

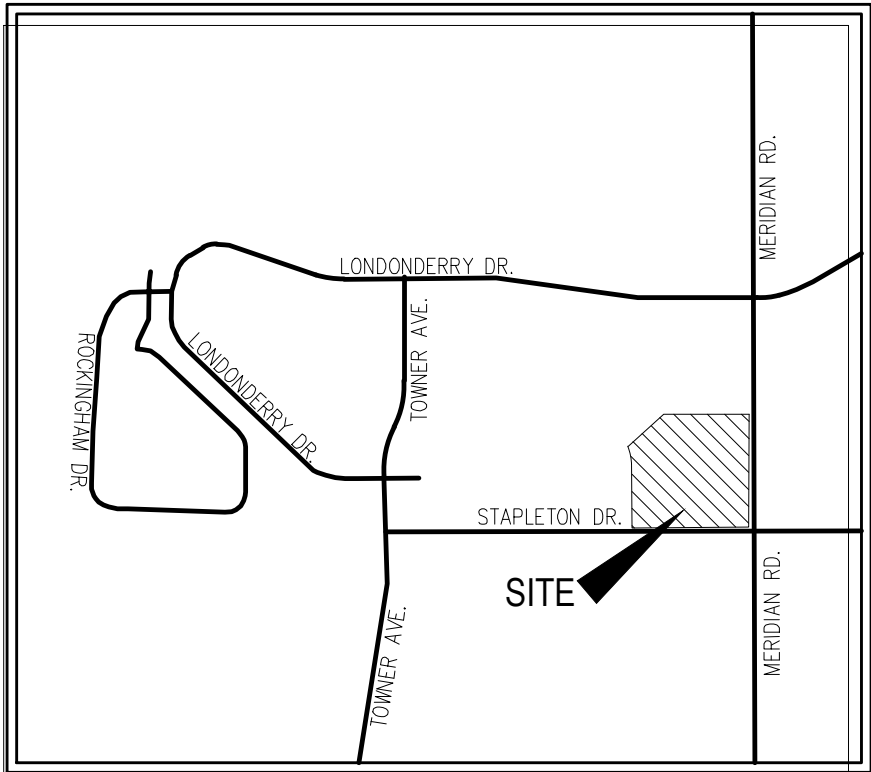
GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K-1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRIFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRIFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PRODECURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN.

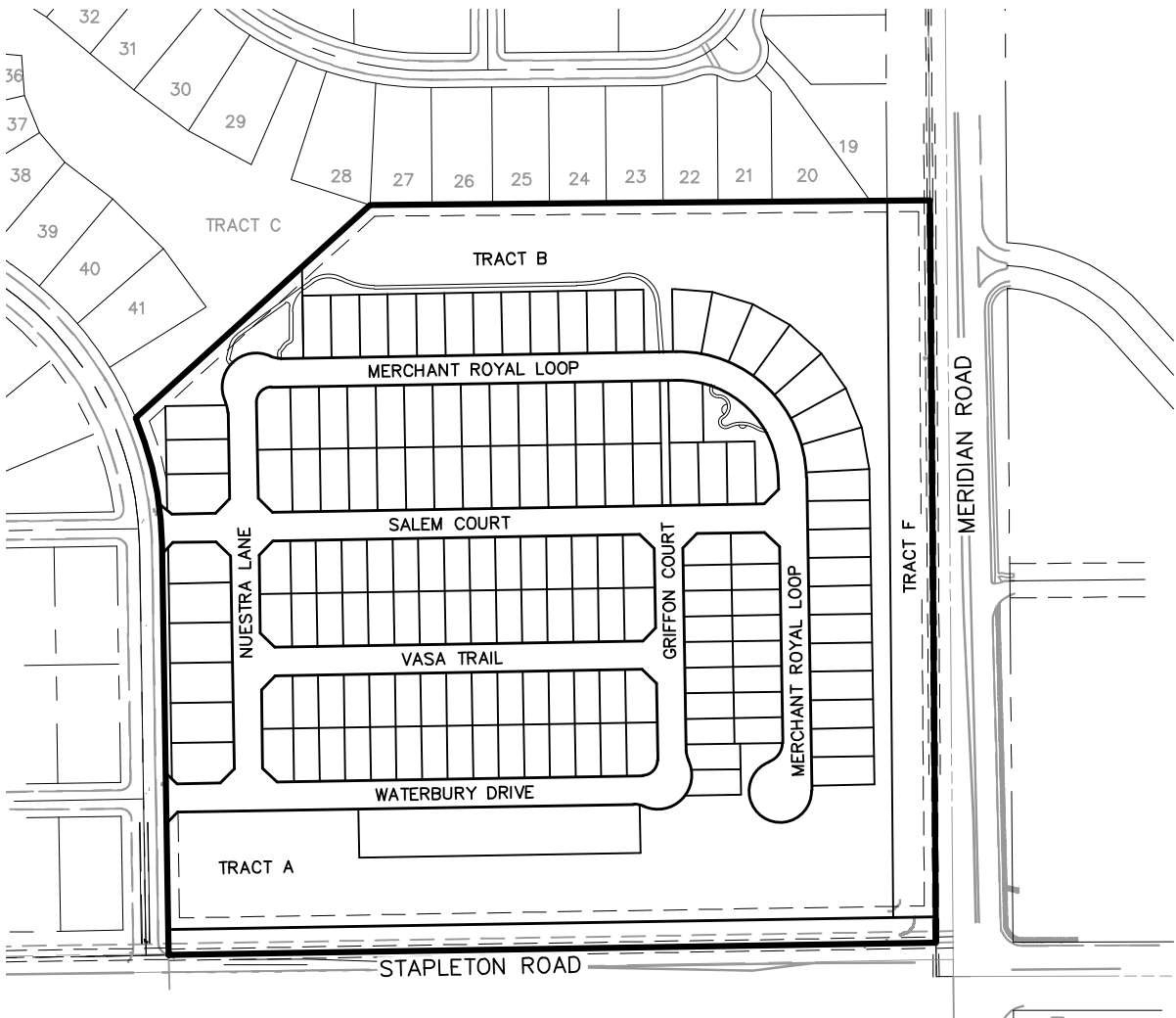
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

FALCON RESERVE FILING NO. 1
COUNTY OF EL PASO, STATE OF COLORADO
WATER & SANITARY UTILITY PLANS
JULY 2026



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

NOTE:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.

BASIS OF BEARINGS:

"BASIS OF BEARINGS: A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W [RECORD S00°35'01"E], A DISTANCE OF 720.00 U.S. SURVEY FEET."

BENCHMARK(S)

- THE INTERSECTION OF THE EAST LINE OF LIBERTY GROVE DRIVE AND THE NORTH LINE OF STAPLETON DRIVE MONUMENTED WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 25966 ELEVATION 7113.45
- THE POINT OF CURVE OF THE EAST LINE OF LIBERTY GROVE DRIVE MONUMENTED WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 25966 ELEVATION 7119.33

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 WATER PLAN
- SHEET 3 WATER PROFILE
- SHEET 4 SAN SEWER PLAN & PROFILE
- SHEET 5 SAN SEWER PLAN & PROFILE
- SHEET 6 SAN SEWER PLAN & PROFILE
- SHEET 7 SAN SEWER PLAN & PROFILE
- SHEET 8 SAN SEWER PLAN & PROFILE
- SHEET 9 SAN SEWER PLAN & PROFILE
- SHEET 10 SAN SEWER PLAN & PROFILE
- SHEET 11 UTILITY SERVICE PLAN
- SHEET 12 UTILITY DETAILS
- SHEET 13 UTILITY DETAILS
- SHEET 14 UTILITY DETAILS

Add gas line plan and UGE

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

VIRGIL A SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS

MR. JEFF MARK
THE LANDHUIS COMPANY, PRESIDENT
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903

DATE

PAINT BRUSH HILLS METROPOLITAN DISTRICT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF PAINT BRUSH HILLS METRO. DISTRICT

DATE

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 APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH THE 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 YET 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

FALCON FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

AGENCIES

- OWNER/DEVELOPER: THE LANDHUIS COMPANY
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
JEFF MARK (719) 635-3200
- CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
MR. GILBERT LAFORCE (719) 520-7945
- METRO DISTRICT: PAINT BRUSH HILLS METRO DISTRICT
9985 TOWNER AVE
FALCON, CO 80831
MR. ROBERT GUEVARA (719) 495-8188
DISTRICT MANAGER
- FIRE DEPARTMENT: FALCON FIRE PROTECTION DISTRICT
7030 N. MERIDIAN RD.
FALCON, CO 80831
CURTIS L. KAUFFMAN (719) 495-4050
- GAS DEPARTMENT: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD,
WIDEFIELD, COLORADO 80911
MR GEORGE M. PETERSON (719) 392-3491
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
PO BOX 1600
LIMON, CO 80828
MR. LES ULFERS, (719) 495-2283
- TELEPHONE COMPANY: CENTURY LINK (LOCATORS) 811
AT&T (LOCATORS) 811

FALCON RESERVE FILING NO. 1

WATER & SANITARY UTILITY PLANS

PROJECT NO. 44-1444

DATE: 07-24-2026

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

WT01

SHEET 1 OF 14

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

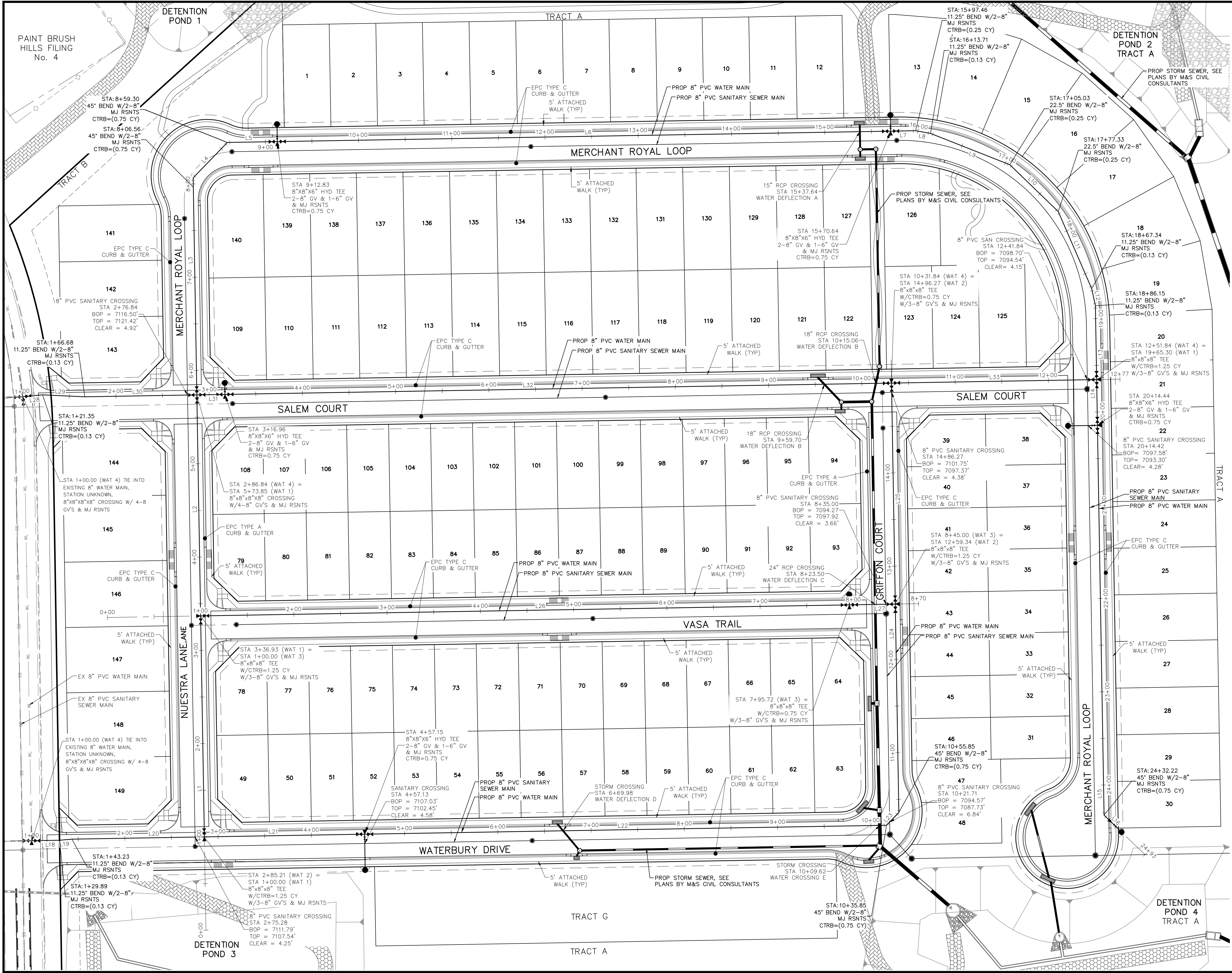
REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

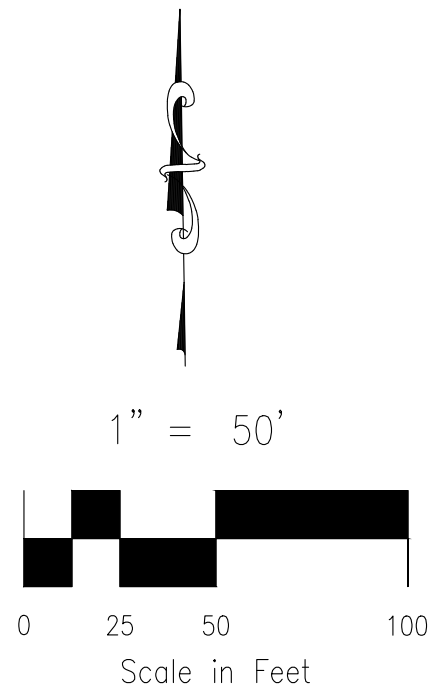
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

THE ENGINEER PREPARED THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION



WATER CL. LINE TABLE		
LINE	LENGTH	DIRECTION
L1	236.93	N0° 58' 31.17"W
L2	236.92	N0° 58' 31.17"W
L3	232.71	N0° 58' 31.17"W
L4	52.74	N44° 01' 28.83"E
L5	53.53	N89° 01' 27.93"E
L6	657.81	N89° 01' 28.90"E
L7	26.82	N89° 01' 28.83"E
L8	16.26	S79° 43' 31.17"E
L9	91.31	S68° 28' 31.17"E
L10	72.30	S45° 58' 31.17"E
L11	90.01	S23° 28' 31.17"E
L12	18.81	S12° 13' 31.17"E
L13	79.15	S0° 58' 31.17"E
L14	49.14	S0° 58' 31.17"E
L15	417.78	S0° 58' 31.17"E
L16	26.09	S44° 01' 28.83"W
L18	29.89	N89° 01' 28.83"E
L19	13.33	N85° 01' 28.83"E
L20	142.06	N89° 01' 28.83"E
L21	171.87	N89° 01' 28.83"E
L22	559.69	N89° 01' 29.50"E
L23	19.00	N44° 01' 48.29"E
L24	223.49	N0° 58' 33.97"W
L25	236.93	N0° 58' 28.53"W
L26	695.71	N89° 01' 28.83"E
L27	49.28	N88° 53' 34.08"E
L28	20.51	N84° 49' 01.47"E
L29	45.33	S87° 20' 50.27"E
L30	120.16	N89° 01' 28.83"E
L31	30.13	N88° 56' 15.45"E
L32	714.87	N89° 01' 28.83"E
L33	220.00	N89° 01' 28.61"E



FALCON RESERVE FILING NO. 1

WATER PLANS

PROJECT NO. 44-144A

DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

DATE: 07-24-2026

SCALE: HORIZONTAL: 1"=50'

VERTICAL: 1"=5'

210 N. WAKATCH AVE. STE 305

COLORADO SPRINGS, CO 80903

PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS:

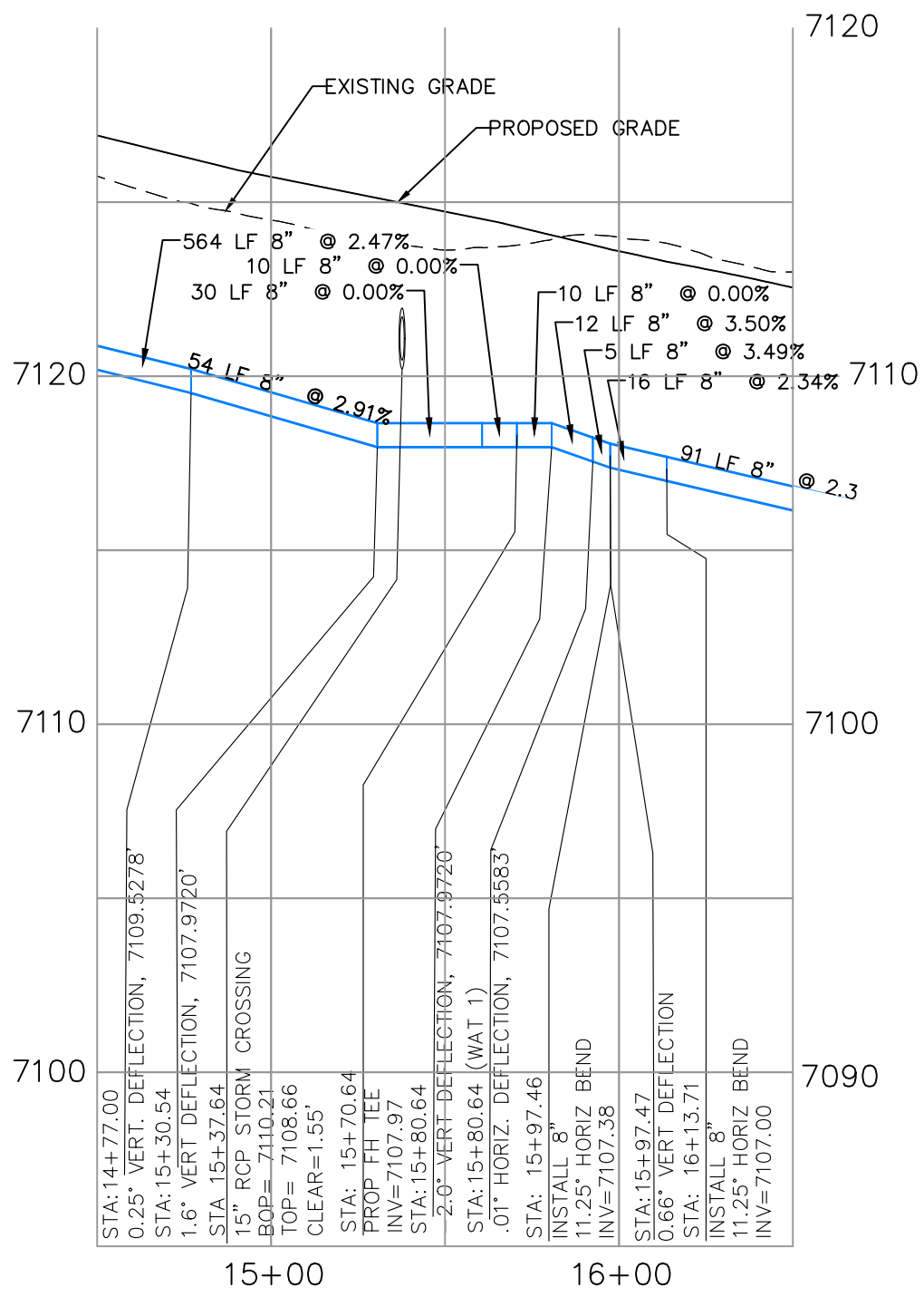
NO.	DATE	BY	DESCRIPTION

APPROVED BY: _____

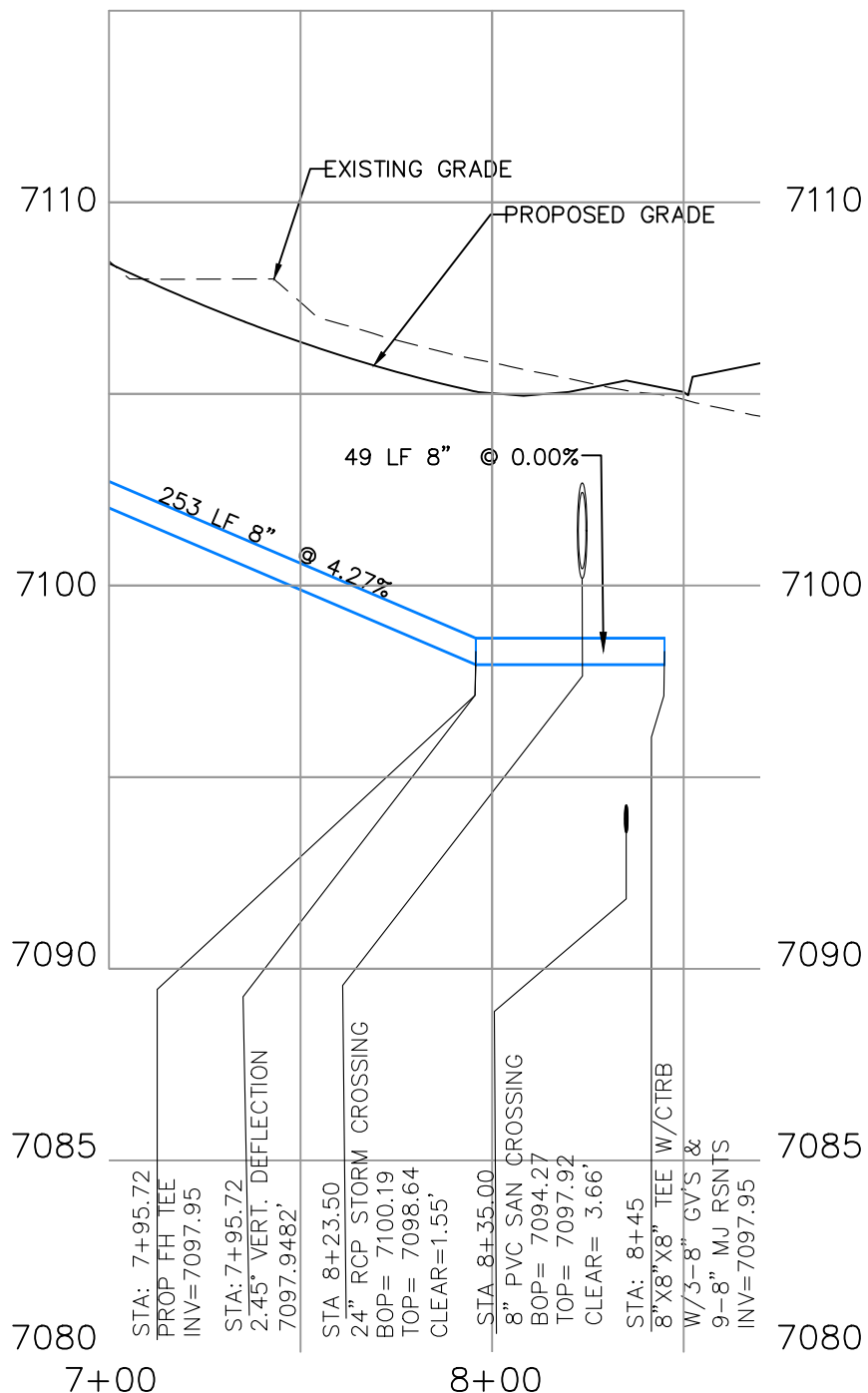
DATE: _____

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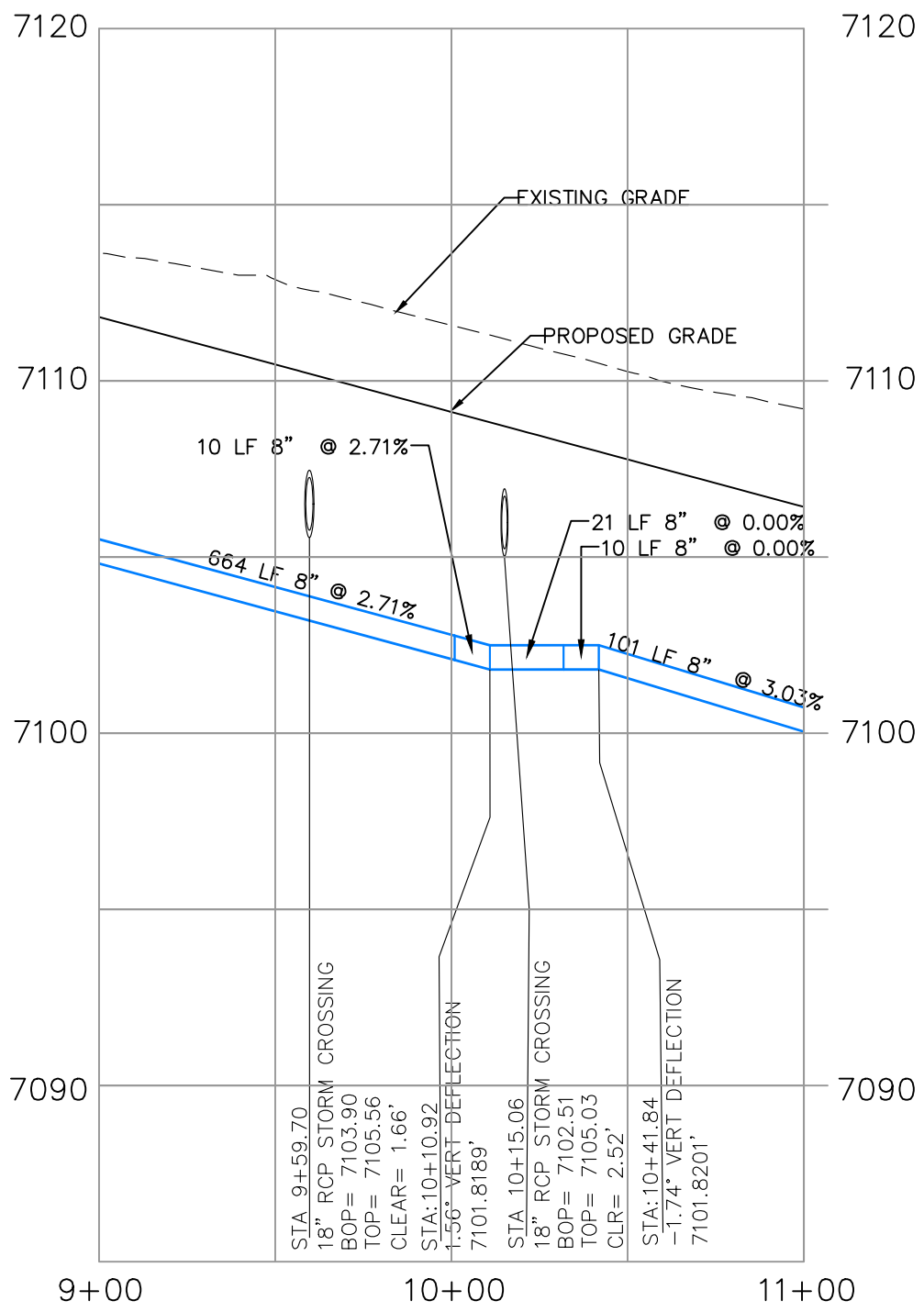
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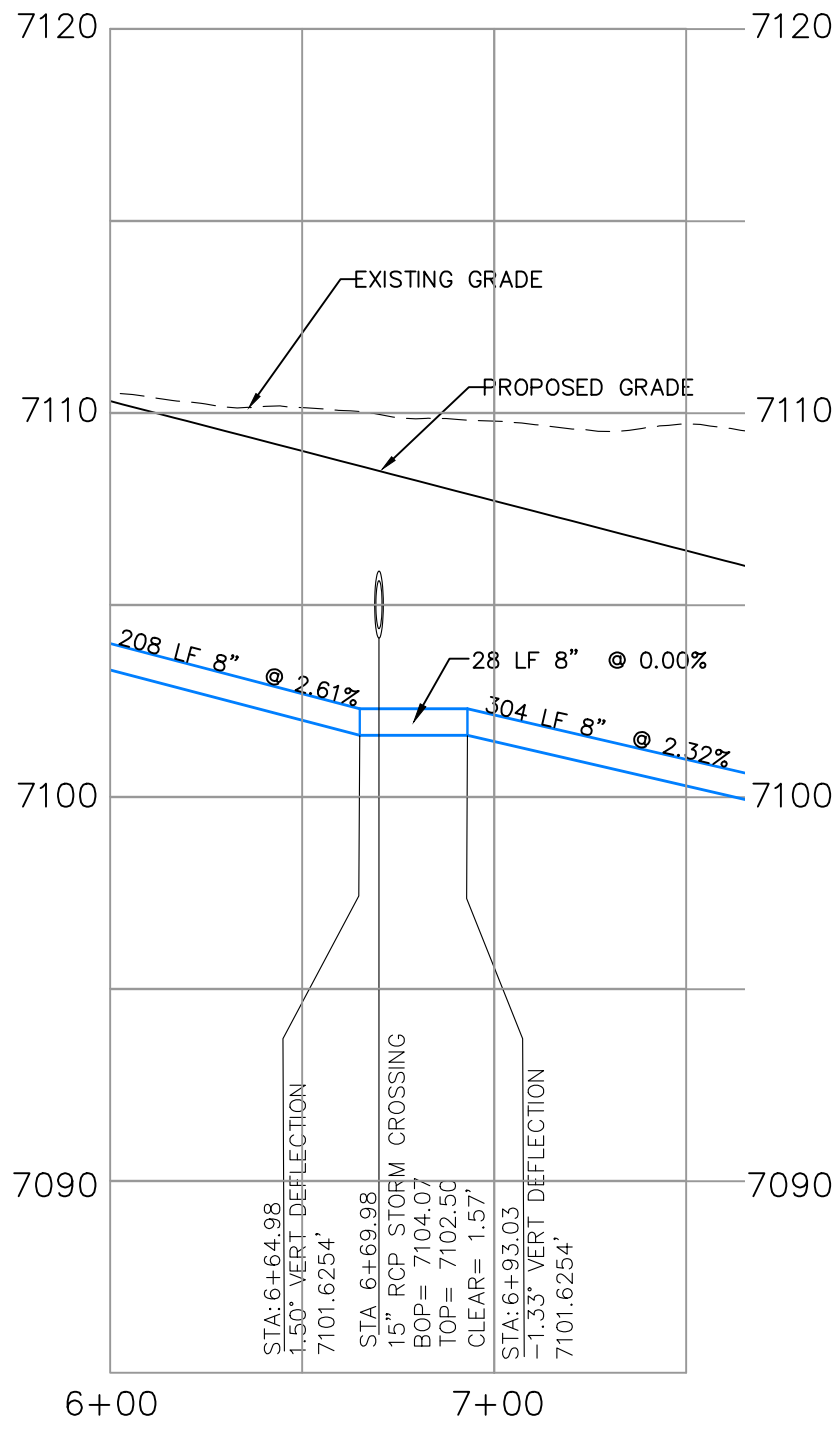
**MERCHANT ROYAL LOOP,
WATER 1
WATER DEFLECTION A
STA 15+37.64**



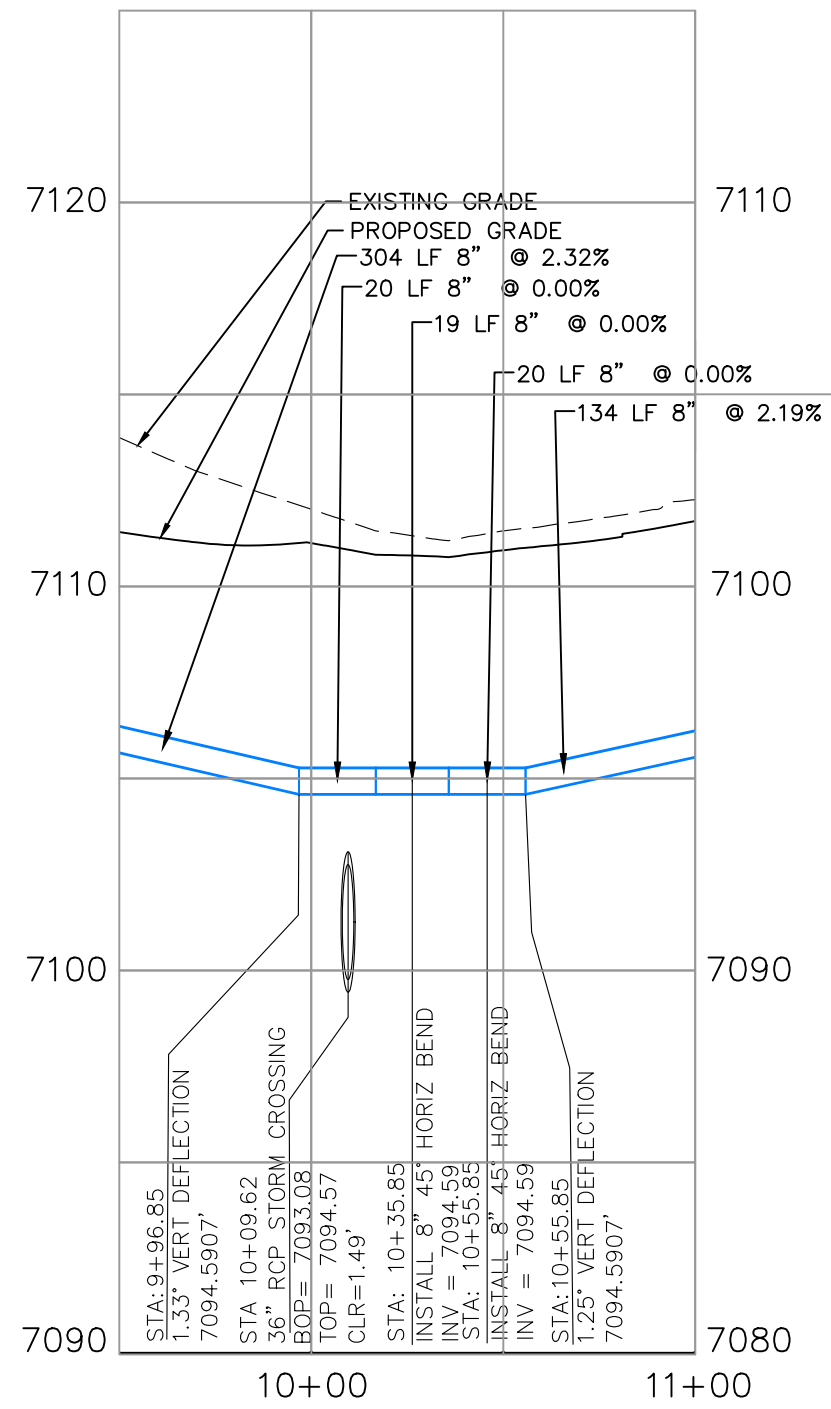
**VASA TRAIL
WATER 3
WATER DEFLECTION C
STA 8+23.50**



**SALEM COURT,
WATER 4
WATER DEFLECTION B
STA 9+59.70 & STA 10+15.06**



**WATERBURY DRIVE
WATER 2
WATER DEFLECTION D
STA 6+69.98**



**WATERBURY DRIVE
WATER 2
WATER LOWERING E
STA 10+09.62**

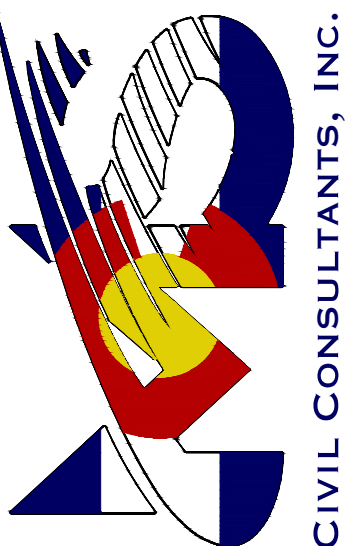
NO.	DATE	BY	DESCRIPTION	APPRO'D. BY	DATE

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CAUTION

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.

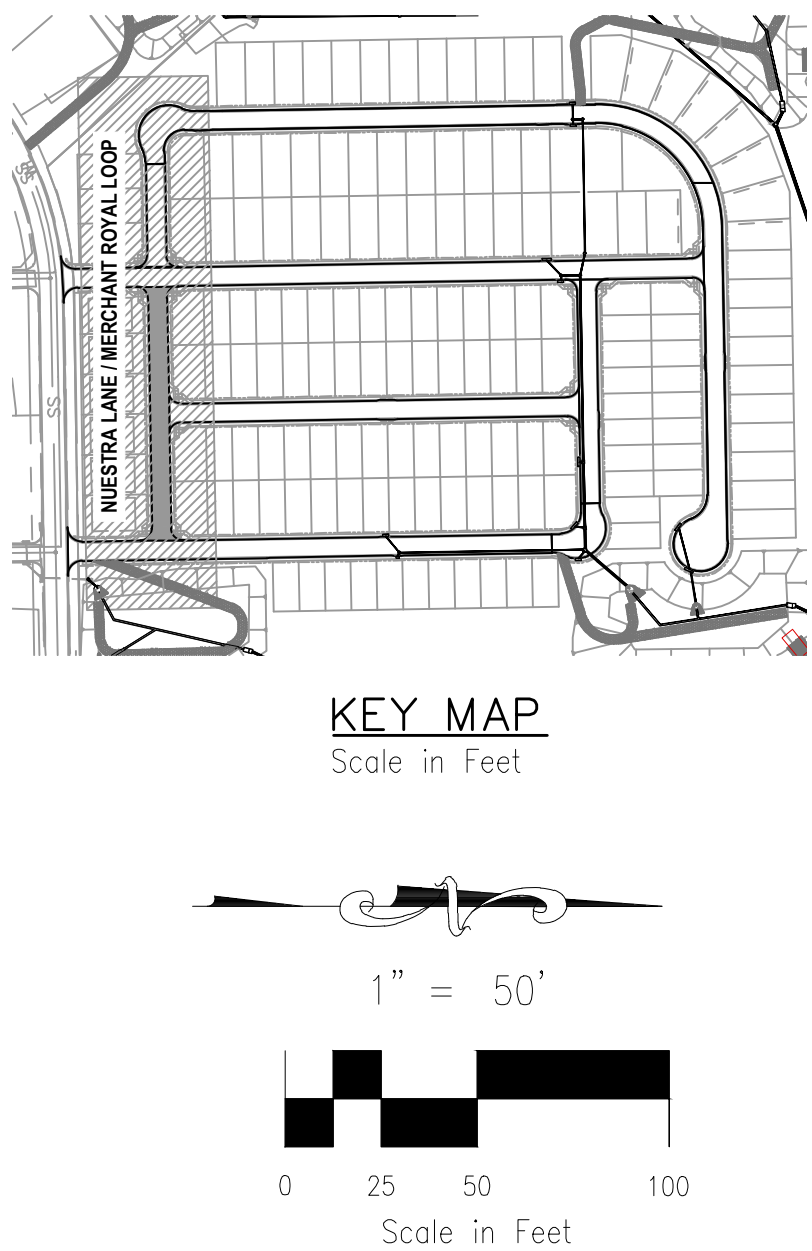
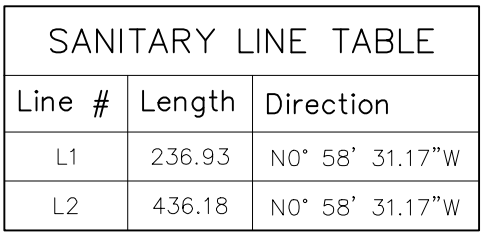


212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.555.5465

FALCON RESERVE FILING NO. 1

WATER PROFILES

PROJECT NO.	DATE	SCALE:	HORIZONTAL:	VERTICAL:
44-144A	07-24-2026	1"=50'	1"=50'	1"=5'
DESIGNED BY:	GT	CHECKED BY:	GT	WT03
DRAWN BY:	ST			
SHEET 3 OF 14				



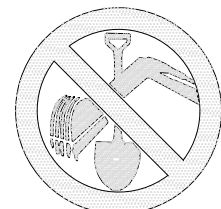
NUESTRA LANE / MERCHANT ROYAL LOOP
STA 1+00.00 TO STA 7+73.11

7160
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

[illegible]

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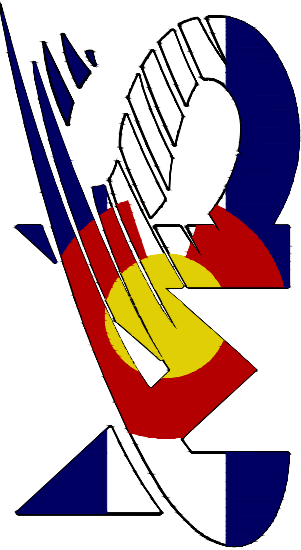


FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

[illegible]

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



CIVIL CONSULTANTS, INC.

FALCON RESERVE FILING NO. 1

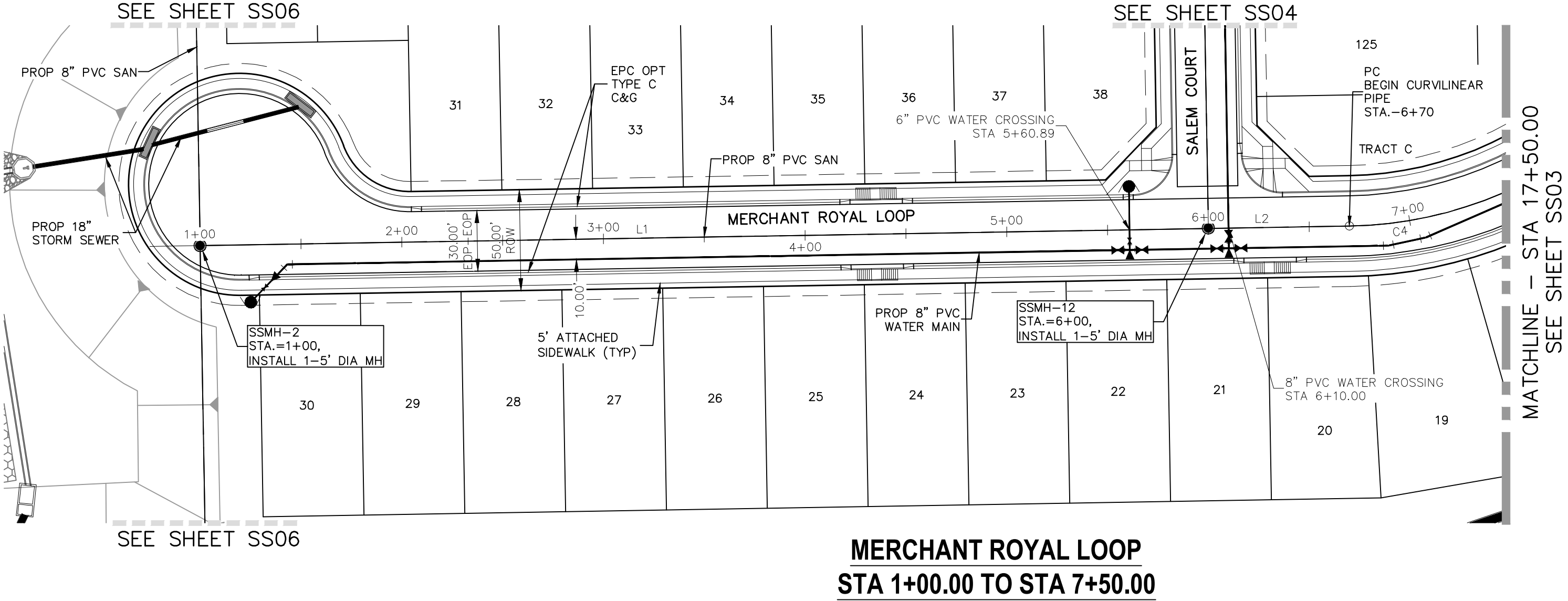
SANITARY SEWER PLANS

PROJECT NO. 44-144A	SCALE:	DATE: 07-24-2026
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E: 07-24-2026

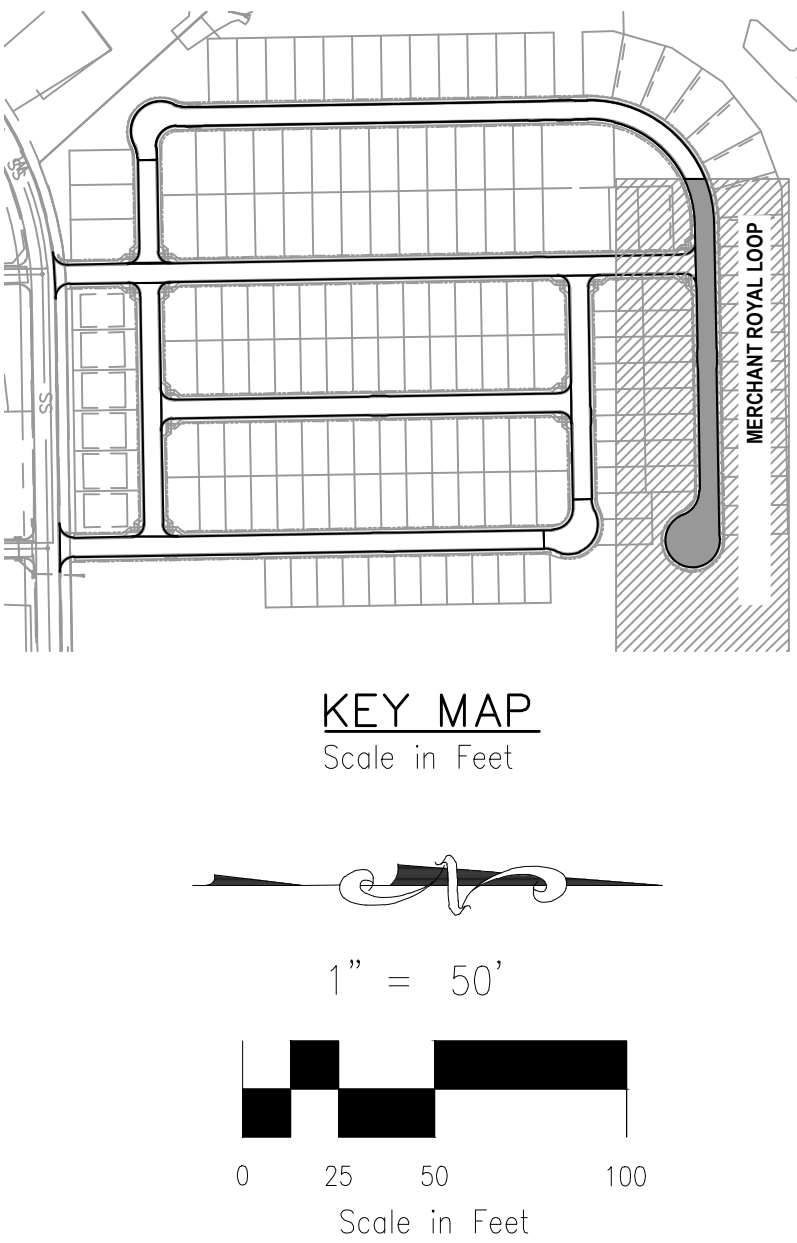
SS01

SS01

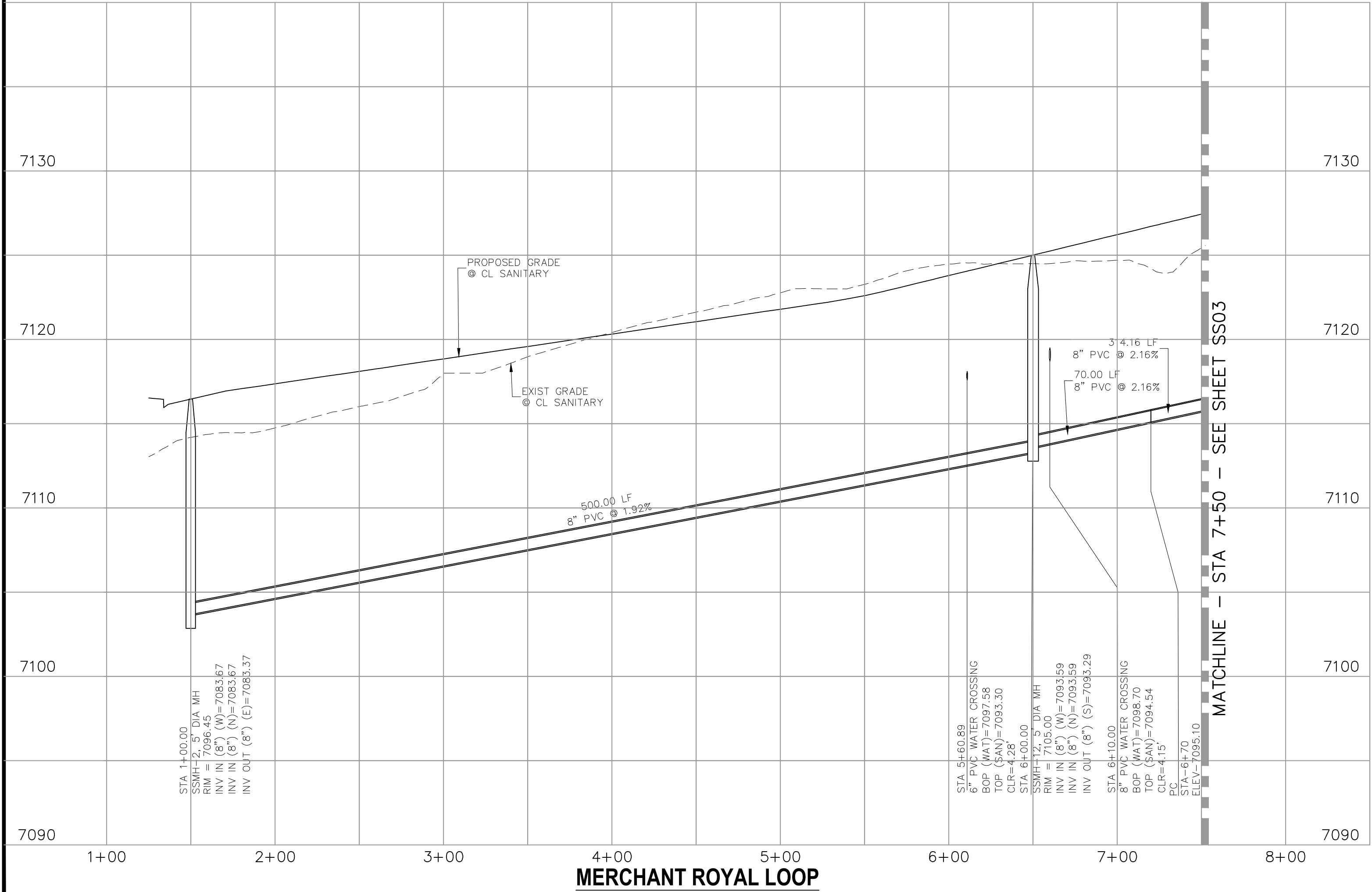


SANITARY LINE TABLE		
Line #	Length	Direction
L1	500.00	N0° 58' 31.17"W
L2	70.00	N0° 58' 31.17"W

SANITRY CURVE TABLE			
Curve #	Length	Radius	Delta
C4	314.16	200.00	90.00



MERCHANT ROYAL LOOP
STA 1+00.00 TO STA 7+50.00



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& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

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FALCON RESERVE FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 44-144A

DATE: 07-24-2026

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

SHEET 2 OF 7

SS02

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

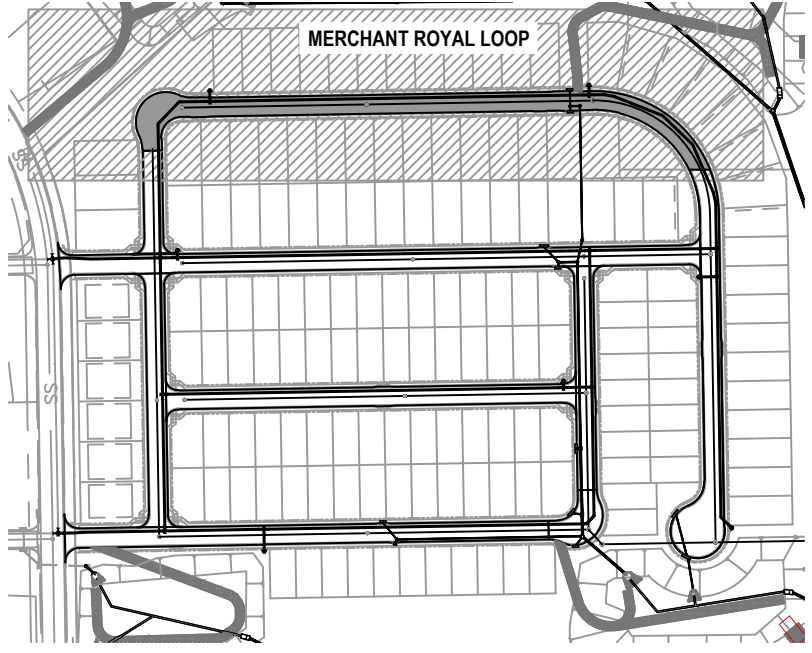
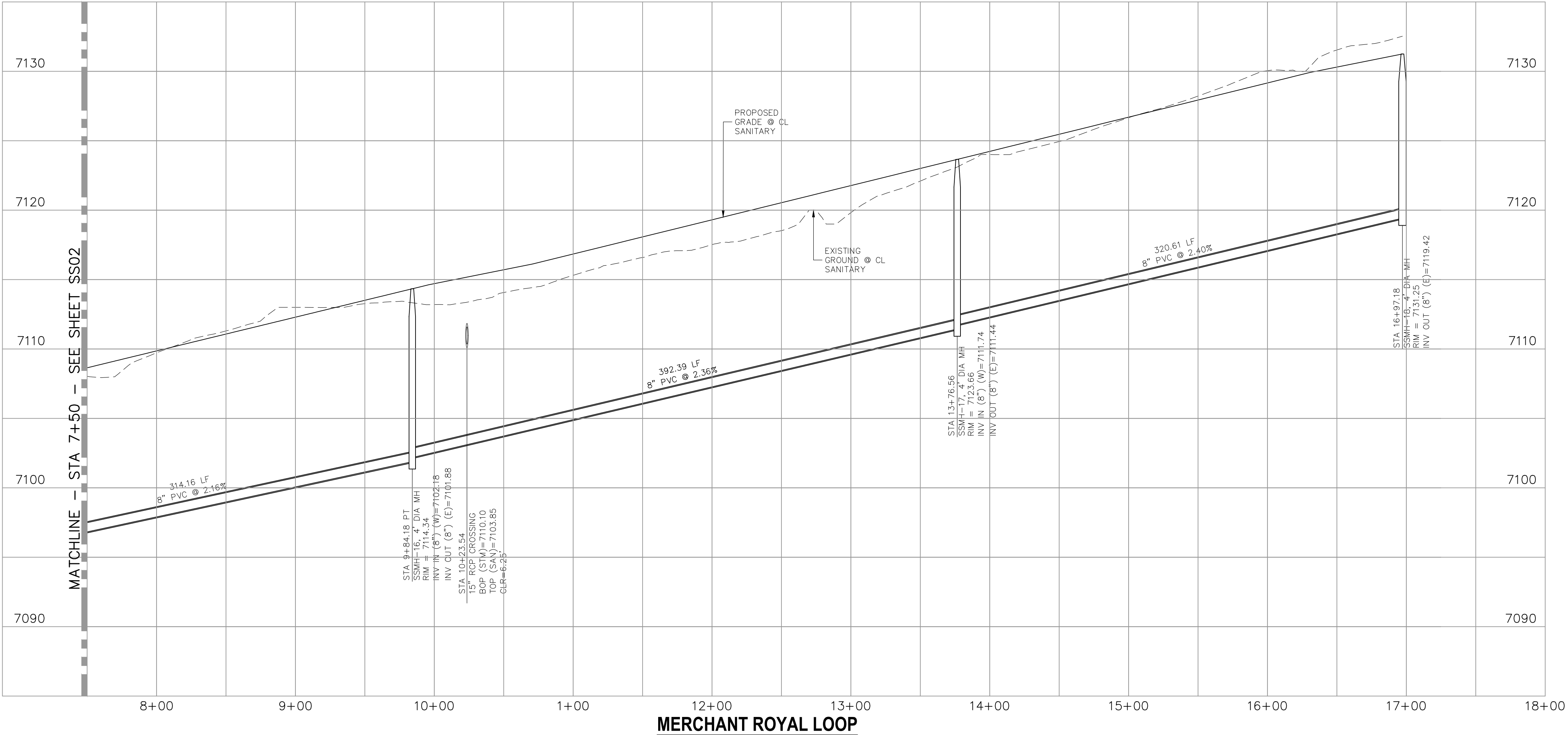
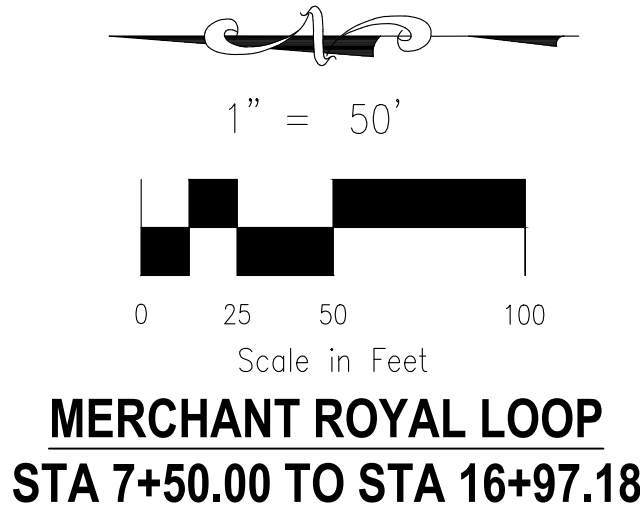
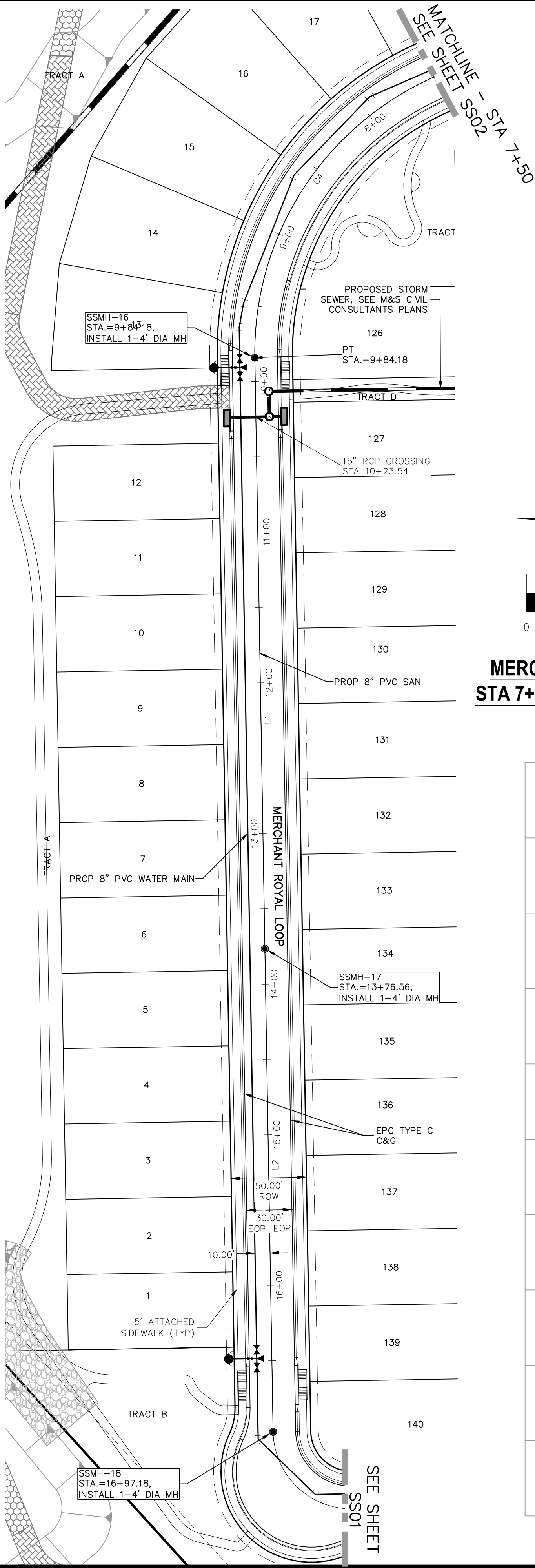
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REV.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION



SANITARY LINE TABLE			
Line #	Length	Direction	
L1	392.39	S89° 01'	28.83"W
L2	320.61	S89° 01'	28.83"W

SANITRY CURVE TABLE			
Curve #	Length	Radius	Delta
C4	314.16	200.00	90.00

FALCON RESERVE FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 44-144A

DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

DATE: 07-24-2026

SHEET 3 OF 7

SS03

212 N WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

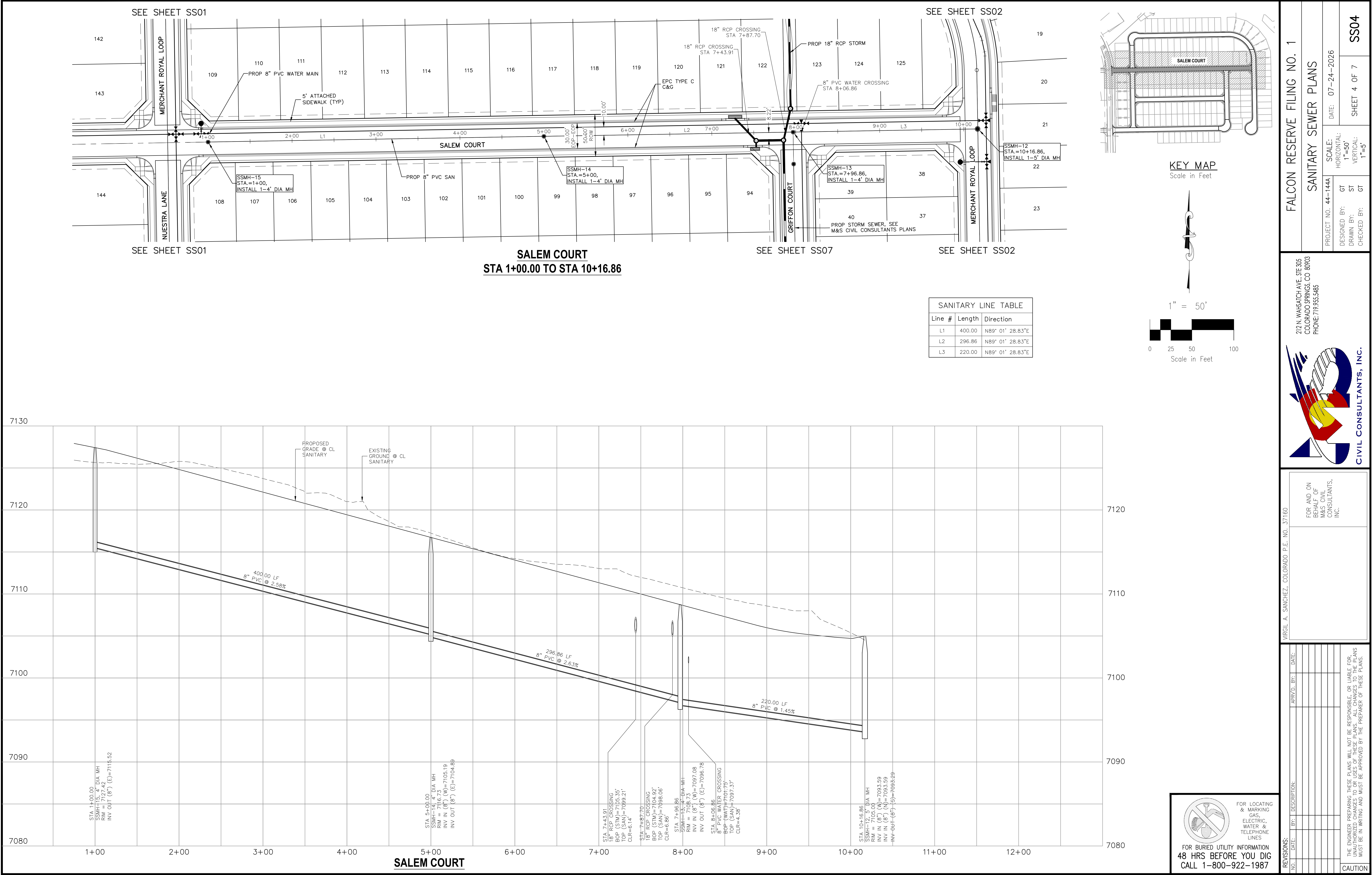
CIVIL CONSULTANTS, INC.

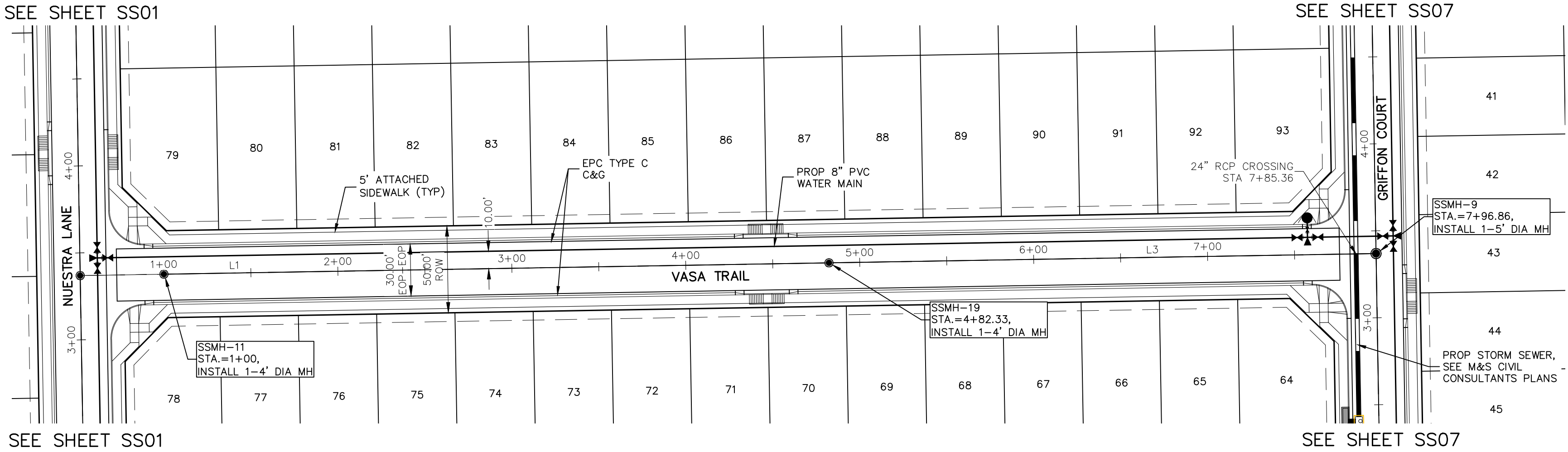
FOR AND ON BEHALF OF
CIVIL CONSULTANTS, INC.

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS.

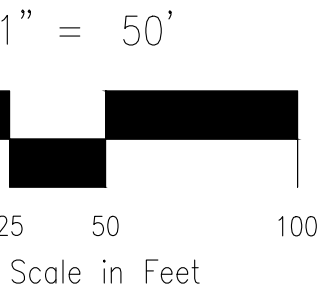
CAUTION



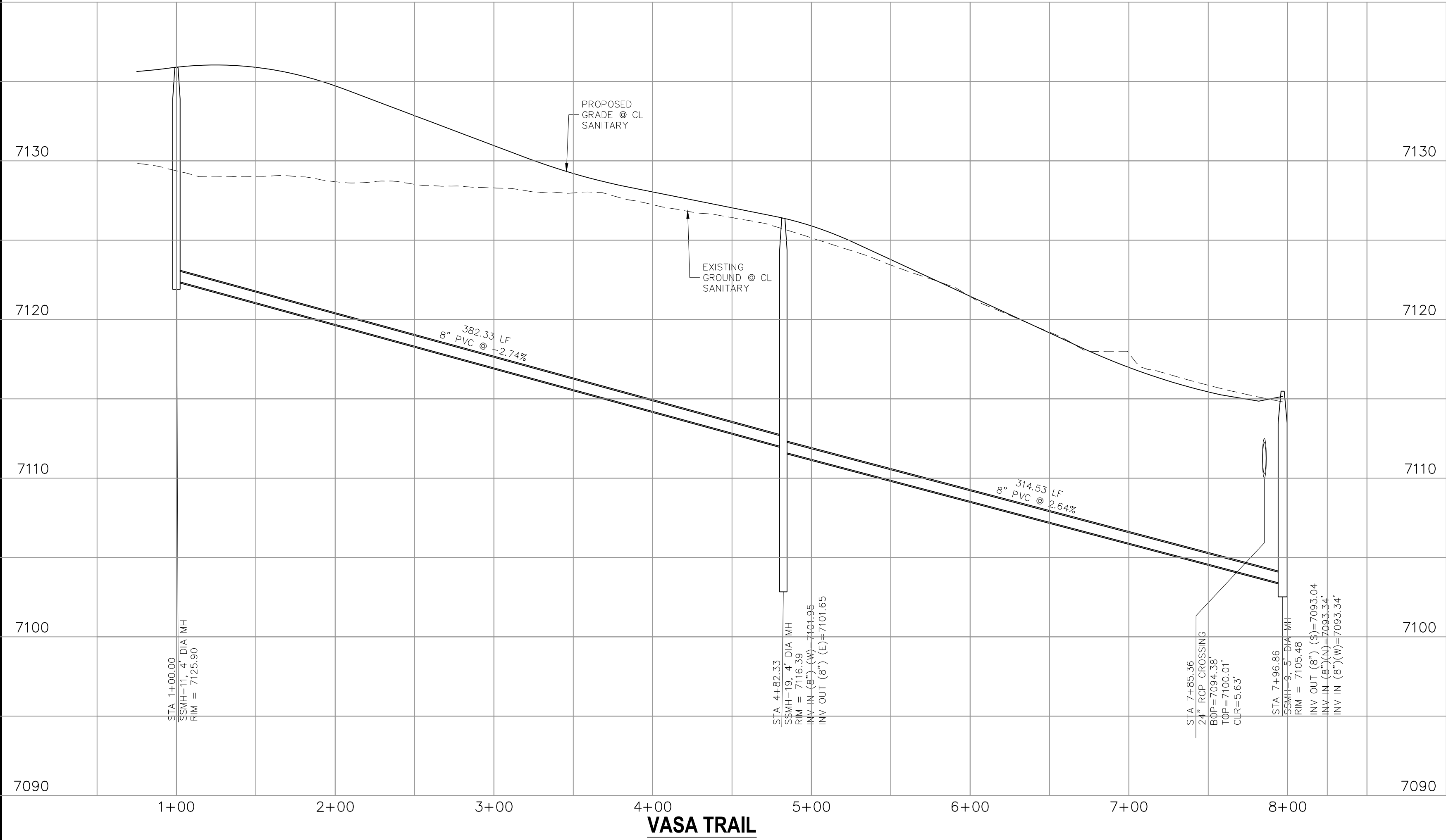


VASA TRAIL
STA 1+00.00 TO STA 7+96.86

SANITARY LINE TABLE		
Line #	Length	Direction
L1	382.33	N89° 01' 28.83"E
L3	314.53	N89° 01' 28.83"E



KEY MAP
Scale in Feet



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212 N WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465



FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:		APPROVED BY:		DATE:	
NO.	DATE	BY	DESCRIPTION		

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CAUTION

FALCON RESERVE FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 44-144A

DATE: 07-24-2026

DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

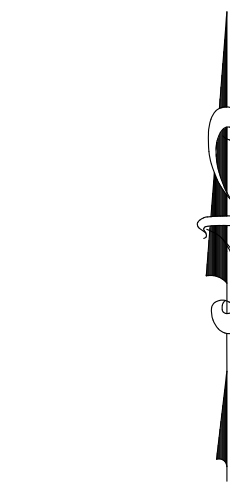
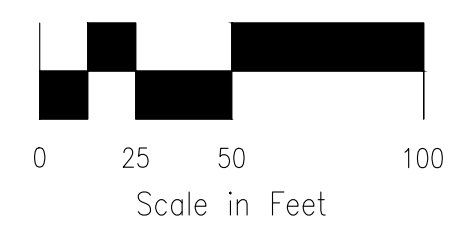
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

SS05

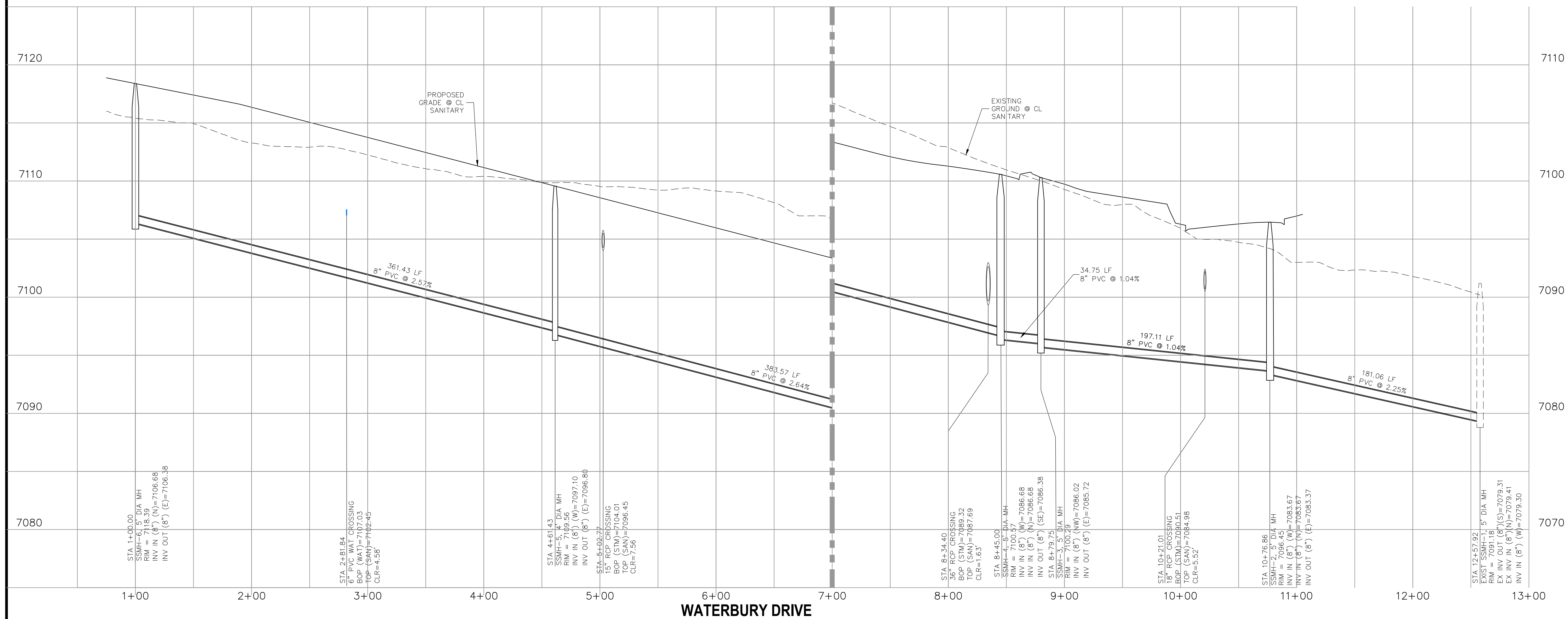
SHEET 5 OF 7



KEY MAP
Scale in Feet


$$1'' = 50'$$


SANITARY LINE TABLE		
Line #	Length	Direction
L1	361.43	N89° 01' 28.83"E
L2	383.57	N89° 01' 28.83"E
L3	34.75	S42° 10' 26.40"E
L4	197.11	N89° 01' 28.83"E
L6	181.06	N89° 01' 20.87"E



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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

[illegible]

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CAUTION

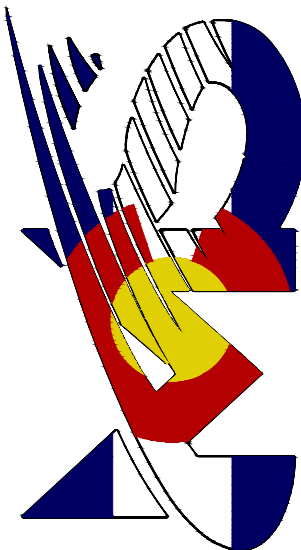
FALCON RESERVE FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 44-144A	SCALE:	DATE: 07-24-2026
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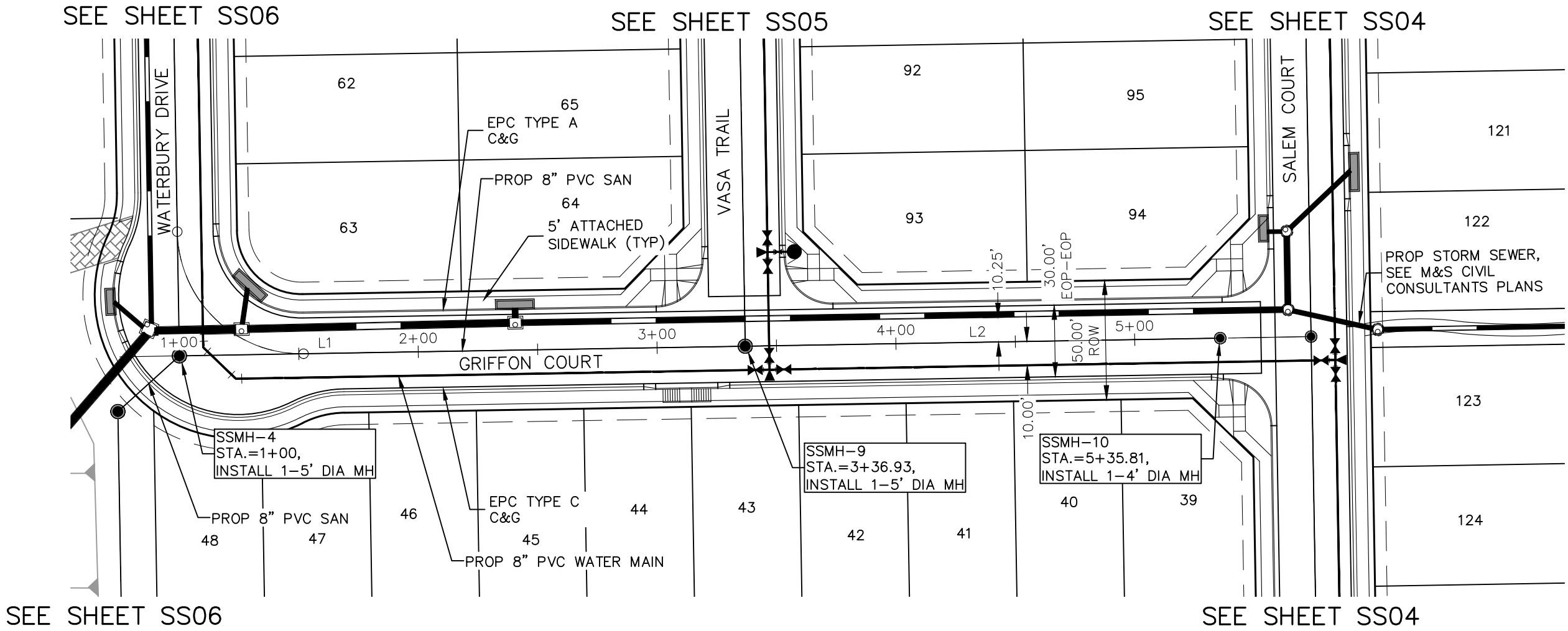
9055

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

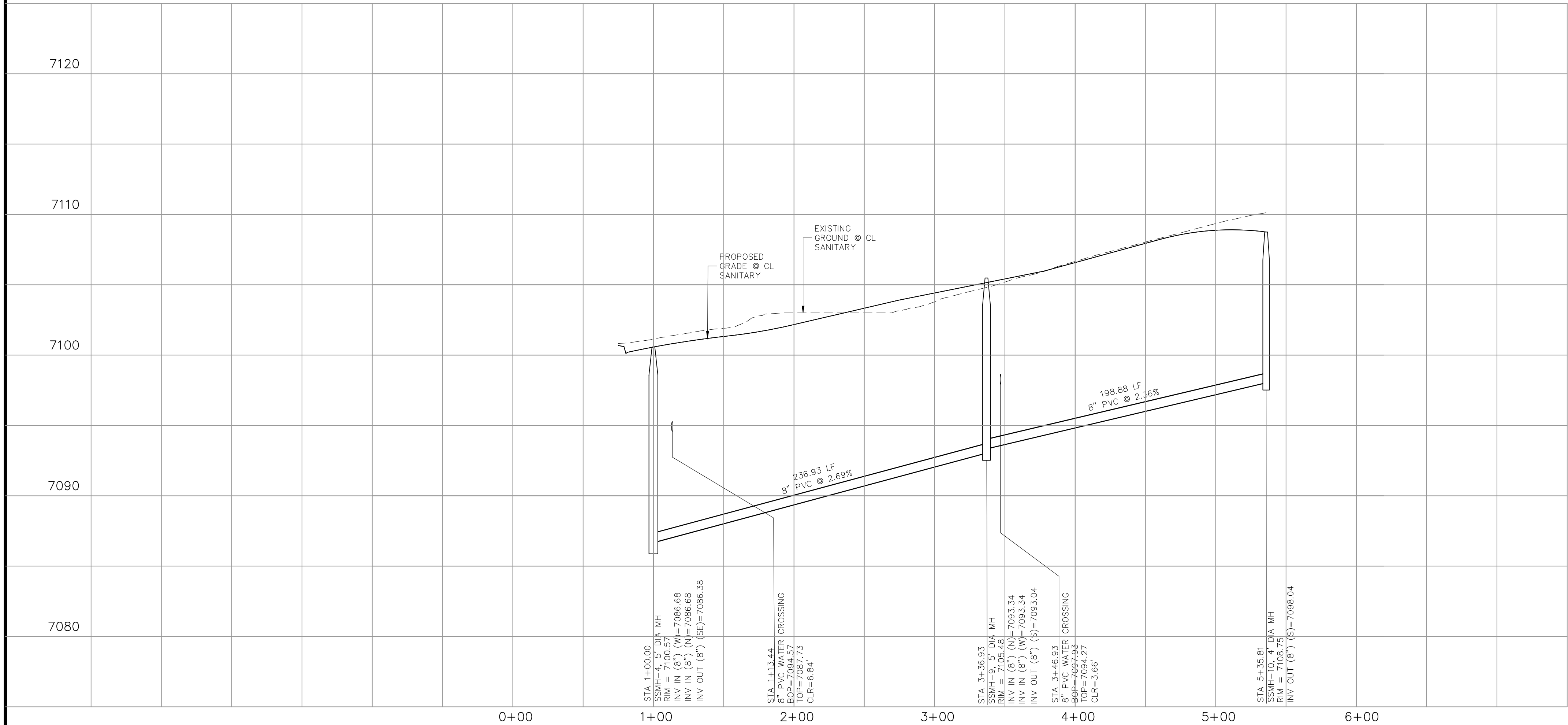
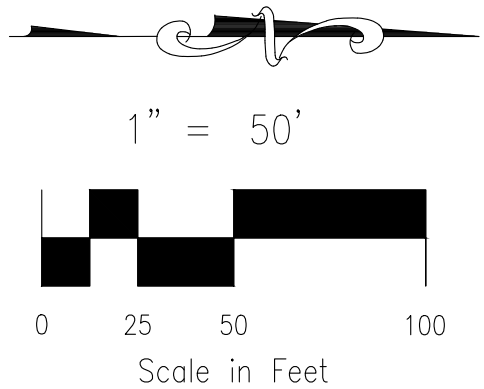
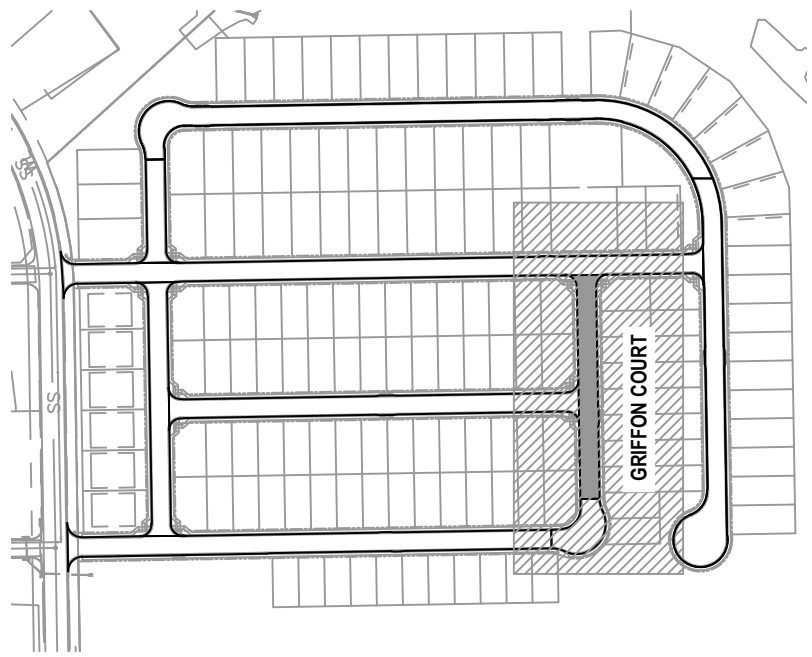


CIVIL CONSULTANTS, INC.

SANITARY LINE TABLE		
Line #	Length	Direction
L1	236.93	N0° 58' 31.17"W
L2	198.88	N0° 58' 31.17"W



GRIFFON COURT
STA 1+00.00 TO STA 5+35.81



GRIFFON COURT

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& MARKING
GAS,
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WATER &
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FALCON RESERVE FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 44-144A

DATE: 07-24-2026

DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

SS07

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

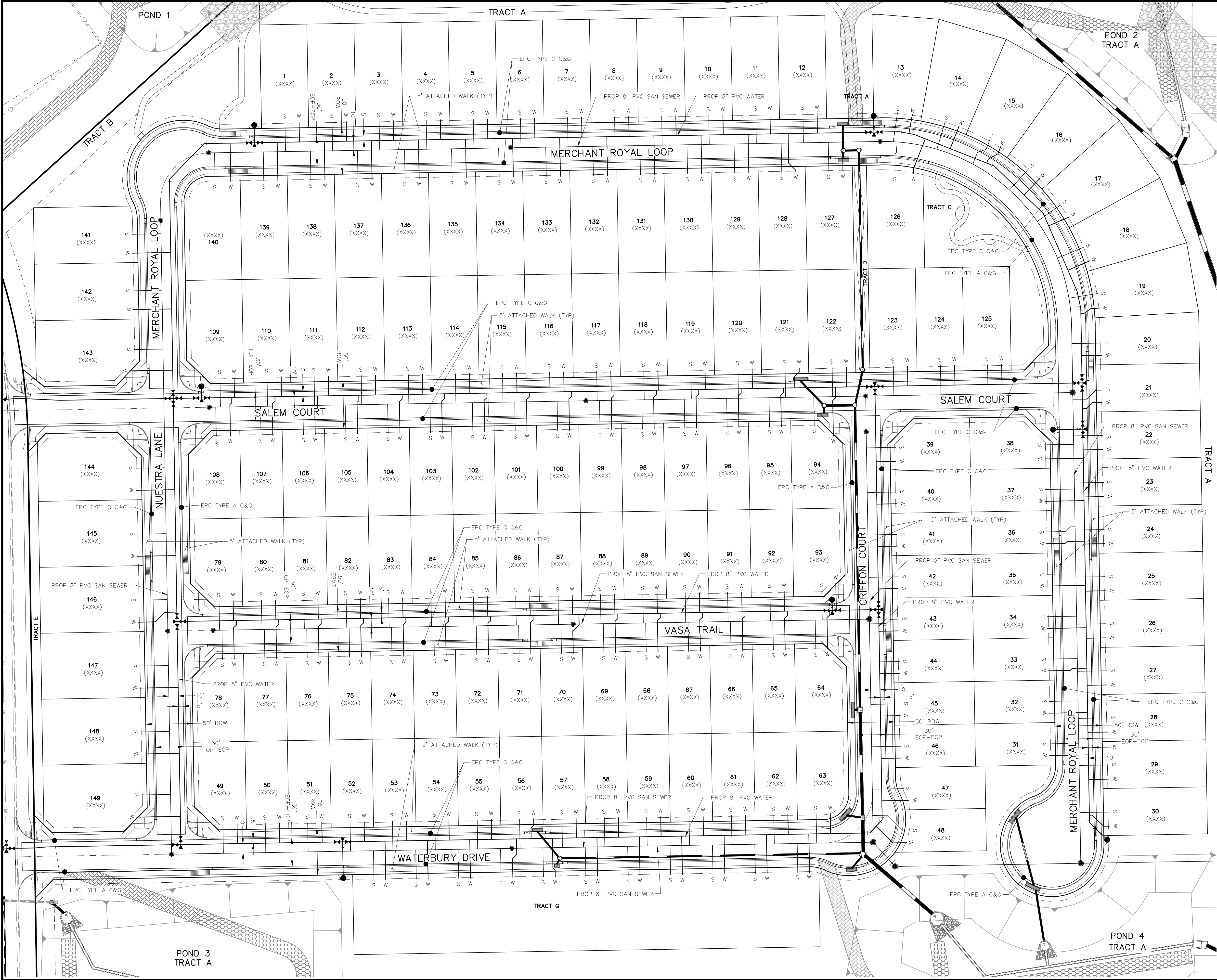
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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CAUTION



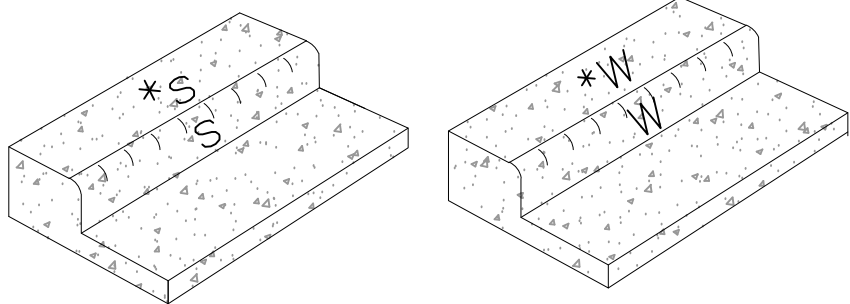
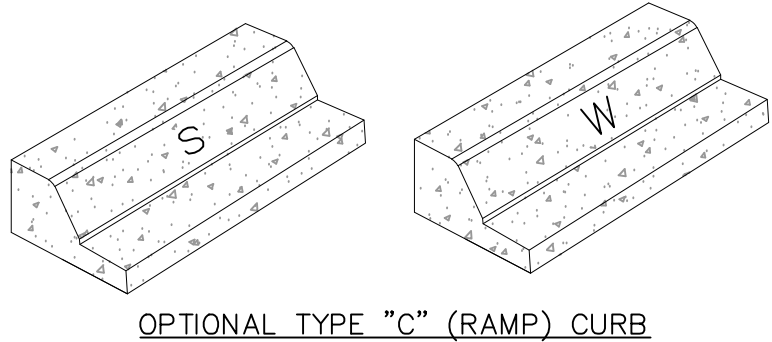
PAINT BRUSH HILLS UTILITY NOTES:

- 1. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.
- 2. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 3. SEE PAINT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
- 4. FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 5. PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF THE GROUND 36" FROM FLOWLINE.
- 6. WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4" BELOW FINISH GRADE.
- 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
- 8. RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
- 9. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 10. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
- 11. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
- 12. HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
- 13. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.
- 14. ALL BASEMENTS SHALL REQUIRE A PERIMETER UNDERDRAIN SYSTEM WITH AUTOMATIC SUMP PUMP DISCHARGE. SIZING OF SUMP PUMP SHALL BE DETERMINED BY THE CONTRACTOR/BUILDER. ALL GROUNDWATER DISCHARGE SHALL BE REQUIRED TO BE DISCHARGED TO EACH INDIVIDUAL LOT.
- 15. UTILITY SERVICE LOCATIONS ARE REQUIRED AND SHALL BE IDENTIFIED WITH LOCATION STAMPED IN CONCRETE CURB. SEE CURB MARKING LOCATION DETAILS THIS SHEET.

CURB MARKING LOCATION DETAIL
N.T.S.

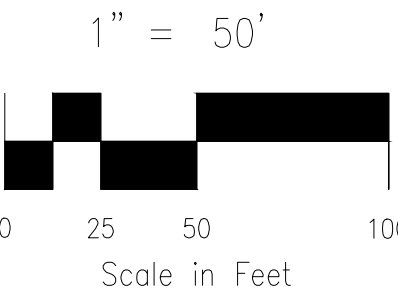
NOTES:

- 1. SEWER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "S"
- 2. WATER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "W"
- 3. LETTER HEIGHT TO BE 4 INCHES
- 4. STAMP TO BE PLACED BY CONCRETE CONTRACTOR



TYPE "A" (VERTICAL) CURB

* - ALTERNATE LOCATION FOR FORMED CURB



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FALCON RESERVE FILING NO. 1

UTILITY SERVICE PLAN

PROJECT NO. 44-144A SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: GT DRAWN BY: ST CHECKED BY: GT

UT01

SHEET 11 OF 14

212 N. WASHCATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



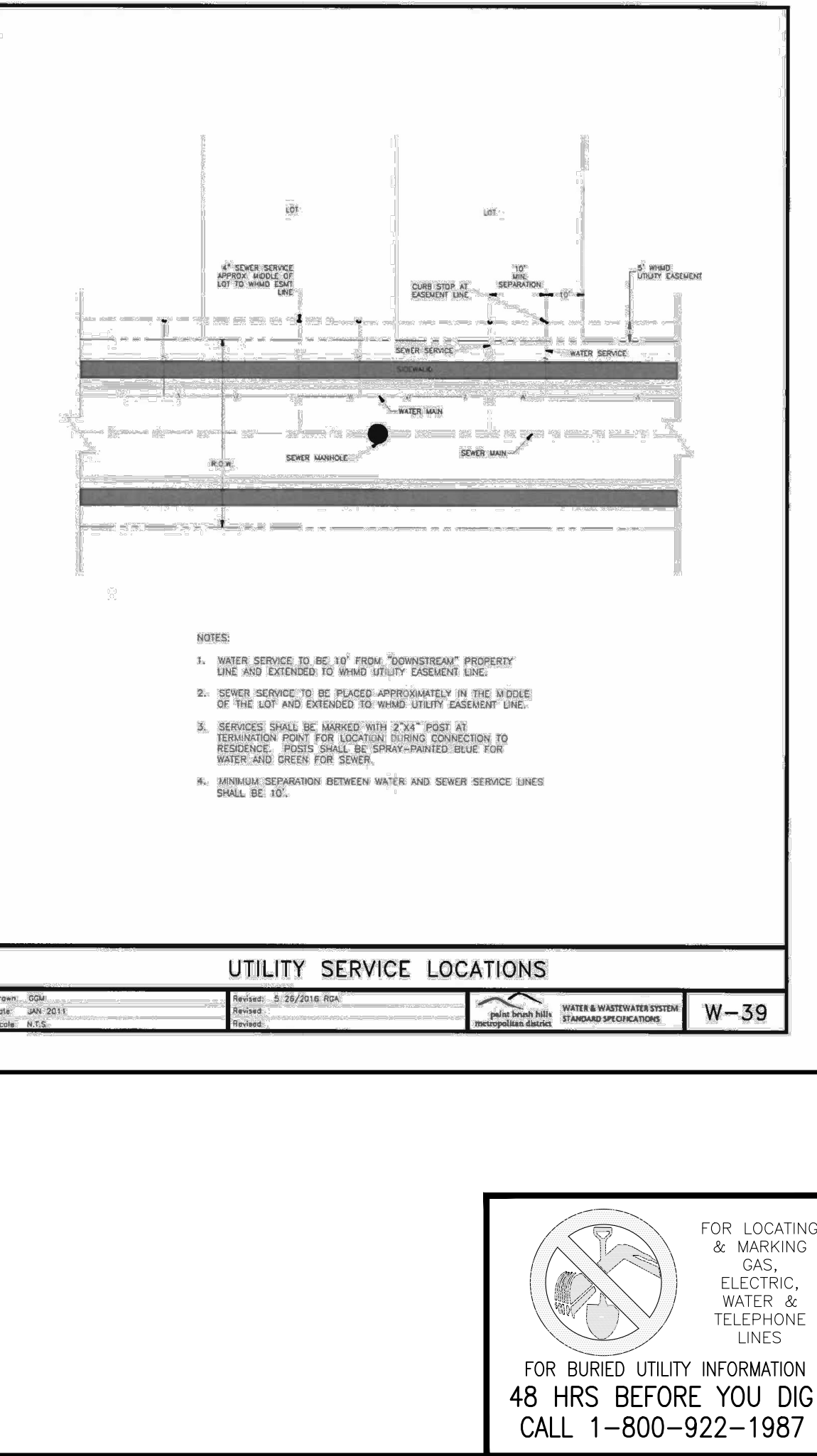
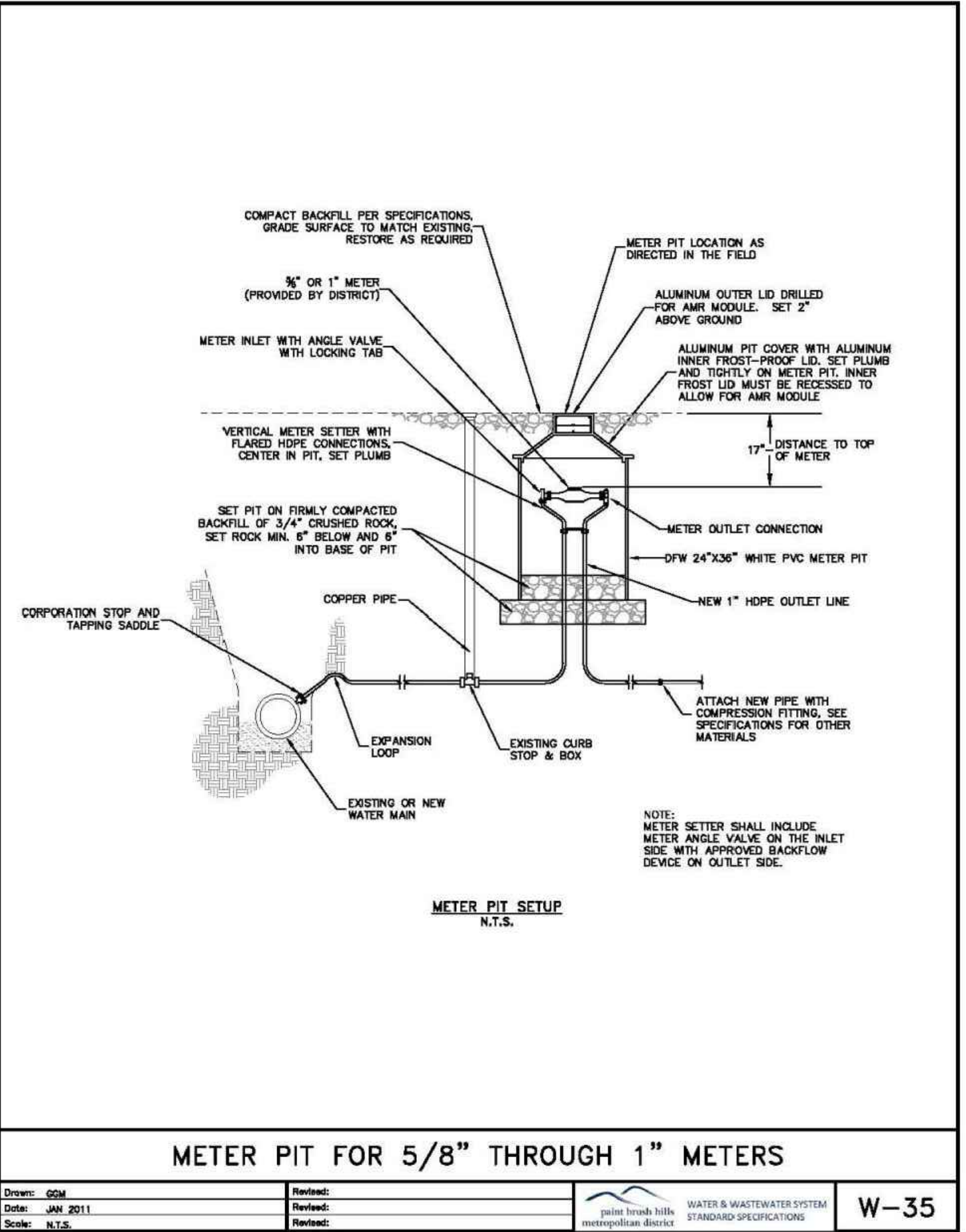
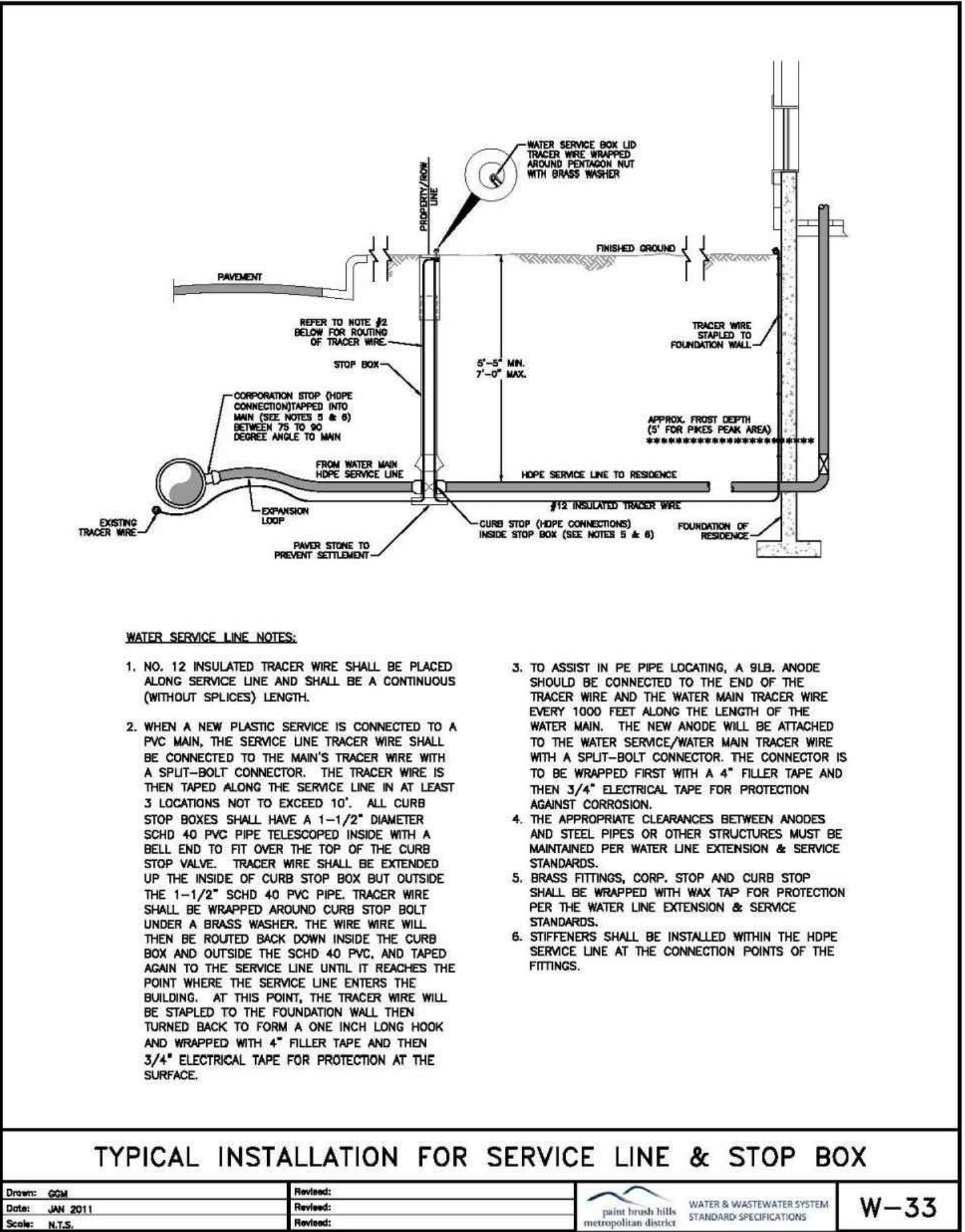
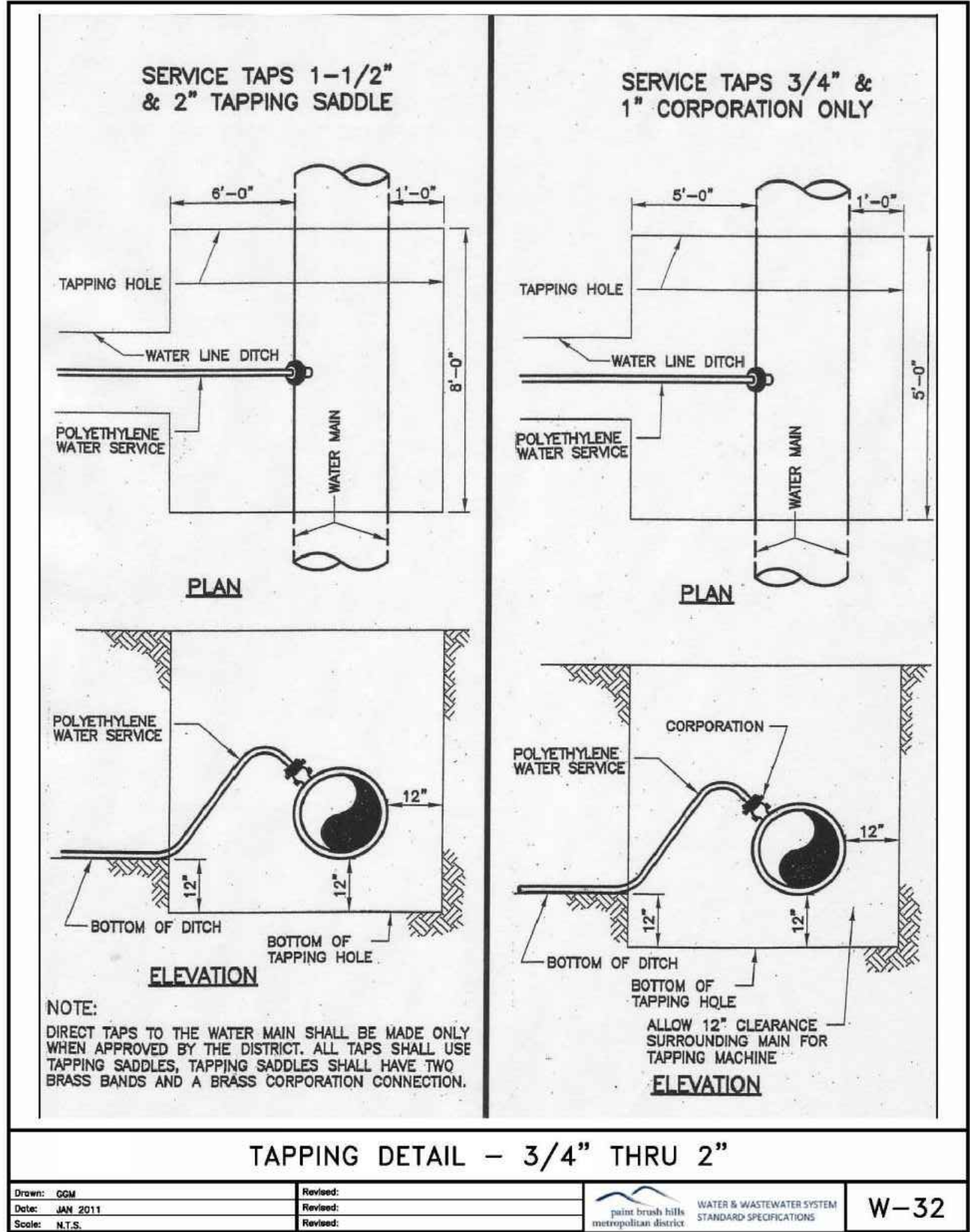
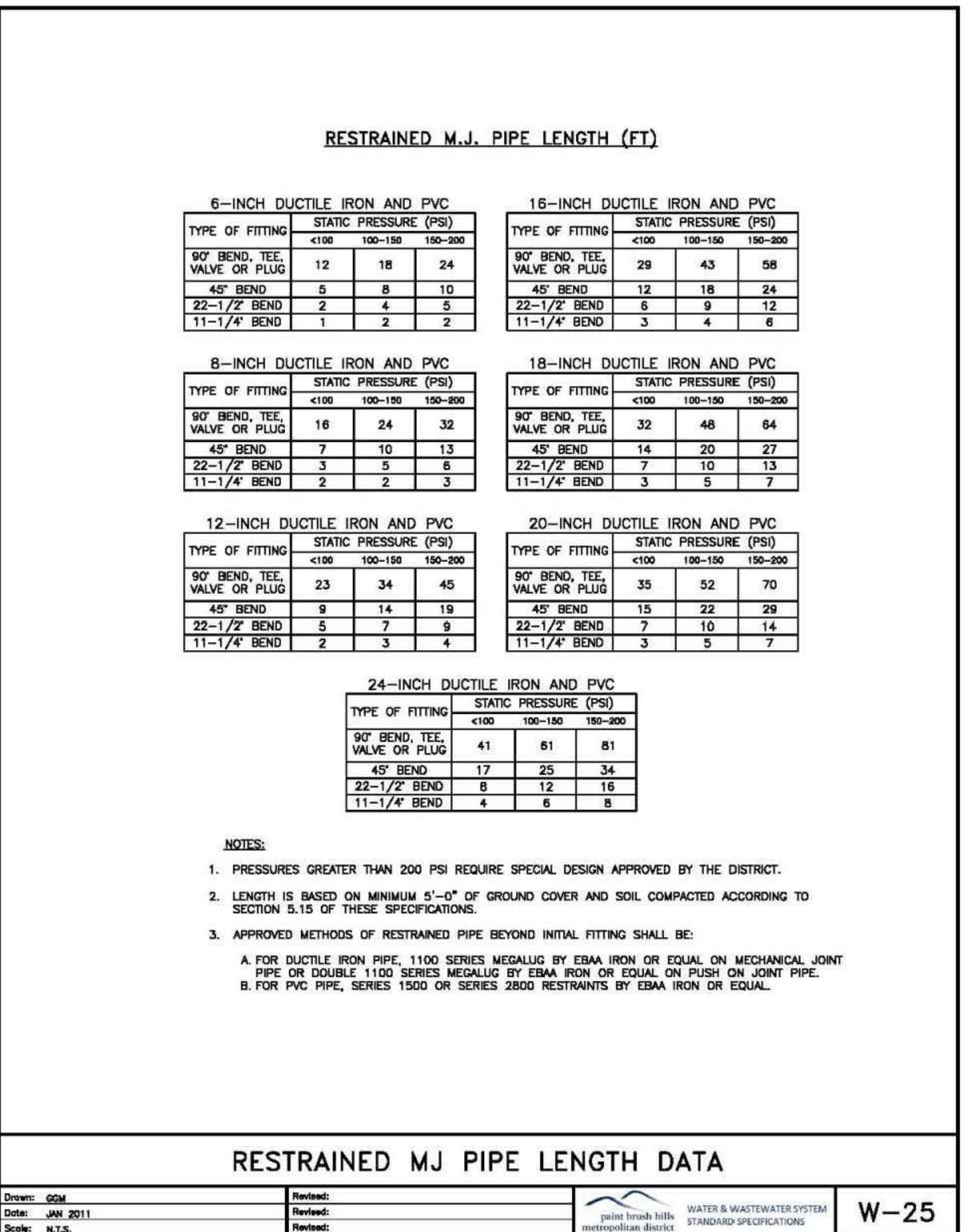
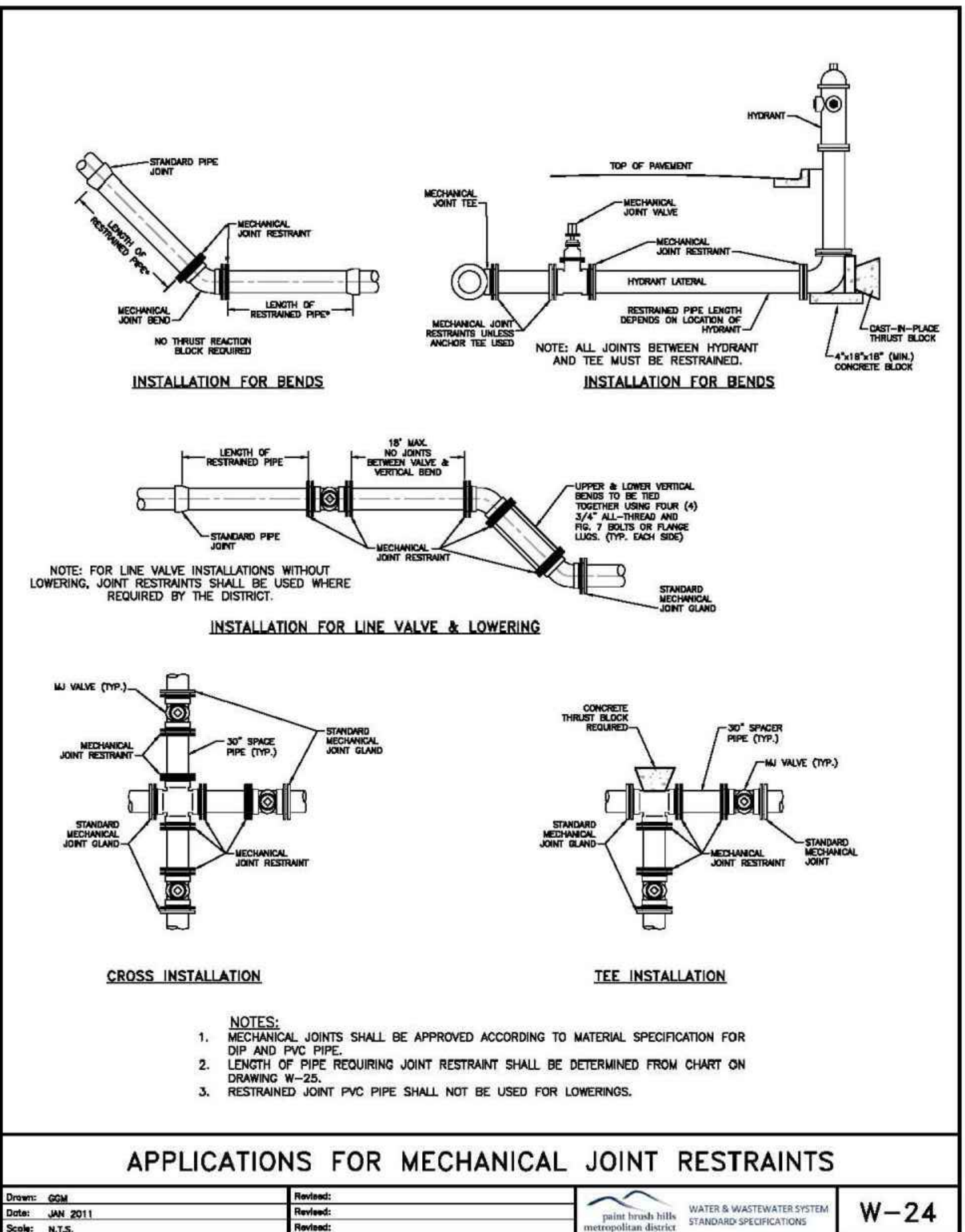
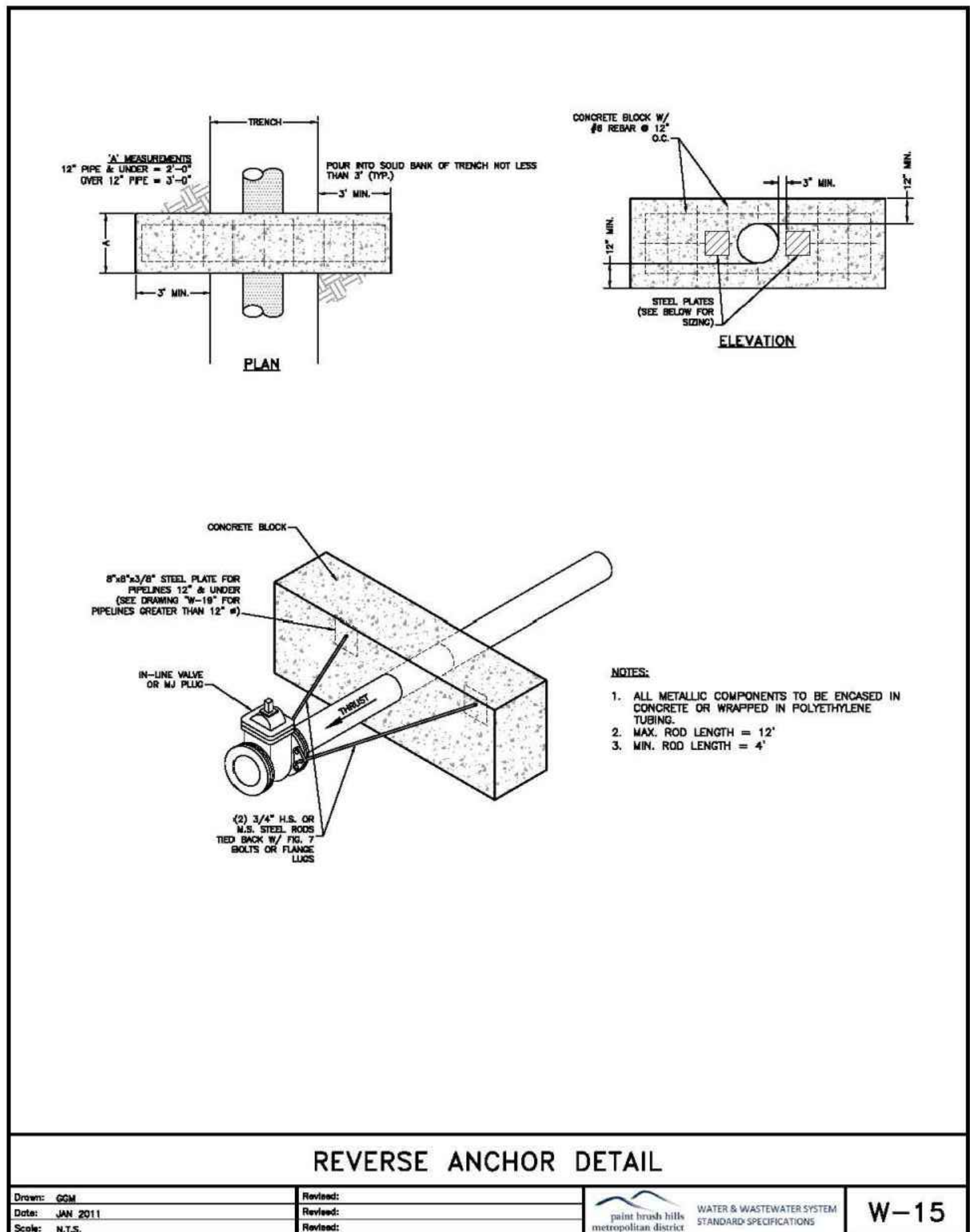
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

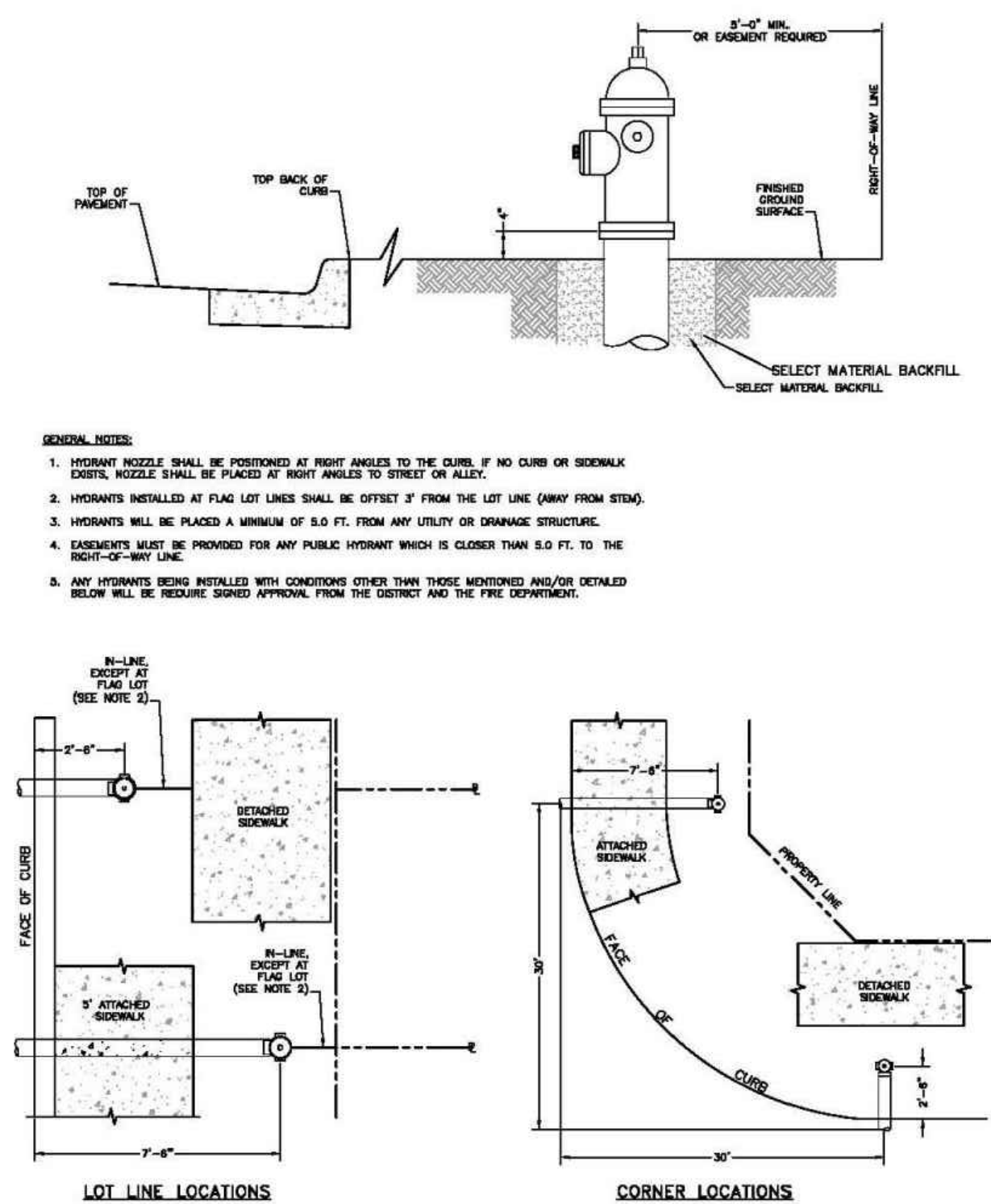
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS: NO. DATE: BY: DESCRIPTION:

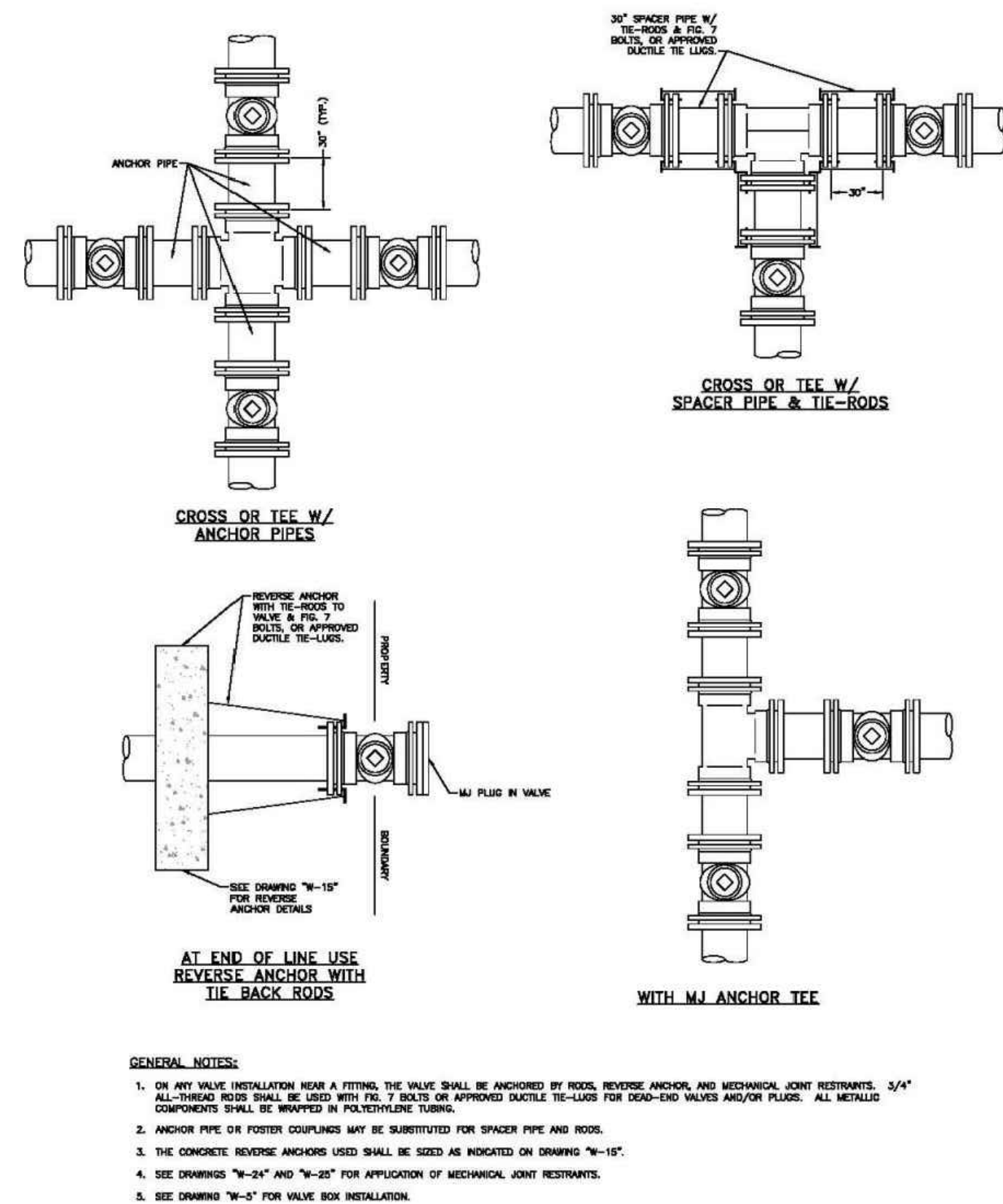
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CAUTION

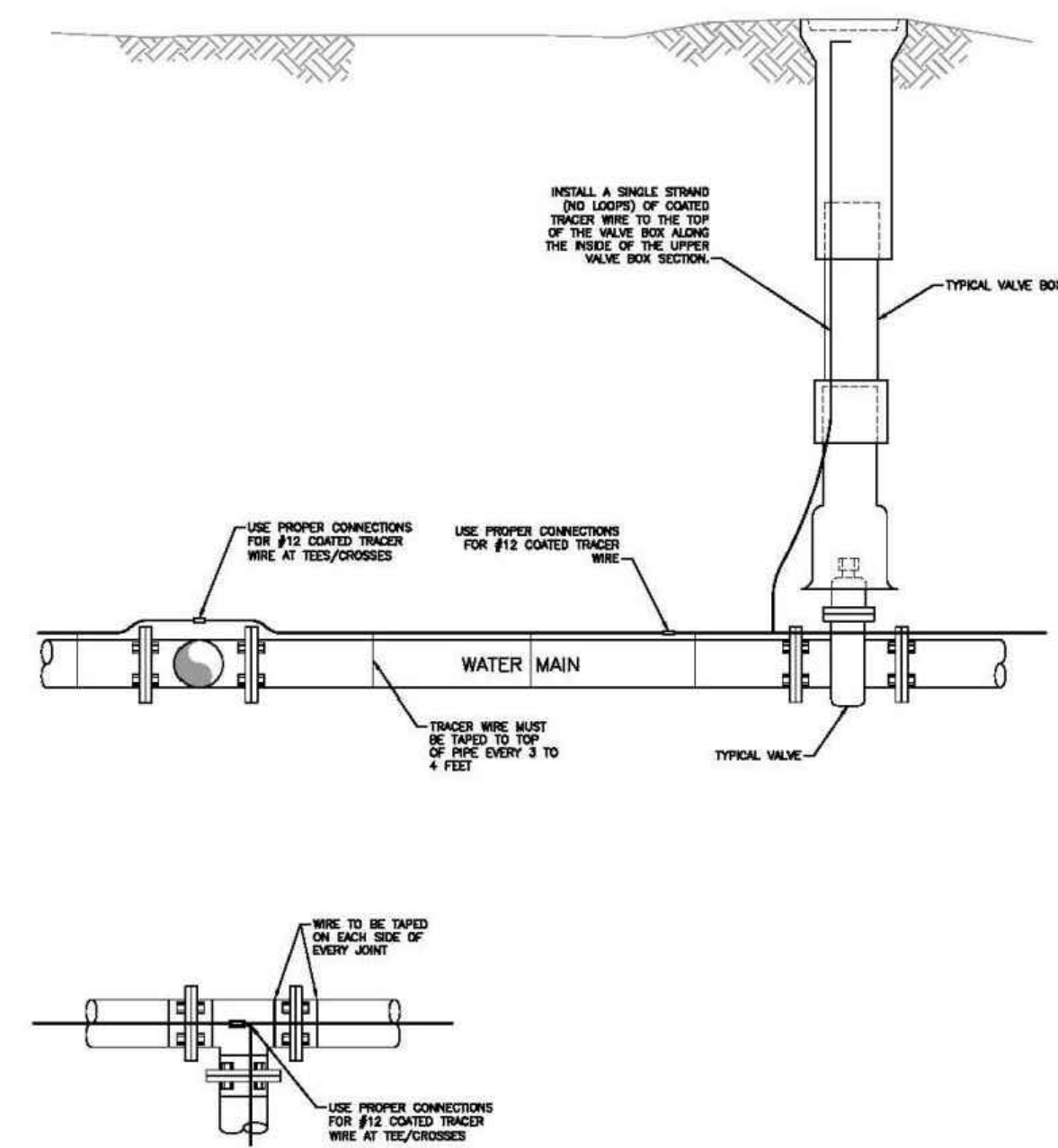




Drawn: GDM Date: JAN 2011 Scale: N.T.S.	Revised: _____ Revised: _____ Revised: _____	 WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-1
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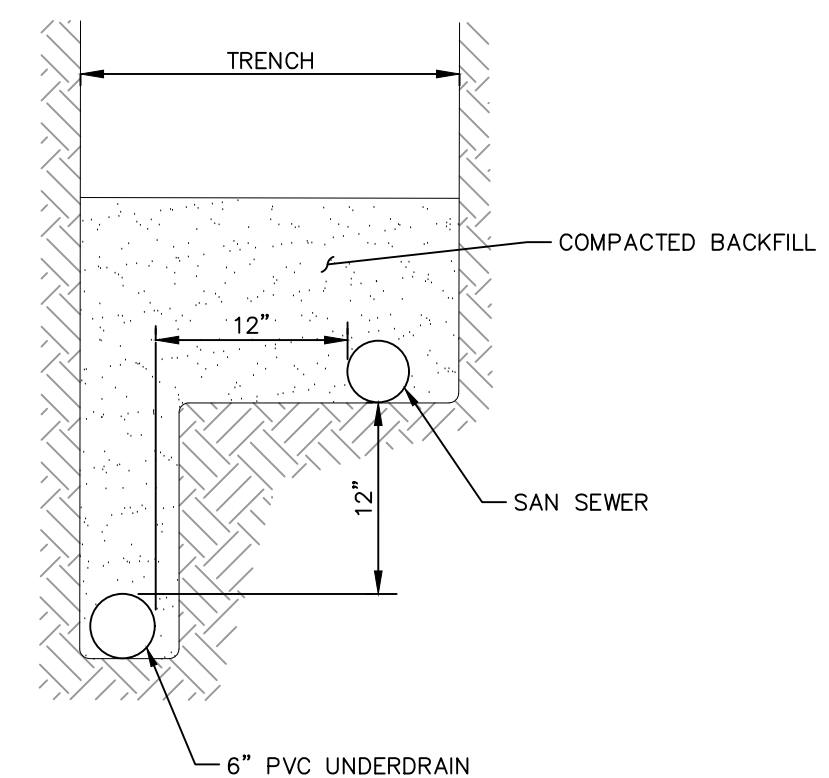
Drawn: GDM	Revised:	 WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-4
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		



Drawn: GDM	Revised:	 WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-9
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		

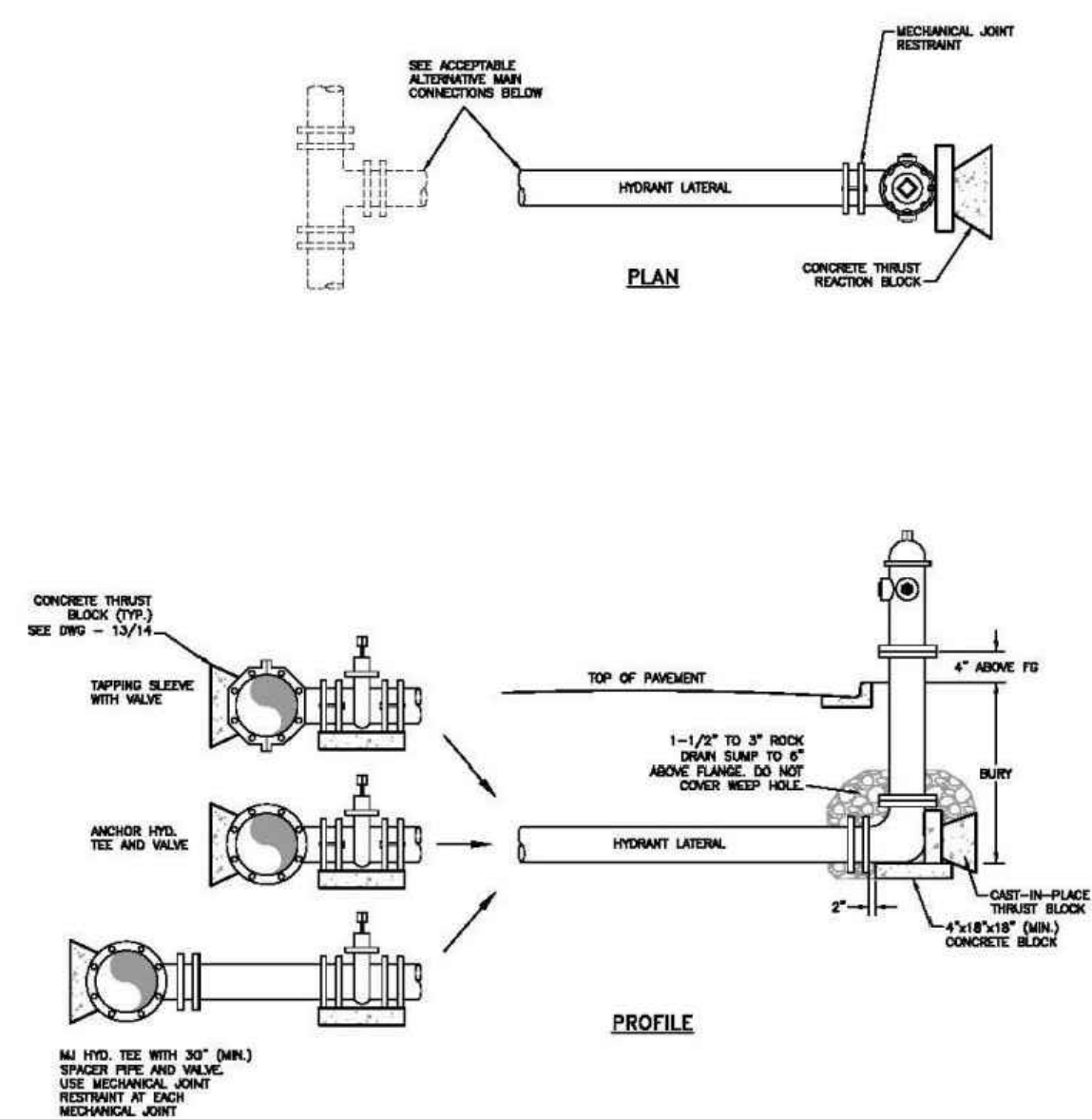
UNDERDRAIN NOTES:

1. UNDERDRAIN TO BE CONSTRUCTED WHERE INDICATED BY A DASHED LINE (-----), SEE SANITARY SEWER PLAN AND PROFILES.
2. REFER TO PAINT BRUSH HILLS METROPOLITAN DISTRICT RULES AND REGULATIONS, ARTICLE 5.18.

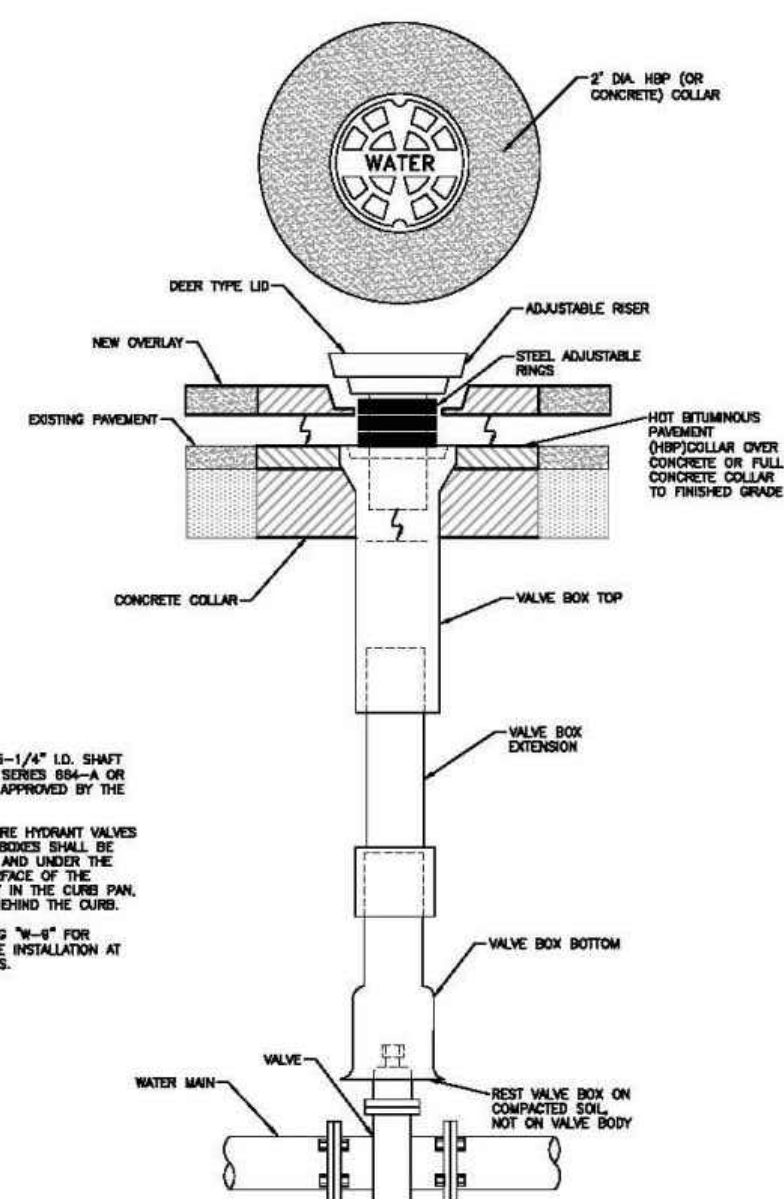


PASSIVE UNDERDRAIN DETAIL

NOT TO SCALE



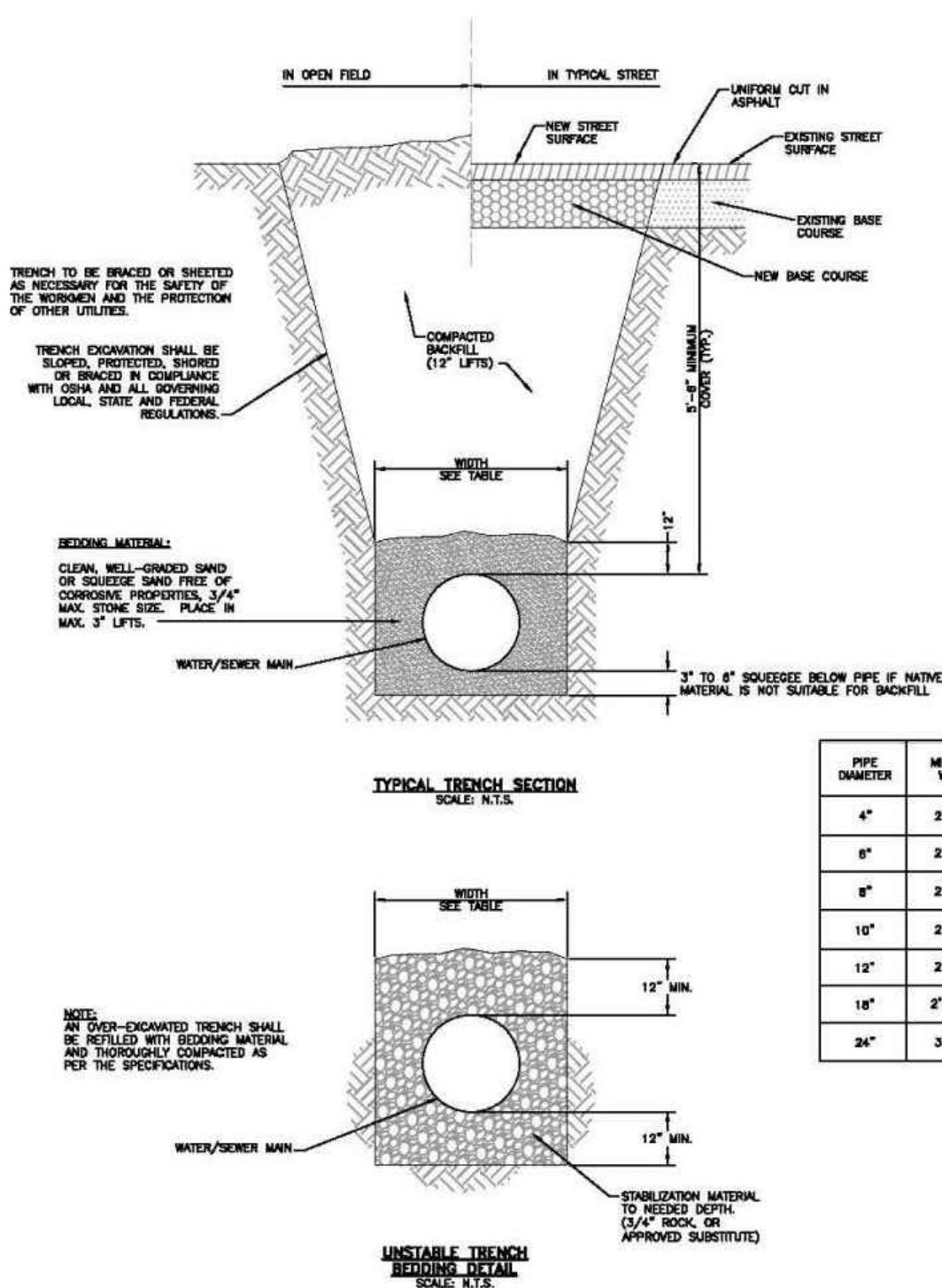
Drawn: GDM Date: JAN. 2011 Scale: N.T.S.	Revised: Revised: Revised:	 paint brush hills metropolitan district	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-2
--	----------------------------------	--	--	------------



- NOTES:**

-
1. SUB-TYPE 8-1/4" I.D. SHAFT TYLER PIPE SERIES 684-A OR EQUIVALENT APPROVED BY THE DISTRICT.
2. MAIN AND FREE HYDRANT VALVES AND VALVE BOXES SHALL BE LOCATED IN AND UNDER THE DRAINING SURFACE OF THE STREET, NOT IN THE CURB PAN, CURB, OR BEHIND THE CURB.
3. SEE DRAWING "W-6" FOR TRACER WIRE INSTALLATION AT VALVE BOXES.

Drawn: GDM	Revised:	 WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-5
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		



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

Drawn: GDM	Revised:	 WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-12
Date: JAN 2011	Revised:		
Scale: N.T.S.	Revised:		



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CAUTION

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

FALCON RESERVE FILING NO. 1

UTILITY DETAILS

PROJECT NO. 44-144A	SCALE:	DATE: 07-24-2026
---------------------	--------	------------------

DESIGNED BY:	GT	HORIZONTAL: N/A	SHEET 14 OF 14
DRAWN BY:	ST		
CHECKED BY:	GT		

UT04

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

