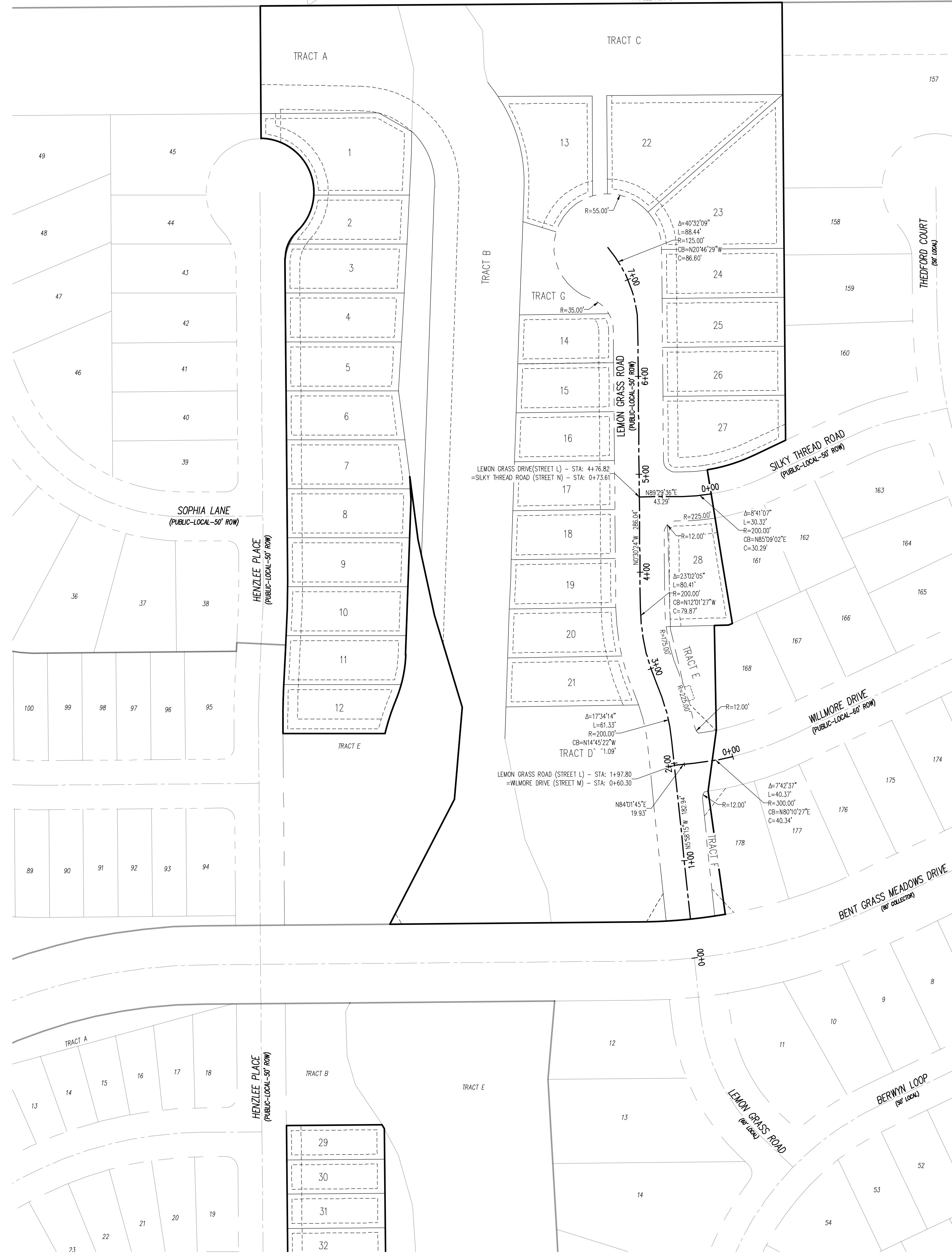
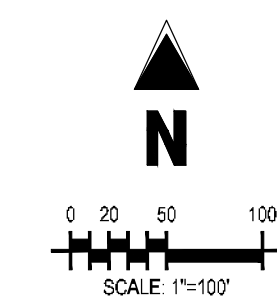






LOT 5, THE MEADOWS FILING NO. 3  
 ZONE: RR-5  
 PLAT NO.: 10713  
 PARCEL NO.: 5301005035

LOT 13, THE MEADOWS FILING NO. 3  
 ZONE: RR-5  
 PLAT NO.: 10713  
 PARCEL NO.: 5301005043



### 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 GRAVEL PER EOM TABLE D-7
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING GRAVEL PER EOM TABLE D-7
	EXISTING 1" TO 2" CRUSHED ROCK
	EXISTING RIP RAP
	EXISTING GRAVEL BOULDERS
	PROPOSED LOT #
	EXISTING LOT #

### 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 N001.546°W AND MONUMENTED AS SHOWN.

### BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LSH# 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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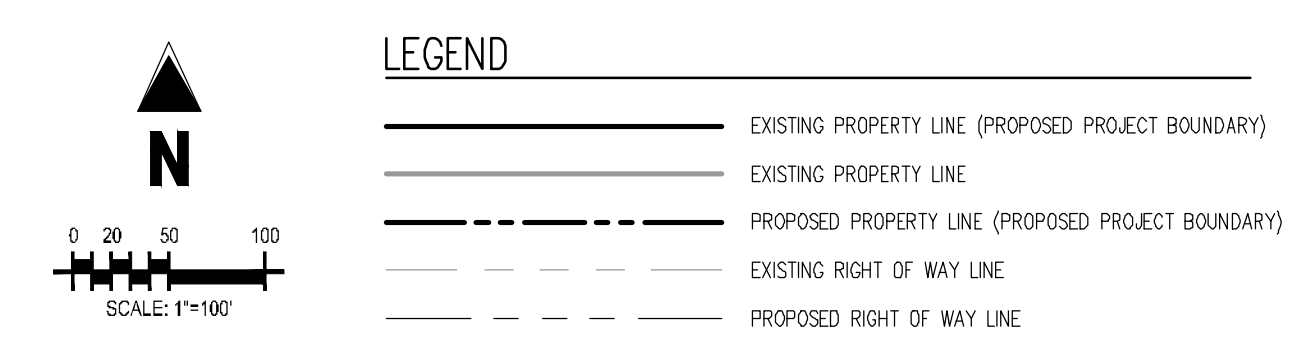
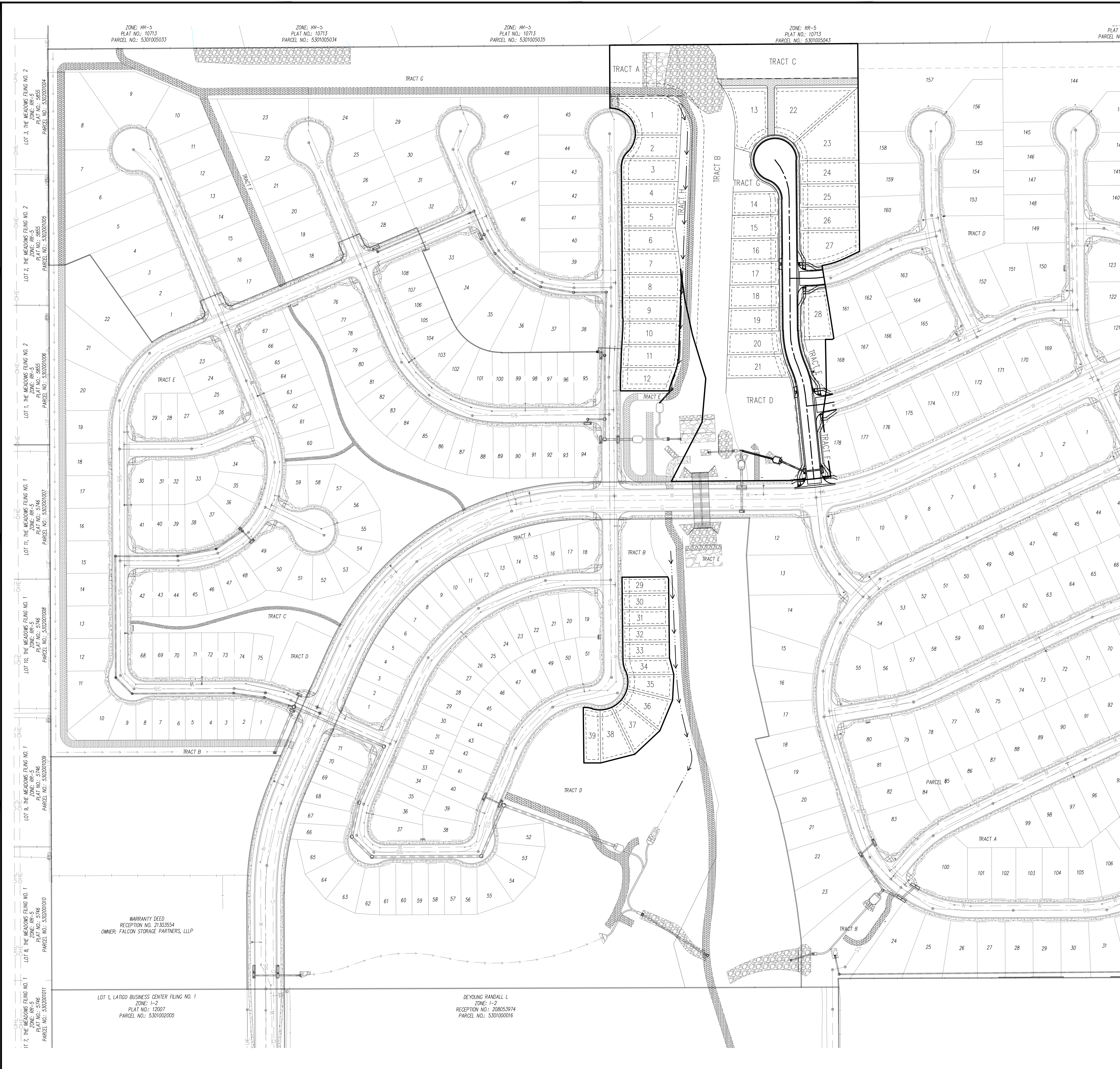
CONSTRUCTION DOCUMENTS  
 FALCON MEADOWS AT BENT GRASS FILING NO. 4  
 FOR  
 CHALLENGER COMMUNITIES, LLC  
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Int.

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

OVERALL HORIZONTAL CONTROL

**C1.0**  
 Sheet 3 of 12



- 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 GRAVEL PER ECM TABLE D-7
  - PROPOSED RIP RAP
  - EXISTING CONCRETE PAVING
  - EXISTING GRAVEL PER ECM TABLE D-7
  - 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 COOT TYPE R STORM INLET

#	Date	Issue / Description	Int'l.

**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 N001°34'6"W AND MONUMENTED AS SHOWN.

**BENCHMARK**  
 THE SOUTHWEST CORNER OF LOT 1 WOODEN 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 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.
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Project No: CLH000021  
 Drawn By: CMWJ  
 Checked By: RGD  
 Date: 07/01/2022

OVERALL SHEET

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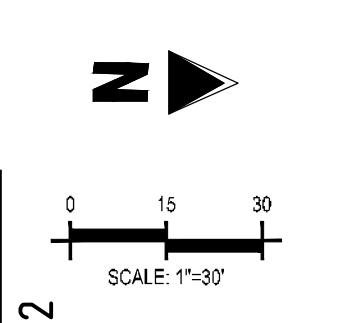
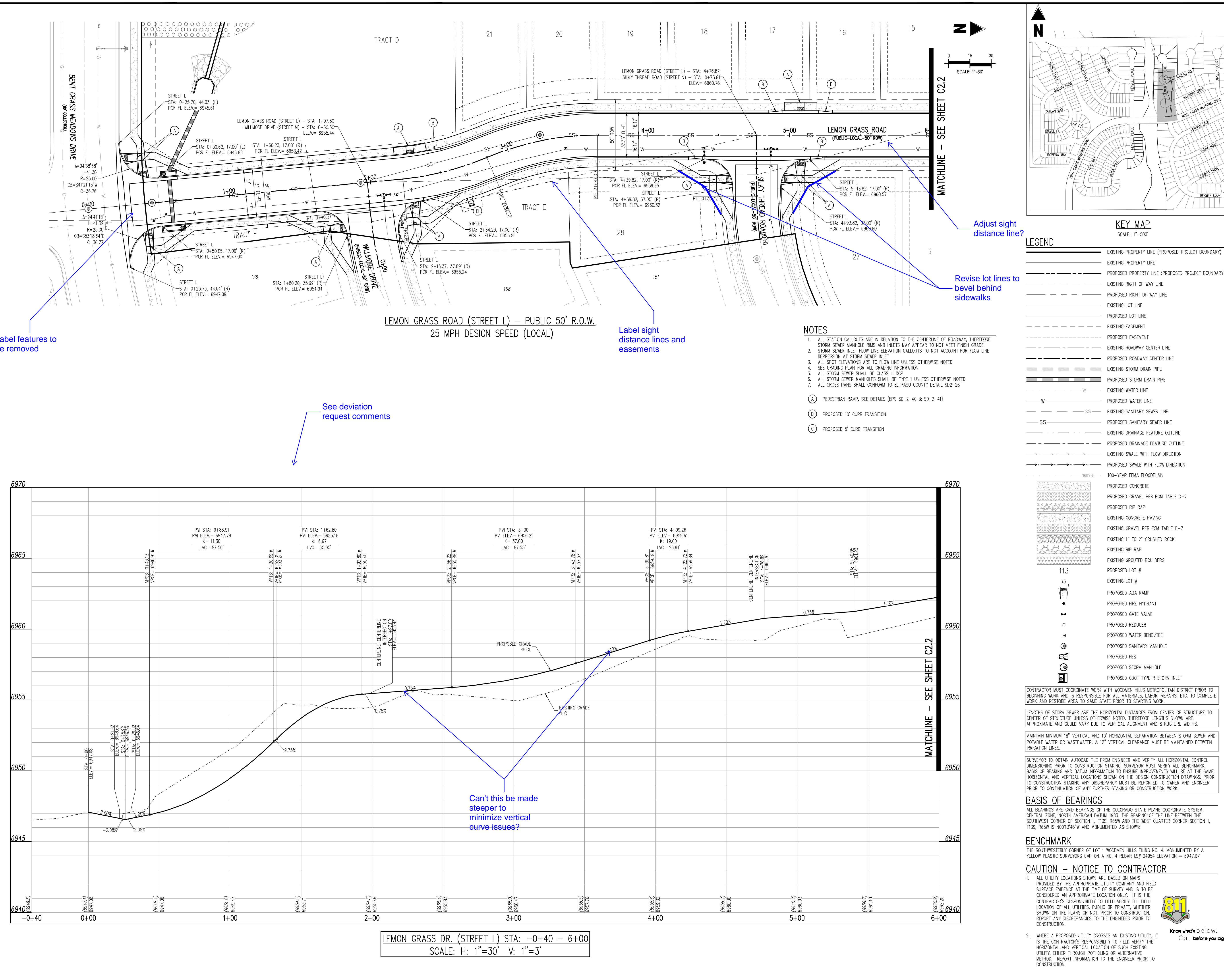
### CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT GRASS FILING NO. 4 FOR CHALLENGER COMMUNITIES, LLC

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

#	Date	Issue / Description	Init.

Project No: CLH00021  
Drawn By: CMWJ  
Checked By: RGD  
Date: 07/01/2022

### LEMON GRASS RD IMPROVEMENT PLAN



#### LEGEND

SCALE: 1"=50'

	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 GRAVEL PER EGM TABLE D-7
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING GRAVEL PER EGM TABLE D-7
	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/TIE
	PROPOSED SANITARY MANHOLE
	PROPOSED FES
	PROPOSED STORM MANHOLE
	PROPOSED CDOT TYPE R STORM INLET

- #### NOTES
- 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 DEPRESSION AT STORM SEWER INLET.
  - ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE GRADING PLAN FOR ALL GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP.
  - ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
  - ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26.
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD-2-40 & SD-2-41)  
(B) PROPOSED 10' CURB TRANSITION  
(C) PROPOSED 5' CURB TRANSITION

Label features to be removed

Adjust sight distance line?

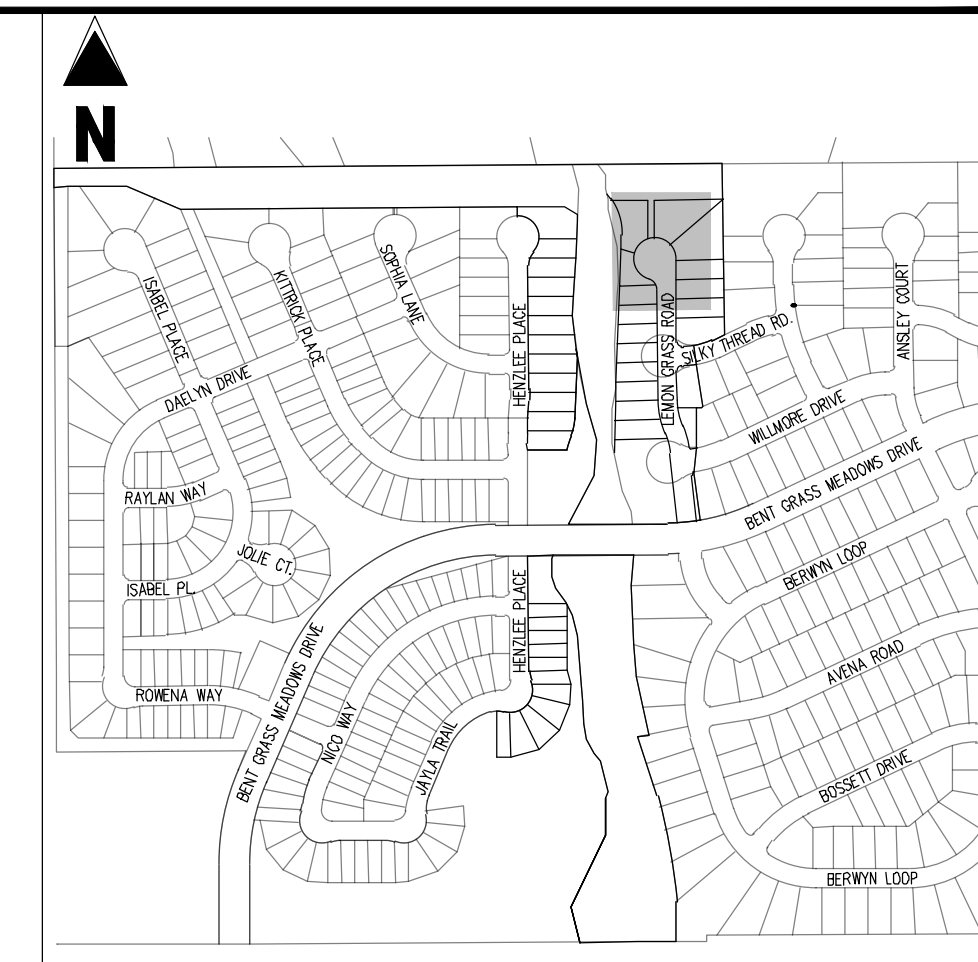
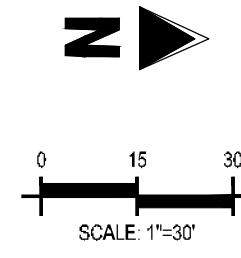
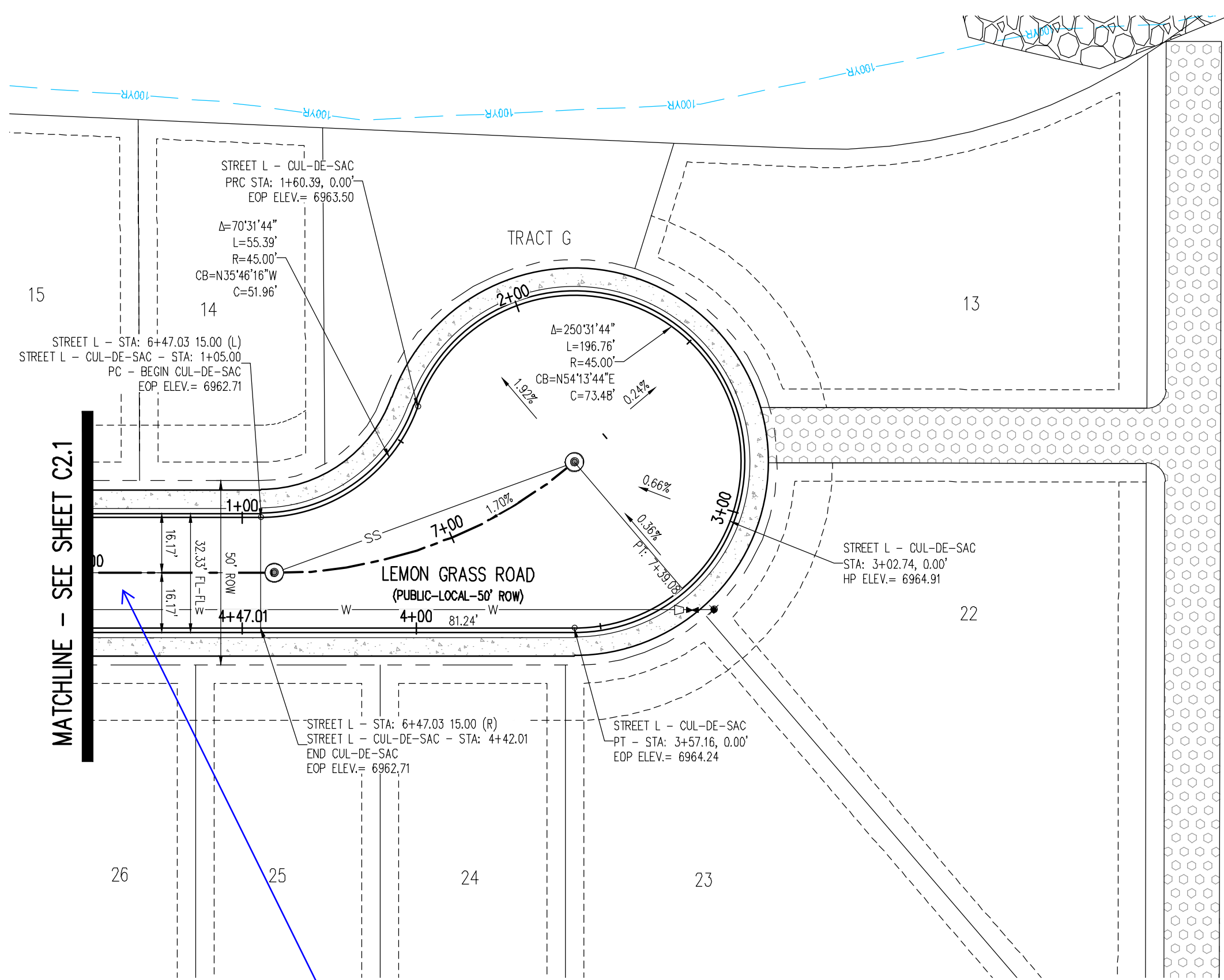
Revise lot lines to bevel behind sidewalks

Label sight distance lines and easements

See deviation request comments

Can't this be made steeper to minimize vertical curve issues?

LEMON GRASS DR. (STREET L) STA: -0+40 - 6+00  
SCALE: H: 1"=30' V: 1"=3'



#	Date	Issue / Description	Int.

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

LEMON GRASS RD  
 IMPROVEMENT PLAN

**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
- 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 GRAVEL PER EGM TABLE D-7
- PROPOSED RIP RAP
- EXISTING CONCRETE PAVING
- EXISTING GRAVEL PER EGM TABLE D-7
- EXISTING 1" TO 2" CRUSHED ROCK
- EXISTING RIP RAP
- EXISTING GROUDED BOULDERS
- EXISTING LOT #
- EXISTING LOT #
- PROPOSED ADA RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED WATER BEND/TIE
- 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 DIMENSIONS PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK BASIS OF BEARING AND DATUM INFORMATION TO ENSURE METROCOMMUNITIES 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.

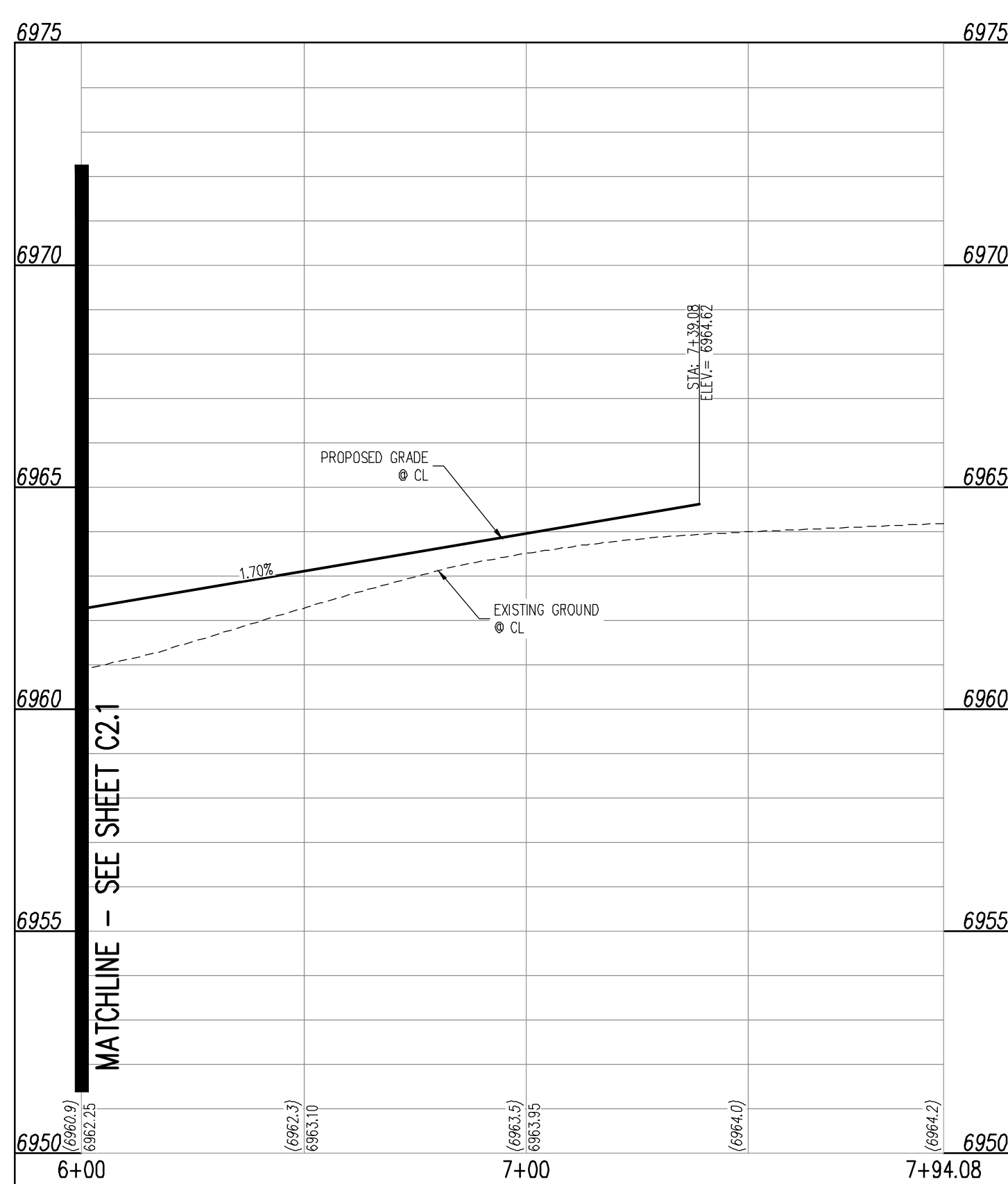
**BASIS OF BEARINGS**  
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**BENCHMARK**  
 THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR Lsq 24954 ELEVATION = 6947.67

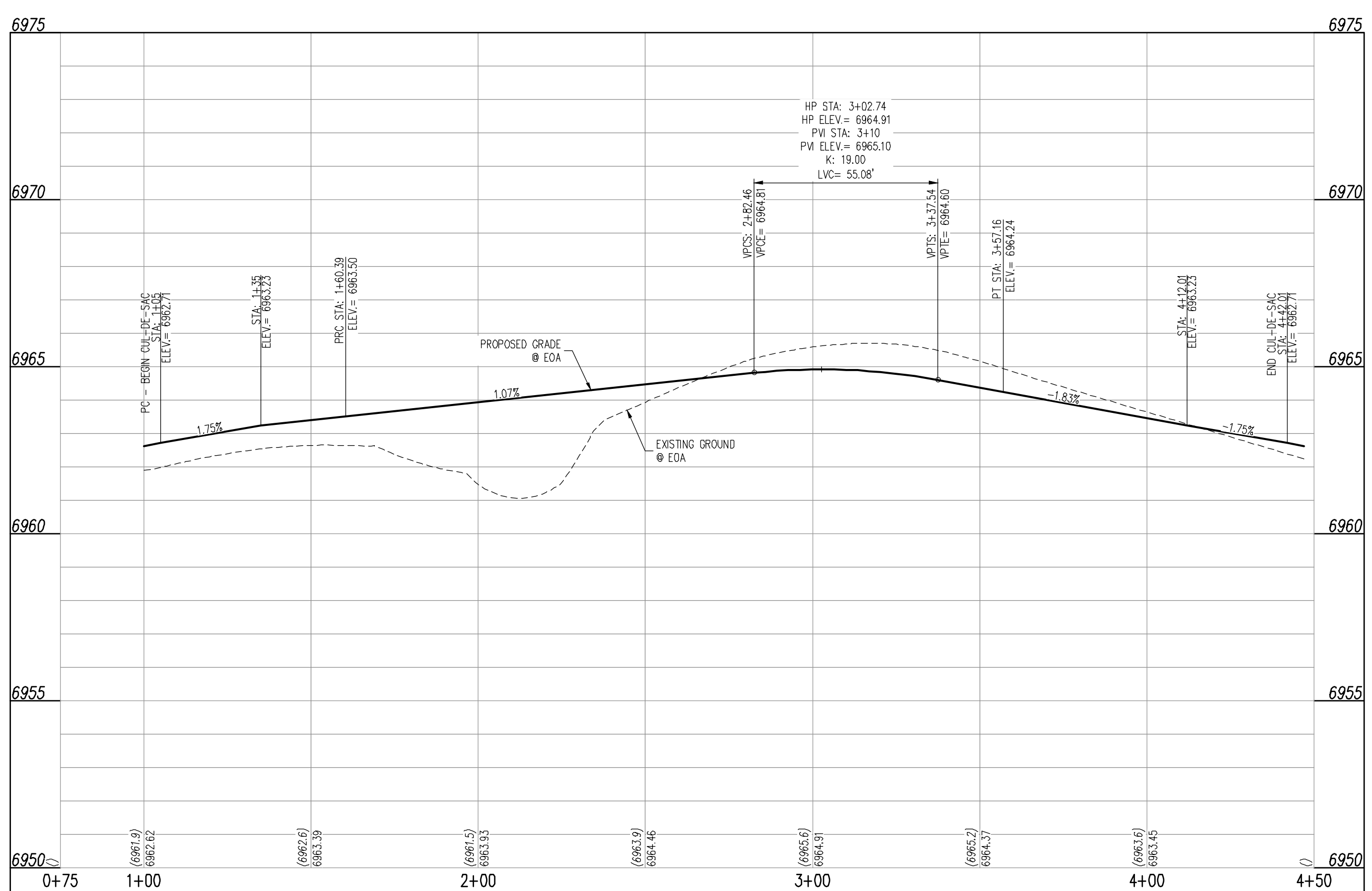
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- NOTES**
- ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE.
  - STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET.
  - ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE GRADING PLAN FOR ALL GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS II RCP.
  - ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
  - ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL S02-26.
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD.2-40 & SD.2-41)
  - (B) PROPOSED 10' CURB TRANSITION
  - (C) PROPOSED 5' CURB TRANSITION

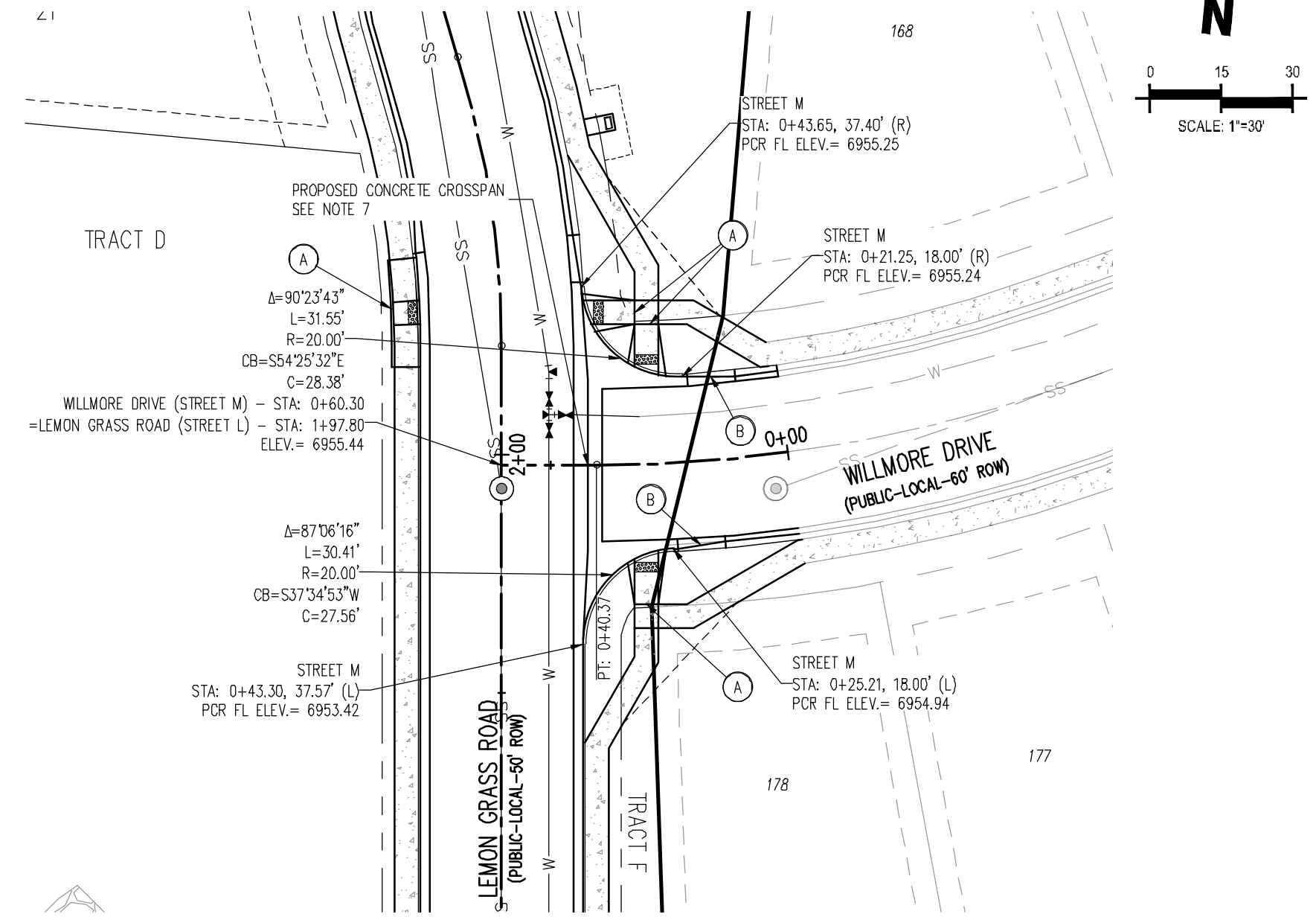


LEMON GRASS DR. (STREET L) STA: 6+00 - 7+94.08  
 SCALE: H: 1"=30' V: 1"=3'

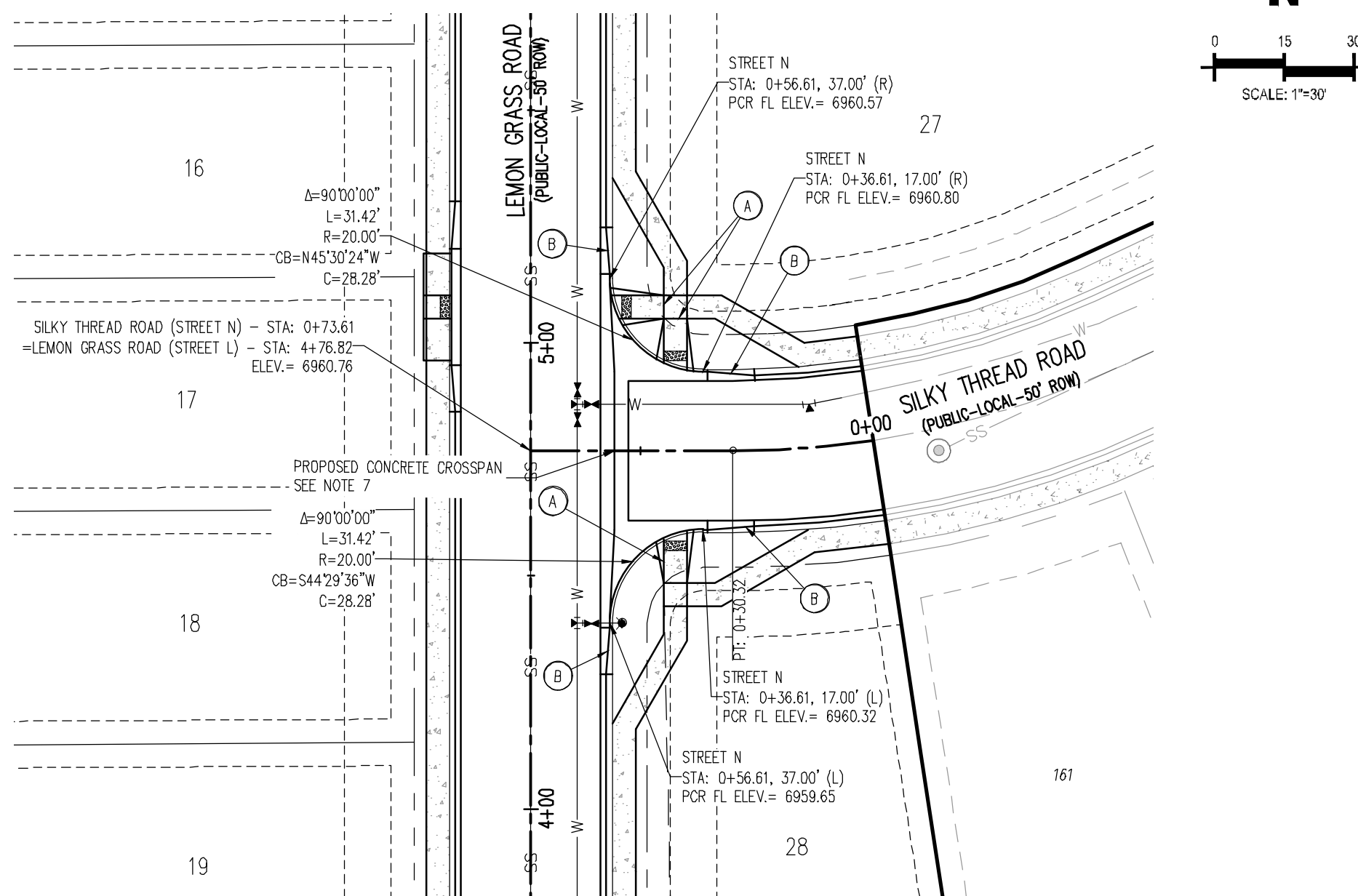


LEMON GRASS DR. (STREET L - CUL-DE-SAC) STA: 0+75 - 4+50  
 SCALE: H: 1"=30' V: 1"=3'

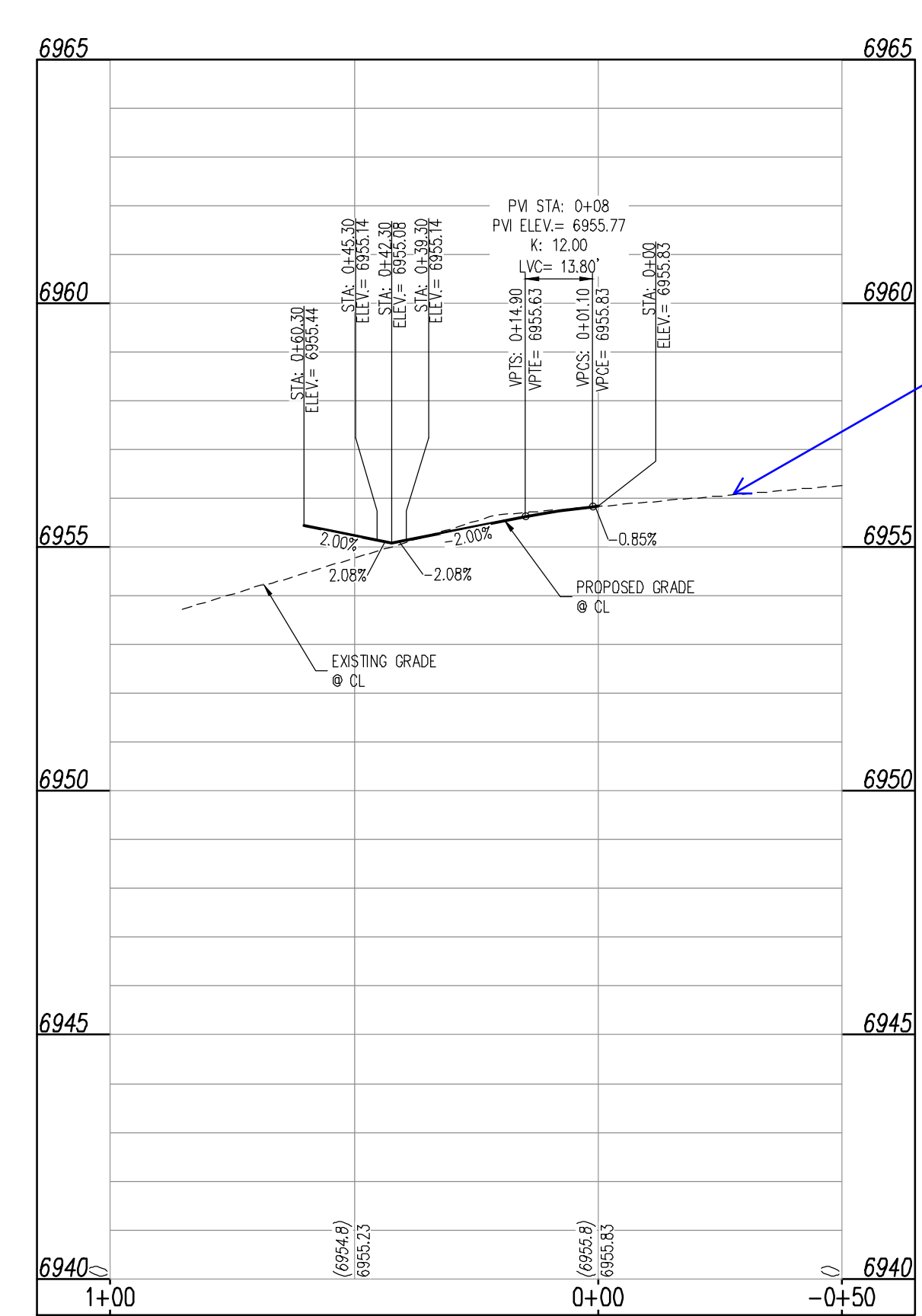




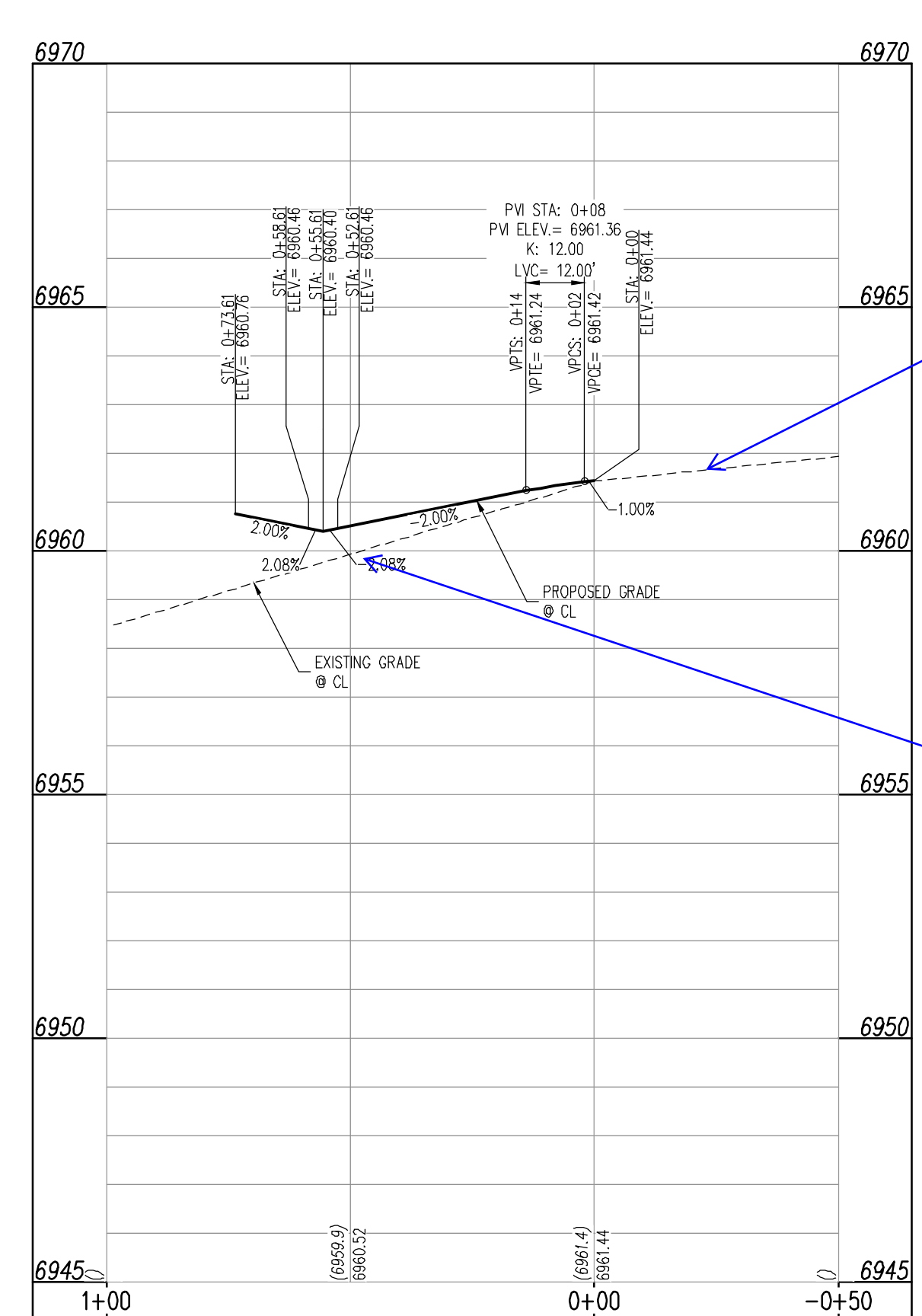
WILLMORE DRIVE (STREET M) - PUBLIC 50' R.O.W.  
25 MPH DESIGN SPEED (LOCAL)



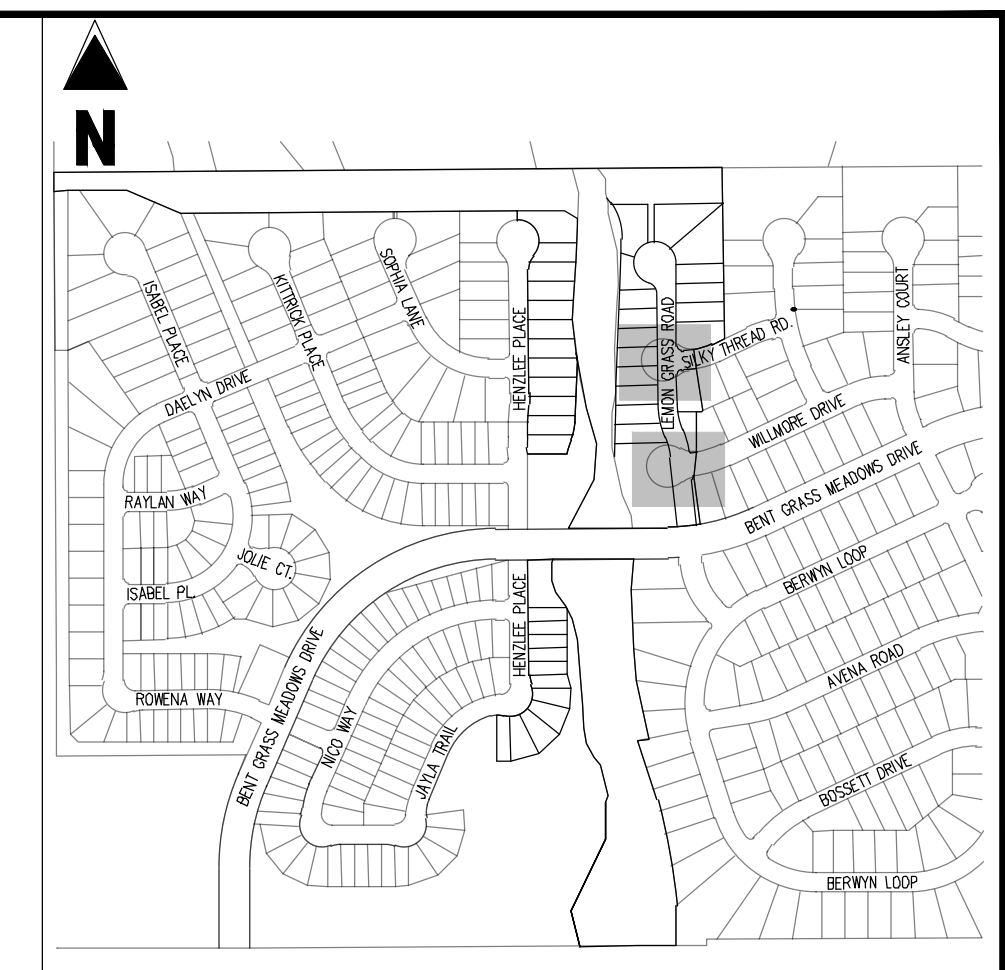
SILKY THREAD ROAD (STREET N) - PUBLIC 50' R.O.W.  
25 MPH DESIGN SPEED (LOCAL)



STREET M  
STA: -0+50 - 1+00  
SCALE: H: 1"=30' V: 1"=3'



STREET N  
STA: -0+50 - 1+00  
SCALE: H: 1"=30' V: 1"=3'



KEY MAP  
SCALE: 1"=500'

**LEGEND**

(Symbol)	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
(Symbol)	EXISTING RIGHT OF WAY LINE
(Symbol)	PROPOSED RIGHT OF WAY LINE
(Symbol)	EXISTING LOT LINE
(Symbol)	PROPOSED LOT LINE
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING ROADWAY CENTER LINE
(Symbol)	PROPOSED ROADWAY CENTER LINE
(Symbol)	EXISTING STORM DRAIN PIPE
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	EXISTING WATER LINE
(Symbol)	PROPOSED WATER LINE
(Symbol)	EXISTING SANITARY SEWER LINE
(Symbol)	PROPOSED SANITARY SEWER LINE
(Symbol)	EXISTING DRAINAGE FEATURE OUTLINE
(Symbol)	PROPOSED DRAINAGE FEATURE OUTLINE
(Symbol)	EXISTING SWALE WITH FLOW DIRECTION
(Symbol)	PROPOSED SWALE WITH FLOW DIRECTION
(Symbol)	100-YEAR FEMA FLOODPLAIN
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED GRAVEL PER EGM TABLE D-7
(Symbol)	PROPOSED RIP RAP
(Symbol)	EXISTING CONCRETE PAVING
(Symbol)	EXISTING GRAVEL PER EGM TABLE D-7
(Symbol)	EXISTING 1" TO 2" CRUSHED ROCK
(Symbol)	EXISTING RIP RAP
(Symbol)	EXISTING GROUTED BOULDERS
(Symbol)	EXISTING LOT #
(Symbol)	EXISTING LOT #
(Symbol)	PROPOSED ADA RAMP
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED GATE VALVE
(Symbol)	PROPOSED REDUCER
(Symbol)	PROPOSED WATER BEND/TEE
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED PES
(Symbol)	PROPOSED STORM MANHOLE
(Symbol)	PROPOSED CDOT TYPE R STORM INLET

- NOTES**
- 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 DEPRESSION AT STORM SEWER INLET
  - ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
  - SEE GRADING PLAN FOR ALL GRADING INFORMATION
  - ALL STORM SEWER SHALL BE CLASS III RCP
  - ALL STORM SEWER MANHOLES SHALL BE TYPE I UNLESS OTHERWISE NOTED
  - ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD-2-40 & SD-2-41)
  - (B) PROPOSED 10' CURB TRANSITION
  - (C) PROPOSED 5' CURB TRANSITION

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.

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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 L5# 24564 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

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CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 4  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Int.

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

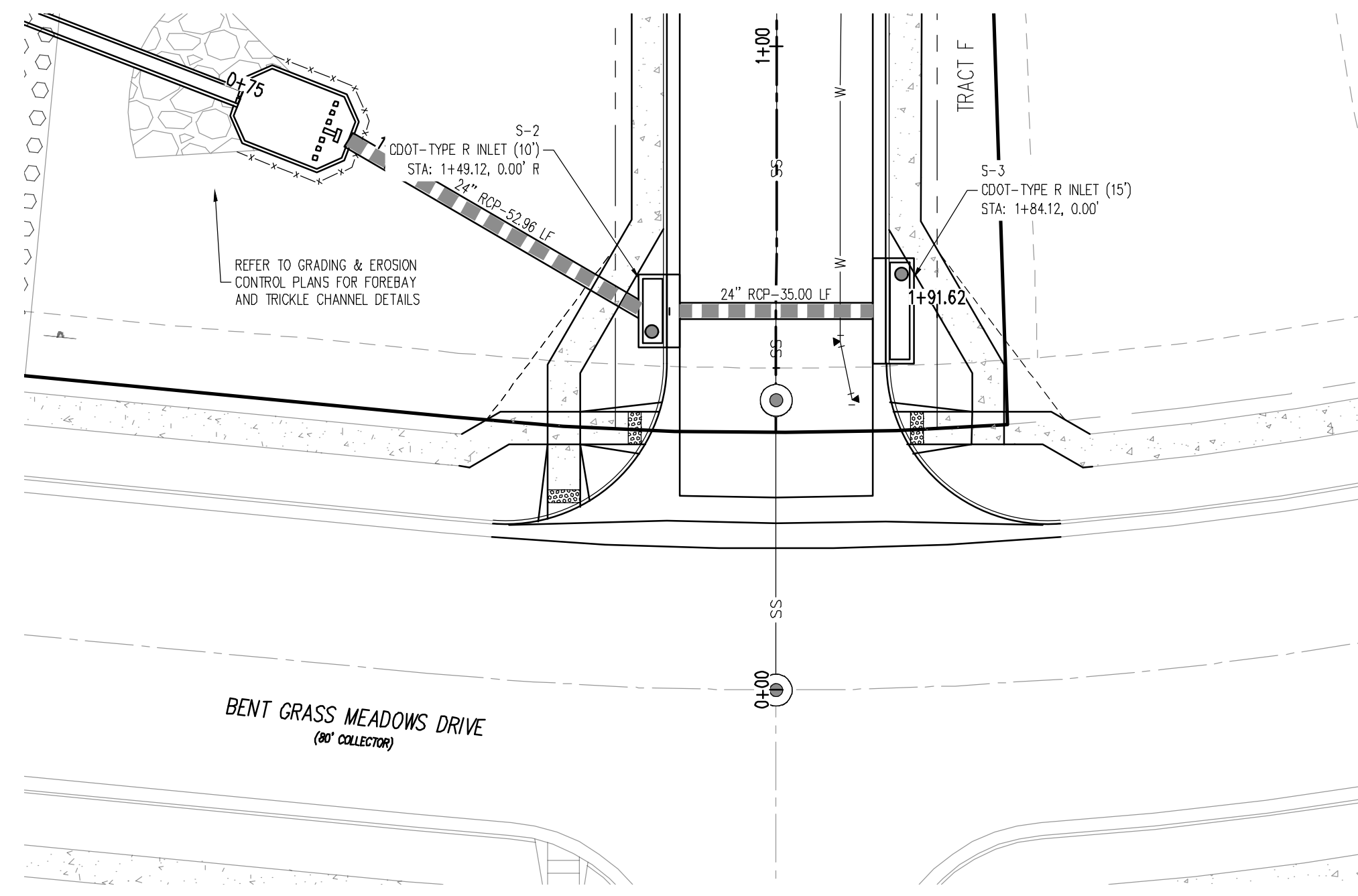
ROAD IMPROVEMENT PLANS



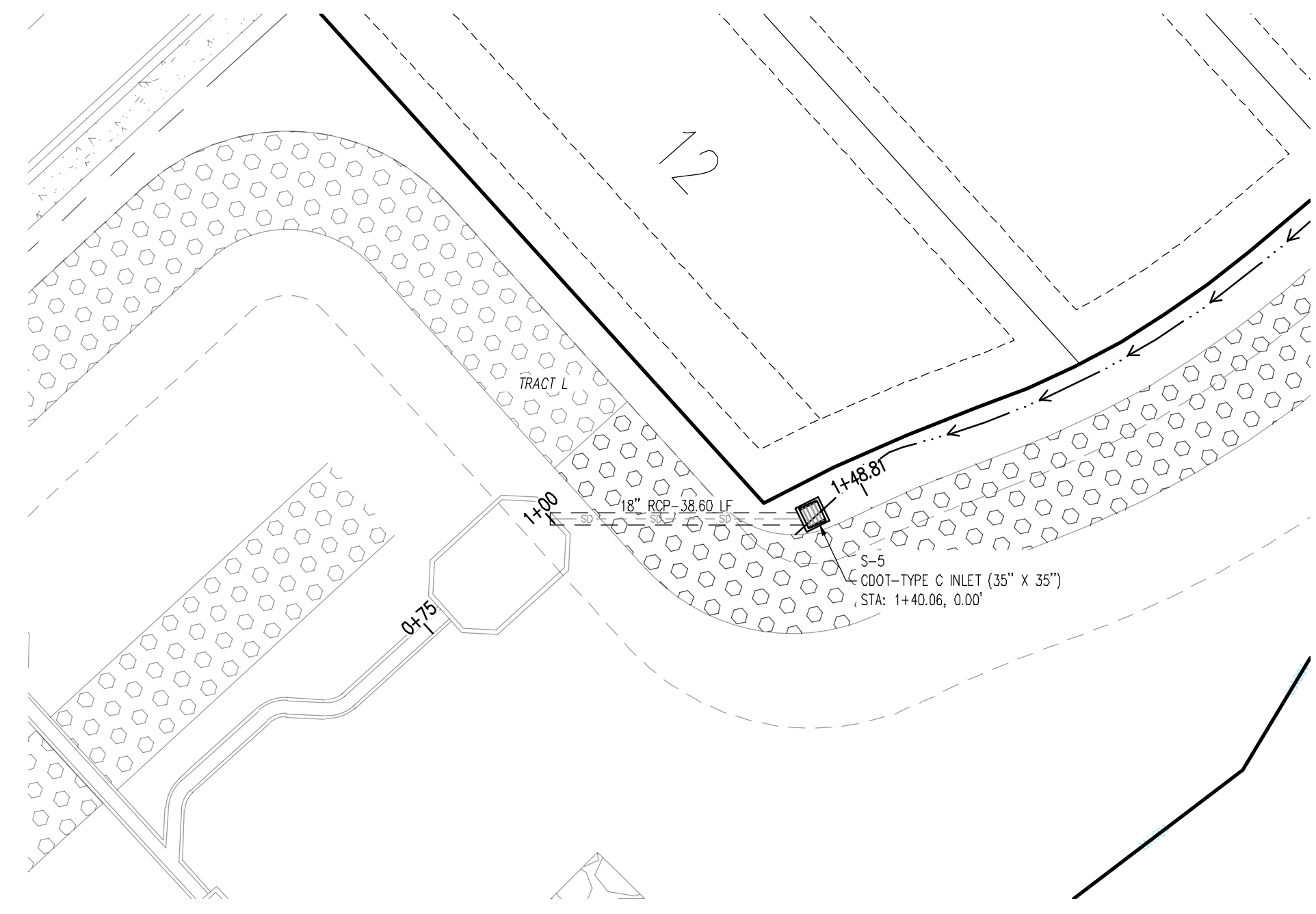
#	Date	Issue / Description	Init.

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

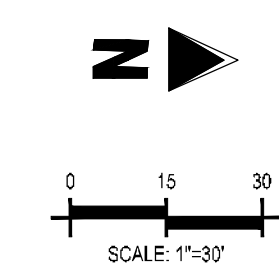
**STORM DRAIN PLAN & PROFILE**



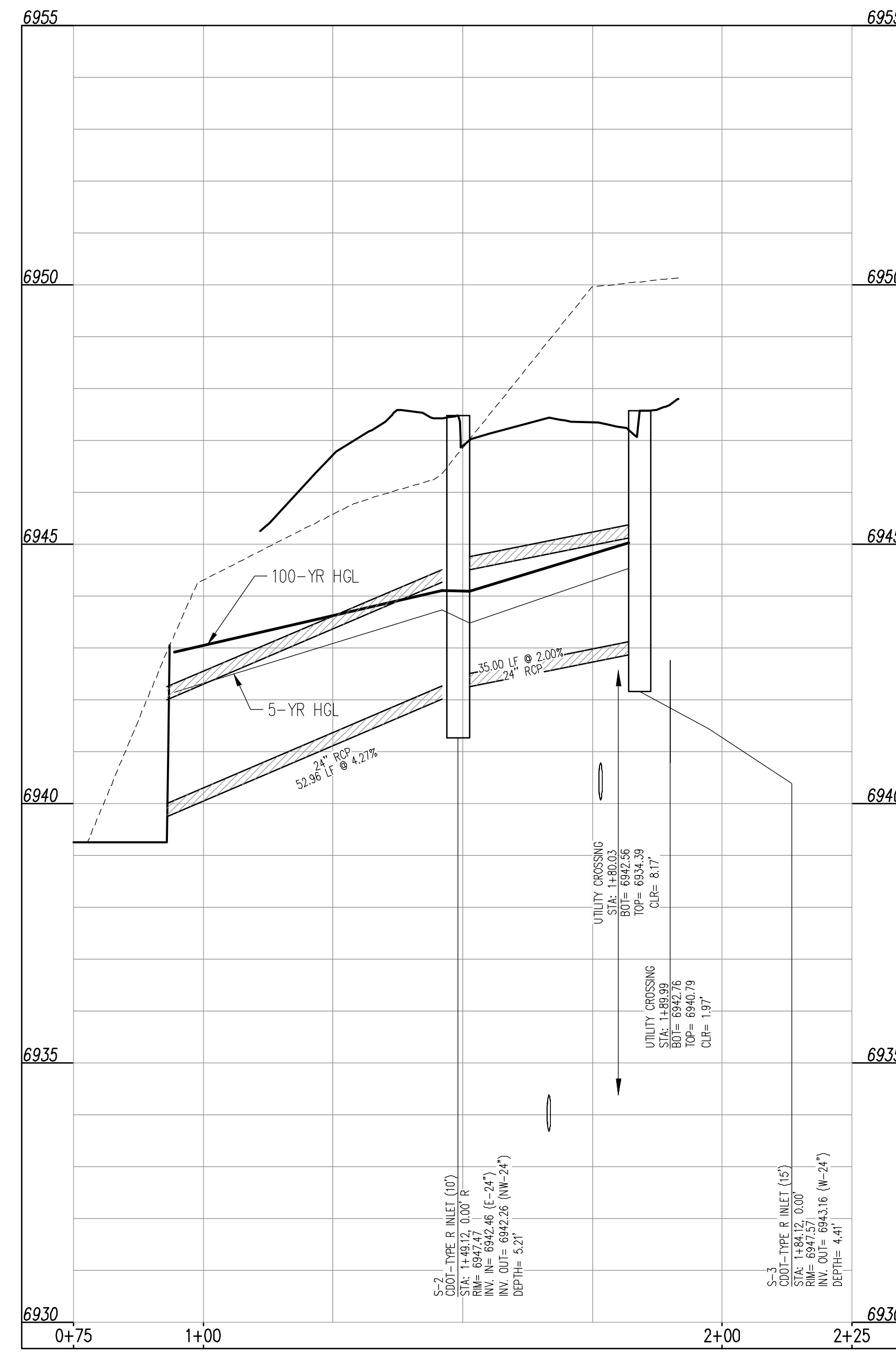
**STORM DRAIN LINE A - PLAN**



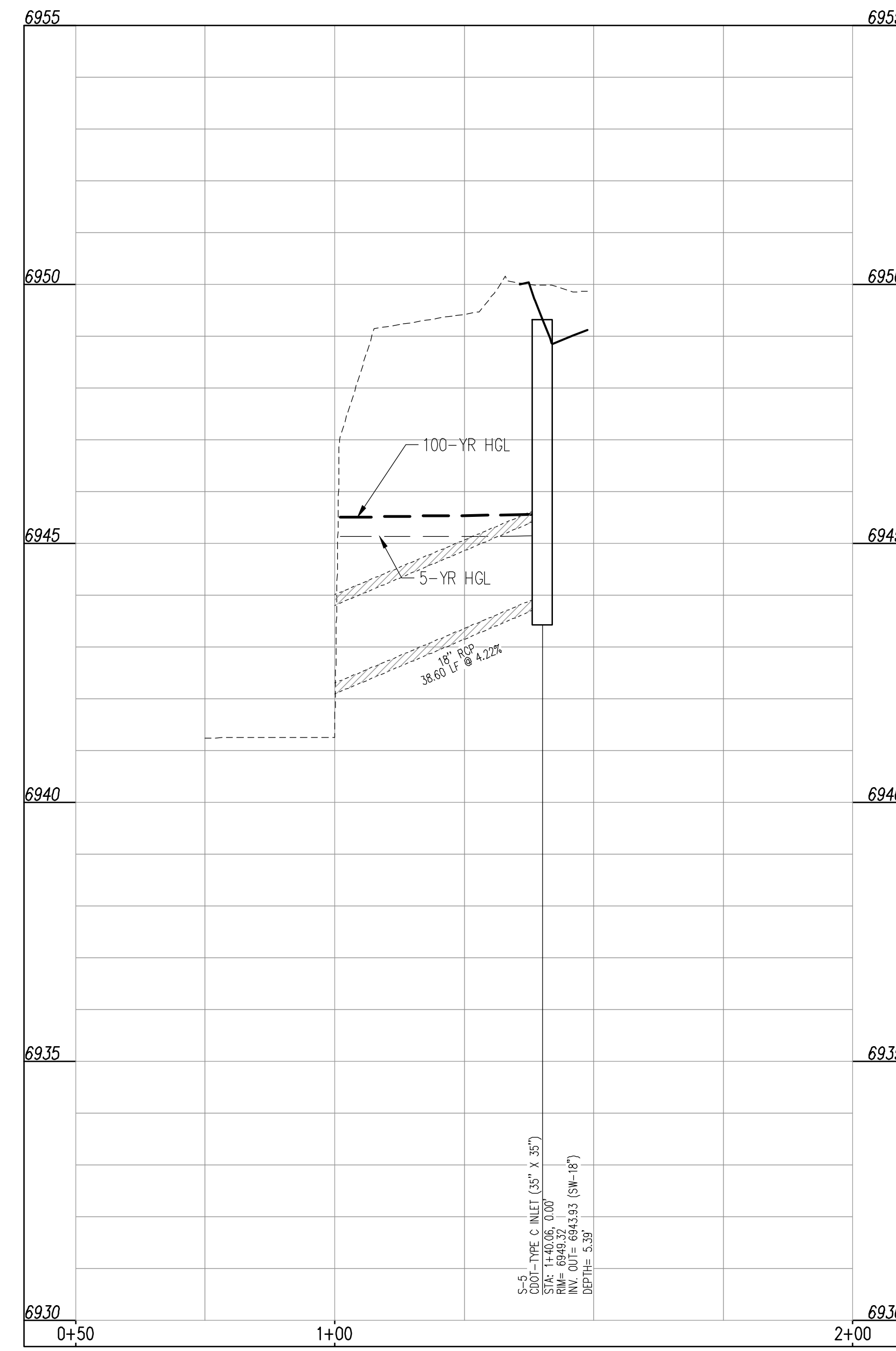
**STORM DRAIN LINE B - PLAN**



- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING PROPERTY LINE TO BE REMOVED
  - PROPOSED RIGHT OF WAY LINE
  - EXISTING LOT LINE
  - PROPOSED LOT LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING SUBDIVISION BUFFER
  - 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 GRAVEL PER ECM TABLE D-7
  - PROPOSED RIP RAP
  - EXISTING CONCRETE PAVING
  - EXISTING GRAVEL PER ECM TABLE D-7
  - EXISTING 1" TO 2" CRUSHED ROCK
  - EXISTING RIP RAP
  - EXISTING GROUTED BOULDERS
  - PROPOSED LOT #
  - EXISTING LOT # (BENT GRASS FILING NO. 2)
  - PROPOSED ADA RAMP
  - PROPOSED FIRE HYDRANT
  - PROPOSED GATE VALVE
  - PROPOSED REDUCER
  - PROPOSED WATER BEND/TIE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED FES
  - PROPOSED STORM MANHOLE
  - PROPOSED CDOT TYPE R STORM INLET



**STM-LINE A**  
 STA: 0+75 - 2+25  
 SCALE: H: 1"=30' V: 1"=3'



**STM-LINE B**  
 STA: 0+50 - 2+00  
 SCALE: H: 1"=30' V: 1"=3'

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 N001°3'46"W AND MONUMENTED AS SHOWN.

**BENCHMARK**

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L59 24564 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

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- 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.



15/07/2022 10:00 AM 15/07/2022 10:00 AM 15/07/2022 10:00 AM 15/07/2022 10:00 AM 15/07/2022 10:00 AM

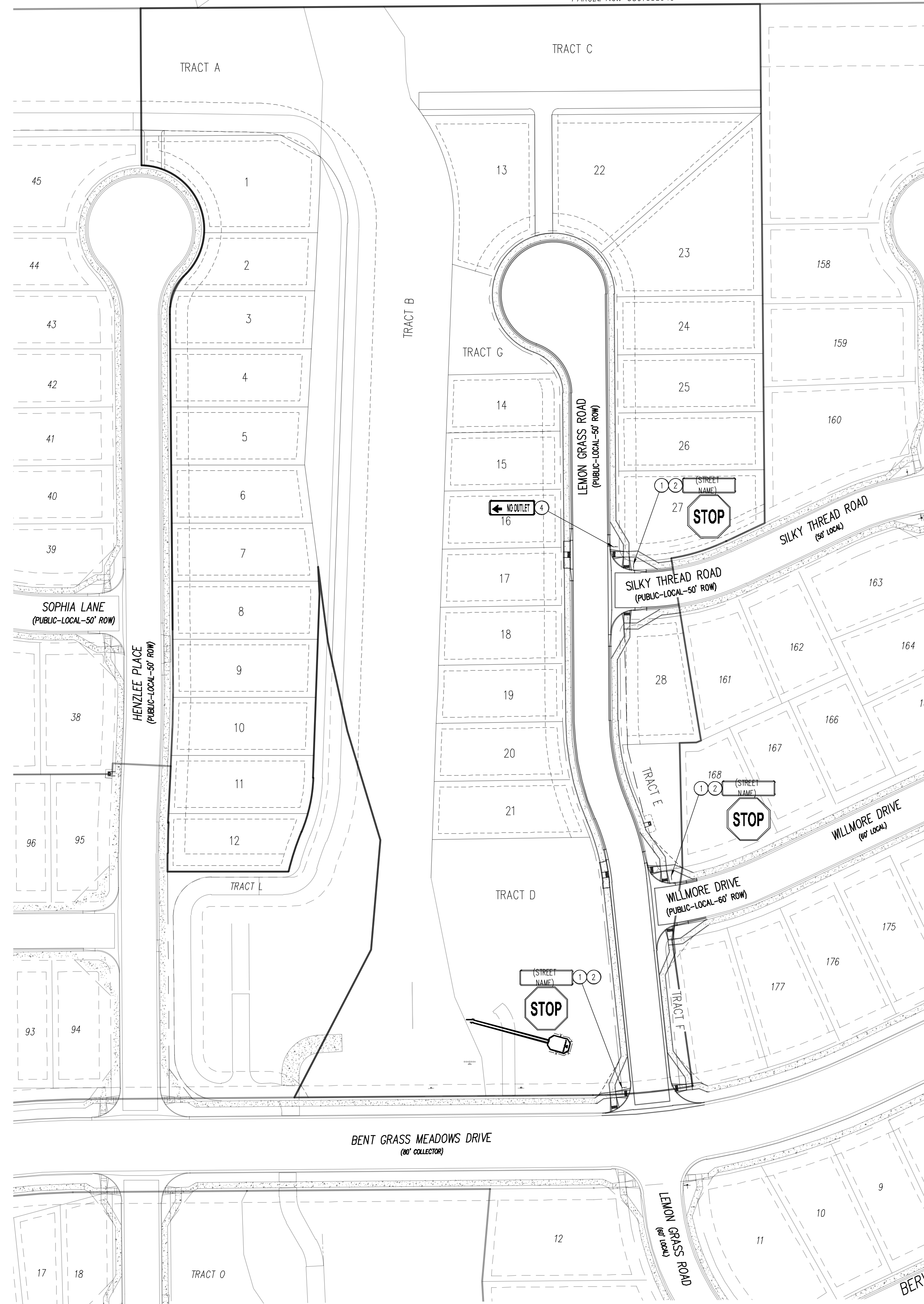
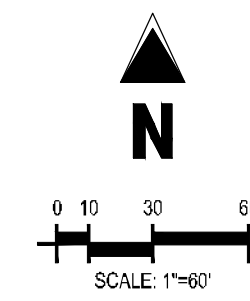


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 FOR  
 CHALLENGER COMMUNITIES, LLC  
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
 FALCON, CO 80831 - EL PASO COUNTY

LOT 13, THE MEADOWS FILING  
 NO. 3  
 ZONE: RR-5  
 PLAT NO.: 10713  
 PARCEL NO.: 5301005043



**LEGEND**

	EXISTING PROPERTY LINE (PROJECT BOUNDARY)
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE (PROJECT BOUNDARY)
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	100-YEAR FEMA FLOODPLAIN
51	PROPOSED LOT NUMBER
101	EXISTING LOT #

**SCHEDULE**

- 1 PROPOSED STOP SIGN, MUTCD SIGN R1-1
- 2 PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
- 3 PROPOSED TYPE III BARRICADE W/ MUTCD R11-2
- 4 PROPOSED NO OUTLET SIGN, MUTCD W14-2A

**BASIS OF BEARINGS**

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**BENCHMARK**

THE SOUTHWEST 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'

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 Call before you dig.

#	Date	Issue / Description	Init.

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

**SIGNAGE PLAN**



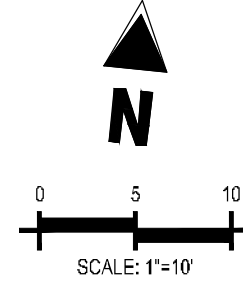
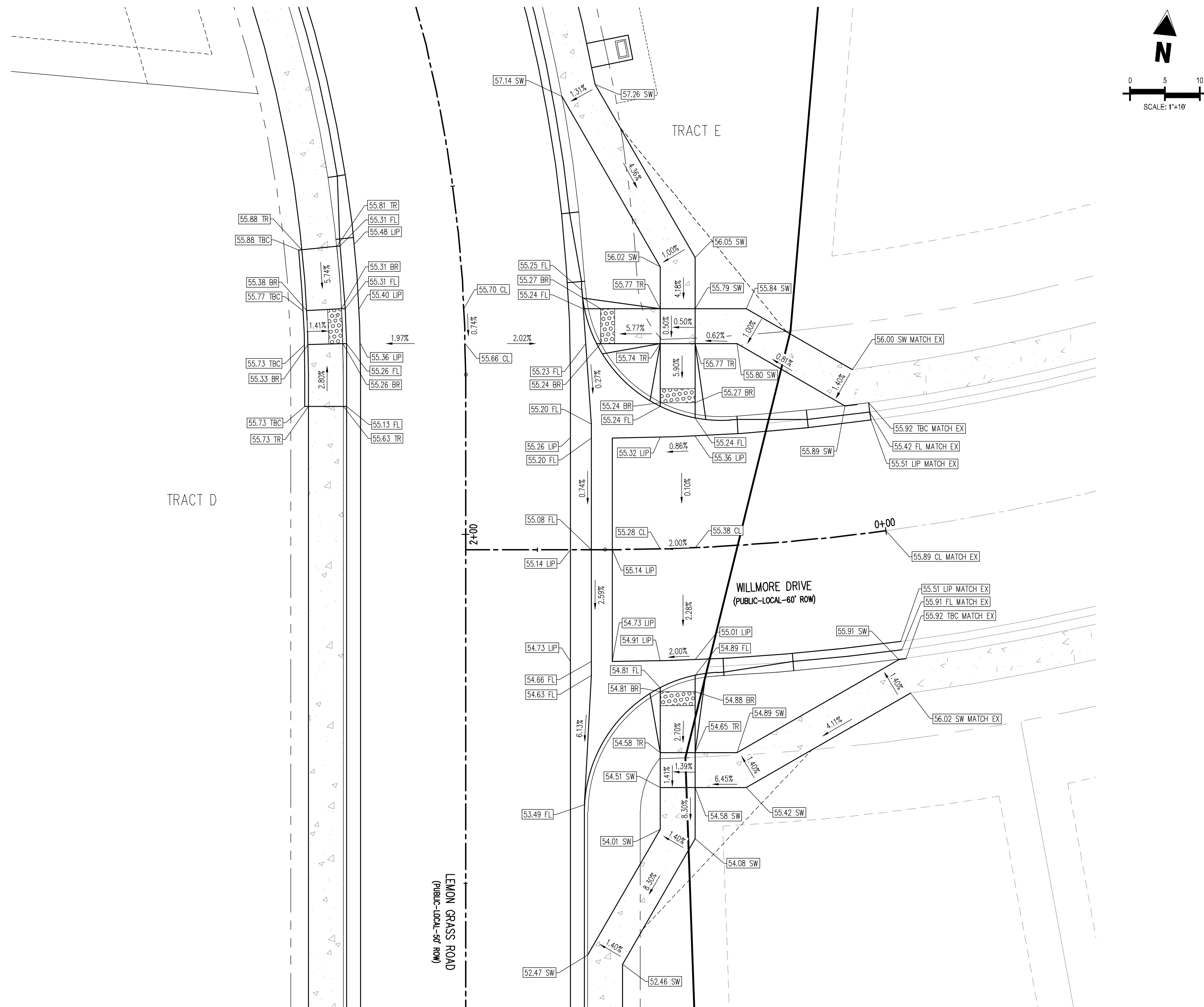
**KEY MAP**

SCALE: 1"=50'

**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
- W --- PROPOSED WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- SS --- 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 GROUDED BOULDERS
- PROPOSED LOT #
- EXISTING LOT #

113  
15



**LEMONGRASS ROAD & WILLMORE DRIVE DETAIL GRADING**

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.

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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&#246;#229;#228;#254; ELEVATION = 6947.67'

**CAUTION – NOTICE TO CONTRACTOR**

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FALCON MEADOWS AT BENT GRASS FILING NO. 4  
FOR  
CHALLENGER COMMUNITIES, LLC

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

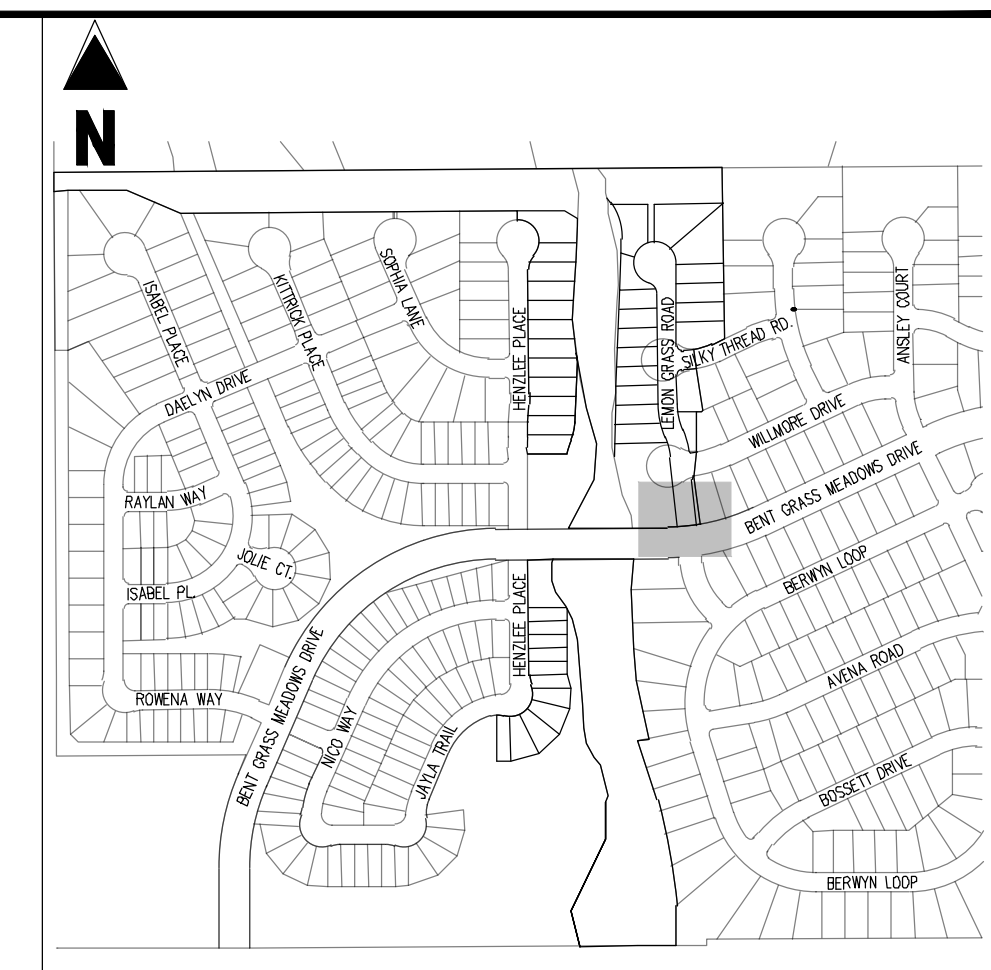
#	Date	Issue / Description	Init.

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

INTERSECTION DETAIL

**C4.1**

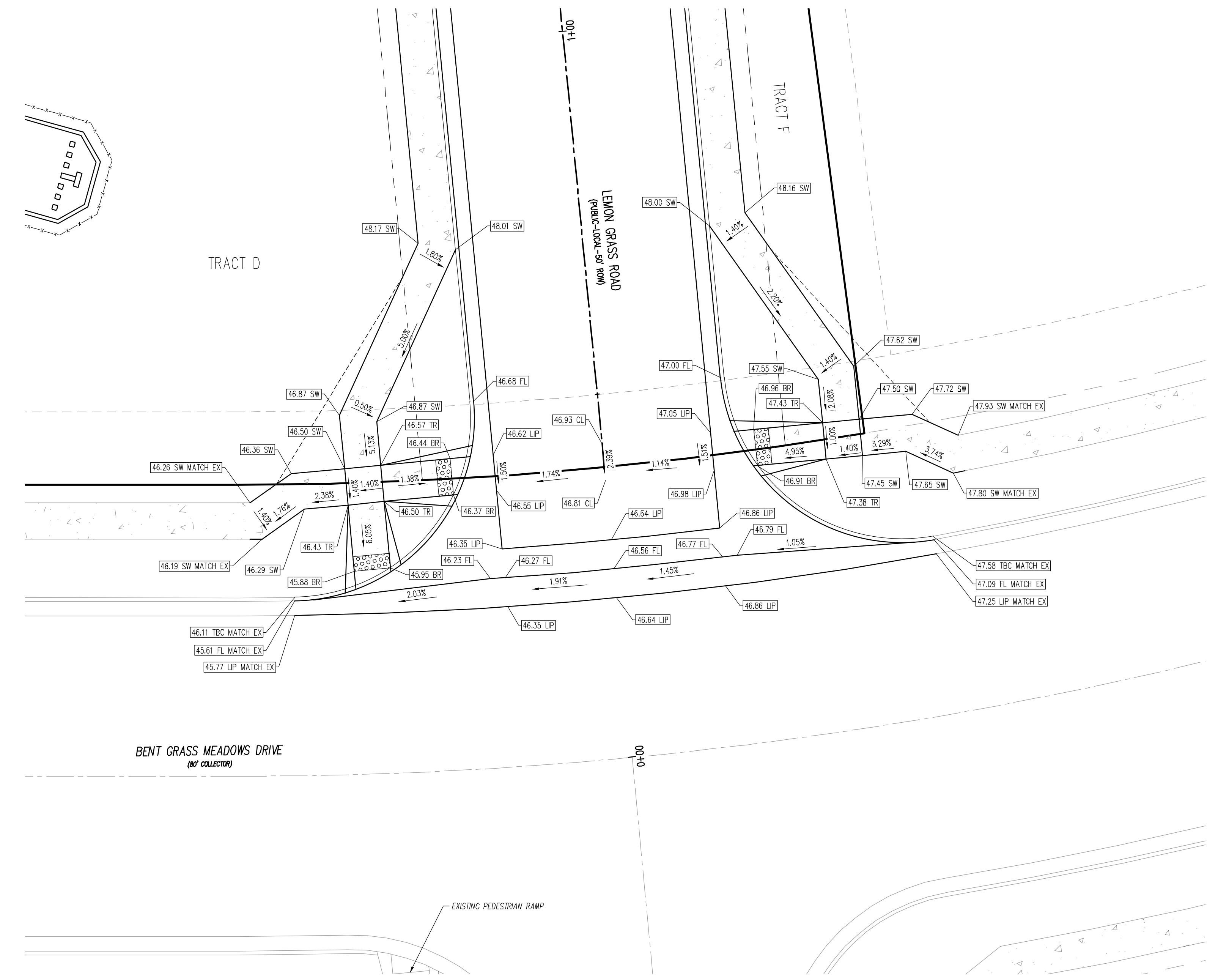
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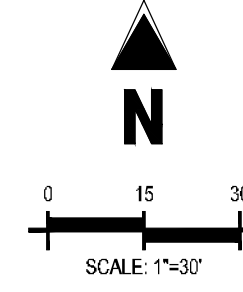
**KEY MAP**  
SCALE: 1"=500'

**LEGEND**

- EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
- EXISTING RIGHT OF WAY LINE
- 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
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- W --- PROPOSED WATER LINE
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- 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 #



LEMON GRASS ROAD & BENT GRASS MEADOWS DRIVE DETAIL GRADING



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**BENCHMARK**

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L5# 24564 ELEVATION = 6947.67

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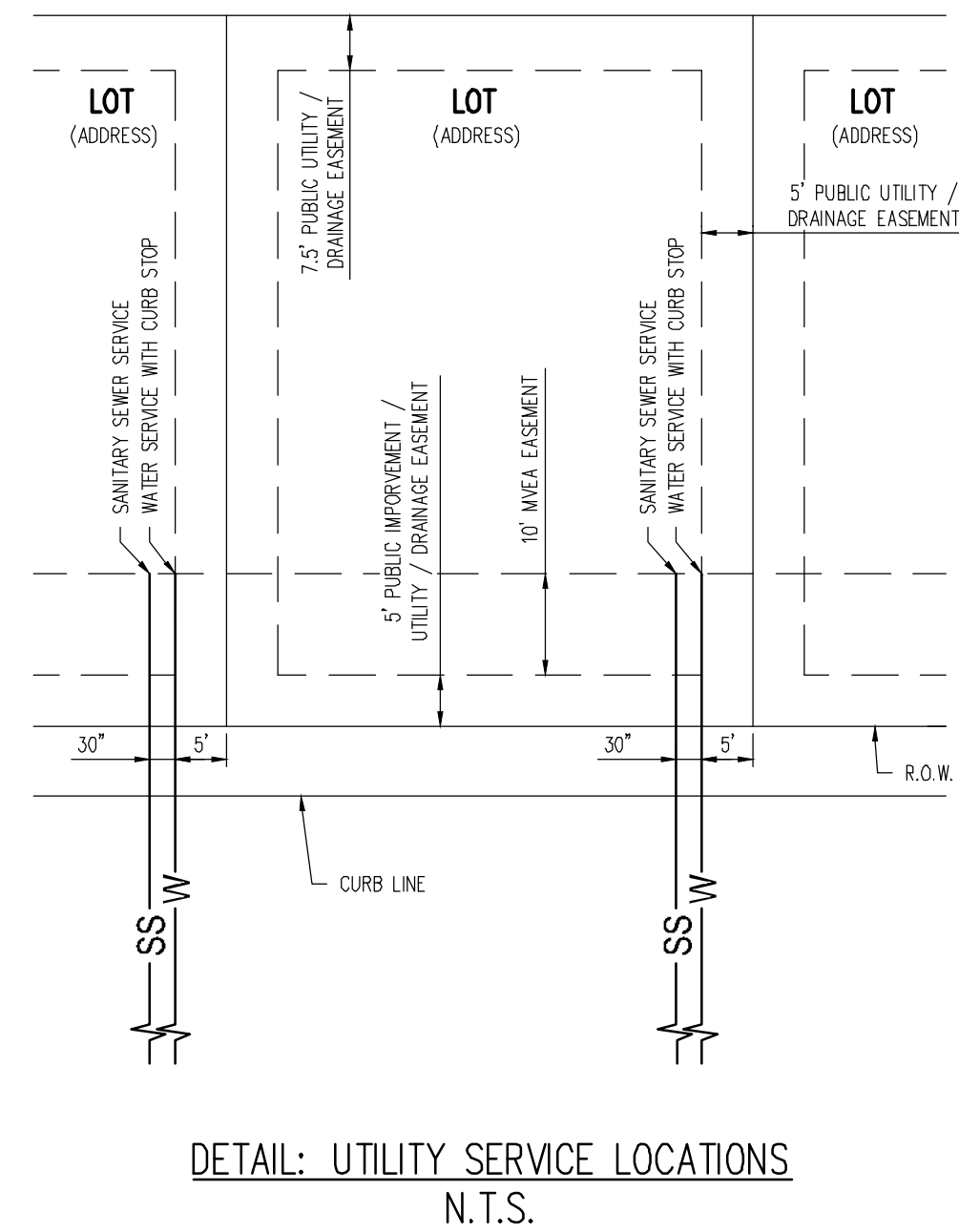
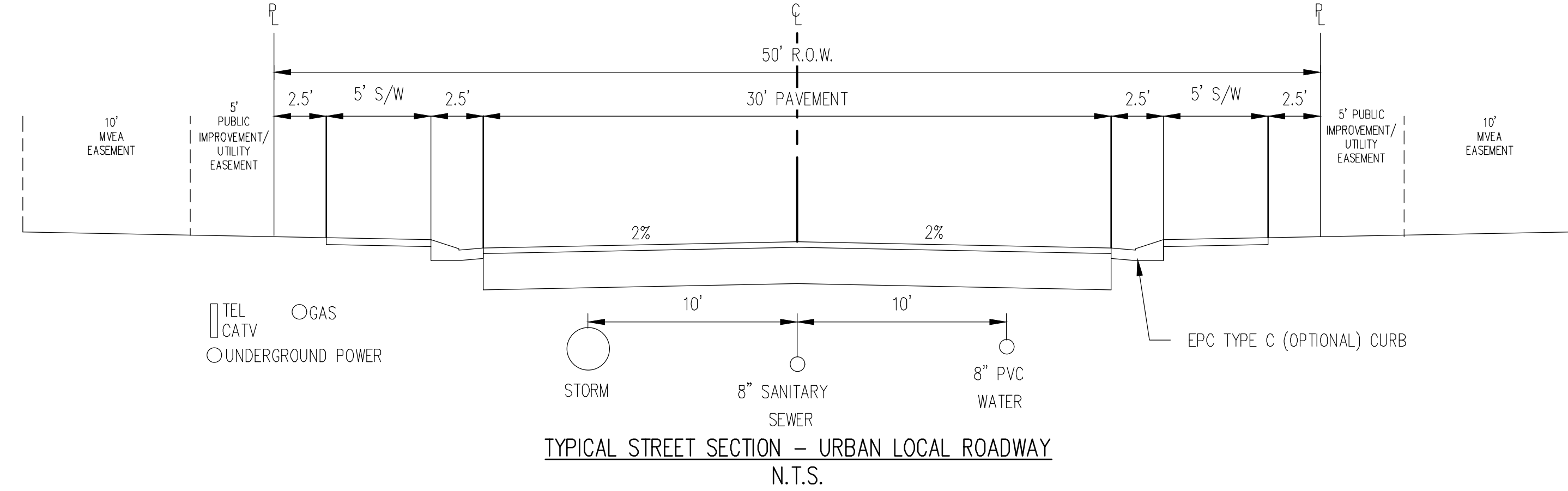
**INTERSECTION DETAIL**





GENERAL NOTES:

- 1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICTS ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
... 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.
WASTE WATER SYSTEM INSTALLATION NOTES
29. ALL WATER AND FORCE MAIN PIPE SHALL BE ANMA 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.
... 37. SANITARY SEWER LENGTHS ARE WH CENTER-WH 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.


- UTILITY NOTES
1. CONTRACTOR TO OBTAIN WORK IN THE ROW PERMIT FROM EL PASO COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO POT-HOLE AND VERIFY EXISTENCE OF OTHER UTILITIES WITHIN ANY PUBLIC RIGHT OF WAYS.

UTILITY NOTES AND TYPICAL SECTION



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

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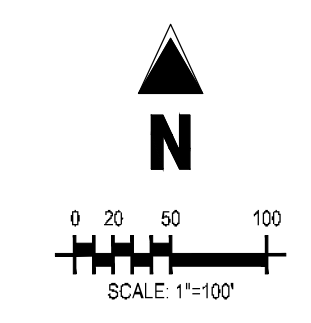
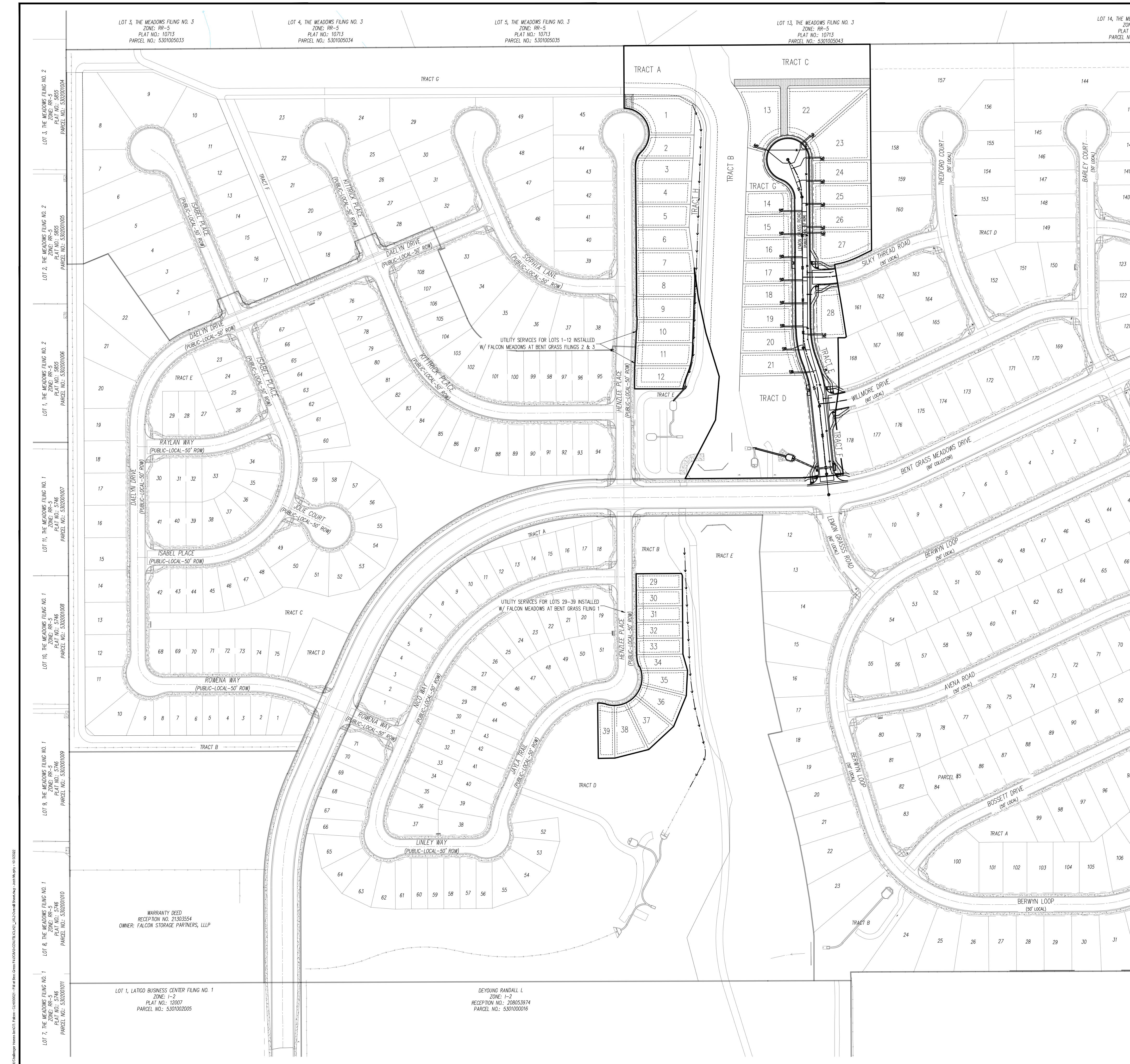


CONSTRUCTION DOCUMENTS
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FOR
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BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

Table with columns: #, Date, Issue / Description, Init.

Project No: CLH00021
Drawn By: CMWJ
Checked By: RGD
Date: 07/01/2022

UTILITY NOTES AND TYPICAL SECTION



LEGEND	
	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
	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 GRAVEL PER EOM TABLE D-7
	PROPOSED RIP RAP
	EXISTING CONCRETE PAVING
	EXISTING GRAVEL PER EOM TABLE D-7
	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 FEES
	PROPOSED STORM MANHOLE
	PROPOSED CATCH TYPE R STORM INLET

**BASIS OF BEARINGS**  
 ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N001°34'47"W AND MONUMENTED AS SHOWN.

**BENCHMARK**  
 THE SOUTHWEST CORNER OF LOT 1, WOODEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR (S# 24954) ELEVATION = 6947.67'

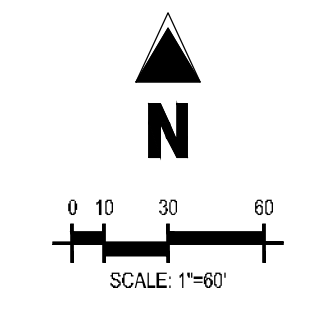
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#	Date	Issue / Description	Init.

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

OVERALL SHEET



- 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
  - W ——— PROPOSED WATER LINE
  - SS ——— EXISTING SANITARY SEWER LINE
  - SS ——— 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 GRAVEL PER ECM TABLE D-7
  - PROPOSED RIP RAP
  - EXISTING CONCRETE PAVING
  - EXISTING GRAVEL PER ECM TABLE D-7
  - EXISTING 1" TO 2" CRUSHED ROCK
  - EXISTING RIP RAP
  - EXISTING GROUTED BOLDERS
  - 113 — PROPOSED LOT #
  - 15 — EXISTING LOT #
  - ▲ — PROPOSED ADA RAMP
  - — PROPOSED FIRE HYDRANT
  - ▩ — PROPOSED GATE VALVE
  - ◡ — PROPOSED REDUCER
  - — PROPOSED WATER BEND/TIE
  - ⊕ — PROPOSED SANITARY MANHOLE
  - ⊘ — PROPOSED FES
  - ⊚ — PROPOSED STORM MANHOLE
  - ⊛ — PROPOSED CDOT TYPE R STORM INLET

**BASIS OF BEARINGS**

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**BENCHMARK**

THE SOUTHWESTERNLY CORNER OF LOT 1 WOODEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L#8 24954 ELEVATION = 6947.67

**CAUTION – NOTICE TO CONTRACTOR**

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#	Date	Issue / Description	Int.

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

OVERALL HORIZONTAL CONTROL



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**CONSTRUCTION DOCUMENTS  
FALCON MEADOWS AT BENT GRASS FILING NO. 4  
FOR  
CHALLENGER COMMUNITIES, LLC**

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

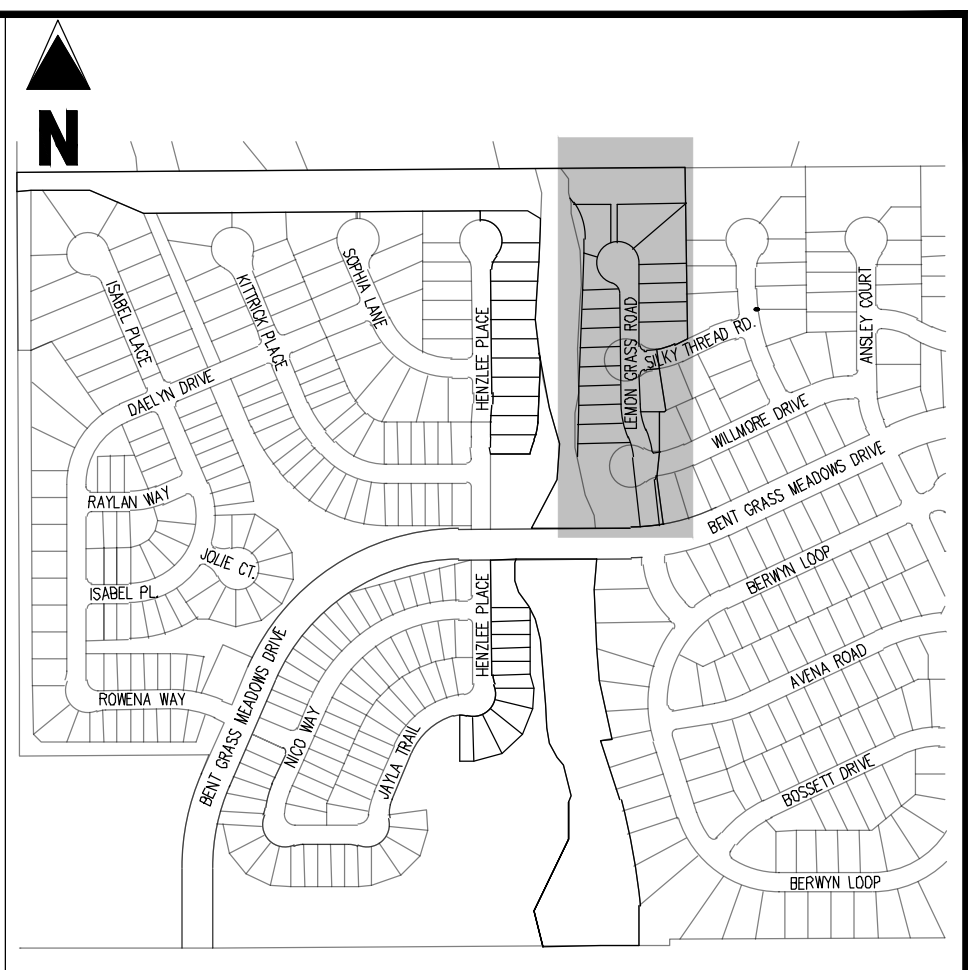
#	Date	Issue / Description	Int.

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

**WATER PLAN**

**U1.1**

Sheet 5 of 12



**KEY MAP**  
SCALE: 1"=500'

**LEGEND**

[Symbol]	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
[Symbol]	EXISTING RIGHT OF WAY LINE
[Symbol]	PROPOSED RIGHT OF WAY LINE
[Symbol]	EXISTING LOT LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	PROPOSED ROADWAY CENTER LINE
[Symbol]	EXISTING STORM DRAIN PIPE
[Symbol]	PROPOSED STORM DRAIN PIPE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	EXISTING DRAINAGE FEATURE OUTLINE
[Symbol]	PROPOSED DRAINAGE FEATURE OUTLINE
[Symbol]	EXISTING SWALE WITH FLOW DIRECTION
[Symbol]	PROPOSED SWALE WITH FLOW DIRECTION
[Symbol]	100-YEAR FEMA FLOODPLAIN
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED GRAVEL PER EGM TABLE D-7
[Symbol]	PROPOSED RIP RAP
[Symbol]	EXISTING CONCRETE PAVING
[Symbol]	EXISTING GRAVEL PER EGM TABLE D-7
[Symbol]	EXISTING 1" TO 2" CRUSHED ROCK
[Symbol]	EXISTING RIP RAP
[Symbol]	EXISTING GROUTED BOULDERS
[Symbol]	PROPOSED LOT #
[Symbol]	EXISTING LOT #
[Symbol]	PROPOSED ADA RAMP
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED GATE VALVE
[Symbol]	PROPOSED REDUCER
[Symbol]	PROPOSED WATER BEND/TEE
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED FES
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED CDOT TYPE R STORM INLET

**NOTES**

1. ALL WATER MAINS SHALL BE NO CLOSER THAN FIVE FEET (5') TO EDGE OF CONCRETE CUR 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') STUB 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.

**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 N00D3346 W AND MONUMENTED AS SHOWN.

**BENCHMARK**

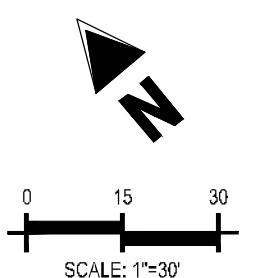
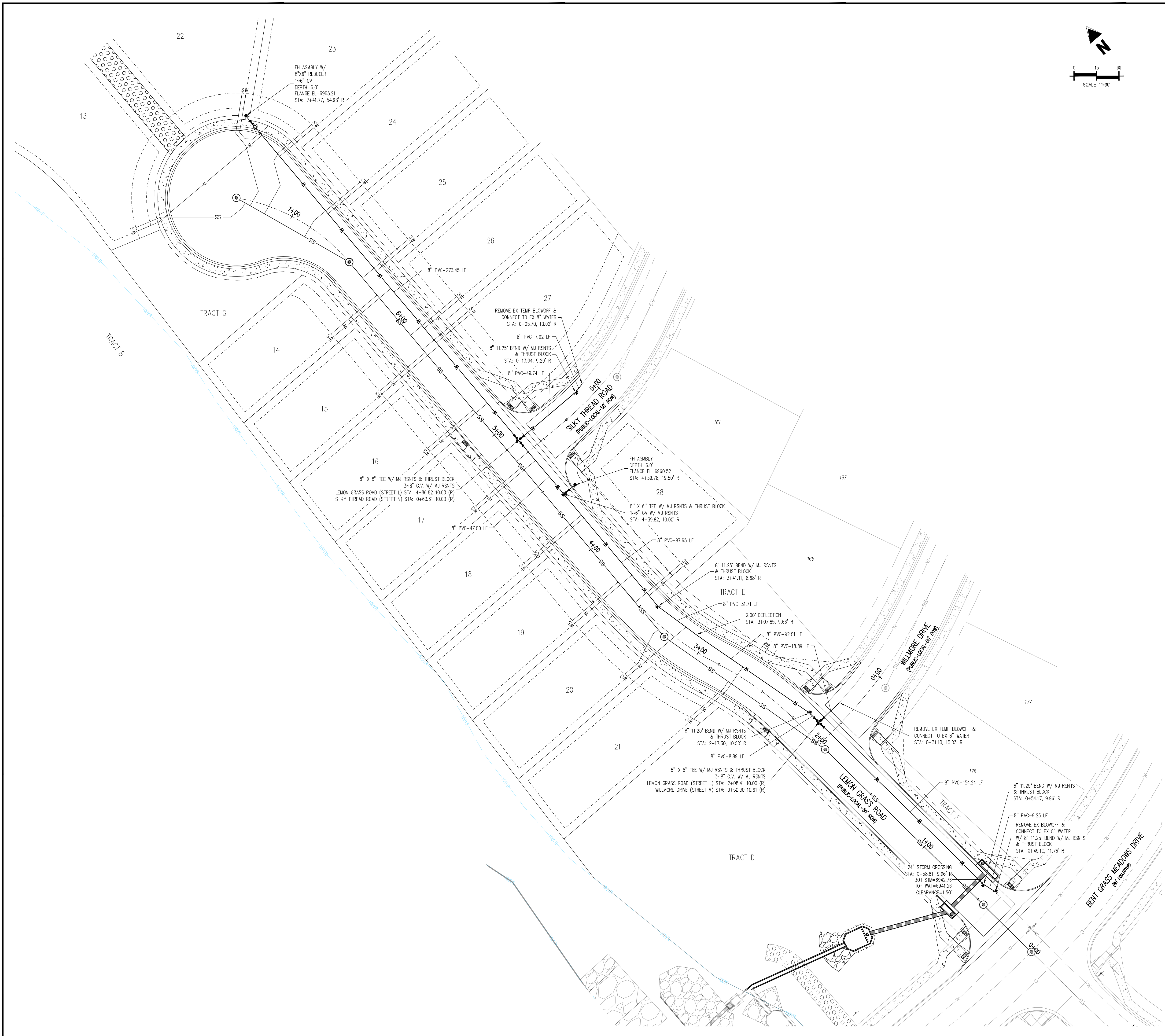
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR IS# 24954 ELEVATION = 6947.67

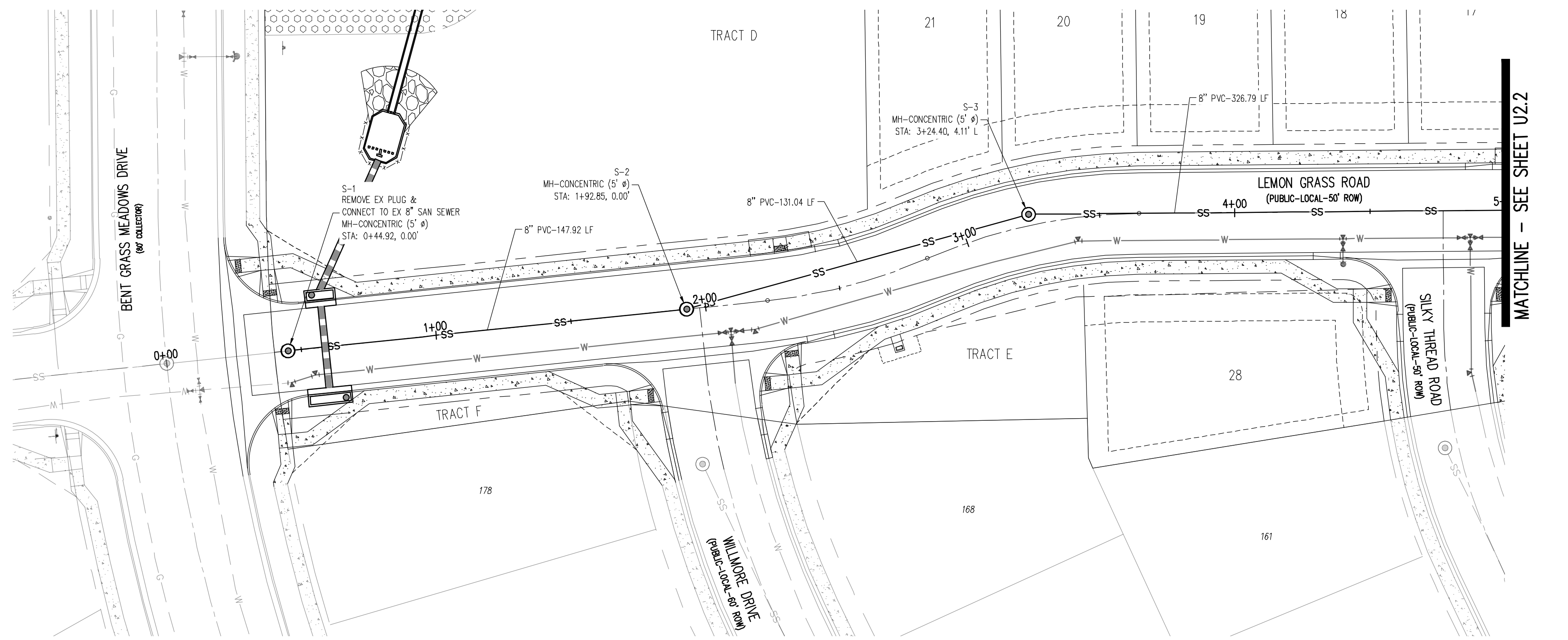
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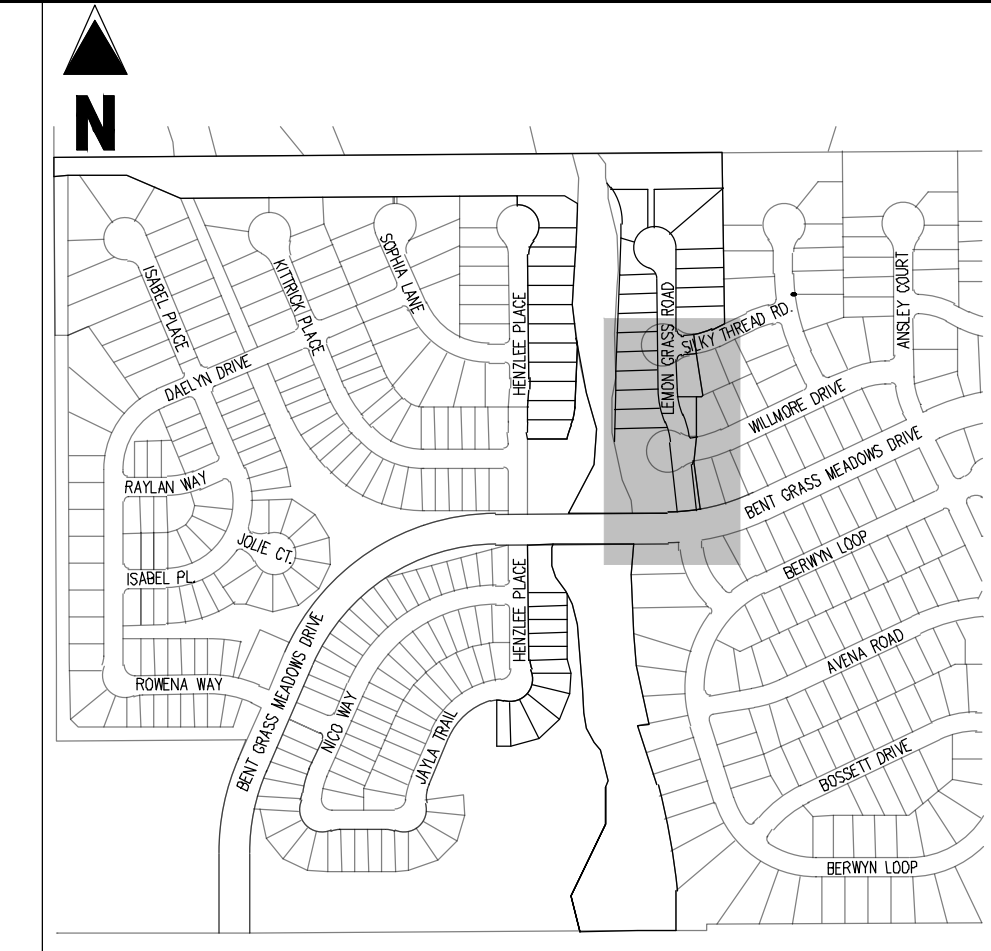
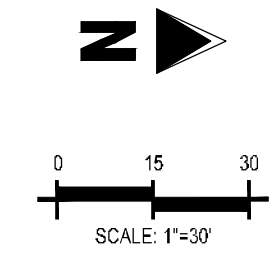


Know what's below. Call before you dig.





PLAN: 8-INCH SANITARY SEWER (LEMON GRASS ROAD)  
STA: 1+00.00 - 5+00.00



KEY MAP  
SCALE: 1"=500'

LEGEND	
[Symbol]	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
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NOTES

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BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR (5/8" ELEVATION = 6947.67)

CAUTION - NOTICE TO CONTRACTOR

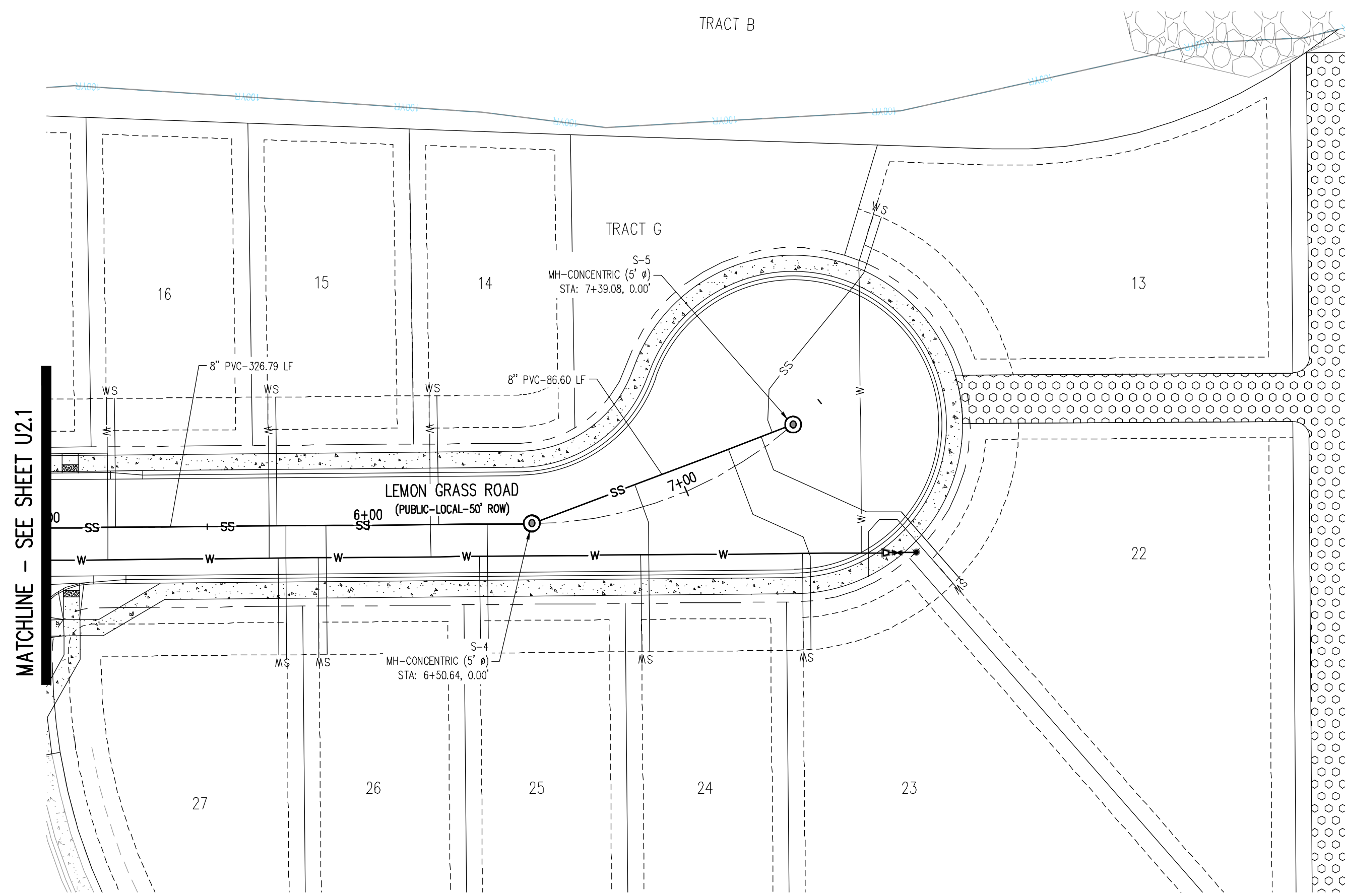
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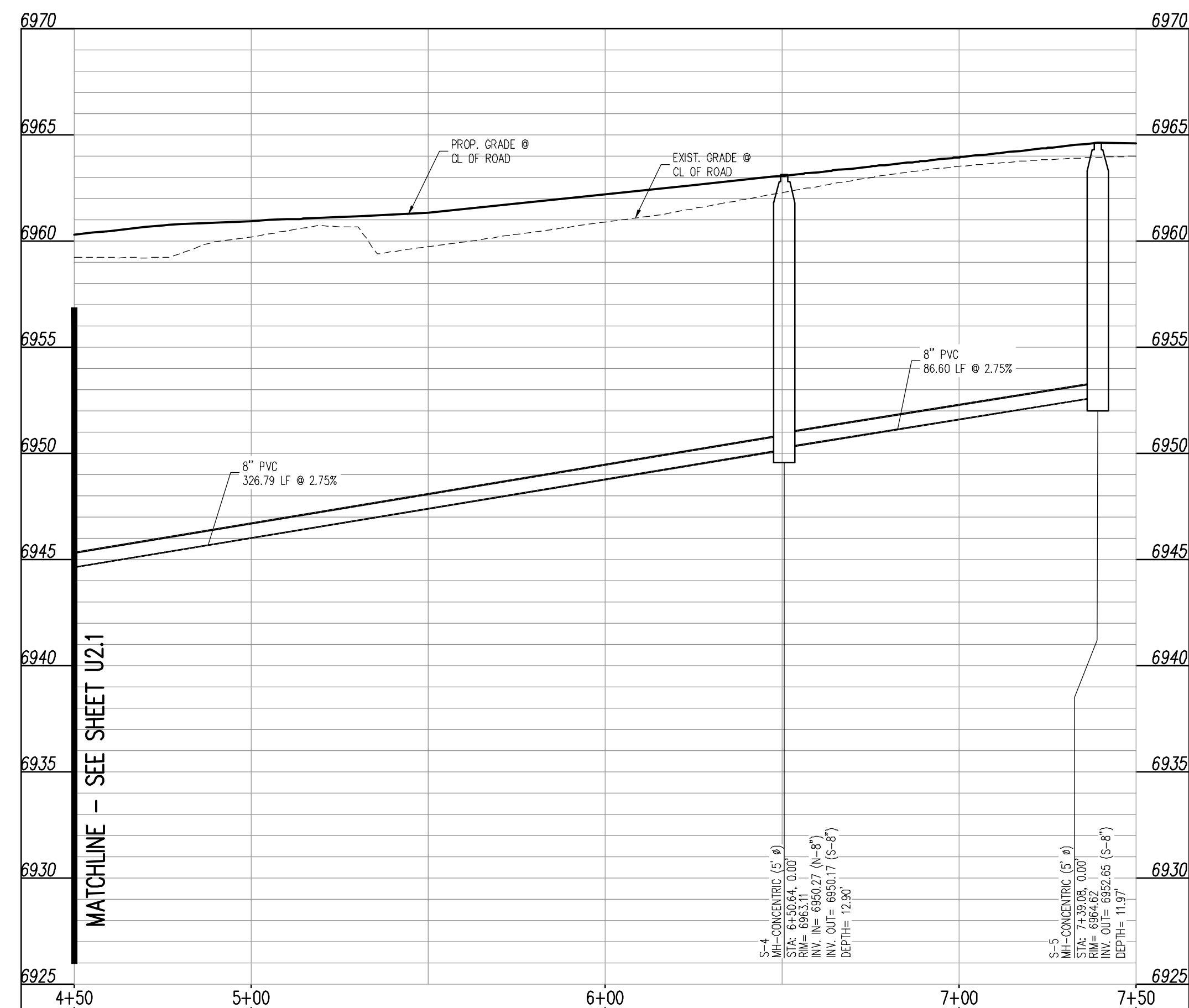
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Checked By:	RGD
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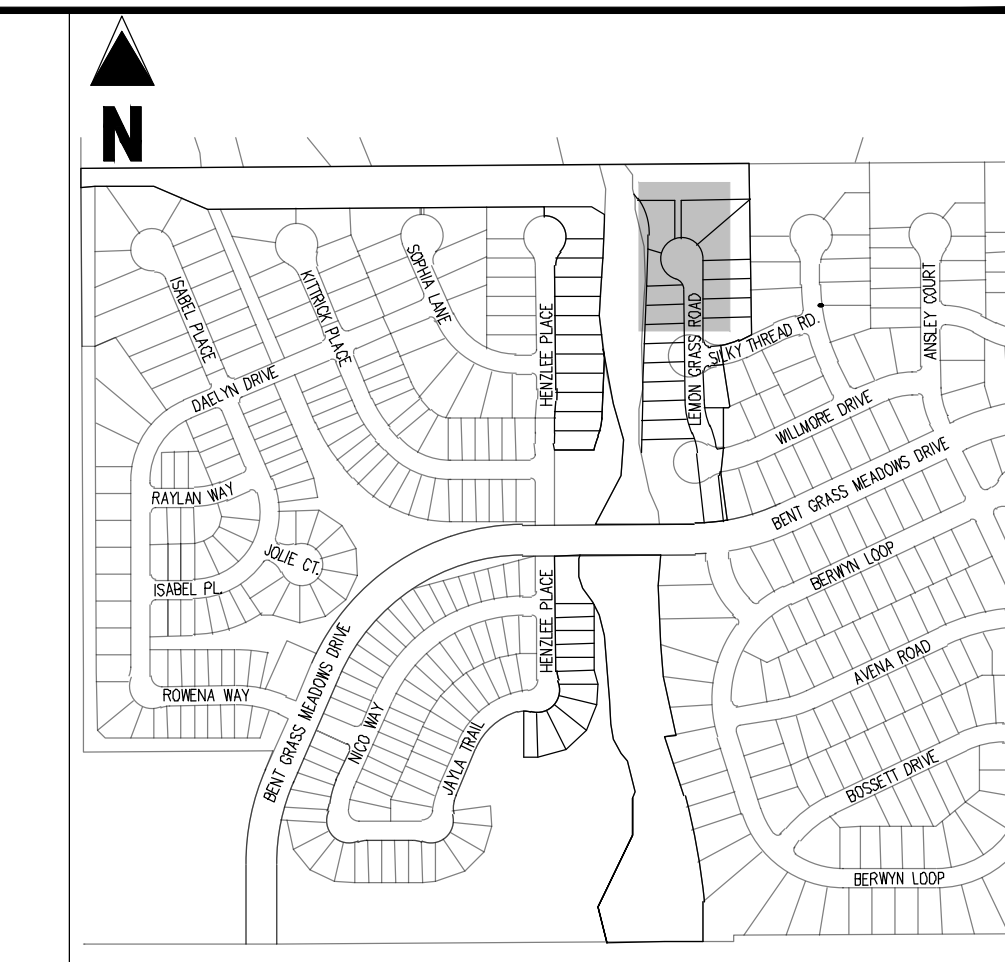
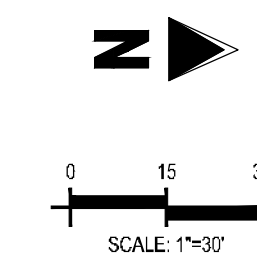
WASTEWATER PLAN & PROFILE



**PLAN: 8-INCH SANITARY SEWER (LEMON GRASS ROAD)**  
STA: 4+50.00 - 7+50.00



**LEMON GRASS ROAD (STREET L)**  
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
- - - PROPOSED RIGHT OF WAY LINE
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- - - 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
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- - - PROPOSED DRAINAGE FEATURE OUTLINE
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**BENCHMARK**

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#	Date	Issue / Description	Init.

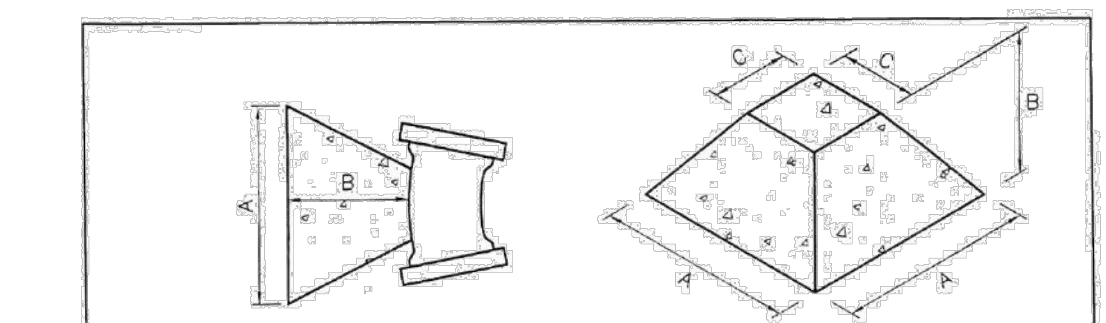
Project No: CLH000021  
Drawn By: CMWJ  
Checked By: RGD  
Date: 07/01/2022

**WASTEWATER PLAN & PROFILE**



Table with 4 columns: #, Date, Issue / Description, Init.

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



NOTE: USE THE FOLLOWING VALUES FOR 10°

Table with columns: VOL. (cu ft), A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

SEE COLUMNS ABOVE FOR A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

THRUST BLOCK DATA

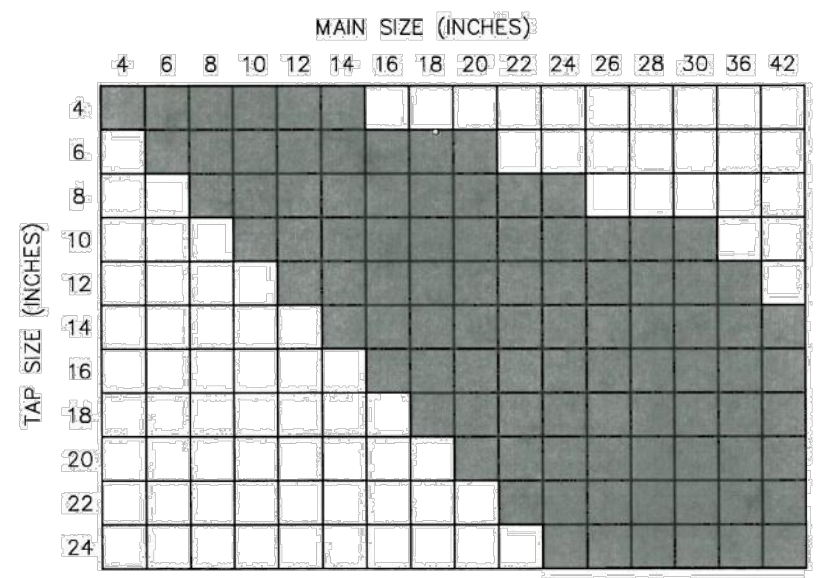
WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-10

CONCRETE THRUST BLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONCRETE THRUST REACTION BLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE.

ALL WATER MAINS

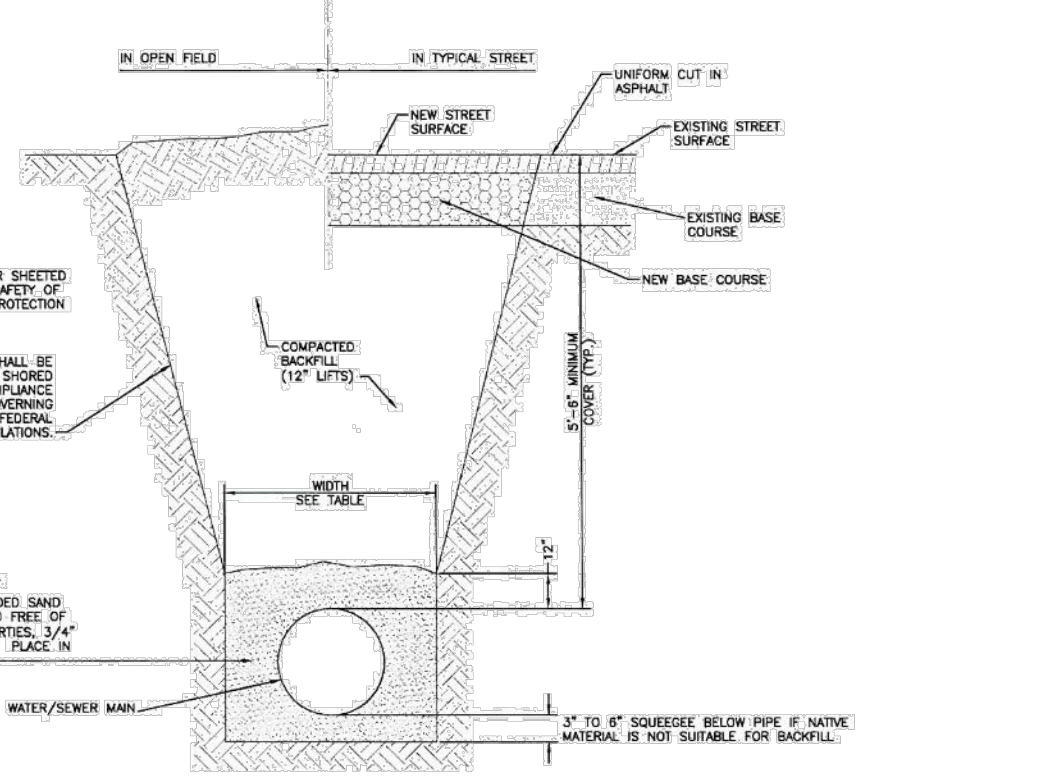
INDICATES CONCRETE THRUST BLOCK REQUIRED



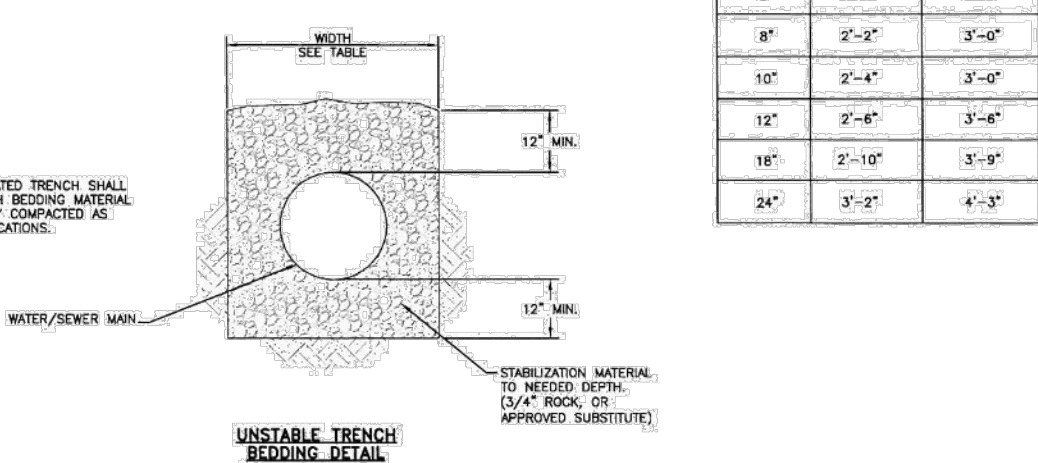
ANY THRUST REACTION BLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE DISTRICT.

THRUST BLOCKS REQUIRED FOR TAPS

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-11



TYPICAL TRENCH SECTION



TYPICAL TRENCH CROSS-SECTION

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-12

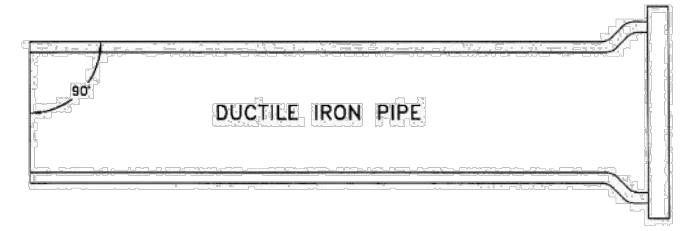
MAXIMUM DEFLECTION PER SLIP JOINT OF D.I.P.

Table with columns: PIPE DIAMETER (I.D., O.D.), MFRS. DEFL., DESIGN DEFLECTION (80% MAX.), APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS.

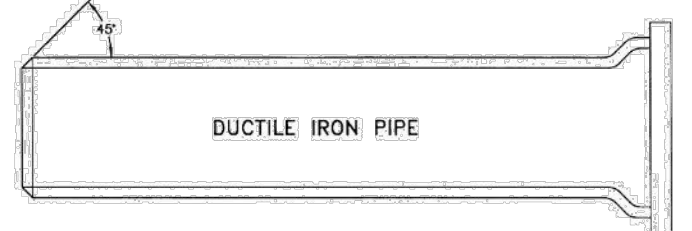
(1) 20' = NORMAL 20-FOOT JOINT LAYING LENGTH  
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH

MAXIMUM PIPELINE DEFLECTION DATA

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-13



MECHANICAL JOINT CONNECTION  
PIPE MUST BE CUT AT RIGHT ANGLES LONGITUDINAL CENTERLINE IN ALL CASES. PIPE ENDS SHALL BE FREE OF BURRS. NORMAL LINGS SHALL BE BLANK WITH PIPE END. GOUGES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.

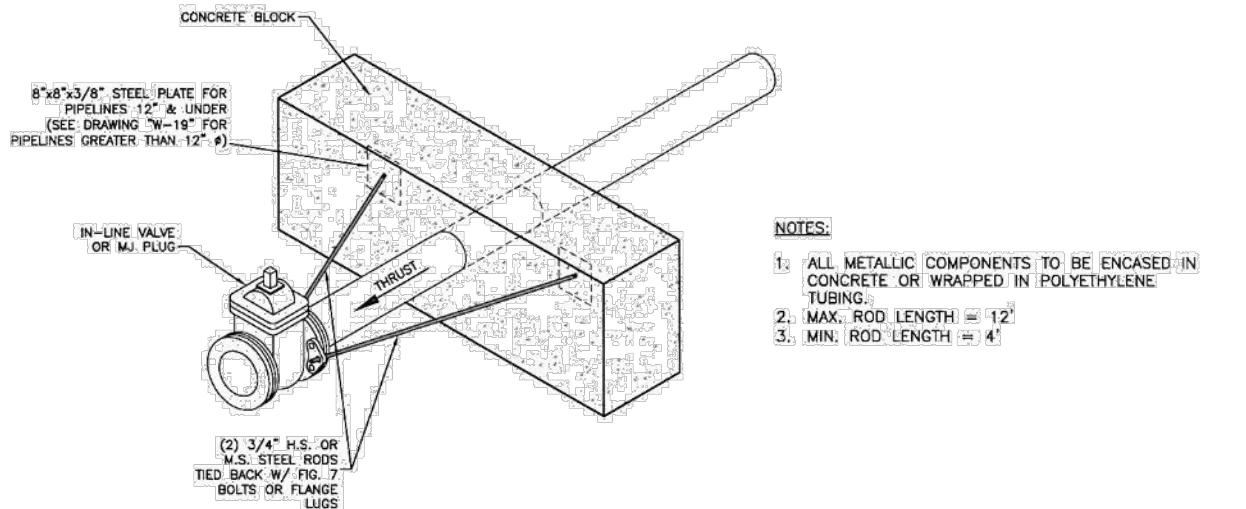
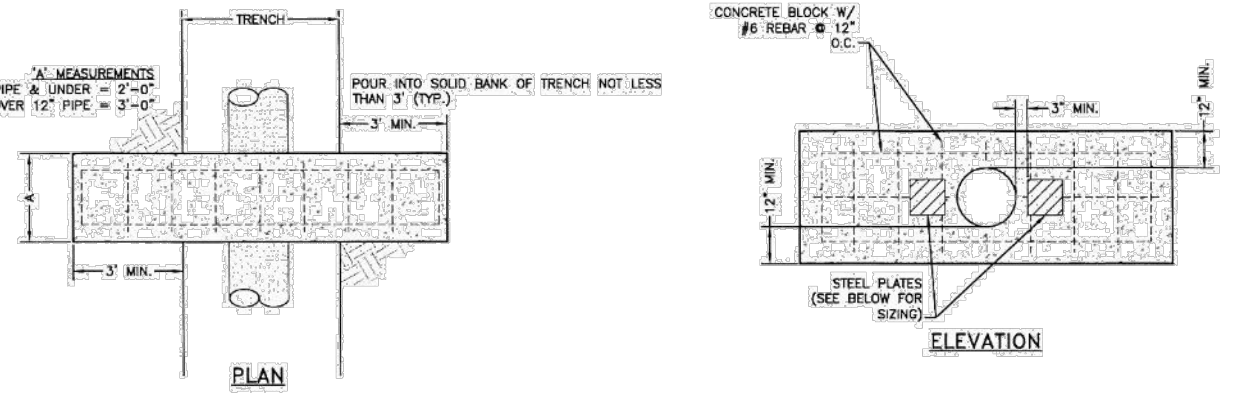


SLIP JOINT CONNECTION  
PIPE CUT IN STRAIGHT LINE AND BEVEL AT 45° INSIDE ON END.

- GENERAL NOTES: 1. ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR. 2. ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION. 3. AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE FOR CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE). 4. ALL OIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

PIPE CUTTING

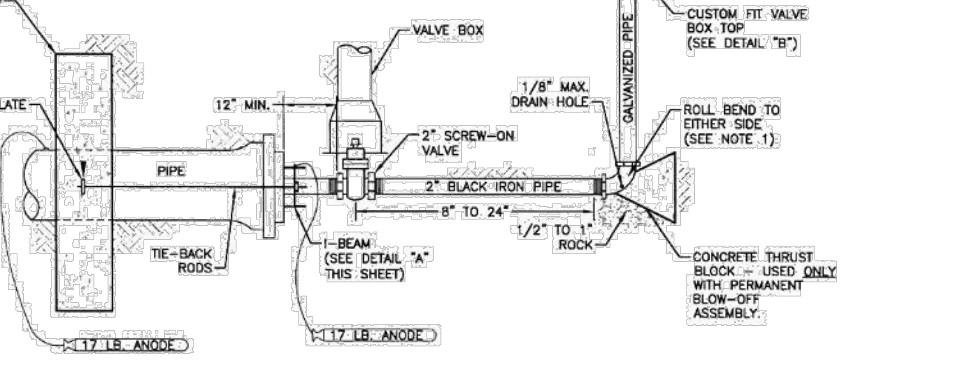
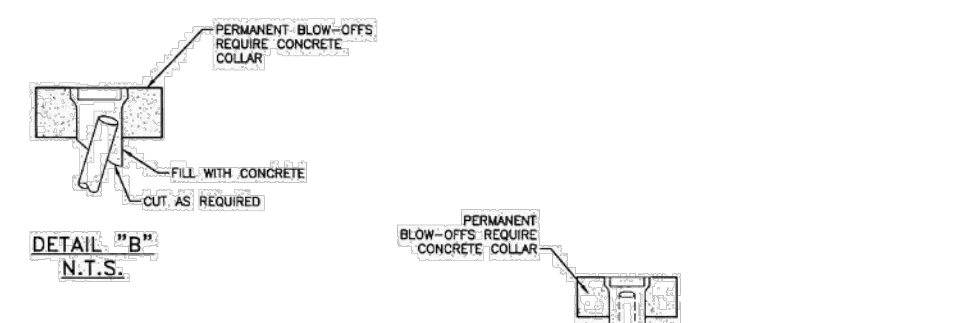
WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-14



- NOTES: 1. ALL METALLIC COMPONENTS TO BE ENCASED IN CONCRETE OR WRAPPED IN POLYETHYLENE TUBING. 2. MAX. ROD LENGTH IS 12'. 3. MIN. ROD LENGTH IS 4'.

REVERSE ANCHOR DETAIL

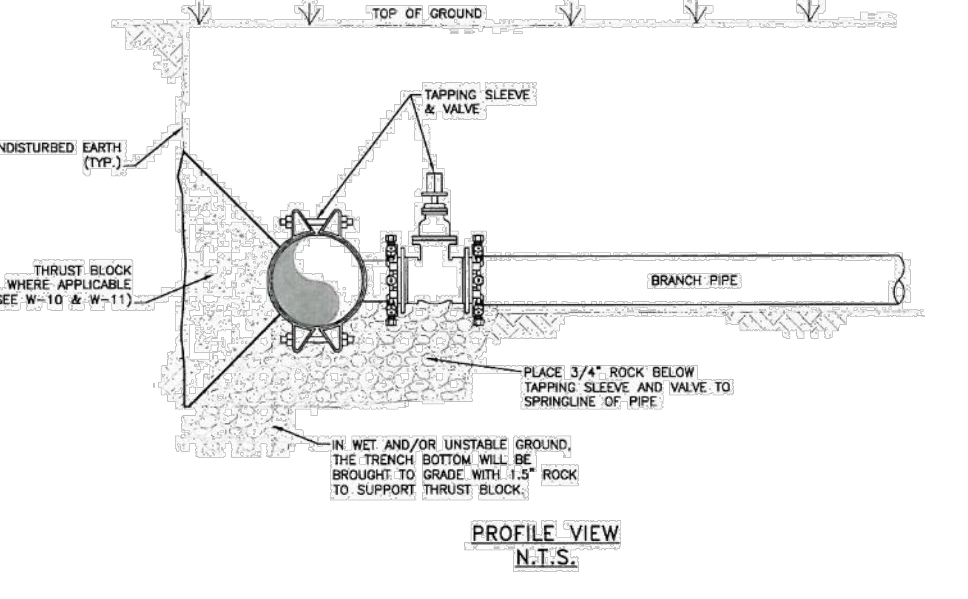
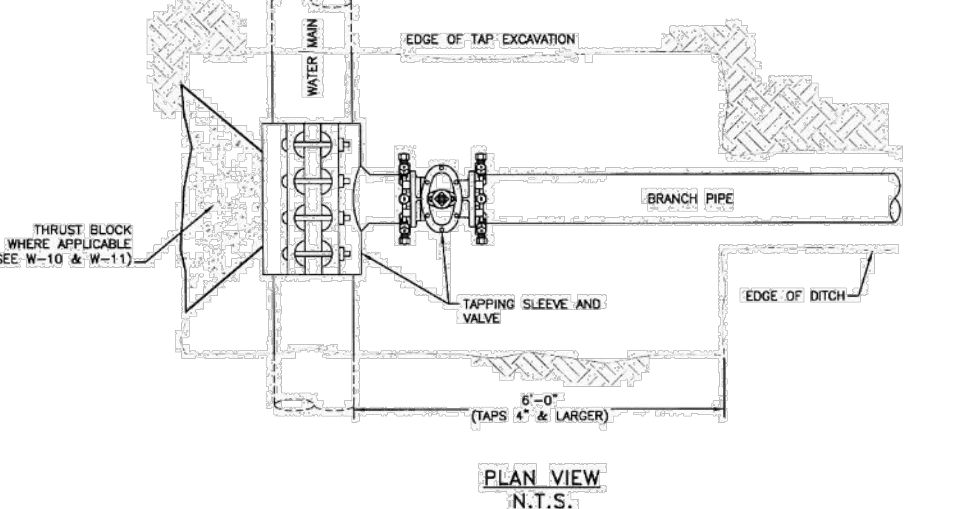
WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-15



- NOTES: 1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND, ADDITIONAL BENDS MAY BE REQUIRED BY THE INSPECTOR. 2. COAT THE ROOS, BEAM AND BLACK IRON PIPE WITH EPOXY POLYURETHANE COATING, 10 MILS MIN. 3. ENTIRE BLOW OFF ASSEMBLY MUST BE FULLY SUPPORTED. CONCRETE STEPPING STONES MAY BE REQUIRED. 4. PIPES DOING APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED JOINTS.

TEMP & PERMANENT BLOW-OFF ASSEMBLIES FOR 6" & 8" MAINS

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-18



PIPE TAPPING DETAIL

WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS W-21



#	Date	Issue / Description	Init.

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

**WASTEWATER DETAILS SHEET 1**

**MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO TABLE.**

PIPE I.D.	MANHOLE I.D.	HALL
8" TO 15"	4'-0"	5"
18" TO 30"	5'-0"	6"
36" TO 54"	6'-0"	8"
60" & LARGER	SPECIAL DESIGN	7"

**WATERPROOFING REQUIREMENTS**

- APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK TO ALL INTERIOR JOINTS AND FLOW CHANNEL).
- APPLY COAL TAR (EPOXY DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES, AS DIRECTED BY DISTRICT. APPLY PRIOR TO DAMPROOFING.

**MANHOLE RINGS SHALL BE CAST-IN-PLACE CONCRETE COLLAR.**

**2" PRECAST CONCRETE ADJUSTING RINGS (1 MIN. 3 MAX.)**

**PIPE I.D.** **MANHOLE I.D.** **HALL**

8" TO 15"	4'-0"	5"
18" TO 30"	5'-0"	6"
36" TO 54"	6'-0"	8"
60" & LARGER	SPECIAL DESIGN	7"

**WATERPROOFING REQUIREMENTS**

- APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK TO ALL INTERIOR JOINTS AND FLOW CHANNEL).
- APPLY COAL TAR (EPOXY DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES, AS DIRECTED BY DISTRICT. APPLY PRIOR TO DAMPROOFING.

**TRENCH SHALL BE PROTECTED TO PREVENT DAMAGE TO AND FROM OTHER UTILITIES.**

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

**ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.**

**AN OVER EXCAVATED TRENCH SHALL BE REILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.**

**UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.**

**CLASS "A" (CONCRETE CRADLE) L.F.=2.8**

**CLASS "B" (GRANULAR BASE) L.F.=1.9**

**CLASS "C" (SHAPE BOTTOM) L.F.=1.5**

**CLASS "D" (FLAT BOTTOM) L.F.=1.1**

**NOTES:**

- FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REILLED WITH GRANULAR BEDDING MATERIAL AS DEFINED BY CLASS "B" BEDDING.
- L.F. = LOAD FACTOR
- CLASS "D" BEDDING WILL NOT BE ACCEPTABLE UNDER ANY CONDITION.
- MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 95% OF STD. PROCTOR DENSITY OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.

**MECHANICAL JOINT CONNECTION**  
 PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES.  
 PIPE ENDS SHALL BE FREE OF BURRS.  
 MOTOR LAMPS SHALL BE FLUSH WITH PIPE END.  
 GOUDES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.

**SLIP JOINT CONNECTION**  
 PIPE CUT IN STRAIGHT LINE AND BEVELLED AT 45° ANGLE ON END.

**GENERAL NOTES:**

- ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE WATER AND SANITATION DISTRICT INSPECTOR.
- ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
- AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE).
- ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

**NEW 4" (MIN.) PVC SDR 35 SEWER LINE**  
 MINIMUM 2% SLOPE TYPICAL.

**EXISTING SEWER SERVICE LINE MATERIALS VARY, NEW SERVICE LINE MATERIAL SHALL BE 4" (MIN.) PVC SDR 35.**

**FLEXIBLE COUPLING - FOR CONNECTION OF PVC TO EXISTING SEWER SERVICE LINE (FERROUS OR EQUAL).**

**45 BELL AND SPIGOT BEND**

**4" (MIN.) PVC SDR 35 SERVICE LINE PIPE,**  
 VERTICAL LENGTH AS REQUIRED.

**PVC IN-LINE WYE POSITION WYE CONNECTION**  
 30" ABOVE CENTERLINE OF PIPE  
 (2 O'CLOCK OR 10 O'CLOCK POSITION)

**NEW SANITARY SEWER MAIN**

**DIRECTION OF FLOW**

**FINISHED GRADE SOIL SURFACE**

**24" DIA.**

**METAL WATERTIGHT PLUG**

**COMPACTED SOIL**

**8" DIA. 45° BEND**

**8" DIA. SEWER PIPE**

**UNDISTURBED SOIL OR COMPACTED BACKFILL MATERIAL**

**8" DIA. SEWER MAIN**

**8" x 8" WYE**

**WATERTIGHT PLUG**

**UNDISTURBED SOIL OR COMPACTED BEDDING MATERIAL**

**24" DIA. MH RING & COVER**

**MIN. 2" OF HBP**

**INSTALL OR REMOVE 2" PRECAST CONC. RINGS FOR MANHOSE GRADE ADJUSTMENT, MIN. 3 MAX.**

**REMOVE EXISTING PRECAST SECTION(S) & REFACE WITH REQUIRED SECTION(S) / FLAT TOP / CONE TO REACH FINISH GRADE.**

**JOINT SEALANT**

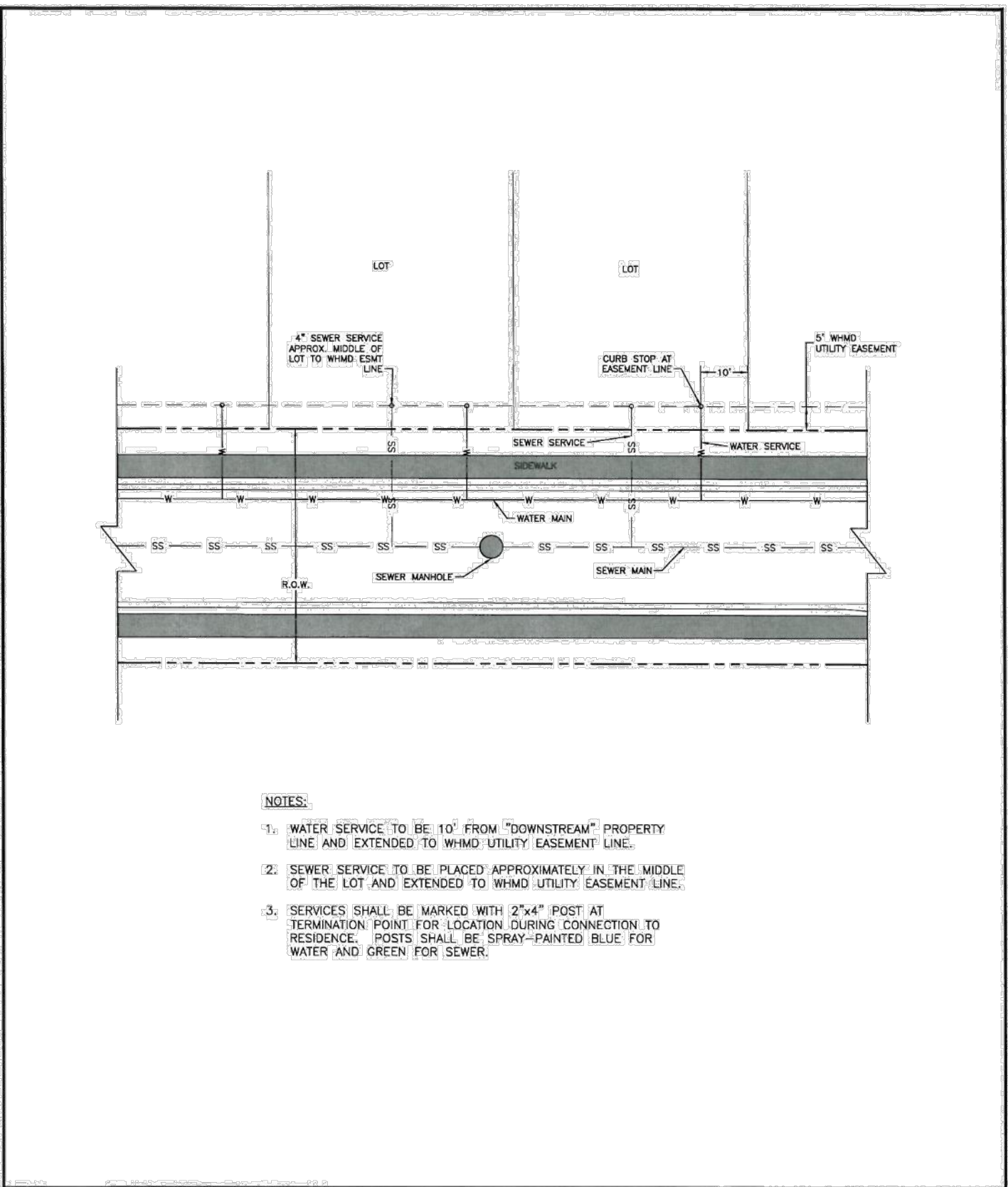
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CONSTRUCTION DOCUMENTS  
 FALCON MEADOWS AT BENT GRASS FILING NO. 4  
 FOR  
 CHALLENGER COMMUNITIES, LLC  
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

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

WASTEWATER DETAILS  
 SHEET 2



**UTILITY SERVICE LOCATIONS**

Drawn: GJM, Date: JUN 2011, Scale: N.T.S.  
 Revised: \_\_\_\_\_, Revised: \_\_\_\_\_, Revised: \_\_\_\_\_  
**WOODMEN HILLS** WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS **WW-20**

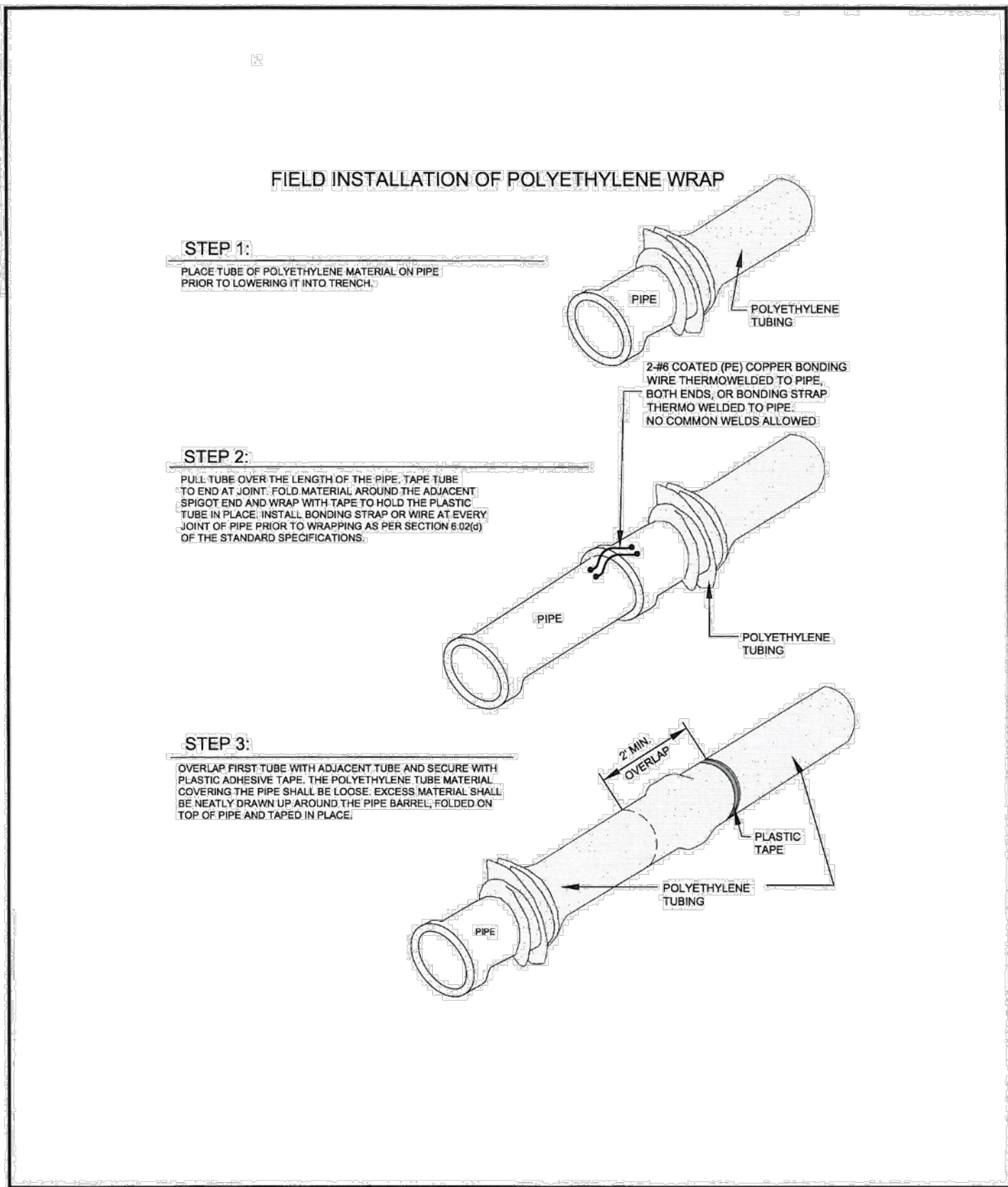
**MAXIMUM DEFLECTION PER SLIP JOINT OF D.I.P.**

PIPE DIAMETER I.D. (IN)	O.D. (IN)	O.D. (FT)	MFRS. DEFL.	DESIGN DEFLECTION (% MAX.)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS			
					MAX. DEFL. DIST.			
					(1)	(2)		
4"	4.60"	.400'	5'00'00"	4'00'00"	16"	15"	286'	258'
6"	6.60"	.575'	5'00'00"	4'00'00"	16"	15"	286'	258'
8"	8.05"	.794'	5'00'00"	4'00'00"	16"	15"	286'	258'
10"	11.07"	2.92'	5'00'00"	4'00'00"	16"	15"	286'	258'
12"	13.20"	1.100'	5'00'00"	4'00'00"	16"	15"	286'	258'
14"	15.30"	1.275'	3'00'00"	2'24'00"	10"	9"	477'	430'
16"	17.40"	1.450'	3'00'00"	2'24'00"	10"	9"	477'	430'
18"	19.50"	1.625'	3'00'00"	2'24'00"	10"	9"	477'	430'
20"	21.60"	1.800'	3'00'00"	2'24'00"	10"	9"	477'	430'
24"	25.80"	2.150'	3'00'00"	2'24'00"	10"	9"	477'	430'
30"	32.00"	2.666'	2'30'00"	2'00'00"	8"	7"	573'	516'
36"	38.30"	3.192'	2'00'00"	1'36'00"	6"	6"	716'	645'
42"	44.50"	3.708'	2'00'00"	1'36'00"	6"	6"	716'	645'

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH  
 (2) = NORMAL 18-FOOT JOINT LAYING LENGTH

**MAXIMUM PIPELINE DEFLECTION DATA**

Drawn: GJM, Date: JUN 2011, Scale: N.T.S.  
 Revised: \_\_\_\_\_, Revised: \_\_\_\_\_, Revised: \_\_\_\_\_  
**WOODMEN HILLS** WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS **WW-14**



**POLYETHYLENE PIPE WRAP**

Drawn: GJM, Date: JUN 2011, Scale: N.T.S.  
 Revised: \_\_\_\_\_, Revised: \_\_\_\_\_, Revised: \_\_\_\_\_  
**WOODMEN HILLS** WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS **WW-12**

U:\CHALLENGER\100000017\FALCON\CD\DWG\U3.5\U3.5\_SHEET\_12.dwg, PLOT DATE: 07/01/2022 10:08:30 AM, PLOT SCALE: 1/8"=1'-0"