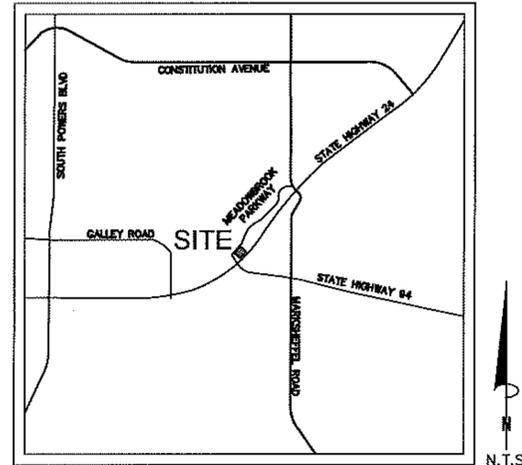


# MEADOWBROOK PARK UTILITY AND MAIN SERVICE PLANS TRACT A 24/94 BUSINESS PARK FILING NO.1 EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP  
N.T.S.

**LAND AREA:**  
351,629 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 32820

**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)

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C3.0	COVER SHEET
C3.1	GENERAL NOTES
C3.2	GENERAL NOTES
C3.3	UTILITY SERVICE PLAN
C3.4	UTILITY SERVICE PLAN
C3.5	UTILITY SERVICE PLAN
C3.6	WATER PLAN
C3.7	WATER PLAN
C3.8	WATER PLAN
C3.9	HYDRANT & MAIN LOWERING PLAN & PROF.
C3.10	HYDRANT PLAN & PROFILE
C3.11	HYDRANT PLAN & PROFILE
C3.12	SAN. SEWER PLAN & PROFILE-LINE A
C3.13	SAN. SEWER PLAN & PROFILE-LINE A
C3.14	SAN. SEWER PLAN & PROFILE-LINE A
C3.15	SAN. SEWER PLAN & PROFILE-LINE B
C3.16	SAN. SEWER PLAN & PROFILE-LINE C
C3.17	SAN. SEWER PLAN & PROFILE-LINE D
C3.18	UTILITY DETAILS

**CONTACTS:**

**OWNER:**  
MEADOWBROOK PARK, LLC  
90 S. NEVADA AVENUE  
COLORADO SPRINGS, CO 80903  
TEL: (719) 475-7621  
CONTACT: DANNY MIENKA

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

**SURVEYOR:**  
CLARK LAND SURVEYING, INC.  
177 S. TIFFANY DRIVE, UNIT 1  
PUEBLO WEST, CO 81007  
TEL: (719) 582-1270  
CONTACT: STEWART L. MAPES JR., PLS

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

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

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

**OWNER'S SIGNATURE BLOCK**

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

Designed by: *Kimley-Horn* 8/13/2021  
NAME: DATE

**ENGINEER'S SIGNATURE BLOCK**

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 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 OF ANY 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 RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH 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

APPROVED  
Engineering Department  
08/24/2021 7:54:02 AM  
JENNIFER IRVINE  
EPC Planning & Community  
Development Department

NO.	REVISION	BY	DATE	APPR.

**Kimley-Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER  
50096  
8/23/2021

PROJECT NO.  
096956009

SHEET  
C3.0

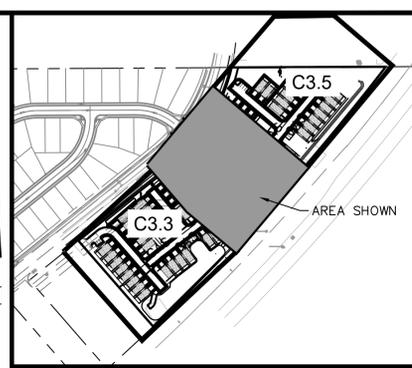
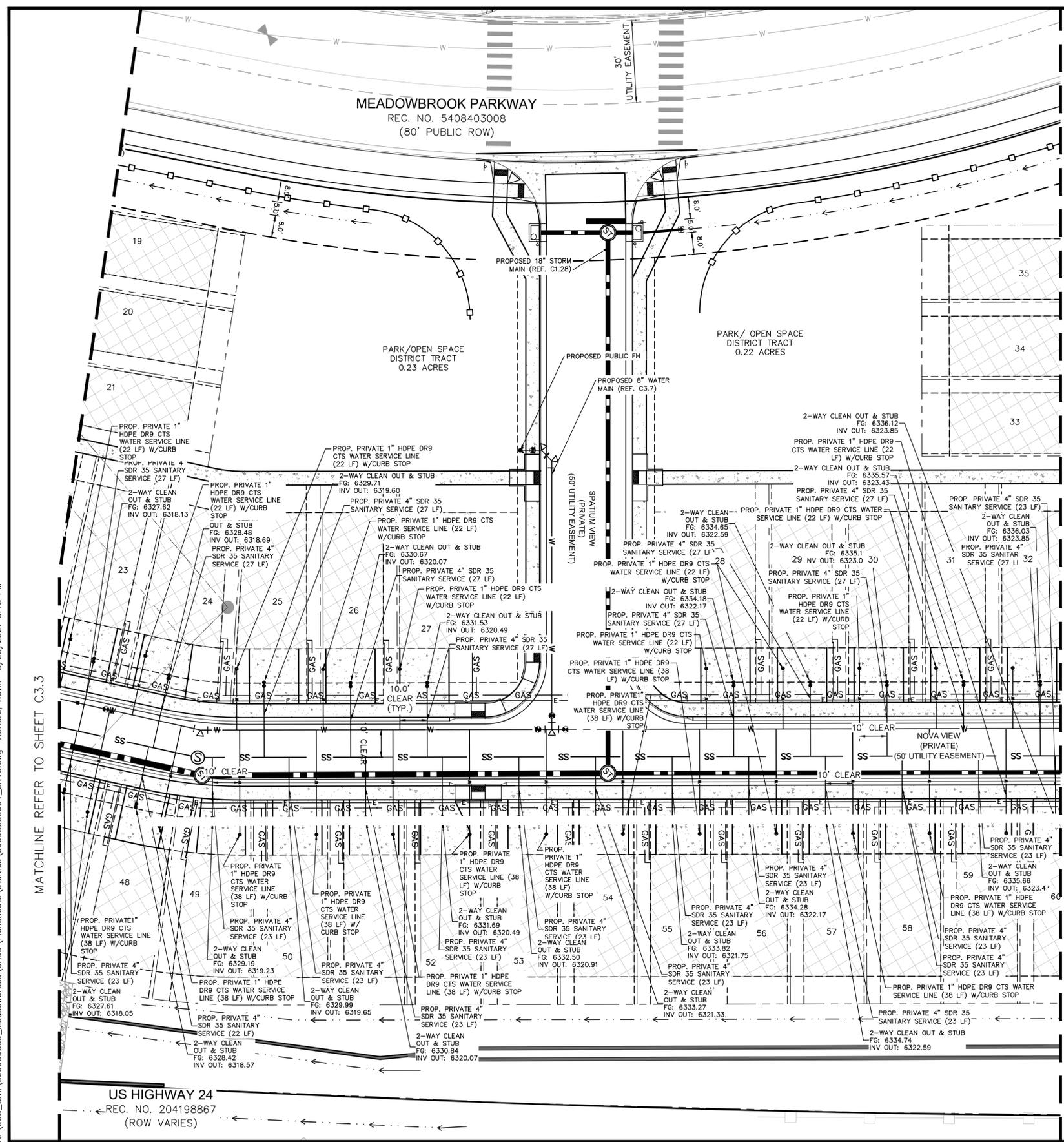
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**LEGEND**

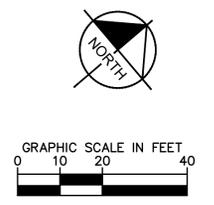
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- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- - - LOT LINE

**CAUTION NOTE (SERVICE LINES):**

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

**UTILITY SERVICE NOTES:**

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. ALL WATER SERVICES TO BE 1" HDPE DR9 CTS UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
3. ALL WASTEWATER SERVICES TO BE 4" PVC WITH 4" X 8" TAPS UNLESS OTHERWISE SHOWN ON PLANS.
4. CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE TO MAINTAIN THE SANITARY SEWER SERVICE FROM MAIN TO TRAFFIC RATED CLEANOUT. HOMEOWNER IS RESPONSIBLE TO MAINTAIN THE SANITARY SEWER SERVICE FROM THE CLEANOUT TO POC IN HOME.
4. CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE TO MAINTAIN THE WATER SERVICE FROM MAIN TO CURB STOP. HOMEOWNER IS RESPONSIBLE TO MAINTAIN THE WATER SERVICE FROM THE CURB STOP TO POC IN HOME.
5. COST FOR PAVEMENT REPAIR OF CONCRETE SIDEWALK, CONCRETE DRIVEWAY, AND ASPHALT DRIVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. CHEROKEE METRO RESPONSIBILITY FOR PAVEMENT REPAIR ENDS AT TAP TO MAIN FOR BOTH WATER AND SEWER SERVICES.



MATCHLINE REFER TO SHEET C3.3

MATCHLINE REFER TO SHEET C3.5

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 2 North Nevada Avenue Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

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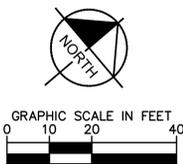
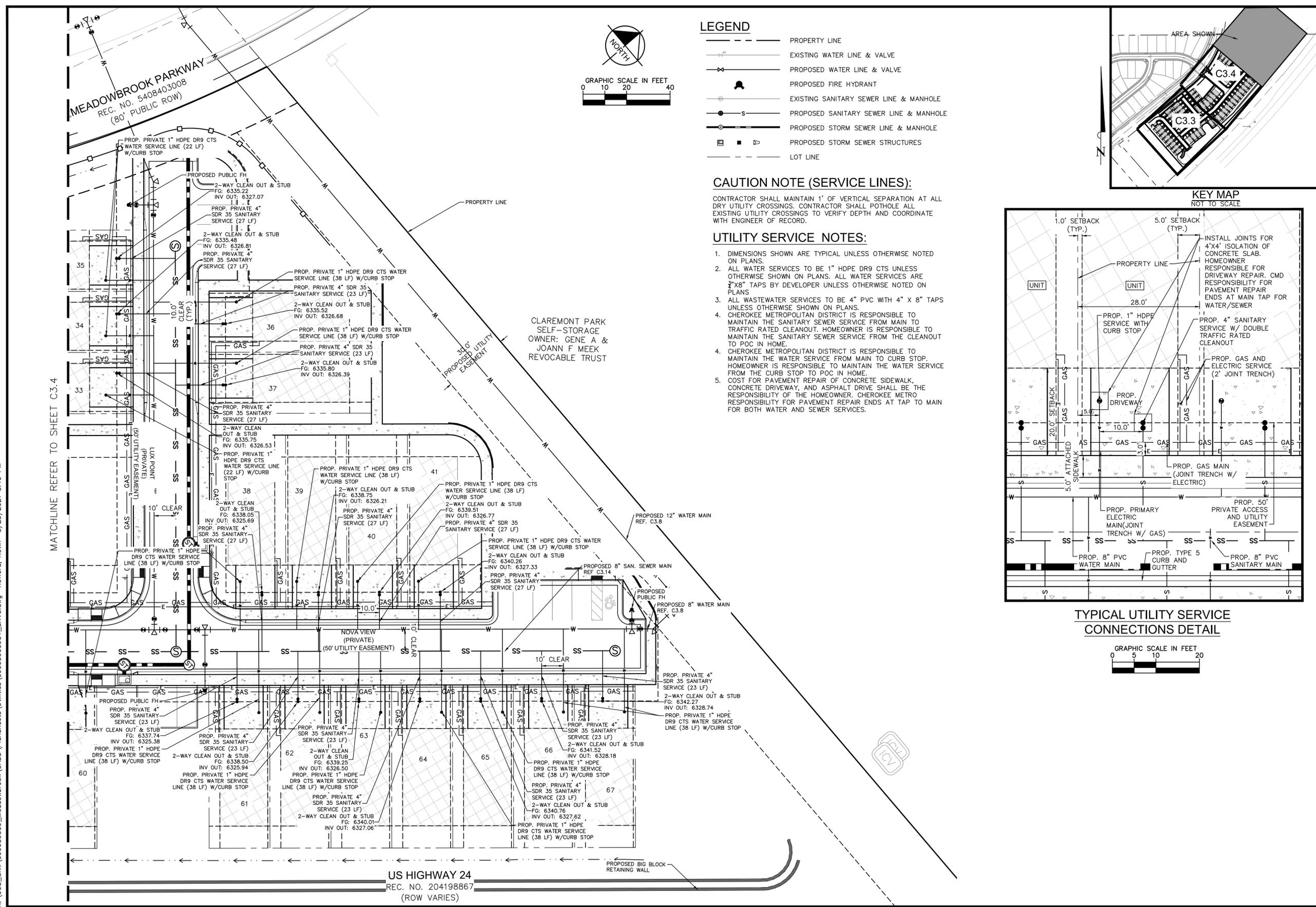
**MEADOWBROOK PARK  
 EL PASO COUNTY, COLORADO  
 UTILITY AND WATER SERVICE PLANS  
 UTILITY SERVICE PLAN**



PROJECT NO.  
096956009

SHEET  
**C3.4**

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### LEGEND

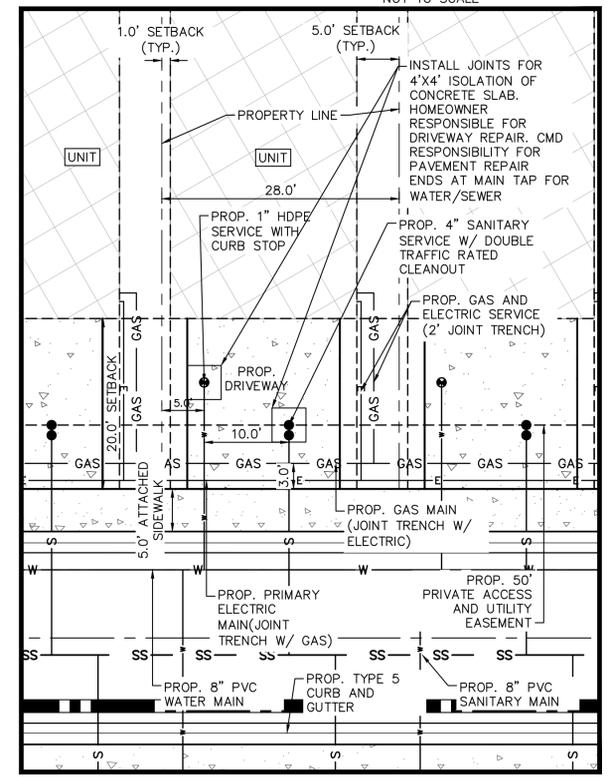
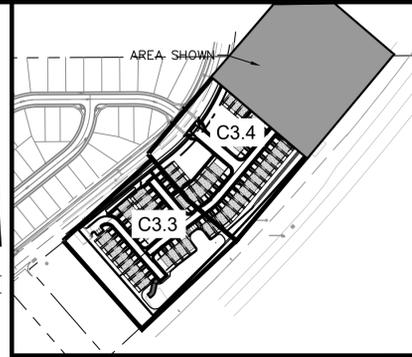
- PROPERTY LINE
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- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

### CAUTION NOTE (SERVICE LINES):

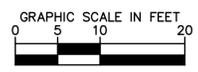
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### UTILITY SERVICE NOTES:

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### TYPICAL UTILITY SERVICE CONNECTIONS DETAIL



NO.	REVISION	DATE	APPR.

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

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 DATE: 10/09/2020

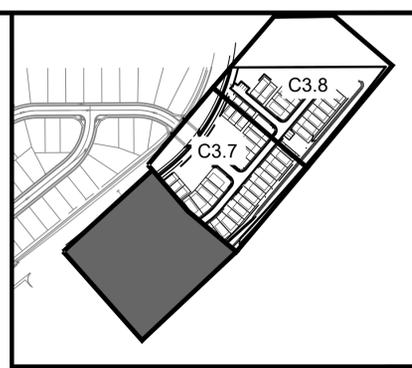
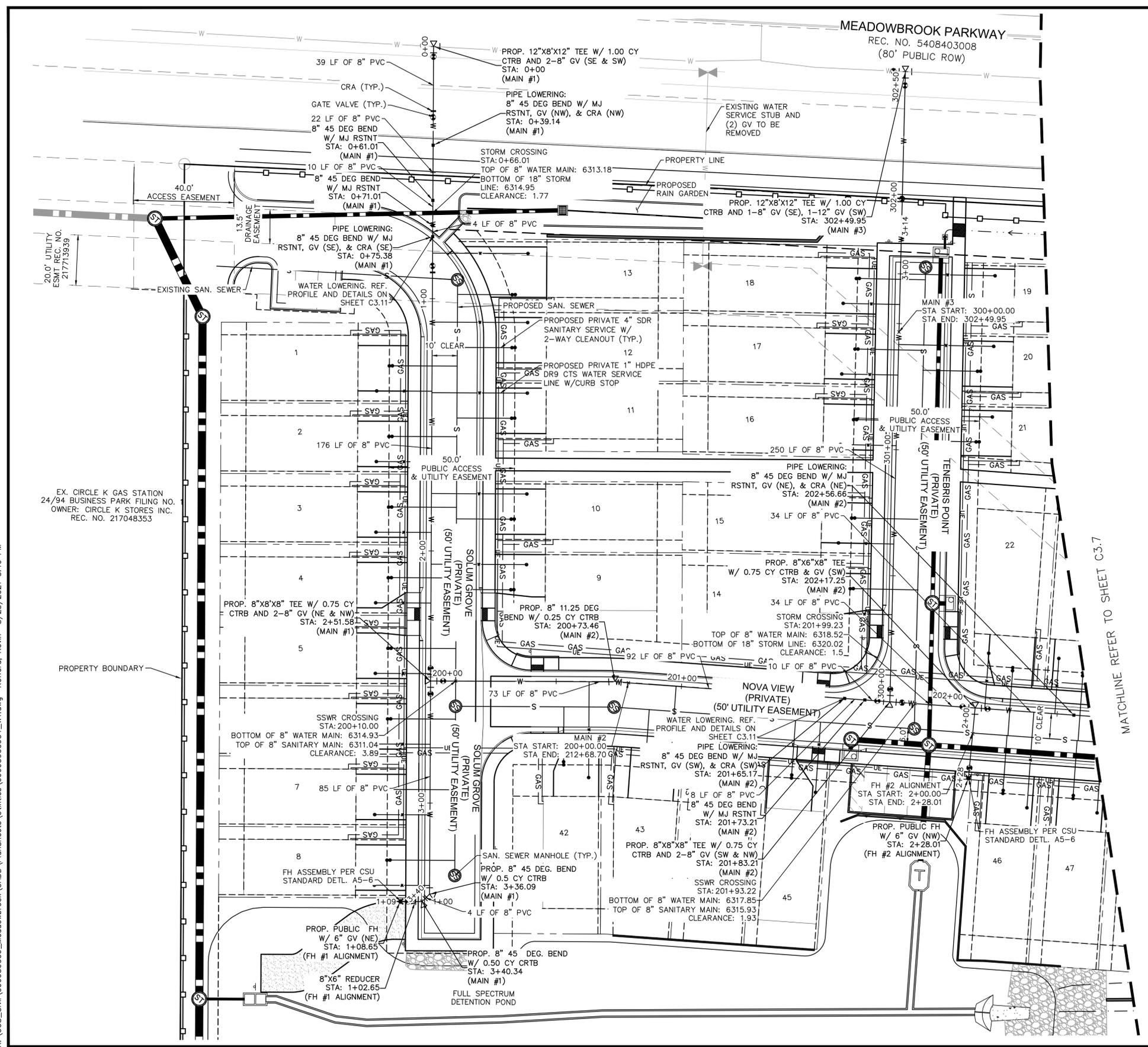
**MEADOWBROOK PARK**  
 EL PASO COUNTY, COLORADO  
 UTILITY AND WATER SERVICE PLANS  
 UTILITY SERVICE PLAN



PROJECT NO.  
096956009

SHEET  
**C3.5**

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LEGEND

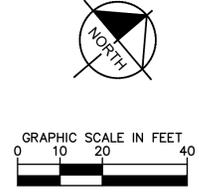
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PROPOSED SANITARY SEWER LINE & MANHOLE
PROPOSED STORM SEWER LINE & MANHOLE
PROPOSED STORM SEWER STRUCTURES

NOTES:

- 1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS.
3. UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON CSU STD DTL A4-4.
4. AS NOTED ON THE PLANS, ANCHOR TEES MUST BE USED FOR HYDRANT TEES, ELIMINATING THE 30' SPACER PIPE, TO KEEP THE HYDRANT VALVE OUT OF THE CURB AND GUTTER PAN.
5. WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN, SECONDARY CONTAINMENT MUST BE PROVIDED.
5.1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING.
5.2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER CSU SPECIFICATION SECTION 4.4S FOR 9 FEET ON EITHER SIDE OF CROSSING.
6. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



Revision table with columns for NO., REVISION, BY, DATE, APPR.

Kimley-Horn logo and address: 2020 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180

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

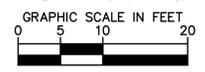
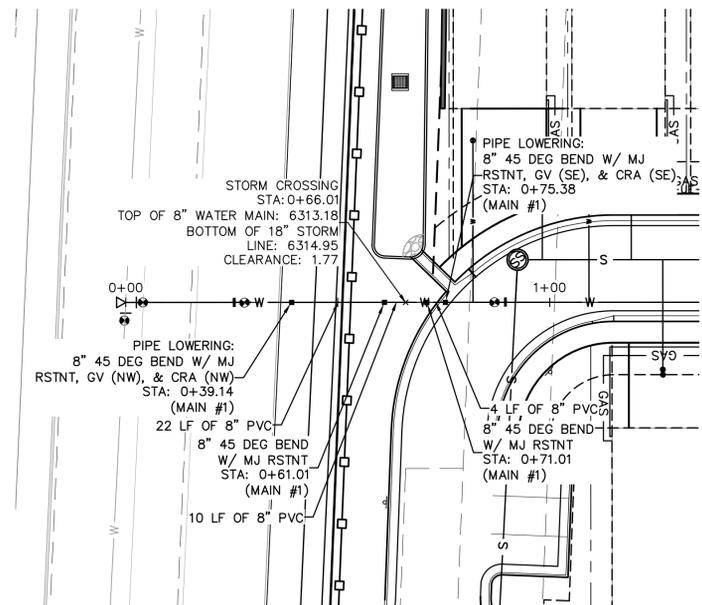
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN



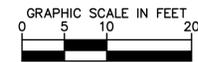
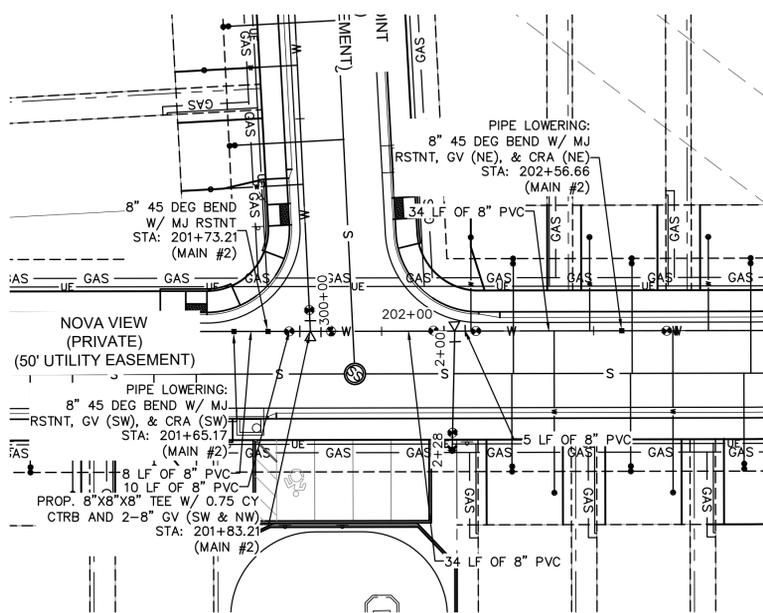
PROJECT NO. 096956009
SHEET C3.6



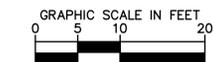
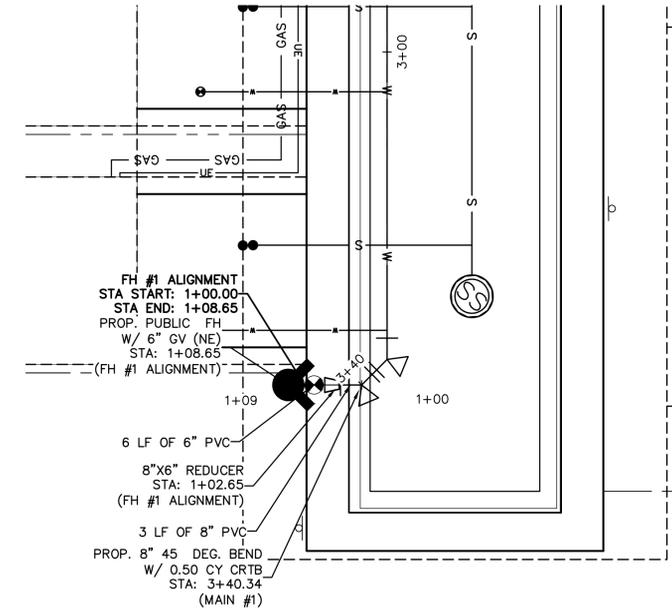




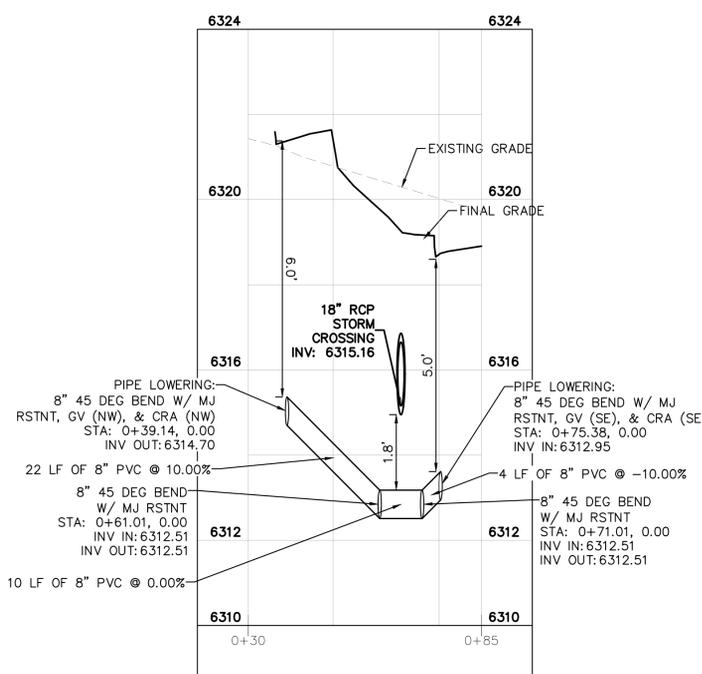
**WATER MAIN #1 PIPE LOWERING PLAN VIEW**



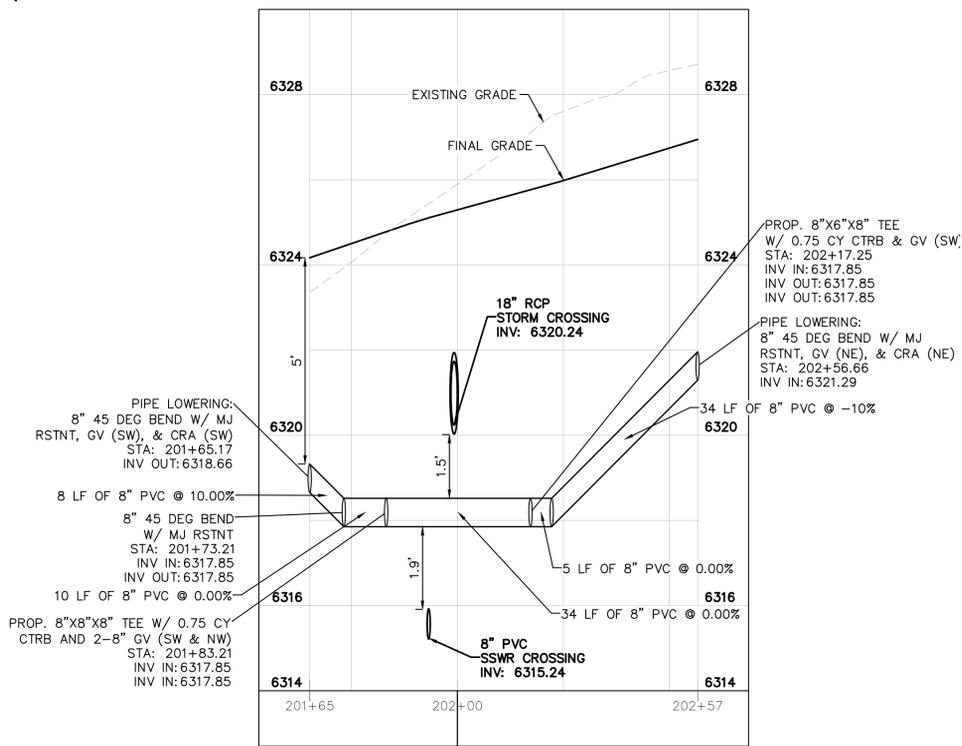
**WATER MAIN #2 PIPE LOWERING PLAN VIEW**



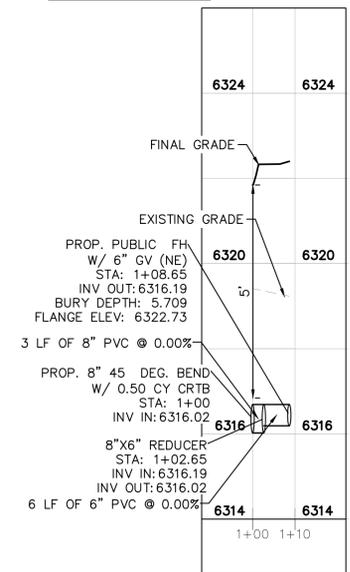
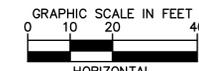
**FIRE HYDRANT LINE #1 PLAN VIEW**



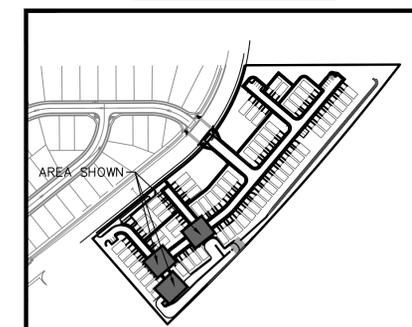
**WATER MAIN #1 PIPE LOWERING PROFILE VIEW**



**WATER MAIN #2 PIPE LOWERING PROFILE VIEW**



**FIRE HYDRANT LINE #1 PROFILE VIEW**



**KEY MAP NOT TO SCALE**

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

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 CHECKED BY: JH  
 DATE: 10/09/2020

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

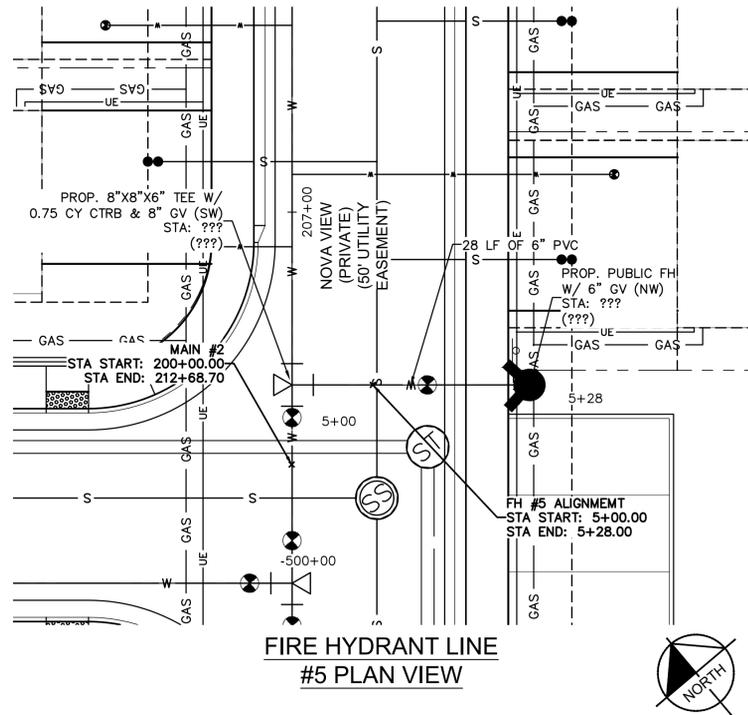


PROJECT NO. 096956009

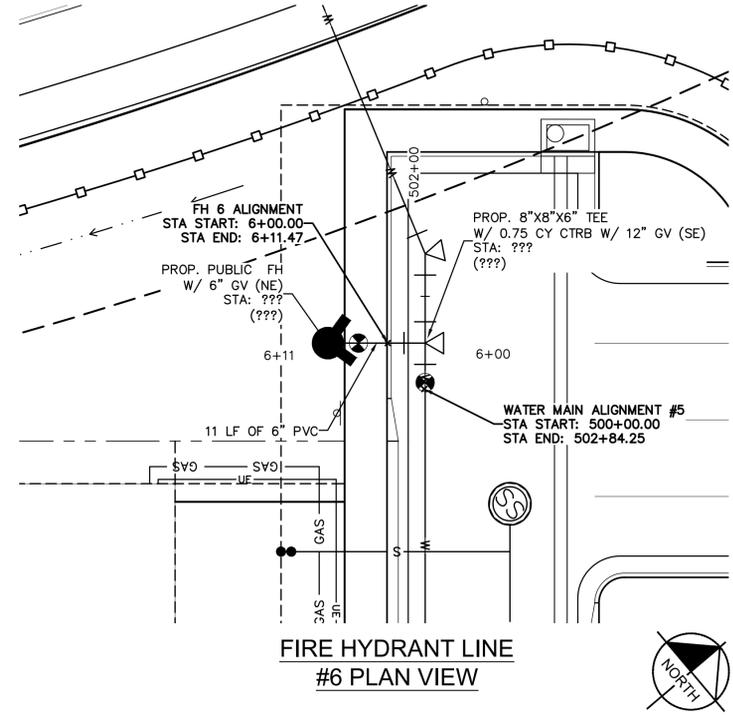
SHEET **C3.9**

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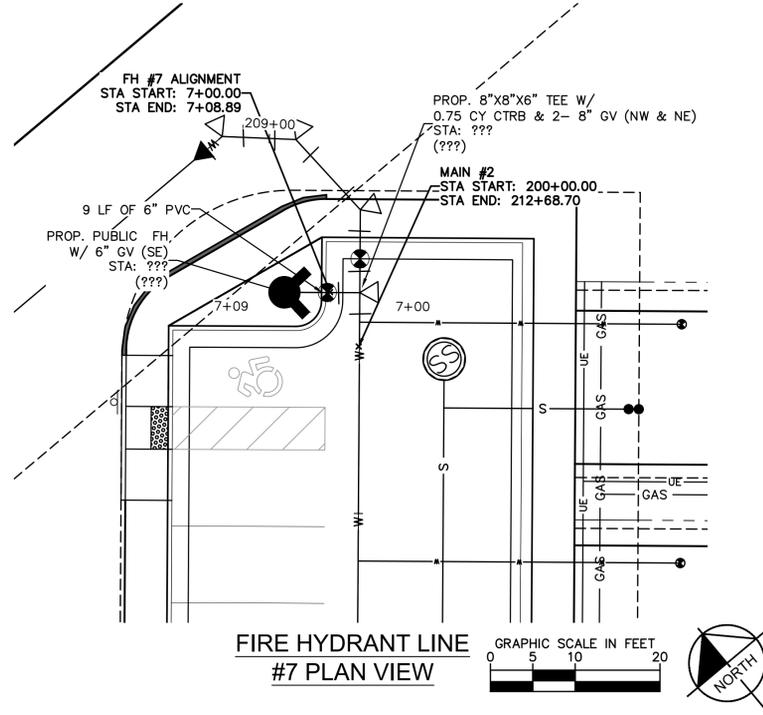




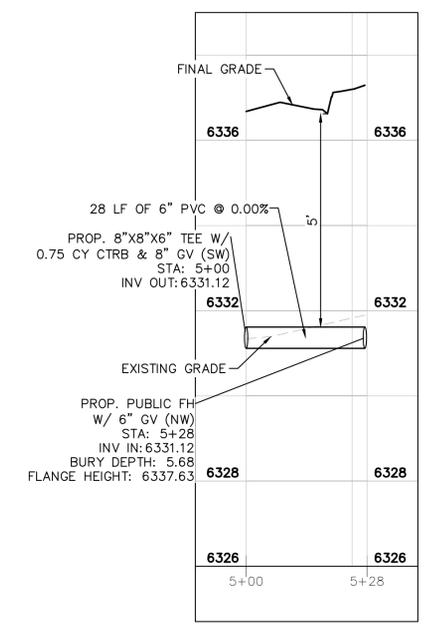
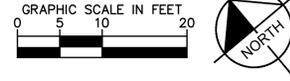
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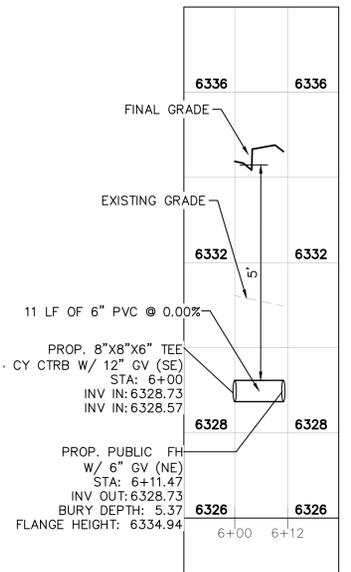
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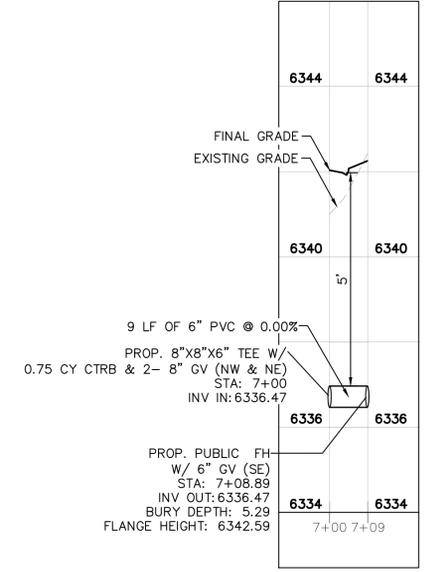
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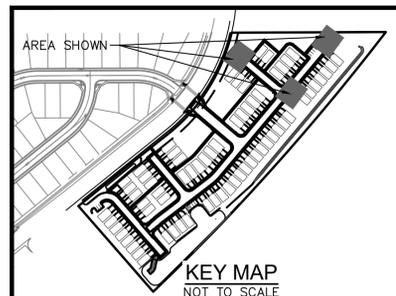
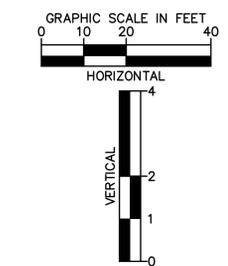
FIRE HYDRANT LINE #5 PROFILE VIEW



FIRE HYDRANT LINE #6 PROFILE VIEW



FIRE HYDRANT LINE #7 PROFILE VIEW



KEY MAP NOT TO SCALE

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 Colorado Springs, Colorado 80903 (719) 453-0180

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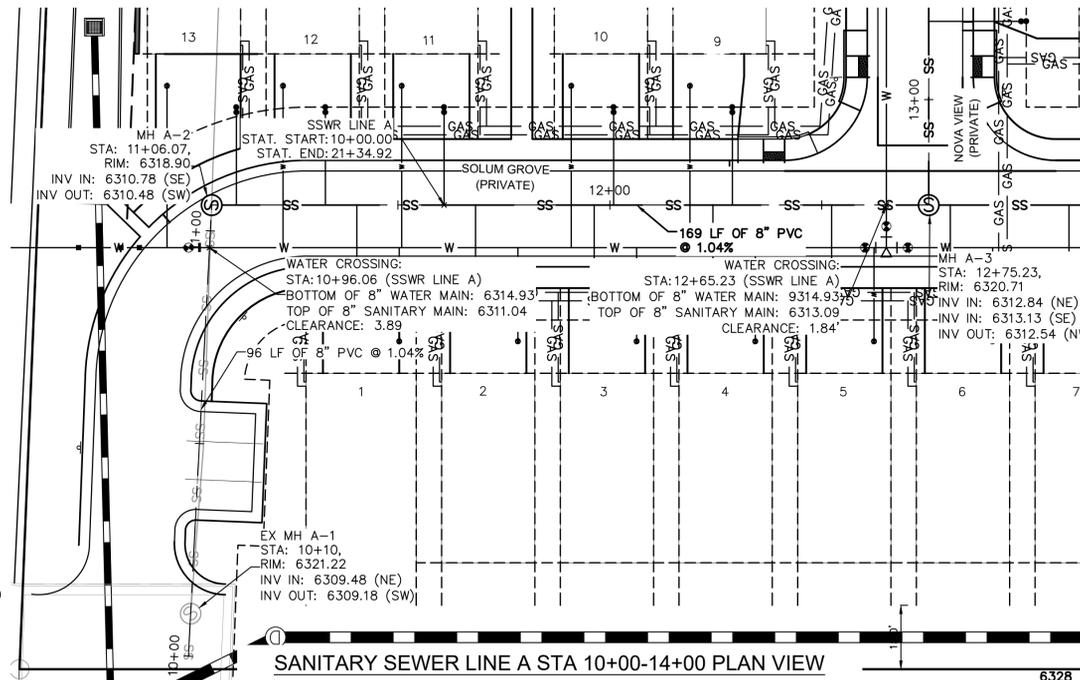
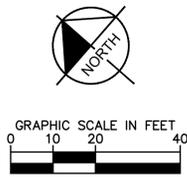
**MEADOWBROOK PARK**  
 EL PASO COUNTY, COLORADO  
 UTILITY AND WATER SERVICE PLANS  
 WATER PLAN



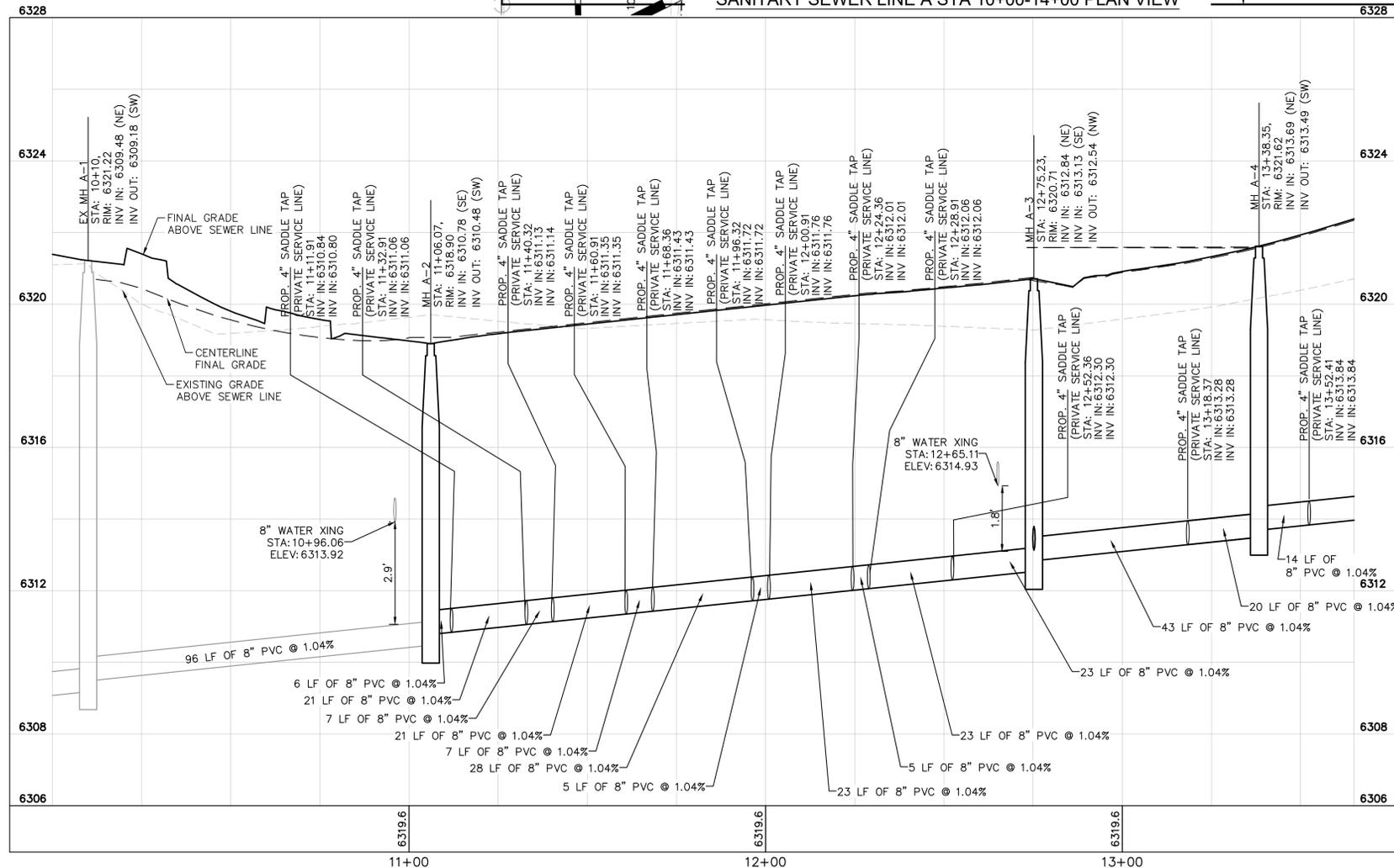
PROJECT NO.  
096956009  
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**C3.11**

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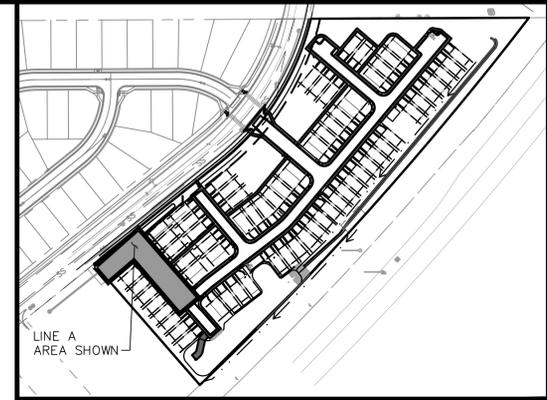
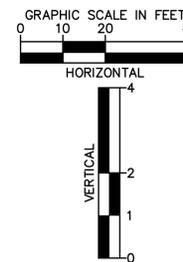
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SANITARY SEWER LINE A STA 10+00-14+00 PLAN VIEW



SANITARY SEWER LINE A STA 10+00-13+65 PROFILE VIEW



KEYMAP  
SCALE: 1"=200'

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

**LEGEND:**

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - LOT LINE
- (S) SANITARY SEWER MANHOLE
- (●) EXISTING SANITARY MANHOLE
- (ST) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

MATCHLINE REFER TO SHEET C3.13 FOR LINE A  
STA 13+65 TO 18+00

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

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

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



PROJECT NO.  
096956009

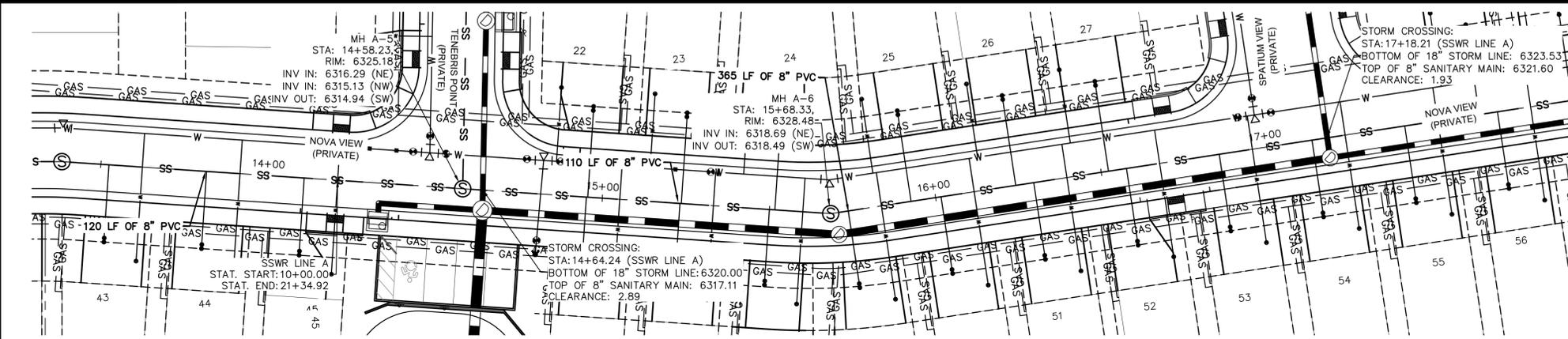
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**C3.12**

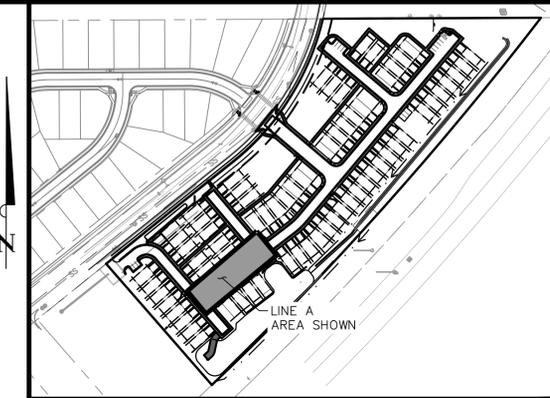
NO.	REVISION	BY	DATE	APPR.

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MATCHLINE REFER TO SHEET C3.12 FOR LINE A STA 10+00-13+65



SANITARY SEWER LINE A STA 14+00-18+00 PLAN VIEW

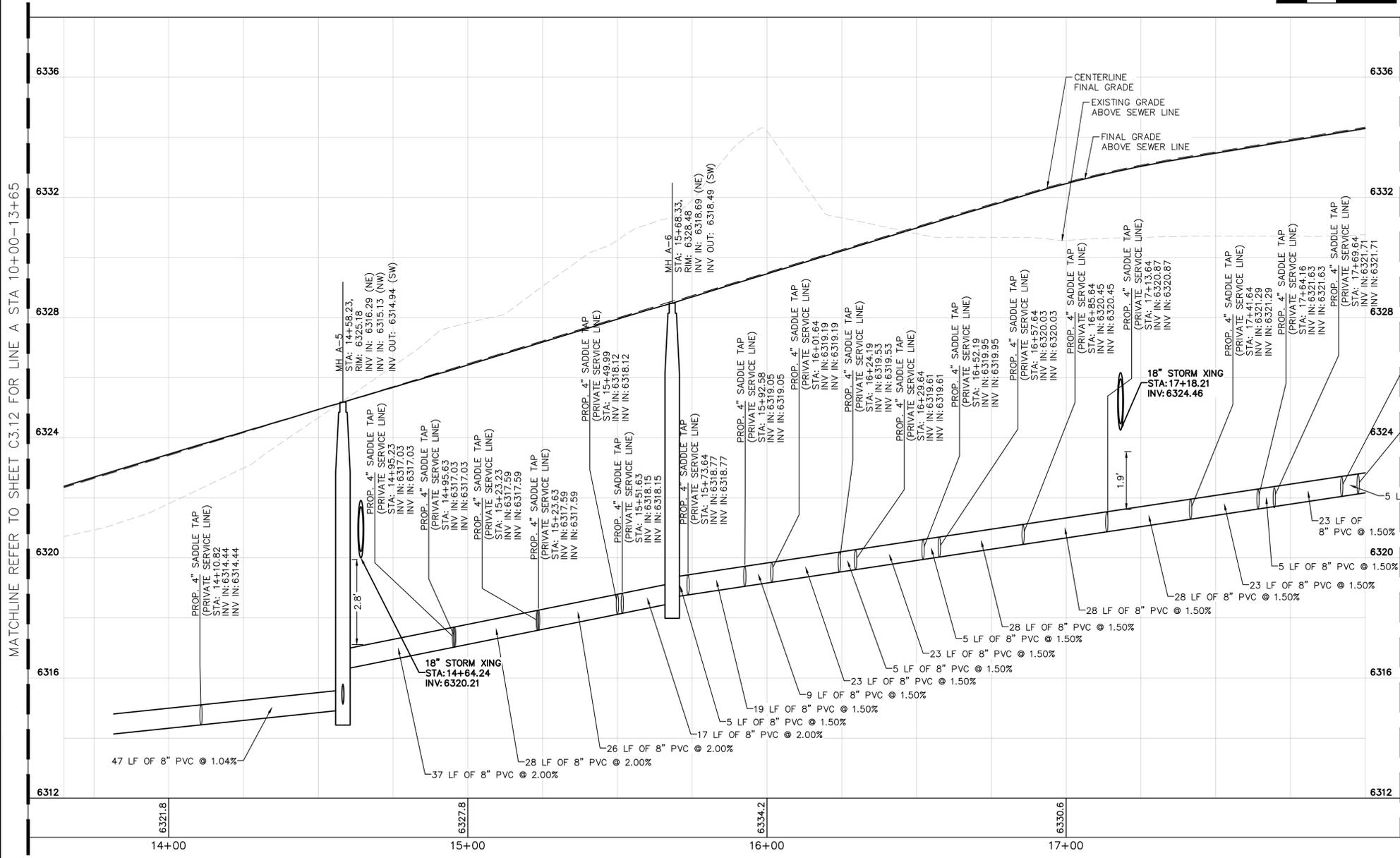


KEYMAP SCALE: 1"=200'

- SANITARY SEWER NOTES**
- 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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  - 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.

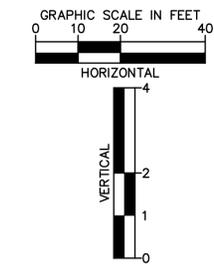
**LEGEND:**

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- SS EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET



SANITARY SEWER LINE A STA 13+65-18+00 PROFILE VIEW

MATCHLINE REFER TO SHEET C3.14 FOR LINE A STA 18+00 TO 21+35



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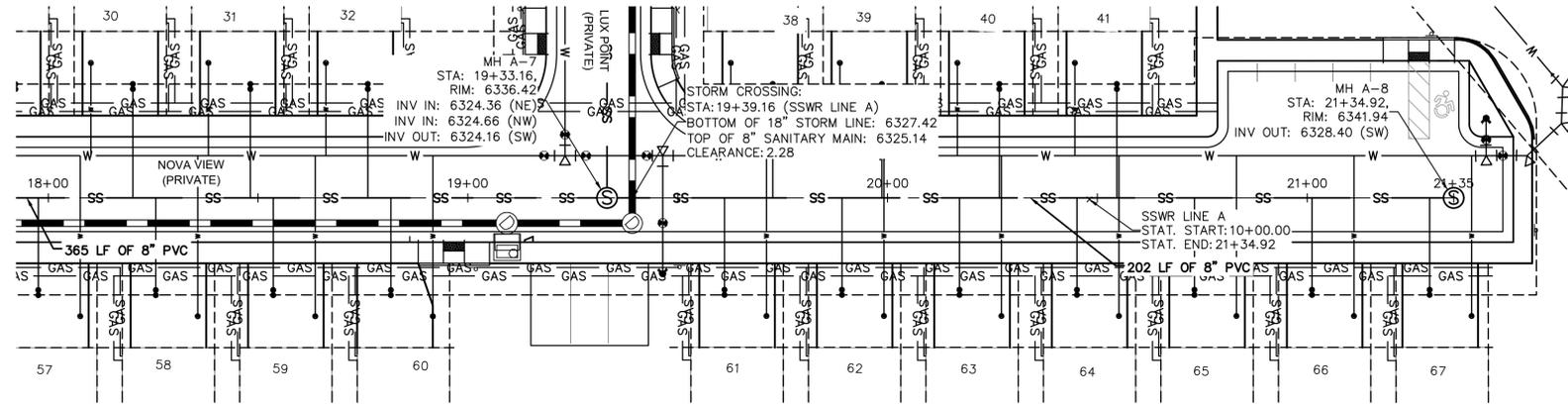
DESIGNED BY: KK  
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**MEADOWBROOK PARK**  
 EL PASO COUNTY, COLORADO  
 UTILITY AND WATER SERVICE PLANS  
**SAN. SEWER PLAN & PROFILE-LINE A**

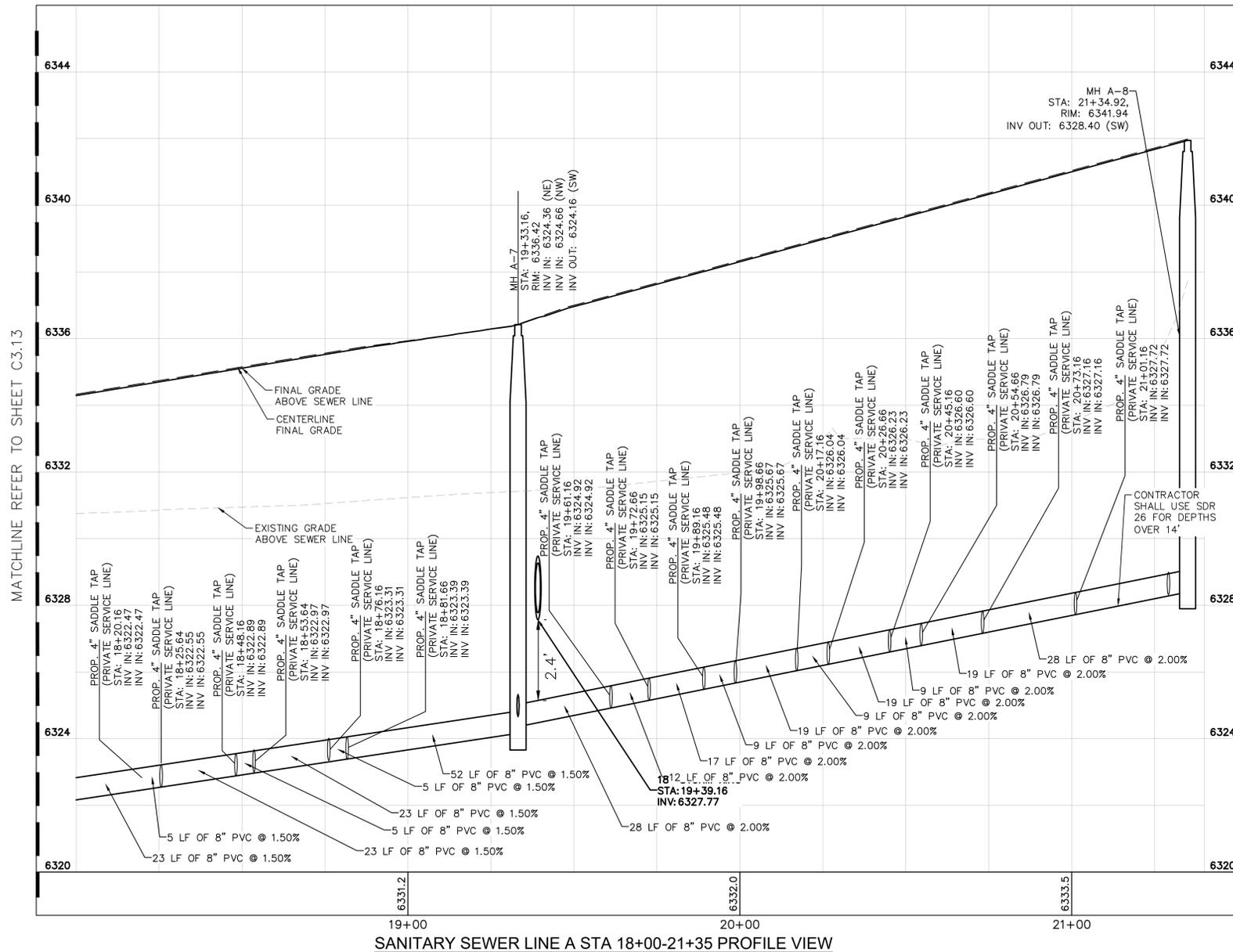


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096956009  
 SHEET  
**C3.13**

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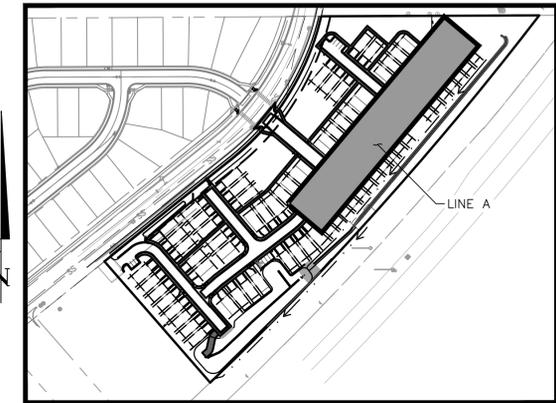
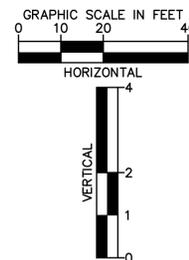


SANITARY SEWER LINE A STA 18+00-12+40 PLAN VIEW



SANITARY SEWER LINE A STA 18+00-21+35 PROFILE VIEW

MATCHLINE REFER TO SHEET C3.13



KEYMAP  
SCALE: 1"=200'

**SANITARY SEWER NOTES**

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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
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊙(F) PROPOSED FIRE HYDRANT
- ⊙(I) PROPOSED STORM INLET

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
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DRAWN BY: KK  
CHECKED BY: JH  
DATE: 10/09/2020

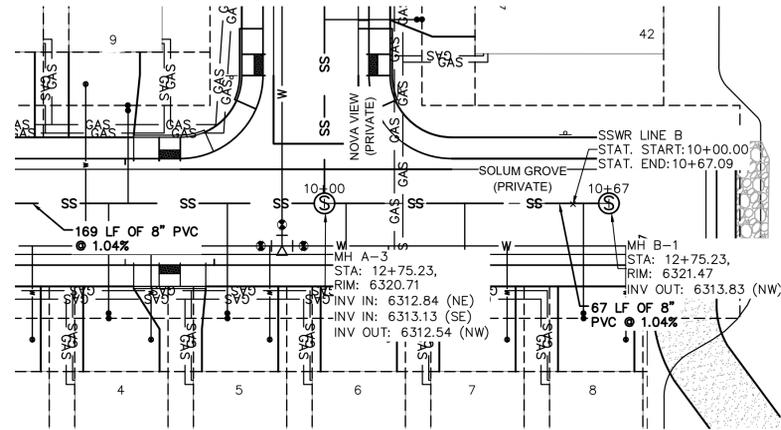
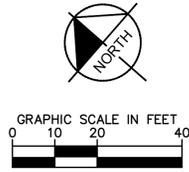
**MEADOWBROOK PARK**  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
**SAN. SEWER PLAN & PROFILE-LINE A**



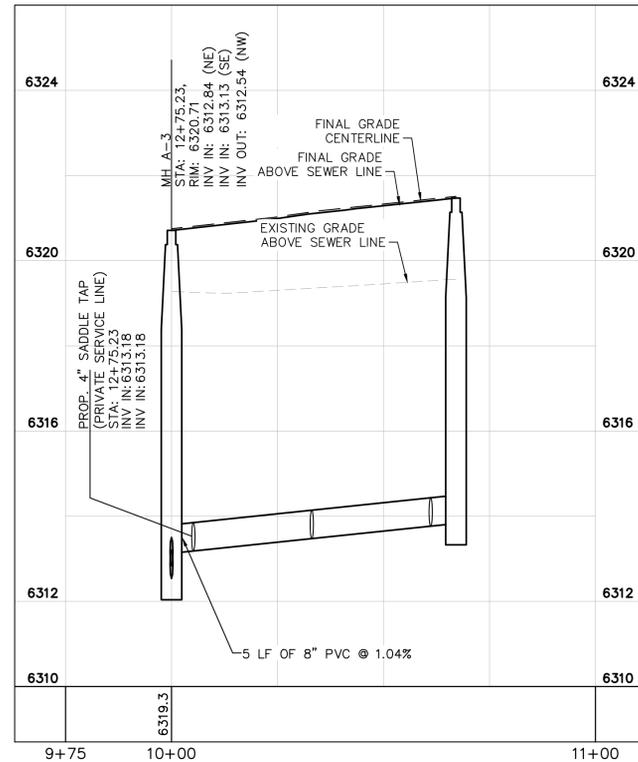
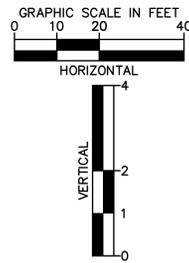
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SHEET  
**C3.14**

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SANITARY SEWER LINE B PLAN VIEW



SANITARY SEWER LINE B PROFILE VIEW



KEYMAP  
SCALE: 1"=200'

**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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**PLAN VIEW LEGEND:**

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

NO.	REVISION	BY	DATE	APPR.

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 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK  
 DRAWN BY: KK  
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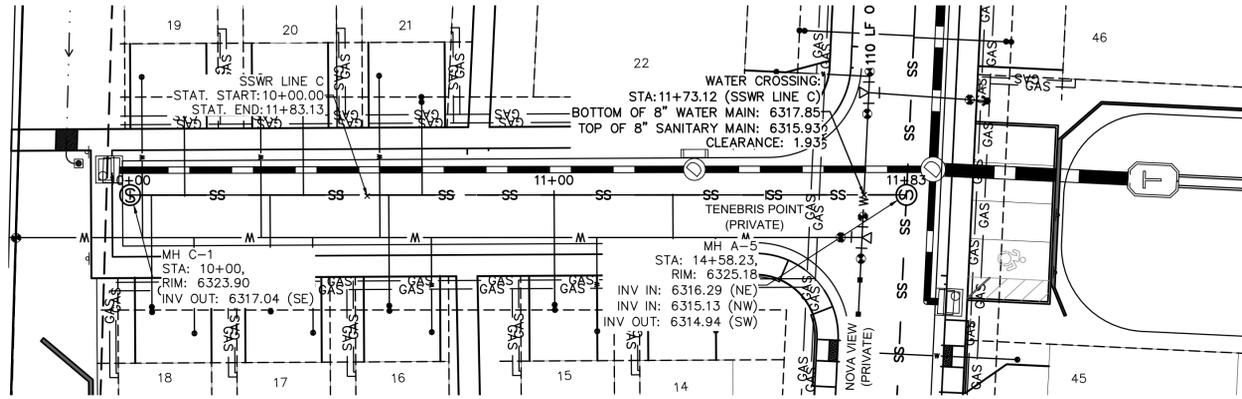
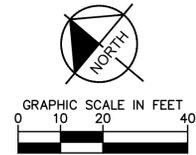
**MEADOWBROOK PARK  
 EL PASO COUNTY, COLORADO  
 UTILITY AND WATER SERVICE PLANS  
 SAN. SEWER PLAN & PROFILE-LINE B**



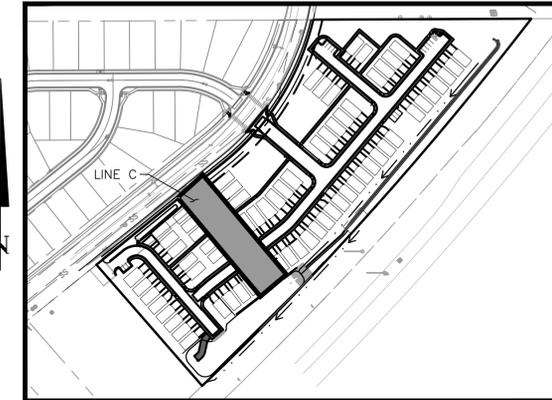
PROJECT NO.  
096956009

SHEET  
**C3.15**

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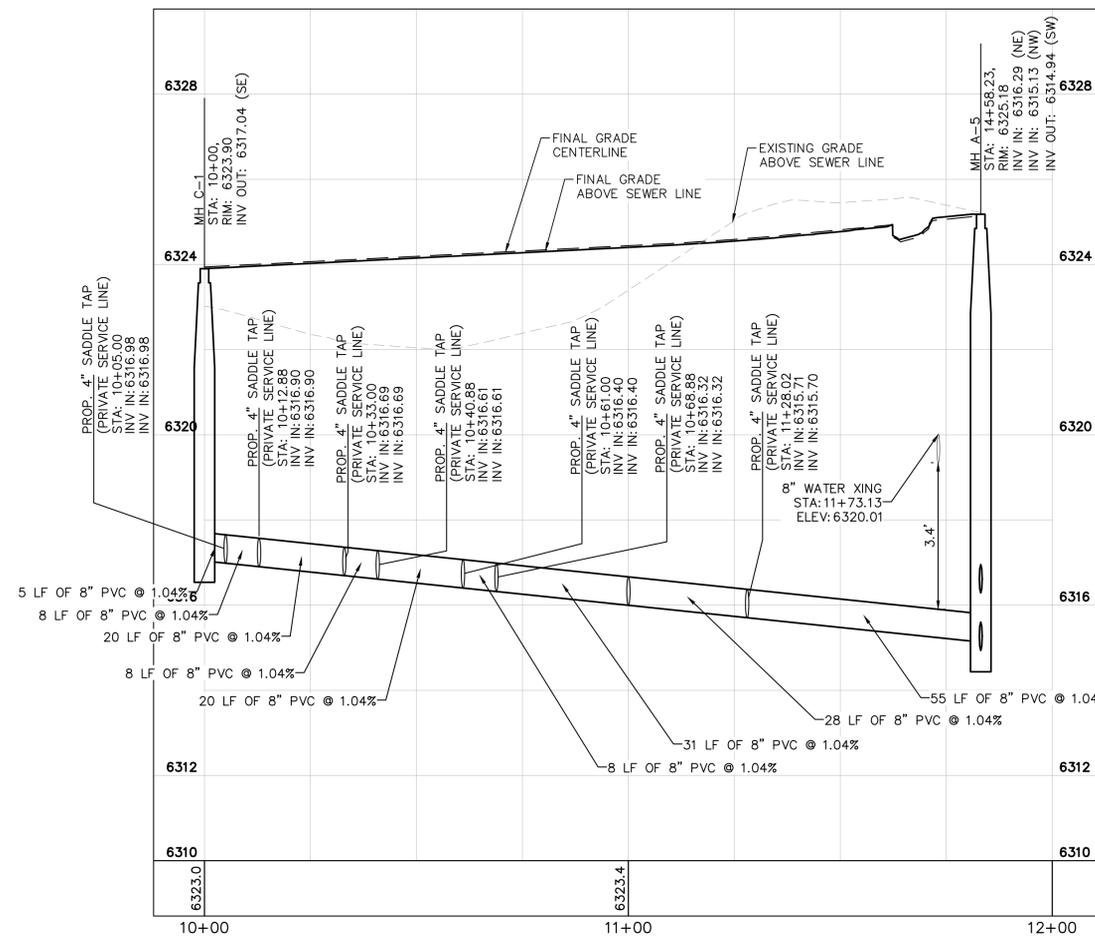
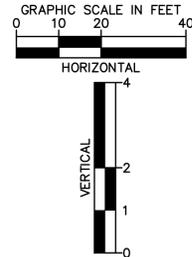
SANITARY SEWER LINE C PLAN VIEW



KEYMAP  
SCALE: 1"=200'

SANITARY SEWER NOTES

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SANITARY SEWER LINE C PROFILE VIEW

LEGEND:

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙ ST PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK  
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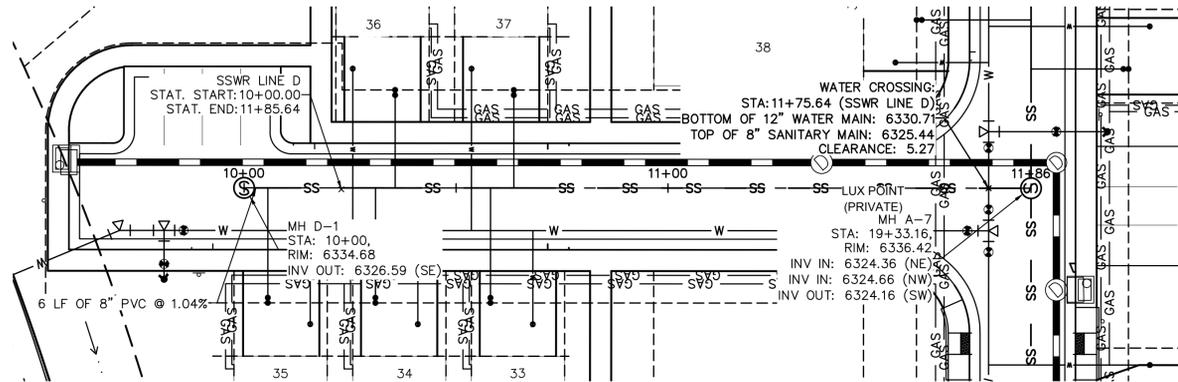
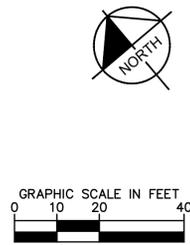
MEADOWBROOK PARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE-LINE C



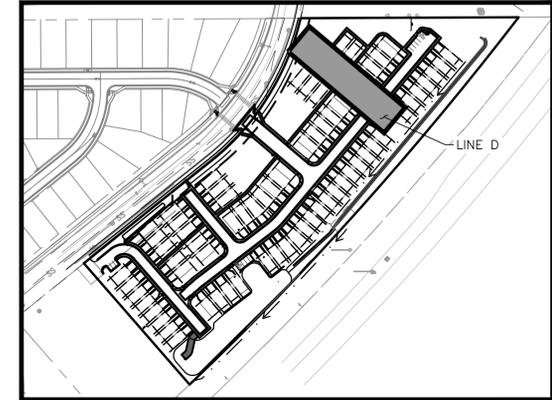
PROJECT NO.  
096956009

SHEET  
C3.16

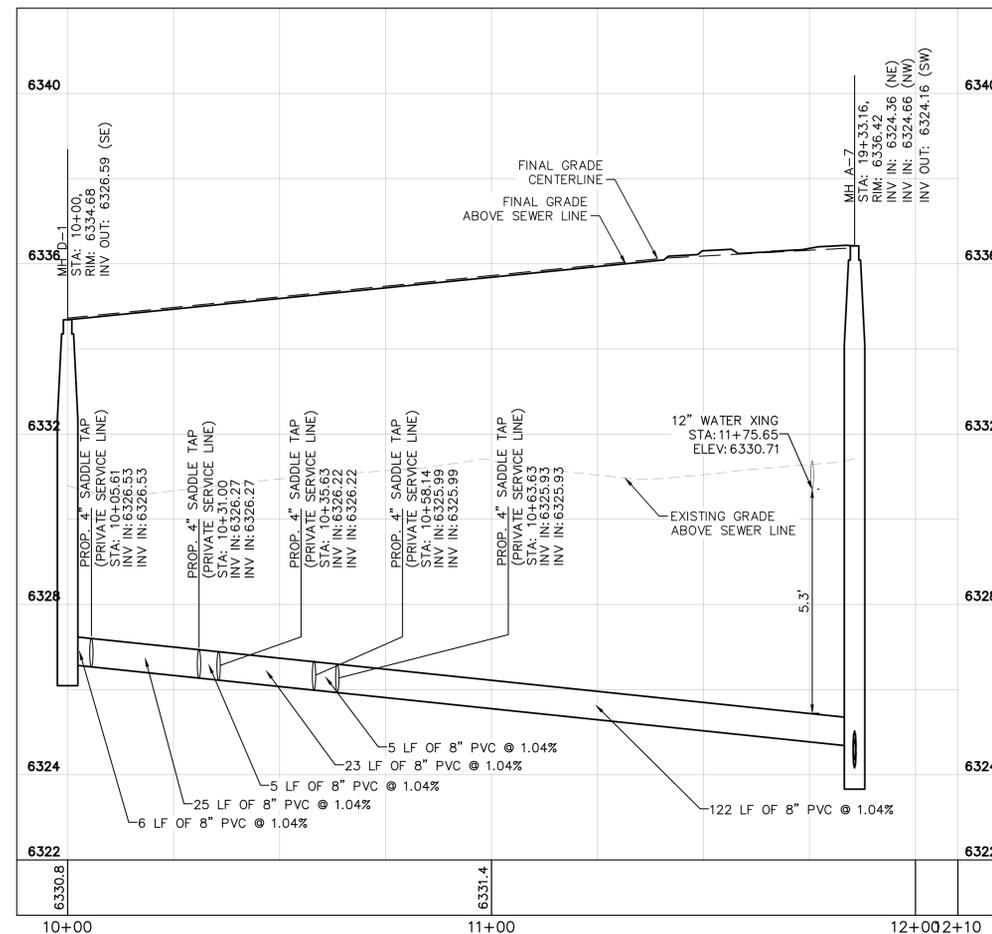
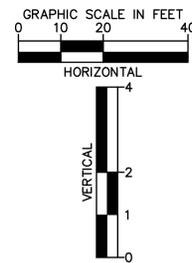
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SANITARY SEWER LINE D PLAN VIEW



KEYMAP  
SCALE: 1"=200'



SANITARY SEWER LINE D PROFILE 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:**

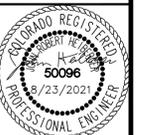
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- SS EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

**Kimley»Horn**

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2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

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

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

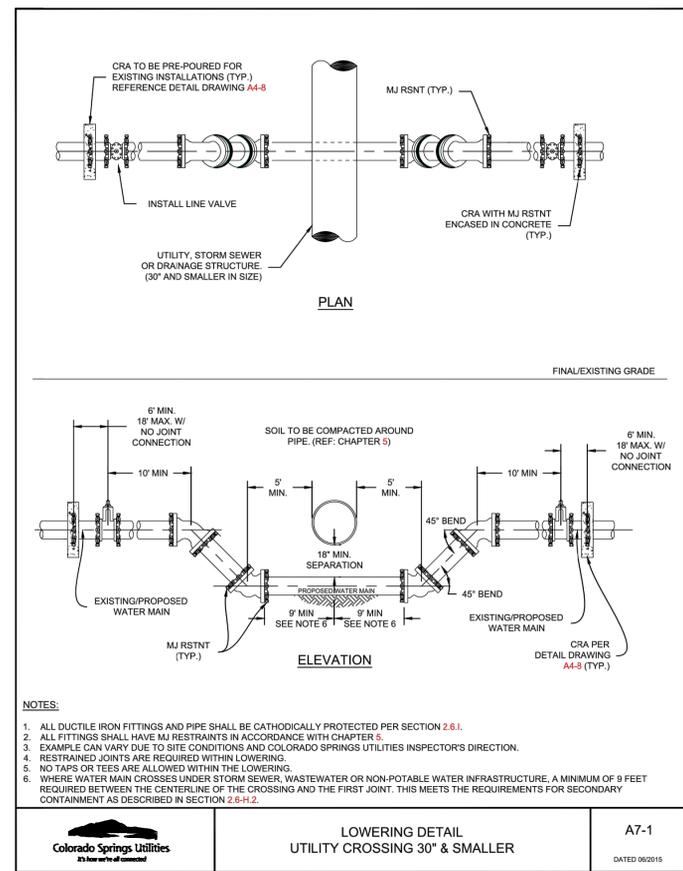
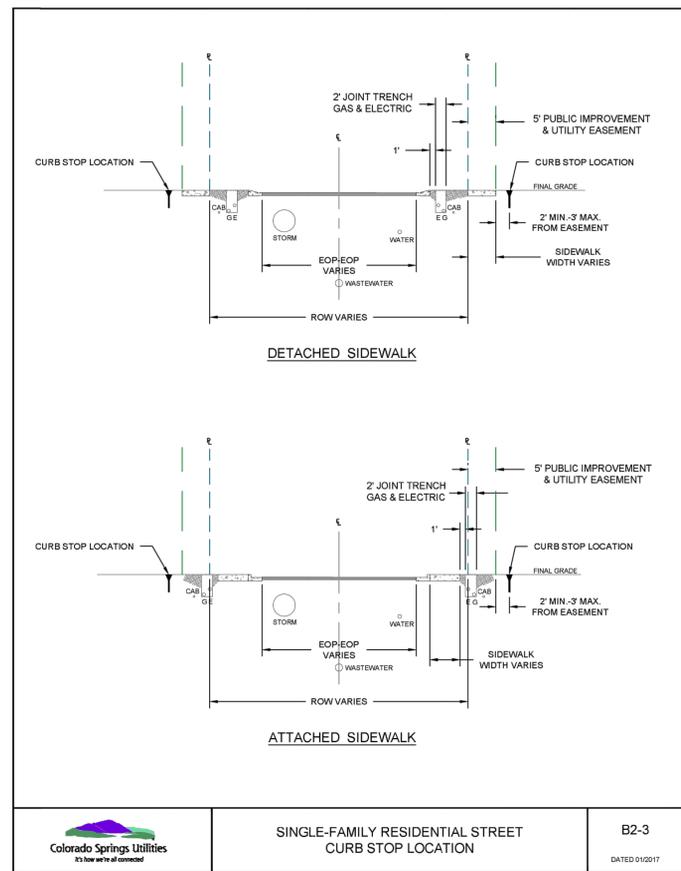
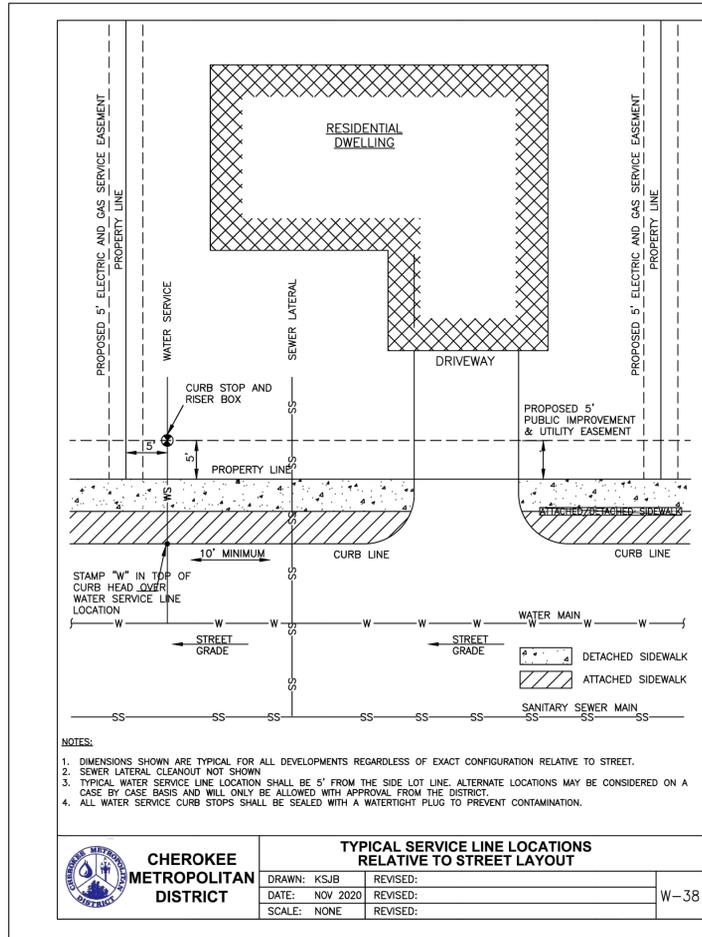


PROJECT NO.  
096956009

SHEET  
**C3.17**

NO.	REVISION	BY	DATE	APPR.

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



PROJECT NO.  
096956009

SHEET  
C3.18