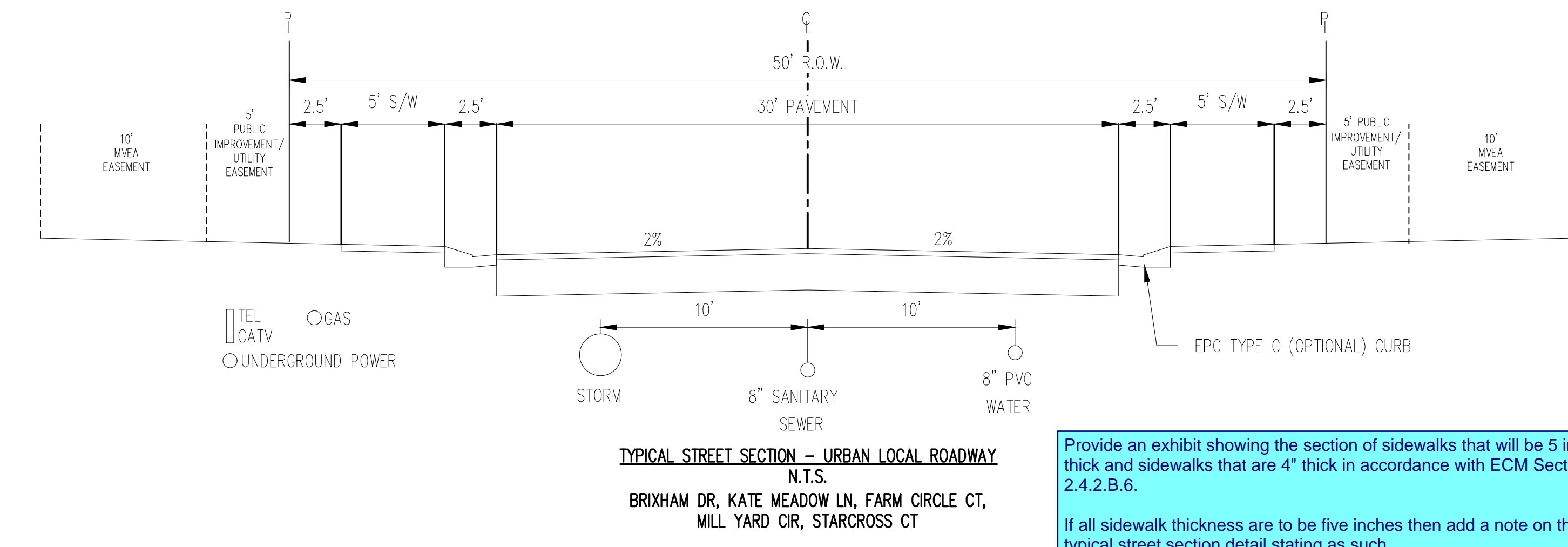


GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICTS ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE 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 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.
6. 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.
7. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
8. 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 GEO/TECHNICAL ENGINEER.
9. 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 AGENCY 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.
10. 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.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
13. 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.
14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
15. 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.
16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
17. 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.
18. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
19. 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 DETERMINED NECESSARY BY THE DISTRICT.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
 - A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION 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 PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO 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.
21. 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 TEST 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 TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
22. 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 CONTRACTORS COST.
23. 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.
24. ACCEPTANCE:
 - A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU 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).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. 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.
27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

30. 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 RAIN WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
 31. 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.
 32. 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
 33. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
 34. 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.
 35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
 36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, 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.
 37. WASTE WATER SYSTEM INSTALLATION NOTES:
 37. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR 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 IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
 38. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBER-NEK JOINT WRAP OR EQUIVALENT AND COATED.
 39. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL ET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, 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 FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
- THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.



Provide an exhibit showing the section of sidewalks that will be 5 inch thick and sidewalks that are 4' thick in accordance with ECM Section 2.4.2.B.6.

If all sidewalk thickness are to be five inches then add a note on the typical street section detail stating as such.

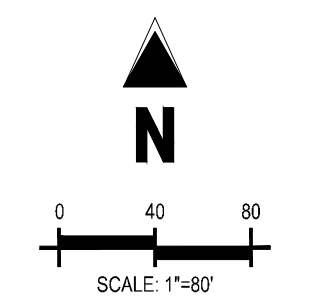
Include the County Standard Construction Notes, and Signage & Striping Notes. See attached.

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

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Project No: HRC02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

NOTES



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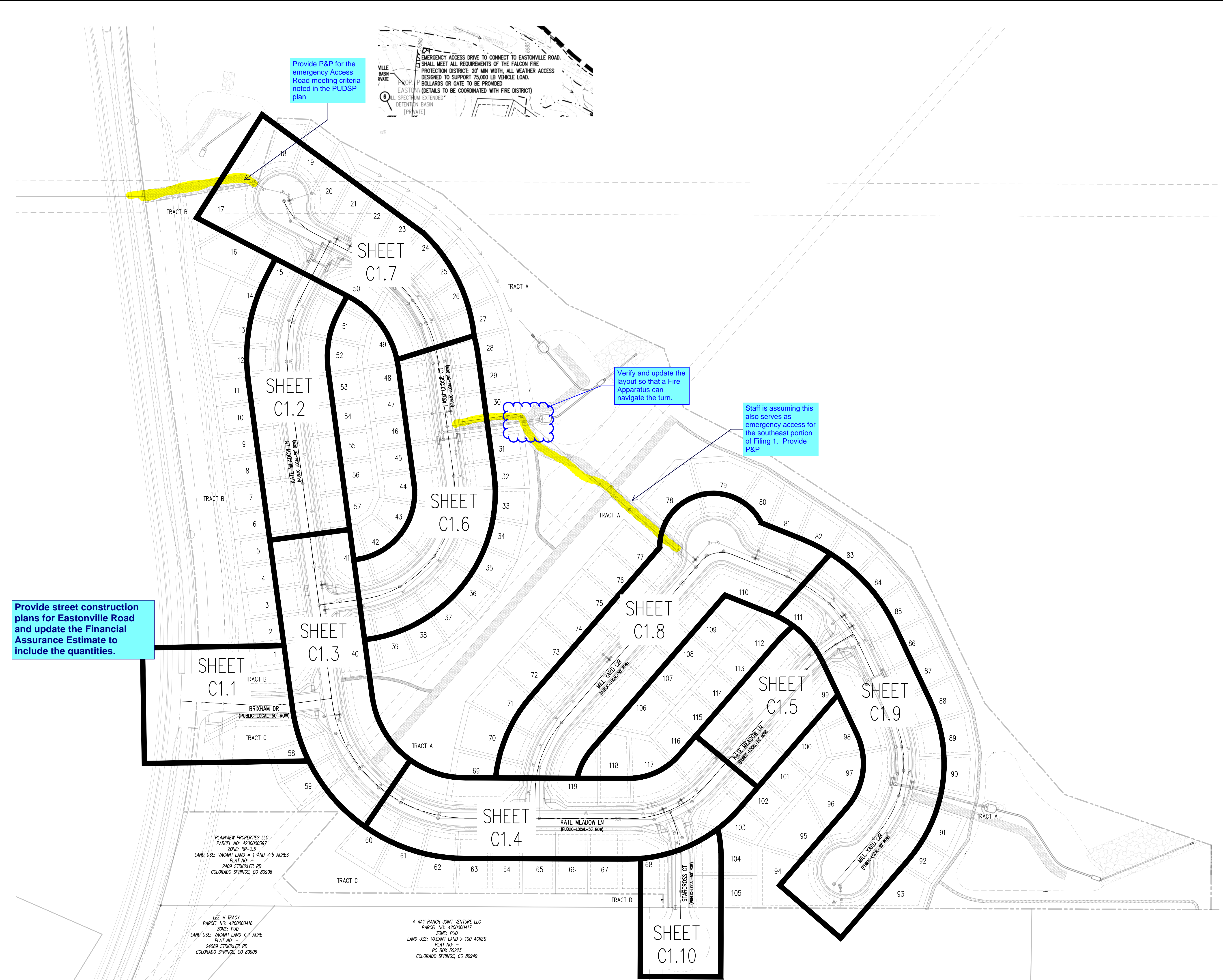
CONSTRUCTION DOCUMENTS
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| Project No: | HRG02 |
| Drawn By: | JDM |
| Checked By: | RGD |
| Date: | 10/14/2022 |

KEY MAP



Provide P&P for the emergency Access Road meeting criteria noted in the PUDSP plan

EMERGENCY ACCESS DRIVE TO CONNECT TO EASTONVILLE ROAD. SHALL MEET ALL REQUIREMENTS OF THE FALCON FIRE PROTECTION DISTRICT: 20' MIN WIDTH, ALL WEATHER ACCESS DESIGNED TO SUPPORT 75,000 LB VEHICLE LOAD. BOLLARDS OR GATE TO BE PROVIDED. EASTONVILLE (DETAILS TO BE COORDINATED WITH FIRE DISTRICT). SPECTRUM EXTENDED DETENTION BASIN (PRIVATE).

Verify and update the layout so that a Fire Apparatus can navigate the turn.

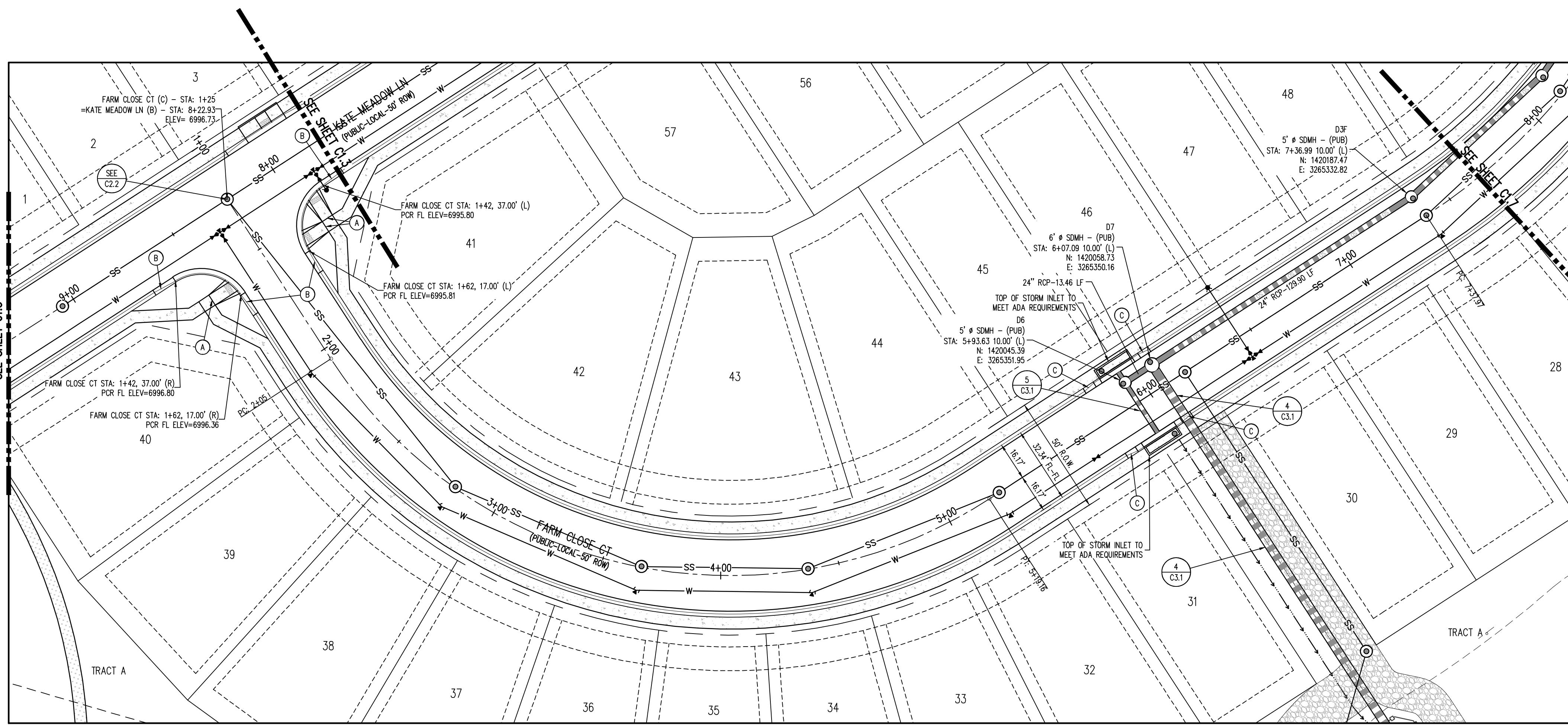
Staff is assuming this also serves as emergency access for the southeast portion of Filing 1. Provide P&P

Provide street construction plans for Eastonville Road and update the Financial Assurance Estimate to include the quantities.

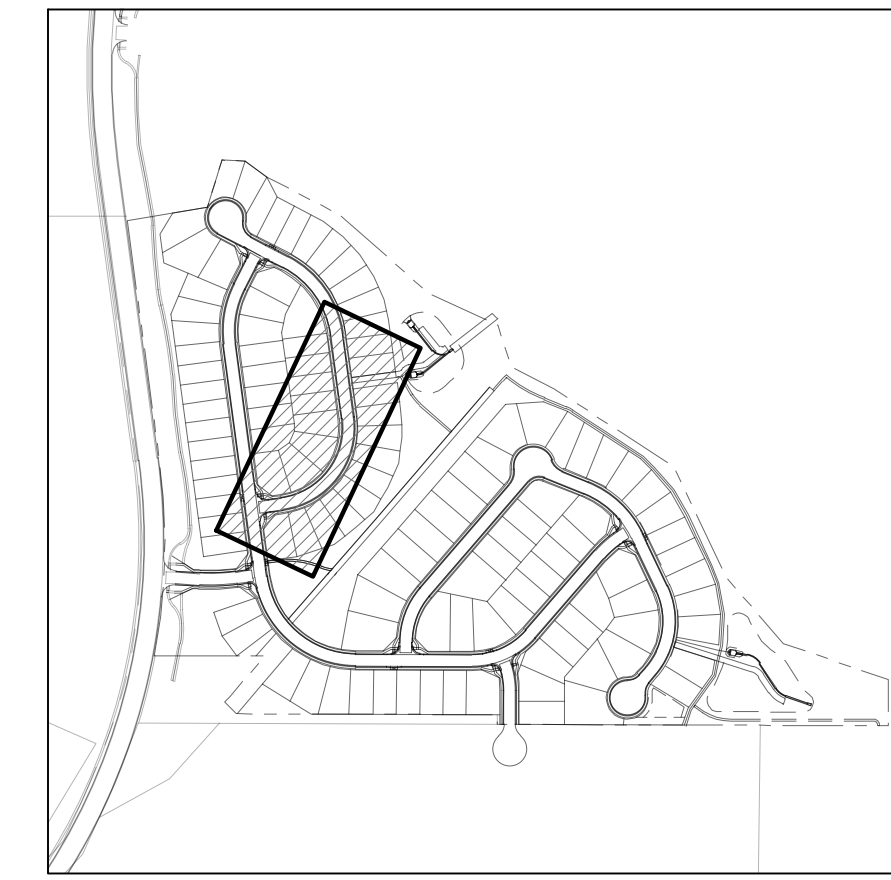
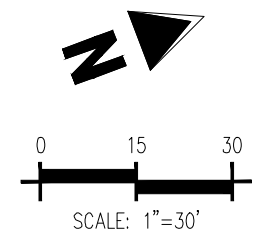
PLANVIEW PROPERTIES LLC
 PARCEL NO: 4200000397
 ZONE: RR-2.5
 LAND USE: VACANT LAND = 1 AND < 5 ACRES
 PLAT NO: 2409 STRICKLER RD
 COLORADO SPRINGS, CO 80906

LEE W TRACY
 PARCEL NO: 4200000416
 ZONE: PUD
 LAND USE: VACANT LAND < 1 ACRE
 PLAT NO: 24089 STRICKLER RD
 COLORADO SPRINGS, CO 80906

4 WAY RANCH JOINT VENTURE LLC
 PARCEL NO: 4200000417
 ZONE: PUD
 LAND USE: VACANT LAND > 100 ACRES
 PLAT NO: PD BOX 50223
 COLORADO SPRINGS, CO 80949



FARM CLOSE CT (C) - PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



KEYMAP
SCALE: 1"=500'

- SITE LEGEND**
- PROPERTY BOUNDARY LINE
 - - - ADJACENT PROPERTY BOUNDARY LINE
 - - - RIGHT OF WAY BOUNDARY LINE
 - - - SECTION LINE
 - - - EXISTING ADJACENT LOT LINE
 - - - PROPOSED LOT LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - - - ROAD CENTERLINE
 - - - PROPOSED RIDGE LINE
 - - - PROPOSED SWALE LINE
 - - - EXISTING SWALE LINE
 - - - FLOODPLAIN BOUNDARY
 - - - EXISTING FLOOD ZONE
 - - - EXISTING FLOOD ZONE SETBACK
 - - - PROPOSED CURB AND GUTTER
 - - - EXISTING CURB AND GUTTER
 - - - PROPOSED SIDEWALK
 - - - PROPOSED TRAIL
 - - - PROPOSED GRAVEL PER EGM TABLE D-7
 - - - RIPRAP OUTFALL PADS
 - - - EXISTING SIGN
 - - - PROPOSED SIGN
 - - - PROPOSED CONCRETE
 - - - EXISTING CONCRETE

- NOTES**
- ALIGNMENT AND PROFILES ARE IN RELATION TO THE CENTERLINE OF ROADWAY. THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE.
 - STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT ROADWAY CENTER LINE.
 - ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS.
 - SEE GRADING PLAN FOR ALL GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE CLASS III RCP.
 - ALL STORM SEWER MANHOLES SHALL BE TYPE '1' UNLESS OTHERWISE NOTED.
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD.2-40 & SD.2-41)
 - (B) PROPOSED 10' CURB TRANSITION
 - (C) PROPOSED 5' CURB TRANSITION
 - (D) PROPOSED 6" CONCRETE CROSS PAN, SEE DETAIL (EPC SD.2-26)

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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

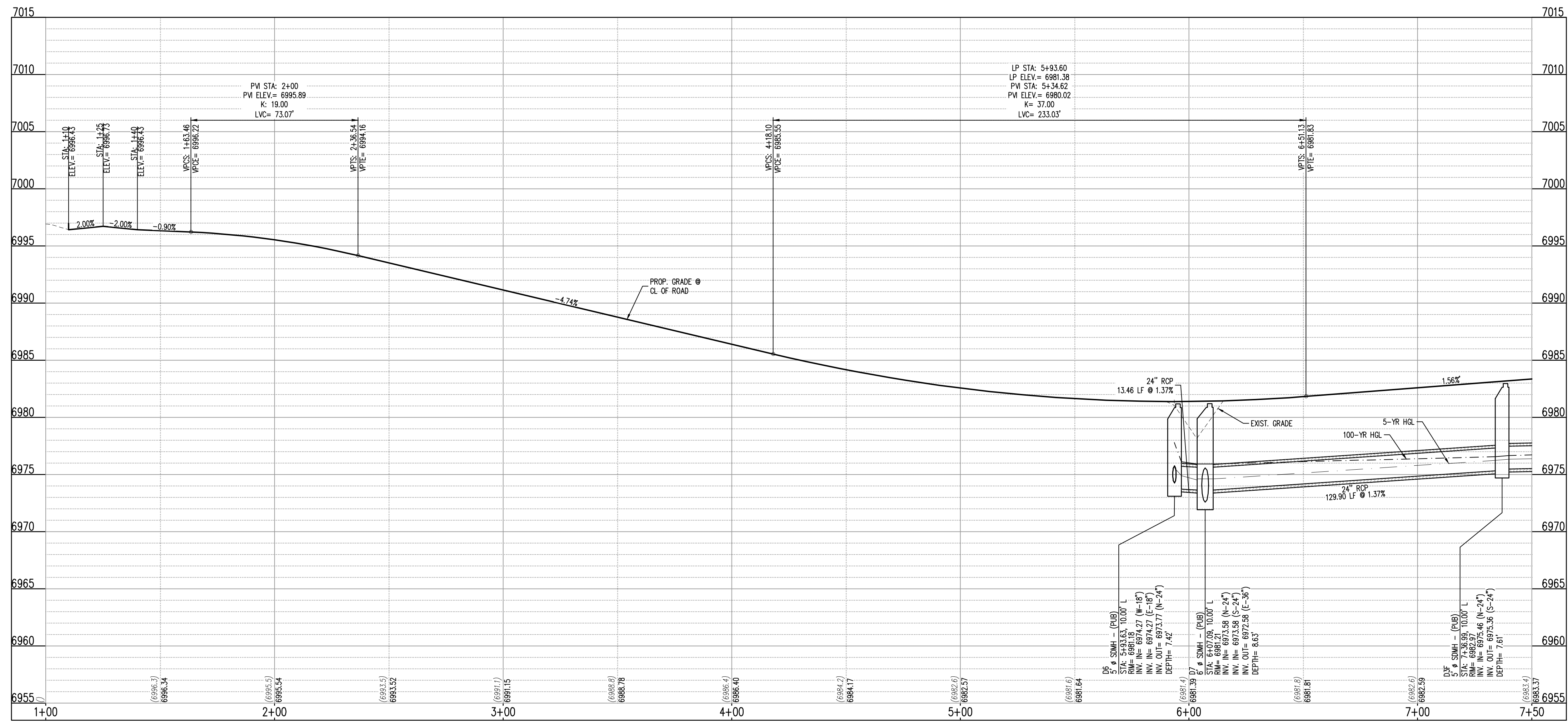
SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PISONG LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

BENCHMARK
NGS BENCHMARK F 24
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.
NAVD88 ELEVATION = 6866.33

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



FARM CLOSE CT (C) (STA: 1+00 - 7+50)
SCALE: HORIZONTAL 1"=30', VERTICAL 1"=6'

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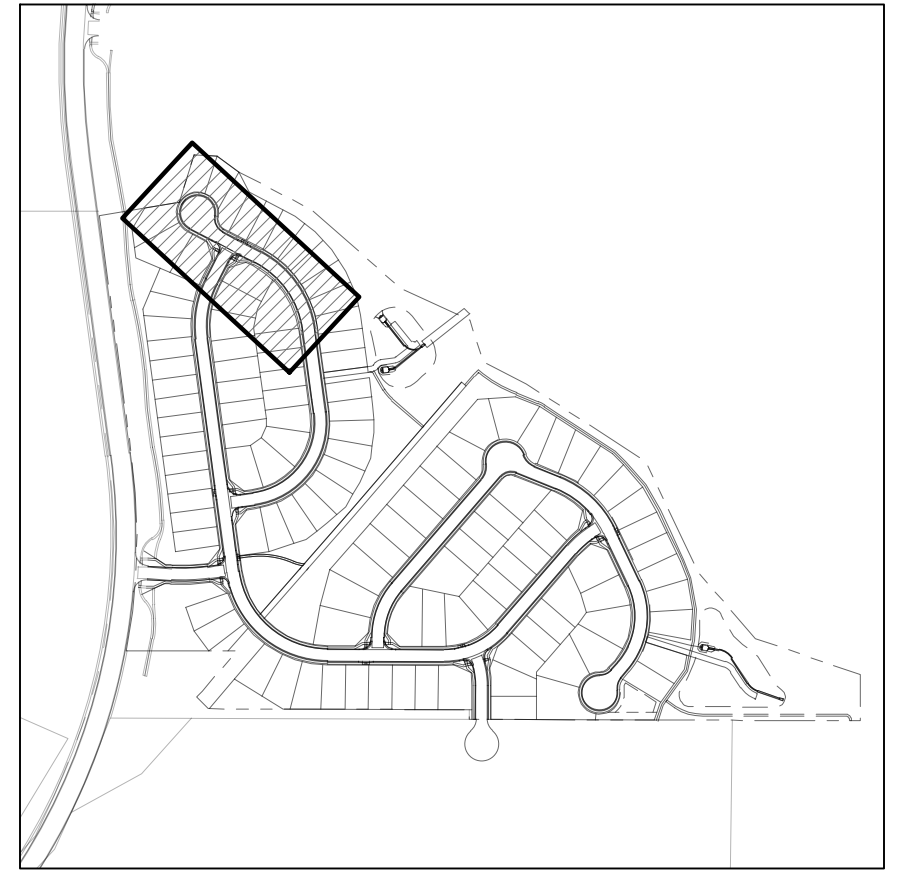
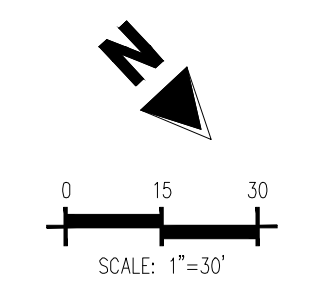
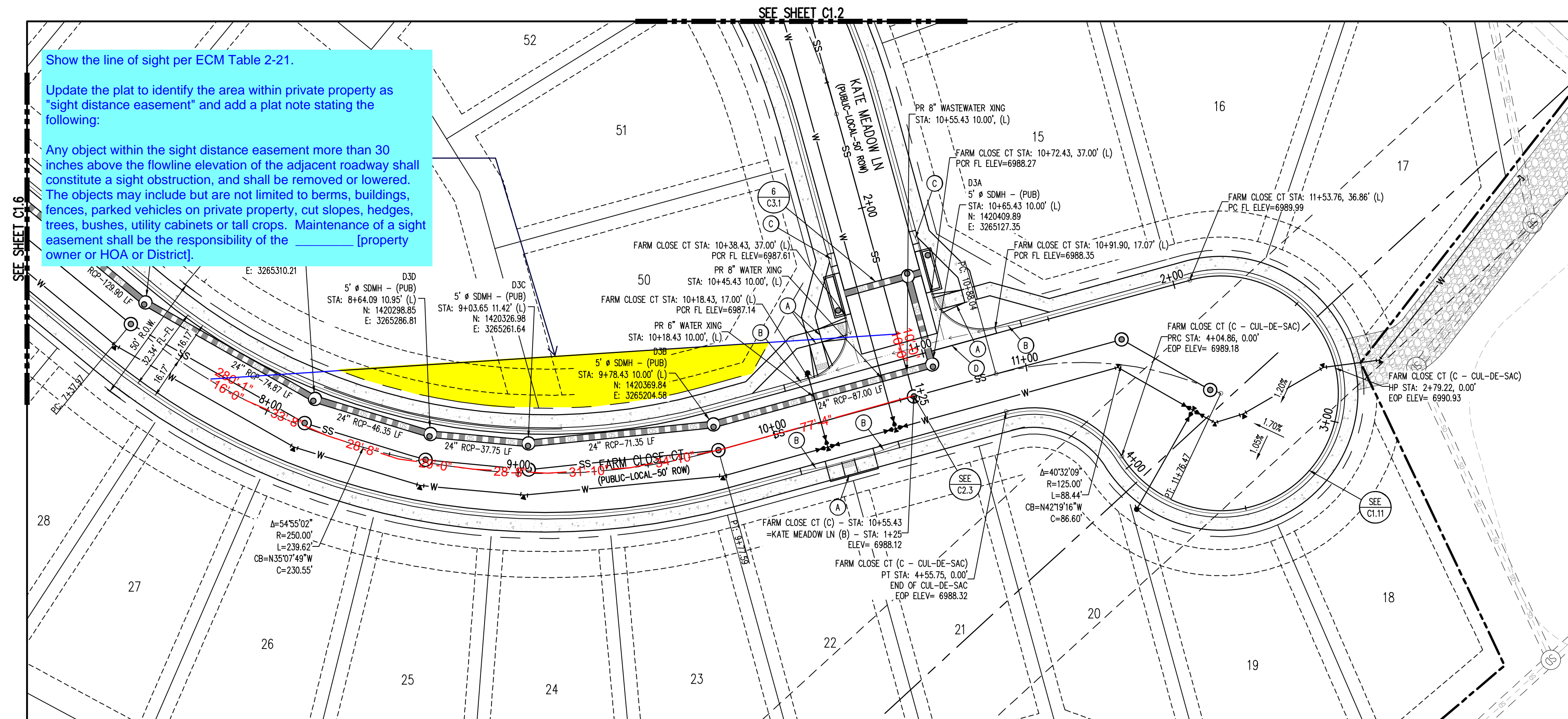
Project No: HRC02
 Drawn By: JDM
 Checked By: RGD
 Date: 10/14/2022

ROADWAY P&P

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Project No: HRG02
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ROADWAY P&P



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

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NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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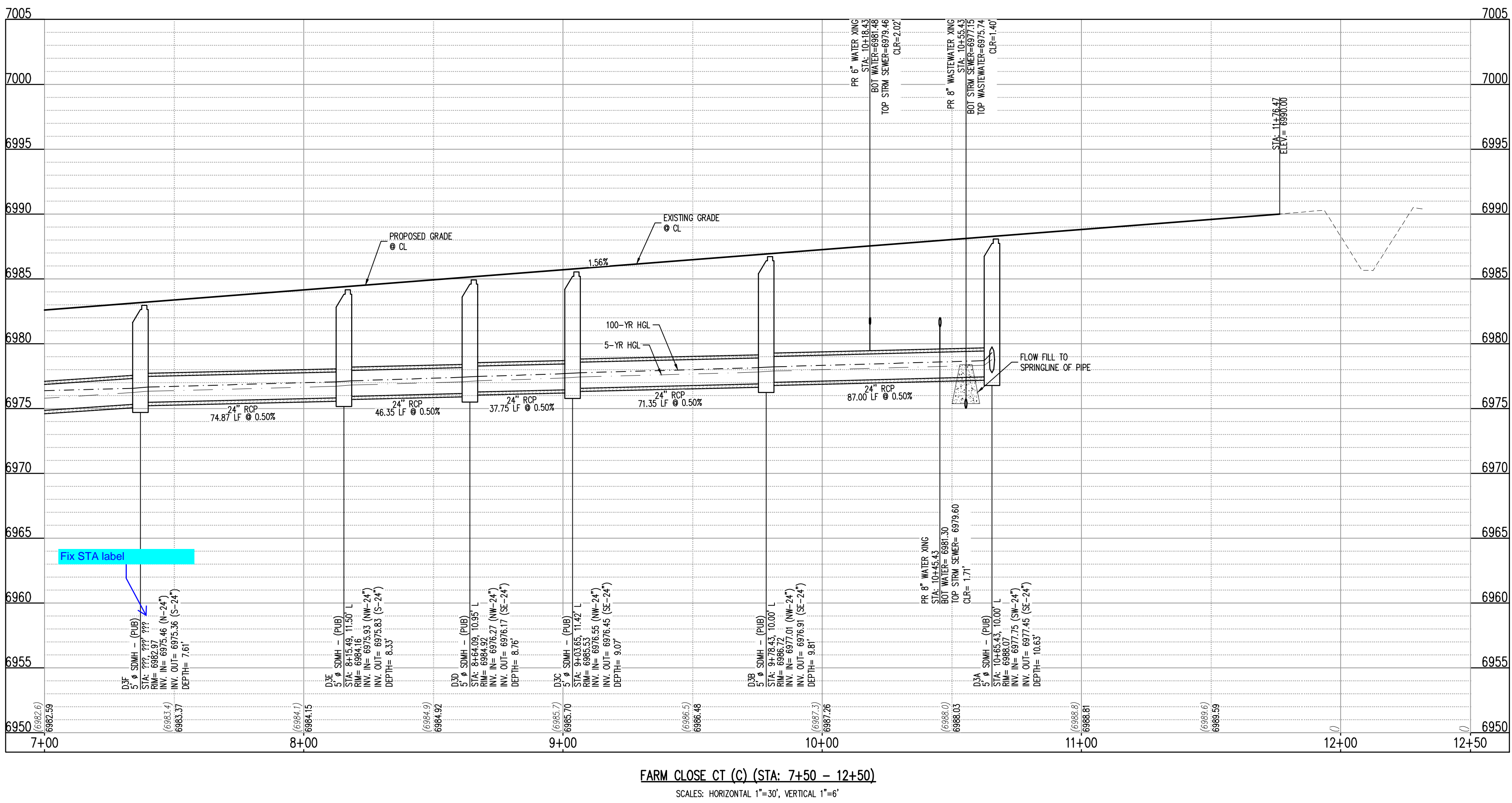
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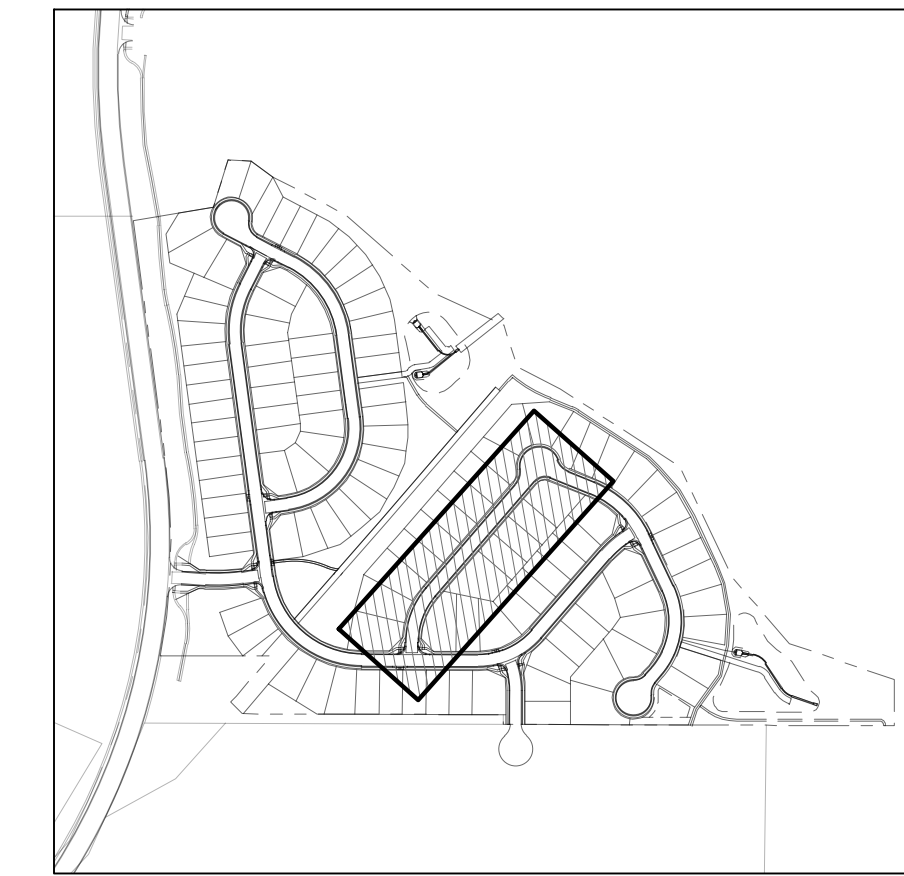
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BENCHMARK
 NGS BENCHMARK F 24
 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHAGALO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.
 NAVD88 ELEVATION = 6866.33

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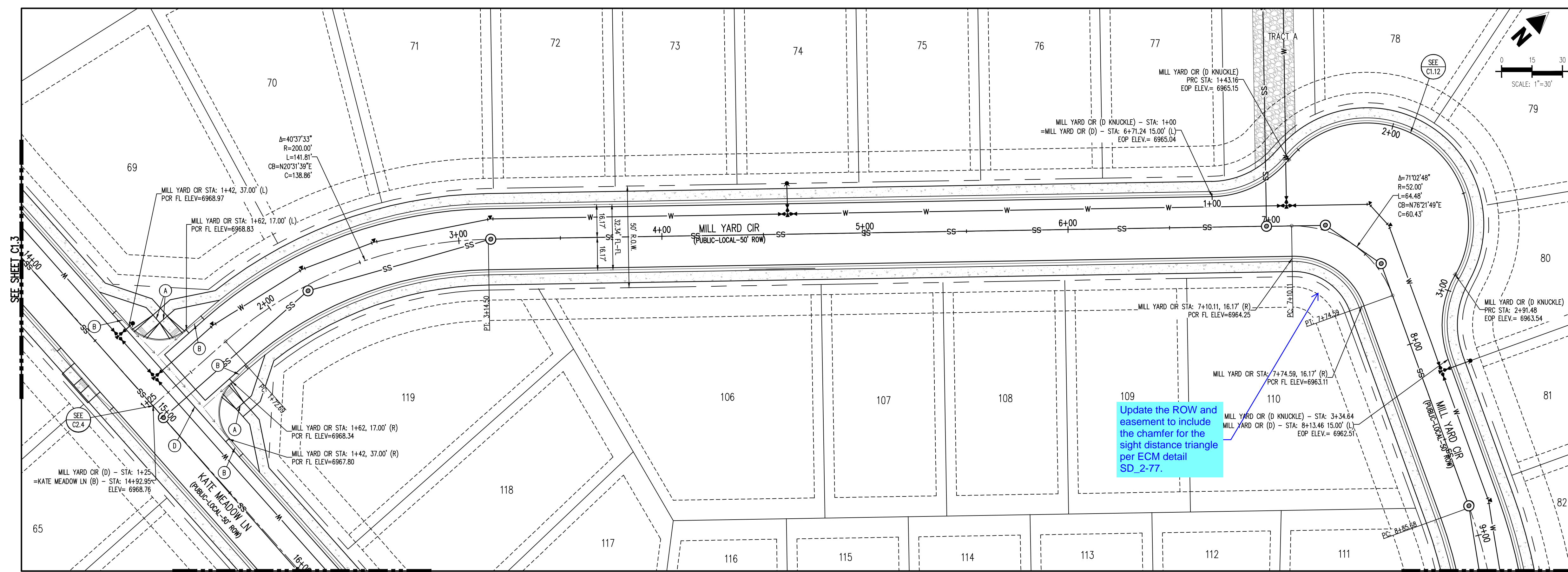




KEYMAP
SCALE: 1"=500'

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D.R. HORTON
America's Builder



Update the ROW and easement to include the chamfer for the sight distance triangle per ECM detail SD_2-77.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER ECM TABLE D-7
- RRIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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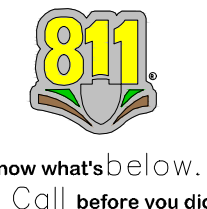
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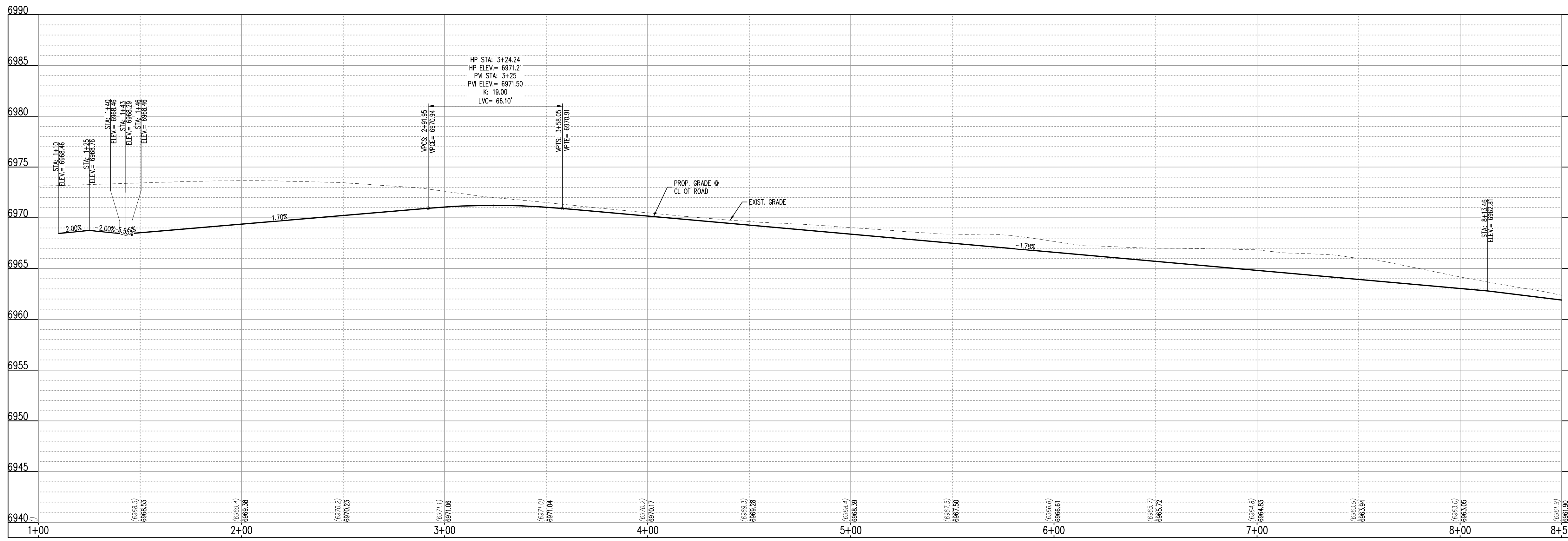
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MILL YARD CIR (D) - PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



MILL YARD CIR (D) (STA: 1+00 - 8+50)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

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Project No: HRCG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022
ROADWAY P&P

C1.8
Sheet 13 of 29

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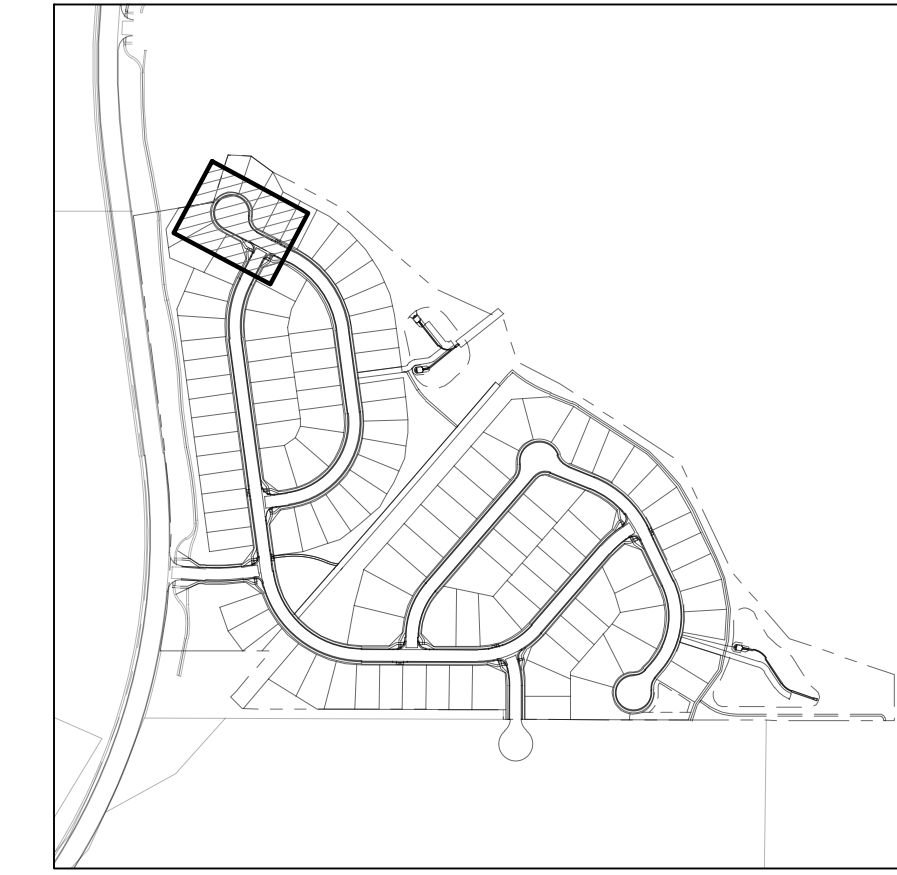
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| Project No: | HRG02 |
| Drawn By: | JDM |
| Checked By: | RGD |
| Date: | 10/14/2022 |

ROADWAY P&P

C1.11
 Sheet 16 of 29



KEYMAP
 SCALE: 1"=500'

SITE LEGEND

| | |
|----------|-----------------------------------|
| [Symbol] | PROPERTY BOUNDARY LINE |
| [Symbol] | ADJACENT PROPERTY BOUNDARY LINE |
| [Symbol] | RIGHT OF WAY BOUNDARY LINE |
| [Symbol] | SECTION LINE |
| [Symbol] | EXISTING ADJACENT LOT LINE |
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| [Symbol] | PROPOSED RIDGE LINE |
| [Symbol] | PROPOSED SWALE LINE |
| [Symbol] | EXISTING SWALE LINE |
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| [Symbol] | EXISTING FLOOD ZONE |
| [Symbol] | EXISTING FLOOD ZONE SETBACK |
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| [Symbol] | EXISTING CURB AND GUTTER |
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| [Symbol] | PROPOSED TRAIL |
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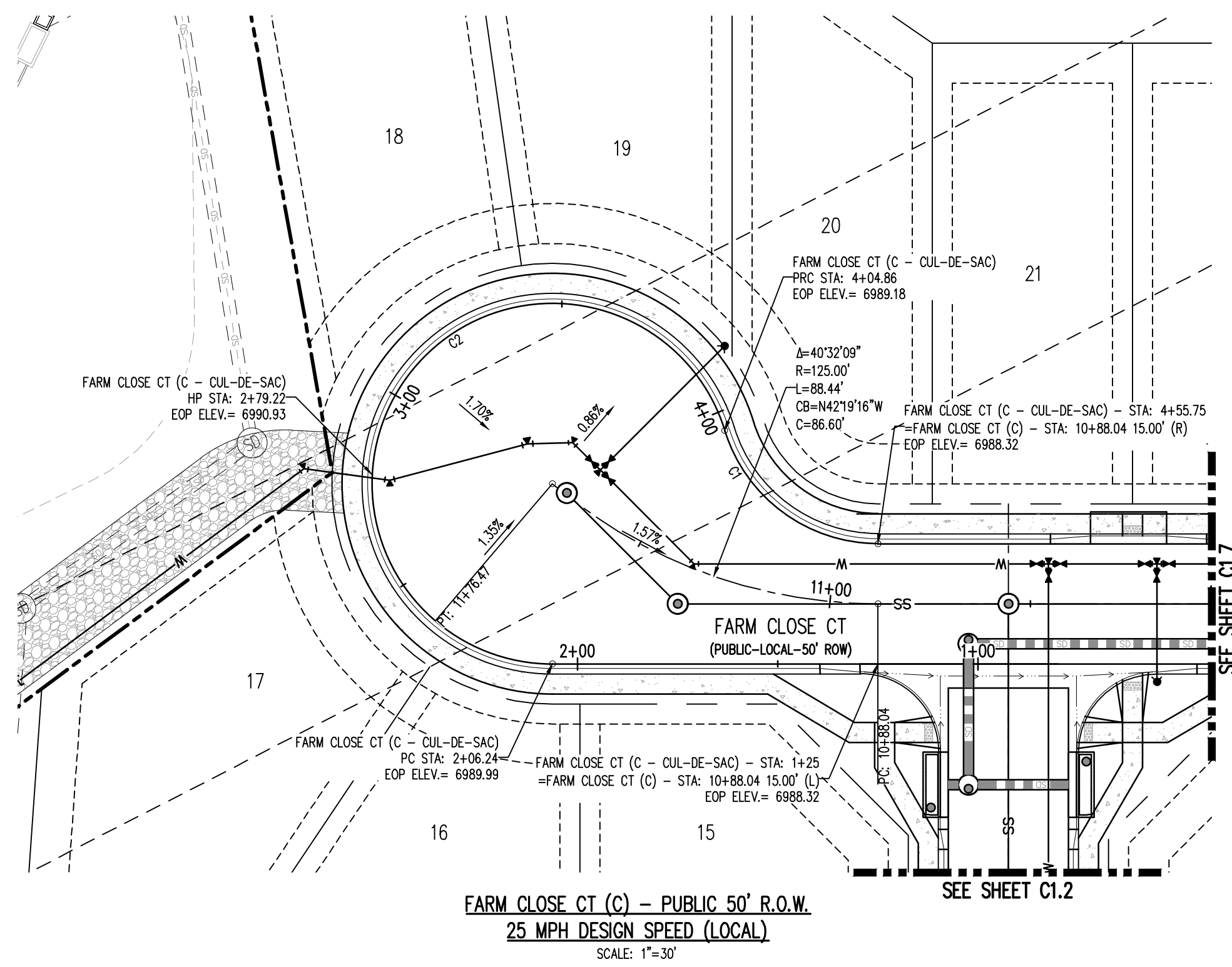
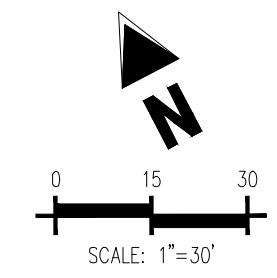
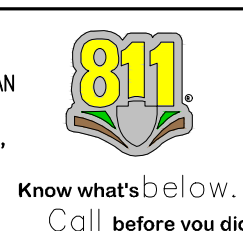
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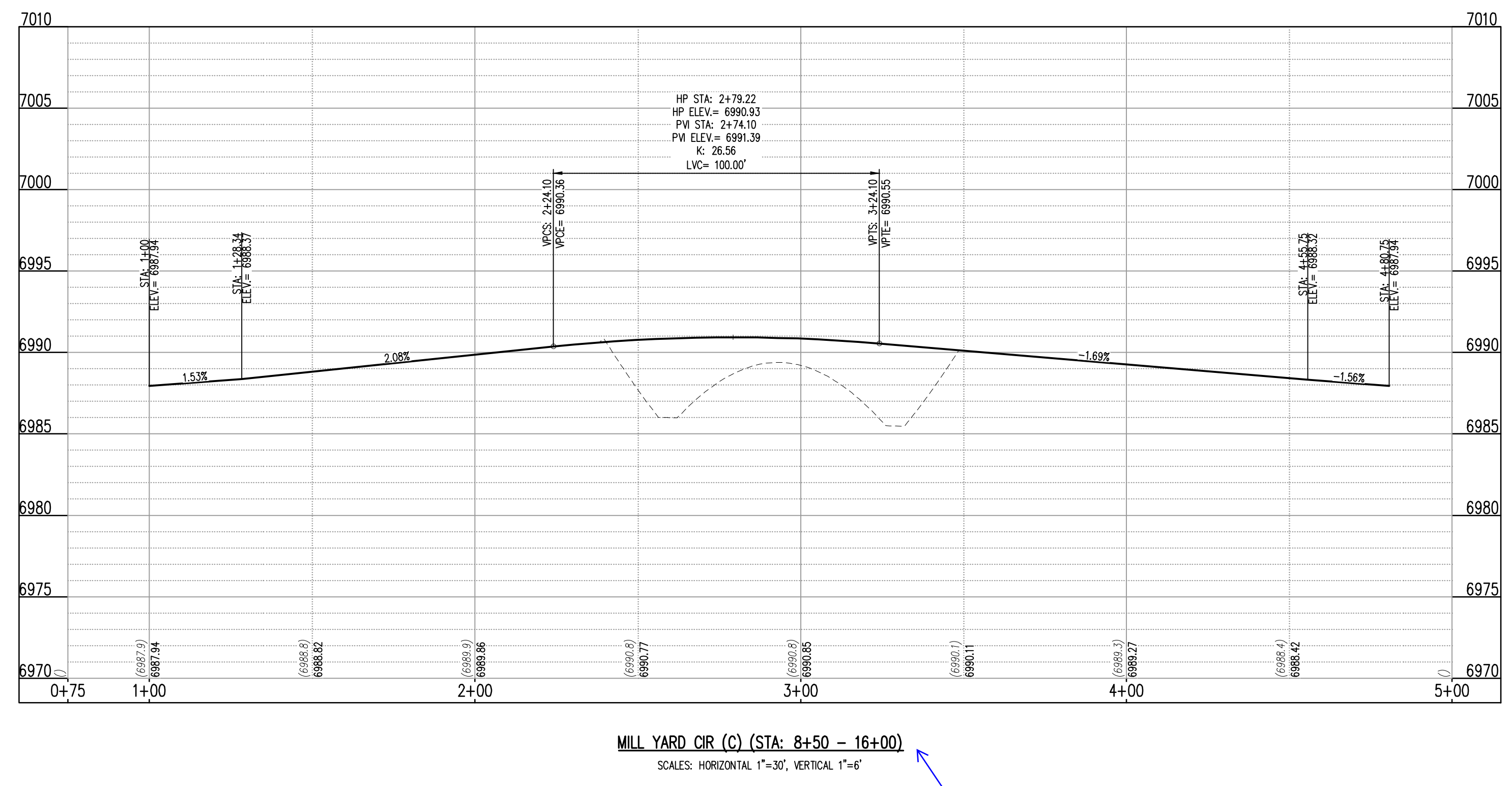
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EDGE OF PAVEMENT CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C1 | 72°3'43" | 50.89 | 40.00 | S28°06'29"E | 47.53 |
| C2 | 252°3'43" | 198.62 | 45.00 | N63°51'31"E | 72.40 |

NOTE: ALIGNMENT AND PROFILE IS ALONG EDGE OF PAVEMENT



Label does not match STA shown

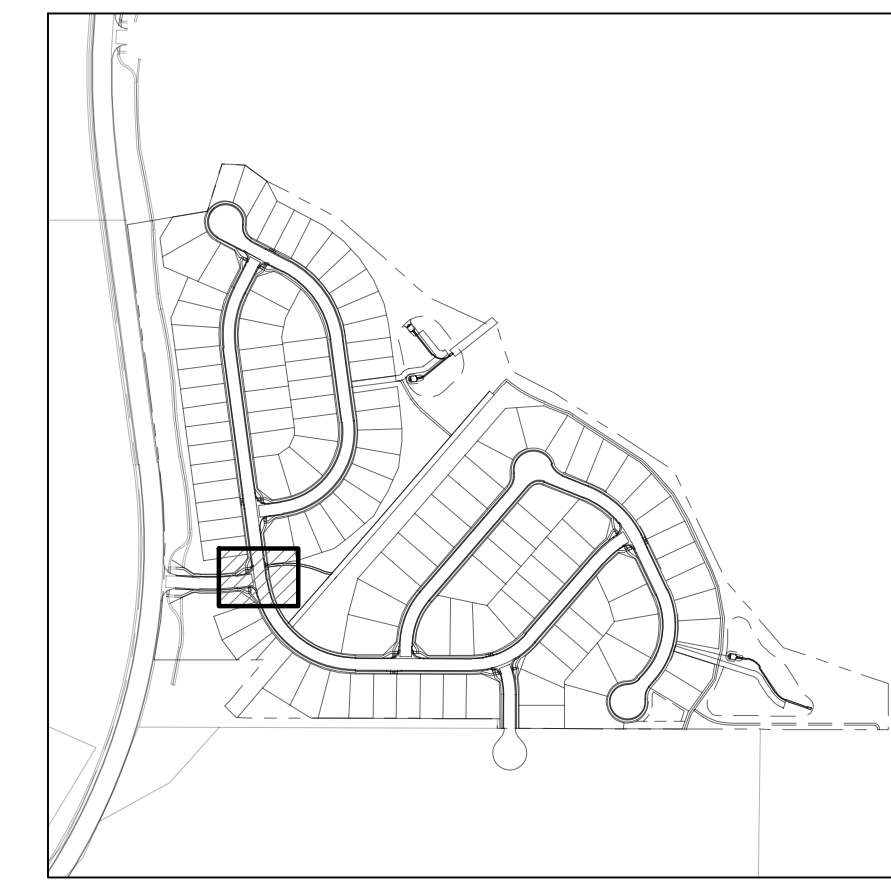
11/16/2022 10:58 AM C:\Users\jordan\OneDrive - Galloway\Documents\1155 Kelly Johnson Blvd - Grandview Reserve\1155 Kelly Johnson Blvd - Grandview Reserve\1155 Kelly Johnson Blvd - Grandview Reserve\1155 Kelly Johnson Blvd - Grandview Reserve\1155 Kelly Johnson Blvd - Grandview Reserve\C1.11.dwg (P)

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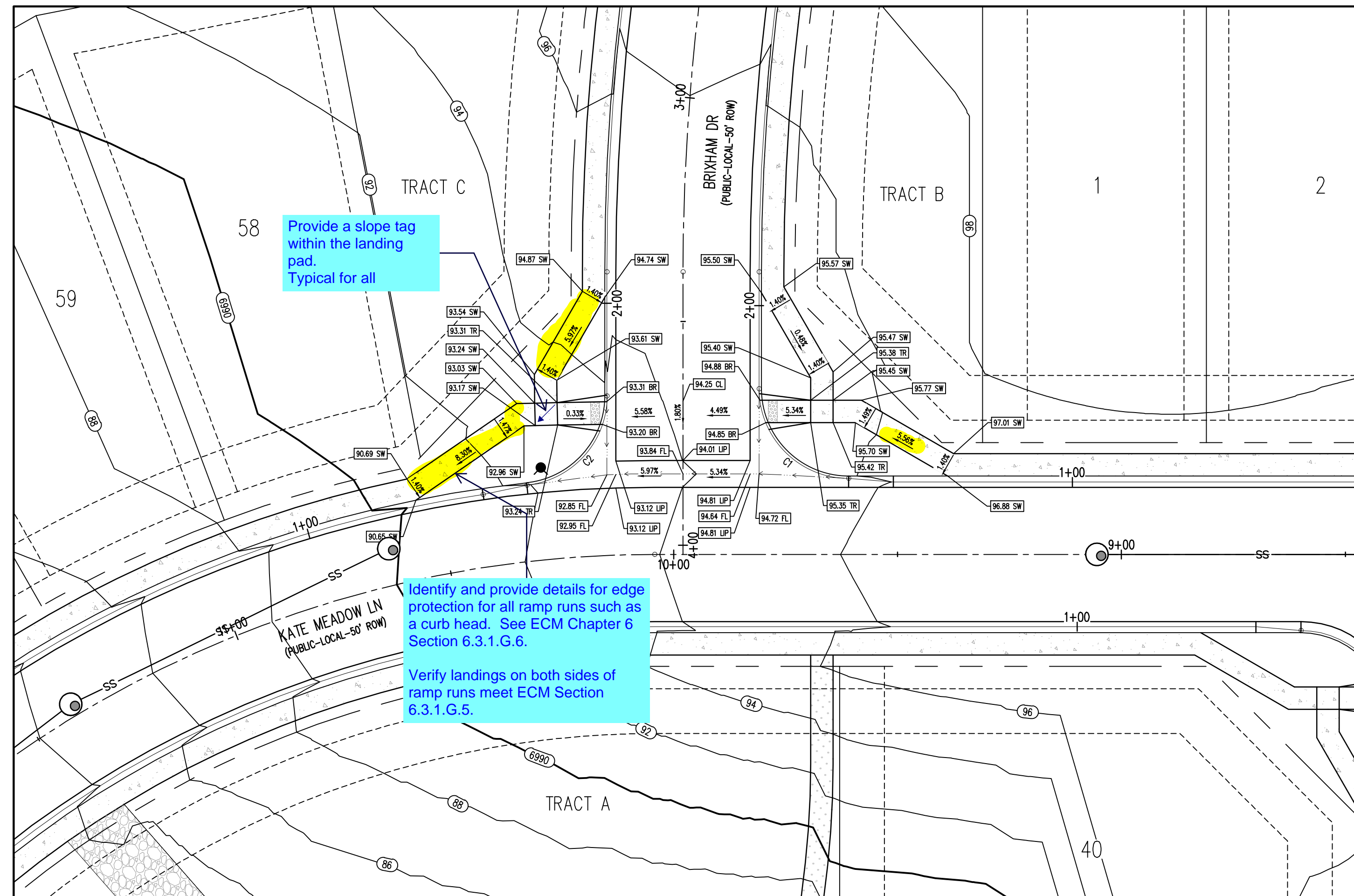
EASTONVILLE RD & REX RD
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KEYMAP
 SCALE: 1"=500'

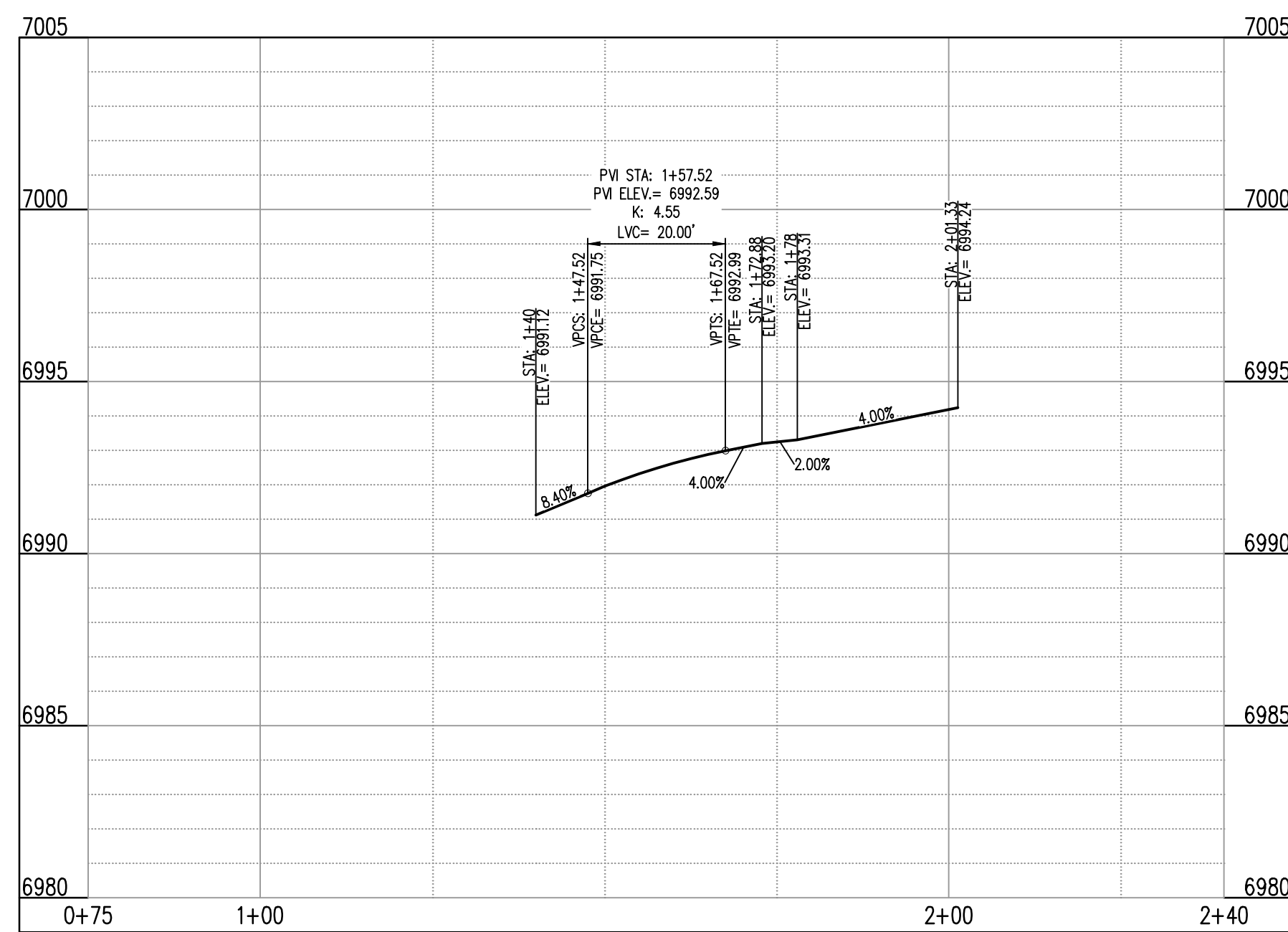
DETAIL GRADING LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- - - RIGHT OF WAY BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- - - ROAD CENTERLINE
- - - PROPOSED SWALE FLOWLINE
- - - PROPOSED CURB AND GUTTER
- - - PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 2.00% PROPOSED SLOPE - PERCENT
- 4:1 PROPOSED SLOPE - RISE/RUN
- 89.00 HP PROPOSED SPOT ELEVATION - HIGH POINT
- 89.00 LP PROPOSED SPOT ELEVATION - LOW POINT
- 89.00 TR PROPOSED SPOT ELEVATION - TOP OF RAMP
- 89.00 BR PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
- 89.00 BR PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
- 89.00 FL PROPOSED SPOT ELEVATION - FLOW LINE
- 89.00 CL PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE
- 89.00 TBC PROPOSED SPOT ELEVATION - TOP BACK OF CURB
- 89.00 LP PROPOSED SPOT ELEVATION - LIP OF GUTTER
- 89.00 FG PROPOSED SPOT ELEVATION - FINISHED GRADE
- 89.00 SW PROPOSED SPOT ELEVATION - SIDEWALK
- 89.00 EOC PROPOSED SPOT ELEVATION - EDGE OF CONCRETE
- 89.00 EOA PROPOSED SPOT ELEVATION - EDGE OF ASPHALT

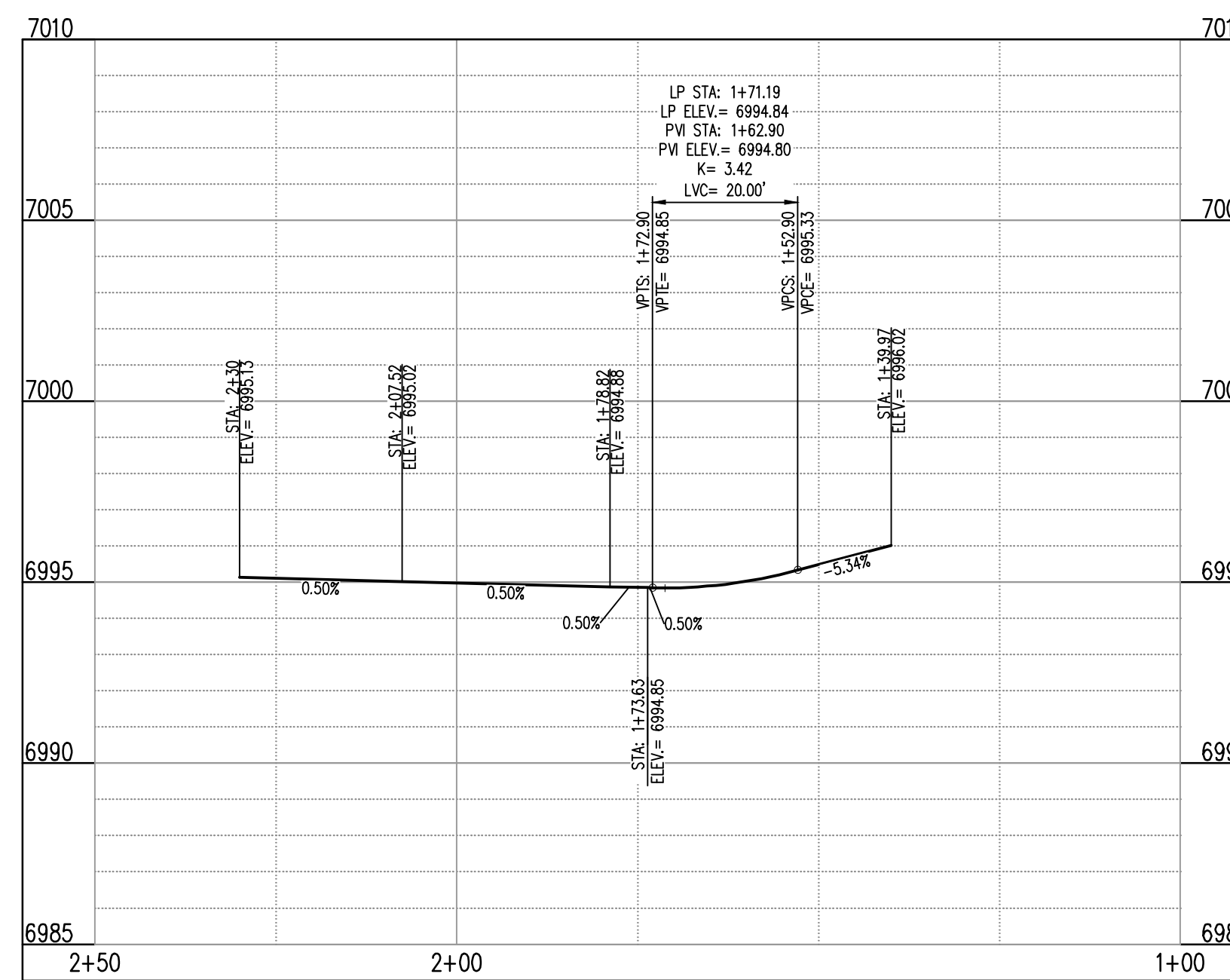


**BRIXHAM DR (A) & KATE MEADOW LN (B) - PUBLIC 50' R.O.W.
 25 MPH DESIGN SPEED (LOCAL)**
 SCALE: 1"=20'

| FLOW LINE CURVE SEGMENT TABLE | | | | | |
|-------------------------------|-----------|-------------|-------------|---------------|-------------------|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C1 | 90°00'00" | 31.42 | 20.00 | S37°19'41"W | 28.28 |
| C2 | 83°52'07" | 28.28 | 20.00 | N55°44'14"W | 26.73 |



ST-A & ST-B (LT) (STA: 0+75 - 2+40)
 SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-A & ST-B (RT) (STA: 1+00 - 2+50)
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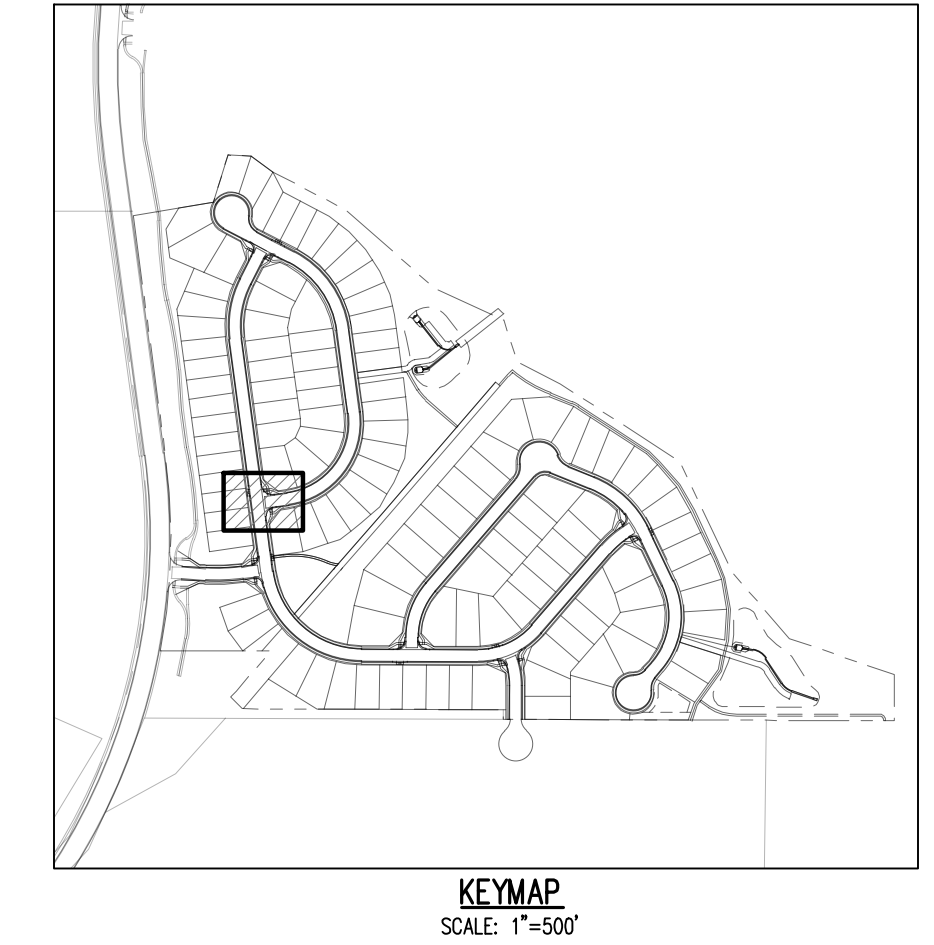
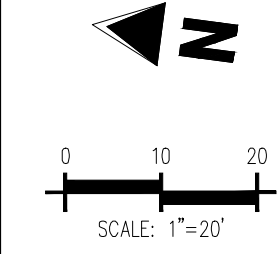
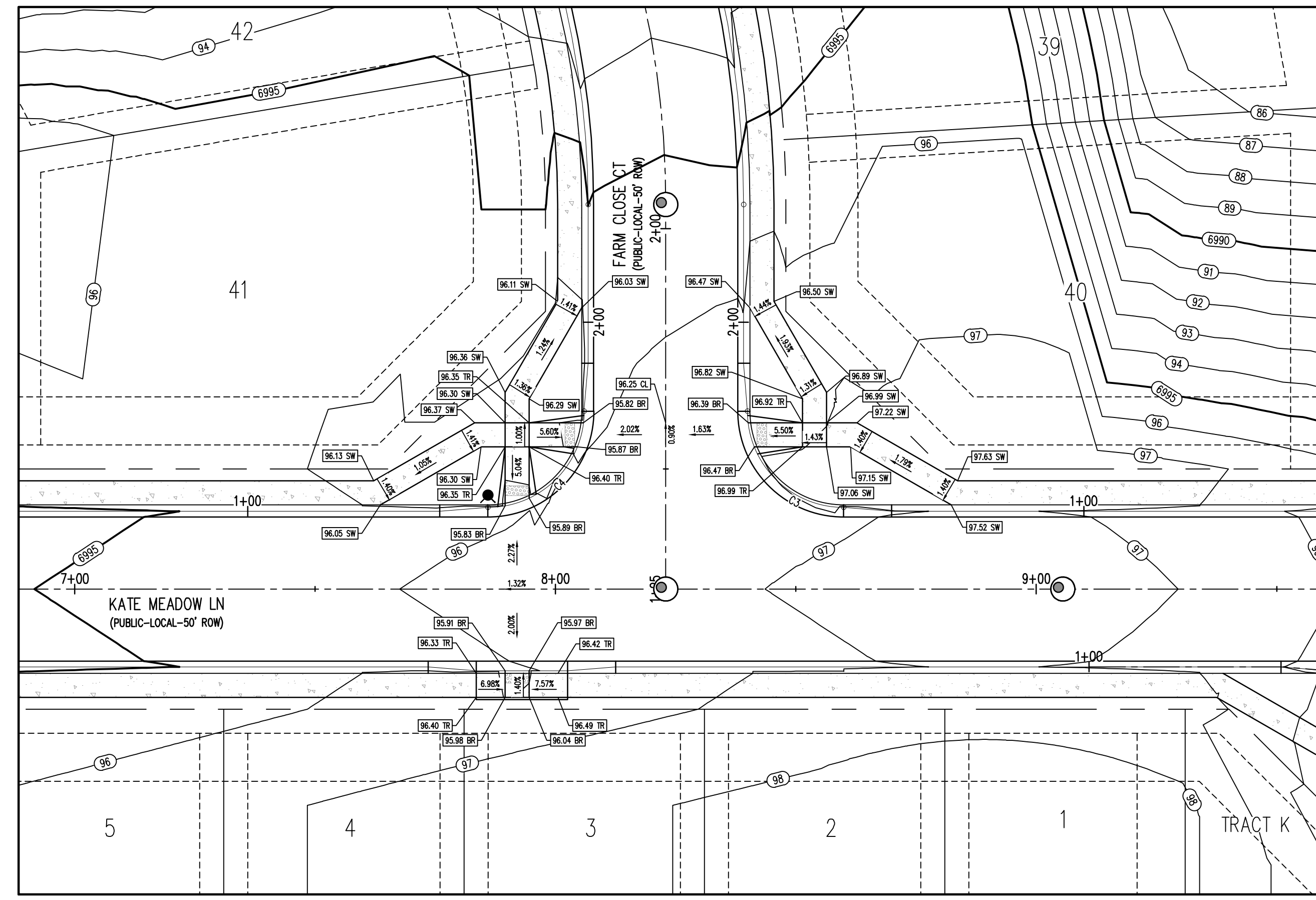


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Project No: HRC02
 Drawn By: JDM
 Checked By: RGD
 Date: 10/14/2022

INTERSECTION DETAIL

C2.1
 Sheet 18 of 29



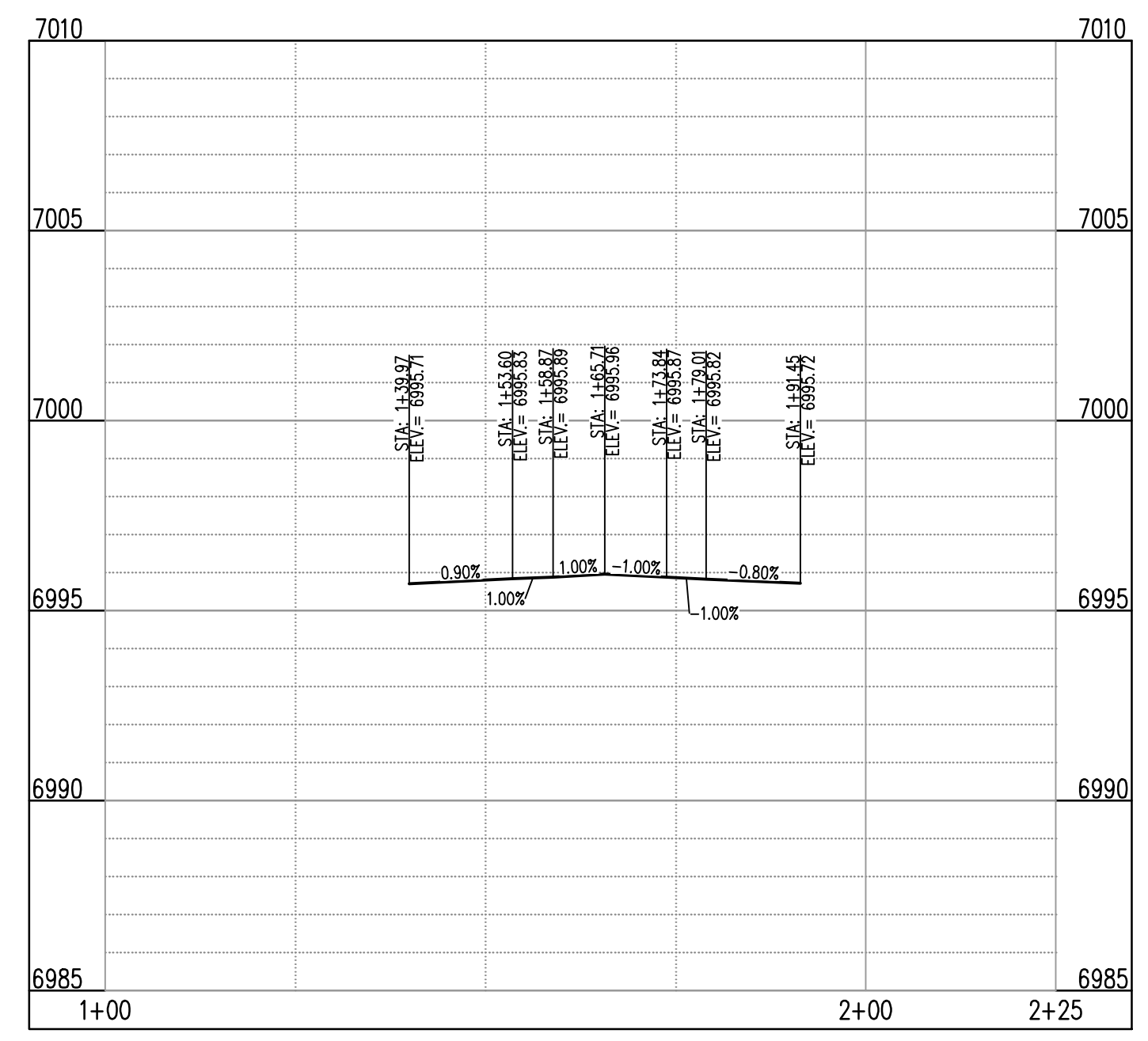
DETAIL GRADING LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED SWALE FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE - PERCENT
- PROPOSED SLOPE - RISE/RUN
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- PROPOSED SPOT ELEVATION - EDGE OF CONCRETE
- PROPOSED SPOT ELEVATION - EDGE OF ASPHALT

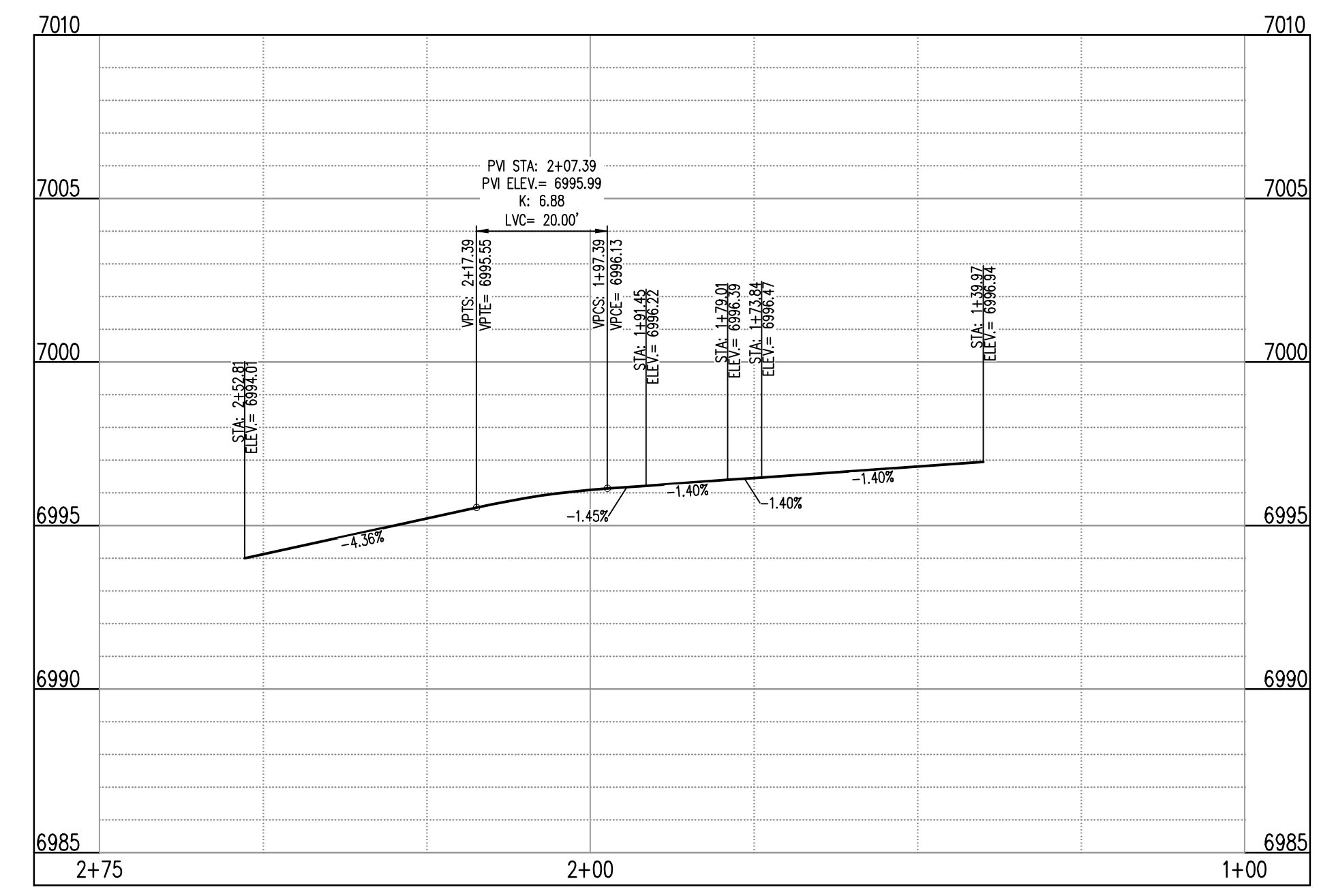
KATE MEADOW LN (B) & FARM CLOSE CT (C) - PUBLIC 50' R.O.W.
 25 MPH DESIGN SPEED (LOCAL)
 SCALE: 1"=20'

FLOW LINE CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C3 | 90°00'00" | 31.42 | 20.00 | N37°19'42"E | 28.28 |
| C4 | 90°00'00" | 31.42 | 20.00 | S52°40'18"E | 28.28 |



ST-C & ST-B (LT) (STA: 1+00 - 2+25)
 SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-C & ST-B (RT) (STA: 1+00 - 2+75)
 SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'

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BASIS OF BEARING
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BENCHMARK
 NGS BENCHMARK F 24
 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHWEST OF THE CENTERLINE OF THE TRACK.
 NAVD88 ELEVATION = 6866.33

CAUTION - NOTICE TO CONTRACTOR

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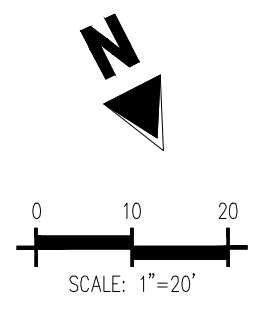
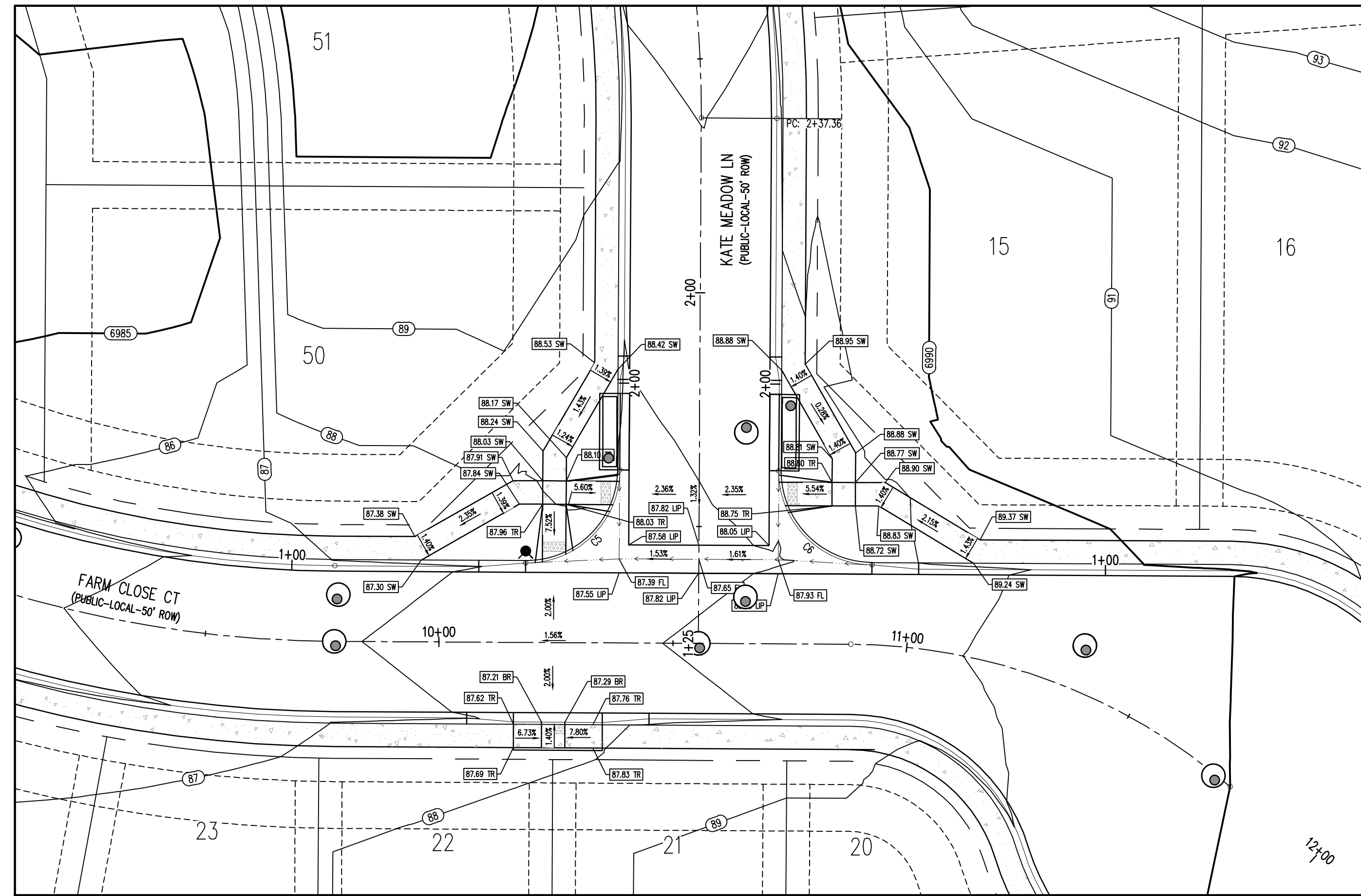


CONSTRUCTION DOCUMENTS
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 4 SITE INVESTMENTS, LLC (D.R. HORTON)
 SF-22-XXX
 EASTONVILLE RD & REX RD
 EL PASO COUNTY, FALCON, CO 80831

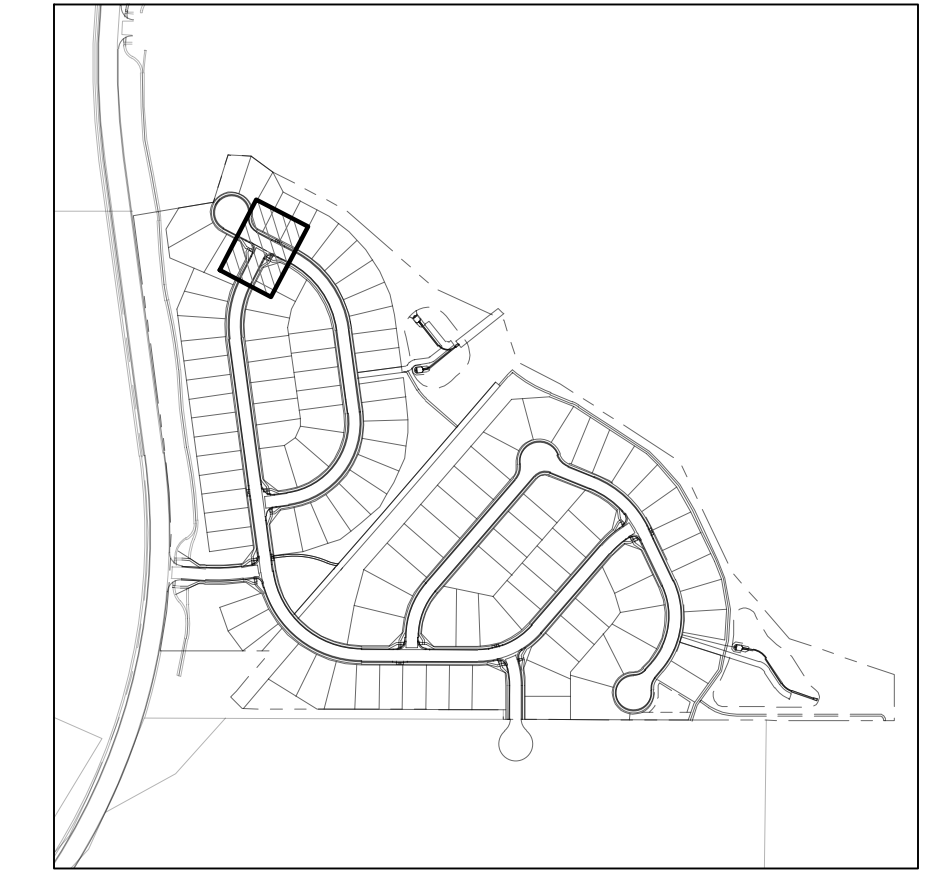
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| Project No: | HRG02 |
| Drawn By: | JDM |
| Checked By: | RGD |
| Date: | 10/14/2022 |

INTERSECTION DETAIL



KATE MEADOW LN (B) & FARM CLOSE CT (C) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=20'



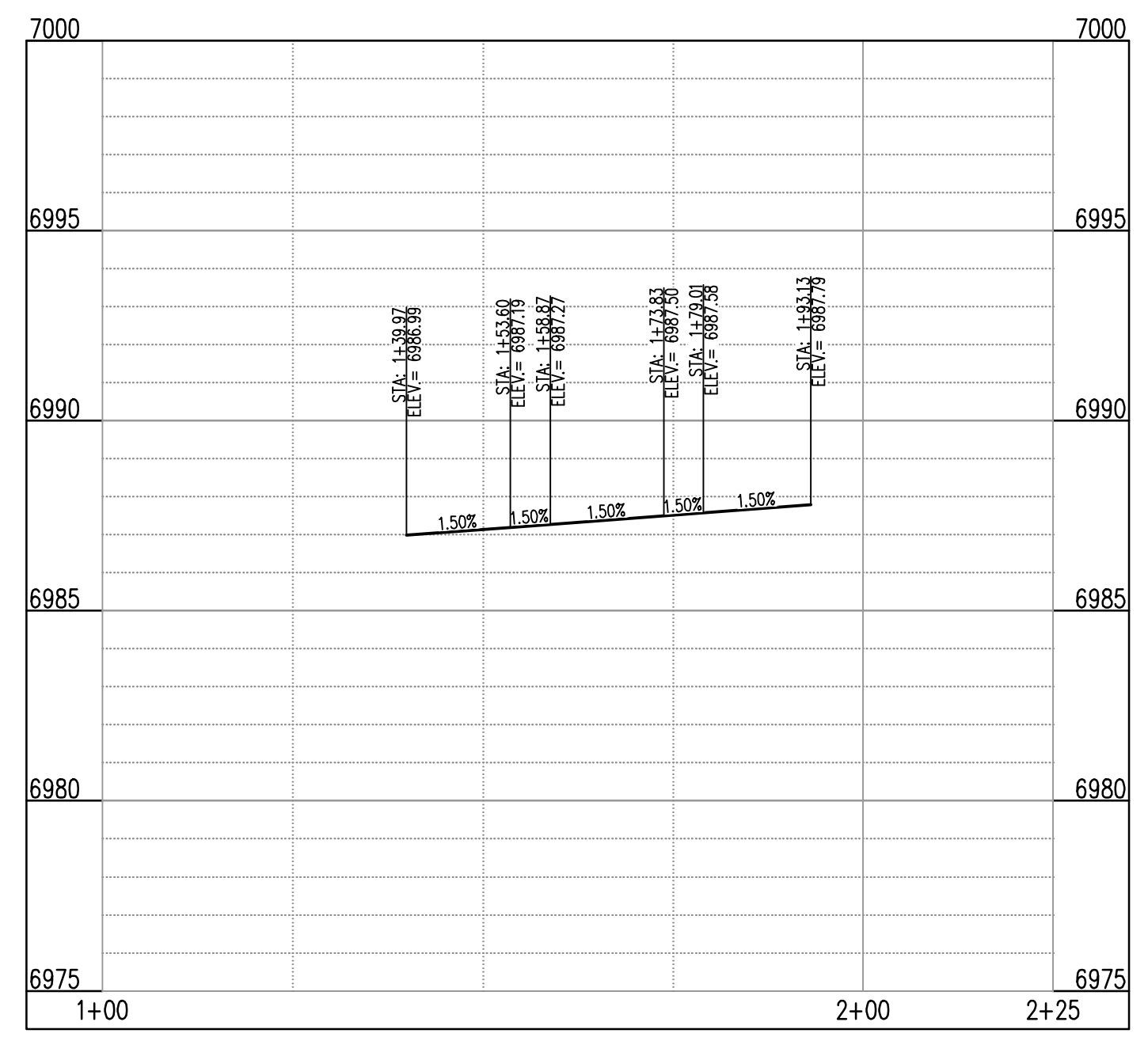
KEYMAP
SCALE: 1"=500'

DETAIL GRADING LEGEND

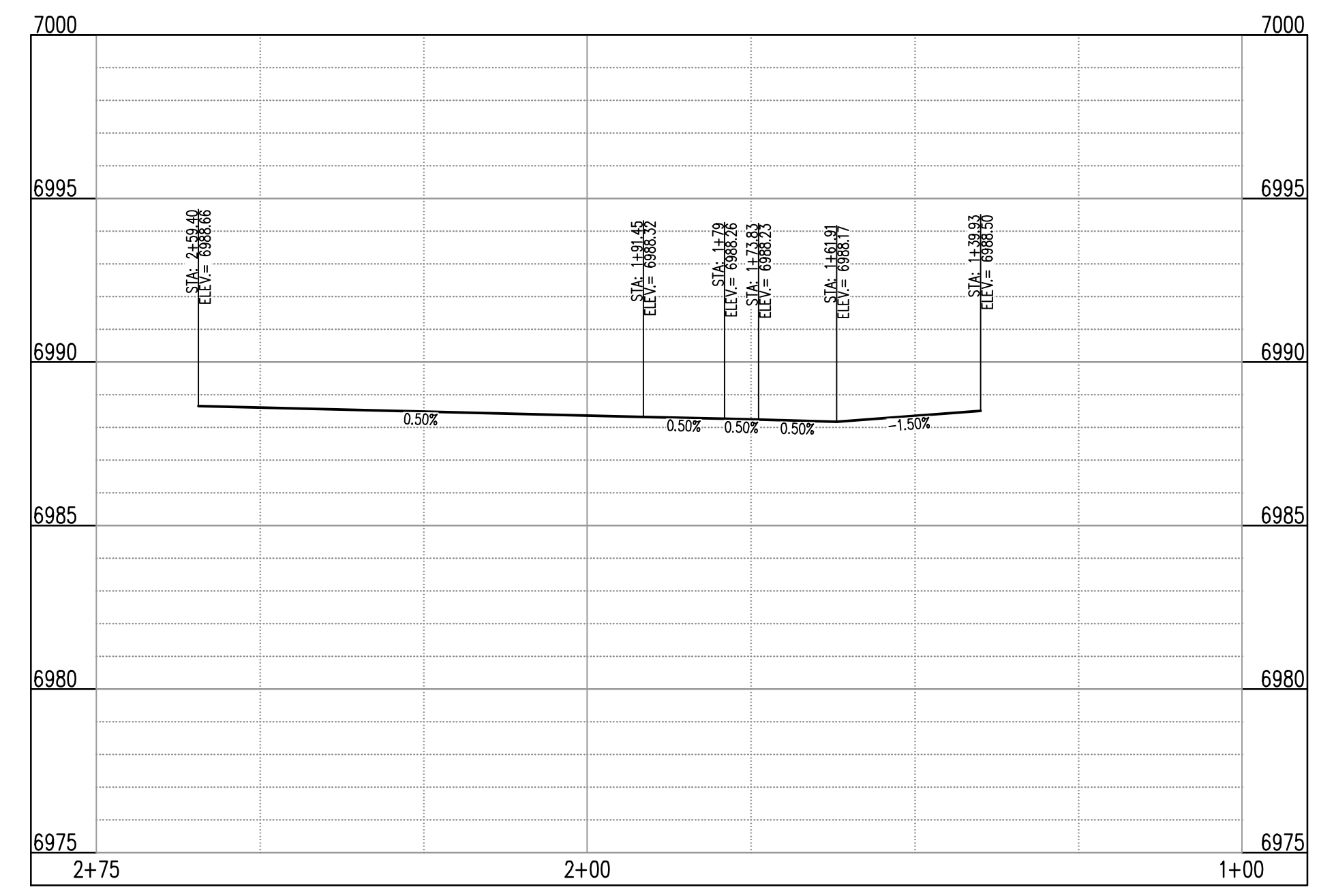
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| | PROPERTY BOUNDARY LINE |
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| | PROPOSED SPOT ELEVATION - EDGE OF CONCRETE |
| | PROPOSED SPOT ELEVATION - EDGE OF ASPHALT |

FLOW LINE CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C5 | 90°00'00" | 31.42 | 20.00 | S72°24'40"W | 28.28 |
| C6 | 90°02'02" | 31.43 | 20.00 | S17°36'21"E | 28.29 |



ST-B & ST-C (LT) (STA: 1+00 - 2+25)
SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



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NAVD88 ELEVATION = 6866.33

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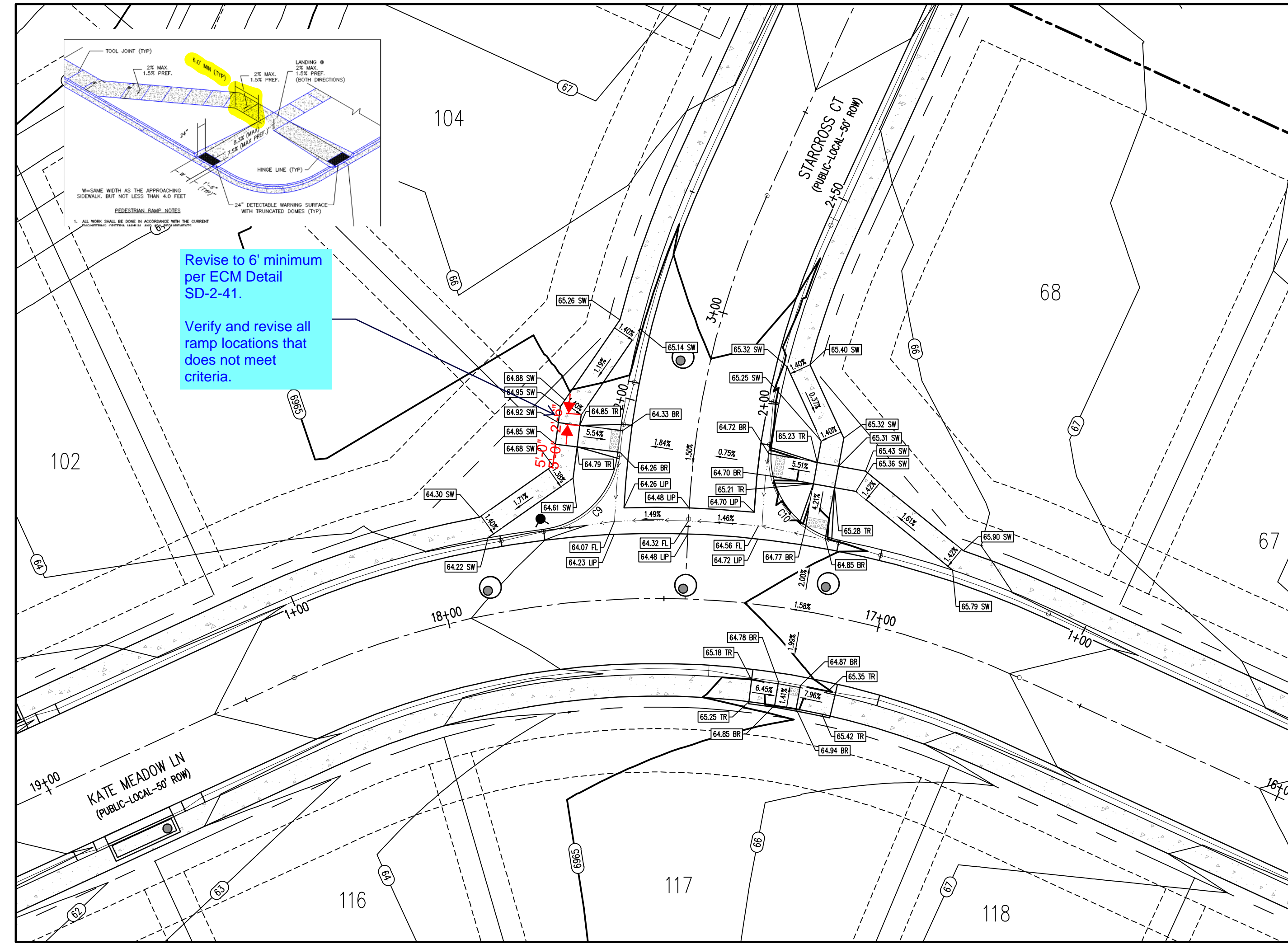


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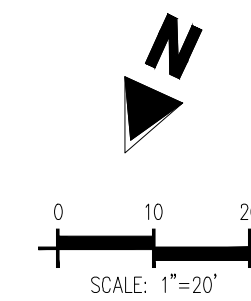
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Project No: HRC02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

INTERSECTION DETAIL



Revise to 6' minimum per ECM Detail SD-2-41.
Verify and revise all ramp locations that does not meet criteria.



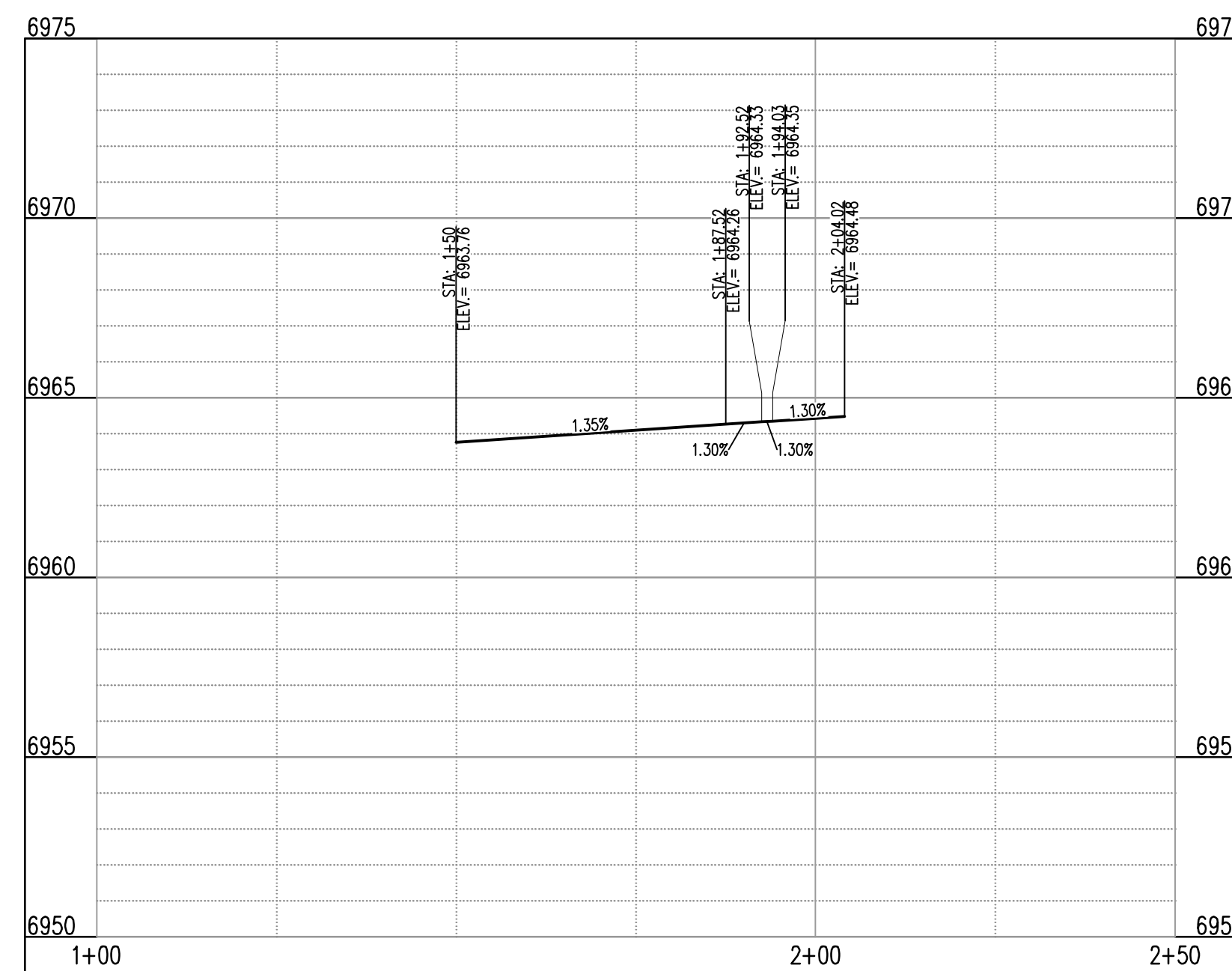
KEYMAP
SCALE: 1"=500'

DETAIL GRADING LEGEND

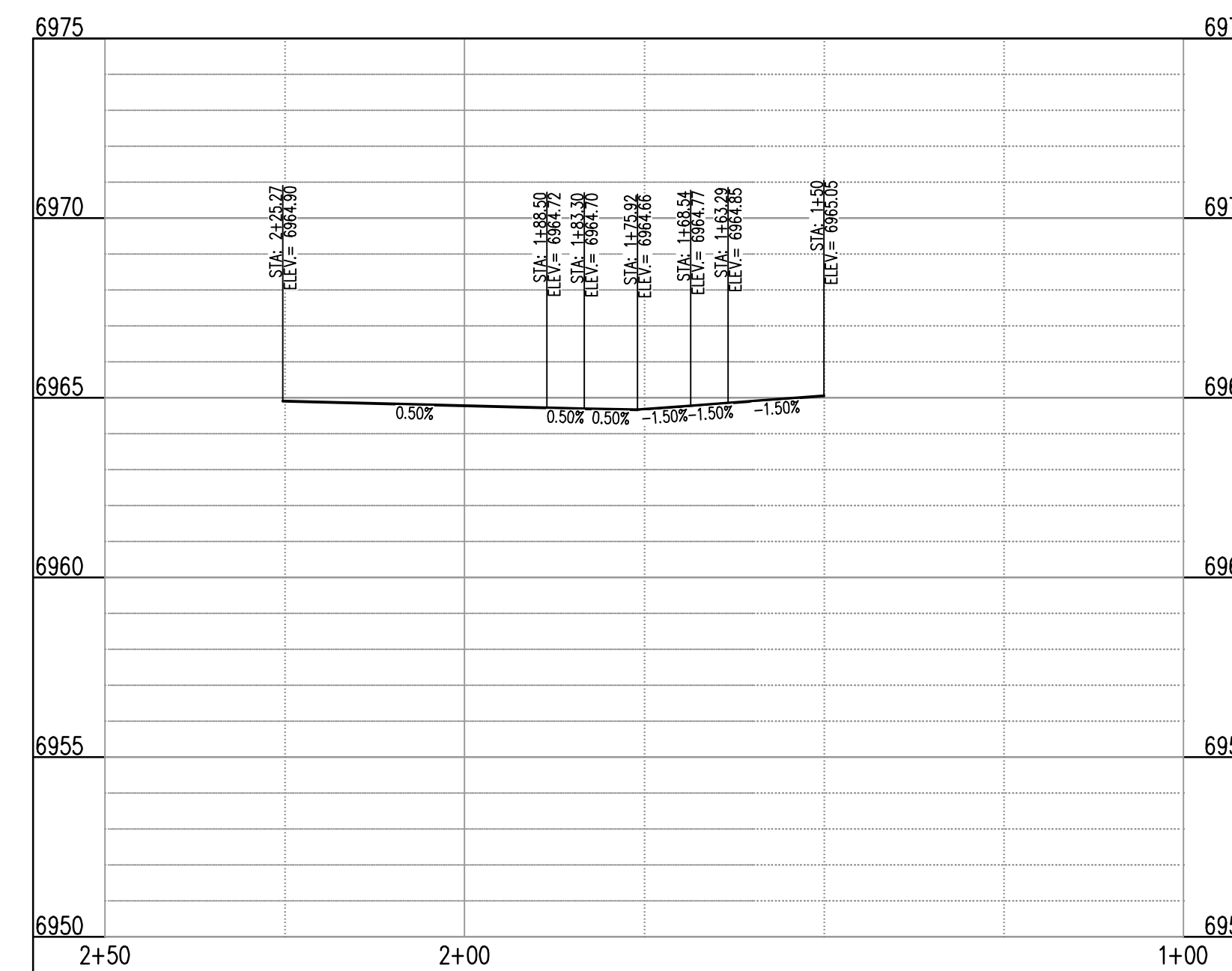
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25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=20'

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C9 | 76°48'26" | 26.81 | 20.00 | S20°14'33"W | 24.85 |
| C10 | 87°03'40" | 30.39 | 20.00 | S59°47'24"E | 27.55 |



ST-E & ST-B (LT) (STA: 1+00 - 2+50)
SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



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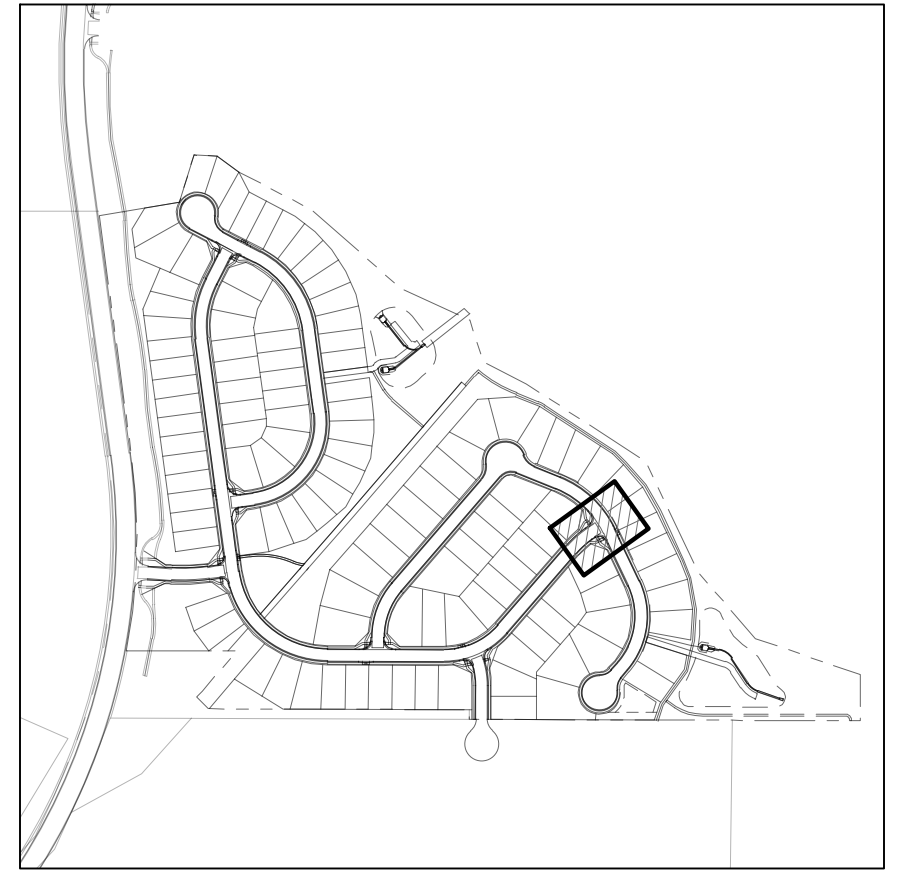
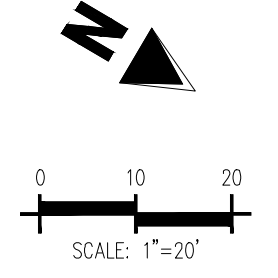
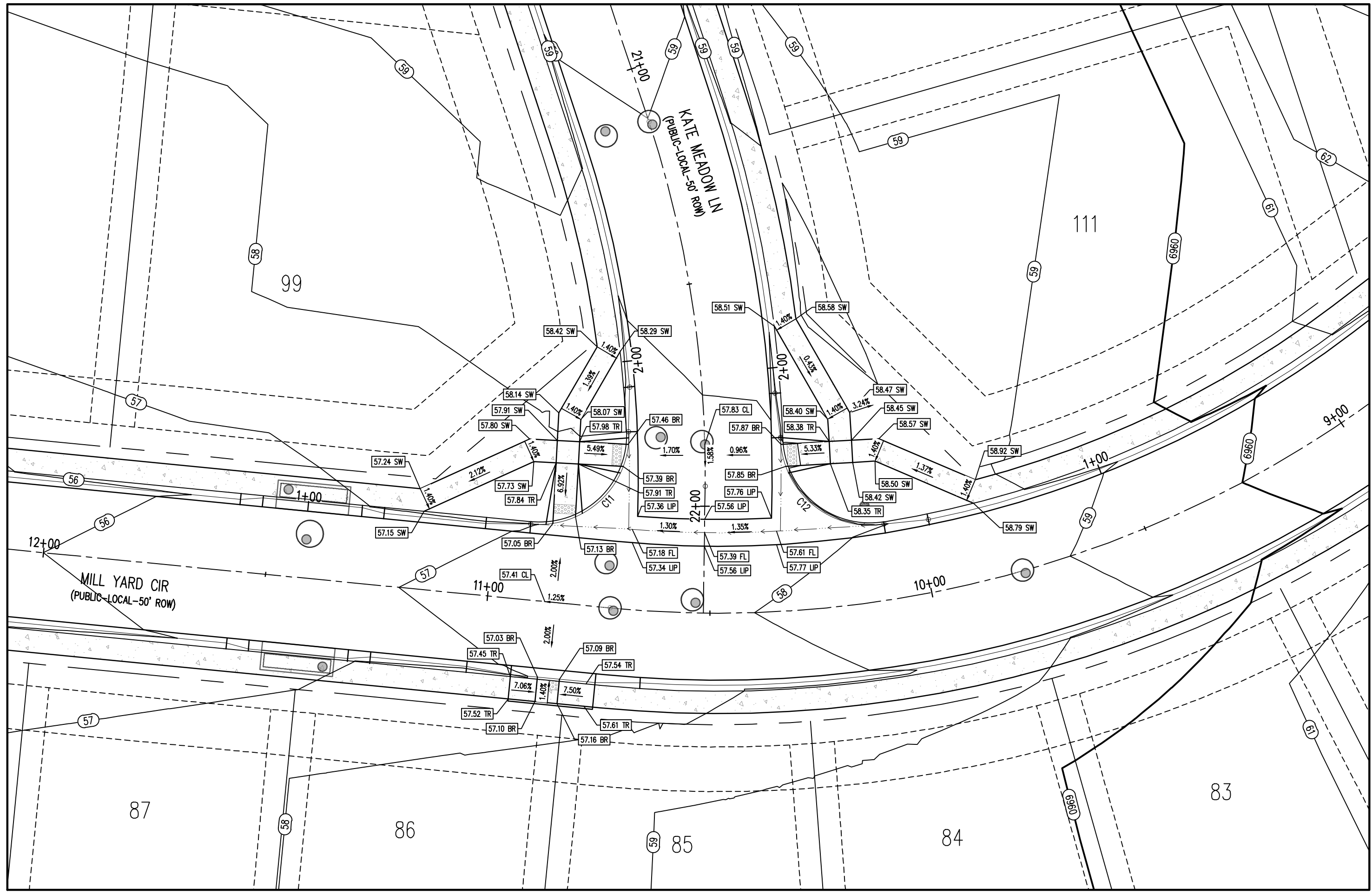
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Project No: HRC02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

INTERSECTION DETAIL



KEYMAP
SCALE: 1"=500'

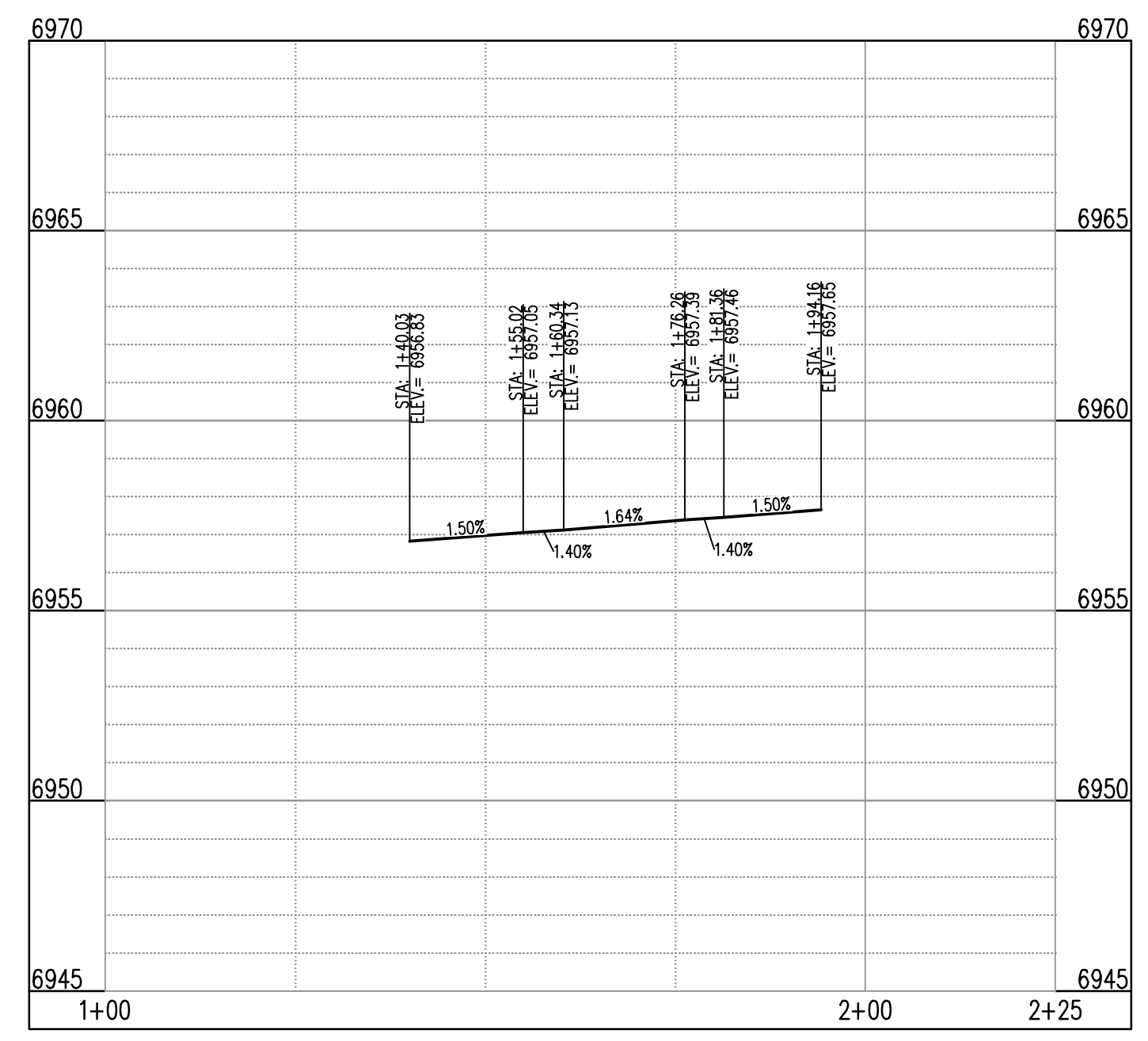
DETAIL GRADING LEGEND

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| | ADJACENT PROPERTY BOUNDARY LINE |
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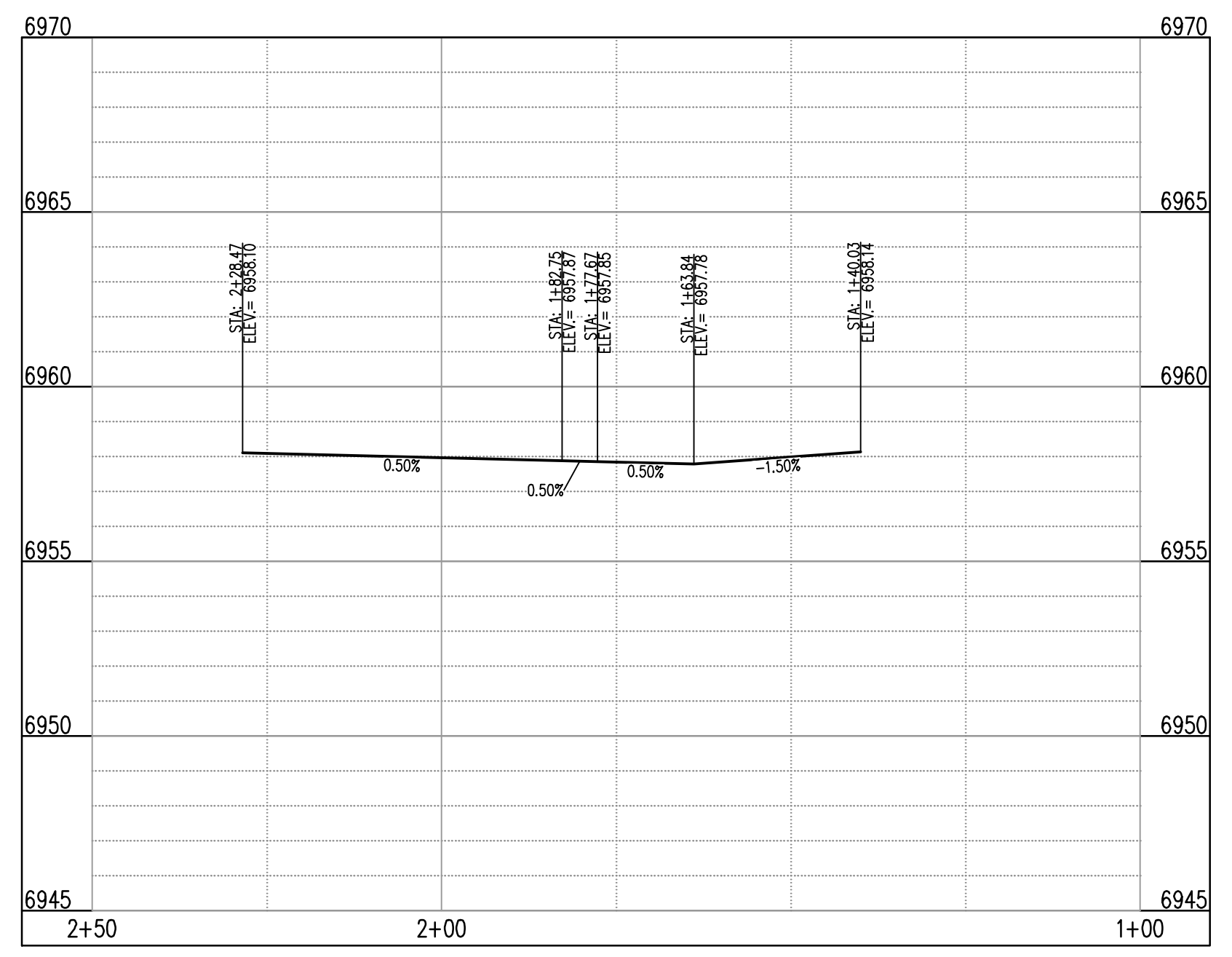
KATE MEADOW LN (R) & FARM CLOSE CT (C) - PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=20'

FLOW LINE CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C11 | 97°45'30" | 34.12 | 20.00 | N74°11'27"W | 30.13 |
| C12 | 97°34'57" | 34.06 | 20.00 | S8°44'18"W | 30.09 |



ST-B & ST-D (LT) (STA: 1+00 - 2+25)
SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-B & ST-D (RT) (STA: 1+00 - 2+50)
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MAINTAIN MINIMUM 18" VERTICAL AND 10" HORIZONTAL SEPARATION BETWEEN STORM SEWERS AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"W, A DISTANCE OF 5286.07 FEET.

BENCHMARK
NGS BENCHMARK F 24
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHWEST OF THE CENTERLINE OF THE TRACK.
NAVD88 ELEVATION = 6866.33

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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D.R. HORTON
America's Builder

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

| # | Date | Issue / Description | Init. |
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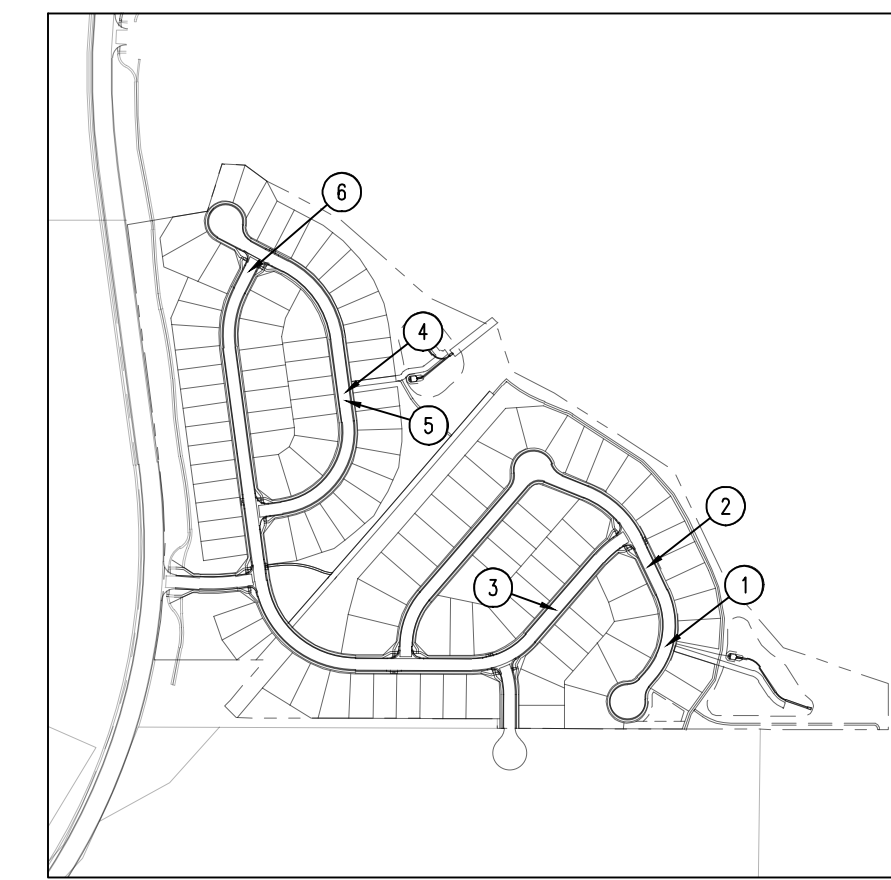
Project No: HRC02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

INTERSECTION DETAIL

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CONSTRUCTION DOCUMENTS
 GRANDVIEW RESERVE FILING NO. 1
 4 SITE INVESTMENTS, LLC (D.R. HORTON)
 SF-22-XXX
 EASTONVILLE RD & REX RD
 EL PASO COUNTY, FALCON, CO 80831



KEYMAP
 SCALE: 1"=500'

LEGEND

- PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY BOUNDARY LINE
- - - RIGHT OF WAY BOUNDARY LINE
- - - SECTION LINE
- - - EXISTING ADJACENT LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ROAD CENTERLINE
- - - PROPOSED SWALE FLOWLINE
- - - PROPOSED CURB AND GUTTER
- - - EXISTING CURB AND GUTTER
- - - PROPOSED SIDEWALK
- - - PROPOSED WATER LINE
- - - PROPOSED SANITARY SEWER
- - - EXISTING STORM SEWER (12" AND LARGER)
- - - PROPOSED STORM SEWER (12" AND LARGER)
- - - PROPOSED SIGN
- - - EXISTING STREET LIGHT
- - - PROPOSED STREET LIGHT
- - - PROPOSED WATER METER
- - - EXISTING WATER VALVE
- - - PROPOSED WATER VALVE
- - - PROPOSED FIRE HYDRANT
- - - EXISTING STORM SEWER MANHOLE
- - - PROPOSED STORM SEWER MANHOLE
- - - EXISTING SANITARY SEWER MANHOLE
- - - PROPOSED SANITARY SEWER MANHOLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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BASIS OF BEARING

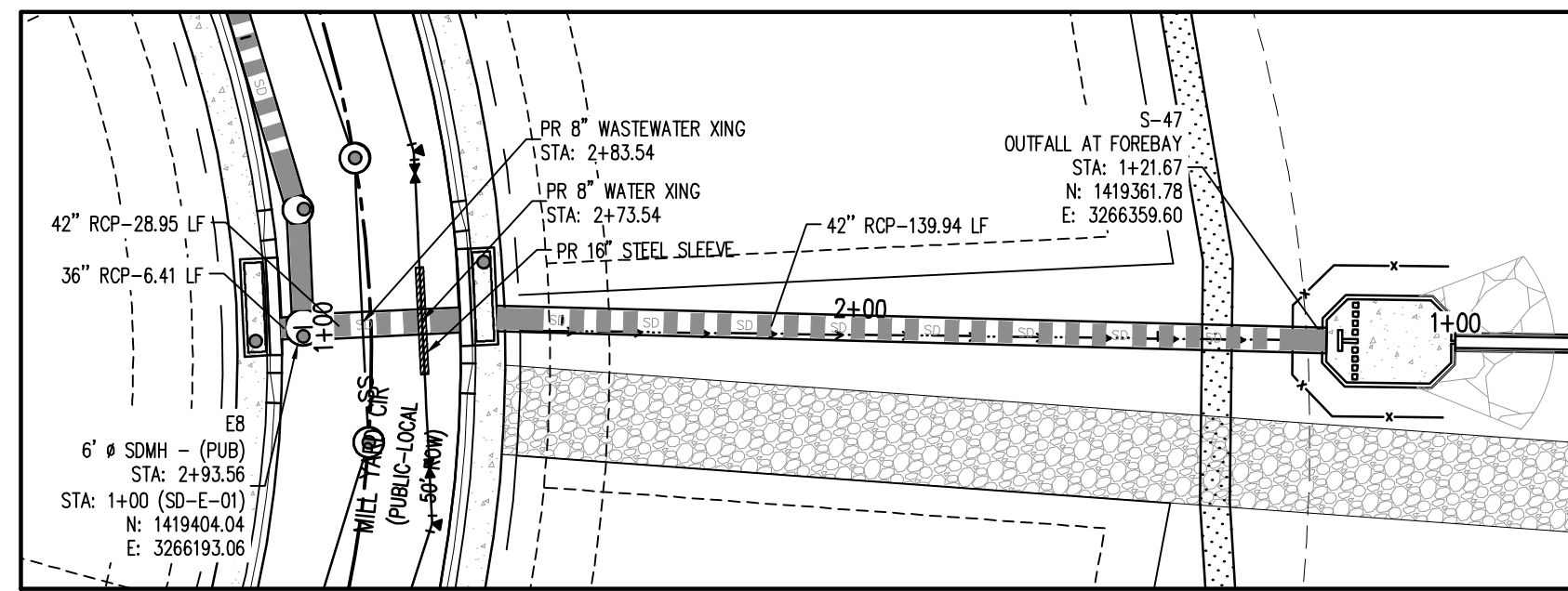
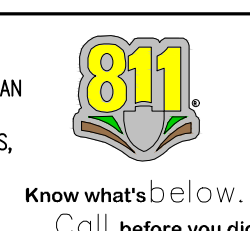
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3/4" ALUMINUM SURVEYORS CAP STAMPED "PSNC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

BENCHMARK

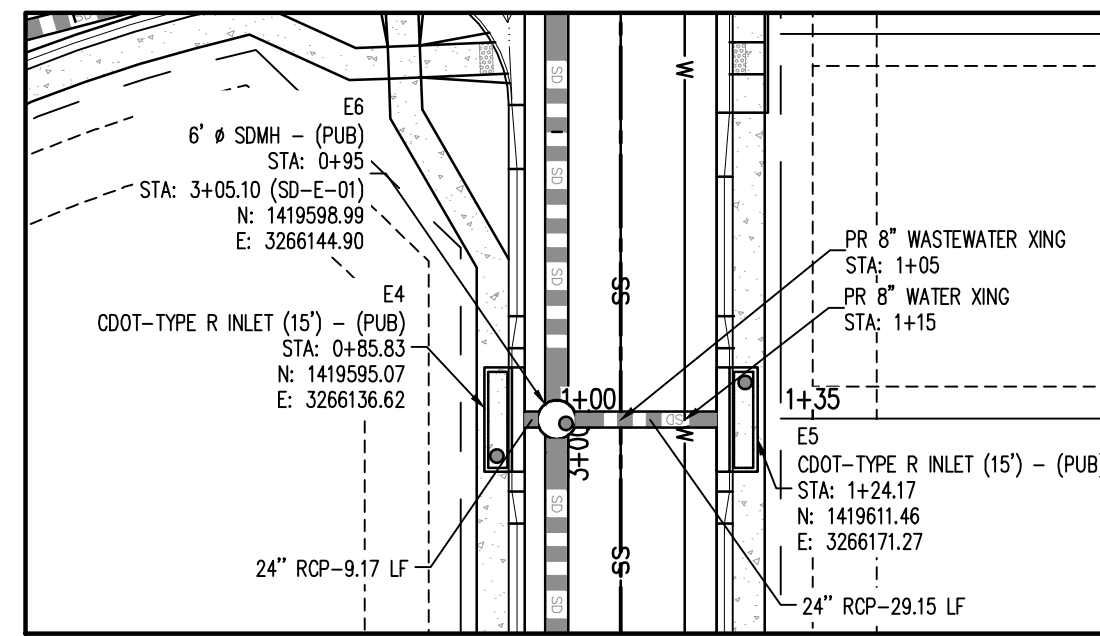
NCS BENCHMARK F 24
 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHWEST OF THE CENTERLINE OF THE TRACK
 NAVD88 ELEVATION = 6866.33

CAUTION - NOTICE TO CONTRACTOR

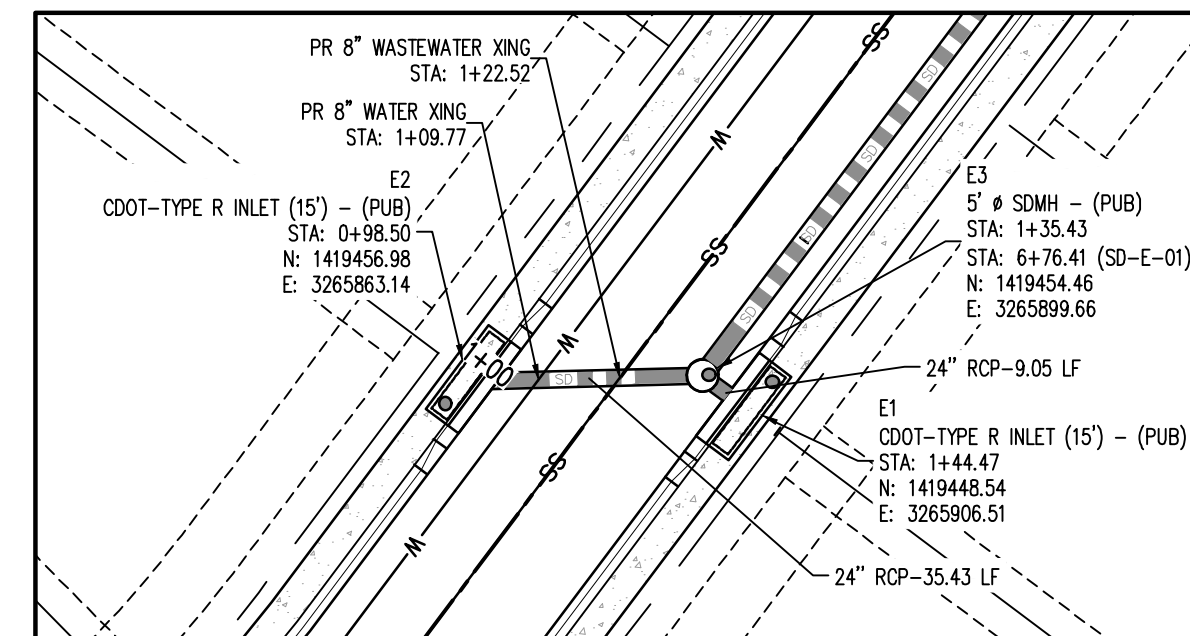
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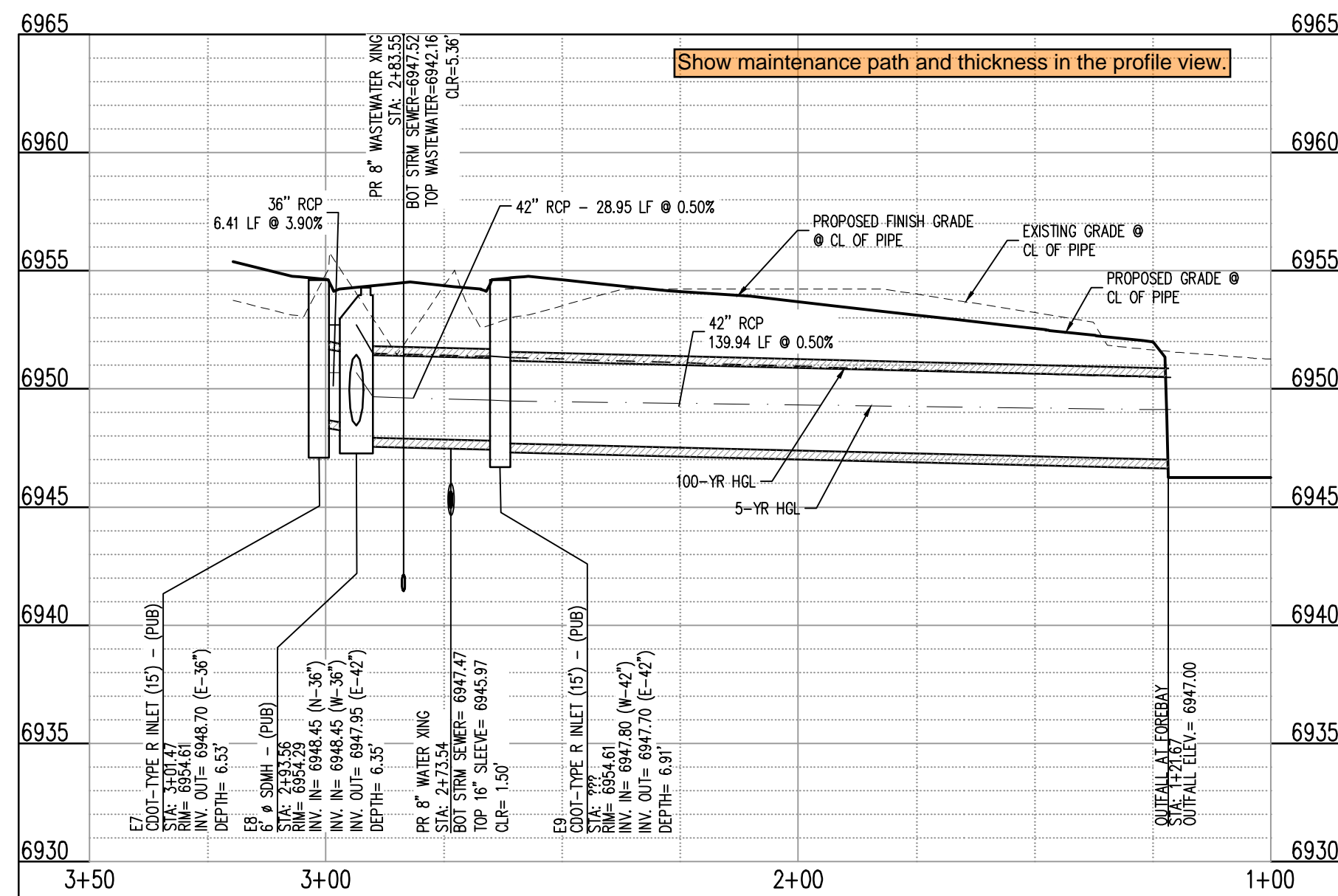
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 CL.9 SCALE: 1"=30'



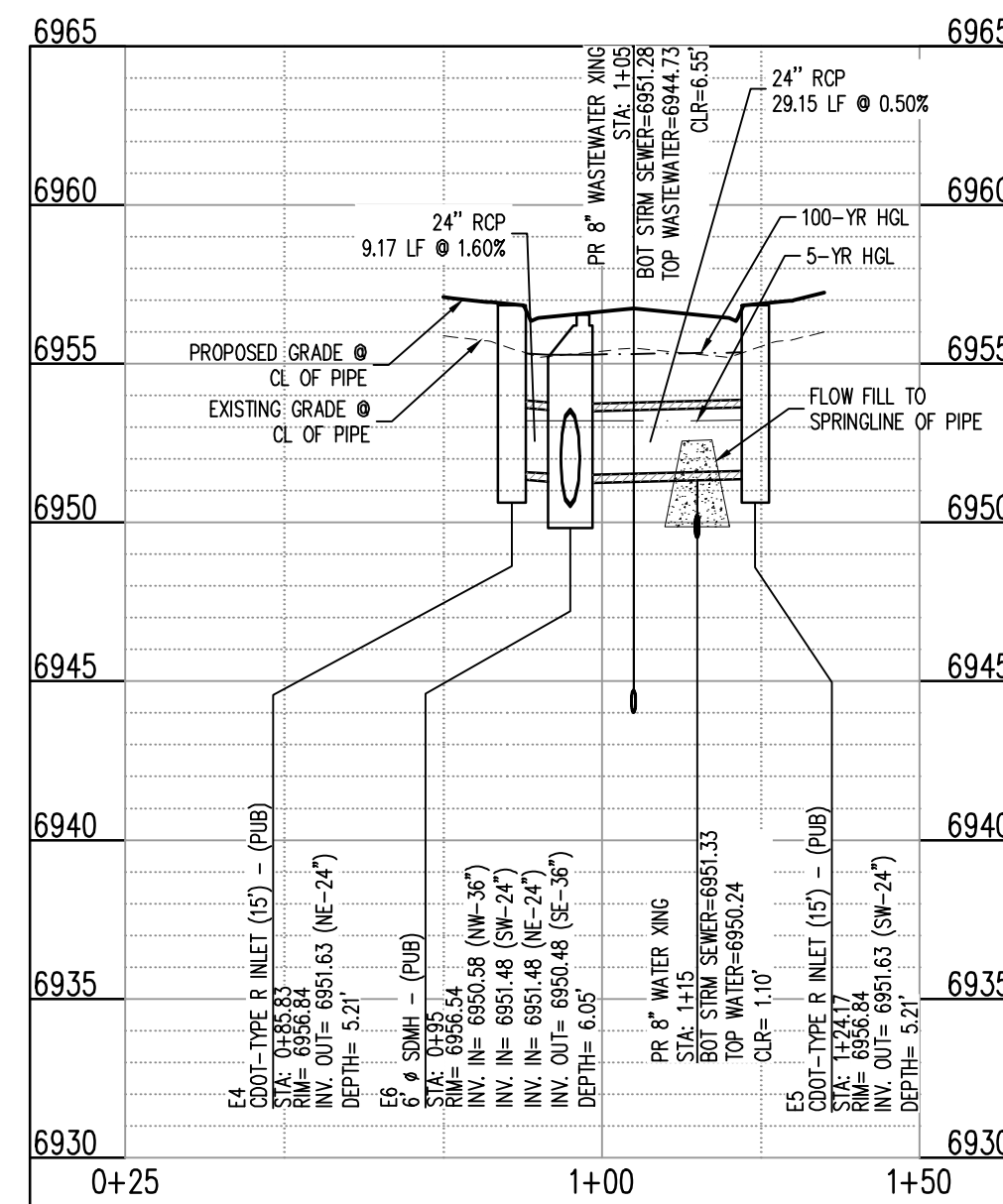
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 CL.9 SCALE: 1"=30'



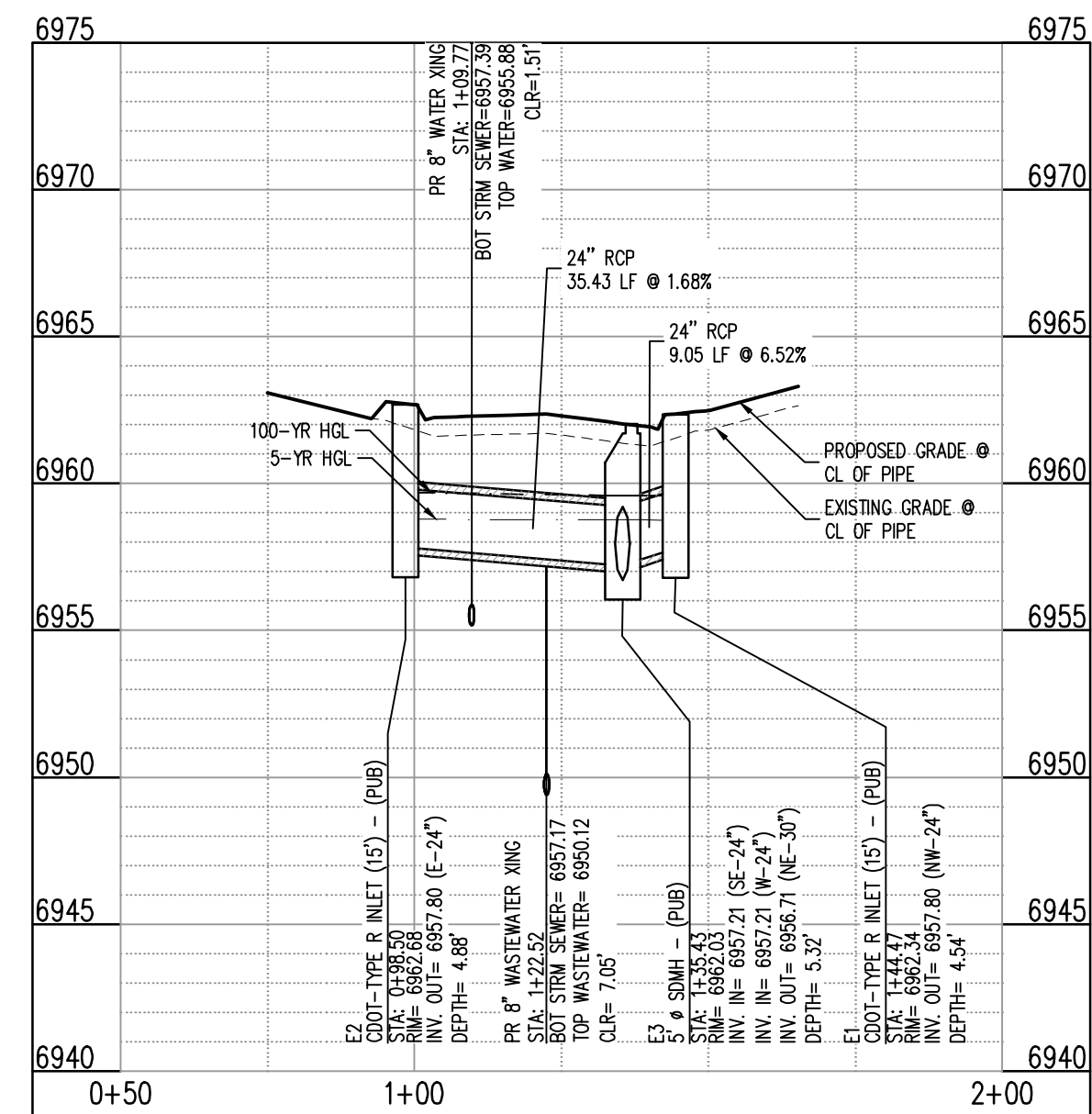
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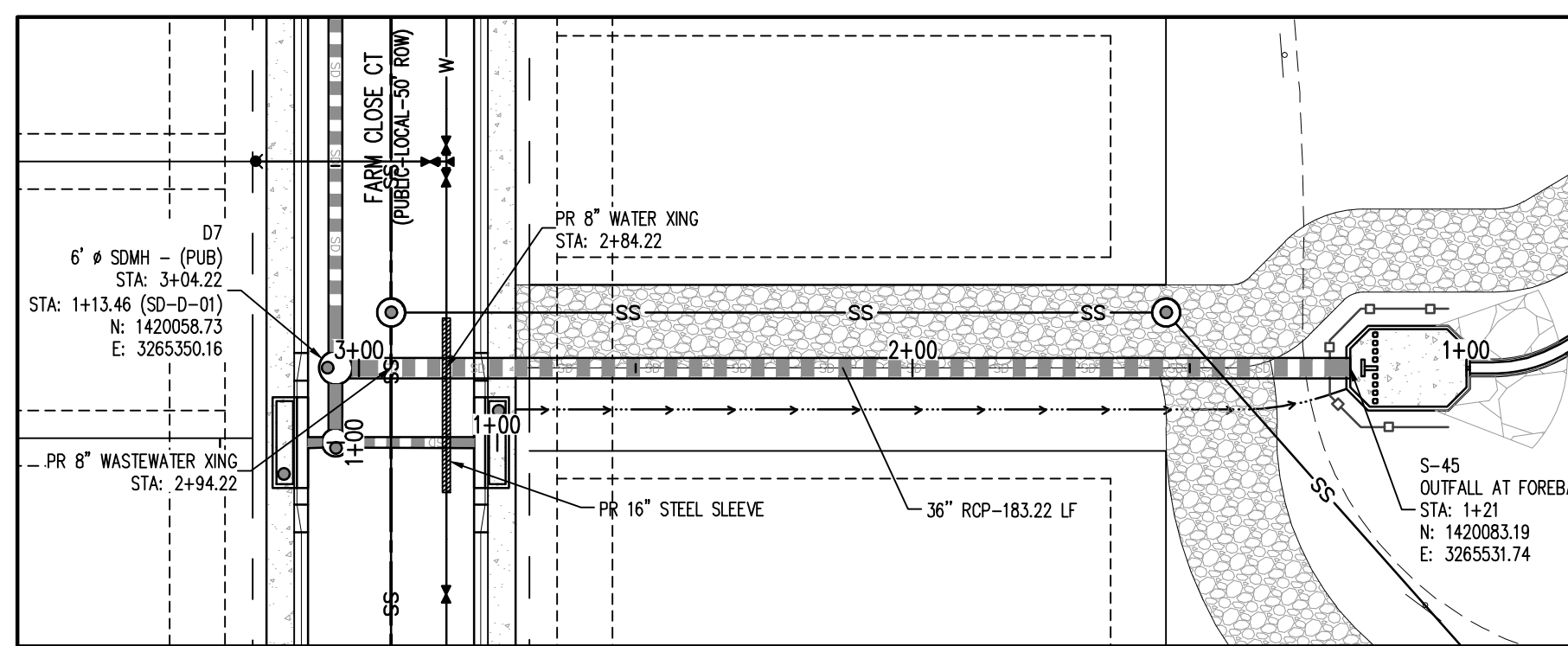
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 CL.9 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



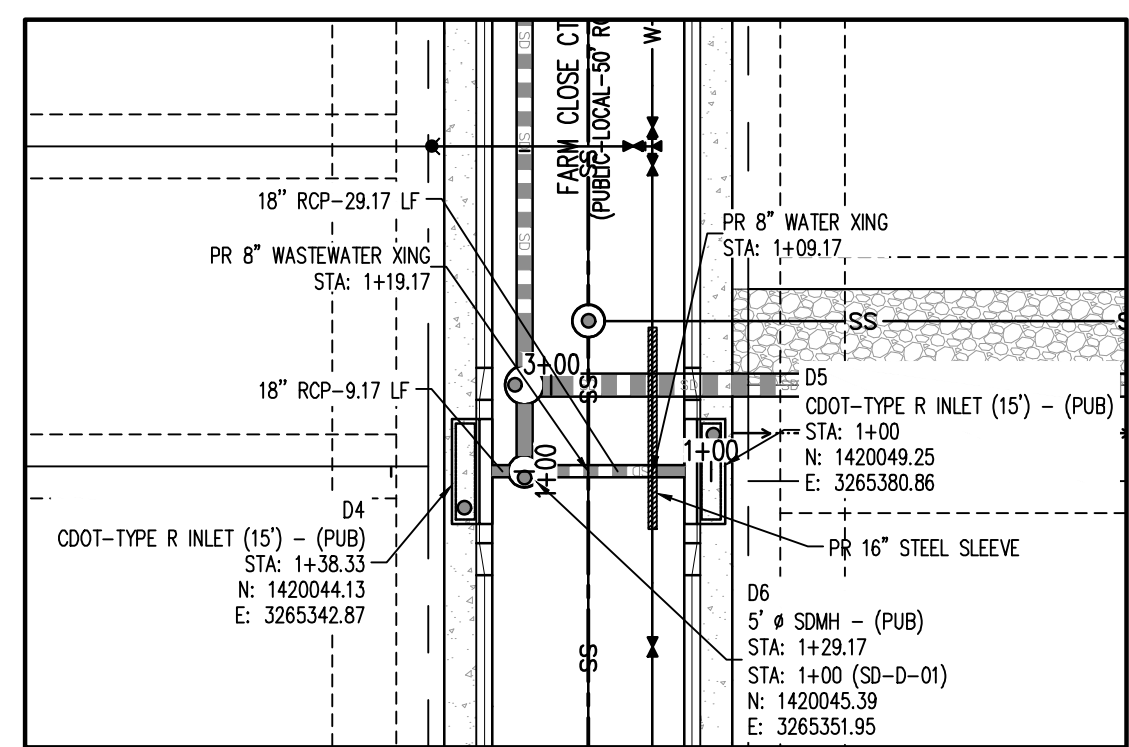
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 CL.9 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



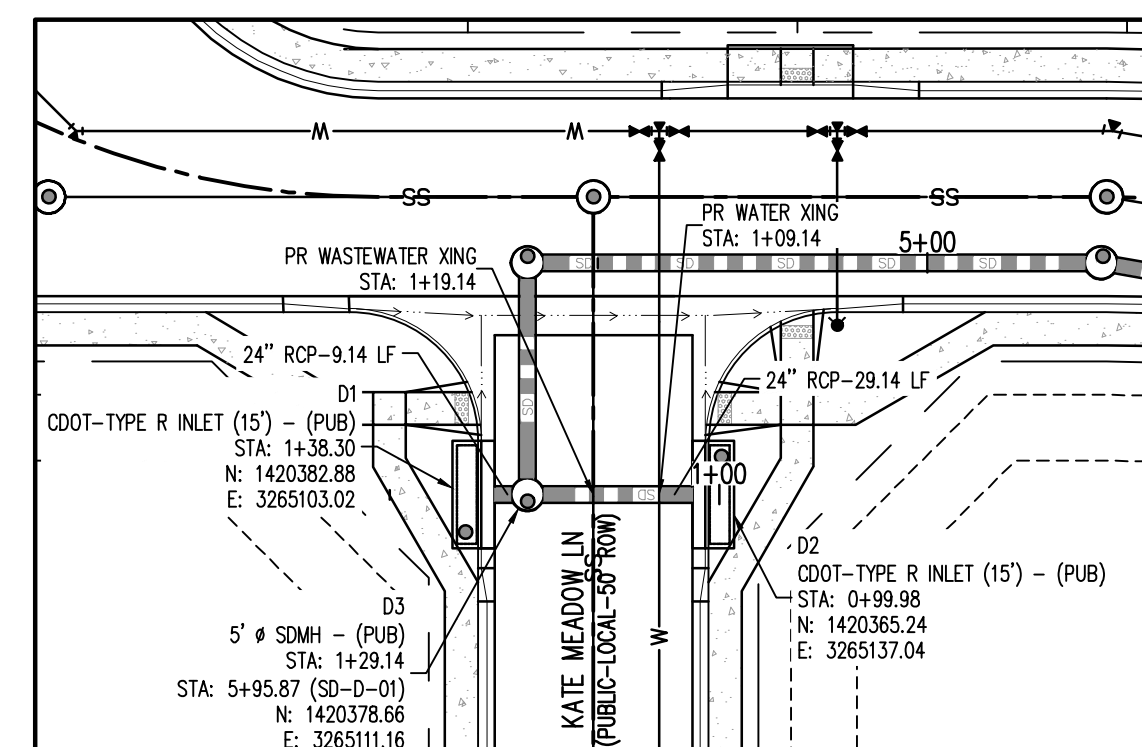
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 CL.5 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



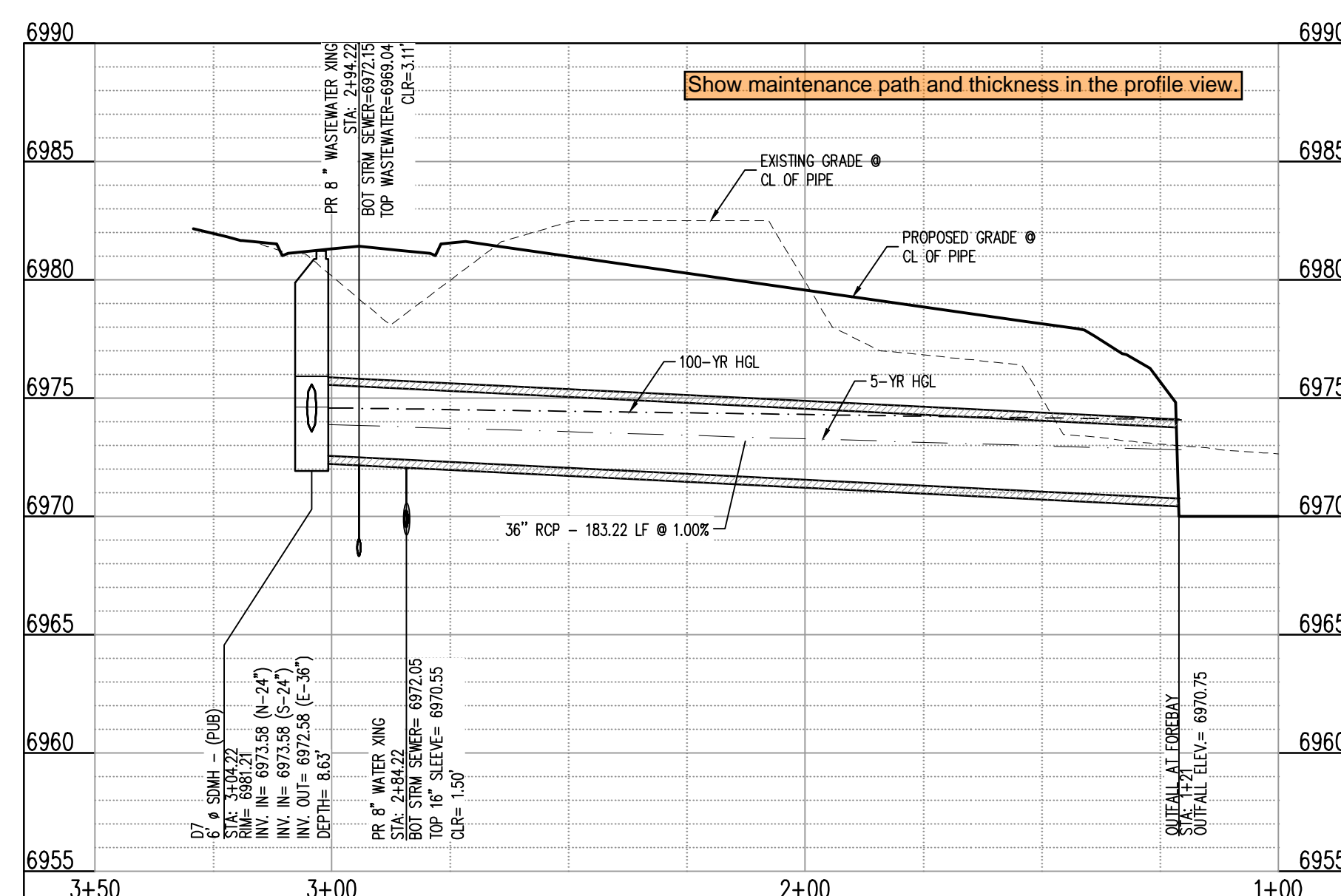
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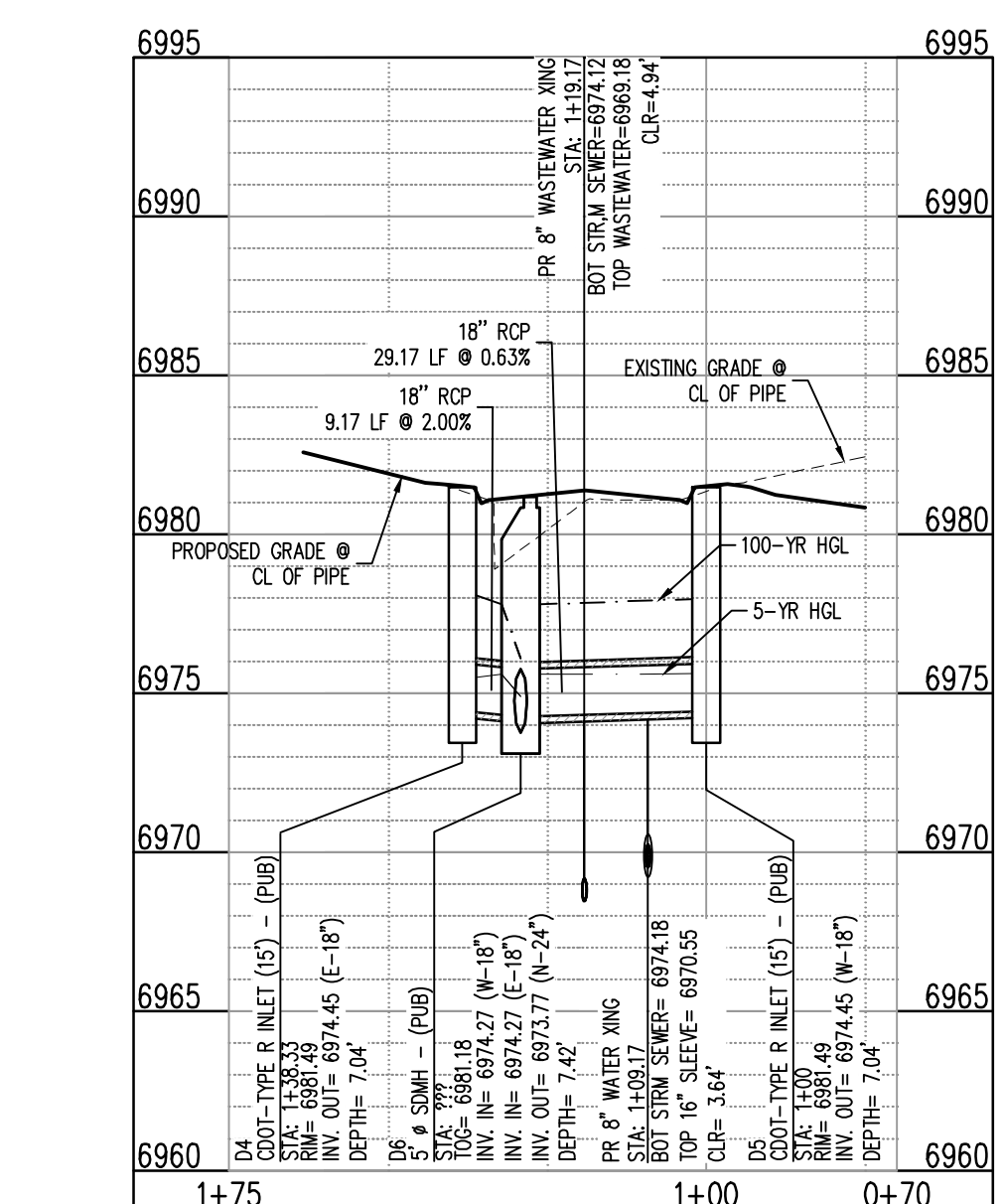
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 CL.6 SCALE: 1"=30'



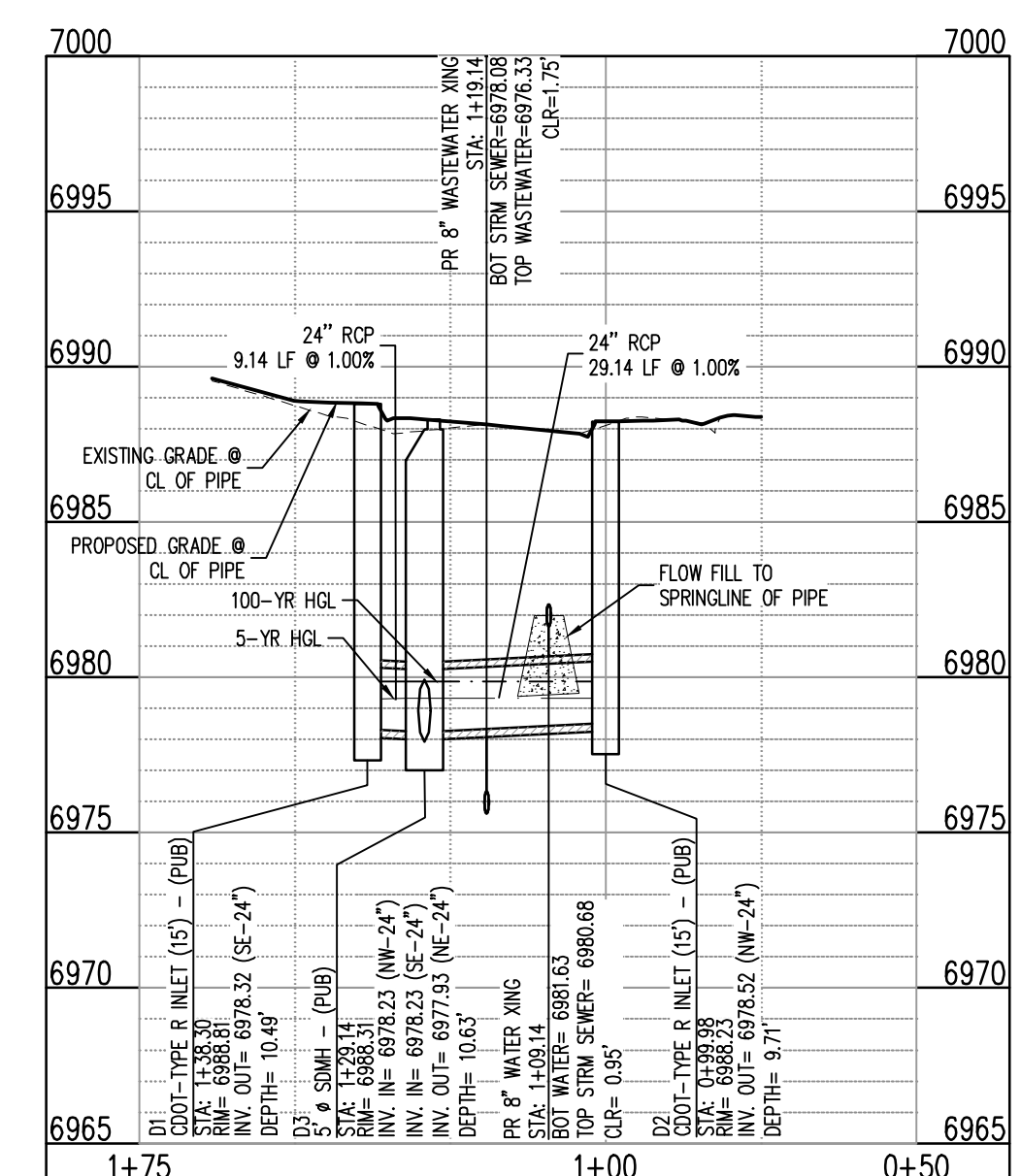
6 SD-D INLET 1 - (STA: 1+00.00 - 3+25.00)
 CL.2 SCALE: 1"=30'



4 SD-D-02 - (STA: 1+00.00 - 3+50.00)
 CL.6 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



5 SD-D INLET 2 - (STA: 0+75.00 - 1+70.00)
 CL.6 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

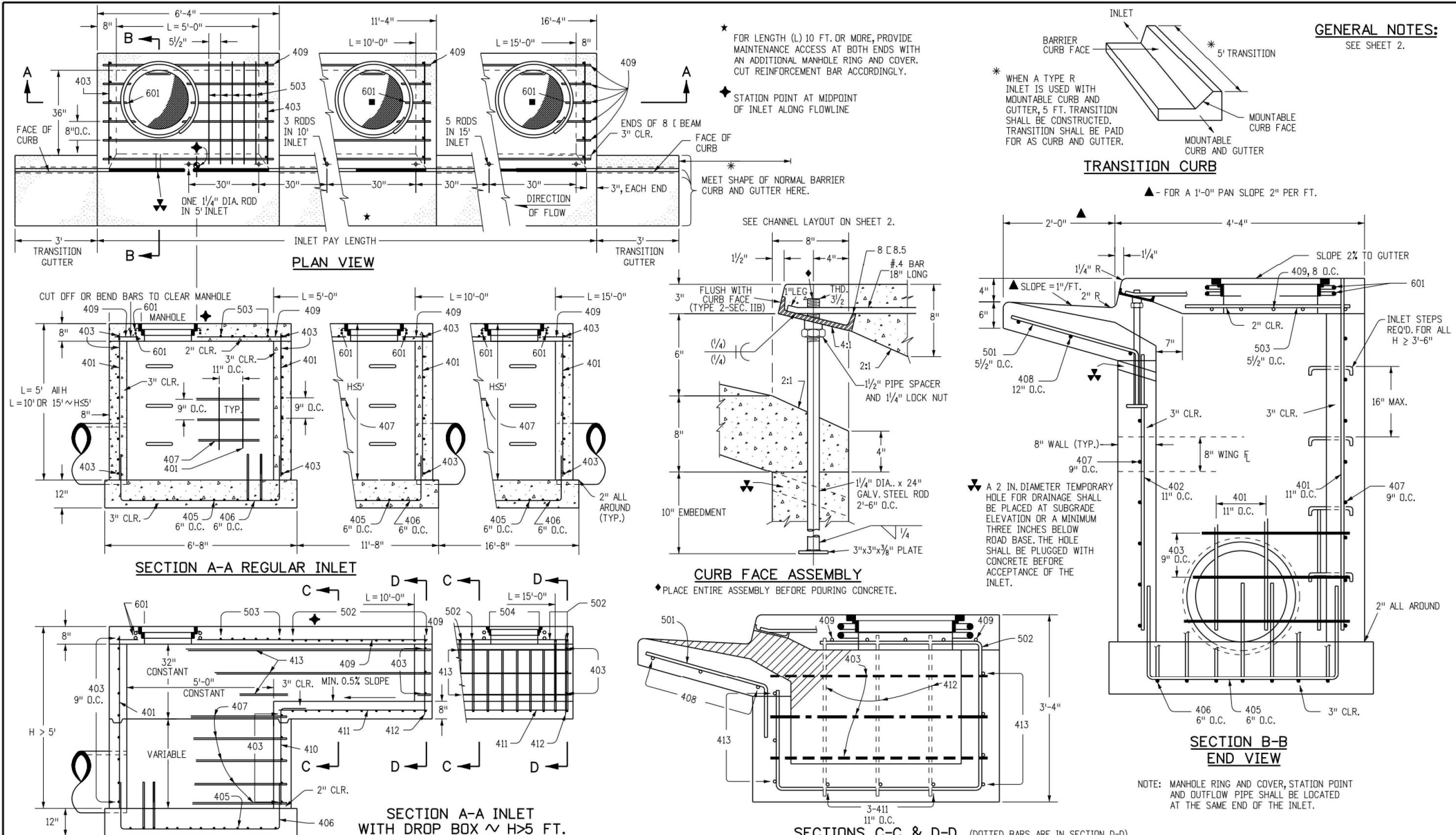


6 SD-D INLET 1 - (STA: 1+00.00 - 3+25.00)
 CL.2 SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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Project No: HRG02
 Drawn By: JDM
 Checked By: RGD
 Date: 10/14/2022

STORM DRAIN DETAILS



| Computer File Information | | Sheet Revisions | | Colorado Department of Transportation | | STANDARD PLAN NO. M-604-12 |
|----------------------------------|------------------------|-----------------|-----------|---|--------------------------|-------------------------------|
| Creation Date: 07/31/19 | Designer Initials: JBK | Date: | Comments: | 2829 West Howard Place | CURB INLET TYPE R | |
| Last Modification Date: 07/31/19 | Detailer Initials: LTA | | | CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9866 | | |
| CAD Ver: MicroStation V8 | Scale: Not to Scale | | | Project Development Branch | JBK | Standard Sheet No. 1 of 2 |
| | | | | Issued by the Project Development Branch July 31, 2019 | | Project Sheet Number: |

Include ECM Detail SD_3-5

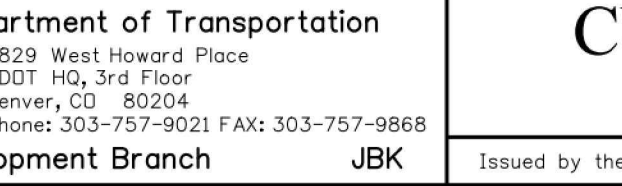
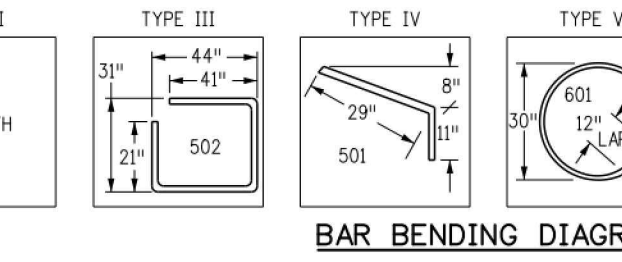
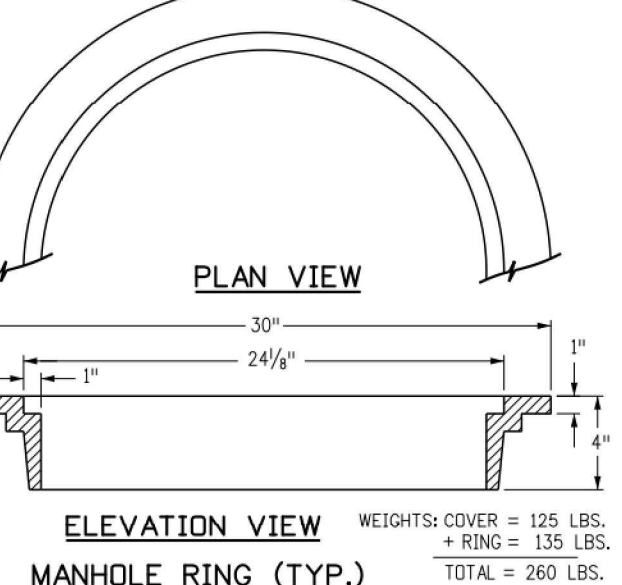
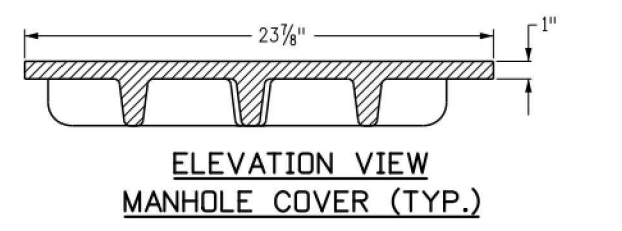
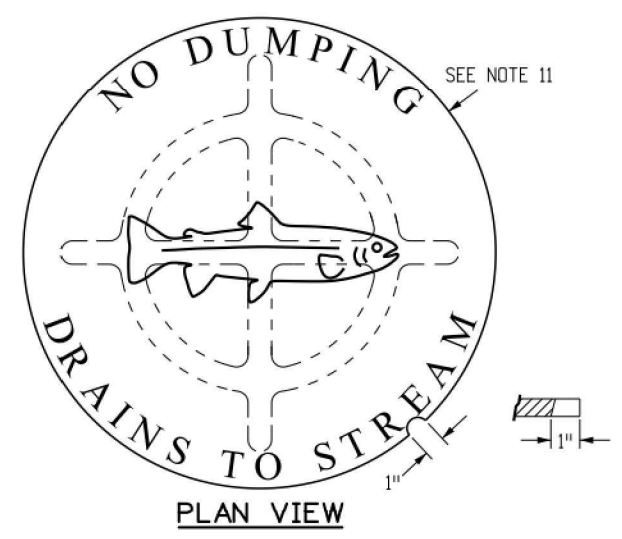
Include details for c&g, cross pan, ped ramps, curb transitions

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

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

| "H" | LENGTH | NO. REQ'D. | | L = 5 FT. | | | L = 10 FT. | | | L = 15 FT. | | |
|--------|--------|------------|----------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|--|
| | | REGULAR | DROP BOX | CONC. CU. YDS. | STEEL LBS. | CONC. CU. YDS. | STEEL LBS. | CONC. CU. YDS. | STEEL LBS. | CONC. CU. YDS. | STEEL LBS. | |
| 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 | 8.9 | 833 | | |
| 5'-0" | 4'-8" | 3'-8" | 14 | 11 | 4.1 | 354 | 6.7 | 602 | 9.3 | 844 | | |
| 5'-6" | 5'-2" | 4'-2" | 16 | 13 | 4.4 | 375 | 7.0 | 637 | 9.9 | 897 | | |
| 6'-0" | 5'-8" | 4'-8" | 16 | 13 | 4.6 | 382 | 7.2 | 646 | 10.1 | 907 | | |
| 6'-6" | 6'-2" | 5'-2" | 18 | 15 | 4.8 | 402 | 7.5 | 679 | 10.7 | 960 | | |
| 7'-0" | 6'-8" | 5'-8" | 19 | 16 | 5.0 | 423 | 7.8 | 711 | 11.3 | 1013 | | |
| 7'-6" | 7'-2" | 6'-2" | 20 | 17 | 5.2 | 430 | 8.0 | 732 | 11.7 | 1022 | | |
| 8'-0" | 7'-8" | 6'-8" | 22 | 19 | 5.5 | 451 | 8.3 | 765 | 12.3 | 1075 | | |
| 8'-6" | 8'-2" | 7'-2" | 24 | 21 | 5.7 | 471 | 8.6 | 798 | 12.9 | 1128 | | |
| 9'-0" | 8'-8" | 7'-8" | 24 | 21 | 6.0 | 479 | 8.9 | 811 | 13.3 | 1137 | | |
| 9'-6" | 9'-2" | 8'-2" | 26 | 23 | 6.2 | 499 | 9.2 | 844 | 13.9 | 1190 | | |
| 10'-0" | 9'-8" | 8'-8" | 28 | 25 | 6.4 | 520 | 9.5 | 877 | 14.5 | 1243 | | |
| 10'-6" | 10'-2" | 9'-2" | 28 | 25 | 6.7 | 527 | 9.8 | 890 | 14.9 | 1252 | | |
| 11'-0" | 10'-8" | 9'-8" | 30 | 27 | 7.0 | 547 | 10.1 | 923 | 15.5 | 1305 | | |

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



GENERAL NOTES:

- CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
- CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
- INLET STEPS SHALL BE IN CONFORMANCE WITH ASTM A 198.
- CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER SETTING.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4 OF AN INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER THE TRANSITION GUTTER.
- REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
- DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
- 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.
- STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- 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.

WEIGHTS COVER = 125 LBS.
 + RING = 135 LBS.
 TOTAL = 260 LBS.

| Computer File Information | | Sheet Revisions | | Colorado Department of Transportation | | STANDARD PLAN NO. M-604-12 |
|----------------------------------|------------------------|-----------------|-----------|---|--------------------------|-------------------------------|
| Creation Date: 07/31/19 | Designer Initials: JBK | Date: | Comments: | 2829 West Howard Place | CURB INLET TYPE R | |
| Last Modification Date: 07/31/19 | Detailer Initials: LTA | | | CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9866 | | |
| CAD Ver: MicroStation V8 | Scale: Not to Scale | | | Project Development Branch | JBK | Standard Sheet No. 2 of 2 |
| | | | | Issued by the Project Development Branch July 31, 2019 | | Project Sheet Number: |

GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28; TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN

EASTONVILLE RD & REX RD

UTILITY CONSTRUCTION PLANS

SF-22-XXX **SF2311**

PROJECT CONTACTS

PROPERTY OWNER

4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920
TELE: (719) 499-8416
CONTACT: PAUL HOWARD
EMAIL: PAULINFINTY@MSN.COM

DEVELOPER

DR HORTON
8555 S. KINGSTON COURT, SUITE 200
ENGELWOOD, CO 80112
TELE: (303) 488-0061
CONTACT: CODY RITTER
EMAIL: --

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LANDSCAPE ARCHITECT

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TELE: 719-576-1216
CONTACT: JONATHAN W. TESSIN
EMAIL: --

CITY & UTILITY CONTACTS

WATER

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1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920
TELE: (719) 499-8416
CONTACT: PAUL HOWARD
EMAIL: PAULINFINTY@MSN.COM

WASTEWATER

WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
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CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG

ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.,
FALCON, CO 80831
TELE: (800) 388-9881
CONTACT: GINA PERRY
EMAIL: GINA.PERRY@MVEA.COOP

NATURAL GAS

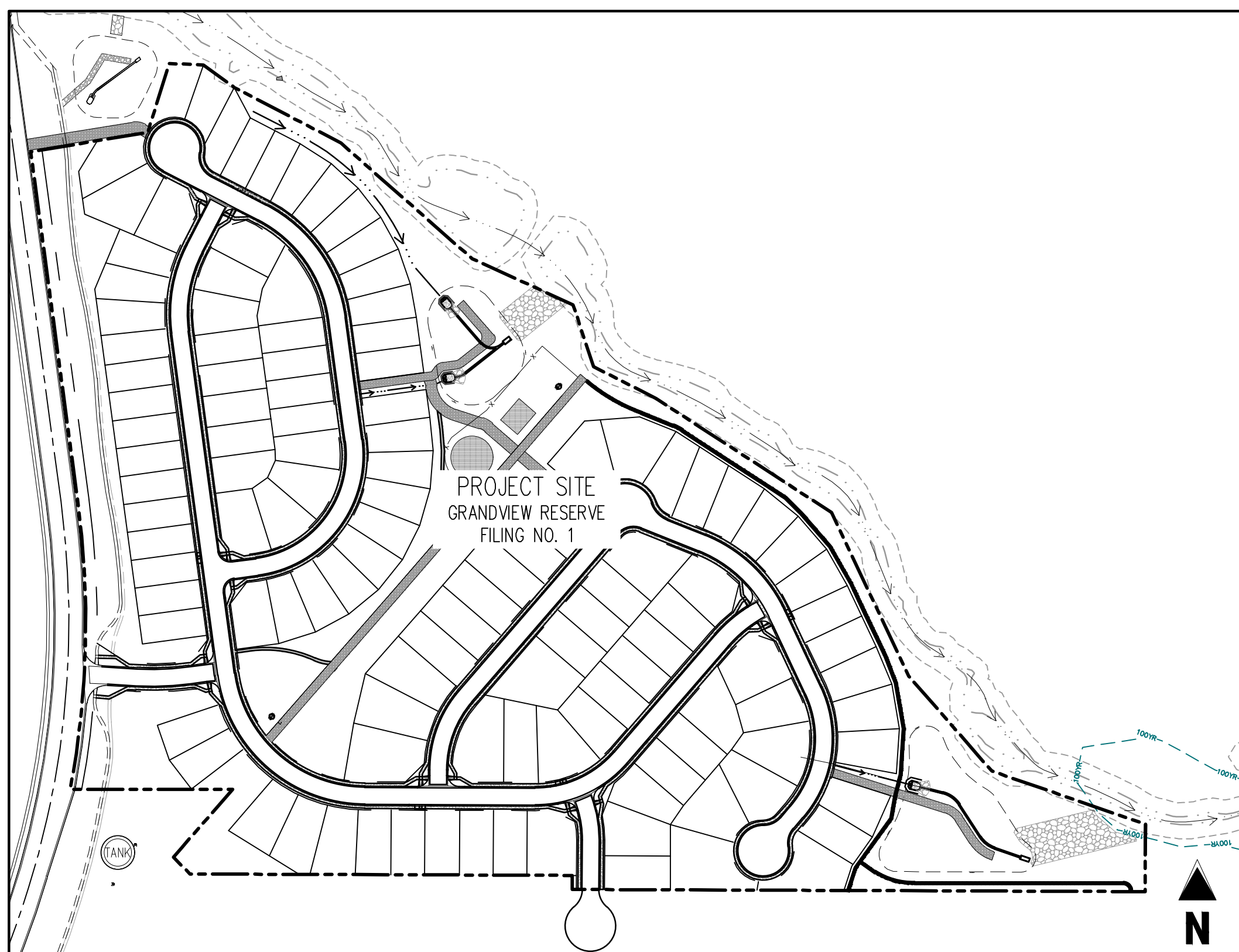
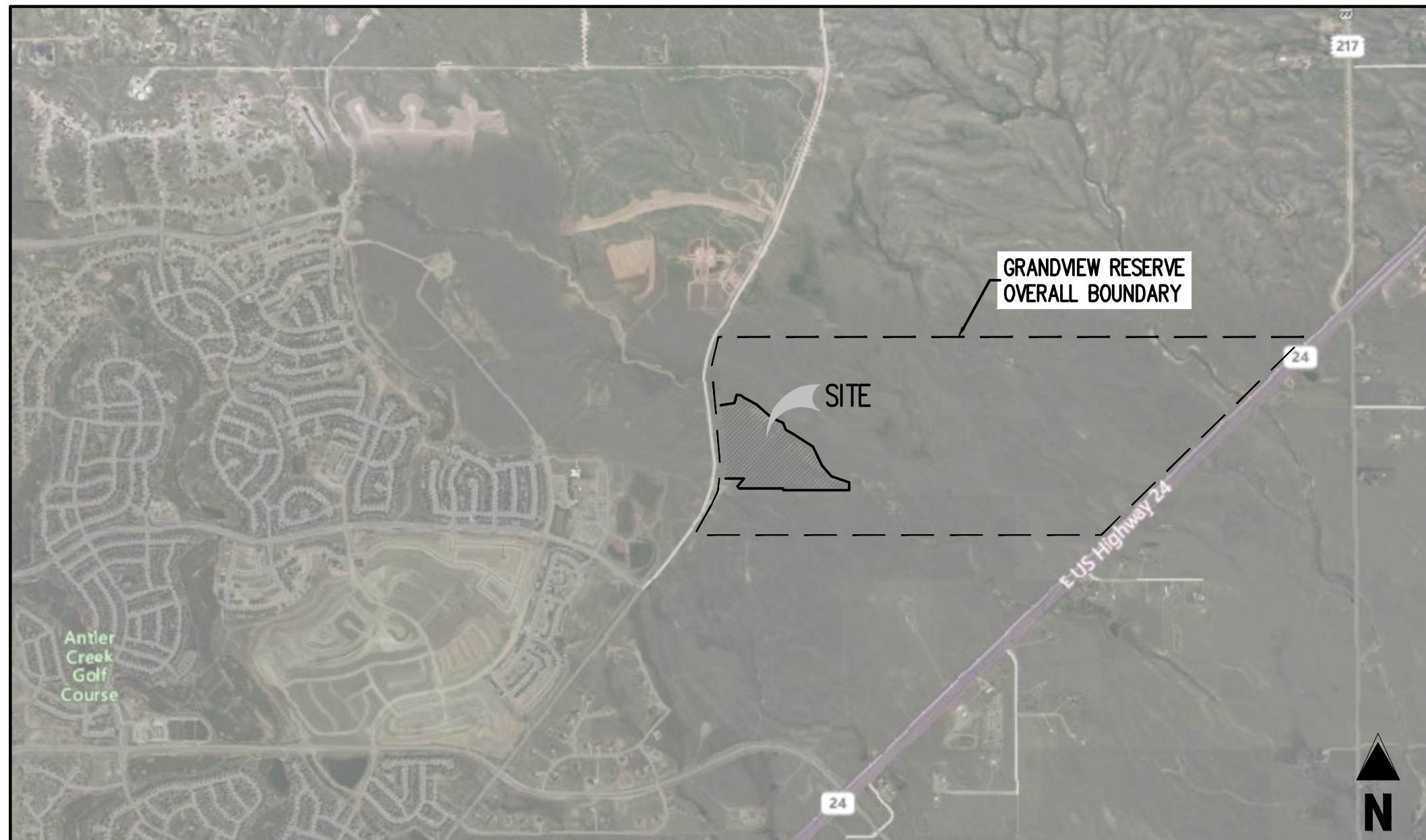
BLACK HILLS ENERGY
198 COUNTY LINE RD.
PALMER LAKE, CO 80133
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CONTACT: BOB SWATEK
EMAIL: BOB.SWATEK@BLACKHILLS.COOP

FIRE

FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
TELE: (719) 499-4050
CONTACT: TRENH HAHNG
EMAIL: THAHNG@FALCONFIRE.ORG

LIST OF ABBREVIATIONS

SHT - SHEET
A - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/F - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WVF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE



SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE | SHEET DESCRIPTION |
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| 3 | OVERALL SHEET | U0.2 |
| 4 | WATER KEY MAP | U1.0 |
| 5 | WATER PLAN | U1.1 |
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| 7 | WASTEWATER KEY MAP | U2.0 |
| 8 | WASTEWATER P&P | U2.1 |
| 9 | WASTEWATER P&P | U2.2 |
| 10 | WASTEWATER P&P | U2.3 |
| 11 | WASTEWATER P&P | U2.4 |
| 12 | WASTEWATER P&P | U2.5 |
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| 21 | WATER DETAILS | U3.3 |
| 22 | WASTEWATER DETAILS | U4.1 |

LEGAL DESCRIPTION

GRANDVIEW RESERVE FILING NO. 1, A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BENCHMARK

NGS BENCHMARK F 24
A STANDARD DISK STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHWEST OF THE CENTERLINE OF THE TRACK.
NAVD88 ELEVATION = 6866.33

BASIS OF BEARING

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/2" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLDING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

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 COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT, FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH E.C.M. 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 DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / E.C.M. ADMINISTRATOR
DATE

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

PAUL HOWARD
4 SITE INVESTMENTS, LLC
DATE

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 ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RONALD G. DENNIS, COLORADO P.E. NO. 0051622
DATE



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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

Typical comment for all sheets.

GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX **SF2311**

EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

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Project No: HRCG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

COVER SHEET

GENERAL NOTES:

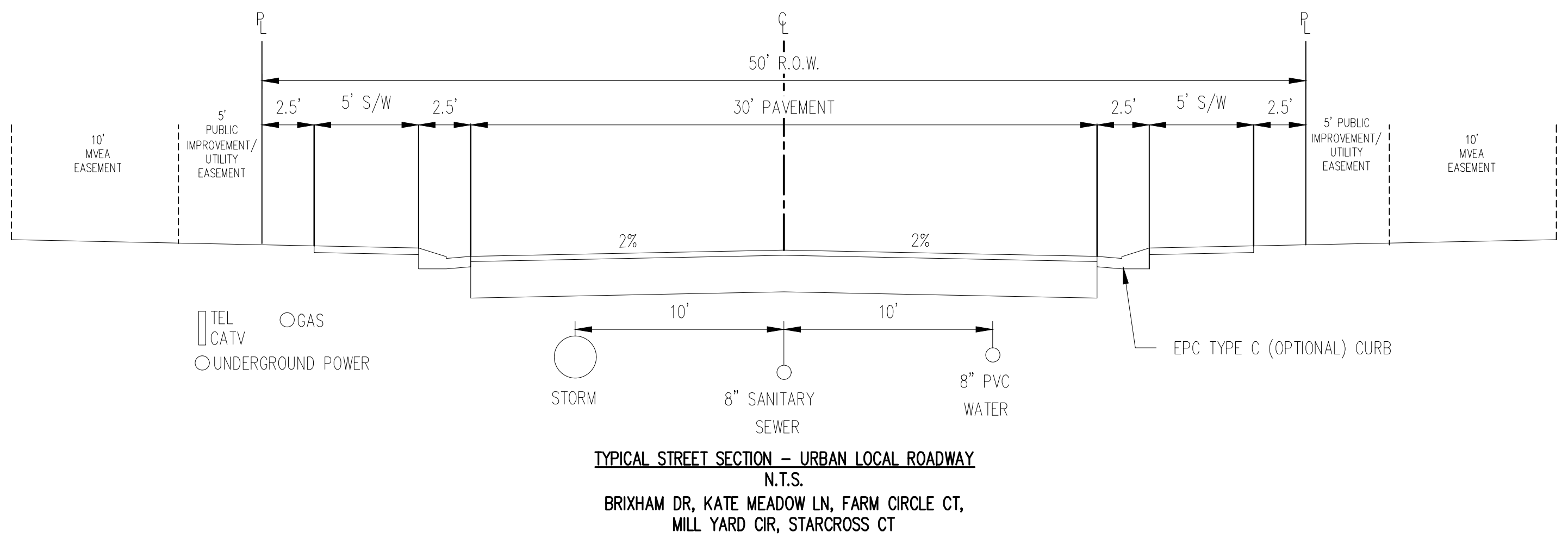
- 1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WMHD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICTS ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING 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-LIFT 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 5" 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 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO 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 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 90% 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 DEPICED 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 MUST 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 PIPE LINE CONSTRUCTION.
14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE. 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 PRE-CONSTRUCTION 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 PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION 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 TEST PRIOR TO CCTV INSPECTION
- ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL 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-THRU HAS OCCURRED.
B) A SECOND ACCEPTANCE MAY OCCUR ONCE 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 CARBONITE 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.
30. WATER SYSTEM INSTALLATION NOTES
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 CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE 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 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
36. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, 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.
38. WASTEWATER SYSTEM INSTALLATION NOTES
39. 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, IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
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, 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 FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

- 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.
30. WATER SYSTEM INSTALLATION NOTES
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 CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE 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 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
36. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, 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.

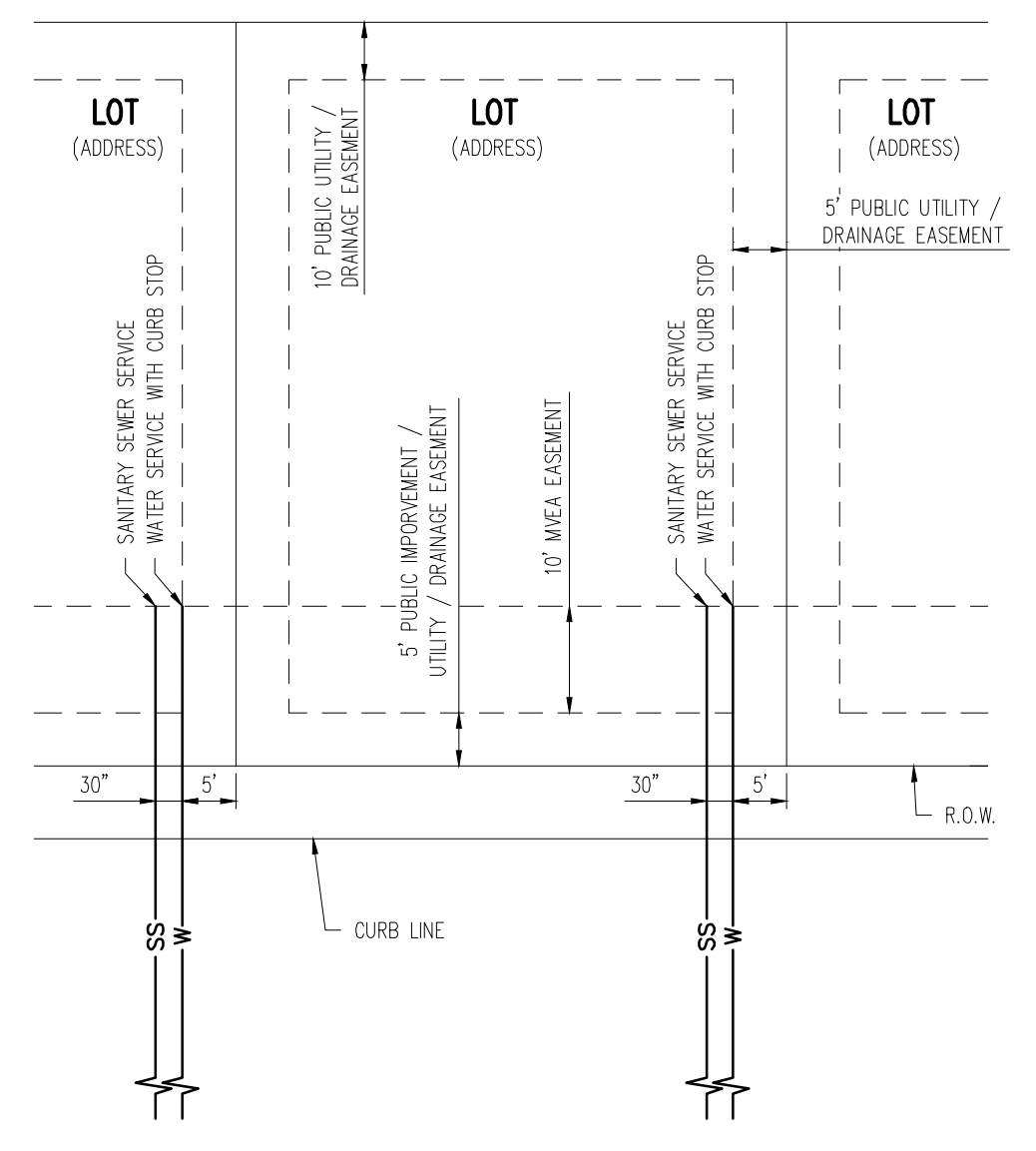
- 38. WASTEWATER SYSTEM INSTALLATION NOTES
39. SANITARY SEWER LENGTHS ARE MH CENTER - MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
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, 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 FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

- 41. 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 CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
42. 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.
43. 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.
44. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
45. 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.
46. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
47. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
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C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY N.T.S. BRIXHAM DR, KATE MEADOW LN, FARM CIRCLE CT, MILL YARD CIR, STARCROSS CT



DETAIL: UTILITY SERVICE LOCATIONS N.T.S.

UTILITY NOTES

- 1. CONTRACTOR TO OBTAIN WORK IN THE ROW PERMIT FROM EL PASO COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO POTHOLE AND VERIFY EXISTENCE OF OTHER UTILITIES WITHIN ANY PUBLIC RIGHT OF WAYS.
3. CONTRACTOR TO MAINTAIN 5.5" MINIMUM COVER OVER ALL WATER MAINS CONSTRUCTED.
4. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSS PANS.
5. STANDARD WATER SERVICE LOCATIONS TO BE 5' FROM THE DOWNSTREAM PROPERTY LINE AND EXTENDED 15' TO THE UTILITY EASEMENT.
6. STANDARD WASTEWATER SERVICES TO BE IN A COMMON TRENCH WITH STANDARD WATER SERVICES. SHALL BE LOCATED A MINIMUM OF 30' FROM CENTER OF PIPE. SEE WOODMEN HILLS METRO DISTRICT STANDARD SPECIFICATIONS DETAIL W-15.
7. STANDARD SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
8. CURB STOPS ARE NOT TO BE INSTALLED IN CONCRETE CURB, CROSS PANS, SIDEWALKS, OR DRIVEWAYS.
9. SEE PLANS FOR THE LOCATION OF STANDARD SERVICES ON CORNER LOTS.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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D.R. HORTON
America's Builder

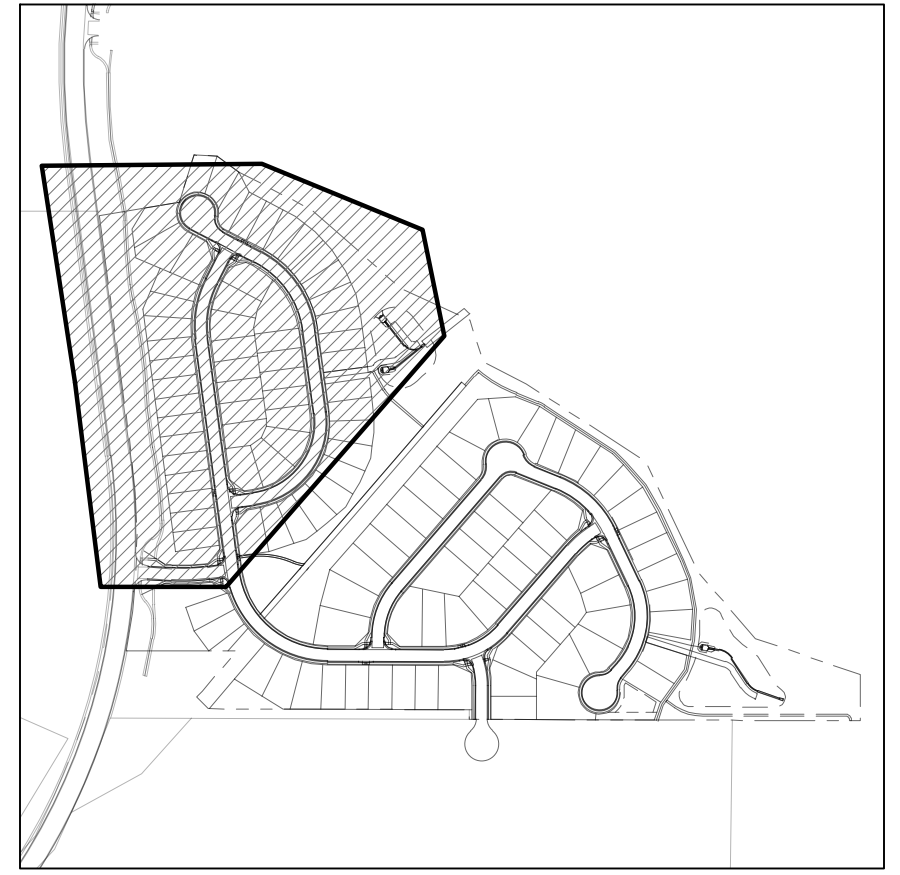
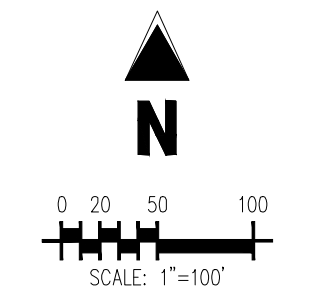
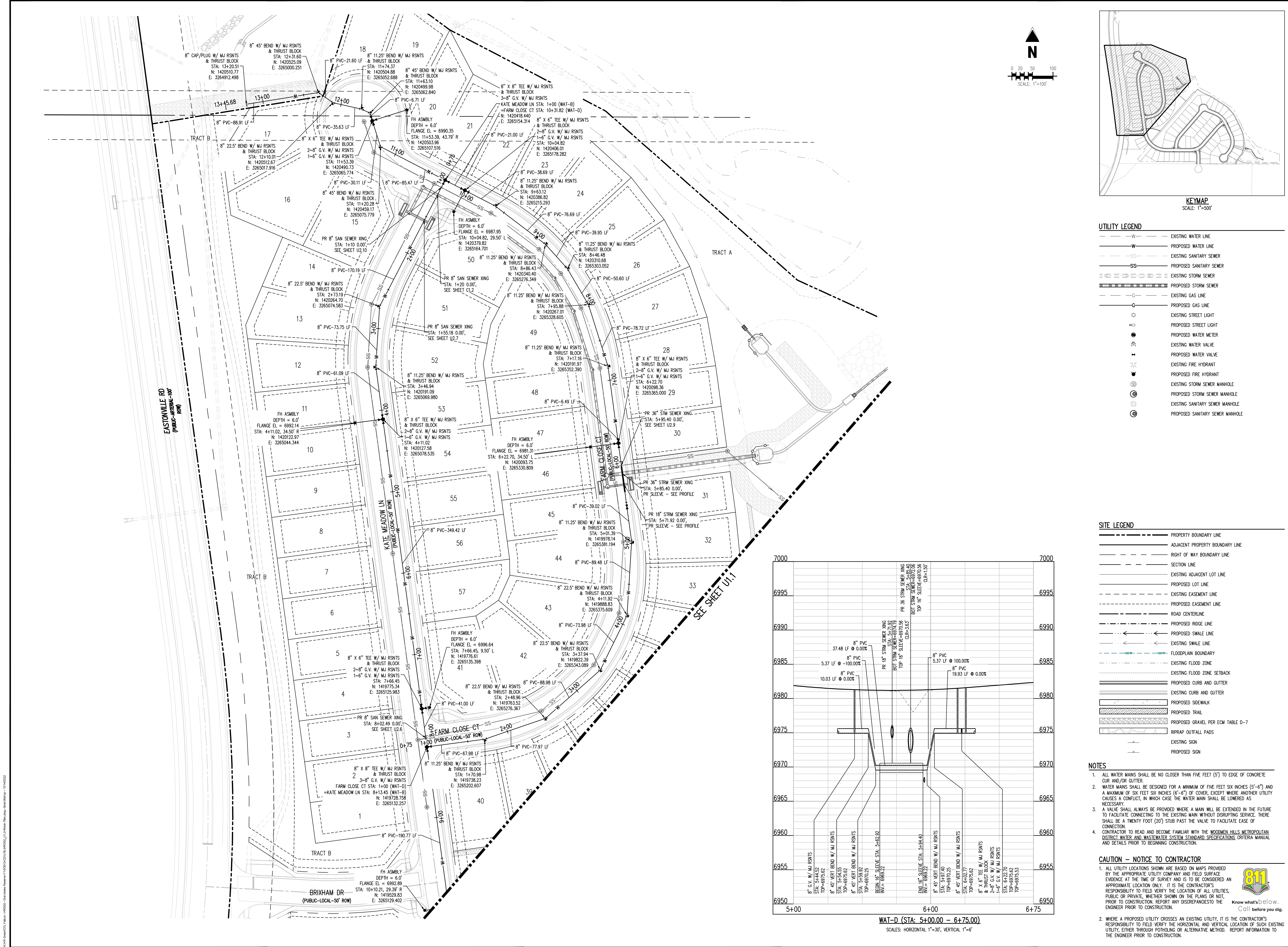
GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

Table with 4 columns: #, Date, Issue / Description, Init. It contains a grid for tracking revisions or issues.

Table with 2 columns: Field Name, Value. Includes Project No: HRG02, Drawn By: JDM, Checked By: RGD, Date: 10/14/2022.

NOTES

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Sheet 2 of 22



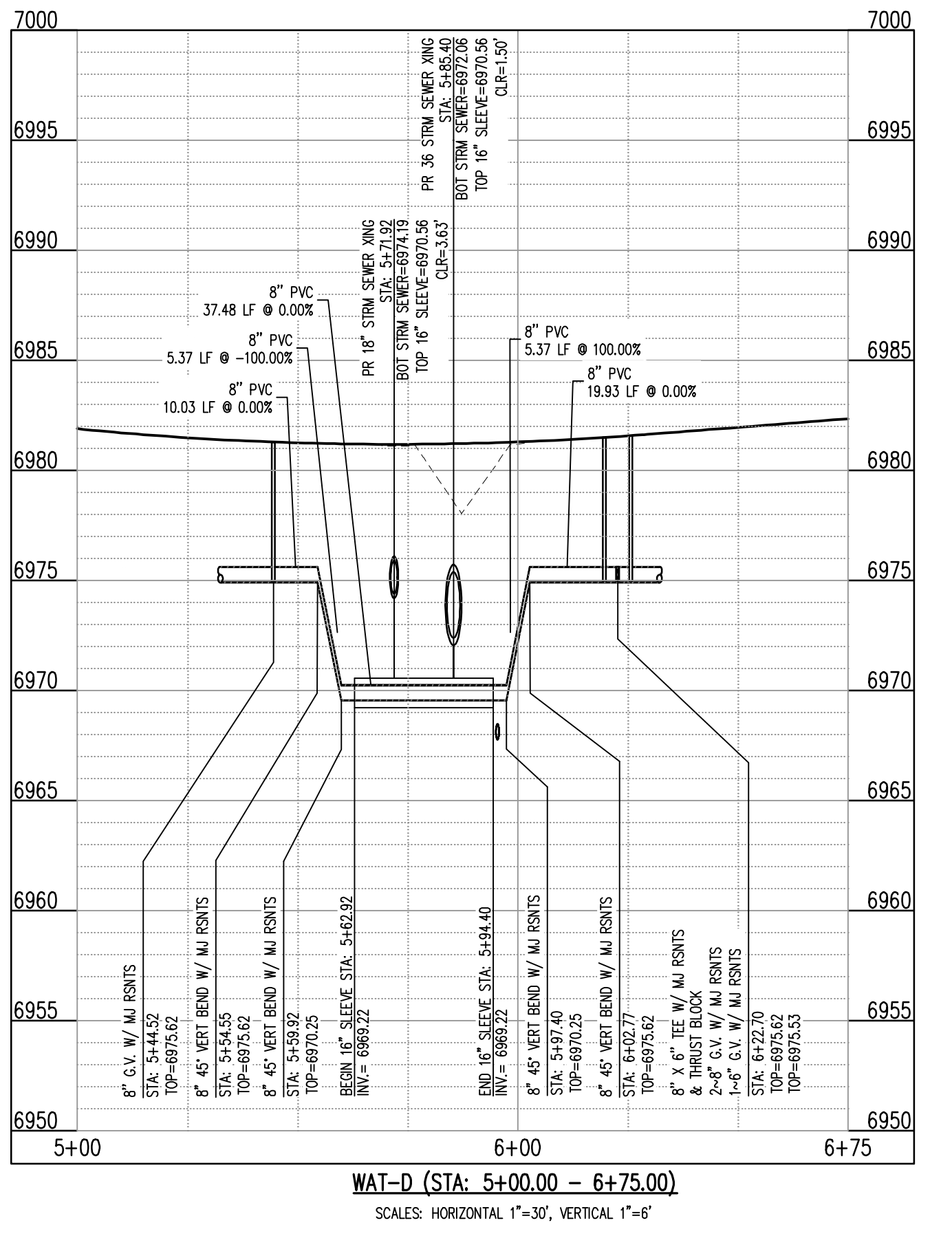
KEYMAP
SCALE: 1"=500'

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN



- NOTES**
- ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER.
 - WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE, THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
 - A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE THERE SHALL BE A TWENTY FOOT (20') STUB PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
 - CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS, CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.
- CAUTION - NOTICE TO CONTRACTOR**
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-Holing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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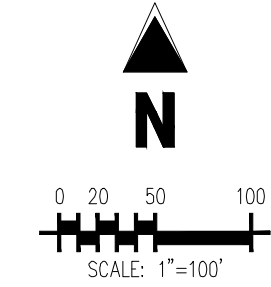
GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX

EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

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| Checked By: | RGD |
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WATER PLAN



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GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
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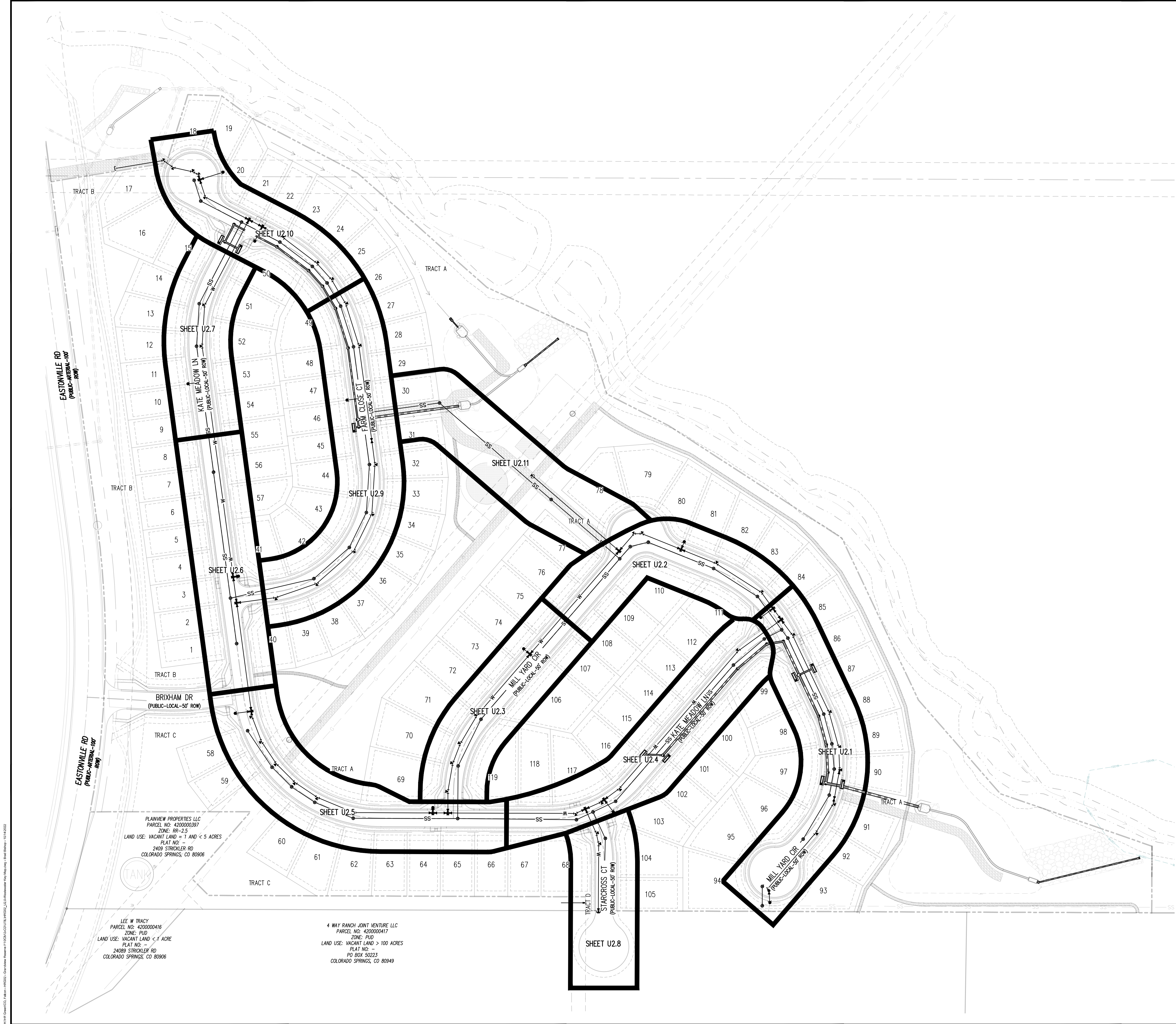
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Project No: HRG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

WASTEWATER KEY MAP

U2.0
Sheet 7 of 22



PLAINVIEW PROPERTIES LLC
PARCEL NO. 4200000397
ZONE: RR-2.5
LAND USE: VACANT LAND = 1 AND < 5 ACRES
PLAT NO. =
2409 STROCKLER RD
COLORADO SPRINGS, CO 80906

LEE W TRACY
PARCEL NO. 4200000416
ZONE: PUD
LAND USE: VACANT LAND < 1 ACRE
PLAT NO. =
2409 STROCKLER RD
COLORADO SPRINGS, CO 80906

4 WAY RANCH JOINT VENTURE LLC
PARCEL NO. 4200000417
ZONE: PUD
LAND USE: VACANT LAND > 100 ACRES
PLAT NO. =
PO BOX 50223
COLORADO SPRINGS, CO 80949

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

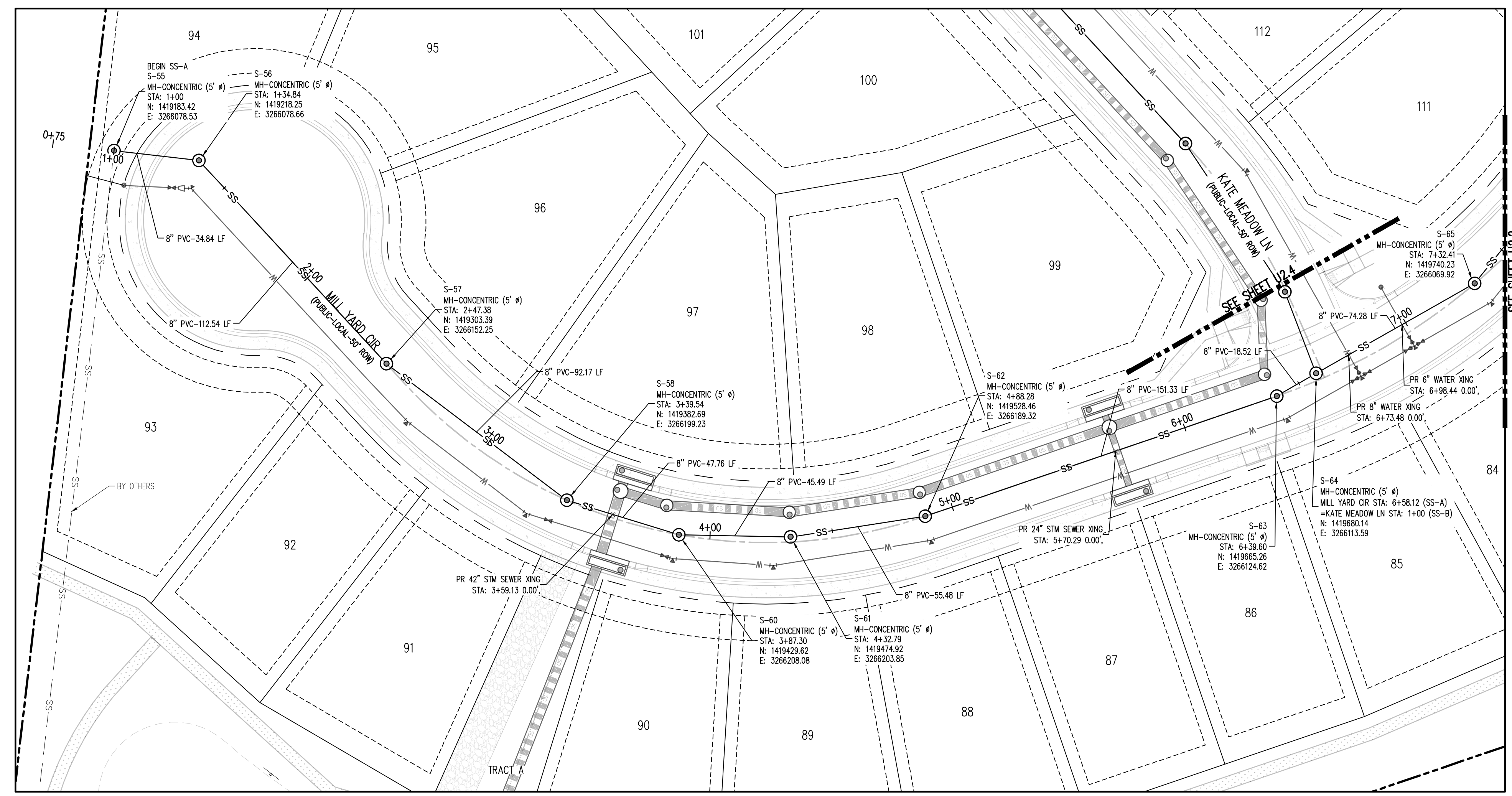
NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONS PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

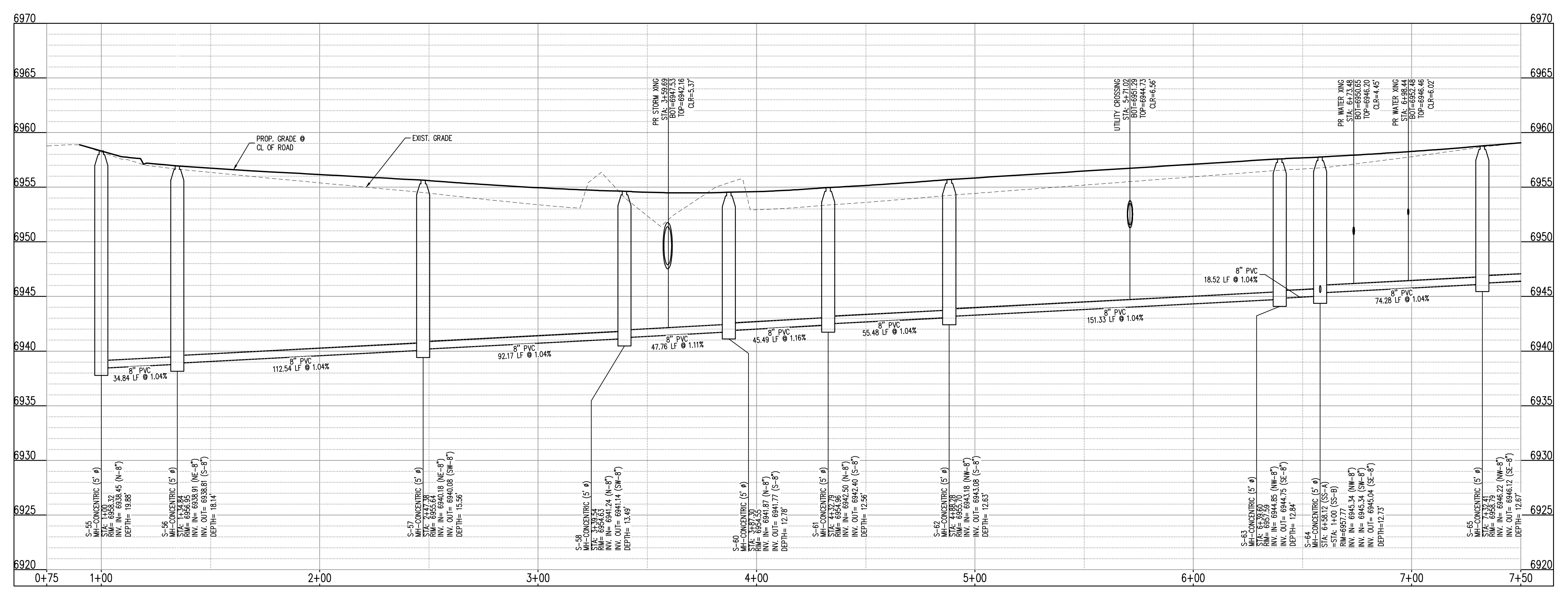
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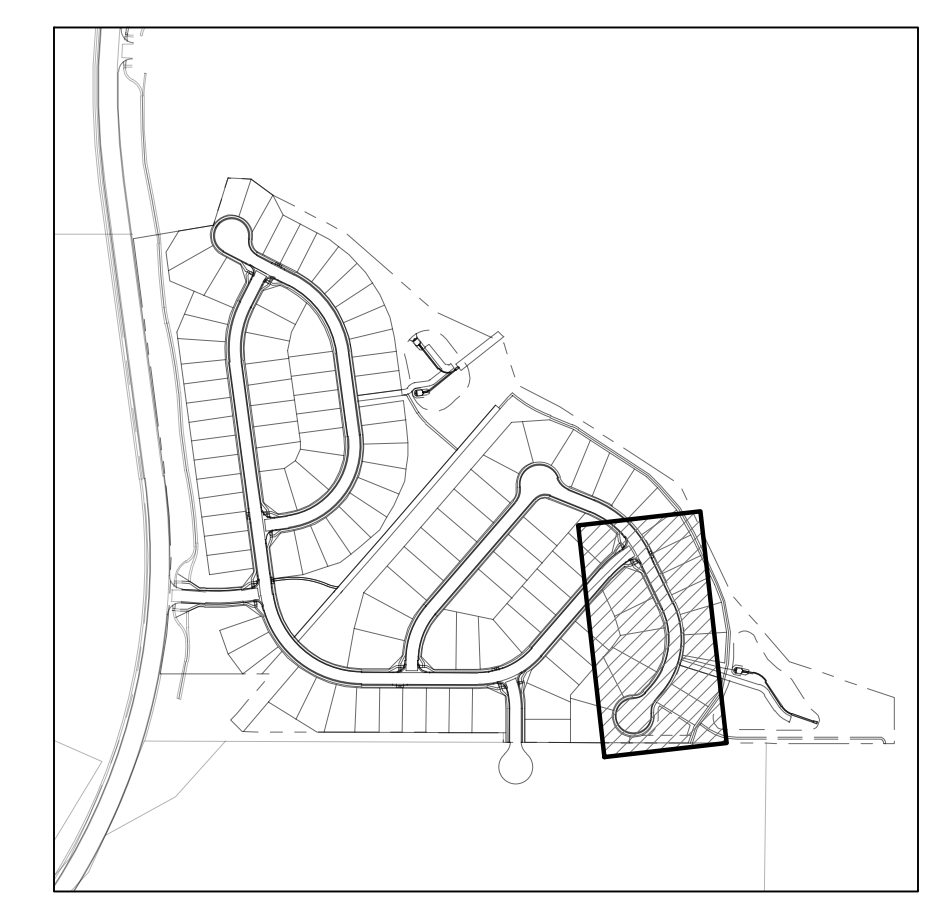




SANITARY SEWER LINE PLAN: SS-A (STA: 0+75 - 7+50)
SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-A (STA: 0+75 - 7+50)
SCALE: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP
SCALE: 1"=500'

- UTILITY LEGEND**
- W — EXISTING WATER LINE
 - PW — PROPOSED WATER LINE
 - SS — EXISTING SANITARY SEWER
 - P-SS — PROPOSED SANITARY SEWER
 - S — EXISTING STORM SEWER
 - P-S — PROPOSED STORM SEWER
 - G — EXISTING GAS LINE
 - PG — PROPOSED GAS LINE
 - SL — EXISTING STREET LIGHT
 - P-SL — PROPOSED STREET LIGHT
 - WM — PROPOSED WATER METER
 - VW — EXISTING WATER VALVE
 - PVW — PROPOSED WATER VALVE
 - FH — EXISTING FIRE HYDRANT
 - PFH — PROPOSED FIRE HYDRANT
 - S-SS — EXISTING STORM SEWER MANHOLE
 - P-S-SS — PROPOSED STORM SEWER MANHOLE
 - S-S — EXISTING SANITARY SEWER MANHOLE
 - P-S-S — PROPOSED SANITARY SEWER MANHOLE

- SITE LEGEND**
- — — — — PROPERTY BOUNDARY LINE
 - — — — — ADJACENT PROPERTY BOUNDARY LINE
 - — — — — RIGHT OF WAY BOUNDARY LINE
 - — — — — SECTION LINE
 - — — — — EXISTING ADJACENT LOT LINE
 - — — — — EXISTING EASEMENT LINE
 - — — — — PROPOSED EASEMENT LINE
 - — — — — ROAD CENTERLINE
 - — — — — PROPOSED RIDGE LINE
 - — — — — PROPOSED SWALE LINE
 - — — — — EXISTING SWALE LINE
 - — — — — FLOODPLAIN BOUNDARY
 - — — — — EXISTING FLOOD ZONE
 - — — — — EXISTING FLOOD ZONE SETBACK
 - — — — — PROPOSED CURB AND GUTTER
 - — — — — EXISTING CURB AND GUTTER
 - — — — — PROPOSED SIDEWALK
 - — — — — PROPOSED TRAIL
 - — — — — PROPOSED GRAVEL PER EGM TABLE D-7
 - — — — — RIPRAP OUTFALL PADS
 - — — — — EXISTING SIGN
 - — — — — PROPOSED SIGN

NOTES

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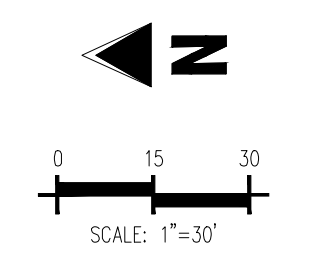
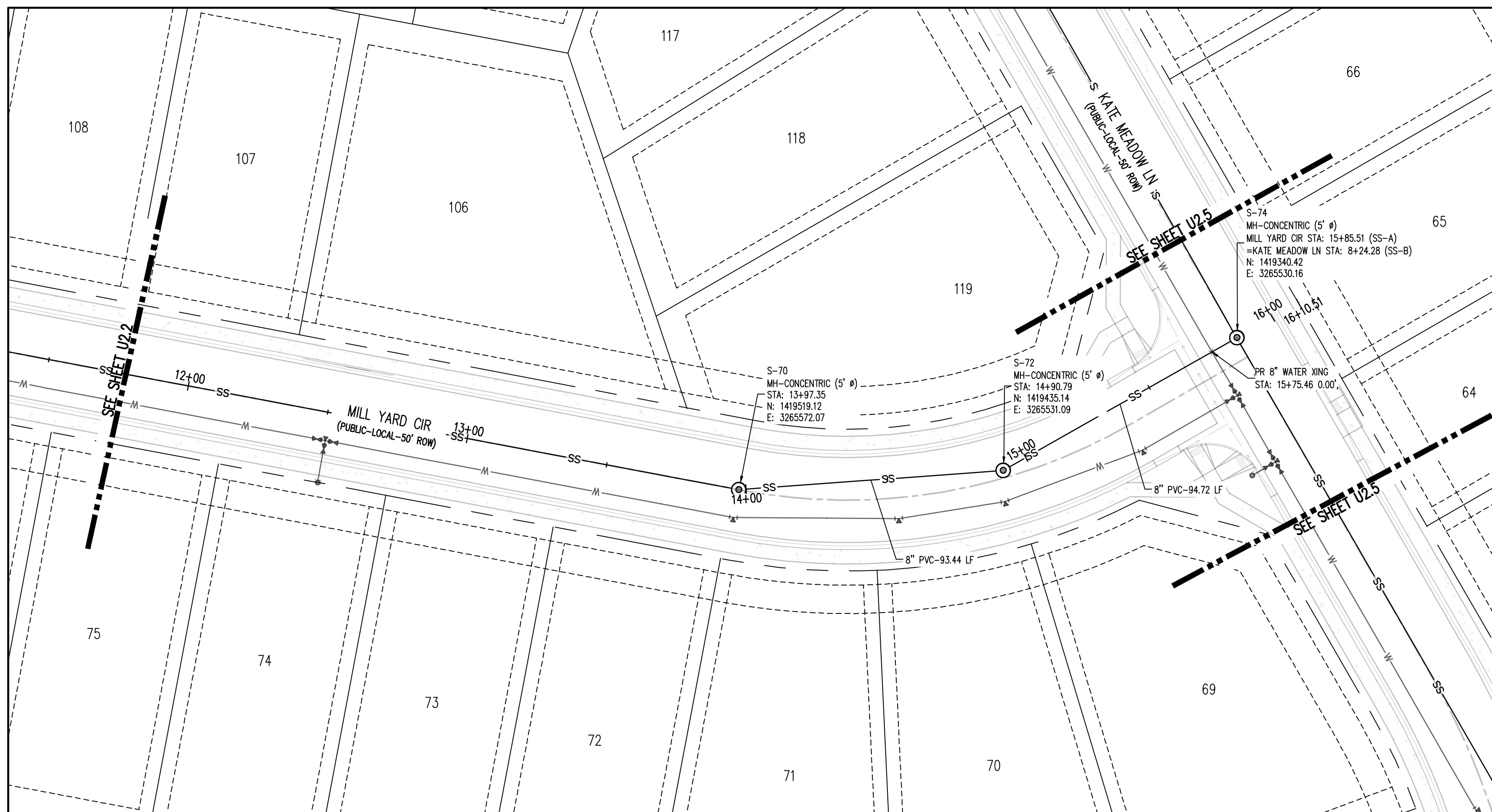
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WASTEWATER P&P

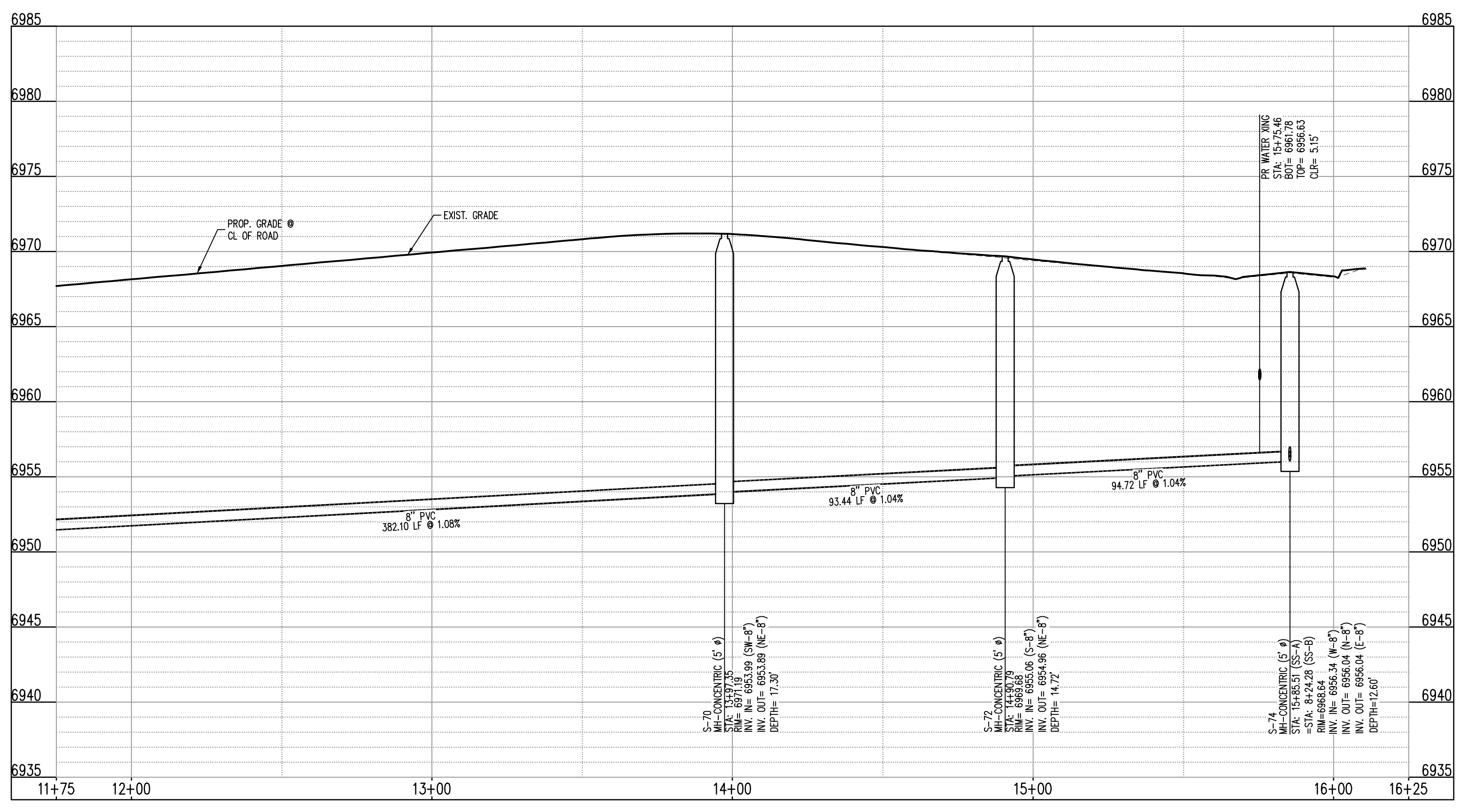


KEYMAP
SCALE: 1"=500'

UTILITY LEGEND

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- SS — PROPOSED STORM SEWER
- G — PROPOSED GAS LINE
- G — PROPOSED STREET LIGHT
- W — PROPOSED WATER METER
- W — PROPOSED WATER VALVE
- W — PROPOSED FIRE HYDRANT
- SS — PROPOSED STORM SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MANHOLE

SANITARY SEWER LINE PLAN: SS-A (STA: 11+75 - 16+25)
SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-A (STA: 11+75 - 16+25)
SCALE: HORIZONTAL 1"=30', VERTICAL 1"=6'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
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- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER EDM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN

NOTES

- ALL PROPOSED MANHOLES SHALL CONFORM TO WOODMEN HILLS METRO DISTRICT DETAIL WW-2

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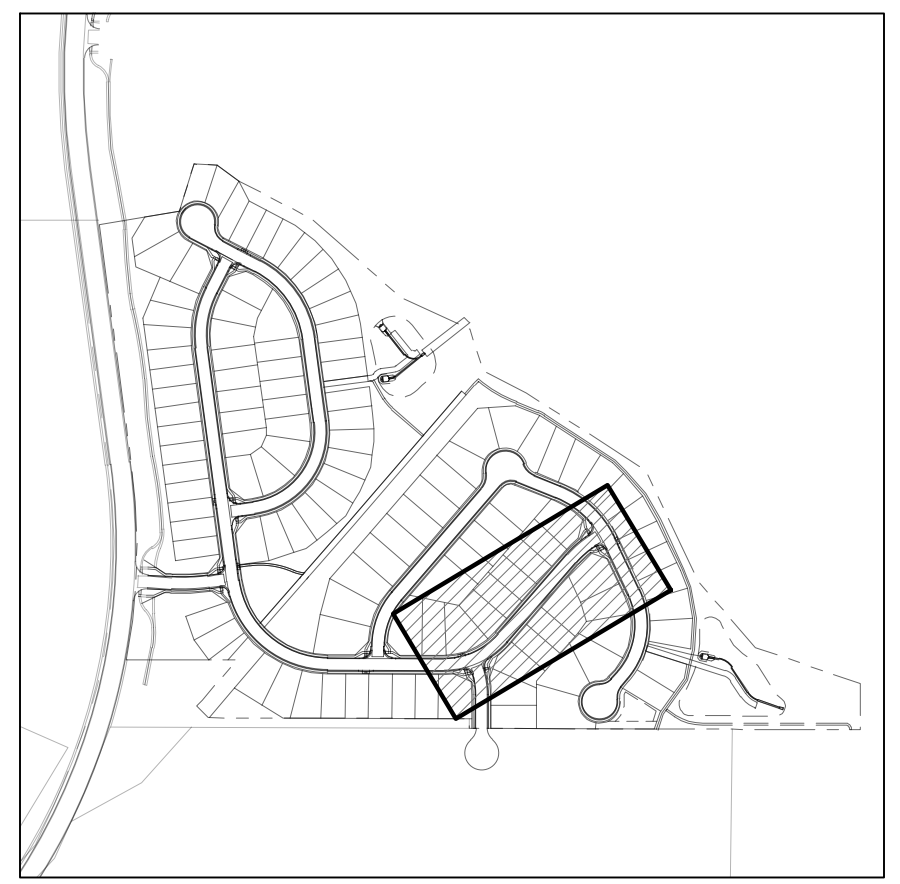
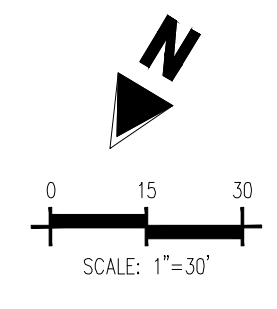
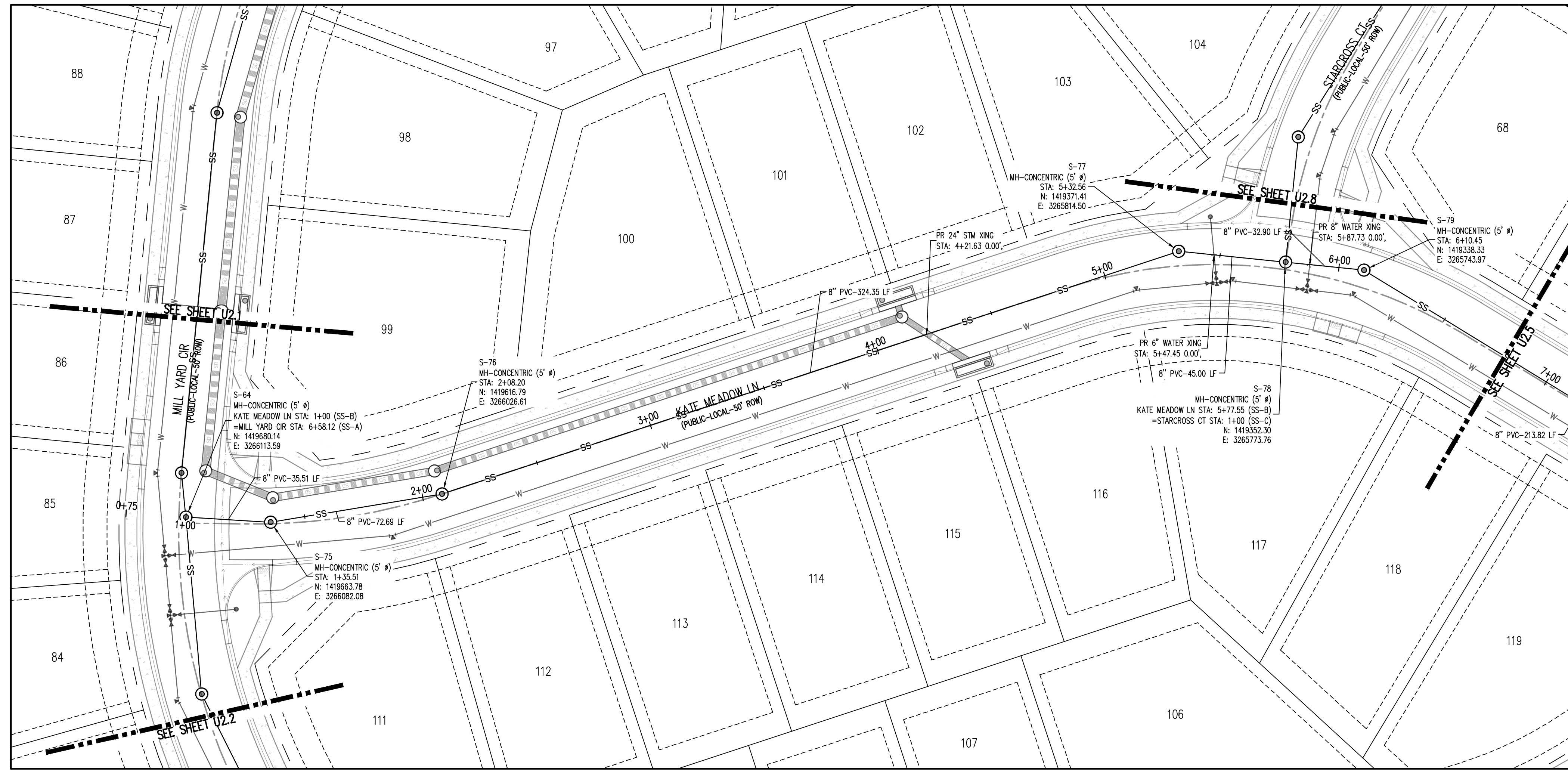
GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX

EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

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Project No: HRG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

WASTEWATER P&P



KEYMAP
SCALE: 1"=500'

SANITARY SEWER LINE PLAN: SS-B (STA: 0+75 - 7+00)
SCALE: 1"=30'

UTILITY LEGEND

- W — EXISTING WATER LINE
- - - W - - - PROPOSED WATER LINE
- - - S - - - EXISTING SANITARY SEWER
- - - S - - - PROPOSED SANITARY SEWER
- - - S - - - EXISTING STORM SEWER
- - - S - - - PROPOSED STORM SEWER
- - - G - - - EXISTING GAS LINE
- - - G - - - PROPOSED GAS LINE
- ⊙ EXISTING STREET LIGHT
- ⊙ PROPOSED STREET LIGHT
- ⊙ EXISTING WATER METER
- ⊙ PROPOSED WATER METER
- ⊙ EXISTING WATER VALVE
- ⊙ PROPOSED WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING STORM SEWER MANHOLE
- ⊙ PROPOSED STORM SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE

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| Project No: | HRG02 |
| Drawn By: | JDM |
| Checked By: | RGD |
| Date: | 10/14/2022 |

WASTEWATER P&P

U2.4
Sheet 11 of 22

SITE LEGEND

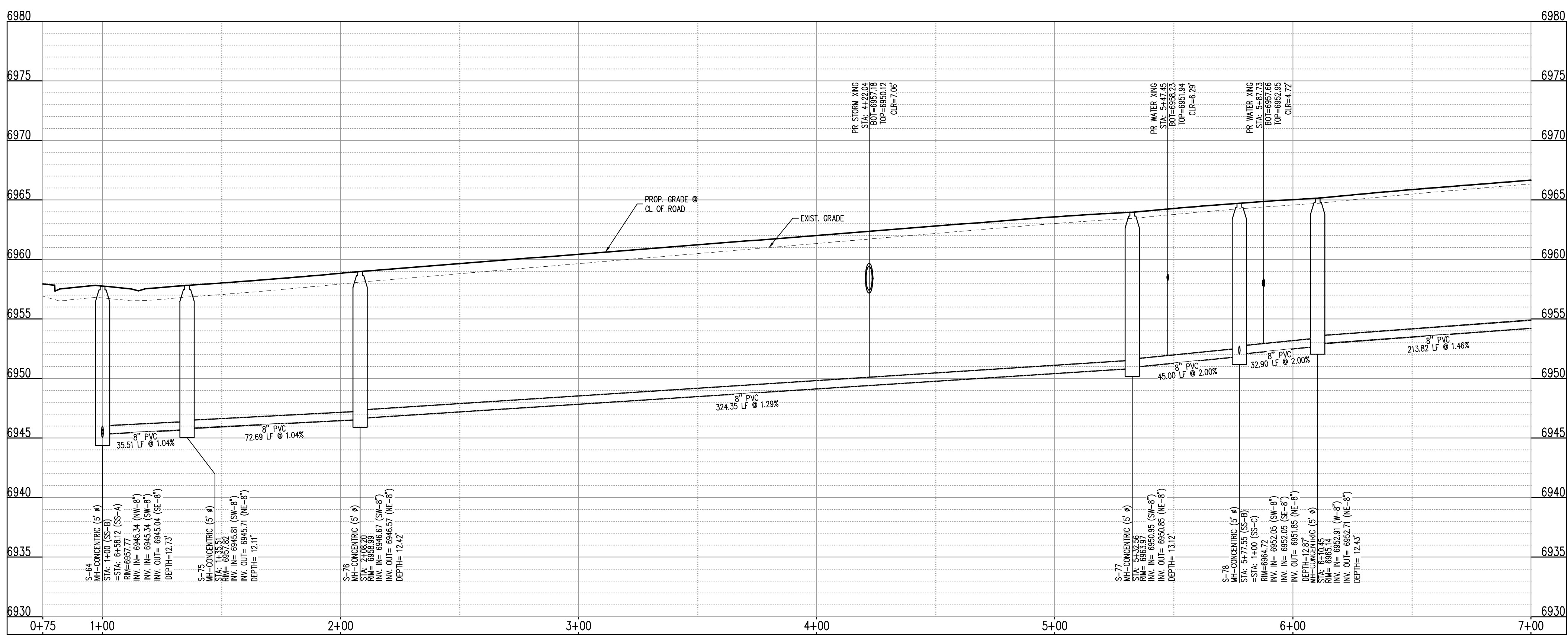
- — — — — PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY BOUNDARY LINE
- - - RIGHT OF WAY BOUNDARY LINE
- - - SECTION LINE
- - - EXISTING ADJACENT LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ROAD CENTERLINE
- - - PROPOSED RIDGE LINE
- - - PROPOSED SWALE LINE
- - - EXISTING SWALE LINE
- - - FLOODPLAIN BOUNDARY
- - - EXISTING FLOOD ZONE
- - - EXISTING FLOOD ZONE SETBACK
- - - PROPOSED CURB AND GUTTER
- - - EXISTING CURB AND GUTTER
- - - PROPOSED SIDEWALK
- - - PROPOSED TRAIL
- - - PROPOSED GRAVEL PER EGM TABLE D-7
- - - RIPRAP OUTFALL PADS
- ⊙ EXISTING SIGN
- ⊙ PROPOSED SIGN

NOTES

- ALL PROPOSED MANHOLES SHALL CONFORM TO WOODMEN HILLS METRO DISTRICT DETAIL WW-2

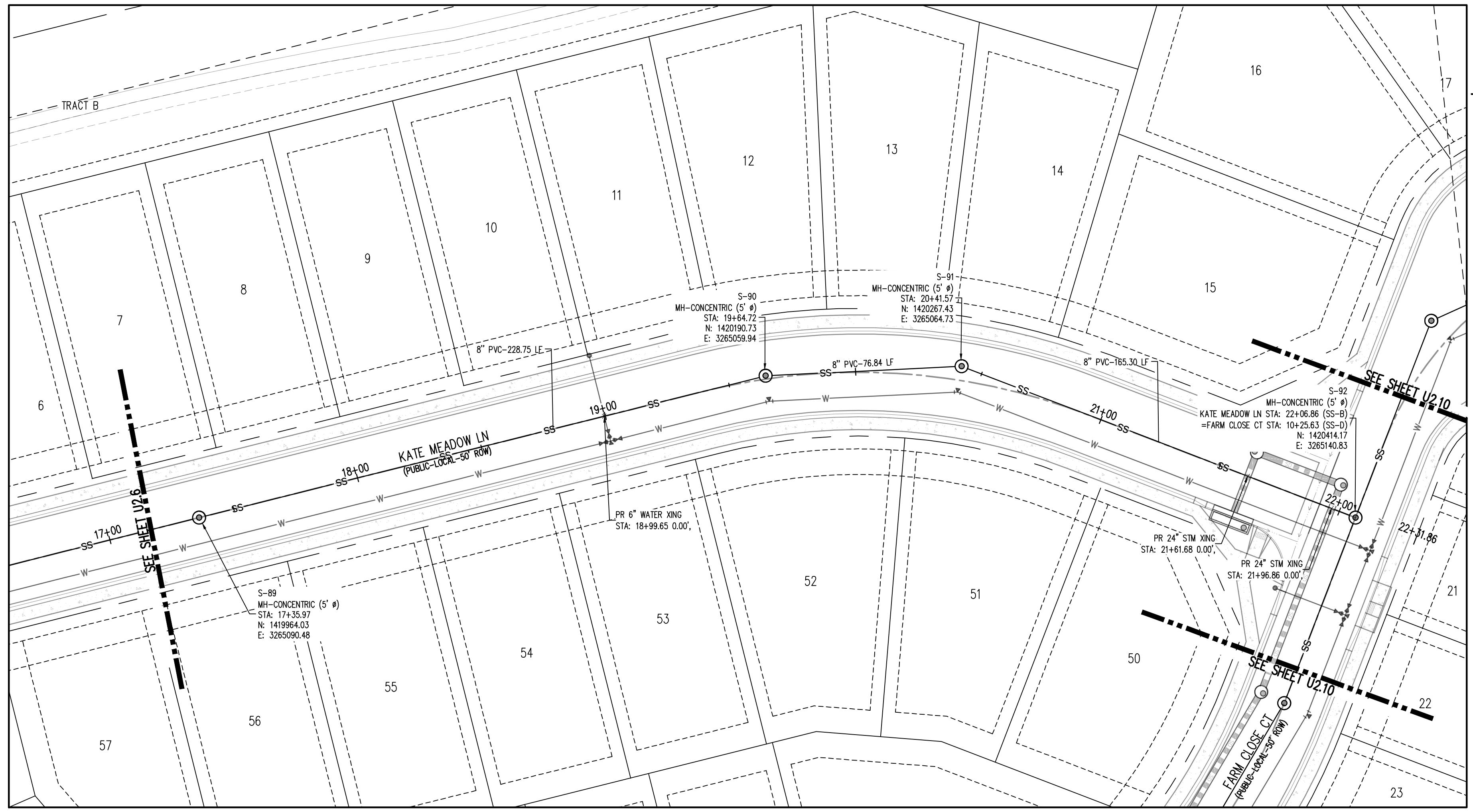
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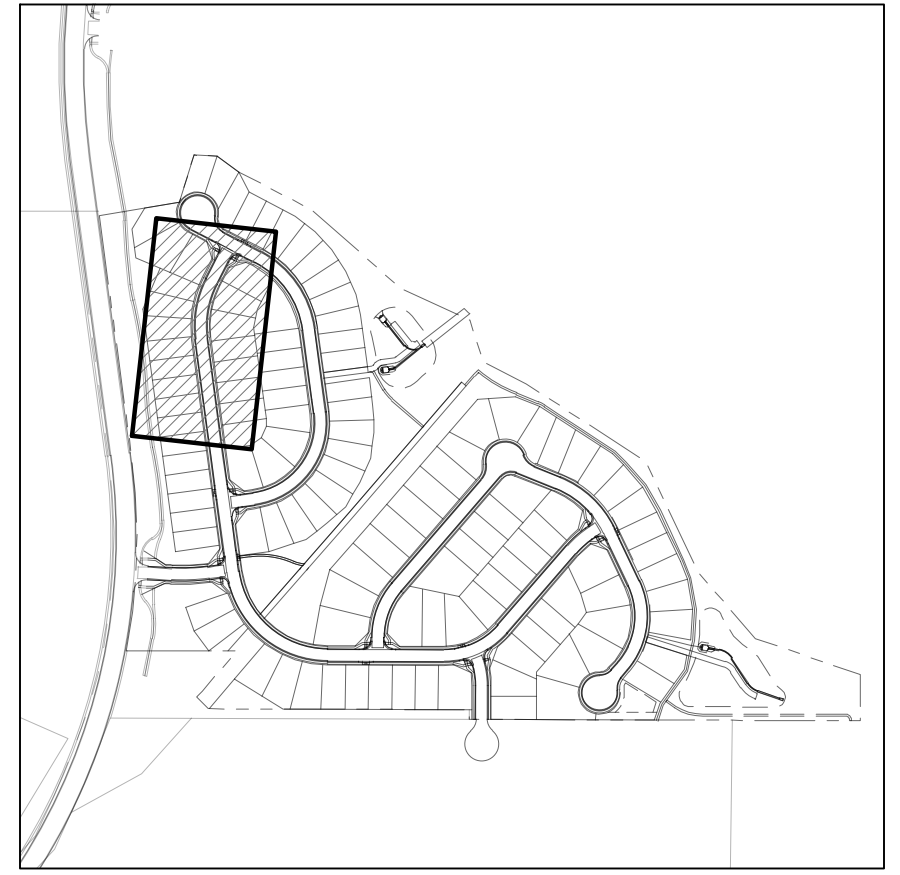
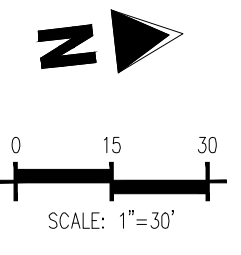


SANITARY SEWER LINE PROFILE: SS-B (STA: 0+75 - 7+00)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=4'

10/14/2022 10:30 AM C:\Users\jdm\OneDrive\Documents\Projects\2022\HRG02\U2.4\WASTEWATER P&P\U2.4.dwg User: jdm

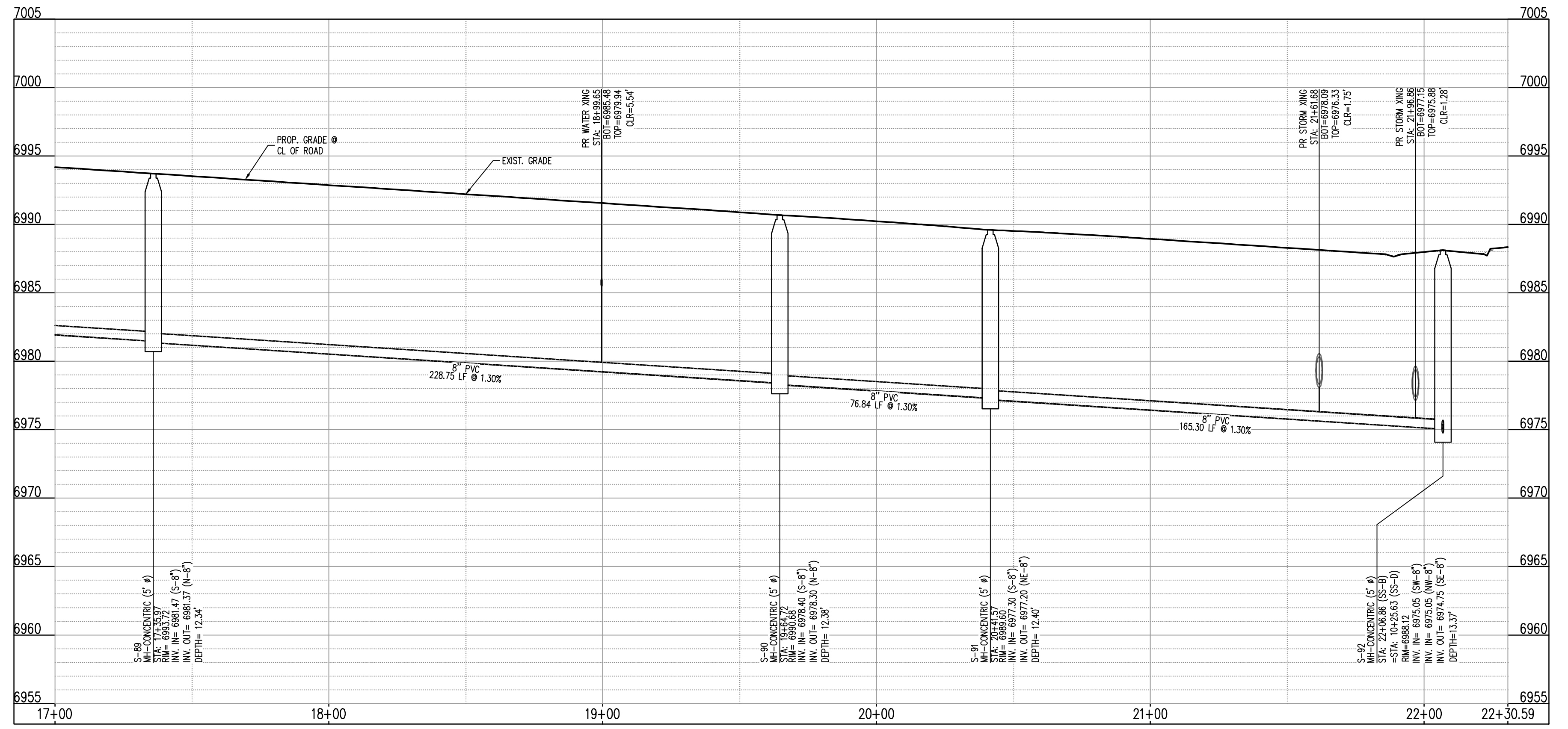


SANITARY SEWER LINE PLAN: SS-B (STA: 17+00 - 22+30.59)
SCALE: 1"=30'



KEYMAP
SCALE: 1"=500'

| UTILITY LEGEND | |
|----------------|---------------------------------|
| (---) | EXISTING WATER LINE |
| (---) | PROPOSED WATER LINE |
| (---) | EXISTING SANITARY SEWER |
| (---) | PROPOSED SANITARY SEWER |
| (---) | EXISTING STORM SEWER |
| (---) | PROPOSED STORM SEWER |
| (---) | EXISTING GAS LINE |
| (---) | PROPOSED GAS LINE |
| (---) | EXISTING STREET LIGHT |
| (---) | PROPOSED STREET LIGHT |
| (---) | EXISTING WATER METER |
| (---) | PROPOSED WATER METER |
| (---) | EXISTING WATER VALVE |
| (---) | PROPOSED WATER VALVE |
| (---) | EXISTING FIRE HYDRANT |
| (---) | PROPOSED FIRE HYDRANT |
| (---) | EXISTING STORM SEWER MANHOLE |
| (---) | PROPOSED STORM SEWER MANHOLE |
| (---) | EXISTING SANITARY SEWER MANHOLE |
| (---) | PROPOSED SANITARY SEWER MANHOLE |



SANITARY SEWER LINE PROFILE: SS-B (STA: 17+00 - 22+30.59)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

| SITE LEGEND | |
|-------------|------------------------------------|
| (---) | PROPERTY BOUNDARY LINE |
| (---) | ADJACENT PROPERTY BOUNDARY LINE |
| (---) | RIGHT OF WAY BOUNDARY LINE |
| (---) | SECTION LINE |
| (---) | EXISTING ADJACENT LOT LINE |
| (---) | PROPOSED LOT LINE |
| (---) | EXISTING EASEMENT LINE |
| (---) | PROPOSED EASEMENT LINE |
| (---) | ROAD CENTERLINE |
| (---) | PROPOSED RIDGE LINE |
| (---) | PROPOSED SWALE LINE |
| (---) | EXISTING SWALE LINE |
| (---) | FLOODPLAIN BOUNDARY |
| (---) | EXISTING FLOOD ZONE |
| (---) | EXISTING FLOOD ZONE SETBACK |
| (---) | PROPOSED CURB AND GUTTER |
| (---) | EXISTING CURB AND GUTTER |
| (---) | PROPOSED SIDEWALK |
| (---) | PROPOSED TRAIL |
| (---) | PROPOSED GRAVEL PER EDCM TABLE D-7 |
| (---) | RIPRAP OUTFALL PADS |
| (---) | EXISTING SIGN |
| (---) | PROPOSED SIGN |

- NOTES**
1. ALL PROPOSED MANHOLES SHALL CONFORM TO WOODMEN HILLS METRO DISTRICT DETAIL WW-2

CAUTION - NOTICE TO CONTRACTOR

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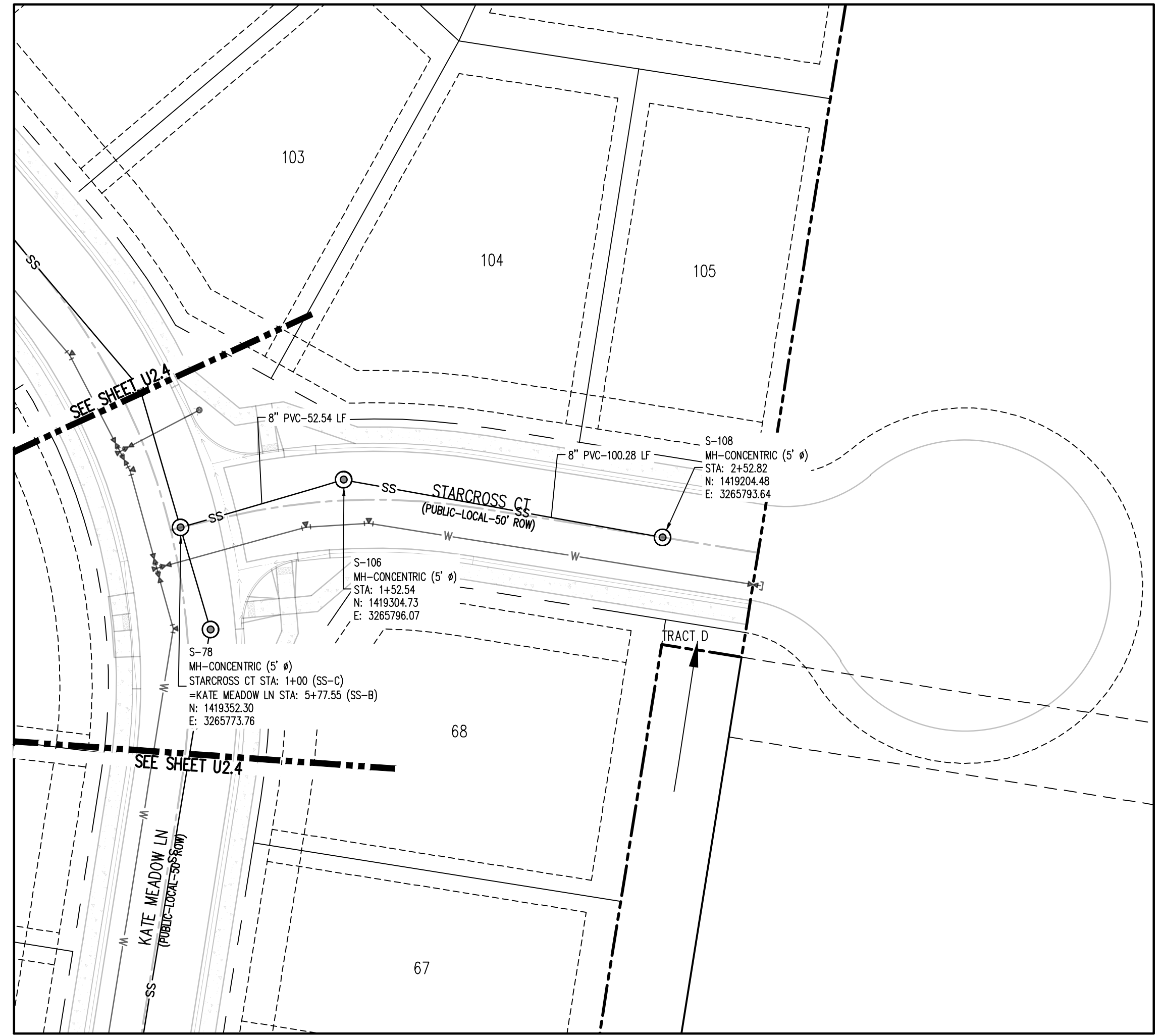
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GRANDVIEW RESERVE FILING NO. 1
4 SITE INVESTMENTS, LLC (D.R. HORTON)
SF-22-XXX

EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

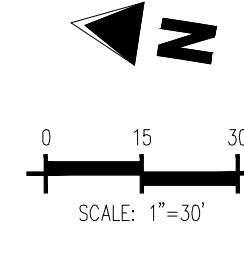
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Project No: HRC02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

WASTEWATER P&P



SANITARY SEWER LINE PLAN: SS-C (STA: 0+75 - 2+26.71)
SCALE: 1"=30'



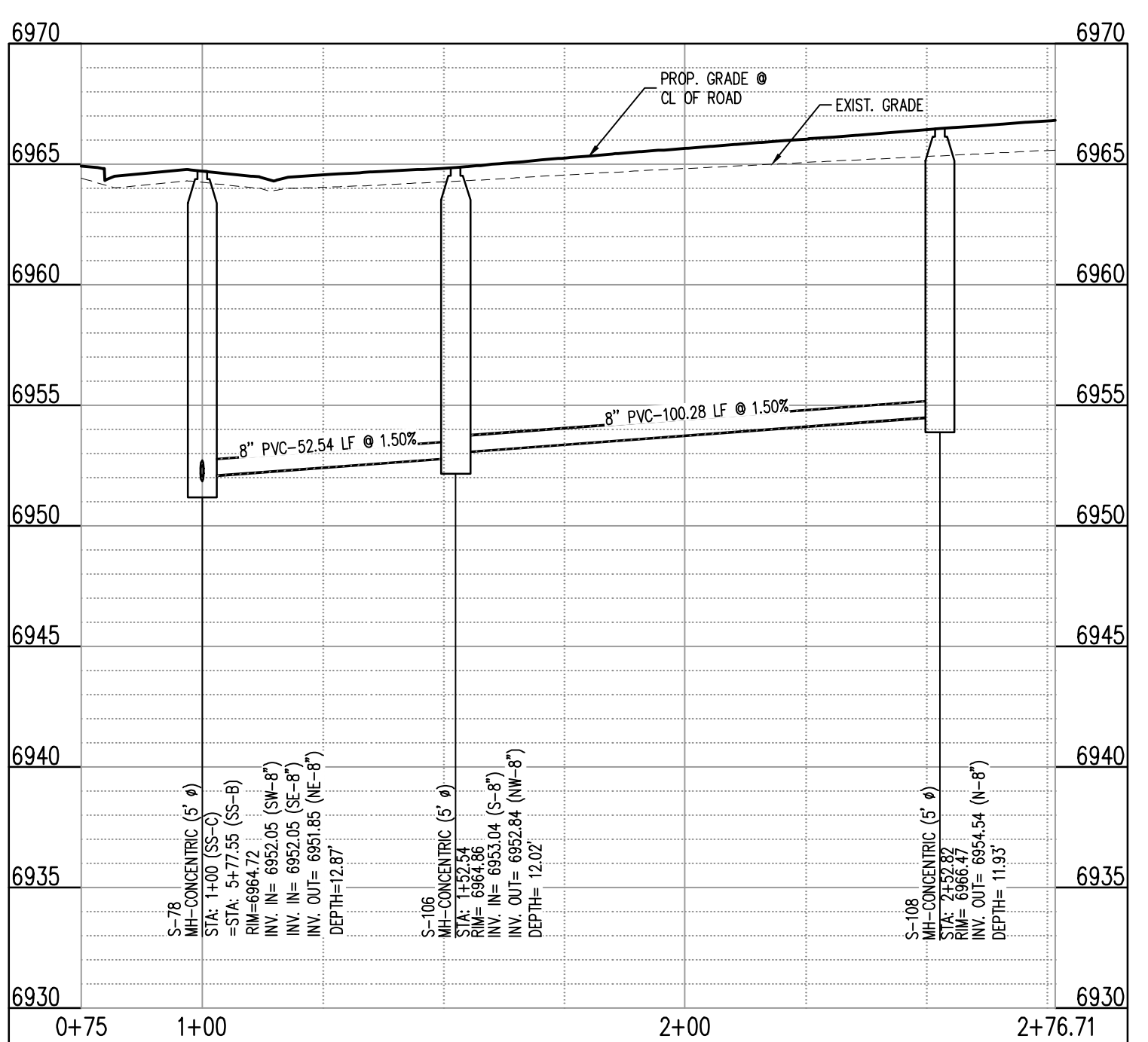
KEYMAP
SCALE: 1"=500'

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED GRAVEL PER EOM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN



SANITARY SEWER LINE PROFILE: SS-C (STA: 0+75 - 2+26.71)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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Colorado Springs, CO 80920
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GallowayUS.com

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D.R.HORTON
America's Builder

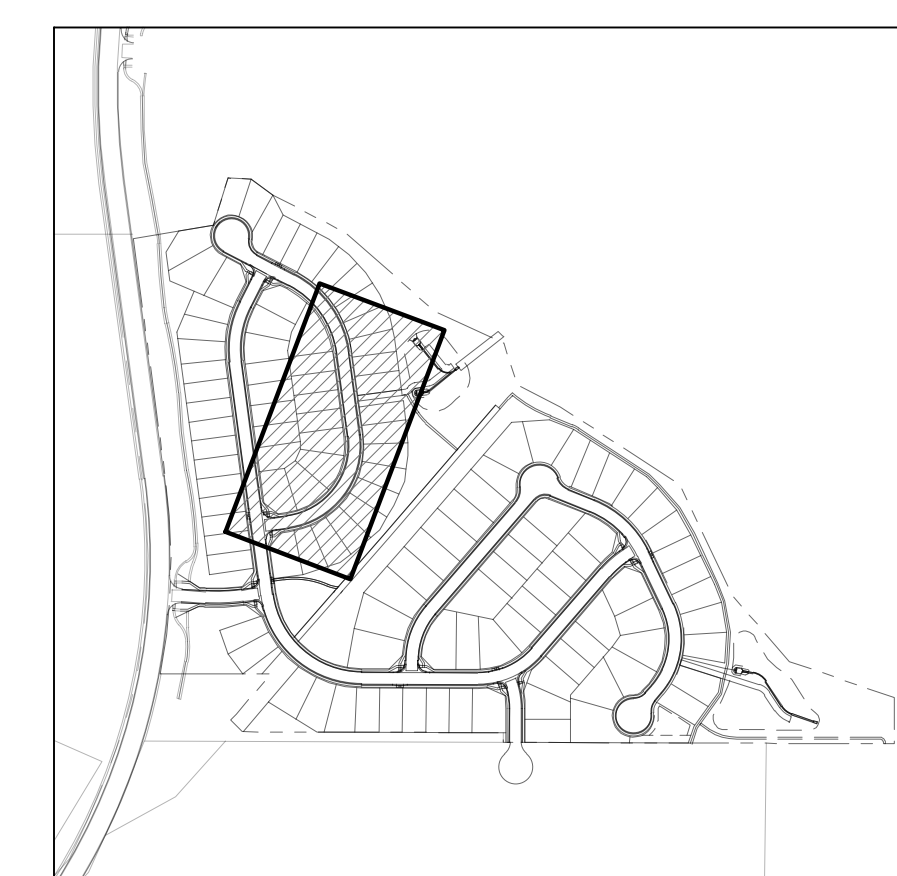
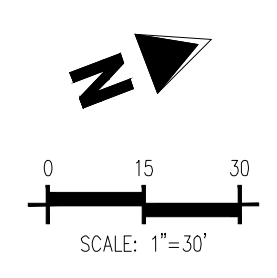
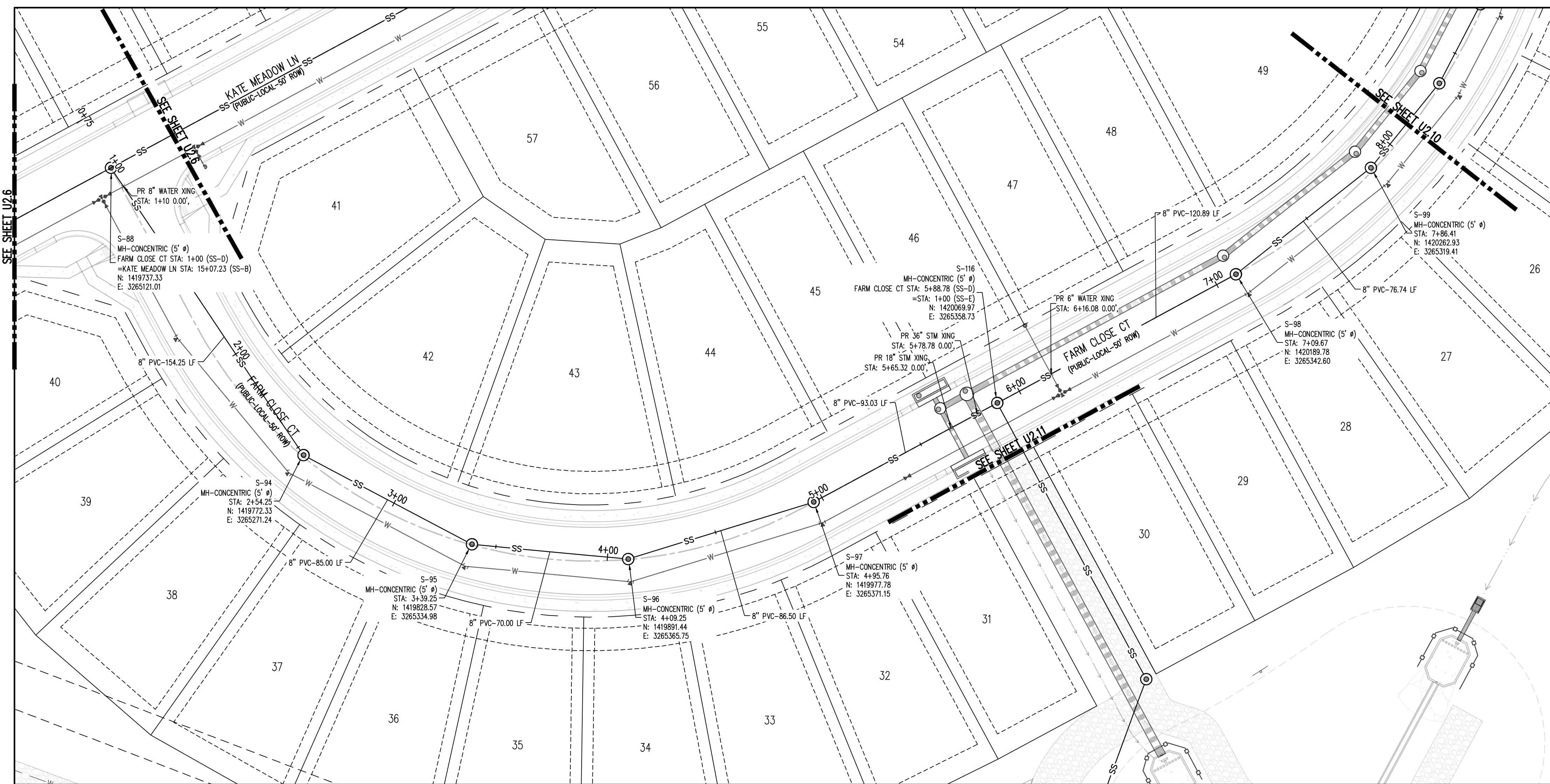
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Project No: HRG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

WASTEWATER P&P

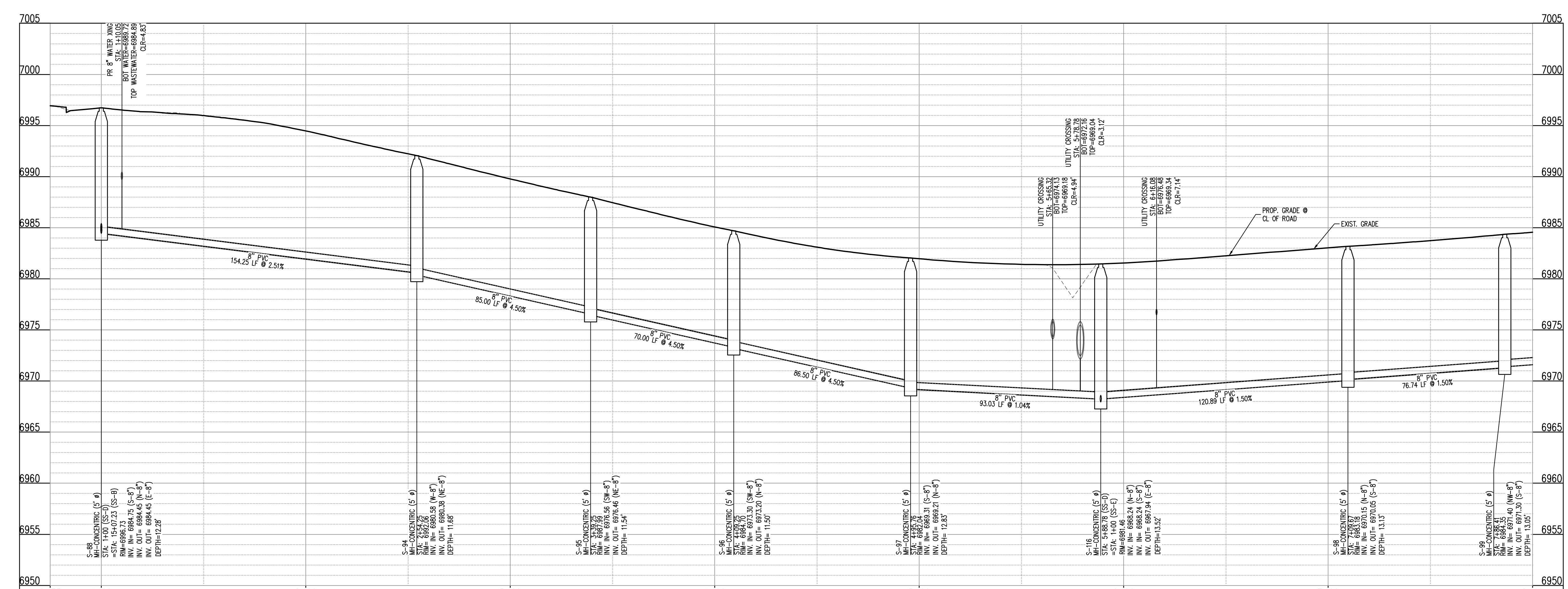
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Sheet 15 of 22



KEYMAP
SCALE: 1"=500'

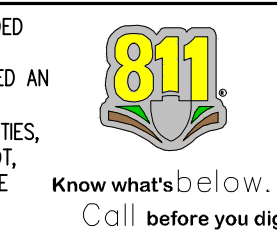
- UTILITY LEGEND**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING GAS LINE
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 - EXISTING STREET LIGHT
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 - PROPOSED WATER METER
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - EXISTING FIRE HYDRANT
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 - EXISTING STORM SEWER MANHOLE
 - PROPOSED STORM SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE

SANITARY SEWER LINE PLAN: SS-D (STA: 0+75 - 8+00)
SCALE: 1"=30'



- SITE LEGEND**
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY BOUNDARY LINE
 - RIGHT OF WAY BOUNDARY LINE
 - SECTION LINE
 - EXISTING ADJACENT LOT LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - ROAD CENTERLINE
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SANITARY SEWER LINE PROFILE: SS-D (STA: 0+75 - 8+00)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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Project No: HRG02
Drawn By: JDM
Checked By: RGD
Date: 10/14/2022

WASTEWATER P&P

Table with 4 columns: #, Date, Issue / Description, Init.

MAXIMUM PIPELINE DEFLECTION DATA. Table with columns: PIPE DIAMETER (I.D. (IN), O.D. (IN), D.D. (FT)), MFRS. DEF., DESIGN DEFLECTION (80% MAX.), APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS. Includes notes (1) 20L = NORMAL 20-FOOT JOINT LAYING LENGTH, (2) = NORMAL 18-FOOT JOINT LAYING LENGTH.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-16

TYPICAL TRENCH CROSS-SECTION. Diagrams showing trench sections in open field and typical street, and an unstable trench bedding detail. Includes tables for pipe diameter vs. minimum/maximum width.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-14

CONCRETE THRUST BLOCKS. ALL WATER MAINS. Thrust blocks required for taps. Grid showing main size (inches) vs. tap size (inches).

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-12

THRUST BLOCK DIMENSIONS & VOLUMES - PVC & DP 250 PSI. Tables for minimum bearing surface area and approximate volume for various pipe diameters and fittings.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-11

PIPE TAPPING DETAIL. Diagrams showing plan and profile views of a tapping sleeve and valve on a ductile iron pipe.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-25

TEMP BLOW-OFF ASSEMBLIES - 4", 6", & 8" MAINS W/MJ PLUG. Diagrams and table showing details and dimensions for blow-off assemblies.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-22

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS. Diagrams and table showing details and dimensions for reverse anchors.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-18

PIPE CUTTING. Diagrams showing mechanical joint connection and slip joint connection for ductile iron pipe.

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-17

