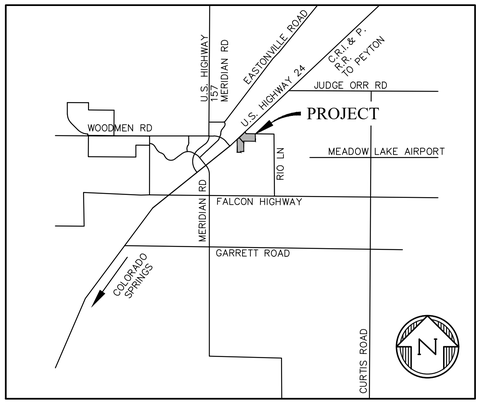
THE COMMONS AT FALCON FIELD
FILING NO. 1
EL PASO COUNTY, COLORADO
UTILITY CONSTRUCTION PLANS

WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED 'NOT VALID.'
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
5. ALL OVER–LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
7. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES, AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT, AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
8. ALL DUCTILE IRON PIPE LESS THAN TWELVE INCHES (12") AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
9. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES, AND THE GEOTECHNICAL ENGINEER.
10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT–OF–WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD–VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY–FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPELINE CONSTRUCTION.
14. 14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER, AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
a) PRIOR TO THE START OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRECONSTRUCTION MEETING. NO PRECONSTRUCTION MEETING CAN BE SCHEDULED BEFORE FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
b) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
22. TESTING OF FACILITIES:
a) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
b) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
- TEST 100% OF ALL LINES.
- MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

c) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
- ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING.
- ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
- SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION.
- ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.
24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
25. ACCEPTANCE
a) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK–THROUGH HAS OCCURRED.
b) A SECOND ACCEPTANCE MAY OCCUR ONCE THE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK–THROUGH OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE–VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS–BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT–INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
29. INSPECTION FEES: CALL THE DISTRICT (719–495–2500) FOR FEE SCHEDULE.



VICINITY MAP
NTS

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR APPROVED EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE–AND–ONE–HALF (5.5) FEET.
31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB–OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8"X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN FIVE HUNDRED FEET (500') (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
36. IRRIGATION SERVICES SHALL HAVE A STOP–AND–WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
a) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC–T TESTING, AND COMPACTION TESTING, AND AS–BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
b) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER – MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE–MANUFACTURED, INLINE PVC PUSH–ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PREEXISTING MAINS.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 – RUBR–NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

a) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, AND COMPACTION TESTING, AND AS–BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
b) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
c) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
d) DOWNSTREAM PLUG CAN BE REMOVED ONCE THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

SHEET INDEX

1	CVR	COVER SHEET
2	OVR	OVERALL UTILITY PLAN
3	UTS	COMMERCIAL UTILITY SERVICE PLAN
4–9	SS1–SS7	SANITARY SEWER PROFILES
10	UD1	UNDERDRAIN PROFILE
11–17	WT1–WT7	WATER PROFILES
18–20	DT1–DT3	UTILITY DETAILS

WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

OWNER/DEVELOPER DATE

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FALCON FIRE PROTECTION DISTRICT DATE

DISTRICT APPROVALS

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE:_____ BY:_____
PROJECT NO._____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE:_____ BY:_____
PROJECT NO._____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

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 THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

Know what's **below.** **Call** before you dig.
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:
PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476–0800
CONTACT: STEVE ROSSOLL

UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604–00–UCV

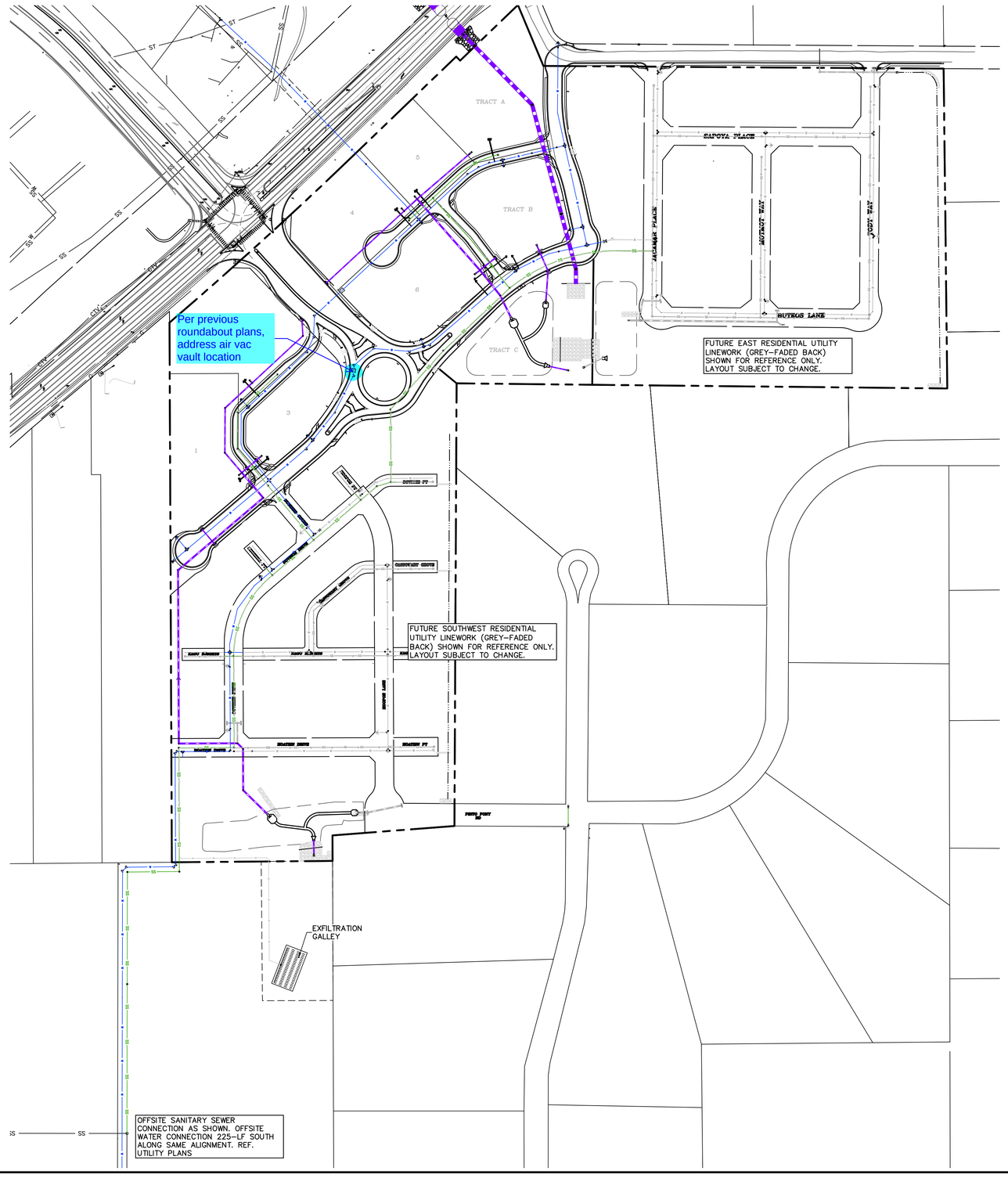
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

UTILITY COVER SHEET

PROJECT NO. 21604–00CSCV
DRAWING NO.
CVR

SHEET: 1 OF 20



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE — W
- PP SANITARY SEWER LINE — SS
- PP UNDERDRAIN — UD
- LOT NUMBER 26
- PP POND

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

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ISSUE	DATE
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RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-00UTIL-OVR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

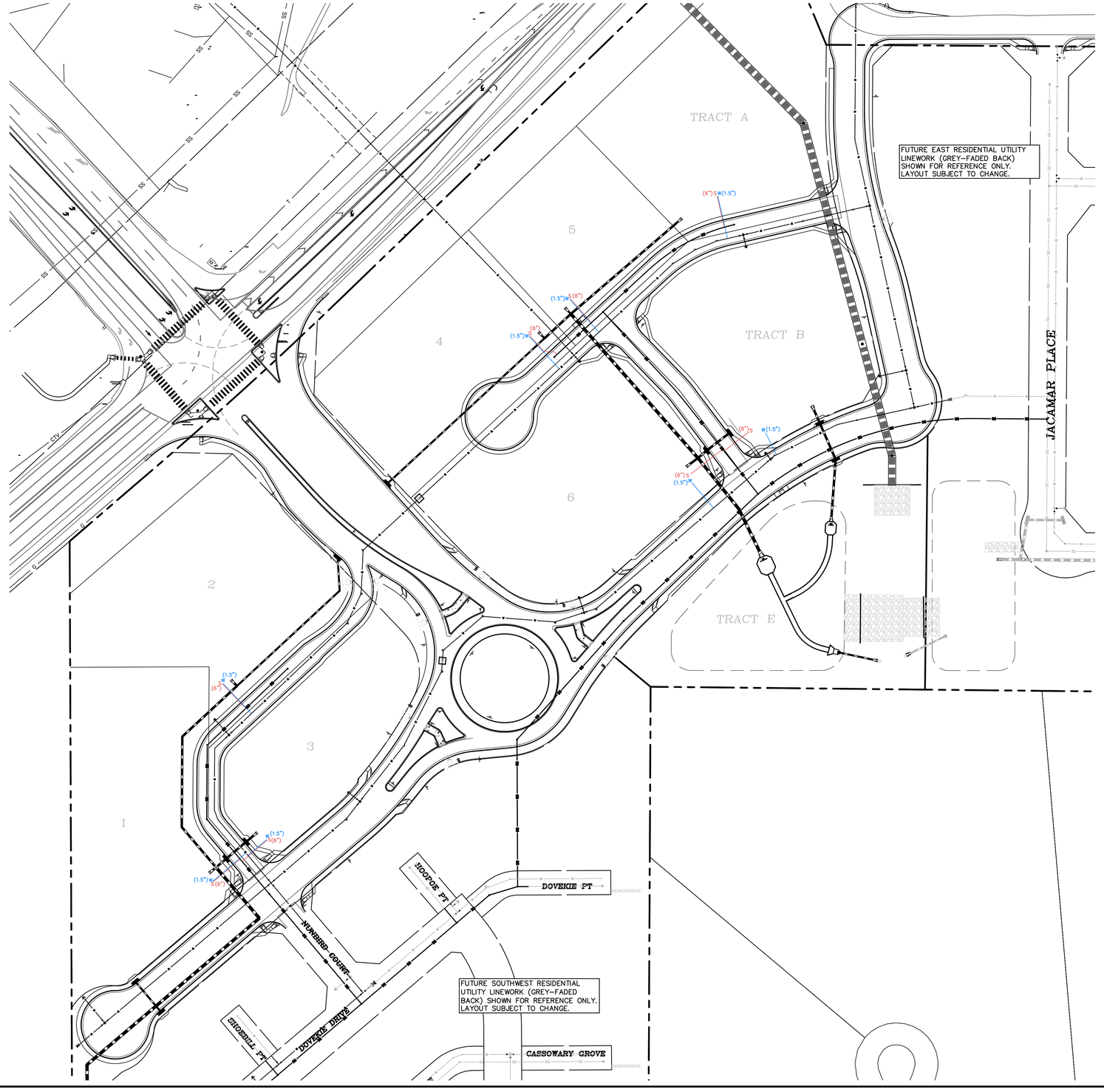
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

OVERALL UTILITY PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

OVR



70 35 0 70 140

SCALE: 1"=70'

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE — W —
- PP SANITARY SEWER LINE — SS —
- LOT NUMBER 26
- PP POND
- PP WATER SERVICE LINE — W —
- PP SANITARY SERVICE LINE — S —

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UTILITY CONSTRUCTION DOCUMENTS FOR:
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12445 RIO LANE, AND VACANT LAND
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ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-00UTIL-SERV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

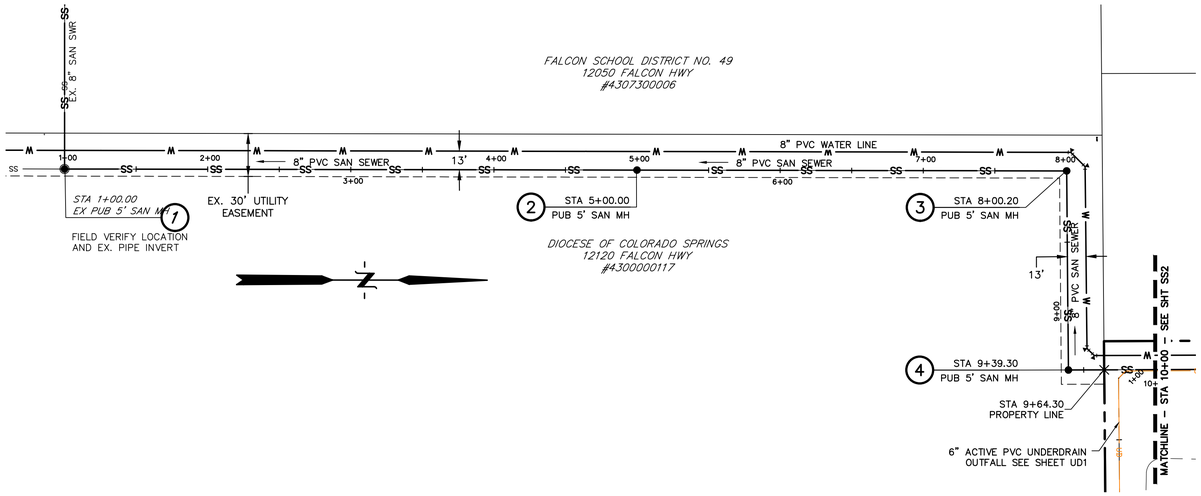
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HORIZONTAL: 1" = 70'
VERTICAL: N/A

COMMERCIAL UTILITY SERVICE PLAN

PROJECT NO. 21604-00CSCV

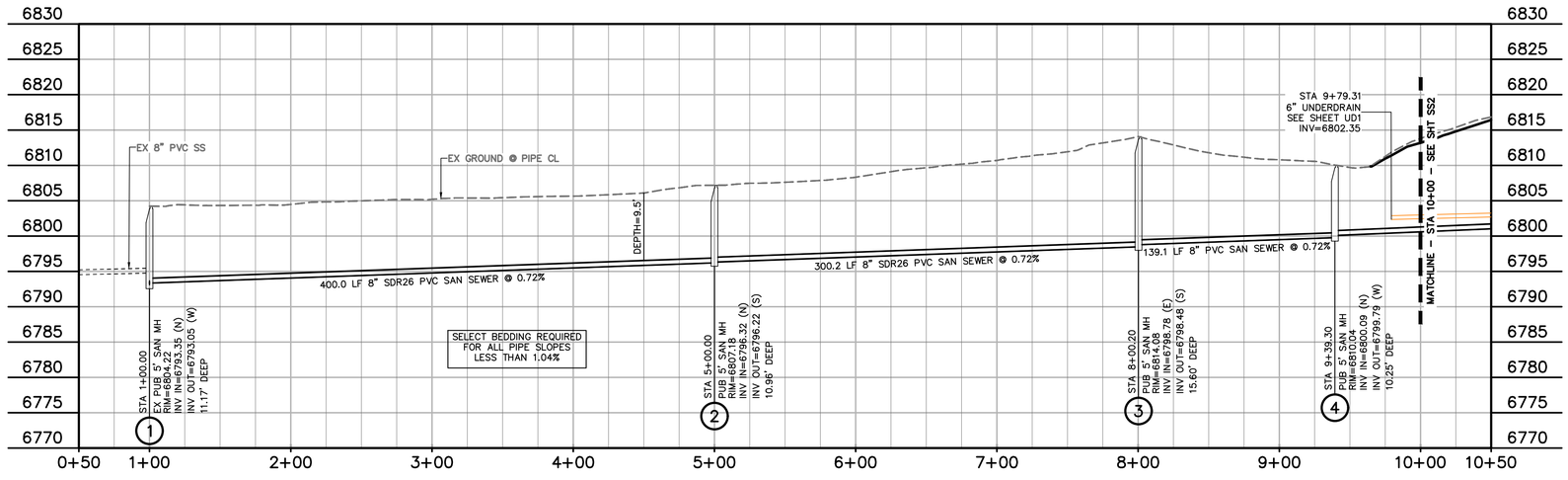
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UTS

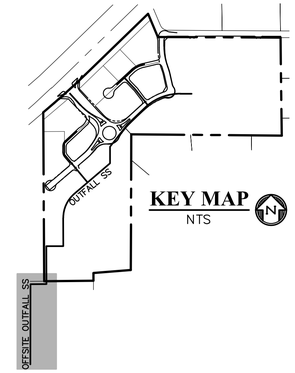


UNDERDRAIN NOTES

1. UNDERDRAIN & EXFILTRATION GALLERY TO BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.
2. REFERENCE DETAIL SHEETS FOR SPACING & CLEARANCE AT MANHOLES.
3. CHANGES IN UNDERDRAIN ALIGNMENT SHALL BE ACCOMPLISHED WITH PREFORMED BENDS NOT TO EXCEED 45-DEGREES.
4. CLEANOUTS TO BE LOCATED AT ALL MANHOLES AND AS OTHERWISE NOTED.
5. ALL UNDERDRAIN TO BE ACTIVE UNLESS OTHERWISE NOTED.



OFFSITE OUTFALL SS
STA 1+00 - 10+00
SCALE: 1"=50'



KEY MAP
NTS

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

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- PP 6" UNDERDRAIN — UD
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG*
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — X

EX ..... *EXISTING*
MH ..... MANHOLE
PP ..... PROPOSED
PT ..... POINT
SS OR SAN ..... SANITARY SEWER
ST ..... STORM SEWER
WT ..... WATER
XING ..... CROSSING
C&G ..... CURB AND GUTTER
PUB ..... PUBLIC
SHT ..... SHEET

Know what's **below.** **Call** before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:
PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

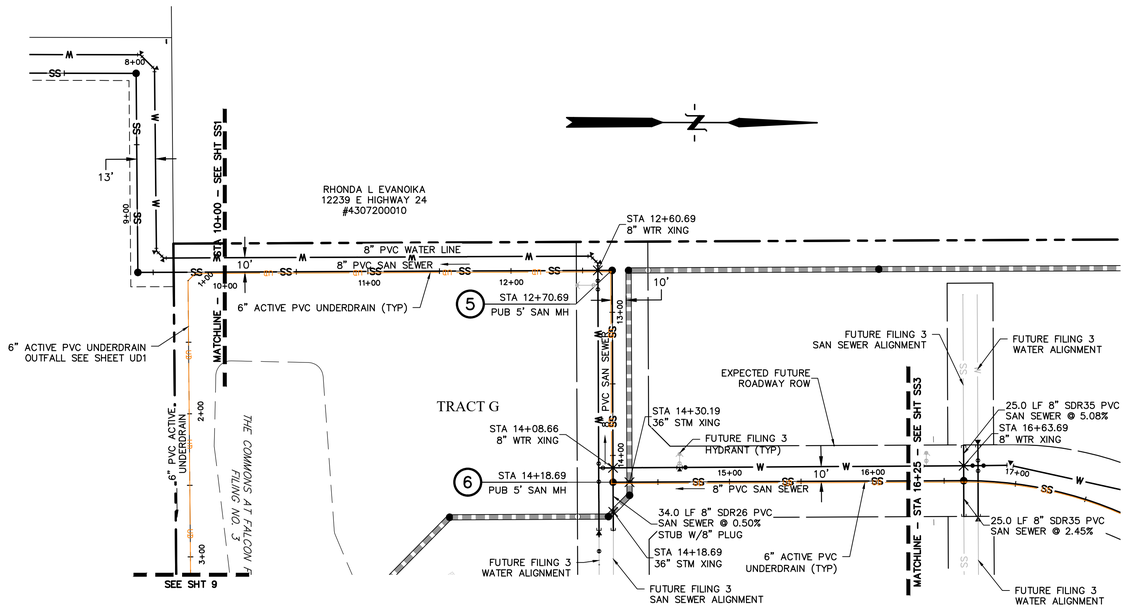
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-SS1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

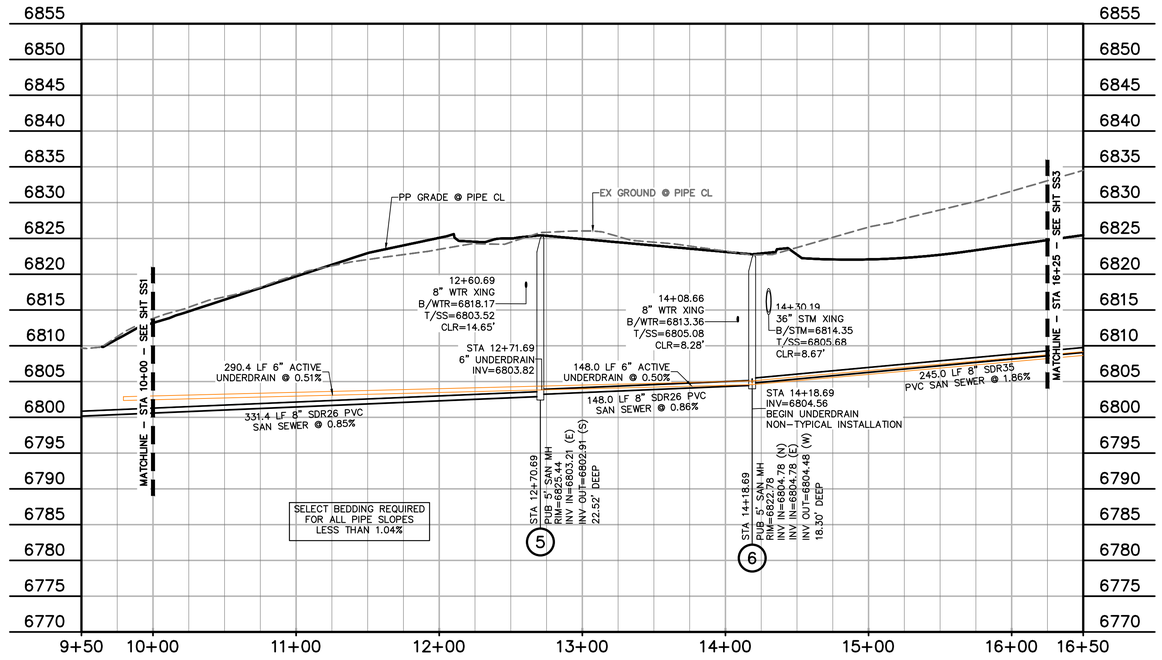
OFFSITE SANITARY SEWER

PROJECT NO. 21604-00CSCV
DRAWING NO.
SS1



UNDERDRAIN NOTES

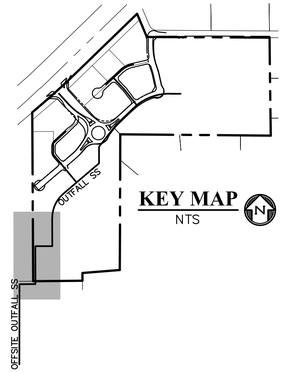
1. UNDERDRAIN & EXFILTRATION GALLERY TO BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.
2. REFERENCE DETAIL SHEETS FOR SPACING & CLEARANCE AT MANHOLES.
3. CHANGES IN UNDERDRAIN ALIGNMENT SHALL BE ACCOMPLISHED WITH PREFORMED BENDS NOT TO EXCEED 45–DEGREES.
4. CLEANOUTS TO BE LOCATED AT ALL MANHOLES AND AS OTHERWISE NOTED.
5. ALL UNDERDRAIN TO BE ACTIVE UNLESS OTHERWISE NOTED.



SITE OUTFALL SS

STA 10+00 - 16+25

SCALE: 1"=50'



KEY MAP
NTS

50 20 0 50 100

SCALE: 1"=50'

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- PP 6" UNDERDRAIN — UD
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG*
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — x

EX ..... *EXISTING*
MH ..... MANHOLE
PP ..... PROPOSED
PT ..... POINT
SS OR SAN ..... SANITARY SEWER
ST ..... STORM SEWER
WT ..... WATER
XING ..... CROSSING
C&G ..... CURB AND GUTTER
PUB ..... PUBLIC
SHT ..... SHEET

811 Know what's **below.** **Call** before you dig.
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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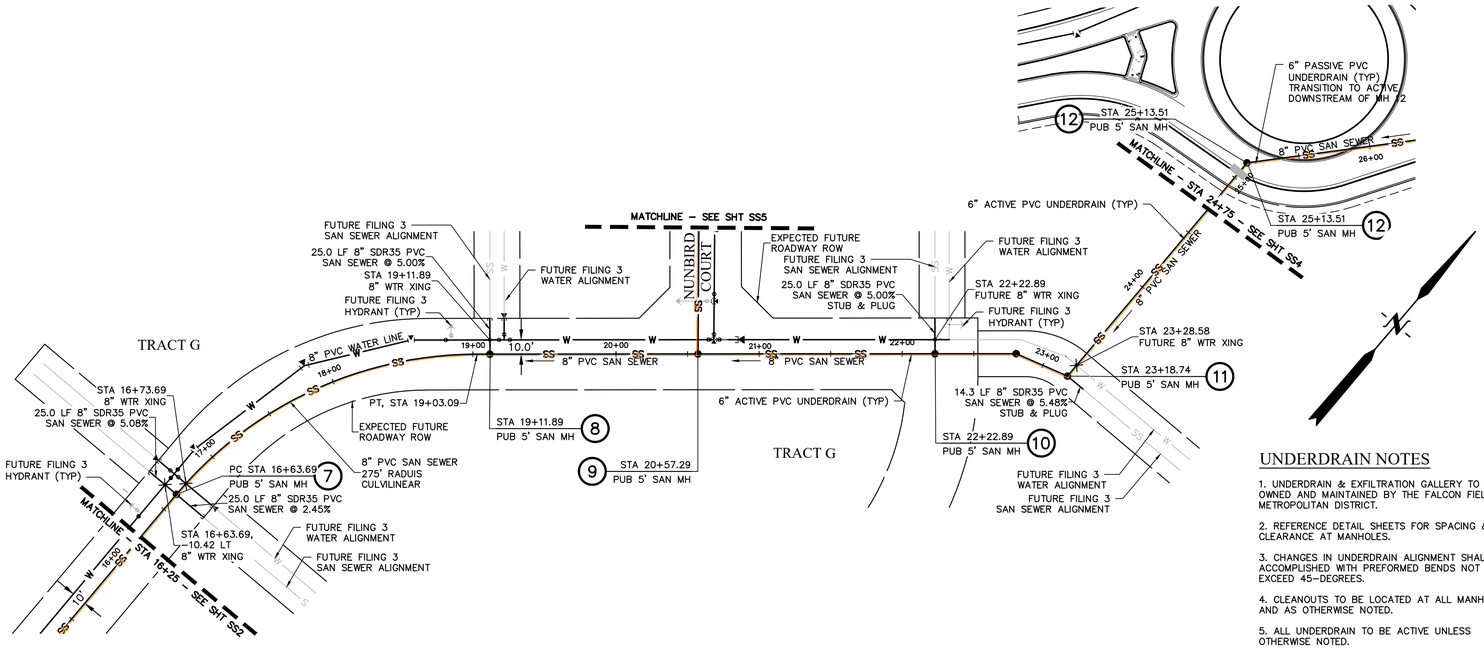
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

OUTFALL SANITARY SEWER

PROJECT NO. 21604–00CSCV

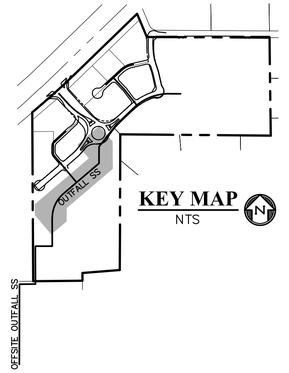
DRAWING NO.

SS2



UNDERDRAIN NOTES

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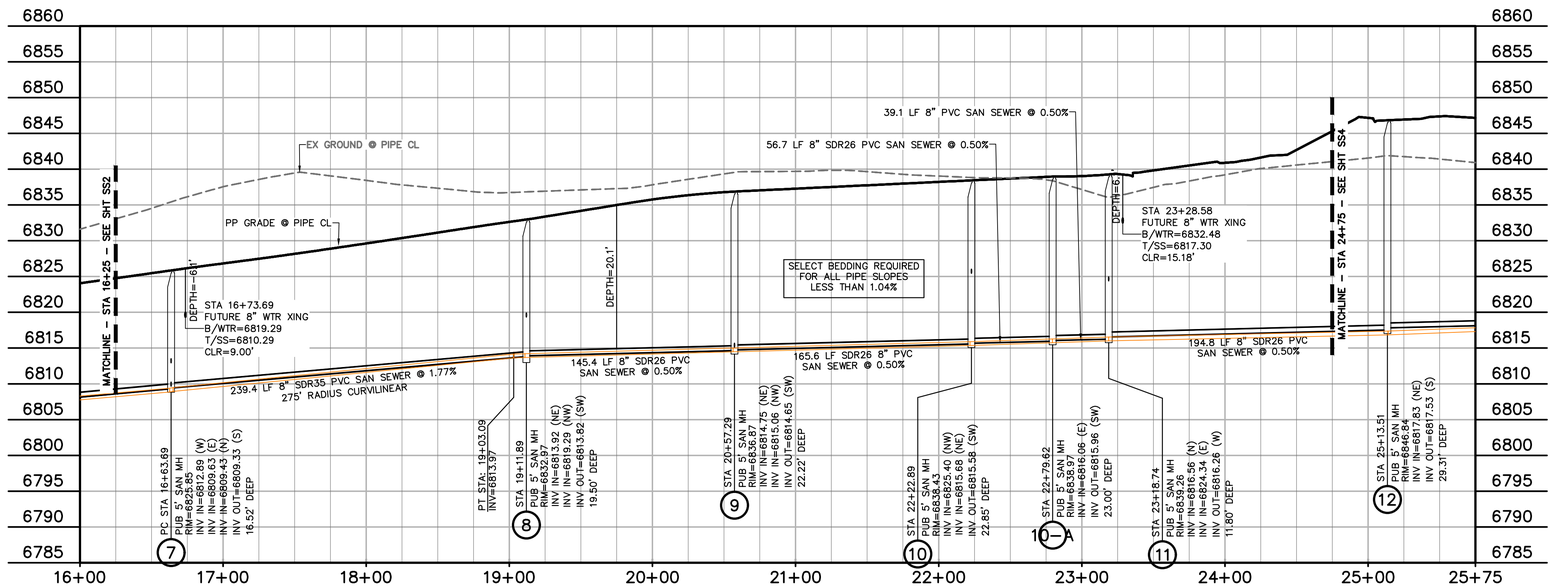
KEY MAP
NTS

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

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- PP 6" UNDERDRAIN — UD
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG*
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — X

EX ..... *EXISTING*
MH ..... MANHOLE
PP ..... PROPOSED
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ST ..... STORM SEWER
WT ..... WATER
XING ..... CROSSING
C&G ..... CURB AND GUTTER
PUB ..... PUBLIC
SHT ..... SHEET



SITE OUTFALL SS
STA 16+25.00 - 24+75.00
SCALE: 1"=50'

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PEYTON, EL PASO COUNTY, COLORADO

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RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604–SS1

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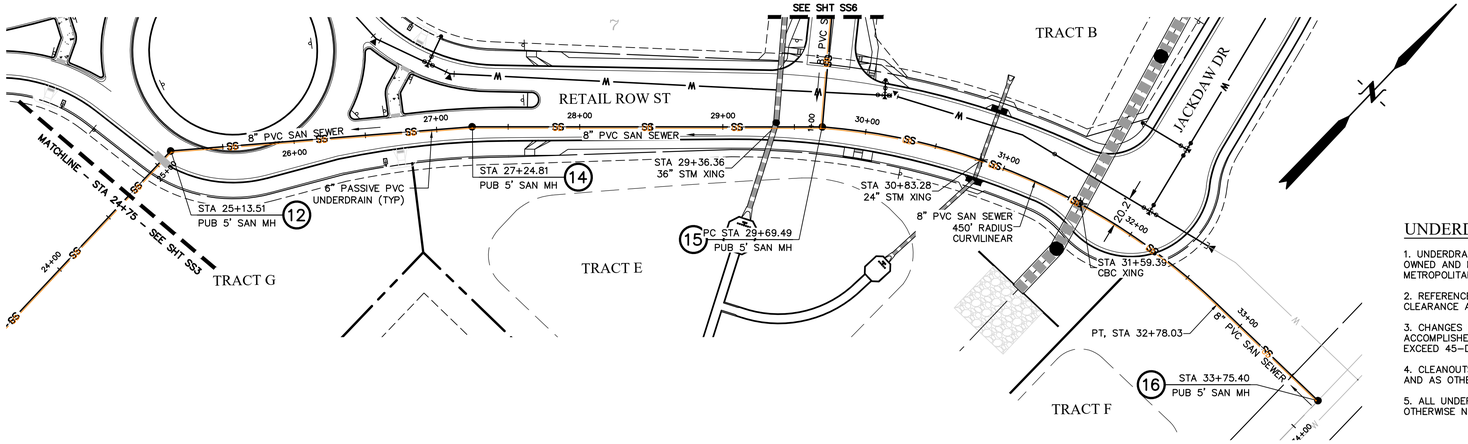
DRAWING SCALE:
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OUTFALL SANITARY SEWER

PROJECT NO. 21604–00CSCV

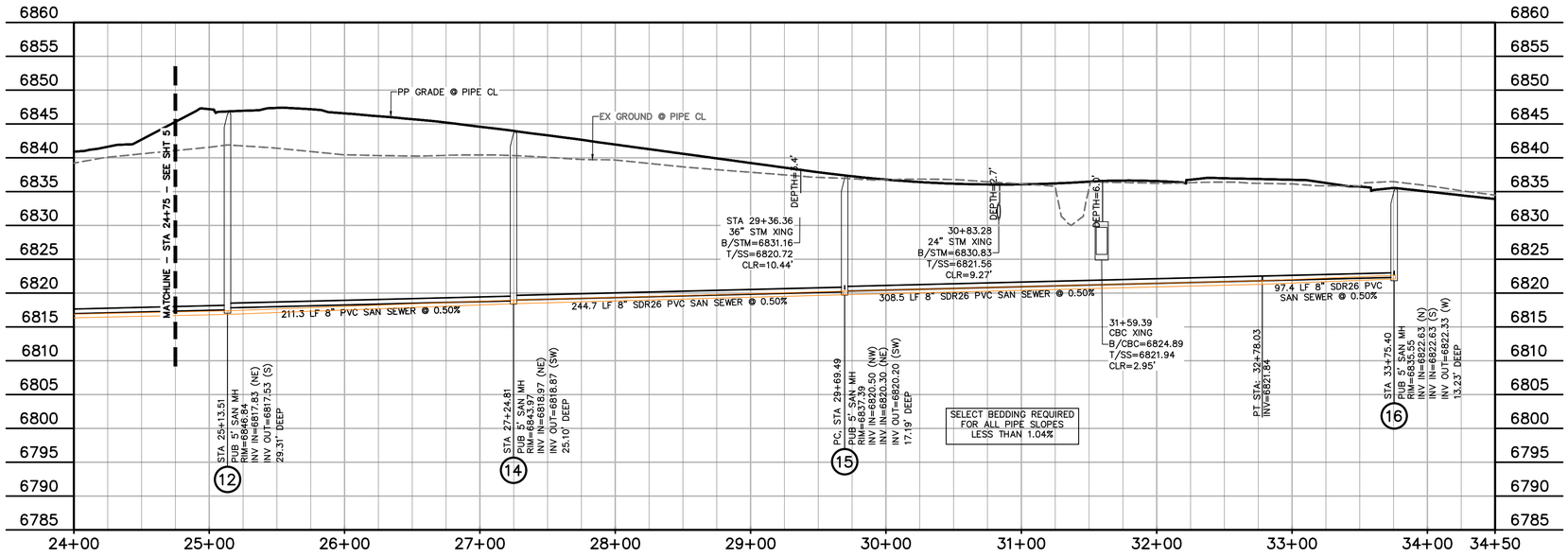
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SS3

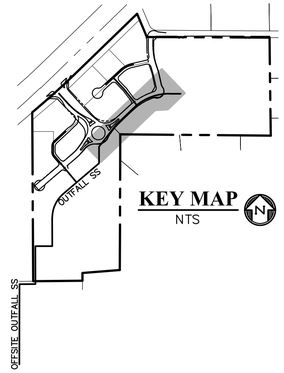


UNDERDRAIN NOTES

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OUTFALL SS
STA 24+75.00 - 33+57.74
SCALE: 1"=50'



KEY MAP
NTS

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

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
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- PP PLUG
- PP 8" PVC SS LINE — SS
- PP 6" UNDERDRAIN — UD
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG*
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — x

EX ..... *EXISTING*
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PEYTON, EL PASO COUNTY, COLORADO

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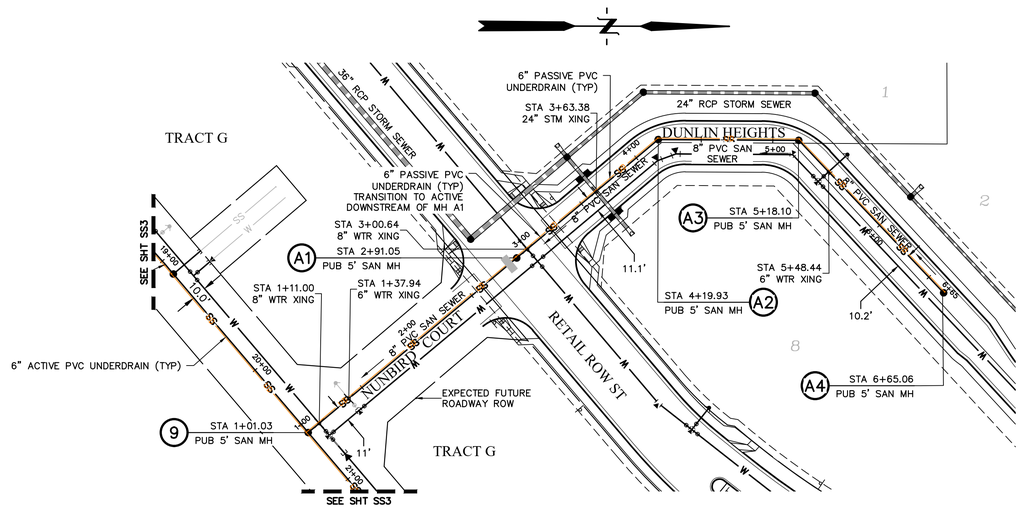
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604–SS1

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DRAWING SCALE:
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VERTICAL: 1" = 10'

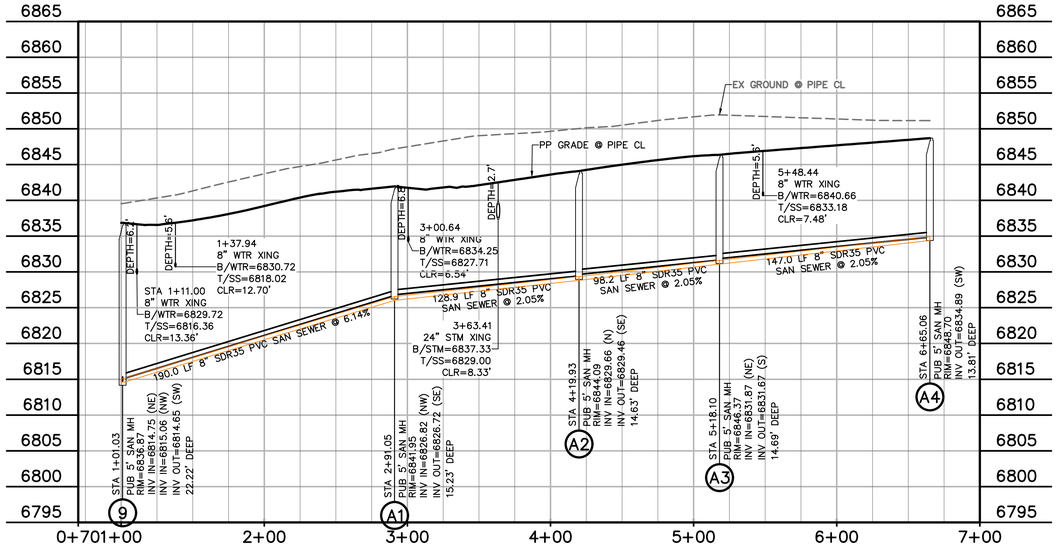
OUTFALL SANITARY SEWER

PROJECT NO. 21604–00CSCV
DRAWING NO.
SS4



UNDERDRAIN NOTES

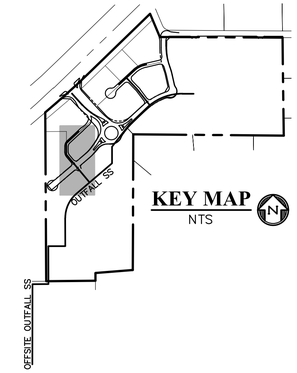
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DUNLIN HTS SS

STA 1+01.03 - 6+65.06

SCALE: 1"=50'



KEY MAP

NTS

50 20 0 50 100

SCALE: 1"=50'

LEGEND

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DESIGNED BY:	KGV
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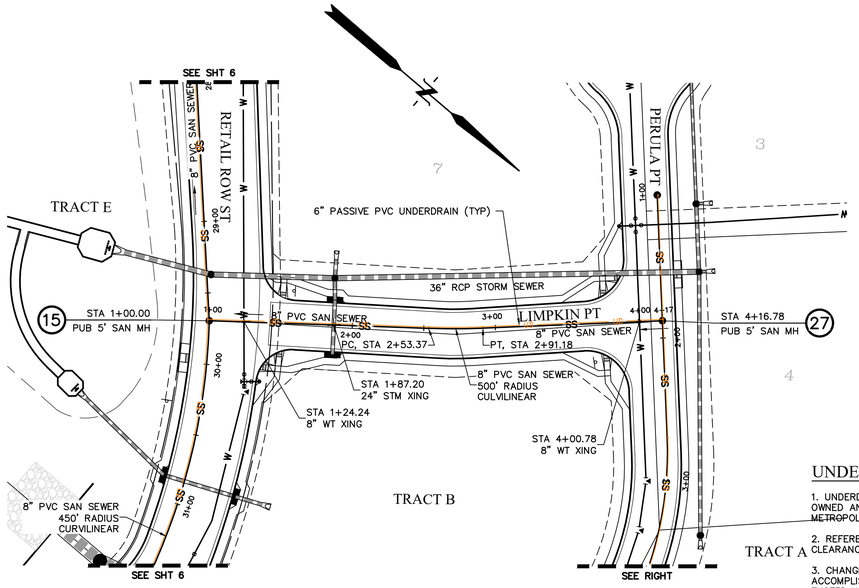
DRAWING SCALE:
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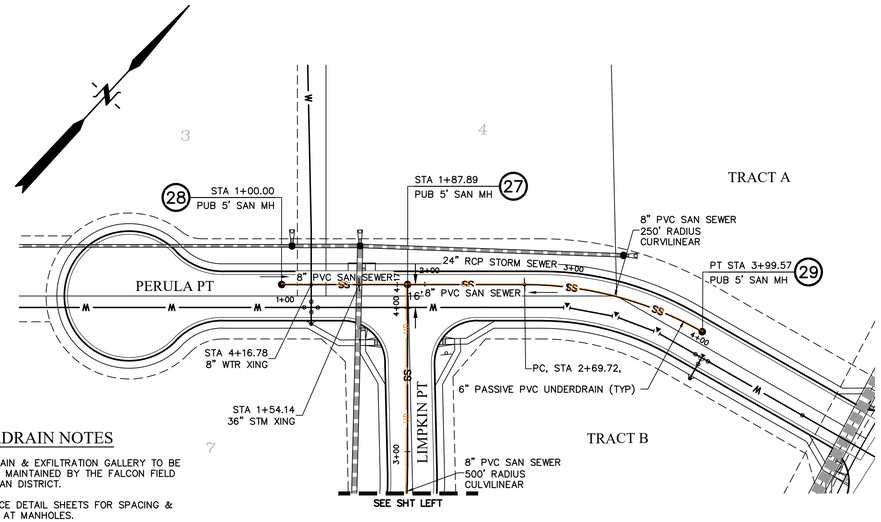
DUNLIN HEIGHTS SANITARY SEWER

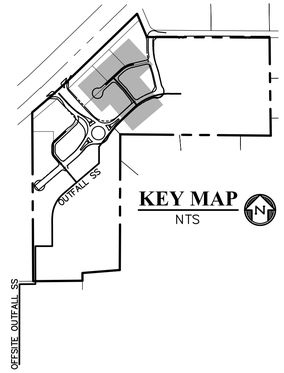
PROJECT NO. 21604-00CSCV

DRAWING NO.

SS5





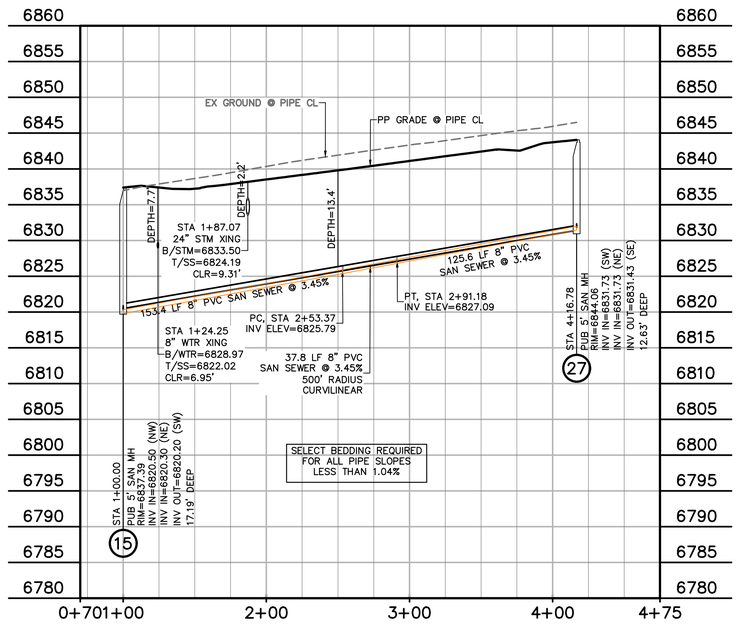


KEY MAP
NTS

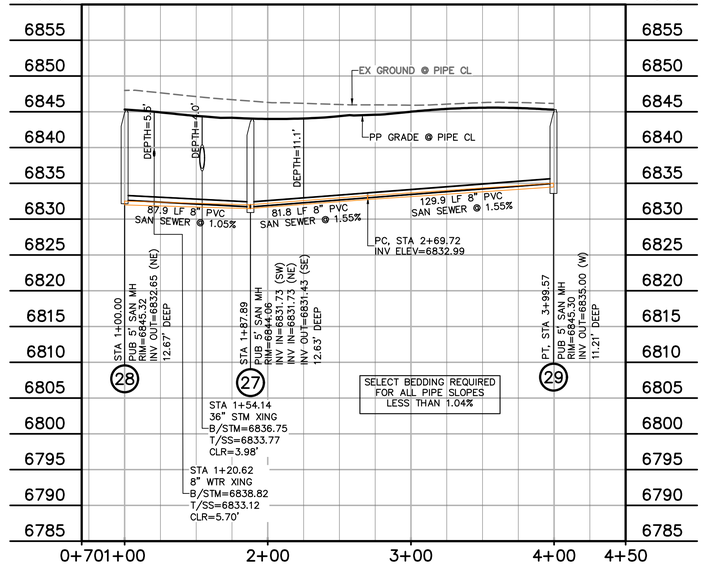
50 20 0 50 100
SCALE: 1"=50'

UNDERDRAIN NOTES

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LIMPKIN PT SS
STA 1+00.00 - 4+16.78
SCALE: 1"=50'



PERULA PT SS
STA 1+00.00 - 3+99.57
SCALE: 1"=50'

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
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- PP CURB & GUTTER
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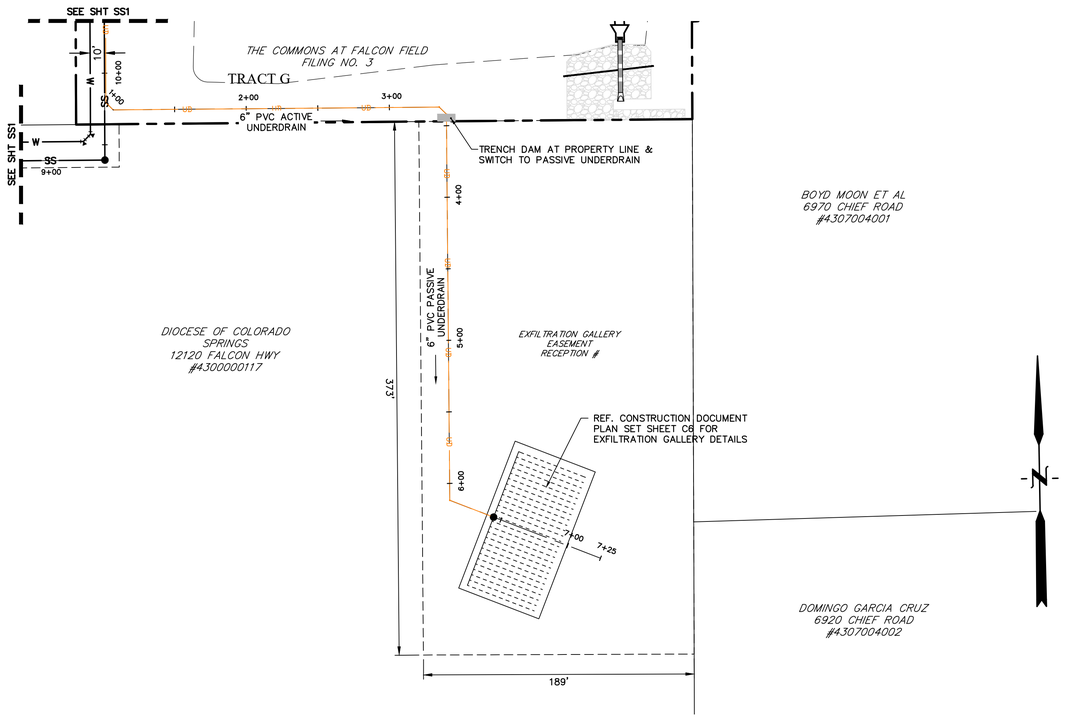
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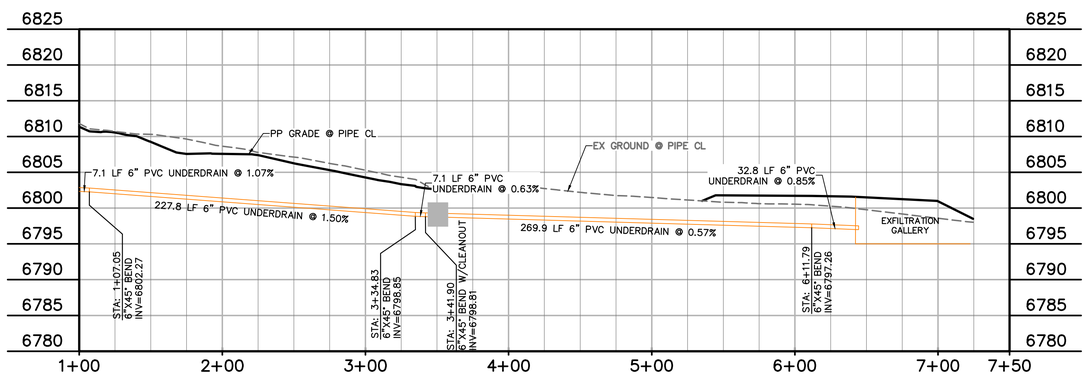
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DRAWING SCALE:
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VERTICAL: 1" = 10'

LIMPKIN & PERULA POINT SANITARY SEWER

PROJECT NO. 21604-00CSCV
DRAWING NO.
SS6





UNDERDRAIN OUTFALL
STA 1+00.00 - 7+22.00
SCALE: 1"=50'

UNDERDRAIN NOTES

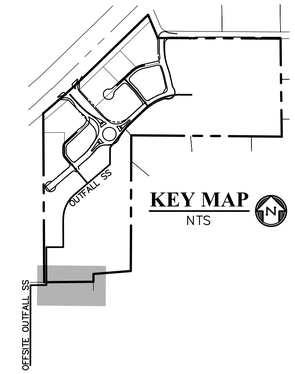
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SCALE: 1"=50'

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EASEMENT
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MH ..... MANHOLE
PP ..... PROPOSED
PT ..... POINT
SS OR SAN ..... SANITARY SEWER
ST ..... STORM SEWER
WT ..... WATER
XING ..... CROSSING
C&G ..... CURB AND GUTTER
PUB ..... PUBLIC
SHT ..... SHEET

811 Know what's **below.** **Call** before you dig.
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476–0800
CONTACT: STEVE ROSSOLL

UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604–SS1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

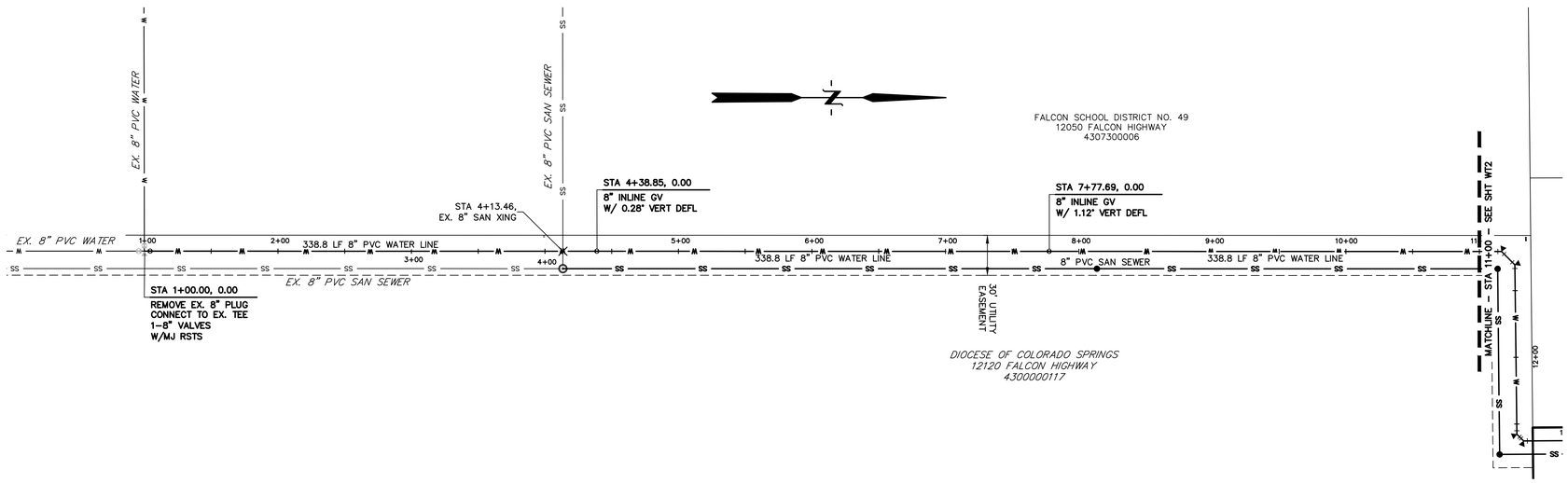
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

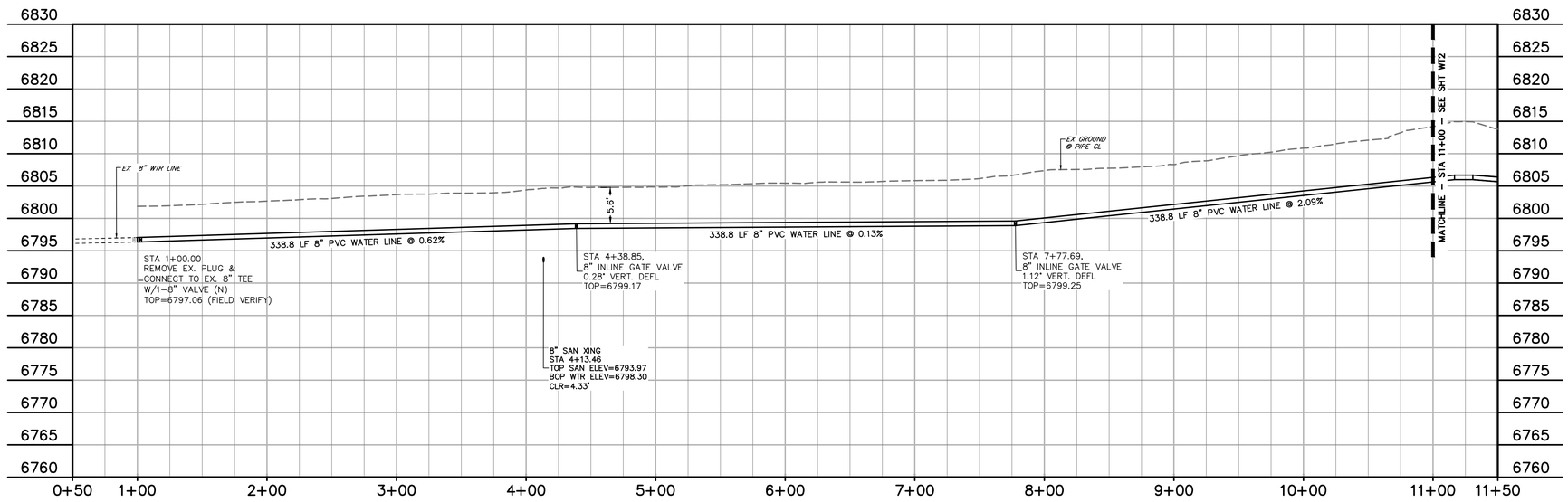
UNDERDRAIN OUTFALL

PROJECT NO. 21604–00CSCV

DRAWING NO.

UD1

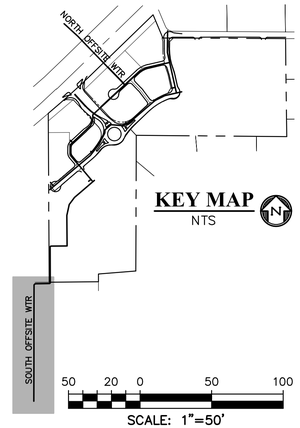




SOUTH OFFSITE WATER

STA 1+00.00 - 11+00.00

SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG — PC
- PP 8" PVC SS LINE — SS
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG* — PC
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — X

EX	*EXISTING*
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
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SHT	SHEET

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CHECKED BY:	KGV
FILE NAME:	21604-WTR

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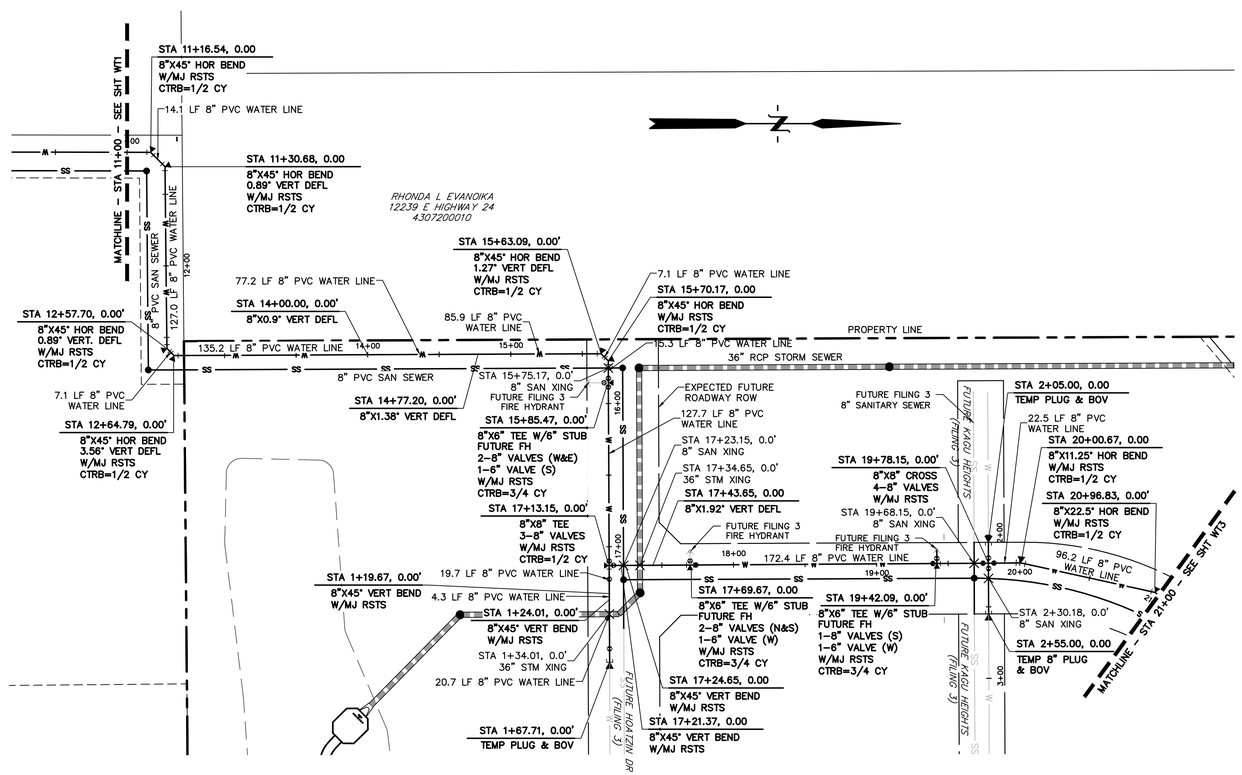
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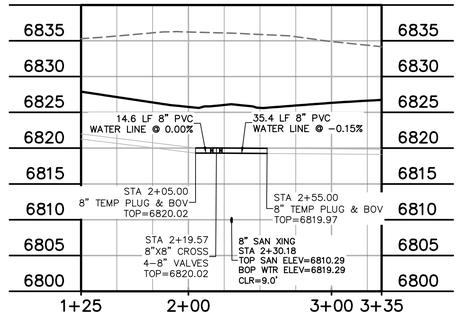
SOUTH OFFSITE WATER PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

WT1

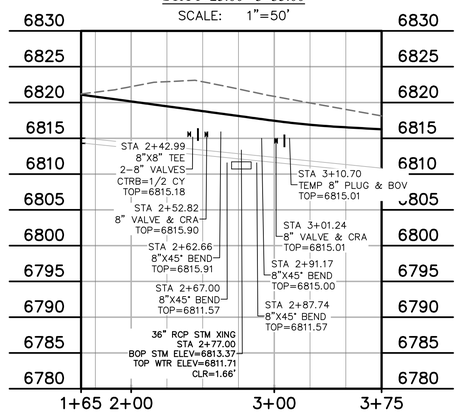




FUTURE KAGU HEIGHTS (FILING 3)

STA 1+25.00 - 3+35.00

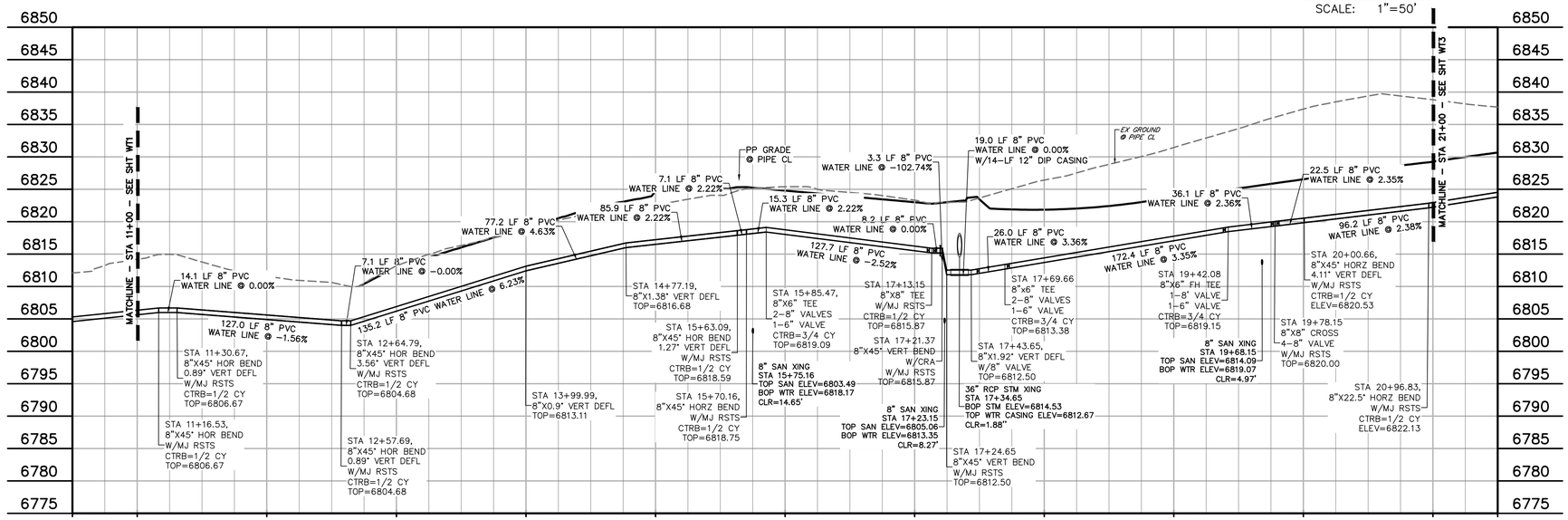
SCALE: 1"=50'



FUTURE HOATZIN DRIVE (FILING 3)

STA 1+65.00 - 3+75.00

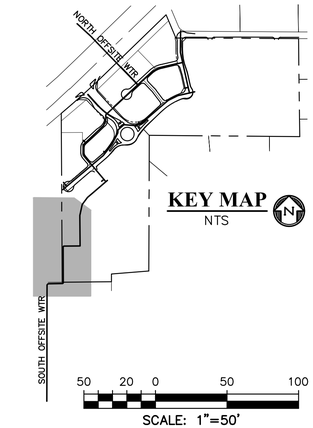
SCALE: 1"=50'



WATER MAIN #1

STA 11+00.00 - 21+00.00

SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- EX WATER FIRE HYDRANT
- EX WATER LINE — W
- EX WT PLUG
- EX SS LINE — SS
- EX SS MH
- EX ELECTRIC — E
- EX FENCE — X

EX	EXISTING
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
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RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-WTR

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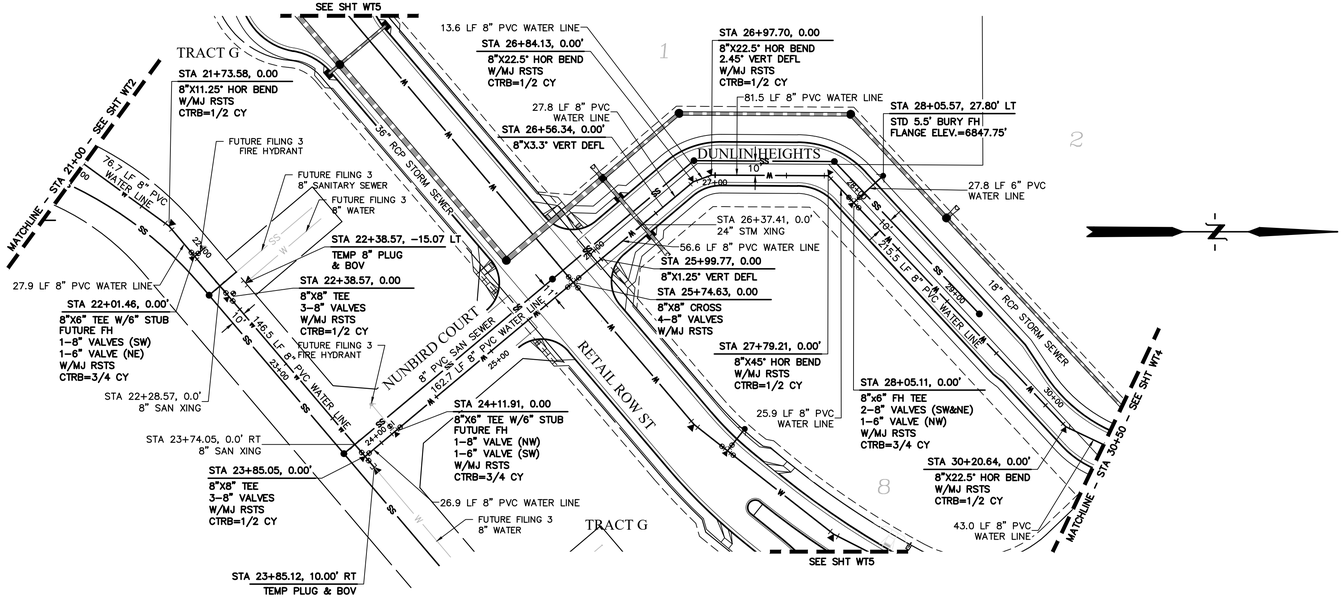
WATER PLAN

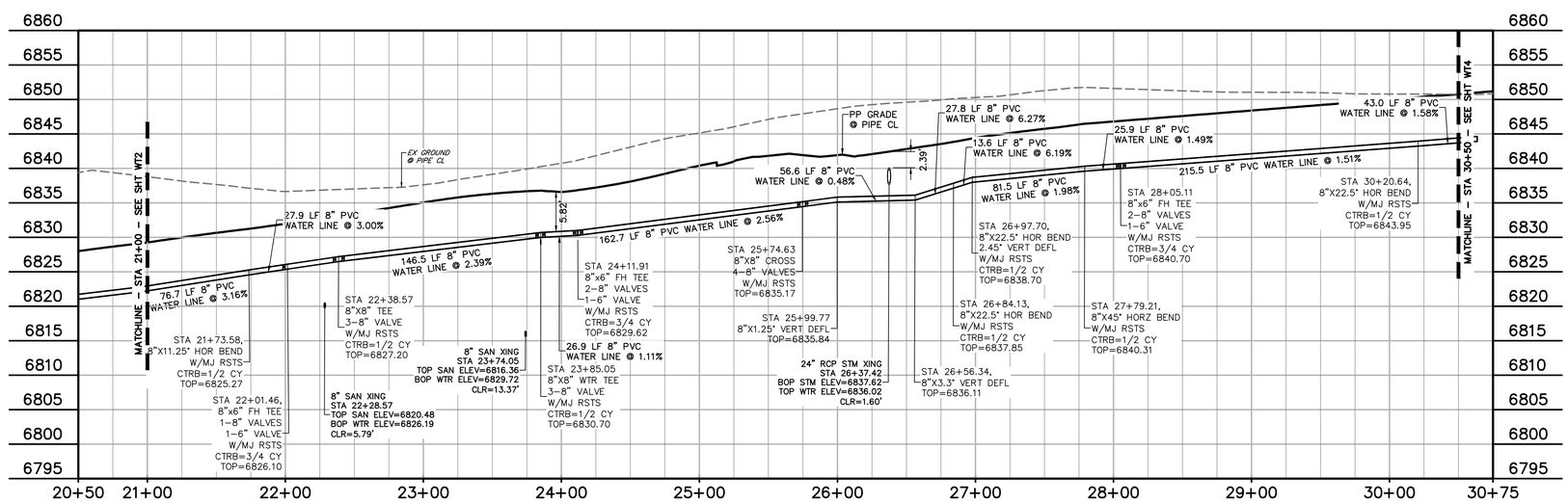
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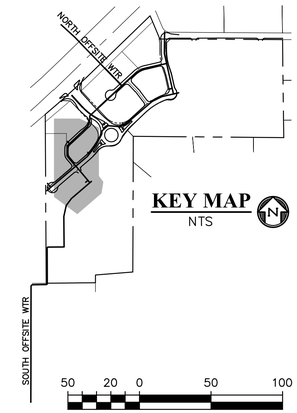
WT2

SHEET: 12 OF 20





WATER MAIN #1
STA 21+00.00 - 30+50.00
SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — w
- *EX WT PLUG*
- *EX SS LINE* — ss
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — x

EX	*EXISTING*
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET

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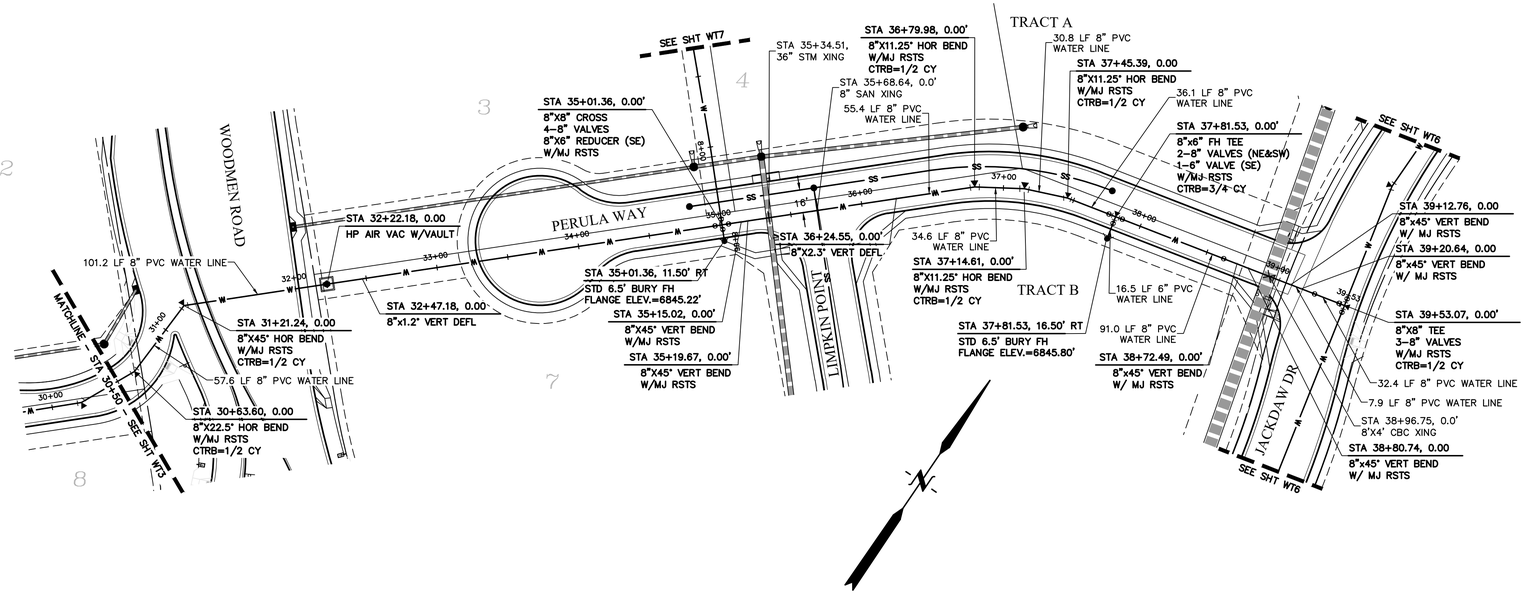
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-WTR

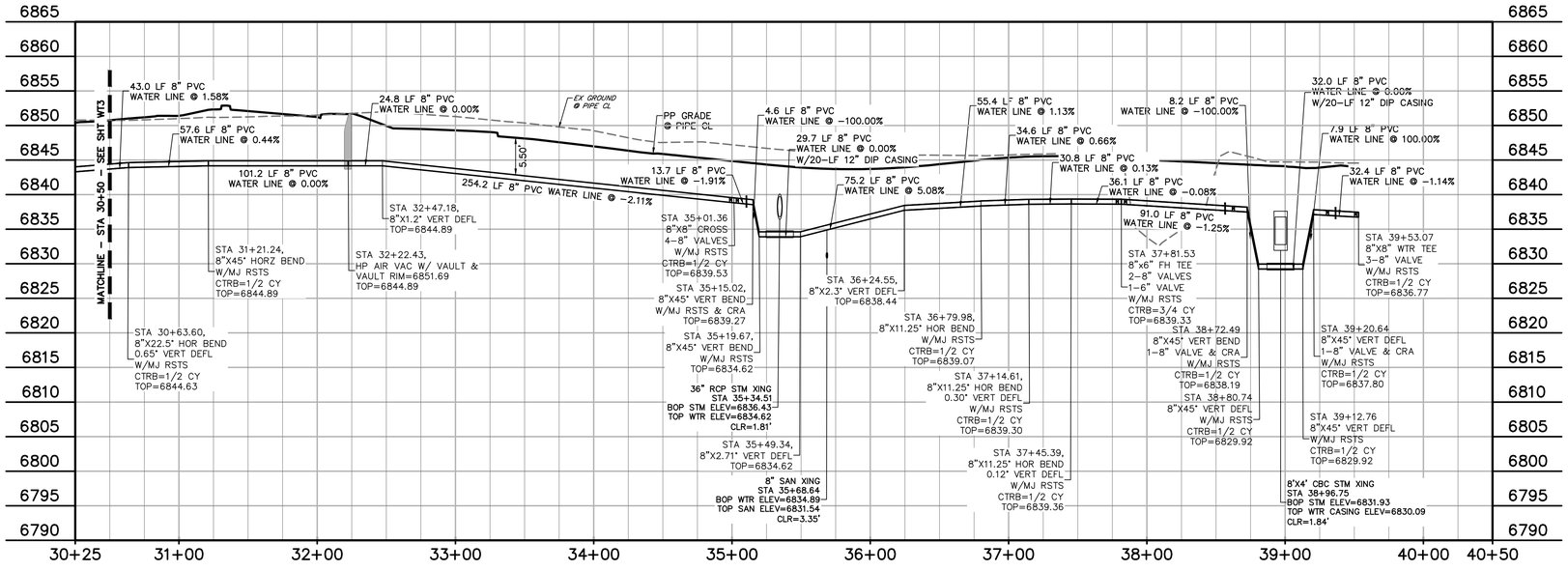
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1"=10'

WATER PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.
WT3
SHEET: 13 OF 20

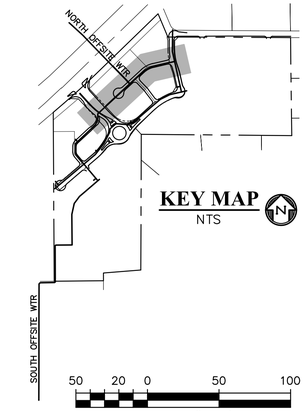




WATER MAIN #1

STA 30+50.00 - 39+53.07

SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG — PL
- PP 8" PVC SS LINE — SS
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG* — PL
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — X

EX	*EXISTING*
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET

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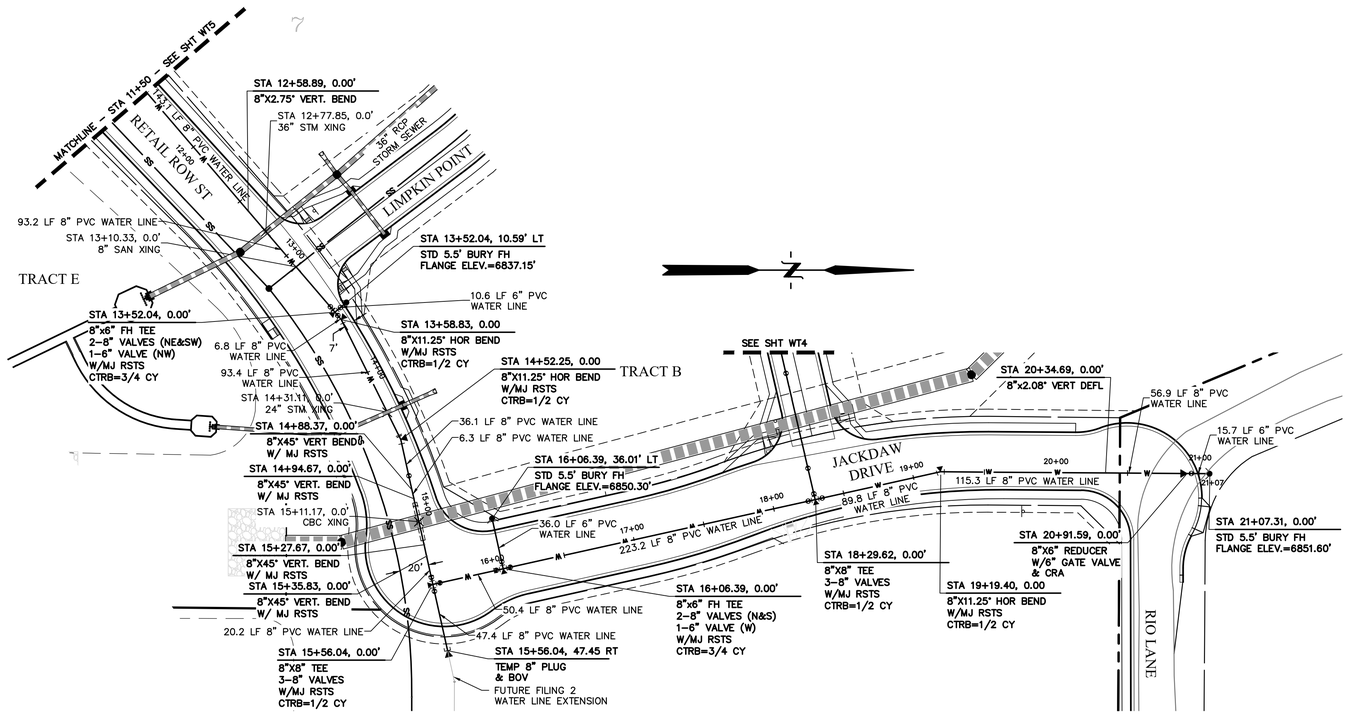
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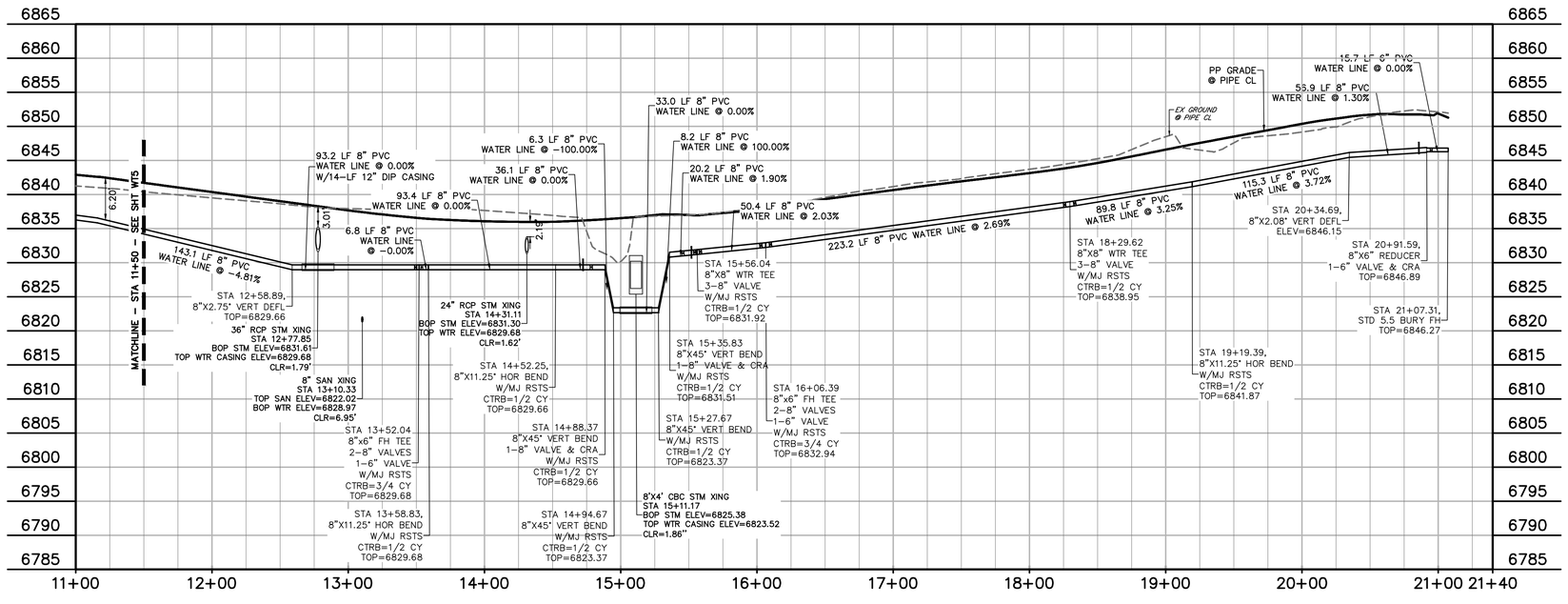
WATER PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

WT4

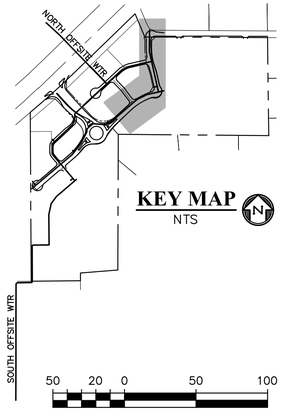




WATER MAIN #2

STA 11+50.00 - 21+07.31

SCALE: 1"=50'



LEGEND

PROPERTY LINE	
EASEMENT	
PP RIGHT OF WAY	
PP LOT LINE	
PP CURB & GUTTER	
PP STORM SEWER LINE	
PP STORM INLET	
PP MANHOLE	
PP 8" PVC WATER LINE	W
PP FIRE HYDRANT	FH
PP WATER TEE	
PP WATER VALVE	
PP PLUG	
PP 8" PVC SS LINE	SS
EX WATER FIRE HYDRANT	
EX WATER LINE	W
EX WT PLUG	
EX SS LINE	SS
EX SS MH	
EX ELECTRIC	E
EX FENCE	x

EX	EXISTING
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET

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CHECKED BY:	KGV
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WATER PLAN

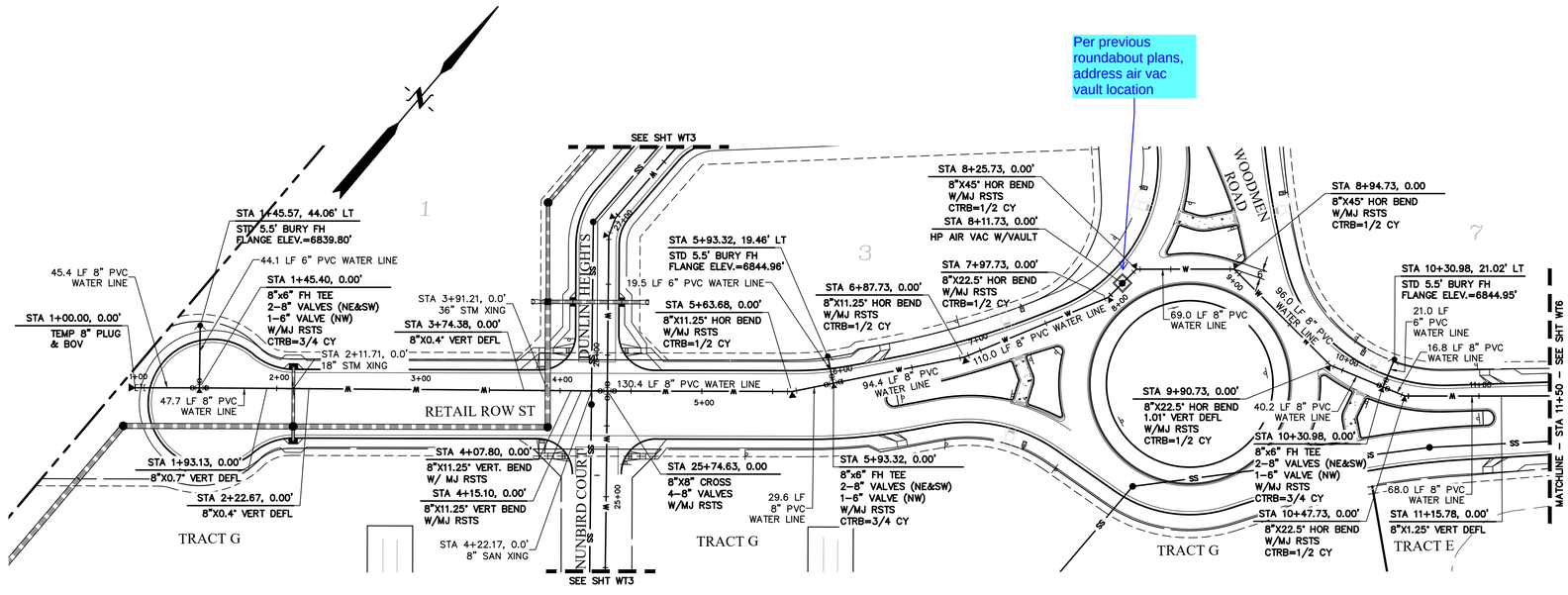
PROJECT NO. 21604–00CSCV

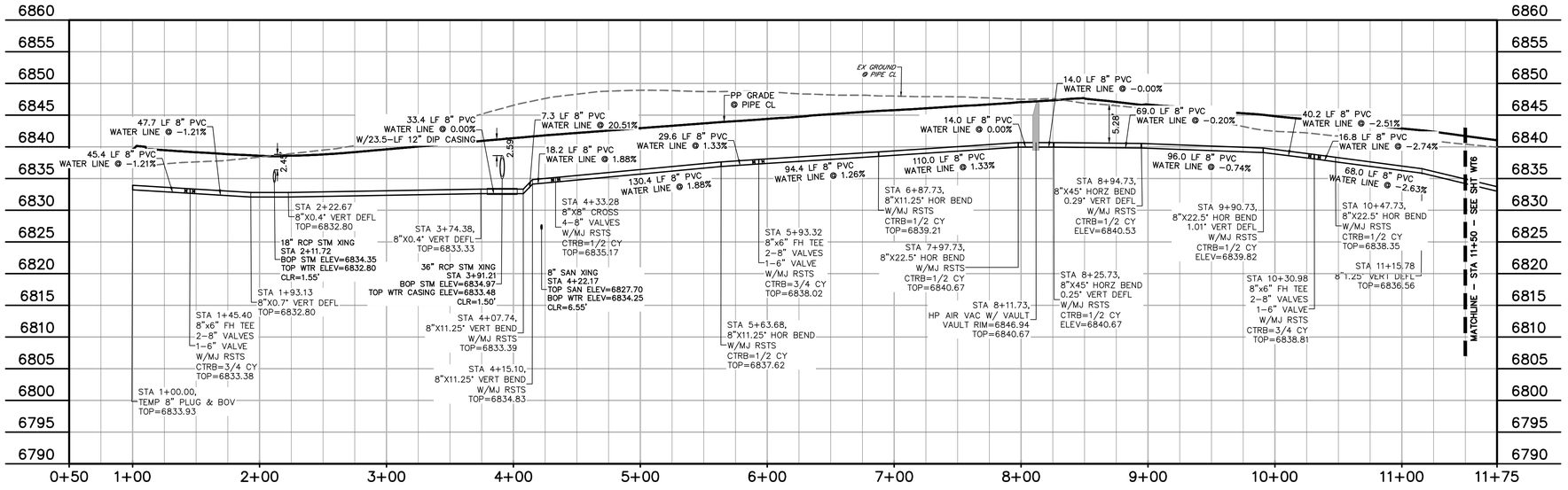
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WT6

SHEET: 16 OF 20

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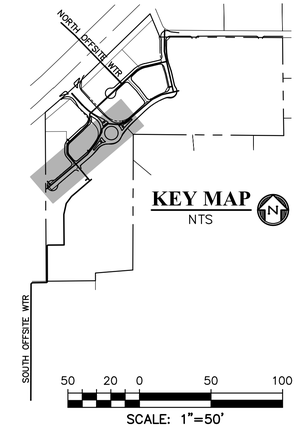




WATER MAIN #2

STA 1+00.00 - 11+50.00

SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE — SS
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — w
- *EX WT PLUG*
- *EX SS LINE* — ss
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — x

EX ..... *EXISTING*
MH ..... MANHOLE
PP ..... PROPOSED
PT ..... POINT
SS OR SAN ..... SANITARY SEWER
ST ..... STORM SEWER
WT ..... WATER
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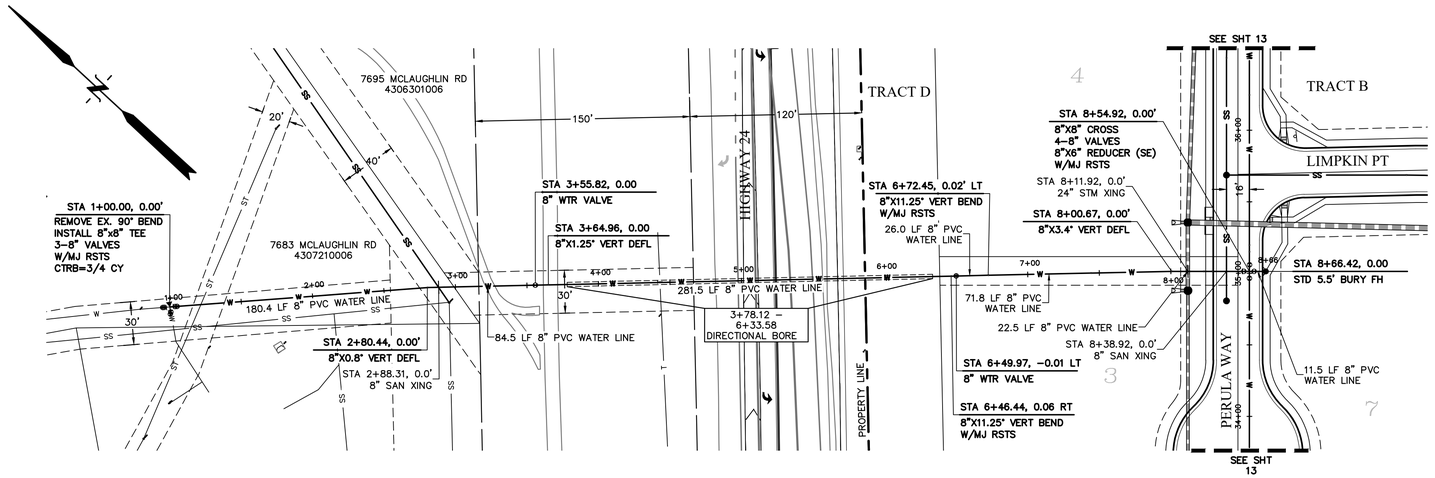
WATER PLAN

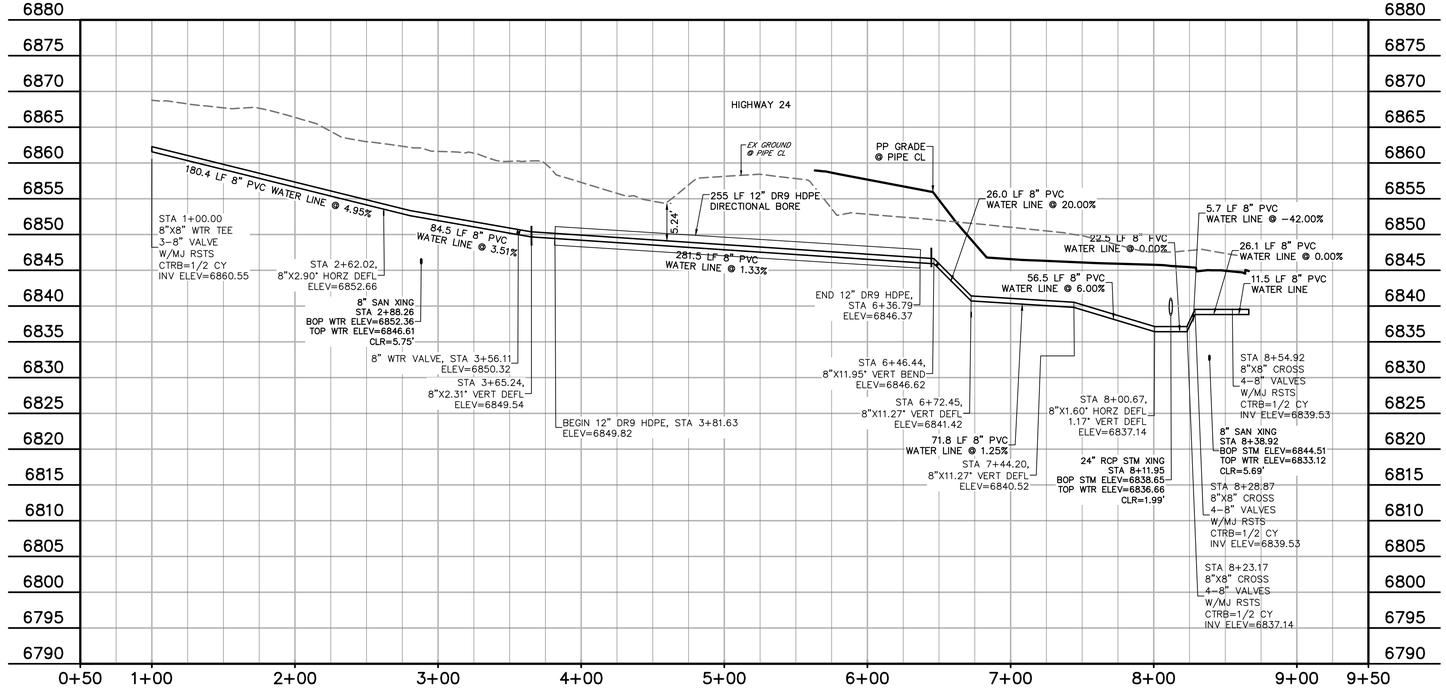
PROJECT NO. 21604-00CSCV

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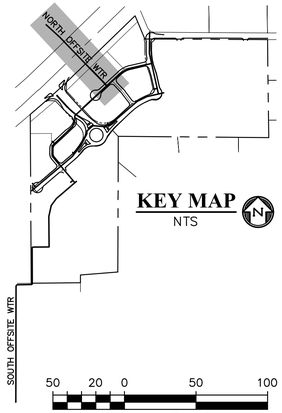
WT5

SHEET: 15 OF 20





NORTH OFFSITE WATER
STA 1+00.00 - 8+66.45
SCALE: 1"=50'



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP 8" PVC WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER TEE
- PP WATER VALVE
- PP PLUG — PC
- PP 8" PVC SS LINE — SS
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — W
- *EX WT PLUG* — PC
- *EX SS LINE* — SS
- *EX SS MH*
- *EX ELECTRIC* — E
- *EX FENCE* — X

EX	*EXISTING*
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET

Know what's **below.** **Call** before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-WTR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

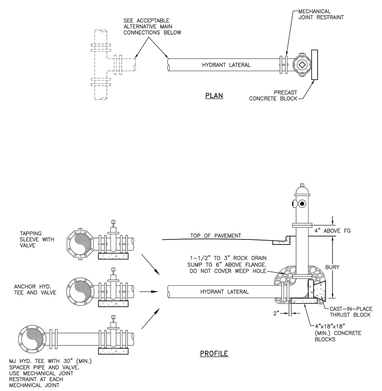
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1"=10'

NORTH OFFSITE WATER PLAN

PROJECT NO. 21604-00CSCV

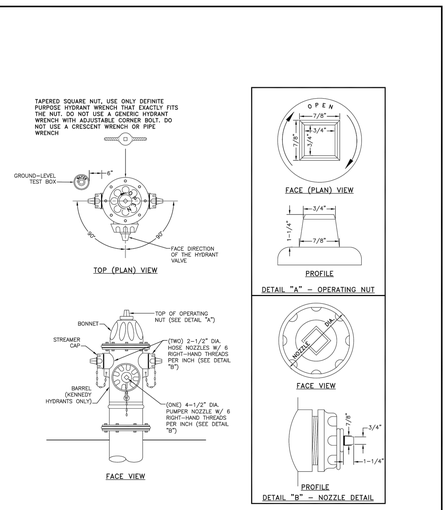
DRAWING NO.

WT7



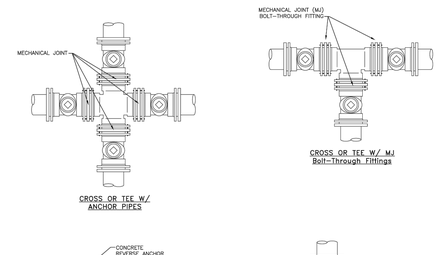
FIRE HYDRANT INSTALLATION

Drawn: GDM/SHG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–2
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



FIRE HYDRANT SPECIFICATIONS

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–3
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

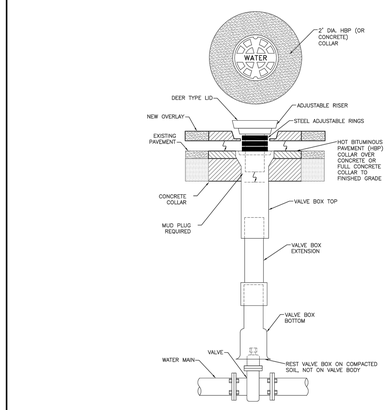


GENERAL NOTES:

1. ON ANY VALVE INSTALLATION NEAR A FITTING, THE VALVE SHALL BE ANCHORED BY RODS, REVERSE ANCHOR, AND MECHANICAL JOINT RESTRAINTS. 3/4" ALL-THREAD RODS SHALL BE USED WITH FIG. 7 BOLTS OR APPROVED DUCTILE TIE LUGS FOR DEAD-END VALVES AND/OR PLUGS. ALL METALLIC COMPONENTS SHALL BE WRAPPED IN POLYETHYLENE TUBING.
2. ANCHOR PIPE OR FOSTER COUPLINGS MAY BE SUBSTITUTED FOR SPACER PIPE AND RODS.
3. THE CONCRETE REVERSE ANCHORS USED SHALL BE SIZED AS INDICATED ON DRAWING "W-18".
4. SEE DRAWINGS "W-13" AND "W-28" FOR APPLICATION OF MECHANICAL JOINT RESTRAINTS.
5. SEE DRAWING "W-6" FOR VALVE BOX INSTALLATION.

VALVE INSTALLATION & LOCATION

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–5
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



NOTES:

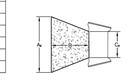
1. SLIP-TYPE 5-1/4" I.D. SHAFT TYLER PIPE SERIES 664-A OR EQUIVALENT, APPROVED BY THE DISTRICT.
2. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL BE LOCATED IN AND UNDER THE DRIVING SURFACE OF THE STREET, NOT IN THE CURB PAN, CURB, OR BEHIND THE CURB.
3. SEE DRAWING "W-10" FOR TRACER WIRE INSTALLATION AT VALVE BOXES.

VALVE BOX INSTALLATION

Drawn: GDM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–6
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

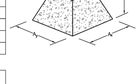
THRUST BLOCK DIMENSIONS & VOLUMES – PVC & DIP 250 psi

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x (ft)	MINIMUM A_y (ft)	MINIMUM C_x (ft)	MINIMUM C_y (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5° BEND	2.00	2.00	1.41	0.21	0.33	22.00	0.25
4	45° BEND	3.50	3.50	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	4.75	2.18	0.67	0.33	4.75	0.25
6	11.25° BEND	2.00	2.00	1.41	0.25	0.50	2.00	0.25
6	22.5° BEND	3.75	3.75	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	7.25	2.69	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	9.50	3.08	0.83	0.50	2.00	0.50
8	11.25° BEND	3.25	3.25	1.80	0.34	0.67	2.00	0.25
8	22.5° BEND	6.50	6.50	2.55	0.48	0.67	2.00	0.25
8	45° BEND	12.50	12.50	3.57	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	16.25	4.64	1.08	0.67	2.00	0.75



THRUST BLOCK DIMENSIONS & VOLUMES – PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x (ft)	MINIMUM A_y (ft)	MINIMUM C_x (ft)	MINIMUM C_y (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5° BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00



THRUST BLOCK DIMENSIONS & VOLUMES – DIP (Maximum Static Pressure = 250 psi)

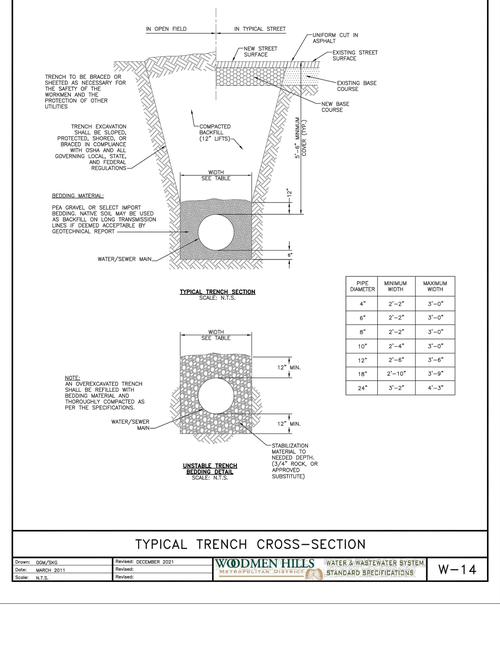
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x (ft)	MINIMUM A_y (ft)	MINIMUM C_x (ft)	MINIMUM C_y (ft)	MINIMUM B	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.98	6.50

NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M–23 AND M–41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS, THE DESIGN ENGINEER SHALL PROVIDE A SITE–SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M–23, PVC PIPE – DESIGN AND INSTALLATION AND AWWA M–41, DUCTILE–IRON PIPE AND FITTINGS. SITE–SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. SEE SECTION 9.4 FOR CONCRETE REQUIREMENTS. SEE SECTION 4.8 FOR THRUST BLOCK REQUIREMENTS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (A_y) IS EQUAL TO OR LESS THAN ONE–HALF THE TOTAL DEPTH (H1) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5.5 FEET.
6. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE–SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO THE DISTRICT FOR REVIEW.

THRUST BLOCK DATA

Drawn: SHG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–11
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



TYPICAL TRENCH SECTION
SCALE: N.T.S.

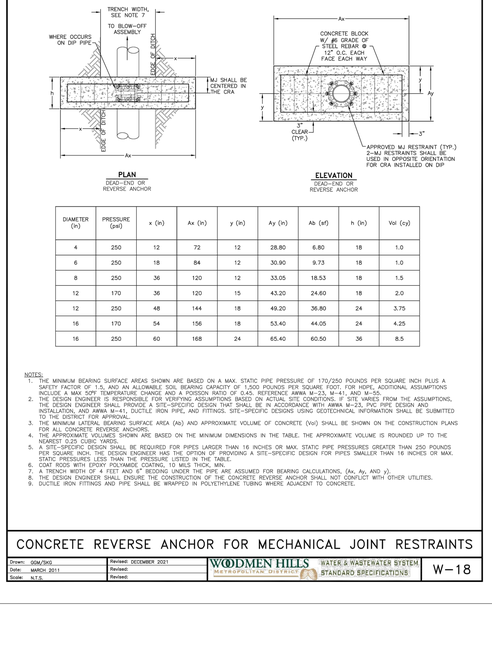
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	2'–2"	3'–0"
6"	2'–2"	3'–0"
8"	2'–2"	3'–0"
10"	2'–4"	3'–0"
12"	2'–6"	3'–6"
18"	2'–10"	3'–9"
24"	3'–2"	4'–3"

NOTE:
AN OVEREXCAVATED TRENCH SHALL BE REFILLED WITH BEDDING MATERIAL AND THOROUGHLY COMPACTED AS PER THE SPECIFICATIONS.

UNSTABLE TRENCH BEDDING DETAIL
SCALE: N.T.S.

TYPICAL TRENCH CROSS–SECTION

Drawn: GDM/SHG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–14
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



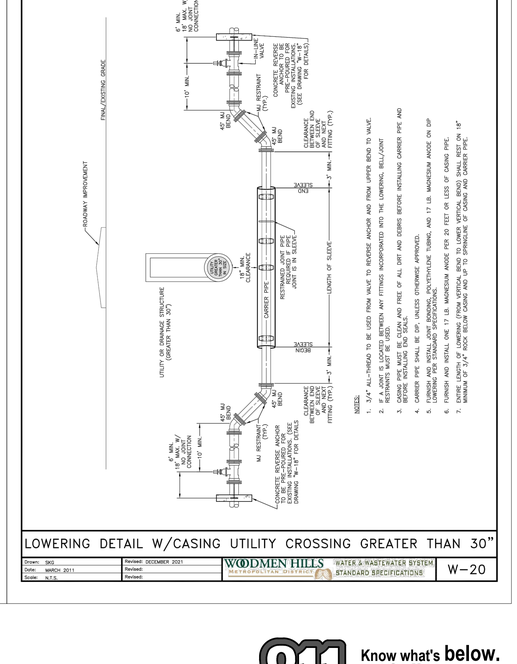
DIAMETER (in)	PRESSURE (psi)	x (in)	Ax (in)	y (in)	Ay (in)	Ab (sf)	h (in)	Vol (cy)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250	60	168	24	65.40	60.50	36	8.5

NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX. STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. FOR HDPE, ADDITIONAL ASSUMPTIONS INCLUDE A MAX SOIL TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M–23, M–41, AND M–55.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE VARIES FROM THE ASSUMPTIONS, THE DESIGN ENGINEER SHALL PROVIDE A SITE–SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M–23, PVC PIPE DESIGN AND INSTALLATION, AND AWWA M–41, DUCTILE IRON PIPE, AND FITTINGS. SITE–SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL.
3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ab) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
4. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. A SITE–SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX. STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE–SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX. STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
6. COAT RODS WITH EPOXY POLYMIDE COATING, TO MILS THICK, MIN.
7. A TRENCH WIDTH OF 4 FEET AND 8" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS. (A_x, A_y AND y).
8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS

Drawn: GDM/SHG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–18
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



NOTES:

1. 3/4" ALL–THREAD TO BE USED FROM VALVE TO REVERSE ANCHOR AND FROM UPPER BEND TO VALVE.
2. USE MJ RESTRAINTS ON ANY FITTINGS INCORPORATED INTO THE LOWERING SEG./JOINT
3. CASING PIPE MUST BE CLEAN AND FREE OF ALL DIRT AND DEBRIS BEFORE INSTALLING CARRIER PIPE AND END SEALS ARE INSTALLED.
4. CARRIER PIPE SHALL BE DIP, UNLESS OTHERWISE APPROVED.
5. FURNISH AND INSTALL JOINT RESTRAINT, POLYETHYLENE TUBING, AND 17 LB. MAGNESIUM ANODE ON DIP CARRIER PIPE AT EACH MECHANICAL JOINT.
6. FURNISH AND INSTALL ONE 17 LB. MAGNESIUM ANODE PER 20 FEET OR LESS OF CASING PIPE.
7. ENTIRE LENGTH OF LOWERING (FROM VERTICAL BEND TO LOWER VERTICAL BEND) SHALL REST ON 18" MINIMUM OF 3/4" ROCK BEDDING (SIZED AND 20' TO SPARGASLIE OF CASING AND CARRIER PIPE).

LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"

Drawn: SHG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W–20
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

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

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COLORADO SPGS, COLORADO 80903
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UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
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ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604–00–UDT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

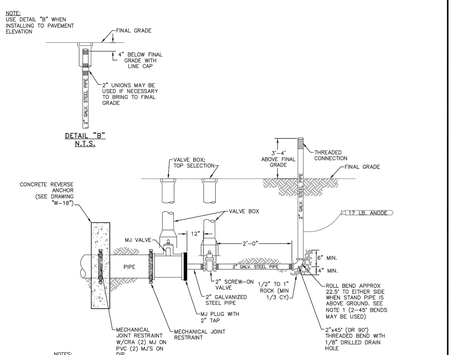
WATER & WASTEWATER DETAILS

PROJECT NO. 21604–00CSCV

DRAWING NO.

DT1

SHEET: 18 OF 20

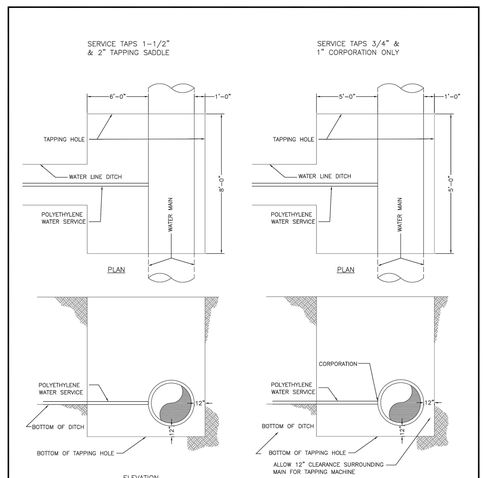


NOTES:

1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND, ADDITIONAL BENDS MAY BE REQUIRED BY THE DISTRICT INSPECTOR.
2. COAT TIE RODS, BEAM, AND GALVANIZED STEEL PIPE WITH EPOXY POLYMODE COATING, 10 MILS THICK, MIN.
3. ENTIRE BLOW-OFF ASSEMBLY MUST BE ADEQUATELY SUPPORTED, CONCRETE PAVER STONES MAY BE REQUIRED.
4. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED FITTINGS.
5. TEMPORARY BLOW-OFF VALVE ASSEMBLIES SHALL BE INSPECTED BY THE DISTRICT INSPECTOR PRIOR TO BACKFILL. BACKFILL COMPACTION TO BE SAME AS PIPE COMPACTION SPECIFICATIONS.
6. 2" GALVANIZED PIPE MUST BE RATED TO 250 PSI AND CONFORM TO NSF-61 SPECIFICATIONS.
7. THE DISTRICT INSPECTOR MAY REQUIRE TIE-BACK RODS IN ADDITION TO THE MJ RESTRAINTS DEPENDING ON FIELD CONDITIONS AND SYSTEM PRESSURES.

TEMP BLOW-OFF ASSEMBLIES – 4", 6", & 8" MAINS W/MJ PLUG

Drawn: GSM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-22
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

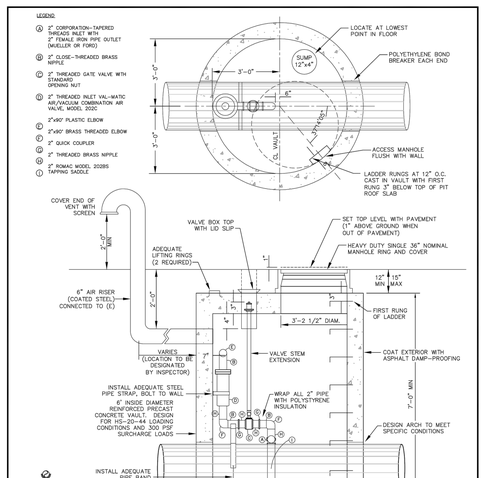


NOTES:

1. DIRECT TAPS TO THE WATER MAIN SHALL BE MADE ONLY WHEN APPROVED BY THE DISTRICT. ALL TAPS SHALL USE TAPPING SADDLES. TAPPING SADDLES SHALL HAVE TWO BRASS BANDS AND A BRASS CORPORATION CONNECTION.
2. POLYETHYLENE SERVICE LINE SHALL BE INSTALLED IN A SNAKE-LIKE FASHION FROM MAIN LINE TO WATER METER.

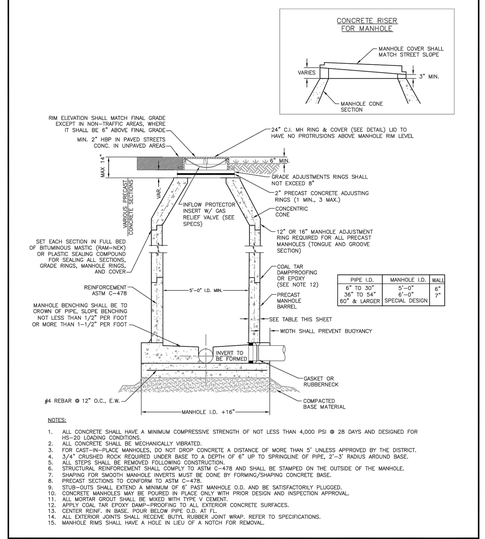
TAPPING DETAIL – 3/4" THROUGH 2"

Drawn: SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-35
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



AIR/VAC PRESSURE VALVE PIT

Drawn: GSM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-45
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



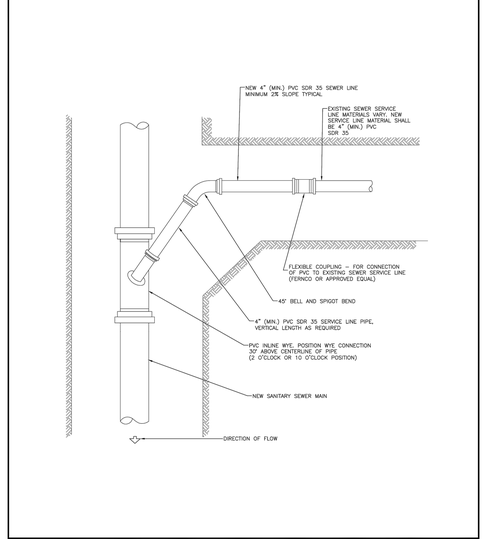
PIPE I.D.	MANHOLE I.D.	WALL
6" TO 30"	5'-0"	5"
36" TO 54"	6'-0"	7"
60" & LARGER	SPECIAL DESIGN	

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
3. ALL PIPE SHALL BE EMBEDDED IN CLASS "B" CONCRETE A DISTANCE OF MORE THAN 5" UNLESS APPROVED BY THE DISTRICT.
4. 1/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 4" UP TO SPRINGLINE OF PIPE, 2'-3" RADIUS AROUND BASE.
5. ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION.
6. STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478 AND SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.
7. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING/SHAPING CONCRETE BASE.
8. PRECAST SECTIONS TO CONFORM TO ASTM C-478.
9. STUB-OUTS SHALL EXTEND A MINIMUM OF 6" PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED.
10. CONCRETE MANHOLES MAY BE POURED IN PLACE ONLY WITH PRIOR DESIGN AND INSPECTION APPROVAL.
11. ALL MORTAR GROUT SHALL BE MIXED WITH TYPE V CEMENT.
12. ALL JOINTS SHALL BE EPOXY COATED PRIOR TO FILL OF EXTERIOR CONCRETE SURFACES.
13. CENTER "BENCH" IN BASE, POUR BELOW PIPE O.D. AT TOP.
14. ALL EXTERIOR JOINTS SHALL RECEIVE BUTYL RUBBER JOINT WRAP. REFER TO SPECIFICATIONS.
15. MANHOLE RIMS SHALL HAVE A HOLE IN LIEU OF A NOTCH FOR REMOVAL.

PRECAST MANHOLE

Drawn: GSM/SKG	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	WW-2
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			



SANITARY SEWER SERVICE CONNECTION

Drawn: GSM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	WW-4
Date: MARCH 2011	Revised:			
Scale: N.T.S.	Revised:			

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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

UTILITY CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-00-UDT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

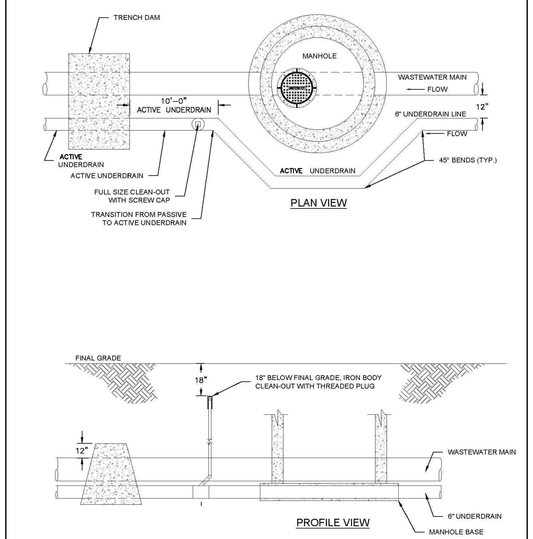
WATER & WASTEWATER DETAILS

PROJECT NO. 21604-00CSCV

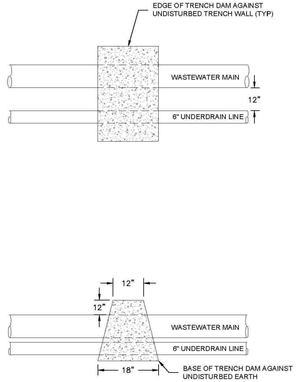
DRAWING NO.

DT2

SHEET: 19 OF 20



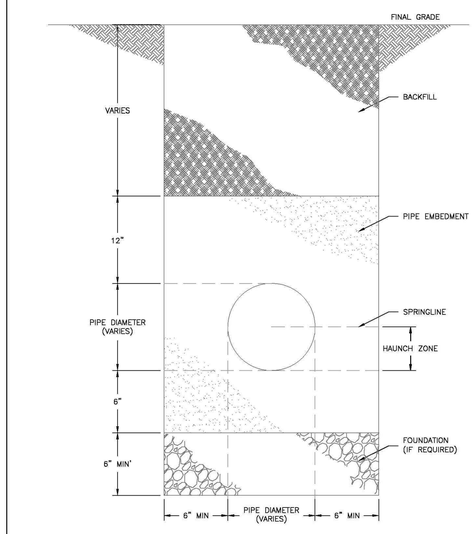
ACTIVE GROUNDWATER UNDERDRAIN SCHEMATIC



NOTES:

1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

UNDERDRAIN TRENCH DAM

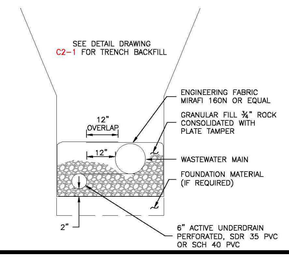


NOTE:

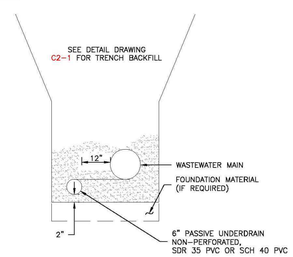
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

TYPICAL TRENCH SECTION

ACTIVE UNDERDRAIN PIPE



PASSIVE UNDERDRAIN PIPE



NOTES:

1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.

PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN

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COLORADO SPGS, COLORADO 80903
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DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

UNDERDRAIN DETAILS

PROJECT NO. 21604-00CSCV

DRAWING NO.

DT3

SHEET: 20 OF 20

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