

# WOODMEN FRONTAGE ROAD TURN LANE

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

## PUBLIC IMPROVEMENT CONSTRUCTION PLANS

FALL 2021

### PROJECT CONTACTS

#### PROPERTY OWNER – DEVELOPER

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

#### SURVEYOR

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TEL: (719) 337-1282  
ATTN: BRIAN DENNIS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

#### TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.  
545 EAST PINES PEAK AVENUE, SUITE 210  
COLORADO SPRINGS, CO 80903  
TEL: (719) 633-2868  
ATTN: JEFFREY C. HODSON, P.E.  
EMAIL: JEFFREY@LSCTRANS.COM

#### GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GROUP  
2910 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918  
TEL: (719) 394-3072  
ATTN: TONY MUNGER, P.E.  
EMAIL: TMUNGER@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) 520-6300  
CONTACT: –  
EMAIL: –

#### WATER & WASTEWATER

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

#### ELECTRIC

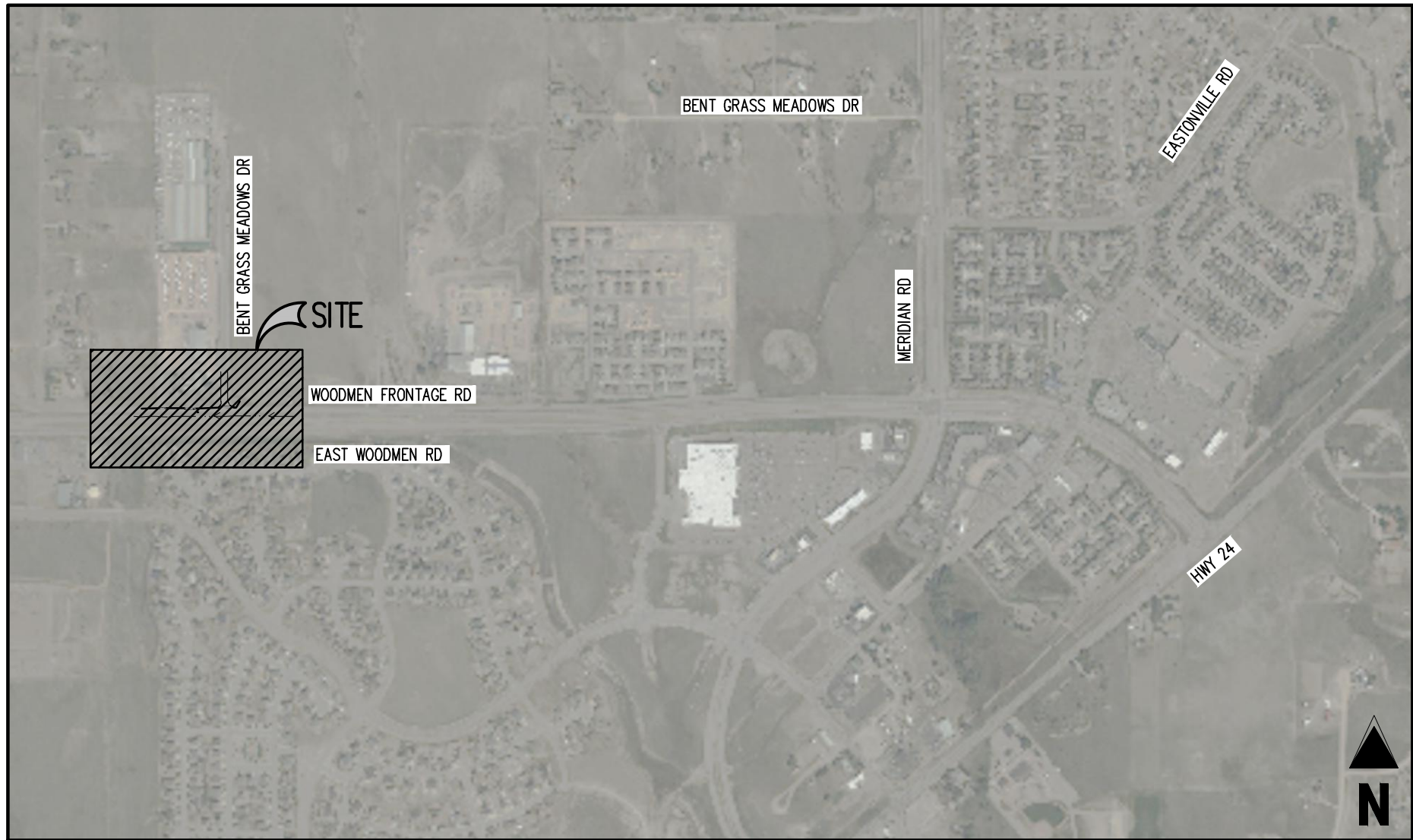
MOUNTAIN VIEW ELECTRIC  
11140 E WOODMEN RD  
FALCON, CO 80831  
TEL: (719) 495-2283  
CATHY HANSEN-LEE  
EMAIL: CATHY.HMV@EIA.COOP

#### NATURAL GAS

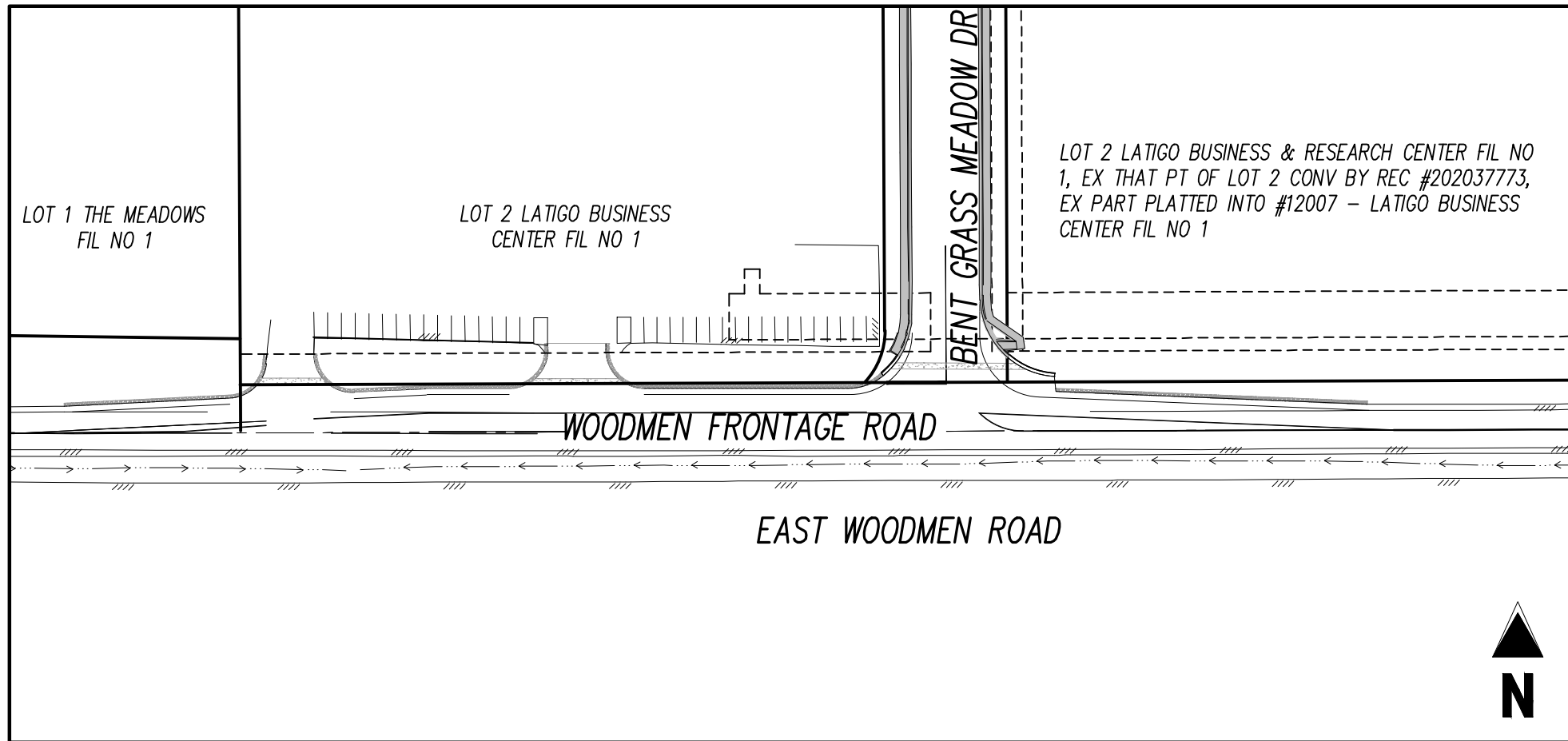
COLORADO SPRINGS UTILITIES (CSU)  
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150  
COLORADO SPRINGS, CO 80947-2150  
TEL: (719) 668-5573  
ATTN: AARON CASSIO  
EMAIL: ACASSIO@CSU.ORG

#### FIRE DEPARTMENT

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



VICINITY MAP  
0 200 500 1000  
SCALE: 1"=1000'



SITE MAP  
0 20 50 100  
SCALE: 1"=100'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	GENERAL NOTES & TYPICAL ROAD SECTION	C0.1
3	EXISTING CONDITIONS & DEMOLITION PLAN	C1.1
4	STREET IMPROVEMENT PLAN	C2.1
5	DETAIL GRADING PLAN	C2.2
6	STREET IMPROVEMENT SECTIONS	C2.3
7	STREET IMPROVEMENT SECTIONS	C2.4
8	SIGNAGE & STRIPING PLAN	C3.1

### BASIS OF BEARING

THE EXISTING PROPERTY LINES SHOWN ARE APPROXIMATE. BASIS OF BEARINGS IS NOT PROVIDED FOR THIS PROJECT.

### BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK, MONUMENT 60.75  
DESCRIPTION: SET 2" ALUM CAP IN SW END OF HEADWALL OF CONC BOX CULVERT APPROX 500' EAST OF \_MEADOW DRIVE  
ELEVATION = 6892.53'  
NOTE: VERTICAL CONTROL VALUES ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT

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 POINOLING 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 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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / EDCM 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 BEYERS  
CHALLENGER COMMUNITIES, LLC  
DATE

### ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR WOODMEN FRONTAGE RD 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  
GALLOWAY & COMPANY, INC.  
DATE

PCD FILING NO. CDR-21-18

### COPYRIGHT

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PUBLIC IMPROVEMENT CONSTRUCTION PLANS  
FOR  
WOODMEN FRONTAGE RD. TURN LANE  
CHALLENGER COMMUNITIES, LLC

BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.  
FALCON, CO 80831 EL PASO COUNTY

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Project No:	CLH000024
Drawn By:	BLB
Checked By:	RGD
Date:	03/29/2022

COVER SHEET

C0.0

Sheet 1 of 8



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PUBLIC IMPROVEMENT CONSTRUCTION PLANS  
WOODMEN FRONTAGE RD. TURN LANE  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.  
FALCON, CO 80831 EL PASO COUNTY

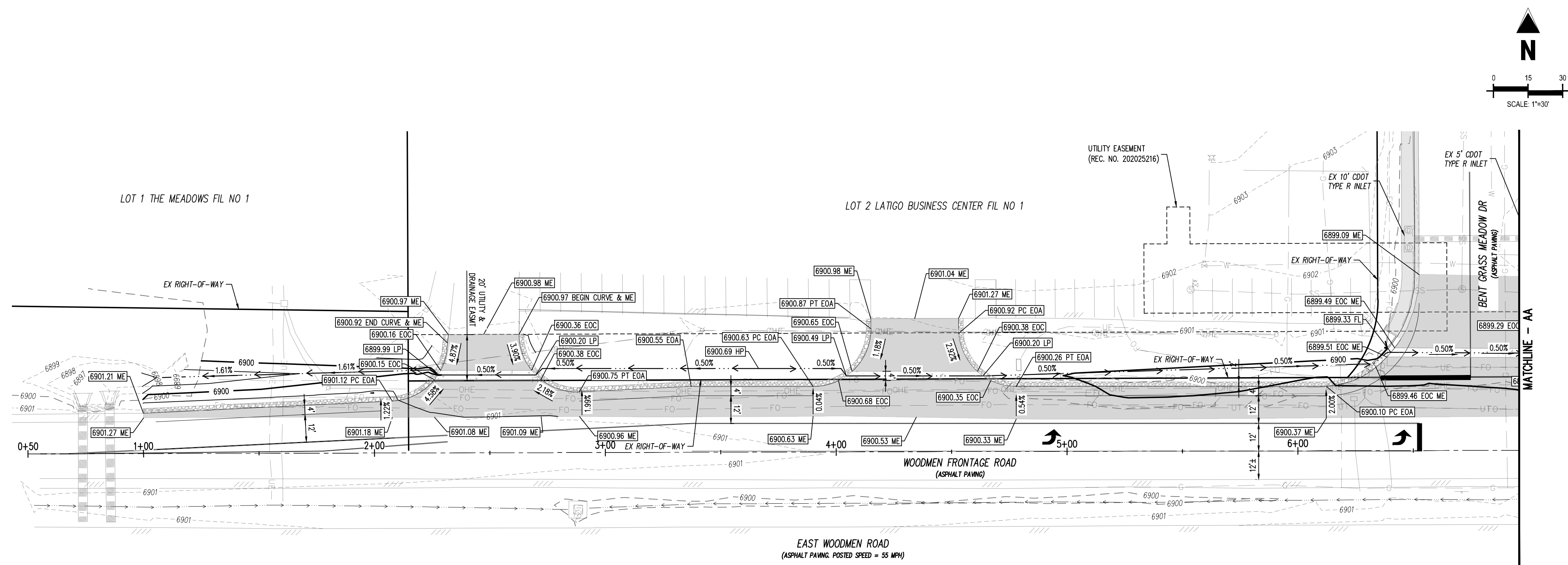
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Project No:	CLH000024
Drawn By:	BLB
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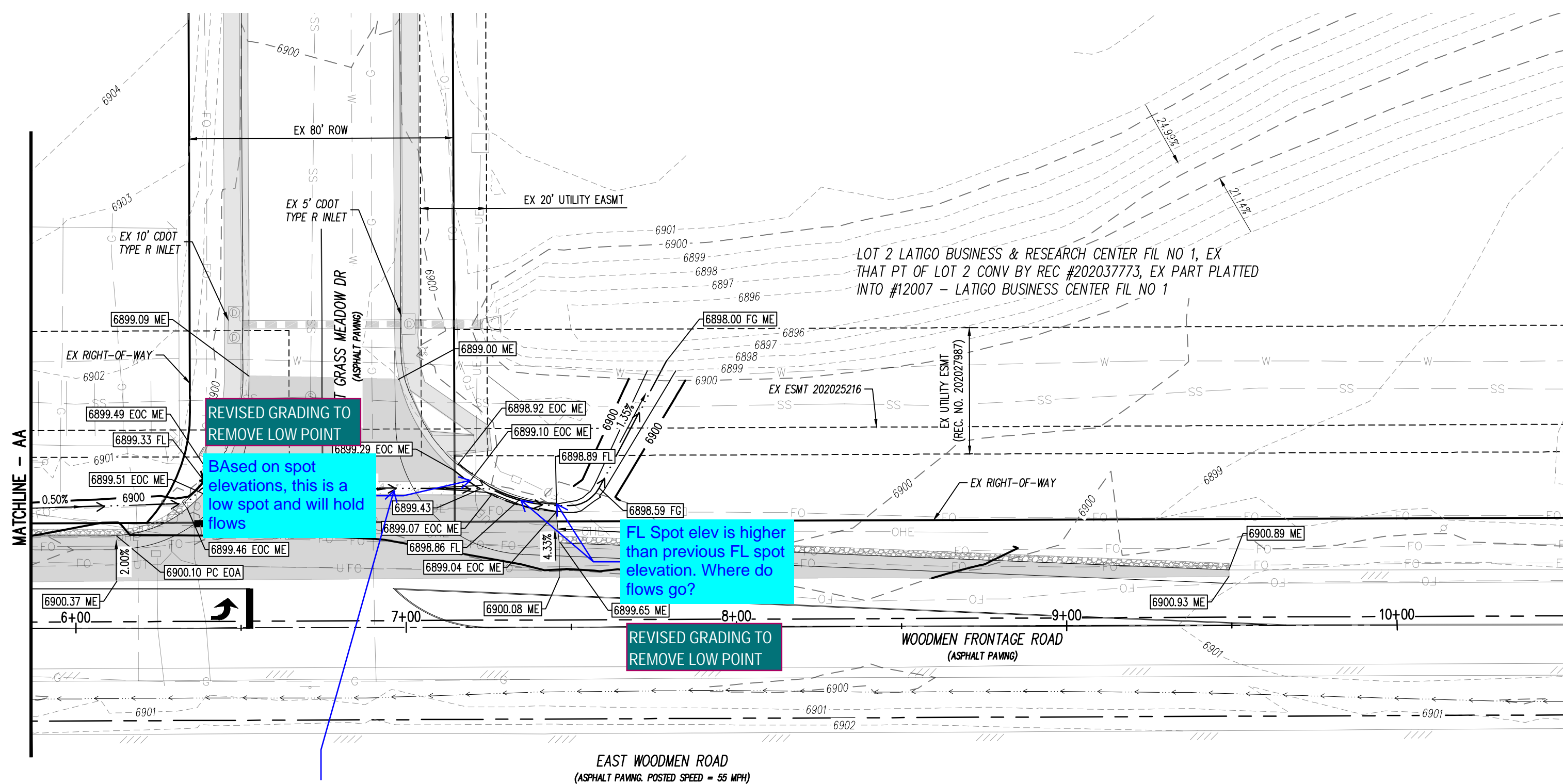
## DETAIL GRADING PLAN

## C2.2

Sheet 5 of 8



WOODMEN FRONTAGE ROAD  
SCALE: 1"=30'



WOODMEN FRONTAGE ROAD  
SCALE: 1"=30'

use standard EPC  
8' cross pan

REVISED TO 8'  
CONCRETE CROSS PAN

LEGEND

- |  |  |
|--|--|
|  | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                             |
|  | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING RIGHT OF WAY LINE                         |
|  | PROPOSED RIGHT OF WAY LINE                         |
|  | EXISTING LOT LINE                                  |
|  | PROPOSED LOT LINE                                  |
|  | EXISTING EASEMENT                                  |
|  | PROPOSED EASEMENT                                  |
|  | EXISTING ROADWAY CENTER LINE                       |
|  | PROPOSED ROADWAY CENTER LINE                       |
|  | 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                  |
|  | PROPOSED SWALE WITH FLOW DIRECTION                 |

CONTRACTORS NOTE:

ALL EXISTING UNDERGROUND UTILITIES LOCATIONS APPROXIMATELY SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NOT BEEN PERFORMED.

## BASIS OF BEARING

THE EXISTING PROPERTY LINES SHOWN ARE APPROXIMATE. BASIS OF BEARINGS IS NOT PROVIDED FOR THIS PROJECT.

## BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK,  
MONUMENT BL75  
DESCRIPTION: SET 2" ALUM CAP IN SW END OF HEADWALL OF CONC BOX CULVERT APPROX 500'  
EAST OF MEADOW DRIVE  
ELEVATION = 6892.53'  
NOTE: VERTICAL CONTROL VALUES ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929  
AND THE 1960 SUPPLEMENTARY ADJUSTMENT

NOTES:

1. CONTRACTOR TO COORDINATE WITH OWNER AND DETERMINE LOCATION OF STABILIZED STAGING AREA AND STOCKPILE LOCATIONS.
2. CONTRACTOR SHALL DEVELOP A CONSTRUCTION PLAN PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.

CAUTION - NOTICE TO CONTRACTOR

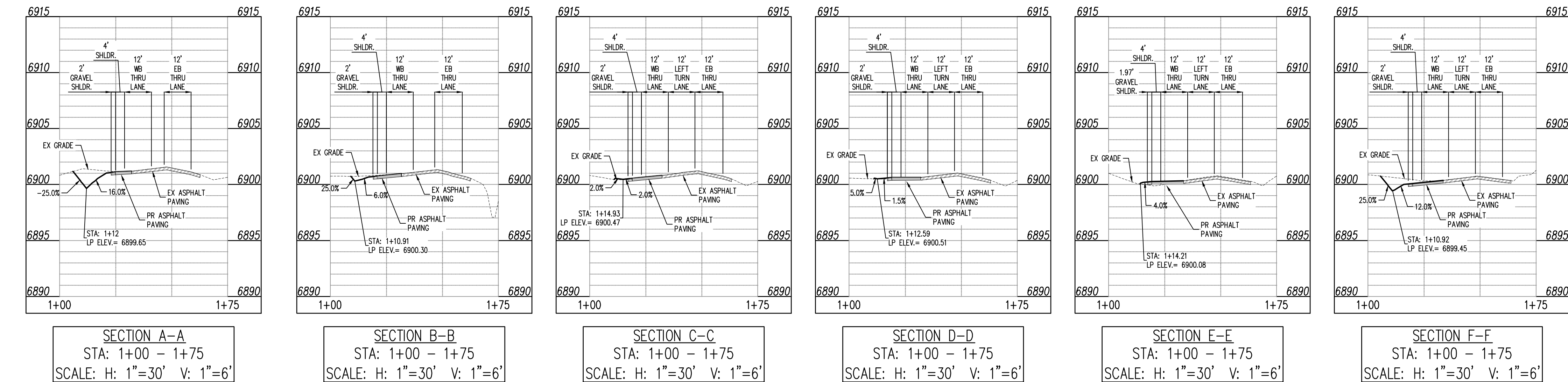
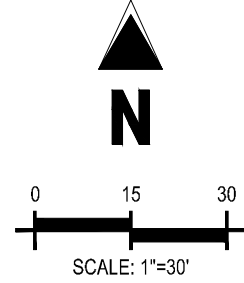
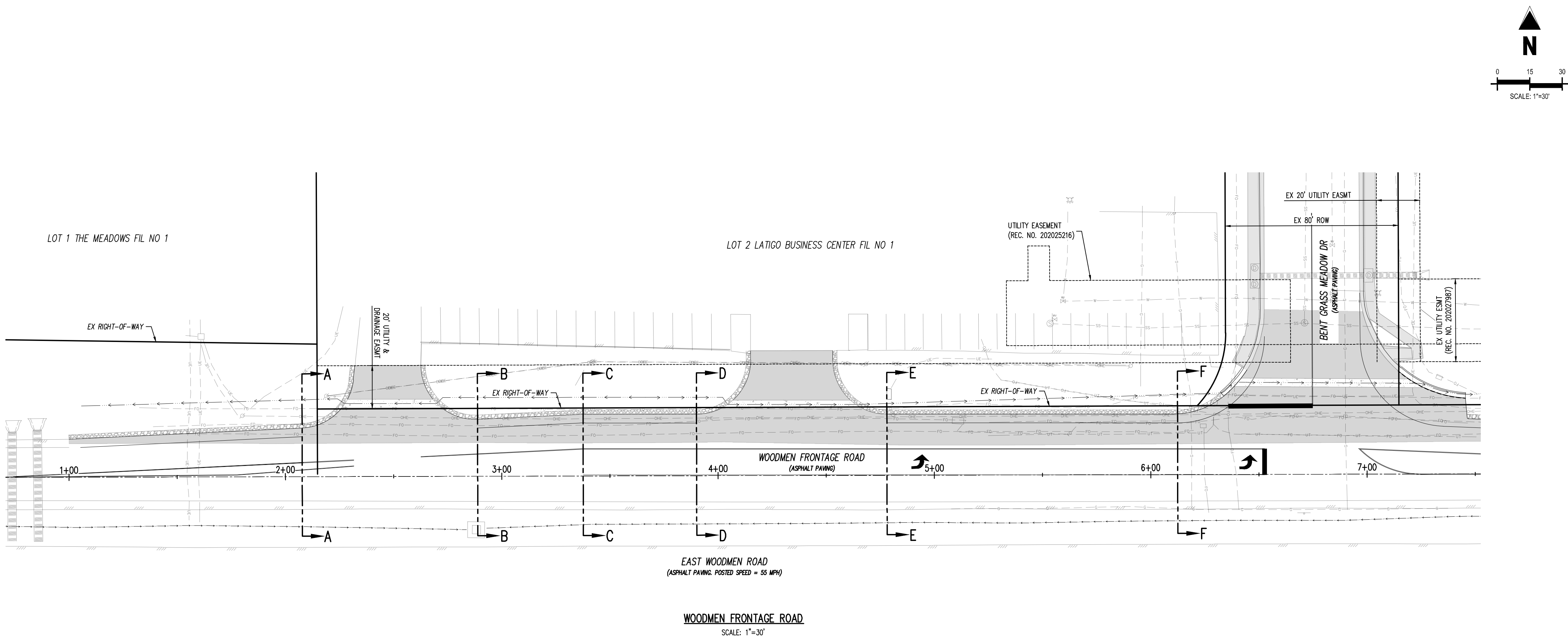
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY AND REPORT TO THE ENGINEER. IF AN ALTERNATE METHOD, REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 87**
- Know what's **below.**  
**Call** before you dig.



Know what's **below**.  
**Call** before you dig.



C:\Users\matt\OneDrive\Documents\Projects\2022\20220329\20220329\_C2.3 Street Improvement\20220329\_C2.3 Street Improvement.dwg, 20220329, 10:00 AM, 10:00 AM



Include location of ROW/Property & easement lines in sections.

ADDED ROW, PROPERTY LINES AND EASEMENT LINES WHEN APPLICABLE. MANY EASEMENTS LIE OUTSIDE LIMITS OF SECTIONS.

#### LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- 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
- PROPOSED CONCRETE
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #

**Galloway**

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

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**PUBLIC IMPROVEMENT CONSTRUCTION PLANS**  
**FOR**  
**WOODMEN FRONTAGE RD. TURN LANE**  
**FOR**  
**CHALLENGER COMMUNITIES, LLC**  
**BENTGRASS MEADOW DR. & WOODMEN FRONTAGE RD.**  
**FALCON, CO 80831 EL PASO COUNTY**

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Project No: CLH000024  
Drawn By: BLB  
Checked By: RGD  
Date: 03/29/2022

**STREET IMPROVEMENT SECTIONS**

**C2.3**

Sheet 6 of 8

#### CAUTION - NOTICE TO CONTRACTOR

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