

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION

LOT 1 AND TRACT B OF THE CROSSROADS MIXED USE FILING NO. 1 RECORDED AT RECEPTION NO. _____, EL PASO COUNTY CLERK AND RECORDER.

SAID PARCELS CONTAINS 553,068 SQUARE FEET OR 12.70 ACRES, MORE OR LESS.

AND 44,375 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. MONUMENTED AT THE WEST QUARTER CORNER BY AN ILLEGIBLE 3-1/2" BRASS CAP 2.0' DOWN AND AT THE SOUTHWEST CORNER BY A 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 22573" ASSUMED TO BEAR NORTH 00°04'51" EAST.

BENCHMARK

BENCHMARK IS A NGS POINT R 76, BEING A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN THE TOP OF CONCRETE POST. IT PROJECTS 3 INCHES AND IS STAMPED R 76 1935. ELEVATION = 6286.32 NGVD29.

AURA AT CROSSROADS
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE
65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

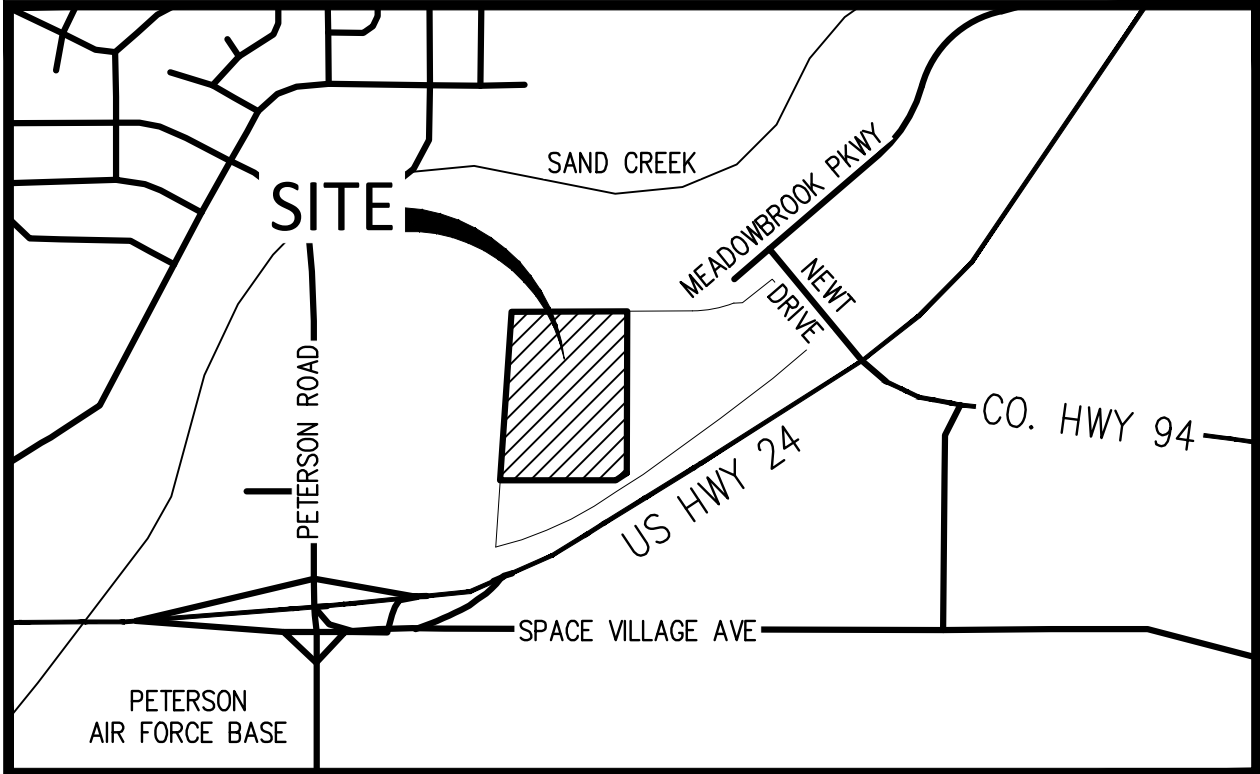
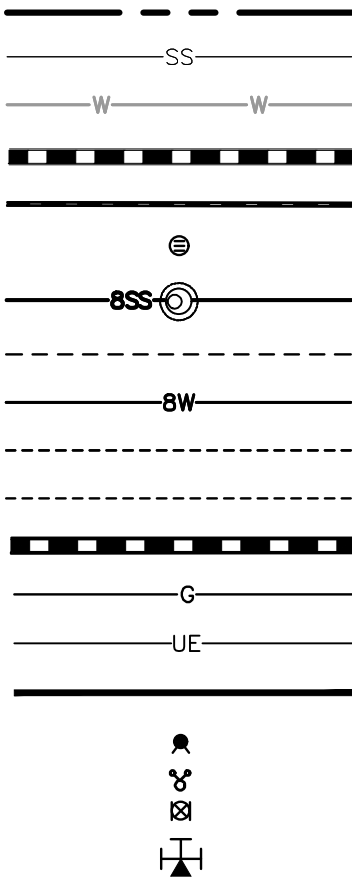
WATER PLANS

ABBREVIATIONS

BOP	BOTTOM OF PIPE
CONC	CONCRETE
DEF	DEFLECTION
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TOP	TOP OF PIPE
TYP	TYPICAL
VERT	VERTICAL
WAT	WATER

LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED RETAINING WALL
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE



VICINITY MAP

SCALE: 1" = 800'

SHEET INDEX

- WT1 COVER SHEET
- WT2 OVERALL UTILITY PLAN
- WT3 WATER PLAN & PROFILE - LINE A
- WT4 WATER PLAN & PROFILE - LINE A
- WT5 WATER PLAN & PROFILE - LINE A
- WT6 WATER PLAN & PROFILE - LINE A
- WT7 WATER PLAN & PROFILE - LINE A & B
- WT8 WATER PLAN & PROFILE - LINE C
- WT9 WATER PLAN & PROFILE - LINE D
- WT10 WATER SERVICES PLAN
- WT11 WATER DETAILS

ENGINEERS STATEMENT:

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.



05/02/2022

JOHN D. O'ROURKE, P.E.
STATE OF COLORADO REGISTRATION NO. 43327

DATE

OWNER/DEVELOPER'S STATEMENT:

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.

Allison Jones

ALLISON JONES
TRINISC ACQUISITION COMPANY, LLC
8235 DOUGLAS AVE., DALLAS, TX 75225

EL PASO COUNTY:

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.

JENNIFER IRVIN, 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 CIVIL ENGINEER HAVING RESPONSIBILITIES 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: _____

OWNER/DEVELOPER:



1515 WYNKOOP ST., STE. 300
DENVER, CO 80202
P: 970-819-9968
POC: ALLISON JONES
ajones@trinsicres.com

CIVIL ENGINEER



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ISSUE DATE: 08-06-2021	PROJECT #: 200823
DATE	REVISION COMMENTS
10-26-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

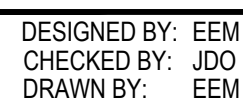
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Created: 10/26/2021 14:42:07 By: Matt Lebesch
Revised: 10/26/2021 14:42:07 By: Matt Lebesch



Know what's below.
Call before you dig.



1. REPAIR OF ALL LOT 1 STREET PAVEMENT, SIDEWALK, CURB & GUTTER SHALL BE REPLACED BY OWNER/HOA (NOT CHEROKEE METRO DISTRICT) WHEN REPAIRS ARE NEEDED.
2. FUTURE UTILITIES SHOWN ARE TO BE INSTALLED BY CROSSROADS METROPOLITAN DISTRICT NO. 1. REFER TO THE CROSSROADS MIXED USE FILING NO. 1 UTILITY PLANS PREPARED BY MS CIVIL, DATED FEBRUARY 2022.



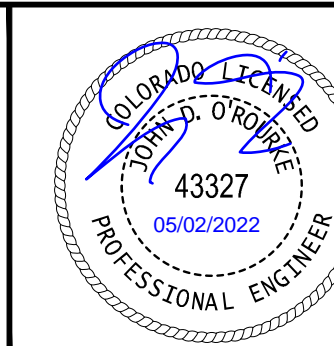
**HARRIS
KOCHER
SMITH**

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TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS

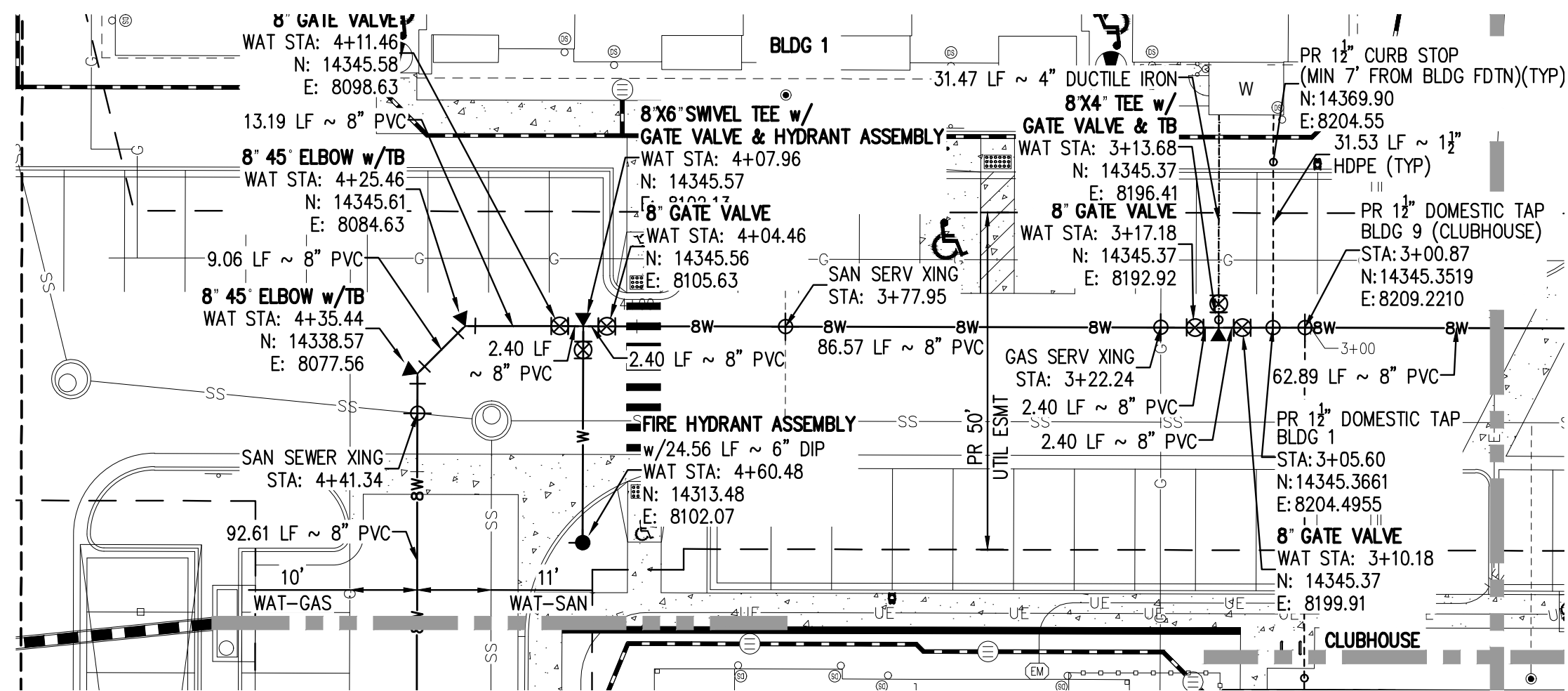
OVERALL UTILITY PLAN



	PROJECT #: 200823
	SHEET NUMBER

WT2

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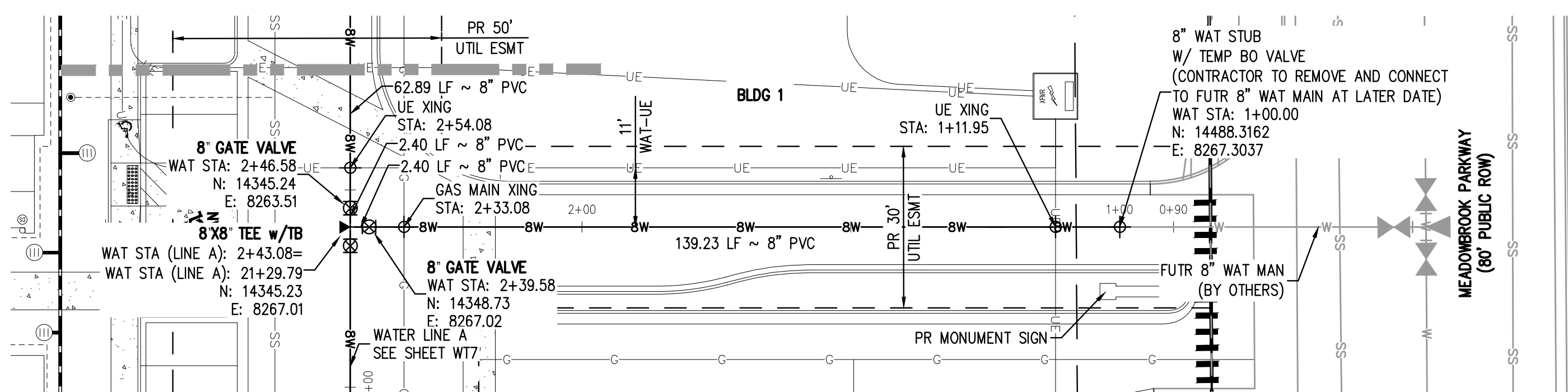
MATCHLINE - SEE SHEET WT4

MATCHLINE - SEE SHEET WT10

WATER LINE A - PLAN

SCALE = 1" = 20'

MATCHLINE - SEE THIS SHEET



WATER LINE A - PLAN

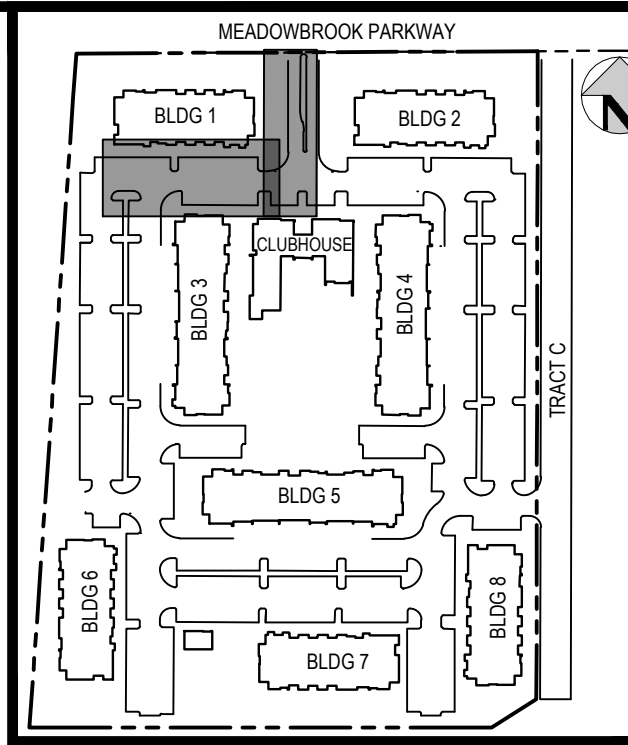
SCALE = 1" = 20'

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED SANITARY SERVICE	---
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED HYDRANT	---
PROPOSED FDC	---
PROPOSED GATE VALVE	---
PROPOSED TEE	---

NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE VERTICALLY/HORIZONTAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- STATIONING IS ALONG CENTER LINE OF PIPE UNLESS OTHERWISE NOTED.
- PIPE LENGTH IS FROM CENTER OF FITTING TO CENTER OF FITTING.
- WATER MAIN DEFLECTION IS NOT TO EXCEED MANUFACTURER SPECIFICATION AND COLORADO SPRINGS UTILITIES/CHEROKEE METRO DISTRICT STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- CHEROKEE METRO DISTRICT & COLORADO SPRINGS UTILITIES 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.
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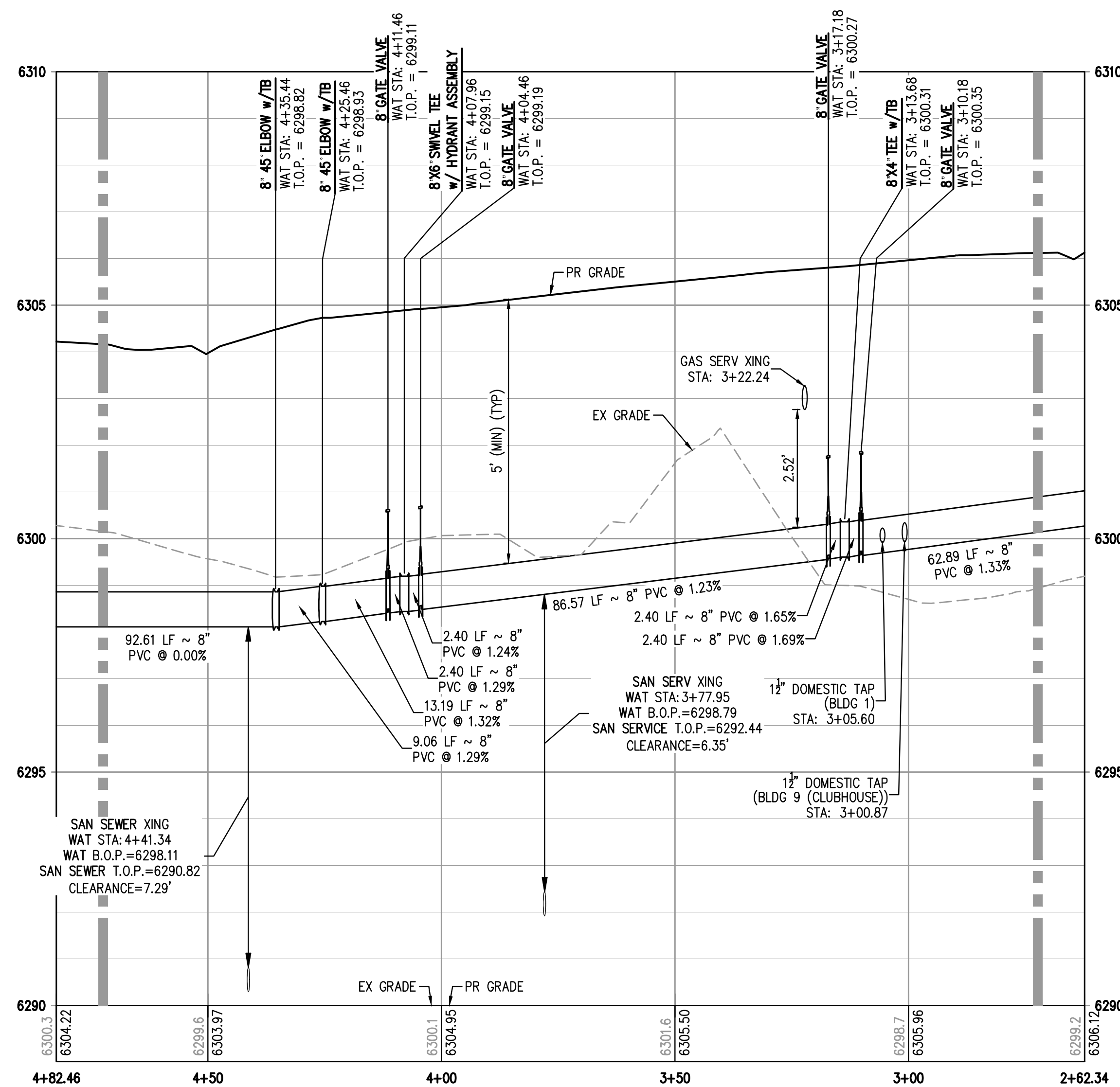
KEY MAP

SCALE: 1" = 250'

MATCHLINE - SEE SHEET WT4

MATCHLINE - SEE THIS SHEET

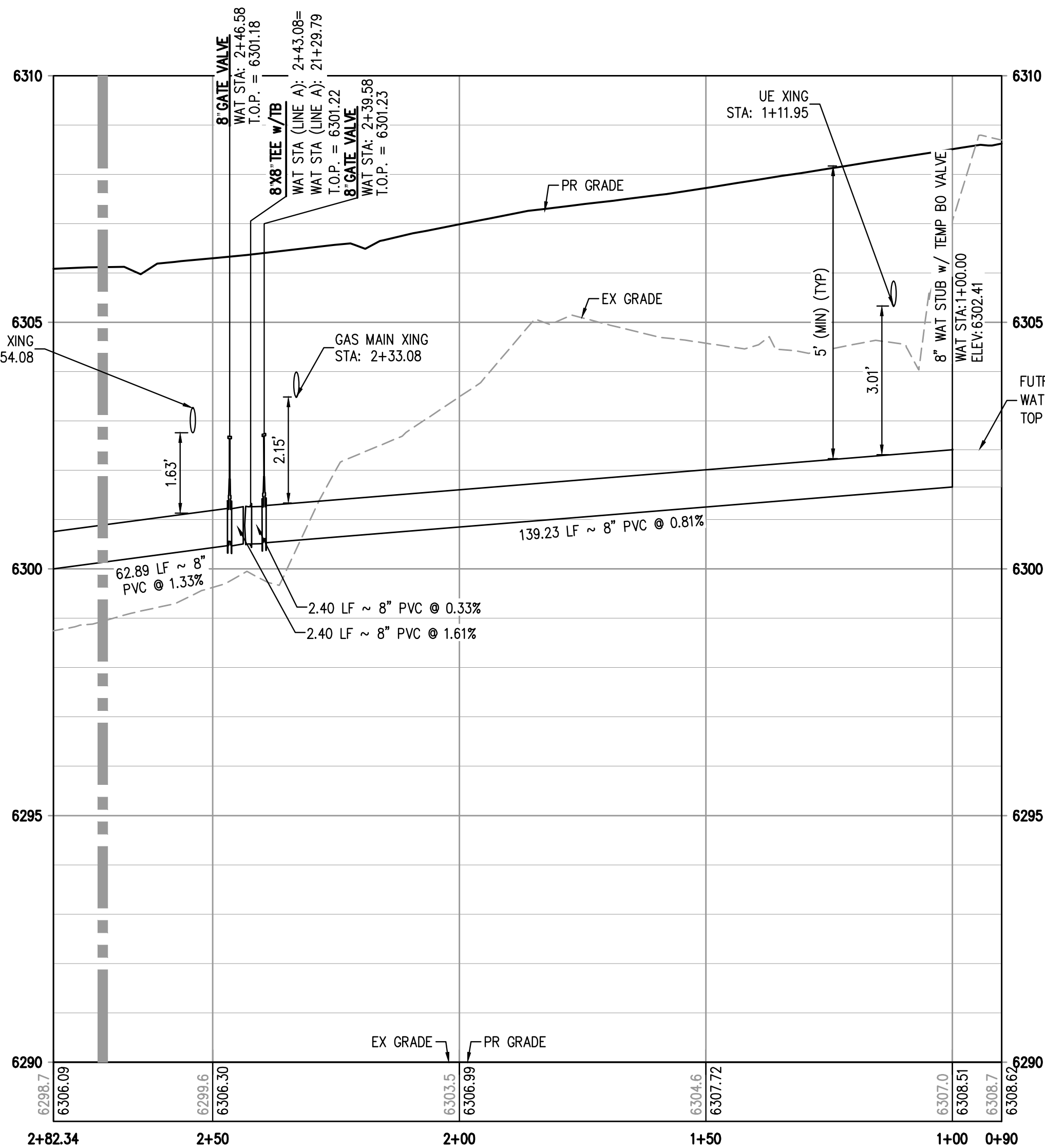
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WATER LINE A PROFILE

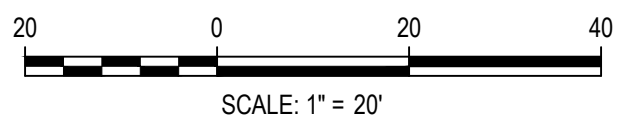
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VERTICAL SCALE: 1" = 2'

MATCHLINE - SEE THIS SHEET



WATER LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

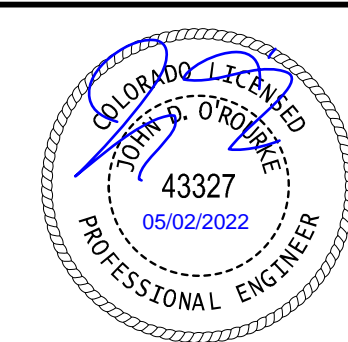
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TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



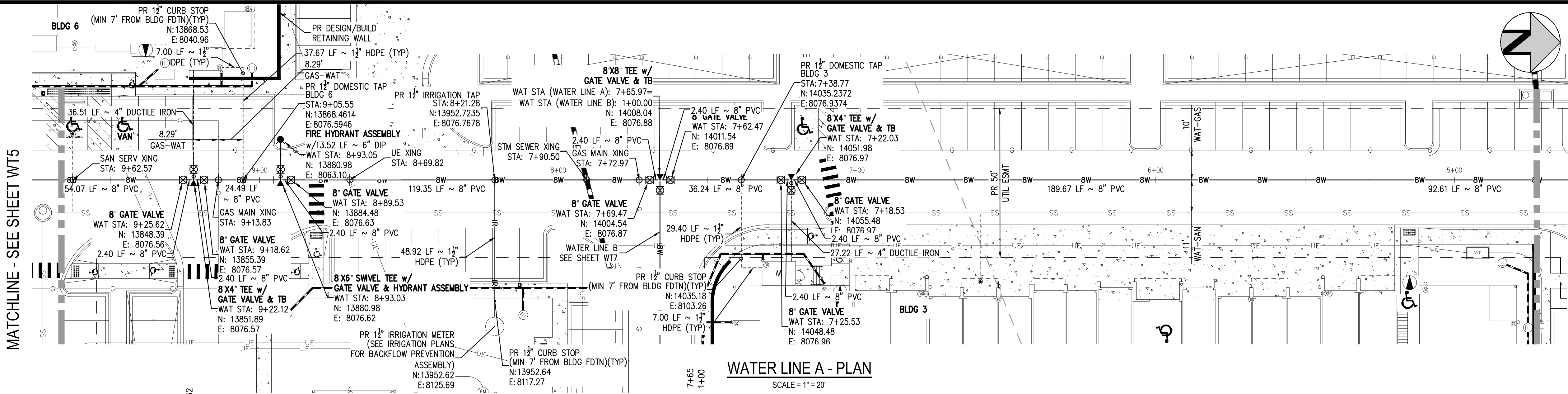
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SHEET NUMBER

WT3

3 OF 11

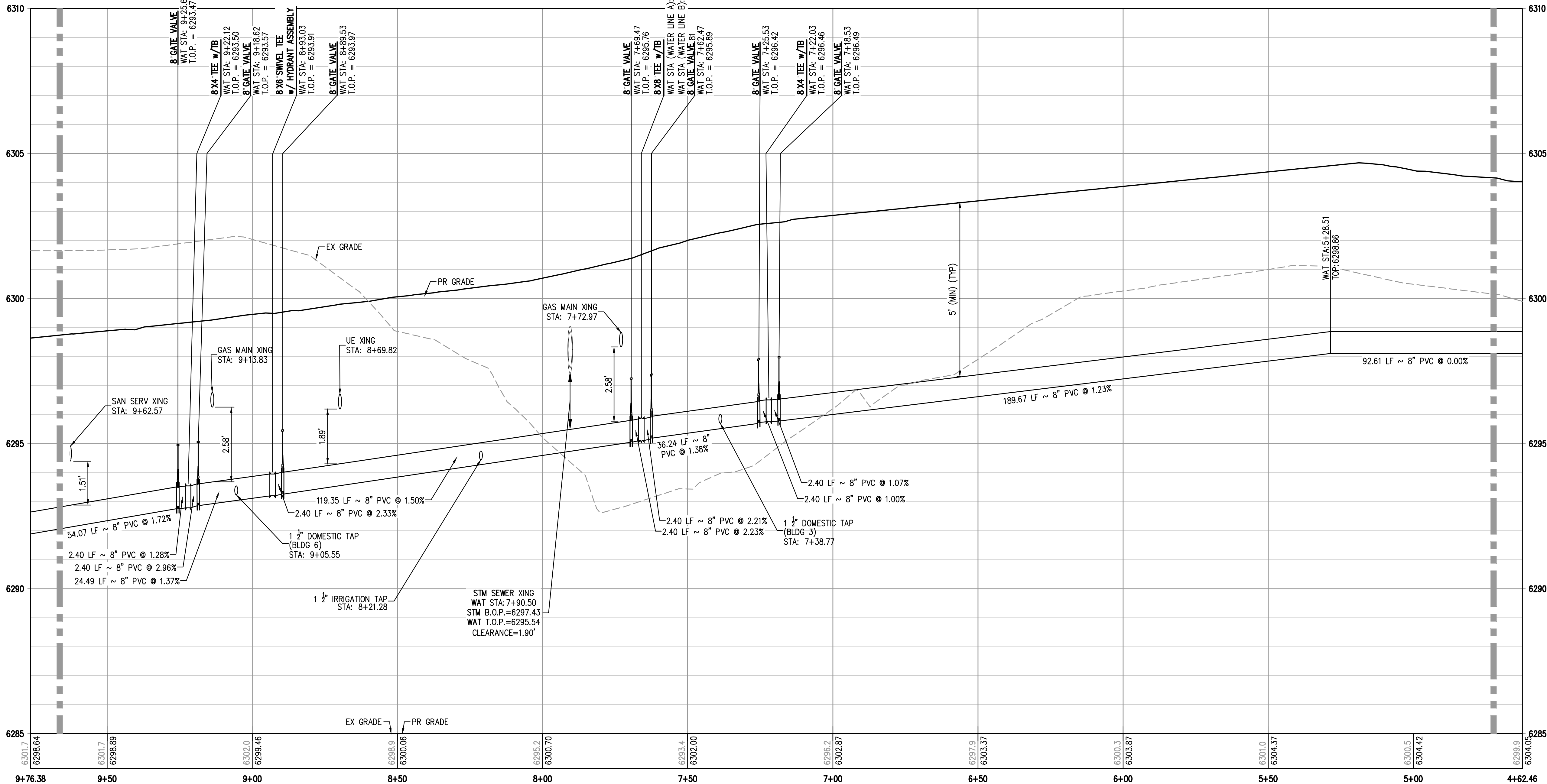
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PLOT: 11/11/2021 10:00 AM

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WATER LINE A - PLAN

SCALE: 1" = 20'



WATER LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

MATCHLINE - SEE SHEET WT3

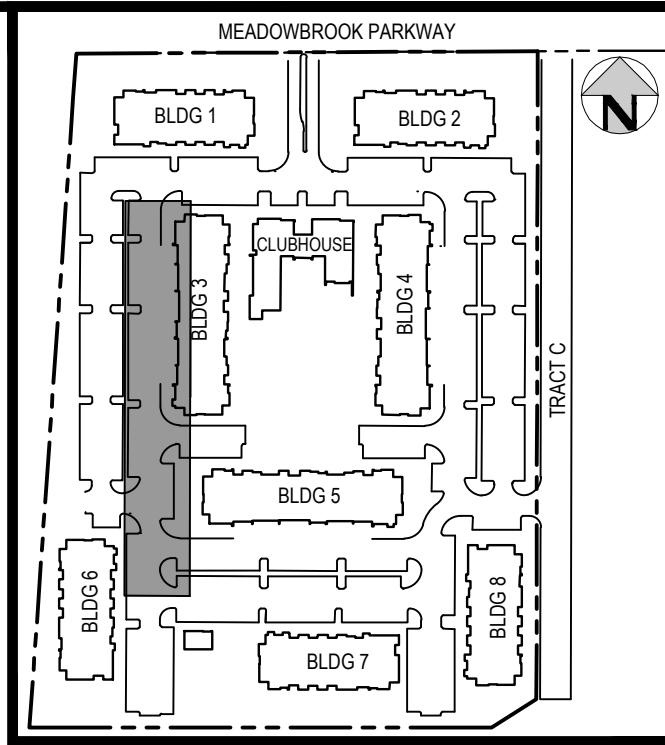
MATCHLINE - SEE SHEET WT3

LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE

NOTES:

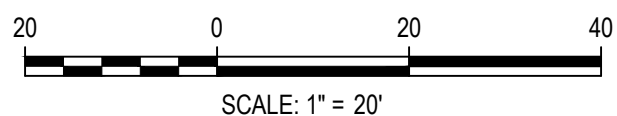
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KEY MAP

SCALE: 1" = 250'

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DESIGNED BY: ML
CHECKED BY: EM
PLOTTED: MON 05/02/2022 1:45:22P BY: MATT LEBIEDZINSKI



DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

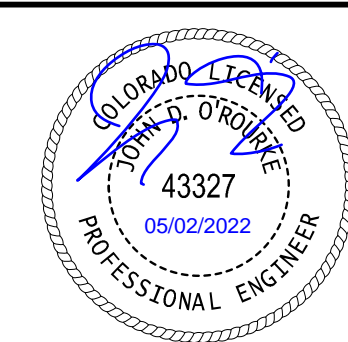
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TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



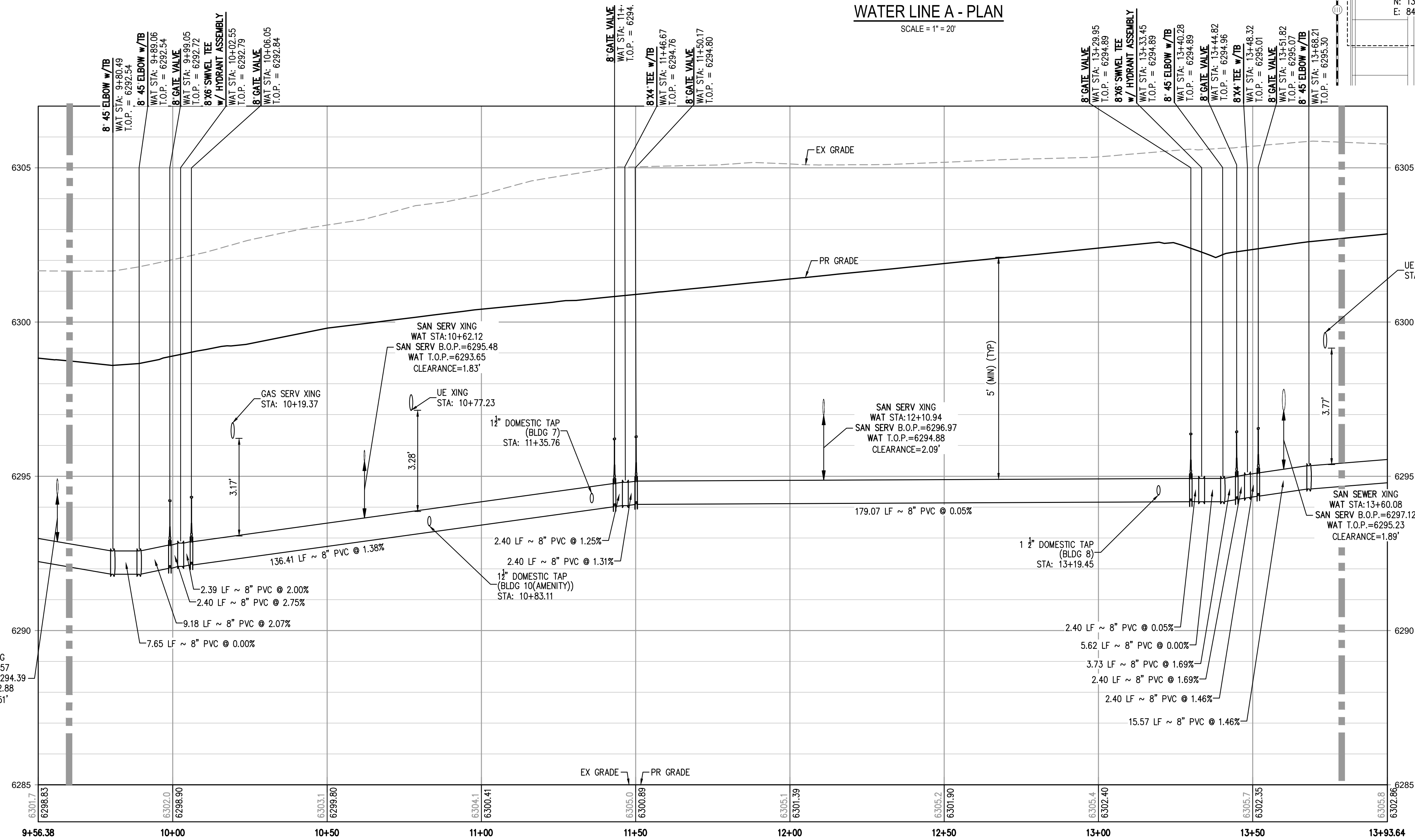
PROJECT #: 200823
SHEET NUMBER

WT4

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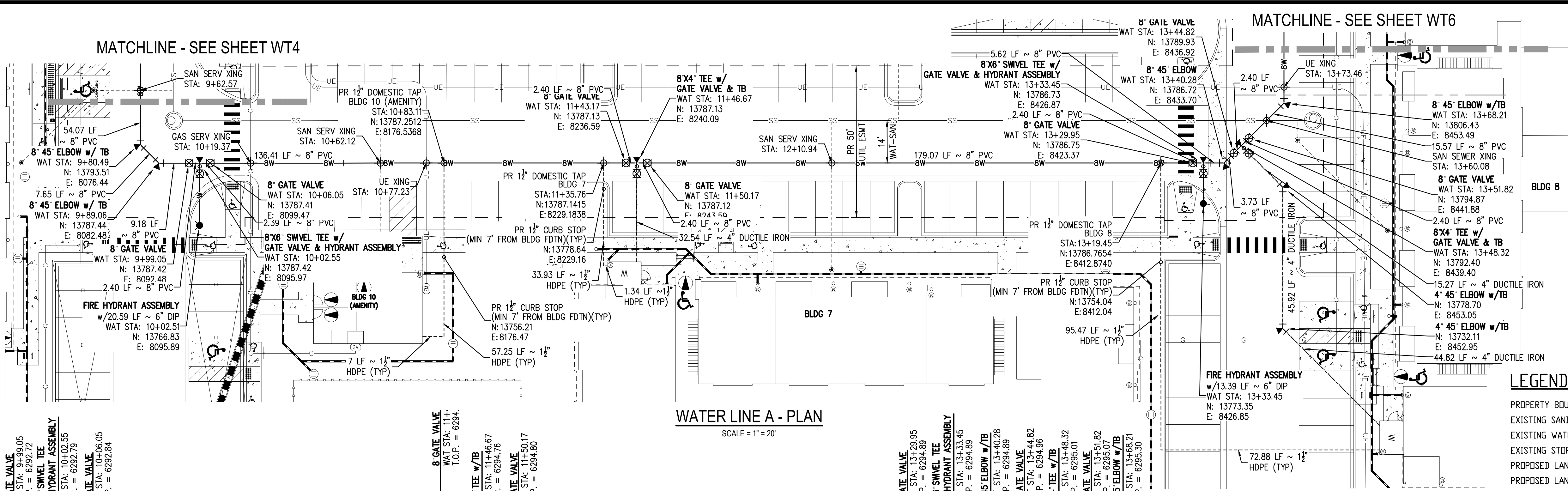
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CHECKED BY: EM
PLOTTED: MON 05/02/22 1:45:21 P BY: MATT LEBIEDZINSKI

MATCHLINE - SEE SHEET WT4



WATER LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE - SEE SHEET WT4



WATER LINE A - PLAN
SCALE: 1" = 20'

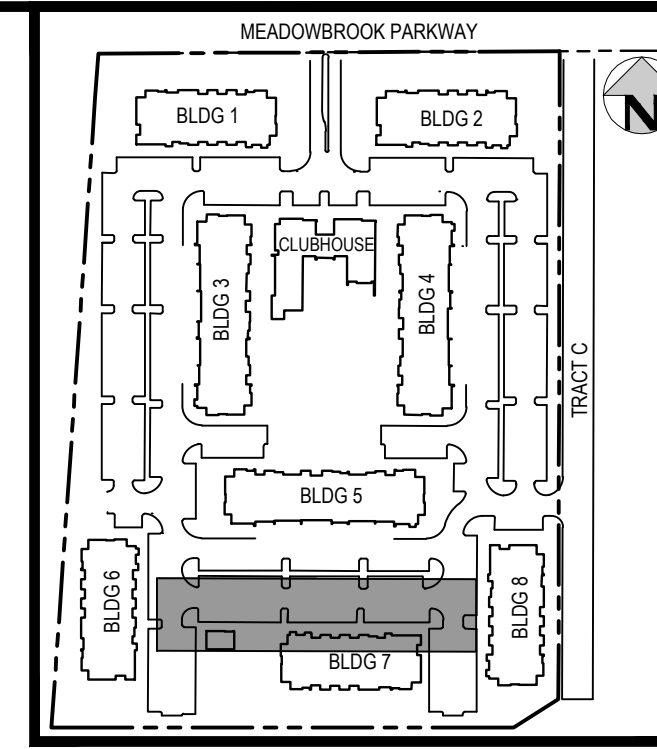
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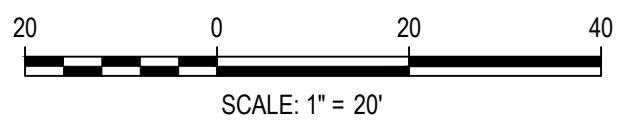
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- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE

NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE VERTICAL/ HORIZONTAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- STATIONING IS ALONG CENTER LINE OF PIPE UNLESS OTHERWISE NOTED.
- PIPE LENGTH IS FROM CENTER OF FITTING TO CENTER OF FITTING.
- WATER MAIN DEFLECTION IS NOT TO EXCEED MANUFACTURER SPECIFICATION AND COLORADO SPRINGS UTILITIES/CHEROKEE METRO DISTRICT STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
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- CHEROKEE METRO DISTRICT & COLORADO SPRINGS UTILITIES 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
- 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.
- ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
- THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- 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.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR AND/OR CHEROKEE METRO DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
- SECONDARY CONTAINMENT IS REQUIRED PER CSU WATER LESS STANDARD 2.6.H.2.
- WATER MAIN SHALL HAVE 5'-6" OF COVER UNLESS OTHERWISE NOTED.
- REFER TO CHEROKEE METRO DISTRICT STANDARDS FOR MANHOLE COATINGS & LININGS.
- ALL WATER VALVES TO OPEN COUNTER-CLOCKWISE PER CHEROKEE METRO DISTRICT STANDARDS.
- ALL SERVICE LINES TO BE HDPE DR9 CTS (BLUE).
- MAX BURIAL OF CURB STOP IS 5'. LANDSCAPING ADDED IN AREA OF CURB STOP IS OWNER'S RESPONSIBILITY IF REPAIRS ARE REQUIRED.
- DEFLECTIONS ON PVC PIPE SHALL BE ACHIEVED WITH HIGH DEFLECTION COUPLINGS, AND DEFLECTIONS ON DUCTILE IRON PIPE SHALL BE ACHIEVED AT SLIPS JOINTS PER DETAIL DRAWING A4-1.



KEY MAP
SCALE: 1" = 250'



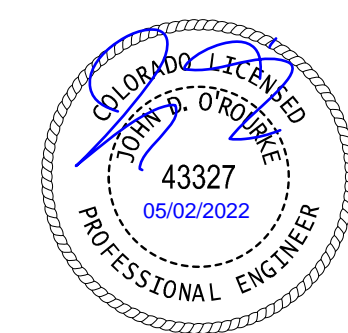
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ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

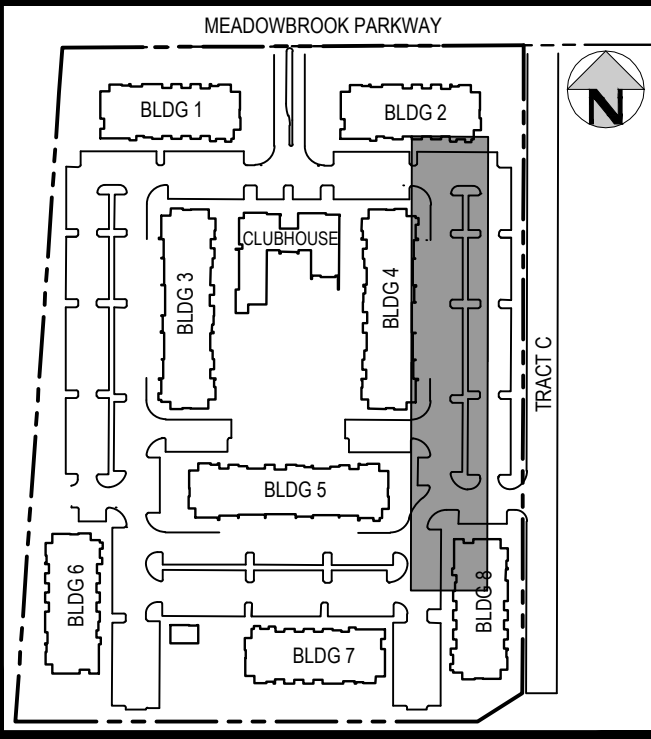


TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



PROJECT #: 200823
SHEET NUMBER
WT5
5 OF 11



SCALE: 1" = 250'

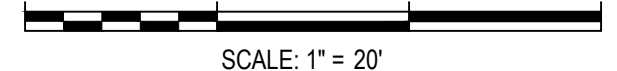
SCALE = 1" = 20'



- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE

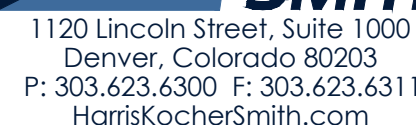
NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE VERTICAL/HORIZONTAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. STATIONING IS ALONG CENTER LINE OF PIPE UNLESS OTHERWISE NOTED.
3. PIPE LENGTH IS FROM CENTER OF FITTING TO CENTER OF FITTING.
4. WATER MAIN DEFLECTION IS NOT TO EXCEED MANUFACTURER SPECIFICATION AND COLORADO SPRINGS UTILITIES/CHEEROCKE METRO DISTRICT STANDARDS.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEEROCKE EXCEPTIONS.
6. THE CONTRACTOR SHALL OBTAIN LOCATIONS PRIOR TO ANY EXCAVATION.
7. CHEEROCKE METRO DISTRICT & COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPES, 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.
8. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIR IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
10. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
11. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
12. 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 REAR COVER AND CURE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES BACKFILL AND/OR CHEEROCKE METRO DISTRICT INSPECTOR.
14. ALL TRENCH BAPTIST AND COMPANION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
15. SECONDARY CONTAINMENT IS REQUIRED PER CSU WATER LESS STANDARD 2.6.H.2.
16. WATER MAIN SHALL HAVE 5'-6" OF COVER UNLESS OTHERWISE NOTED.
17. REFER TO CHEEROCKE METRO DISTRICT STANDARDS FOR MANHOLE COATINGS & LININGS.
18. ALL WATER VALVES TO OPEN COUNTER-CLOCKWISE PER CHEEROCKE METRO DISTRICT STANDARDS.
19. ALL SERVICE LINES TO BE HOPE DR9 CTS (BLUE).
20. MAX BURIAL OF CURB STOP IS 5'. LANDSCAPING AROUND IN AREA OF CURB STOP IS OWNER'S RESPONSIBILITY IF REPAIRS ARE REQUIRED.
21. DEFLECTIONS ON PVC PIPE SHALL BE ACHIEVED WITH SLIP JOINTS COUPLINGS, AND DEFLECTIONS ON DUCTILE IRON PIPE MAY BE ACHIEVED AT SLIP JOINTS PER DETAIL DRAWING A-2.



DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: MI

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



TRINSIC ACQUISITION COMPANY, LLC

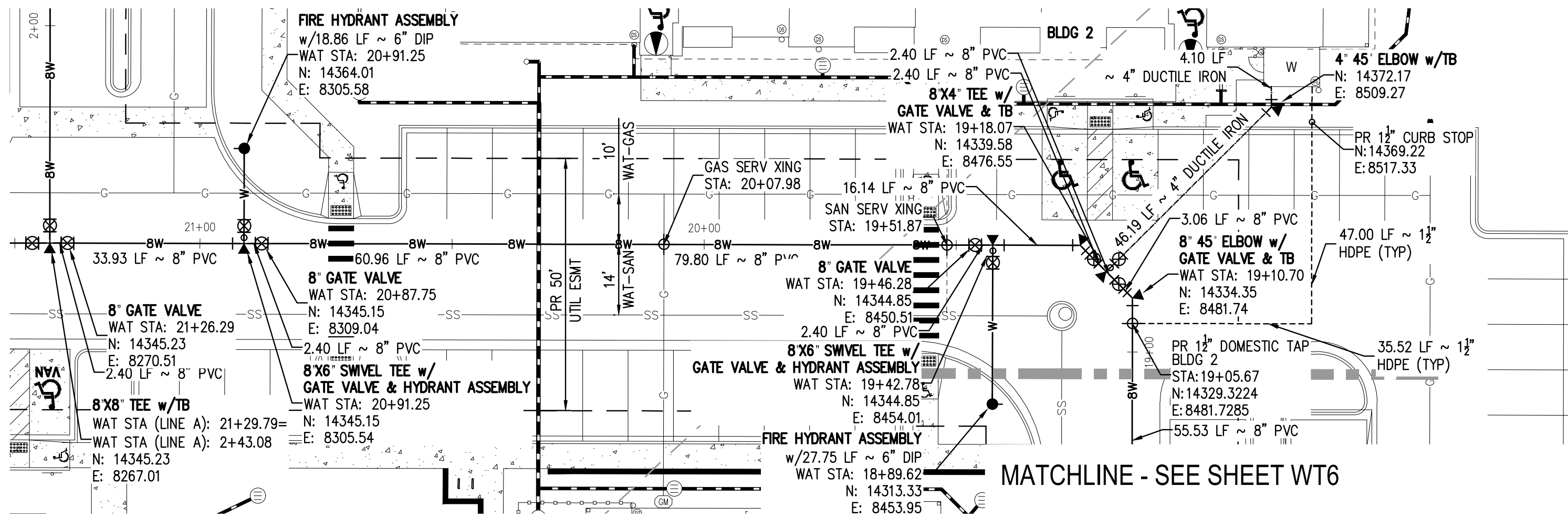
AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



PROJECT #: 200823
SHEET NUMBER

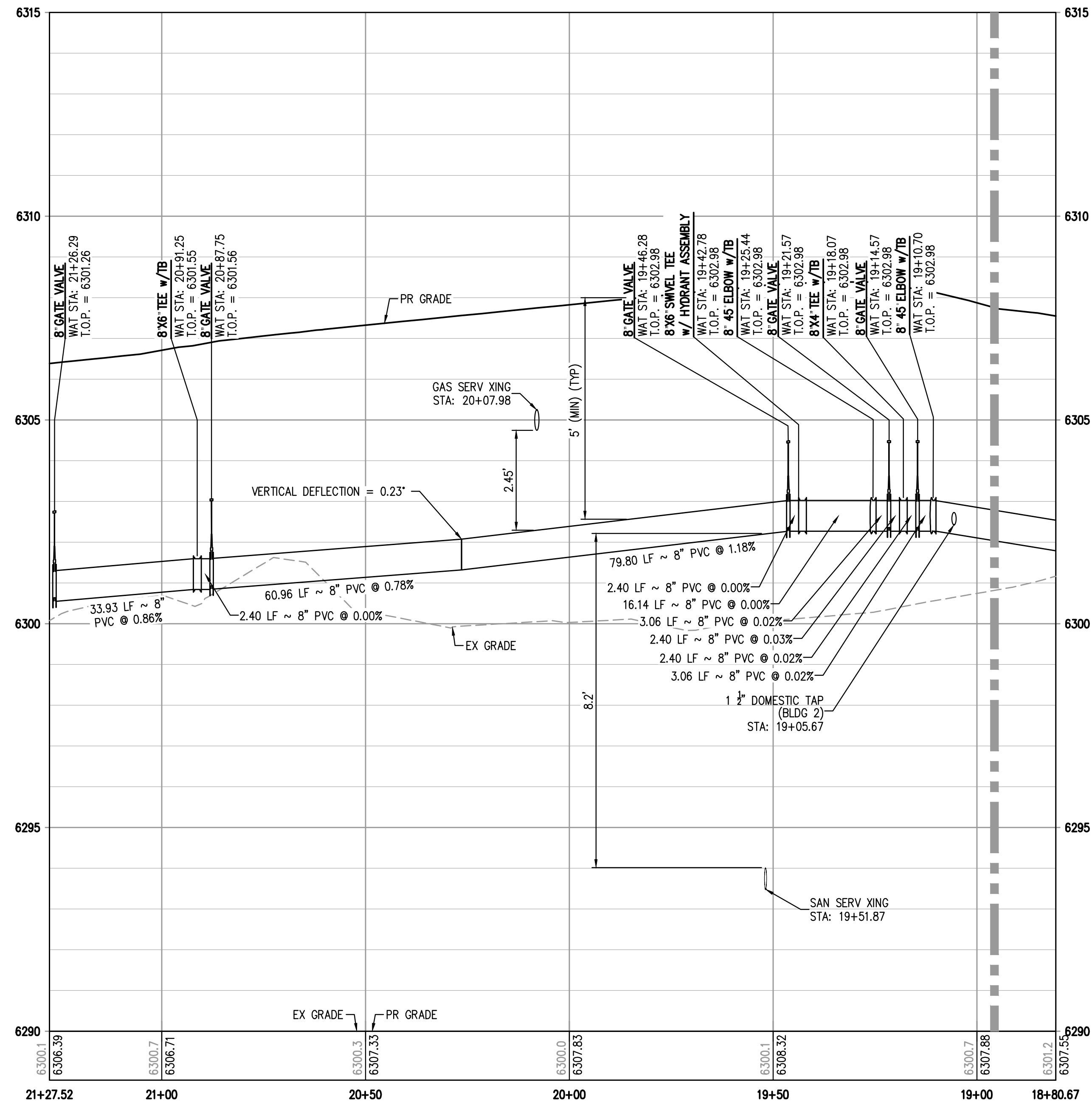
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



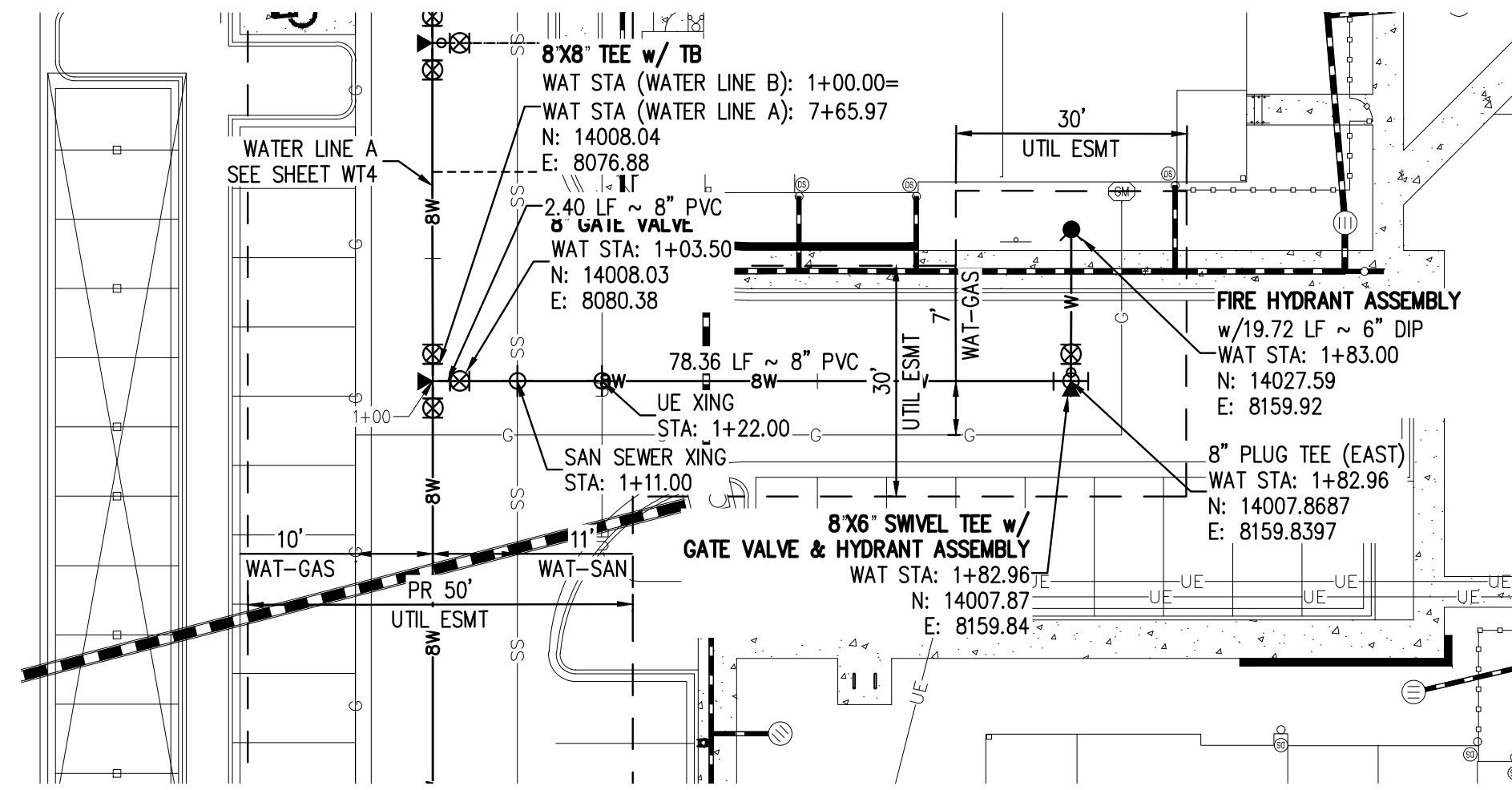
WATER LINE A - PLAN

SCALE = 1" = 20'



WATER LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



WATER LINE B - PLAN

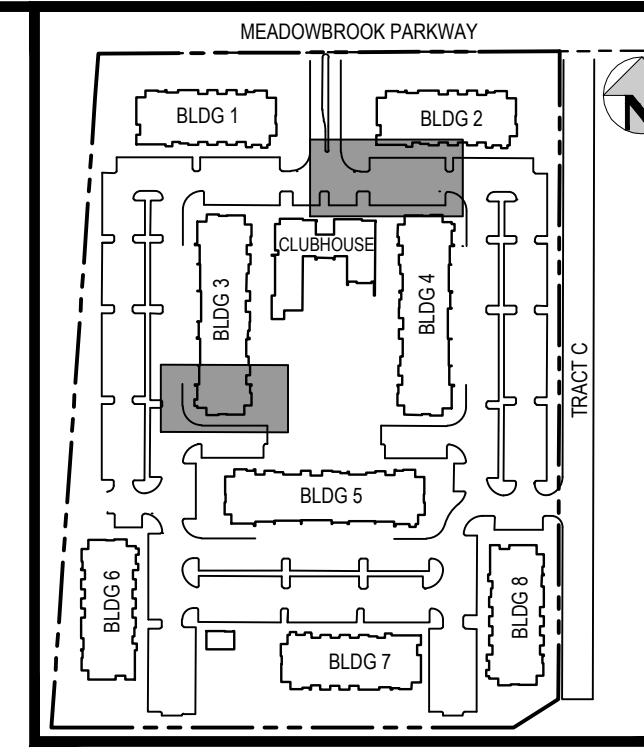
SCALE = 1" = 20'

LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE

NOTES:

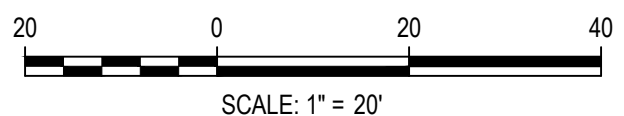
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- ALL SERVICE LINES TO BE HDPE DR9 CTS (BLUE).
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- DEFLECTIONS ON PVC PIPE SHALL BE ACHIEVED WITH HIGH DEFLECTION COUPLINGS, AND DEFLECTIONS ON DUCTILE IRON PIPE MAY BE ACHIEVED AT SLIPS JOINTS PER DETAIL DRAWING A4-1.



KEY MAP

SCALE: 1" = 250'

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DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML
PLOTTED: MON 05/02/2022 1:45:49P BY: MATT LEBIEDZINSKI



DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

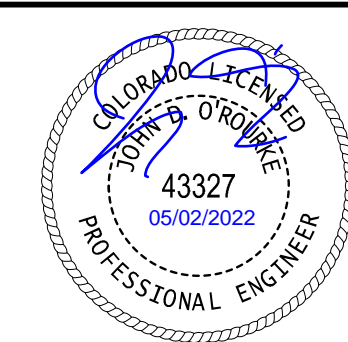
ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A & B



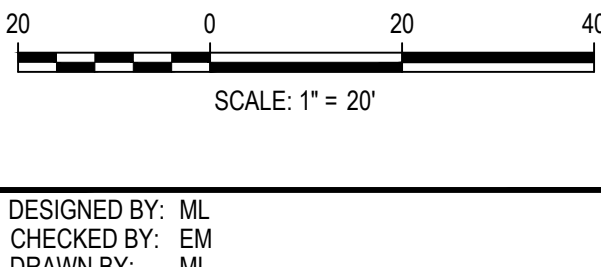
PROJECT #: 200823
SHEET NUMBER

WT7

7 OF 11

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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CHECKED BY: EM
DRAWN BY: ML
PLOTTED: MON 05/02/22 1:46:09P BY: MATT LEBIEDZINSKI



ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

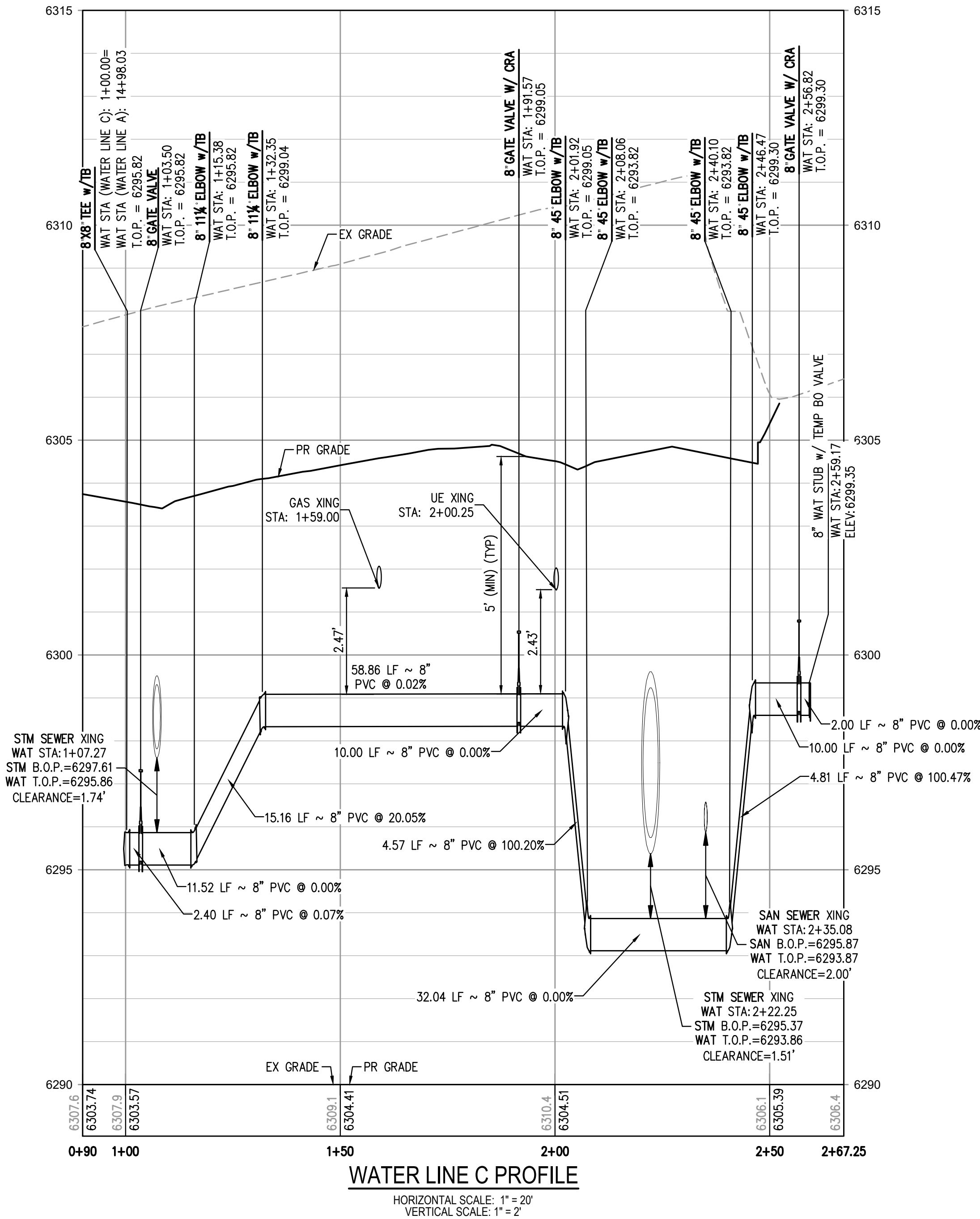
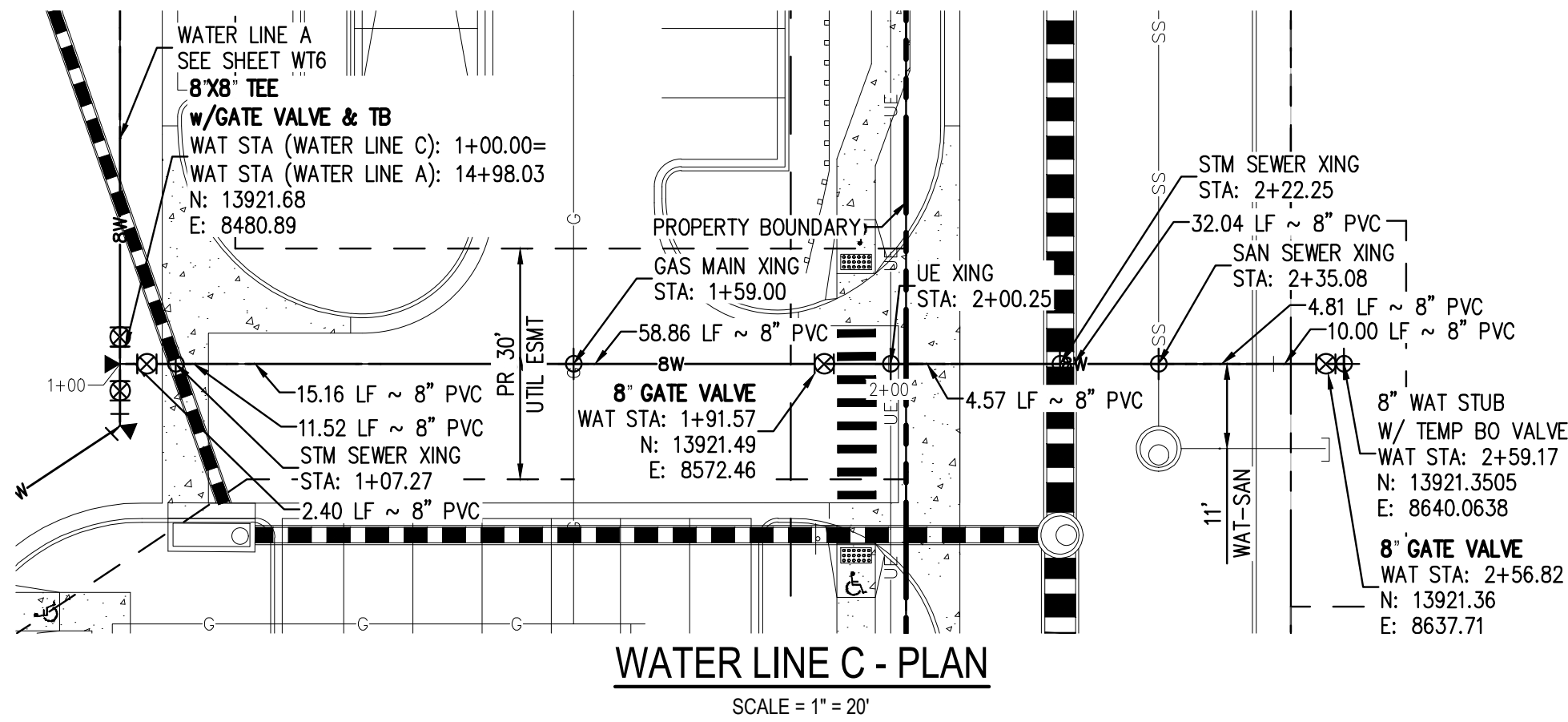


TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE C



PROJECT #: 200823
SHEET NUMBER
WT8
8 OF 11



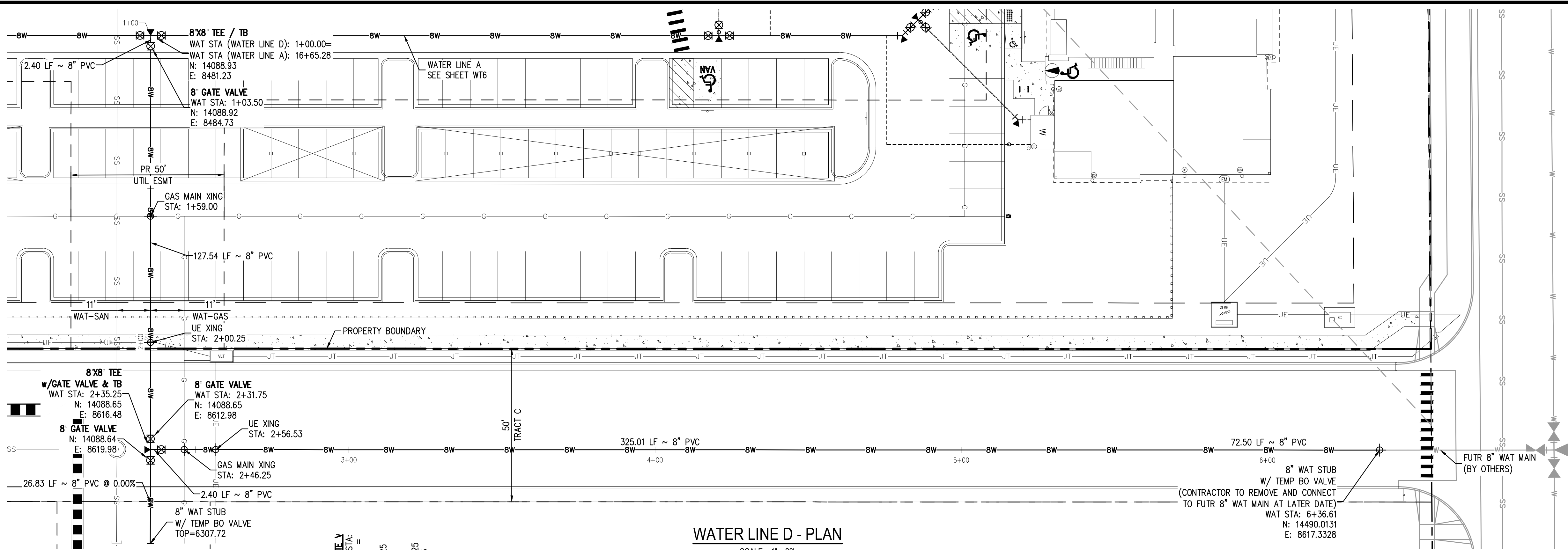
LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	SSM
PROPOSED SANITARY SERVICE	---
PROPOSED WATER LINE	SW
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---
PROPOSED FDC	---
PROPOSED GATE VALVE	---
PROPOSED TEE	---

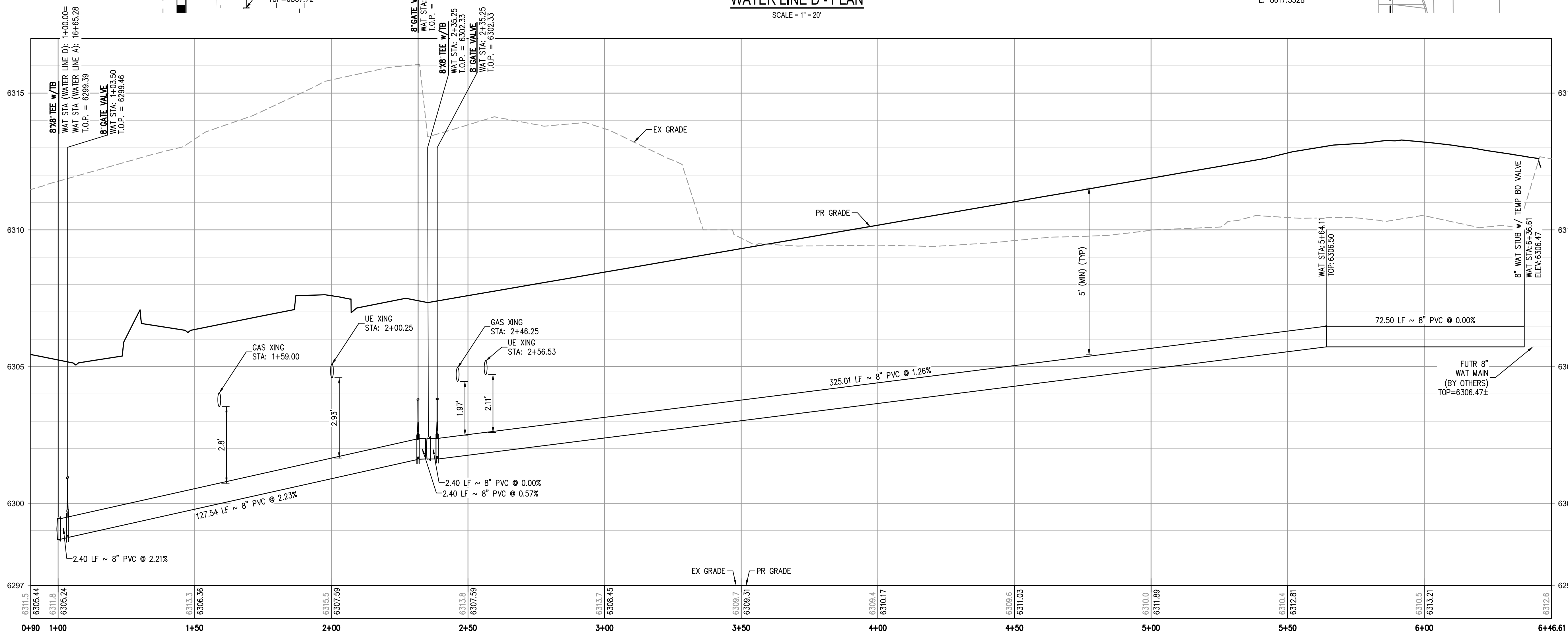
NOTES:

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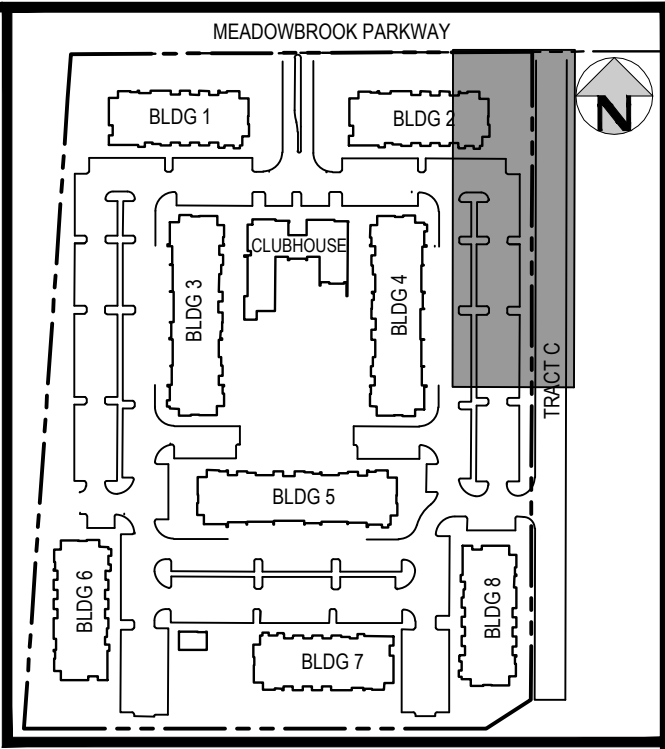
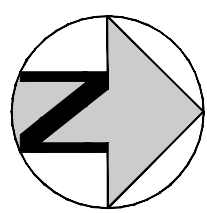
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



WATER LINE D - PLAN
SCALE = 1" = 20'



WATER LINE D PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



KEY MAP
SCALE: 1" = 250'

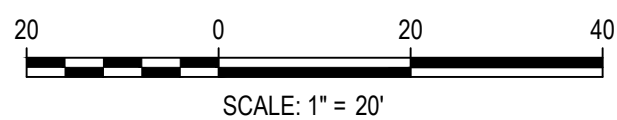
LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
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- MAX BURIAL OF CURB STOP IS 5'. LANDSCAPING ADDED IN AREA OF CURB STOP IS OWNER'S RESPONSIBILITY IF REPAIRS ARE REQUIRED.
- DEFLECTIONS ON PVC PIPE SHALL BE ACHIEVED WITH HIGH DEFLECTION COUPLINGS, AND DEFLECTIONS ON DUCTILE IRON PIPE MAY BE ACHIEVED AT SLIP JOINTS PER DETAIL DRAWING A4-1.

FILES: H:\K200823\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE B.DWG LAYOUT: LAYOUT1 (2)
5/15/2023 10:00 AM: P:\egai\p\util\Plan\wt9.dgn
PLOTTED: MON 05/02/2023 1:46:16P BY: MATT LEBIEDZINSKI



DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE D



PROJECT #: 200823
SHEET NUMBER
WT9
9 OF 11

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILES: H:\K\200823\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE BLDG LAYOUT LAYOUT (3)
5.00
PLOT: 05/02/2022 1:46:39 PM BY: MATT LEBEDZINSKI
PLOT: 05/02/2022 1:46:39 PM BY: MATT LEBEDZINSKI



Know what's below.
Call before you dig.

DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER SERVICES PLAN

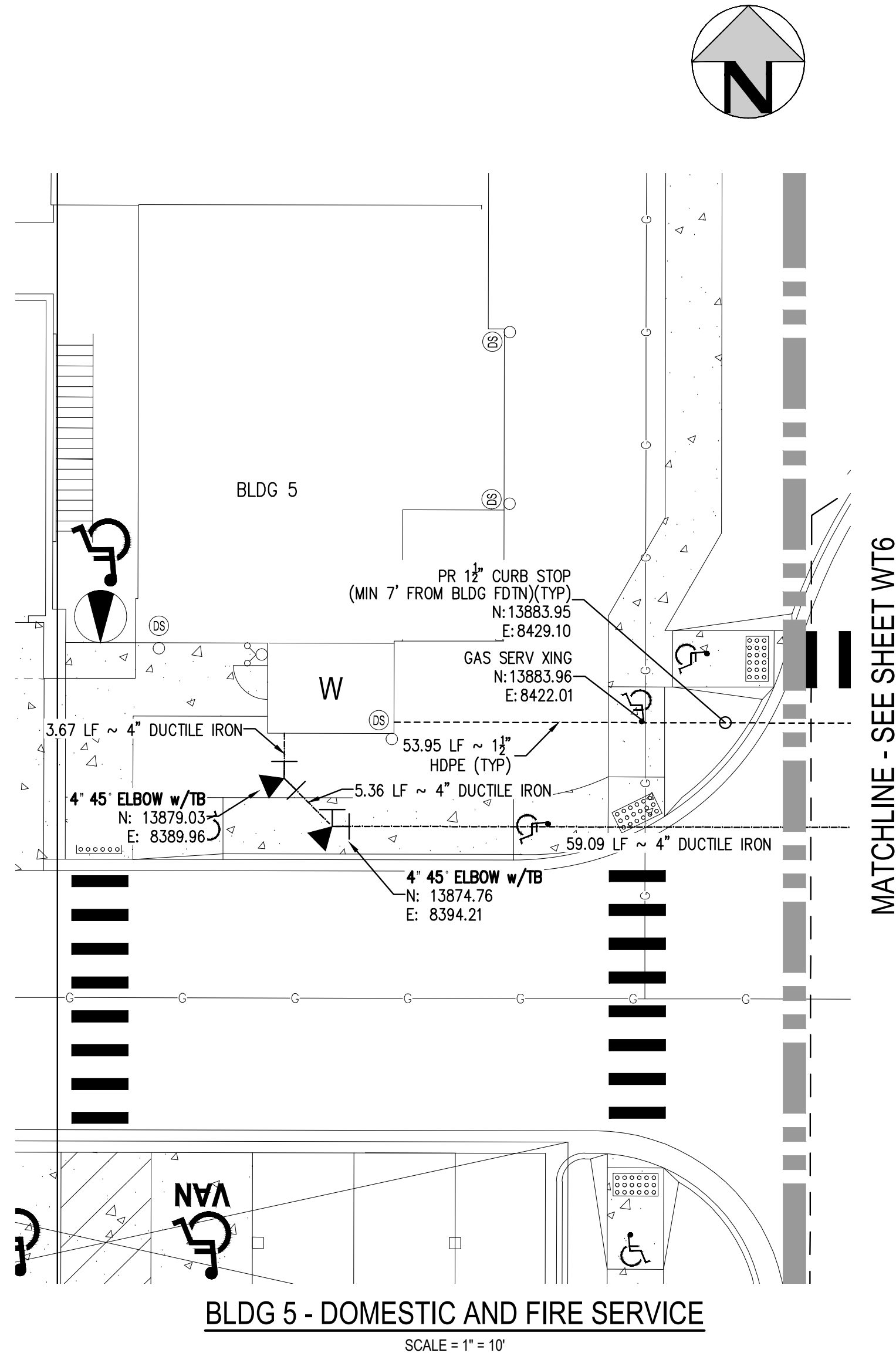
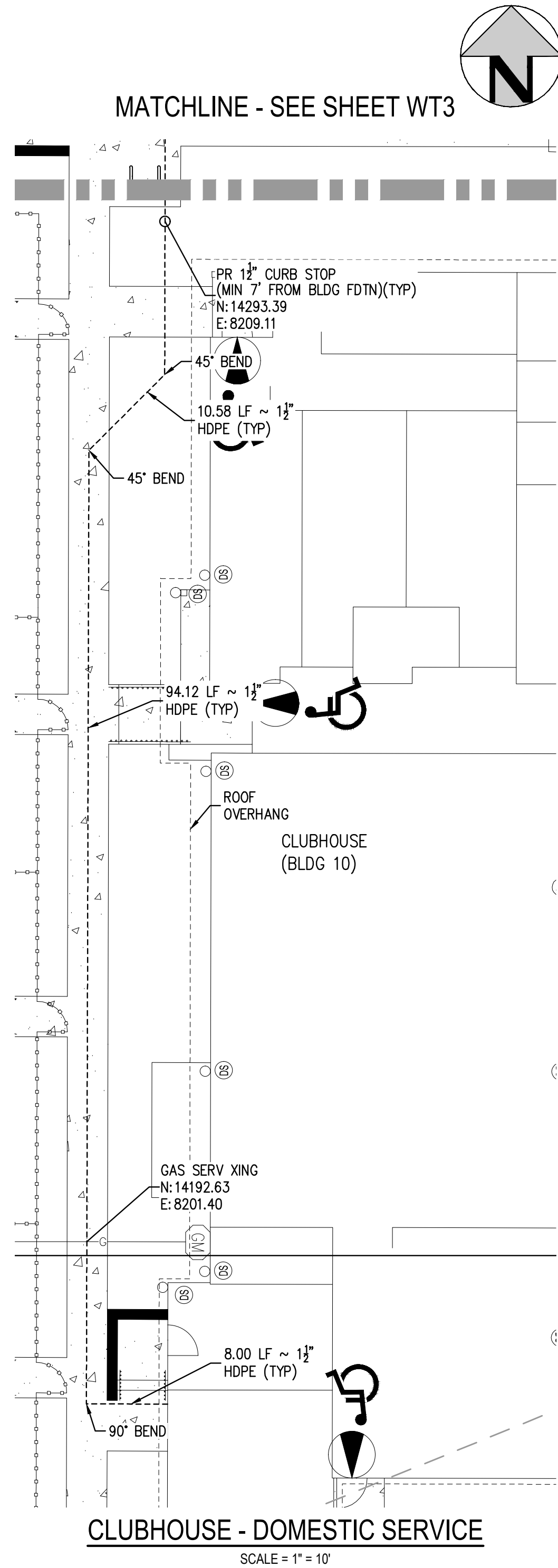


PROJECT #: 200823

SHEET NUMBER

WT10

10 OF 11



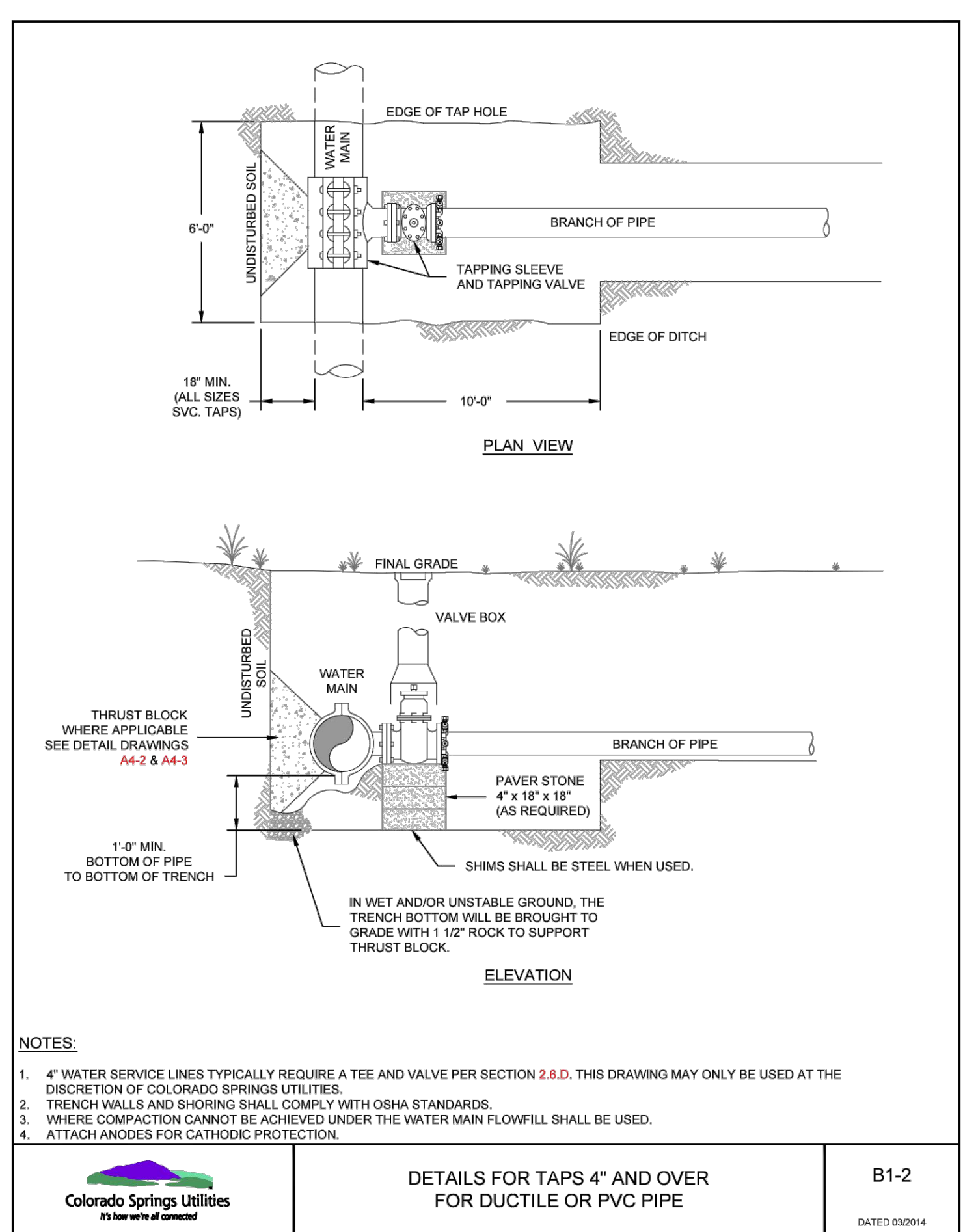
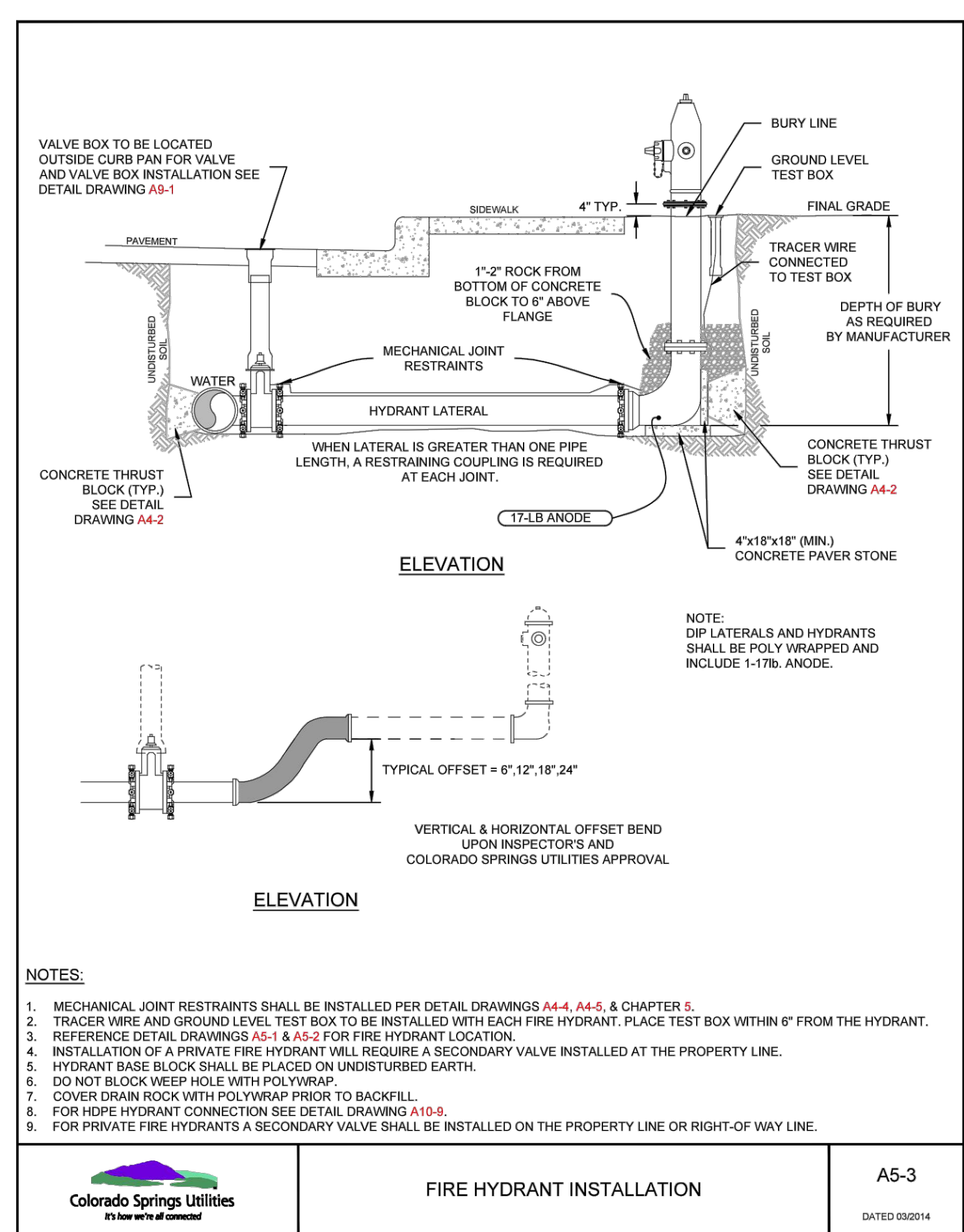
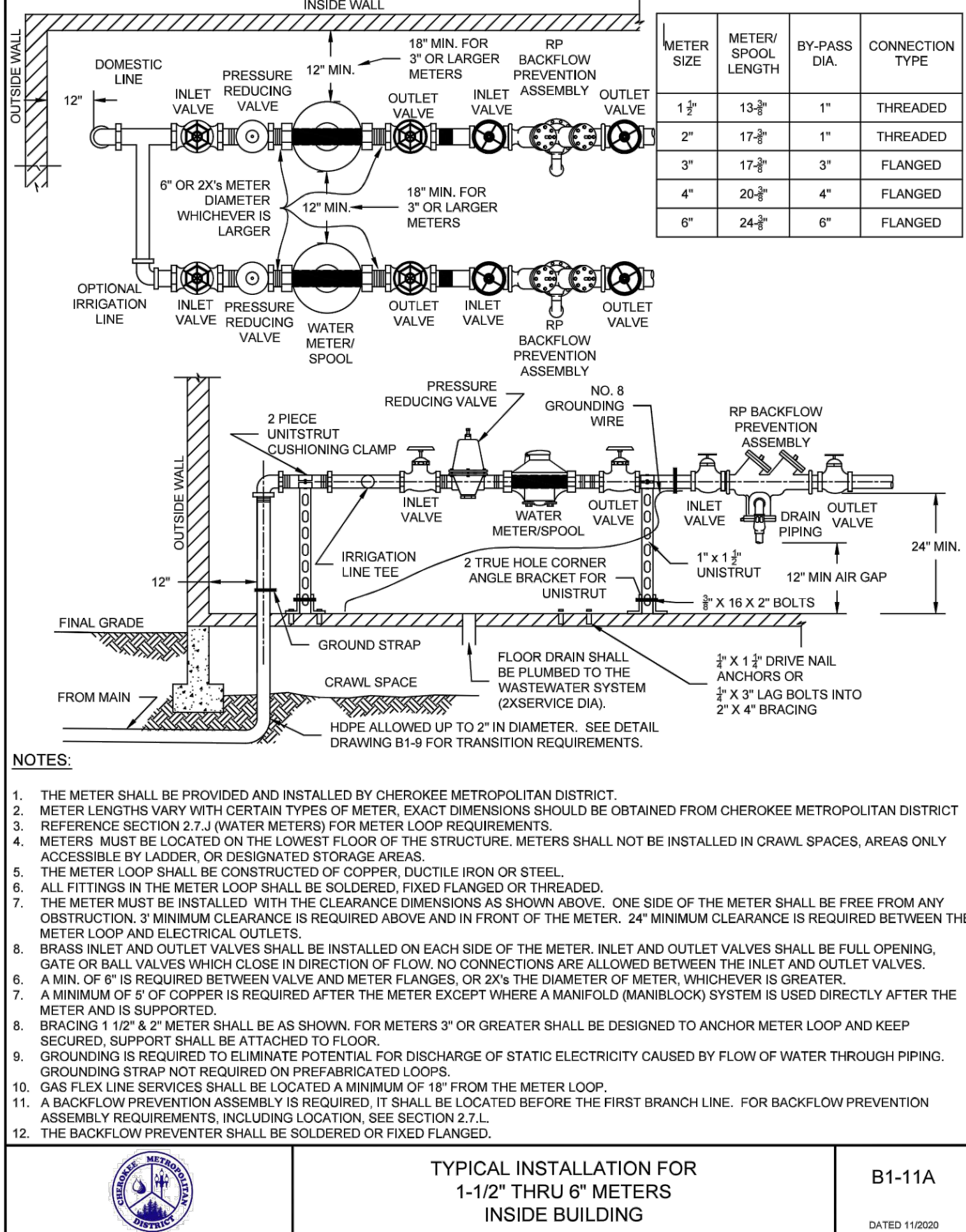
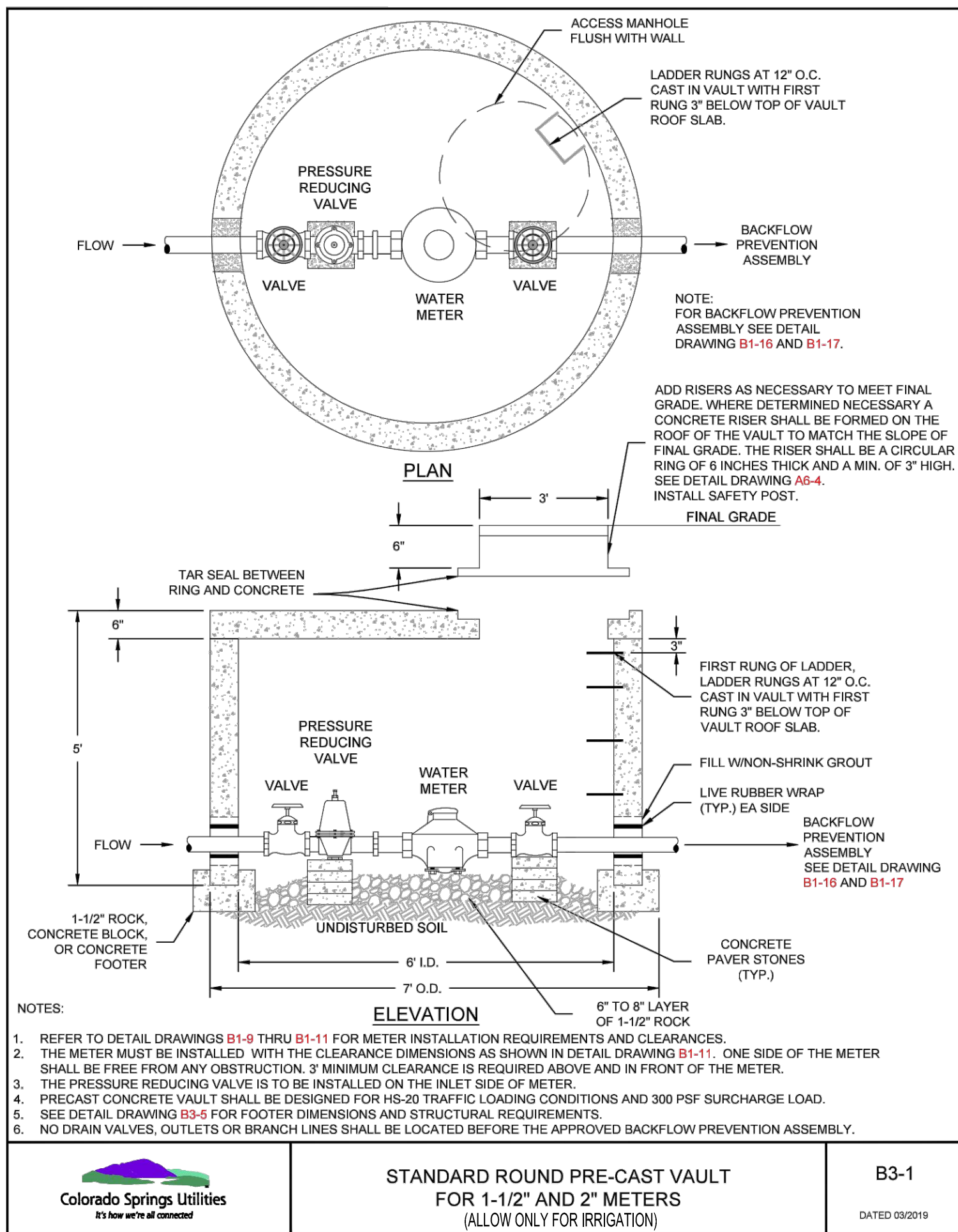
LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	SS-M
PROPOSED SANITARY SERVICE	---
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---
PROPOSED FDC	---
PROPOSED GATE VALVE	---
PROPOSED TEE	---

NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE VERTICAL/ HORIZONTAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- STATIONING IS ALONG CENTER LINE OF PIPE UNLESS OTHERWISE NOTED.
- PIPE LENGTH IS FROM CENTER OF FITTING TO CENTER OF FITTING.
- WATER MAIN DEFLECTION IS NOT TO EXCEED MANUFACTURER SPECIFICATION AND COLORADO SPRINGS UTILITIES/CHEROKEE METRO DISTRICT STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- CHEROKEE METRO DISTRICT & COLORADO SPRINGS UTILITIES 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.
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



PER SLIP JOINT OF DIP PIPE					
PIPE DATA	MFRS. TOTAL JOINT DEF'L. (INCHES)	DESIGN DEFLECTION (80% MAX.) (HORIZ. DEF'L.)	DESIGN DEFLECTION (80% MAX.) (VERT. DEF'L.)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS (FEET)	
PIPE SIZE				20L	18L
4"					
6"					
8"	5'00"	4'00"	6.99%	296'	296'
10"					
12"					
14"	4'00"	3'12"	5.99%	356'	322'
16"					
18"					
20"					
24"	3'00"	2'24"	4.19%	477'	430'
30"					
36"					
42"	2'00"	1'36"	2.79%	716'	645'

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

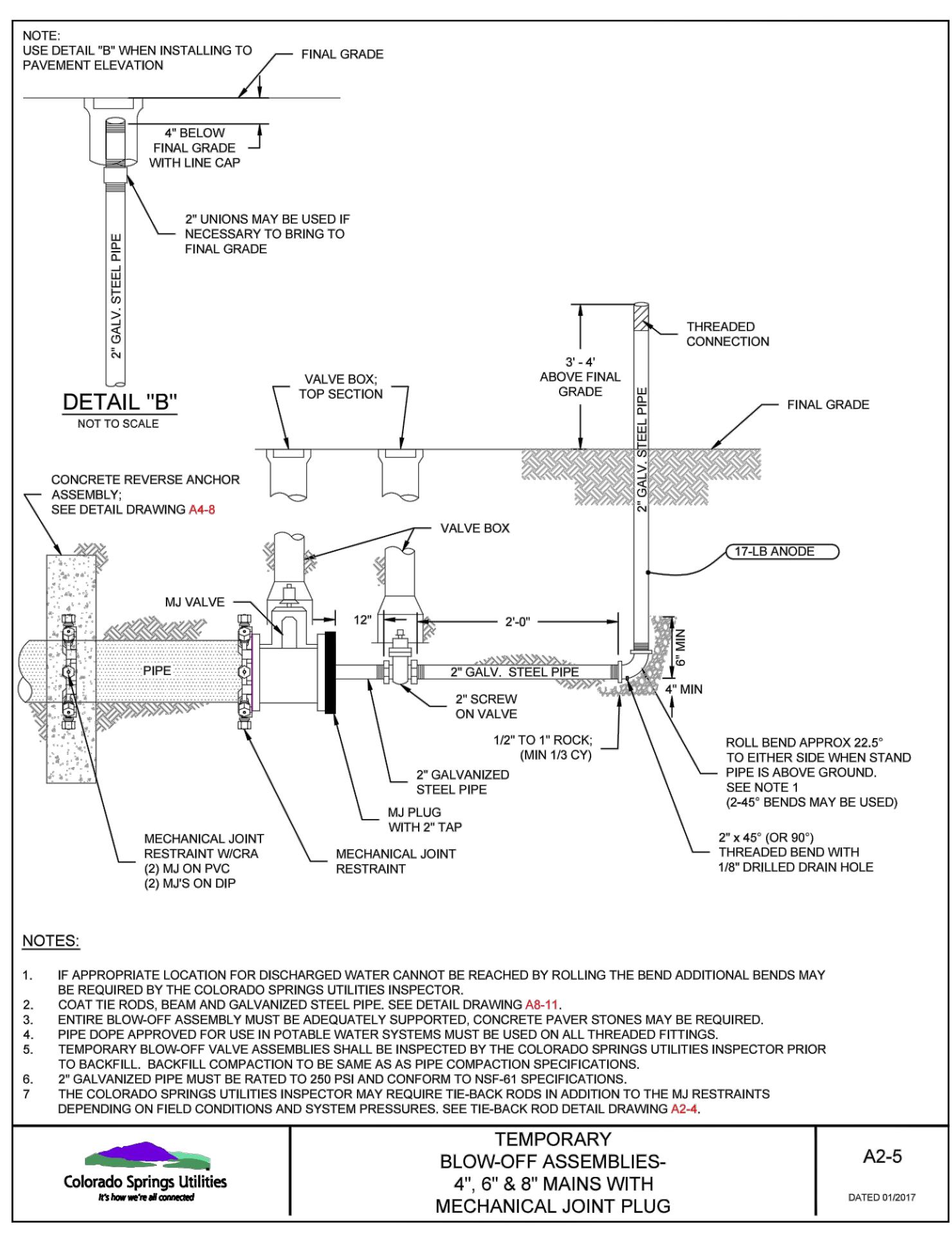
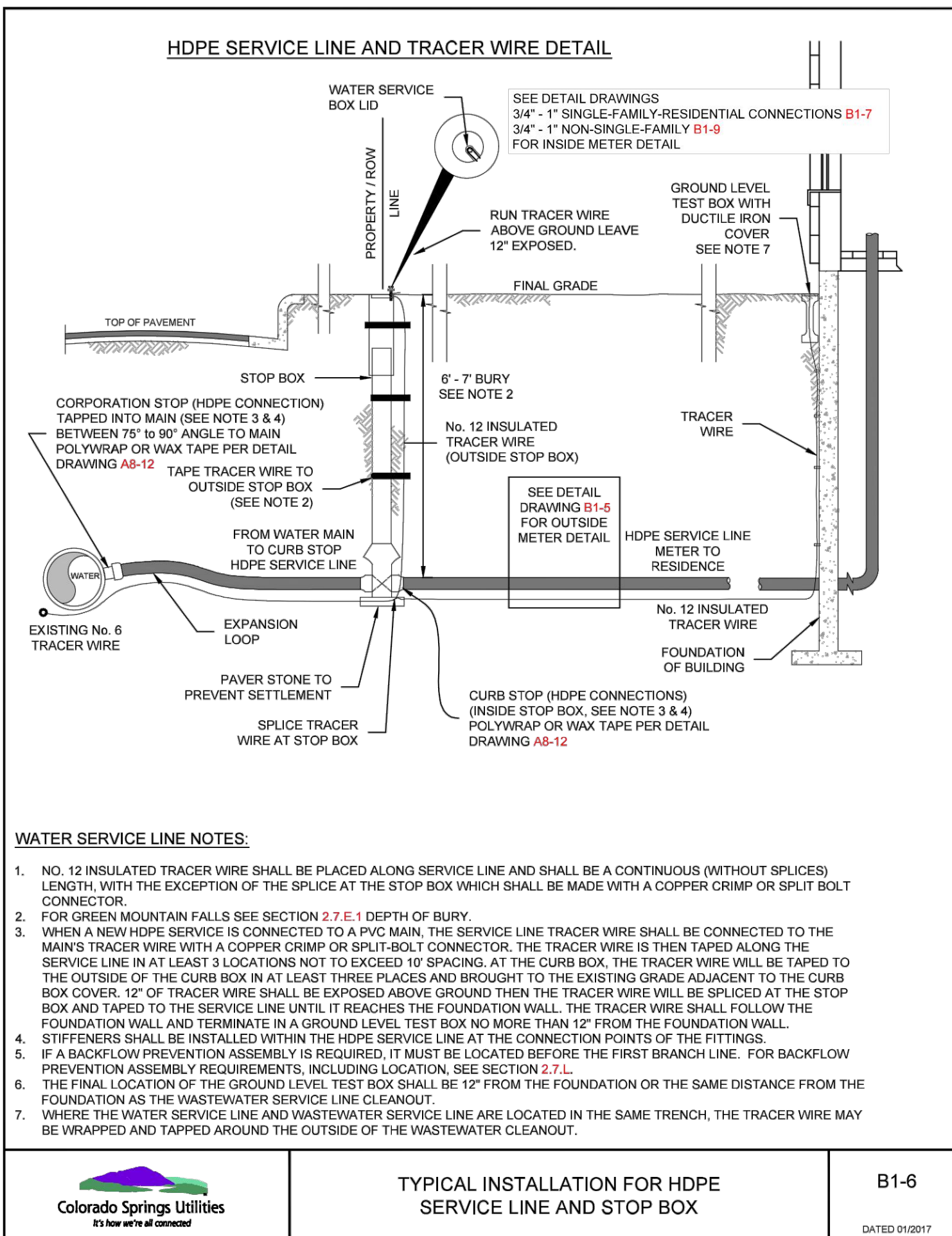
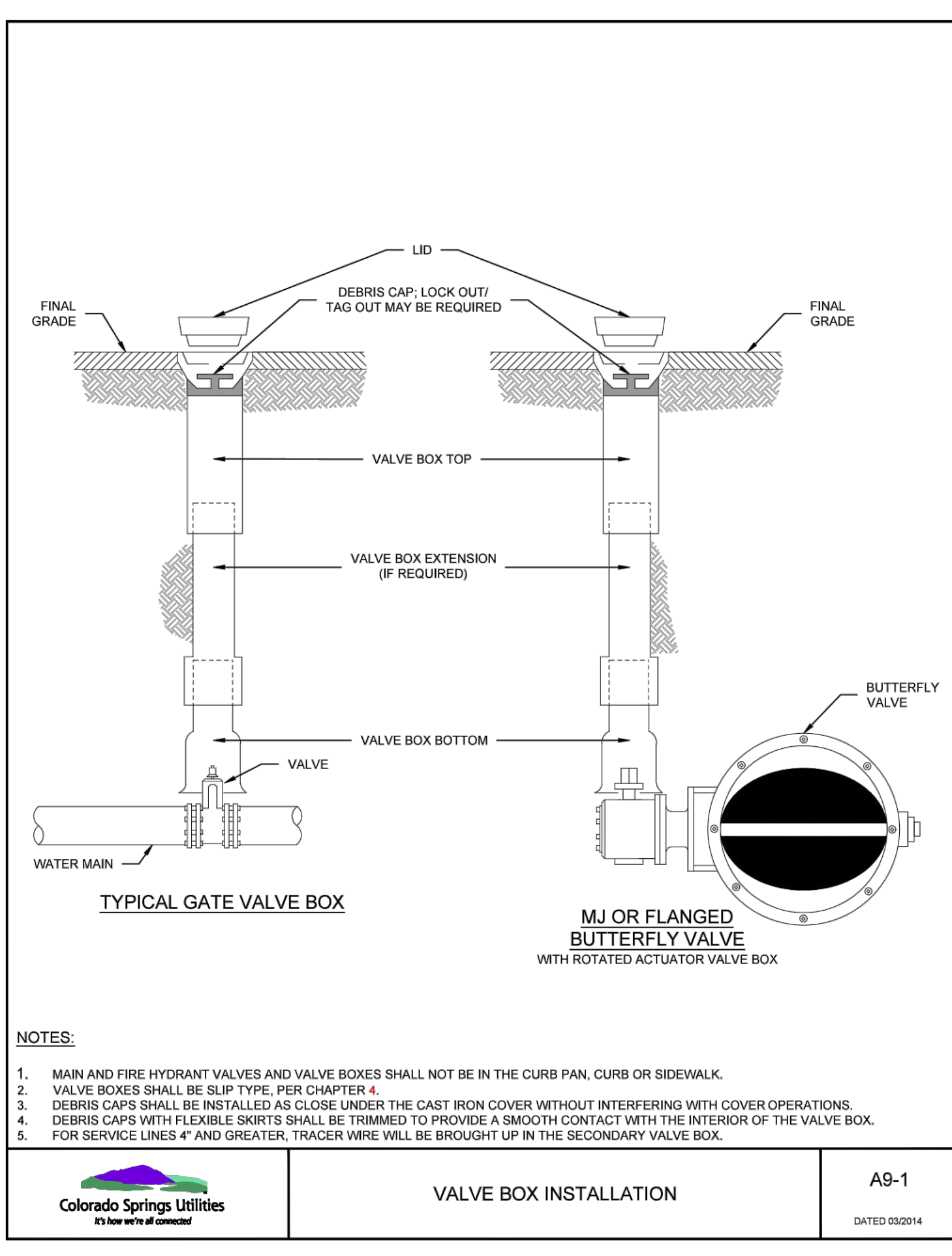
PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS					
PIPE DATA	MFRS. TOTAL JOINT DEF'L. (INCHES)	DESIGN DEFLECTION (80% MAX.) (HORIZ. DEF'L.)	DESIGN DEFLECTION (80% MAX.) (VERT. DEF'L.)	MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEF'L. COUPLINGS (FEET)	
PIPE SIZE				20L	18L
4"	5'00"	4'00"	6.99%	296'	296'
6"	5'00"	4'00"	6.99%	296'	296'
8"	5'00"	4'00"	6.99%	296'	296'
12"	5'00"	4'00"	6.99%	296'	296'
16"	NO DEFLECTION COUPLINGS FOR 16" OR GREATER				

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

Colorado Springs Utilities
It's how we're all connected

MAXIMUM PIPELINE DEFLECTION
DATA FOR DIP AND PVC PIPE

A4-1
DATED 03/2014



FILED: K:\200823\ENGINEERING\UTILITIES\WATER\WT11\PLAN & PROFILE B.DWG LAYOUT: LAYOUT: 4)
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