

ROADWAY AND STORM SEWER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 3  
FALCON, CO 80831 - EL PASO COUNTY  
CHALLENGER COMMUNITIES, LLC

PROJECT CONTACTS

OWNER/DEVELOPER

CHALLENGER COMMUNITIES, LLC  
13570 NORTHGATE ESTATES DR.  
COLORADO SPRINGS, CO 80921  
TELE: (719) 598-5190  
ATTN: JIM BYERS  
EMAIL: JIMBY@CHALLENGERHOMES.COM

APPLICANT

NES, INC.  
619 NORTH CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903  
TELE: (719) 471-0073  
ATTN: BROCK S. JENSEN  
EMAIL: BSJENSEN@NESCOLORADO.COM

CIVIL ENGINEER

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

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GROUP  
2910 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918  
TELE: (719) 594-3072  
ATTN: TONY MUNGER, P.E.  
EMAIL: TMUNGER@RMG-ENGINEERS.COM

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.  
545 EAST PIKE'S PEAK AVENUE, SUITE 210  
COLORADO SPRINGS, CO 80903  
TELE: (719) 633-2868  
ATTN: JEFFREY C. HODGSON, P.E.  
EMAIL: JEFF@LSCTRANS.COM

SURVEYOR

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 337-1262  
ATTN: BRIAN DENNIS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER

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

ELECTRIC

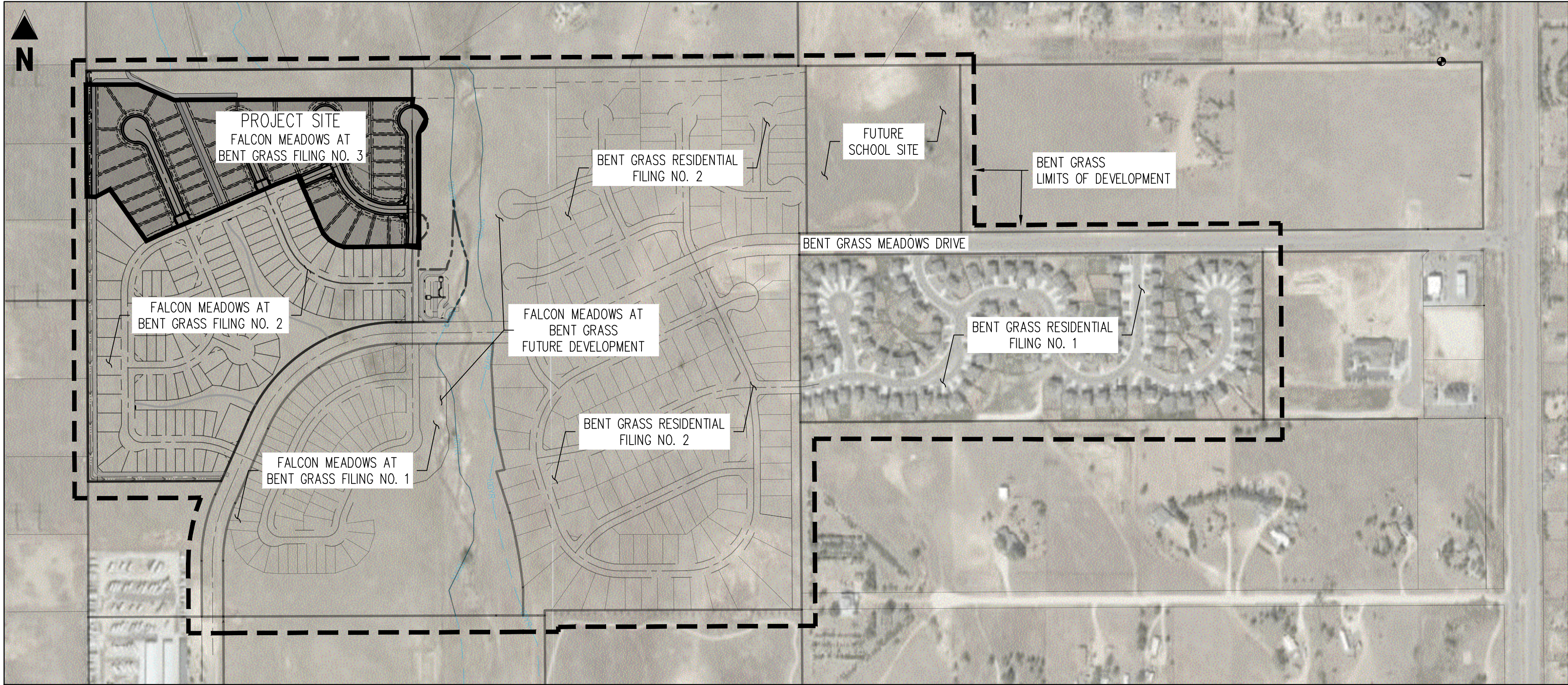
MOUNTAIN VIEW ELECTRIC  
11140 E WOODMEN RD  
FALCON, CO 80831  
TELE: (719) 495-2283  
CATHY HANSEN-LEE  
EMAIL: CATHY@MVEA.COOP

NATURAL GAS

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

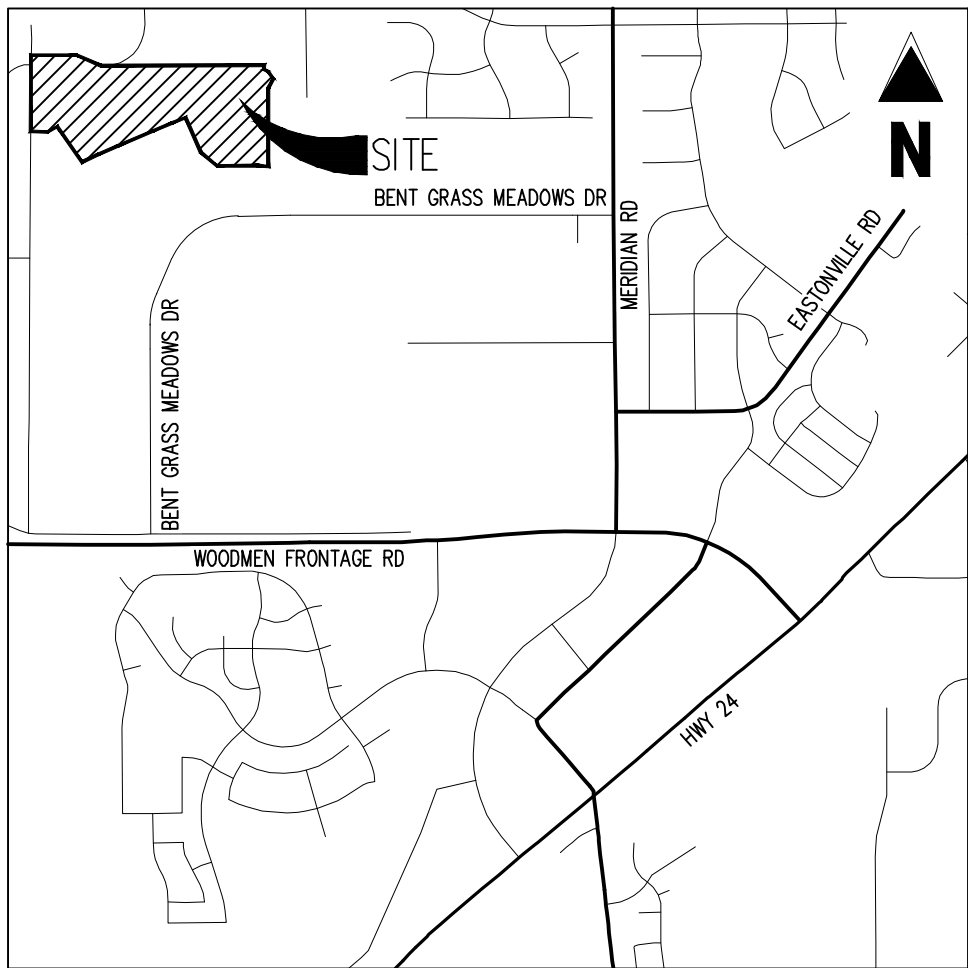
FIRE

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



SITE MAP

SCALE: 1"=300'



VICINITY MAP

1"=2,000'

ENGINEER'S STATEMENT

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

RONALD G. DENNIS, COLORADO P.E. NO. 0051622

DATE

OWNER'S STATEMENT

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

JIM BYERS  
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 EGM 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.

JOSHUA PALMER, P.E.

INTERIM COUNTY ENGINEER / EGM ADMINISTRATOR

DATE

PCD FILING NO.

FUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN)  
SF-22-16 (FALCON MEADOWS AT BENT GRASS FILING NO. 3)

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	NOTES	C0.1
3	OVERALL HORIZONTAL CONTROL	C1.0
4	KEY MAP	C2.0
5	HENZLEE PLACE STREET IMPROVEMENT PLAN	C2.1
6	HENZLEE PLACE STREET IMPROVEMENT PLAN	C2.2
7	SOPHIA LANE STREET IMPROVEMENT PLAN	C2.3
8	SOPHIA LANE STREET IMPROVEMENT PLAN	C2.4
9	DAELYN DRIVE STREET IMPROVEMENT PLAN	C2.5
10	KITTRICK PLACE STREET IMPROVEMENT PLAN	C2.6
11	ISABEL PLACE STREET IMPROVEMENT PLAN	C2.7
12	SIGNAGE PLAN	C3.0
13	INTERSECTION DETAIL	C3.1
14	INTERSECTION DETAIL	C3.2

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 10, T13S, R65W AND THE WEST QUARTER CORNER SECTION 11, T13S, R65W IS N007°13'45"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

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.

Know what's below.  
Call before you dig.



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CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 3  
FOR  
CHALLENGER COMMUNITIES, LLC

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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/24/2022

COVER SHEET

C0.0

Sheet 1 of 14




















EXISTING PROPERTY LINE  
 EXISTING PROPERTY LINE TO BE REMOVED  
 PROPOSED RIGHT OF WAY LINE  
 EXISTING LOT LINE  
 PROPOSED LOT LINE  
 EXISTING EASEMENT  
 PROPOSED EASEMENT  
 EXISTING SUBDIVISION BUFFER  
 EXISTING STORM DRAIN PIPE  
 PROPOSED STORM DRAIN PIPE  
 EXISTING WATER LINE  
 PROPOSED WATER LINE  
 EXISTING SANITARY SEWER LINE  
 PROPOSED SANITARY SEWER LINE  
 EXISTING DRAINAGE FEATURE OUTLINE  
 PROPOSED DRAINAGE FEATURE OUTLINE  
 EXISTING SWALE WITH FLOW DIRECTION  
 PROPOSED SWALE WITH FLOW DIRECTION  
 100-YEAR FEMA FLOODPLAIN

113



	PROPOSED SPOT ELEVATION
	FLOWLINE
	LIP OF GUTTER
	EDGE OF SIDEWALK
	TOP OF PED RAMP
	BOTTOM OF PED RAMP
	ROADWAY CENTER LINE
	TOP BACK OF CURB
	PROPOSED SLOPE ARROW

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

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  $N00^{\circ}13'46''W$  AND MONUMENTED AS SHOWN:

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY  
YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L<sub>S</sub># 24954 ELEVATION = 6947.67'

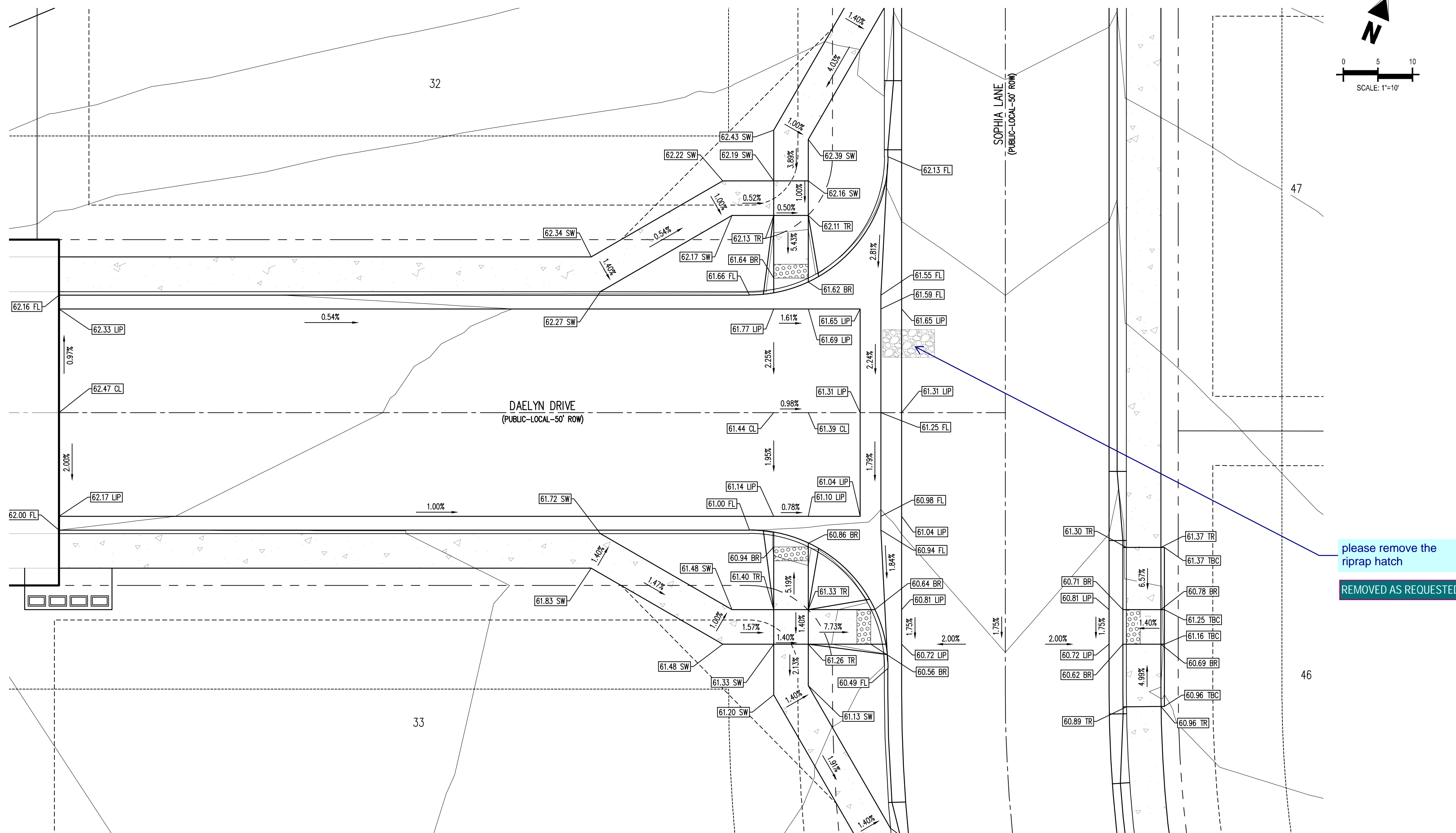
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig



KEY MAP  
SCALE: 1"=300'



please remove the  
riprap hatch

REMOVED AS REQUESTED

<sup>1</sup>Challenger Homes Inc./CO, Fullcon = CUH000020 = FM at Bent Grass F3/C9A3-CD/PUS/CLH20 C3.1 Intersections, two = Catib Johnson = 5/24/2022

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CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 3  
FOR  
CHALLENGER COMMUNITIES, LLC

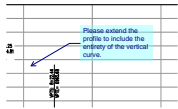
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

[illegible]

### C3.1

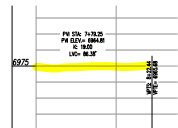
# Construction Drawings\_v2 redlines.pdf Markup Summary 7-25-2022

Daniel Torres (5)

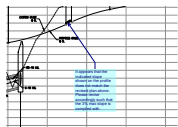


**Subject:** Callout  
**Page Label:** [6] 6 HENZLEE PLACE STREET IMPROVEMENT PLAN  
**Author:** Daniel Torres  
**Date:** 7/21/2022 11:44:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please extend the profile to include the entirety of the vertical curve.



**Subject:** Highlight  
**Page Label:** [6] 6 HENZLEE PLACE STREET IMPROVEMENT PLAN  
**Author:** Daniel Torres  
**Date:** 7/21/2022 11:42:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



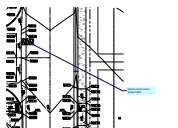
**Subject:** Callout  
**Page Label:** [8] 8 SOPHIA LANE STREET IMPROVEMENT PLAN  
**Author:** Daniel Torres  
**Date:** 7/21/2022 11:54:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

It appears that the indicated slope shown on the profile does not match the revised plan above. Please revise accordingly such that the 3% max slope is complied with.



**Subject:** Re: Callout  
**Page Label:** [8] 8 SOPHIA LANE STREET IMPROVEMENT PLAN  
**Author:** Daniel Torres  
**Date:** 7/21/2022 11:55:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Carlos, can you remove this comment. I provided my own comment with tweaked language.



**Subject:** Callout  
**Page Label:** [13] 13 INTERSECTION DETAIL  
**Author:** Daniel Torres  
**Date:** 7/21/2022 3:28:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please remove the riprap hatch