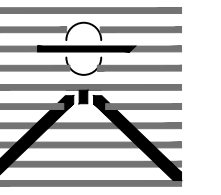


OWL MARKETPLACE

EL PASO COUNTY, COLORADO

UTILITY CONSTRUCTION PLANS

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S SAHAWATCH ST., #100
COLORADO SPGS, COLORADO 80903
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

BH RE INVESTMENTS, LLC
450 N MCCLINTOCK DRIVE
CHANDLER, AZ 85226
(480) 313-2724

UTILITY CONSTRUCTION DOCUMENTS FOR:

OWL
MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9-27-2023
RESUBMITTAL	5-23-2024

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-01-UCV

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

UTILITY
COVER SHEET

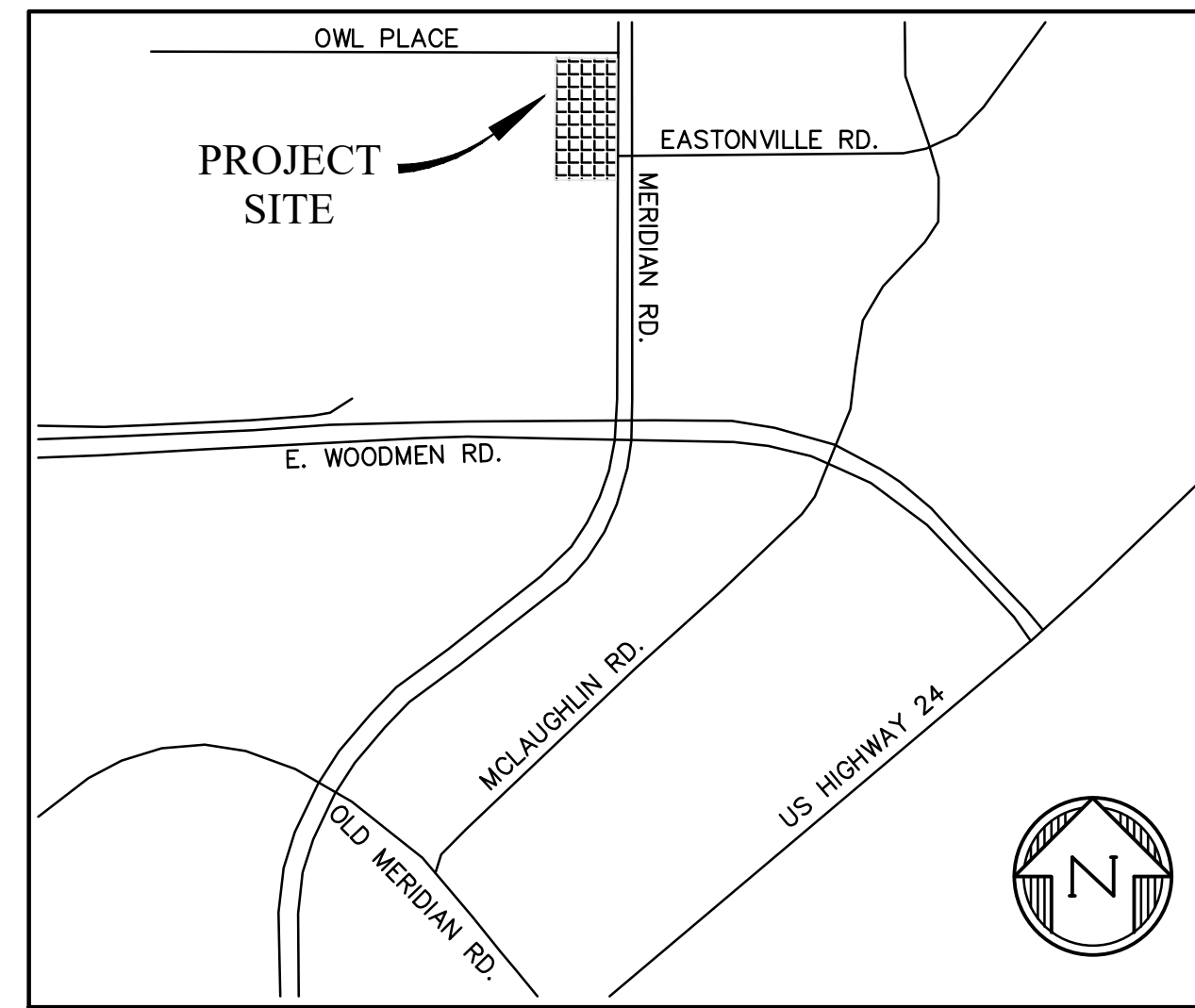
PROJECT NO. 21611-01CSCV
DRAWING NO.

CVR

SHEET: 1 OF 6

WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED "NOT VALID."
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
7. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES, AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT, AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
8. ALL DUCTILE IRON PIPE LESS THAN TWELVE INCHES (12") AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
9. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES, AND THE GEOTECHNICAL ENGINEER.
10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD-VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY-FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPELINE CONSTRUCTION.
14. 14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER, AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS OFFICE.
20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
 - a) PRIOR TO THE START OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRECONSTRUCTION MEETING. NO PRECONSTRUCTION MEETING CAN BE SCHEDULED BEFORE FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - b) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
22. TESTING OF FACILITIES:
 - a) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - b) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
 - TEST 100% OF ALL LINES.
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - c) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING.
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION.
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.
24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
25. ACCEPTANCE
 - a) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THROUGH HAS OCCURRED.
 - b) A SECOND ACCEPTANCE MAY OCCUR ONCE THE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THROUGH OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT-INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
29. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



VICINITY MAP
NTS

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR APPROVED EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE-AND-ONE-HALF (5.5) FEET.
31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN FIVE HUNDRED FEET (500') (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
36. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - a) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BACK-TESTING, AND COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - b) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - c) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER - MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, INLINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PREEXISTING MAINS.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - a) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, AND 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 THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

WATER AND SEWER MAIN EXTENSIONS

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

OWNER/DEVELOPER _____ DATE _____

FIRE AUTHORITY APPROVAL

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

FALCON FIRE PROTECTION DISTRICT _____ DATE _____

DISTRICT APPROVALS

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

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____
PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

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

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____
PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

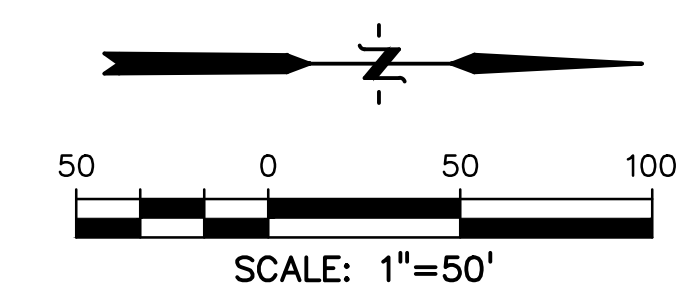
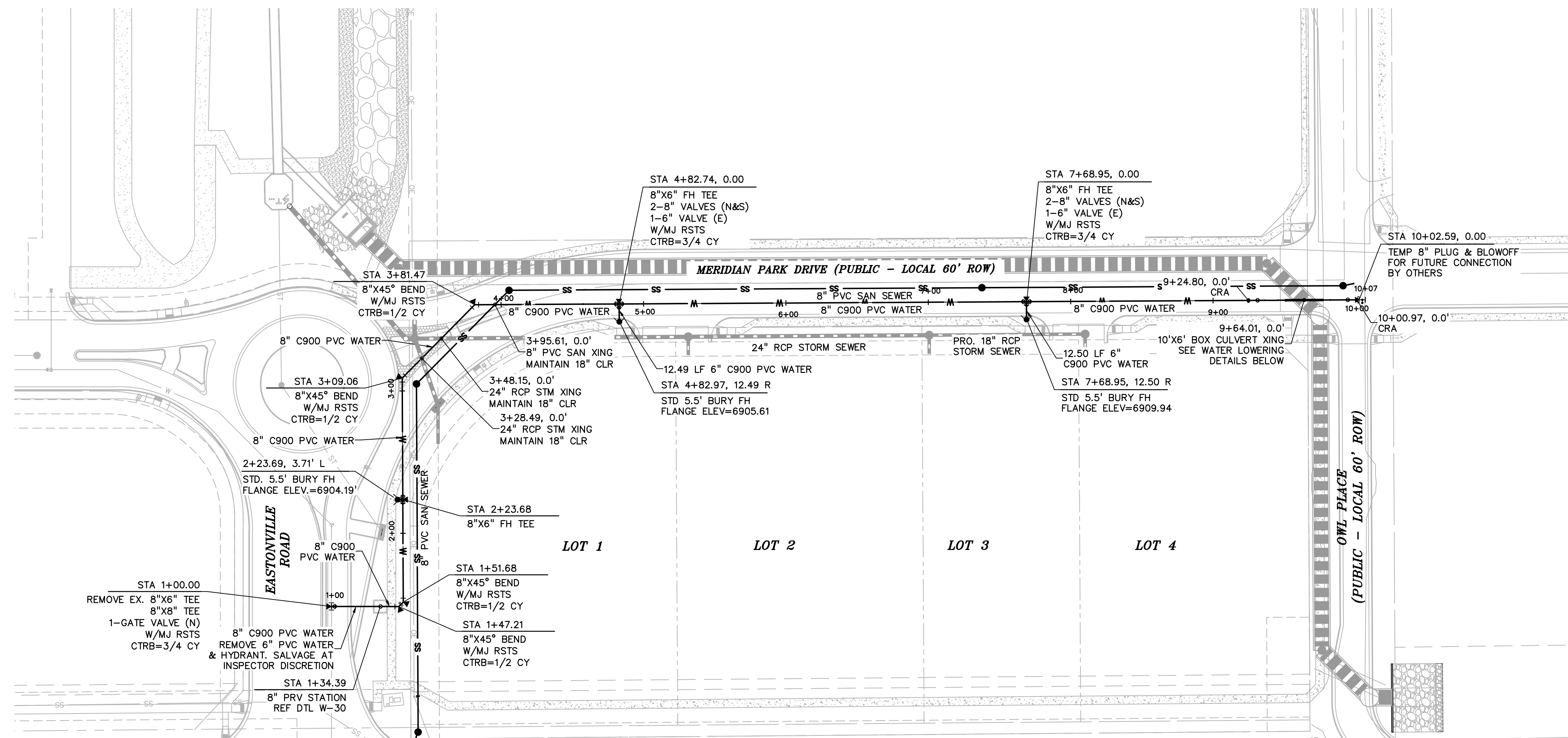
SHEET INDEX

1	CVR	COVER SHEET
2	WT1	WATER PLAN
3	SS1	SANITARY SEWER PLAN
4	USP	UTILITY SERVICE PLAN
5	DT1	UTILITY DETAILS
6	DT2	UTILITY DETAILS



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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- LOT NUMBER 11
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE
- PP WATER FIRE HYDRANT
- PP WATER BEND
- PP SANITARY VALVE
- PP SANITARY SEWER LINE
- PP TRAIL
- PP POND
- PP GRADE @ OF PIPE
- EX GROUND @ OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WATER PLUG
- EX WATER TEE
- EX WATER VALVE
- EX SANITARY SEWER LINE
- EX SANITARY SEWER MANHOLE
- EX
- PP
- DEFL
- ELEV
- BOP
- TOP
- VERT
- STA
- SS OR SAN
- ST
- WT
- XING
- PT
- PC
- HORZ
- CBC

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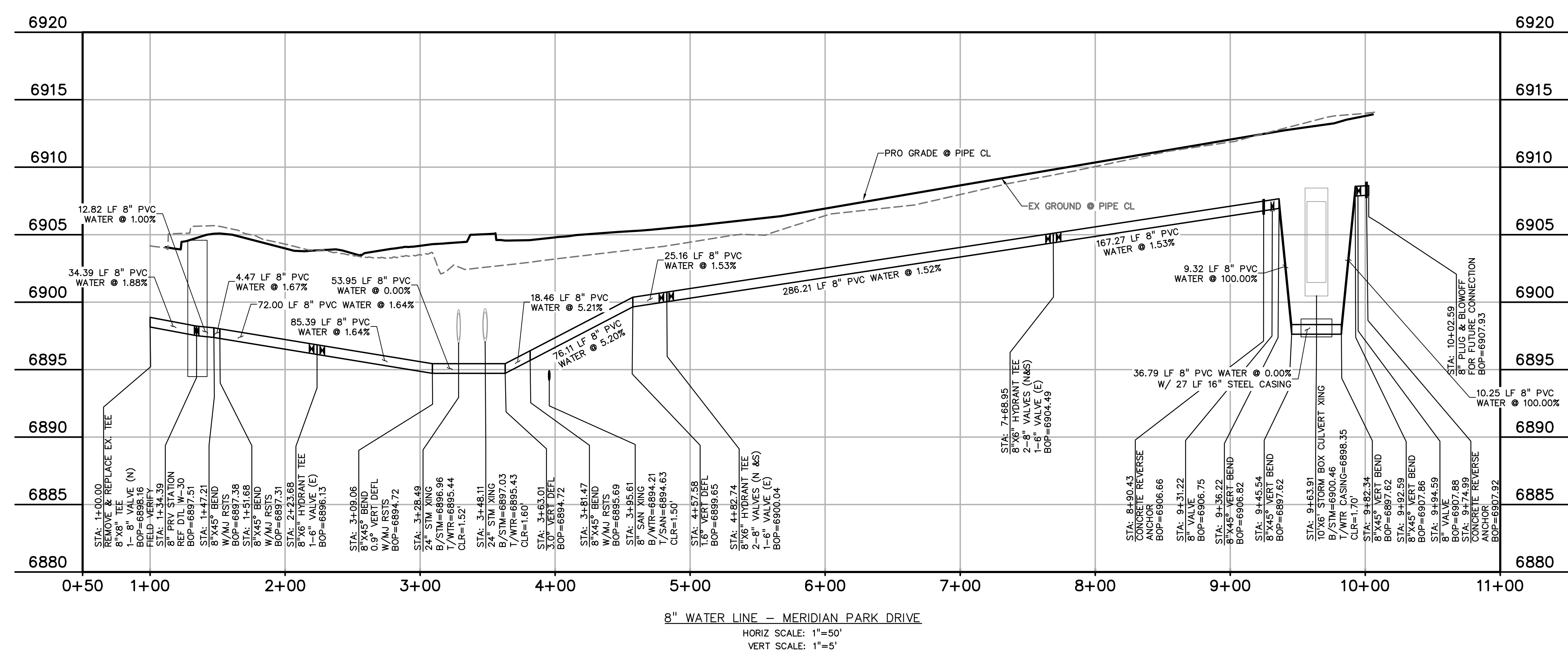
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FILE NAME:	

DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

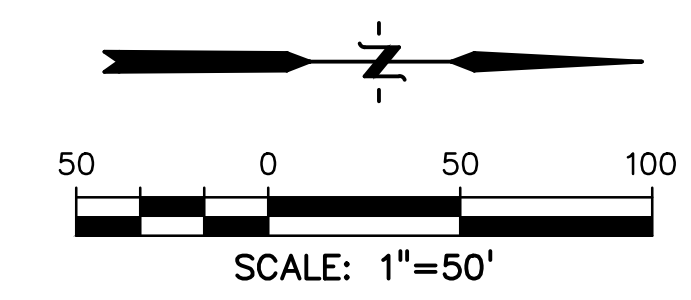
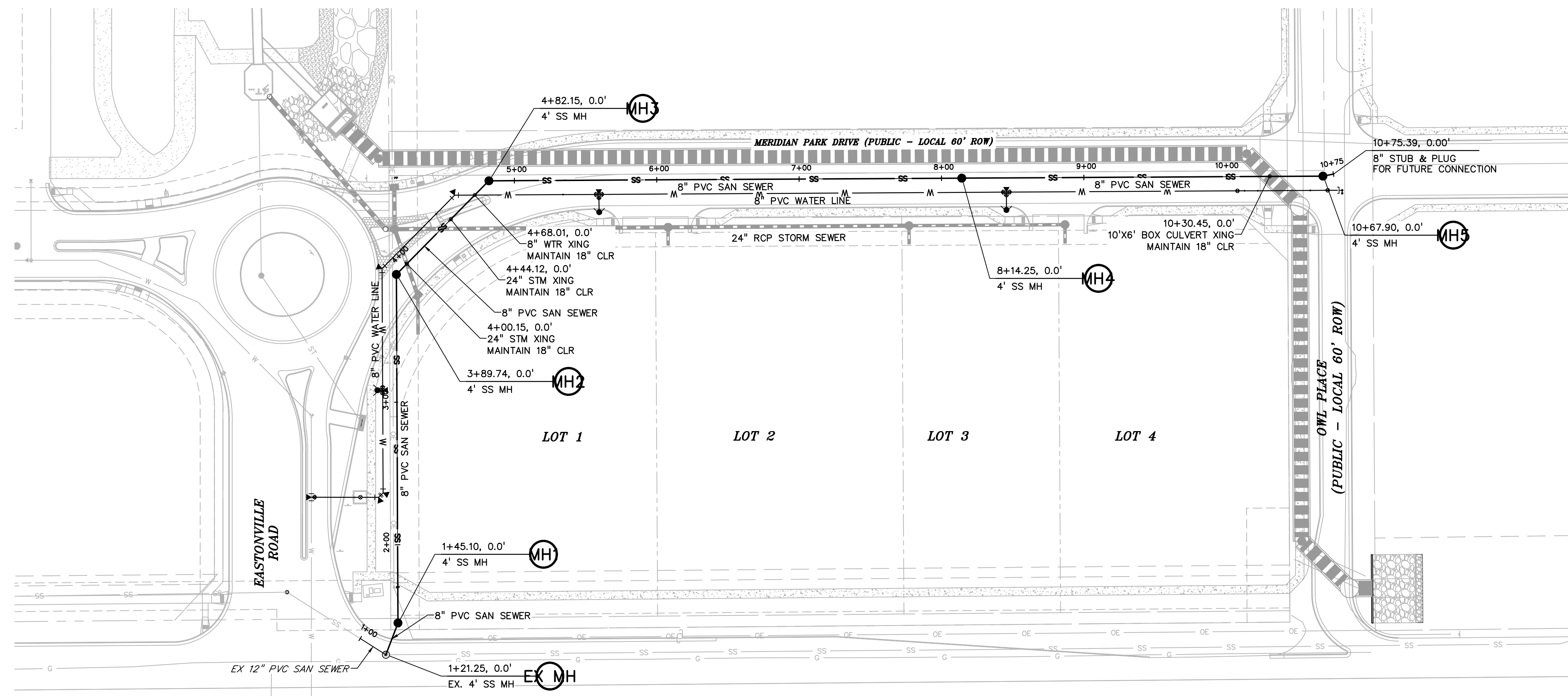
WATER PLAN
 PROJECT NO. 21611-01CSCV
 DRAWING NO.

WT1
 SHEET: 2 OF 6



8" WATER LINE - MERIDIAN PARK DRIVE
 HORIZ SCALE: 1"=50'
 VERT SCALE: 1"=5'





LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- LOT NUMBER 11
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE
- PP WATER FIRE HYDRANT
- PP WATER BEND
- PP WATER VALVE
- PP SANITARY SEWER LINE
- PP TRAIL
- PP POND
- PP GRADE @ C OF PIPE
- EX GROUND @ C OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WATER PLUG
- EX WATER TEE
- EX WATER VALVE
- EX SANITARY SEWER LINE
- EX SANITARY SEWER MANHOLE

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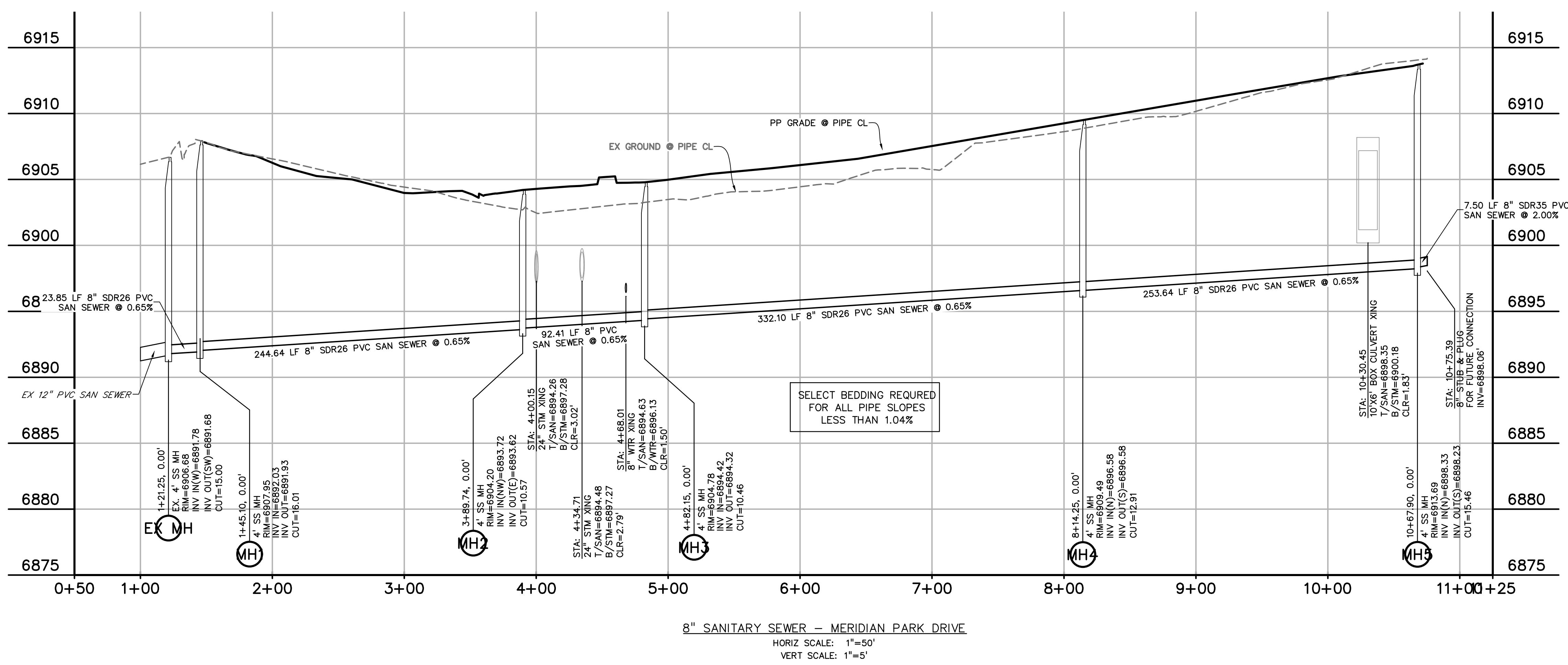
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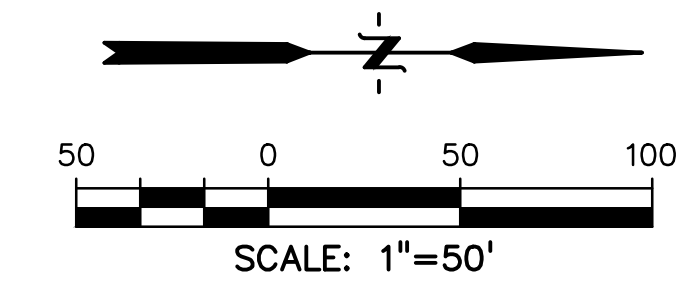
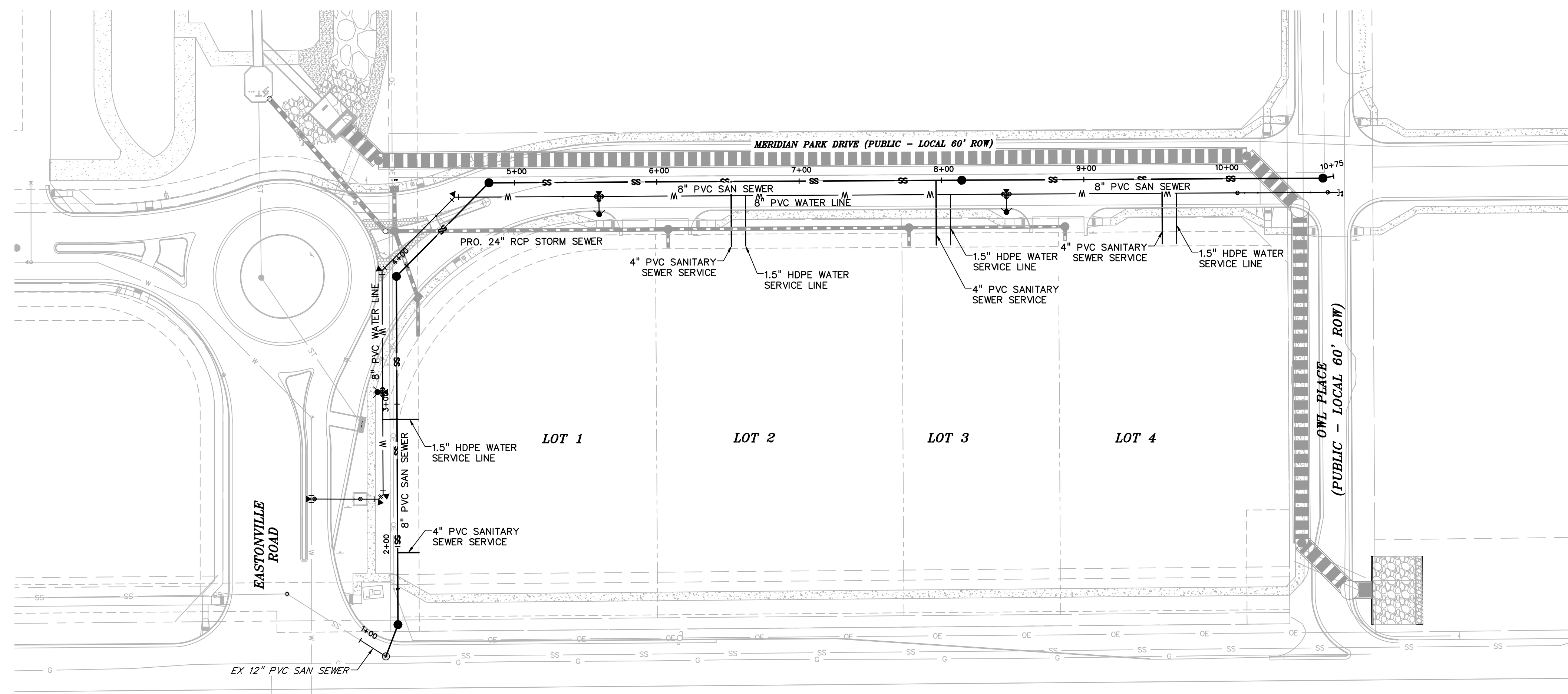
DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

SANITARY SEWER PLAN

PROJECT NO. 21611-01CSCV
 DRAWING NO.

SS1
 SHEET: 3 OF 6





LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- LOT NUMBER 11
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE W
- PP WATER FIRE HYDRANT FH
- PP WATER BEND
- PP WATER VALVE
- PP SANITARY SEWER LINE SS
- PP TRAIL
- PP POND
- PP GRADE @ C OF PIPE
- EX GROUND @ C OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE W
- EX WATER PLUG
- EX WATER TEE
- EX WATER VALVE
- EX SANITARY SEWER LINE SS
- EX SANITARY SEWER MANHOLE
- EX EXISTING
- PP PROPOSED
- DEFL DEFLECTION
- ELEV ELEVATION
- BOP BOTTOM OF PIPE
- TOP TOP OF PIPE
- VERT VERTICAL
- STA STATION
- SS OR SAN SANITARY SEWER
- ST STORM SEWER
- WT WATER
- WING CROSSING
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- HORZ HORIZONTAL
- CBC CONCRETE BOX CULVERT

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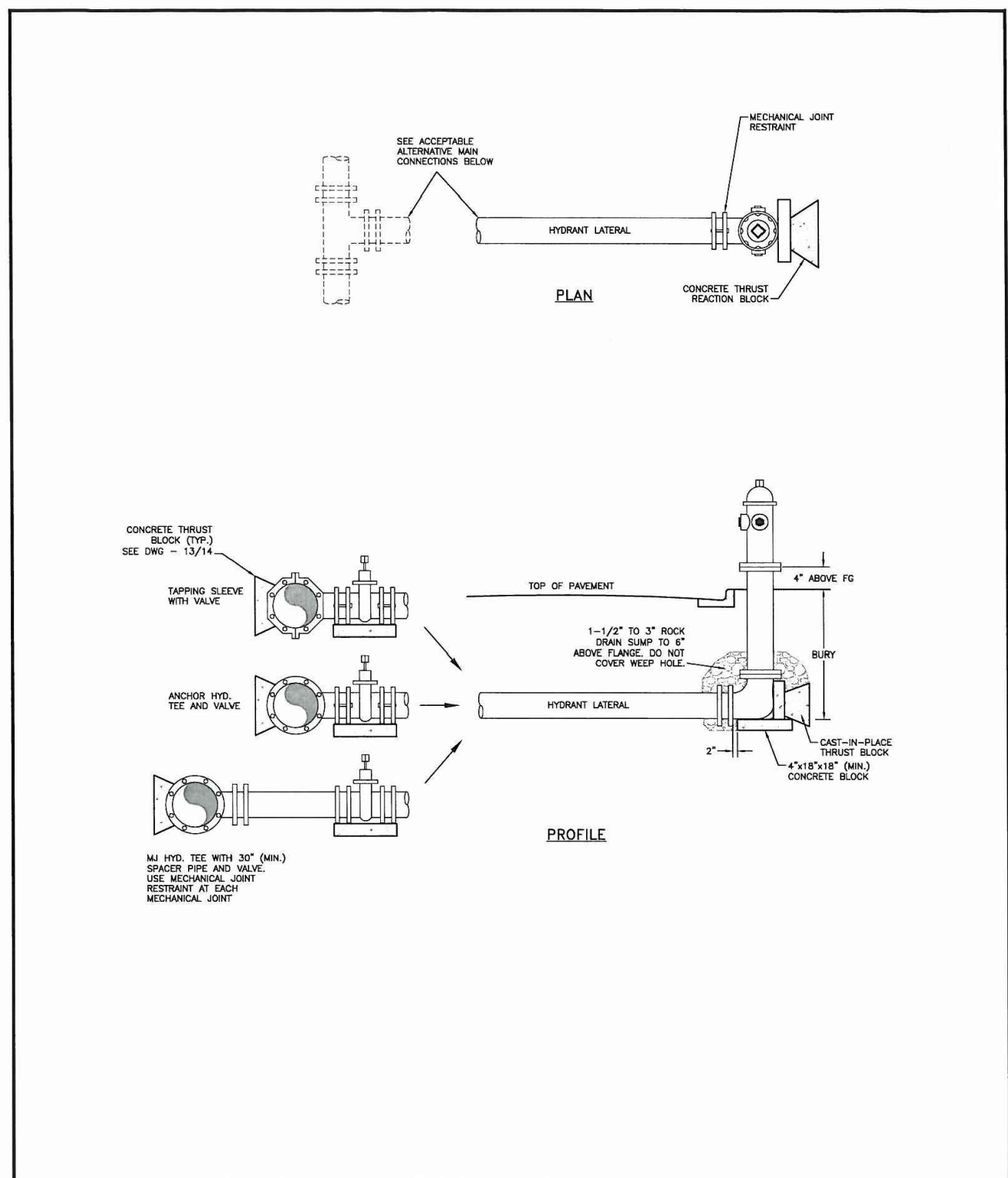
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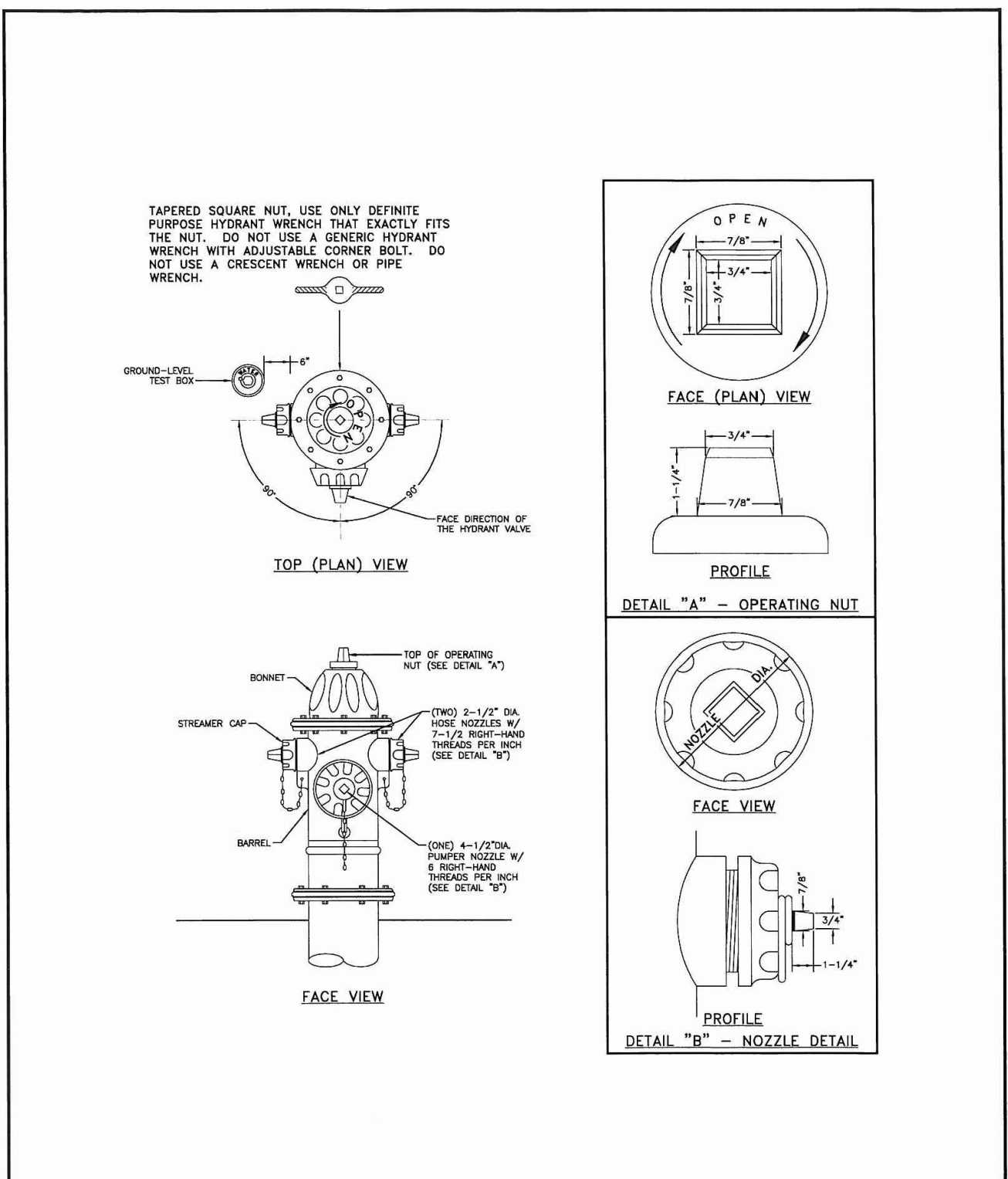
USP
 SHEET: 4 OF 6

811 Know what's below.
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 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.



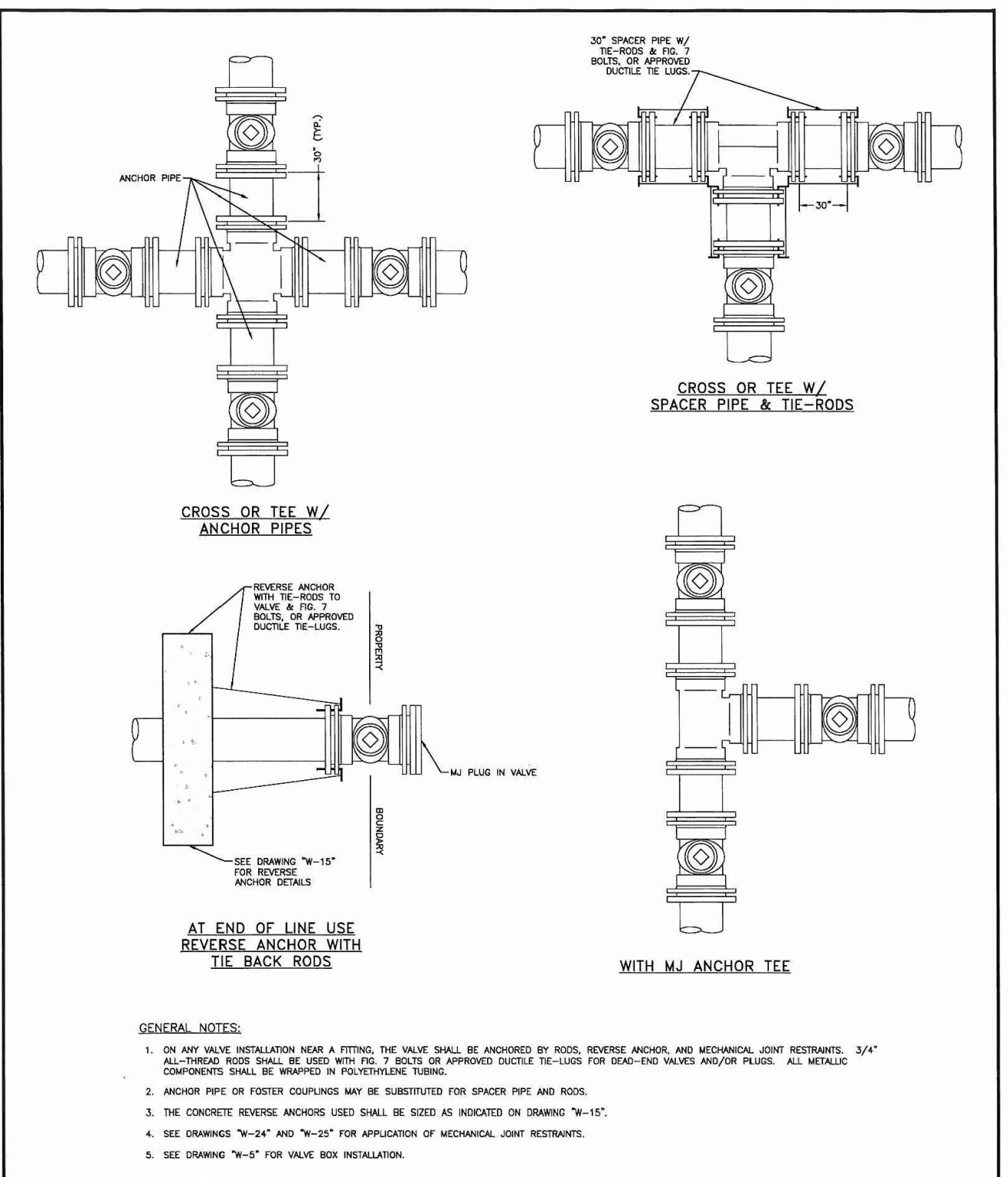
FIRE HYDRANT INSTALLATION

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-2
 Scale: N.T.S.



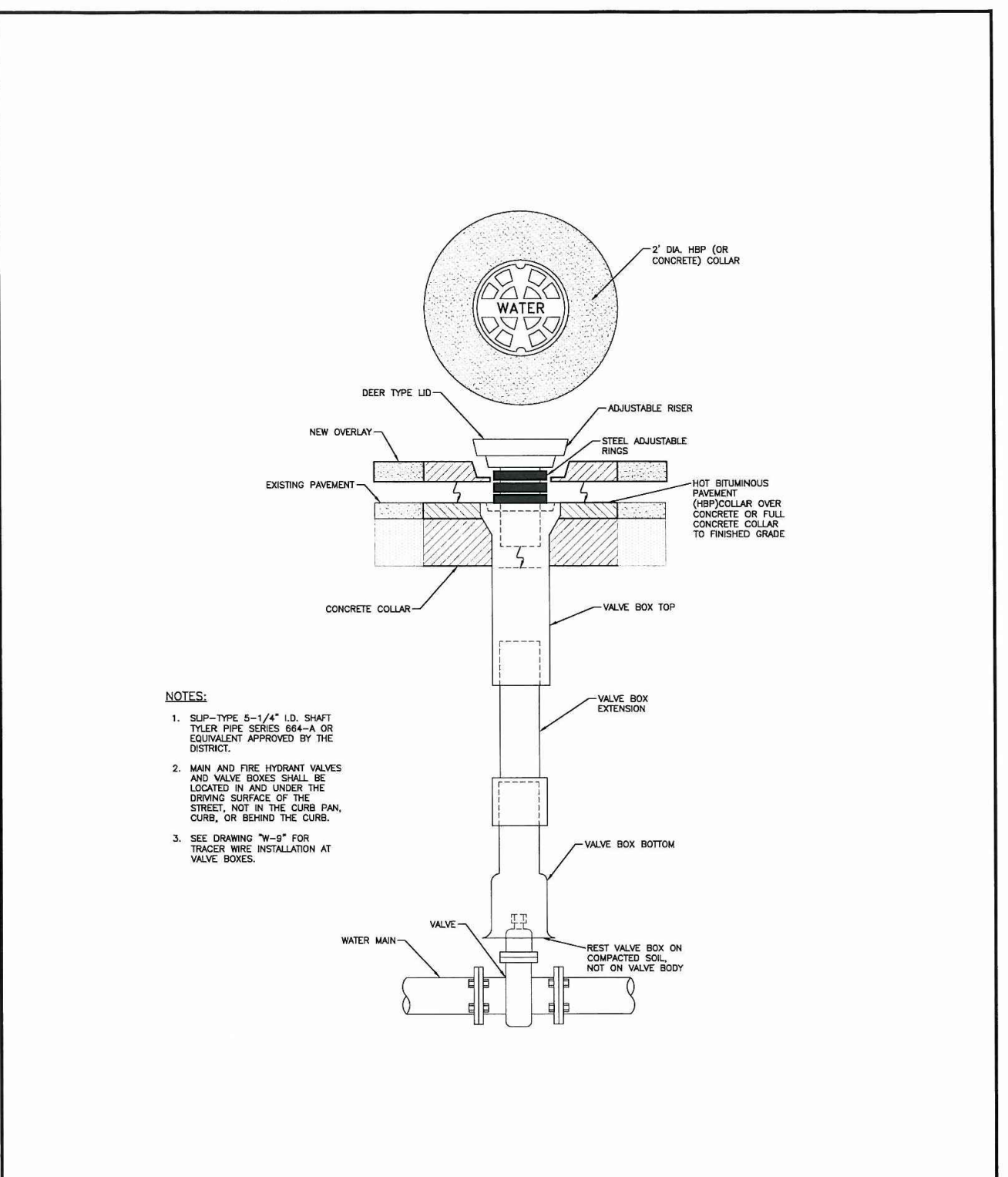
FIRE HYDRANT SPECIFICATIONS

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-3
 Scale: N.T.S.



VALVE INSTALLATION & LOCATION

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-4
 Scale: N.T.S.



VALVE BOX INSTALLATION

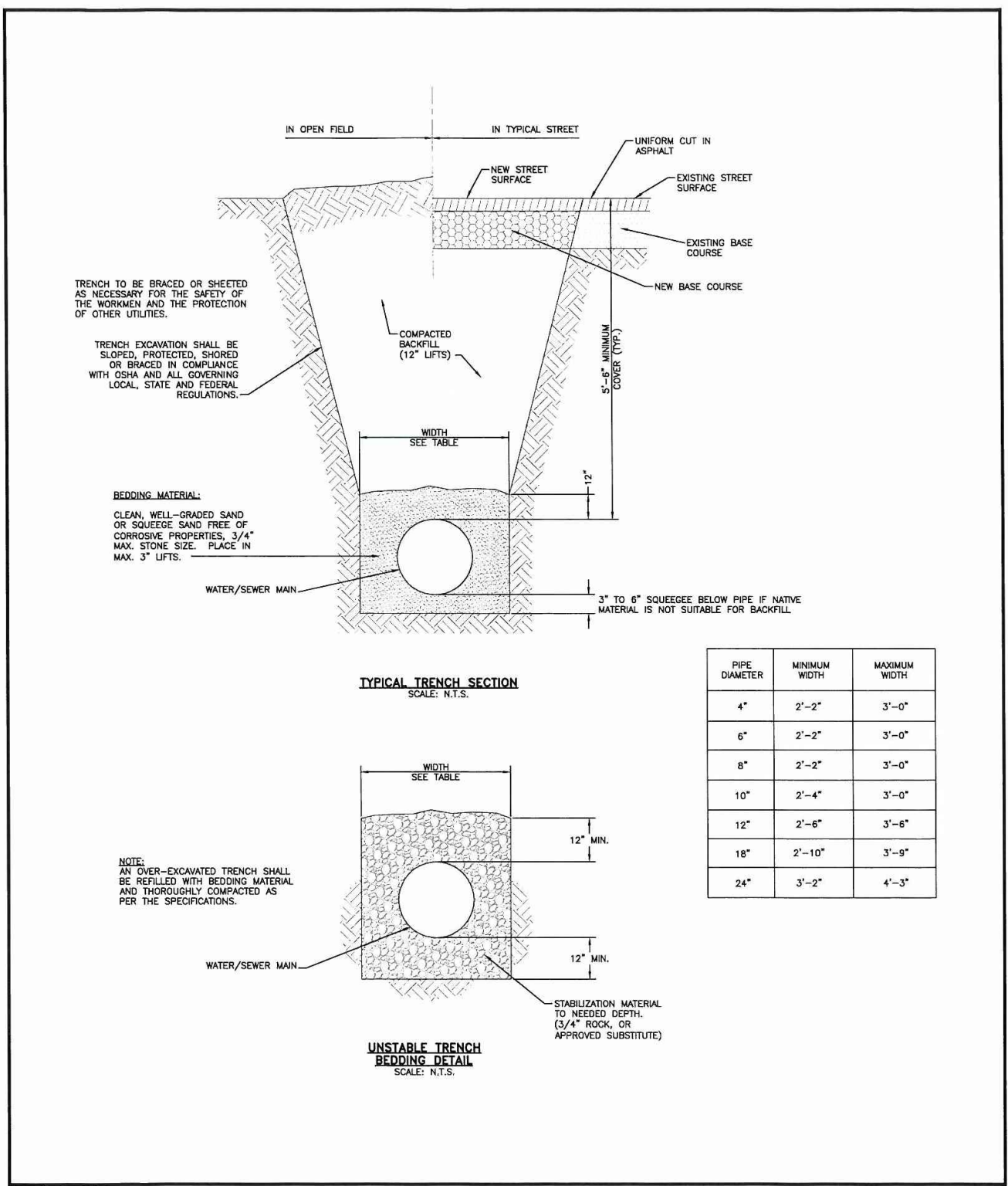
Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-5
 Scale: N.T.S.

NOTE: USE THE FOLLOWING VALUES FOR "C"

VOL. (GAL)	X	Y	Z	C	D	E	F
1 1/2	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
2	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
3	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
4	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
5	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
6	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
7	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
8	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
9	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
10	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
11	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
12	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
13	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
14	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
15	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
16	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
17	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
18	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
19	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
20	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
21	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
22	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
23	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
24	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
25	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
26	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
27	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
28	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
29	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
30	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
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40	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
41	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
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43	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
44	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
45	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
46	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
47	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
48	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
49	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"
50	2'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	4'-0"

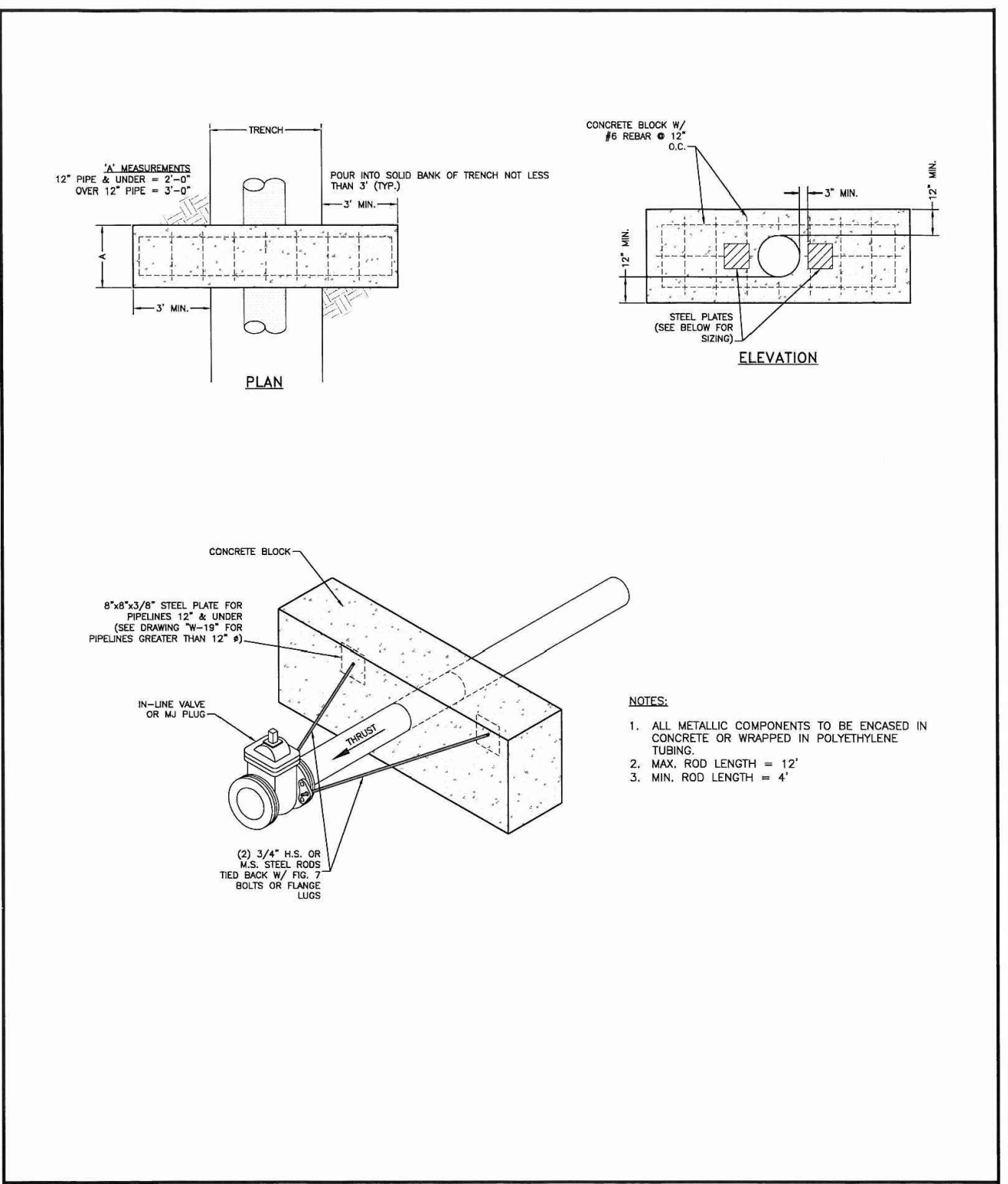
THRUST BLOCK DATA

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-10
 Scale: N.T.S.



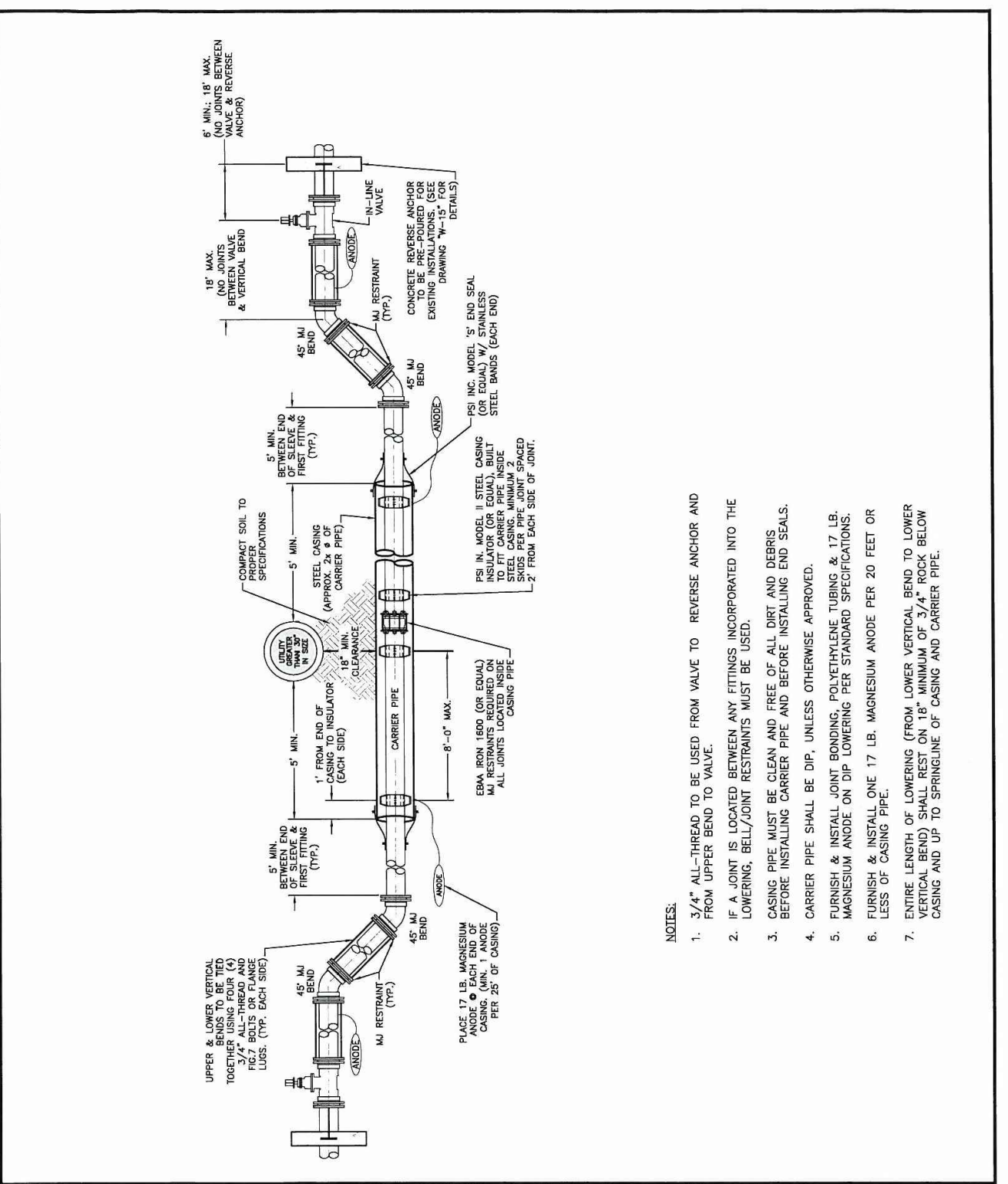
TYPICAL TRENCH CROSS-SECTION

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-12
 Scale: N.T.S.



REVERSE ANCHOR DETAIL

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-15
 Scale: N.T.S.



WATER LINE LOWERING DETAIL

Drawn: GGM Reviewed: WV WOODMEN HILLS WATER & WASTEWATER SYSTEM
 Date: JUN 2011 Revises: REVISIONS METROPOLITAN DISTRICT STANDARD SPECIFICATIONS W-16
 Scale: N.T.S.

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 S SAWATCH ST., #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
BH RE INVESTMENTS, LLC
 450 N MCCLINTOCK DRIVE
 CHANDLER, AZ 85226
 (480) 313-2724

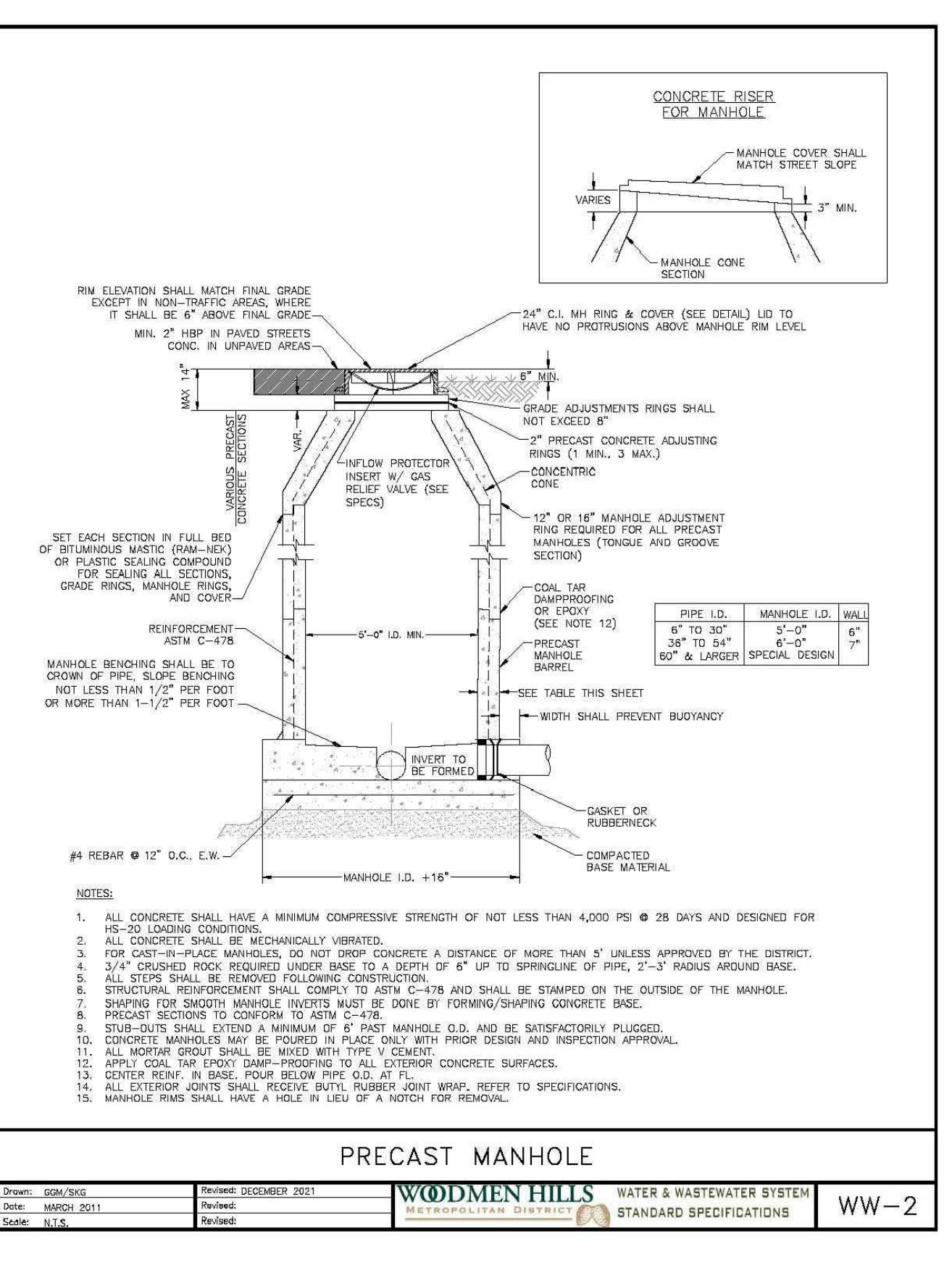
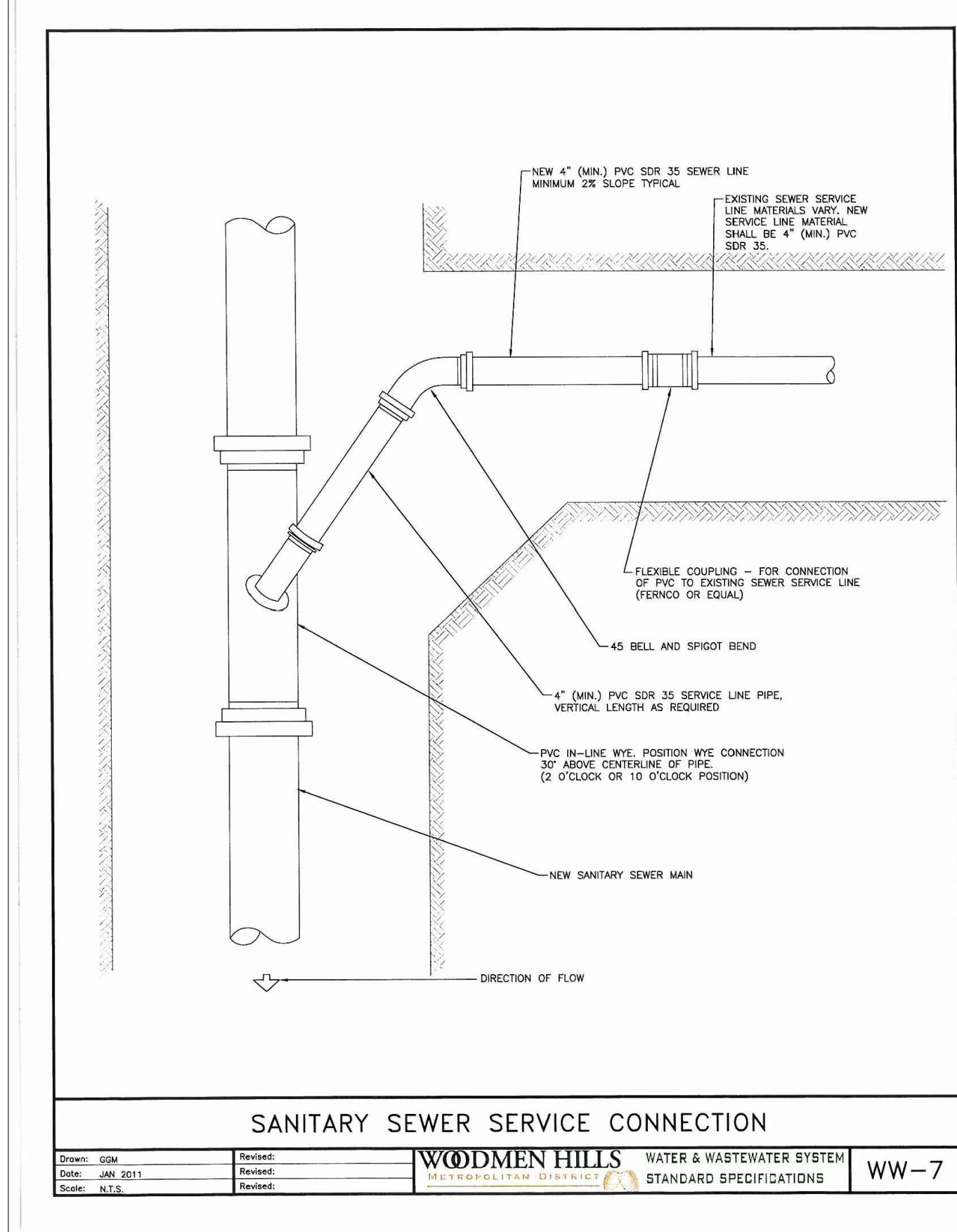
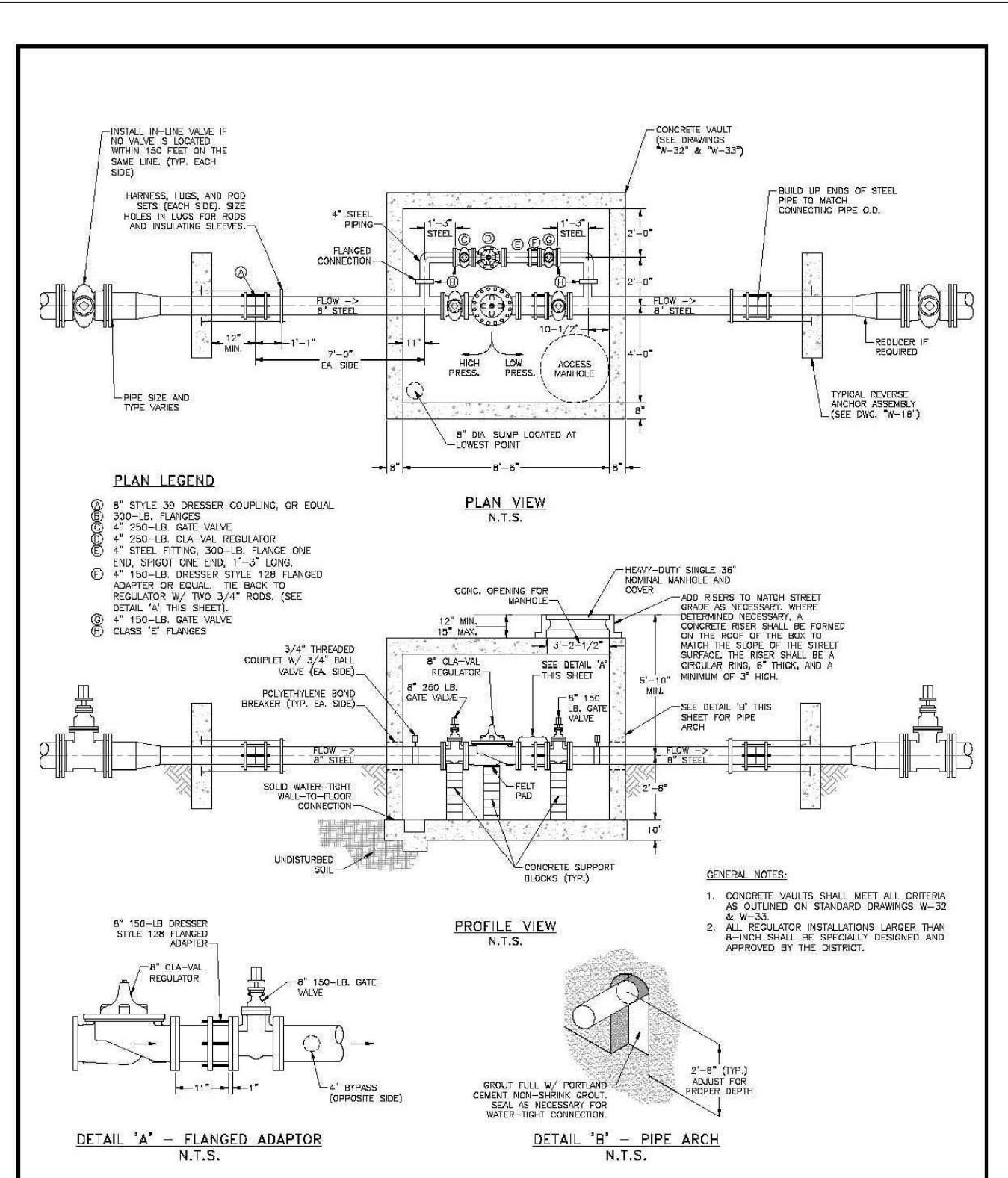
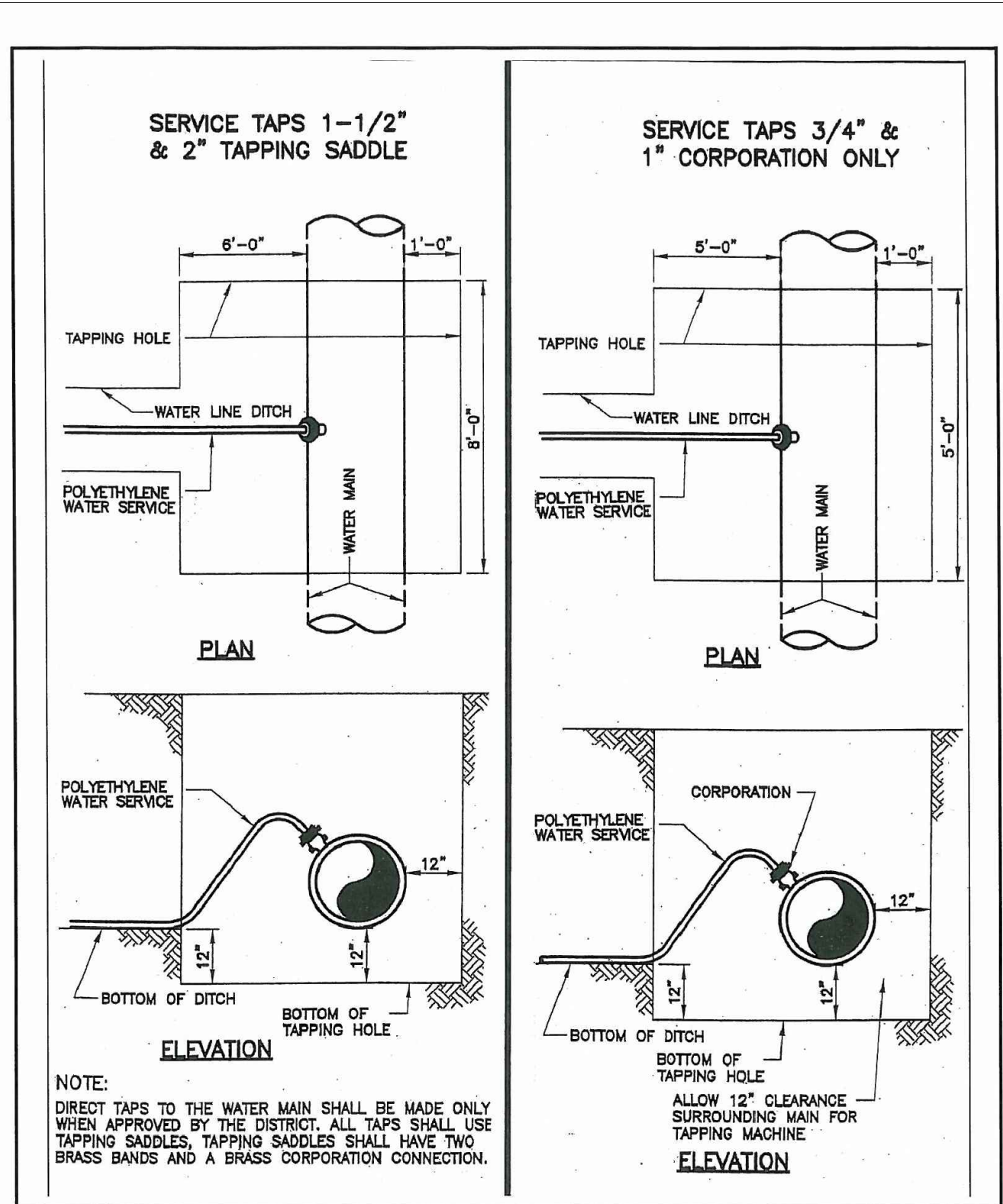
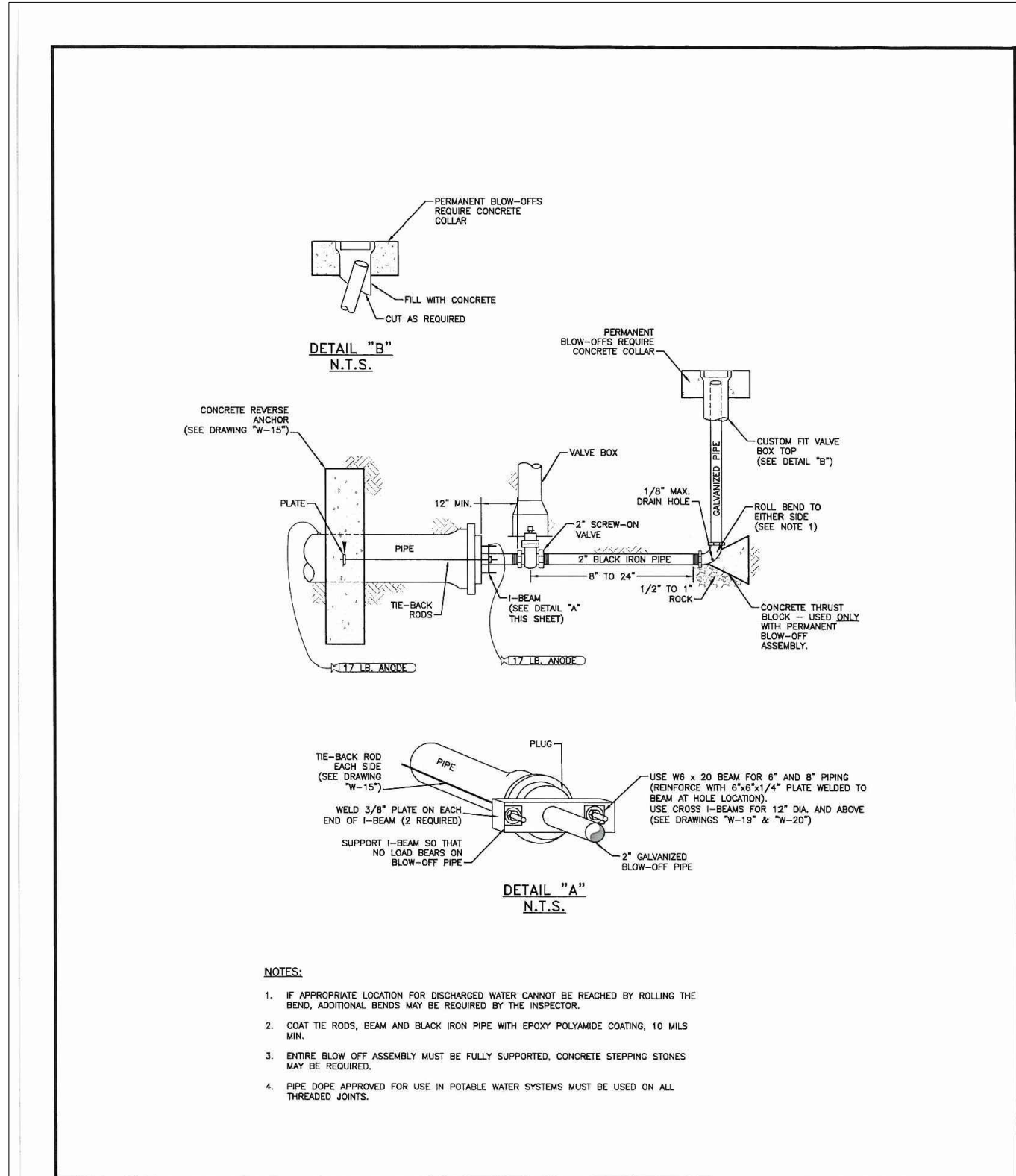
UTILITY CONSTRUCTION DOCUMENTS FOR:
OWL MARKETPLACE
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9-27-2023
RESUBMITTAL	5-23-2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-01-UDT

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A
WATER & WASTEWATER DETAILS

PROJECT NO. 21611-01CSCV
 DRAWING NO.

811 Know what's below.
 Call before you dig.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
DT1
 SHEET: 5 OF 6



PREPARED BY:

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DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

WATER & WASTEWATER DETAILS

PROJECT NO. 21611-01CSV
 DRAWING NO.

DT2

SHEET: 6 OF 6

