

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

LEGAL DESCRIPTION

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

SAID PARCELS CONTAINS 553,058 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

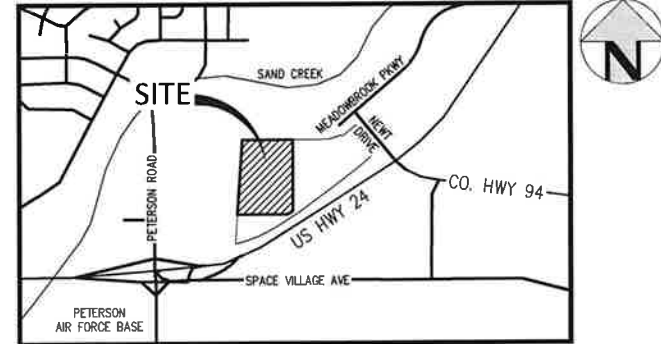
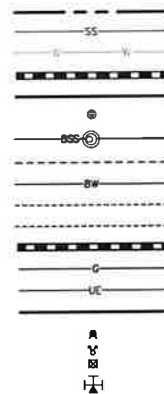
BENCHMARK IS A NGS POINT R 76, BEING A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN THE TOP OF CONCRETE POST. IT PROJECTS 3 INCHES AND IS STAMPED R 76 1935, ELEVATION = 6286.32 NGVD28.

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

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
F	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.



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

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
 TRINISIC 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 EGM 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.

APPROVED
Engineering Department

EPC Planning & Community Development Department DATE

COUNTY ENGINEER/EQM ADMINISTRATOR

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: *Jeffrey M. ...* DATE: *6-15-2022*

OWNER/DEVELOPER:



1515 WYNKOOP ST., STE. 300
DENVER, CO 80202
P: 878-818-8988
POC: ALLISON JONES
ajones@trinsicres.com



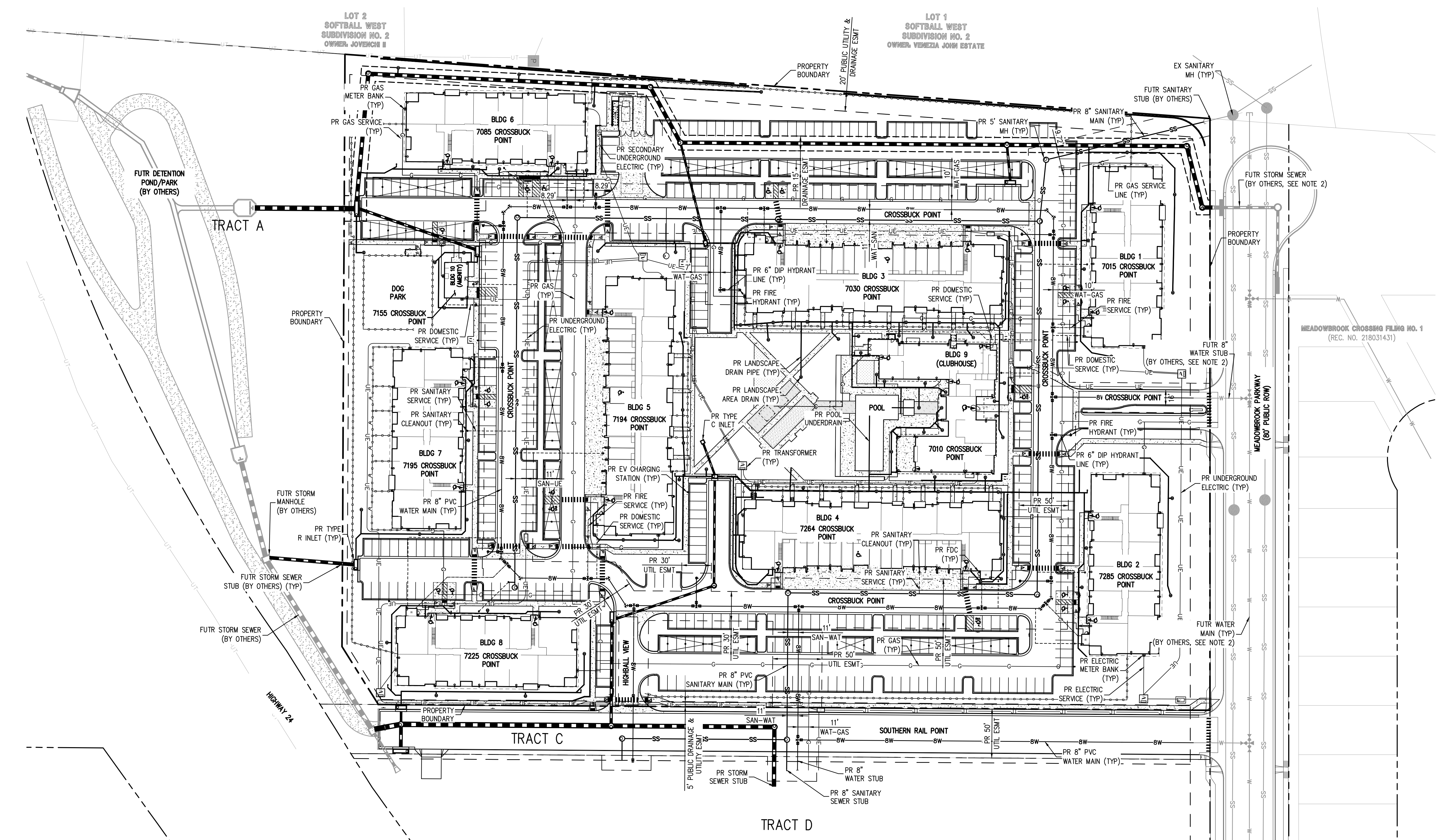
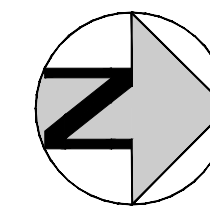
CIVIL ENGINEER



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.423.4300 F: 303.673.3111
HarrisKocherSmith.com

ISSUE DATE:	08-06-2021	PROJECT #:	200823
DATE	REVISION COMMENTS		
10-25-2021	PER COUNTY COMMENTS		
01-13-2022	PER COUNTY COMMENTS		
06-16-2022	ISSUED FOR CONSTRUCTION		

Project: 15000782-MONTELEONE-CHURCH-WATER-WASTEWATER-COVER SHEET DATE: Legal LAYOUT: 8/18/21 09:20:28, 15000782-0125.dwg, 11:09:48 AM, 11/09/2022



- NOTES:**
- REPAIR OF ALL LOT 1 STREET PAVEMENT, SIDEWALK, CURB & GUTTER SHALL BE REPLACED BY OWNER/HOA (NOT CHEROKEE METRO DISTRICT) WHEN REPAIRS ARE NEEDED.
 - 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.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 FILE PATH: K:\200823\ENGINEERING\UTILITIES\WATER\WT - OVERALL UTILITY PLANNING LAYOUT LAYOUT LAYOUT 5 VIEWS.dwg
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DESIGNED BY: EEM
 CHECKED BY: JDO
 DRAWN BY: EEM

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

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

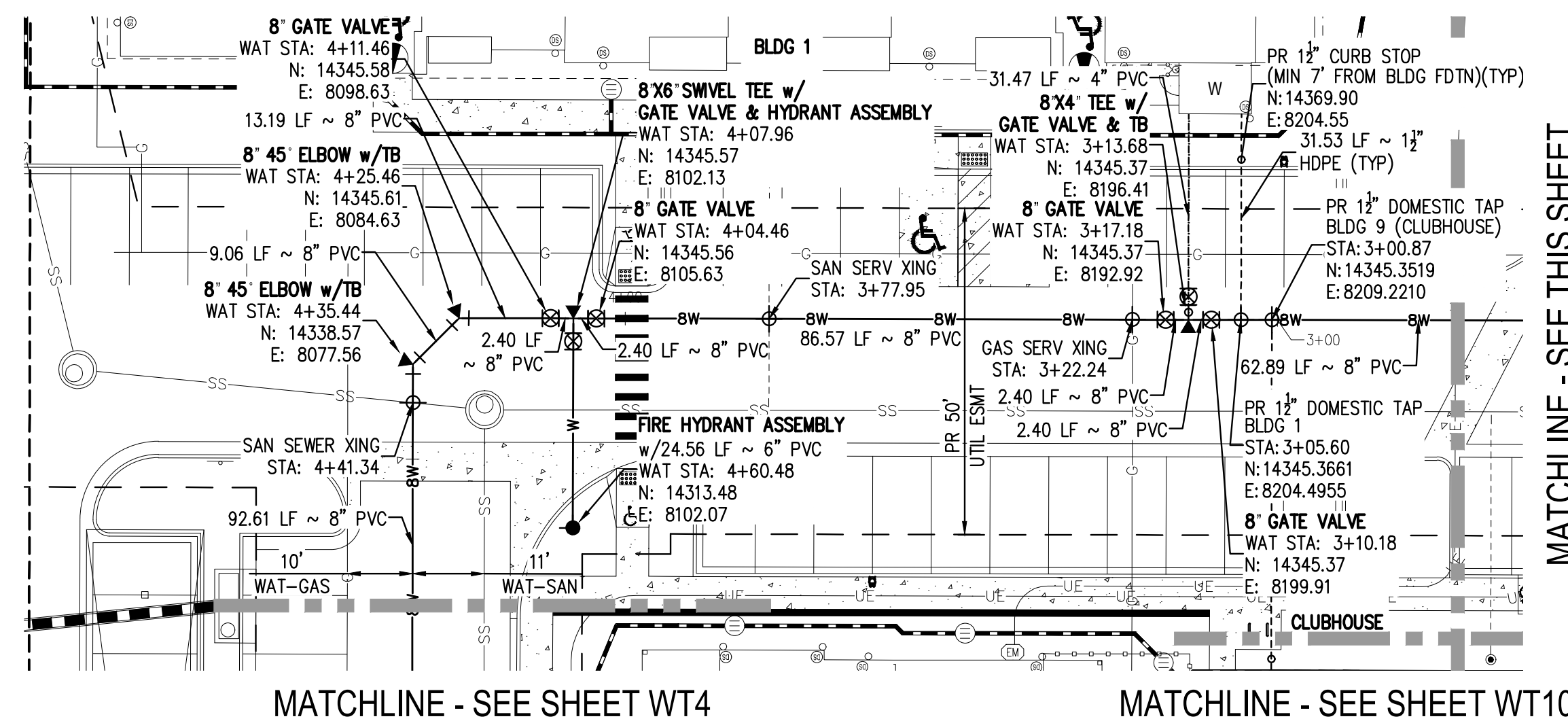
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 OVERALL UTILITY PLAN

PROJECT #: 200823
 SHEET NUMBER
WT2
 2 OF 11

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

FILE PATH: K:\200823\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE\ADMS LAYOUT: LAYOUT1.dwg
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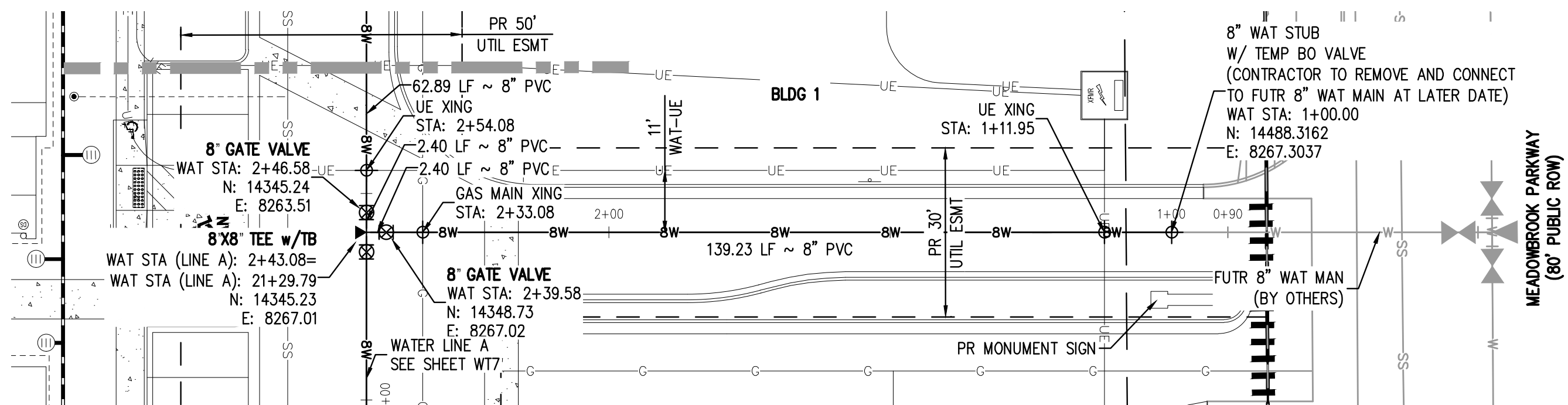
MATCHLINE - SEE SHEET WT4

WATER LINE A - PLAN

SCALE = 1" = 20'

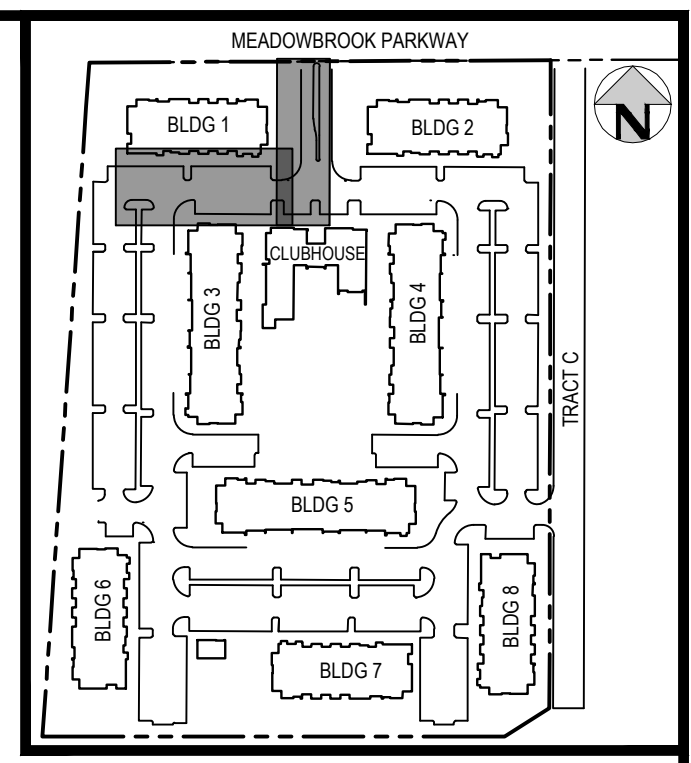
MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET



WATER LINE A - PLAN

SCALE = 1" = 20'



KEY MAP

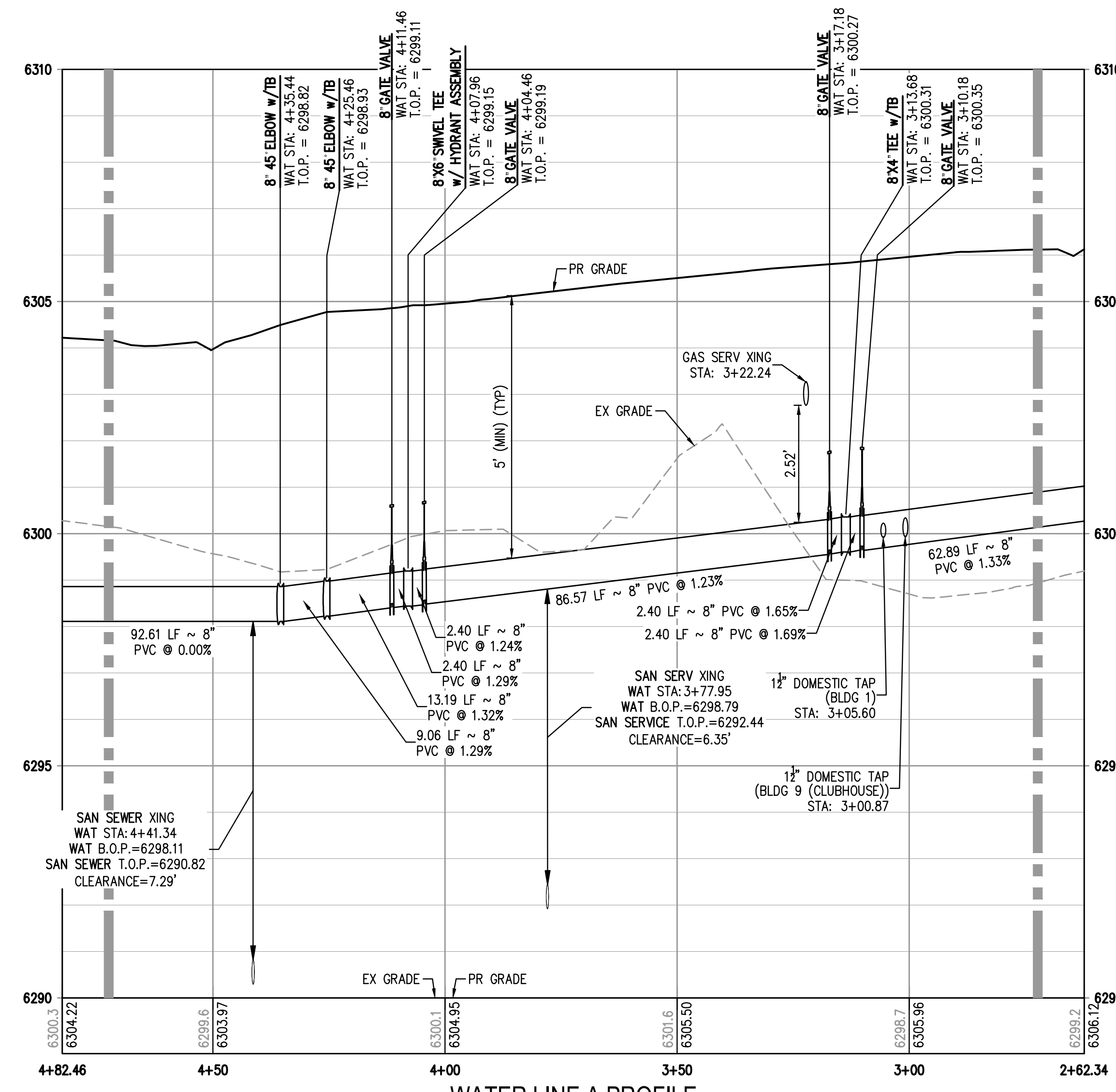
SCALE: 1" = 250'

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
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TREE

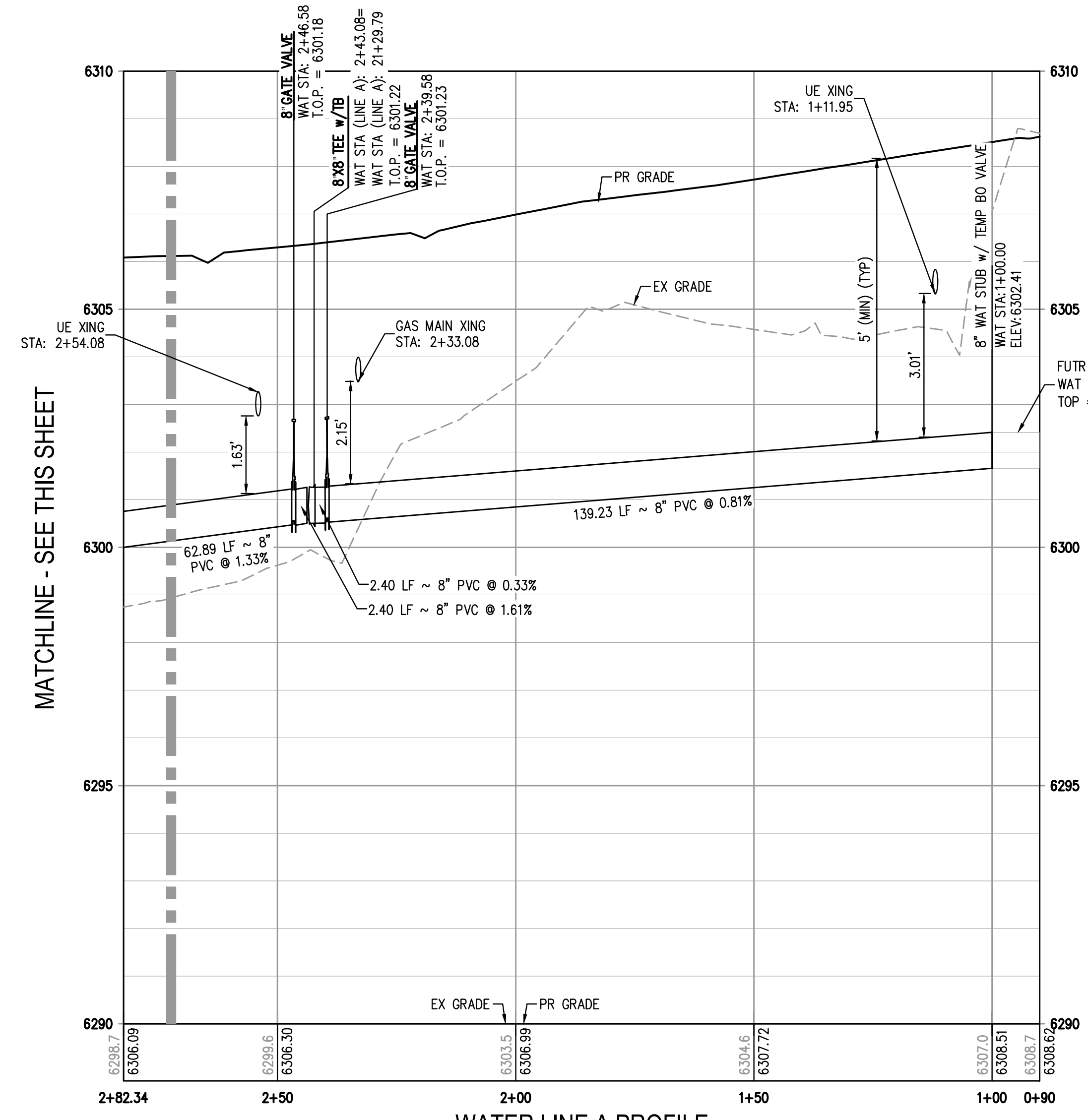
NOTES:

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/CHEROKEE METRO DISTRICT STANDARDS.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
6. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
7. 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.
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 REPAIRS 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 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.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR AND/OR CHEROKEE METRO DISTRICT INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION 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 CHEROKEE METRO DISTRICT STANDARDS FOR MANHOLE COATINGS & LININGS.
18. ALL WATER VALVES TO OPEN COUNTER-CLOCKWISE PER CHEROKEE METRO DISTRICT STANDARDS.
19. ALL SERVICE LINES TO BE HOPE DR9 CTS (BLUE).
20. MAX BURIAL OF CURB STOP IS 5'. LANDSCAPING ADDED IN AREA OF CURB STOP IS OWNER'S RESPONSIBILITY IF REPAIRS ARE REQUIRED.
21. 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 44-1.



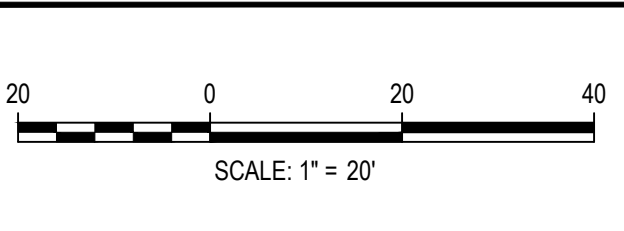
WATER LINE A PROFILE

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



WATER LINE A PROFILE

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



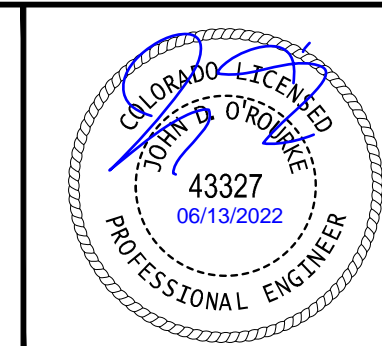
DATE	REVISION COMMENTS
08-06-2021	ISSUED FOR CONSTRUCTION
01-13-2022	PER COUNTY COMMENTS
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 WATER PLAN & PROFILE - LINE A



PROJECT #: 200823
 SHEET NUMBER

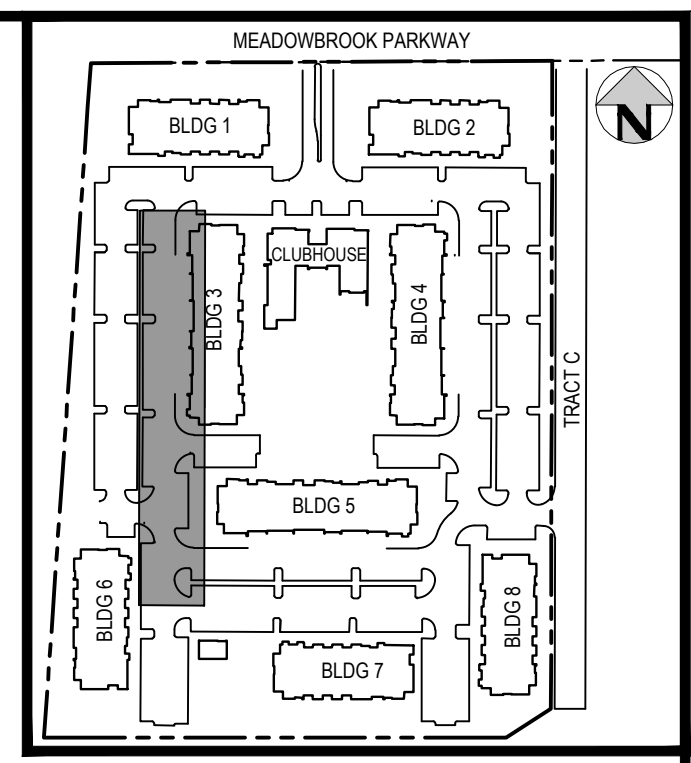
WT3

3 OF 11

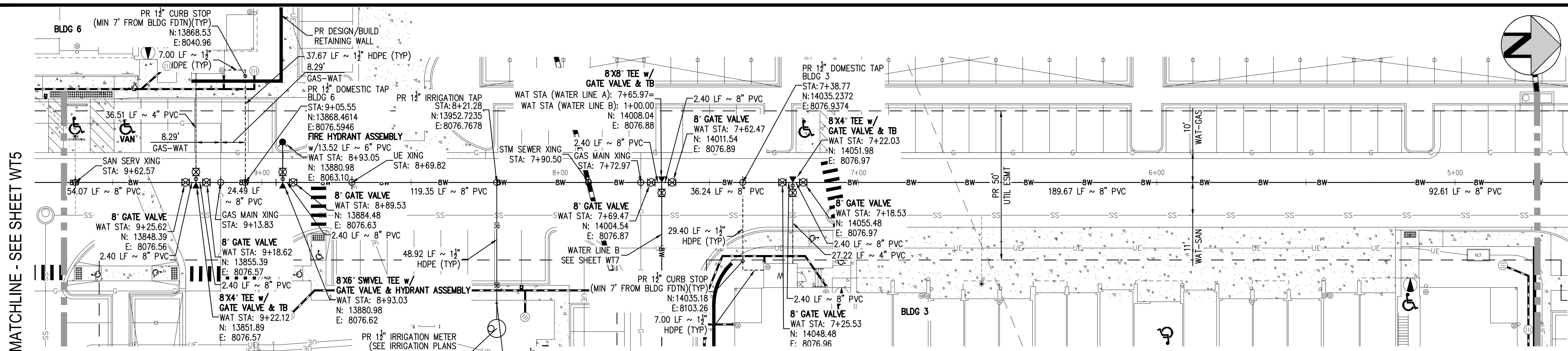
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - SEE SHEET WT5

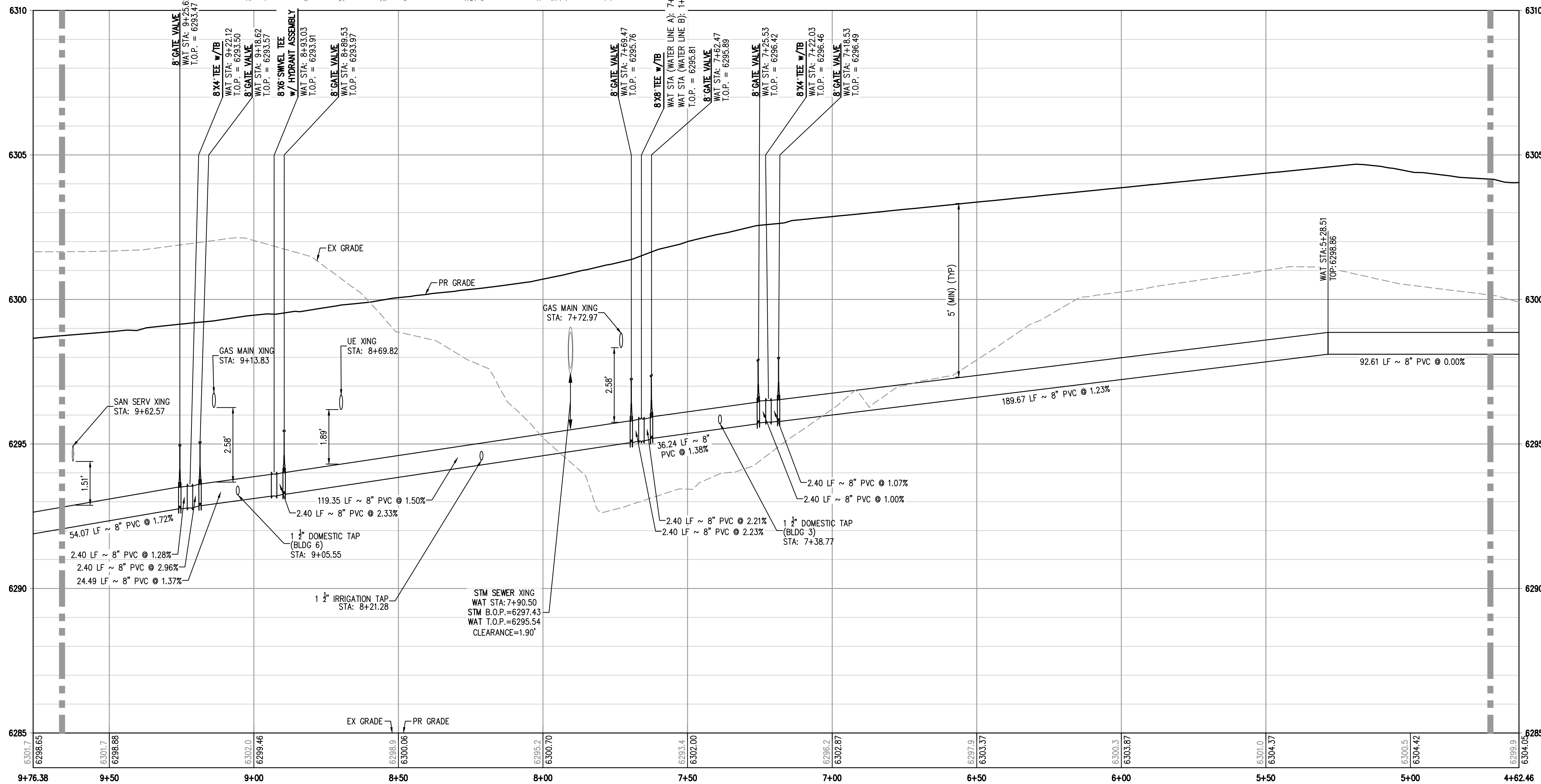
MATCHLINE - SEE SHEET WT3



KEY MAP
SCALE: 1" = 250'



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



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

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 SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED HYDRANT
- PROPOSED FDC
- PROPOSED GATE VALVE
- PROPOSED TEE

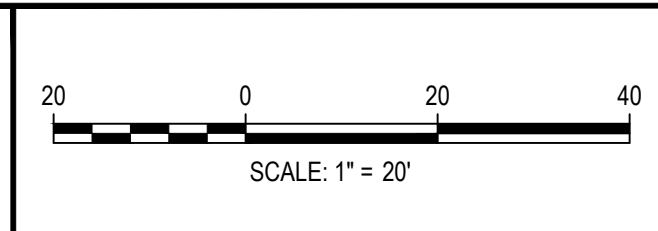
NOTES:

- 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.
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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 SLIPS JOINTS PER DETAIL DRAWING A4-1.

MATCHLINE - SEE SHEET WT5

MATCHLINE - SEE SHEET WT3

FILE PATH: K:\2022\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE A.DWG LAYOUT: LAYOUT (1/2)
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CHECKED BY: EM
DRAWN BY: ML
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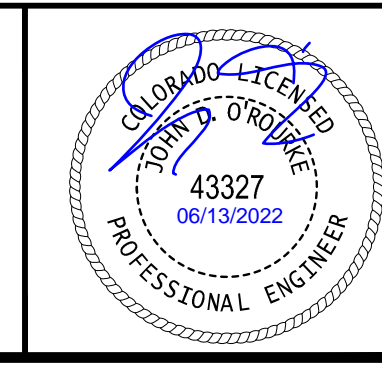


DATE	REVISION COMMENTS
08-06-2021	ISSUE DATE
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-10-2022	ISSUED FOR CONSTRUCTION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
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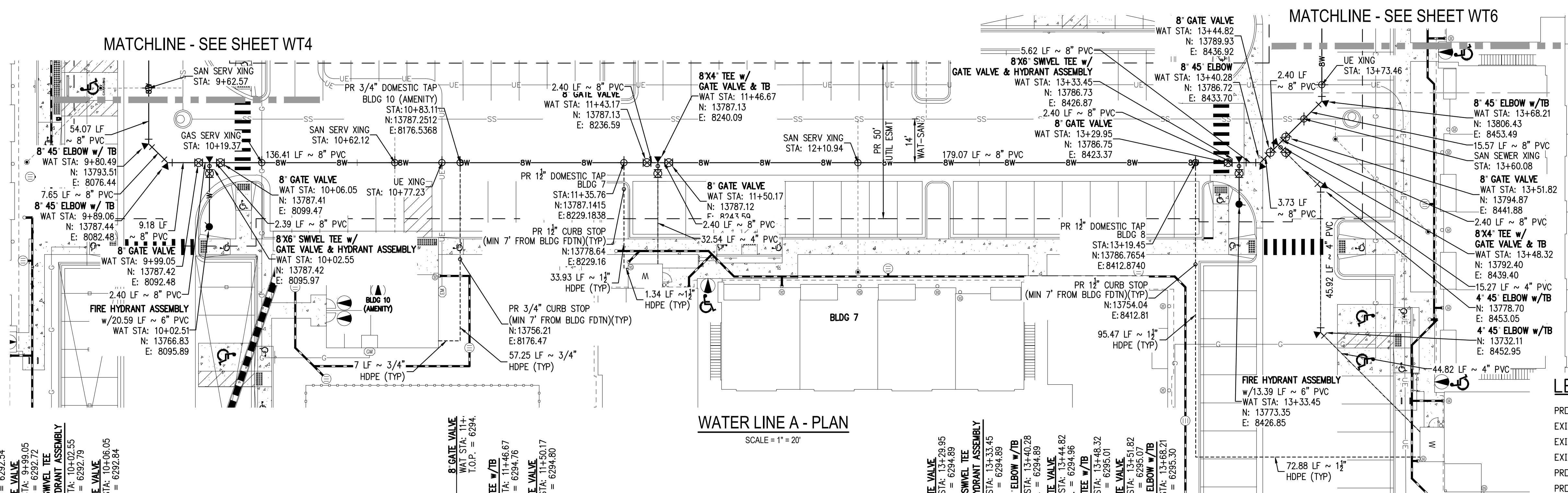
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A

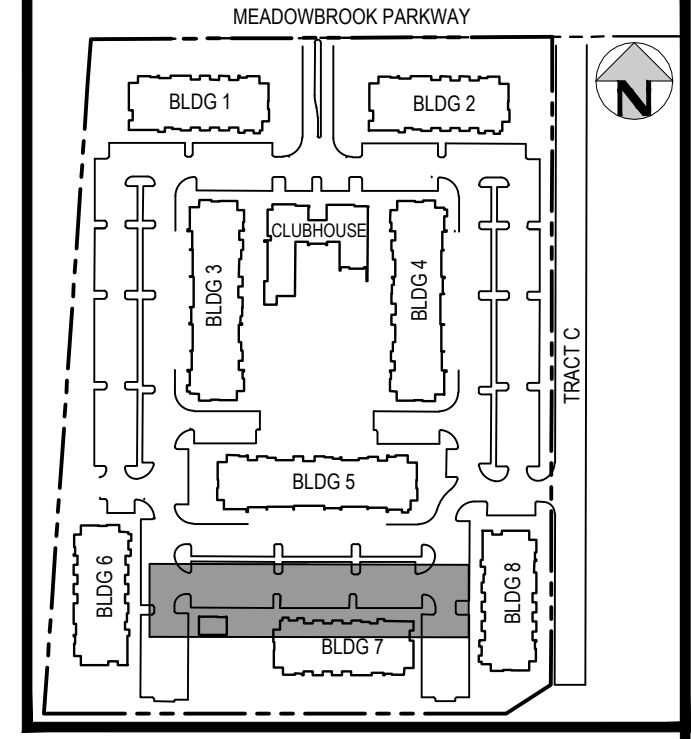


PROJECT #: 200823
SHEET NUMBER
WT4
4 OF 11

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



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



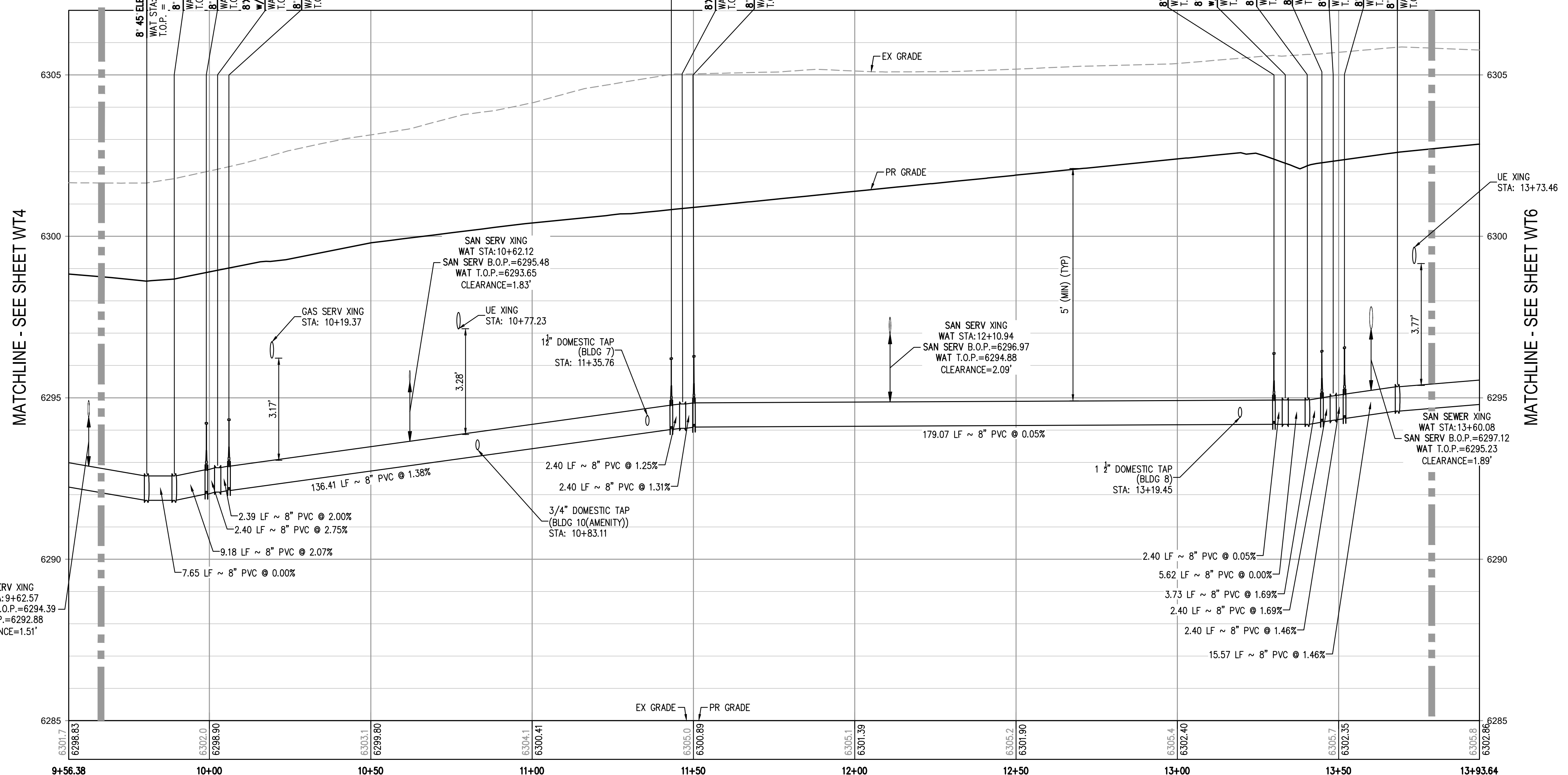
KEY MAP
SCALE: 1" = 250'

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

NOTES:

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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/CHEROKEE METRO DISTRICT STANDARDS.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
6. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
7. 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.
8. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
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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 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.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR AND/OR CHEROKEE METRO DISTRICT INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
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16. WATER MAIN SHALL HAVE 5'-6" OF COVER UNLESS OTHERWISE NOTED.
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21. 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.



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

MATCHLINE - SEE SHEET WT4

MATCHLINE - SEE SHEET WT6

FILE PATH: K:\2022\ENGINEERING\UTILITIES\WATER\WATER - PLAN & PROFILE.ADWG LAYOUT: LAYOUT1 (3) PLOTTED: MON 06/13/2022 9:20:56A BY: ETHAN MARKS



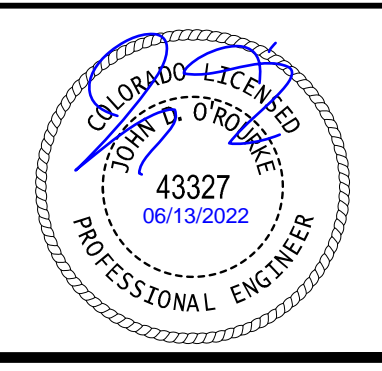
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ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-10-2022	ISSUED FOR CONSTRUCTION

HKS HARRIS KOCHER SMITH
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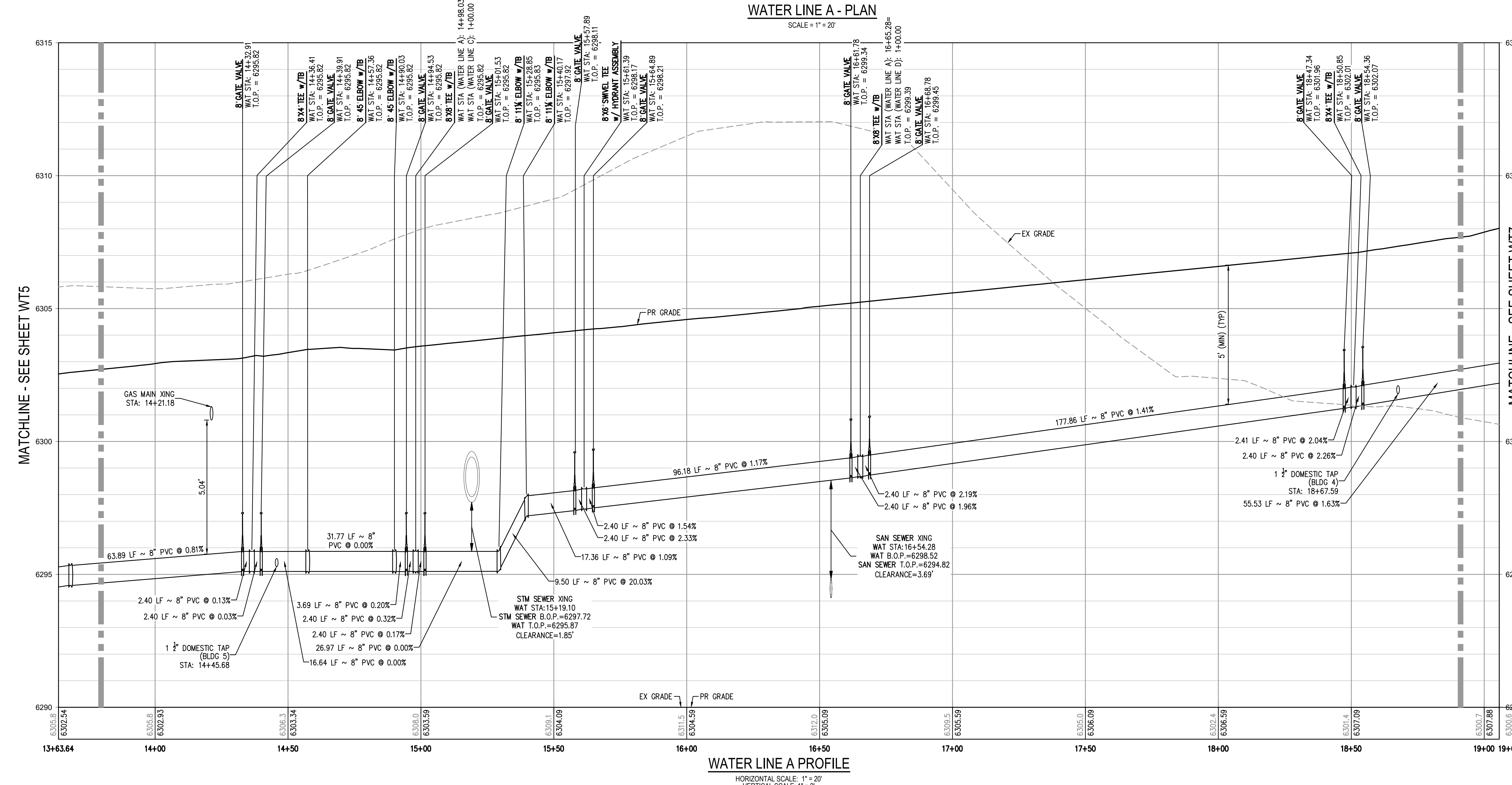
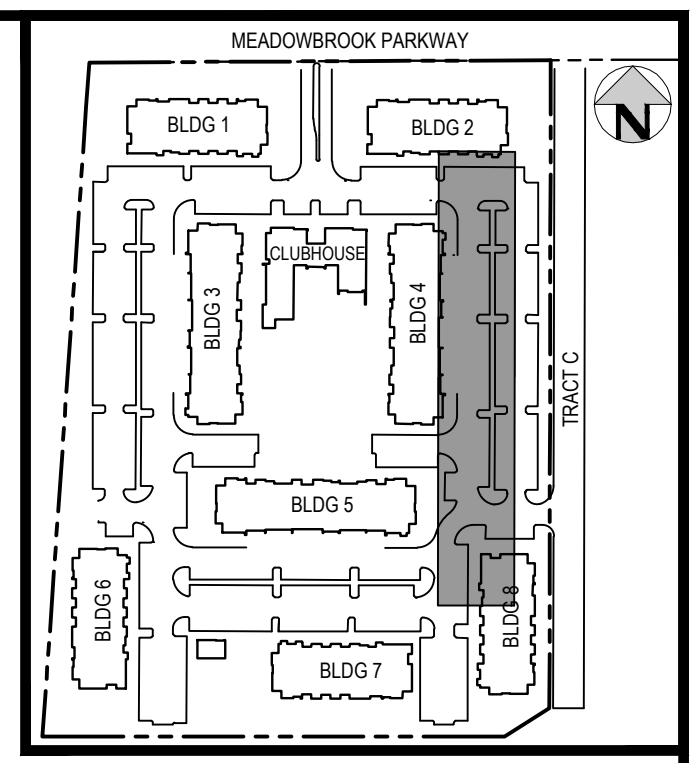
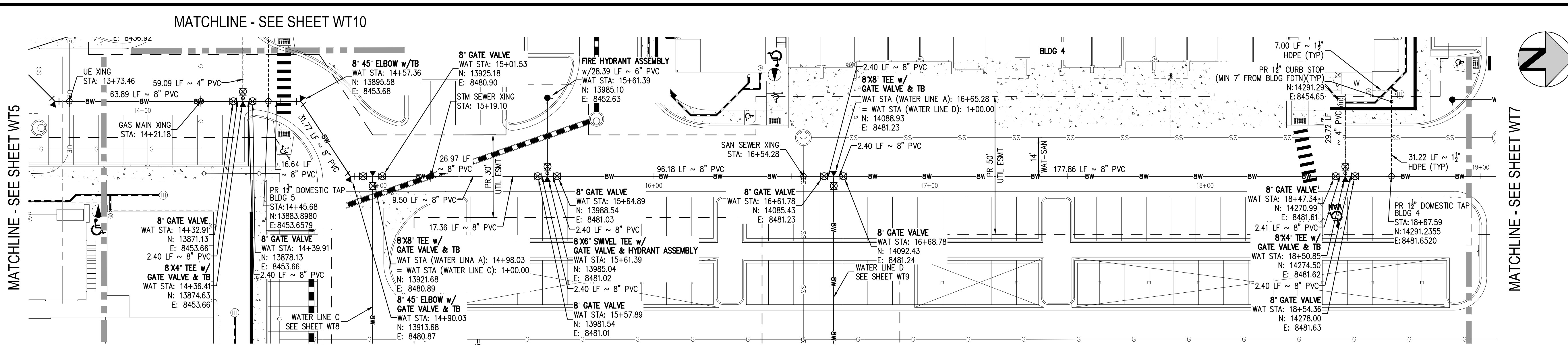
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



PROJECT #: 200823
SHEET NUMBER
WT5
5 OF 11

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



- LEGEND:**
- PROPERTY BOUNDARY
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM LINE
 - PROPOSED LANDSCAPE DRAIN PIPE
 - PROPOSED LANDSCAPE AREA DRAIN
 - PROPOSED SANITARY SEWER V/ 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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 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/CHEROKEE METRO DISTRICT STANDARDS.
 5. 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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 16. WATER MAIN SHALL HAVE 5'-6\"/>

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

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

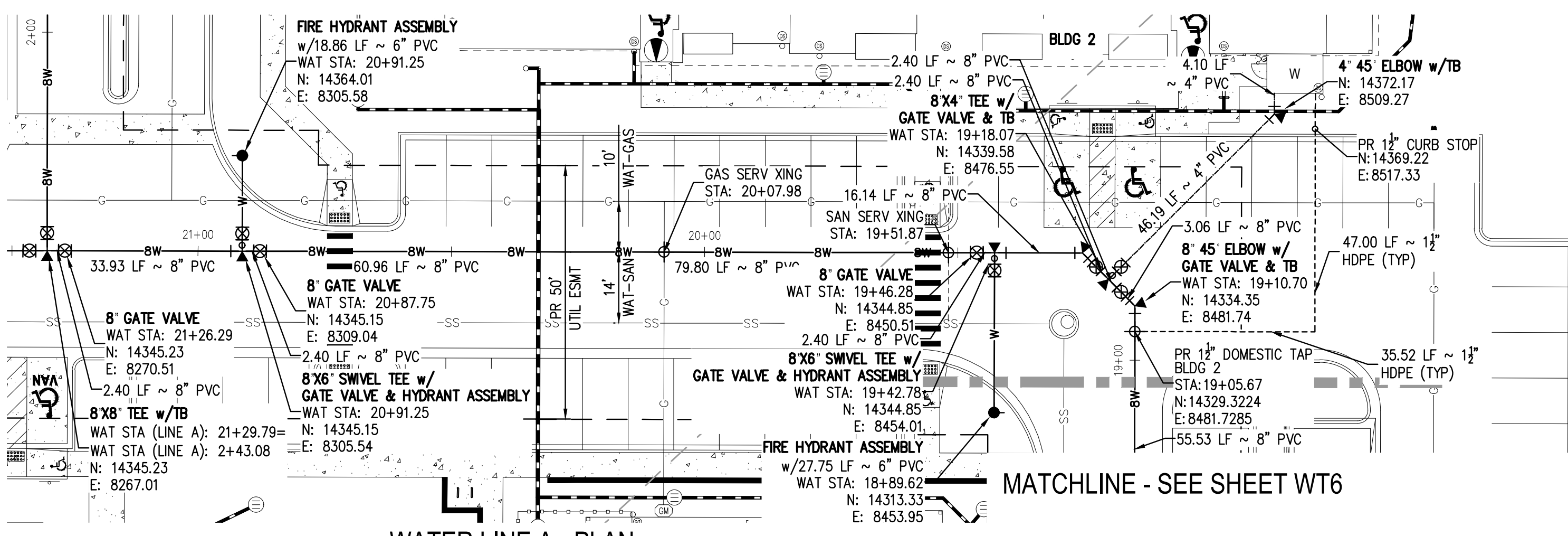
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

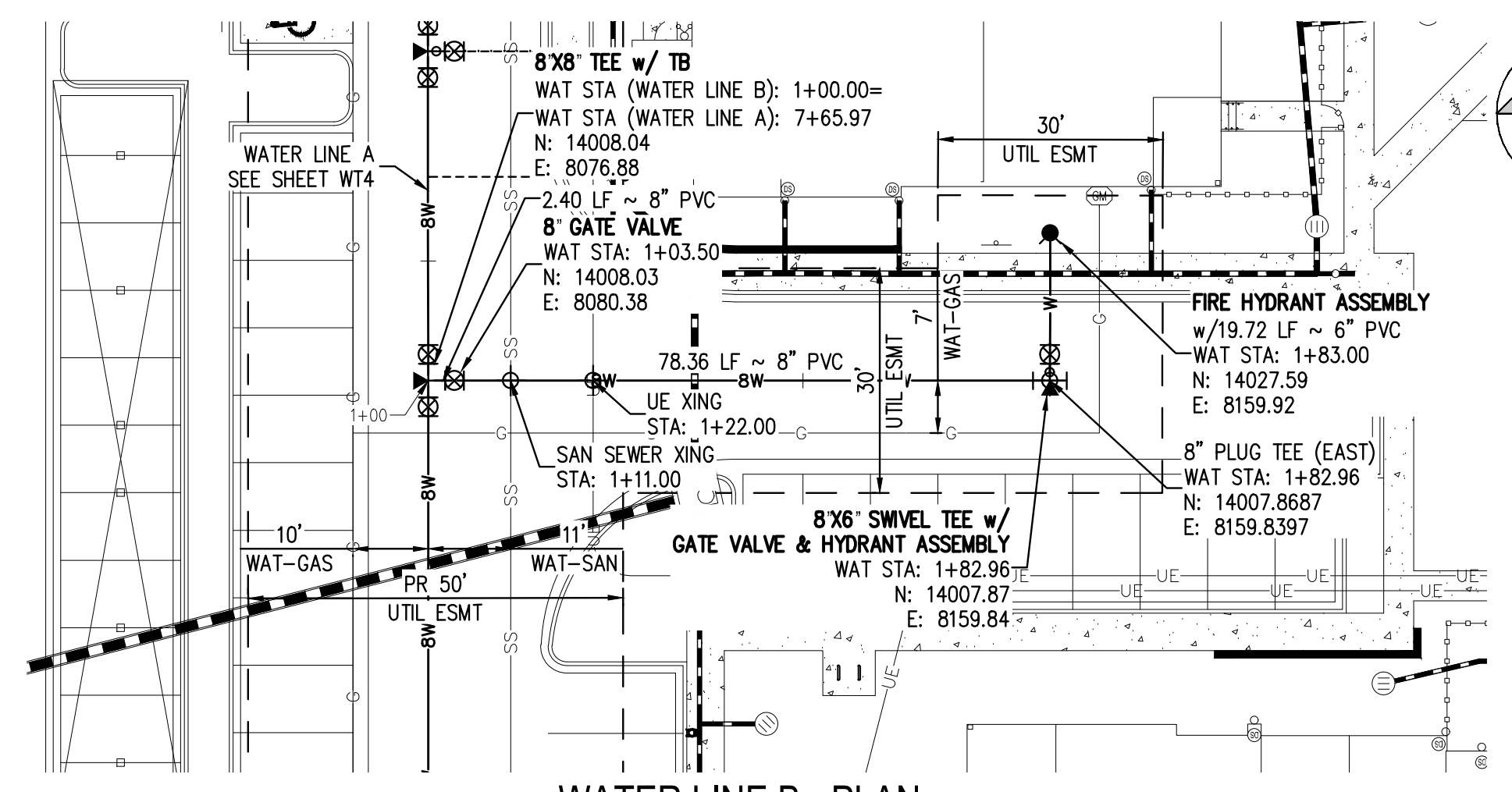
AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A

PROJECT #: 200823
SHEET NUMBER
WT6
6 OF 11

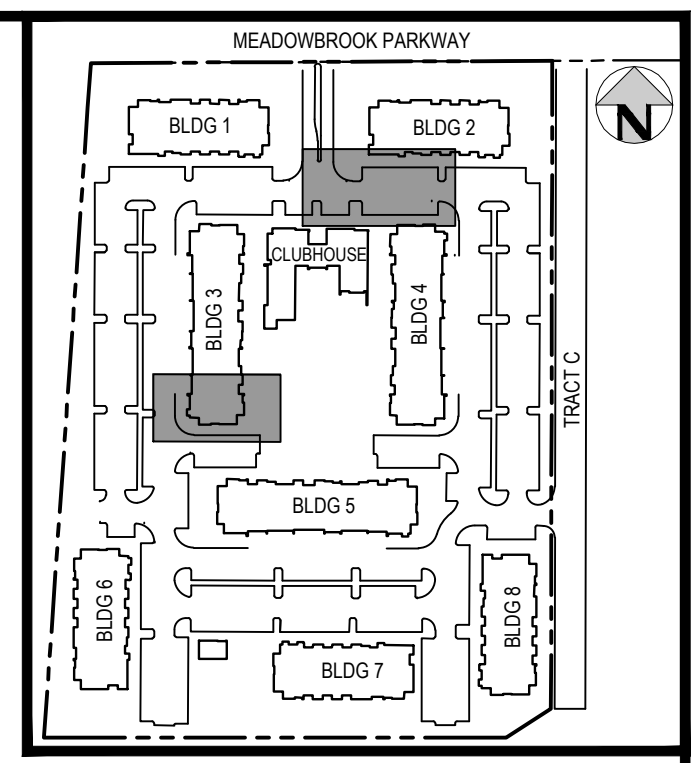
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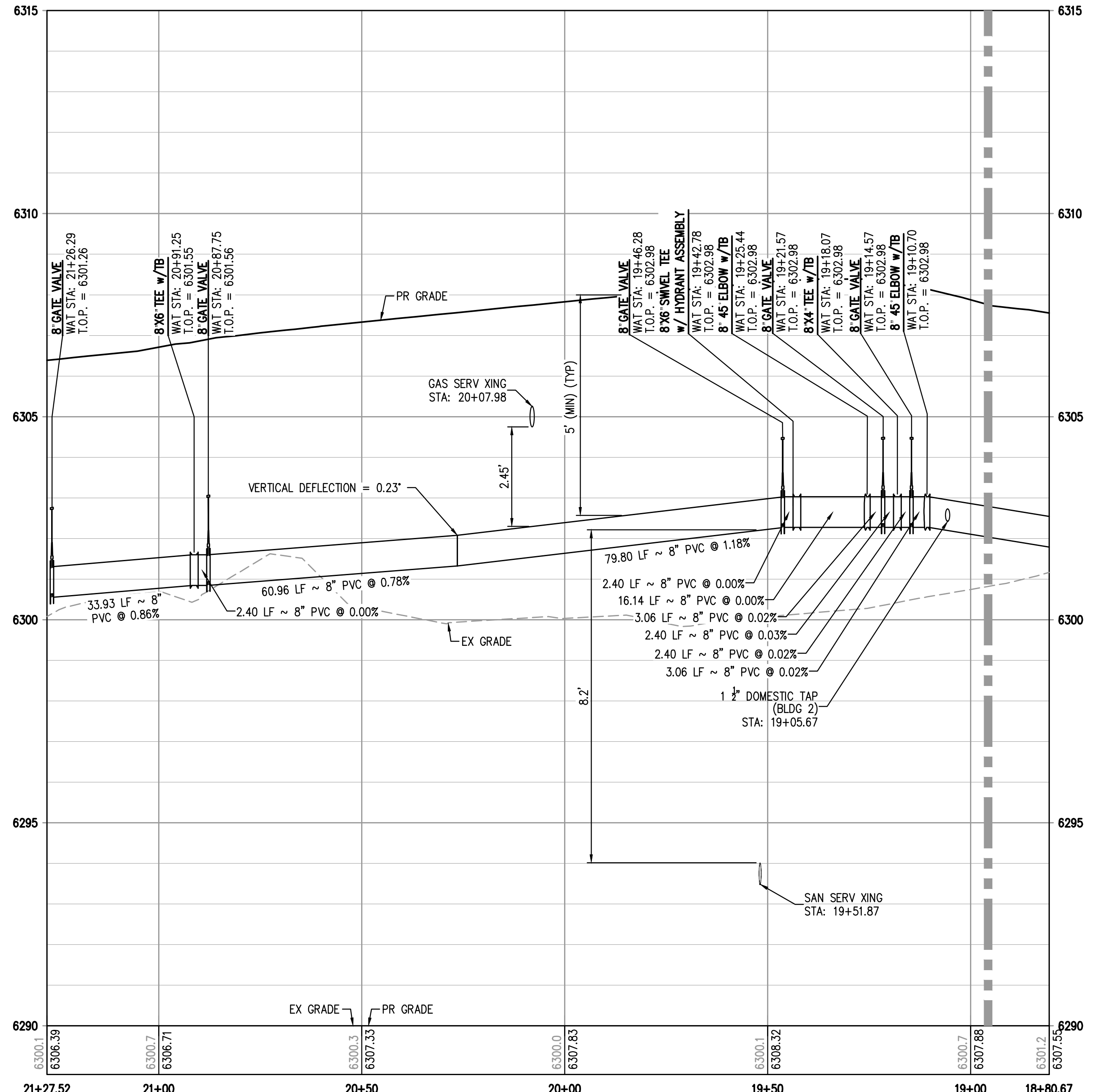
WATER LINE A - PLAN
SCALE = 1" = 20'



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

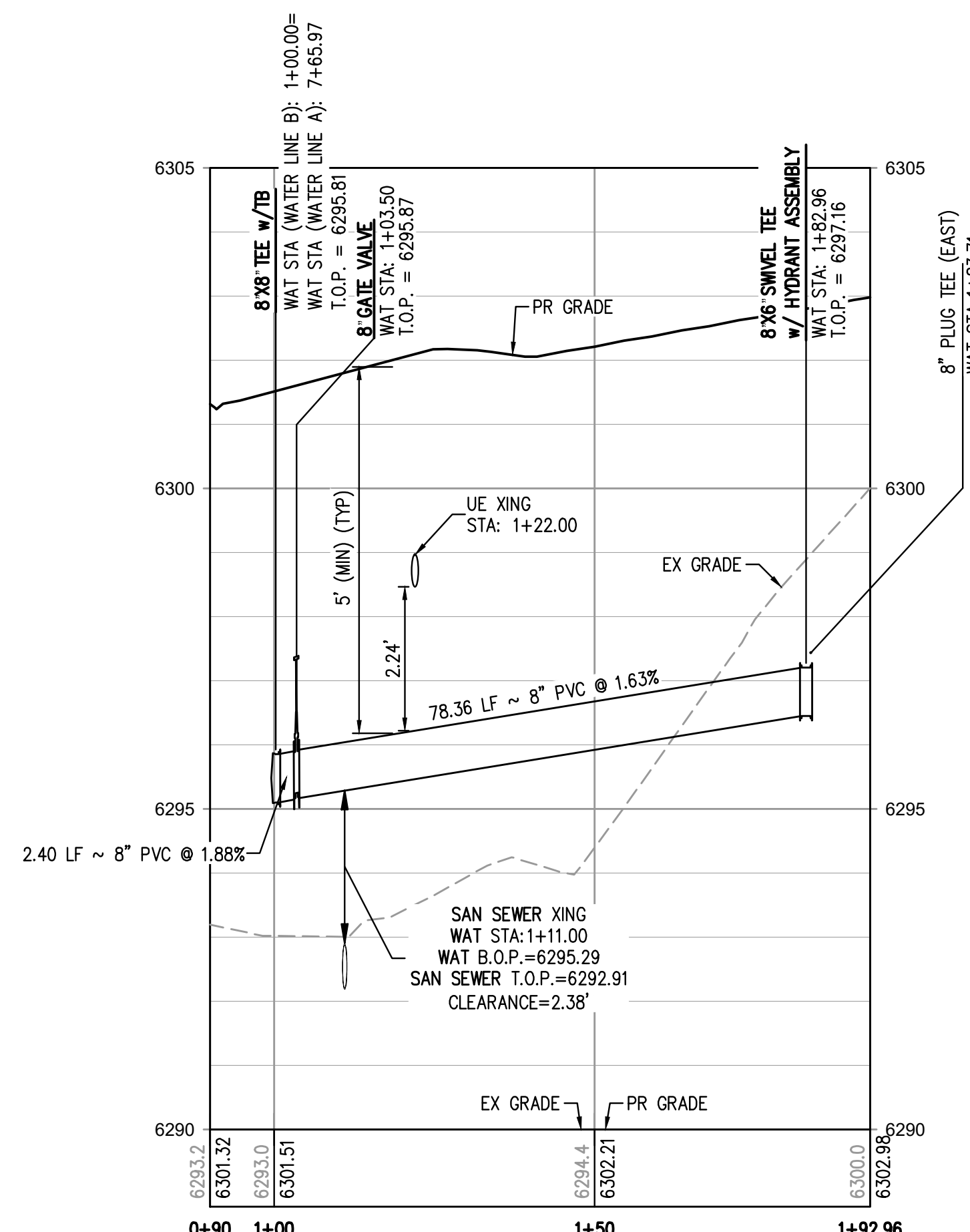


KEY MAP
SCALE: 1" = 250'



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

MATCHLINE - SEE SHEET WT6



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

LEGEND:

- PROPERTY BOUNDARY ---
- EXISTING SANITARY SEWER --SS--
- EXISTING WATER LINE --W--
- EXISTING STORM LINE ---S---
- PROPOSED LANDSCAPE DRAIN PIPE ---L---
- PROPOSED LANDSCAPE AREA DRAIN ---A---
- PROPOSED SANITARY SEWER w/ MANHOLE SSM
- PROPOSED SANITARY SERVICE ---SS---
- PROPOSED WATER LINE ---W---
- PROPOSED WATER SERVICE ---WS---
- PROPOSED SANITARY SERVICE ---SS---
- PROPOSED STORM LINE ---S---
- PROPOSED GAS LINE ---G---
- PROPOSED ELECTRIC LINE ---E---
- PROPOSED HYDRANT H
- PROPOSED FDC FDC
- PROPOSED GATE VALVE GV
- PROPOSED TEE T

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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
06-10-2022	ISSUED FOR CONSTRUCTION

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TRINISIC ACQUISITION COMPANY, LLC

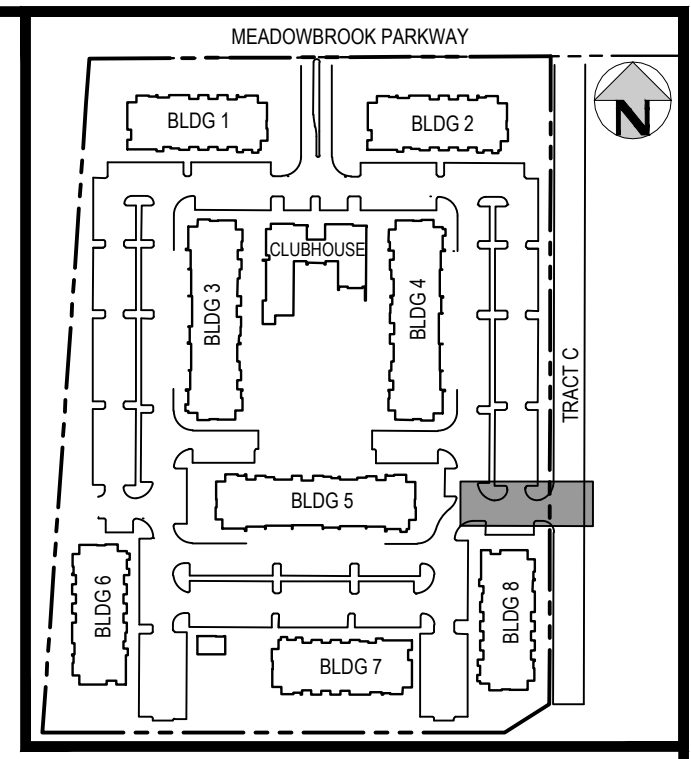
AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A & B



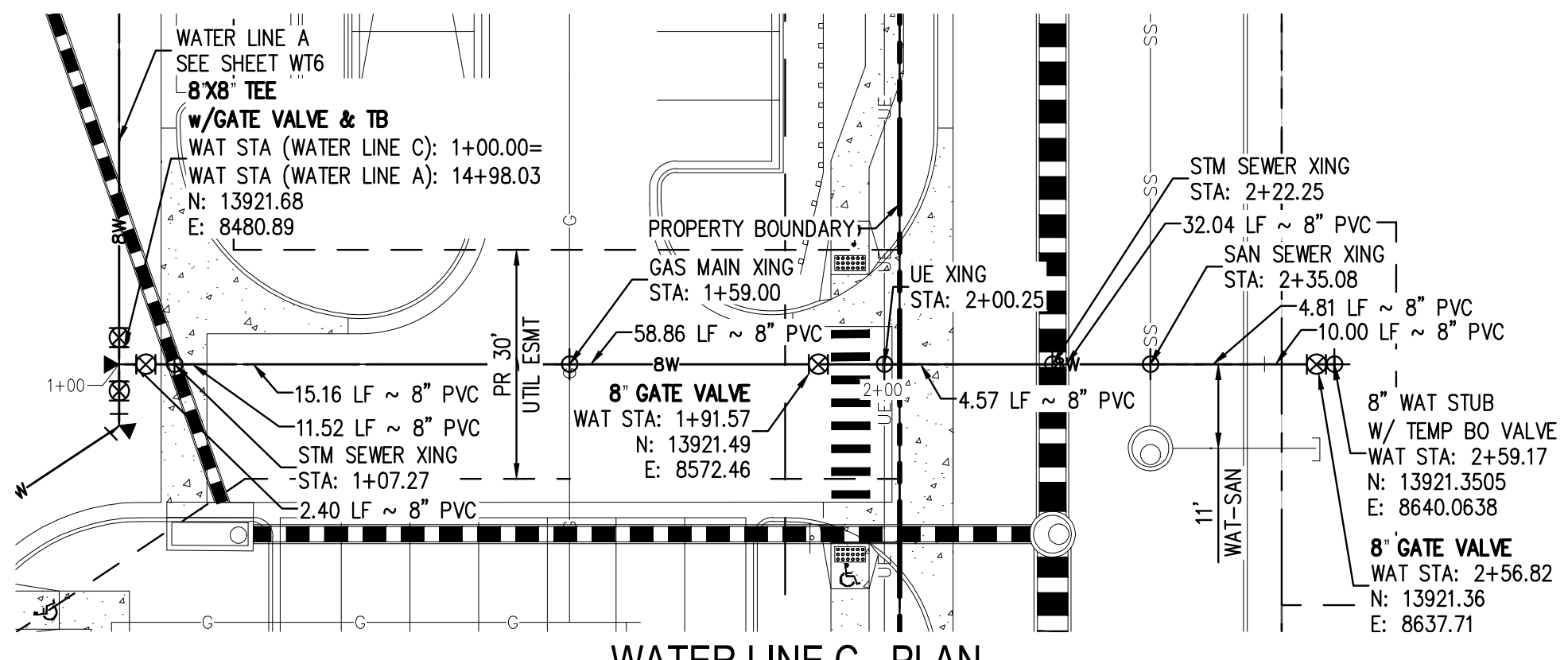
PROJECT #: 200823
SHEET NUMBER
WT7
7 OF 11

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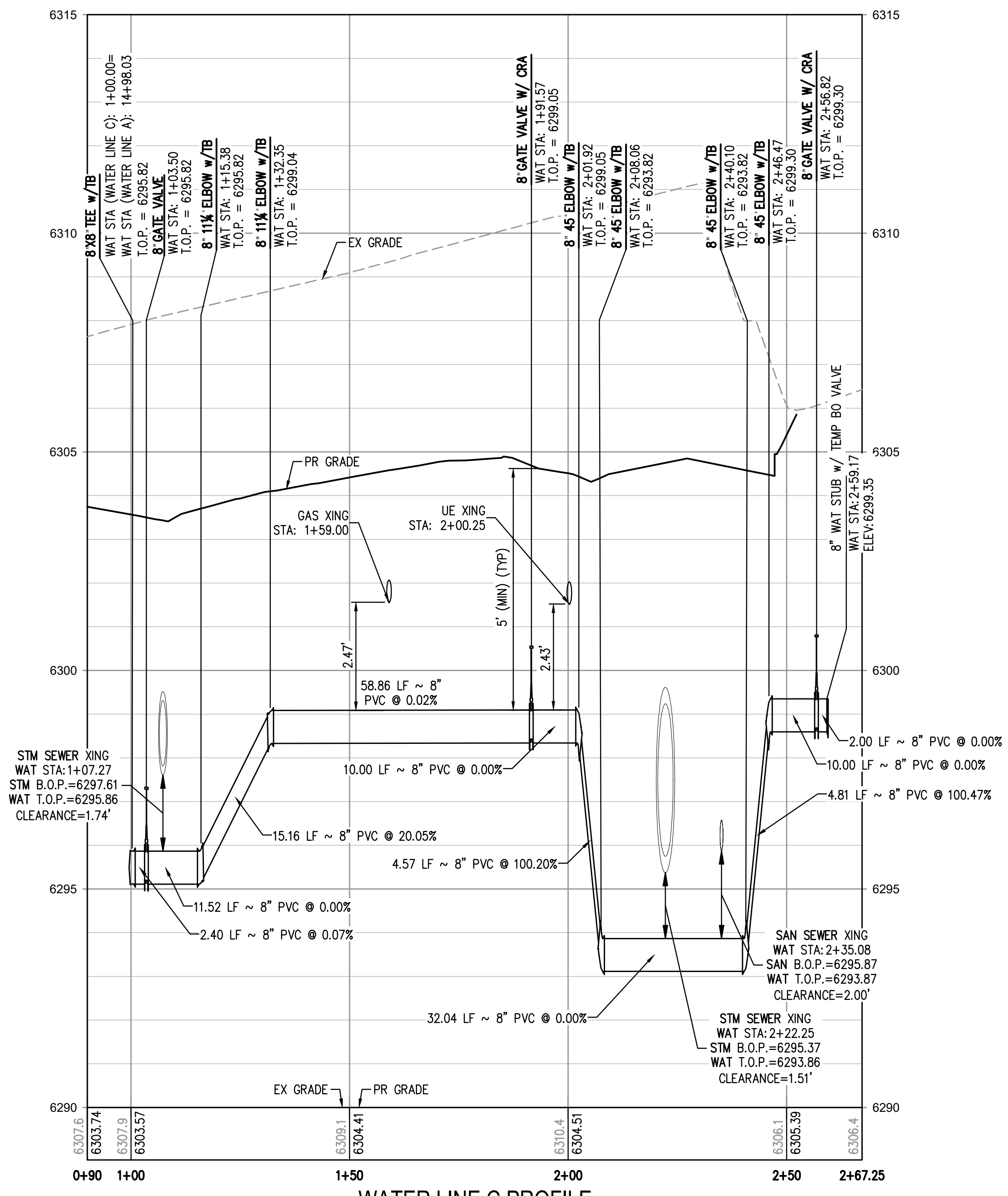
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KEY MAP
SCALE: 1" = 250'



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



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

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

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Know what's below.
Call before you dig.



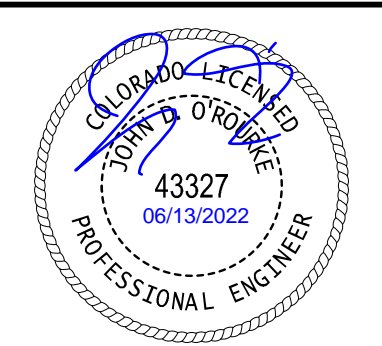
DESIGNED BY: ML
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 DRAWN BY: ML

DATE	REVISION COMMENTS
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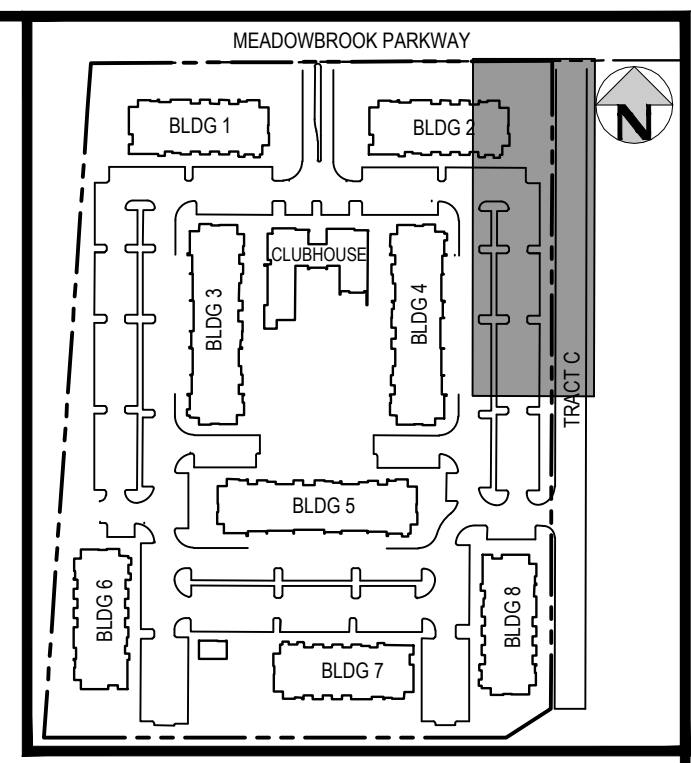
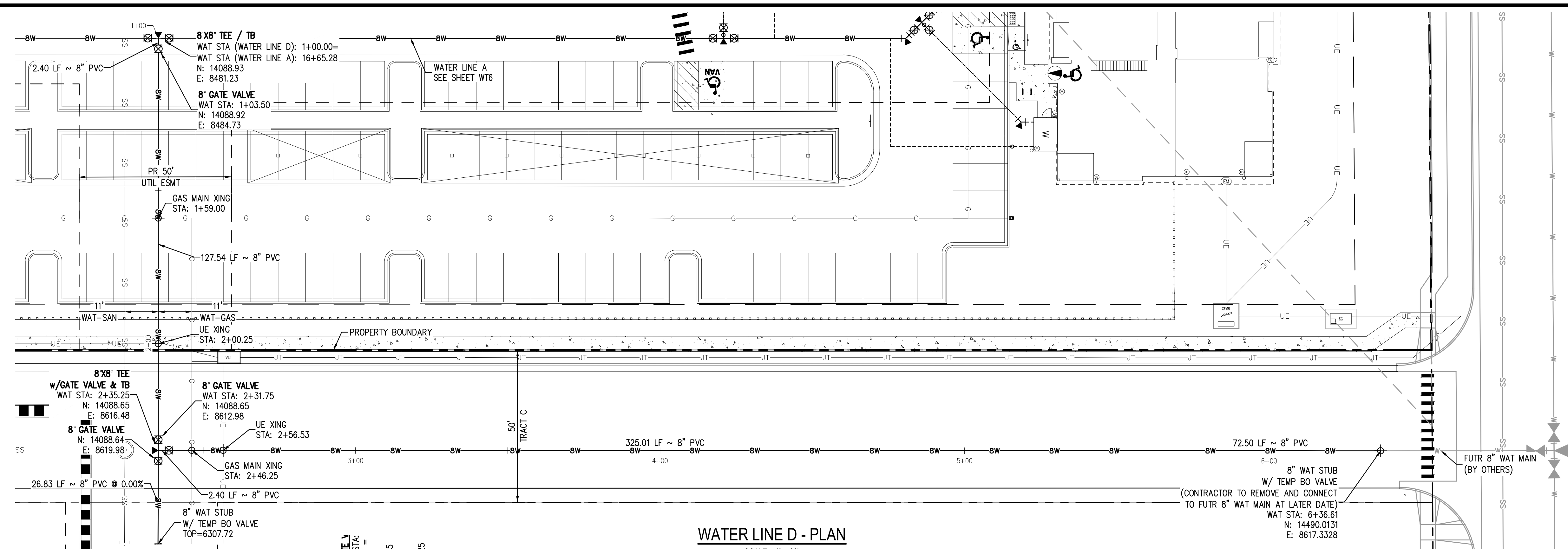
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 WATER PLAN & PROFILE - LINE C



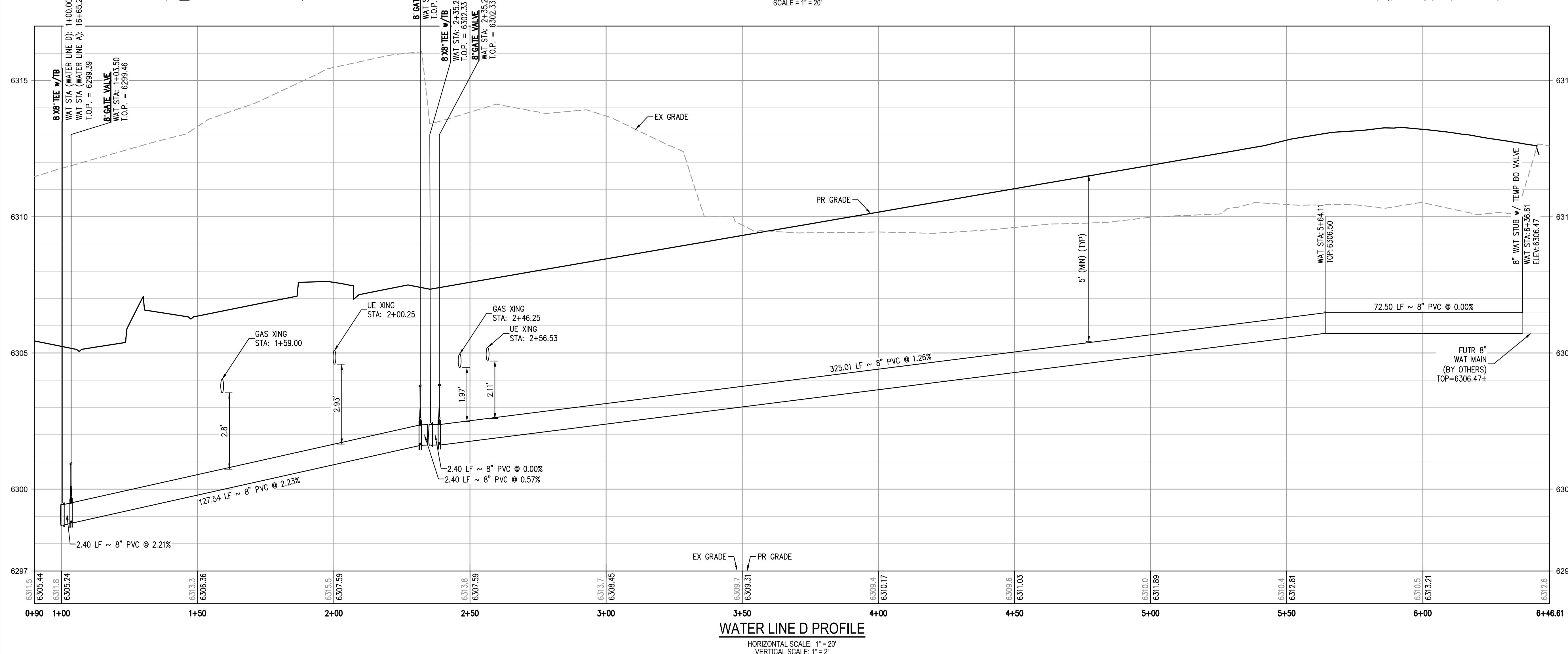
PROJECT #: 200823
 SHEET NUMBER
WT8
 8 OF 11

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



- 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
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 5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) WITH CHEROKEE EXCEPTIONS.
 6. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
 7. 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.
 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 REPAIRS 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 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.
 13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR AND/OR CHEROKEE METRO DISTRICT INSPECTOR.
 14. ALL TRENCH BACKFILL AND COMPACTION 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 CHEROKEE METRO DISTRICT STANDARDS FOR MANHOLE COATINGS & LININGS.
 18. ALL WATER VALVES TO OPEN COUNTER-CLOCKWISE PER CHEROKEE METRO DISTRICT STANDARDS.
 19. ALL SERVICE LINES TO BE HDPE DR9 CTS (BLUE).
 20. MAX BURIAL OF CURB STOP IS 5". LANDSCAPING ADDED IN AREA OF CURB STOP IS OWNER'S RESPONSIBILITY IF REPAIRS ARE REQUIRED.
 21. 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:\K\200822\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE BLDG BLDG LAYOUT LAYOUT (2) 5 LINES 10-25-2021 10:25:12A BY: ETHAN MARKS PLOTTED: FR 06/10/22 10:25:12A



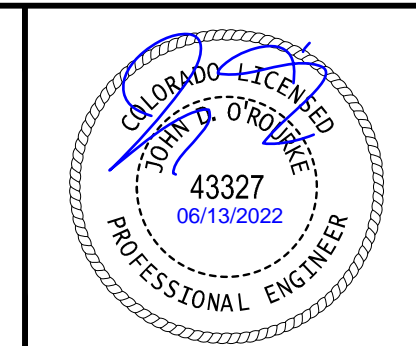
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ISSUE DATE: 08-06-2021	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-10-2022	ISSUED FOR CONSTRUCTION



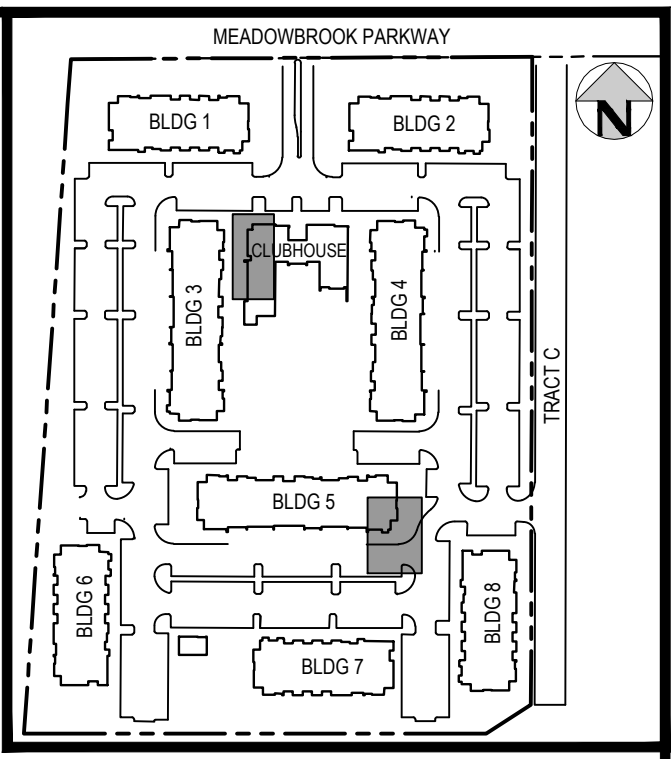
TRINISAC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE D

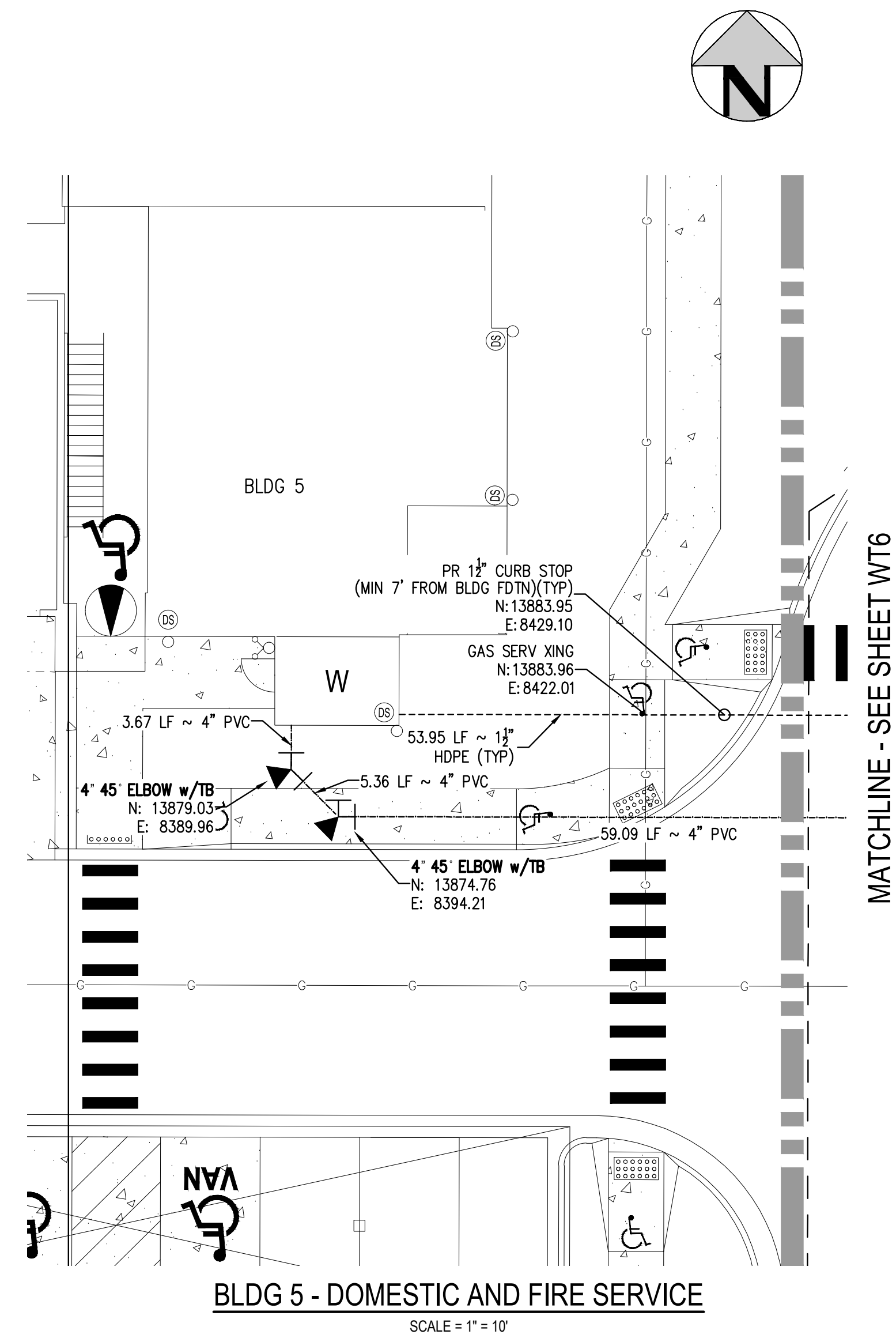
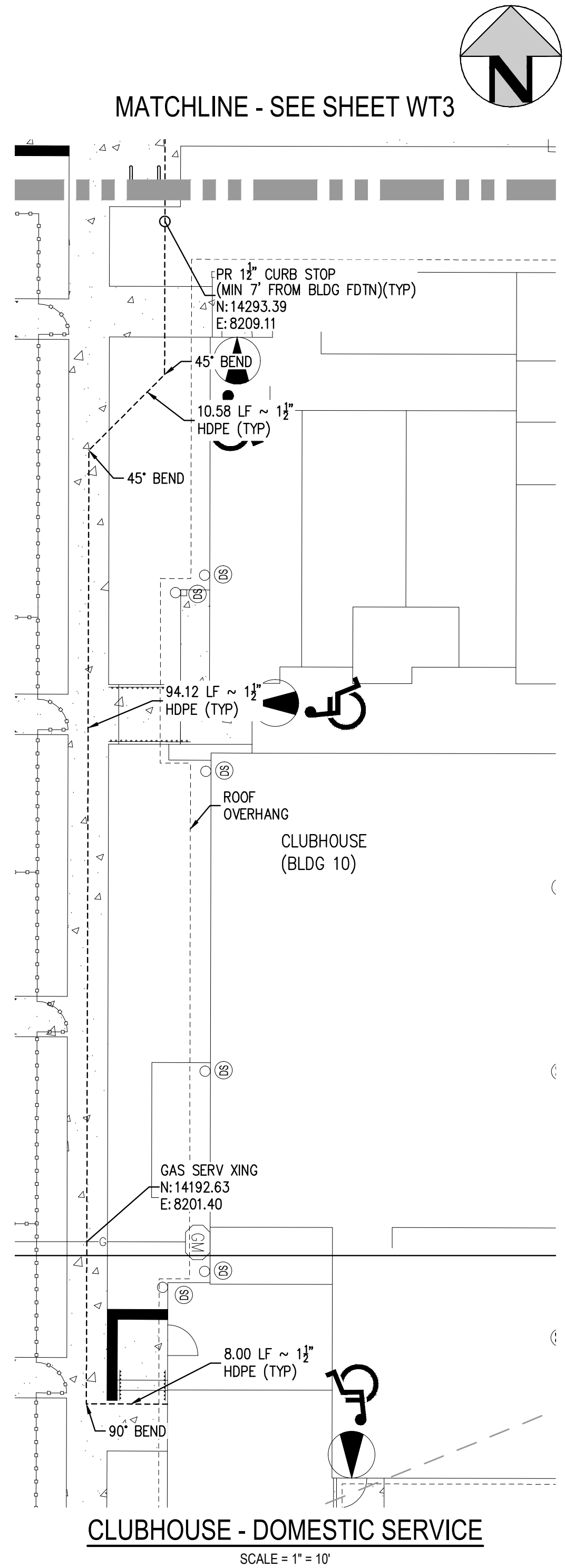


PROJECT #: 200823
SHEET NUMBER
WT9
9 OF 11

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



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
- PROPOSED ELECTRIC LINE
- PROPOSED RETAINING WALL
- 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/CHEROKEE METRO DISTRICT STANDARDS.
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21. 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 AA-1.

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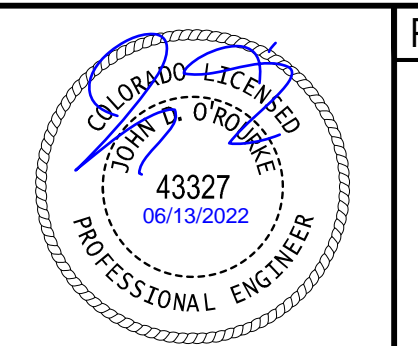
DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

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

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

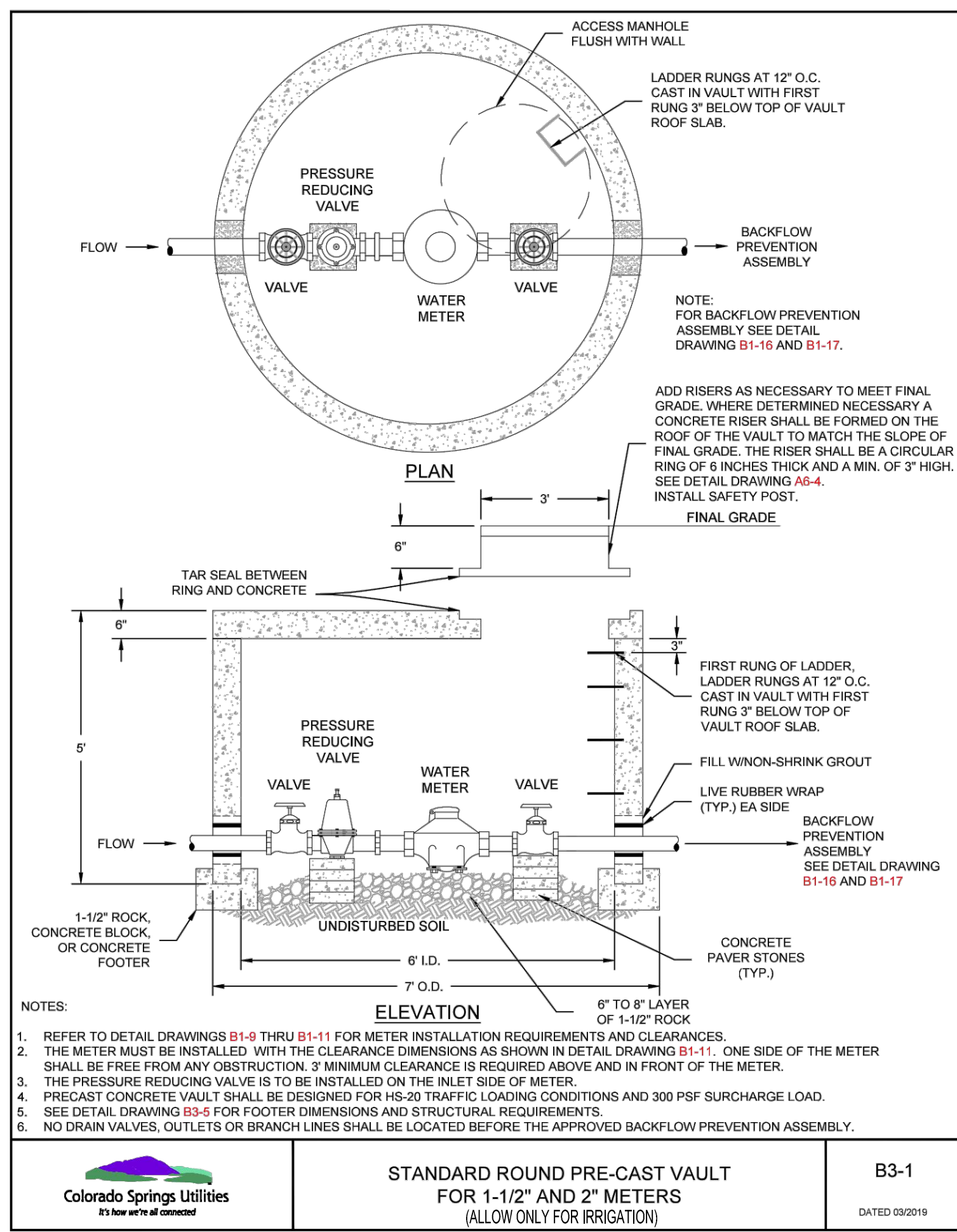
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER SERVICES PLAN

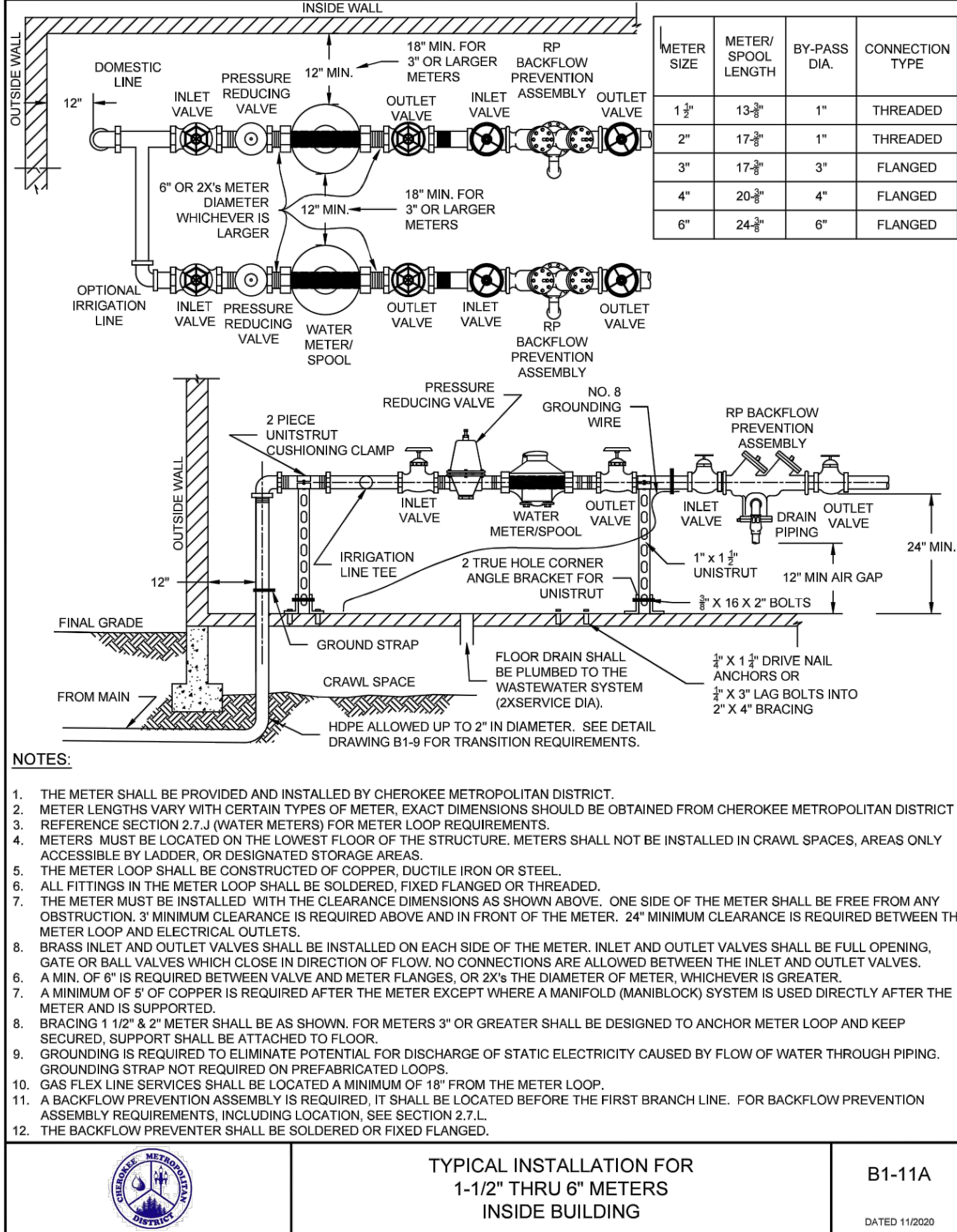


PROJECT #: 200823
SHEET NUMBER
WT10
10 OF 11

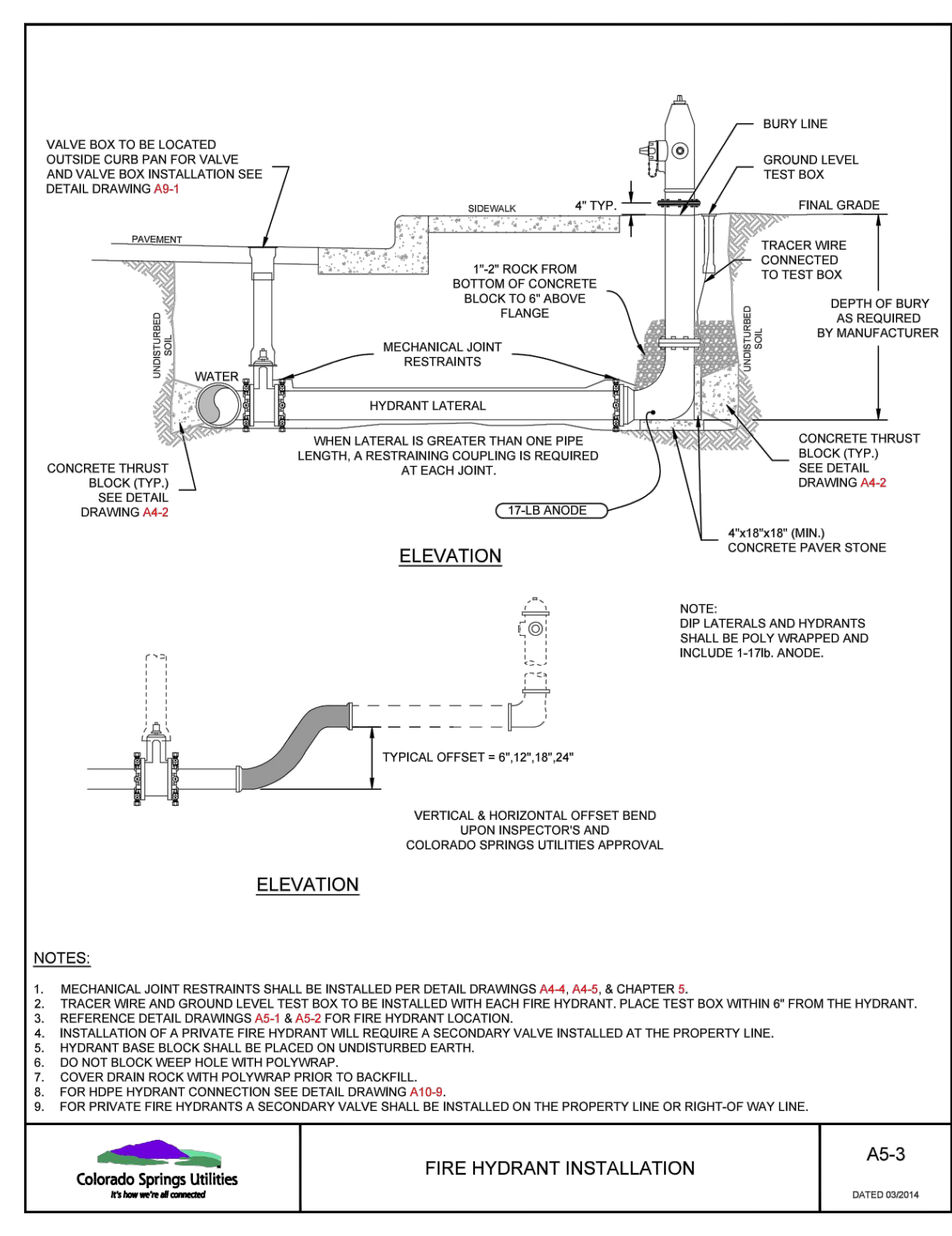
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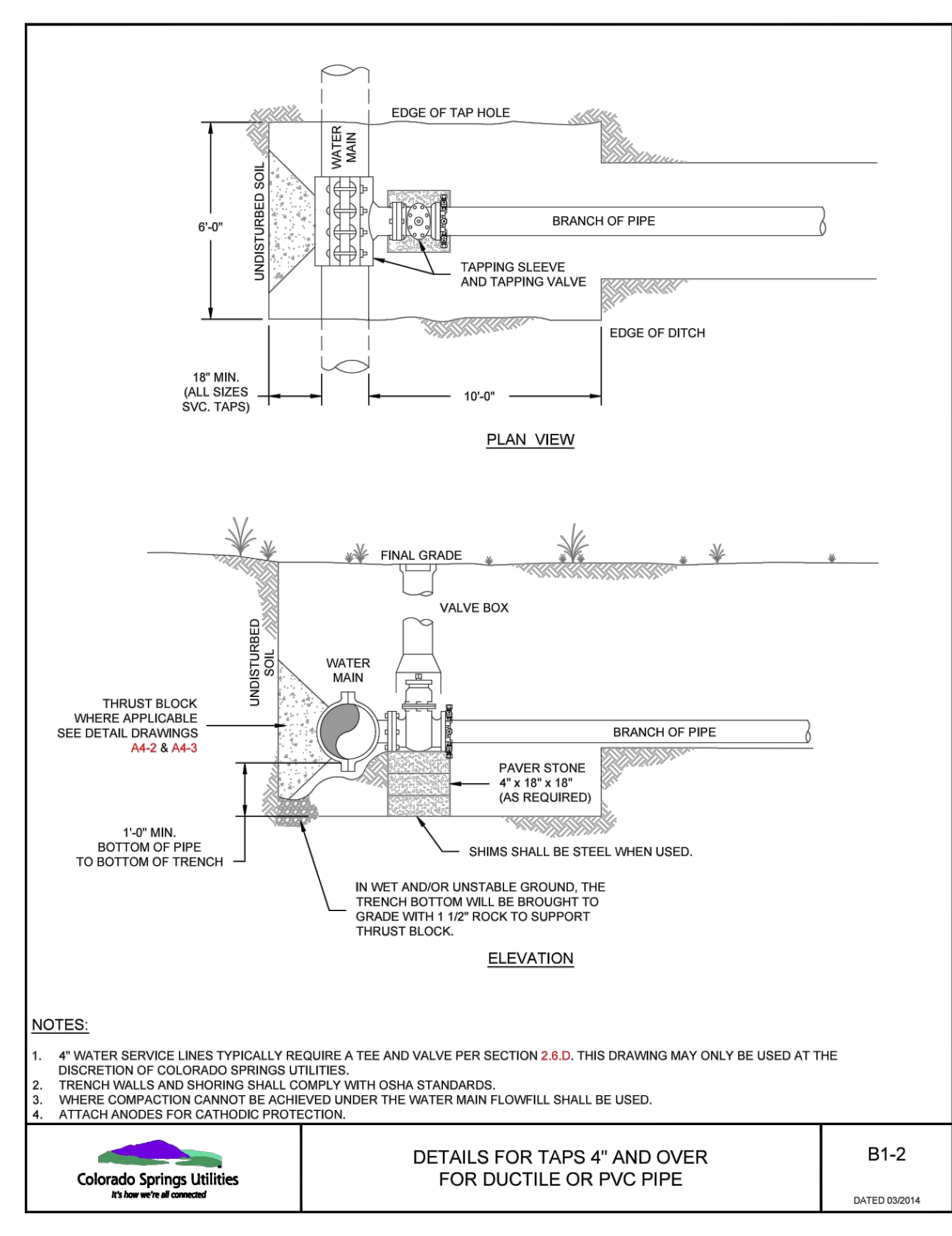
STANDARD ROUND PRE-CAST VAULT FOR 1-1/2" AND 2" METERS (ALLOW ONLY FOR IRRIGATION)
B3-1
DATED 09/2019



TYPICAL INSTALLATION FOR 1-1/2" THRU 6" METERS INSIDE BUILDING
B1-11A
DATED 11/2020



FIRE HYDRANT INSTALLATION
A5-3
DATED 09/2014



DETAILS FOR TAPS 4" AND OVER FOR DUCTILE OR PVC PIPE
B1-2
DATED 09/2014

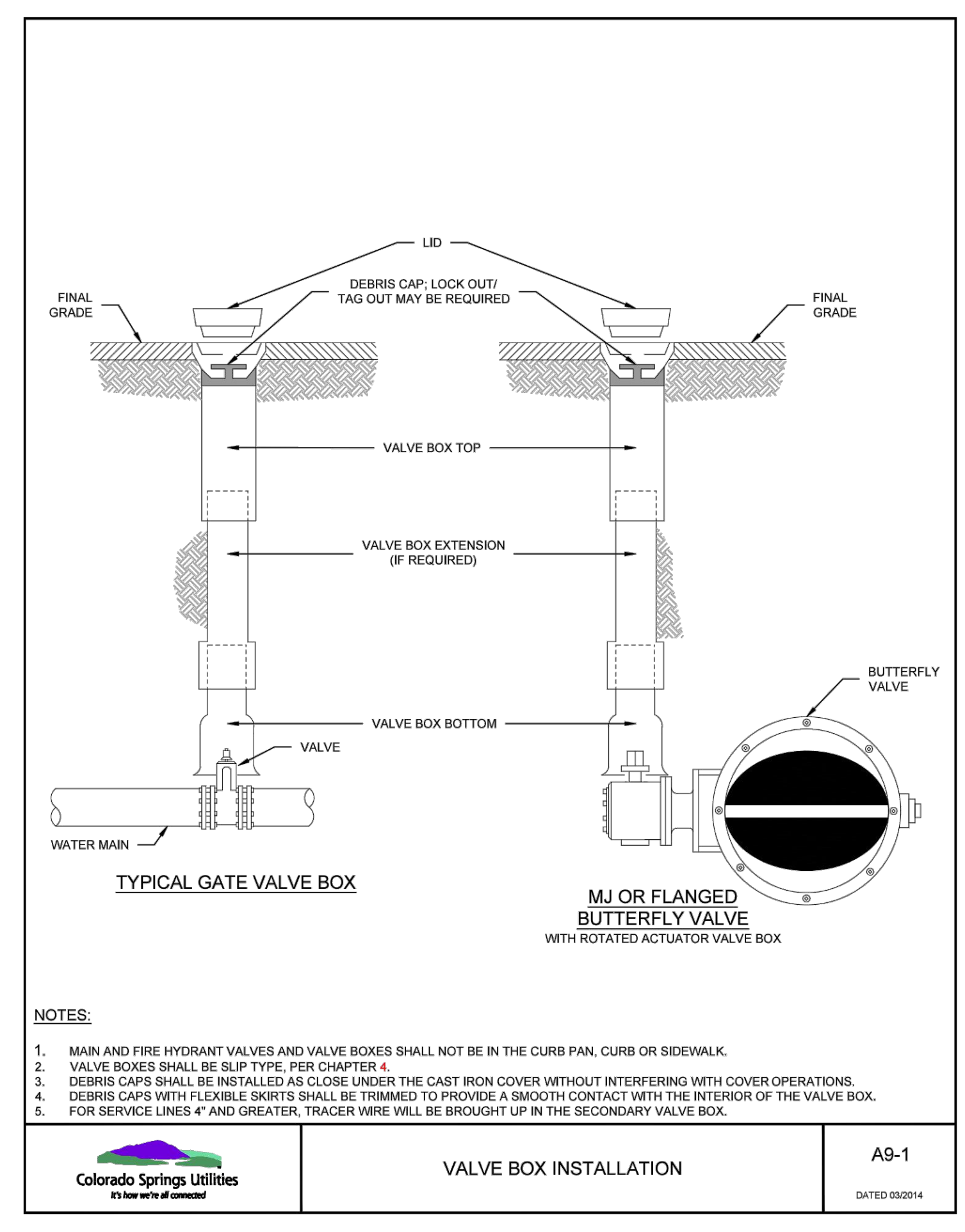
PER SLIP JOINT OF DIP PIPE					
PIPE DATA	MFRS DEF.	DESIGN DEFLECTION (80% MAX)		APPROX. RADIUS FOR DEFLECTING CURVES WITH HIGH DEFLECTIONS	
		HORIZ. DEF.	VERT. DEF.	20L	18L
PIPE SIZE					
4"					
6"					
8"	5'00"	4'00"	6.99%	286"	258"
10"					
12"					
14"	4'00"	3'12"	5.99%	358"	322"
16"					
20"					
24"	3'00"	2'24"	4.19%	477"	430"
30"					
36"					
42"	2'00"	1'36"	2.79%	716"	648"

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

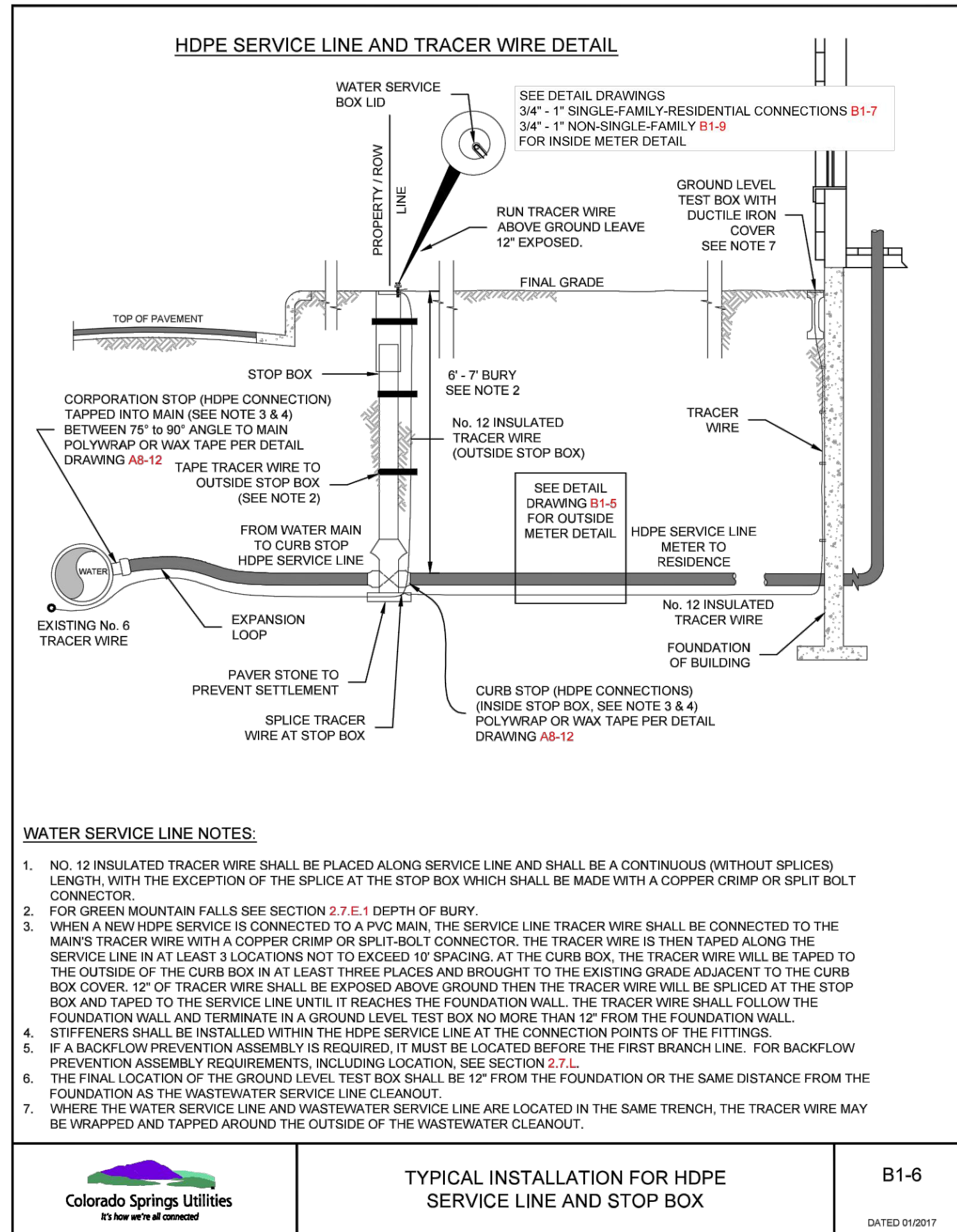
PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS					
PIPE DATA	MFRS TOTAL JOINT DEF. W/ COUPL.	DESIGN DEFLECTION (80% MAX)		MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEFLECTIONS	
		HORIZ. DEF.	VERT. DEF.	20L	18L
PIPE SIZE					
4"	5'00"	4'00"	6.99%	286"	258"
6"	5'00"	4'00"	6.99%	286"	258"
8"	5'00"	4'00"	6.99%	286"	258"
12"	5'00"	4'00"	6.99%	286"	258"
16"					

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

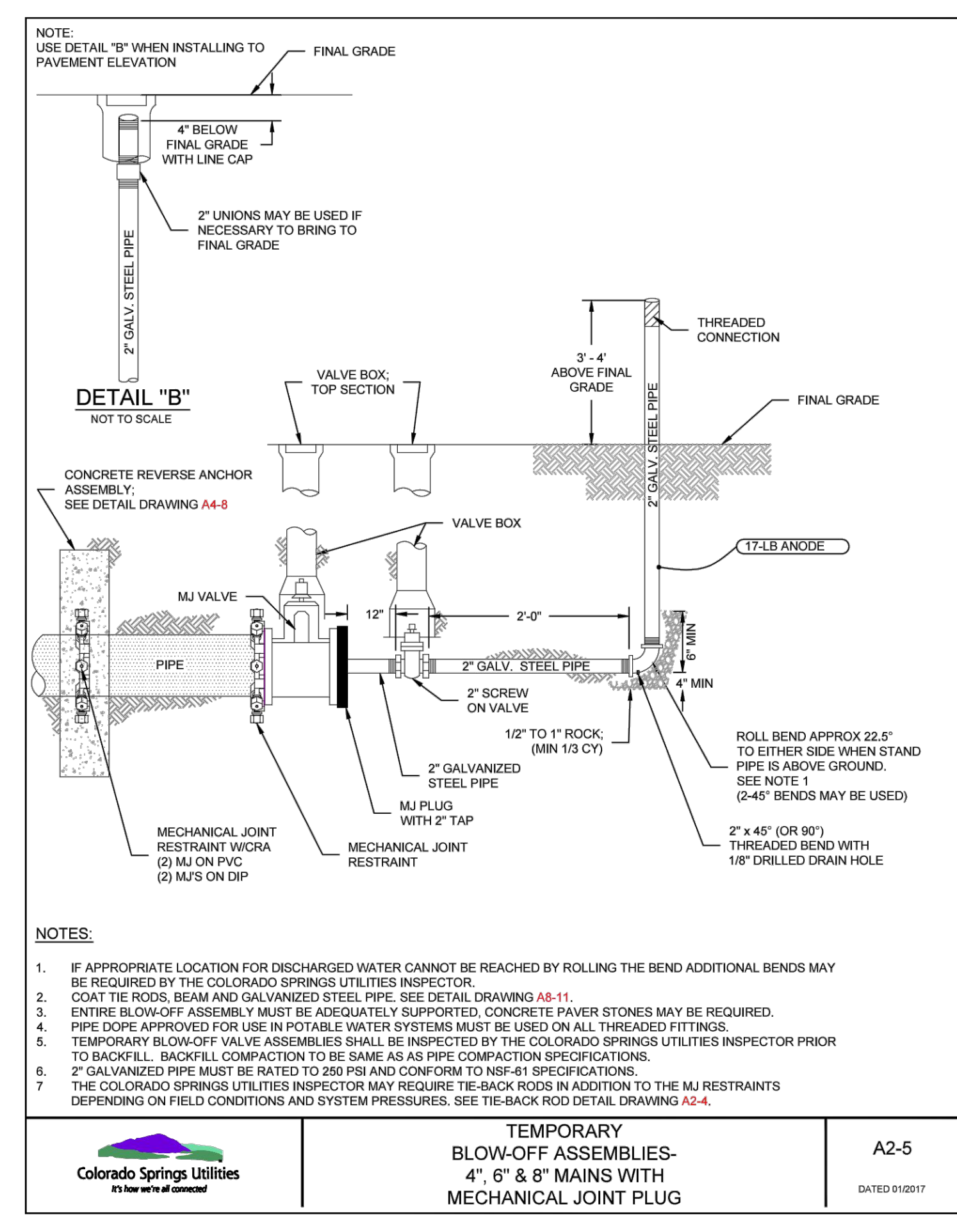
MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE
A4-1
DATED 03/2014



VALVE BOX INSTALLATION
A9-1
DATED 03/2014



TYPICAL INSTALLATION FOR HDPE SERVICE LINE AND STOP BOX
B1-6
DATED 01/2017



TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH MECHANICAL JOINT PLUG
A2-5
DATED 01/2017



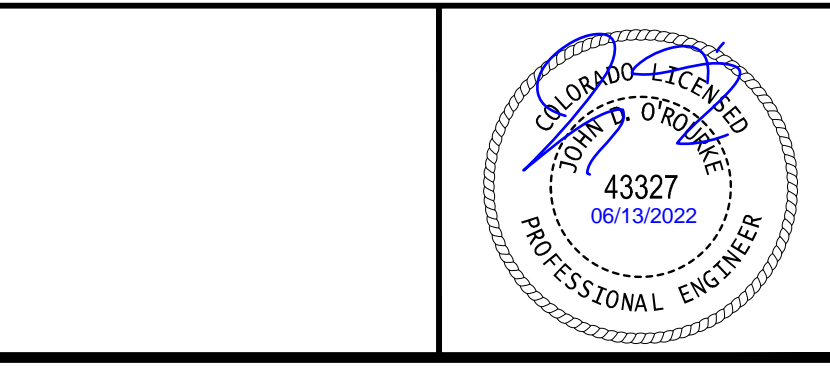
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TRINISIC ACQUISITION COMPANY, LLC



PROJECT #: 200823
SHEET NUMBER
WT11
11 OF 11

AURA AT CROSSROADS WATER DETAILS