

**KEY MAP**  
SCALE: 1"=300'

### LEGEND

	EXISTING PROPERTY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
23	PROPOSED LOT #
	PROPOSED ADA RAMP
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER BEND/TEE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

## BASIS OF BEARINGS

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

## BENCHMARK

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

### CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY THROUGHOUT THE PROJECT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



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# CHALLENGER HOMES

WATER AND SANITARY SEWER PLANS  
BENT GRASS RESIDENTIAL FILING NO. 3  
FOR  
CHALLENGER COMMUNITIES, LLC

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

[illegible]

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Project No:

CLH000018

Drawn By: CMWJ

Checked By: \_\_\_\_\_ RGD

Date: 08/05/2020

# PRELIMINARY WATER PLAN

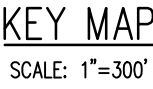
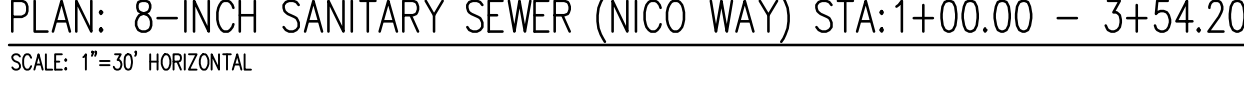
# C1.1

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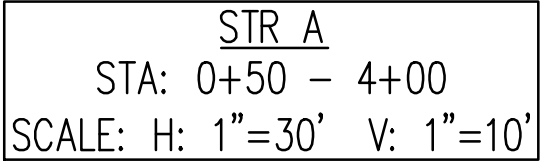
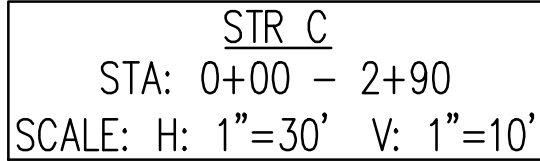








	EXISTING PROPERTY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UG	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED STORM DRAIN PIPE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
TOB	PROPOSED TOP OF BANK
TOS	PROPOSED TOE OF SLOPE
	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING
23	PROPOSED LOT #
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	PROPOSED WATER BEND/TEE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET



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# CHALLENGER HOMES

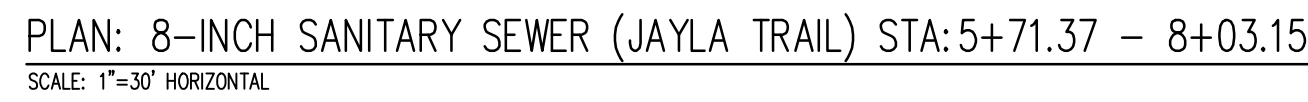
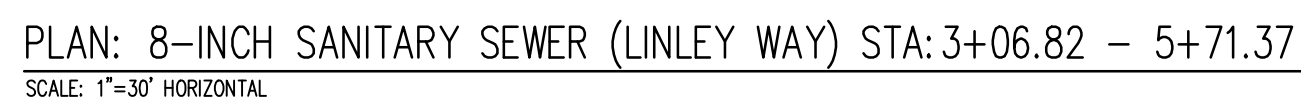
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	08/05/2020

# C2.1

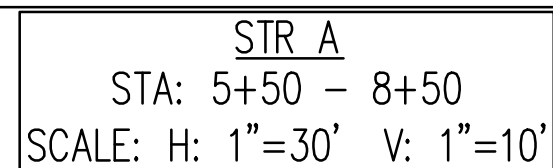
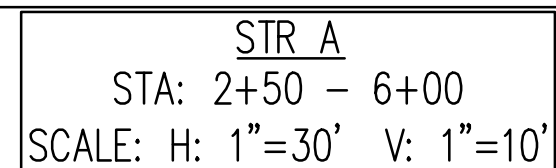
Sheet 4 of 8





# LEGEND

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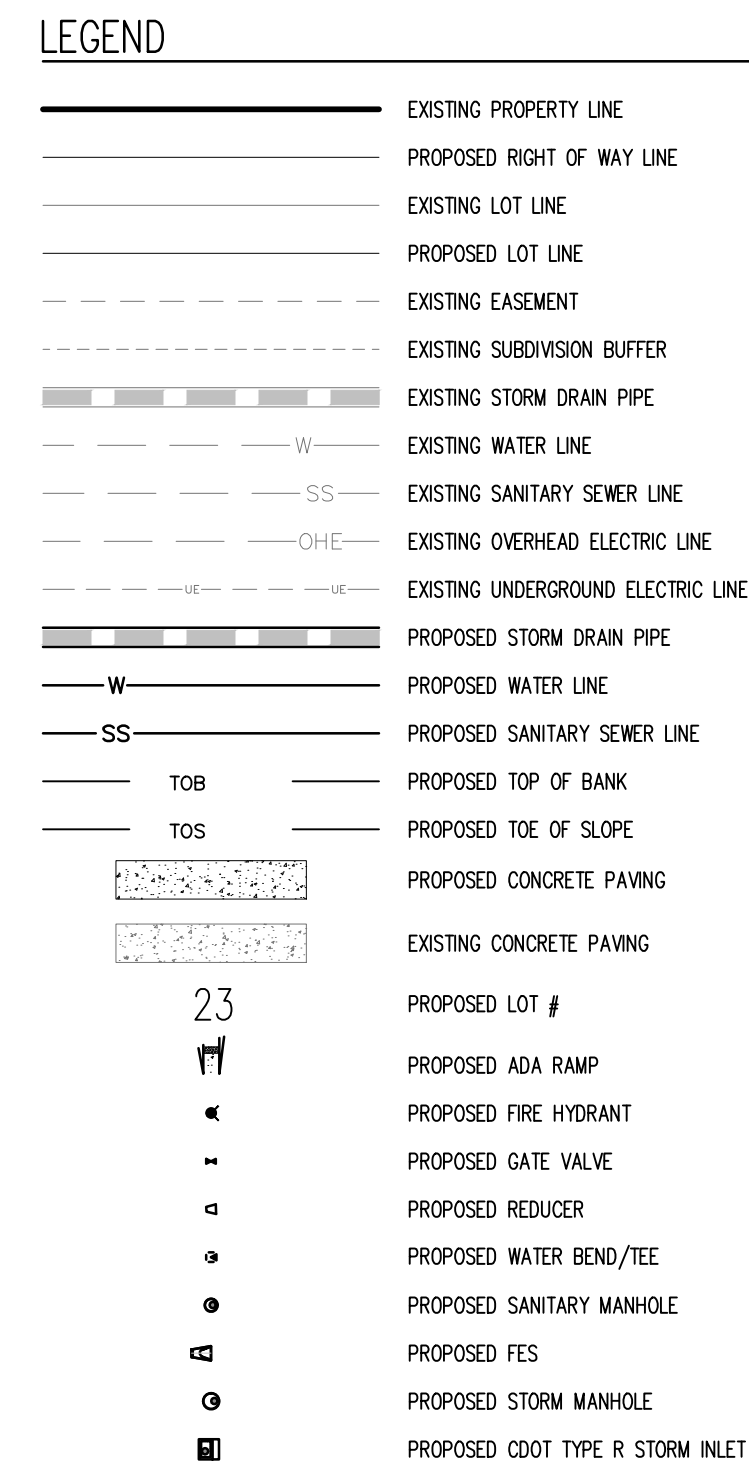
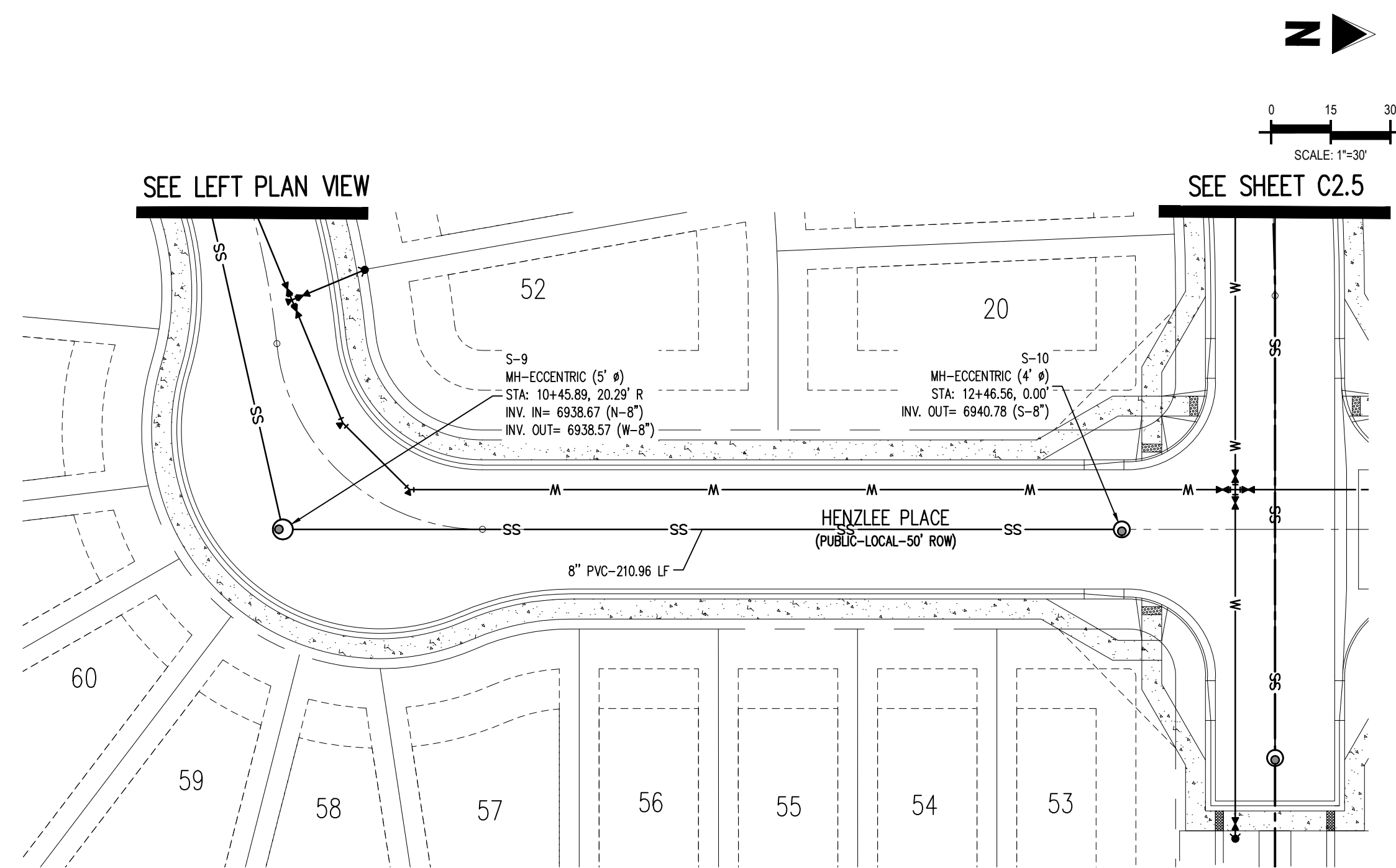
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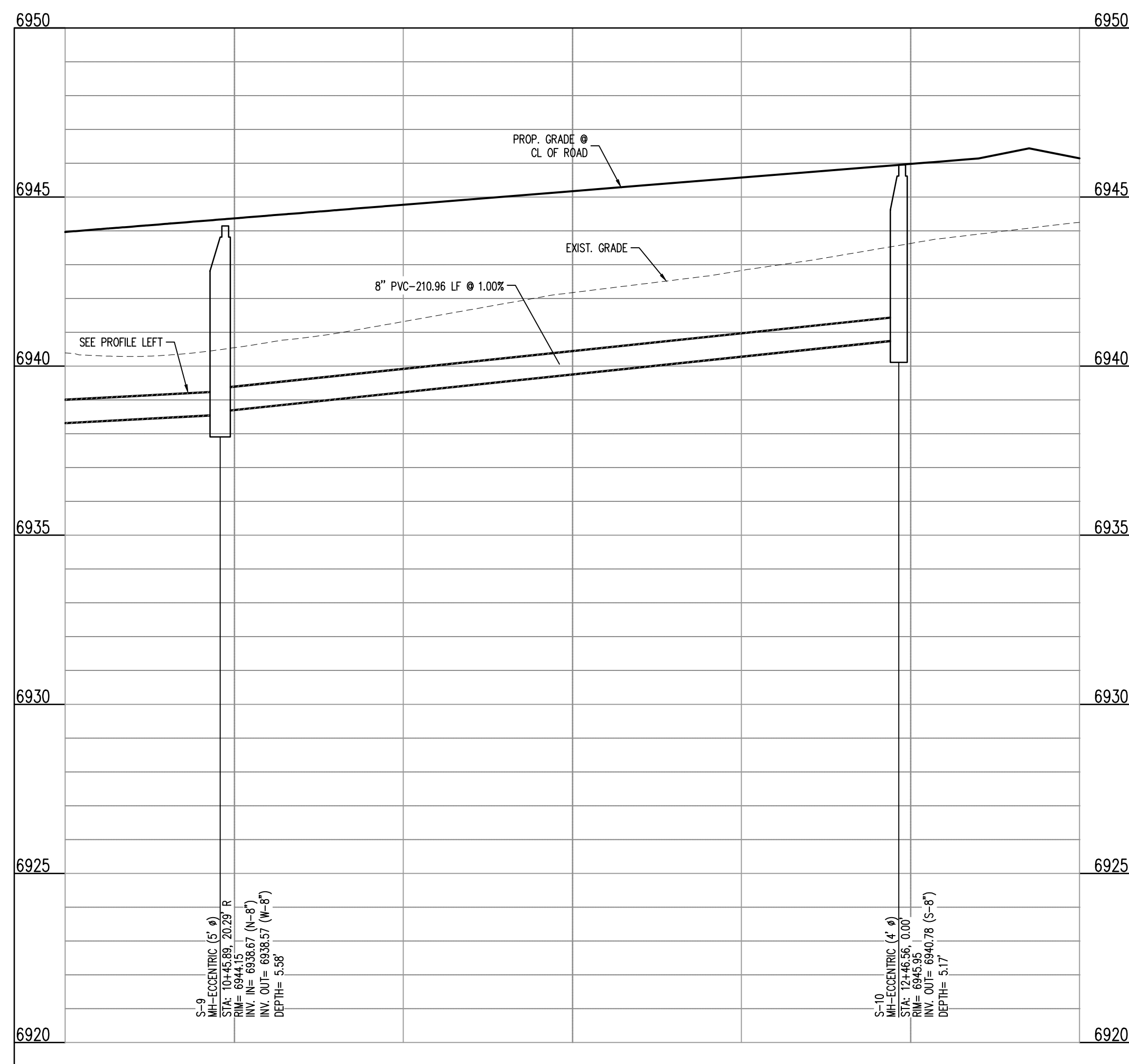
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

Sheet 5 of 8





PLAN: 8-INCH SANITARY SEWER (HENZLEE PLACE) STA:10+45.89 - 12+46.56  
SCALE: 1"=30' HORIZONTAL



STR A  
STA: 10+00 - 13+00  
SCALE: H: 1"=30' V: 1"=10'

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Sheet 6 of 8



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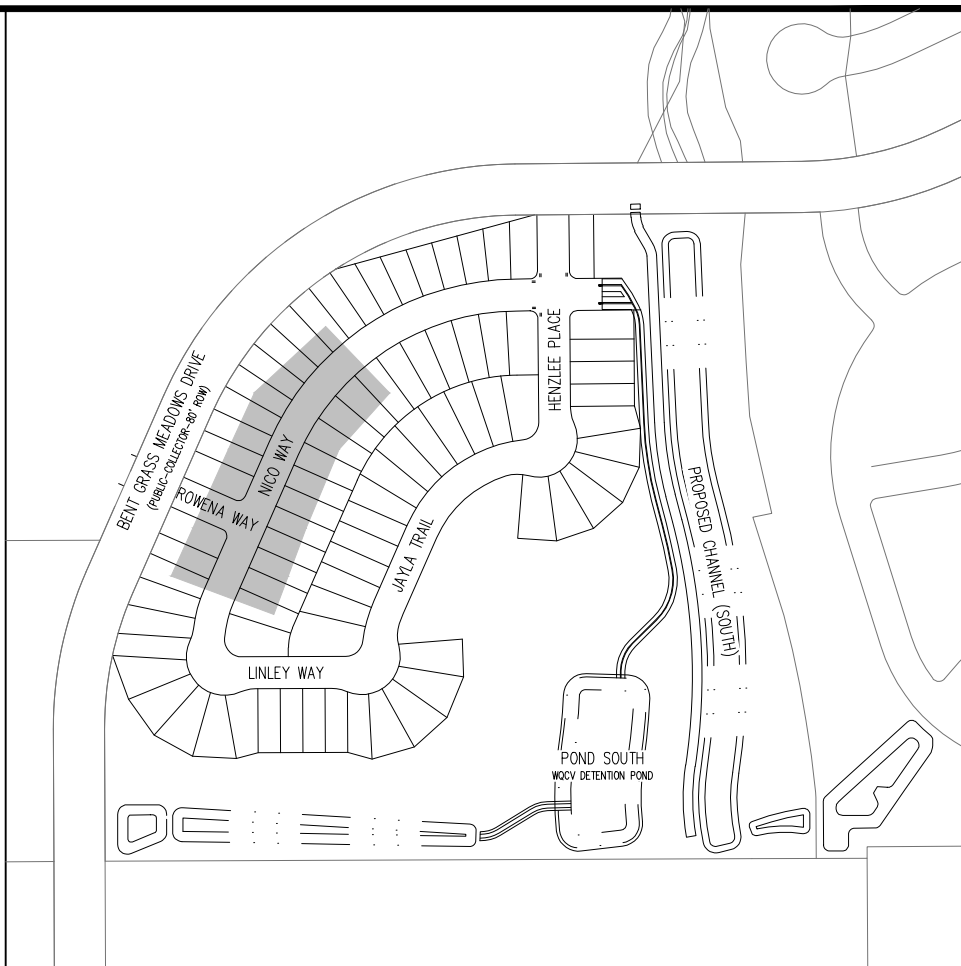
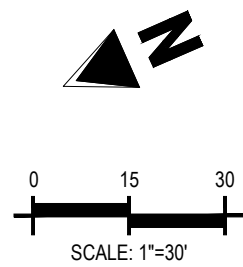
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Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	08/05/2020

# PRELIMINARY SANITARY SEWER PLAN

## C2.4

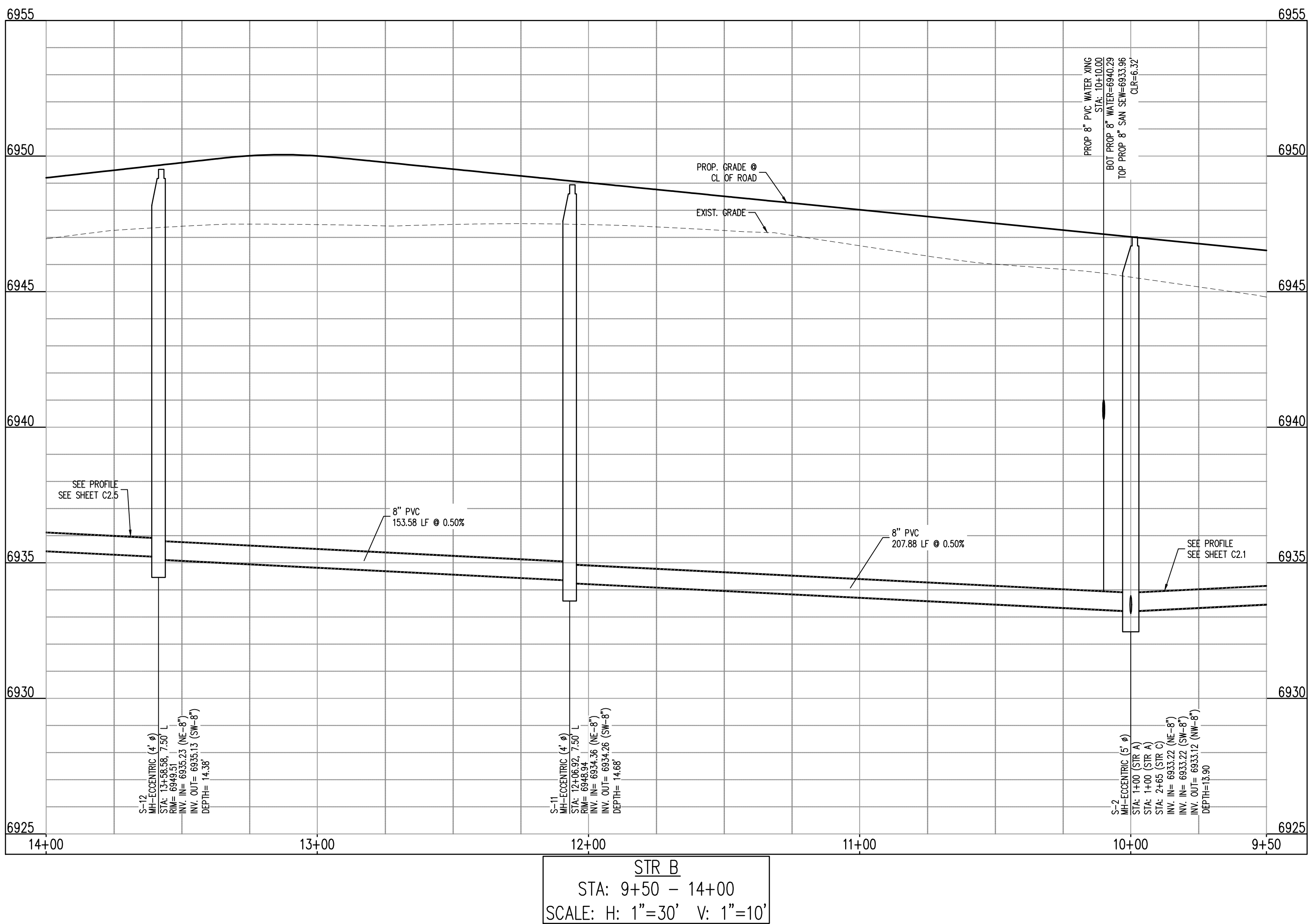
Sheet 7 of 8



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