# ROADWAY AND STORM SEWER CONSTRUCTION PLANS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FALCON, CO 80831 - EL PASO COUNTY CHALLENGER COMMUNITIES, LLC



### PROJECT CONTACTS OWNER/DEVELOPER CHALLENGER COMMUNITIES, LLC 13570 NORTHGATE ESTATES DR COLORADO SPRINGS, CO 80921 TELE: (719) 598-5190 ATTN: JIM BYERS EMAIL: JIM@CHALLENGERHOMES.COM **APPLICANT** 619 NORTH CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: BROOKS SWENSON EMAIL: BSWENSON@NESCOLORADO.COI CIVIL ENGINEER GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 ATTN: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@GALLOWAYUS.COM GEOTECHNICAL ENGINEER ROCKY MOUNTAIN GROUP 2910 AUSTIN BLUFFS PKWY COLORADO SPRINGS, CO 80918 TELE: (719) 394-3072 ATTN: TONY MUNGER, P.E EMAIL: TMUNGER@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. HODSON, P.E EMAIL: JEFF@LSCTRANS.COM SURVEYOR GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337–1262 ATTN: BRIAN DENNIS

## UTILITY CONTACTS WATER & WASTEWATER

EMAIL: BRIANDENNIS@GALLOWAYUS.COM

WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 ATTN: CODÝ RITTER EMAIL: CODY@WHMD.ORG **ELECTRIC** 

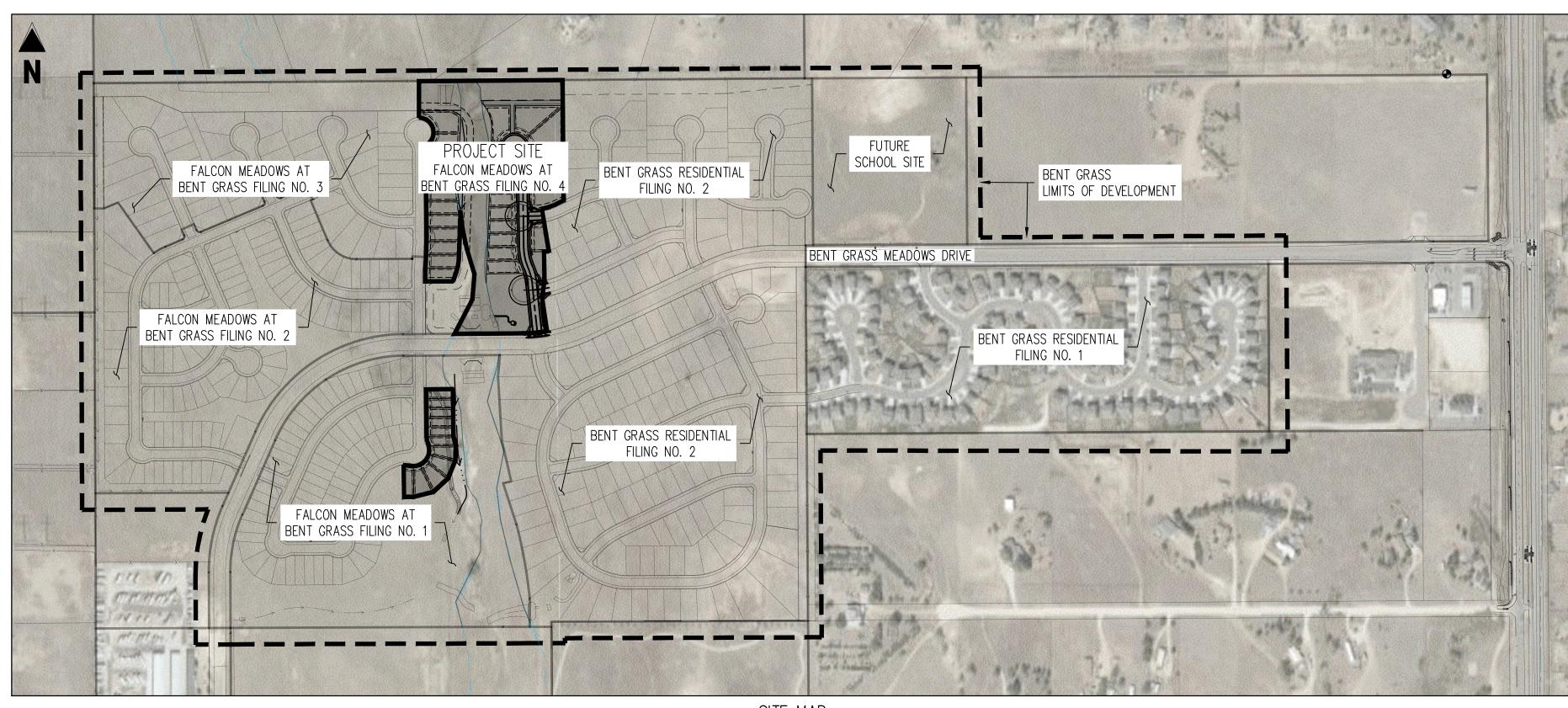
MOUNTAIN VIEW ELECRIC 11140 E WOODMEN RD FALCON, CO 80831 TELE: (719) 495-2283

CATHY HANSEN-LEE EMAIL: CATHY.H@MVEA.COOP NATURAL GAS

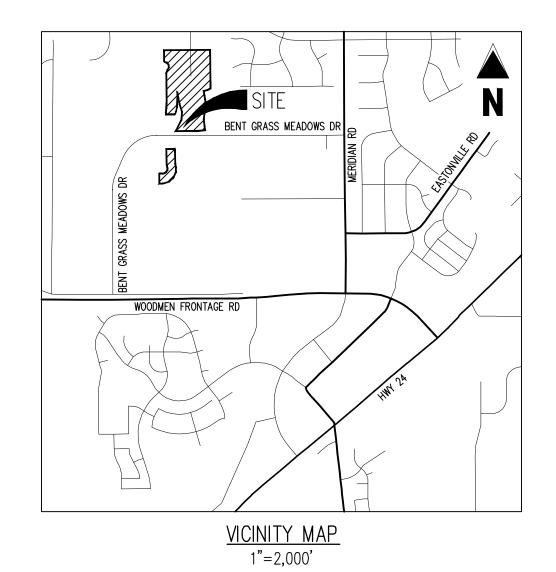
COLORADO SPRINGS UTILITIES (CSU) 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 TELE: (719) 668-5573 AARON CAŚSIO EMAIL: ACASSIO@CSU.ORG

FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 TELE: (719) 495-4050

EMAIL: FALCONFIRE@FALCONFIREPD.ORG



SCALE: 1"=300'



 $\sim$ PCD-ENGINEERING REVIEW COMMENTS IN BLUE BOXES WITH BLUE TEXT

> **Engineering Review** 08/19/2022 2:52:28 PM dsdrice JeffRice@elpasoco.com (719) 520-7877 **EPC Planning & Community Development Department**

Cursory comments

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR 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.

RONALD G. DENNIS, COLORADO P.E. NO. 005162

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENT SPECIFIED IN THESE DETAILED PLANS AND

JIM BEYERS CHALLENGER HOMES, INC.

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,

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

JOSHUA PALMER, P.E

INTERIM COUNTY ENGINEER / ECM ADMINISTRATOR

REVISED AS REQUESTE

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### (24 sheets total with utility plans

PCD FILING NO.

PUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN) SF-22-XXX (FALCON MEADOWS AT BENT GRASS FILING NO. 4)

REVISED AS REQUESTE

### 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 N0013'46"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

. 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 ENGINEEER 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO



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# Date Issue / Description

CLH000021 Project No: CMWJ Checked By RGD 07/01/2022

**COVER SHEET** 

Sheet 1 of 11

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### GENERAL CONSTRUCTION NOTES

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- 3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF
- 4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K 1.2C.
- 7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 CULVERTS.
- 9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- 10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- 12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL
- 15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES.

  CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- 16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER
- 17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" 8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

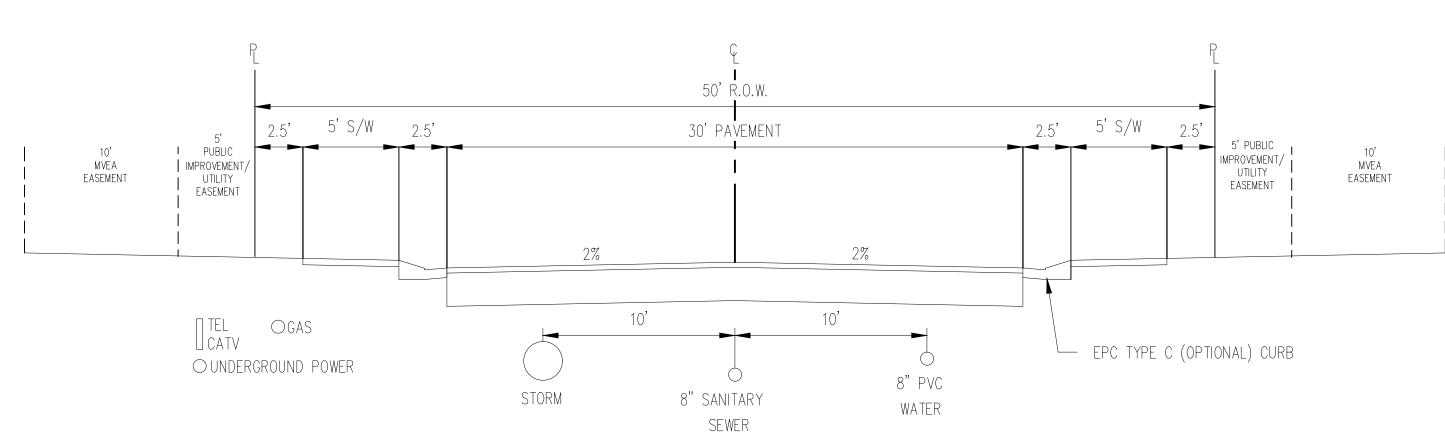
### STANDARD NOTES FOR EPC CONSTRUCTION PLAN

- 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).
- 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1
- AND 2

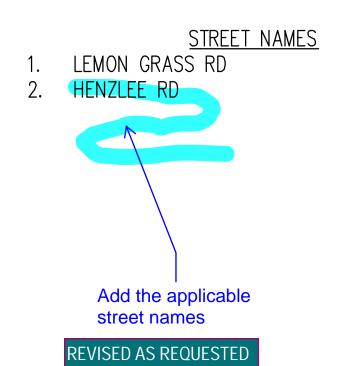
  C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- D. CDOT M & S STANDARDS
- 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION 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.
- 5. 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 (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS—ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST
- 8. 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.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
  [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. 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.

### SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCO
- 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT
- 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 7. ALL STREET NAME SIGNS SHALL HAVE 'D'SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON 8"BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6"LETTERING, UPPER-LOWER CASE ON 12"BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8"UPPER-LOWER CASE LETTERING ON 18"BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X 1.75"SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100"MINIMUM THICKNESS.
- 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24"IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8'LONG PER CDOT S-627-1.
- 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL STREET SECTION — URBAN LOCAL ROADWAY N.T.S.





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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING N
FOR
SHALLENGER COMMUNTIES, LLC
SENT GRASS MEADOWS DRIVE & MERDIAN ROAD

 Project No:
 CLH000021

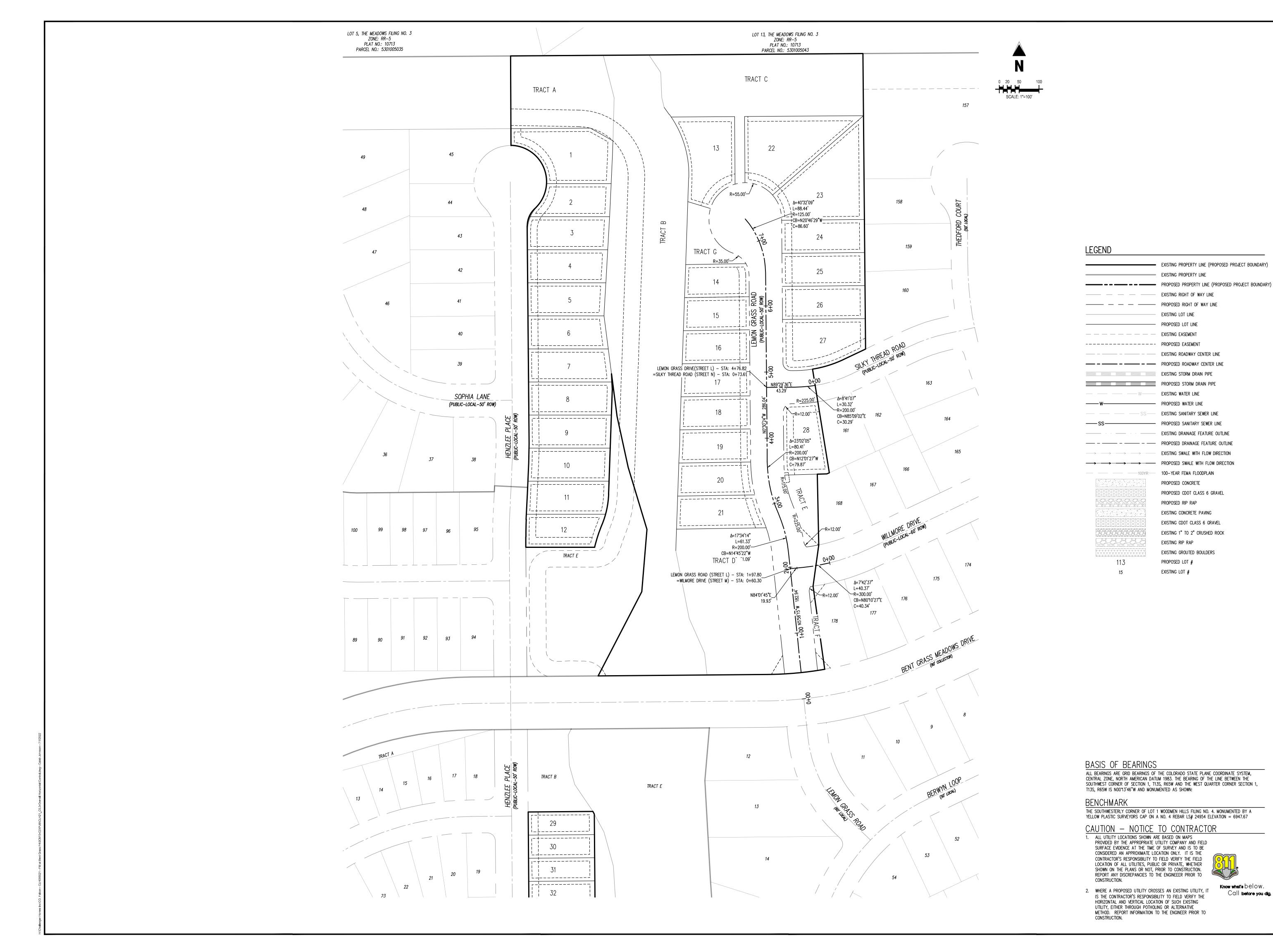
 Drawn By:
 CMWJ

 Checked By:
 RGD

 Date:
 07/01/2022

NOTES AND TYPICAL SECTION

CO.1
Sheet 2 of 11





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EXISTING LOT LINE

100-YEAR FEMA FLOODPLAIN

EXISTING CONCRETE PAVING

PROPOSED CDOT CLASS 6 GRAVEL

EXISTING CDOT CLASS 6 GRAVEL

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

PROPOSED CONCRETE

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT # EXISTING LOT #

— PROPOSED LOT LINE

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CLH000021 Project No: CMWJ Checked By: RGD 07/01/2022

OVERALL HORIZONTAL CONTROL

Know what's below.

Call before you dig.

Sheet 3 of 12



Galloway

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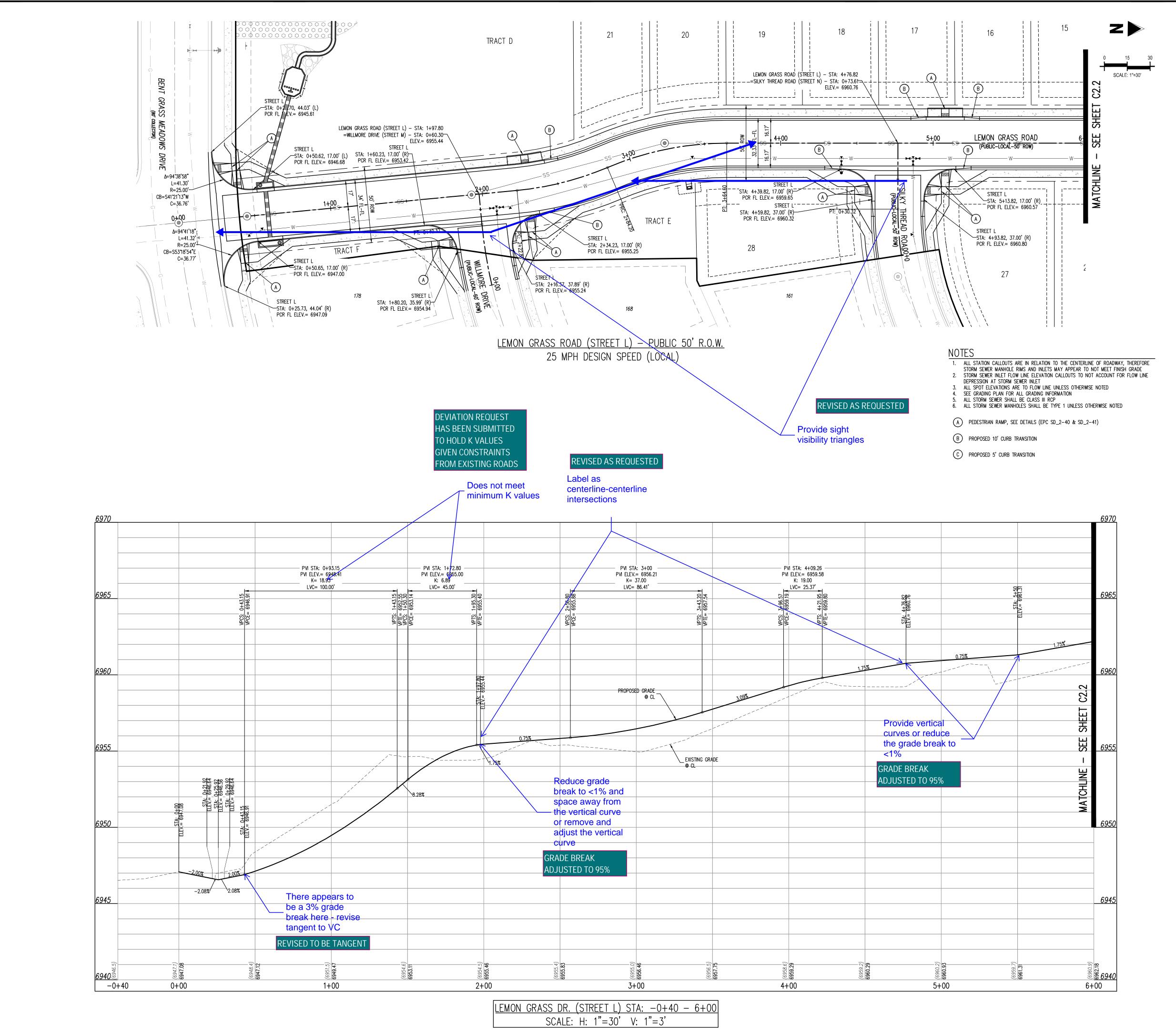
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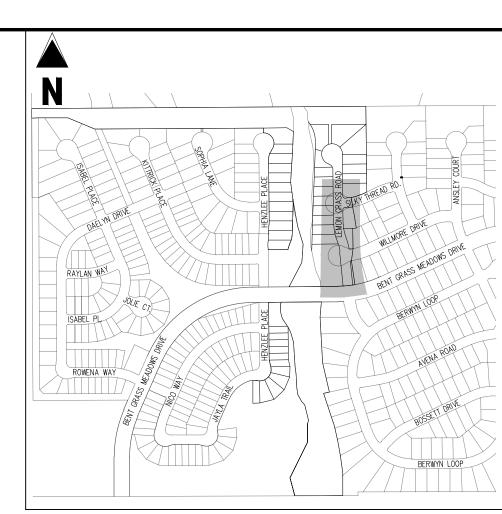
# Date Issue / Description

CLH000021 Project No: CMWJ RGD Checked By 07/01/2022

**OVERALL SHEET** 

Sheet 4 of 11





### <u>KEY MAP</u> SCALE: 1"=500'

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 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 PROPOSED LOT #

EXISTING 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

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES. 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.

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

CONSTRUCTION.

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

### <u>CAUTION - NOTICE TO CONTRACTOR</u>

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT

HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE

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Sheet 5 of 11

9

CHALLENGER HOMES

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FILING CUMEN-AT BEN-COMMUNTIE ONSTRUCTION DO ALCON MEADOWS OR HALLENGER (

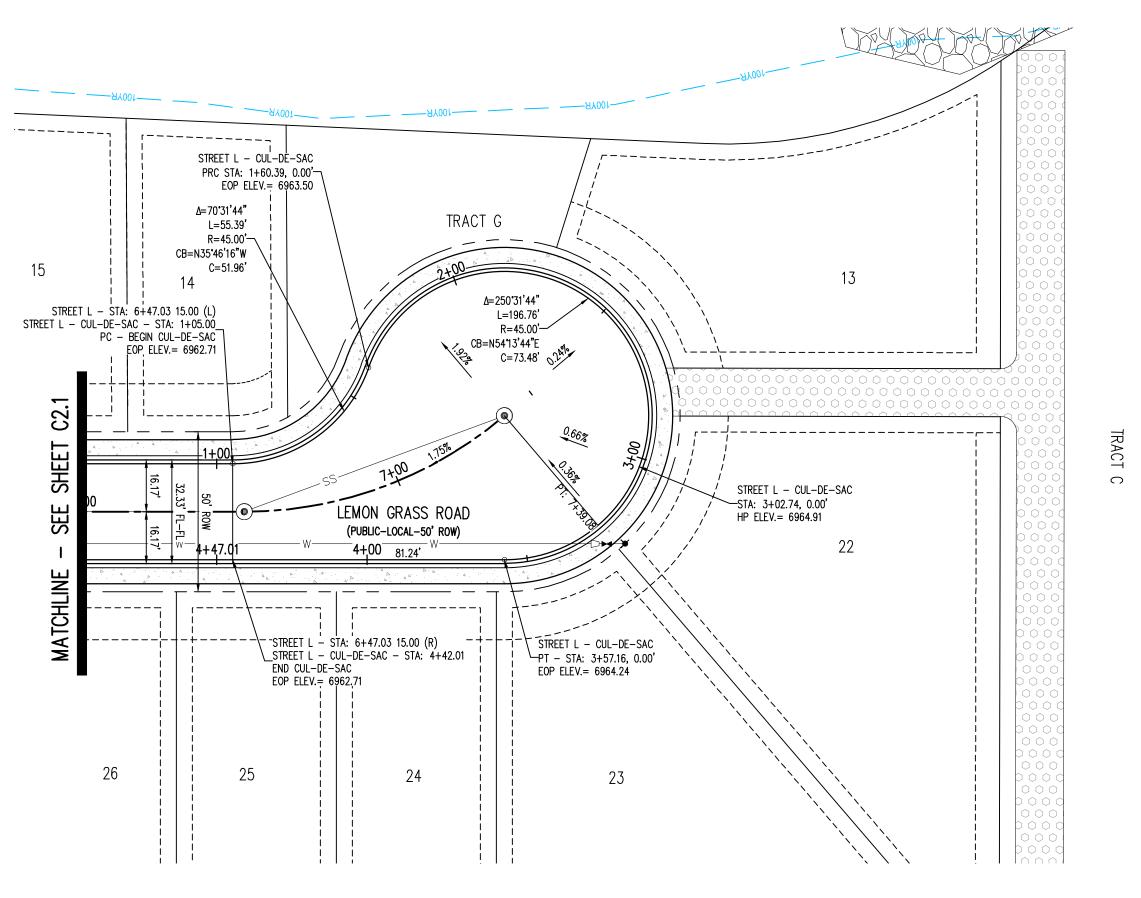
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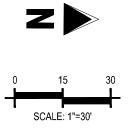
CLH000021 Project No: CMWJ Drawn By: Checked By: RGD

07/01/2022

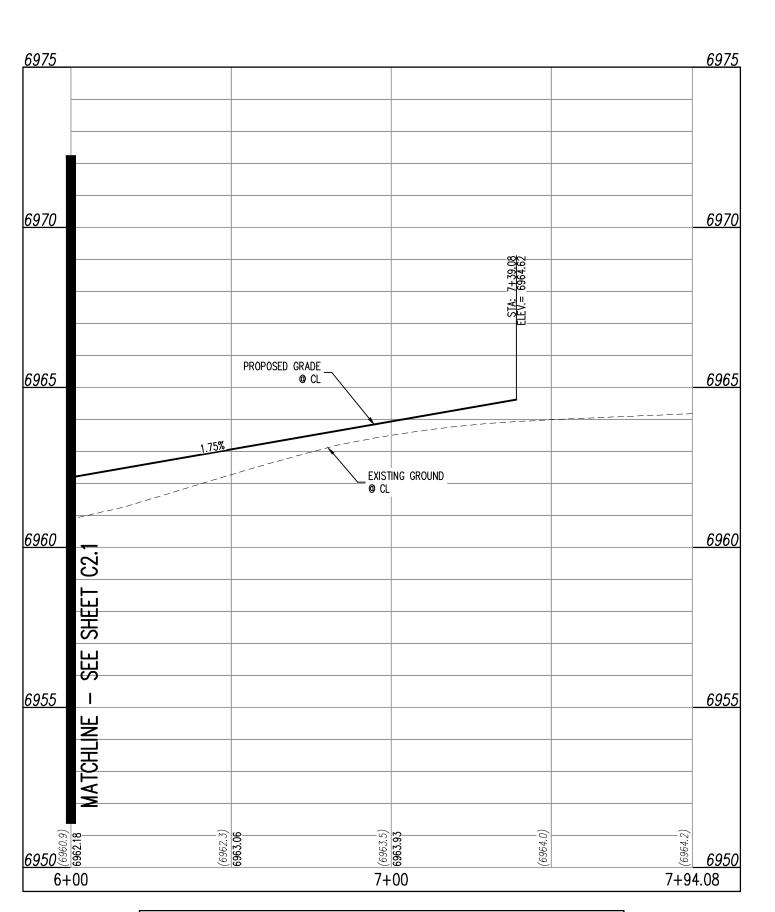
LEMON GRASS RD IMPROVEMENT PLAN



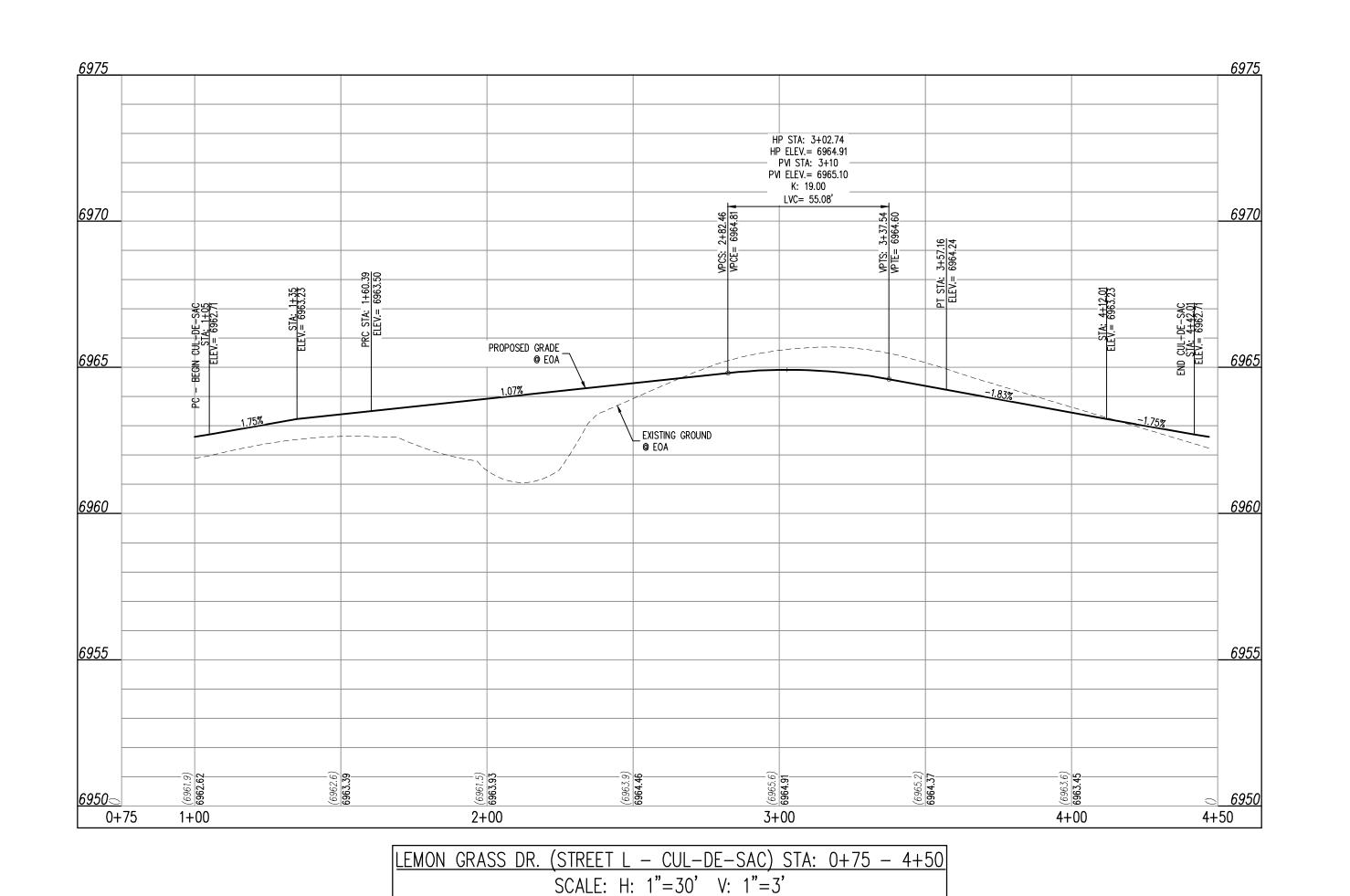
LEMON GRASS ROAD (STREET L) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)

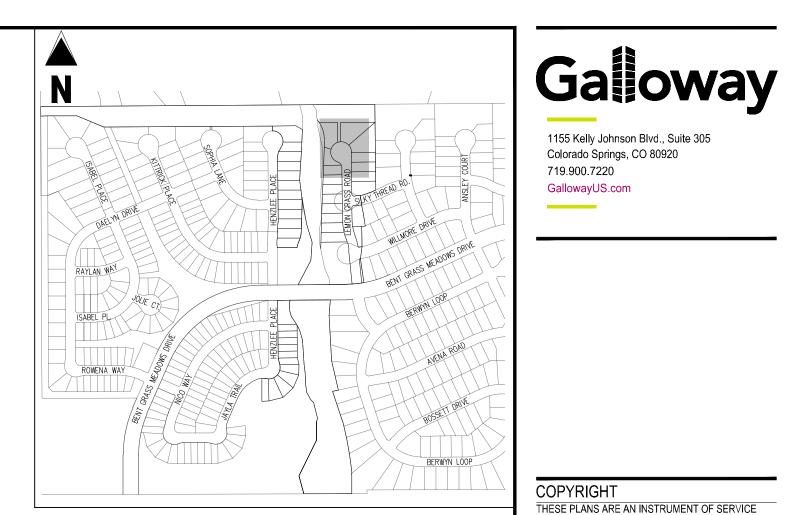


- 1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET
- 3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION 5. ALL STORM SEWER SHALL BE CLASS III RCP
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- (B) PROPOSED 10' CURB TRANSITION
- C PROPOSED 5' CURB TRANSITION



LEMON GRASS DR. (STREET L) STA: 6+00 - 7+94.08 SCALE: H: 1"=30' V: 1"=3'





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FILING NO.

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OR HALLENGER (

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### <u>KEY MAP</u> SCALE: 1"=500'

PROPOSED LOT LINE

LEGEND COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED. 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 CHALLENGER HOMES EXISTING LOT LINE

EXISTING EASEMENT ---- PROPOSED EASEMENT ----- EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE EXISTING STORM DRAIN PIPE

PROPOSED STORM DRAIN PIPE 6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED EXISTING WATER LINE PROPOSED WATER LINE

> EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE

EXISTING DRAINAGE FEATURE OUTLINE EXISTING 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 PROPOSED LOT # EXISTING 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 CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO

BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK. LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN

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.

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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 LS# 24954 ELEVATION = 6947.67

### <u>CAUTION - NOTICE TO CONTRACTOR</u>

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LEMON GRASS RD **IMPROVEMENT PLAN** 

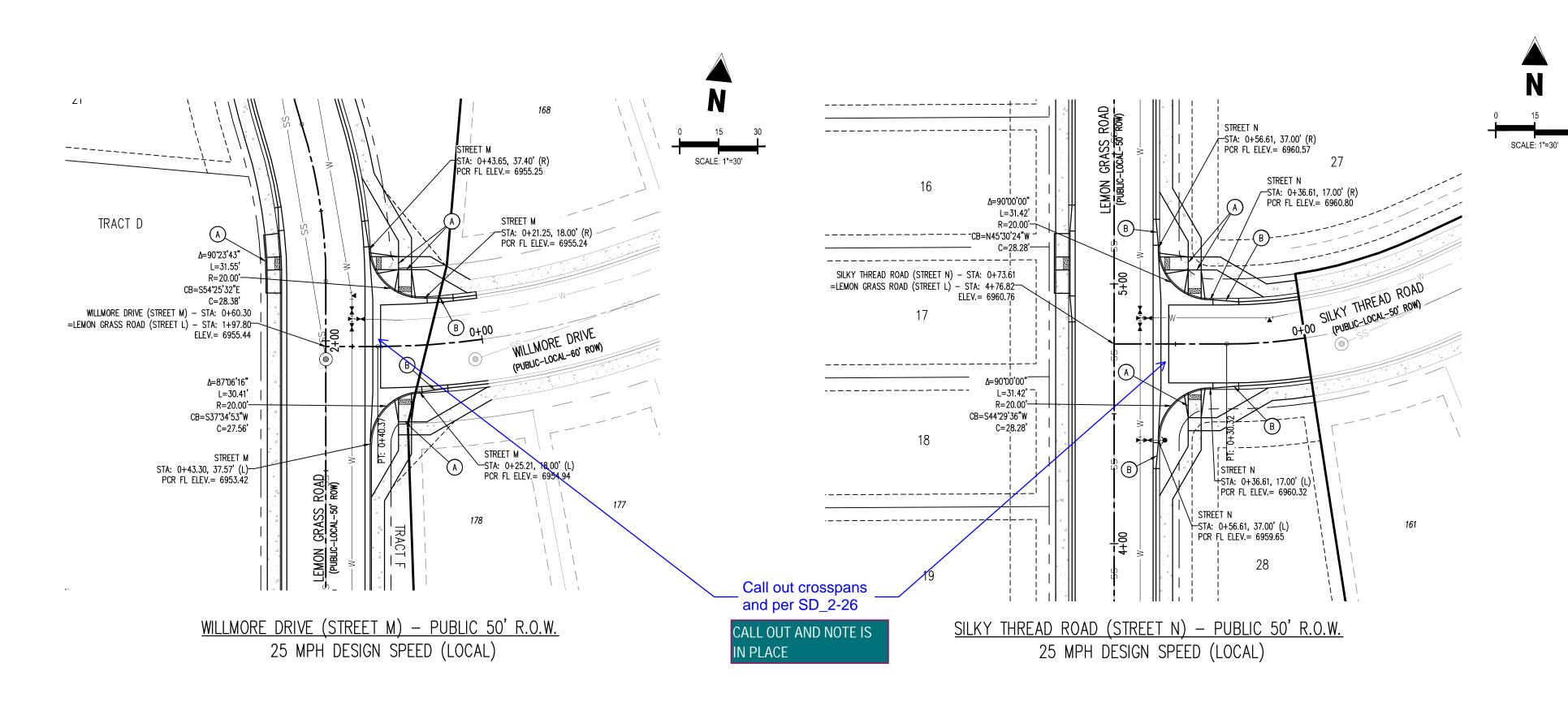
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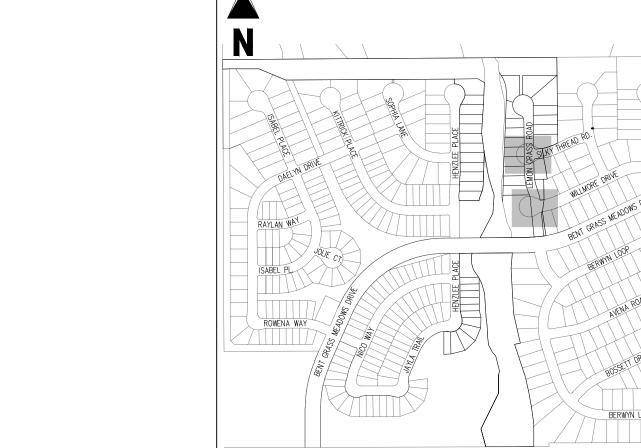
07/01/2022

CMWJ

RGD

Sheet 6 of 11





## SCALE: 1"=500'

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 PROPOSED ROADWAY CENTER LINE EXISTING STORM DRAIN PIPE

PROPOSED WATER LINE

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE

2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE

3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)

6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

DEPRESSION AT STORM SEWER INLET

5. ALL STORM SEWER SHALL BE CLASS III RCP

B PROPOSED 10' CURB TRANSITION

C PROPOSED 5' CURB TRANSITION

XISTING GRADE IS

PREVIOUS FILING AT

Show and label

the existing 3%

grade; revise

design as

appropriate

SHOWN FROM

4. SEE GRADING PLAN FOR ALL GRADING INFORMATION

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 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

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE

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

PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. BASIS OF BEARINGS

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



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FILING NO.

CUMEN-AT BEN-

CONSTRUCTION DOC FALCON MEADOWS A FOR CHALLENGER COMMI

# Date Issue / Description

CLH000021

07/01/2022

CMWJ

RGD

COMMUNTIE

# <u>KEY MAP</u>

CHALLENGER HOMES

PROPOSED STORM DRAIN PIPE EXISTING WATER LINE

EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE 

EXISTING SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED CDOT CLASS 6 GRAVEL

113

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM,

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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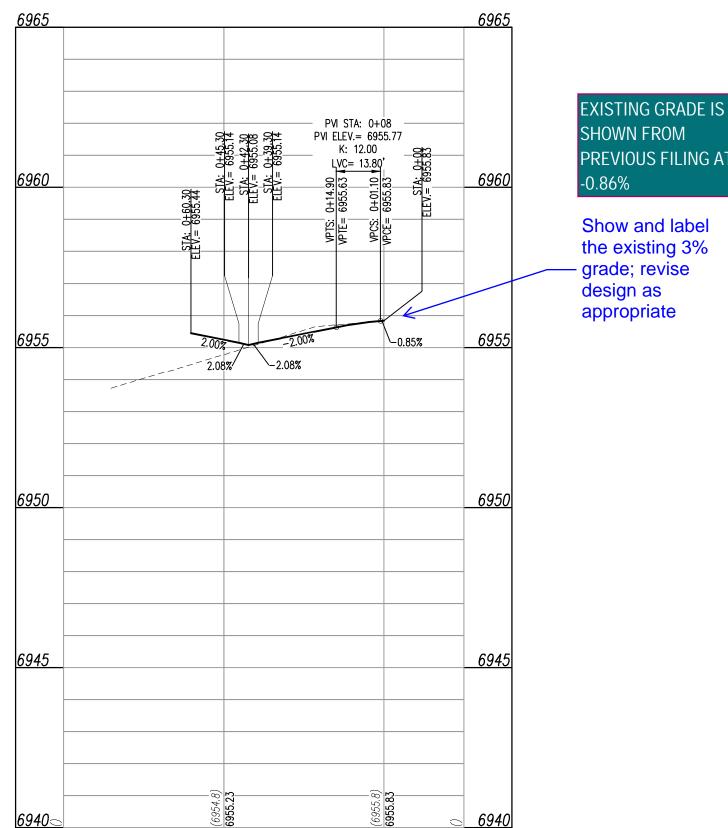
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**PLANS** 

ROAD IMPROVEMENT

Sheet 7 of 11



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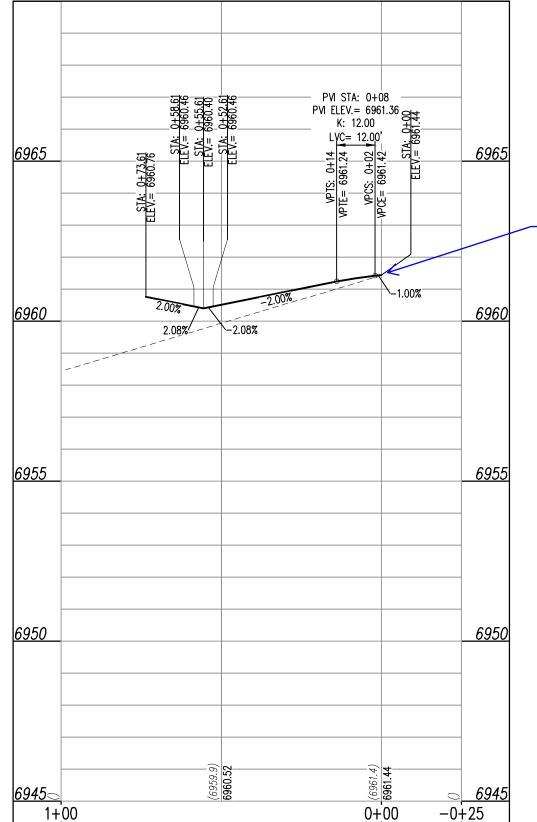
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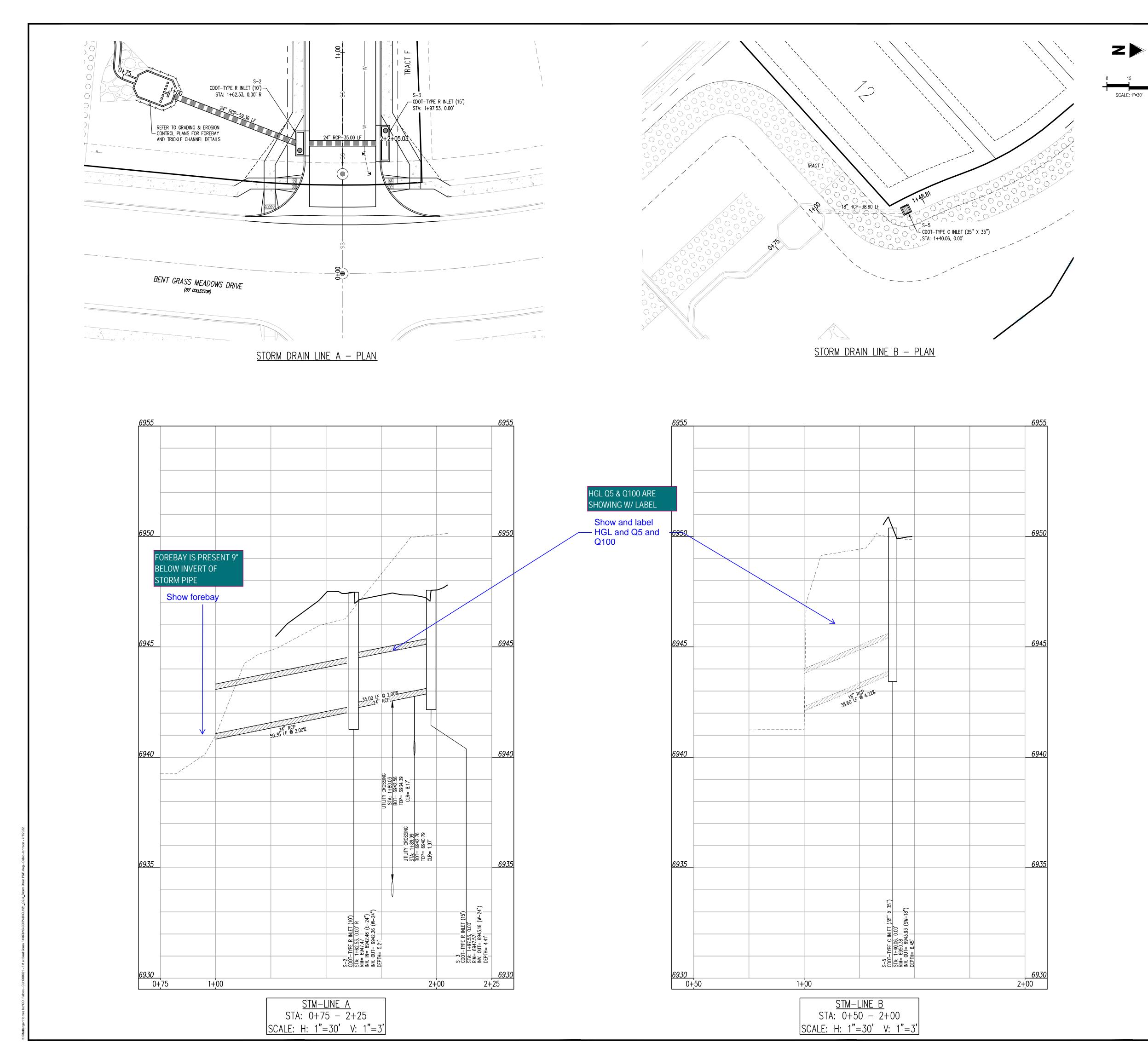
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SCALE: H: 1"=30' V: 1"=3'



0+00 STREET N STA: -0+25 - 1+00

SCALE: H: 1"=30' V: 1"=3'





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LEGEND

EXISTING PROPERTY LINE

EXISTING LOT LINE

PROPOSED LOT LINE

EXISTING EASEMENT

EXISTING SUBDIVISION BUFFER

PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE

EXISTING DRAINAGE FEATURE OUTLINE

PROPOSED CDOT CLASS 6 GRAVEL

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT #

PROPOSED ADA RAMP
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
PROPOSED REDUCER

PROPOSED WATER BEND/TEE
PROPOSED SANITARY MANHOLE

PROPOSED STORM MANHOLE

PROPOSED CDOT TYPE R STORM INLET

PROPOSED FES

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PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARINGS

BENCHMARK

CONSTRUCTION.

CONSTRUCTION.

T13S, R65W IS NOO"13'46"W AND MONUMENTED AS SHOWN:

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IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE

METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

EXISTING CONCRETE PAVING

EXISTING CDOT CLASS 6 GRAVEL

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

EXISTING LOT # (BENT GRASS FILING NO. 2)

— — — — — — PROPOSED EASEMENT

---- W----- EXISTING WATER LINE

EXISTING STORM DRAIN PIPE

PROPOSED STORM DRAIN PIPE

PROPOSED DRAINAGE FEATURE OUTLINE

EXISTING SWALE WITH FLOW DIRECTION

PROPOSED SWALE WITH FLOW DIRECTION

PROPOSED RIGHT OF WAY LINE

EXISTING PROPERTY LINE TO BE REMOVED

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

 Project No:
 CLH000021

 Drawn By:
 CMWJ

 Checked By:
 RGD

 Date:
 07/01/2022

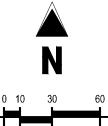
STORM DRAIN PLAN & PROFILE

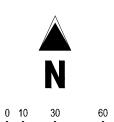
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CHALLENGER HOMES—

---- PROPOSED EASEMENT

----- EXISTING RIGHT OF WAY LINE

EXISTING PROPERTY LINE (PROJECT BOUNDARY)

EXISTING PROPERTY LINE

EXISTING LOT LINE

PROPOSED LOT LINE

PROPOSED LOT NUMBER

EXISTING LOT #

PROPOSED PROPERTY LINE (PROJECT BOUNDARY)

2) PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1

<u>SCHEDULE</u>

LEGEND

1) PROPOSED STOP SIGN, MUTCD SIGN R1-1

BASIS OF BEARINGS

BENCHMARK

CONSTRUCTION.

CONSTRUCTION.

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1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS

3) PROPOSED TYPE III BARRICADE W/ MUTCD R11-2

4) PROPOSED NO OUTLET SIGN, MUTCD W14-2A

CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT FOR CHALLENGER COMMUNTIES,

# Date Issue / Description

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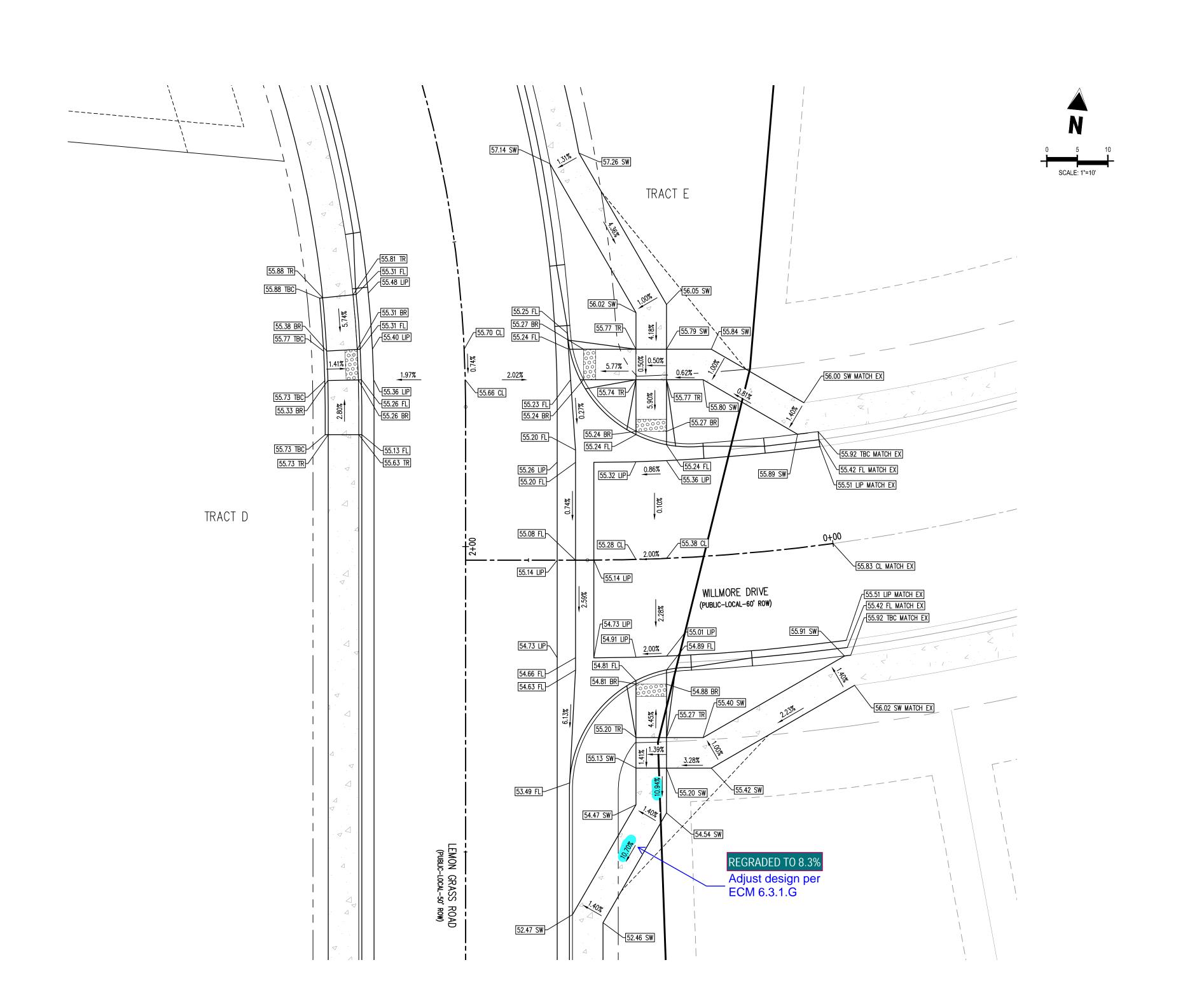
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Drawn By:	CMWJ
Checked By:	RGD
Date:	07/01/2022
SIGNAGE PLAN	

Sheet 9 of 11

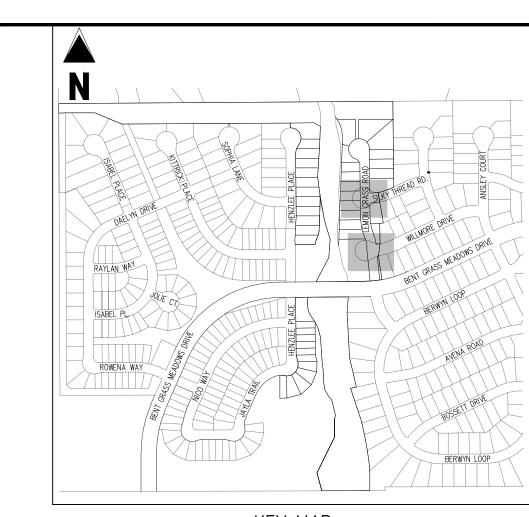
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LEMON GRASS ROAD & WILLMORE DRIVE DETAIL GRADING



# KEY MAP SCALE: 1"=500'

<u>LEGEND</u> 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 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

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

EXISTING GROUTED BOULDERS

PROPOSED LOT #

EXISTING LOT #

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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.

BASIS OF BEARINGS

113

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 NO013'46"W AND MONUMENTED AS SHOWN:

### BENCHMARK

CONSTRUCTION.

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 ENGINEEER 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

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CONSTRUCTION DOCUMENTS

ALCON MEADOWS AT BENT GRASS FILING NO.

OR

CHALLENGER COMMUNTIES, LLC

ENT GRASS MEADOWS DRIVE & MERDIAN ROAD

# Date Issue / Description Init.

 Project No:
 CLH000021

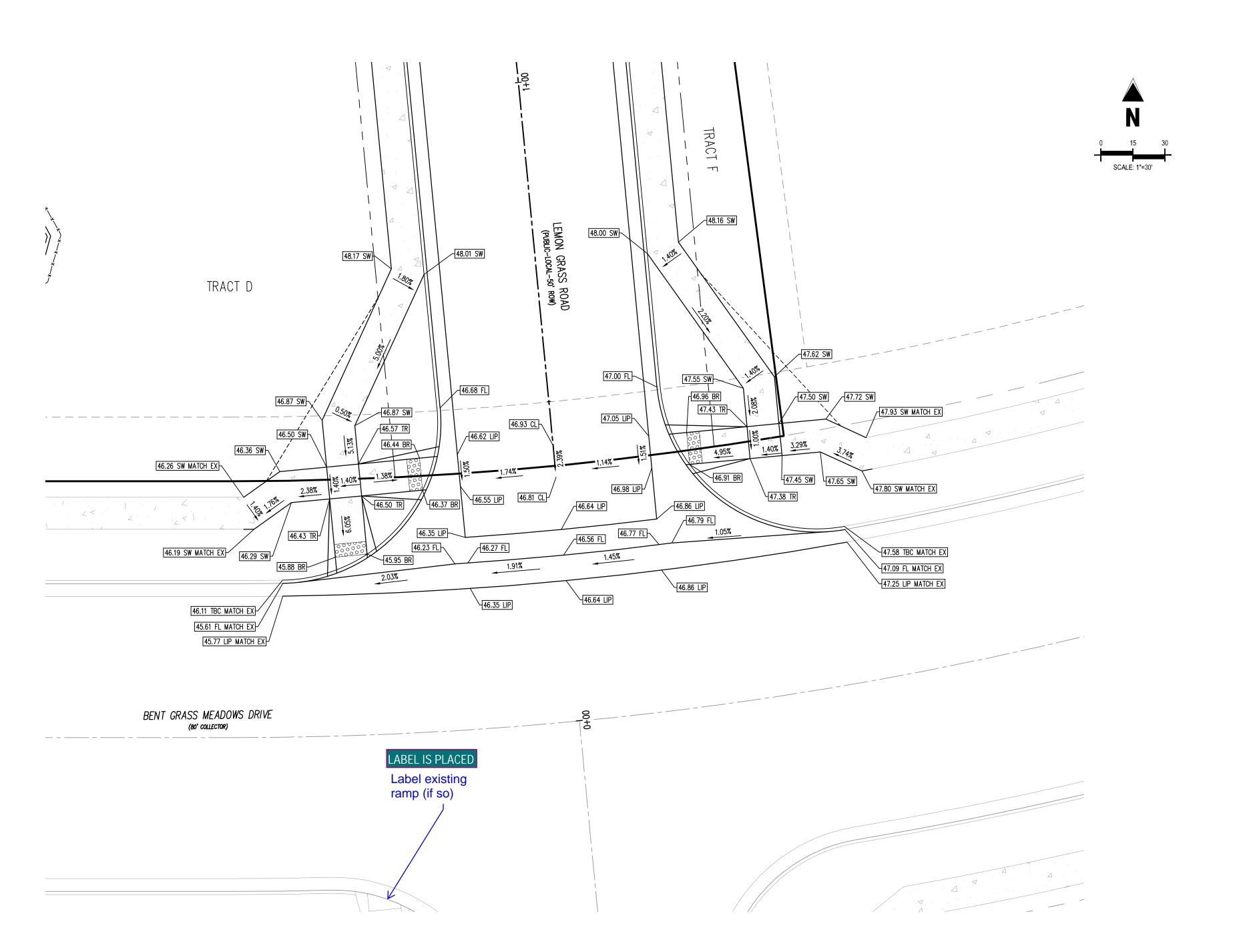
 Drawn By:
 CMWJ

 Checked By:
 RGD

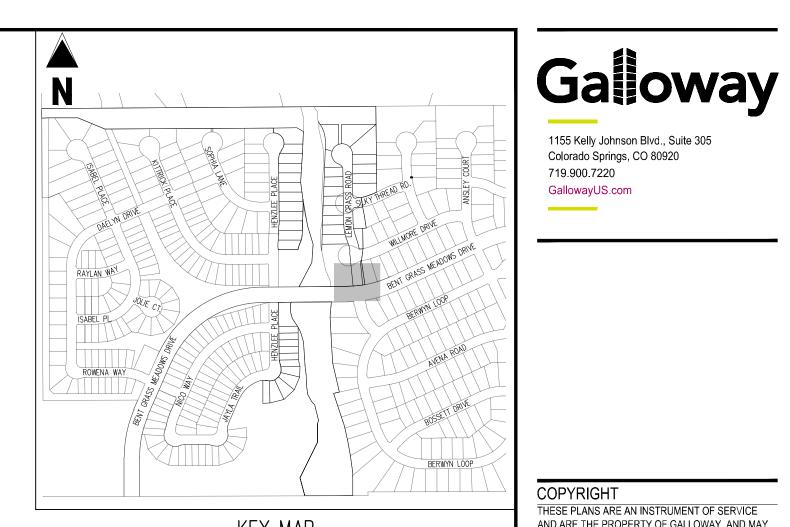
 Date:
 07/01/2022

 INTERSECTION DETAIL

C4.1
Sheet 10 of 11



LEMON GRASS ROAD & BENT GRASS MEADOWS DRIVE DETAIL GRADING



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FILING NO.

ONSTRUCTION DO ALCON MEADOWS

Project No:

Drawn By:

Checked By:

# Date Issue / Description

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CHALLENGER HOMES—

### <u>KEY MAP</u> SCALE: 1"=500'

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 EXISTING SWALE WITH FLOW DIRECTION PROPOSED SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED CDOT CLASS 6 GRAVEL

BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A

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Know what's below. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

Call before you dig.

Sheet 11 of 11

INTERSECTION DETAIL

CLH000021

07/01/2022

CMWJ

RGD

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT # EXISTING LOT #

EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO

IRRIGATION LINES.

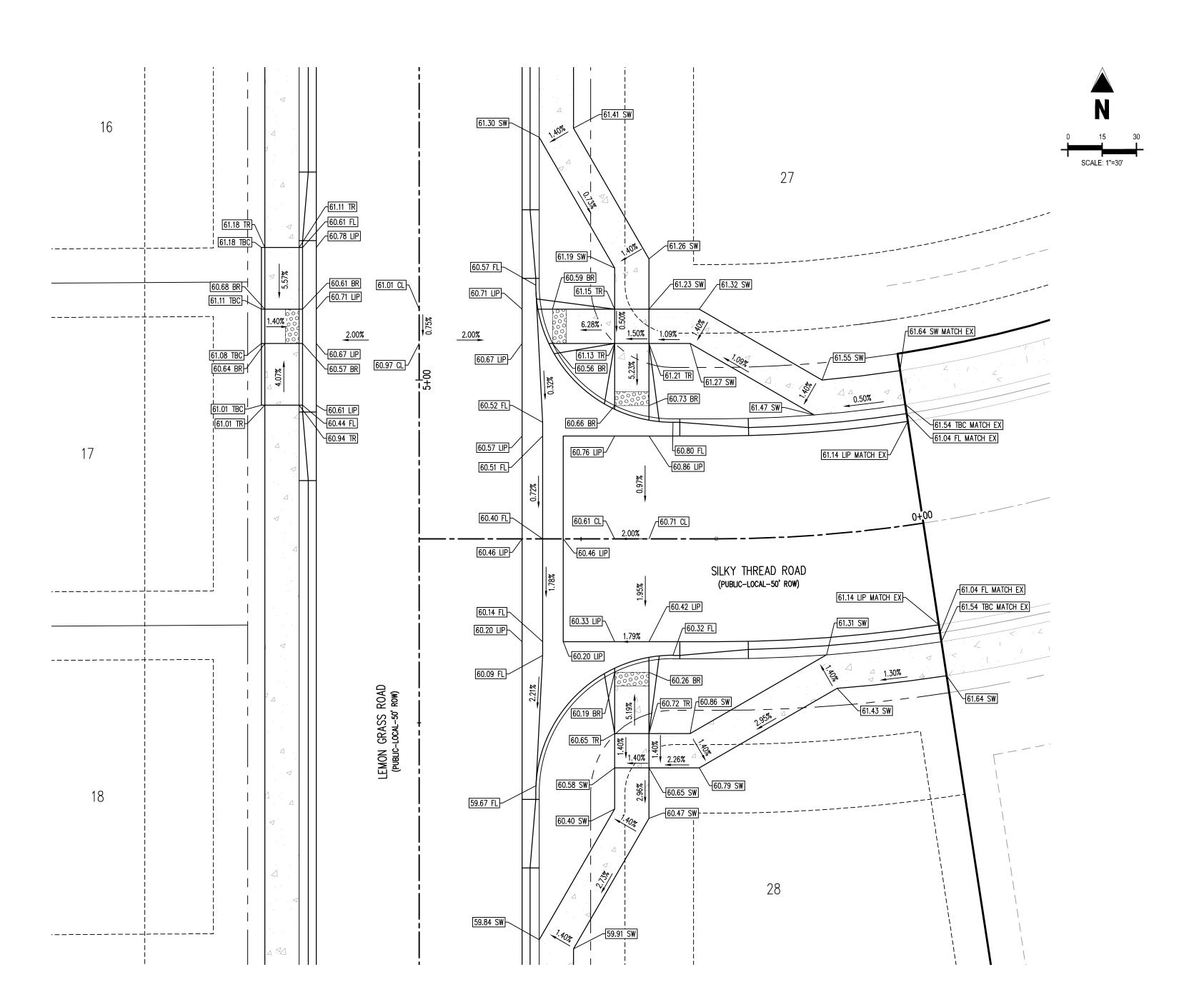
### BASIS OF BEARINGS

### BENCHMARK

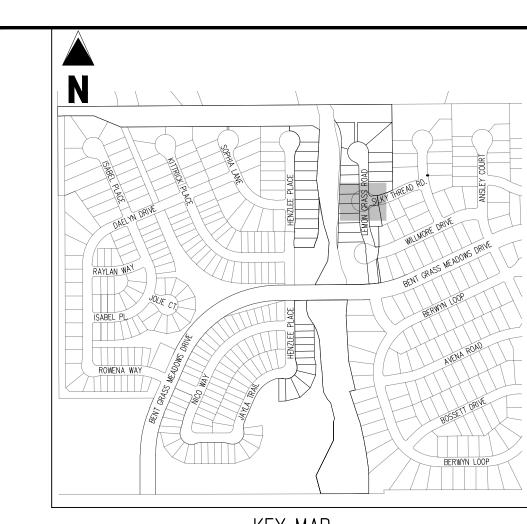
CONSTRUCTION.

YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD CONSTRUCTION.



LEMON GRASS ROAD & SILKY DRIVE DETAIL GRADING



# KEY MAP SCALE: 1"=500'

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CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

PROPOSED LOT #

EXISTING LOT #

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### **BENCHMARK**

CONSTRUCTION.

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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CONSTRUCTION DOCUMENTS

ALCON MEADOWS AT BENT GRASS FILING NO.

OR

CHALLENGER COMMUNTIES, LLC

#	Date	Issue / Description	lnit.
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Project No:	CLH00002
Drawn By:	CMW
Checked By:	RGE
Date:	07/01/2022

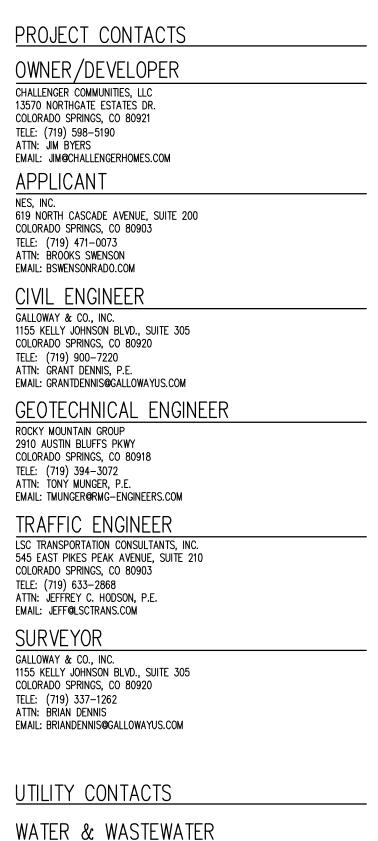
INTERSECTION DETAIL

C4.3
Sheet 12 of 11

# WATER AND WASTEWATER CONSTRUCTION PLANS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FALCON, CO 80831 - EL PASO COUNTY CHALLENGER COMMUNITIES, LLC







WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD

FALCON, CO 80831

TELE: (719) 495-2500

MOUNTAIN VIEW ELECRIC

TELE: (719) 495-2283

TELE: (719) 668-5573 AARON CASSIO EMAIL: ACASSIO@CSU.ORG

COLORADO SPRINGS UTILITIES (CSU)

COLORADO SPRINGS, CO 80947-2150

FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 TELE: (719) 495-4050

EMAIL: FALCONFIRE@FALCONFIREPD.ORG

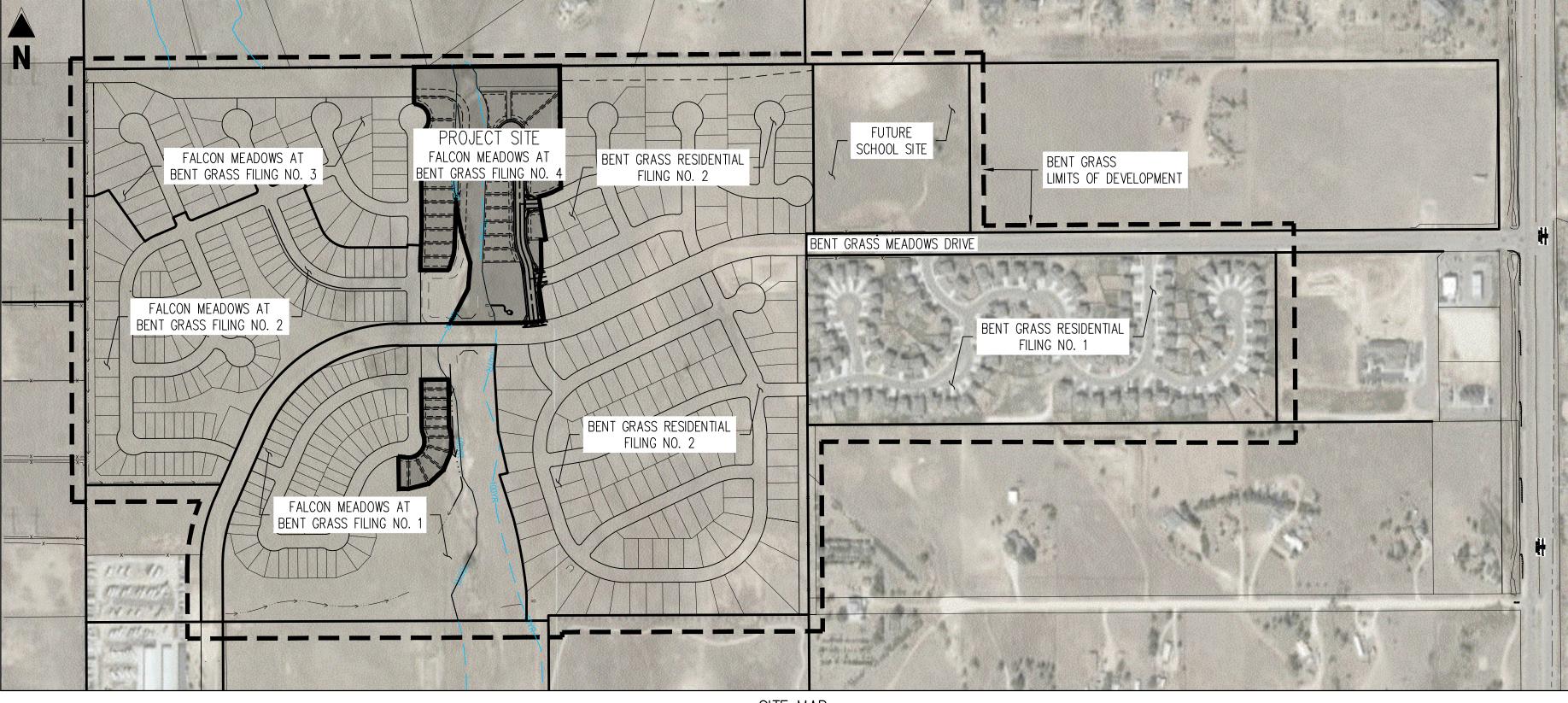
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150

CATHY HANSEN-LEE EMAIL: CATHY.H@MVEA.COOP

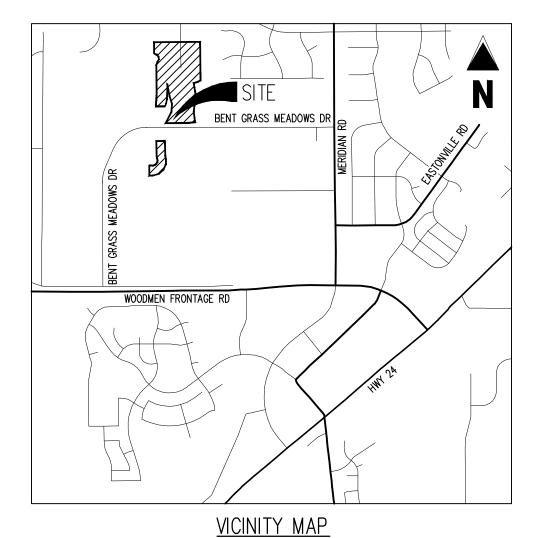
11140 E WOODMEN RD FALCON, CO 80831

ATTN: CODÝ RITTER EMAIL: CODY@WHMD.ORG

**ELECTRIC** 



SCALE: 1"=300'



SHEET INDEX					
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION			
1	UTILITY COVER SHEET	U0.0			
2	UTILITY NOTES AND TYPICAL SECTION	U0.1			
3	OVERALL SHEET	U0.2			
4	OVERALL HORIZONTAL CONTROL	U0.3			
5	WATER PLAN	U1.1			
6	WASTEWATER PLAN & PROFILE	U2.1			
7	WASTEWATER PLAN & PROFILE	U2.2			
8	WATER DETAILS SHEET 1	U3.1			
9	WATER DETAILS SHEET 2	U3.2			
10	WATER DETAILS SHEET 3	U3.3			
11	WASTEWATER DETAILS SHEET 1	U3.4			
12	WASTEWATER DETAILS SHEET 2	U3.5			

M/ A TED	V V I	CEMED	A A A I A I	EVIENCIONO.
WATER	AND	SEWER	MAIN	<b>EXTENSIONS:</b>

FIRE AUTHORITY APPROVAL:

FIRE PROTECTION DISTRICT \_

AND SERVICES" SHALL RULE.

MAINS AND SERVICES" SHALL RULE.

**ENGINEERS STATEMENT:** 

RONALD G. DENNIS, COLORADO P.E. NO. 0051622

**DISTRICT APPROVALS:** 

SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE

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.

FIRE PROTECTION DISTRICT

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE

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

STANDARDS AS DEFINED IN THE 'RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY

ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED

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. COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE OWNER/DEVELOPER AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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# Date Issue / Description

ONSTRUCTION DO ALCON MEADOWS

CLH000021 Project No: CMWJ Checked By RGD

07/01/2022 UTILITY COVER SHEET

Sheet 1 of 12

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

T13S, R65W IS N0013'46"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

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### GENERAL NOTES:

STANDARDS AND SPECIFICATIONS.

MAGNESIUM ANODES AT EACH FITTING.

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

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED

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

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS

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.

6. DUCTILE IRON PIPES, INCLUDING 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.

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

8. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION FL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.

USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB.

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.

10. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE

NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF

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

12. BENDS, DEFLECTION & 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. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE 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

14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.

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.

16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.

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.

18. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS OFFICE.

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.

20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN

A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.

B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.

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

TEST 100 % OF ALL LINES MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE

 ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION. SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

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.

23. FINAL ACCEPTANCE BY THE DISTRICT OF ANY 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 PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY 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 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).

25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.

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.

27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

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

30. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.

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

32. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/87X 7/87 SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRAND IS KENNEDY.

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).

34. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING

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

36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS: A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT. B) NO WATER 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, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY. C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

7. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. 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.

38. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.

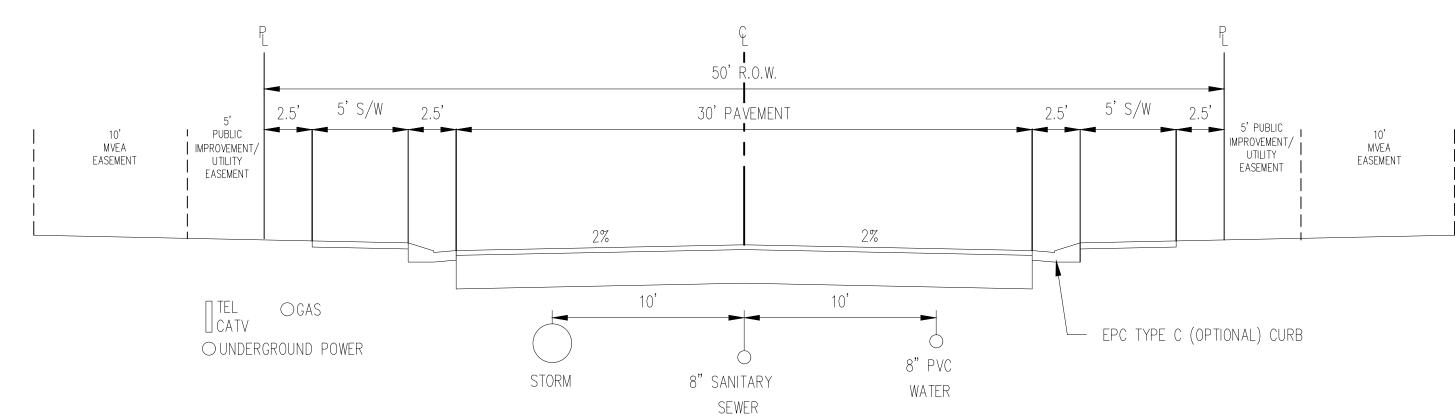
39. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

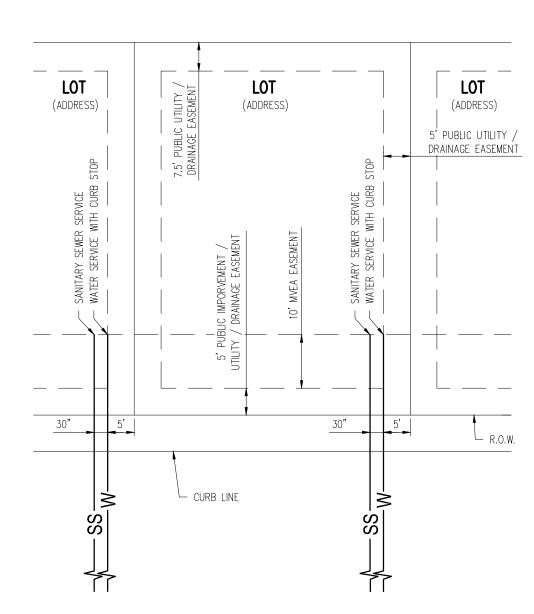
B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE

C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED. 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.



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY



DETAIL: UTILITY SERVICE LOCATIONS

- 1. CONTRACTOR TO OBTAIN 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 WAYS. CONTRACTOR TO MAINTAIN 5.5' MINIMUM COVER OVER ALL WATER MAINS CONSTRUCTED. 4. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN
- CURB AND GUTTER OR CROSS PANS. 5. STANDARD WATER SERVICE LOCATIONS TO BE 5' FROM THE DOWNSTREAM PROPERTY LINE
- AND EXTENDED 15' TO THE UTILITY EASEMENT. 6. STANDARD WASTEWATER 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 METRO DISTRICT STANDARD SPECIFICATIONS DETAIL W-13. 7. STANDARD SERVICES SHALL BE MARKED WITH 2"X4" POST AT TERMINATION POINT FOR
- LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY—PAINTED BLUE FOR WATER AND GREEN FOR SEWER. 8. CURB STOPS ARE NOT TO BE INSTALLED IN CONCRETE CURB, CROSS PANS, SIDEWALKS, OR
- 9. SEE PLANS FOR THE LOCATION OF STANDARD SERVICES ON CORNER LOTS.

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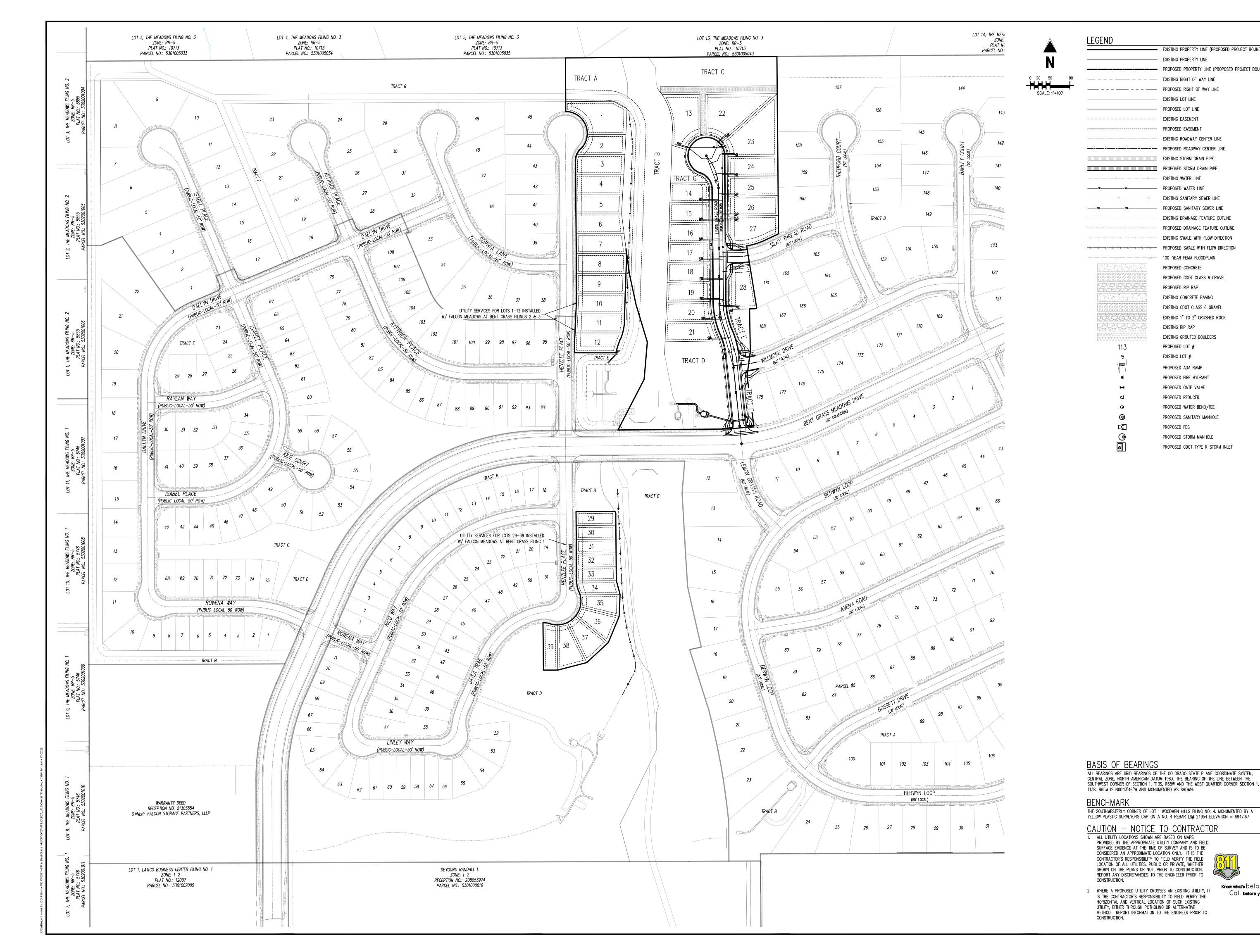
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Project No:	CLH000021
Drawn By:	CMWJ
Checked By:	RGD
Date:	07/01/2022

UTILITY NOTES AND TYPICAL SECTION

Sheet 2 of 12



EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)

PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)

EXISTING PROPERTY LINE

EXISTING RIGHT OF WAY LINE

EXISTING ROADWAY CENTER LINE

EXISTING SANITARY SEWER LINE

EXISTING DRAINAGE FEATURE OUTLINE

EXISTING SWALE WITH FLOW DIRECTION

100-YEAR FEMA FLOODPLAIN

EXISTING CONCRETE PAVING

PROPOSED CDOT CLASS 6 GRAVEL

EXISTING CDOT CLASS 6 GRAVEL

EXISTING 1" TO 2" CRUSHED ROCK

EXISTING GROUTED BOULDERS

PROPOSED CONCRETE

PROPOSED RIP RAP

EXISTING RIP RAP

PROPOSED LOT # EXISTING LOT #

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER

PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE

PROPOSED STORM MANHOLE

PROPOSED CDOT TYPE R STORM INLET

PROPOSED FES

EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT PROPOSED EASEMENT

EXISTING WATER LINE — PROPOSED WATER LINE

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CLH000021 Project No: CMWJ Checked By RGD 07/01/2022 **OVERALL SHEET** 

Know what's below.

Call before you dig.

Sheet 3 of 12



 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 ---- W----- EXISTING WATER LINE PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING 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 PROPOSED LOT # EXISTING 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

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### BENCHMARK

CONSTRUCTION.

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

<u>CAUTION - NOTICE TO CONTRACTOR</u>

 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 ENGINEEER 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 POTHOLING OR ALTERNATIVE

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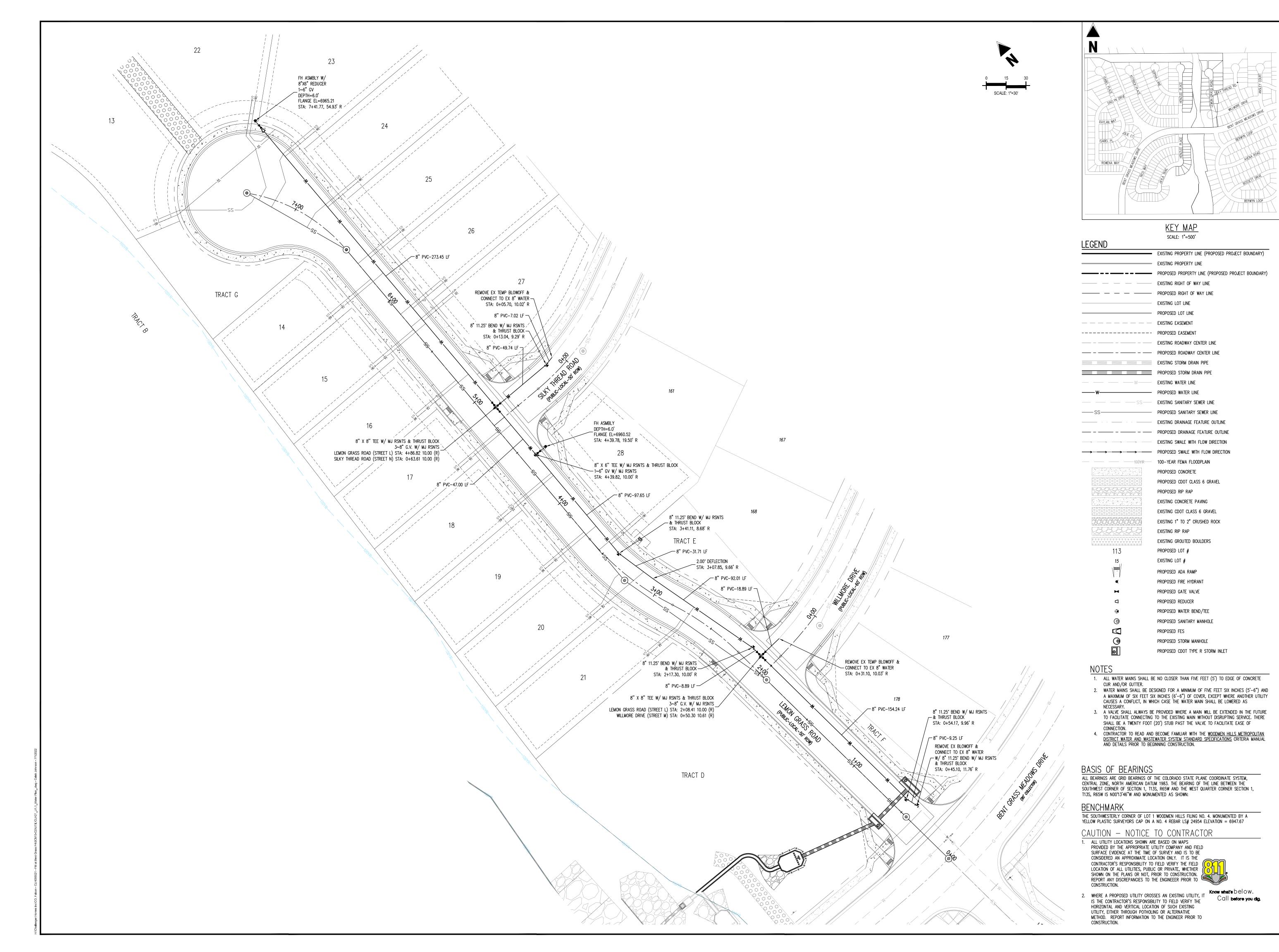
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OVERALL HORIZONTAL CONTROL

Sheet 4 of 12



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ONSTRUCTION DOCUMENTS
ALCON MEADOWS AT BENT GRASS FILING NO.
OR
HALLENGER COMMUNTIES, LLC

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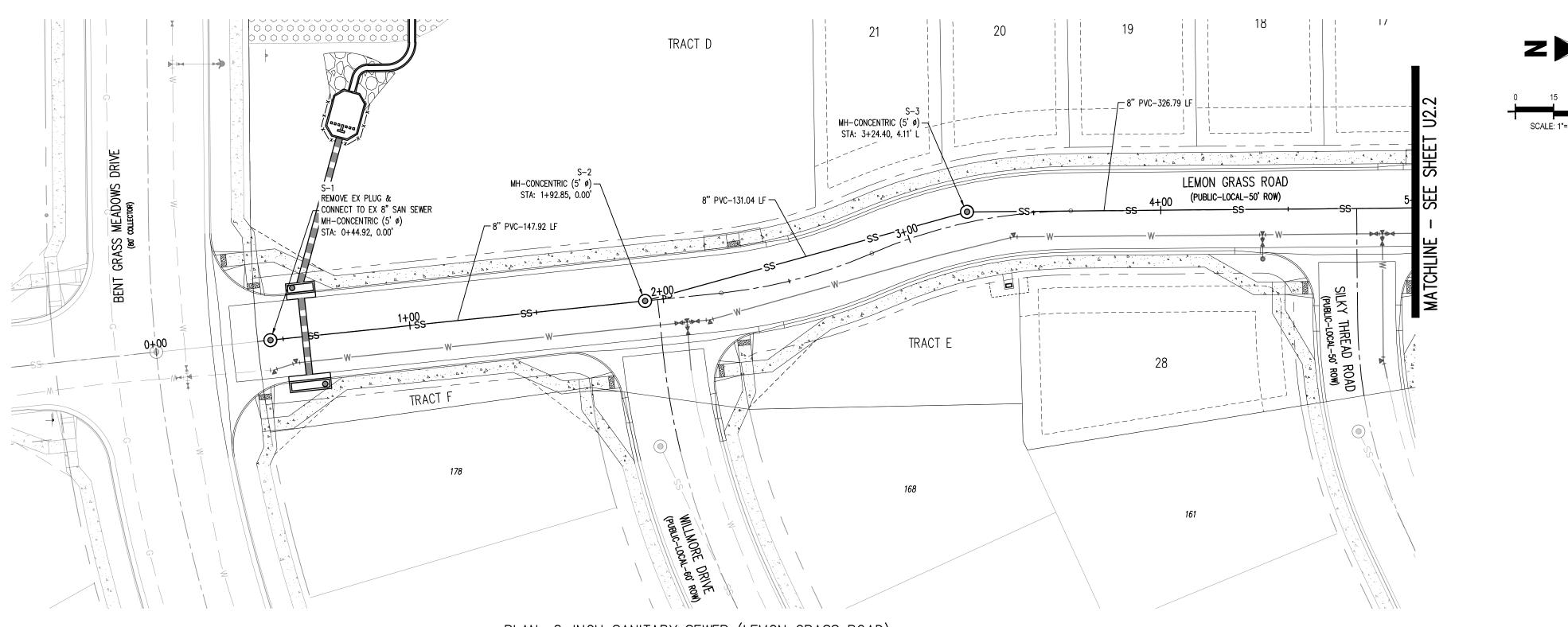
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 CMWJ

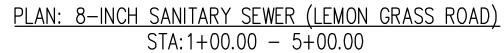
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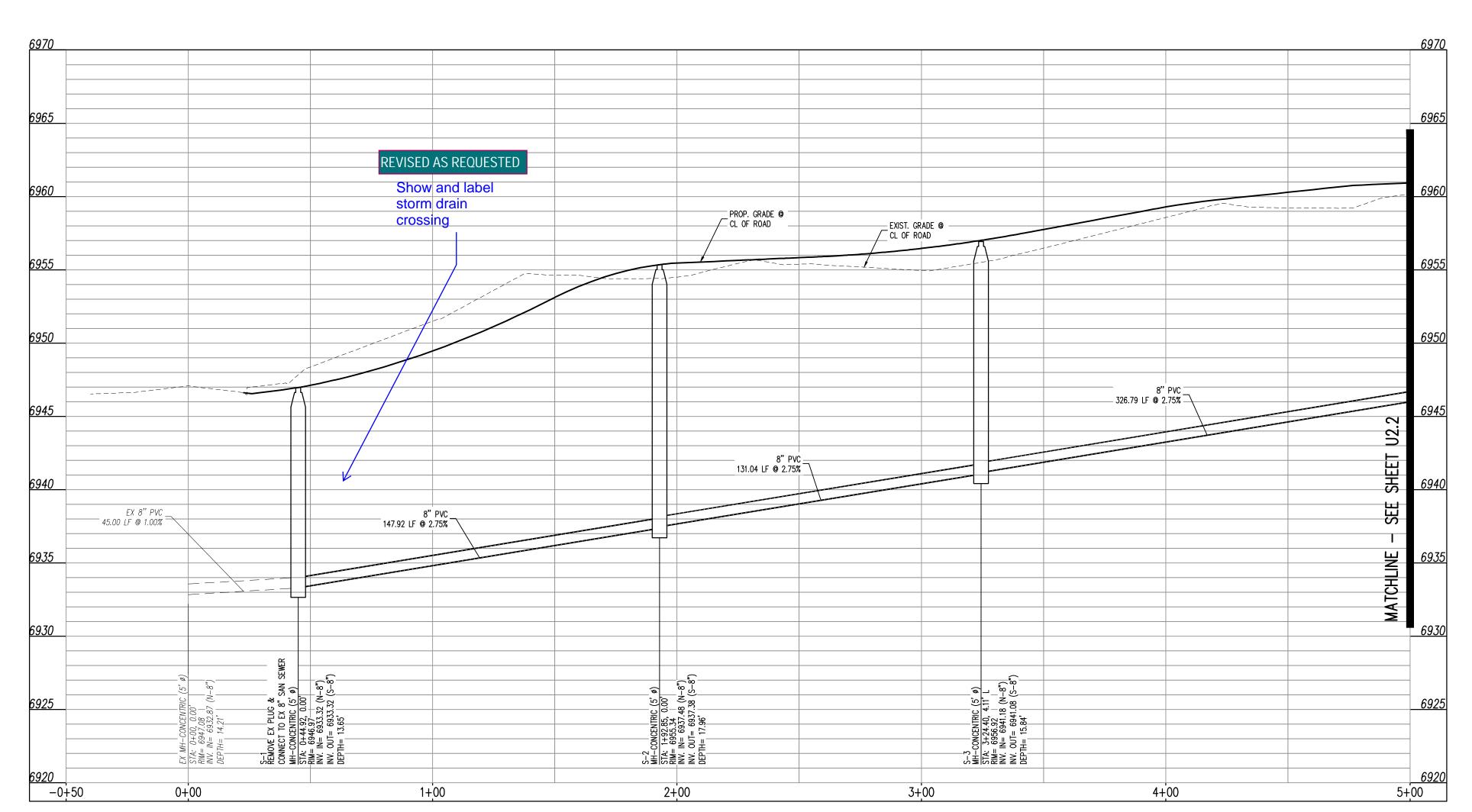
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WATER PLAN

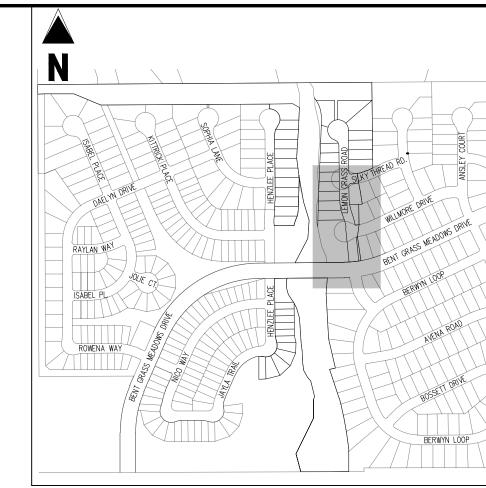
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Sheet 5 of 12







LEMON GRASS ROAD (STREET L) STA: -0+50 - 5+00 SCALE: H: 1"=30' V: 1"=5'



### <u>KEY MAP</u> SCALE: 1"=500'

**LEGEND**  EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT ----- EXISTING 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 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 PROPOSED LOT # EXISTING 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

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.

### BASIS OF BEARINGS

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### BENCHMARK

CONSTRUCTION.

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UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

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Know what's below. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT Call before you dig. IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING



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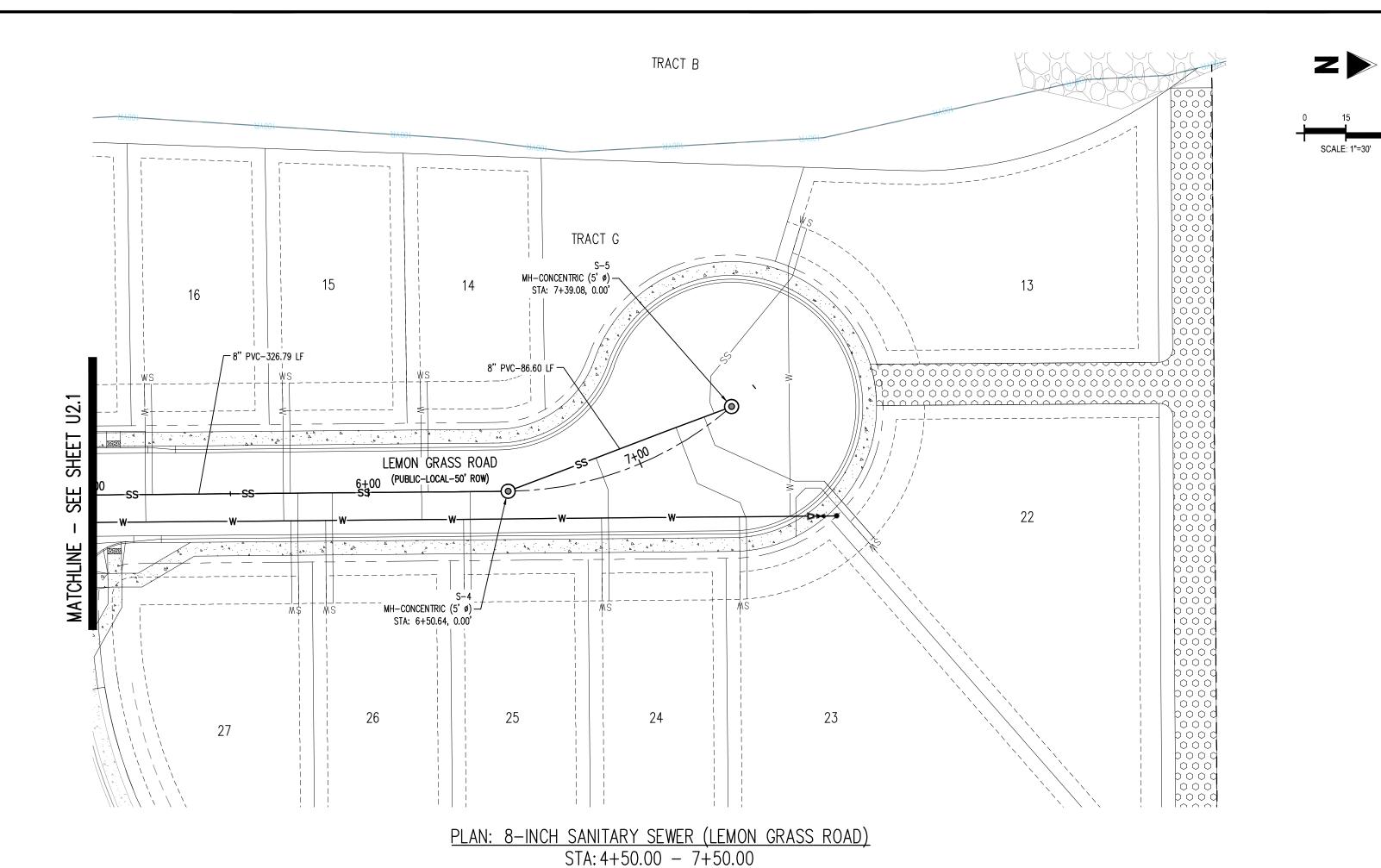
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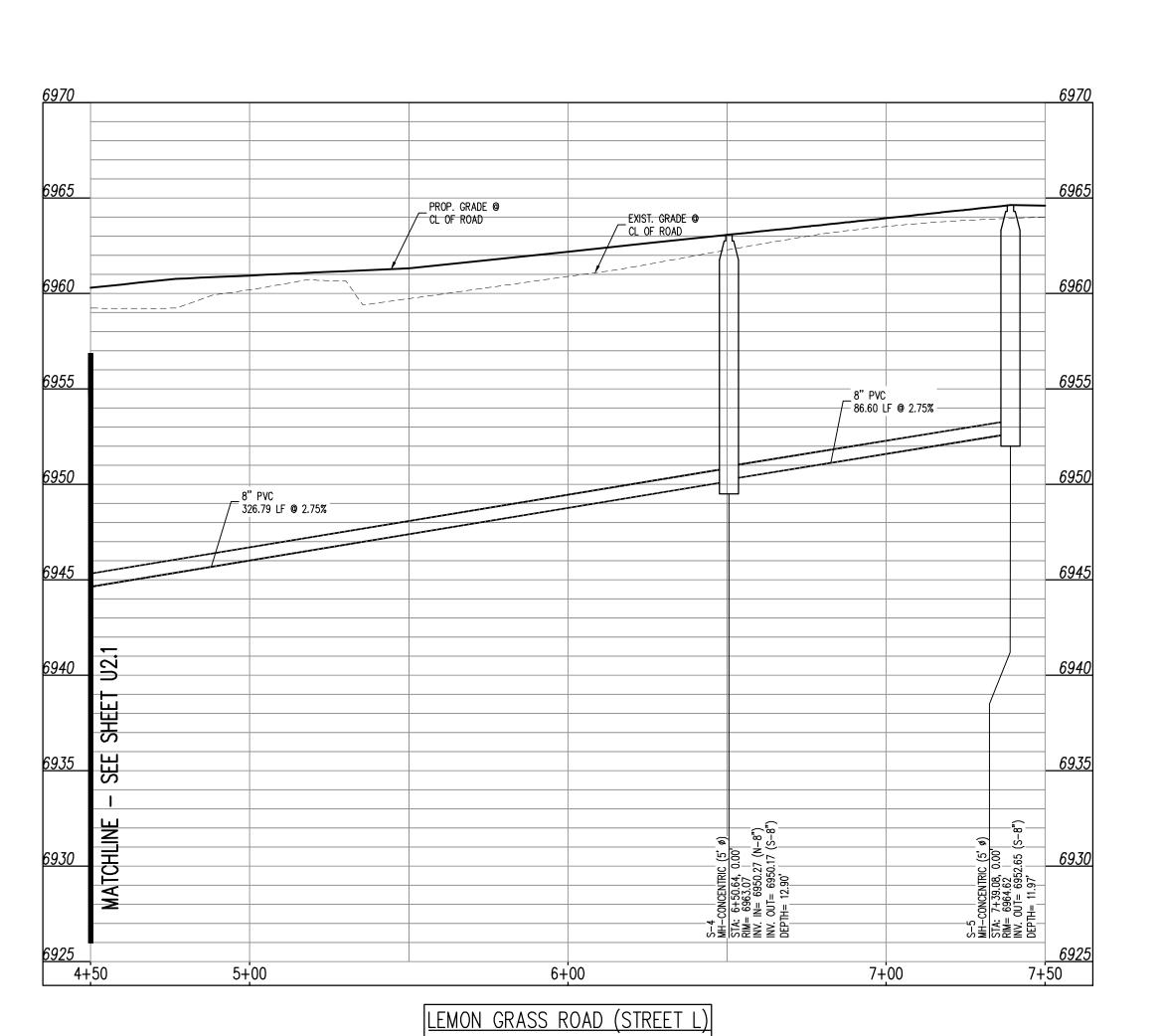
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CLH000021 Project No: CMWJ Drawn By: Checked By: RGD 07/01/2022

WASTEWATER PLAN & PROFILE

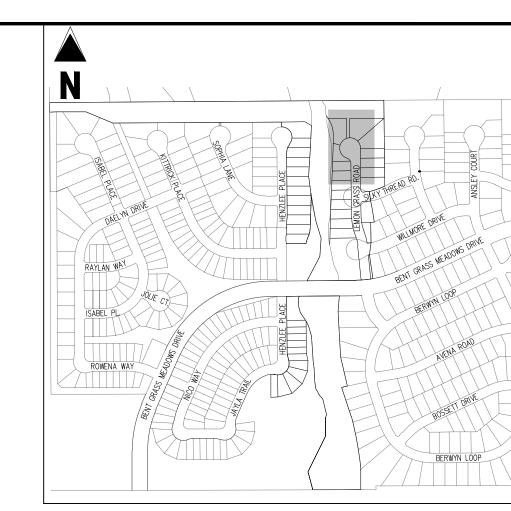
Sheet 6 of 12





STA: 4+50 - 7+50

SCALE: H: 1"=30' V: 1"=5'



# KEY MAP SCALE: 1"=500'

LEGEND EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT EXISTING 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

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EXISTING SWALE WITH FLOW DIRECTION

PROPOSED SWALE WITH FLOW DIRECTION

100-YEAR FEMA FLOODPLAIN

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED RIP RAP

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 LOT #

EXISTING LOT #

PROPOSED ADA RAMP

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

PROPOSED REDUCER

PROPOSED WATER BEND/TEE

PROPOSED SANITARY MANHOLE

PROPOSED FES

PROPOSED FES

PROPOSED STORM MANHOLE

PROPOSED CDOT TYPE R STORM INLET

### NOTE

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CONSTRUCTION.

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.
FOR
CHALLENGER COMMUNTIES, LLC
BENT GRASS MEADOWS DRIVE & MERDIAN ROAD
FALCON CO 2023 - EL DASO COLINTY

# Date Issue / Description Init.

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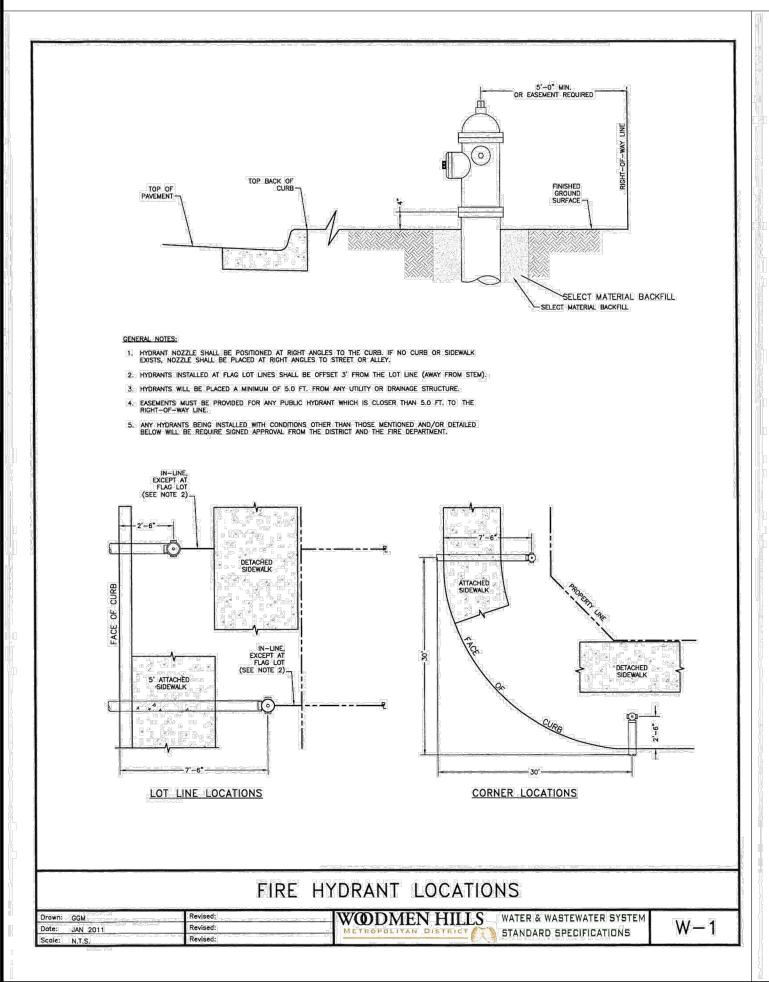
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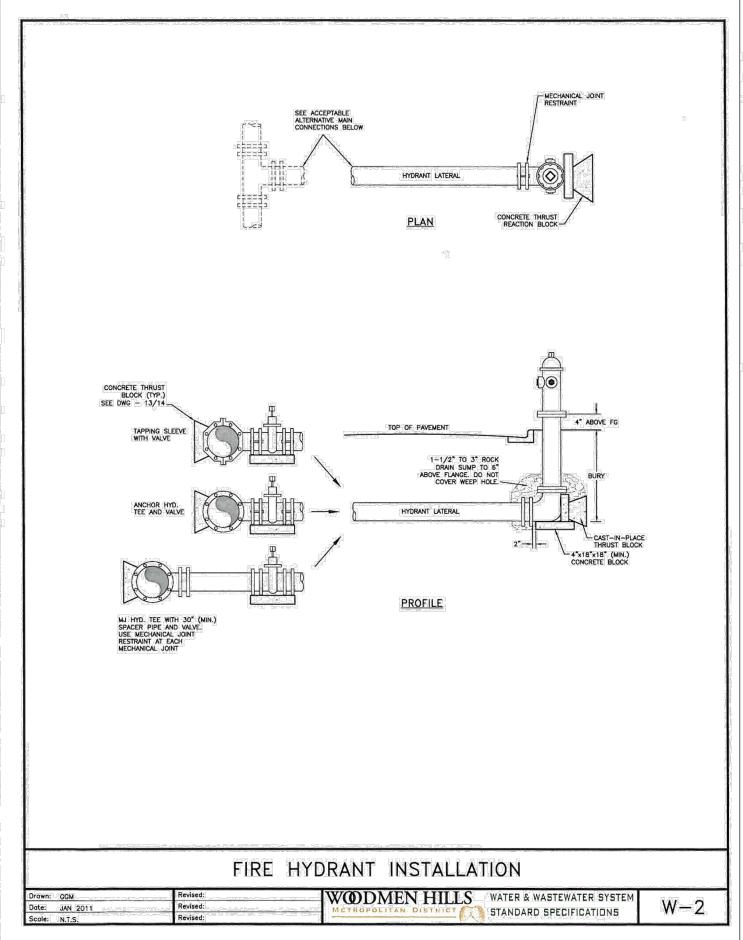
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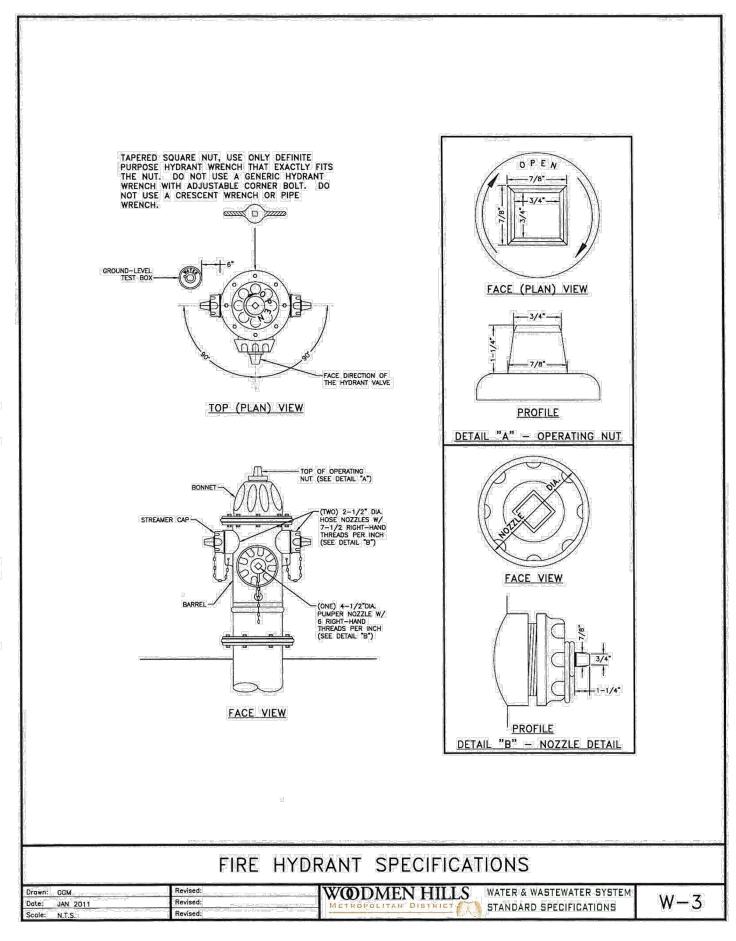
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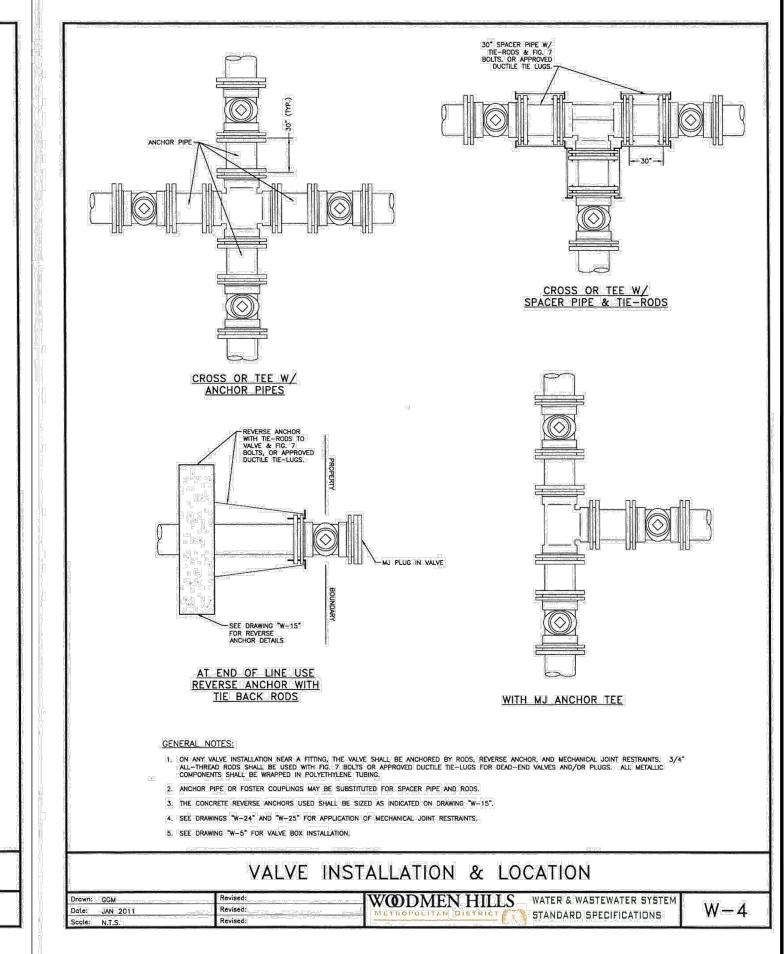
WASTEWATER PLAN & PROFILE

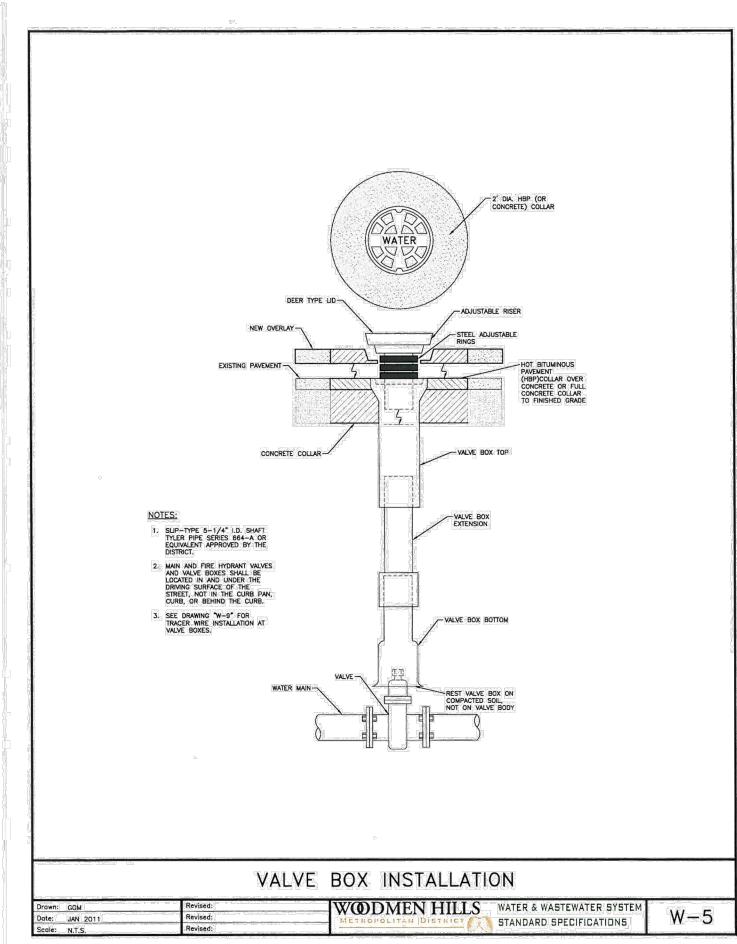
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Sheet 7 of 12

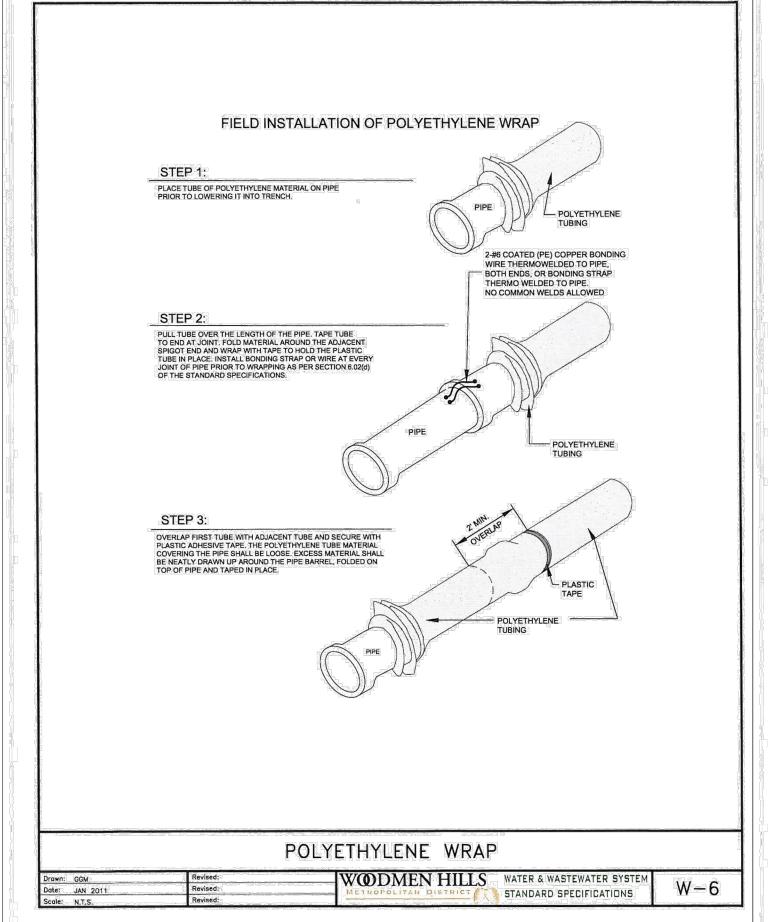


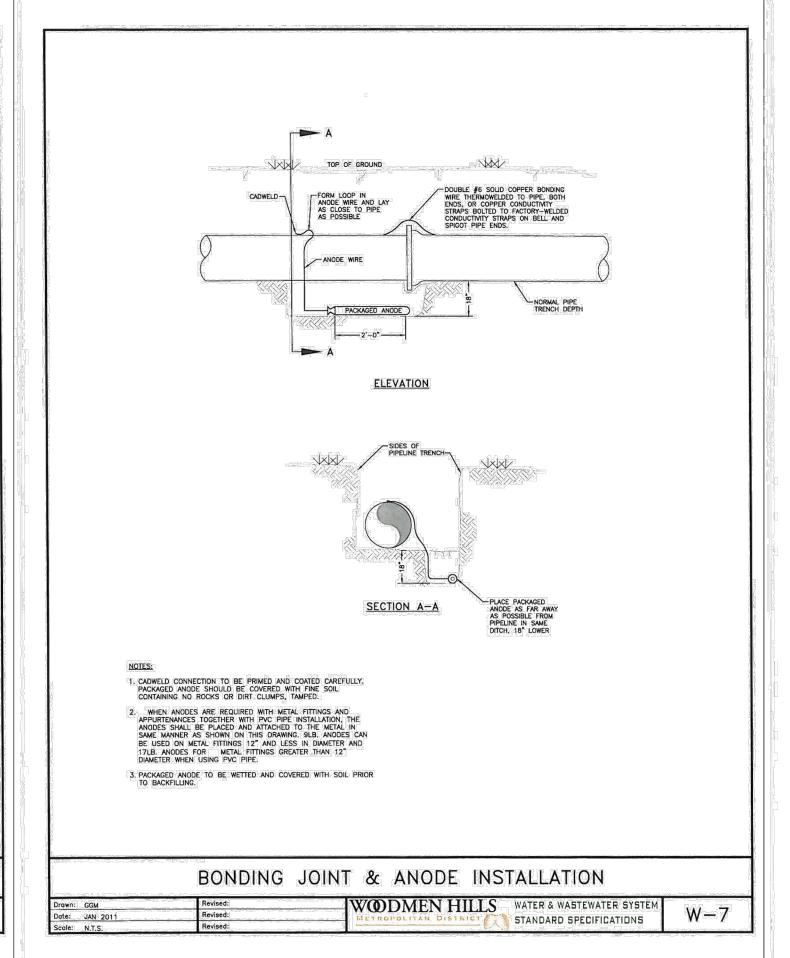


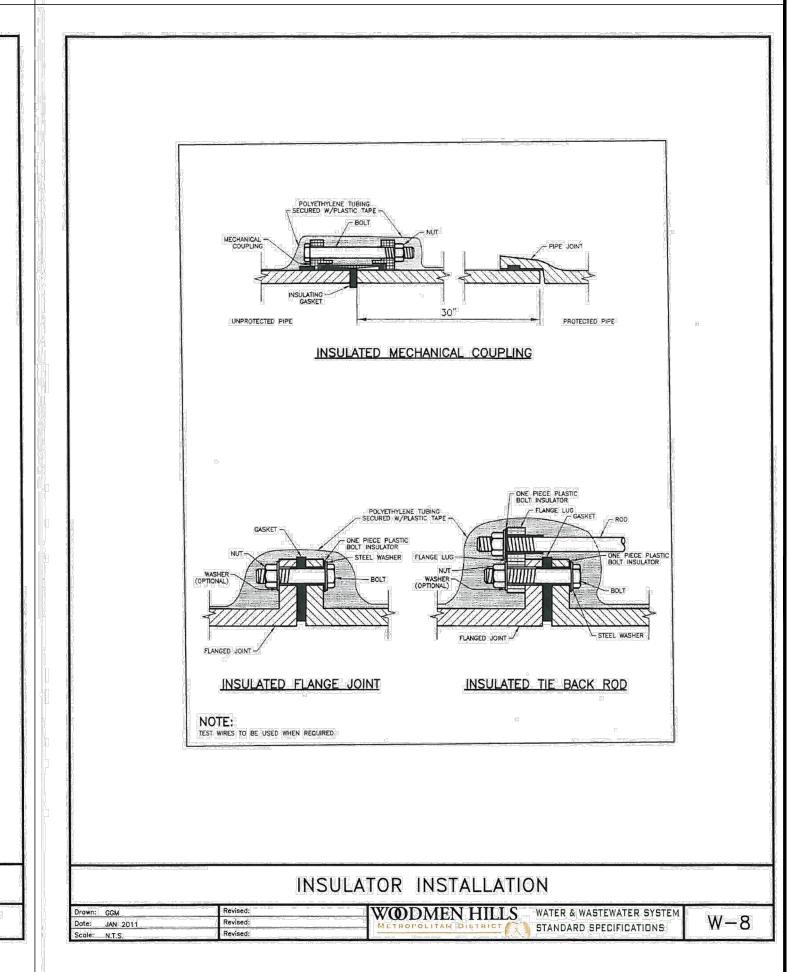














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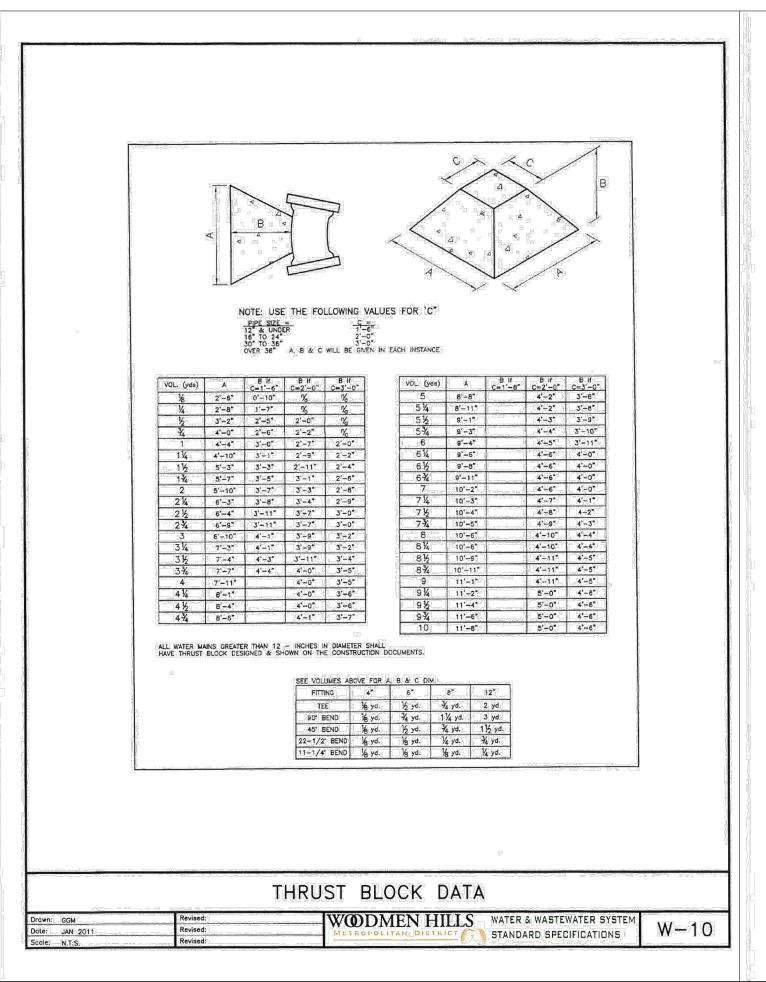
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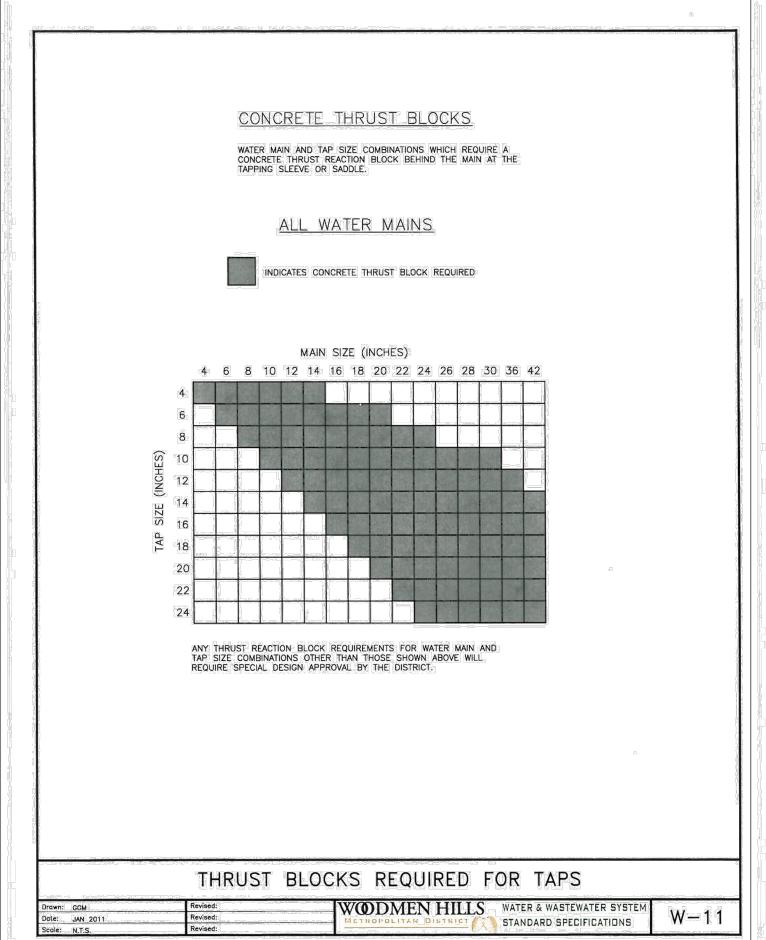
Date Issue / Description

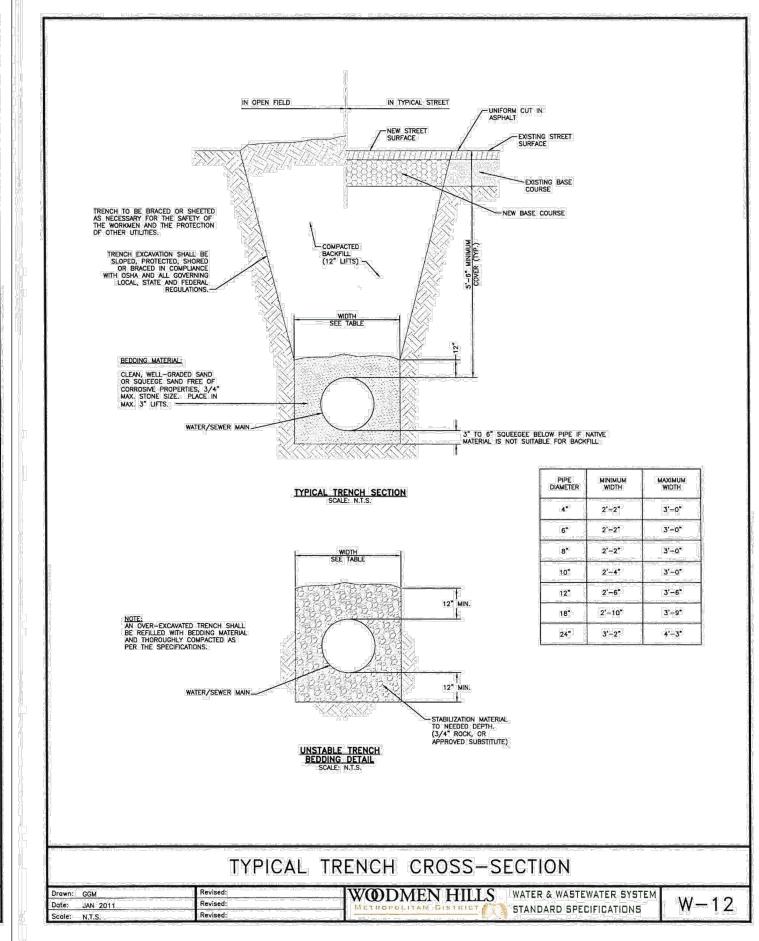
CLH000021 Project No: CMWJ Checked By: RGD 07/01/2022

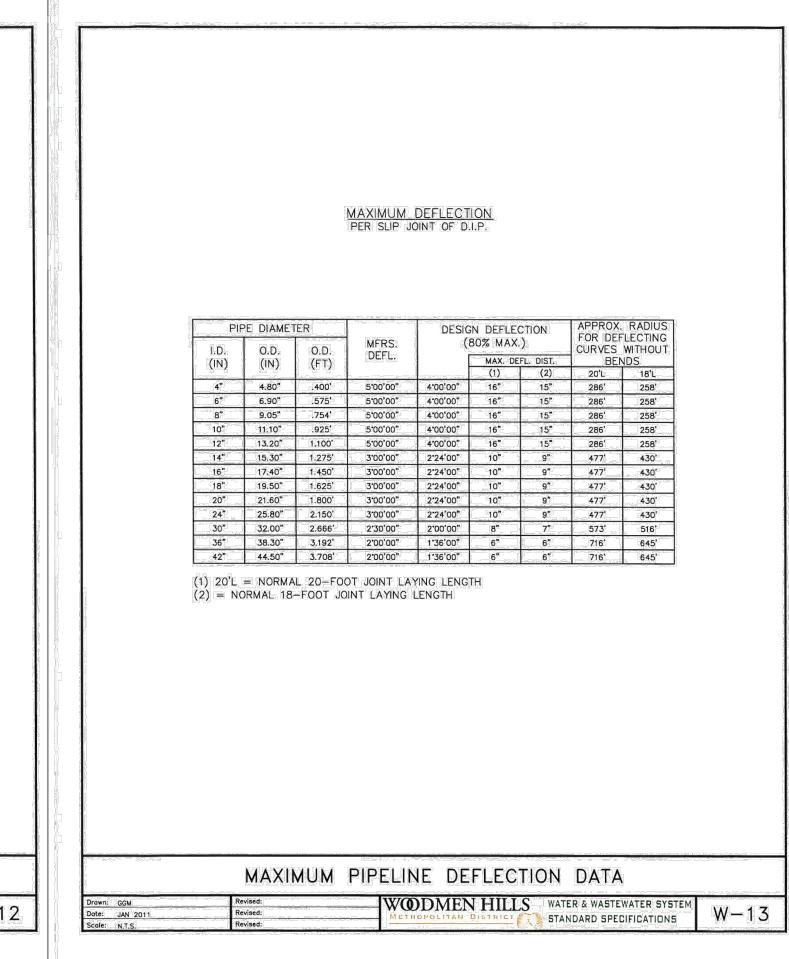
WATER DETAILS SHEET 1

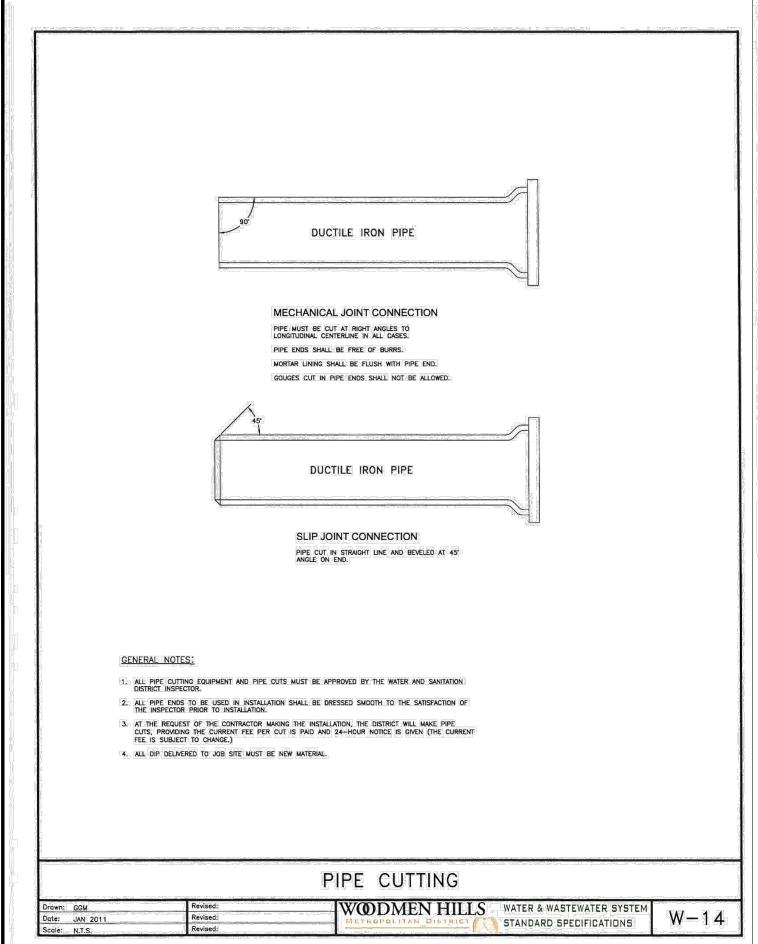
Sheet 8 of 12

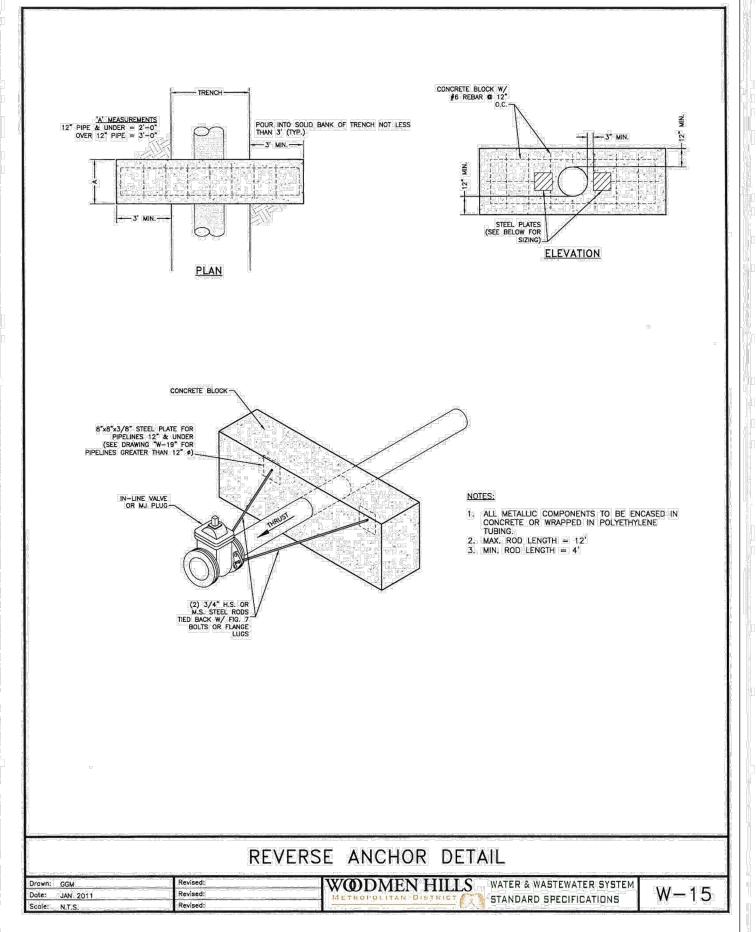


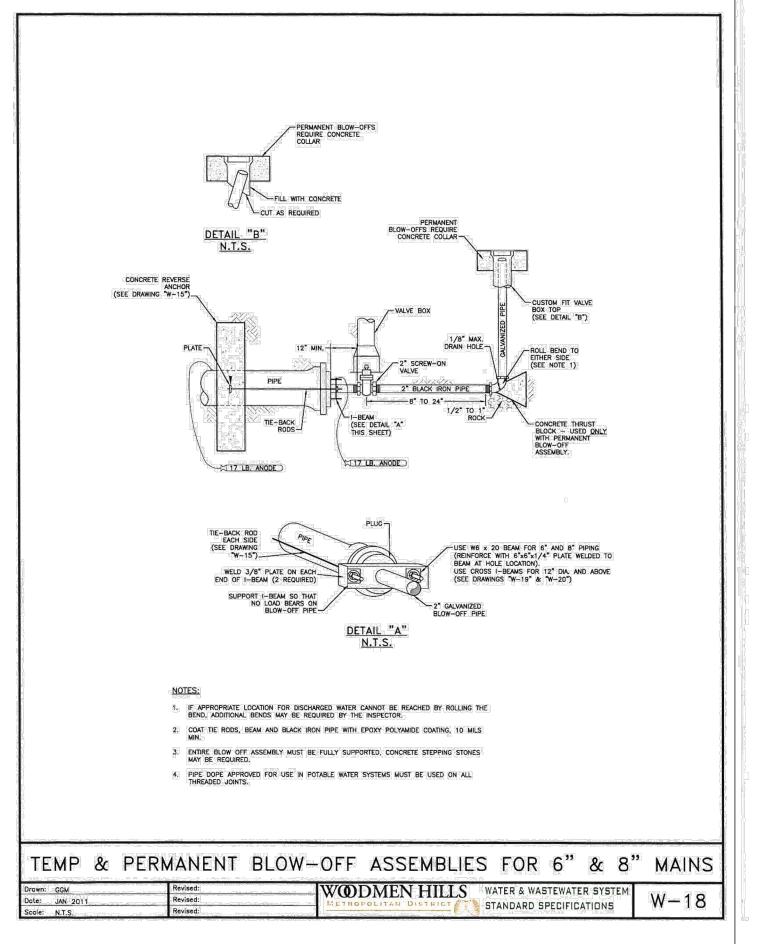


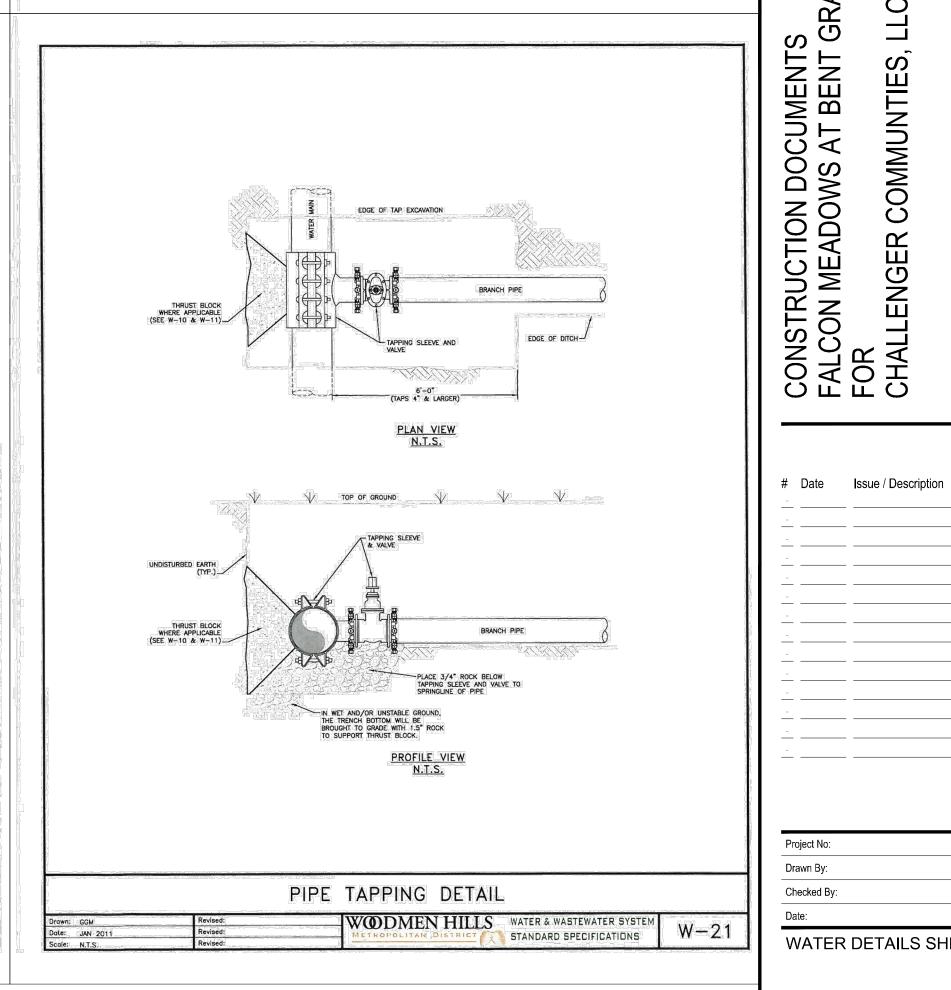














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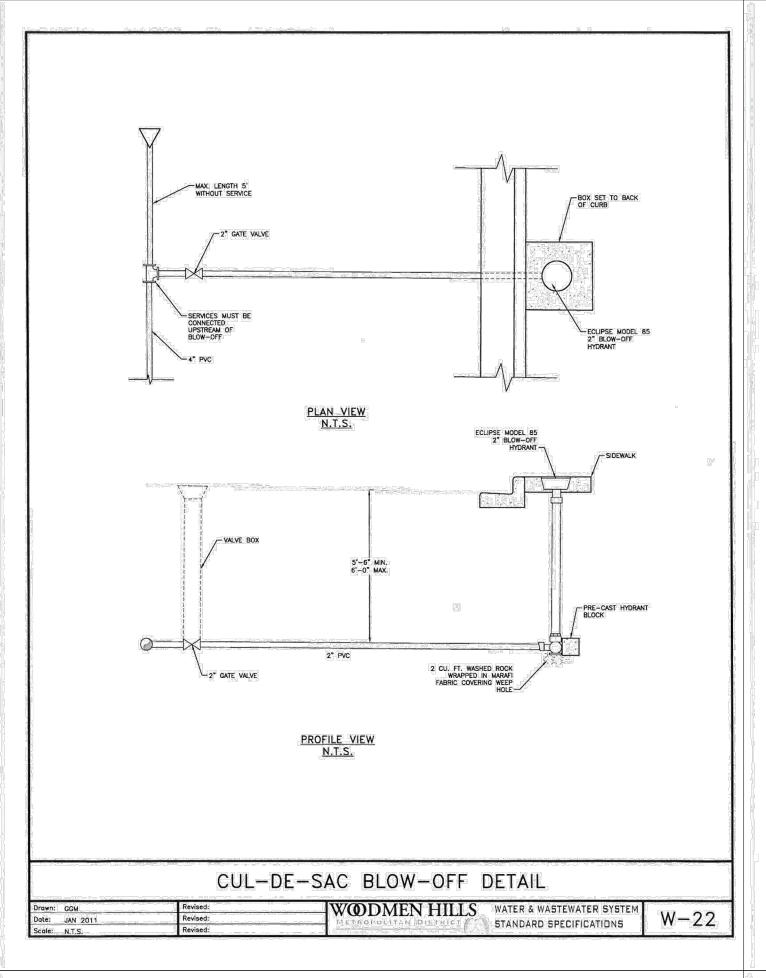
CHALLENGER HOMES

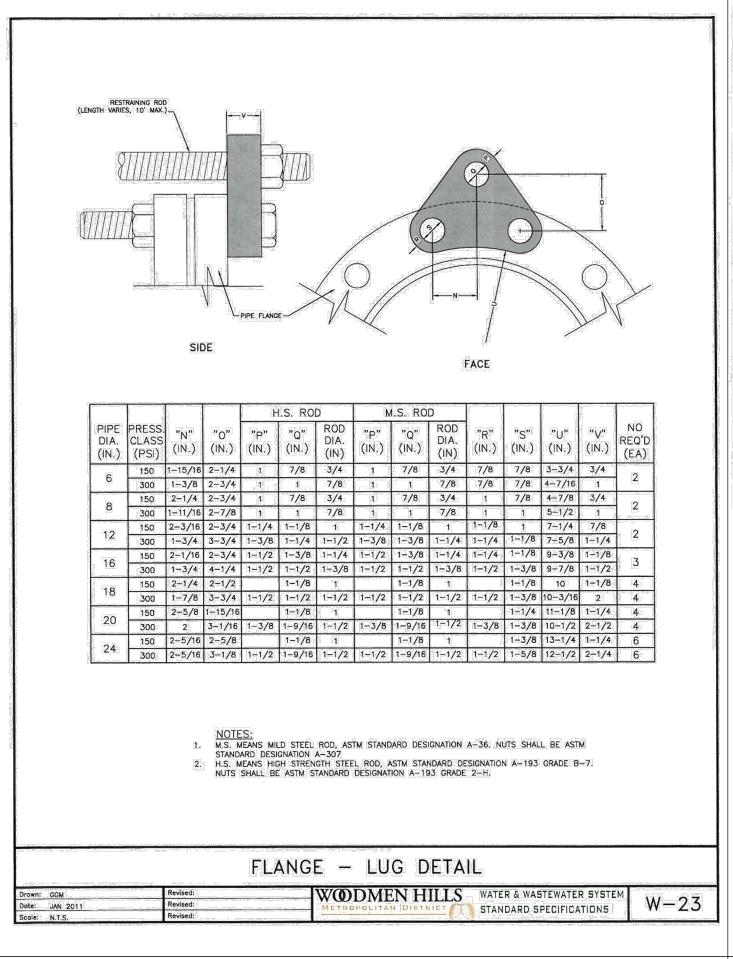
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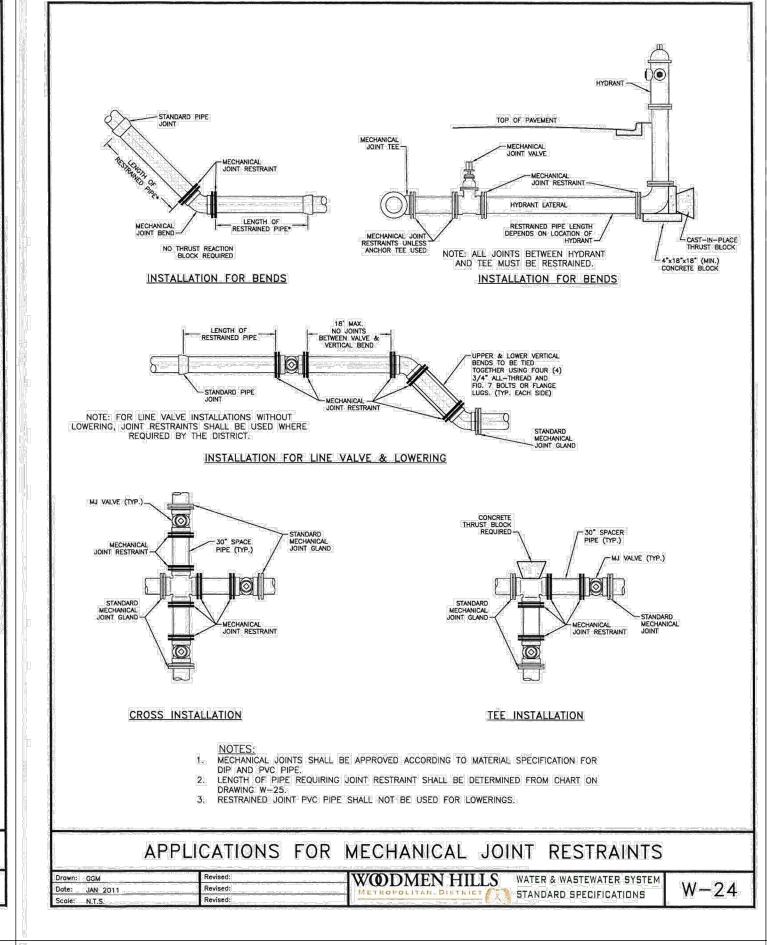
CLH000021

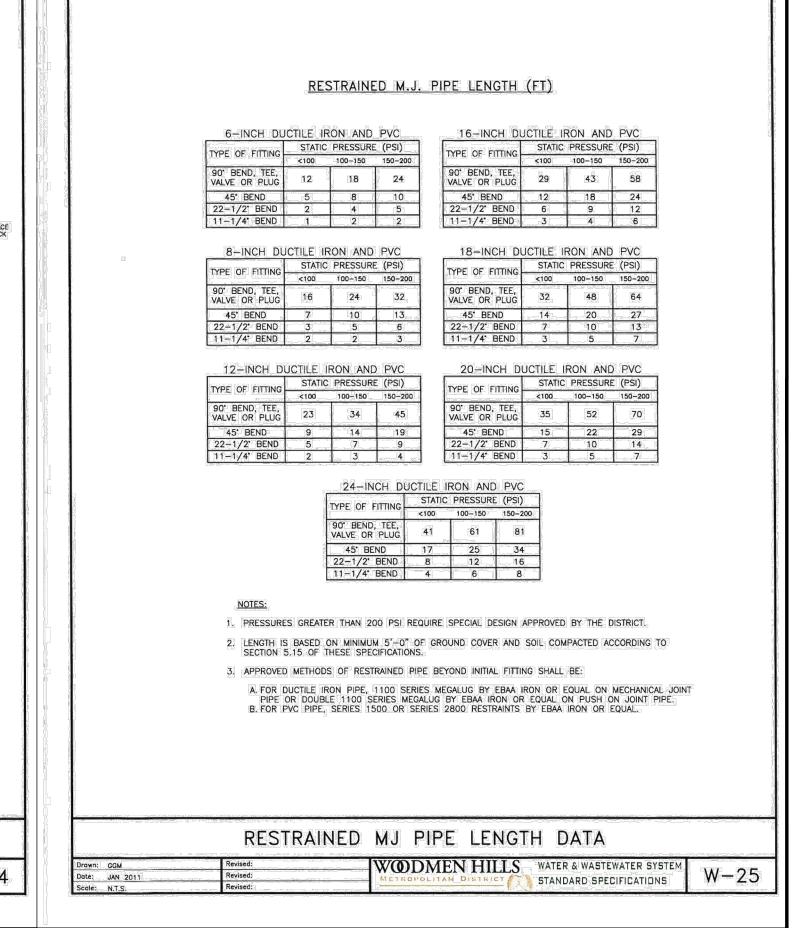
RGD 07/01/2022 WATER DETAILS SHEET 2

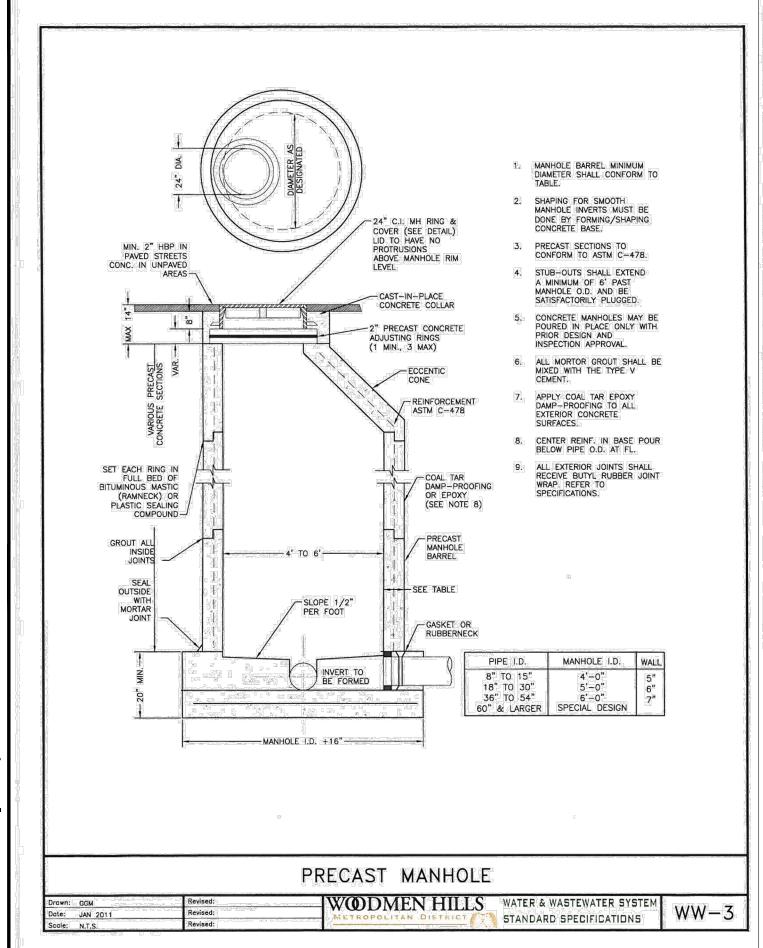
Sheet 9 of 12

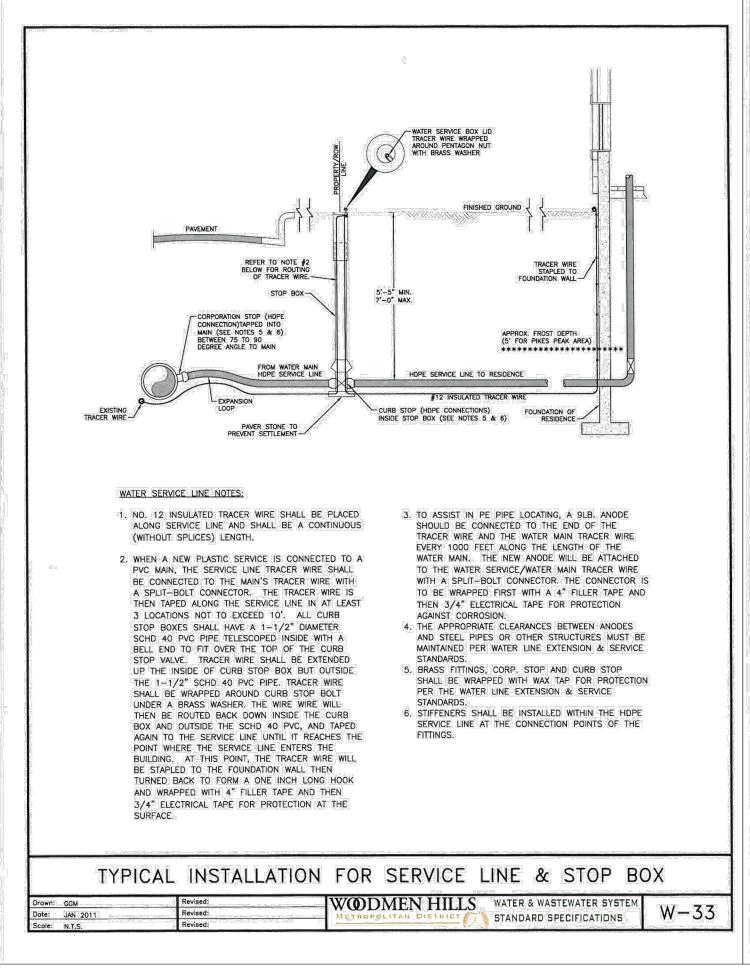


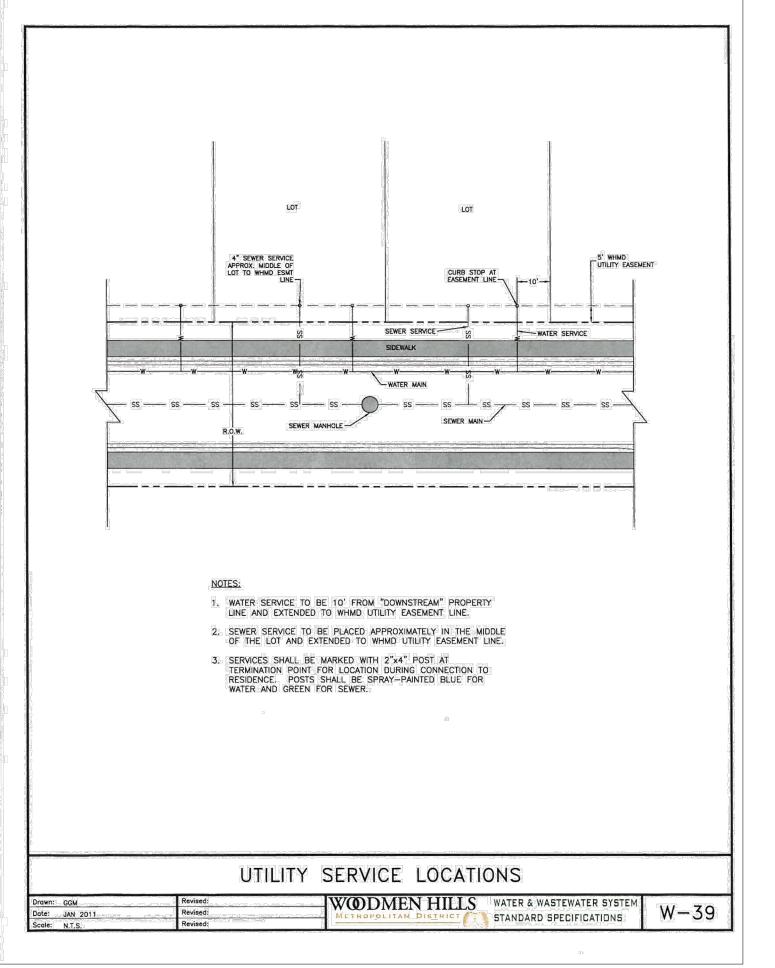














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 Project No:
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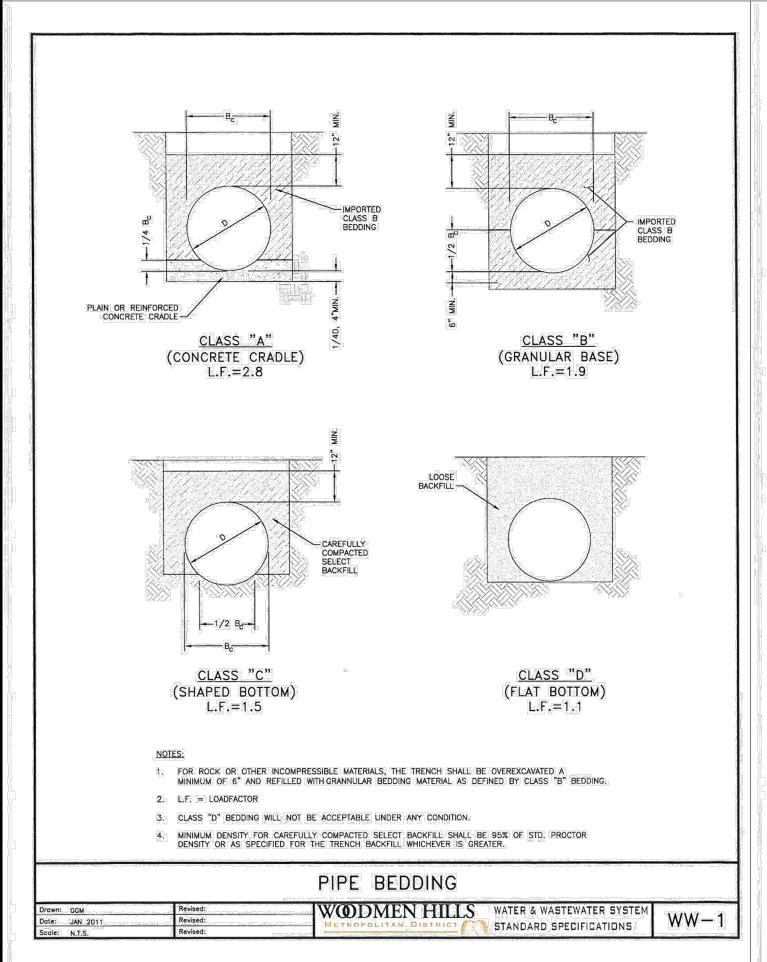
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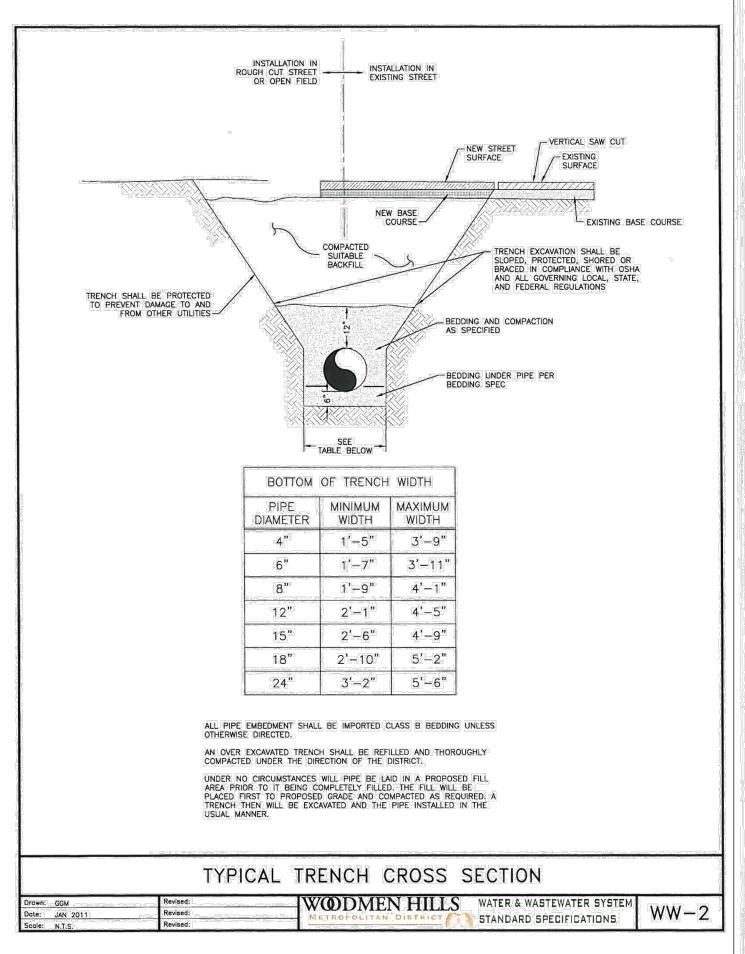
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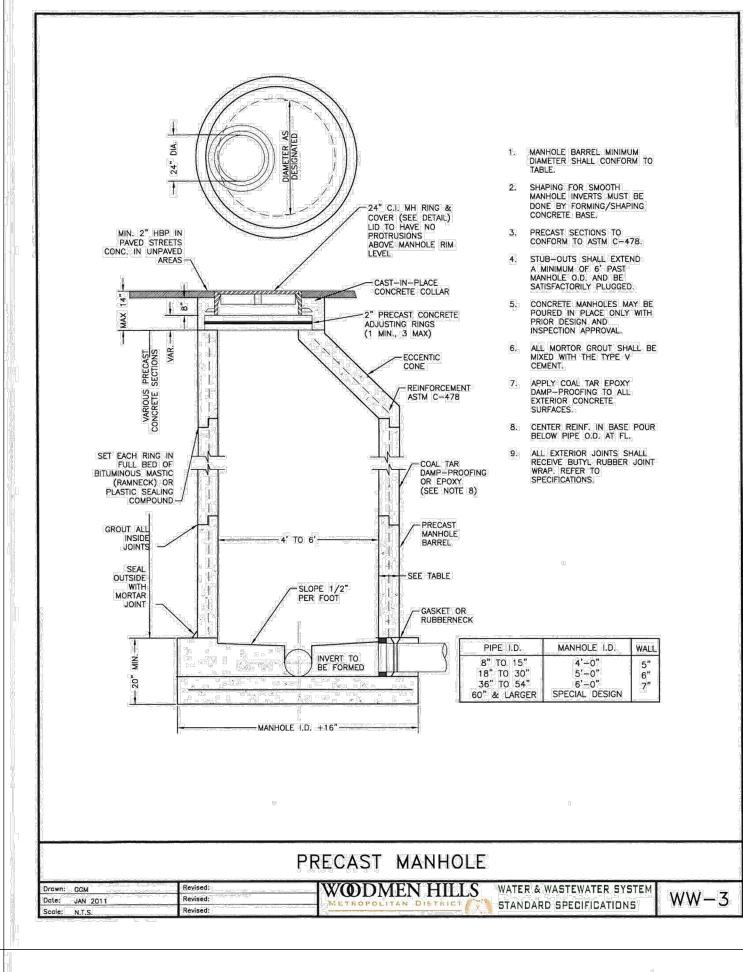
 Date:
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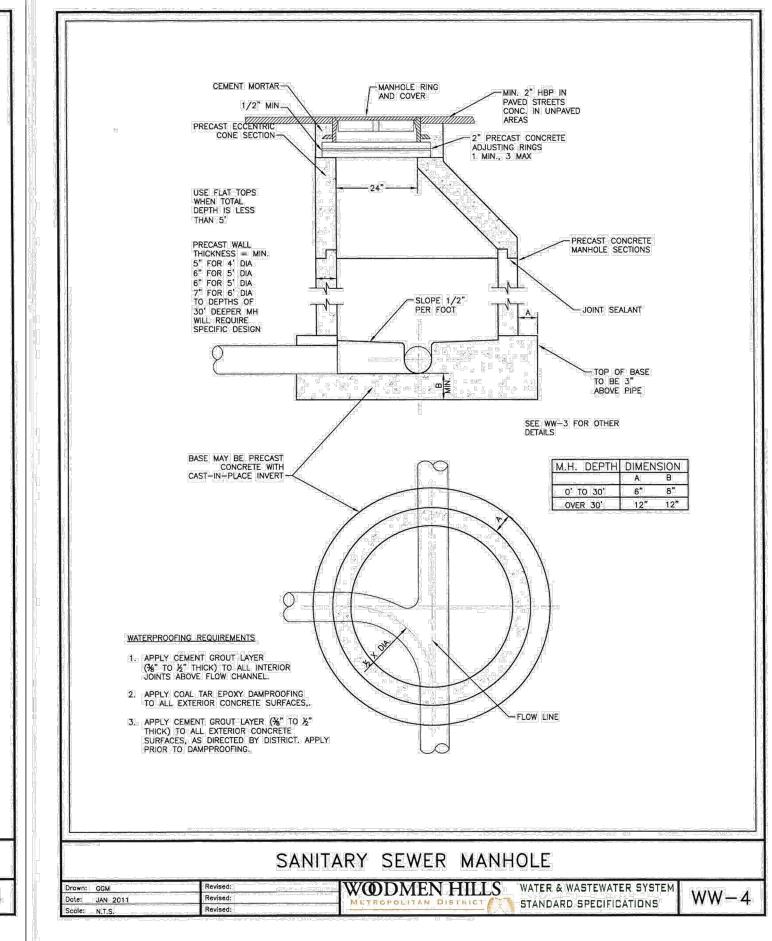
WATER DETAILS SHEET 3

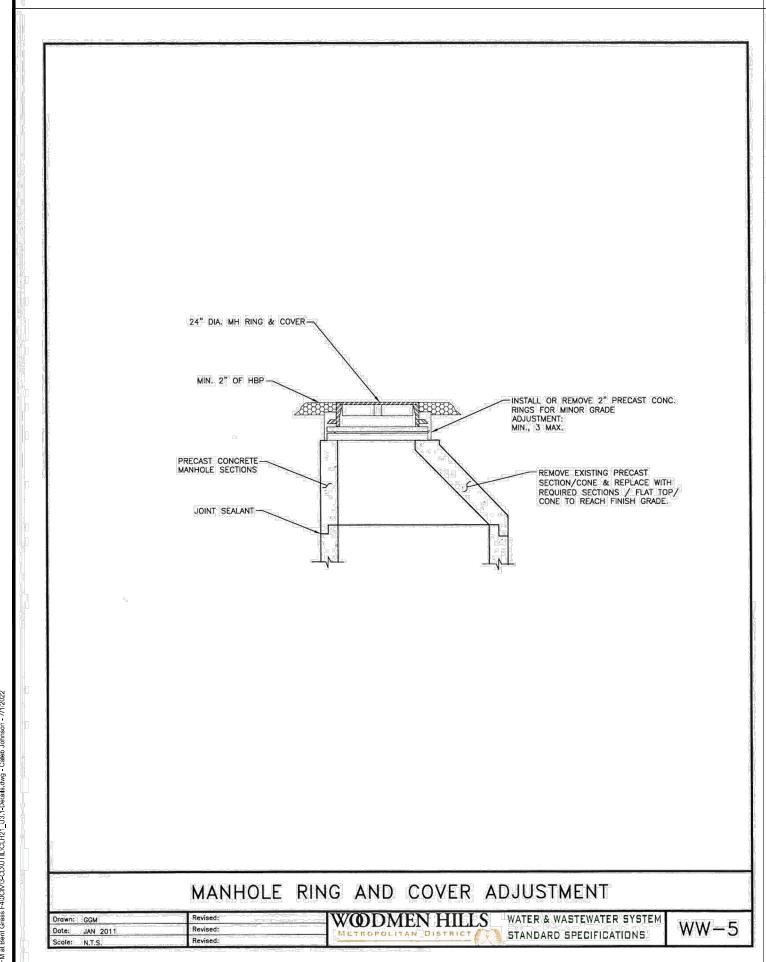
U3.3
Sheet 10 of 12

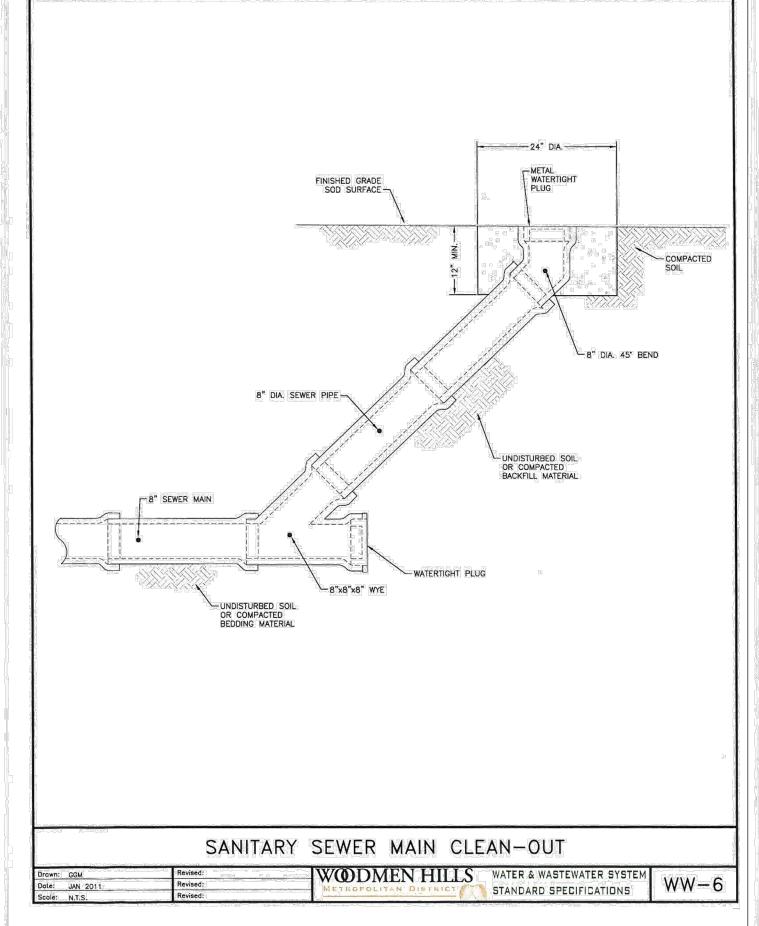


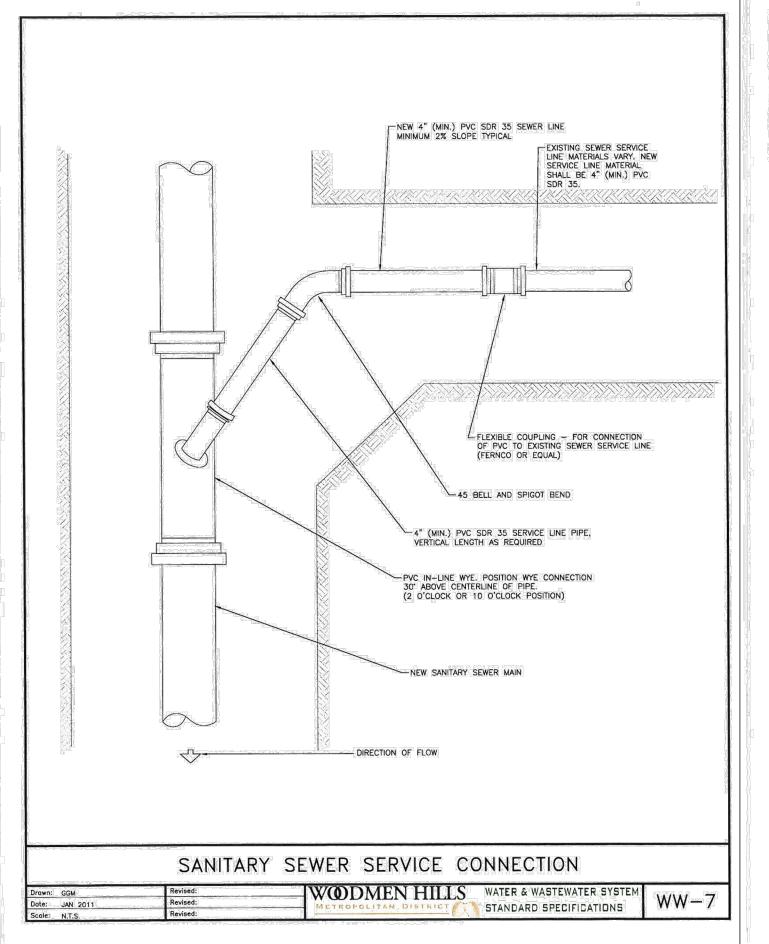


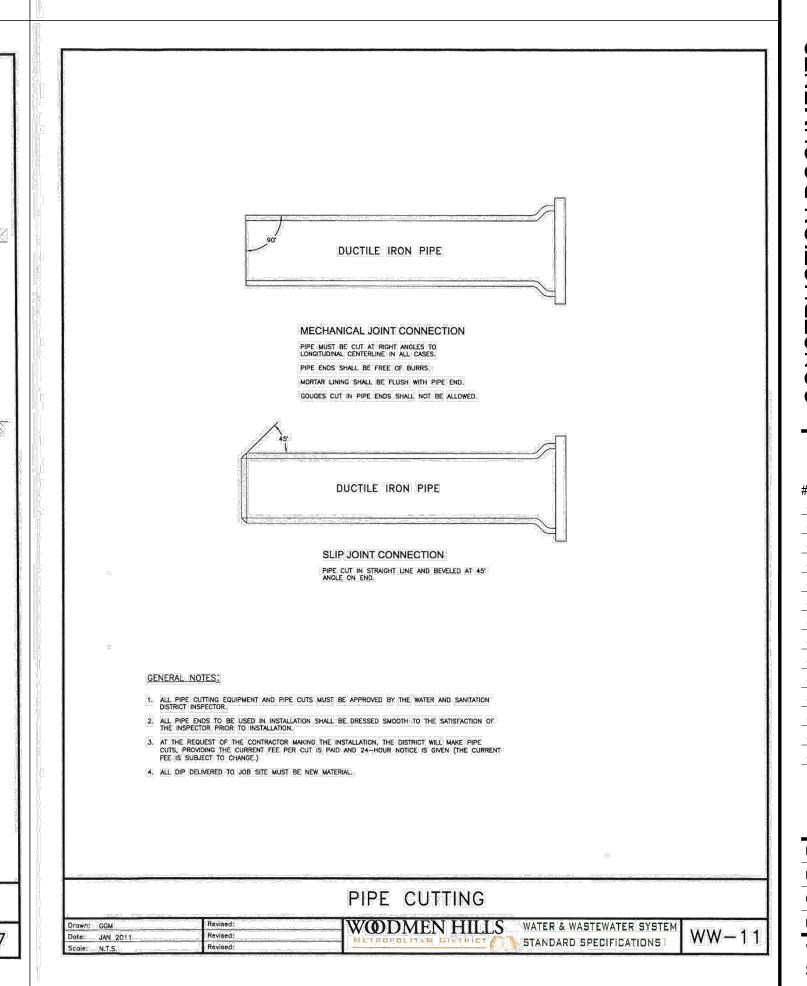














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CHALLENGER HOMES—

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

# Date Issue / Description In

 Project No:
 CLH000021

 Drawn By:
 CMWJ

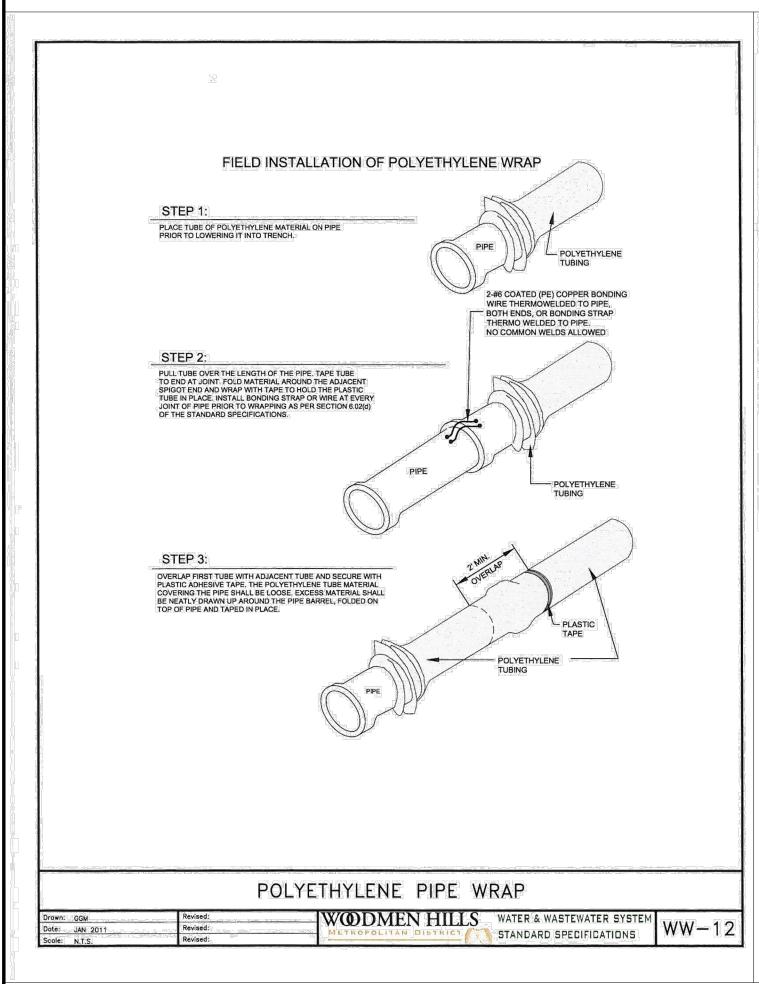
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 RGD

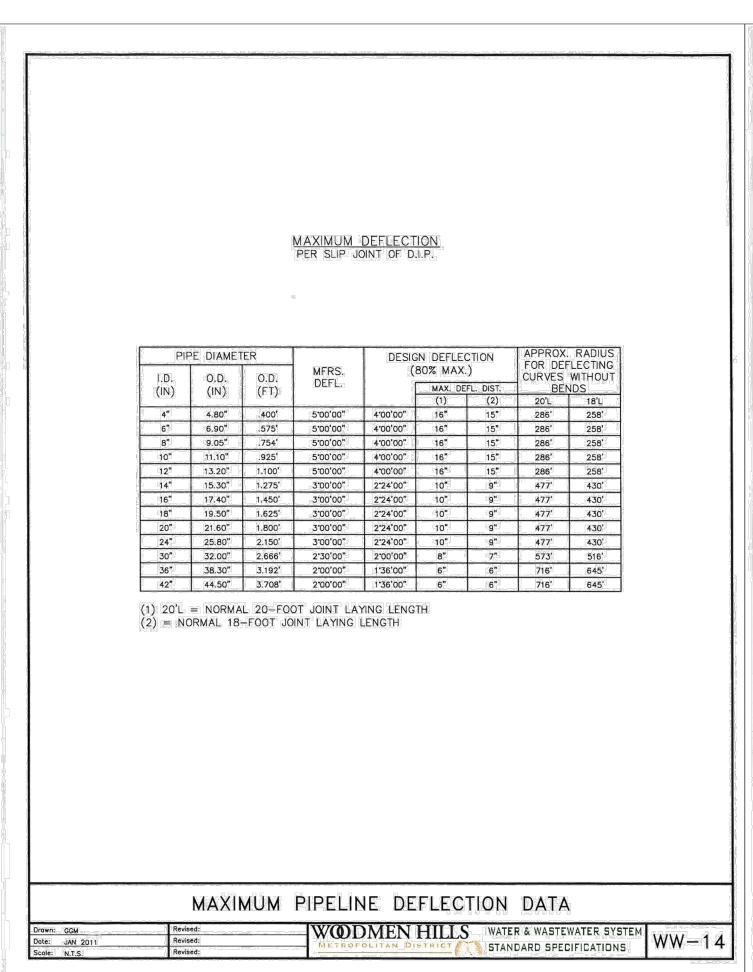
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 07/01/2022

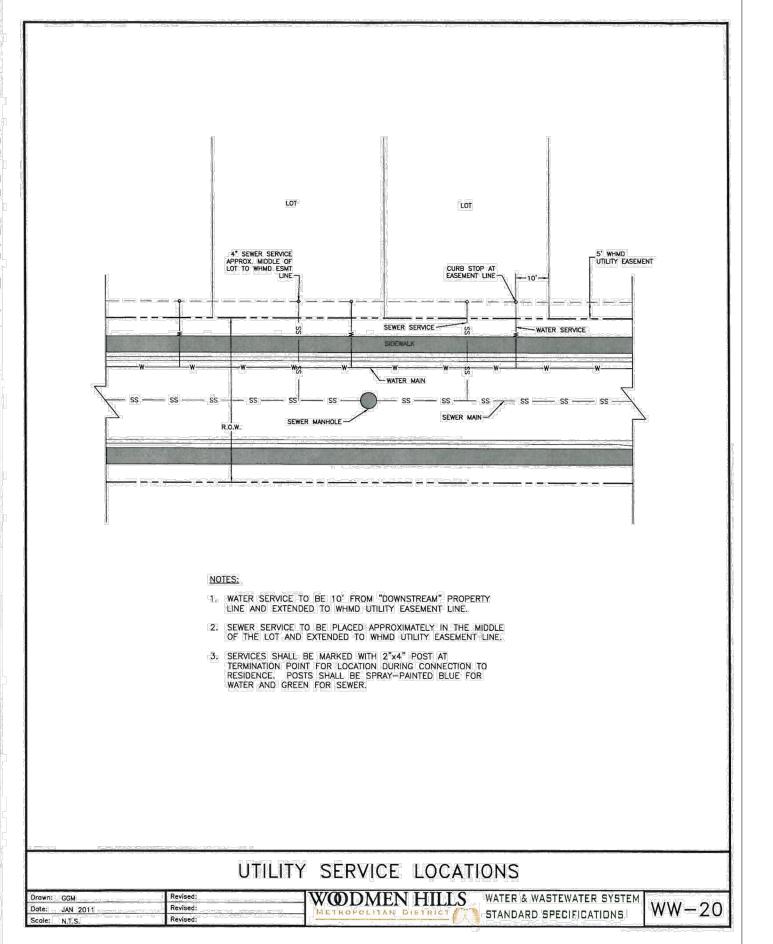
WASTEWATER DETAILS SHEET 1

U3.4

Sheet 11 of 12









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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.
FOR
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 Project No:
 CLH000021

 Drawn By:
 CMWJ

 Checked By:
 RGD

 Date:
 07/01/2022

WASTEWATER DETAILS SHEET 2

U3.5

Sheet 12 of 12

# Construction Drawings (PlansProfiles)\_v1.pdf Markup Summary 8-29-2022

dsdrice (32) Subject: Callout Delete "Interim" Page Label: [1] 1 COVER SHEET IS ACCORDANCE WITH CONTROLOGY, LLL, THESE CONTROLOGY SECURISHES WILL AS MADE FOR CONSISTENCES OF A POSSE OF YEARS AND BUT SHATE OF THE CL. FINDS CHAPTY CONSIST. If CONTROLOGY HE WAS NOT SHATE WITHOUT SHATE WITH HOME TO THE EXTENSION OF POSSES OF THE APPLIES HE WAS NOT THE EXTENSION OF POSSES OF THE POSSES OF Author: dsdrice Date: 8/19/2022 1:25:10 PM Status: Color: Layer: Space: DSP-20-005 (FALCON MEADOWS AT E-22-XXX (FALCON MEADOWS AT BENT Subject: Callout 023 Page Label: [1] 1 COVER SHEET Author: dsdrice 023 Date: 8/19/2022 1:25:39 PM Status: Color: Layer: Space: Subject: 11 Page Label: [1] 1 COVER SHEET of 11 Author: dsdrice Date: 8/19/2022 1:29:20 PM Status: Color: Layer: Space: Subject: Text Box (24 sheets total with utility plans) Page Label: [1] 1 COVER SHEET Author: dsdrice PCD FILING NO.
PIDSP-20-005 (FALCON MERIODIS AT BENT DRASS PRELIMINARY FLAN)
87-22-005 (FALCON BEADONS AT BENT DRASS FIREM NO. 4) Date: 8/19/2022 1:29:42 PM Status: Color: Layer: Space: Subject: Text Box Cursory comments Page Label: [1] 1 COVER SHEET Cursory comments Author: dsdrice Date: 8/19/2022 2:52:12 PM Status: Color: Layer: Space: Subject: PCD Comment Legend Page Label: [1] 1 COVER SHEET Author: dsdrice Date: 8/19/2022 2:52:19 PM Status: Color: Layer: Space:



Subject: EPC ENG Review Page Label: [1] 1 COVER SHEET

Author: dsdrice

Date: 8/19/2022 2:52:28 PM

Status: Color: Layer: Space:

LEMON GRASS RD

Subject:

Page Label: [2] 2 NOTES AND TYPICAL SECTION

Author: dsdrice

Date: 8/19/2022 2:40:10 PM

Status: Color: Layer: Space:

Subject: Callout

Page Label: [2] 2 NOTES AND TYPICAL SECTION

Author: dsdrice

Date: 8/19/2022 2:40:52 PM

Status: Color: Layer: Space:

Add the applicable street names



Subject: Callout

Page Label: [4] 4 OVERALL SHEET

Author: dsdrice

Date: 8/19/2022 2:08:26 PM

Status: Color: Layer: Space:

Adjust/add tracts per other comments



Subject: Callout

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN There appears to be a 3% grade break here -

Author: dsdrice

Date: 8/19/2022 1:47:16 PM

Status: Color: Layer: Space:



Subject: Callout

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN

Author: dsdrice

Date: 8/19/2022 2:01:44 PM

Status: Color: Layer: Space:

Reduce grade break to <1% and space away from the vertical curve or remove and adjust the vertical

curve

revise tangent to VC



Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN Provide vertical curves or reduce the grade break

Author: dsdrice

Date: 8/19/2022 2:03:16 PM

Status: Color: Layer: Space:

Subject: Callout

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN Does not meet minimum K values

Author: dsdrice

Date: 8/19/2022 2:05:14 PM

Status: Color: Layer: Space:

Subject: Callout

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN Provide sight visibility triangles

Author: dsdrice

Date: 8/19/2022 2:46:29 PM

Status: Color: Layer: Space:

Subject: Arrow

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN

Author: dsdrice

Date: 8/19/2022 2:44:57 PM

Status: Color: Layer: Space:



Subject: Arrow

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN

Author: dsdrice

Date: 8/19/2022 2:45:34 PM

Status: Color: Layer: Space:

Subject: Arrow

Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN

Author: dsdrice

Date: 8/19/2022 2:46:05 PM

Status: Color: Layer: Space:

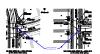


Page Label: [5] 5 LEMON GRASS RD IMPROVEMENT PLAN Label as centerline-centerline intersections

Author: dsdrice

Date: 8/19/2022 2:48:41 PM

Status: Color: Layer: Space:



Subject: Callout

Page Label: [7] 7 ROAD IMPROVEMENT PLANS

Author: dsdrice

Date: 8/19/2022 2:14:36 PM

Status: Color: Layer: Space:

Call out crosspans and per SD\_2-26



Subject: Callout

Page Label: [7] 7 ROAD IMPROVEMENT PLANS

Author: dsdrice

Date: 8/19/2022 2:13:19 PM

Status: Color: Layer: Space:

Show and label the existing 3% grade; revise

design as appropriate



Subject: Callout

Page Label: [7] 7 ROAD IMPROVEMENT PLANS

Author: dsdrice

Date: 8/19/2022 2:13:09 PM

Status: Color: Layer: Space:

Show and label the existing 3% grade; revise

design as appropriate



Subject: Callout

Page Label: [8] 8 STORM DRAIN PLAN & PROFILE

Author: dsdrice

Date: 8/19/2022 1:38:30 PM

Status: Color: Layer: Space:

Show and label HGL and Q5 and Q100



Subject: Callout

Page Label: [8] 8 STORM DRAIN PLAN & PROFILE

Author: dsdrice

Date: 8/19/2022 1:39:14 PM

Status: Color: Layer: Space:

Show forebay



Page Label: [9] 9 SIGNAGE PLAN

Author: dsdrice

Date: 8/19/2022 1:37:29 PM

Status: Color: Layer: Space:

Stop sign?

Subject:

Page Label: [10] 10 INTERSECTION DETAIL

Author: dsdrice

Date: 8/19/2022 1:34:12 PM

Status: Color: Layer: Space:

55...

Subject:

Page Label: [10] 10 INTERSECTION DETAIL

Author: dsdrice

Date: 8/19/2022 1:34:14 PM

Status: Color: Layer: Space:

.....

Adjust design per ECM 6.3.1.G

Label existing ramp (if so)

Adiant design per ECM 6.3.1.0

Subject: Callout

Page Label: [10] 10 INTERSECTION DETAIL

Author: dsdrice

Date: 8/19/2022 1:36:08 PM

Status: Color: Layer: Space:

Label existing ramp (if so)

of 11

Subject: Callout

Page Label: [11] 11 INTERSECTION DETAIL

Author: dsdrice

Date: 8/19/2022 1:31:45 PM

Status:
Color: Layer:
Space:

.....

Subject:

Page Label: [12] 12 INTERSECTION DETAIL

Author: dsdrice

Date: 8/19/2022 1:29:00 PM

Status: Color: Layer: Space: 11

Page Label: [12] 12 INTERSECTION DETAIL Author: dsdrice

Date: 8/19/2022 1:30:21 PM

Status: Color: Layer: Space:

Include signed sheet

Subject: Callout

Page Label: [12] 12 INTERSECTION DETAIL Author: dsdrice

Date: 8/19/2022 1:27:57 PM

Status: Color: Layer: Space:

Show and label storm drain crossing