

WATER AND WASTEWATER CONSTRUCTION PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 2  
FALCON, CO 80831 - EL PASO COUNTY  
CHALLENGER COMMUNITIES, LLC

PROJECT CONTACTS

OWNER/DEVELOPER

CHALLENGER COMMUNITIES, LLC  
8605 EXPLORER DR., SUITE 250  
COLORADO SPRINGS, CO 80920  
TELE: (719) 588-5192  
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APPLICANT

NEC, INC.  
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COLORADO SPRINGS, CO 80903  
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EMAIL: ERIN.GANAWAY@NEC-COLORADO.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
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ATTN: GRANT DENNIS, P.E.  
EMAIL: GRANTDENNIS@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GROUP  
2910 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918  
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ATTN: TONY MUNKER, P.E.  
EMAIL: TMUNKER@RMG-ENGINEERS.COM

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.  
545 EAST Pikes Peak AVENUE, SUITE 210  
COLORADO SPRINGS, CO 80903  
TELE: (719) 633-2868  
ATTN: JEFFREY C. HOODSON, P.E.  
EMAIL: JEFFREY@LSC-TRANS.COM

SURVEYOR

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 505-7220  
ATTN: BRIAN DENNIS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER

WOODMEN HILLS METRO DISTRICT  
8046 EASTONVILLE ROAD  
FALCON, CO 80831  
TELE: (719) 495-2500  
ATTN: JERRY JACOBSON  
EMAIL: JERRY@WHMD.ORG

ELECTRIC

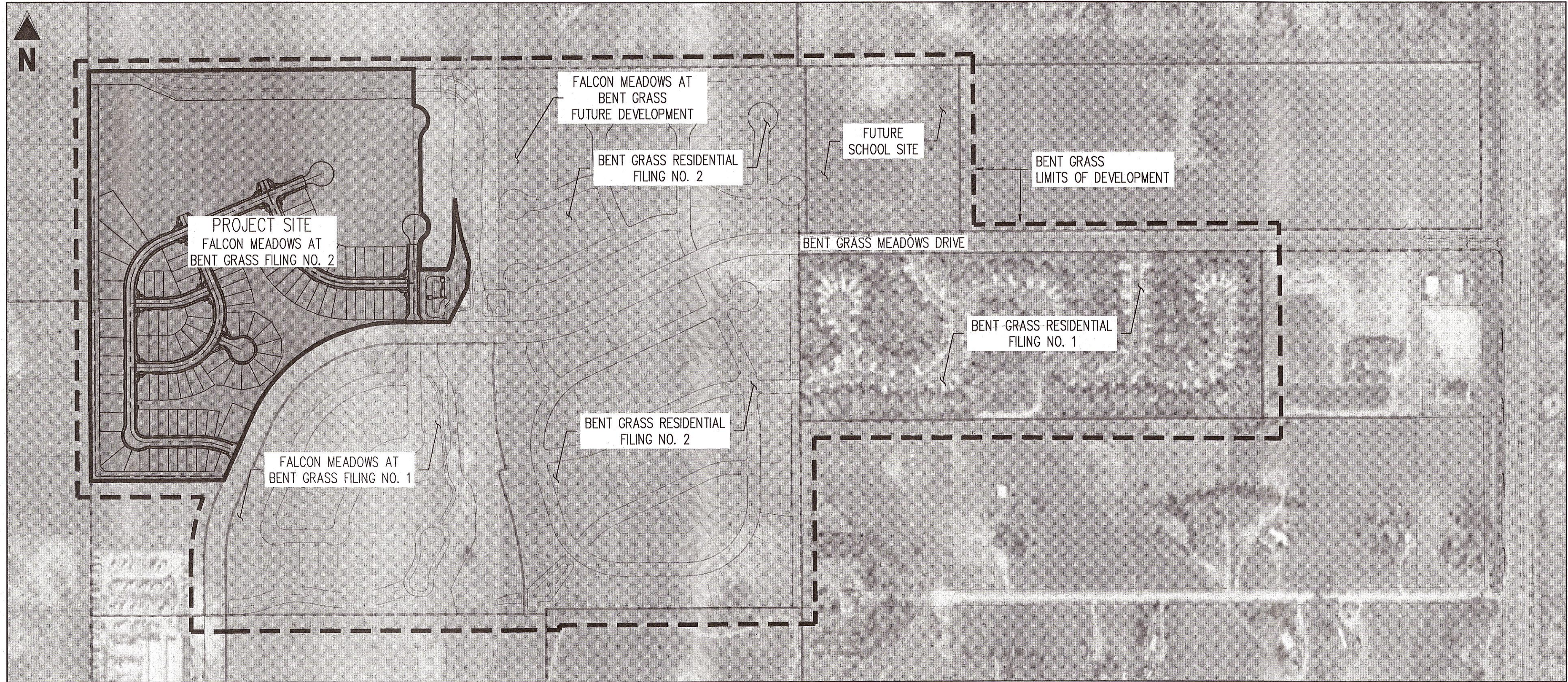
MOUNTAIN VIEW ELECTRIC  
11140 E WOODMEN RD  
FALCON, CO 80831  
TELE: (719) 495-2283  
CATHY HANSEN-LEE  
EMAIL: CATHY@MVEA.COOP

NATURAL GAS

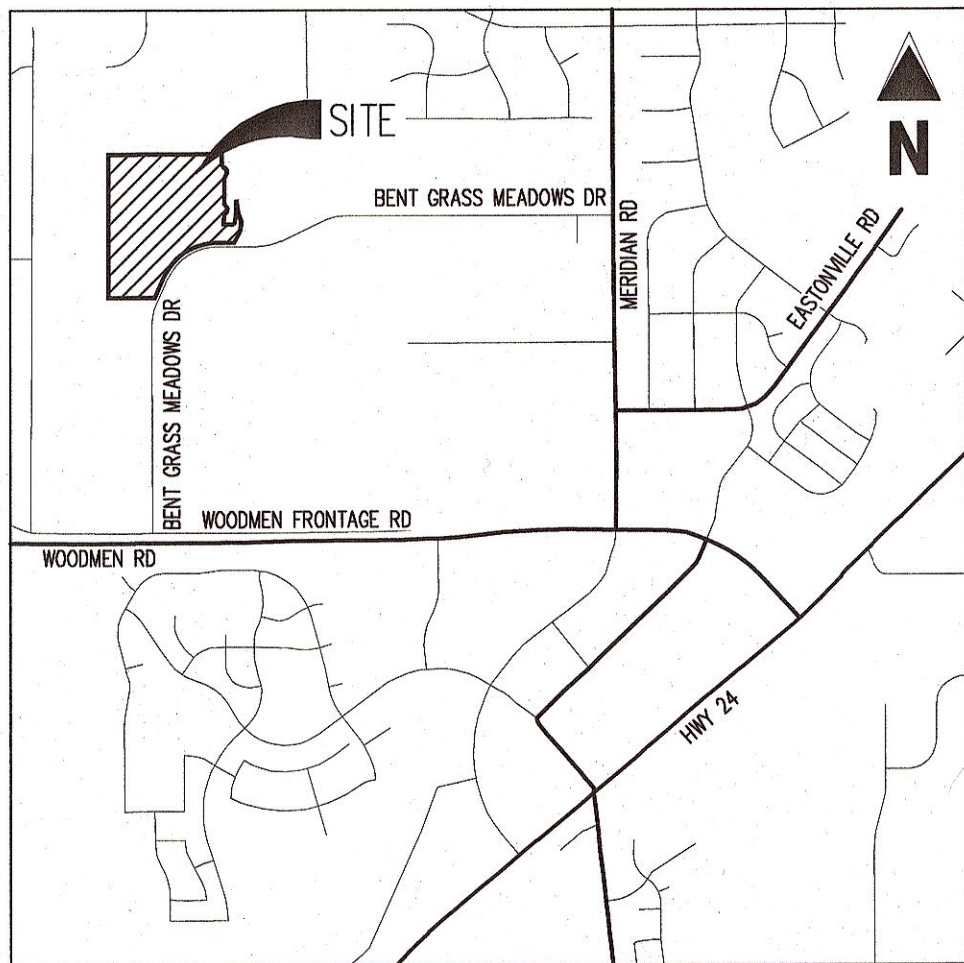
COLORADO SPRINGS UTILITIES (CSU)  
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150  
COLORADO SPRINGS, CO 80947-2150  
TELE: (719) 688-5573  
AARON CASSIO  
EMAIL: ACASSIO@CSU.ORG

FIRE

FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
PEYTON, CO 80831  
TELE: (719) 495-4050  
EMAIL: FALCONFIRE@FALCONFIREPD.ORG



SITE MAP  
SCALE: 1"=300'

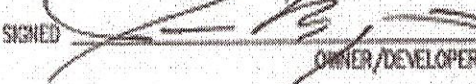


VICINITY MAP  
1"=2,000'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	UTILITY COVER SHEET	U0.0
2	UTILITY NOTES AND TYPICAL SECTION	U0.1
3	OVERALL UTILITY LAYOUT	U0.2
4	HORIZONTAL CONTROL PLAN	U0.3
5	PHASING PLAN (PHASE 1)	U0.4
6	PHASING PLAN (PHASE 2)	U0.5
7	WATER PLAN KEY MAP	U1.0
8	WATER PLAN	U1.1
9	WATER PLAN	U1.2
10	WATER PLAN	U1.3
11	WASTEWATER KEY MAP	U2.0
12	WASTEWATER PLAN & PROFILE	U2.1
13	WASTEWATER PLAN & PROFILE	U2.2
14	WASTEWATER PLAN & PROFILE	U2.3
15	WASTEWATER PLAN & PROFILE	U2.4
16	WASTEWATER PLAN & PROFILE	U2.5
17	WASTEWATER PLAN & PROFILE	U2.6
18	WASTEWATER PLAN & PROFILE	U2.7
19	WATER DETAIL SHEET 1	U3.1
20	WATER DETAIL SHEET 2	U3.2
21	WATER DETAIL SHEET 3	U3.3
22	WASTEWATER DETAIL SHEET 1	U3.4
23	WASTEWATER DETAILS SHEET 2	U3.5

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 APPURTENANCE 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.

SIGNED:  OWNER/DEVELOPER DATE: 04/15/22  
PRINT NAME: Jim Byers  
DEA: Challenger Communities, LLC  
ADDRESS: 8605 Explorer Dr.  
Colorado Springs, CO 80831

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.

FIRE PROTECTION DISTRICT: TRENT HARBIS  
SIGNED:  FIRE PROTECTION DISTRICT DATE: 4/15/2022

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: 4-18-2022 BY: Cady 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.

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

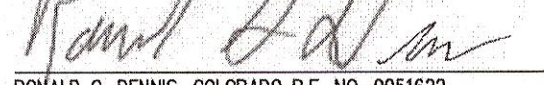
WOODMEN HILLS METROPOLITAN DISTRICT  
WASTEWATER DESIGN APPROVAL  
DATE: 4-18-2022 BY: Cady Ritter  
PROJECT NO. \_\_\_\_\_

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 WASTEWATER MAINS AND SERVICES SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE STATE OF COLORADO.

 04/15/22  
RONALD G. DENNIS, COLORADO P.E. NO. 0051622 DATE

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 COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM 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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER/EDM ADMINISTRATOR

DATE

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 N007°34'46"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 L# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

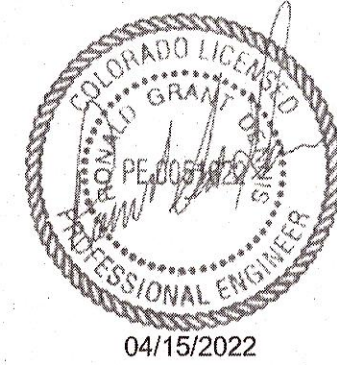
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER 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.

Know what's below.  
Call before you dig.



Galloway

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com



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CHALLENGER  
HOMES

CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No: CLH000019  
Drawn By: CMWJ  
Checked By: RGD  
Date: 04/15/2022

UTILITY COVER SHEET

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Sheet 1 of 23



1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.

3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.

5. 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. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS 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 PIPE 12 INCHES AND GREATER AND FITTINGS 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.

9. 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. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

13. 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. 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. 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. 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. 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:

22. 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 CONTRACTORS COST.

24. ACCEPTANCE:

A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.

B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU 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 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.

WATER SYSTEM INSTALLATION NOTES:  
29. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200.  
30. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS.  
31. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.

31. 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. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).

35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

WASTEWATER SYSTEM INSTALLATION NOTES  
37. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUIVALENT. 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 IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.

39. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

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.

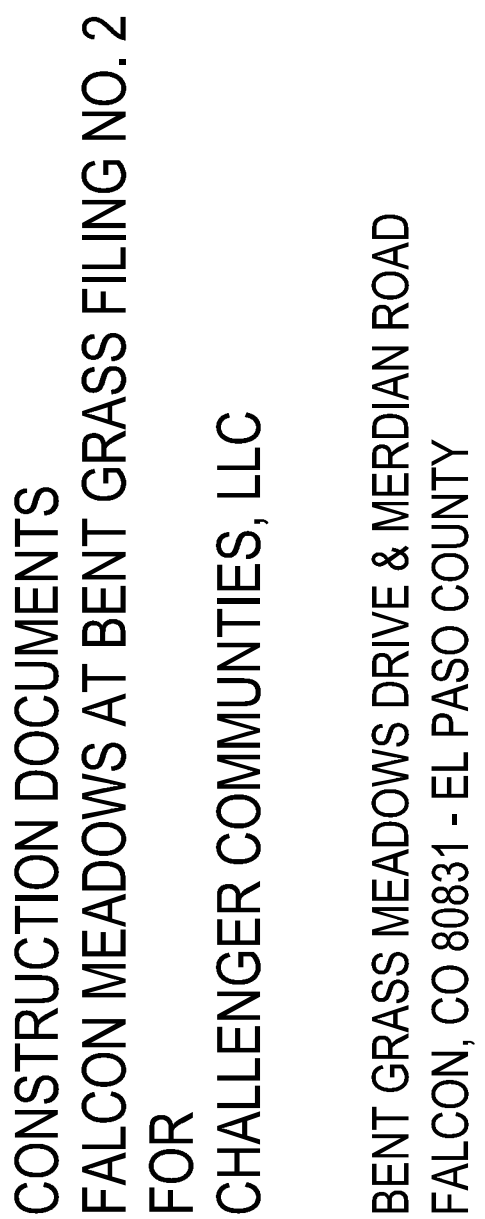
D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.



1. CONTRACTOR TO CONDUCT WORK IN THE ROW PERMIT FROM EL PASO COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO POTHOLE AND VERIFY EXISTENCE OF OTHER UTILITIES WITHIN ANY PUBLIC RIGHT OF WAY.
3. CONTRACTOR TO MAINTAIN 5.5' MINIMUM COVER ABOVE ALL WATER MAINS CONSTRUCTED. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN STANDARD WATER SERVICE LOCATIONS. STANDARD WATER SERVICE LOCATIONS SHALL BE 10' FROM THE DOWNSIDE PROPERTY LINE AND EXTENDED 10' TO THE UTILITY ASSEMBLY.
4. STANDARD WATER/SEWER SERVICES TO BE IN A COMMON TRENCH WITH STANDARD WATER SERVICES. SHALL BE LOCATED A MINIMUM OF 30" FROM CENTER OF PIPE. SEE WOODMEN HILLS CDP DISTRICT STANDARD SPECIFICATIONS DETAIL W-13.
5. STANDARD SERVICES SHALL BE MARKED WITH 2"X4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RECEPTION. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
6. CURB STOPS ARE NOT TO BE INSTALLED IN CONCRETE CURB, CROSS PANS, OR DRIVEWAYS.
7. SEE PLANS FOR THE LOCATION OF STANDARD SERVICES ON CORNER LOTS.

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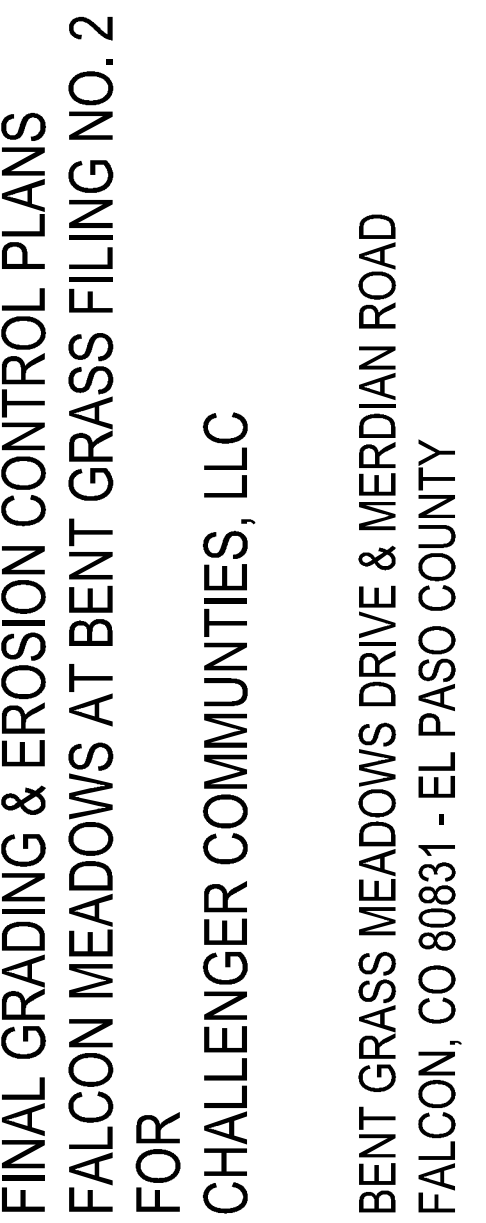
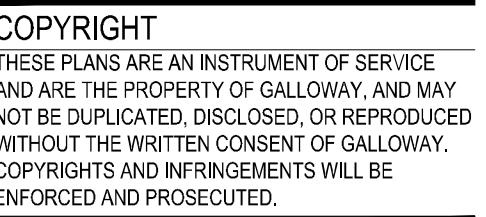


Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

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Sheet 2 of 23





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Project No:	CLH000019
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## OVERALL UTILITY LAYOUT

Sheet 3 of 23



- |  |  |
|--|--|
|  | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                             |
|  | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING RIGHT OF WAY LINE                         |
|  | PROPOSED RIGHT OF WAY LINE                         |
|  | EXISTING LOT LINE                                  |
|  | PROPOSED LOT LINE                                  |
|  | EXISTING EASEMENT                                  |
|  | PROPOSED EASEMENT                                  |
|  | EXISTING ROADWAY CENTER LINE                       |
|  | PROPOSED ROADWAY CENTER LINE                       |
|  | EXISTING STORM DRAIN PIPE                          |
|  | PROPOSED STORM DRAIN PIPE                          |
|  | EXISTING WATER LINE                                |
|  | PROPOSED WATER LINE                                |
|  | EXISTING SANITARY SEWER LINE                       |
|  | PROPOSED SANITARY SEWER LINE                       |
|  | EXISTING DRAINAGE FEATURE OUTLINE                  |
|  | PROPOSED DRAINAGE FEATURE OUTLINE                  |
|  | EXISTING SWALE WITH FLOW DIRECTION                 |
|  | PROPOSED SWALE WITH FLOW DIRECTION                 |
|  | 100-YR FEMA FLOODPLAIN                             |
|  | PROPOSED CONCRETE                                  |
|  | PROPOSED CDOT CLASS 6 GRAVEL                       |
|  | PROPOSED RIP RAP                                   |
|  | EXISTING CONCRETE PAVING                           |
|  | EXISTING CDOT CLASS 6 GRAVEL                       |
|  | EXISTING 1" TO 2" CRUSHED ROCK                     |
|  | EXISTING RIP RAP                                   |
|  | EXISTING GROUTED BOULDERS                          |
|  | PROPOSED LOT #                                     |
|  | EXISTING LOT #                                     |

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:

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

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, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.







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FINAL GRADING & EROSION CONTROL PLANS  
FALCON MEADOWS AT BENT GRASS FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

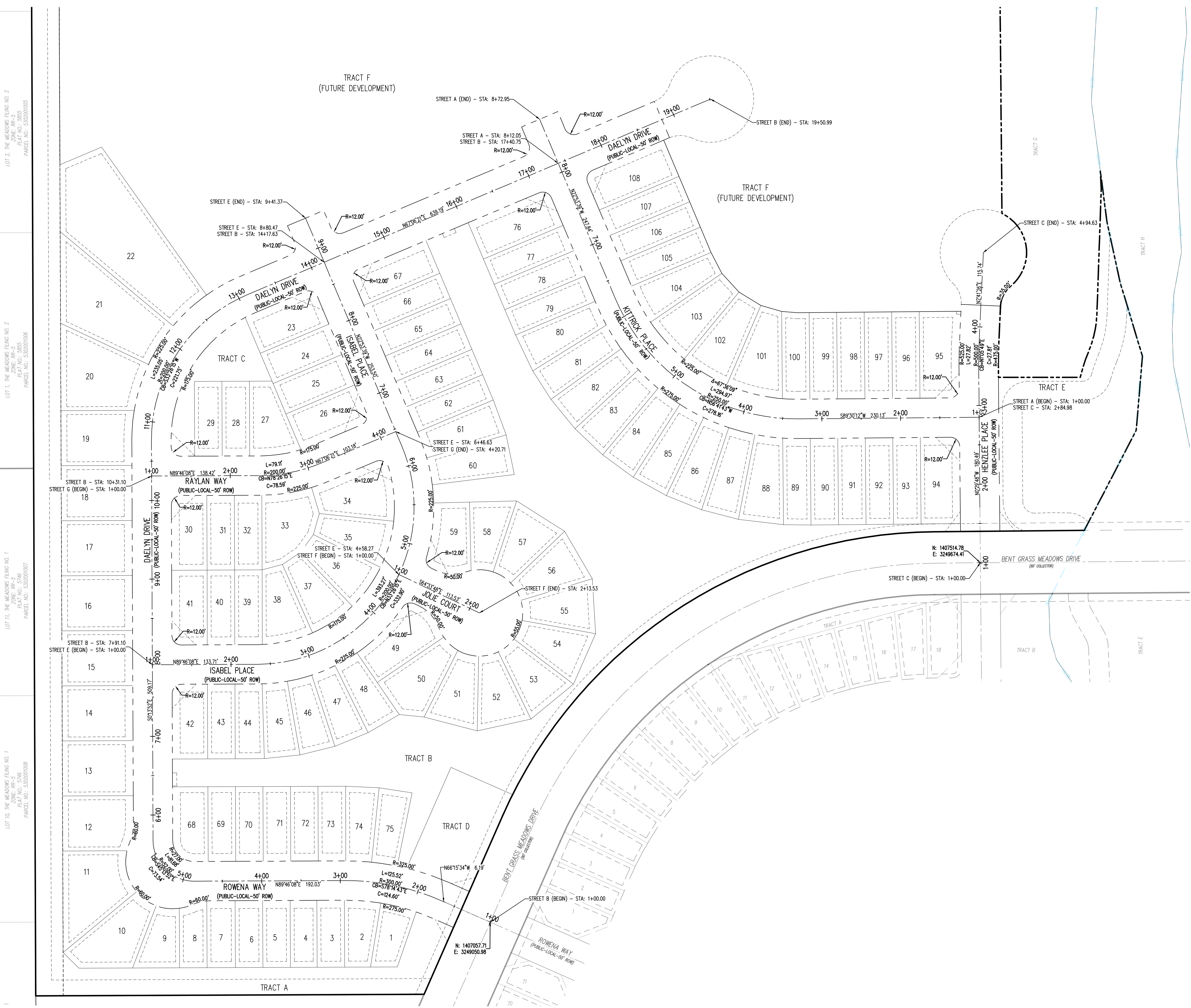
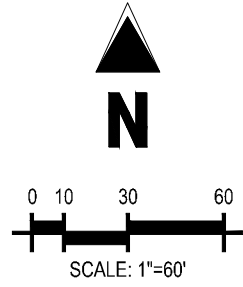
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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

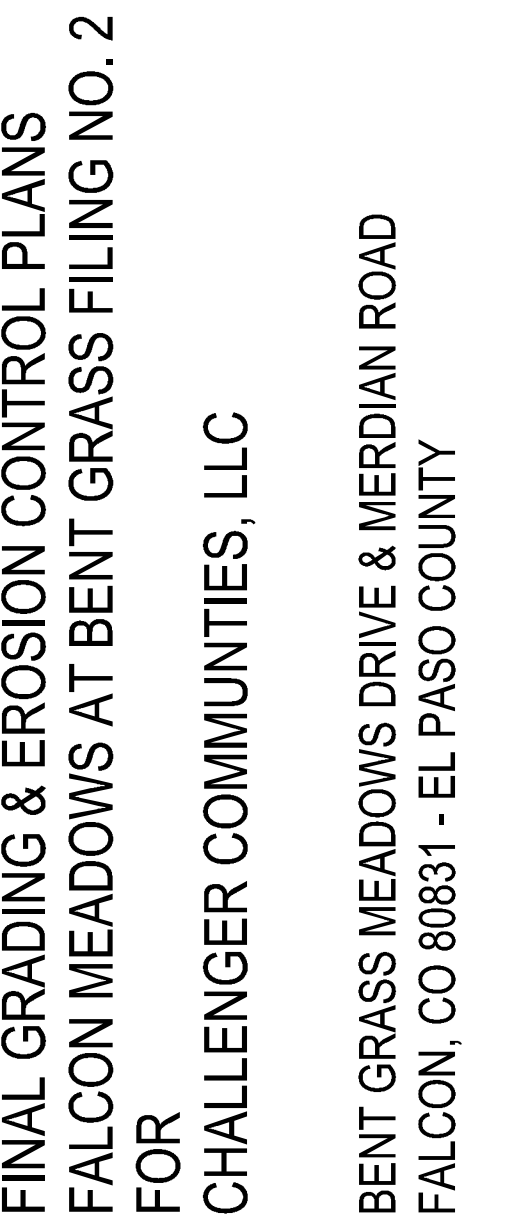
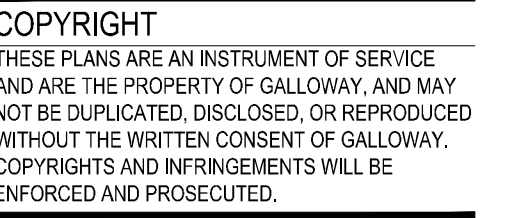
## HORIZONTAL CONTROL PLAN

# U0.3

Sheet 4 of 23



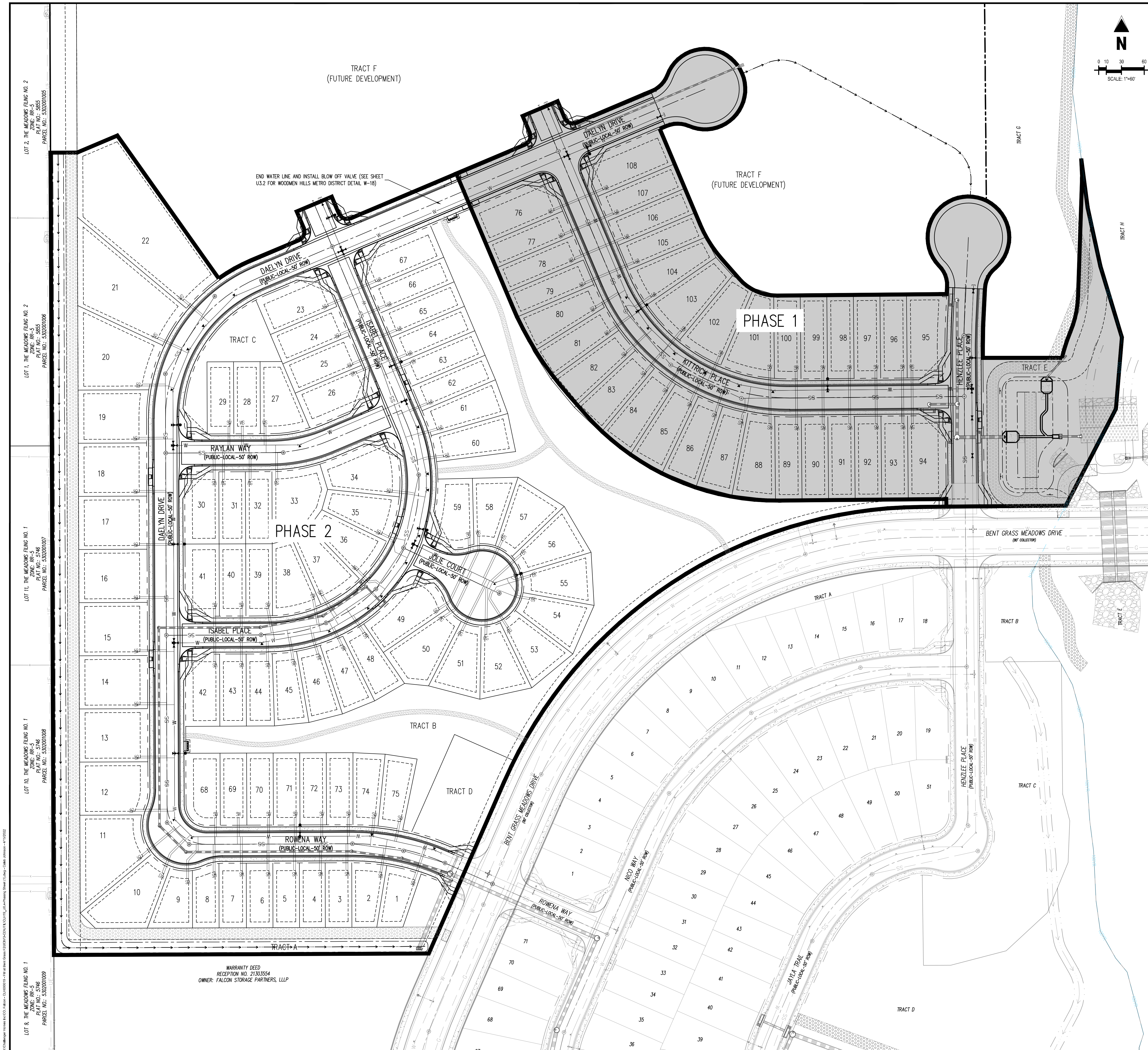


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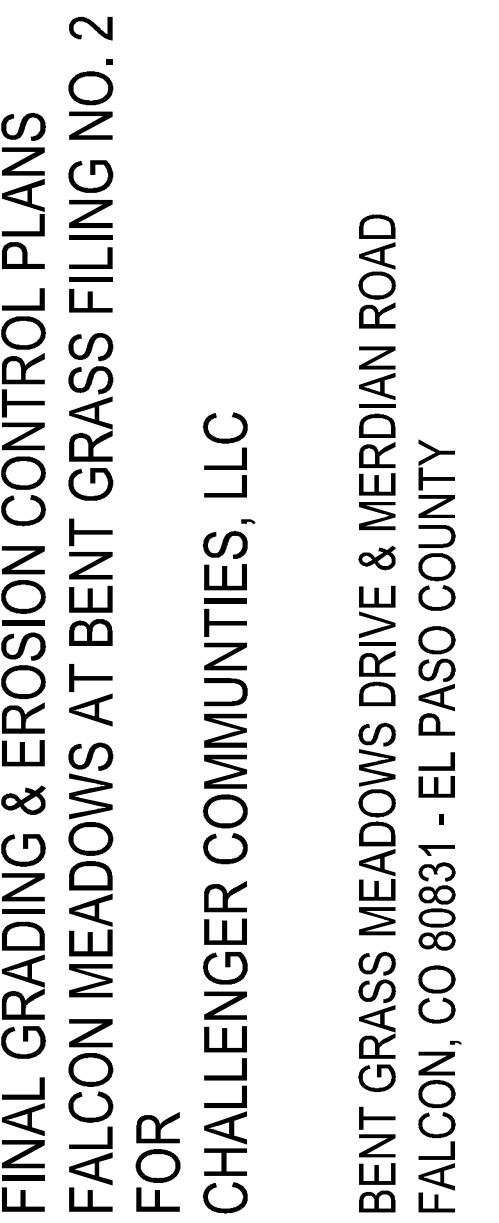
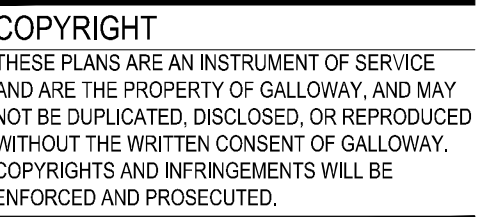
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

PHASING PLAN (PHASE 1)

Sheet 5 of 23





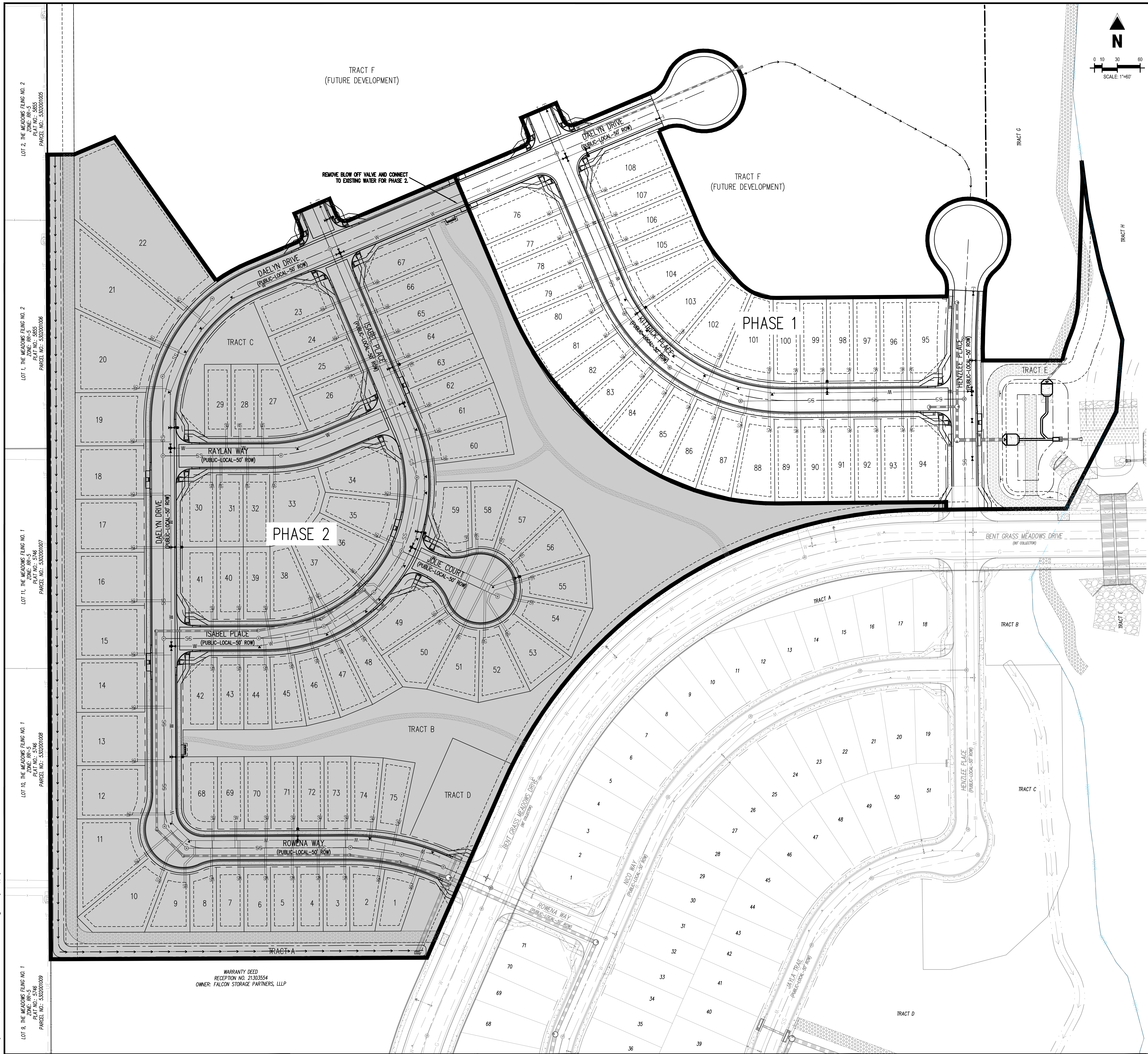


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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

## PHASING PLAN (PHASE 2)

Sheet 6 of 23



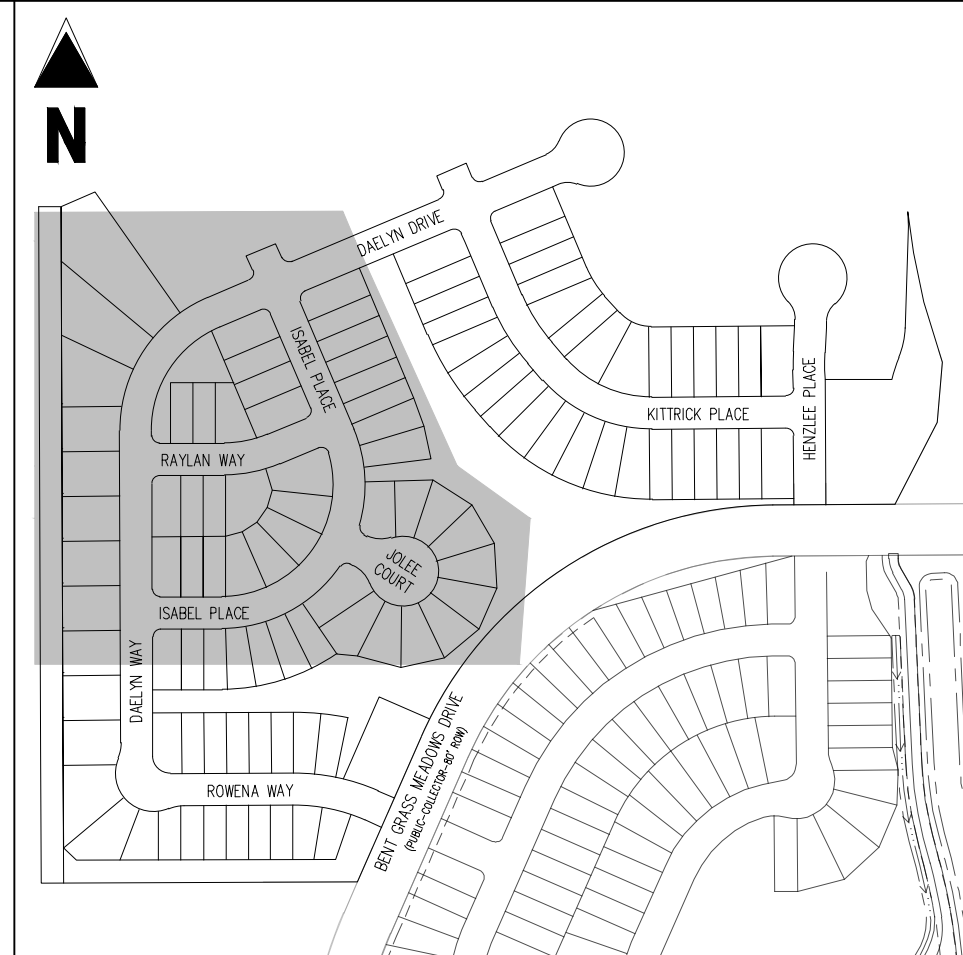












## KEY MAP

SCALE: 1"=300'

### LEGEND

- |  |  |
|--|--|
|  | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE                             |
|  | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING RIGHT OF WAY LINE                         |
|  | PROPOSED RIGHT OF WAY LINE                         |
|  | EXISTING LOT LINE                                  |
|  | PROPOSED LOT LINE                                  |
|  | EXISTING EASEMENT                                  |
|  | PROPOSED EASEMENT                                  |
|  | EXISTING ROADWAY CENTER LINE                       |
|  | PROPOSED ROADWAY CENTER LINE                       |
|  | EXISTING STORM DRAIN PIPE                          |
|  | PROPOSED STORM DRAIN PIPE                          |
|  | EXISTING WATER LINE                                |
|  | PROPOSED WATER LINE                                |
|  | EXISTING SANITARY SEWER LINE                       |
|  | PROPOSED SANITARY SEWER LINE                       |
|  | EXISTING DRAINAGE FEATURE OUTLINE                  |
|  | PROPOSED DRAINAGE FEATURE OUTLINE                  |
|  | EXISTING SWALE WITH FLOW DIRECTION                 |
|  | PROPOSED SWALE WITH FLOW DIRECTION                 |
|  | 100-YEAR FEMA FLOODPLAIN                           |
|  | PROPOSED CONCRETE                                  |
|  | PROPOSED CDOT CLASS 6 GRAVEL                       |
|  | PROPOSED RIP RAP                                   |
|  | EXISTING CONCRETE PAVING                           |
|  | EXISTING CDOT CLASS 6 GRAVEL                       |
|  | EXISTING 1" TO 2" CRUSHED ROCK                     |
|  | EXISTING RIP RAP                                   |
|  | EXISTING GROUTED BOULDERS                          |
- 113

15

EXISTING LOT #

## NOTES

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CURB AND/OR GUTTER.
2. WATER MAINS SHALL BE DESIGNED FOR A MINIMUM OF FIVE FEET SIX INCHES (5'-6") AND A MAXIMUM OF SIX FEET SIX INCHES (6'-6") OF COVER, EXCEPT WHERE ANOTHER UTILITY CAUSES A CONFLICT, IN WHICH CASE THE WATER MAIN SHALL BE LOWERED AS NECESSARY.
3. A VALVE SHALL ALWAYS BE PROVIDED WHERE A MAIN WILL BE EXTENDED IN THE FUTURE TO FACILITATE CONNECTING TO THE EXISTING MAIN WITHOUT DISRUPTING SERVICE. THERE SHALL BE A TWENTY FOOT (20') STOP PAST THE VALVE TO FACILITATE EASE OF CONNECTION.
4. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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, EITHER THROUGH POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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04/15/2022

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**CHALLENGER**  
HOMES

CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 2

FOR  
CHALLENGER COMMUNITIES, LLC

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

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Project No:	CLH000019
Drawn By:	CMW
Checked By:	RGE
Date:	04/15/2022

## WATER PLAN

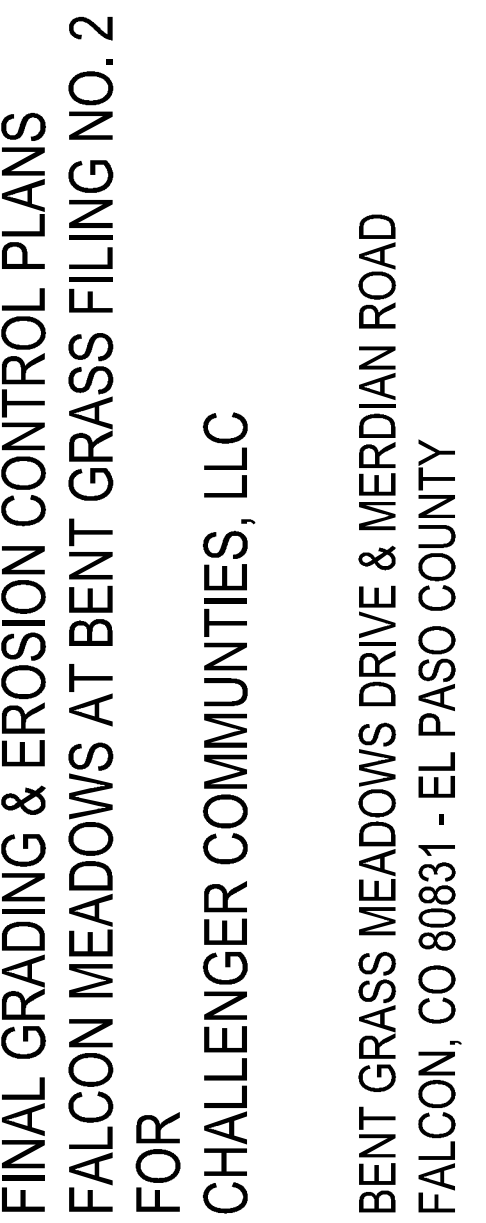
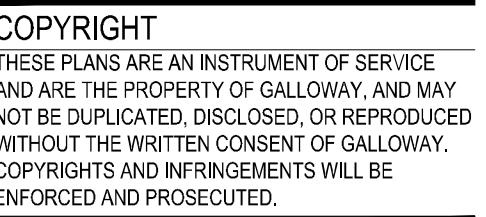
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Sheet 9 of 23









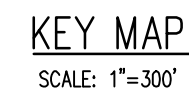
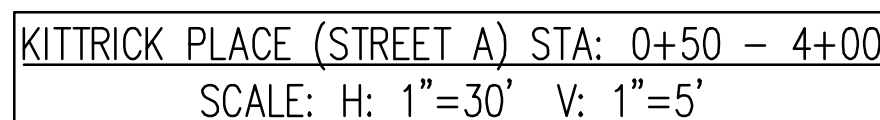
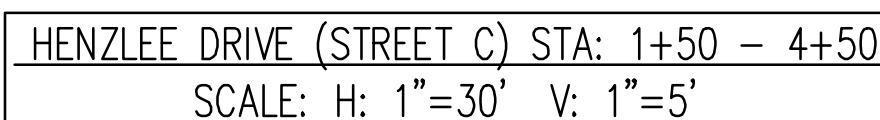
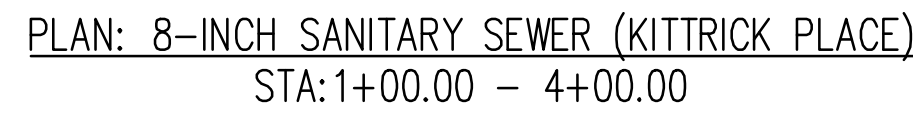
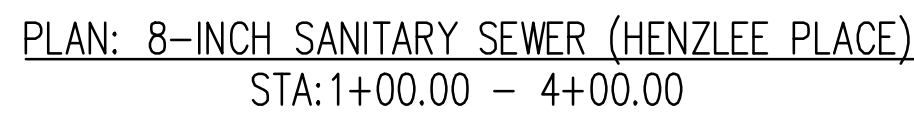
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Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

WASTEWATER KEY MAP

Sheet 11 of 23





- |  |                                    |                             |
|--|------------------------------------|-----------------------------|
|  | EXISTING PROPERTY LINE             | (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING PROPERTY LINE             |                             |
|  | PROPOSED PROPERTY LINE             | (PROPOSED PROJECT BOUNDARY) |
|  | EXISTING RIGHT OF WAY LINE         |                             |
|  | PROPOSED RIGHT OF WAY LINE         |                             |
|  | EXISTING LOT LINE                  |                             |
|  | PROPOSED LOT LINE                  |                             |
|  | EXISTING EASEMENT                  |                             |
|  | PROPOSED EASEMENT                  |                             |
|  | EXISTING ROADWAY CENTER LINE       |                             |
|  | PROPOSED ROADWAY CENTER LINE       |                             |
|  | EXISTING STORM DRAIN PIPE          |                             |
|  | PROPOSED STORM DRAIN PIPE          |                             |
|  | EXISTING WATER LINE                |                             |
|  | PROPOSED WATER LINE                |                             |
|  | EXISTING SANITARY SEWER LINE       |                             |
|  | PROPOSED SANITARY SEWER LINE       |                             |
|  | EXISTING DRAINAGE FEATURE OUTLINE  |                             |
|  | PROPOSED DRAINAGE FEATURE OUTLINE  |                             |
|  | EXISTING SWALE WITH FLOW DIRECTION |                             |
|  | PROPOSED SWALE WITH FLOW DIRECTION |                             |
|  | 100-YEAR FEMA FLOODPLAIN           |                             |
|  | PROPOSED CONCRETE                  |                             |
|  | PROPOSED CDOT CLASS 6 GRAVEL       |                             |
|  | PROPOSED RIP RAP                   |                             |
|  | EXISTING CONCRETE PAVING           |                             |
|  | EXISTING CDOT CLASS 6 GRAVEL       |                             |
|  | EXISTING 1" to 2" CRUSHED ROCK     |                             |
|  | EXISTING RIP RAP                   |                             |
|  | EXISTING GROUTED BOULDERS          |                             |
|  | PROPOSED LOT #                     |                             |
|  | EXISTING LOT #                     |                             |
|  | 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   |                             |

1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE.
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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:

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

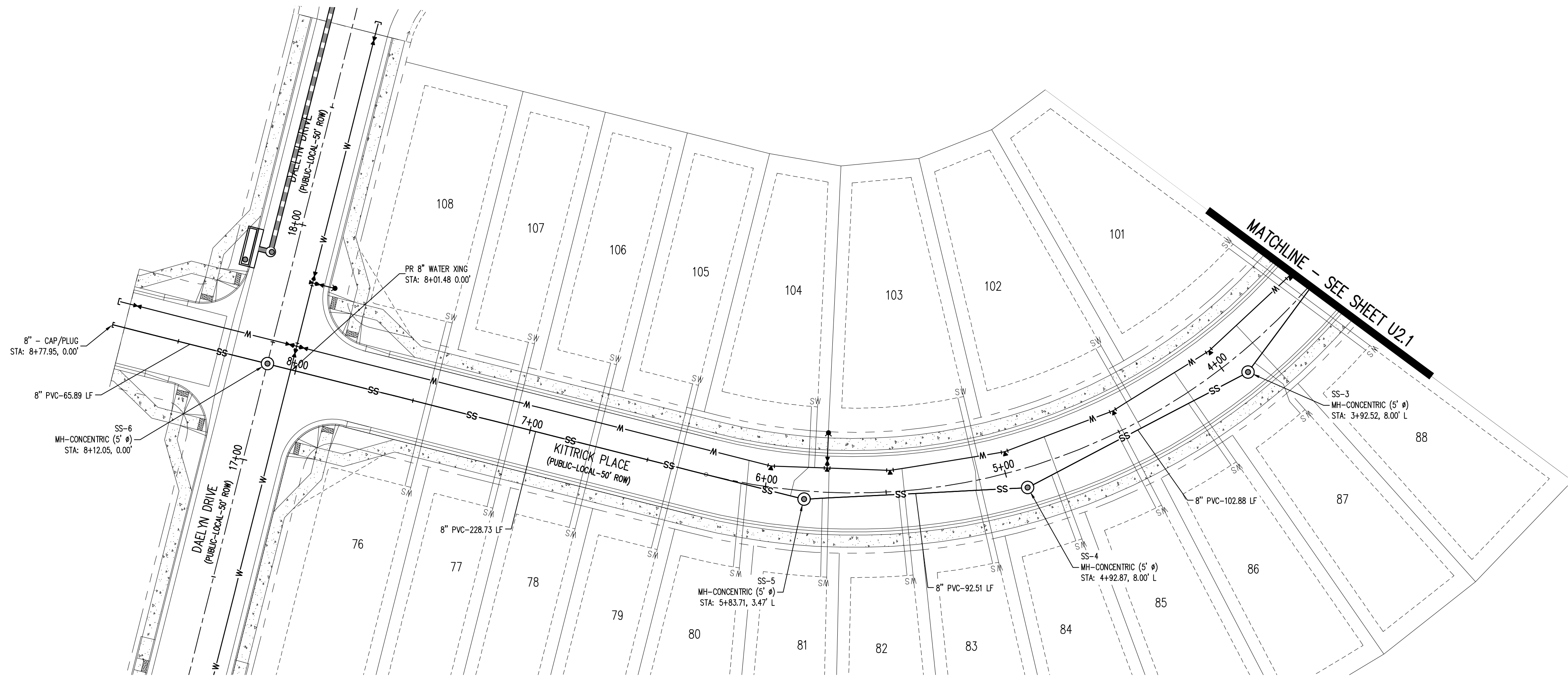
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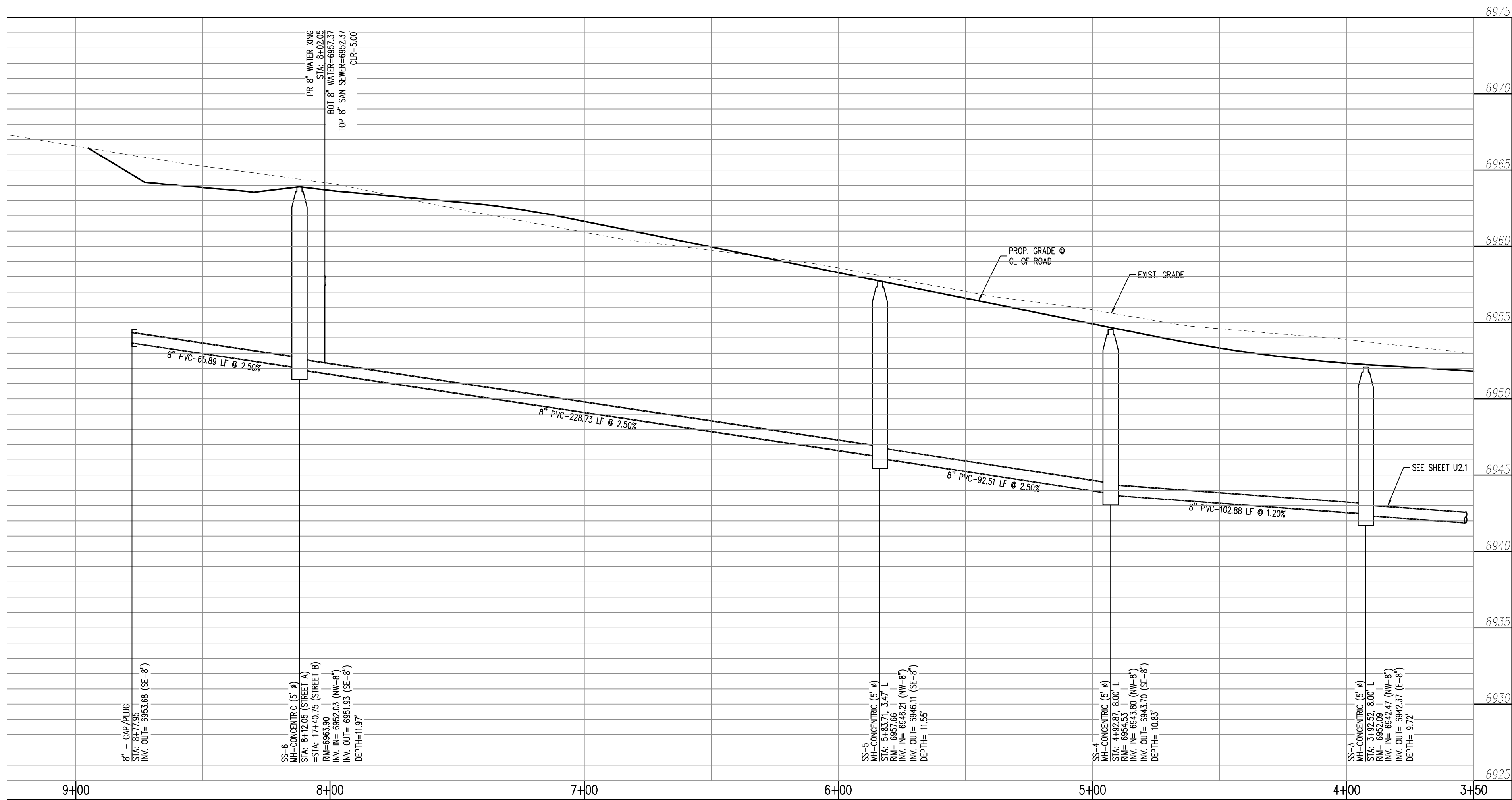
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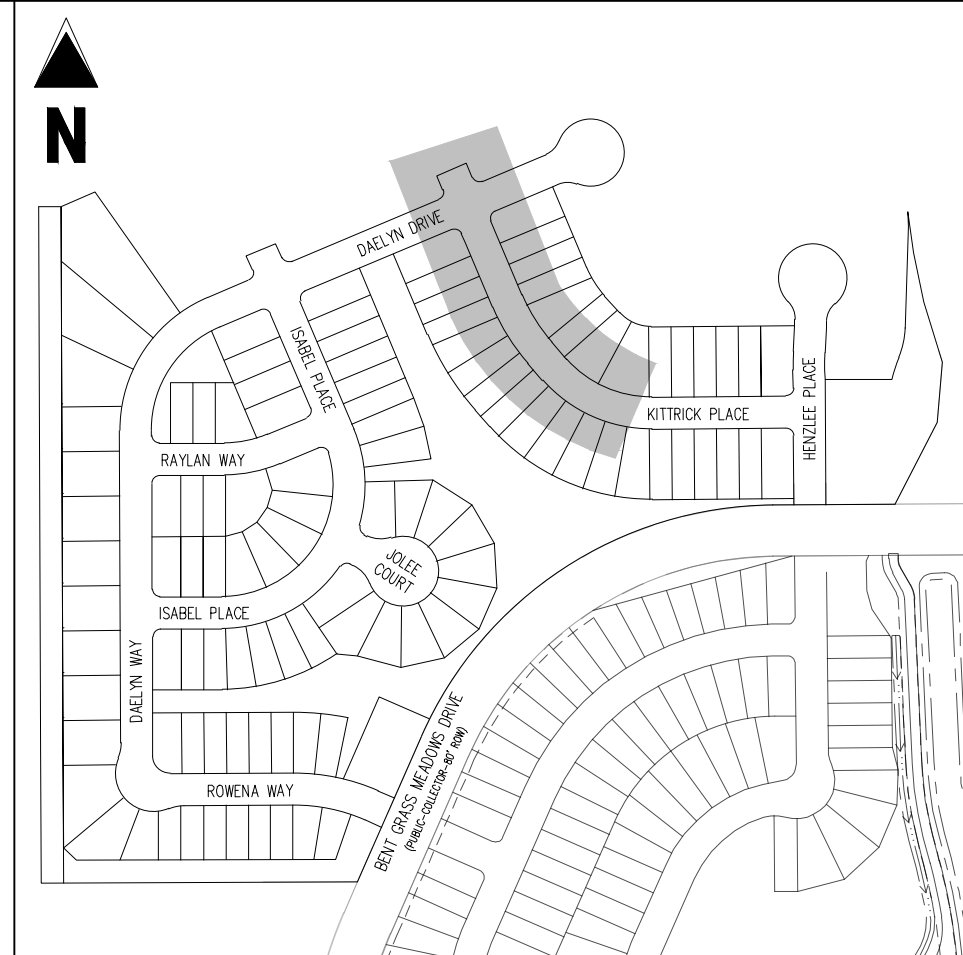




PLAN: 8-INCH SANITARY SEWER (KITTRICK PLACE)  
STA: 3+50.00 - 9+50.00



KITTRICK PLACE (STREET A) STA: 3+50 - 9+50  
SCALE: H: 1"=30' V: 1"=5'



KEY MAP  
SCALE: 1"=300'

#### LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YR FEMA FLOODPLAIN
- PROPOSED CONCRETE
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #
- 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

#### NOTES

- ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE.
- CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

#### BASIS OF BEARINGS

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#### BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L&#248; 2454 ELEVATION = 6947.67

#### CAUTION - NOTICE TO CONTRACTOR

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**CHALLENGER**  
HOMES

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FALCON MEADOWS AT BENT GRASS FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC

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

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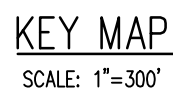
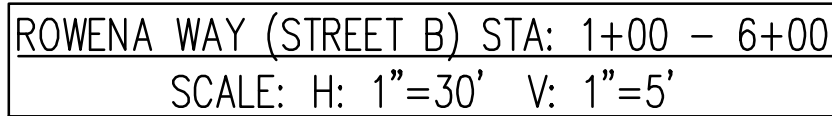
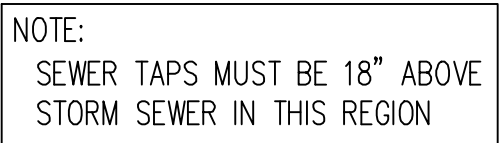
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Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022




























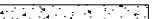
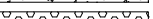
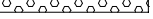








WASTEWATER PLAN &  
PROFILE

**U2.2**

Sheet 13 of 23





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|---|--|
|    | EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|    | EXISTING PROPERTY LINE                             |
|    | PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) |
|    | EXISTING RIGHT OF WAY LINE                         |
|    | PROPOSED RIGHT OF WAY LINE                         |
|    | EXISTING LOT LINE                                  |
|    | PROPOSED LOT LINE                                  |
|    | EXISTING EASEMENT                                  |
|    | PROPOSED EASEMENT                                  |
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|    | PROPOSED RIP RAP                                   |
|  | EXISTING CONCRETE PAVING                           |
|  | EXISTING CDOT CLASS 6 GRAVEL                       |
|  | EXISTING 1" to 2" CRUSHED ROCK                     |
|  | EXISTING RIP RAP                                   |
|  | EXISTING GROUTED BOULDERS                          |
| 113   | EXISTING LOT #                                     |
| 15  | EXISTING LOT #                                     |
|  | PROPOSED FIRE HYDRANT                              |
|  | PROPOSED GATE VALVE                                |
|  | PROPOSED REDUCER                                   |
|  | PROPOSED WATER BEND/TEE                            |
|  | PROPOSED SANITARY MANHOLE                          |
|  | PROPOSED FTS                                       |
|  | PROPOSED STORM MANHOLE                             |
|  | PROPOSED CDOT TYPE R STORM INLET                   |

1. ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE.
2. CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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:

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

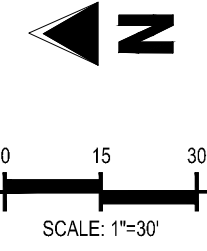
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE,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

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

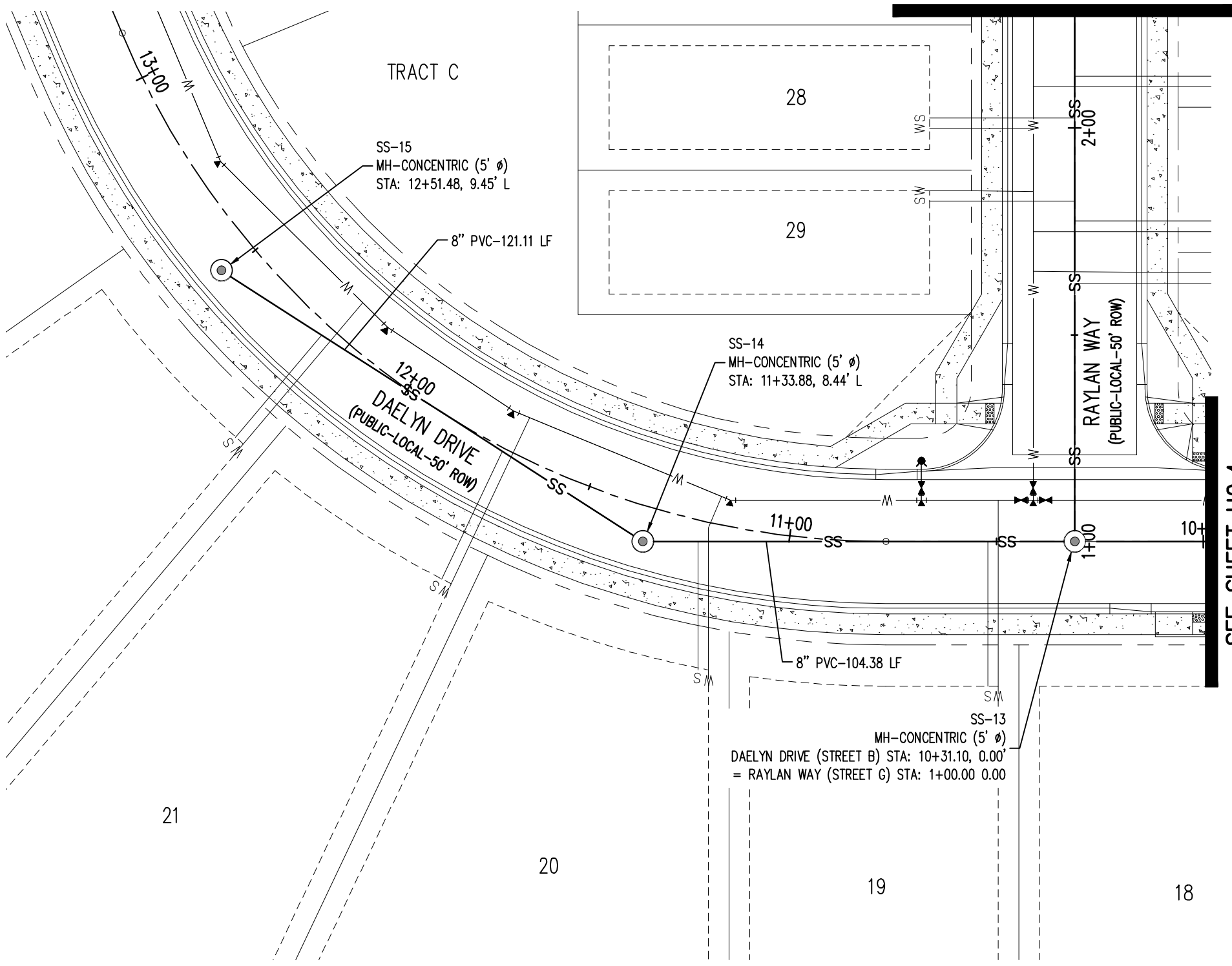




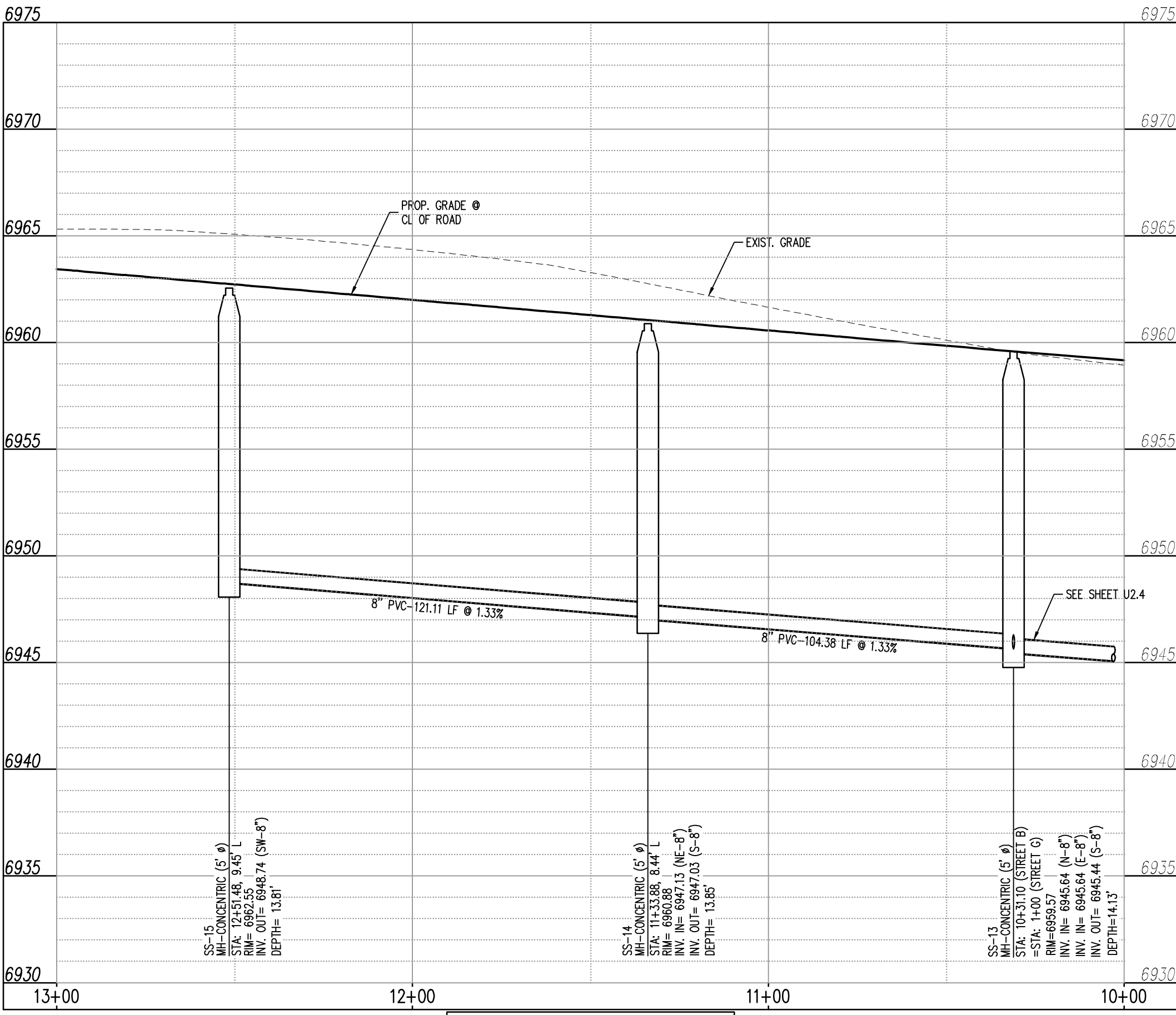




SEE RIGHT PLAN VIEW

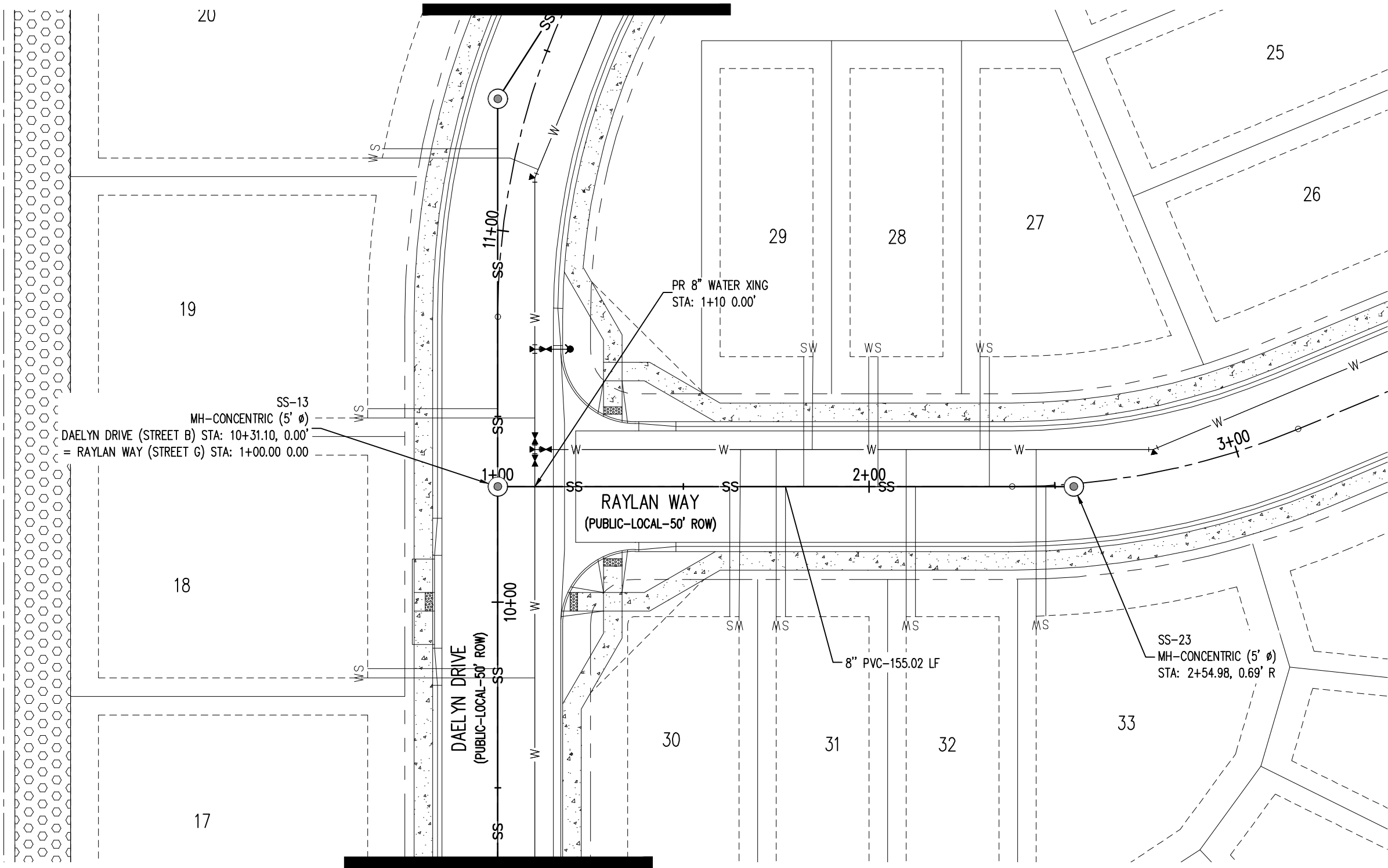


PLAN: 8-INCH SANITARY SEWER (ROWENA WAY)  
STA: 10+50.00 - 12+65.00

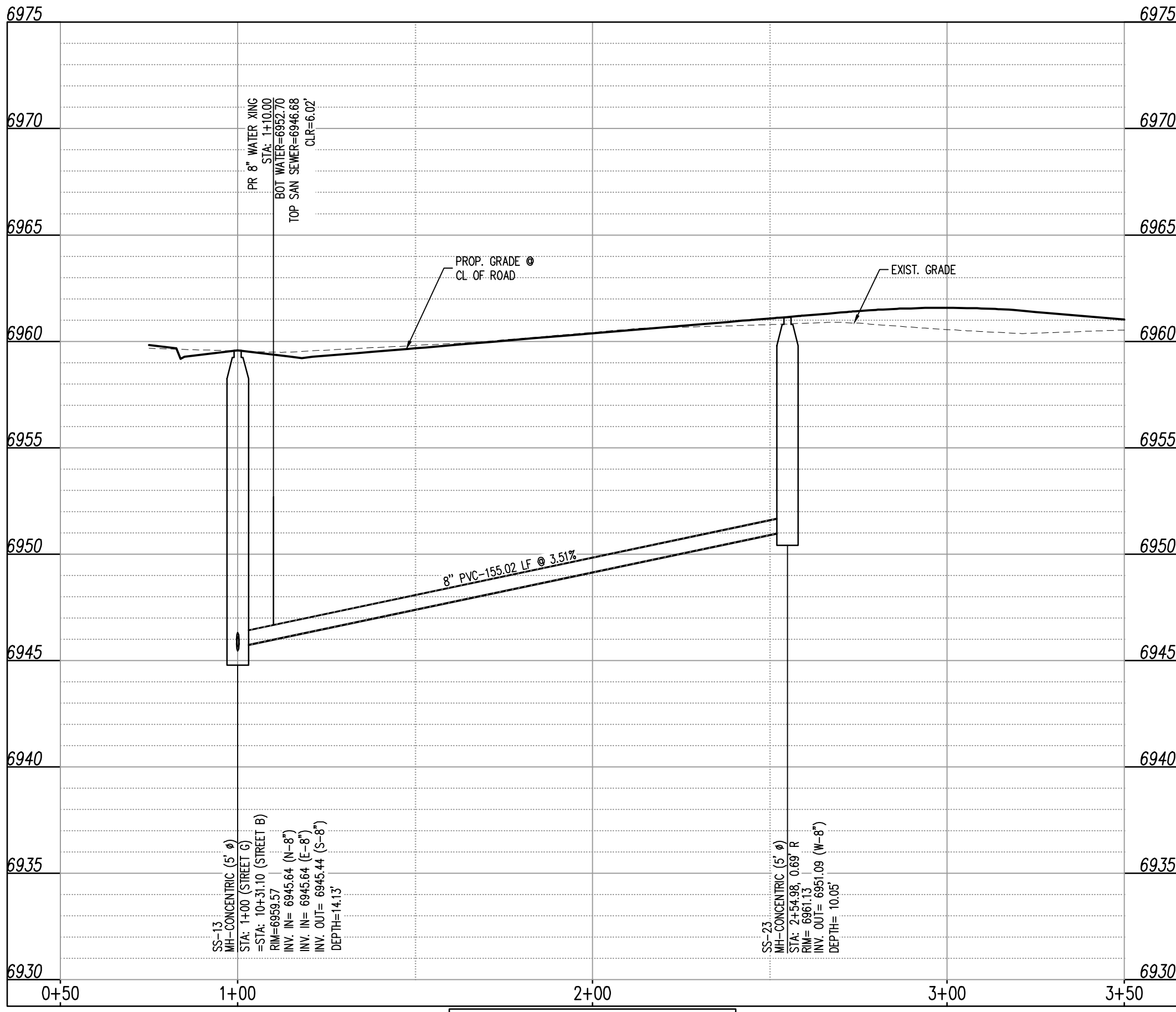


STREET B  
STA: 10+00 - 13+00  
SCALE: H: 1"=30' V: 1"=5'

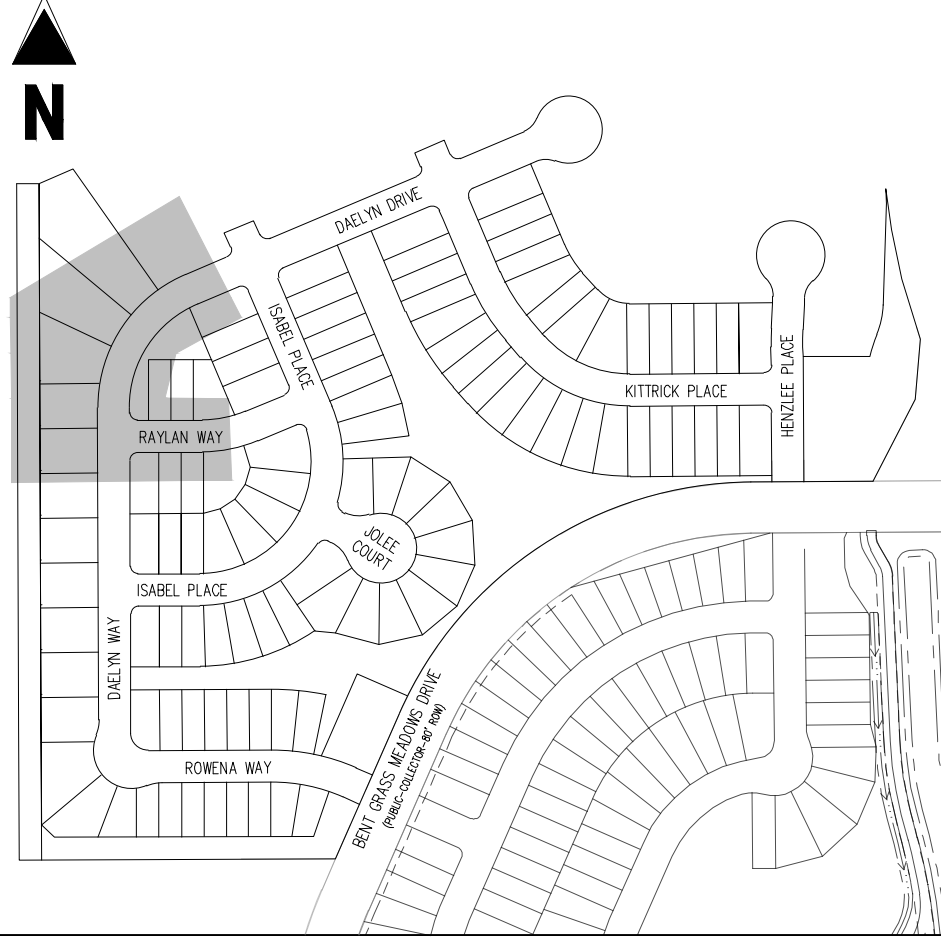
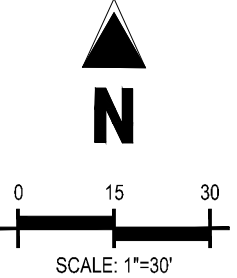
SEE LEFT PLAN VIEW



PLAN: 8-INCH SANITARY SEWER (RAYLAN WAY)  
STA: 1+00.00 - 3+00.00



STREET G  
STA: 0+50 - 3+50  
SCALE: H: 1"=30' V: 1"=5'



KEY MAP  
SCALE: 1"=300'

LEGEND

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE FEATURE OUTLINE
- PROPOSED DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- PROPOSED SWALE WITH FLOW DIRECTION
- 100-YR FEMA FLOODPLAIN
- PROPOSED CONCRETE
- PROPOSED CDOT CLASS 6 GRAVEL
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING CDOT CLASS 6 GRAVEL
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUTED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #
- 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

NOTES

- ALL STATION CALLOUTS ARE TO THE CENTERLINE OF ROADWAY, THEREFORE MANHOLE RIMS MAY APPEAR TO NOT MEET FINISH GRADE.
- CONTRACTOR TO READ AND BECOME FAMILIAR WITH THE WOODMEN HILLS METROPOLITAN DISTRICT WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS CRITERIA MANUAL AND DETAILS PRIOR TO BEGINNING CONSTRUCTION.

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 N00713°46'W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR 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 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.
- 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.



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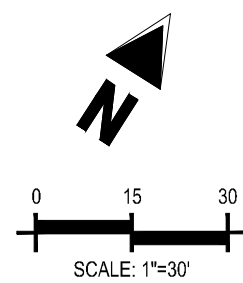
CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 2  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

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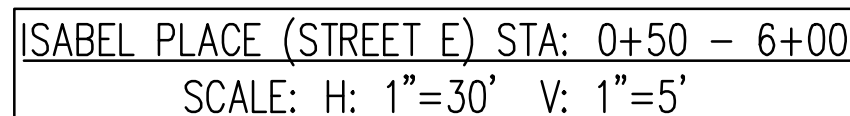
Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

WASTEWATER PLAN & PROFILE





NOTE:  
SEWER TAPS MUST BE 18" ABOVE  
STORM SEWER IN THIS REGION



	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
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	EXISTING CONCRETE PAVING
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	EXISTING LOT #
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FALCON MEADOWS AT BENT GRASS FILING NO.  
FOR  
CHALLENGER COMMUNITIES, LLC

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

[illegible]

Project No:	CLH000019
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/15/2022

## WASTEWATER PLAN & PROFILE

Sheet 17 of 23







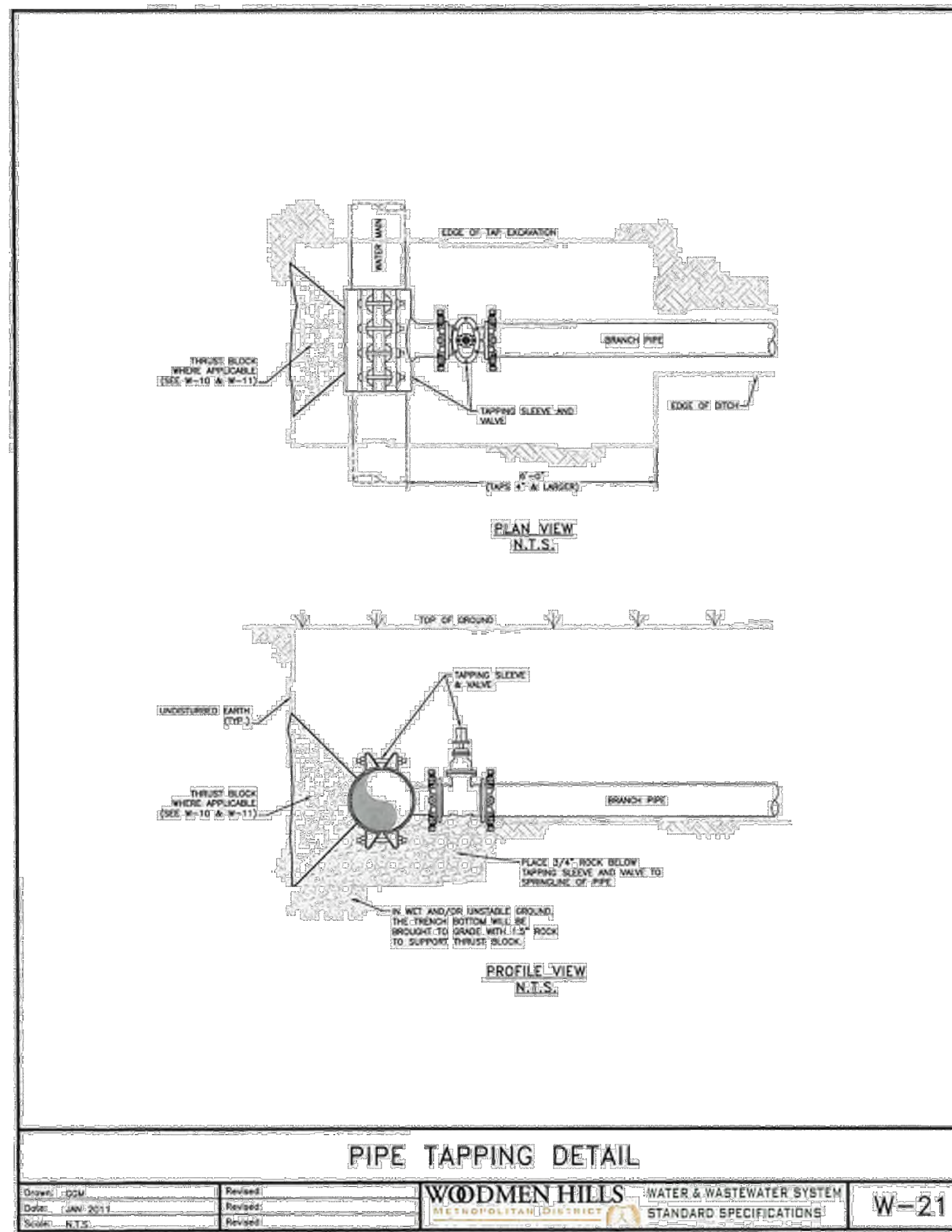
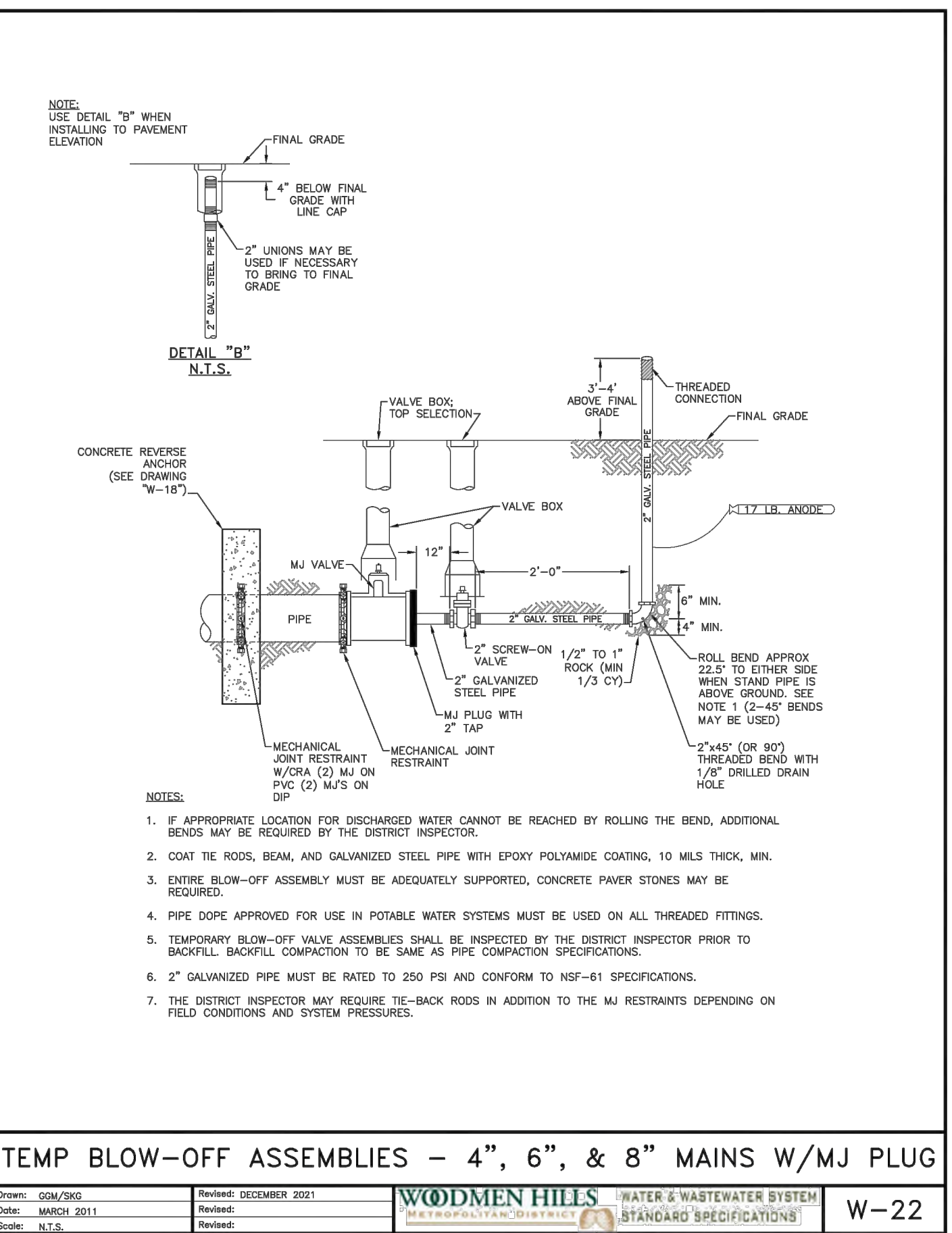
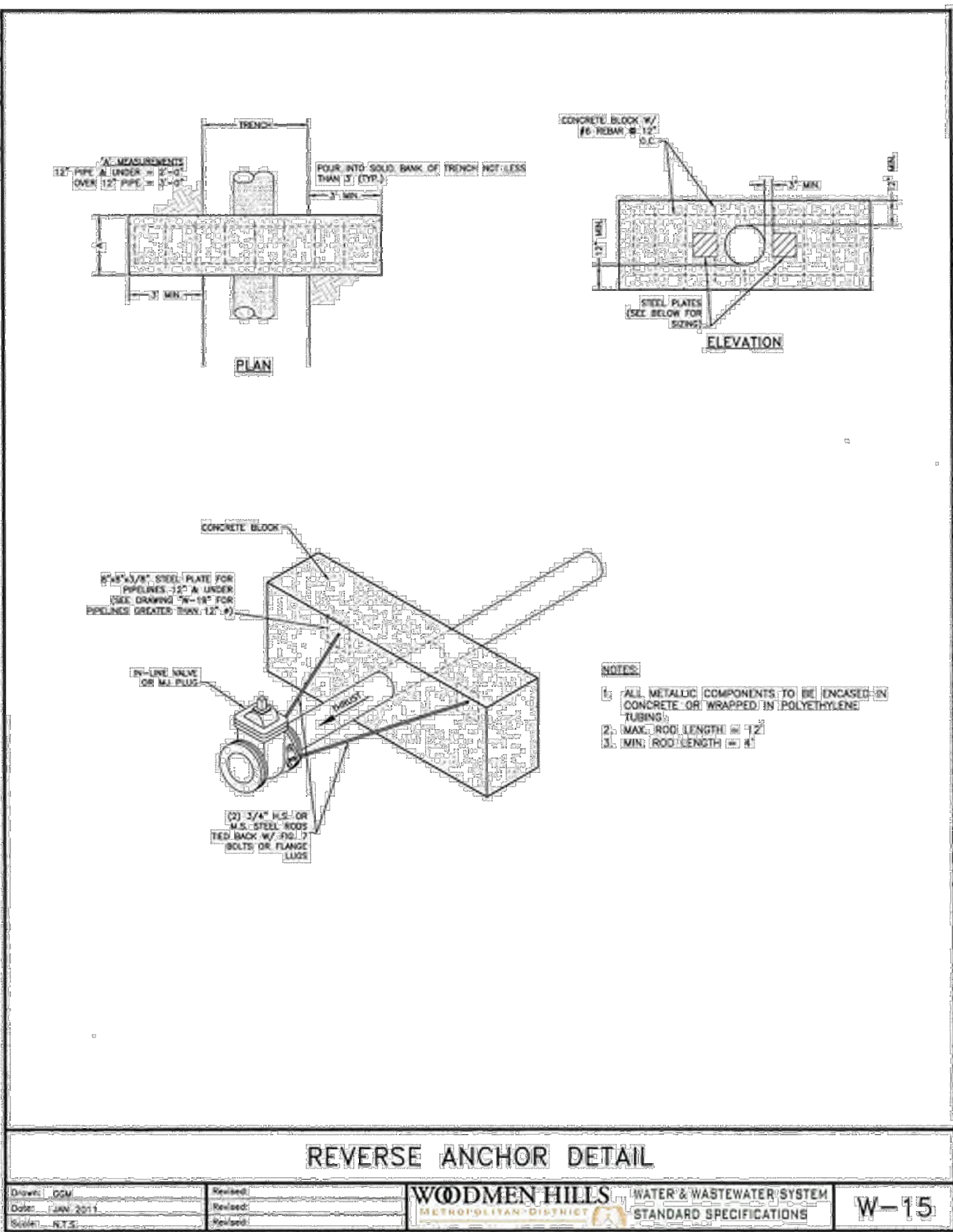
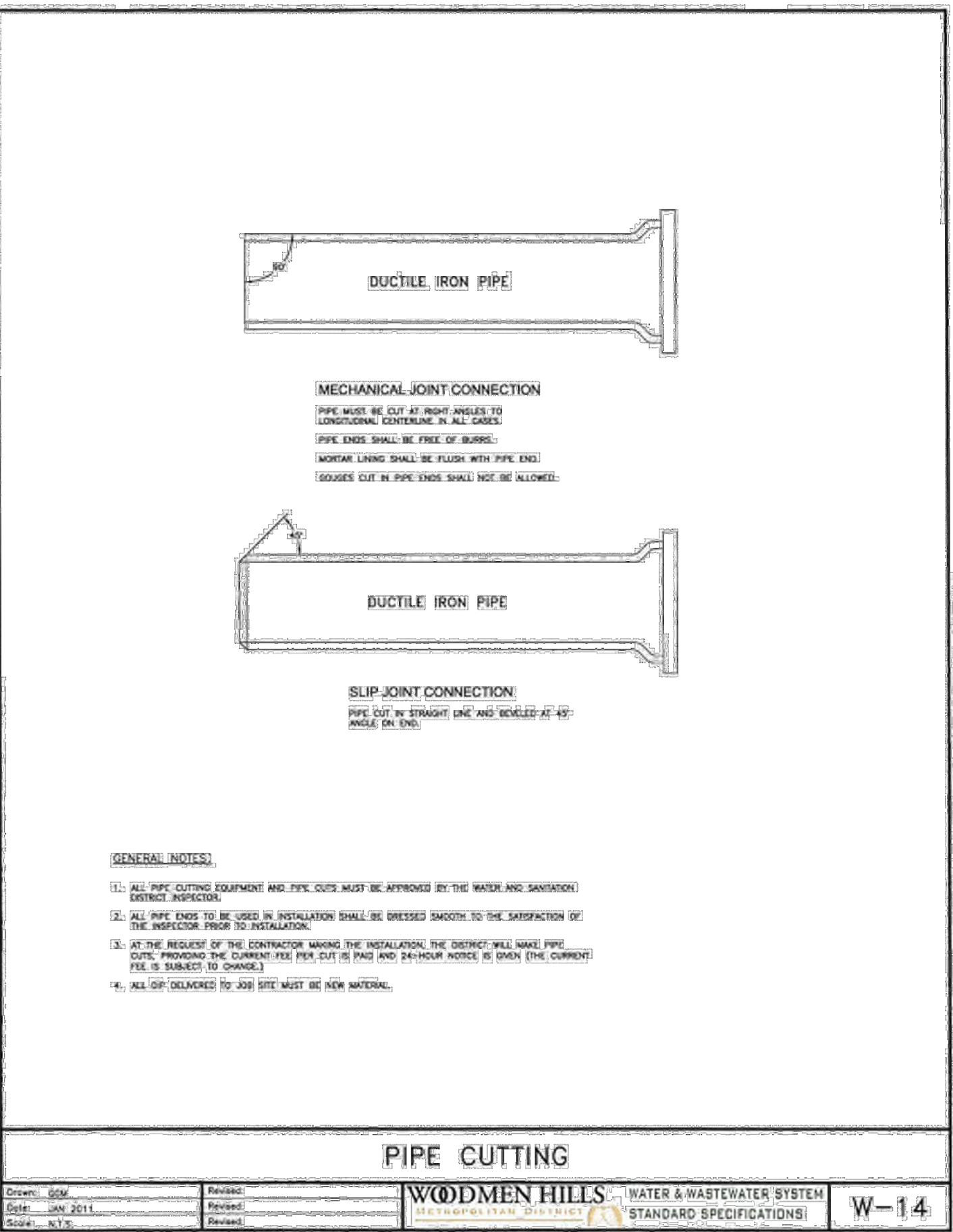
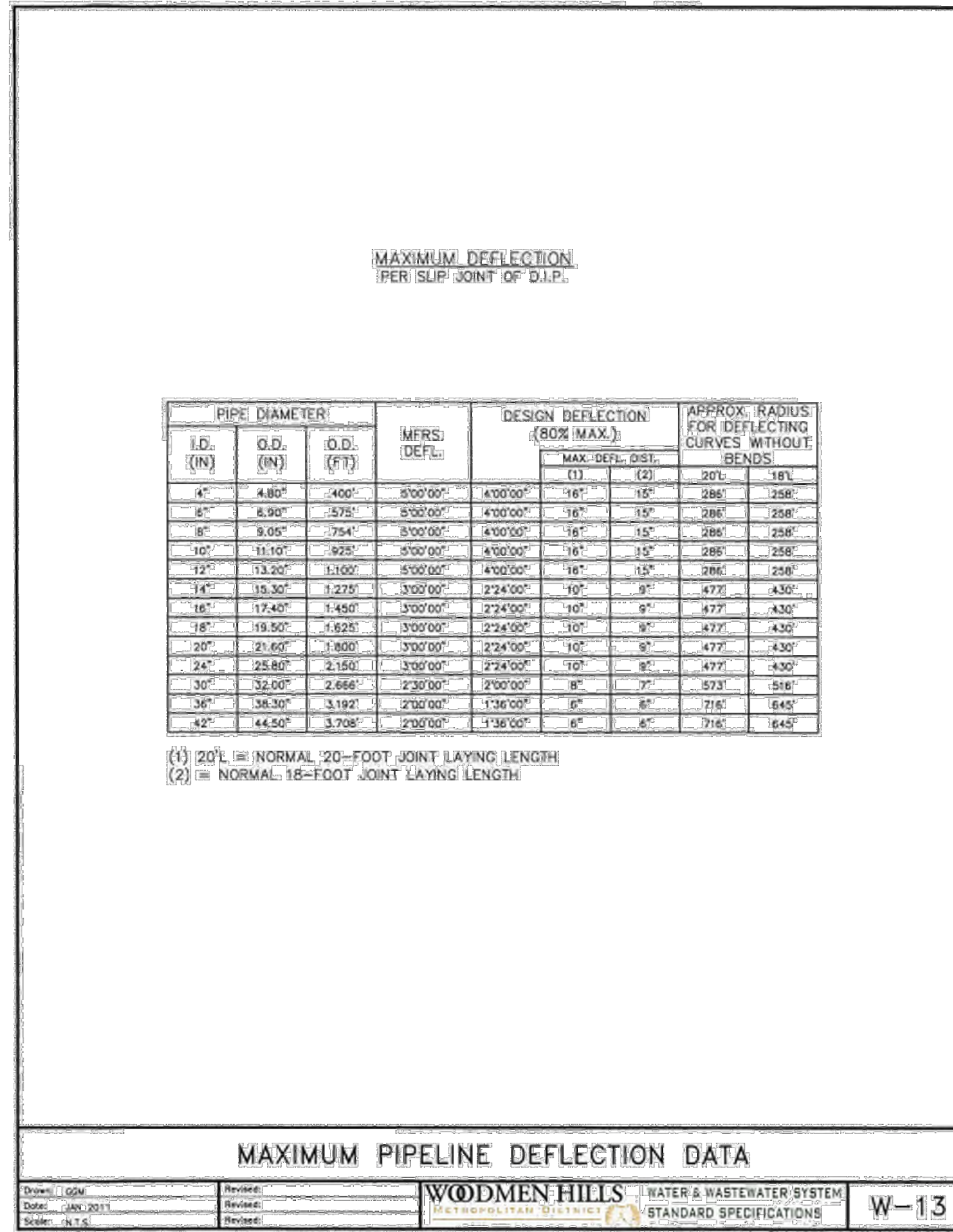
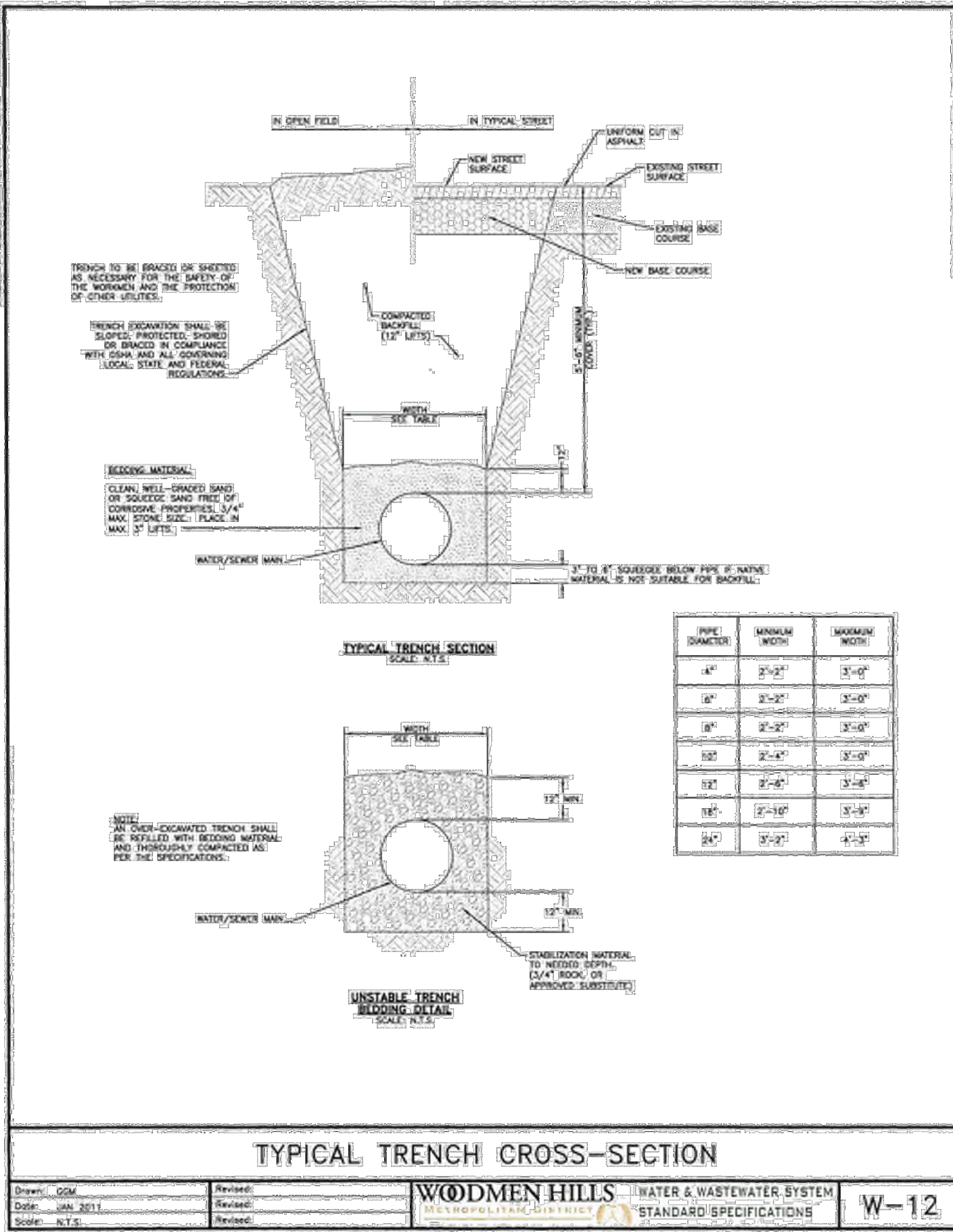
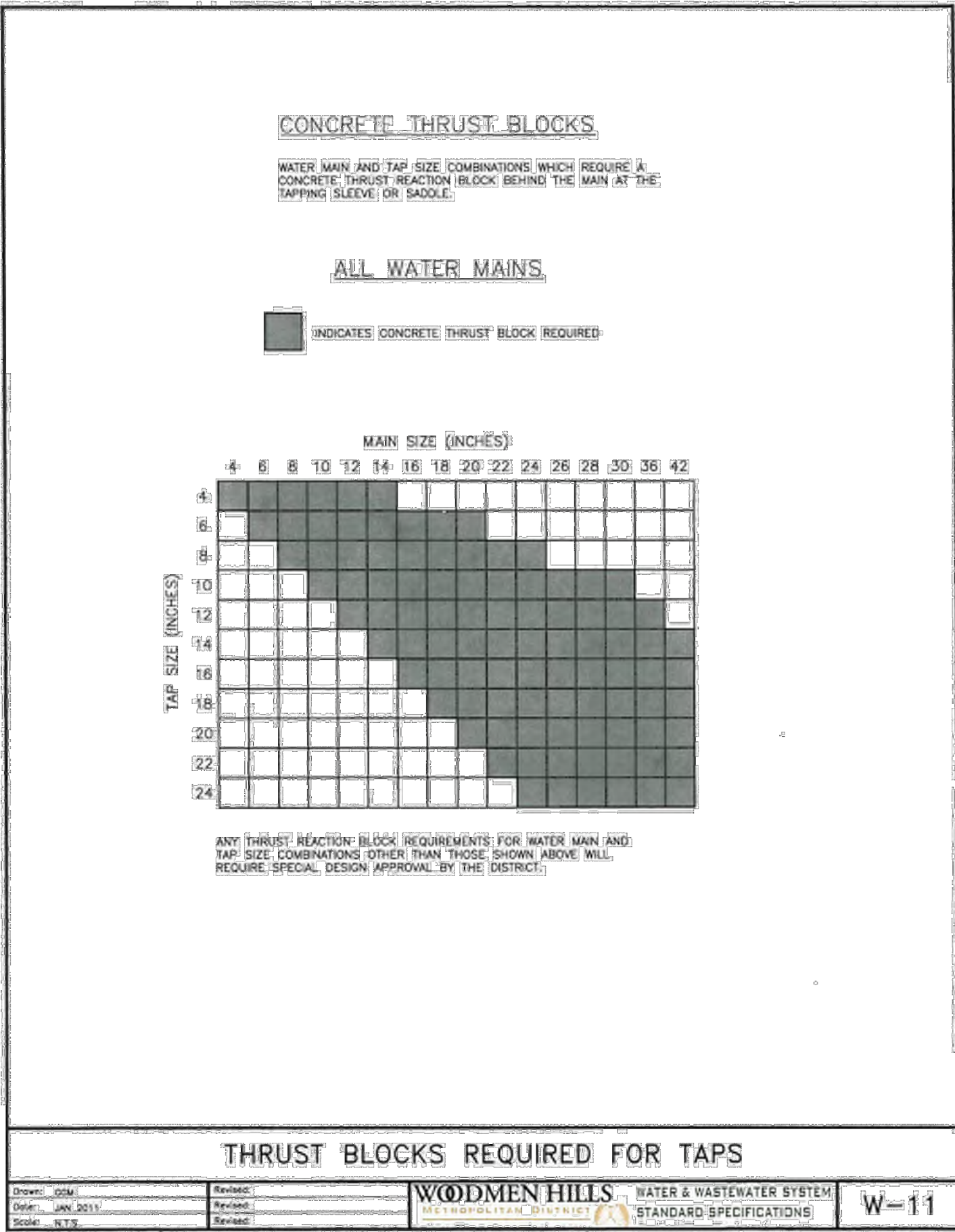
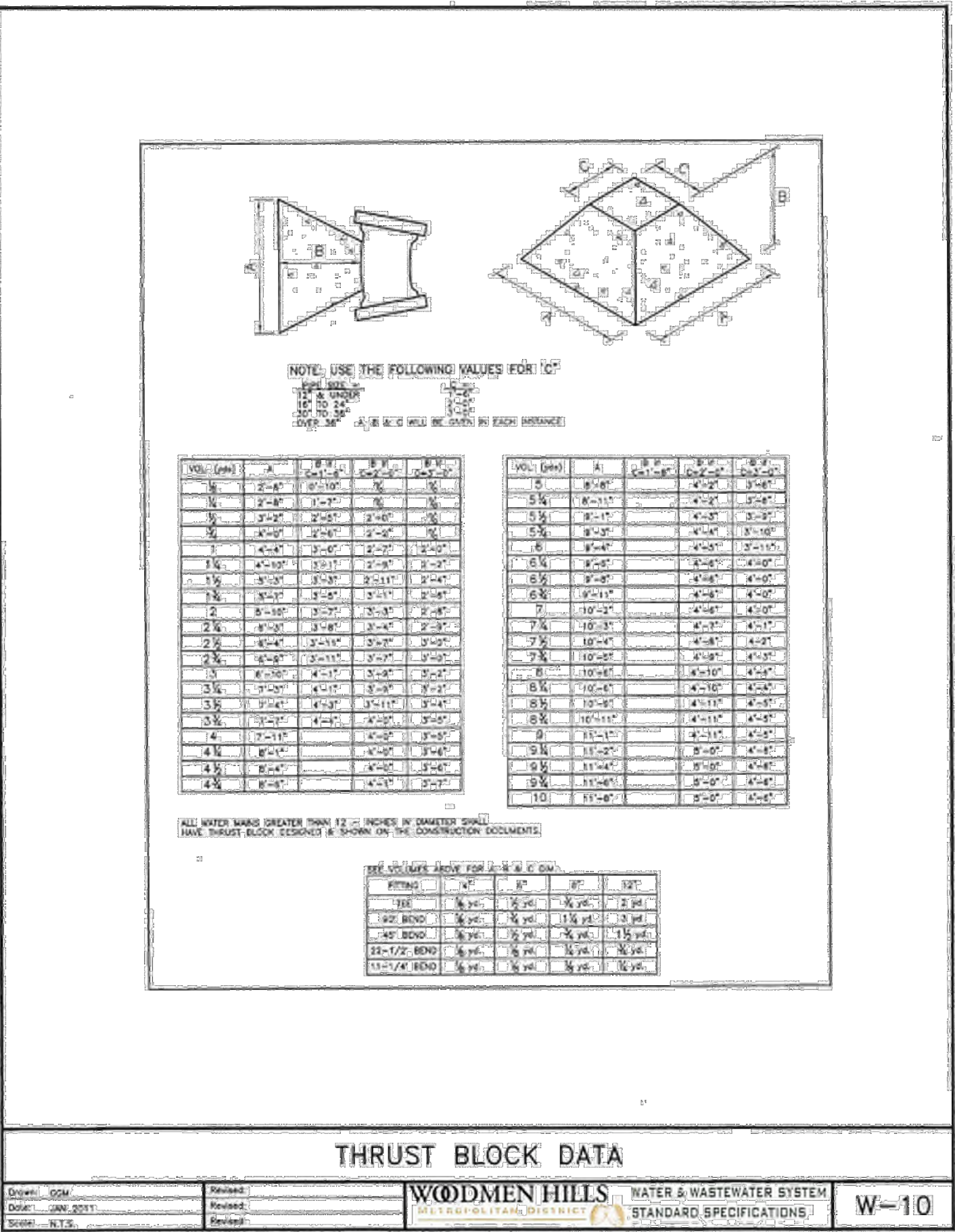




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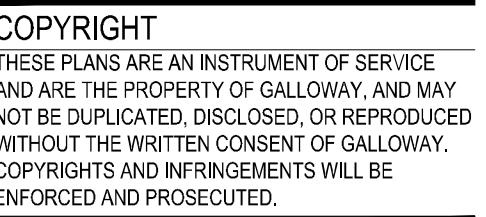
WATER DETAIL SHEET 2











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