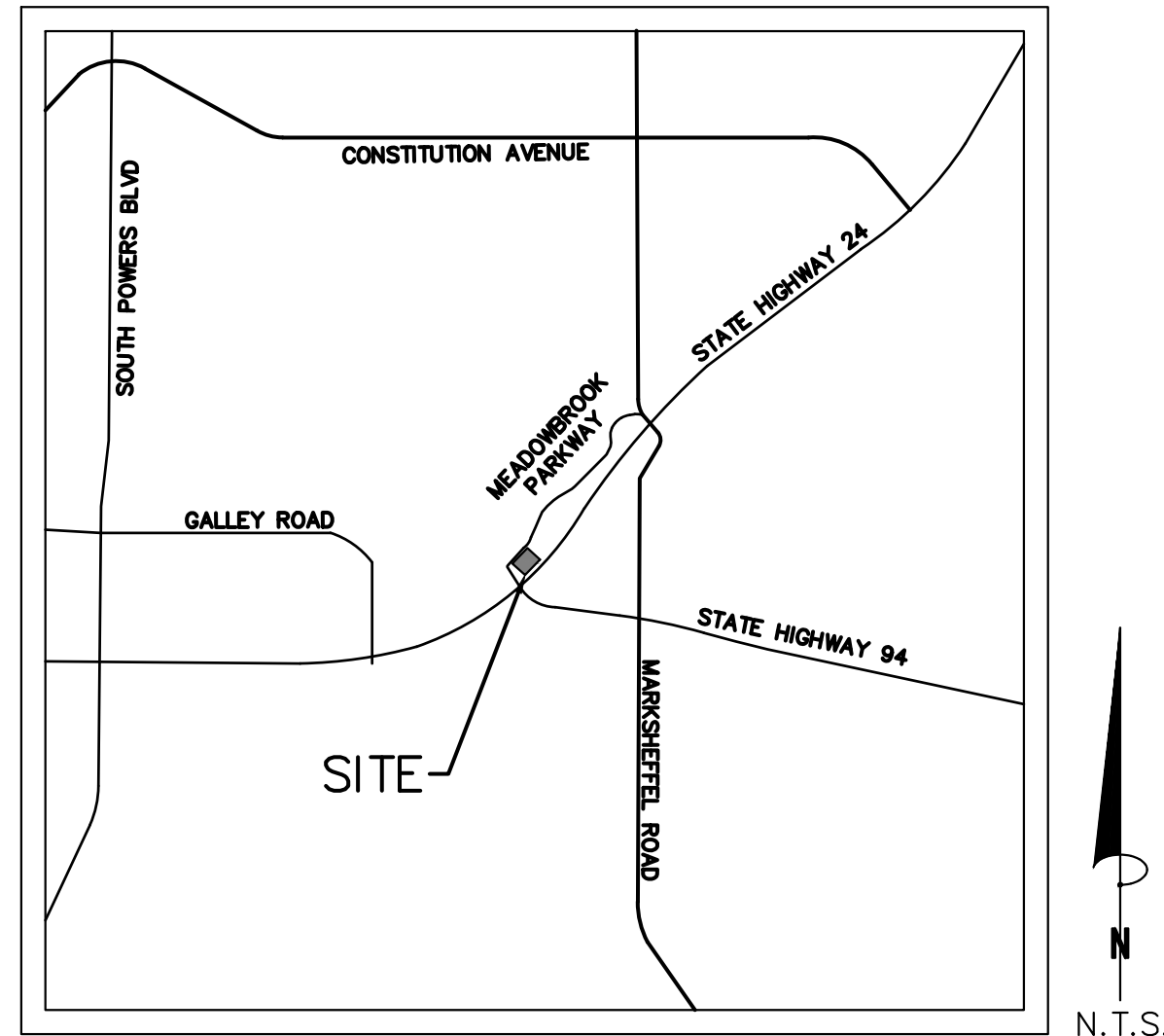


**MEADOWBROOK PARK
UTILITY AND MAIN SERVICE PLANS
TRACT A 24/94 BUSINESS PARK FILING NO.1
EL PASO COUNTY, STATE OF COLORADO**



VICINITY MAP
N.T.S

LAND AREA:

351,529 SQ. FT. OR 8.07 ACRES MORE OR LESS

BASIS OF BEARING:

MEASURED BETWEEN THE NW CORNER OF TRACT 1, 94/24 BUSINESS PARK
FILING NO. 1, MONUMENTED WITH A NO. 4 REBAR WITH 1" RED PLASTIC CAP
MARKED PLS 37928, AND THE SOUTHWEST CORNER OF LOT 1, MONUMENTED
WITH A FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP MARKED WITH PLS
32820

BENCHMARK/ PROJECT CONTROL:

NORTHWEST CORNER OF TRACT A AND IS MONUMENTED AS A NO. 4 REBAR WITH RED PLASTIC CAP FLUSH WITH THE GROUND EL.6321.70

LEGAL DESCRIPTION

TRACT A, 94/24 BUSINESS PARK FILING NO. 1, EL PASO COUNTY, STATE OF COLORADO

SOIL TYPE:

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC)

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0970G & 08041C1160G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (OUT OF THE 500 YEAR FLOODPLAIN)

QUANTITIES*

WATER		SANITARY SEWER	
<u>PIPES</u>		<u>PIPES</u>	
1" HDPE Water Service	1570 LF	4" SDR-35 SSWR Service	1662 LF
12" PVC Main	498 LF	8" PVC Main	1570 LF
8" PVC Main	1778 LF		
6" PVC Main	196 LF		
<u>STRUCTURES</u>		<u>STRUCTURES</u>	
Fire Hydrant	6	Two-Way Cleanout	67
Gate Valve	42	Sanitary Sewer Manhole	10
12" x 12" x 12" Tee	1		
12" x 12" x 8" Tee	4		
8" x 8" x 8" Tee	3		
8" x 8" x 6" Tee	5		
6' 45" Bend	4		
8' 45" Bend	1		
8' 22.5" Bend	1		
12" 11.25" Bend	1		
8" 11.25" Bend	2		
Curb Stop w/ Encasement	67		
8" x 6" Reducer	1		
8' 45" Vertical Bend	7		

*QUANTITY TABLES PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES REQUIRED FOR CONSTRUCTION

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

CONTACTS:

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

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

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


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

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

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

OWNER'S SIGNATURE BLOCK

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


 Danny Mientz | Jan 31, 2022 10:45 MST

01/31/2022

NAME DATE

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS

 01 / 28 / 2022

JOHN HEIBERGER, PE – KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY REVIEW STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSION, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

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

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

JENNIFER IRVINE, COUNTY ENGINEER/ ECM ADMINISTRATOR

DATE _____

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. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM EROSION AND SITUATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
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. ALL DAMAGES THEREAFTER CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
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.
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. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THESE 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 SHALL 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 A MANDATE 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. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31. 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.
32. 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 OTHERWISE OTHERWISE BY RESPONSIBLE ENGINEER.
33. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CPDHE) 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 'CHEROKEE METRO DISTRICT' OFFICE (719-597-5081) A MINIMUM OF 48 HOURS**

PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)* AND CHEROKEE EXCEPTIONS TO CSU 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, 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.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS*.
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*.
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN--LINE VALVE.
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CSU STANDARDS.

WASTEWATER PLAN NOTES

***THE CONTRACTOR SHALL NOTIFY 'CHEROKEE METRO DISTRICT' OFFICE (719-597-5081) 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 EXCEPTIONS TO CSU 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 CSU STANDARDS WITH CHEROKEE EXCEPTIONS TO THE CSU STANDARDS.
11. ALL MANHOLES SHALL BE 5' INNER DIAMETER WITH EXTERIOR COATED WITH 45 MIC COAL TAR EPOXY AND JOINTS WRAPPED WITH ELASTOMERIC JOINT WRAP (12" MIN). INTERIOR LINING PER CSU SECTION 4.5.A AND CHEROKEE METRO DISTRICT STANDARDS.
12. PIPE MATERIALS TO CONFORM TO ALL APPLICABLE STANDARDS, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:
WATER - C900 PVC W/ .01 MJ FITTINGS
SANITARY - MIN. SDR35

UTILITY SERVICE PLAN NOTES

***THE CONTRACTOR SHALL NOTIFY 'CHEROKEE METRO DISTRICT' OFFICE (719-597-5081) 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*.

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 CHEROKEE METRO DISTRICT SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS.
10. CMD DOES NOT HAVE SPECIFIC WATER AND SEWER LINE MARKER DECALS. THE CONTRACTOR SHOULD USE GENERIC BLUE WATER MARKERS FOR WATER LINES AND GENERIC GREEN SEWER MARKERS FOR SEWER LINES.

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. A CMD INSPECTOR MUST BE PRESENT FOR THE COLLECTION OF BACTERIOLOGICAL SAMPLES WHENEVER THIS IS REQUIRED.
6. MANHOLE ADJUSTMENTS DUE TO PAVING ARE THE RESPONSIBILITY OF THE PAVER UNLESS CHEROKEE HAS ISSUED A FINAL LETTER OF ACCEPTANCE AND THE MANHOLE IS IN A PUBLIC RIGHT OF WAY.
7. SELECT BEDDING REQUIRED FOR SEWER SLOPES LESS THAN 1.04%.

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 CHEROKEE METRO DISTRICT FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCHHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. CONNECTIONS TO CMD WATER MAINS WILL BE COMPLETED BY THE CONTRACTOR UNDER THE SUPERVISION OF CHEROKEE METRO DISTRICT PERSONNEL. ALL VALVES SHALL OPEN LEFT.
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 COLORADO SPRINGS UTILITIES.
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. MINIMUM DEPTH OF BURY SHALL BE 5 FEET AND MAXIMUM DEPTH OF BURY SHALL BE 6 FEET UNLESS OTHERWISE APPROVED BY THE DISTRICT
9. POTABLE FIRE HYDRANT BODIES SHALL BE PAINTED WITH RUSTOLEUM 7792402 GLOSS WHITE. POTABLE FIRE HYDRANT CAPS AND BONNETS SHALL BE PAINTED WITH RUSTOLEUM 7524402 SAFETY BLUE. IF OIL-BASED PAINTS ARE UNAVAILABLE, A REASONABLE SUBSTITUTE MAY BE USED WITH CMD APPROVAL.
10. CONTRACTOR SHALL DISPOSE OF CHLORINATED WATER AS PER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) REGULATIONS


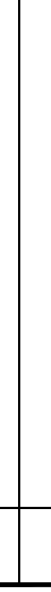
WATER PROJECT SPECIFIC NOTES

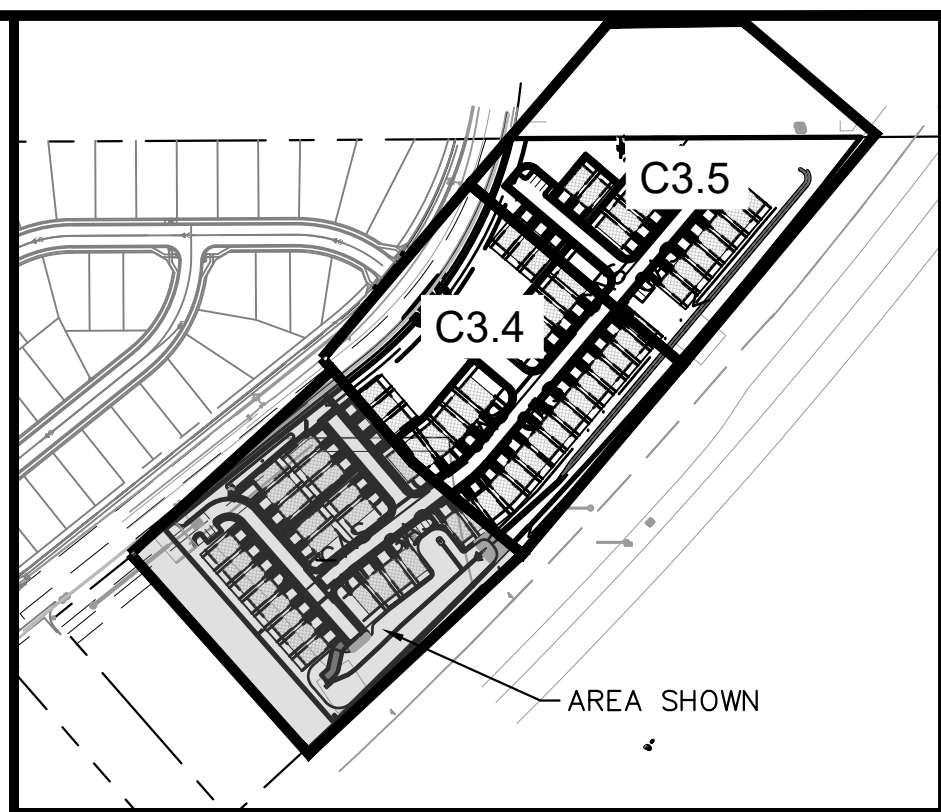
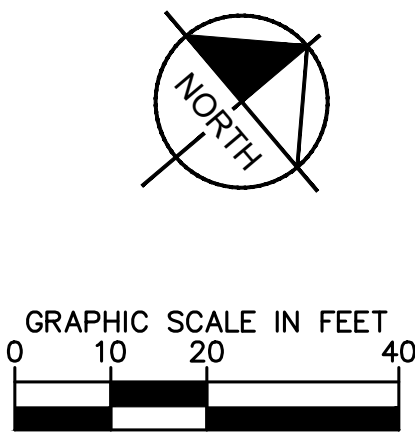
	APPLICABLE	NOT- APPLICABLE	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 type="checkbox"/>	<input checked="" 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

 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180	DESIGNED BY:	KK	MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS GENERAL NOTES	
	DRAWN BY:	KK		
	CHECKED BY:	JH		
	DATE:	12/09/2021		
	WATER LINE EXTENSION	GP	10/05/21	URH
NO.	REVISION	BY	DATE	APPR.
PROJECT NO. 096956009				
SHEET C3.1				

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: <ul style="list-style-type: none"> • 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 type="checkbox"/>	<input checked="" 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.

	MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS GENERAL NOTES		DESIGNED BY: KKH DRAWN BY: KKH CHECKED BY: JH DATE: 12/09/2021			2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180	NO. _____ REVISION _____ BY _____ DATE _____	WATER LINE EXTENSION GP 10/05/21 JHR
	PROJECT NO. 096956009		SHEET C3.2					





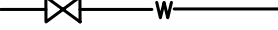










KEY MAP
NOT TO SCALE

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 |
|  | WATER SERVICE (1" HDPE SDR9 CTS) CURB STOP LOCATED AT EASEMENT LINE.
(BUILDER TO INSTALL 24" 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.) |

UTILITY SERVICE NOTES:

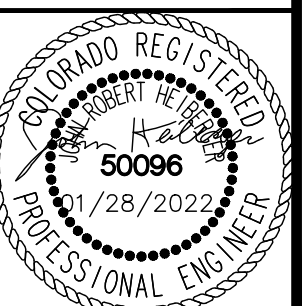
1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. ALL WATER SERVICES TO BE 1" HDPE SDR9 CTS UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/4"X8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
3. ALL WASTEWATER SERVICES TO BE 4" PVC WITH 4" X 8" TAPS UNLESS OTHERWISE SHOWN ON PLANS.
4. CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE PUBLIC WATER AND SANITARY MAINS IN MEADOWBROOK PARKWAY.
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.

Kimley»»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 451-1100

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

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

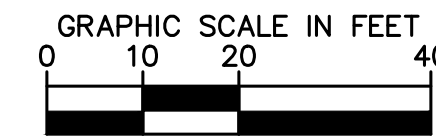
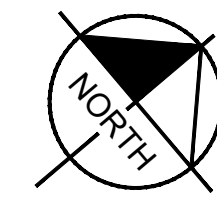
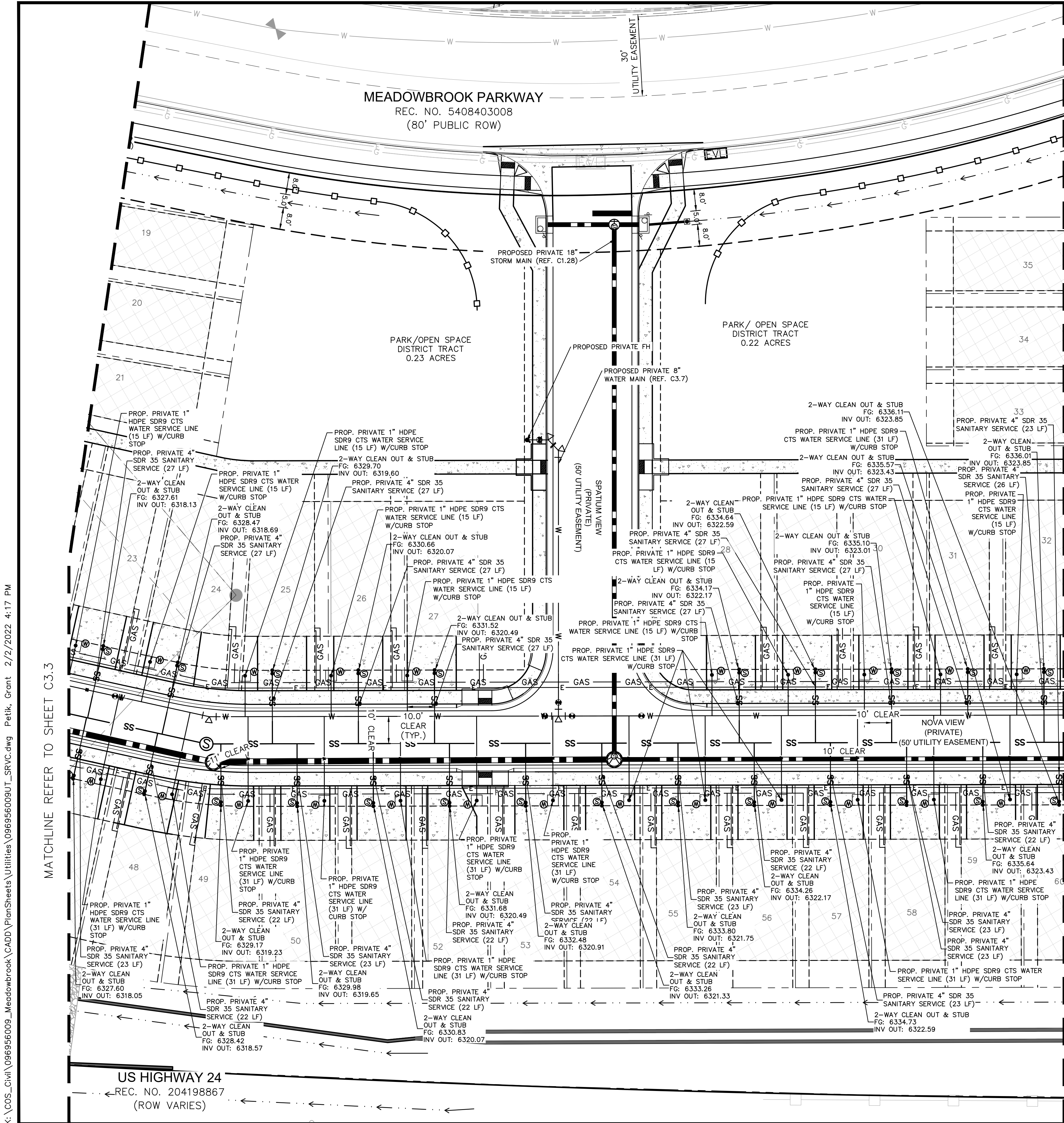


PROJECT NO.
096956009

SHEET
C3.3

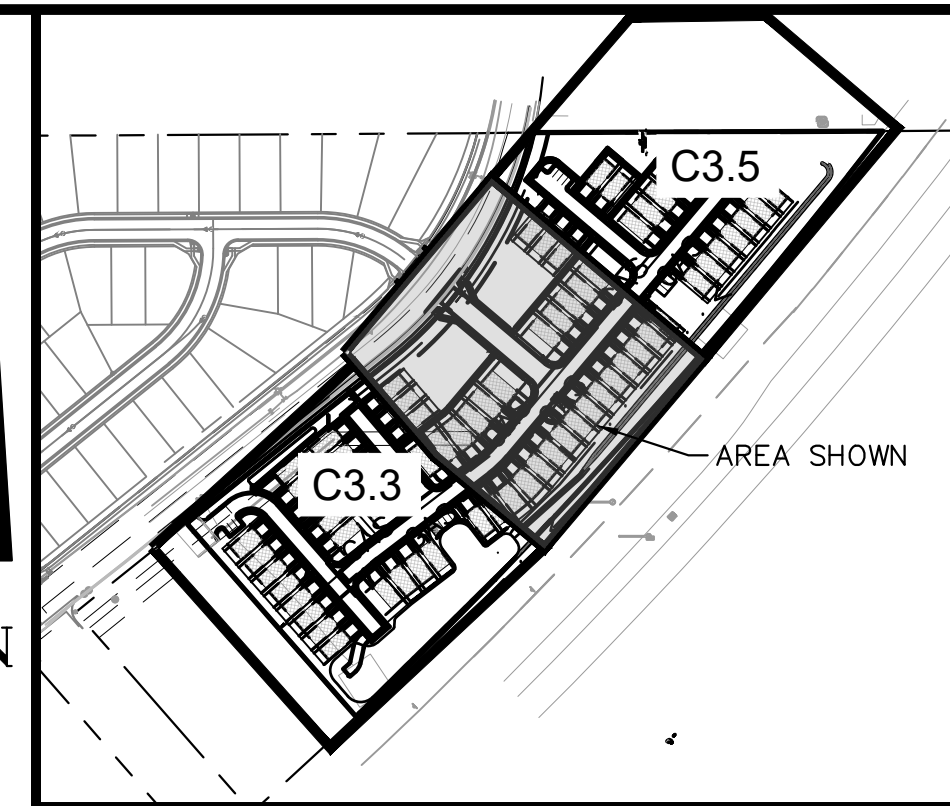
K: \COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SRVC.dwg Petik, Grant 2/2/2022 4:17 PM

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SRV(C).dwg Petik, Grant 2/2/2022 4:17 PM



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.



KEY MAP
NOT TO SCALE

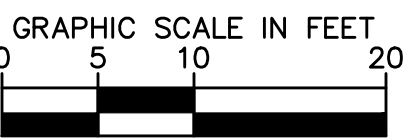
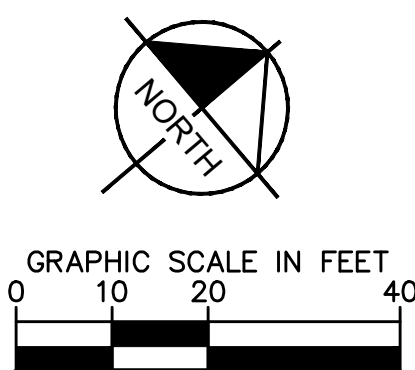
LEGEND

- 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.)

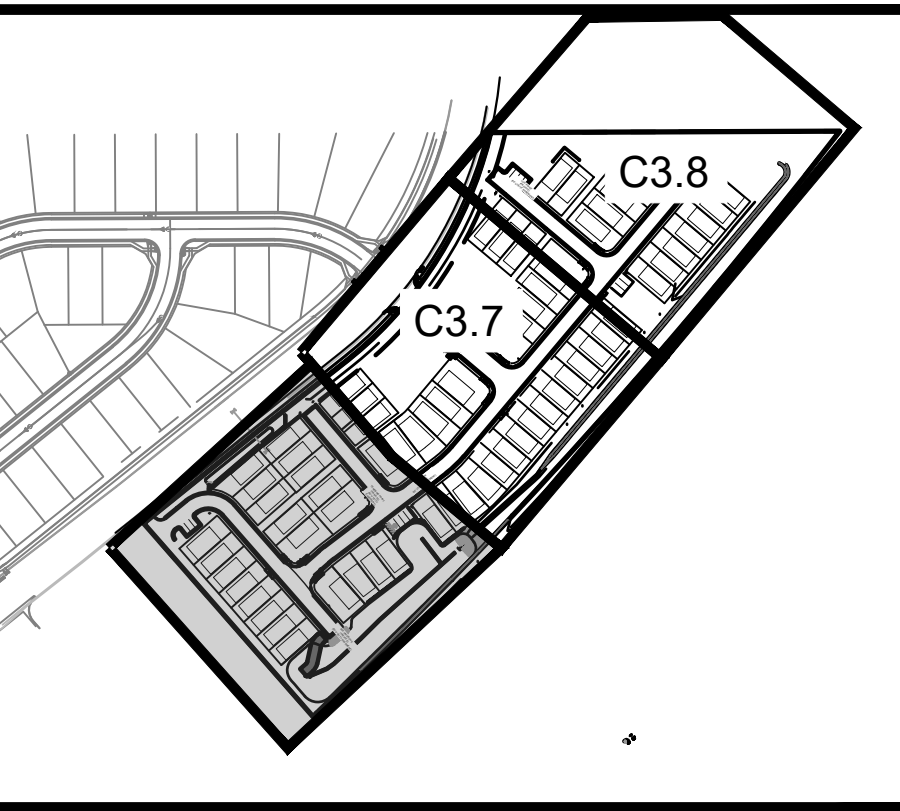
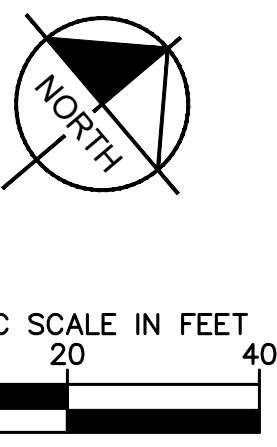
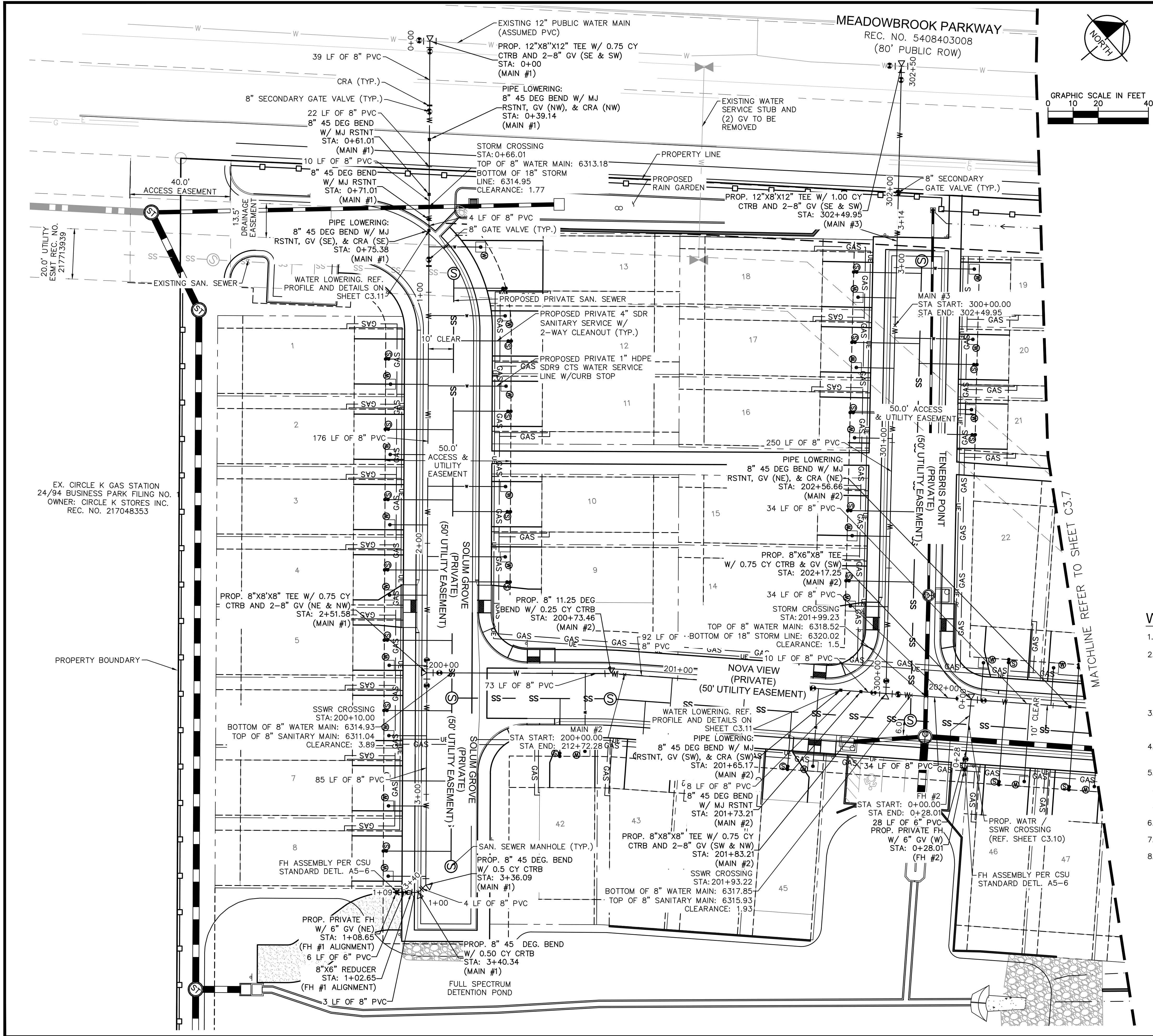
UTILITY SERVICE NOTES:

- DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- ALL WATER SERVICES TO BE 1" HDPE SDR9 CTS UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 2"X8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
- ALL WASTEWATER SERVICES TO BE 4" PVC WITH 4" X 8" TAPS UNLESS OTHERWISE SHOWN ON PLANS.
- CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE PUBLIC WATER AND SANITARY MAINS IN MEADOWBROOK PARKWAY.
- 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.
- 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.
- 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.
- CHEROKEE METROPOLITAN DISTRICT IS RESPONSIBLE TO MAINTAIN THE 12" PUBLIC WATER MAIN IN THE 30' EASEMENT PARALLELING THE NORTH PROPERTY LINE.
- CSU GAS AND ELECTRIC METERS TO BE INSTALLED 3' BEHIND THE FACE OF THE GARAGE.

GP	10/05/21 JPH	BY	DATE	APPR.
WATER LINE EXTENSION				
NO.				
REVISION				
DESIGNED BY: KK				
DRAWN BY: KK				
CHECKED BY: JH				
DATE: 12/09/2021				
Kimley»Horn				
2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180				
MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS UTILITY SERVICE PLAN				
PROJECT NO. 096956009				
SHEET C3.4				



K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_WT.dwg Petik, Grant 2/2/2022 4:33 PM



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:

- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS AND CHEROKEE METRO DISTRICT STANDARDS.
- 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.
- 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.
- 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.
- WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN, SECONDARY CONTAINMENT MUST BE PROVIDED:
 - WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING.
 - 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.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
- ALL ONSITE WATER AND SANITARY SEWER MAINS TO 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.

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 LINE EXTENSION		GP	10/05/21	JRH
DESIGNED BY:		KK	DRAWN BY:	
CHECKED BY:		JH	DATE: 12/09/2021	
REVISION		NO.	BY	DATE
APPR				

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

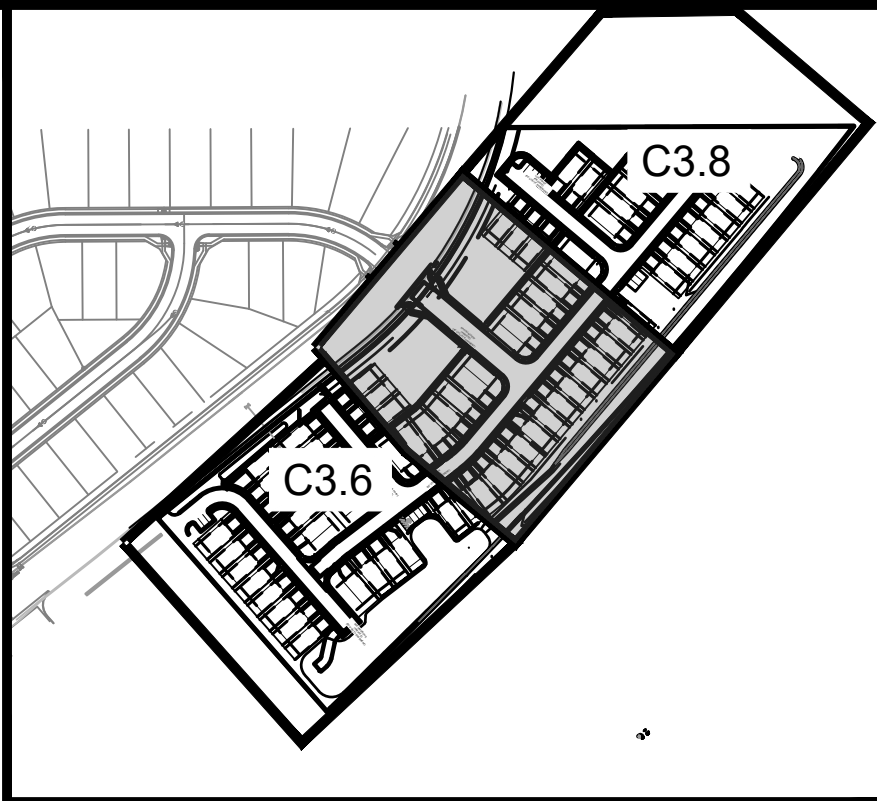
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN

PROJECT NO.
096956009

SHEET
C3.6

LEGEND

—————	PROPERTY LINE
-----	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
—XV—	EXISTING WATER LINE & VALVE
—XW—	PROPOSED WATER LINE & VALVE
●	PROPOSED FIRE HYDRANT
—(S)—	EXISTING SANITARY SEWER & MANHOLE
—(S)—	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.)



KEY MAP
NOT TO SCALE

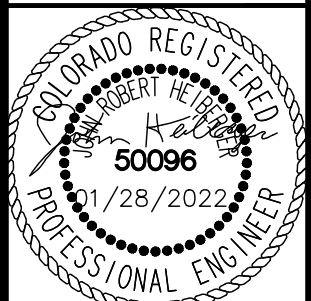
[illegible]

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

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












PROJECT NO.
096956009

SHEE

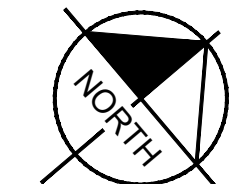
C3.7

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 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. UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON CSU STD DTL 44-4, IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK, THEN USE CONCRETE THRUST BLOCKS PER CSU STD DTL 44-7.
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 MEADOWCROFT CROSSING METROPOLITAN DISTRICT NO. 1.



GRAPHIC SCALE IN FEET



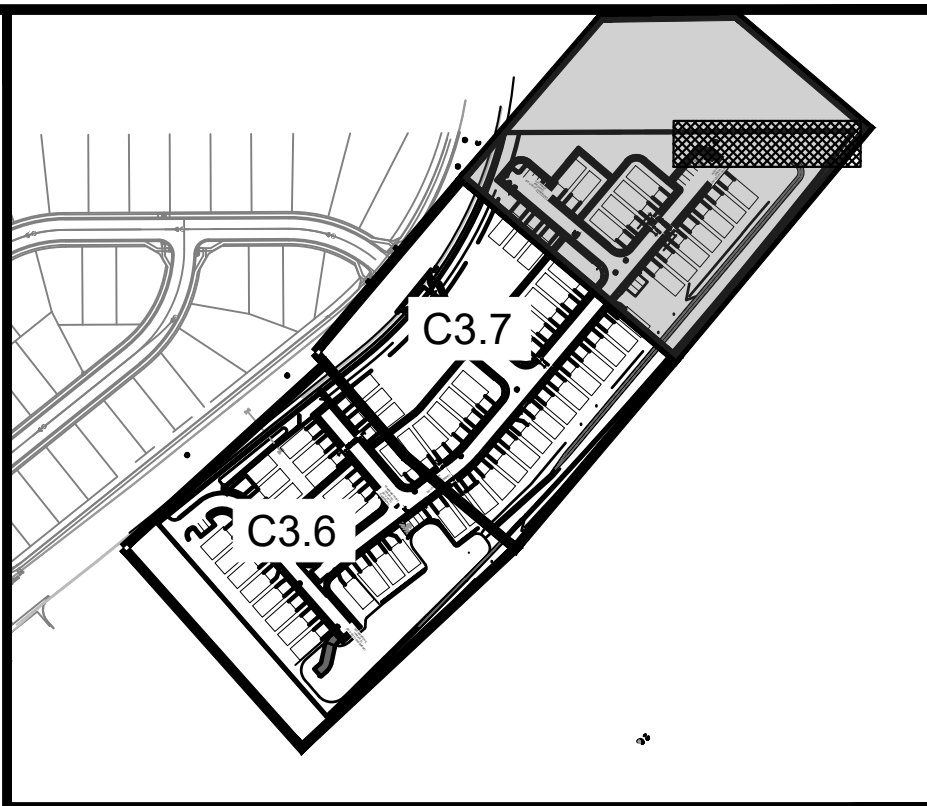
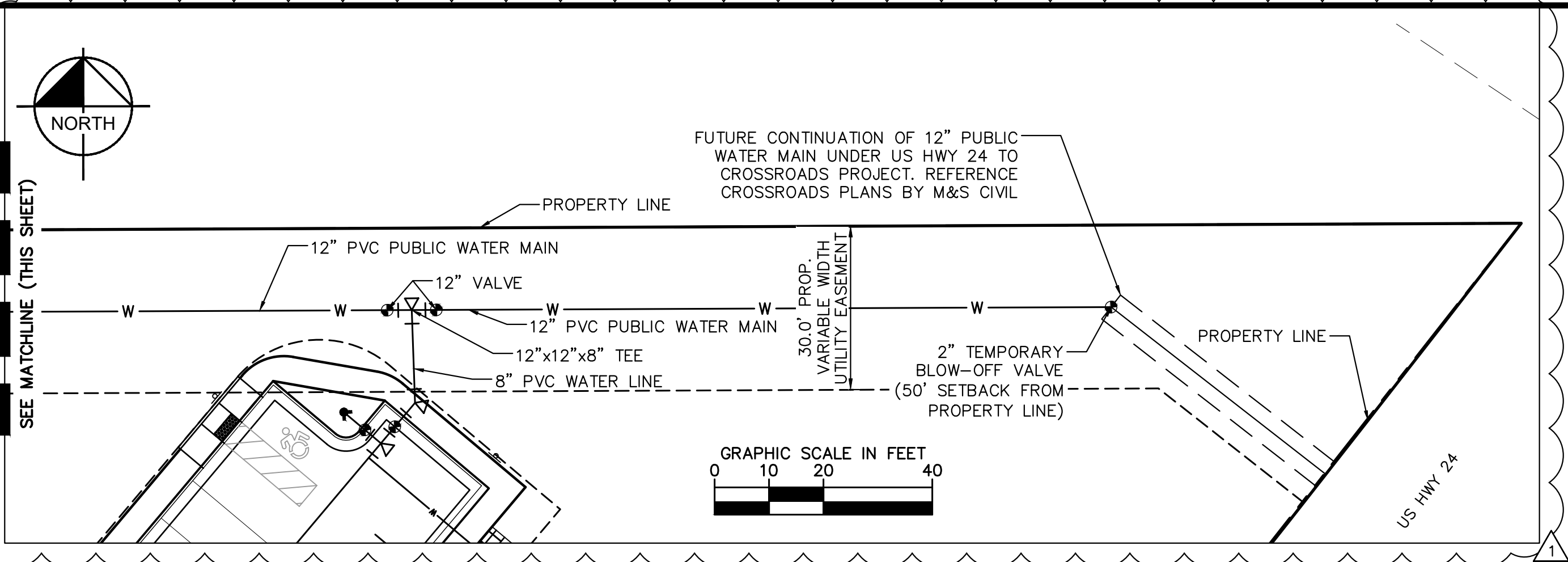
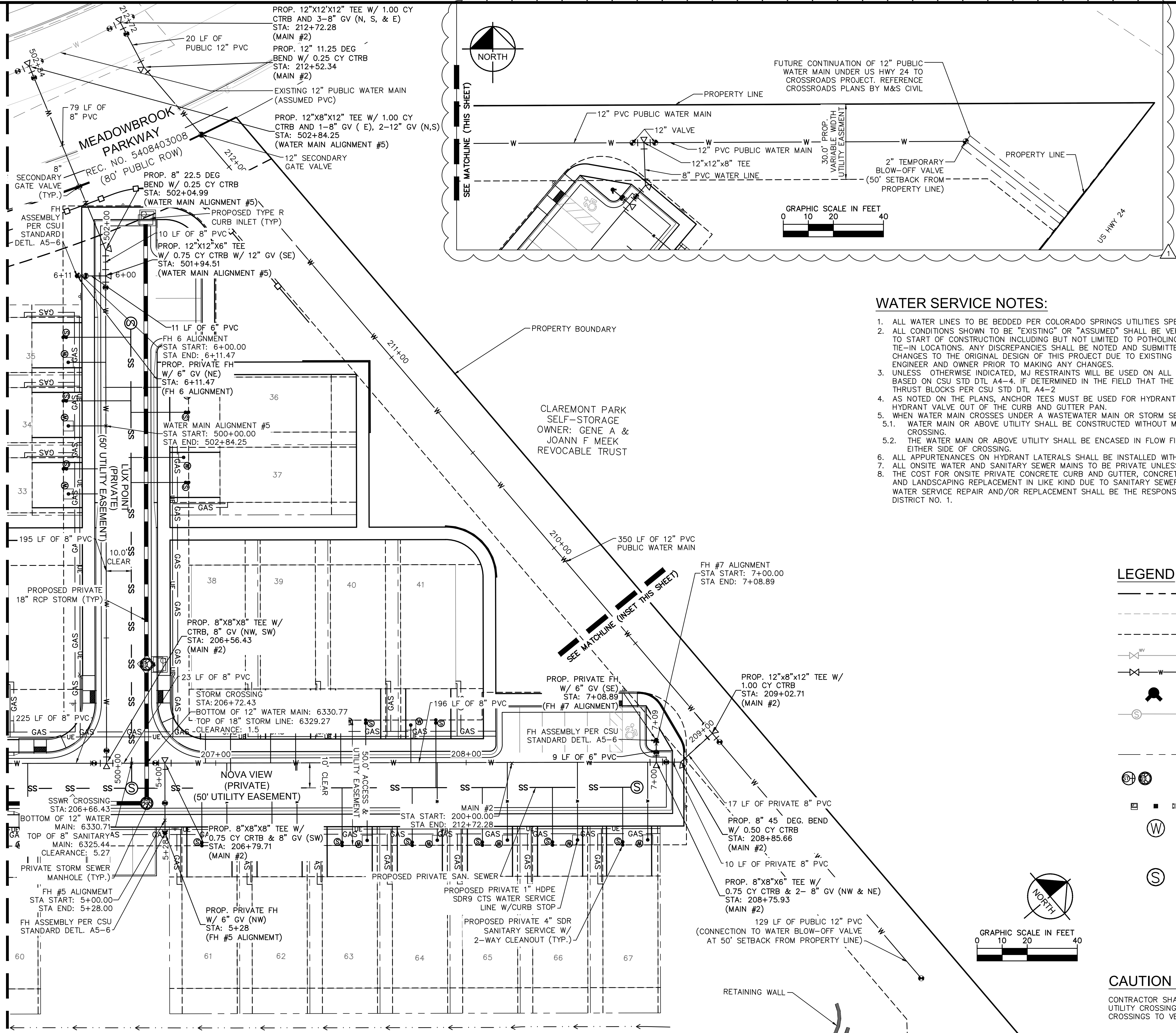
A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments: 0-10 is white, 10-20 is black, 20-30 is white, and 30-40 is black.

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

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_WT.dwg Petik, Grant 2/2/2022 4:33 PM

MATCHLINE REFER TO SHEET C3.7



KEY MAP
NOT TO SCALE

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 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. 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
- 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.)

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.

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

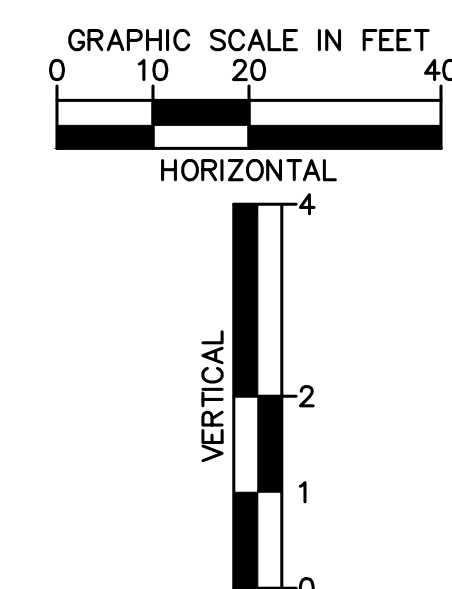
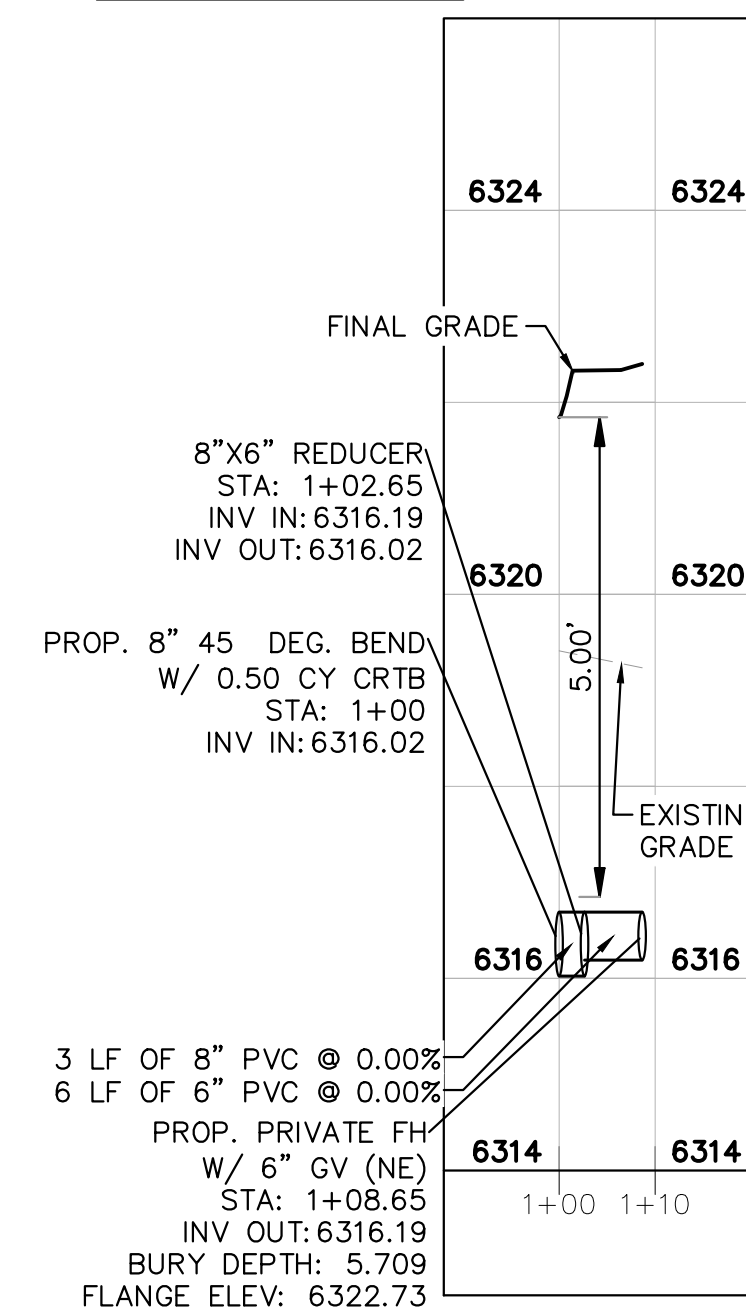
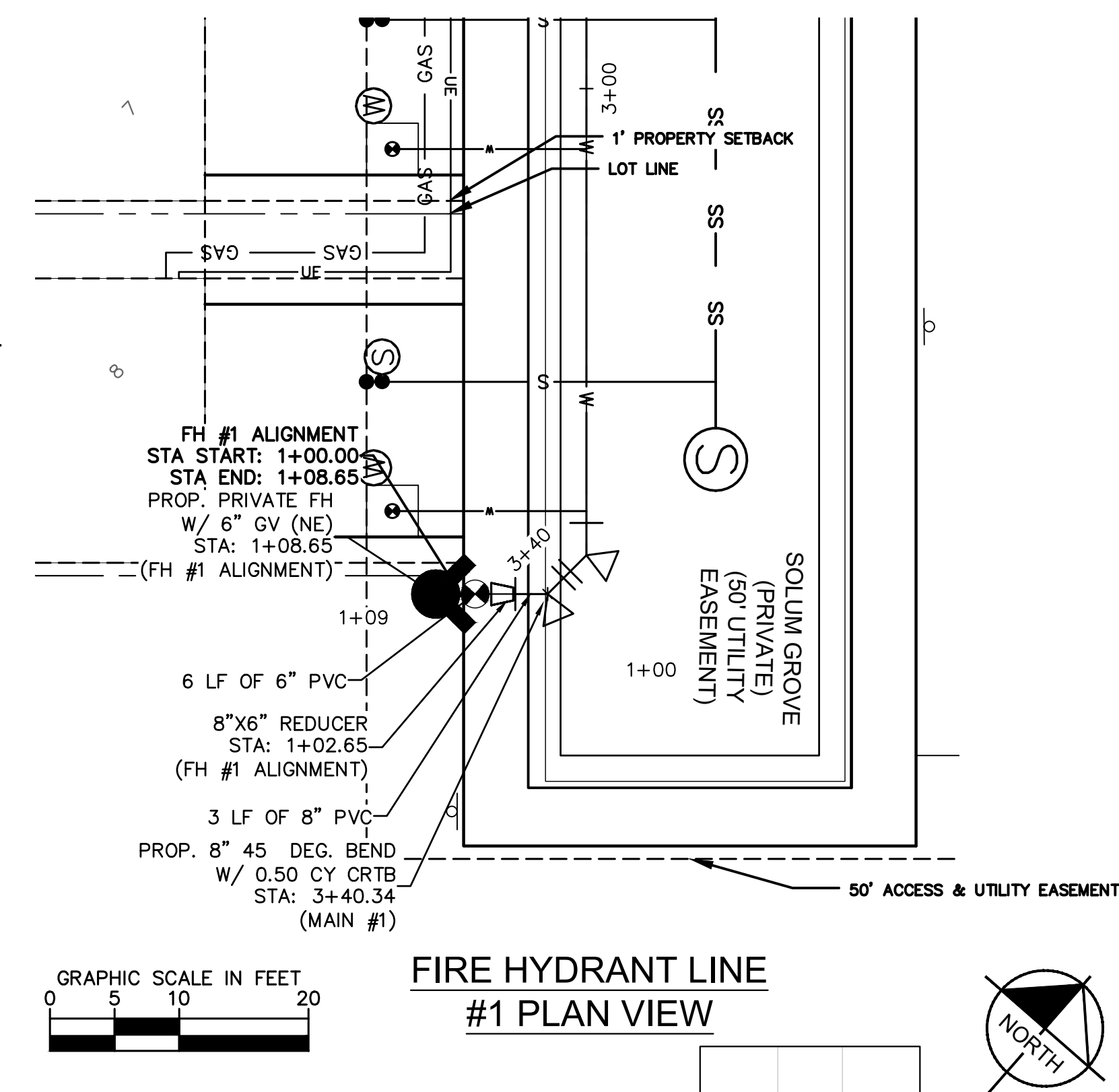
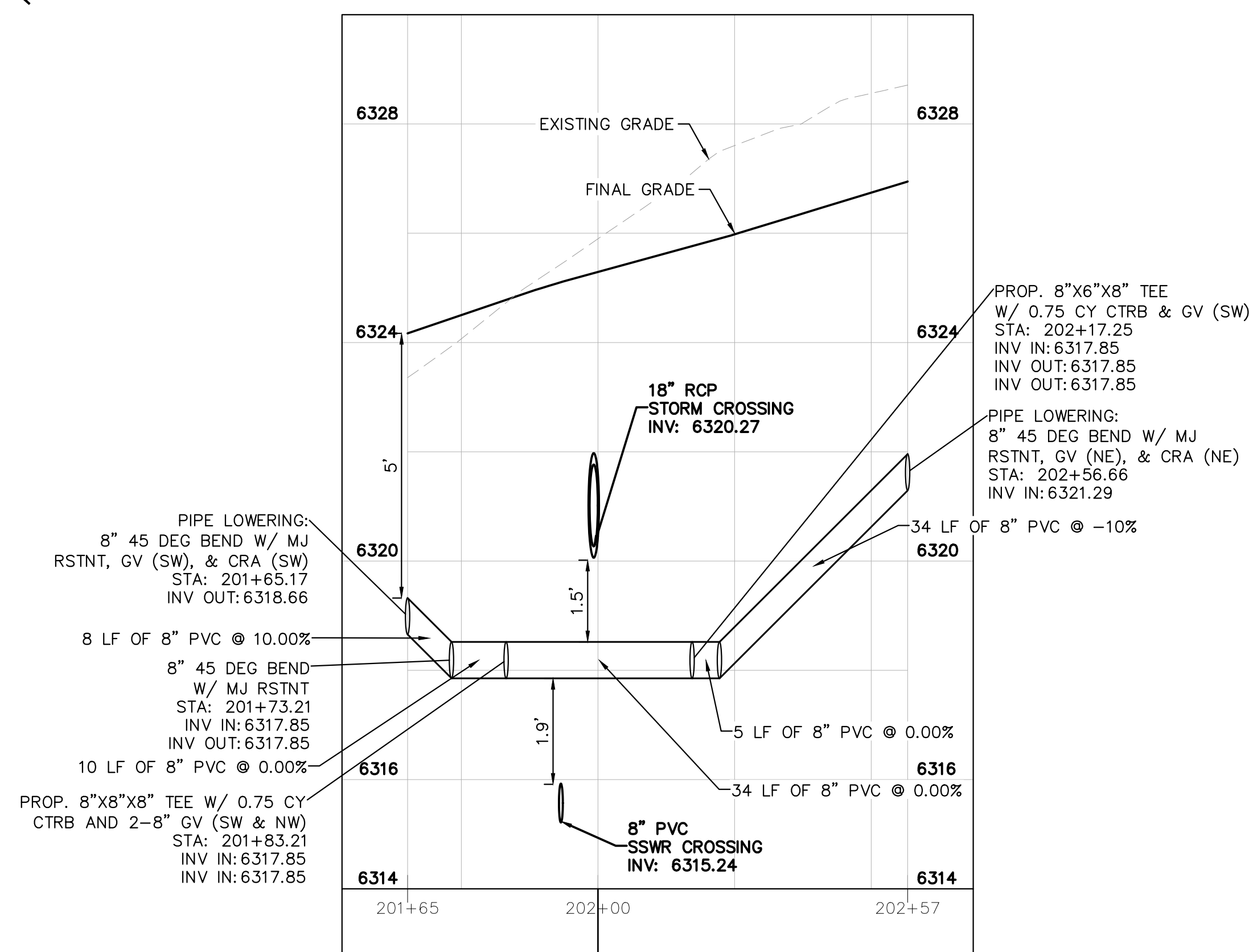
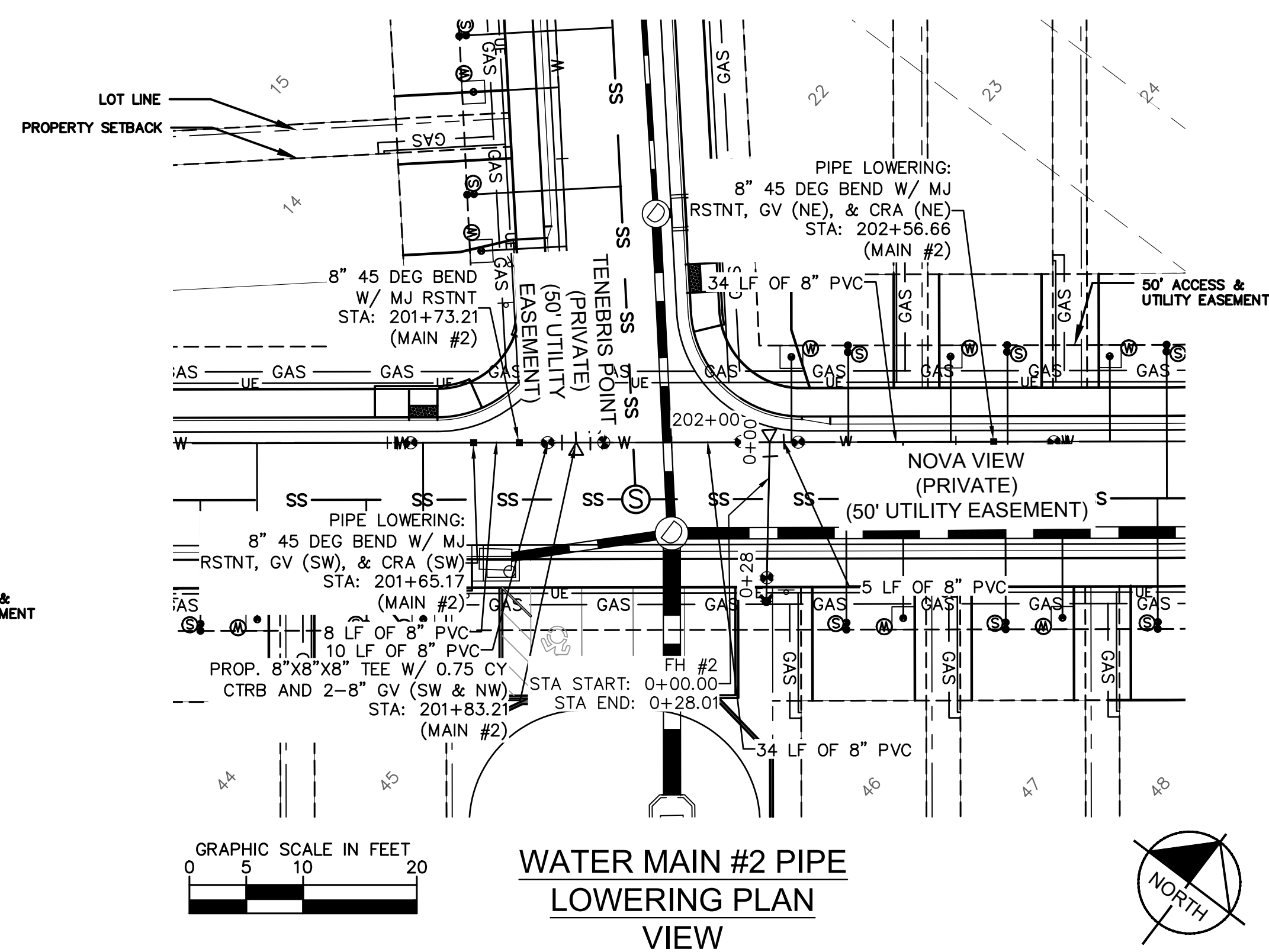
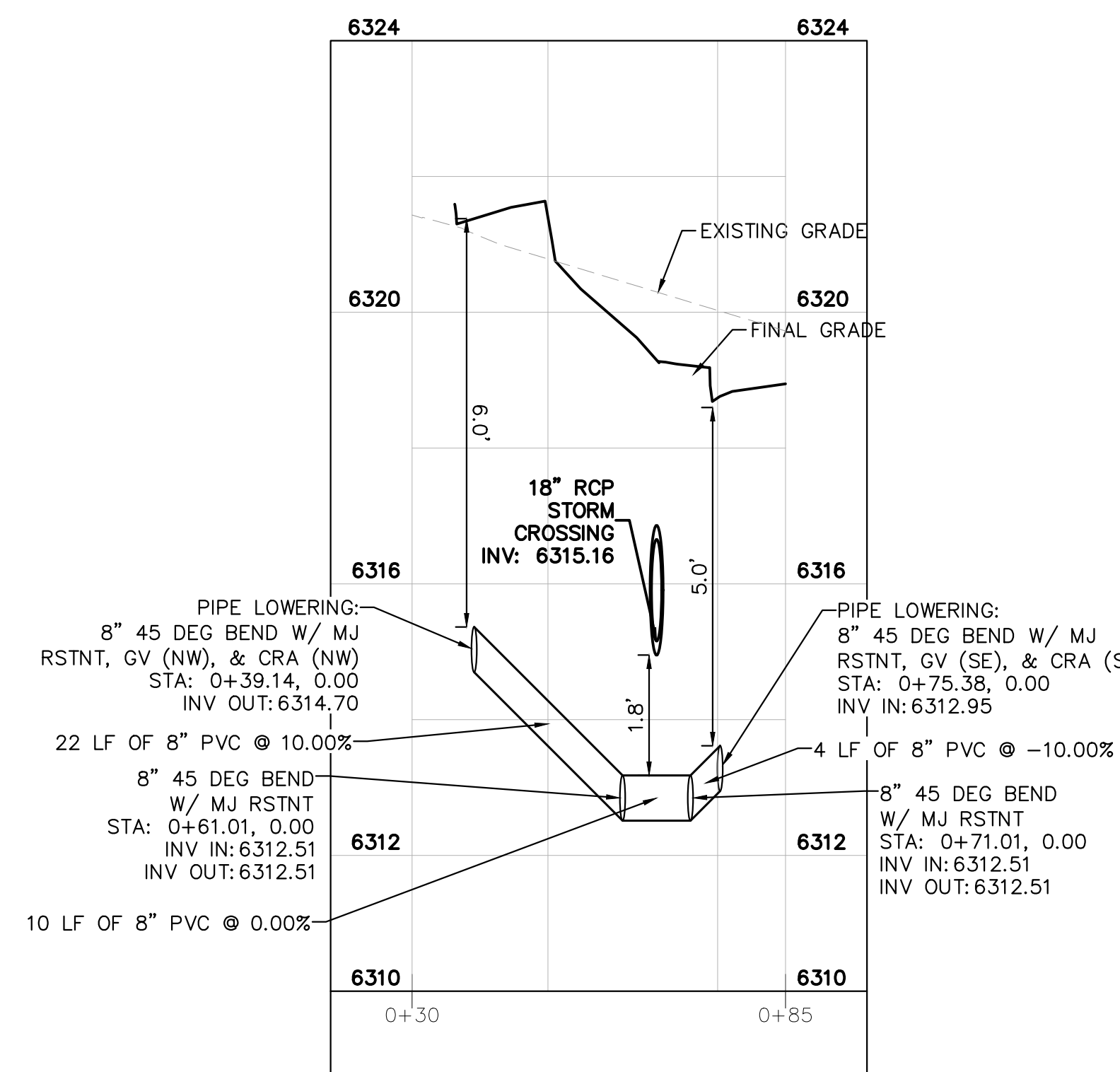
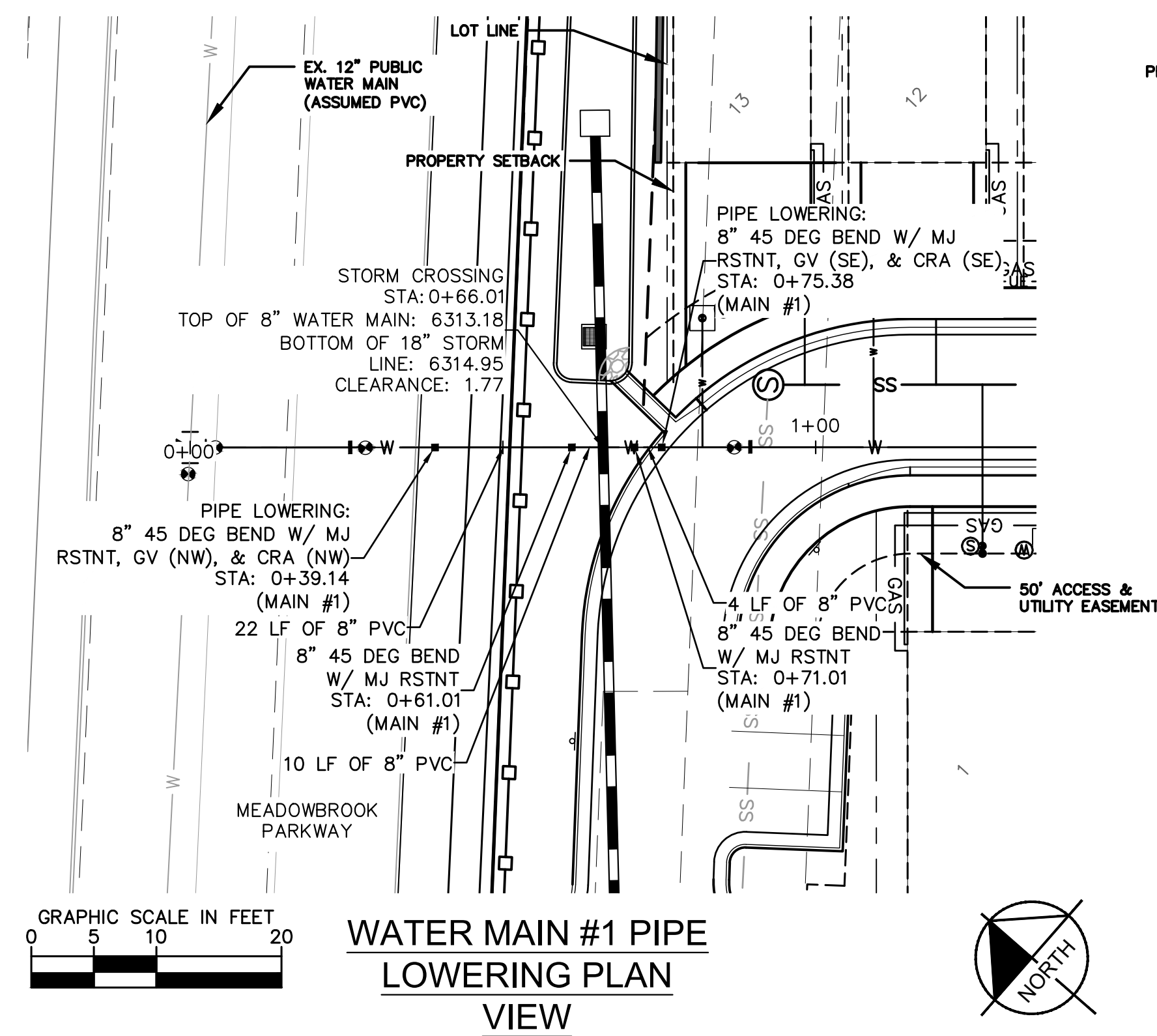
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN






PROJECT NO.
096956009

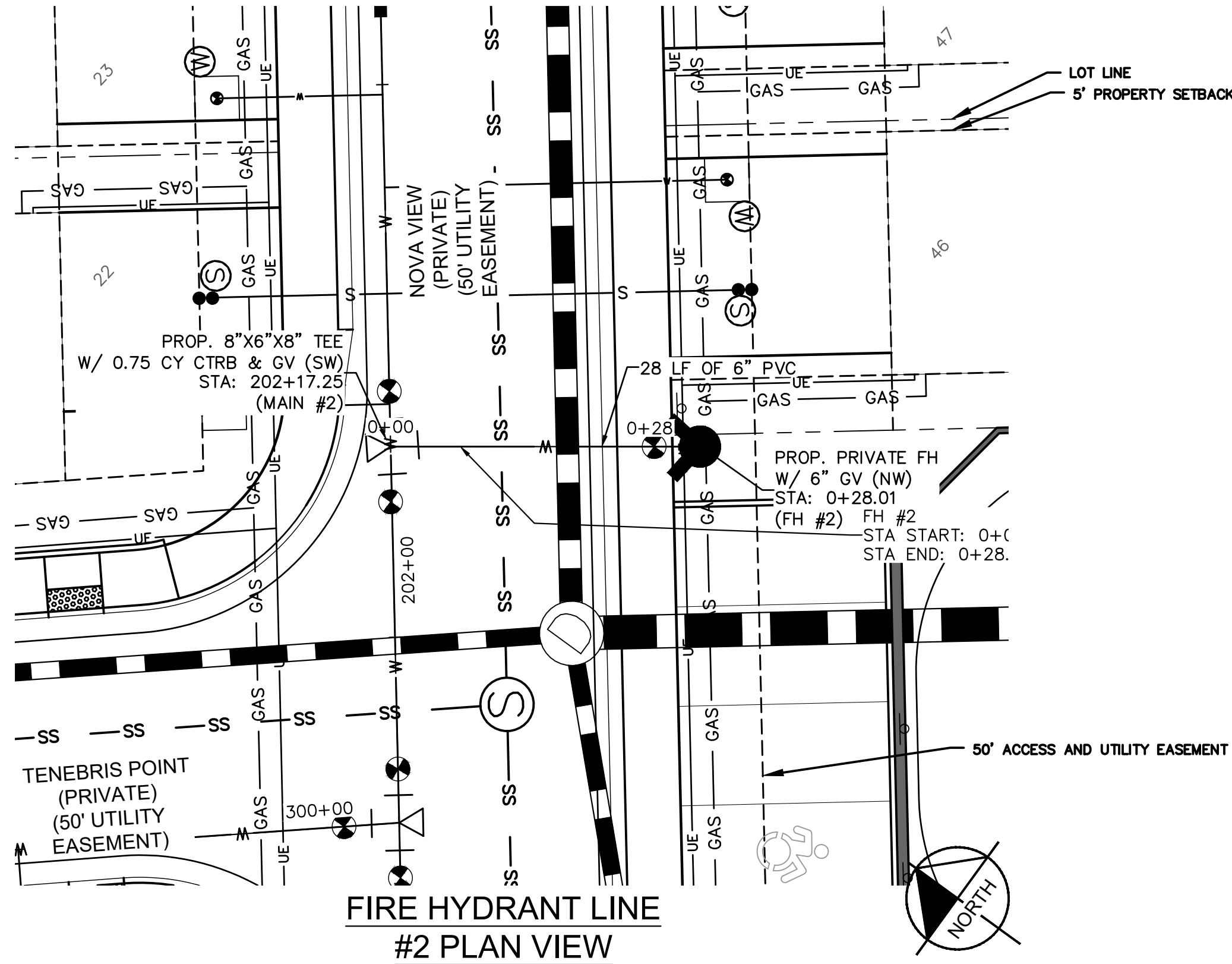
SHEET

C3.8

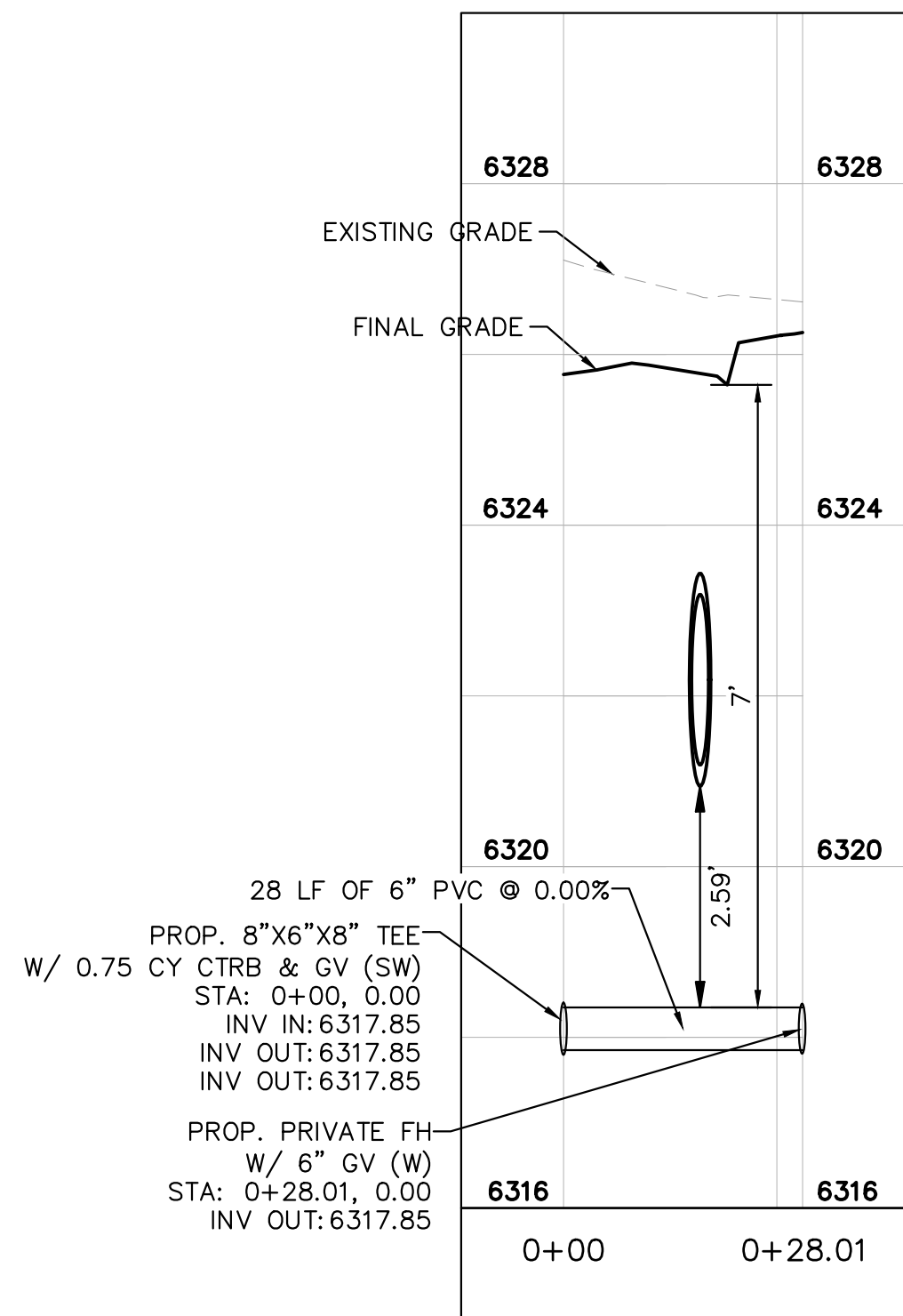


	PROJECT NO. 096956009		SHEET C3.9	
	MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS WATER PLAN			
<div> <div>  </div> <div> DESIGNED BY: KH DRAWN BY: KH CHECKED BY: JH DATE: 12/09/2021 </div> </div>				
<div> <div>  </div> <div> Kimley»Horn 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Colorado Springs, Colorado 80903 (719) 453-0180 </div> </div>				
Δ WATER LINE EXTENSION	GP	10/05/21 JRH		

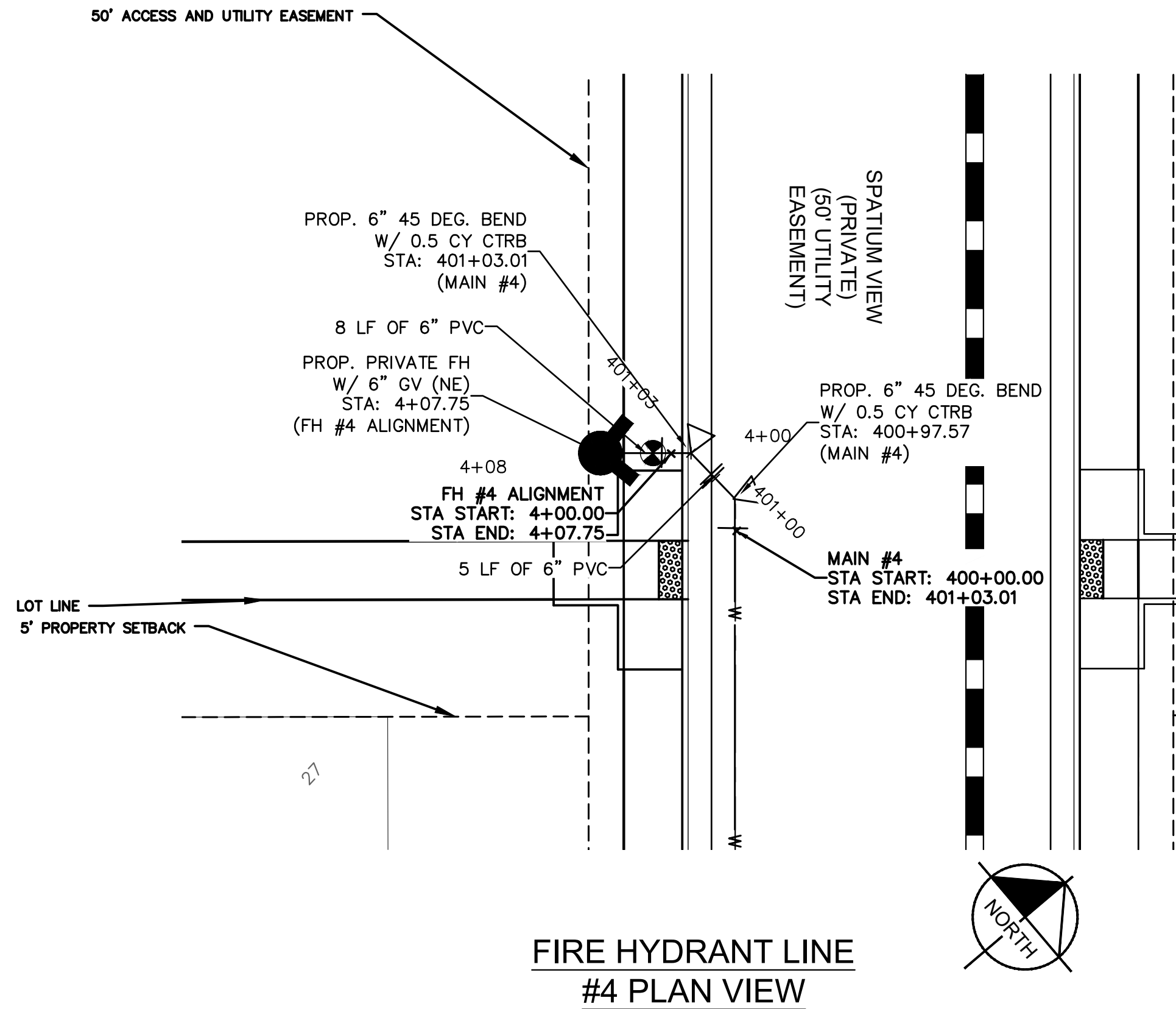
K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_WT.dwg Petik, Grant 2/2/2022 4:33 PM



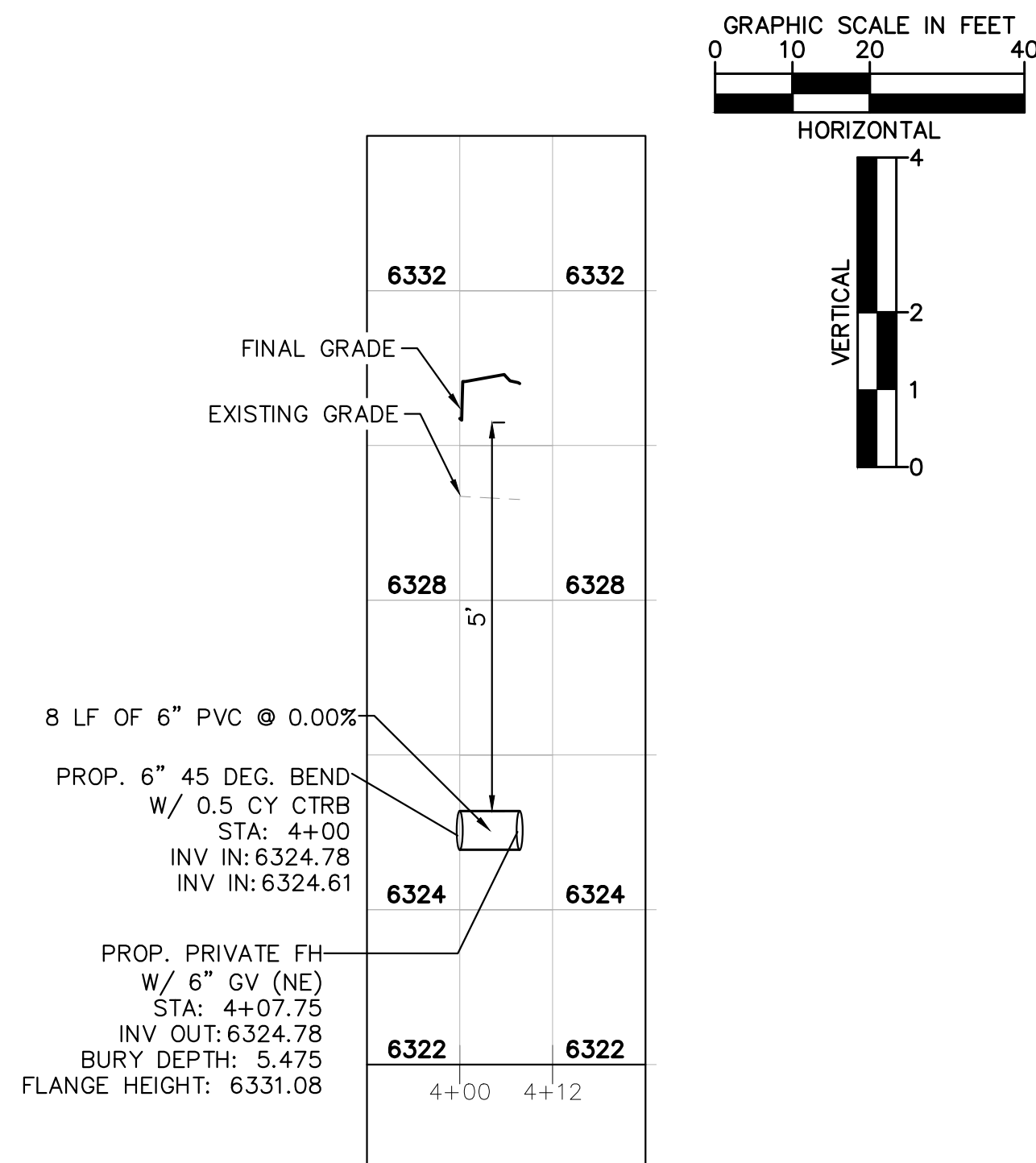
FIRE HYDRANT LINE
#2 PLAN VIEW



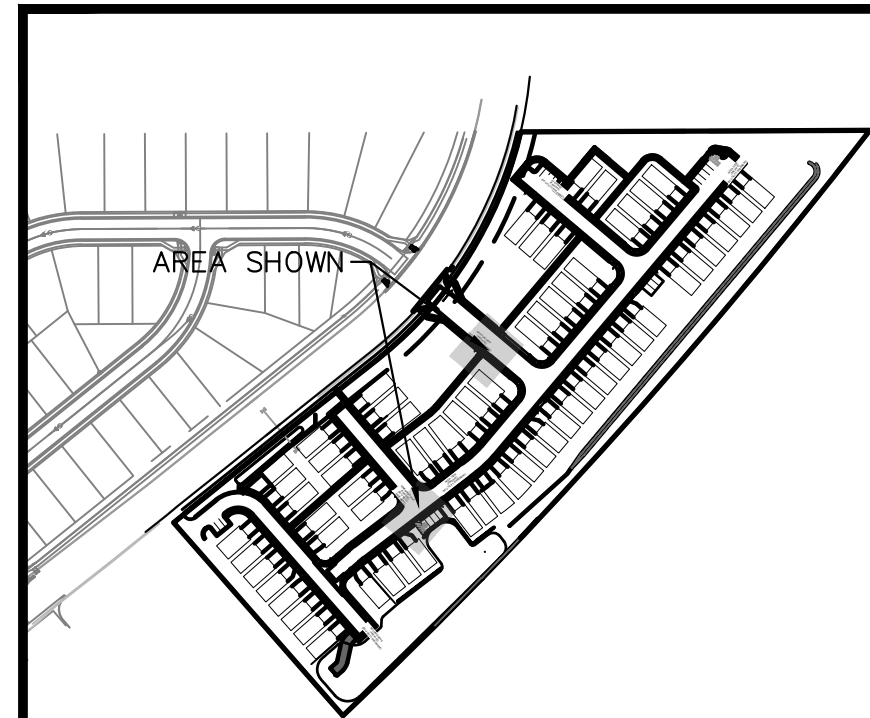
FIRE HYDRANT LINE
#2 PROFILE VIEW



FIRE HYDRANT LINE
#4 PLAN VIEW



FIRE HYDRANT LINE
#4 PROFILE VIEW



KEY MAP
NOT TO SCALE

WATER LINE EXTENSION		GP	10/05/21	JRH
DESIGNED BY: KK		REVISION		BY
DRAWN BY: KK		NO.		DATE
CHECKED BY: JH		APPR.		
DATE: 12/09/2021				

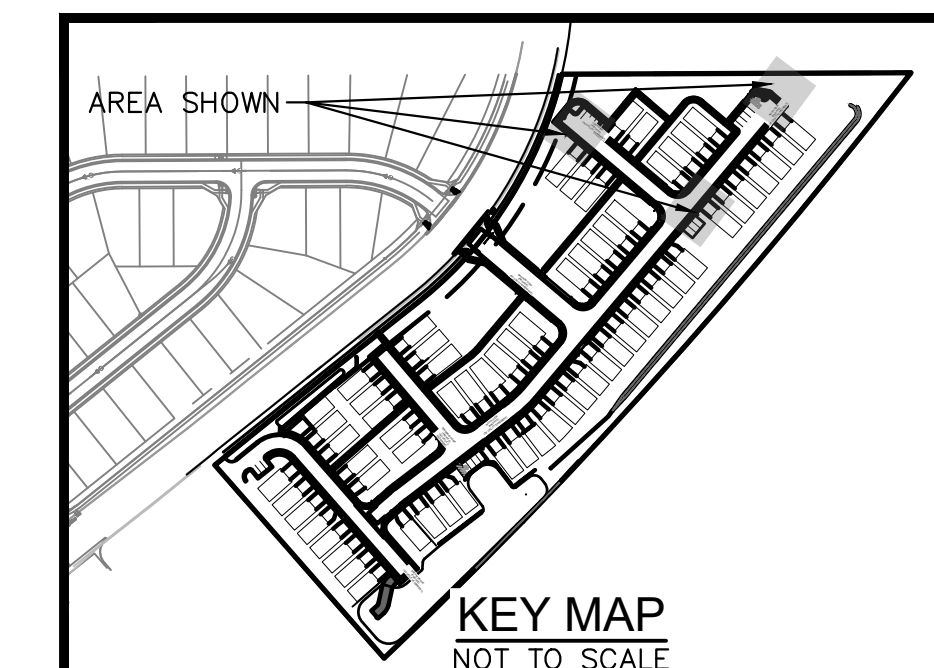
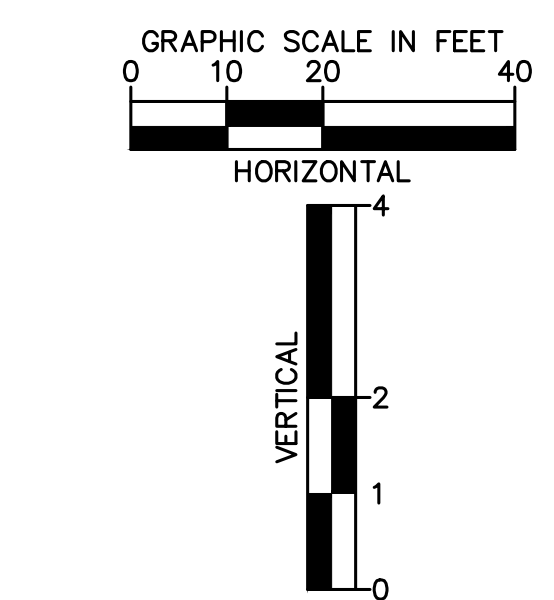
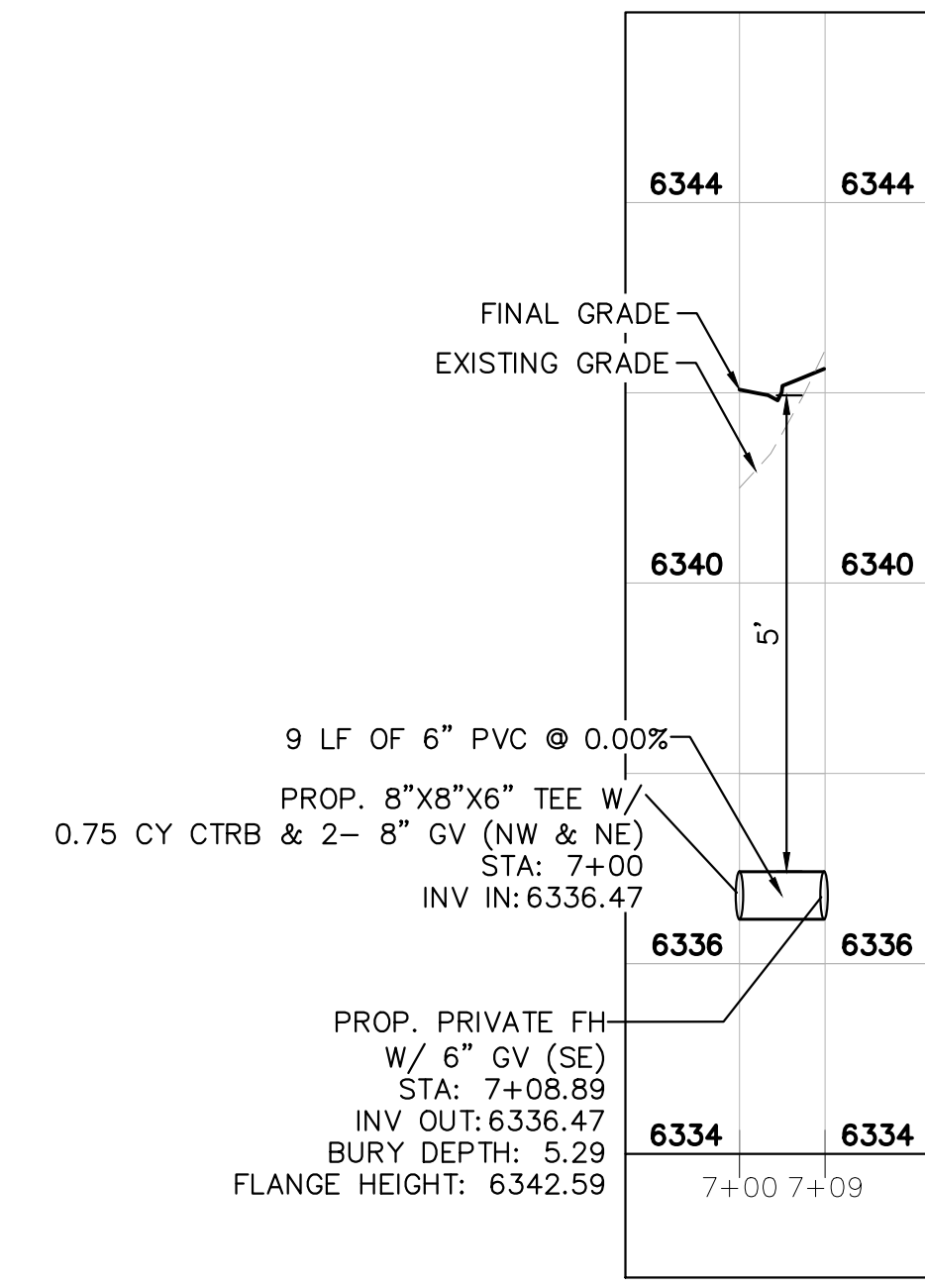
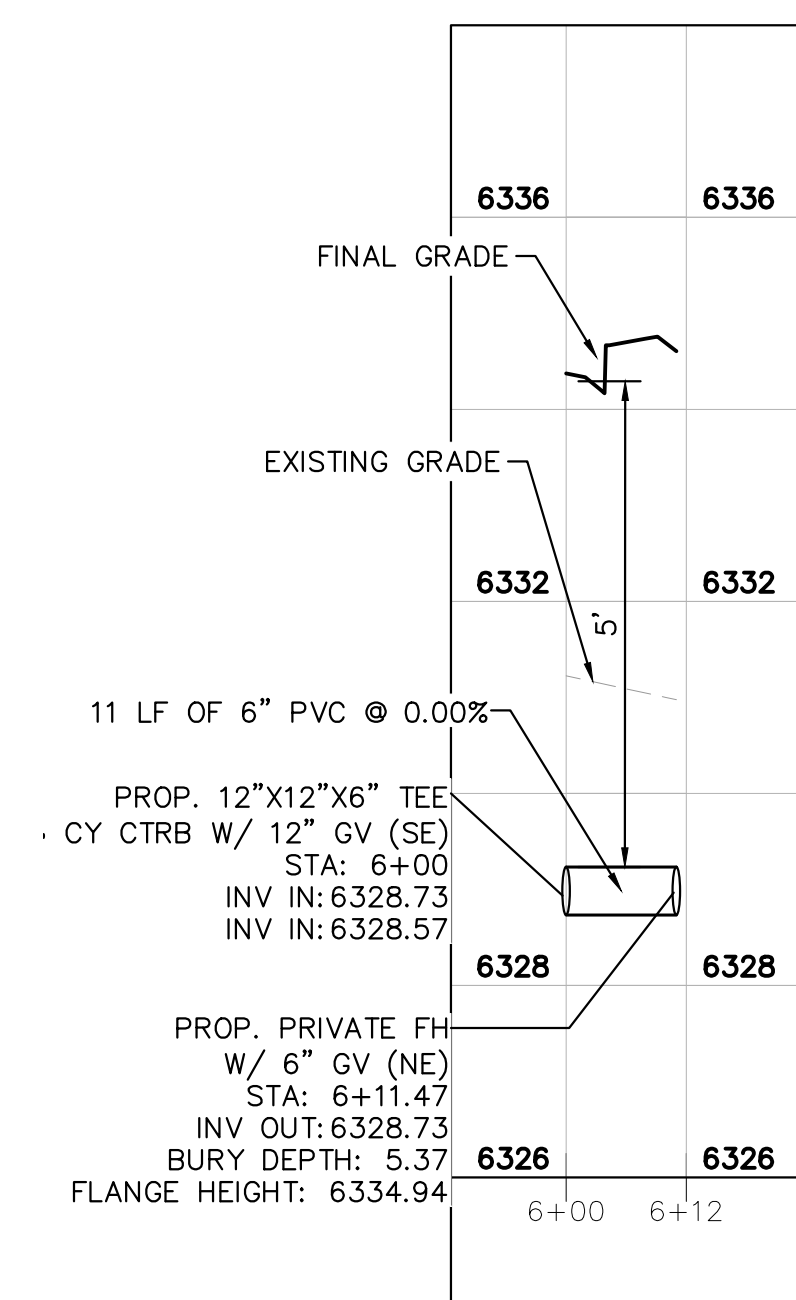
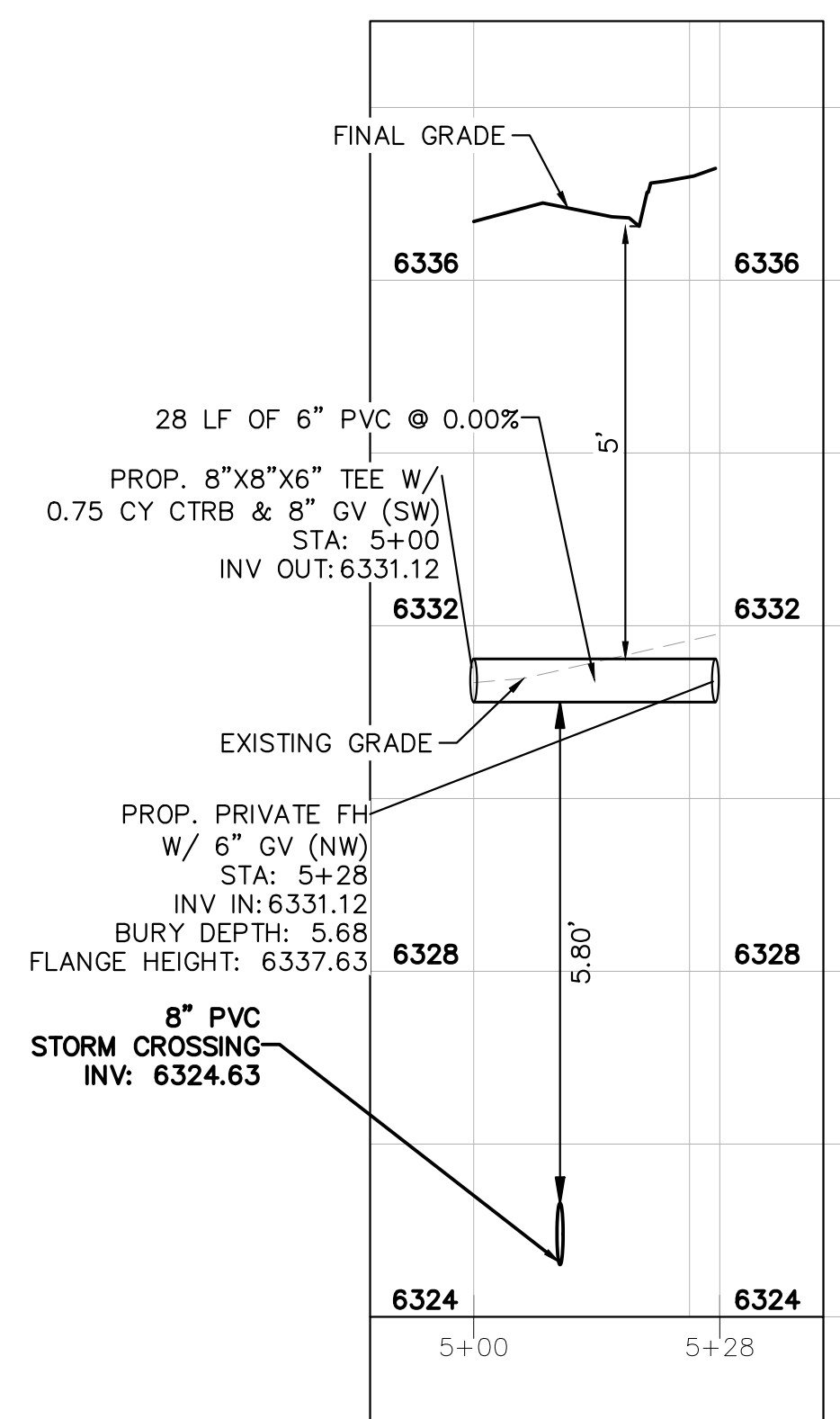
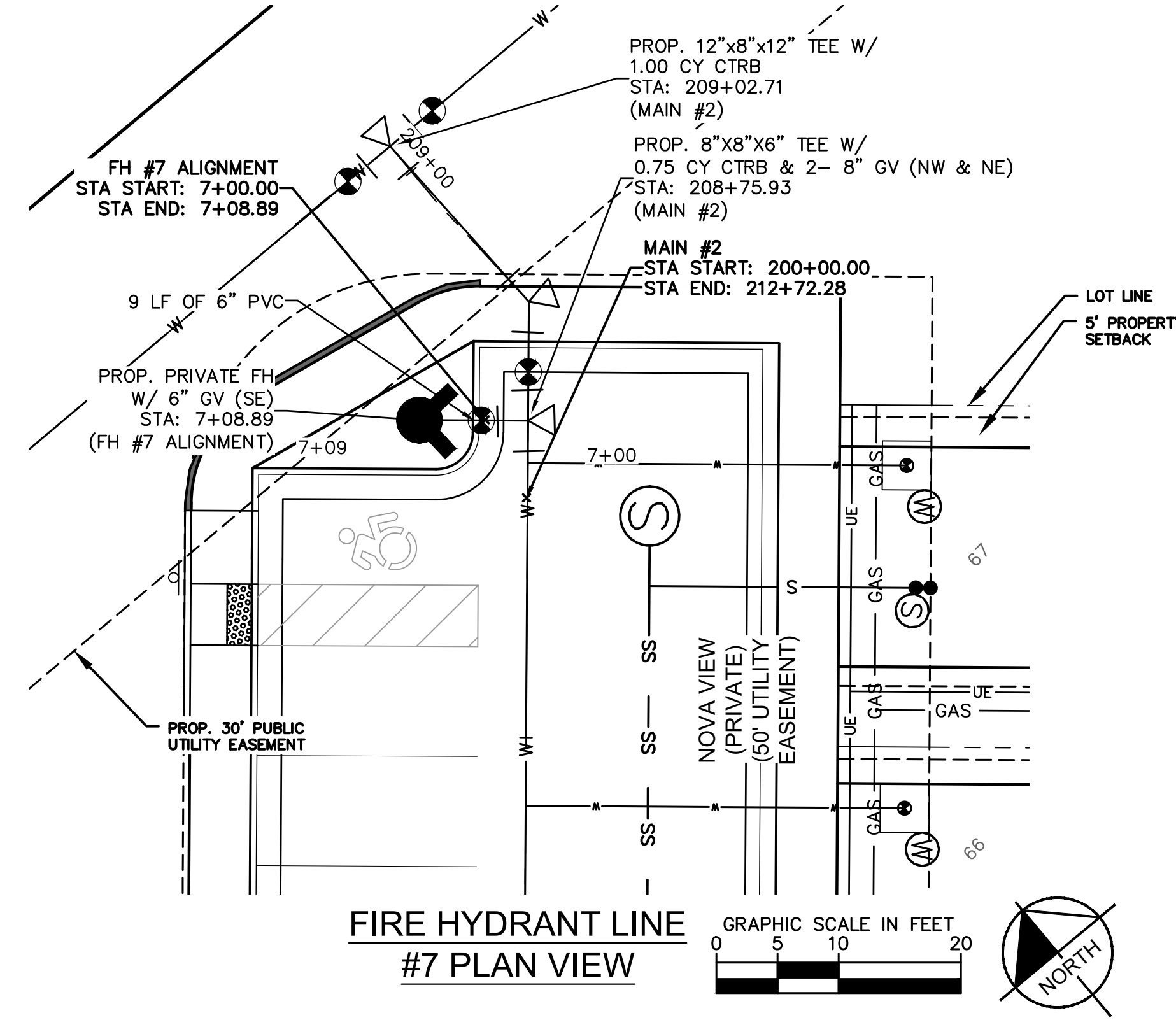
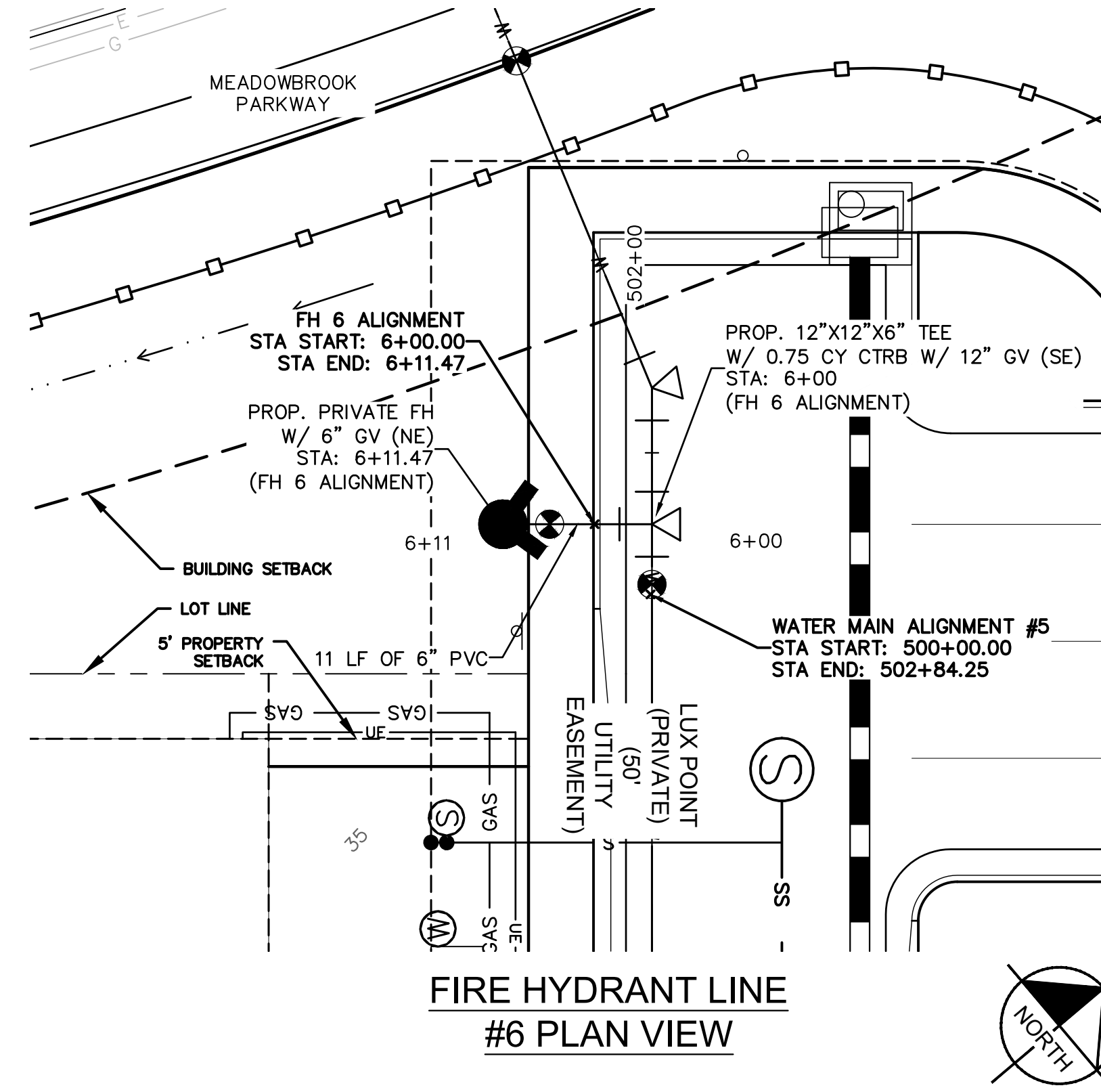
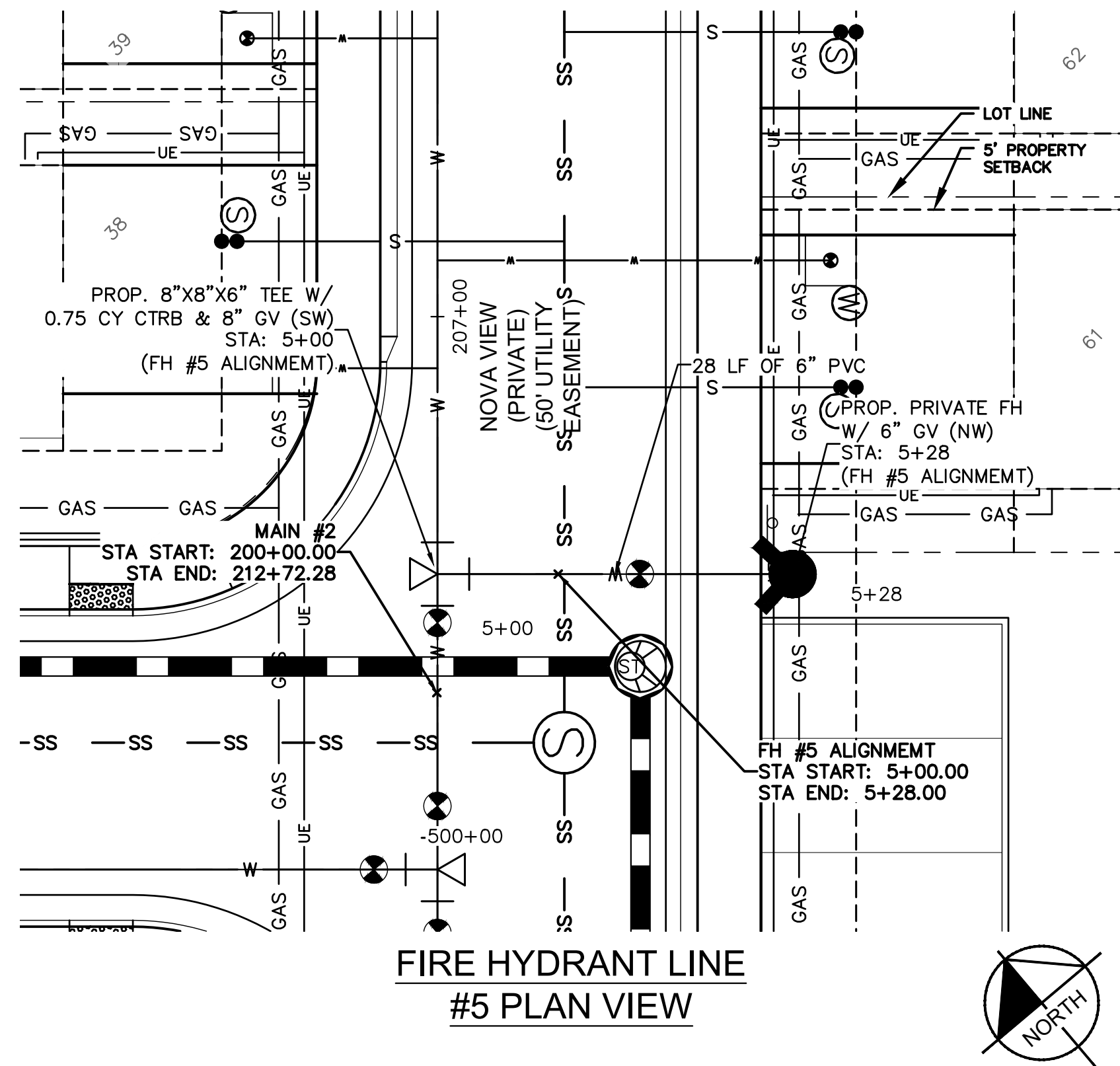
Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

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

PROFESSIONAL ENGINEER
COLORADO
50096
1/28/2022

PROJECT NO.
096956009

SHEET
C3.10



Δ	WATER LINE EXTENSION	GP	10/05/21	URH
NO.	REVISION	BY	DATE	APPR.

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

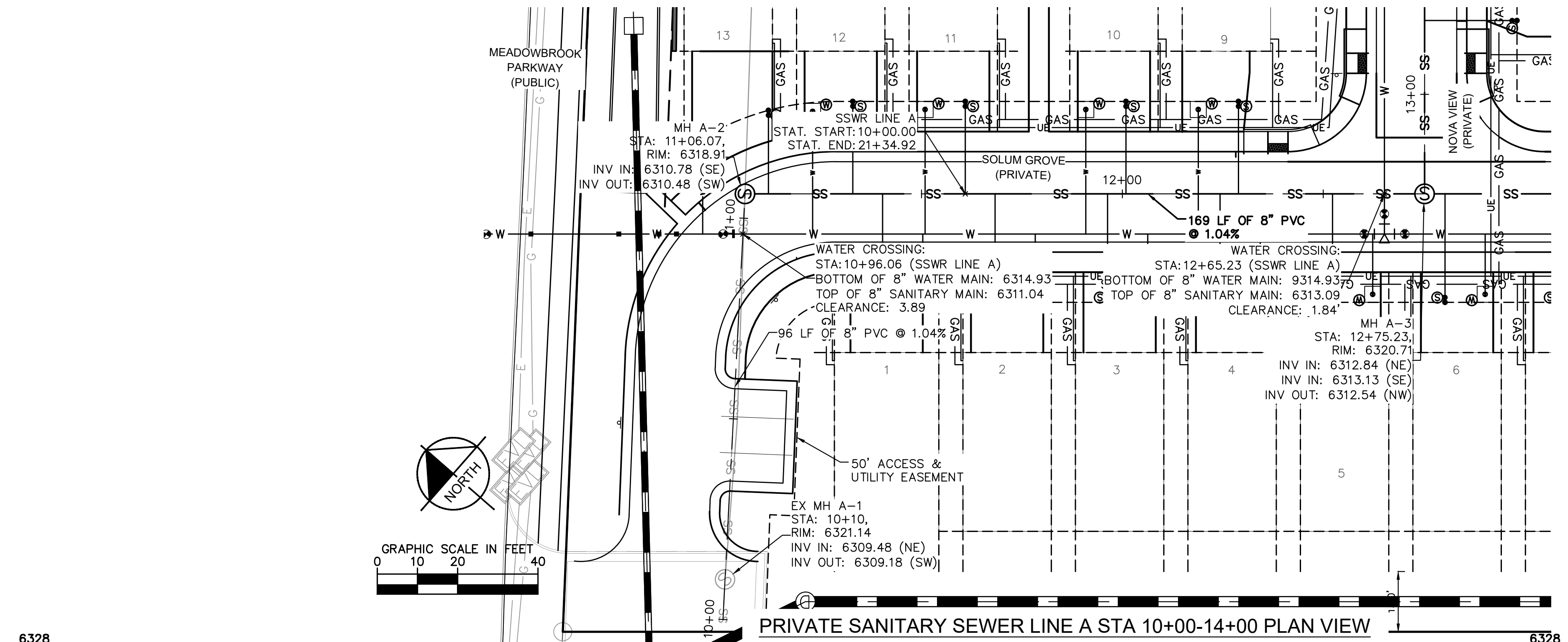
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN

PROJECT NO. 096956009
SHEET

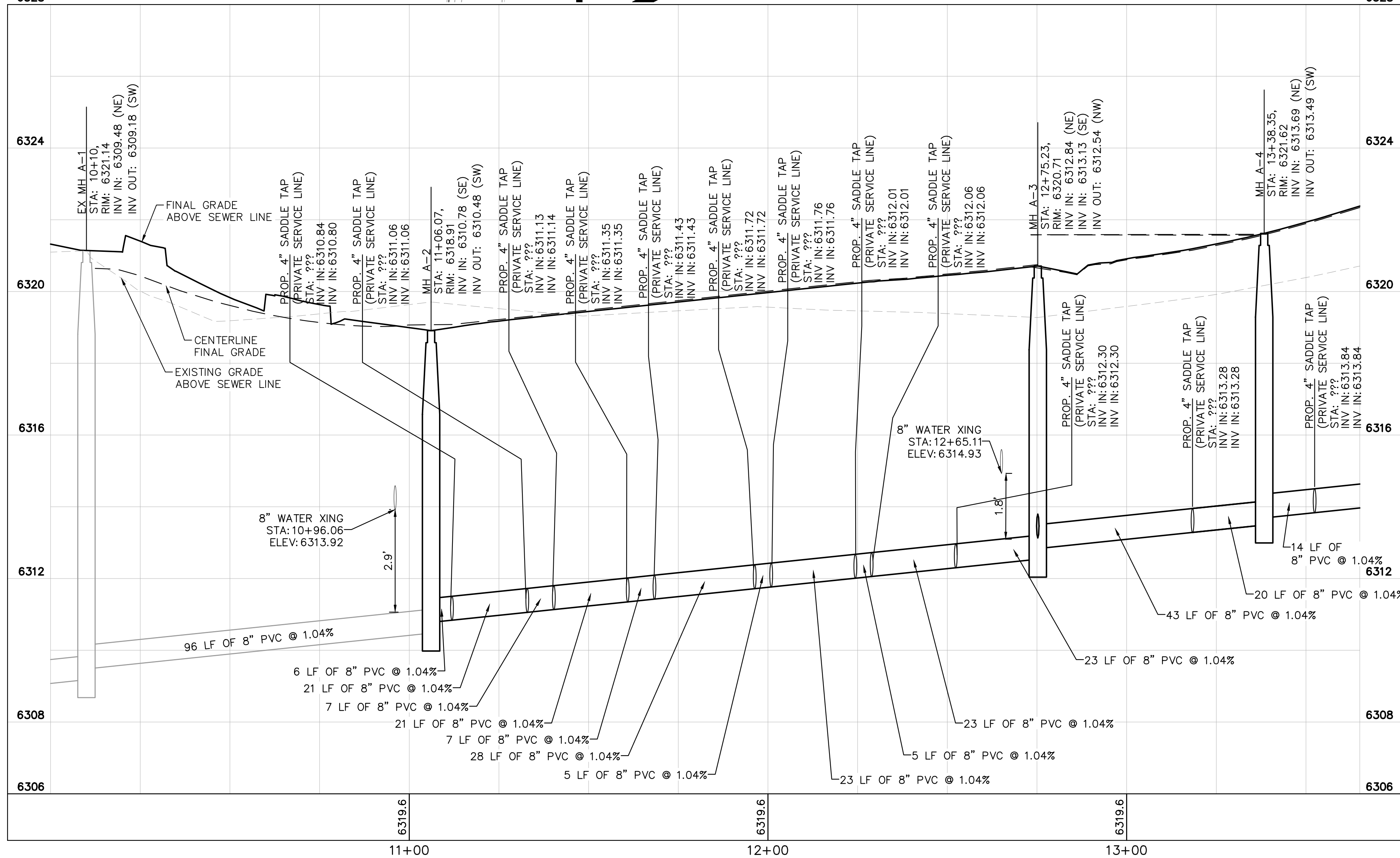
C3.11

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_WT.dwg Petik, Grant 2/2/2022 4:33 PM

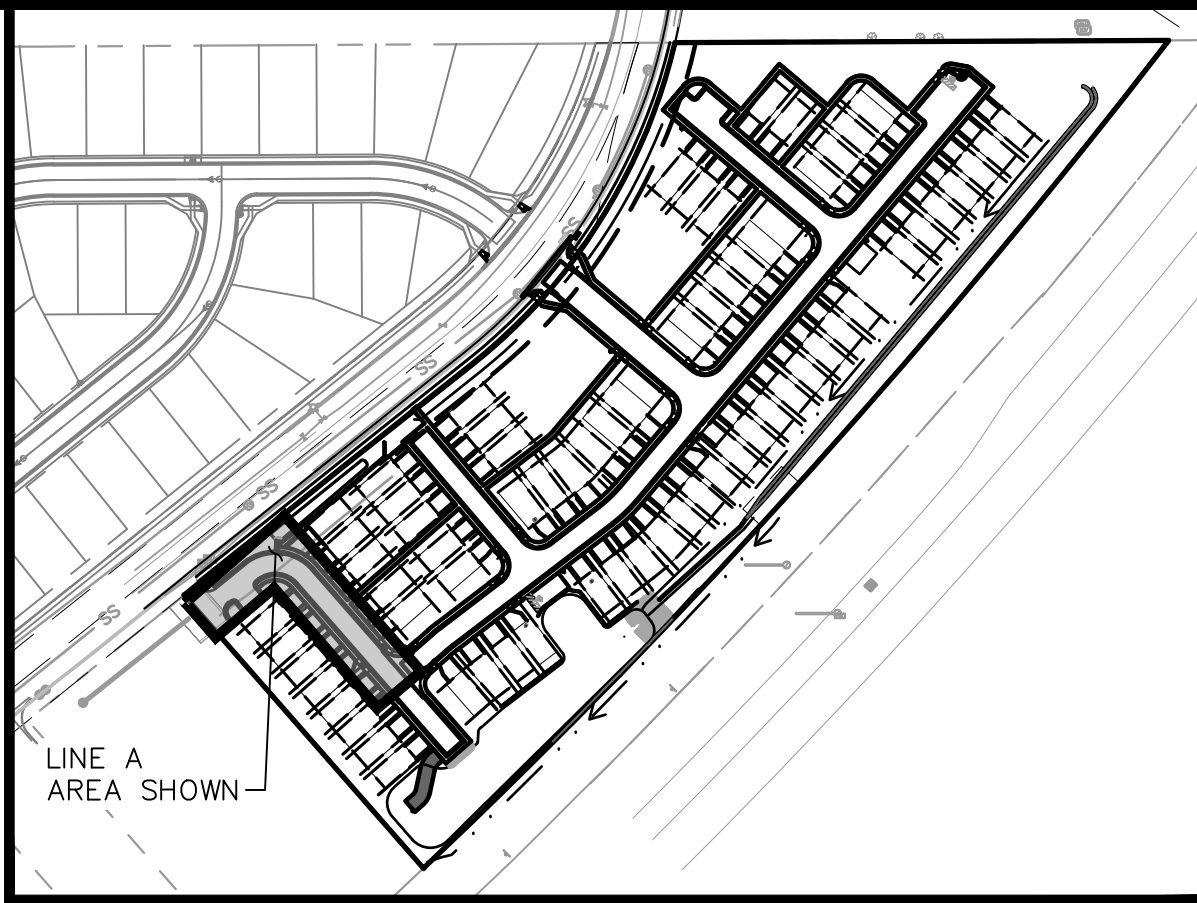
K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SSFR.dwg Petik, Grant 2/2/2022 4:19 PM



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



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



KEYMAP
SCALE: 1"=200'

- SANITARY SEWER NOTES**
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 2. ALL ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
 3. SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
 4. 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.
 5. ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL WW-8A.
 6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
 8. SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%

LEGEND

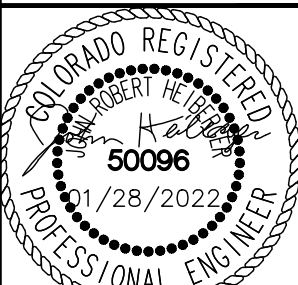
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
- PROPOSED STORM SEWER LINE (WITH FLAT TOP AND ECCENTRIC TOP MANHOLES)
- 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.)

NO.	REVISION	BY	DATE	APPR.
1	WATER LINE EXTENSION	GP	10/05/21 JPH	

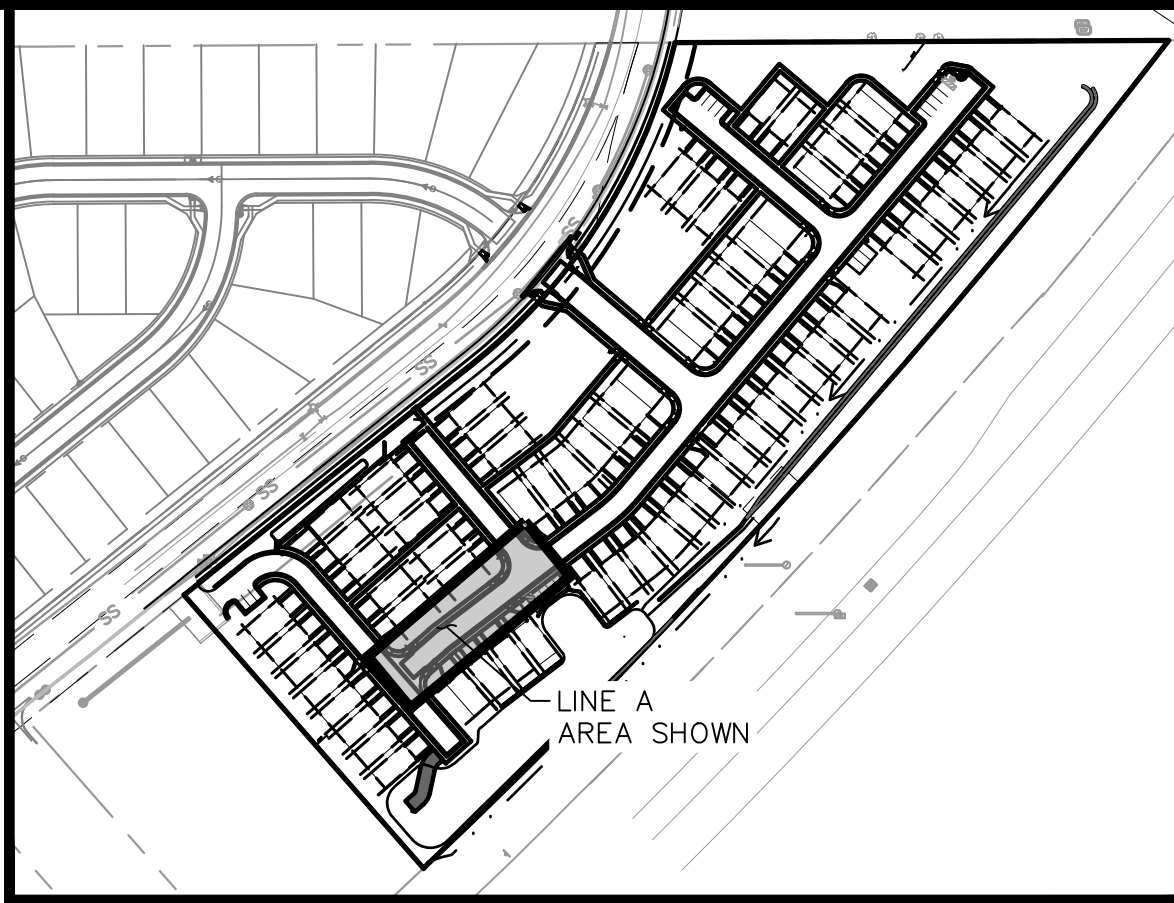
Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
DRAWN BY: KK
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

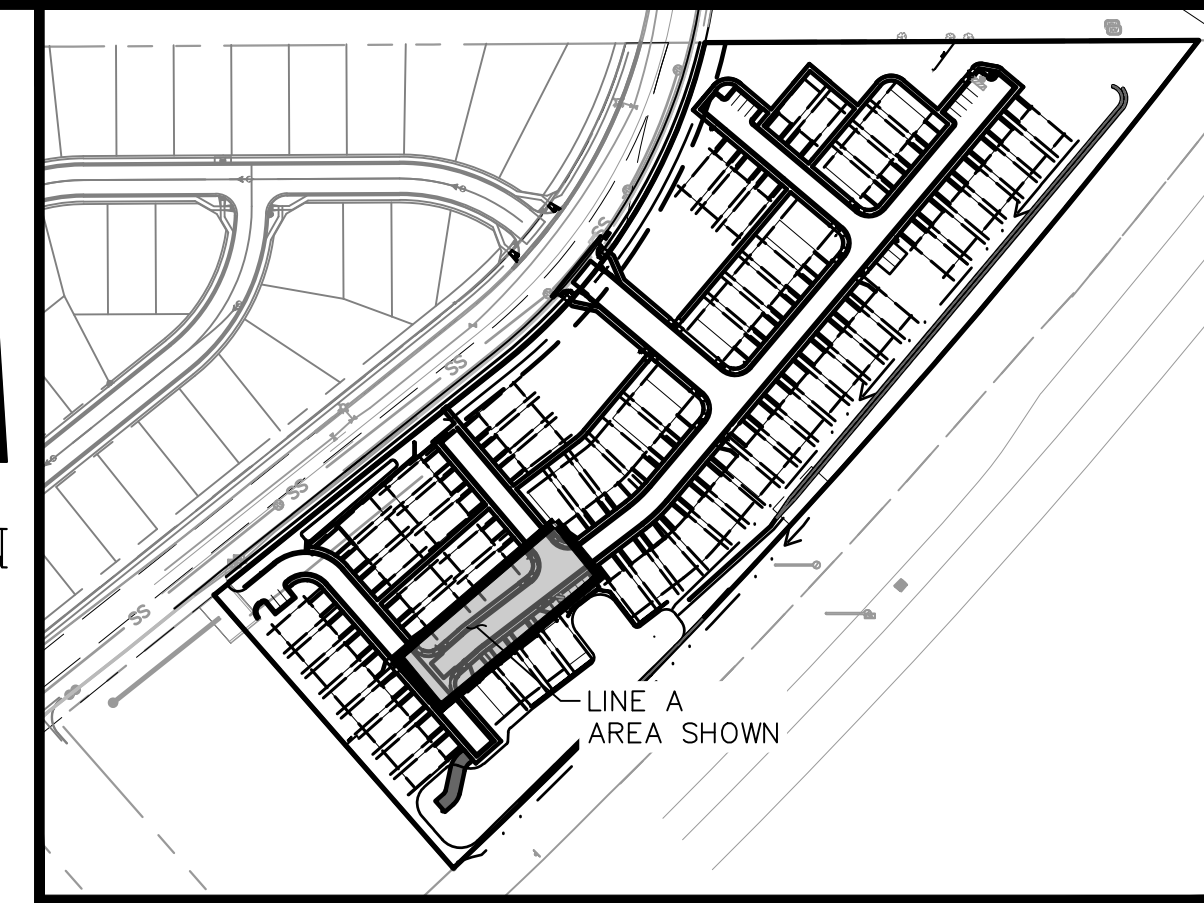


GRAPHIC SCALE IN FEET

0 10 20 40



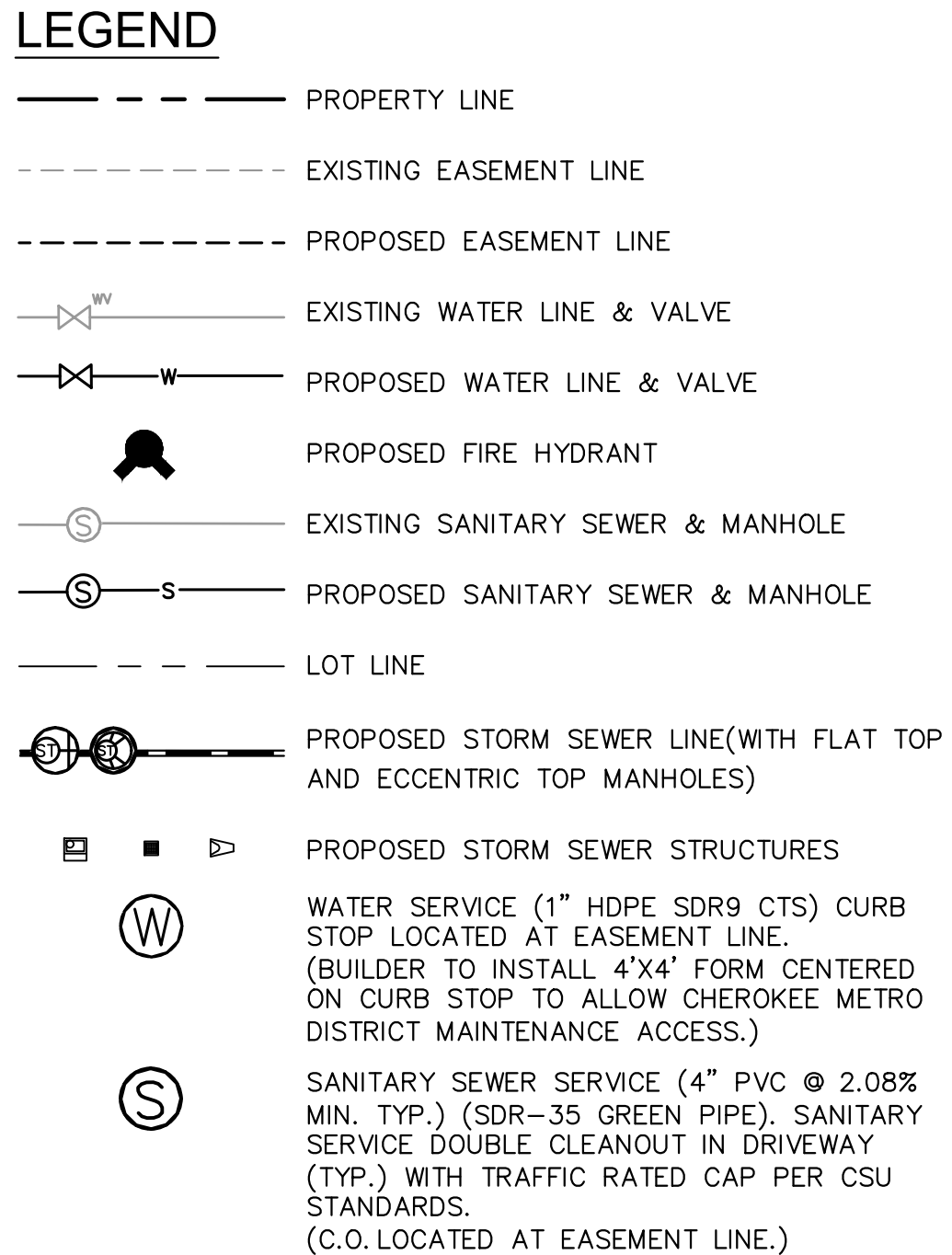
A graphic scale bar showing distances of 0, 10, 20, and 40 feet. To the right of the scale is a north arrow pointing towards the top-right, with the word "NORTH" written inside the circle.



SANITARY SEWER NOTES

SCALE: 1"=20'

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 ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
3. SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. 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.
5. ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL WW-8A.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%



GRAPHIC SCALE IN FEET

0 10 20 40

HORIZONTAL

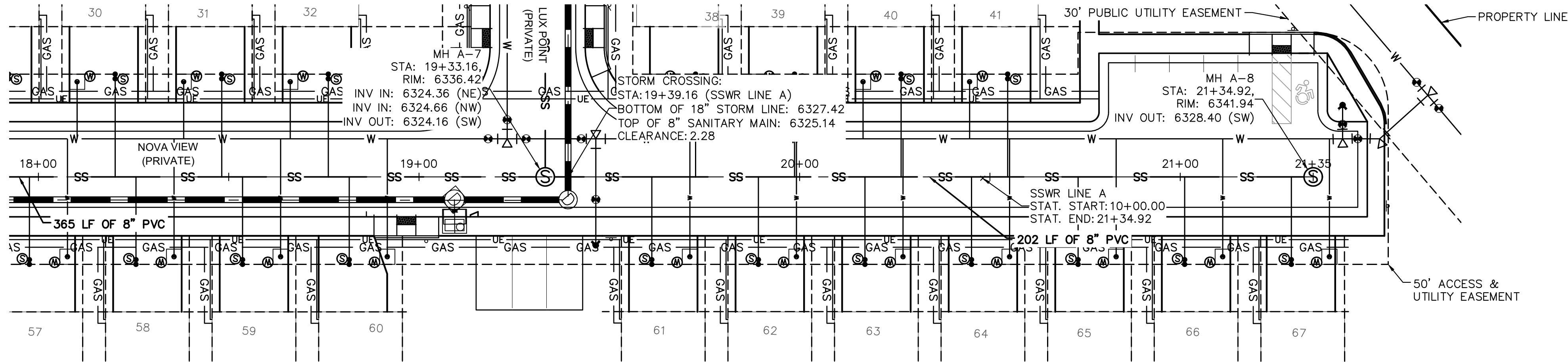
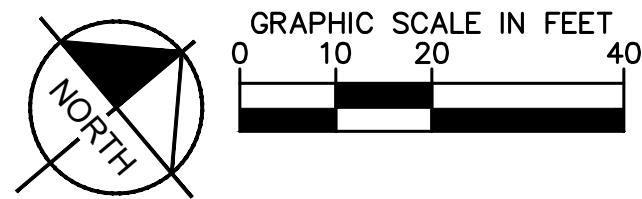
MATCHLINE REFER TO SHEET C3.14
FOR LINE A STA 18+00 TO 21+35

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

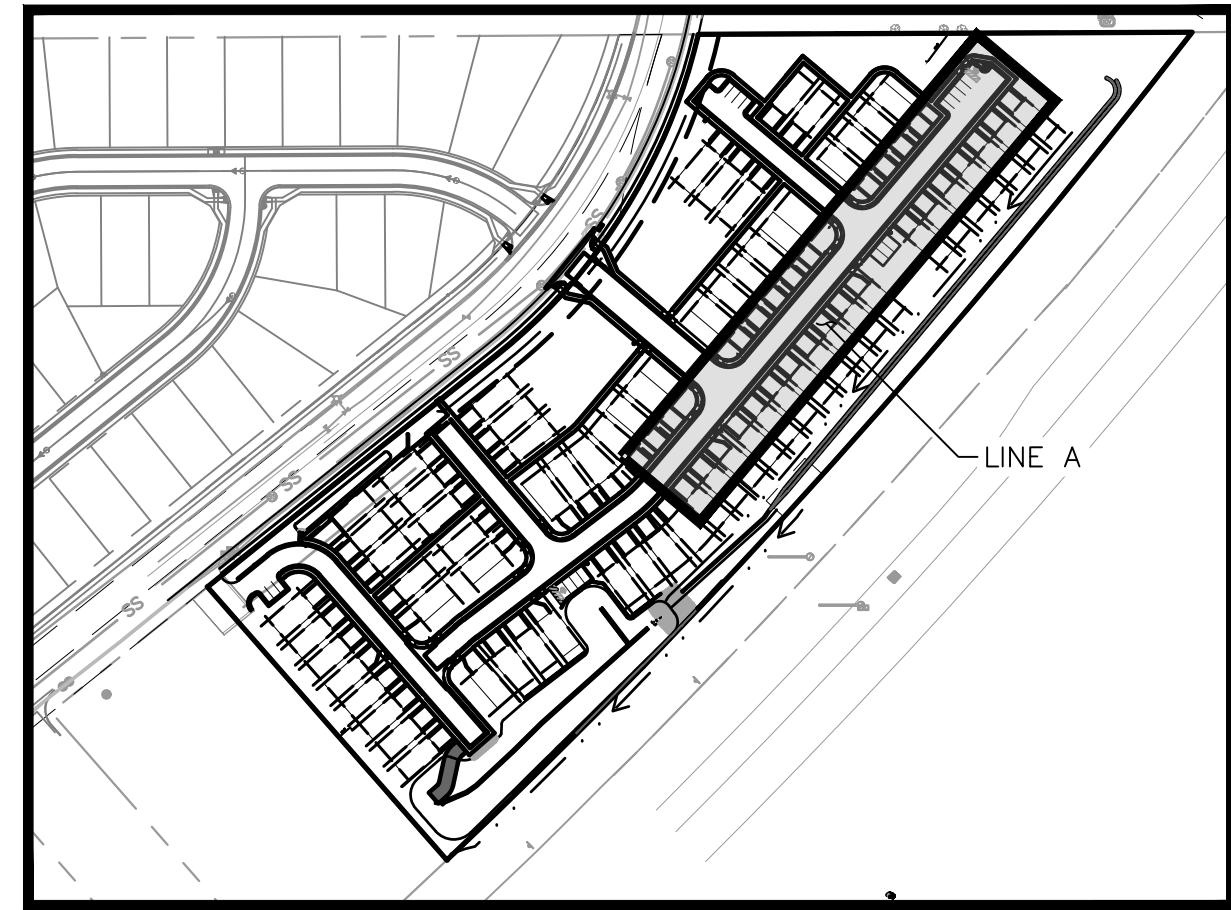
SHEET
C3.13

	A	WATER LINE EXTENSION	GP	10/05/21	JRH
NQ		REVISION	DY	DATE	APPROD.

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SSPP.dwg Petik, Grant 2/2/2022 4:19 PM



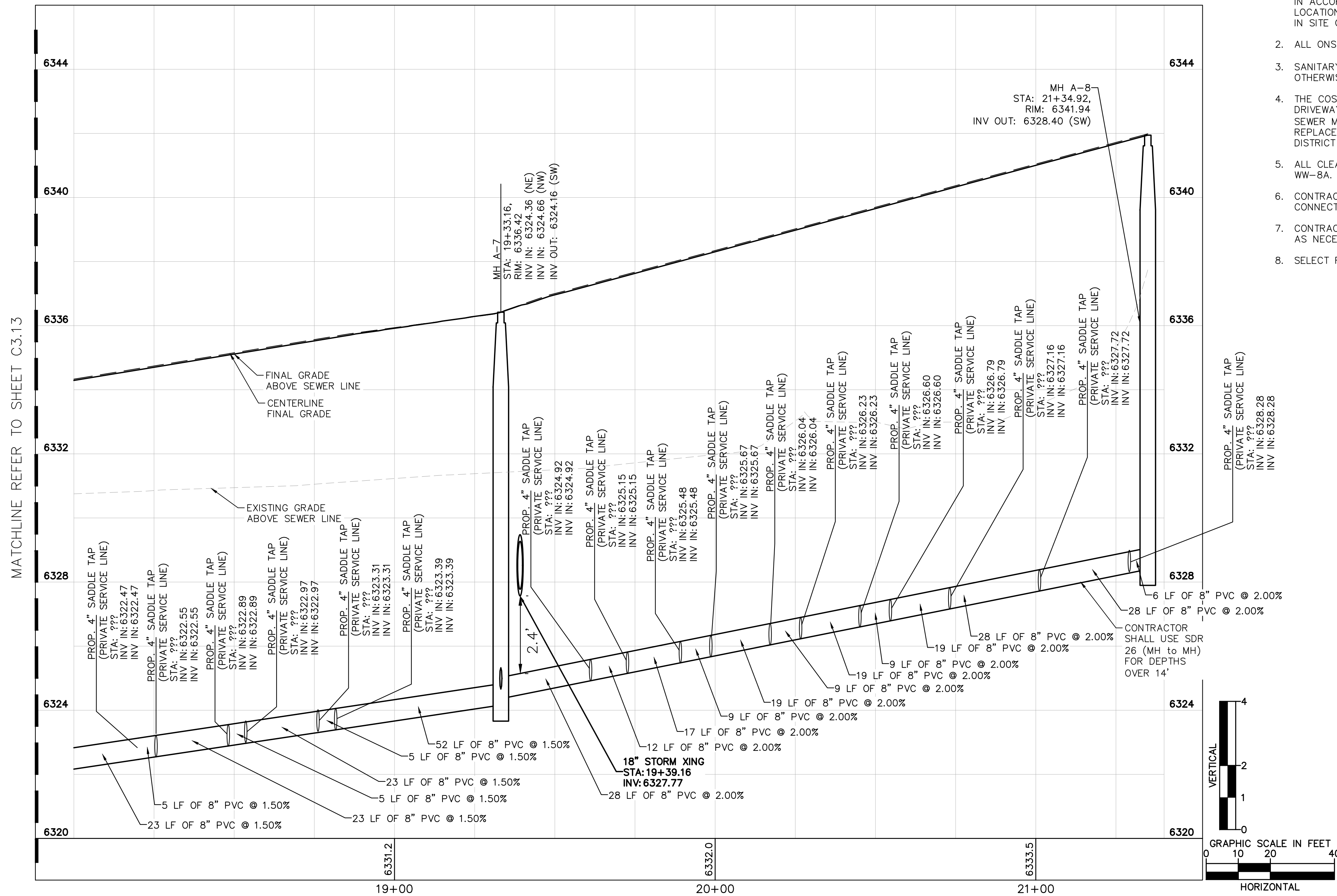
PRIVATE SANITARY SEWER LINE A STA 18+00-12+40 PLAN VIEW



KEYMAP
SCALE: 1"=200'

SANITARY SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
3. SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. 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.
5. ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL WW-8A.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%

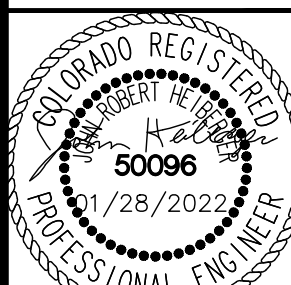


PRIVATE SANITARY SEWER LINE A STA 18+00-21+35 PROFILE VIEW

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.)

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



PROJECT NO.
096956009

SHEET

C3.14

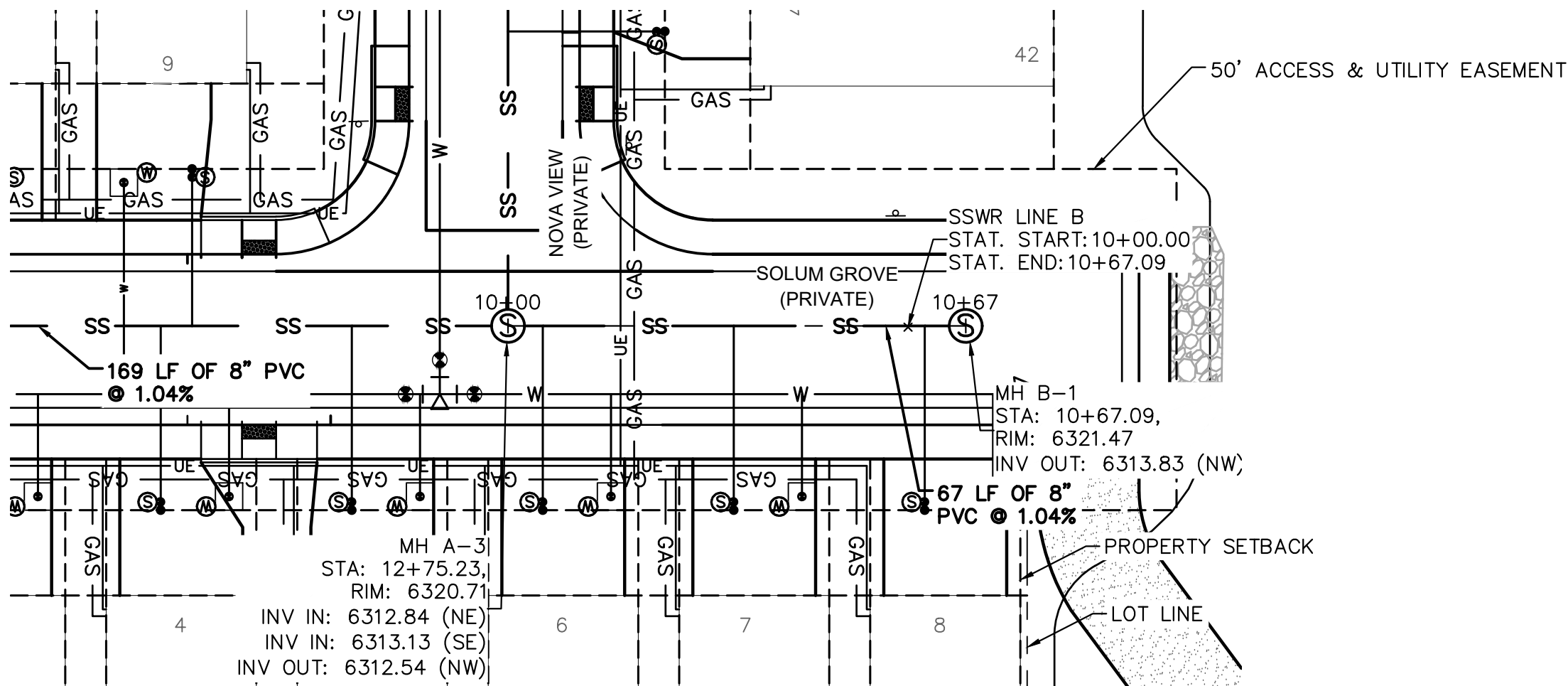
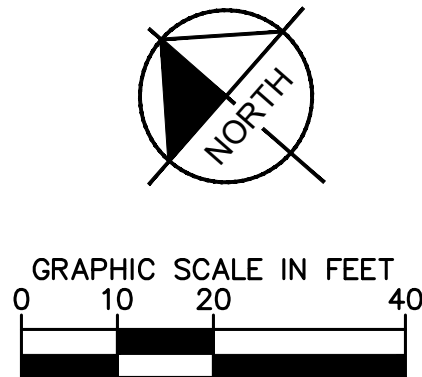
Kimley-Horn & Associates, Inc.

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

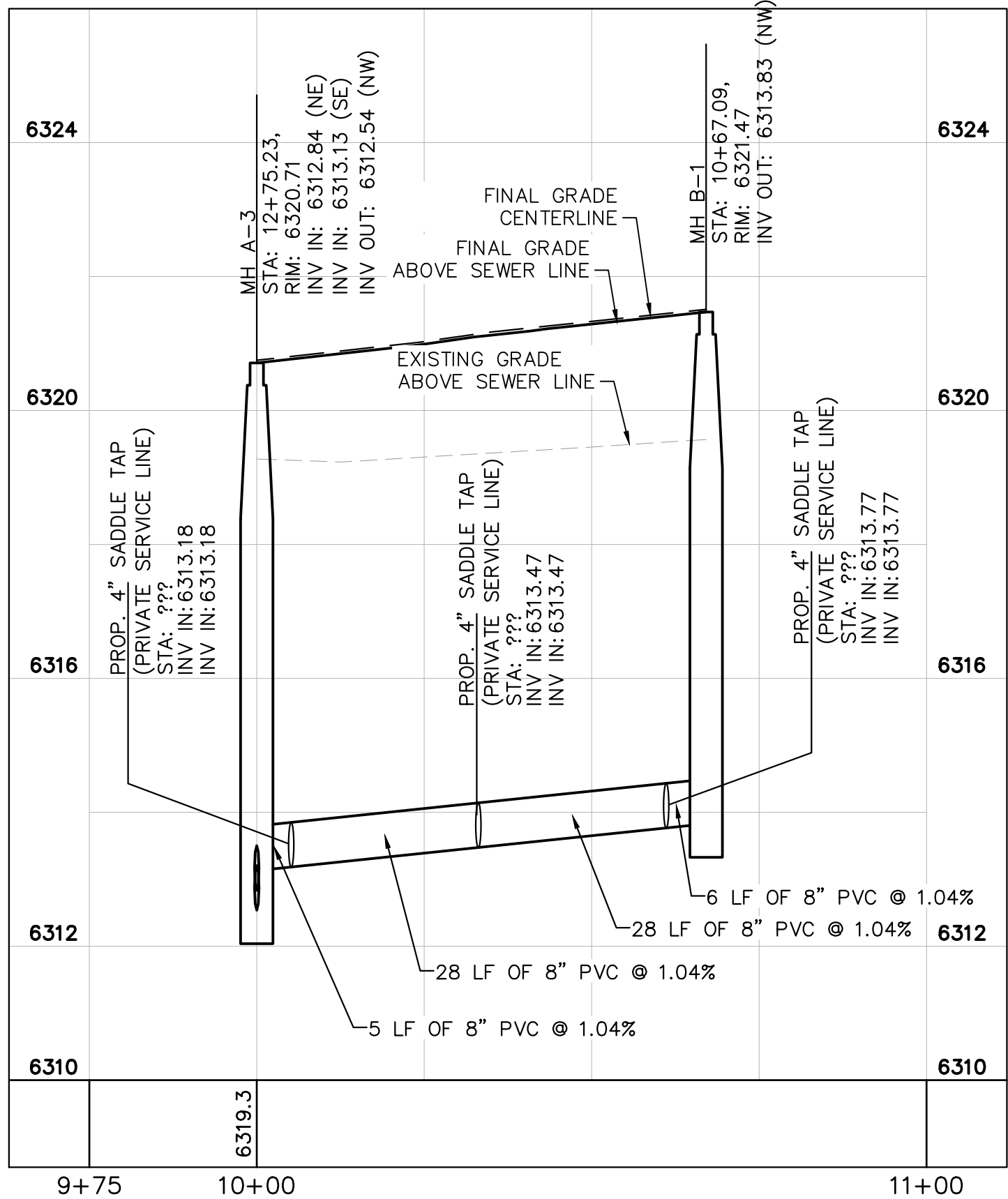
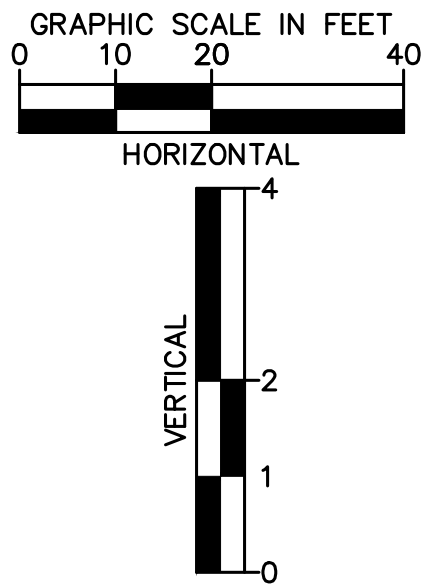
DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 12/09/2021

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

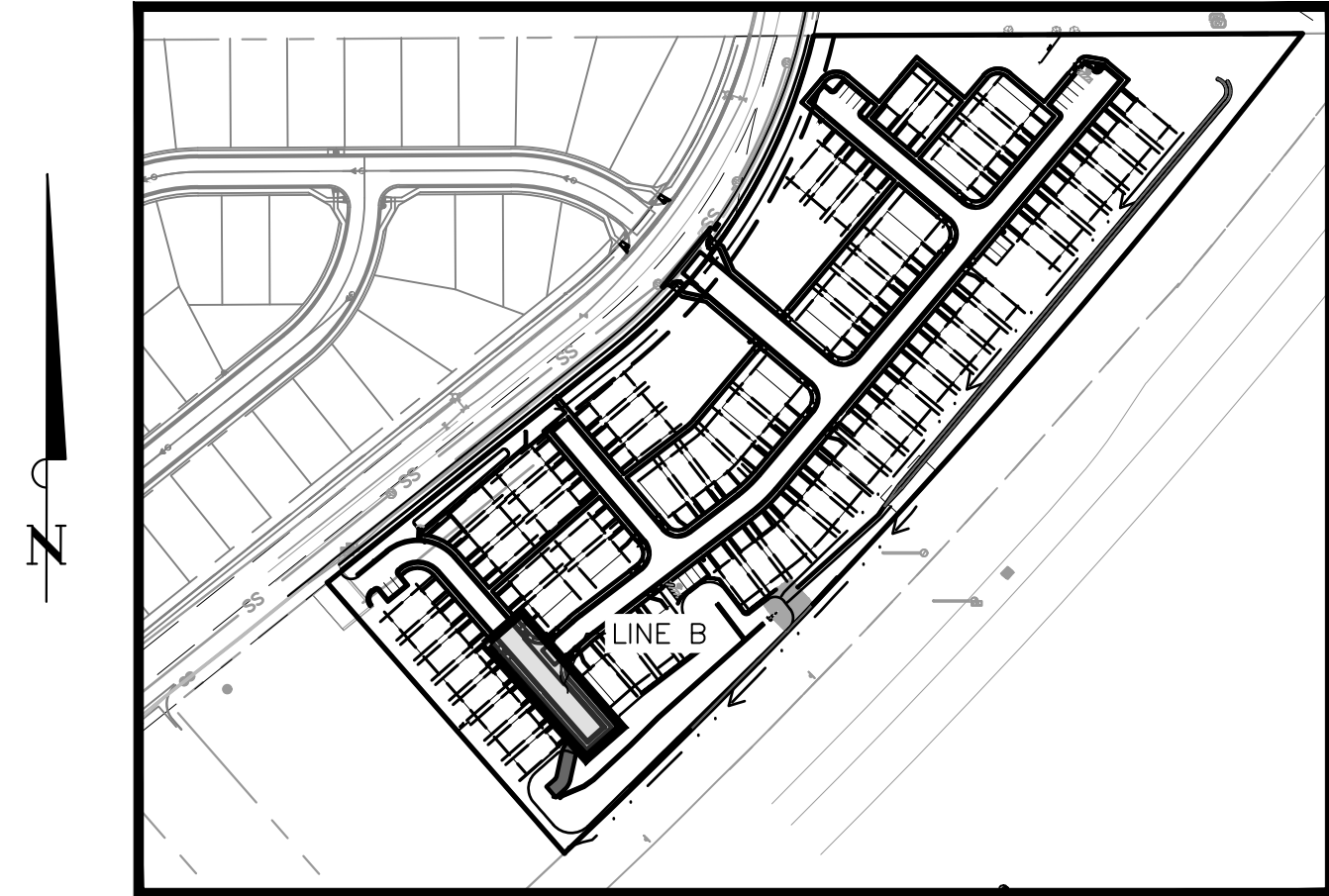
K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SSPP.dwg Pettk, Grant 2/2/2022 4:20 PM



PRIVATE SANITARY SEWER LINE B PLAN VIEW



PRIVATE SANITARY SEWER LINE B PROFILE VIEW



KEYMAP
SCALE: 1"=200'

SANITARY SEWER NOTES

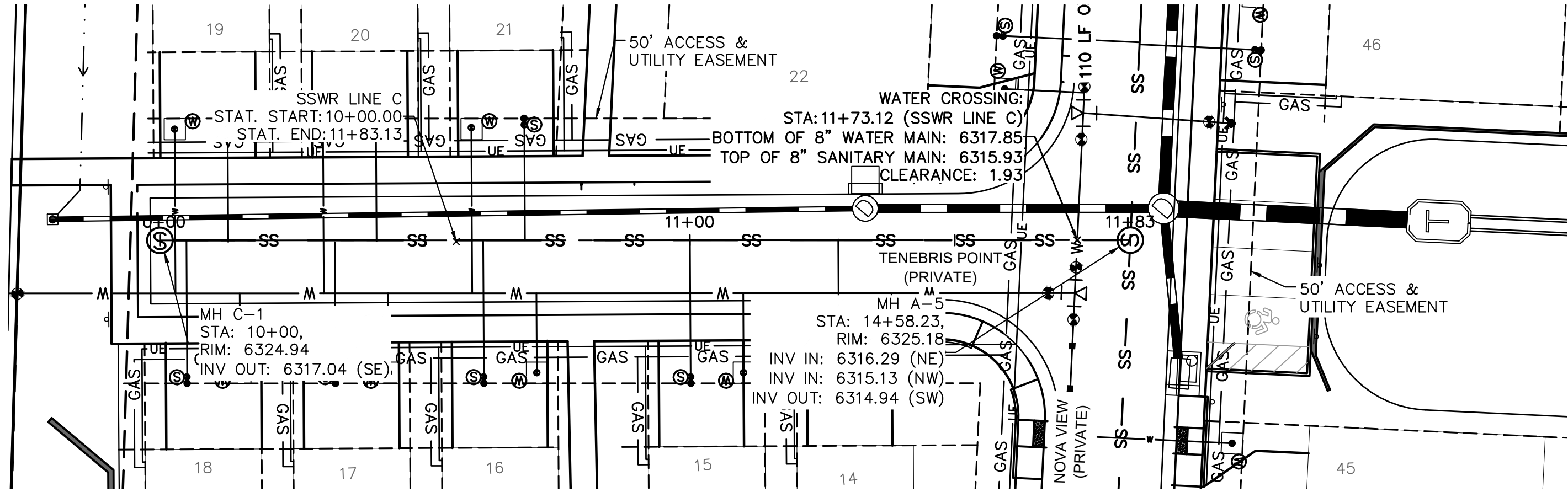
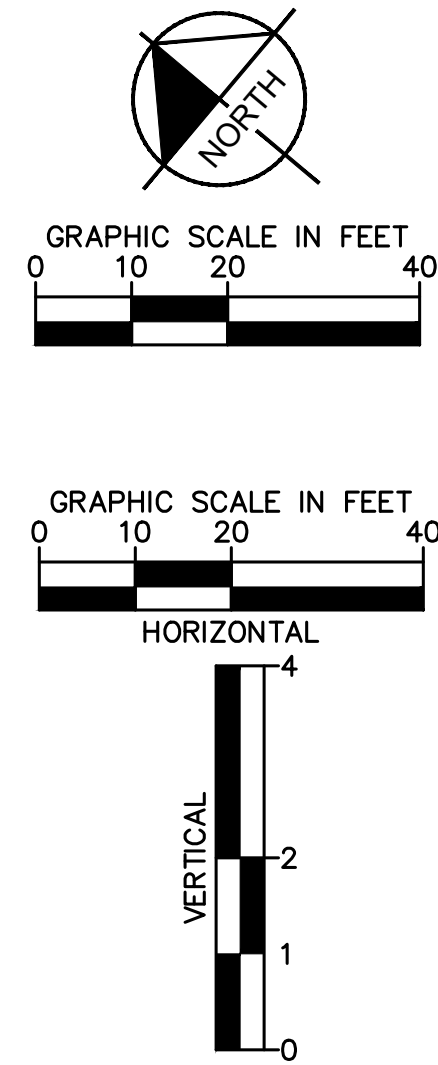
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
3. SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. 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.
5. ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL WW-8A.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%

LEGEND

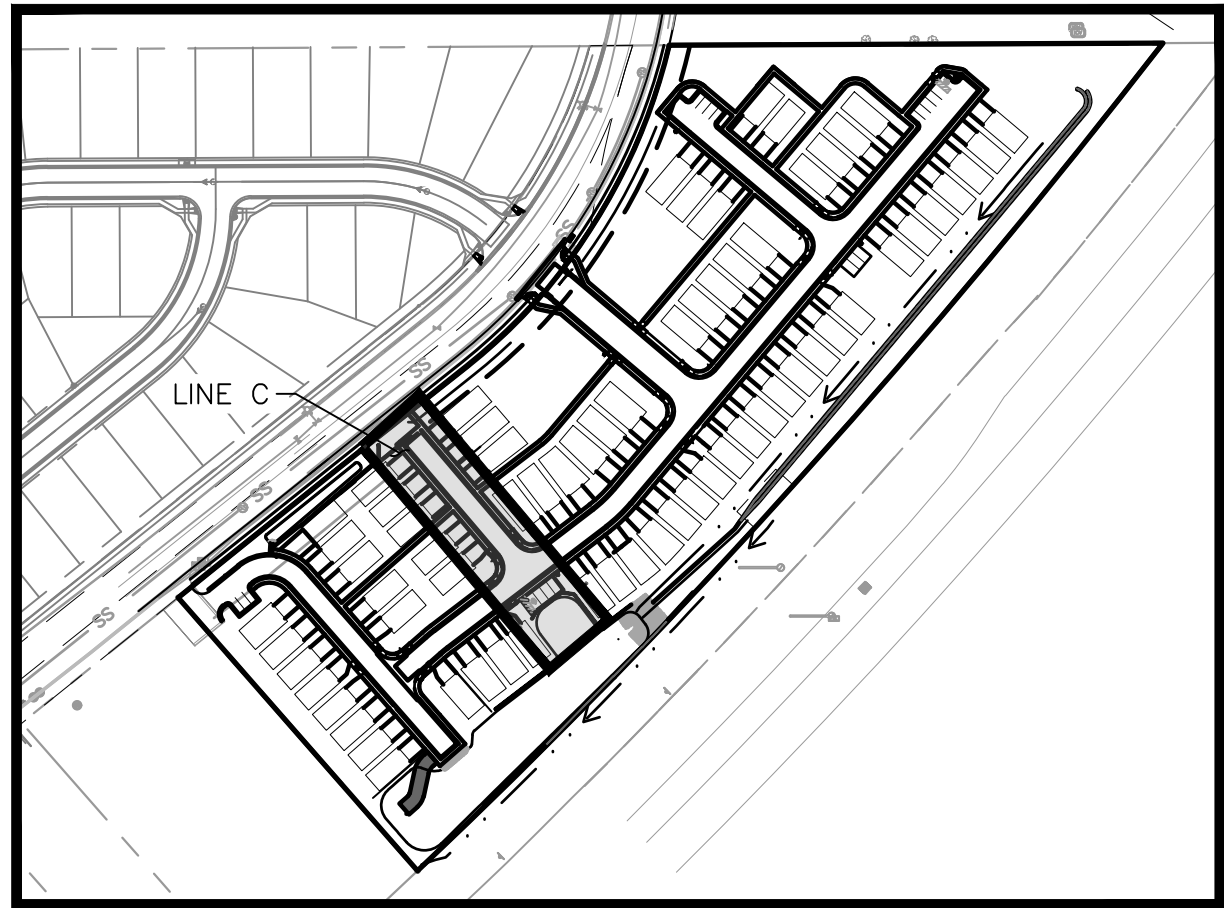
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
- PROPOSED STORM SEWER LINE(WITH FLAT TOP AND ECCENTRIC TOP MANHOLES)
- 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.)

GP	10/05/21	JRH
WATER LINE EXTENSION		
NO.	REVISION	BY DATE APPR.
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: KK CHECKED BY: JH DATE: 12/09/2021		
MEADOWBROOK PARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS SAN. SEWER PLAN & PROFILE-LINE B		
PROJECT NO. 096956009		
SHEET C3.15		

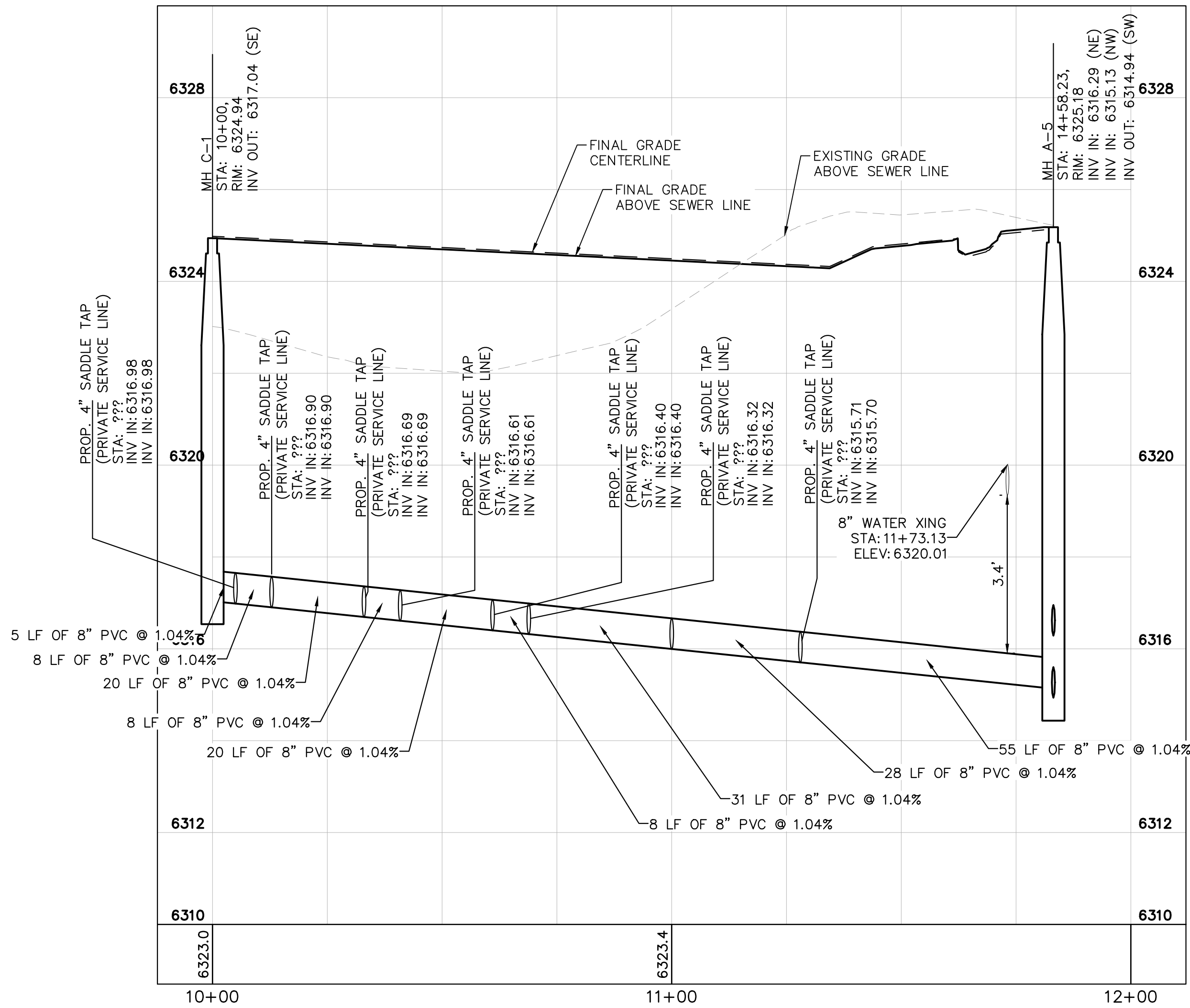
K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SSPP.dwg Petik, Grant 2/2/2022 4:20 PM



PRIVATE SANITARY SEWER LINE C PLAN VIEW



KEYMAP
SCALE: 1"=200'



PRIVATE SANITARY SEWER LINE C PROFILE VIEW

SANITARY SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL ONSITE SANITARY SEWER MANHOLES AND MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.
3. SANITARY SERVICE LINES SHALL BE A MINIMUM OF 4" PVC AND SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. 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.
5. ALL CLEANOUTS TO BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT STANDARD DETAIL WW-8A.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. SELECT FILL REQUIRED FOR SEWER SLOPES BETWEEN 0.5%-1.04%

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.)

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



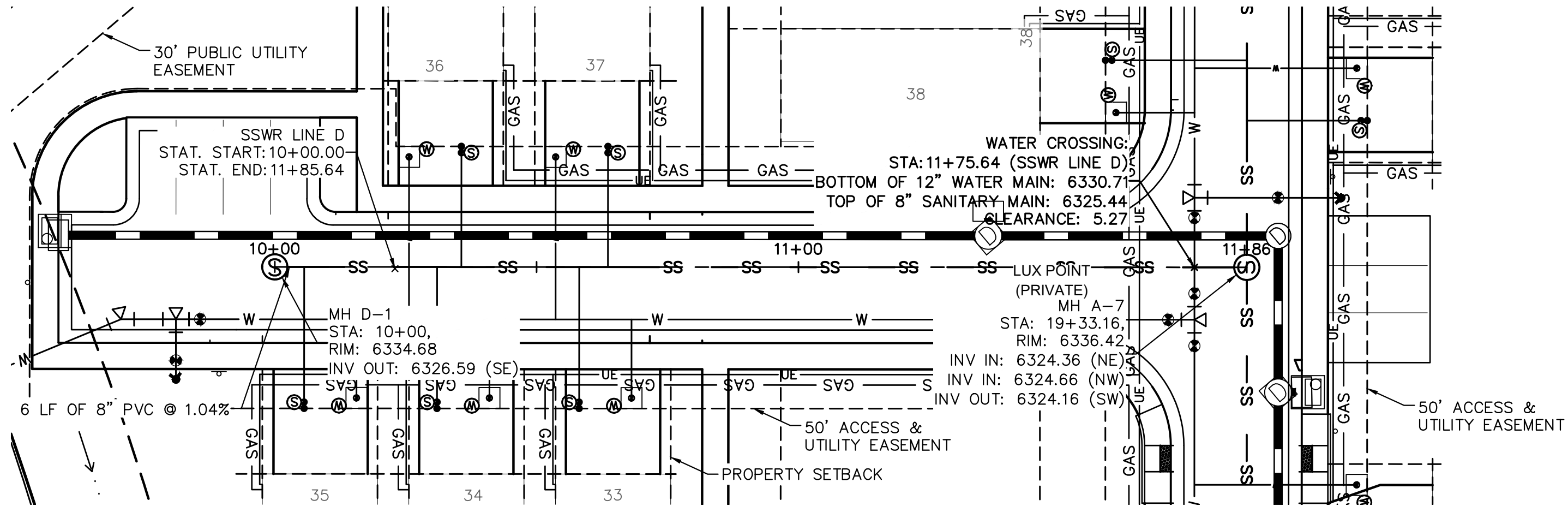
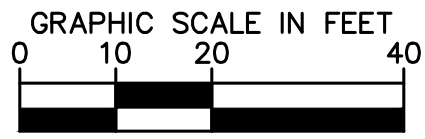
PROJECT NO.
096956009

SHEET
C3.16

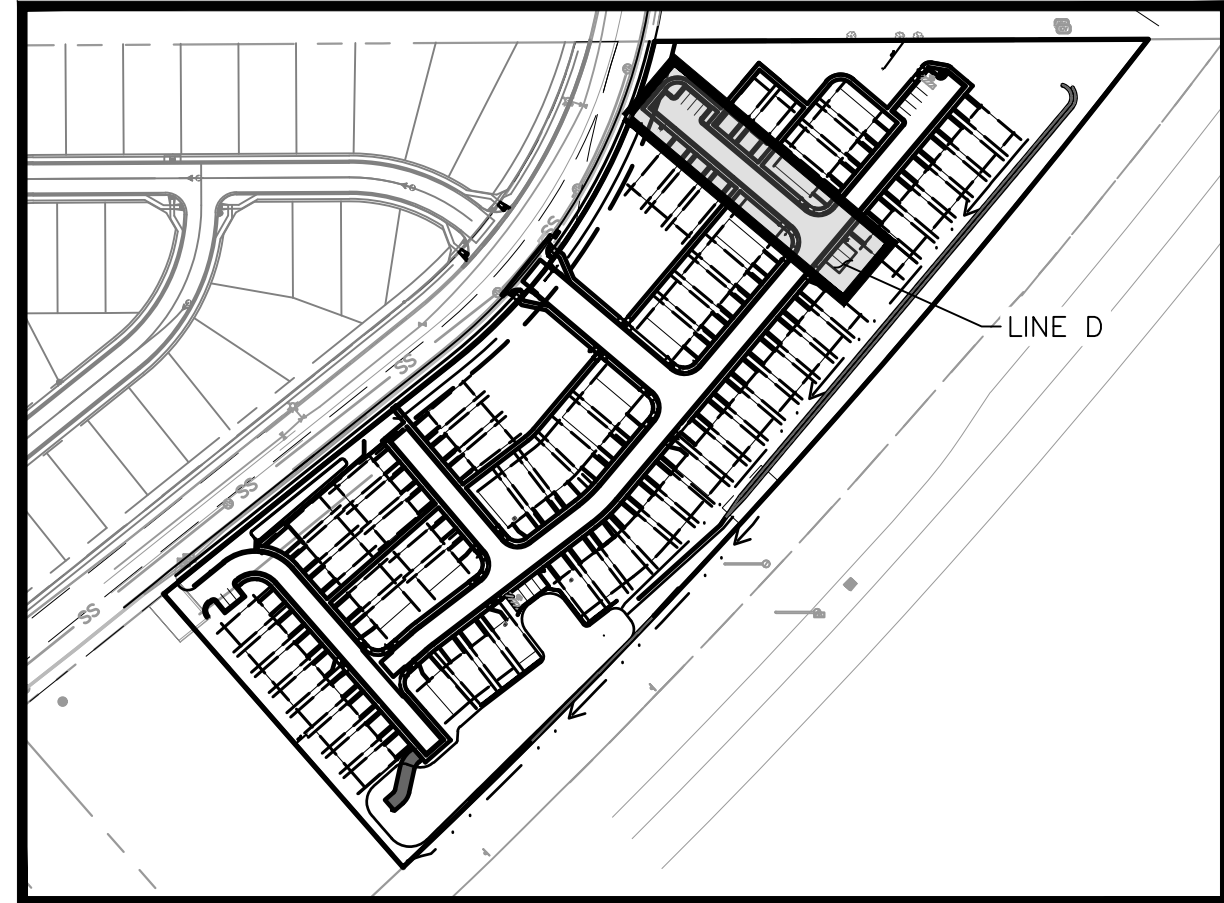
DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 12/09/2021

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

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\Utilities\096956009UT_SSFR.dwg Petik, Grant 2/2/2022 4:20 PM



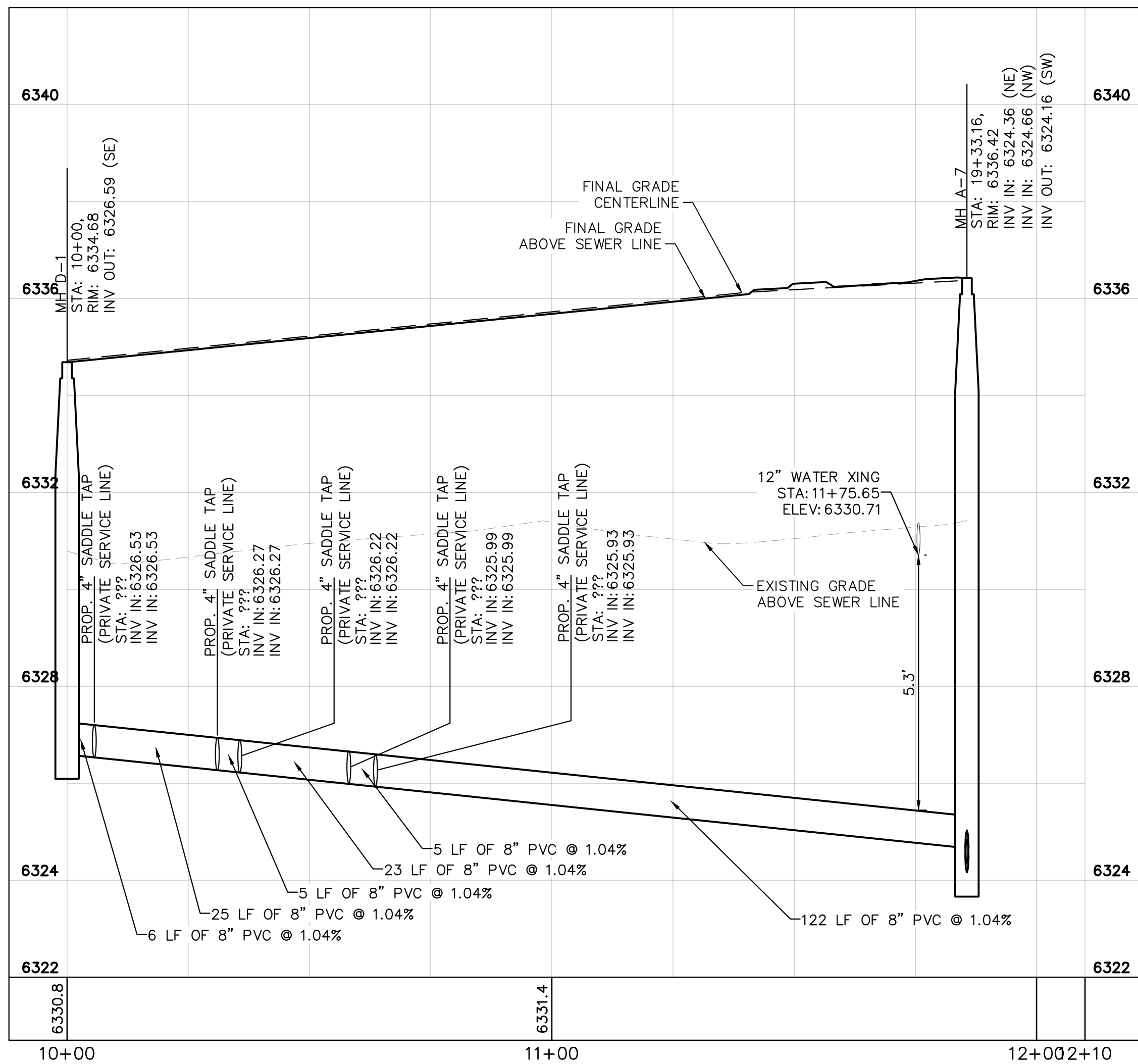
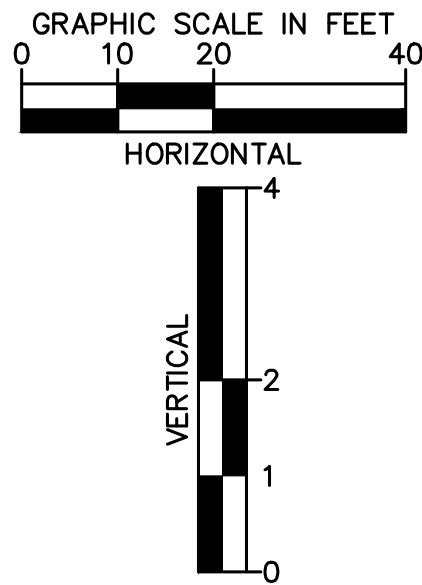
PRIVATE SANITARY SEWER LINE D PLAN VIEW



KEYMAP
SCALE: 1"=200'

SANITARY SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- 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-8A.
- 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%



PRIVATE SANITARY SEWER LINE D PLAN VIEW

LEGEND

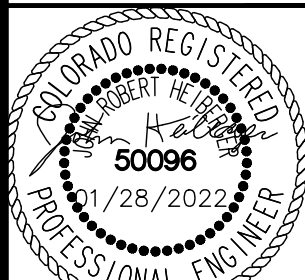
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- LOT LINE
- PROPOSED STORM SEWER LINE(WITH FLAT TOP AND ECCENTRIC TOP MANHOLES)
- 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.)

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

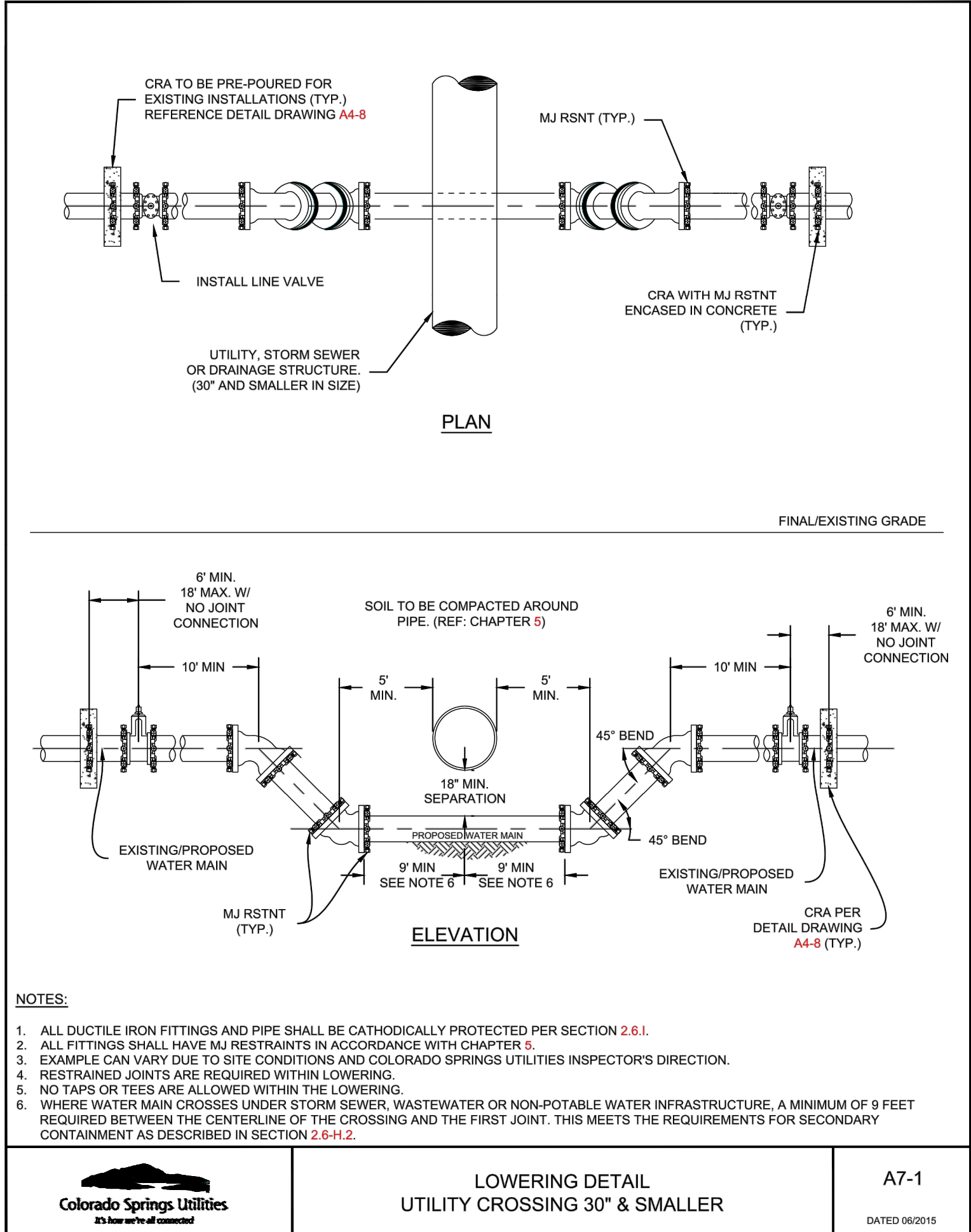
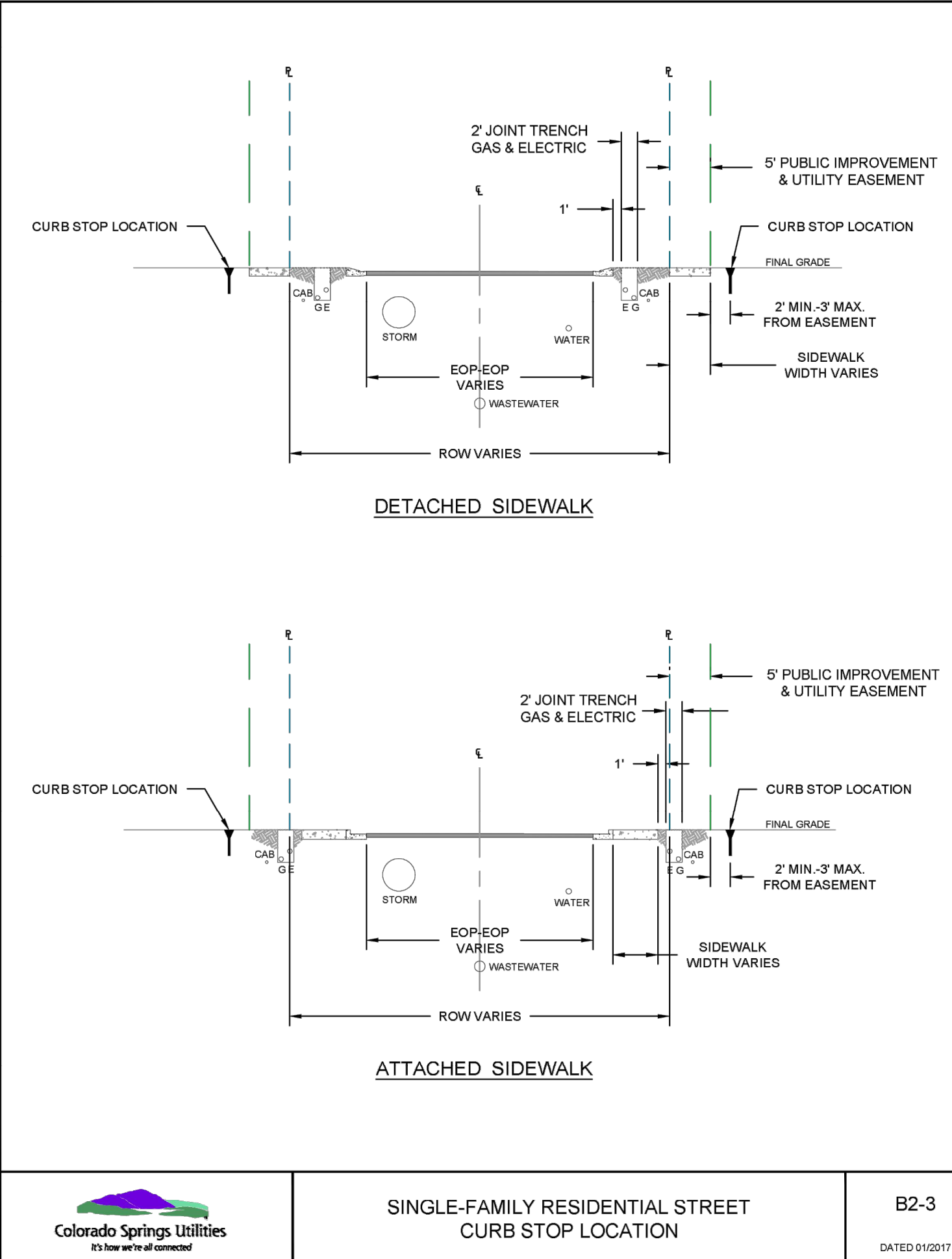
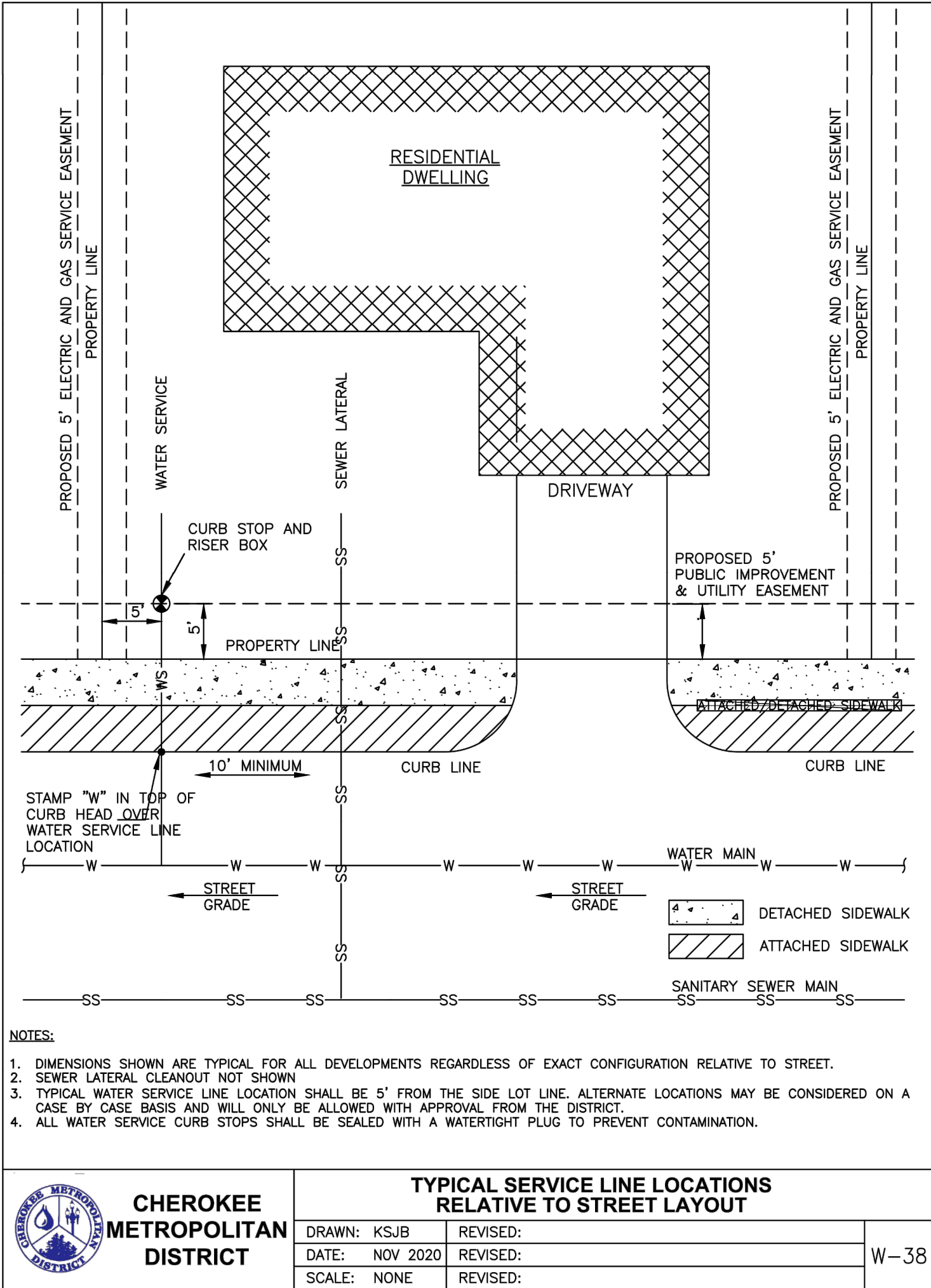
Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

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

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



PROJECT NO.
096956009
SHEET
C3.17



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



PROJECT NO.
096956009

SHEET

C3.18

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

NO.	REVISION	BY	DATE	APPR.
1	WATER LINE EXTENSION	GP	10/05/21 JPH	