

THE COMMONS AT FALCON FIELD

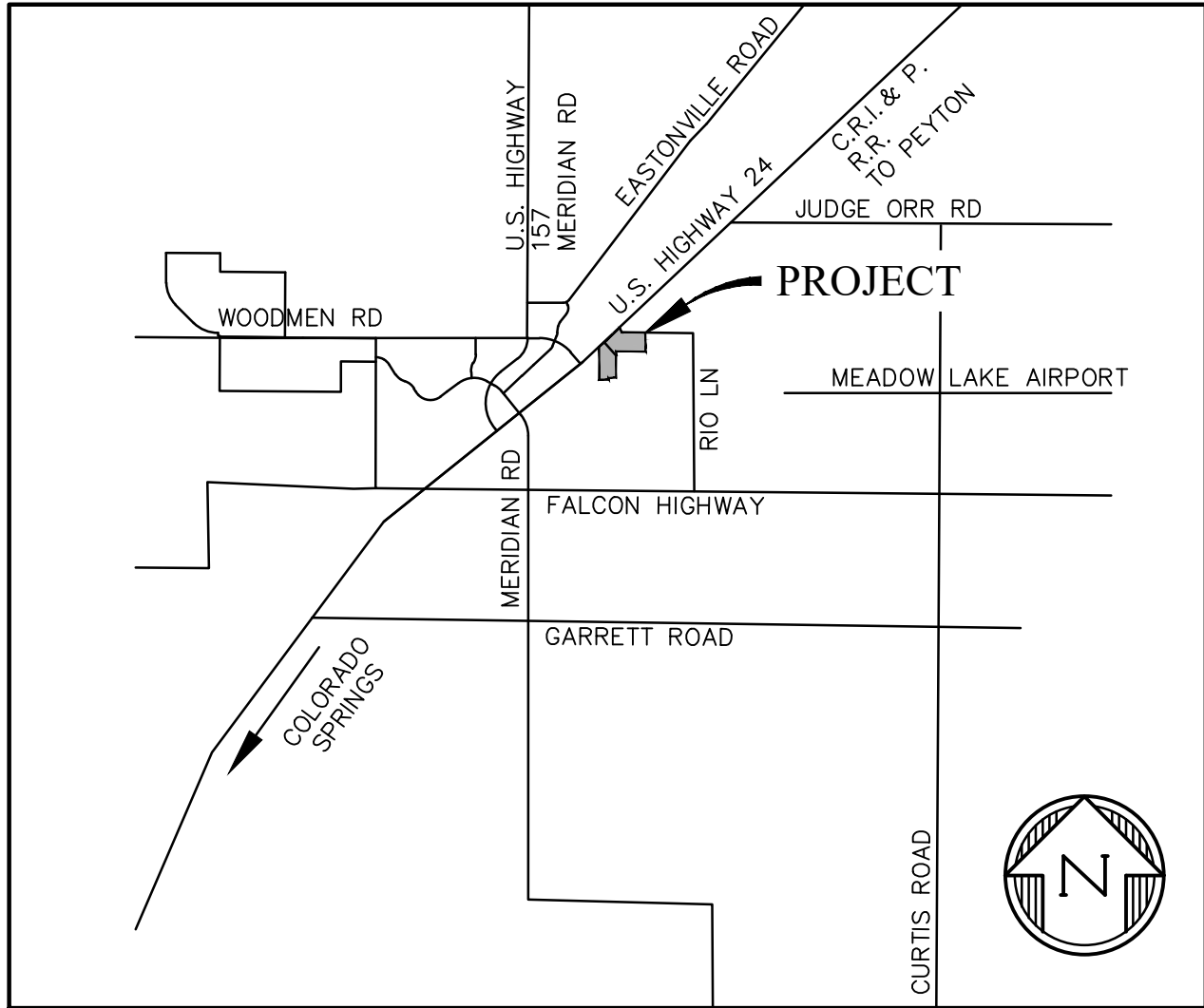
FILING NO. 1

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 UTILITY 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, BACK-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

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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.
COUNTY ENGINEER/ECM ADMINISTRATOR

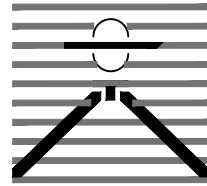
DATE _____



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 SAWATCH 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.

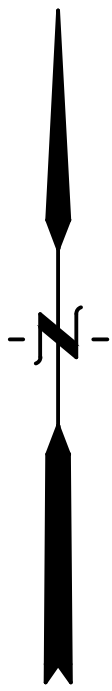
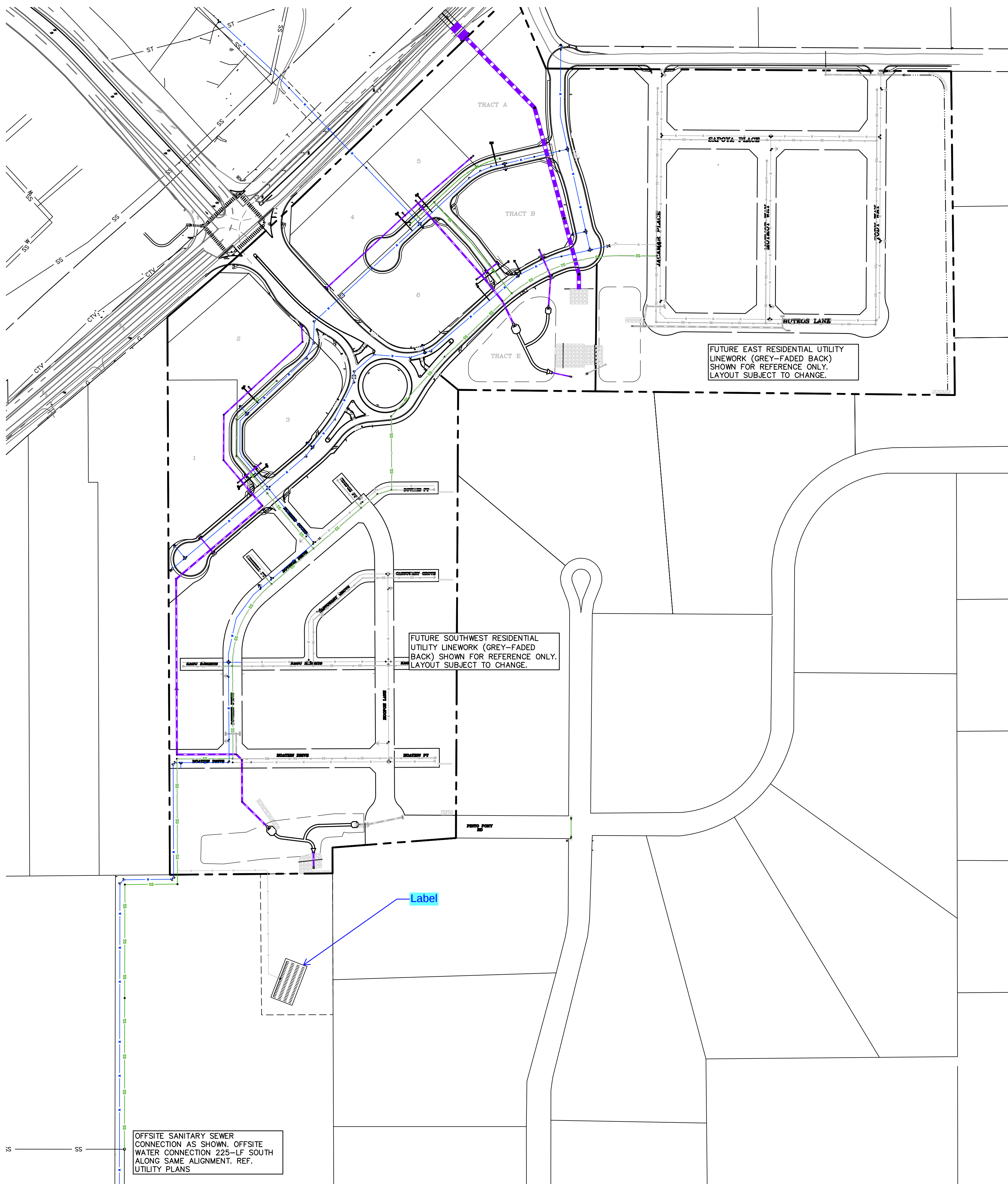
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

UTILITY
COVER SHEET

PROJECT NO. 21604--00CSCV
DRAWING NO.

CVR

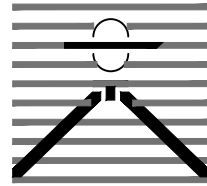
SHEET: 1 OF 20



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.....

PREPARED BY:


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CHECKED BY:	KGV
FILE NAME:	21604--00UTIL--OVR

PREPARED UNDER MY DIRECT
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DREXEL, BARRELL & CO.

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

**OVERALL
UTILITY
PLAN**

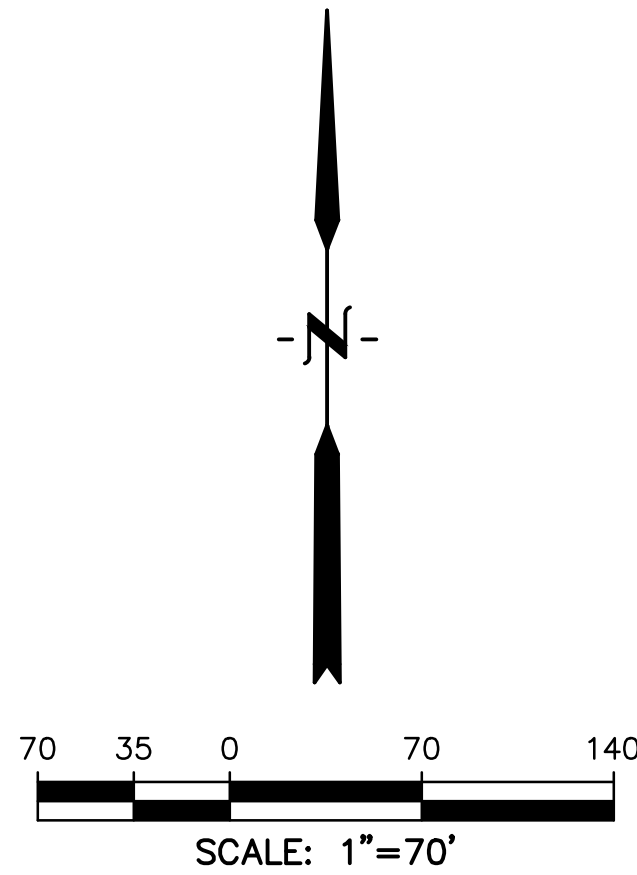
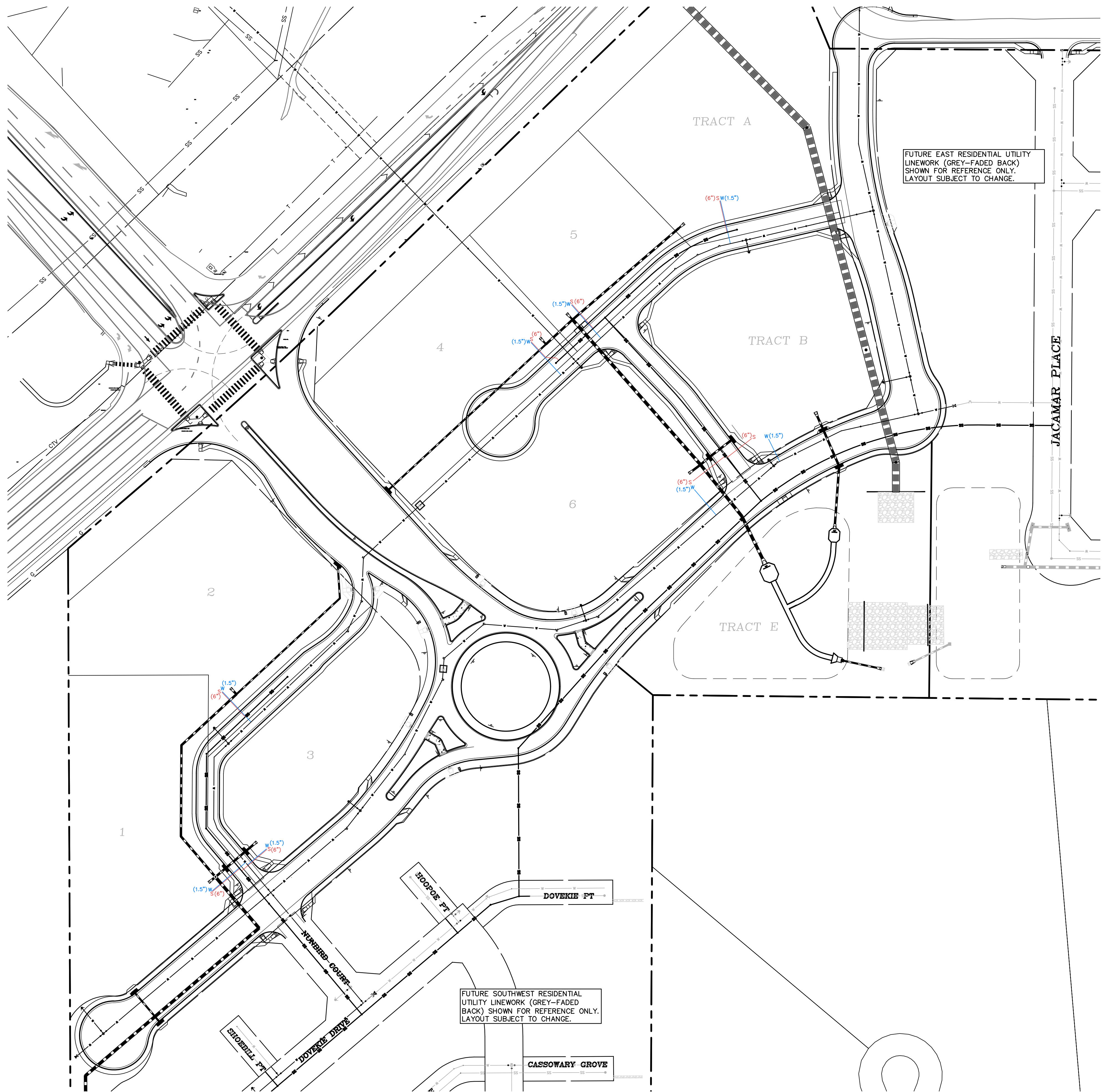
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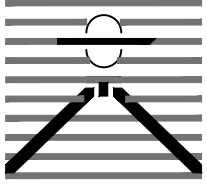
SHEET: 2 OF 20



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.



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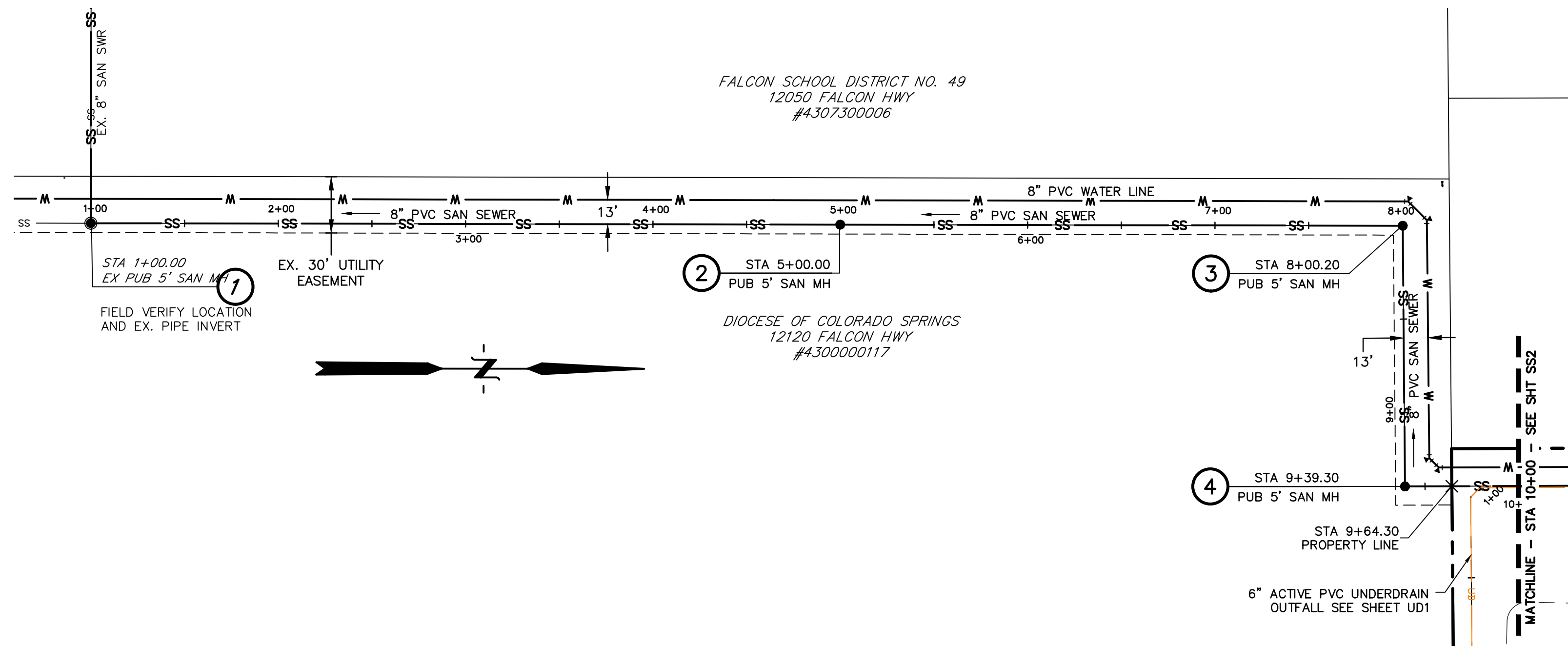
DRAWING SCALE:
HORIZONTAL: 1" = 70'
VERTICAL: N/A

COMMERCIAL
UTILITY
SERVICE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

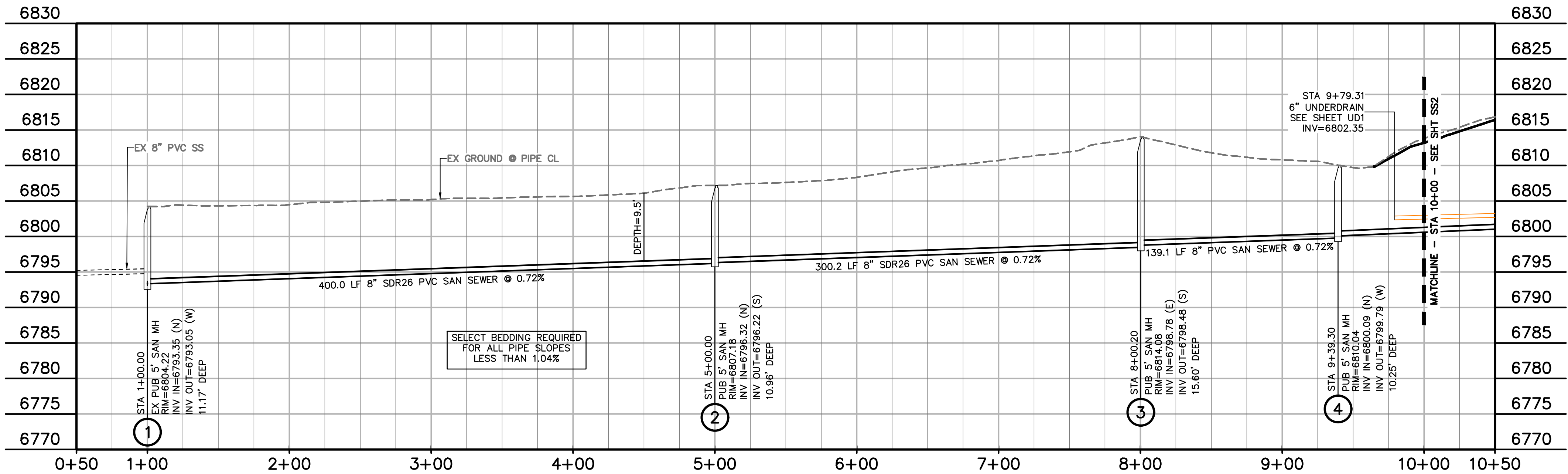


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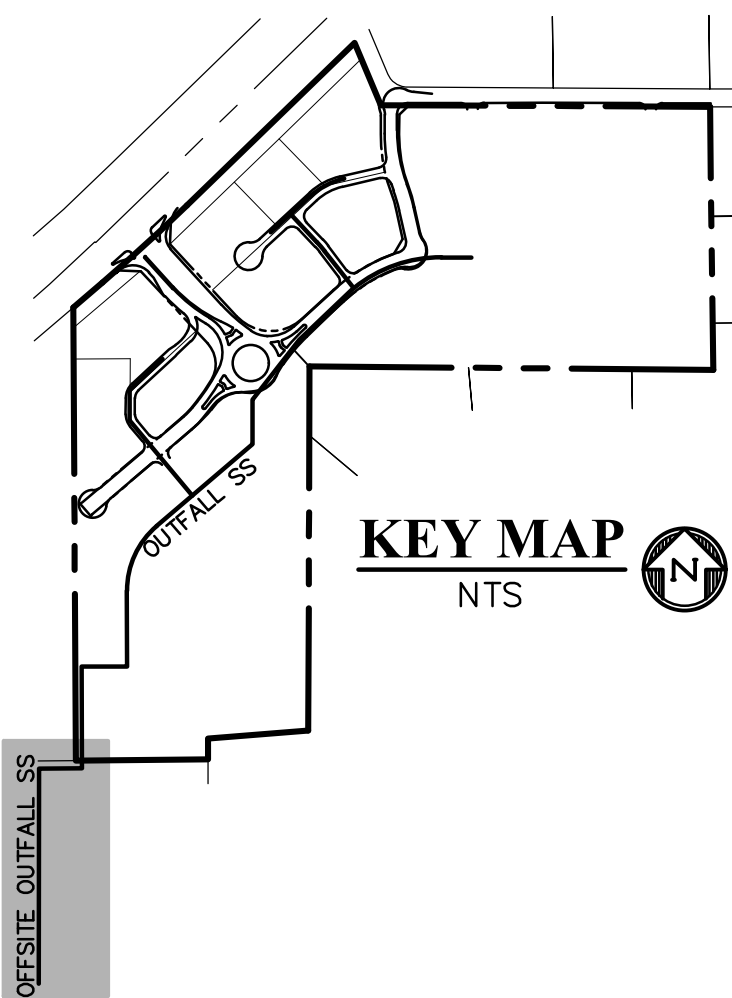


UNDERDRAIN NOTES

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'



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
PP FIRE HYDRANT
PP WATER TEE
PP WATER VALVE
PP PLUG
PP 8" PVC SS LINE
PP 6" UNDERDRAIN
EX WATER FIRE HYDRANT
EX WATER LINE
EX WT PLUG
EX SS LINE
EX SS MH
EX ELECTRIC
EX FENCE
EX
MH
PP
PT
SS OR SAN
ST
WT
XING
C&G
PUB
SHT
EXISTING
MANHOLE
PROPOSED
POINT
SANITARY SEWER
STORM SEWER
WATER
CROSSING
CURB AND GUTTER
PUBLIC
SHEET

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 476-0800
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

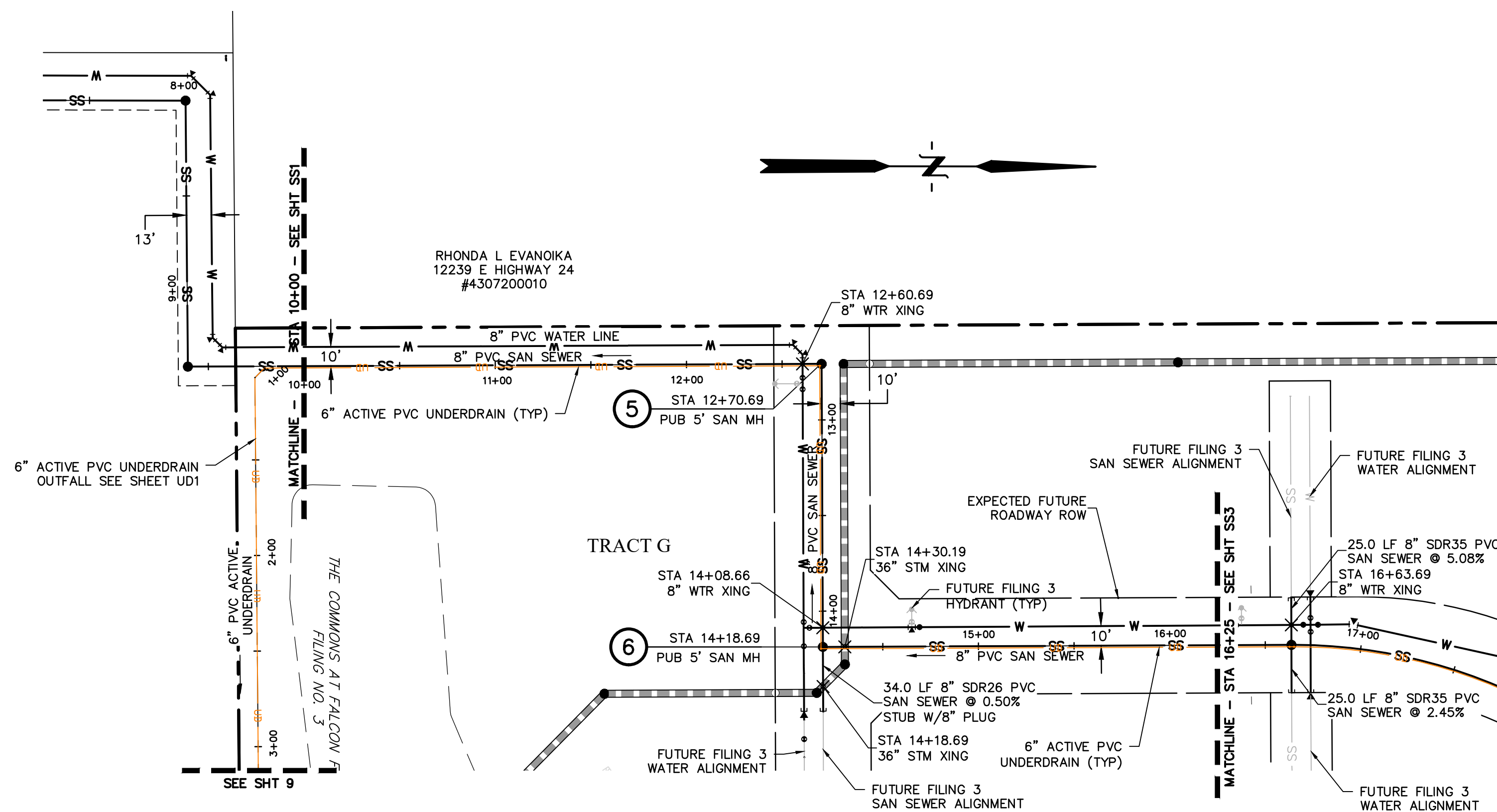
PROJECT NO. 21604-00CSCV
DRAWING NO.

SS1

SHEET: 4 OF 20

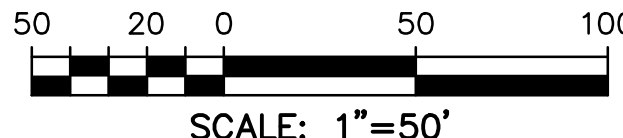
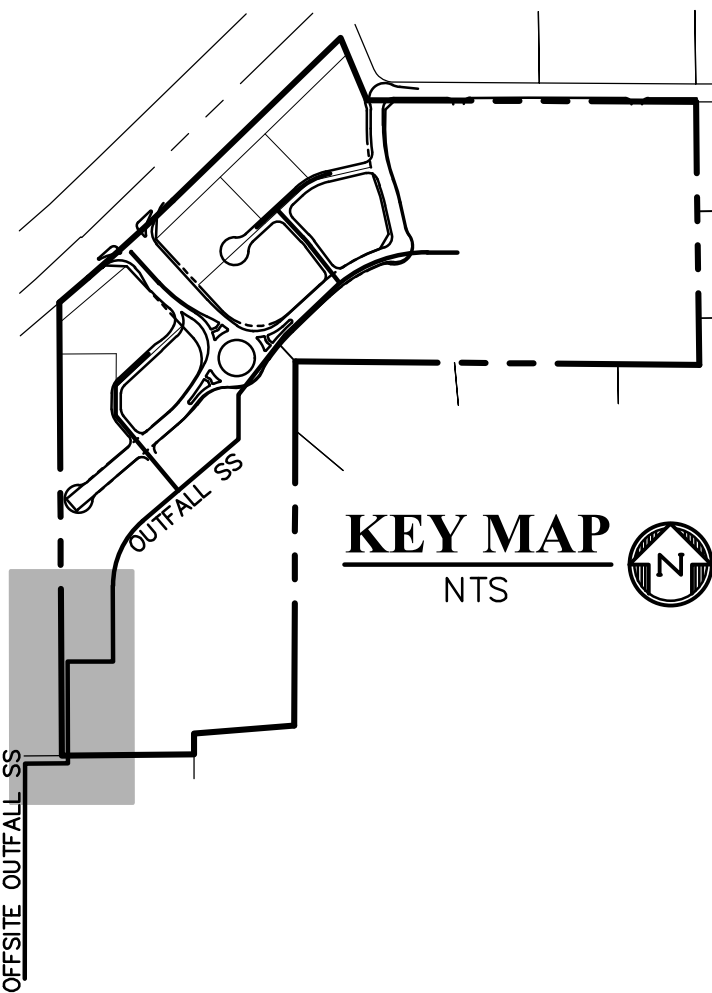


Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



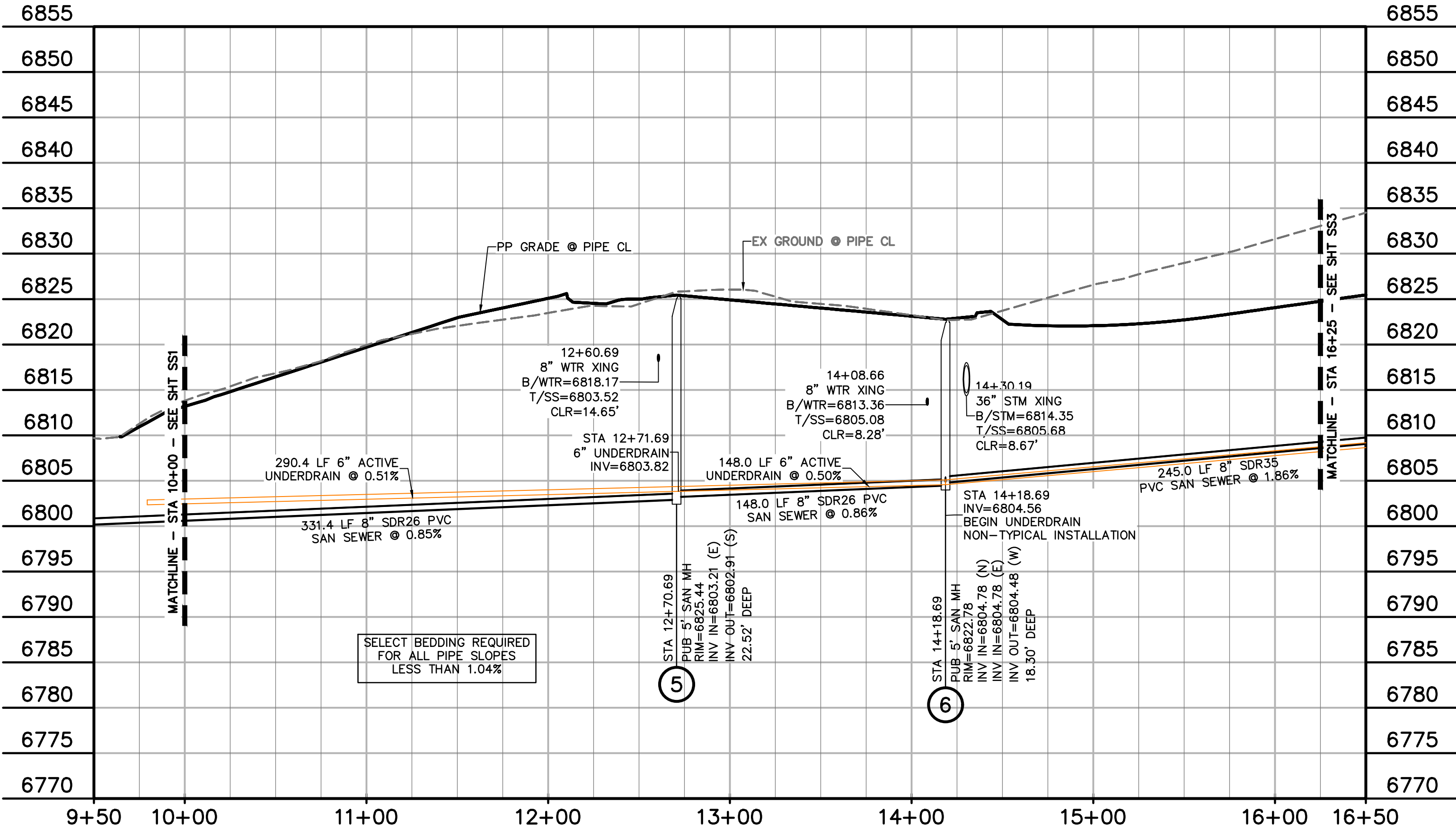
UNDERDRAIN NOTES

1. UNDERDRAIN & EXFILTRATION GALLERY TO BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.
2. REFERENCE DETAIL SHEETS FOR SPACING & CLEARANCE AT MANHOLES.
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4. CLEANOUTS TO BE LOCATED AT ALL MANHOLES AND AS OTHERWISE NOTED.
5. ALL UNDERDRAIN TO BE ACTIVE UNLESS OTHERWISE NOTED.



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	PH
PP WATER TEE	⌵
PP WATER VALVE	⊙
PP PLUG	⌵
PP 8" PVC SS LINE	SS
PP 6" UNDERDRAIN	UD
EX WATER FIRE HYDRANT	PH
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



SITE OUTFALL SS
STA 10+00 - 16+25
SCALE: 1"=50'

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COLORADO SPGS, COLORADO 80903
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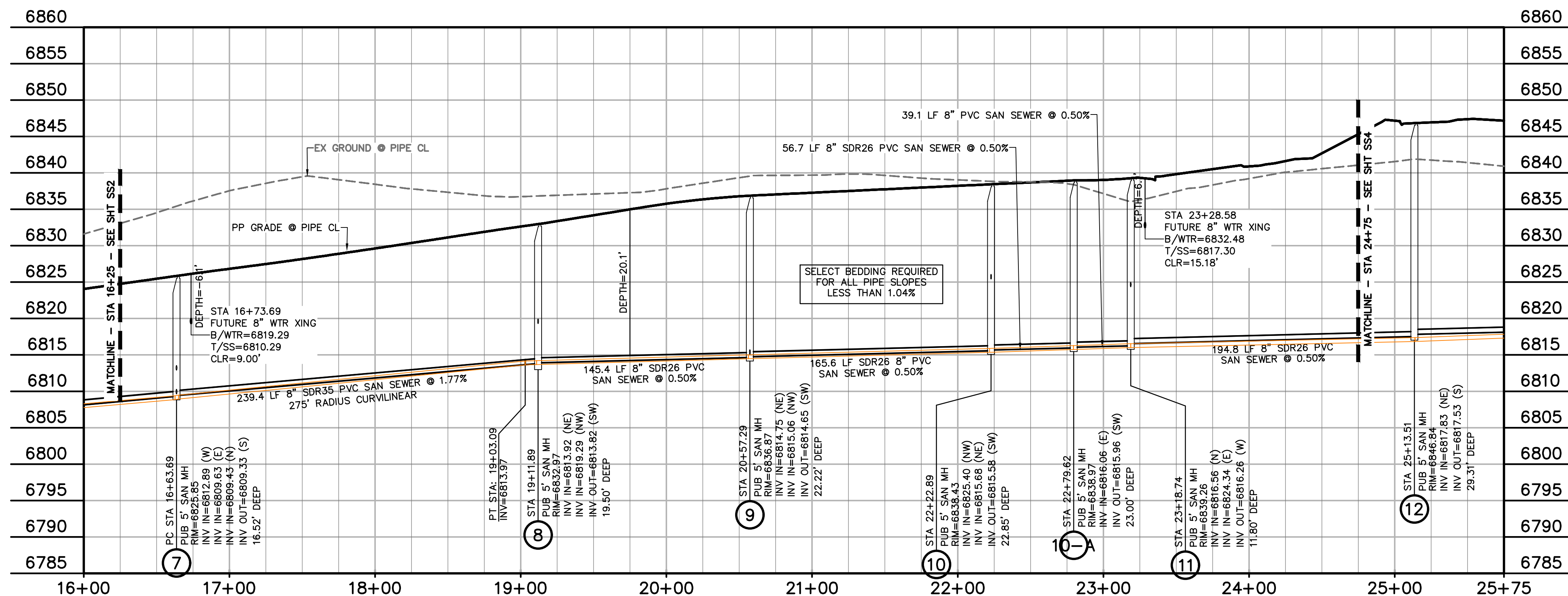
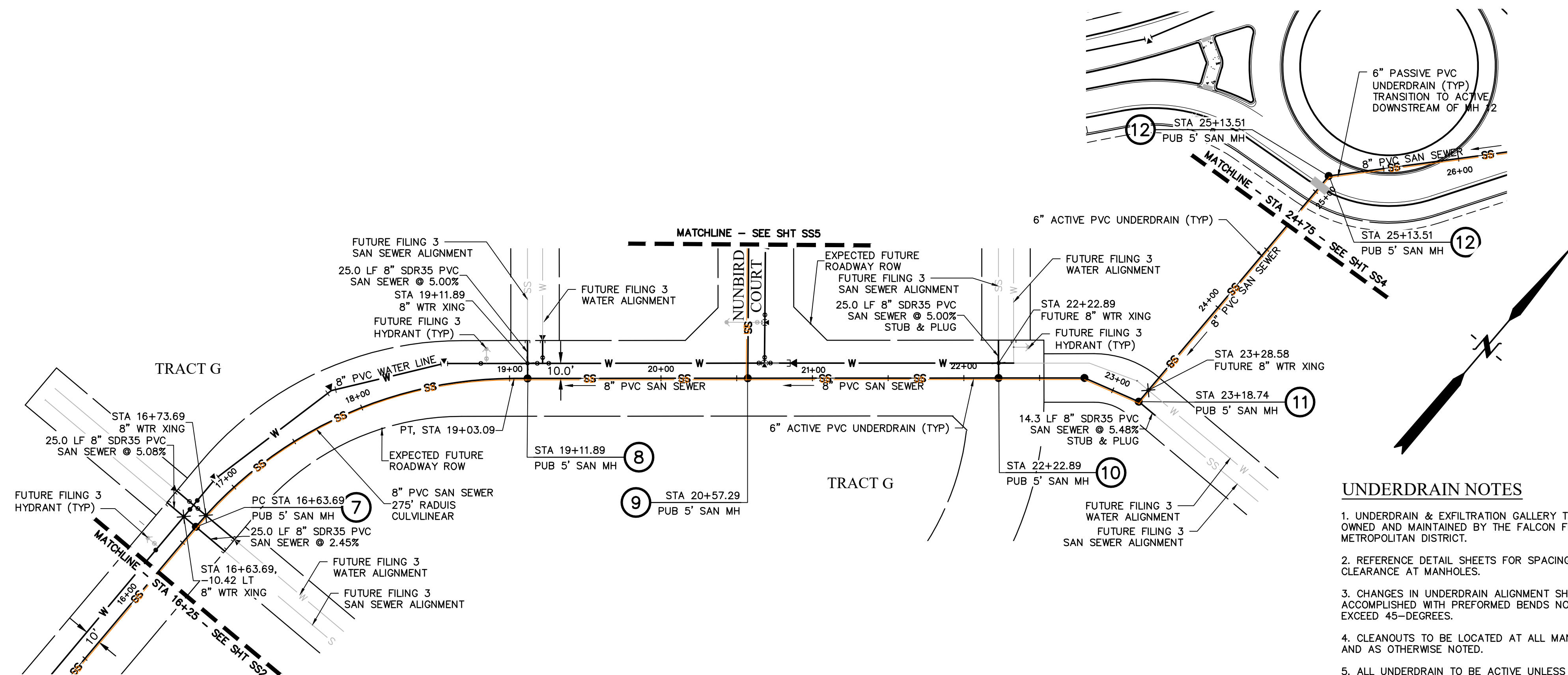
OUTFALL
SANITARY
SEWER

PROJECT NO. 21604-00CSCV
DRAWING NO.

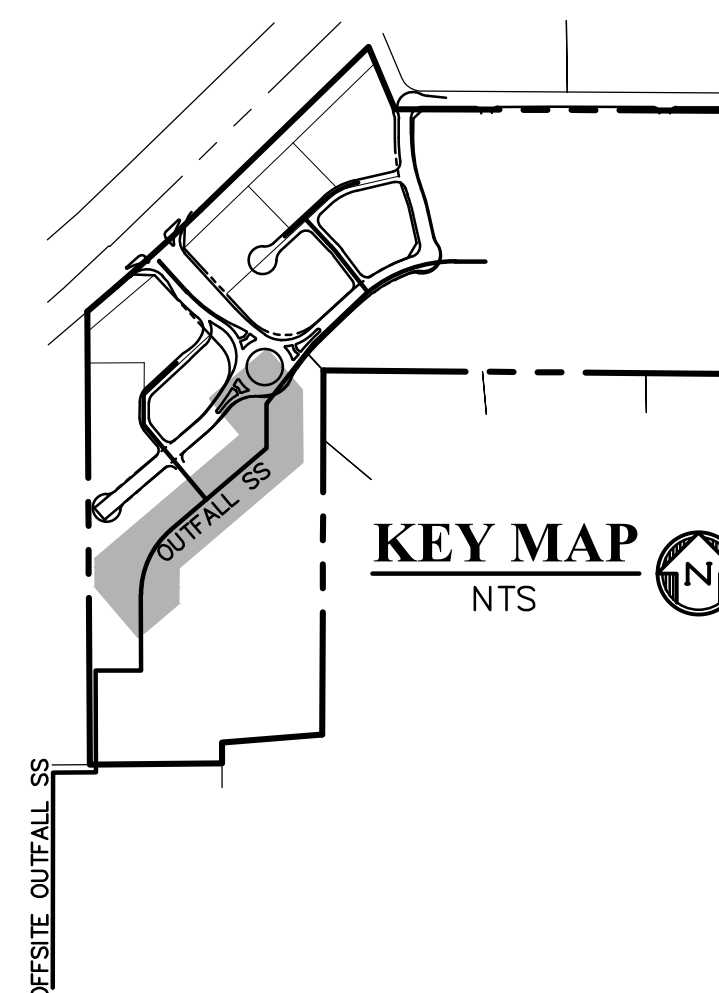
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UNDERGROUND MEMBER UTILITIES.

SS2

SHEET: 5 OF 20



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



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

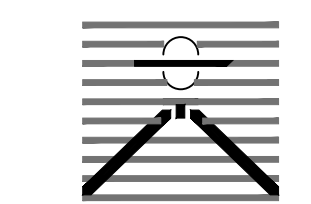
LEGEND

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	PH
PP WATER TEE	┘
PP WATER VALVE	○
PP PLUG	⬮
PP 8" PVC SS LINE	SS
PP 6" UNDERDRAIN	UD
EX WATER FIRE HYDRANT	PH
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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SS OR SAN	SANITARY SEWER
ST	STORM SEWER
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XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET



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PREPARED BY:



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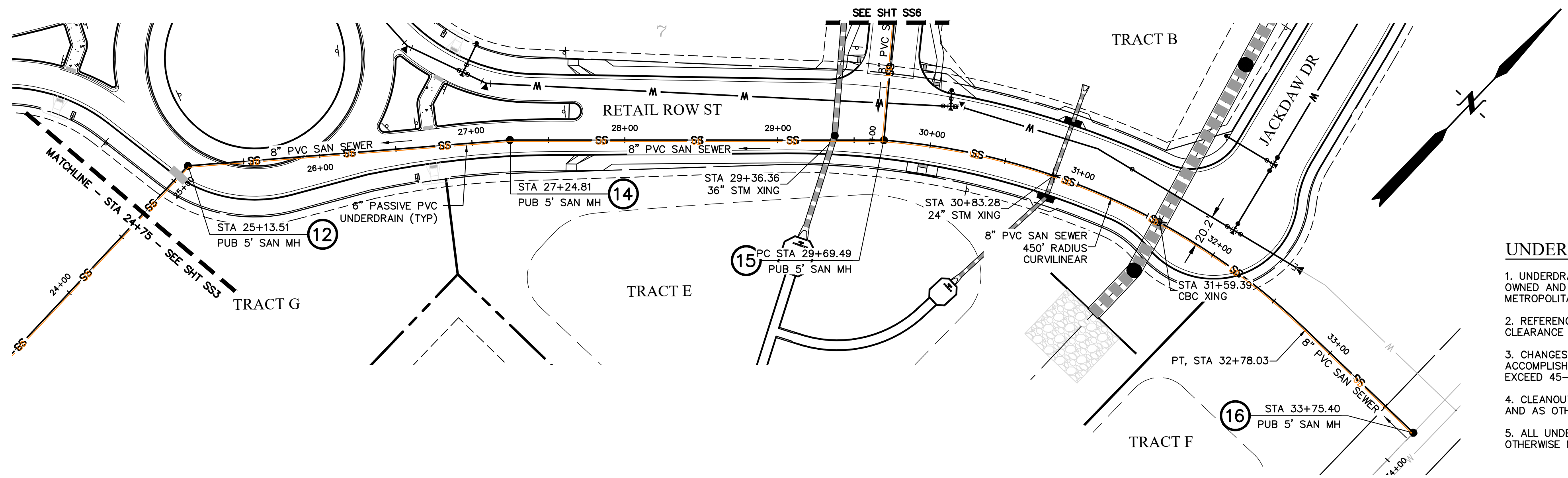
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

**OUTFALL
SANITARY
SEWER**

PROJECT NO. 21604-00CSCV
DRAWING NO.

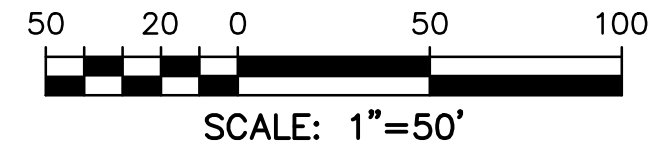
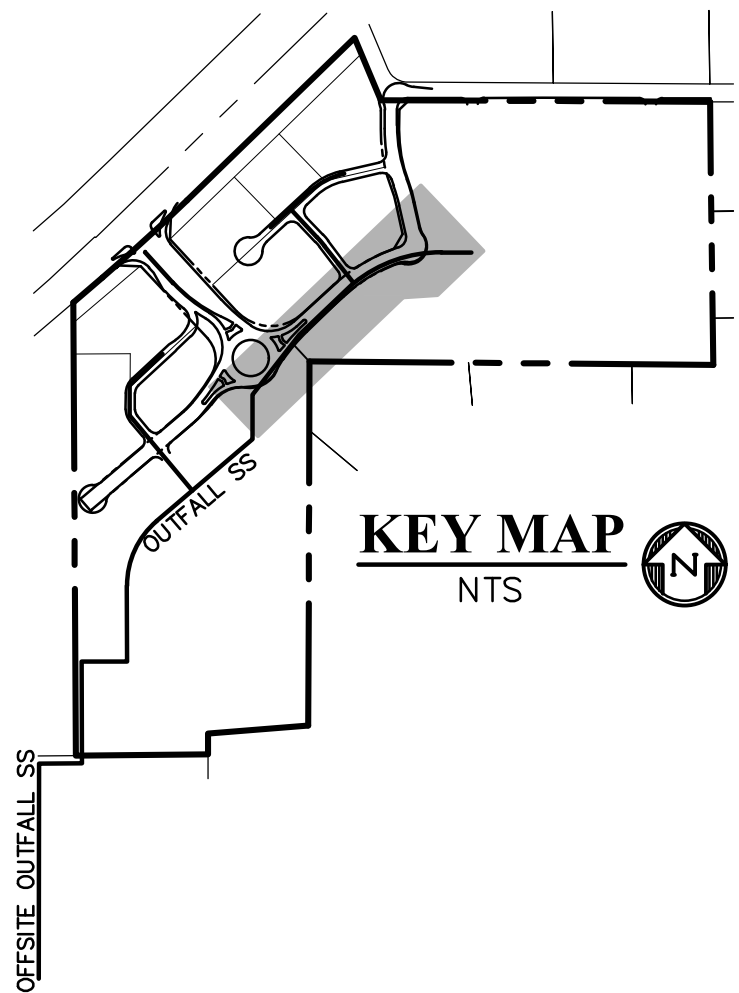
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SHEET: 6 OF 20



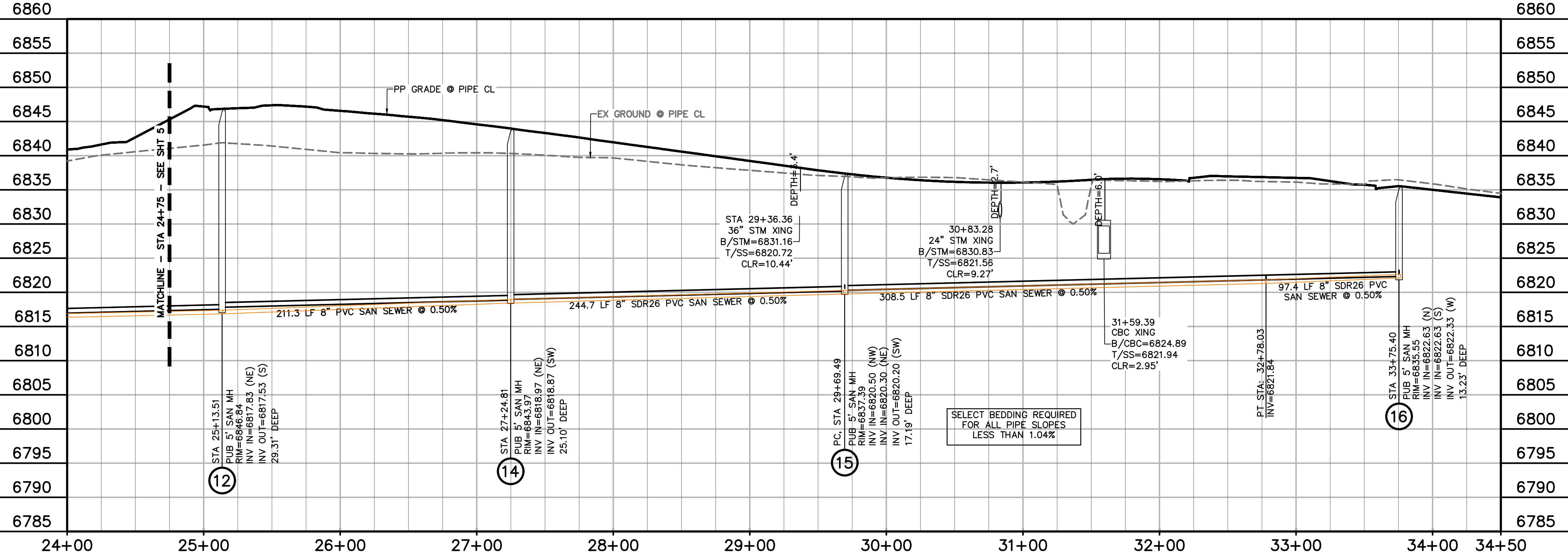
UNDERDRAIN NOTES

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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
- PP FIRE HYDRANT
- PP WATER TEE
- PP WATER VALVE
- PP PLUG
- PP 8" PVC SS LINE
- PP 6" UNDERDRAIN
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WT PLUG
- EX SS LINE
- EX SS MH
- EX ELECTRIC
- EX FENCE
- 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



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

PREPARED BY:

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DESIGNED BY: KGV
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DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

OUTFALL
SANITARY
SEWER

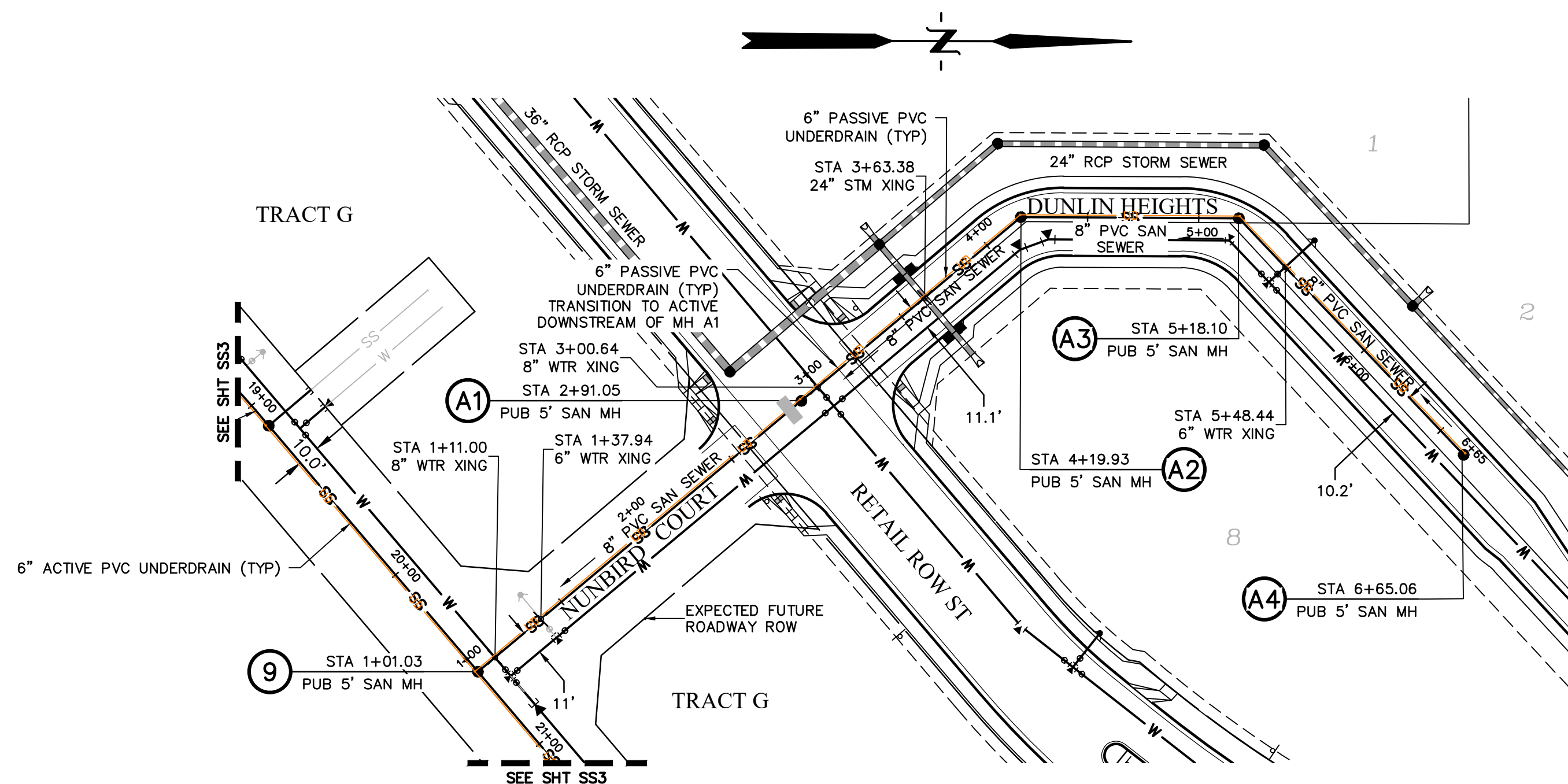
PROJECT NO. 21604-00CSCV
DRAWING NO.

SS4

SHEET: 7 OF 20

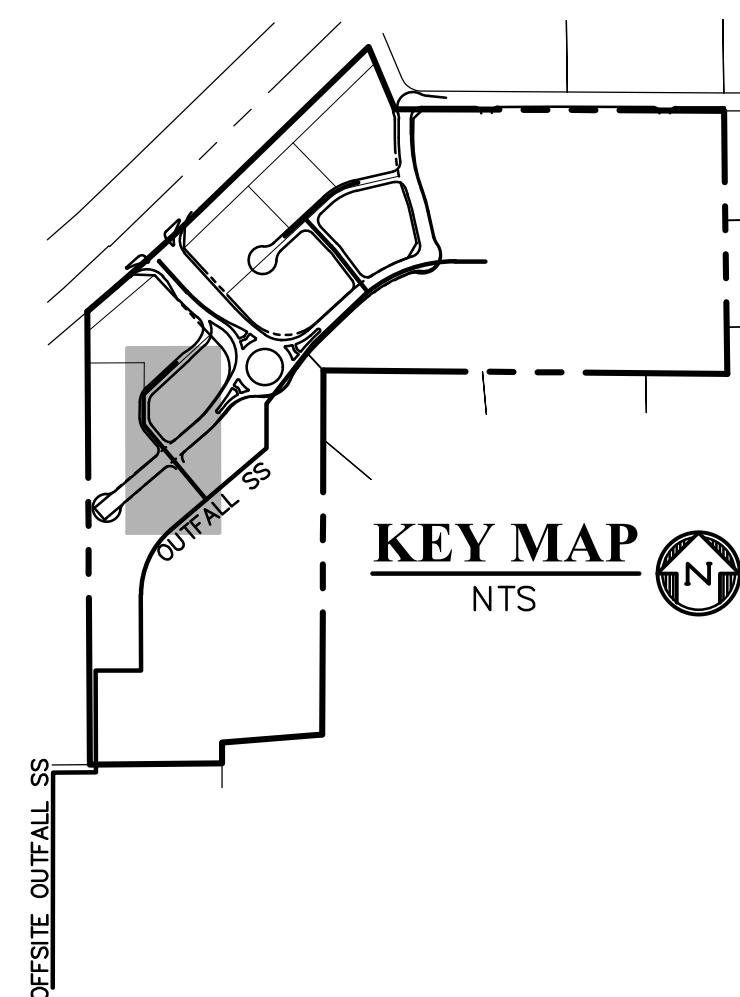
811

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UNDERDRAIN NOTES

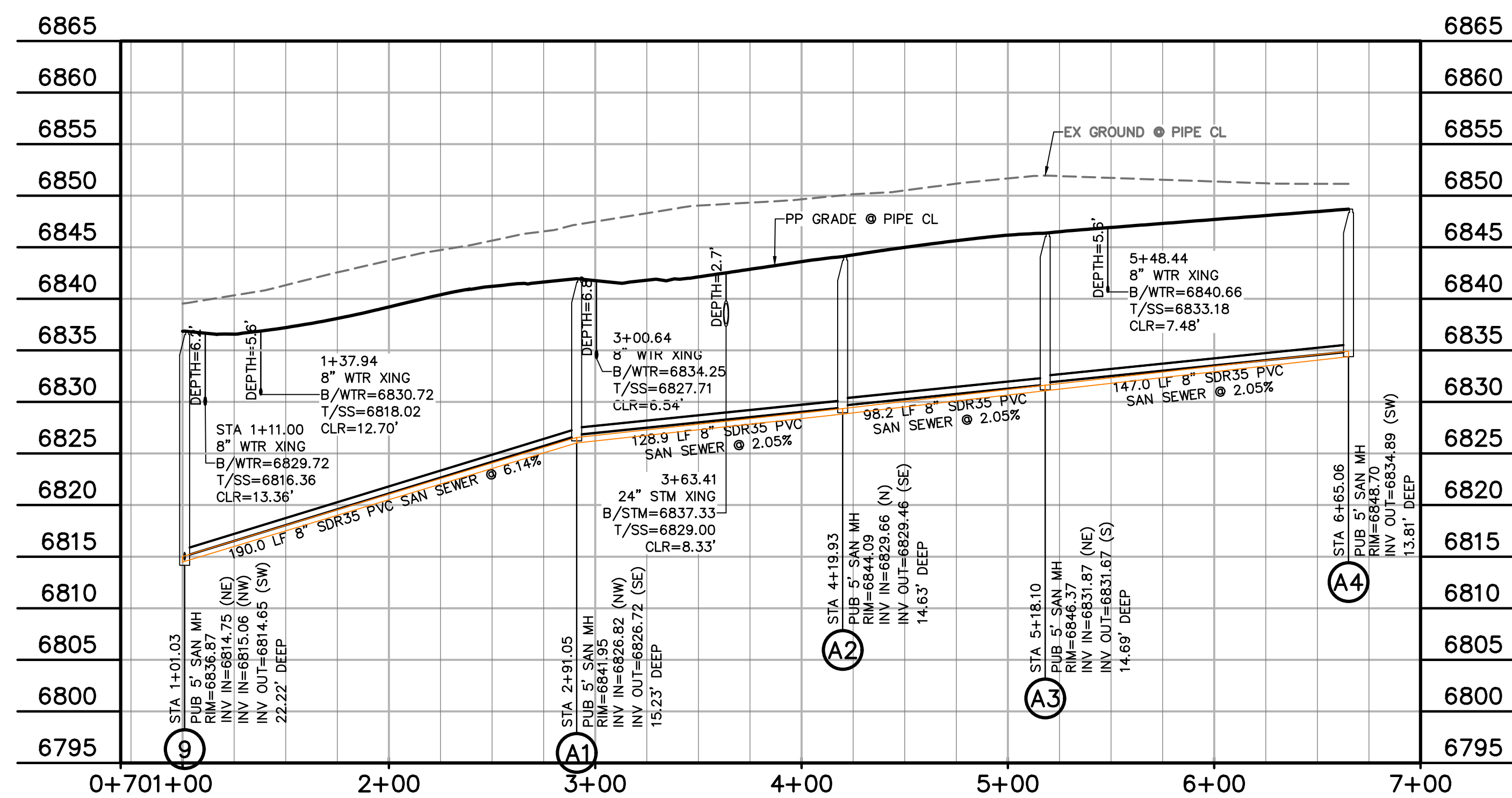
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50 20 0 50 100
SCALE: 1"=50'

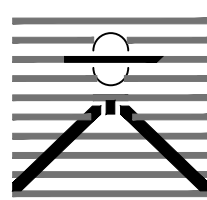
LEGEND

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	PH
PP WATER TEE	TI
PP WATER VALVE	TV
PP PLUG	PC
PP 8" PVC SS LINE	SS
PP 6" UNDERDRAIN	UD
EX WATER FIRE HYDRANT	PH
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
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PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC
SHT	SHEET



DUNLIN HTS SS
STA 1+01.03 - 6+65.06
SCALE: 1"=50'

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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DREXEL, BARRELL & CO.

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

**DUNLIN HEIGHTS
SANITARY
SEWER**

PROJECT NO. 21604-00CSCV
DRAWING NO.

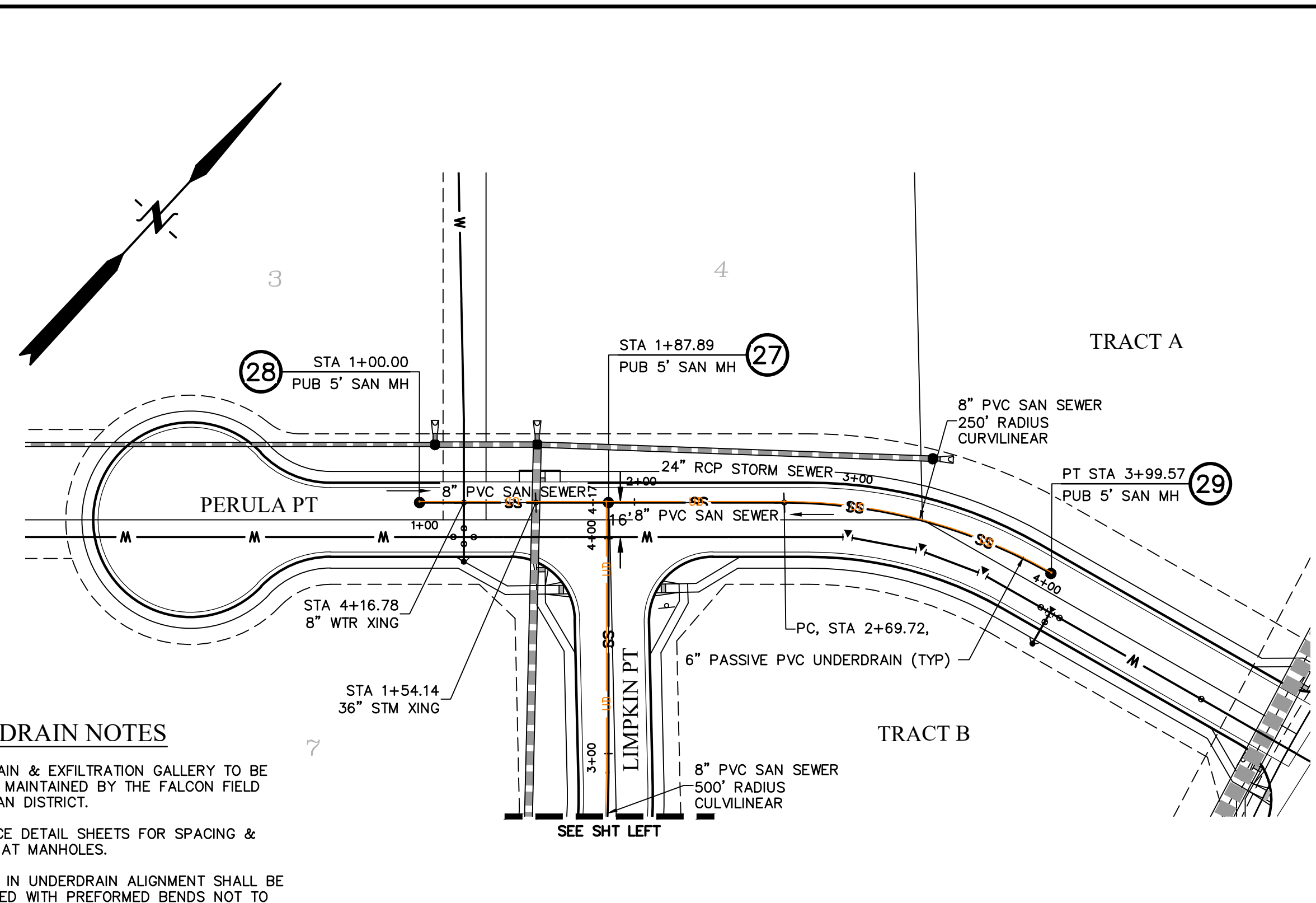
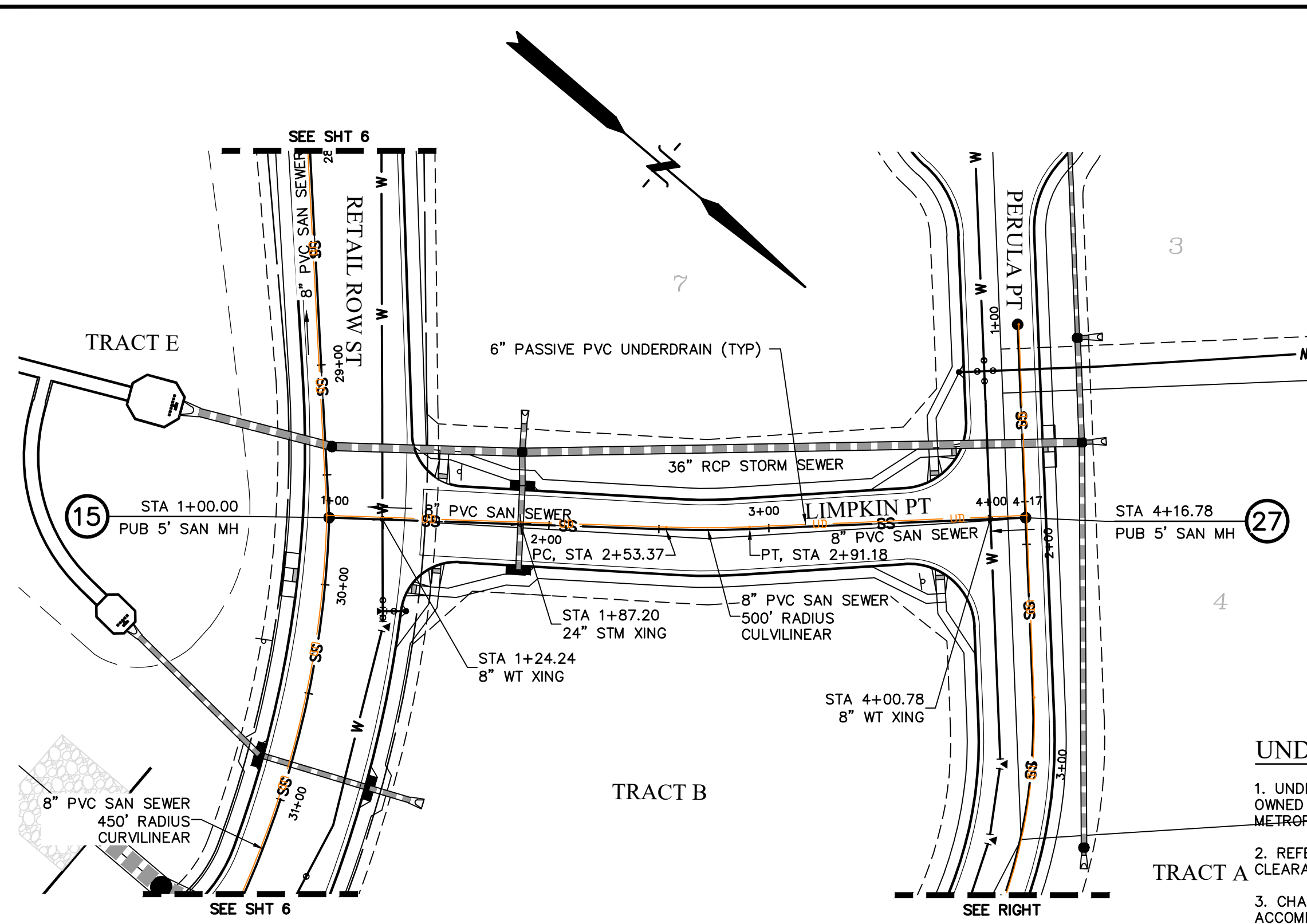
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SHEET: 8 OF 20

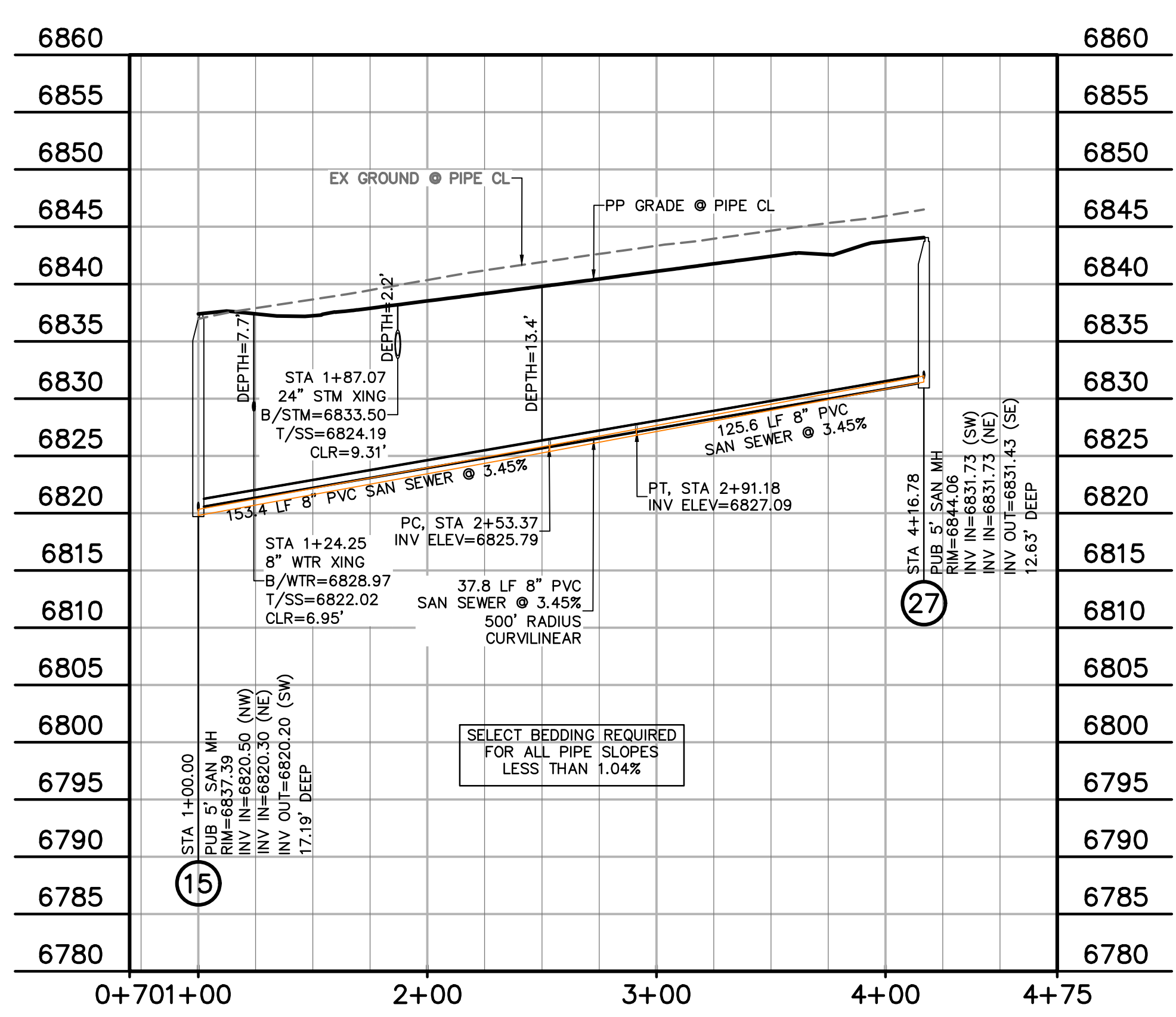


**Know what's below.
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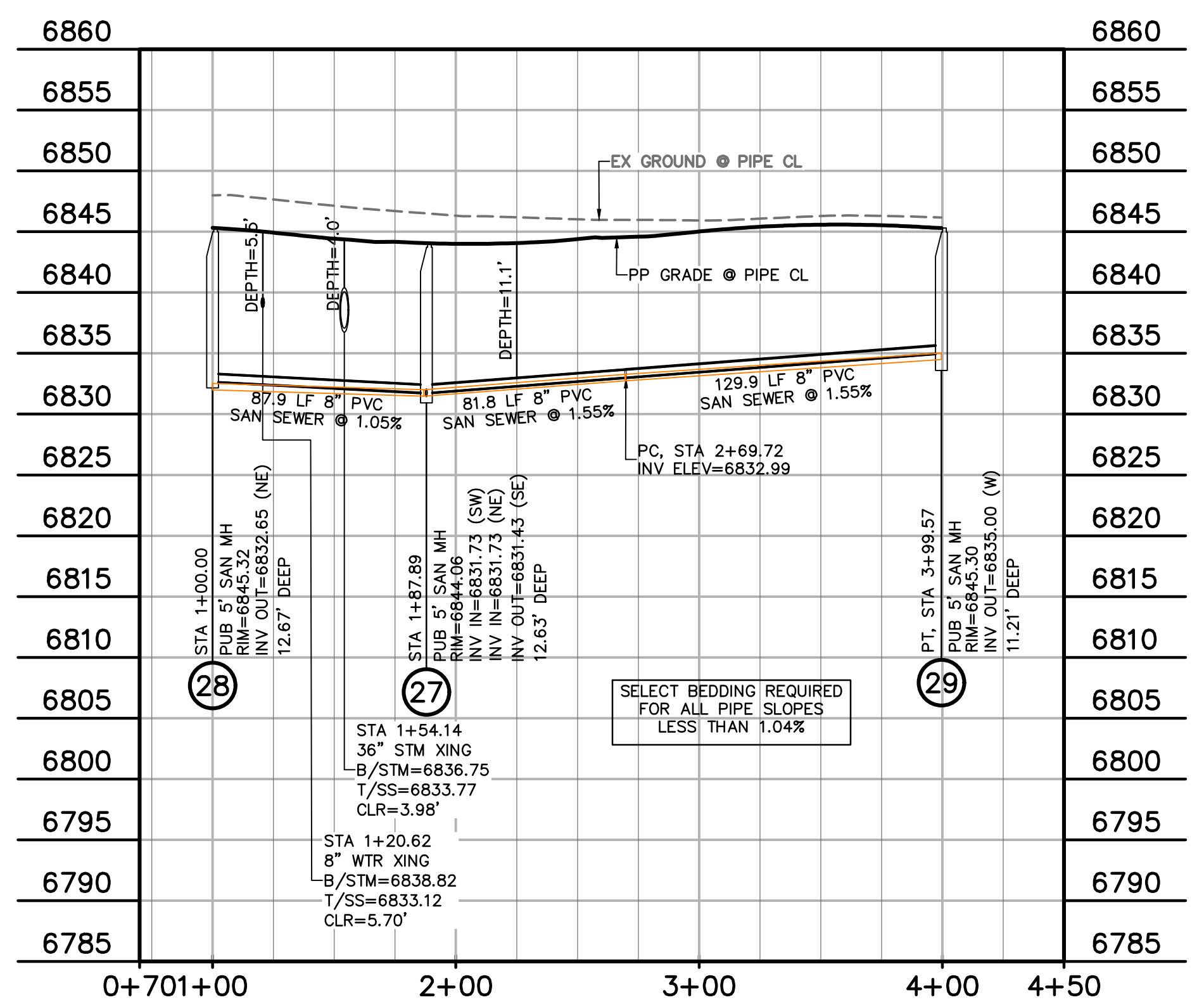
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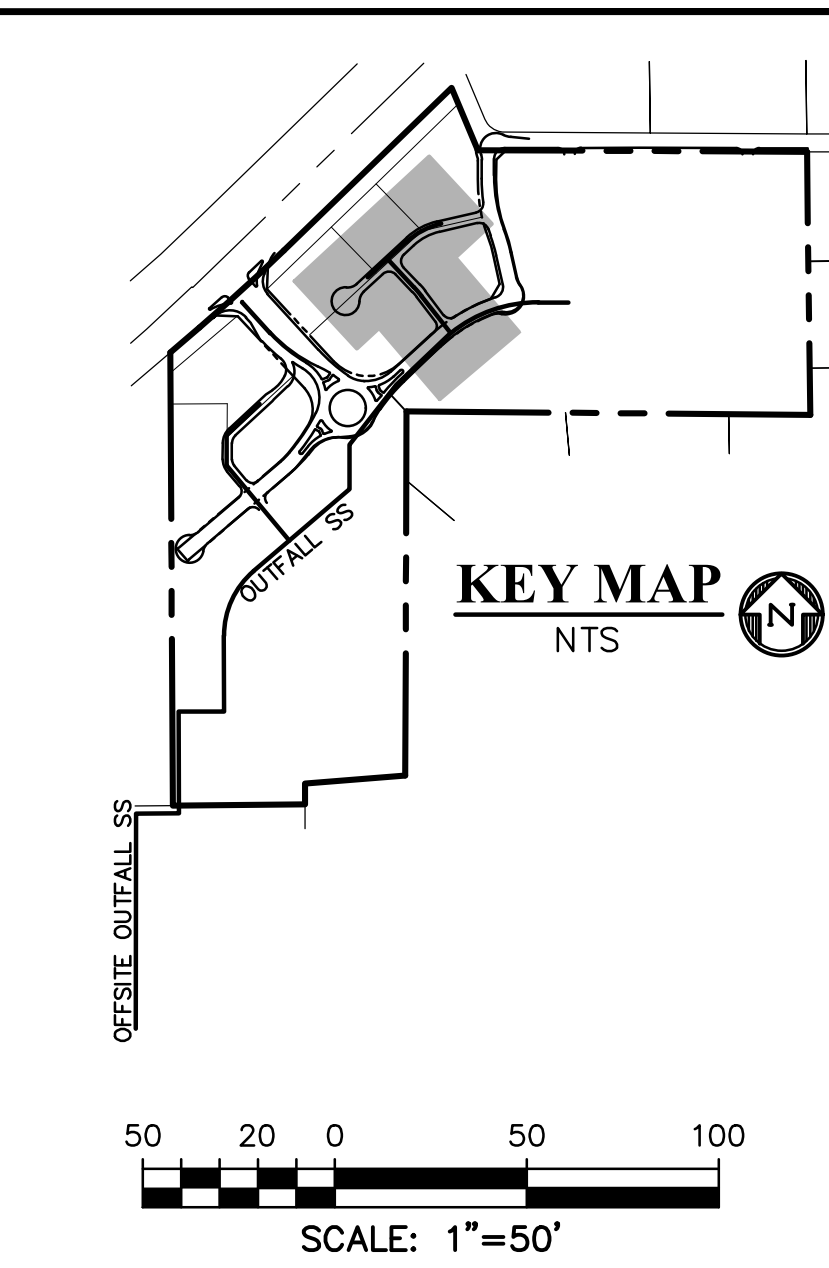
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LIMPKIN PT SS
STA 1+00.00 - 4+16.78
SCALE: 1"=50'



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



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

PREPARED BY:

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FILE NAME: 21604-SS1

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DRAWING SCALE:
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VERTICAL: 1" = 10'

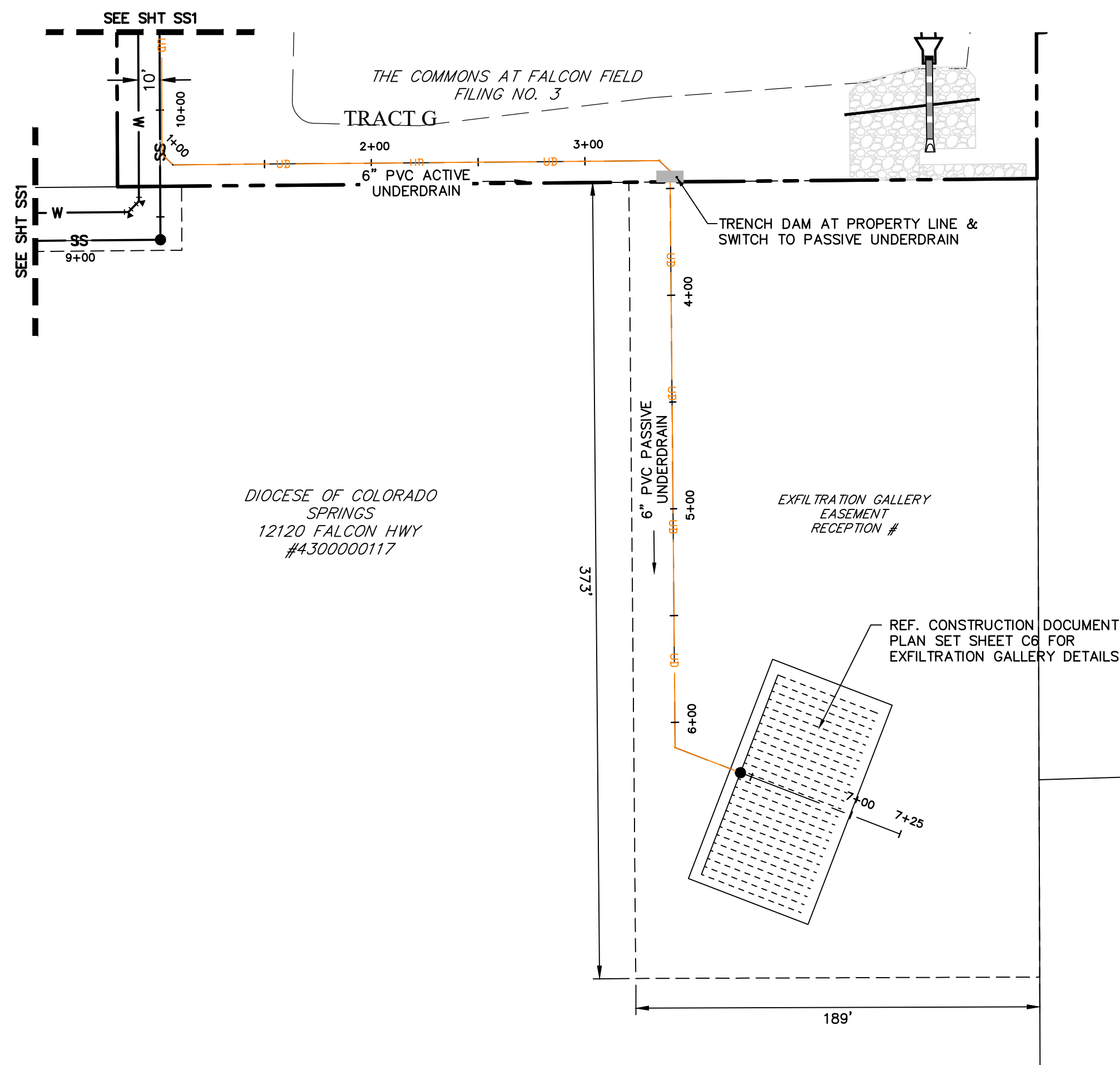
LIMPKIN & PERULA POINT SANITARY SEWER

PROJECT NO. 21604-00CSCV
DRAWING NO.

SS6

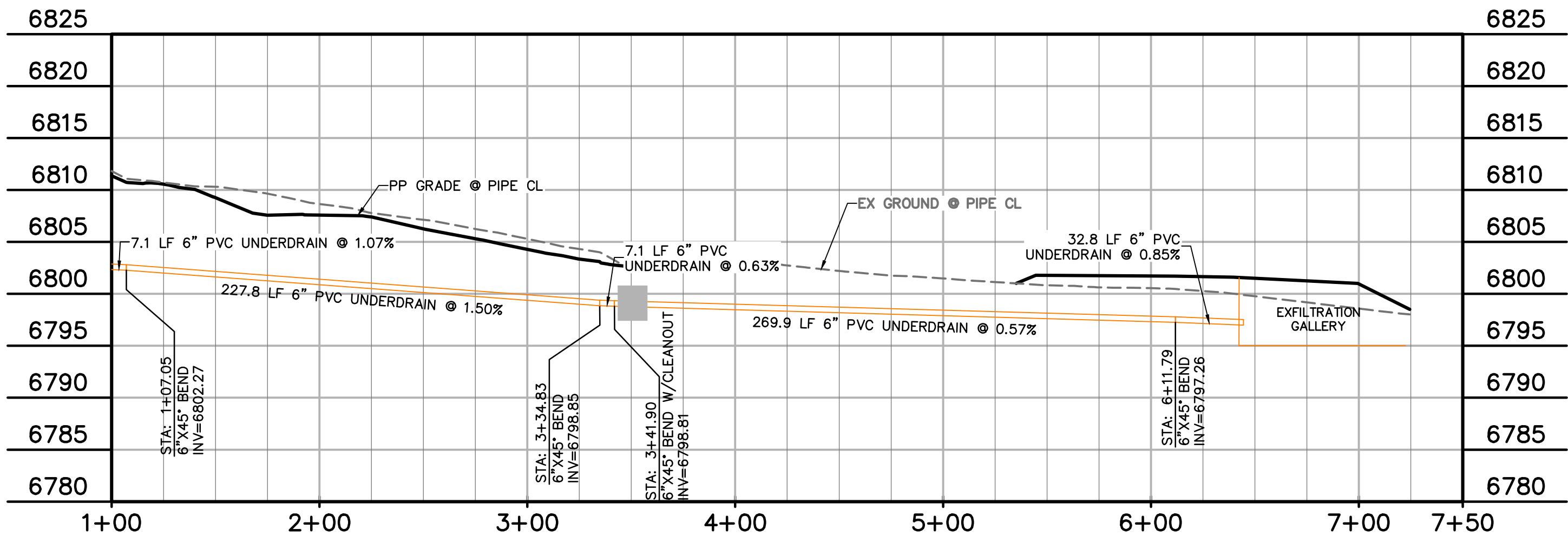
SHEET: 9 OF 20

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UNDERDRAIN NOTES

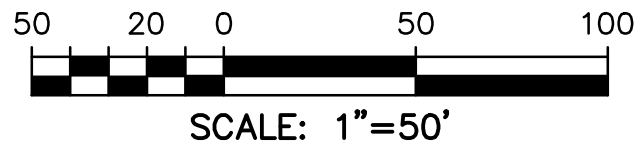
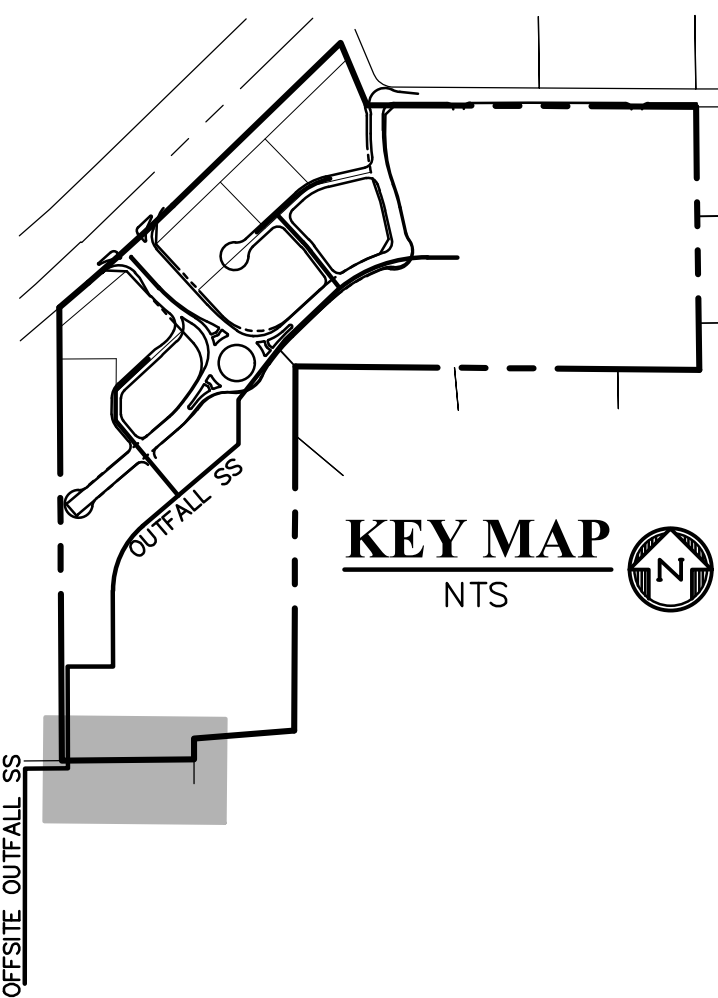
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UNDERDRAIN OUTFALL

STA 1+00.00 - 7+22.00

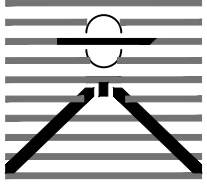
SCALE: 1"=50'



LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
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PP LOT LINE	----
PP CURB & GUTTER	----
PP STORM SEWER LINE	----
PP STORM INLET	----
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PP 8" PVC WATER LINE	W
PP FIRE HYDRANT	PH
PP WATER TEE	
PP WATER VALVE	+
PP PLUG	⊥
PP 8" PVC SS LINE	SS
PP 6" UNDERDRAIN	UD
EX WATER FIRE HYDRANT	PH
EX WATER LINE	W
EX WT PLUG	
EX SS LINE	SS
EX SS MH	●
EX ELECTRIC	E
EX FENCE	X
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DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

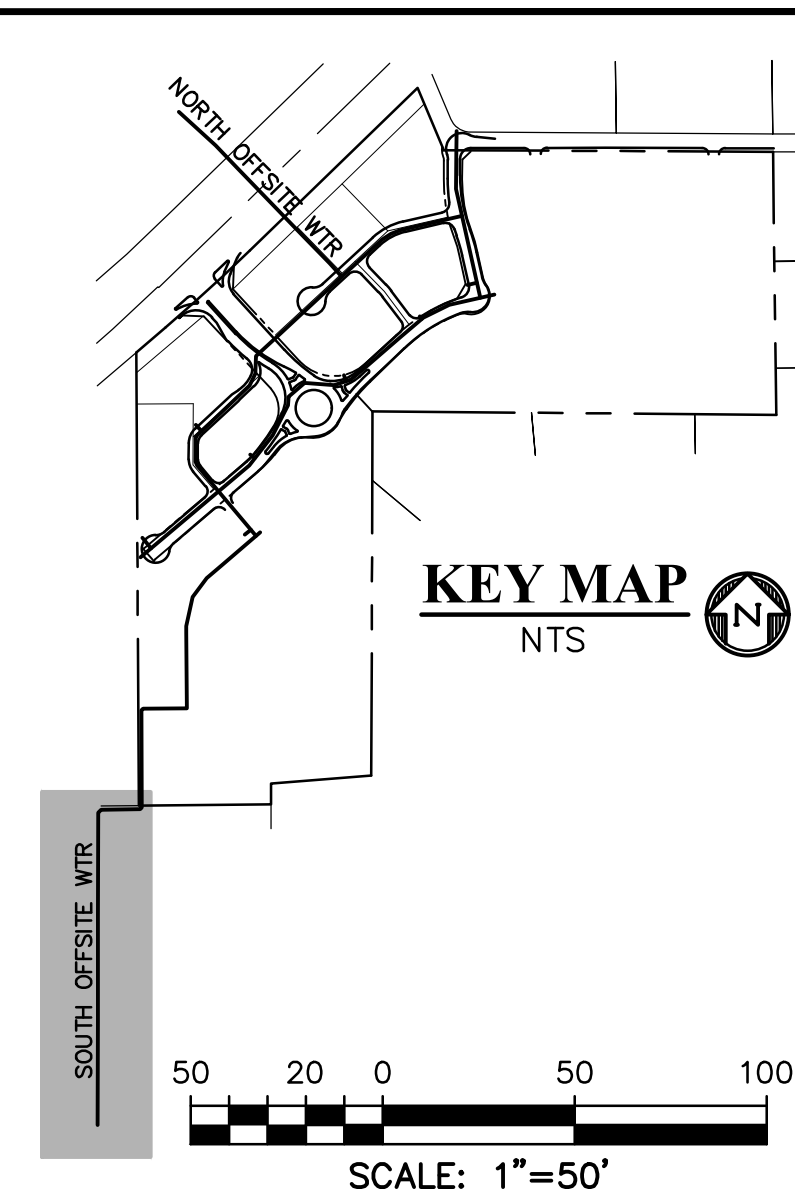
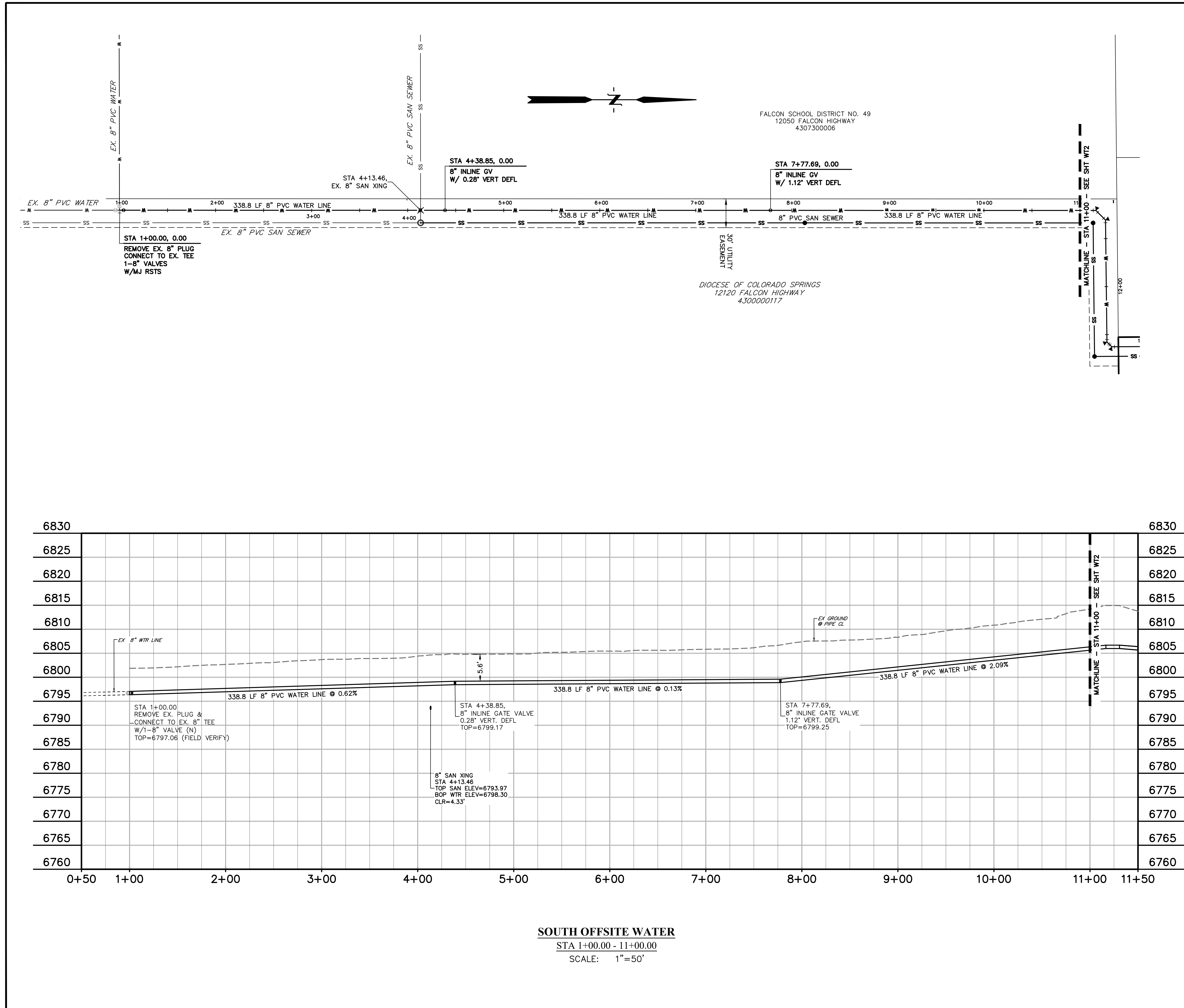
UNDERDRAIN
OUTFALL

PROJECT NO. 21604-00CSCV
DRAWING NO.

UD1

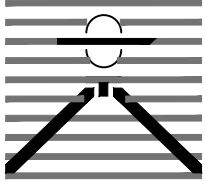
SHEET: 10 OF 20

 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.



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

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 476-0800
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'

SOUTH OFFSITE WATER PLAN

PROJECT NO. 21604--00CSCV

DRAWING NO.

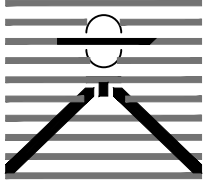
811

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

WT1

SHEET: 11 OF 20

PREPARED BY:


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FILING NO. 1**
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

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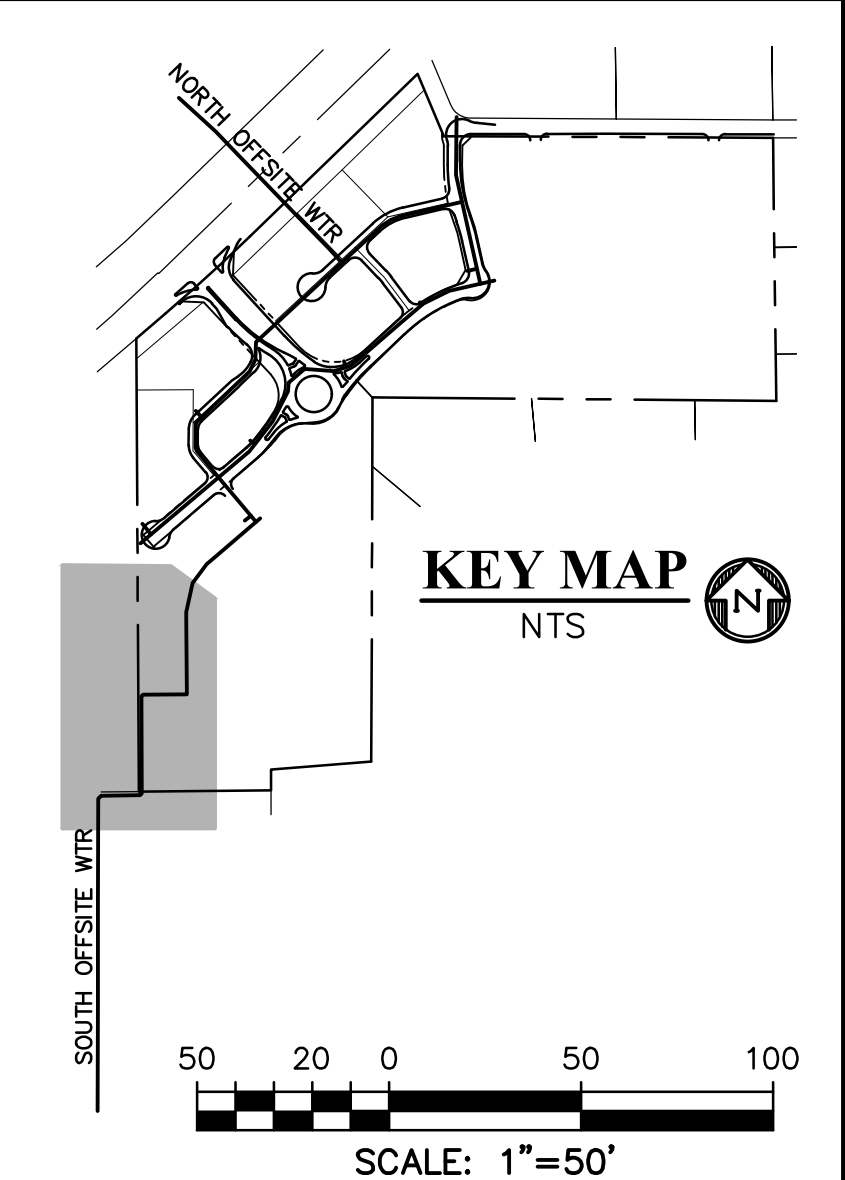
DESIGNED BY: KGV
DRAWN BY: CGH
CHECKED BY: KGV
FILE NAME: 21604-WTR

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

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

WATER PLAN

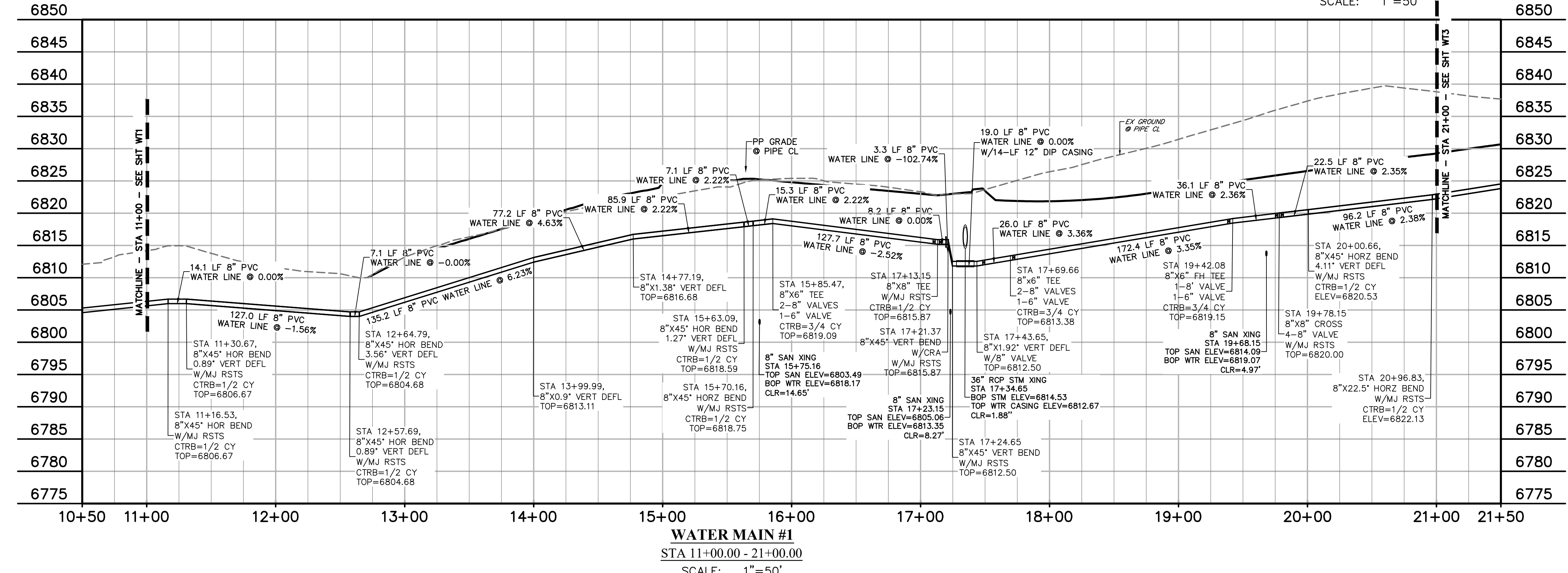
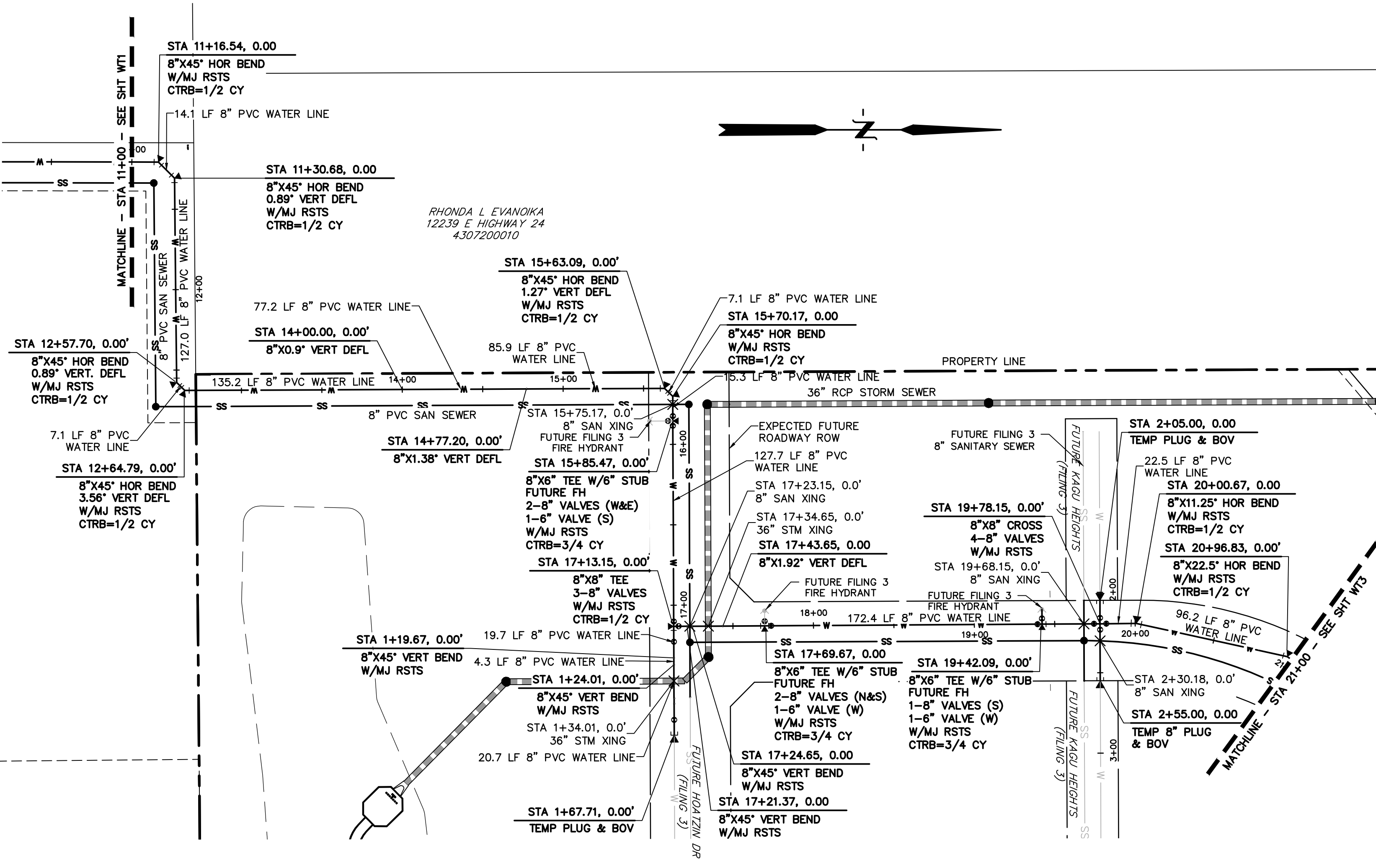
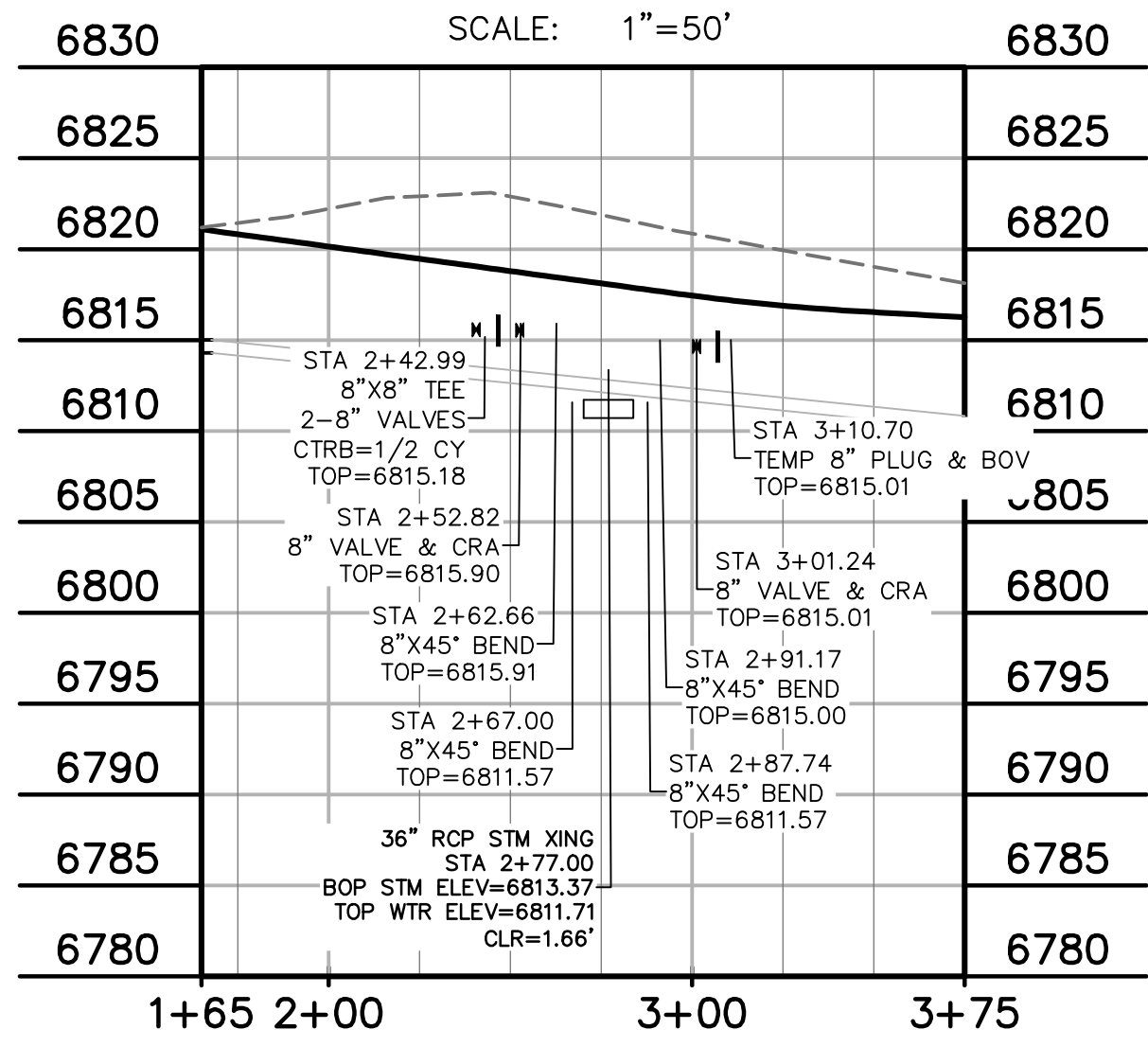
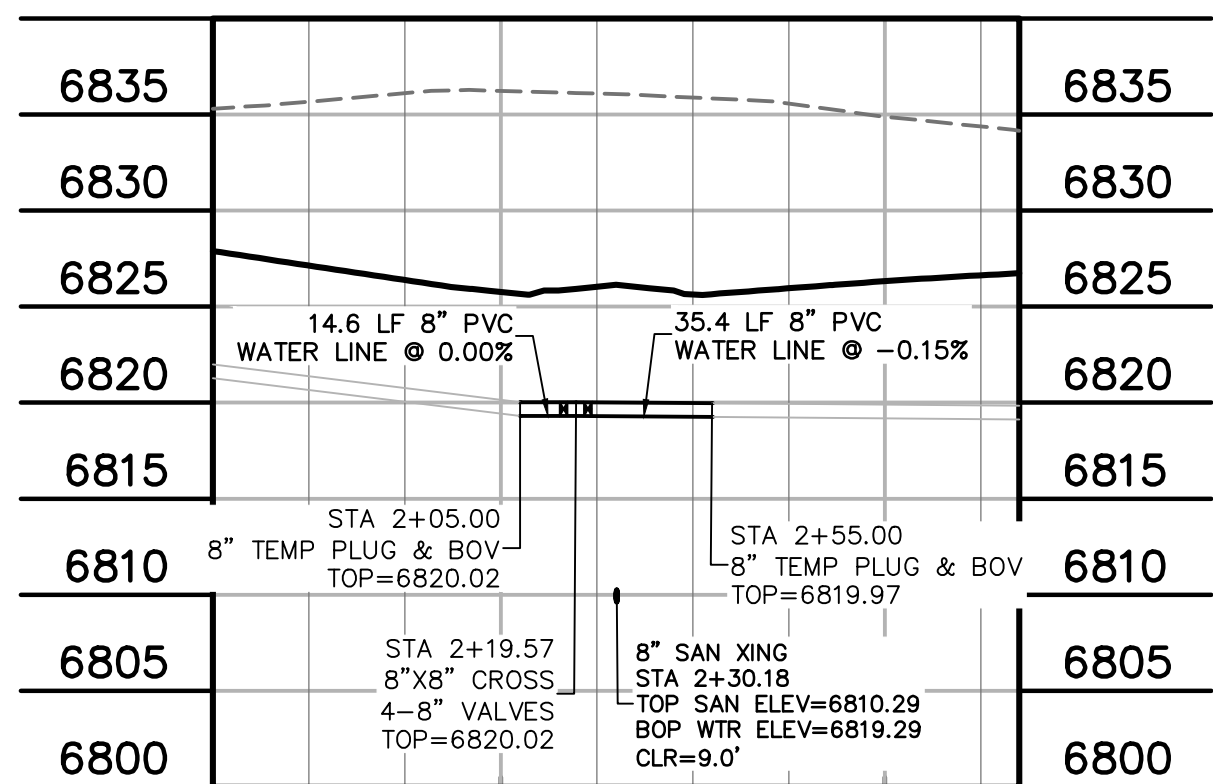
PROJECT NO. 21604-00CSCV
DRAWING NO.

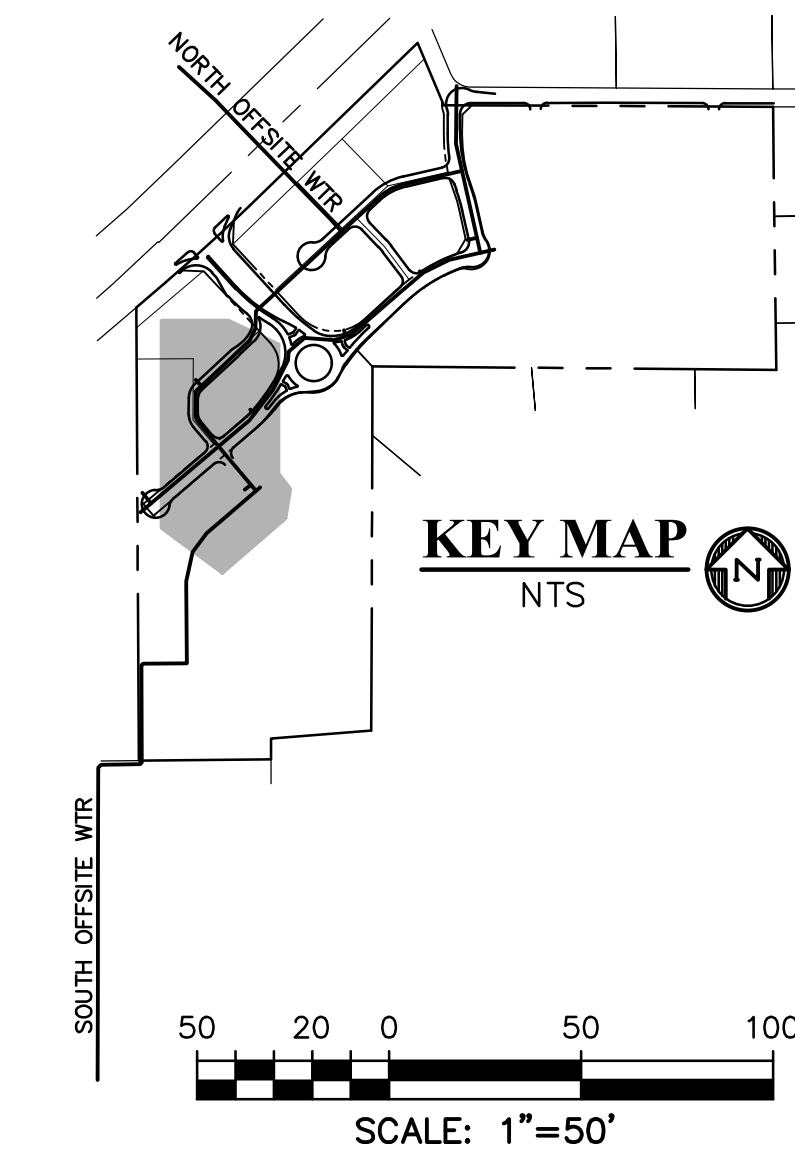
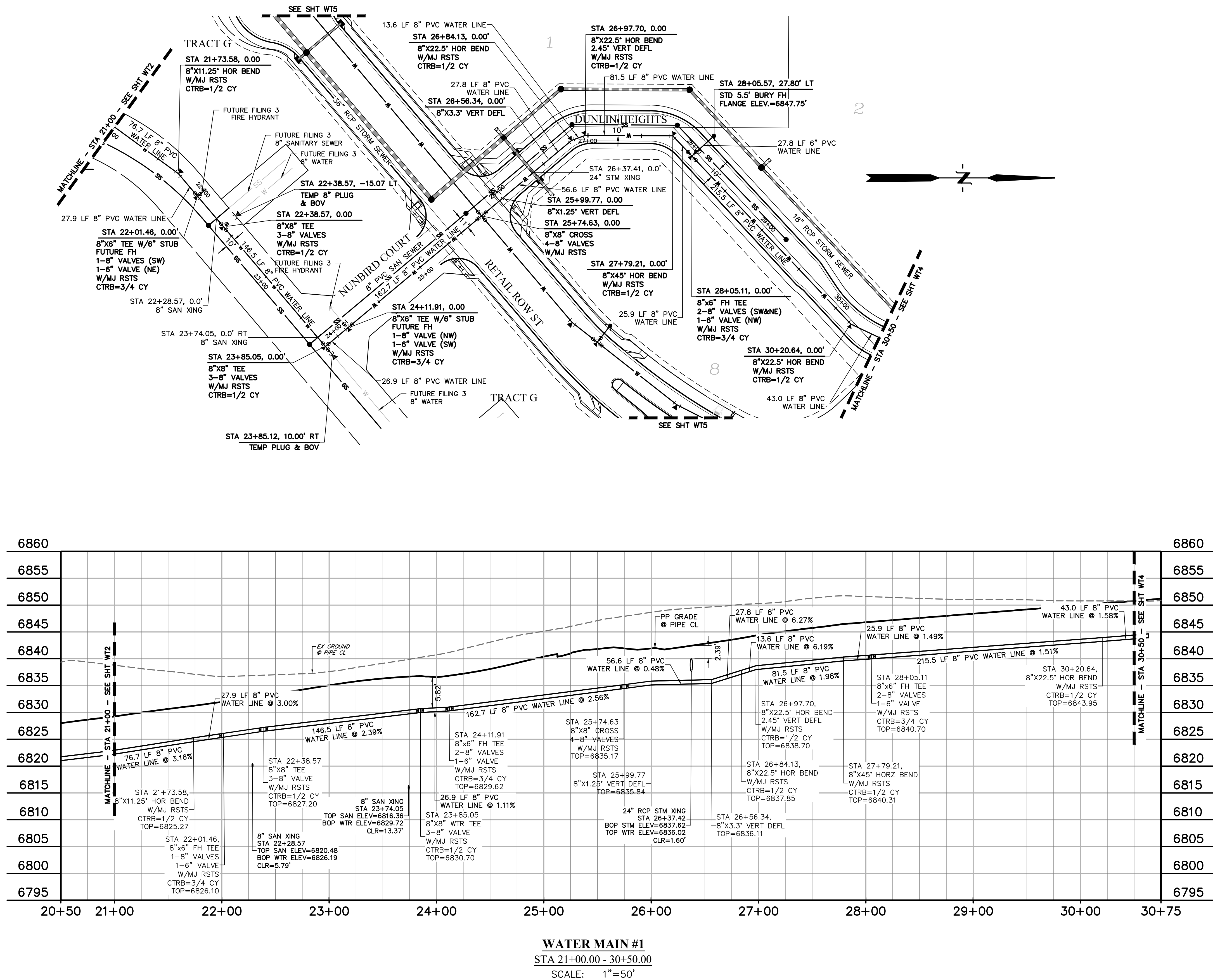


LEGEND

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	-----
PP FIRE HYDRANT	-----
PP WATER TEE	-----
PP WATER VALVE	-----
PP PLUG	-----
PP 8" PVC SS LINE	-----
EX WATER FIRE HYDRANT	-----
EX WATER LINE	-----
EX WT PLUG	-----
EX SS LINE	-----
EX SS MH	-----
EX ELECTRIC	-----
EX FENCE	-----
EX	-----
MH	-----
PP	-----
PT	-----
SS OR SAN	-----
ST	-----
XING	-----
C&G	-----
PUB	-----
SHT	-----

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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	● TH
PP WATER TEE	┐
PP WATER VALVE	●
PP PLUG	⊞
PP 8" PVC SS LINE	SS
EX WATER FIRE HYDRANT	● TH
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

PREPARED BY:

DREXEL, BARRELL & CO.
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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
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BEHALF OF
DREXEL, BARRELL & CO.

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

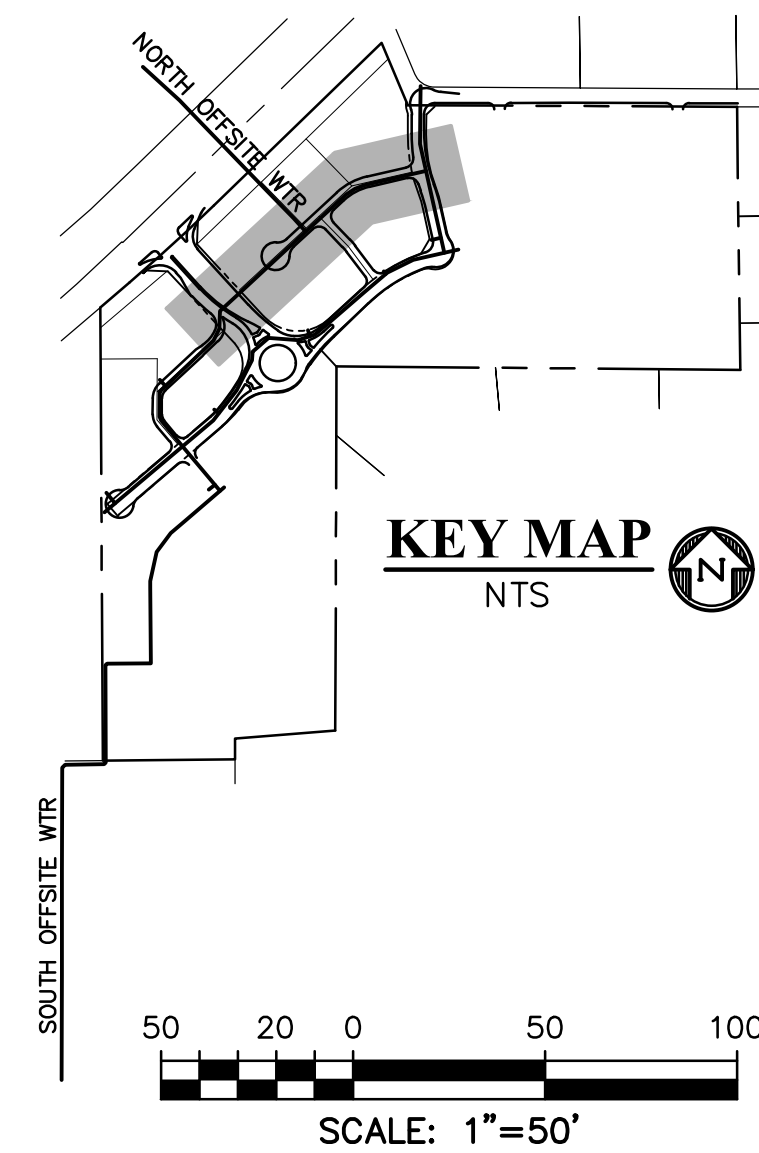
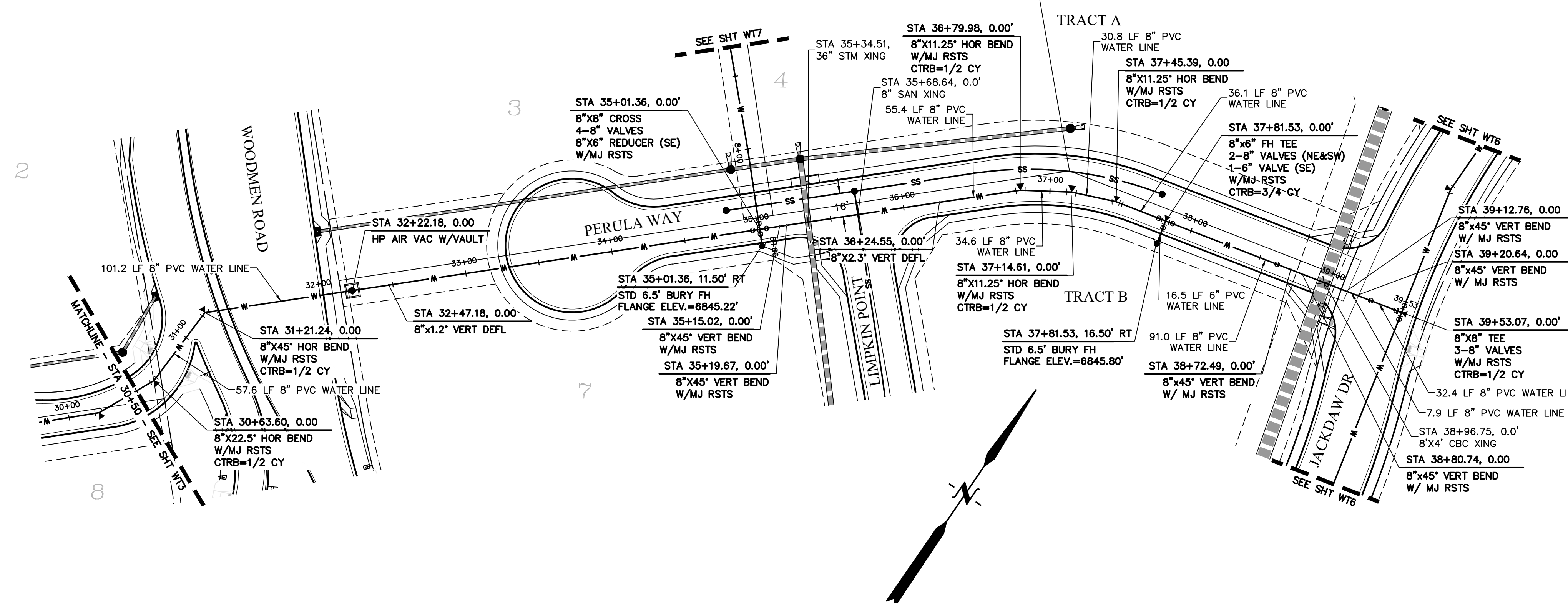
WATER PLAN

PROJECT NO. 21604--00SCV
DRAWING NO.

WT3

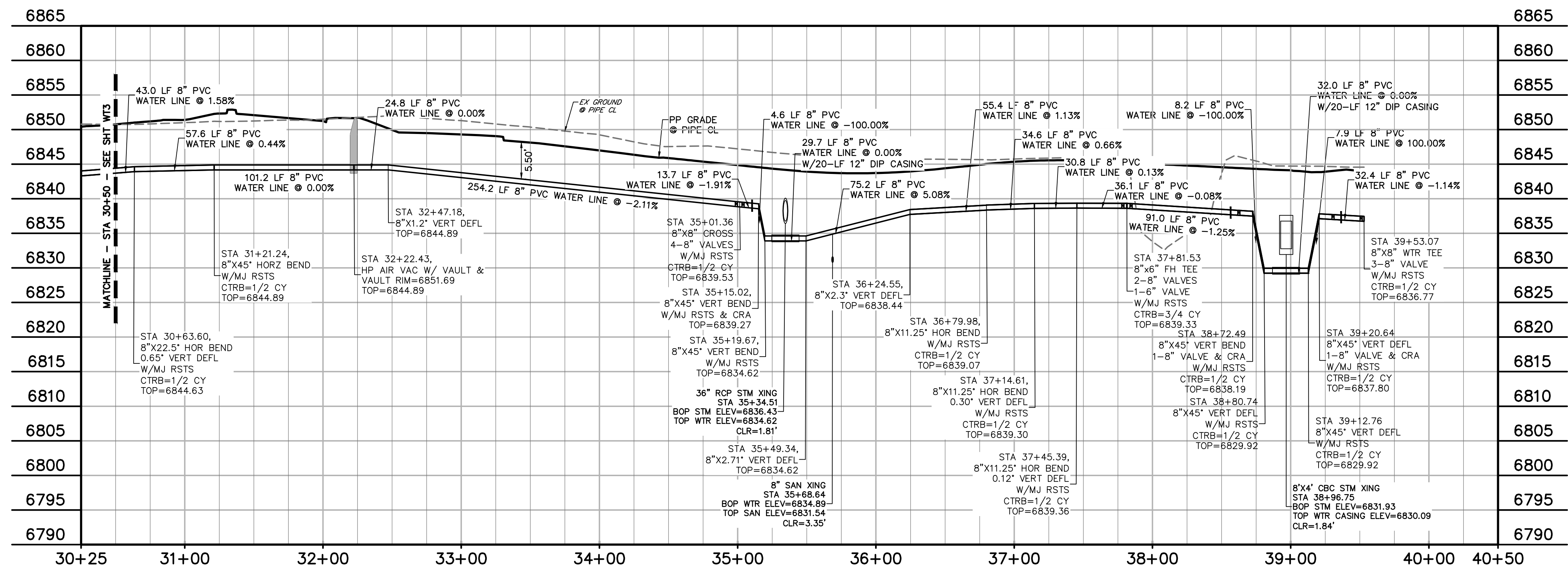
SHEET: 13 OF 20

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.



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.....
- PP FIRE HYDRANT.....
- PP WATER TEE.....
- PP WATER VALVE.....
- PP PLUG.....
- PP 8" PVC SS LINE.....
- EX WATER FIRE HYDRANT.....
- EX WATER LINE.....
- EX WT PLUG.....
- EX SS LINE.....
- EX SS MH.....
- EX ELECTRIC.....
- EX FENCE.....
- 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



WATER MAIN #1
STA 30+50.00 - 39+53.07
SCALE: 1"=50'

PREPARED BY:

DREXEL, BARRELL & CO.
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CLIENT:

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UTILITY CONSTRUCTION DOCUMENTS FOR:

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

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INITIAL ISSUE	11/22/24
RESUBMITTAL	8/17/26
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-WTR

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

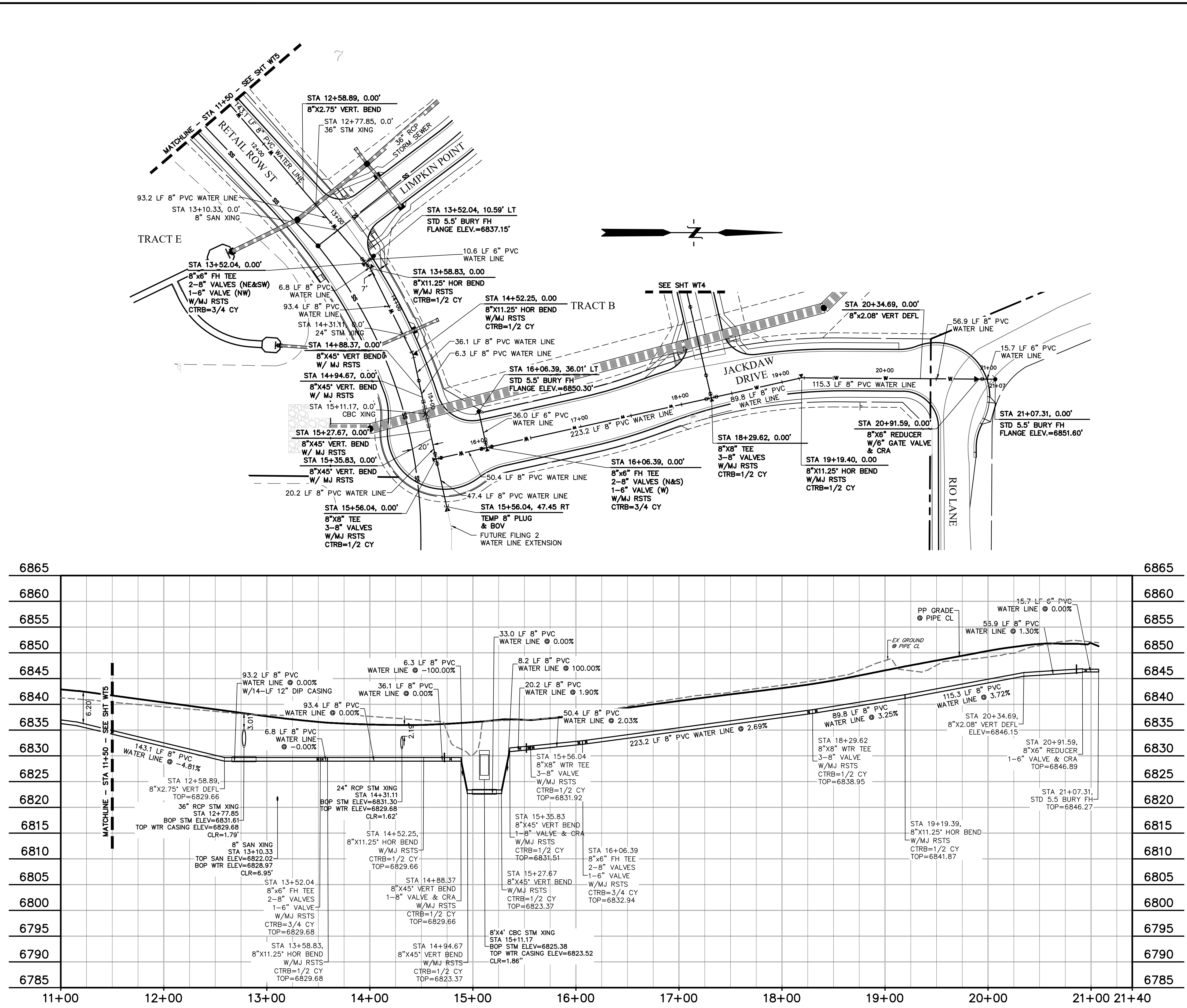
WATER PLAN

PROJECT NO. 21604--00CSV
DRAWING NO.

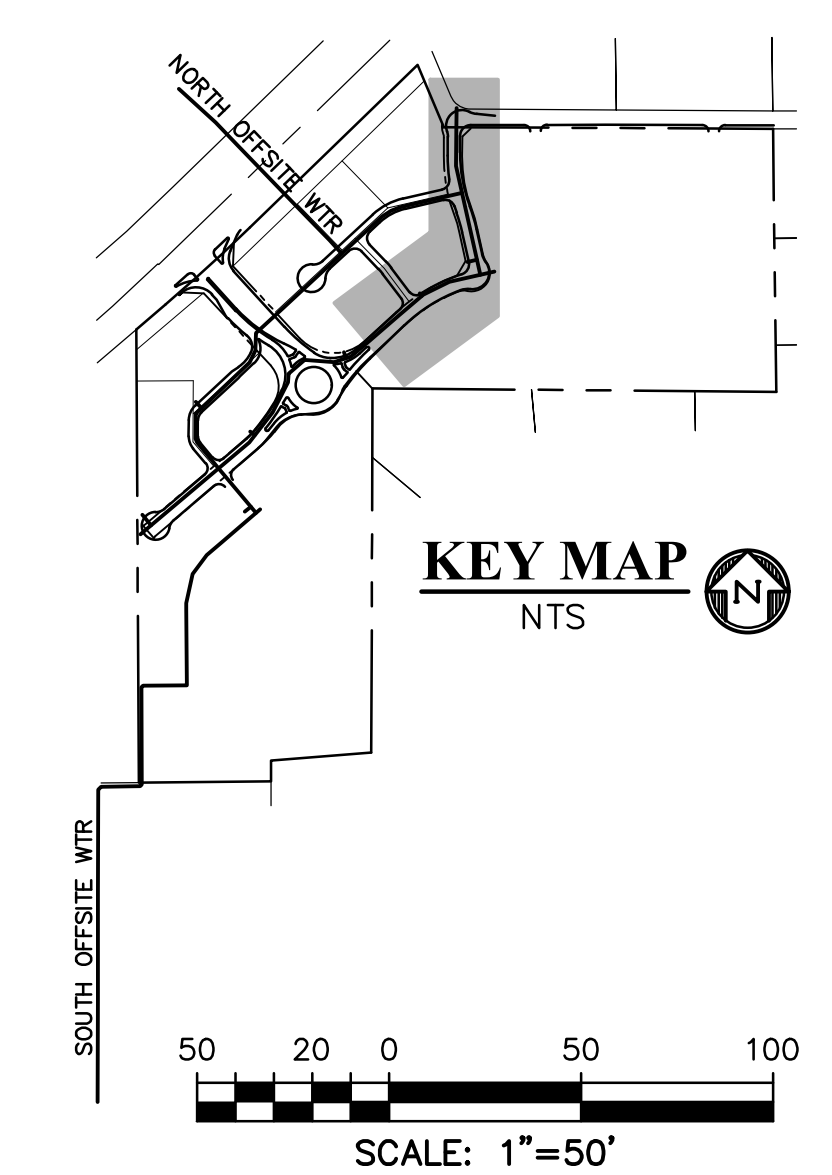
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UNDERGROUND MEMBER UTILITIES.

WT4

SHEET: 14 OF 20



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.....
- PP FIRE HYDRANT.....
- PP WATER TEE.....
- PP WATER VALVE.....
- PP PLUG.....
- PP 8" PVC SS LINE.....
- EX WATER FIRE HYDRANT.....
- EX WATER LINE.....
- EX WT PLUG.....
- EX SS LINE.....
- EX SS MH.....
- EX ELECTRIC.....
- EX FENCE.....
- EX.....
- MH.....
- PP.....
- PT.....
- SS OR SAN.....
- ST.....
- WT.....
- XING.....
- C&G.....
- PUB.....
- SHT.....

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:

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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

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BEHALF OF
DREXEL, BARRELL & CO.

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

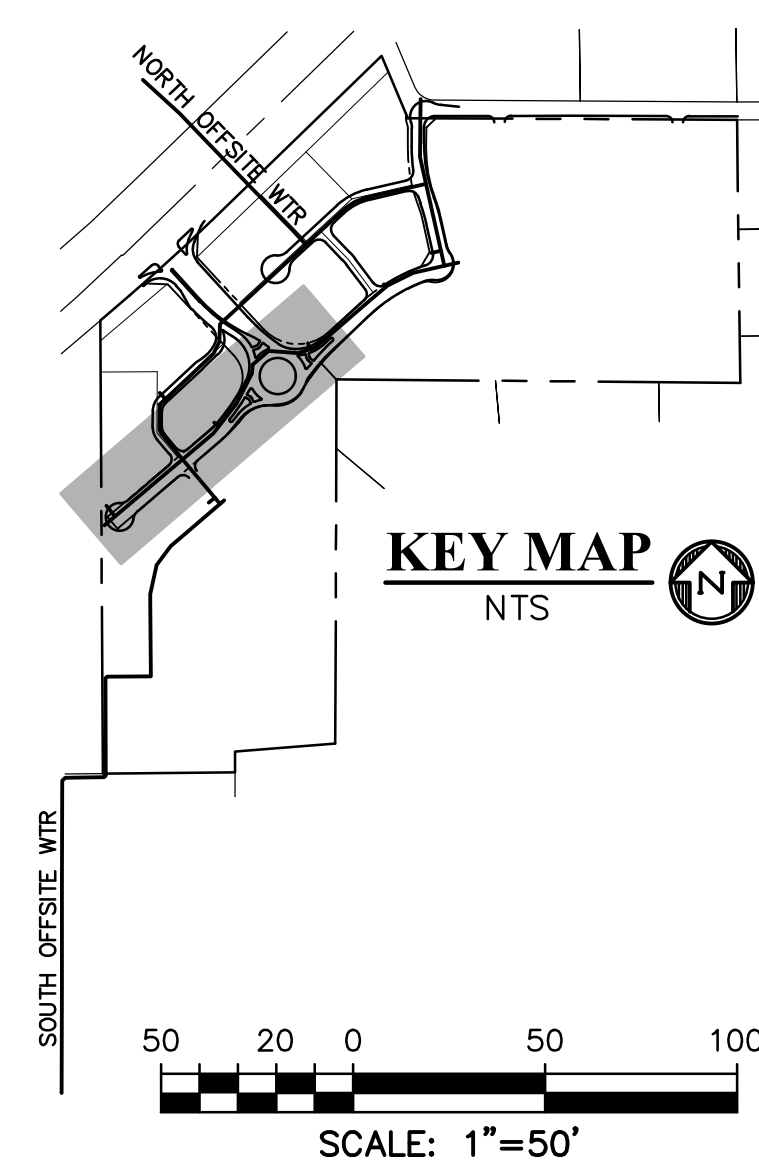
WATER PLAN

PROJECT NO. 21604-00SCV
DRAWING NO.

WT6

SHEET: 16 OF 20

811 Know what's below.
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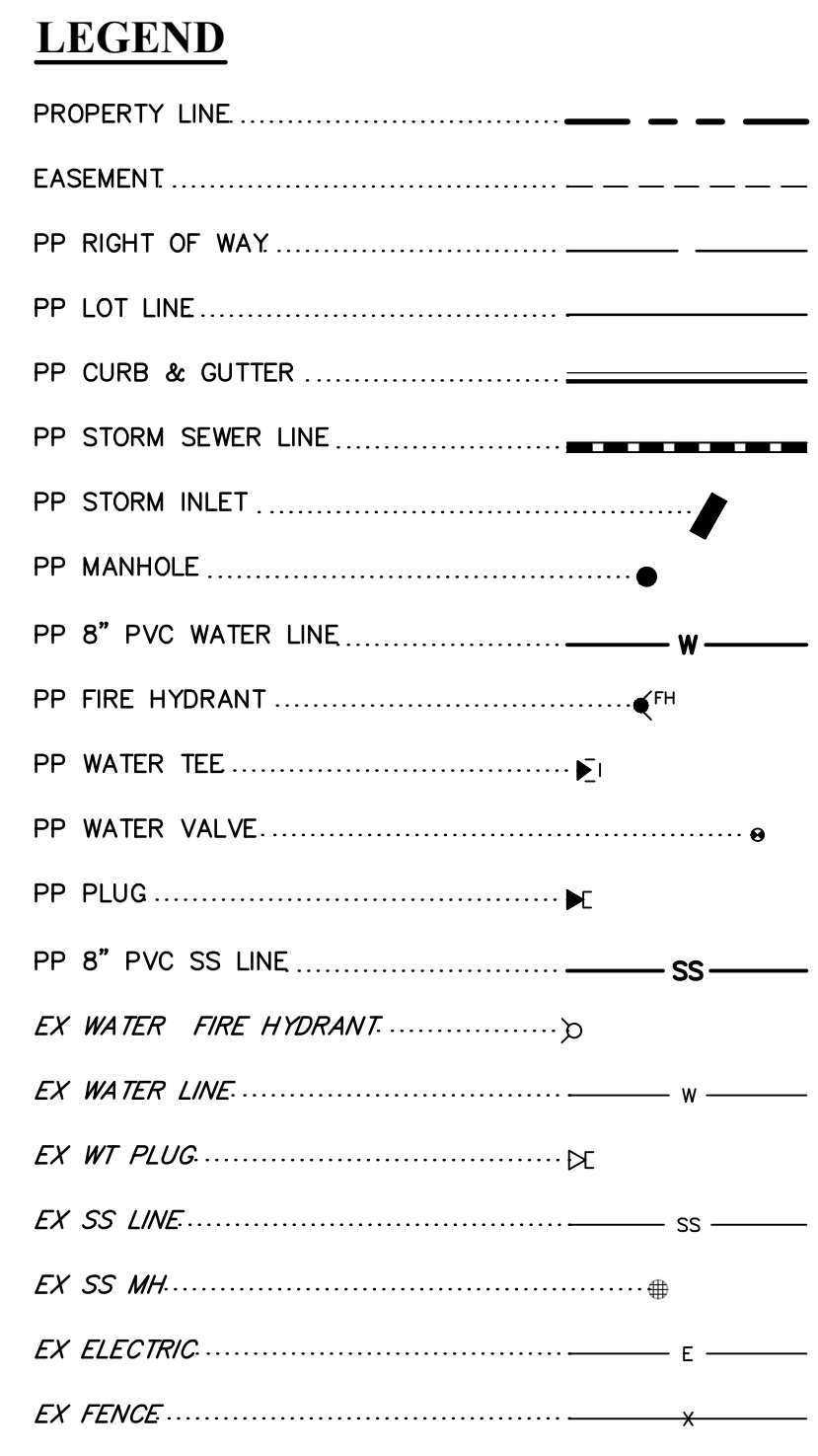
UTILITY CONSTRUCTION DOCUMENTS FOR:
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12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

PREPARED UNDER MY DIRECT
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WATER PLAN

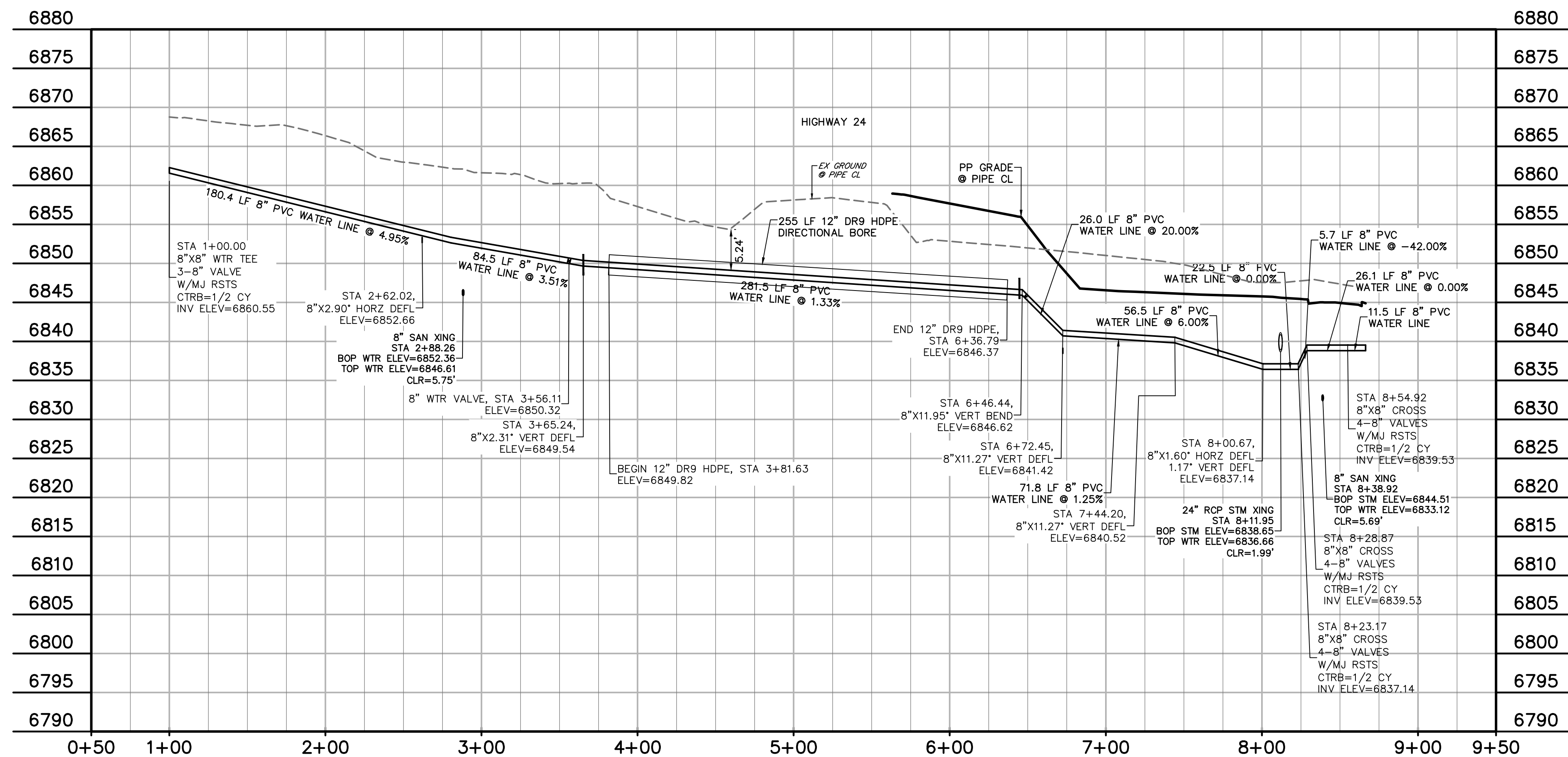
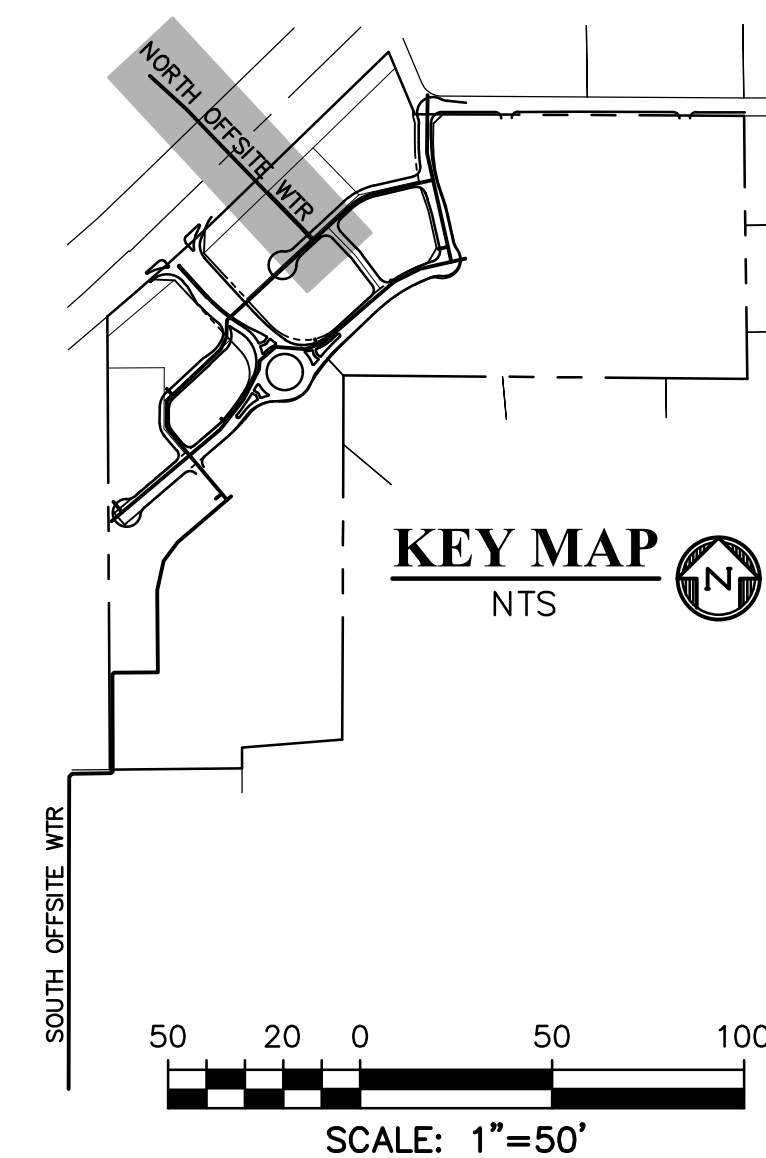
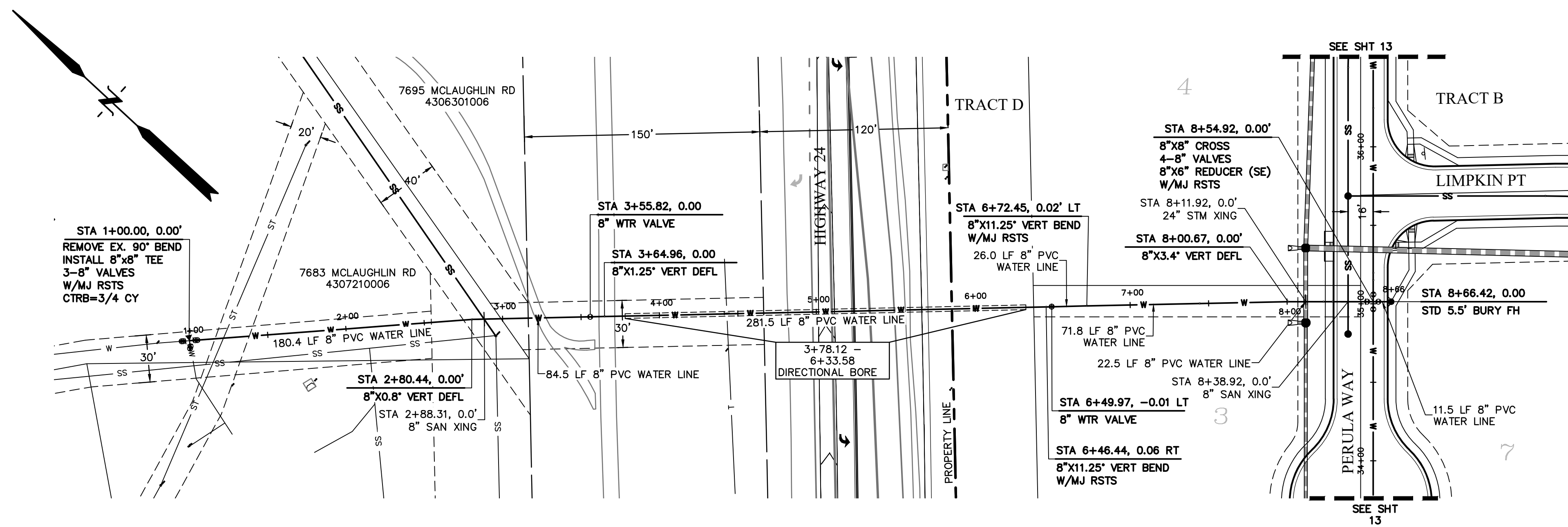
WT5

SHEET: 15 OF 20



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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	----- T -----
PP WATER VALVE	----- V -----
PP PLUG	----- P -----
PP 8" PVC SS LINE	----- SS -----
EX WATER FIRE HYDRANT	----- D -----
EX WATER LINE	----- W -----
EX WT PLUG	----- P -----
EX SS LINE	----- SS -----
EX SS MH	----- M -----
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

PREPARED BY:

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Engineers • Surveyors
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CLIENT:

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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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DREXEL, BARRELL & CO.

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

**NORTH OFFSITE
WATER PLAN**

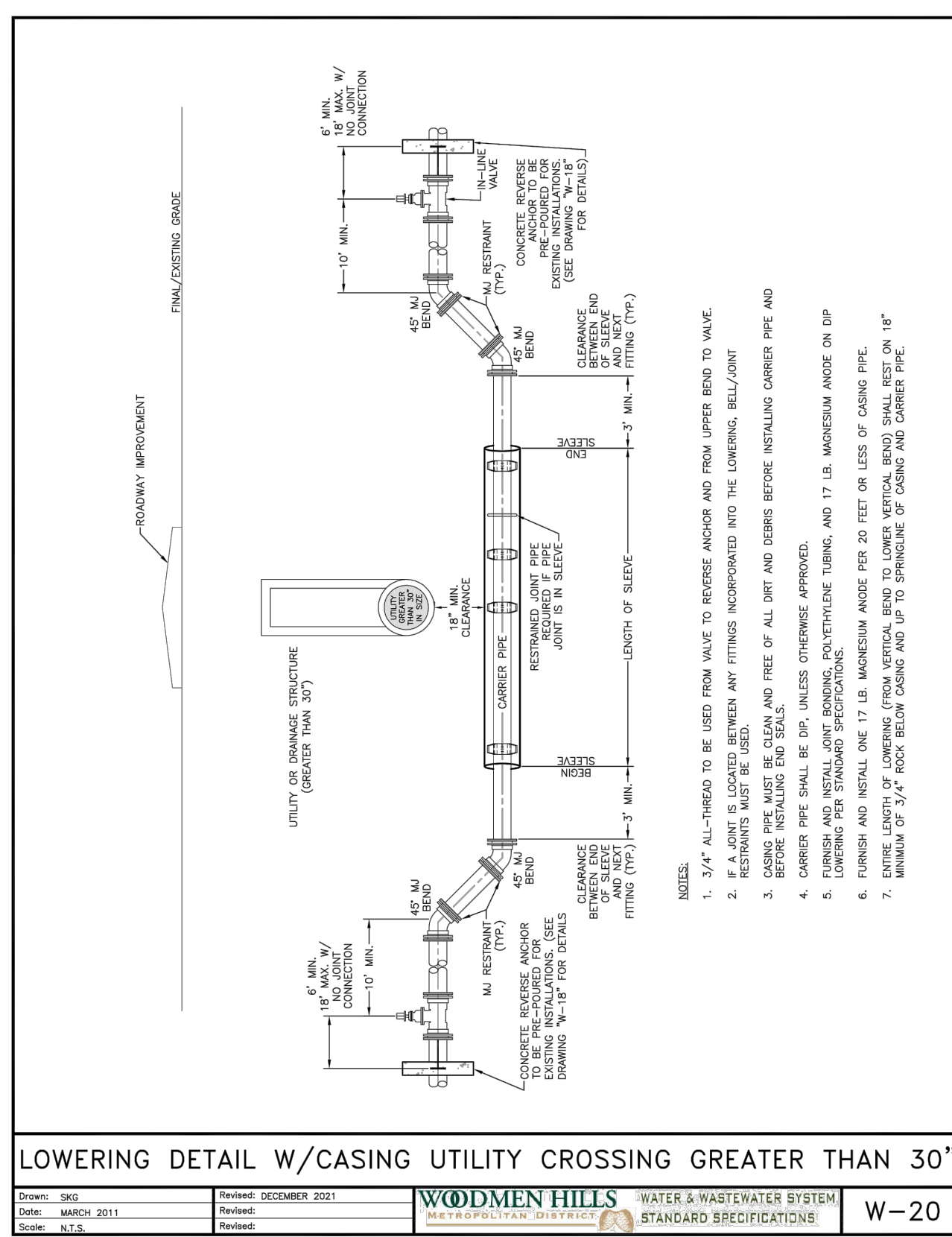
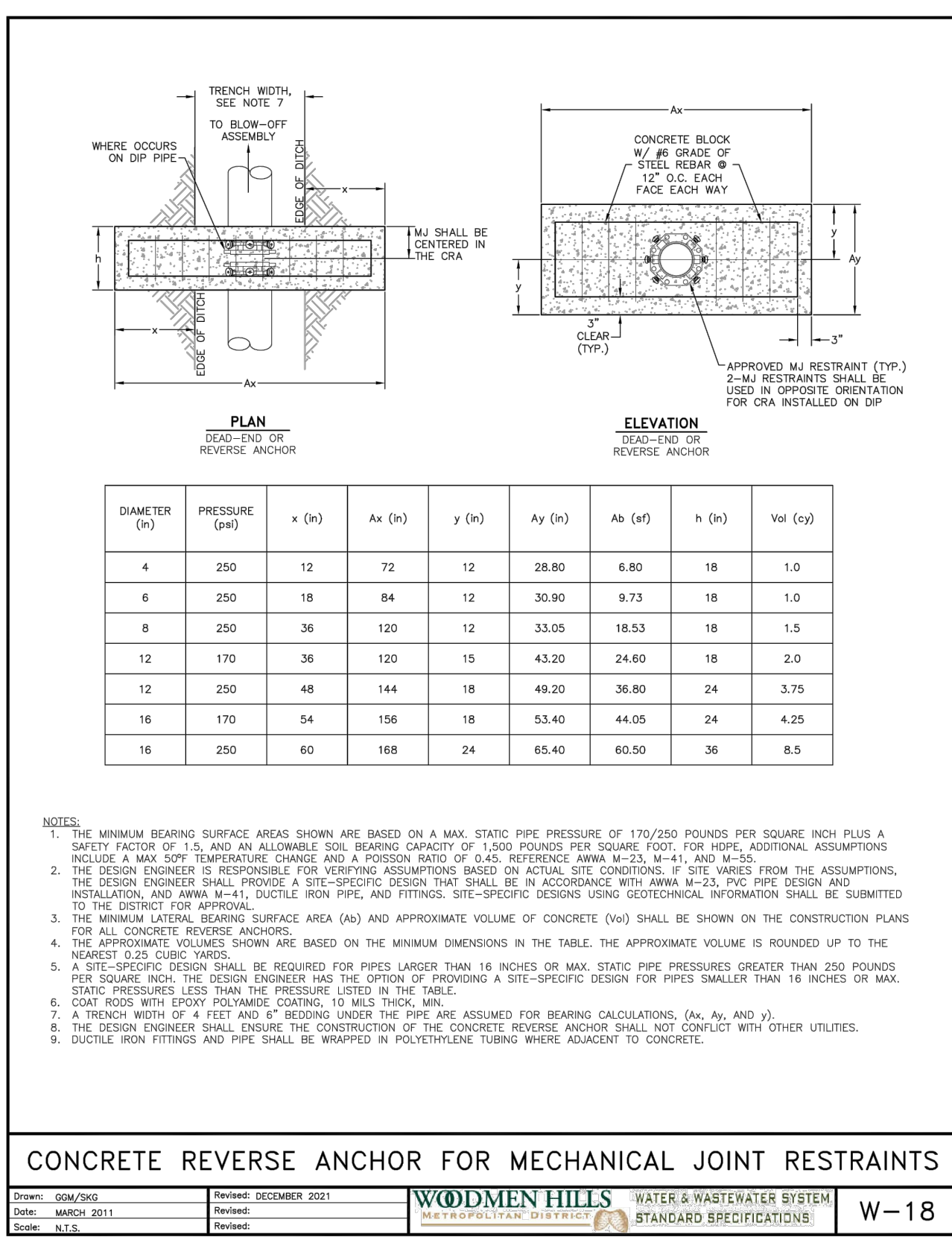
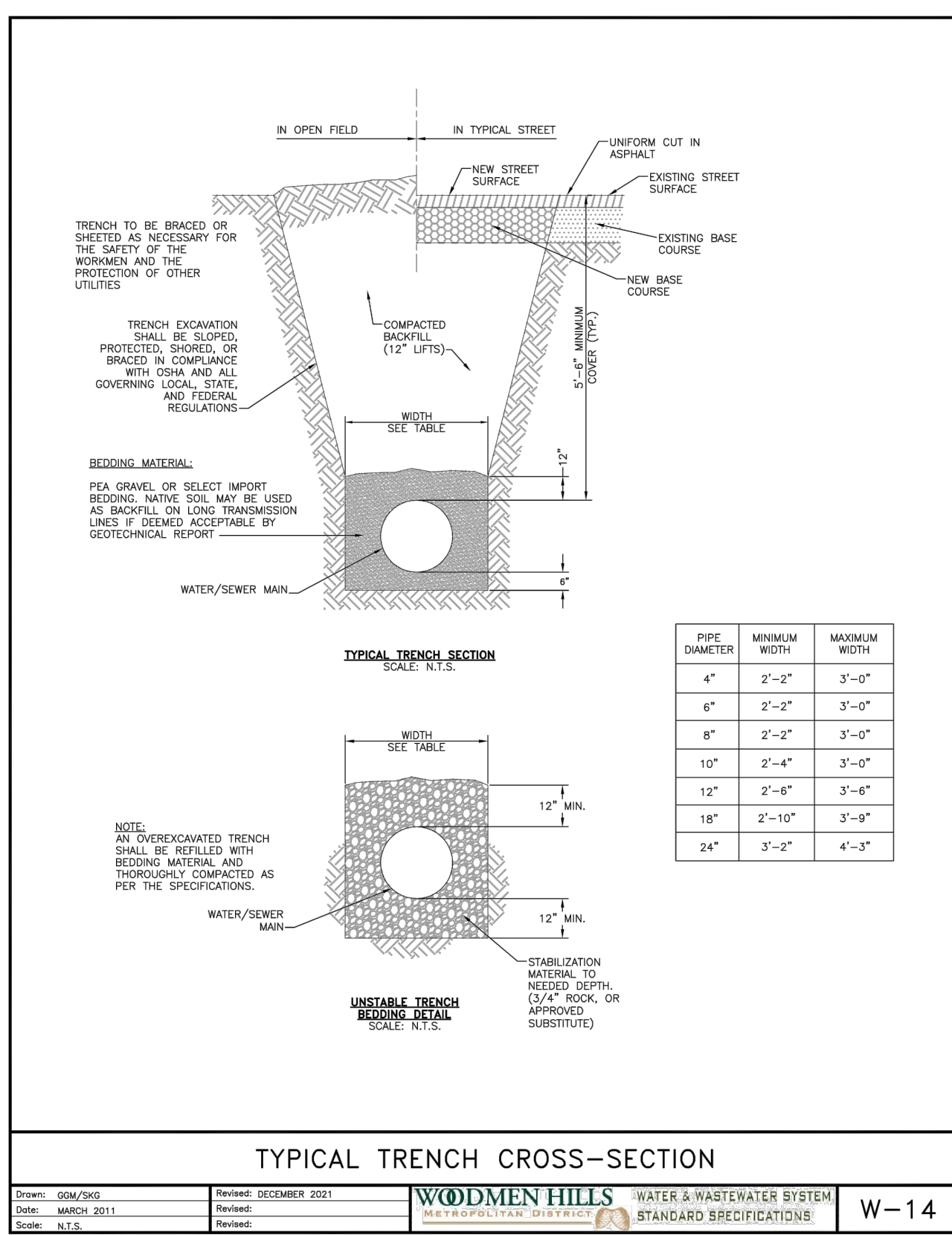
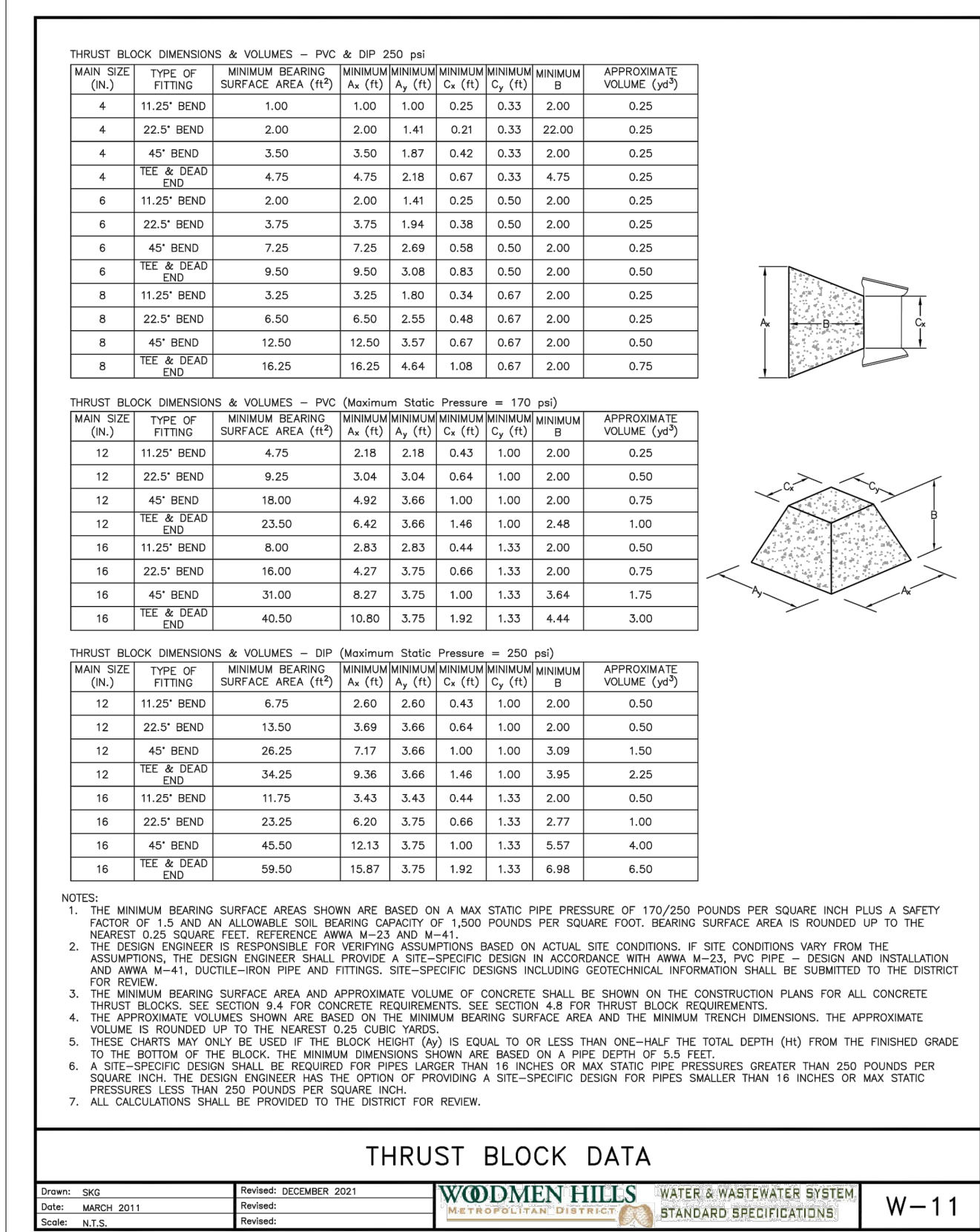
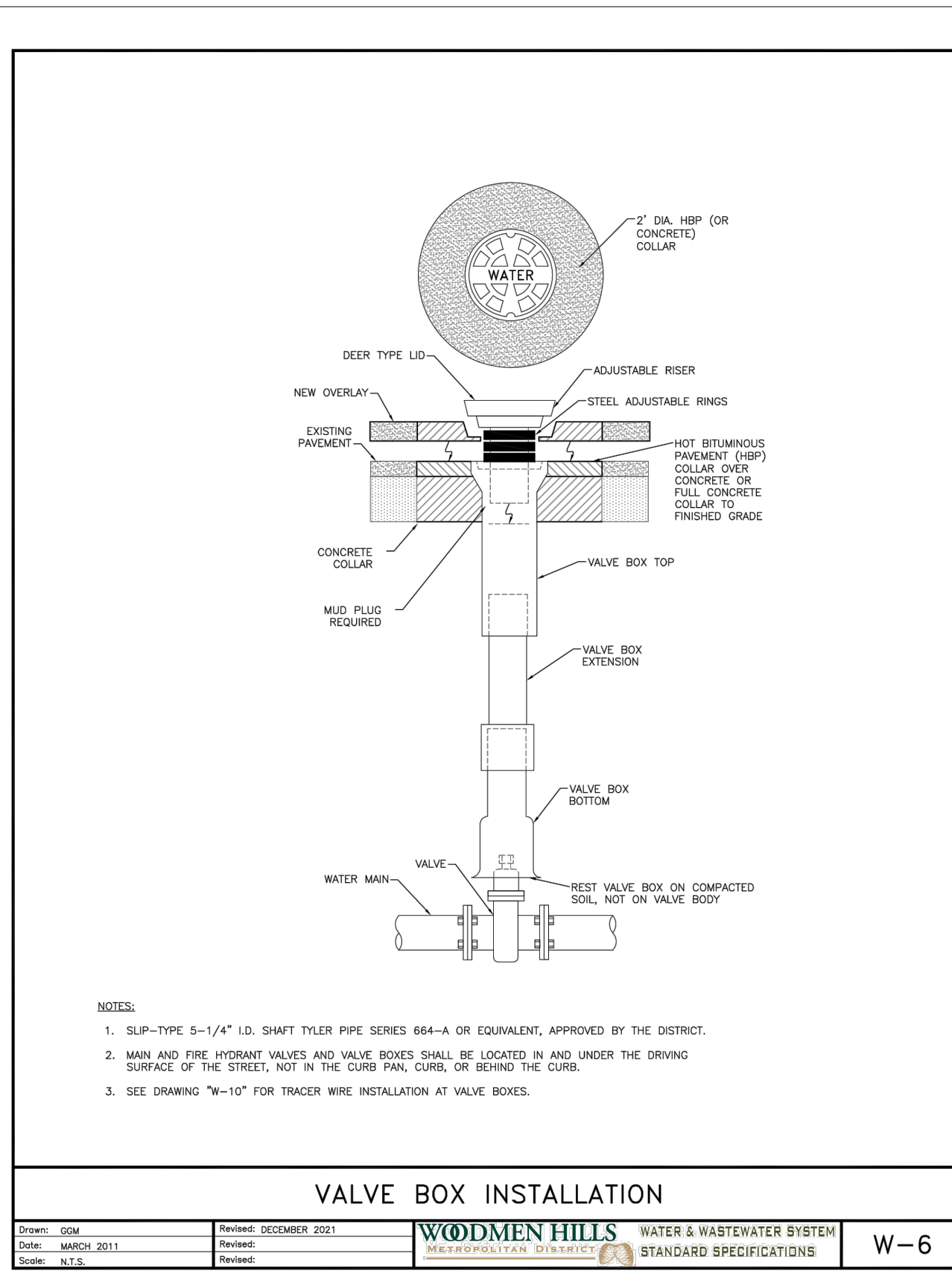
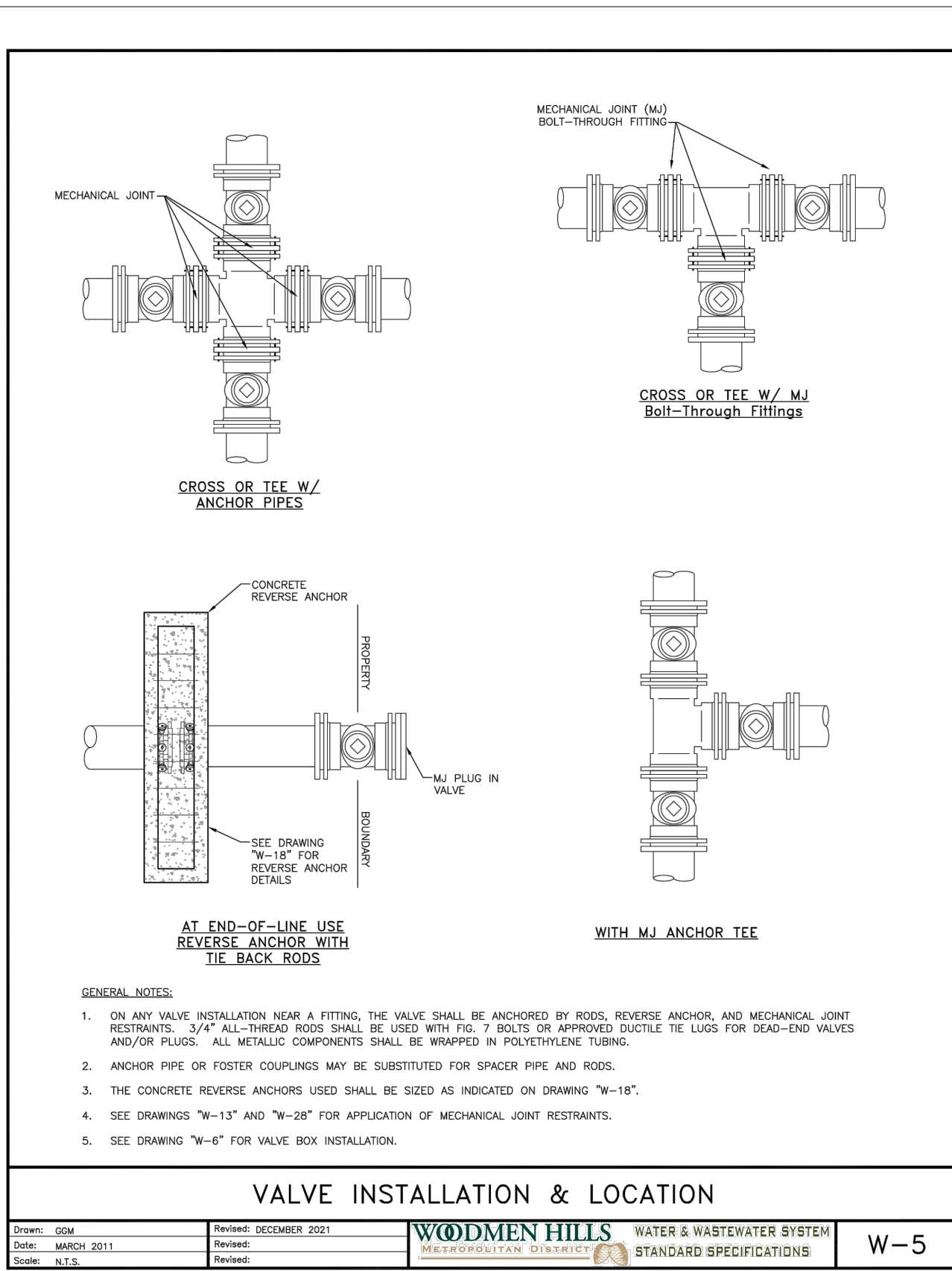
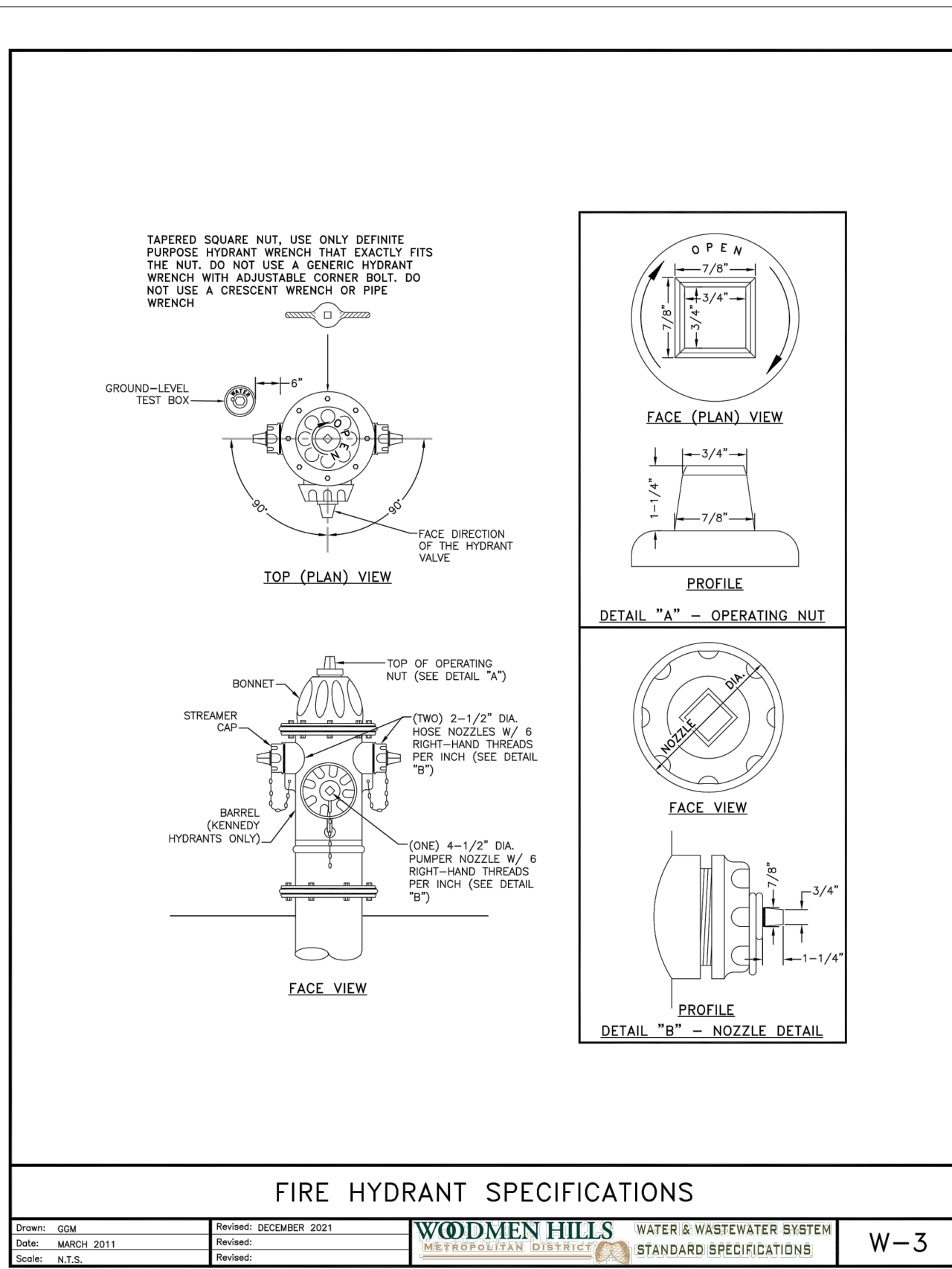
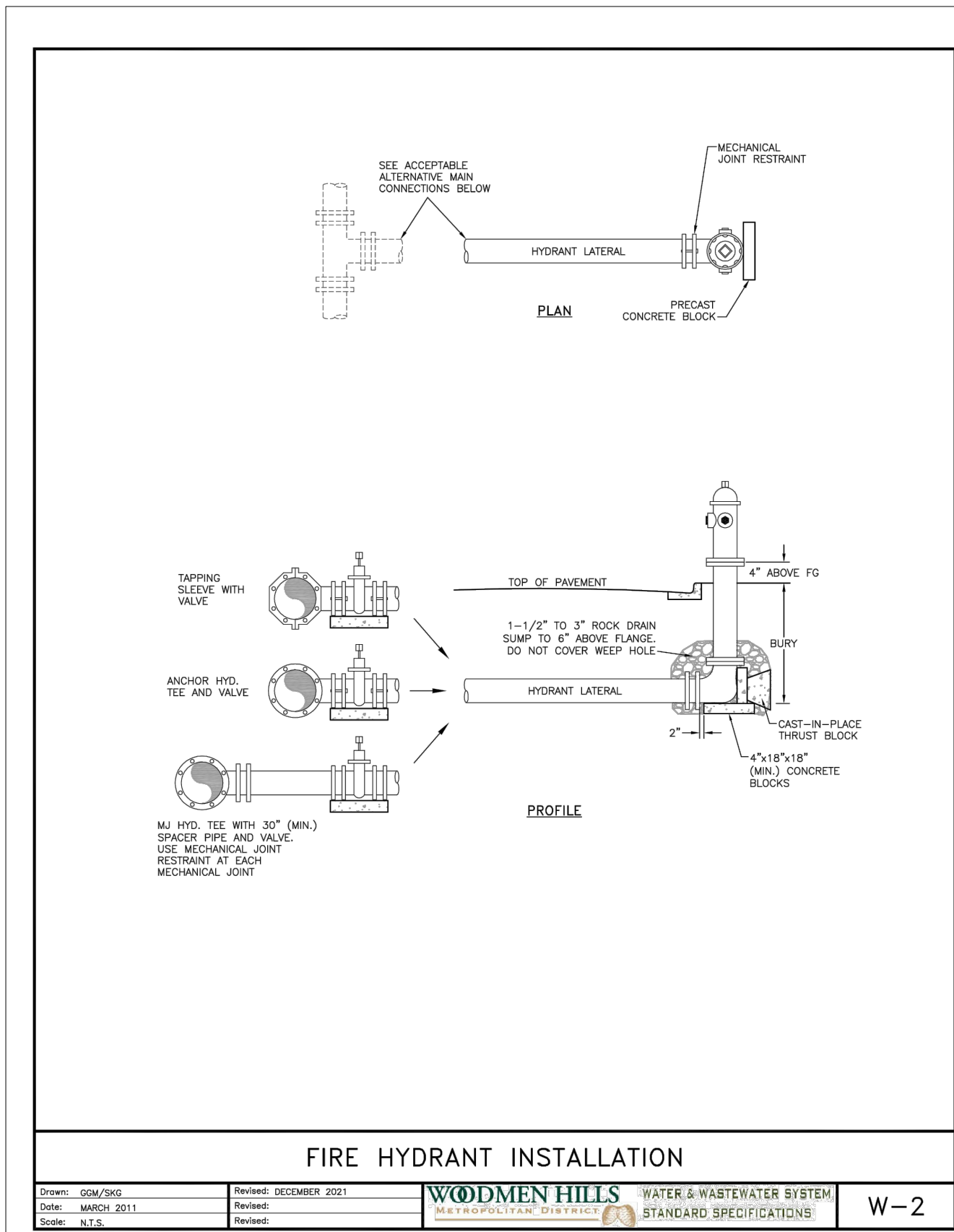
PROJECT NO. 21604--00CSCV
DRAWING NO.

WT7

SHEET: 17 OF 20



Know what's below.
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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

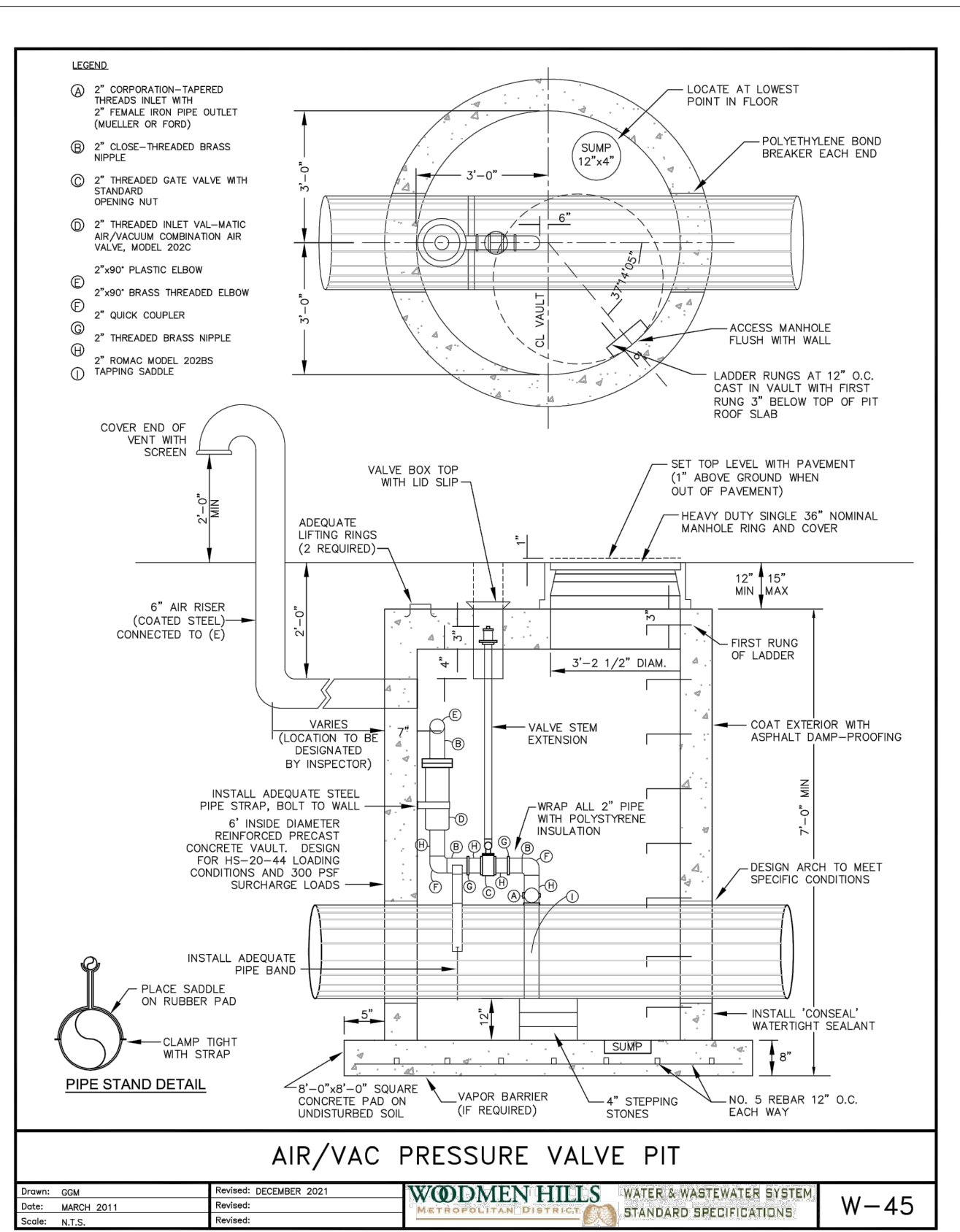
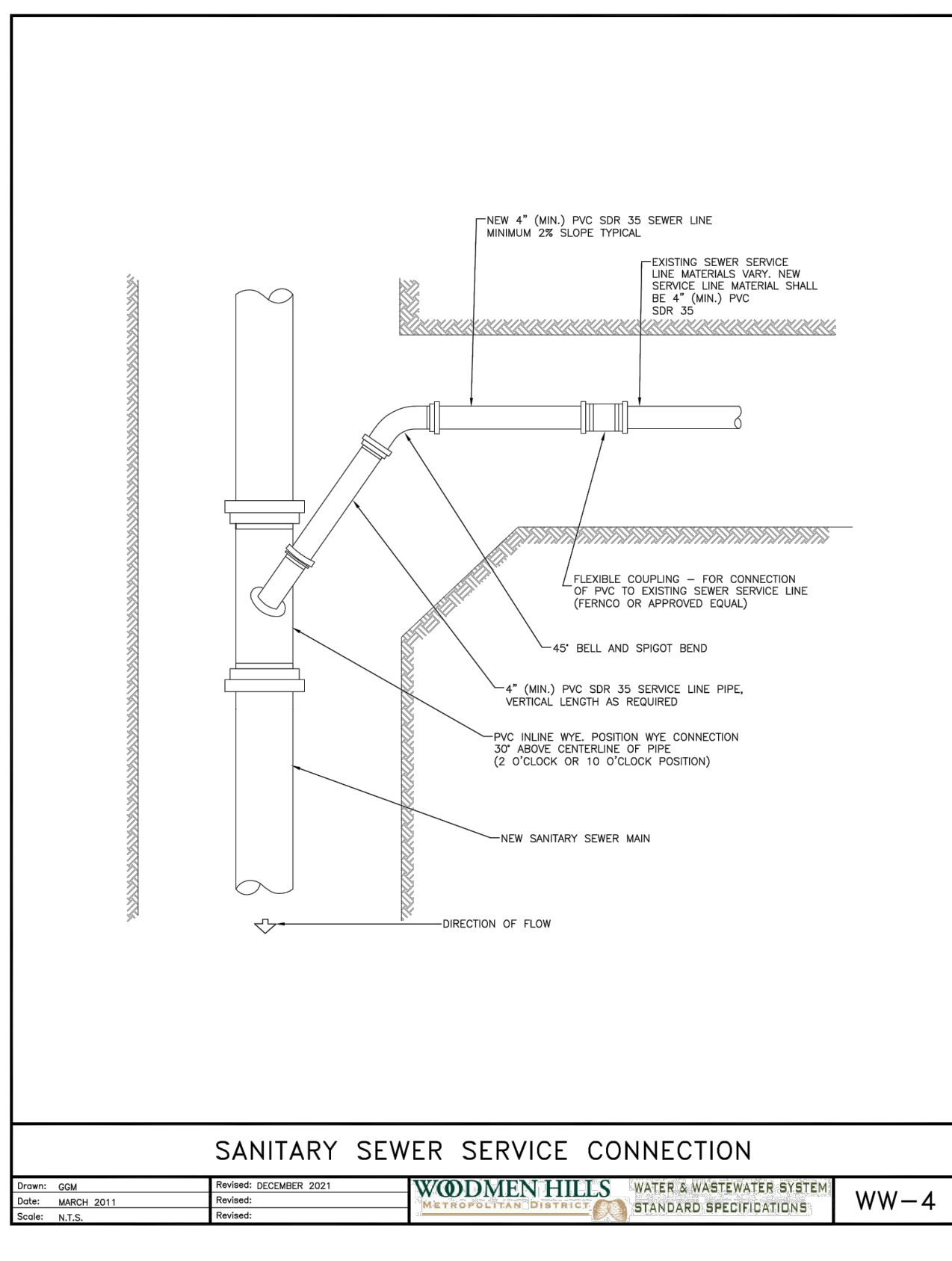
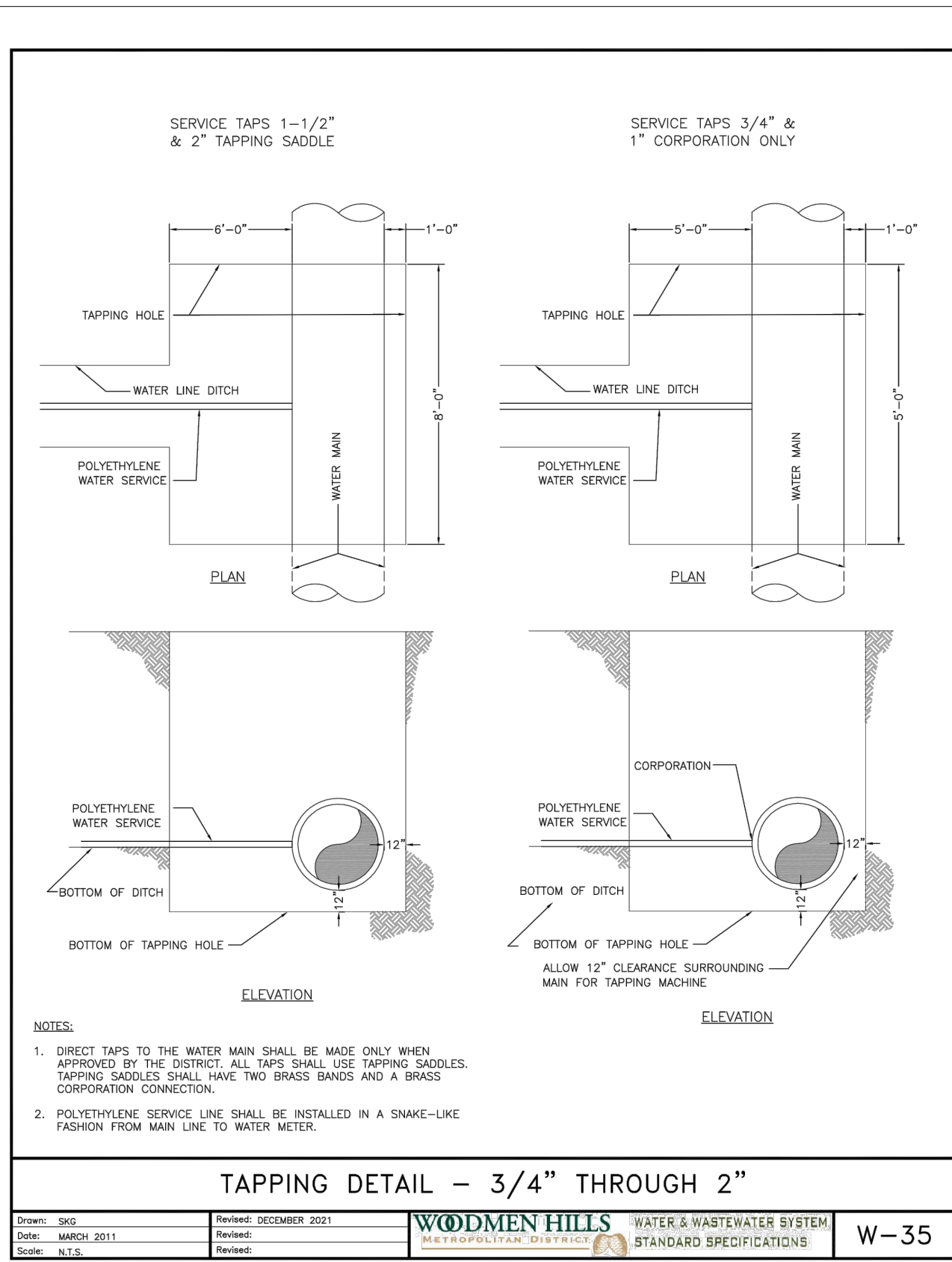
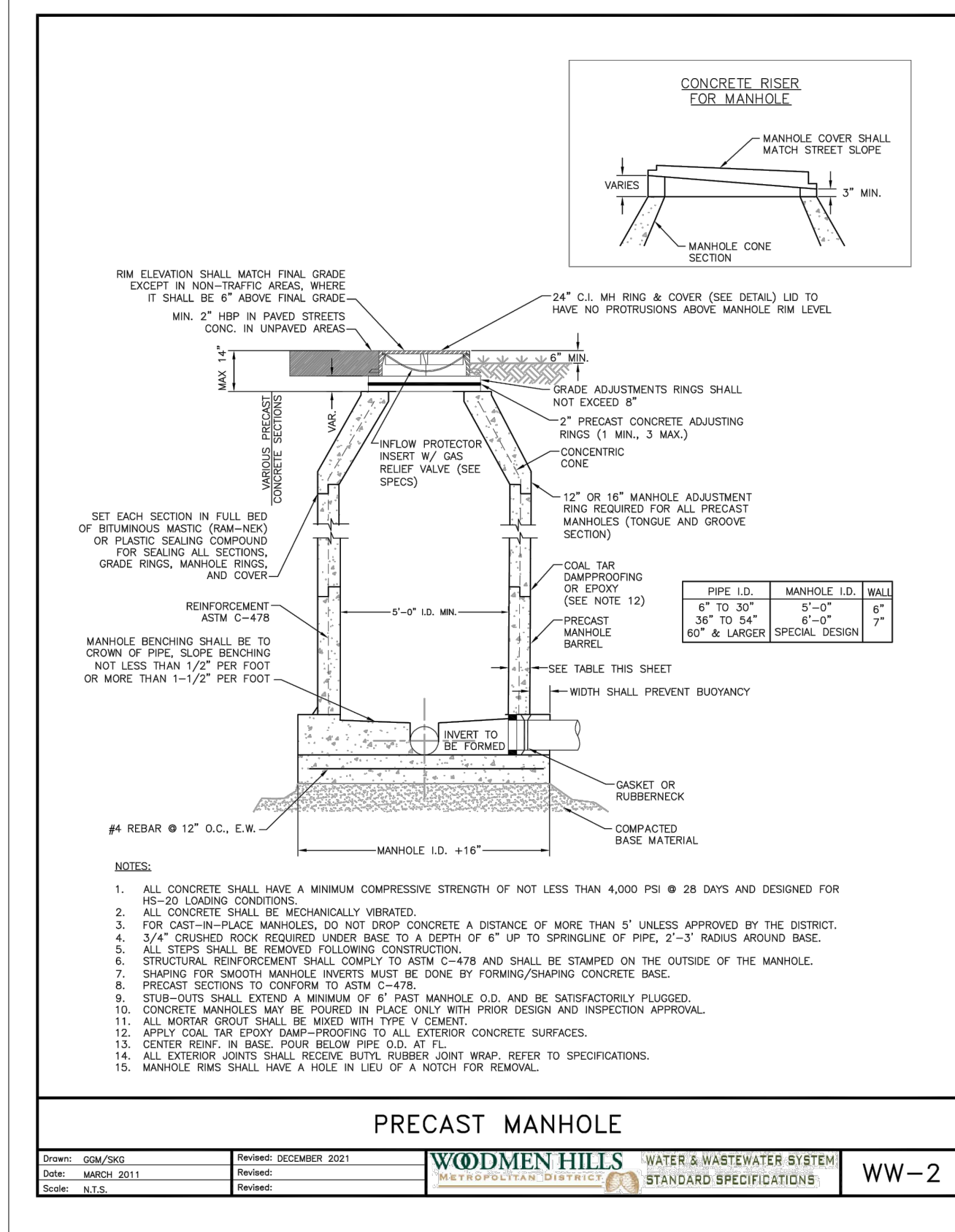
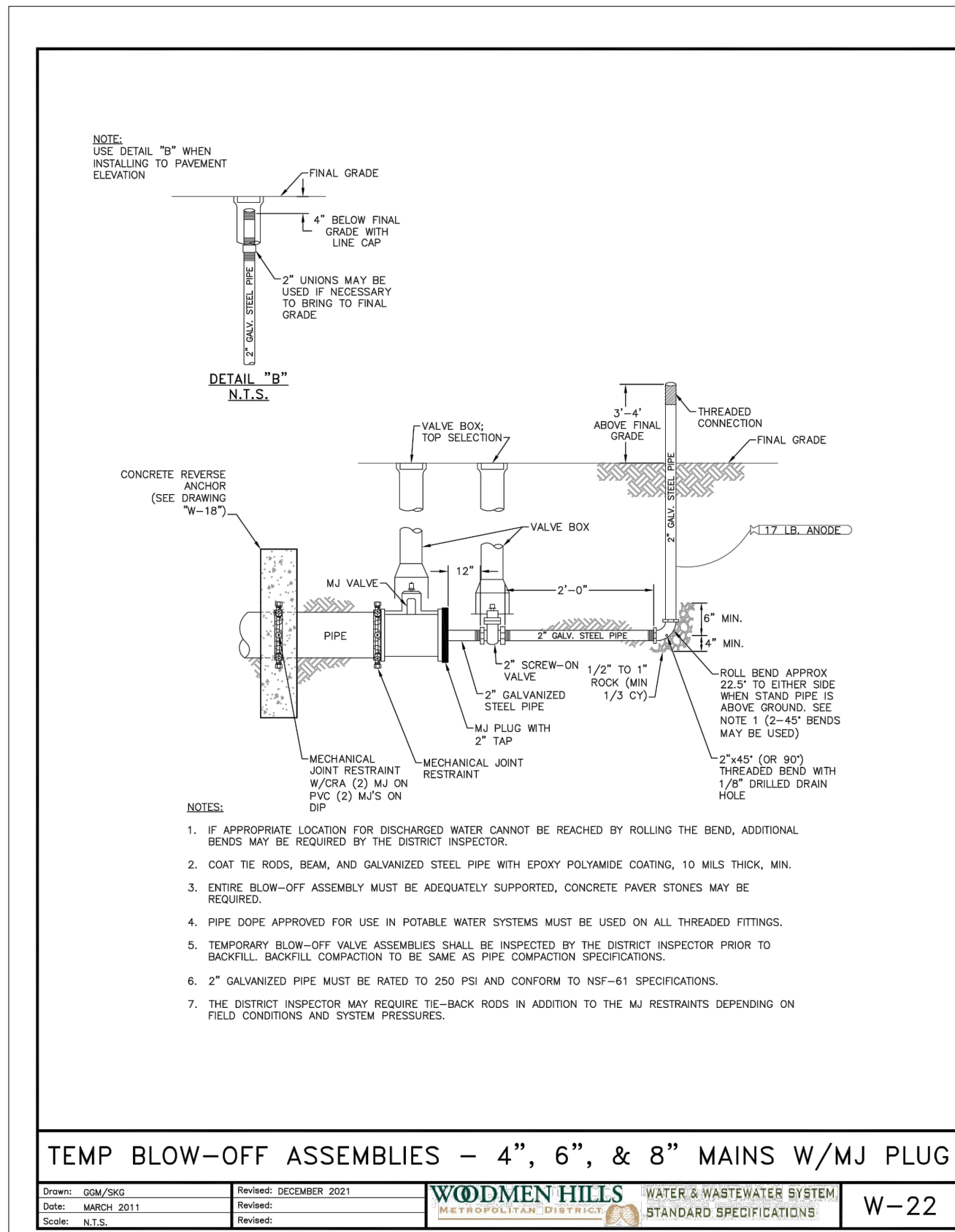
WATER & WASTEWATER DETAILS

PROJECT NO. 21604-00-00SCV

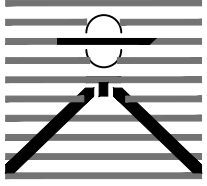
DRAWING NO.

DT1

SHEET: 18 OF 20



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWHATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
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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



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.

