

CHEROKEE METROPOLITAN DISTRICT: 6250 PALMER PARK BLVD COLORADO SPRINGS, CO 80915 PHONE: (719) 597-5080

CONTACT: STEWART L. MAPES JR., PLS

CONTACTS:

OWNER: MEADOWBROOK PARK, LLC

CONTÀCT: DANNY MIENTKA

CLARK LAND SURVEYING, INC. 177 S. TIFFANY DRIVE, UNIT 1

PUEBLO WEST, CO 81007

TEL: (719) 582-1270

COLORADO SPRINGS, CO 80903

90 S. NEVADA AVENUE

TEL: (719) 475-7621

KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0182 CONTÀCT: JOHN HEIBERGER, P.E.

EL PASO COUNTY: EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 PHONE: (719) 520-3600

COLORADO SPRINGS UTILITIES: 1521 HANCOCK EXPRESSWAY MAIL CODE 1812 COLORADO SPRINGS, CO 80903 PHONE: (719) 668-8769

OWNER'S SIGNATURE BLOCK

THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPEFICATIONS 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 THE 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 THE DETAILED PLANS AND SPECIFICATIONS

JOHN HEIBERGER, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY REVIEW STATEMENT

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, DIMENSION, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONIBILITY FOR COMPLETENESS AND / OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR A CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF THE 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, COUNTY ENGINEER/ ECM ADMINISTRATOR

LAND AREA:

351,529 SQ. FT. OR 8.07 ACRES MORE OR LESS

BASIS OF BEARING:

MEASURED BETWEEN THE NW CORNER OF TRACT 1, 94/24 BUSINESS PARK FILING NO. 1, MONUMENTED WITH A NO. 4 REBAR WITH 1" RED PLASTIC CAP MARKED PLS 37928, AND THE SOUTHWEST CORNER OF LOT 1, MONUMENTED WITH A FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP MARKED WITH PLS

BENCHMARK/ PROJECT CONTROL

NORTHWEST CORNER OF TRACT A AND IS MONUMENTED AS A NO. 4 REBAR WITH RED PLASTIC CAP FLUSH WITH THE GROUND EL.6321.70

LEGAL DESCRIPTION

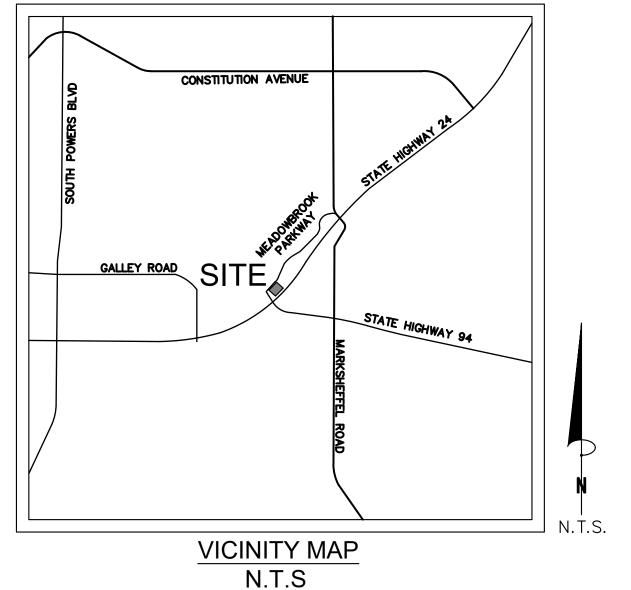
TRACT A, 94/24 BUSINESS PARK FILING NO. 1, EL PASO COUNTY, STATE OF COLORADO

SOIL TYPE:

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC)

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0970G & 08041C1160G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (OUT OF THE 500 YEAR FLOODPLAIN)



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C3.18	UTILITY DETAILS		

Engineering Review 05/15/2021 7:26:21 PM dsdrice (719) 520-7877 **EPC Planning & Community Development Department**

DESIGNED BY: KI DRAWN BY: CHECKED BY: DATE: 10/09/202

PRELIMINARY

FOR REVIEW ONLY

NOT FOR

CONSTRUCTION

Kimley» Horn

Kimley-Horn and Associates, Inc

PROJECT NO. 096956009

SHEET

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. 1. THE CHEROKEE METRO DISTRICT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF
- ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT. 2. APPROVAL OF THESE PLANS BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- 3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- 4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- 5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- 7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
- 8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
- 9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- 10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- 11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
- 12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
- 14. PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING. DRAINAGE AND UNDERGROUND FACILITIES. INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- 16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- 18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
- 19. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
- 20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- 21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA. 24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED
- DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
- 27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- 28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM. 30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION
- OPERATIONS. 31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- 32. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
- 33. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ONSITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

WATER PLAN NOTES

 st The contractor shall notify 'cherokee metro district' office (719-597-5081) a minimum of 48 hours

PRIOR TO THE START OF CONSTRUCTION.

GENERAL

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- 2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- 4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
- 6. ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
- 7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
- 9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- 10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT' INSPECTOR.
- 11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- 12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
- 13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
- 14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT STANDARD SPECIFICATIONS MANUAL.

WASTEWATER PLAN NOTES

*THE CONTRACTOR SHALL NOTIFY 'CHEROKEE METRO DISTRICT' OFFICE (719-597-5081) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

<u>GENERAL:</u>

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS).
- 2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- 4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
- 7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
- 10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT STANDARD SPECIFICATIONS MANUAL.

UTILITY SERVICE PLAN NOTES

*THE CONTRACTOR SHALL NOTIFY 'CHEROKEE METRO DISTRICT' OFFICE (719-597-5081) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

- I. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT *WASTEWATER AND WATER* LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
- 2. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES. MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- 4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- 5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- 6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
- 7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 CHEROKEE METRO DISTRICT SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS.

10. CMD DOES NOT HAVE SPECIFIC WATER AND SEWER LINE MARKER DECALS. THE CONTRACTOR SHOULD USE GENERIC BLUE WATER MARKERS FOR WATER LINES AND GENERIC GREEN SEWER MARKERS FOR SEWER LINES.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12' STEEL OR WOODEN POST.

- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
- 3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- 4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.
- 5. A CMD INSPECTOR MUST BE PRESENT FOR THE COLLECTION OF BACTERIOLOGICAL SAMPLES WHENEVER THIS IS REQUIRED.
- 6. MANHOLE ADJUSTMENTS DUE TO PAVING ARE THE RESPONSIBILITY OF THE PAVER UNLESS CHEROKEE HAS ISSUED A FINAL LETTER OF ACCEPTANCE AND THE MANHOLE IS IN A PUBLIC RIGHT OF WAY.

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
- 3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- CONNECTIONS TO CMD WATER MAINS WILL BE COMPLETED BY THE CONTRACTOR UNDER THE SUPERVISION OF CHEROKEE METRO DISTRICT PERSONNEL. ALL VALVES SHALL OPEN LEFT.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY COLORADO SPRINGS UTILITIES.
- 6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.
- MINIMUM DEPTH OF BURY SHALL BE 5 FEET AND MAXIMUM DEPTH OF BURY SHALL BE 6 FEET UNLESS OTHERWISE APPROVED BY THE DISTRICT
- 9. POTABLE FIRE HYDRANT BODIES SHALL BE PAINTED WITH RUSTOLEUM 7792402 GLOSS WHITE. POTABLE FIRE HYDRANT CAPS AND BONNETS SHALL BE PAINTED WITH RUSTOLEUM 7524402 SAFETY BLUE. IF OIL-BASED PAINTS ARE UNAVAILABLE, A REASONABLE SUBSTITUTE MAY BE USED WITH CMD APPROVAL.
- 10. CONTRACTOR SHALL DISPOSE OF CHLORINATED WATER AS PER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) REGULATIONS

WATER PROJECT SPECIFIC NOTES

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- ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.
- A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS.
- A WATER STUB-OUT(S) IS/ARE PROPOSED.CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.
- A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT

ESIGNED BY: KI

DRAWN BY: CHECKED BY: DATE: 10/09/202

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> PRELIMINARY FOR REVIEW ONL NOT FOR CONSTRUCTION Kimley » Horr Kimley-Horn and Associates, Ir

PROJECT NO. 096956009

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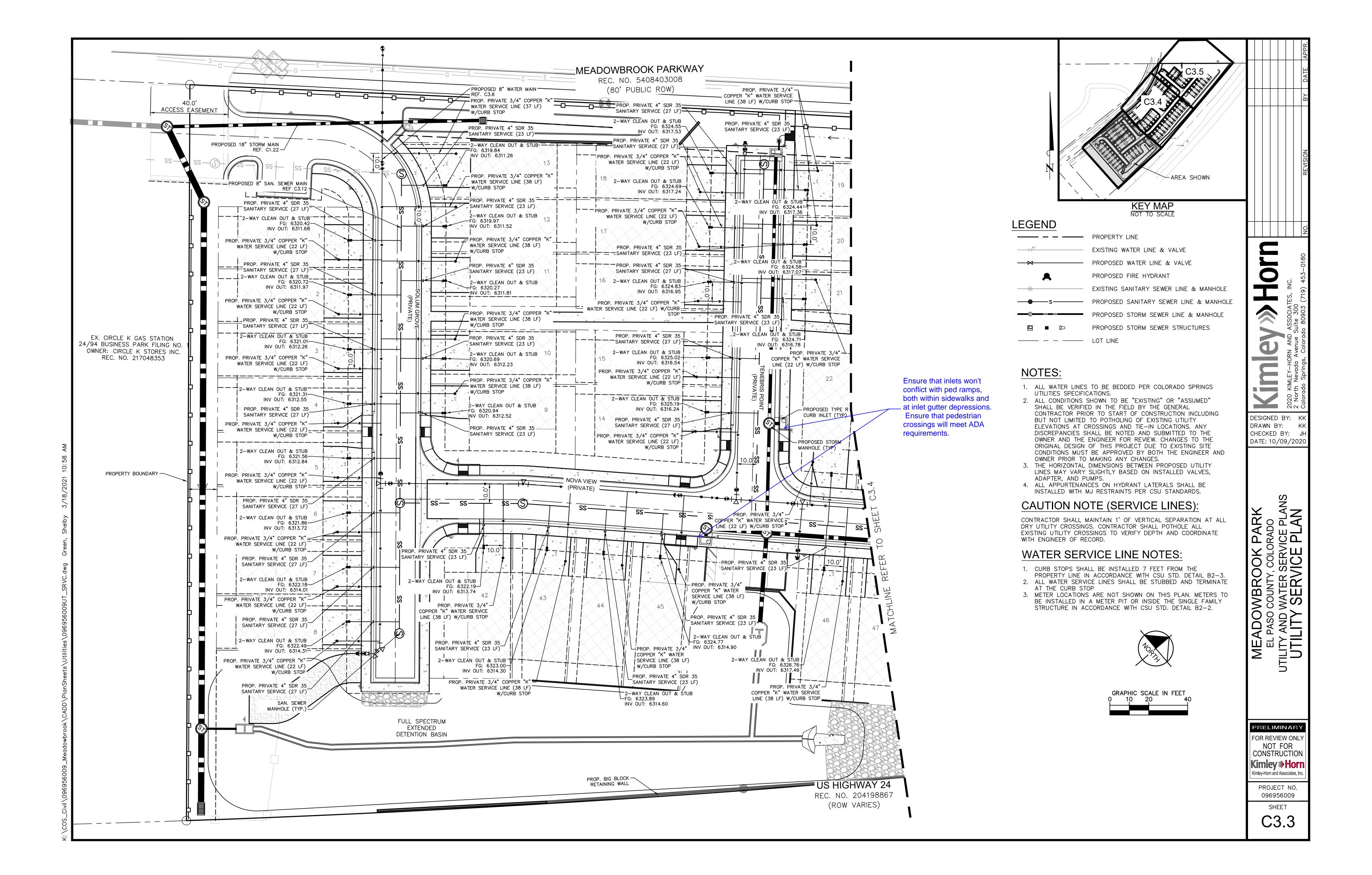
DRAWN BY: KK
CHECKED BY: JH
DATE: 10/09/2020

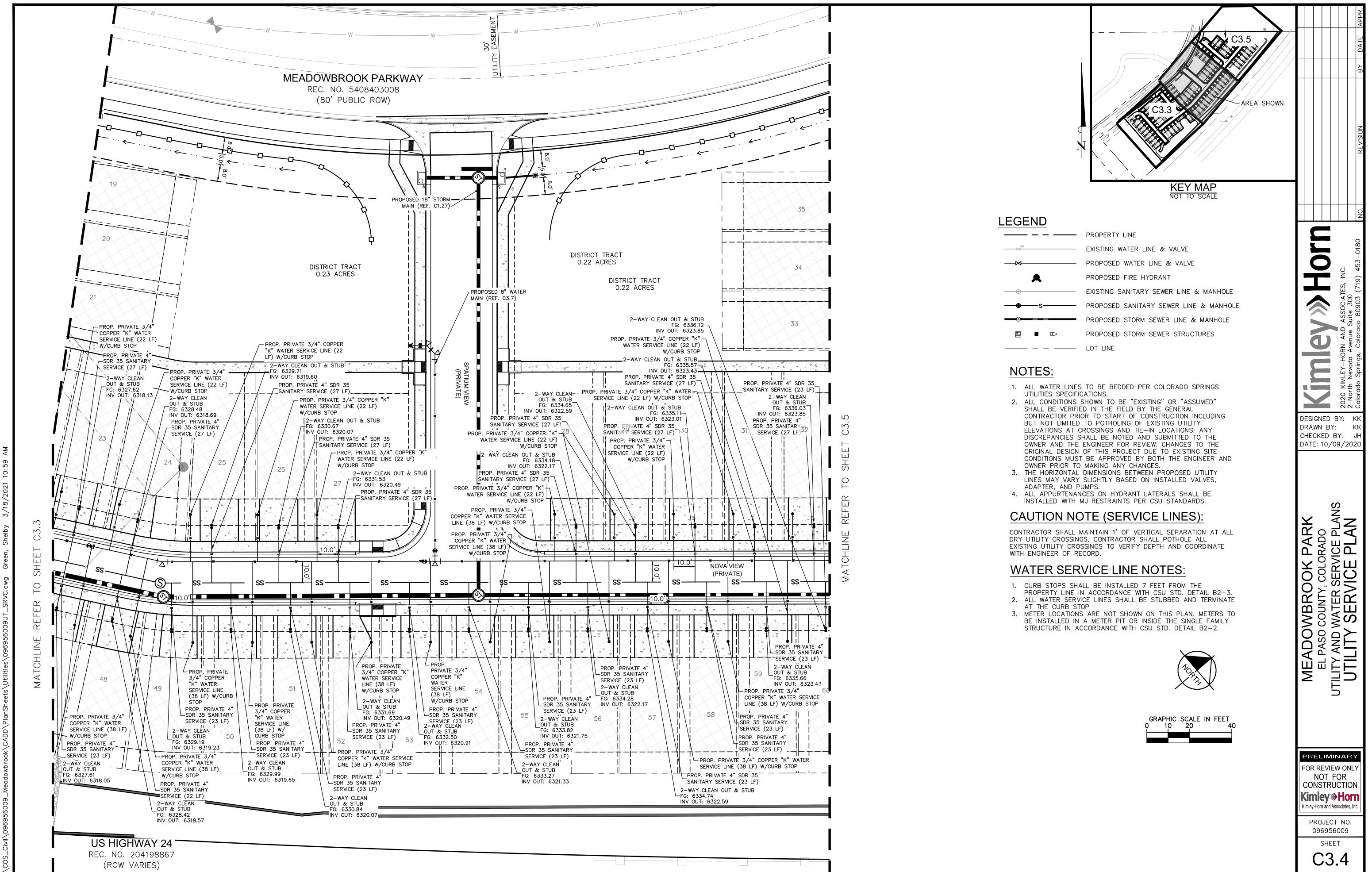
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
GENERAL NOTES

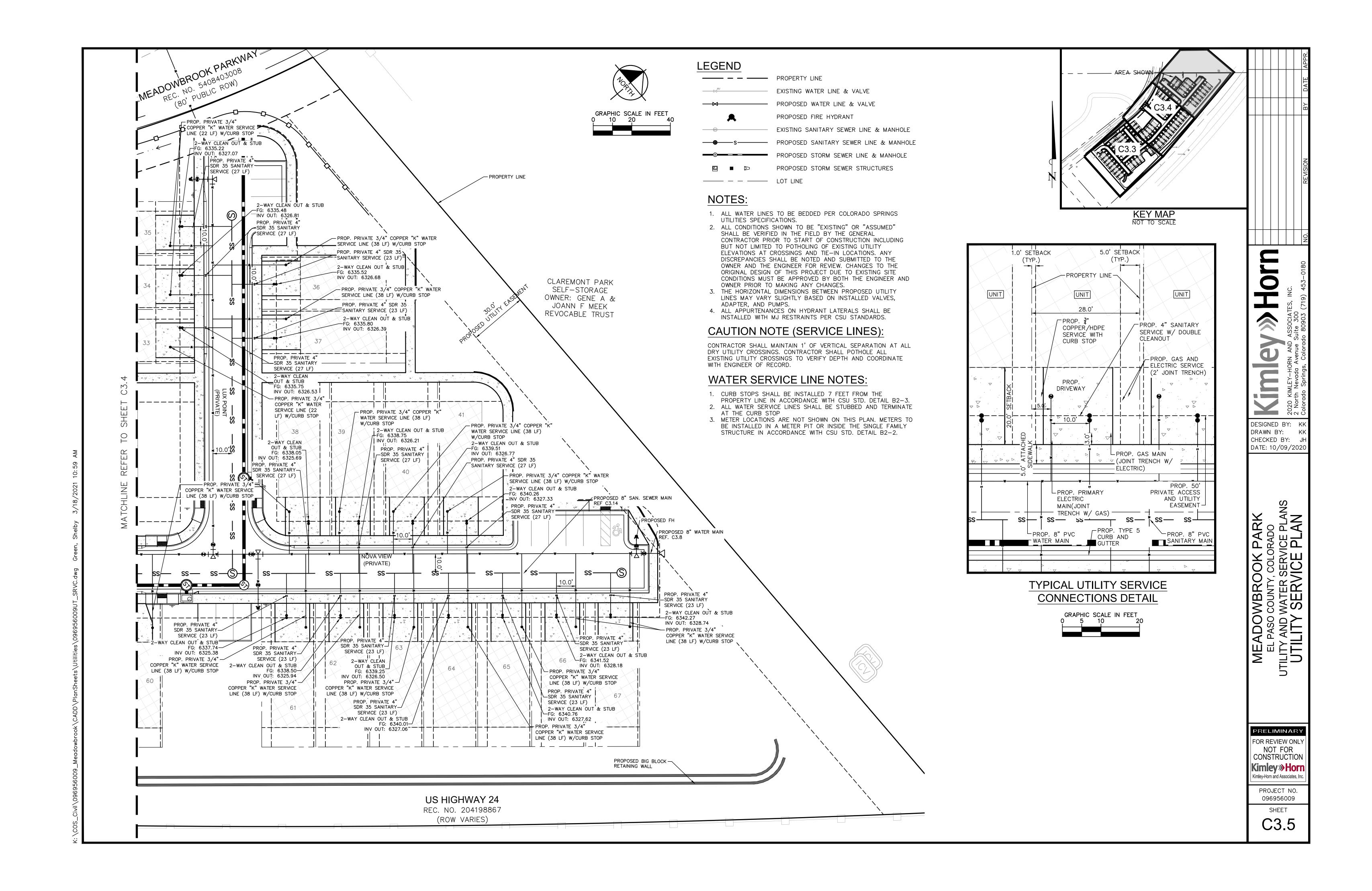
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Kimley Horn
Kimley-Horn and Associates, Inc.

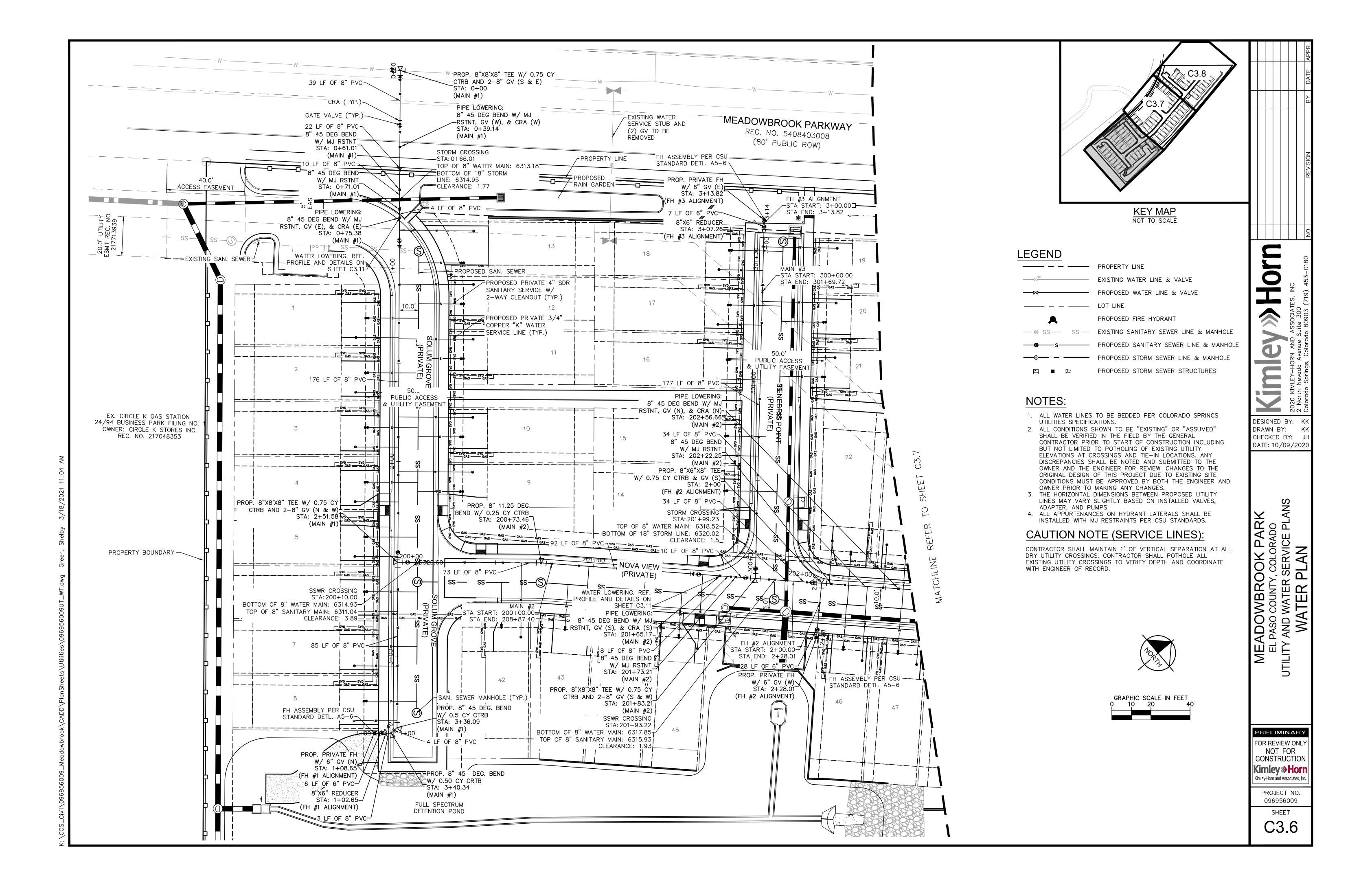
PROJECT NO. 096956009

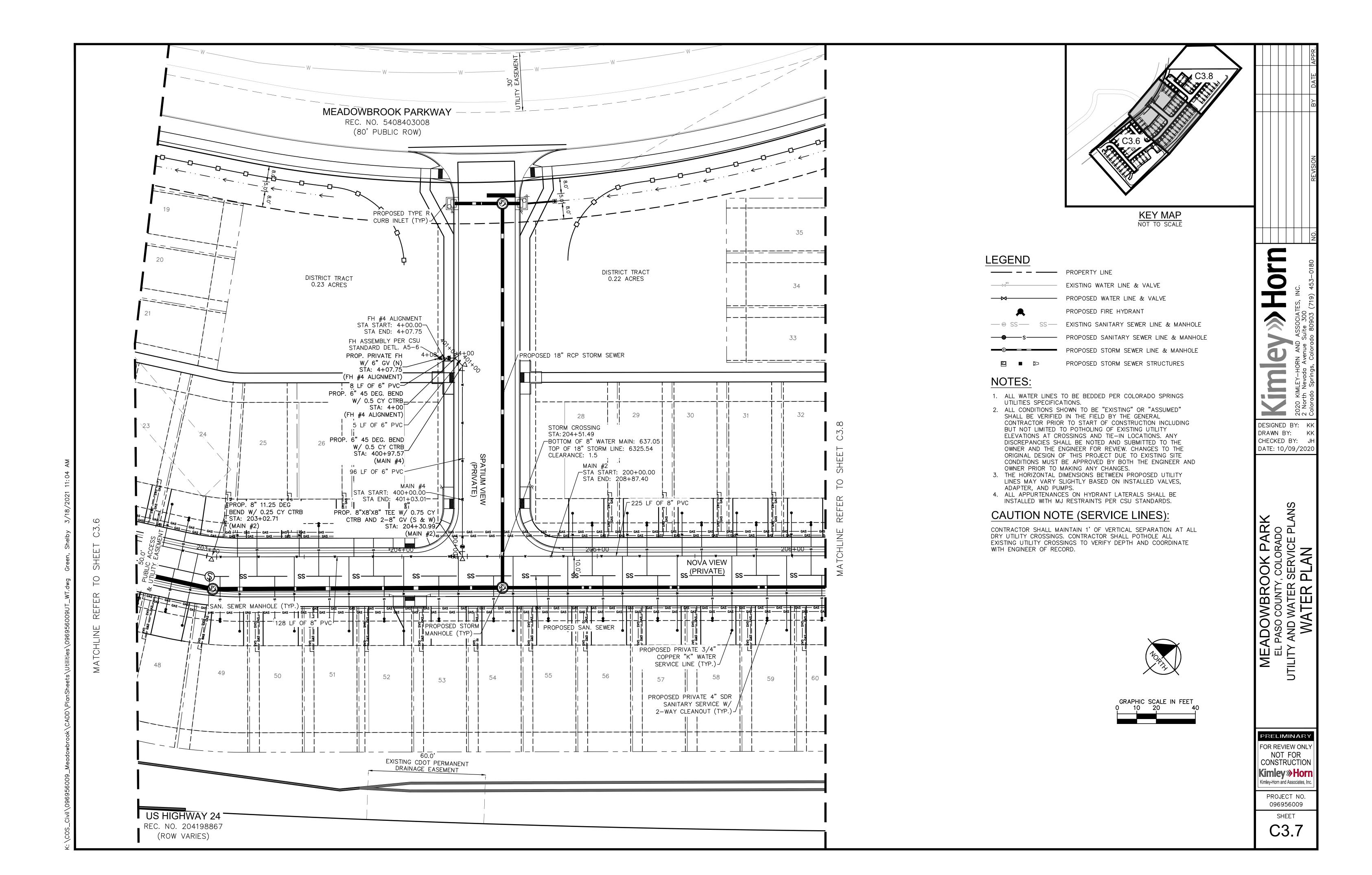
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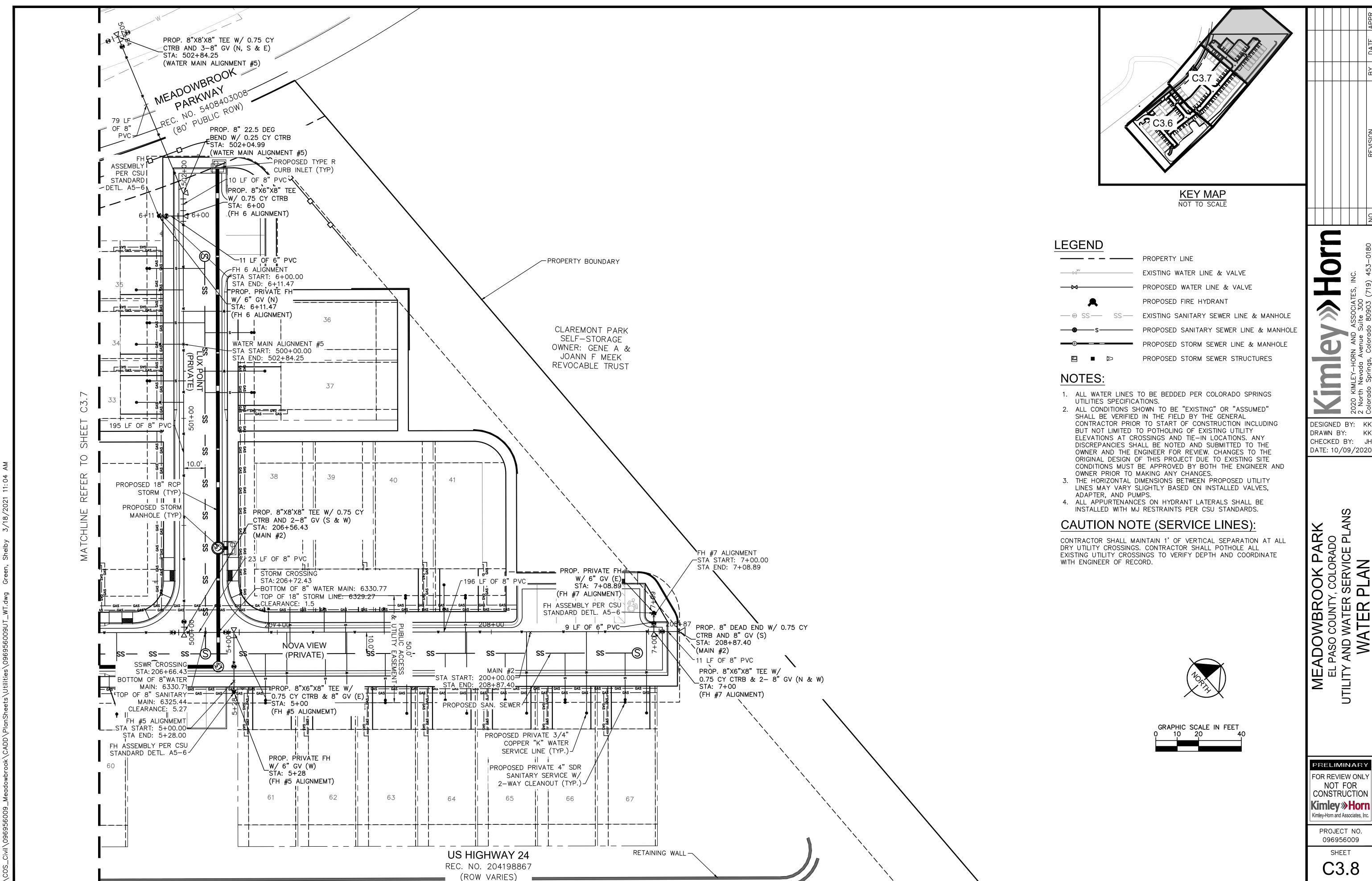


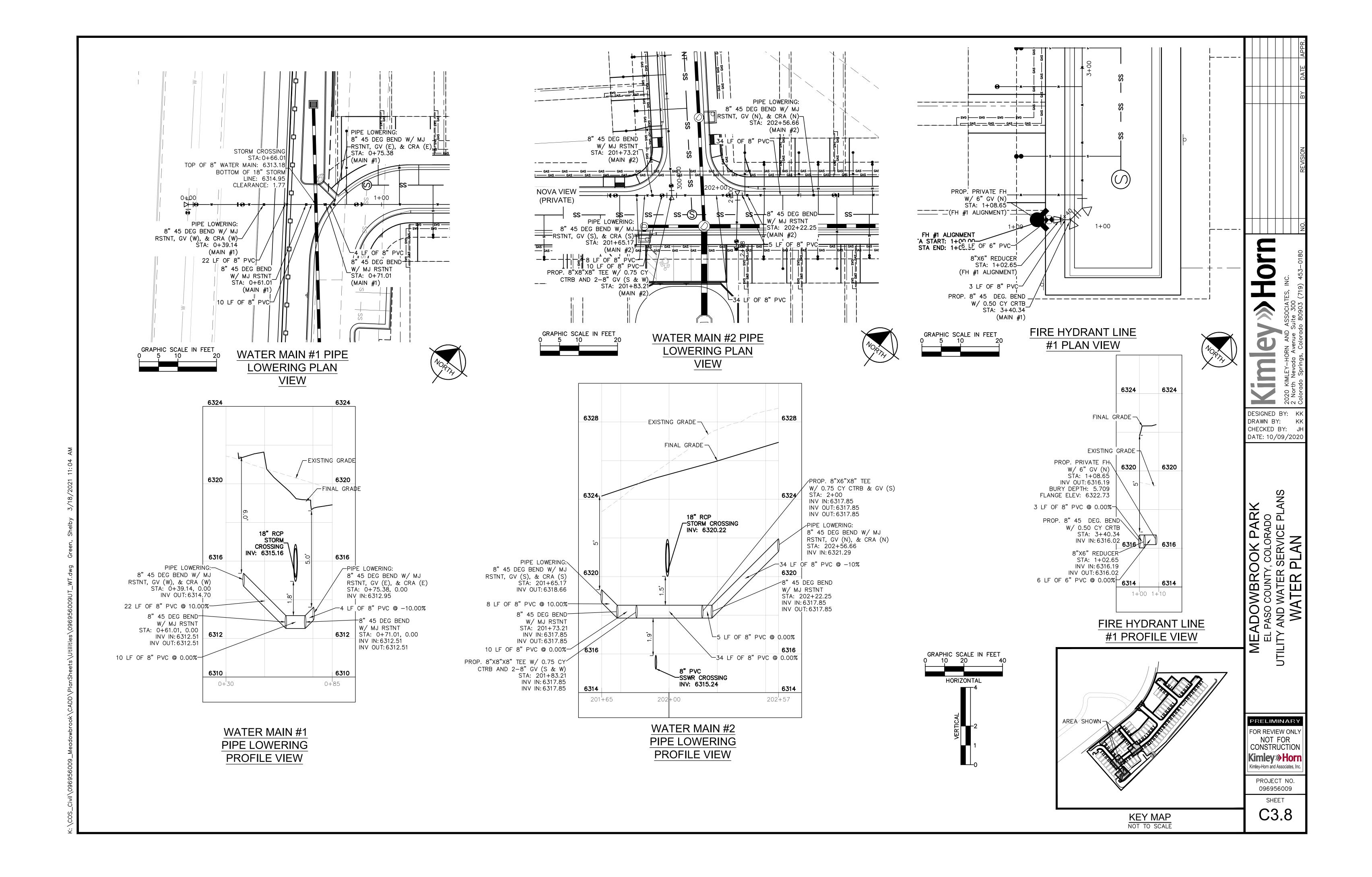


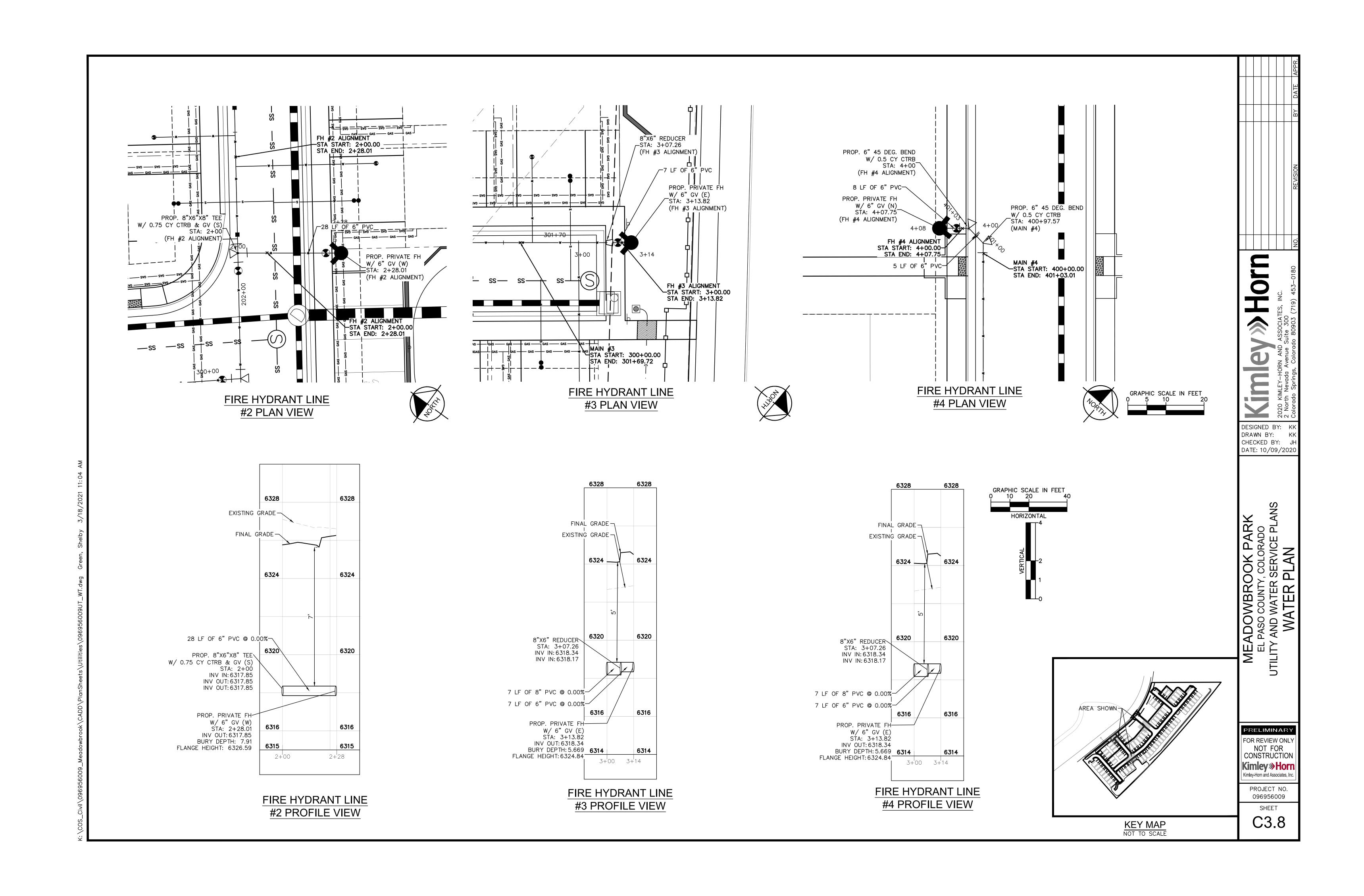


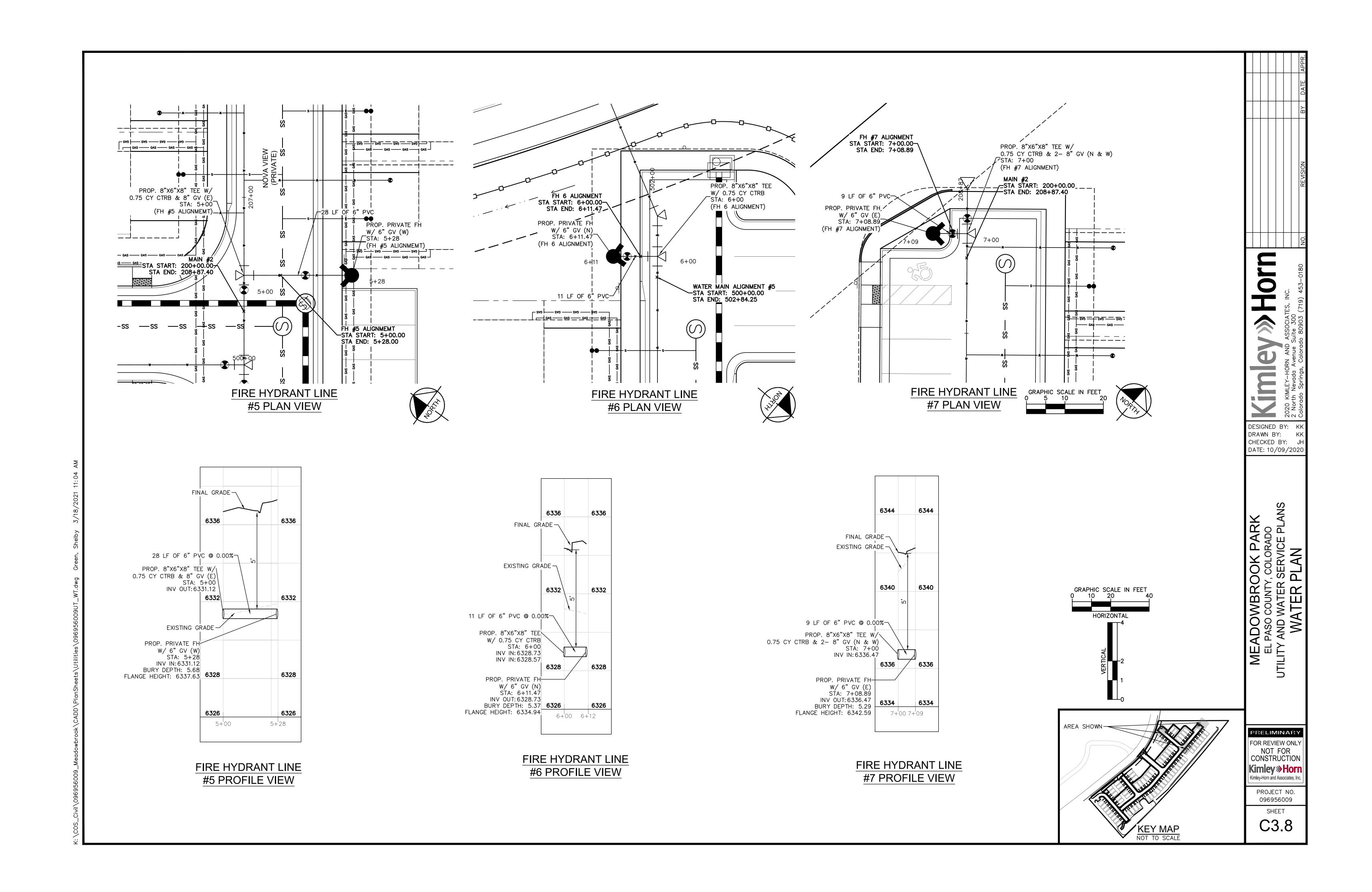


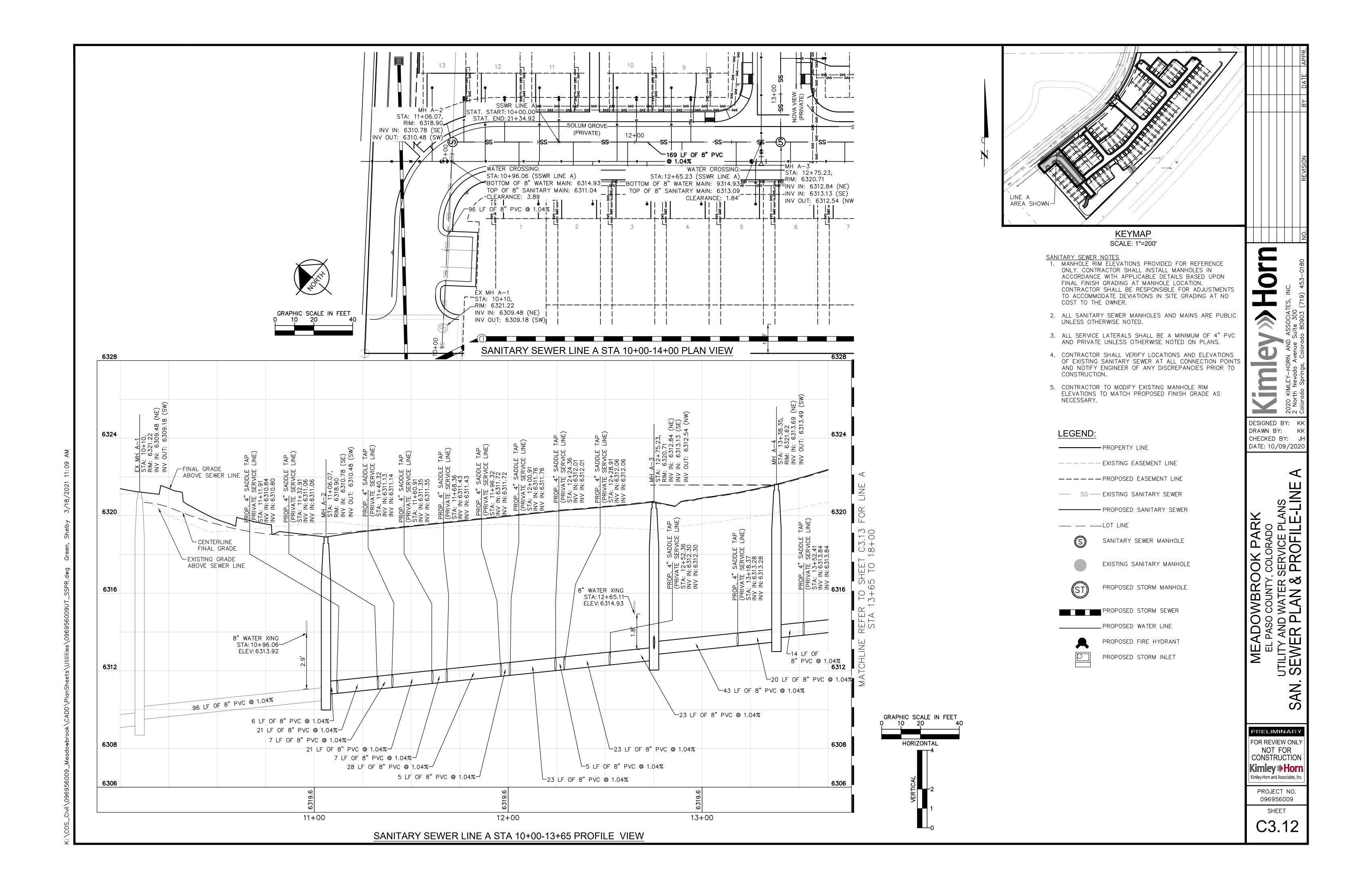


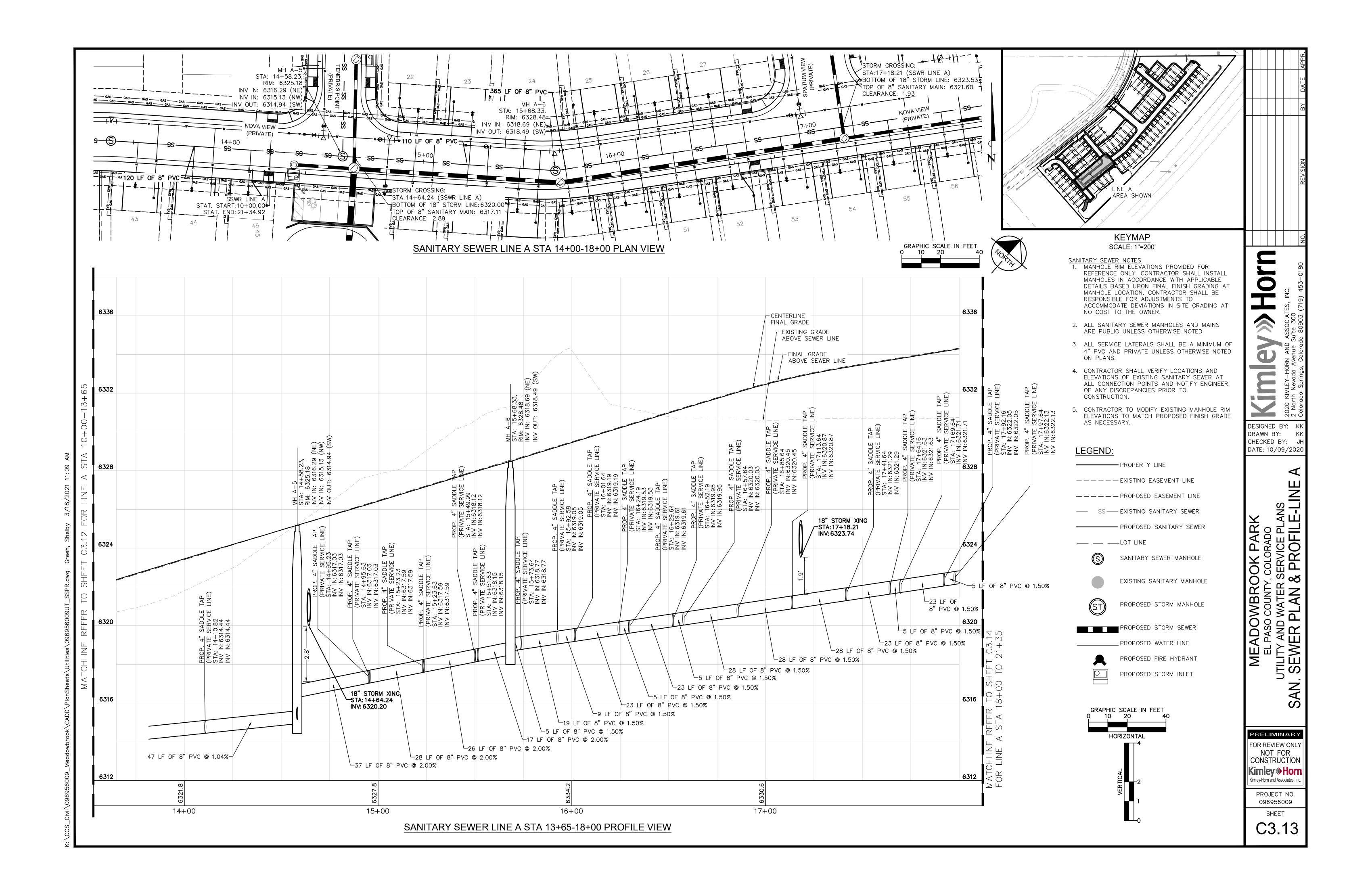


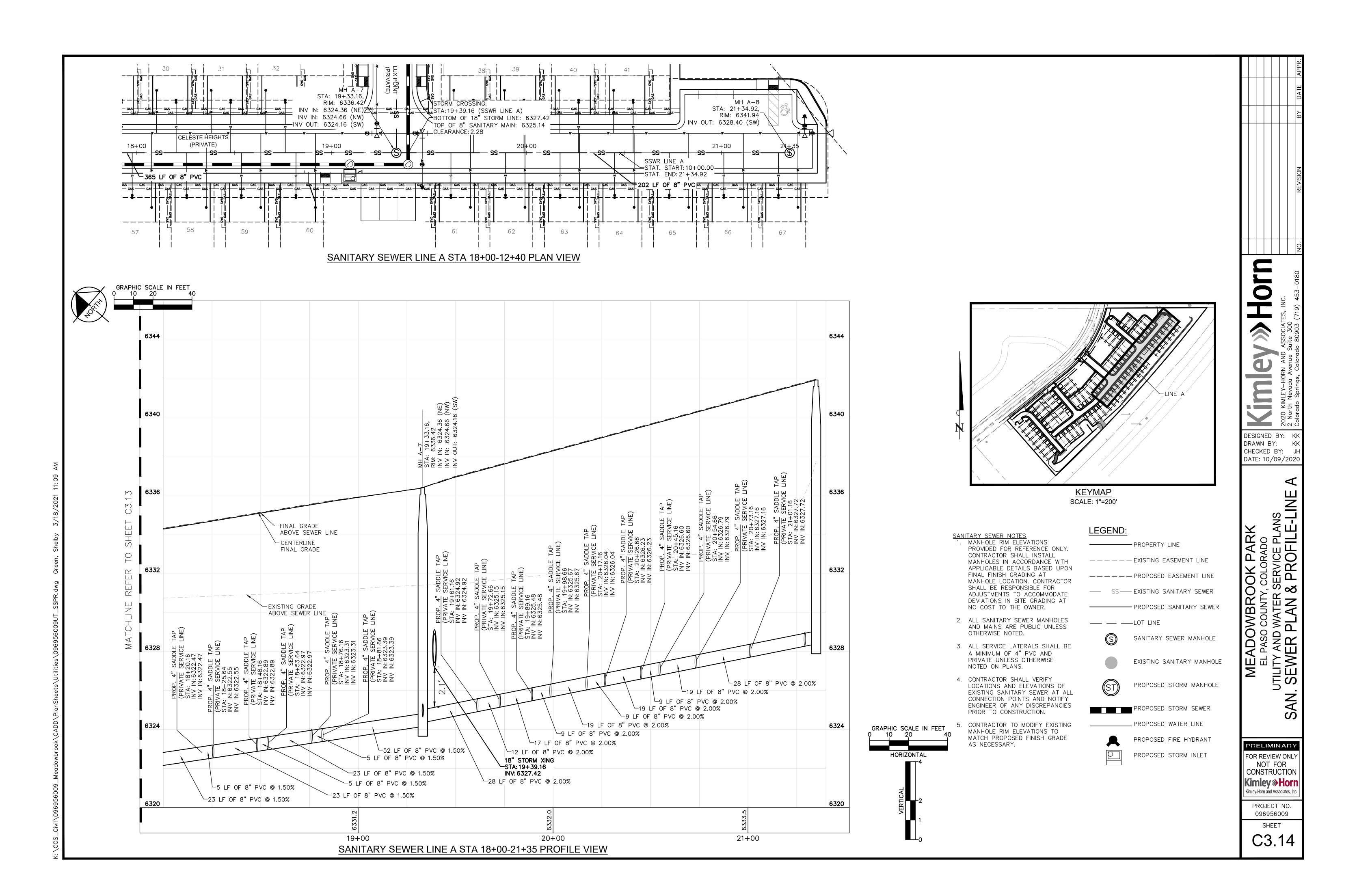


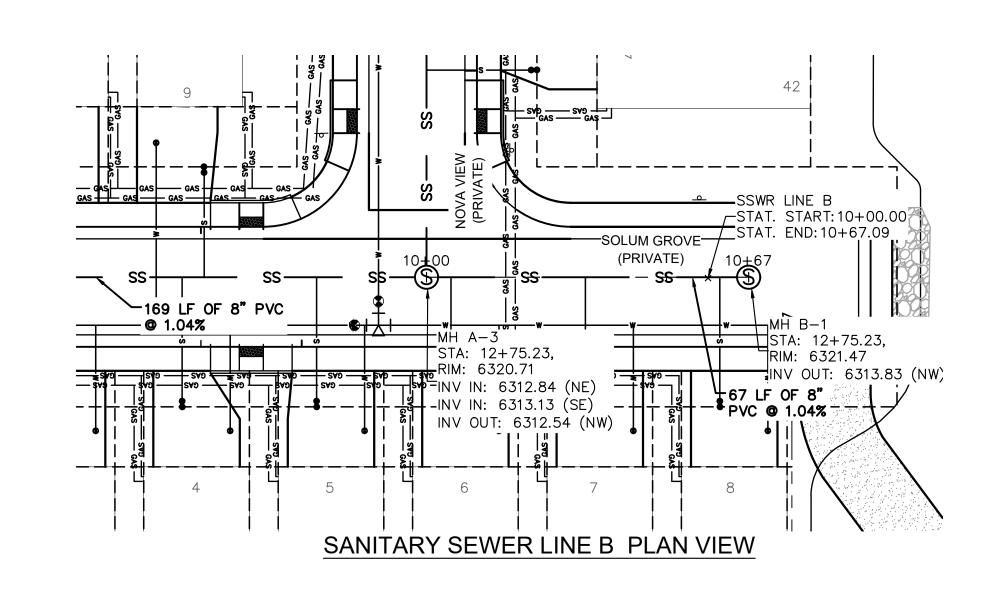


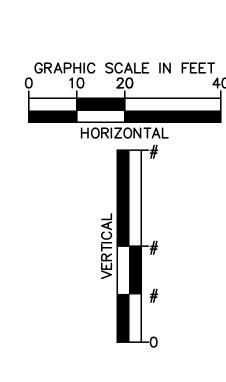




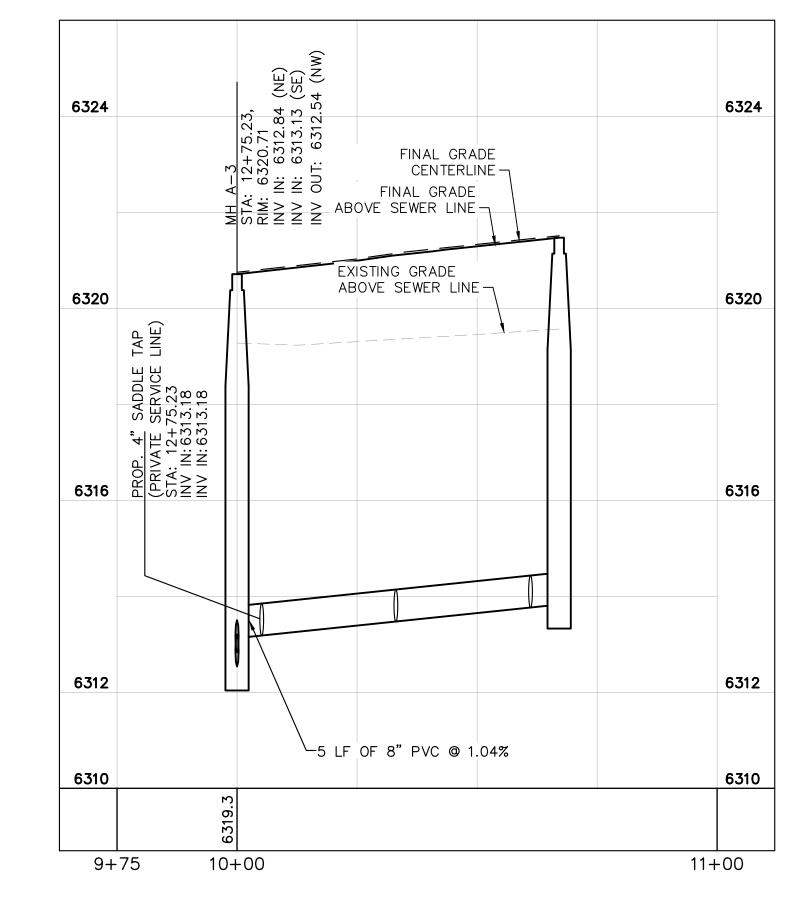




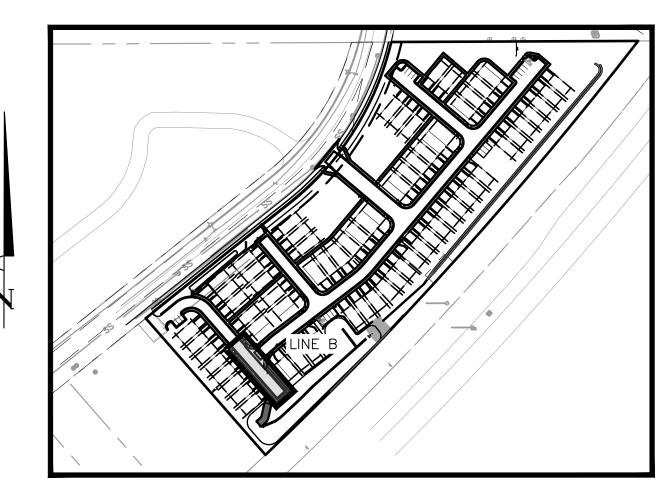




GRAPHIC SCALE IN FEET 0 10 20 4



SANITARY SEWER LINE B PROFILE VIEW



KEYMAP SCALE: 1"=200'

- 1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- 2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
- 3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
- 4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.

PLAN VIEW LEGEND:

PROPERTY LINE ---- EXISTING EASEMENT LINE ----PROPOSED EASEMENT LINE

--- SS--- EXISTING SANITARY SEWER

____ LOT LINE

EXISTING SANITARY MANHOLE

SANITARY SEWER MANHOLE

PROPOSED STORM MANHOLE

PROPOSED STORM SEWER

PROPOSED FIRE HYDRANT PROPOSED STORM INLET

____PROPOSED WATER LINE

DATE: 10/09/2020 MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SEWER PLAN & PROFILE-LINE SAN

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DESIGNED BY: KK

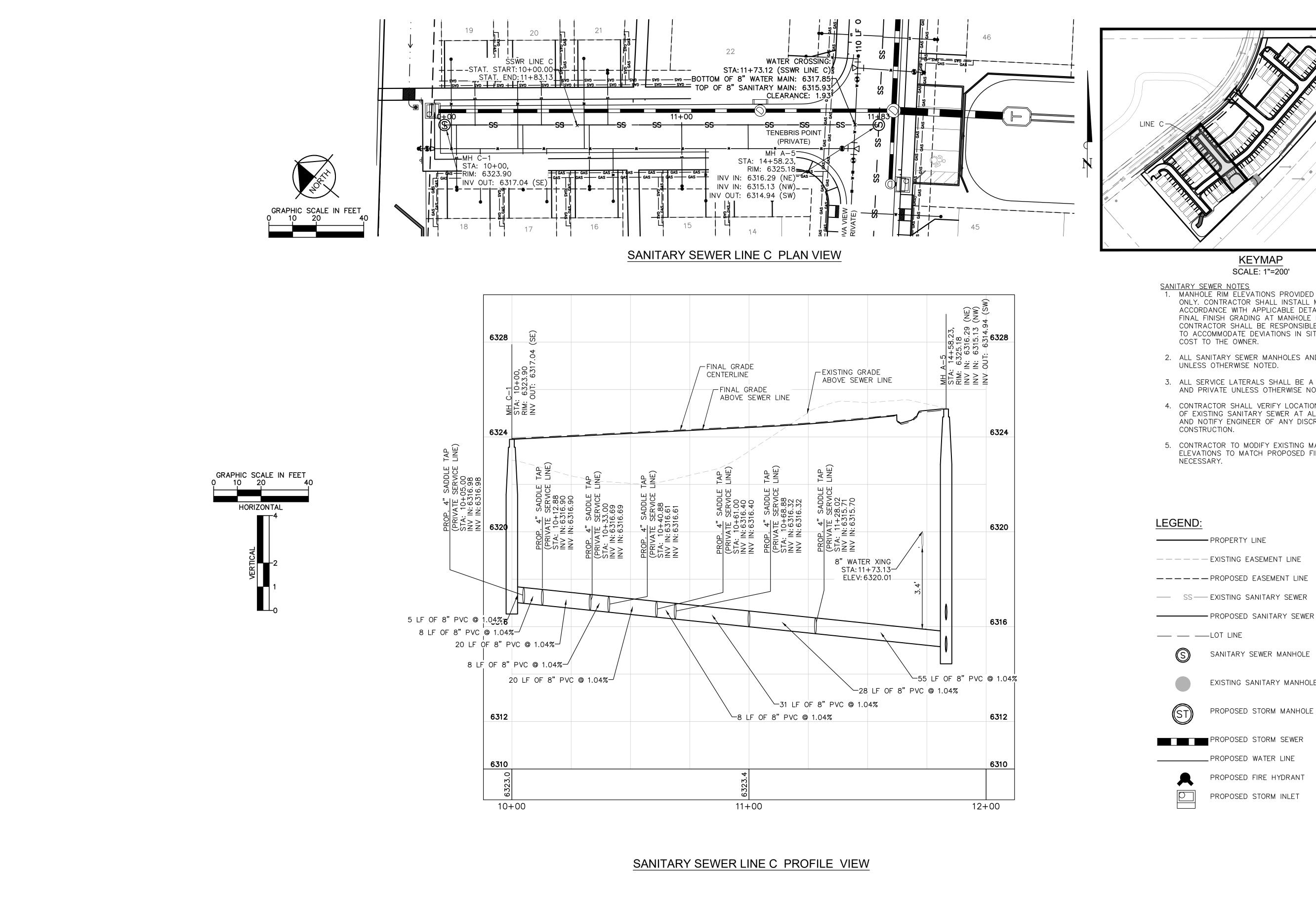
DRAWN BY: KH

CHECKED BY: J

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> PROJECT NO. 096956009

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1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO

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3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

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5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS

---- EXISTING EASEMENT LINE

SANITARY SEWER MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED STORM MANHOLE

PROPOSED STORM SEWER

PROPOSED FIRE HYDRANT

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Kimley Horn Kimley-Horn and Associates, Inc

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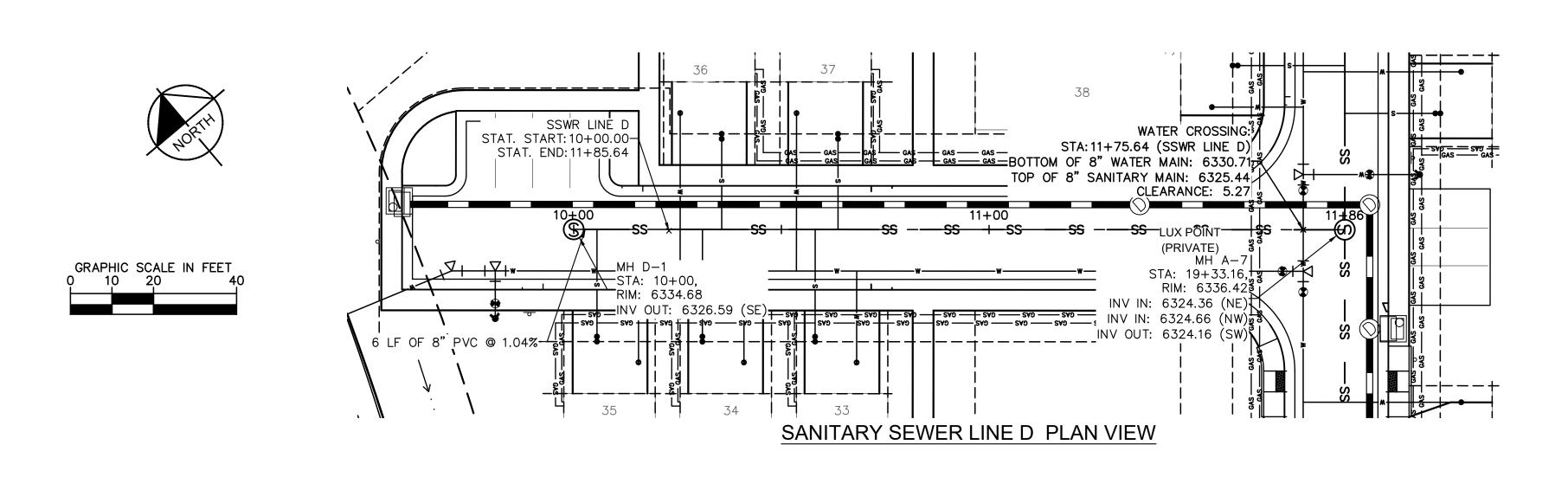
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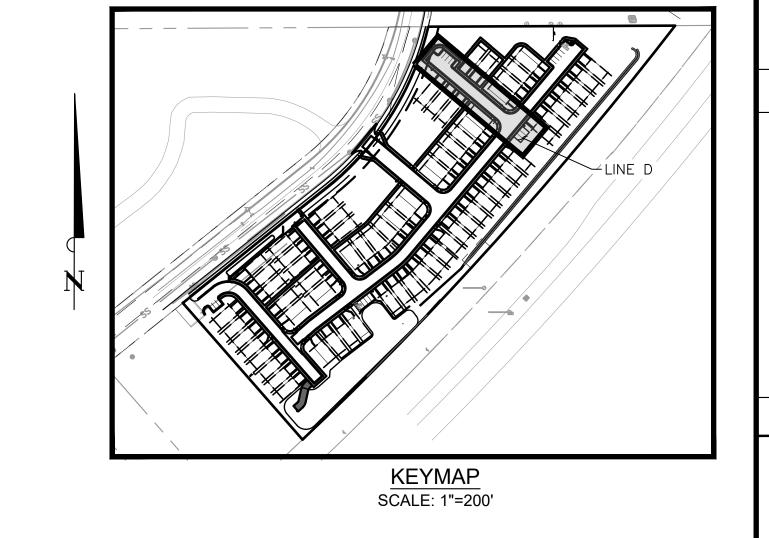
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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SEWER PLAN & PROFILE-LINE

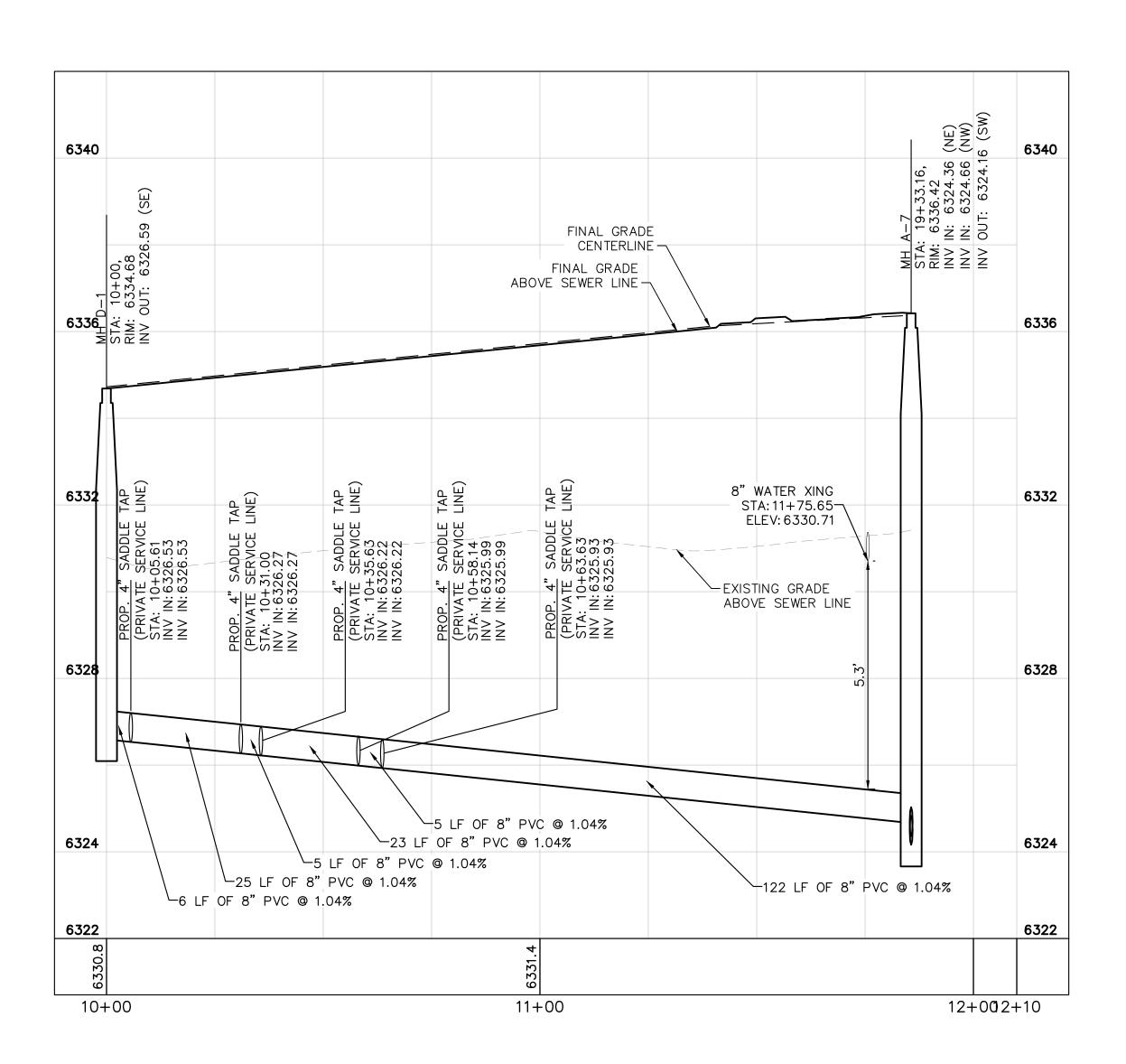
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GRAPHIC SCALE IN FEET 0 10 20 40 HORIZONTAL



SANITARY SEWER LINE D PLAN VIEW

SANITARY SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.

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LEGEND:

PROPERTY LINE

---- EXISTING EASEMENT LINE

----PROPOSED EASEMENT LINE

--- SS--- EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

— — LOT LINE

SANITARY SEWER MANHOLE

PROPOSED STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED STORM SEWER

____ PROPOSED WATER LINE PROPOSED FIRE HYDRANT

PROPOSED STORM INLET

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DESIGNED BY: KK DRAWN BY: KI

CHECKED BY: J

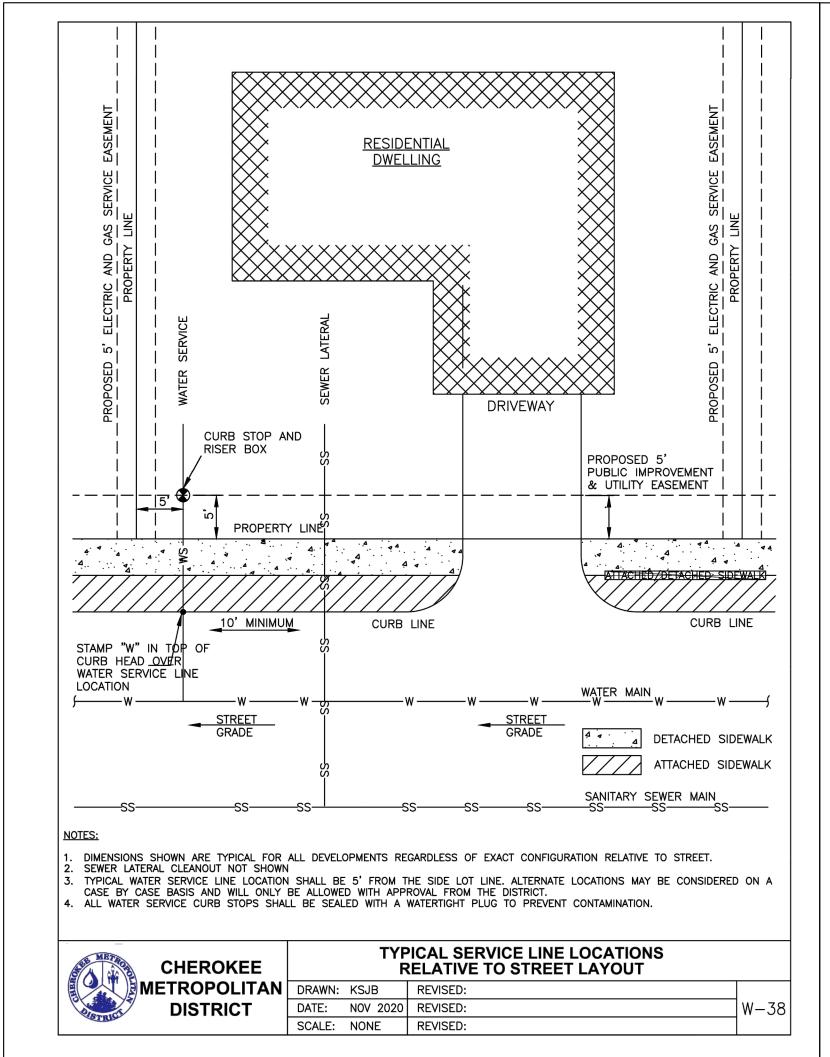
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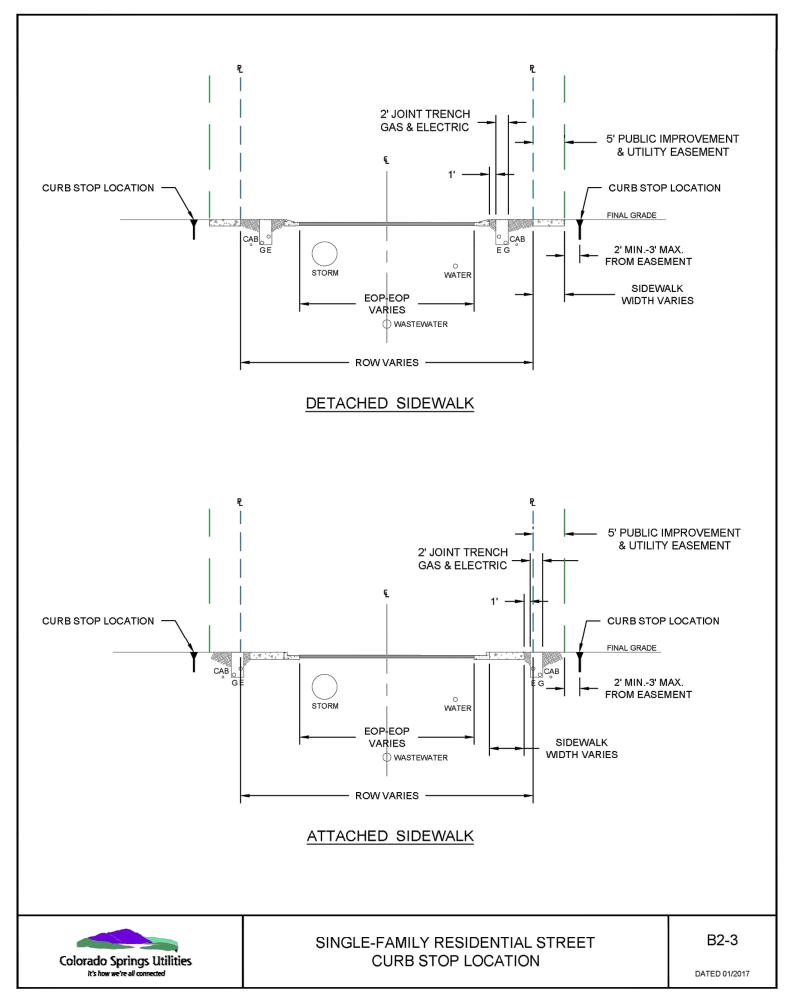
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SEWER PLAN & PROFILE-LINE

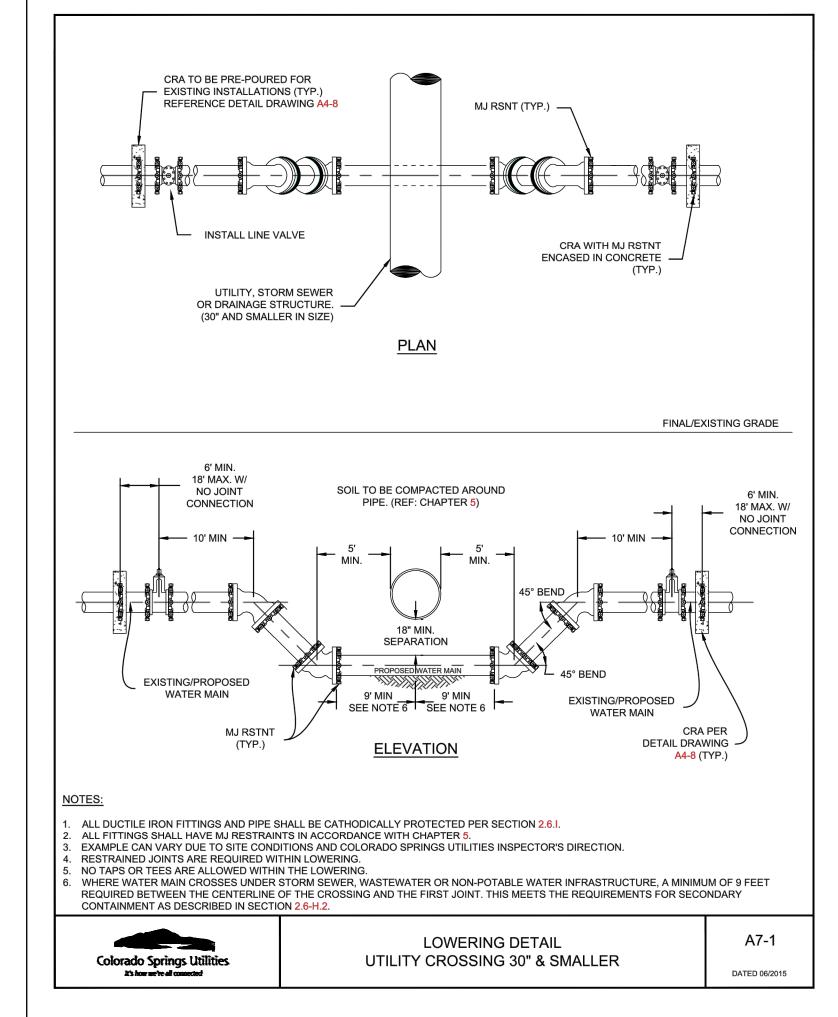
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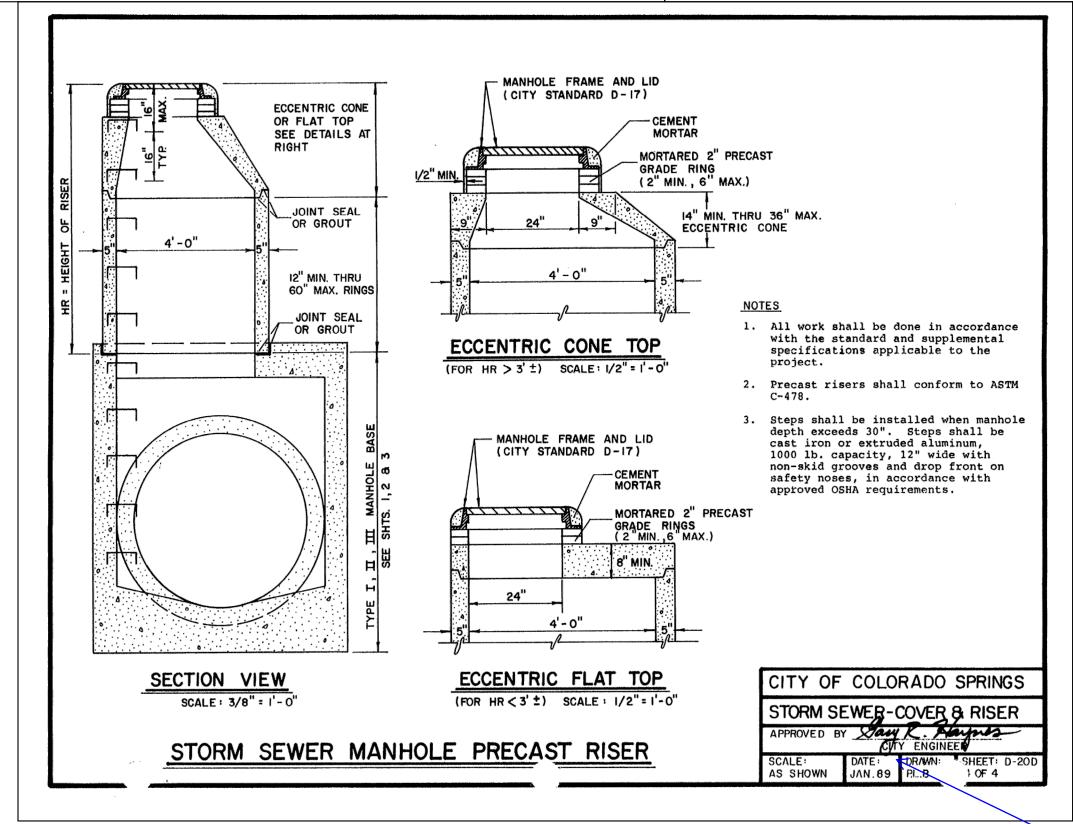
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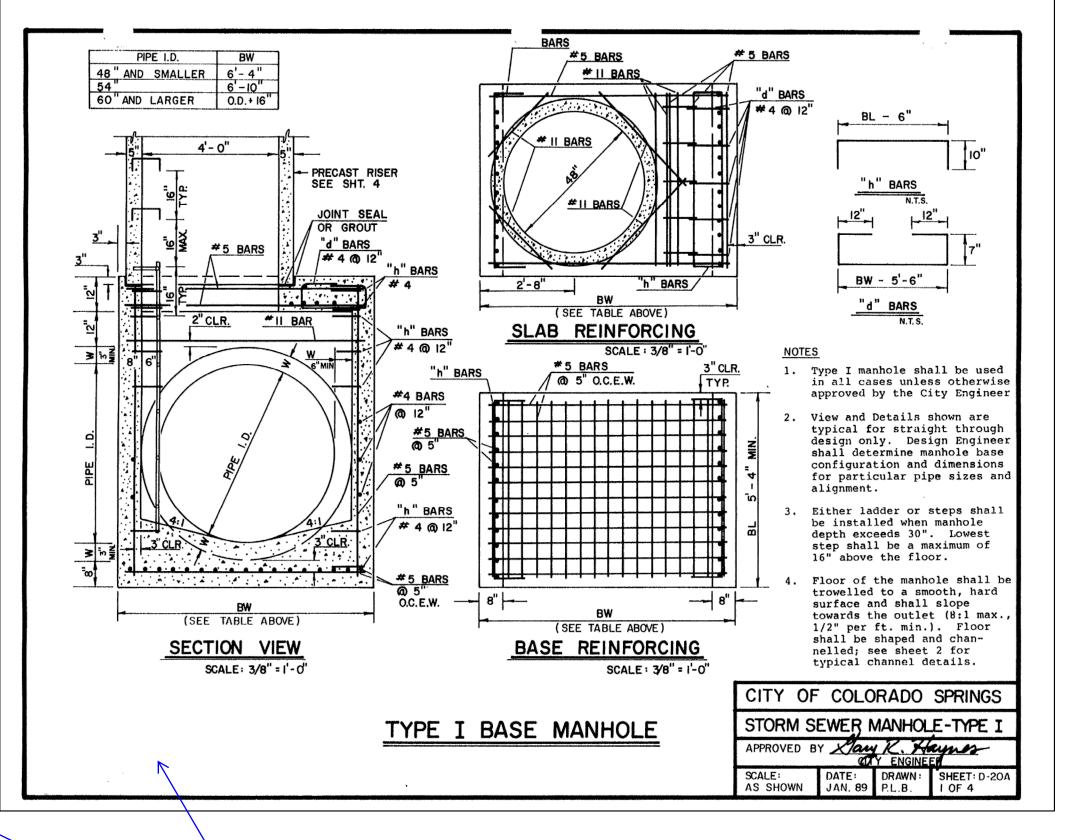
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THEY HORN AND ASSOCIATES, INC.

2 North Nevada Avenue Suite 300

2 North Nevada Avenue Suite 300

2 North Nevada Avenue Suite 300

3 North Nevada Avenue Suite 300

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY DETAILS

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PROJECT NO. 096956009 SHEET

C3.18