

GENERAL CONSTRUCTION NOTES

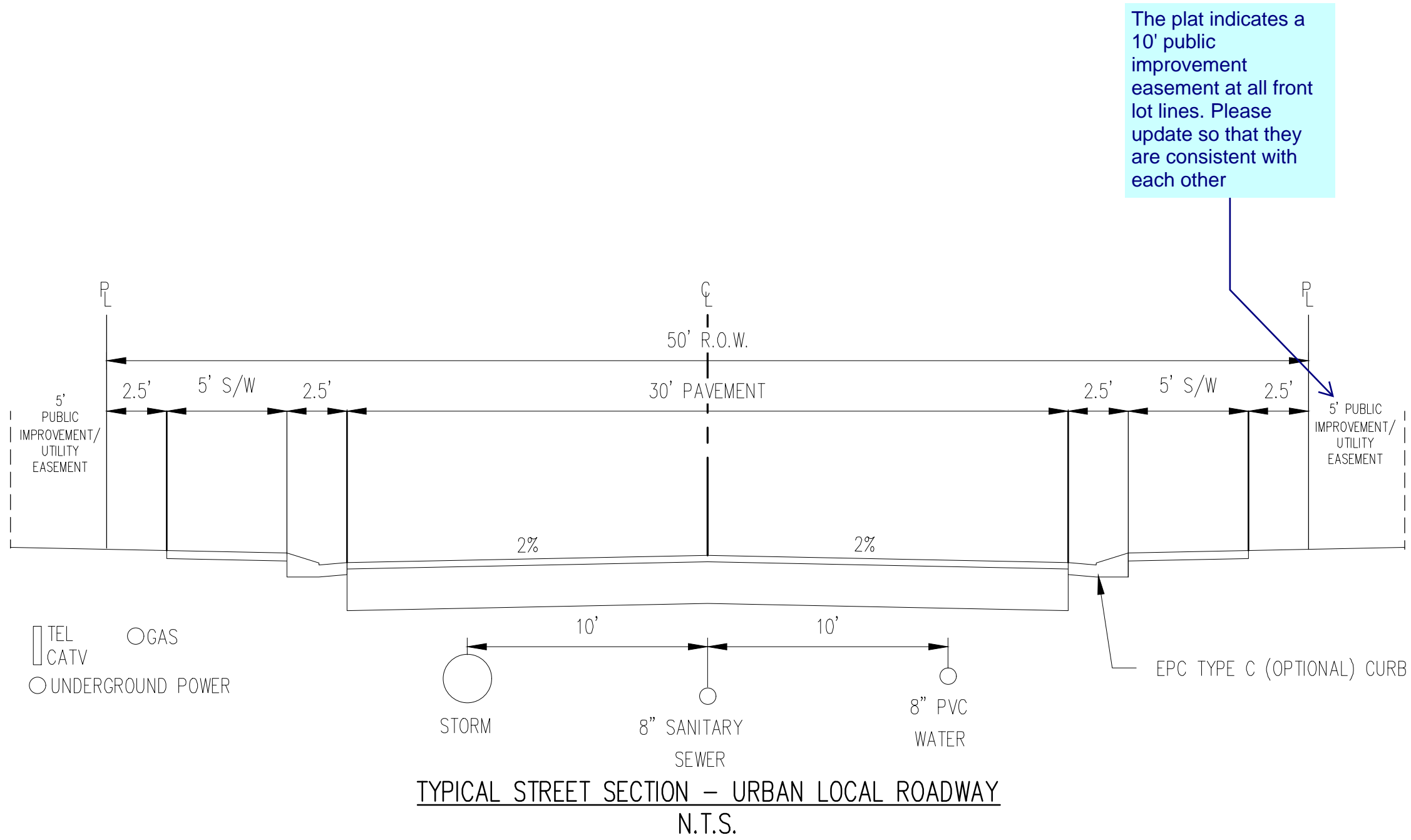
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K – 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HOPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC EOM SECTION 3.32 – CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

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

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" 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 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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 SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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.



STREET NAMES

- HENZLEE PL
- SOPHIA LN
- DAELYN DR
- KITTRICK PL
- ISABEL PL

The plat indicates a 10' public improvement easement at all front lot lines. Please update so that they are consistent with each other

revise to DPW

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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/29/2022

NOTES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

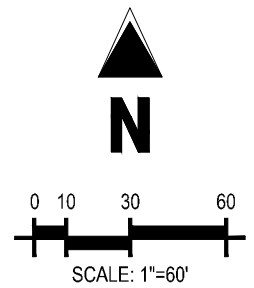
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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

OVERALL HORIZONTAL
CONTROL

C1.0

Sheet 3 of 14



LEGEND

_____ EXISTING PROPERTY LINE
 _____ EXISTING PROPERTY LINE TO BE REMOVED
 _____ PROPOSED RIGHT OF WAY LINE
 - - - - - PROPOSED CENTER LINE
 _____ EXISTING LOT LINE
 _____ PROPOSED LOT LINE
 - - - - - EXISTING EASEMENT
 - - - - - PROPOSED EASEMENT
 --- 100YR --- 100-YEAR FEMA FLOODPLAIN
 113 PROPOSED LOT #
 101 EXISTING LOT #

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L_S# 24954 ELEVATION = 6947.67

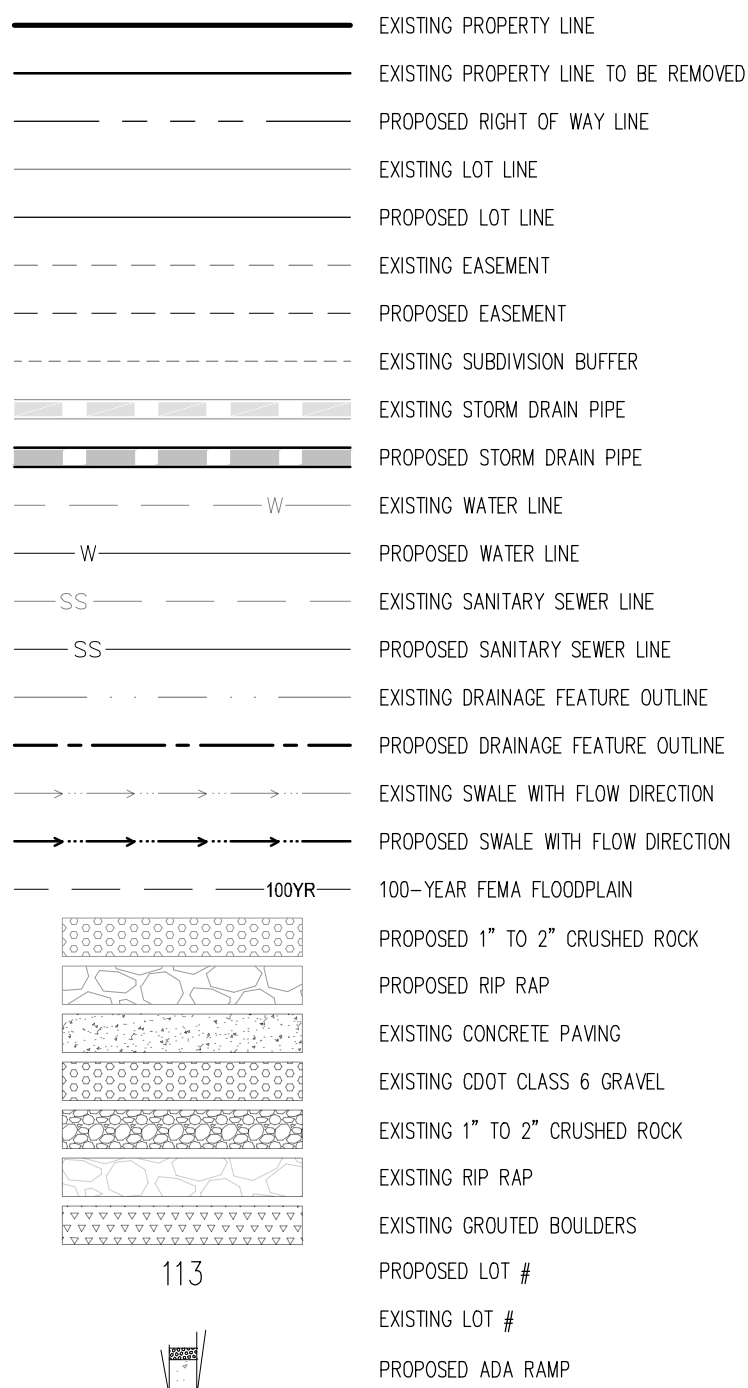
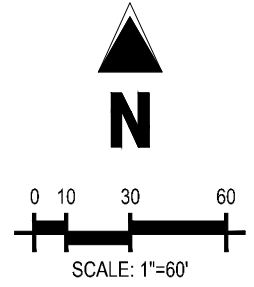
CAUTION - NOTICE TO CONTRACTOR

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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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



BASIS OF BEARINGS

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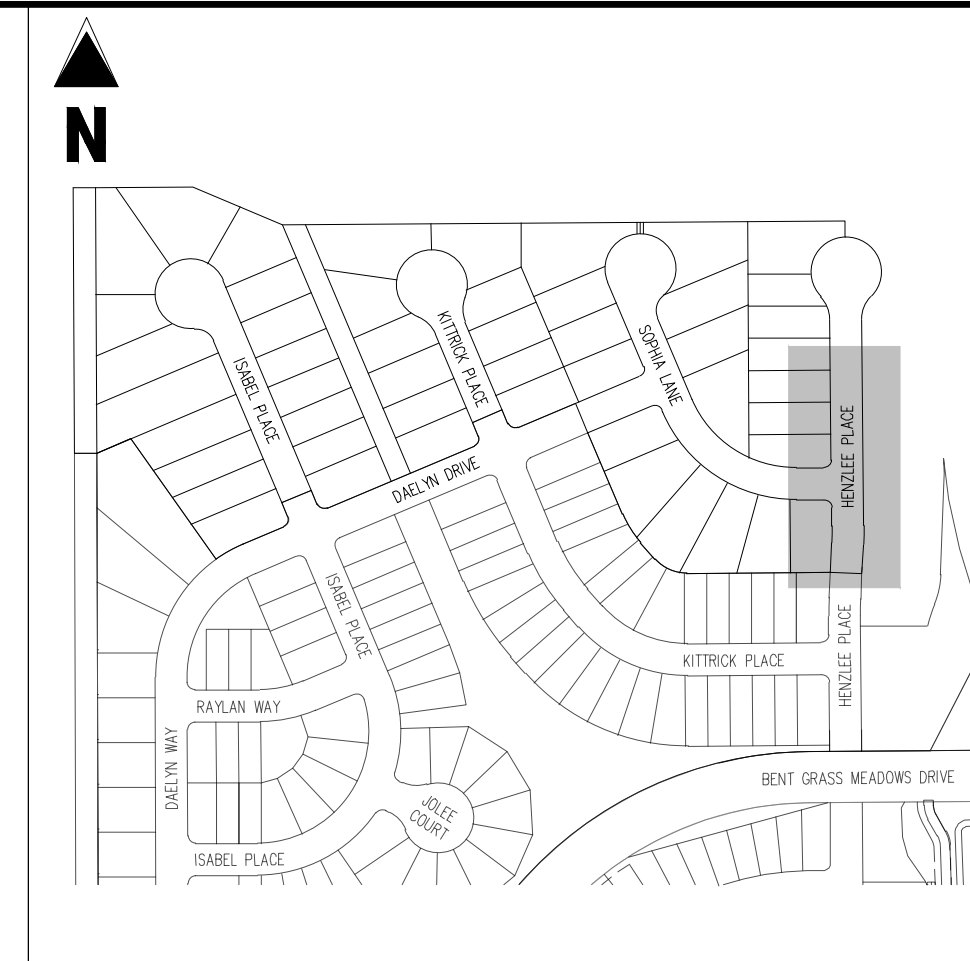
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- Know what's below.
Call before you dig.**



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Call before you dig.



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FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

HENZLEE PLACE STREET
IMPROVEMENT PLAN

C2.1
Sheet 5 of 14

NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET
3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
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

(C1) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YEAR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BUILDERS
	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO. 2)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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 BEARINGS

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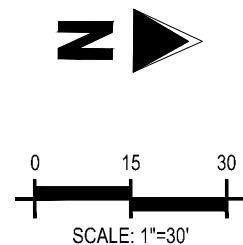
BENCHMARK
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Challenger Homes Inc./C.O. Fallon - CuH000020 - FM at Bent Grass F3/C1A3-CD/PUS/CLH20 C2.1 Herzog Pl/2w0 - Bent Grass - 1/24/2022



Please indicate the grade at the cul-de-sac bulb. Per ECM figure 2-31, the max slope shall be 3%

NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE TIES AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE.
2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET.
3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
4. SEE GRADING PLAN FOR TRANSITION INFORMATION.
5. ALL STORM SEWER SHALL BE CLASS II RCP.
6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

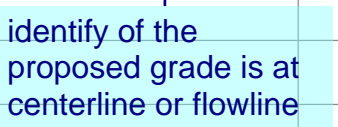
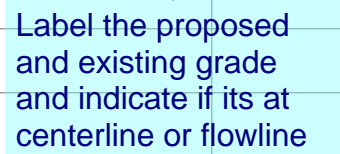
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(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	44°24'55"	46.51	60.00	N22°42'53"W	45.36
C2	268°49'50"	211.14	45.00	N89°29'34"E	64.29
C3	44°24'55"	46.51	60.00	S21°42'02"W	45.36



	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
113	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED STORM MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

Know what's **below**.
Call before you

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

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3

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

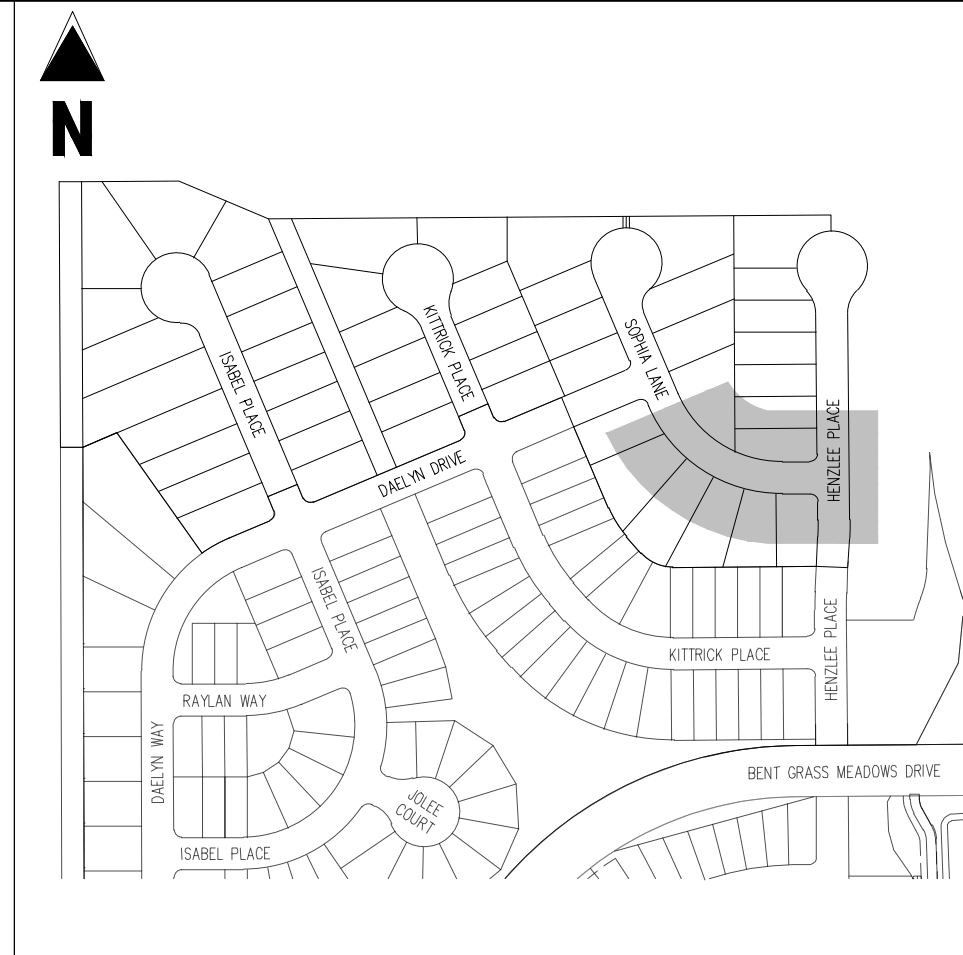
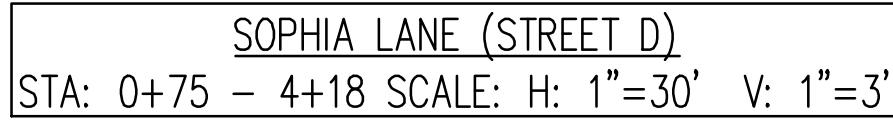
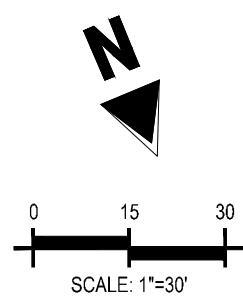
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

HENZLEE PLACE STREET IMPROVEMENT PLAN

C2.2

Sheet 6 of 14



KEY MAP
SCALE: 1"=300'

LEGEND

CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C4	90°00'00"	31.42	20.00	N45°30'26"W	28.28
C5	90°00'00"	31.42	20.00	S44°29'34"W	28.28

NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET
3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
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

(C1) CURVE TABLE ID

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)

(B) PROPOSED 10' CURB TRANSITION

(C) PROPOSED 5' CURB TRANSITION

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
113	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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, BASES 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 BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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 IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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 THROUGH POTENTIAL ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

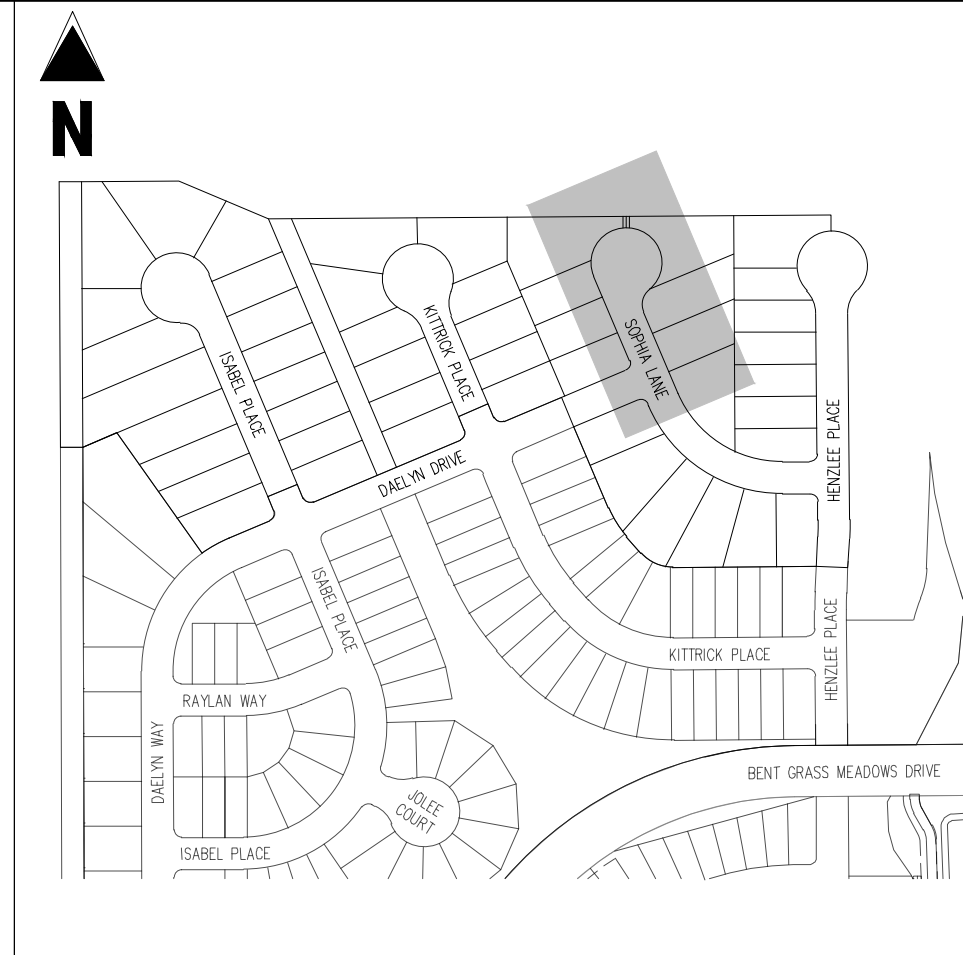
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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

SOPHIA LANE STREET IMPROVEMENT PLAN

C2.4

Sheet 8 of 14



KEY MAP
SCALE: 1"=300'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YEAR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GROUTED BOULDERS
113	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
	PROPOSED ADA RAMP
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	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED STORM MANHOLE
	PROPOSED FES
	PROPOSED STORM INLET
	PROPOSED CDOT TYPE R STORM INLET

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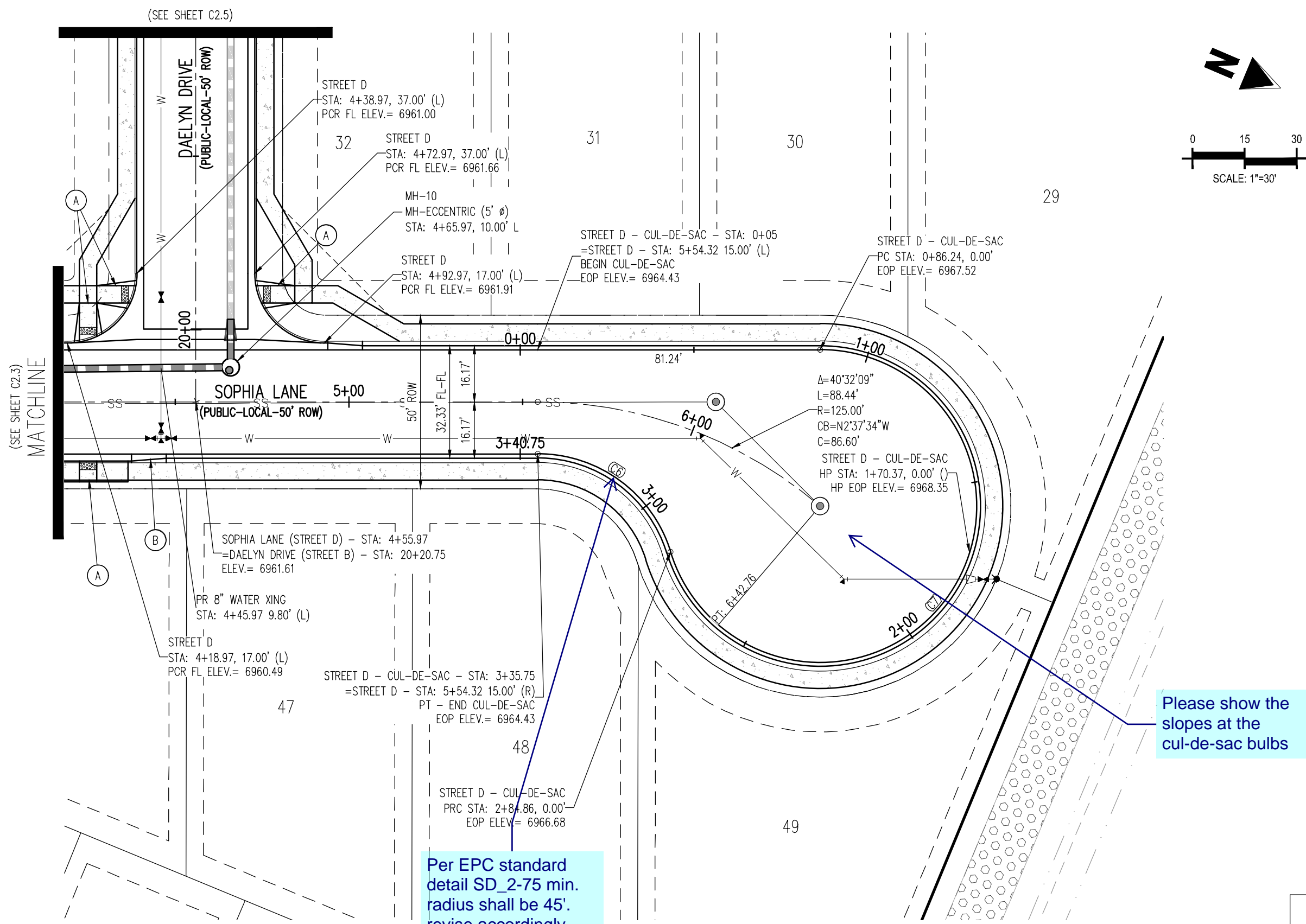
BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L# 24954 ELEVATION = 6947.67

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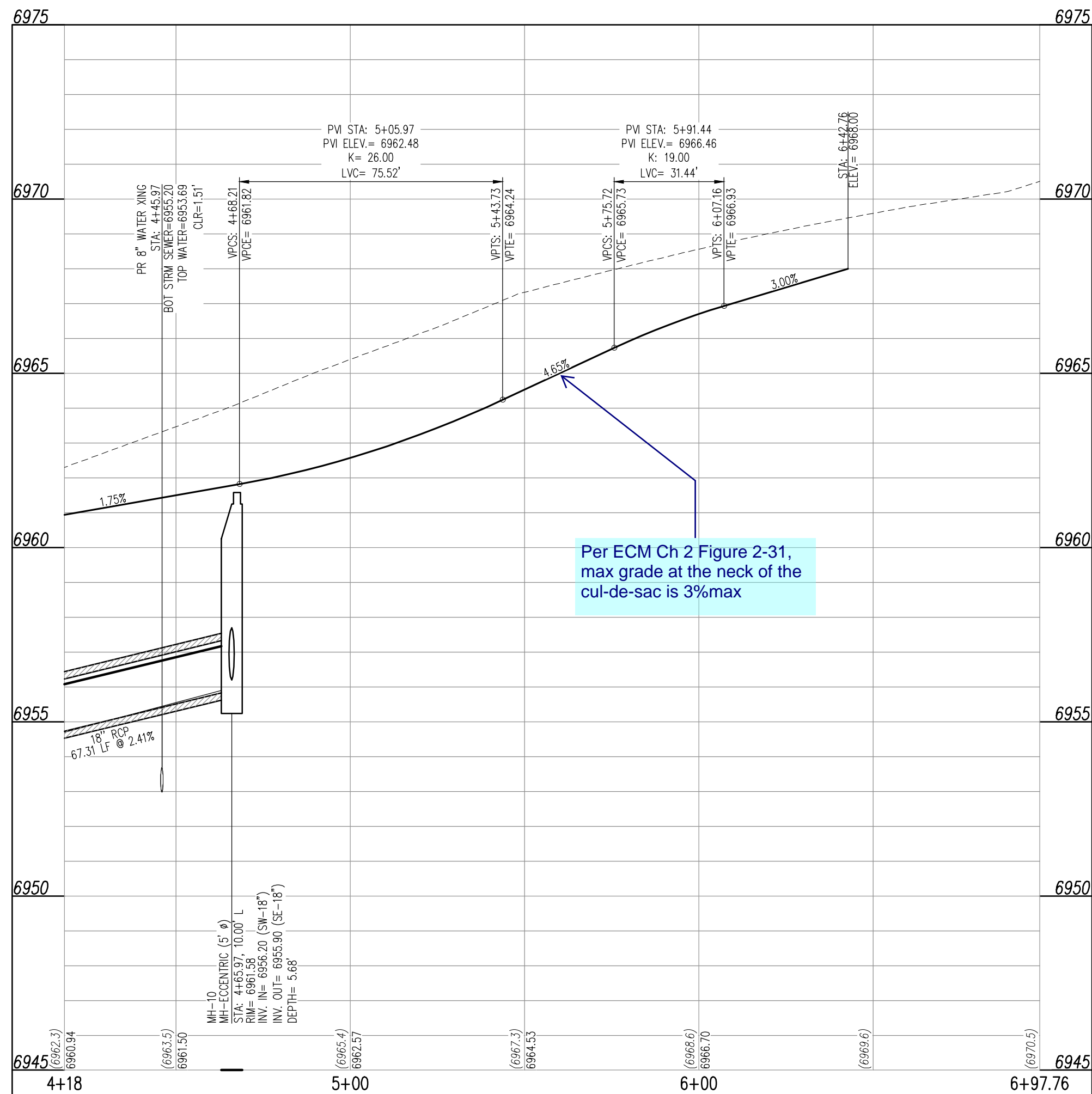
Know what's **below**.
Call before you dig.



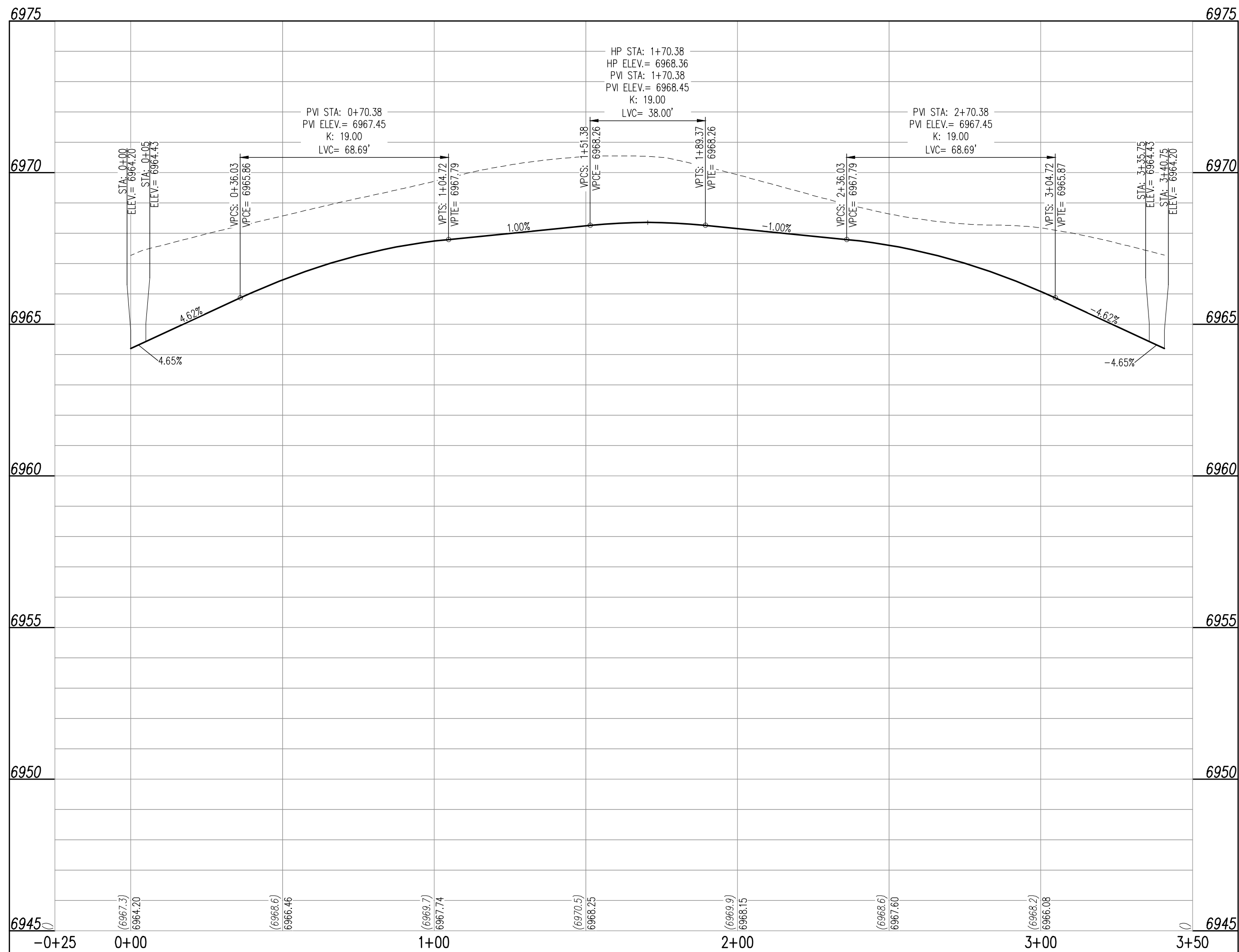
SOPHIA LANE (STREET D) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

Per EPC standard
detail SD_2-75 min.
radius shall be 45'.
revise accordingly.

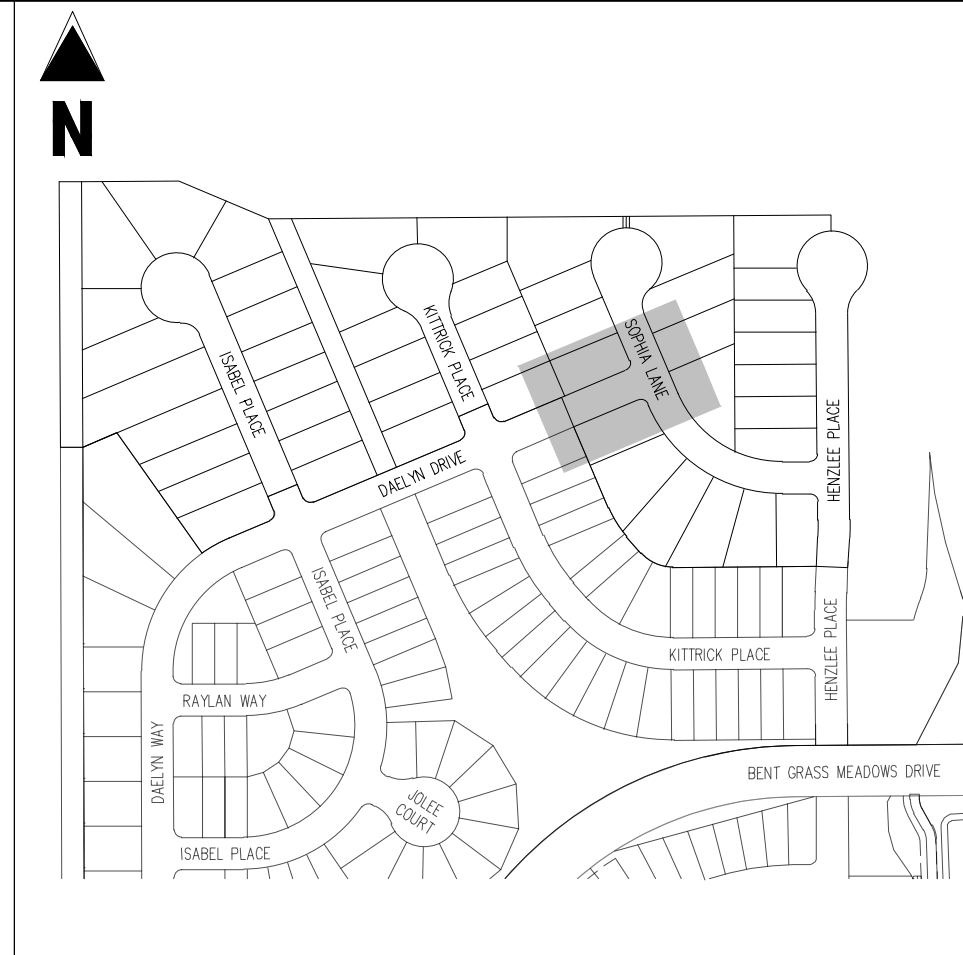
CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C6	72°53'43"	50.89	40.00	S13°33'13"W	47.53
C7	252°53'43"	198.62	45.00	S76°26'47"E	72.40



SOPHIA LANE (STREET D)
STA: 4+18 - 6+97.76 SCALE: H: 1"=30' V: 1"=3'



SOPHIA LANE (STREET D - CUL-DE-SAC)
STA: -0+25 - 3+50 SCALE: H: 1"=30' V: 1"=3'



KFY MAP

SCALE: 1"=300'

LEGEND

- | | |
|--|--|
| | EXISTING PROPERTY LINE |
| | EXISTING PROPERTY LINE TO BE REMOVED |
| | PROPOSED RIGHT OF WAY LINE |
| | EXISTING LOT LINE |
| | PROPOSED LOT LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING SUBDIVISION BUFFER |
| | EXISTING STORM DRAIN PIPE |
| | PROPOSED STORM DRAIN PIPE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | EXISTING DRAINAGE FEATURE OUTLINE |
| | PROPOSED DRAINAGE FEATURE OUTLINE |
| | EXISTING SWALE WITH FLOW DIRECTION |
| | PROPOSED SWALE WITH FLOW DIRECTION |
| | 100-YR FEMA FLOODPLAIN |
| | PROPOSED CDOT CLASS 6 GRAVEL |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| | PROPOSED LOT # |
| | EXISTING LOT # (BENT GRASS FILING NO.) |
| | PROPOSED ADA RAMP |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED REDUCER |
| | PROPOSED WATER BEND/TEE |
| | PROPOSED STORM MANHOLE |
| | PROPOSED FES |
| | PROPOSED STORM MANHOLE |
| | PROPOSED CDOT TYPE R STORM INLET |

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BENCHMARK

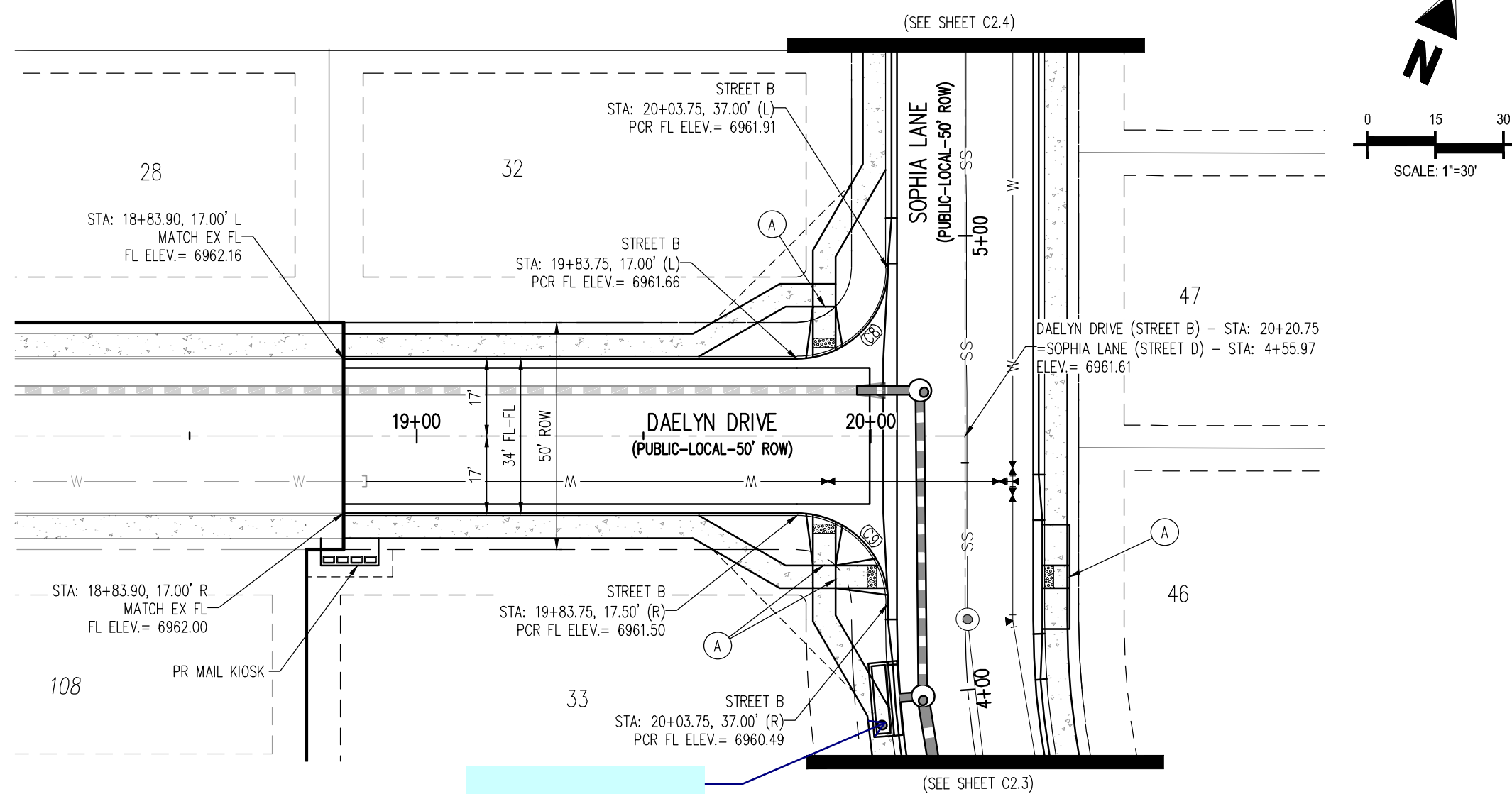
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR IS# 24954 ELEVATION = 6947.67

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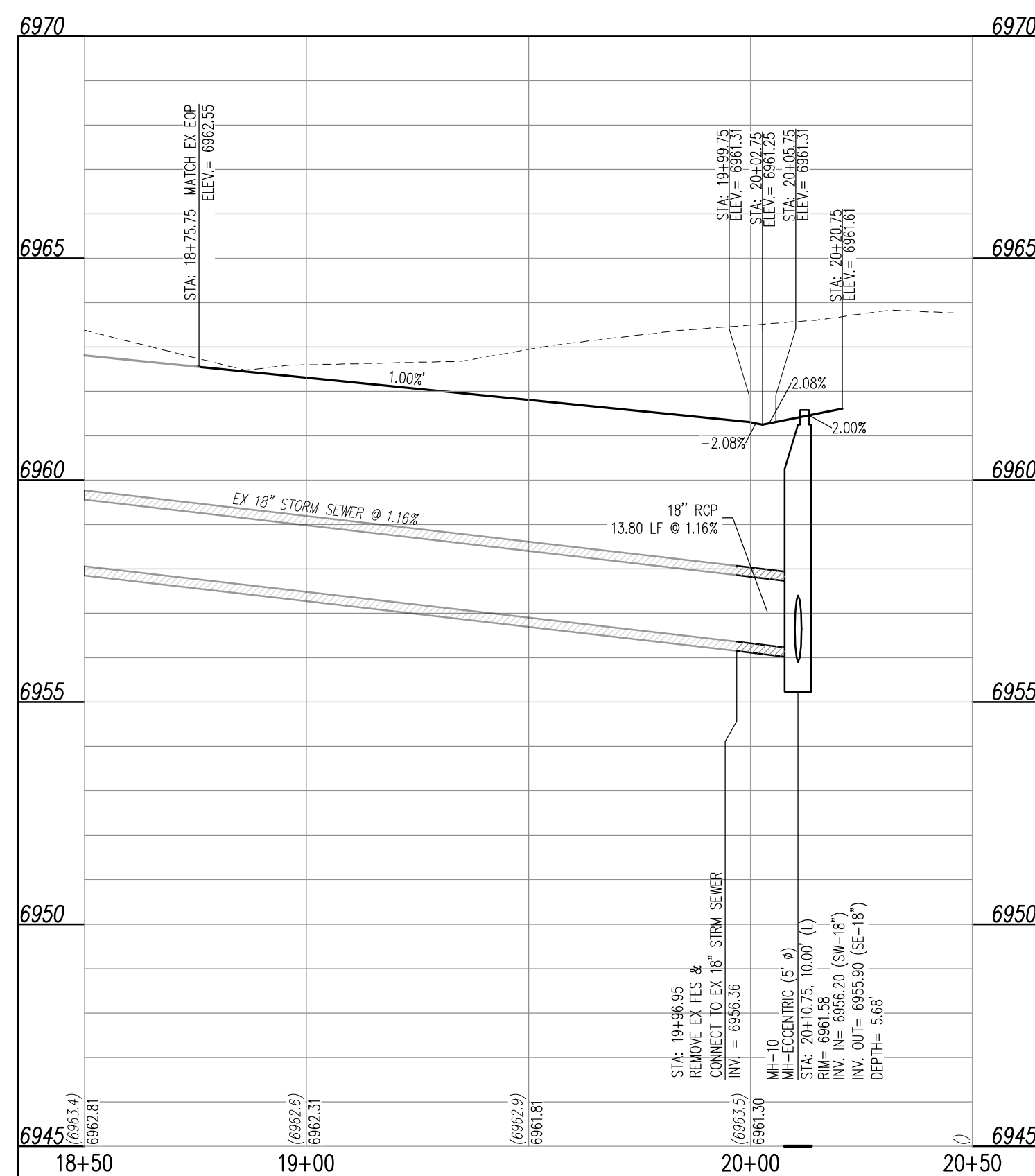


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Call before you dig.



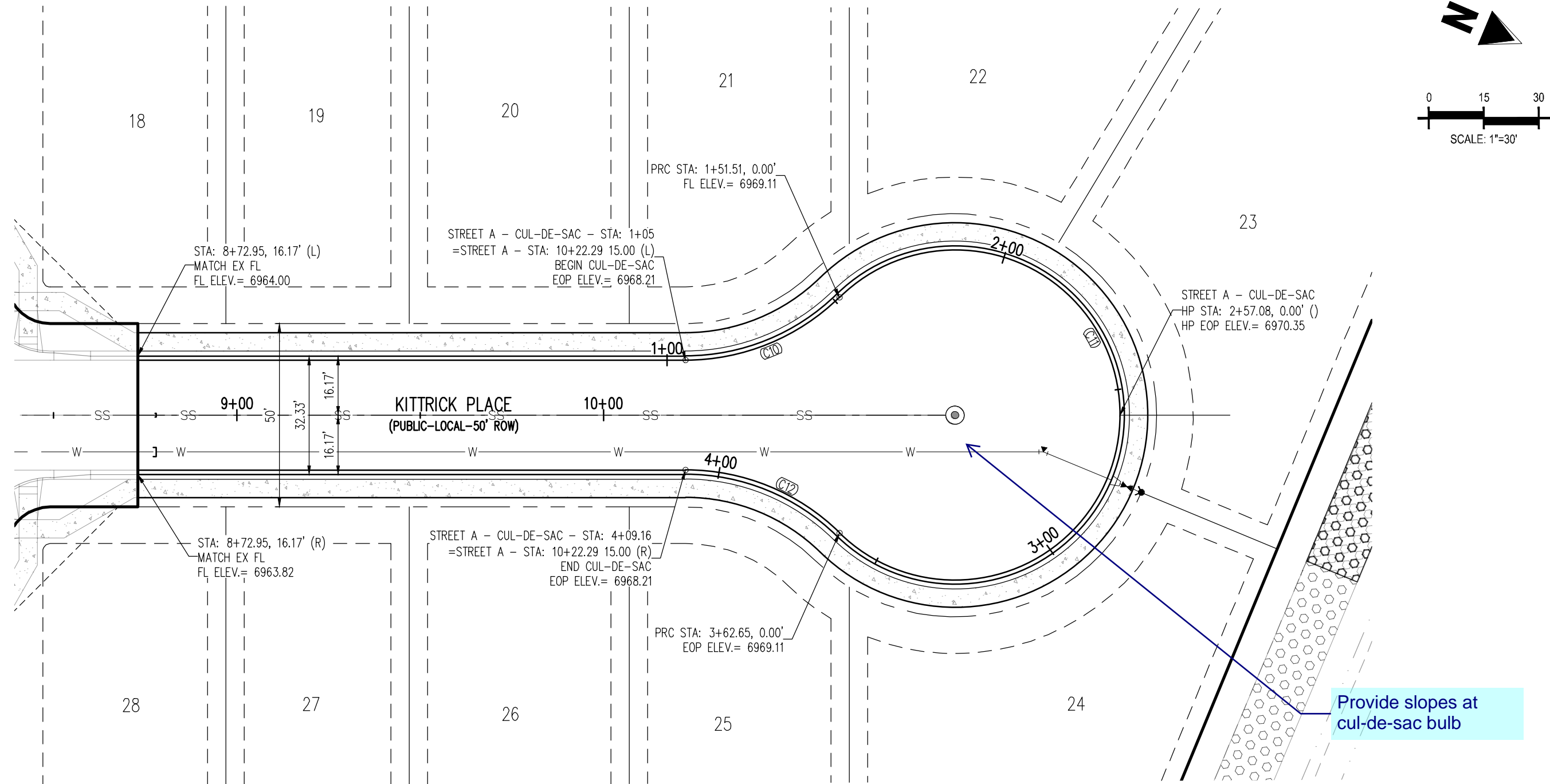
DAELYN DRIVE (STREET B) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C8	90°00'00"	31.42	20.00	S22°06'21"W	28.28
C9	90°00'00"	31.42	20.00	N67°53'39"W	28.28

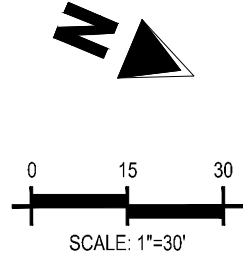


DAELYN DRIVE (STREET B)
STA: 18+50 - 20+50 SCALE: H: 1"=30' V: 1"=3'

11/20/2022 10:00 AM C:\Users\jgarcia\OneDrive\Documents\CHALLENGER\KITTRICK PLACE\KITTRICK PLACE.dwg User: jgarcia Plot Date: 11/20/2022



KITTRICK PLACE (STREET A) – PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

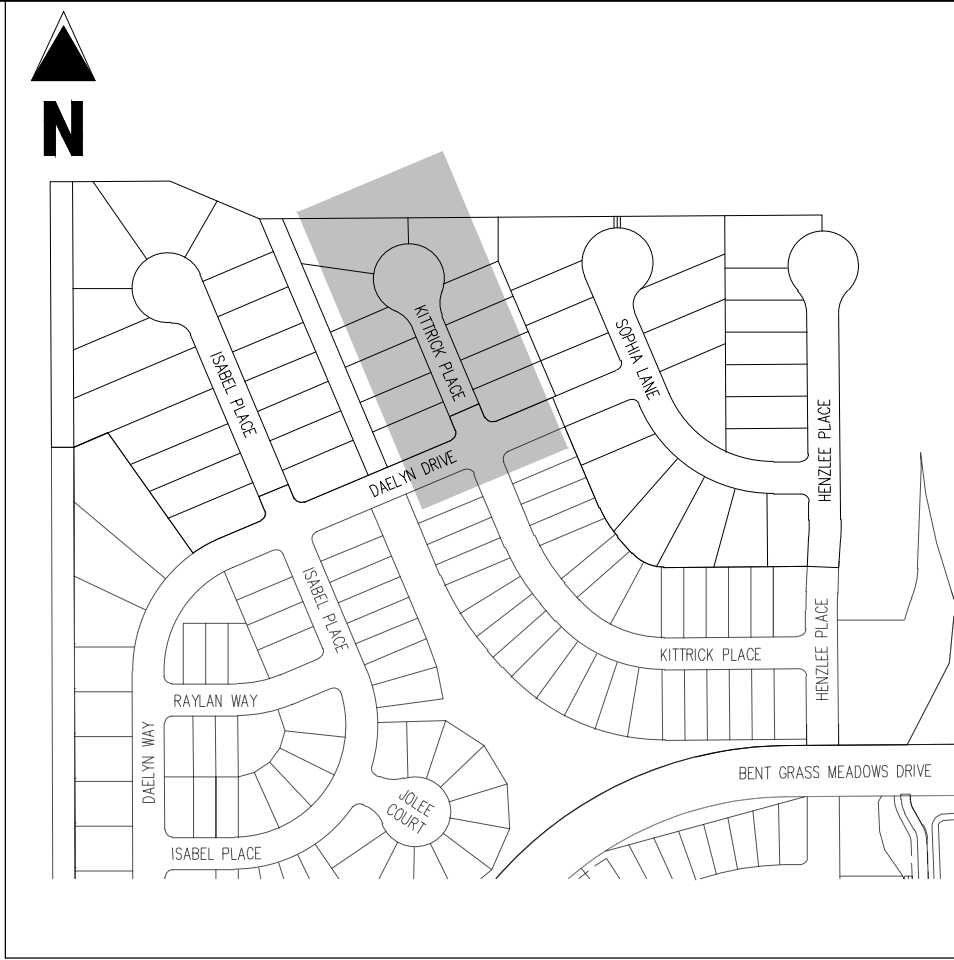


NOTES

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE.
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6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- (C1) CURVE TABLE ID
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- (B) PROPOSED 10' CURB TRANSITION
- (C) PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C10	44°24'55"	46.51	60.00	N45°06'06"W	45.36
C11	268°49'50"	211.14	45.00	N67°06'21"E	64.29
C12	44°24'55"	46.51	60.00	S0°41'11"E	45.36



KEY MAP

SCALE: 1"=300'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING SUBDIVISION BUFFER
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT # (BENT GRASS FILING NO. 2)
- PROPOSED ADA RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED WATER BEND/TIE
- PROPOSED SANITARY MANHOLE
- PROPOSED FES
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- PROPOSED CDOT TYPE R STORM INLET

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BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N001°3'46"W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L#8 24954 ELEVATION = 6947.67

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 FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/29/2022

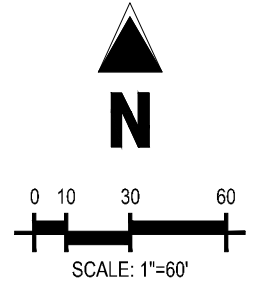
KITTRICK PLACE STREET
IMPROVEMENT PLAN

C2.6

Sheet 10 of 14

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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022



LEGEND

_____ EXISTING PROPERTY LINE (PROJECT BOUNDARY)
 _____ EXISTING PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 - - - - - PROPOSED PROPERTY LINE (PROJECT BOUNDARY)
 - - - - - PROPOSED RIGHT OF WAY LINE
 _____ EXISTING LOT LINE
 _____ PROPOSED LOT LINE
 - - - - - PROPOSED EASEMENT
 --- 100'VR--- 100-YEAR FEMA FLOODPLAIN
 51
 101 PROPOSED LOT NUMBER
 _____ EXISTING LOT #

SCHEDULE

- ① PROPOSED STOP SIGN, MUTCD SIGN R1-1
- ② PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
- ③ PROPOSED TYPE III BARRICADE W/ MUTCD R11-2
- ④ PROPOSED NO OUTLET SIGN, MUTCD W14-2A


BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L_S# 24954 ELEVATION = 6947.67

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 SHOULD BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's below.
Call before you dig.




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

————— EXISTING PROPERTY LINE
 - - - - - EXISTING PROPERTY LINE TO BE REMOVED
 ———— PROPOSED RIGHT OF WAY LINE
 ———— EXISTING LOT LINE
 - - - - - PROPOSED LOT LINE
 - - - - - EXISTING EASEMENT
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING SUBDIVISION BUFFER
 [Patterned Box] EXISTING STORM DRAIN PIPE
 [Patterned Box] PROPOSED STORM DRAIN PIPE
 ———— W ———— EXISTING WATER LINE
 ———— W ———— PROPOSED WATER LINE
 ———— SS ———— EXISTING SANITARY SEWER LINE
 ———— SS ———— PROPOSED SANITARY SEWER LINE
 ———— EXISTING DRAINAGE FEATURE OUTLINE
 ———— PROPOSED DRAINAGE FEATURE OUTLINE
 ———— EXISTING SWALE WITH FLOW DIRECTION
 ———— PROPOSED SWALE WITH FLOW DIRECTION
 ———— 100-YEAR FEMA FLOODPLAIN
 ———— 100YR

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PROPOSED CDOT CLASS 6 GRAVEL
PROPOSED RIP RAP
EXISTING CONCRETE PAVING
EXISTING CDOT CLASS 6 GRAVEL
EXISTING 1" TO 2" CRUSHED ROCK
EXISTING RIP RAP
EXISTING GROUDED BOULDERS
PROPOSED LOT #
EXISTING LOT # (BENT GRASS FILL)
PROPOSED ADA RAMP
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
PROPOSED REDUCER
PROPOSED WATER BEND/TEE
PROPOSED SANITARY MANHOLE
PROPOSED FES
PROPOSED STORM MANHOLE
PROPOSED CDOT TYPE R STORM

	PROPOSED SPOT ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
SW	EDGE OF SIDEWALK
TR	TOP OF PED RAMP
BR	BOTTOM OF PED RAMP
CL	ROADWAY CENTER LINE
TBC	TOP BACK OF CURB
XX%	PROPOSED SLOPE ARROW

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.

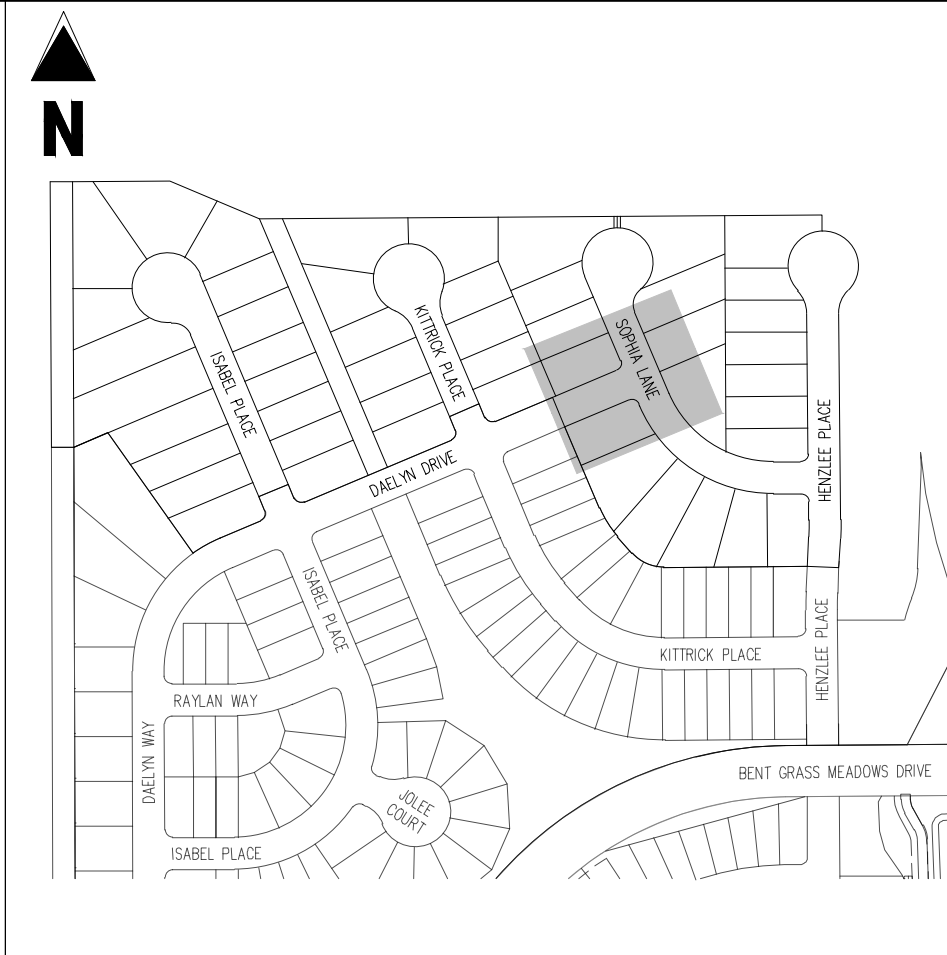
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- 811**
Call before you dig
- Know what's below
Call before you dig**



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



KEY MAP
SCALE: 1"=300'

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

[illegible]

Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

C3.1

Sheet 13 of 14

© Challenger Homes Inc./CO. Fallcon • CUH000020 • EM at Bent Grass F3/C3/A3-CD/PUS/CL/H20 C3.1 Intersections/awn • Brad Bishop • 1/24/2022

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YEAR FEMA FLOODPLAIN

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PROPOSED CDOT CLASS 6 GRAVEL
PROPOSED RIP RAP
EXISTING CONCRETE PAVING
EXISTING CDOT CLASS 6 GRAVEL
EXISTING 1" TO 2" CRUSHED ROCK
EXISTING RIP RAP
EXISTING GROUTED BOULDERS
PROPOSED LOT #
EXISTING LOT # (BENT GRASS FILING NO. 2)
PROPOSED ADA RAMP
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
PROPOSED REDUCER
PROPOSED WATER BEND/TEE
PROPOSED SANITARY MANHOLE
PROPOSED FES
PROPOSED STORM MANHOLE
PROPOSED CDOT TYPE R STORM INLET

	PROPOSED SPOT ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
SW	EDGE OF SIDEWALK
TR	TOP OF PED RAMP
BR	BOTTOM OF PED RAMP
CL	ROADWAY CENTER LINE
TBC	TOP BACK OF CURB
XX%	PROPOSED SLOPE ARROW

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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.

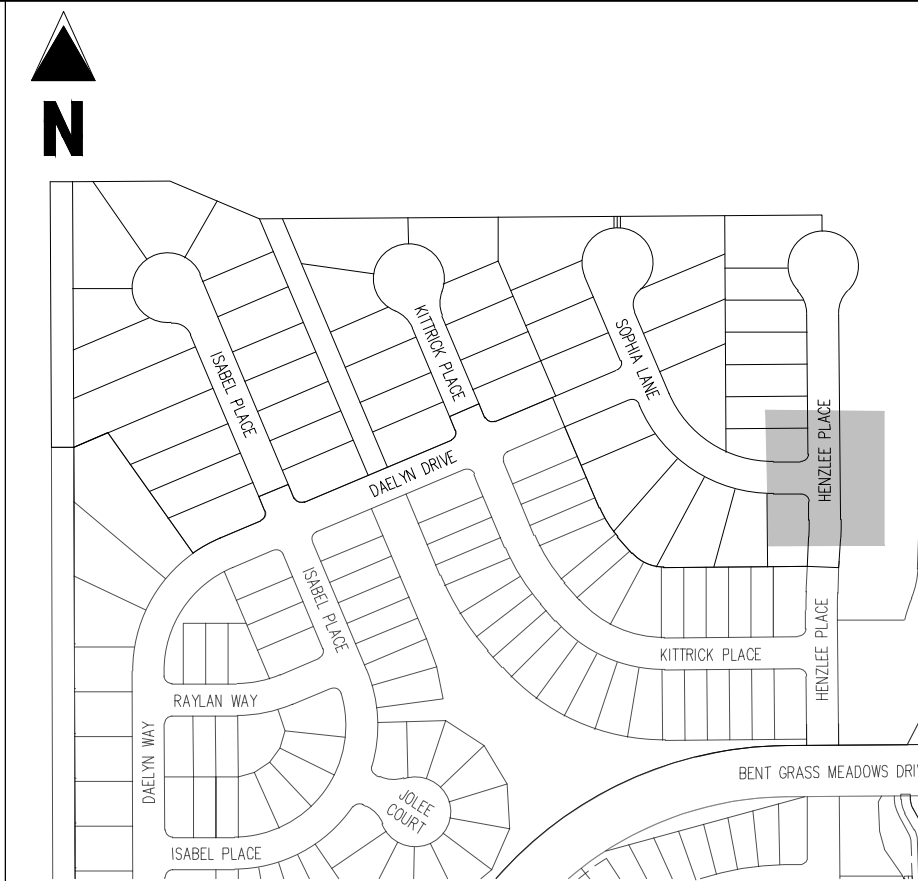
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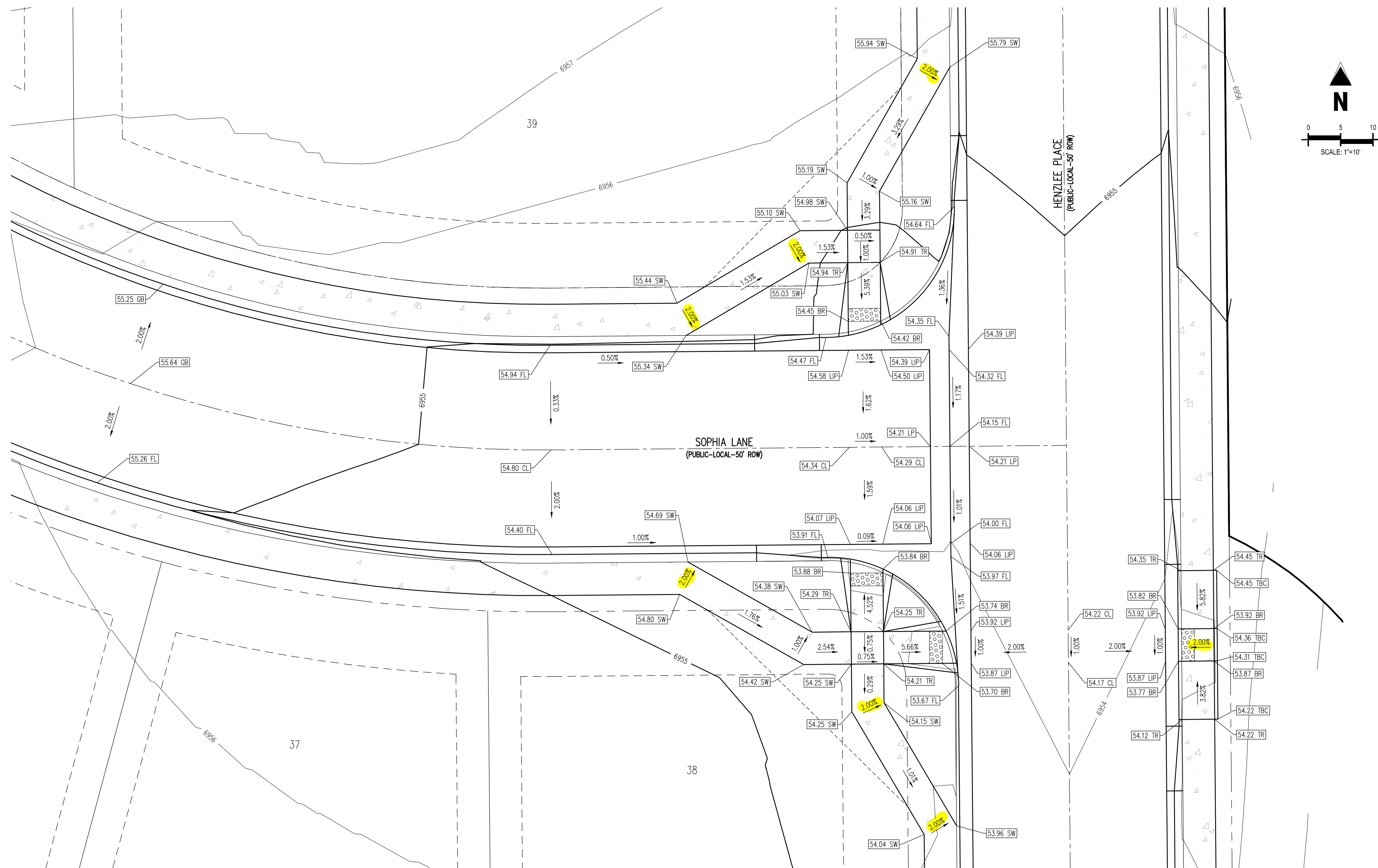


Know what's **below**.
Call before you dig.



KEY MAP

SCALE: 1"=300'



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CHALLENGER
HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3

FUR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000020
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Checked By:	RGD
Date:	01/20/2022

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Sheet 14 of 14

Challenger Homes Inc.CO, Fallon • CUH00020 • FM at Bent Grass F31C9A3-CDUTL1CU120 U0.0 U11 CoverNews-Sections.dwg • Road Bishop • 12/24/2022

GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHD), THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE 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 PER 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 THE 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 DISTRICT'S 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. CONTRACT 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 CONTRACTOR'S 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 BRANDS ARE AMERICAN AVM SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.

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 RUI16 - RUBB-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.

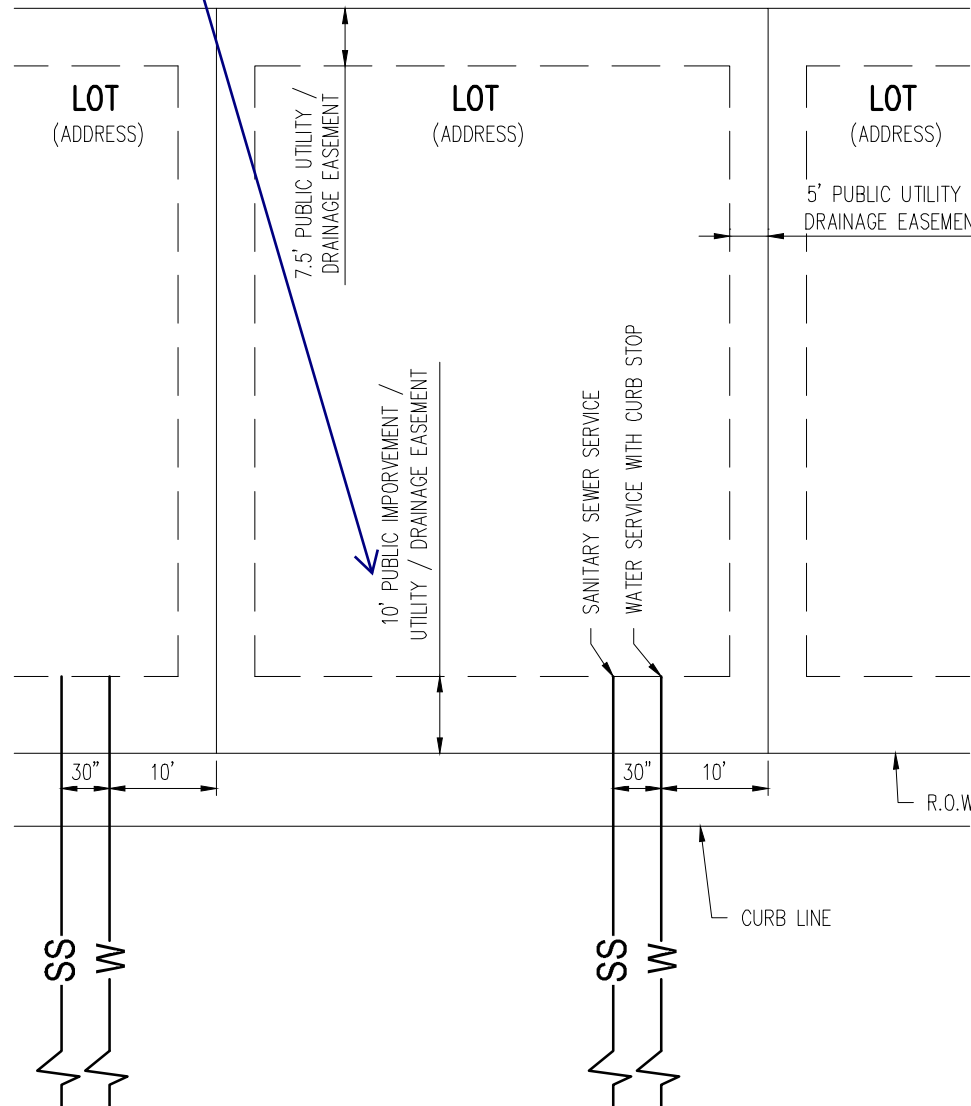
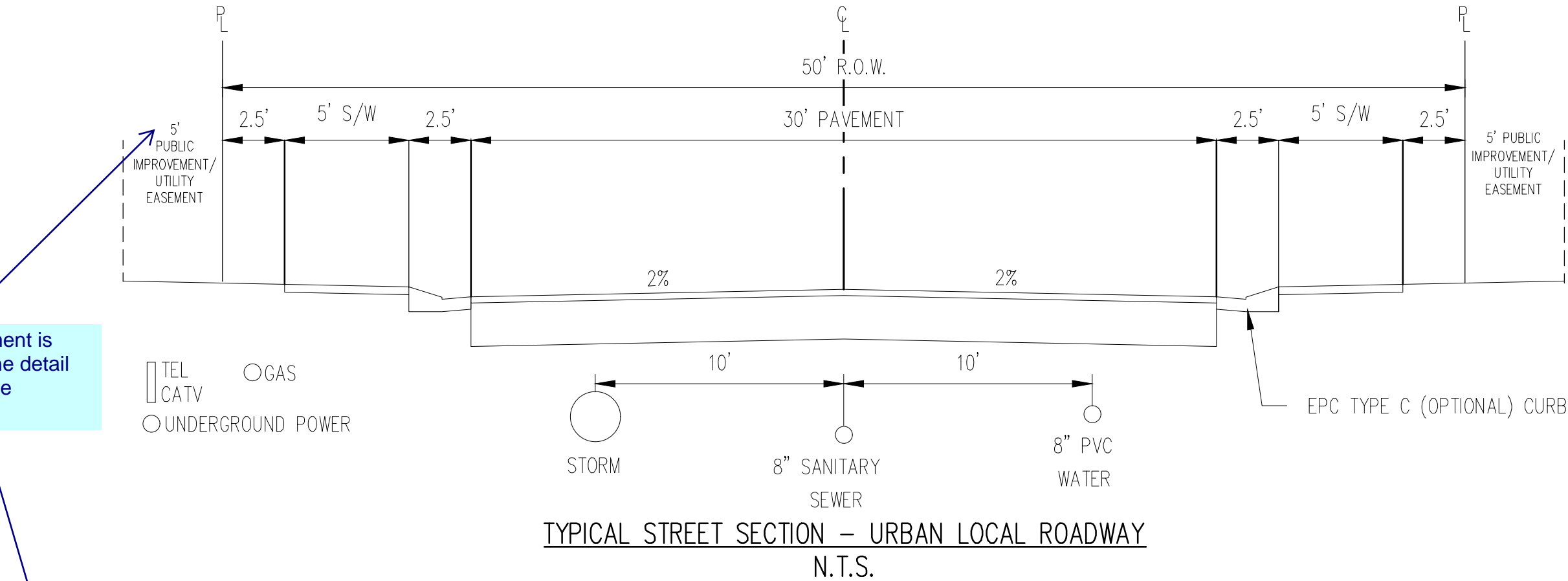
B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

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.

a 10' easement is shown on the detail below, revise accordingly.



UTILITY NOTES

1. CONTRACTOR TO OBTAIN WORK IN THE ROW PERMIT FROM EL PASO COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO POTHOLE AND VERIFY EXISTENCE OF OTHER UTILITIES WITHIN ANY PUBLIC RIGHT OF WAYS.
3. CONTRACTOR TO MAINTAIN 5.5' MINIMUM COVER OVER ALL WATER MAINS CONSTRUCTED.
4. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY; NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSS PANS.
5. STANDARD WATER SERVICE LOCATIONS TO BE 10' FROM THE DOWNSTREAM PROPERTY LINE AND EXTENDED 10' TO THE UTILITY EASEMENT.
6. STANDARD WASTEWATER SERVICES TO BE IN A COMMON TRENCH WITH STANDARD WATER SERVICES. SHALL BE LOCATED A MINIMUM OF 30' FROM CENTER OF PIPE. SEE WOODMEN HILLS METRO DISTRICT STANDARD SPECIFICATIONS DETAIL W-13.
7. STANDARD SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
8. CURB STOPS ARE NOT TO BE INSTALLED IN CONCRETE CURB, CROSS PANS, SIDEWALKS, OR DRIVEWAYS.
9. SEE PLANS FOR THE LOCATION OF STANDARD SERVICES ON CORNER LOTS.

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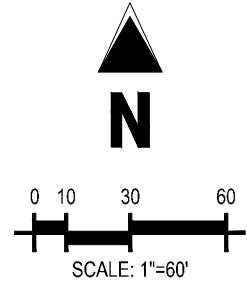
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/29/2022

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| | PROPOSED STORM DRAIN PIPE |
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| W | PROPOSED WATER LINE |
| SS | EXISTING SANITARY SEWER LINE |
| SS | PROPOSED SANITARY SEWER LINE |
| | EXISTING DRAINAGE FEATURE OUTLINE |
| | PROPOSED DRAINAGE FEATURE OUTLINE |
| | EXISTING SWALE WITH FLOW DIRECTION |
| | PROPOSED SWALE WITH FLOW DIRECTION |
| | 100-YR
100-YEAR FEMA FLOODPLAIN |
| | PROPOSED 1" TO 2" CRUSHED ROCK |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| | PROPOSED LOT # |
| | EXISTING LOT # |
| | PROPOSED ADA RAMP |

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A
YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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 FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



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.

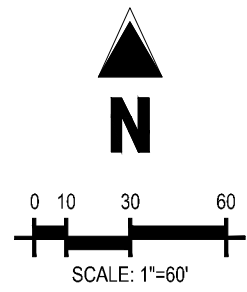
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

OVERALL HORIZONTAL
CONTROL

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Sheet 4 of 17



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| | EXISTING PROPERTY LINE |
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| | PROPOSED RIGHT OF WAY LINE |
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| | EXISTING WATER LINE |
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| | EXISTING SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | EXISTING DRAINAGE FEATURE OUTLINE |
| | PROPOSED DRAINAGE FEATURE OUTLINE |
| | EXISTING SNAKE WITH FLOW DIRECTION |
| | PROPOSED SNAKE WITH FLOW DIRECTION |
| | 100-YR FLOODPLAIN |
| | PROPOSED 1" TO 2" CRUSHED ROCK |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| | PROPOSED LOT # |
| | EXISTING LOT # |
| | PROPOSED ADA RAMP |

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CAUTION - NOTICE TO CONTRACTOR

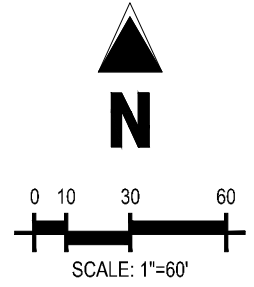
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Call before you dig

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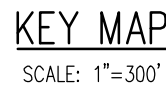
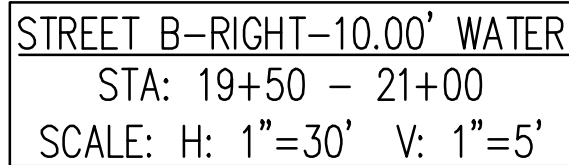
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- 811**
- Know what's below.
Call before you dig.**



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| | EXISTING SWALE WITH FLOW DIRECTION |
| | PROPOSED SWALE WITH FLOW DIRECTION |
| | 100-YR FEMA FLOODPLAIN |
| | PROPOSED CDOT CLASS 6 GRAVEL |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| | PROPOSED LOT # |
| | EXISTING LOT # (BENT GRASS FILL NO.) |
| | PROPOSED ADA RAMP |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED REDUCER |
| | PROPOSED WATER BEND/TEE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED FES |
| | PROPOSED STORM MANHOLE |
| | PROPOSED CDOT TYPE R STORM INLET |

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER.
2. WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STUB PIPE THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN:

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Checked By:	RGD
Date:	01/20/2022

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	EXISTING PROPERTY LINE TO BE REMOVED
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	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
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	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
	EXISTING SWALE WITH FLOW DIRECTION
	PROPOSED SWALE WITH FLOW DIRECTION
	100-YR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING CDOT CLASS 6 GRAVEL
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RP RAP
	EXISTING GROUTED BOULDERS
	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
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1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CUR AND/OR GUTTER.
2. A WATER MAIN SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STUB PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS $N00^{\circ}13'46''W$ AND MONUMENTED AS SHOWN:

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A
YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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 FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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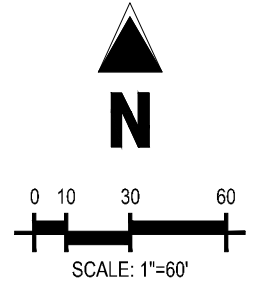
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

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Sheet 7 of 14

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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022



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| | PROPOSED RIGHT OF WAY LINE |
| | EXISTING LOT LINE |
| | PROPOSED LOT LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING SUBDIVISION BUFFER |
| | EXISTING STORM DRAIN PIPE |
| | PROPOSED STORM DRAIN PIPE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | EXISTING DRAINAGE FEATURE OUTLINE |
| | PROPOSED DRAINAGE FEATURE OUTLINE |
| | EXISTING SWALE WITH FLOW DIRECTION |
| | PROPOSED SWALE WITH FLOW DIRECTION |
| | 100-YEAR FEMA FLOODPLAIN |
| | PROPOSED 1" TO 2" CRUSHED ROCK |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| | PROPOSED LOT # |
| | EXISTING LOT # |
| | PROPOSED ADA RAMP |

BASIS OF BEARINGS

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BENCHMARK

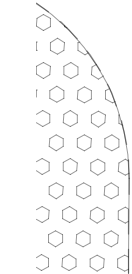
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A
YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

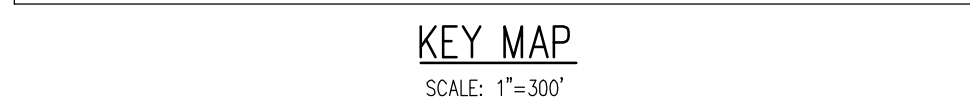
CAUTION – NOTICE TO CONTRACTOR

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





EXISTING PROPERTY LINE

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

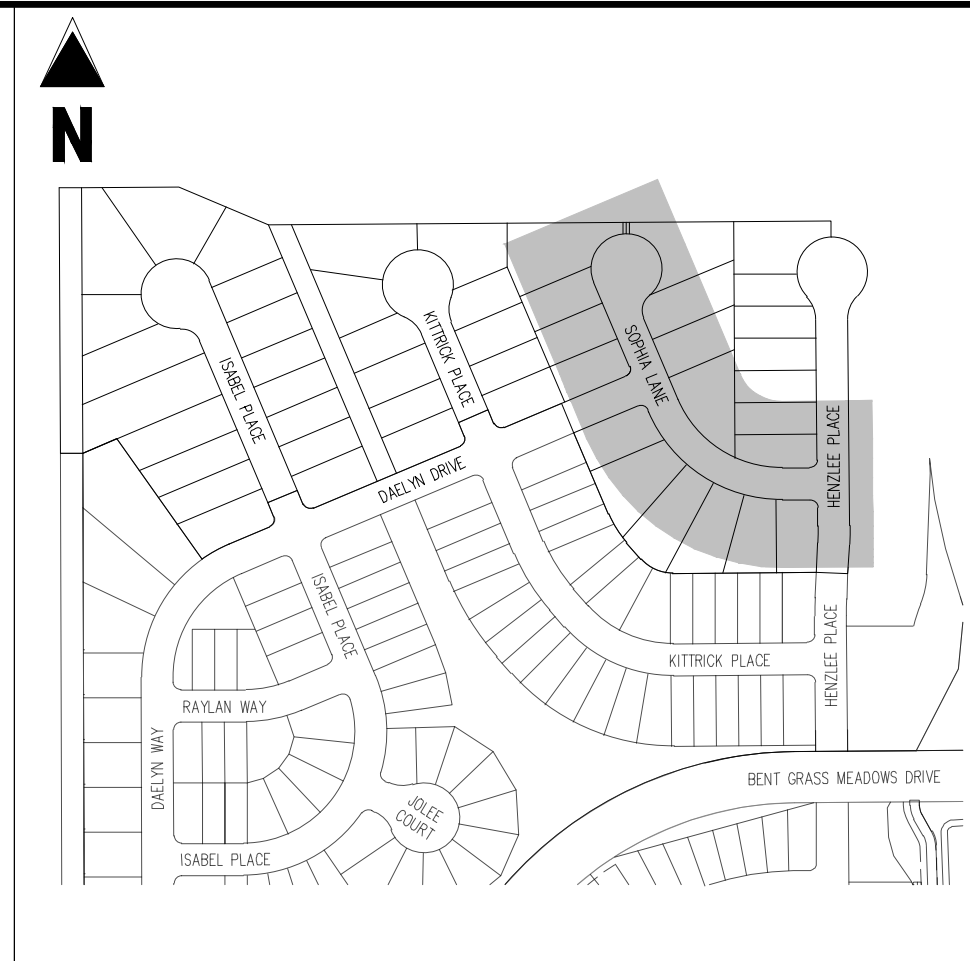
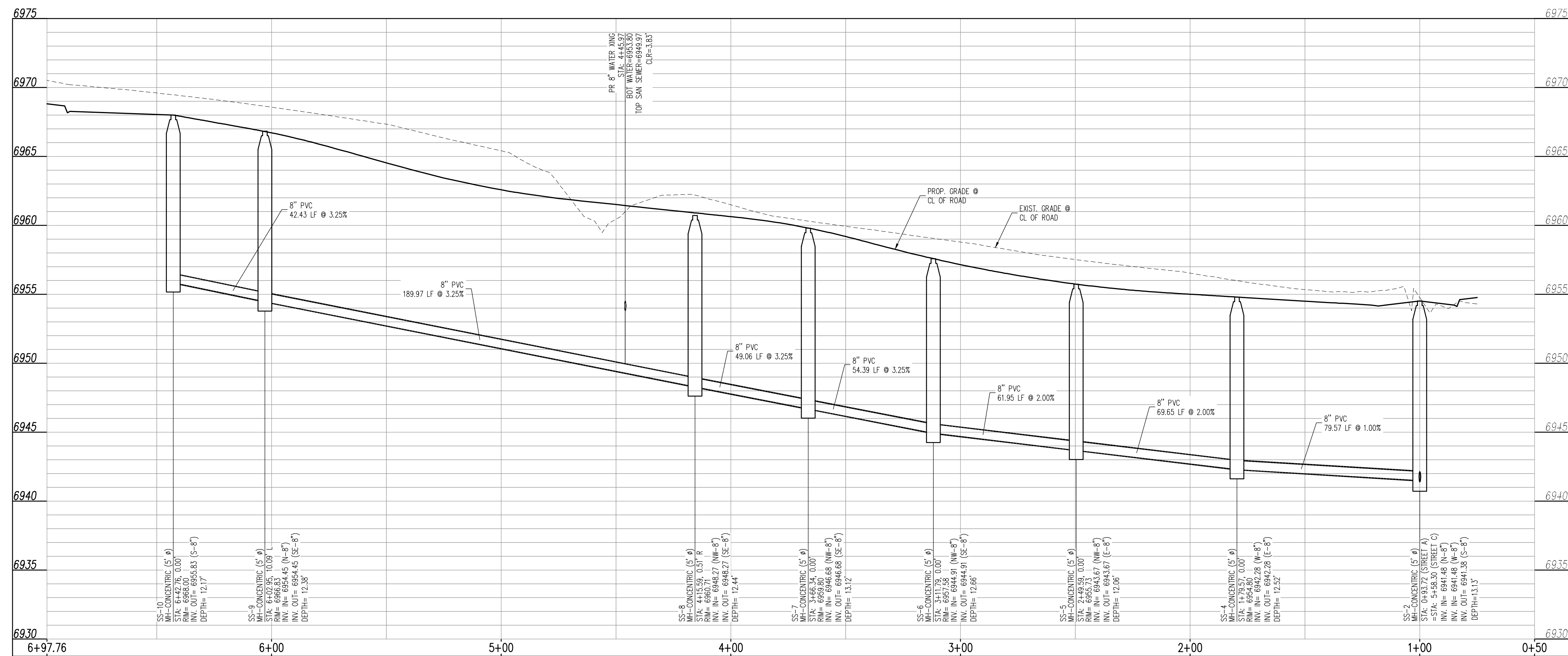
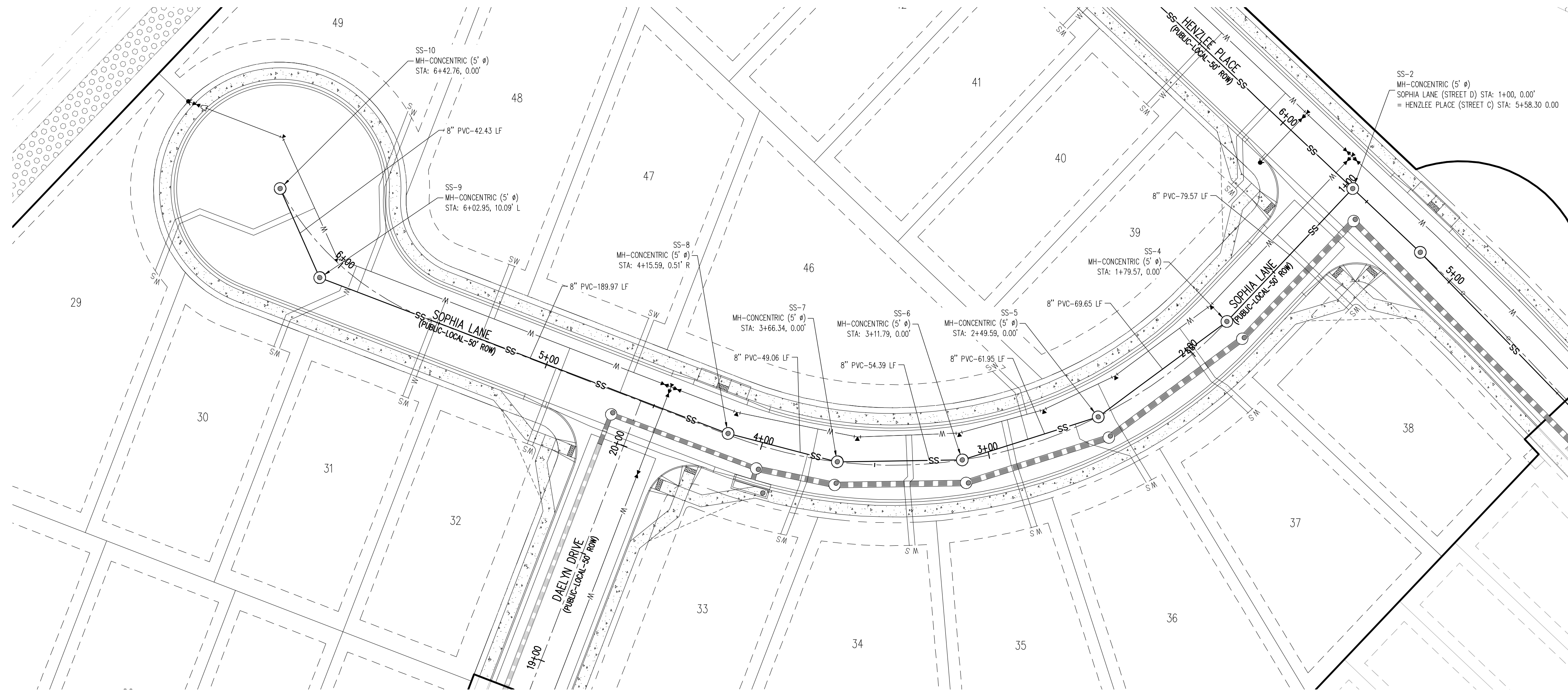
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1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS
PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD





LEGEND

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| | EXISTING PROPERTY LINE |
| | EXISTING PROPERTY LINE TO BE REMOVED |
| | PROPOSED RIGHT OF WAY LINE |
| | EXISTING LOT LINE |
| | PROPOSED LOT LINE |
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| | PROPOSED EASEMENT |
| | EXISTING SUBDIVISION BUFFER |
| | EXISTING STORM DRAIN PIPE |
| | PROPOSED STORM DRAIN PIPE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | EXISTING DRAINAGE FEATURE OUTLINE |
| | PROPOSED DRAINAGE FEATURE OUTLINE |
| | EXISTING SWALE WITH FLOW DIRECTION |
| | PROPOSED SWALE WITH FLOW DIRECTION |
| | 100-YEAR FEMA FLOODPLAIN |
| | PROPOSED CDOT CLASS 6 GRAVEL |
| | PROPOSED RIP RAP |
| | EXISTING CONCRETE PAVING |
| | EXISTING CDOT CLASS 6 GRAVEL |
| | EXISTING 1" TO 2" CRUSHED ROCK |
| | EXISTING RIP RAP |
| | EXISTING GROUTED BOULDERS |
| 113 | PROPOSED LOT # |
| | EXISTING LOT # (BENT GRASS FILL NO. 2) |
| | PROPOSED ADA RAMP |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED REDUCER |
| | PROPOSED WATER BEND/TEE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED FEES |
| | PROPOSED STORM MANHOLE |
| | PROPOSED CDOT TYPE R STORM INLET |

NOTES

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2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR IS# 24954 ELEVATION = 6947.67

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719.900.7220
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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

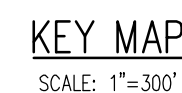
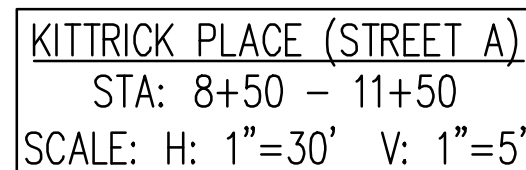
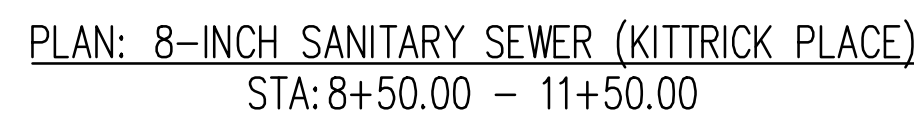
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

WASTEWATER P&P

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Sheet 10 of 17



	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
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	PROPOSED EASEMENT
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	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
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	100-YEAR FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP
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	EXISTING GROUNDED BOULDERS
	PROPOSED LOT #
	EXISTING LOT # (BENT GRASS FILING NO.)
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	PROPOSED GATE VALVE
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	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

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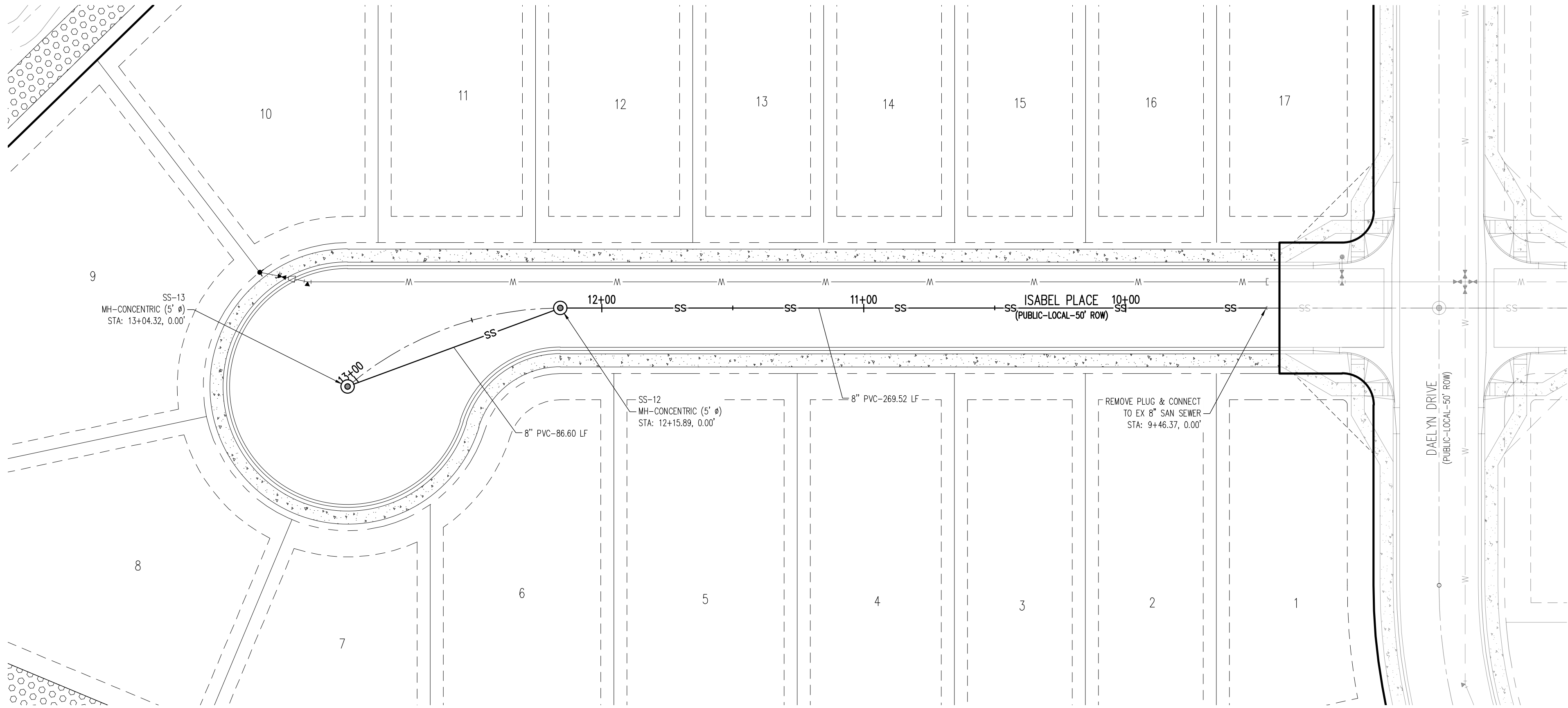
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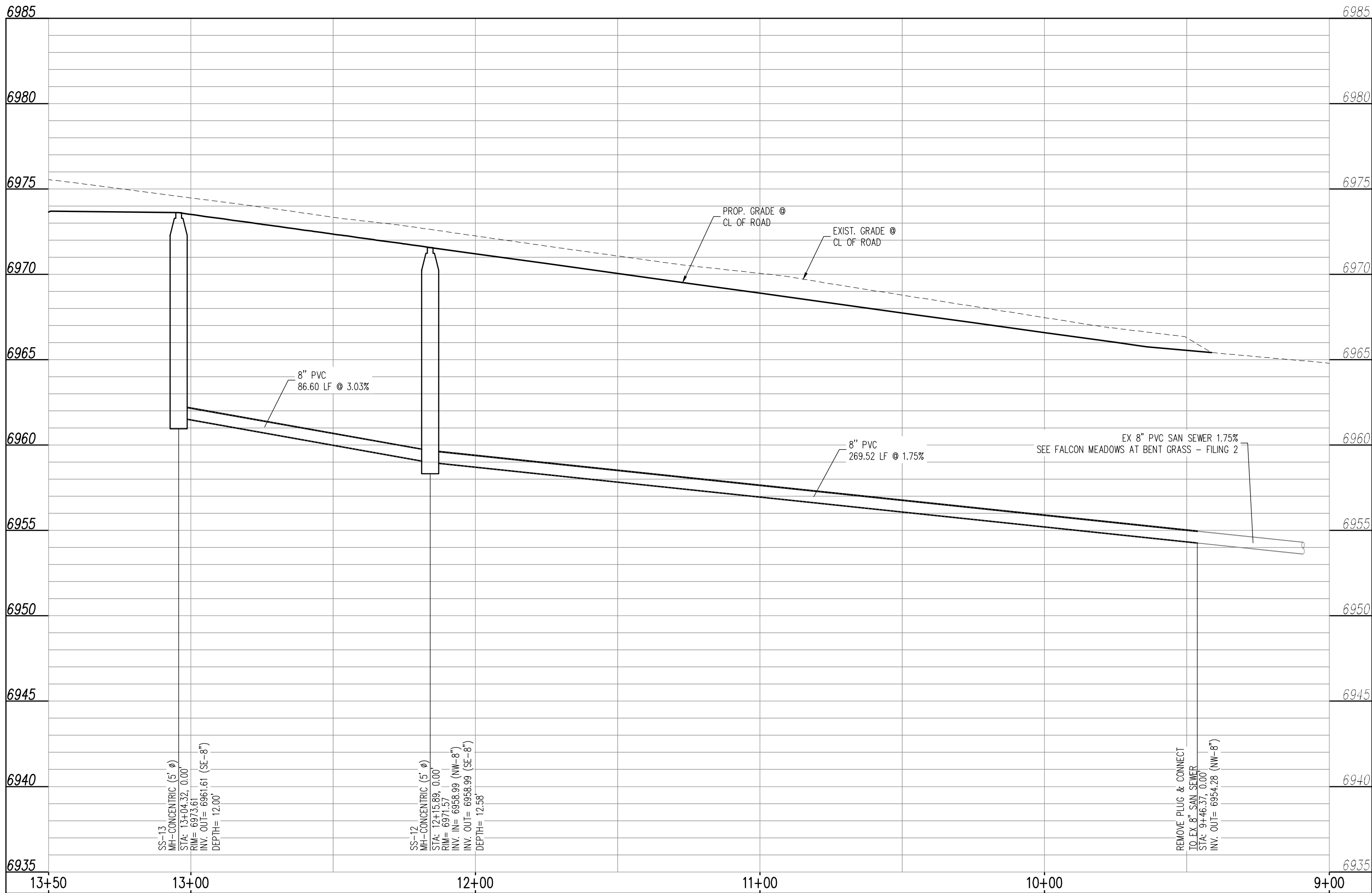
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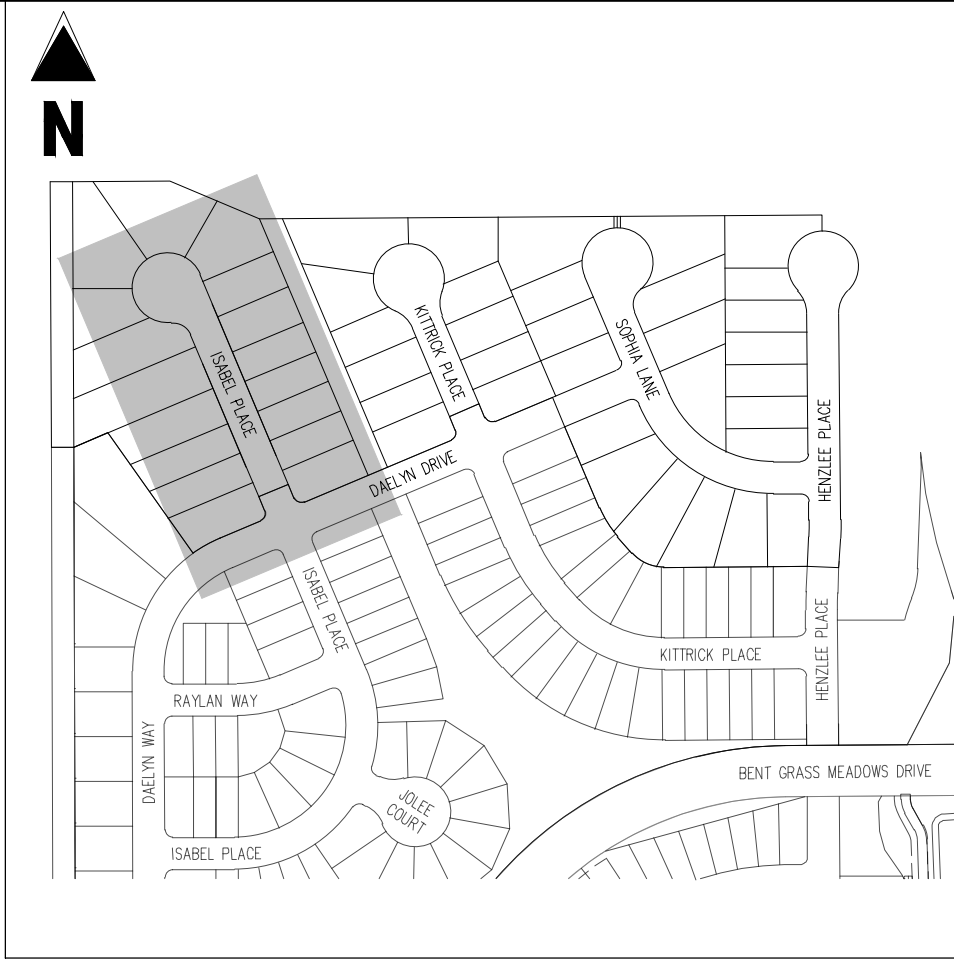
Know what's **below**.
Call before you c



PLAN: 8-INCH SANITARY SEWER (ISABEL PLACE)
STA: 9+00.00 - 13+50.00



ISABEL PLACE (STREET E)
STA: 9+00 - 13+50
SCALE: H: 1"=30' V: 1"=5'



KEY MAP
SCALE: 1"=300'

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING PROPERTY LINE TO BE REMOVED
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING SUBDIVISION BUFFER
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
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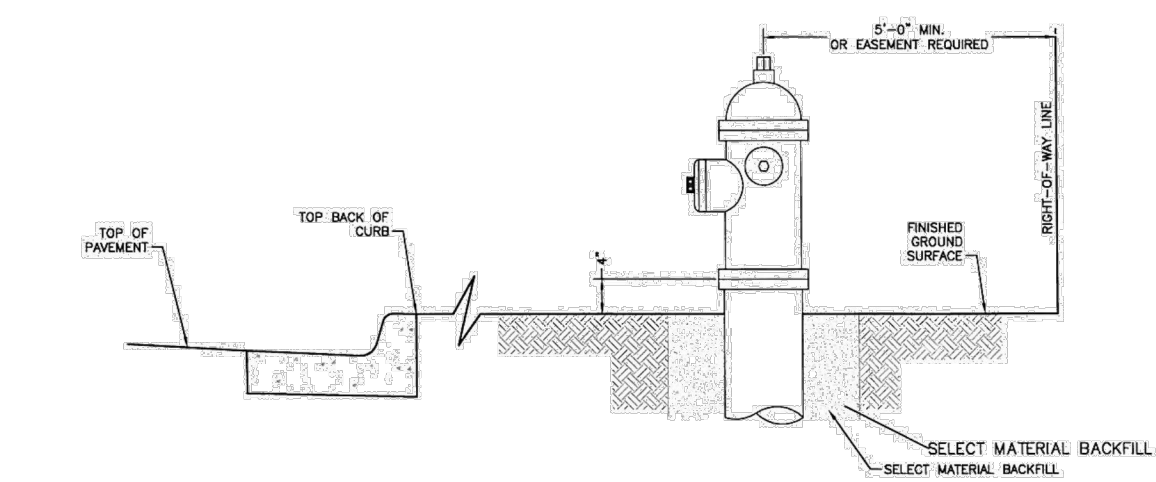
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FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

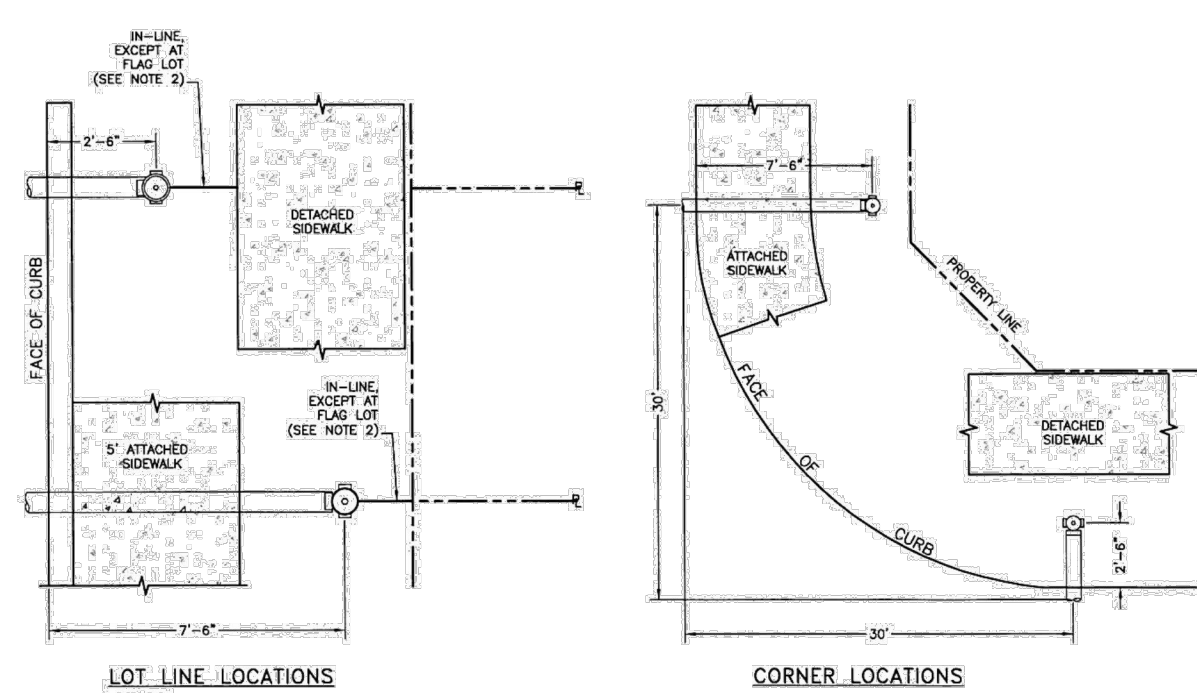
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/29/2022

WASTEWATER P&P

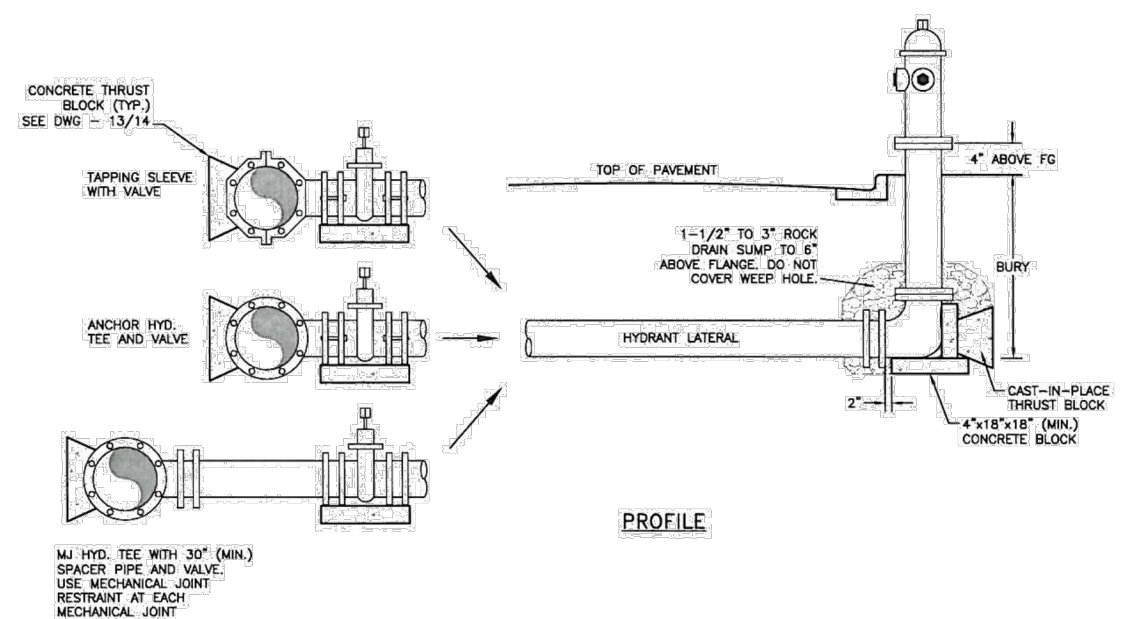
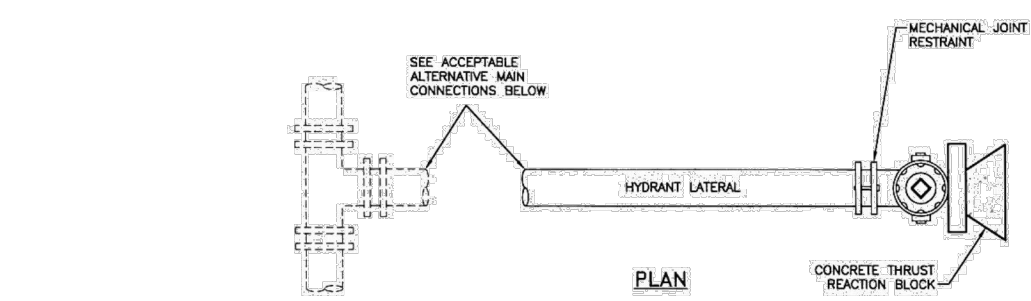


- GENERAL NOTES:**
1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
 2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE (AWAY FROM STEM).
 3. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FT. FROM ANY UTILITY OR DRAINAGE STRUCTURE.
 4. EXISTENCES MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FT. TO THE RIGHT-OF-WAY LINE.
 5. ANY HYDRANTS BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED ABOVE/OR DETAILED BELOW WILL BE REQUIRE SIGNED APPROVAL FROM THE DISTRICT AND THE FIRE DEPARTMENT.



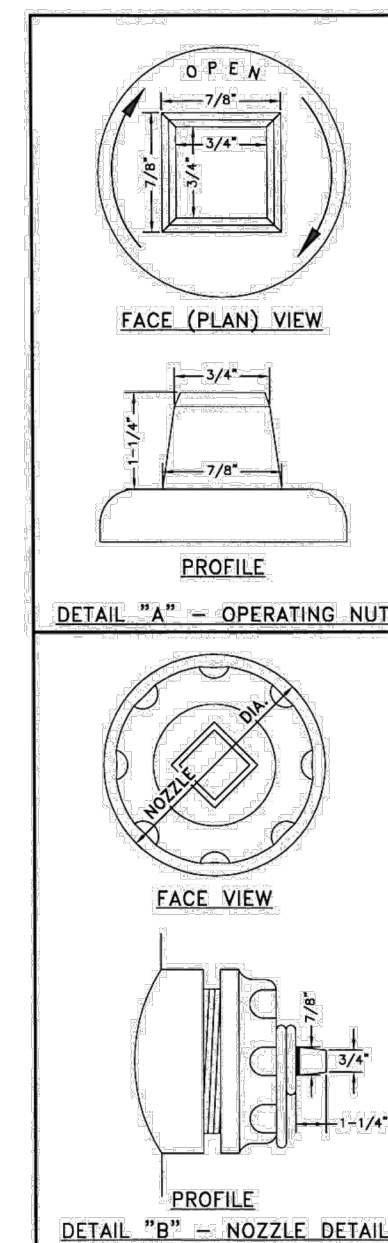
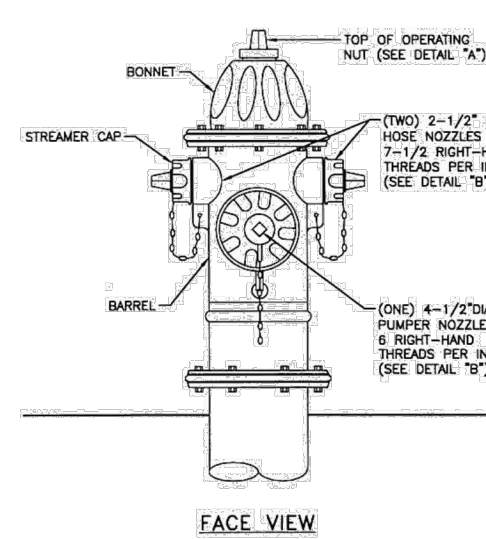
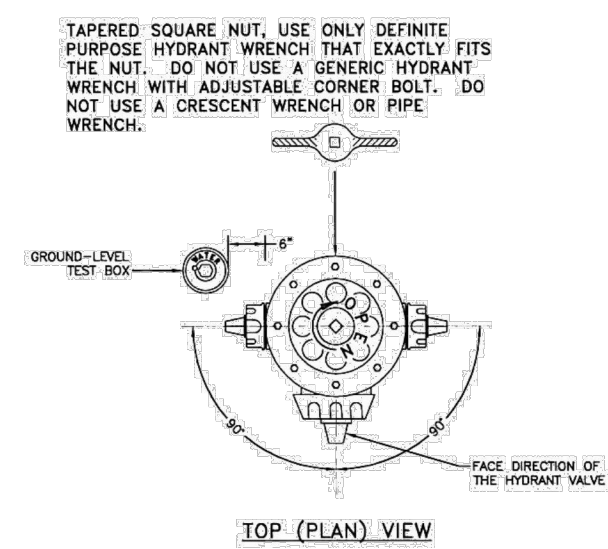
FIRE HYDRANT LOCATIONS

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-1
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



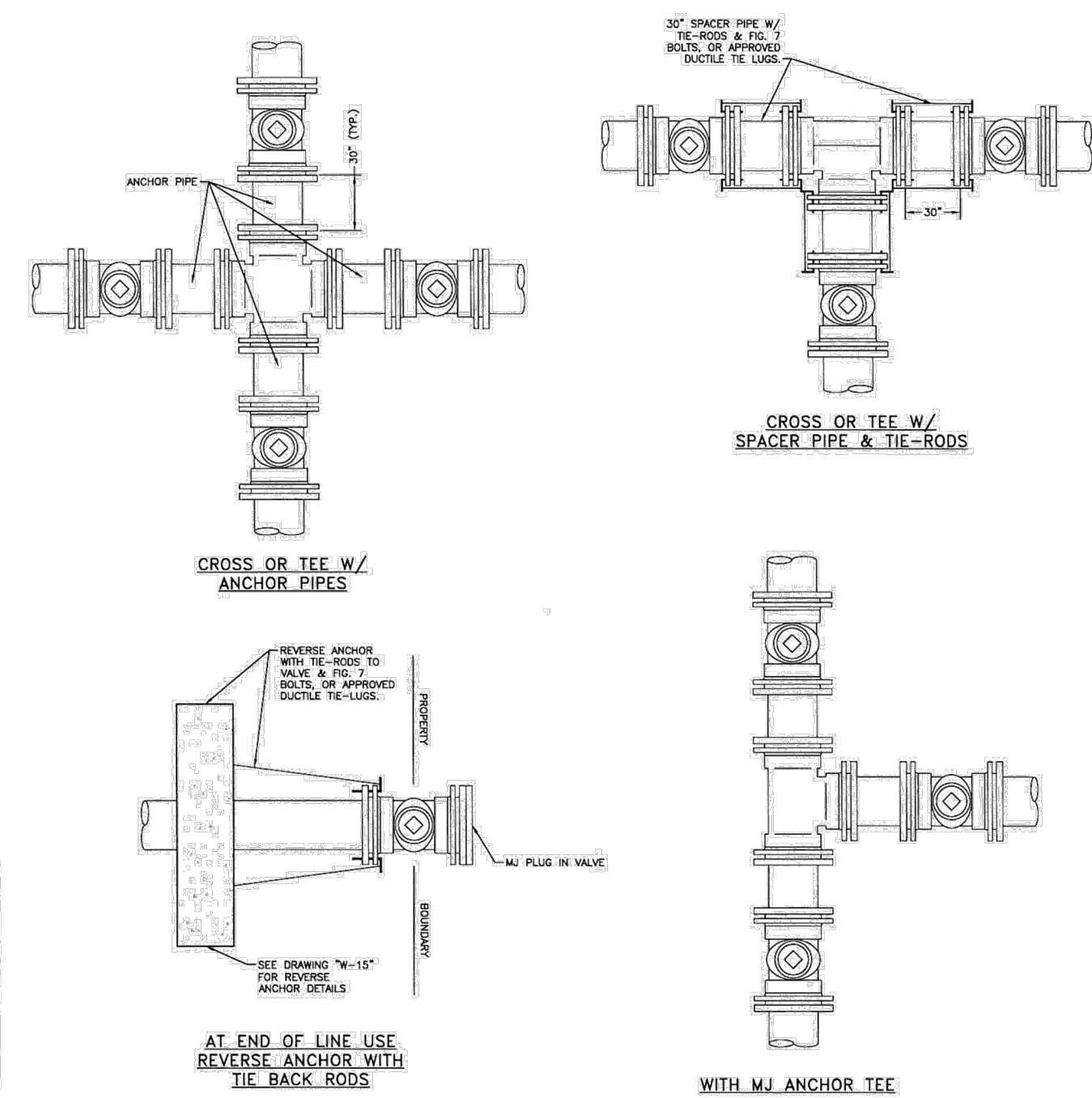
FIRE HYDRANT INSTALLATION

Drawn: GGM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-2
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



FIRE HYDRANT SPECIFICATIONS

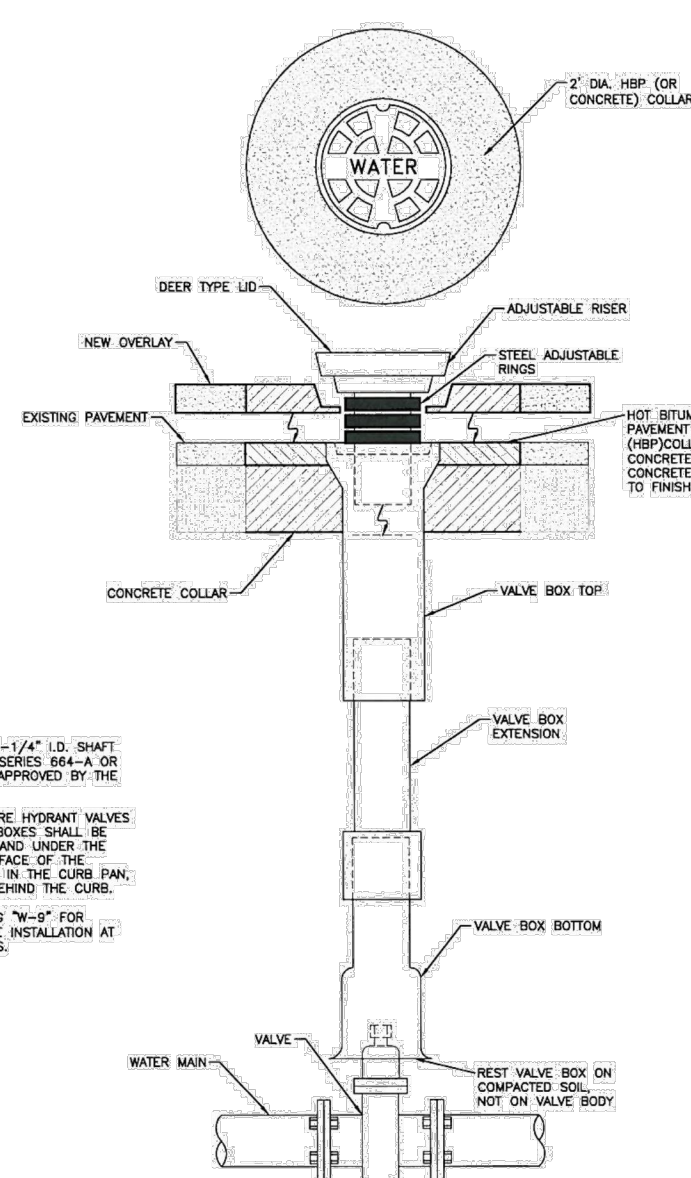
Drawn: GCM Date: JAN 2011 Scale: N.T.S.	Revised: Revised: Revised:	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-3
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- GENERAL NOTES:**
- ON ANY VALVE INSTALLATION AREA FITTING, THE VALVE SHALL BE ANCHORED BY RODS, REVERSE ANCHORS, AND MECHANICAL JOINT RESTRAINTS. 3/4" ANCHOR RODS SHALL BE USED WITH 7' BOLTS OR APPROVED DUCTILE IR BOLTS FOR GROUND-EDGE VALVES AND/OR FLANGES. ALL METALLIC COMPONENTS SHALL BE WRAPOED IN POLYETHYLENE FILMS.
 - ANCHOR PIPE OR FOSTER COUPLINGS MAY BE SUBSTITUTED FOR SPACER PIPE AND RODS.
 - THE CONCRETE REVERSE ANCHORS USED SHALL BE SIZED AS INDICATED ON DRAWING "W-15".
 - SEE DRAWINGS "W-24" AND "W-25" FOR APPLICATION OF MECHANICAL JOINT RESTRAINTS.
 - SEE DRAWING "W-5" FOR VALVE BOX INSTALLATION.

VALVE INSTALLATION & LOCATION

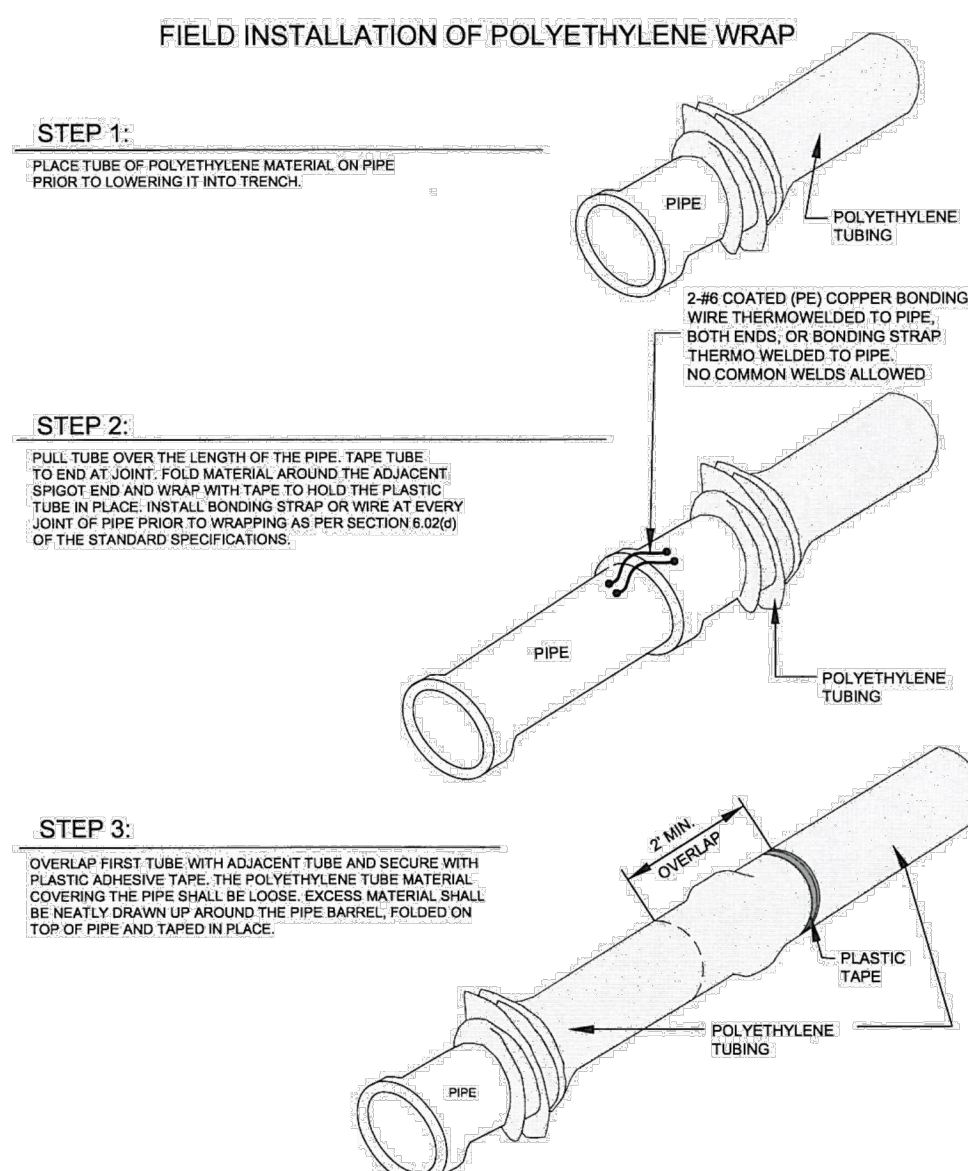
Drawn: GGM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-4
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



- NOTES:**
1. SUB-TYPE 5-1/4" I.D. SHAWT TYLER PIPE SERIES 864-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-9" FOR TRACER WIRE INSTALLATION AT VALVE BOXES.
-

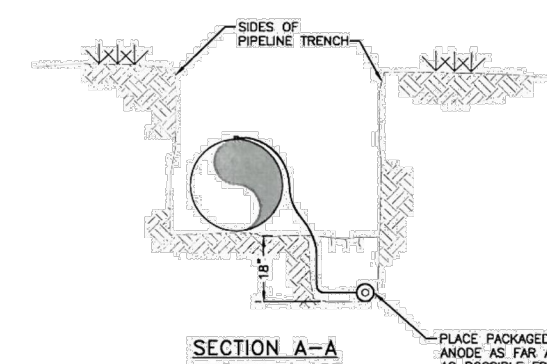
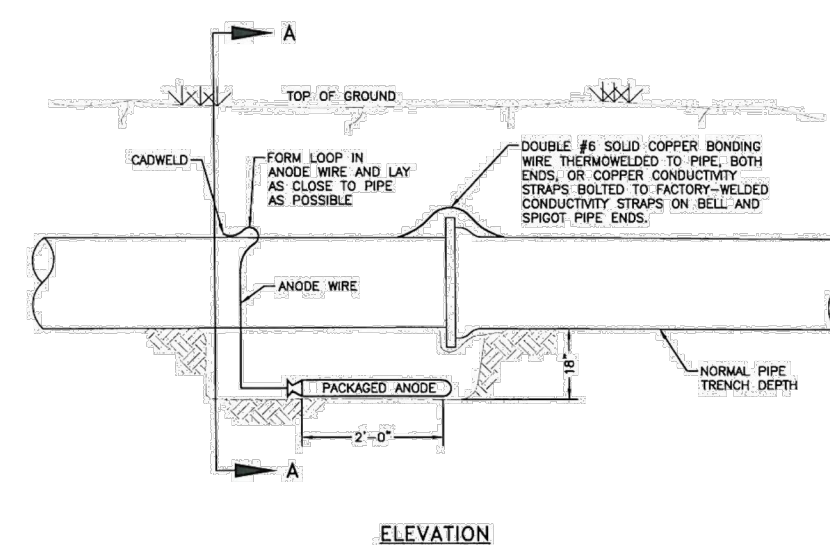
VALVE BOX INSTALLATION

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-5
Date: JAN 2011	Revised:			
Sheets: 2 of 2	Revised:			



POLYETHYLENE WRAP

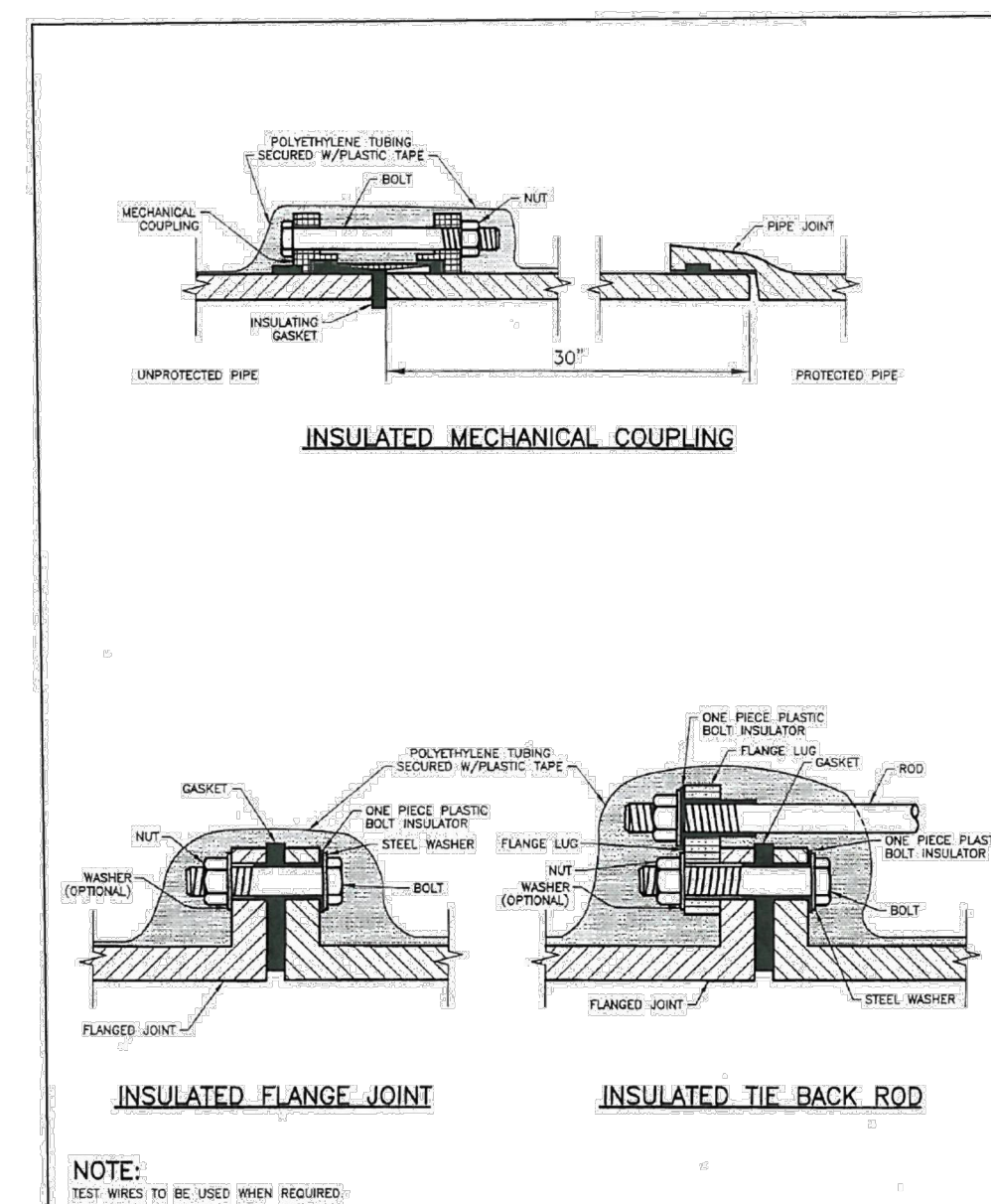
Drawn: GDM	Revised:	WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-6
Date: JAN 2011	Revised:			
Quoted: JAN	Revised:			



- NOTES:**
1. CADDLED 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: GGM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-7
Date: JAN 2011	Revised:			
Scale: N/A	Revised:			



INSULATOR INSTALLATION

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-8
Date: JAN 2011	Revised:			
Scale:	Revised:			

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CHALLENGER
HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3

FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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Project No: CLH000020

Drawn By: CMWJ

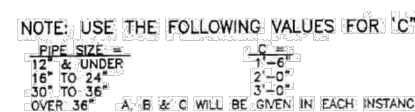
Checked By: RGD

Date: 01/20/2022

WATER DETAILS SHEET 1

U3.1

Sheet 13 of 17

[illegible]

SEE VOLUMES ABOVE FOR A, B & C DIM.				
FITTING	4"	6"	8"	12"
TEE	$\frac{1}{8}$ yd.	$\frac{1}{2}$ yd.	$\frac{3}{4}$ yd.	2 yd.
60° BEND	$\frac{1}{8}$ yd.	$\frac{1}{4}$ yd.	$1\frac{1}{8}$ yd.	3 yd.
45° BEND	$\frac{1}{8}$ yd.	$\frac{1}{2}$ yd.	$\frac{3}{4}$ yd.	$1\frac{1}{2}$ yd.
22-1/2° BEND	$\frac{1}{8}$ yd.	$\frac{1}{4}$ yd.	$\frac{1}{4}$ yd.	$\frac{3}{4}$ yd.
11-1/4° BEND	$\frac{1}{8}$ yd.	$\frac{1}{8}$ yd.	$\frac{1}{8}$ yd.	$\frac{1}{4}$ yd.

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-10
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



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.

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-11
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



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

WOODMEN HILLS WATER & WASTEWATER SYSTEM
 METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

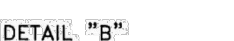
Drawn: GGM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT <small>ESTABLISHED 1964</small>	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-12
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



- NOTES:**
1. ALL METALLIC COMPONENTS TO BE ENCASED IN CONCRETE OR WRAPPED IN POLYETHYLENE TUBING.
 2. MAX. ROD LENGTH = 12'
 3. MIN. ROD LENGTH = 4'

WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	W-15
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Revised: N.T.S.	Revised:			



NOTES:

1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND, ADDITIONAL BENDS MAY BE REQUIRED BY THE INSPECTOR.
2. COAT THE RODS, BEAM AND BLACK IRON PIPE WITH EPOXY POLYAMIDE COATING, 10 MILS MIN.
3. ENTIRE BLOW OFF ASSEMBLY MUST BE FULLY SUPPORTED. CONCRETE STEPPING STONES MAY BE REQUIRED.
4. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED JOINTS.

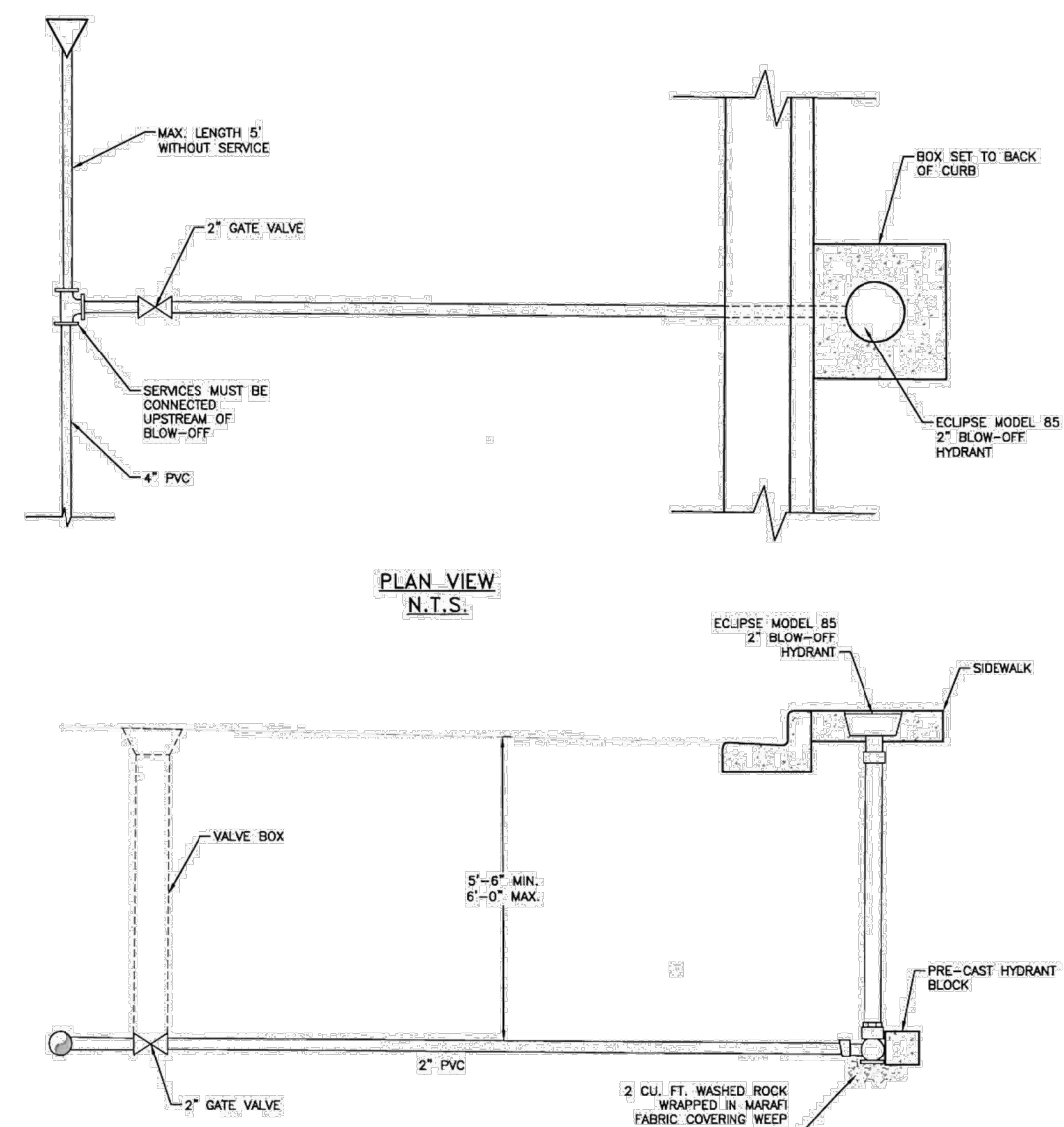
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-18
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



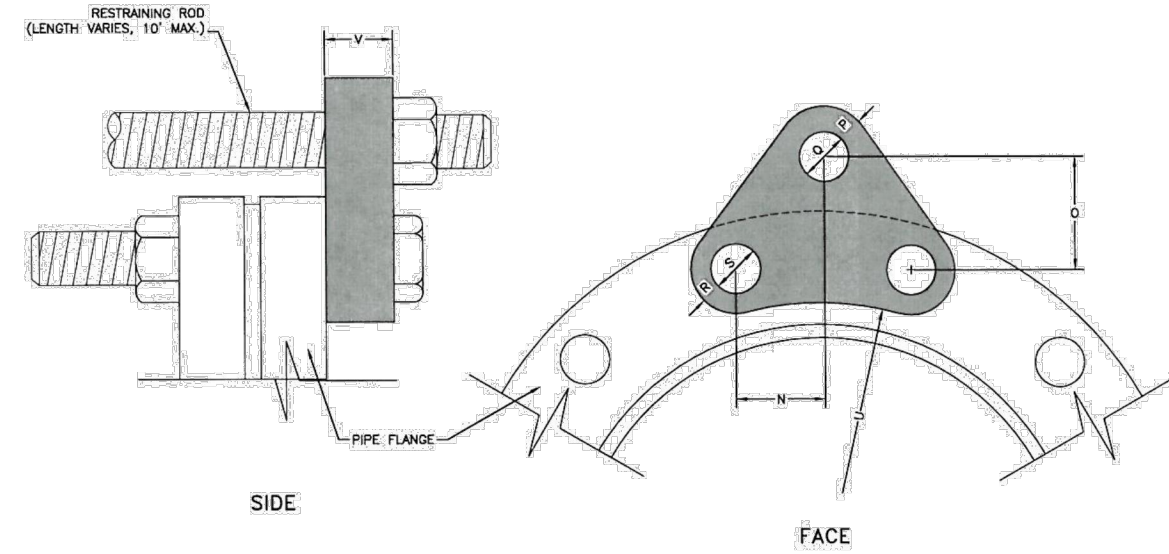
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-21
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



CUL-DE-SAC BLOW-OFF DETAIL

Drawn: GDM	Revised:		WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-22
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

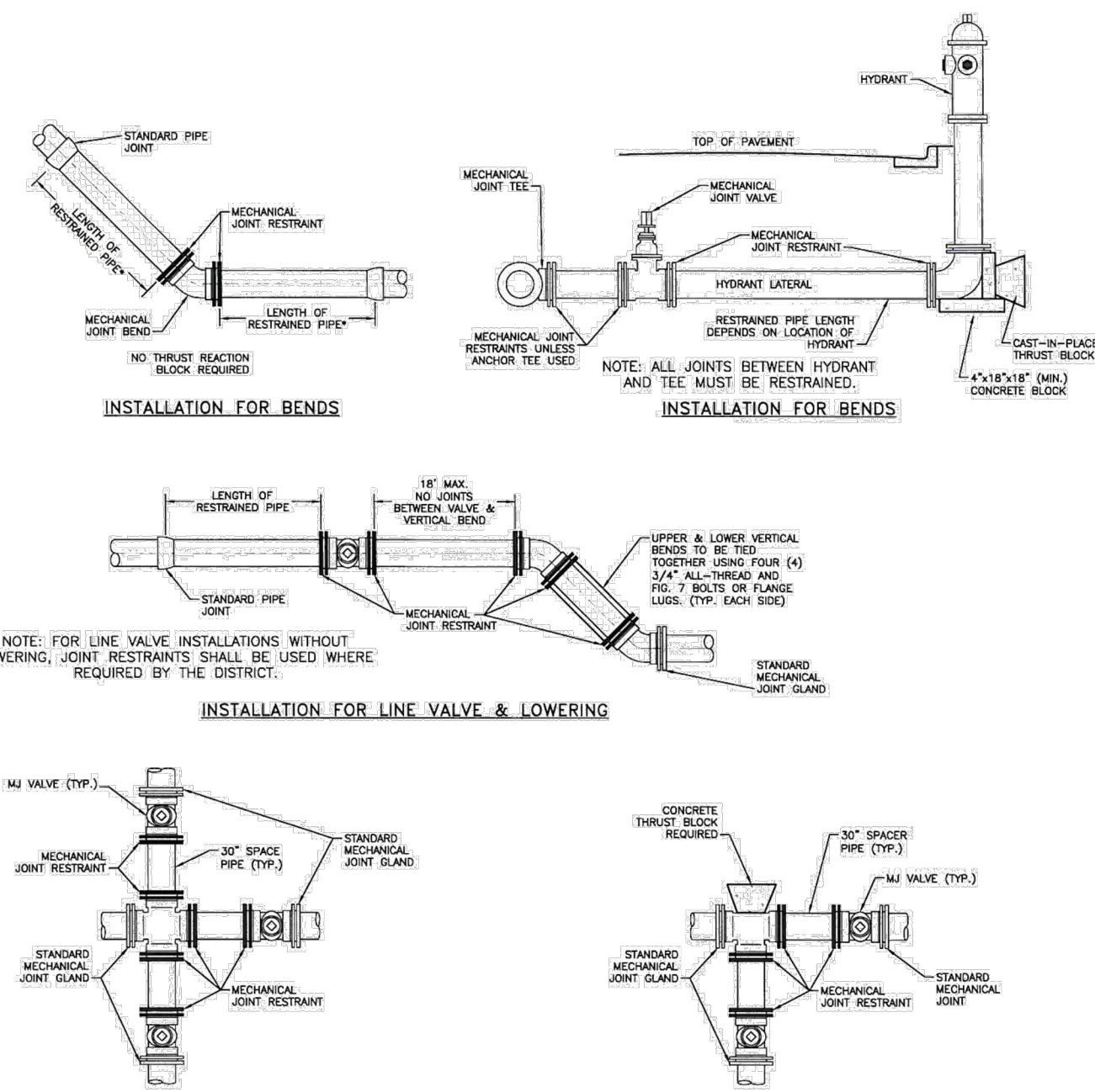


PIPE DIA. (IN.)	PRESS. CLASS (PSI)	H.S. ROD						M.S. ROD						NO REO'D (IN.)	
		"0" (IN.)	"0" (IN.)	"0" (IN.)	"0" (IN.)	ROD DIA. (IN.)	"0" (IN.)	ROD DIA. (IN.)	"0" (IN.)	"0" (IN.)	"0" (IN.)	"0" (IN.)			
6	150	1-15/16	2-1/4	1	7/8	3/4	1	7/8	3/4	7/8	7/8	7/8	3-3/4	3/4	2
	300	1-3/8	2-3/4	1	7/8	1	1	7/8	7/8	1	7/8	7/8	4-7/16	1	
	150	2-1/4	2-3/4	1	7/8	3/4	1	7/8	3/4	1	7/8	7/8	4-7/16	3/4	
8	300	1-1/2	2-7/8	1	7/8	1	1	7/8	1	7/8	1	7/8	5-1/2	1	2
	150	2-1/8	2-7/8	1	7/8	1	1	7/8	1	7/8	1	7/8	5-1/2	1	
	150	2-3/8	2-7/8	1	1-1/8	1-1/8	1	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	7-1/8	1	
12	300	1-3/4	3-3/4	1-3/8	1-1/4	1-1/2	1-1/2	1-3/8	1-1/4	1-1/4	1-1/8	7-1/2	1-1/8	2	
	150	2-1/2	2-1/4	1-1/2	1-3/8	1-1/4	1-1/2	1-1/2	1-1/4	1-1/4	1-1/8	8-3/8	1-1/8		
	300	1-3/4	4-1/4	1-1/2	1-3/8	1-1/2	1-1/2	1-3/8	1-1/2	1-1/2	1-1/8	7-1/2	1-1/8		
18	150	1-1/4	2-1/2	1	1-1/8	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-1/2	1-1/8	3	
	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	1-1/2	1-1/2	1-1/8		
	150	2-5/8	1-15/16	1-1/8	1-1/8	1	1-1/8	1	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8		
20	300	1-3/8	3-1/8	1-1/8	1-1/2	1-3/8	1-3/8	1-1/2	1-3/8	1-1/2	1-3/8	1-1/2	2-1/2	4	
	150	2-1/8	2-3/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8		
	300	2-5/8	1-1/2	1-8/16	1-1/2	1-1/2	1-8/16	1-1/2	1-1/2	1-1/2	1-5/8	12-1/2	2-1/4		
24	300	2-5/8	1-1/2	1-8/16	1-1/2	1-1/2	1-8/16	1-1/2	1-1/2	1-1/2	1-5/8	12-1/2	2-1/4	6	
	150	2-1/8	2-3/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8	1-1/8		
	300	2-5/8	1-1/2	1-8/16	1-1/2	1-1/2	1-8/16	1-1/2	1-1/2	1-1/2	1-5/8	12-1/2	2-1/4		

- 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: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-23
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT <small>PROGRESS THROUGH PARTNERSHIP</small>	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-24
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

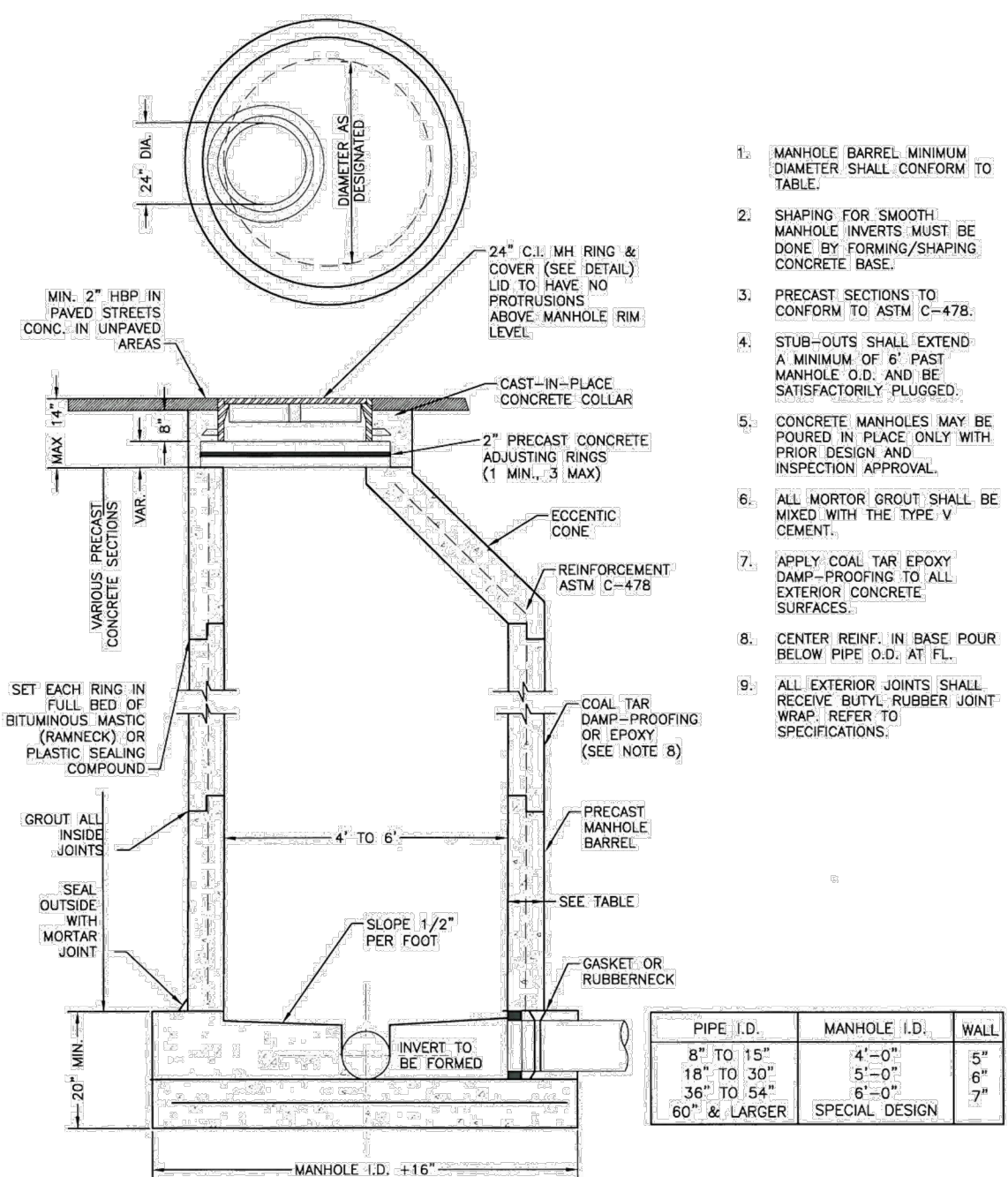
RESTRAINED M.J. PIPE LENGTH (FT)

6-INCH DUCTILE IRON AND PVC				16-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING		STATIC STRESSURE (PSI)		TYPE OF FITTING		STATIC STRESSURE (PSI)	
		<100	100-150	<100	100-150	<100	100-150
90° BEND, TEE, VALVE OR PLUG		12	18	24	50° BEND, TEE, VALVE OR PLUG	29	43
45° BEND		5	8	10	45° BEND	12	18
22-1/2° BEND		2	4	5	22-1/2° BEND	6	9
11-1/4° BEND		1	2	2	11-1/4° BEND	3	4
8-INCH DUCTILE IRON AND PVC				18-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING		STATIC STRESSURE (PSI)		TYPE OF FITTING		STATIC STRESSURE (PSI)	
		<100	100-150	<100	100-150	<100	100-150
90° BEND, TEE, VALVE OR PLUG		16	24	32	50° BEND, TEE, VALVE OR PLUG	32	48
45° BEND		7	10	12	45° BEND	14	20
22-1/2° BEND		3	5	6	22-1/2° BEND	7	10
11-1/4° BEND		2	2	3	11-1/4° BEND	3	5
12-INCH DUCTILE IRON AND PVC				20-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING		STATIC STRESSURE (PSI)		TYPE OF FITTING		STATIC STRESSURE (PSI)	
		<100	100-150	<100	100-150	<100	100-150
90° BEND, TEE, VALVE OR PLUG		23	34	45	50° BEND, TEE, VALVE OR PLUG	35	52
45° BEND		9	14	19	45° BEND	15	22
22-1/2° BEND		5	7	9	22-1/2° BEND	7	10
11-1/4° BEND		2	3	4	11-1/4° BEND	3	5
24-INCH DUCTILE IRON AND PVC				30-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING		STATIC STRESSURE (PSI)		TYPE OF FITTING		STATIC STRESSURE (PSI)	
		<100	100-150	<100	100-150	<100	100-150
90° BEND, TEE, VALVE OR PLUG		41	61	81	50° BEND, TEE, VALVE OR PLUG	57	85
45° BEND		17	25	34	45° BEND	27	40
22-1/2° BEND		8	12	16	22-1/2° BEND	12	16
11-1/4° BEND		4	6	8	11-1/4° BEND	6	8

- NOTES:
1. PRESSURES GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.
 2. LENGTH IS BASED ON MINIMUM 5'-0" OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 5.10 OF THESE SPECIFICATIONS.
 3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE:
A. FOR DUCTILE PIPE, SERIES 1100 SERIES MEGALUG BY EBAA IRON OR EQUAL ON MECHANICAL JOINT
OR DOUBLE END SERIES MEGALUG BY EBAA IRON OR EQUAL ON PUSH ON JOINT PIPE.
B. FOR PVC PIPE, SERIES 1500 OR SERIES 2800 RESTRAINTS BY EBAA IRON OR EQUAL.

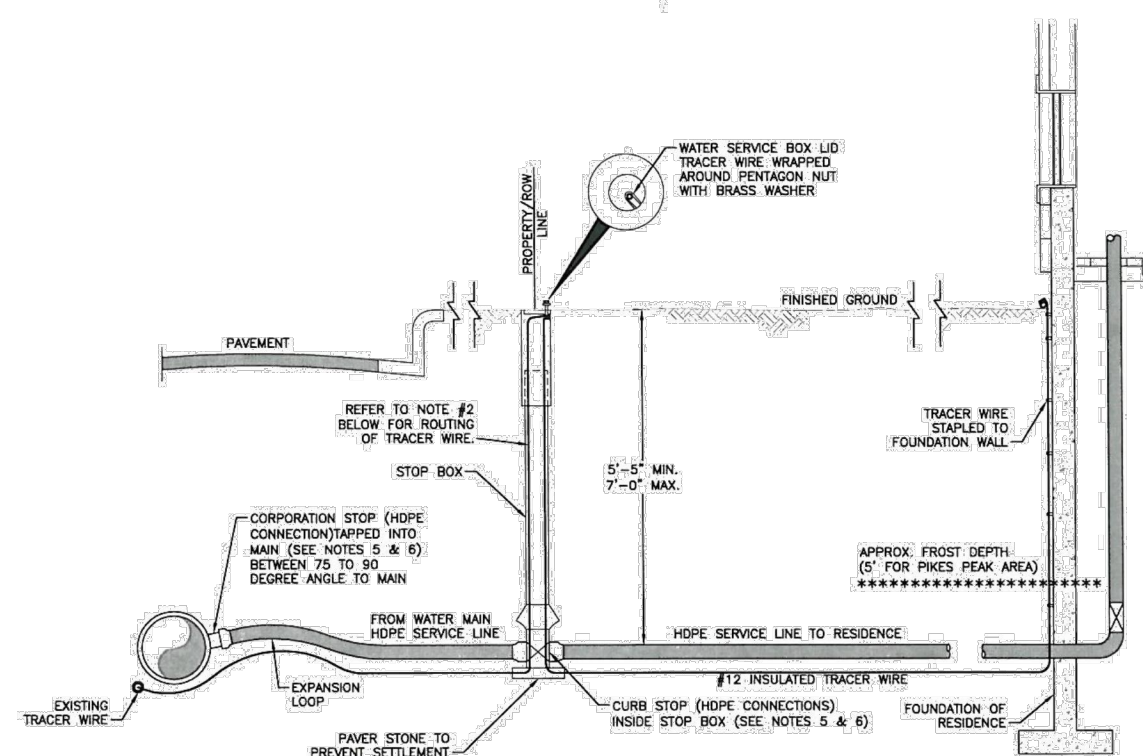
RESTRAINED MJ PIPE LENGTH DATA

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	W-25
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			



PRECAST MANHOLE

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	WW-3
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

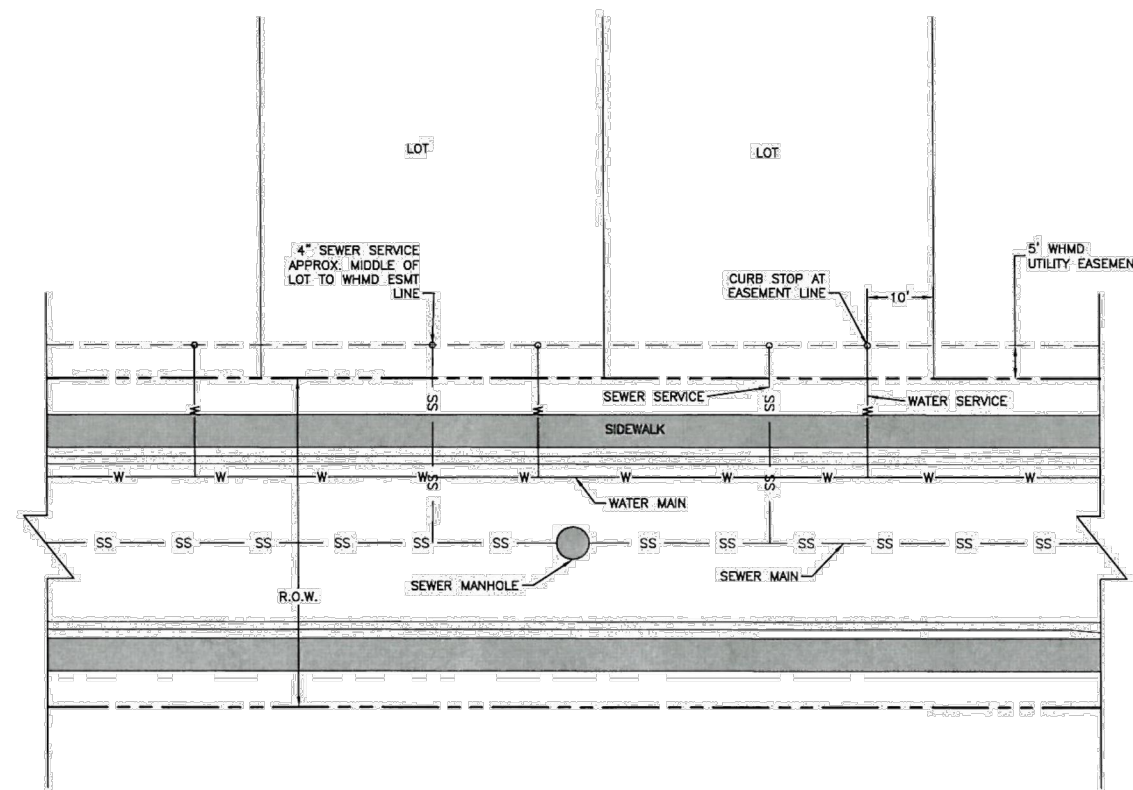


WATER SERVICE LINE NOTES:

3. 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 C.P. WATER SERVICE, THE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPPED INTO THE SERVICE LINE AT LEAST 3 LOCATIONS NOT TO EXCEED 10'. ALL CURB STOP BOXES SHALL HAVE A 1-1/2" X 1/2" C.P. TRACER WIRE TAPPED INTO THE ANODE AND A BELL END TO FIT OVER THE TOP OF THE CURB STOP BOX. THE TRACER WIRE IS THEN TAPPED UP THE INSIDE OF CURB STOP BOX BUT OUTSIDE THE 1-1/2" X 1/2" C.P. WIRE. TRACER WIRE SHALL BE TAPPED INTO THE SERVICE LINE UNDER A BRASS WASHER. THE WIRE WIRE WILL THEN BE ROUTED BACK DOWN TO THE CURB STOP BOX AND OUT THE 1/2" X 1/2" C.P. WIRE. THE WIRE SHALL BE TAPPED INTO THE 40 PVC, IT REACHES ABOVE THE SERVICE LINE. IT THEN TAPED AT 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 FORMING A ONE INCH LOOP AND WRAPPED WITH 4" FILLER TAP AND THEN 3/4" ELECTRICAL TAP FOR PROTECTION AT THE CURB.
3. TO ASSIST IN PIPE LOCATING, A SLUB ANODE SHOULD BE CONNECTED TO THE END OF THE TRACER WIRE AND THE WATER MAIN TRACER WIRE EVERY 1000 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 TAP AND THEN 3/4" ELECTRICAL TAP FOR PROTECTION AGAINST CORROSION.
4. APPROPRIATE CLEARANCES BETWEEN ANODES AND STEEL PIPES OR OTHER STRUCTURES MUST BE MAINTAINED PER WATER LINE EXTENSION & SERVICE STANDARDS.
5. BRASS FITTINGS, CURB STOP AND CURB STOP SHALL BE WRAPPED WITH MAX TAP FOR PROTECTION FROM WATER LINE EXTENSION & SERVICE STANDARDS.
6. THE TRACER WIRE SHALL BE INSTALLED WITH THE HOPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.

TYPICAL INSTALLATION FOR SERVICE LINE & STOP BOX

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-33
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			



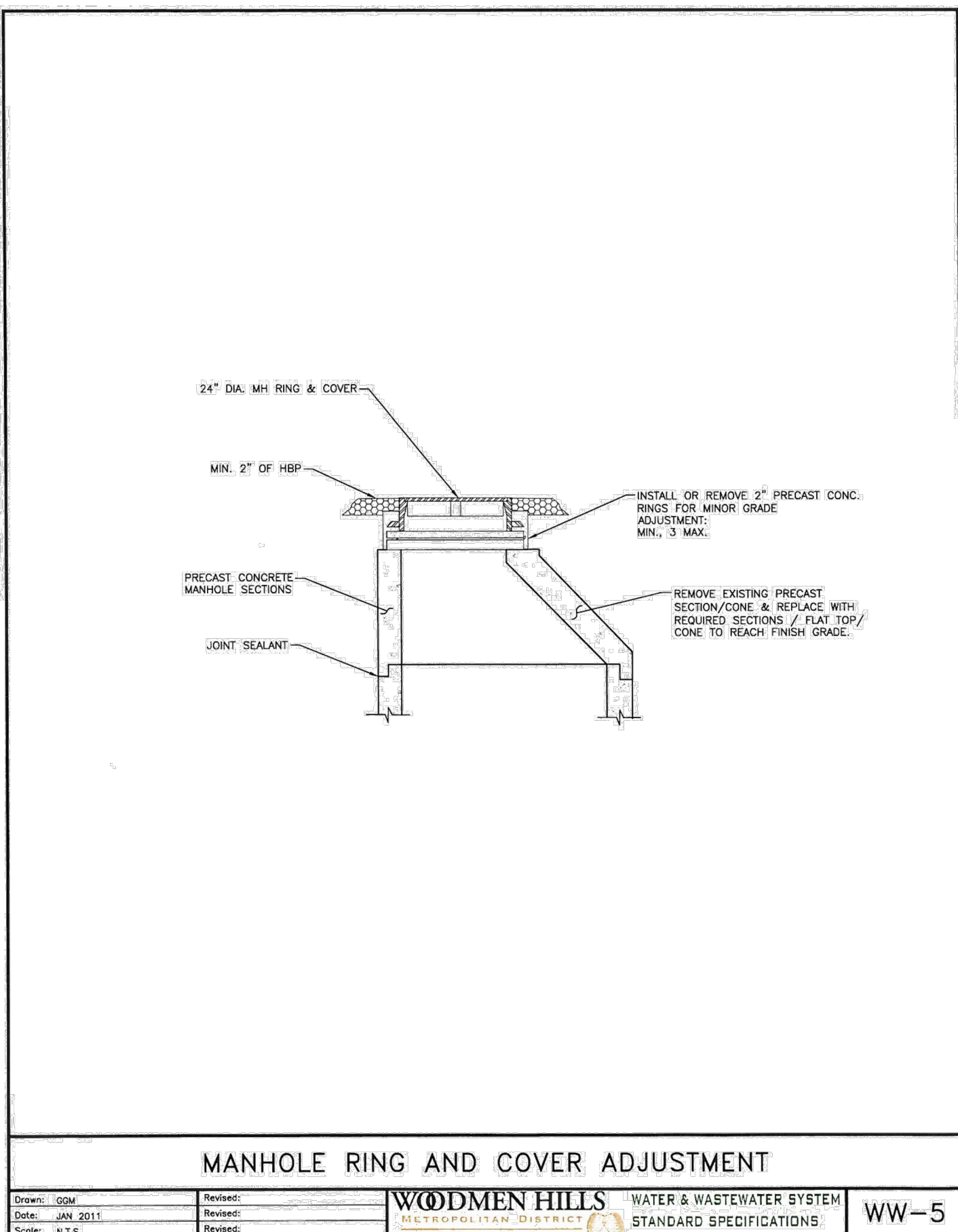
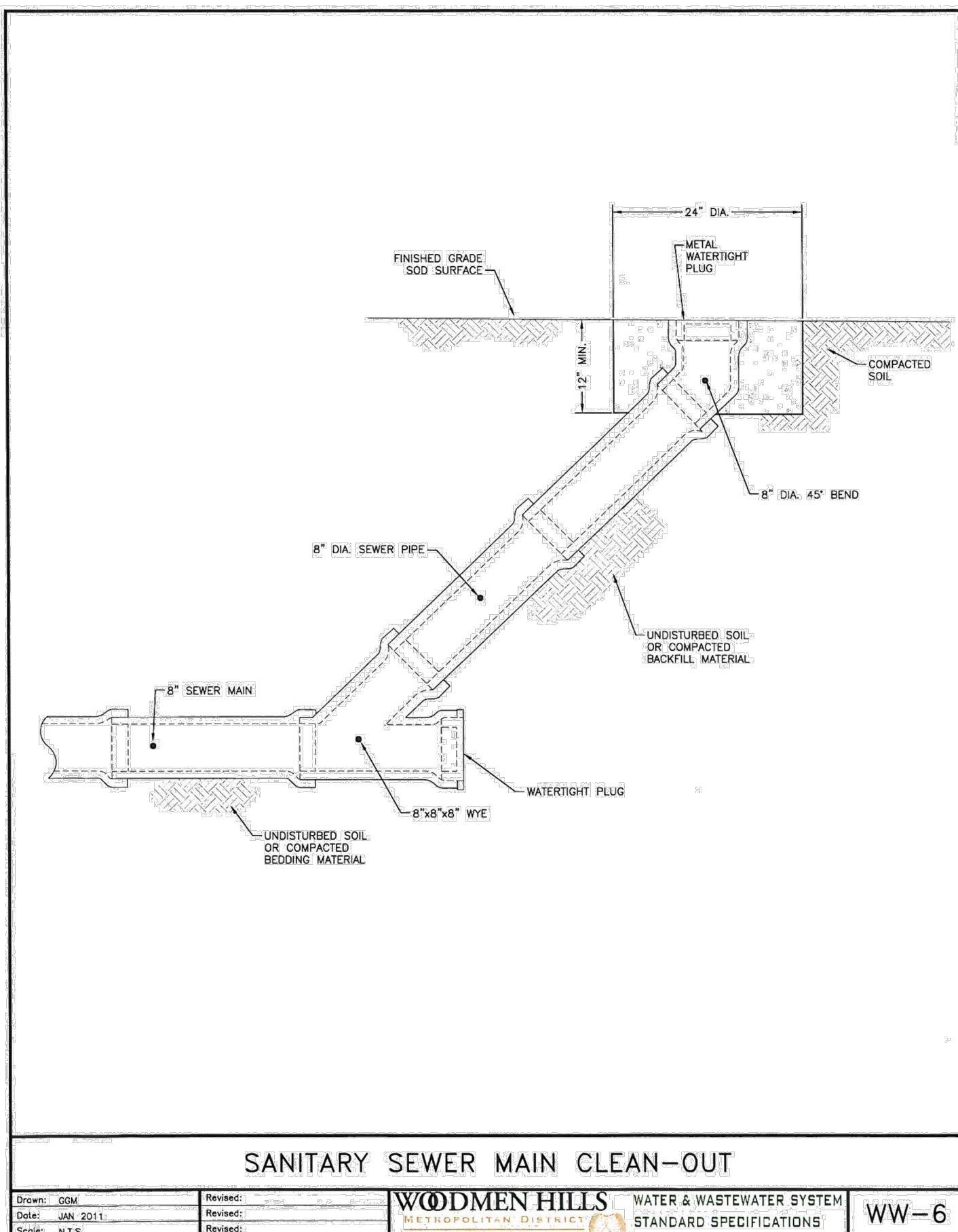
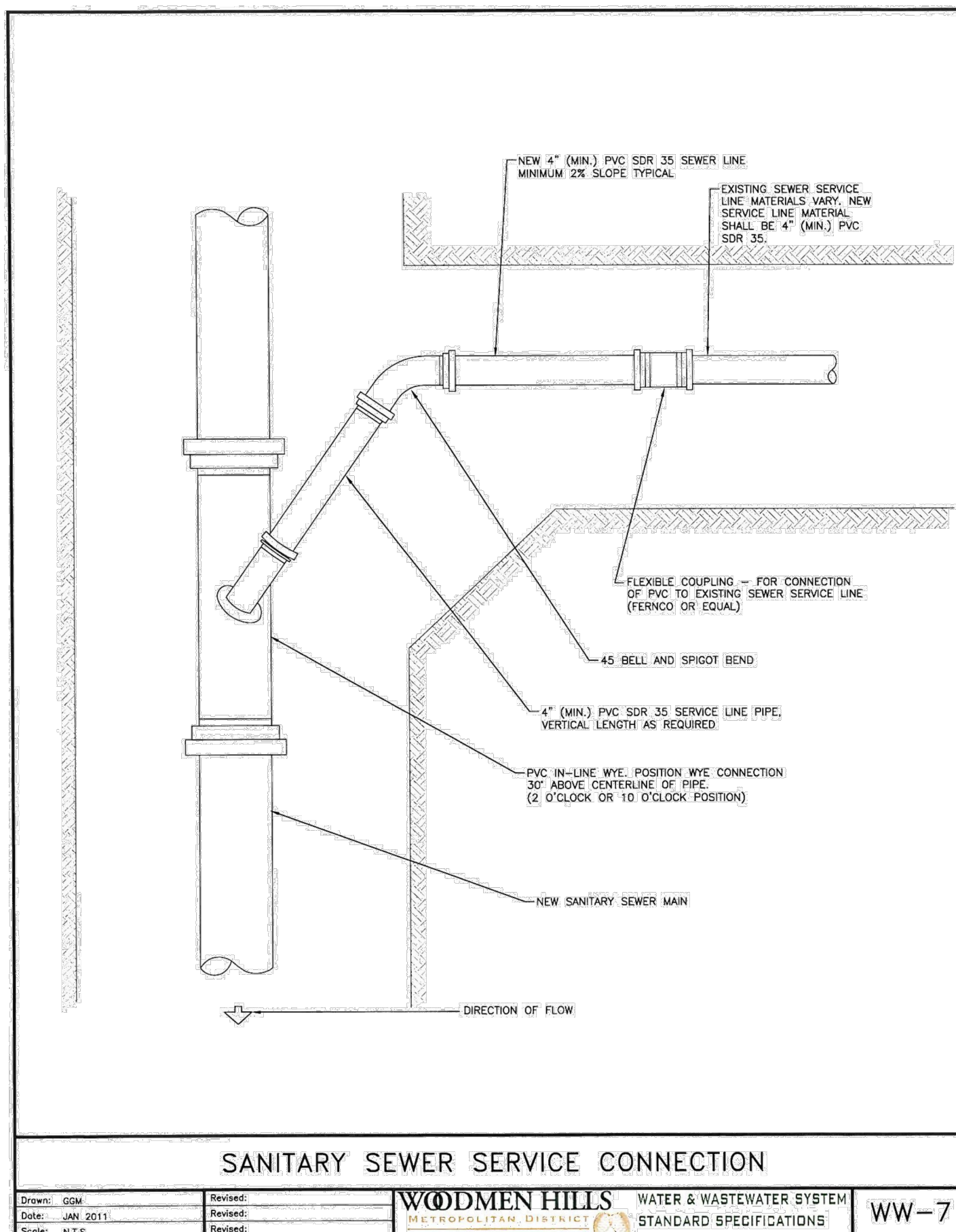
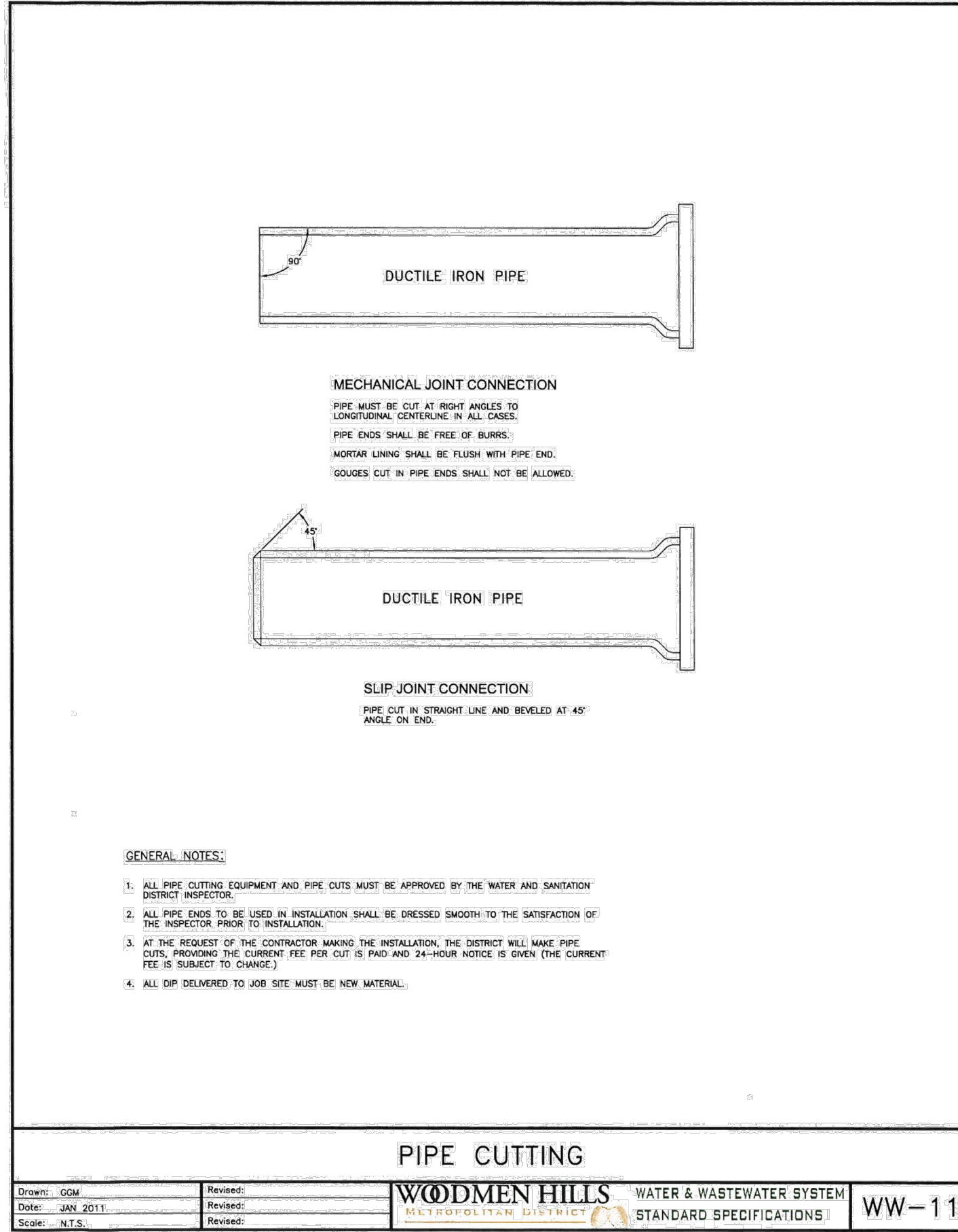
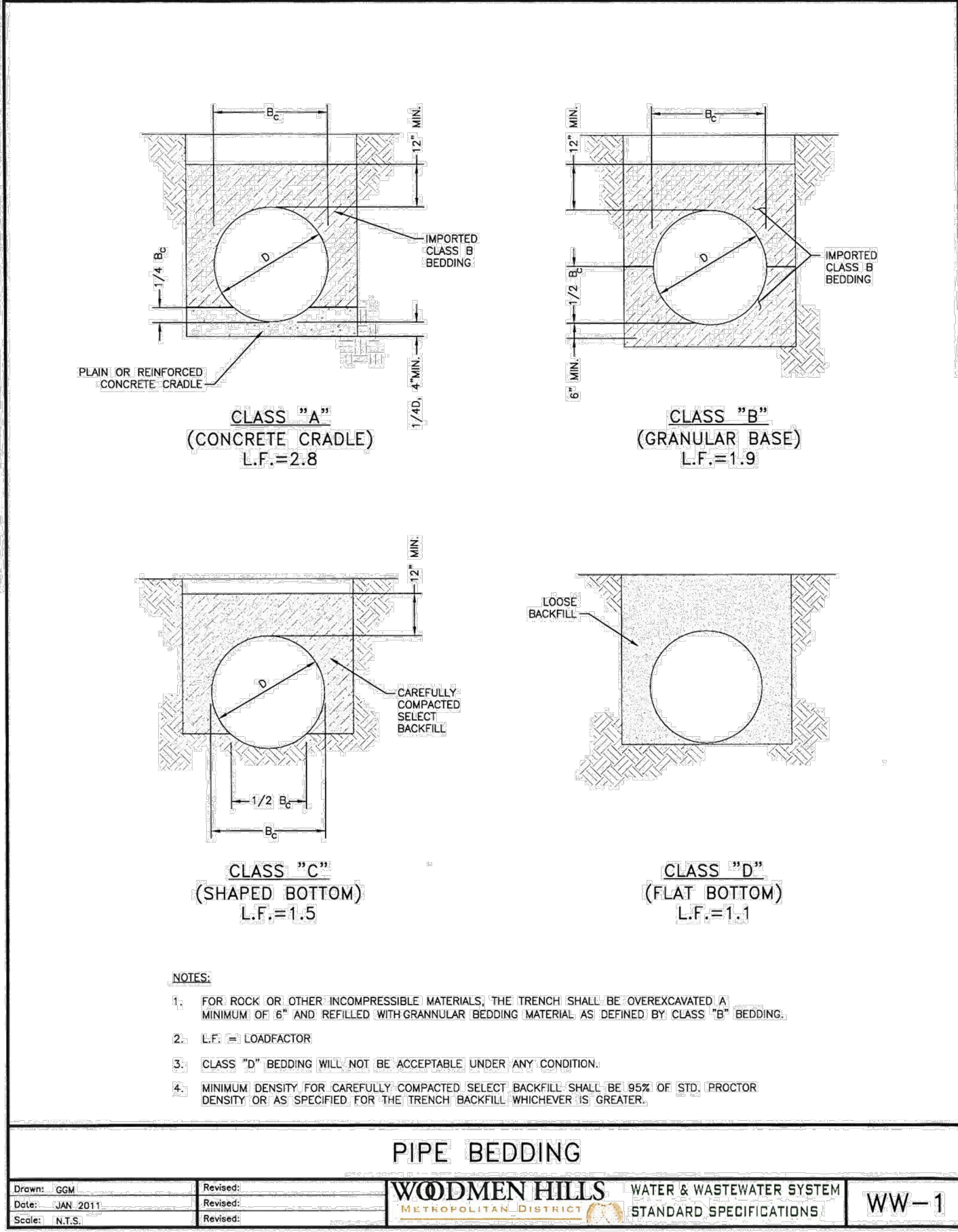
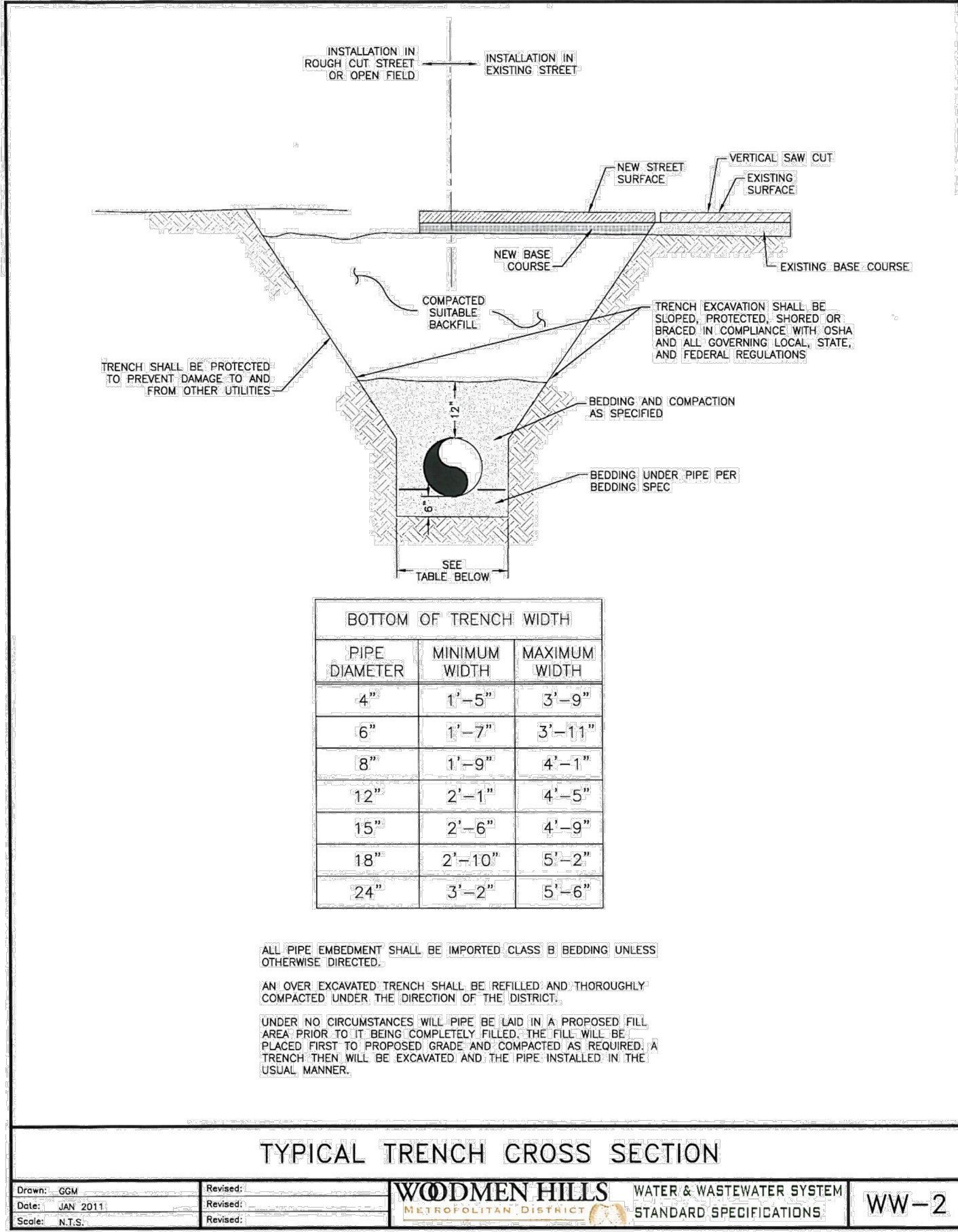
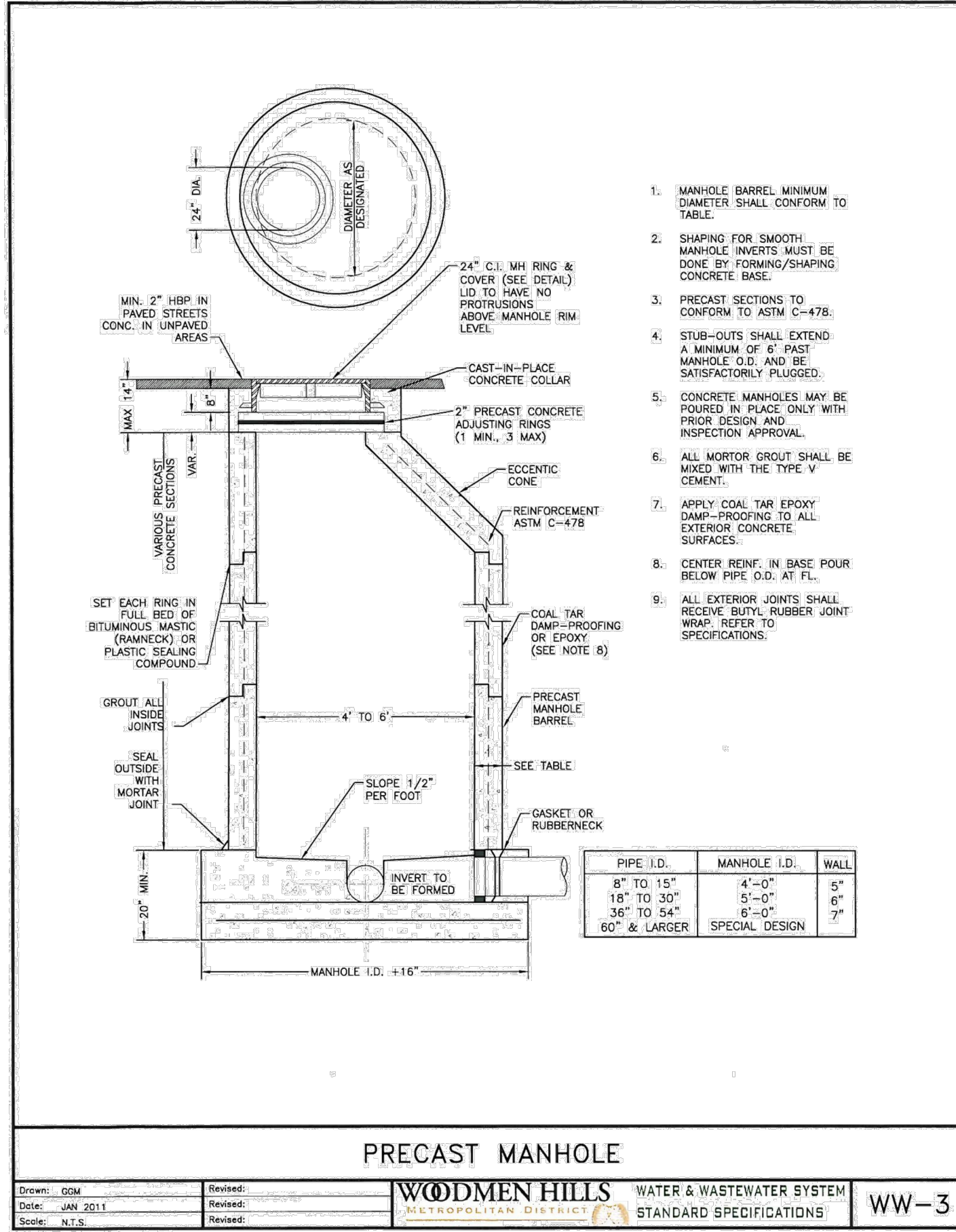
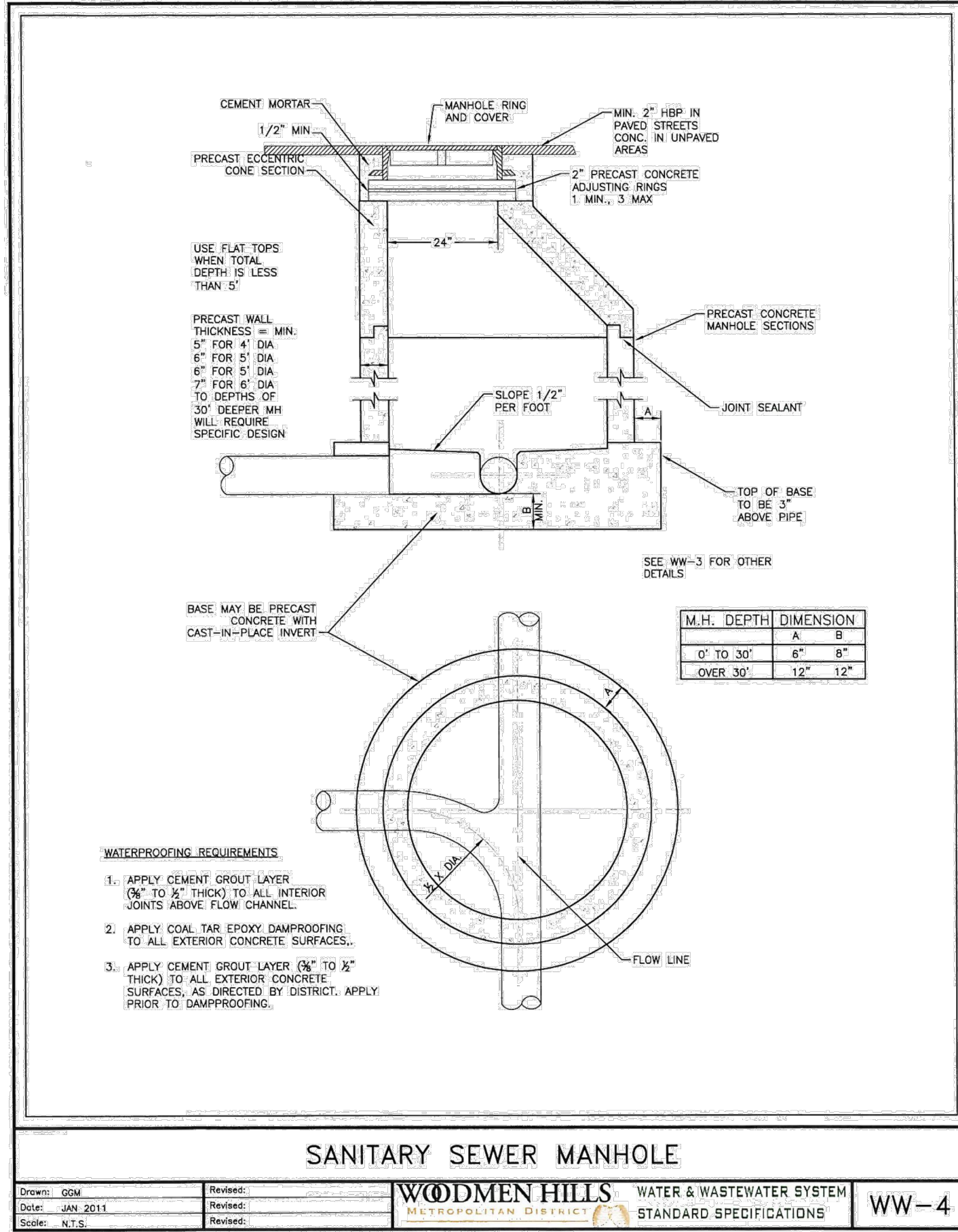
UTILITY SERVICE LOCATIONS

Drawn: GDM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	W-39
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/29/2022

WASTEWATER DETAILS
SHEET 1



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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 3
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	01/20/2022

WASTEWATER DETAILS
SHEET 2

U3.5
Sheet 17 of 17

FIELD INSTALLATION OF POLYETHYLENE WRAP

STEP 1:
PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE
PRIOR TO LOWERING IT INTO TRENCH.

STEP 2:
PULL TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO END AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. INSTALL BONDING STRAP OR WIRE AT EVERY JOINT OF PIPE PRIOR TO WRAPPING AS PER SECTION 6.02(d) OF THE STANDARD SPECIFICATIONS.

STEP 3:

OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

POLYETHYLENE PIPE WRAP

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	WW-12
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			

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

PIPE DIAMETER			MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS
I.D. (IN)	O.D. (IN)	O.D. (FT)		MAX. DEF. DIST.		
				1"	2"	
4"	4.665"	.400	500/000"	400/000"	16"	258' 258'
6"	6.865"	.575	500/000"	400/000"	16"	151' 288'
8"	9.065"	.754	500/000"	400/000"	16"	115' 288'
10"	11.10"	.925	500/000"	400/000"	16"	115' 288'
12"	13.20"	1.100	500/000"	400/000"	16"	151' 288'
14"	15.30"	1.275	300/000"	224/000"	10"	91' 477'
16"	17.40"	1.450	300/000"	224/000"	10"	81' 430'
18"	19.50"	1.625	300/000"	224/000"	10"	91' 477'
20"	21.60"	1.800	300/000"	224/000"	10"	91' 477'
24"	25.80"	2.150	300/000"	224/000"	10"	91' 477'
30"	32.00"	2.666	230/000"	200/000"	8"	77' 575'
36"	38.20"	3.190	200/000"	176/000"	6"	61' 616'
42"	44.40"	3.708	200/000"	176/000"	6"	61' 716'

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

MAXIMUM PIPELINE DEFLECTION DATA

Drawn: GGM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS	WW-14
Date: JAN 2011	Revised:			
Scale: N.T.S.	Revised:			

UTILITY SERVICE LOCATIONS

Drawn: GCM	Revised:	 WOODMEN HILLS METROPOLITAN DISTRICT	WATER & WASTEWATER SYSTEM	WW-20
Date: JAN 2011	Revised:		STANDARD SPECIFICATIONS	
Scale: N.T.S.	Revised:			

NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.