

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

CONSTRUCTION DRAWINGS (PLAN & PROFILE)

Engineering Review
 10/31/2021 5:23:36 PM
 dsdrice
 JeffRice@elpasoco.com
 (719) 520-7877
 EPC Planning & Community
 Development Department

PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER

CHALLENGER COMMUNITIES, LLC
 13570 NORTHGATE ESTATES DR.
 COLORADO SPRINGS, CO 80921
 TEL: (719) 588-5190
 ATTN: JIM BEYERS
 EMAIL: JIMBEY@CHALLENGERHOMES.COM

APPLICANT

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

CIVIL ENGINEER

GALLOWAY & CO., INC.
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 TEL: (719) 900-7220
 CONTACT: GRANT DENNIS, P.E.
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SURVEYOR

GALLOWAY & CO., INC.
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
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 545 EAST PINES PEAK AVENUE, SUITE 210
 COLORADO SPRINGS, CO 80903
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 ATTN: JEFFREY C. HUDSON, P.E.
 EMAIL: JEFFHUDSON@LSC.COM

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ROCKY MOUNTAIN GROUP
 2910 JUSTIN BLUFFS PKWY
 COLORADO SPRINGS, CO 80918
 TEL: (719) 394-3072
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 EMAIL: TMUMFORD@RMG-ENGINEERS.COM

EL PASO COUNTY & UTILITY CONTACTS

EL PASO COUNTY – PLANNING REVIEW

PLANNING AND DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 TEL: (719) 520-6300
 CONTACT: –
 EMAIL: –

EL PASO COUNTY – ENGINEERING REVIEW

PLANNING AND DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 TEL: (719) 900-6300
 CONTACT: –
 EMAIL: –

WATER & WASTEWATER

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

ELECTRIC

MOUNTAIN VIEW ELECTRIC
 1140 E WOODMEN RD
 FALCON, CO 80831
 TEL: (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
 TEL: (719) 688-5573
 ATTN: AARON CASSIO
 EMAIL: ACCASSIO@CSU.ORG

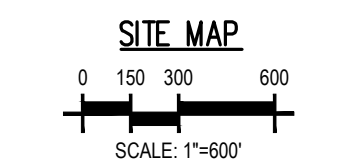
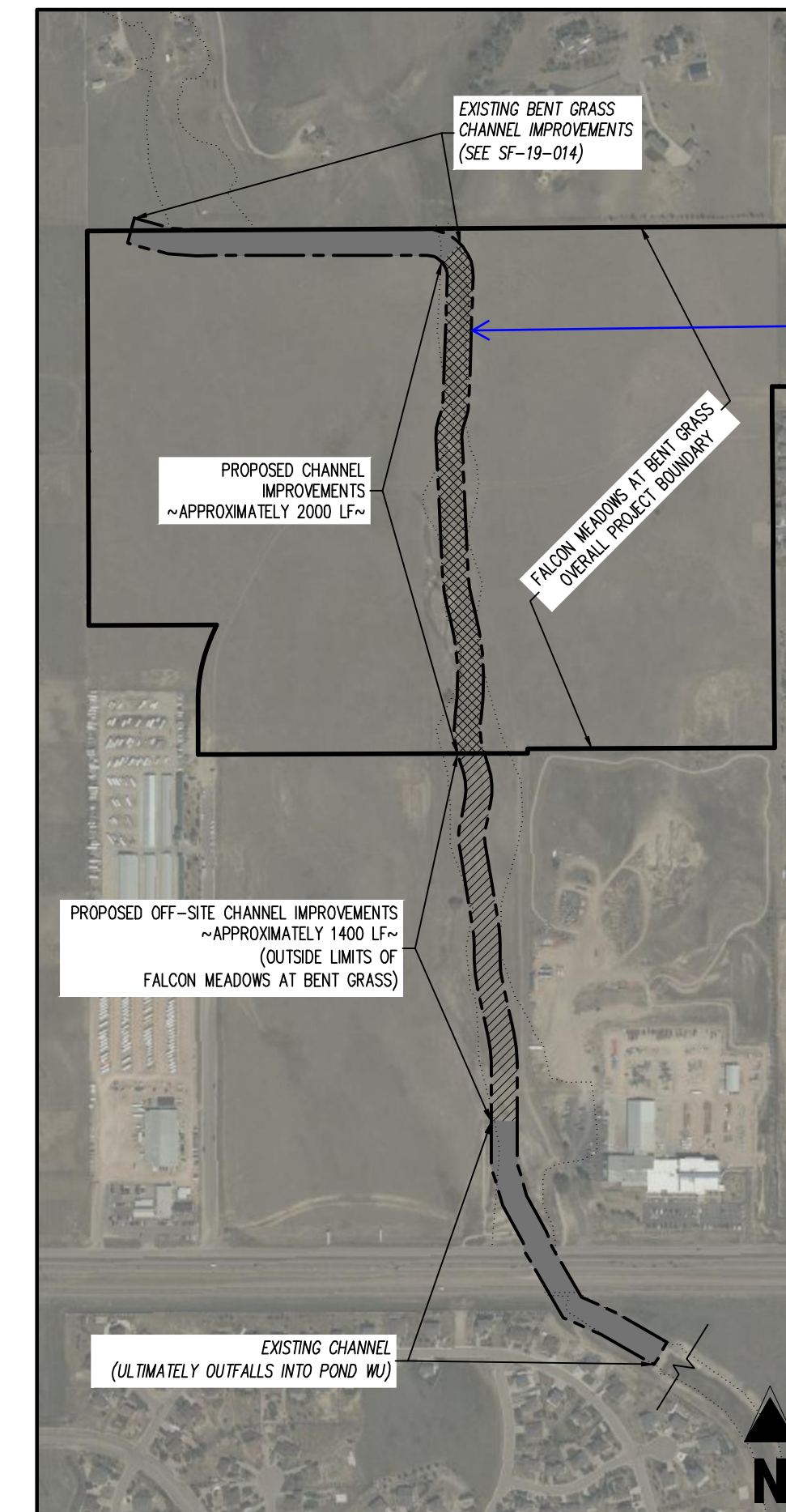
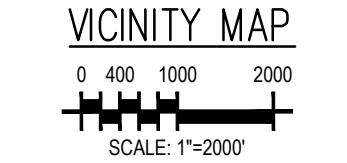
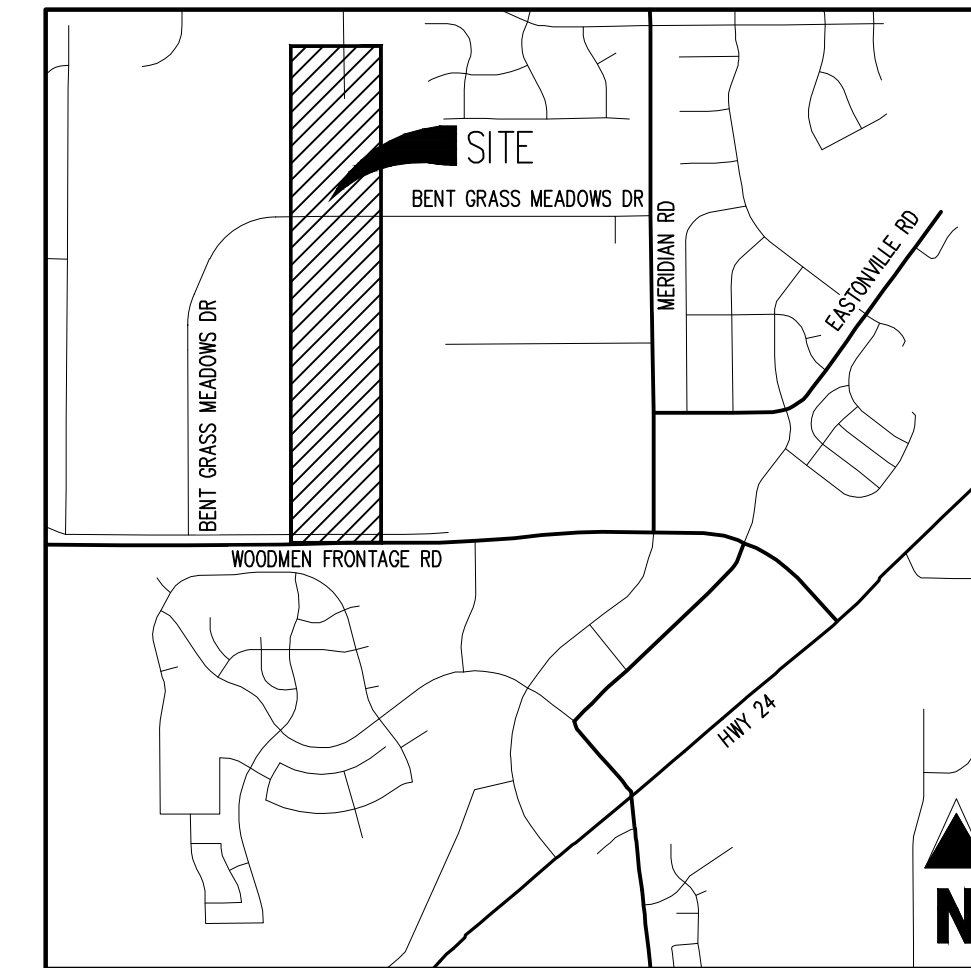
FIRE DEPARTMENT

FALCON FIRE PROTECTION DISTRICT
 7030 OLD MERIDIAN ROAD
 PEYTON, CO 80831
 TEL: (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
 MFP – MELTED 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

CDR XX-XXX CDR2114



Provide sheet index

Are you going to separate the segment north of Bent Grass Meadows Drive?

fix sheet #'s, there's only 4 sheets.

BENCHMARK

ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT, WOODMEN HILLS FILING NO. 4, MONUMENTED BY 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 N0013°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.



Know what's below.
 Call before you dig.

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 E.C.M. 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. _____ DATE _____
 COUNTY ENGINEER / E.C.M. ADMINISTRATOR

OWNER'S STATEMENT

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

PAUL HOWARD _____ DATE _____
 4 SITE INVESTMENTS, LLC

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR FALCON MEADOWS AT BENT GRASS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF EL PASO.

RONALD G. DENNIS _____ P.E. NUMBER: 0051822
 GALLOWAY & COMPANY, INC.



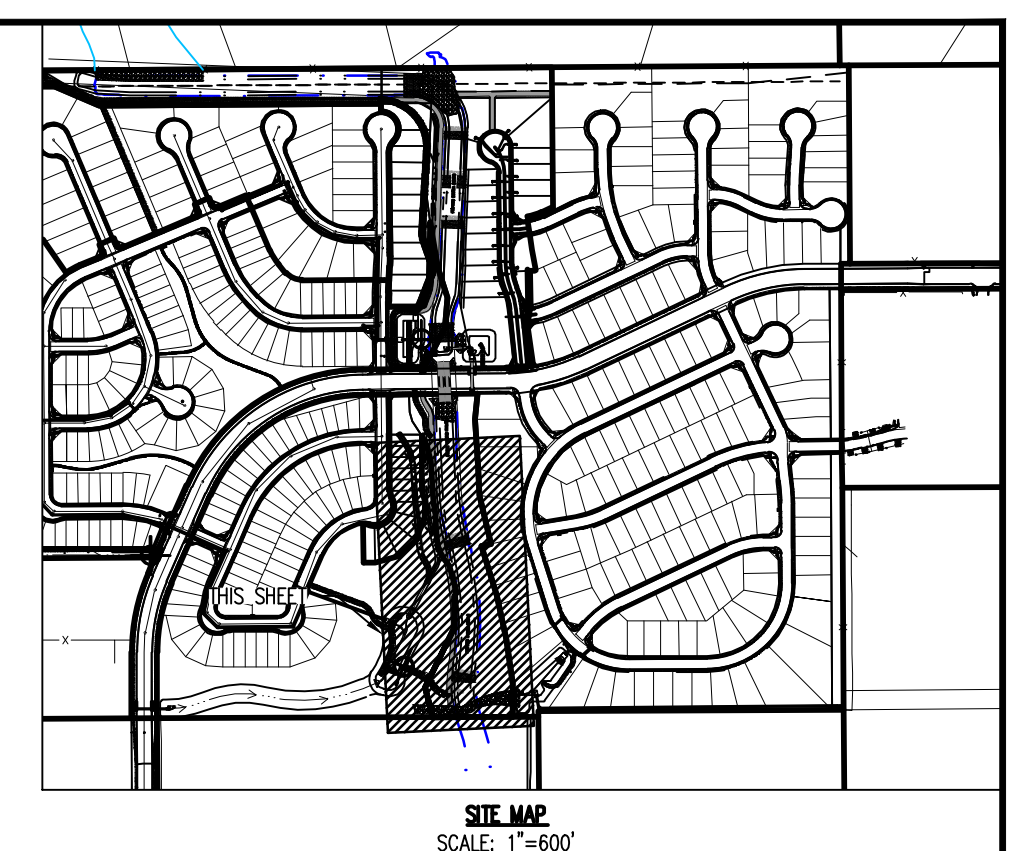
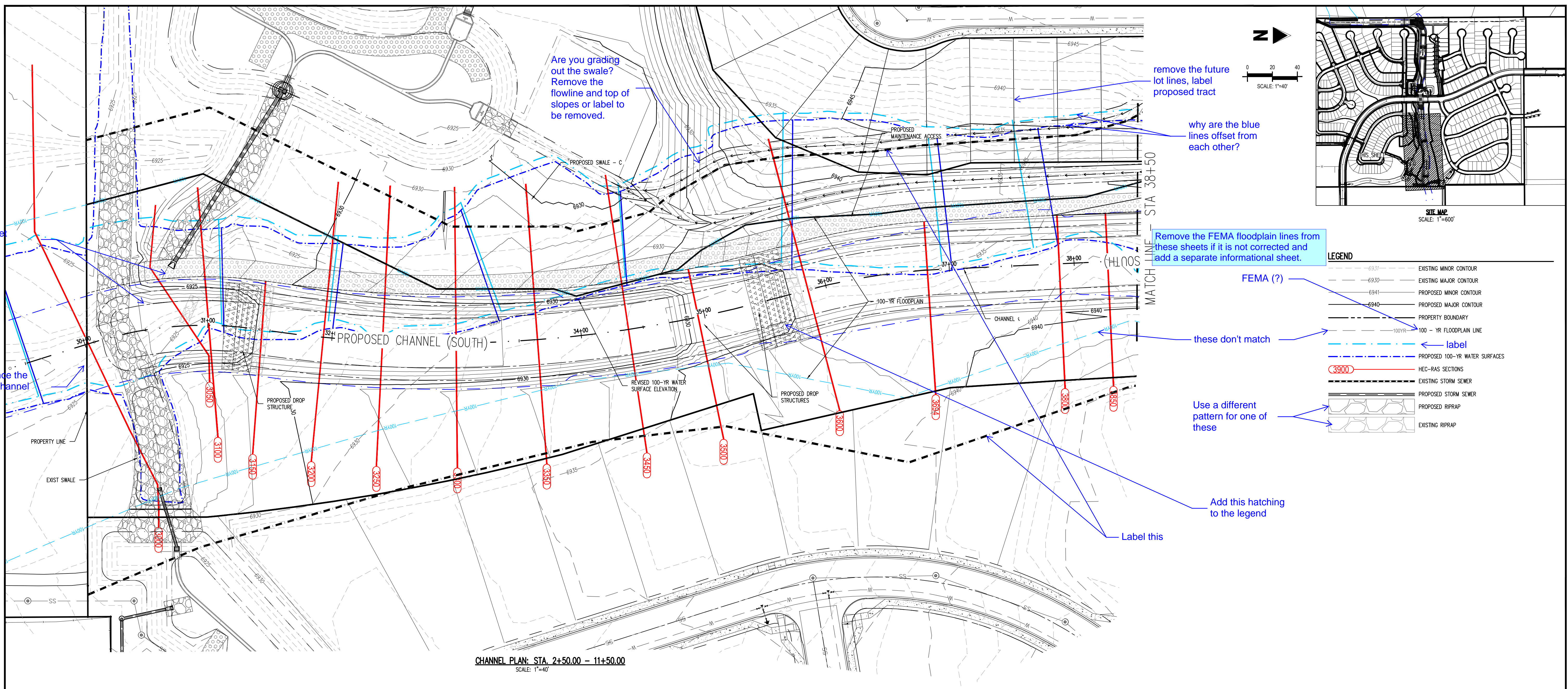
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
 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.

Project No: CLH000023
 Drawn By: CMVJ
 Checked By: RGD
 Date: 09/20/2021



Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

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CHALLENGER HOMES

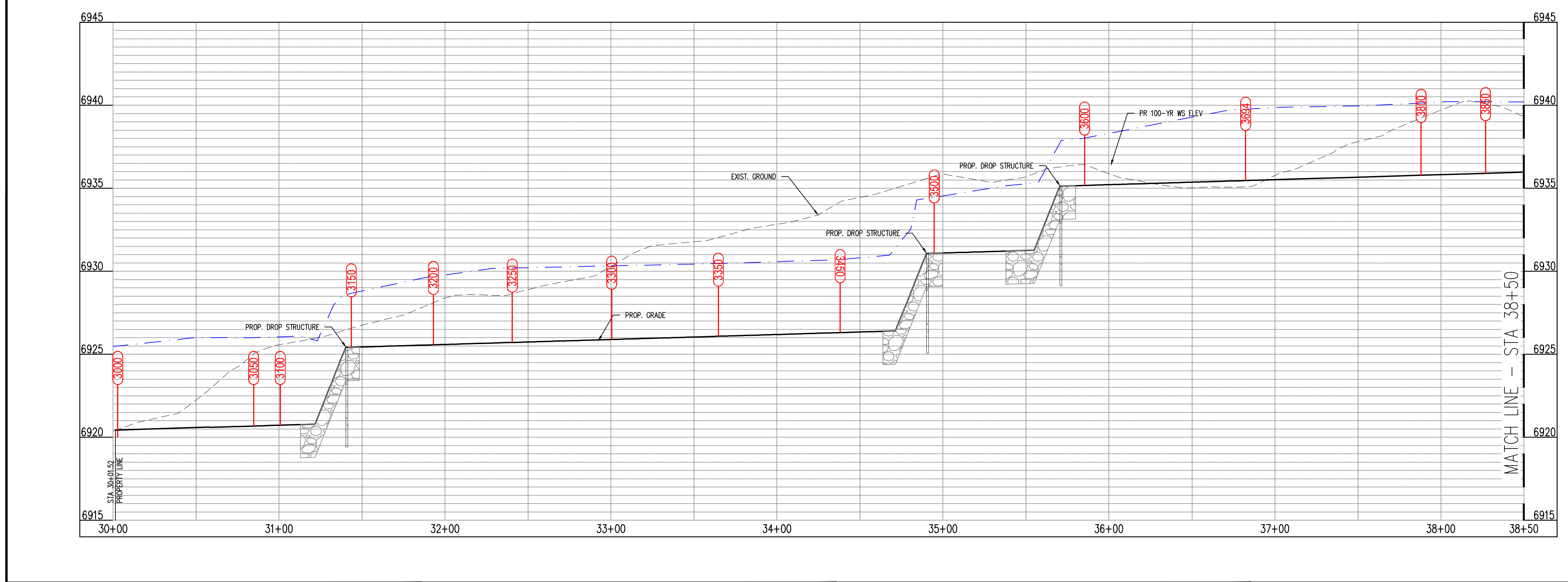
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BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

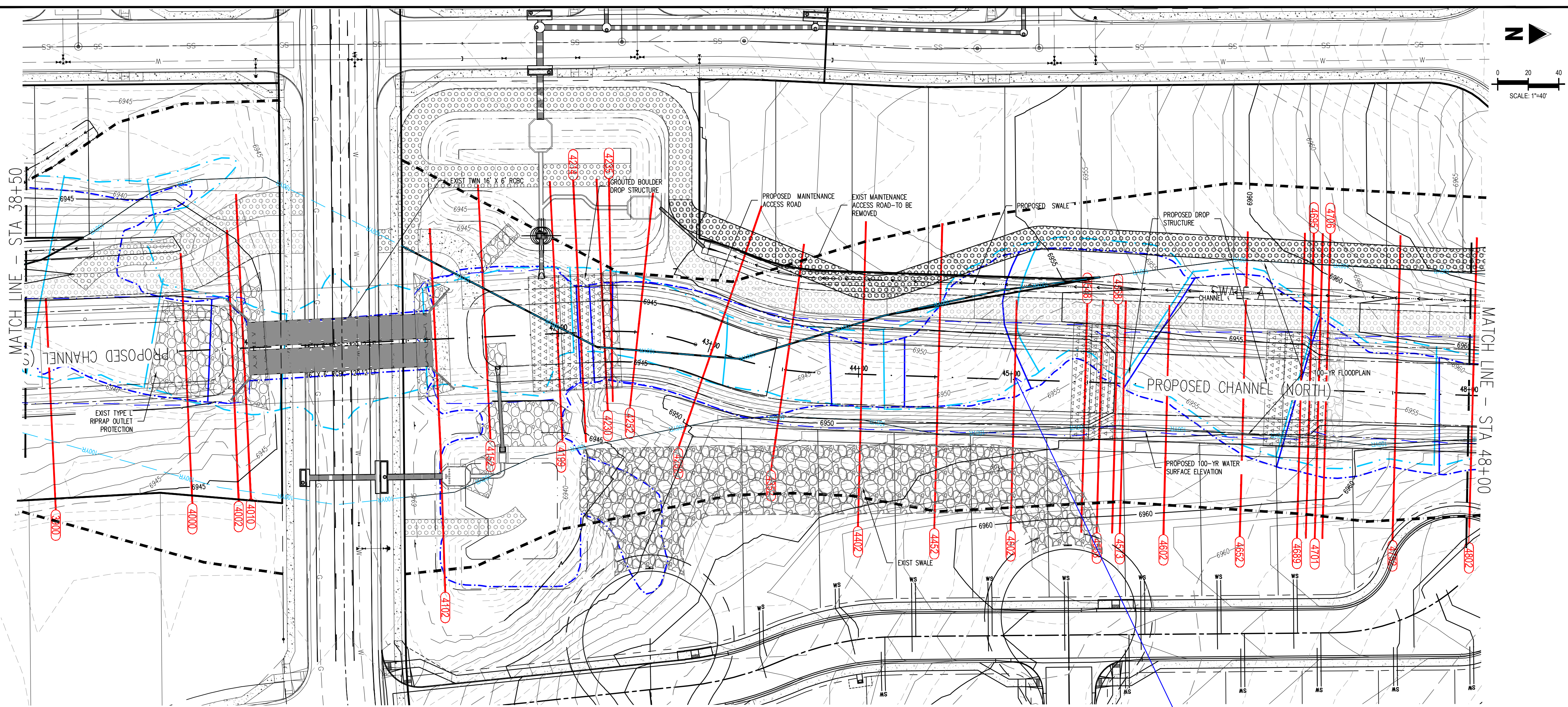
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 Checked By: _____
 Date: _____

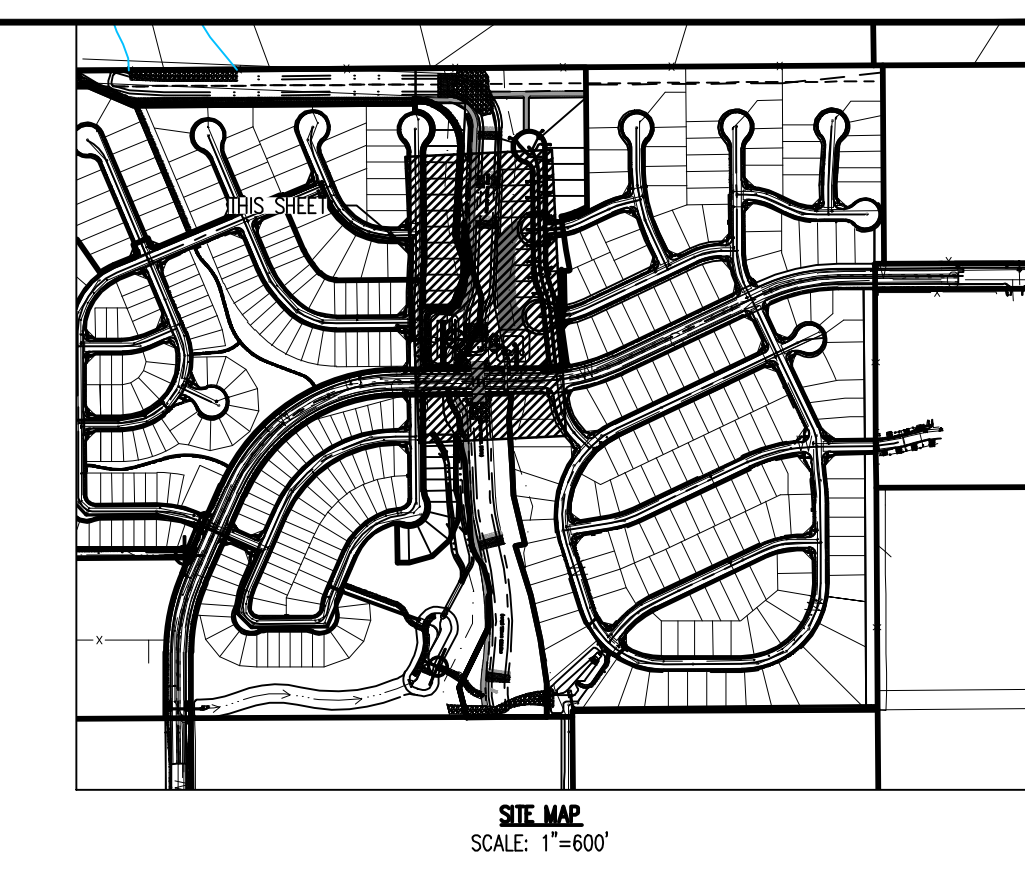
CHANNEL PLAN & PROFILE

DR2.1
Sheet 1 of 3





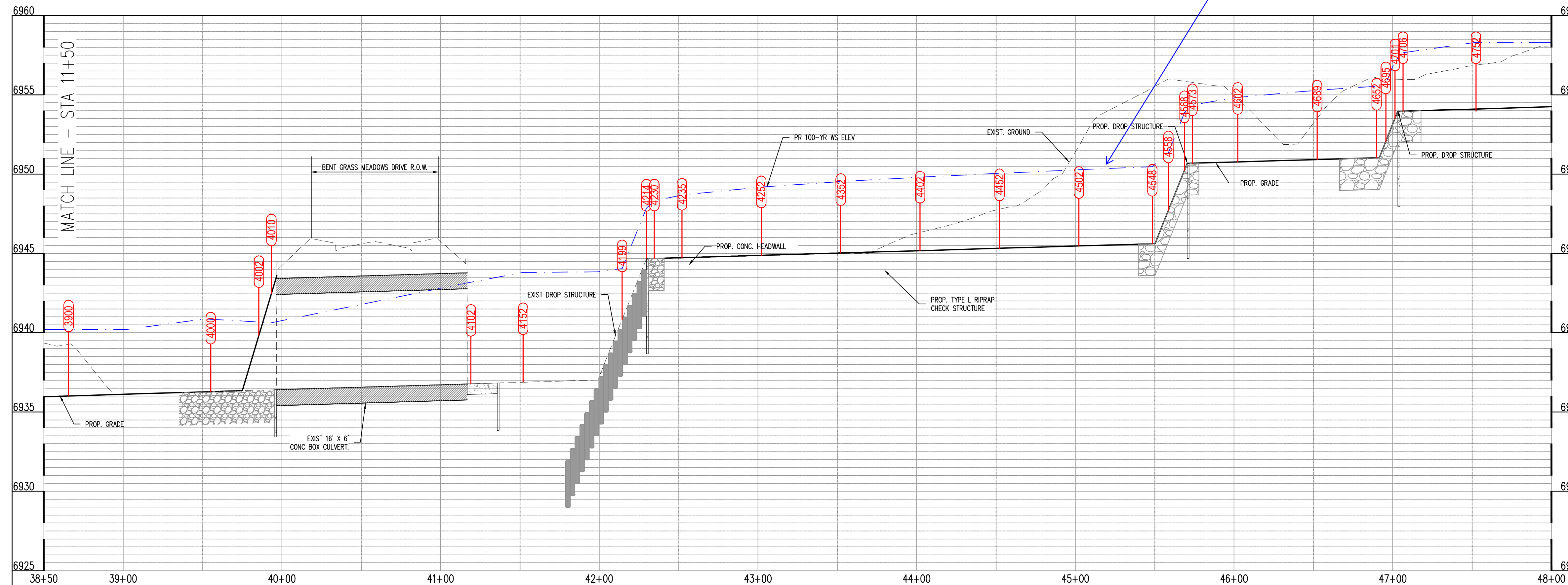
CHANNEL PLAN: STA. 11+50.00 - 21+50.00
SCALE: 1"=40'



SITE MAP
SCALE: 1"=600'

- LEGEND**
- 6937 --- EXISTING MINOR CONTOUR
 - 6930 --- EXISTING MAJOR CONTOUR
 - - - 6941 --- PROPOSED MINOR CONTOUR
 - - - 6940 --- PROPOSED MAJOR CONTOUR
 - --- PROPERTY BOUNDARY
 - - - --- 100-yr --- 100 - YR FLOODPLAIN LINE
 - - - --- 100-yr --- PROPOSED 100-YR WATER SURFACES
 - - - --- 3900 --- HEC-RAS SECTIONS
 - --- EXISTING STORM SEWER
 - --- PROPOSED STORM SEWER
 - --- PROPOSED RIPRAP
 - --- EXISTING RIPRAP

Is this segment included for construction? If so, label the phase; if not, don't include it or gray it back and label as information only. Label limits of construction for each phase.



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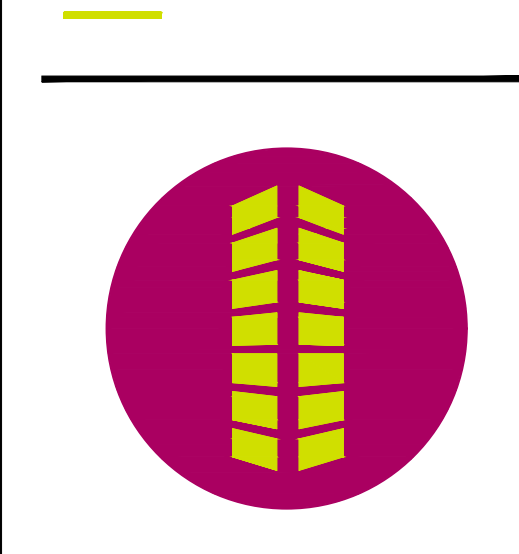
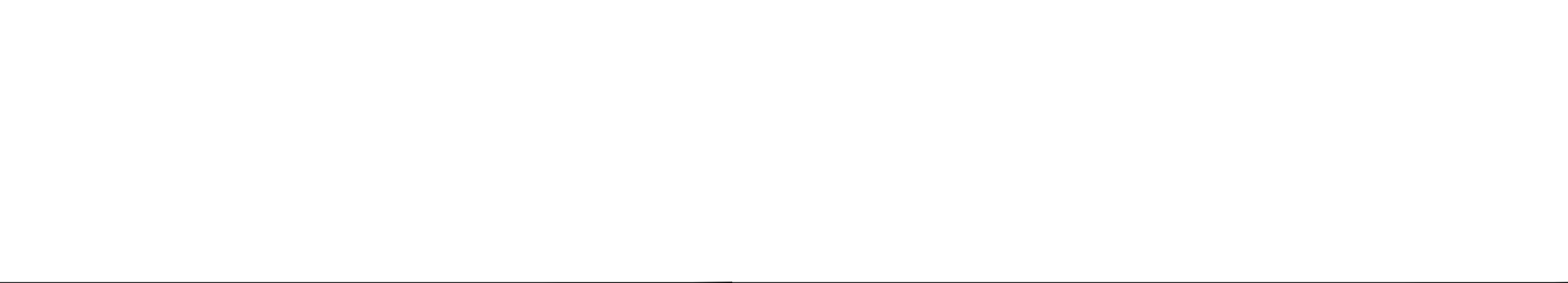
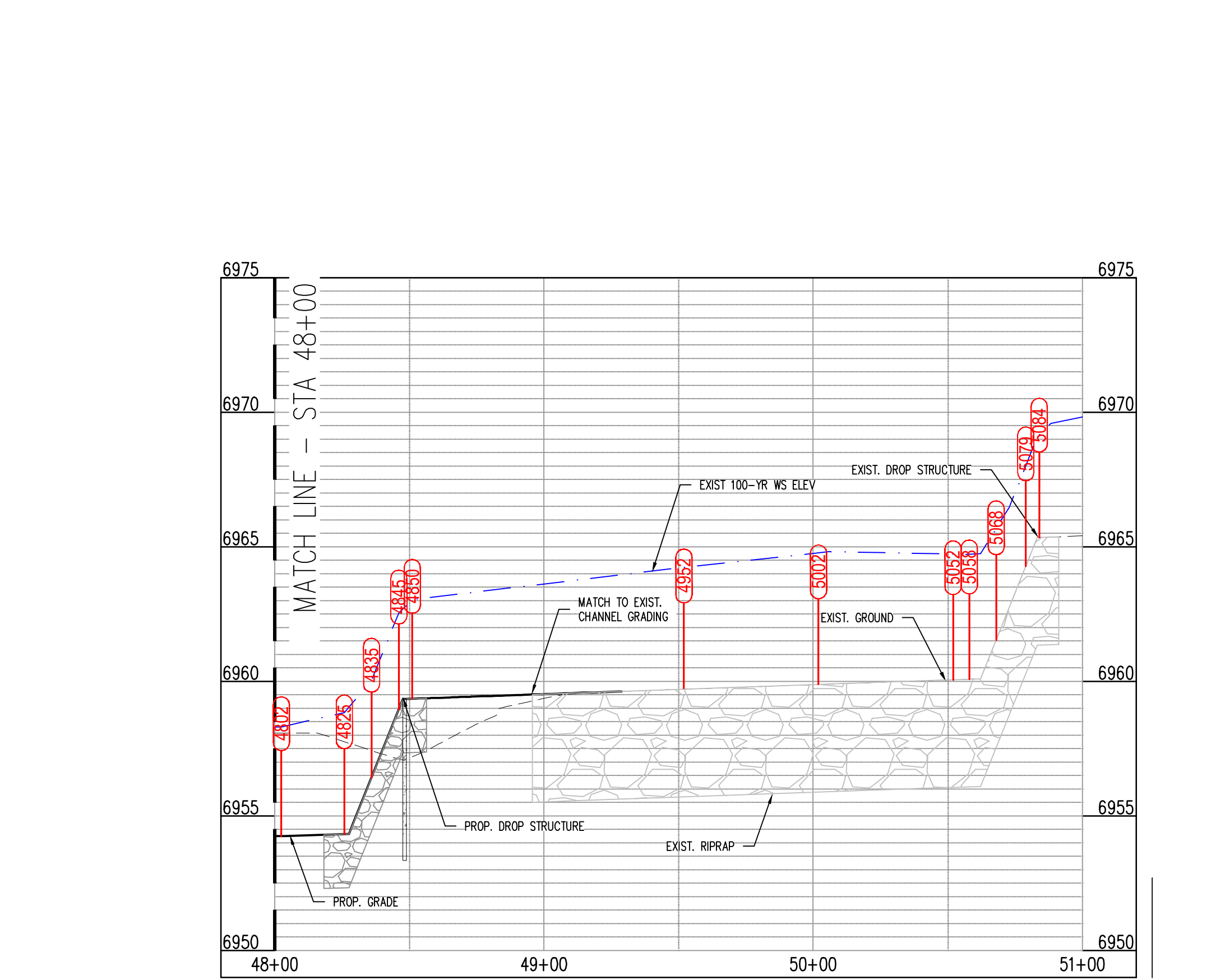
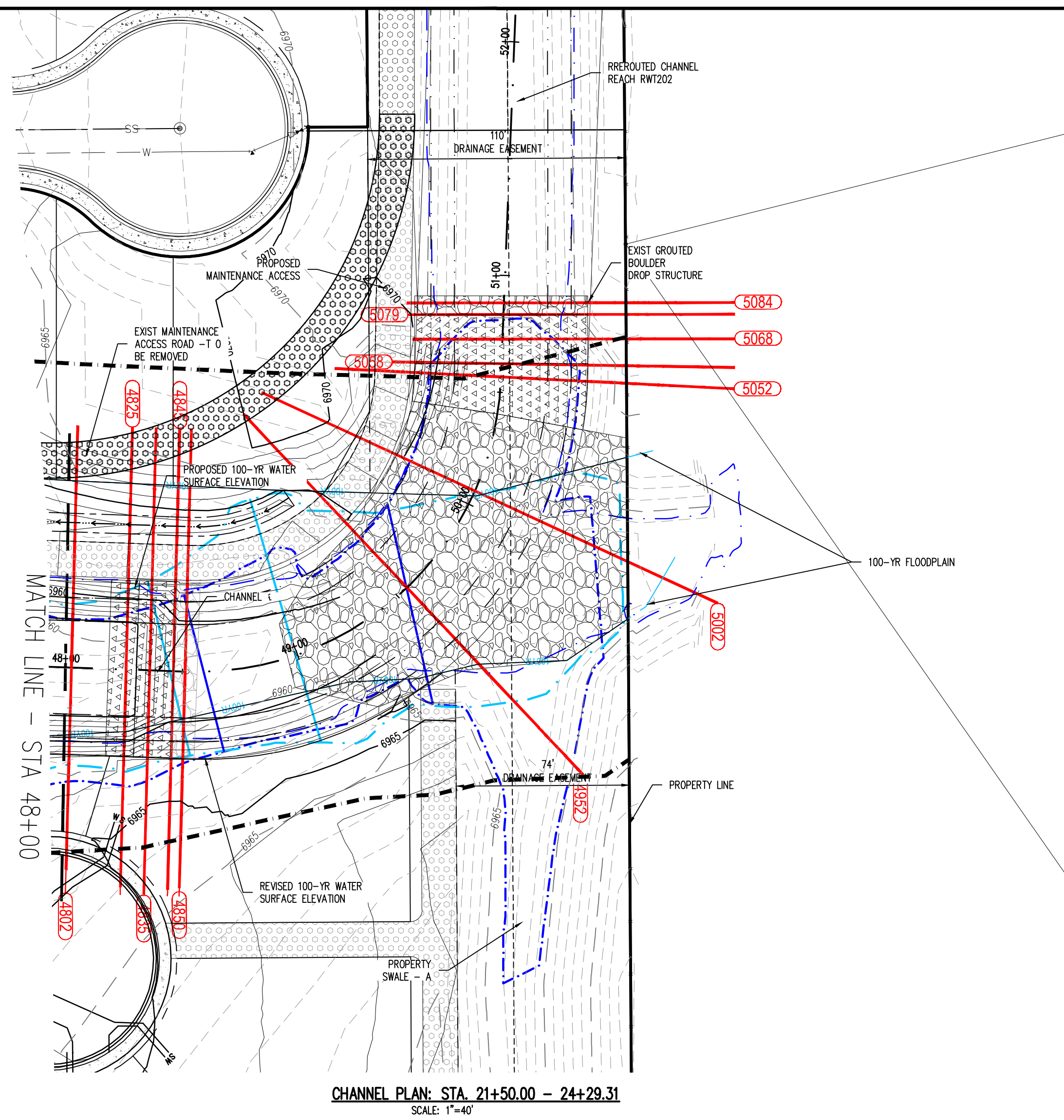


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Project No:
Drawn By:
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CHANNEL PLAN & PROFILE



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