

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-101	OVERALL SITE PLAN
C-102	HORIZONTAL CONTROL PLAN
C-103	HORIZONTAL CONTROL PLAN
C-104	HORIZONTAL CONTROL PLAN
C-105	HORIZONTAL CONTROL PLAN
C-300	OVERALL GRADING PLAN
C-301	DETAILED GRADING PLAN
C-302	DETAILED GRADING PLAN
C-303	DETAILED GRADING PLAN
C-304	DETAILED GRADING PLAN
C-400	OVERALL STORM PLAN
C-401	DETAILED STORM PLAN
C-402	DETAILED STORM PLAN
C-500	CONSTRUCTION DETAILS
C-600	UTILITY PLAN COVER SHEET
C-601	UTILITY GENERAL NOTES
C-602	UTILITY GENERAL NOTES
C-603	SANITARY SERVICE PLAN
C-604	WATER SERVICE PLAN
L-701	LANDSCAPE SHEET INDEX
L-702	LANDSCAPE PLAN 1
L-703	LANDSCAPE PLAN 2
L-704	LANDSCAPE PLAN 3
L-705	LANDSCAPE PLAN 4
L-706	LANDSCAPE NOTES
L-707	LANDSCAPE DETAILS
L-801	IRRIGATION SHEET INDEX
L-802	IRRIGATION
L-803	IRRIGATION
L-804	IRRIGATION
L-805	IRRIGATION
L-806	IRRIGATION NOTES
L-806	IRRIGATION DETAILS



VICINITY MAP
1" = 500'

CONTACTS

OWNER:
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
PHONE: (719) 216-2577
CONTACT: DANE OLMSTEAD

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
2 N. NEVADA AVENUE SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: ERIC GUNDERSON
PHONE: (719) 453-0182

SURVEYOR:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE STE 235
COLORADO SPRINGS, CO 80919
TEL: 719-593-2593
CONTACT: DANIEL CLARK, P.E.

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

DEVELOPER'S SIGNATURE BLOCK

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

DANE OLMSTEAD _____ 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 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 THESE DETAILED PLANS AND SPECIFICATIONS.

Eric Gunderson _____ 09/14/2026
ERIC GUNDERSON, PE #49487 _____ DATE _____

EL PASO COUNTY REVIEW STATEMENT

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

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

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

GENERAL NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUST. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

BENCHMARK

FIMS MONUMENT F81, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
COVER SHEET



PROJECT NO.
196140002
SHEET
C-001



PCD FILE NO. SF-2232

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP HAS BEEN APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

- ## STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTIONS WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



Kimley»»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 09/14/2026

GENERAL NOTES

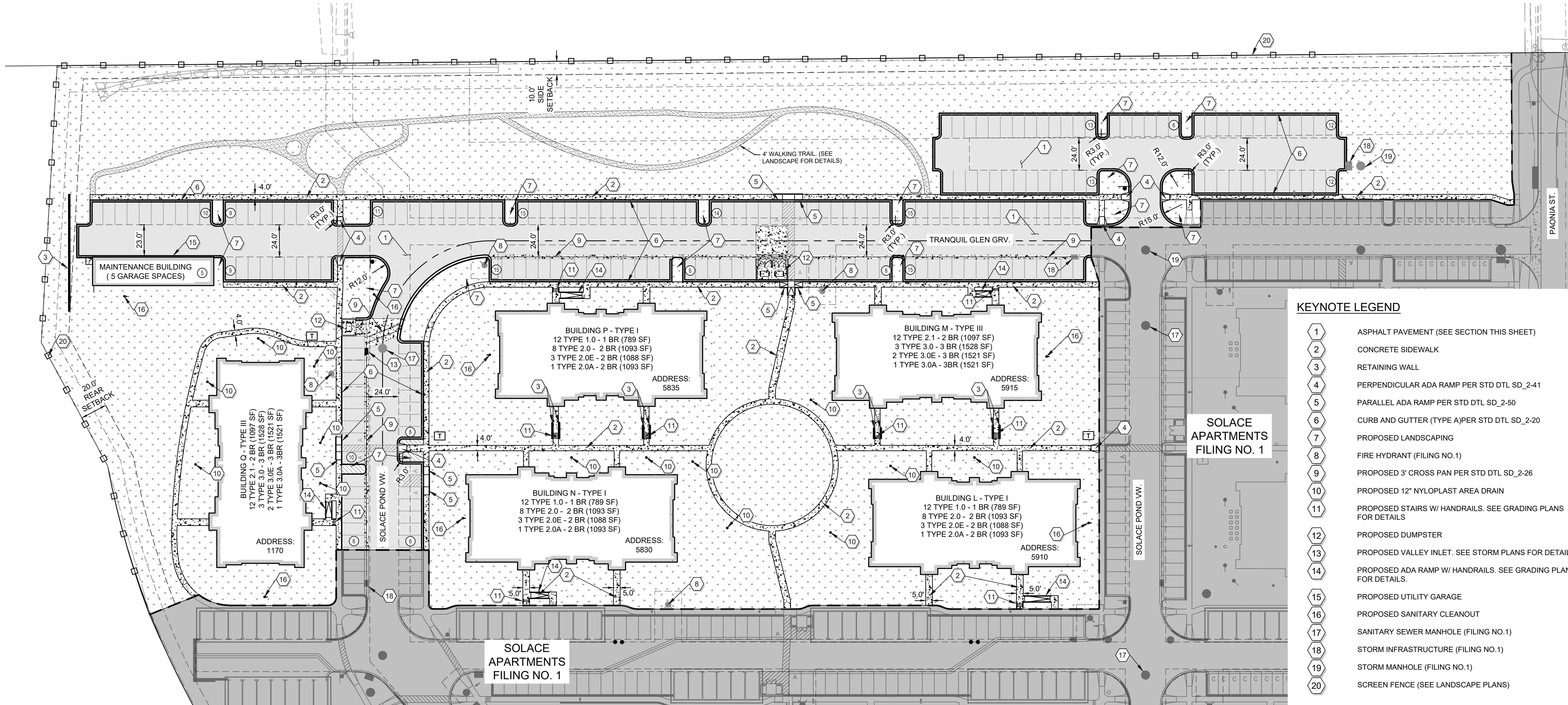


PROJECT NO.
196140002

SHEET
C-002

[illegible]

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_SF.dwg Zimmermann, Mitch 9/14/2026 11:22 AM



SOLACE
APARTMENTS
FILING NO. 1

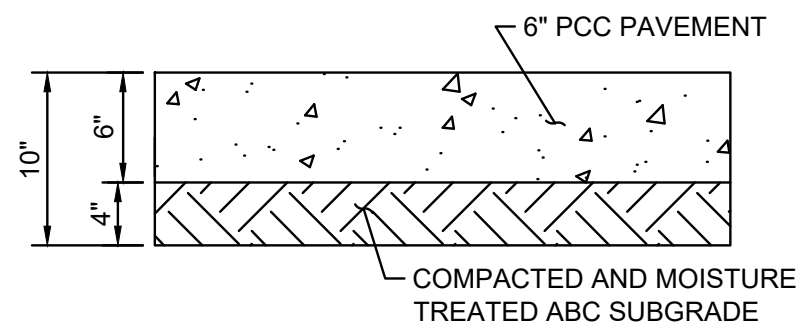
SOLACE
APARTMENTS
FILING NO. 1

KEYNOTE LEGEND

- | | |
|----|--|
| 1 | ASPHALT PAVEMENT (SEE SECTION THIS SHEET) |
| 2 | CONCRETE SIDEWALK |
| 3 | RETAINING WALL |
| 4 | PERPENDICULAR ADA RAMP PER STD DTL SD_2-41 |
| 5 | PARALLEL ADA RAMP PER STD DTL SD_2-50 |
| 6 | CURB AND GUTTER (TYPE A) PER STD DTL SD_2-20 |
| 7 | PROPOSED LANDSCAPING |
| 8 | FIRE HYDRANT (FILING NO.1) |
| 9 | PROPOSED 3" CROSS PAN PER STD DTL SD_2-26 |
| 10 | PROPOSED 12" NYLOPLAST AREA DRAIN |
| 11 | PROPOSED STAIRS W/ HANDRAILS. SEE GRADING PLANS FOR DETAILS |
| 12 | PROPOSED DUMPSTER |
| 13 | PROPOSED VALLEY INLET. SEE STORM PLANS FOR DETAILS |
| 14 | PROPOSED ADA RAMP W/ HANDRAILS. SEE GRADING PLANS FOR DETAILS. |
| 15 | PROPOSED UTILITY GARAGE |
| 16 | PROPOSED SANITARY CLEANOUT |
| 17 | SANITARY SEWER MANHOLE (FILING NO.1) |
| 18 | STORM INFRASTRUCTURE (FILING NO.1) |
| 19 | STORM MANHOLE (FILING NO.1) |
| 20 | SCREEN FENCE (SEE LANDSCAPE PLANS) |

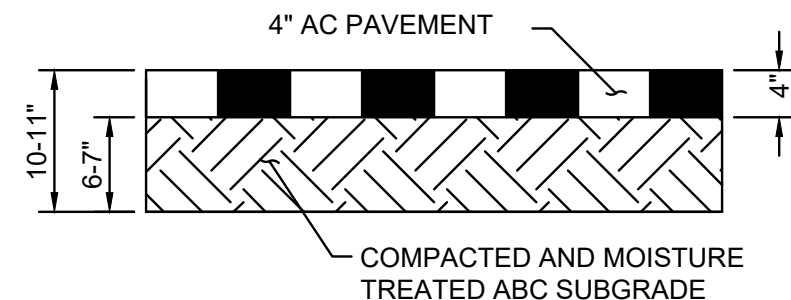
LEGEND

- | | |
|-----------|------------------------------|
| --- | PROPERTY LINE |
| --- | PHASING LINE |
| [Pattern] | STANDARD DUTY ASPHALT PAVING |
| [Pattern] | CONCRETE PAVING |
| [Pattern] | LANDSCAPE AREA |
| [Pattern] | PHASE ONE (FILING NO 1) |
| (#) | PARKING COUNT |



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.

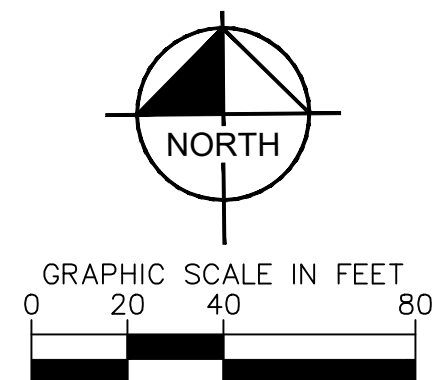
STANDARD DUTY CONCRETE
(SIDEWALKS AND DUMPSTERS)



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.

STANDARD DUTY ASPHALT
N.T.S.

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
FIRM: CL THOMPSON
PROJECT #: CS19163-105
DATE: JANUARY 15, 2020
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.



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

SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS

OVERALL SITE PLAN

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

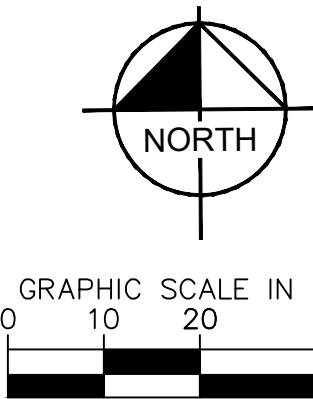
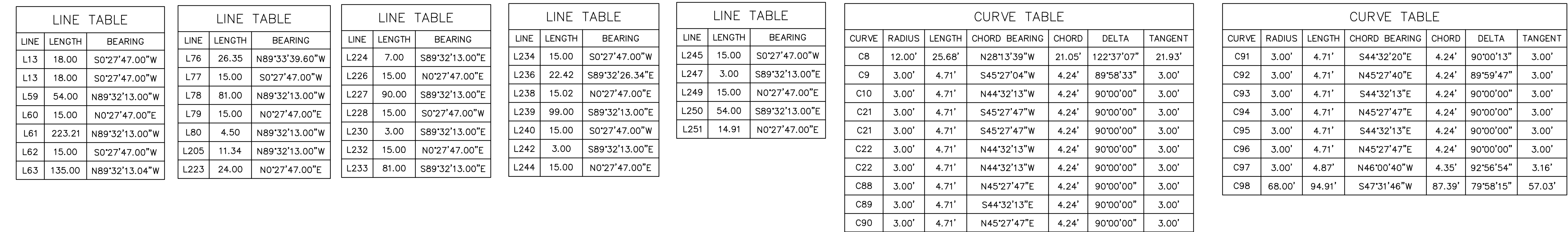
DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026



PROJECT NO.
196140002

SHEET
C-101

NO. REVISION BY DATE APPR



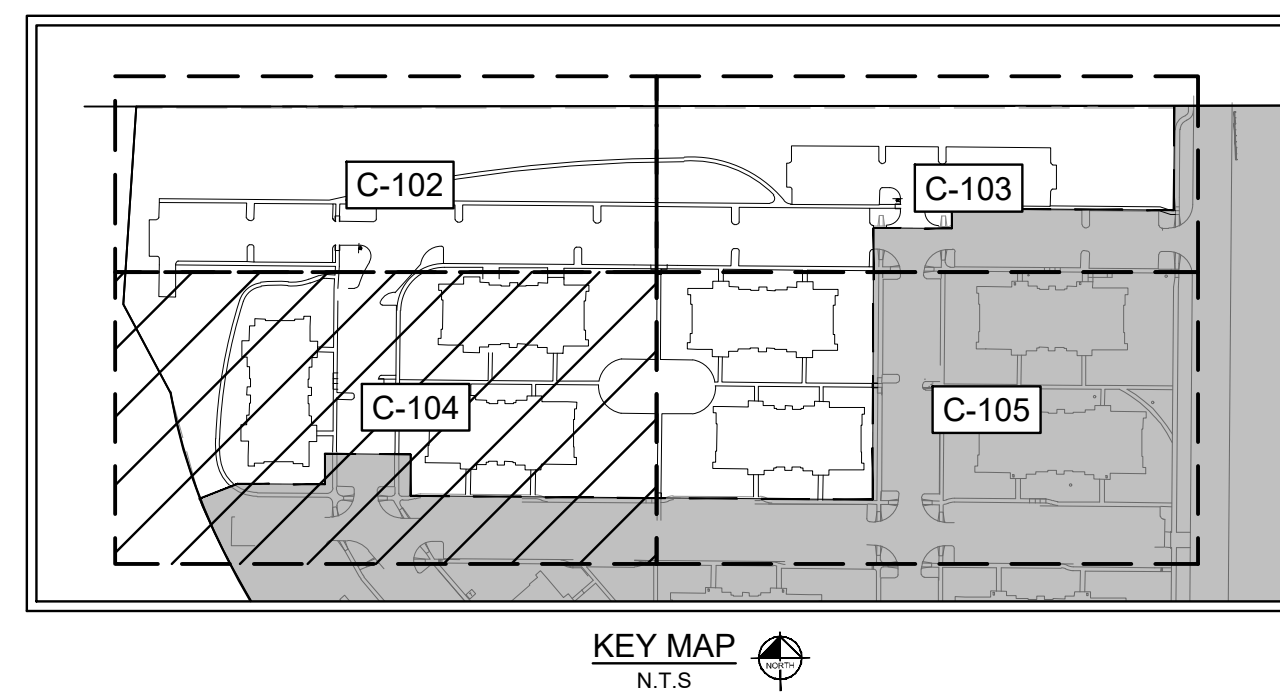
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

Kimley»»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJC
DATE: 09/14/2026

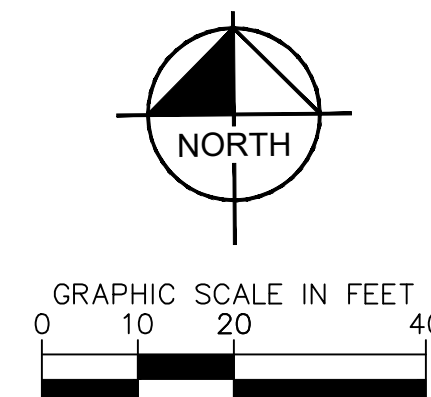
[illegible]





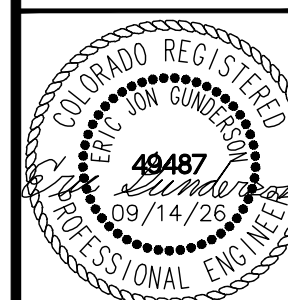
LINE TABLE		
LINE	LENGTH	BEARING
L70	56.04	S0°27'47.00"W
L71	15.00	N89°32'13.00"W
L72	153.81	N0°27'47.00"E
L73	15.00	S89°32'13.00"E
L74	95.00	S0°27'46.93"W
L75	6.63	S89°33'54.68"E
L222	47.13	S0°27'46.93"W
L255	14.50	S89°32'13.00"E
L256	72.00	S0°27'47.26"W
L257	15.00	N89°32'13.00"W
L259	11.83	S0°27'46.18"W
L261	15.00	S89°32'13.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C30	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C31	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'
C32	5.00'	6.42'	N53°38'33"E	5.99'	73°35'04"	3.74'
C33	92.16'	26.11'	N24°57'57"E	26.02'	16°13'53"	13.14'
C99	3.00'	5.08'	S40°59'47"E	4.50'	97°04'51"	3.40'
C100	3.00'	4.71'	S45°27'47"W	4.24'	90°00'01"	3.00'
C101	3.00'	4.71'	S44°32'13"E	4.24'	89°59'59"	3.00'



SOLACE
APARTMENTS
FILING NO. 1

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN



PROJECT NO. 196140002
SHEET C-104

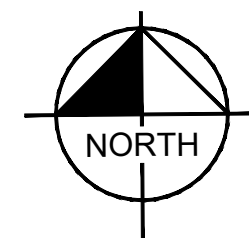
Kimley»Horn

DESIGNED BY: MV
DRAWN BY: MV
CHECKED BY: EJ
DATE: 09/14/202

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



	PROPERTY LINE	FG	FINISHED GRADE
	PHASE LINE	ME	MATCH EXISTING
	ACCESSIBLE ROUTE	FL	FLOW LINE
	GRADE BREAK	TOW	TOP OF WALL
	PROPOSED MAJOR CONTOUR	BOW	BOTTOM OF WALL
	PROPOSED MINOR CONTOUR	SW	SIDEWALK
	EXISTING MAJOR CONTOUR	HP	HIGH POINT
	EXISTING MINOR CONTOUR		



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are colored black, white, black, and white from left to right.

GENERAL NOTES

1. ALL SIDEWALKS TO HAVE MAX 2% CROSS SLOPE.
2. BUILDINGS TO HAVE 6" OF EXPOSED BEAM AROUND PERIMETER. SIDEWALK CONNECTIONS TO THE BUILDING ARE TO BE 4.5" BELOW FINISH FLOOR ELEVATION. PATIOS AT THE BUILDING CORNERS ARE TO BE AT FINISH FLOOR ELEVATION.



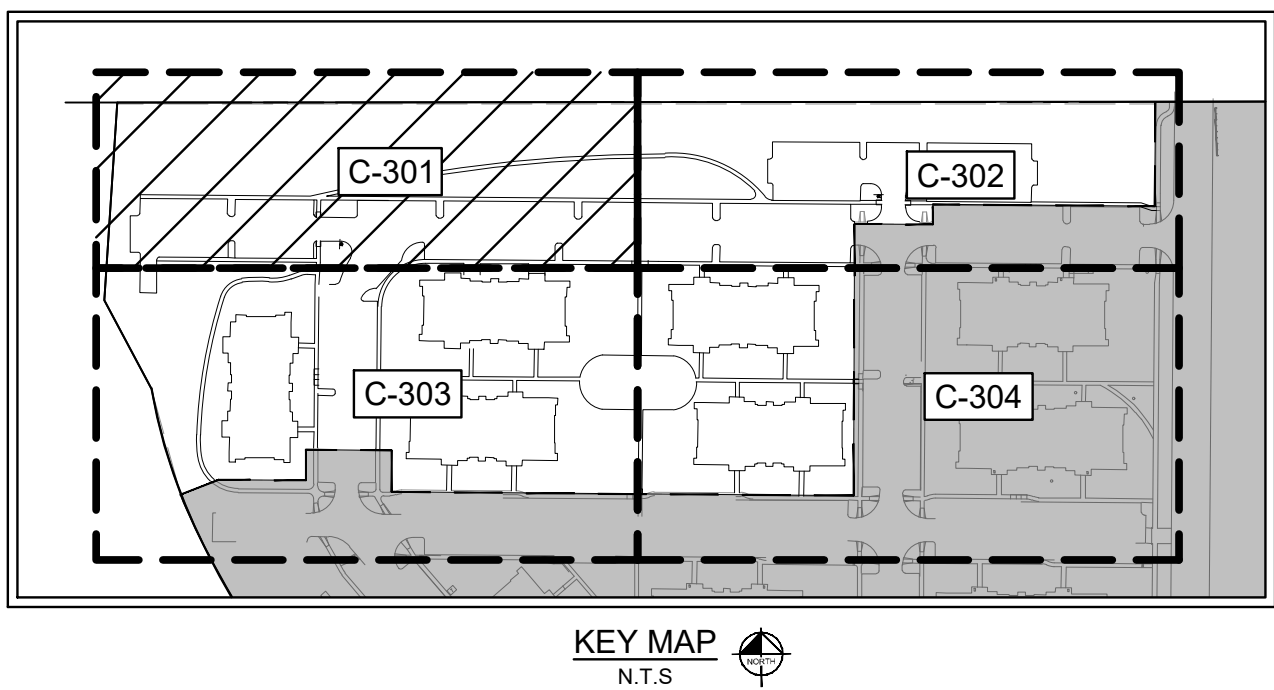
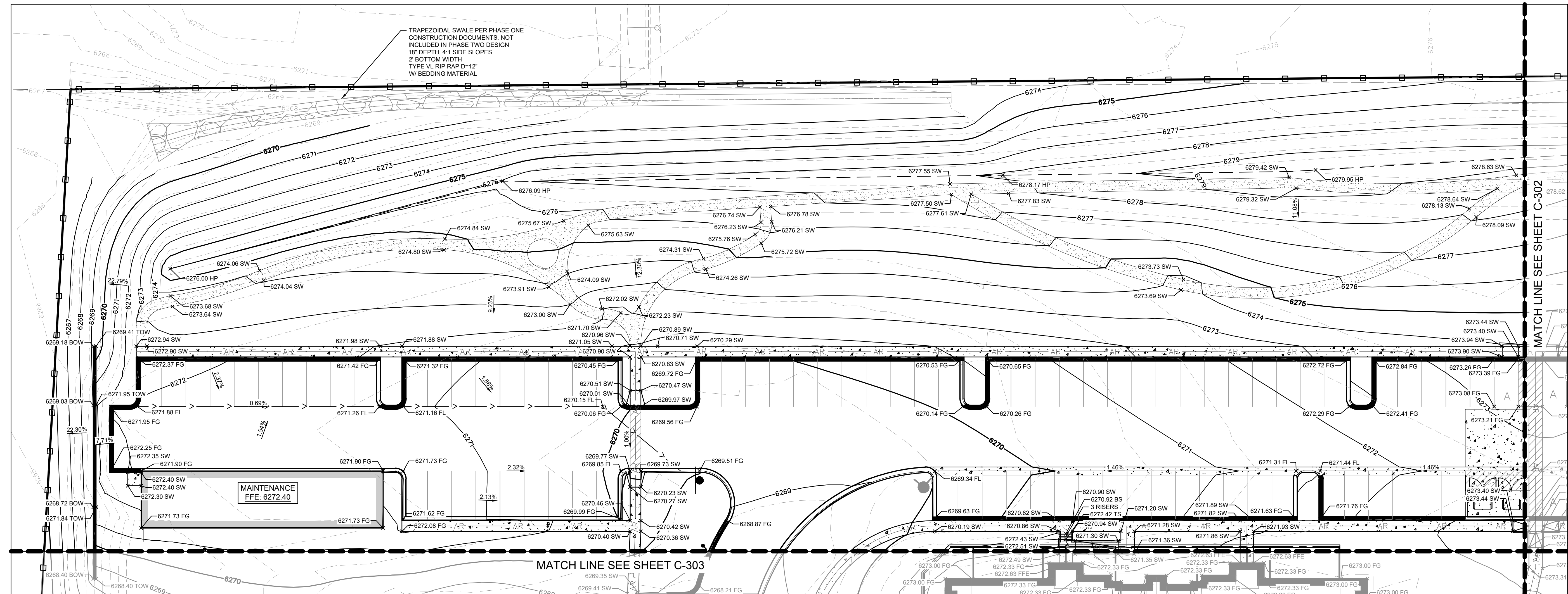
SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS

Kimley»»Horn

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 09/14/2026

[illegible]

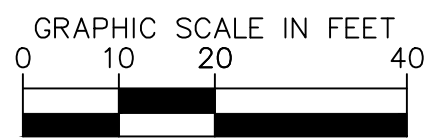
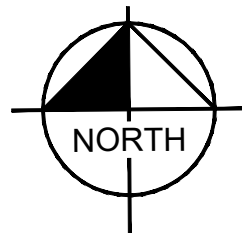
K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_CD.dwg Zimmermann, Mitch 9/14/2026 11:24 AM



LEGEND

---	PROPERTY LINE
---	PHASE LINE
---	ACCESSIBLE ROUTE
---	GRADE BREAK
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	SWALE

TC	TOP OF CURB
TG	TOP OF GRATE
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
SW	SIDEWALK
HP	HIGH POINT



GENERAL NOTES

- ALL SIDEWALKS TO HAVE MAX 2% CROSS SLOPE.
- BUILDINGS TO HAVE 6" OF EXPOSED BEAM AROUND PERIMETER. SIDEWALK CONNECTIONS TO THE BUILDING ARE TO BE 4.5" BELOW FINISH FLOOR ELEVATION. PATIOS AT THE BUILDING CORNERS ARE TO BE AT FINISH FLOOR ELEVATION.



SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS

DETAILED GRADING PLAN

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026



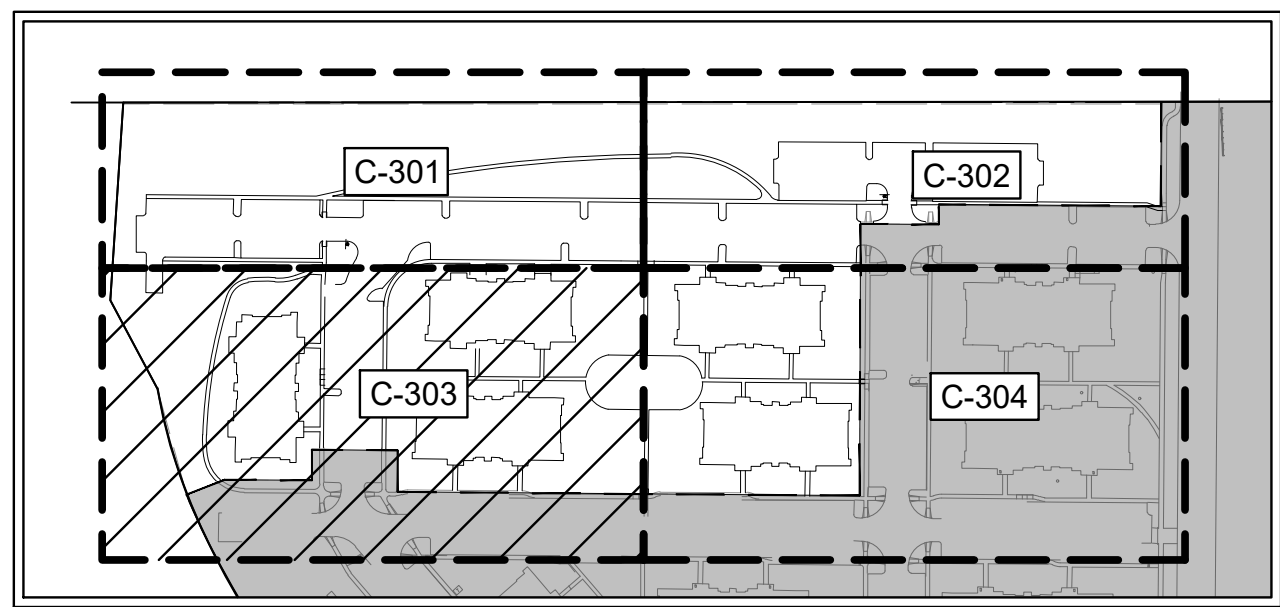
PROJECT NO.
196140002

SHEET

C-301

NO. REVISION BY DATE APPR

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_CD.dwg Zimmermann, Mitch 9/14/2026 11:25 AM

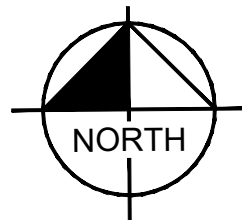


KEY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	PHASE LINE
	ACCESSIBLE ROUTE
	GRADE BREAK
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
SW	SIDEWALK
HP	HIGH POINT



GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

- ALL SIDEWALKS TO HAVE MAX 2% CROSS SLOPE.
- BUILDINGS TO HAVE 6" OF EXPOSED BEAM AROUND PERIMETER. SIDEWALK CONNECTIONS TO THE BUILDING ARE TO BE 4.5" BELOW FINISH FLOOR ELEVATION. PATIOS AT THE BUILDING CORNERS ARE TO BE AT FINISH FLOOR ELEVATION.



SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS

DETAILED GRADING PLAN

Kimley»Horn

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

PROJECT NO.
196140002

SHEET

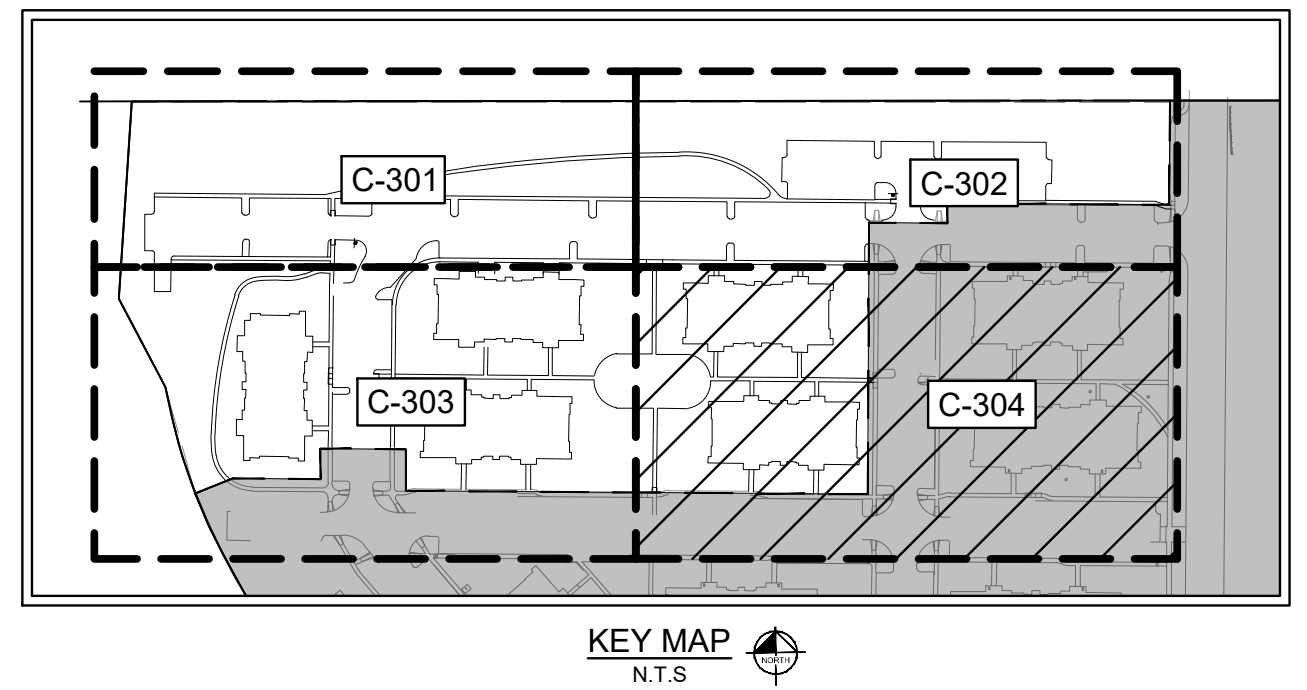
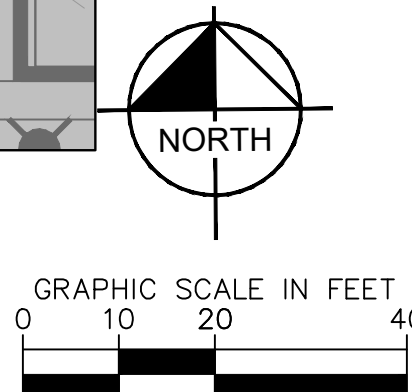
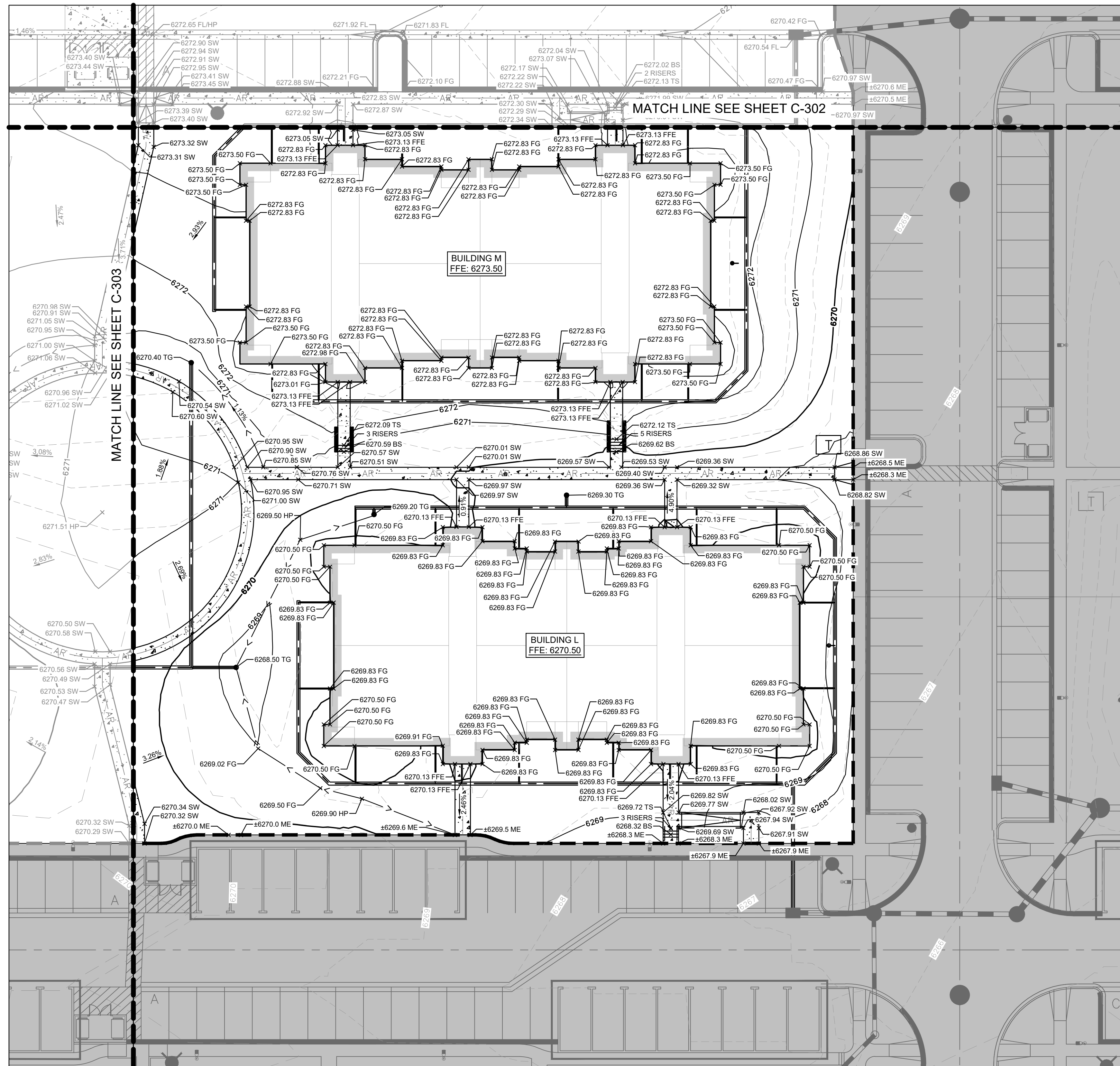
C-303

NO.

REVISION

DATE

APPR.



LEGEND

—————	PROPERTY LINE
—————	PHASE LINE
————— AR —————	ACCESSIBLE ROUTE
—————	GRADE BREAK
————— 6000 —————	PROPOSED MAJOR CONTOUR
————— 6001 —————	PROPOSED MINOR CONTOUR
————— 6000 —————	EXISTING MAJOR CONTOUR
————— 6001 —————	EXISTING MINOR CONTOUR
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
SW	SIDEWALK
HP	HIGH POINT

- ## GENERAL NOTES
1. ALL SIDEWALKS TO HAVE MAX 2% CROSS SLOPE.
 2. BUILDINGS TO HAVE 6" OF EXPOSED BEAM AROUND PERIMETER. SIDEWALK CONNECTIONS TO THE BUILDING ARE TO BE 4.5" BELOW FINISH FLOOR ELEVATION. PATIOS AT THE BUILDING CORNERS ARE TO BE AT FINISH FLOOR ELEVATION.



	PROJECT NO. 196140002	SHEET C-304	SOLACE APARTMENTS FILING NO. 2 CONSTRUCTION DOCUMENTS DETAILED GRADING PLAN	Kimley»»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	NO.	REVISION	BY	DATE	APPR.
	DESIGNED BY: MVZ DRAWN BY: MVZ CHECKED BY: EJJ DATE: 09/14/2026								

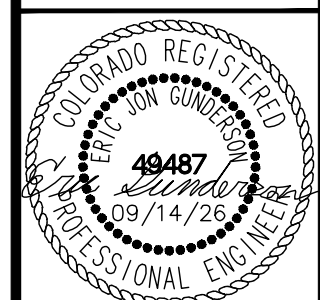
GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segments between 0 and 20, 20 and 40, and 40 and 80 are each divided into four equal parts by smaller tick marks. The segments between 0 and 20, and 20 and 40 are shaded black. The segment between 40 and 80 is white.

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.



SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
OVERALL STORM PLAN



PROJECT NO. 196140002
SHEET C-400

Kimley»»Horn

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 09/14/2026

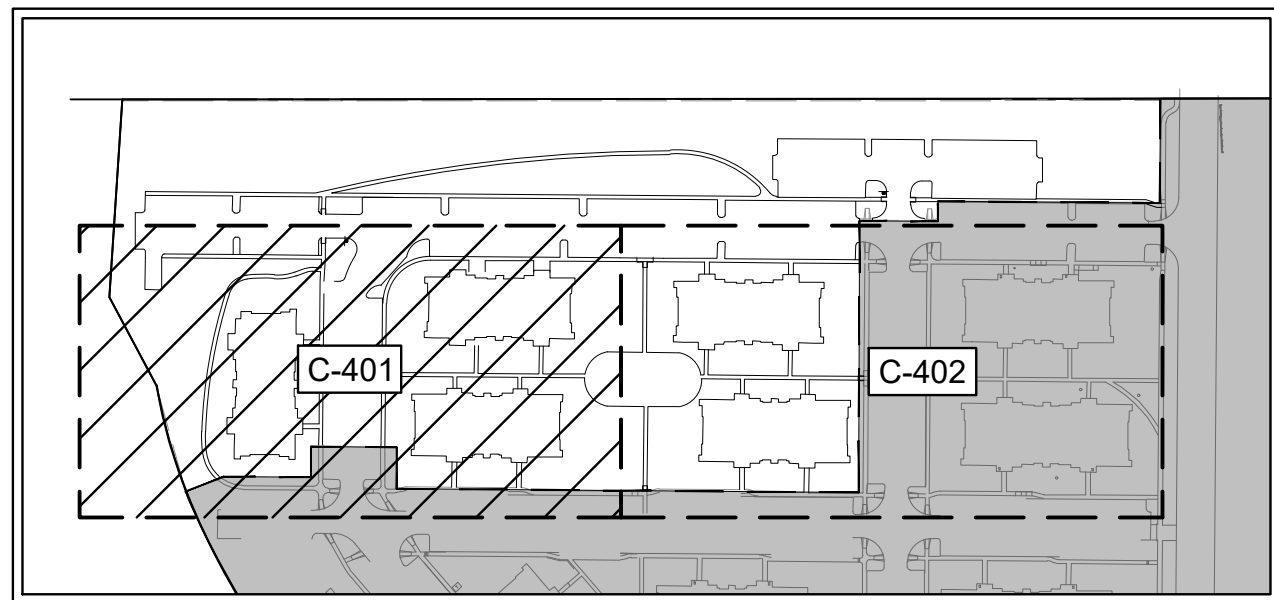
K:\COS_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_ST.dwg Zimmermann, Mitch 9/14/2026 11:26 AM

GENERAL NOTES

- SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
- SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

LEGEND

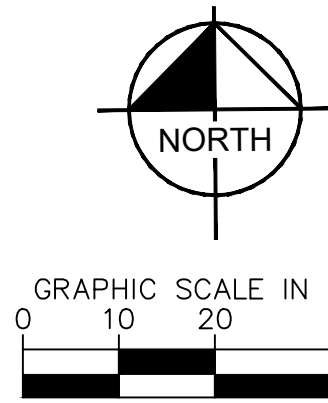
	PROPERTY LINE
	EXISTING STORM
	PROPOSED STORM
	WATER PROPOSED BY SEPARATE PERMIT (SF2032)
	PROPOSED WATER
	SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
	PROPOSED SANITARY SEWER
	FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
	PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
	PROPOSED LANDSCAPE AREA DRAIN
	PROPOSED VALLEY DRAIN
	EXISTING VALLEY DRAIN



KEY MAP
N.T.S.

STORM SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
- ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM 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.
- ALL STORM ROOF DRAIN CONNECTIONS TO BE MINIMUM 4'-0" BELOW FINISH FLOOR ELEVATION FOR FREEZE PROTECTION



STORM AND SANITARY CROSSINGS					
CROSSING	SERVICE	STORM STATIONING	STORM INVERT	SANITARY INVERT	PIPE SEPARATION
A	SS7	ST-E 1+93.37	6262.81	6258.90	3.39'
B	SS8	ST-D1 1+44.70	6266.06	6267.60	0.48'
C	SS13	ST-A 1+78.79	6261.40	6264.53	1.72'
D	SS12	ST-B1 1+48.46	6261.10	6263.04	0.88'
E	SS14	ST-C1 1+57.91	6264.32	6268.23	2.85'



SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS

DETAILED STORM PLAN



DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026



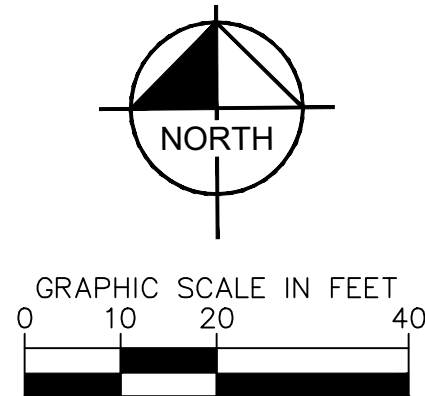
PROJECT NO.
196140002

SHEET

C-401

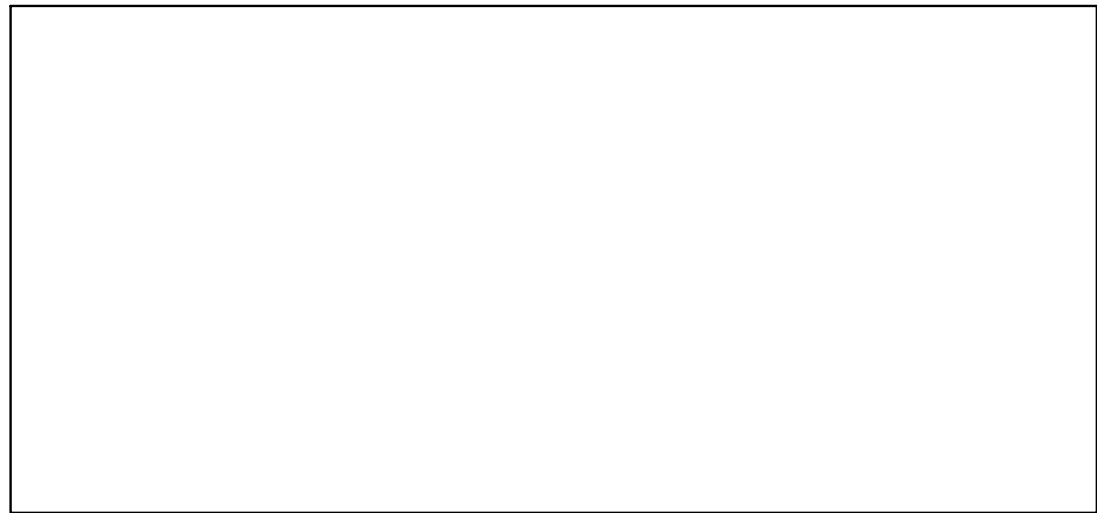
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO. REVISION BY DATE APPR



1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN



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. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
5. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM 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. ALL STORM ROOF DRAIN CONNECTIONS TO BE MINIMUM 4'-0" BELOW FINISH FLOOR ELEVATION FOR FREEZE PROTECTION



SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
SANITARY AND WATER SERVICE PLANS



VICINITY MAP
1" = 500'

SHEET INDEX

SHEET NO.	SHEET TITLE
C600	UTILITY PLAN COVER SHEET
C601	UTILITY PLAN NOTES
C602	SANITARY SEWER SERVICE PLAN
C603	WATER SERVICE PLAN
C604	STANDARD DETAILS

CHEROKEE METROPOLITAN DISTRICT

WASTEWATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

CONTACTS

OWNER:
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
PHONE: (719) 216-2577
CONTACT: DANE OLMSTEAD

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
2 N. NEVADA AVENUE SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: ERIC GUNDERSON
PHONE: (719) 453-0182

SURVEYOR:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE STE 235
COLORADO SPRINGS, CO 80919
TEL: 719-593-2593
CONTACT: DANIEL CLARK, P.E.

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

DEVELOPER'S SIGNATURE BLOCK

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

DANE OLMSTEAD
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 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 THESE DETAILED PLANS AND SPECIFICATIONS.

Eric Gunderson

ERIC GUNDERSON, PE #49487
09/14/2026
DATE

EL PASO COUNTY REVIEW STATEMENT

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

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

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE

CHEROKEE METROPOLITAN DISTRICT

WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS 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: _____ DATE: _____

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
UTILITY PLAN COVER SHEET



PROJECT NO.
096668009

SHEET

C-600

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CMD_UT.dwg Zimmerman, Mitch 9/14/2026 11:27 AM

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.
1. THE CHEROKEE METRO DISTRICT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
 2. APPROVAL OF THESE PLANS BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
 3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
 4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
 5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. IN THE EVENT THAT PROPOSED EROSION CONTROL IS INSUFFICIENT, CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROLS AT OWNER'S EXPENSE.
 7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
 8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. UTILITIES NOT OF RECORD OR NOT SHOWN ON PLANS SHALL BE CONSIDERED UNFORESEEN CONDITIONS AND DAMAGES THERETO SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
 9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
 10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE.
 11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
 12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
 14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
 15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
 16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
 18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
 19. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
 20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
 21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
 22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
 23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
 24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
 25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
 27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
 30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
 31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
 32. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ONSITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

WASTEWATER PROJECT SPECIFIC NOTES

- | APPLICABLE | NON-APPLICABLE | |
|--|-------------------------------------|--|
| 1. ☐ | ☒ | CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS. |
| 2. ☐ | ☒ | 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. ☐ | ☒ | MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL:
• PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL.
• REMOVE AND DISPOSE OF THE CONE SECTION.
• REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT.
• FILL THE MANHOLE WITH APPROVED MATERIAL. |
| 4. ☐ | ☒ | WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL:
REMOVE IT
GROUT IT FULL |
| 5. ☐ | ☒ | WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL:
REMOVE IT
GROUT IT FULL |
| 6. ☒ | ☐ | PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS. |
| 7. ☒ | ☐ | 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. ☒ | ☐ | 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. ☐ | ☒ | A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT. |

WASTEWATER PLAN NOTES

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

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WASTEWATER LINE EXTENSION AND SERVICE STANDARDS* (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT EXCEPTIONS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
9. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL*.
11. ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WIDE ELASTOMERIC JOINT WRAP.
12. INTERIOR LINING TO CONFORM WITH CSU STANDARD 4.5A
13. MAINS AND LATERALS TO BE CSU STANDARD AS LISTED IN TABLE 2.6.B.3

WATER PROJECT SPECIFIC NOTES

- | APPLICABLE | NOT-APPLICABLE | |
|--|-------------------------------------|--|
| 1. ☐ | ☒ | 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. ☒ | ☐ | 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. ☐ | ☒ | 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. ☒ | ☐ | A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT |

WATER PLAN NOTES

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

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WATER LINE EXTENSION AND SERVICE STANDARDS* (*WATER LESS*) AND CHEROKEE METRO DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES AND CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
9. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
11. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
12. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
13. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL AND CHEROKEE STANDARDS*.
14. ALL ISOLATION VALVES TO OPEN COUNTERCLOCKWISE.

COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



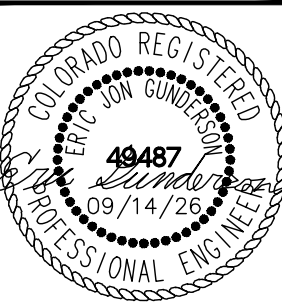
Know what's below.
Call before you dig.

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
UTILITY GENERAL NOTES



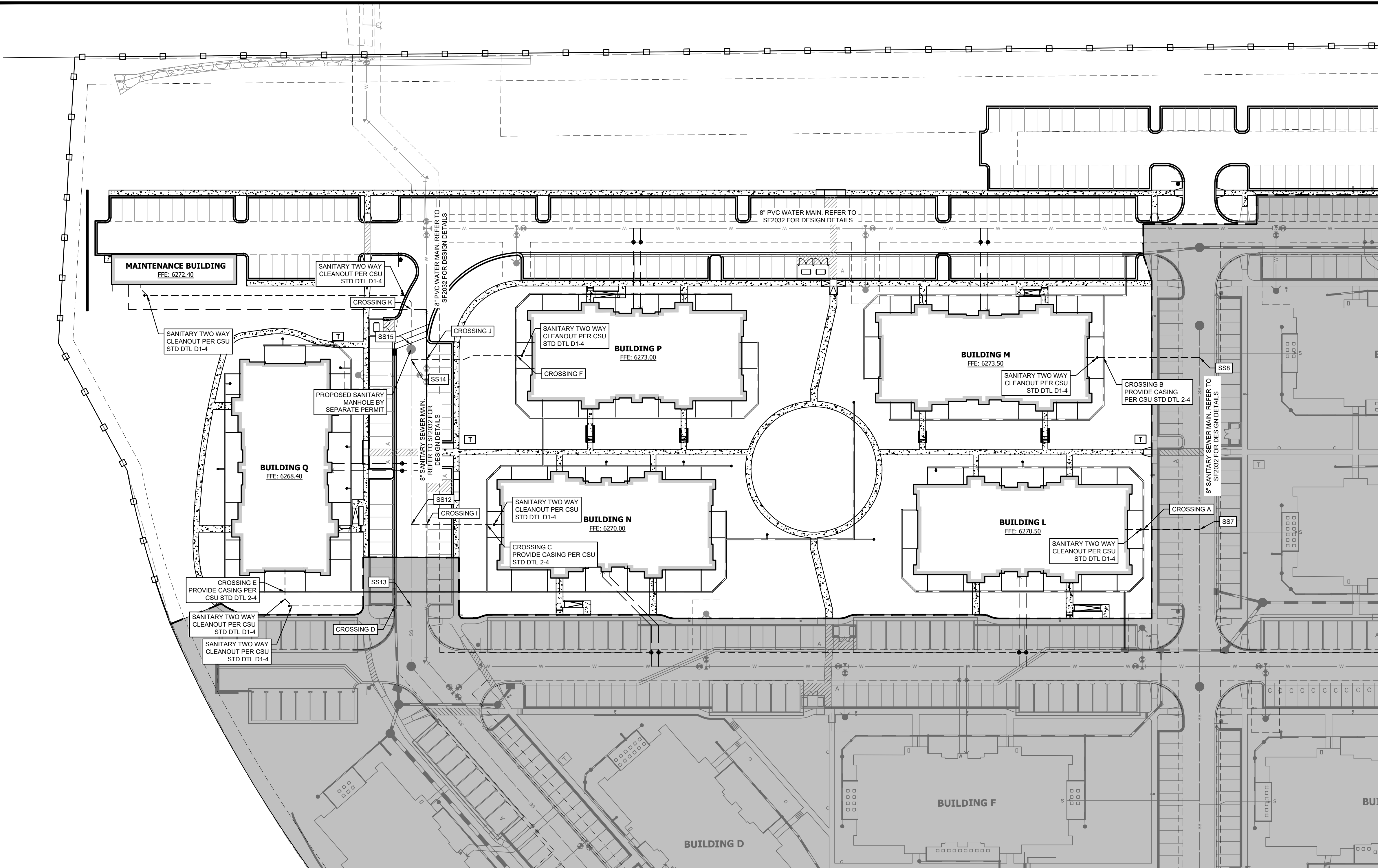
PROJECT NO.
096668009

SHEET

C-602

BY: DATE: REVISION: NO.

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CMD_UT.dwg Zimmermann, Mitch 9/14/2026 11:27 AM



LEGEND

- PROPERTY LINE
EXISTING STORM
PROPOSED STORM
WATER PROPOSED BY SEPARATE PERMIT (SF2032)
SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
PROPOSED WATER SERVICE
PROPOSED SANITARY SEWER SERVICE
FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
PROPOSED LANDSCAPE AREA DRAIN
PROPOSED VALLEY DRAIN
EXISTING VALLEY DRAIN

GENERAL NOTES

- SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS OF THE WATER AND SANITARY SEWER MAINS.
- SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

SANITARY SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
- SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3

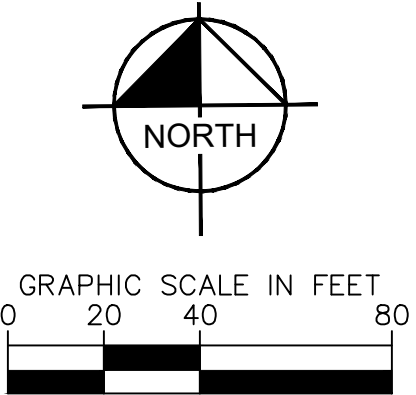
CAUTION NOTE (SERVICE LINES):

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.

SANITARY SERVICE DESIGN TABLE						
SERVICE LINE	START INVERT	GRADE ELEV ABOVE START INVERT	BUILDING INVERT	INVERT DEPTH BELOW FFE	LENGTH	SLOPE
SS7	6254.86	EX 6266.99	6260.20	10'-4"	54 LF	10.00%
SS8	6258.11	EX 6268.46	6269.33	4'-2"	82 LF	13.75%
SS12	6256.43	6266.21	6266.33	4'-2"	67 LF	14.85%
SS13	6255.83	6266.28	6264.23	4'-2"	87 LF	7.37%
SS14	6257.65	6267.83	6269.83	4'-2"	87 LF	13.99%
SS15	6257.84	6267.91	6267.23	6'-5"	236 LF	3.17%

STORM AND SANITARY CROSSINGS					
CROSSING	SERVICE	STORM STATIONING	STORM INVERT	SANITARY INVERT	PIPE SEPARATION
A	SS7	ST-E	1+93.37	6262.81	6258.90
B	SS8	ST-D1	1+44.70	6266.06	6267.60
C	SS13	ST-A	1+78.79	6261.40	6264.53
D	SS12	ST-B1	1+48.46	6261.10	6263.04
E	SS14	ST-C1	1+57.91	6264.32	6268.23
F					
G					
H					
WATER AND SANITARY CROSSINGS					
CROSSING	SERVICE	WATER INVERT		SANITARY INVERT	PIPE SEPARATION
I	SS12	8" WATER MAIN INSTALLED WITH PHASE ONE AT CSU STANDARD DEPTH. CONTRACTOR TO FIELD VERIFY MINIMUM SEPARATION EXISTS BETWEEN PROP. SANITARY AND EX. WATER		6258.75	MIN 2.0'
J	SS14			6267.60	MIN 2.0'
K	SS15	CONTRACTOR TO ADJUST 1" WATER SERVICE (WS16) TO PROVIDE 2.0' OF SEPARATION FROM SANITARY SERVICE LINE		6259.00	MIN 2.0'

*CROSSINGS WITH LESS THAN 18" OF SEPARATION WILL HAVE A 12" STEEL CASING PIPE PER CSU STANDARD DETAIL 2-4.



COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJJ
DATE: 09/14/2026

PROJECT NO.
096668009

SHEET
C-603

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
SANITARY SERVICE PLAN

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

NO.

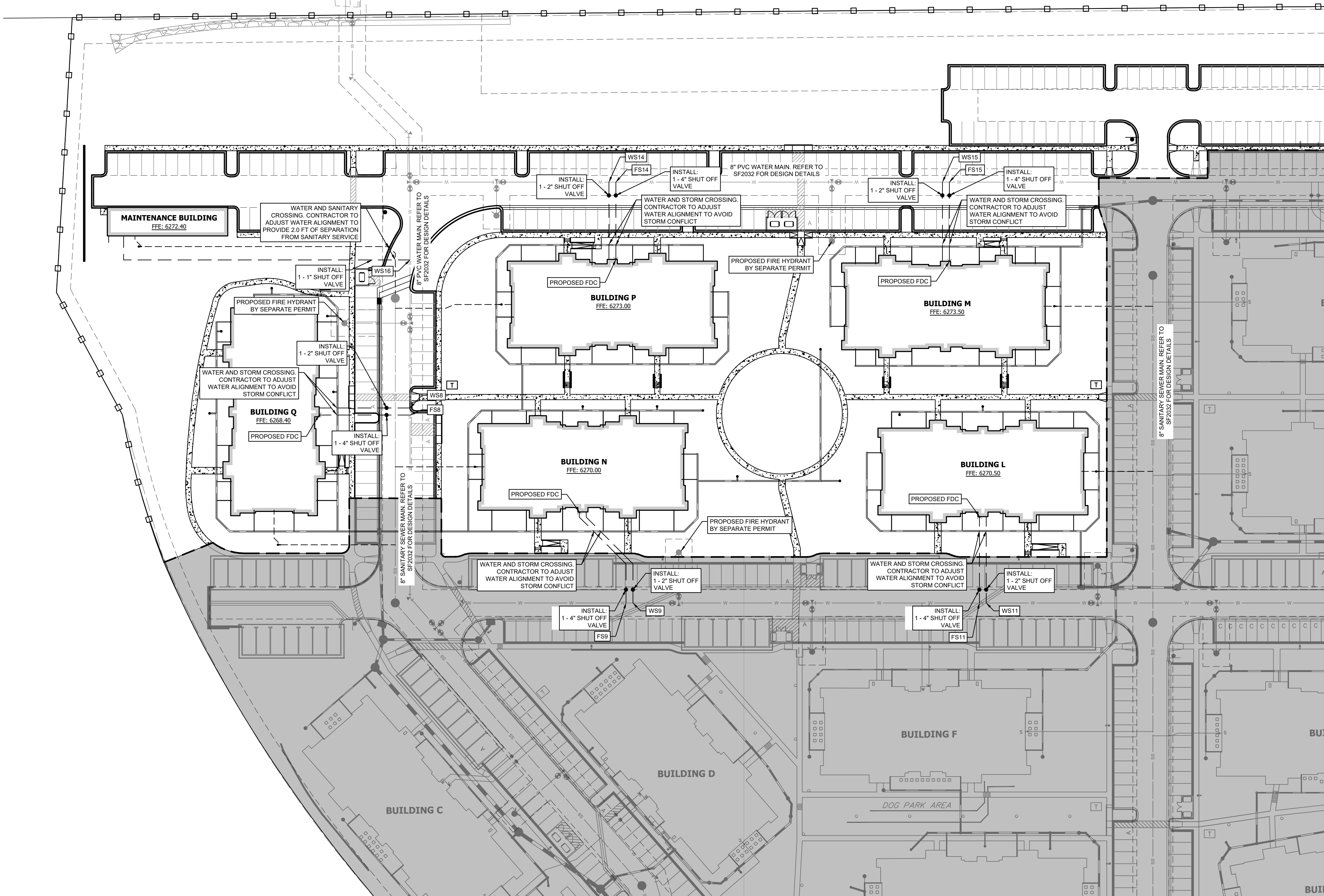
REVISION

BY

DATE

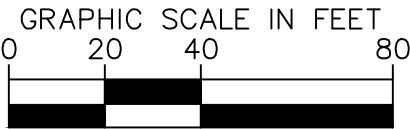
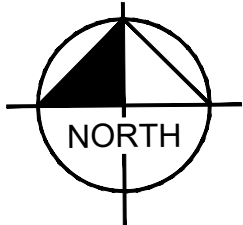
APPR

K:\COS_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CMD_UT.dwg Zimmermann, Mitch 9/14/2026 11:27 AM



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 STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

GENERAL NOTES

- SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
- SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

WATER AND FIRE SERVICE DESIGN TABLE					
SERVICE CONNECTION	ALIGNMENT	STATION	LENGTH	PIPE SIZE/MATERIAL	
WS8	WP01	11+77.42	68 LF	2" HDPE	
WS9	WP02	7+15.59	83 LF	2" HDPE	
WS11	WP02	4+50.98	65 LF	2" HDPE	
WS14	WP03	7+43.35	58 LF	2" HDPE	
WS15	WP03	4+93.48	59 LF	2" HDPE	
WS16	WP01	12+88.39	233 LF	1" HDPE	
FS8	WP01	11+72.18	68 LF	4" PVC	
FS9	WP02	7+20.76	83 LF	4" PVC	
FS11	WP02	4+56.14	65 LF	4" PVC	
FS14	WP03	7+38.18	58 LF	4" PVC	
FS15	WP03	4+88.32	59 LF	4" PVC	

NOTES:

- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
- ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.

COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
WATER SERVICE PLAN



PROJECT NO.
096668009
SHEET
C-604

NO. REVISION BY DATE APPR