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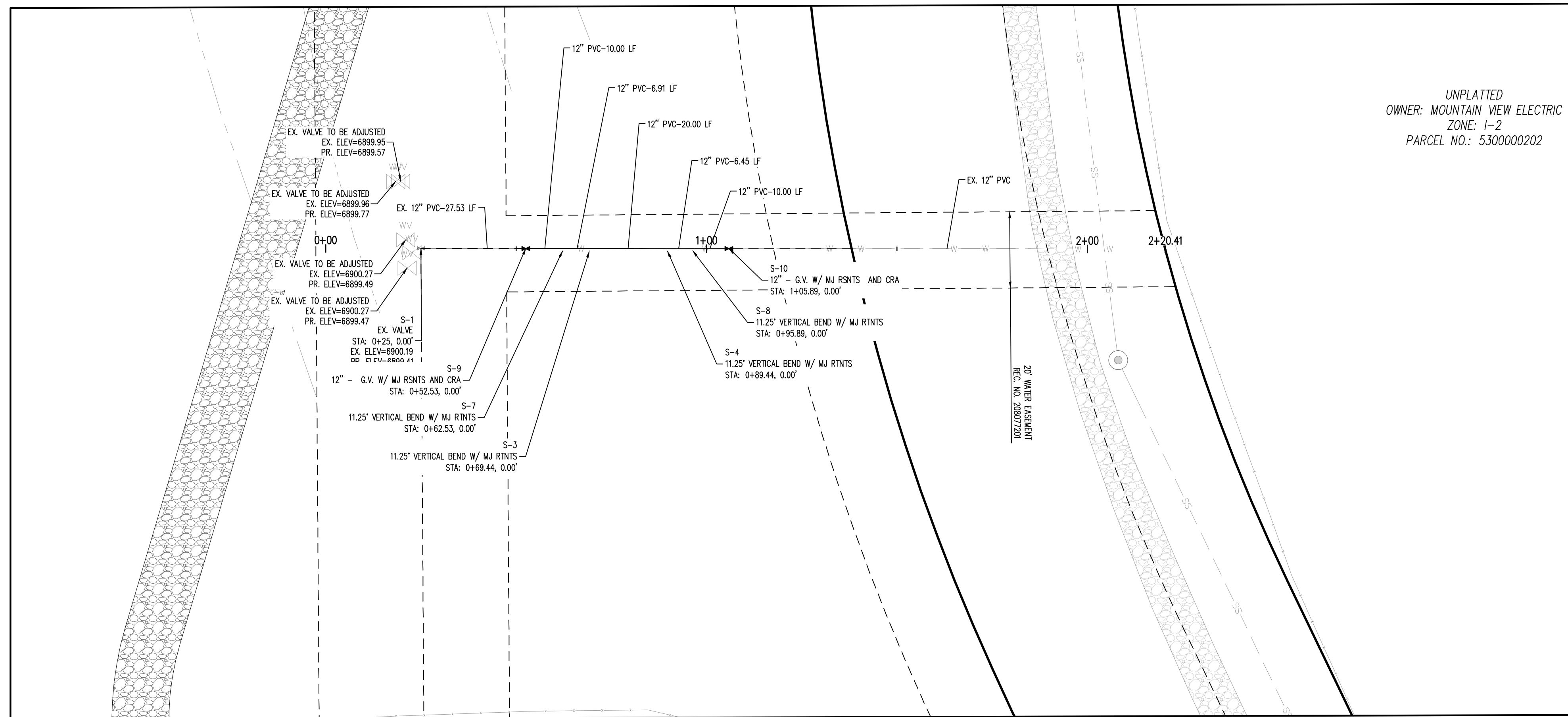
CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS
 FOR
CHALLENGER COMMUNITIES, LLC
 BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

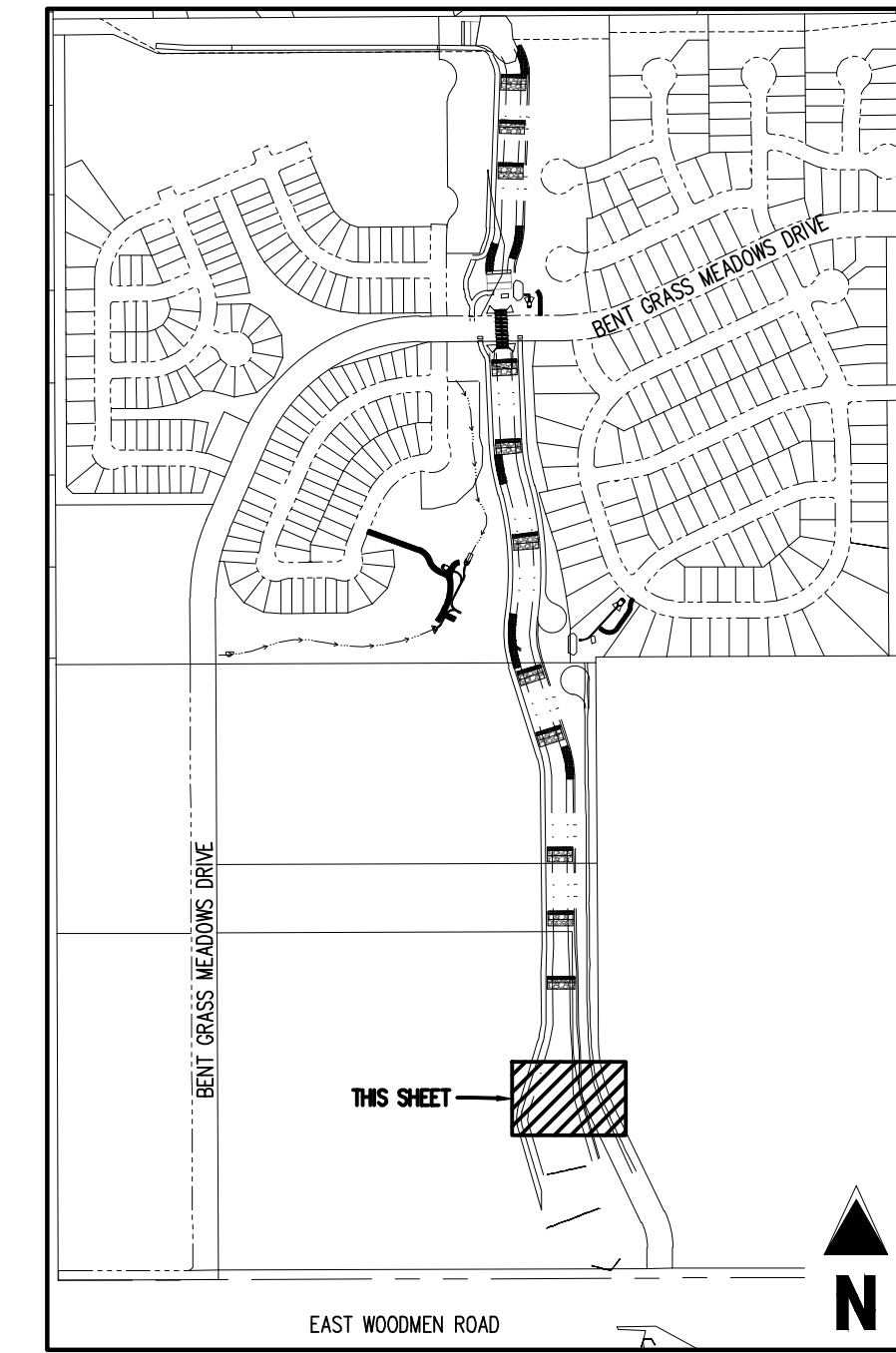
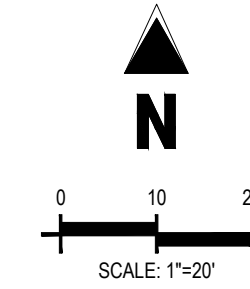
Project No:	CLH000023
Drawn By:	CMW/J
Checked By:	RGD
Date:	8/19/2022

WATER LOWERING

C7.1
 Sheet 23 of 23



UNPLATTED
 OWNER: MOUNTAIN VIEW ELECTRIC
 ZONE: 1-2
 PARCEL NO.: 5300000202



KEY MAP
 SCALE: 1"=600'

GRADING LEGEND

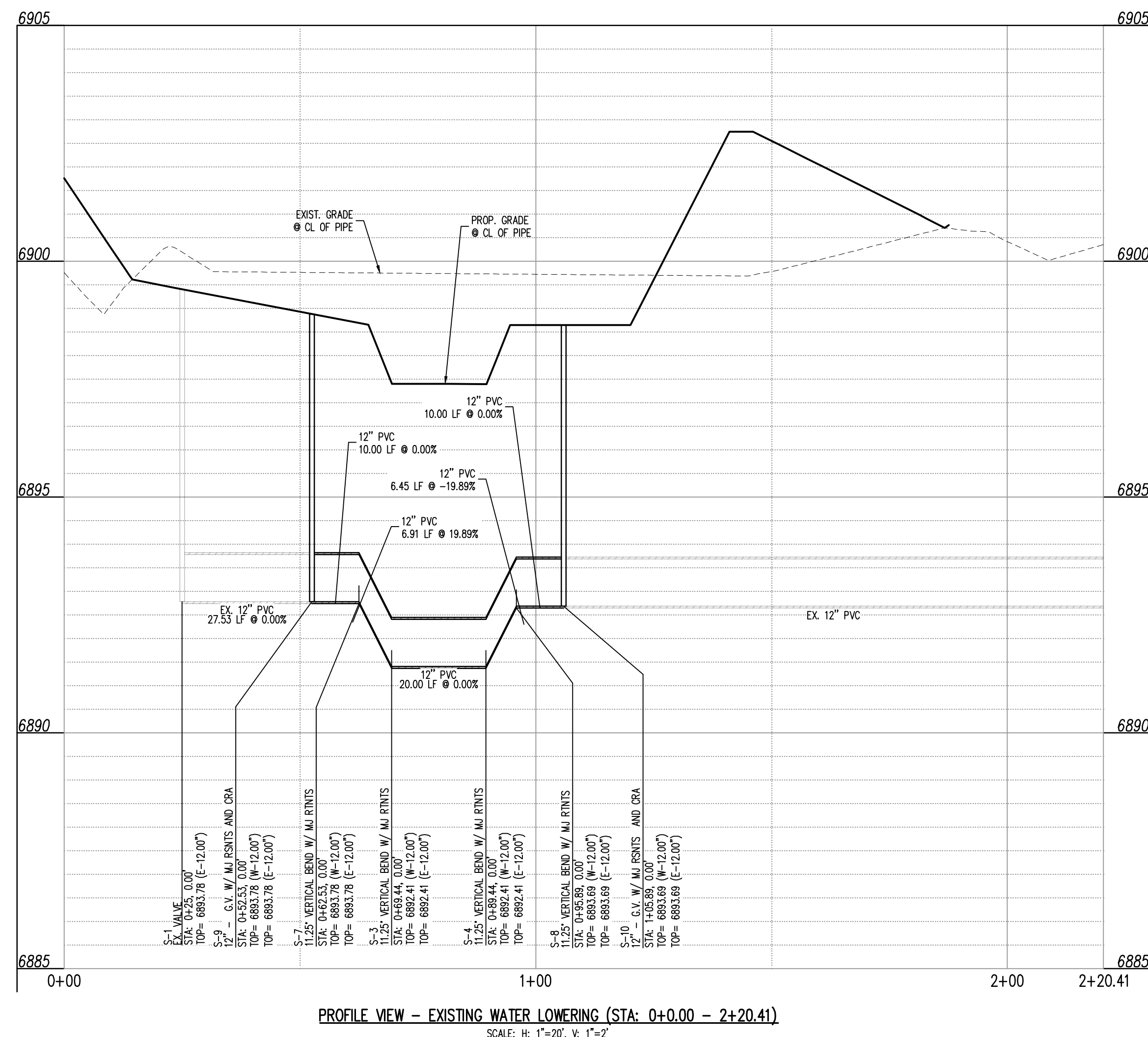
- - - - - 5460	EXISTING MAJOR CONTOUR
- - - - - 52	EXISTING MINOR CONTOUR
- - - - - 5485	PROPOSED MAJOR CONTOUR
- - - - - 66	PROPOSED MINOR CONTOUR
2.00%	EXISTING SLOPE - PERCENT
4:1	EXISTING SLOPE - RISE/RUN
2.00%	PROPOSED SLOPE - PERCENT
4:1	PROPOSED SLOPE - RISE/RUN
55.00 FG	PROPOSED SPOT ELEVATION - FINISHED GROUND
55.00 CL	PROPOSED SPOT ELEVATION - CENTER LINE
55.00 TOB	PROPOSED SPOT ELEVATION - TOP OF BANK

SITE LEGEND

- - - - -	PROPERTY BOUNDARY LINE
- - - - -	RIGHT OF WAY BOUNDARY LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED 100-YEAR FLOODPLAIN
- - - - -	EXISTING CURB AND GUTTER
- - - - -	EXISTING CONCRETE
- - - - -	EXISTING CDOT CLASS 6 GRAVEL
- - - - -	EXISTING RIPRAP
- - - - -	EXISTING BOULDERS
- - - - -	PROPOSED CDOT CLASS 6 GRAVEL
- - - - -	PROPOSED RIPRAP
- - - - -	PROPOSED BOULDERS
X	EXISTING SIGN
X	REFERENCE TO DETAIL AND SHEET NUMBER

UTILITY LEGEND

- - - - -	EXISTING WATER LINE
- - - - -	PROPOSED WATER LINE
- - - - -	EXISTING SANITARY SEWER
- - - - -	EXISTING FIBER OPTIC LINE
- - - - -	EXISTING GAS LINE
- - - - -	EXISTING UNDERGROUND TELEPHONE
- - - - -	EXISTING UNDERGROUND ELECTRICAL
- - - - -	EXISTING OVERHEAD TELEPHONE
- - - - -	EXISTING OVERHEAD ELECTRICAL
- - - - -	EXISTING STORM SEWER
- - - - -	EXISTING ELECTRICAL BOX
T	EXISTING PAD MOUNTED TRANSFORMER
+	EXISTING TRAFFIC POLE
+	PROPOSED SITE LIGHTING
+	EXISTING SANITARY SEWER MANHOLE
+	EXISTING STORM SEWER MANHOLE
+	EXISTING WATER METER
+	EXISTING WATER VALVE
+	EXISTING FIRE HYDRANT
+	PROPOSED FIRE HYDRANT



PROFILE VIEW - EXISTING WATER LOWERING (STA: 0+0.00 - 2+20.41)
 SCALE: H: 1"=20', V: 1"=2'

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: 10-21-2022 BY: *Cody Ritter*

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.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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.

BENCHMARK
 ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF LOT 1, WOODMEN HILLS FILING NO. 4, MONUMENTED BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP, STAMPED L5# 24954. ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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.

