HOME PLACE RANCH FILING NO. 2
MONUMENT, COLORADO
CONSTRUCTION DOCUMENTS

PORTIONS OF THE SOUTH HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

HOME PLACE RANCH FILING NO. 2

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

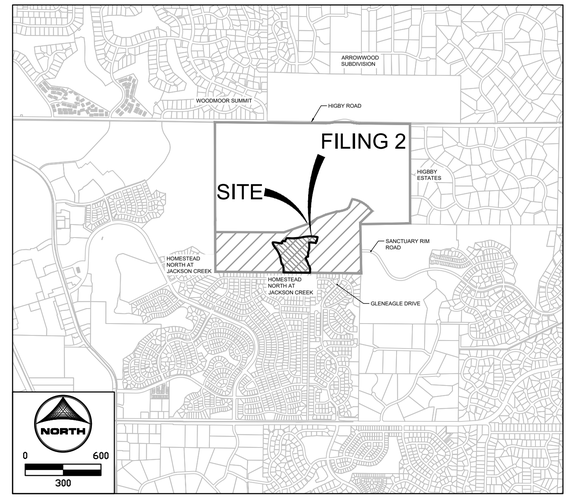
COMMENCING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30, WHENCE THE NORTH SIXTEENTH CORNER OF SECTION 25 AND 30 BEARS NORTH 89°23'20" WEST, A DISTANCE OF 1,202.69 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, NORTH 89°23'20" WEST, A DISTANCE OF 19.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°23'20" WEST, A DISTANCE OF 701.19 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°36'40" EAST, A DISTANCE OF 124.87 FEET;
THENCE NORTH 12°43'02" WEST, A DISTANCE OF 56.90 FEET;
THENCE NORTH 38°33'04" WEST, A DISTANCE OF 62.13 FEET;
THENCE NORTH 12°53'03" WEST, A DISTANCE OF 50.03 FEET;
THENCE NORTH 10°42'12" WEST, A DISTANCE OF 50.44 FEET;
THENCE NORTH 10°15'19" WEST, A DISTANCE OF 54.11 FEET;
THENCE NORTH 16°19'53" WEST, A DISTANCE OF 57.75 FEET;
THENCE NORTH 20°33'36" WEST, A DISTANCE OF 57.81 FEET;
THENCE NORTH 26°21'50" WEST, A DISTANCE OF 58.62 FEET;
THENCE NORTH 31°22'35" WEST, A DISTANCE OF 58.68 FEET;
THENCE NORTH 37°11'14" WEST, A DISTANCE OF 54.49 FEET;
THENCE NORTH 37°35'45" WEST, A DISTANCE OF 49.11 FEET;
THENCE NORTH 31°12'59" WEST, A DISTANCE OF 47.49 FEET;
THENCE NORTH 26°51'07" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 04°38'44" WEST, A DISTANCE OF 31.03 FEET;
THENCE NORTH 86°32'17" EAST, A DISTANCE OF 15.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°16'42" EAST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'13", AN ARC LENGTH OF 72.02 FEET;
THENCE SOUTH 81°16'30" EAST, A DISTANCE OF 157.91 FEET;
THENCE NORTH 08°43'30" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 81°16'30" EAST, A DISTANCE OF 5.76 FEET;
THENCE NORTH 54°53'44" EAST, A DISTANCE OF 23.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°53'15" EAST;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'39", AN ARC LENGTH OF 7.57 FEET;
THENCE SOUTH 74°57'37" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 74°57'37" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°07'11", AN ARC LENGTH OF 101.16 FEET;
THENCE SOUTH 89°34'18" EAST, A DISTANCE OF 41.87 FEET;
THENCE SOUTH 85°43'24" EAST, A DISTANCE OF 48.86 FEET;
THENCE SOUTH 88°58'45" EAST, A DISTANCE OF 48.86 FEET;
THENCE SOUTH 87°45'55" EAST, A DISTANCE OF 48.86 FEET;
THENCE NORTH 85°37'01" EAST, A DISTANCE OF 119.22 FEET;
THENCE NORTH 81°22'56" EAST, A DISTANCE OF 58.23 FEET;
THENCE NORTH 77°49'09" EAST, A DISTANCE OF 59.77 FEET;
THENCE NORTH 80°13'10" EAST, A DISTANCE OF 66.34 FEET;
THENCE NORTH 84°15'50" EAST, A DISTANCE OF 66.34 FEET;
THENCE NORTH 88°18'29" EAST, A DISTANCE OF 66.34 FEET;
THENCE SOUTH 87°38'08" EAST, A DISTANCE OF 66.73 FEET;
THENCE SOUTH 83°34'45" EAST, A DISTANCE OF 66.34 FEET;
THENCE SOUTH 79°52'18" EAST, A DISTANCE OF 55.29 FEET;
THENCE SOUTH 11°48'49" WEST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 825.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°48'49" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'15", AN ARC LENGTH OF 13.98 FEET;
THENCE SOUTH 10°50'33" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 775.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°50'33" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'34", AN ARC LENGTH OF 174.62 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 174.31 FEET;
THENCE SOUTH 19°55'54" WEST, A DISTANCE OF 88.69 FEET;
THENCE SOUTH 00°09'04" WEST, A DISTANCE OF 114.67 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 29.64 FEET;
THENCE SOUTH 38°32'32" WEST, A DISTANCE OF 57.67 FEET;
THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 64.40 FEET;
THENCE SOUTH 22°24'26" EAST, A DISTANCE OF 64.40 FEET;
THENCE SOUTH 17°27'39" EAST, A DISTANCE OF 57.02 FEET;
THENCE SOUTH 34°27'19" EAST, A DISTANCE OF 59.40 FEET;
THENCE SOUTH 14°28'24" EAST, A DISTANCE OF 58.89 FEET;
THENCE SOUTH 03°52'45" WEST, A DISTANCE OF 61.72 FEET;
THENCE SOUTH 00°36'40" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16.601 ACRES, (723,132 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



VICINITY MAP
1"=2,000'

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	LEGEND AND TYPICAL SECTIONS
3	SANCTUARY RIM DRIVE
4	ROAD E & ROAD F
5	ROAD G
6	CURB RAMP GRADING
7	DETAIL GRADING PLAN
8	DETAIL GRADING PLAN
9	DETAIL GRADING PLAN
10	SIGNAGE AND STRIPING PLAN
11	OVERALL UTILITY SERVICE PLAN
12	ROAD F SEWER
13	WATER PLAN
14	12-IN WATER PLAN & PROFILE
15	STORM PLAN & PROFILE
16	CONSTRUCTION DETAILS

APPLICANT/OWNER:
HOMEPLACE, LLC
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
PHONE: (719) 598-5192
MR. BRIAN BAHR

ENGINEER:
HR GREEN, INC.
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO. 80112
PHONE: (720) 934-3901
GREGORY PANZA, P.E. - SENIOR PROJECT MANAGER

SURVEYOR:
BARRON LAND, LLC
2790 N. ACADEMY BLVD. SUITE 311
COLORADO SPRINGS, CO 80917
PHONE: (719) 360-6827
SPENCER J. BARRON, P.L.S. - SURVEYOR

TRIVIEW METROPOLITAN DISTRICT WATER AND SEWER PLAN APPROVAL

TRIVIEW METROPOLITAN DISTRICT ENGINEER DATE

TOWN OF MONUMENT ACCEPTANCE:

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN OF MONUMENT AND TRIVEW STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT DESIGN CRITERIA & CONSTRUCTION SPECIFICATIONS, REGULATIONS, TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA CONSTRUCTION AND SPECIFICATIONS, AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS VOLUMES 1 AND 2 SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER WITH THOSE REQUIREMENTS. THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

TOWN OF MONUMENT DATE

ENGINEERS STATEMENT:

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

KEN HUHN, COLORADO P.E. NO DATE
FOR AND ON BEHALF OF HR GREEN

DEVELOPER'S/OWNER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THESE PLANS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/ OWNER SIGNATURE DATE

NAME OF DEVELOPER/OWNER:

DBA: PHONE:
TITLE: EMAIL:
NAME:
ADDRESS:

OWNER/DEVELOPER CONTACT(S):
HOMEPLACE, LLC
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 82920
PH: 719-598-5192
BBAHR@CHALLENGERHOMES.COM

ENGINEER CONTACT(S):
HR GREEN DEVELOPMENT, LLC
KENNETH HUHN, P.E.
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4965
KHUHN@hrgreen.com

SITE BENCHMARK:

A 3-1/4" ALUMINUM CAP STAMPED "JR ENG LTD N/16 S25 S30 1997 RLS 10377" BEING THE NORTHEAST 1/16 OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. LOCATED 2.5' SOUTH OF A BARBED WIRE FENCE, AND 0.59' SOUTHEAST OF A BRASS DISK STAMPED "LS10377" IN A FENCE POST.

NAVD88 ELEV=7051.09'

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, MONUMENTED AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24 WITH A #6 REBAR AND 3.25" ALUMINUM CAP STAMPED "RLS 10377" AND MONUMENTED AT THE CENTER-EAST 1/6TH CORNER OF SAID SECTION 24 WITH A #6 REBAR AND 3.25" ALUMINUM STAMPED "RLS 10377", BEING A 30.00 FOOT WITNESS CORNER, AND BEARS N 00°08'32" W, 2,607.39 FEET.

Dial 811 or 1-800-892-0123

Know what's below.
Call before you dig.

WITH THE FOLLOWING:
COUNTY EL-PASO
CITY-TOWNSHIP MONUMENT - TOWNSHIP 11 SOUTH
SEC. & 1/4 SEC. NO.# S1/2 19, NW1/4 30, SE1/4 24, NE1/4 25

Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

DRAWN BY: JDQ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 9/11/2019			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Title			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222 | TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

CHALLENGER HOMES

CONSTRUCTION DOCUMENTS

TITLE SHEET

SHEET CV

1

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
GUARDRAIL		
CABLE TV	TV	TV
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN		
SANITARY SEWER	SS	
STORM DRAIN		
TELEPHONE	UT	UT
WATER MAIN	W	W
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
EDGE OF WETLANDS		

DRAINAGE

	EXISTING	PROPOSED
DRAINAGE BASIN		
BASIN TAG		I.D. / AREA
DESIGN POINT		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

	EXISTING	PROPOSED
CLEAN OUT		
MANHOLE		S
PLUG		

WATER

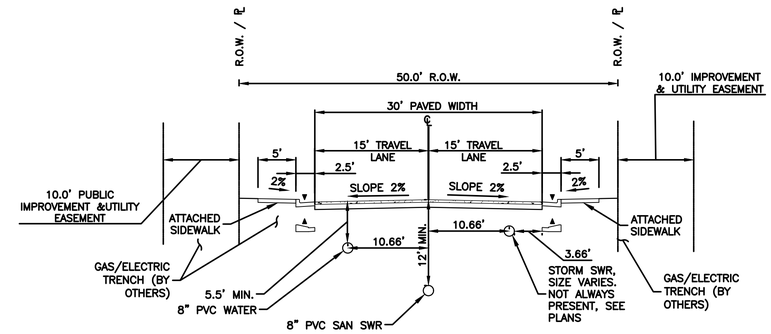
	EXISTING	PROPOSED
FIRE HYDRANT		
FIRE DEPT. CONNECTION	FDC	
GATE VALVE		
MANHOLE		W
METER	WM	WM
TEE		
REDUCER		

DRY UTILITIES

ELECTRIC METER	EM
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EVL
FIBER OPTIC PULL BOX	F
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	FO
FIBER OPTIC SIGN	FO
FIBER OPTIC VAULT	FVL
GAS METER	GM
GAS SIGN	
GAS VAULT	GVL
TELEPHONE CABINET	T
TELEPHONE MANHOLE	TR
TELEPHONE SIGNAL/MAST	T
TELEPHONE SIGN	
TELEPHONE PEDESTAL	T
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	TVL

MISCELLANEOUS

SIGN	
BOLLLARD	
ACCESSIBLE PARKING	

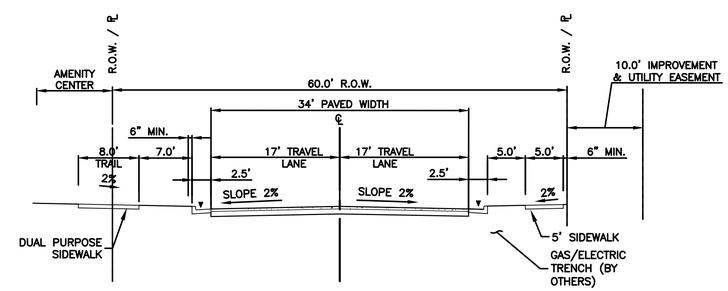


1 TYPICAL SECTION
LOCAL TYPE II RESIDENTIAL

SCALE: HORZ.:1"=10 VERT.:1"=2'

NOTE:

THIS SECTION IS USED FOR SANCTUARY RIM DRIVE FROM INTERSECTION OF ROAD H WEST TO WESTERLY MOST CUL-DE-SAC. IT IS ALSO USED FOR SANCTUARY RIM DRIVE EAST OF THE INTERSECTION OF GLENEAGLE DRIVE. IT IS ALSO USED FOR ROADS B, C, D, E, F, G, H, I, J AND K. REFER TO SHEET NO. 4 FOR LOCATION.



2 SANCTUARY RIM DRIVE

SCALE: HORZ.:1"=10 VERT.:1"=2'

NOTE:

THIS SECTION IS ROAD H EAST TO GLENEAGLE DRIVE. REFER TO SHEET NO. 4 FOR LOCATION.

HR GREEN Xrefs: 00-XC-TYP-SECTIONS; xgt-2-ab01; Legend; 01-xc-typ_sections

DRAWN BY: JDQ	JOB DATE: 5/6/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Legend_Typ_Sections			

NO.	DATE	BY	REVISION DESCRIPTION

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COLORADO SPRINGS CO 80919
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HOME PLACE RANCH
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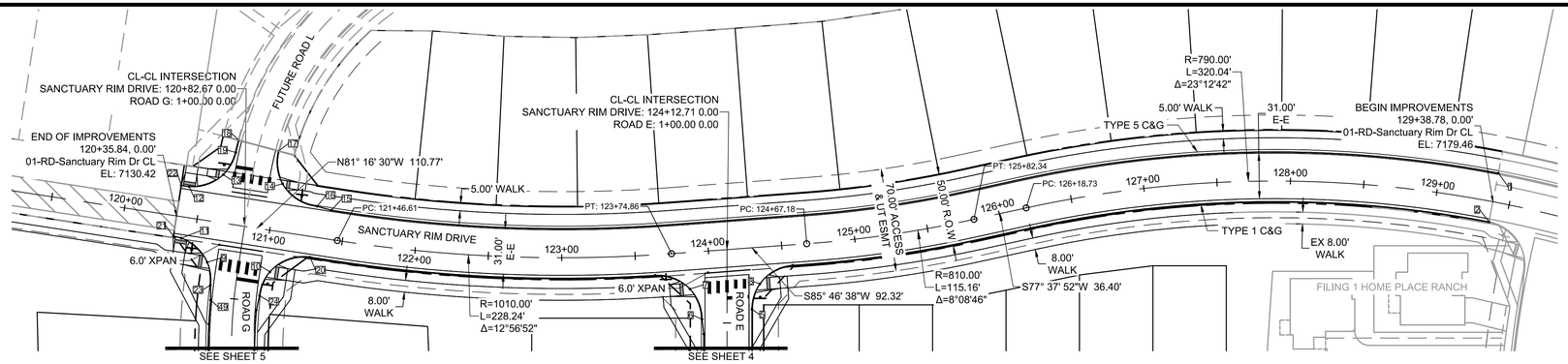
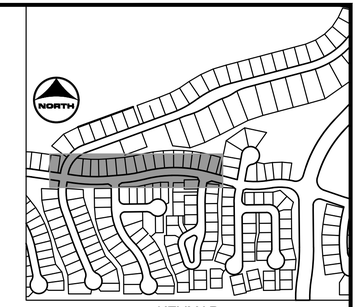
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS

LEGEND AND TYPICAL SECTIONS

SHEET LG

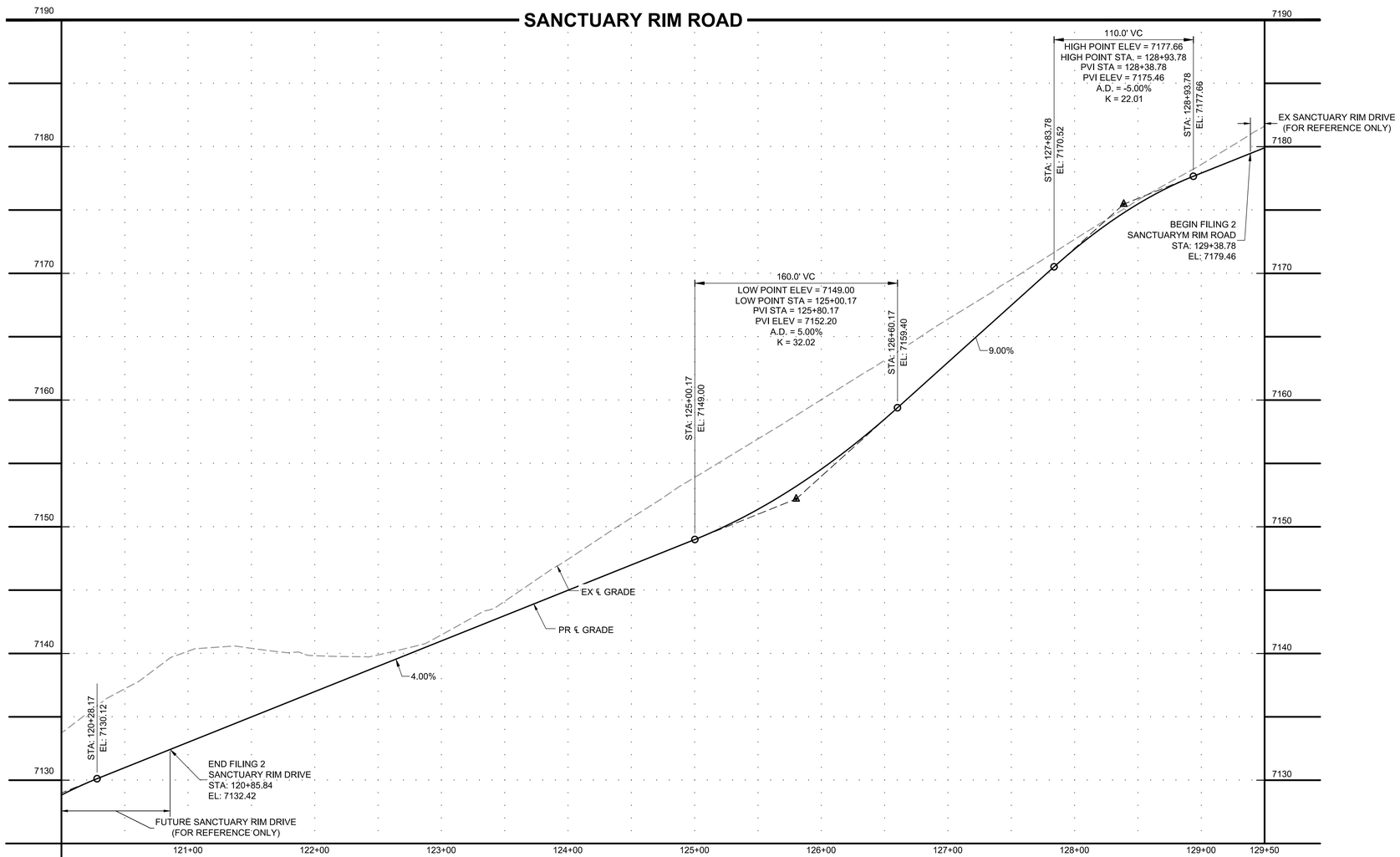




KEYMAP

STREET IMPROVEMENT NOTES:

1. ALL ELEVATIONS ARE MEASURED ALONG FLOWLINE UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR STREET TYPICAL SECTIONS.
3. SEE SHEET 6 FOR CURB RAMP GRADING DETAILS.



POINT TABLE

No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
1	MATCH EX ±	01-RD-Sanctuary Rim Dr	STA 129+38.78	19.83' L	7179.00
2	MATCH EX ±	01-RD-Sanctuary Rim Dr	STA 129+38.78	14.00' R	7179.10
5	PCR	02-RD-Road E	STA 1+40.65	17.00' L	7146.00
6	PCR/END TYPE 1 C&G	02-RD-Road E	STA 1+47.52	17.00' R	7144.91
7	HC RAMP MP	02-RD-Road E	STA 1+26.89	25.22' R	7144.17
8	HC RAMP MP	02-RD-Road E	STA 1+23.41	22.45' L	7145.84
9	HC RAMP MP	02-RD-Road G	STA 1+28.06	21.41' R	7131.09
10	HC RAMP MP	02-RD-Road G	STA 1+28.06	21.81' L	7133.25
11	HC RAMP MP	01-RD-Sanctuary Rim Dr	STA 120+41.31	14.50' R	7130.21
12	HC RAMP MP	01-RD-Sanctuary Rim Dr	STA 120+41.31	21.07' L	7130.14
13	HC RAMP MP	01-RD-Sanctuary Rim Dr	STA 120+62.99	32.63' L	7130.91
14	HC RAMP MP	01-RD-Sanctuary Rim Dr	STA 121+03.90	32.63' L	7132.81
15	END TYPE 5 C&G	01-RD-Sanctuary Rim Dr	STA 121+39.49	19.83' L	7134.11
16	BEGIN TYPE 1 C&G/ PCR	01-RD-Sanctuary Rim Dr	STA 121+29.49	21.00' L	7133.68
17	PCR/END OF IMPROVEMENTS	01-RD-Sanctuary Rim Dr	STA 120+97.80	54.30' L	7132.06
18	END OF IMPROVEMENTS	01-RD-Sanctuary Rim Dr	STA 120+69.97	57.38' L	7131.64
19	PCR	01-RD-Sanctuary Rim Dr	STA 120+69.20	48.89' L	7131.55
20	PCR	01-RD-Sanctuary Rim Dr	STA 121+29.89	14.00' R	7133.82
21	PCR/END OF IMPROVEMENTS	01-RD-Sanctuary Rim Dr	STA 120+35.84	14.00' R	7130.06
22	PCR/END OF IMPROVEMENTS	01-RD-Sanctuary Rim Dr	STA 120+35.84	21.00' L	7129.92
23	PCR/END TYPE 1 C&G	02-RD-Road G	STA 1+42.61	17.00' R	7131.69
24	PCR/END TYPE 1 C&G	02-RD-Road G	STA 1+45.82	17.00' L	7132.92

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH

0 50 HORIZONTAL

0 5 VERTICAL

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 171006.02		
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Rdwy-P&P			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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COLORADO SPRINGS CO 80919
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FAX: 844.273.1057 | HRGreen.com

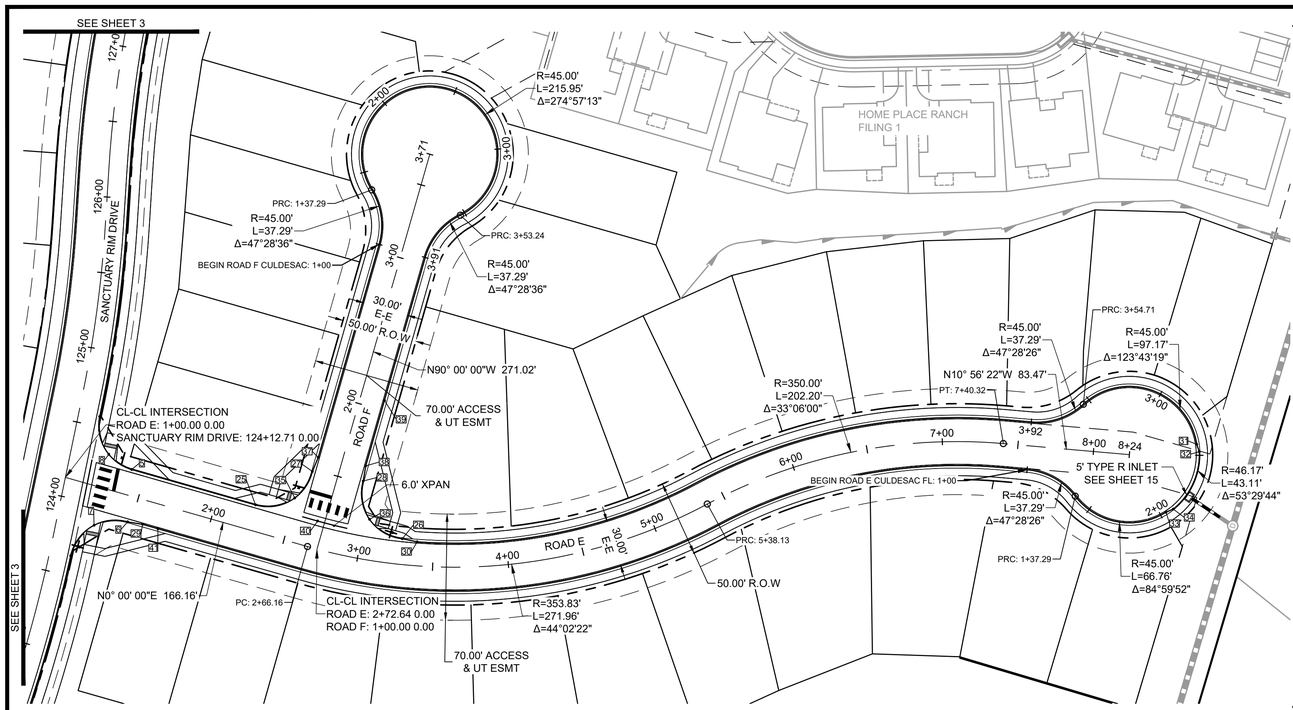
HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

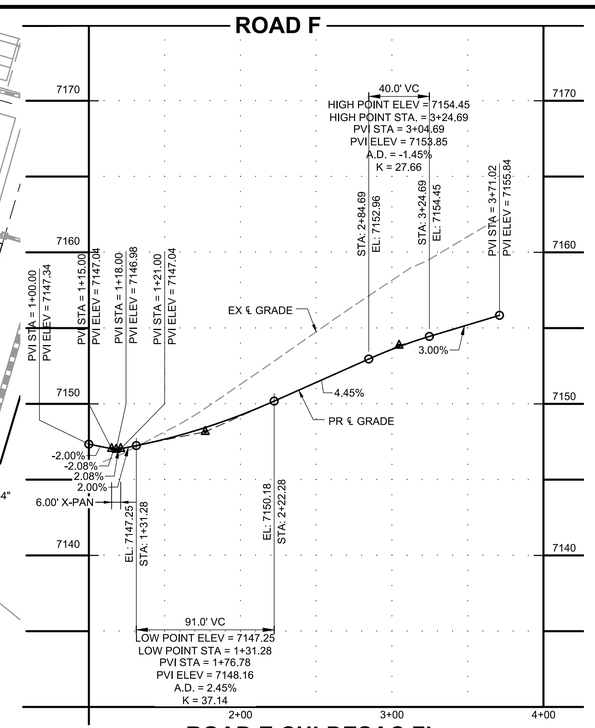
CHALLENGER HOMES

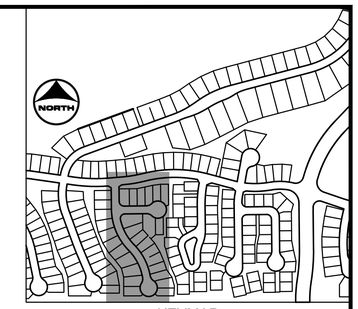
CONSTRUCTION DOCUMENTS
SANCTUARY RIM DRIVE

SHEET RD 3

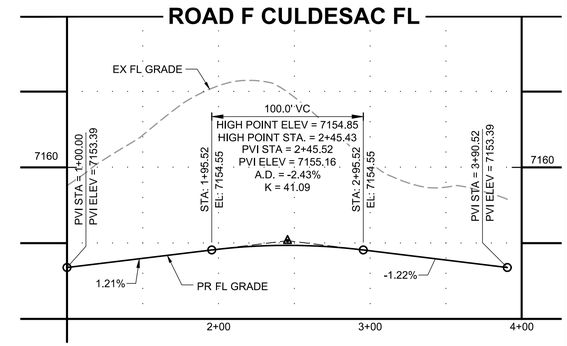
HR GREEN Xrefs: 00-xx-survey; 01-xc-row; 02-xc-dsgn; 03-xc-row; xgt-2-alh01 : xgt-02-arm plan and profile key; 04-xc-row; 07-xc-row; 07-xc-dsgn; F2_street_notes; 171006_keymap_F2

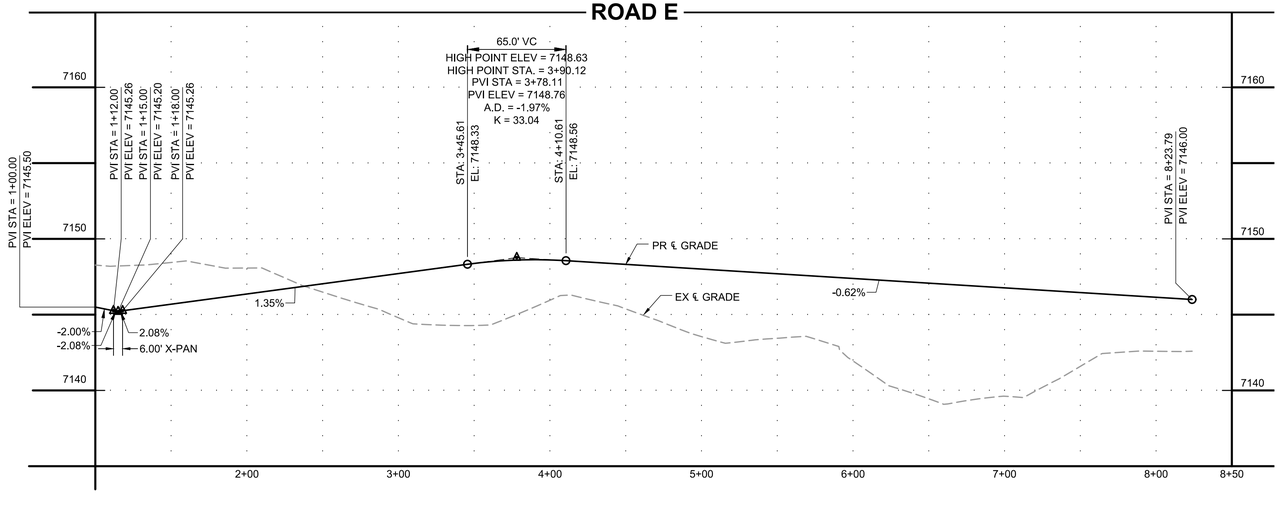


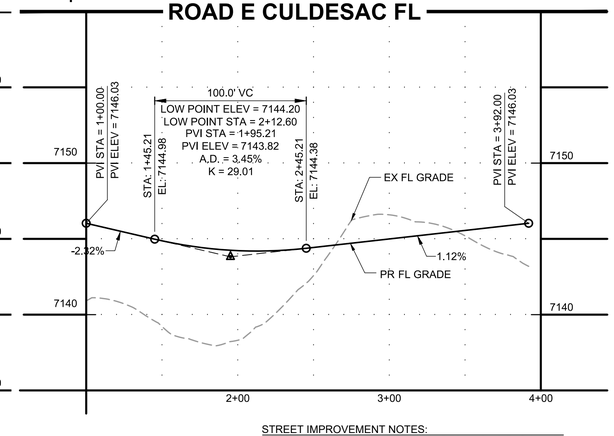




KEYMAP







STREET IMPROVEMENT NOTES:

1. ALL ELEVATIONS ARE MEASURED ALONG FLOWLINE UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR STREET TYPICAL SECTIONS.
3. SEE SHEET 6 FOR CURB RAMP GRADING DETAILS.

POINT TABLE

No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
5	PCR	02-RD-Road E	STA 1+40.65	17.00' L	7146.00
6	PCR/END TYPE 1 C&G	02-RD-Road E	STA 1+47.52	17.00' R	7144.91
7	HC RAMP MP	02-RD-Road E	STA 1+26.89	25.22' R	7144.17
8	HC RAMP MP	02-RD-Road E	STA 1+23.41	22.45' L	7145.84
25	PCR	02-RD-Road E	STA 2+25.64	17.00' L	7146.57
26	PCR/END TYPE 1 C&G	02-RD-Road E	STA 3+28.15	17.00' L	7147.44
27	PCR/END OF TYPE 1 C&G	02-RD-Road F	STA 1+48.44	17.00' L	7147.27
28	PCR/BEGIN TYPE 1 C&G	02-RD-Road F	STA 1+51.64	17.00' R	7147.82
29	BEGIN TYPE 5 C&G	02-RD-Road E	STA 1+57.52	15.83' R	7145.27
30	BEGIN TYPE 5 C&G	02-RD-Road E	STA 3+38.62	15.83' L	7147.52
31	BEGIN TYPE 5 C&G	02-Road E Culdesac FL	STA 2+57.54	0.00'	7144.52
32	END TYPE 1 C&G	02-Road E Culdesac FL	STA 2+52.35	0.00'	7144.46
33	END TYPE 5 C&G	02-Road E Culdesac FL	STA 2+04.04	0.00'	7144.21
34	BEGIN TYPE 1 C&G	02-Road E Culdesac FL	STA 2+09.24	0.00'	7144.20
35	HC RAMP MP	02-RD-Road F	STA 1+28.44	23.38' L	7146.87
36	HC RAMP MP	02-RD-Road F	STA 1+28.44	27.98' R	7147.27
37	BEGIN TYPE 5 C&G	02-RD-Road F	STA 1+58.44	15.83' L	7147.50
38	BEGIN TYPE 5 C&G	02-RD-Road F	STA 1+61.64	15.83' R	7148.10
39	END FL TRANSITION	02-RD-Road F	STA 2+06.63	15.83' R	7149.13
40	END FL TRANSITION	02-RD-Road F	STA 1+17.95	4.69' L	7146.92
41	END FL TRANSITION	02-RD-Road E	STA 1+68.04	15.83' R	7145.55

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH 0 50 HORIZONTAL 0 5 VERTICAL

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Rdwy-P&P			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
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FAX: 844.273.1057 | HRGreen.com

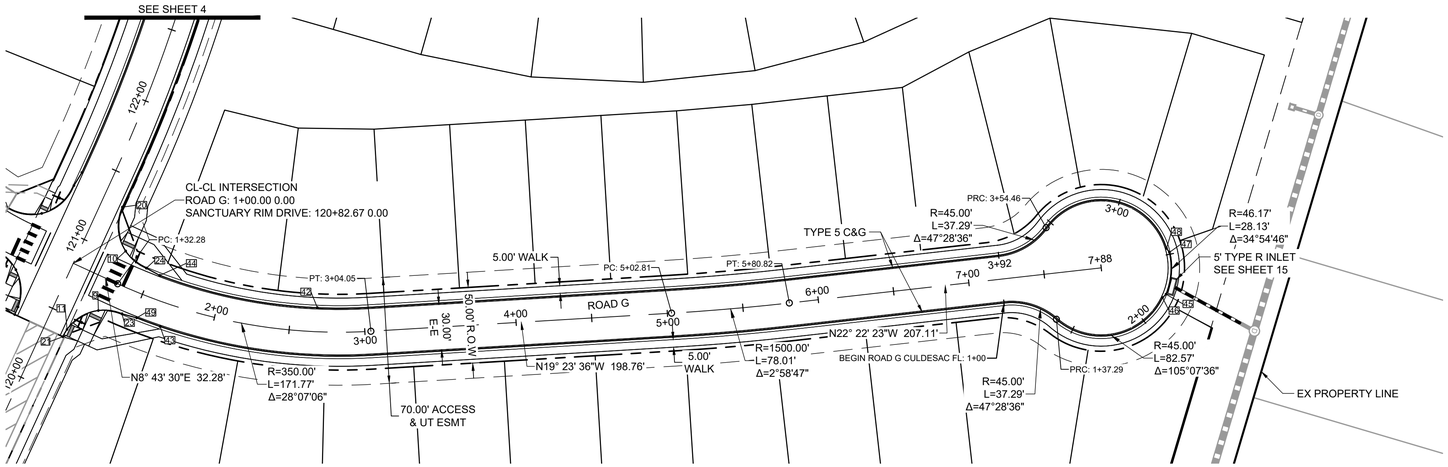
HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

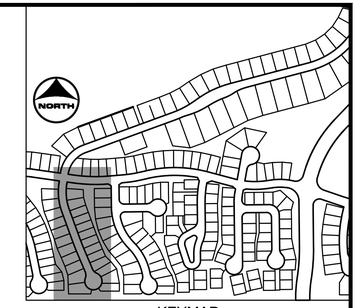
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
ROAD E & ROAD F

SHEET RD 4

HR GREEN Xrefs: 00-xv-survey; 01-xc-dsgn; 01-xc-row; 02-xc-dsgn; 02-xc-row; xgl-2-dh01; xgl-02-stm plan and profile key; 04-xc-row; 07-xc-row; 07-xc-dsgn; F2_street_notes; 171006_keymap_F2



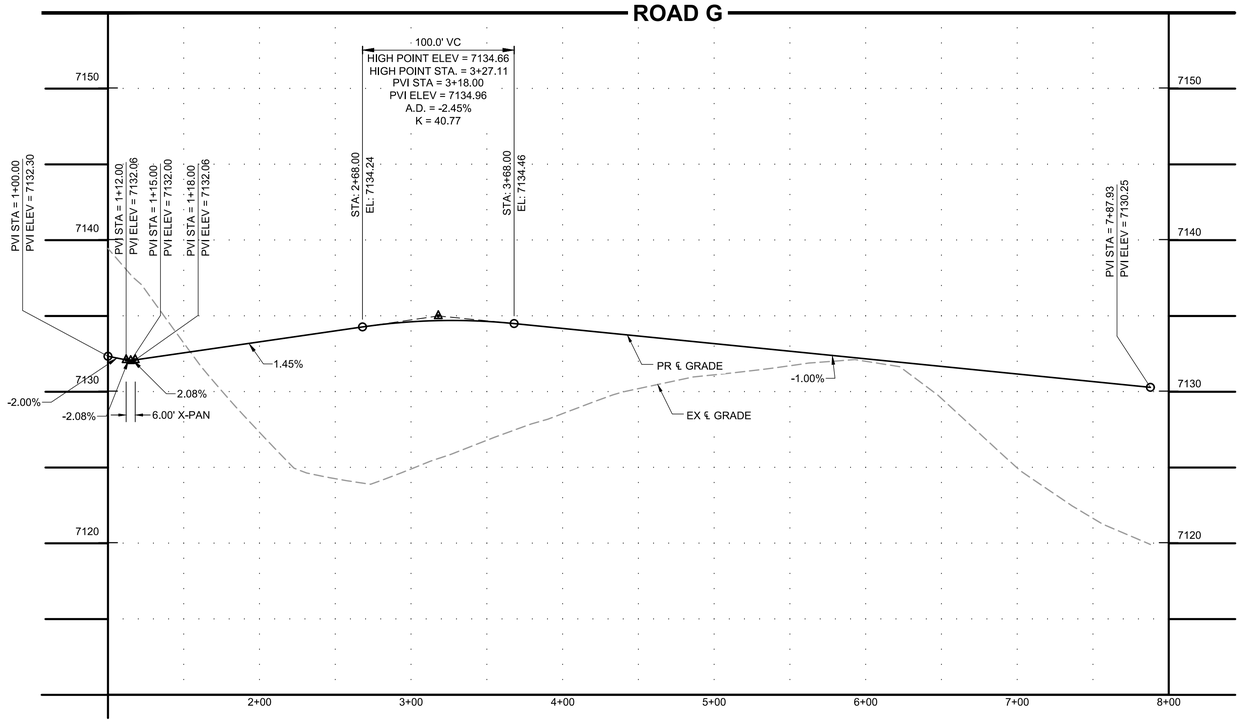


KEYMAP

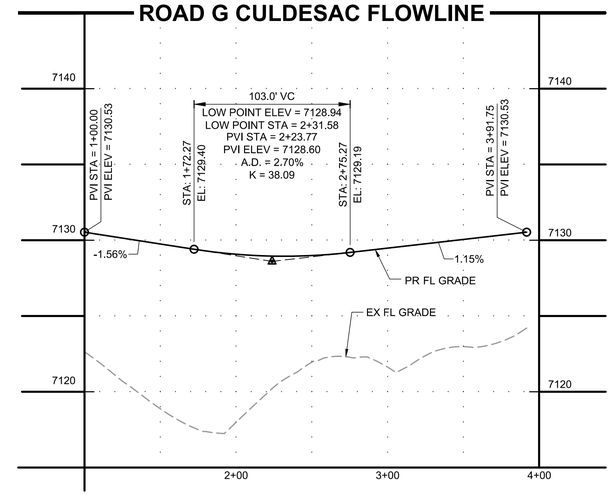
STREET IMPROVEMENT NOTES:

1. ALL ELEVATIONS ARE MEASURED ALONG FLOWLINE UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR STREET TYPICAL SECTIONS.
3. SEE SHEET 6 FOR CURB RAMP GRADING DETAILS.

ROAD G



ROAD G CULDESAC FLOWLINE



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
9	HC RAMP MP	02-RD-Road G	STA 1+28.06	21.41' R	7131.09
10	HC RAMP MP	02-RD-Road G	STA 1+28.06	21.81' L	7133.25
23	PCR/END TYPE 1 C&G	02-RD-Road G	STA 1+42.61	17.00' R	7131.69
24	PCR/END TYPE 1 C&G	02-RD-Road G	STA 1+45.82	17.00' L	7132.92
42	END FL TRANSITION	02-RD-Road G	STA 2+68.00	15.83' L	7133.85
43	END FL TRANSITION	02-RD-Road G	STA 1+68.00	15.83' R	7132.40
44	BEGIN TYPE 5 C&G	02-RD-Road G	STA 1+56.30	15.83' L	7133.00
45	BEGIN TYPE 1 C&G	02-Road G- Culdesac-FL	STA 2+23.11	0.00'	7128.95
46	END TYPE 5 C&G	02-Road G- Culdesac-FL	STA 2+19.85	0.00'	7128.96
47	END TYPE 1 C&G	02-Road G- Culdesac-FL	STA 2+51.24	0.00'	7128.99
48	BEGIN TYPE 5 C&G	02-Road G- Culdesac-FL	STA 2+54.50	0.00'	7129.01
49	BEGIN TYPE 5 C&G	02-RD-Road G	STA 1+52.18	15.83' R	7132.08

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH 0 50 HORIZONTAL 0 5 VERTICAL

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Rdwy-P&P			

NO.	DATE	BY	REVISION DESCRIPTION

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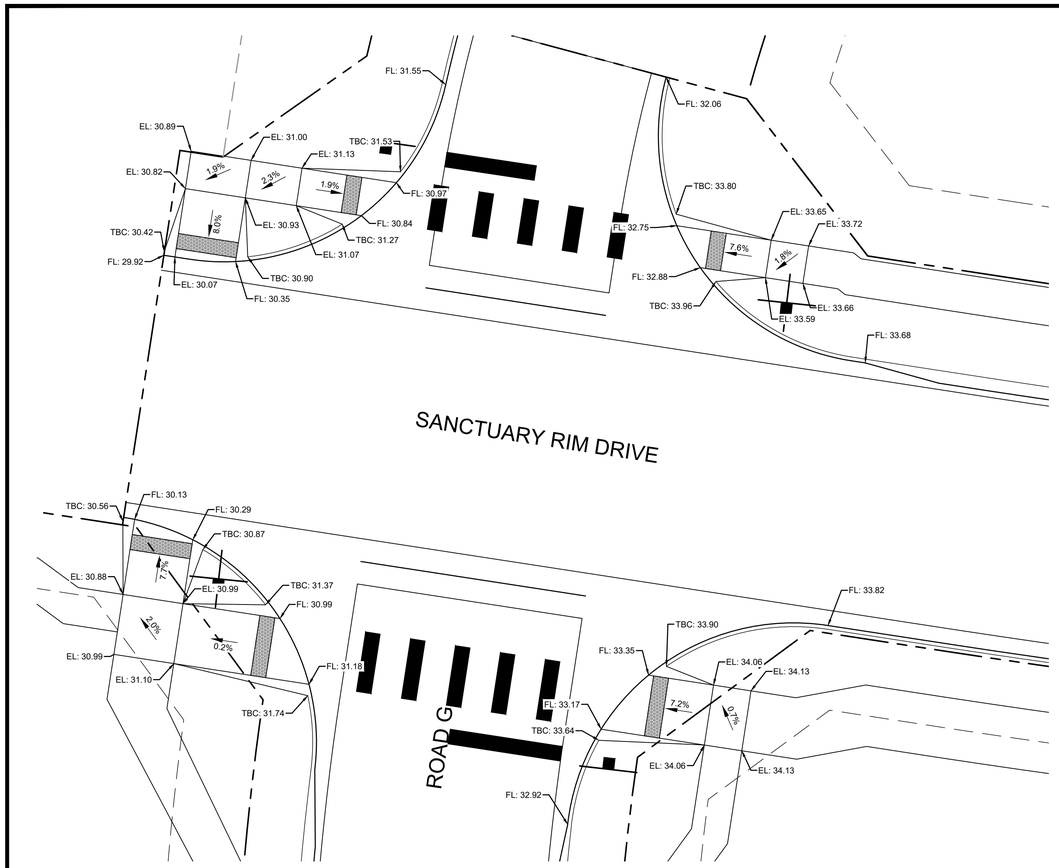
HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

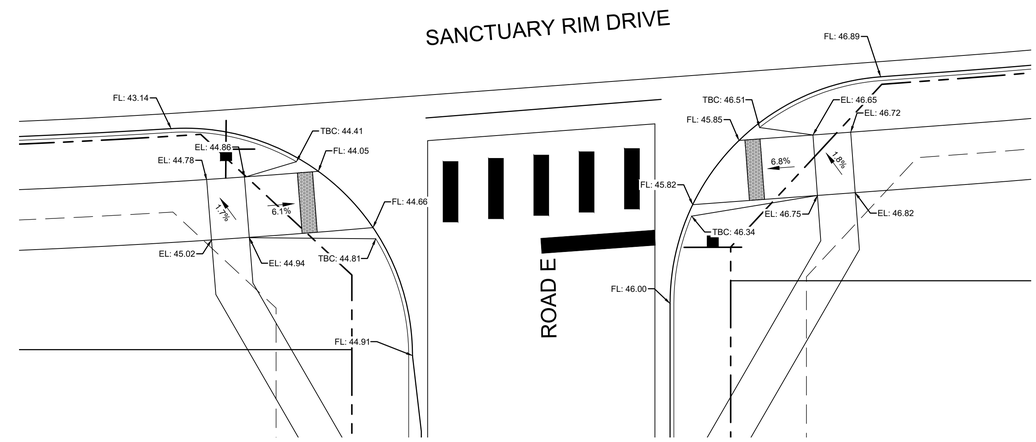
CHALLENGER HOMES

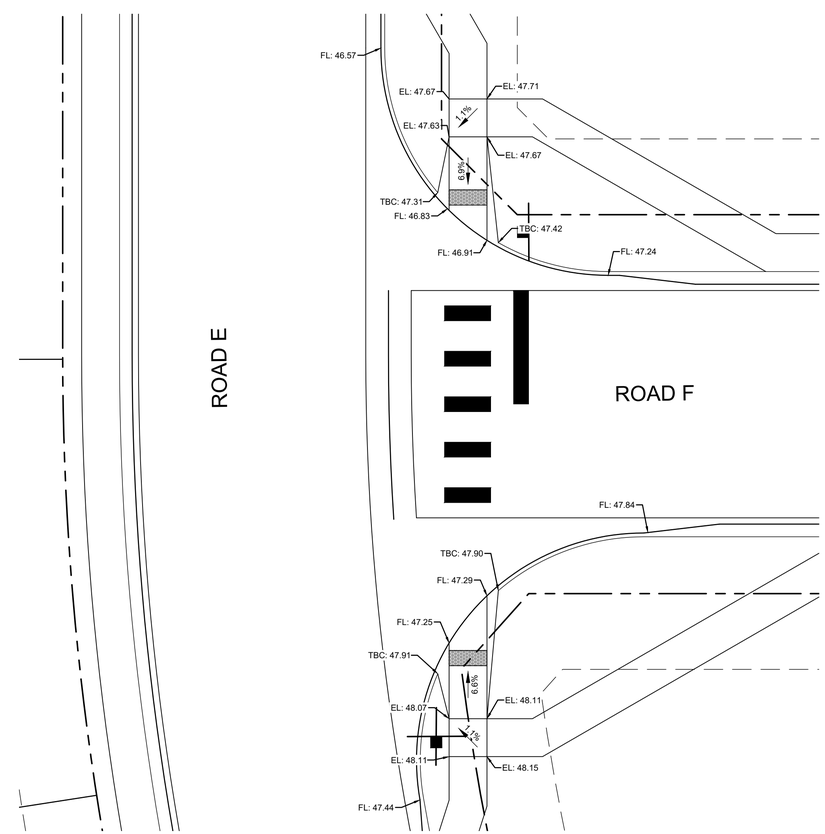
CONSTRUCTION DOCUMENTS
ROAD G

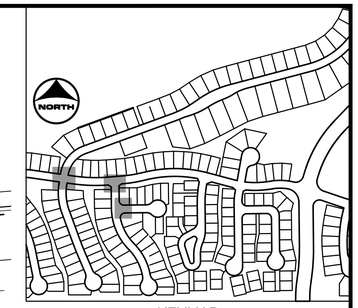
SHEET RD

HR GREEN Xrefs: 00-xx-survey; 01-xc-dsgn; 01-xc-row; 02-xc-dsgn; 02-xc-row; xgt-2-dft01; xgt-02-strm plan and profile key; 04-xc-row; 07-xc-row; 07-xc-dsgn; F2_street_notes; 171006_keymap_F2









KEYMAP

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH 0 5 10

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Curb-Ramp-Grading			

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HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

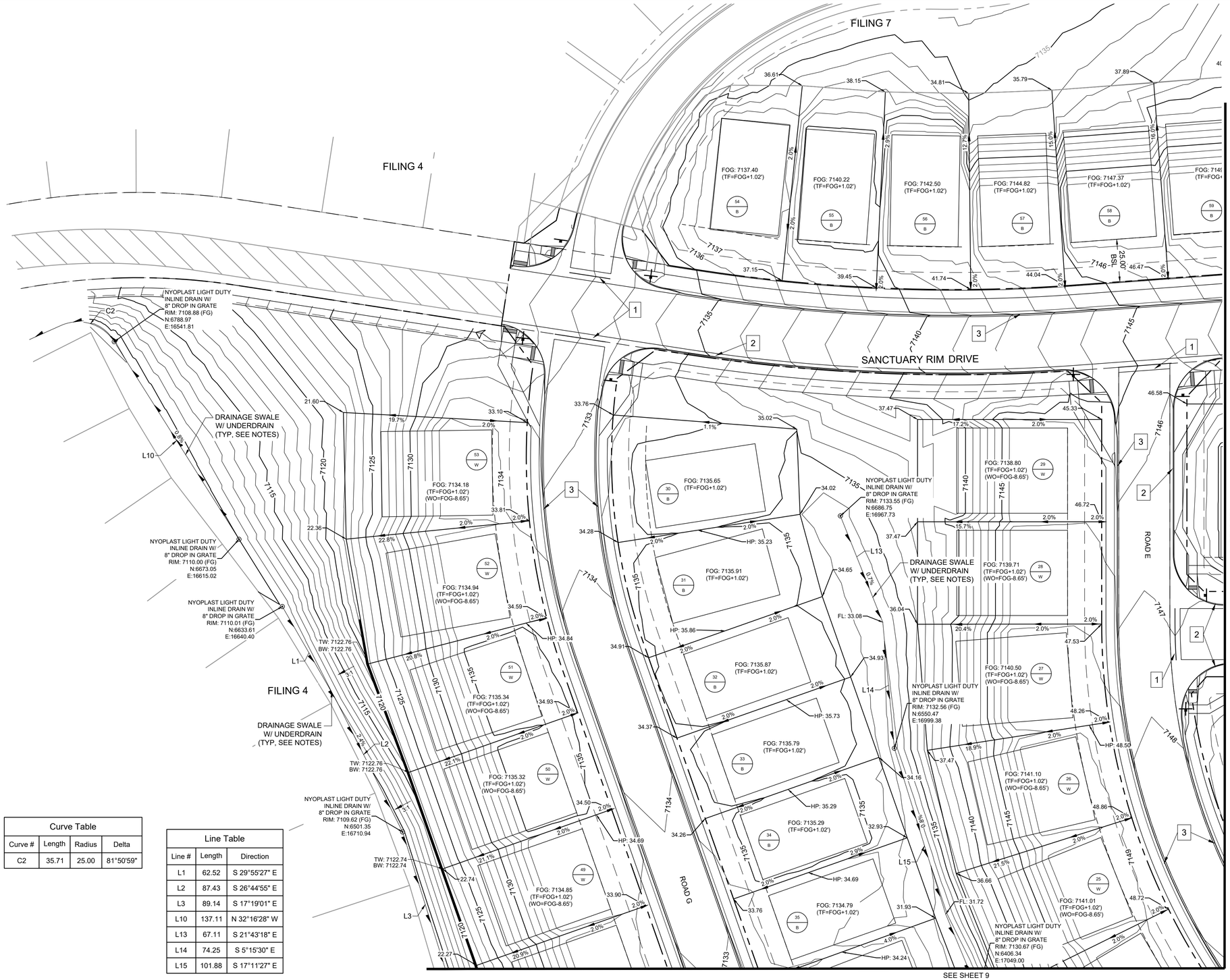
CHALLENGER HOMES

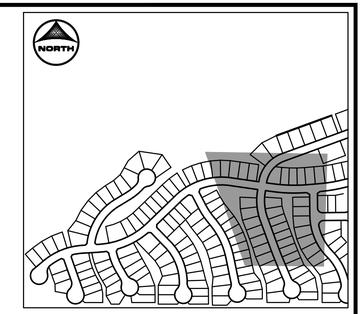
CONSTRUCTION DOCUMENTS

CURB RAMP GRADING

SHEET GR 6

HR GREEN Xrefs: 02-xc-dsgn; 02-xc-row; 04-xc-row; 07-xc-row; sgt-2-dfd1; 171006_keymap_f2





KEYMAP

1 / A — LOT NUMBER / LOT TYPE

EMERGENCY OVERFLOW PATH

A = "A" TYPE LOT
T = TRANSITIONAL LOT
B = "B" TYPE LOT
W= WALKOUT LOT
G = GARDEN LEVEL LOT
HP = HIGH POINT
LP = LOW POINT

TF = TOP OF FOUNDATION
LTF = LOWER TOP OF FOUNDATION
BW = FINISHED GRADE AT BOTTOM OF WALL
TW = FINISHED GRADE AT TOP OF WALL

CONSTRUCTION LEGEND

1 CROSS PAN, TOWN OF MONUMENT DT02

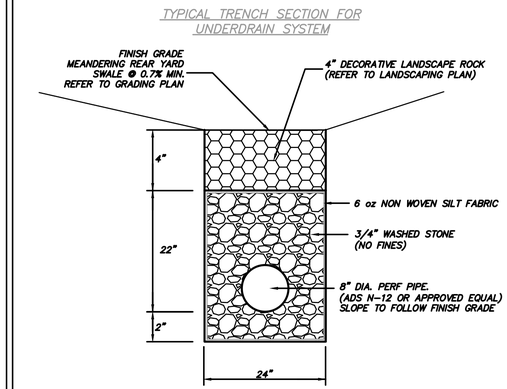
2 TYPE 1 VERTICAL C&G, TOWN OF MONUMENT DT01

3 TYPE 5 RAMP C&G, TOWN OF MONUMENT DT01

STORM PLAN NOTES:

1. ALL UNDERDRAIN STORM SEWER TO BE CONSTRUCTED OF 8" PERFORATED PVC PIPE, IN ACCORDANCE WITH DETAIL ON SHEET 54.
2. SEE SHEET 54-55 FOR DRAINAGE STRUCTURE DETAILS.
3. SEE SHEETS 40-45 FOR PLAN AND PROFILES OF STORM SEWER > 12" DIAMETER.

TYPICAL TRENCH SECTION FOR UNDERDRAIN SYSTEM



UNDRAIN

Curve Table			
Curve #	Length	Radius	Delta
C2	35.71	25.00	81°50'59"

Line Table		
Line #	Length	Direction
L1	62.52	S 29°55'27" E
L2	87.43	S 26°44'55" E
L3	89.14	S 17°19'01" E
L10	137.11	N 32°16'28" W
L13	67.11	S 21°43'18" E
L14	74.25	S 5°15'30" E
L15	101.88	S 17°11'27" E

NORTH
0 25 50

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

DRAWN BY: JDQ
JOB DATE: 5/11/2021
APPROVED: KMH
JOB NUMBER: 171006.02
CAD DATE: 5/11/2021
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Detail_Grading_Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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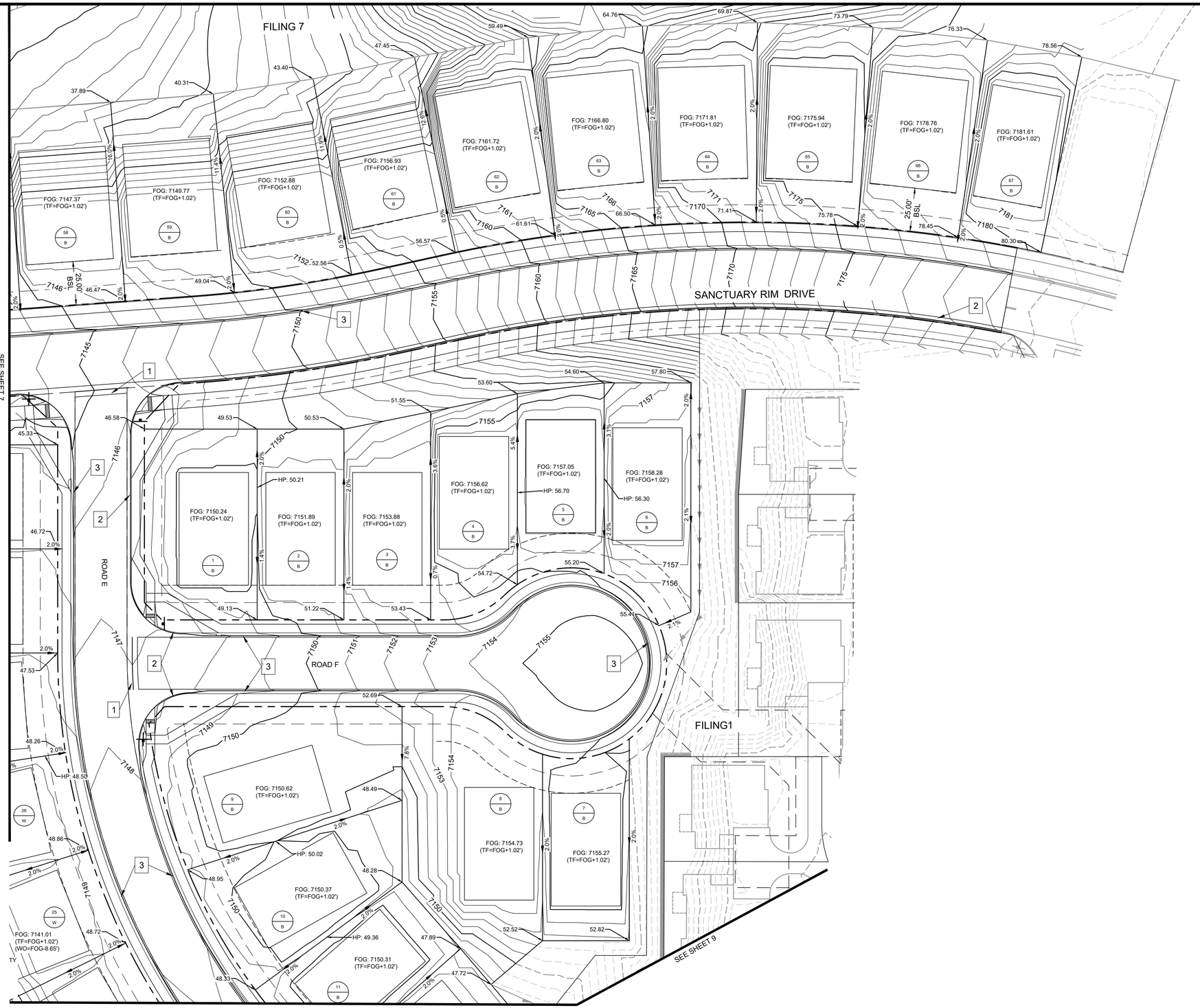
HOME PLACE RANCH
FILING NO. 2
MONUMENT, CO

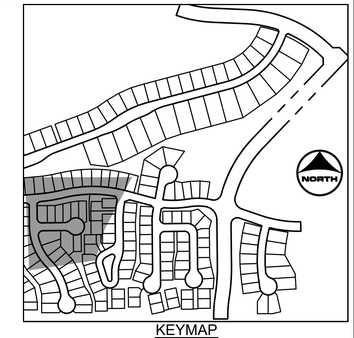
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
DETAIL GRADING PLAN

SHEET GR 7

HR GREEN Xrefs: xgt-2-de01; 01-XC-ROW; 02-XC-ROW; 04-sc-row; 03-sc-design; 01-xc-design; 07-xc-row; 02-GRADING CONST LEGEND; 171006_keymap (xv); 171006_keymap (xv); 171006_keymap_complete2; Undrain; 00-xv-survey; storm_plan_notes





KEYMAP

(1 / A) LOT NUMBER / LOT TYPE — EMERGENCY OVERFLOW PATH

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CONSTRUCTION LEGEND

1. CROSS PAN, TOWN OF MONUMENT DT02
2. TYPE 1 VERTICAL C&G, TOWN OF MONUMENT DT01
3. TYPE 5 RAMP C&G, TOWN OF MONUMENT DT01

STORM PLAN NOTES:

1. ALL UNDERDRAIN STORM SEWER TO BE CONSTRUCTED OF 8" PERFORATED PVC PIPE, IN ACCORDANCE WITH DETAIL ON SHEET 54.
2. SEE SHEET 54-55 FOR DRAINAGE STRUCTURE DETAILS.
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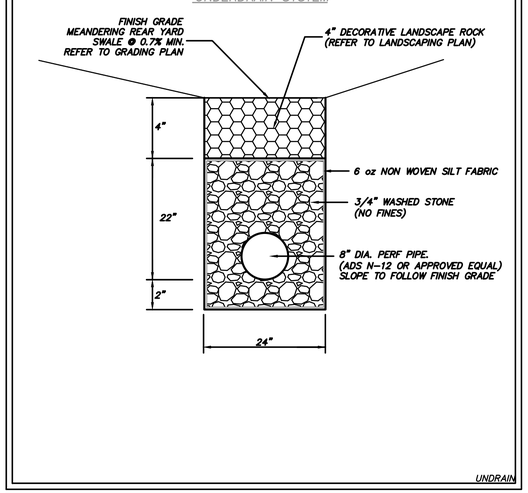
TYPICAL TRENCH SECTION FOR UNDERDRAIN SYSTEM



NORTH 0 25 50

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

DRAWN BY: JDQ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1"	
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CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Detail_Grading_Plan			

NO.	DATE	BY	REVISION DESCRIPTION

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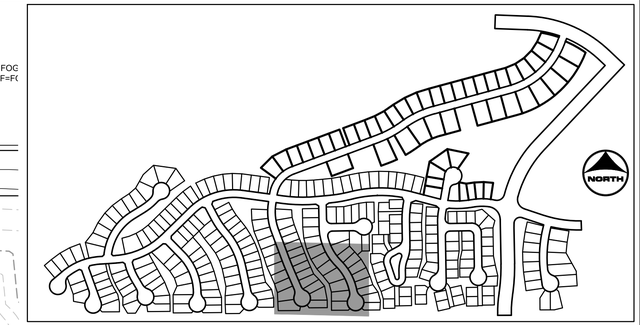
MONUMENT, CO

CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
DETAIL GRADING PLAN

SHEET GR 8

HR GREEN Xrefs: xgl-2-dfi01; 01-XC-ROW; 02-XC-ROW; 03-XC-ROW; 04-xc-row; 02-xc-dsgn; 01-xc-dsgn; 07-xc-dsgn; 07-xc-row; 02-GRADING CONST LEGEND; 171006_keymap (e); 171006_keymap (w); 171006_keymap_complete2; Undrain; 00-xv-survey; storm_plan_notes



KEYMAP

(1 / A) LOT NUMBER / LOT TYPE

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HP = HIGH POINT
LP = LOW POINT

TF = TOP OF FOUNDATION
LTF = LOWER TOP OF FOUNDATION
BW = FINISHED GRADE AT BOTTOM OF WALL
TW = FINISHED GRADE AT TOP OF WALL

CONSTRUCTION LEGEND

1. CROSS PAN, TOWN OF MONUMENT DT02
2. TYPE 1 VERTICAL C&G, TOWN OF MONUMENT DT01
3. TYPE 5 RAMP C&G, TOWN OF MONUMENT DT01

STORM PLAN NOTES:

1. ALL UNDERDRAIN STORM SEWER TO BE CONSTRUCTED OF 8" PERFORATED PVC PIPE, IN ACCORDANCE WITH DETAIL ON SHEET 54.
2. SEE SHEET 54-55 FOR DRAINAGE STRUCTURE DETAILS.
3. SEE SHEETS 40-45 FOR PLAN AND PROFILES OF STORM SEWER > 12" DIAMETER.

Curve Table

Curve #	Length	Radius	Delta
C1	34.64	25.00	79°23'37"
C3	21.61	14.93	82°57'41"

Line Table

Line #	Length	Direction
L4	152.33	S 10°54'38" E
L5	61.97	S 43°04'41" E
L6	81.80	S 11°01'05" E
L7	41.54	S 1°16'50" W
L9	61.03	S 80°44'36" W
L16	148.42	S 22°38'00" E
L17	121.94	S 40°21'27" E
L18	93.24	S 4°50'40" E
L19	48.32	S 0°06'33" W
L21	24.93	S 78°36'31" W

NORTH 0 25 50

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

DRAWN BY: JDQ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Detail_Grading_Plan			

NO.	DATE	BY	REVISION DESCRIPTION

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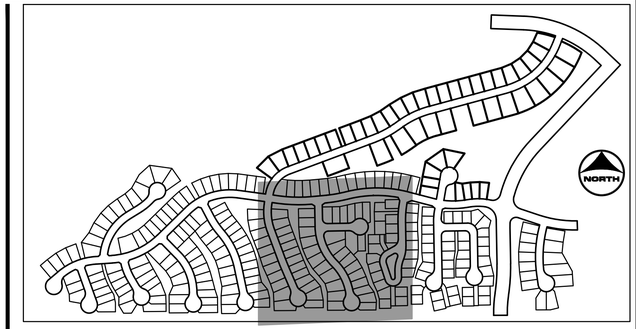
FILING NO. 2
MONUMENT, CO

CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
DETAIL GRADING PLAN

SHEET GR 9

HR GREEN Xrefs: xgt-2-dh01; 01-XC-ROW; 02-XC-ROW; 04-xc-row; 02-xc-dsgn; 01-xc-dsgn; 07-xc-dsgn; 07-xc-row; 02-GRADING CONST LEGEND; 171006_keymap (e); 171006_keymap (e); 171006_keymap_complete2; Undrain; 00-xv-survey; storm_plan_notes



KEYMAP

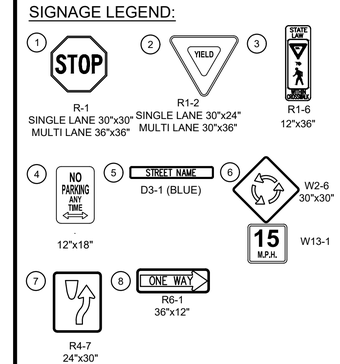
CONSTRUCTION NOTES:

1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

KEYNOTES:

1. YIELD LINE (TRIANGLES - 12" BASE, 36" HEIGHT, 12" SPACE BETWEEN TRIANGLES)
2. 4" SOLID WHITE STRIPE
3. 4" SOLID DOUBLE YELLOW STRIPE
4. TURN ARROW PAVEMENT MARKINGS
5. 8" SOLID WHITE STRIPE
6. 24" SOLID WHITE STRIPE
7. 8" SOLID YELLOW STRIPE
8. TYPE III BARRICADE (TEMPORARY)
9. PEDESTRIAN CROSSWALK (24" SOLID WHITE STRIPES, 4' SPACING CENTER-CENTER)

SIGNAGE LEGEND:



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Utility Notification Center of Colorado

DRAWN BY: CBM	JOB DATE: 5/11/2021		BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1"
APPROVED: KMH	JOB NUMBER: 171006.02		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Signage			

NO.	DATE	BY	REVISION DESCRIPTION

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HOME PLACE RANCH
FILING NO. 1
MONUMENT, CO

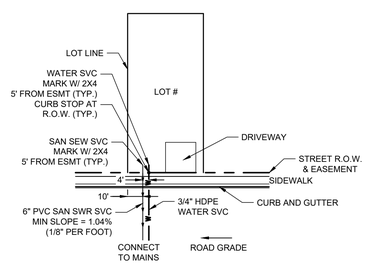
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING PLAN

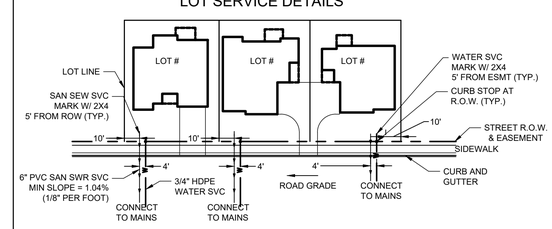
SHEET SSP 10

HR GREEN Xrefs: 01-XC-DSGN: 01-XC-ROW: xgt-1-dfn01; 08-xc-row; 08-xc-deg; 03-xc-row; 02-xc-dsgn; 02-xc-row; xgt-01-signage key; 171006_KEYMAP; 04-xc-row; xgt-02-signage key full; 171006_keymap_complete2

STANDARD 50', 60', & 80' WIDTH LOT SERVICE DETAILS



STANDARD VILLA LOT SERVICE DETAILS



NOTES (WHEN SERVICES HAVE LESS THEN 10' OF SEPARATION:

1. THE WATER SERVICE LINE IS HDPE.
2. THE SUBGRADE BENCH FOR THE WATER SERVICE LINE IS OF UNDISTURBED SOIL WITH A MINIMUM WIDTH OF TWELVE (12") INCHES.
3. THE TOP OF THE SANITARY SEWER SERVICE LINE IS LOCATED A MINIMUM OF EIGHTEEN INCHES (18") BELOW THE WATER SERVICE BENCH.

ADDITIONAL NOTES:

4. METERS ARE TO BE INSIDE AND CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL INSIDE SETTING FOR ¾" & 1" METTER WITH AMR (TMD DETAIL 9)
5. WATER SERVICE LINES AND STOP BOXES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH (TMD DETAIL 8)
6. REFER TO TOWN OF MONUMENT & TRIVEW METRO DISTRICT (TMD) UTILITY POLICIES AND STANDARDS (LATEST EDITION)

DRAWN BY: CBM	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 171006.02	0 1"	
CAD DATE: 5/11/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Utility_Service_Plan			

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HOME PLACE RANCH
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CHALLENGER HOMES

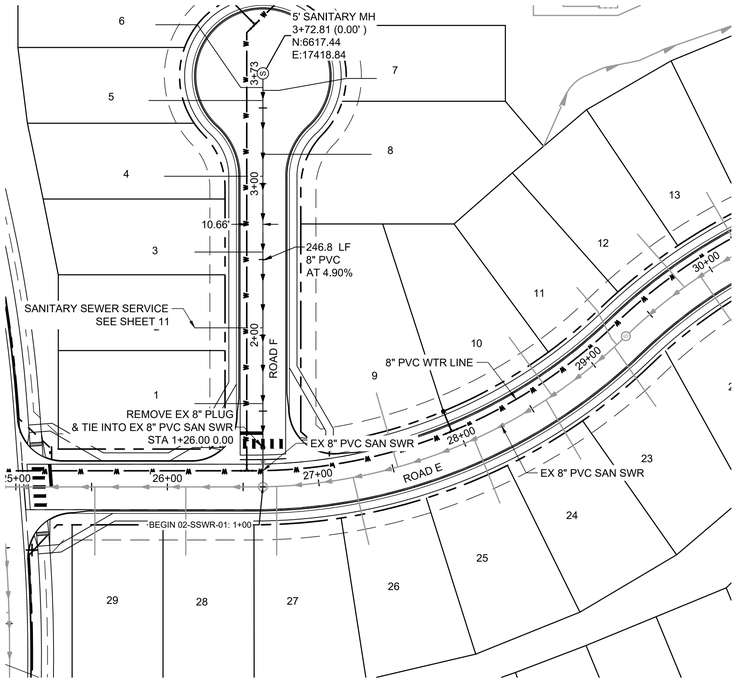
CONSTRUCTION DOCUMENTS

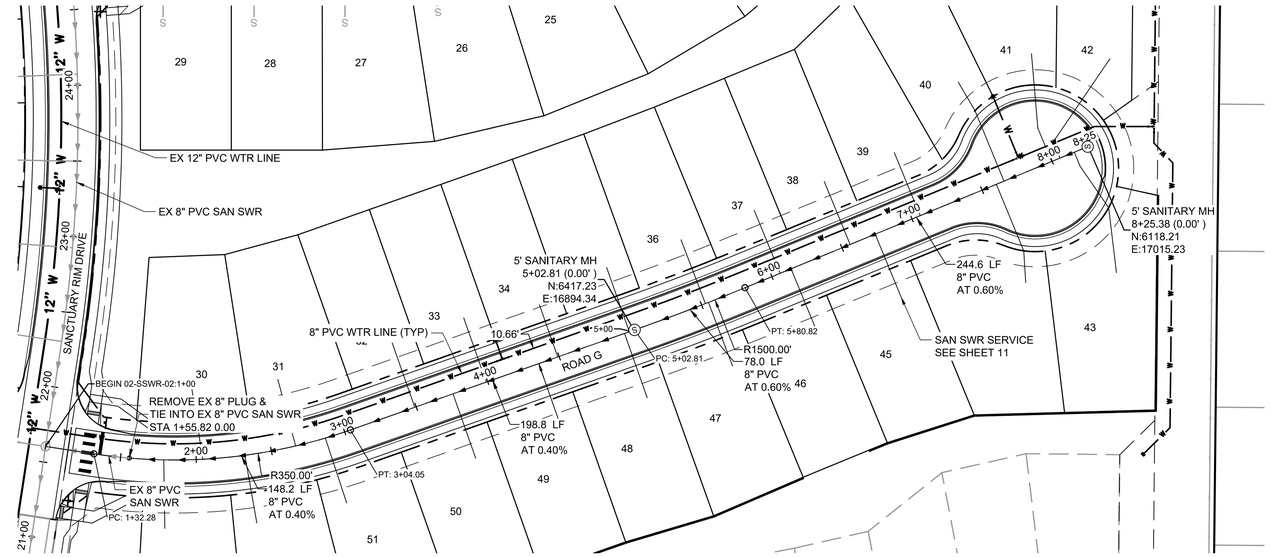
OVERALL UTILITY SERVICE PLAN

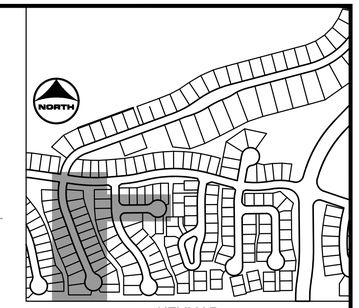
SHEET USP

11

HR GREEN Xrefs: xgt-1-dft01; 01-XC-ROW; 01-XC-DSGN; 01-XC-UTIL; 04-xc-row; 02-xc-row; 05-xc-row; 02-xc-dsgn; 02-xc-util; Service_Detail

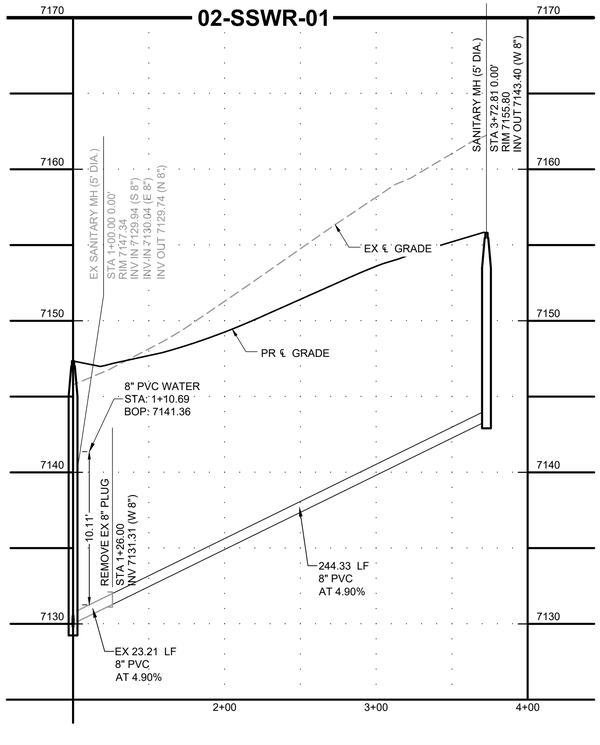






KEYMAP

02-SSWR-01



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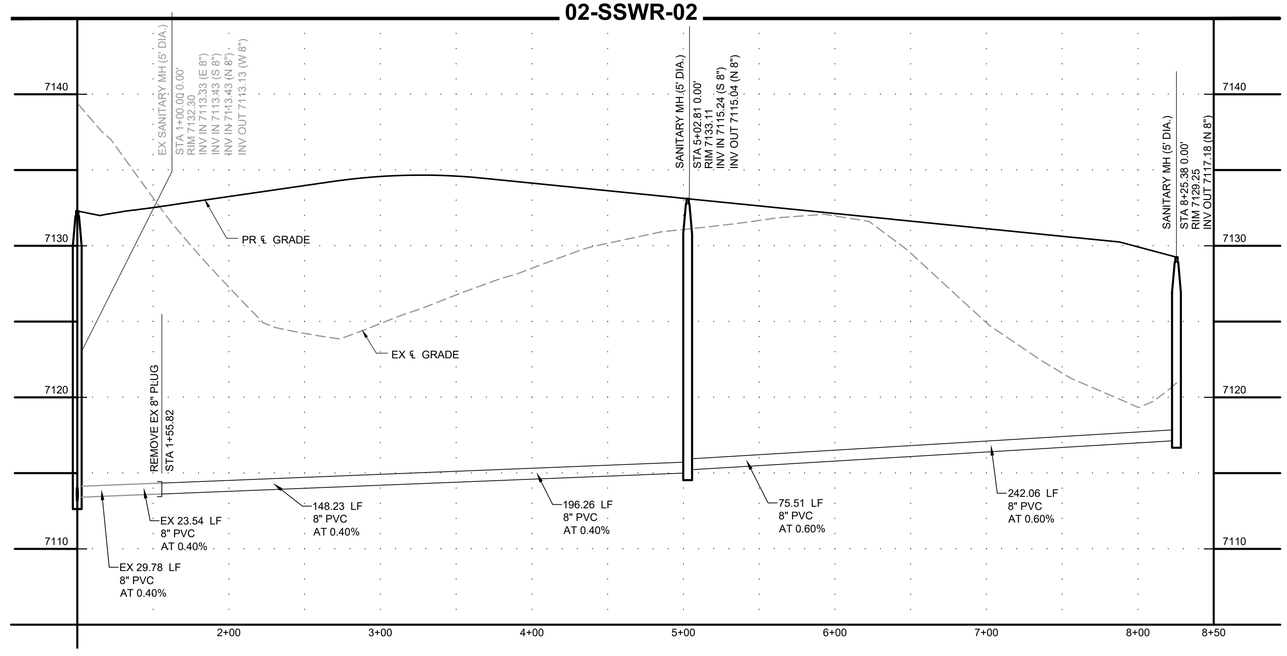

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HILTON 0 25 50

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 171006.02	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Sswr-pnp			

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HOME PLACE RANCH
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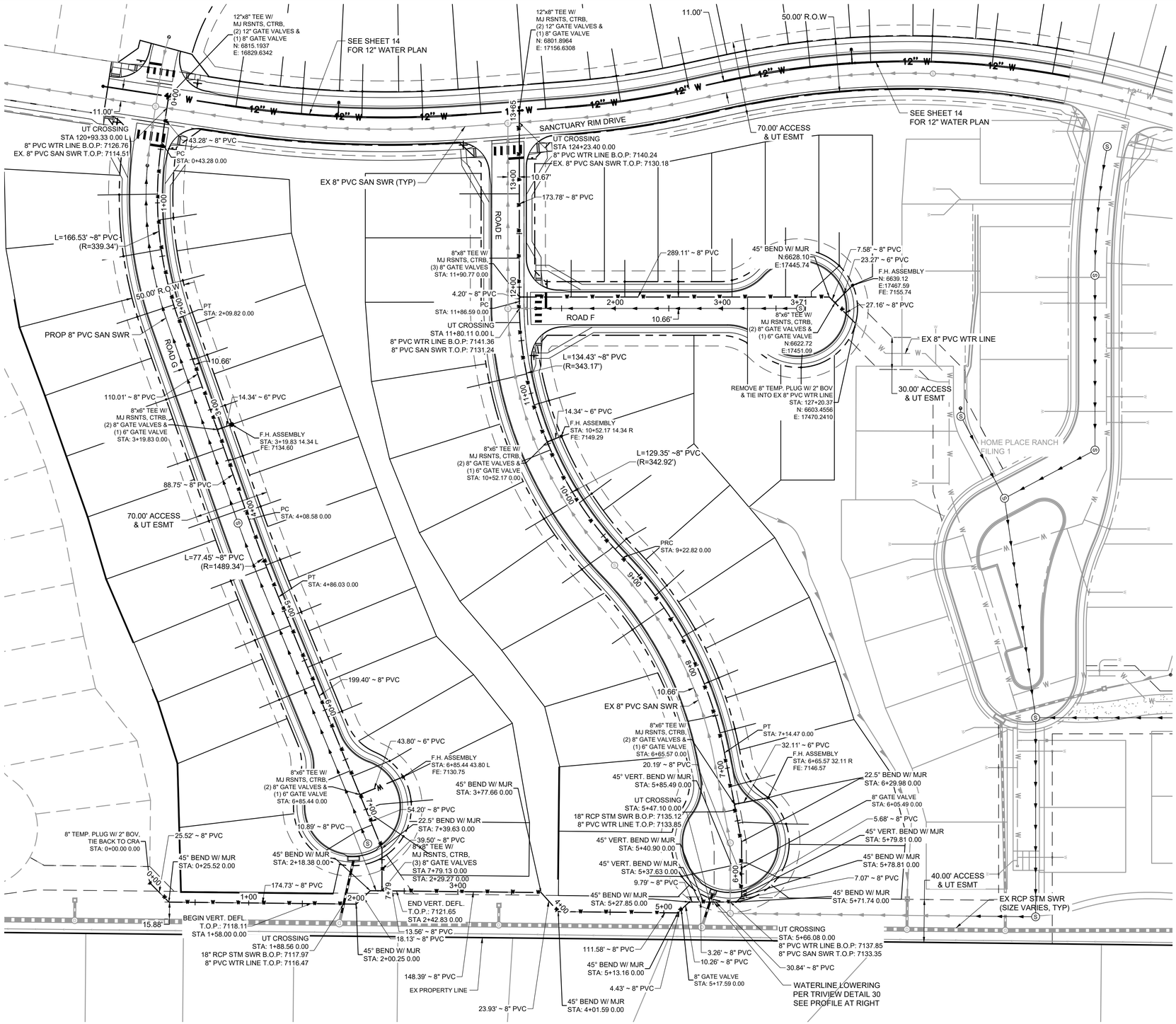
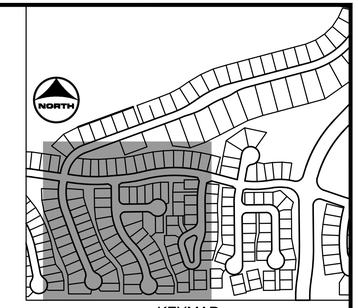
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

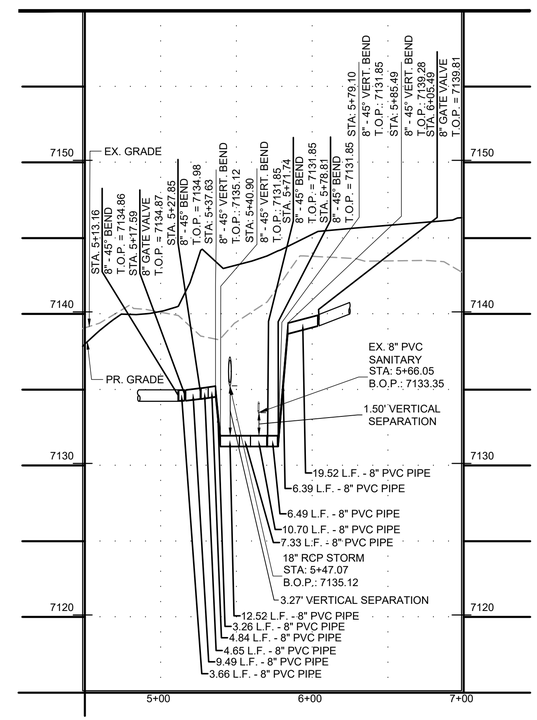
SHEET SS 12

HR GREEN Xrefs: 02-xc-util; qgt-2-dfs01; 02-xc-row; 02-xc-dsgn; 09-xv-survey; 01-xc-dsgn; 01-xc-row; 01-xc-util; 04-xc-row; 171006_keymap_F2





KEYMAP



811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH 0 25 50

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 171006.02		
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Water_Plan			

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HOME PLACE RANCH
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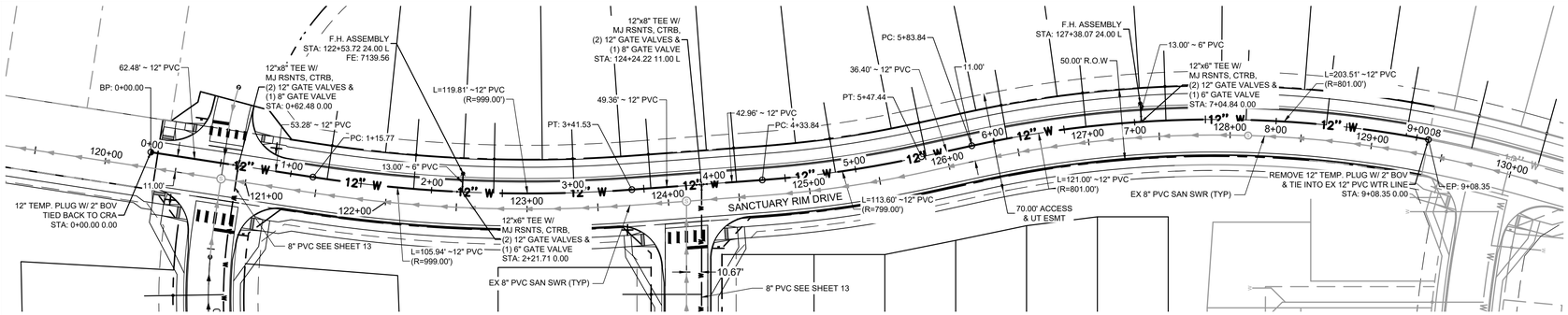
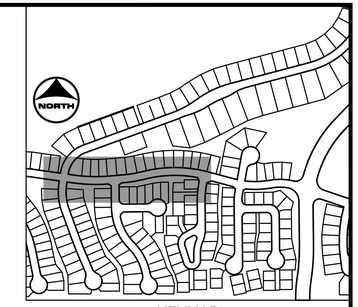
CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
WATER PLAN

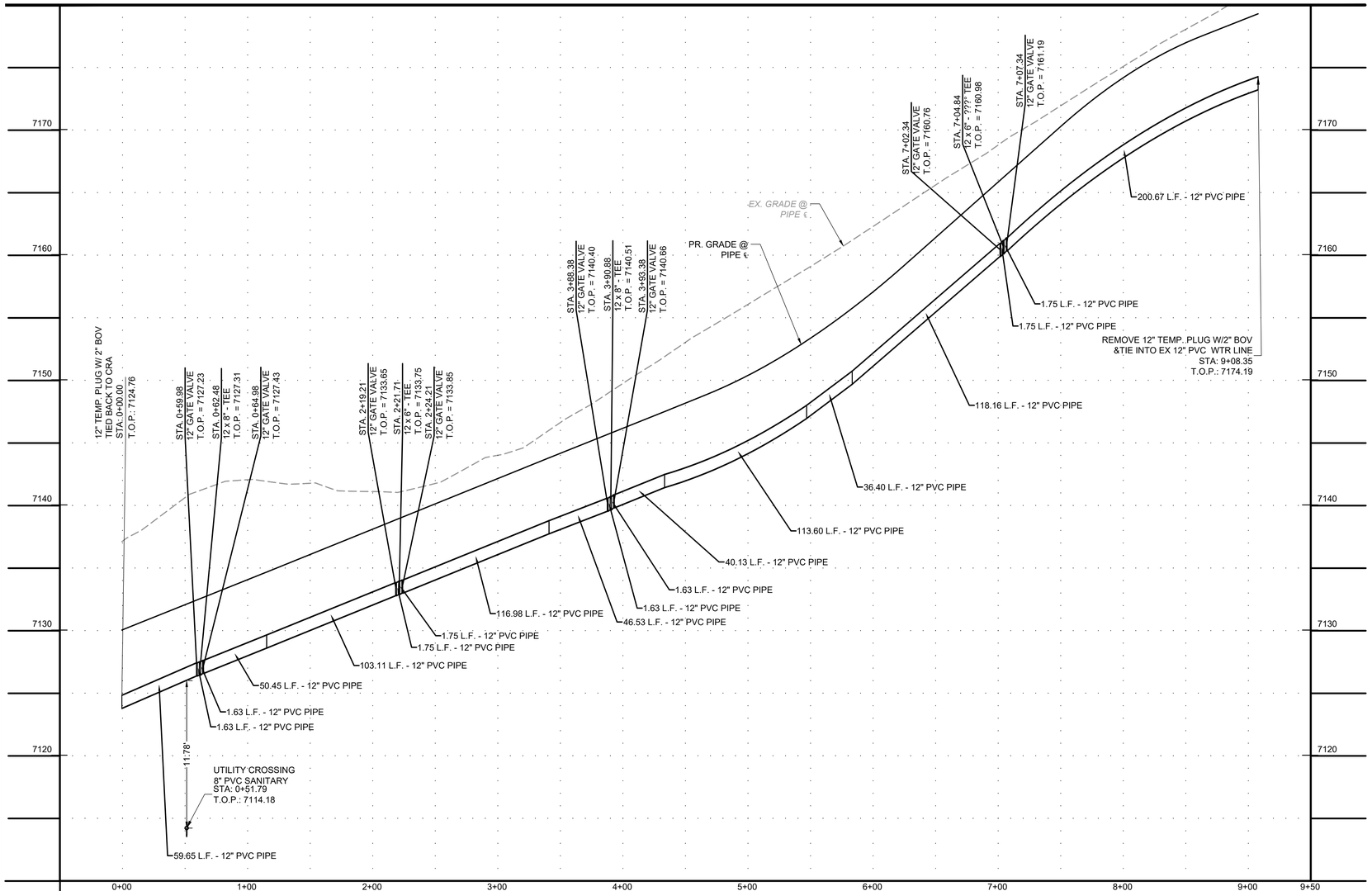
SHEET WP1 13

HR GREEN Xrefs: xgt-2-dh01; 02-xc-row; 02-xc-dsgn; 02-xc-utl; 01-xc-utl; 01-xc-dsgn; 01-xc-row; 00-xv-survey; 04-xc-row; 171006_keymap_f2





KEYMAP



811 UNCC CALL BEFORE YOU DIG
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1-800-922-1987
Utility Notification Center of Colorado

DRAWN BY: JDQ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 171006.02		
CAD DATE: 5/11/2021			
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-Water_Profile			

NO.	DATE	BY	REVISION DESCRIPTION

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HOME PLACE RANCH
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MONUMENT, CO

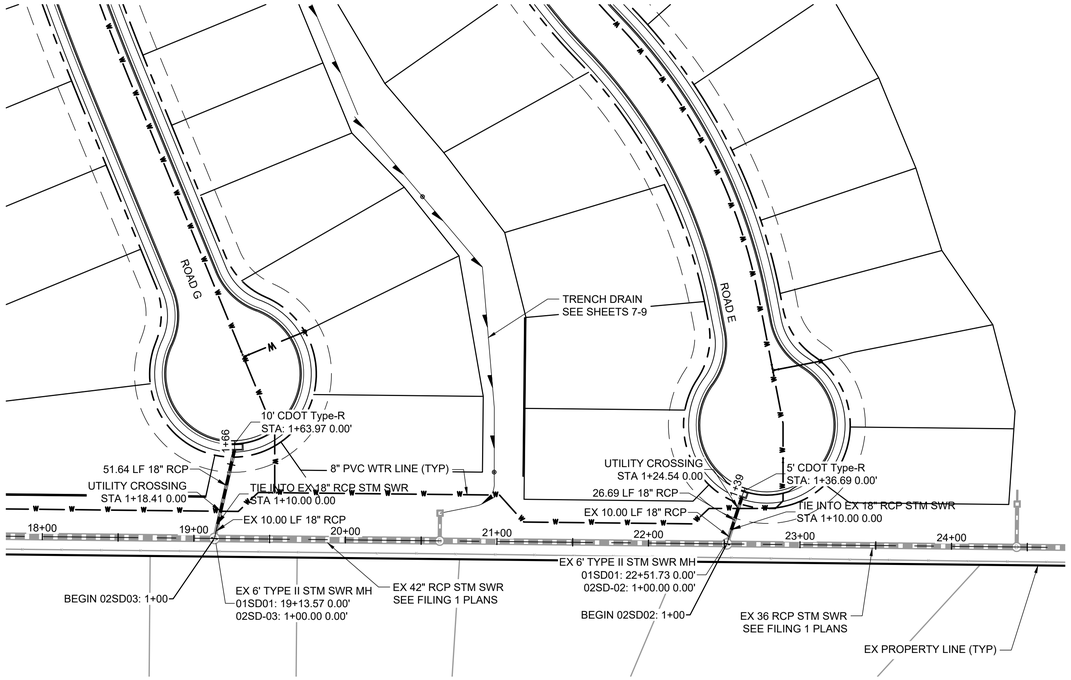
CHALLENGER HOMES

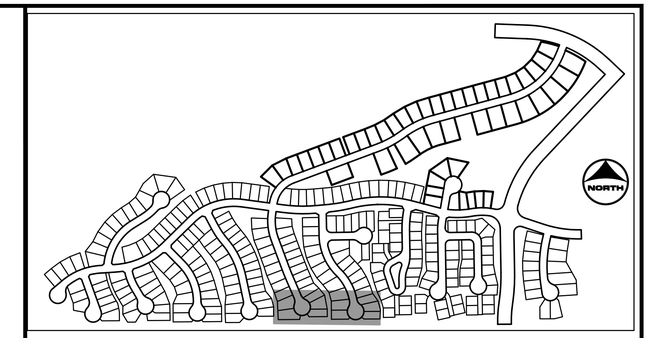
CONSTRUCTION DOCUMENTS
12-IN WATER PLAN & PROFILE

SHEET
WP2

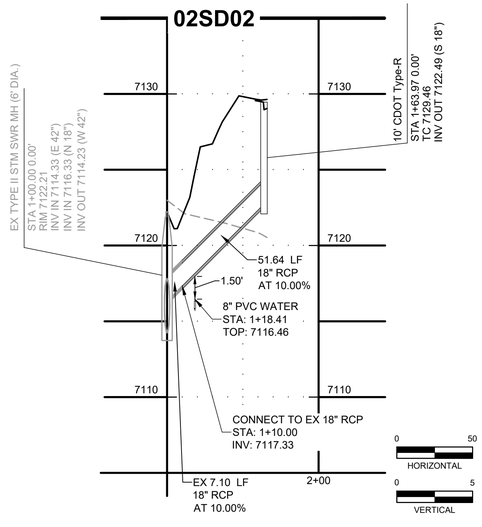
14

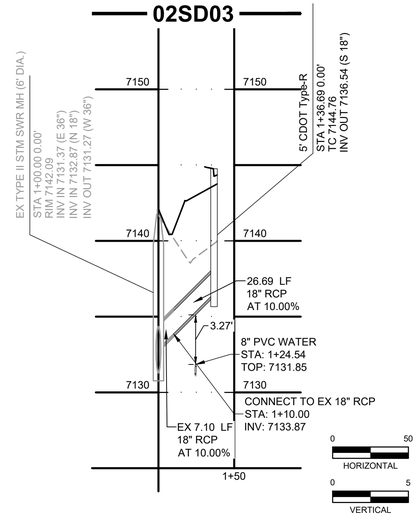
HR GREEN Xrefs: xgl-2-dfr01; 02-xc-row; 02-xc-dsgn; 02-xc-util; 01-xc-util; 01-xc-dsgn; 01-xc-row; 00-xr-survey; 04-xc-row; 171006_keymap_f2





KEYMAP





811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

NORTH 0 50 25

DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 171006.02	0 1"	
CAD DATE: 5/11/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2017\171006.02\CAD\Dwgs\C\02\02-stm-pnp			

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HOME PLACE RANCH
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MONUMENT, CO

CHALLENGER HOMES

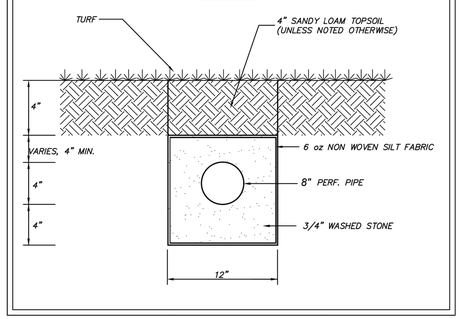
CONSTRUCTION DOCUMENTS

STORM DRAIN PLAN & PROFILE

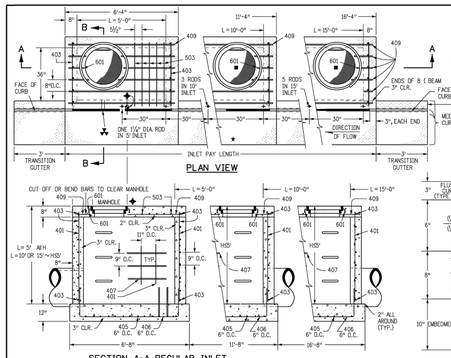
SHEET SD 15

HR GREEN Xrefs: 02-xc-util; 02-xc-dfgn; 02-xc-row; 00-xx-survey; xgl-2-dfr01; 171006_keymap_complete

TYPICAL TRENCH SECTION FOR UNDERDRAIN SYSTEM TYPE "B"



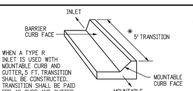
REAR LOT UNDERDRAIN
SCALE: NTS



FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

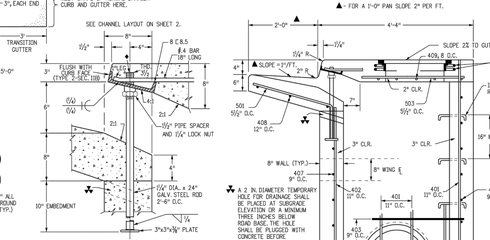


GENERAL NOTES:

SEE SHEET 2.

TRANSITION CURB

▲ - FOR A 1'-0" PAN SLOPE 2" PER FT.



CURB FACE ASSEMBLY

PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.

SECTION B-B END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	REV.		
Last Modification Date: 07/31/19	REV.		
Detailer Initials: LTA	REV.		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV.		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	8"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	11/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	11/2"	III							11	11'-5"	17	11'-5"
503	5	11/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	11/2"	IX									5	8'-4"
601	6	21/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ BOB.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 2 RODS	——	6 BARS, 3 RODS	——	4 BARS, 2 RODS	——	6 BARS, 3 RODS	——
				REGULAR INLETS						DROP BOX INLETS			

* VARIABLE REFER TO TABLE TWO.

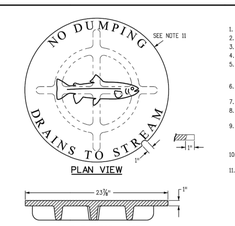
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

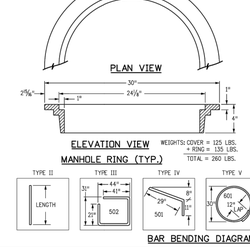
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH			NO. REQ'D.		NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	REGULAR		DROP BOX		CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
				403	407	403	407						
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1005
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	8.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

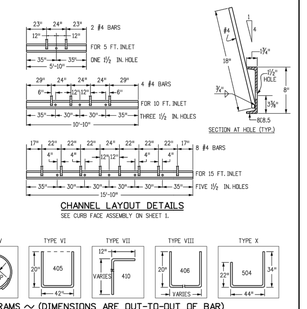
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

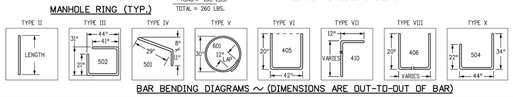




GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.





BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

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CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2

Issued by the Project Development Branch: July 31, 2019

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DRAWN BY: NQJ	JOB DATE: 5/11/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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NO.	DATE	BY	REVISION DESCRIPTION

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HOME PLACE RANCH
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
CONSTRUCTION DETAILS

SHEET DT1