

LAND AREA:

670,487 SQ. FT. OR 15.392 ACRES MORE OR LESS

**BASIS OF BEARING:**

BEARINGS ARE BASED UPON, AND IS ASSUMED TO BEAR S 89°37'59" E, A MEASURED DISTANCE OF 1188.72 FEET FOR THE NORTH LINE OF THE SUBJECT TRACT DD, SAID LINE BEING MINUMENTED ON THE WEST END BY A  $\frac{3}{8}$ " METAL PIN WITH A YELLOW PLASTIC CAP STAMPED "PLS 36367".

## BENCHMARK/ PROJECT CONTROL:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITY FIMS CONTROL POINT "BLT104", DESCRIBED AS A 2" ALUMINUM CAP SET AT THE NORTHEAST TOP OF THE NORTH HEADWALL OF A BOX CULVERT AT THE FIRST CREEK CROSSING EAST OF MARKSHEFFEL ROAD, UNDER CONSTITUTION AVENUE, APPROXIMATELY 1400' EAST AND 70' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT 32. THE ELEVATION OF SAID BENCHMARK IS 6452.43, NGVD 29 VERTICAL DATUM.

### LEGAL DESCRIPTION

TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, A PORTION OF  
HTE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE 6TH P.M. EL PASO COUNTY, STATE OF COLORADO

## FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0756G  
EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X  
(OUTSIDE THE 500 YEAR FLOODPLAIN)

## GENERAL NOTES

1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

**CHEROKEE METROPOLITAN DISTRICT**

### WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

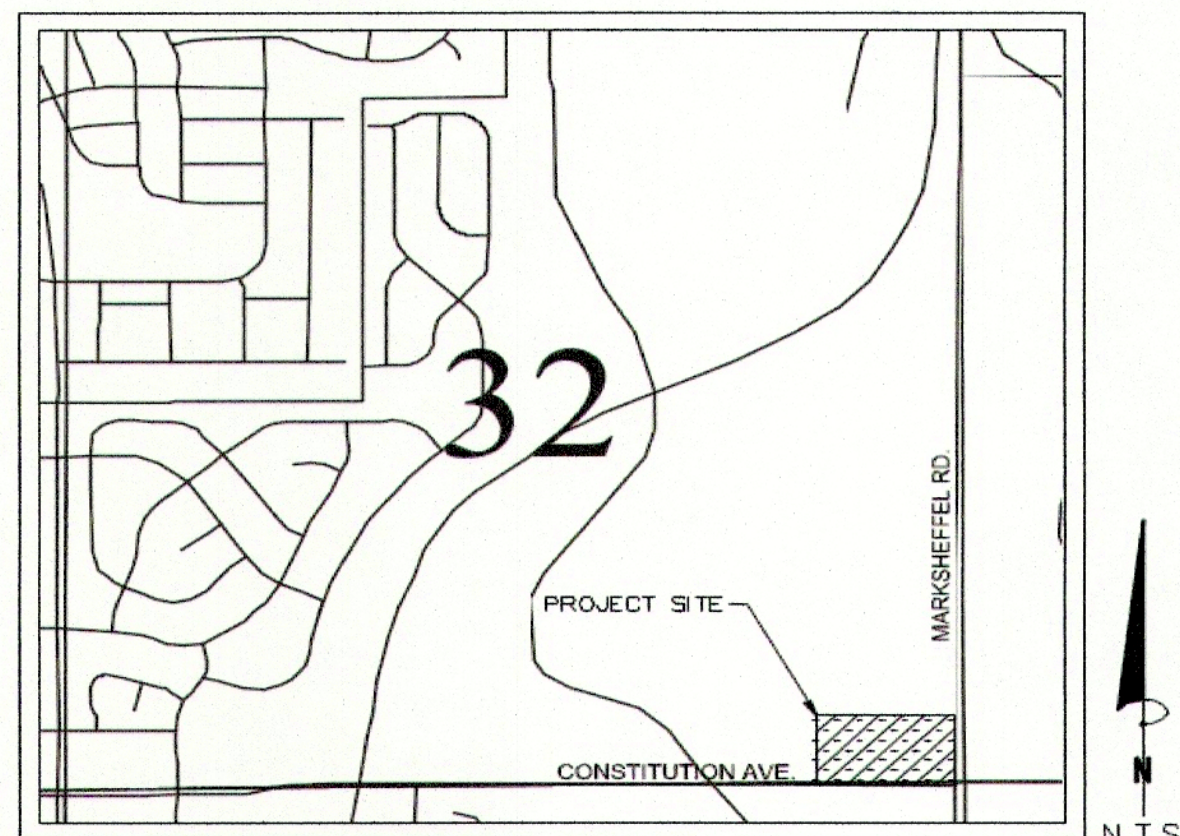
APPROVED BY: Jeffrey R. Mays DATE: 10-1-2014

**CHEROKEE METROPOLITAN DISTRICT**

### WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: Anthony K. Munger DATE: 10-7-2021



VICINITY MAP  
N.T.S

Sheet List Table	
Sheet Number	Sheet Title
C 600	UTILITY COVER SHEET
C 601	NOTES
C 602	NOTES
C 603	OVERALL UTILITY PLAN
C 604	UTILITY SERVICE PLAN
C 605	UTILITY SERVICE PLAN
C 606	UTILITY SERVICE PLAN
C 607	UTILITY SERVICE PLAN
C 608	OVERALL WATER PLAN
C 609	WATER PLAN
C 610	WATER PLAN
C 611	WATER PLAN
C 612	WATER PLAN
C 613	OVERALL SANITARY PLAN
C 614	SAN. SEWER PLAN & PROFILE LINE A
C 615	SAN. SEWER PLAN & PROFILE LINE A
C 616	SAN. SEWER PLAN & PROFILE LINE A
C 617	SAN. SEWER PLAN & PROFILE LINE B
C 618	SAN. SEWER PLAN & PROFILE LINE C
C 619	OVERALL STORM PLAN
C 620	STORM SEWER PLAN & PROFILE LINE A
C 621	STORM PLAN AND PROFILE LINE A
C 622	STORM PLAN AND PROFILE LINE A
C 623	STORM PLAN AND PROFILE LINE B & C
C 624	AMENITY SPACE STORM SEWER
C 625	OVERALL DRY UTILITY PLAN
C 626	POND DETAILS

CONTACTS:

DEVELOPER:  
WATERMARK AT CO SPRINGS AKERS CO, LLC.  
111 MONUMENT CIRCLE, SUITE 1500  
INDIANAPOLIS, IN 46204  
TEL: (720) 495-3693  
CONTACT: MONICA UNGER

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

SURVEYOR:  
BARRON LAND  
2790 N. ACADEMY BLVD. SUITE 311  
COLORADO SPRINGS, CO 80917  
TEL: (719) 360-6827  
CONTACT: SPENCER BARRON, PLS

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

DEVELOPER'S SIGNATURE BLOCK

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

Designee by: Marty Plocica  
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, GROUNDING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS LONGER ADDRESS THE CONFORMITY OF THE DETAILED EROSION CONTROL 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 FULL RESPONSIBILITY FOR THE PREPARATION OF SAID PLANS AND SPECIFICATIONS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.

Eric Gunderson 9/17/2020  
ERIC GUNDERSON, 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 DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

**APPROVED**  
**Engineering Department**

11/09/2021 10:30:44 AM  
dsdnijkamp

**EPC Planning & Community Development Department**

PPR-21-007



K:\DEN\_Civil\096302009\_Akers Drive\CADD\PlanSheets\CD\096956009UT\_CV.dwg Roberts, Jared 10/12/2021 9:52 AM

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

- 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. IN THE EVENT THAT PROPOSED EROSION CONTROL IS INSUFFICIENT, CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROLS AT OWNER'S EXPENSE.
  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. UTILITIES NOT OF RECORD OR NOT SHOWN ON PLANS SHALL BE CONSIDERED UNFORESEEN CONDITIONS AND DAMAGES THERETO SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
  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, AT THE OWNER'S DISCRETION AND EXPENSE.
  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, AT THE OWNER'S DISCRETION AND EXPENSE. 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. IF 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. 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.
  31. 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.
  32. 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

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) 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 AND CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
9. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
11. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
12. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
13. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL AND CHEROKEE STANDARDS*.
14. ALL ISOLATION VALVES TO OPEN COUNTERCLOCKWISE.

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. 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.
3. 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 AND CHEROKEE STANDARDS*.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS AND CHEROKEE STANDARDS*.
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 COLORADO SPRINGS UTILITIES *SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE STANDARDS*.

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.
2. 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.

WATER:

1. 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).
2. 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.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR WITH INSPECTION BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. 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 CHEROKEE METRO DISTRICT.
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.
7. 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.

WATER PROJECT SPECIFIC NOTES

- |    | APPLICABLE                          | NOT-<br>APPLICABLE                  |  |
|----|-------------------------------------|-------------------------------------|--|
| 1. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.                        |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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.   |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT  |

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
NOTES



PROJECT NO.  
096302009  
SHEET  
C 601

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

## WASTEWATER PROJECT SPECIFIC NOTES

APPLICABLE	NON-APPLICABLE	
1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.
2. <input checked="" type="checkbox"/>	<input type="checkbox"/>	THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICTS AND COMPLY WITH ALL THE REQUIREMENTS THEREIN. REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
3. <input type="checkbox"/>	<input checked="" type="checkbox"/>	MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: - PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL. - REMOVE AND DISPOSE OF THE CONE SECTION. - REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT. - FILL THE MANHOLE WITH APPROVED MATERIAL.
4. <input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
5. <input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
6. <input checked="" type="checkbox"/>	<input type="checkbox"/>	PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.
7. <input type="checkbox"/>	<input checked="" type="checkbox"/>	THIS PROJECT IS UTILIZING EXISTING STUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB, CONNECTION, TRANSITION AND SUBSEQUENT EXTENSION MEETS ALL CURRENT WASTEWATER STANDARDS.
8. <input checked="" type="checkbox"/>	<input type="checkbox"/>	CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB WILL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
9. <input type="checkbox"/>	<input checked="" type="checkbox"/>	A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.

## WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT 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.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. 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.
9. 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.
11. ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WELD ELASTOMERIC JOINT WRAP.

## UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. 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.
3. 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 AND CHEROKEE METRO STANDARDS.
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 OF THE COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE METRO STANDARDS.

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.
2. 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. ALL MAINS TO BE ASTM D3034 SDR35.

WATER:

1. 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).
2. 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.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. 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 CHEROKEE METRO DISTRICT.
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.
7. 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.
8. NO COPPER PIPING ALLOWED IN CHEROKEE METRO DISTRICT EXCEPT ABOVE GRADE PIPING IMMEDIATELY BEFORE AND AFTER WATER METER.
9. ALL WATER MAINS TO BE AWWA C900 DR14.

[illegible]

**Kimley»»Horn**

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 9/17/2021

# UPLAND FLATS BY WATERMARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS NOTES



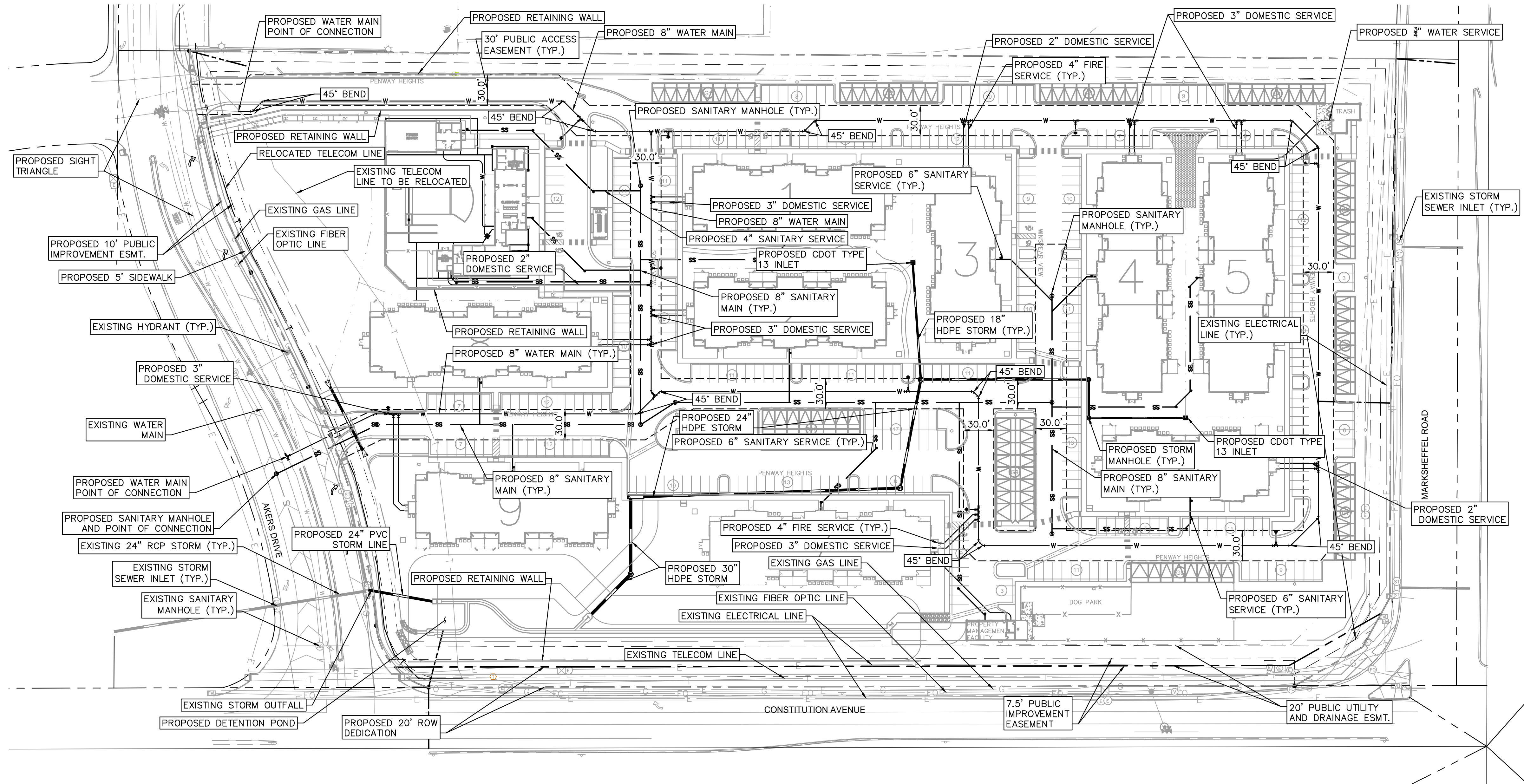
PROJECT NO.  
096302009

SHEET

C 602



**UPLAND FLATS BY WATERMARK**  
**CONSTRUCTION DRAWINGS**  
**TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED**  
**SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO**  
**SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO**



	PROPERTY LINE
	PROPOSED SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM LINE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND TELECOM
	EXISTING UNDERGROUND ELECTRIC

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 9/17/21

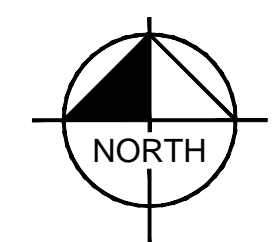
**UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DRAWING PLANS  
OVERALL UTILITY PLAN**




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



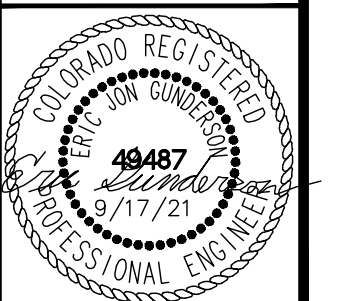
**CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



GRAPHIC SCALE IN FEET  
0 30 60 120



EPC 11/9/2021



PROJECT NO.  
096302009

SHEET

C 603



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LEGEND

- PROPERTY LINE
- 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

KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
- 5 2" HDPE WATER SERVICE
- 6 2" HDPE DOMESTIC WATER SERVICE
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

NOTES:

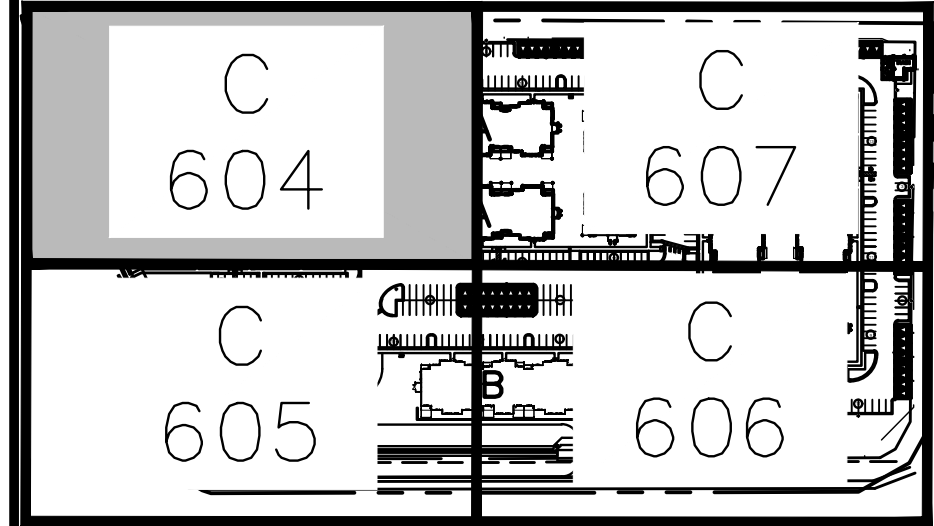
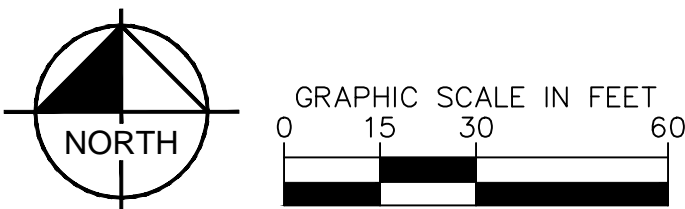
- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

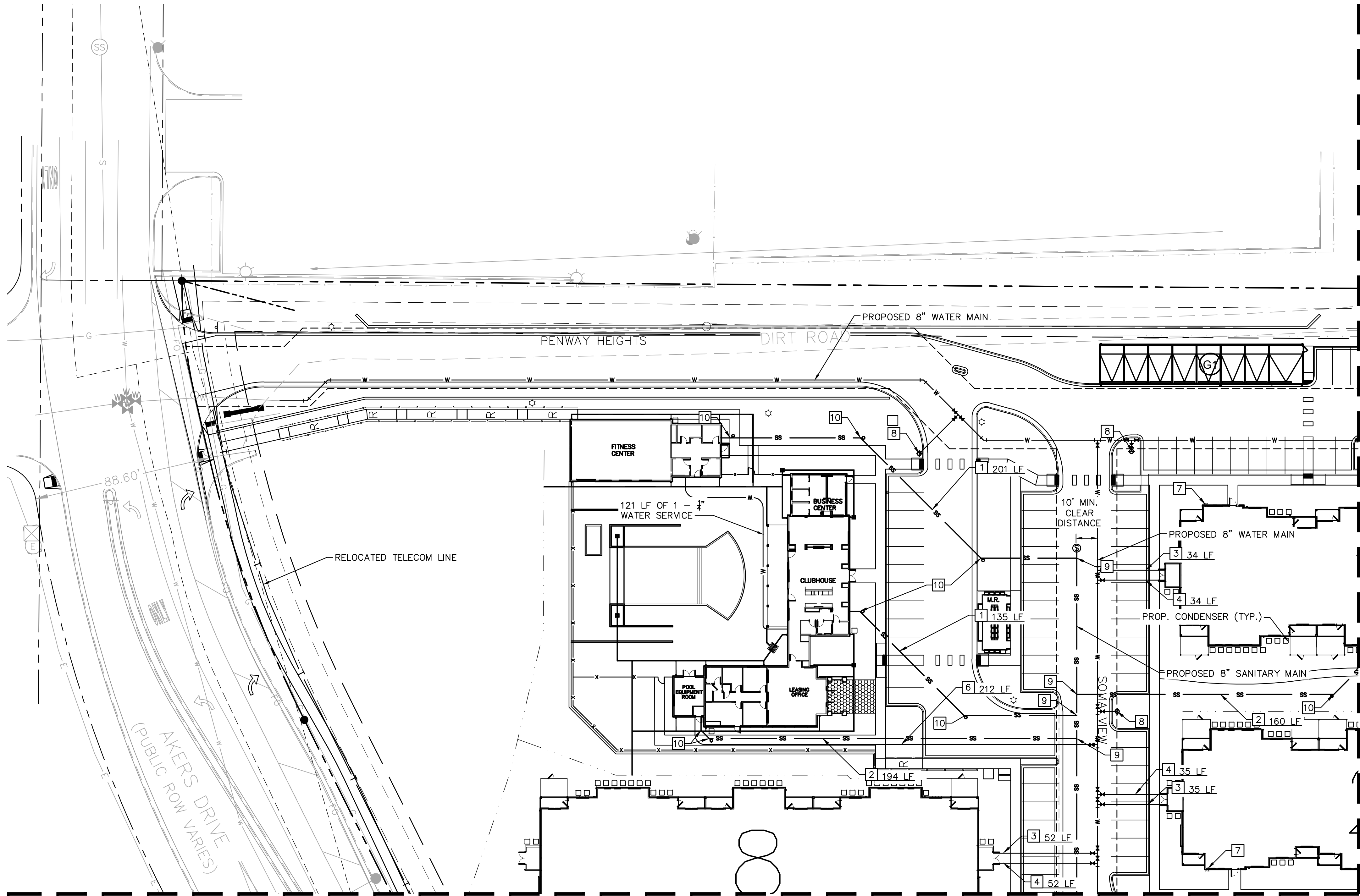
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

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- ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
- METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CMD STD. DTL. B1-11A.
- ALL QUANTITIES PER THIS PLAN ARE FOR REFERENCE ONLY.
- CHEROKEE METRO DISTRICT'S RESPONSIBILITY ENDS AT VALVED CONNECTION AT MAIN OR SEWER LATERAL CONNECTION.
- PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.



KEY MAP  
NOT TO SCALE



MATCHLINE REFER TO SHEET C 605

MATCHLINE REFER TO SHEET C 607

EPC 11/9/2021

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN



PROJECT NO.  
096302009

SHEET

C 604



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## LEGEND

	PROPERTY LINE
	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

## KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
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- 6 2" HDPE DOMESTIC SERVICE LINE
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

## NOTES:

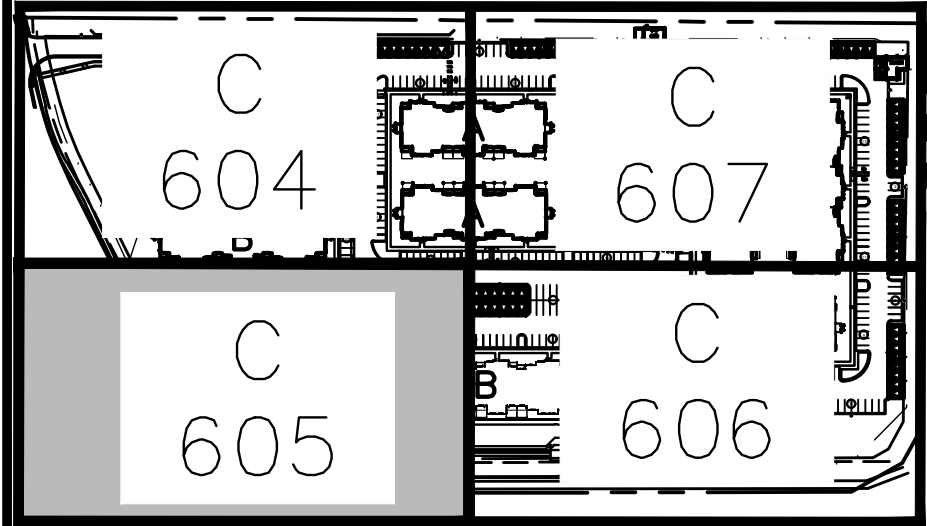
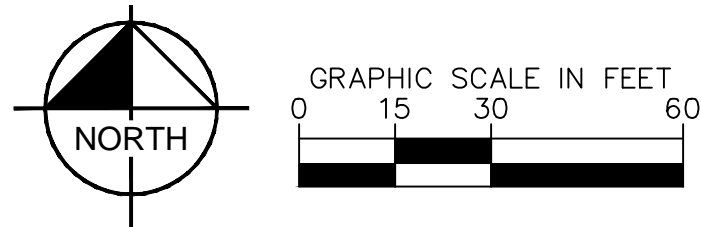
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2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

## CAUTION NOTE (SERVICE LINES):

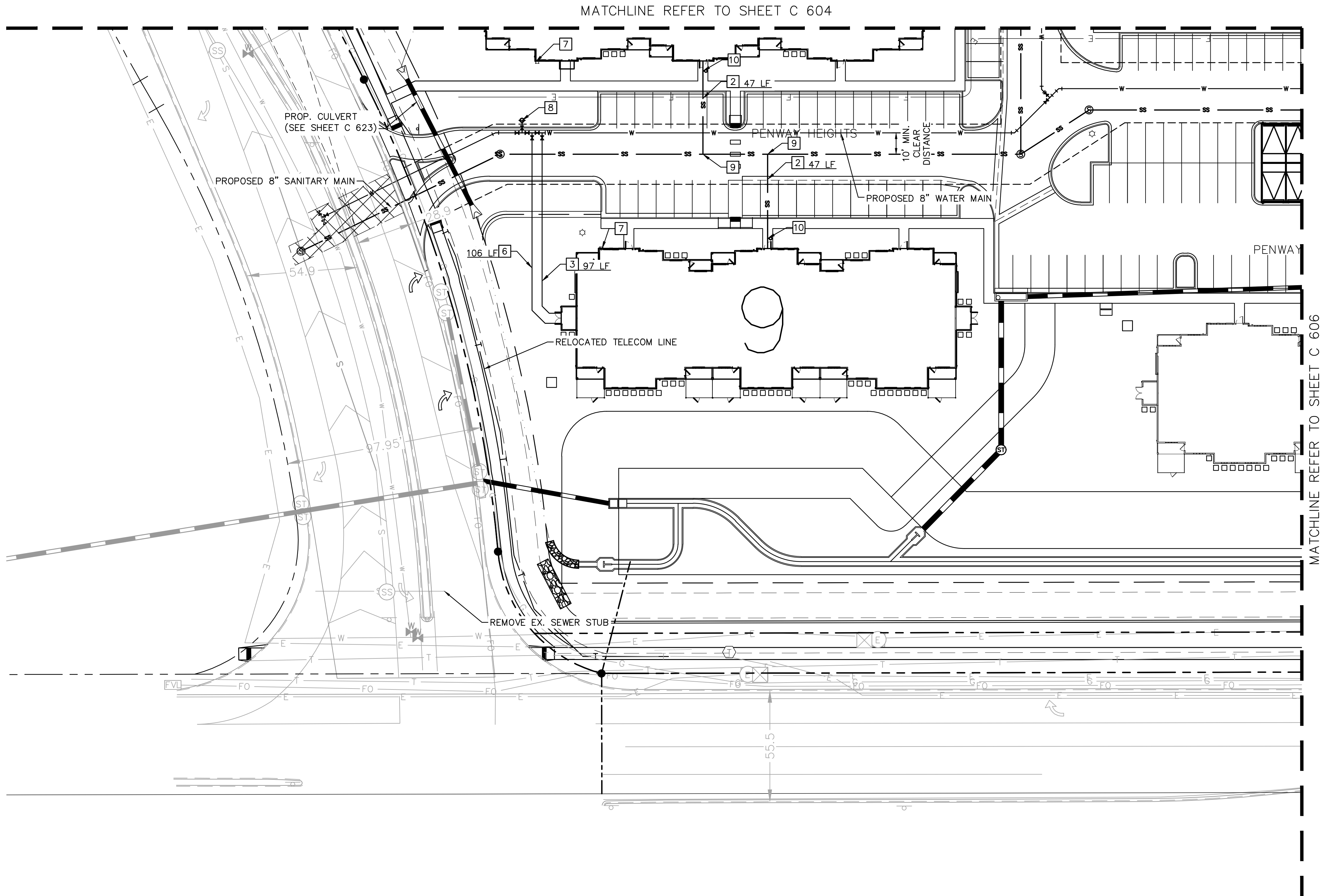
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

## WATER SERVICE LINE NOTES:

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6. PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.



KEY MAP  
NOT TO SCALE



NO.	BY	DATE	REVISION
1	JAR	5/27	SDP RESUBMITTAL
2	JAR	8/11	ADDENDUM B
3	JAR	9/17	ADDENDUM C

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DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN



PROJECT NO.  
096302009  
SHEET  
C 605

EPC 11/9/2021



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## LEGEND

- PROPERTY LINE
- 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

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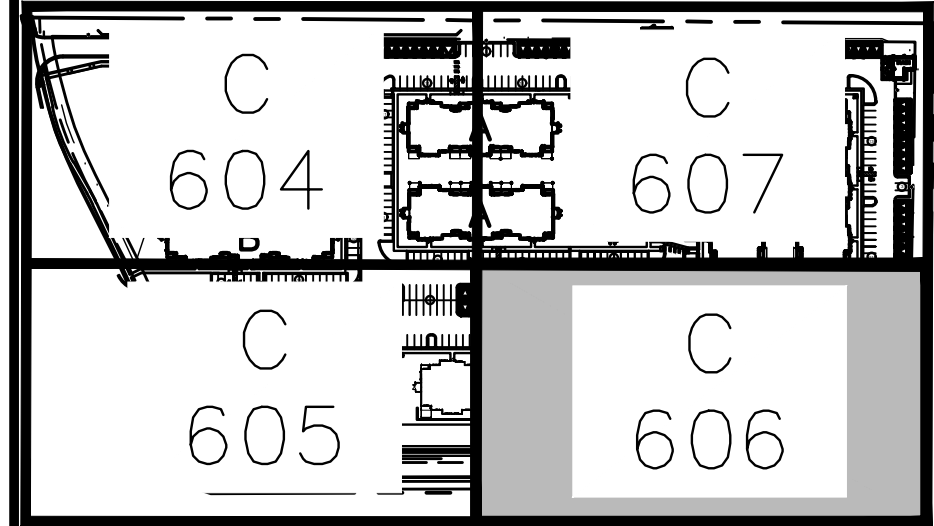
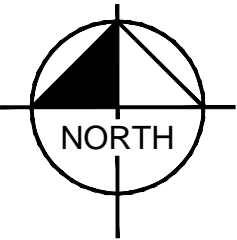
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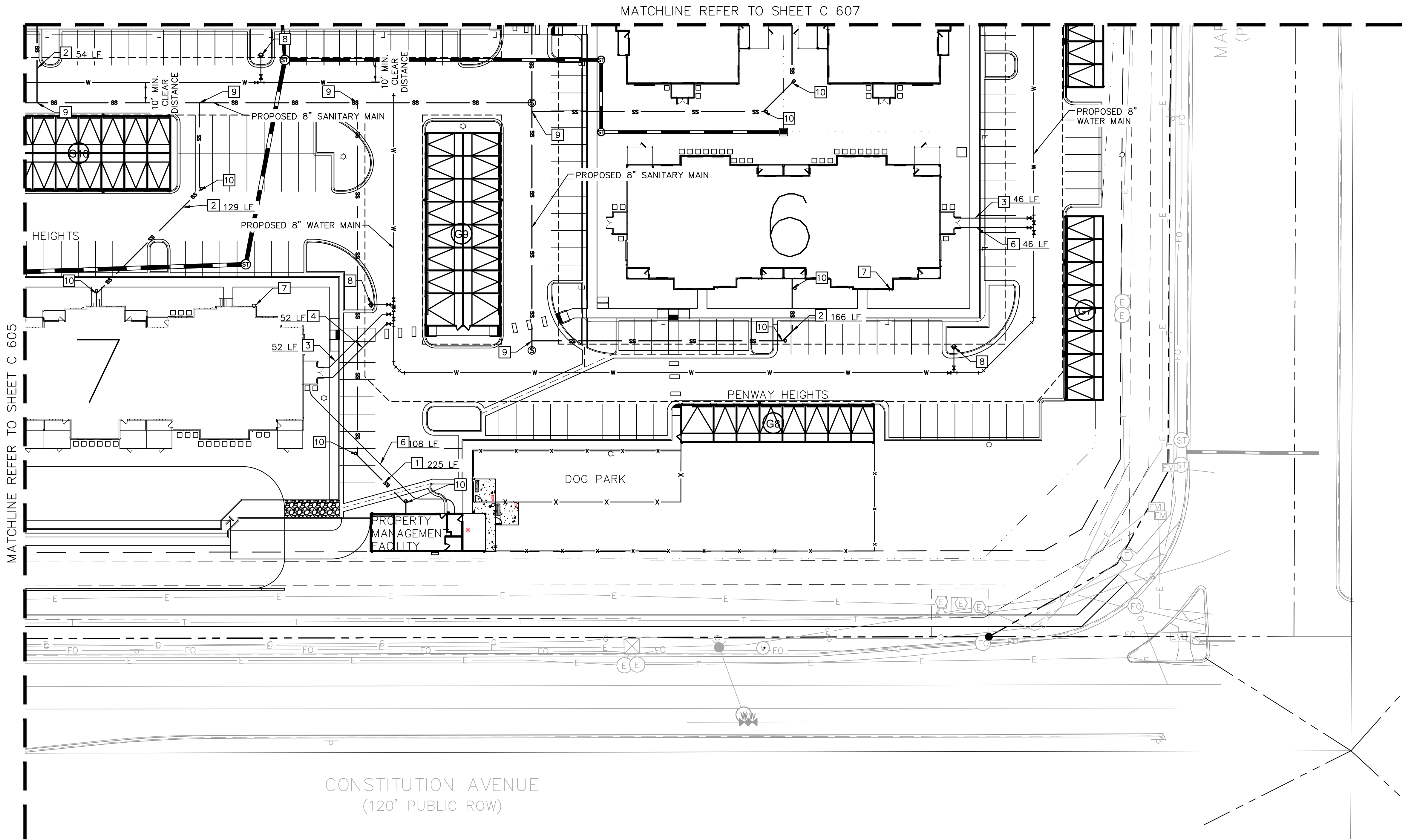
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KEY MAP  
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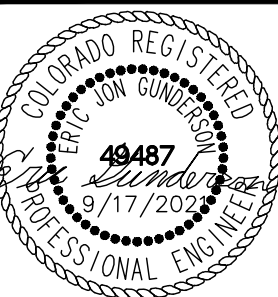


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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN



PROJECT NO.  
096302009

SHEET  
C 606

NO.	BY	DATE	REVISION
3	JAR	9/17	ADDENDUM C
2	JAR	8/11	ADDENDUM B
1	JAR	5/27	SDP RESUBMITTAL



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## LEGEND

- PROPERTY LINE
- 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

## KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
- 5 2" HDPE WATER SERVICE
- 6 2" HDPE DOMESTIC SERVICE LINE
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

## NOTES:

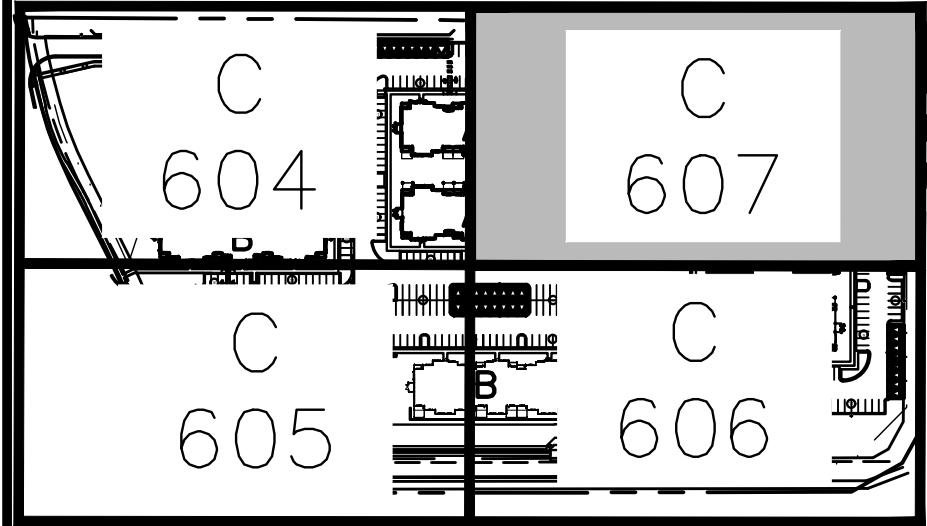
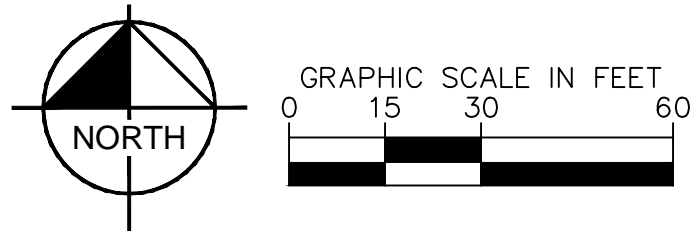
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## CAUTION NOTE (SERVICE LINES):

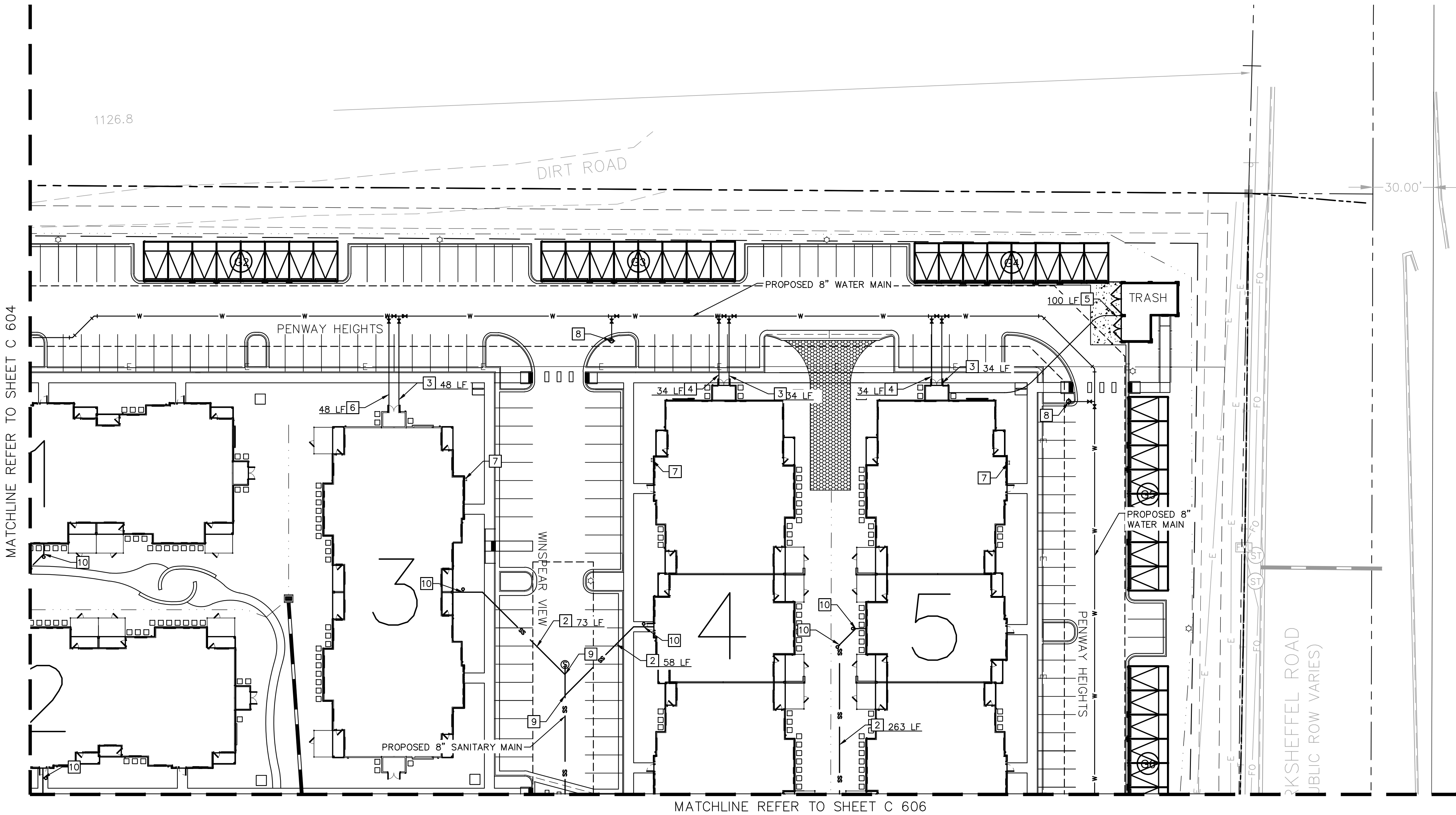
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

## WATER SERVICE LINE NOTES:

- CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
- ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
- METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CMD STD. DTL. B1-11A.
- ALL QUANTITIES PER THIS PLAN ARE FOR REFERENCE ONLY.
- CHEROKEE METRO DISTRICT'S RESPONSIBILITY ENDS AT VALVED CONNECTION AT MAIN OR SEWER LATERAL CONNECTION.
- PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.



KEY MAP  
NOT TO SCALE



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN



PROJECT NO.  
096302009

SHEET

C 607

EPC 11/9/2021



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## LEGEND

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

## KEY NOTE LEGEND

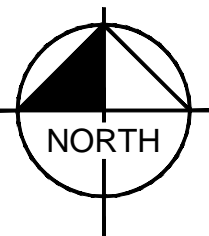
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- 2 22.5° HORIZONTAL BEND
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- 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 5 SANITARY SEWER CROSSING
- 6 STORM SEWER CROSSING
- 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)

## NOTES:

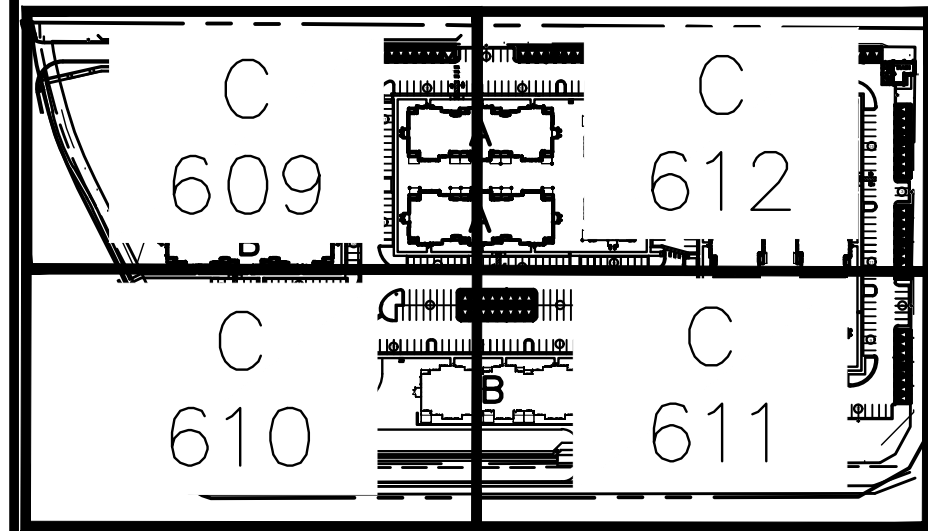
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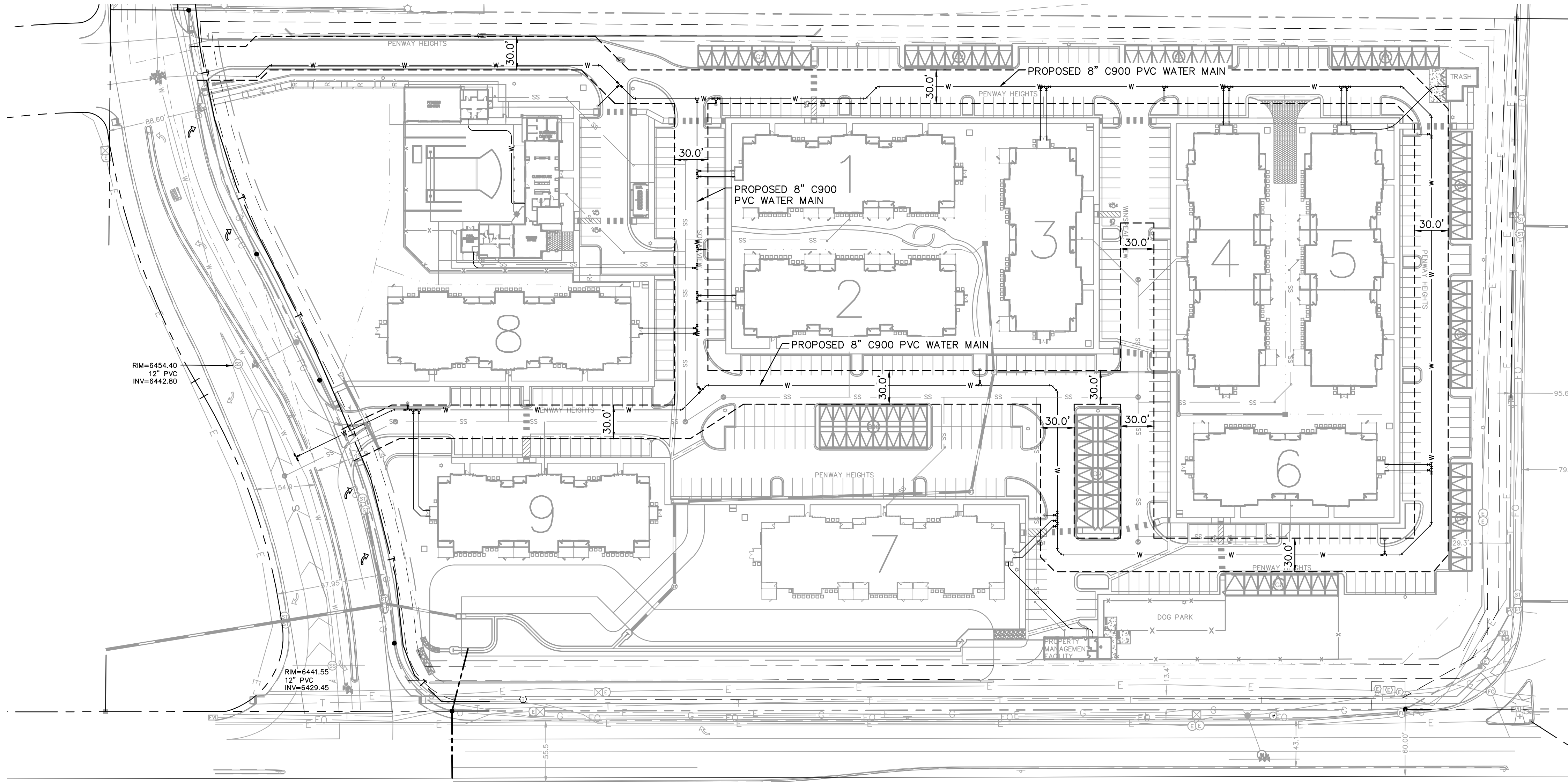
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GRAPHIC SCALE IN FEET  
0 30 60 120



KEY MAP  
NOT TO SCALE



EPC 11/9/2021

**Kimley»Horn**

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

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL WATER PLAN



PROJECT NO.  
096302009

SHEET

C 608

NO.	REVISION	BY	DATE	APPR.
3	ADDENDUM C	JAR	9/17	EUG
2	ADDENDUM B	JAR	8/11	EUG
1	SDP RESUBMITTAL	JAR	5/27	EUG



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## LEGEND

	PROPERTY LINE
	EXISTING WATER LINE & VALVE
	PROPOSED WATER LINE & VALVE
	LOT LINE
	PROPOSED FIRE HYDRANT
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## KEY NOTE LEGEND

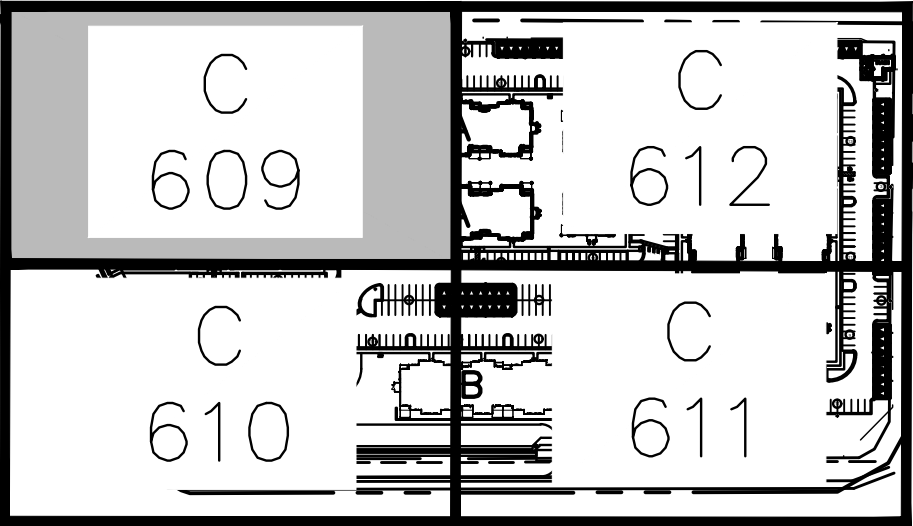
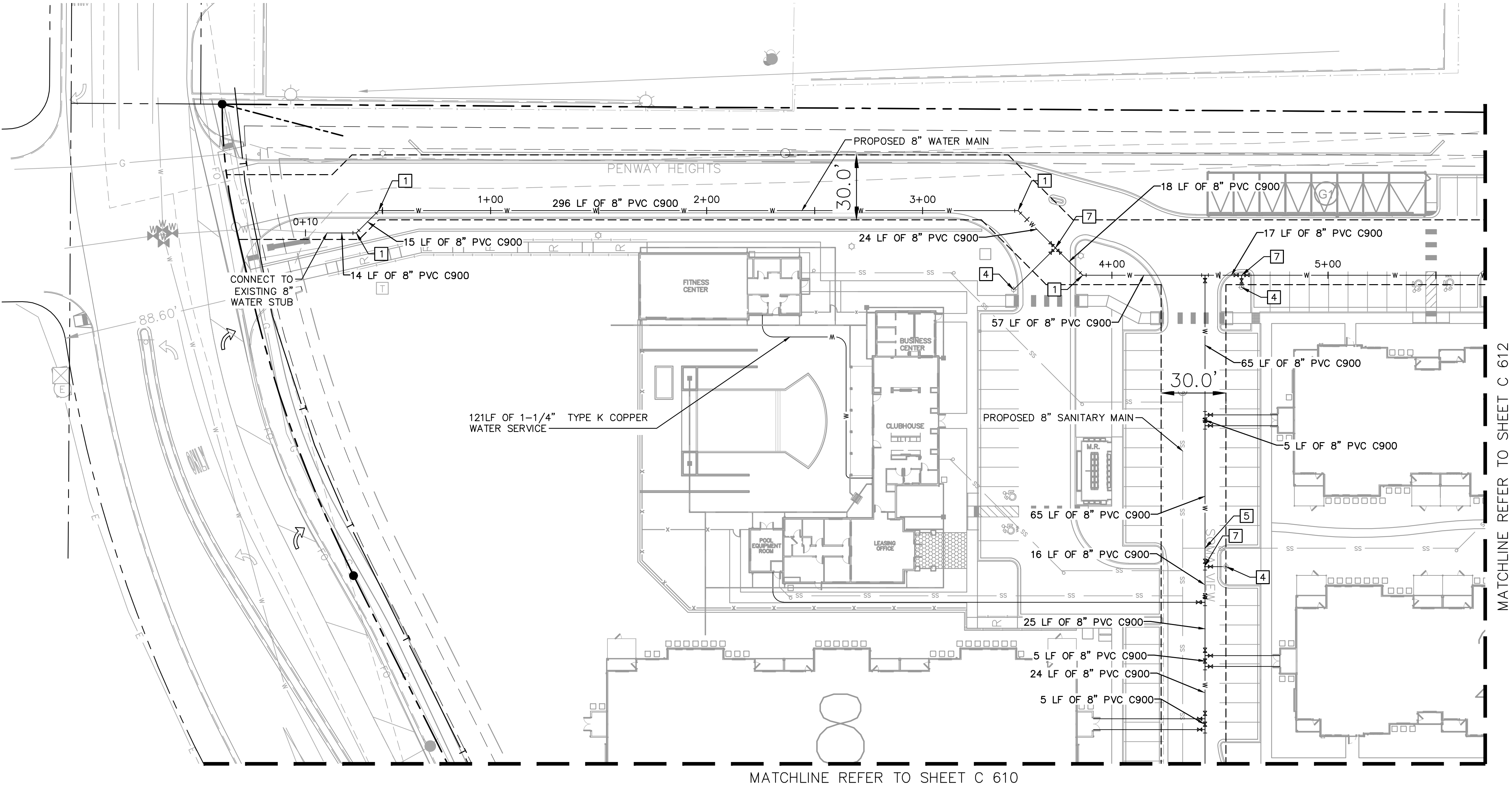
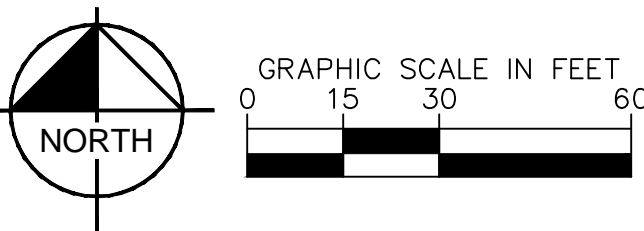
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DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN



PROJECT NO.  
096302009

SHEET  
C 609

EPC 11/9/2021



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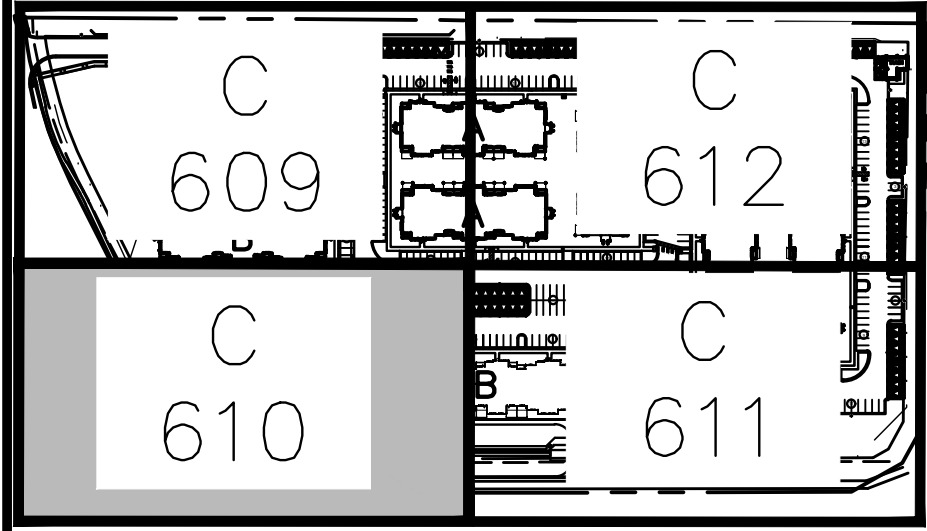
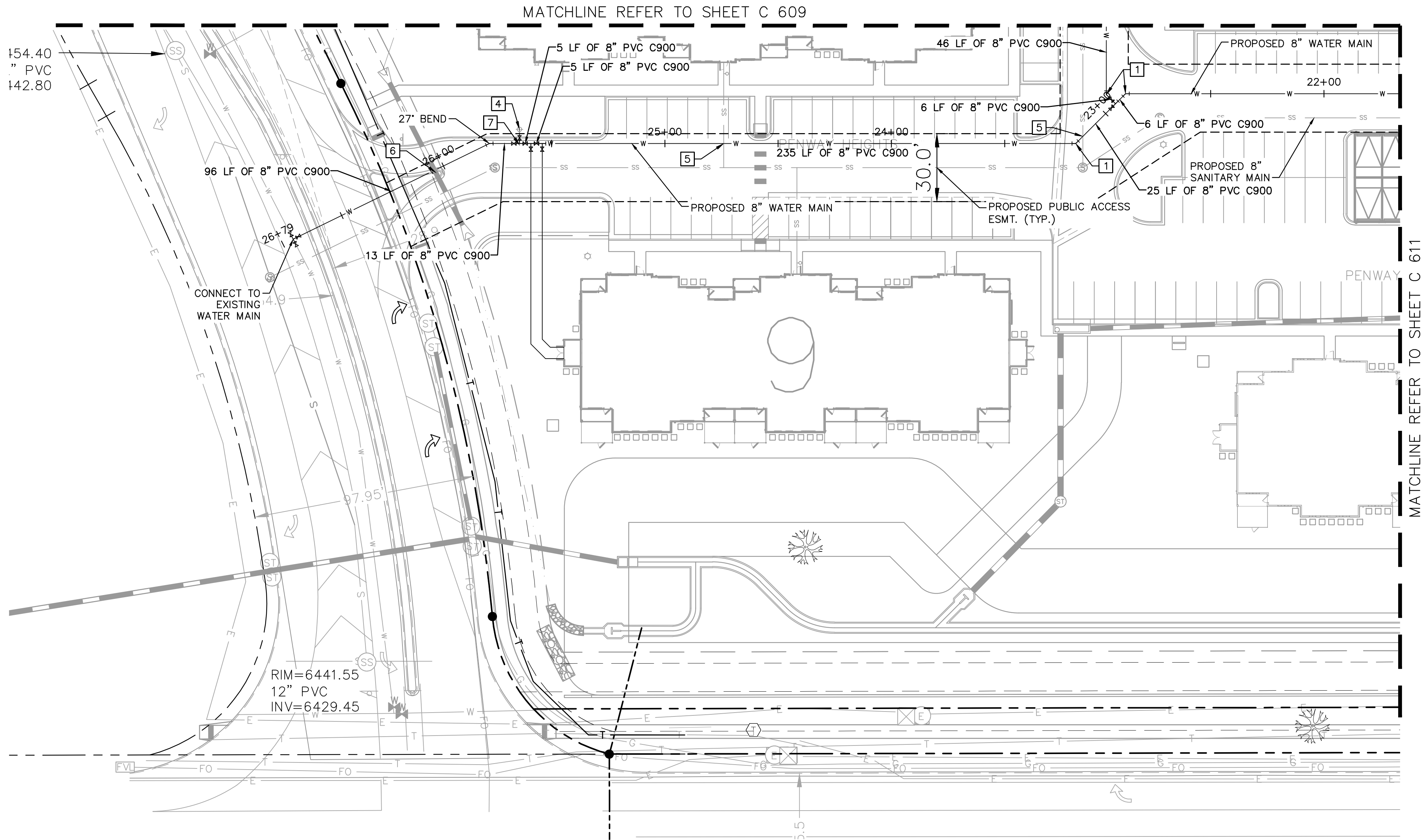
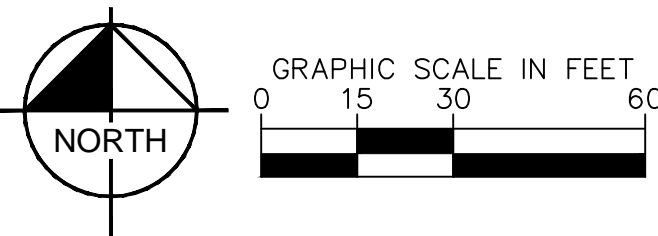
- LEGEND**
- PROPERTY LINE
  - EXISTING WATER LINE & VALVE
  - PROPOSED WATER LINE & VALVE
  - LOT LINE
  - PROPOSED FIRE HYDRANT
  - EXISTING SANITARY SEWER LINE & MANHOLE
  - PROPOSED SANITARY SEWER LINE & MANHOLE
  - PROPOSED STORM SEWER LINE & MANHOLE
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2 North Nevada Avenue Suite 300  
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DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN



PROJECT NO.  
096302009  
SHEET  
C 610

EPC 11/9/2021



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LEGEND

PROPERTY LINE

EXISTING WATER LINE & VALVE

PROPOSED WATER LINE & VALVE

LOT LINE

PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER LINE & MANHOLE

PROPOSED SANITARY SEWER LINE & MANHOLE

PROPOSED STORM SEWER LINE & MANHOLE

PROPOSED STORM SEWER STRUCTURES

KEY NOTE LEGEND

1

45° HORIZONTAL BEND

2

22.5° HORIZONTAL BEND

3

8" GATE VALVE

4

FH ASSEMBLY PER CSU STANDARD DETL. A5-6

5

SANITARY SEWER CROSSING

6

STORM SEWER CROSSING

7

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GRAPHIC SCALE IN FEET

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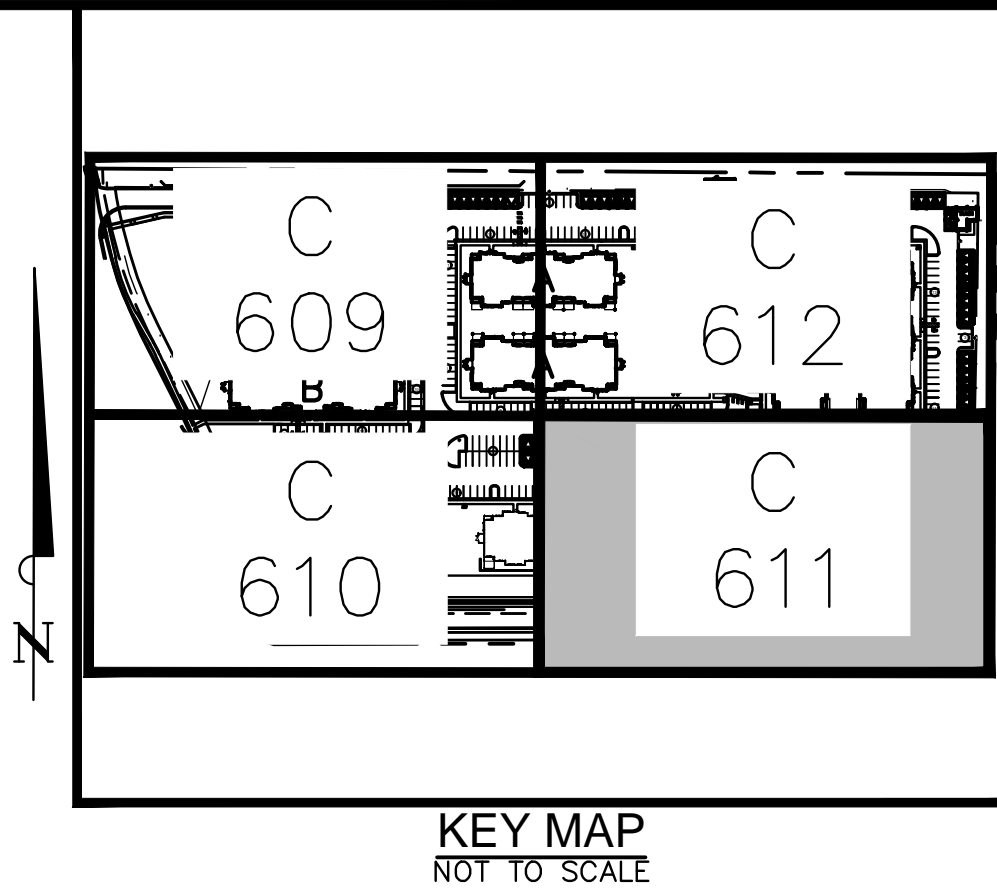
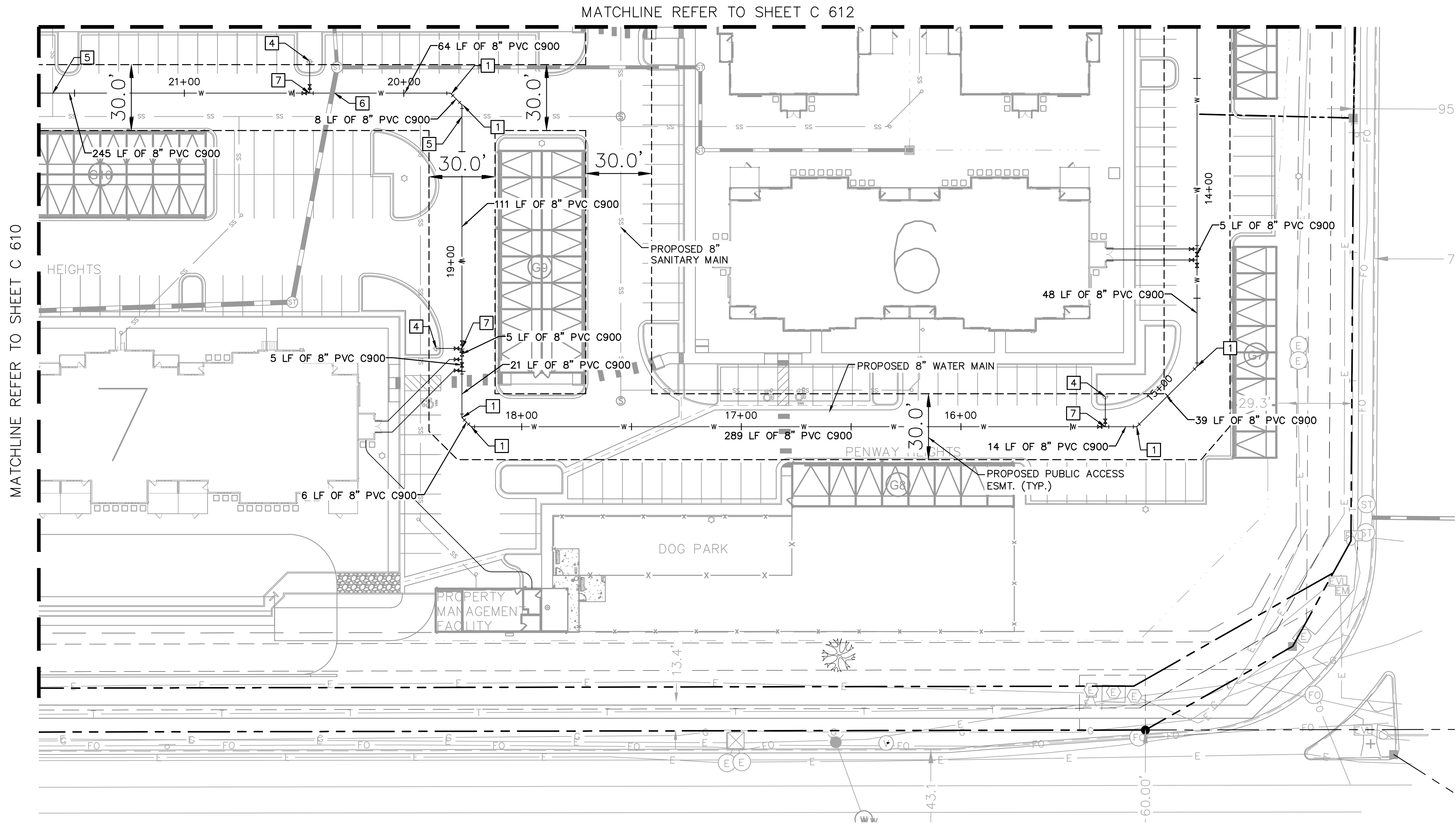
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Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



NO.	BY	DATE	REVISION
3	JAR	9/17	ADDENDUM C
2	JAR	8/11	ADDENDUM B
1	JAR	5/27	SDP RESUBMITTAL
			EJG
			EJG
			APPR

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
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DESIGNED BY: EJG  
DRAWN BY: JAR  
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DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN

PROJECT NO.  
096302009

SHEET  
C 611

EPC 11/9/2021



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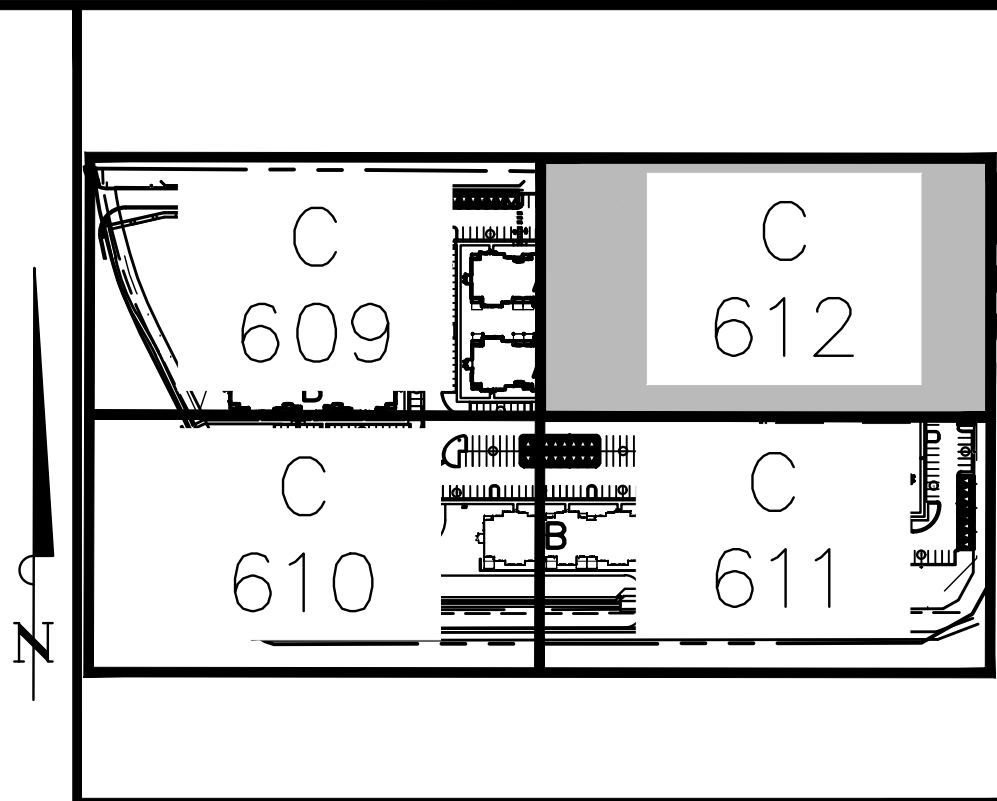
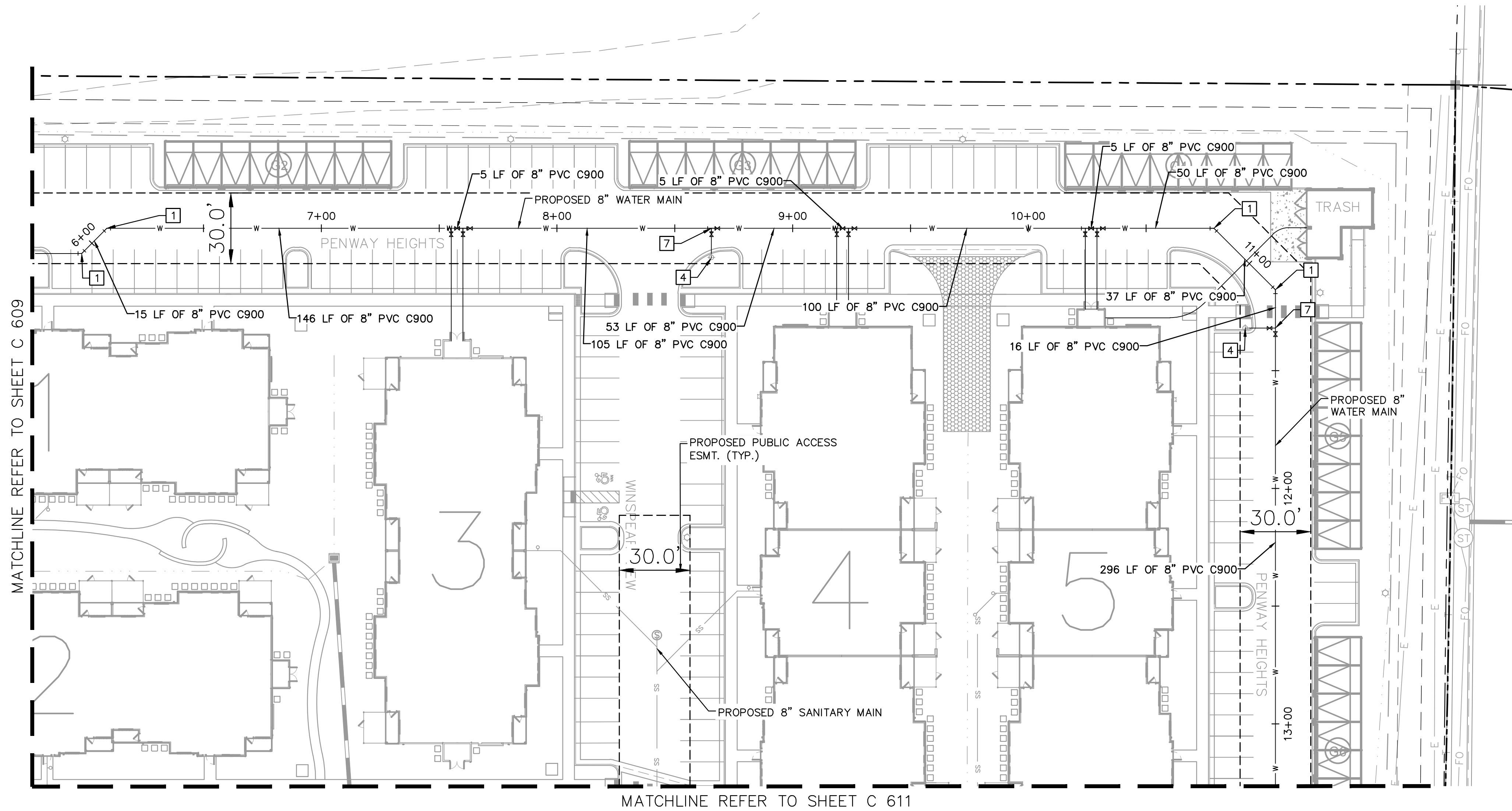
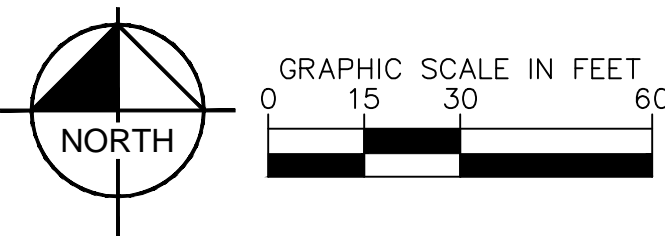
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KEY MAP  
NOT TO SCALE

NO.	BY	DATE	REVISION
3	JAR	9/17	ADDENDUM C
2	JAR	8/11	ADDENDUM B
1	JAR	5/27	SDP RESUBMITTAL

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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN



PROJECT NO.  
096302009  
SHEET  
C 612

EPC 11/9/2021

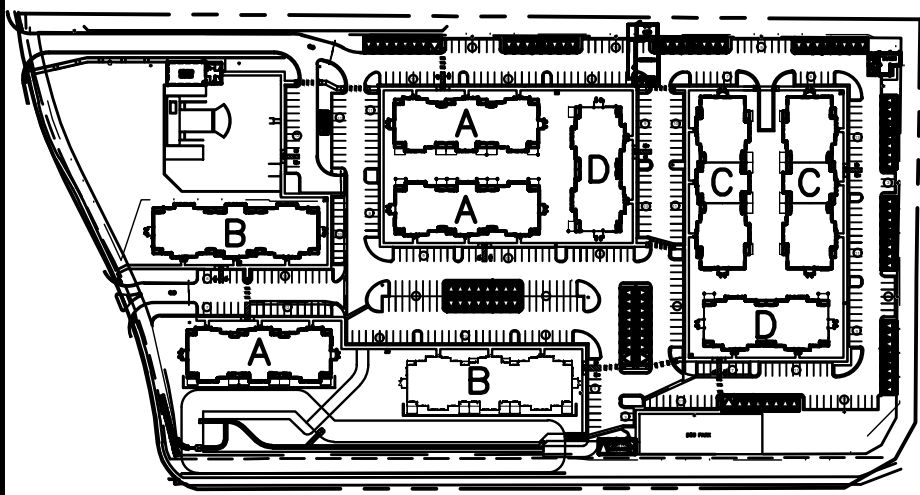
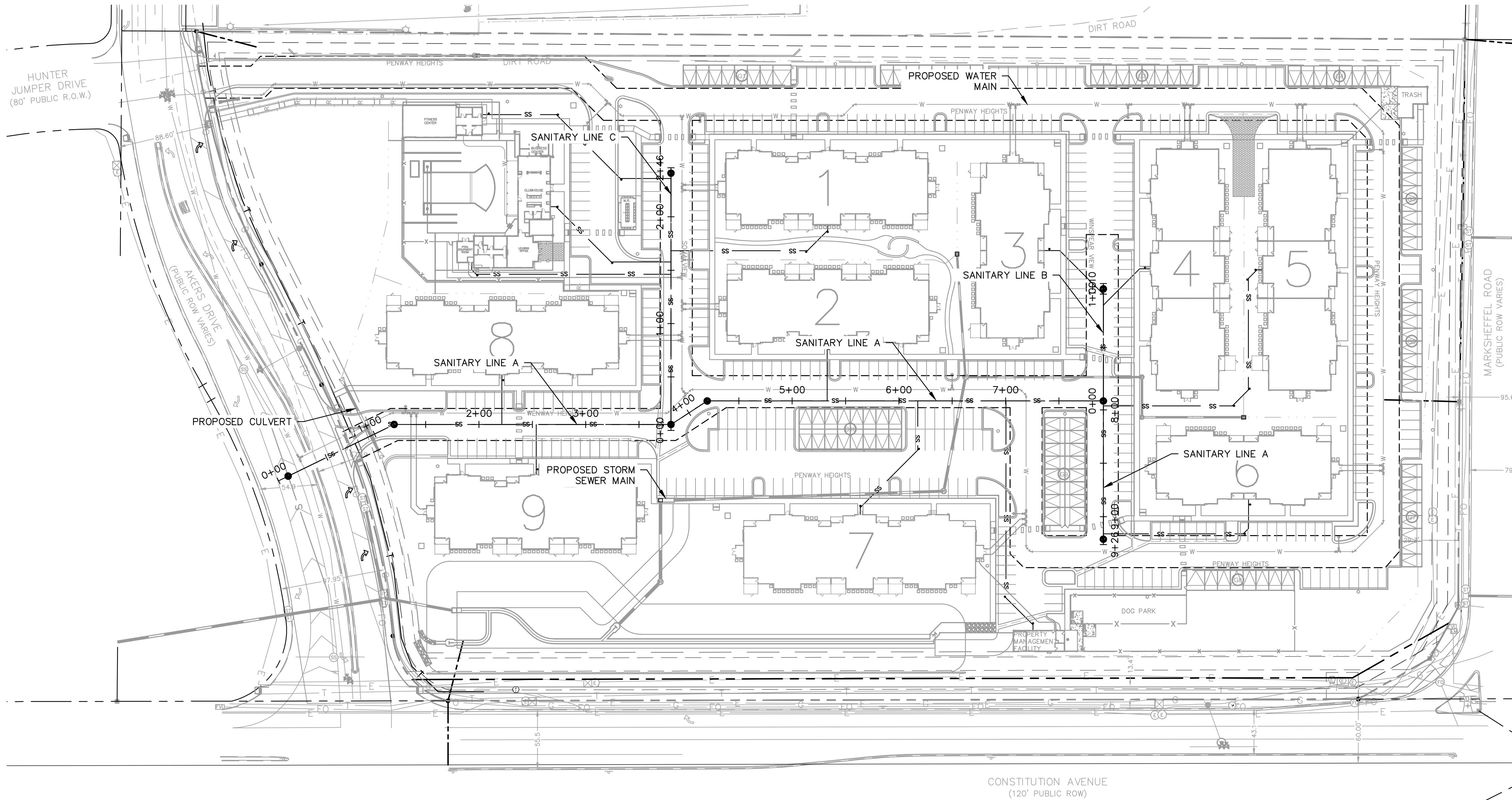
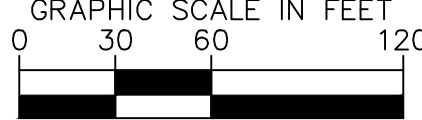
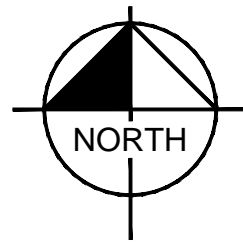


LEGEND:

- — — — — PROPERTY LINE
- — — — — EXISTING EASEMENT LINE
- — — — — PROPOSED EASEMENT LINE
- — — — — 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 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.
- ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
- 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.
- SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3



KEY MAP  
NOT TO SCALE

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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL SANITARY PLAN
















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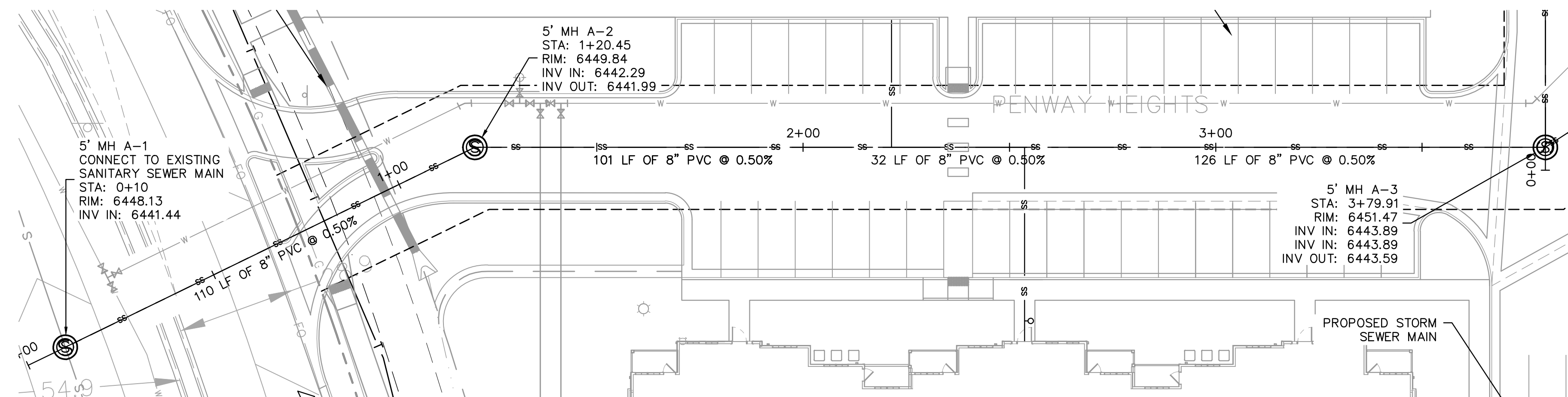
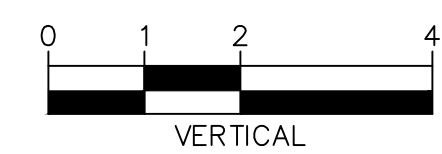
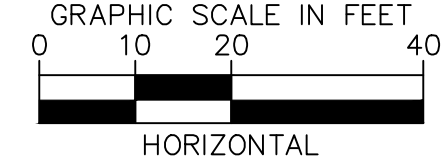
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EPC 11/9/2021

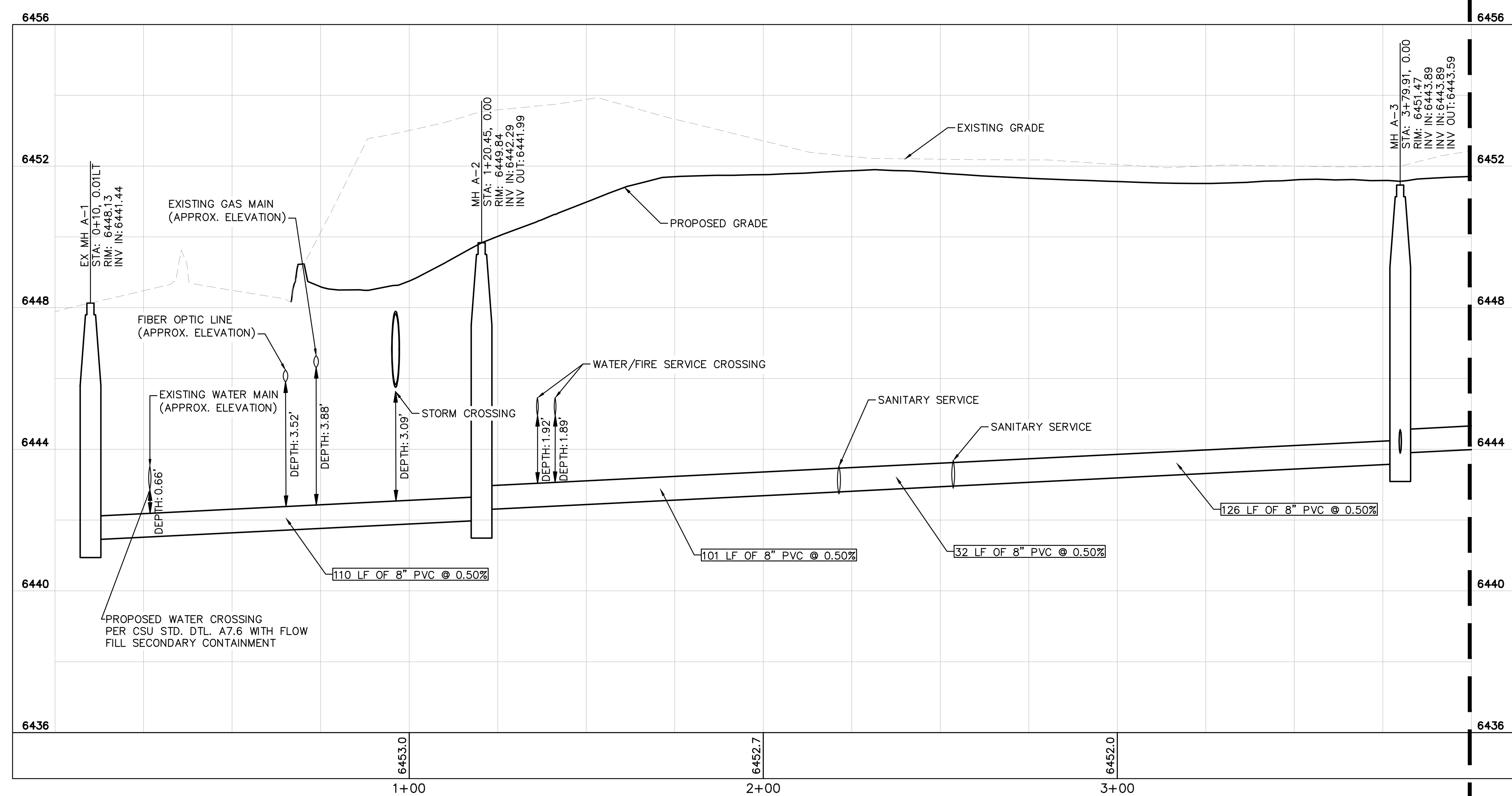
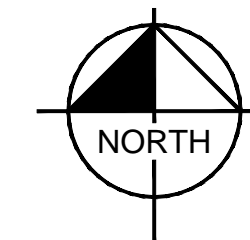


	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	LOT LINE
	SANITARY SEWER MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM INLET

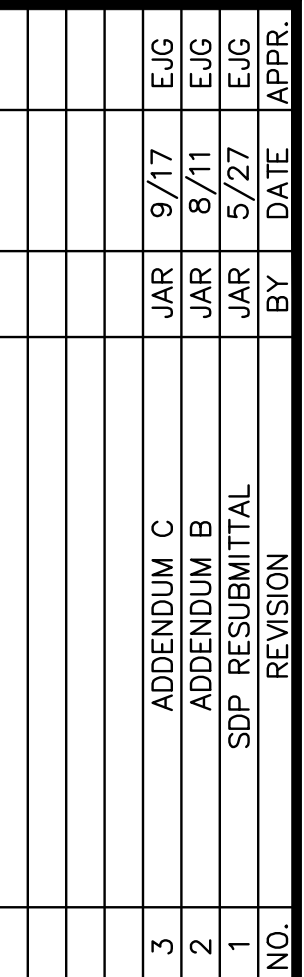
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL 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.
6. SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3



**KEY MAP**  
NOT TO SCALE



MATCHLINE REFER TO SHEET C 615



**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.  
096302009

SHEET  
C 614

EPC 11/9/2021

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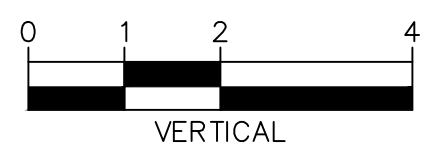
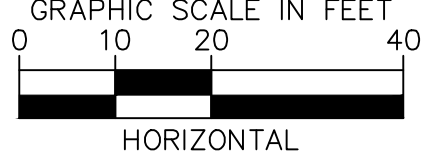


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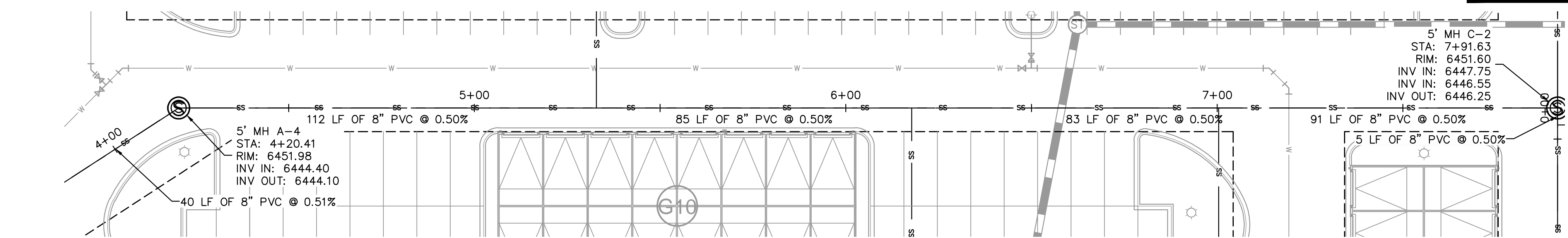
- LEGEND:**
- PROPERTY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - LOT LINE
  - SANITARY SEWER MANHOLE
  - EXISTING SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM INLET

**SANITARY SEWER NOTES**

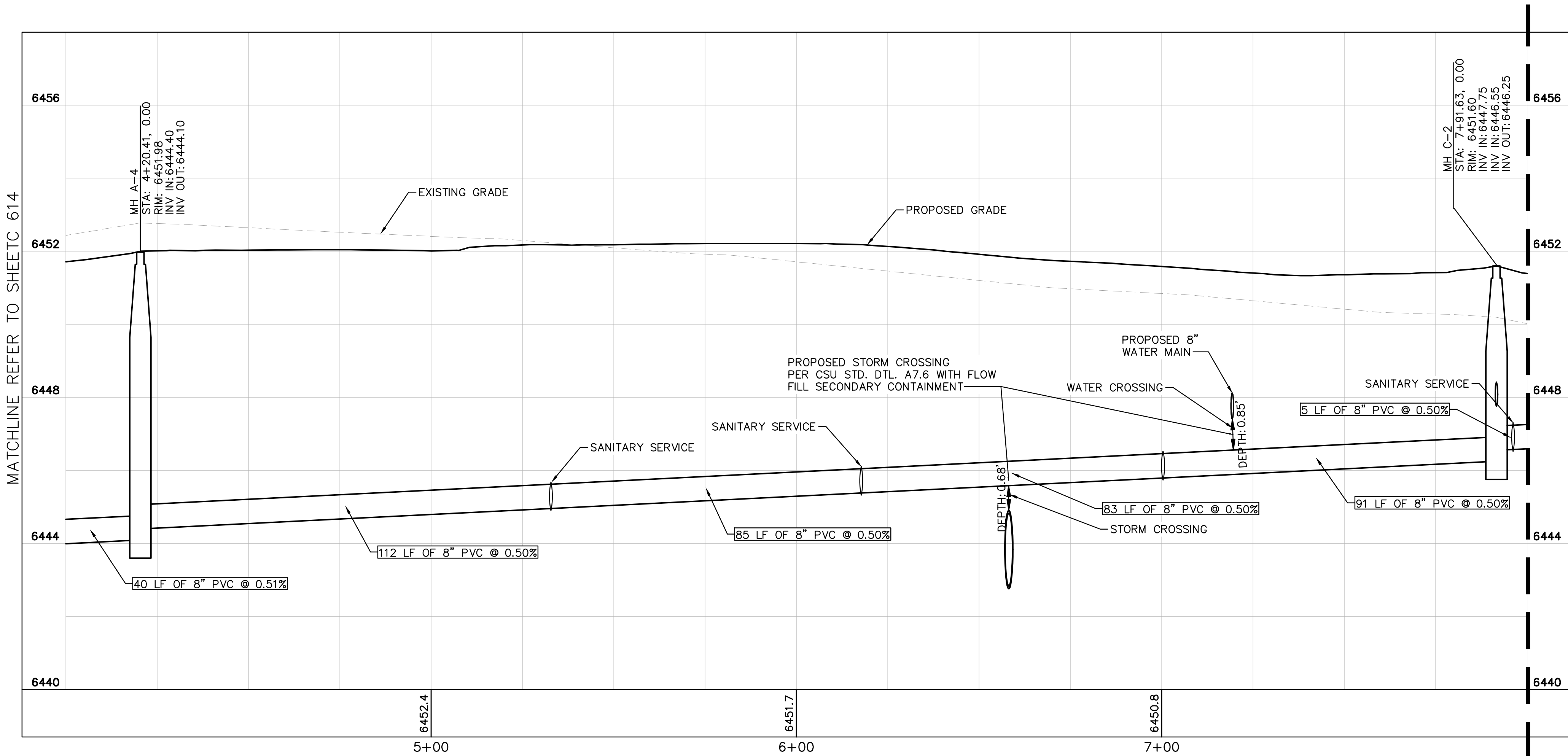
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Know what's below.  
Call before you dig.



**SANITARY SEWER LINE A STA 4+00-8+00 PLAN VIEW**



**SANITARY SEWER LINE A STA 4+00-8+00 PROFILE VIEW**

EPC 11/9/2021

NO.	REVISION	BY	DATE	APPR.
3	ADDENDUM C	JAR	9/17	EJG
2	ADDENDUM B	JAR	8/11	EJG
1	SDP RESUBMITTAL	JAR	5/27	EJG

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.  
096302009

SHEET  
**C 615**



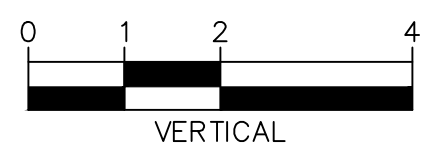
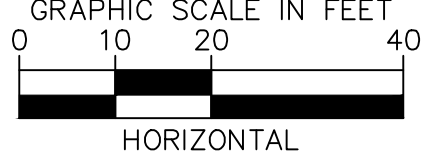
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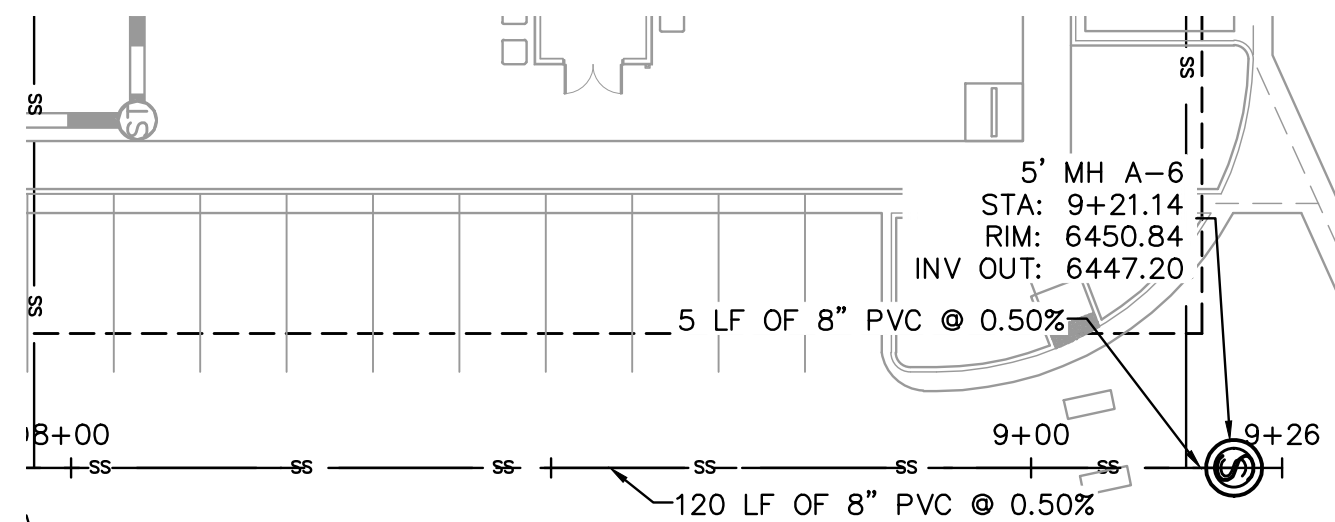
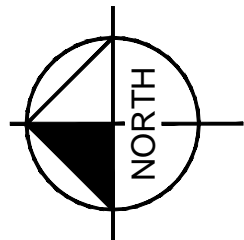
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- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

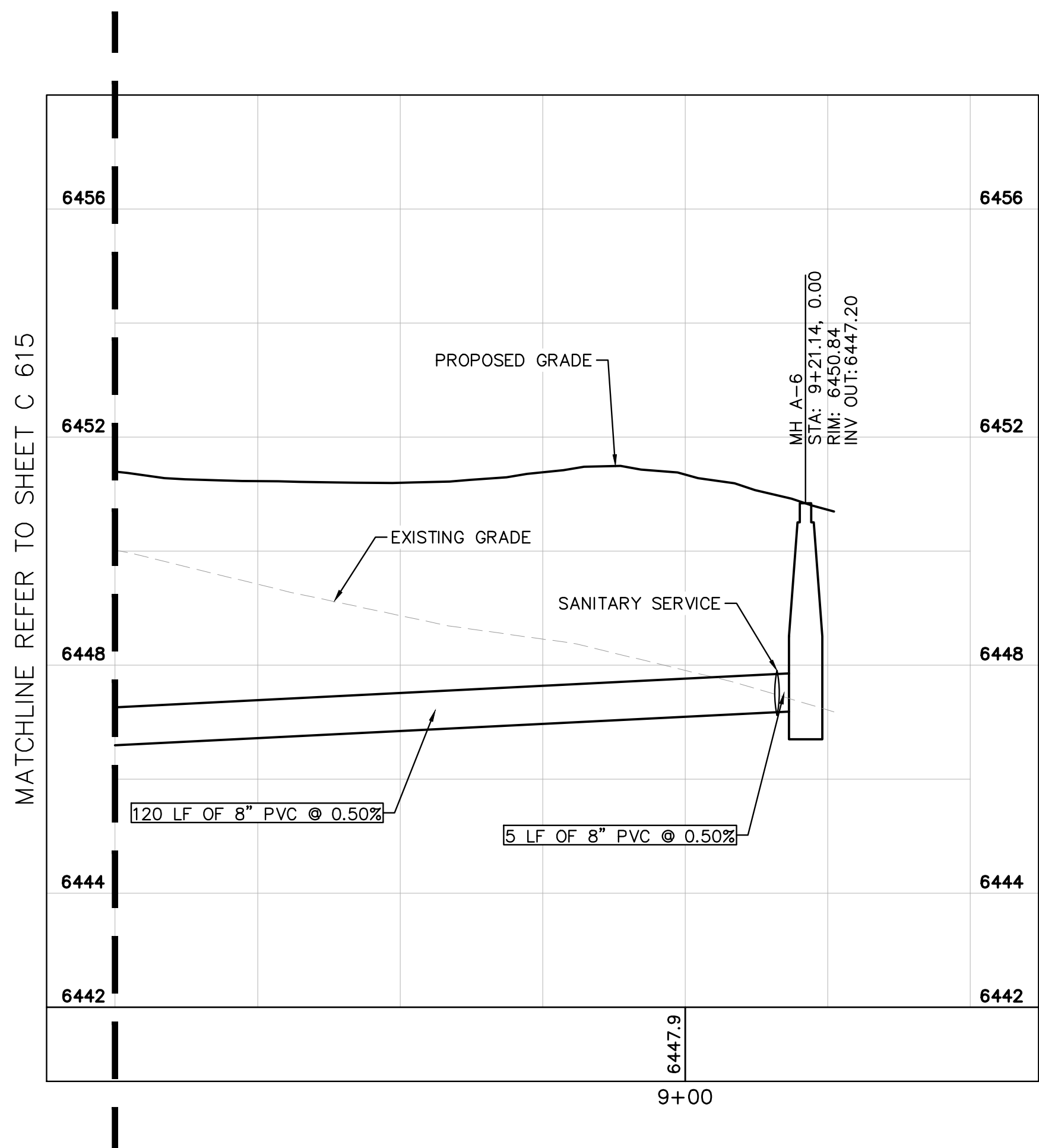
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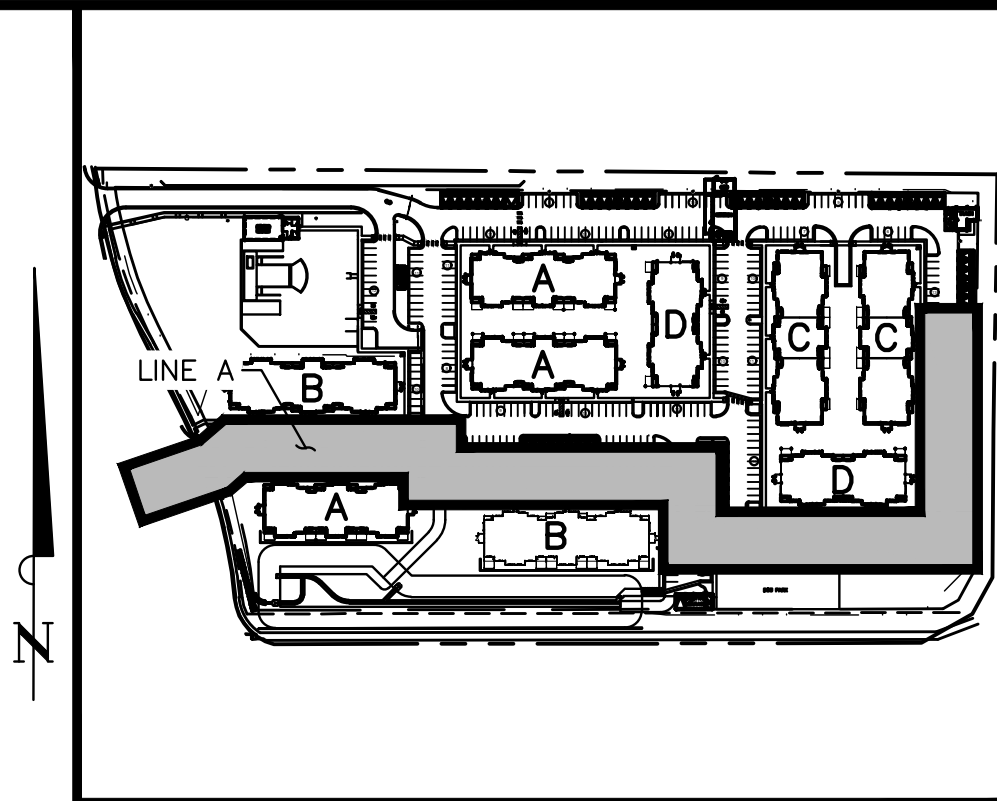
Know what's below.  
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SANITARY SEWER LINE A STA 8+00-9+27 PLAN VIEW



SANITARY SEWER LINE A STA 8+00-9+26 PROFILE VIEW



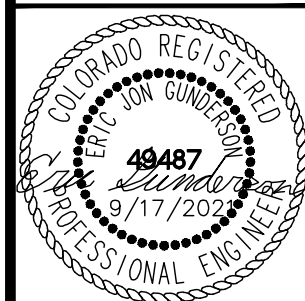
KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.  
096302009

SHEET

C 616

EPC 11/9/2021



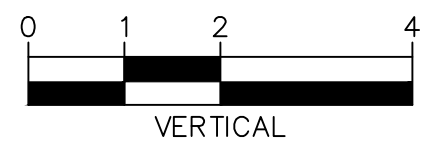
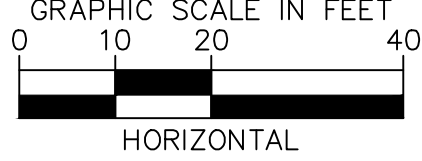
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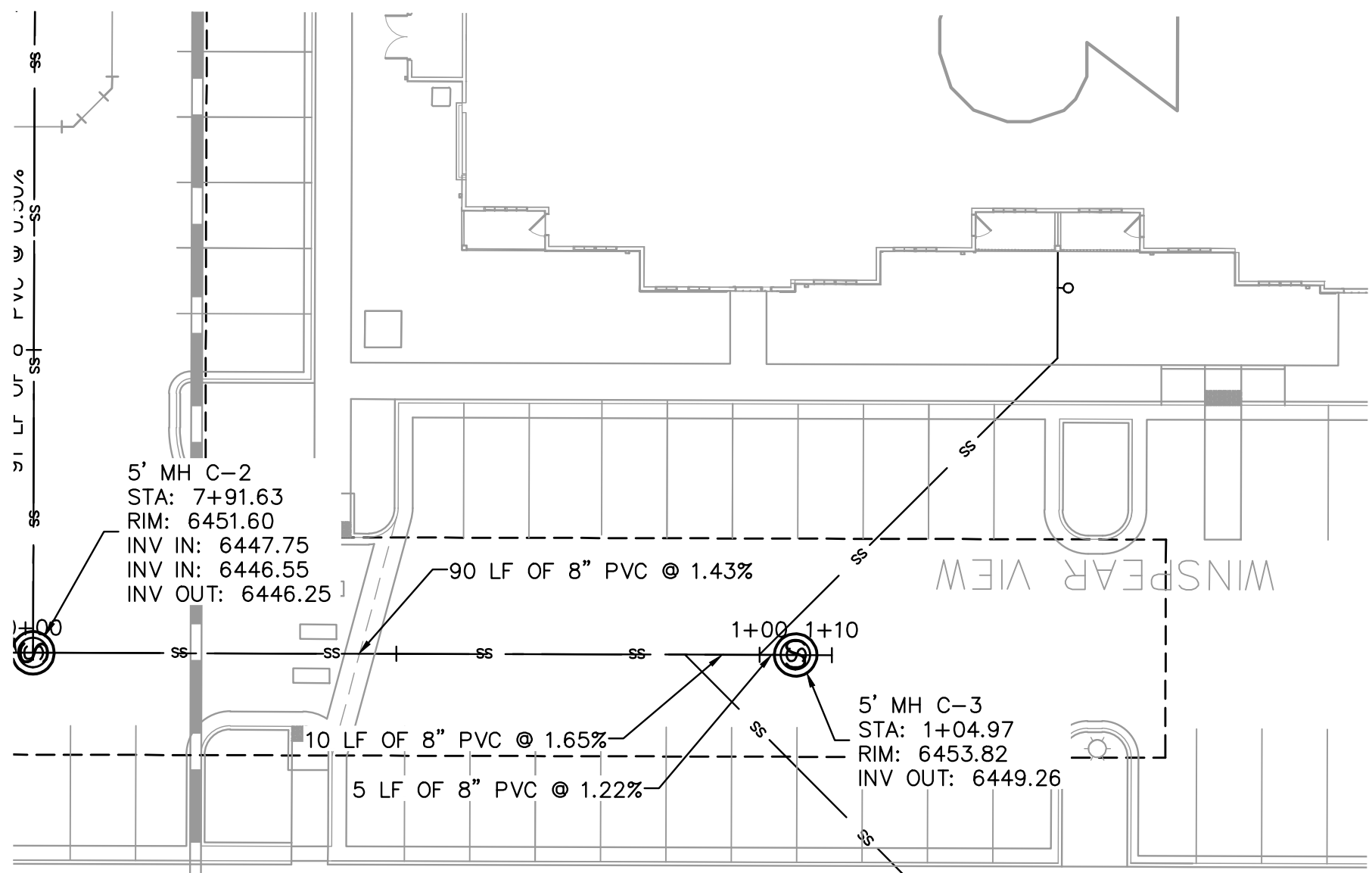
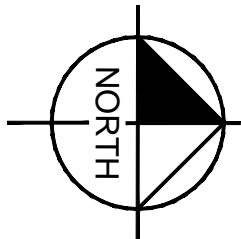
- PROPERTY LINE  
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- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER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

SANITARY SEWER NOTES

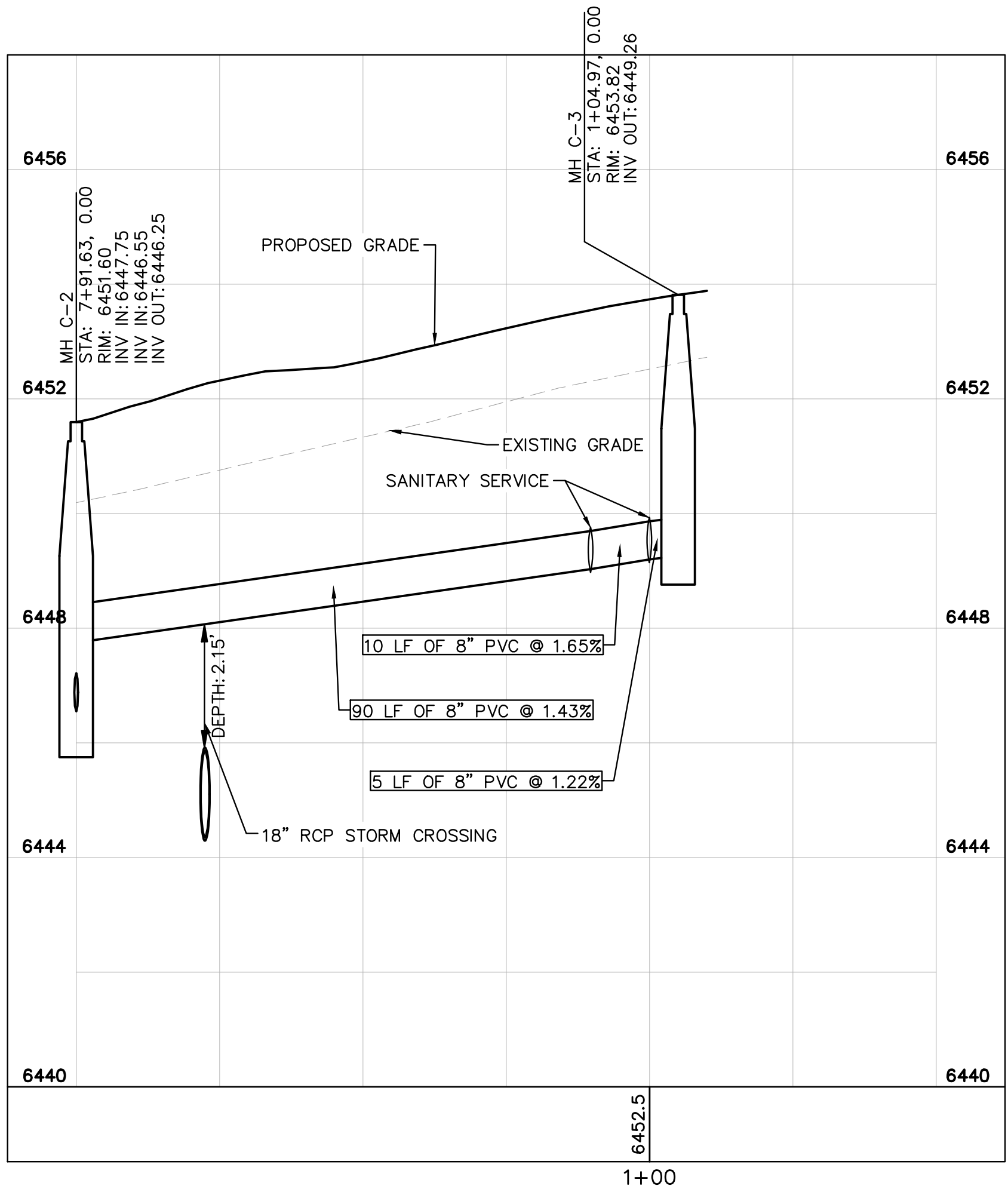
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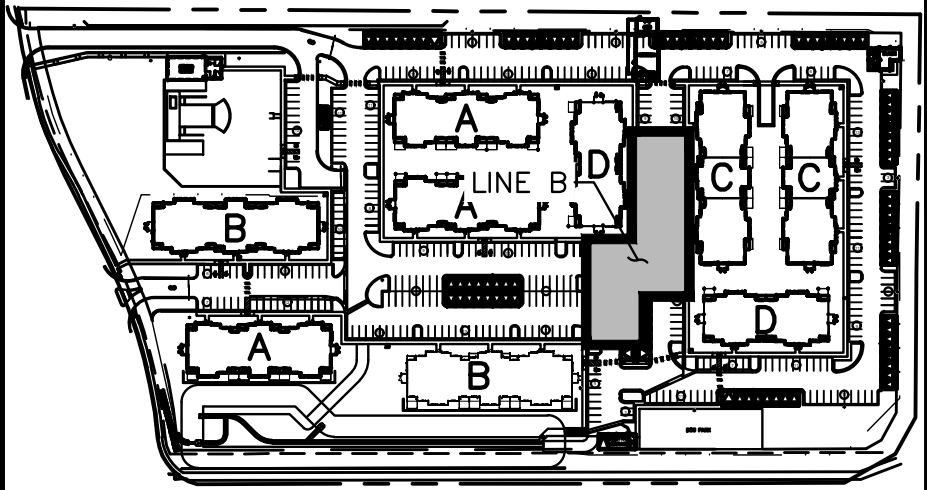
Know what's below.  
Call before you dig.



SANITARY SEWER LINE B STA 0+00-1+50 PLAN VIEW



SANITARY SEWER LINE B STA 0+00-1+50 PROFILE VIEW



KEY MAP  
NOT TO SCALE

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2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE B



PROJECT NO.  
096302009

SHEET  
C 617

EPC 11/9/2021



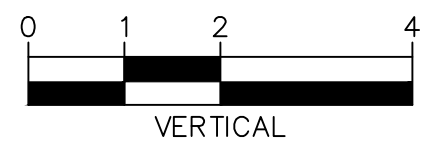
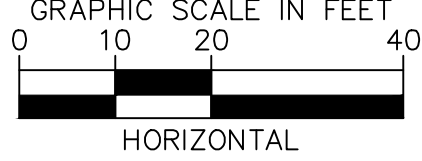
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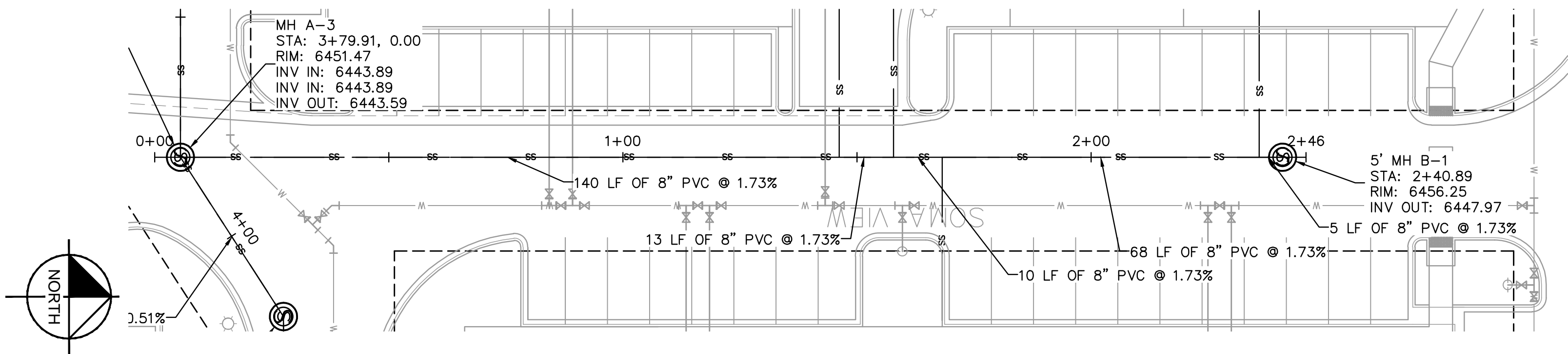
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

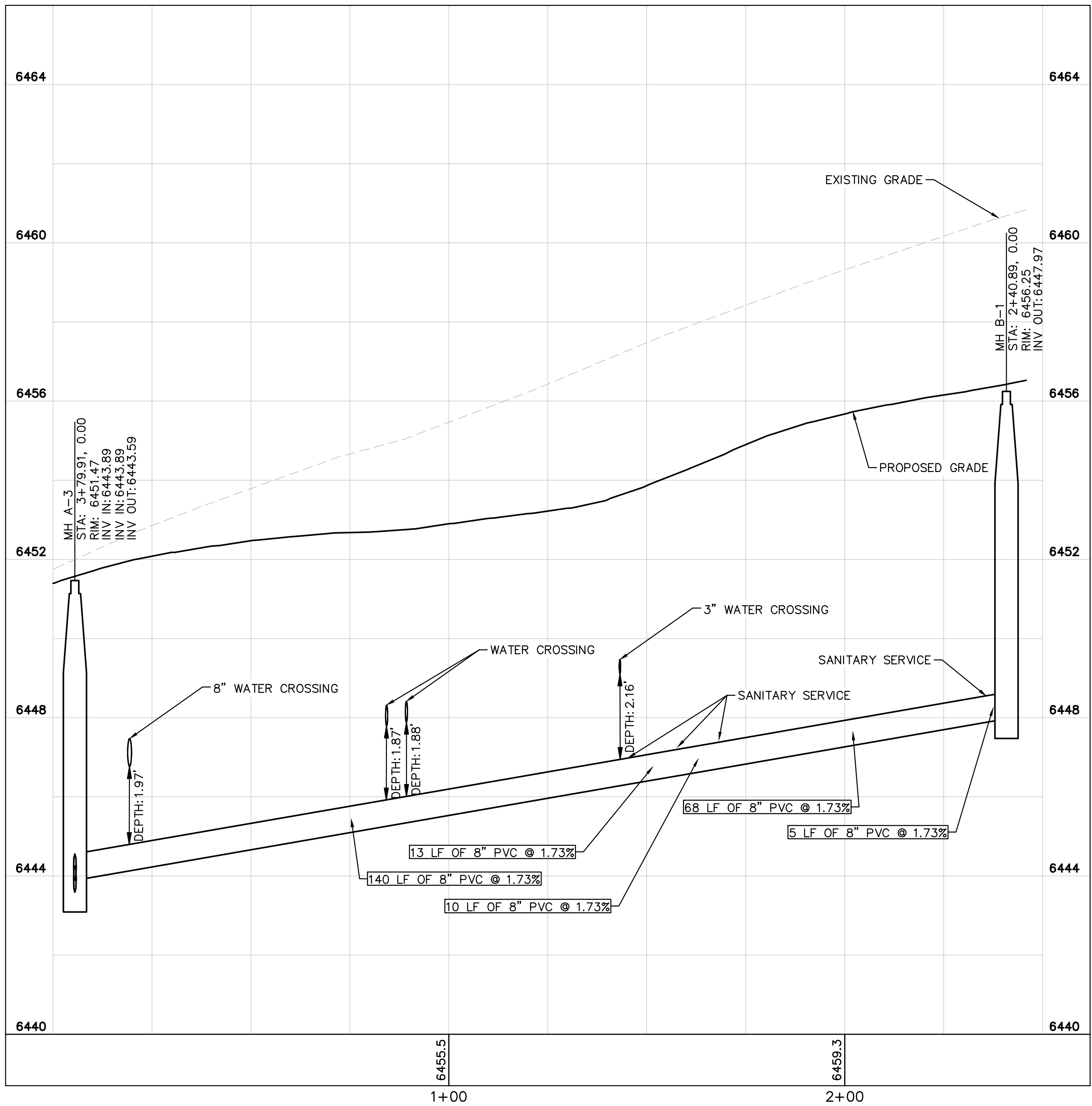
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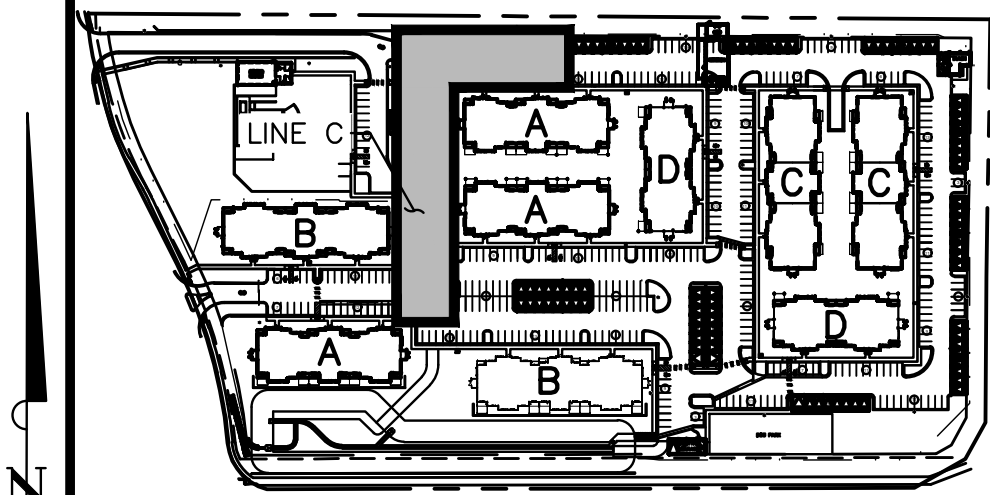
Know what's below.  
Call before you dig.



SANITARY SEWER LINE C STA 0+00-2+46 PLAN VIEW



SANITARY SEWER LINE C STA 0+00-3+00 PROFILE VIEW



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE C



PROJECT NO.  
096302009

SHEET  
C 618

EPC 11/9/2021

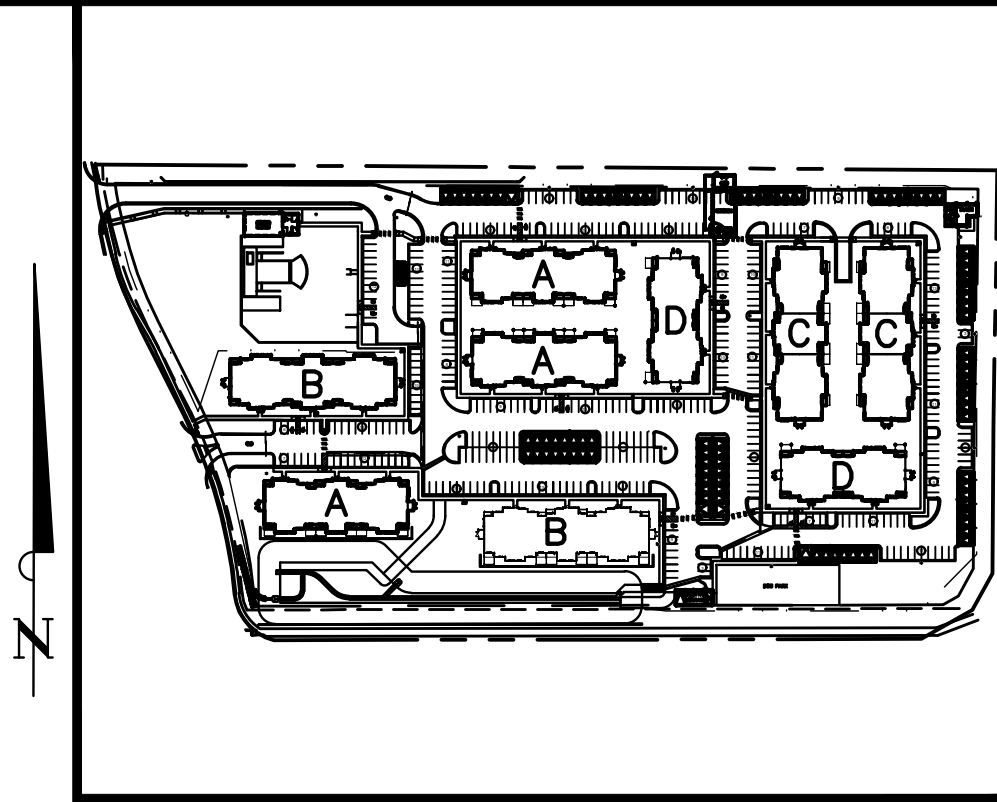
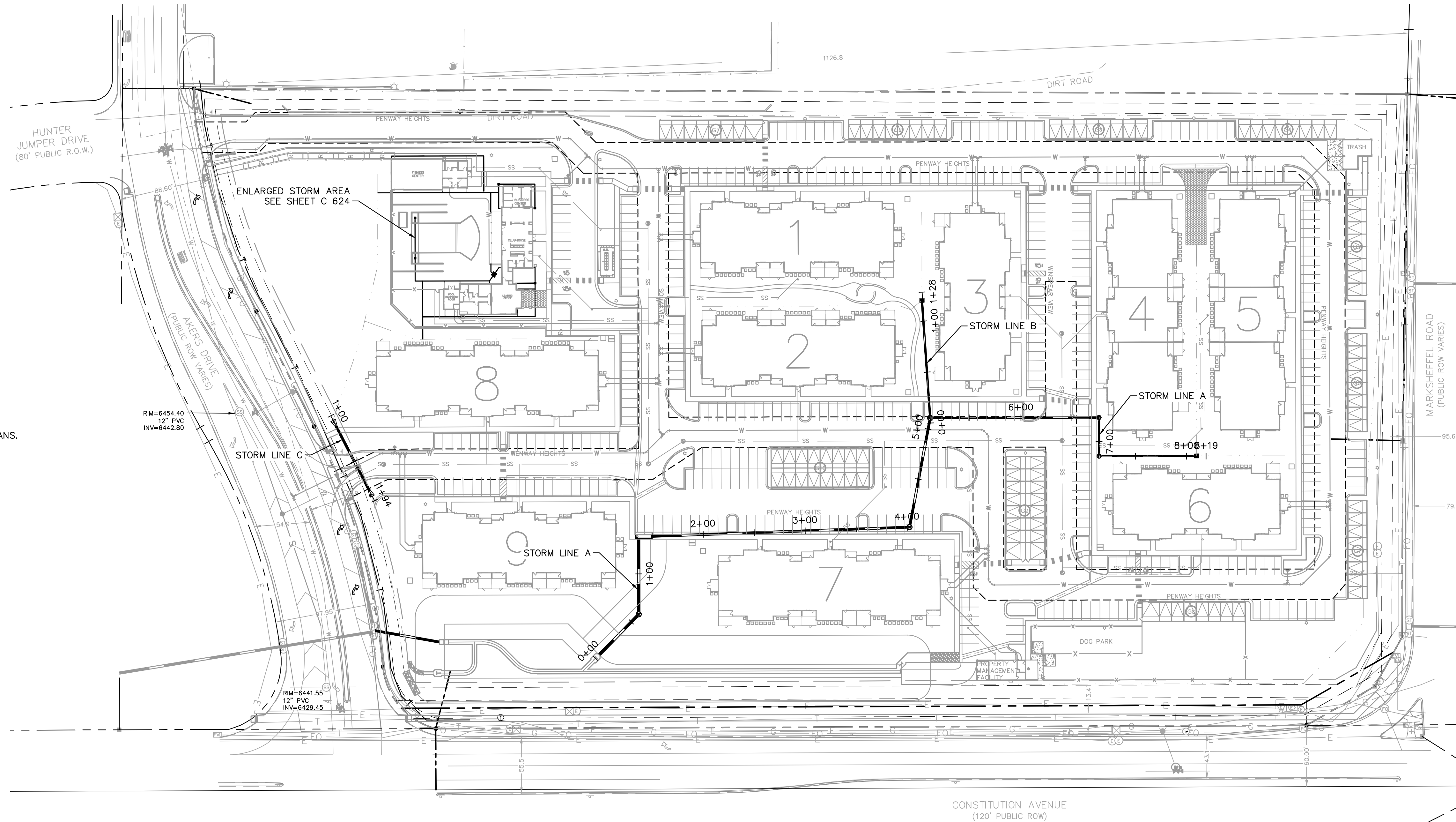
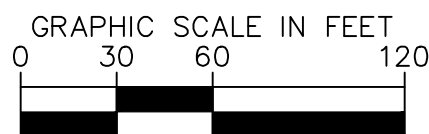
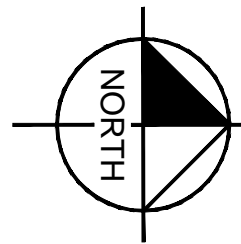


LEGEND:

- PROPERTY LINE  
- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING STORM SEWER  
— PROPOSED STORM SEWER  
— EXISTING WATER LINE  
— PROPOSED WATER LINE  
— EXISTING FIRE HYDRANT  
— PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208  
— PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
● SANITARY SEWER MANHOLE  
● PROPOSED STORM MANHOLE  
● EXISTING STORM MANHOLE  
■ PROPOSED CURB INLET  
■ EXISTING CURB INLET  
■ PROPOSED GRATE INLET  
■ PROPOSED LANDSCAPE DRAIN  
DAE DRAINAGE ACCESS EASEMENT  
TOC TOP OF CURB

STORM SEWER NOTES

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3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
5. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
6. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
7. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYLOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
8. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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KEY MAP  
NOT TO SCALE

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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL STORM PLAN



PROJECT NO.  
096302009

SHEET  
**C 619**

EPC 11/9/2021



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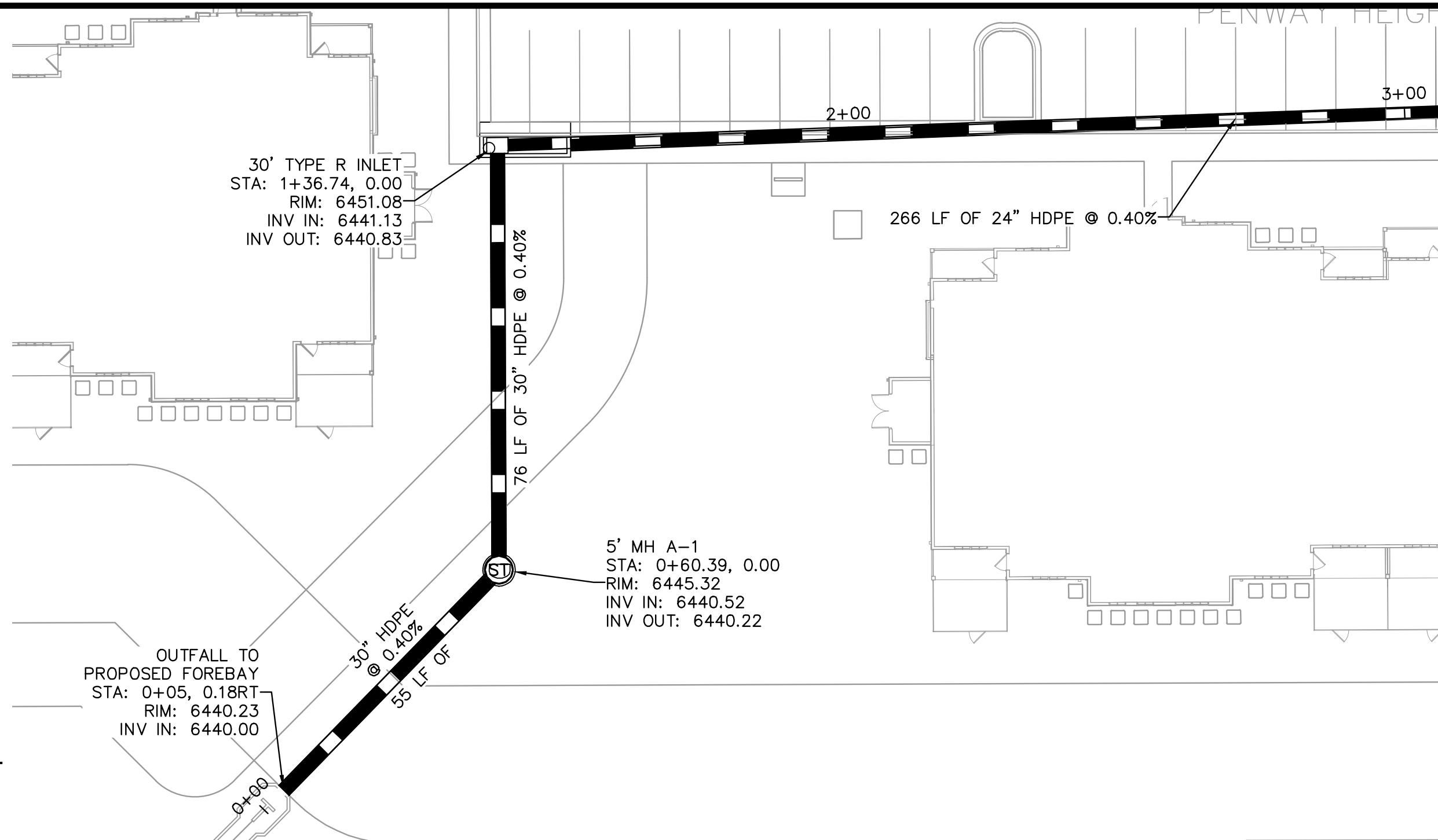
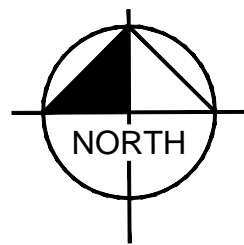
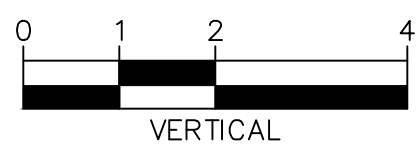
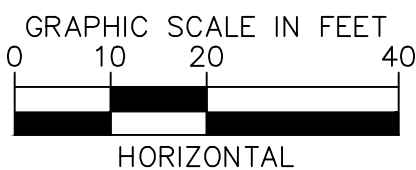
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

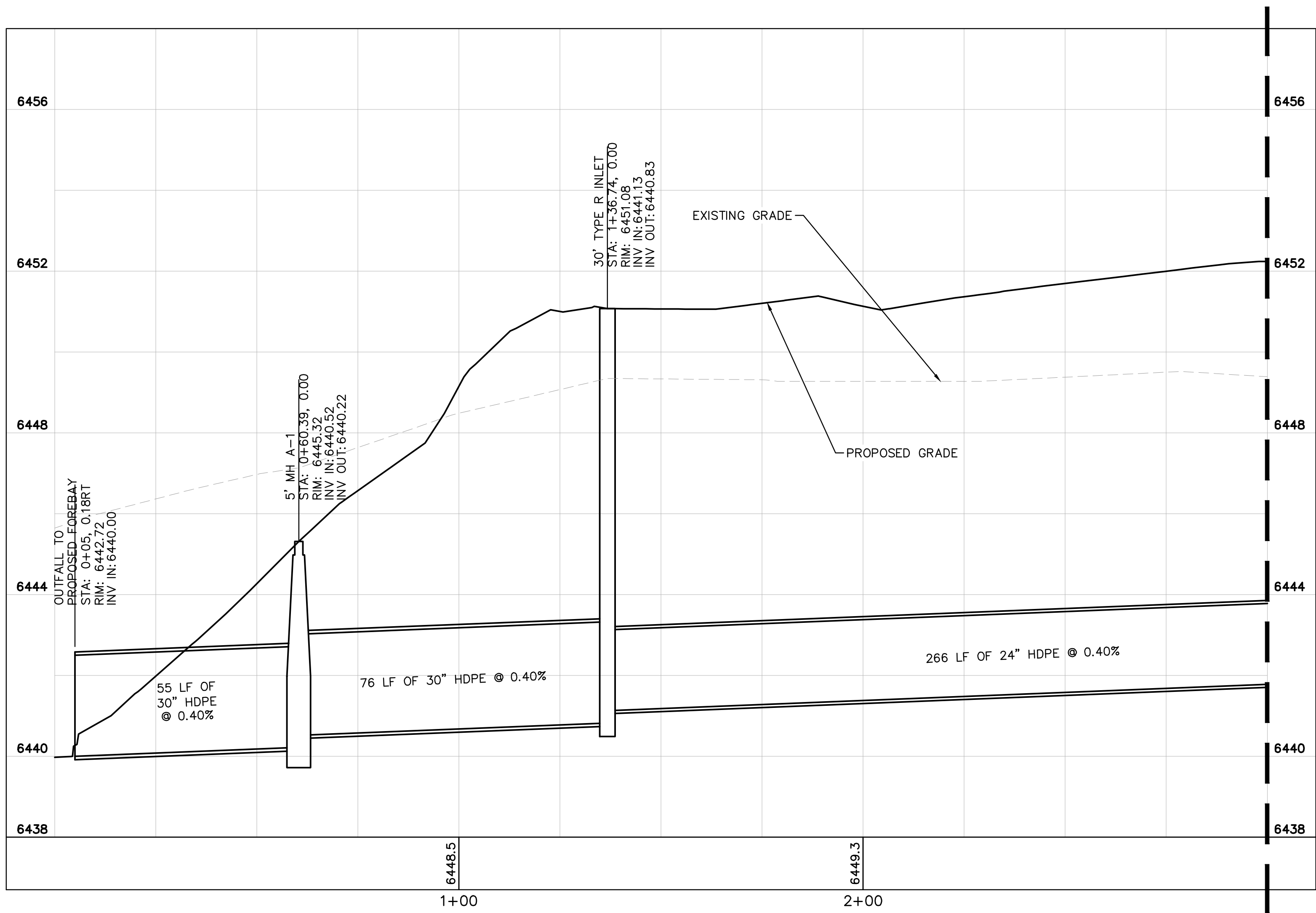
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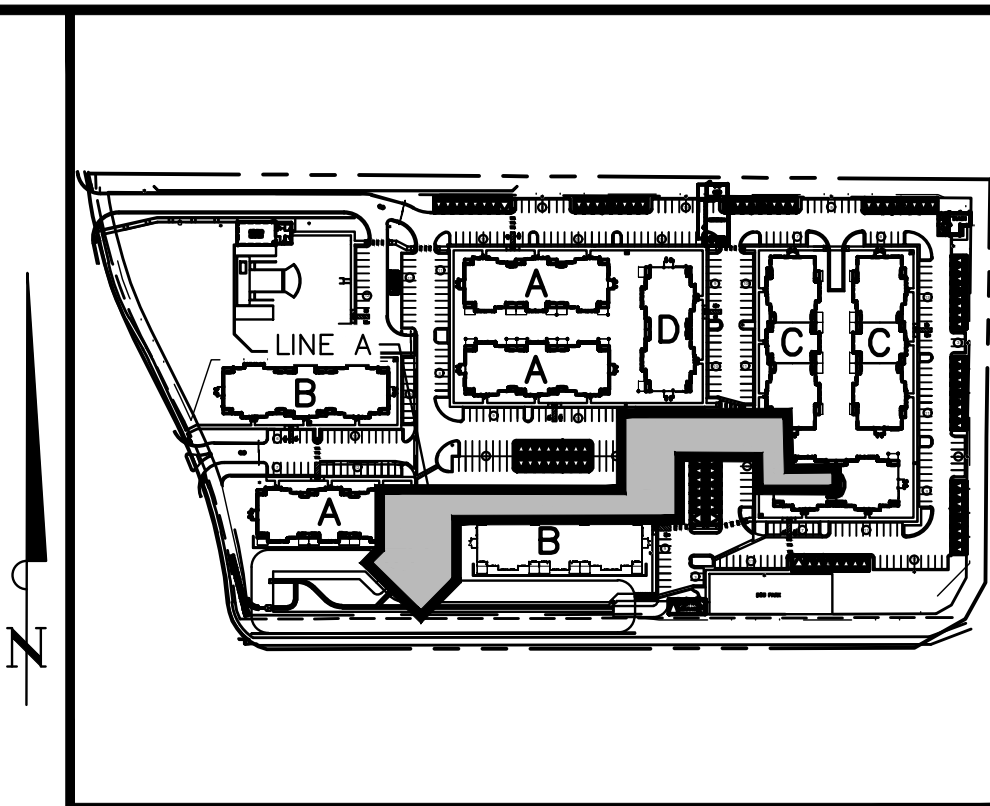
Know what's below.  
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STORM SEWER LINE A STA 0+00-3+00 PLAN VIEW



STORM SEWER LINE A STA 0+00-3+00 PROFILE VIEW



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM SEWER PLAN & PROFILE LINE A



PROJECT NO.  
096302009

SHEET  
**C 620**

EPC 11/9/2021



K:\DEN\_Civil\096302009\_Akers Drive\CADD\PlanSheets\CD\096302009 - CD\_UT\_STPP.dwg Roberts, Jared 10/12/2021 9:53 AM

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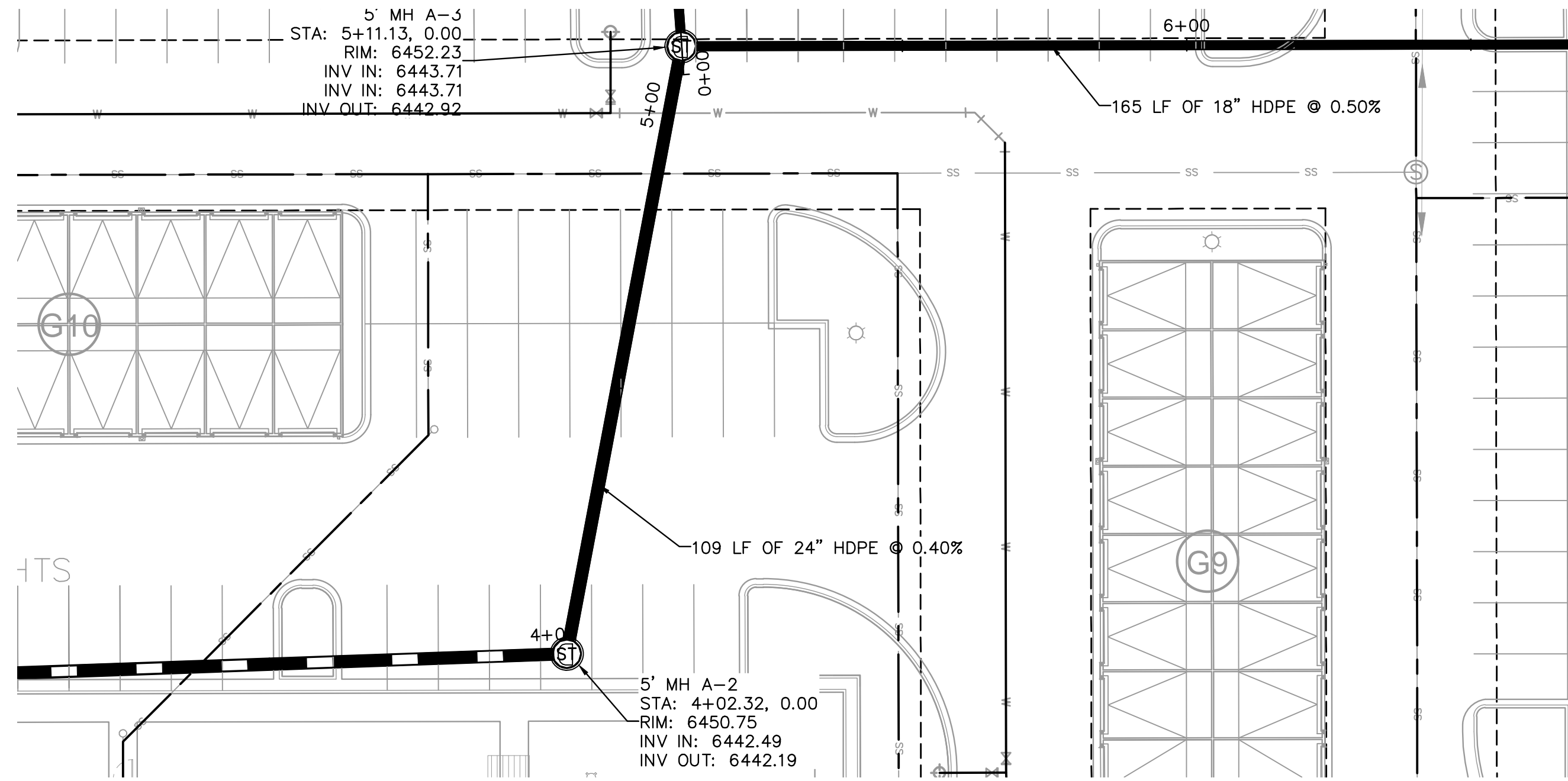
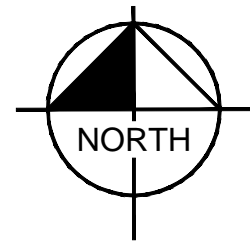
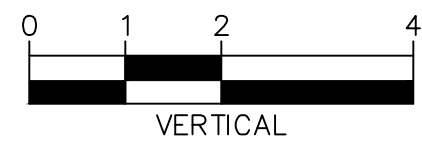
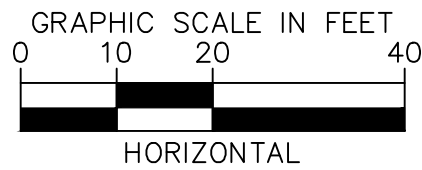
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

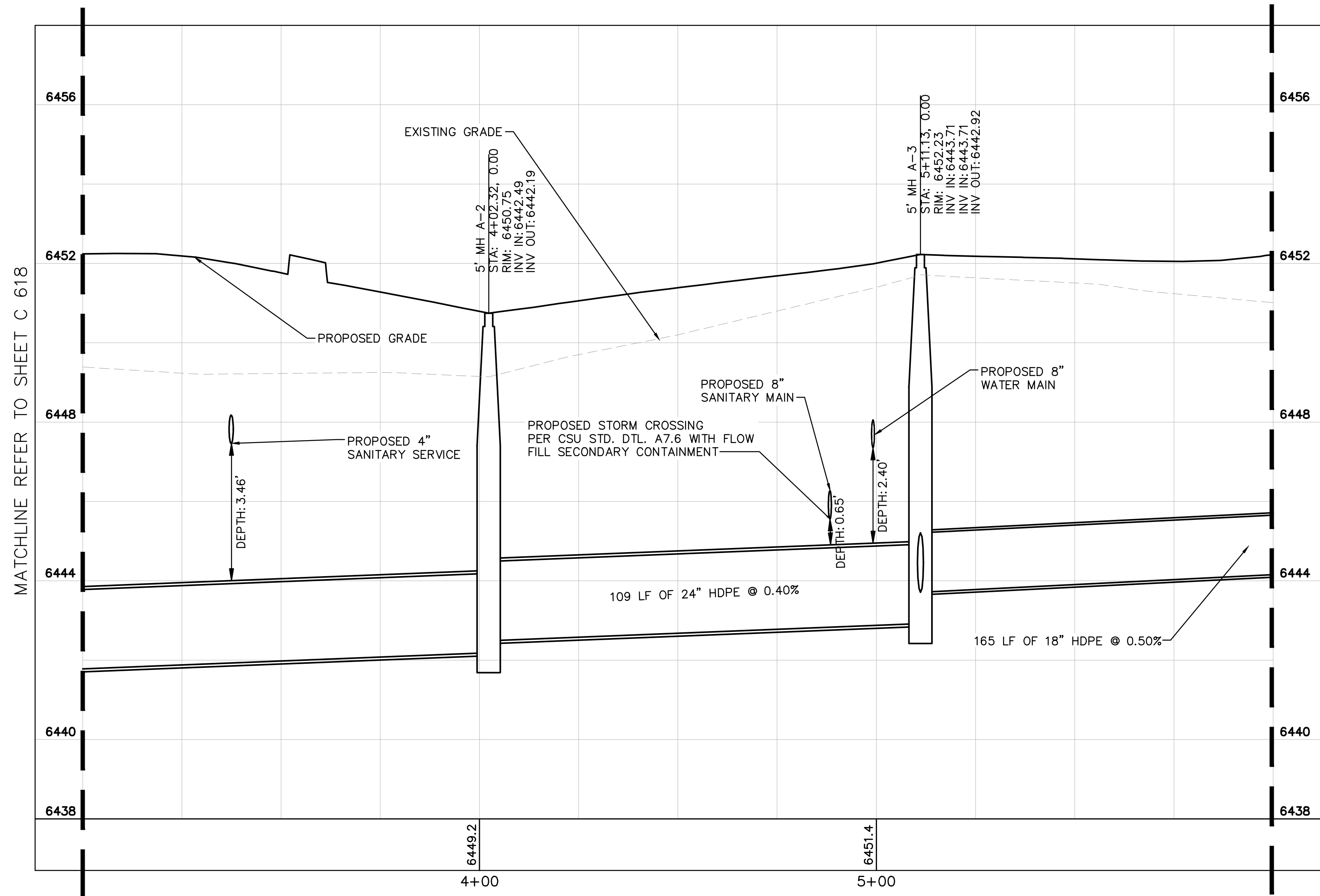
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
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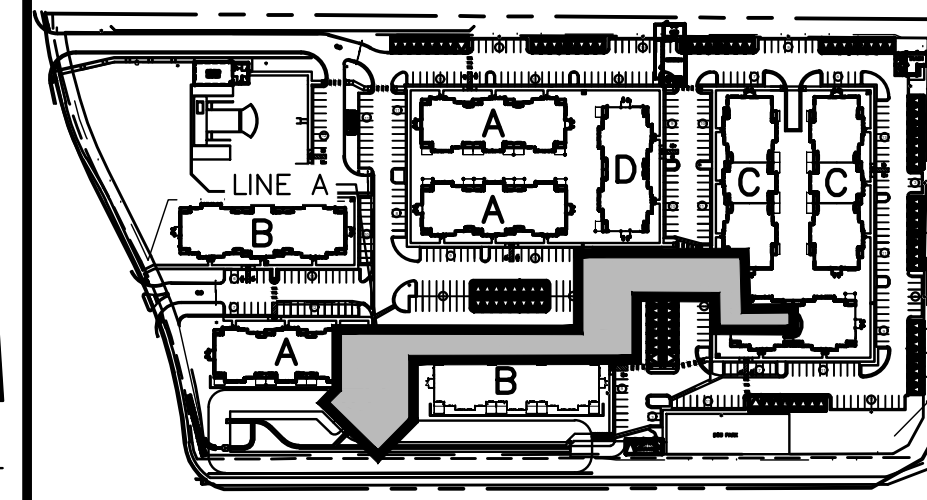
Know what's below.  
Call before you dig.



STORM SEWER LINE A STA 3+00-6+00 PLAN VIEW



STORM SEWER LINE A STA 3+00-6+00 PROFILE VIEW



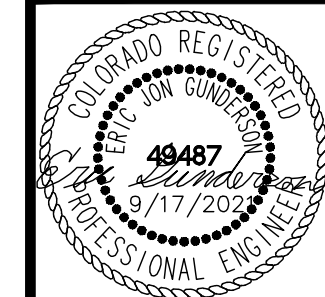
KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE A



PROJECT NO.  
096302009

SHEET  
**C 621**

EPC 11/9/2021



K:\DEN\_Civil\096302009\_Akers Drive\CADD\PlanSheets\CD\096302009 - CD\_UT\_STPP.dwg Roberts, Jared 10/12/2021 9:53 AM

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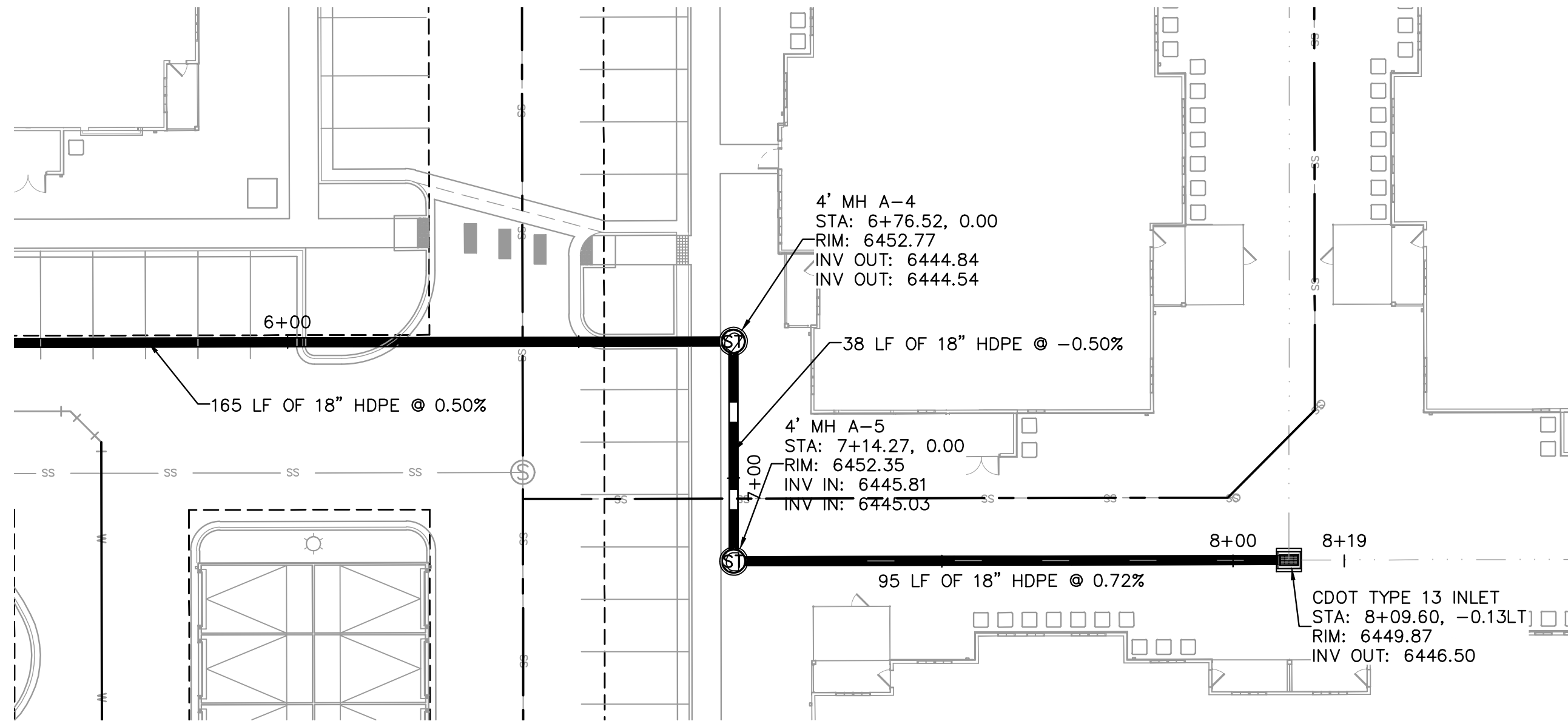
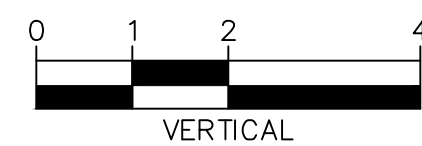
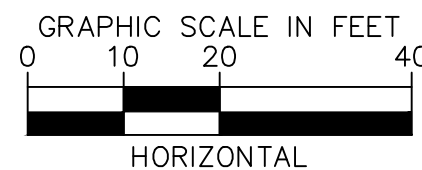
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
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- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

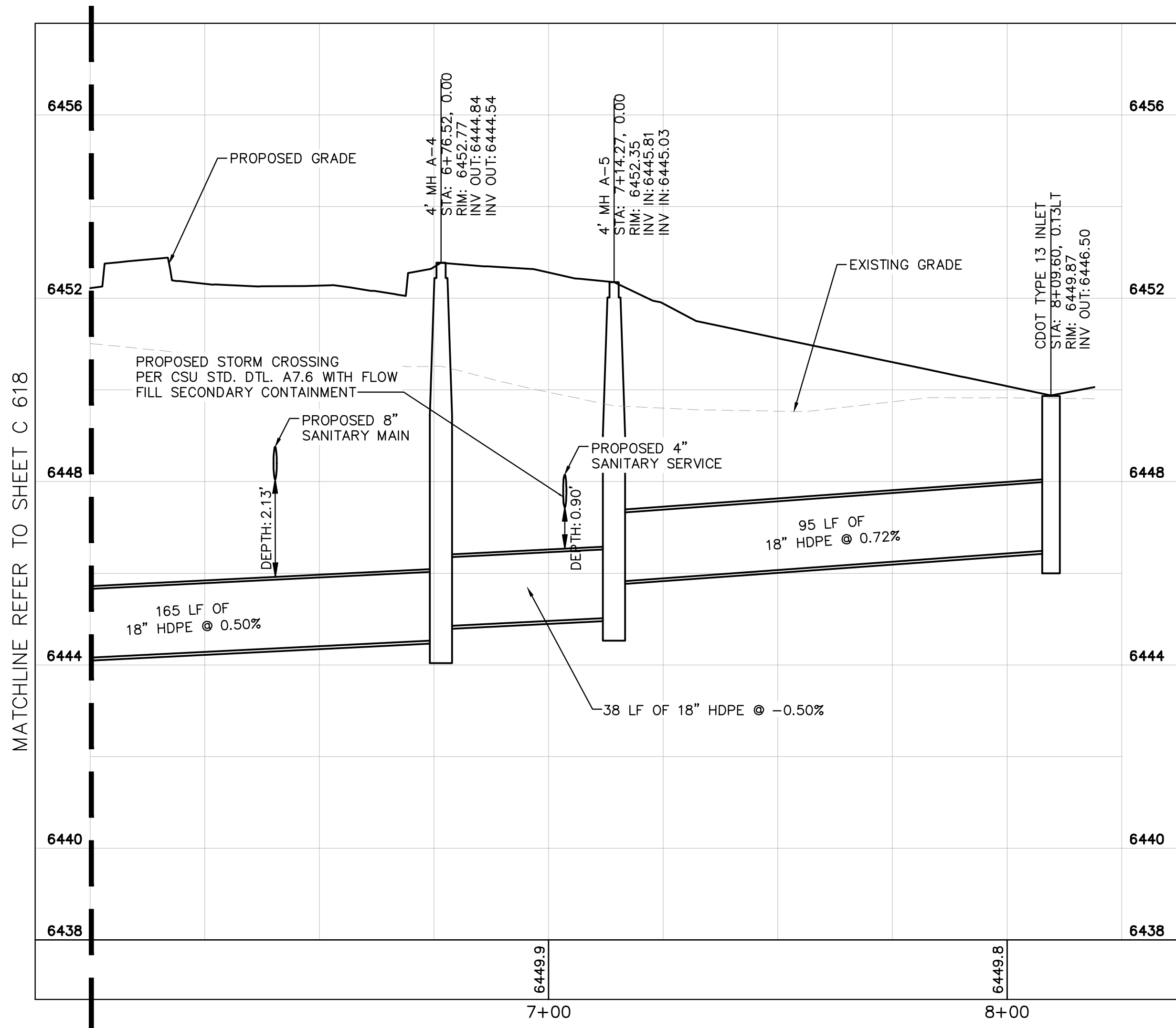
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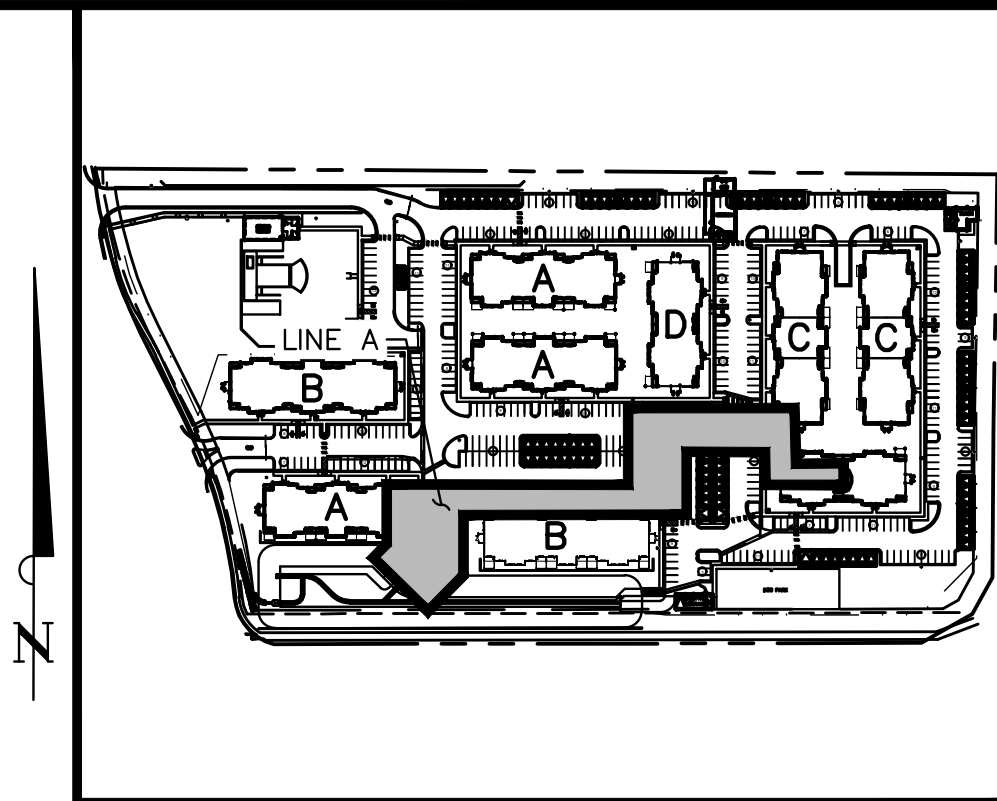
Know what's below.  
Call before you dig.



STORM SEWER LINE A STA 6+00-7+90 PLAN VIEW



STORM SEWER LINE A STA 6+00-8+25 PROFILE VIEW



KEY MAP  
NOT TO SCALE

NO.	BY	DATE	REVISION
3	JAR	9/17	EJC
2	JAR	8/11	EJC
1	JAR	5/27	EJC

**Kimley»Horn**

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

DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE A



PROJECT NO.  
096302009

SHEET  
**C 622**

EPC 11/9/2021



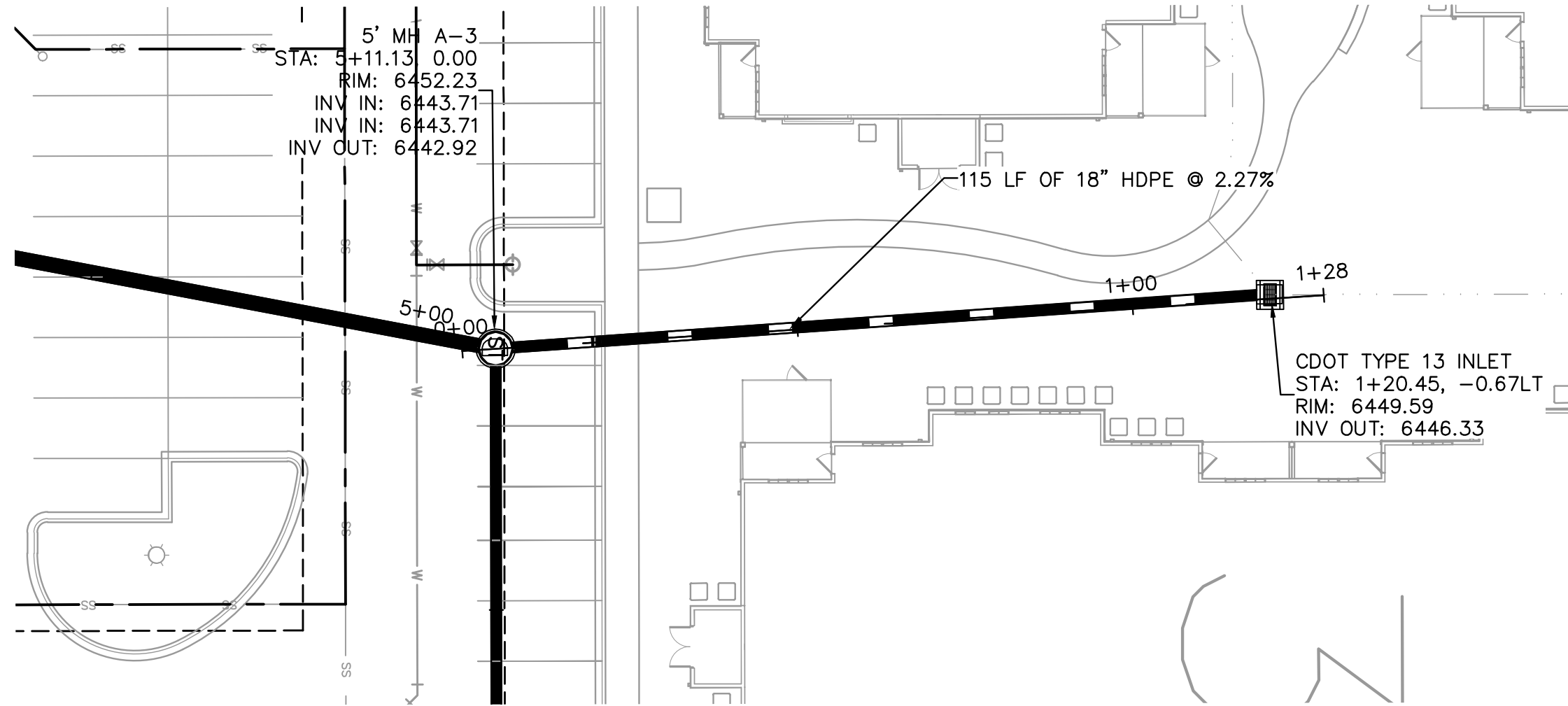
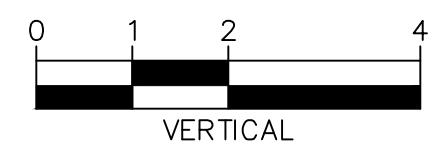
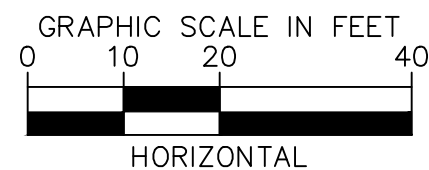
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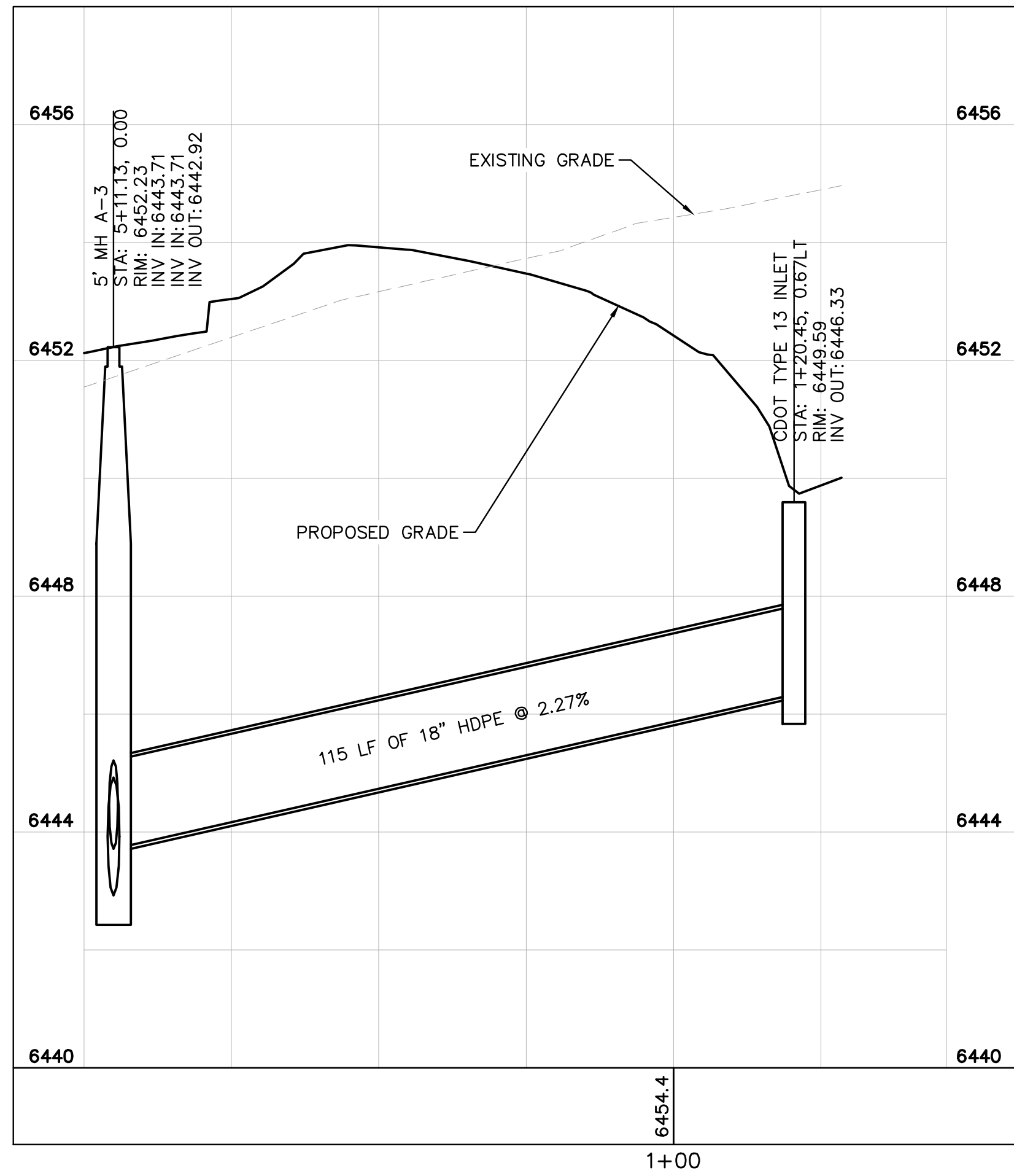
- PROPERTY LINE
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- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
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- EXISTING STORM MANHOLE
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- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

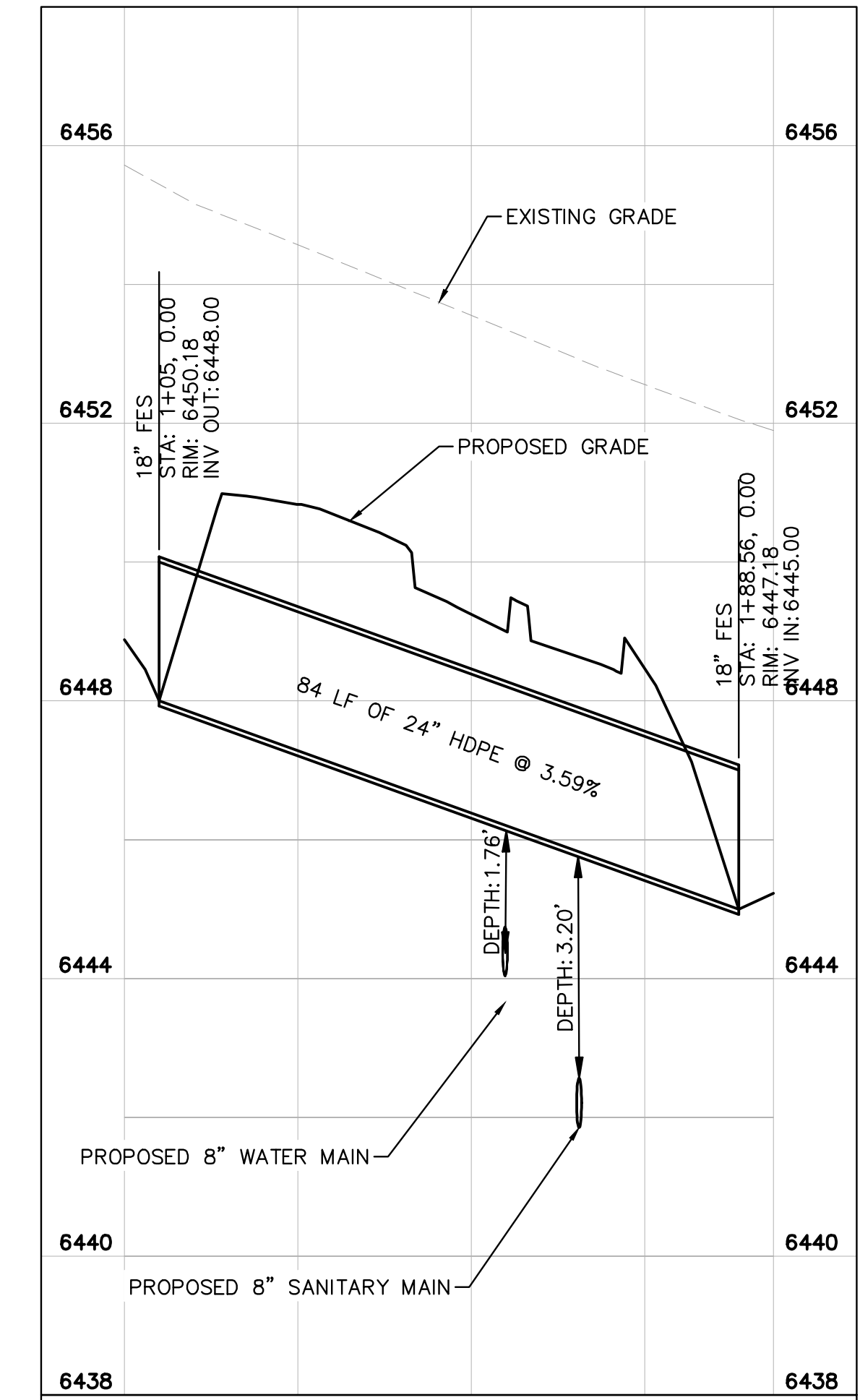
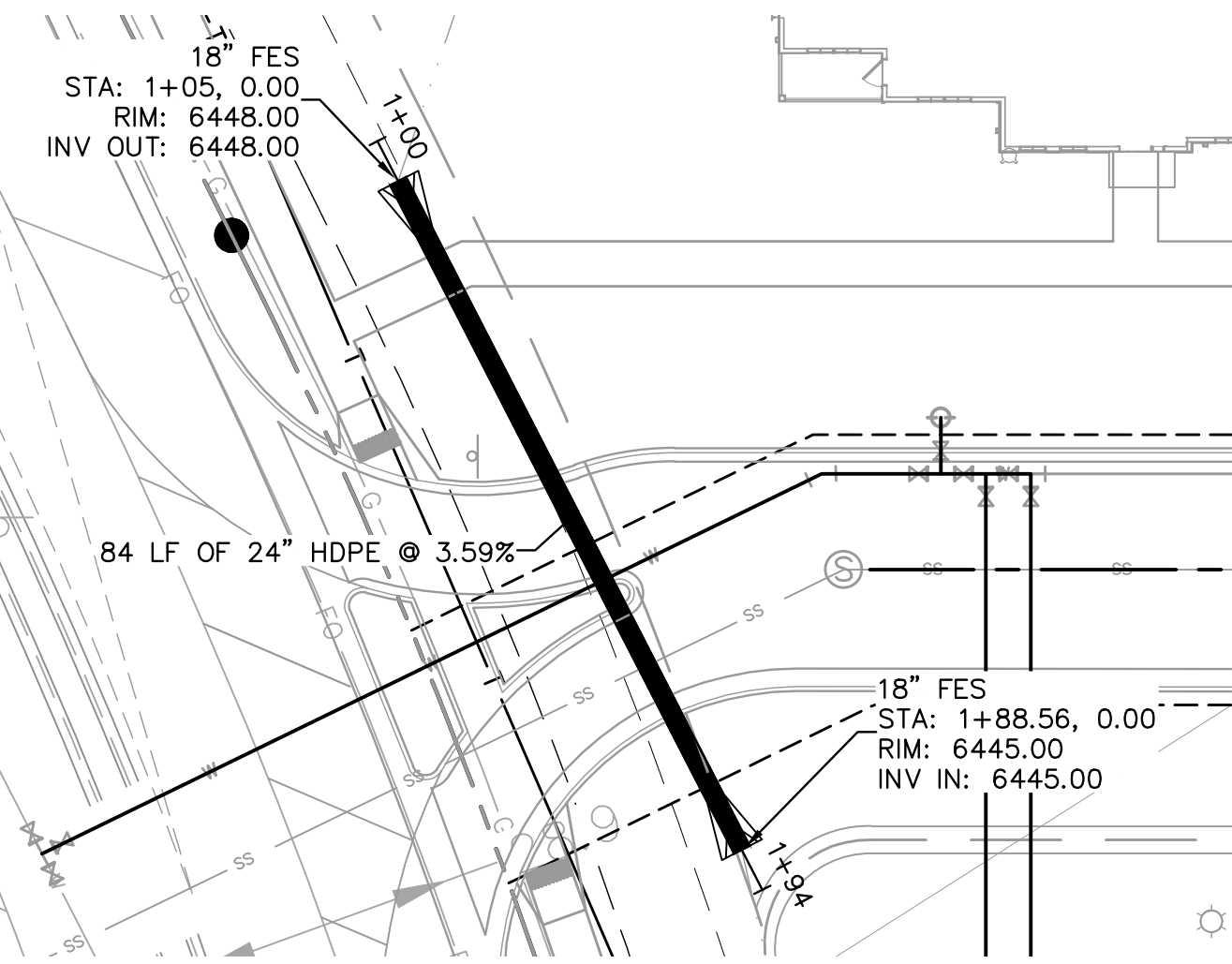
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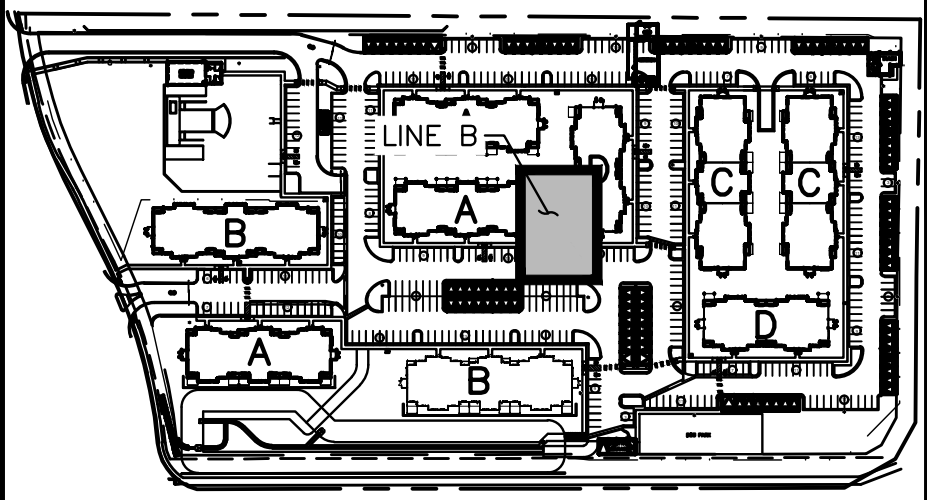
STORM SEWER LINE B STA 0+00-1+40 PLAN VIEW



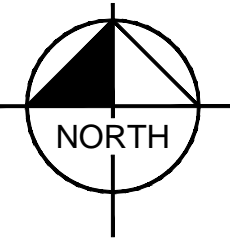
STORM SEWER LINE B STA 0+00-1+40 PROFILE VIEW



STORM SEWER LINE C STA 0+00-1+94 PROFILE VIEW



KEY MAP NOT TO SCALE



NO.	REVISION	DATE	BY	DATE	APPR.
3	ADDENDUM C	JAR 9/17	EJG		
2	ADDENDUM B	JAR 8/11	EJG		
1	SDP RESUBMITTAL	JAR 5/27	EJG		

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE B & C



PROJECT NO.  
096302009

SHEET  
**C 623**



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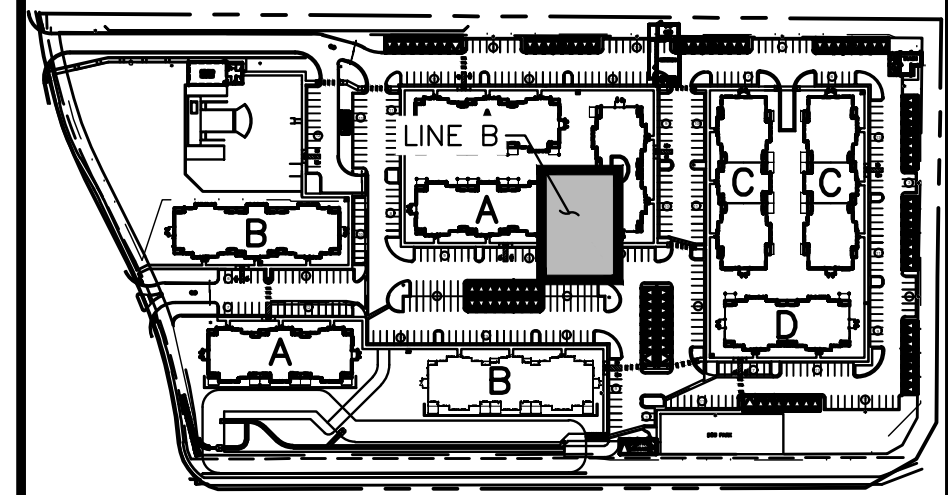
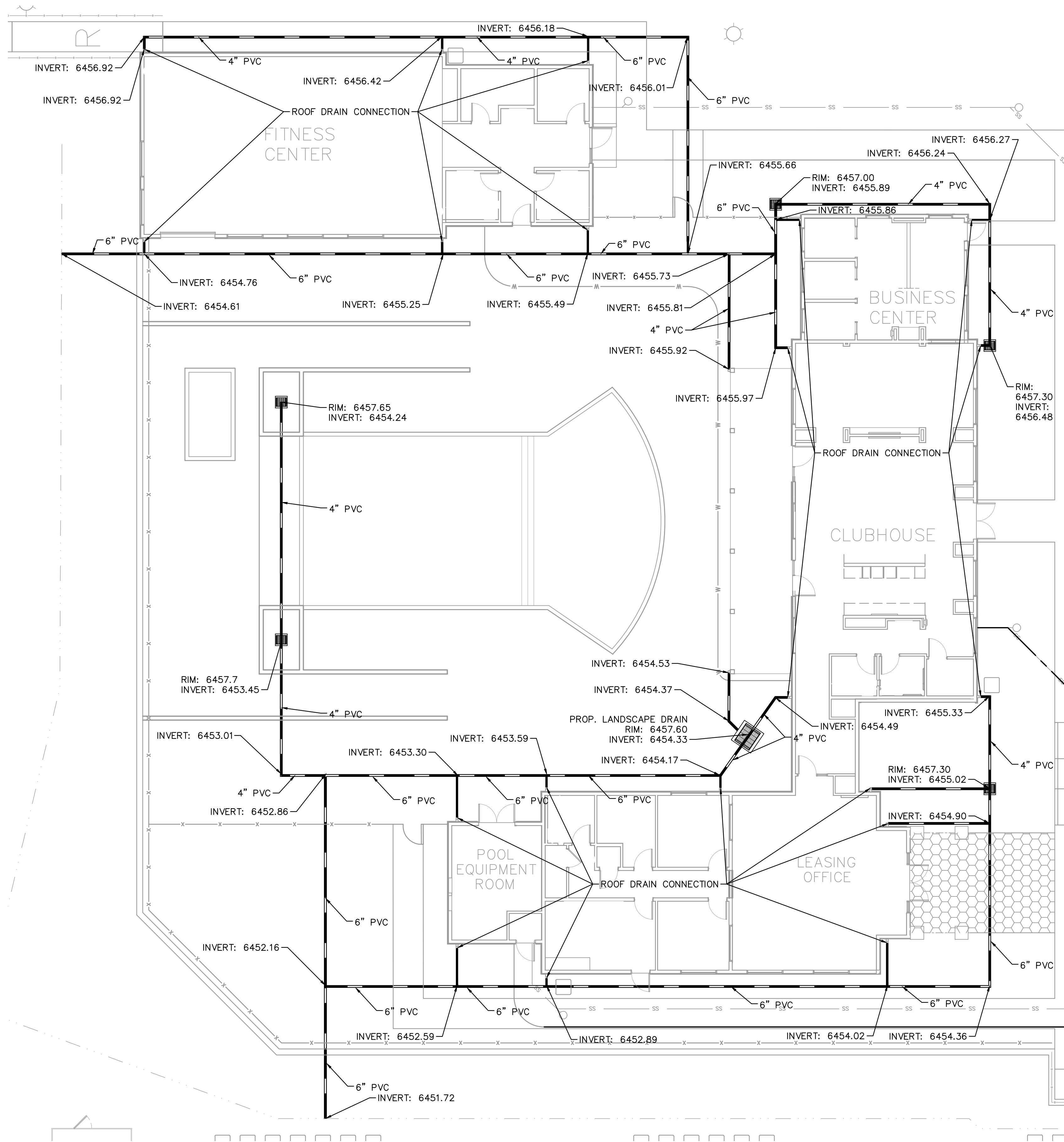
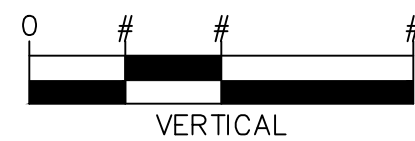
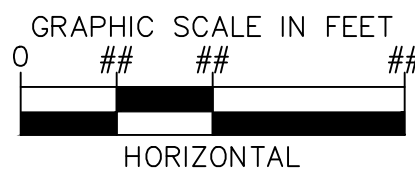
	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING STORM SEWER
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	PROPOSED CURB INLET
	EXISTING CURB INLET
	PROPOSED GRATE INLET
	PROPOSED LANDSCAPE DRAIN
	DAE DRAINAGE ACCESS EASEMENT
	TOC TOP OF CURB

STORM SEWER NOTES

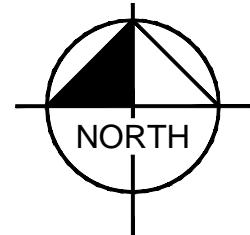
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10. ALL INLETS IN THIS AREA TO BE 6" SPEED-E BASINS.



Know what's below.  
Call before you dig.



KEY MAP  
NOT TO SCALE



NO.	REVISION	DATE	BY	DATE	APPR.
3	ADDENDUM C	JAR 9/17	EJG		
2	ADDENDUM B	JAR 8/11	EJG		
1	SDP RESUBMITTAL	JAR 5/27	EJG		

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

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 9/17/2021

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
AMENITY SPACE STORM SEWER



PROJECT NO.  
096302009

SHEET  
C 624

EPC 11/9/2021

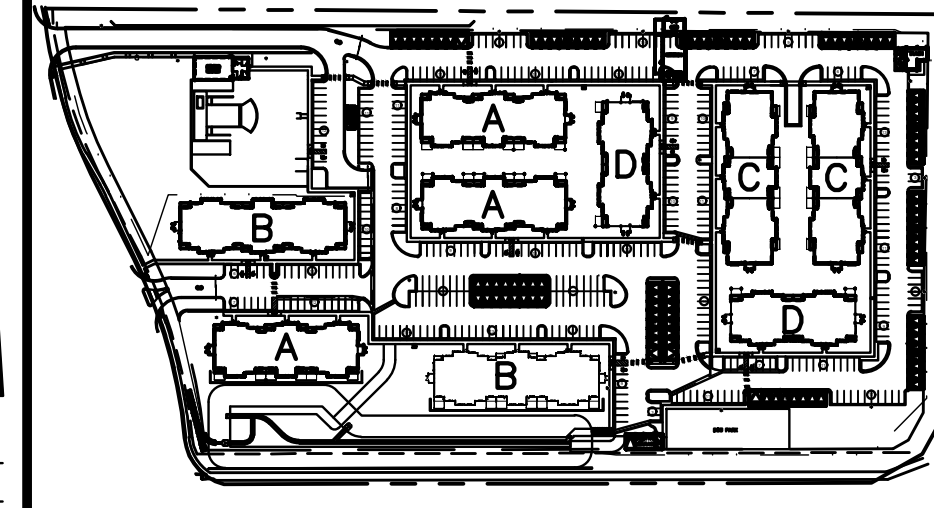
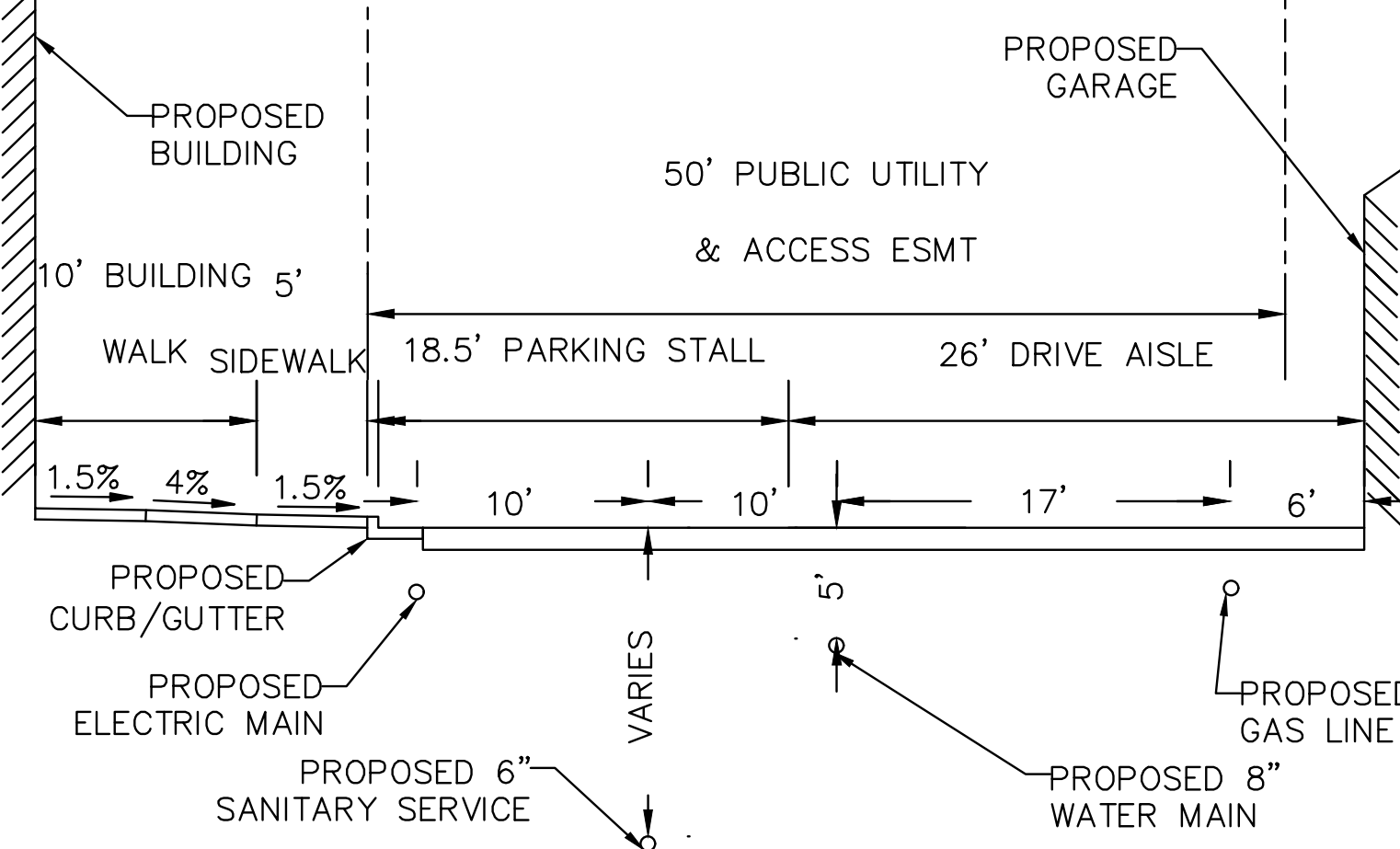
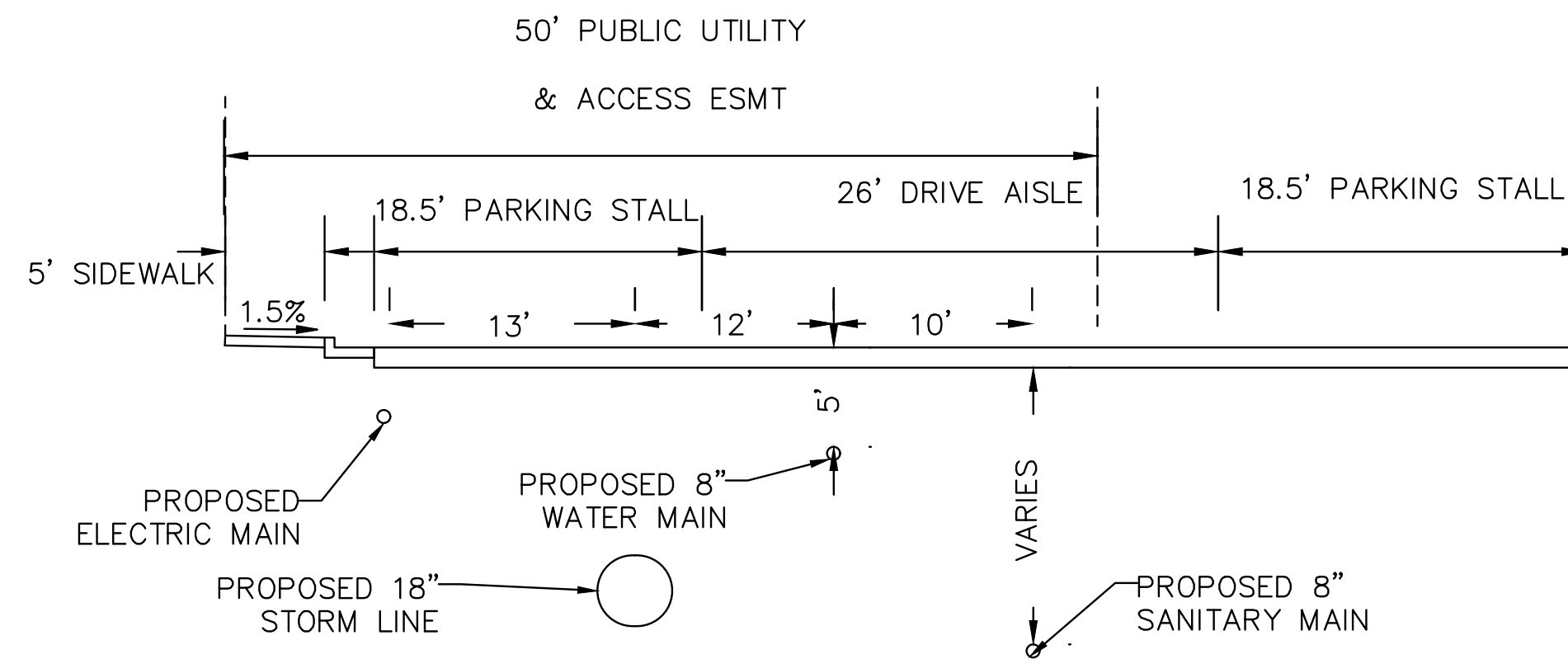


**LEGEND:**

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
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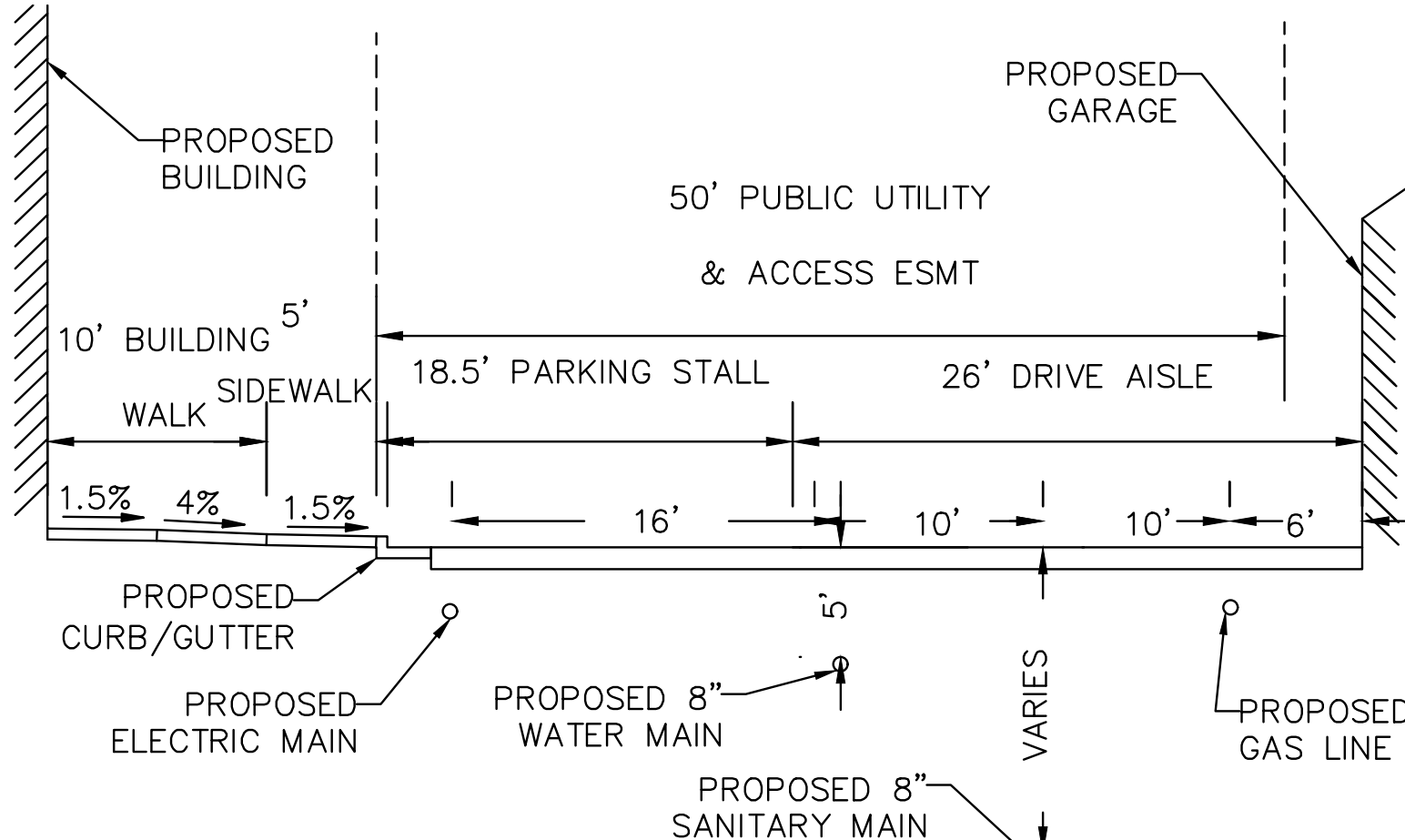
**DRY UTILITY NOTES**

1. ALL GAS MAIN AND ELECTRIC PRIMARY RUNS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. FINAL DESIGNS WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES FOR GAS AND MVEA FOR ELECTRIC RUNS.
2. ELECTRIC PRIMARY TO BE BY UTILITY COMPANY
3. ELECTRIC SECONDARY TO BE BY CONTRACTOR
4. GAS TO BE BY CONTRACTOR FROM CURB STOP AT BACK OF WALK TO METER

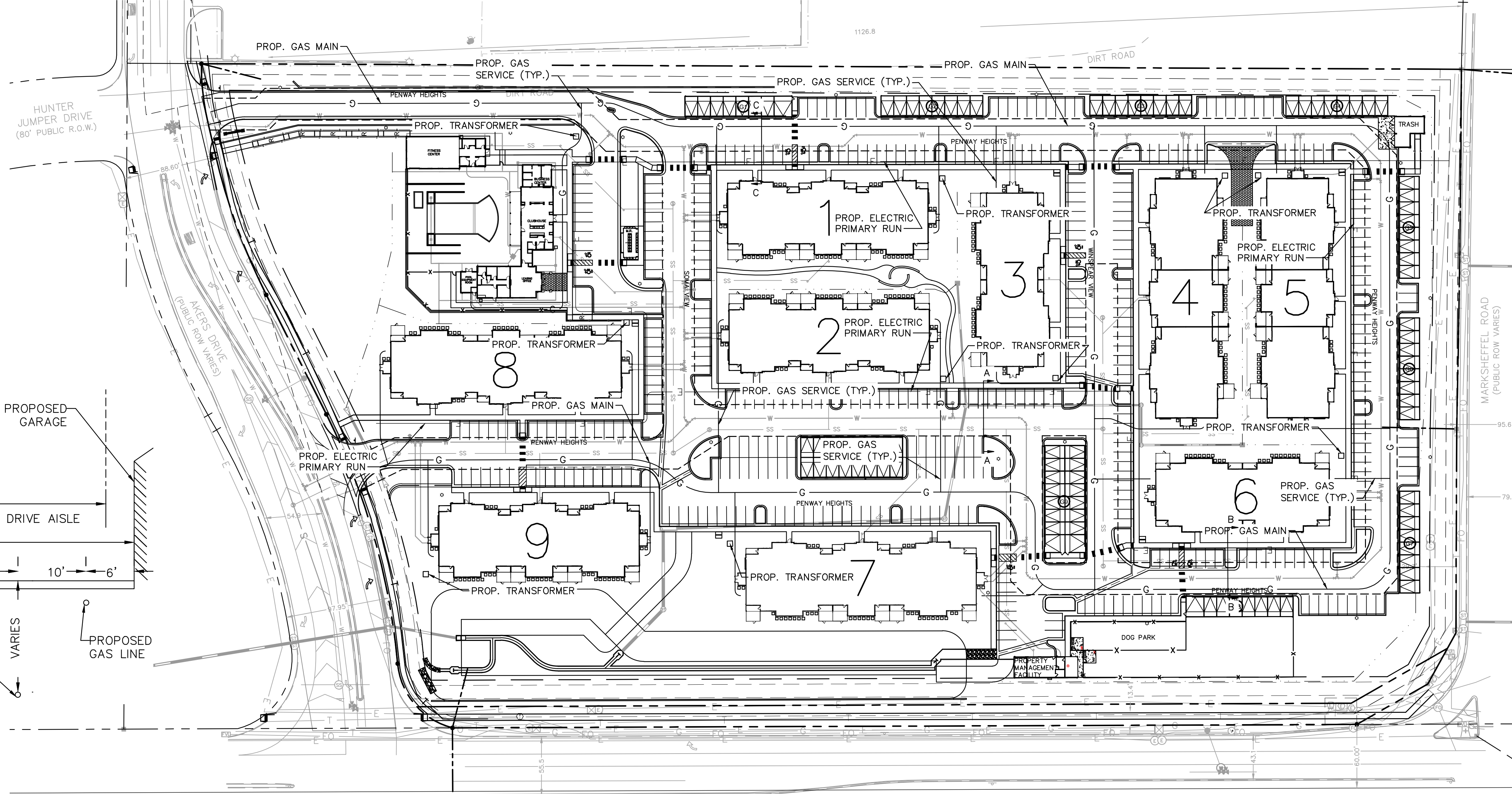


**CROSS SECTION A-A**

**CROSS SECTION B-B**



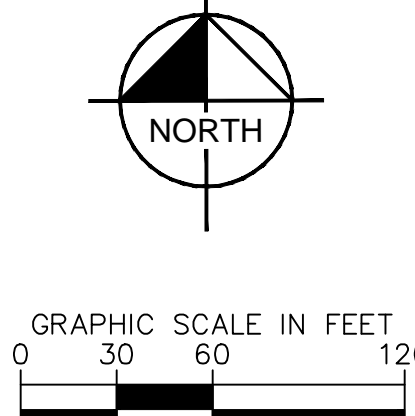
**CROSS SECTION C-C**



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

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NO.	REVISION	DATE	BY
3	ADDENDUM C	JAR 9/17	EJG
2	ADDENDUM B	JAR 8/11	EJG
1	SDP RESUBMITTAL	JAR 5/27	EJG
			APPR

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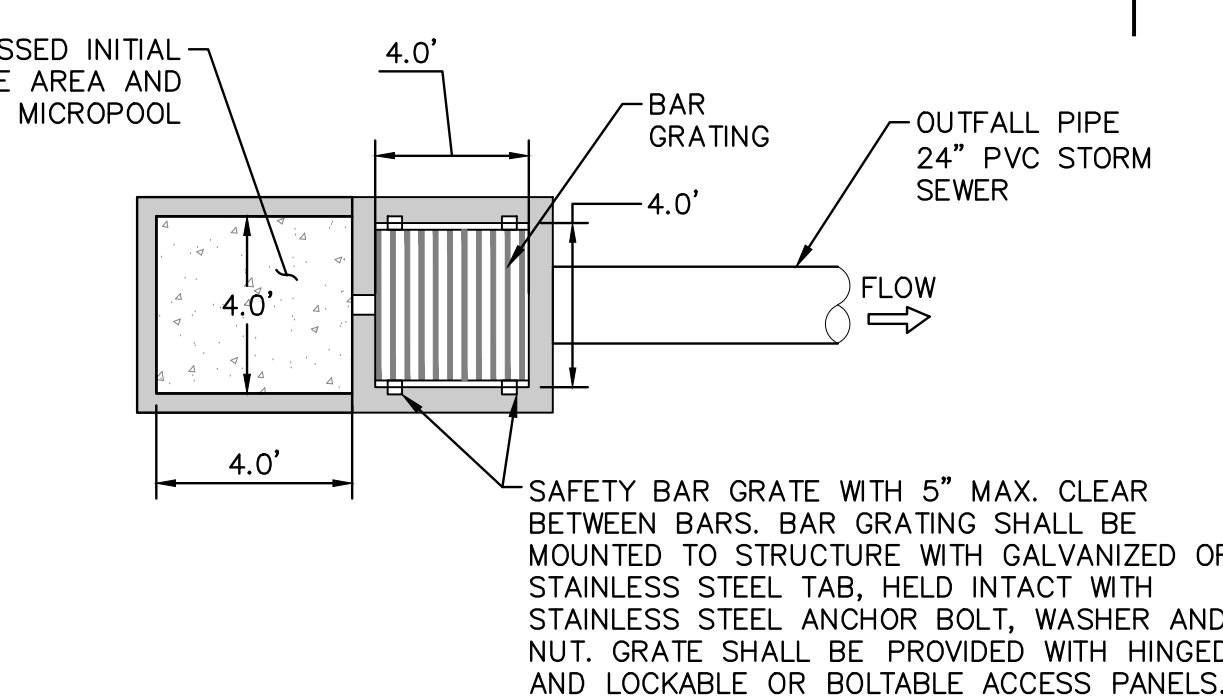
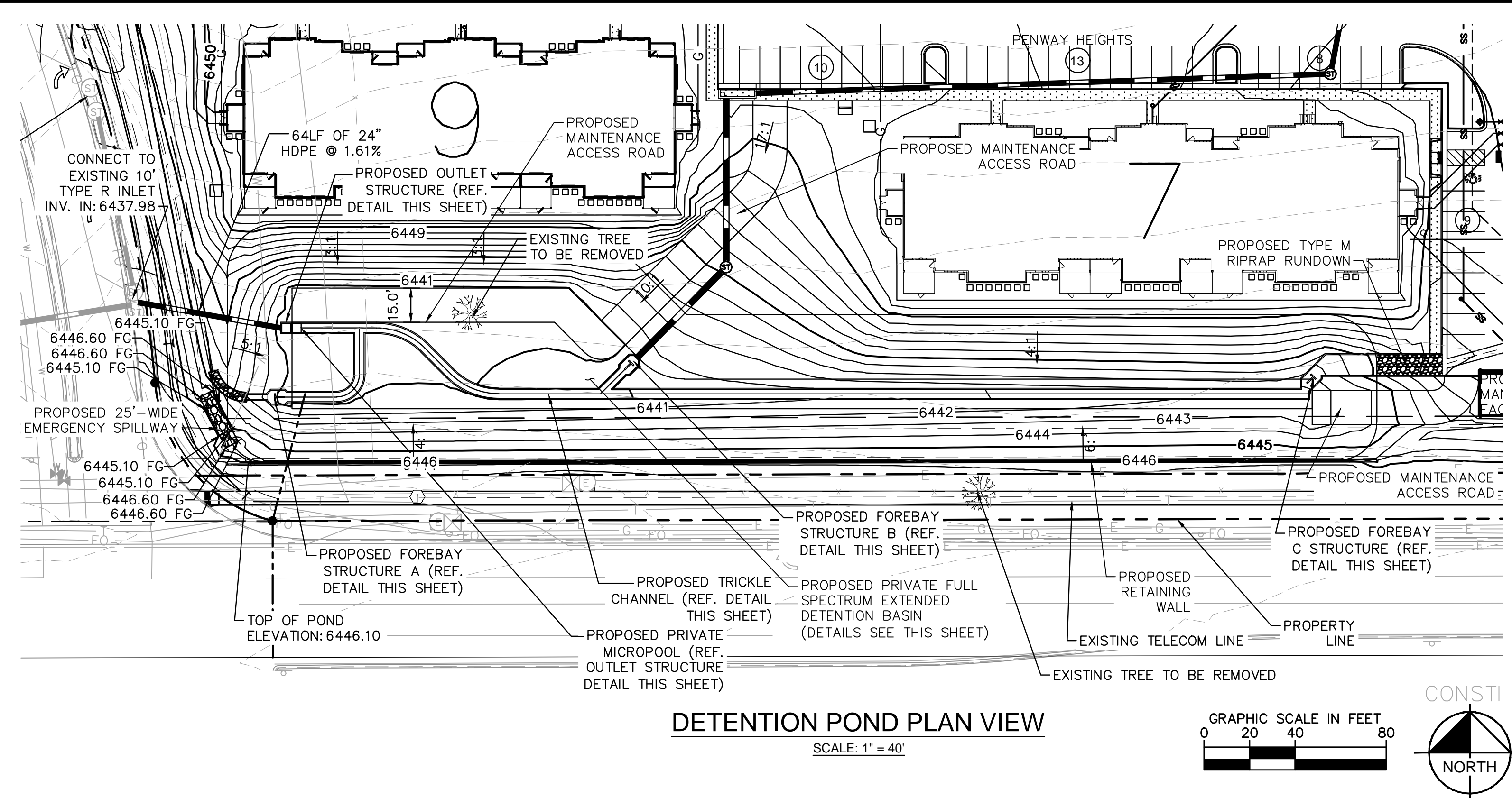
**UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL DRY UTILITY PLAN**



PROJECT NO.  
096302009

SHEET  
**C 625**





Nominal stone size and total thickness of the riprap shall be as shown on the plans.