



STORMWATER MANAGEMENT PLAN

**FALCON MEADOWS AT BENT GRASS
FILING NO. 3
PCD FILING NO.: SF-22-XX**

SF2216

REVISED AS
REQUESTED

**STORMWATER PERMIT # COR _____
CERTIFICATION # _____**

Owner/Developer:

Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

SWMP Preparer:

Galloway & Company, Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80918

Contractor:

To be Determined

***SWMP Administrator / Qualified
Stormwater Manager:***

To be Determined

Date:

Prepared: January 27, 2022

SWMP Location:

On-Site (Copy) and Challenger Homes
(Original)



I. PROJECT DESCRIPTION

LOCATION

The Falcon Meadows at Bent Grass Filing No. 3 is located along the northern boundary line of the overall Bent Grass development and west of the existing West Tributary of the Falcon Drainage Basin. The project is a single-family residential development consisting of 49 lots, located in the Falcon area of El Paso County, Colorado. The site is located in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of Section 1, Township 13S, Range 65W, of the Sixth Principal Meridian, County of El Paso, State of Colorado. The subject property is located to the south of The Meadows Filing No. 3; west of Bent Grass Residential Filing No. 2 and north of Falcon Meadows at Bent Grass Filing No. 2; and east of The Meadows Filing No. 2. A Vicinity Map is included in Appendix A.

LEGAL DESCRIPTION

The legal description of Falcon Meadows at Bent Grass Filing No. 3 is:

LEGAL DESCRIPTION
REVISED

A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 BEARS $N00^{\circ}13'46''W$, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX STAMPED "PLS 17664", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2" ALUMINUM CAP STAMPED "PLS 28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, $N00^{\circ}14'14''W$, A DISTANCE OF 1,316.12 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 1;

THENCE WITH THE NORTH LINE OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, $N89^{\circ}36'34''E$, A DISTANCE OF 1,207.60 FEET;

THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, $S00^{\circ}24'55''W$, A DISTANCE OF 135.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF $134^{\circ}24'55''$, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING $S23^{\circ}17'58''E$, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

during construction if applicable, site grading, installation of utilities, paving final and grading, installation of sod or other vegetation, removal of temporary practices and perimeter controls, and site cleanup.

CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

Offsite stormwater flows on to this project site from two Unnamed Tributaries of the Falcon Basin West Tributary. The western reach was “relocated” under a separate permit. The two channel reaches combine on-site. On-site stormwater will be directed to water quality ponds that will function as sedimentation basins, so that no sediment enters the downstream receiving waters into the Falcon Basin West Tributary.

STABILIZE SOILS

REVISED AS
REQUESTED

Revise as needed per my comment
on Sheet G2.2 of GEC Plans

No disturbed area, ~~unless otherwise~~ actively being worked, shall remain denuded for more than 14 calendar days, unless otherwise authorized by the director. Temporary cover by seeding or mulching should be provided on areas which will be exposed for a period greater than 14 days before permanent stabilization can be achieved. Permanent cover should be provided on all areas as soon as possible, by means of seeding and mulching, straw or hay mulch is required. All soil stockpiles and borrow areas must protected with silt fence within 14 days after grading. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Water is to be used for dust control. The Contractor will prevent the escape of this water and any sediment it may carry from the construction site.

PROTECT SLOPES

Temporary stabilization will include the installation of silt fences on level contours spaces at 10-20 foot intervals. Slopes will be seeded and covered with hay, straw or erosion control blankets on slopes greater than 3:1, as needed to provide for temporary stabilization until vegetation is permanently established. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Where slopes are steeper than 3:1 erosion control blankets (per specification requirements) will be utilized for final stabilization.

PROTECT STORM DRAIN INLETS

Inlet protection will be installed as soon as storm drain inlets are installed and before land disturbance activities begin in areas with existing storm drain systems. At the Contractor’s discretion, additional temporary erosion control practices to include rock bags and sandbag barriers may be installed to prevent sediment movement. Inlet protection will include rock bags, erosion logs, and curb inlet sediment filters where an overflow capacity is necessary to prevent excessive ponding in front of the curb inlet. Concrete block and wire screen inlet protection detail, if used, will be added to Appendix prior to installation. This measure would be used where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding