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# LATIGO TRAILS FILING NO. 10

## EL PASO COUNTY, COLORADO

### PUBLIC UTILITY PLANS

#### CONTACTS

**OWNER/DEVELOPER:** BRJM, LLC  
CONTACT: BOB IRWIN  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
(719) 475-7474

**CIVIL ENGINEER:** DREXEL BARRELL & CO.  
CONTACT: TIM D. MCCONNELL, P.E.  
101 SAHWATCH STREET, #100  
COLORADO SPRINGS, CO 80903  
(719) 260-0887

**EL PASO COUNTY:** PLANNING AND COUNTY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
(719) 520-6819

DEPARTMENT OF PUBLIC WORKS  
3257 AKERS DR  
COLORADO SPRINGS, CO 80910  
(719) 529-6460

**DISTRICT:** MERIDIAN SERVICE METROPOLITAN DISTRICT  
11886 STAPLETON DR  
PEYTON, CO 80831  
(719) 495-6567

**FIRE PROTECTION DISTRICT:** FALCON FIRE FPD  
7030 N MERIDIAN RD  
FALCON, CO 80831  
(719) 494-4050

**ELECTRIC:** MOUNTAIN VIEW ELECTRIC ASSOC., INC.  
11140 EAST WOODMEN ROAD  
FALCON, COLORADO 80831  
(719) 495-2283

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

CLIENT:  
  
FALCON LATIGO, LLC  
5350 S. ROSLYN ST. STE #400  
ENGLEWOOD, CO 80111-2125  
(303) 694-0862

#### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL 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 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 VERSIONS 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 ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQOP), 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.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EDM 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 ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

#### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
"BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 17 TO BEAR NORTH 89°25'57" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°25'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1054.94 FEET TO THE SOUTHWEST CORNER OF THE TRAILS FILING NO. 9, A SUBDIVISION FILED AT RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR COURSES:  
1) NORTH 00°33'13" WEST, A DISTANCE OF 519.03 FEET;  
2) NORTH 89°26'47" EAST, A DISTANCE OF 21.08 FEET;  
3) NORTH 00°33'13" WEST, A DISTANCE OF 603.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THE TRAILS FILING NO. 7A, A SUBDIVISION RECORDED AT RECEPTION NO. 207712671, SAID EL PASO COUNTY RECORDS;  
THENCE NORTH 89°26'47" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF TRACT 'B', THE TRAILS FILING NO. 7, A SUBDIVISION RECORDED AT RECEPTION NO. 205057689, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 434.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 01°31'40" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 'B', A DISTANCE OF 10.52 FEET TO THE SOUTHWEST CORNER OF THE TRAILS FILING NO. 8, A SUBDIVISION RECORDED AT RECEPTION NO. 207712541, SAID EL PASO COUNTY RECORDS; THENCE NORTH 89°25'01" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 599.99 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°26'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 399.67 FEET; THENCE SOUTH 69°28'15" EAST, A DISTANCE OF 792.26 FEET; THENCE NORTH 13°09'30" EAST, A DISTANCE OF 1831.60 FEET; THENCE SOUTH 77°03'29" EAST, A DISTANCE OF 570.18 FEET; THENCE SOUTH 13°09'11" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 78°51'33" EAST, A DISTANCE OF 570.25 FEET TO A POINT ON THE WESTERLY LINE OF EASTONVILLE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:  
1) SOUTH 13°08'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 855.51 FEET TO A POINT OF CURVE;  
2) 1108.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°38'12", A RADIUS OF 3233.52 FEET AND CHORD WHICH BEARS SOUTH 03°19'33" WEST, A DISTANCE OF 1102.79 FEET;  
3) SOUTH 06°29'33" EAST, A DISTANCE OF 419.61 FEET TO A POINT OF CURVE;  
4) 34.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°54'54", A RADIUS OF 670.00 FEET AND CHORD WHICH BEARS SOUTH 05°02'06" EAST, A DISTANCE OF 34.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16;  
THENCE NORTH 89°26'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2440.92 FEET TO THE "POINT OF BEGINNING", CONTAINING 125.577 ACRES OR 5,470,135 SQUARE FEET, MORE OR LESS.

#### FLOODPLAIN STATEMENT

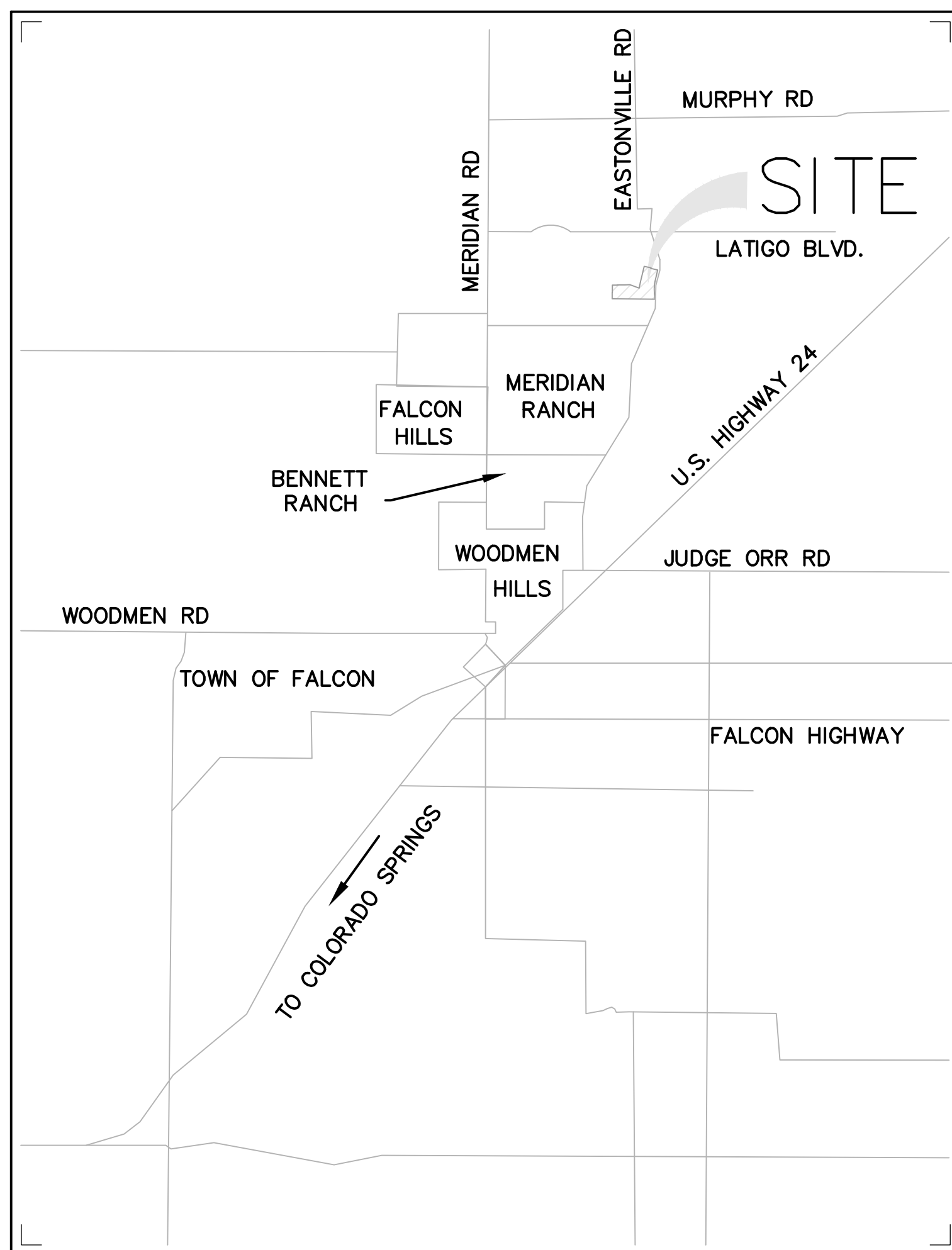
THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C03396, EFFECTIVE DATE DECEMBER 7, 2018.

#### BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLIGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

#### BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'X4" BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.



VICINITY MAP  
NOT TO SCALE



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#### OWNER'S STATEMENT

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

ROBERT C. IRWIN, MANAGER, BRJM, LLC. DATE \_\_\_\_\_

#### DESIGN ENGINEER'S STATEMENT

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

TIM D. MCCONNELL DATE \_\_\_\_\_  
P.E.# 33797

#### EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

JOSHUA PALMER, P.E. DATE \_\_\_\_\_  
COUNTY ENGINEER

#### NOTE

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

#### MERIDIAN SERVICE METROPOLITAN DISTRICT

MSMD PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT DESIGN CRITERIA. THE DISTRICT IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE DISTRICT THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

DISTRICT ENGINEER DATE \_\_\_\_\_

#### APPROVALS

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

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
FALCON FIRE DEPARTMENT  
PLAN REVIEW NUMBER \_\_\_\_\_

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDN
FILE NAME:	21820-01CV2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

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

COVER SHEET

PROJECT NO. 21820-01CSCV  
DRAWING NO.

**CV-1**



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**METROPOLITAN DISTRICT GENERAL UTILITY NOTES  
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT  
MSMD BOARD APPROVED: JANUARY 8, 2020**

**GENERAL NOTES**

1. MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) CONTACT:  
11886 STAPLETON DR  
FALCON, CO 80831  
PHONE 739-495-6367
2. ALL SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, RAW WATER AND STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD) SPECIFICATIONS. MSMD SPECIFICATIONS HEREINAFTER SHALL BE CONSISTENT WITH THE COLORADO SPRINGS UTILITIES SPECIFICATIONS (CSUS) FOR WASTEWATER LINE EXTENSION & SERVICE STANDARDS, 2010 EDITION AND THE WATER LINO EXTENSION & SERVICE STANDARDS, 2014 EDITION, UNLESS OTHERWISE NOTED AND APPROVED.
3. ALL PLANS ON THE JOB SITE SHALL BE SIGNED AND APPROVED BY MSMD AND MSMD'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE APPROVED BY MSMD AND MSMD'S ENGINEER AND SO NOTED ON THE PLANS.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY MSMD. MSMD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO MSMD STANDARDS AND SPECIFICATIONS.
5. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT, COLORADO SPRINGS UTILITIES, MSMD, DISTRICT ENGINEER AND THE SOILS ENGINEER.
6. ALL UTILITY TRENCH BACKFILL SHALL BE PLACED PER THE APPROVED SOILS REPORT RECOMMENDATIONS AND UNDER THE DIRECTION OF THE SOILS ENGINEER. TRENCH BACKFILL SHALL BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D 1557) OR HIGHER STANDARD AS REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT OR THE SOILS ENGINEER RECOMMENDATION. THIS SHALL INCLUDE ALL MAIN LINE, VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, CLEAN OUTS, INLET BOXES, MANHOLES, ETC. A QUALIFIED SOILS ENGINEER SHALL OBSERVE AND TEST THE BACKFILL AND COMPACTON OF ALL TRENCHES AND ALL REPORTS SHALL BE SUBMITTED TO MSMD FOR REVIEW AND APPROVAL.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION DRAWINGS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
8. ALL WATER AND SANITARY SEWER SERVICE LATERAL LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "S" FOR SEWER AND A "W" FOR WATER ON THE CURB FACE AT EACH SERVICE LATERAL LOCATION. ALL SLEEVE LOCATIONS SHALL BE CLEARLY MARKED BY STAMPING AN "X" ON THE CURB FACE. ALL PRIVATE IRRIGATION SLEEVES SHALL BE MARKED BY STAMPING AN "I" ON THE TOP OF THE SIDEWALK.
9. BENDS, DEFLECTIONS & 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.
10. 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 AND BLOW OFFS.
11. ALL EXISTING UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED IN PLACE AND FUNCTION CONTINUOUSLY DURING ALL CONSTRUCTION OPERATIONS. SHOULD A MSMD UTILITY FAIL OR BE DAMAGED AS A RESULT OF THE CONSTRUCTION OPERATION, IT SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR PER ALL MSMD SPECIFICATIONS. IN THE EVENT THE CONTRACTOR CANNOT IMMEDIATELY MAKE THE REPAIRS TO THE FAILED OR DAMAGED MSMD UTILITY TO THE SATISFACTION OF MSMD, MSMD MAY REPAIR OR CAUSE THE REPAIR AND BACK CHARGE ALL SUCH COSTS TO THE CONTRACTOR.
12. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO ALL ABOVE OR BELOW GROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB, GUTTER, SIDEWALK, ASPHALT, ELECTRIC SYSTEMS, GAS SYSTEMS, TELEPHONE/TELEVISION SYSTEMS, ETC.
13. A PRECONSTRUCTION CONFERENCE MEETING SHALL BE HELD AT THE PROJECT SITE A MINIMUM OF 7 DAYS BEFORE CONSTRUCTION BEGINS AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL NOTIFY MSMD AND ALL AFFECTED UTILITY COMPANIES ADEQUATELY TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION FOR SCHEDULING. THE CONTRACTOR SHALL SCHEDULE BI-WEEKLY CONSTRUCTION MEETINGS AT THE PROJECT SITE OR MORE FREQUENTLY AS DEEMED NECESSARY BY MSMD.
14. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT MSMD ACCEPTS THE FACILITY FOR USE AND ALL SURFACE IMPROVEMENTS AND RESTORATIONS ARE COMPLETED.
15. FINAL ACCEPTANCE BY MSMD OF ANY UTILITY 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 SHALL BE 12 MONTHS COMMENCING WITH FINAL ACCEPTANCE. MSMD MAY REQUIRE RETESTING OF THE UTILITY SYSTEM PRIOR TO FINAL ACCEPTANCE.
16. INSPECTION FEES: CALL MSMD FOR FEE SCHEDULE OR VIEW AT WWW.MERIDIANRANCHMETRO.ORG.
17. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE A MINIMUM EIGHT INCH DIAMETER WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS AND EXITS THE PROPERTY AND A MINIMUM EIGHT INCH SANITARY SEWER MAIN WITH A MANHOLE IN THE STREET WHERE THE MAIN ENTERS THE PROPERTY. THE EXTENT OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATELY COLORED CARSONITE MARKERS AND TRACER WIRE.
18. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST BE COMPLETED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS. IF WORK IS NOT COMPLETED WITHIN THIS TIME FRAME AND NO EXTENSION HAS BEEN GIVEN, THEN ALL PLANS MUST BE RE-SUBMITTED TO MSMD FOR REVIEW (WITH NEW FEES PAID) AND APPROVAL.
19. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY MSMD AND THE ENGINEER OF RECORD PRIOR TO EXECUTION.
20. ANY FACILITIES OUTSIDE OF PAVED ROADS MUST BE MARKED APPROPRIATELY WITH CARSONITE MARKERS AT EACH VALVE, MANHOLE, TEST STATION, AND ANY OTHER FACILITIES MSMD DEEMS NECESSARY.

**SANITARY SEWER NOTES**

21. SANITARY SEWER MANHOLES WITH ONE ENTRANCE PIPE SHALL BE A MINIMUM OF FOUR (4) FOOT IN DIAMETER, ALL OTHERS SHALL BE A MINIMUM OF FIVE (5) FOOT IN DIAMETER. ALL MANHOLE JOINT EXTENDERS SHALL BE WRAPPED WITH MINIMUM 12" WIDE CON-SEAL CS-212 APPLIED OVER APPROPRIATE MSMD APPROVED JOINT PRIMER. THE WHOLE EXTERIOR OF THE MANHOLES SHALL BE COATED WITH CONCRETE WATER PROOFING TAR APPLIED PER CSUS.
22. ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND WATER MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED 12 GAUGE U.F. TRACER WIRE PER MSMD SPECIFICATIONS. SANITARY SEWER TRACER WIRE SHALL BE EXTENDED AND WRAPPED AROUND THE TOP STEP OF THE MANHOLE AND EXTENDED TO EACH SANITARY SEWER LATERAL. 2" X 4" MARKER AS NOTED BELOW (NOTE 26 AND 28). EXTEND TRACER WIRE TO THE TOP OF WATER VALVE BOXES A MINIMUM OF EVERY 500 FEET.
23. TESTING OF FACILITIES:
  - a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.
  - b. ALL SANITARY SEWER FACILITIES SHALL MEET THE FOLLOWING TESTING REQUIREMENTS:
    - ALL SANITARY SEWER MAIN SHALL BE PRESSURE TESTED PER CSUS.
    - ALL SEWER MAIN SHALL BE PROPERLY BALLED/MANDRILED.
    - ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CSUS.
    - ALL SANITARY SEWER MAINS SHALL BE CCTV INSPECTED WITH TWO VIDEOS ON DVDs SUBMITTED TO MSMD FOR REVIEW AND APPROVAL. ALL SANITARY SEWER MAINS SHALL BE JET CLEANED AND FLUSHED (DIRECTLY TO THE MANHOLE) WITH RUNNING WATER IN THE SANITARY SEWER MAIN DURING THE CCTV INSPECTION. SANITARY SEWER MAINS THAT DO NOT MEET MSMD STANDARDS SHALL BE REPLACED AND OR REPAIRED AS NECESSARY AND RE-TESTED.
24. COMMENCEMENT OF USE OF ANY SANITARY SEWER LINES AND/OR SYSTEMS. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL:
  - a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AS-BUILT DRAWINGS AND REVIEWS ARE SUBMITTED TO AND APPROVED BY MSMD.
  - b. ALL SANITARY SEWER 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 TO MSMD, AND RECORDED.
  - d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
25. WHEN A RESIDENTIAL SEWER SERVICE IS INSTALLED ON AN EXISTING SEWER MAIN A DOUBLE STRAP STAINLESS STEEL SADDLE TEE SHALL BE USED. THE SADDLE TEE, GASKET HUB & GASKET SHORT MUST BE A STRAIGHT STYLE CONNECTION. NO "Y" STYLE WILL BE ALLOWED. ALL SEWER SERVICE CORE CUTOUTS MUST BE RECOVERED AND RETURNED TO THE DISTRICT FOR INSPECTION. IF ALL SEWER SERVICE CORE CUTOUTS ARE RECOVERED AND COMPLETE, THEN NO VIDEO INSPECTION OF THAT PORTION OF THE SEWER MAIN IS REQUIRED. IF ANY SEWER SERVICE CORE CUTOUT OR PORTION THERE FROM IS NOT RECOVERED, THAT SECTION OF SEWER MAIN SHALL BE CLEANED AND VIDEO INSPECTED TO ENSURE THAT THE SEWER SERVICE CORES OR PORTION THERE FROM IS RECOVERED.
26. SANITARY SEWER MAIN LENGTHS ARE 4M CENTER TO MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL AND HAVE A MINIMUM COVER DEPTH OF 5'-4" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE. USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES FOR SANITARY SEWER LATERAL CONNECTIONS TO THE SANITARY SEWER MAIN. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING SANITARY SEWER MAINS. ALL LOTS SHALL RECEIVE A 4" SANITARY SEWER SERVICE LATERAL. THE END OF EACH SANITARY SEWER SERVICE LATERAL SHALL BE "LOCATED" WITH A WOOD 2" X 4" EXTENDED 4" ABOVE FINISH GRADE FROM THE END OF THE SERVICE LOCATION AND PAINTED GREEN ABOVE FINISH GRADE. EXTEND THE COATED 12 GAUGE U.F. TRACER WIRE TO END OF EACH SANITARY SEWER LATERAL UP TO THE SURFACE COILED AROUND THE 2" X 4" MARKER. ALL TRACER WIRE CONNECTIONS SHALL BE WATER TIGHT STYLE OF APPROVED ELECTRICAL CONNECTORS SUCH AS A DBY (DIRECT BURY YELLOW) OR EQUAL.

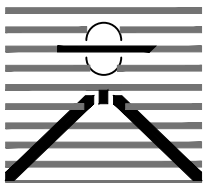
**WATER NOTES**

27. ALL WATER MAIN PIPES SHALL BE AWWA C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-0" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.
28. ALL LOTS SHALL RECEIVE A MINIMUM 3/4" DIAMETER HDPE OR COPPER WATER SERVICE INSTALLED PER APPROVED PLANS CSUS AND MSMD SPECIFICATIONS. HDPE WATER SERVICE SHALL BE HDPE SDR-7 PE4710 RATED FOR 200 PSI WITH THE MARKING SDR-7, AWWA C901, NSF61 PE4710. WATER SERVICES SHALL BE INCREASED IN SIZE TO 1" DIAMETER WHERE THE RESIDENTIAL SERVICE WATER PRESSURE IS LESS THAN 40 PSI AT 10 GPM DEMAND AND ALL 1/2 ACRE OR GREATER LOTS SHALL RECEIVE A MINIMUM 1" DIAMETER WATER SERVICE AS INDICATED ON THE PLANS. THE CURB STOP VALVE AND BOX AT THE END OF EACH WATER SERVICE SHALL BE "LOCATED" WITH A 2" X 4" PIECE OF WOOD EXTENDED 4" ABOVE FINISH GRADE, PAINTED BLUE, DIRECTLY BEHIND THE CURB STOP VALVE AND BOX. ALL TRACER WIRE CONNECTIONS SHALL BE MADE WITH DBY (DIRECT BURY YELLOW) WATER TIGHT STYLE ELECTRICAL CONNECTORS OR EQUAL.
29. IF HDPE WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 NS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CORPORATION STOPS SHALL BE AY MCDONALD MODEL NUMBER 14701B-33 FOR SDR HDPE SAME SIZE AS THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE 3/4" AY MCDONALD MODEL NUMBER 7810 (FLARE X FLARE) OR EQUIVALENT WITH A MAIN SIDE ONE PACK JOINT (PER ADAPTOR AY MCDONALD MODEL NUMBER 7475S-33 UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY 3/4" OUTLET CURB STOP VALVE.
30. IF COPPER WATER SERVICES ARE TO BE USED THEY SHALL INCLUDE A ROMAC 202 BS OR EQUAL TAPPING SADDLE AND A CURB STOP VALVE INSIDE A CURB STOP BOX AT THE END OF THE WATER SERVICE. ALL CURB STOP VALVES SHALL BE 3/4" UNLESS OTHERWISE NOTED ON THE PLANS. ALL 1" DIAMETER WATER SERVICES SHALL RECEIVE A 1" INLET BY 3/4" OUTLET CURB STOP VALVE MANUFACTURED BY AN MCDONALD MODEL NUMBER 610M (FLARE X FLARE) OR EQUIVALENT.
31. ALL POTABLE WATER VALVES SHALL OPEN CLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED LOW NEAR THE MAIN LINE AND PAINTED RED. ALL POTABLE AND RAW WATER VALVES NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL RAW WATER VALVES SHALL OPEN COUNTERCLOCKWISE WITH THE VALVE OPERATING NUT INSTALLED HIGH WITHIN 1' FROM THE SURFACE AND PAINTED BLACK.
32. ALL POTABLE WATER, RAW WATER AND NON-POTABLE WATER VALVES 3/4" OR GREATER SHALL BE BUTTERFLY VALVES WITH A SIDE OPERATING NUT. THE OPERATIONAL DEPTH OF THE POTABLE WATER VALVES SHALL NOT EXCEED 6" IN OR EQUAL. THE OPERATIONAL DEPTH OF THE RAW WATER VALVES SHALL NOT EXCEED 18" IN OR EQUAL.
33. FIRE HYDRANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT AUTHORITY.
34. FIRE HYDRANTS SHALL BE AKA MODEL 2780 VOSTALGIC (PART # 27ND-023X-0010B-AN) OPEN RIGHT WITH A 1 1/2" PENTAGON OPERATING NUT AND SERVICE CAPS, STANDARD 4 1/2" PUMPER NOZZLE WITH A THREAD PATTERN OF 5 - 3/8" - 6 TPI (THREADS PER INCH) ALONG WITH TWO STANDARD 2 1/2" NST (NATIONAL STANDARD THREAD) SIDE NOZZLES. HYDRANT SHALL BE PAINTED WITH RUSTOLEUM SAFETY YELLOW.
35. ALL DUCTILE IRON PIPES, 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.
36. ALL DUCTILE IRON PIPE AND FITTINGS LESS THAN 12 INCHES IN DIAMETER 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 PIPES AND FITTINGS 12 INCHES AND GREATER 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. CATHODIC PROTECTION AND ANODES SHALL BE INSTALLED PER MSMD SPECIFICATIONS.
37. ALL EXISTING WATER UTILITY MATERIAL REMOVED AS PART OF THE WORK ON THESE DRAWINGS SHALL BE RETURNED TO MSMD AS REQUESTED.
38. TESTING OF FACILITIES:
  - a. THE CONTRACTOR SHALL NOTIFY MSMD A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING TO ALLOW MSMD STAFF TO BE PRESENT AT ALL TIMES DURING TESTING. ALL TESTING SHALL BE PER MSMD SPECIFICATIONS OR CSUS, WHICHEVER IS GREATER.
  - b. ALL SECTIONS OF WATER LINES MUST FIRST PASS A CHLORINE TEST WITH A MINIMUM OF 50 PARTS PER MILLION OF RESIDUAL AFTER 24 HOURS. THE WHOLE SECTION OF LINE BEING TESTED MUST BE RE-CHLORINATED AND RE-TESTED IF IT DOES NOT PASS. ONCE THE SECTION OF LINE BEING TESTED PASSES THE CHLORINE TEST THE LINE MUST BE FLUSHED AND BACT TESTED PER CSUS. ONCE THE BACT TEST PASSES, THE SECTION OF LINE MAY BE PRESSURE TESTED. WATER FLUSHED FROM THE WATER SYSTEM MUST BE PROPERLY DE-CHLORINATED DURING THE FLUSHING PROCESS.
  - c. ALL SECTIONS OF WATER LINES MUST PASS A TWO HOUR 200 PSI HYDROSTATIC PRESSURE TEST. THE PRESSURE SHALL NOT DECREASE BY MORE THAN 5 PSI DURING THE DURATION OF THE TEST. NO WATER SHALL BE ADDED DURING THE PRESSURE TEST. IF THE PRESSURE TEST FAILS, THE SECTIONS OF LINE THAT FAILED MUST AGAIN PASS THE CHLORINE TEST, BE FLUSHED, AND PASS THE BACT TEST PRIOR TO CONDUCTING A NEW PRESSURE TEST.
  - d. ONCE WATER SERVICES ARE INSTALLED A SECOND WATER PRESSURE TEST MUST BE DONE TO A WORKING PSI OF 150 PSI FOLLOWING THE ABOVE TESTING STANDARDS.
  - e. SECTIONS OF WATER LINES SHALL BE LEFT PRESSURIZED ONCE THE WATER LINES HAVE PASSED ALL TESTING DURING THE REMAINING CONSTRUCTION ACTIVITIES.

39. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL:
  - a. MSMD HAS APPROVED ALL TESTS AND COMPACTION TESTING REPORTS, AND AS-BUILT DRAWINGS ARE SUBMITTED TO AND APPROVED BY MSMD.
  - b. ALL WATER 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 TO MSMD, AND RECORDED.
  - d. ANY WATER SHUT DOWNS THAT NEED TO OCCUR ON THE CRITICAL LINES AS DEFINED BY THE MSMD SOP (STANDARD OPERATION PROCEDURE) MANUAL SHALL BE COORDINATED WITH MSMD STAFF FOR NIGHT TIME SHUT DOWNS.
  - e. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS TO EXISTING WATER MAINS WITHOUT A SHUTDOWN OF THE WATER SYSTEM. IN THE EVENT THAT A SHUTDOWN OF A WATER SYSTEM IS NECESSARY, THE CONTRACTOR SHALL ACQUIRE A PERMIT FROM MSMD.
  - f. ALL NON-POTABLE WATER MAINS SHALL BE AWWA NON-POTABLE STANDARD (PURPLE PIPE) C900 PVC, PRESSURE CLASS 200 OR MSMD APPROVED EQUAL, INSTALLED PER MANUFACTURERS' SPECIFICATIONS. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPES SHALL HAVE A MINIMUM COVER DEPTH OF 5'-0" INSTALLED WITH A COATED 12 GAUGE U.F. TRACER WIRE.
  - g. ALL NON-POTABLE WATER VALVES SHALL OPEN COUNTER CLOCKWISE WITH A VALVE EXTENSION, EXTENDING TO WITHIN 1' OF THE SURFACE AND PAINTED PURPLE WITH AN OPEN DIRECTION ARROW.
  - h. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH A TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

**THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.**

PREPARED BY:



**DREXEL, BARRELL & CO.**  
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CLIENT:

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PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS  
FILING NO. 10**  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01NT2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

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

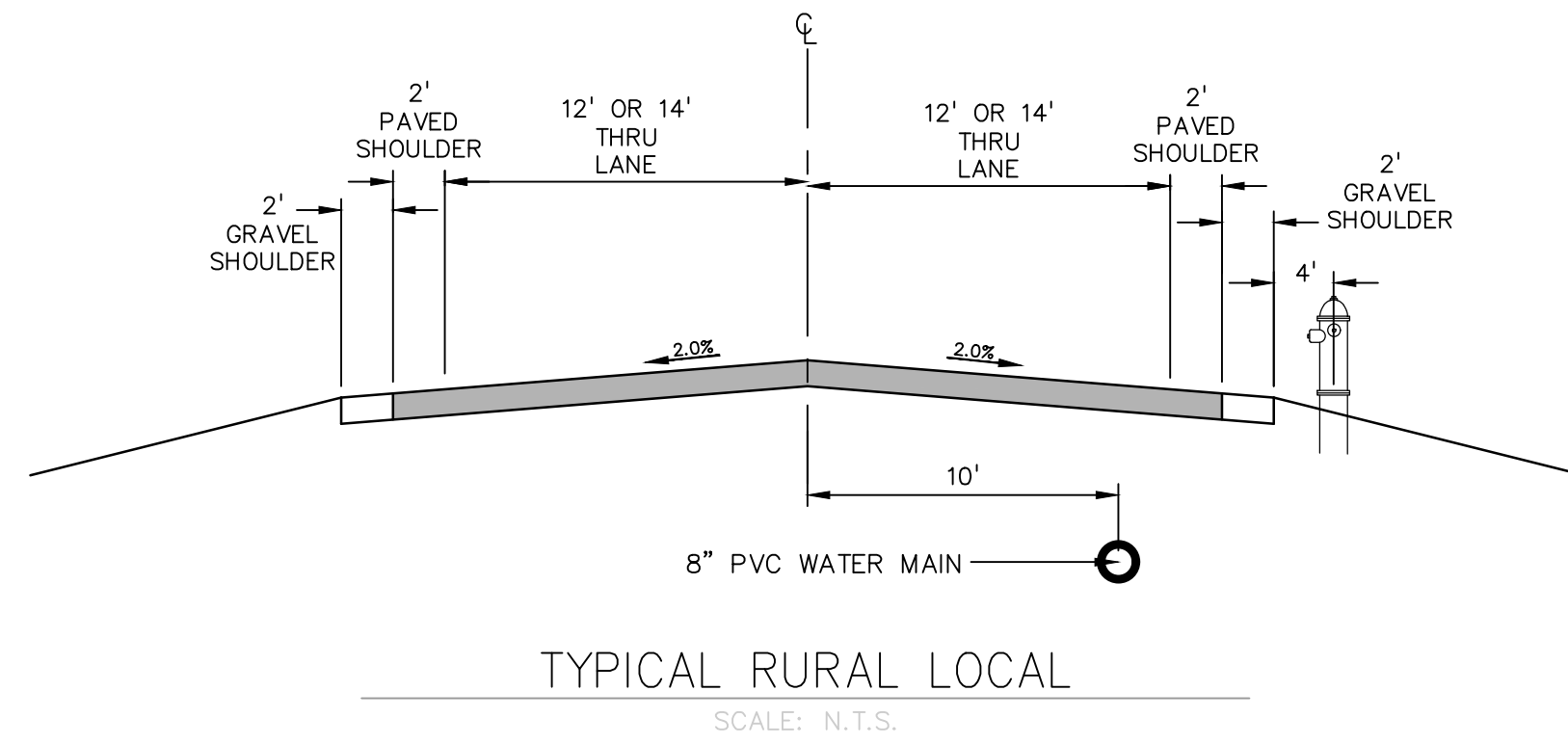
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PROJECT NO. 21820-01CSCV  
DRAWING NO.

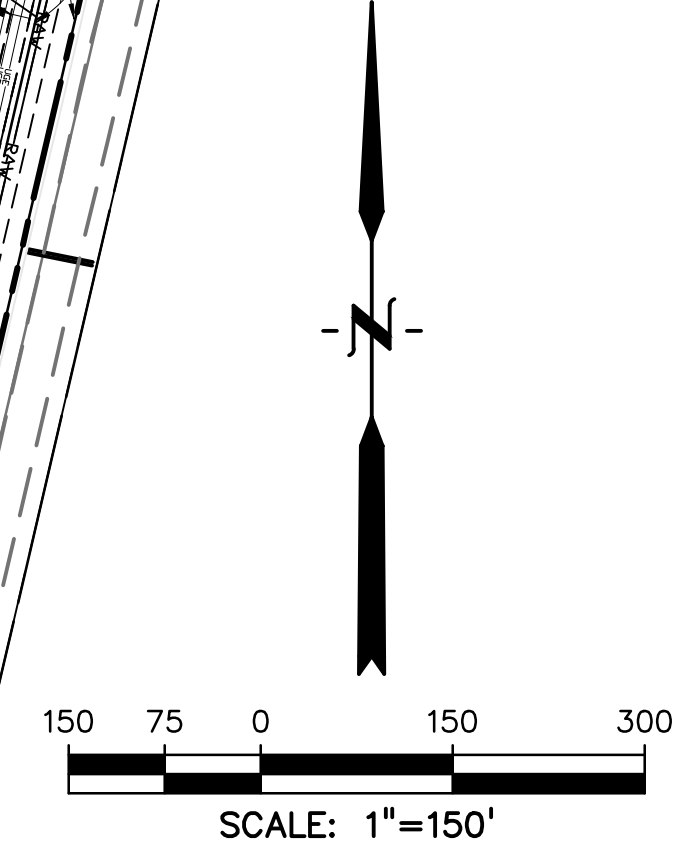
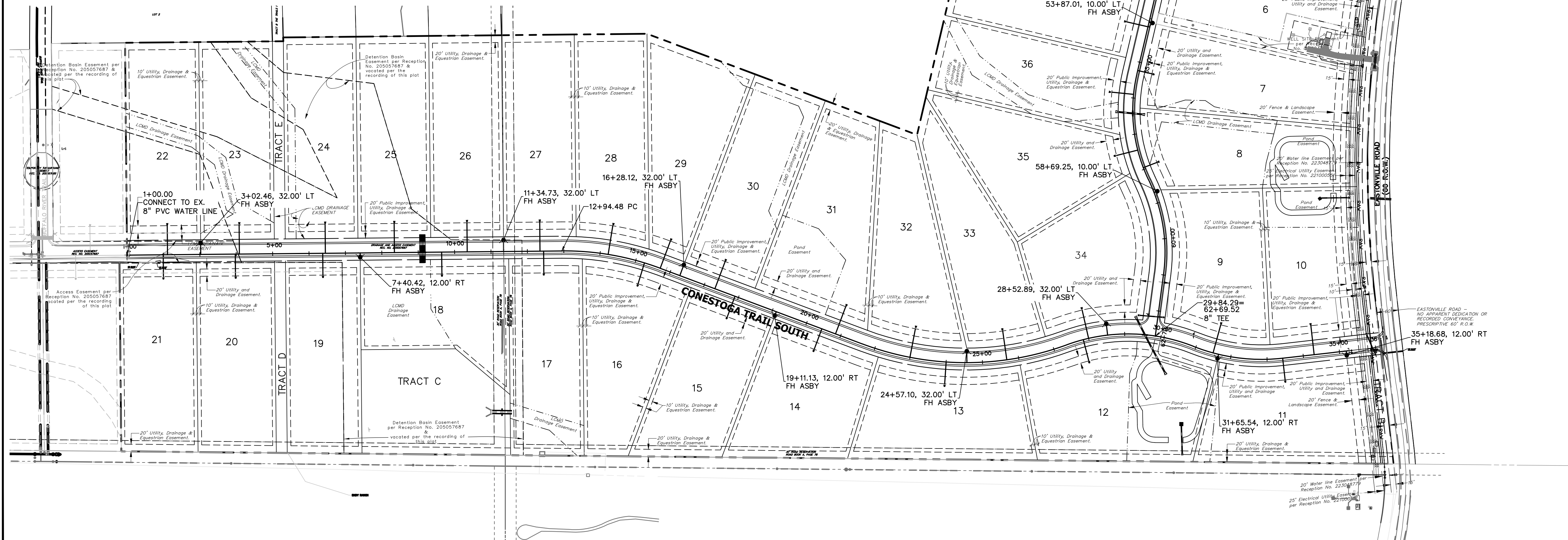
**NT-1**

LOT #	TAP STATION	PIPE ALIGNMENT
LOT 1	41+14.16	WTR2
LOT 2	42+86.48	WTR2
LOT 3	45+20.00	WTR2
LOT 4	48+00.00	WTR2
LOT 5	51+25.00	WTR2
LOT 6	52+72.00	WTR2
LOT 7	55+23.40	WTR2
LOT 8	57+95.00	WTR2
LOT 9	31+50.00	WTR1
LOT 10	34+30.00	WTR1
LOT 11	33+43.00	WTR1
LOT 12	27+85.00	WTR1
LOT 13	24+00.00	WTR1
LOT 14	20+45.00	WTR1
LOT 15	17+90.12	WTR1
LOT 16	15+25.00	WTR1
LOT 17	12+44.58	WTR1
LOT 18	9+64.45	WTR1
LOT 19	6+37.67	WTR1
LOT 20	3+97.42	WTR1
LOT 21	1+99.42	WTR1
LOT 22	2+11.23	WTR1

LOT #	TAP STATION	PIPE ALIGNMENT
LOT 23	4+08.69	WTR1
LOT 24	6+44.83	WTR1
LOT 25	8+34.73	WTR1
LOT 26	10+34.73	WTR1
LOT 27	12+34.58	WTR1
LOT 28	14+22.31	WTR1
LOT 29	15+70.45	WTR1
LOT 30	17+31.12	WTR1
LOT 31	20+85.00	WTR1
LOT 32	22+99.66	WTR1
LOT 33	25+67.23	WTR1
LOT 34	28+00.00	WTR1
LOT 35	57+44.34	WTR2
LOT 36	55+90.00	WTR2
LOT 37	54+00.00	WTR2
LOT 38	51+76.01	WTR2
LOT 39	49+67.61	WTR2
LOT 40	47+44.03	WTR2
LOT 41	45+60.00	WTR2
LOT 42	43+22.04	WTR2
LOT 43	41+04.16	WTR2



TYPICAL RURAL LOCAL  
SCALE: N.T.S.



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PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
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CHECKED BY: TDM  
FILE NAME: 21820-01WS1

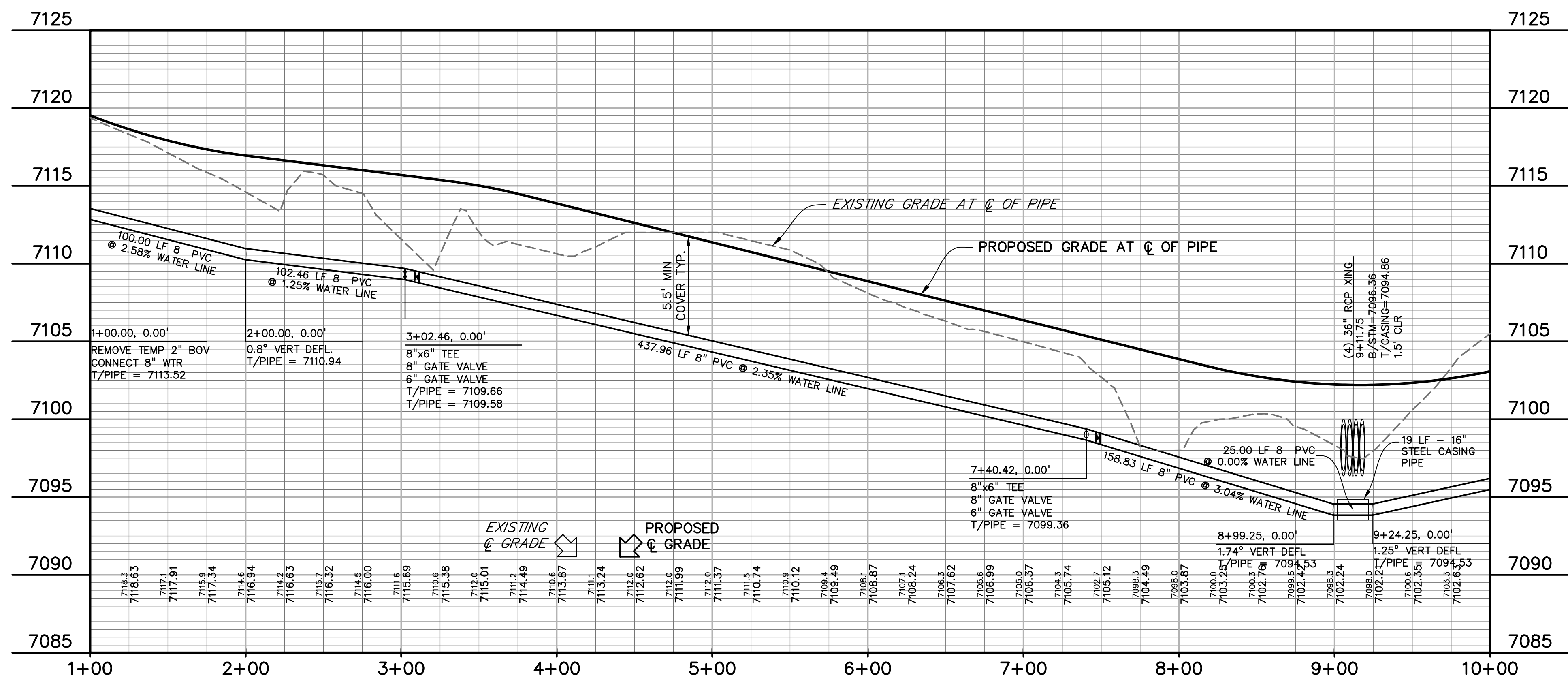
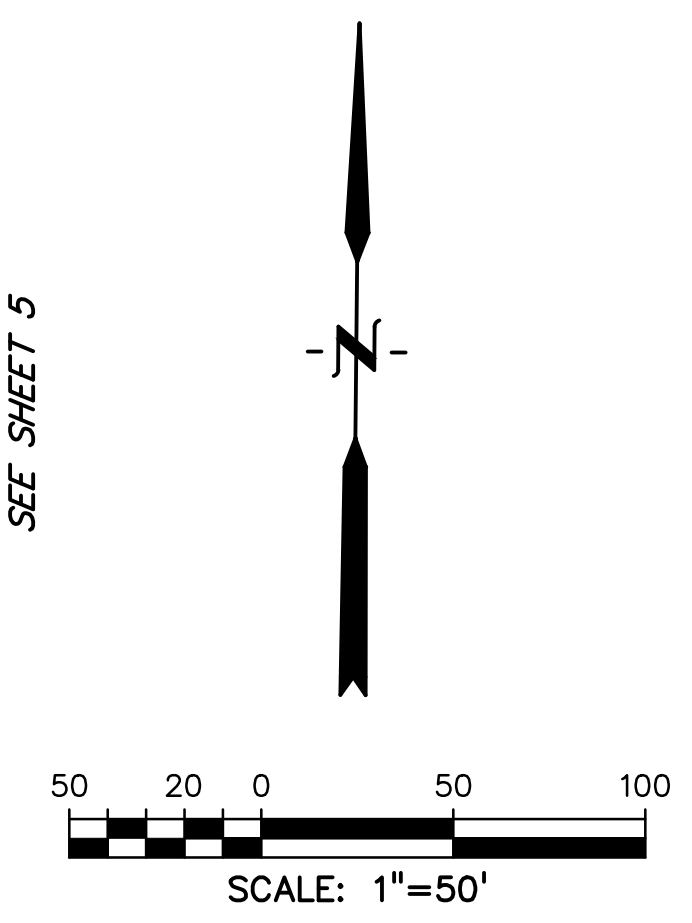
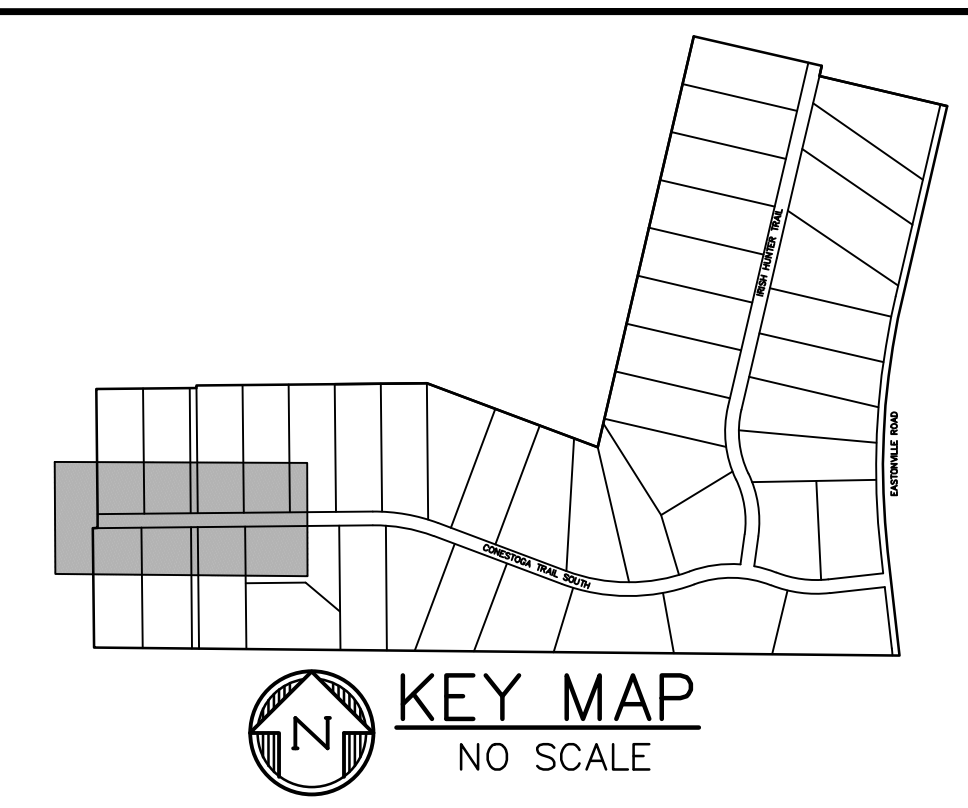
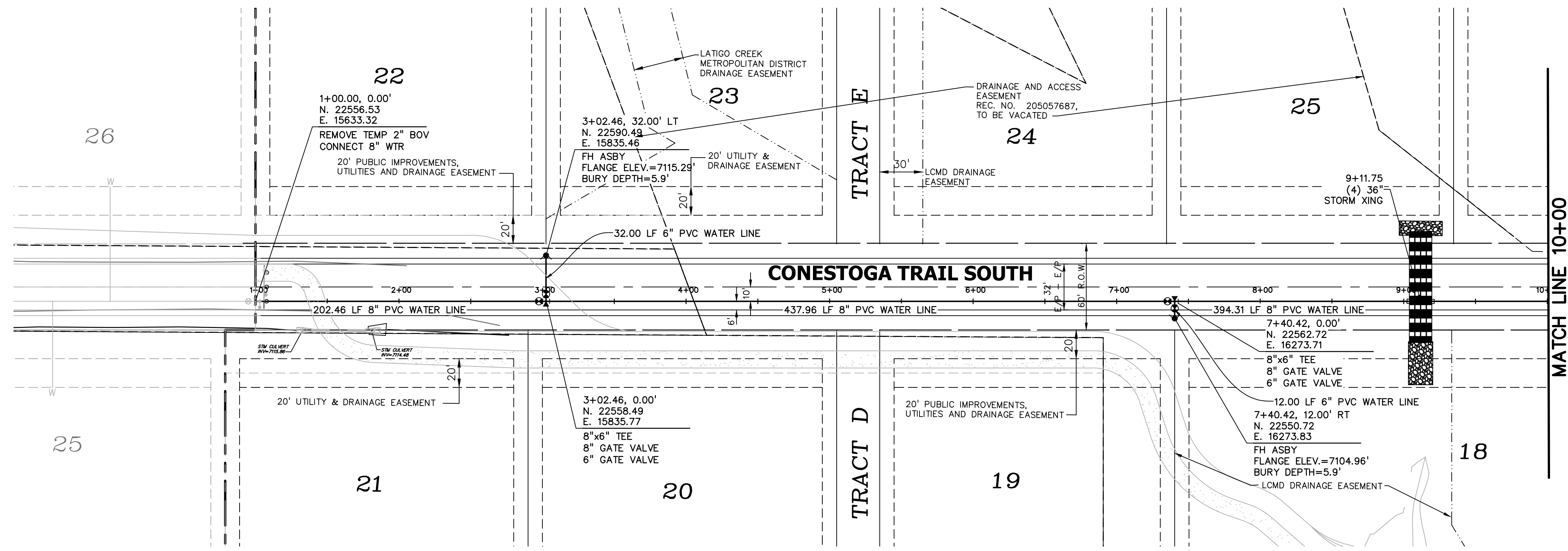
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DRAWING SCALE:  
HORIZONTAL: 1" = 150'  
VERTICAL: N/A

**WATER SERVICE PLAN**

PROJECT NO. 21820-01CSCV  
DRAWING NO.

**WS-1**



PREPARED BY:  
  
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RESUBMITTAL	1/6/25
DESIGNED BY:	TDM
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FILE NAME:	21820-01WT10

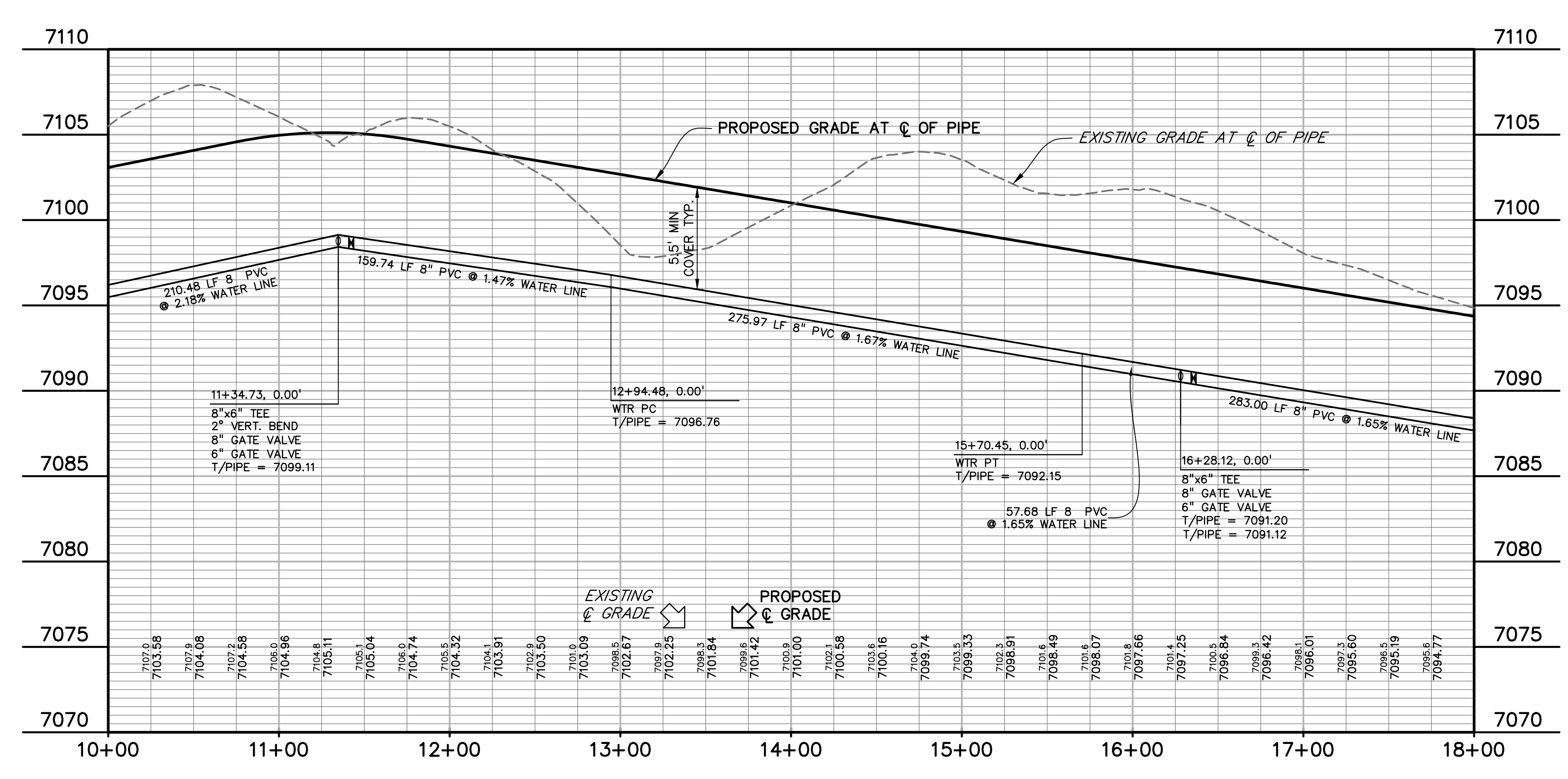
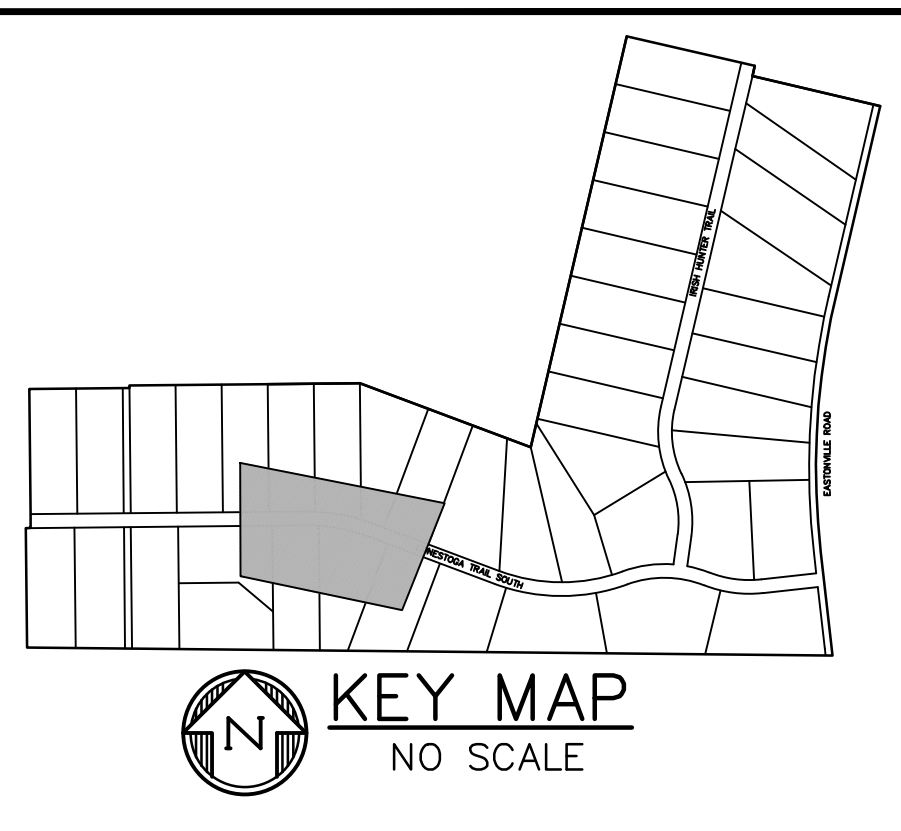
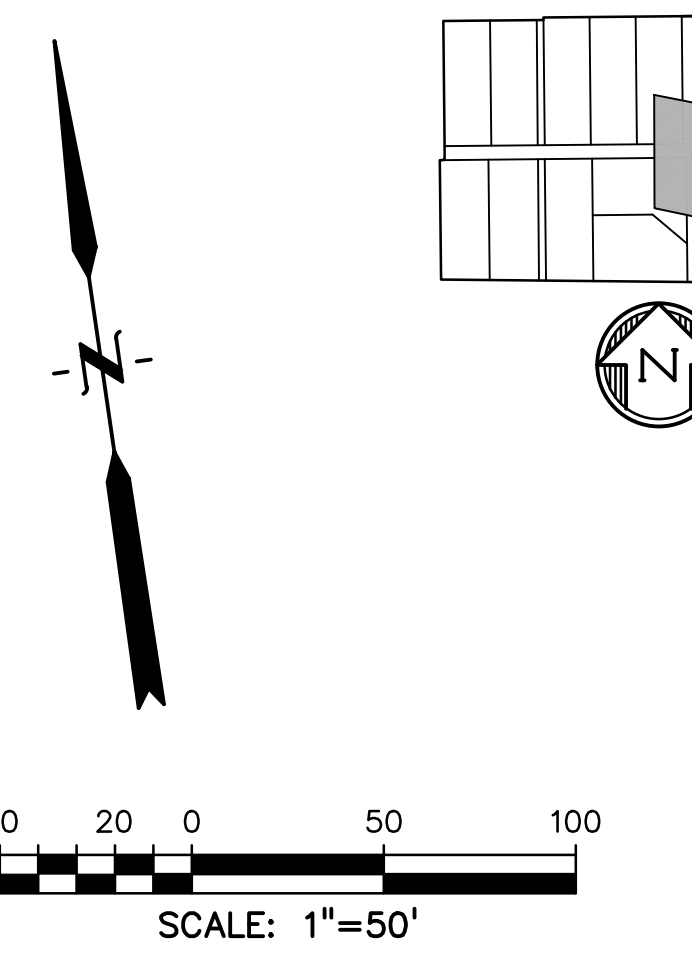
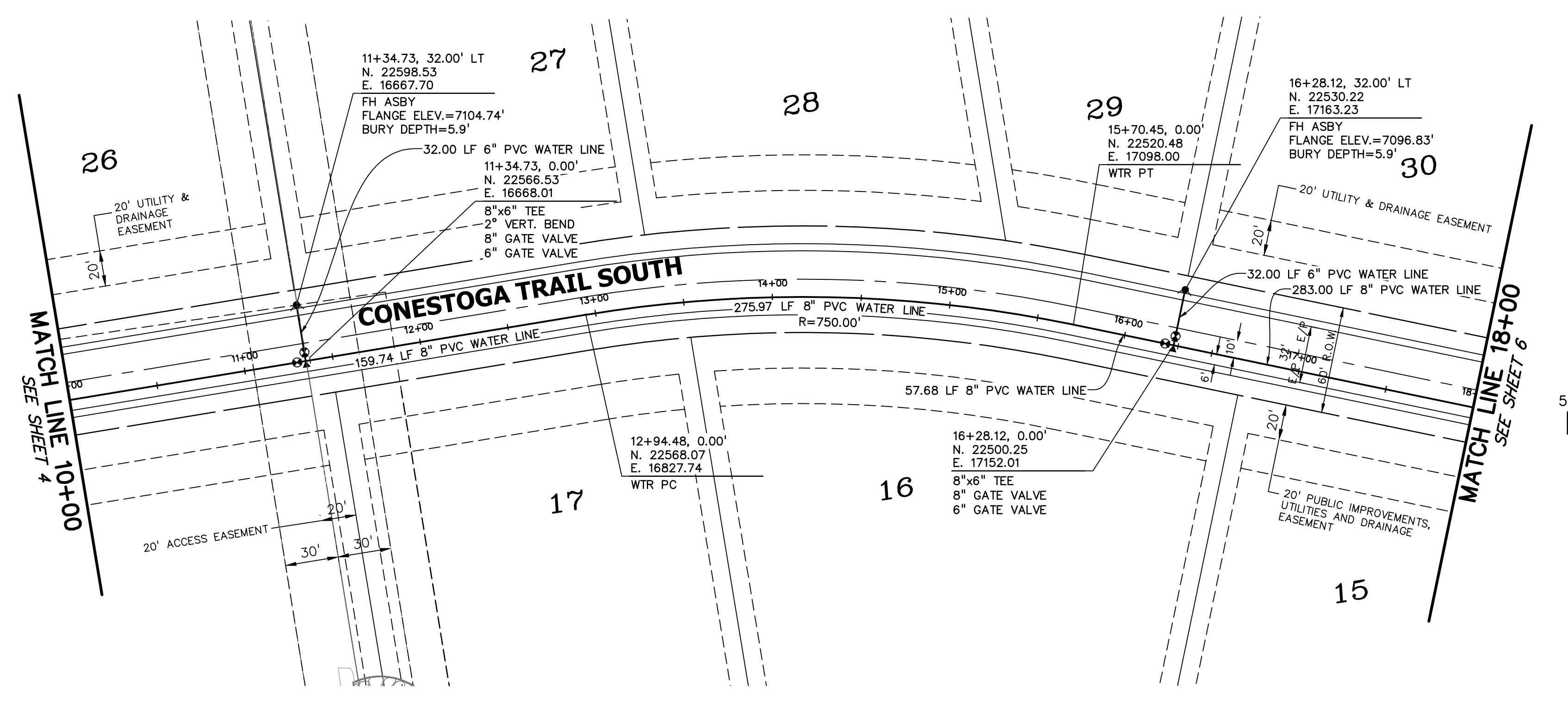
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DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**CONESTOGA TR.**  
**WATER PLAN**  
**& PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-1**



PREPARED BY:  
  
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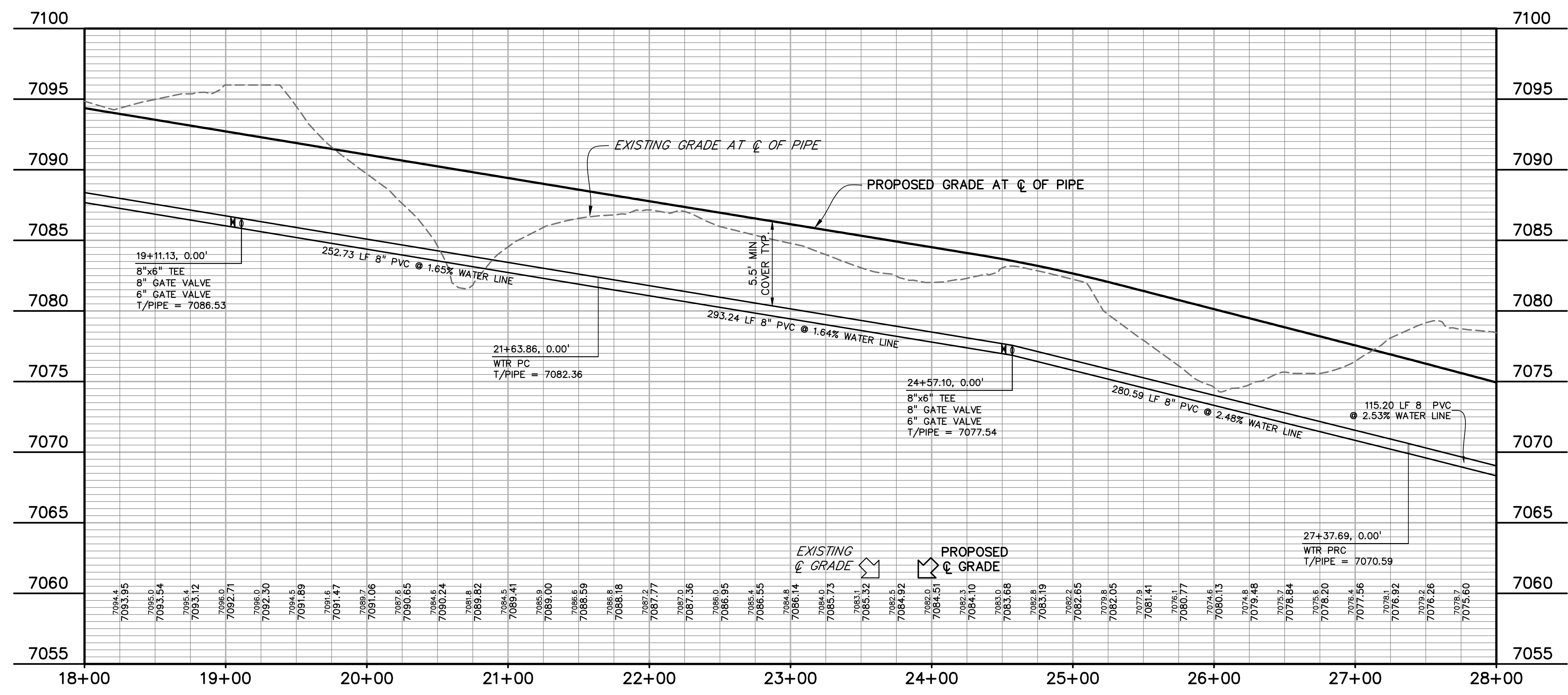
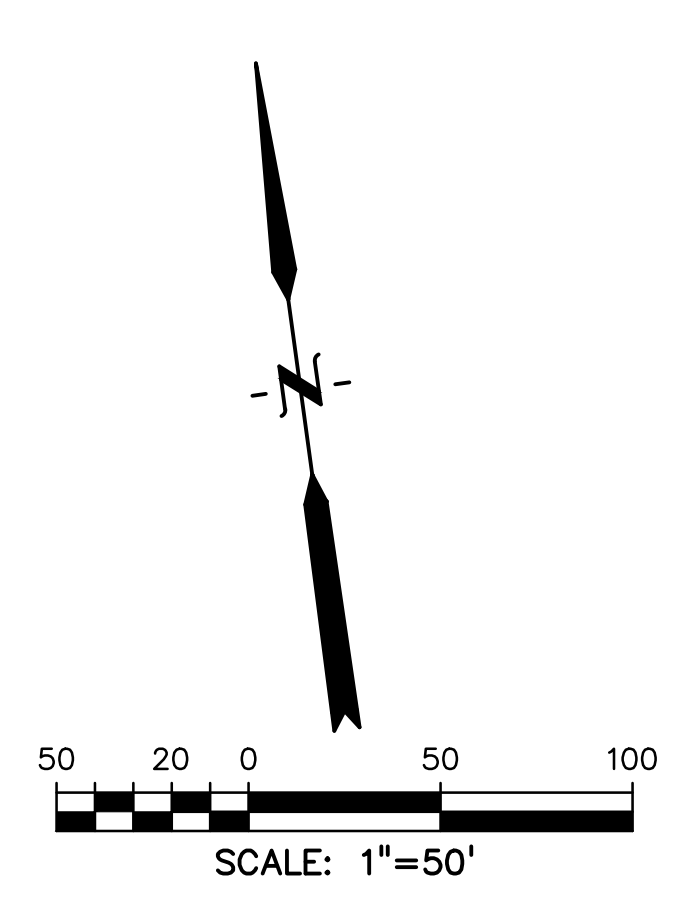
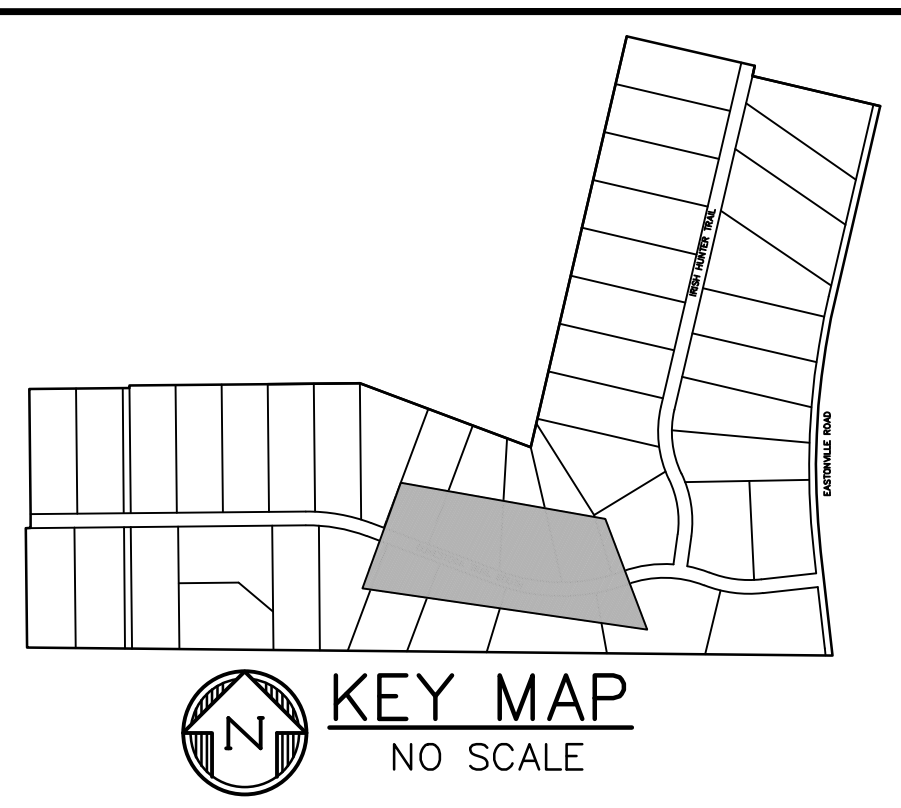
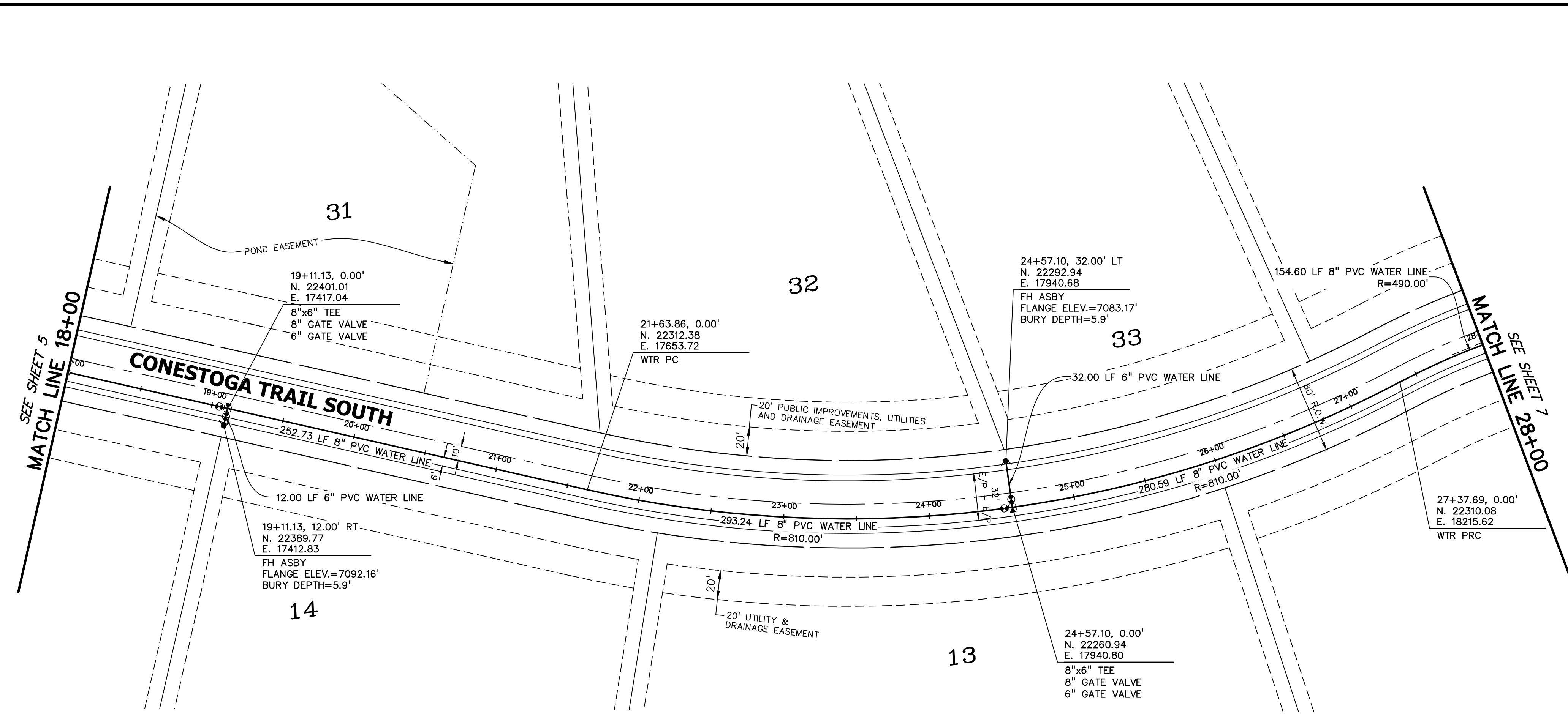
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DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**CONESTOGA TR.**  
**WATER PLAN**  
**& PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-2**



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PUBLIC UTILITY PLANS FOR:  
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**FILING NO. 10**  
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ISSUE	DATE
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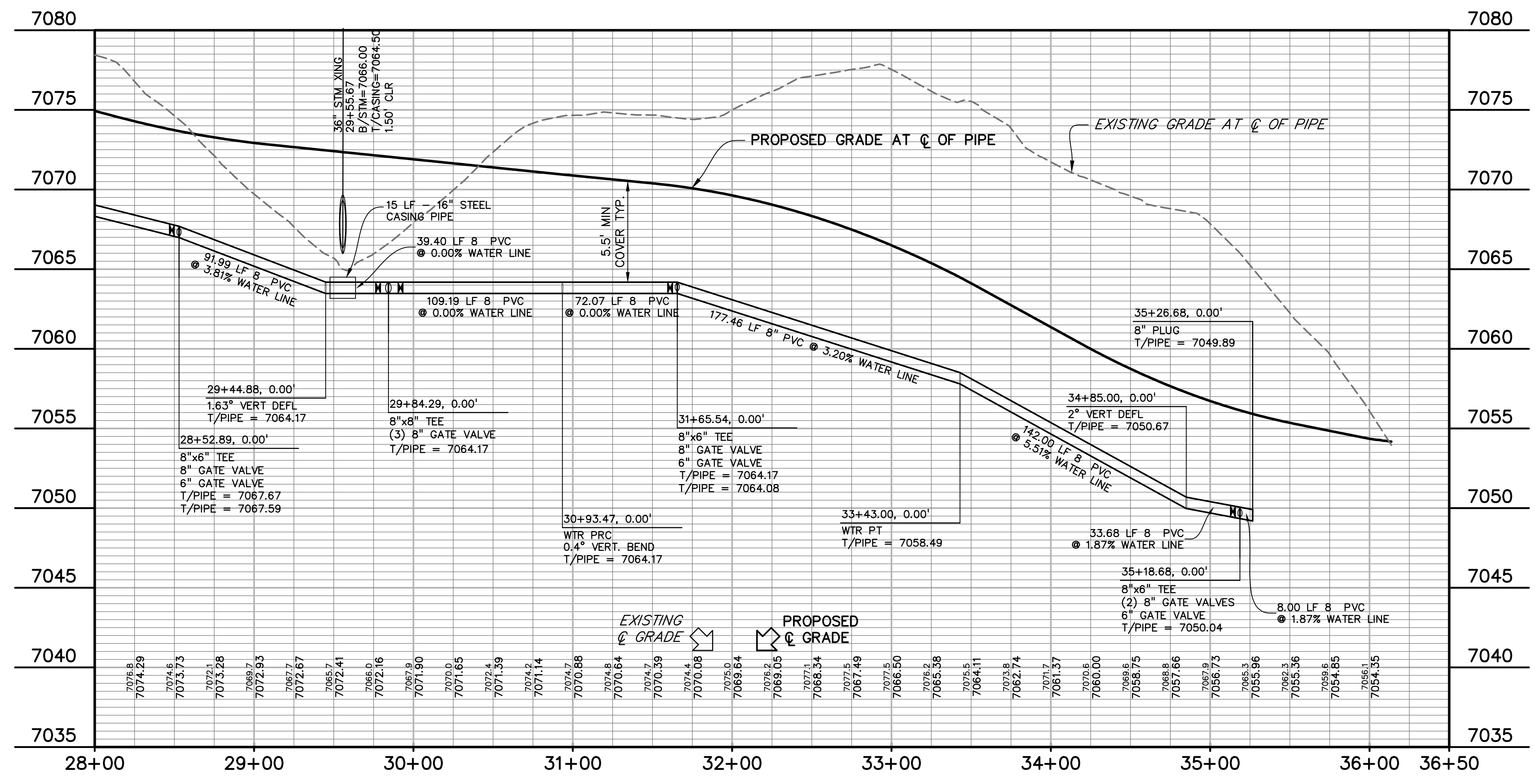
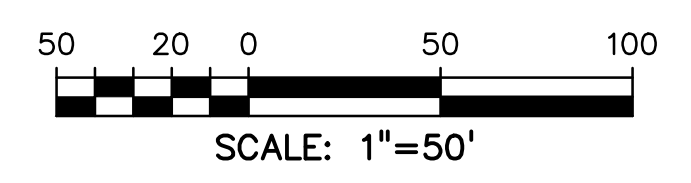
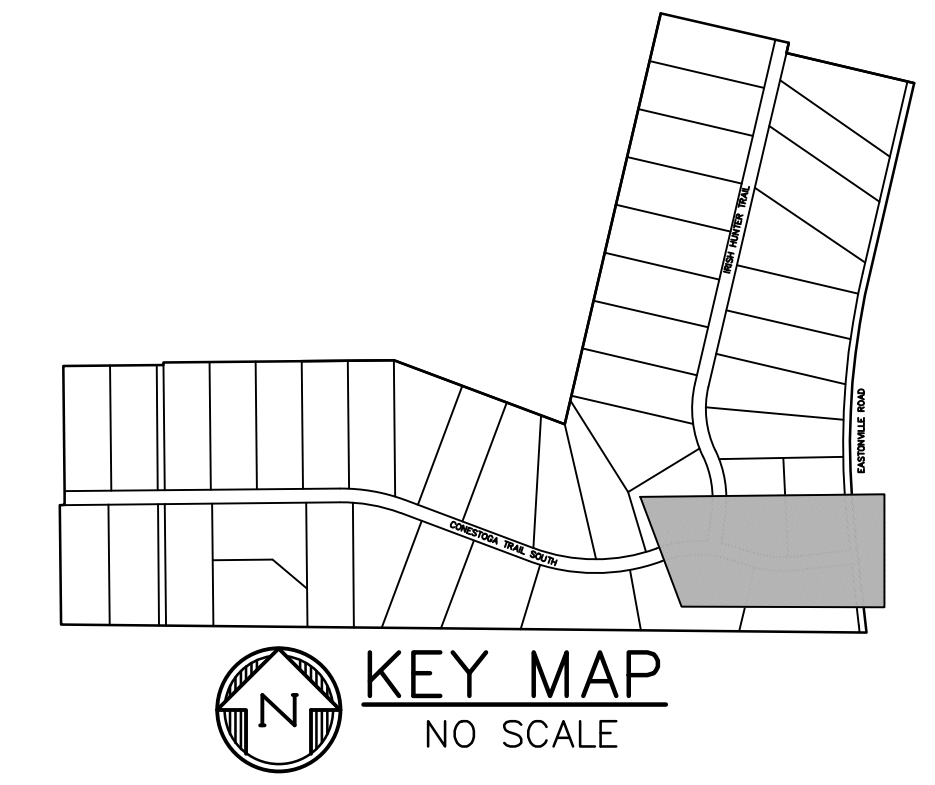
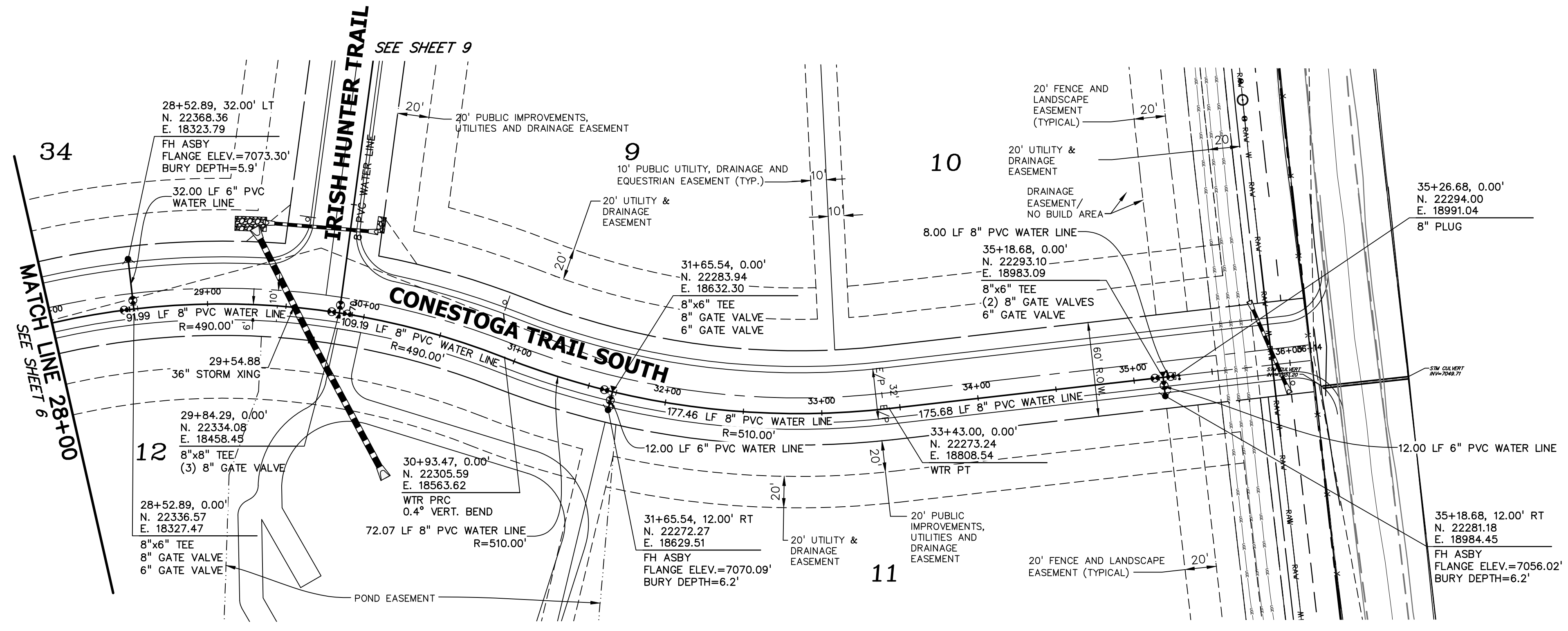
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DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**CONESTOGA TR.**  
**WATER PLAN**  
**& PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-3**  
 SHEET: 6 OF 15



PREPARED BY:



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CLIENT:

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PUBLIC UTILITY PLANS FOR:  
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**FILING NO. 10**  
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ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21820-01WT10

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 VERTICAL: 1" = 5'

**CONESTOGA TR.**  
**WATER PLAN**  
**& PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-4**

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAHWATCH ST. #100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: TIM D. McCONNELL, P.E.  
 (719) 260-0887  
 COLORADO SPRINGS • LAFAYETTE

CLIENT:  
 FALCON LATIGO, LLC  
 5350 S. ROSLYN ST. STE #400  
 ENGLEWOOD, CO 80111-2125  
 (303) 694-0862

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
 EL PASO COUNTY  
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21820-01WT20

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

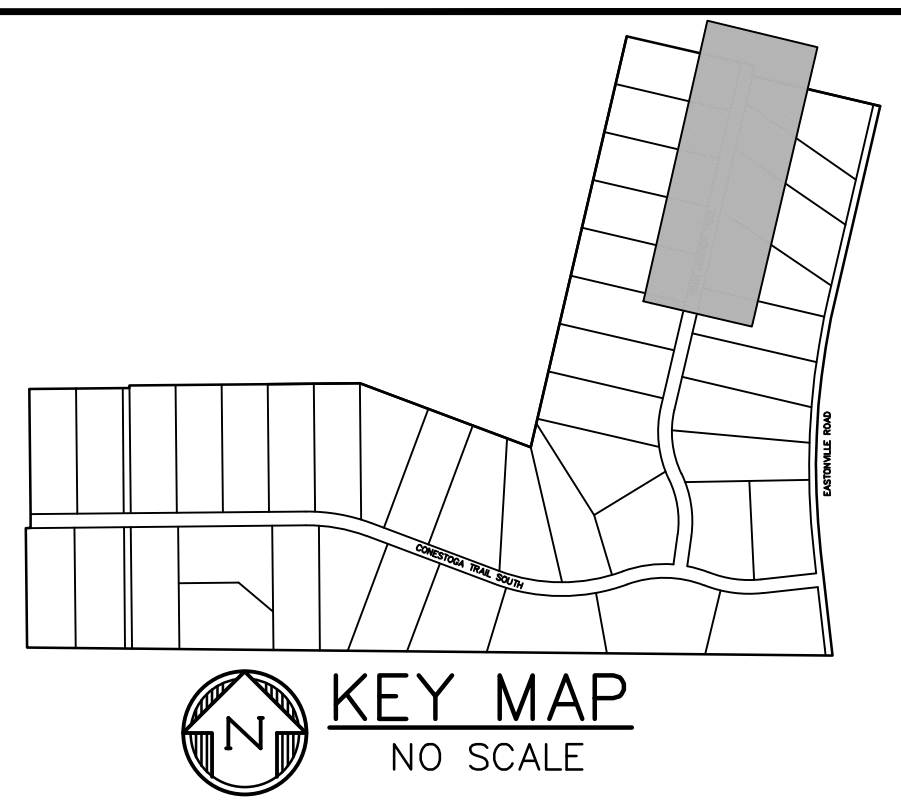
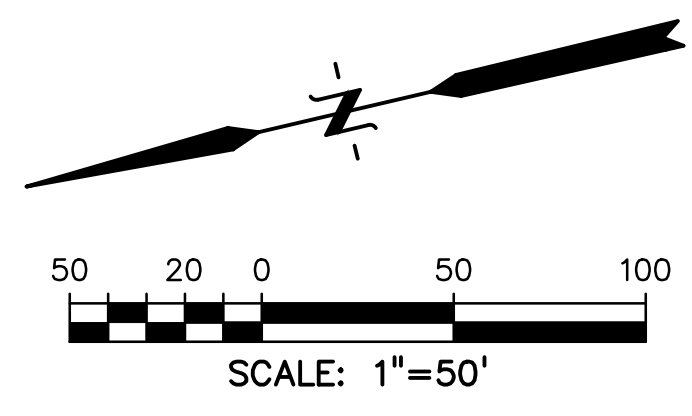
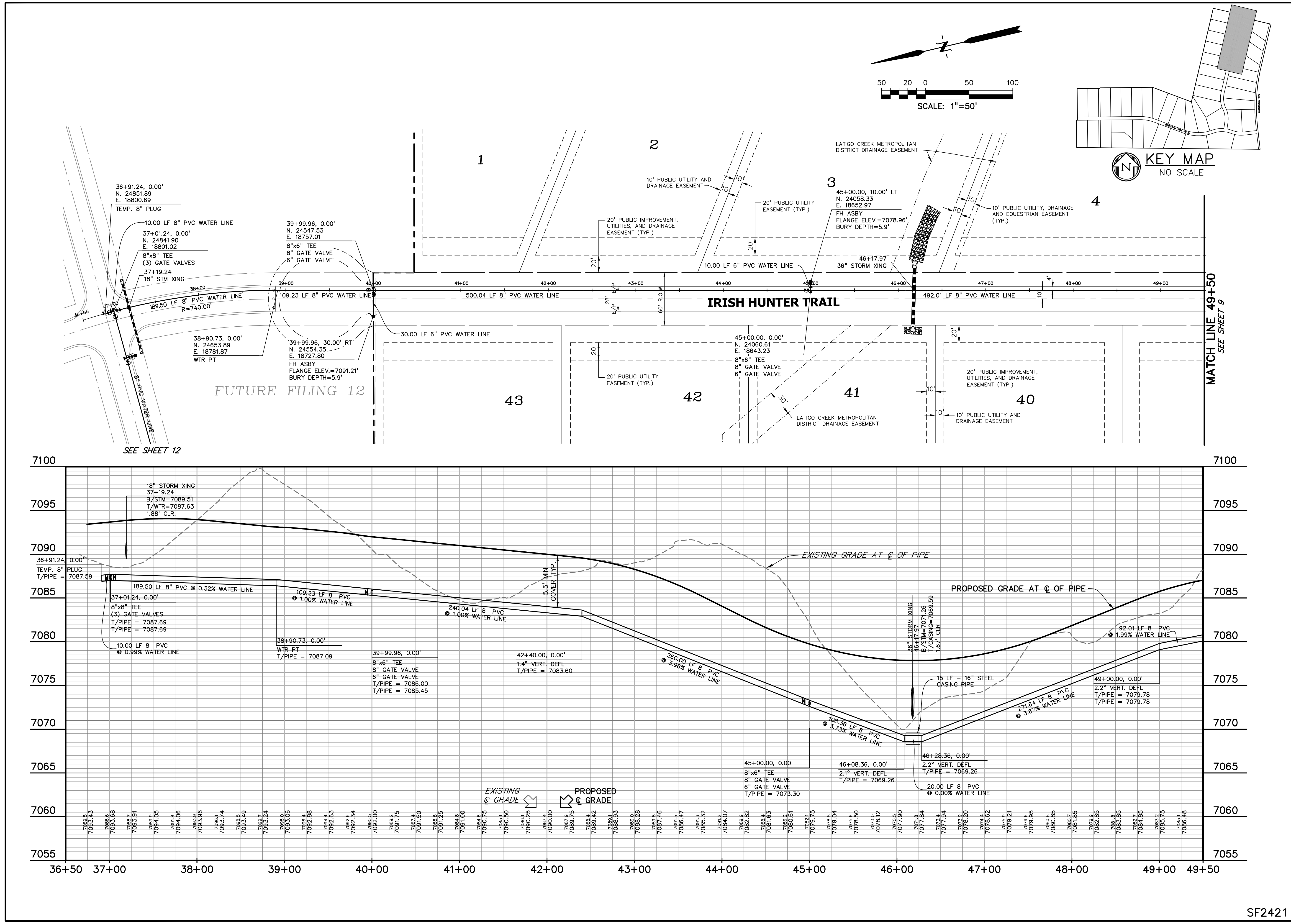
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**IRISH HUNTER WATER PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

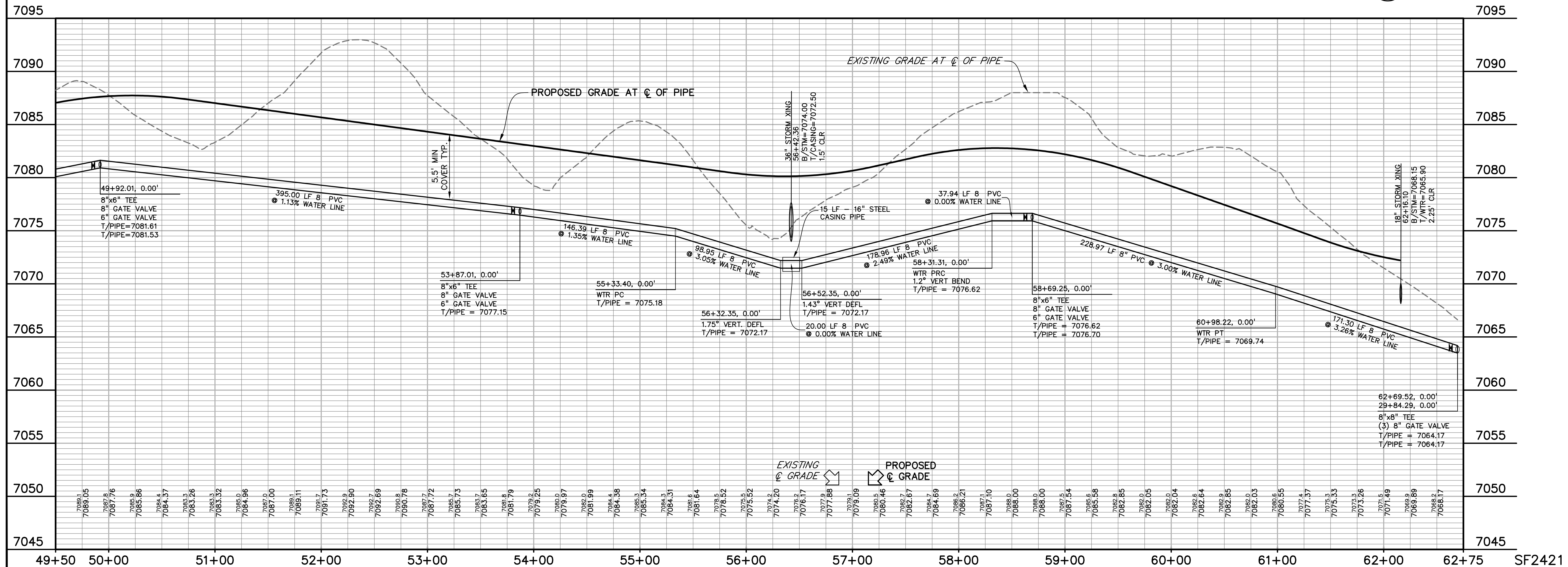
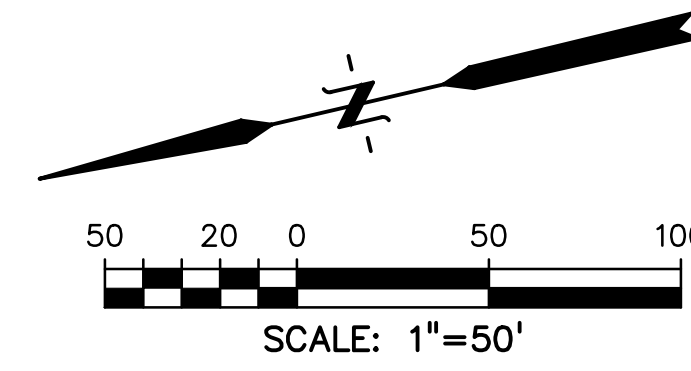
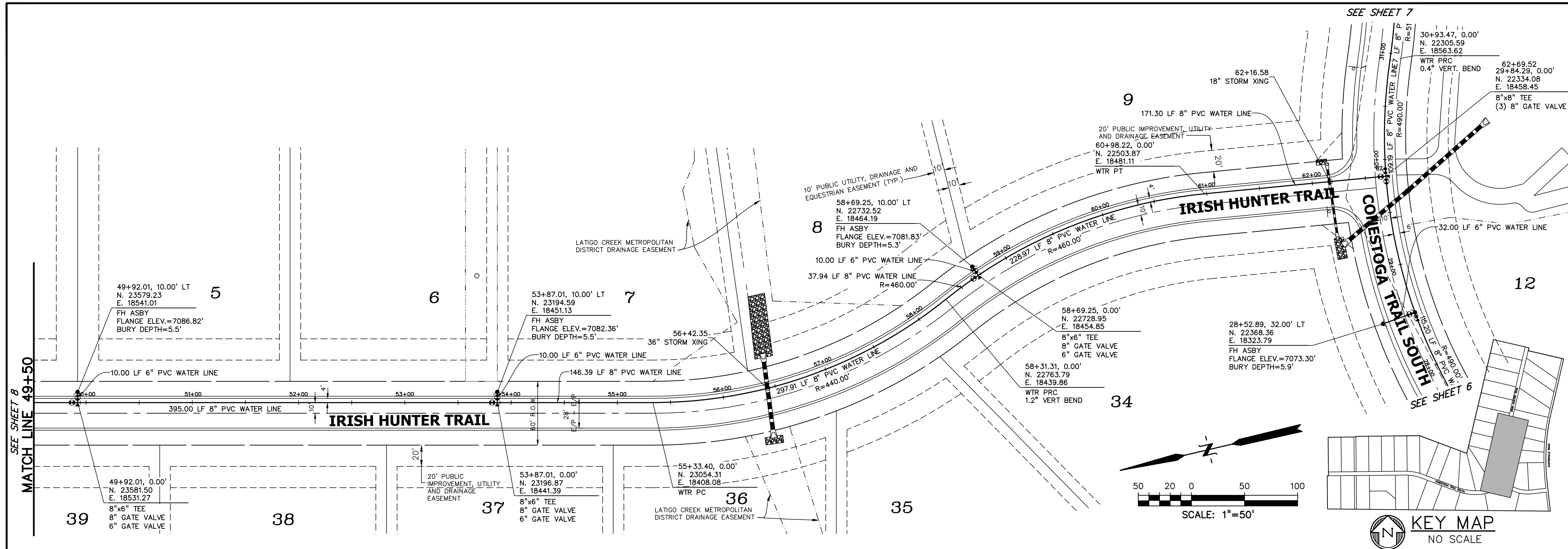
**WT-5**

SHEET: 8 OF 15



SF2421





PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers-Surveyors  
 101 SAWATCH ST. #100  
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CLIENT:  
 FALCON LATIGO, LLC  
 5350 S. ROSLYN ST. STE #400  
 ENGLEWOOD, CO 80111-2125  
 (303) 694-0862

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
 EL PASO COUNTY  
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01WT20

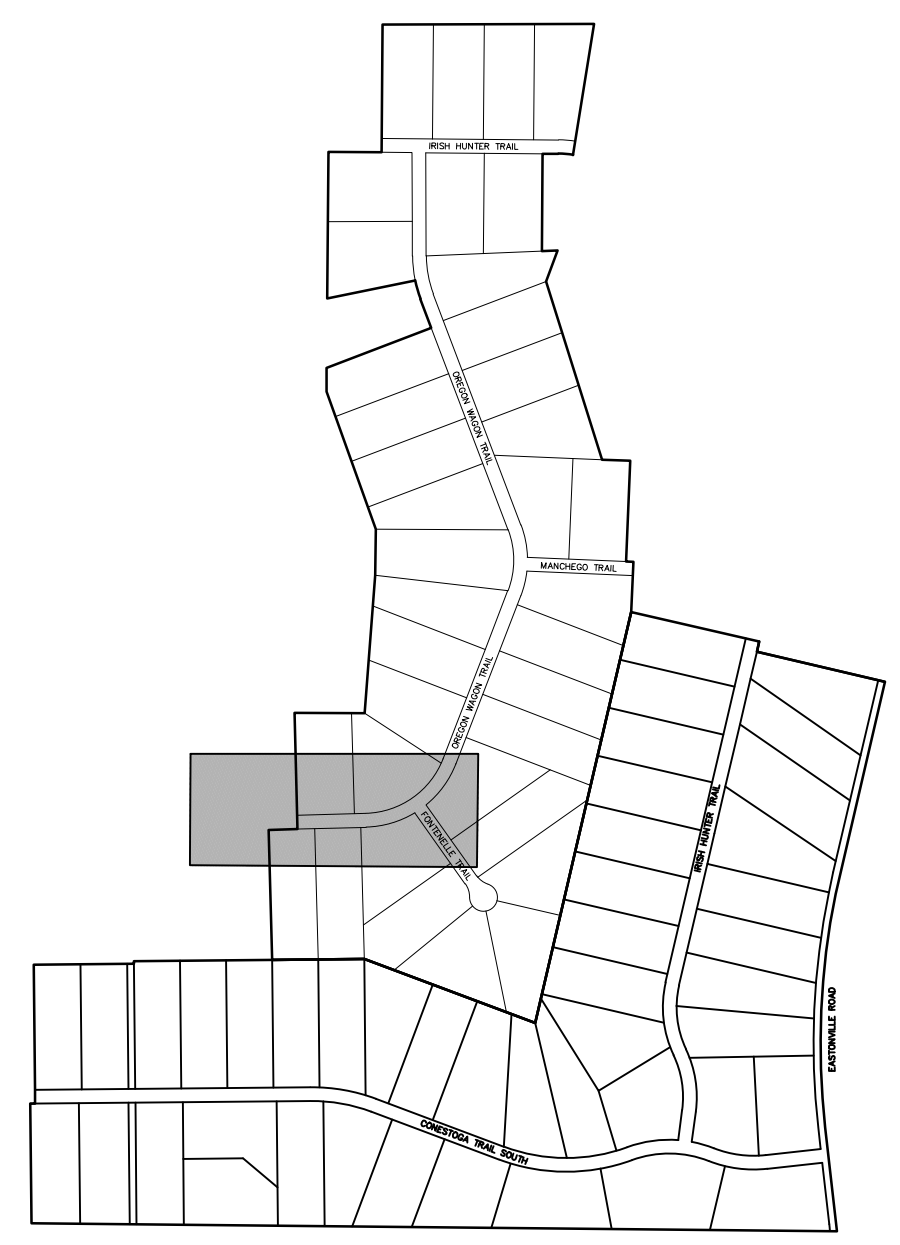
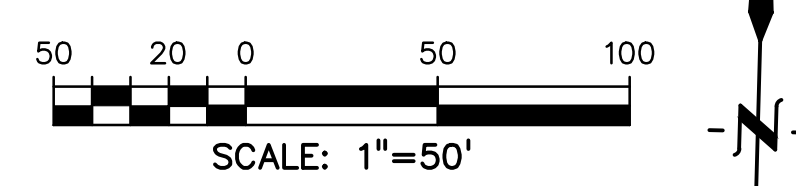
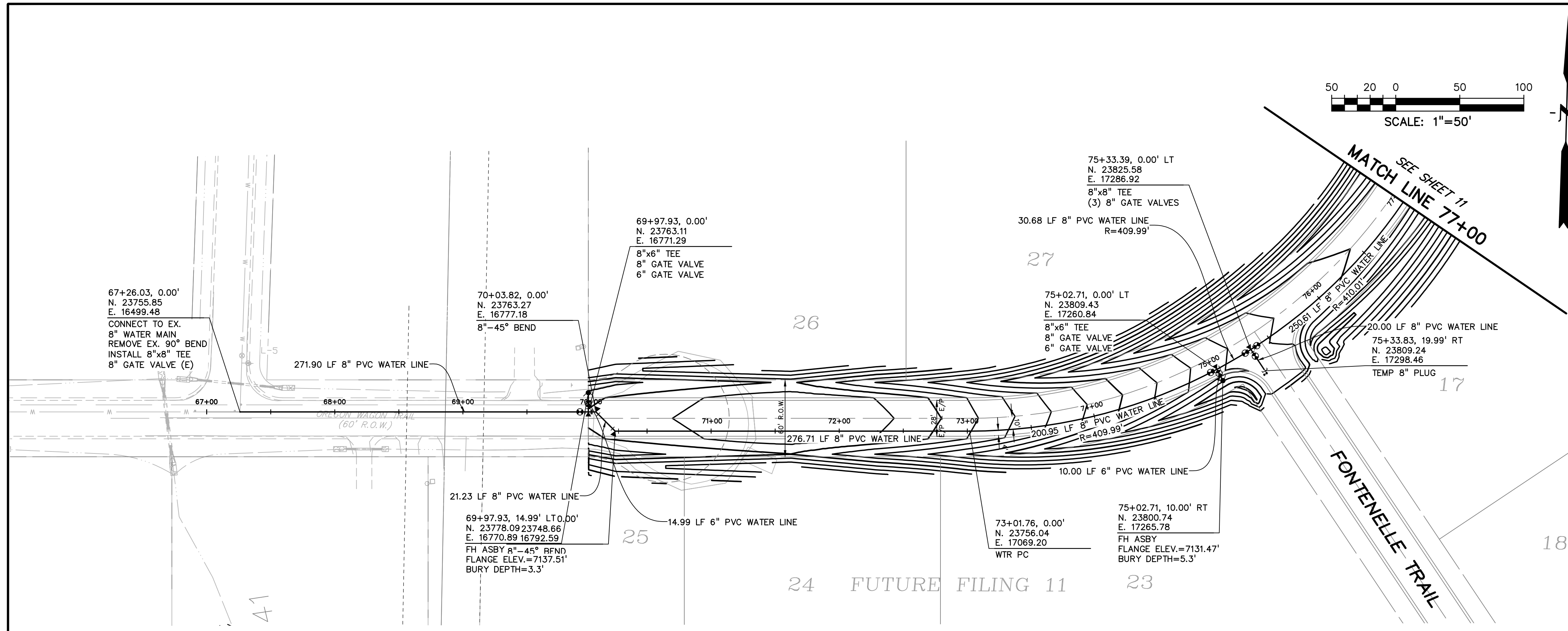
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

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

**IRISH HUNTER WATER PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-6**  
 SHEET: 9 OF 15



PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
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CLIENT:  
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 (303) 694-0862

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
 EL PASO COUNTY  
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01WT30

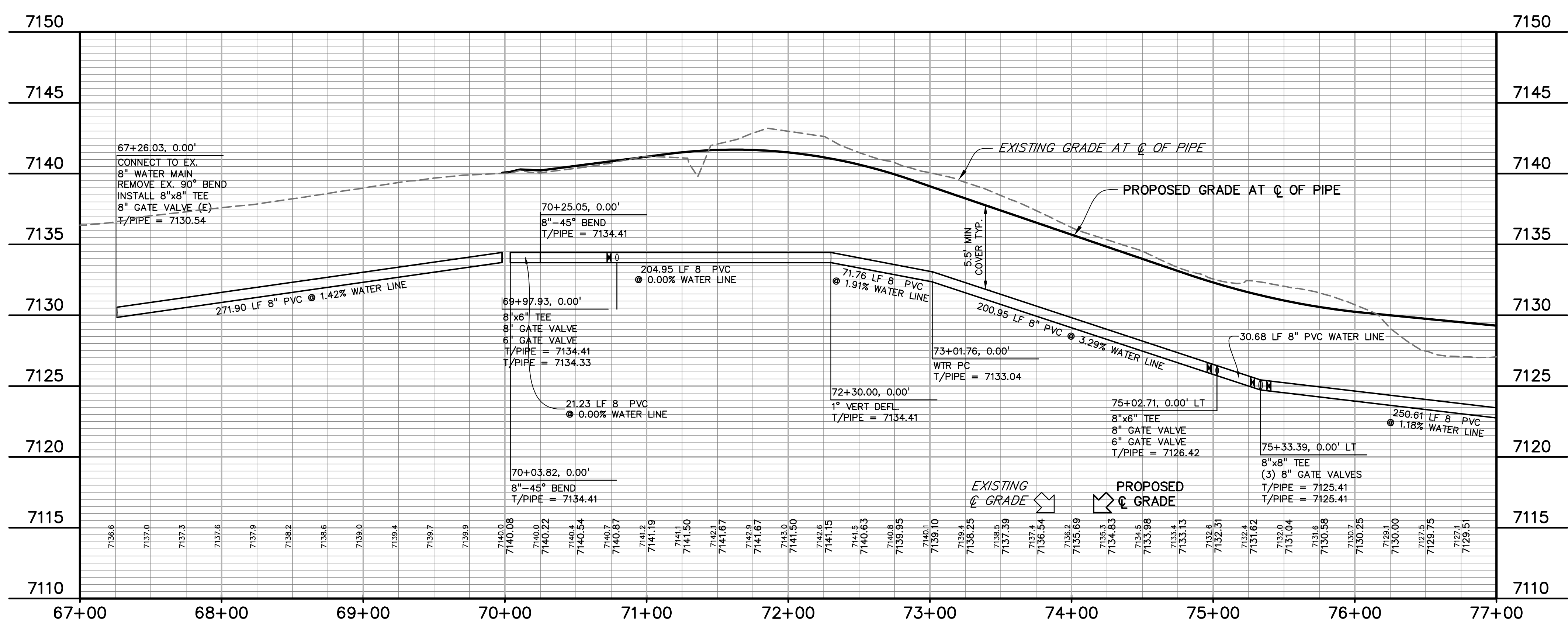
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

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

**OREGON WAGON TRAIL WTR PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-7**



PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
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 101 SAWATCH ST. #100  
 COLORADO SPRINGS, COLORADO 80903  
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CLIENT:  
 FALCON LATIGO, LLC  
 5350 S. ROSLYN ST. STE #400  
 ENGLEWOOD, CO 80111-2125  
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PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
 EL PASO COUNTY  
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21820-01WT30

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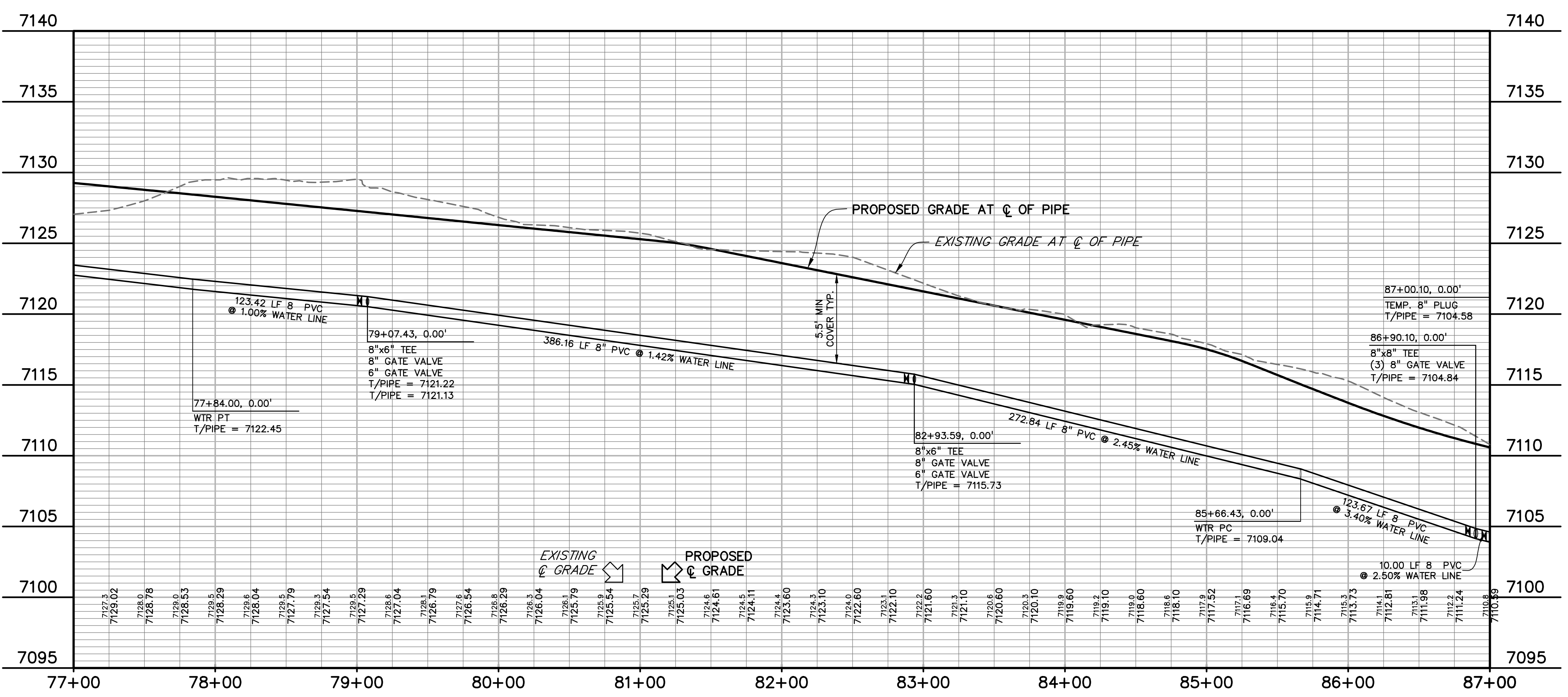
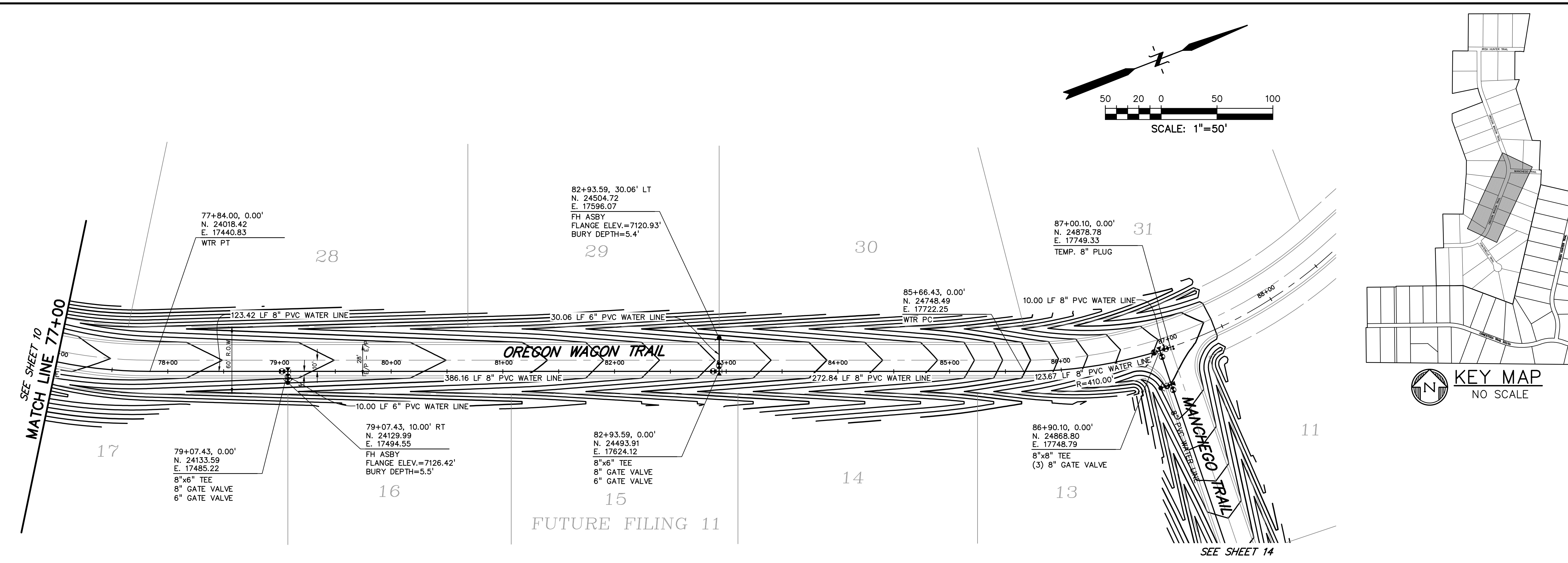
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**OREGON WAGON TRAIL WTR PLAN & PROFILE**

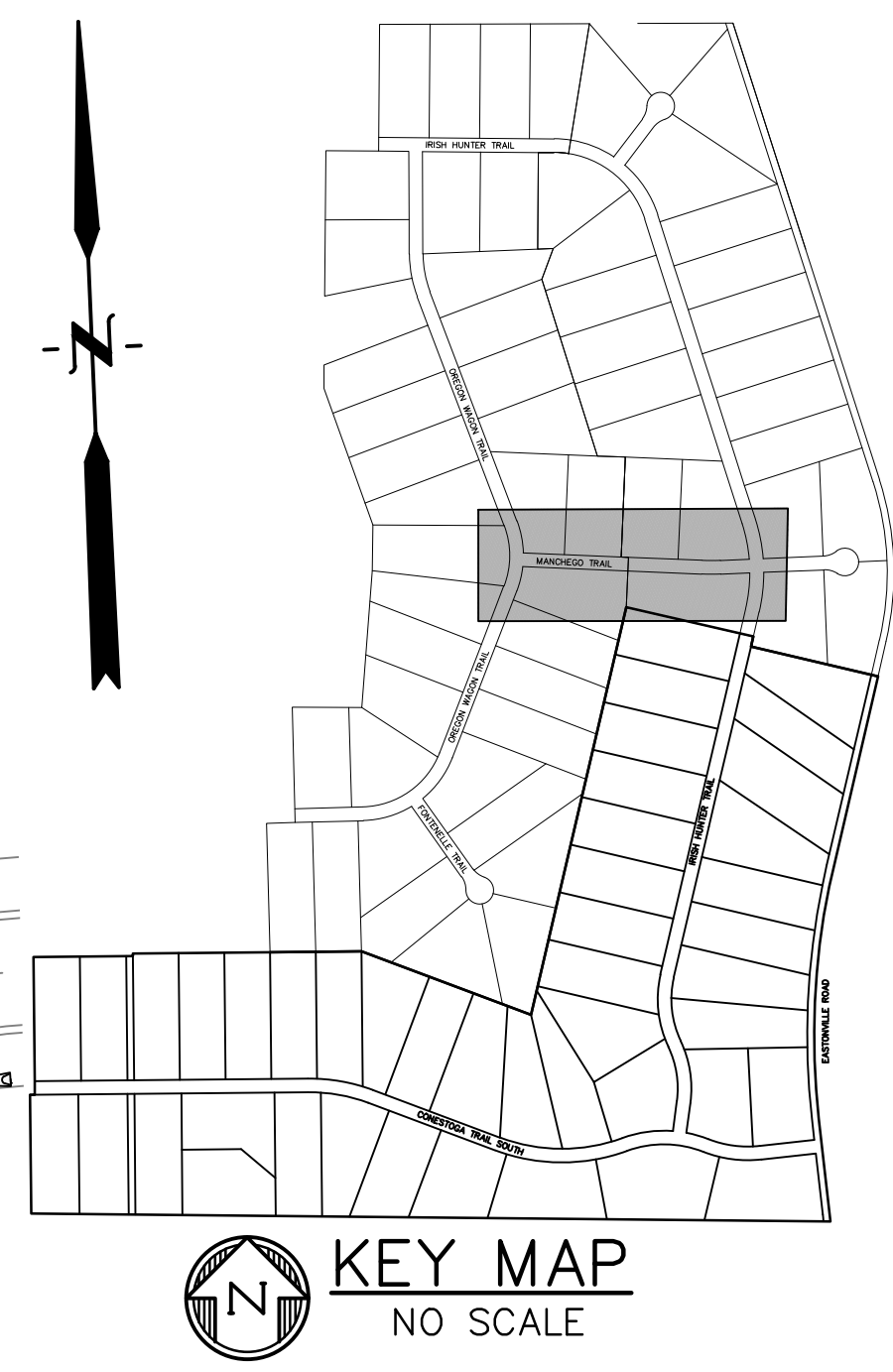
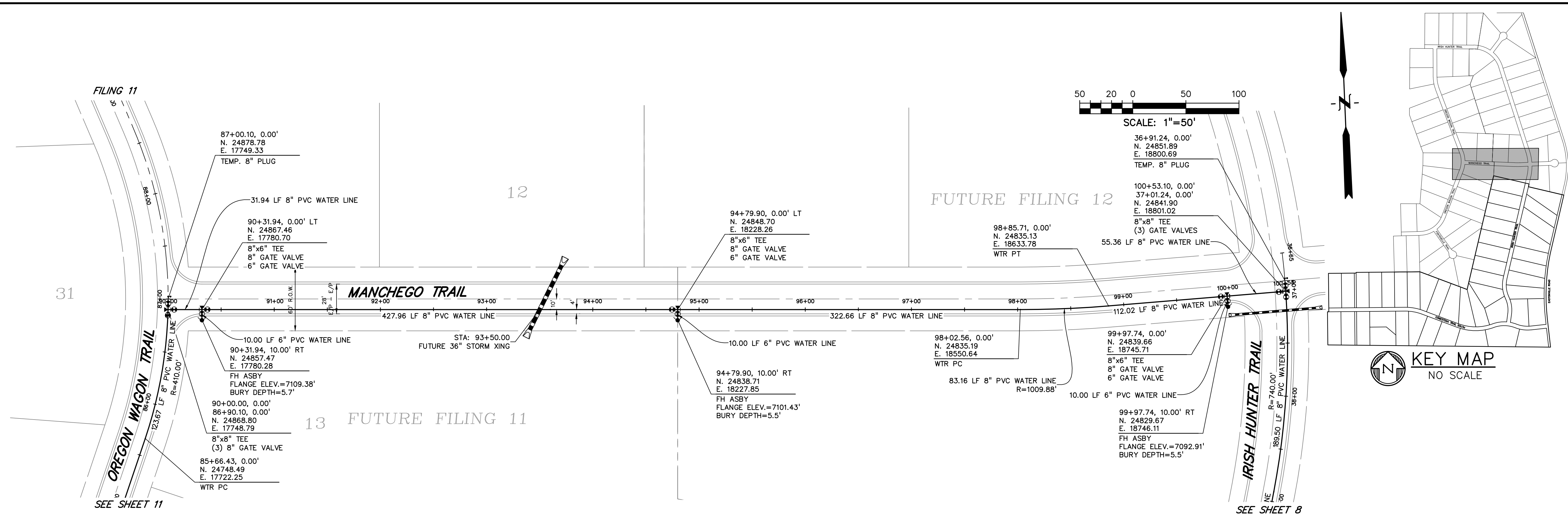
PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**WT-8**

SHEET: 11 OF 15



SF2421



PREPARED BY:  
  
DREXEL, BARRELL & CO.  
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101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
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CLIENT:  
FALCON LATIGO, LLC  
5350 S. ROSLYN ST. STE #400  
ENGLEWOOD, CO 80111-2125  
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PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21820-01WT40

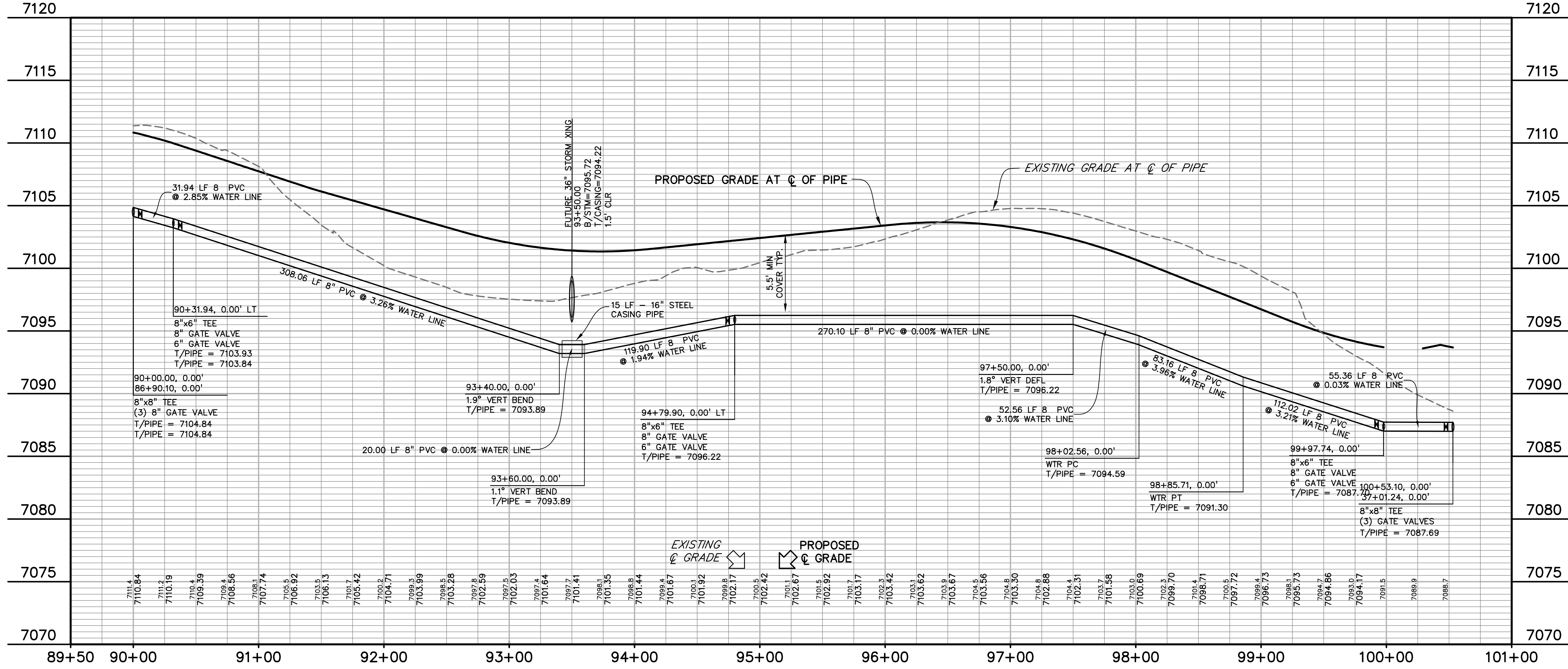
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

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

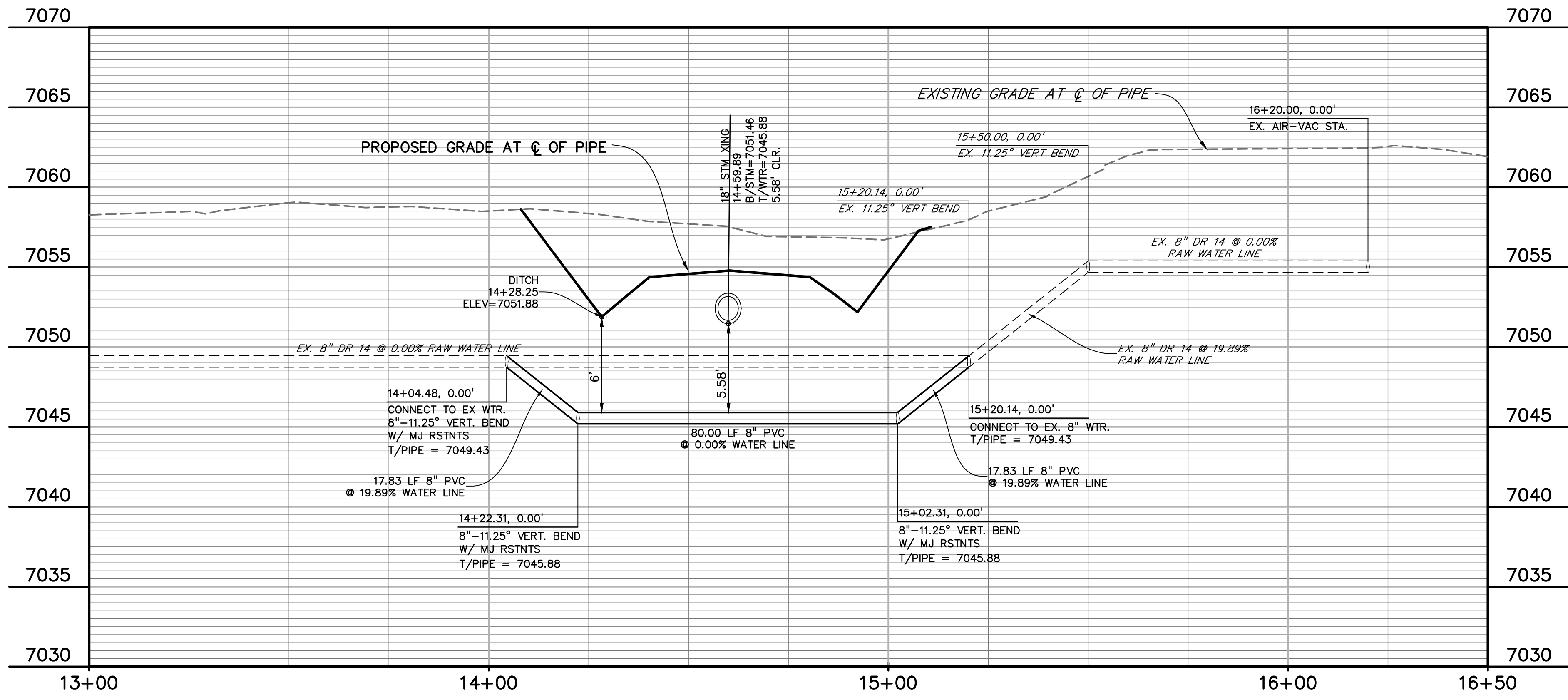
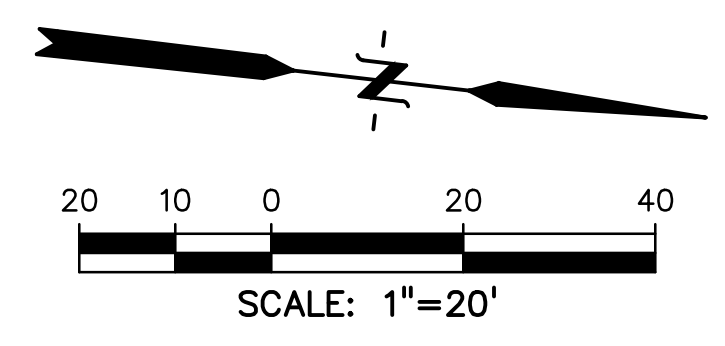
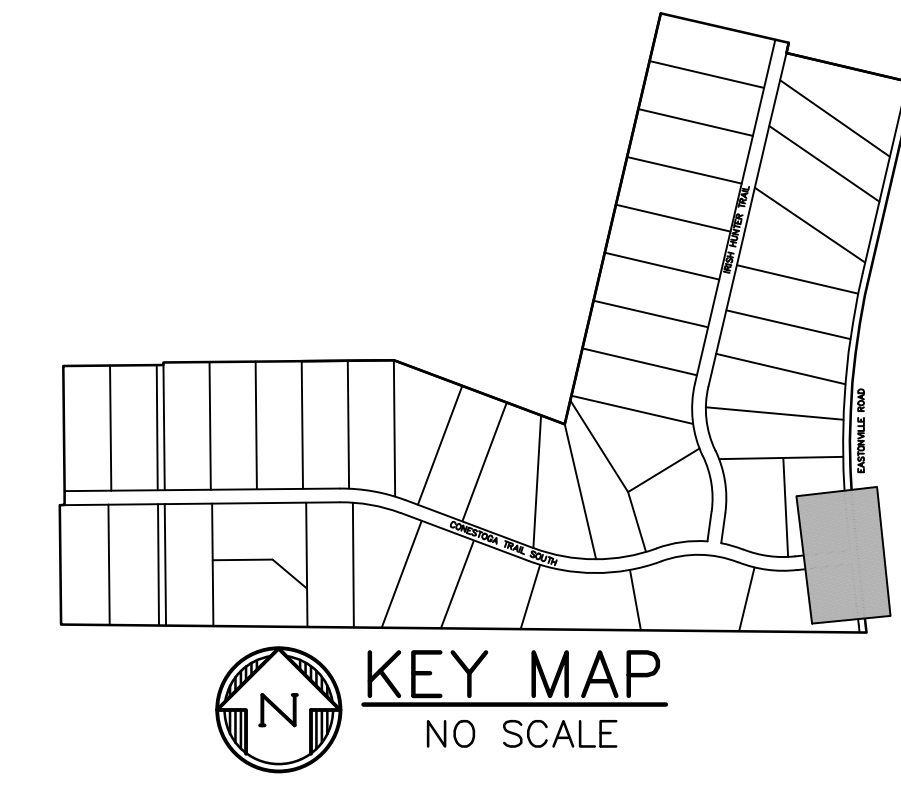
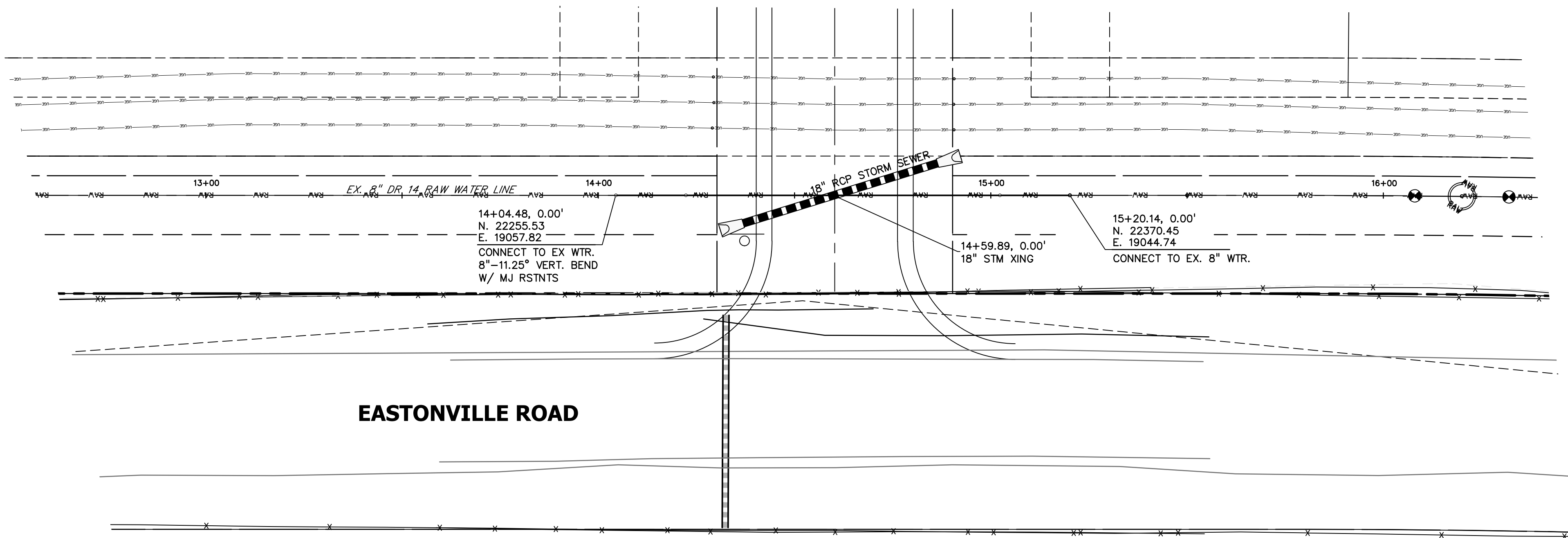
**MANCHEGO TRAIL WTR PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
DRAWING NO.

**WT-9**



**CONESTOGA TRAIL SOUTH**  
SEE SHEET 7



PREPARED BY:  
  
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CLIENT:  
  
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(303) 694-0862

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
FILING NO. 10  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM

FILE NAME: 21820-01WT50  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

**RAW WATER LINE LOWERING PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
DRAWING NO.

**WT-10**



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.

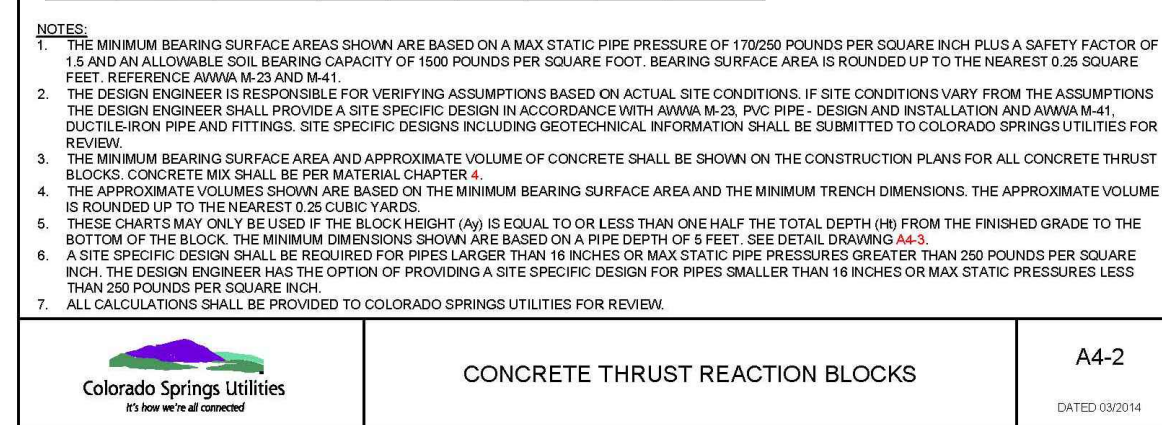
THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 200 psi									
MINI SIZE (IN)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	APPROXIMATE VOLUME (CU FT.)	APPROXIMATE VOLUME (CU FT.)
4	11.25 BEND	1.00	1.00	1.00	0.25	0.25	0.25	0.25	0.25
4	22.5 BEND	2.00	1.41	1.41	0.21	0.21	0.21	0.25	0.25
4	45 BEND	3.50	1.87	1.87	0.42	0.42	0.42	0.25	0.25
4	TEE & DEAD END	4.75	2.19	2.19	0.67	0.67	0.67	0.25	0.25
6	11.25 BEND	2.00	1.41	1.41	0.25	0.25	0.25	0.25	0.25
6	22.5 BEND	3.75	1.94	1.94	0.30	0.30	0.30	0.25	0.25
6	45 BEND	7.25	2.69	2.69	0.58	0.58	0.58	0.25	0.25
6	TEE & DEAD END	9.50	3.38	3.38	0.83	0.83	0.83	0.25	0.25
8	11.25 BEND	2.00	1.41	1.41	0.25	0.25	0.25	0.25	0.25
8	22.5 BEND	6.50	2.35	2.35	0.46	0.46	0.46	0.25	0.25
8	45 BEND	12.50	3.57	3.57	0.87	0.87	0.87	0.25	0.25
8	TEE & DEAD END	16.25	4.64	4.64	1.00	1.00	1.00	0.25	0.25

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC (Maximum Static Pressure = 170 psi)									
MINI SIZE (IN)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	APPROXIMATE VOLUME (CU FT.)	APPROXIMATE VOLUME (CU FT.)
12	11.25 BEND	4.75	2.19	2.19	0.66	0.66	0.66	0.25	0.25
12	22.5 BEND	9.25	3.04	3.04	0.94	0.94	0.94	0.25	0.25
12	45 BEND	18.00	4.43	4.43	1.60	1.60	1.60	0.25	0.25
12	TEE & DEAD END	23.00	5.62	5.62	1.98	1.98	1.98	0.25	0.25
16	11.25 BEND	6.00	2.82	2.82	0.84	0.84	0.84	0.25	0.25
16	22.5 BEND	16.50	4.27	4.27	2.15	2.15	2.15	0.25	0.25
16	45 BEND	31.00	6.27	6.27	3.33	3.33	3.33	0.25	0.25
16	TEE & DEAD END	40.00	8.00	8.00	4.44	4.44	4.44	0.25	0.25

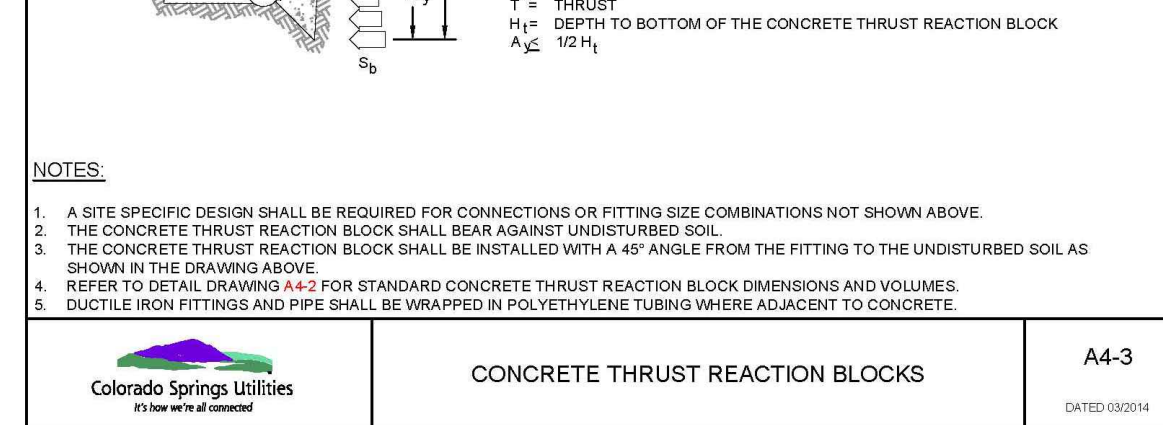
  

THRUST BLOCK DIMENSIONS AND VOLUMES - DIP (Maximum Static Pressure = 250 psi)									
MINI SIZE (IN)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	MINIMUM SURF. (IN)	APPROXIMATE VOLUME (CU FT.)	APPROXIMATE VOLUME (CU FT.)
12	11.25 BEND	6.75	3.00	3.00	0.80	0.80	0.80	0.25	0.25
12	22.5 BEND	13.50	3.99	3.99	0.94	0.94	0.94	0.25	0.25
12	45 BEND	26.25	5.77	5.77	1.60	1.60	1.60	0.25	0.25
12	TEE & DEAD END	34.50	6.96	6.96	1.96	1.96	1.96	0.25	0.25
16	11.25 BEND	11.75	3.45	3.45	0.84	0.84	0.84	0.25	0.25
16	22.5 BEND	23.25	4.76	4.76	1.33	1.33	1.33	0.25	0.25
16	45 BEND	46.50	6.75	6.75	2.10	2.10	2.10	0.25	0.25
16	TEE & DEAD END	60.00	8.67	8.67	2.75	2.75	2.75	0.25	0.25



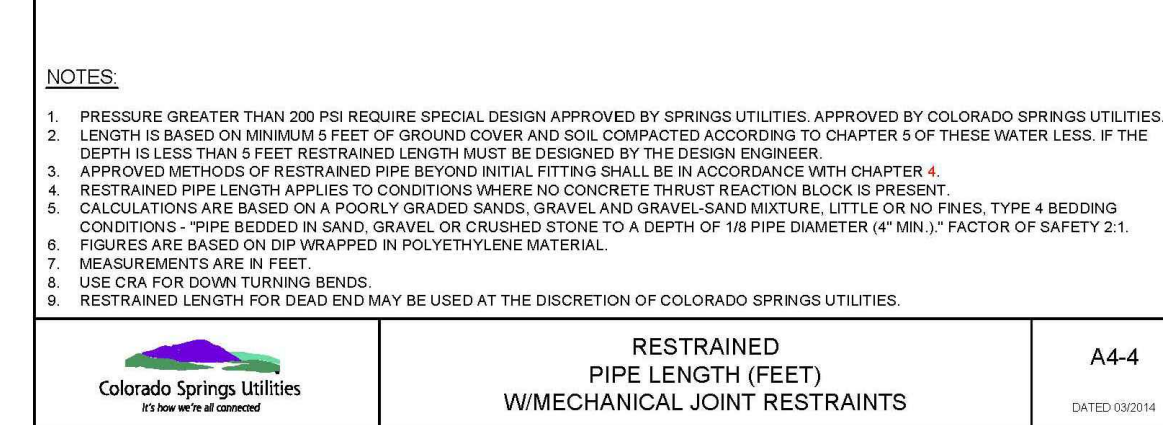
CONCRETE THRUST REACTION BLOCKS A4-2 DATED 08/20/14

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS																			
CONNECTION OR FITTING SIZE (INCHES)	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	42
CONNECTION OR FITTING SIZE (INCHES)	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	42



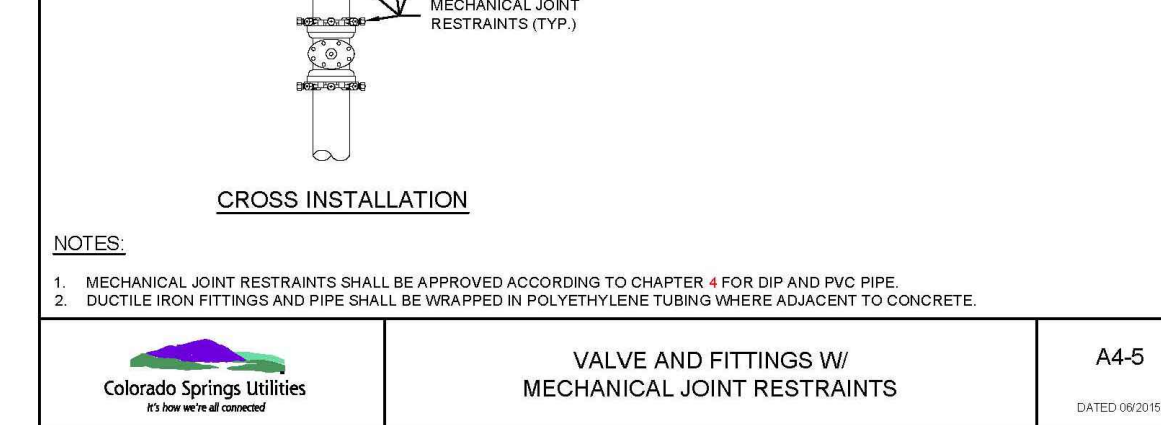
CONCRETE THRUST REACTION BLOCKS A4-3 DATED 08/20/14

RESTRAINED PIPE LENGTH (FEET)									
PIPE DIAMETER	45° BEND	22-1/2° BEND	11-1/4° BEND	90° END VALVE OR FLANGE TO UNRESTRAINED PIPE (SEE NOTE 1)					
6 INCH	12	12	3	3					
8 INCH	12	12	3	3					
12 INCH	12	12	3	3					
16 INCH	12	12	3	3					
20 INCH	12	12	3	3					
24 INCH	12	12	3	3					
30 INCH	12	12	3	3					
36 INCH	12	12	3	3					



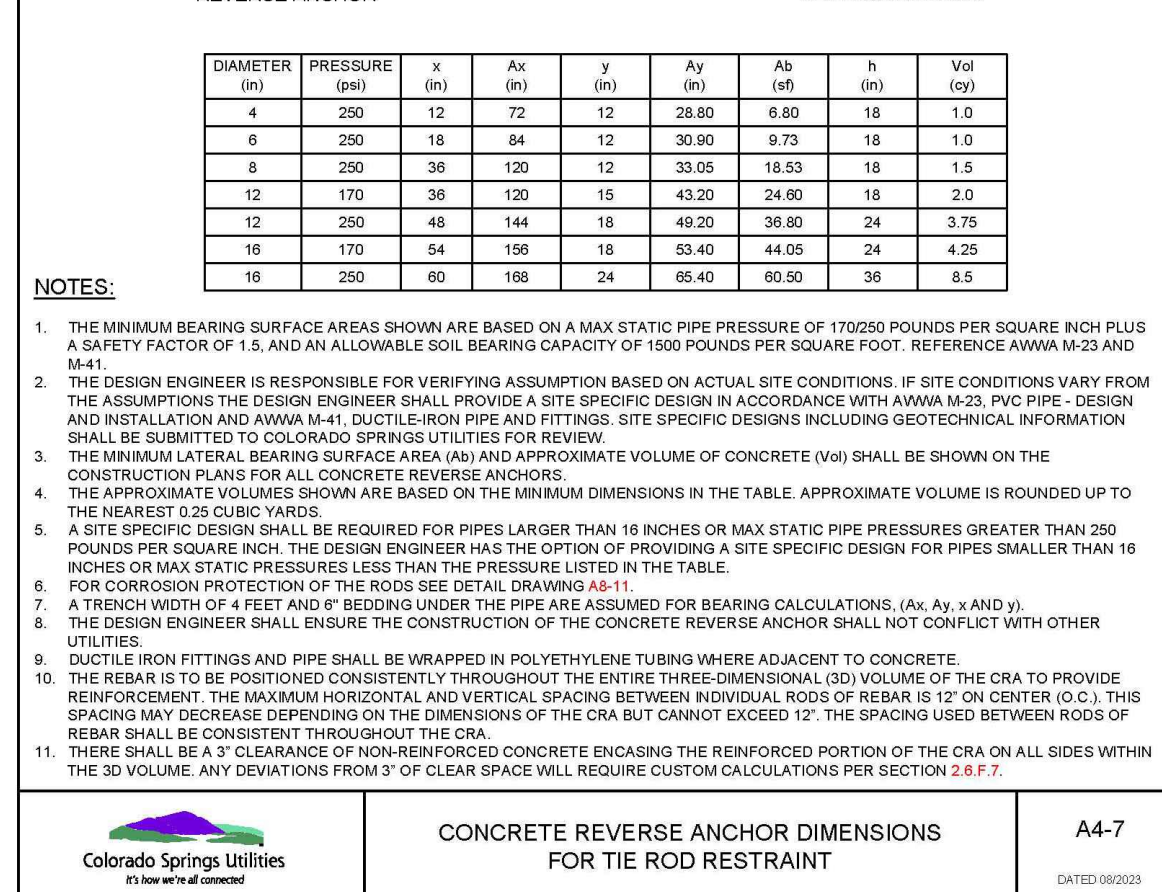
RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS A4-4 DATED 08/20/14

VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS									
PIPE DIAMETER	45° BEND	22-1/2° BEND	11-1/4° BEND	90° END VALVE OR FLANGE TO UNRESTRAINED PIPE (SEE NOTE 1)					
6 INCH	12	12	3	3					
8 INCH	12	12	3	3					
12 INCH	12	12	3	3					
16 INCH	12	12	3	3					
20 INCH	12	12	3	3					
24 INCH	12	12	3	3					
30 INCH	12	12	3	3					
36 INCH	12	12	3	3					



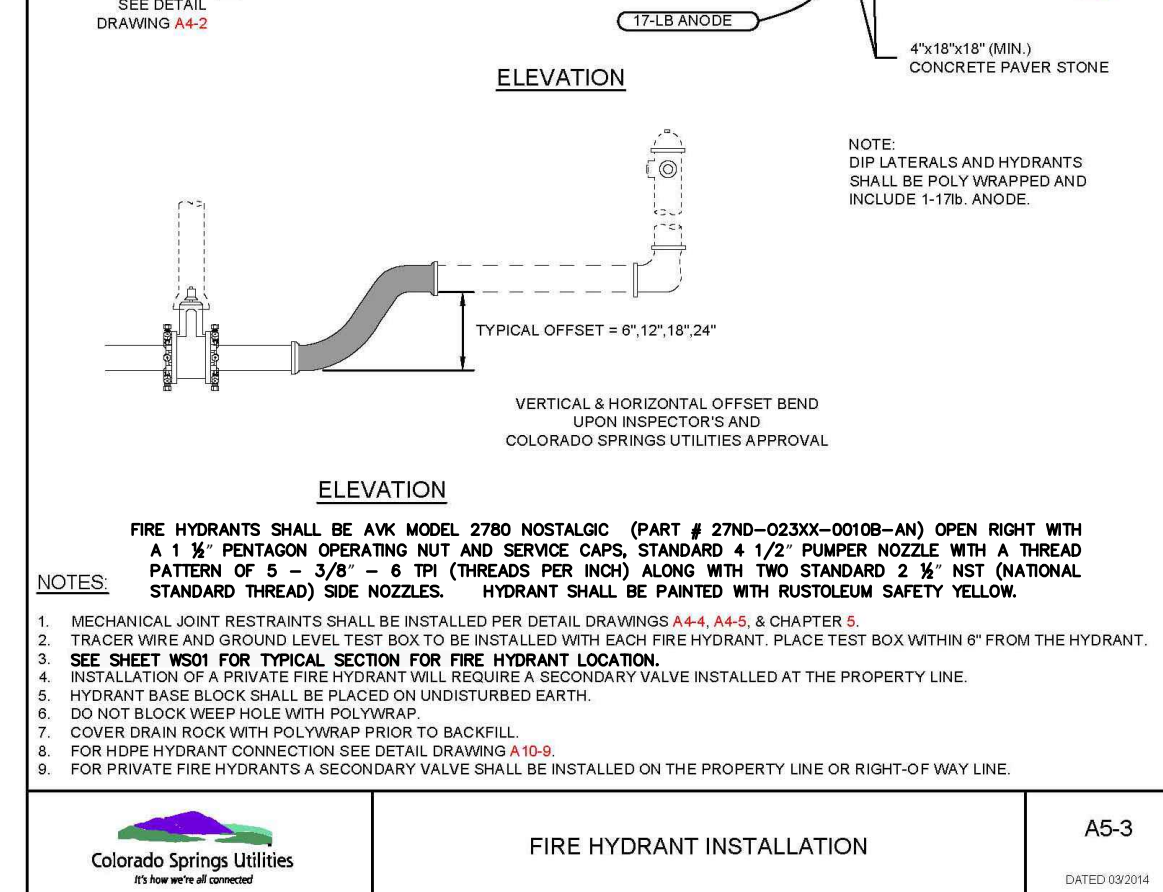
VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS A4-5 DATED 08/20/14

CONCRETE REVERSE ANCHOR DIMENSIONS FOR THE ROD RESTRAINT									
DIAMETER (IN)	PRESSURE (PSI)	X (IN)	Y (IN)	Z (IN)	W (IN)	H (IN)	V (IN)	U (IN)	T (IN)
4	250	12	72	12	26.80	8.80	18	1.0	1.0
6	250	18	84	12	30.60	9.73	18	1.0	1.0
8	250	24	120	12	33.05	10.53	18	1.5	1.5
12	250	36	180	12	43.20	14.00	18	2.0	2.0
16	250	48	240	12	49.20	15.80	24	3.75	3.75
18	250	54	270	12	51.30	16.50	24	4.25	4.25
24	250	72	360	12	57.60	18.00	24	5.25	5.25



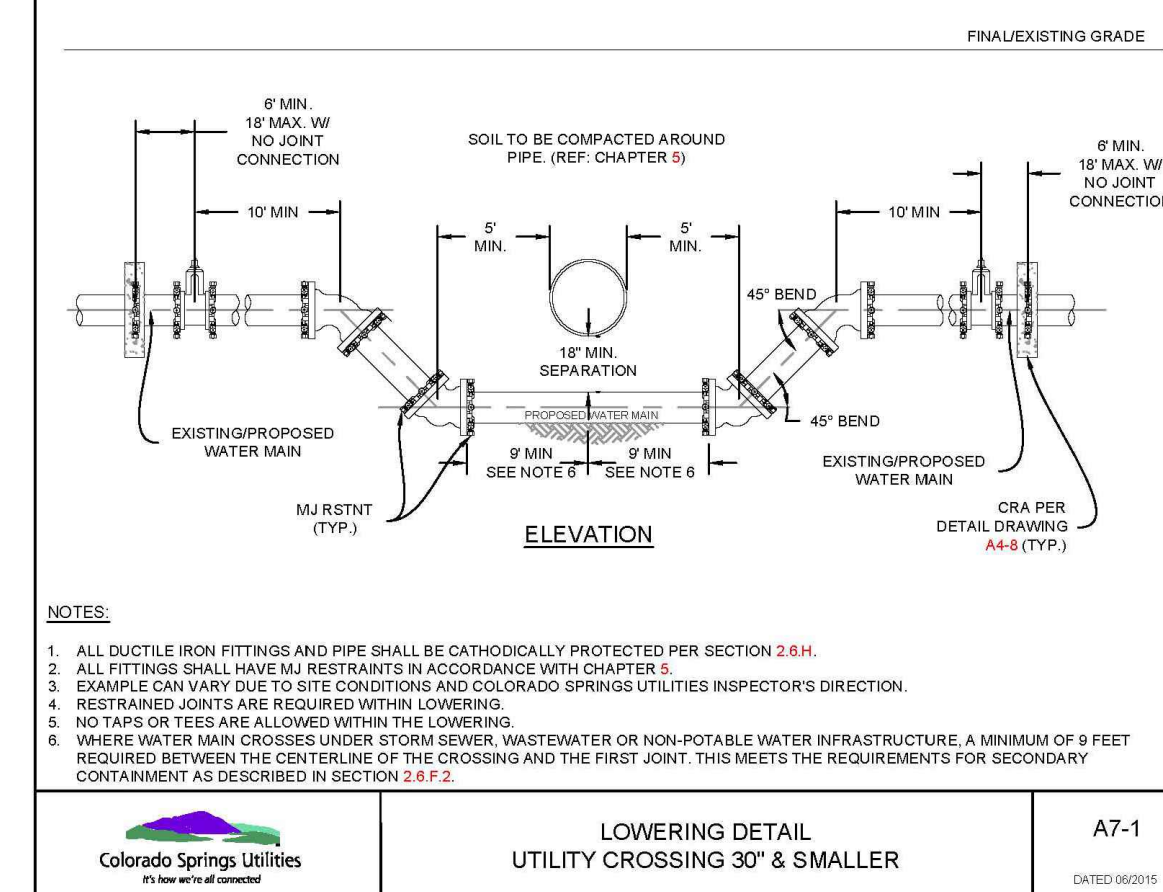
CONCRETE REVERSE ANCHOR DIMENSIONS FOR THE ROD RESTRAINT A4-7 DATED 08/20/14

FIRE HYDRANT INSTALLATION									
DIAMETER (IN)	PRESSURE (PSI)	X (IN)	Y (IN)	Z (IN)	W (IN)	H (IN)	V (IN)	U (IN)	T (IN)
4	250	12	72	12	26.80	8.80	18	1.0	1.0
6	250	18	84	12	30.60	9.73	18	1.0	1.0
8	250	24	120	12	33.05	10.53	18	1.5	1.5
12	250	36	180	12	43.20	14.00	18	2.0	2.0
16	250	48	240	12	49.20	15.80	24	3.75	3.75
18	250	54	270	12	51.30	16.50	24	4.25	4.25
24	250	72	360	12	57.60	18.00	24	5.25	5.25



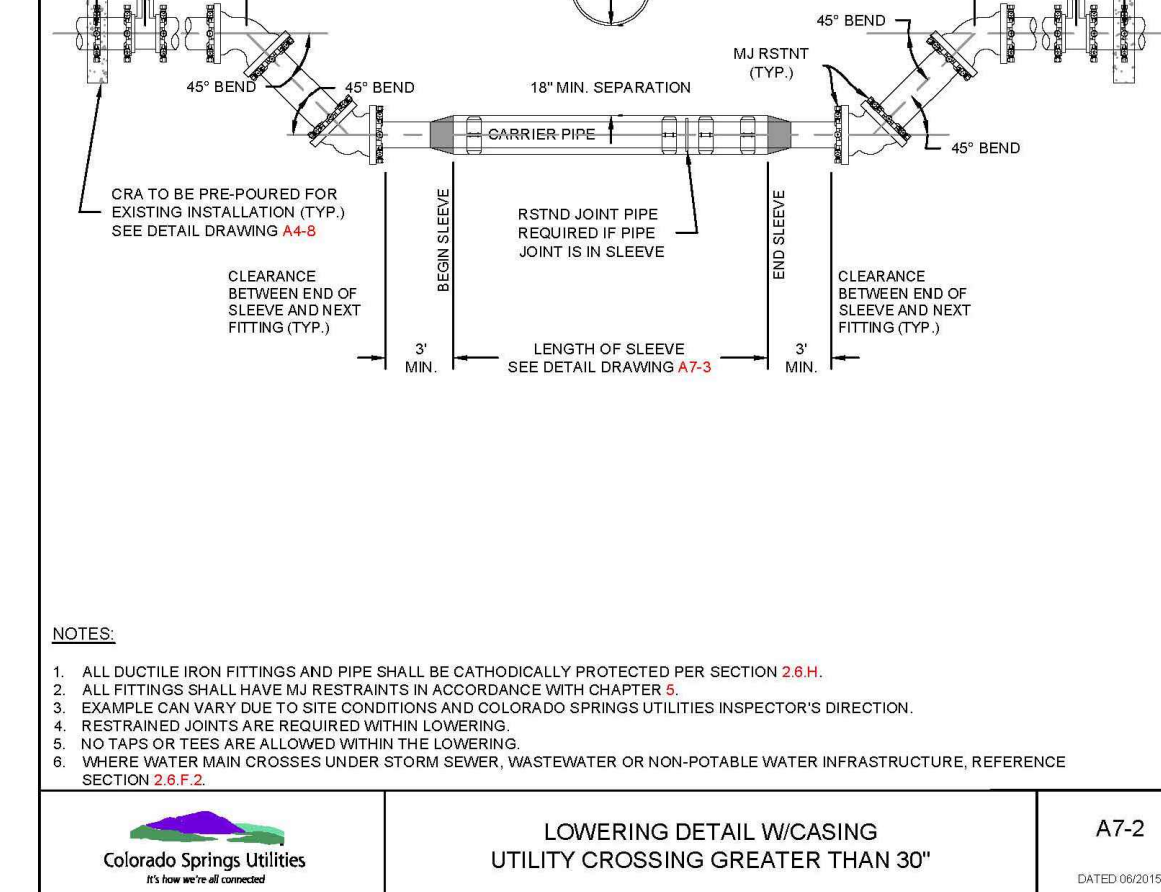
FIRE HYDRANT INSTALLATION A5-3 DATED 08/20/14

LOWERING DETAIL UTILITY CROSSING 30" & SMALLER									
DIAMETER (IN)	PRESSURE (PSI)	X (IN)	Y (IN)	Z (IN)	W (IN)	H (IN)	V (IN)	U (IN)	T (IN)
4	250	12	72	12	26.80	8.80	18	1.0	1.0
6	250	18	84	12	30.60	9.73	18	1.0	1.0
8	250	24	120	12	33.05	10.53	18	1.5	1.5
12	250	36	180	12	43.20	14.00	18	2.0	2.0
16	250	48	240	12	49.20	15.80	24	3.75	3.75
18	250	54	270	12	51.30	16.50	24	4.25	4.25
24	250	72	360	12	57.60	18.00	24	5.25	5.25



LOWERING DETAIL UTILITY CROSSING 30" & SMALLER A7-1 DATED 08/20/14

LOWERING DETAIL W/ CASING UTILITY CROSSING GREATER THAN 30"									
DIAMETER (IN)	PRESSURE (PSI)	X (IN)	Y (IN)	Z (IN)	W (IN)	H (IN)	V (IN)	U (IN)	T (IN)
4	250	12	72	12	26.80	8.80	18	1.0	1.0
6	250	18	84	12	30.60	9.73	18	1.0	1.0
8	250	24	120	12	33.05	10.53	18	1.5	1.5
12	250	36	180	12	43.20	14.00	18	2.0	2.0
16	250	48	240	12	49.20	15.80	24	3.75	3.75
18	250	54	270	12	51.30	16.50	24	4.25	4.25
24	250	72	360	12	57.60	18.00	24	5.25	5.25



LOWERING DETAIL W/ CASING UTILITY CROSSING GREATER THAN 30" A7-2 DATED 08/20/14

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

CLIENT:

FALCON LATIGO, LLC  
5350 S. ROSLYN ST. STE #400  
ENGLEWOOD, CO 80111-2125  
(303) 694-0862

PUBLIC UTILITY PLANS FOR:  
**LATIGO TRAILS**  
**FILING NO. 10**  
EL PASO COUNTY  
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/26/24
RESUBMITTAL	1/6/25

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21820-01DT2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

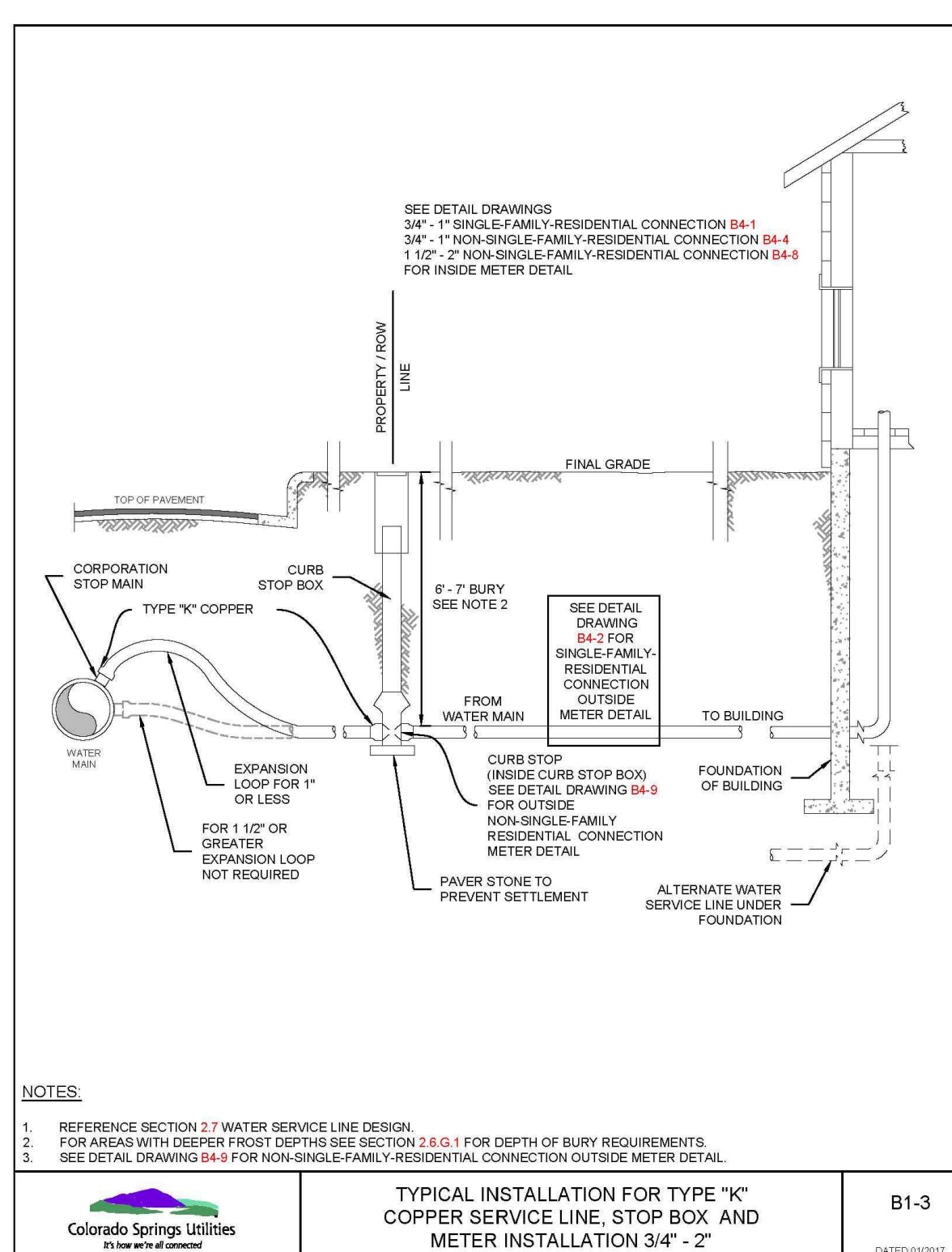
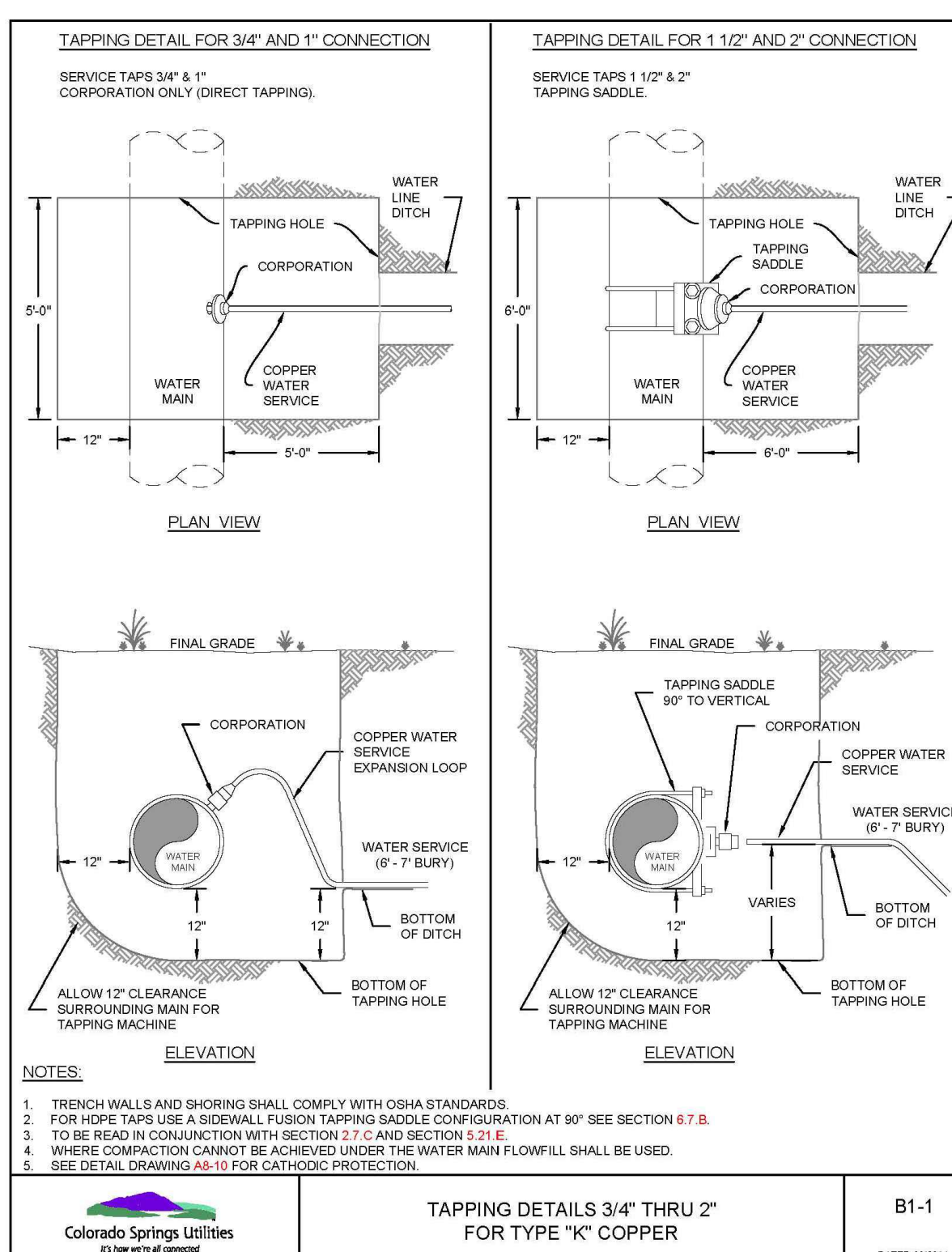
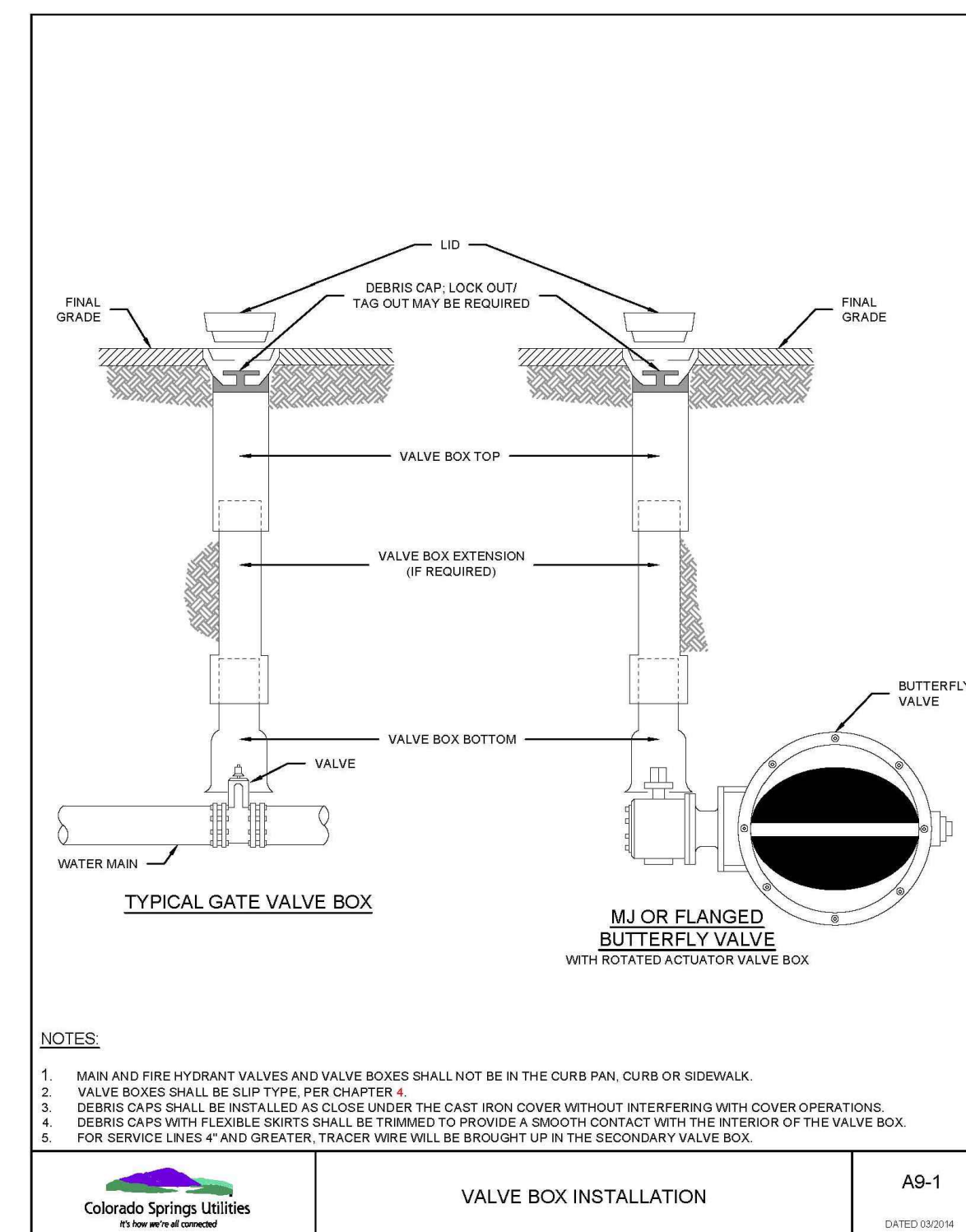
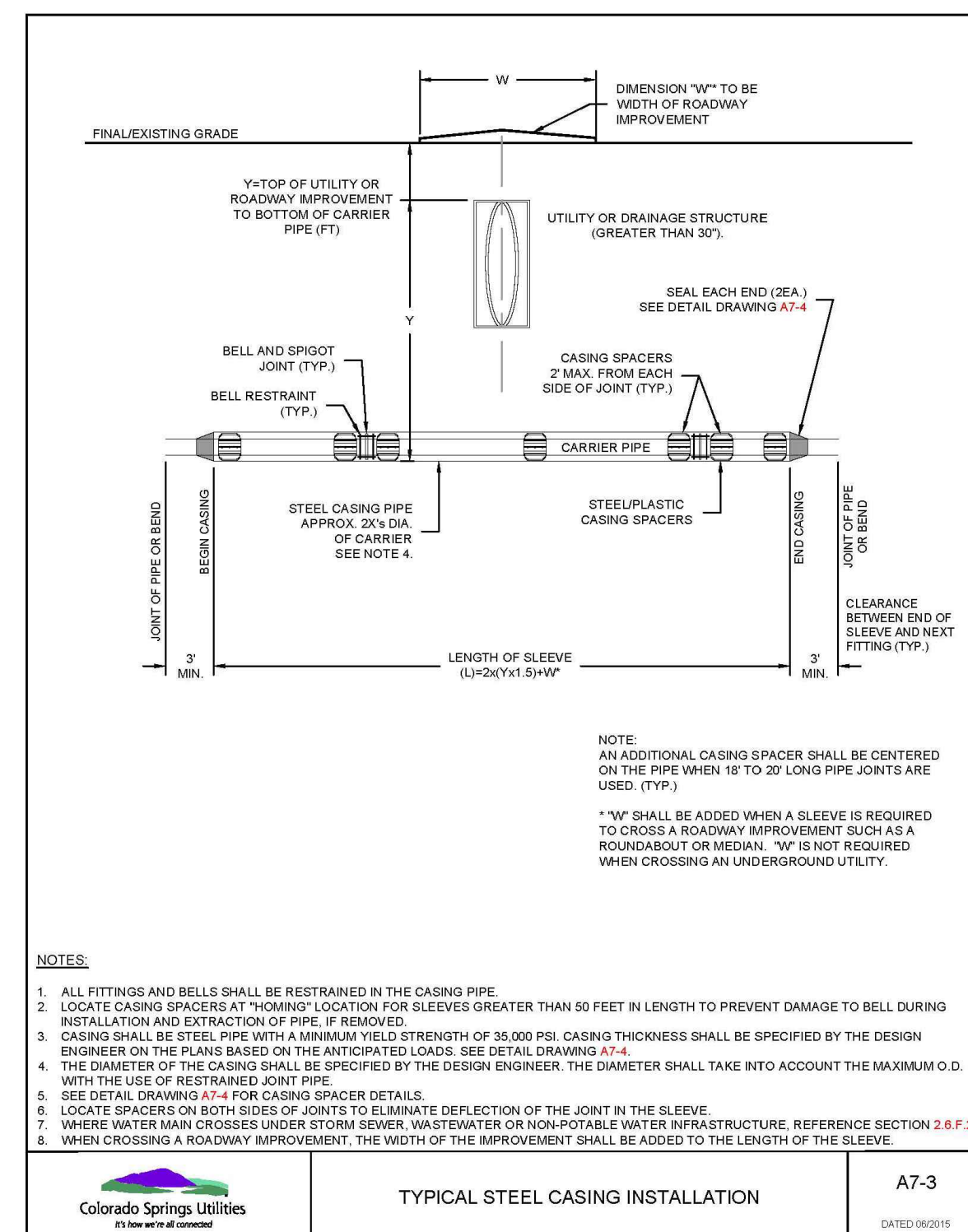
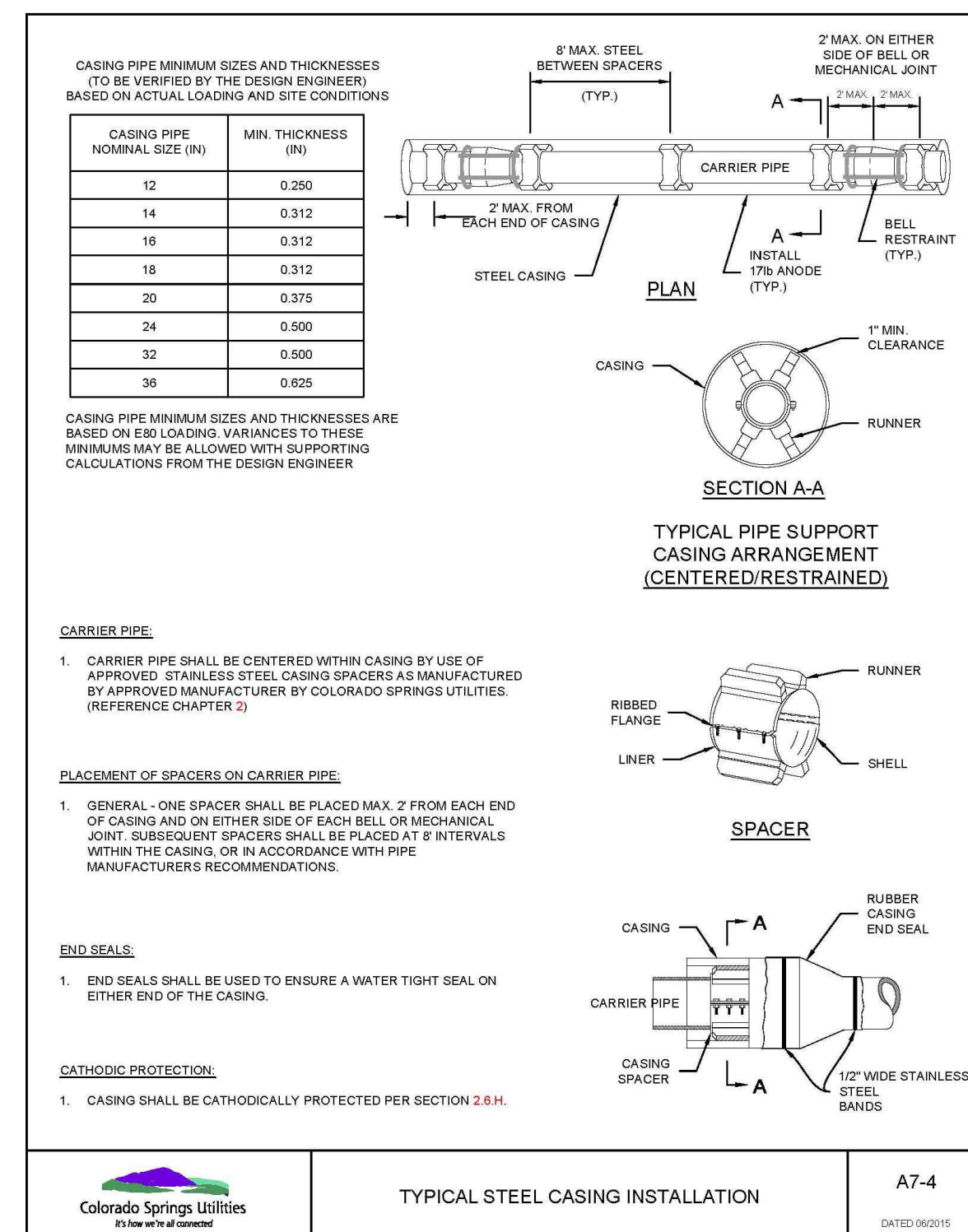
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

PROJECT NO. 21820-01CSCV  
DRAWING NO.

**DT-1**



**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.



**PREPARED BY:**  
  
**DREXEL, BARRELL & CO.**  
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**PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.**

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

**DETAILS**

**PROJECT NO. 21820-01CSCV**  
**DRAWING NO.**

**DT-2**