

WASTEWATER GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR 26 PVC.
- ANY PORTION OF A SANITARY SEWER MAIN SEGMENT THAT IS GREATER THAN 14 FEET IN DEPTH FROM FINISHED GROUND SURFACE TO FLOW LINE OF PIPE, SHALL BE INSTALLED UTILIZING ASTM D3034 SDR 26 PVC PIPE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF THE NEW SANITARY SEWER SYSTEM.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- INFILTRATION AND EXFILTRATION TESTS CONDUCTED BY AND AT THE EXPENSE OF THE CONTRACTOR SHALL BE PERFORMED ON A REPRESENTATIVE PORTION OF THE PROJECT IN ACCORDANCE WITH SECTION 704 OF THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH (AW) COLORADO SPRINGS DETAILS STANDARD MANHOLE DETAIL 1, EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED PER IAW COLORADO SPRINGS STANDARDS.
- WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE 3 DEGREE BENDS ON ALL CURVILINEAR SANITARY SEWER PIPE.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE CONSTRUCTION MANAGER.
- OVERLIFT GRADING AND STREET SUBGRADE MUST BE WITHIN ± ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- WHILE CONSTRUCTING THE SANITARY SEWER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE SANITARY SEWER SYSTEM.
- CONTRACTOR MUST CONSTRUCT ALL MANHOLES AND STRUCTURES TO FINISHED GRADE.
- ALL SANITARY SEWER MAINS AND SERVICE LINES MUST BE CONSTRUCTED UTILIZING IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED BY THE CMO OR THEIR DESIGNATED REPRESENTATIVE.
- WATER AND SEWER AS-CONSTRUCTED DRAWINGS MUST BE SUBMITTED MEETING THE FOLLOWING REQUIREMENTS:
 - TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2010 OR NEWER FORMAT. THE SECOND ELECTRONIC DATA FILE SET SHALL BE IN PORTABLE DOCUMENT FORMAT (PDF).
 - DRAWING FILE NAMING CONVENTION: DRAWING (DWG) NAME SHOULD INCLUDE A REFERENCE TO THE PROJECT TITLE.
 - ACCEPTABLE SCALE: DRAFTING SHALL BE DONE AT 1/1 (1 AUTOCAD UNIT = 1 FOOT), IN ENGINEERING UNITS, IN THE AUTOCAD MODEL SPACE ENVIRONMENT.
 - COORDINATE SYSTEM AND PROJECTION:
 - COORDINATE SYSTEM: STATE PLANE
 - ZONE: COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE PER CRS 58-52-102
 - UNITS: UNITS STATES SURVEY FOOT AND DECIMALS OF A FOOT
 - PROJECTION: LAMBERT CONFORMAL CONIC
 - IF A DIFFERENT COORDINATE SYSTEM, DATUM OR UNITS ARE USED, PLEASE SPECIFY THE EXACT GEODETIC PARAMETERS APPLICABLE TO THE DRAWING.
 - FILE DELIVERABLES:
 - DATE DATE MEDIA WAS CREATED
 - PROJECT TITLE OF PROJECT
 - AUTOCAD VERSION VERSION OF AUTOCAD FILES
 - COMPANY NAME OF SUBMITTING COMPANY
 - CONTACT NAME & PHONE NUMBER OF PERSON TO CONTACT
 - CD-R # CD-R NUMBER - TOTAL NUMBER OF CDS IN SET
 - SUBMITTAL # SUBMITTAL NUMBER

WATER SYSTEM CONSTRUCTION NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT (CMD) STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
- ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 200 (DR-14) PER ANWA C-900 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THROUGHDRAINS SHALL BE DUCTILE IRON PIPE.
- ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 2-MIL THICKNESS POLYETHYLENE MATERIAL PER ANWA STANDARD C100.
- ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
- ALL BONDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND FLUOS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS. REVERSE ANCHORS WILL BE REQUIRED WHERE FUTURE MAIN EXTENSIONS WILL BE MADE OUT OF DATE VALVES.
- FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPES, FITTINGS, VALVES, APPURTENANCES, MATERIALS AND LABOR THAT ARE NECESSARY TO INSTALL A COMPLETE AND USABLE FIRE HYDRANT. FIRE HYDRANT ASSEMBLIES SHALL BE ONE OF THE FOLLOWING TYPES:
 - MUELLER CENTURION, MODEL A-473
 - KENNEDY VALVE
 - AMERICAN AVK
 - OR ENGINEER/DISTRICT APPROVED EQUAL
- VALVE BOXES SHALL BE TYLER SLIP TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
- THE CONTRACTOR SHALL PRESSURE TEST THE SYSTEM PRIOR TO CONNECTING TO EXISTING MAINS.
- ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER ANWA C-600, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEA CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
- HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1X TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
- ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS. SERVICE LINE STOP VALVES/BOXES SHALL BE LOCATED A MINIMUM OF 7 FEET BEYOND THE PROPERTY LINE OR PER THE SERVICE DETAIL ON THE UTILITY SERVICE PLAN. ALL OTHER VALVES SHALL BE LOCATED PER THESE PLANS.
- WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS, THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETER OF PIPES.
- IF THE WATER MAIN PASSES UNDER A SANITARY SEWER MAIN OR STORM SEWER MAIN, COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS MUST BE MET WITH THE PROCEDURE TO BE APPROVED BY THE CMO.
- WHILE CONSTRUCTING THE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
- COMPACTION TESTING RESULTS OF ALL TRENCHES AND BEDDING MATERIAL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE CMO PRIOR TO ACCEPTANCE OF THE WATER SYSTEM.
- PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- PVC PIPE MUST BE PRESSURIZED PRIOR TO TAPPING.
- THE WATER SYSTEM CONTRACTOR SHALL INSTALL ALL IRRIGATION TAPS AND METERS PER THESE PLANS.
- FIRE FLOW DEMAND IS 1500 GPM FOR A 3 HOUR DURATION AT A 20-PSI MINIMUM RESIDUAL MAIN LINE PRESSURE.
- ALL NONMETALLIC PIPES SHALL HAVE A TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #6 AWG BARE COPPER WIRE WITH NO. 8 THREE VOLTAGE COPPER CONNECTORS AND SHALL BE PERMANENTLY ATTACHED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. THE TRACER WIRE SHALL ALSO BE PERMANENTLY CONNECTED TO ALL FIRE HYDRANT METALLIC PIPE BENDS, MAIN VALVE AND OTHER METALLIC FITTINGS AND APPURTENANCES. ALL POINTS OF CONNECTION SHALL BE PROTECTED FROM CORROSION BY AN EPOXY OR SILICON COATING. GROUND TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH COLORADO SPRINGS STANDARDS EXCEPT FOR NOTE 11 ABOVE. SPACING SHALL BE EQUIDISTANT FROM TEES, ELBOWS, BENDS AND OTHER APPURTENANCES AT 3 FOOT WHERE POSSIBLE.
- TAPS WILL NOT BE RELEASED UNTIL THE FOLLOWING CONDITIONS ARE MET:
 - WATER AND SEWER LINES ARE INSTALLED AND PRESSURE TESTED TO THE DISTRICT STANDARDS. ALL 2X4 MARKERS ARE INTACT AND PAINTED FOR SERVICES.
 - AS CONSTRUCTED DRAWINGS HAVE BEEN SUBMITTED TO THE DISTRICT. DRAWINGS TO INCLUDE ANY CHANGES FROM CONSTRUCTION DRAWINGS. THE LENGTH, DEPTH, GRADE AND LOCATION OF ALL SEWER SERVICES. THE LENGTH DEPTH AND LOCATION OF WATER SERVICES.
 - ALL ELECTRIC AND GAS UTILITIES ARE INSTALLED.
- CONTRACTOR IS TO NOTIFY CHEROKEE METROPOLITAN DISTRICTS' INSPECTOR 24 HOURS PRIOR TO ALL STORM SEWER CRITICAL CROSSING OVER WATER AND SEWER LINES. TO VERIFY CLEARANCE. REFERENCE NOTE NO. 13 ABOVE.
- FIRE HYDRANTS MUST BE PARTED, BLUE CAPS & BONNETS AND WHITE BARREL SECTIONS. COLOR CODES ARE AS FOLLOWS: CHEROKEE BLUE, PRODUCT NUMBER 58140; CHEROKEE WHITE, PRODUCT NUMBER 58101; BOTH GLASS OR BASE EXTERIOR DEVICE-8480K CAN BE PURCHASED AT PAINT SHOP 9849 PALMER PARK BLVD.

THE VILLAS AT CLAREMONT RANCH

UTILITY CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO



AGENCIES:
DEVELOPER: JIM MORLEY
 20 BOULDER CRESSENT, 2ND FLOOR
 COLORADO SPRINGS, CO 80902
 (602) 957-0956

ENGINEER: CATAMOUNT ENGINEERING
 P.O. BOX 892
 DIVIDE, CO 80814
 DAVID L. MUIRES, P.E. (719) 426-2124

EL PASO COUNTY: DEVELOPMENT SERVICES DEPARTMENT
 2880 INTERNATIONAL CIRCLE
 SUITE 110
 COLORADO SPRINGS, CO 80910
 GARY HAMACHER (719) 520-7959

UTILITIES (WATER & SANITARY): CHEROKEE METROPOLITAN DISTRICT
 6250 PALMER PARK BOULEVARD
 COLORADO SPRING, CO 80915
 ART SINTAS (719) 597-5080

UTILITIES (GAS): COLORADO SPRINGS UTILITIES
 111 S. CASCADE AVENUE
 COLORADO SPRINGS, CO 80903
 (719) 448-4800

BASIS OF BEARINGS:
 THE WESTERN BOUNDARY OF THE VILLAS HAVING AN ASSAIED BEARING OF N00°07'45"E.

BENCHMARK:
 THE MONUMENT STOB: A 2" DIA. ALUM. TMS CAP STAMPED "CSU FINS CONTROL STOB" ON THE NORTHEAST CORNER OF THE CONCRETE BASE OF THE ELECTRIC VALVE NUMBER 08810 ON THE WEST SIDE OF PETERSON ROAD, ABOUT 110 FEET NORTH OF THE NORTH CURB OF CONSTITUTION AVENUE.
 ELEVATION: 6522.67

FOR PIPELINES LESS THAN 1.00% GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED:

- THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAILED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
- SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS"
- TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS"
- PIPELINES LESS THAN 1.00% SHALL BE "AS-CONSTRUCTED" BY A LICENSED SURVEYOR OR AN APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS-CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO THE CHEROKEE METROPOLITAN DISTRICT.



PUBLIC WATER MAIN EXTENSIONS

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE (5) FEET AND A MAXIMUM OF SIX (6) FEET OF COVER OVER THE WATER MAIN(S). THE UNDERSIGNED UNDERSTANDING THAT ALL WATER MAINS, FIRE HYDRANTS AND APPURTENANCES AS INDICATED ON THIS WATER PLAN SHALL BE THE PROPERTY OF THE DISTRICT AND SHALL BE MAINTAINED BY THE DISTRICT.

SIGNED: *Paul Broussard* DATE: 2/24/2023
 OWNER/DEVELOPER

PRINTED NAME: Paul Broussard
 DBA:
 ADDRESS:

CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMANCE WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSES OF THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERROR OR OMISSIONS ON MY PART OR THAT OF ANY OTHER PARTY OF THE DETAILED PLANS AND SPECIFICATIONS.

David L. Muir
 DAVID L. MUIRES, LICENSED PROFESSIONAL ENGINEER
 7/27/22 DATE

FIRE PREVENTION DIVISION APPROVAL:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT STANDARDS.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION DISTRICT.

FALCON FIRE PROTECTION DISTRICT DATE:

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 GRANTED 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: *David L. Muir* DATE: 03-03-23

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 GRANTED 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: *David L. Muir* DATE: 03-03-23

EL PASO COUNTY APPROVAL:

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 BY 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 45 AMENDED.

IN ACCORDANCE WITH EOP SECTION 112, 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 RE-PRESENTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSH PALMER, P.E. COUNTY ENGINEER / EUC ADMINISTRATOR DATE:

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
(E) SANITARY MAIN, MH	---
(E) STORM SEWER	---
(E) WATER MAIN, VALVE, FH	---
(P) SANITARY MAIN, MH	---
(P) SANITARY SEWER SERVICE	---
(P) STORM SEWER, INLET, MH	---
(P) WATER MAIN, VALVE, FH	---
(P) WATER SERVICE	---

- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS AND AGREES TO ACCEPT FULL RESPONSIBILITY FOR FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 - THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING IMPROVEMENTS TO BE MET BY THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT DISCREPANCIES FOUND BETWEEN THIS PLAN SET AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD FOR APPROPRIATE ACTION.
 - THE CONTRACTOR IS ADVISED THAT ALL EXISTING CONDITIONS OUTSIDE THE AREA OF WORK SHALL BE PROTECTED, IF DAMAGE OCCURS DURING CONSTRUCTION, IT WILL BE REPLACED IN THE ORIGINAL EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - ALL DISTURBED PAVEMENT EDGES WILL BE CUT TO NEAT LINES. THE THICKNESS OF ANY REPLACED ASPHALT AND BASE COURSE SHALL EQUAL OR EXCEED THE EXISTING THICKNESS.
 - WHEN ADJUTING NEW PAVEMENT TO EXISTING, OR TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE DISTRICT INSPECTOR.
 - FINAL GRADES OF PAVING SHALL PROVIDE POSITIVE DRAINAGE. STANDING WATER POCKETS OR PONDING SHALL NOT BE ACCEPTABLE.
 - WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK, OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT, CURB, GUTTER, AND SIDEWALK SHOWN AS EXISTING ON THESE PLANS IS NOT TO BE REMOVED UNLESS OTHERWISE NOTED. IF ANY OF THE EXISTING CURB, GUTTER, OR SIDEWALK IS DAMAGED BY THE CONTRACTOR, THEN IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ROUTING DURING CONSTRUCTION IF REQUIRED. TWO-WAY TRAFFIC SHALL BE MAINTAINED THROUGH THE WORK AREA AT ALL TIMES.

SHEET INDEX:

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SF-22-028

REV.	DESCRIPTION	DATE

ALIGNMENT / STREET NAME ABBREVIATIONS:

OFFSITE SAN SWR TIE	= OS1
GREENGATE VIEW	= ST1
FIELDSIDE VIEW	= ST2
CARRISIDE GROVE	= ST3
SANDTOFT HEIGHTS	= ST4
BELTON HEIGHTS	= ST5
STOCKWITH POINT	= ST6

PREPARED FOR:
PREMIERE HOMES
 200 W CITY CENTER DR #200
 PUEBLO CO 81003

WATER INSTALLATION CORROSION REQUIREMENTS

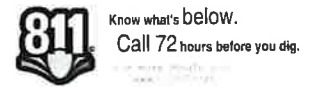
REQUIRED DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS

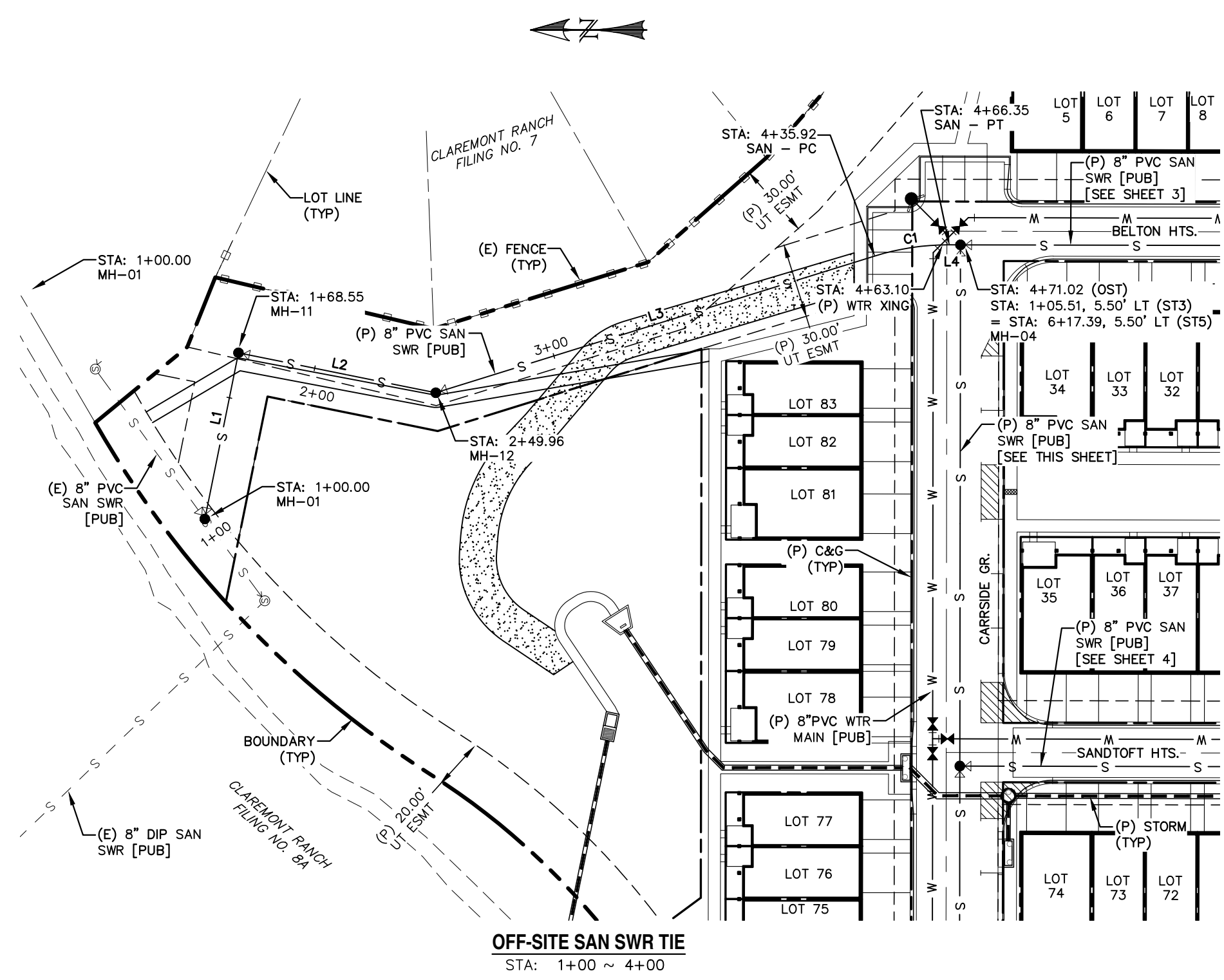


THE VILLAS AT CLAREMONT RANCH

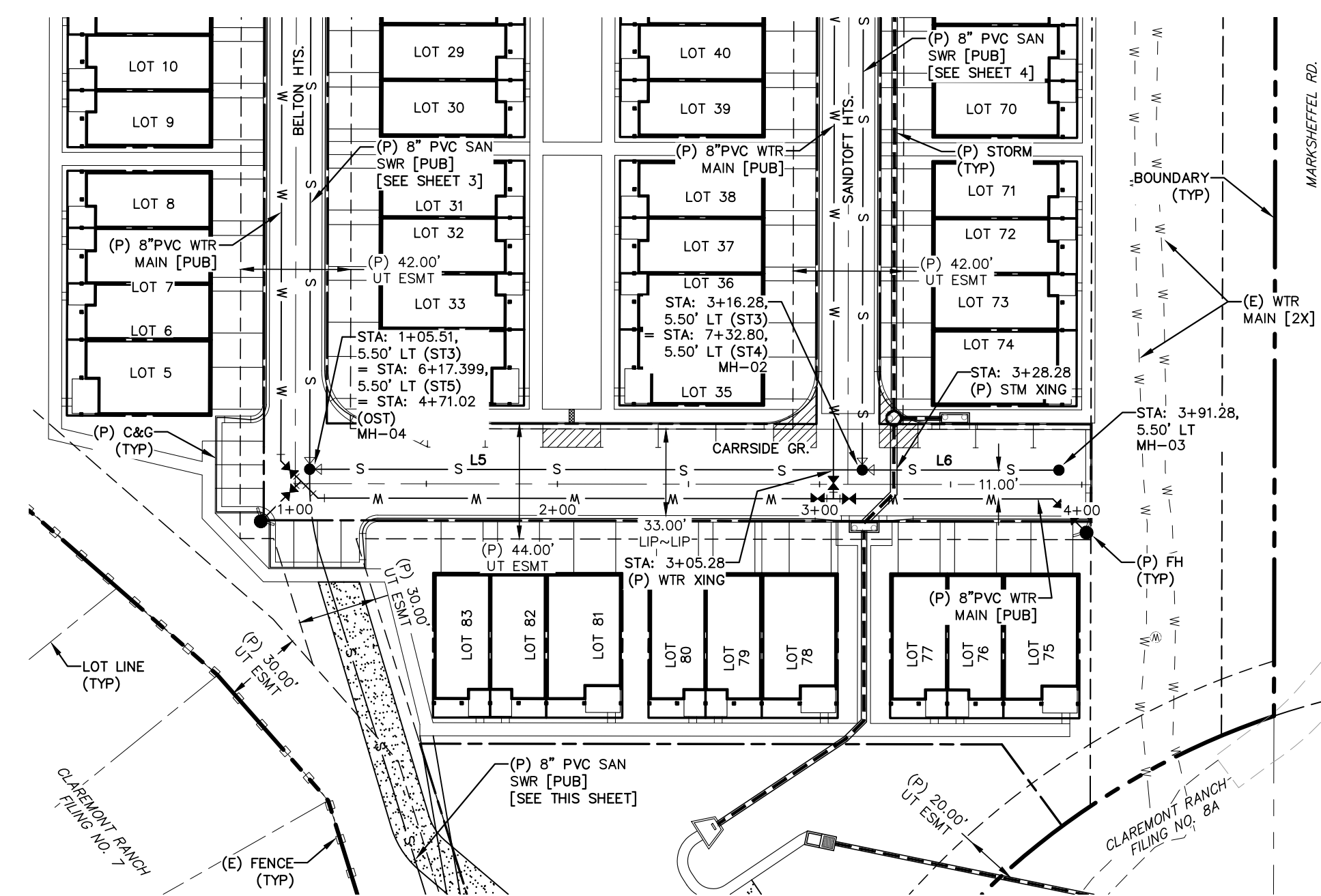
UTILITY CONSTRUCTION DRAWINGS

DESIGNED BY: MGP
 SCALE: N/A
 JOB NUMBER: 16-102
 DATE: 01/17/20
 SHEET: 1 OF 8



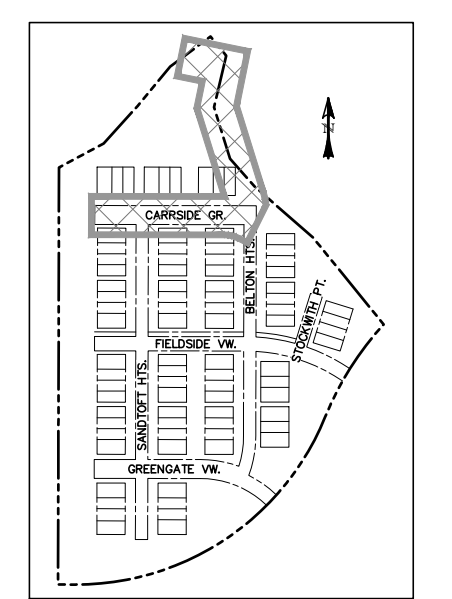


OFF-SITE SAN SWR TIE
STA: 1+00 ~ 4+00



CARRSIDE GROVE
STA: 1+00 ~ 4+00

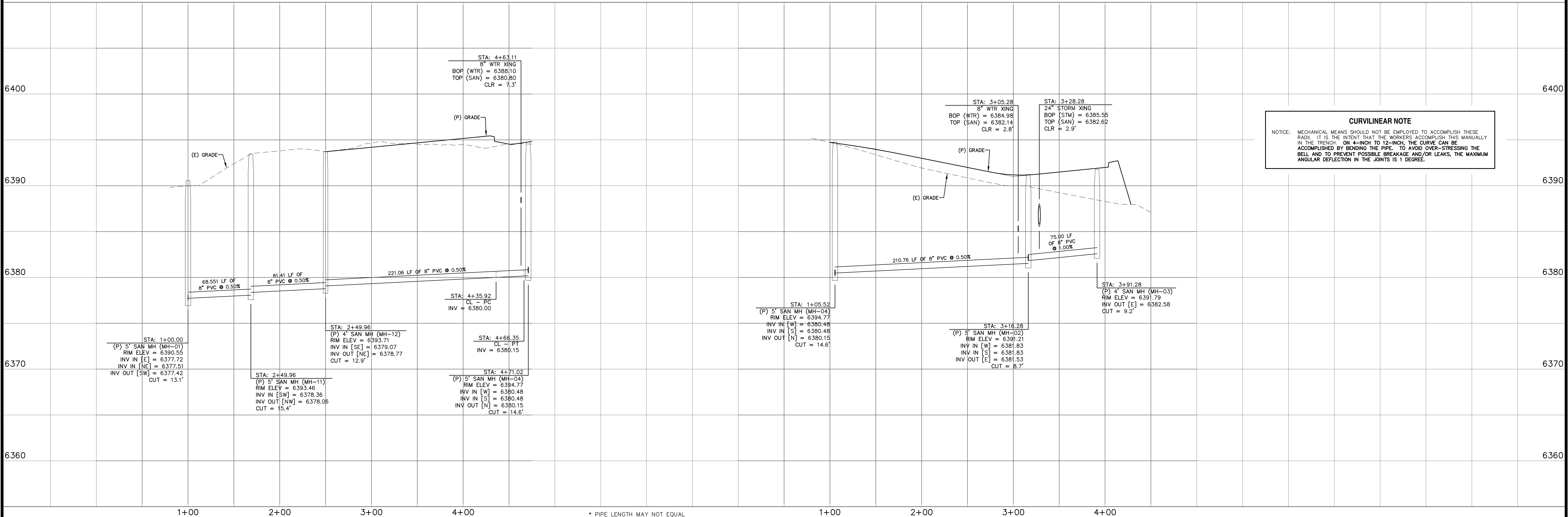
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



LOCATION MAP
SCALE: N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S78° 33' 24.91"E	68.55
L2	S11° 26' 35.09"W	81.41
L3	S17° 18' 04.05"E	185.96
L4	S0° 08' 00.65"W	4.67
L5	N89° 55' 41.63"W	210.77
L6	N89° 55' 41.63"W	75.00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°26'05"	100.00	30.43



CURVILINEAR NOTE
NOTICE: MECHANICAL MEANS SHOULD NOT BE EMPLOYED TO ACCOMPLISH THESE RADII. IT IS THE INTENT THAT THE WORKERS ACCOMPLISH THIS MANUALLY IN THE TRENCH. ON 4-INCH TO 12-INCH, THE CURVE CAN BE ACCOMPLISHED BY BENDING THE PIPE. TO AVOID OVER-STRESSING THE BELL AND TO PREVENT POSSIBLE BREAKAGE AND/OR LEAKS, THE MAXIMUM ANGULAR DEFLECTION IN THE JOINTS IS 1 DEGREE.

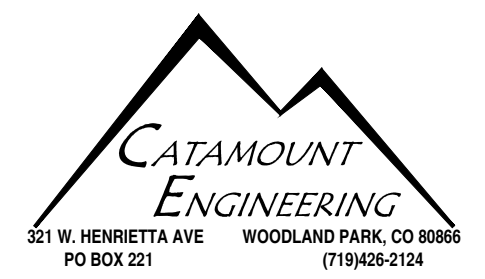
REV.	DESCRIPTION	DATE



ALIGNMENT / STREET NAME ABBREVIATIONS:
 OFFSITE SAN SWR TIE = OST
 GREENGATE VIEW = ST1
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 CARRSIDE GROVE = ST3
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PREPARED FOR:
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PUEBLO CO 81003

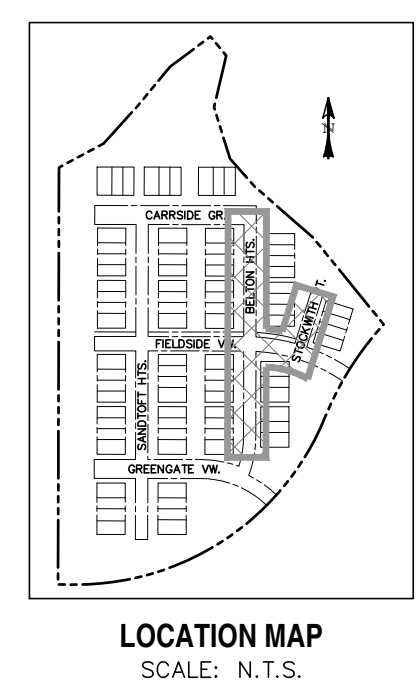
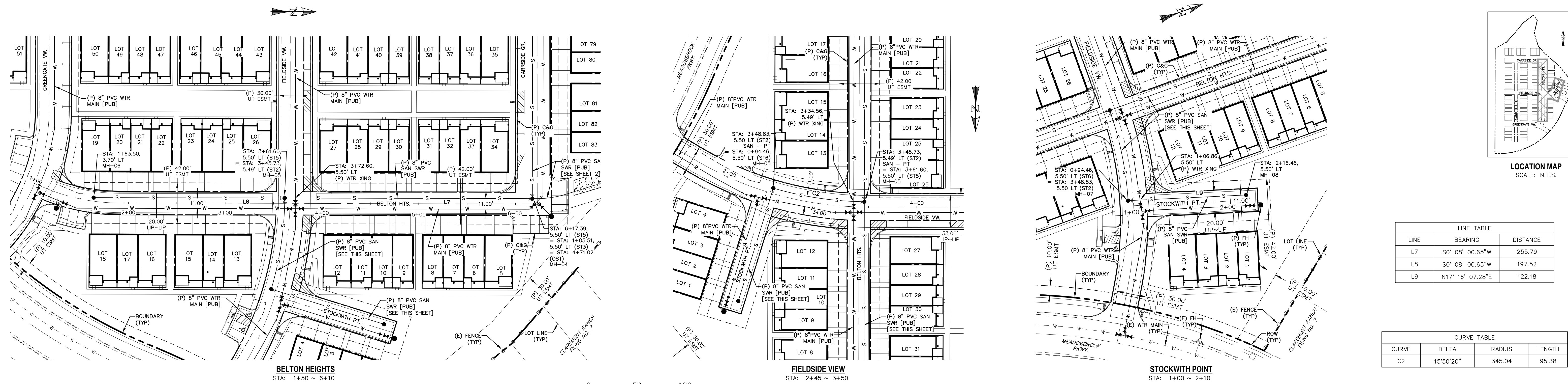
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF
CATAMOUNT ENGINEERING
 DAVID L. MIJARES, COLORADO LICENSED PROFESSIONAL ENGINEER
 40510
 7/27/22
 DATE



THE VILLAS AT CLAREMONT RANCH
SANITARY SEWER PLAN & PROFILE

SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 2 OF 8

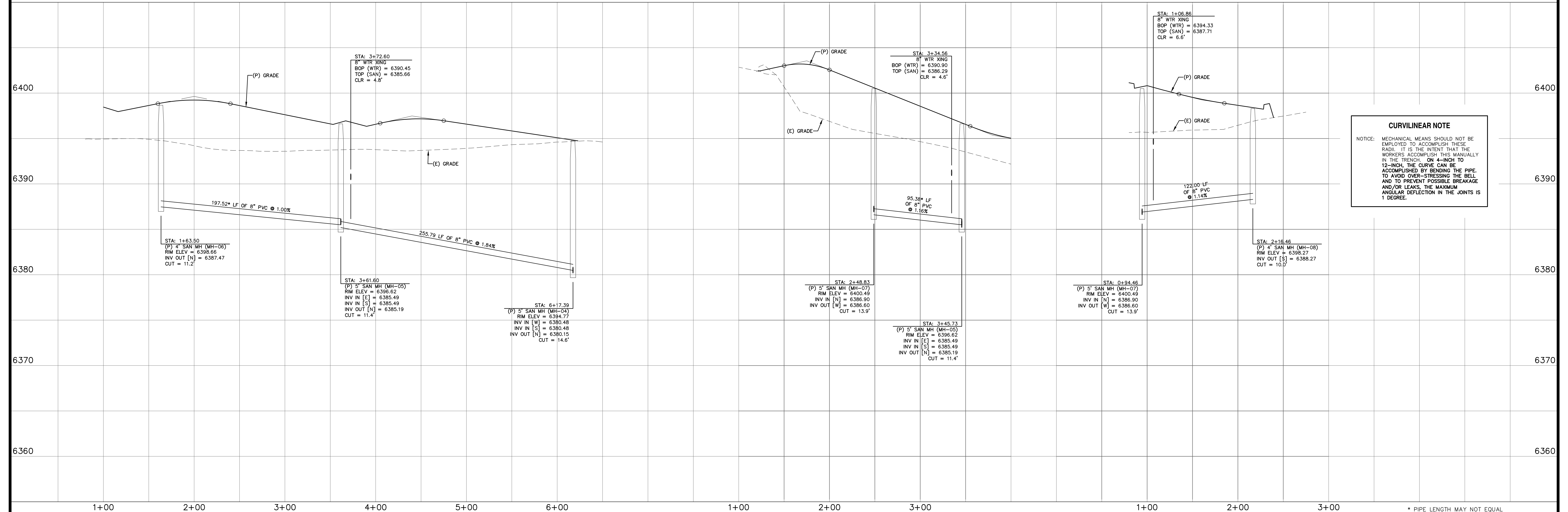
DRAWN BY: MGP



LINE TABLE		
LINE	BEARING	DISTANCE
L7	S0° 08' 00.65\"W	255.79
L8	S0° 08' 00.65\"W	197.52
L9	N17° 16' 07.28\"E	122.18

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	15°50'20"	345.04	95.38

0 50 100
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'



CURVILINEAR NOTE
 NOTICE: MECHANICAL MEANS SHOULD NOT BE EMPLOYED TO ACCOMPLISH THESE RADII. IT IS THE INTENT THAT THE WORKERS ACCOMPLISH THIS MANUALLY IN THE TRENCH, ON 4-INCH TO 12-INCH, THE CURVE CAN BE ACCOMPLISHED BY BENDING THE PIPE TO AVOID OVER-STRESSING THE BELL AND TO PREVENT POSSIBLE BREAKAGE AND/OR LEAKS. THE MAXIMUM ANGULAR DEFLECTION IN THE JOINTS IS 1 DEGREE.

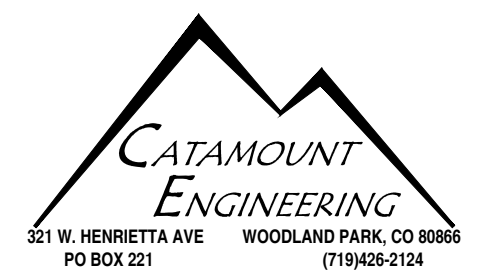
REV.	DESCRIPTION	DATE



ALIGNMENT / STREET NAME ABBREVIATIONS:
 OFFSITE SAN SWR TIE = OST
 GREENGATE VIEW = ST1
 FIELDSIDE VIEW = ST2
 CARRISE GROVE = ST3
 SANDTOFT HEIGHTS = ST4
 BELTON HEIGHTS = ST5
 STOCKWITH POINT = ST6

PREPARED FOR:
PREMIERE HOMES
 200 W CITY CENTER DR #200
 PUEBLO CO 81003

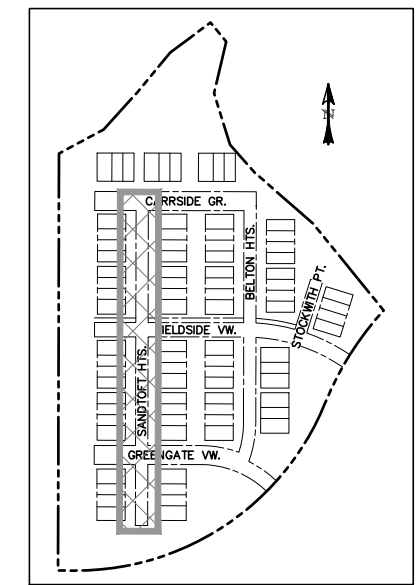
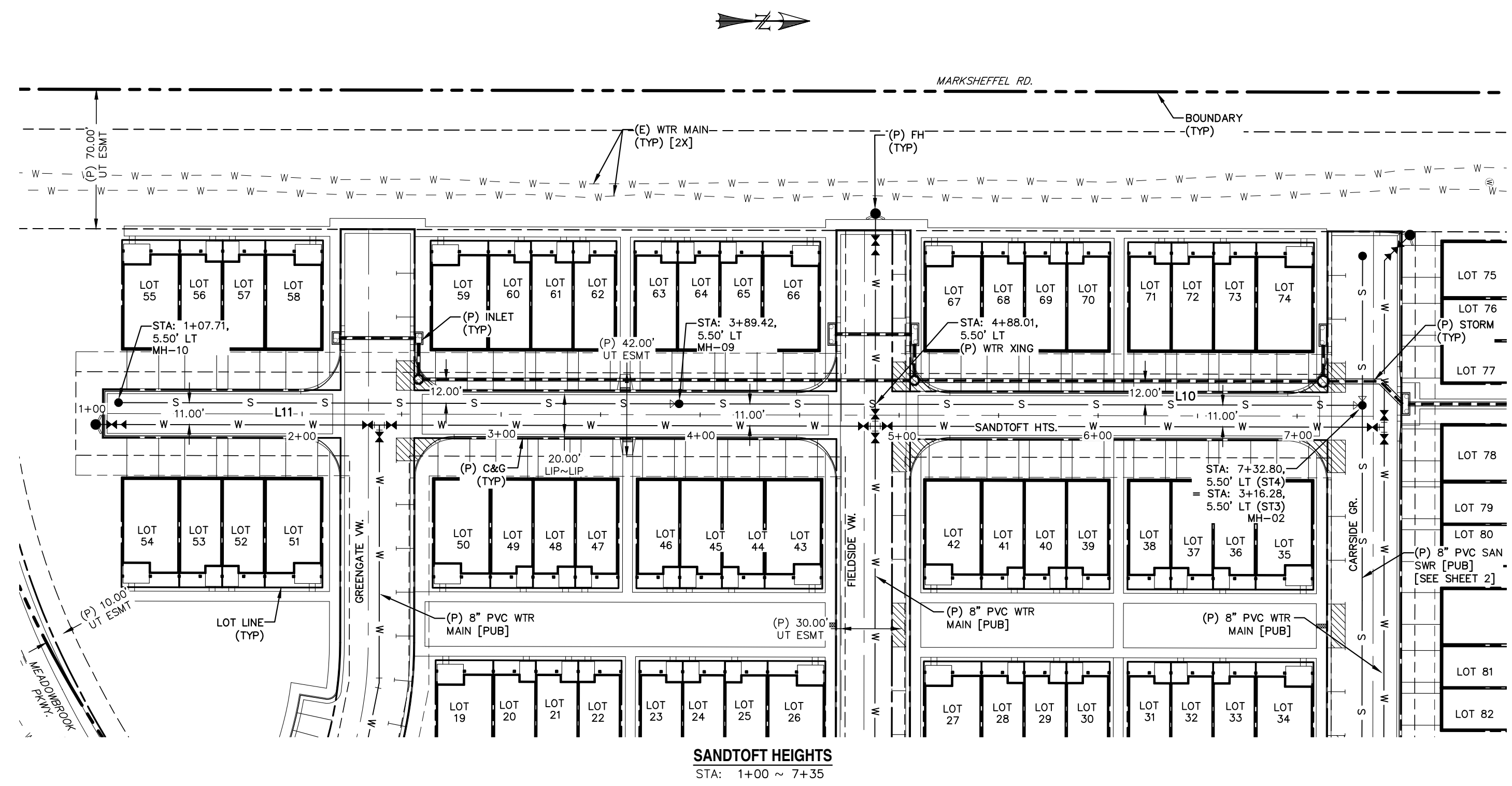
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CATAMOUNT ENGINEERING
 DAVID L. MIJARES, COLORADO LICENSED PROFESSIONAL ENGINEER
 40510
 7/27/22 DATE



**THE VILLAS
 AT CLAREMONT RANCH**
**SANITARY SEWER
 PLAN & PROFILE**

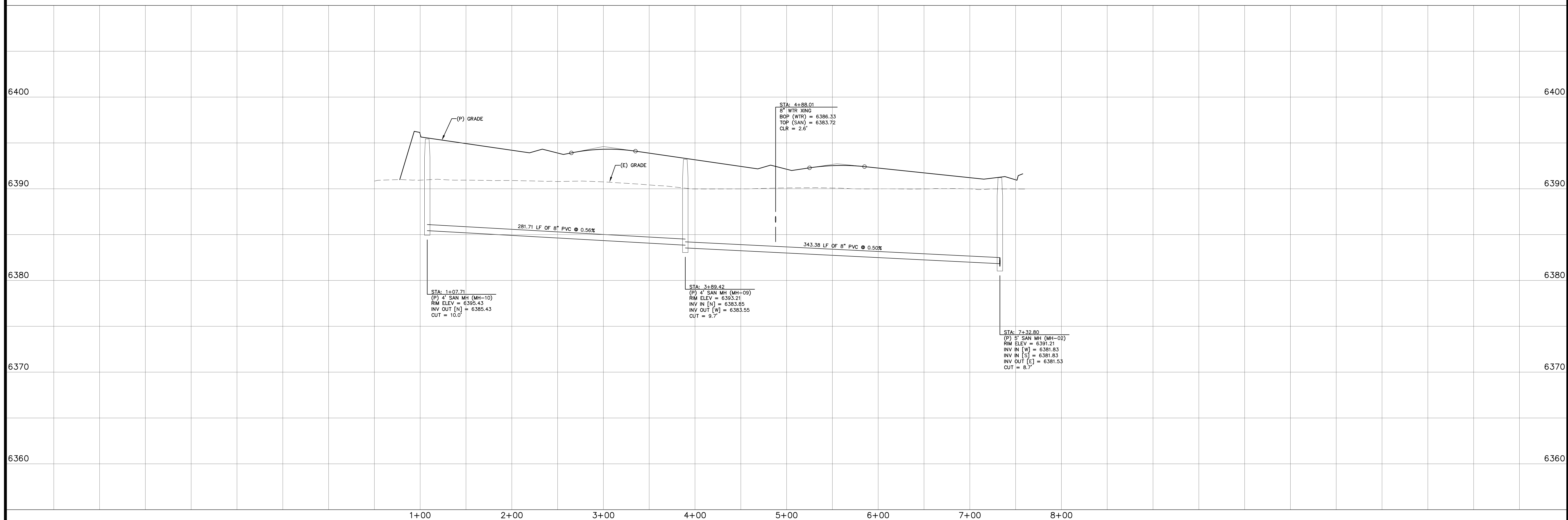
SCALE: 1" = 50'
 JOB NUMBER: 16-102
 SHEET: 3 OF 8
 DRAWN BY: MGP
 DATE: 01/17/20

* PIPE LENGTH MAY NOT EQUAL DIFFERENCE IN STATIONING.



LINE TABLE		
LINE	BEARING	DISTANCE
L10	S0° 07' 32.17"W	343.39
L11	S0° 07' 32.17"W	281.71

0 50 100
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'



REV.	DESCRIPTION	DATE



ALIGNMENT / STREET NAME ABBREVIATIONS:

- OFFSITE SAN SWR TIE = OST
- GREENGATE VIEW = ST1
- FIELDSIDE VIEW = ST2
- CARRISIDE GROVE = ST3
- SANDTOFT HEIGHTS = ST4
- BELTON HEIGHTS = ST5
- STOCKWITH POINT = ST6

PREPARED FOR:
PREMIERE HOMES
 200 W CITY CENTER DR #200
 PUEBLO CO 81003

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF
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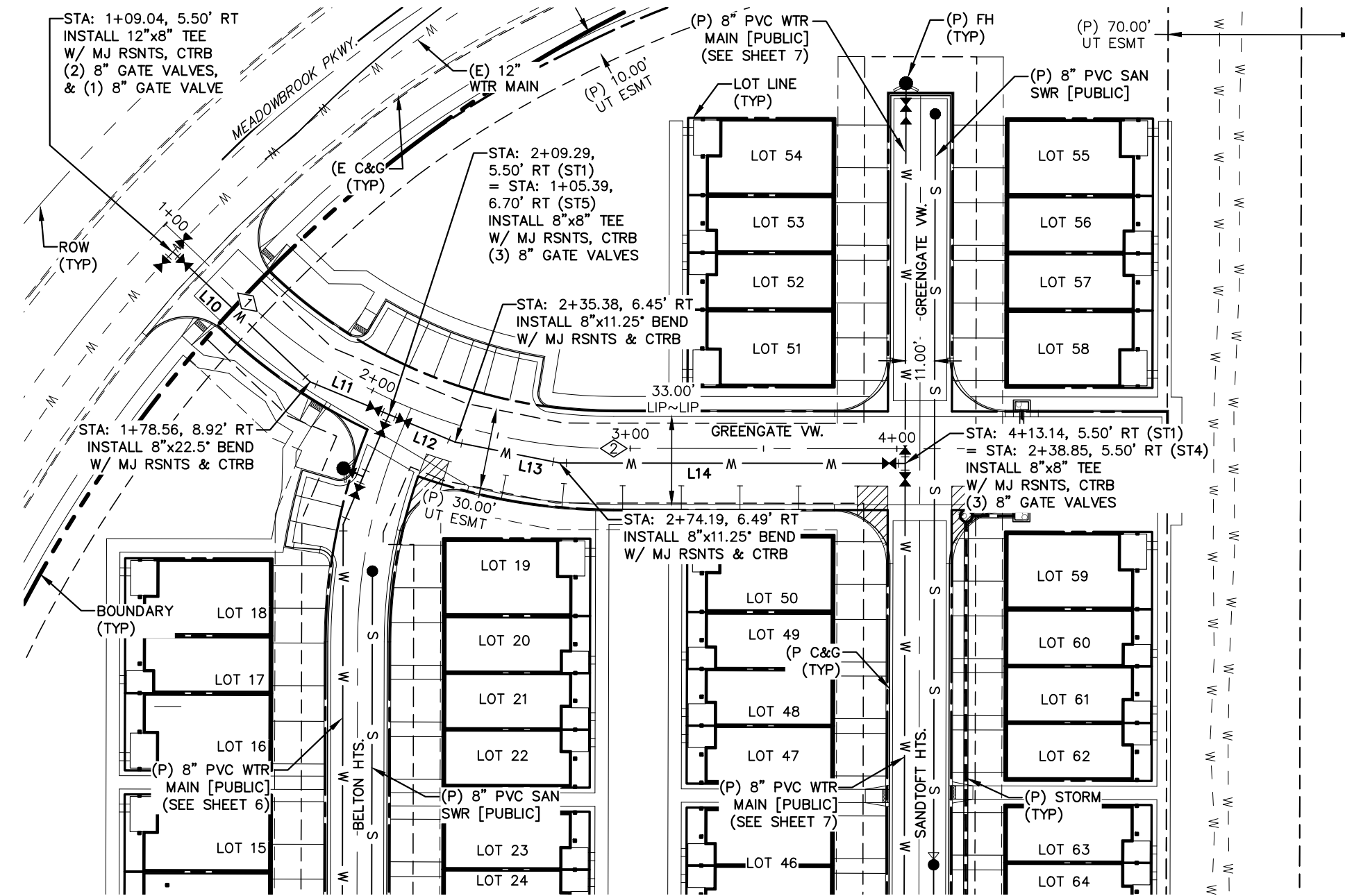
 DAVID L. MIJARES, COLORADO LICENSE #40510
 DATE: 7/27/22

**THE VILLAS
 AT CLAREMONT RANCH**

**SANITARY SEWER
 PLAN & PROFILE**

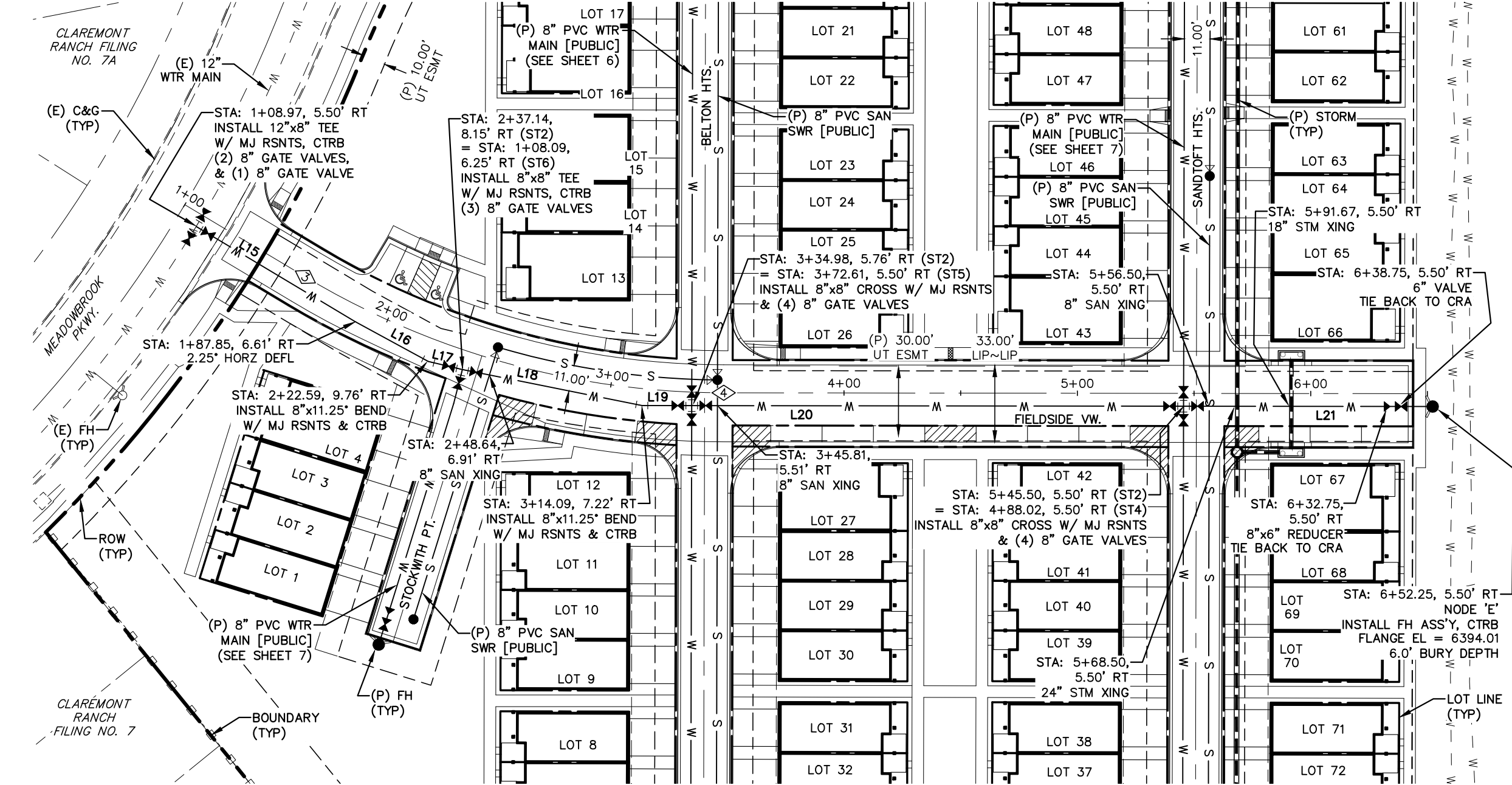
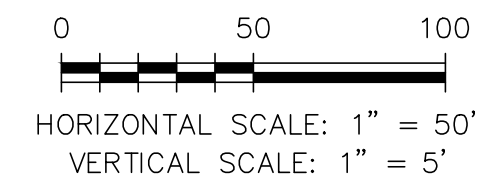
SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 4 OF 8

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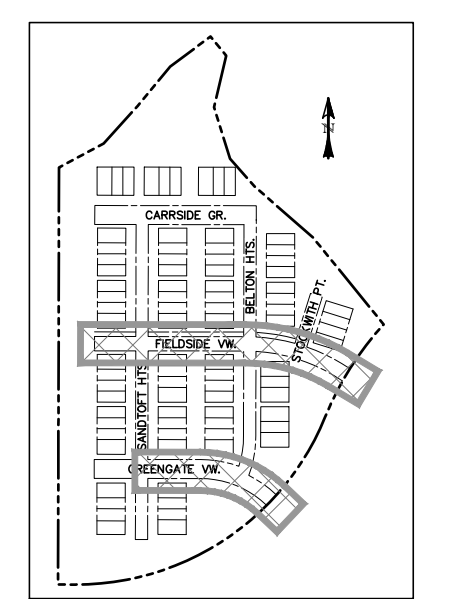


GREENGATE VIEW
STA: 1+00 ~ 4+25

LINE	BEARING	DISTANCE
L10	N46° 31' 48.42"W	70.93
L11	N67° 26' 05.49"W	31.99
L12	N67° 26' 05.49"W	26.87
L13	N78° 41' 05.49"W	40.01
L14	N89° 56' 05.49"W	129.55
L15	N59° 07' 05.87"W	79.37
L16	N61° 25' 41.63"W	35.68
L17	N76° 40' 41.63"W	15.00
L18	N78° 40' 41.63"W	78.49
L19	N89° 55' 41.63"W	21.33
L20	N89° 55' 41.63"W	210.74
L21	N89° 55' 41.63"W	106.75

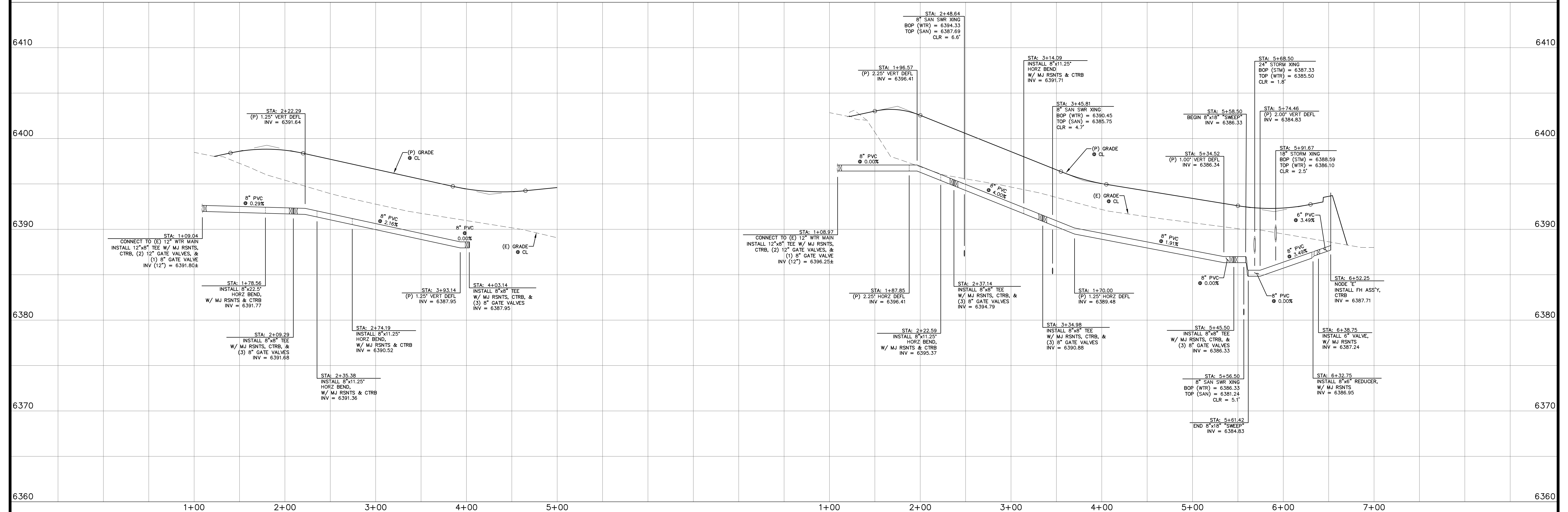


FIELDSIDE VIEW
STA: 1+00 ~ 6+60



LOCATION MAP
SCALE: N.T.S.

NUMBER	STATION	TYPE
1	1+42.32	PC
2	2+93.83	PT
3	1+60.24	PC
4	3+48.44	PT



REV.	DESCRIPTION	DATE



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 FIELDSIDE VIEW = ST2
 CARRISIDE GROVE = ST3
 SANDTOFT HEIGHTS = ST4
 BELTON HEIGHTS = ST5
 STOCKWITH POINT = ST6

PREPARED FOR:
PREMIERE HOMES
 200 W CITY CENTER DR #200
 PUEBLO CO 81003

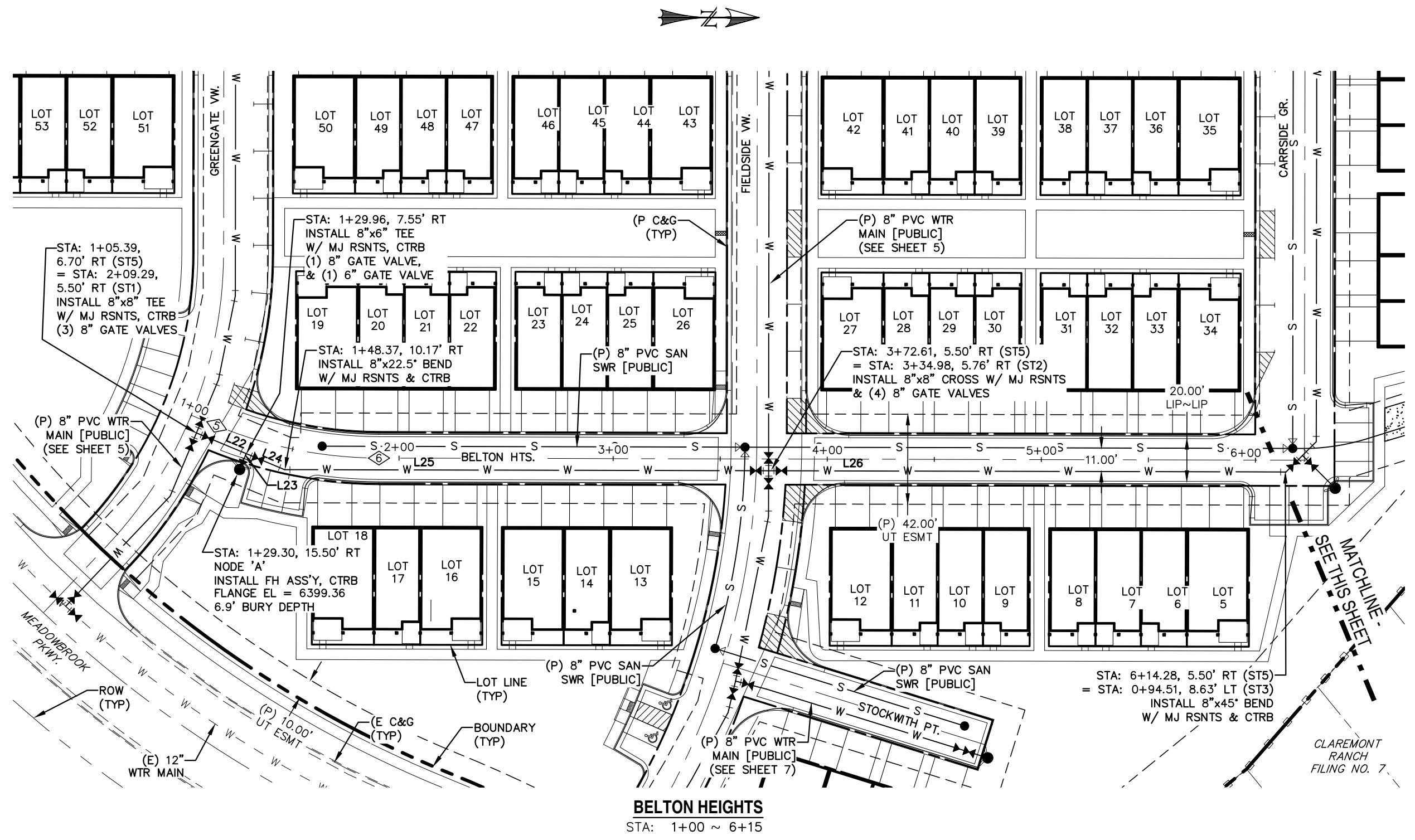
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 COLORADO LICENSED PROFESSIONAL ENGINEER
 40510
 DAVID L. MIJARES, COLORADO LICENSE #40510
 7/27/22 DATE



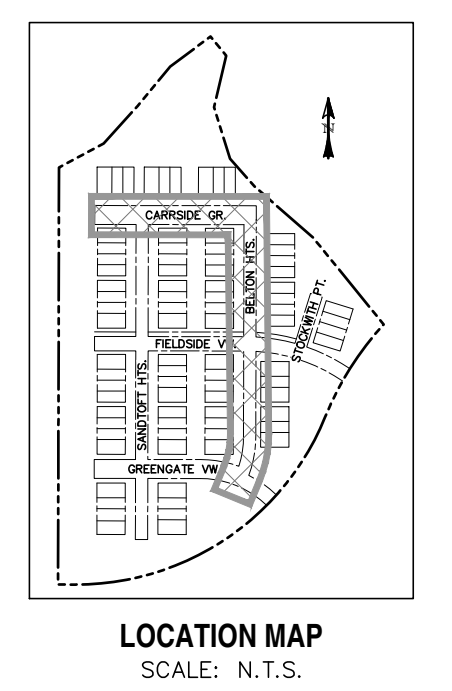
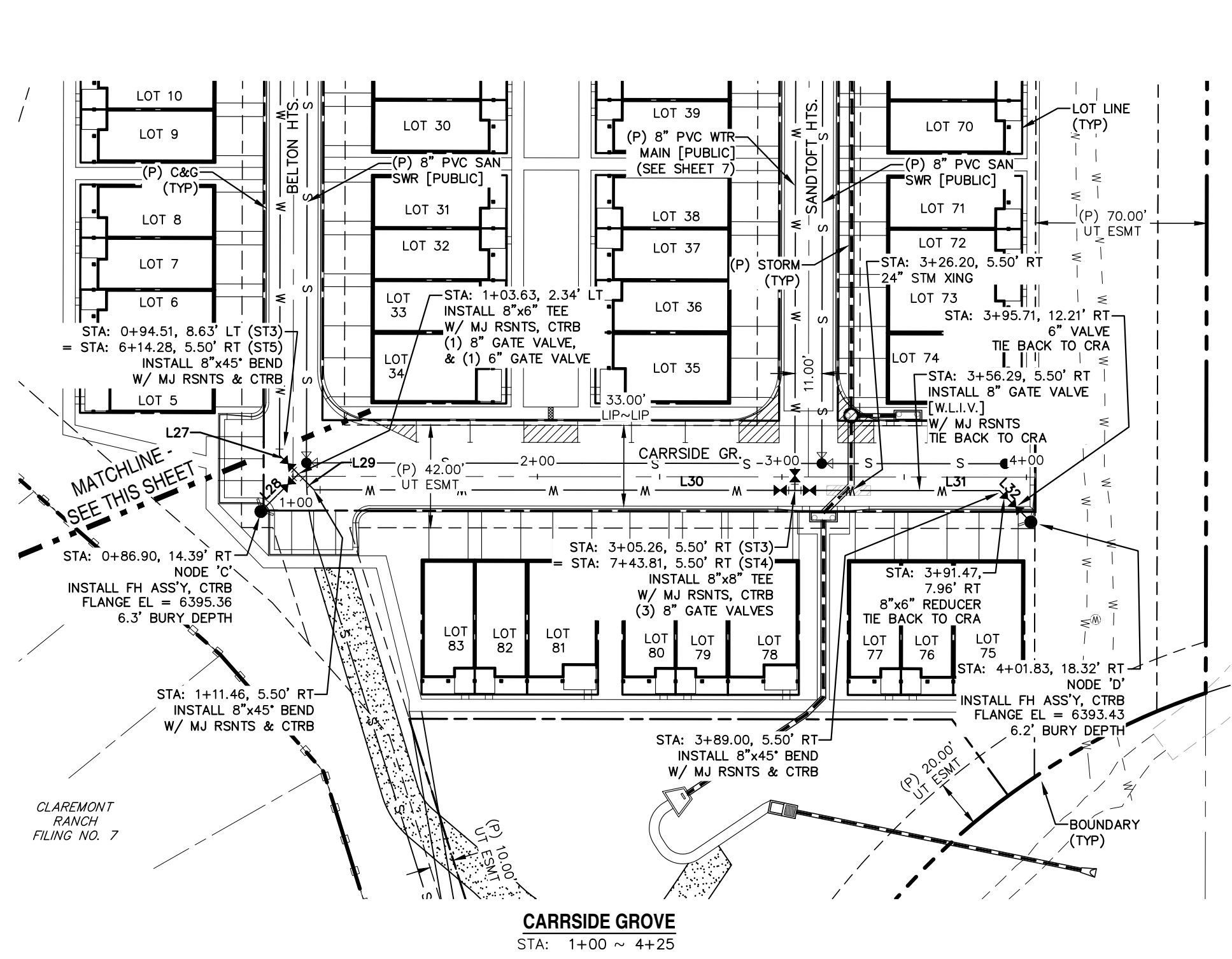
**THE VILLAS
 AT CLAREMONT RANCH**
**WATER
 PLAN & PROFILE**

SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 5 OF 8

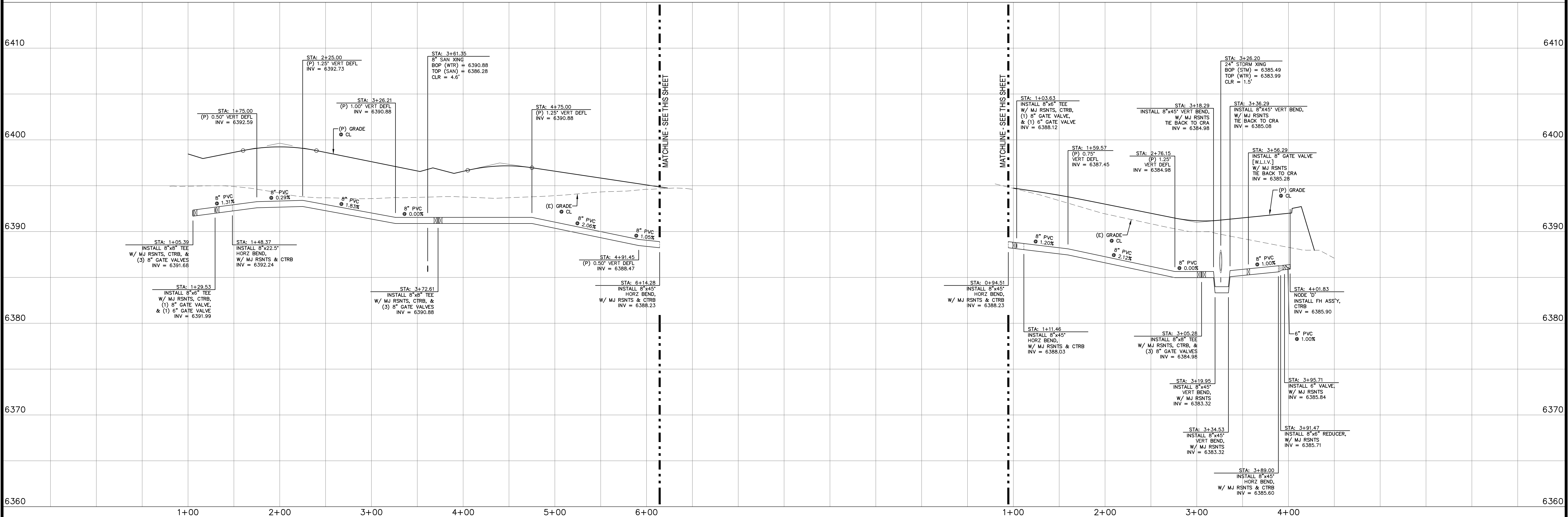
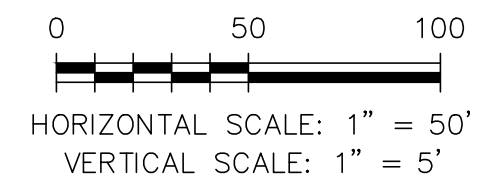
DRAWN BY: MGP



LINE	BEARING	DISTANCE
L22	N22° 38' 00.65"E	25.19
L23	S67° 21' 59.35"E	7.98
L24	N22° 38' 00.65"E	19.40
L25	N0° 08' 00.65"E	226.06
L26	N0° 08' 00.65"E	241.67
L27	N44° 55' 41.63"W	10.89
L28	N45° 04' 18.37"E	21.65
L29	N44° 55' 41.63"W	9.08
L30	N89° 55' 41.63"W	196.63
L31	N89° 55' 41.63"W	83.74
L32	N44° 55' 41.63"W	18.13



NUMBER	STATION	TYPE
5	1+12.84	PC
6	1+90.63	PT



REV.	DESCRIPTION	DATE

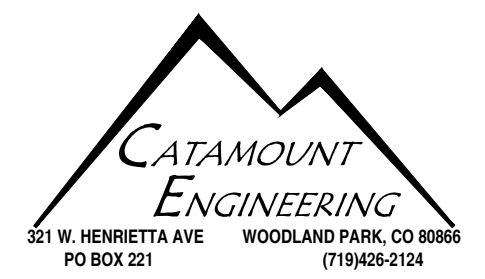


ALIGNMENT / STREET NAME ABBREVIATIONS:
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 CARRSIDE GROVE = ST3
 SANDTOFT HEIGHTS = ST4
 BELTON HEIGHTS = ST5
 STOCKWITH POINT = ST6

PREPARED FOR:
PREMIERE HOMES
 200 W CITY CENTER DR #200
 PUEBLO CO 81003

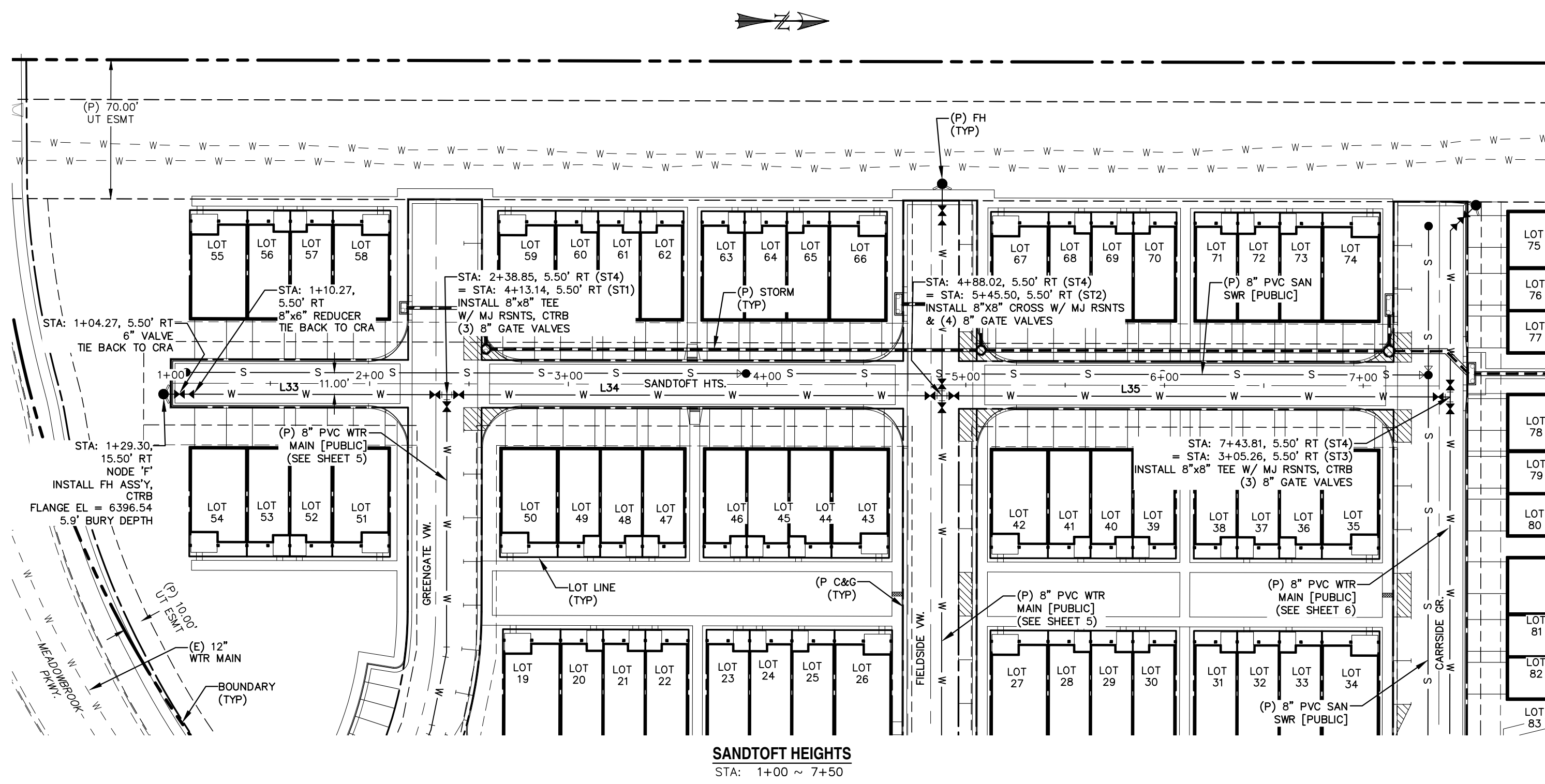
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 DAVID L. MUIJARES, COLORADO LICENSE #40510
 DATE: 7/27/22



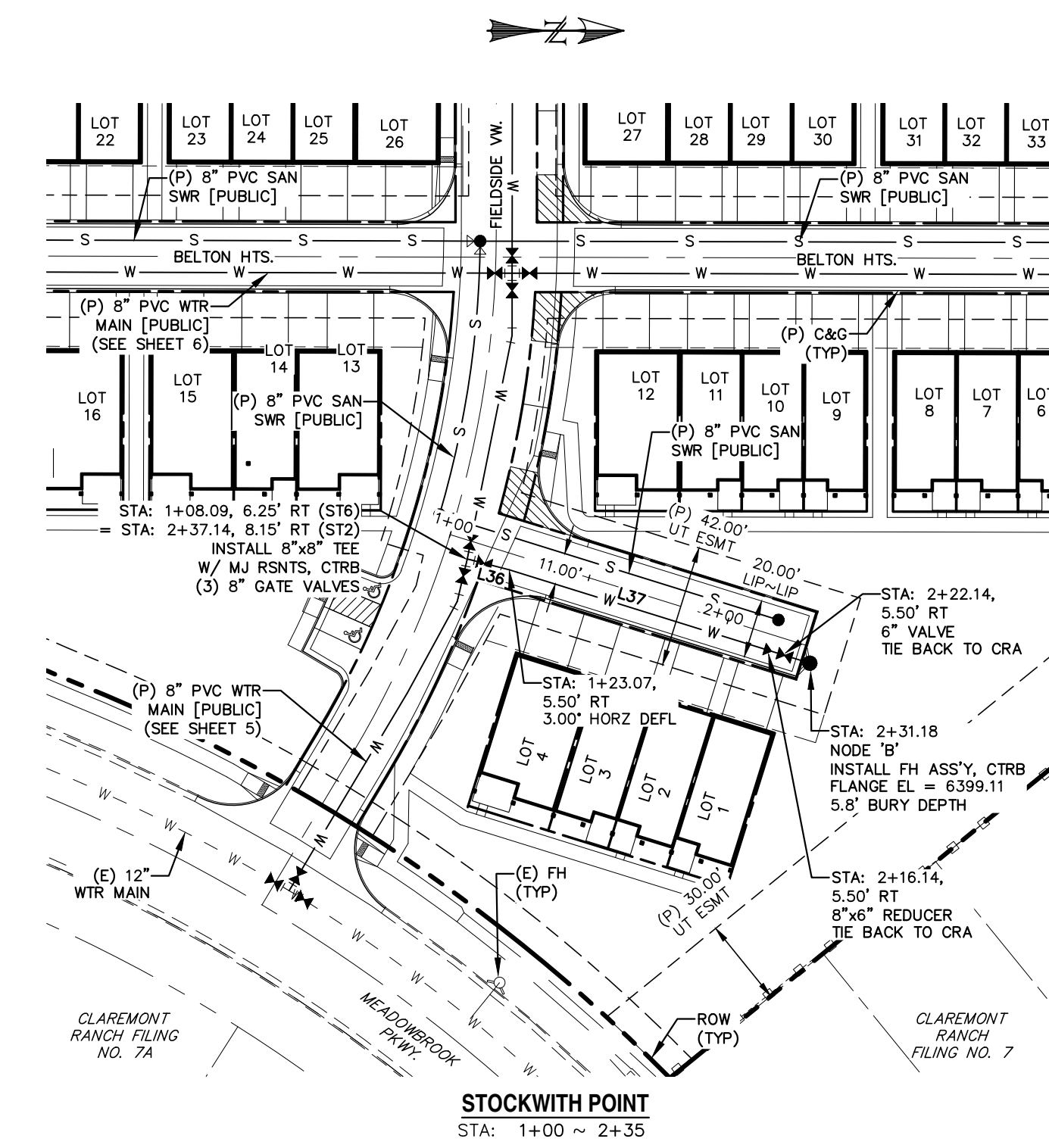
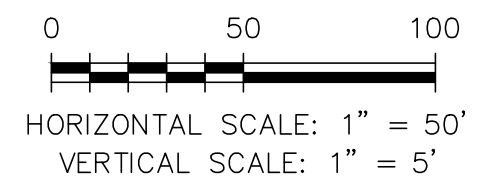
**THE VILLAS
 AT CLAREMONT RANCH**
**WATER
 PLAN & PROFILE**

SCALE: 1" = 50'	DATE: 01/17/20	DRAWN BY: MGP
JOB NUMBER: 16-102	SHEET: 6 OF 8	

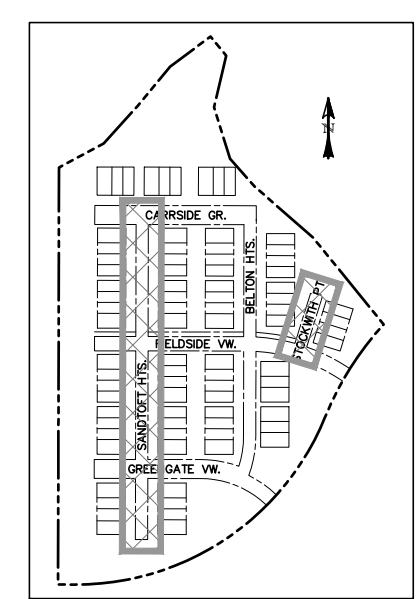


SANDTOFT HEIGHTS
STA: 1+00 ~ 7+50

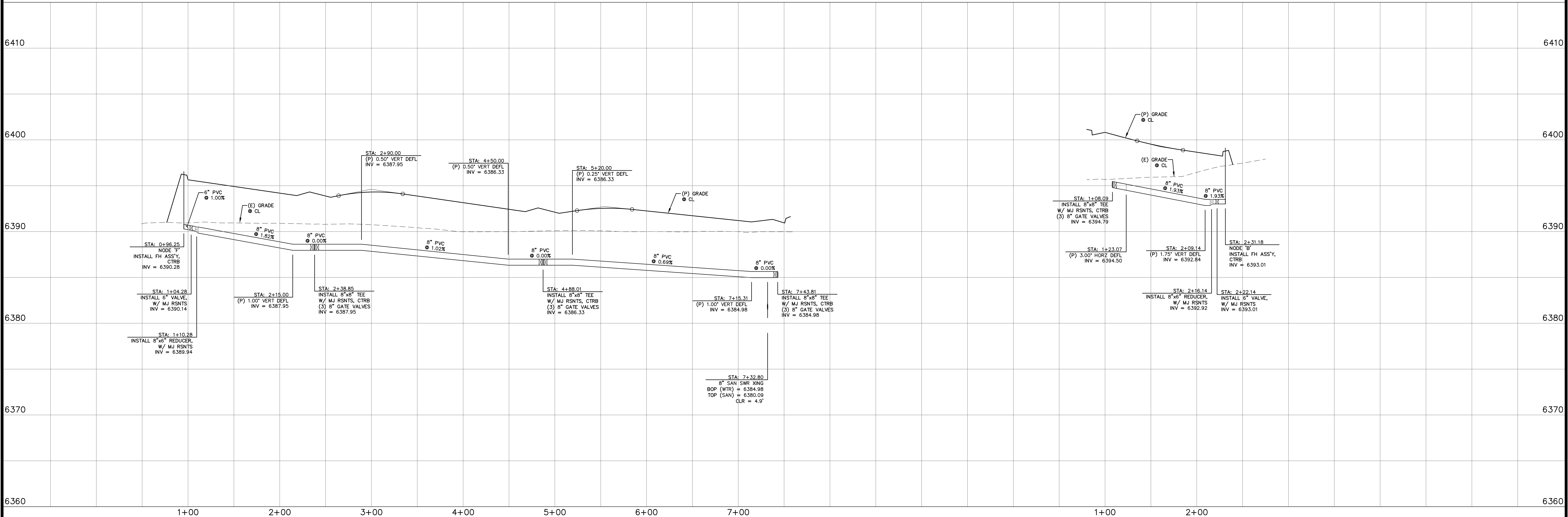
LINE TABLE		
LINE	BEARING	DISTANCE
L33	N0° 07' 32.17"E	142.60
L34	N0° 07' 32.17"E	249.17
L35	N0° 07' 32.17"E	255.79
L36	N14° 23' 18.47"E	15.00
L37	N17° 16' 07.18"E	108.11



STOCKWITH POINT
STA: 1+00 ~ 2+35



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE

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PREPARED FOR:
PREMIERE HOMES
200 W CITY CENTER DR #200
PUEBLO CO 81003

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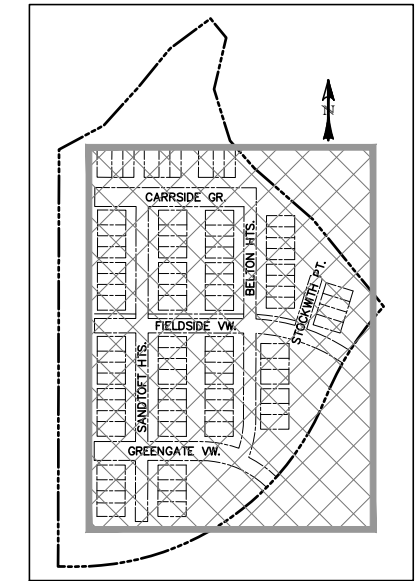
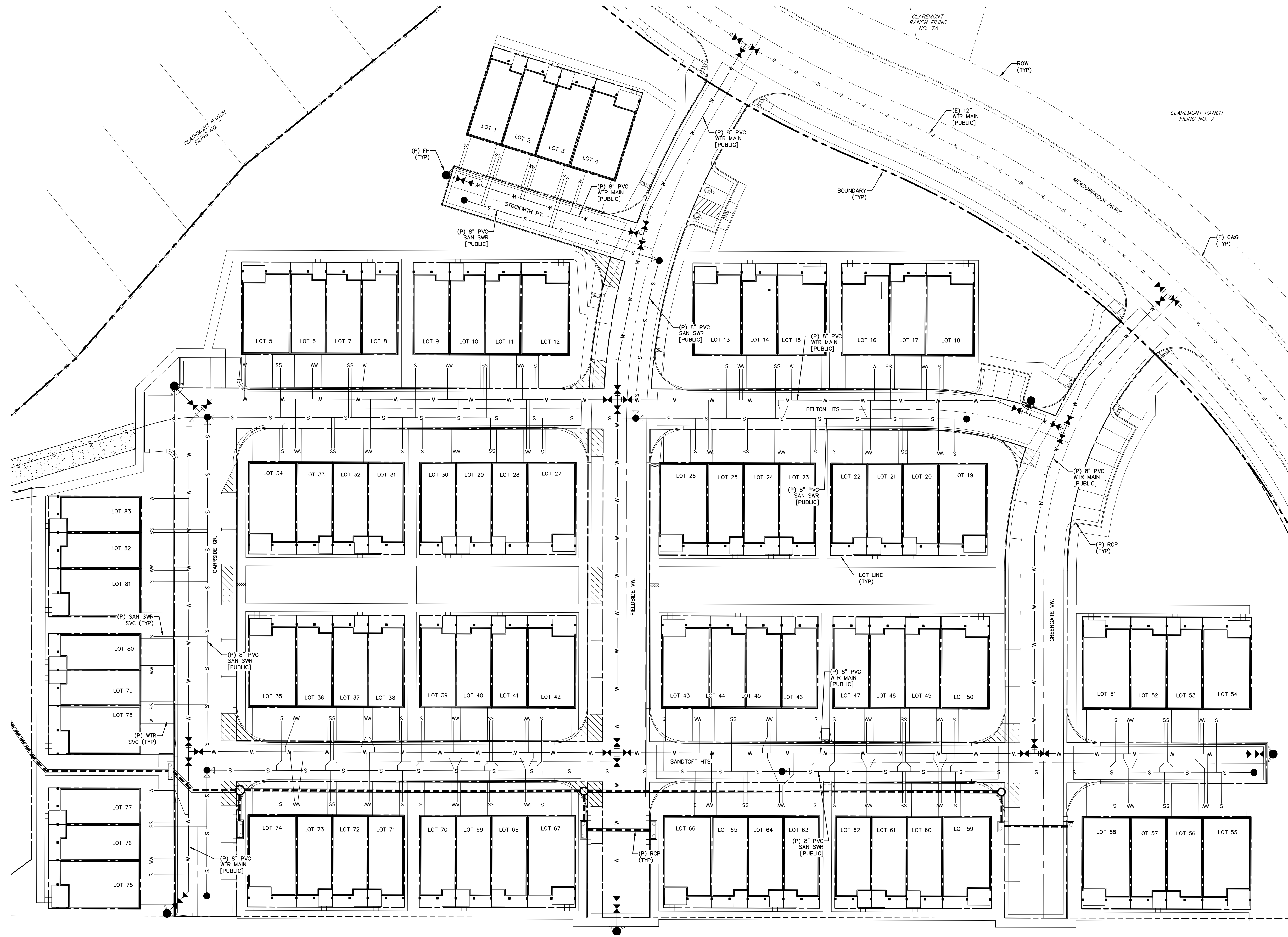
 DAVID L. MIJARES, COLORADO LICENSE #40510
 7/27/22 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
WOODLAND PARK, CO 80866
(719)425-2124
PO BOX 221

THE VILLAS AT CLAREMONT RANCH
WATER PLAN & PROFILE

SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 7 OF 8

DRAWN BY: MGP



LOCATION MAP
SCALE: N.T.S.



0 30 60
SCALE: 1" = 30'

REV.	DESCRIPTION	DATE



PREPARED FOR:
PREMIERE HOMES
200 W CITY CENTER DR #200
PUEBLO CO 81003

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF
OF CATAMOUNT ENGINEERING
David L. Mijares
DAVID L. MIJARES, COLORADO LICENSED PROFESSIONAL ENGINEER
40510
7/27/22
DATE



**THE VILLAS
AT CLAREMONT RANCH**
UTILITY SERVICE PLAN

SCALE: 1" = 30'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 8 OF 8

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