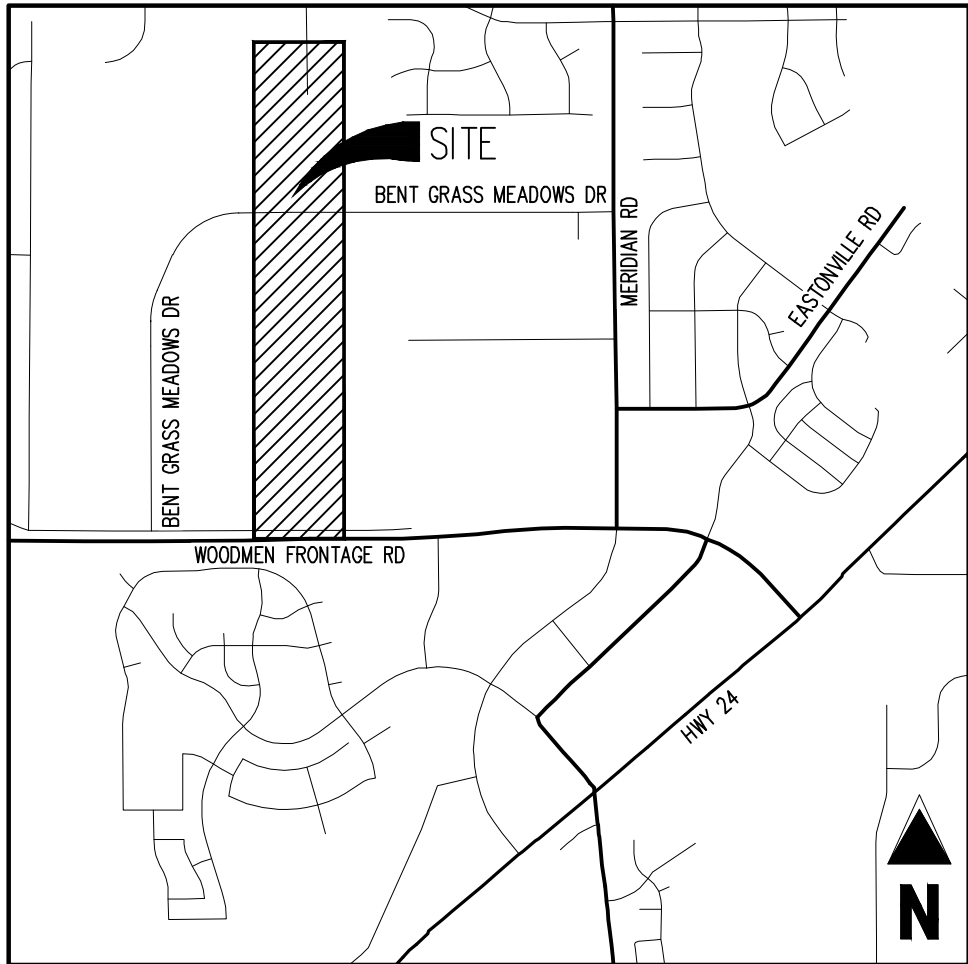


# FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL

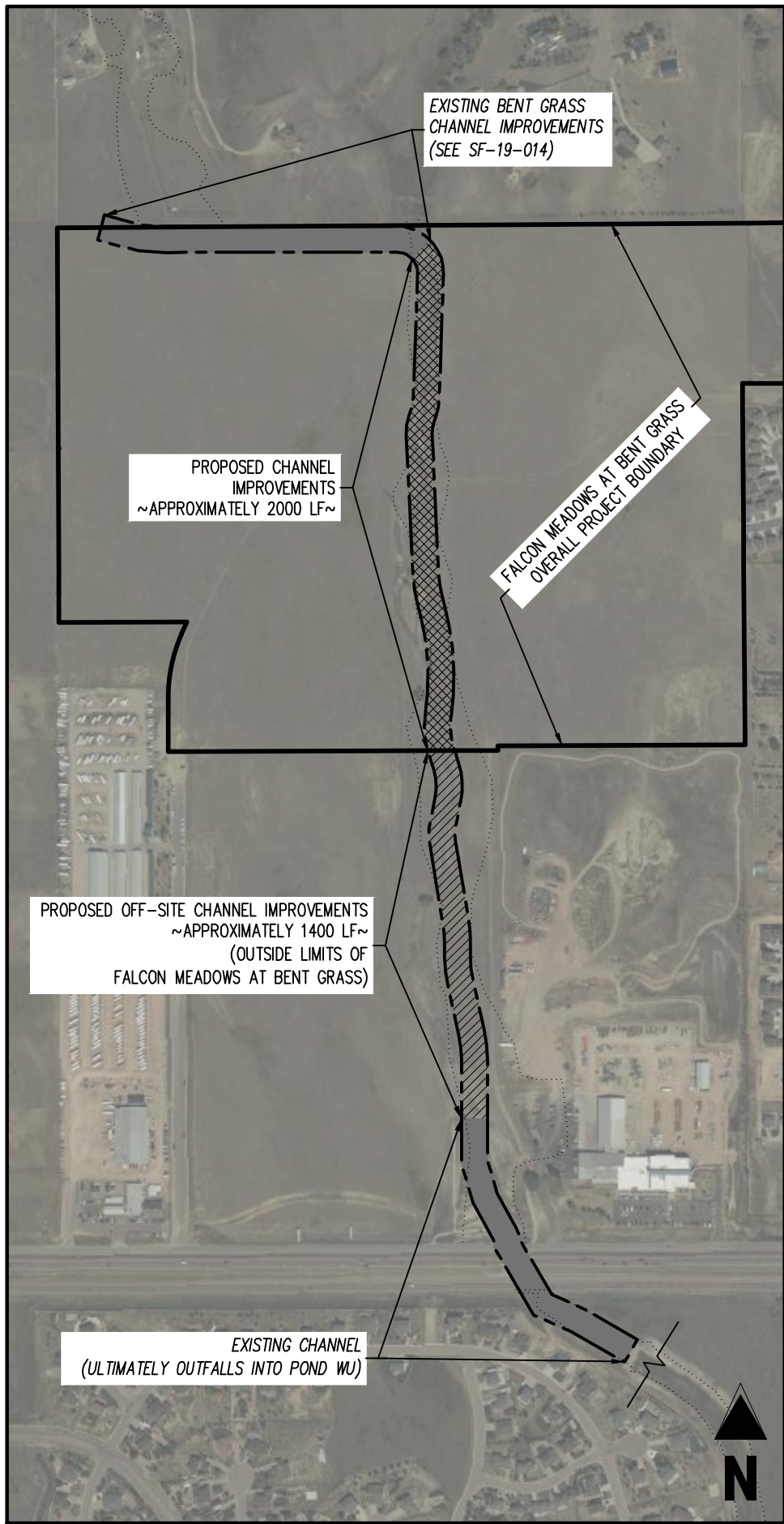
A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
BENT GRASS MEADOWS DRIVE & EAST WOODMEN ROAD

## GRADING & EROSION CONTROL PLANS

### CDR 21-14



VICINITY MAP  
0 400 1000 2000  
SCALE: 1"=2000'



SITE MAP  
0 150 300 600  
SCALE: 1"=600'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	G0.0
2	GENERAL NOTES	G0.1
3	CUT & FILL MAP	G1.0
4	INITIAL EROSION CONTROL PLAN	G1.1
5	INTERIM EROSION CONTROL PLAN	G1.2
6	FINAL EROSION CONTROL PLAN	G1.3
7	DETAILS	G2.1
8	DETAILS	G2.2
9	DETAILS	G2.3
10	DETAILS	G2.4

**BENCHMARK**  
ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT1, WOODMEN HILLS FLUNG NO. 4, MONUMENTED BYA NO. 4 REBAR WITH A YELLOW PLASTIC CAP, STAMPED LS# 24954.  
ELEVATION = 6947.67

**BASIS OF BEARING**  
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 N0073.46°W AND MONUMENT AS SHOWN.

**NOTE:** CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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.

#### 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.
- 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.



#### 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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / EGM ADMINISTRATOR  
DATE

#### OWNER'S STATEMENT

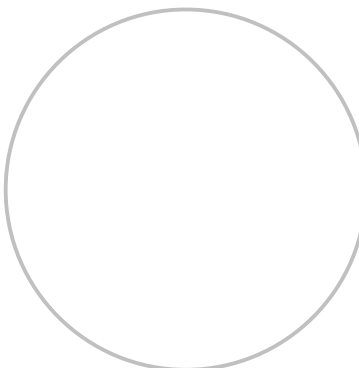
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JIM BYERS  
CHALLENGER COMMUNITIES, LLC  
DATE

#### ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY AN NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

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



#### PROJECT CONTACTS

##### PROPERTY OWNER – DEVELOPER

CHALLENGER COMMUNITIES, LLC  
8605 EXPLORER DR., SUITE 250  
COLORADO SPRINGS, CO 80920  
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EMAIL: JIMBYERS@CHALLENGERHOMES.COM

##### APPLICANT

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
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##### CIVIL ENGINEER

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##### SURVEYOR

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##### TRAFFIC ENGINEER

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COLORADO SPRINGS, CO 80903  
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ATTN: JEFFREY C. HODSON, P.E.  
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##### GEOTECHNICAL ENGINEER

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#### EL PASO COUNTY & UTILITY CONTACTS

##### EL PASO COUNTY – PLANNING REVIEW

PLANNING AND DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
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CONTACT: –  
EMAIL: –

##### EL PASO COUNTY – ENGINEERING REVIEW

EL PASO COUNTY STORMWATER  
3275 AKERS DR  
COLORADO SPRINGS, CO 80910  
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CONTACT: –  
EMAIL: –

##### WATER & WASTEWATER

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

##### ELECTRIC

MOUNTAIN VIEW ELECTRIC  
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FALCON, CO 80831  
TELE: (719) 495-2283  
CATHY HANSEN-LEE  
EMAIL: CATHY.HMV@EAC.OPOF

##### 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  
ATTN: AARON CASSIO  
EMAIL: ACASSIO@CSU.ORG

##### FIRE DEPARTMENT

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

#### LIST OF ABBREVIATIONS

SHT – SHEET  
Δ – DEFLECTION ANGLE  
L – LENGTH  
R – RADIUS  
CB – CHORD BEARING  
C – CHORD LENGTH  
N – NORTH/NORTHING  
W – WEST  
E – EAST/EASTING  
S – SOUTH  
DET – DETAIL  
EX – EXISTING  
W/ – WITH  
PC – POINT OF CURVATURE/PORTLAND CEMENT  
WVF – WELDED WIRE FABRIC  
VERT – VERTICAL  
OC – ON CENTER  
FDC – FIRE DEPARTMENT CONNECTION  
CT – COURT  
DR – DRIVE  
TYP – TYPICAL  
REC – RECEPTION NUMBER  
Ø, DIA – DIAMETER  
PT – POINT OF TANGENCY  
MIN – MINIMUM  
MAX – MAXIMUM  
HDPE – HIGH DENSITY POLYETHYLENE



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GRADING & EROSION CONTROL PLANS  
FALCON MEADOWS AT BENT GRASS  
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			
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10			

Project No: CLH000023  
Drawn By: XXX  
Checked By: XXX  
Date: 01/14/2022

COVER SHEET



