





1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM THE PLANS OF ANY UTILITIES OR LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CONTINUING UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC COM APPENDIX K - 1.2C.
7. ALL INTERSECTION AREAS SHALL BE TO CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED CONFORM TO THE PLANNED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CIP INSTALLED SHALL BE VERIFIED BY OWNERS GEOLOGICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC COM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN PROVIDED BY OWNERS GEOLOGICAL ENGINEER. OWNERS GEOLOGICAL ENGINEER TO BE ON SITE AT THE END OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. SUB M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MARIACHI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MARIACHI 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH MOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PIPE WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF AAS / NSF 61.
13. ALL POTABLE WATER FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF AAS / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PIGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THROST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PORTAL ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSN, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

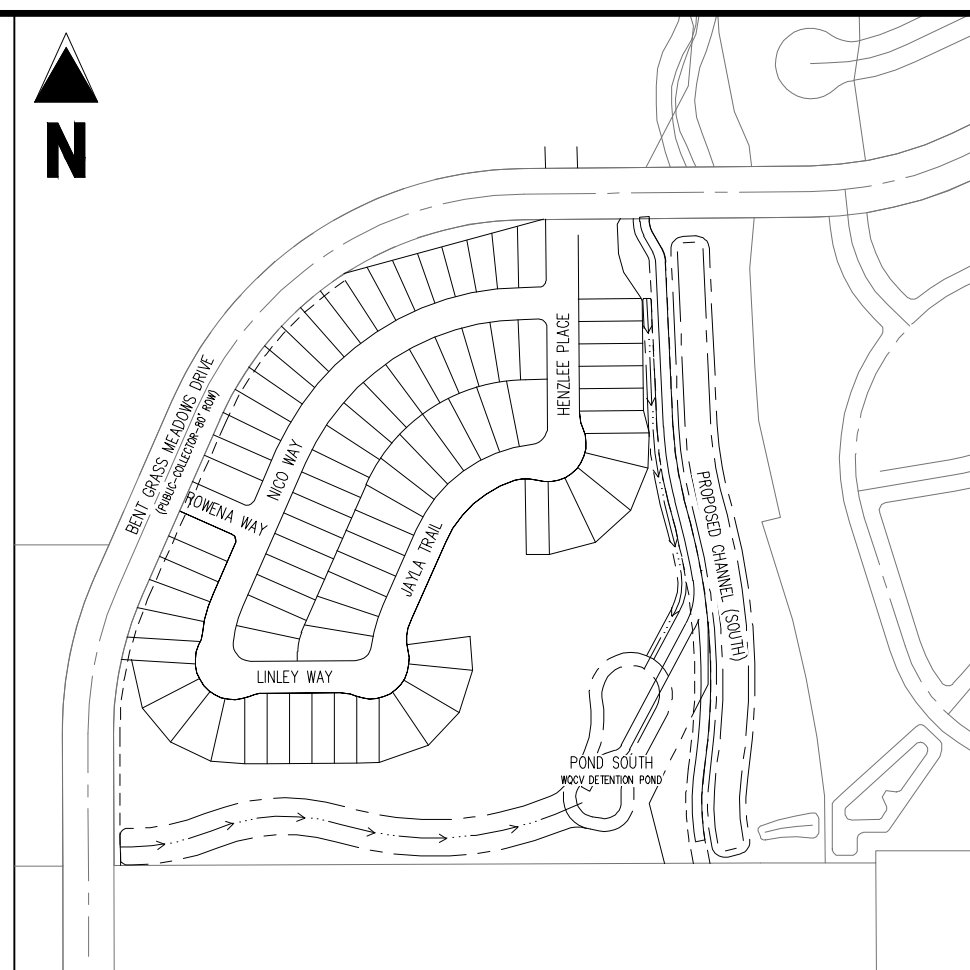
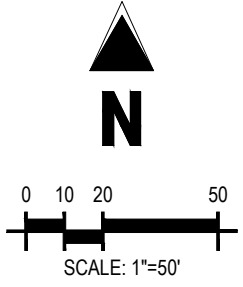
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DELETED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARD, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS II RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER PCD REQUIREMENTS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO POSE UNDER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D'SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON B-BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6"UPPER-LOWER CASE LETTERING ON B-BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8"UPPER-LOWER CASE LETTERING ON 18-BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE 'D-SERIES SIGNS SHALL MATCH PACE 235 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x 1.75" SQUARE TUBE SIGN POST AND SUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDD STANDARD S-614-B REGARDING USE OF THE P22 TUBULAR SIGN POST SUBPASTE DISCREION.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDD STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE 12" MINIMUM TYPE. STOP BARS SHALL BE 24"-WIDE. CROSSWALK MARKINGS SHALL BE 12" DEGREE AND 6" LONG PER CDD S-627-1.
12. ALL LONGITUDINAL SIGNS SHALL BE A MINIMUM 150MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDD S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (791) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



















Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/23/2021





**KEY MAP**  
SCALE: 1"=300'

### LEGEND

- |   |   |
|---|---|
|  | EXISTING PROPERTY LINE (PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                    |
|  | EXISTING CENTER LINE                      |
|  | PROPOSED CENTER LINE                      |
|  | EXISTING RIGHT OF WAY LINE                |
|  | PROPOSED RIGHT OF WAY LINE                |
|  | EXISTING LOT LINE                         |
|  | PROPOSED LOT LINE                         |
|  | EXISTING EASEMENT                         |
|  | PROPOSED EASEMENT                         |
|  | SIGHT DISTANCE LINE                       |
|  | EXISTING DRAINAGE FEATURE OUTLINE         |
|  | PROPOSED DRAINAGE FEATURE OUTLINE         |
|  | EXISTING SWALE WITH FLOW DIRECTION        |
|  | PROPOSED SWALE WITH FLOW DIRECTION        |
|  | 100-YR FEMA FLOODPLAIN                    |
- 

51'

15'

100-YR

PROPOSED LOT NUMBER

EXISTING LOT NUMBER

## 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 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"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 L# 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 IT 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.
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-HOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's **below**.  
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**Galloway**

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Colorado Springs, CO 80920  
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[GallowayUS.com](http://GallowayUS.com)



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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1

# CHALLENGER COMMUNITIES, LLC

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

[illegible]

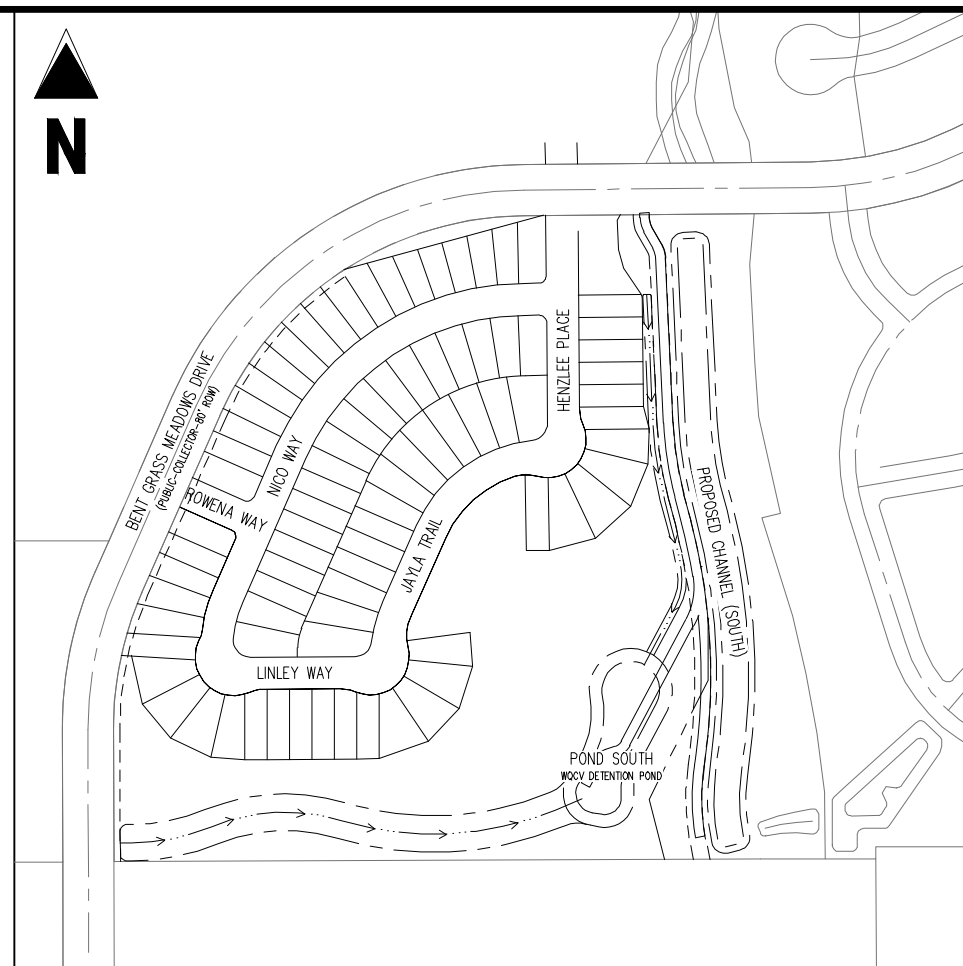
Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/16/2021

## HORIZONTAL CONTROL

# C1.0

Sheet 3 of 17





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# CHALLENGER HOMES

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FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000018
Drawn By:	TPT
Checked By:	RGD
Date:	06/23/2021

## PHASING PLAN



Know what's **below**.  
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## C1.1

Sheet 4 of 17

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°13'46"W AND MONUMENTED AS SHOWN:

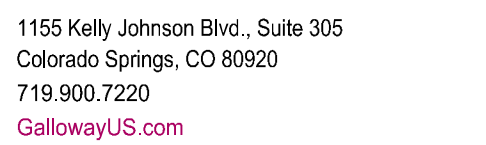
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A  
YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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'Challenger Homes Inc CO, El Paso County-CLH10018-Smart Grass Filing 3/CAD03-CDPUBICLH18 C1.0 Overall Site Plan.dwg - 7/16/2021





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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1

CHALLENGER COMMUNITIES, LLC

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

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## DEMO PLAN

## C1.2

Sheet 5 of 17

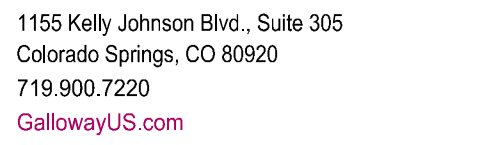


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BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

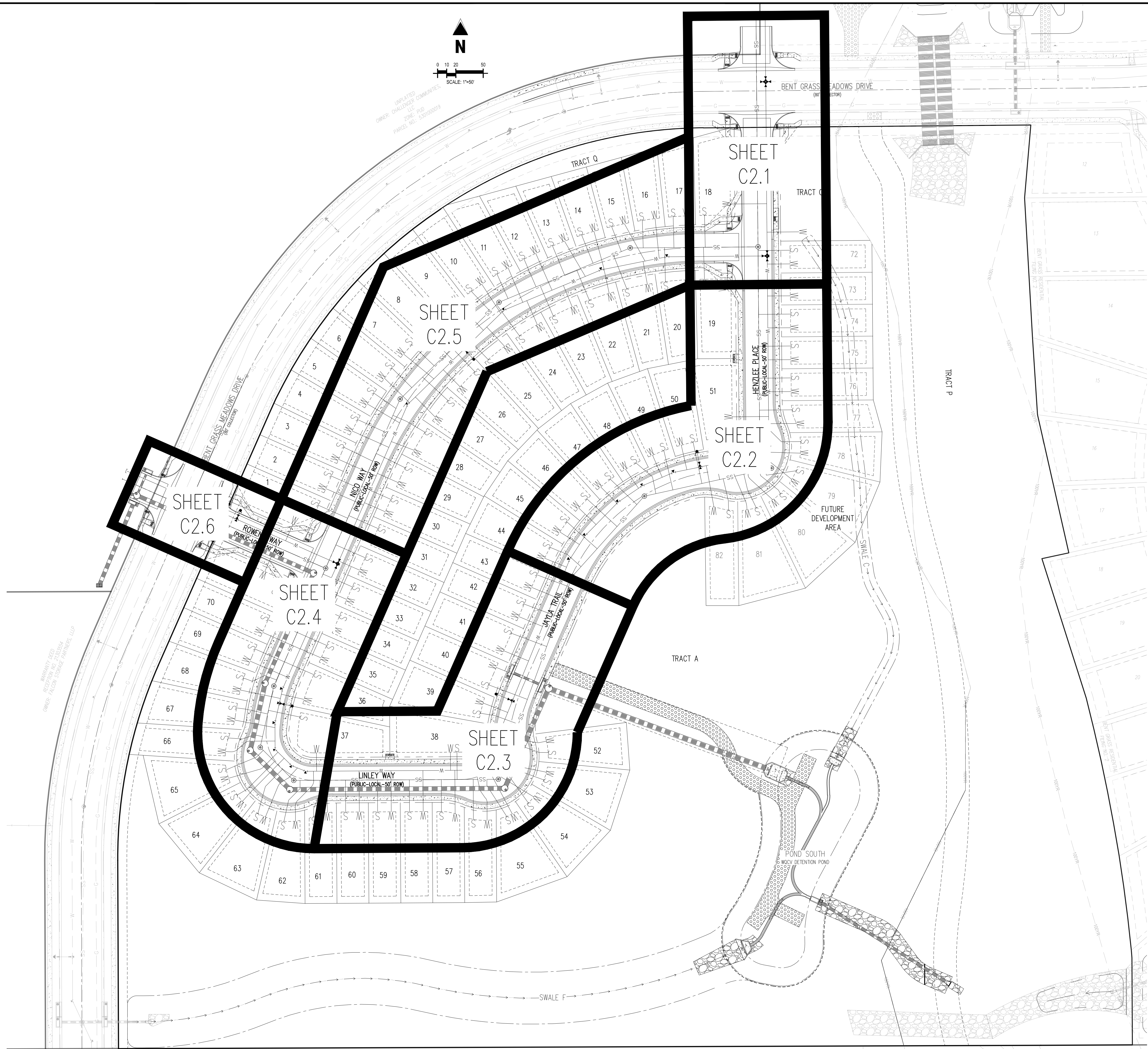
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Project No:	CLH000018
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Date:	06/23/2021

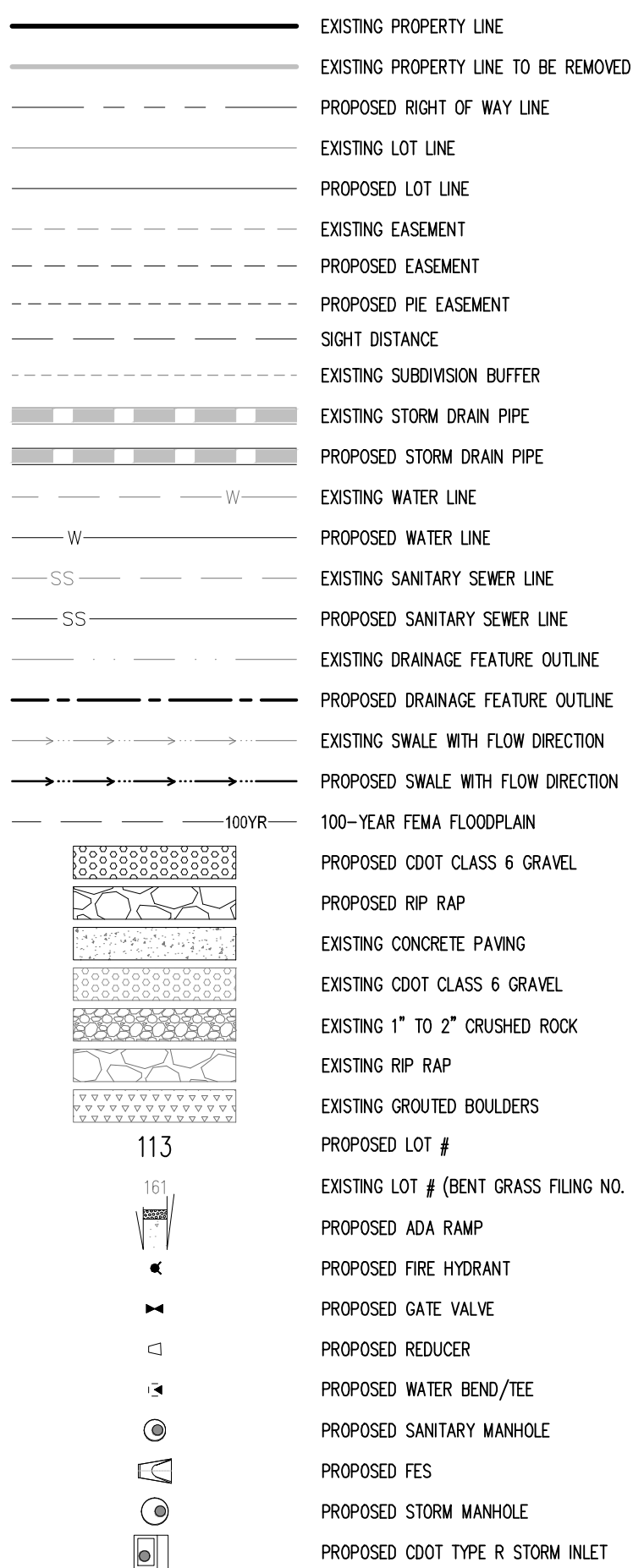
ROADWAY PLAN & PROFILE  
KEY MAP

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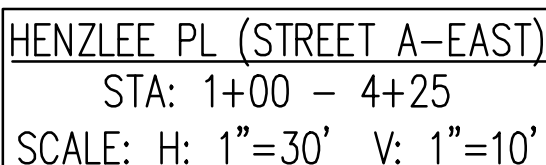
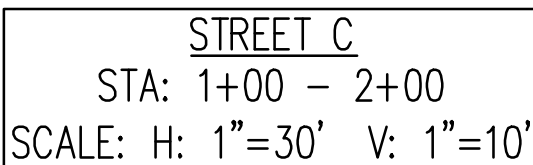
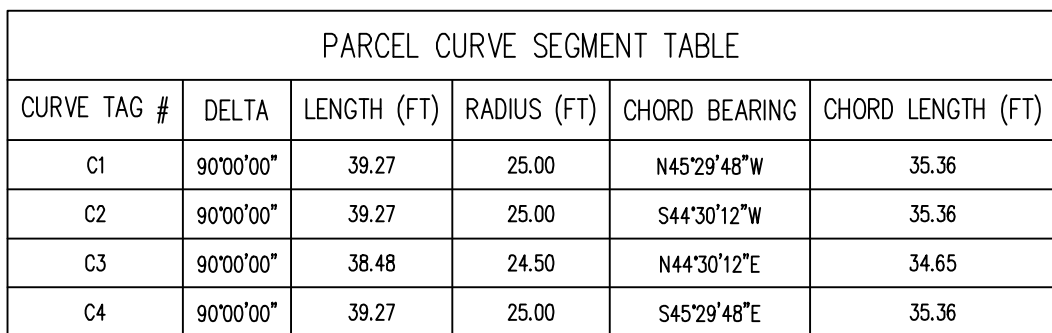
Sheet 6 of 17



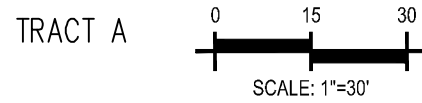




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Profile view of the proposed road grade and existing ground. The vertical axis shows elevation in feet (6930 to 6955) and the horizontal axis shows stationing (4+25 to 8+25). The proposed grade is a solid black line with a -0.80% slope. The existing ground is a dashed black line. A vertical curve is shown with a 100-foot length and a 2-foot depth. The curve starts at station 6+00 and ends at station 6+80. The curve is defined by a 100-foot length and a 2-foot depth.

Station	Proposed Grade (ft)	Existing Ground (ft)
4+25	6944.83	6942.18
5+00	6944.34	6940.54
6+00	6943.94	6940.54
6+80	6942.75	6940.00
7+00	6942.35	6939.46
8+25	6941.75	6938.71

NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET
3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED








































(C1) CURVE TABLE 10

- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- (B) PROPOSED 10' CURB TRANSITION
- (C) PROPOSED 5' CURB TRANSITION

A detailed map of the proposed development area. A north arrow is located in the top left corner. The map shows a curved residential street layout with several streets labeled: 'POND SOUTH' (with a note 'NO DEVELOPMENT'), 'POND NORTH', 'POND EAST', 'POND WEST', 'POND SOUTH' (with a note 'NO DEVELOPMENT'), 'POND NORTH', 'POND EAST', 'POND WEST', 'POND SOUTH' (with a note 'NO DEVELOPMENT'), 'POND NORTH', 'POND EAST', 'POND WEST', 'POND SOUTH' (with a note 'NO DEVELOPMENT'). The map also shows a 'POND SOUTH' area with a note 'NO DEVELOPMENT'. The map includes a north arrow and a scale bar.

KEY MAP  
SCALE: 1"=300'

LEGEND

- |   |   |
|---|---|
|          | EXISTING PROPERTY LINE                  |
|          | EXISTING PROPERTY LINE TO BE REMOVED    |
|          | PROPOSED RIGHT OF WAY LINE              |
|          | EXISTING LOT LINE                       |
|          | PROPOSED LOT LINE                       |
|          | EXISTING EASEMENT                       |
|          | PROPOSED EASEMENT                       |
|          | PROPOSED P/E EASEMENT                   |
|          | SIGHT DISTANCE                          |
|          | EXISTING SUBDIVISION BUFFER             |
|          | EXISTING STORM DRAIN PIPE               |
|          | PROPOSED STORM DRAIN PIPE               |
|  W       | EXISTING WATER LINE                     |
|  W       | PROPOSED WATER LINE                     |
|  SS      | EXISTING SANITARY SEWER LINE            |
|  SS      | PROPOSED SANITARY SEWER LINE            |
|          | EXISTING DRAINAGE FEATURE OUTLINE       |
|          | PROPOSED DRAINAGE FEATURE OUTLINE       |
|        | EXISTING SWALE WITH FLOW DIRECTION      |
|  100YR | PROPOSED SWALE WITH FLOW DIRECTION      |
|  100YR | 100-YEAR FEMA FLOODPLAIN                |
|        | PROPOSED CDOOT CLASS 6 GRAVEL           |
|        | PROPOSED RIP RAP                        |
|        | EXISTING CONCRETE PAVING                |
|        | EXISTING CDOOT CLASS 6 GRAVEL           |
|        | EXISTING 1" TO 2" CRUSHED ROCK          |
|        | EXISTING RIP RAP                        |
|        | EXISTING GROUTED BOULDERS               |
|        | PROPOSED LOT #                          |
|        | EXISTING LOT # (BENT GRASS FLING NO. 2) |
|        | PROPOSED ADA RAMP                       |
|        | PROPOSED FIRE HYDRANT                   |
|        | PROPOSED GATE VALVE                     |
|        | PROPOSED REDUCER                        |
|        | PROPOSED WATER BEND/TEE                 |
|        | PROPOSED SANITARY MANHOLE               |
|        | PROPOSED FES                            |
|        | PROPOSED STORM MANHOLE                  |
|        | PROPOSED CDOOT TYPE R STORM INLET       |

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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## 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 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

## BENCHMARK

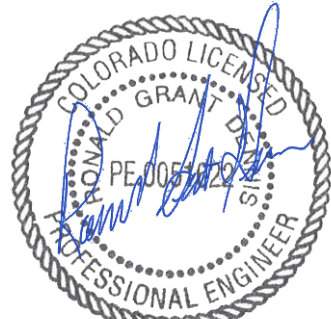
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L<sub>S</sub># 24954 ELEVATION = 6947.67

### 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.



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# CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1

CHALLENGER COMMUNITIES, LLC

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

[illegible]

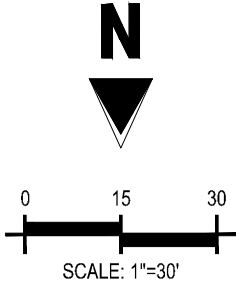
Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/23/2021

# JAYLA TRAIL STREET IMPROVEMENT PLAN

## C2.2

Sheet 8 of 17





LP STA: 8+75.89  
LP ELEV: 6941.46  
PI STA: 8+79.67  
PI ELEV: 6941.32  
K= 37.00  
LVC= 66.43'

WPCS: 8+46.45  
WPE: 6941.38

WPCS: 9+72.89  
WPE: 6941.25

1.00%

100-YR HGL

5-YR HGL

48" RCP  
235.34 LF @ 0.72%

48" RCP  
119.75 LF @ 1.09%

STA=MH07  
MH=CONCRETE (6')  
STA: 8+75.89  
ELEV: 6941.46  
INV. IN= 6929.48 (N=24")  
INV. OUT= 6929.48 (N=24")  
DEPTH= 14.30'

STA=MH08  
MH=CONCRETE (7')  
STA: 9+79.67  
ELEV: 6941.32  
INV. IN= 6929.28 (N=48")  
INV. OUT= 6929.28 (N=48")  
DEPTH= 12.80'

6920 6925 6930 6935 6940 6945 6950 6955

8+25 9+00 10+00 11+00 11+54.06

## NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
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6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

- (C) CURVE TABLE ID
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- (B) PROPOSED 10' CURB TRANSITION
- (C) PROPOSED 5' CURB TRANSITION

KEY MAP  
SCALE: 1"=300'

### LEGEND

- |  |  |
|--|--|
|  | EXISTING PROPERTY LINE                   |
|  | EXISTING PROPERTY LINE TO BE REMOVED     |
|  | PROPOSED RIGHT OF WAY LINE               |
|  | EXISTING LOT LINE                        |
|  | PROPOSED LOT LINE                        |
|  | EXISTING EASEMENT                        |
|  | PROPOSED EASEMENT                        |
|  | PROPOSED PIE EASEMENT                    |
|  | SIGHT DISTANCE                           |
|  | 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                 |
|  | 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 # (BENT GRASS FILING NO. 2) |
|  | PROPOSED ADA RAMP                        |
|  | PROPOSED FIRE HYDRANT                    |
|  | PROPOSED GATE VALVE                      |
|  | PROPOSED REDUCER                         |
|  | PROPOSED WATER BEND/TEE                  |
|  | PROPOSED SANITARY MANHOLE                |
|  | PROPOSED FES                             |
|  | PROPOSED STORM MANHOLE                   |
|  | PROPOSED CDOT TYPE R STORM INLET         |

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## BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A  
YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

### CAUTION – NOTICE TO CONTRACTOR

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# CHALLENGER HOMES

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FALCON MEADOWS AT BENT GRASS FILING NO. 1

CHALLENGER COMMUNITIES, LLC

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

[illegible]

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/23/2021

# LINLEY WAY STREET IMPROVEMENT PLAN

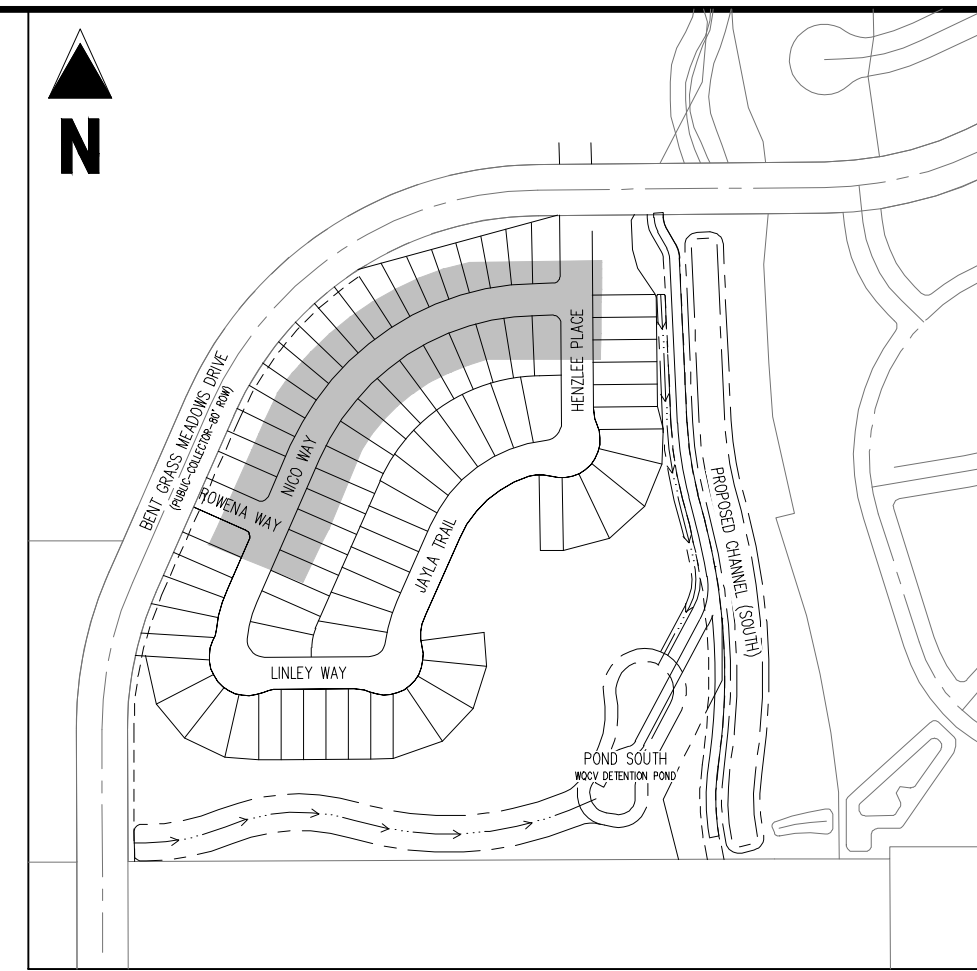
## C2.3

Sheet 9 of 17









### LEGEND

- |     |                                       |
|-----|---------------------------------------|
|     | EXISTING PROPERTY LINE                |
|     | EXISTING PROPERTY LINE TO BE REMOVED  |
|     | PROPOSED RIGHT OF WAY LINE            |
|     | EXISTING LOT LINE                     |
|     | PROPOSED LOT LINE                     |
|     | EXISTING EASEMENT                     |
|     | PROPOSED EASEMENT                     |
|     | PROPOSED PIE EASEMENT                 |
|     | SIGHT DISTANCE                        |
|     | 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              |
|     | 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 BOLLERS              |
| 113 | PROPOSED LOT #                        |
|     | EXISTING LOT # (BENT GRASS FLUNG NO.) |
|     | PROPOSED ADA RAMP                     |
|     | PROPOSED FIRE HYDRANT                 |
|     | PROPOSED GATE VALVE                   |
|     | PROPOSED REDUCER                      |
|     | PROPOSED WATER BEND/TEE               |
|     | PROPOSED SANITARY MANHOLE             |
|     | PROPOSED TES                          |
|     | PROPOSED STORM MANHOLE                |
|     | PROPOSED CDOT TYPE R STORM INLET      |

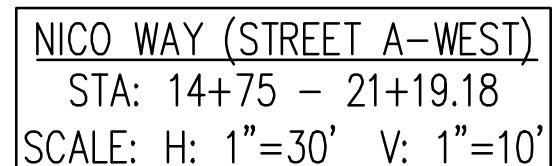


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CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC

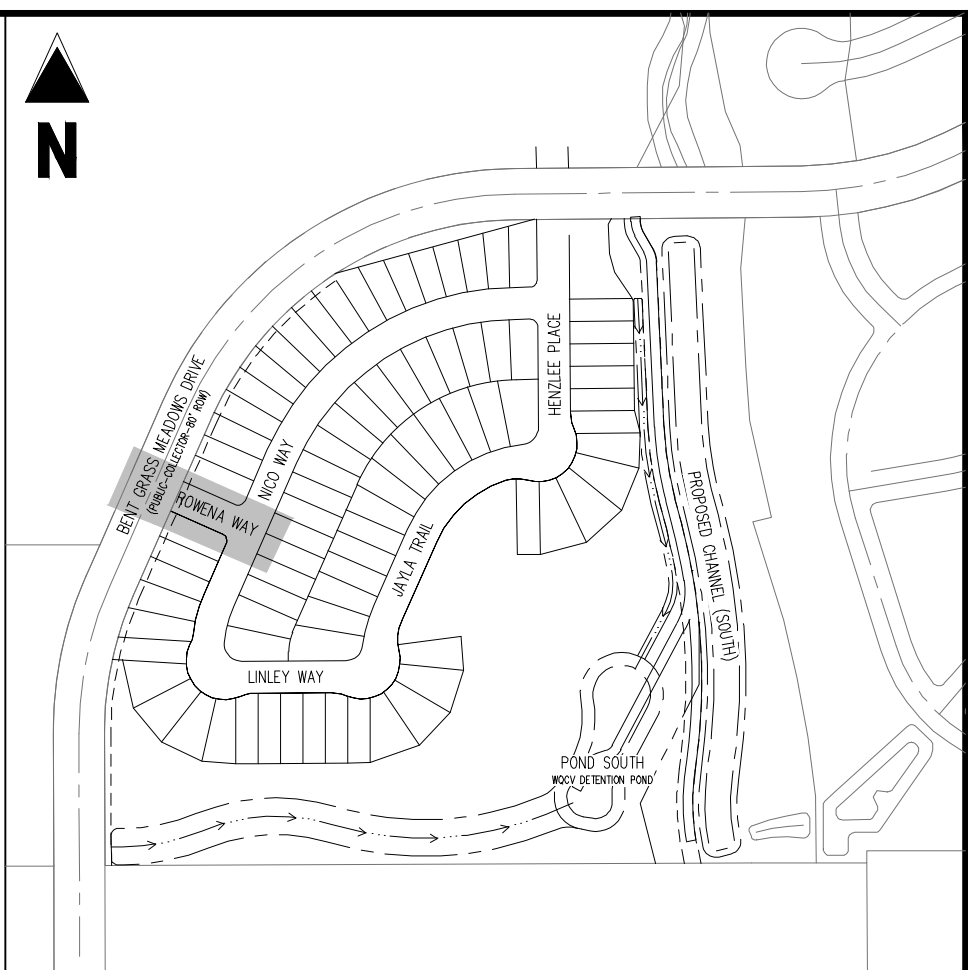
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C15	90°00'00"	31.42	20.00	N45°29'48"W	28.28
C16	90°00'00"	31.42	20.00	N44°30'12"E	28.28



1/Challenger Homes Inc/CO, El Paso County/CH100119-0491, Grass Filing, 3/CADD/3-CDD/PUBLIC/CH16\_C2.2\_Nico P&P.dwg • Brad Bishop • 7/16/2021







	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

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 GROUDED BOULDERS  
PROPOSED LOT #  
EXISTING LOT # (BENT GRASS FILL)  
PROPOSED ADA RAMP  
PROPOSED FIRE HYDRANT  
PROPOSED GATE VALVE  
PROPOSED REDUCER  
PROPOSED WATER BEND/TEE  
PROPOSED SANITARY MANHOLE  
PROPOSED FEES  
PROPOSED STORM MANHOLE  
PROPOSED CDOT TYPE R STORM

XX.XX	PROPOSED SPOT ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
SW	EDGE OF SIDEWALK
TR	TOP OF PED RAMP
BR	BOTTOM OF PED RAMP
CL	ROADWAY CENTER LINE
TBC	TOP BACK OF CURB
GB	GRADE BREAK
XXX	PROPOSED SLOPE ARROW

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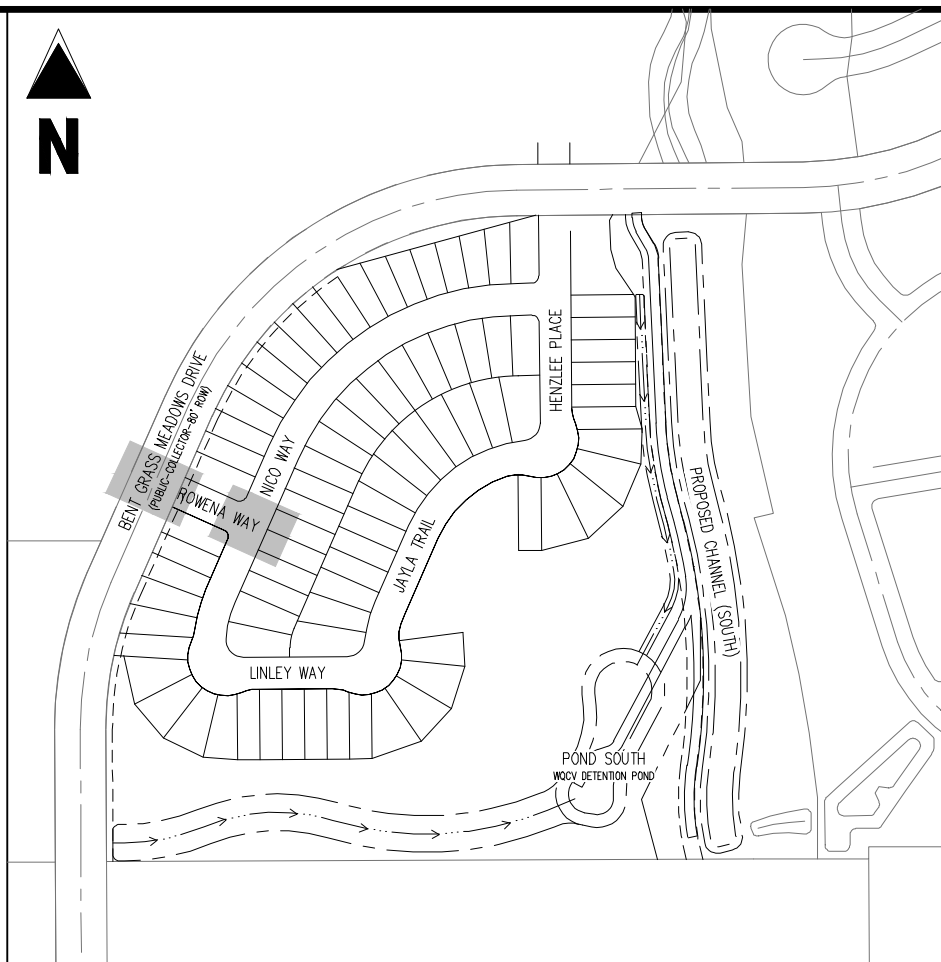
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THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L# 24954 ELEVATION = 6947.67

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## KEY MAP

SCALE: 1"=300'



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# CHALLENGER HOMES

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FALCON MEADOWS AT BENT GRASS FILING NO. 1

CHALLENGER COMMUNITIES, LLC

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

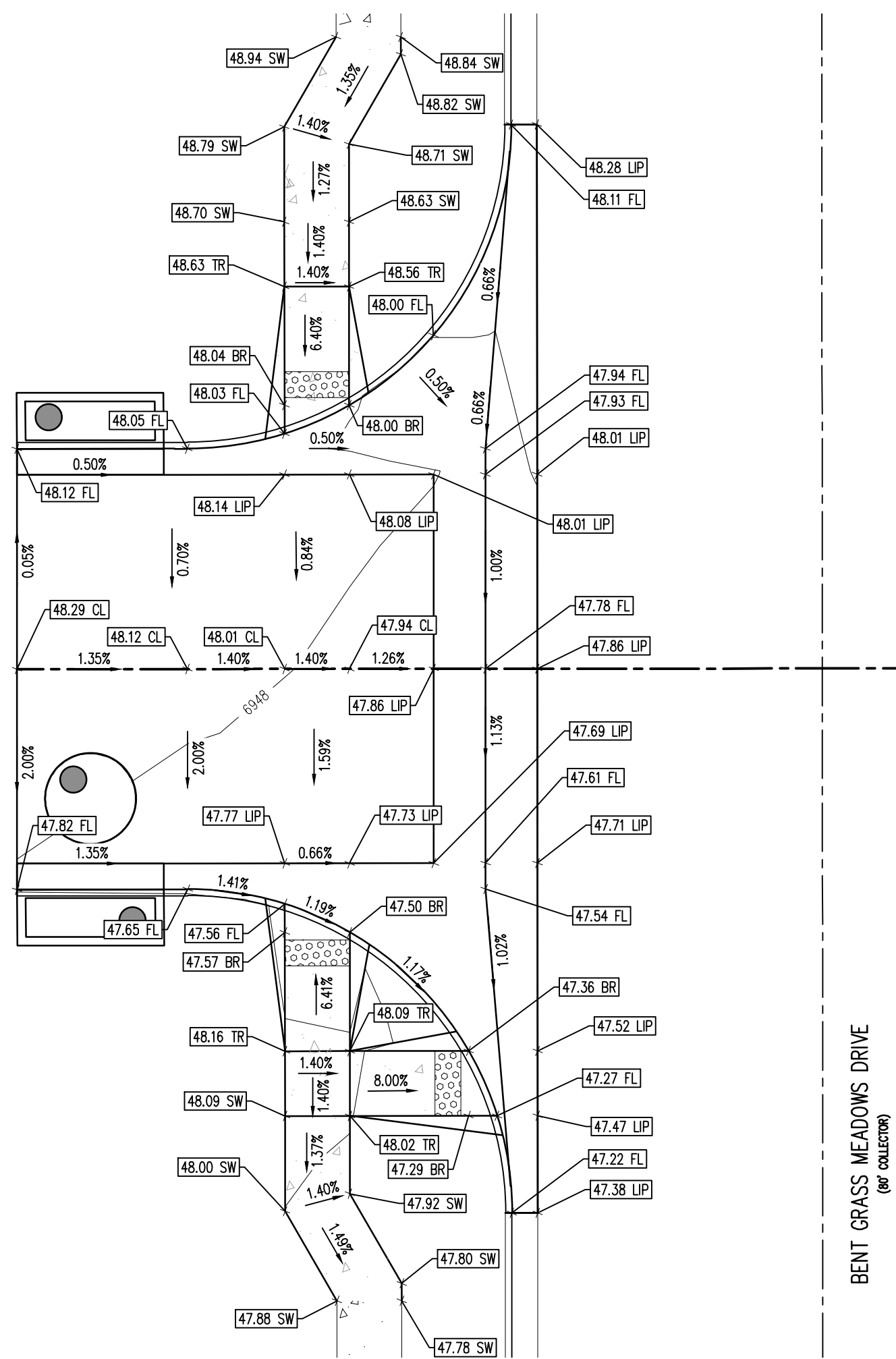
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Project No:	CLH000018
Drawn By:	TPT
Checked By:	RGD
Date:	09/10/2021

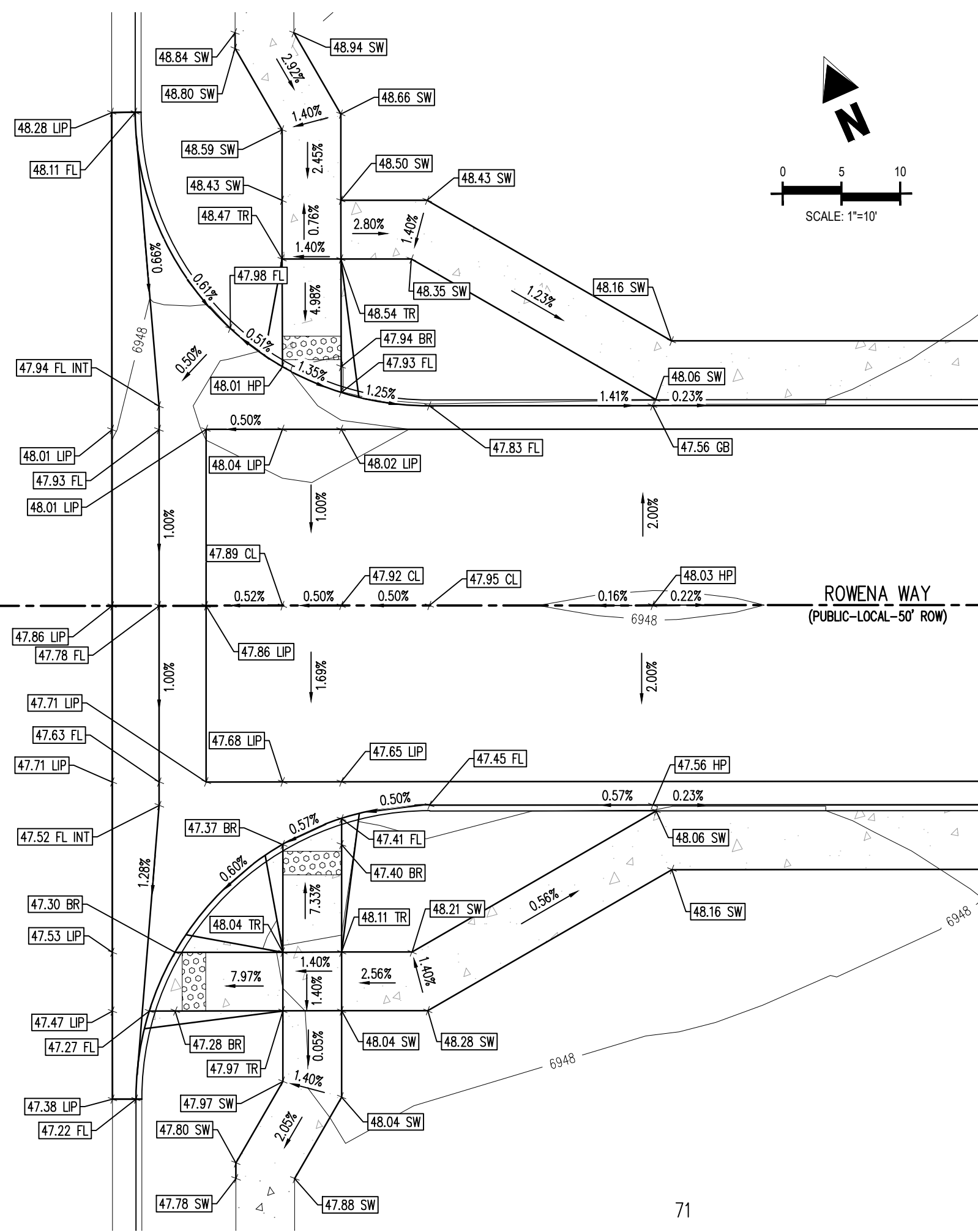
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## C2.7

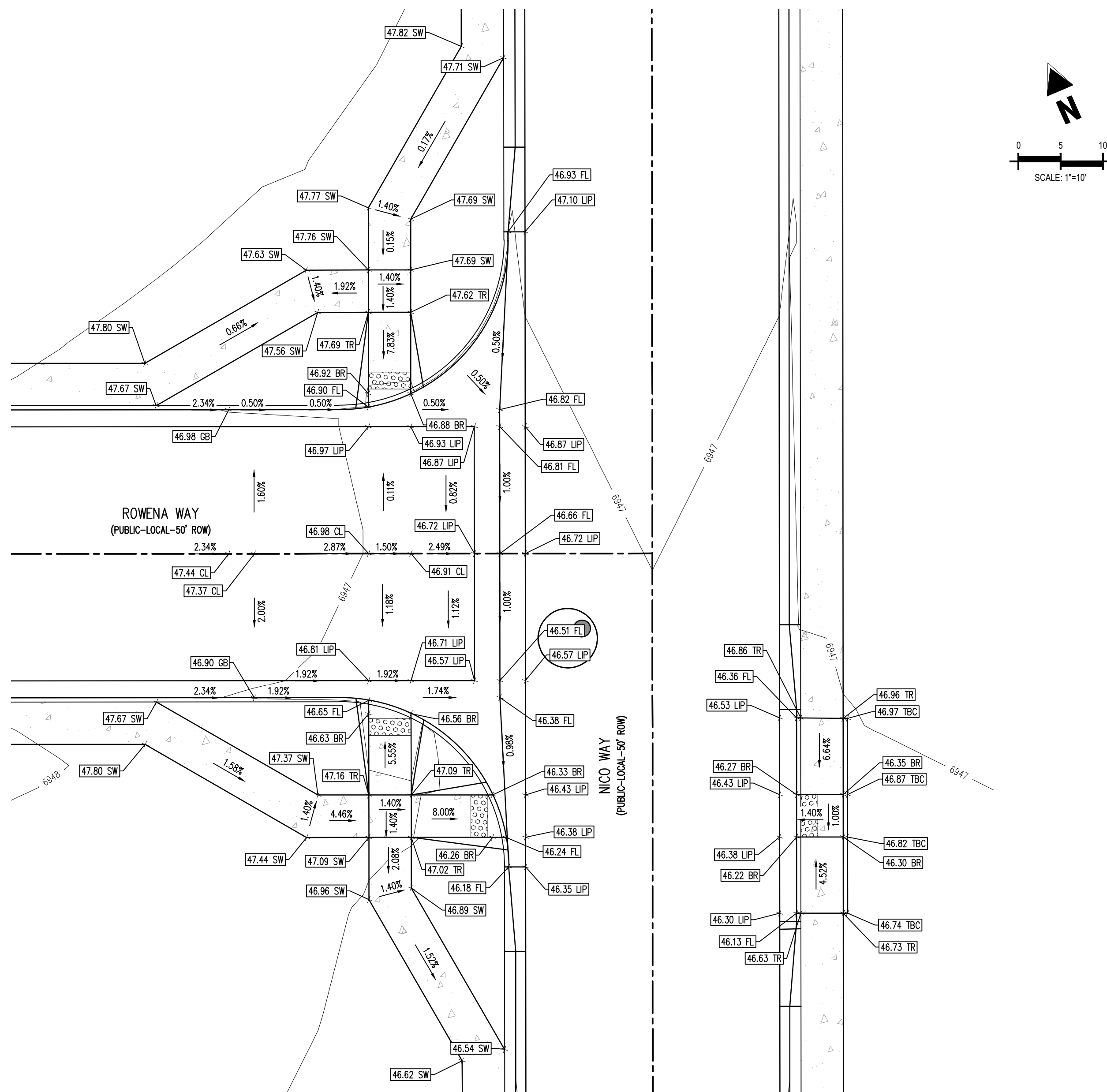
Sheet 13 of 17



BENT GRASS MEADOWS DR. &amp; ROWENA WAY DETAIL GRADING



NICO WAY & ROWENA WAY DETAIL GRADING





	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 CDOT CLASS 6 GRAVEL  
PROPOSED RIP RAP  
EXISTING CONCRETE PAVING  
EXISTING CDOT CLASS 6 GRAVEL  
EXISTING 1" TO 2" CRUSHED ROCK  
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PROPOSED ADA RAMP  
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PROPOSED SANITARY MANHOLE  
PROPOSED FES  
PROPOSED STORM MANHOLE  
PROPOSED CDOT TYPE R STORM INLET

XX.XX	PROPOSED SPOT ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
SW	EDGE OF SIDEWALK
TR	TOP OF PED RAMP
BR	BOTTOM OF PED RAMP
CL	ROADWAY CENTER LINE
TBC	TOP BACK OF CURB
GB	GRADE BREAK
XXX	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.

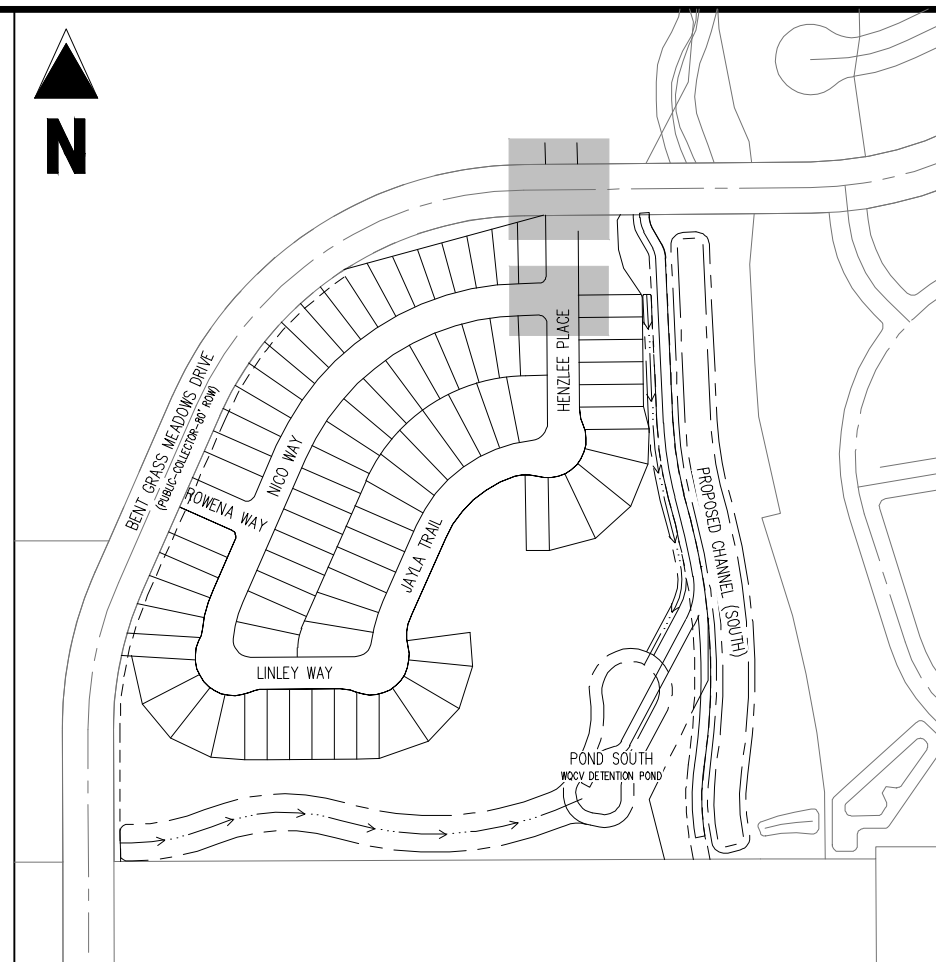
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A 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'

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)



09/20/2021

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# CHALLENGER HOMES

FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000018
Drawn By:	TPT
Checked By:	RGD
Date:	09/10/2021

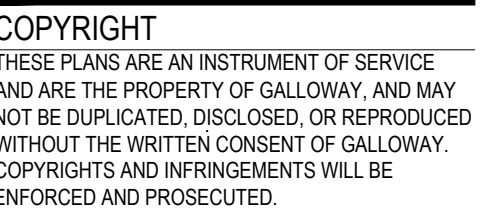
## INTERSECTION DETAILS

## C2.8

Sheet 14 of 17

Challenger Homes IncCO, El Paso County-CLH000018-Best Grass Fling 3CADD3-CDPUBICLH18\_C2\_7\_Intersection.s.dwg - Caleb Johnson - 9/10/2021





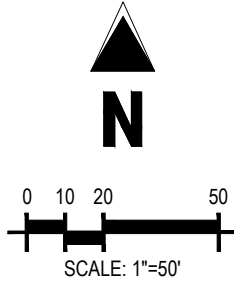
CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/16/2021

## SIGNAGE PLAN

Sheet 15 of 17



EXISTING PROPERTY LINE (PROJECT BOUNDARY)  
EXISTING PROPERTY LINE  
EXISTING RIGHT OF WAY LINE  
PROPOSED RIGHT OF WAY LINE  
EXISTING LOT LINE  
PROPOSED LOT LINE  
PROPOSED EASEMENT  
PROPOSED LOT NUMBER

- ① PROPOSED STOP SIGN, MUTCD SIGN R1-1
- ② PROPOSED STREET NAME SIGN, MUTCD SIGN D3-
- ③ PROPOSED TYPE III BARRICADE W/ MUTCD R11-2

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°13'46"W AND MONUMENTED AS SHOWN:

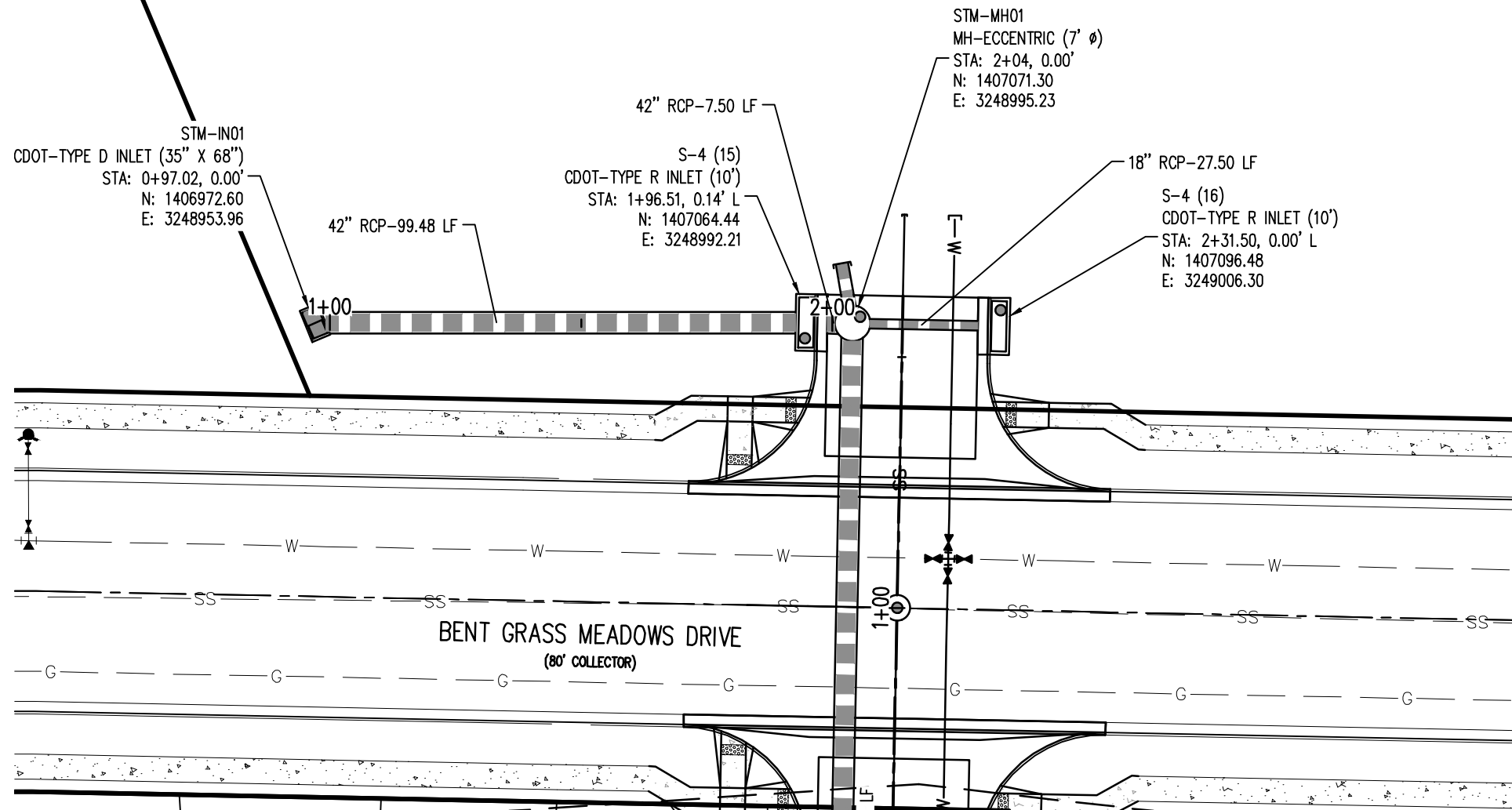
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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.

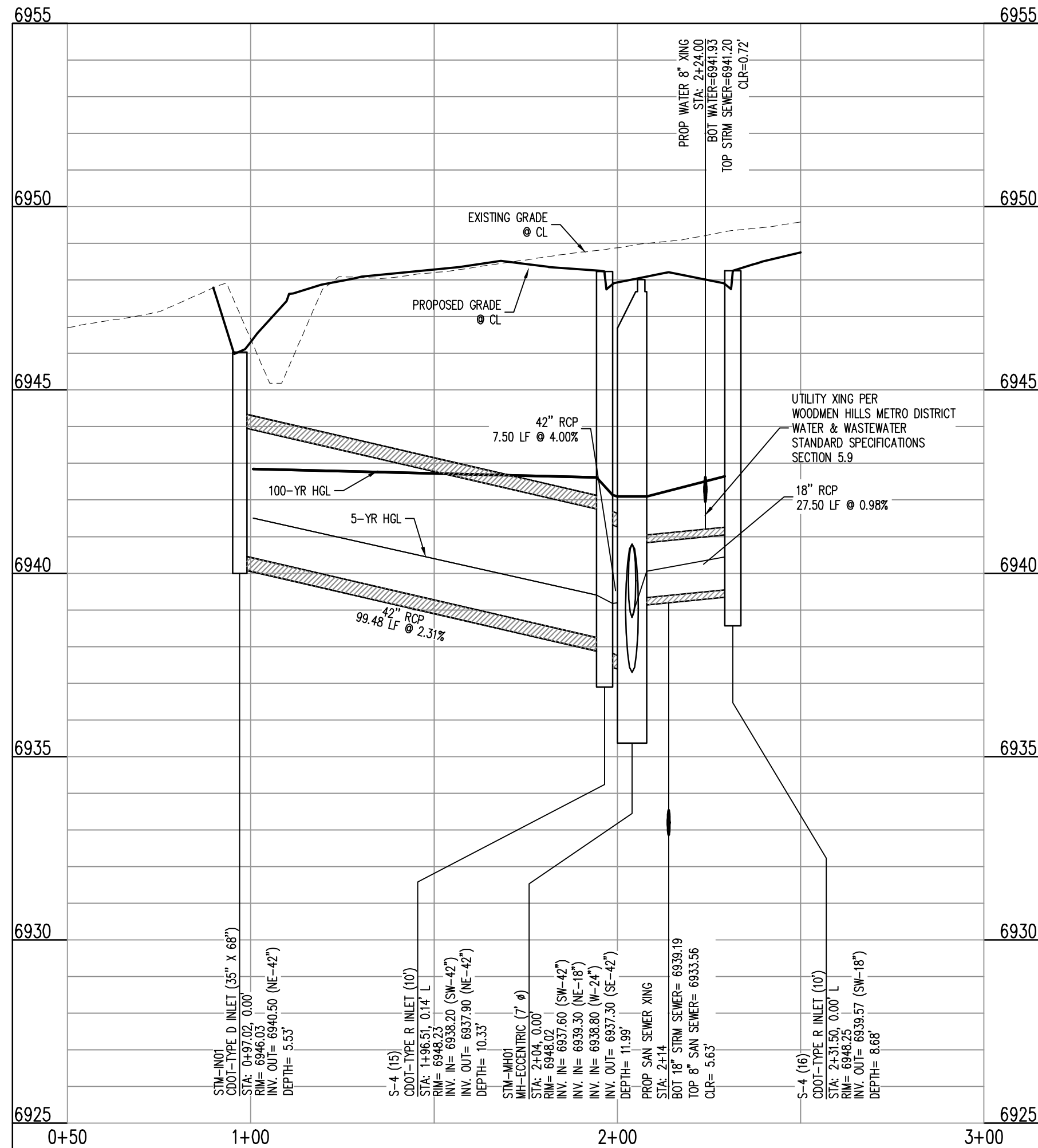
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



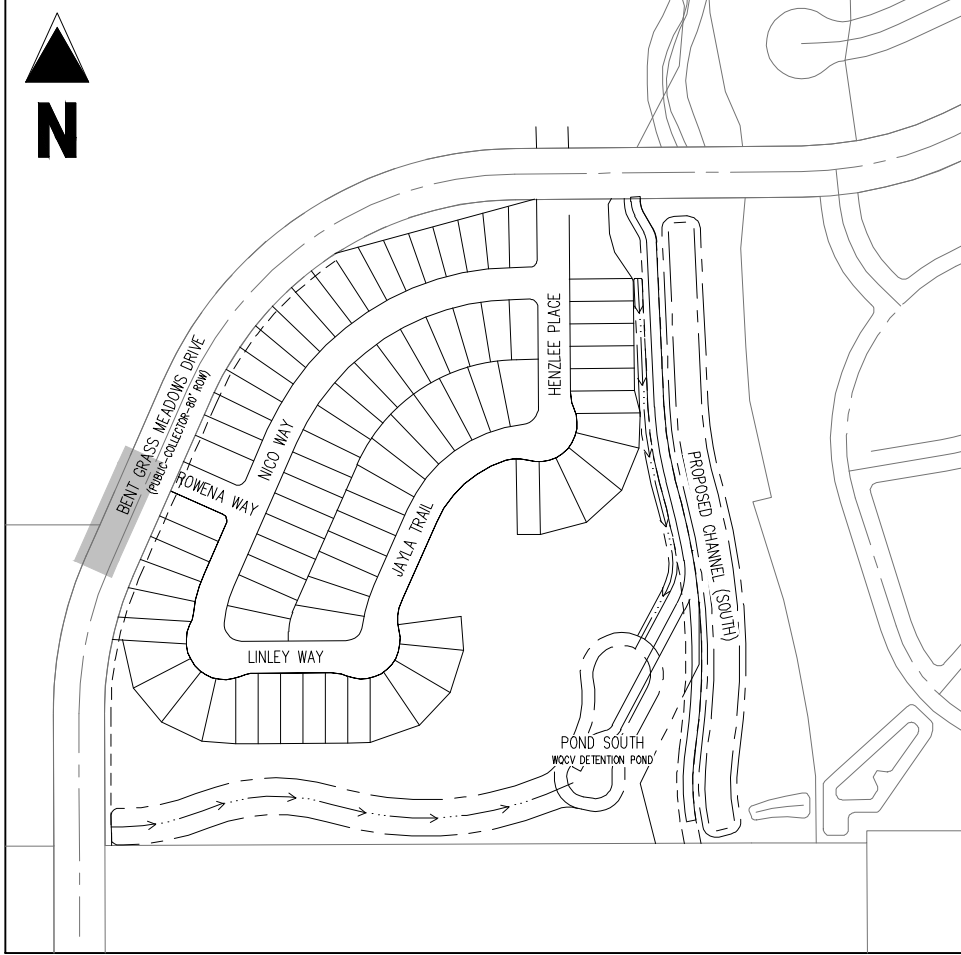
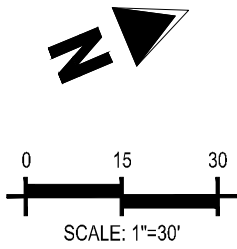




PLAN: STORM SEWER (STM C)  
STA:1+00.00 - 3+00.00



STM C  
STA: 0+50 - 3+00  
SCALE: H: 1"=30' V: 1"=3'



KEY MAP  
SCALE: 1"=300'

LEGEND

- 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-YR FEMA FLOODPLAIN
- 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 # (BENT GRASS FILING NO. 2)
- PROPOSED ADA RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED WATER BEND/TIE
- PROPOSED SANITARY MANHOLE
- PROPOSED FES
- PROPOSED STORM MANHOLE
- PROPOSED CDOT TYPE R STORM INLET

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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.

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 1, 113S, R65W AND THE WEST QUARTER CORNER SECTION 1, 113S, R65W IS N007°13'46"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 L#8 24954 ELEVATION = 6947.67

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 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.
- 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.



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CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC

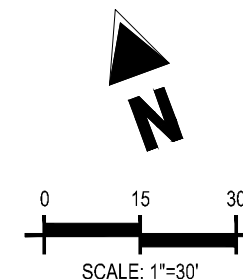
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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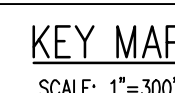
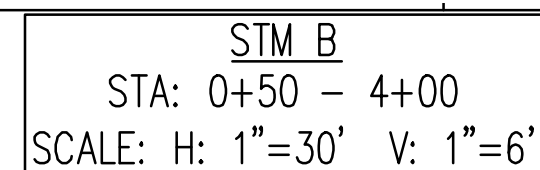
Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/23/2021

STORM SEWER PLAN & PROFILE





52



	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
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	100-YEAR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
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	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	PROPOSED GROUDED BOULDERS
	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
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THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR 1S# 24954 ELEVATION = 6947.67

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# CHALLENGER HOMES

FUR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	06/23/2021

## STORM SEWER PLAN & PROFILE

## C4.2

Sheet 17 of 17

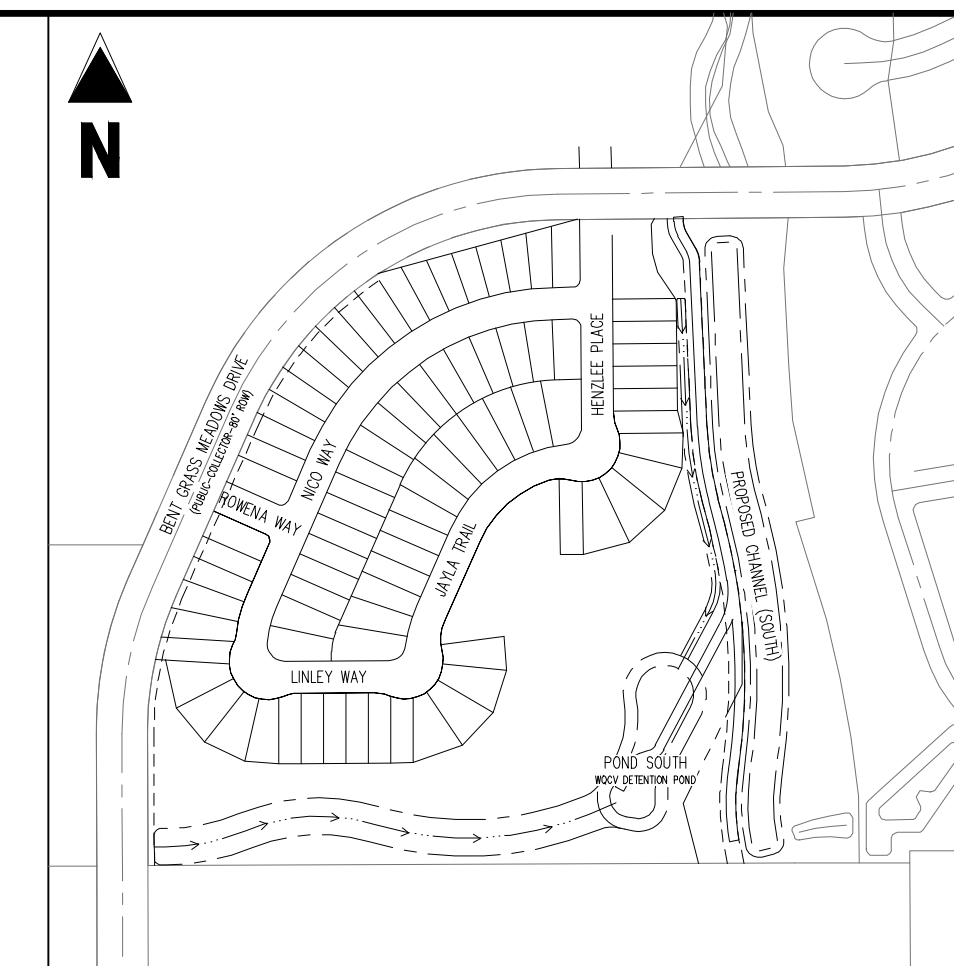
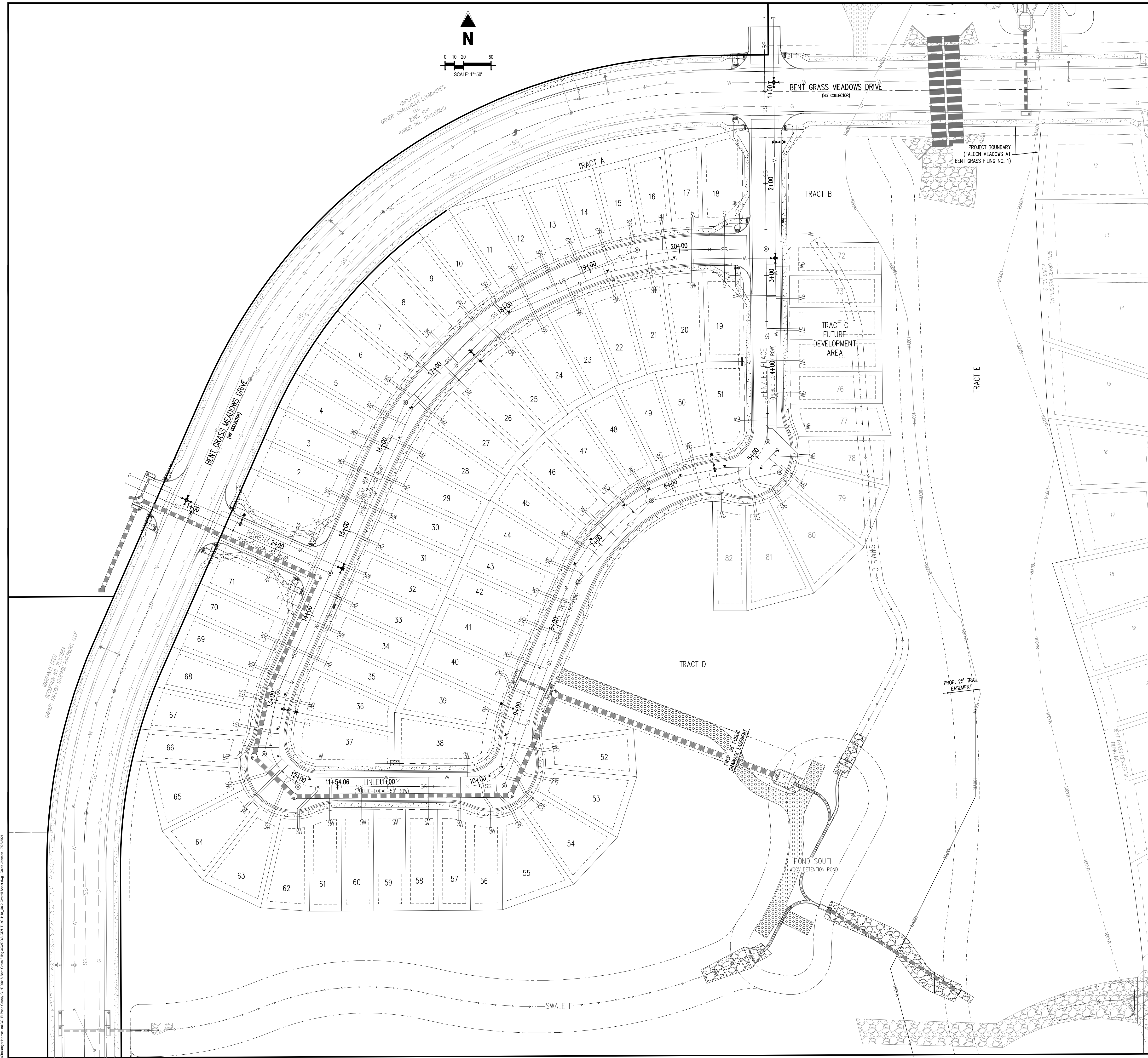












# BASIS OF BEARINGS


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 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS M00D34°34'W MONUMENTED AS SHOWN.

## BENCHMARK

THE SOUTHWESTERN CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR ISL 249534 ELEVATION = 6947.67

## CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT



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Call before you dig**

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)

COLOrado LICENSed  
PROFESSIONAL ENGINEER  
PE 0057422  
07/23/2021

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# CHALLENGER HOMES

WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## OVERALL UTILITY LAYOUT

U0.2  
Sheet 3 of 21






## 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 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"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 LS# 24954 ELEVATION = 6947.67

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The logo for the 811 service, featuring the number '811' in a stylized yellow font with a green outline, positioned above a green and white graphic that resembles a shovel or a stylized 'S' shape.

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

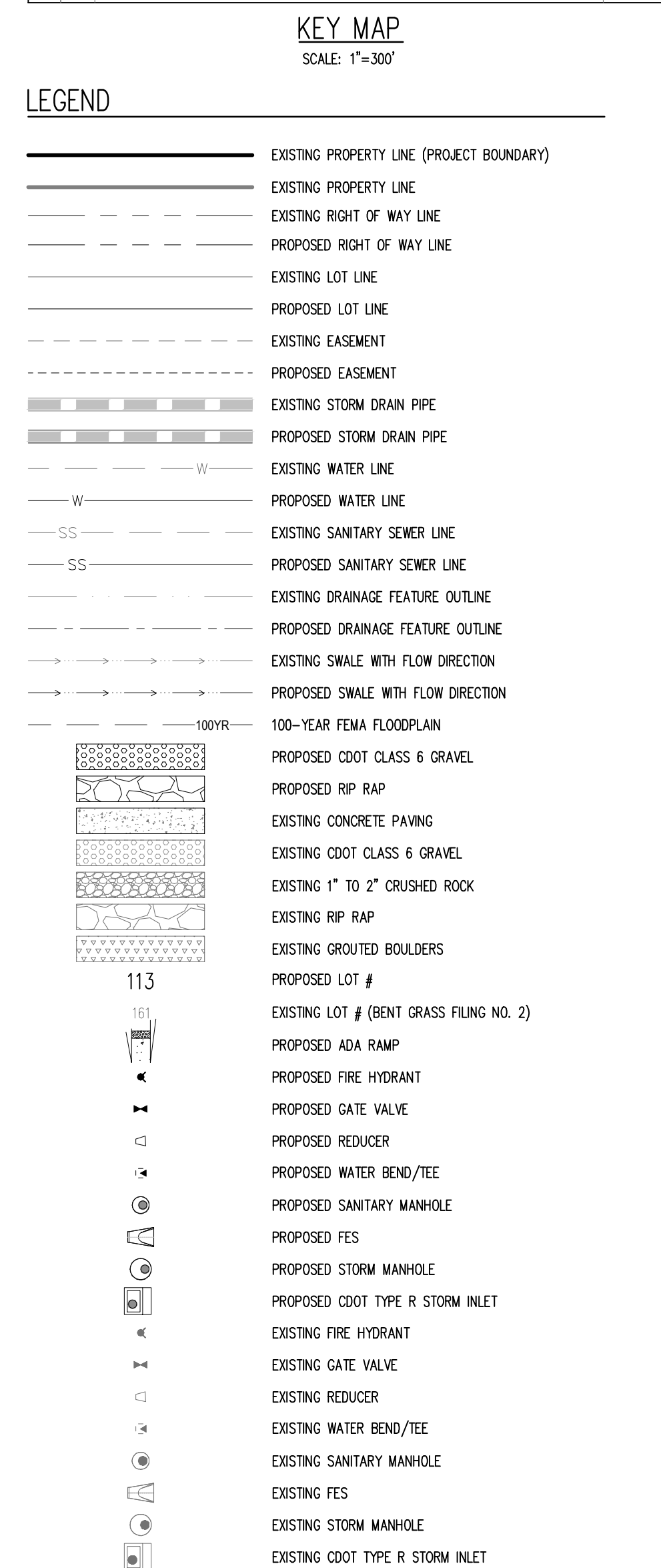
WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
  
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

[illegible]

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

PHASING PLAN (PHASE 1)





# 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 1, T15S, R6W AND THE WEST QUARTER CORNER SECTION 1, T15S, R6W IS N001°46'46"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 L5S 24954 ELEVATION = 6947.67

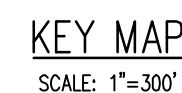
## CAUTION – NOTICE TO CONTRACTOR

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 IT 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 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



Know what's below  
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101

113

100-YR

EXISTING PROPERTY LINE (PROJECT BOUNDARY)

EXISTING PROPERTY LINE

EXISTING RIGHT OF WAY LINE

PROPOSED RIGHT OF WAY LINE

EXISTING LOT LINE

PROPOSED LOT LINE

EXISTING EASEMENT

PROPOSED EASEMENT

EXISTING DRAINAGE FEATURE OUTLINE

PROPOSED DRAINAGE FEATURE OUTLINE

EXISTING SWALE WITH FLOW DIRECTION

PROPOSED SWALE WITH FLOW DIRECTION

100-YR FEMA FLOODPLAIN

PROPOSED CDOT CLASS 6 & GRAVEL

PROPOSED RIP RAP

PROPOSED LOT #

EXISTING LOT # (BENT GRASS FILING NO. 2)

PROPOSED ADA RAMP

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 A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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# CHALLENGER HOMES

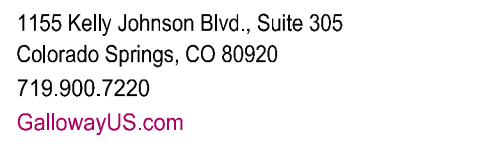
FOR  
CHALLENGER COMMUNITIES, LLC

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

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

U0.5  
Sheet 6 of 21





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WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
  
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

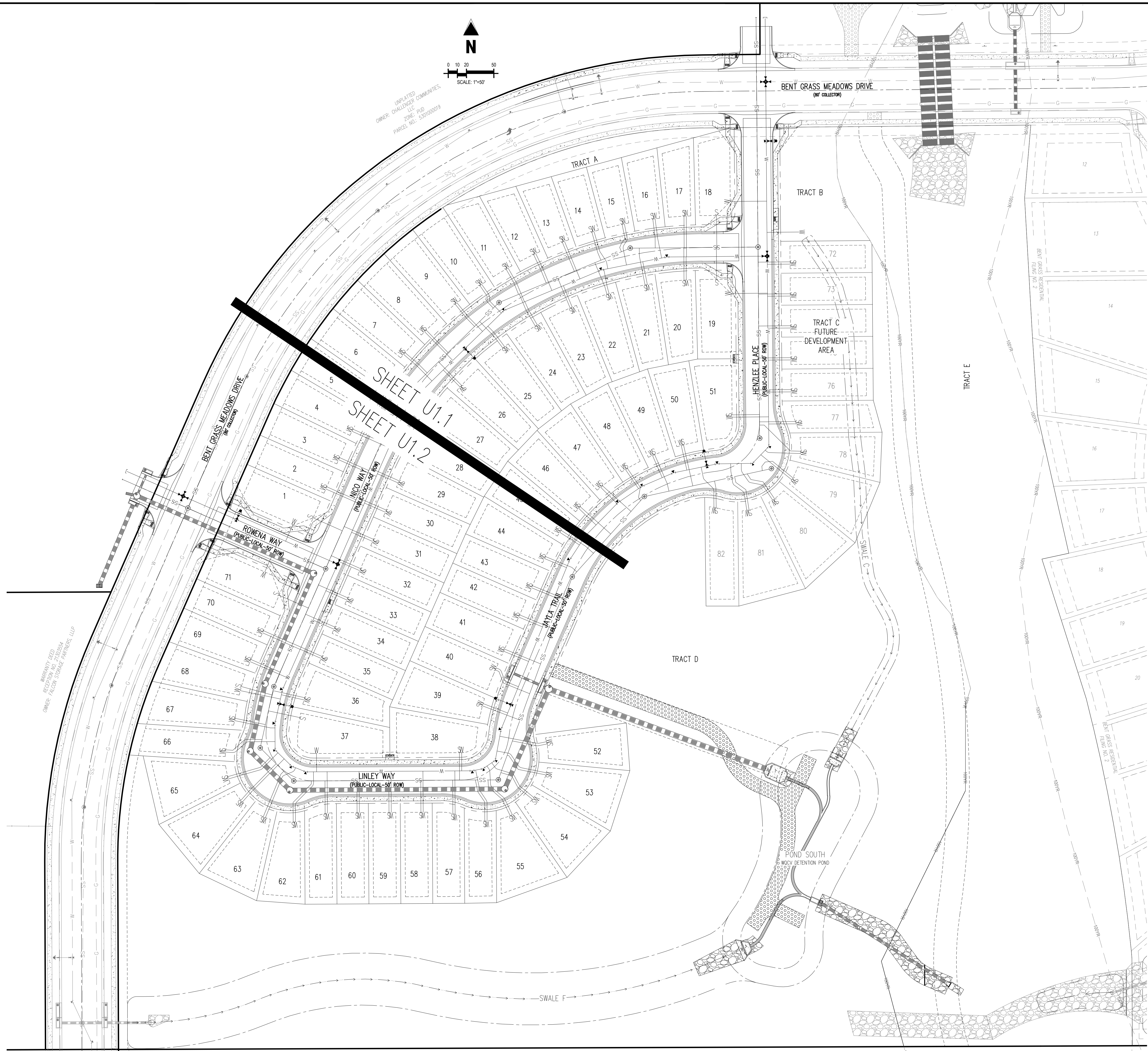
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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## WATER PLAN KEY MAP

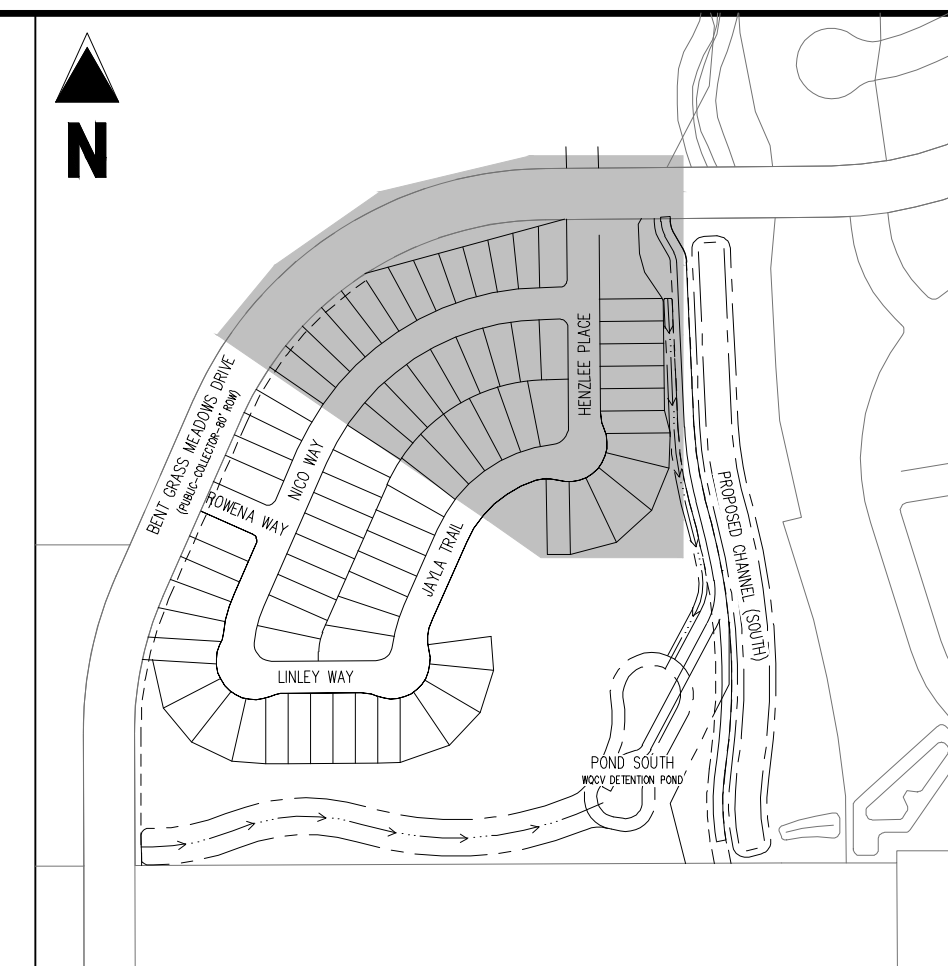
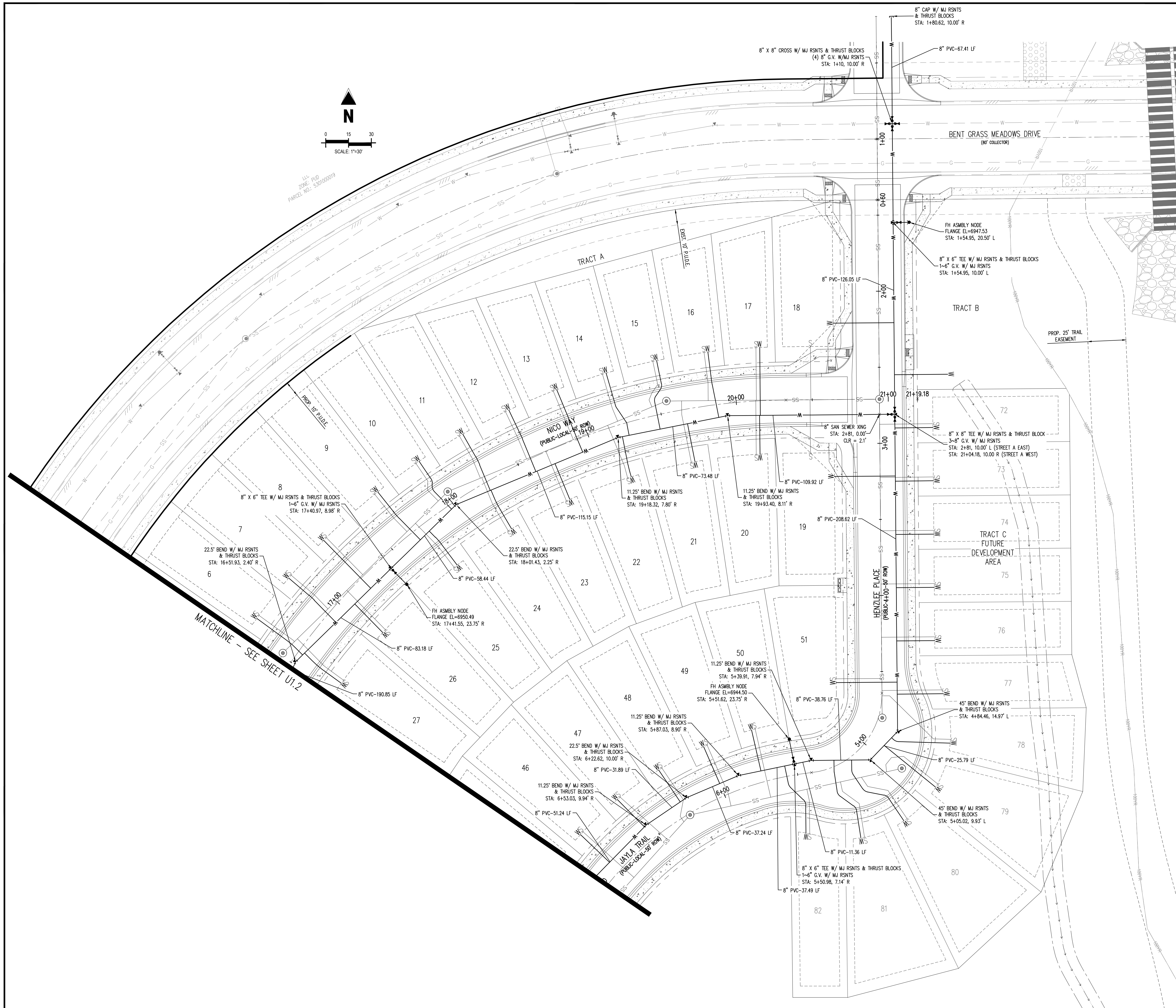
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Sheet 7 of 21



41Challenger Hornea, Inc.(CO, ) Paso County-CLH00016-Sant Grass Filing JICADD3-CDUTIL/CLH18\_U1.0-Water Key Mapping - Caleb Johnson - 7/23/2021





KEY MAP  
SCALE: 1"=300'

- |  |   |
|--|---|
|  | EXISTING PROPERTY LINE (PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                    |
|  | EXISTING RIGHT OF WAY LINE                |
|  | PROPOSED RIGHT OF WAY LINE                |
|  | EXISTING LOT LINE                         |
|  | PROPOSED LOT LINE                         |
|  | EXISTING EASEMENT                         |
|  | PROPOSED EASEMENT                         |
|  | 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 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 # (BENT GRASS FILING NO. 2)  |
|  | PROPOSED ADA RAMP                         |
|  | PROPOSED FIRE HYDRANT                     |
|  | PROPOSED GATE VALVE                       |
|  | PROPOSED REDUCER                          |
|  | PROPOSED WATER BEND/TIE                   |
|  | PROPOSED SANITARY MANHOLE                 |
|  | PROPOSED FES                              |
|  | PROPOSED STORM MANHOLE                    |
|  | PROPOSED CDOT TYPE R STORM INLET          |

## NOTES

## BASIS OF BEARINGS

## BENCHMARK

CAUTION - NOTICE TO CONTRACTOR







	EXISTING PROPERTY LINE (PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	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 FLOODPLAIN
	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 # (BENT GRASS PLING NO. 2)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER.
2. WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STUB PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L# 24954 ELEVATION = 6947.67

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# CHALLENGER HOMES

FOR  
CHALLENGER COMMUNITIES, LLC

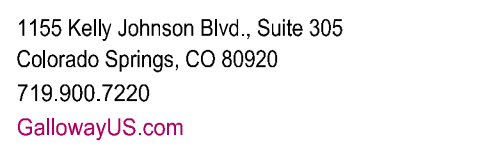
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## WATER PLAN

Sheet 9 of 21





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# CHALLENGER HOMES

WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

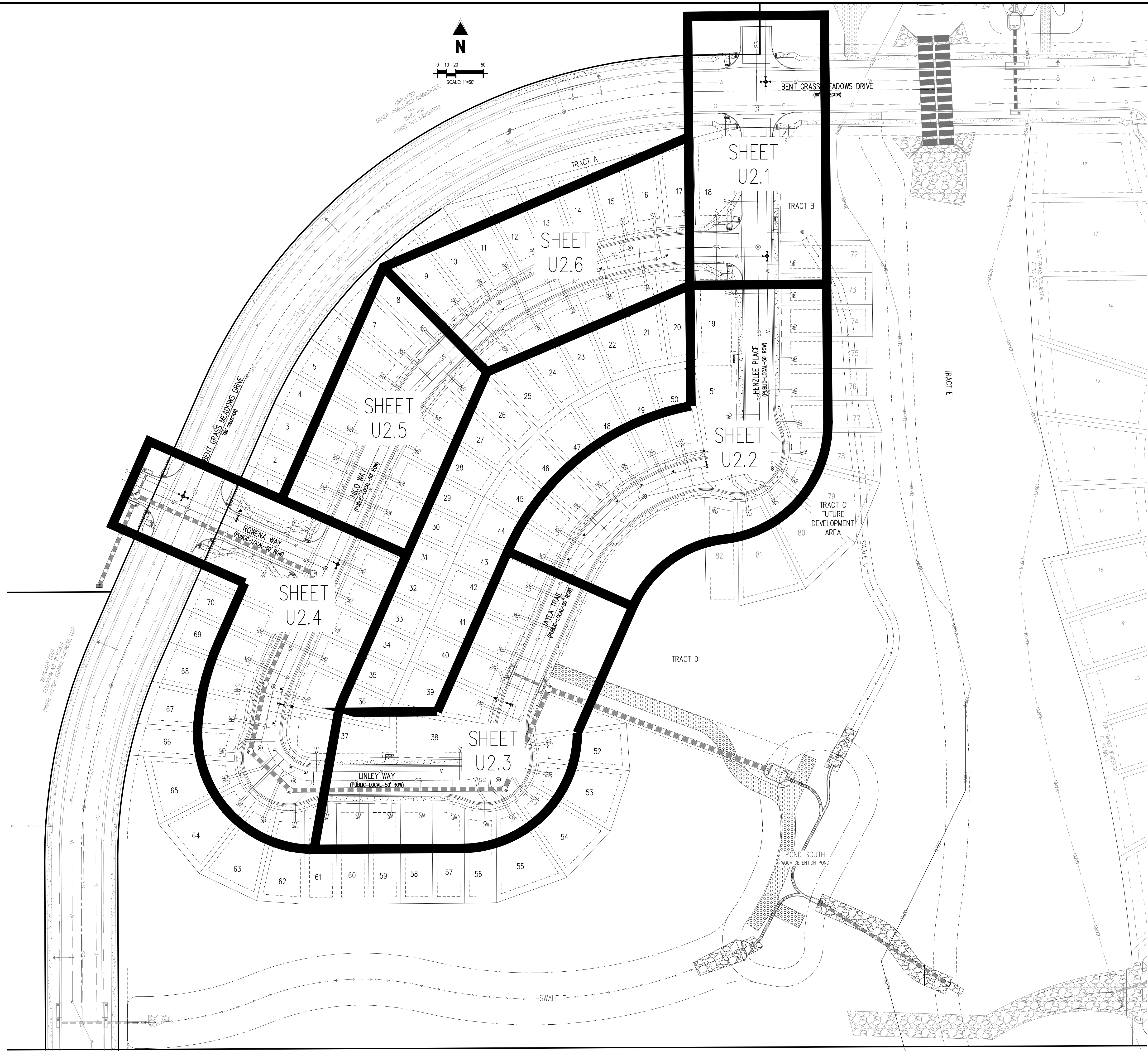
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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## WASTEWATER PLAN KEY MAP

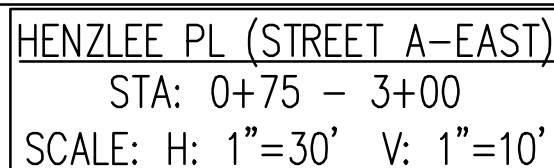
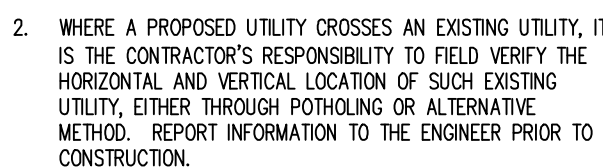
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Sheet 10 of 21

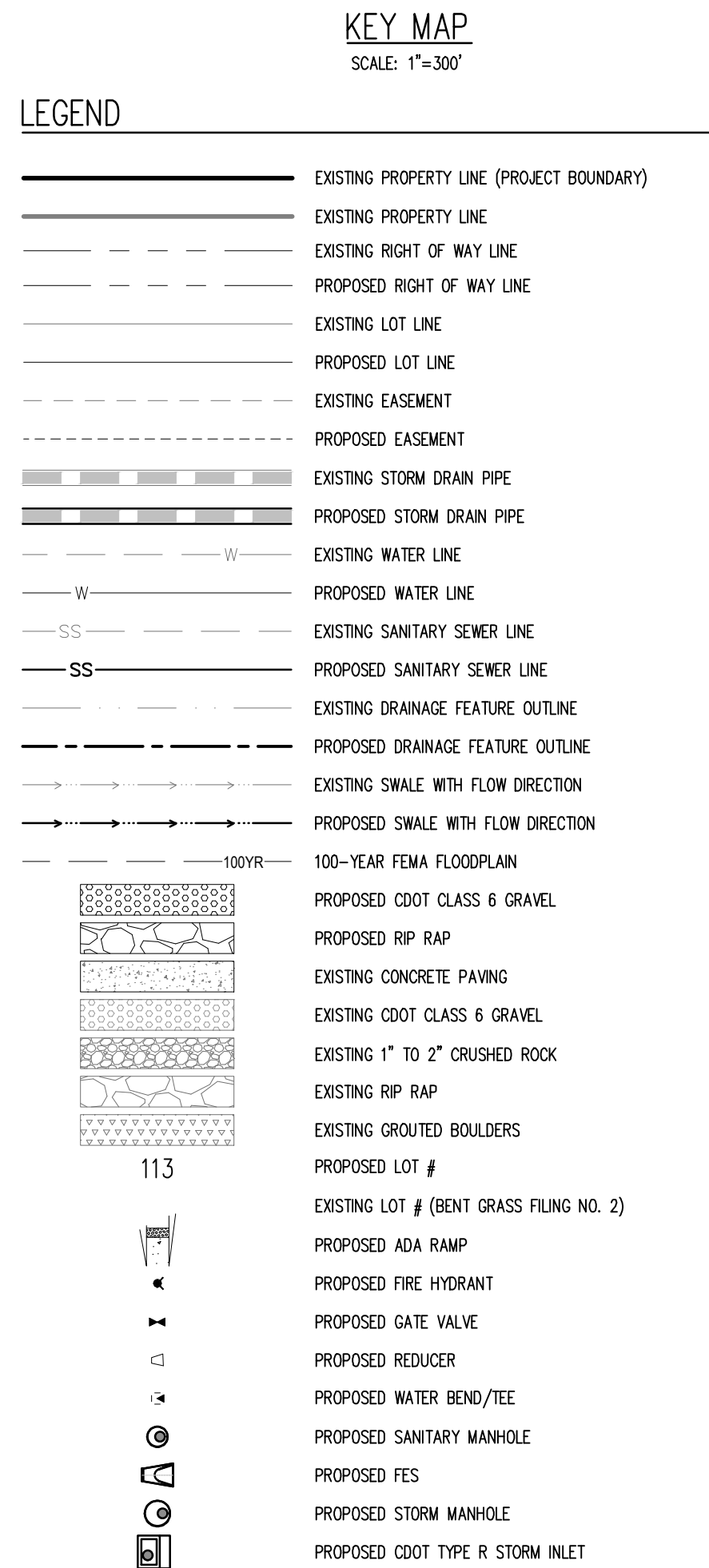
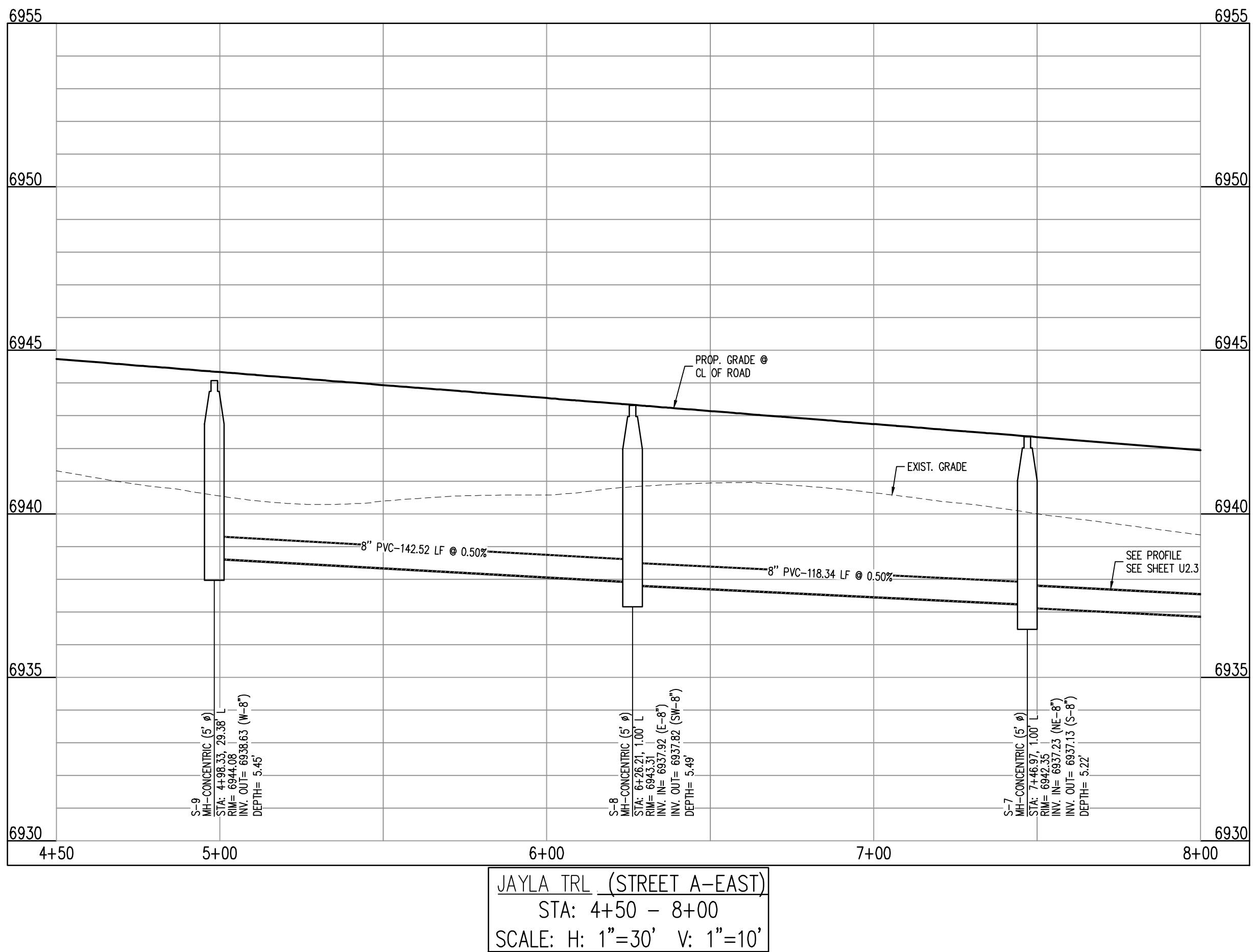
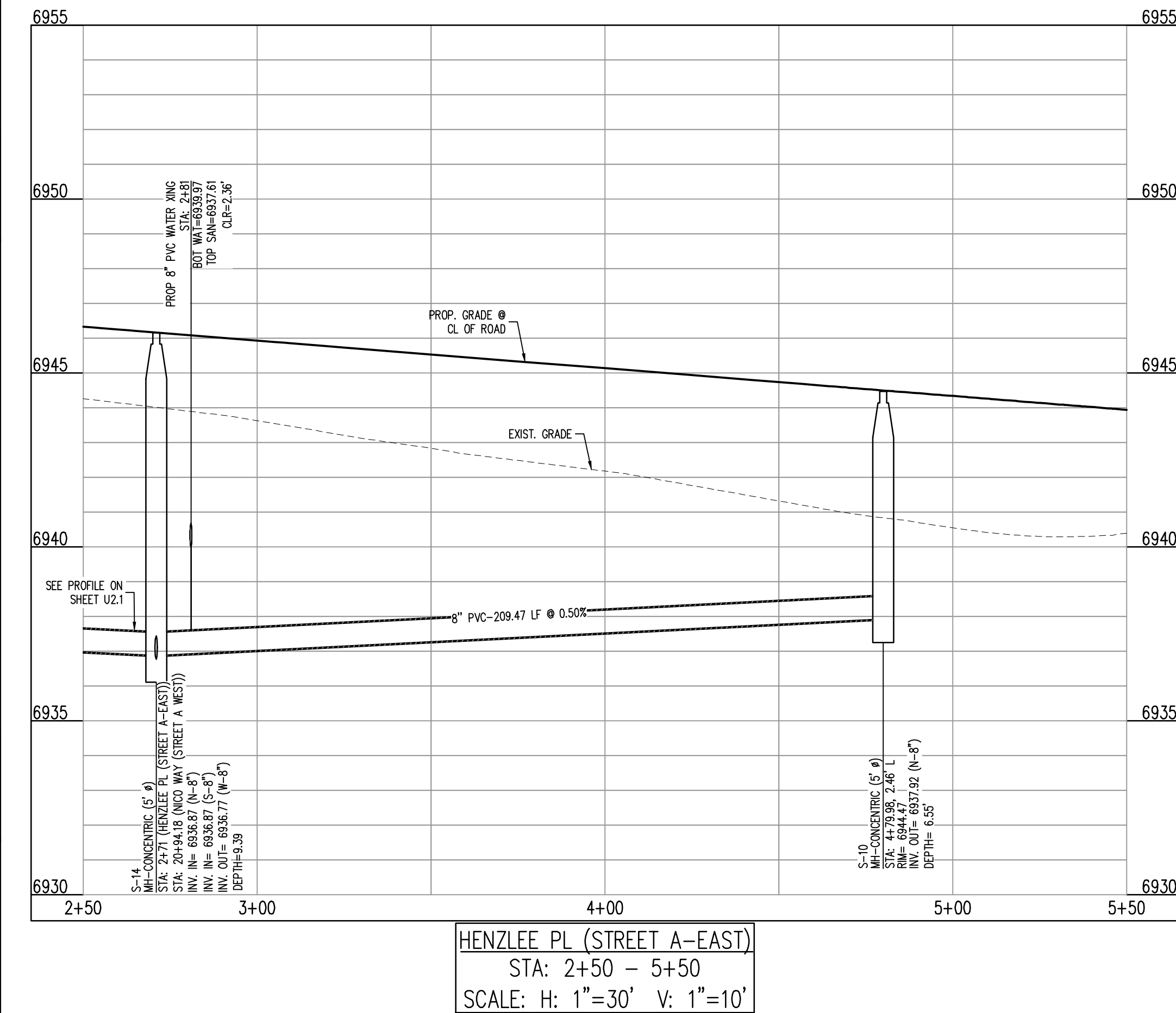


41Challenger Horres, Inc/CO, 2 Paso County-CLHD0001B-Bent Grass Filing JICAD03-CDUTIL/CLH18 U2 0-Wastewater Key Map.dwg - Caleb Johnson - 7/23/2021









## NOTES

1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE.
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.


## BASIS OF BEARINGS

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**BENCHMARK**  
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L# 24954 ELEVATION = 6047.67

## CAUTION – NOTICE TO CONTRACTOR

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# CHALLENGER HOMES

WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## WASTEWATER PLAN & PROFILE

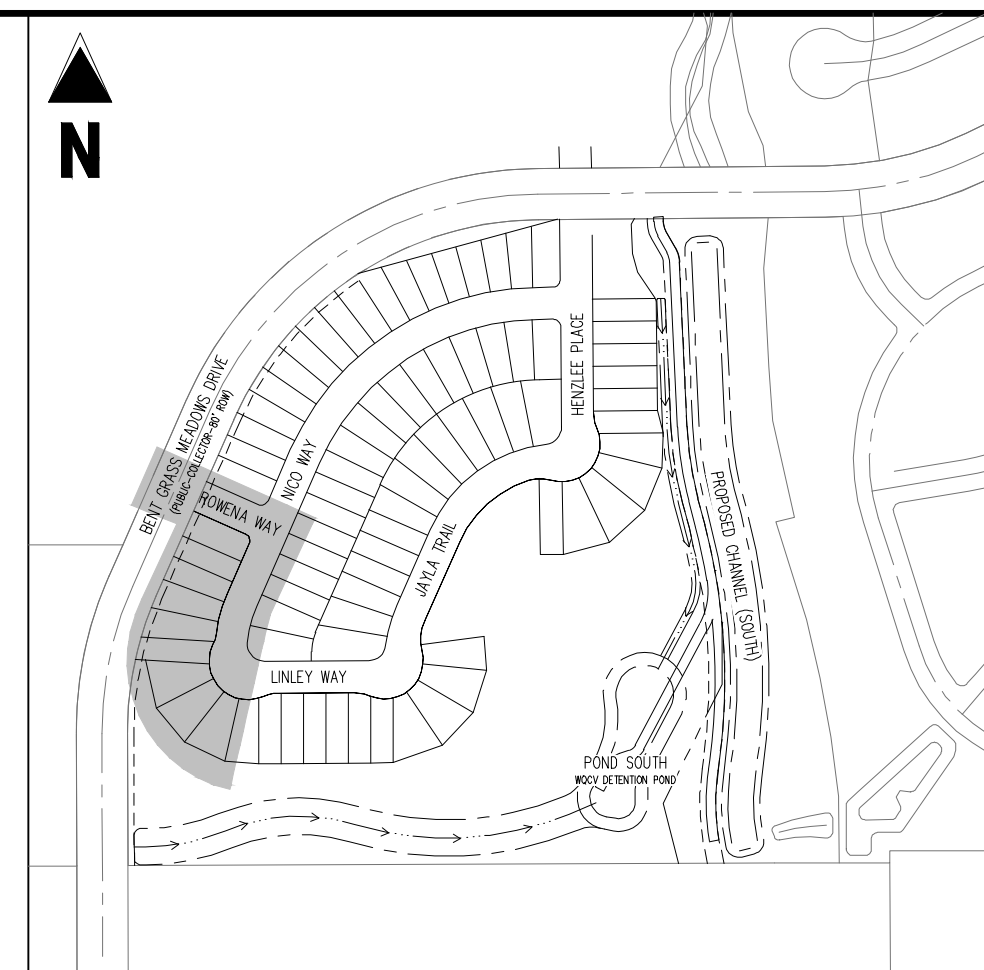
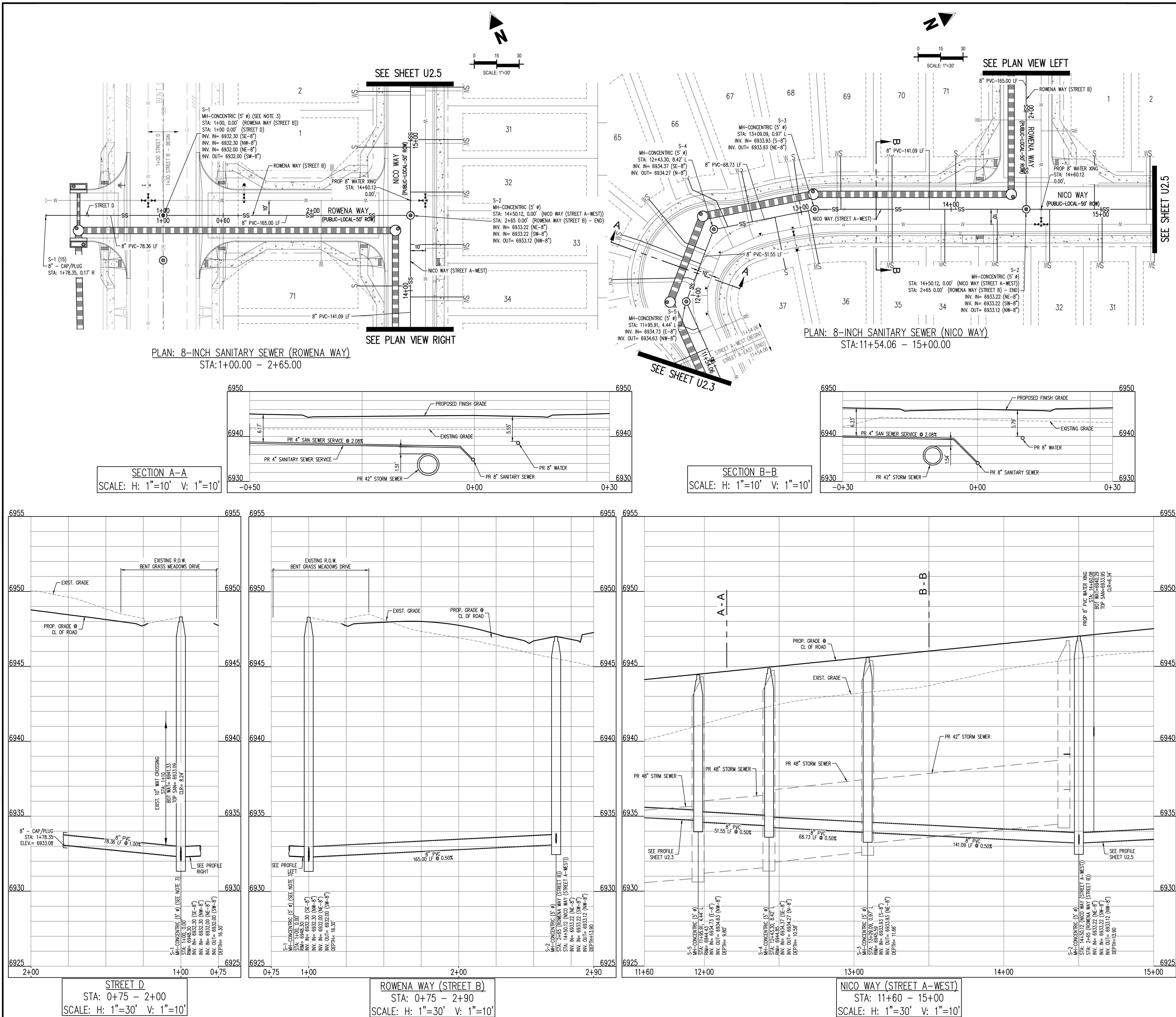
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Sheet 12 of 21









KEY MAP

SCALE: 1"=300'

LEGEND

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|  | EXISTING PROPERTY LINE (PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                    |
|  | EXISTING RIGHT OF WAY LINE                |
|  | PROPOSED RIGHT OF WAY LINE                |
|  | EXISTING LOT LINE                         |
|  | PROPOSED LOT LINE                         |
|  | EXISTING EASEMENT                         |
|  | PROPOSED EASEMENT                         |
|  | 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-YR FEMA FLOODPLAIN                    |
|  | 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 BOLLARDS                 |
|  | PROPOSED LOT #                            |
|  | EXISTING LOT # (BENT GRASS FILING NO. 2)  |
|  | PROPOSED ADA RAMP                         |
|  | PROPOSED FIRE HYDRANT                     |
|  | PROPOSED GATE VALVE                       |
|  | PROPOSED REDUCER                          |
|  | PROPOSED WATER BEND/TEE                   |
|  | PROPOSED SANITARY MANHOLE                 |
|  | PROPOSED FES                              |
|  | PROPOSED STORM MANHOLE                    |
|  | PROPOSED CDOT TYPE R STORM INLET          |

## NOTES

1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.
3. CUT IN NEW MANHOLE AT EXISTING SANITARY SEWER LINE. MAINTAIN SLOPES ON EXISTING SANITARY SEWER MAIN.

## BASIS OF BEARINGS

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## BENCHMARK

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# CHALLENGER HOMES

WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1

CHALLENGER COMMUNITIES, LLC

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

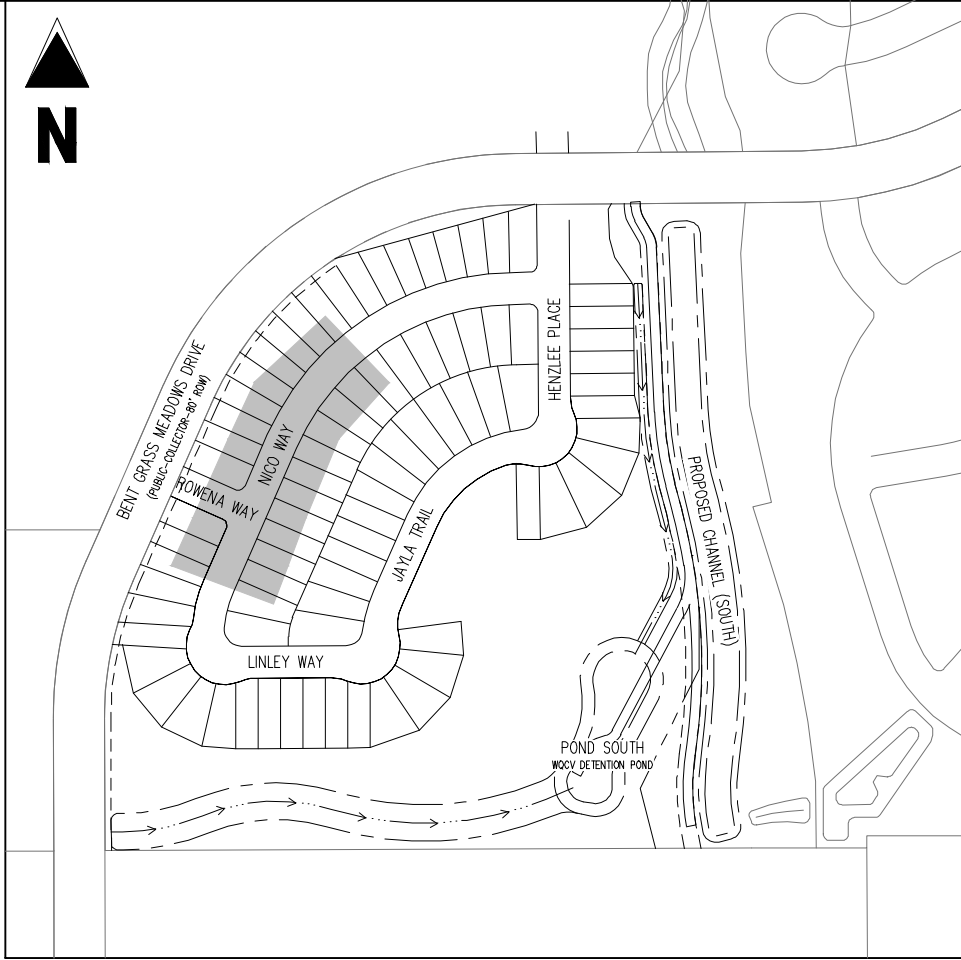
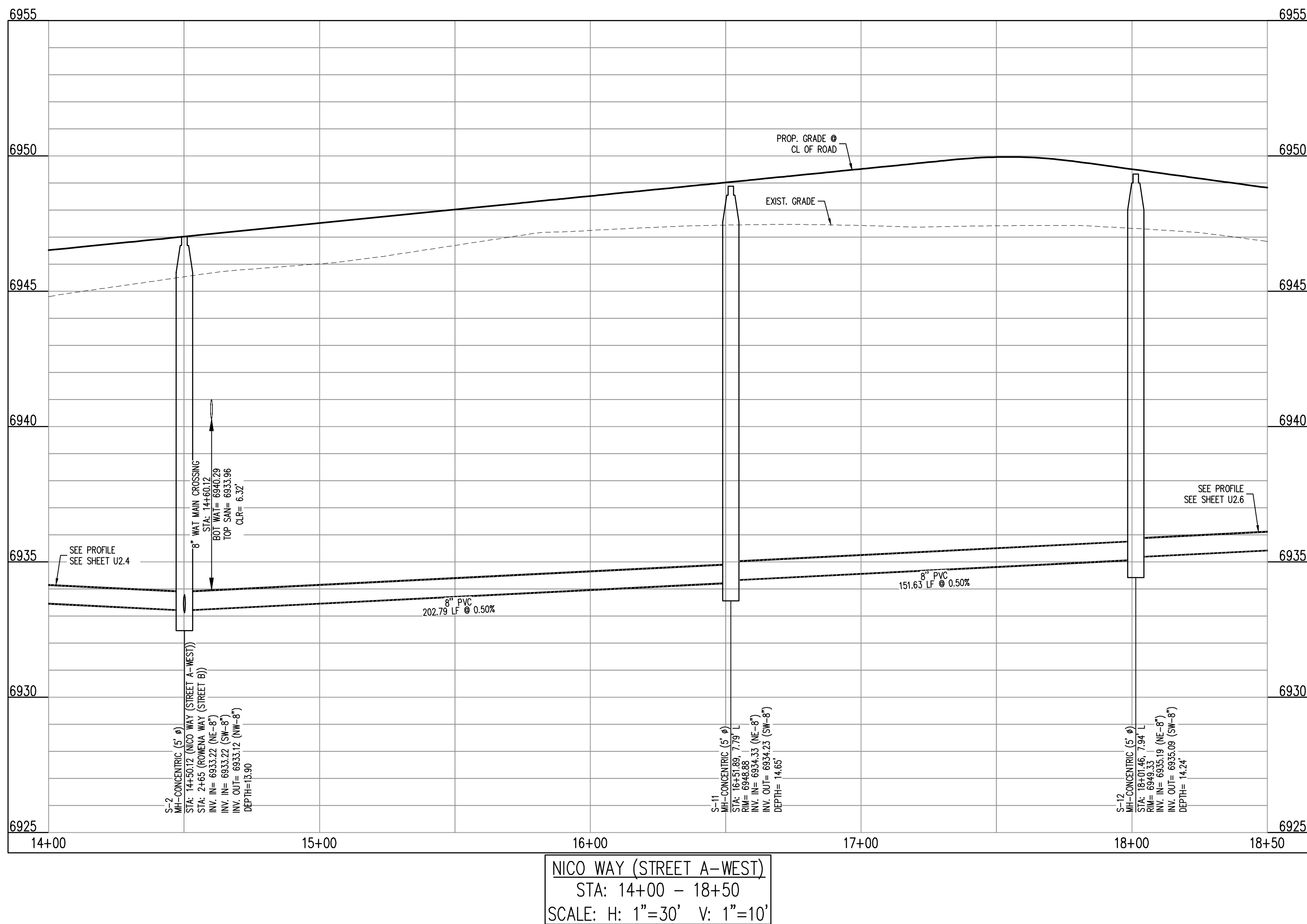
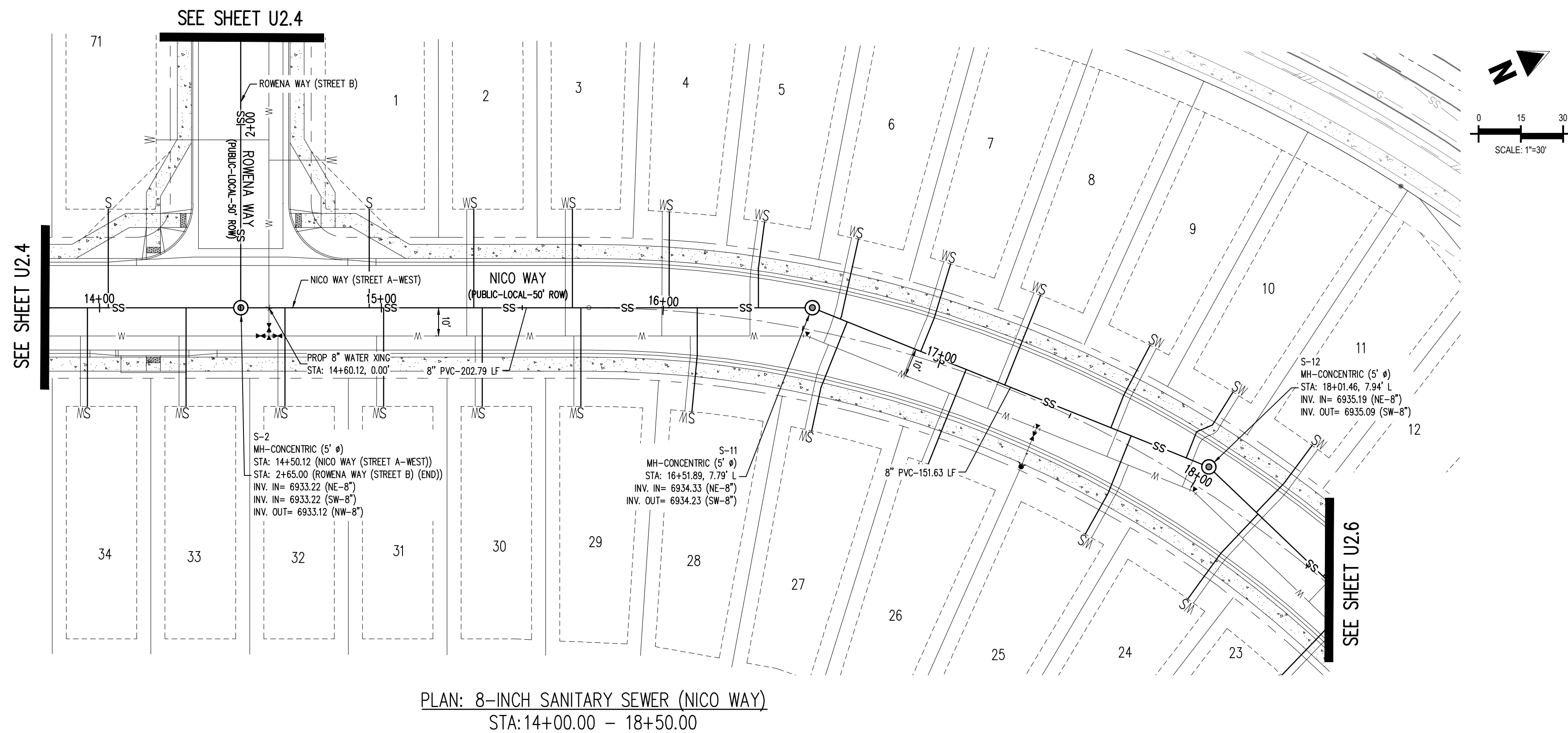
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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

## WASTEWATER PLAN & PROFILE

# U2.5

Sheet 15 of 21



## KEY MAP

SCALE: 1"=300'

## LEGEND

- |  |   |
|--|---|
|  | EXISTING PROPERTY LINE (PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                    |
|  | EXISTING RIGHT OF WAY LINE                |
|  | PROPOSED RIGHT OF WAY LINE                |
|  | EXISTING LOT LINE                         |
|  | PROPOSED LOT LINE                         |
|  | EXISTING EASEMENT                         |
|  | PROPOSED EASEMENT                         |
|  | 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                  |
|  | EXISTING 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 # (BENT GRASS FLING NO. 2)   |
|  | PROPOSED ADA RAMP                         |
|  | PROPOSED FIRE HYDRANT                     |
|  | PROPOSED GATE VALVE                       |
|  | PROPOSED REDUCER                          |
|  | PROPOSED WATER BEND/TIE                   |
|  | PROPOSED SANITARY MANHOLE                 |
|  | PROPOSED FES                              |
|  | PROPOSED STORM MANHOLE                    |
|  | PROPOSED CDOT TYPE T STORM INLET          |

## NOTES

1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

## 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 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"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 LS# 24954 ELEVATION = 6947.67

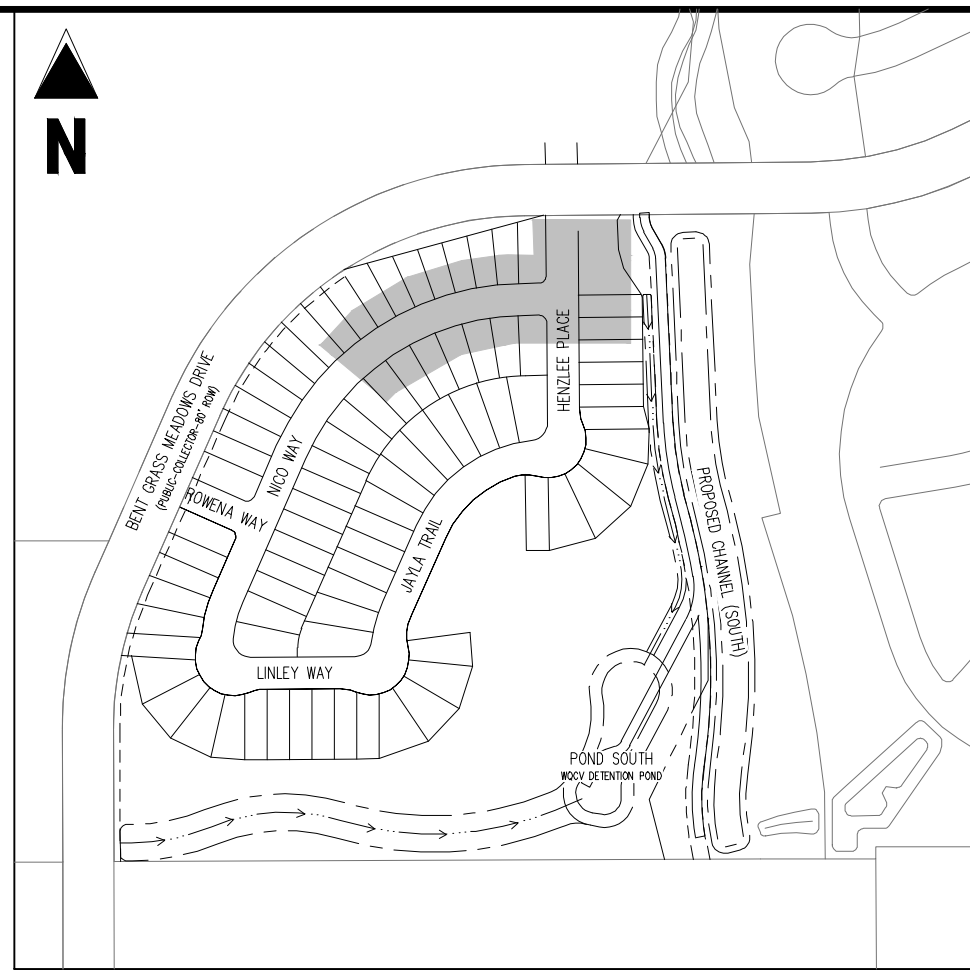
## CAUTION – NOTICE TO CONTRACTOR

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 ROUTING OR ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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





1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)

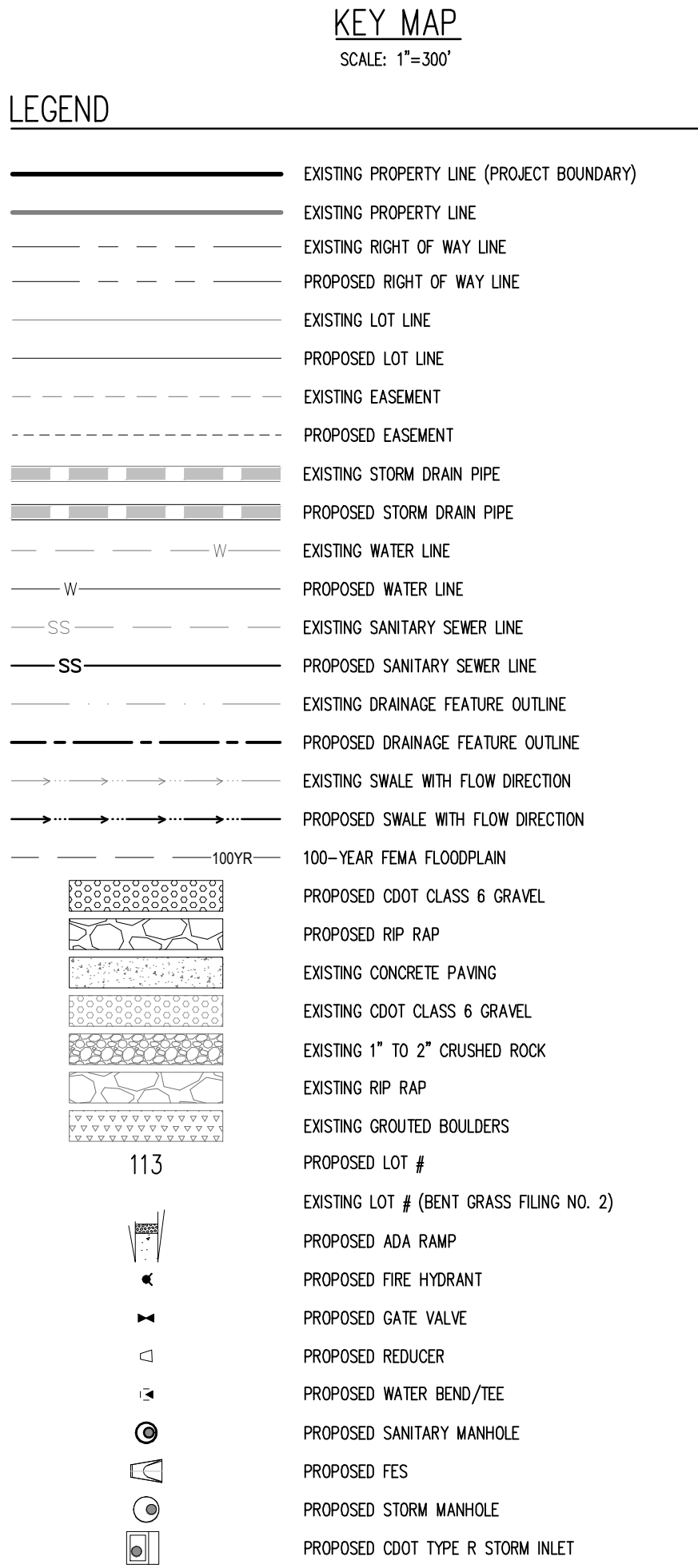


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# CHALLENGER HOMES

CHALLENGER COMMUNITIES, LLC

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



1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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°13'46"W AND MONUMENTED AS SHOWN:

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

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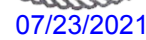
Know what's **below**.  
**Call** before you dig.

Sheet 16 of 21







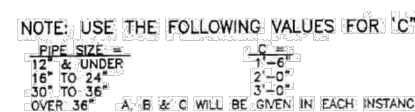


# CHALLENGER HOMES

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WATER DETAIL SHEET 2

Sheet 18 of 21



Drawn: CCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	W-10
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			



Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	W-11
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			



Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	<b>WATER &amp; WASTEWATER SYSTEM</b> STANDARD SPECIFICATIONS	<b>W-12</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH  
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH

Drawn: GDM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT <small>1977</small>	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	<b>W-13</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



### MECHANICAL JOINT CONNECTION



SLIP JOINT CONNECTION

GENERAL NOTES:

1. ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
2. ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE).
4. ALL DP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

Drawn: GDM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	W-14
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			



Drawn: GGM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	<b>W-15</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	<b>WATER &amp; WASTEWATER SYSTEM</b> STANDARD SPECIFICATIONS	<b>W-18</b>
Date: JAN. 2011	Revised:			
Scale: N.T.S.	Revised:			



Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> WATER & WASTEWATER SYSTEM METROPOLITAN DISTRICT STANDARD SPECIFICATIONS	W-21
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		



Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> WATER & WASTEWATER SYSTEM METROPOLITAN DISTRICT STANDARD SPECIFICATIONS	W-21
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		









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# CHALLENGER HOMES

WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

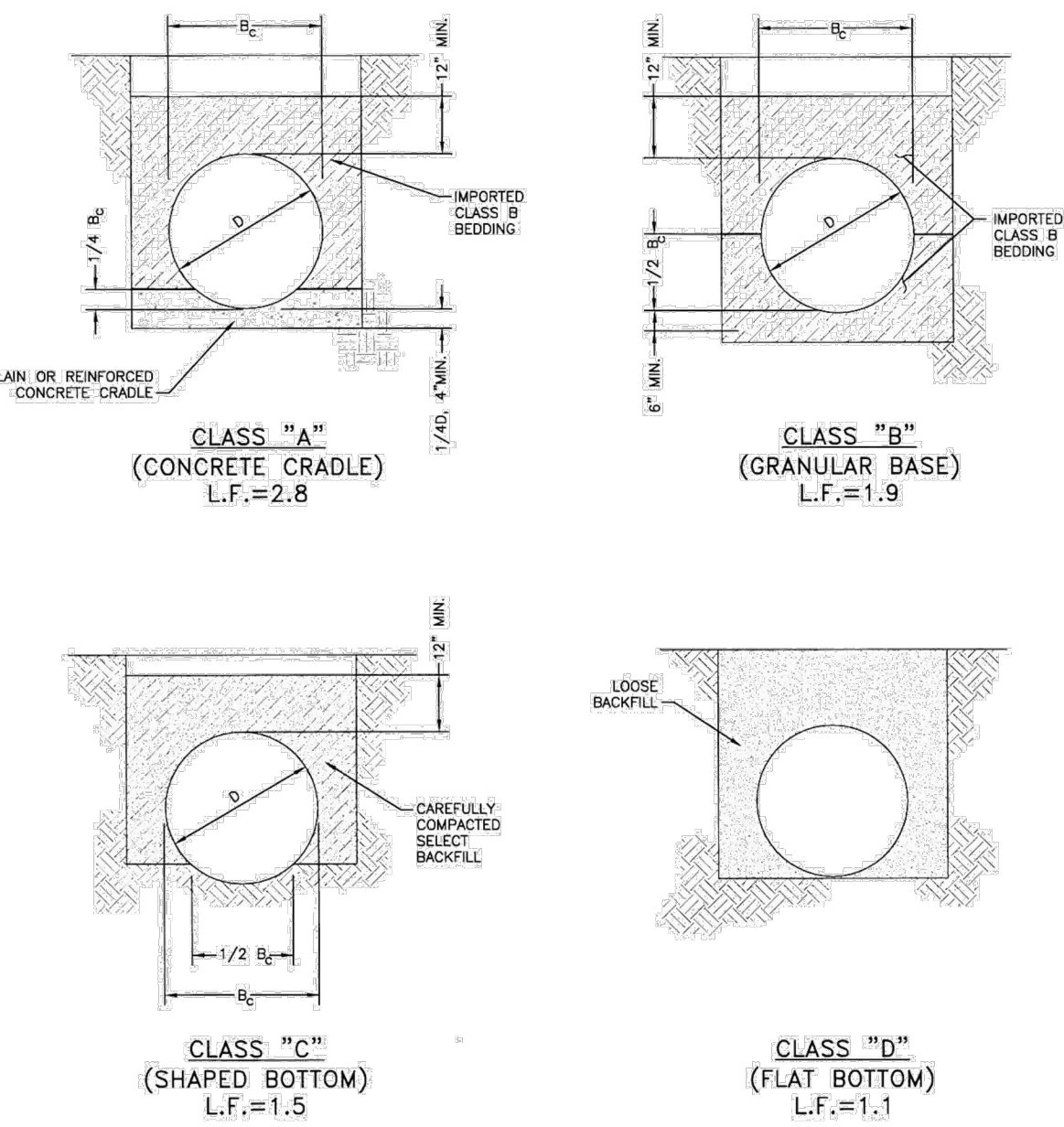
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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

WASTEWATER DETAIL  
SHEET 1

## U3.4

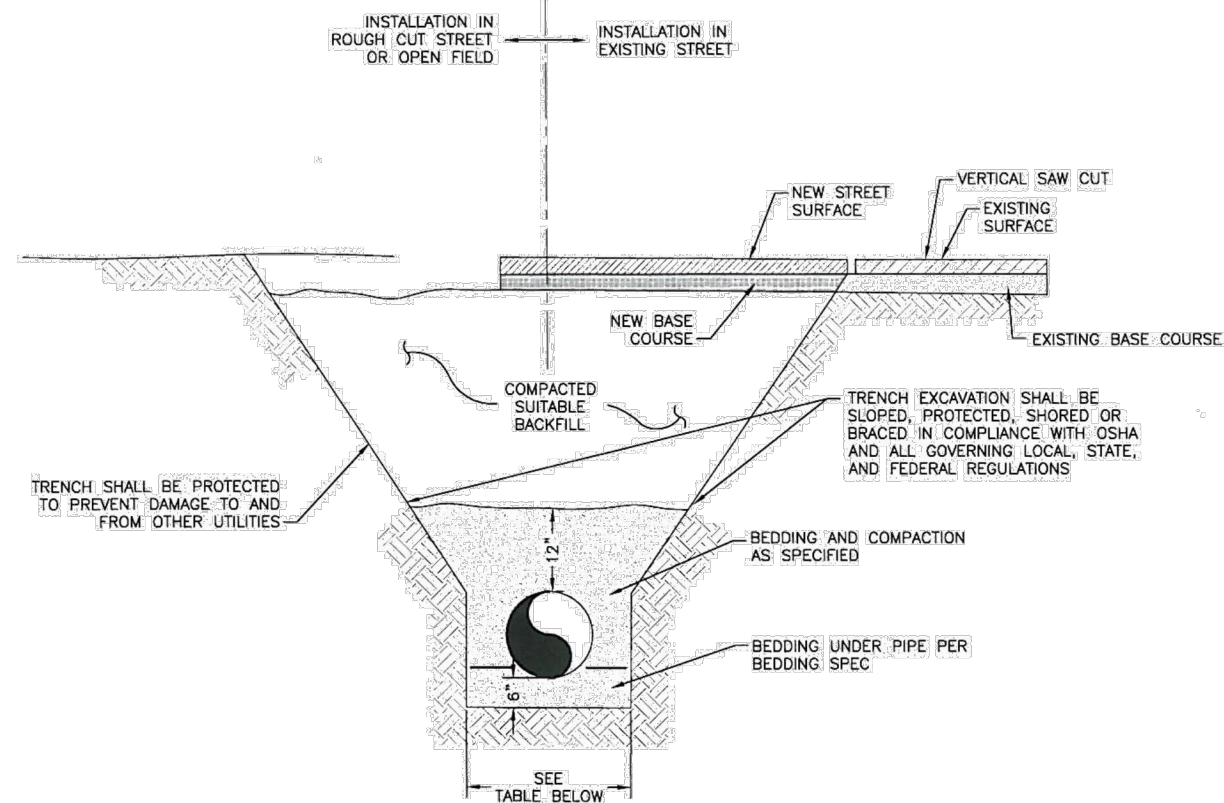
Sheet 20 of 21



- NOTES:**
1. FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR BEDDING MATERIAL AS DEFINED BY CLASS "B" BEDDING.
  2. L.F. = LOADFACTOR
  3. CLASS "D" BEDDING WILL NOT BE ACCEPTABLE UNDER ANY CONDITION.
  4. MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 95% OF STD. PROCTOR DENSITY OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.

## PIPE BEDDING

Drawn: GDM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	<b>WATER &amp; WASTEWATER SYSTEM</b> <b>STANDARD SPECIFICATIONS</b>	<b>WW-1</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12" <sup>(1)</sup>	2'-1"	4'-5"
15" <sup>(1)</sup>	2'-6"	4'-9"
18"	2'-10"	5'-2"
24" <sup>(1)</sup>	3'-2"	5'-6"

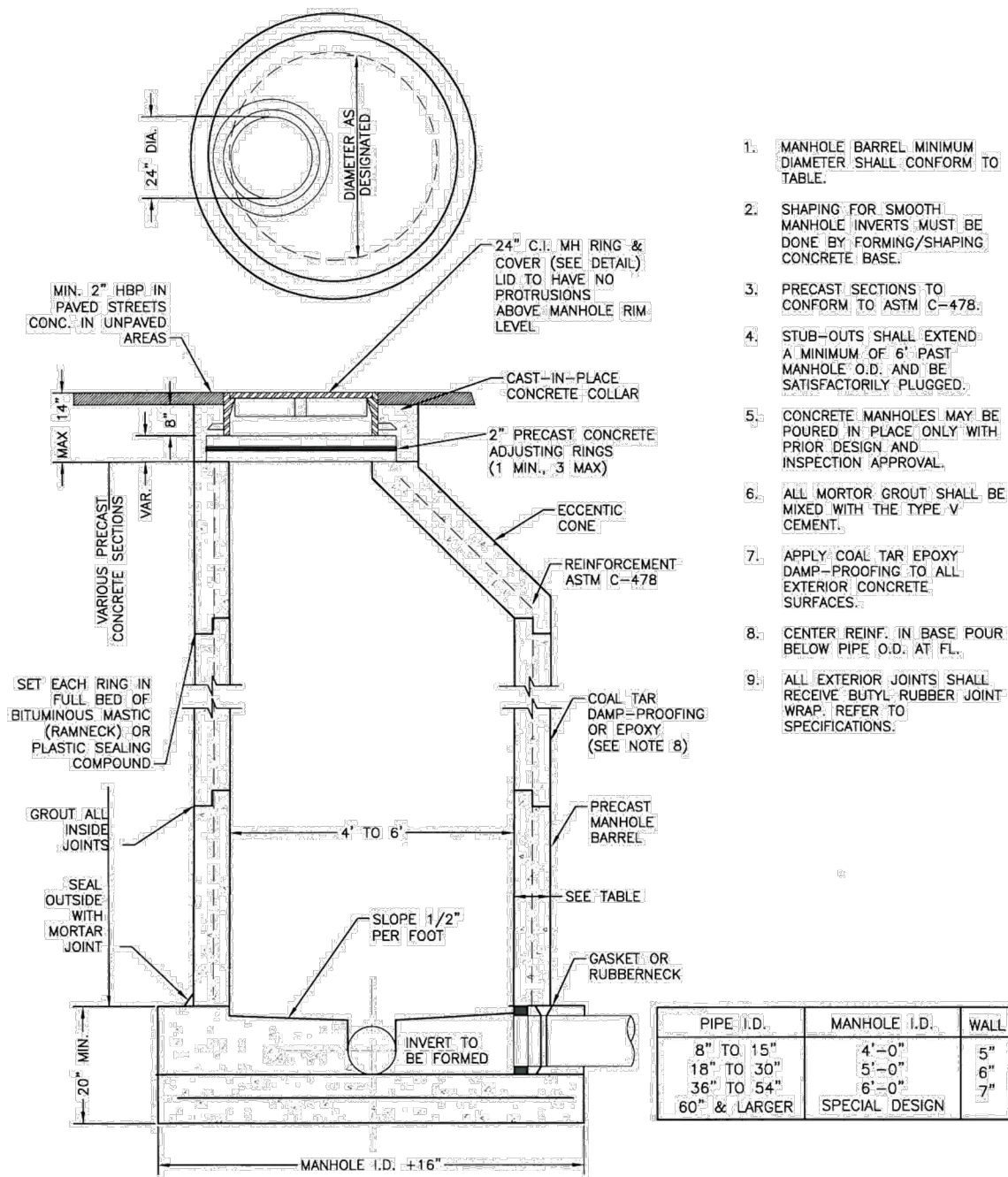
ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.

UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

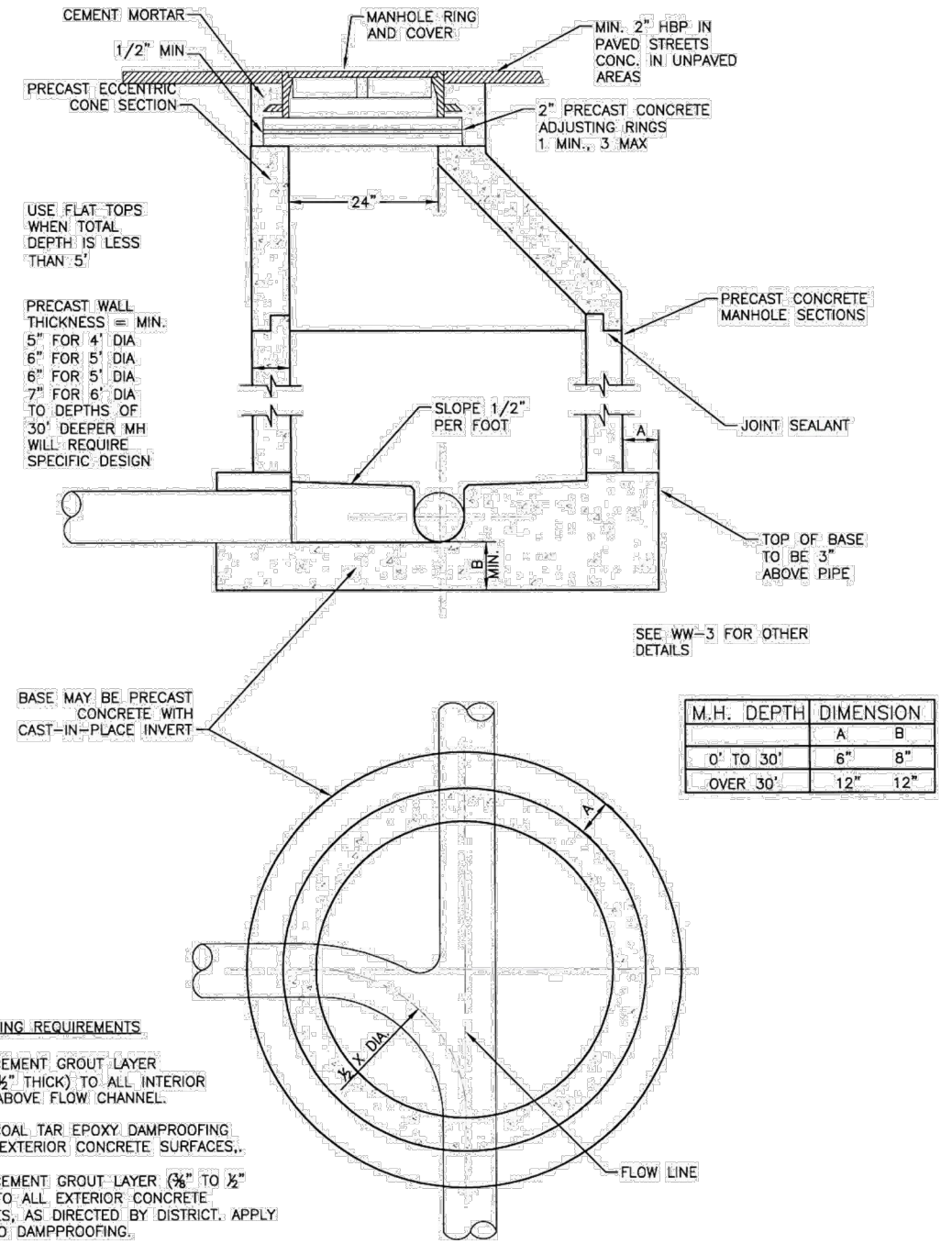
### TYPICAL TRENCH CROSS SECTION

Drawn: GOM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT 1000 W. 10TH AVE. DENVER, CO 80202	<b>WATER &amp; WASTEWATER SYSTEM</b> <b>STANDARD SPECIFICATIONS</b>	<b>WW-2</b>
Date: JAN 2011	Revised:			
Soiler: N.T.S.	Revised:			



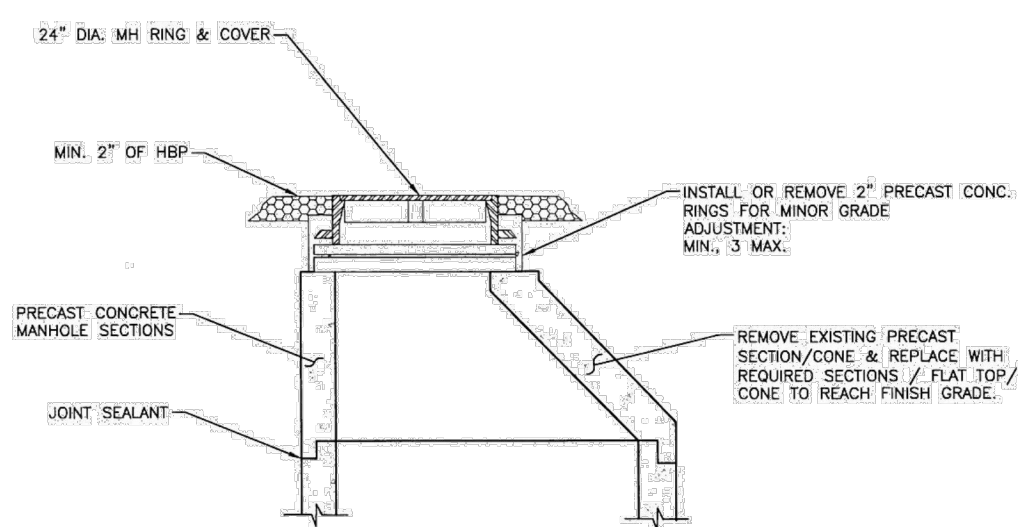
PRECAST MANHOLE

Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT "A COMMITMENT TO EXCELLENCE"	<b>WATER &amp; WASTEWATER SYSTEM</b> STANDARD SPECIFICATIONS	<b>WW-3</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



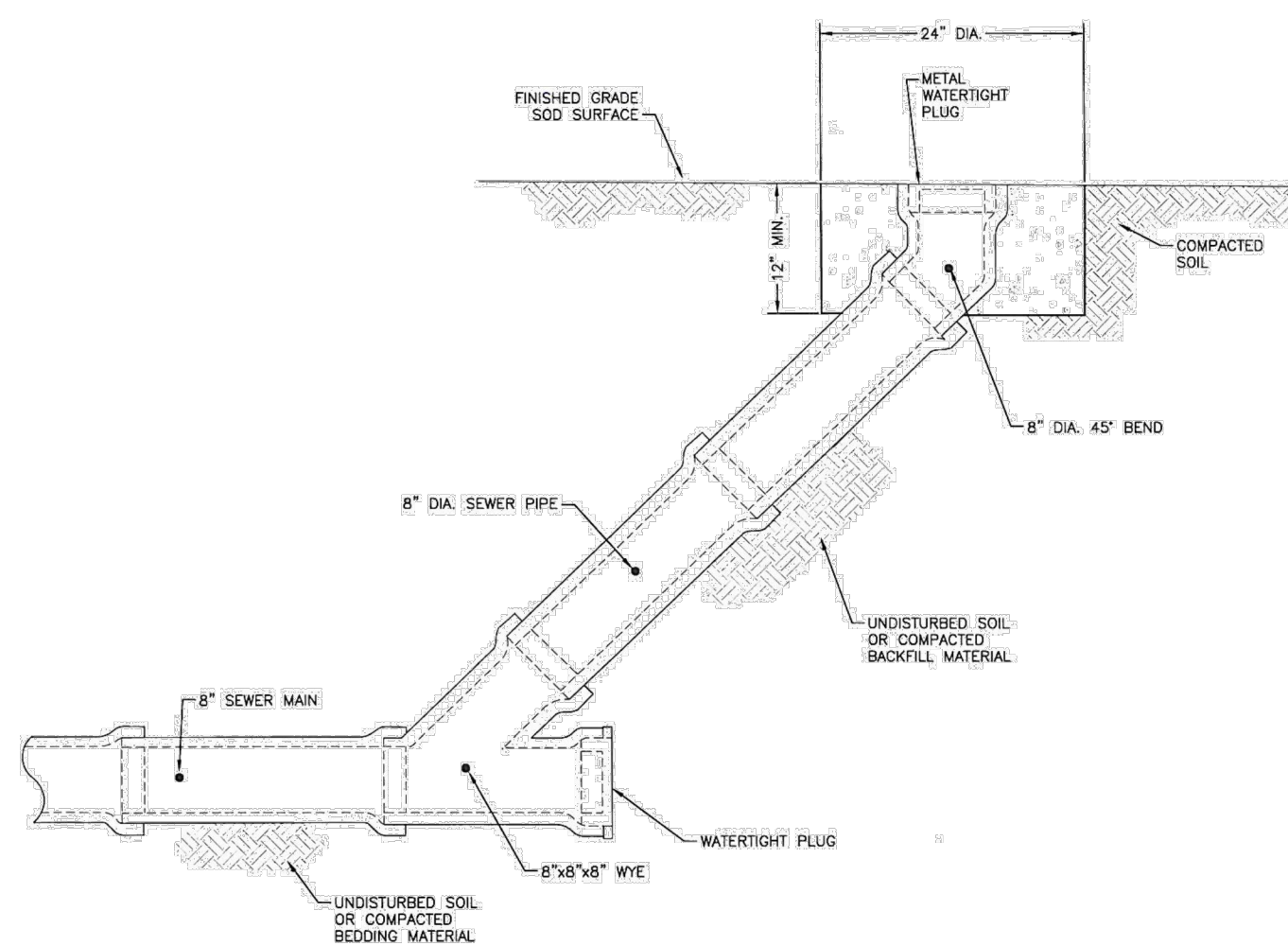
SANITARY SEWER MANHOLE

Drawn: GDM	Reviewed:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	<b>WW-4</b>
Date: JAN 2011	Reviewed:			
Scale: N.T.S.	Reviewed:			



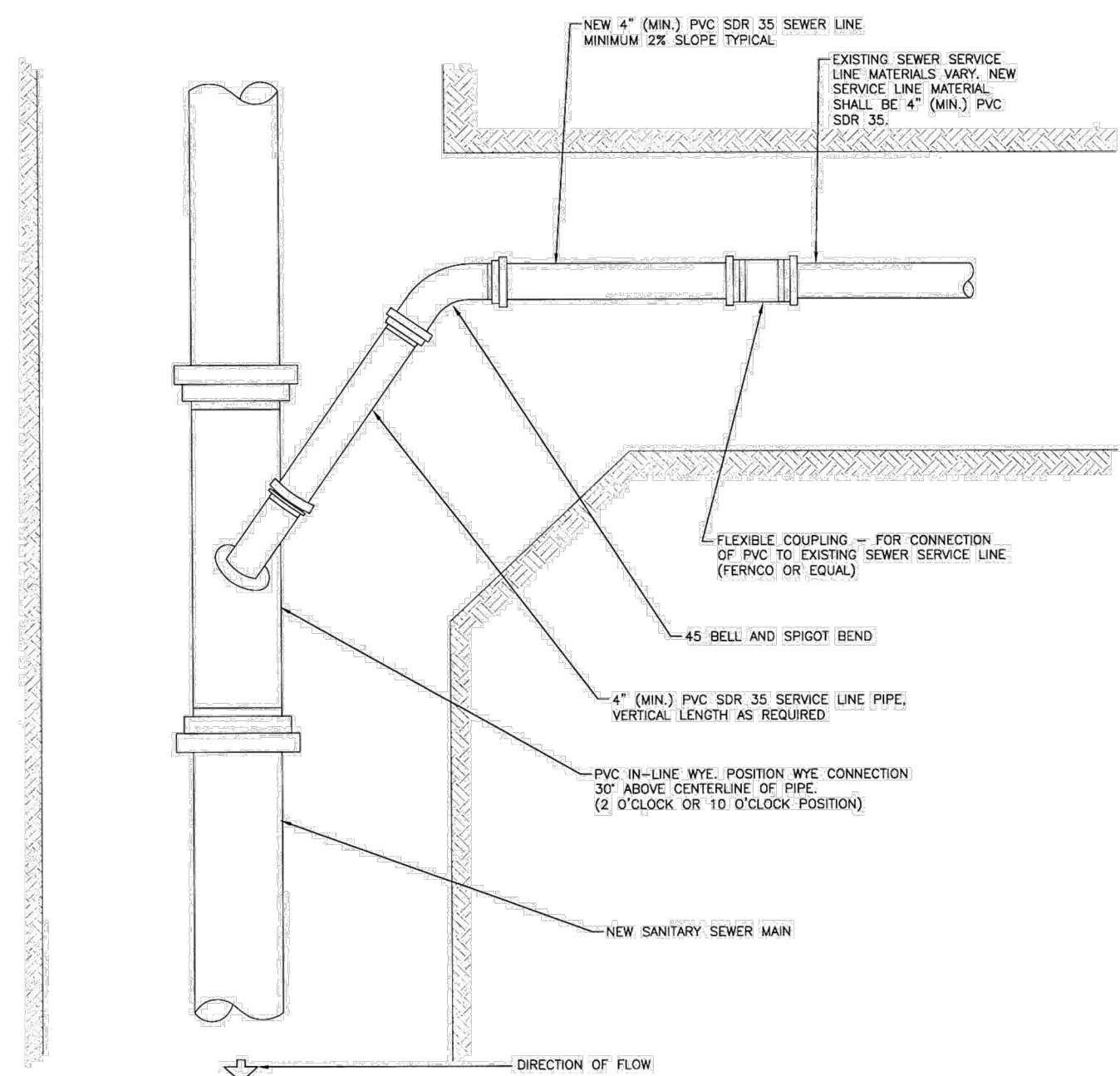
## MANHOLE RING AND COVER ADJUSTMENT

Drawn: GDM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	<b>WW-5</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



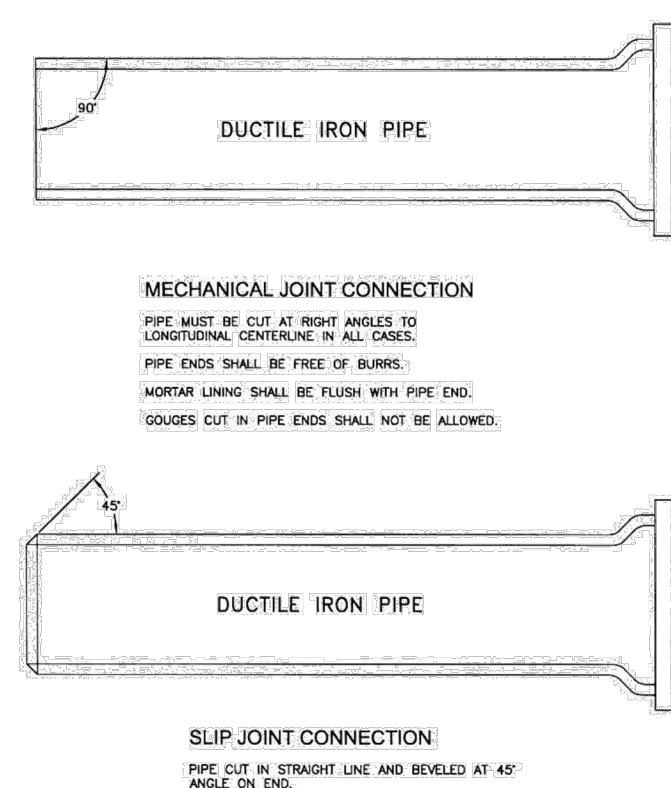
# SANITARY SEWER MAIN CLEAN-OUT

Drawn: GOM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	WW-6
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: as s/h	Revised:			



SANITARY SEWER SERVICE CONNECTION

Drawn: GCM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	WW-7
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: NTP	Revised:			



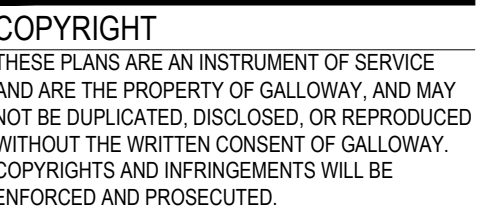
GENERAL NOTES:

1. ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
2. ALL PIPE END TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE FOR CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE.)
4. ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

## PIPE CUTTING

Drawn: GJM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	<b>WW-11</b>
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			





WATER & WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 1  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/22/2021

Sheet 21 of 21

OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.



MAXIMUM DEFLECTION  
PER SLIP JOINT OF D.I.P.

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH  
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH

### MAXIMUM PIPELINE DEFLECTION DATA

## UTILITY SERVICE LOCATIONS

Drawn: GJM	Revised:	 <b>WOODMEN HILLS</b> METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	WW-20
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			



1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.