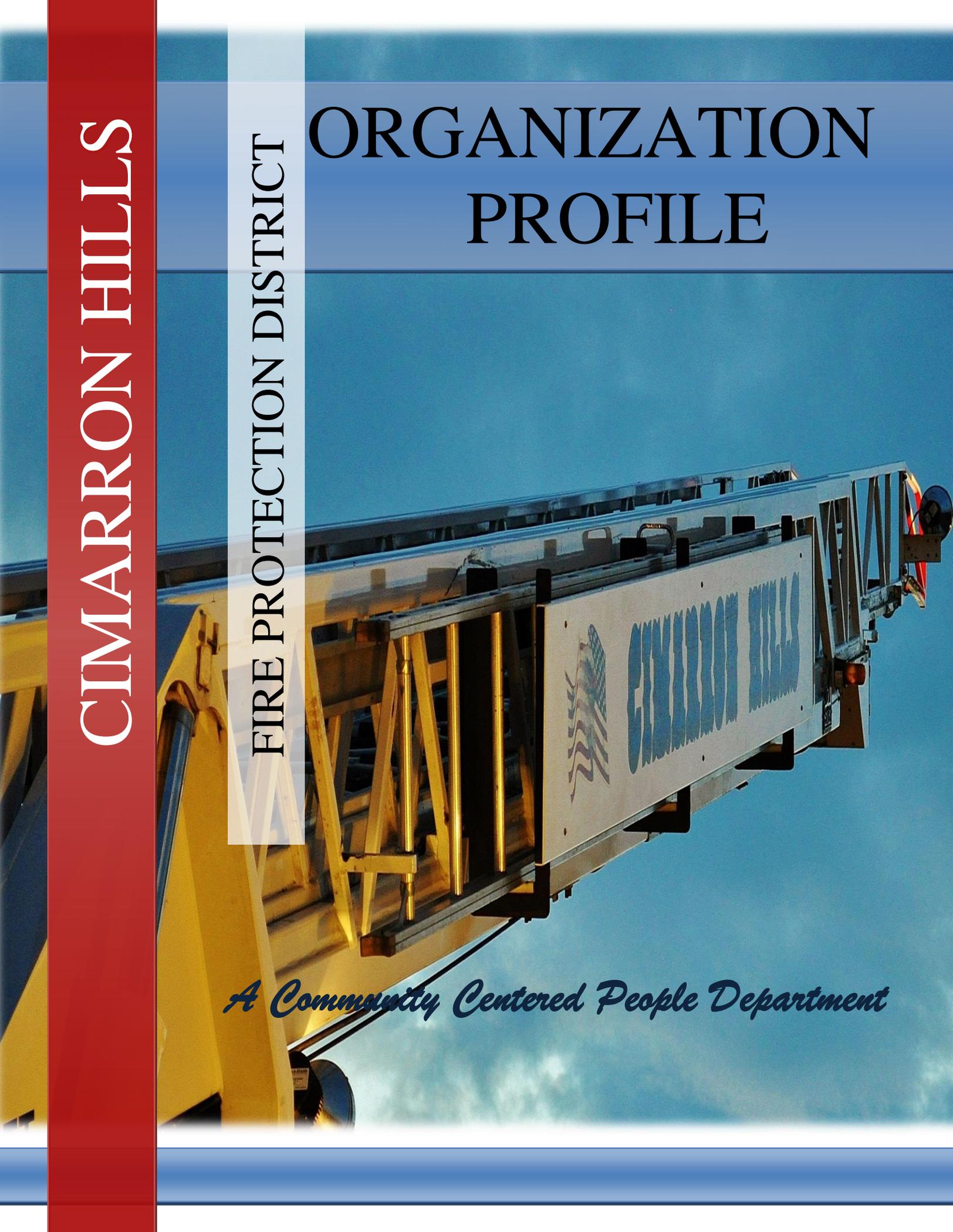


CIMARRON HILLS

FIRE PROTECTION DISTRICT

ORGANIZATION PROFILE

A Community Centered People Department

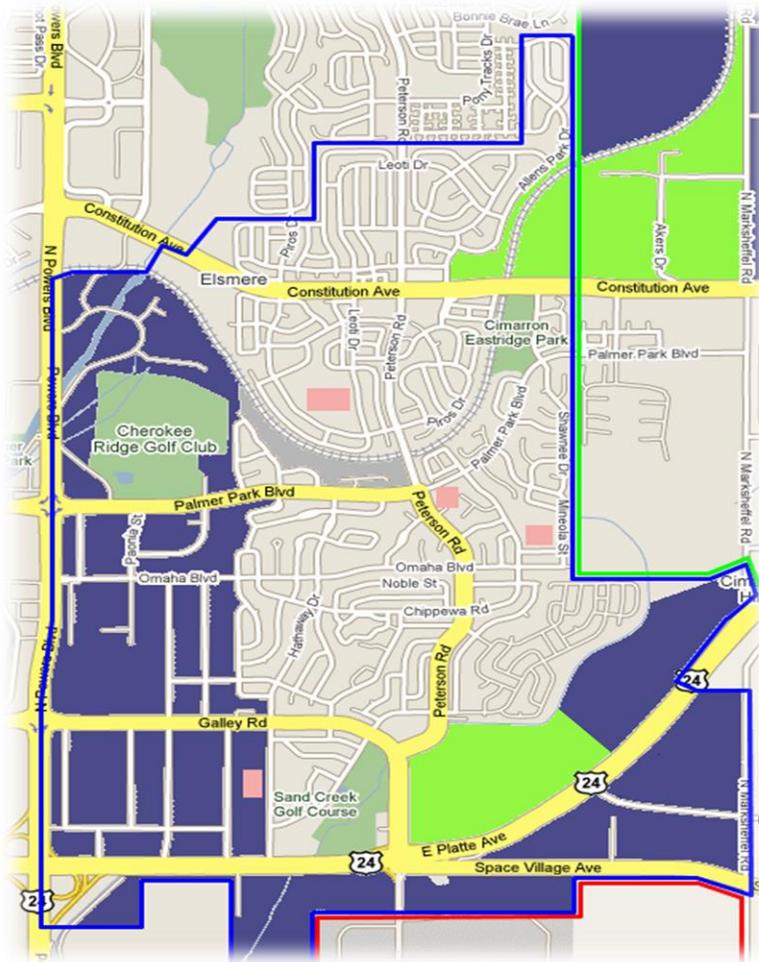




Cimarron Hills Fire Protection District

The Cimarron Hills Fire Protection District was founded in 1972 in an effort to provide timely fire response to the unincorporated subdivision of Cimarron Hills. With our roots established in volunteer service, the District’s resources have matured into a career fire department comprised of paid full-time and part-time members with credentials and training that rival larger city departments.

Overseen by a 5 member elected Board, the Cimarron Hills Fire Protection District is dedicated to providing progressive quality emergency and non-emergency services to community members, business owners, and visitors of our neighborhoods. The area served by the Cimarron Hills Fire Protection District encompasses a densely populated and diverse community to include single-family homes, large apartment complexes, a variety of businesses, and a light-industrial warehouse and manufacturing district.



■ Industrial ■ Open Land/Parks ■ Schools



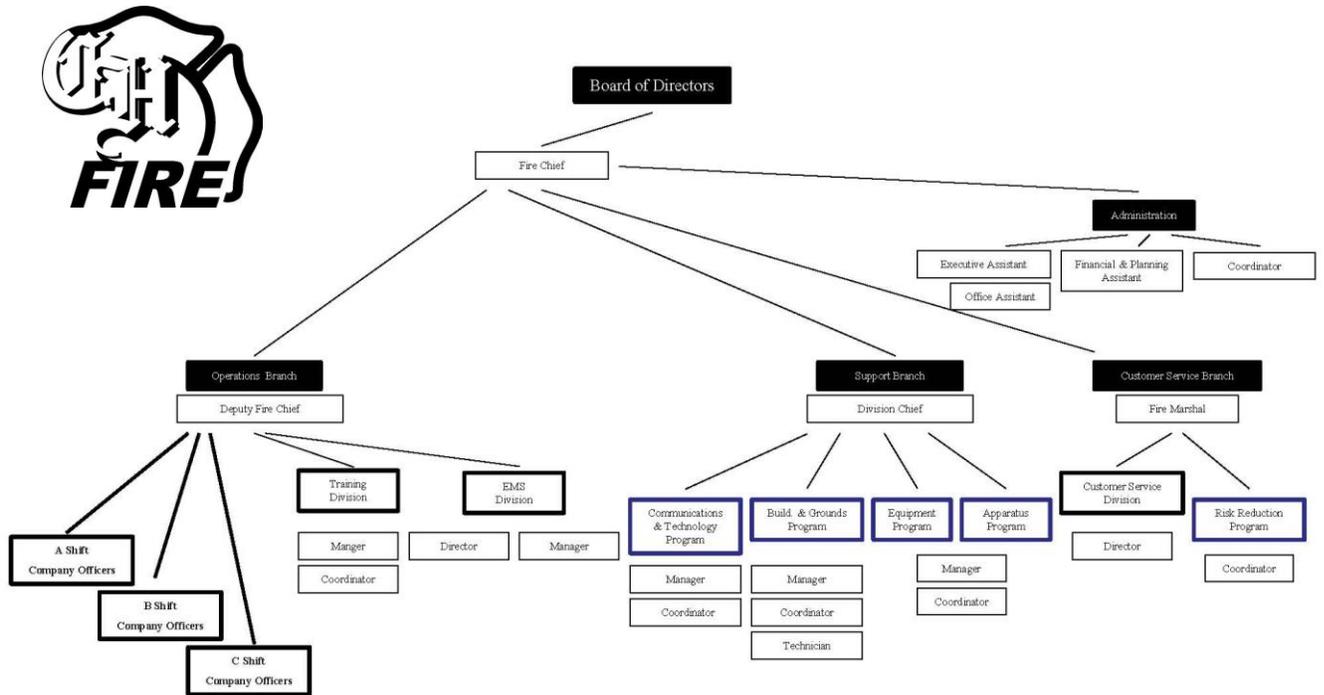
Cimarron Hills Fire Protection District

ORGANIZATION PROFILE

The Cimarron Hills Fire Department operates under the philosophy that we serve the people of our community. This is reflected in the organization's **Slogan**, *"A Community Centered People Department."* The **Mission** of this great organization is to *honorably serve family, yours and ours, with compassion and professionalism, exceeding expectations with a positive attitude before, during, and after any time of need.*

The Cimarron Hills Fire Department responds out of two facilities serving approximately 20,000 community members in addition to the densely populated commercial portion of the area. The organization responds twenty-four hours a day/seven days a week, through a three-platoon shift system, to a variety of fire incidents such as structure fires, wildland and brush fires, vehicle fires, and much more. In addition, the organization provides Advanced Life Support to the community, heightening the level of quick emergency medical care received. The Cimarron Hills Fire Department also responds to hazardous materials incidents, aircraft incidents, and a variety of emergency and non-emergency needs of our community.

Organizational Structure





**CIMARRON HILLS FIRE DEPARTMENT
OFFICE OF THE FIRE CHIEF**



1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

Hello and thank you for your interest in the Cimarron Hills Fire Department. We hope that this information will become a valuable resource for you to learn about our organization and the services provided to our community.

The firefighters of the Cimarron Hills Fire Department are proud to be at the center of the Cimarron Hills community's protection by providing emergency and non-emergency services daily. The Cimarron Hills Fire Department is proud to adopt the slogan, *A Community Centered People Department*. This concept is embraced by our members and leadership, as we are dedicated to providing services of all types to the great members and visitors of our community.

I invite you to stop by any of our facilities to visit and ask questions. Thank you for your time and support of this fabulous team dedicated to your protection.

Steve Conner
Acting Fire Chief
Cimarron Hills Fire Department



A Community Centered People Department





Personnel

The Cimarron Hills Fire Department incorporates a variety of positions to achieve the mission of serving our community in any time of need. Below is our standard staffing compliment. This compliment includes a variety of operational, command staff, and administrative positions. In addition, community support positions provide additional enhanced services to the Cimarron Hills Community through a wide range of programs aimed at preventing fire and other emergencies, reducing risk, and ensuring that each individual in the community is cared for in any time of need.

Firefighters	(RSV)	.....	4-6
	(PT)	.....	8-10
	(FTE)	.....	3
Paramedic-Firefighters	(PT)	.....	1-2
	(FTE)	.....	3
Driver Engineers	(PT)	.....	1-2
	(FTE)	.....	3
Lieutenants	(FTE)	.....	3
Captain	(FTE)	.....	1
Support Staff	(VOL)	.....	2
	(PT)	.....	4
	(FTE)	.....	2
Division Chief	(PT)	.....	1
Deputy Fire Chief	(FTE)	.....	1
Fire Chief	(FTE)	.....	1
Total Personnel		.....	37-44

FTE = Full Time Equivalent Employee, PT = Part-Time Employee, RSV= Reserve, VOL = Support Volunteer





Emergency Response

The Cimarron Hills Fire Department operates many pieces of apparatus and resource types in order to provide a variety of services to the community. The Cimarron Hills Fire Department is one of few organizations within El Paso County that responds with a full service Ladder Truck to incidents. This includes the capability for specialty rescue equipment, enhanced vehicle extrication, and the equipment and trained personnel to service both residential and large commercial properties.

In addition, the Cimarron Hills Fire Department deploys a Medical Squad or Engine Company with Advanced Life Support capabilities to medical incidents. The organization also has wildland firefighting capabilities and incident command resources, among many others.





Divisions and Programs

The Cimarron Hills Fire Department is divided into a series of branches, divisions and programs to organize daily operations and administration, working seamlessly together to achieve the organization's operational and administrative goals. These branches include the Operations Branch, Support Branch, and the Community Services Branch.

The Operations Branch manages all operational aspects of the organization, to include all operational fire companies as well as Training and Emergency Medical Services (EMS).

The Support Branch manages all components that support the operations of the organization, to include Apparatus, Equipment, Communications & Technology and Buildings & Grounds.

The Cimarron Hills Community Services Branch provides educational programs to the community, coordinates community events, and includes the Community Assistance Officer Program which focuses on making sure our community is taken care of after an emergency event. In addition, this branch manages risk reduction measures in the community such as code enforcement, pre-fire planning and fire prevention property inspections.

The Administration manages everything from payroll and payables to budgeting and forecasting finances many years in advance. The Fire Chief works with the Board of Directors, administrative staff, legal counsel, bookkeepers, and fire department officers to manage administrative functions. The administration provides support to all Cimarron Hills programs and divisions through document and policy management, benefits administration, purchasing processes, and budgeting. The administration also serves as the organization's human resources department, risk management coordination, and strategic planning section, along with statistical analysis and data coordination.





Cimarron Hills Fire Protection District

ORGANIZATION PROFILE

**For further information, please contact us
or visit us on the web**

www.cimarronhillsfire.org

**Cimarron Hills Fire Protection District
Headquarters and Training Facility**

**1835 Tuskegee Place
Colorado Springs, Colorado 80915**

719-591-0960



<https://www.facebook.com/Cimarron-Hills-Fire-Department-221977201211914>



@CimHillsFD





CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

Colorado Springs, CO 80915

719.591.0960

Fax 719.591.0996

Fire Prevention Division Commitment Letter

June 4, 2020

RE:

1111 Meadowbrook Parkway

Commercial Structure

Parcel # 54081-01-054

Amy Burton,

The Cimarron Hills Fire Protection District (CHFPD) will review the proposed development once submitted to Regional Building Department. The future development will be located in the Fire District at Claremont Business Park (1111 Meadowbrook Parkway). We acknowledge that the intended/anticipated use of the property is commercial.

We will provide emergency services from our full-time staffed facilities, the closest located at 1885 Peterson Road. This is approximately 3 miles away with a response time of 5 minutes.

Our services will include emergency and non-emergency response, public education, code compliance and plan review. We sincerely look forward to providing our services to this new facility.

If you have any questions or need any other information, please don't hesitate to contact the Cimarron Hills Fire Prevention Division.

Sincerely,

John (J.T.) McLeod

Division Chief of Fire Prevention

Fire Inspector III-Plans Examiner

719-591-0960

jmcleod@cimarronhillsfire.org

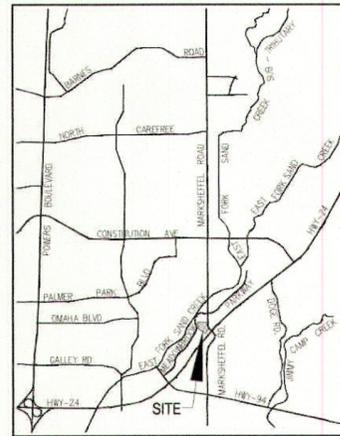
**WATER AND SANITARY SEWER SERVICE INSTALLATIONS
GENERAL NOTES:**

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- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARD MANHOLE DETAILS (5' MIN DIAMETER), EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
- OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13.
- MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER:
DEPTH GREATER THAN 6 FEET: MATERIAL TYPE SDR 35
DEPTH BETWEEN 4 FEET AND 6 FEET: MATERIAL TYPE SCH 40 OR CAST IRON (CIP)
DEPTH LESS THAN 4 FEET: MATERIAL TYPE SCH 40 OR CIP WITH CONCRETE CAP.
- WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES (MINIMUM 18" INCHES) OTHERWISE STEEL CASING MUST BE USED. SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CIP.
- ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
a. THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
b. THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
c. THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPIING EQUIPMENT.
d. THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ADOBE ACROBAT PDF FORMAT.
e. "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
f. NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
- ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

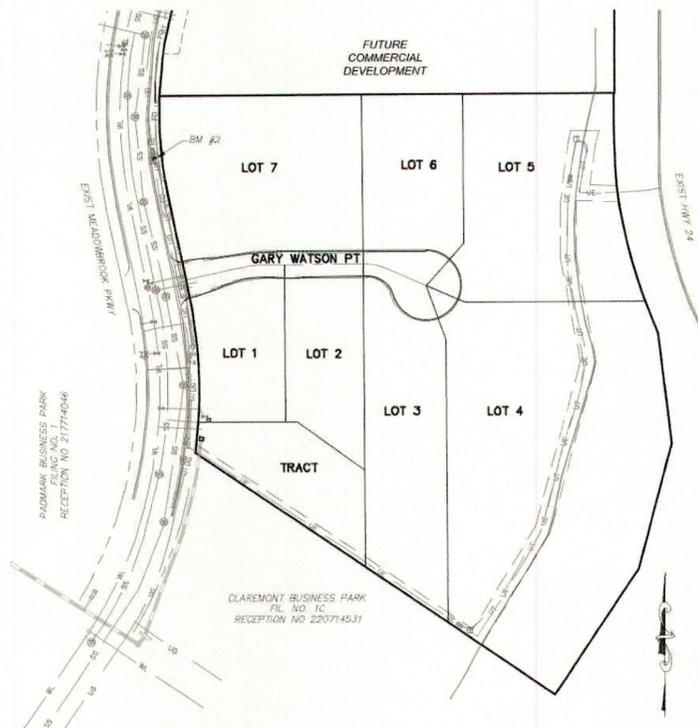
CLAREMONT BUSINESS PARK 2 FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO SANITARY SEWER PLAN (INCLUDING UTILITY SERVICE PLAN)

AUGUST 2020



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

CONTACTS

OWNER	HAMMERS CONSTRUCTION INC. 1411 MOULDER HEIGHTS COLORADO SPRINGS, CO 80915 719-570-1599
CIVIL ENGINEER	MS CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, ST 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ, P.E. 719-491-0818
WATER AND WASTEWATER	CHEROKEE METROPOLITAN DISTRICT 6050 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JEFF MUNGER 719-597-5080
FIRE DEPARTMENT	CHAMPION HILLS FIRE DEPARTMENT 1835 TUSSEZEE PLACE COLORADO SPRINGS, CO 80915 719-591-0960
TELEPHONE COMPANY	U.S. WEST COMMUNICATIONS (LOCATORS) 800-922-1987 AT&T (LOCATORS) 719-635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M.S. CIVIL CONSULTANTS, INC. DATE

**CHEROKEE METROPOLITAN DISTRICT
WASTE 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: *Jeff Munger* DATE: 08/05/2020

BASIS OF BEARINGS

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 208712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E, A DISTANCE OF 218.26 FEET.

BENCHMARKS

- BL33 BEING A BERTHSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6455.17'
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD. ELEVATION = 6372.26'

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	SAN SEW PLAN & PROFILE (INCL UTILITY SERVICES)

CLAREMONT BUSINESS PARK 2 FIL. NO. 1	
SANITARY SEWER PLAN (INCL UTILITY SERVICES)	
PROJECT NO. 44-037	DATE: 08-04-20
DESIGNED BY: GW	CHECKED BY: WS
DRAWN BY: CLP	SHEET 1 OF 2
VERTICAL: N/A	SS01
HORIZONTAL: N/A	

102 E. PAVES PEAK AVE SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

MS CIVIL CONSULTANTS, INC.
PROFESSIONAL ENGINEERS

FOR AND ON BEHALF OF
M.S. CIVIL CONSULTANTS,
INC.

NO.	DATE	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL. NO. 1
 SANITARY SEWER PLAN (INCL UTILITY SERVICES)
 PROJECT NO. 44-037 DATE: 08/4/20
 SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS
 SHEET 2 OF 2
 SS02

102 E. Pikes Peak Ave. Suite 500
 Colorado Springs, CO 80903
 PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

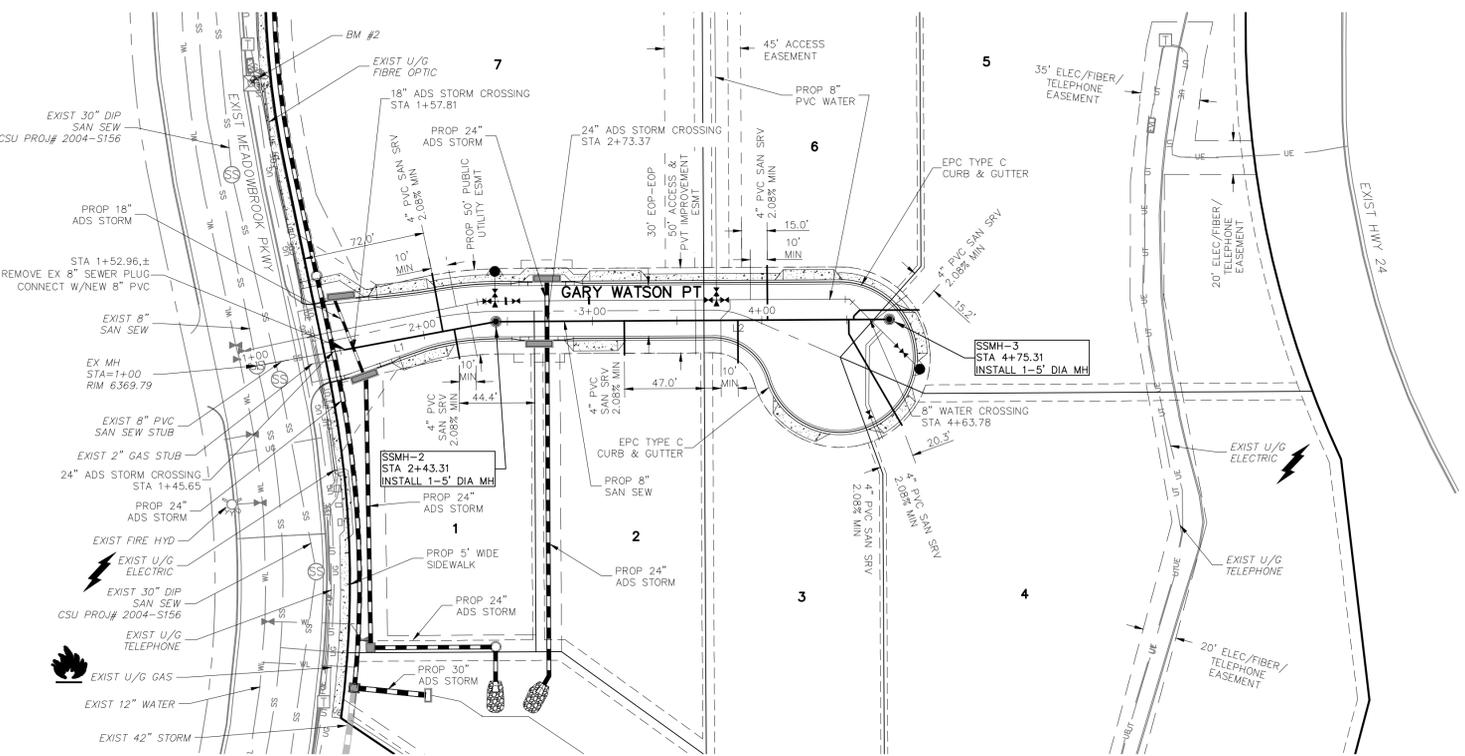
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

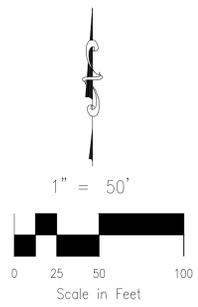
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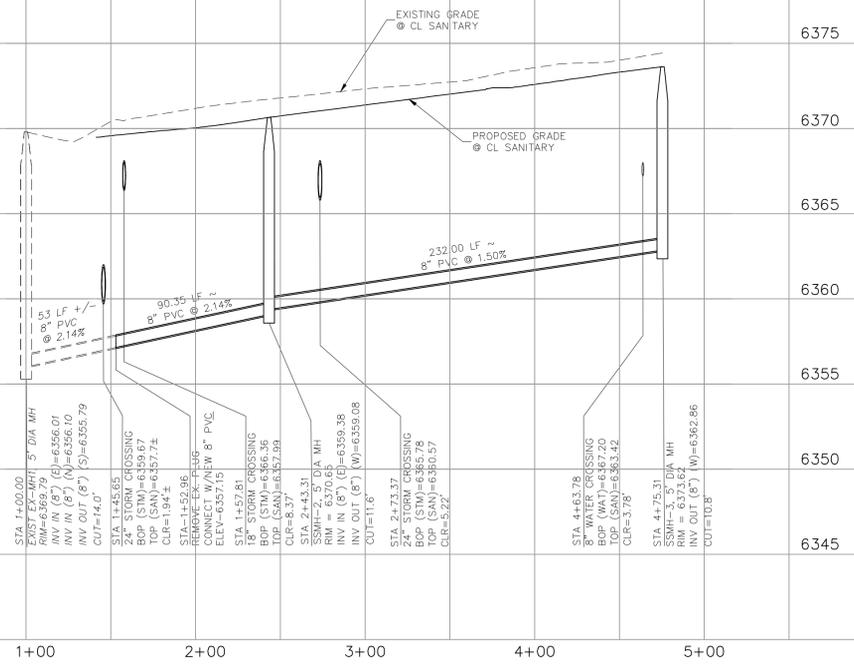


SANITARY SEWER LINE TABLE

LINE	LENGTH	DIRECTION
L1	90.35'	N79°30'16\"E
L2	232.00'	N89°41'23\"E



GARY WATSON PT
STA 1+52.96 TO STA 4+75.31
(PUBLIC)



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13. ALL NONMETALLIC PIPES SHALL HAVE TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE WITH NO. 12 COPPER CONNECTIONS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. TRACER WIRE SHALL BE JOINED 3-WAY OR 4-WAY LOCKABLE MECHANICAL CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATIONS. NON-LOCKING FRICTION FIT, TWIST-ON, OR TAPED CONNECTIONS ARE NOT PERMITTED. THE TRACER WIRE SHALL ALSO BE CORROSION BY EPOXY OR SILICON COATING. ROUTE TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
14. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
15. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
16. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
17. ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARD MANHOLE DETAILS (5' MIN. DIAMETER). EXCEPT AS NOTED ON THESE PLANS, WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS.
18. SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
19. OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
20. TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13.
21. MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER.
DEPTH GREATER THAN 6 FEET: MATERIAL TYPE SDR 35
DEPTH BETWEEN 4 FEET AND 6 FEET: MATERIAL TYPE SCH 40 OR CAST IRON (CI)
DEPTH LESS THAN 4 FEET: MATERIAL TYPE SCH 40 OR CI WITH CONCRETE CAP.
22. WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES (MINIMUM 18" INCHES) OTHERWISE STEEL CASING MUST BE USED. SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CI.
23. ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
24. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 - a. THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 - b. THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 - c. THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPIING EQUIPMENT.
 - d. THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ADOBE ADOBE .PDF FORMAT.
 - e. "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 - f. NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
 - g. ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

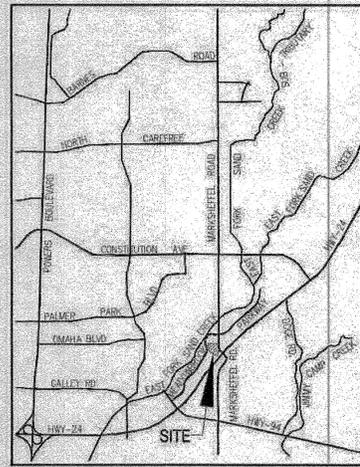
CLAREMONT BUSINESS PARK 2 FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

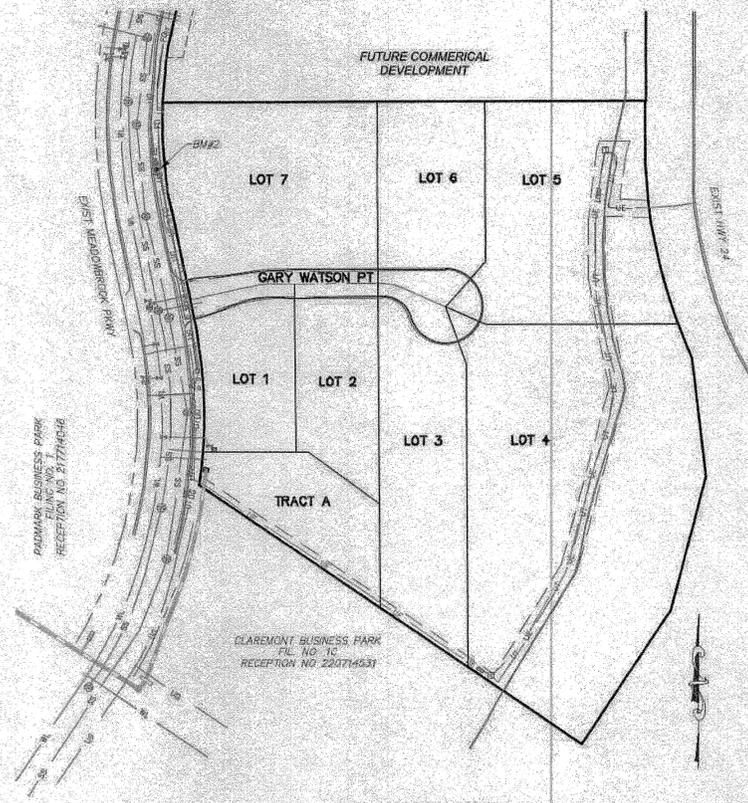
WATER SYSTEM PLAN

(INCLUDING UTILITY SERVICE PLAN)

AUGUST 2020



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712396, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLUS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27603 IS ASSUMED TO BEAR N22°18'18"E, A DISTANCE OF 218.26 US SURVEY FEET.

BENCHMARKS

1. BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 9" SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6455.17'
2. CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD. ELEVATION = 6372.26'

CONTACTS

OWNER:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 719-570-1599
CIVIL ENGINEER:	M.S. CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, ST 110 COLORADO SPRINGS, CO 80903 VIRGL A. SANCHEZ, P.E. 719-491-0818
WATER AND WASTEWATER:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80903 JEFF MUNKER 719-597-5080
FIRE DEPARTMENT:	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 719-591-0960
TELEPHONE COMPANY:	U.S. WEST COMMUNICATIONS (LOCATORS) 800-922-1987 AT&T (LOCATORS) 719-635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.



8-4-20
DATE
VIRGL A. SANCHEZ, COLORADO P.E. #57160
FOR AND ON BEHALF OF M.S. CIVIL CONSULTANTS, INC.

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

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

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 RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: *Jeff Munker* 08/05/2020
DATE

PRIVATE WATER MAIN EXTENSIONS

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE DISTRICT'S SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE FEET (5' 0") AND A MAXIMUM OF SIX (6' 0") OF COVER OVER THE WATER MAINS. THE UNDERSIGNED UNDERSTANDS THAT ALL WATER MAINS, FIRE HYDRANTS, AND APPURTENANCES AS INDICATED ON THIS INSTALLATION PLAN SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER.

SIGNED: *Virgl A. Sanchez* 08/26/2020
DATE

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

CIMARRON HILLS FIRE DEPARTMENT

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE "A" IS 0000 GALLONS AT NODE "B" IS 0000 GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FIRE DEPARTMENT SIGNATURE: N/A DATE:

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	WATER PLAN (INCL UTILITY SERVICES)

EL PASO COUNTY FILE NO. SF-20-014

CLAREMONT BUSINESS PARK 2 FIL. NO. 1
WATER SYSTEM PLAN (INCL UTILITY SERVICES)
PROJECT NO. 44-037 DATE: 08-04-20
SCALE: HORIZONTAL: N/A VERTICAL: N/A
DESIGNED BY: GW DRAWN BY: CLP CHECKED BY: WAS
WT01 SHEET 1 OF 2

102 E PAVES PAV AVENUE, SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

M.S. CIVIL CONSULTANTS, INC.
FOR AND ON BEHALF OF M.S. CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER
VIRGL A. SANCHEZ, COLORADO P.E. NO. 57160
8-4-20

FOR AND ON BEHALF OF M.S. CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER
VIRGL A. SANCHEZ, COLORADO P.E. NO. 57160
8-4-20

NO.	DATE	BY	DESCRIPTION

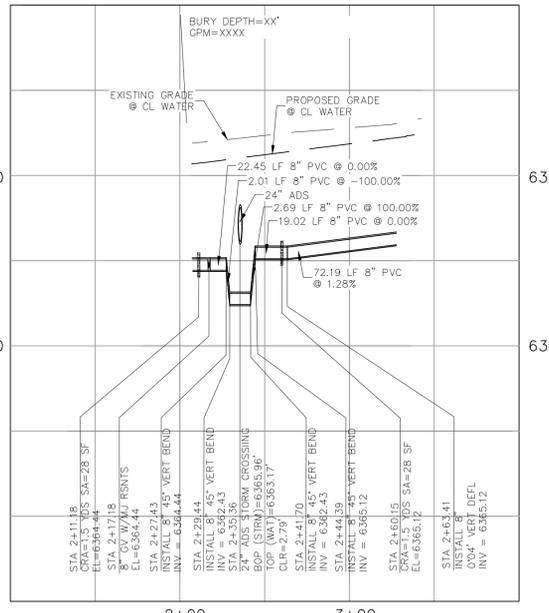
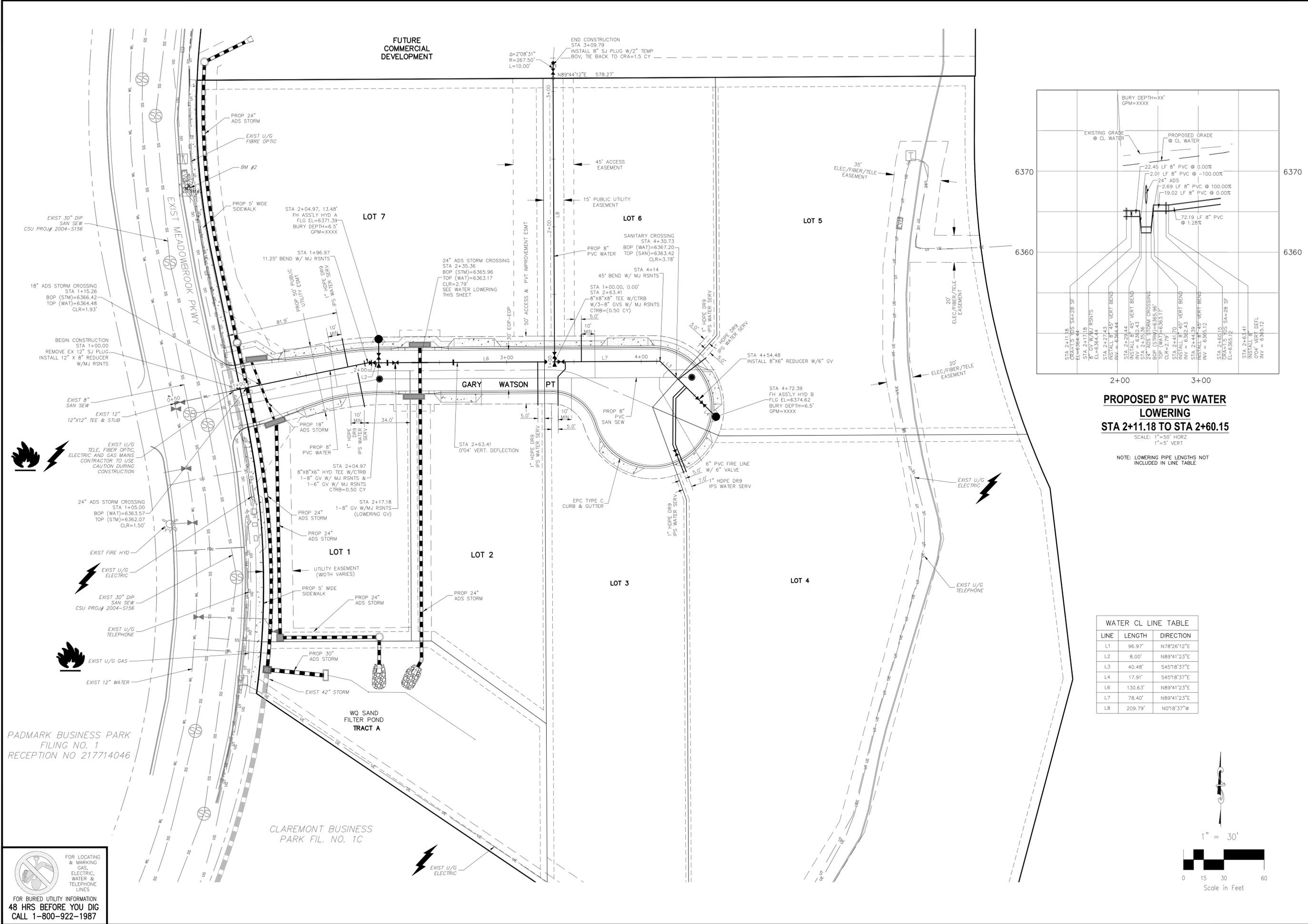
USE EXISTING PREPARING THESE PLANS AND NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS MUST BE WRITTEN AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

File: 0:\44037A-CDF\F2-Lots 1-8\44037A-CDF\F2-Lots 1-8\Utility\Consolid\Utility\Water\Water\Water.dwg PlotDate: 8/17/2020 2:46:54



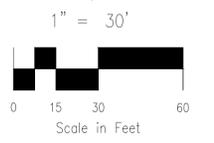
File: 0:\440374-CBP-F2-Lots 1-8\dwg\Cons\Draw\Water\WT02.dwg Plotstamp: 8/4/2020 11:52 AM



PROPOSED 8" PVC WATER LOWERING
STA 2+11.18 TO STA 2+60.15
 SCALE: 1"=50' HORIZ
 1"=5' VERT

NOTE: LOWERING PIPE LENGTHS NOT INCLUDED IN LINE TABLE

LINE	LENGTH	DIRECTION
L1	96.97'	N78°26'12"E
L2	8.00'	N89°41'23"E
L3	40.48'	S45°18'37"E
L4	17.91'	S45°18'37"E
L6	130.63'	N89°41'23"E
L7	78.40'	N89°41'23"E
L8	209.79'	N01°18'37"W



PADMARK BUSINESS PARK
 FILING NO. 1
 RECEPTION NO 217714046

CLAREMONT BUSINESS PARK
 PARK FIL. NO. 1C

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL NO. 1
WATER PLAN (INCL WATER SERVICE)

PROJECT NO. 44-037 DATE: 08-4-20
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: GW CLP
 DRAWN BY: CLP VAS
 CHECKED BY: WT02

102 E. Pikes Peak Ave. Suite 500
 Colorado Springs, CO 80903
 PHONE: 719.555.4485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO
 37160
 8-4-20
 PROFESSIONAL SEAL

REVISIONS:
 NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION