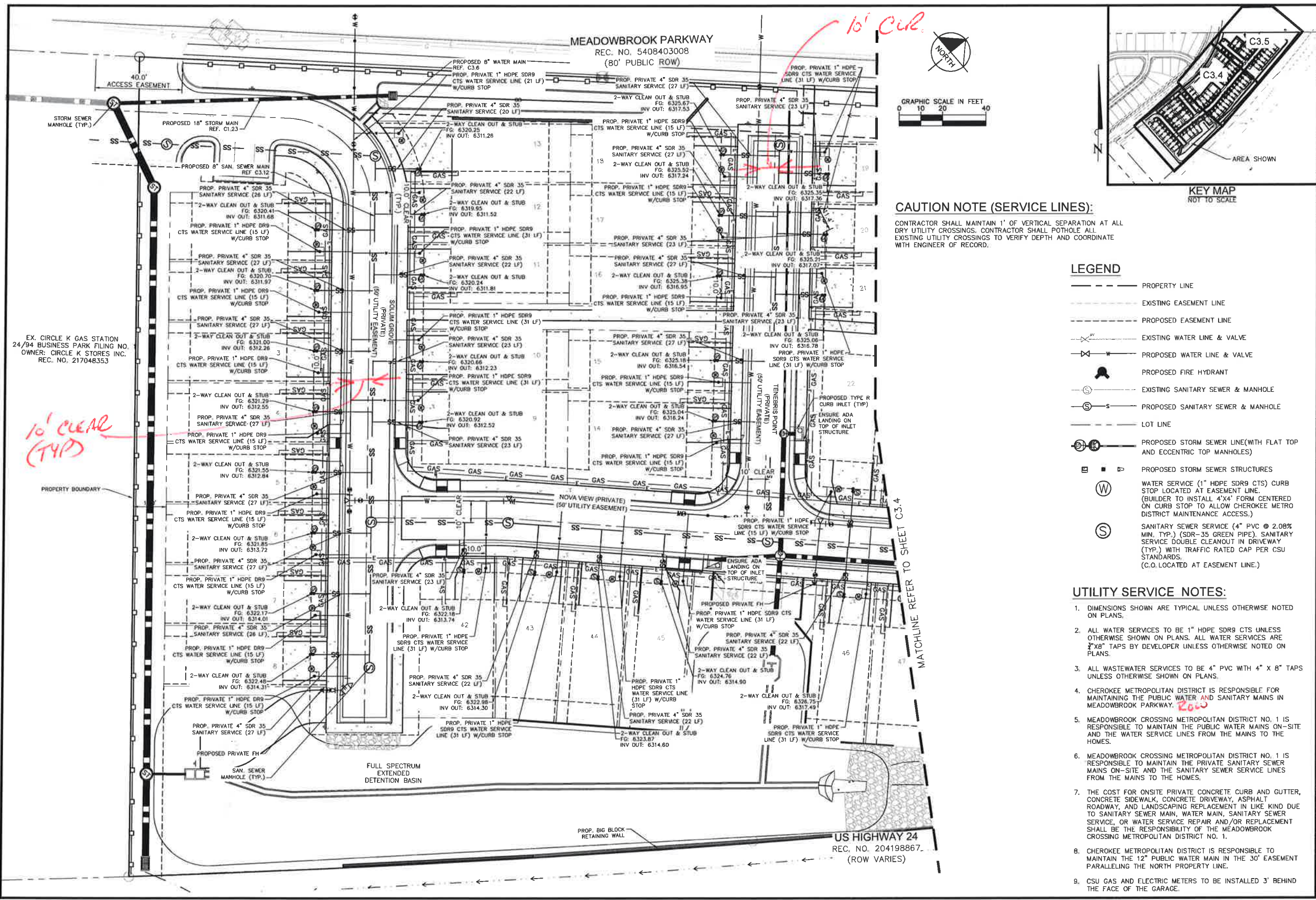
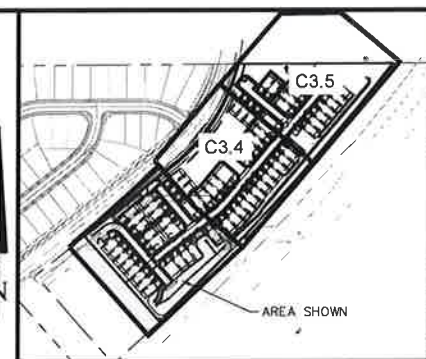
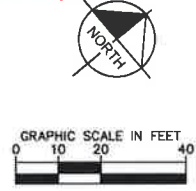


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MEADOWBROOK PARKWAY
REC. NO. 5408403008
(80' PUBLIC ROW)



KEY MAP
NOT TO SCALE

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.

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
- PROPOSED STORM SEWER LINE (WITH FLAT TOP AND ECCENTRIC TOP MANHOLES)
- PROPOSED STORM SEWER STRUCTURES
- W WATER SERVICE (1" HDPE SDR9 CTS) CURB STOP LOCATED AT EASEMENT LINE. (BUILDER TO INSTALL 4'x4' FORM CENTERED ON CURB STOP TO ALLOW CHEROKEE METRO DISTRICT MAINTENANCE ACCESS.)
- S SANITARY SEWER SERVICE (4" PVC @ 2.08% MIN. TYP.) (SDR-35 GREEN PIPE) SANITARY SERVICE DOUBLE CLEANOUT IN DRIVEWAY (TYP.) WITH TRAFFIC RATED CAP PER CSU STANDARDS. (C.O. LOCATED AT EASEMENT LINE.)

UTILITY SERVICE NOTES:

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. ALL WATER SERVICES TO BE 1" HDPE SDR9 CTS UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 2" X 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
3. ALL WASTEWATER SERVICES TO BE 4" PVC WITH 4" X 8" TAPS UNLESS OTHERWISE SHOWN ON PLANS.
4. CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE PUBLIC WATER AND SANITARY MAINS IN MEADOWBROOK PARKWAY. *20'*
5. MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE TO MAINTAIN THE PUBLIC WATER MAINS ON-SITE AND THE WATER SERVICE LINES FROM THE MAINS TO THE HOMES.
6. MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE TO MAINTAIN THE PRIVATE SANITARY SEWER MAINS ON-SITE AND THE SANITARY SEWER SERVICE LINES FROM THE MAINS TO THE HOMES.
7. THE COST FOR ONSITE PRIVATE CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, CONCRETE DRIVEWAY, ASPHALT ROADWAY, AND LANDSCAPING REPLACEMENT IN LIKE KIND DUE TO SANITARY SEWER MAIN, WATER MAIN, SANITARY SEWER SERVICE, OR WATER SERVICE REPAIR AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
8. CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE TO MAINTAIN THE 12" PUBLIC WATER MAIN IN THE 30' EASEMENT PARALLELING THE NORTH PROPERTY LINE.
9. CSU GAS AND ELECTRIC METERS TO BE INSTALLED 3' BEHIND THE FACE OF THE GARAGE.

EX. CIRCLE K GAS STATION
24/94 BUSINESS PARK FILING NO.
OWNER: CIRCLE K STORES INC.
REC. NO. 217048353

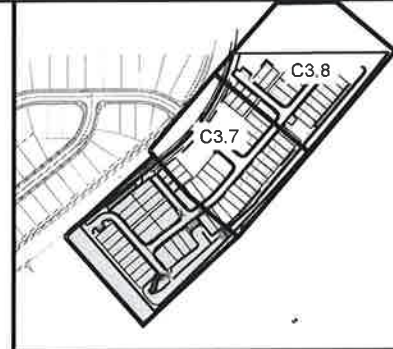
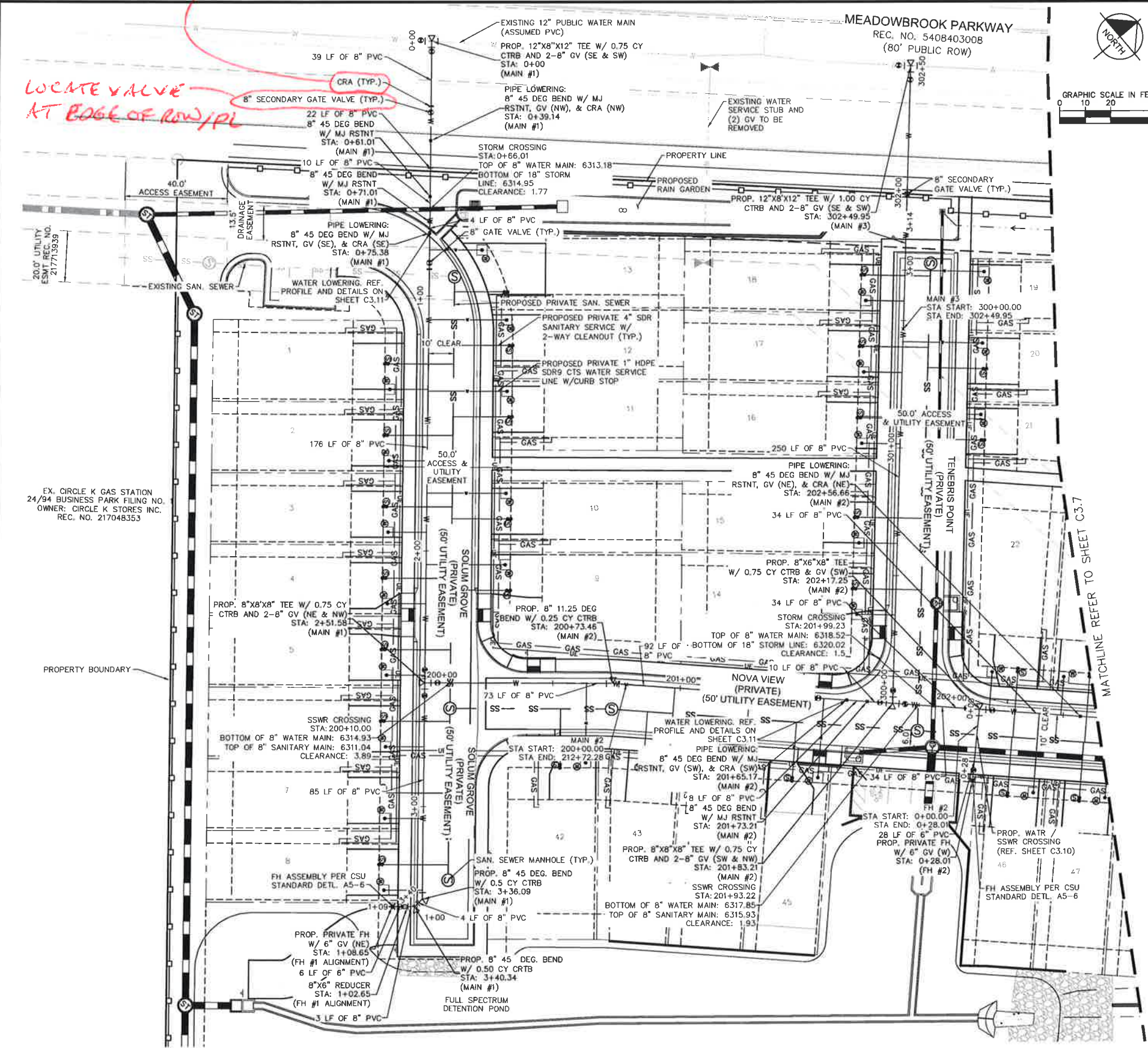
10' CLEAR (TYP)

MATCHLINE REFER TO SHEET C3.4

DATE	BY	APPR
10/05/21 JRR		
REVISION	NO.	
Kimley-Horn		
2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180		
DESIGNED BY:	KK	
DRAWN BY:	JH	
CHECKED BY:	KK	
DATE:	12/09/2021	
MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS UTILITY SERVICE PLAN		
PROJECT NO.	096956009	
SHEET	C3.3	

PROVIDE DETAIL & IDENTIFY WHERE ELSE USED (TYP?)

LOCATE VALVE AT EDGE OF ROW/PL



KEY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
- PROPOSED STORM SEWER LINE (WITH FLAT TOP AND ECCENTRIC TOP MANHOLES)
- PROPOSED STORM SEWER STRUCTURES
- WATER SERVICE (1" HDPE SDR9 CTS) CURB STOP LOCATED AT EASEMENT LINE. (BUILDER TO INSTALL 4"x4" FORM CENTERED ON CURB STOP TO ALLOW CHEROKEE METRO DISTRICT MAINTENANCE ACCESS.)
- SANITARY SEWER SERVICE (4" PVC @ 2.08% MIN. TYP.) (SDR-35 GREEN PIPE). SANITARY SERVICE DOUBLE CLEANOUT IN DRIVEWAY (TYP.) WITH TRAFFIC RATED CAP PER CSU STANDARDS. (C.O. LOCATED AT EASEMENT LINE.)

WATER SERVICE NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS AND CHEROKEE METRO DISTRICT STANDARDS.
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 POTHOLES 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. UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON CSU STD DTL A4-4. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK, THEN USE CONCRETE THRUST BLOCKS PER CSU STD DTL A4-2.
4. AS NOTED ON THE PLANS, ANCHOR TEES MUST BE USED FOR HYDRANT TEES. ELIMINATING THE 30' SPACER PIPE, TO KEEP THE HYDRANT VALVE OUT OF THE CURB AND GUTTER PAN.
5. WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN, SECONDARY CONTAINMENT MUST BE PROVIDED:
- 5.1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING.
- 5.2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER CSU SPECIFICATION SECTION 4.45 FOR 9 FEET ON EITHER SIDE OF CROSSING.
6. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
7. ALL ONSITE WATER AND SANITARY SEWER MAINS TO BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
8. THE COST FOR ONSITE PRIVATE CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, CONCRETE DRIVEWAY, ASPHALT ROADWAY, AND LANDSCAPING REPLACEMENT IN LIKE KIND DUE TO SANITARY SEWER MAIN, WATER MAIN, SANITARY SEWER SERVICE, OR WATER SERVICE REPAIR AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.

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.

NO.	REVISION	BY	DATE	APPR.

Kimley & Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2700 North Lincoln Avenue, Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
 DRAWN BY: JH
 CHECKED BY: JH
 DATE: 12/09/2021

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



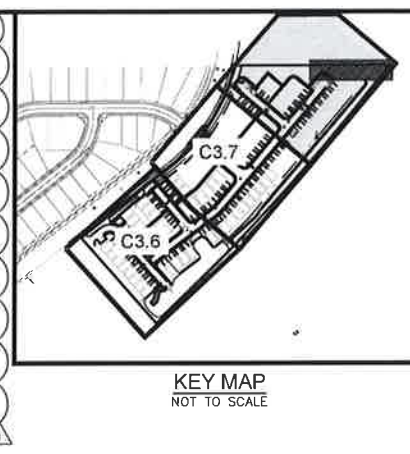
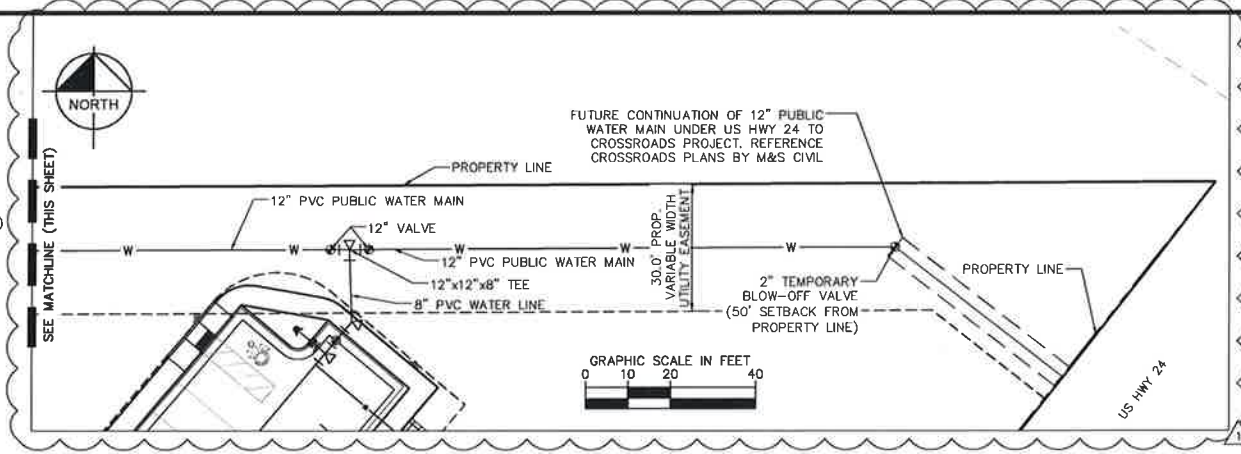
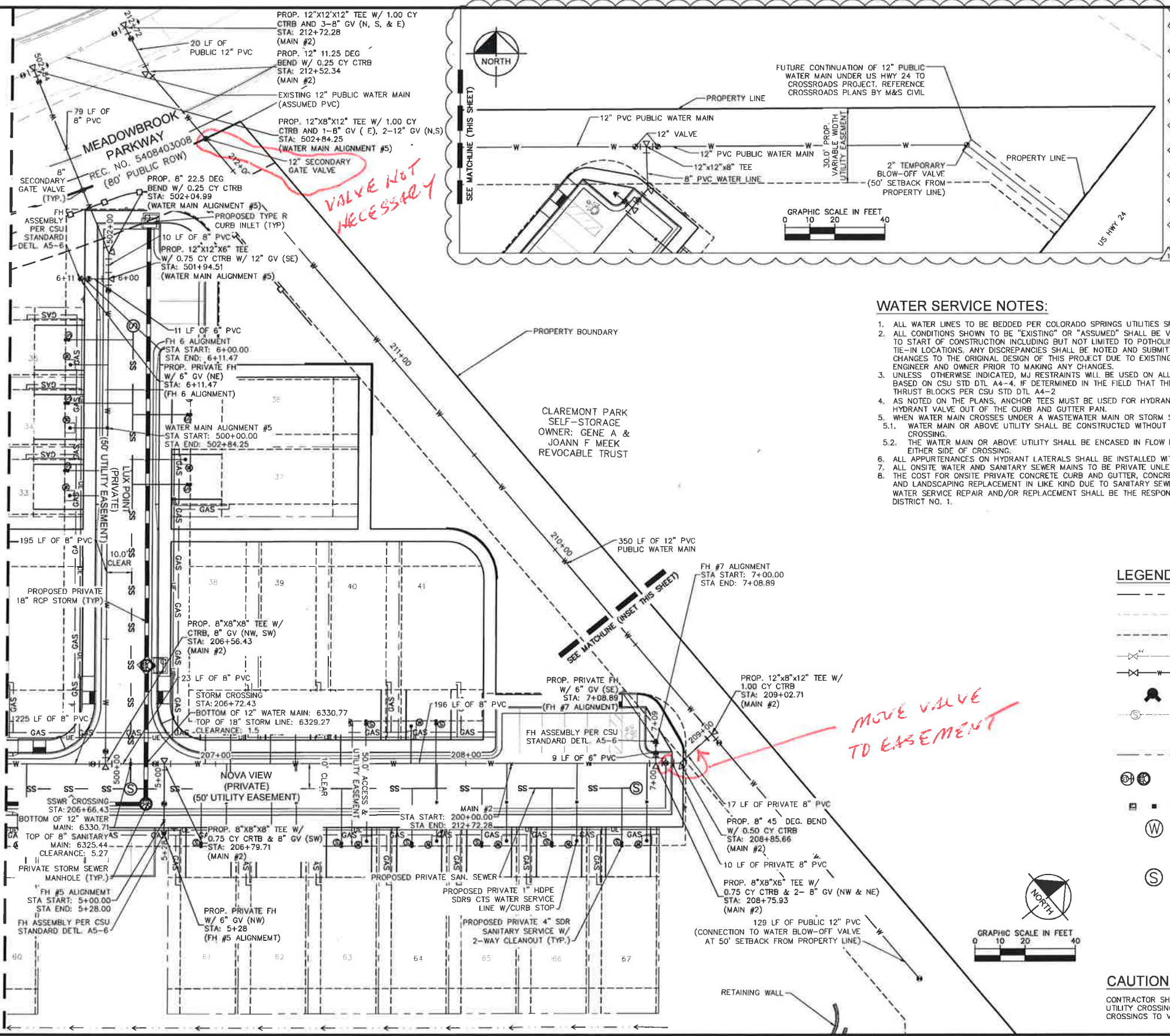
PROJECT NO.
096956009

SHEET
C3.6

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MATCHLINE REFER TO SHEET C3.7



WATER SERVICE NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS AND CHEROKEE METRO DISTRICT STANDARDS.
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 POT-HOLING 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. UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON CSU STD DTL A4-4. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK, THEN USE CONCRETE THRUST BLOCKS PER CSU STD DTL A4-2.
4. AS NOTED ON THE PLANS, ANCHOR TEES MUST BE USED FOR HYDRANT TEES, ELIMINATING THE 30' SPACER PIPE, TO KEEP THE HYDRANT VALVE OUT OF THE CURB AND GUTTER PAN.
5. WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN, SECONDARY CONTAINMENT MUST BE PROVIDED:
 - 5.1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING.
 - 5.2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER CSU SPECIFICATION SECTION 4.4S FOR 9 FEET ON EITHER SIDE OF CROSSING.
6. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
7. ALL ONSITE WATER AND SANITARY SEWER MAINS TO BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
8. THE COST FOR ONSITE PRIVATE CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, CONCRETE DRIVEWAY, ASPHALT ROADWAY, AND LANDSCAPING REPLACEMENT IN LIKE KIND DUE TO SANITARY SEWER MAIN, WATER MAIN, SANITARY SEWER SERVICE, OR WATER SERVICE REPAIR AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
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- PROPOSED STORM SEWER STRUCTURES
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CAUTION NOTE (SERVICE LINES):

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

NO.	REVISION	BY	DATE	APPROV.

Kimley-Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2, Norcros Avenue, Suite 400
 Colorado Springs, Colorado 80905 (719) 453-0180

DESIGNED BY: KK
 DRAWN BY: JK
 CHECKED BY: JH
 DATE: 12/09/2021

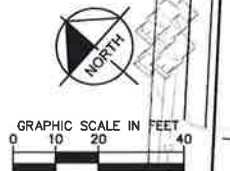
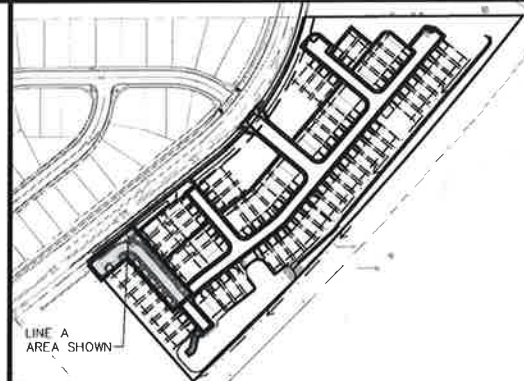
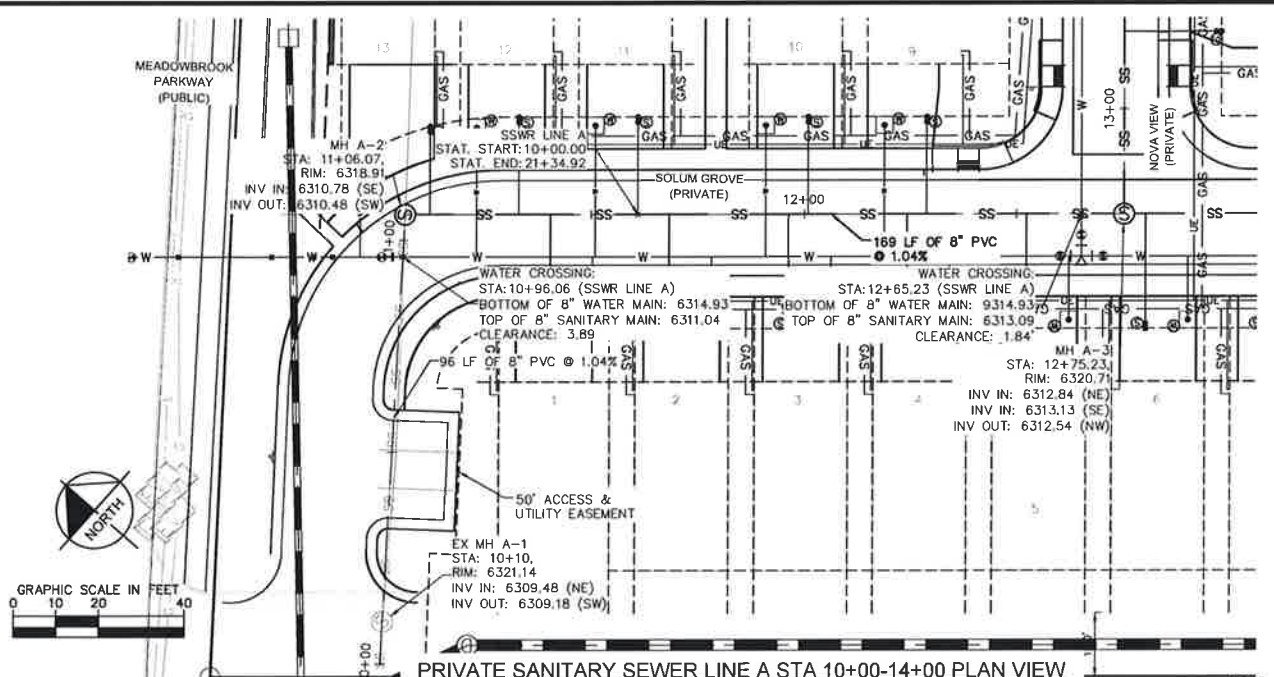
**MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 WATER PLAN**



PROJECT NO.
096956009

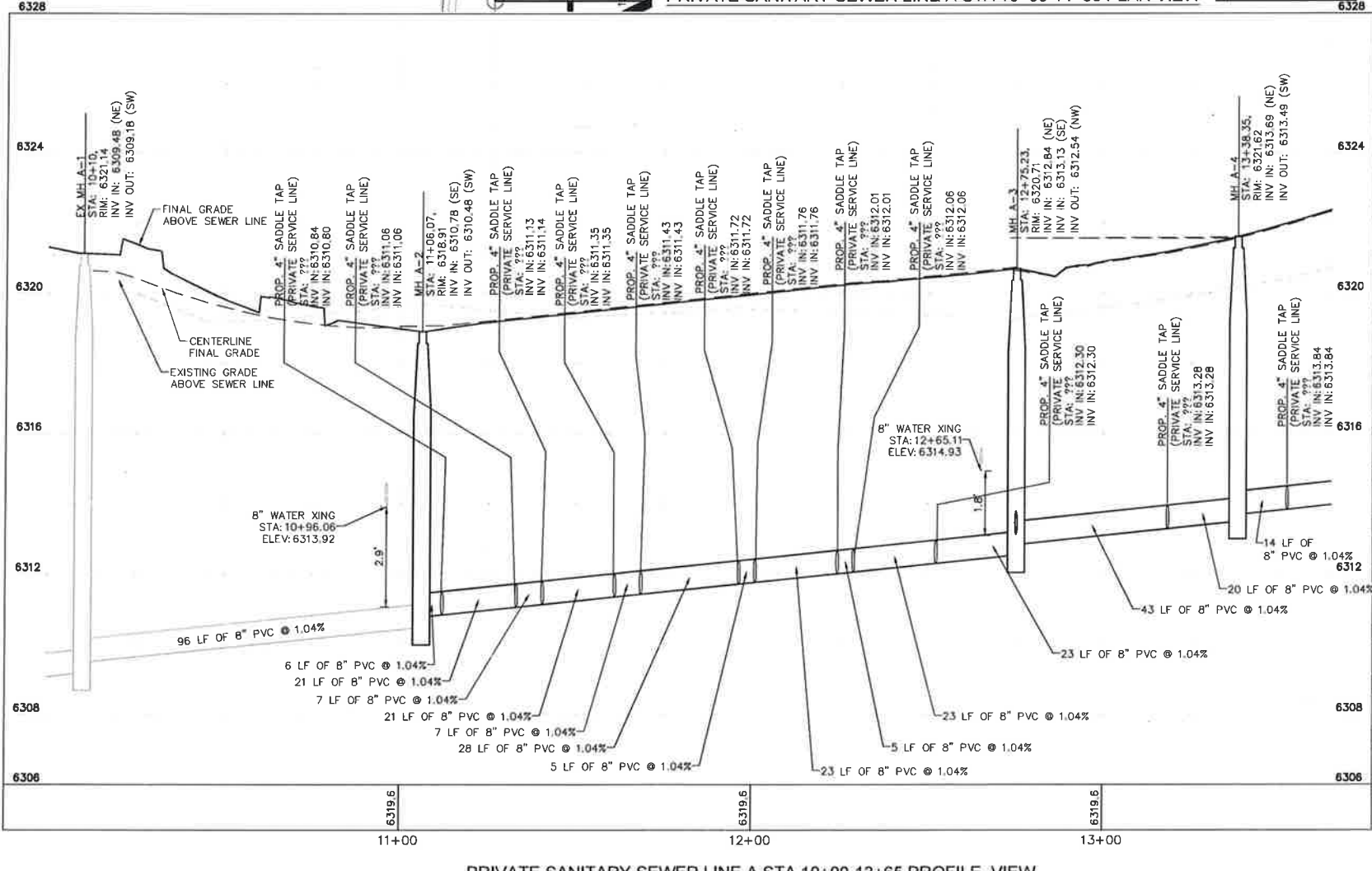
SHEET
C3.8

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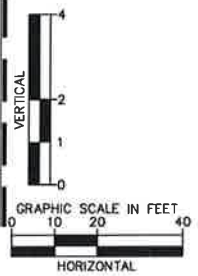
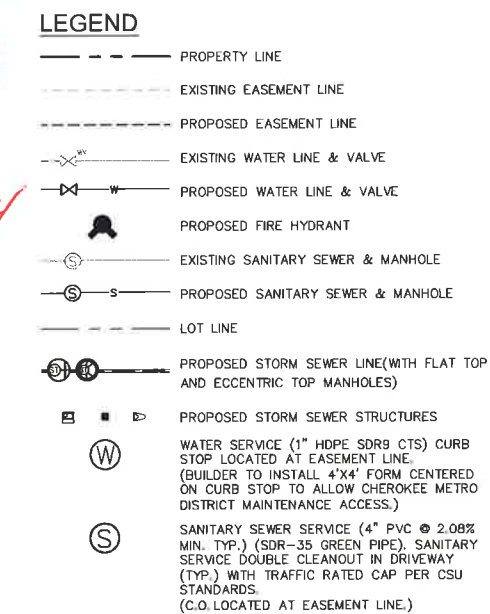
PRIVATE SANITARY SEWER LINE A STA 10+00-14+00 PLAN VIEW

- 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 ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
 - THE COST FOR ONSITE PRIVATE CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, CONCRETE DRIVEWAY, ASPHALT ROADWAY, AND LANDSCAPING REPLACEMENT IN LIKE KIND DUE TO SANITARY SEWER MAIN, WATER MAIN, SANITARY SEWER SERVICE, OR WATER SERVICE REPAIR AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
 - ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL **WW-BA**.
 - 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.
 - SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%



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

*REFERENCE CSU STD D1-4
SAME NOTE
EDIT ON
SHEETS
C3.12 -> C3.14*



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

GP	10/05/21	JRH
WATER LINE EXTENSION		
NO.	REVISION	BY DATE

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

DESIGNED BY: KK
DRAWN BY: JH
CHECKED BY: JH
DATE: 12/09/2021

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

PROJECT NO.
096956009

SHEET
C3.12

REGISTERED PROFESSIONAL ENGINEER
No. 50096
1/28/2022