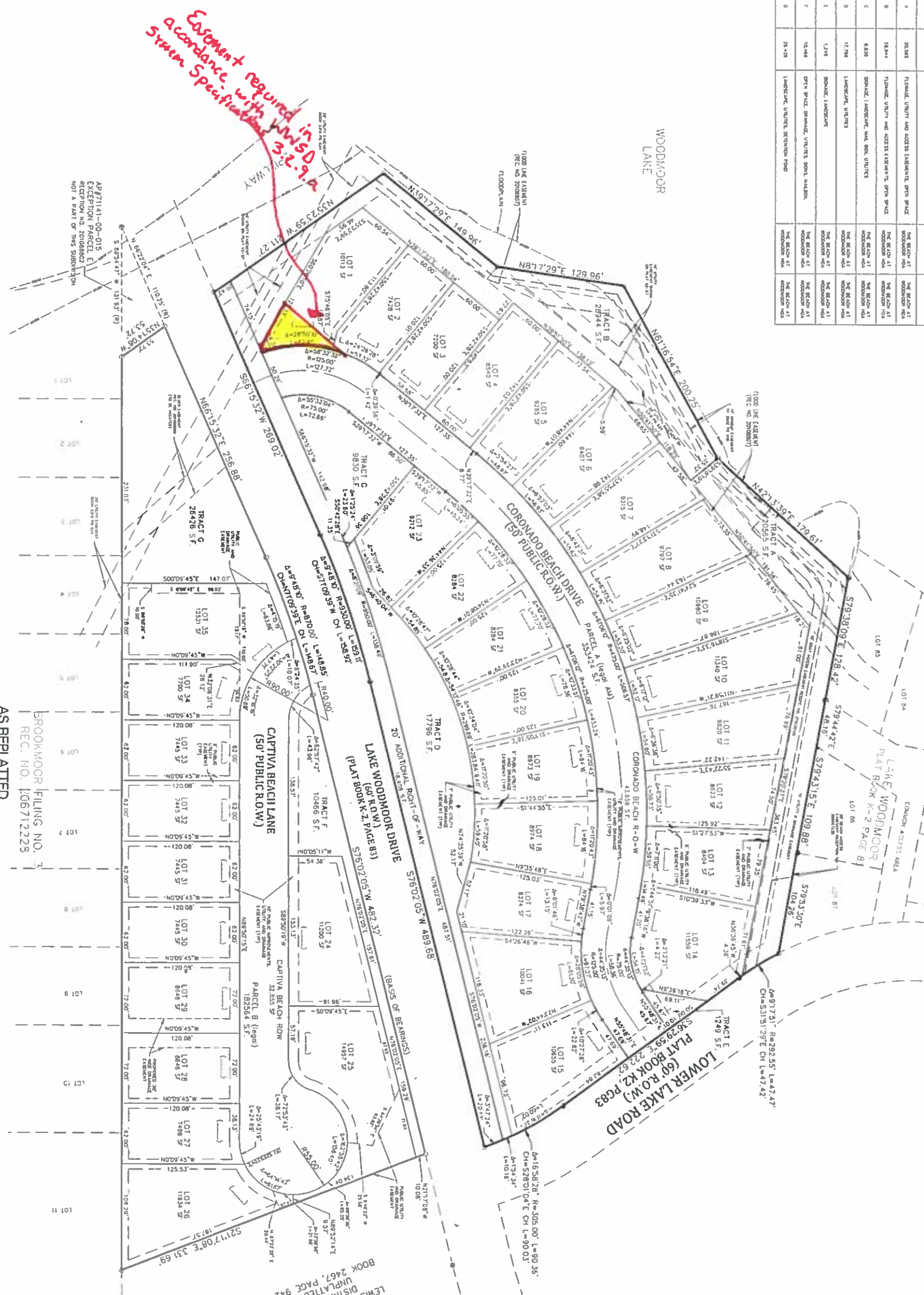


TRACT	SIZE (S.F.)	USE	MAINTENANCE	OWNER
1	20,548	RESIDENTIAL, UTILITY AND ACCESS EXCEPTIVE OPEN SPACE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
2	28,844	RESIDENTIAL, UTILITY AND ACCESS EXCEPTIVE OPEN SPACE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
3	8,839	SPAZING, LANDSCAPE, MAIL ROOM, UTILITY	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
4	17,791	LANDSCAPE, UTILITY	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
5	1,349	SPAZING, LANDSCAPE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
6	10,444	OPEN SPACE, SPAZING, UTILITY, OPEN WALKWAY	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
7	24,429	LANDSCAPE, UTILITY, RECREATION POOL	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA

THE BEACH AT WOODMOOR FILING NO. 1

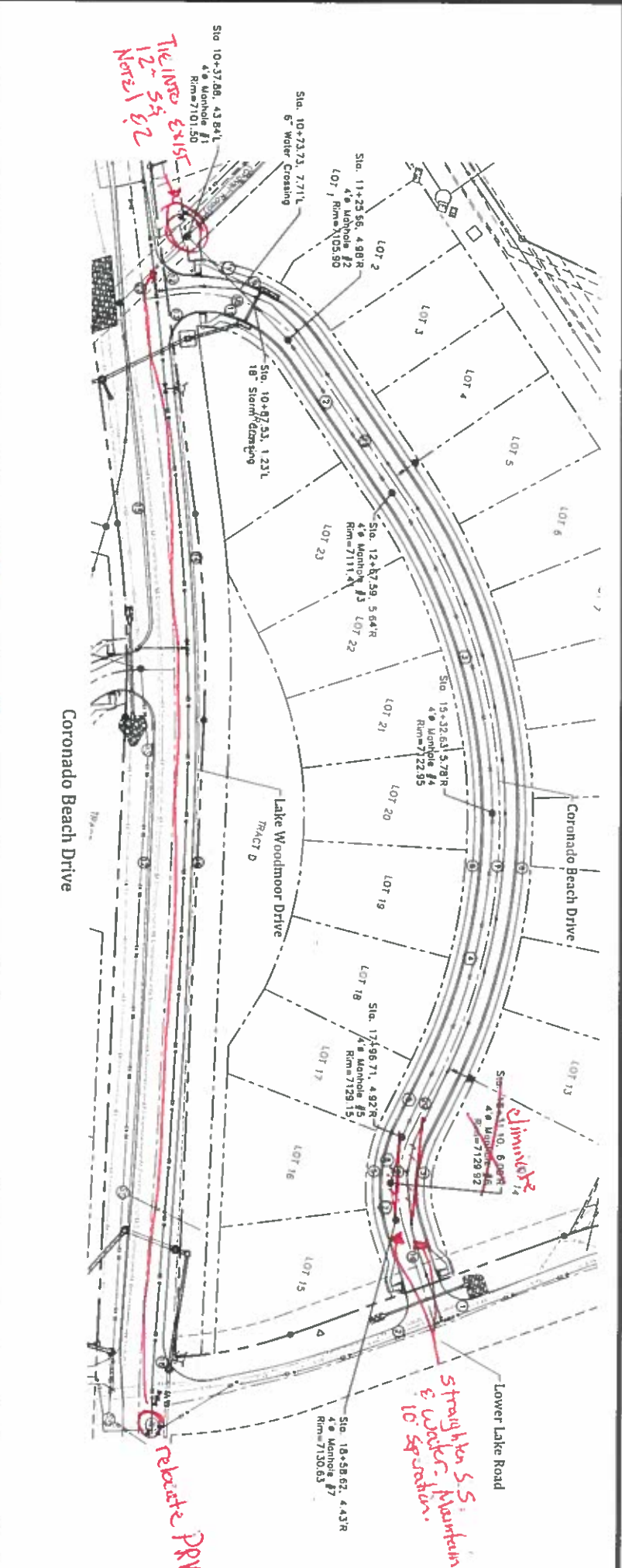
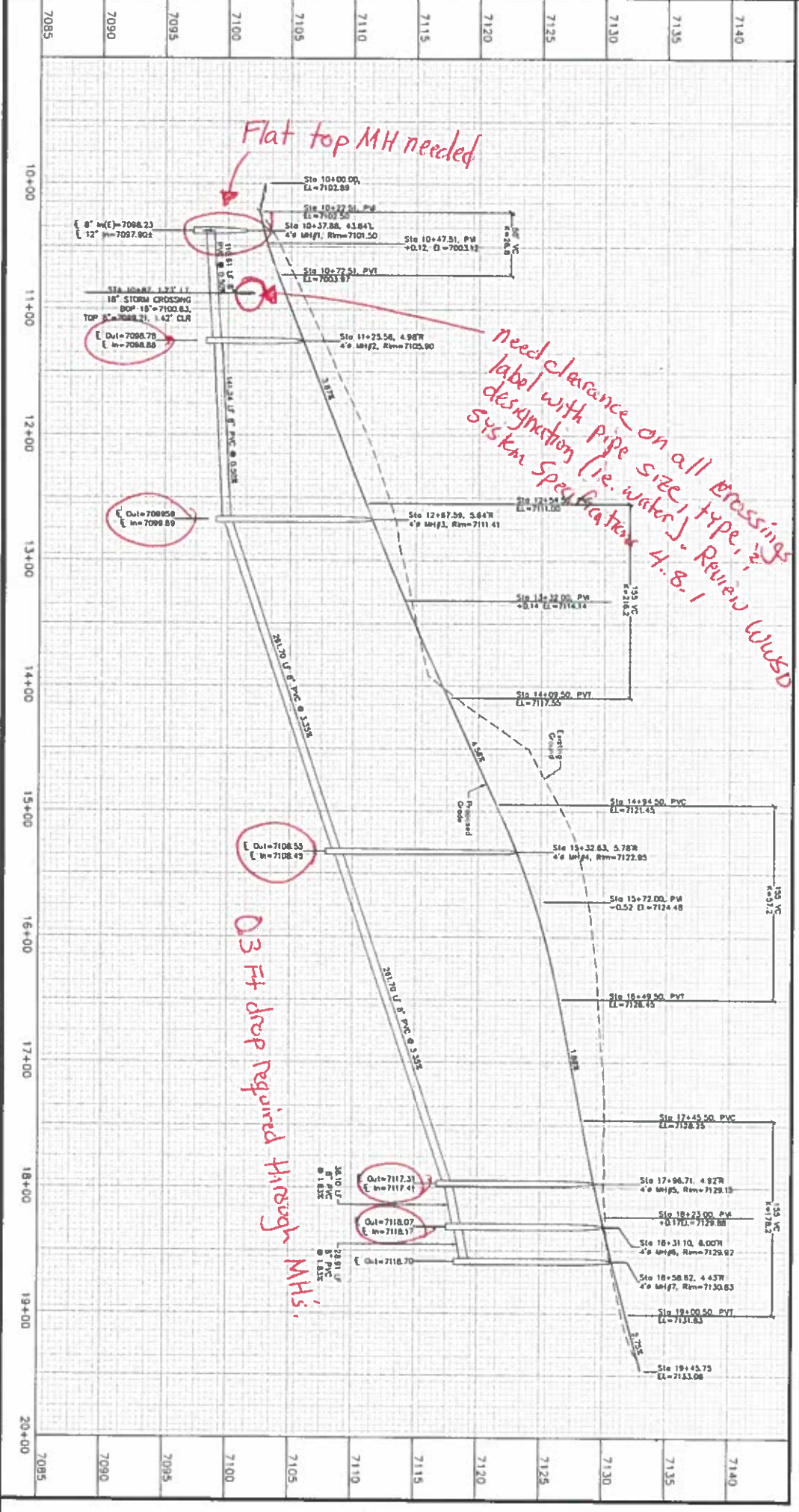
A REPLAT OF THE BEACH AT WOODMOOR PLAT BOOK V2, PG 57, TOGETHER WITH A TRACT OF LAND IN THE NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



BROOKMOOR FILING NO. 7
REC. NO. 106712225
AS REPLATED

FILED AT THE BEACH AT WOODMOOR FILING NO. 1
DATE RECEIVED 06/05/2017
DATE REVISION 07/21/2017
PDD PROJECT NO. 5-11-015

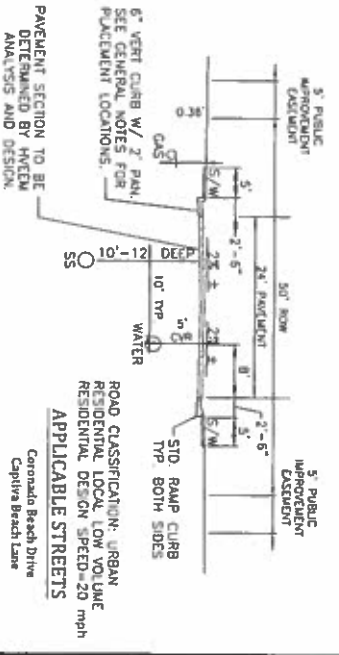
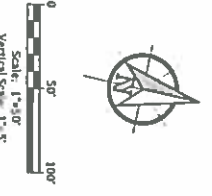
CIVIL CONSULTANTS, INC.
20 BOUNDER CREEKWAY, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.535.5455



Station	Balance	Balance
1	N 2719.36' E	104.11'
2	N 3817.22' E	141.24'
3	S 4346.15' E	844.211.20'
4	S 2719.36' E	844.211.18'
5	S 8153.52' E	48.10'
6	S 8729.37' E	24.10'
7	N 6429.37' E	24.10'

Station	Balance	Balance
13	N 3549.31' E	N 3817.22' E
14	N 7124.12' E	L=117.22'
15	S 729.37' E	L=117.22'

Station	Balance	Balance
1	S 4252.67' E	S 4252.67' E
2	N 3817.22' E	L=117.22'
3	S 4346.15' E	L=117.22'
4	S 2719.36' E	L=117.22'
5	S 8153.52' E	L=117.22'
6	S 8729.37' E	L=117.22'
7	N 6429.37' E	L=117.22'
8	N 3817.22' E	L=117.22'
9	N 3549.31' E	L=117.22'
10	N 7124.12' E	L=117.22'
11	S 729.37' E	L=117.22'
12	S 729.37' E	L=117.22'
13	N 3549.31' E	L=117.22'
14	N 7124.12' E	L=117.22'
15	S 729.37' E	L=117.22'
16	S 729.37' E	L=117.22'
17	N 3549.31' E	L=117.22'
18	N 7124.12' E	L=117.22'
19	S 729.37' E	L=117.22'
20	S 729.37' E	L=117.22'
21	N 3549.31' E	L=117.22'
22	N 7124.12' E	L=117.22'
23	S 729.37' E	L=117.22'

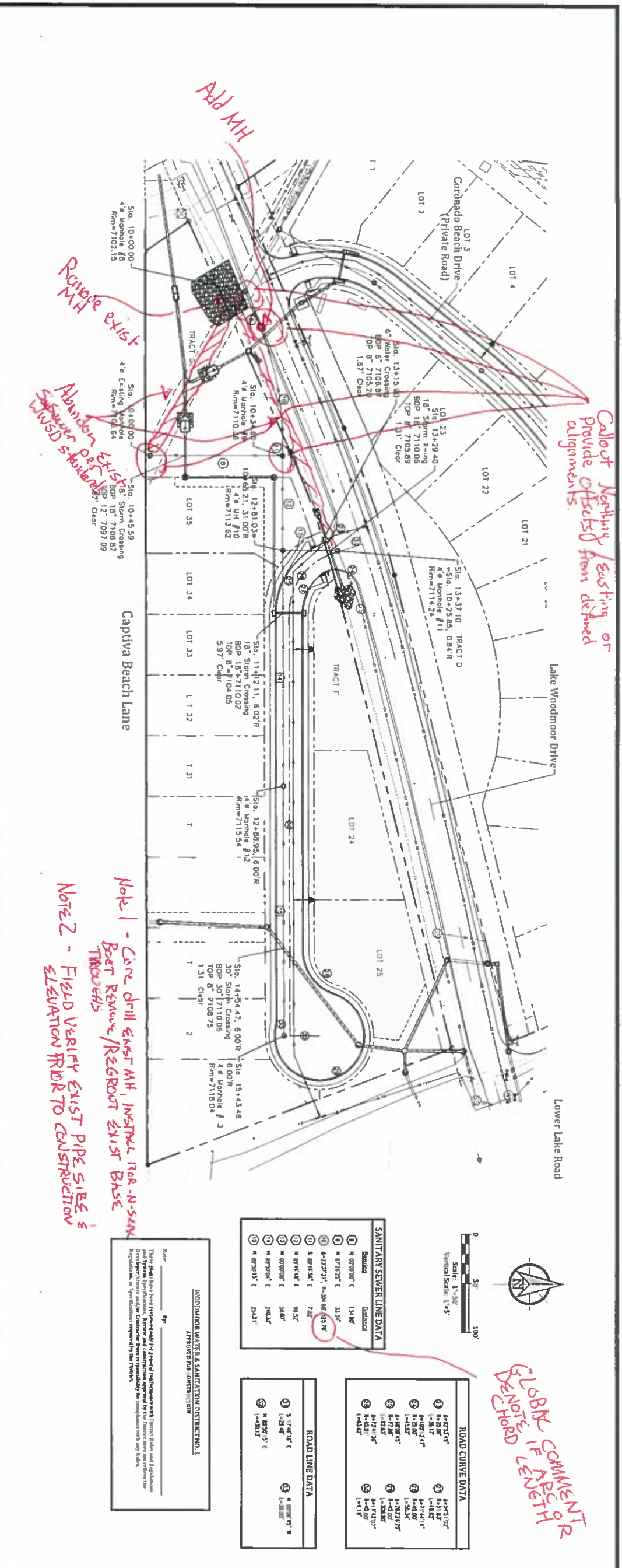
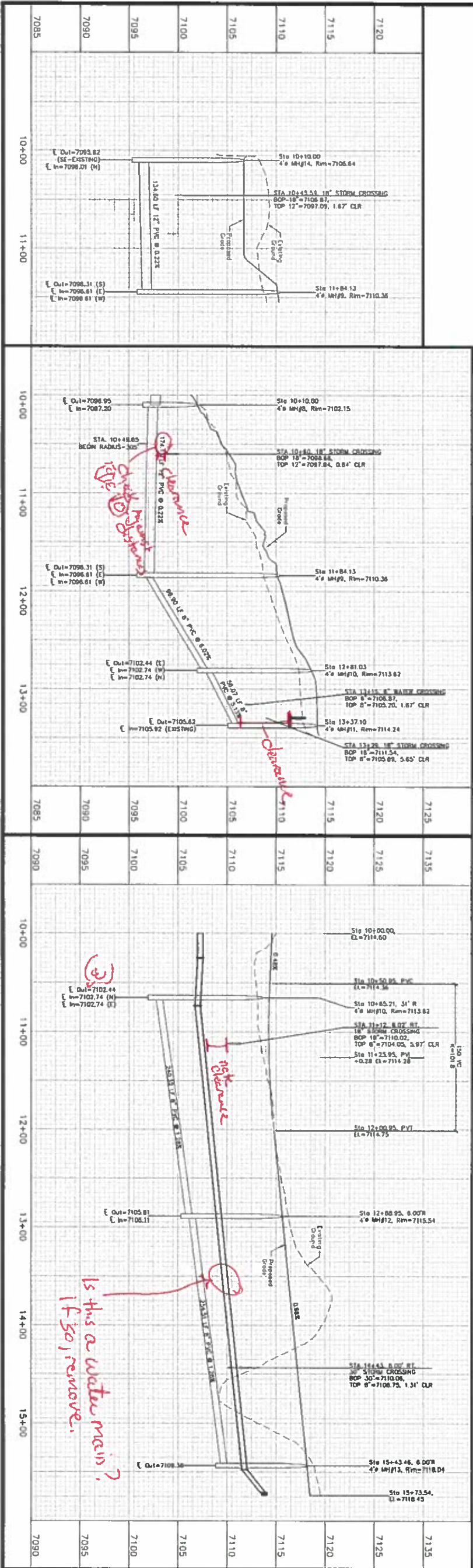


WOODMOOR WATER & SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION

The Beach at Woodmoor Filing No. 1
 Coronado Beach Drive -- Plan and Profile
 Sanitary Sewer -- Plan and Profile
 El Paso County, Colorado

Kiowa
 Engineering Corporation
 1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

Project No.	16639
Date	October 21, 2017
Designer	JAK
Checker	AMW
Revisions	
Sheet	6
	6 of 18 sheets



Note 1 - Core drill exist MH, install 18" N-S-SAN
 BEST REMOVE/REGRAB EXIST BASE
 THROUGHS

Note 2 - FIELD VERIFY EXIST PIPE SIZE &
 ELEVATION PRIOR TO CONSTRUCTION

SANITARY SEWER LINE DATA	
1	N 07°32' E 134.00'
2	N 07°32' E 113.00'
3	S 87°54' E 72.00'
4	N 07°30' E 94.50'
5	N 07°30' E 54.00'
6	N 07°31' E 24.51'

ROAD CURVE DATA	
1	S 17°41' E 130.00'
2	N 89°03' E 130.00'

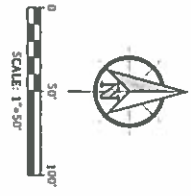
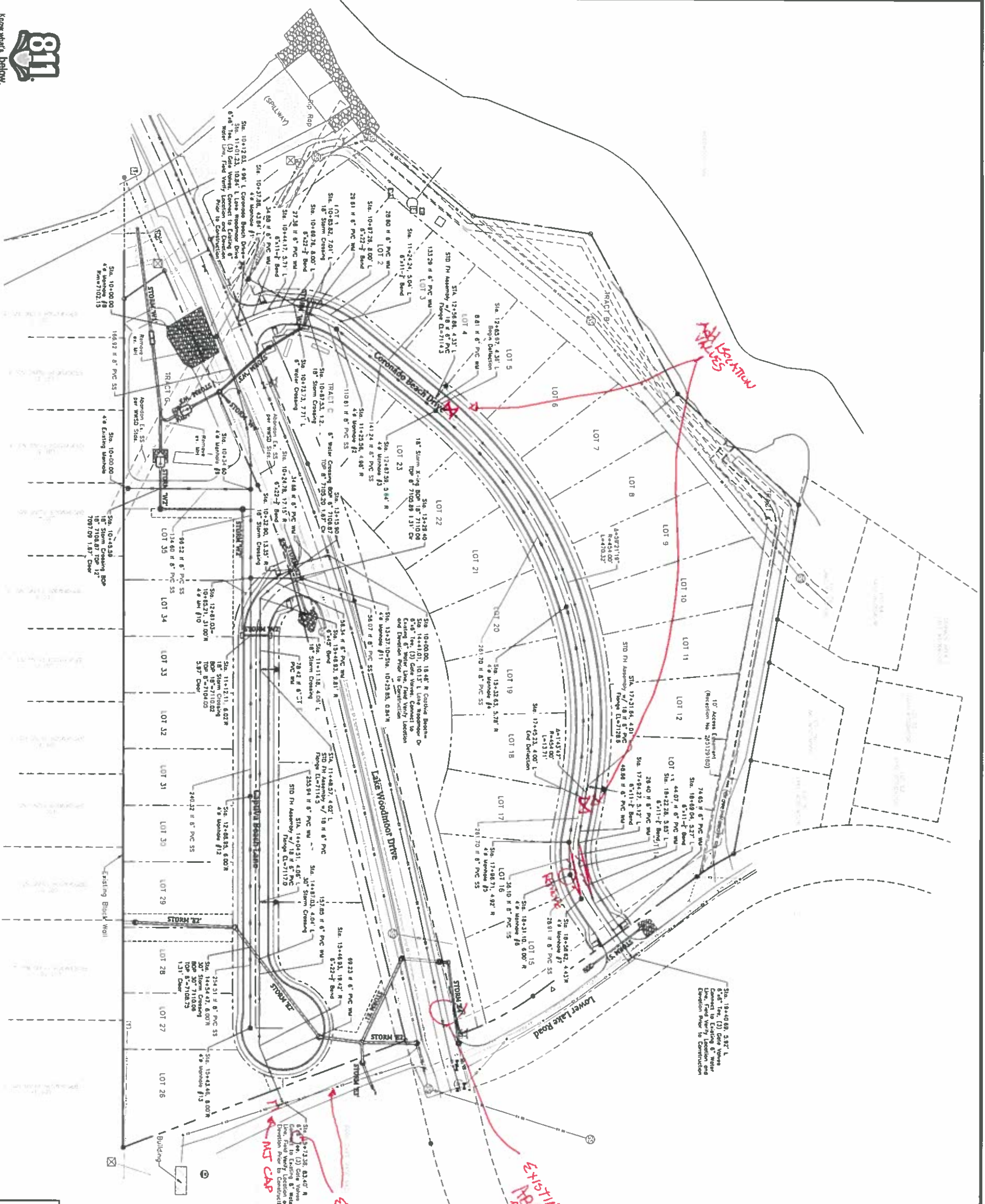
170814 COMMENT R
 DE NOTE 1 LENGTH
 DE CHORD

Project No.	16259
Date	October 31, 2017
Drawn	JAK
Checked	AMK
Revision	

The Beach at Woodmoor Filing No. 1
 Captiva Beach Lane -- Plan and Profile
 Sanitary Sewer -- Plan and Profile
 El Paso County, Colorado

Kiowa
 Engineering Corporation

1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342



*EXISTING STUB - IF NOT BEING USED
ABANDON IN ACCORDANCE WITH
RULES & REGULATIONS*

EXISTING WATER IS 12"

NOT CAP REQUIRED 5' (MIN) SOUTH

PRE-EXCAVATION CHECKLIST

- Gas and other utility lines of record shown on the plan.
- Utilities Central locating called at least 2 business days ahead. (1-800-522-1987)
- Utilities located and marked.
- Employer briefed on marking and color codes.
- Employer trained on excavation and safety procedures for natural gas lines.
- When excavation approaches gas lines, employees expose lines by careful probing and hand digging.

***MGA/ARWA STANDARD UTILITY MARKING COLOR CODE**

- Natural Gas Yellow
- Electric Red
- Water Blue
- Sewer Green

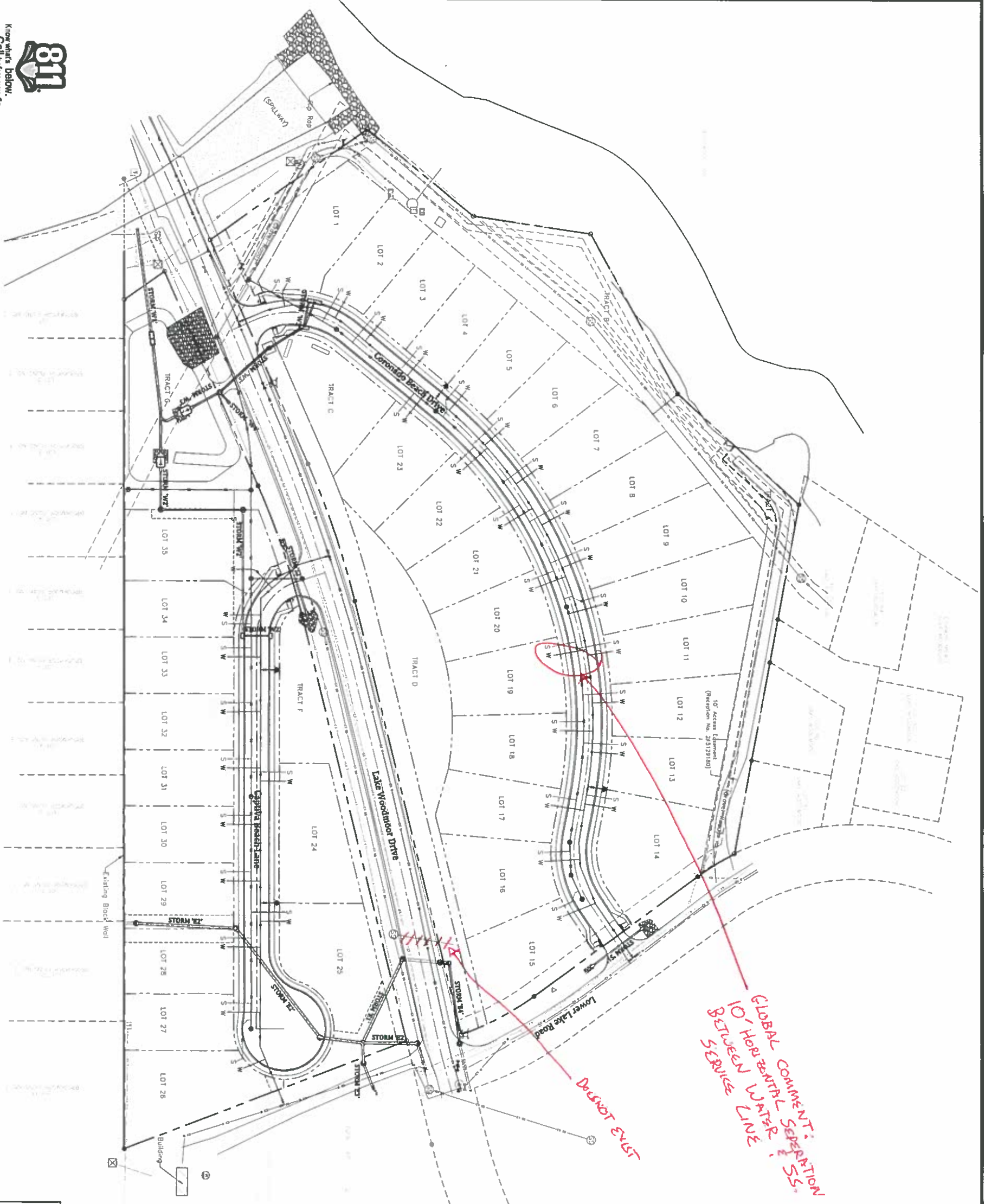
WOODMOOR WATER & SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

Date: _____ by: _____
These plans have been reviewed and approved for general requirements with District Rules and Regulations and System Specifications. Approval and construction approval by the District does not constitute a warranty or endorsement of any product or manufacturer. The contractor shall be responsible for compliance with any local, state, or federal specifications required by the District.

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

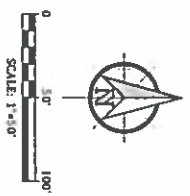
The Beach at Woodmoor Filing No. 1
Utility System Plan
El Paso County, Colorado

Project No.	16039
Date	October 21, 2017
Designer	JAK
Checker	AYNE
Revisions	



GLOBAL COMMENT: 10' HORIZONTAL SEPARATION BETWEEN WATER & S.S. SERVICE LINE. DO NOT EXIST

- Notes:**
1. Intersect water and wastewater service per Public C.S.A. C-2 and C-4 of the Woodmoor Subdivision and Section District No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35.
 2. Provide metal T-joint at curb stop when construction of the water service stubout is completed.
 3. Provide metal T-joint at manhole when construction of the wastewater service stubout is completed.



PRE-EXCAVATION CHECKLIST

- Gas and other utility lines of record shown on the plan.
- Utilities Central Locating called at least 2 business days ahead. (1-800-922-1907)
- Utilities located and marked.
- Employees briefed on marking and color codes.
- Procedures for natural gas safety.
- When excavation approaches gas lines, employees expose lines by careful probing and hand digging.

***A.C.A./A.W.A. STANDARD UTILITY MARKING COLOR CODE**

Natural Gas	Yellow
Electric	Red
Water	Blue
Wastewater	Green

WOODMOOR WATER & SANITATION DISTRICT NO. 1

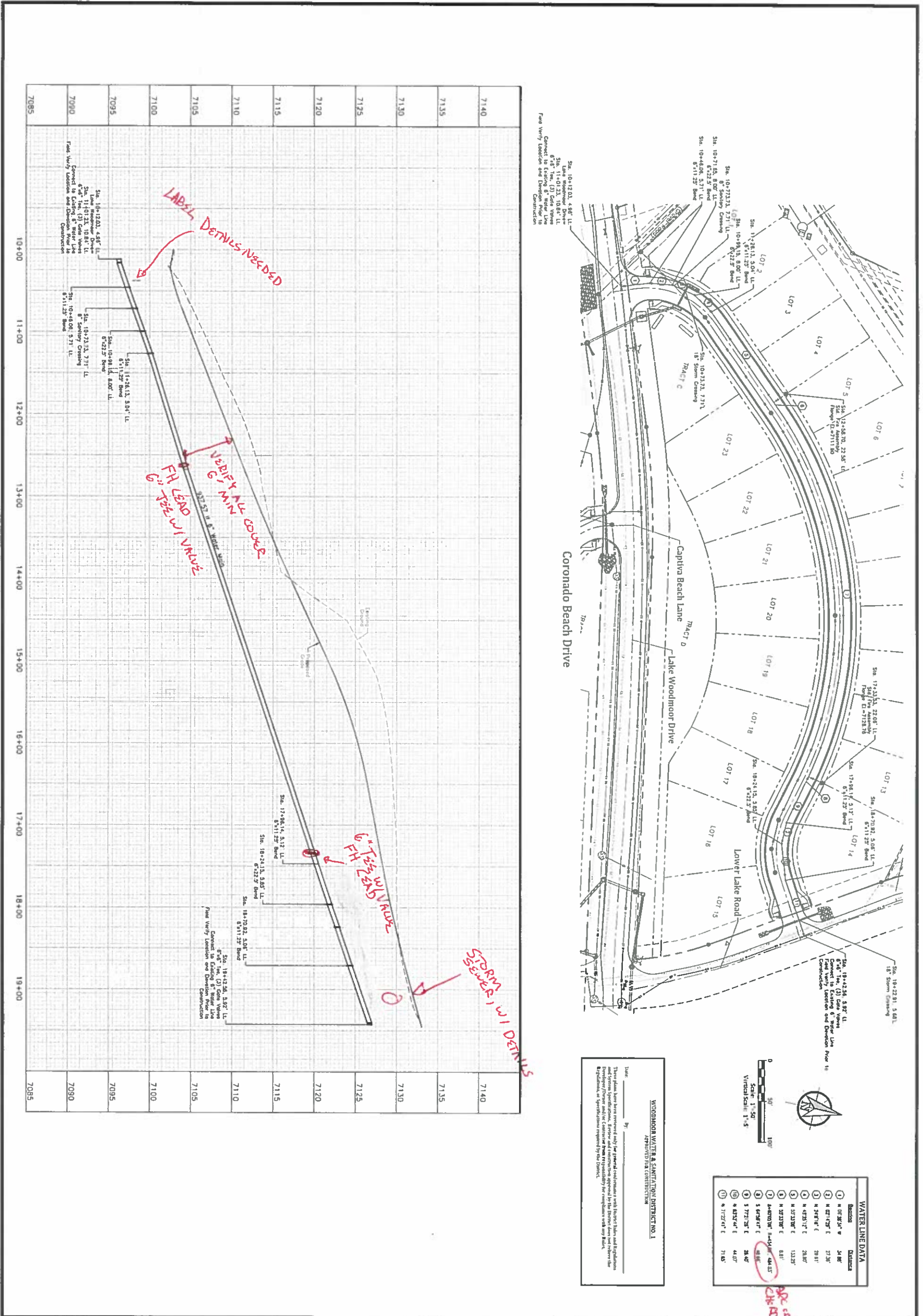
Date: _____ by: _____
 These plans have been reviewed only for general compliance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Engineer, or permittees, of responsibilities required by the District.

Kiowa
 Engineering Corporation
 1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

The Beach at Woodmoor No. 1
 Utility Services Plan
 El Paso County, Colorado

Project No.: 16059
 Date: October 21, 2017
 Design: JAK
 Drawn: JAK
 Check: AVMK

Sheet
10
 10 of 18 Sheets



7140	10+00
7135	11+00
7130	12+00
7125	13+00
7120	14+00
7115	15+00
7110	16+00
7105	17+00
7100	18+00
7095	19+00
7090	
7085	

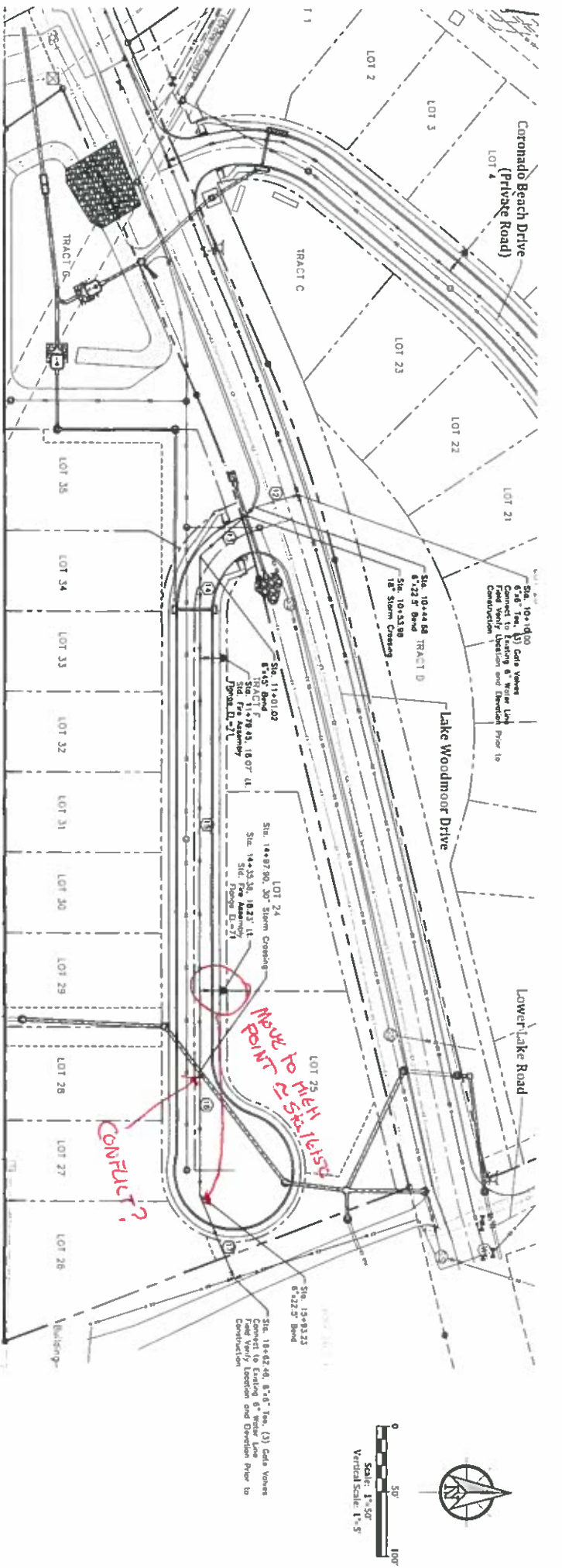
Station	Depth
1	34.00'
2	27.25'
3	29.50'
4	28.00'
5	13.25'
6	0.50'
7	28.00'
8	44.00'
9	71.00'

WOODMOOR WATER & SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION

Kiowa
 Engineering Corporation
 1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

The Beach at Woodmoor Filing No. 1
 Coronado Beach Drive -- Plan and Profile
 Water -- Plan and Profile
 El Paso County, Colorado

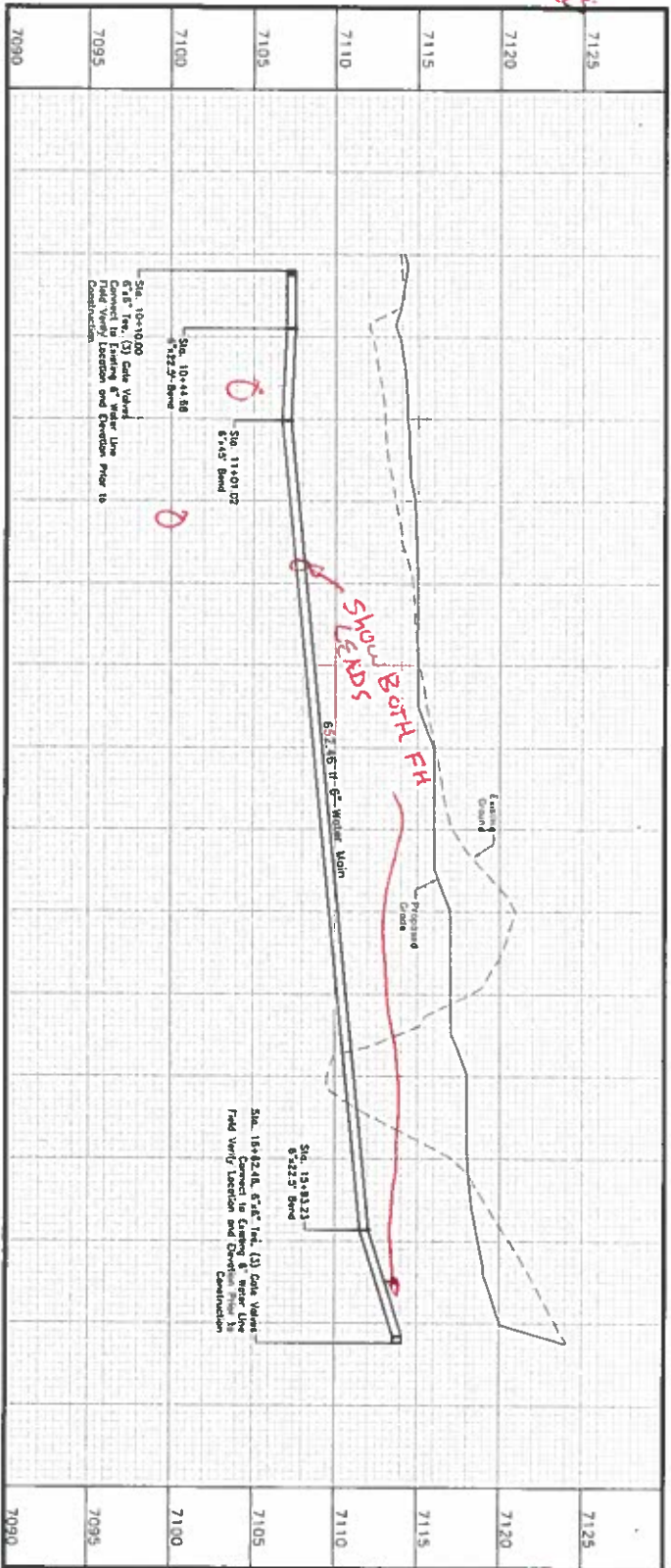
Project No:	16459
Date:	October 31, 2017
Design:	JAK
Drawn:	JAK
Checked:	ANNM
Reviewed:	
Sheet:	11



Captiva Beach Lane

WATER LINE DATA	
Station	Distance
① 5+16.475' E	34.4'
② 5+17.73' E	24.3'
③ 8+07.14' E	79.4'
④ 8+07.14' E	253.4'
⑤ 8+07.14' E	131.25'
⑥ 8+72.20' E	88.2'

KEY MAP



SHOW ALL CROSSINGS WITH CLEARANCE & LABELS

SHOW BOTH FH LEADS

WOODMOOR WATER & SANITATION DISTRICT NO. 1
 APPROXIMATE CONSTRUCTION

These plans have been prepared only for general information with District Rules and Regulations. The District does not assume any responsibility for construction or maintenance with any plans. Reproduction or Specification required by the District.

Kiowa
 Engineering Corporation

1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

The Beach at Woodmoor Filing No. 1
 Captiva Beach Lane -- Plan and Profile
 Water -- Plan and Profile
 El Paso County, Colorado

Project No. 16059
 Date: October 31, 2017
 Drawn: JAK
 Check: AMHC

Sheet
12
 12 of 18 Sheets