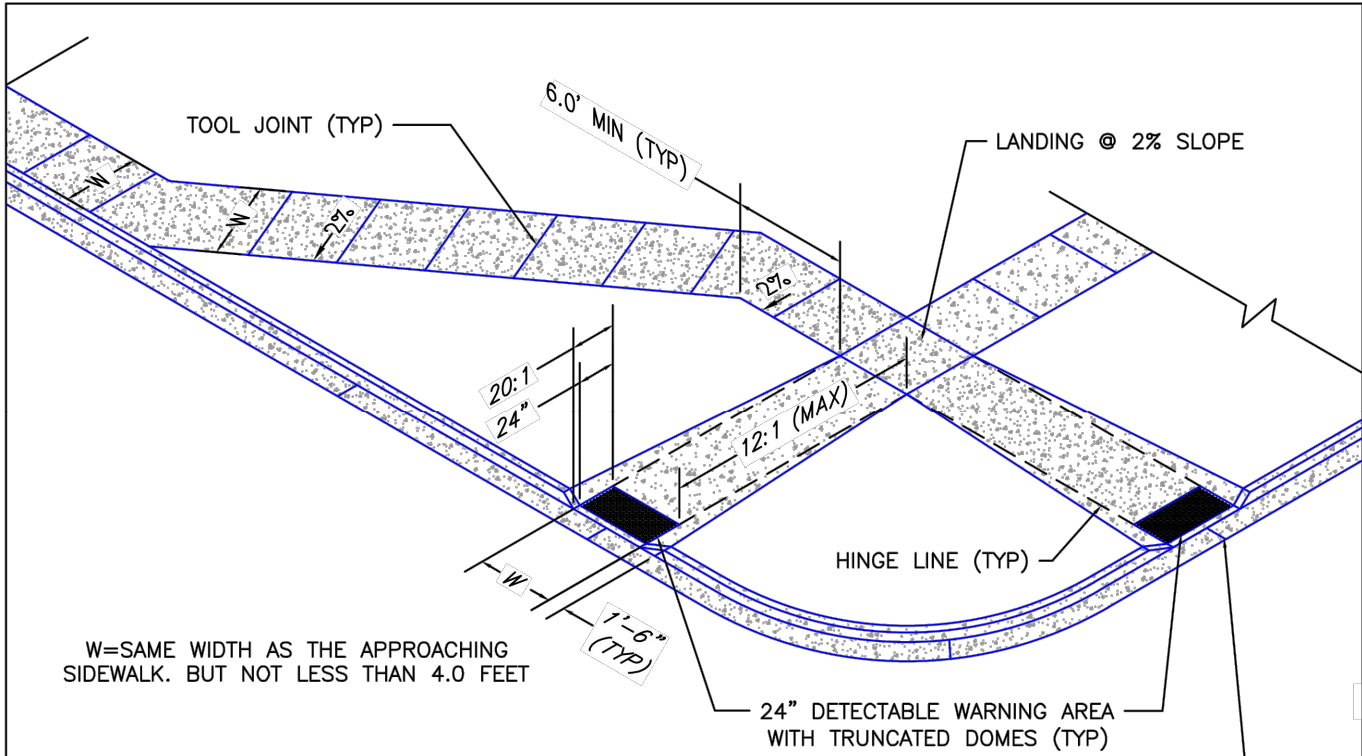


NOTES


1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

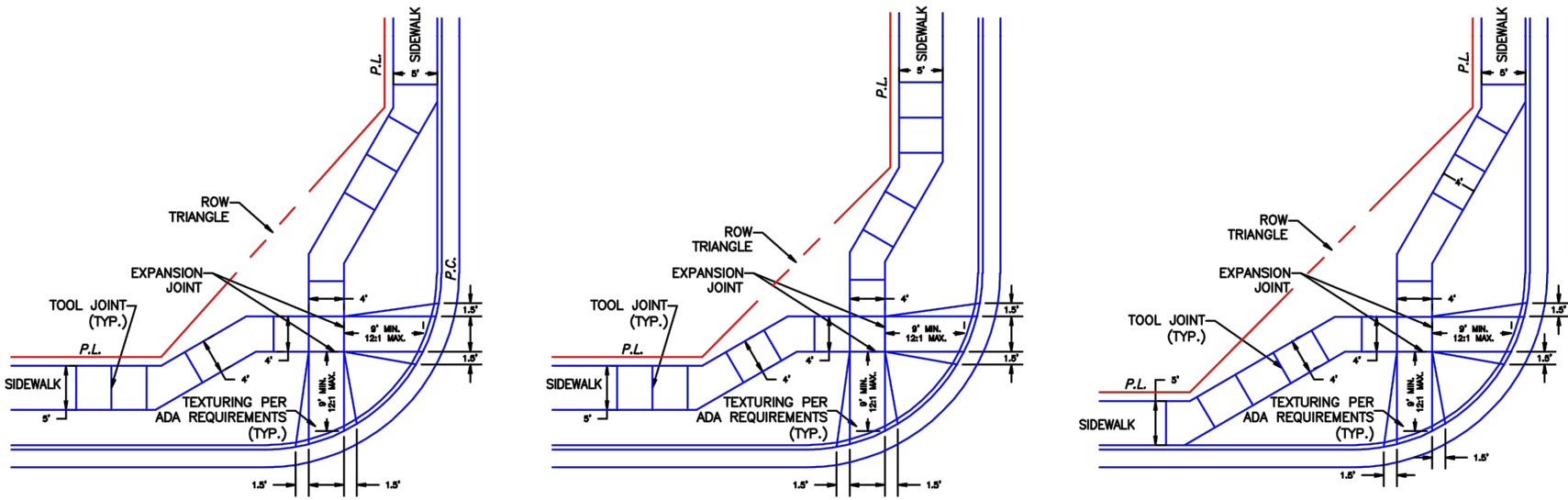
SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail Standard Drawing		
DATE APPROVED:			
André P. Brackin			
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	




- PEDESTRIAN RAMP NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
  5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTEGRALLY COLORED, TRUNCATED-DOME, PAVERS, THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
  7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
  9. ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
  10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.
- GENERAL NOTES**
1. WHERE THE 1'-6" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
  3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

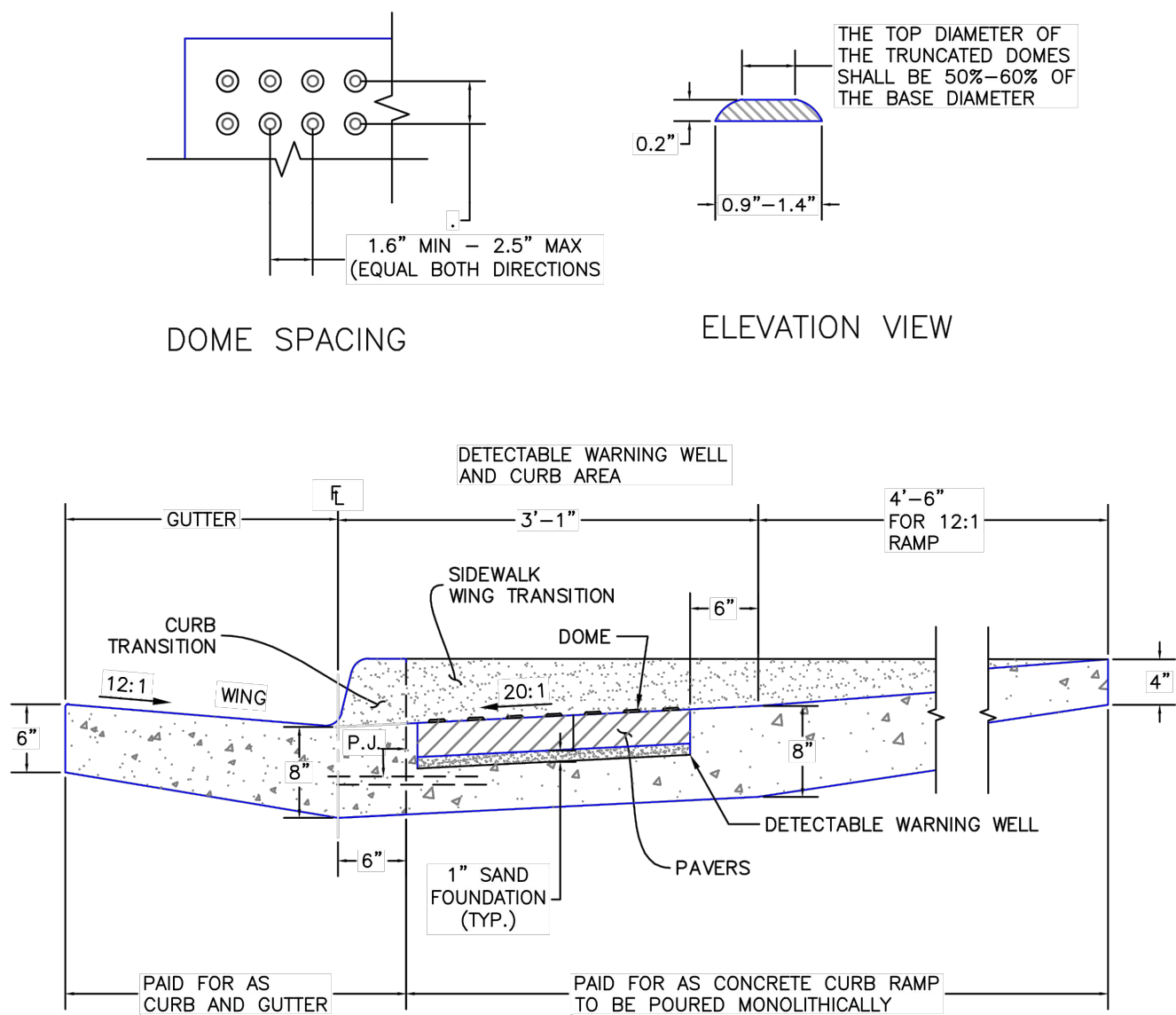
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DATE APPROVED:	Standard Drawing		
André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-41	
DEPARTMENT OF TRANSPORTATION			



SCALE: NOT TO SCALE


9/16/10		Pedestrian Intersection Ramp Detail Standard Drawing		
DATE APPROVED:				
André P. Brackin		REVISION DATE:	FILE NAME:	
DEPARTMENT OF TRANSPORTATION		11/10/04	SD_2-40	

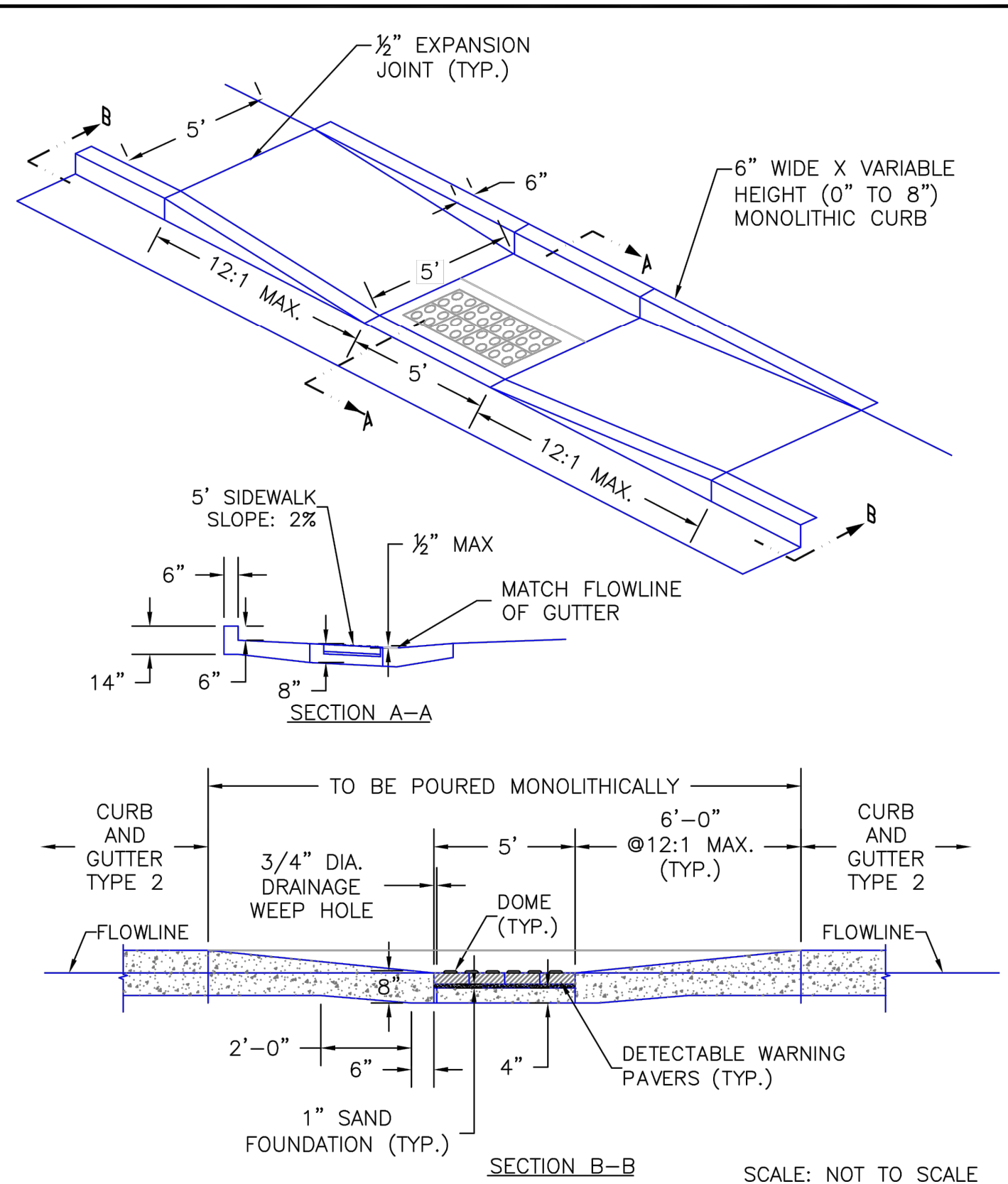
TRUNCATED DOME DETAILS




P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING WELL, CURB AND GUTTER

1/1/08	Truncated Dome Details		
DATE APPROVED:	Standard Drawing		
John A. McCarty			
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/25/15	FILE NAME: SD_2-42	



SCALE: NOT TO SCALE

8/11/11	Parallel Pedestrian Ramp Detail Standard Drawing		
DATE APPROVED:			
André P. Brackin			
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	

Galloway

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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
BENT GRASS RESIDENTIAL FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.
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10			

Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	3/30/2020

SITE DETAILS

C5.02

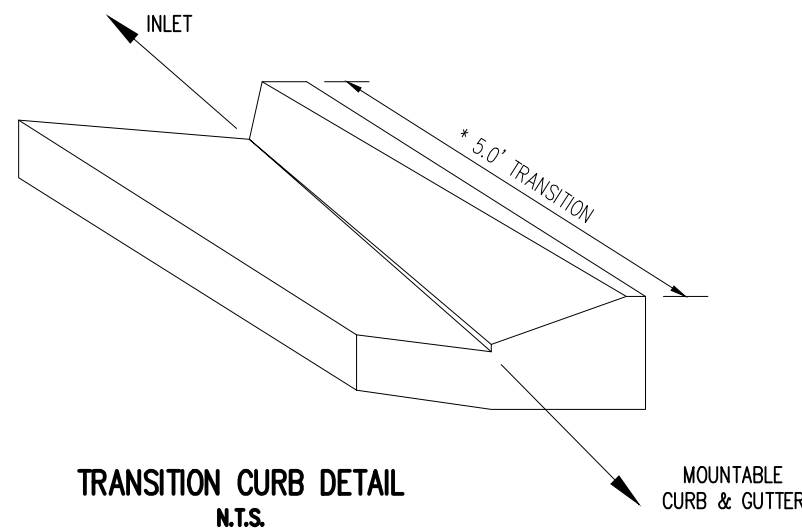
Sheet 36 of 43



1. ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE

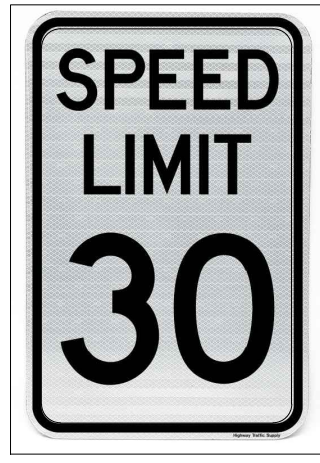
NOTE TO CONTRACTOR:

1. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-2, S-614-3 AND S-614-8, LATEST REVISION
2. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



NOTE:

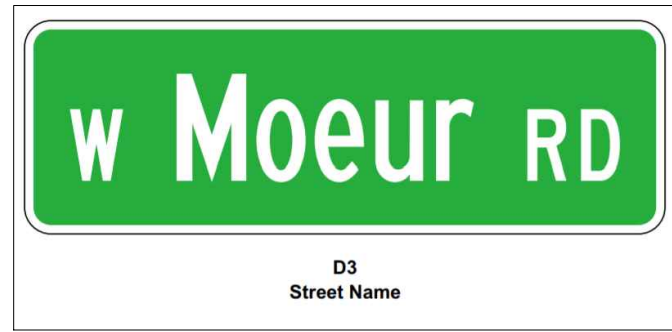
\*WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5.0' TRANSITION SHALL BE REQUIRED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.



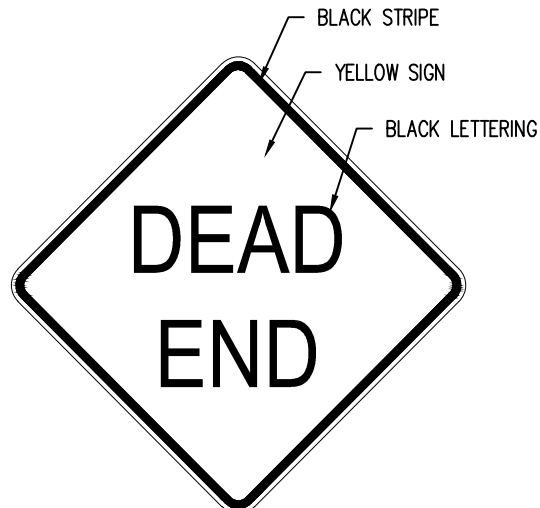
SPEED LIMIT SIGN (R2-1)  
NOT TO SCALE



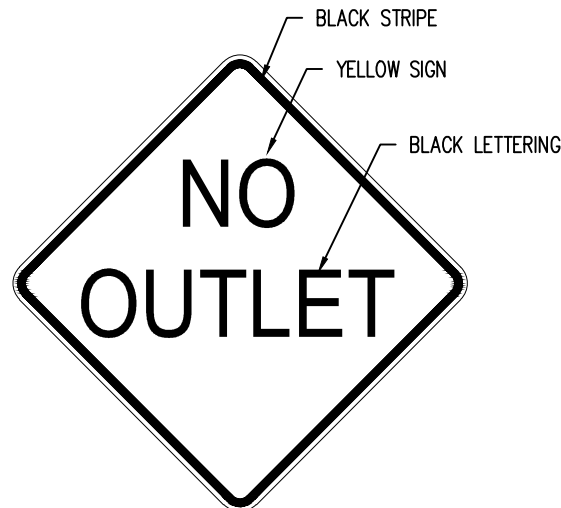
STOP SIGN (R1-1)  
NOT TO SCALE



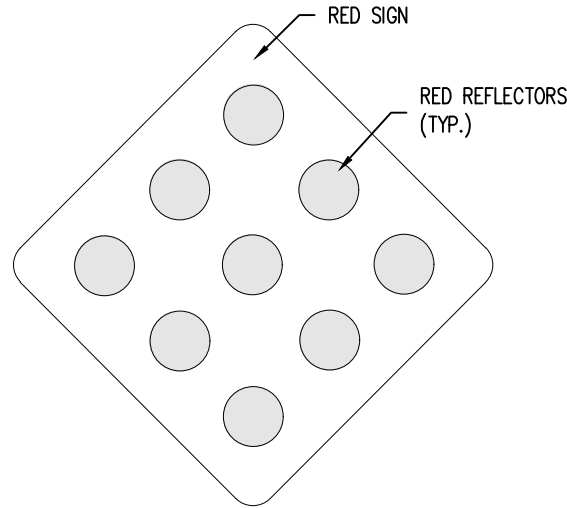
STREET NAME (D-3)  
NOT TO SCALE



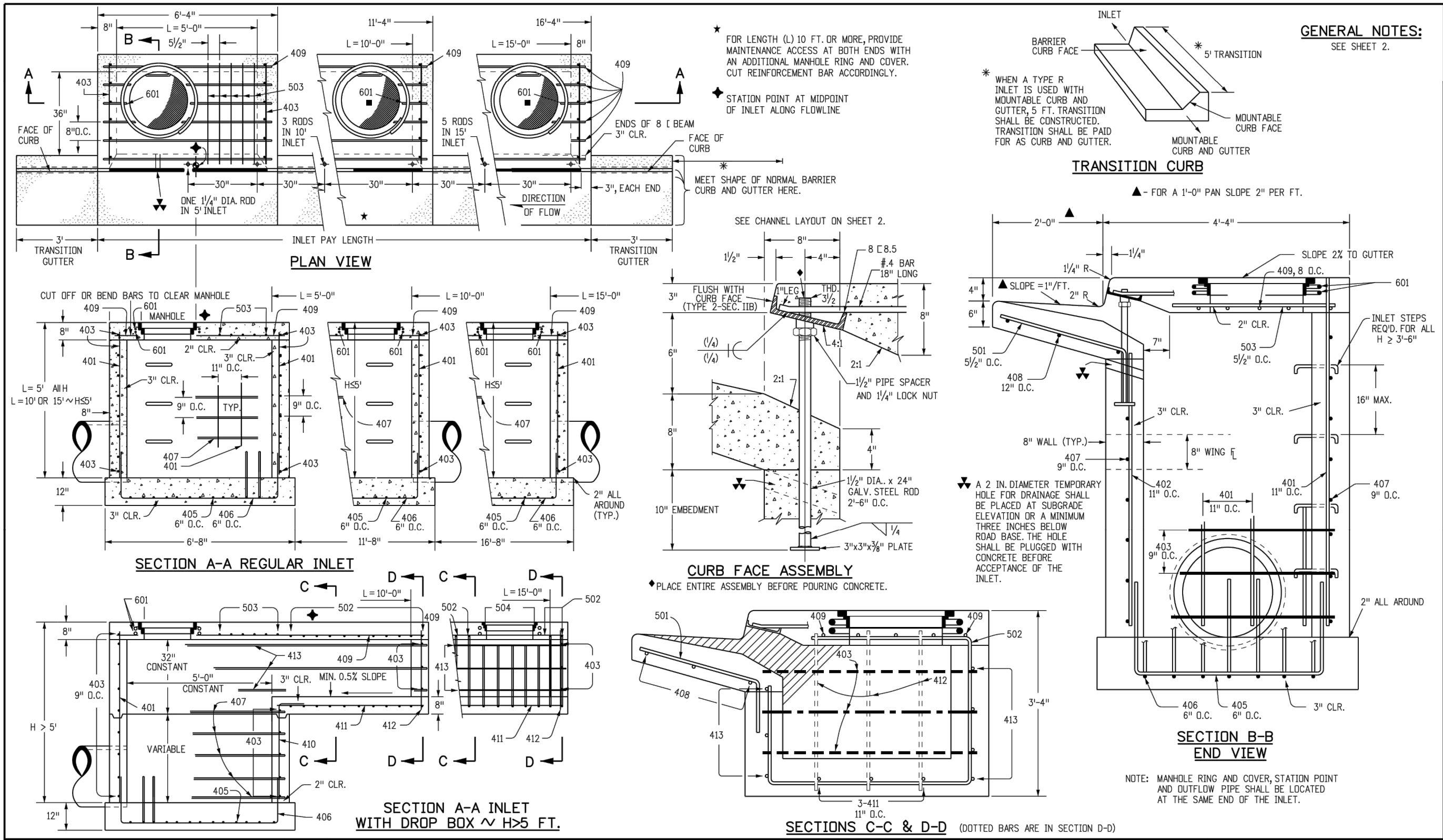
**DEAD END SIGN (W14-1)**  
NOT TO SCALE



NO OUTLET SIGN (W14-2)  
NOT TO SCALE



**TYPE 4 OBJECT MARKER**  
NOT TO SCALE



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12 Initials: DD		Date: Comments		 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		<b>CURB INLET TYPE R</b>  M-604-12	
Last Modification Date: 07/04/12 Initials: LTA							
Full Path: <a href="http://www.coloradodot.info/business/designsupport/">www.coloradodot.info/business/designsupport/</a>							
Drawing File Name: 604012012.dgn							
CAD Ver.: MicroStation V8		Color: Not to Scale Units: English		Project Development Branch DD/LTA		Issued By: Project Development Branch July 4, 2012	
						Sheet No. 1 of 2	

[illegible]

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