MELODY HOMES, INC.

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

ROADWAY AND STORM SEWER CONSTRUCTION PLANS

SF2311

PROJECT CONTACTS

PROPERTY OWNER

MELODY HOMES, INC.
9555 S. KINGSTON CT.,
ENGLEWOOD, COLORADO 80112
TELE: (407) 375-0658
CONTACT: BILL CARLISLE
EMAIL: WMCARLISLE@DRHORTON.COM

APPLICANT

HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
TELE: (720) 602-4965
CONTACT: KEN HUHN
EMAIL: KHUHN@HRGREEN.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
TELE: (720) 602-4965
CONTACT: KEN HUHN
EMAIL: KHUHN@HRGREEN.COM

SURVEYOR

EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: 719-576-1216
CONTACT: JONATHAN W. TESSIN
EMAIL: --

CITY & UTILITY CONTACTS

WATER

GRANDVIEW RESERVE METROPOLITAN DISTRICT 1
9555 S. KINGSTON CT.,
ENGLEWOOD, COLORADO 80112
TELE: (407) 375-0658
CONTACT: BILL CARLISLE
EMAIL: WMCARLISLE@DRHORTON.COM

WASTEWATER

WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
TELE: (719) 495-2500
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG

ELECTRIC

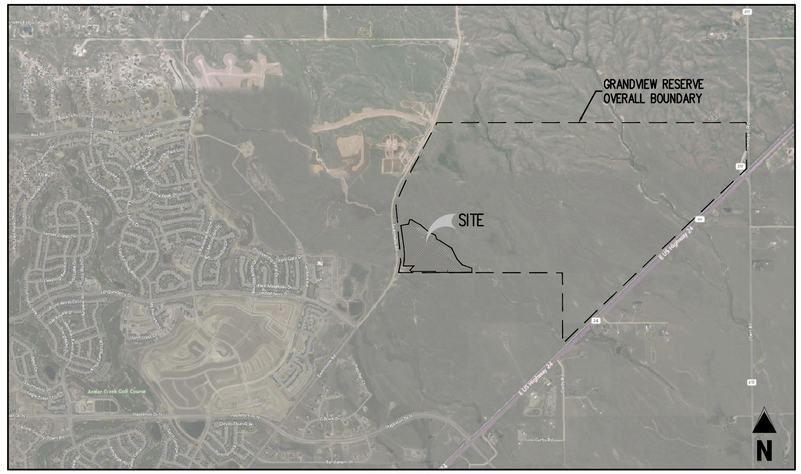
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.,
FALCON, CO 80831
TELE: (800) 388-9881
CONTACT: GINA PERRY
EMAIL: GINA.P@MVEA.COOP

NATURAL GAS

BLACK HILLS ENERGY
198 COUNTY LINE RD.
PALMER LAKE, CO 80133
TELE: (719) 332-5856
CONTACT: BOB SWATEK
EMAIL: BOB.SWATEK@BLACKHILLSCORP.COM

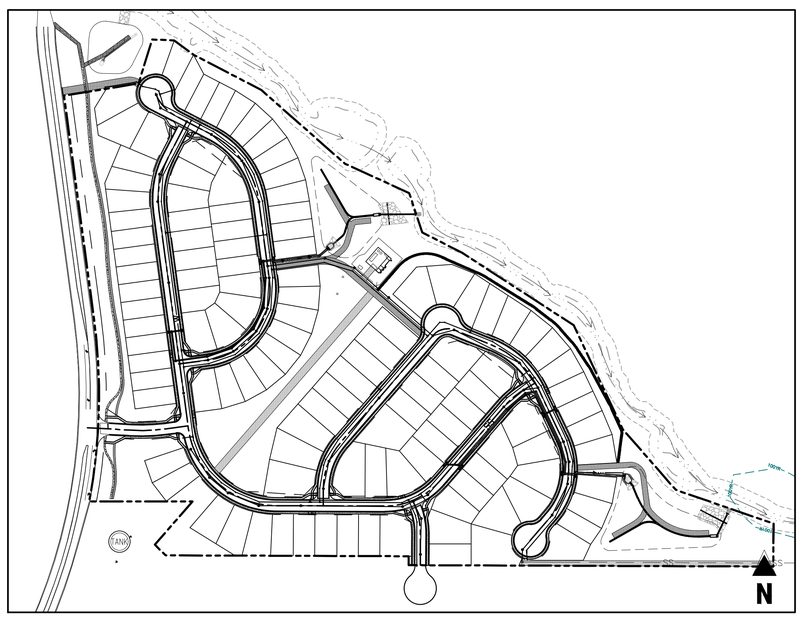
FIRE

FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
TELE: (719) 495-4050
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG



VICINITY MAP

0 500 1000 2000
SCALE: 1"=2000'



SITE MAP

0 50 100 200
SCALE: 1"=200'

SHEET LIST

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	NOTES	C0.1
3	OVERALL SHEET	C0.2
4	OVERALL HORIZONTAL CONTROL	C0.3
5	KEY MAP	C1.0
6	ROADWAY P&P	C1.1
7	ROADWAY P&P	C1.2
8	ROADWAY P&P	C1.3
9	ROADWAY P&P	C1.4
10	ROADWAY P&P	C1.5
11	ROADWAY P&P	C1.6
12	ROADWAY P&P	C1.7
13	ROADWAY P&P	C1.8
14	ROADWAY P&P	C1.9
15	ROADWAY P&P	C1.10
16	ROADWAY P&P	C1.11
17	ROADWAY P&P	C1.12
18	FIRE ACCESS P&P	C1.13
19	FIRE ACCESS P&P	C1.14
20	SITE DETAILS	C1.15
21	SITE DETAILS	C1.16
22	INTERSECTION DETAIL	C2.1
23	INTERSECTION DETAIL	C2.2
24	INTERSECTION DETAIL	C2.3
25	INTERSECTION DETAIL	C2.4
26	INTERSECTION DETAIL	C2.5
27	INTERSECTION DETAIL	C2.6
28	STORM DRAIN PLAN & PROFILE	C3.1
29	STORM DRAIN DETAILS	C4.1
30	STORM DRAIN DETAILS	C4.2
31	STORM DRAIN DETAILS	C4.3
32	STORM DRAIN DETAILS	C4.4
33	SIGNAGE PLAN	C5.1

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 SOUTHEAST 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 3-¼" 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

1. 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 DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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

OWNER'S STATEMENT

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

BILL CARLISLE DATE
MELODY HOMES, INC.

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY AN NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164 DATE

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – 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/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – 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

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

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

COVER SHEET

C0.0

GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.

3. ALL STATIONING IS 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 WIRES 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 WIRES 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 GEOTECHNICAL 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 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.

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 NO 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 DEEMED 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 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 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.

WATER SYSTEM INSTALLATION NOTES

29. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.

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 RAW 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.

WASTEWATER 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 - RUBR-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 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.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

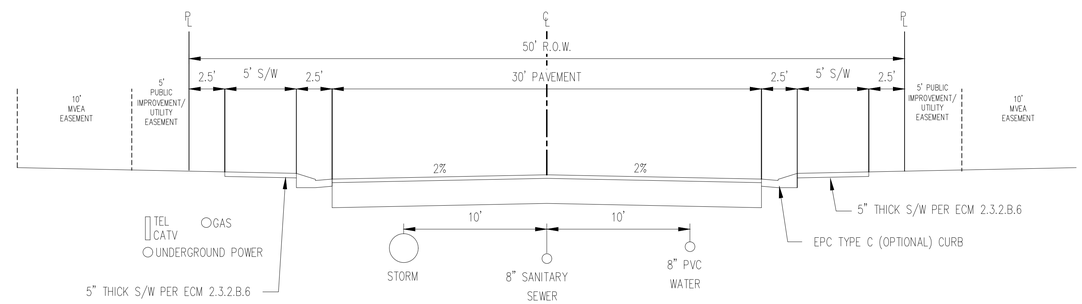
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 9" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON 8"BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12"BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12"BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X 1.75"SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100"MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24"IN WIDTH. CROSSWALKS LINES SHALL BE 24"WIDE AND A MINIMUM OF 9' LONG.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



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

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GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

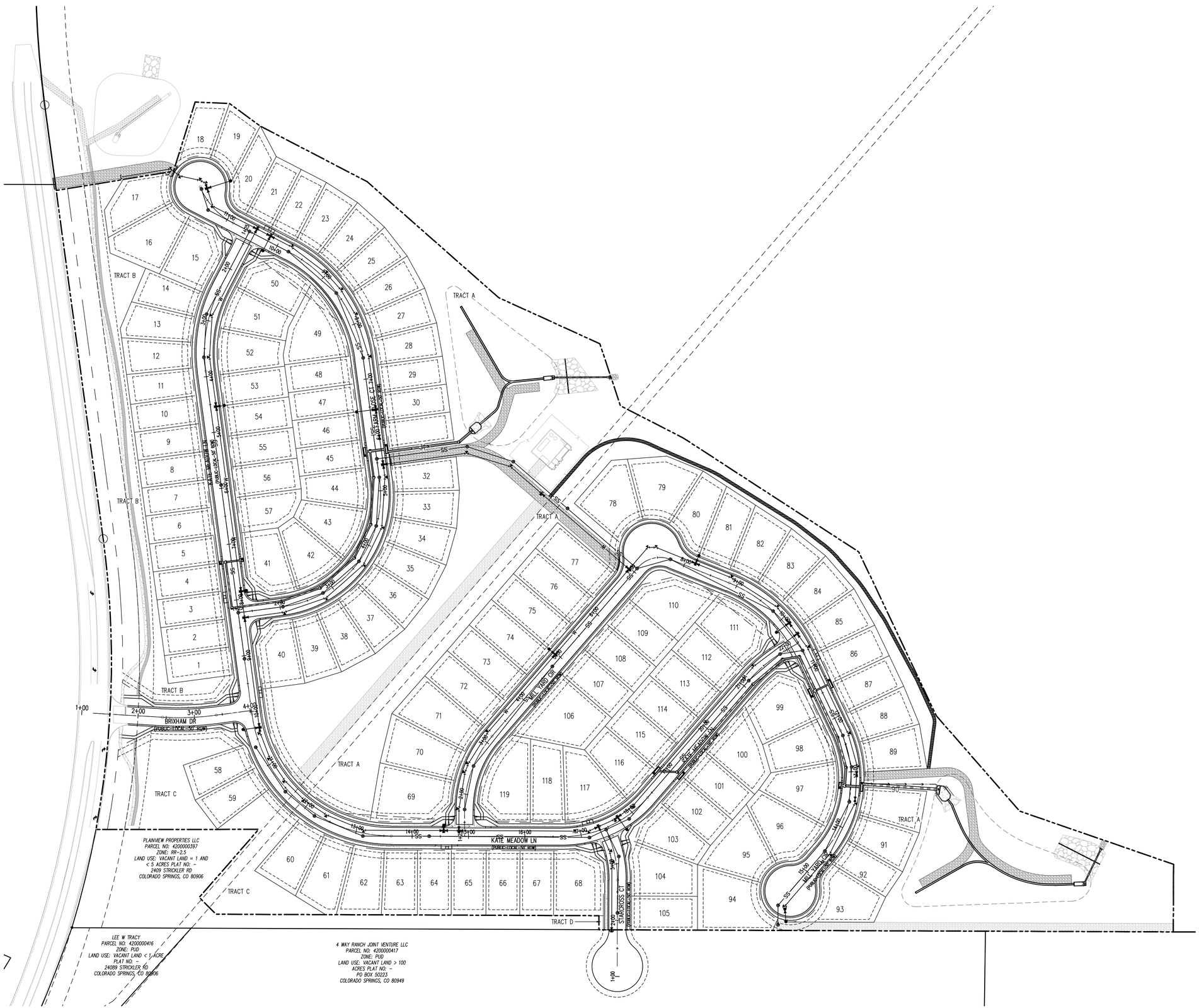
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

NOTES

C0.1



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OVERALL SHEET

C0.2

Sheet 3 of 33

N

0 40 80

SCALE: 1"=80'

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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- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
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- PROPOSED TRAIL
- PROPOSED GRAVEL PER ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC 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

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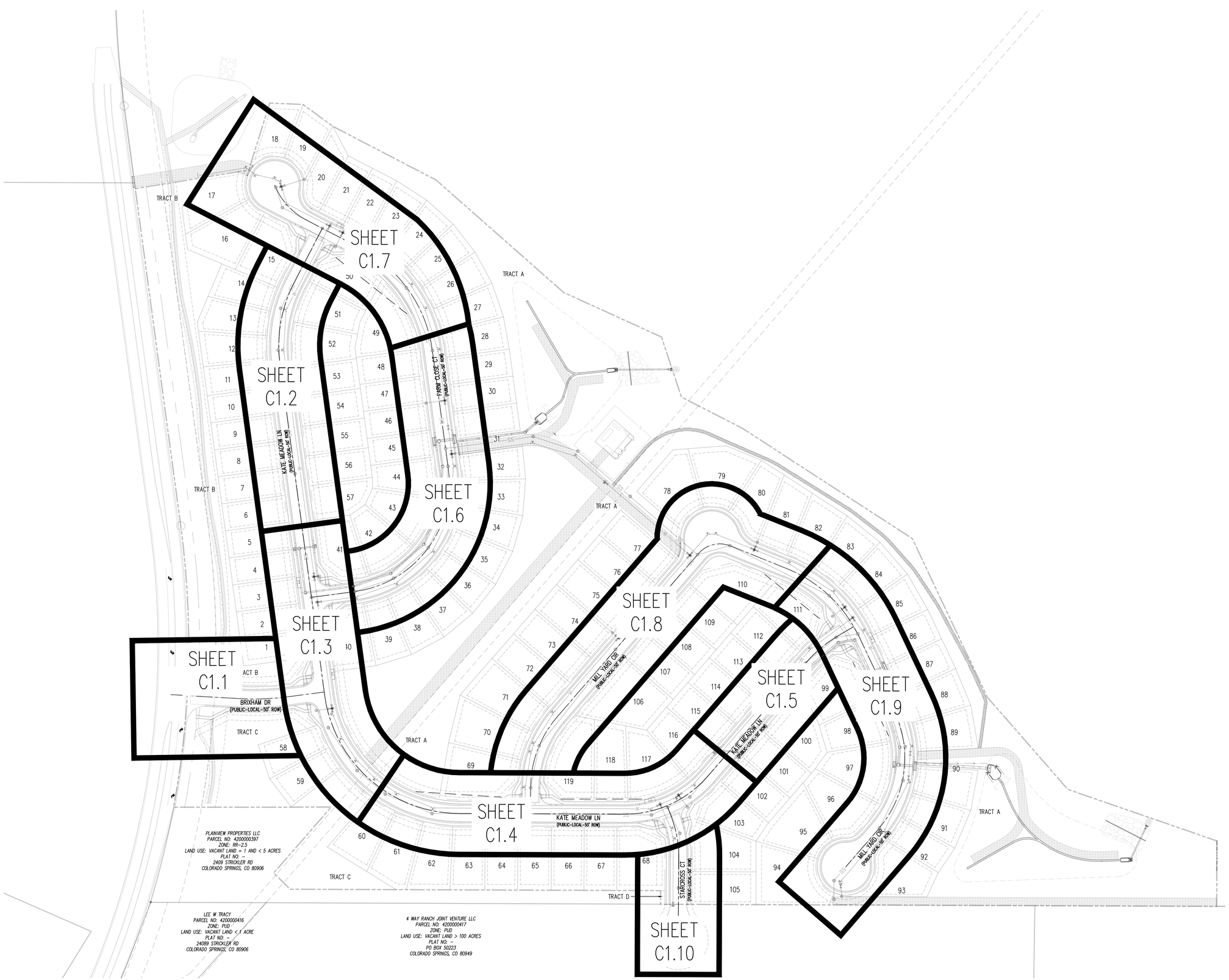
OVERALL HORIZONTAL CONTROL

C0.3

Sheet 4 of 33



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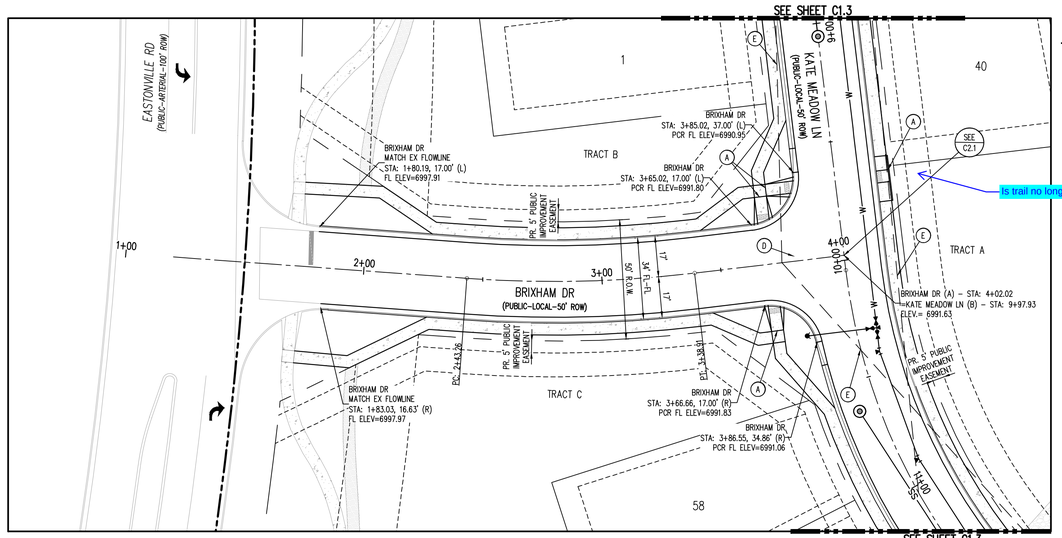
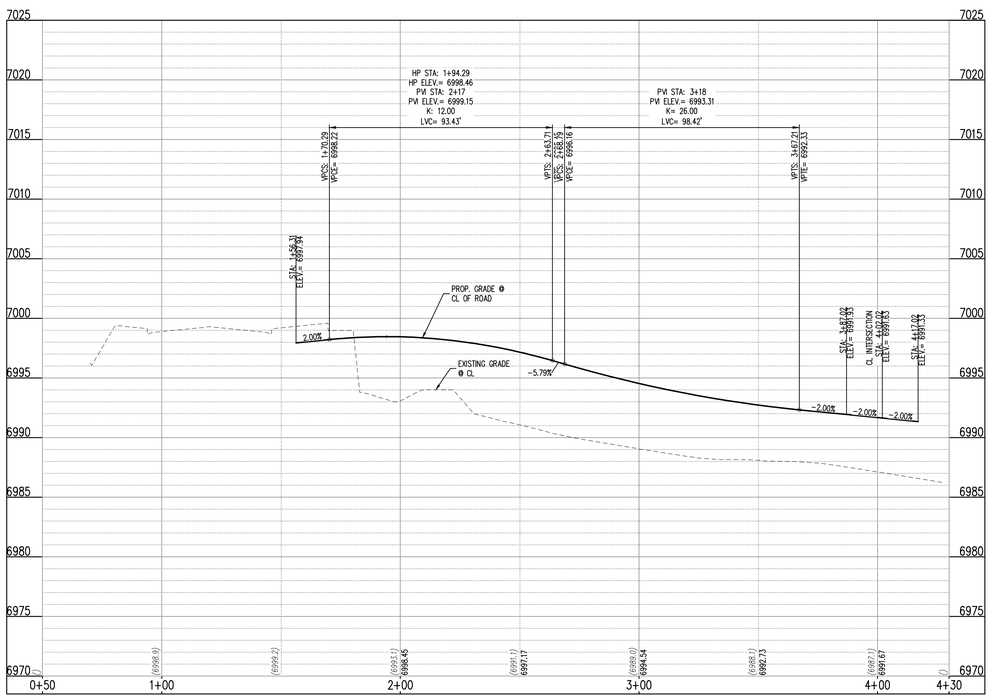
KEY MAP

C1.0

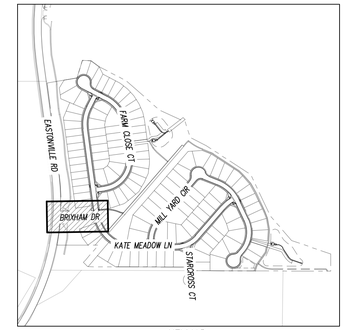


BRIXHAM DR (A) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'

N
0 15 30
SCALE: 1"=30'



BRIXAM DR (A) (STA: 1+00 – 4+30)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP
SCALE: 1"=500'

SITE LEGEND

- PROPERTY BOUNDARY LINE
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NOTES

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4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. 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)

(E) PROPOSED SIGHT DISTANCE TRIANGLE

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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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.

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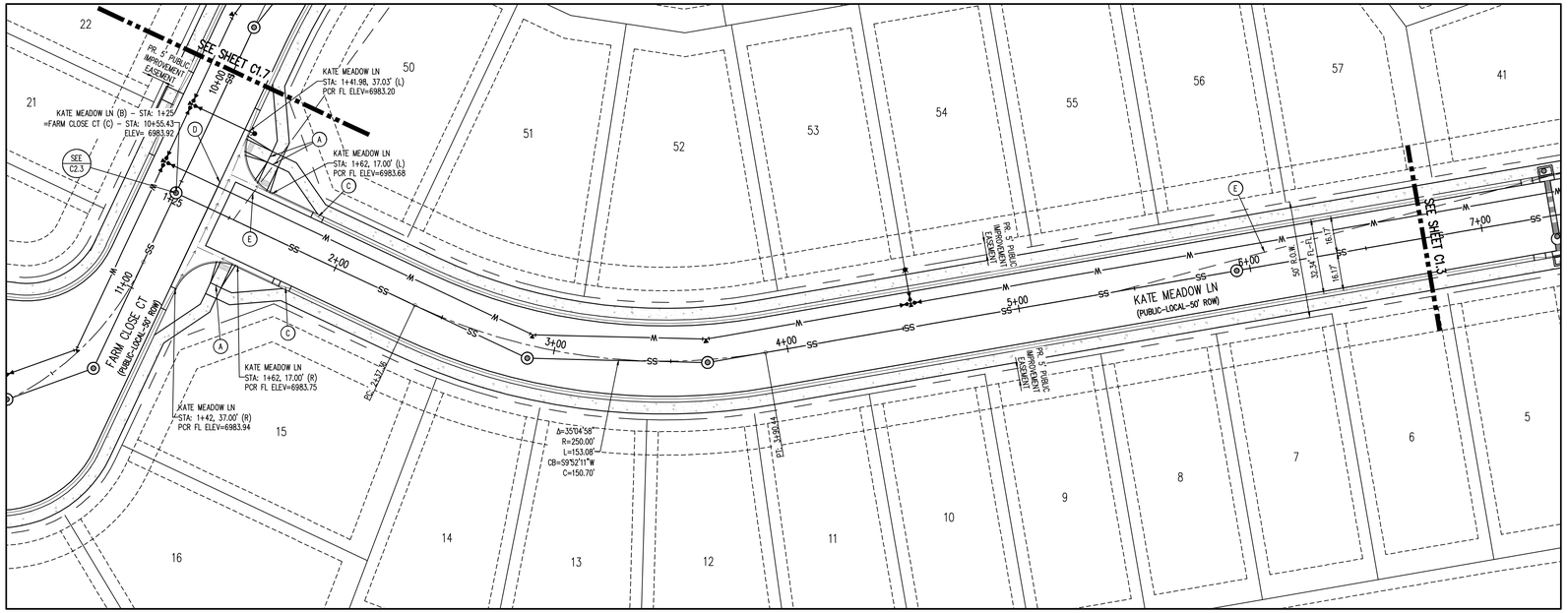
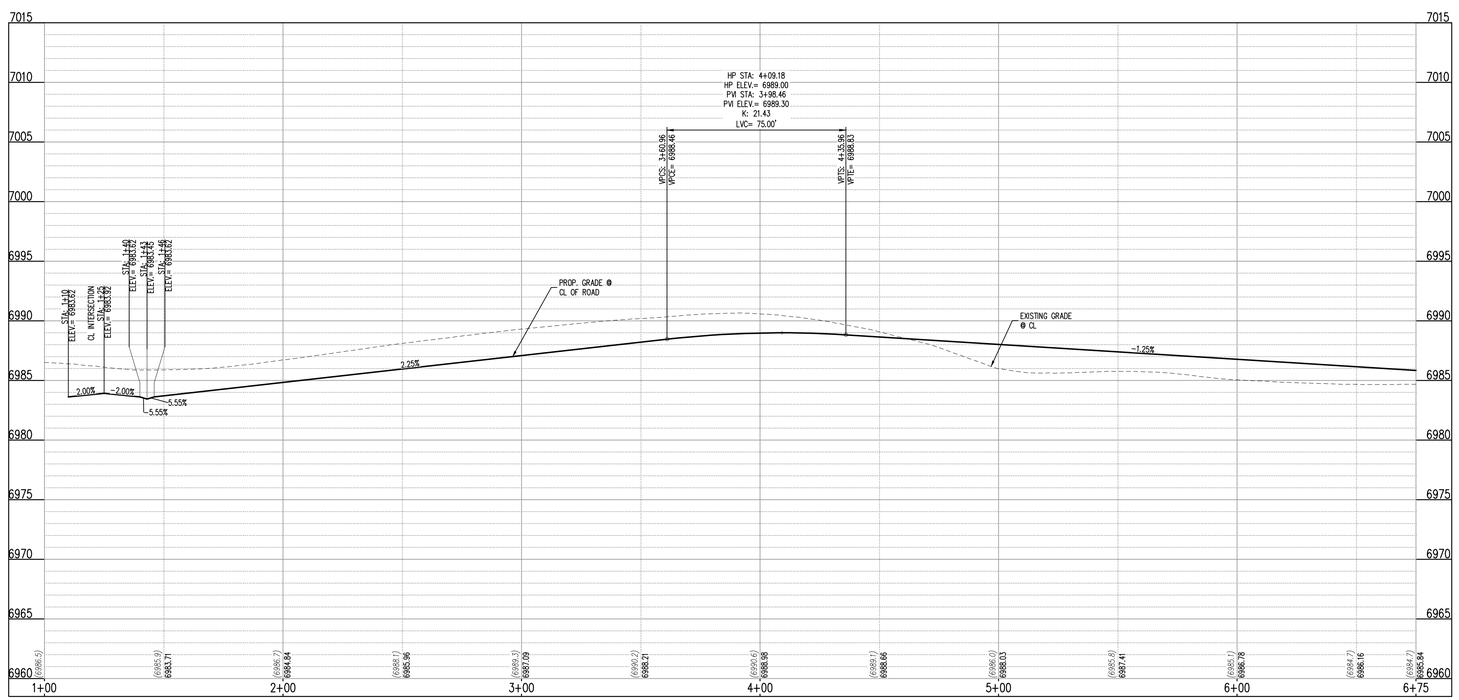
ROADWAY P&P

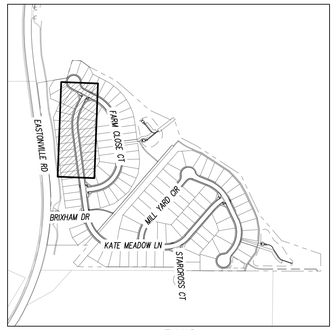
C1.1
Sheet 6 of 33



KATE MEADOW LN (B) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



KATE MEADOW LN (B) (STA: 1+00 – 6+75)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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SCALE: 1"=500'

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(B) PROPOSED 10' CURB TRANSITION

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NAVD88 ELEVATION = 6866.33

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D·R·HORTON
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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

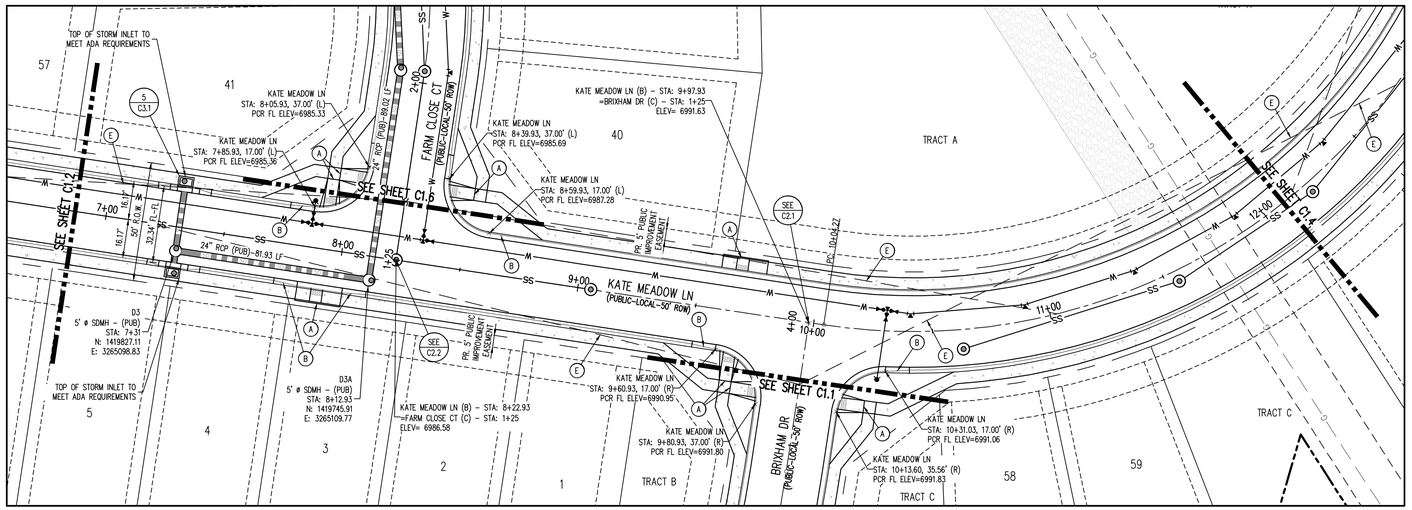
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

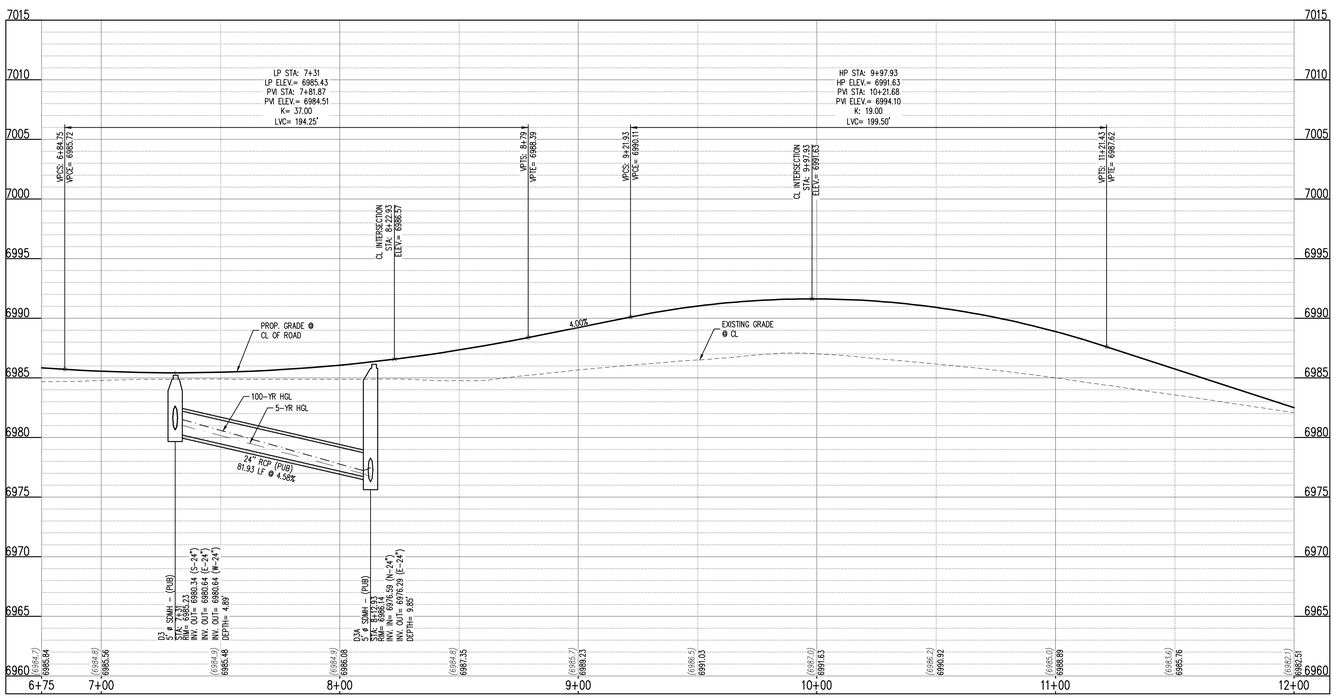
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

C1.2
Sheet 7 of 33



KATE MEADOW LN (B) - PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



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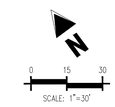
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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SCALE: 1"=500'

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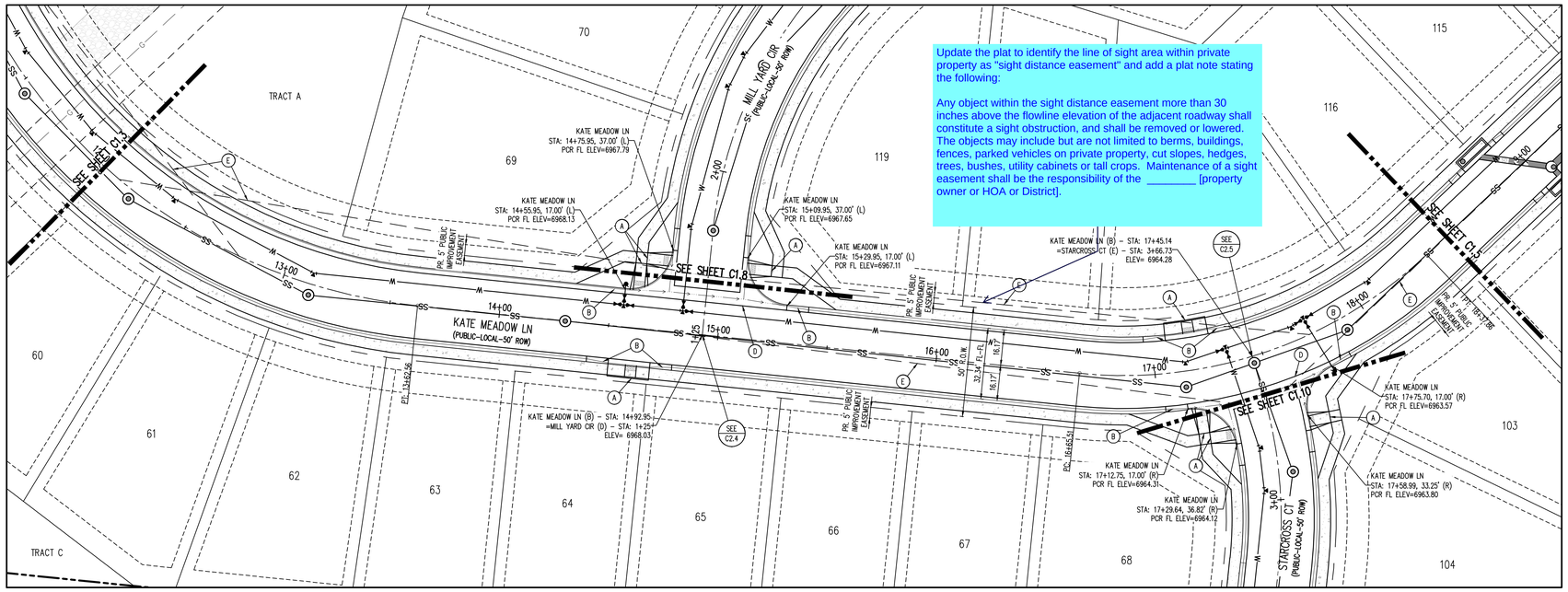

Update the plat to identify the line of sight area within private property as "sight distance easement" and add a plat note stating the following:

Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, fences, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Maintenance of a sight easement shall be the responsibility of the _____ [property owner or HOA or District].

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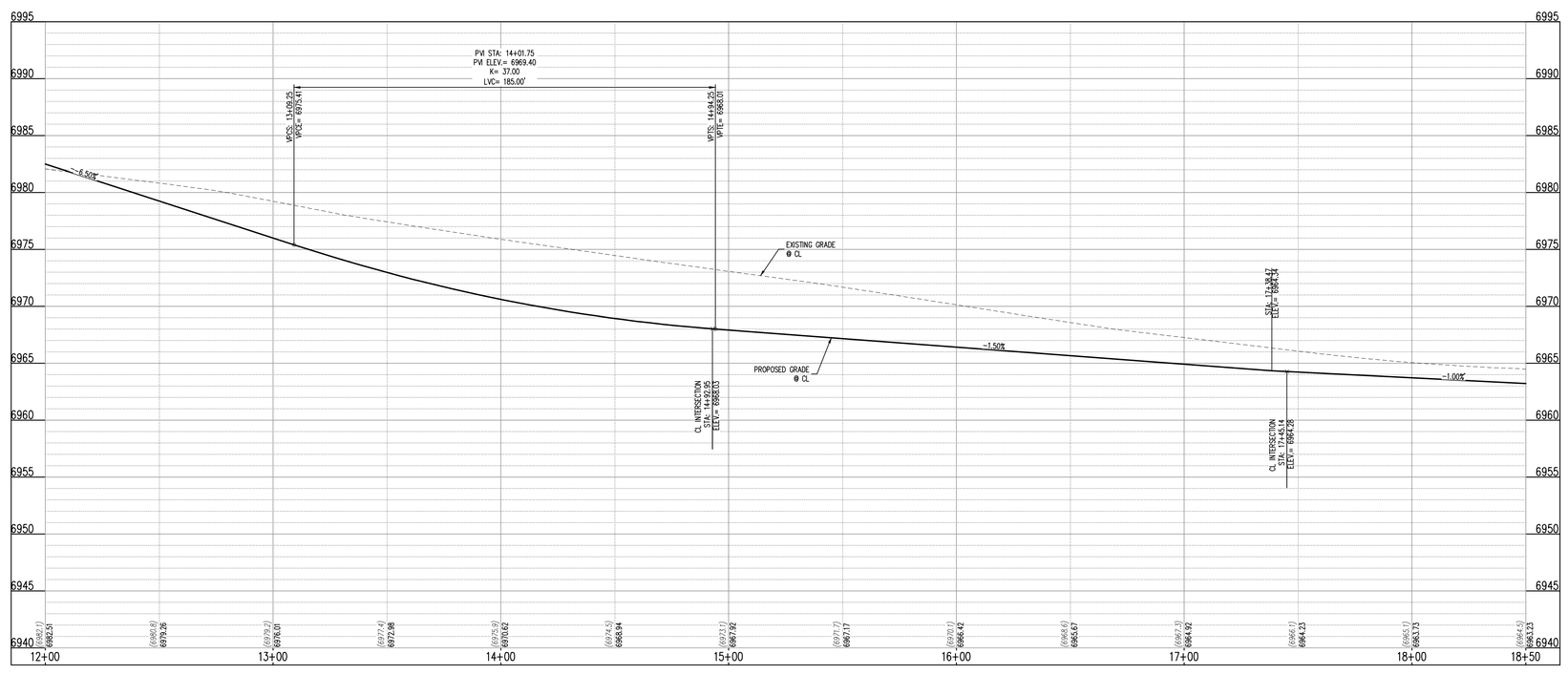
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



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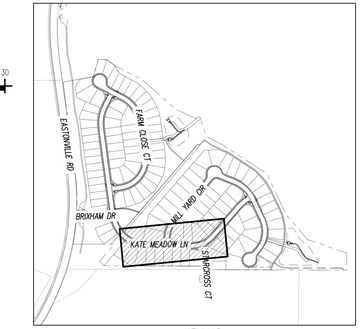

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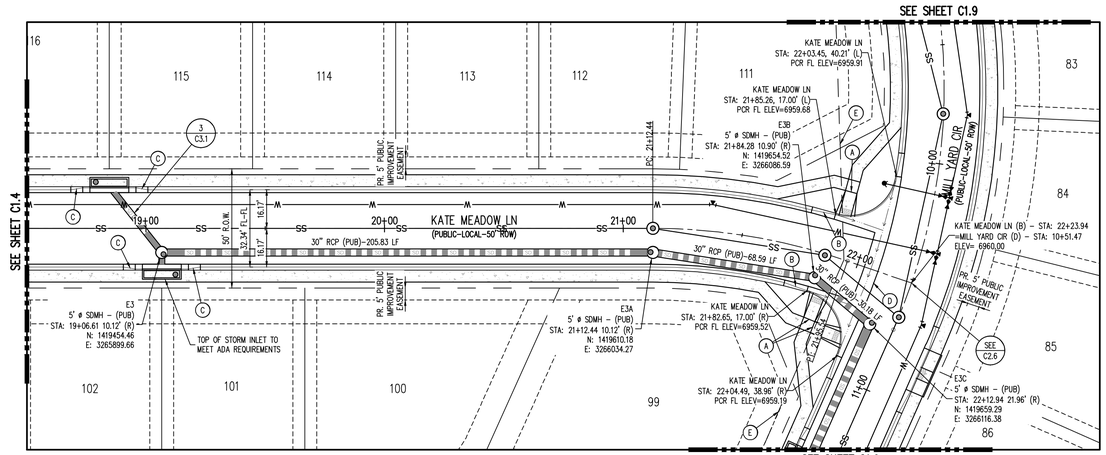

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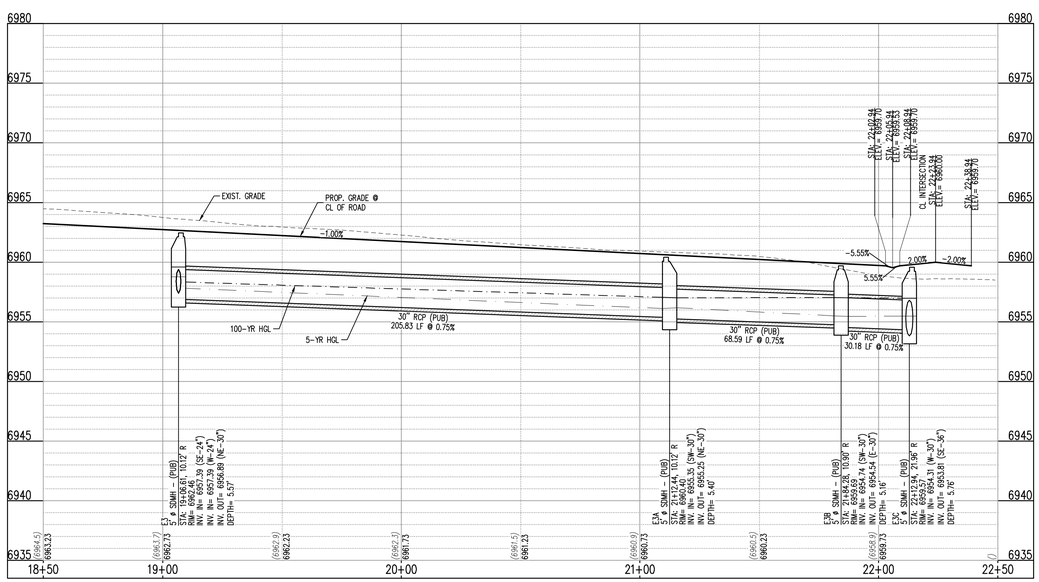

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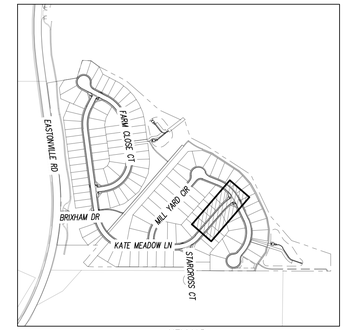

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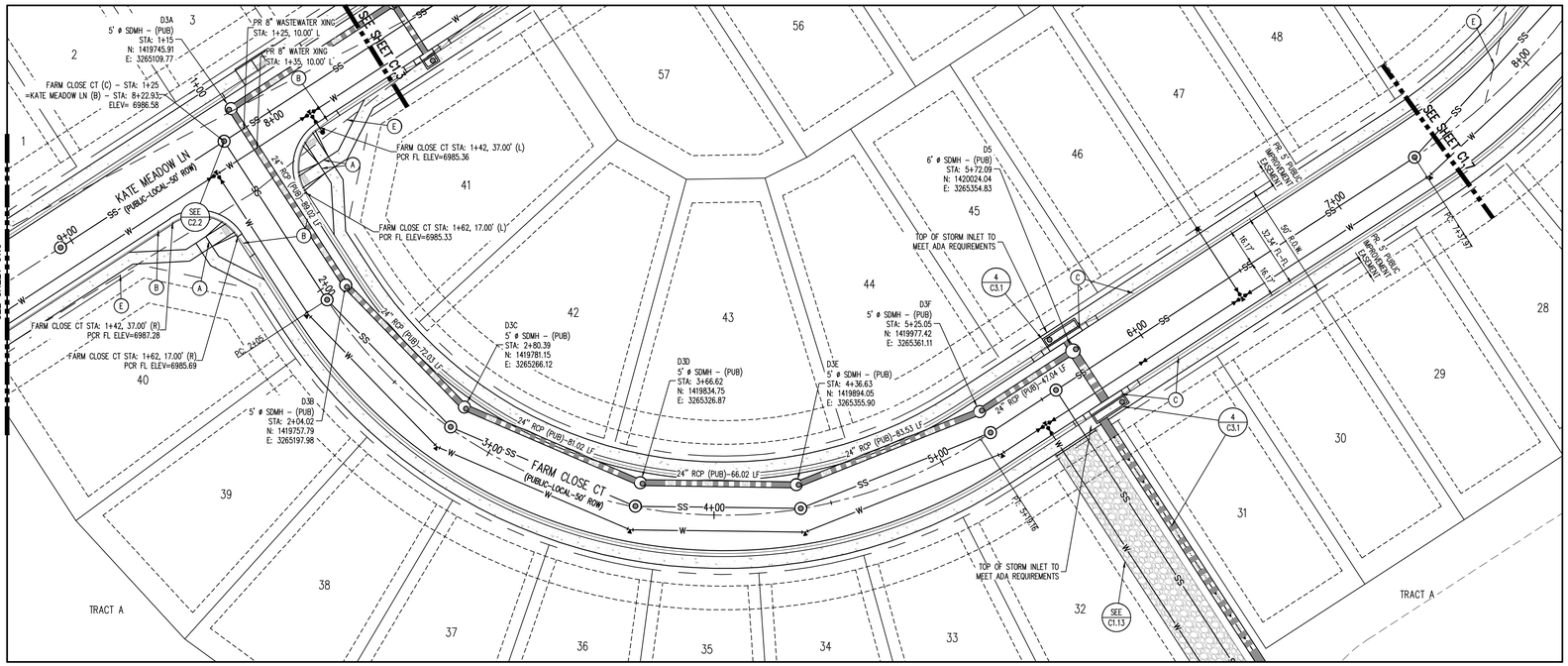

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FARM CLOSE CT (C) – PUBLIC 50' R.O.W.
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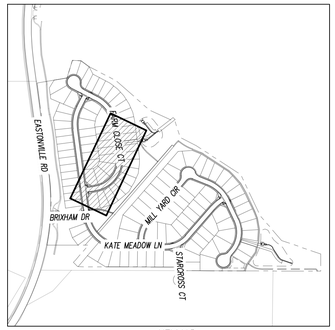

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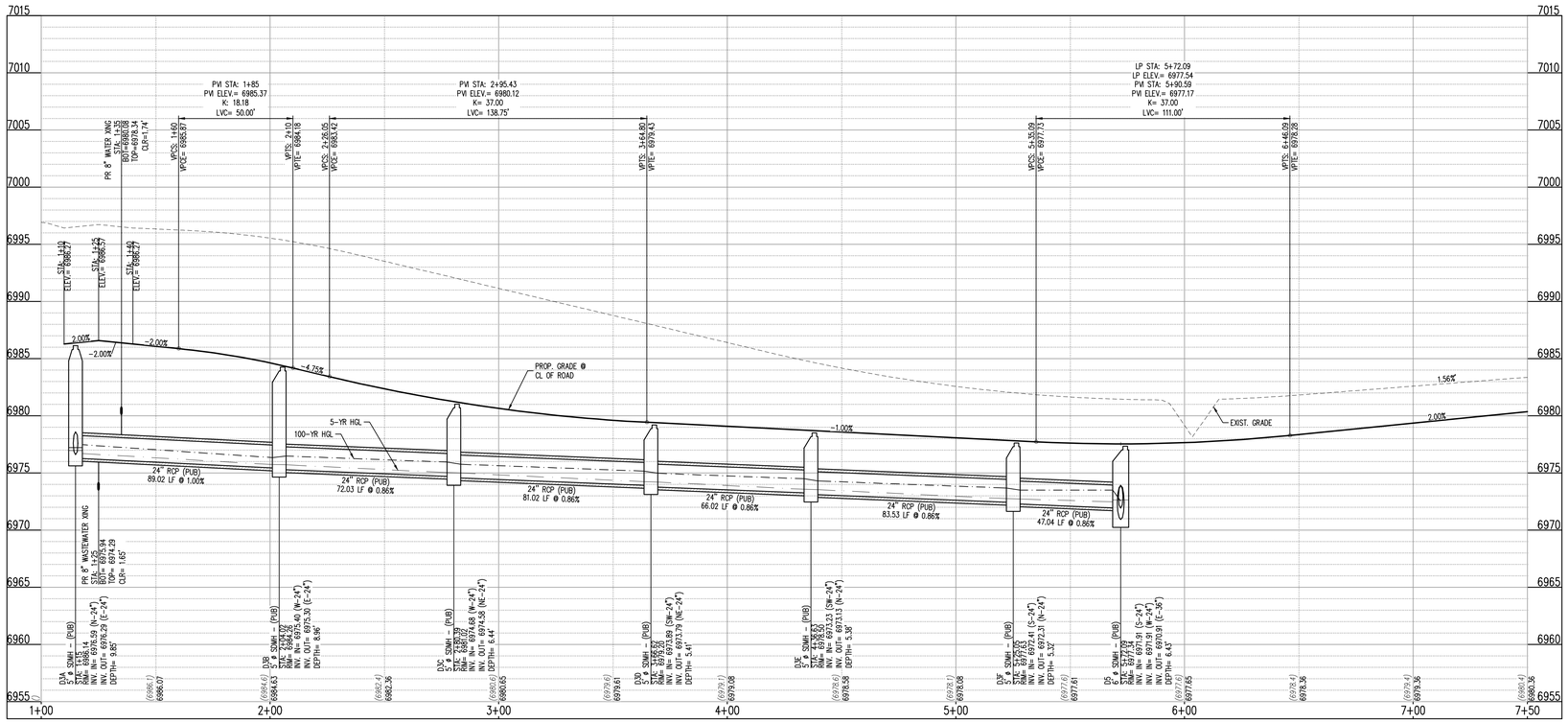

FARM CLOSE CT (C) (STA: 1+00 – 7+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

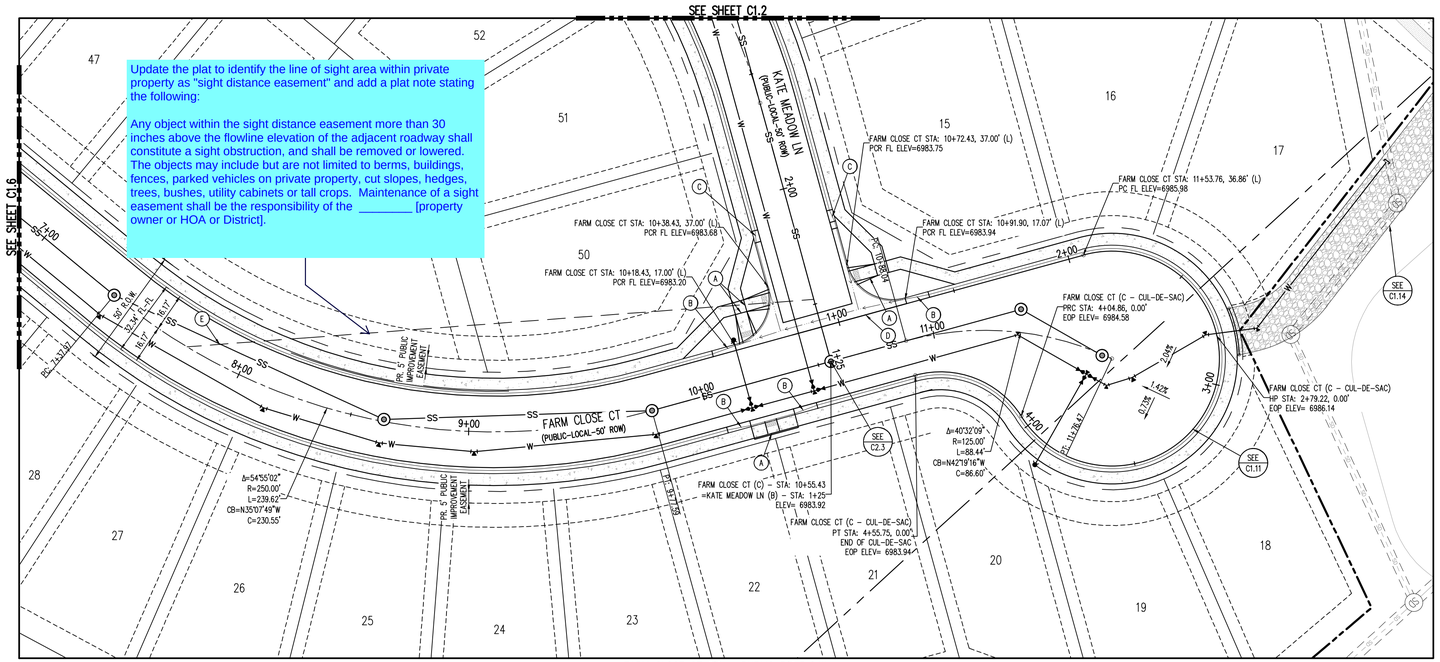
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

C1.6
Sheet 11 of 33



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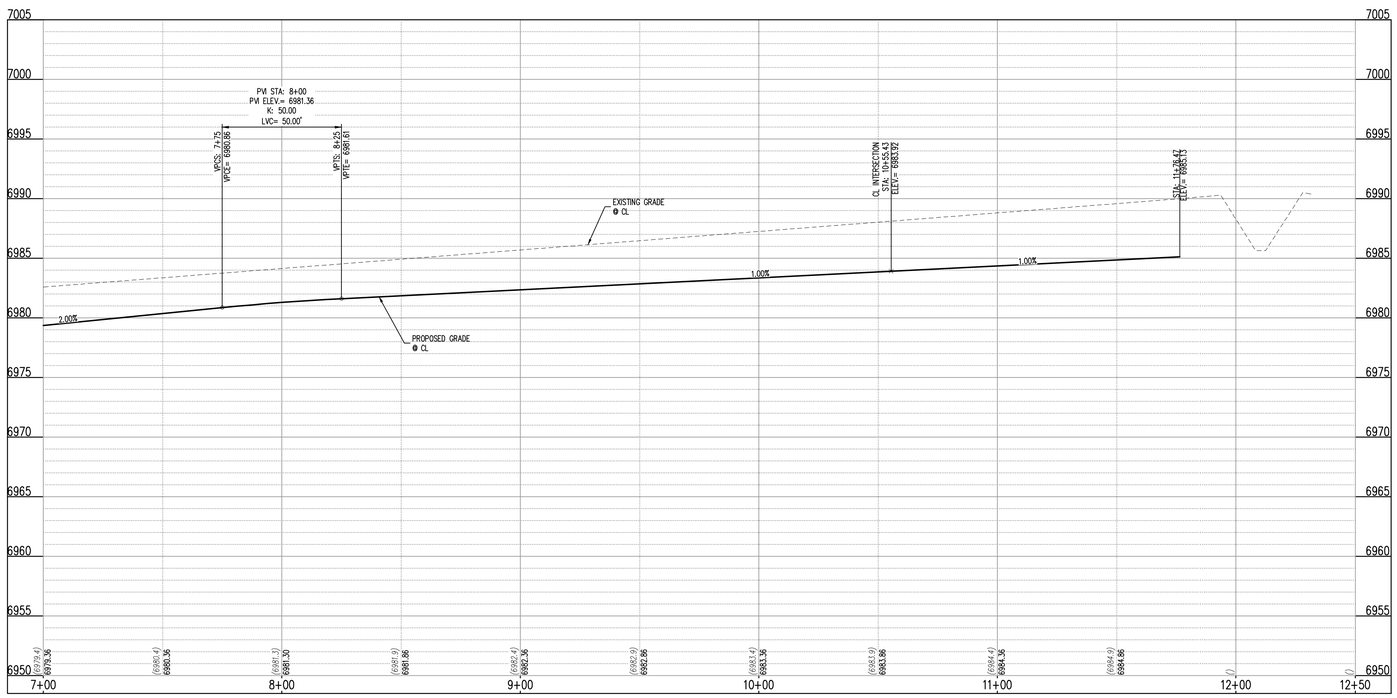

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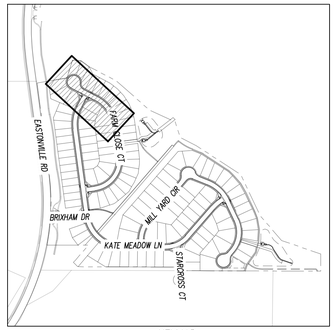

KEYMAP
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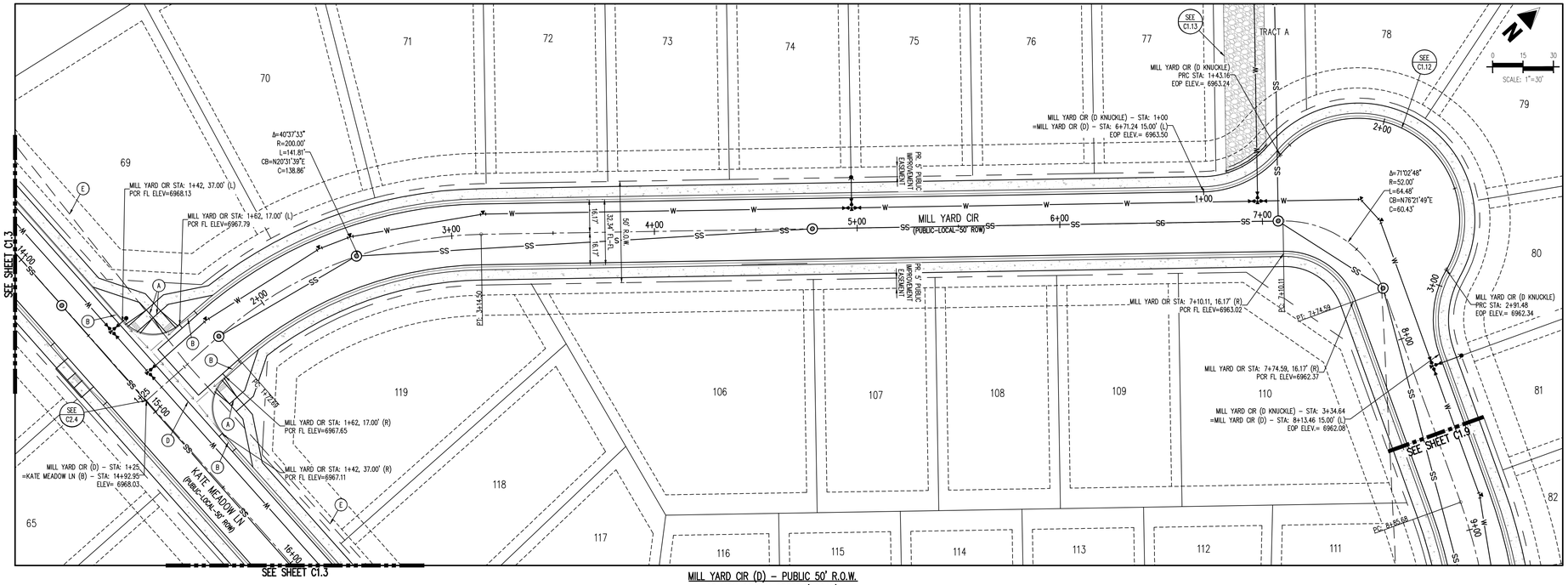
ROADWAY P&P

C1.7
Sheet 12 of 33



MILL YARD CIR (D) – PUBLIC 50' R.O.W.
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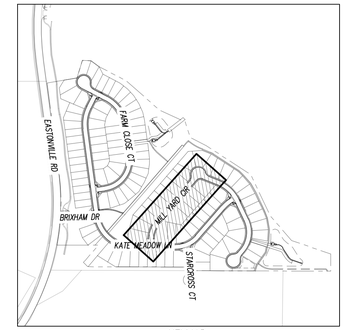

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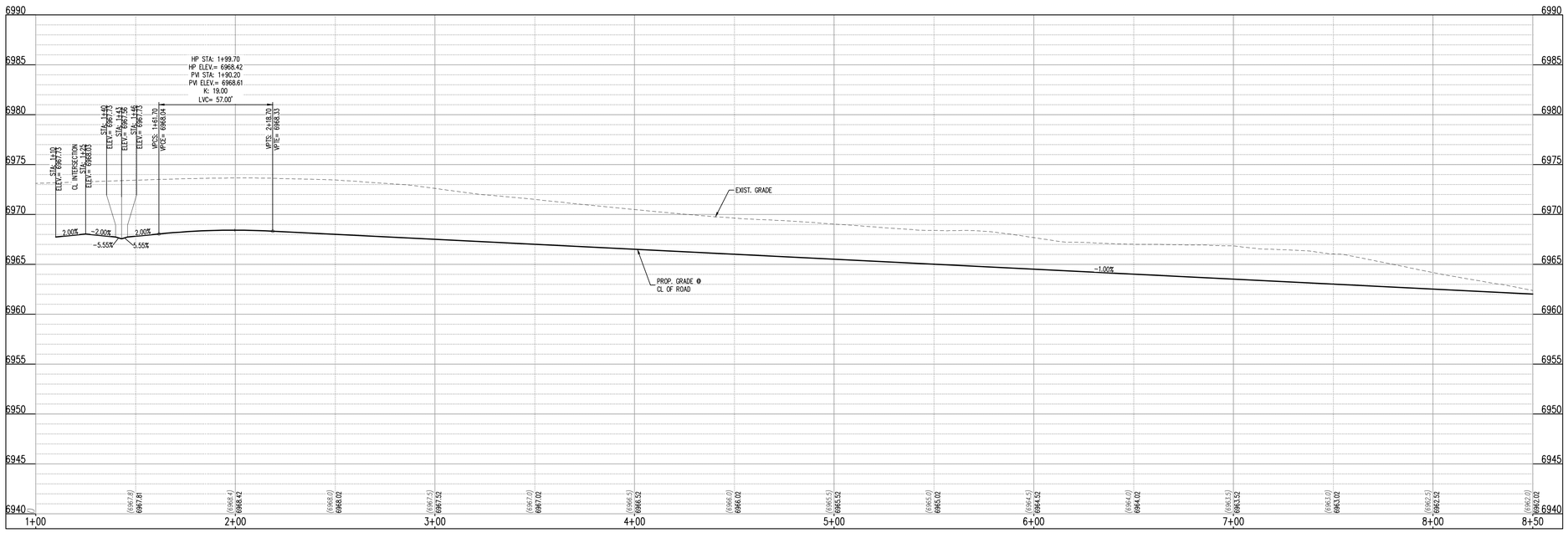

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SF2311

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EL PASO COUNTY, FALCON, CO 80831

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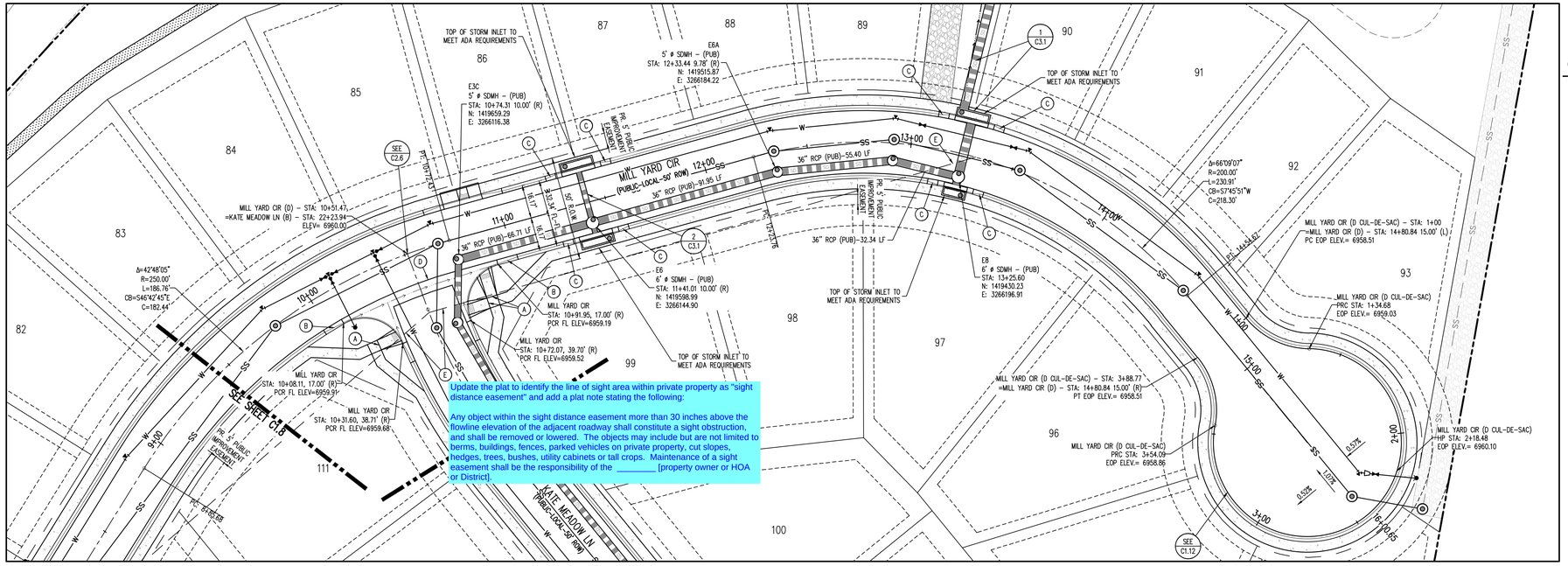
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

C1.8



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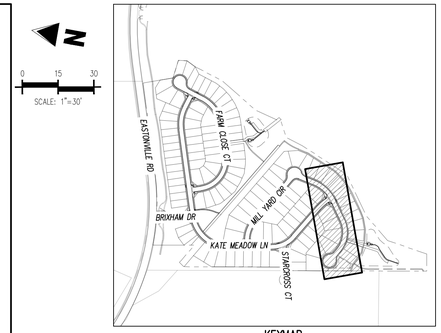

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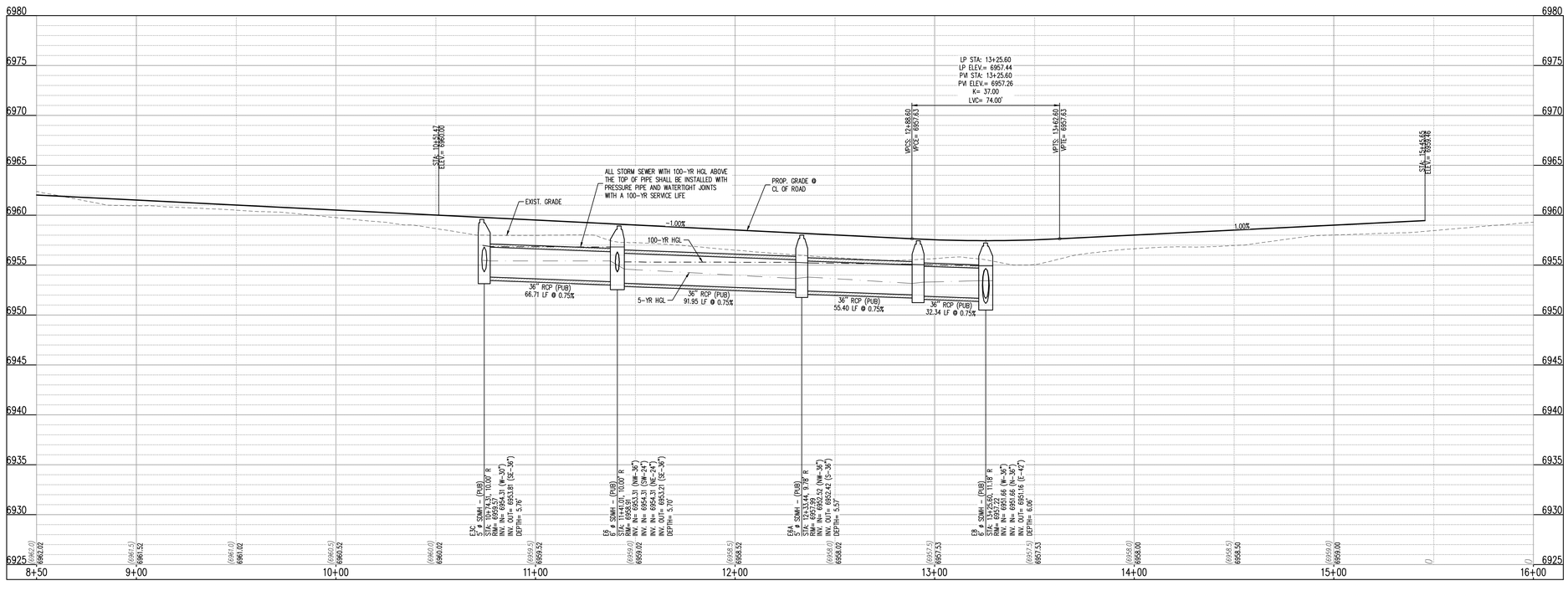

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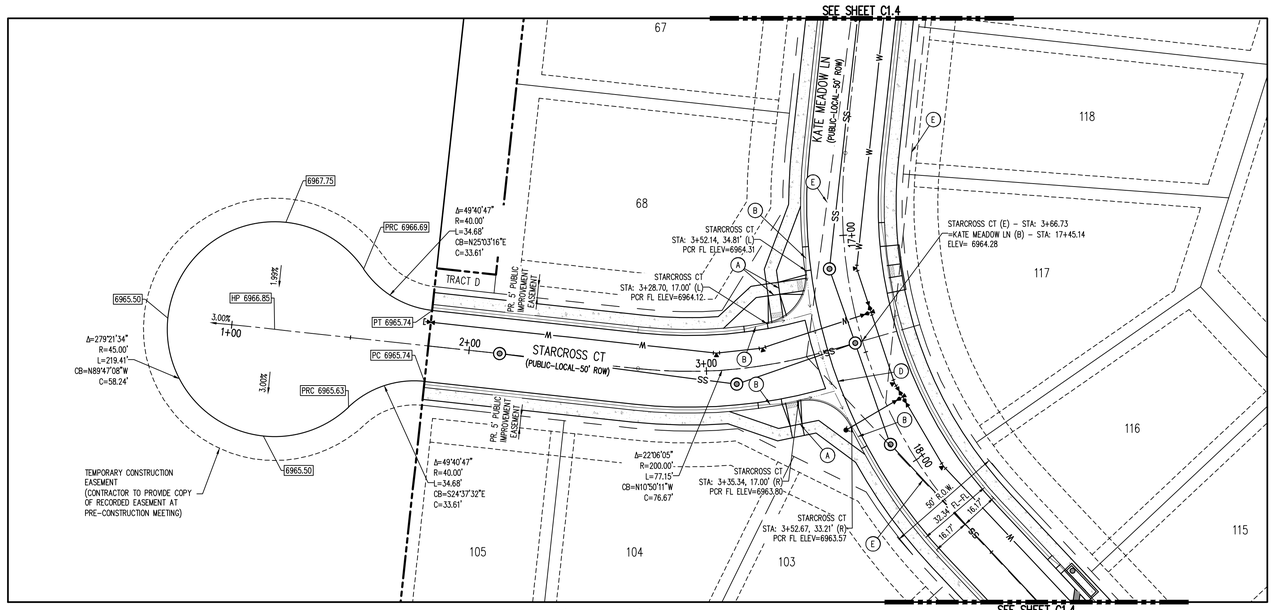
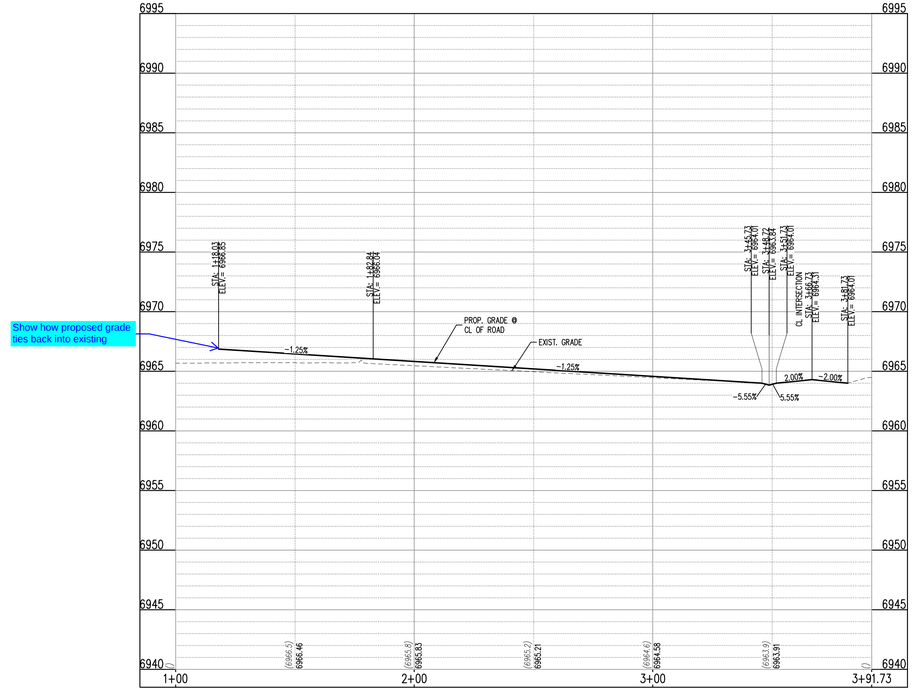
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

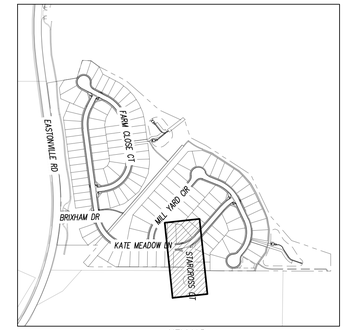
C1.9
Sheet 14 of 33



STARCROSS CT (E) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'



STARCROSS CT (E) (STA: 1+00 – 3+91.73)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. 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)

(E) PROPOSED SIGHT DISTANCE TRIANGLE

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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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC 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

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America's Builder

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

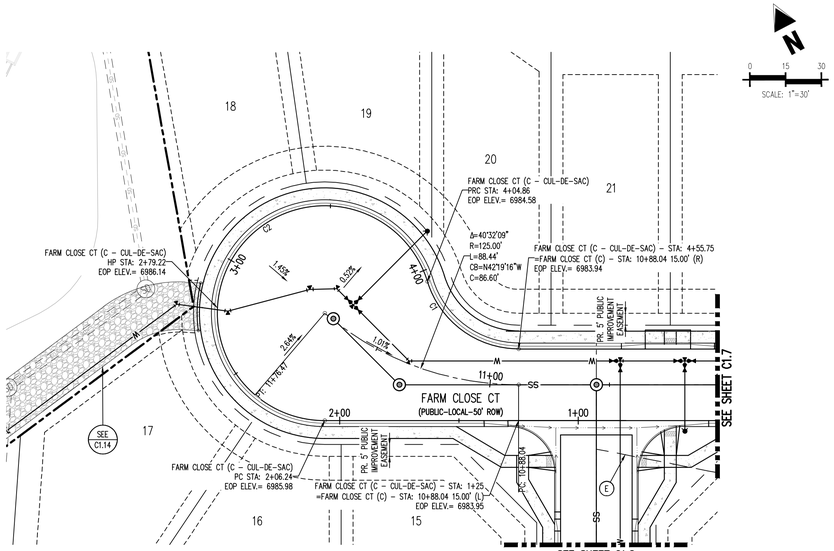
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

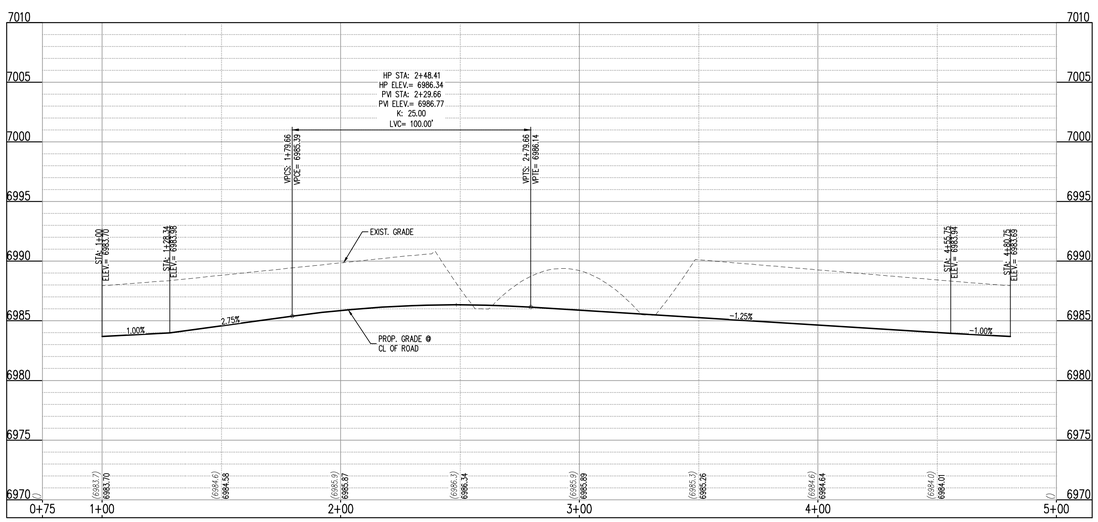
C1.10



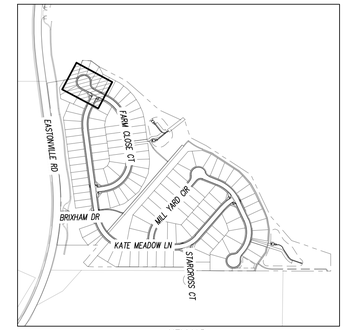
FARM CLOSE CT (C) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)
SCALE: 1"=30'

NOTE: ALIGNMENT AND PROFILE IS ALONG EDGE OF PAVEMENT

EDGE OF PAVEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	72°53'43"	50.89	40.00	S26°08'29"E	47.53
C2	252°53'43"	198.62	45.00	N63°51'31"E	72.40



MILL YARD CIR (C) (STA: 1+00 – 4+80.75)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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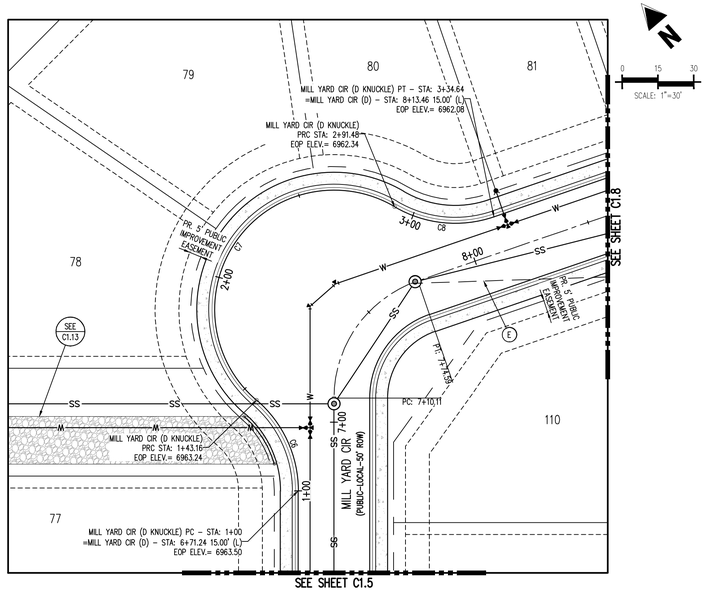
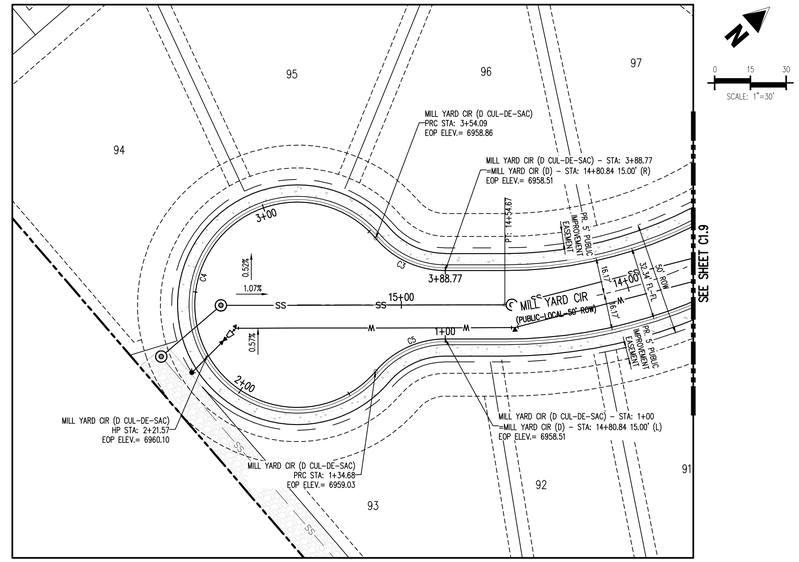
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

C1.11



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



MILL YARD CIR (D CUL-DE-SAC) – PUBLIC 50' R.O.W.
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EDGE OF PAVEMENT CURVE SEGMENT TABLE					
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C3	49°40'47"	34.68	40.00	N65°40'49"E	33.61
C4	279°21'34"	219.41	45.00	N49°09'35"W	58.24
C5	49°40'47"	34.68	40.00	S16°00'01"W	33.61
C6	49°27'30"	43.16	50.00	N16°06'40"E	41.83
C7	169°57'48"	148.32	50.00	N76°21'49"E	99.62
C8	49°27'30"	43.16	50.00	S43°23'02"E	41.83

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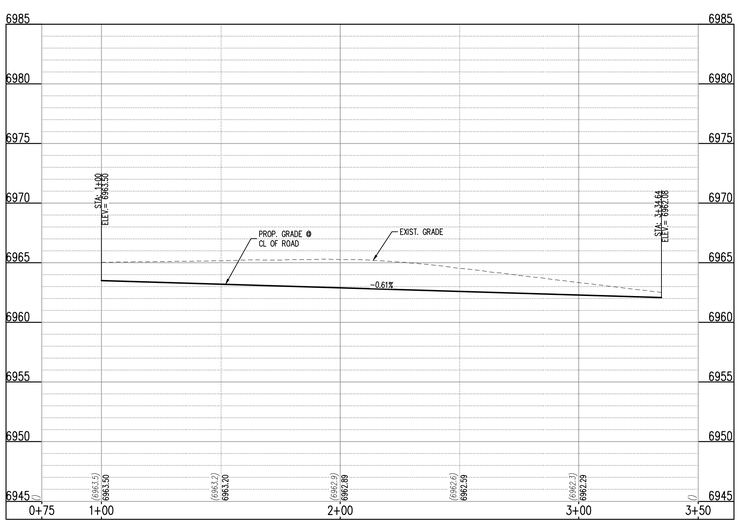

MILL YARD CIR (D KNUCKLE) (STA: 0+75 – 3+50)
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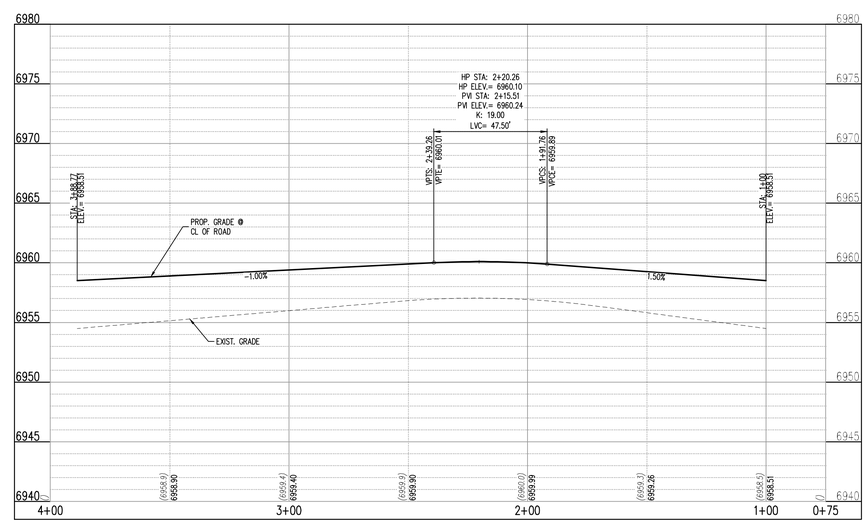

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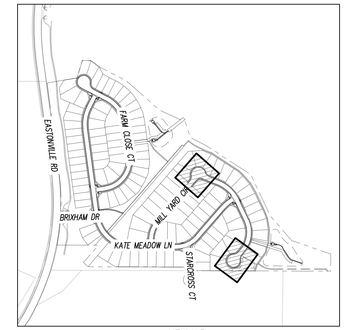

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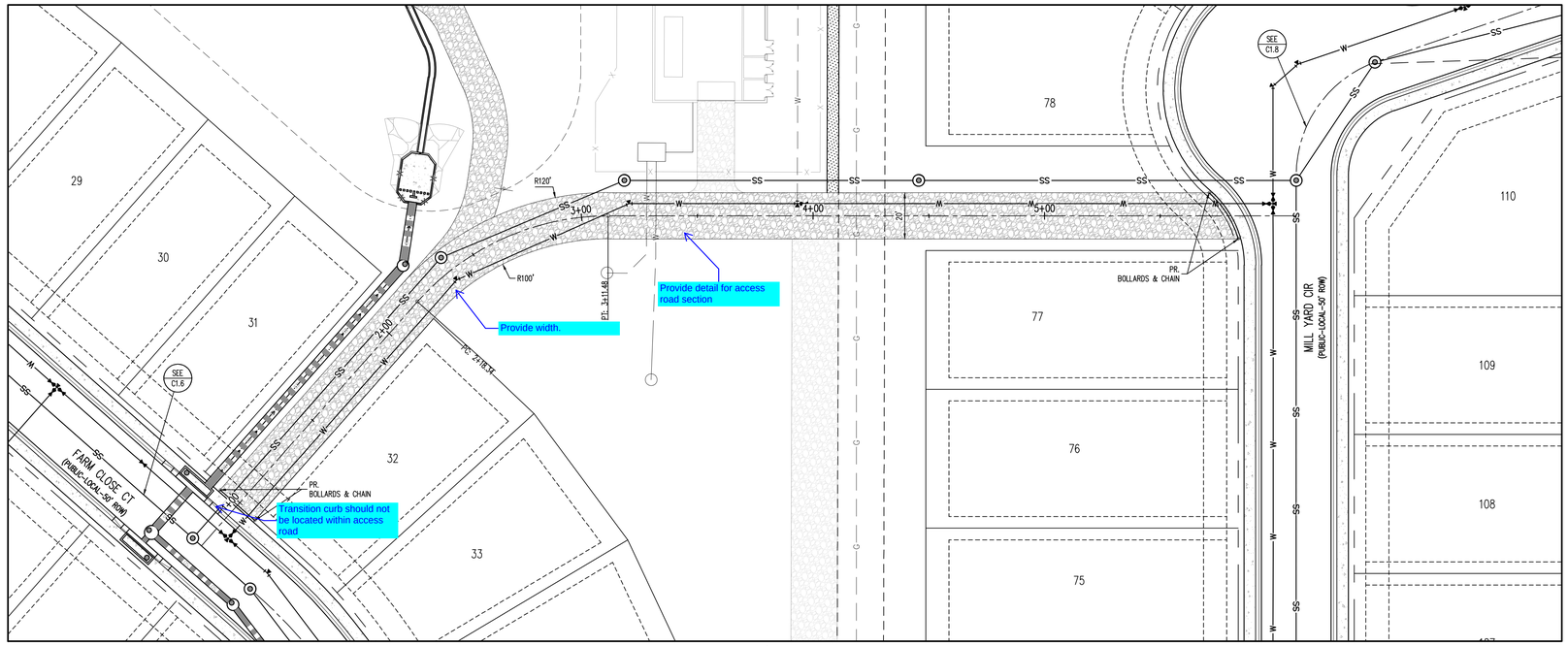
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

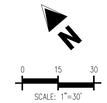
ROADWAY P&P

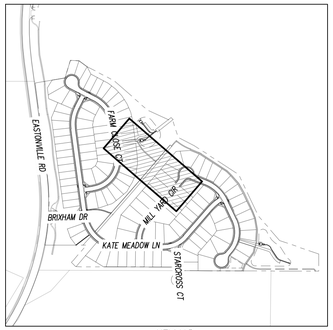
C1.12



CENTRAL 20' FIRE ACCESS ROAD

SCALE: 1"=30'





KEYMAP

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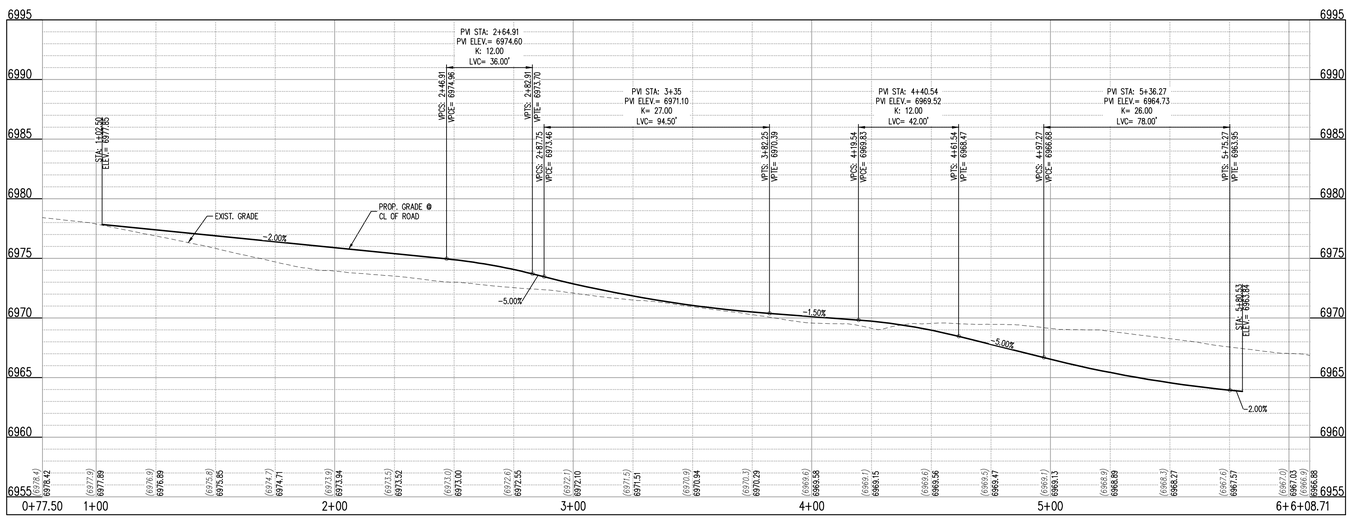

CENTRAL 20' FIRE ACCESS ROAD (STA: 0+77.50 – 6+08.71)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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- 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

NOTES

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3. ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS.
4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
5. ALL STORM SEWER SHALL BE CLASS III RCP
6. 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)

(E) PROPOSED SIGHT DISTANCE TRIANGLE

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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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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC 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

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D·R·HORTON America's Builder

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

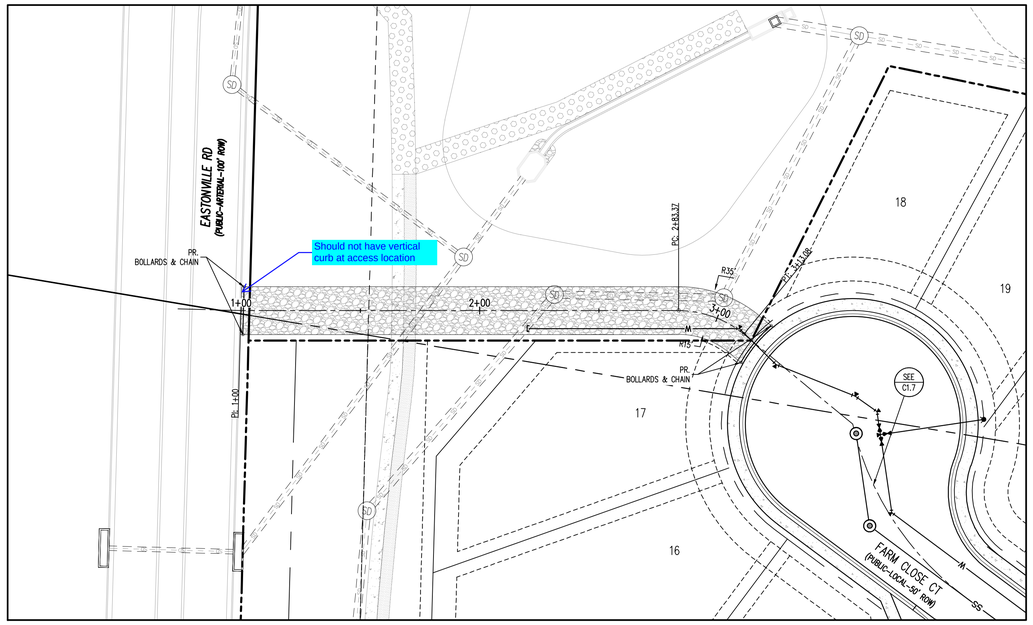
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

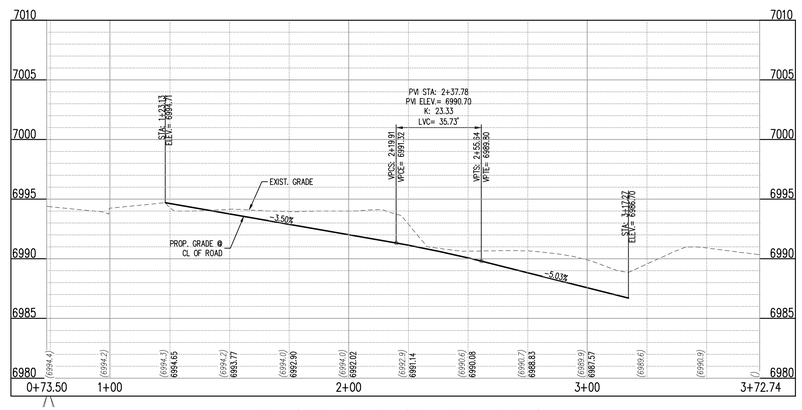
FIRE ACCESS P&P

C1.13



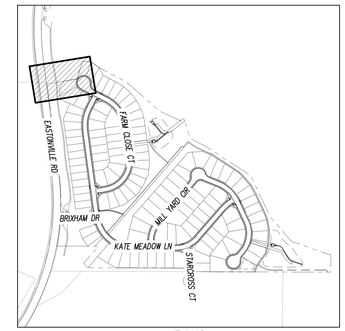
NORTH 20' FIRE ACCESS ROAD

SCALE: 1"=30'



NORTH 20' FIRE ACCESS ROAD (STA: 0+73.50 – 3+72.74)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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
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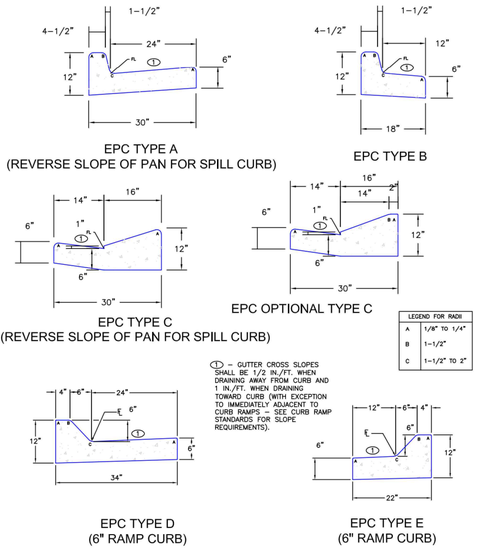
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

FIRE ACCESS P&P

C1.14

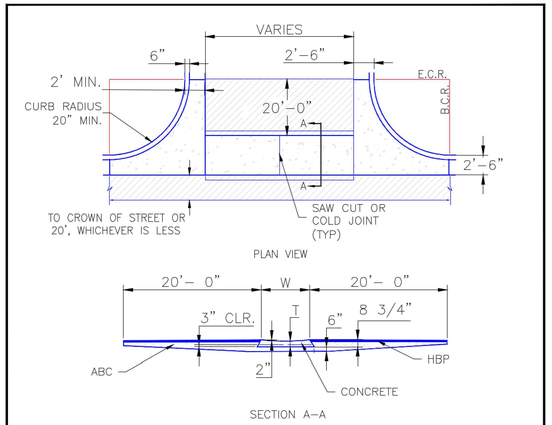


LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS – SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–20	DEPARTMENT OF PUBLIC WORKS



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

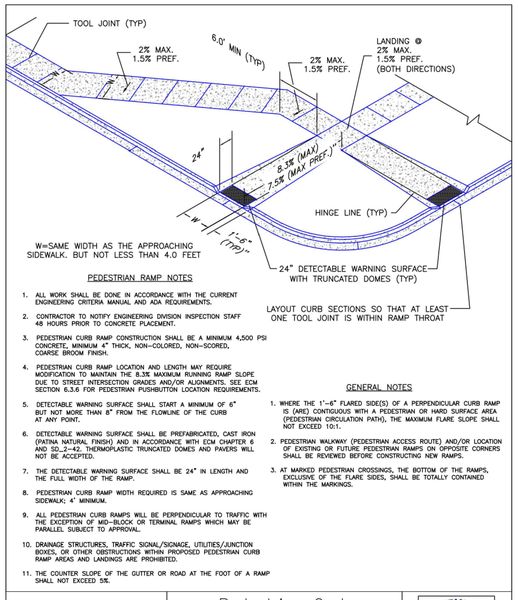
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2–26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



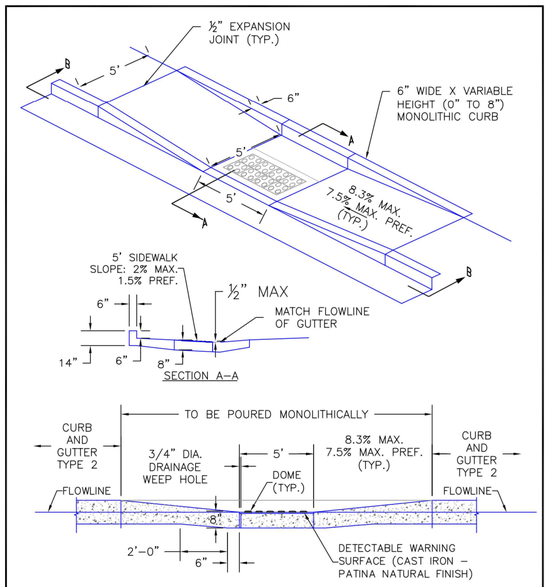
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON–COLORED, NON–SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2–42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID–BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'–6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

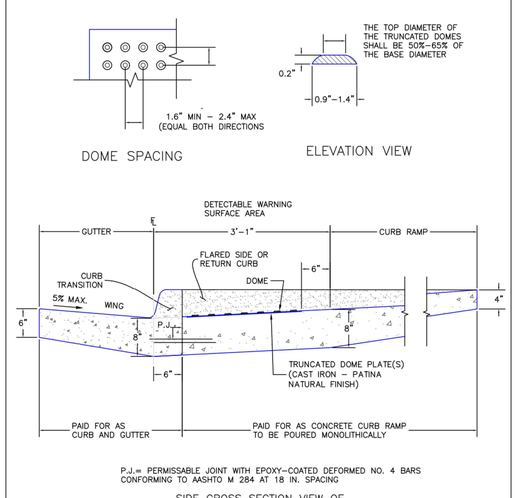
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–41	DEPARTMENT OF PUBLIC WORKS



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–50	DEPARTMENT OF PUBLIC WORKS

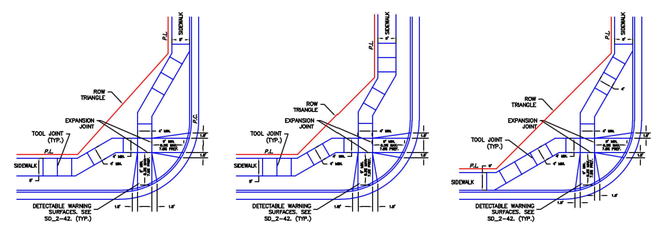
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY–COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–42	DEPARTMENT OF PUBLIC WORKS



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–40	DEPARTMENT OF PUBLIC WORKS

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Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
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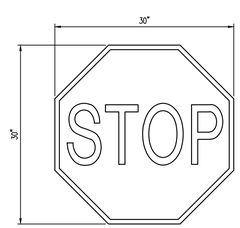
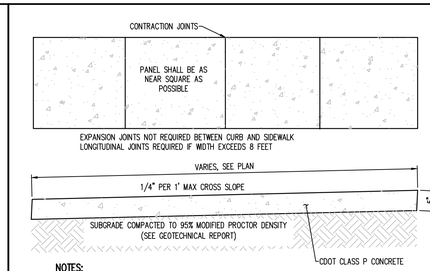
SITE DETAILS

C1.15



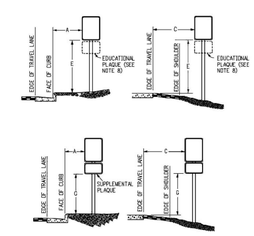
1 MUTCD R1-1 "STOP" SIGN DETAIL
NOT TO SCALE



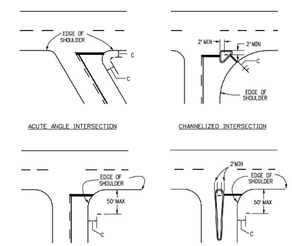
NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT P.C.'S AND P.T.'S OF CURVES, AT GRADE BREAKS, AT DRIVEWAYS, AND AT OTHER LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING COUNTY AND STATE STANDARD SPECIFICATIONS.

2 CONCRETE SIDEWALK
NOT TO SCALE

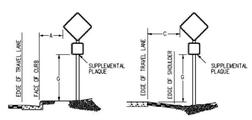


REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

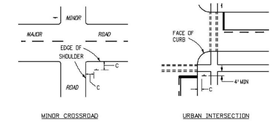


GENERAL NOTES

1. THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
2. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
3. MINIMUM POST EMBEDMENT SHALL BE 3 FEET FOR U-U POSTS AND 4-INCH 5-#-INCH TIMBER POSTS, AND 5 FEET FOR 6-INCH 6-INCH TIMBER POSTS. SEE S-614-8 AND S-614-9 FOR EXISTING CENTUM 6-INCH 6-INCH TIMBER POSTS SHALL BE PROVIDED WITH TWO 2-INCH DIAMETER HOLES THROUGH THE NEUTRAL AXIS AT RIGHT ANGLES TO THE ROADWAY FOR INDUCED BREAKAWAY FUNCTION, ONE DRILLED AT 4 INCHES AND ONE AT 18 INCHES ABOVE THE GROUND LEVEL.
4. IF A SHOULDER IS WIDER THAN 8 FEET, THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FEET FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-2(B) OF THE 2009 MUTCD.
5. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
6. IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FOOT FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
7. TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FEET. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEPER FILL OR CUT SLOPES.
8. "EDUCATIONAL PLAQUES" ACCOMPANYING STANDARD SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING THE VERTICAL PLACEMENT OF SYMBOL SIGNS. FOR INFORMATION OF EDUCATIONAL PLAQUES, SEE PAGE 3 OF THE 2021 CDOT GUIDE SIGNING POLICIES & PROCEDURES, AND SECTION 2A.09 OF THE 2009 MUTCD.
9. WHEN LATERAL PLACEMENT IS 30 FEET OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT 2 MAY BE REDUCED TO 5 FT WHEN LATERAL PLACEMENT IS 50 FEET OR MORE. FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT 7 DOES NOT DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT 11.
10. NORMAL ANGULAR PLACEMENT IS 0 DEGREES. SIGNS CLOSER THAN 30 FEET SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FEET OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
11. THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT HAND SIDE FOR LEFT HAND EXITS.
12. POST SHALL BE INSTALLED PLUMB. VERTICAL DEVIATION SHALL NOT EXCEED 1/4-INCH IN 10 FT.
13. ON ALL TWO-LANE, UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
14. ON ALL UNDIVIDED MULTI-LANE AND DIVIDED HIGHWAYS, AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER OR SIDEWALK IF APPLICABLE IN BOTH DIRECTIONS OF TRAVEL.
15. VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1½ INCH, TYPICAL.



WARNING SIGN PLACEMENT



MINOR CROSSROAD
URBAN INTERSECTION

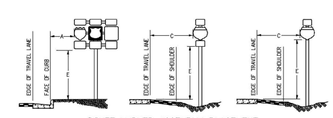
TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS

PLACEMENT TABLES

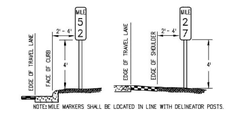
LATERAL PLACEMENT		
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	
	MINIMUM	NORMAL
A	2'-0"	18-0" PLUS CURB
B	2'-0"	30'-0" OR MORE INCLUDES CURB
C	2'-0"	6'-0" PLUS EDGE OF 6' + WIDE SHOULDER. IF NONE, 10'-0" FROM EDGE OF TRAVEL LINE.

VERTICAL PLACEMENT						
KEY	FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
	MIN.	MAX.	URBAN		RURAL	
			MIN.	MAX.	MIN.	MAX.
D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	9'-0"	9'-0"
E	7'-0"		8'-0"	7'-0"	9'-0"	9'-0"
F	8'-0" OR NOTE NO. 9	12'-0"	9'-0"	9'-0"	9'-0"	9'-0"
G	8'-0"		7'-0"	9'-0"	7'-0"	4'-0" 7'-0"
H	9'-0"		10'-0"	9'-0"	7'-0"	4'-0" 7'-0"

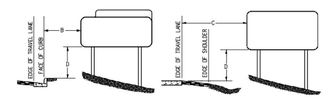
Computer File Information		Sheet Revisions		Colorado Department of Transportation	GROUND SIGN PLACEMENT	STANDARD PLAN NO.
Creation Date: 07/04/12		Date:	Comments	2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9654 FAX: 303-757-9219		S-614-1
Created By: KCM	EB	03/01/24	Revised notes 3 and 8.	Traffic & Safety Engineering EB	Issued By: Traffic & Safety Engineering Branch July 31, 2019	Standard Sheet No. 1 of 2
Last Modification Date: 03/01/24						Project Sheet Number:
Last Modified By: YSaucedo						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

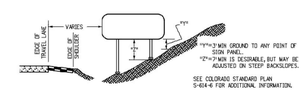


ROUTE MARKER ASSEMBLY PLACEMENT

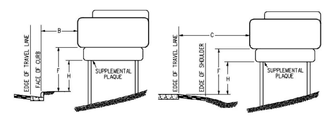


MILE MARKER PLACEMENT

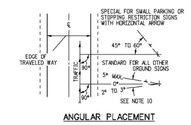




CLASS III SIGNS, PANEL GROUND CLEARANCE



CLASS III SIGN PLACEMENT



ANGULAR PLACEMENT

Computer File Information		Sheet Revisions		Colorado Department of Transportation	GROUND SIGN PLACEMENT	STANDARD PLAN NO.
Creation Date: 07/04/12		Date:	Comments	2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9654 FAX: 303-757-9219		S-614-1
Created By: KCM	EB	03/01/24	Revised standard reference note for "Class III Signs, Panel Ground Clearance" detail.	Traffic & Safety Engineering EB	Issued By: Traffic & Safety Engineering Branch July 31, 2019	Standard Sheet No. 2 of 2
Last Modification Date: 03/01/24						Project Sheet Number:
Last Modified By: YSaucedo						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

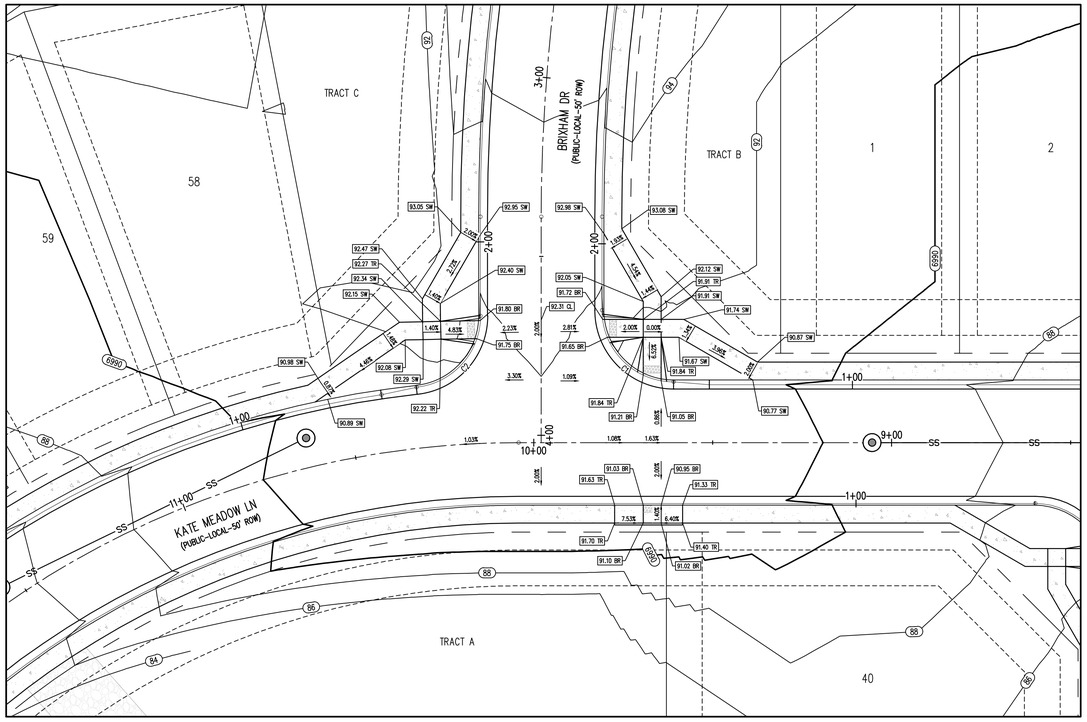
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

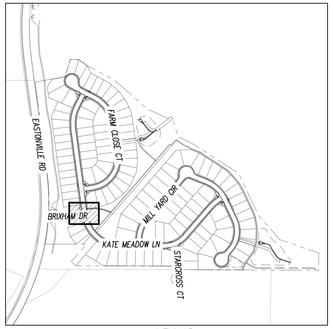
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

SITE DETAILS

C1.16



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



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
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
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4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
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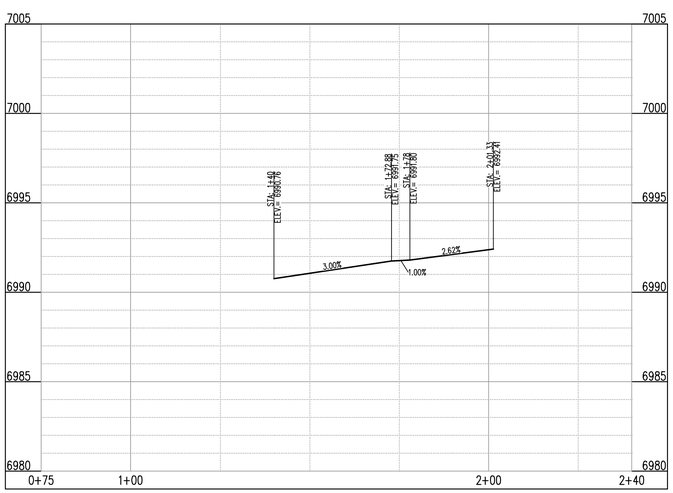
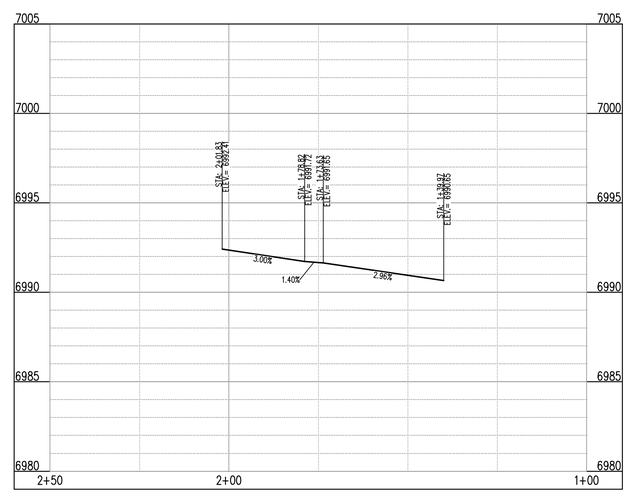
FLOW LINE CURVE SEGMENT TABLE

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"	29.28	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)
SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'

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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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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC 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

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MELODY HOMES, INC.
SF2311

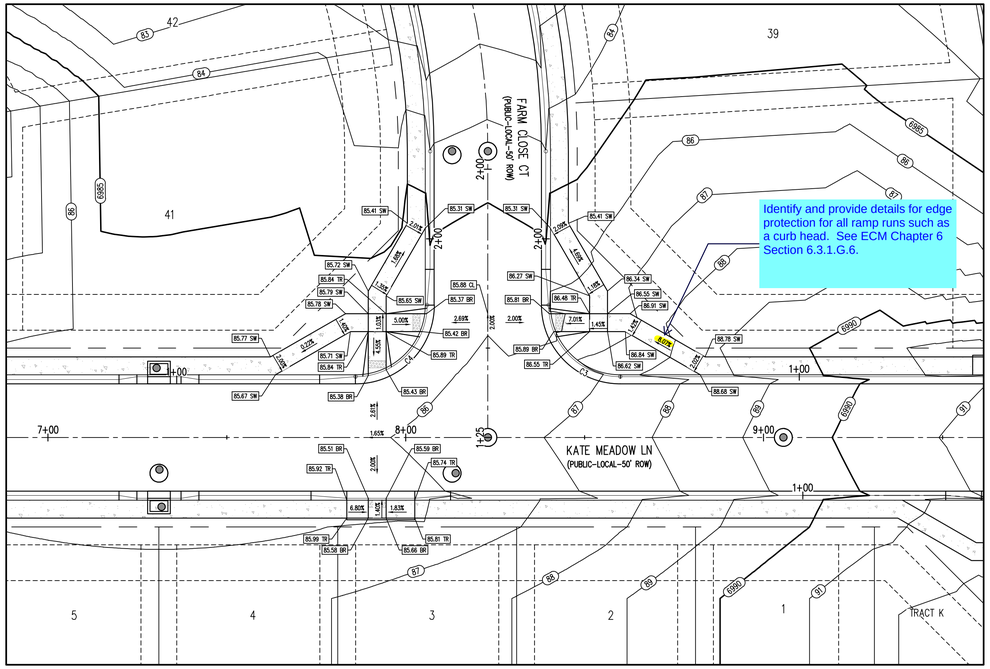
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

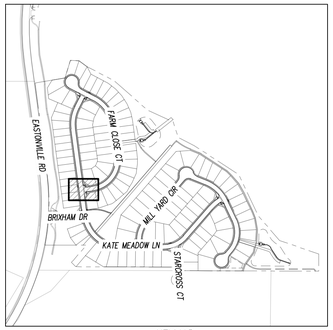
C2.1



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

N

0 10 20
SCALE: 1"=20'



KEYMAP
SCALE: 1"=500'

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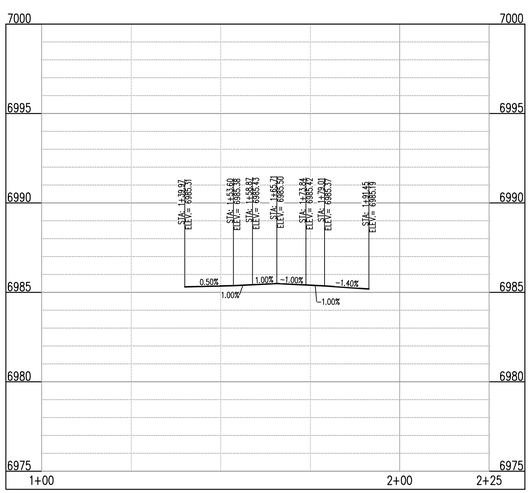

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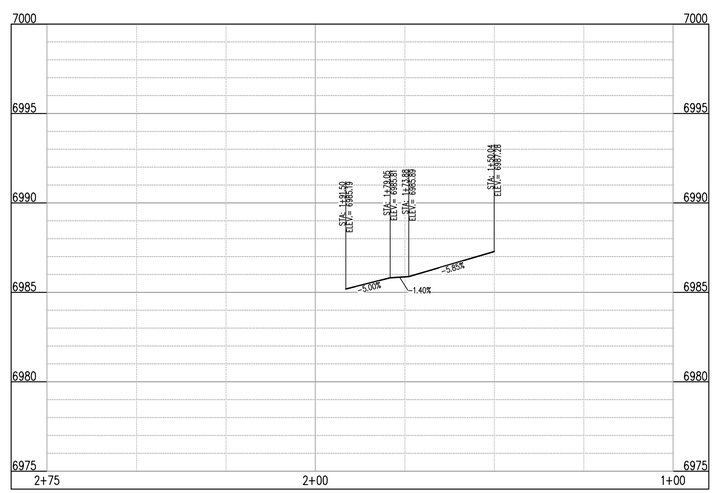

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SF2311

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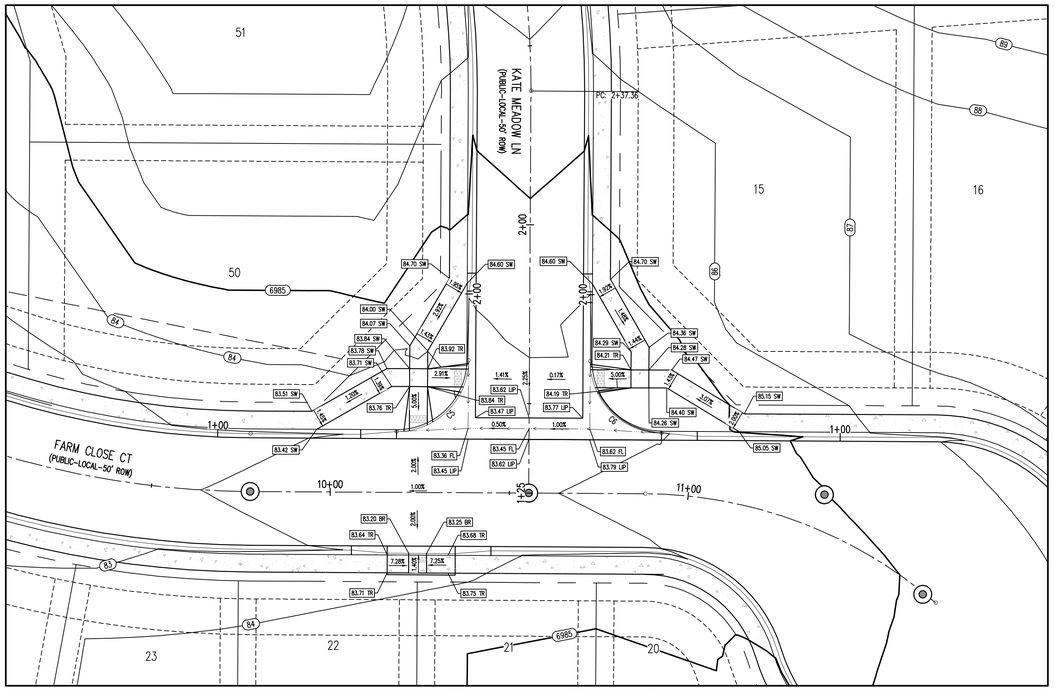
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

C2.2
Sheet 23 of 33



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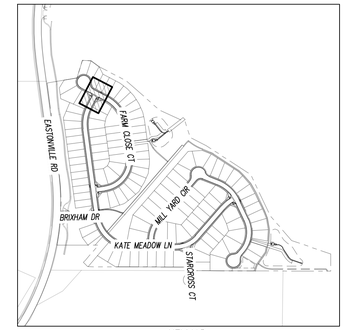

KEYMAP
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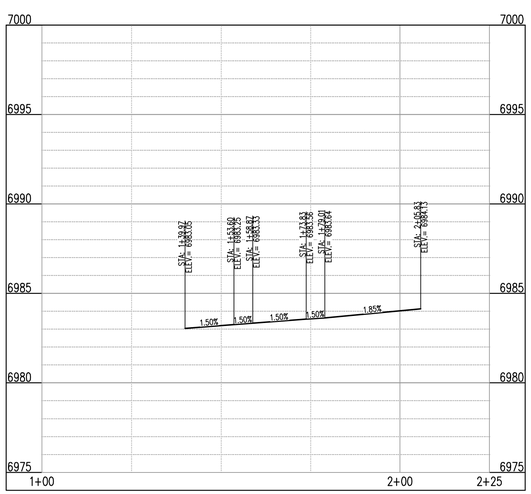
C5	90°00'00"	31.42	20.00	S72°24'40"W	28.28
C6	90°02'02"	31.43	20.00	S17°36'21"E	28.29



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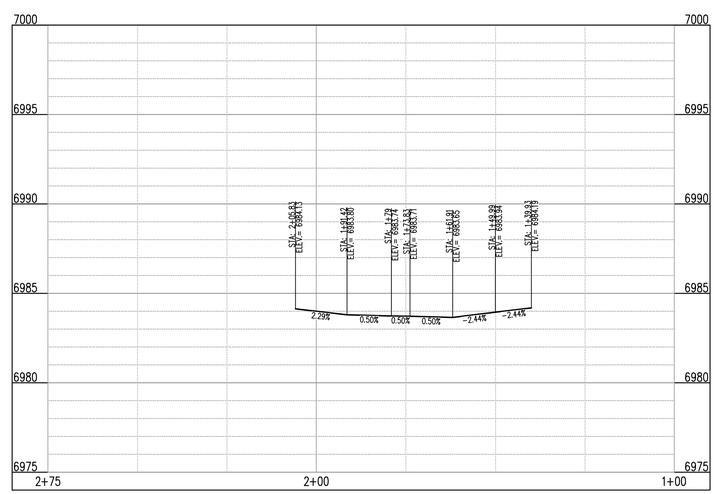
SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



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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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

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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

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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

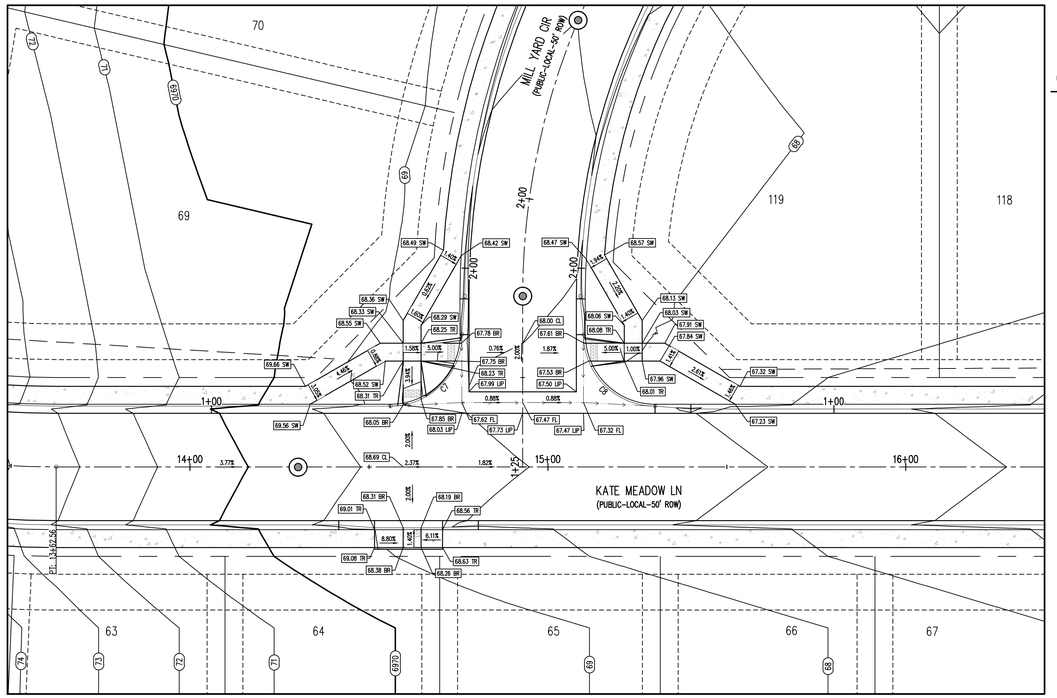
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

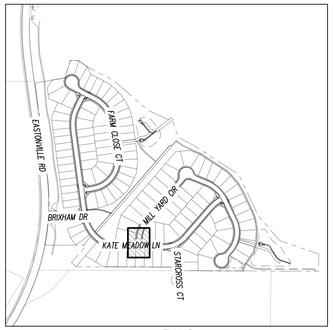
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

C2.3



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



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
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
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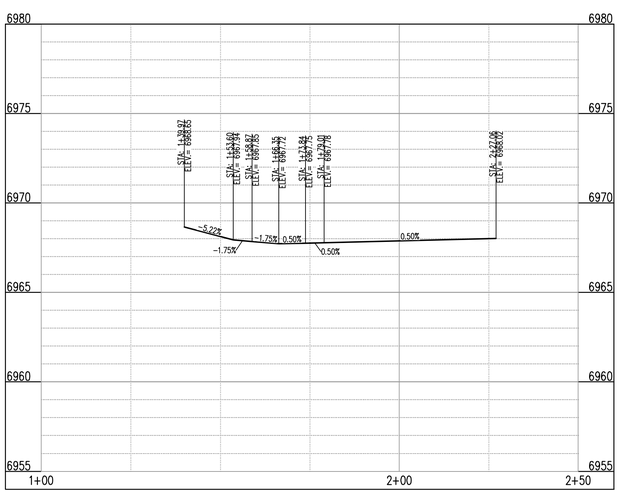
C8	90°00'00"	31.42	20.00	N44°47'08"W	28.28



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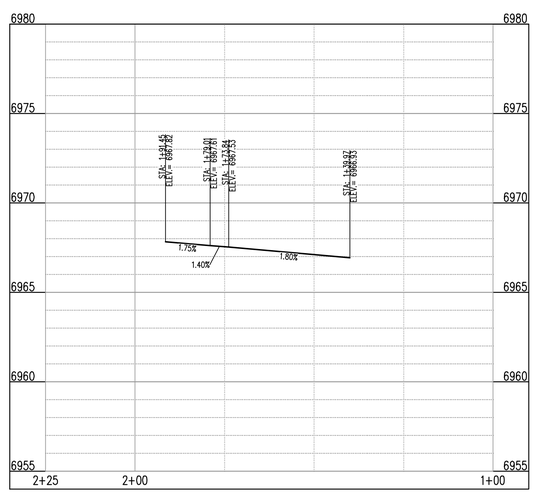

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MELODY HOMES, INC.
SF2311

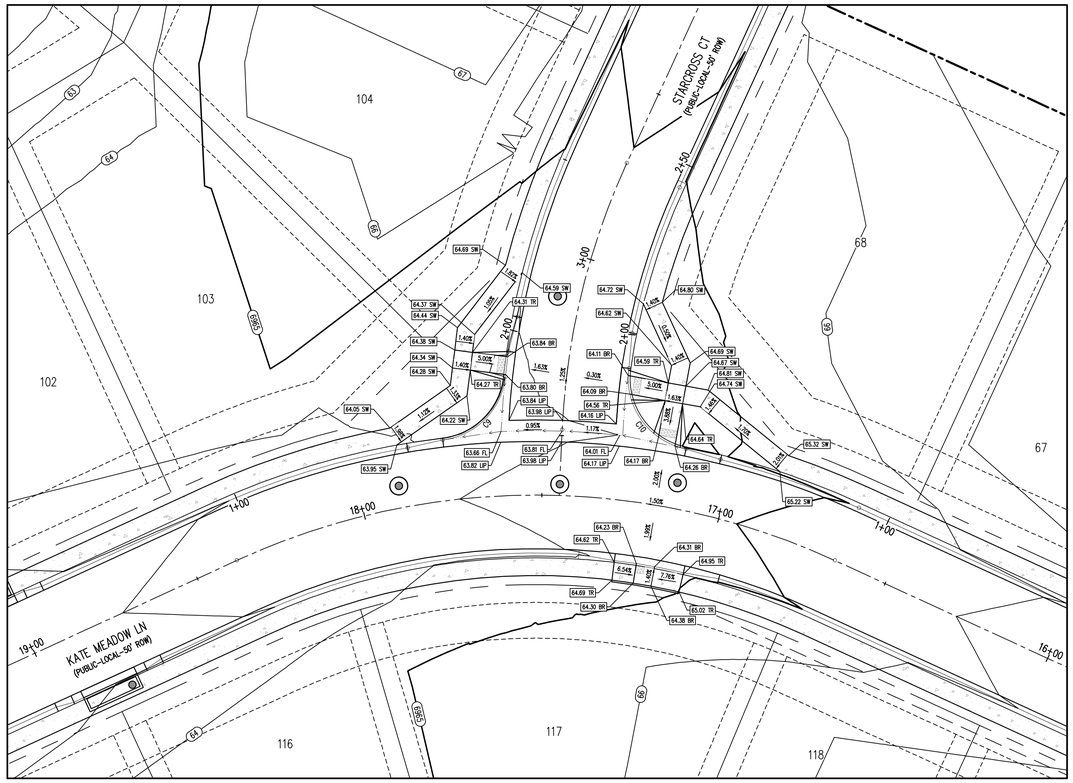
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

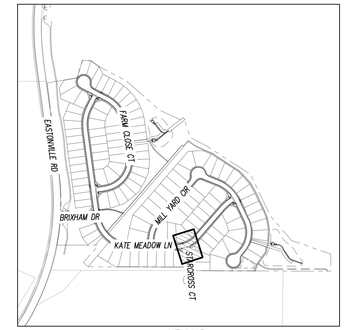
C2.4
Sheet 25 of 33



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

N

0 10 20
SCALE: 1"=20'



KEYMAP
SCALE: 1"=500'

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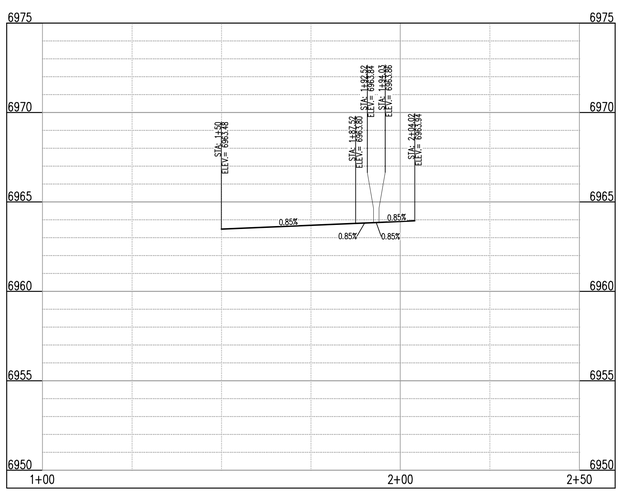

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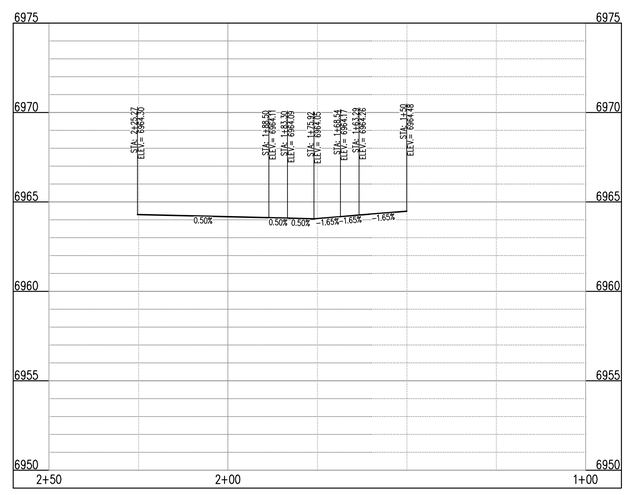

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GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

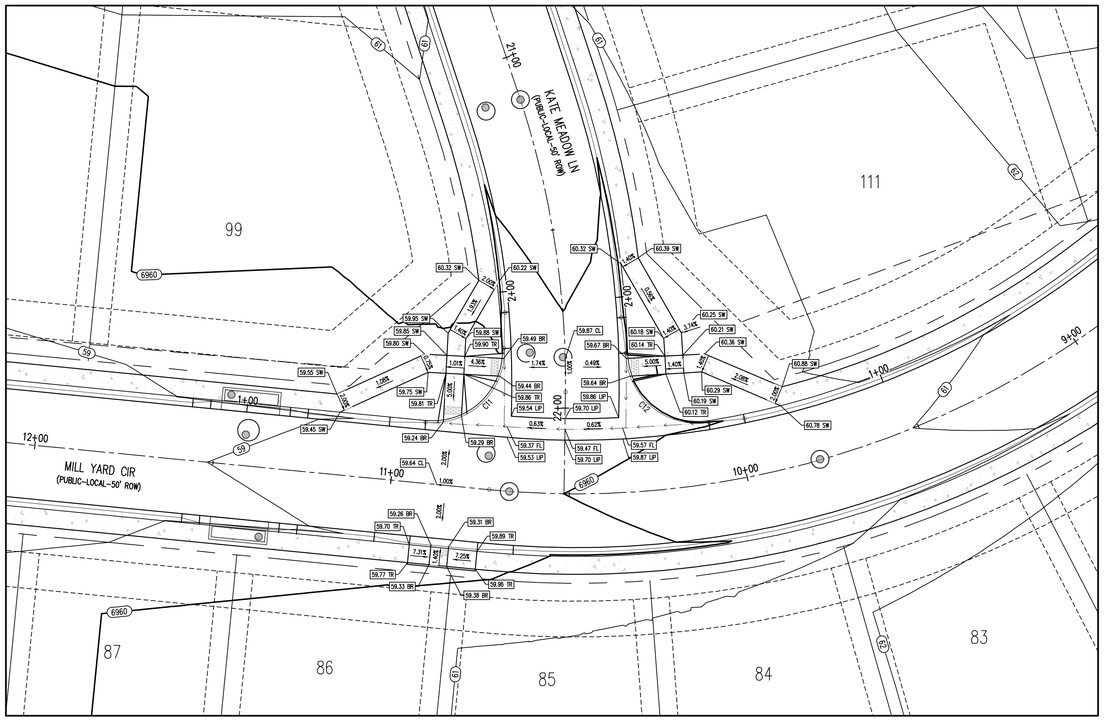
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

C2.5
Sheet 26 of 33



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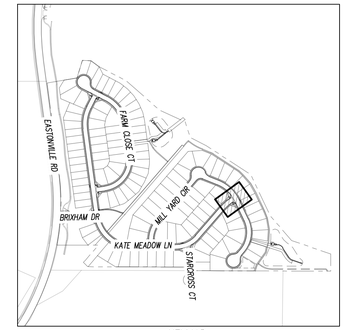

KEYMAP
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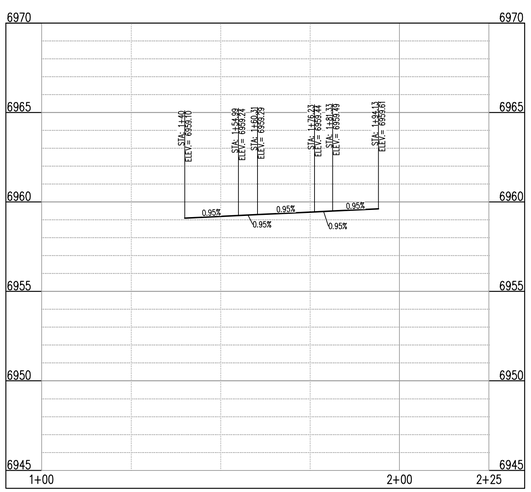
C12	97°34'57"	34.06	20.00	S8°44'18"W	30.09



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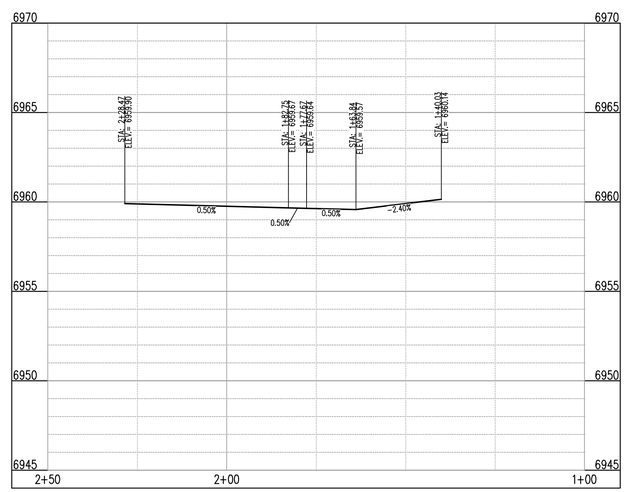

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NAVD88 ELEVATION = 6866.33

CAUTION – NOTICE TO CONTRACTOR

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

2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

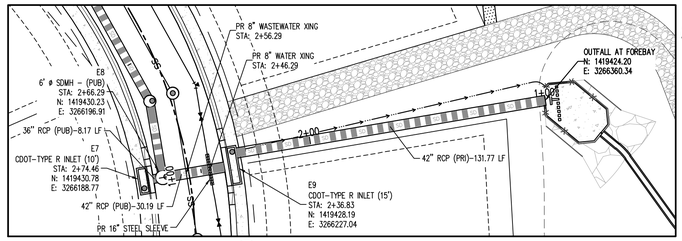
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

INTERSECTION DETAIL

C2.6



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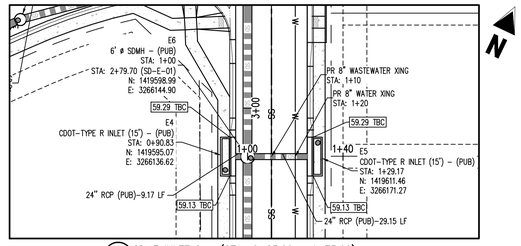

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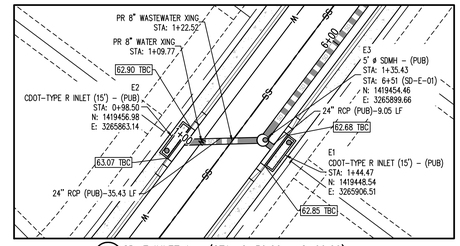

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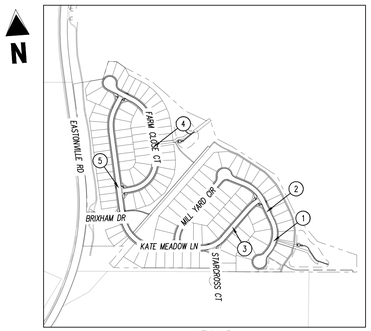

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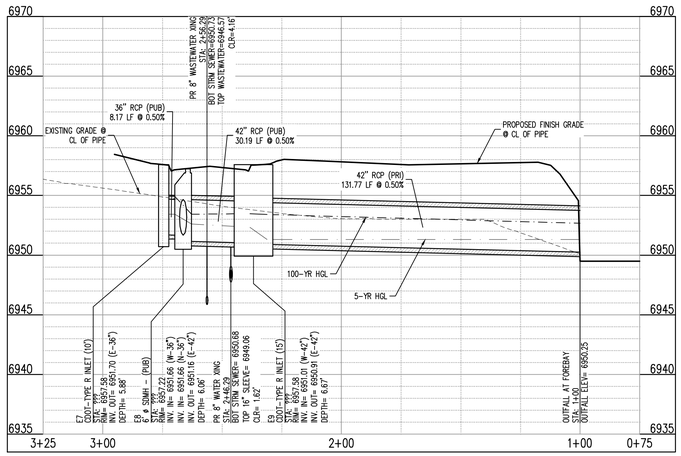

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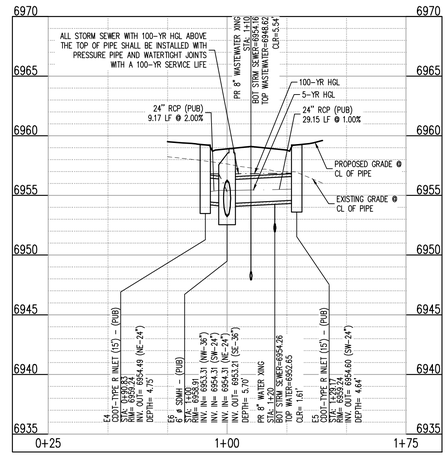

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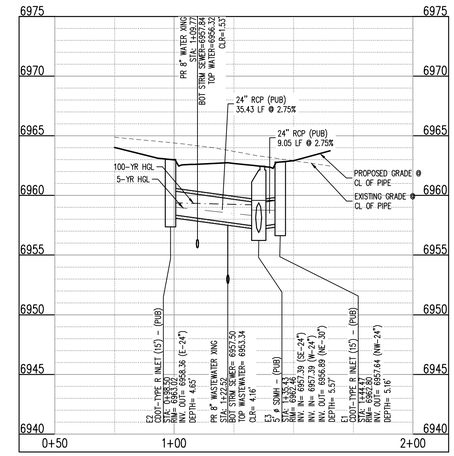

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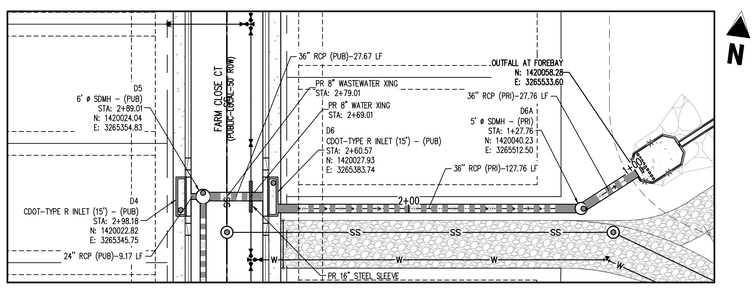

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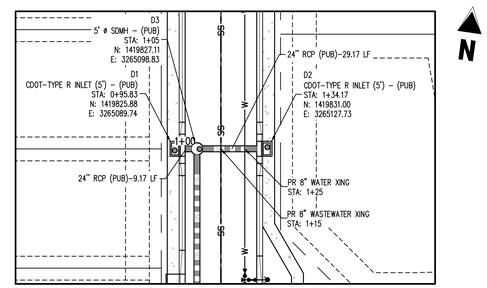

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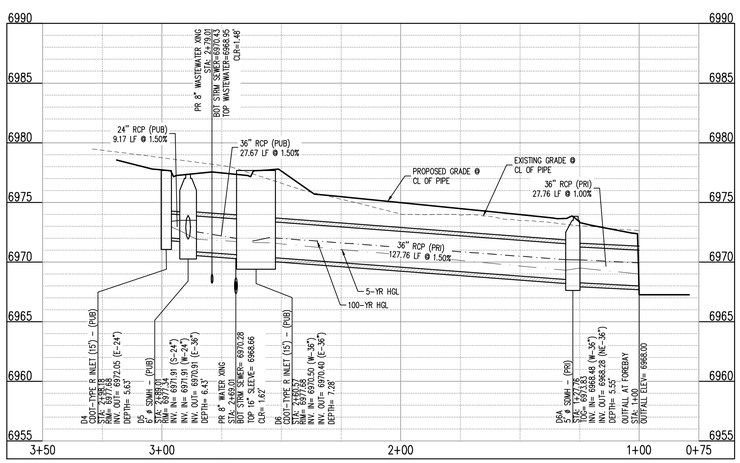

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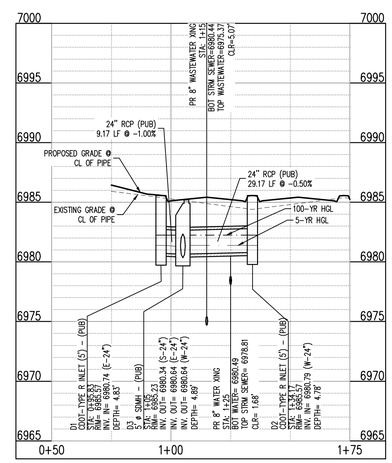

5 / C1.3 SD-D INLET 1 – (STA: 0+50.00 – 1+75.00)
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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"ø AND LARGER)
- PROPOSED STORM SEWER (12"ø 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.

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 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC 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.
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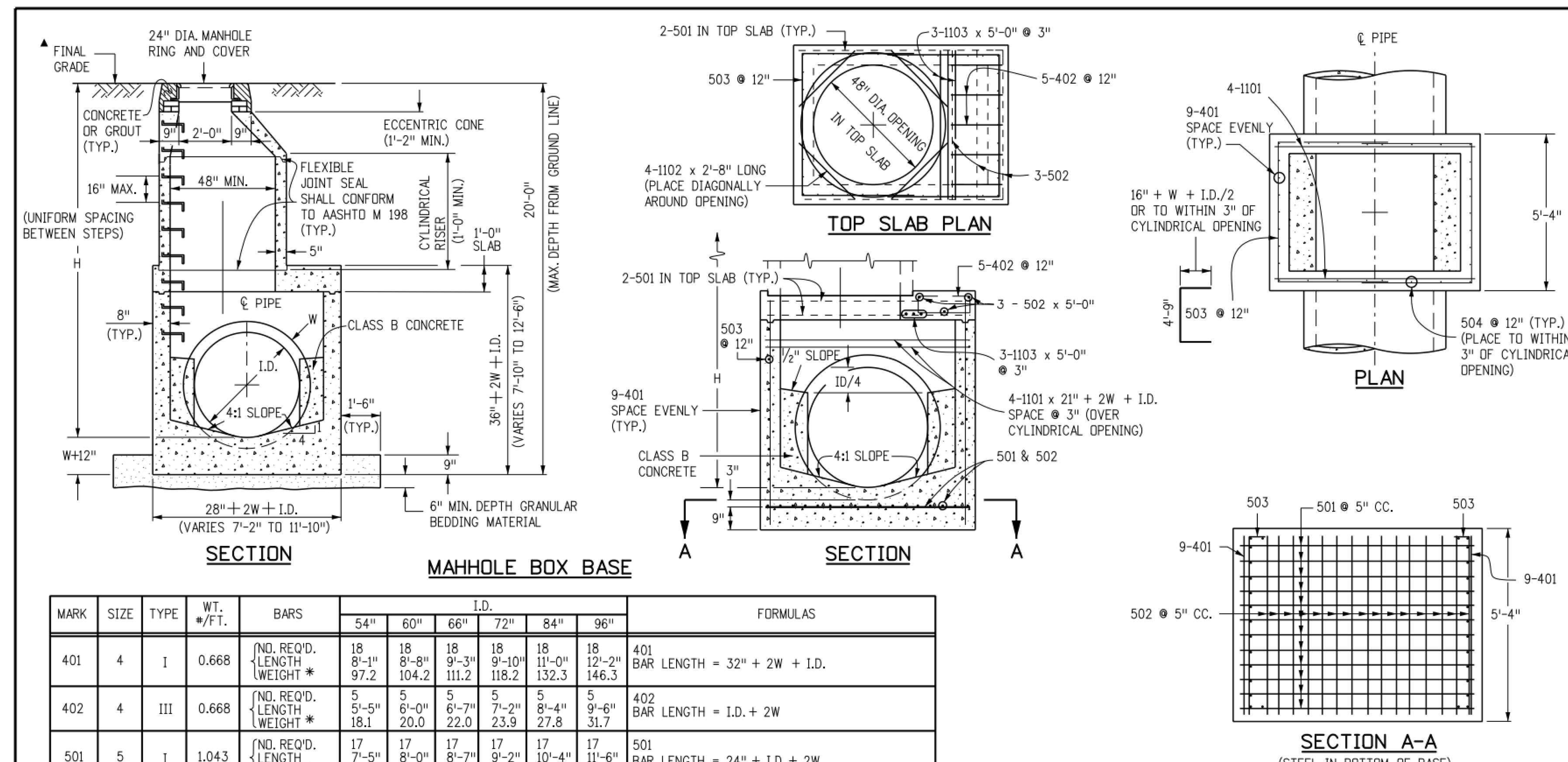
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

STORM DRAIN PLAN & PROFILE

C3.1
Sheet 28 of 33



GENERAL NOTES

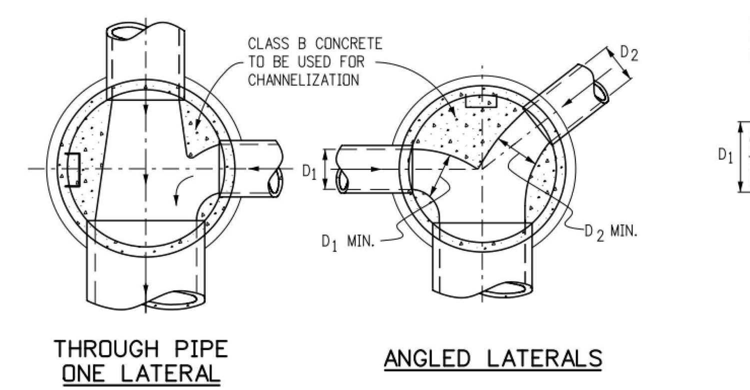
1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ'D. / LENGTH / WEIGHT *	18 / 8'-1" / 97.2	18 / 8'-8" / 104.2	18 / 9'-3" / 111.2	18 / 9'-10" / 118.2	18 / 11'-0" / 132.3	18 / 12'-2" / 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	NO. REQ'D. / LENGTH / WEIGHT *	5 / 5'-5" / 18.1	5 / 6'-0" / 20.0	5 / 6'-7" / 22.0	5 / 7'-2" / 23.9	5 / 8'-4" / 27.8	5 / 9'-6" / 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT *	17 / 7'-5" / 131.5	17 / 8'-0" / 141.8	17 / 8'-7" / 152.2	17 / 9'-2" / 162.5	17 / 10'-4" / 183.2	17 / 11'-6" / 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT *	22 / 5'-0" / 114.7	23 / 5'-0" / 119.9	25 / 5'-0" / 130.4	26 / 5'-0" / 135.6	29 / 5'-0" / 151.2	32 / 5'-0" / 166.9	502 NUMBER BARS REQ'D. = $3 + \left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	NO. REQ'D. / LENGTH / WEIGHT *	16 / 12'-10" / 214.2	16 / 13'-5" / 223.9	18 / 14'-0" / 262.8	18 / 14'-7" / 273.8	20 / 15'-9" / 328.5	24 / 16'-11" / 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT *	12 / 8'-1" / 101.2	14 / 8'-8" / 126.6	14 / 9'-3" / 135.1	16 / 9'-10" / 164.1	18 / 11'-0" / 206.5	20 / 12'-2" / 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT *	4 / 7'-2" / 152.3	4 / 7'-9" / 164.7	4 / 8'-4" / 177.1	4 / 8'-11" / 189.5	4 / 10'-1" / 214.3	4 / 11'-3" / 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT *	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 56.7 / 2'-8"	BENDING — TYPE I: STRAIGHT
1103	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT *	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	TYPE II: 4'-9"; 16"+W+I.D./2
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III: 12"; 12"; 7"; I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



TYPICAL CHANNELIZATION DETAILS

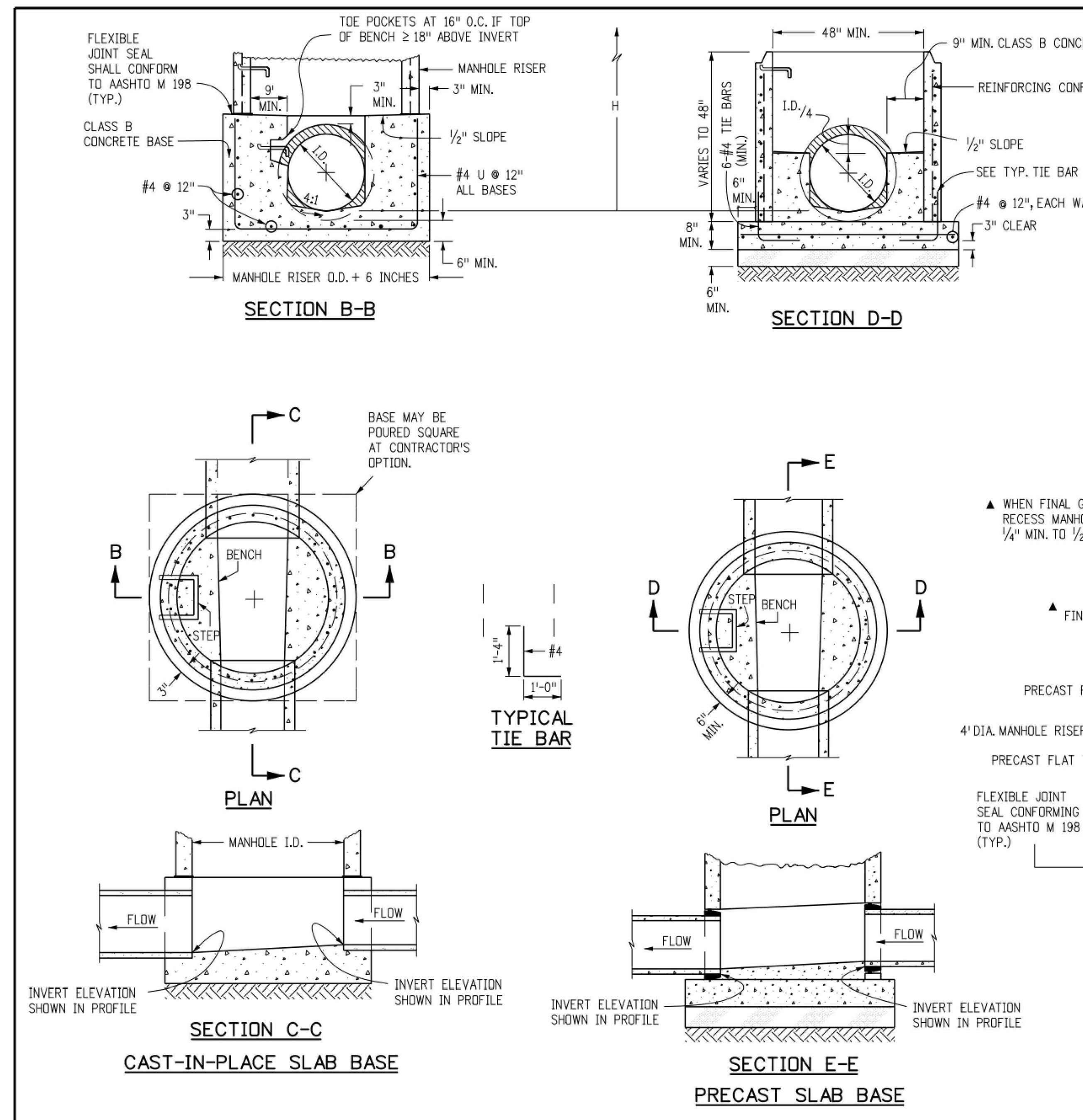
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

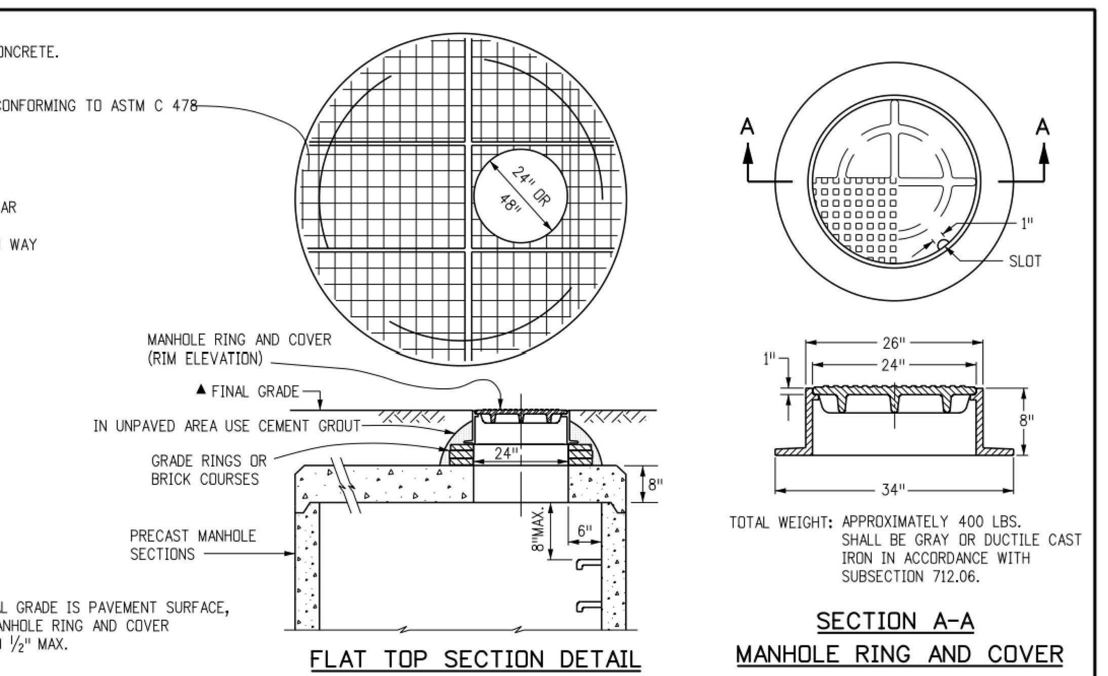
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

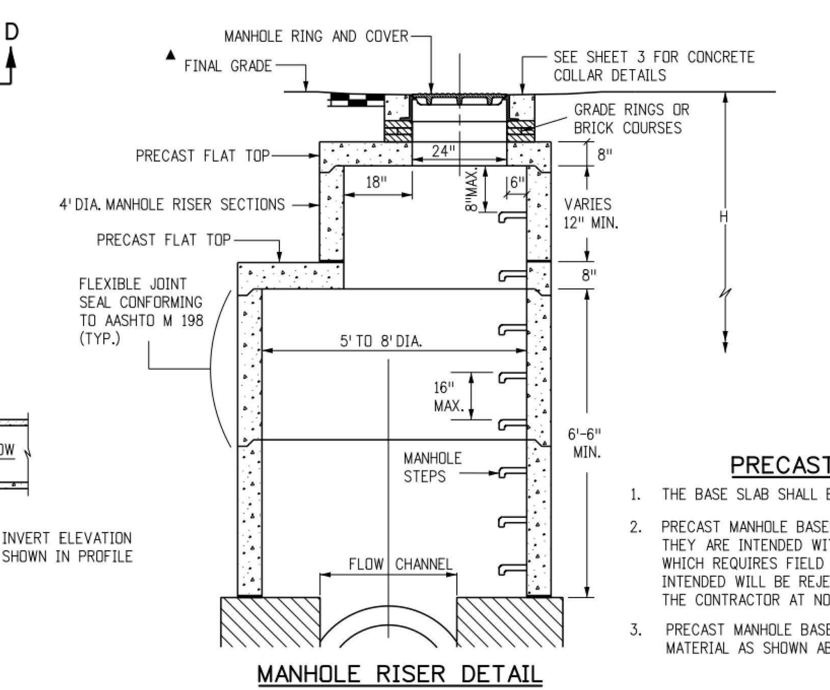
MANHOLES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:







LEGEND

- SUITABLE SUBGRADE
- GRANULAR BEDDING MATERIAL
- CONCRETE

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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Last Modification Date: 07/31/19	(R-X)		
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MANHOLES

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STANDARD PLAN NO.
M-604-20

Standard Sheet No. 2 of 3

Project Sheet Number:

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Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

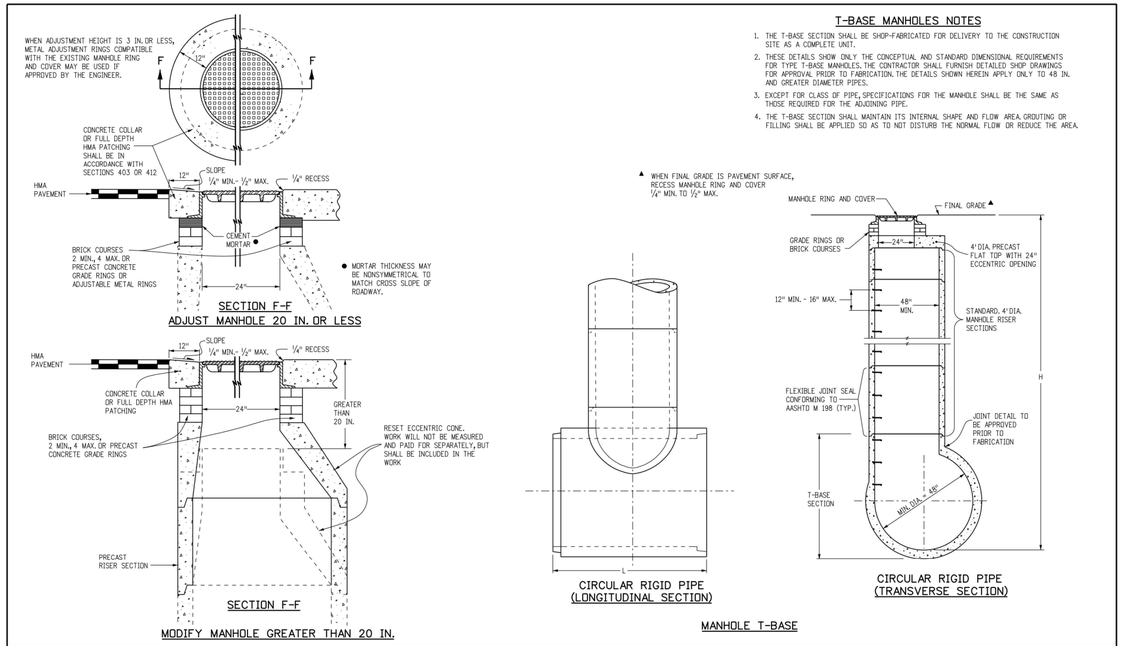
STORM DRAIN DETAILS

C4.1

H:\H\HR Green\CO, Falcon - HRG02 - Grandview Reserve F10\CIV\3-CD\PUB\HRG02_C4.1-Storm Drain Details.dwg - Caleb Johnson - 3/20/2024

T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.



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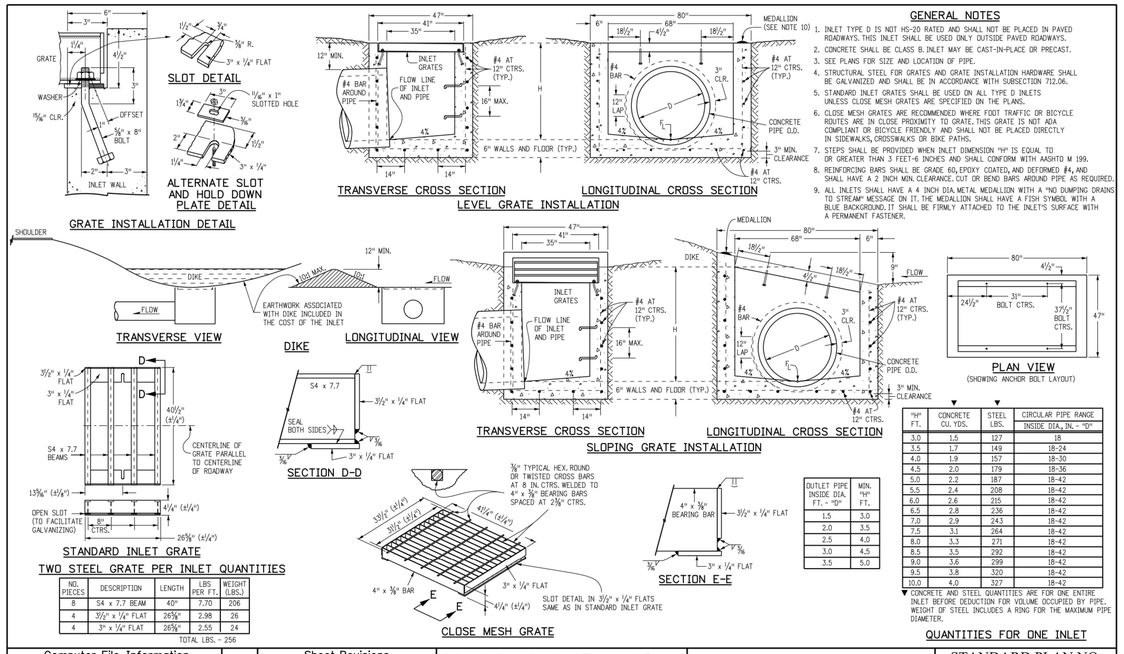
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 3 of 3
Project Sheet Number:



TWO STEEL GRATE PER INLET QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
8	S4 x 7.7 BEAM	40"	7.70	206
4	3½" x ¼" FLAT	26⅝"	2.98	26
4	3" x ¼" FLAT	26⅝"	2.55	24
TOTAL LBS. - 256				

OUTLET PIPE INSIDE DIA. FT. - "D"	MIN. "H" FT.
1.5	3.0
2.0	3.5
2.5	4.0
3.0	4.5
3.5	5.0

"H" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA., IN. - "D"
3.0	1.5	127	18
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

▼ CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

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

INLET, TYPE D

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STANDARD PLAN NO.
M-604-11
Standard Sheet No. 1 of 1
Project Sheet Number:

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

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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

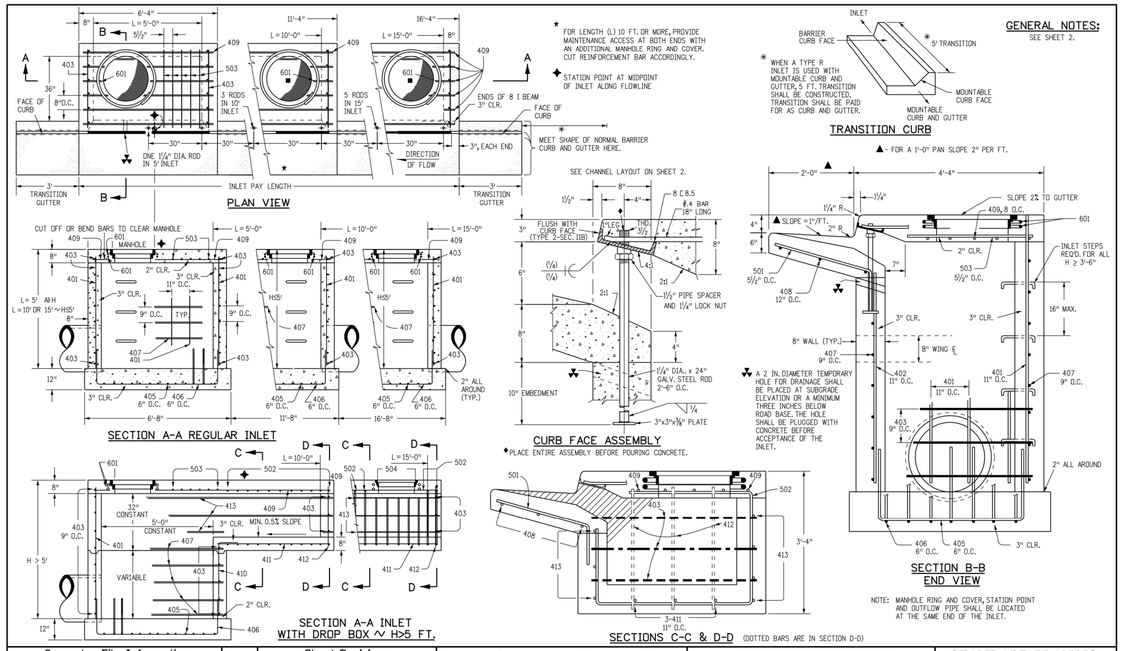
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

STORM DRAIN DETAILS

C4.2
Sheet 30 of 33



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Date:	Comments

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

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

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

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ 8(8.5)				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—	4 BARS, 2 RODS	—	8 BARS, 5 RODS	—
						REGULAR INLETS				DROP BOX INLETS			

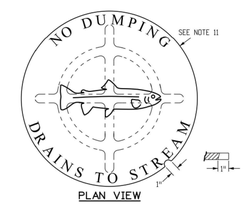
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

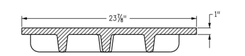
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. 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	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

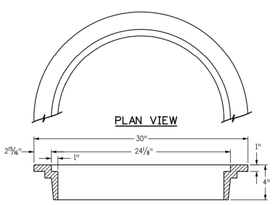
NOTES: FOR L = 5 FT, L = 10 FT, AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



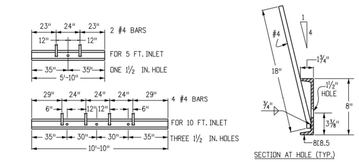


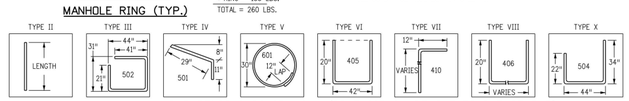
ELEVATION VIEW
MANHOLE COVER (TYP.)



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.





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

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

CURB INLET TYPE R

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M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

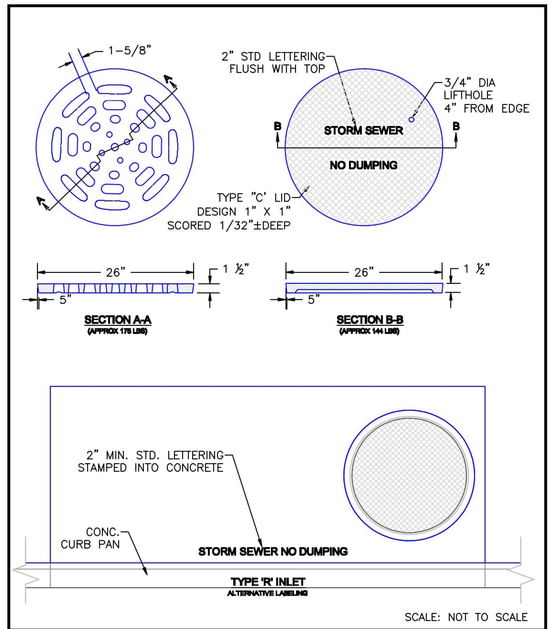
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

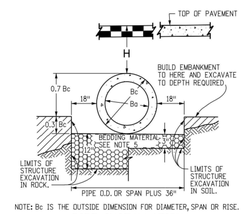
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

STORM DRAIN DETAILS

C4.3
Sheet 31 of 33



9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing REVISION DATE: 9/16/10 / FILE NAME: SD_3-5	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

△ PIPE SIZE= Ba (INSIDE DIA)	CIRCULAR (CIR) WALL THICKNESS	CIRCULAR (CIR) 0.3 Bc (OUTSIDE DIA)	VERTICAL ELLIPTICAL (VE) SPAN	VERTICAL ELLIPTICAL (VE) RISE	VERTICAL ELLIPTICAL (VE) WALL THICKNESS	VERTICAL ELLIPTICAL (VE) 0.3 OUTSIDE RISE	HORIZONTAL ELLIPTICAL (HE) SPAN	HORIZONTAL ELLIPTICAL (HE) RISE	HORIZONTAL ELLIPTICAL (HE) WALL THICKNESS	HORIZONTAL ELLIPTICAL (HE) 0.3 OUTSIDE RISE
IN.		FT.	IN.			FT.	IN.			FT.
12	2	0.40								
15	2-1/4	0.49								
18	2-1/2	0.58					23	14	2-3/4	0.49
21	2-3/4	0.66								
24	3	0.75					30	19	3-1/4	0.66
27	3-1/4	0.84					34	22	3-1/2	0.73
30	3-1/2	0.92					38	24	3-3/4	0.79
33	3-3/4	1.01								
36	4	1.10	29	45	4-1/2	1.35	45	29	4-1/2	0.95
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.10
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)

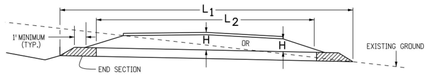
GENERAL NOTES

REINFORCED CONCRETE PIPE

1. FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
2. PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
3. THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
4. PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
5. BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0_{SE}$ (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
6. CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
7. MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
8. SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
9. WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

1. AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMACE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
2. ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.



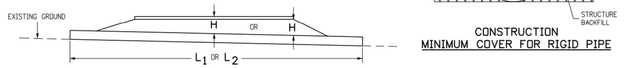
CONCRETE PIPE WITH END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.

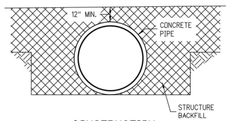
L_1 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.

L_2 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



CONCRETE PIPE WITHOUT END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



CONSTRUCTION MINIMUM COVER FOR RIGID PIPE

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET) — CLASS OF PIPE (0.01 IN. CRACK D-LOAD): CLASS CIR II, CLASS VE II, CLASS HE II — 1000 D	CLASS CIR III, CLASS VE III, CLASS HE III — 1350 D	CLASS CIR IV, CLASS VE IV, CLASS HE IV — 2000 D	CLASS CIR V, CLASS VE V — 3000 D	CLASS VE VI — 4000 D
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37		

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE
(ALL SIZES)

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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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

REINFORCED CONCRETE PIPE

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-603-2
Standard Sheet No. 1 of 1
Project Sheet Number:

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Colorado Springs, CO 80920
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GallowayUS.com

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America's Builder

CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

STORM DRAIN DETAILS

C4.4
Sheet 32 of 33

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 SWALE FLOWLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN

SCHEDULE

1. PROPOSED STOP SIGN, MUTCD SIGN R1-1 (30"X30")
2. PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
3. PROPOSED NO OUTLET SIGN, MUTCD W14-2A

NOTES

1. CONTRACTOR TO PURCHASE FOUR KNOX PADLOCKS. ORDER KLS-3781, ALL-WEATHER PADLOCK - LONG SHACKLE, ASTM GRADE 6 STAINLESS STEEL SHACKLE 3-7/8"HIGH X 7/16"DIAMETER, OUTDOOR/INDOOR USE. SHIP PADLOCKS TO 7030 OLD MERIDIAN ROAD, PEYTON CO 80831, NOTIFY CURTIS KAUFFMAN ONCE SHIPPED (719-495-4050).

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#	Date	Issue / Description	Init.

Project No:	HRG02
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Date:	03/15/2024

SIGNAGE PLAN

C5.1

MELODY HOMES, INC.

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

SF2311

PROJECT CONTACTS

PROPERTY OWNER
MELODY HOMES, INC.
9555 S. KINGSTON CT.,
ENGLEWOOD, COLORADO 80112
TELE: (407) 375-0658
CONTACT: BILL CARLISLE
EMAIL: WMCARLISLE@DRHORTON.COM

APPLICANT
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
TELE: (720) 602-4965
CONTACT: KEN HUHN
EMAIL: KHUHN@HRGREEN.COM

CIVIL ENGINEER
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

LANDSCAPE ARCHITECT
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
TELE: (720) 602-4965
CONTACT: KEN HUHN
EMAIL: KHUHN@HRGREEN.COM

SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: 719-576-1216
CONTACT: JONATHAN W. TESSIN
EMAIL: –

CITY & UTILITY CONTACTS

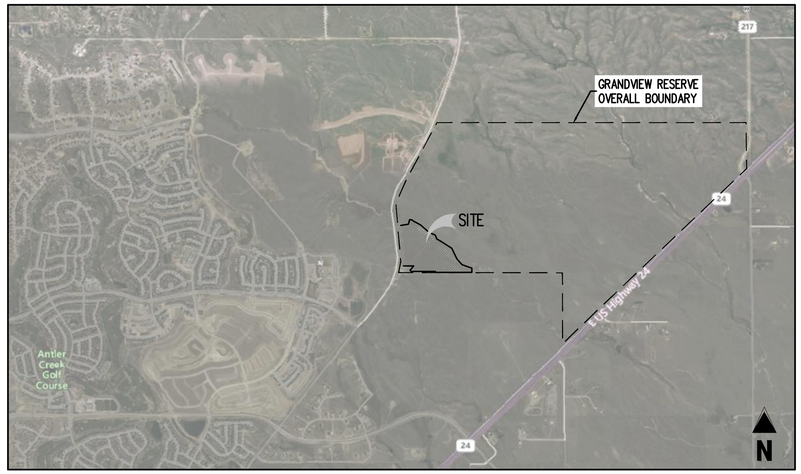
WATER
GRANDVIEW RESERVE METROPOLITAN DISTRICT 1
9555 S. KINGSTON CT.,
ENGLEWOOD, COLORADO 80112
TELE: (407) 375-0658
CONTACT: BILL CARLISLE
EMAIL: WMCARLISLE@DRHORTON.COM

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
TELE: (719) 495-2500
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.P@MVEA.COOP

NATURAL GAS
BLACK HILLS ENERGY
198 COUNTY LINE RD.
PALMER LAKE, CO 80133
TELE: (719) 332-5856
CONTACT: BOB SWATEK
EMAIL: BOB.SWATEK@BLACKHILLSCORP.COM

FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
TELE: (719) 495-4050
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG



VICINITY MAP
0 500 1000 2000
SCALE: 1"=2000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	U0.0
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5	WATER PLAN	U1.1
6	WATER PLAN	U1.2
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8	WASTEWATER KEY MAP	U2.0
9	WASTEWATER P&P	U2.1
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19	WASTEWATER P&P	U2.11
20	WATER DETAILS	U3.1
21	WATER DETAILS	U3.2
22	WATER DETAILS	U3.3
23	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 SOUTHEAST OF THE CENTERLINE OF THE TRACK.
NAVD88 ELEVATION = 6866.33

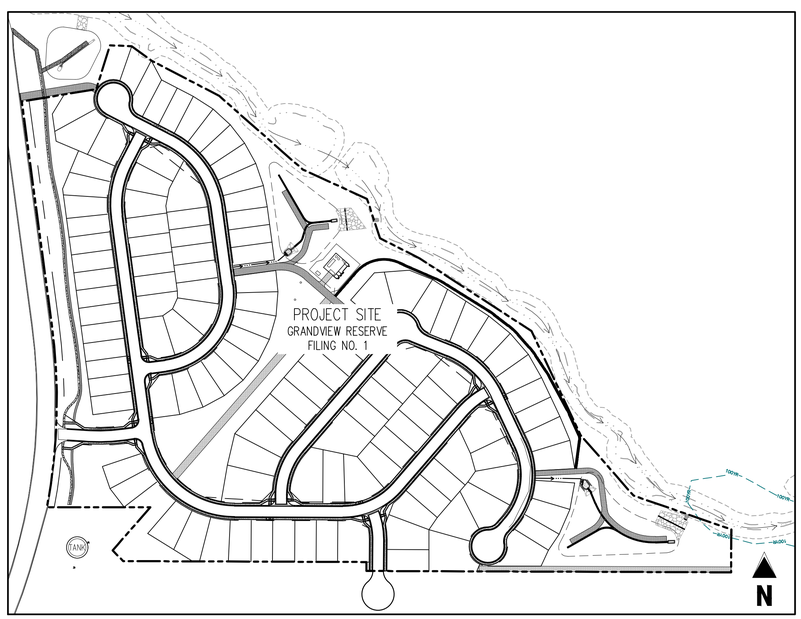
BASIS OF BEARING
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-¼" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

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.



SITE MAP
0 50 100 200
SCALE: 1"=200'

WATER AND SEWER MAIN EXTENSIONS:

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

SIGNED _____ DATE _____
OWNER/DEVELOPER

PRINT NAME _____

DBA _____

ADDRESS _____

_____

FIRE AUTHORITY APPROVAL:

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

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

DISTRICT APPROVALS:

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

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

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

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL:

DATE: _____ BY: _____

PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

LIST OF ABBREVIATIONS
SHT – SHEET
Δ – 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/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – 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

CAUTION – NOTICE TO CONTRACTOR
1. 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 DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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Colorado Springs, CO 80920
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D·R·HORTON America's Builder

UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

COVER SHEET

U0.0

GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE 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-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.

6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN 'S' FOR SEWER AND A 'W' FOR WATER.

7. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.

8. ALL DUCTILE IRON PIPE LESS THAN 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 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.

12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

13. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY-FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF 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 NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.

20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.

21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:

A) PRIOR TO THE START OF CONSTRUCTION, A 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 TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.

24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.

25. ACCEPTANCE:

A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-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 CARSONITE MARKER ALONG WITH TRACER WIRE.

28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

29. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE-AND-ONE-HALF (5.5) FEET.

31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.

32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.

33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.

34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 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.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER – MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.

39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 – RUBR-NEX JOINT WRAP, OR APPROVAL EQUAL, AND COATED.

40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

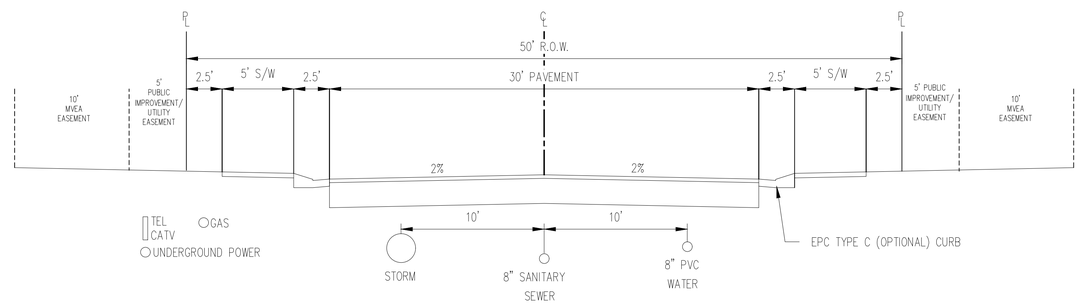
A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

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.



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

Please include utility service detail back in

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UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

NOTES

U0.1

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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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.

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OVERALL SHEET

U0.2

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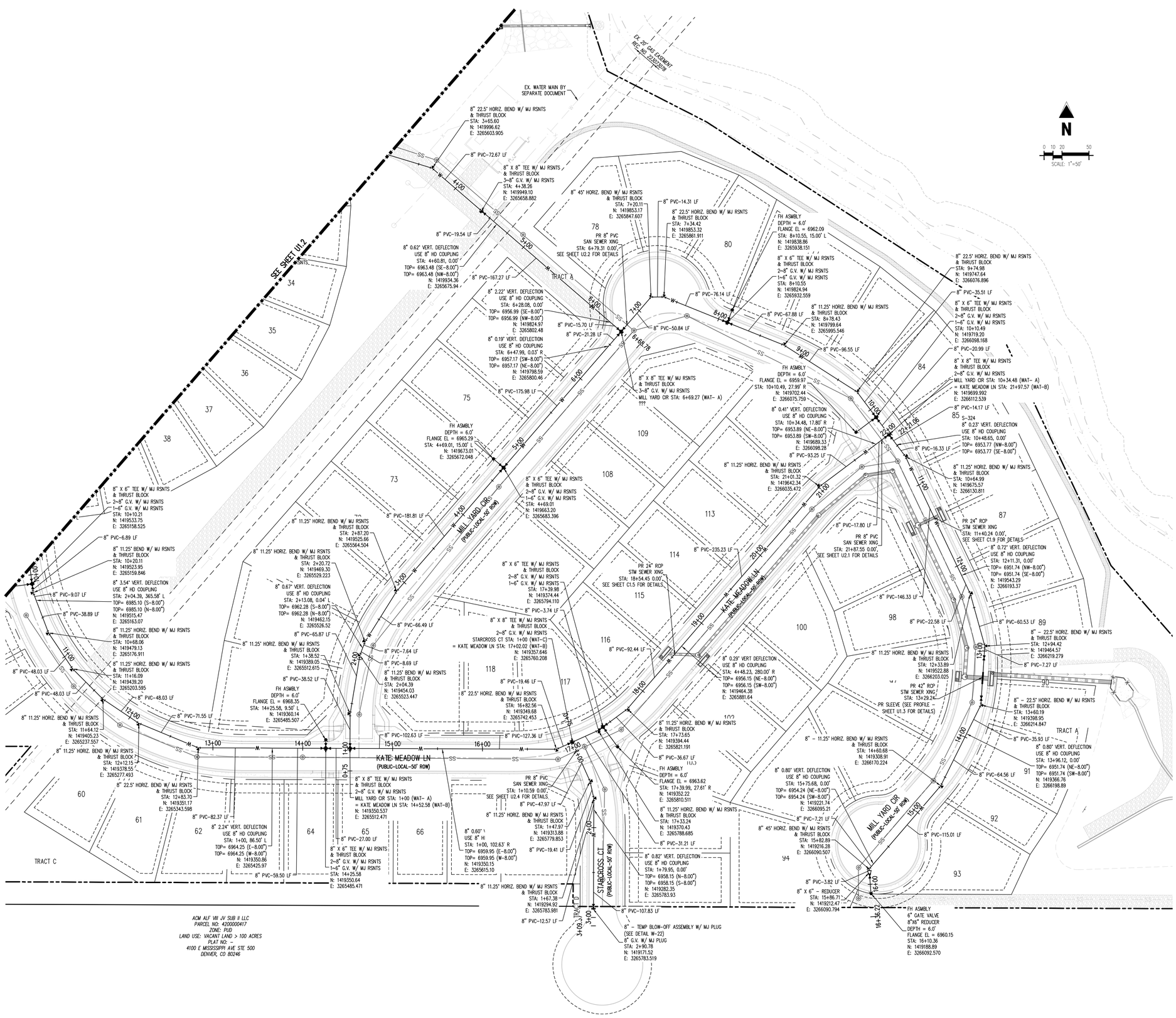
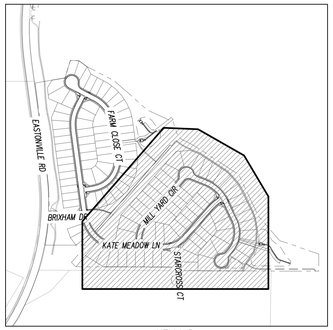
WATER KEY MAP

U1.0





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
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SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- SECTION LINE
- EXISTING ADJACENT LOT LINE
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- 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
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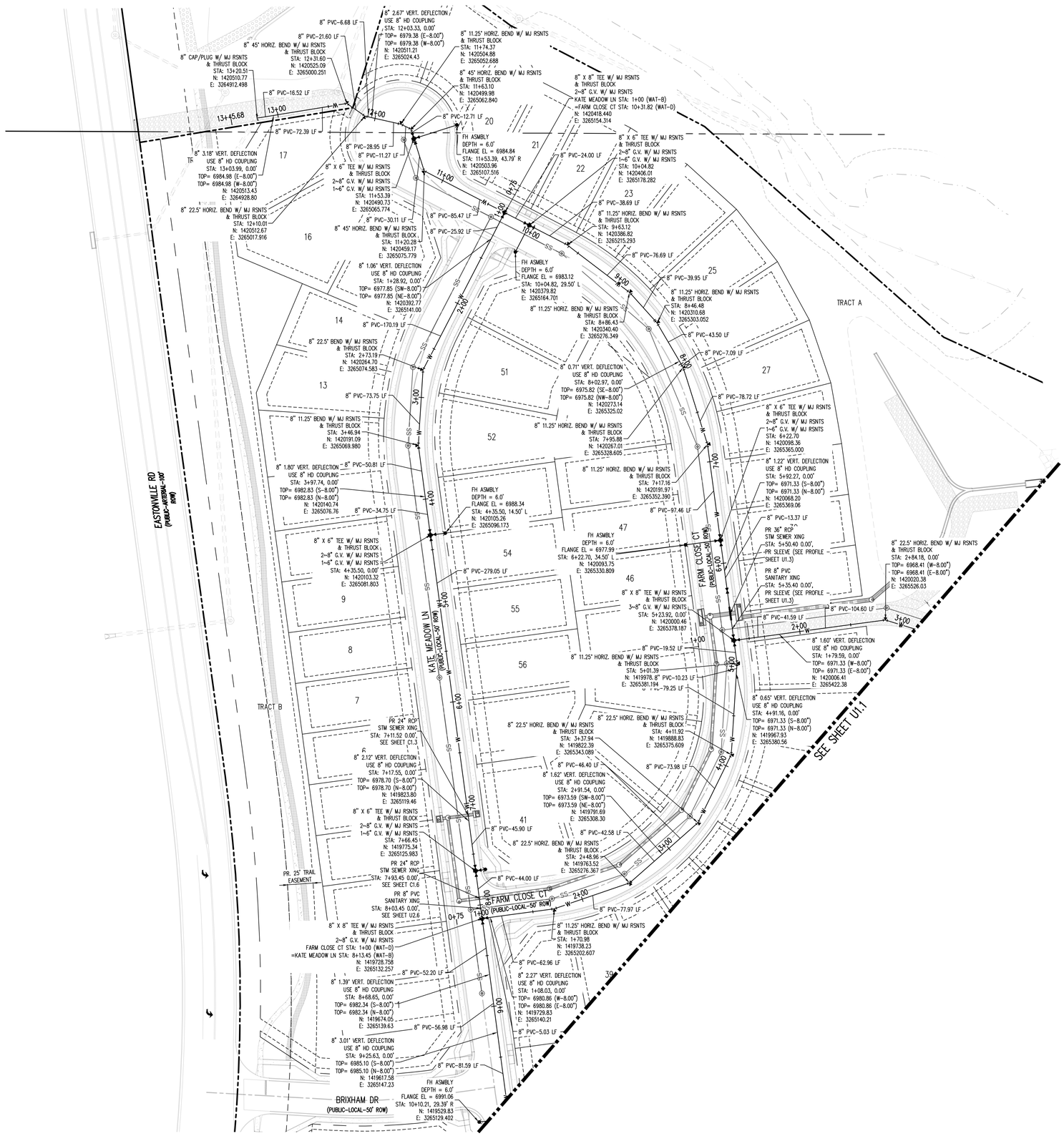
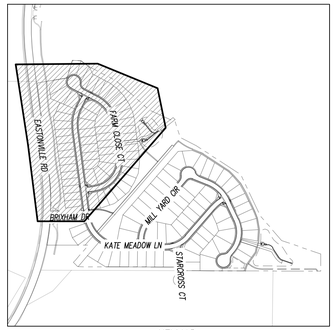
WATER PLAN

U1.1
Sheet 5 of 23





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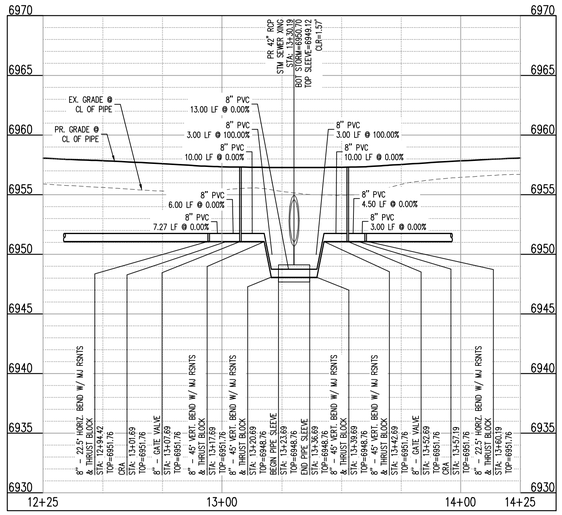
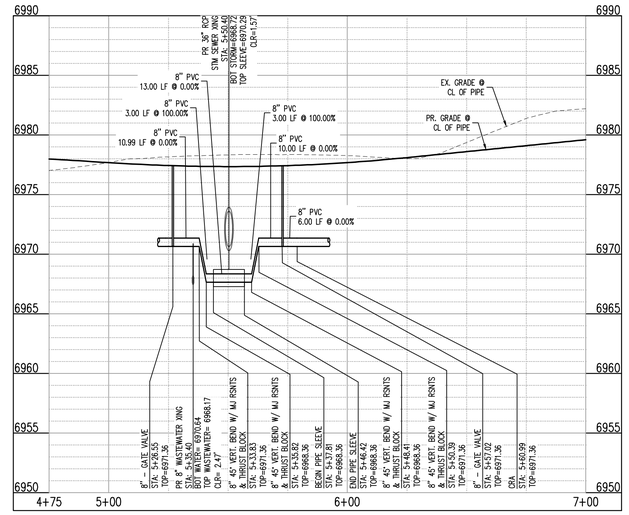
WATER PLAN

U1.2
Sheet 6 of 23



WAT- A (STA: 12+25 TO 14+25) – SCALE: H: 1"=30' V: 1"=6'



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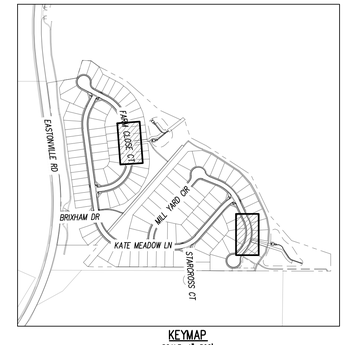

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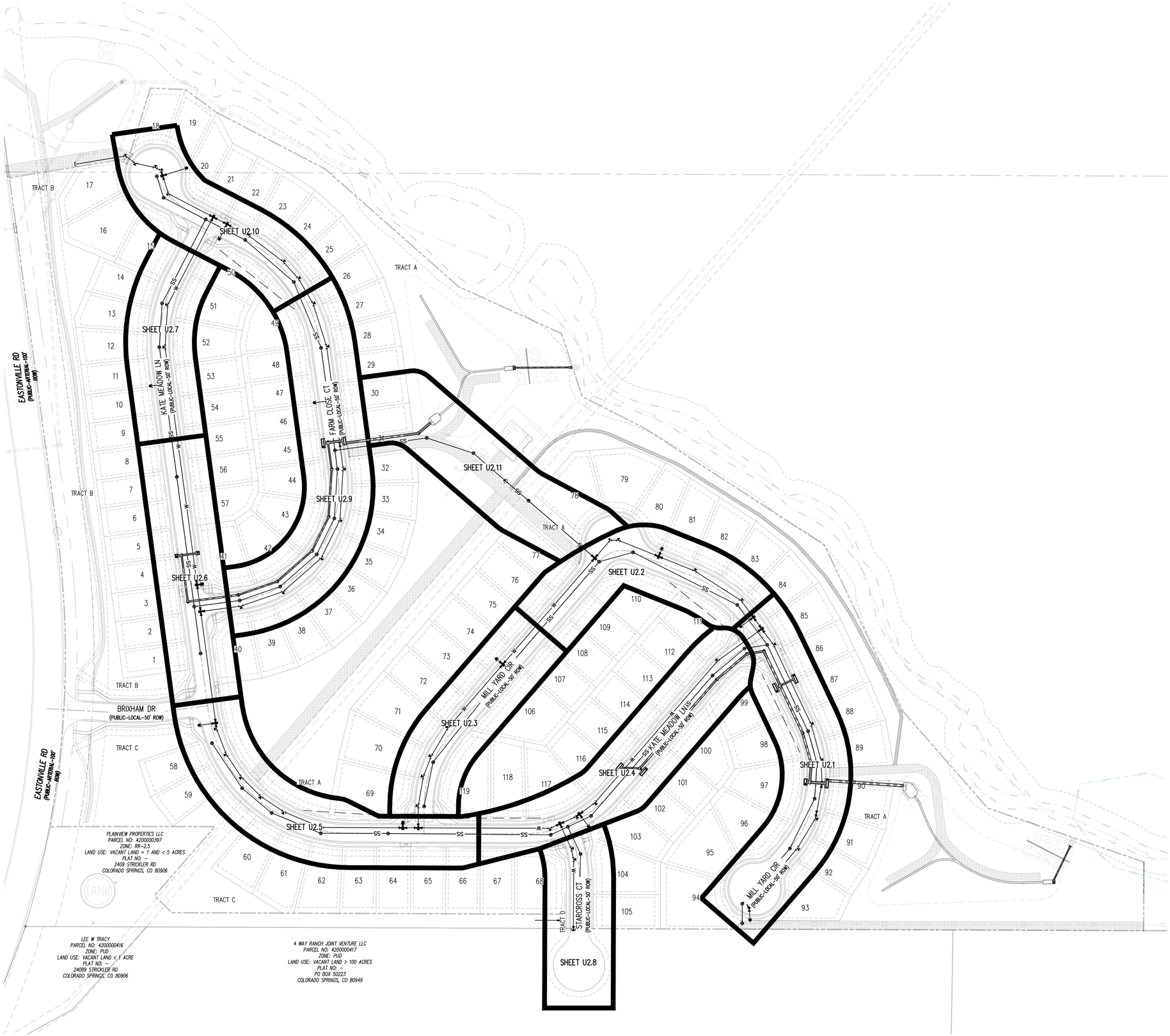
WATER LOWERING PROFILES

U1.3



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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 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

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UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

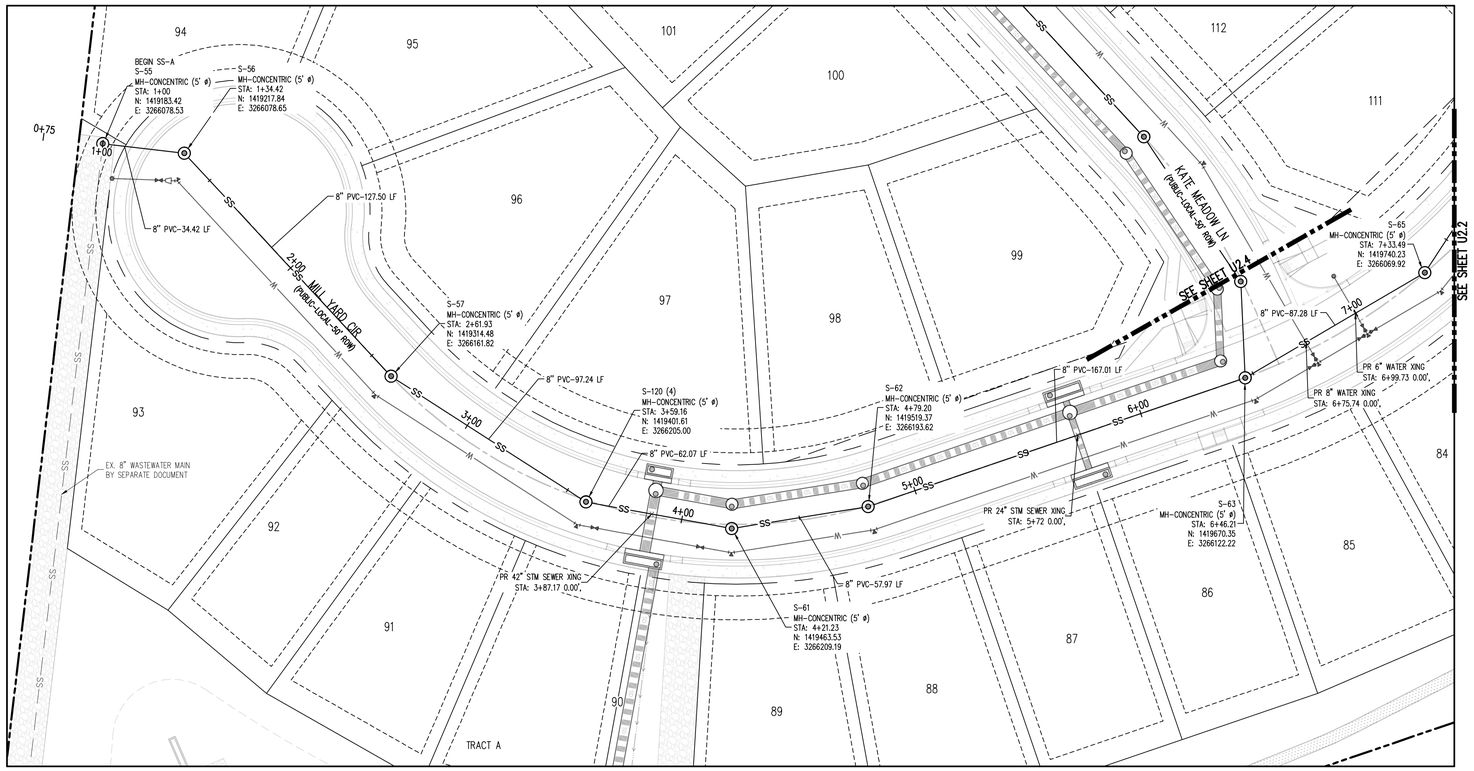
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

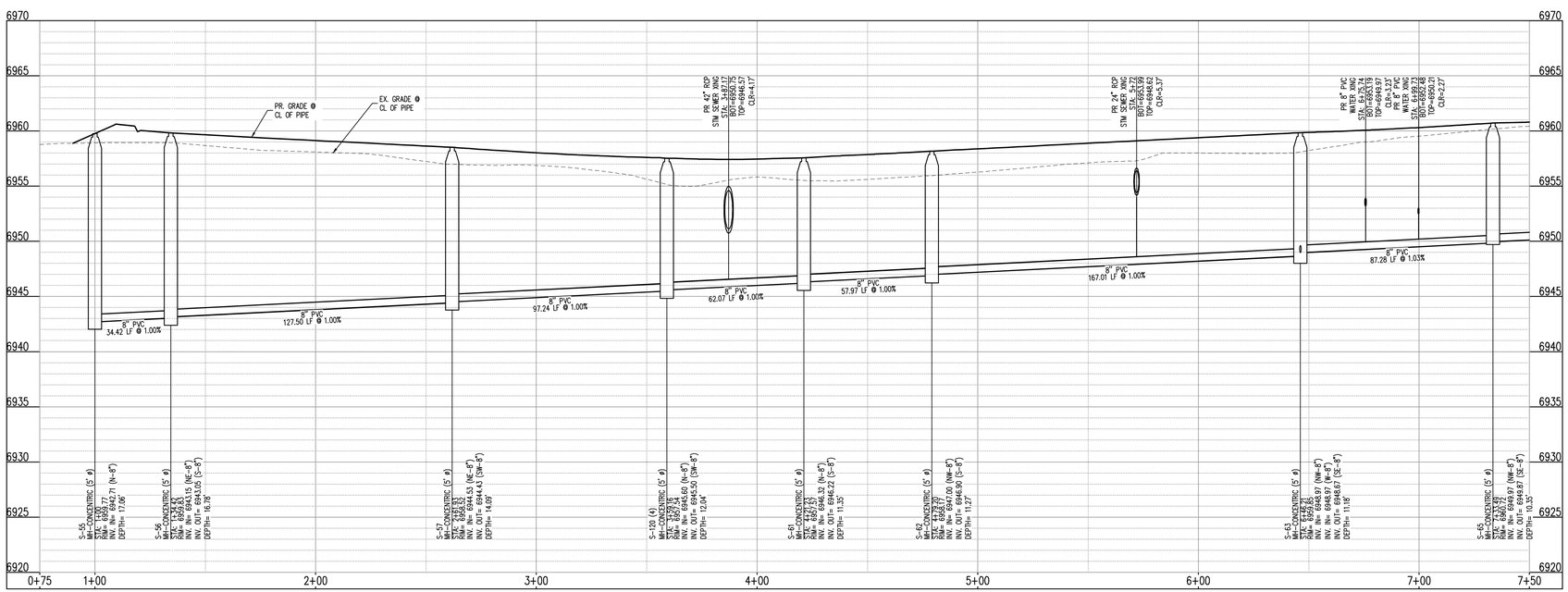
WASTEWATER KEY MAP

U2.0



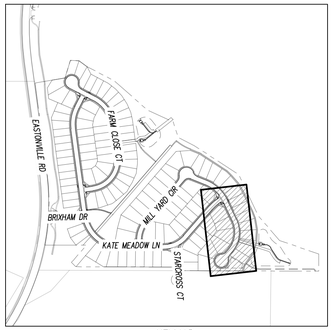
SANITARY SEWER LINE PLAN: SS-A (STA: 0+75 – 7+50)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-A (STA: 0+75 – 7+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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

CAUTION – NOTICE TO CONTRACTOR

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MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

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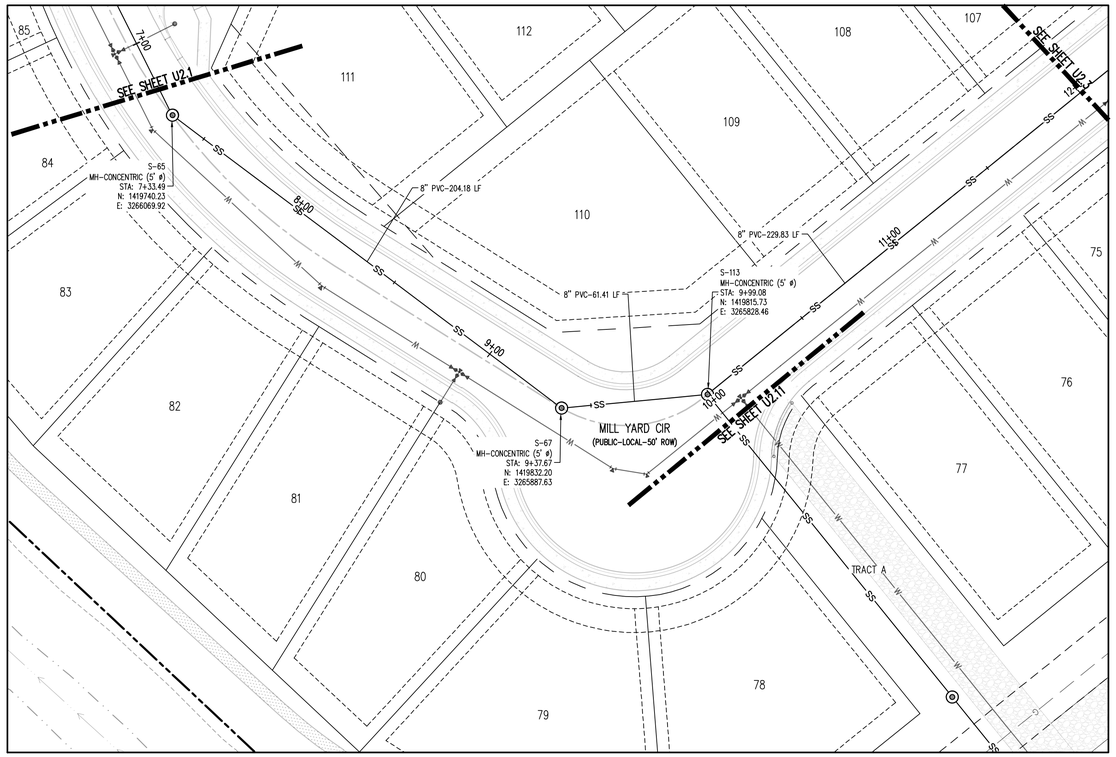
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

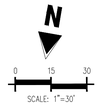
WASTEWATER P&P

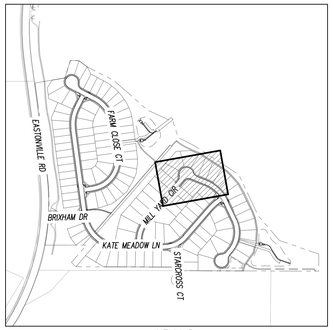
U2.1



SANITARY SEWER LINE PLAN: SS-A (STA:7+00 – 12+25)

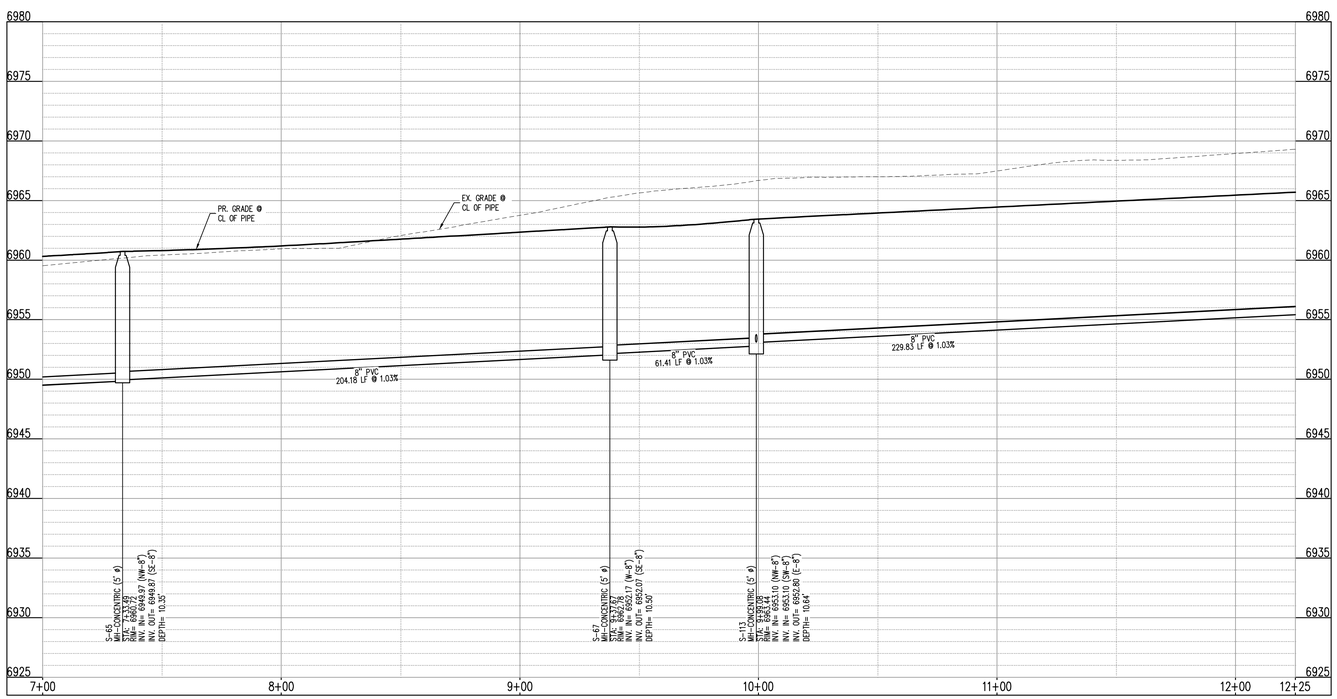
SCALE: 1"=30'





KEYMAP

SCALE: 1"=500'



SANITARY SEWER LINE PROFILE: SS-A (STA: 7+00 – 12+25)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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
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- 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
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NOTES

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SF2311

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EL PASO COUNTY, FALCON, CO 80831

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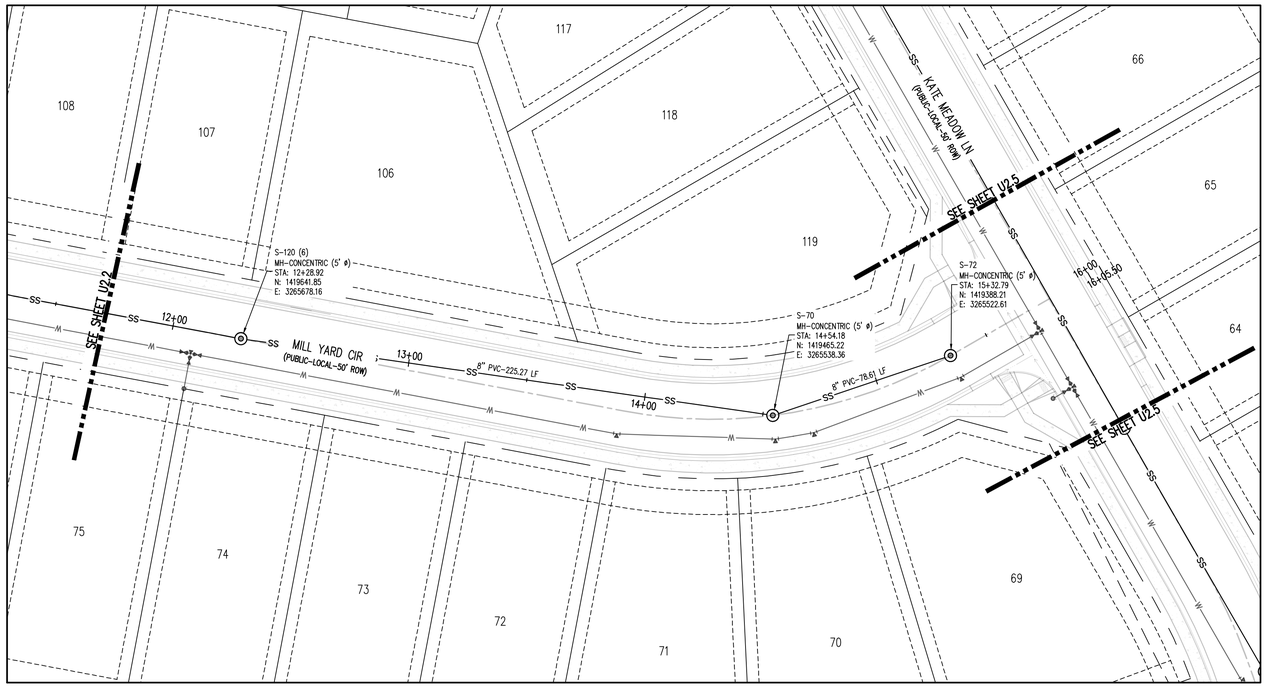
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

WASTEWATER P&P

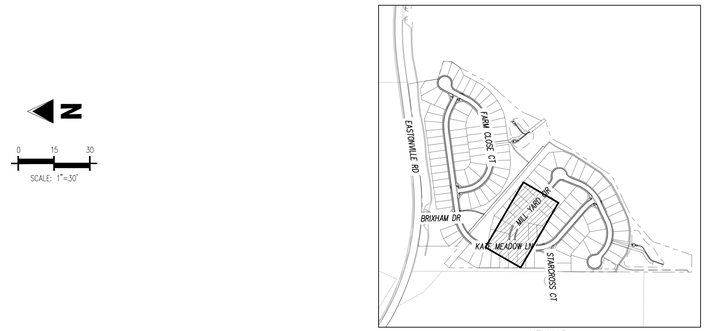
U2.2

Sheet 10 of 23



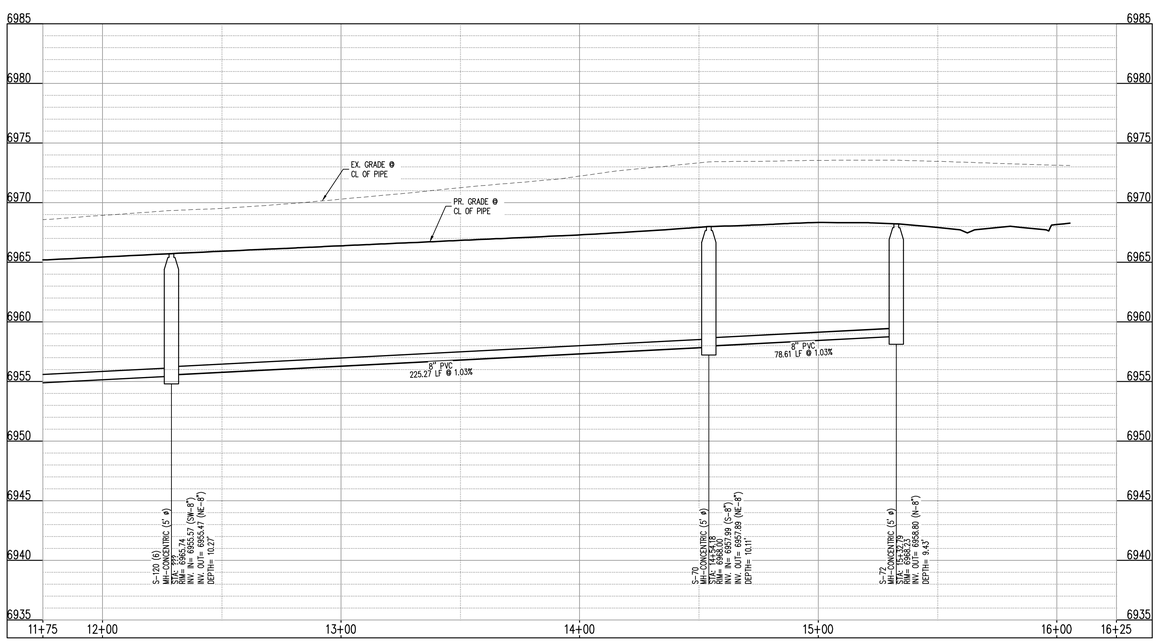
SANITARY SEWER LINE PLAN: SS-A (STA: 11+75 – 16+25)

SCALE: 1"=30'



KEYMAP

SCALE: 1"=500'



SANITARY SEWER LINE PROFILE: SS-A (STA: 11+75 – 16+25)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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
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- 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
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- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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- PROPOSED RIDGE LINE
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- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
- EXISTING FLOOD ZONE
- EXISTING FLOOD ZONE SETBACK
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
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- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

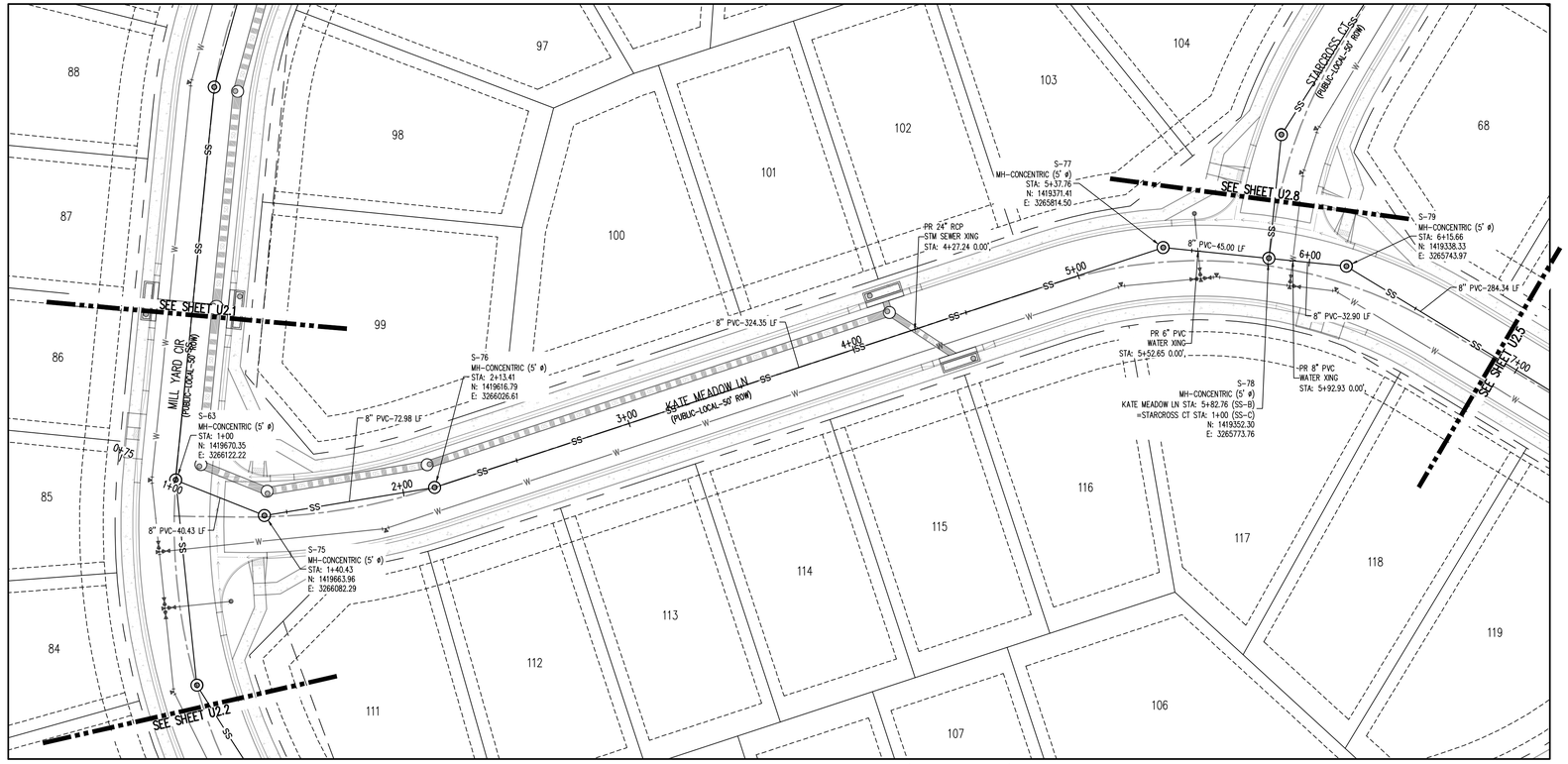
#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

WASTEWATER P&P

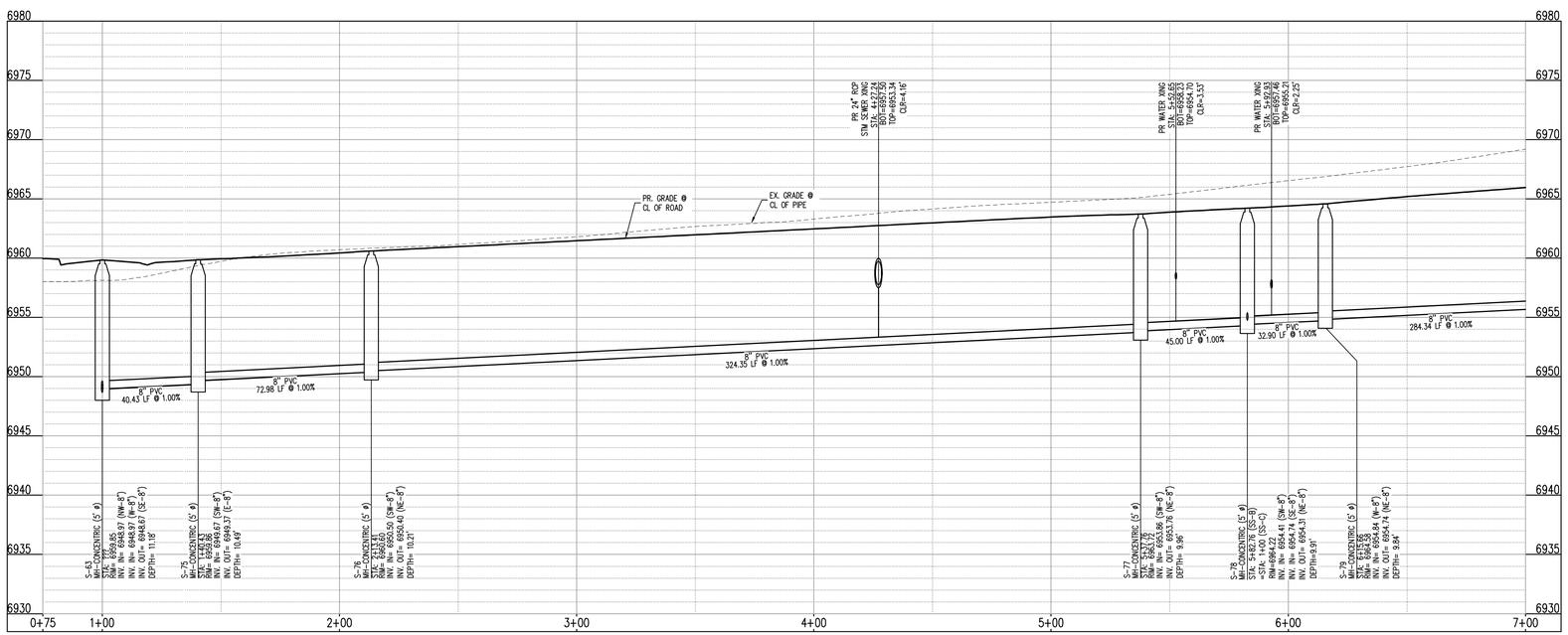
U2.3

Sheet 11 of 23



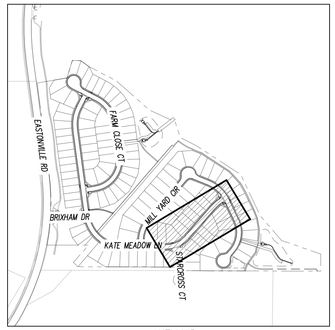
SANITARY SEWER LINE PLAN: SS-B (STA: 0+75 – 7+00)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-B (STA: 0+75 – 7+00)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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
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- EXISTING SWALE LINE
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- 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

NOTES

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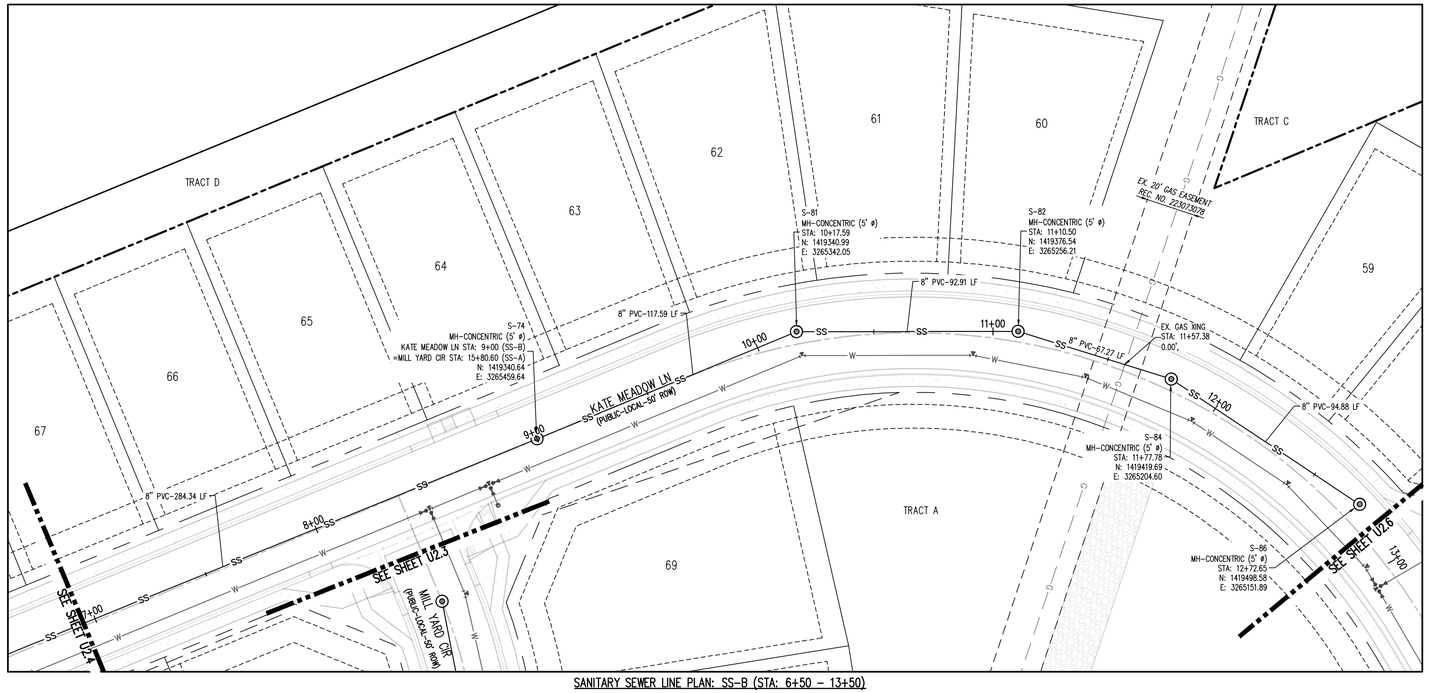
WASTEWATER P&P

U2.4

Sheet 12 of 23



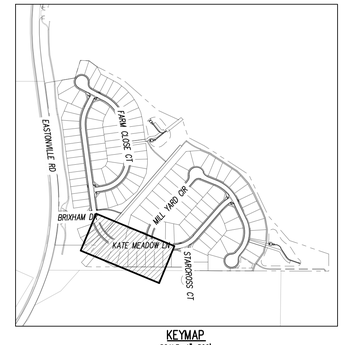
SANITARY SEWER LINE PLAN: SS-B (STA: 6+50 – 13+50)

SCALE: 1"=30'

N

0 15 30

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
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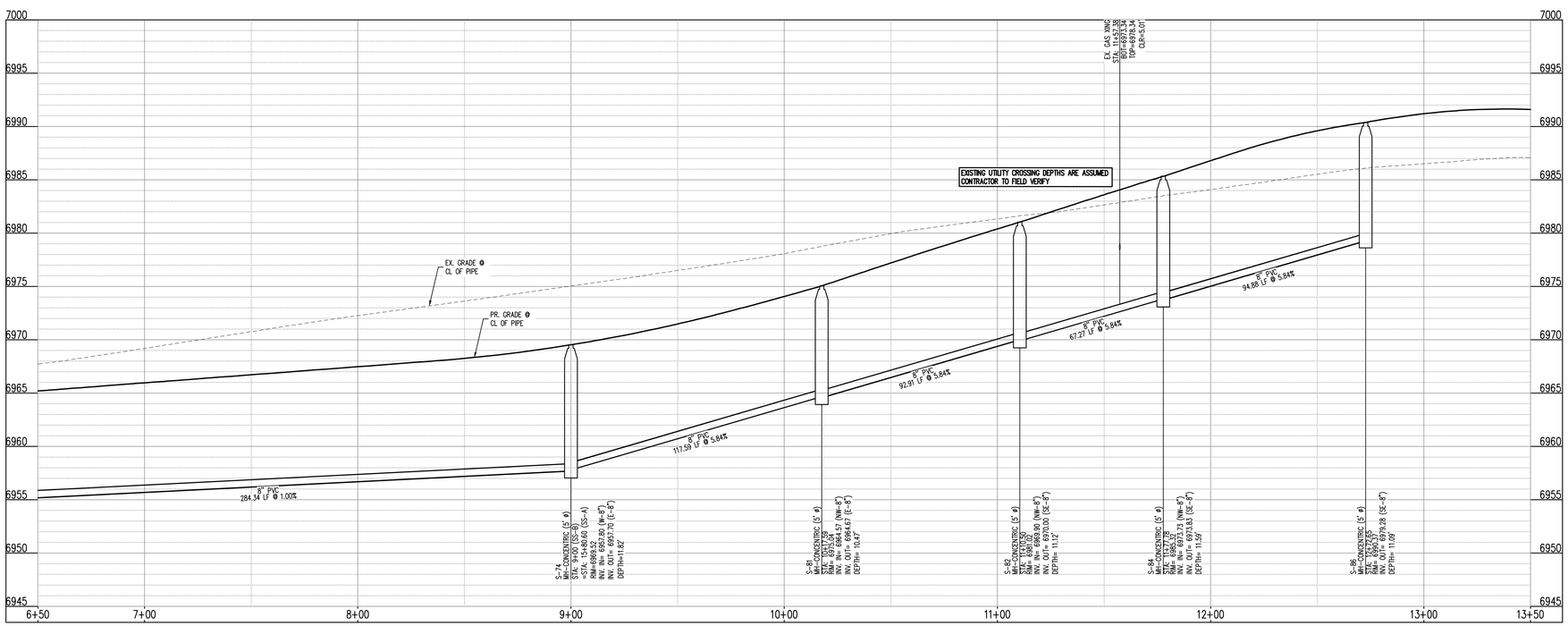
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE



SANITARY SEWER LINE PROFILE: SS-B (STA: 6+50 – 13+50)

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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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

CAUTION – NOTICE TO CONTRACTOR

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D·R·HORTON America's Builder

UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

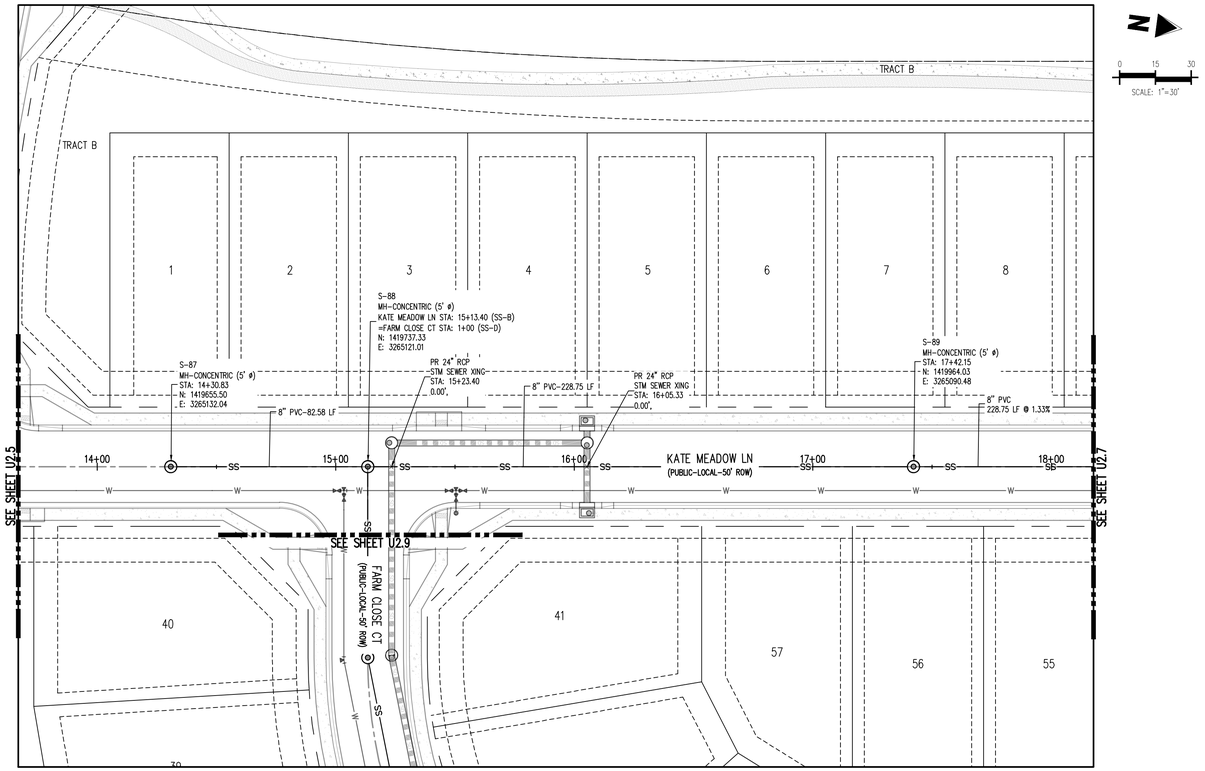
#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

WASTEWATER P&P

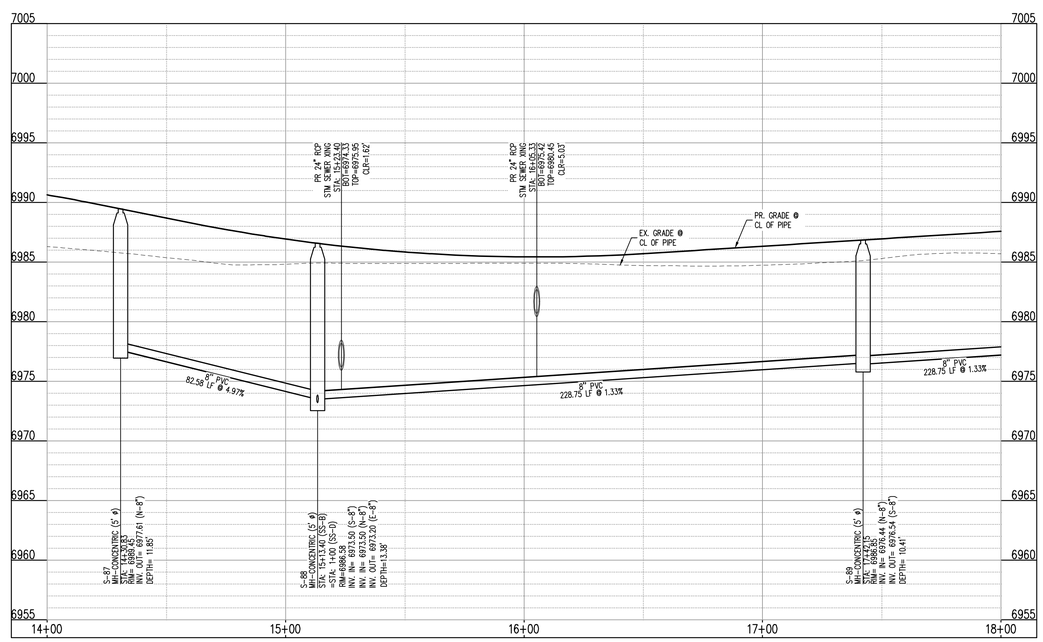
U2.5

Sheet 13 of 23



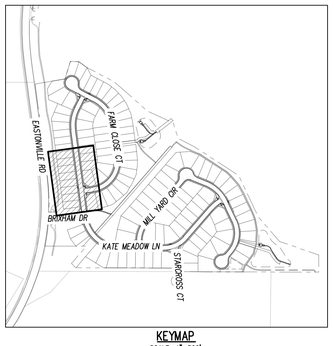
SANITARY SEWER LINE PLAN: SS-B (STA: 14+00 – 18+00)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-B (STA: 14+00 – 18+00)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

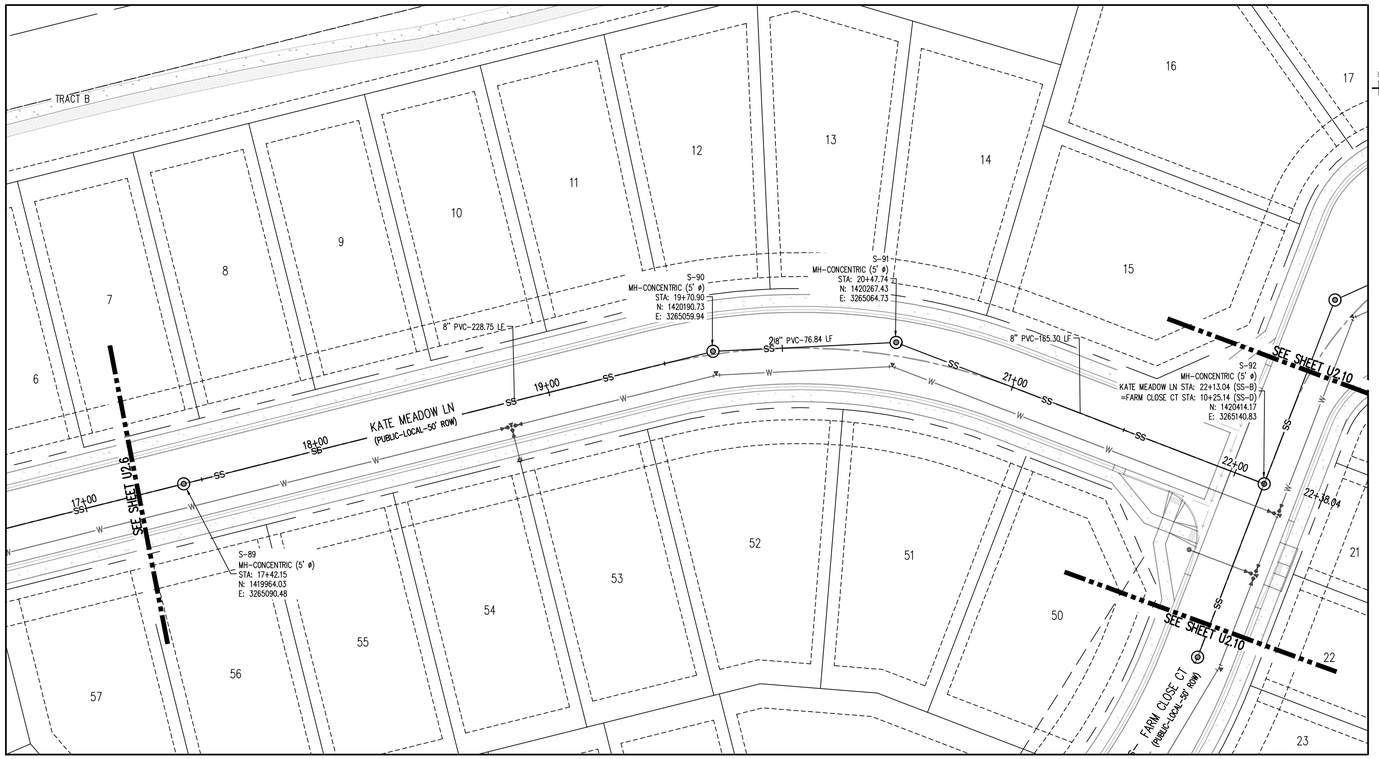
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

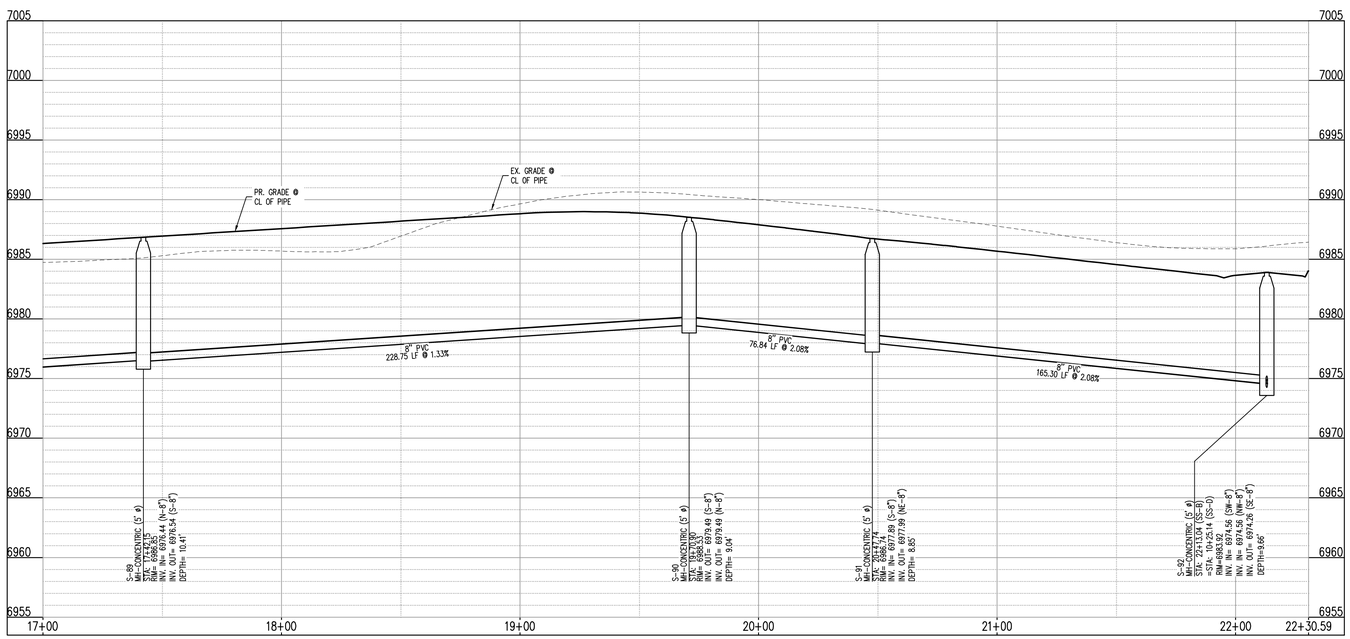
WASTEWATER P&P

U2.6



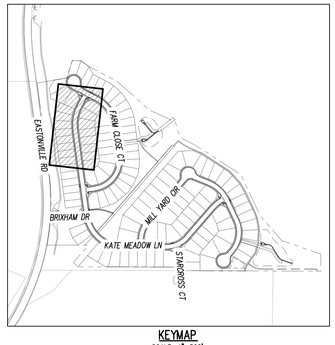
SANITARY SEWER LINE PLAN: SS-B (STA: 17+00 – 22+30.59)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-B (STA: 17+00 – 22+30.59)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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MELODY HOMES, INC.
SF2311

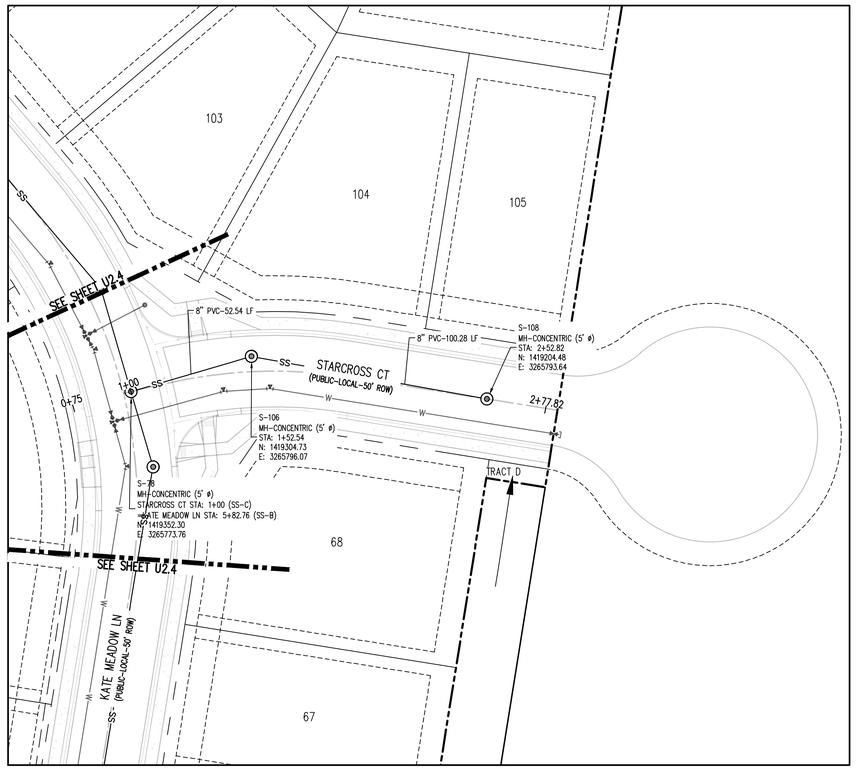
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

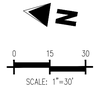
WASTEWATER P&P

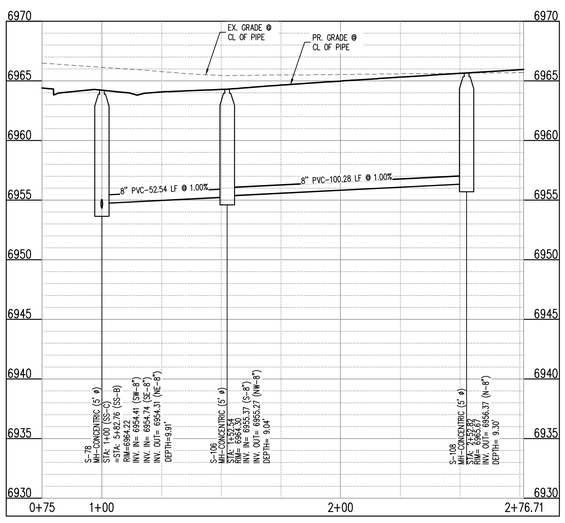
U2.7



SANITARY SEWER LINE PLAN: SS-C (STA: 0+75 – 2+26.71)

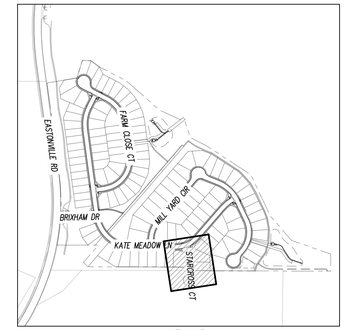
SCALE: 1"=30'





SANITARY SEWER LINE PROFILE: SS-C (STA: 0+75 – 2+26.71)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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
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SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
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- 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
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NOTES

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MELODY HOMES, INC.
SF2311

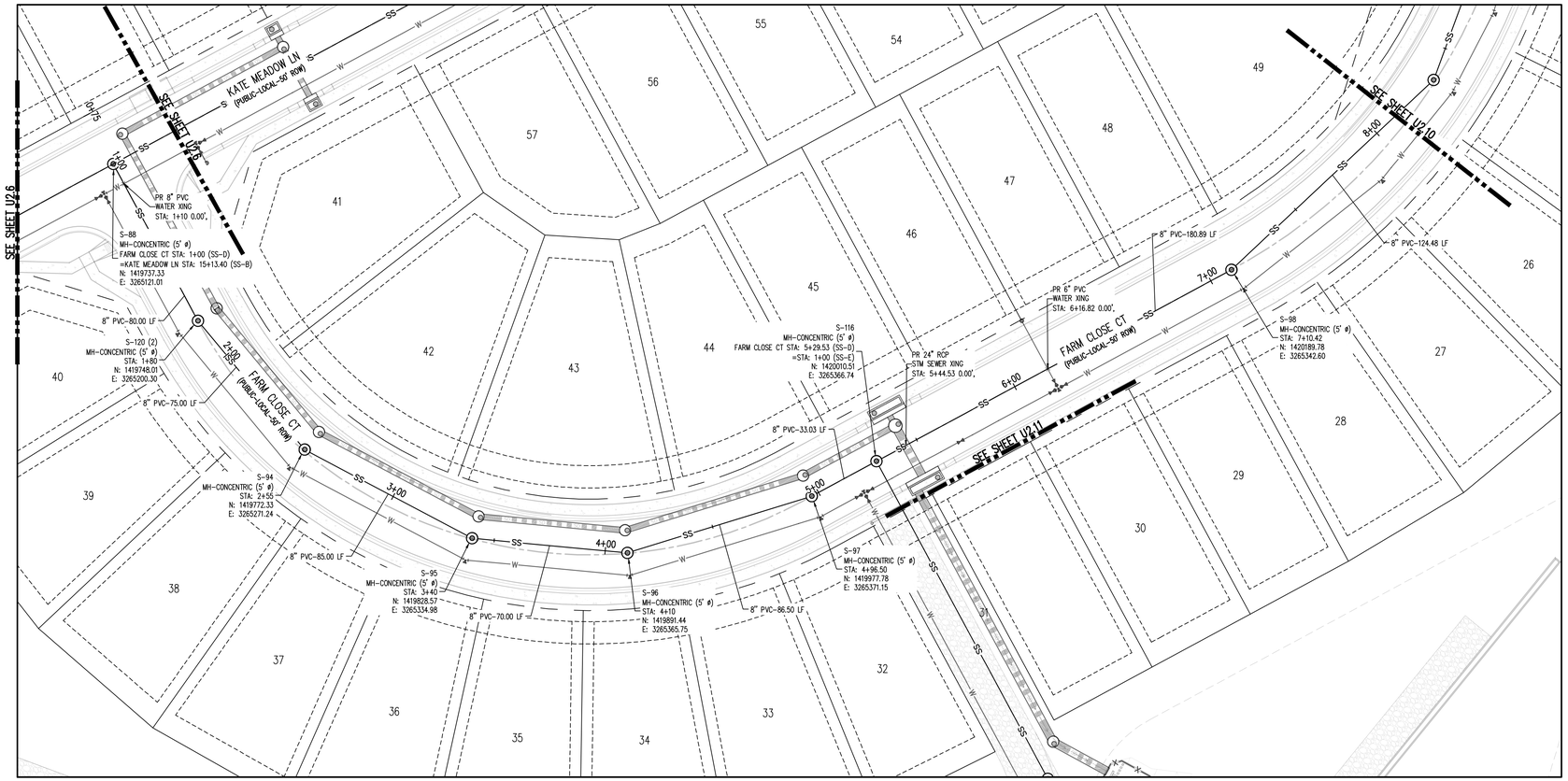
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

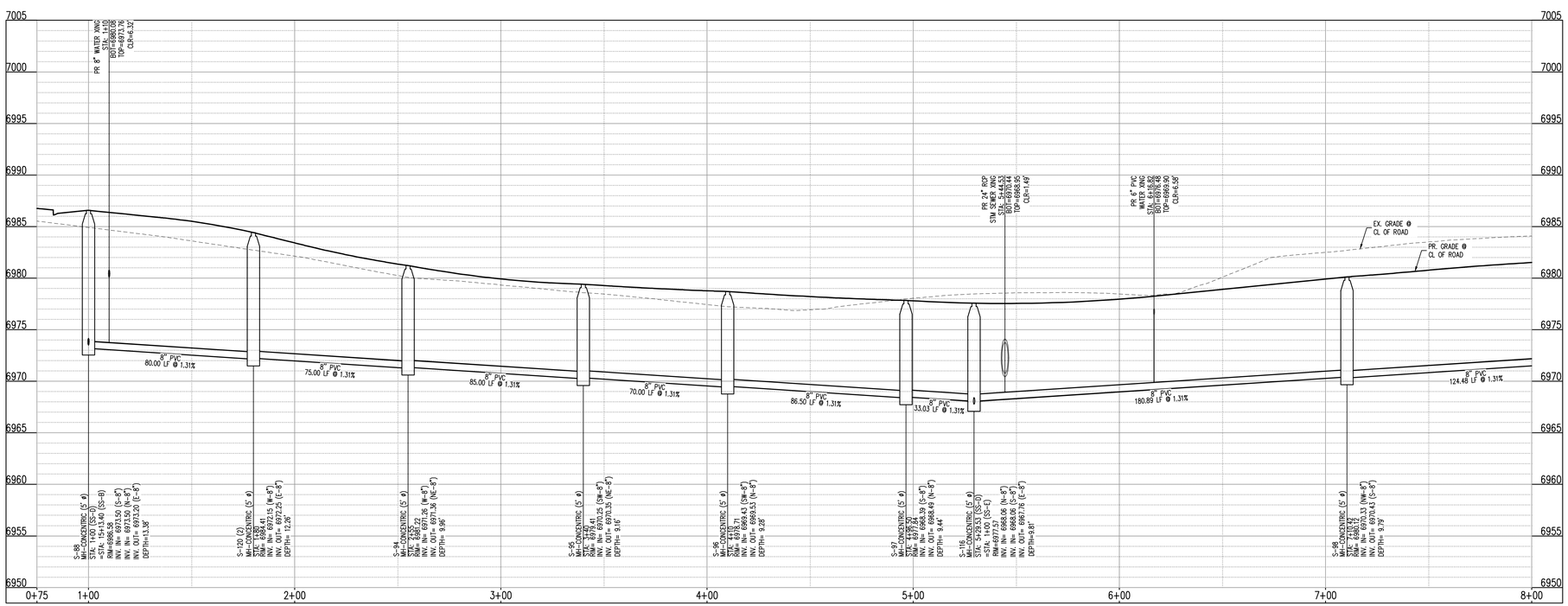
WASTEWATER P&P

U2.8



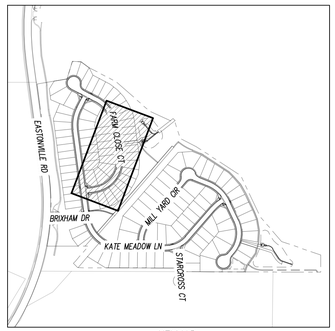
SANITARY SEWER LINE PLAN: SS-D (STA: 0+75 – 8+00)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-D (STA: 0+75 – 8+00)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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
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- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- FLOODPLAIN BOUNDARY
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- 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
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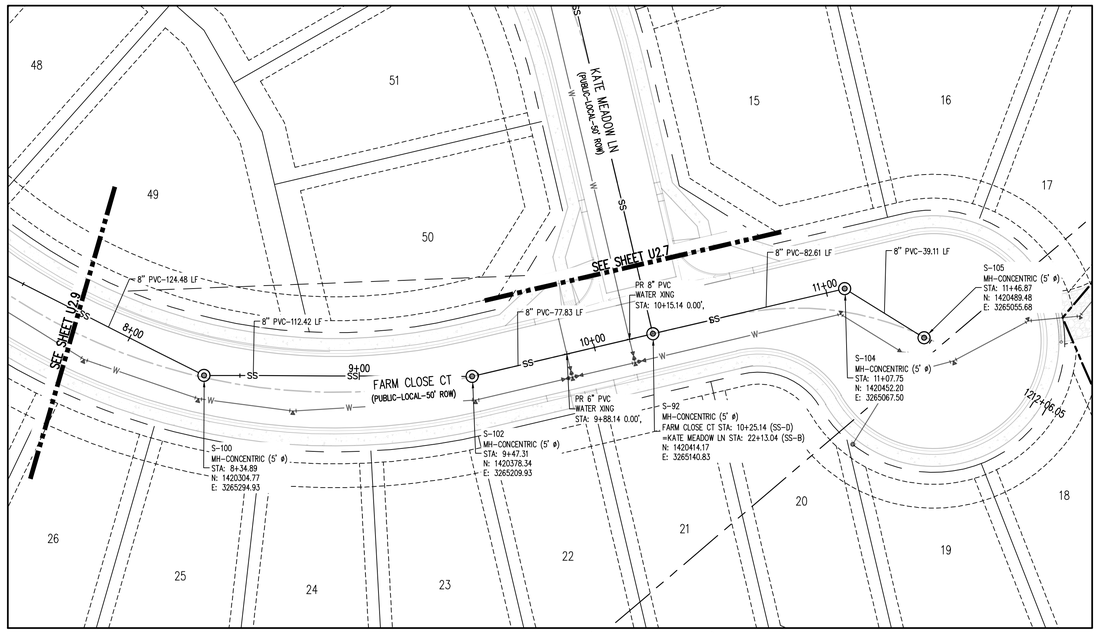
Date:	03/15/2024

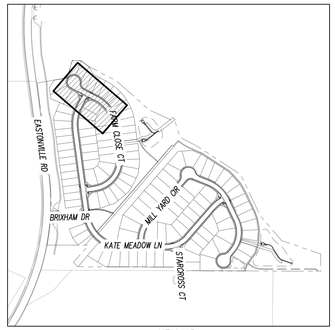
WASTEWATER P&P

U2.9



SANITARY SEWER LINE PLAN: SS-D (STA: 7+50 – 12+07.28)

SCALE: 1"=30'

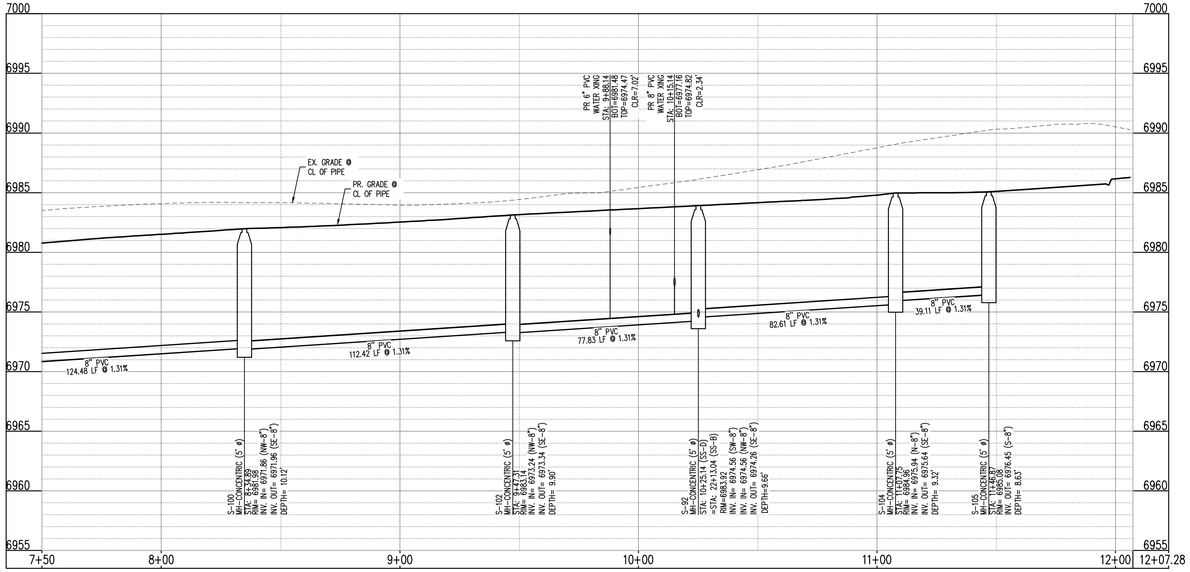


KEYMAP

SCALE: 1"=500'

UTILITY LEGEND

—W—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE
—SS—	EXISTING SANITARY SEWER
—SS—	PROPOSED SANITARY SEWER
—D—	EXISTING STORM SEWER
—D—	PROPOSED STORM SEWER
—G—	EXISTING GAS LINE
—G—	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



SANITARY SEWER LINE PLAN: SS-D (STA: 7+50 – 12+07.28)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

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 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

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

2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

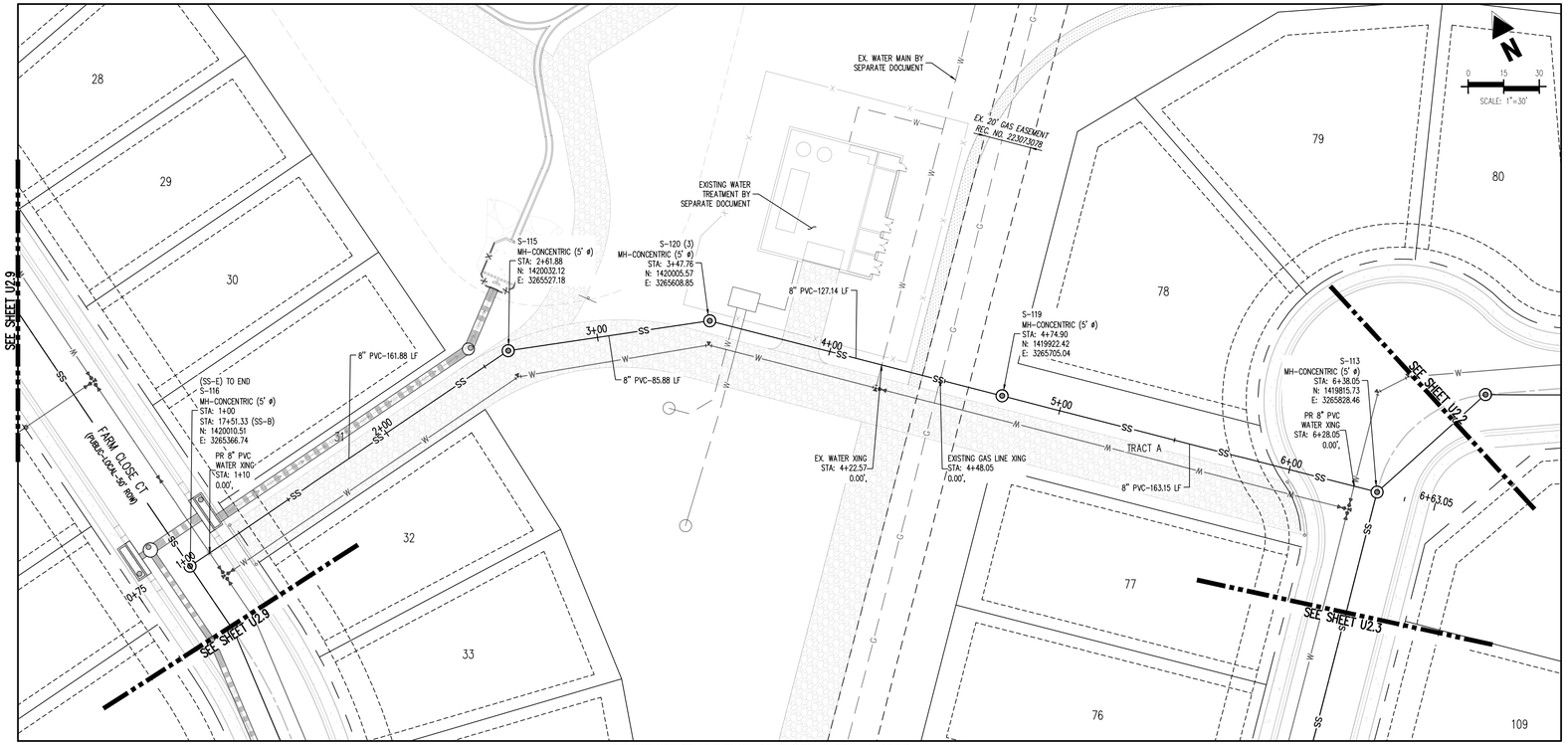
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

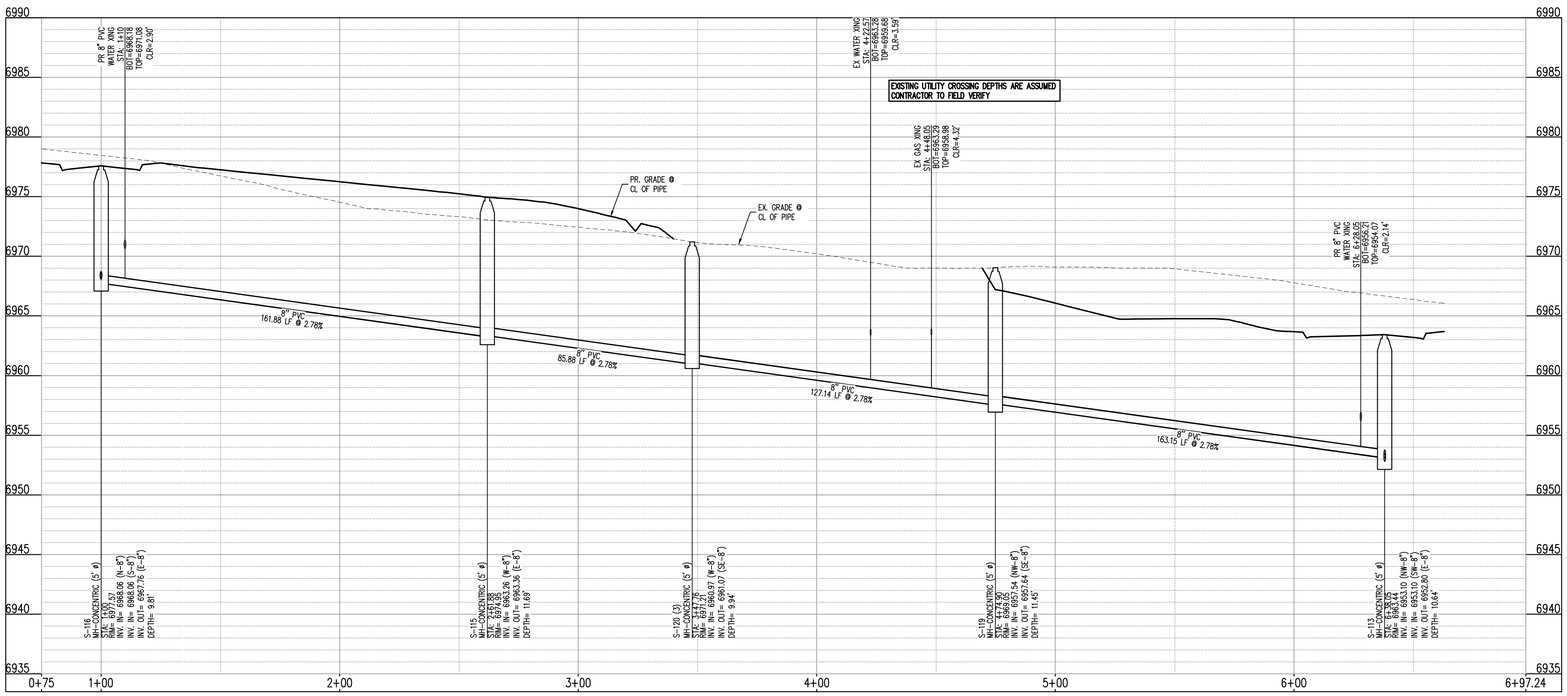
WASTEWATER P&P

U2.10



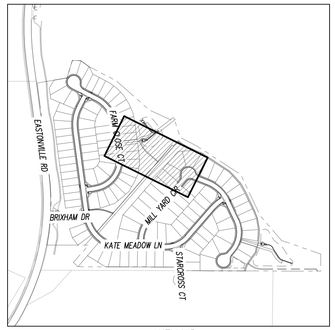
SANITARY SEWER LINE PLAN: SS-E (STA: 0+75 – 6+97.24)

SCALE: 1"=30'



SANITARY SEWER LINE PROFILE: SS-E (STA: 0+75 – 6+97.24)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



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 ECM TABLE D-7
- RIPRAP OUTFALL PADS
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CONCRETE
- EXISTING CONCRETE

NOTES

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

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GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
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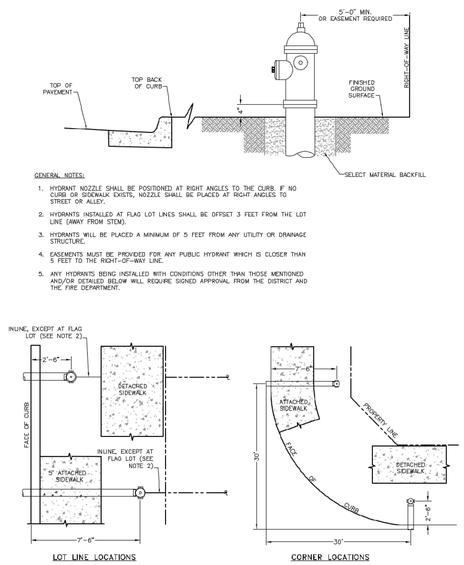
WASTEWATER P&P

U2.11

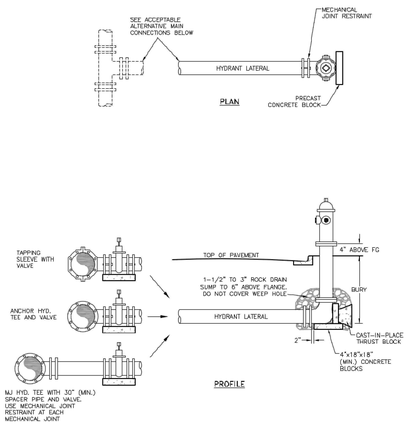


GENERAL NOTES:

1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3 FEET FROM THE LOT LINE (AWAY FROM STEM).
3. HYDRANTS WILL BE PLACED A MINIMUM OF 5 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE.
4. EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5 FEET TO THE RIGHT-OF-WAY LINE.
5. ANY HYDRANTS BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM THE DISTRICT AND THE FIRE DEPARTMENT.

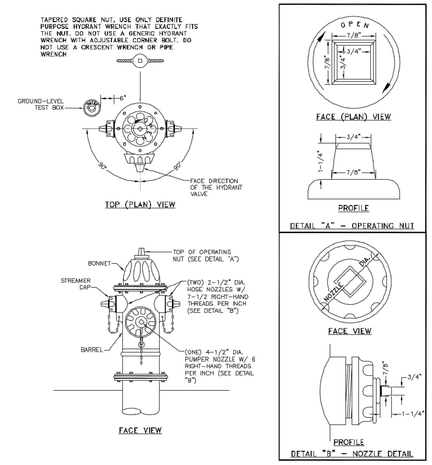
FIRE HYDRANT LOCATIONS

Drawn: ODM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-1
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



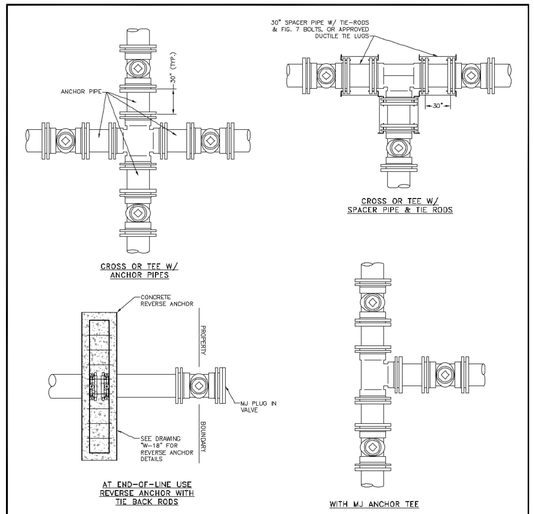
FIRE HYDRANT INSTALLATION

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



FIRE HYDRANT SPECIFICATIONS

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

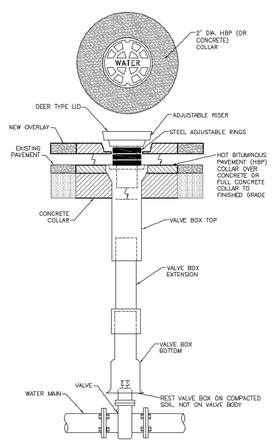


GENERAL NOTES:

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

VALVE INSTALLATION & LOCATION

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

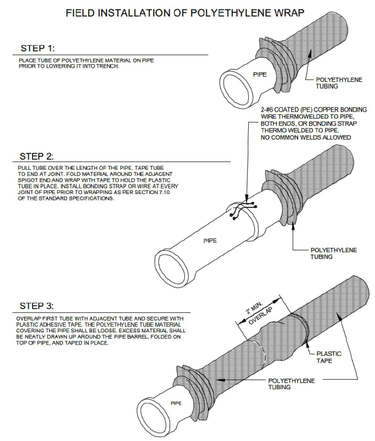


NOTES:

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

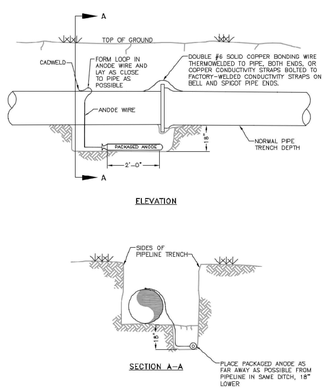
VALVE BOX INSTALLATION

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



POLYETHYLENE WRAP

Drawn: ODM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-7
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

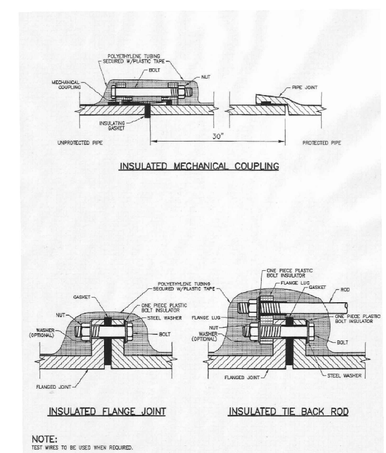


NOTES:

1. CADWELD CONNECTION TO BE PRIMED AND COATED CAREFULLY. PACKAGED ANODE SHOULD BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS, TAMPED.
2. WHEN ANODES ARE REQUIRED WITH METAL FITTINGS AND APPURTENANCES TOGETHER WITH PVC PIPE INSTALLATION, THE ANODES SHALL BE PLACED AND ATTACHED TO THE METAL IN SAME MANNER AS SHOWN ON THIS DRAWING. 9LB. ANODES CAN BE USED ON METAL FITTINGS 12" AND LESS IN DIAMETER AND 17LB. ANODES FOR METAL FITTINGS GREATER THAN 12" DIAMETER WHEN USING PVC PIPE.
3. PACKAGED ANODE TO BE WETTED AND COVERED WITH SOIL PRIOR TO BACKFILLING.

BONDING JOINT & ANODE INSTALLATION

Drawn: ODM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-8
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		



NOTE:
TEST WIRES TO BE USED WHEN REQUIRED.

INSULATOR INSTALLATION

Drawn: ODM	Revised: DECEMBER 2021	WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-9
Date: MARCH 2011	Revised:		
Scale: N.T.S.	Revised:		

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GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

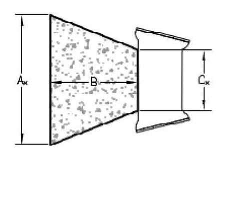
Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

WATER DETAILS

U3.1

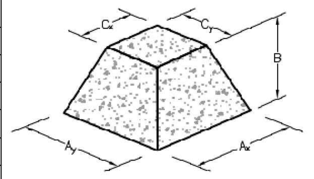
THRUST BLOCK DIMENSIONS & VOLUMES – PVC & DIP 250 psi

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



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

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



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

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

NOTES:

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

THRUST BLOCK DATA

Drawn: SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

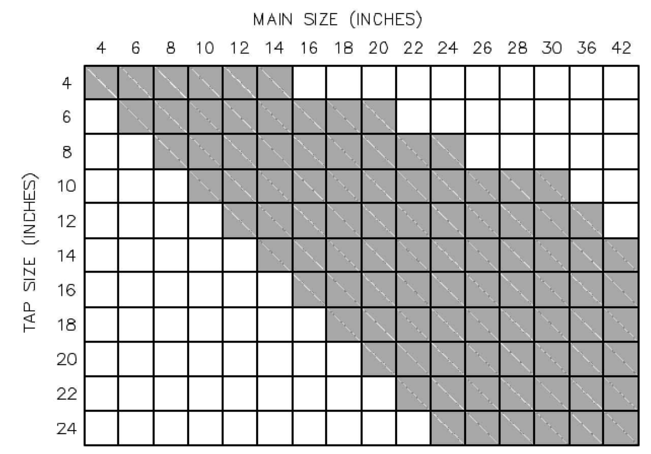
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-11

CONCRETE THRUST BLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONCRETE THRUST REACTION BLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE.

ALL WATER MAINS

INDICATES CONCRETE THRUST BLOCK REQUIRED

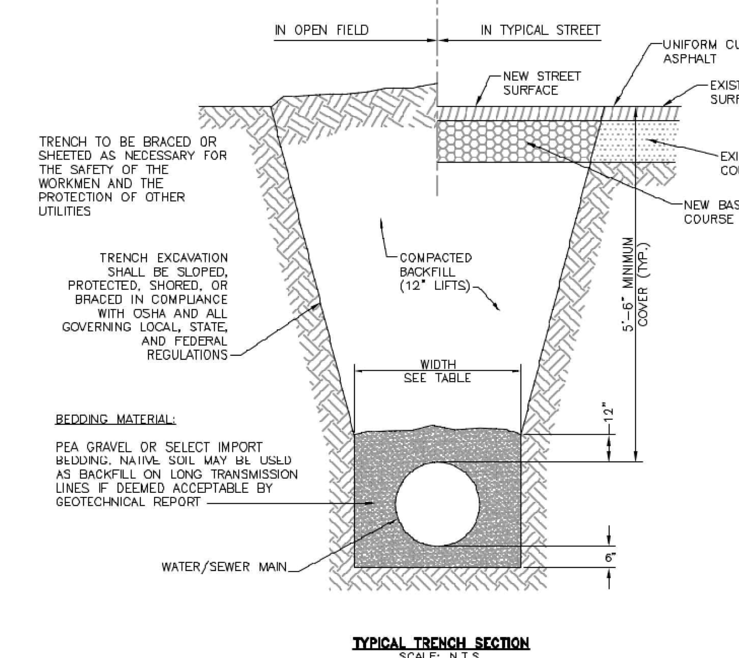


ANY THRUST REACTION BLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE DISTRICT.

THRUST BLOCKS REQUIRED FOR TAPS

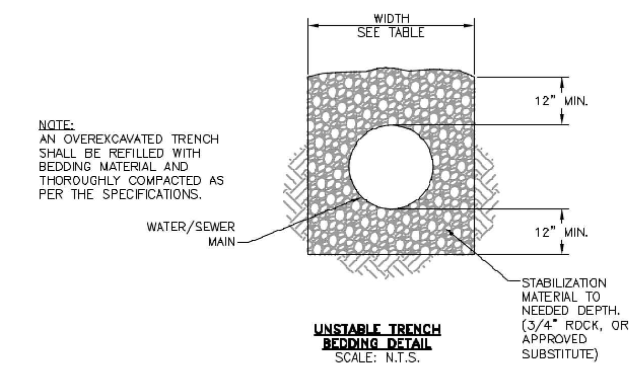
Drawn: GGM/SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-12



TYPICAL TRENCH SECTION
SCALE: N.T.S.

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



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

TYPICAL TRENCH CROSS-SECTION

Drawn: GGM/SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-14

MAXIMUM DEFLECTION
PER SLIP JOINT OF D.I.P.

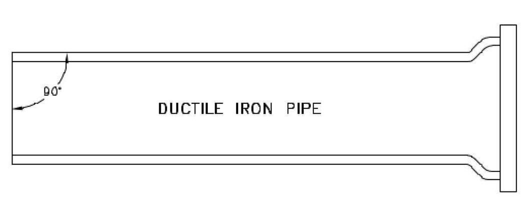
PIPE DIAMETER I.D. (IN)	PIPE DIAMETER O.D. (IN)	PIPE DIAMETER D.D. (FT)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.)	MAX. DEFL. DIST. (1)	MAX. DEFL. DIST. (2)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS 20'L	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS 18'L
4"	4.80"	.400'	5°00'00"	4°00'00"	16"	15"	286'	258'
6"	6.90"	.575'	5°00'00"	4°00'00"	16"	15"	286'	258'
8"	9.05"	.754'	5°00'00"	4°00'00"	16"	15"	286'	258'
10"	11.10"	.925'	5°00'00"	4°00'00"	16"	15"	286'	258'
12"	13.20"	1.100'	5°00'00"	4°00'00"	16"	15"	286'	258'
14"	15.30"	1.275'	3°00'00"	2°24'00"	10"	9"	477'	430'
16"	17.40"	1.450'	3°00'00"	2°24'00"	10"	9"	477'	430'
18"	19.50"	1.625'	3°00'00"	2°24'00"	10"	9"	477'	430'
20"	21.60"	1.800'	3°00'00"	2°24'00"	10"	9"	477'	430'
24"	25.80"	2.150'	3°00'00"	2°24'00"	10"	9"	477'	430'
30"	32.00"	2.666'	2°30'00"	2°00'00"	8"	7"	573'	516'
36"	38.30"	3.192'	2°00'00"	1°36'00"	6"	6"	716'	645'
42"	44.50"	3.708'	2°00'00"	1°36'00"	6"	6"	716'	645'

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH

MAXIMUM PIPELINE DEFLECTION DATA

Drawn: SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-16



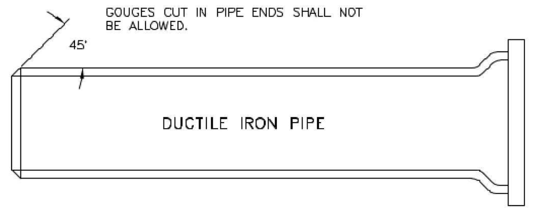
MECHANICAL JOINT CONNECTION

PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES.

PIPE ENDS SHALL BE FREE OF BURRS.

MORTAR LINING SHALL BE FLUSH WITH PIPE END.

GOUGES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.



SLIP JOINT CONNECTION

PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.

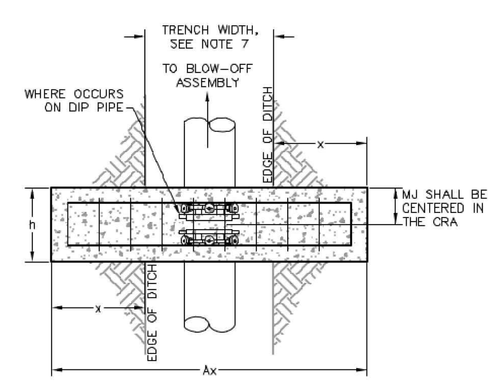
GENERAL NOTES:

1. ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
2. ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDED THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE.)
4. ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

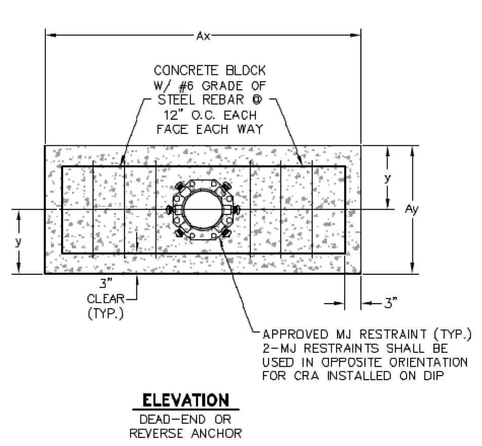
PIPE CUTTING

Drawn: SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-17



PLAN
DEAD-END OR REVERSE ANCHOR



ELEVATION
DEAD-END OR REVERSE ANCHOR

DIAMETER (in)	PRESSURE (psi)	x (in)	Ax (in)	y (in)	Ay (in)	Ab (sf)	h (in)	Vol (cy)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	158	18	53.40	44.05	24	4.25
16	250	60	168	24	65.40	60.50	36	8.5

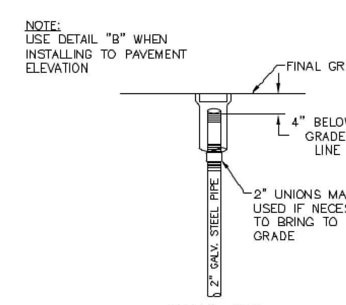
NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX. STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. FOR HDPE, ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50°F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41, AND M-55.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE VARIES FROM THE ASSUMPTIONS, THE DESIGN ENGINEER SHALL PROVIDE A SITE-SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE DESIGN AND INSTALLATION, AND AWWA M-41, DUCTILE IRON PIPE, AND FITTINGS. SITE-SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL.
3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ab) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. A SITE-SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX. STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE-SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX. STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
6. COAT RODS WITH EPOXY POLYAMIDE COATING, 10 MILS THICK, MIN.
7. A TRENCH WIDTH OF 4 FEET AND 6" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS, (Ax, Ay, AND y).
8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

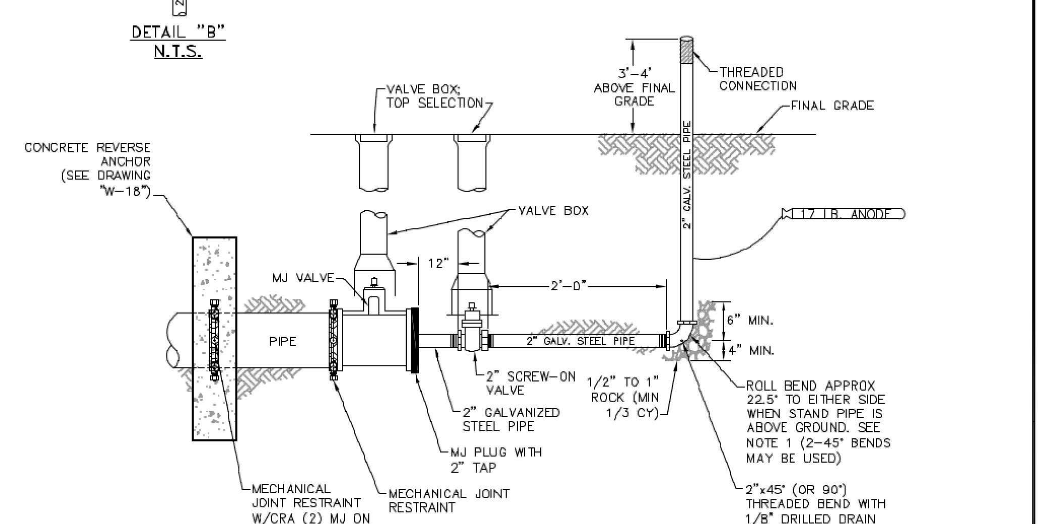
CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS

Drawn: GGM/SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-18



DETAIL "B"
N.T.S.



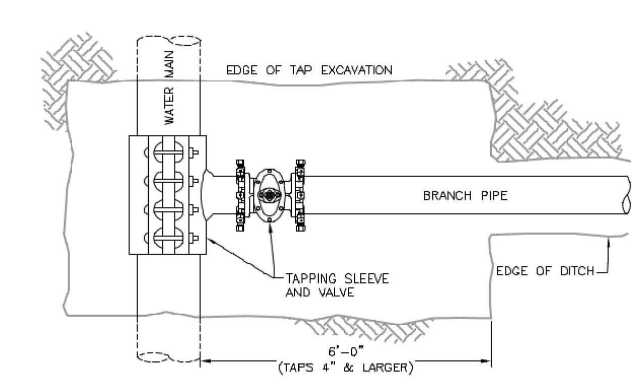
NOTES:

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

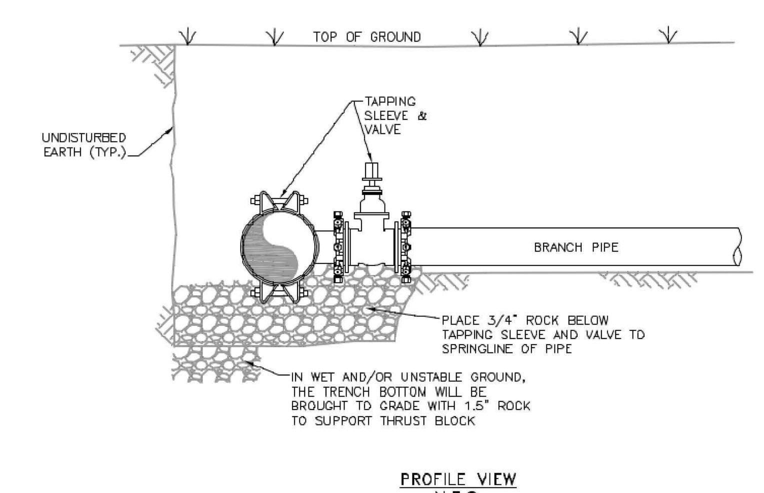
TEMP BLOW-OFF ASSEMBLIES – 4", 6", & 8" MAINS W/MJ PLUG

Drawn: GGM/SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-22



PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.

PIPE TAPPING DETAIL

Drawn: GGM | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:

WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS — W-25

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

UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

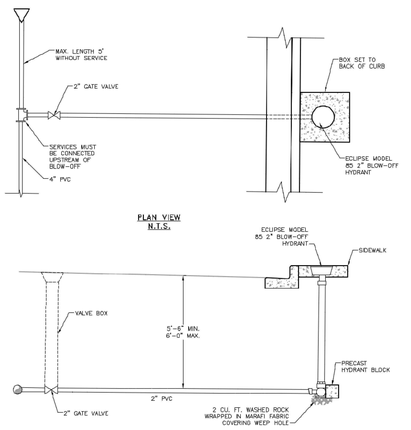
EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80831

#	Date	Issue / Description	Init.

Project No:	HRG02
Drawn By:	JDM
Checked By:	CMWJ
Date:	03/15/2024

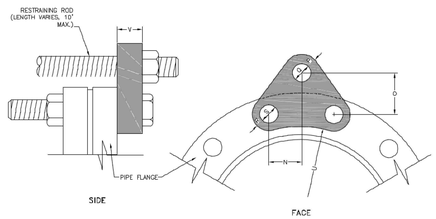
U3.2

H:\HR Green\CO, Falcon - HRG02 - Grandview Reserve F1\0CIV\3-CD\UTIL\HRG02_U3.1-Details.dwg - Caleb Johnson - 3/20/2024



CUL-DE-SAC BLOW-OFF DETAIL

Drawn: DDM | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-26

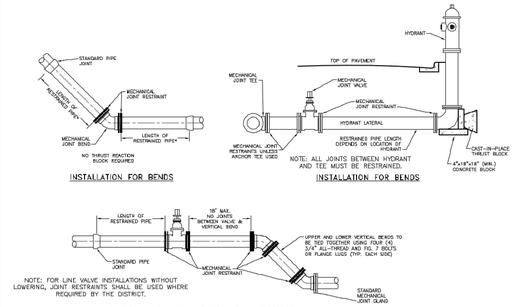


PIPE DIA. (IN.)	PRESS. CLASS (PSI)	"N" (IN.)	"O" (IN.)	H.S. ROD "P" (IN.)	H.S. ROD "Q" (IN.)	H.S. ROD DIA. (IN.)	M.S. ROD "P" (IN.)	M.S. ROD "Q" (IN.)	M.S. ROD DIA. (IN.)	"R" (IN.)	"S" (IN.)	"U" (IN.)	"V" (IN.)	NO REQ'D (EA)
6	150	1-15/16	2-1/4	1	7/8	3/4	1	7/8	3/4	7/8	7/8	3-3/4	3/4	2
	300	1-3/8	2-3/4	1	1	7/8	1	1	7/8	1	1	4-7/8	1	
8	150	2-1/4	2-3/4	1	7/8	3/4	1	7/8	3/4	1	7/8	4-7/8	3/4	2
	300	1-11/16	2-7/8	1	1	7/8	1	1	7/8	1	1	5-1/2	1	
12	150	2-3/16	2-3/4	1-1/4	1-1/8	1	1-1/4	1-1/8	1	1-1/8	1	7-1/4	7/8	2
	300	1-3/4	3-3/4	1-3/8	1-1/4	1-1/2	1-3/8	1-1/4	1-1/4	1-1/4	1-1/8	7-5/8	1-1/4	
16	150	2-1/16	2-3/4	1-1/2	1-3/8	1-1/4	1-1/2	1-3/8	1-1/4	1-1/4	1-1/8	9-3/8	1-1/8	3
	300	1-3/4	4-1/4	1-1/2	1-1/2	1-3/8	1-1/2	1-1/2	1-3/8	1-1/2	1-3/8	9-7/8	1-1/2	
18	150	2-1/4	2-1/2		1-1/8	1		1-1/8	1		1-1/8	10	1-1/8	4
	300	1-7/8	3-3/4	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-3/8	10-3/16	2	4
20	150	2-5/8	1-15/16		1-1/8	1		1-1/8	1		1-1/4	11-1/8	1-1/4	4
	300	2	3-1/16	1-3/8	1-9/16	1-1/2	1-3/8	1-9/16	1-1/2	1-3/8	1-3/8	10-1/2	2-1/2	4
24	150	2-5/16	2-5/8		1-1/8	1		1-1/8	1		1-3/8	13-1/4	1-1/4	6
	300	2-5/16	3-1/8	1-1/2	1-9/16	1-1/2	1-1/2	1-9/16	1-1/2	1-1/2	1-5/8	12-1/2	2-1/4	6

NOTES:
1. M.S. MEANS MILD STEEL ROD, ASTM STANDARD DESIGNATION A-36. NUTS SHALL BE ASTM STANDARD DESIGNATION A-307
2. H.S. MEANS HIGH STRENGTH STEEL ROD, ASTM STANDARD DESIGNATION A-193 GRADE B-7. NUTS SHALL BE ASTM STANDARD DESIGNATION A-193 GRADE 2-H.

FLANGE – LUG DETAIL

Drawn: DDM | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-27

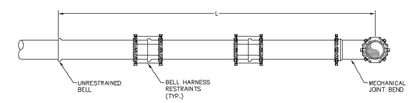


NOTES:
1. MECHANICAL JOINTS SHALL BE APPROVED ACCORDING TO MATERIAL SPECIFICATION FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DRAWING W-13.
3. RESTRAINED JOINT PVC PIPE SHALL NOT BE USED FOR LOWERINGS.
4. IF A JOINT IS LOCATED BETWEEN ANY FITTINGS INCORPORATED INTO THE ASSEMBLY, BELL/JOINT RESTRAINTS MUST BE USED.

APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

Drawn: DDM | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-28

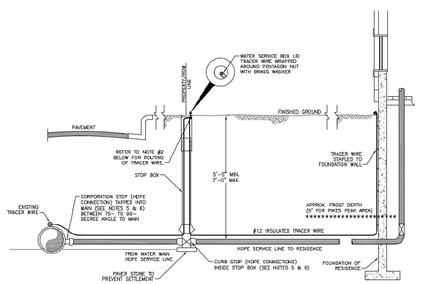
PIPE DIAMETER	L = MINIMUM RESTRAINED PIPE LENGTH: 45° BEND <100	45° BEND 100-150	45° BEND 150-200	22-1/2° BEND <100	22-1/2° BEND 100-150	22-1/2° BEND 150-200	11-1/4° BEND <100	11-1/4° BEND 100-150	11-1/4° BEND 150-200	DEAD-END VALVE OR PLUG, TO INCLUDE INLINE VALVES (SEE NOTE 7) <100	100-150	150-200
MAX. STATIC PRESSURE (PSI)										USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
6-INCH DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8-INCH DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125
12-INCH DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177
16-INCH DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7			
20-INCH DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8			
24-INCH DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10			
30-INCH DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12			
36-INCH DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14			



NOTES:
1. PRESSURE GREATER THAN 200 PSI REQUIRES SPECIAL DESIGN APPROVED BY THE DISTRICT.
2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND COMPACTED SOIL. IF THE DEPTH IS LESS THAN 5 FEET, RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
3. RESTRAINED PIPE LENGTH APPLIES TO CONDITION WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
4. CALCULATIONS ARE BASED ON POORLY-GRADED SANDS, GRAVEL, AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS – "PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.)." FACTOR OF SAFETY 2:1.
5. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
6. USE CRA FOR DOWN-TURNING BENDS.
7. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF THE DISTRICT.

RESTRAINED PIPE LENGTH (FT) W/ MECHANICAL JOINT RESTRAINTS

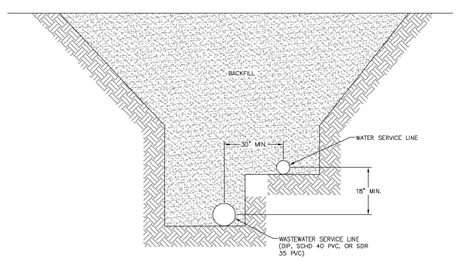
Drawn: SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-13



WATER SERVICE LINE NOTES:
1. NO. 12 INSULATED TRACER WIRE SHALL BE PLACED ALONG SERVICE LINE AND SHALL BE A CONTINUOUS (WITHOUT SPLICES) LENGTH.
2. WHEN A NEW PLASTIC SERVICE IS CONNECTED TO A PVC MAIN, THE SERVICE LINE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPED ALONG THE SERVICE LINE IN AT LEAST 3 LOCATIONS NOT TO EXCEED 10'. ALL CURB STOP BOXES SHALL HAVE A 1-1/2" DIAMETER SCHD 40 PVC PIPE TELESCOPED INSIDE WITH A BELL END TO FIT OVER THE TOP OF THE CURB STOP VALVE. TRACER WIRE SHALL BE EXTENDED UP THE INSIDE OF CURB STOP BOX BUT OUTSIDE THE 1-1/2" SCHD 40 PVC PIPE. TRACER WIRE SHALL BE WRAPPED AROUND CURB STOP BOLT UNDER A BRASS WASHER. THE WIRE WILL THEN BE ROUTED BACK DOWN INSIDE THE CURB BOX AND OUTSIDE THE SCHD 40 PVC, AND TAPED AGAIN TO THE SERVICE LINE UNTIL IT REACHES THE POINT WHERE THE SERVICE LINE ENTERS THE BUILDING. AT THIS POINT, THE TRACER WIRE WILL BE STAPLED TO THE FOUNDATION WALL THEN TURNED BACK TO FORM A ONE-INCH-LONG HOOK AND WRAPPED WITH 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AT THE SURFACE.
3. TO ASSIST IN PE PIPE LOCATING, A 9-LB. ANODE SHOULD BE CONNECTED TO THE END OF THE TRACER WIRE AND THE WATER MAIN TRACER WIRE EVERY 1,000 FEET ALONG THE LENGTH OF THE WATER MAIN. THE NEW ANODE WILL BE ATTACHED TO THE WATER SERVICE/WATER MAIN TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE CONNECTOR IS TO BE WRAPPED FIRST WITH A 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AGAINST CORROSION.
4. THE APPROPRIATE CLEARANCES BETWEEN ANODES AND STEEL PIPES OR OTHER STRUCTURES MUST BE MAINTAINED PER WATER LINE EXTENSION & SERVICE STANDARDS.
5. BRASS FITTINGS, CORP. STOP, AND CURB STOP SHALL BE WRAPPED WITH WAX TAP FOR PROTECTION PER THE WATER LINE EXTENSION & SERVICE STANDARDS.
6. STIFFENERS SHALL BE INSTALLED WITHIN THE HDPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.

TYPICAL INSTALLATION FOR SERVICE LINE & STOP BOX

Drawn: DDM/SKG | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-36



TYPICAL COMMON SERVICE TRENCH SECTION

Drawn: DDM | Date: MARCH 2011 | Scale: N.T.S. | Revised: DECEMBER 2021 | Revised: | Revised:
WOODMEN HILLS METROPOLITAN DISTRICT — WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | W-15

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D·R·HORTON America's Builder

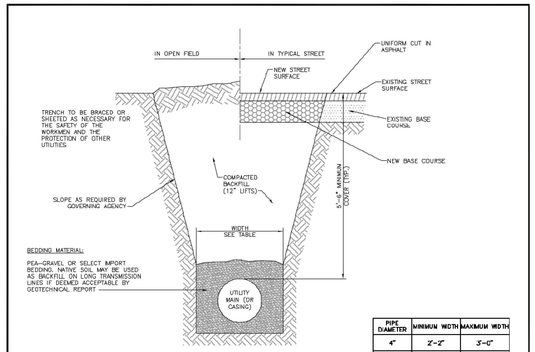
UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

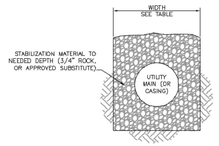
Project No:	HRG02
Drawn By:	JDM, BLB, CJM
Checked By:	BAS, CMWJ
Date:	03/15/2024

U3.3
Sheet 22 of 23



TYPICAL TRENCH DETAIL
SCALE: N.T.S.

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



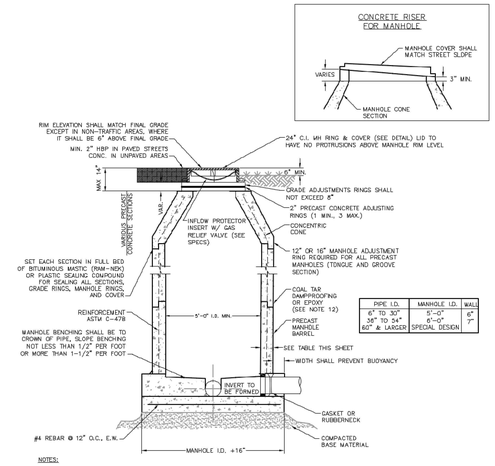
UNSTABLE TRENCH DETAIL
SCALE: N.T.S.

NOTE:

1. AN OVER-EXCAVATED TRENCH SHALL BE REFILLED WITH BEDDING MATERIAL AND THOROUGHLY COMPACTED AS PER THE SPECIFICATIONS.

TYPICAL TRENCH CROSS SECTION

Drawn: DDM/SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | WW-1



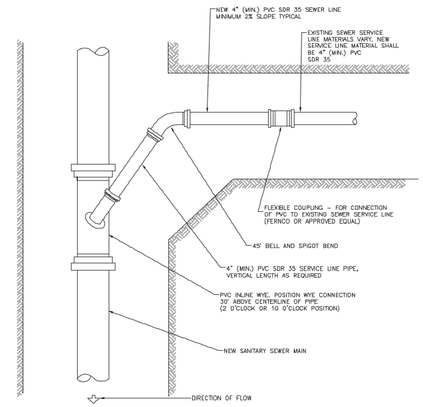
PIPE I.D.	MANHOLE I.D.	WALL
8" TO 30"	5'-0"	6"
36" TO 54"	6'-0"	7"
60" & LARGER	SPECIAL DESIGN	

NOTES:

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

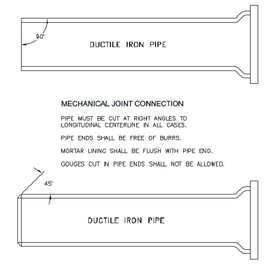
PRECAST MANHOLE

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



SANITARY SEWER SERVICE CONNECTION

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

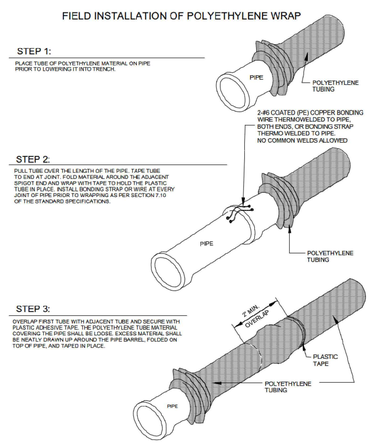


GENERAL NOTES:

1. ALL PIPE-CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
2. ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE).
4. ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

PIPE CUTTING

Drawn: DDM | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | WW-8



POLYETHYLENE PIPE WRAP

Drawn: DDM | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | WW-9

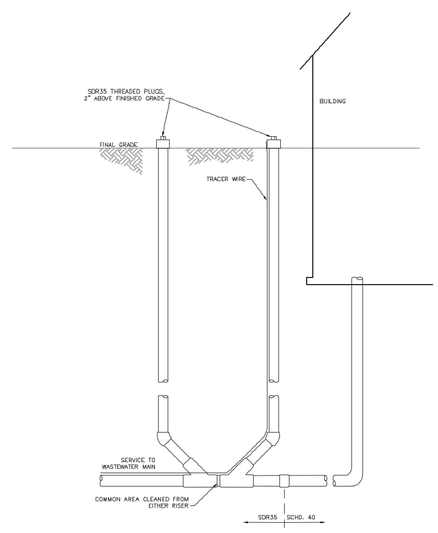
MAXIMUM DEFLECTION
PER SLIP JOINT OF D.I.P.

PIPE DIAMETER I.D. (IN)	PIPE DIAMETER O.D. (IN)	PIPE DIAMETER O.D. (FT)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.) MAX. DEFL. DIST. (1)	(2)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS 20'L	18'L
4"	4.80"	.400'	5°00'00"	4°00'00"	16"	15"	286'	258'
6"	6.90"	.575'	5°00'00"	4°00'00"	16"	15"	286'	258'
8"	9.05"	.754'	5°00'00"	4°00'00"	16"	15"	286'	258'
10"	11.10"	.925'	5°00'00"	4°00'00"	16"	15"	286'	258'
12"	13.20"	1.100'	5°00'00"	4°00'00"	16"	15"	286'	258'
14"	15.30"	1.275'	3°00'00"	2°24'00"	10"	9"	477'	430'
16"	17.40"	1.450'	3°00'00"	2°24'00"	10"	9"	477'	430'
18"	19.50"	1.625'	3°00'00"	2°24'00"	10"	9"	477'	430'
20"	21.60"	1.800'	3°00'00"	2°24'00"	10"	9"	477'	430'
24"	25.80"	2.150'	3°00'00"	2°24'00"	10"	9"	477'	430'
30"	32.00"	2.666'	2°00'00"	2°00'00"	8"	7"	573'	516'
36"	38.30"	3.192'	2°00'00"	1°36'00"	6"	6"	716'	645'
42"	44.50"	3.708'	2°00'00"	1°36'00"	6"	6"	716'	645'

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH
(2) 18'L = NORMAL 18-FOOT JOINT LAYING LENGTH

MAXIMUM PIPELINE DEFLECTION DATA

Drawn: DDM | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | WW-11



NOTES:

1. THE DIAMETER OF THE WASTEWATER SERVICE LINE SHALL NOT BE GREATER THAN 8 INCHES.
2. THE MAXIMUM DEPTH OF THE WASTEWATER SERVICE LINE SHALL NOT BE GREATER THAN 14 FEET MEASURED FROM FINAL GRADE TO THE WASTEWATER PIPE INVERT.

RESIDENTIAL SEWER TWO-WAY CLEANOUT

Drawn: SKG | Revised: DECEMBER 2021 | Date: MARCH 2011 | Revised: | Scale: N.T.S. | Revised: | WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS | WW-3

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UTILITY CONSTRUCTION PLANS
GRANDVIEW RESERVE FILING NO. 1
MELODY HOMES, INC.
SF2311

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

#	Date	Issue / Description	Init.

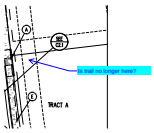
Project No:	HRG02
Drawn By:	JDM
Checked By:	CMWJ
Date:	03/15/2024

WASTEWATER DETAILS

U4.1

V_2 CDs.pdf Markup Summary

Callout (10)



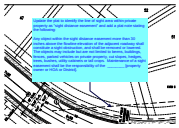
Subject: Callout
Page Label: [6] 6 ROADWAY P&P
Author: CDurham
Date: 4/16/2024 2:59:49 PM
Status:
Color:
Layer:
Space:

Is trail no longer here?

Subject: Callout
Page Label: [9] 9 ROADWAY P&P
Author: CDurham
Date: 4/16/2024 3:08:01 PM
Status:
Color:
Layer:
Space:

Update the plat to identify the line of sight area within private property as "sight distance easement" and add a plat note stating the following:

Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, fences, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Maintenance of a sight easement shall be the responsibility of the _____ [property owner or HOA or District].



Subject: Callout
Page Label: [12] 12 ROADWAY P&P
Author: CDurham
Date: 4/16/2024 3:15:15 PM
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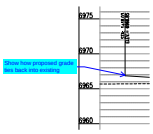
Space:

Update the plat to identify the line of sight area within private property as "sight distance easement" and add a plat note stating the following:

Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, fences, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Maintenance of a sight easement shall be the responsibility of the _____ [property owner or HOA or District].



Subject: Callout
Page Label: [15] 15 ROADWAY P&P
Author: CDurham
Date: 4/16/2024 3:20:47 PM
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Color:
Layer:
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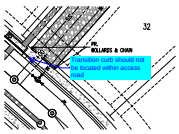
Show how proposed grade ties back into existing



Subject: Callout
Page Label: [18] 18 FIRE ACCESS P&P
Author: CDurham
Date: 4/16/2024 3:23:04 PM
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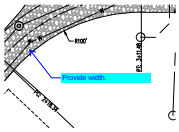
Color:
Layer:
Space:

Transition curb should not be located within access road



Subject: Callout
Page Label: [18] 18 FIRE ACCESS P&P
Author: CDurham
Date: 4/16/2024 3:23:26 PM
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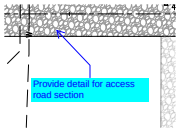
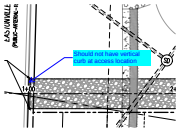
Provide width.



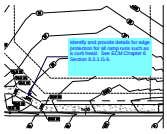
Subject: Callout
Page Label: [18] 18 FIRE ACCESS P&P
Author: CDurham
Date: 4/16/2024 3:24:59 PM
Status:
Color:
Layer:
Space:

Provide detail for access road section



Subject: Callout
Page Label: [19] 19 FIRE ACCESS P&P
Author: CDurham
Date: 4/16/2024 3:25:51 PM
Status:
Color:
Layer:
Space:

Should not have vertical curb at access location



Subject: Callout
Page Label: [23] 23 INTERSECTION DETAIL
Author: CDurham
Date: 4/16/2024 3:35:28 PM
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Color:
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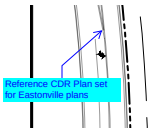
Space:

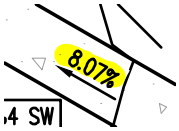
Identify and provide details for edge protection for all ramp runs such as a curb head. See ECM Chapter 6 Section 6.3.1.G.6.



Subject: Callout
Page Label: [4] 4 OVERALL HORIZONTAL CONTROL
Author: CDurham
Date: 4/16/2024 5:47:07 PM
Status:
Color:
Layer:
Space:

Reference CDR Plan set for Eastonville plans

Highlight (1)



Subject: Highlight
Page Label: [23] 23 INTERSECTION DETAIL
Author: CDurham
Date: 4/16/2024 3:35:04 PM
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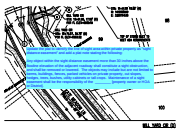
Text Box (2)



Subject: Text Box
Page Label: [14] 14 ROADWAY P&P
Author: CDurham
Date: 4/16/2024 3:18:26 PM
Status:
Color:
Layer:
Space:

Update the plat to identify the line of sight area within private property as "sight distance easement" and add a plat note stating the following:

Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, fences, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Maintenance of a sight easement shall be the responsibility of the _____ [property owner or HOA or District].

Please include utility service detail back in

Subject: Text Box
Page Label: [3] 3 OVERALL SHEET
Author: CDurham
Date: 4/16/2024 3:59:06 PM
Status:
Color:
Layer:
Space:

Please include utility service detail back in