

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

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

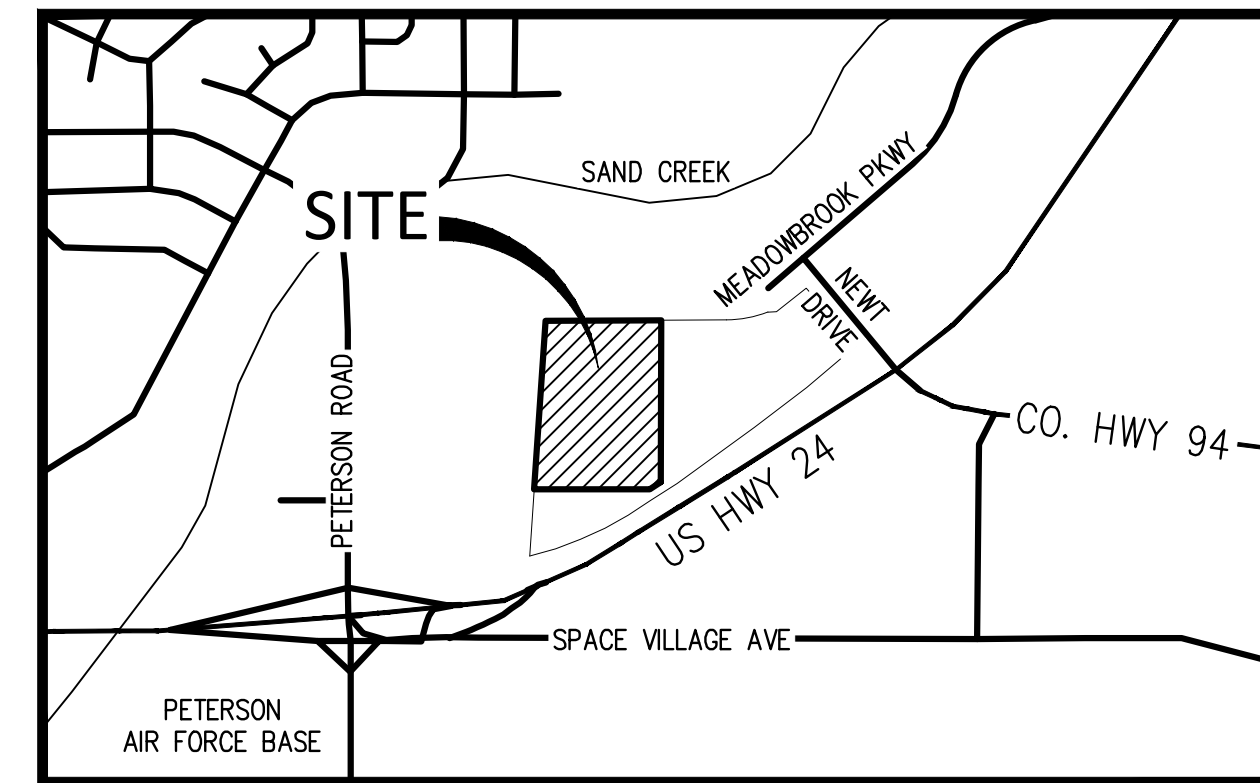
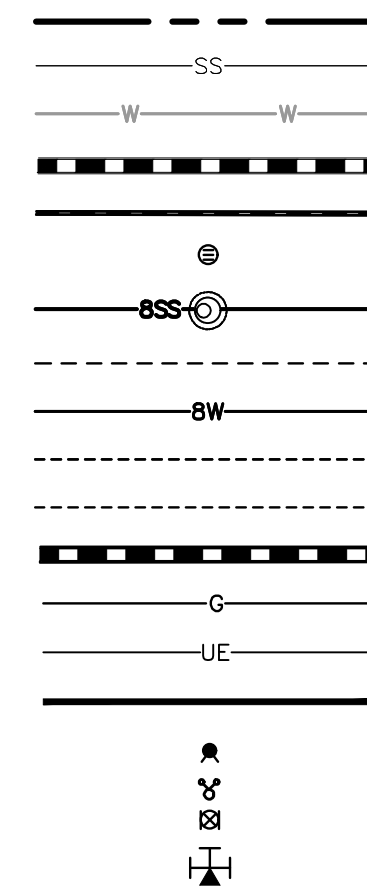
BENCHMARK IS A NGS POINT R 76, BEING A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN THE TOP OF
CONCRETE POST. IT PROJECTS 3 INCHES AND IS STAMPED R 76 1935. ELEVATION = 6286.32 NGVD29.

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



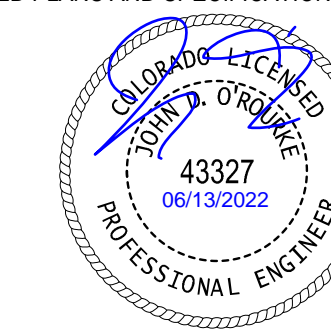
VICINITY MAP
SCALE: 1" = 800'

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.



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 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. _____ DATE
COUNTY ENGINEER/ECM 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 RESUBMITAL OF THESE PLANS FOR
REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

OWNER/DEVELOPER:



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

CIVIL ENGINEER



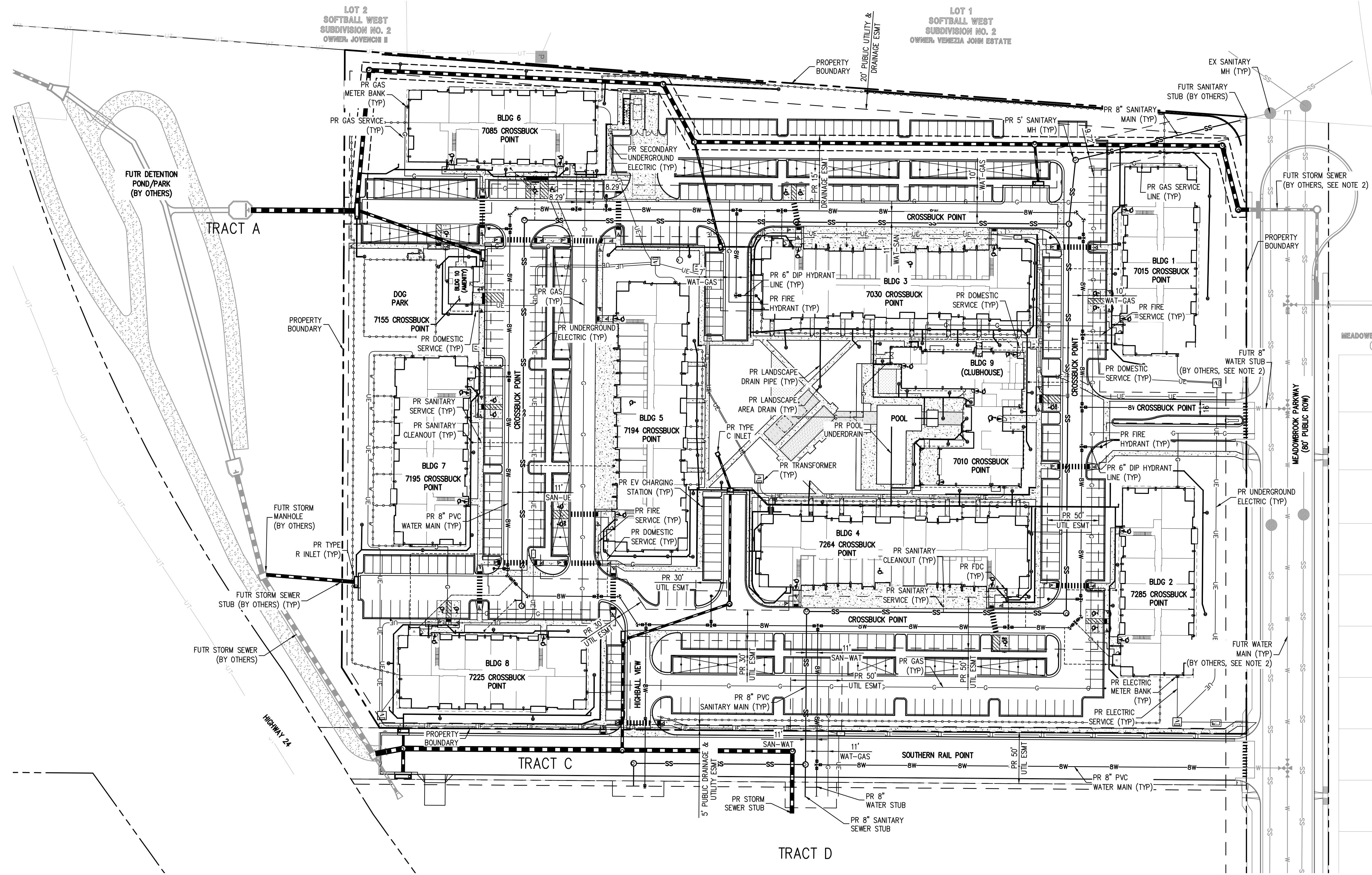
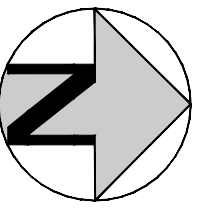
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



Know what's below.
Call before you dig.

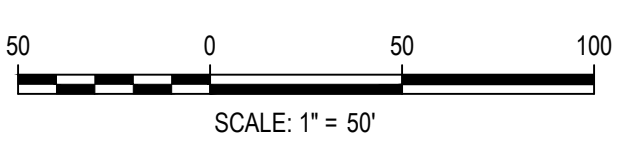
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-10-2022	ISSUED FOR CONSTRUCTION

Filepath: K:\02082\ENGINEERING\UTILITIES\WATER\WT - COVER SHEET.DWG, Layout: LAYOUT1
Created: FR 06/10/22, 10:23:58 AM, By: Elnor Mack
Plotted: FR 06/10/22, 10:23:58 AM, By: Elnor Mack



- 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 5 VIEWS.dwg
 PLOTTED: FR 05/10/22 10:23:54A BY: ETHAN MARKS



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

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
 OVERALL UTILITY PLAN

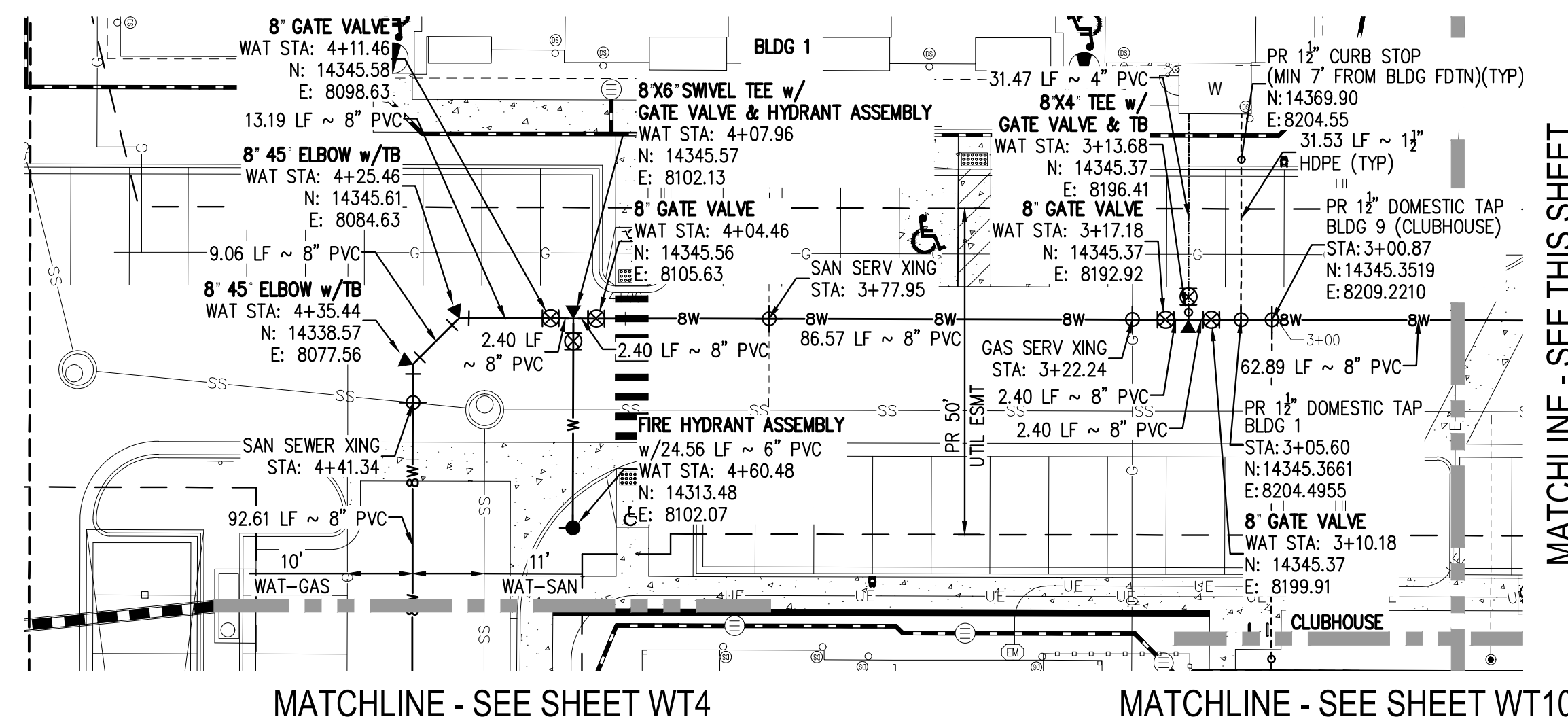


PROJECT #: 200823
 SHEET NUMBER

WT2

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

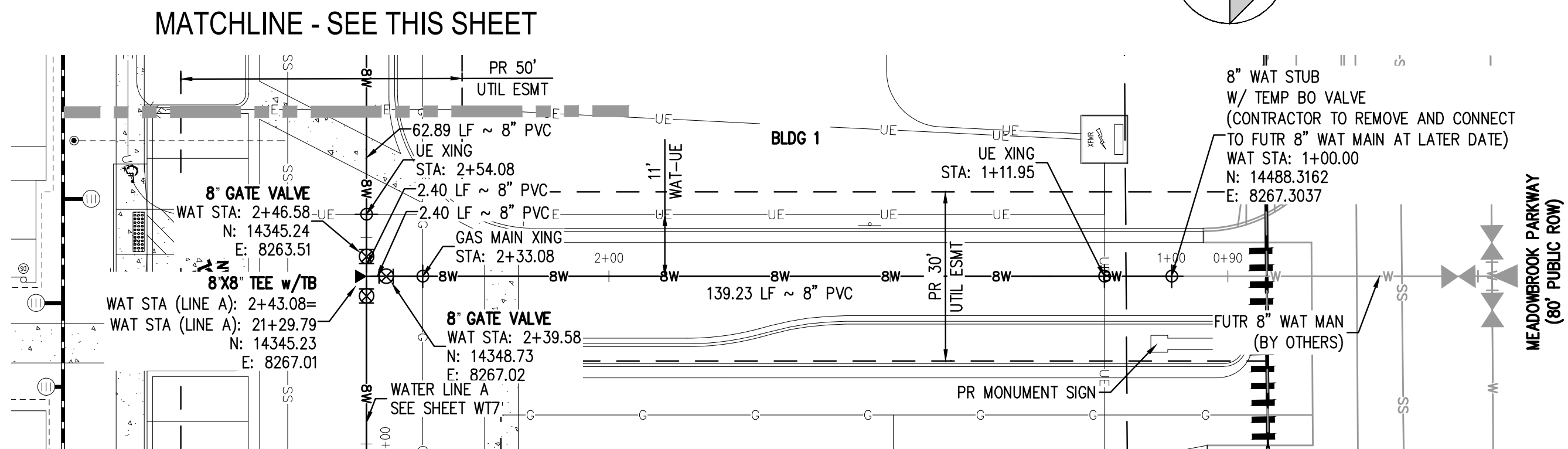
FILE PATH: K:\200823\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE\ADMS LAYOUT: LAYOUT1.dwg
 PLOTTED: 06/13/2022 10:24:13A BY: ETAN MARKS



MATCHLINE - SEE SHEET WT4

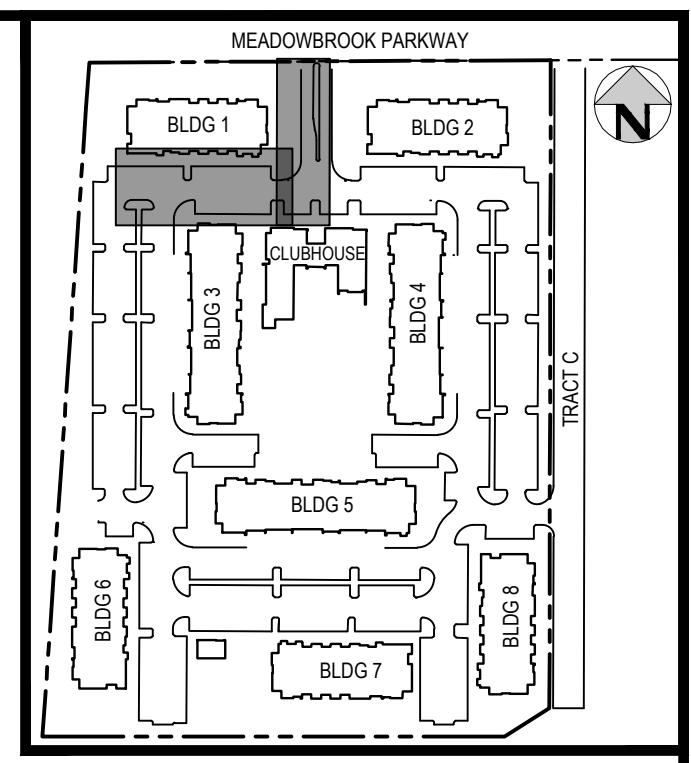
MATCHLINE - SEE SHEET WT10

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



MATCHLINE - SEE THIS SHEET

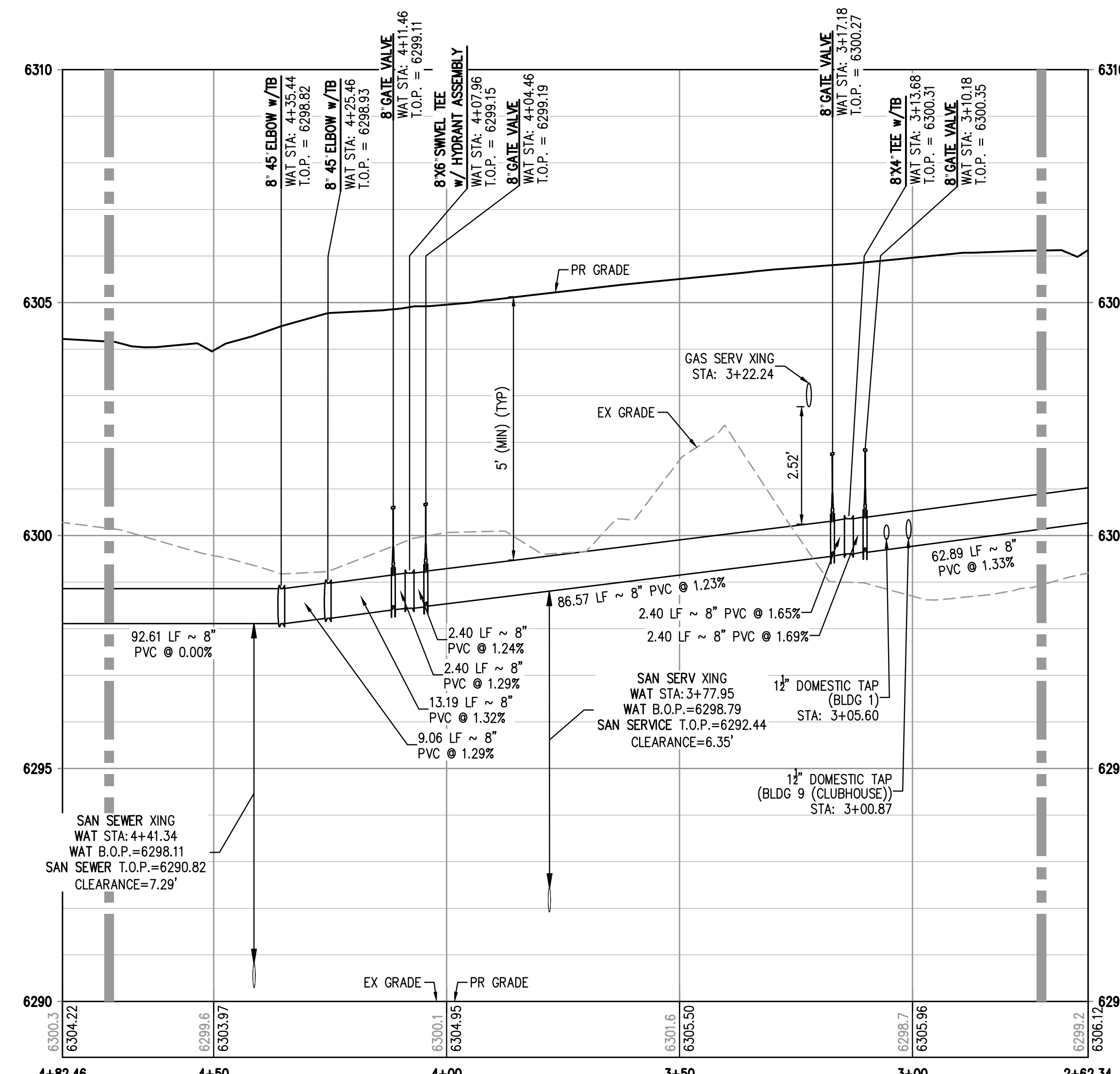
WATER LINE A - PLAN
SCALE = 1" = 20'



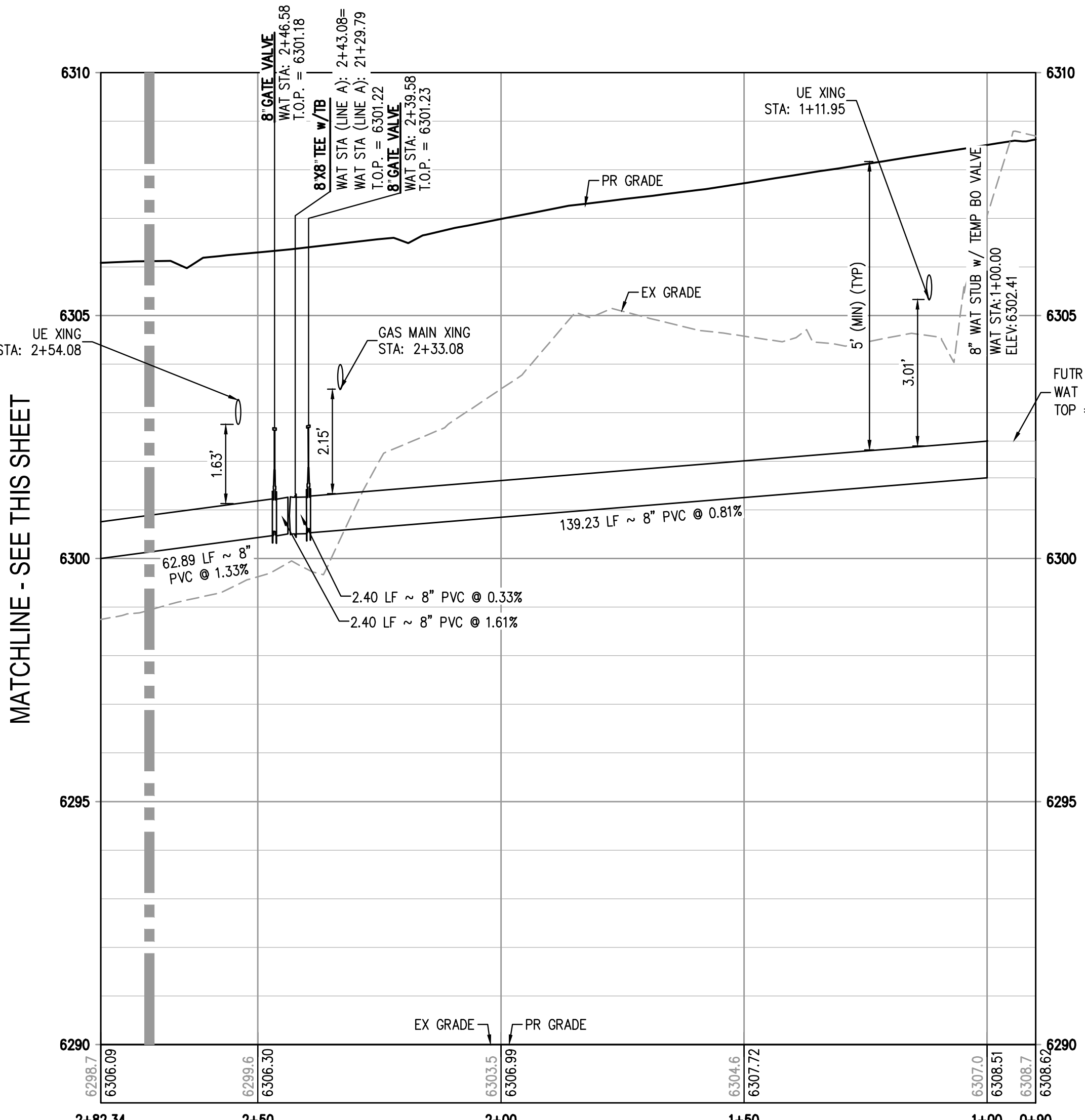
KEY MAP
SCALE: 1" = 250'

- 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

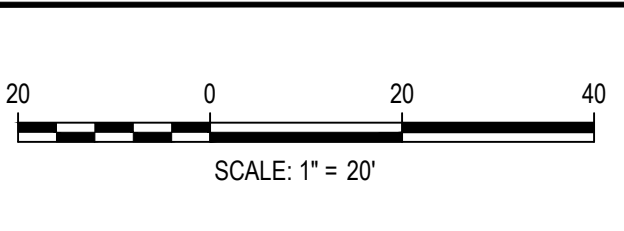
- NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE 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/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'



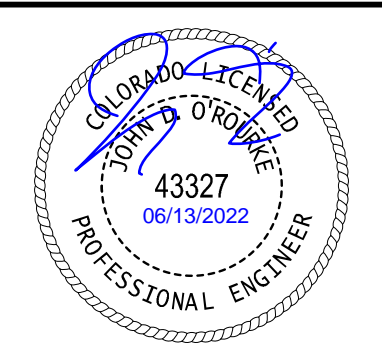
DATE	REVISION COMMENTS
08-06-2021	ISSUED FOR CONSTRUCTION
01-13-2022	PER COUNTY COMMENTS
10-29-2021	PER COUNTY COMMENTS



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

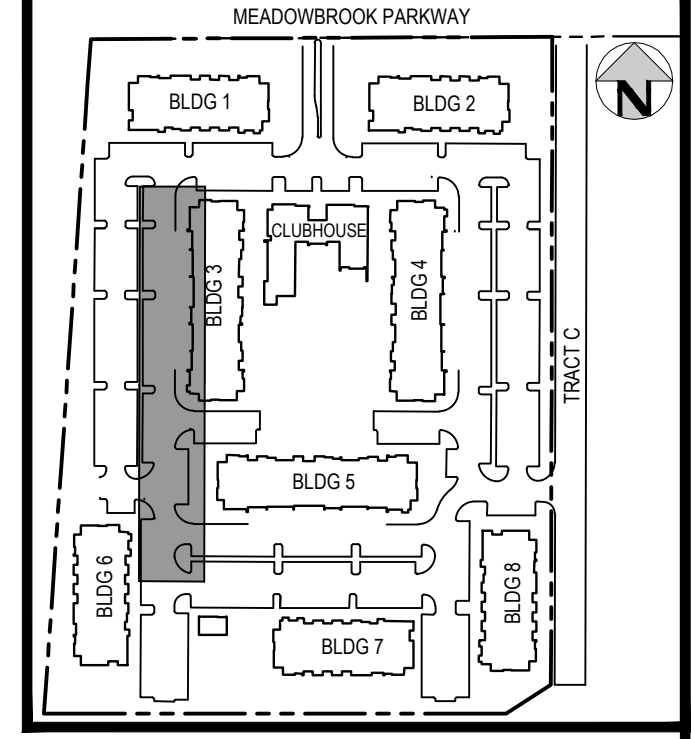


PROJECT #: 200823
 SHEET NUMBER
WT3

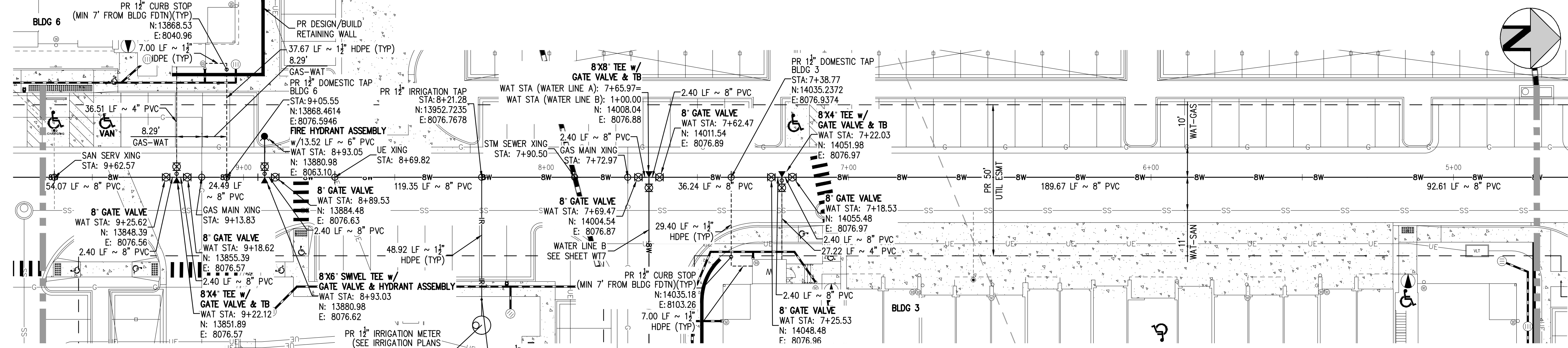
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - SEE SHEET WT5

MATCHLINE - SEE SHEET WT3



KEY MAP
SCALE: 1" = 250'



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

LEGEND:

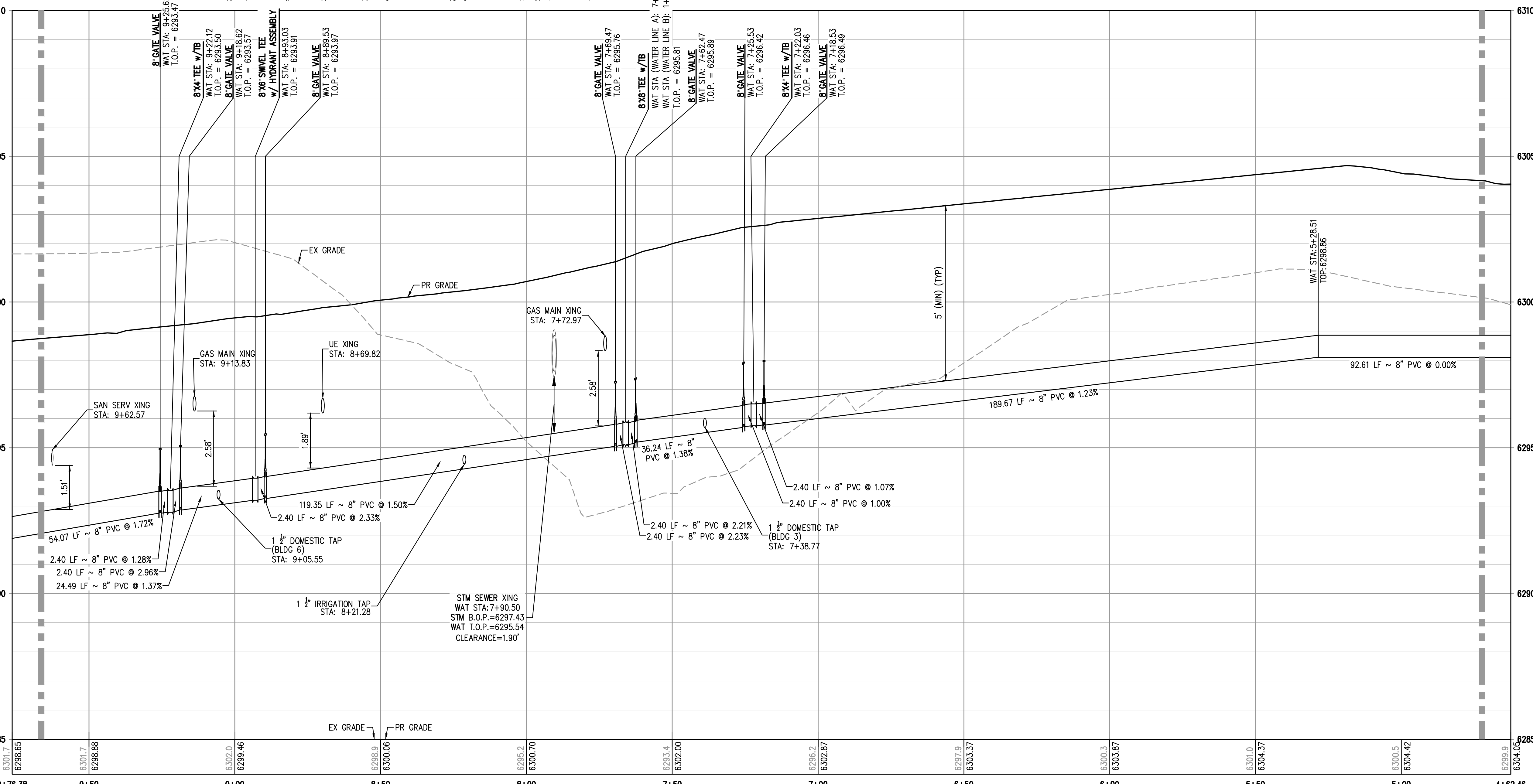
- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER w/ MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED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

NOTES:

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 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 SLIPS JOINTS PER DETAIL DRAWING 44-1.

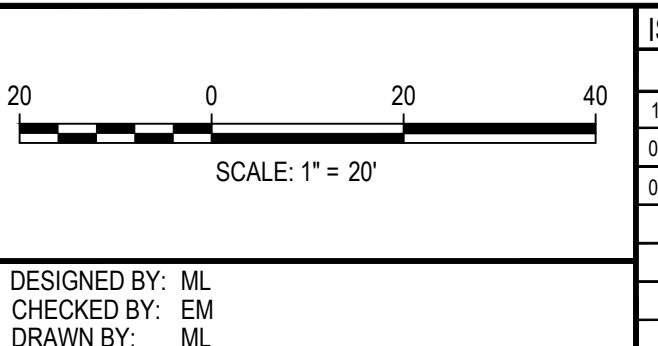
MATCHLINE - SEE SHEET WT5

MATCHLINE - SEE SHEET WT3



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

FILE PATH: K:\2022\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE.ADWG LAYOUT: LAYOUT1 (2)
DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML
PLOTTED: MON 06/13/2022 9:27:12A BY: ETHAN MARKS



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



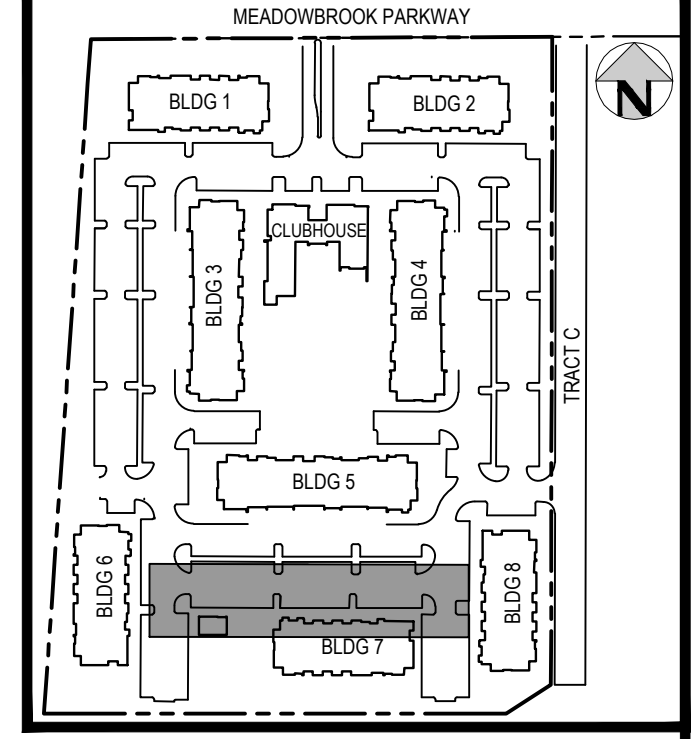
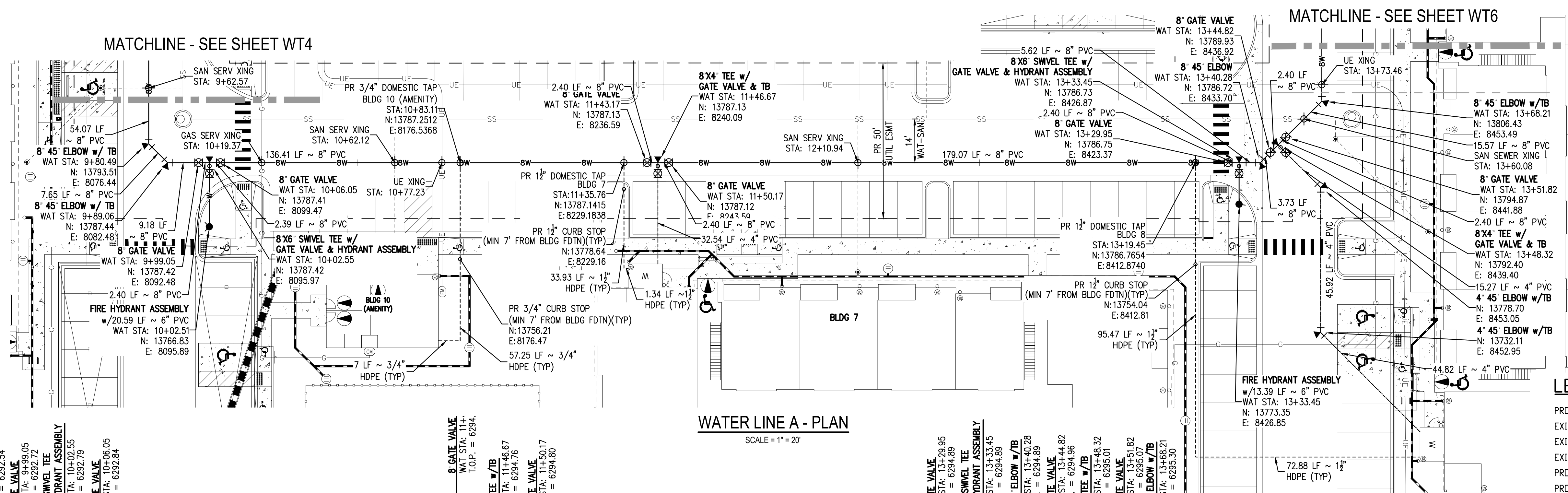
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A



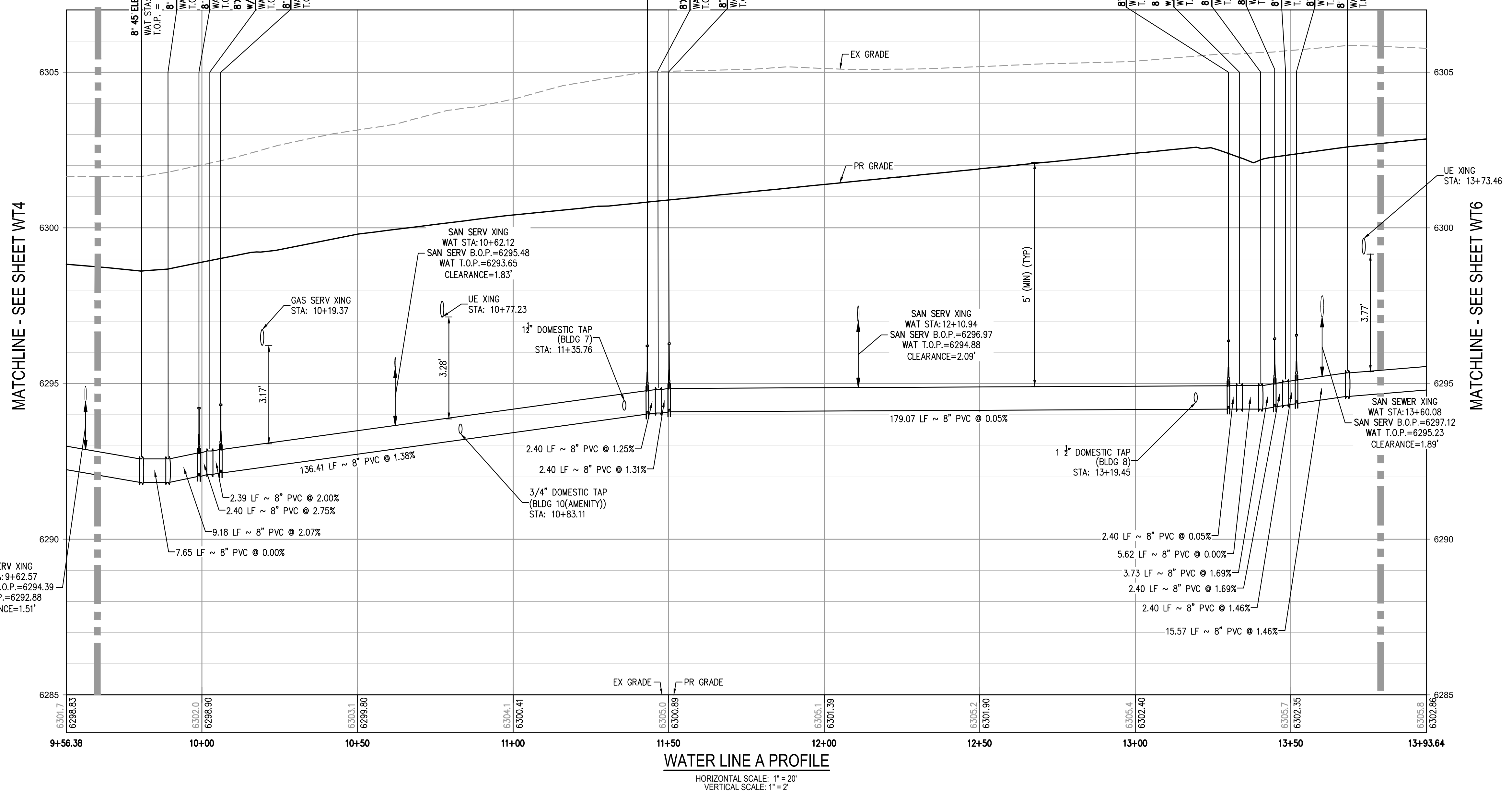
PROJECT #: 200823
SHEET NUMBER
WT4
4 OF 11

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



- 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:**
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 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 SLIPS JOINTS PER DETAIL DRAWING A4-1.



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



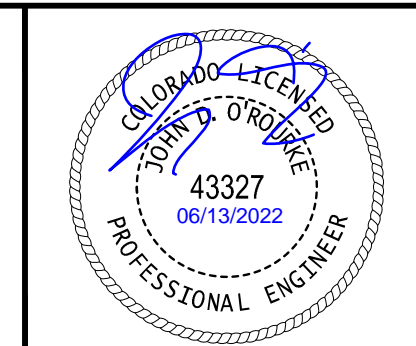
DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

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



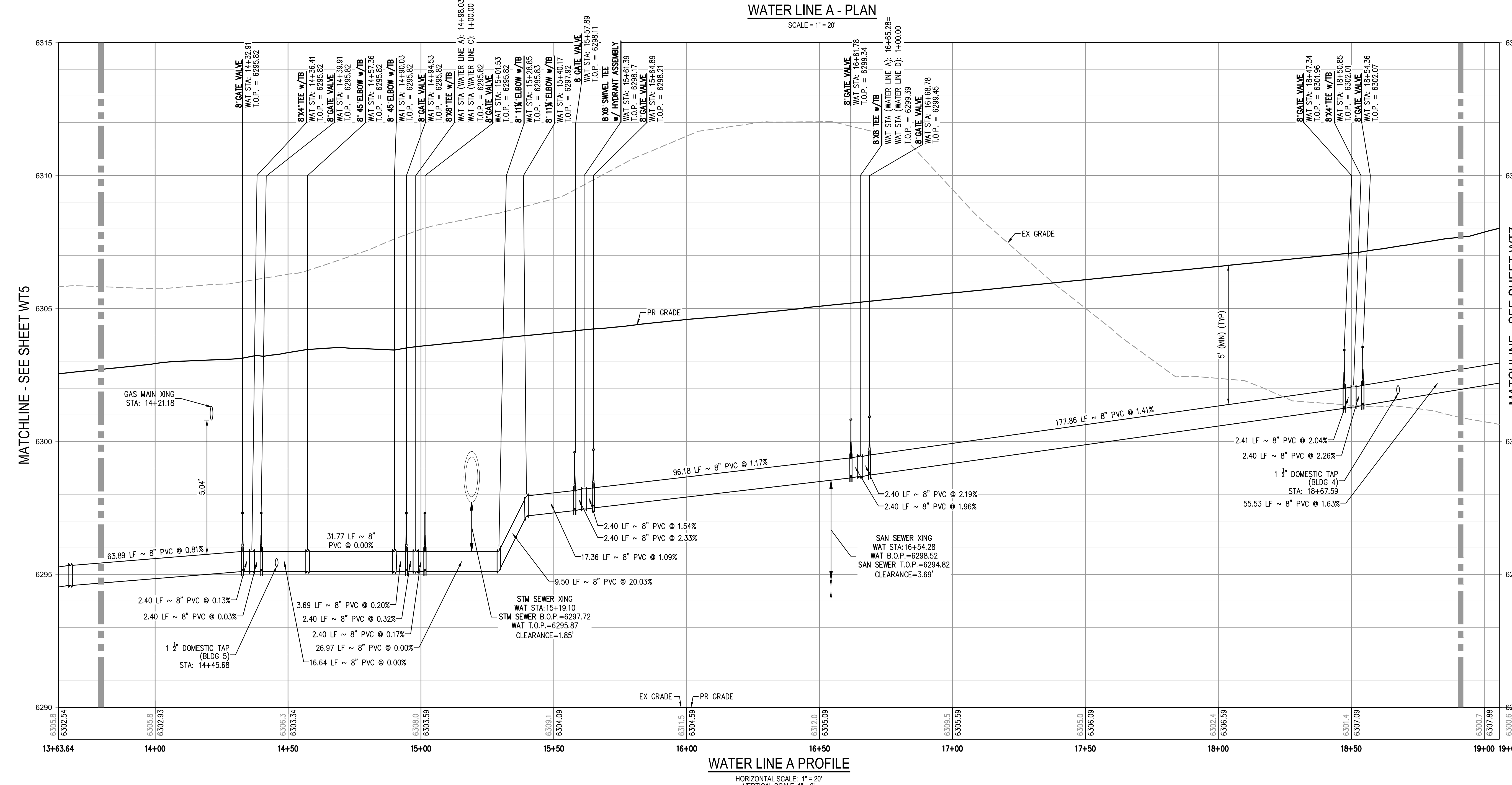
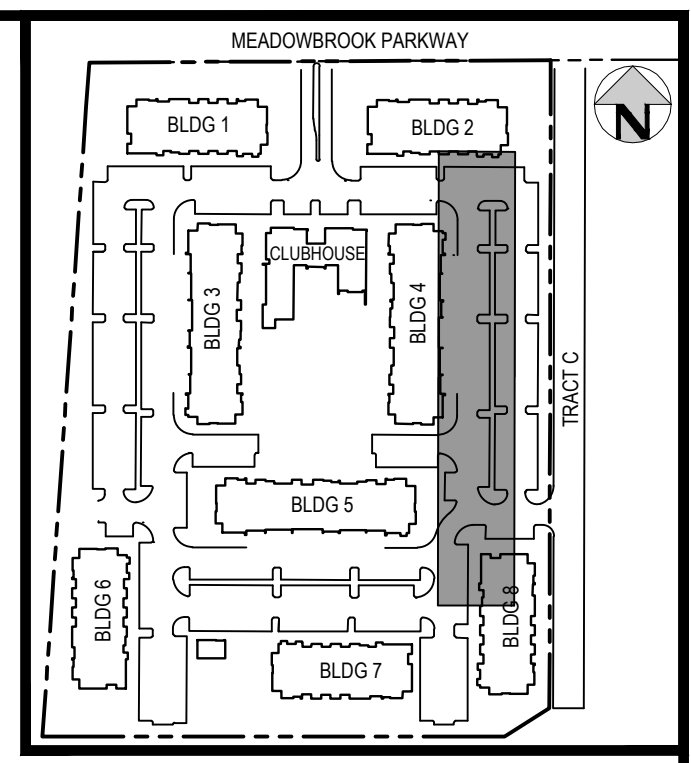
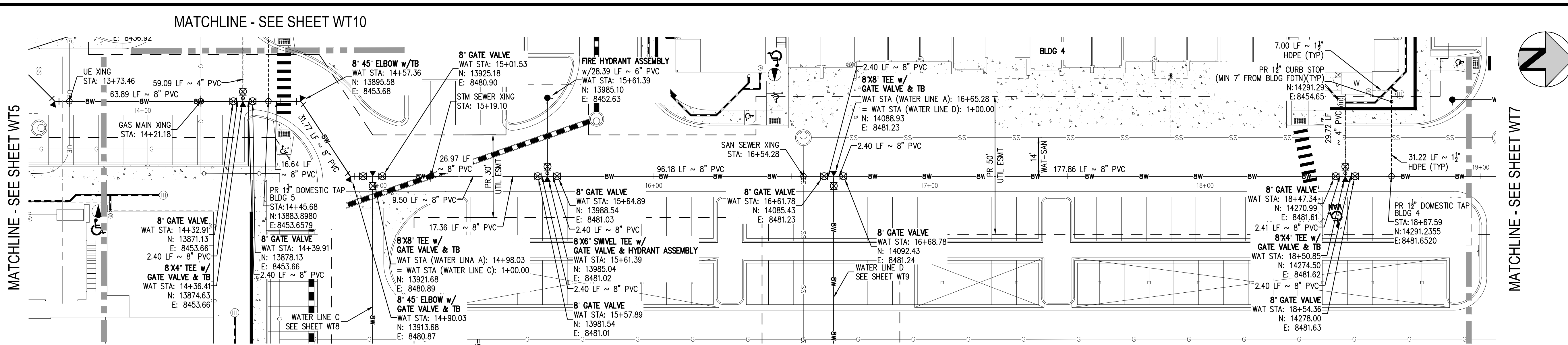
TRINISIC ACQUISITION COMPANY, LLC

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:**
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/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\"/>
 - 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.

FILE PATH: K:\200823\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE.ADWG LAYOUT: LAYOUT (4) DWG: WT6.dwg, PLOT: WT6.dwg, PLOT DATE: 06/13/2022 10:24:44A BY: ETHAN MARKS PLOTTED: 06/13/2022 10:24:44A

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

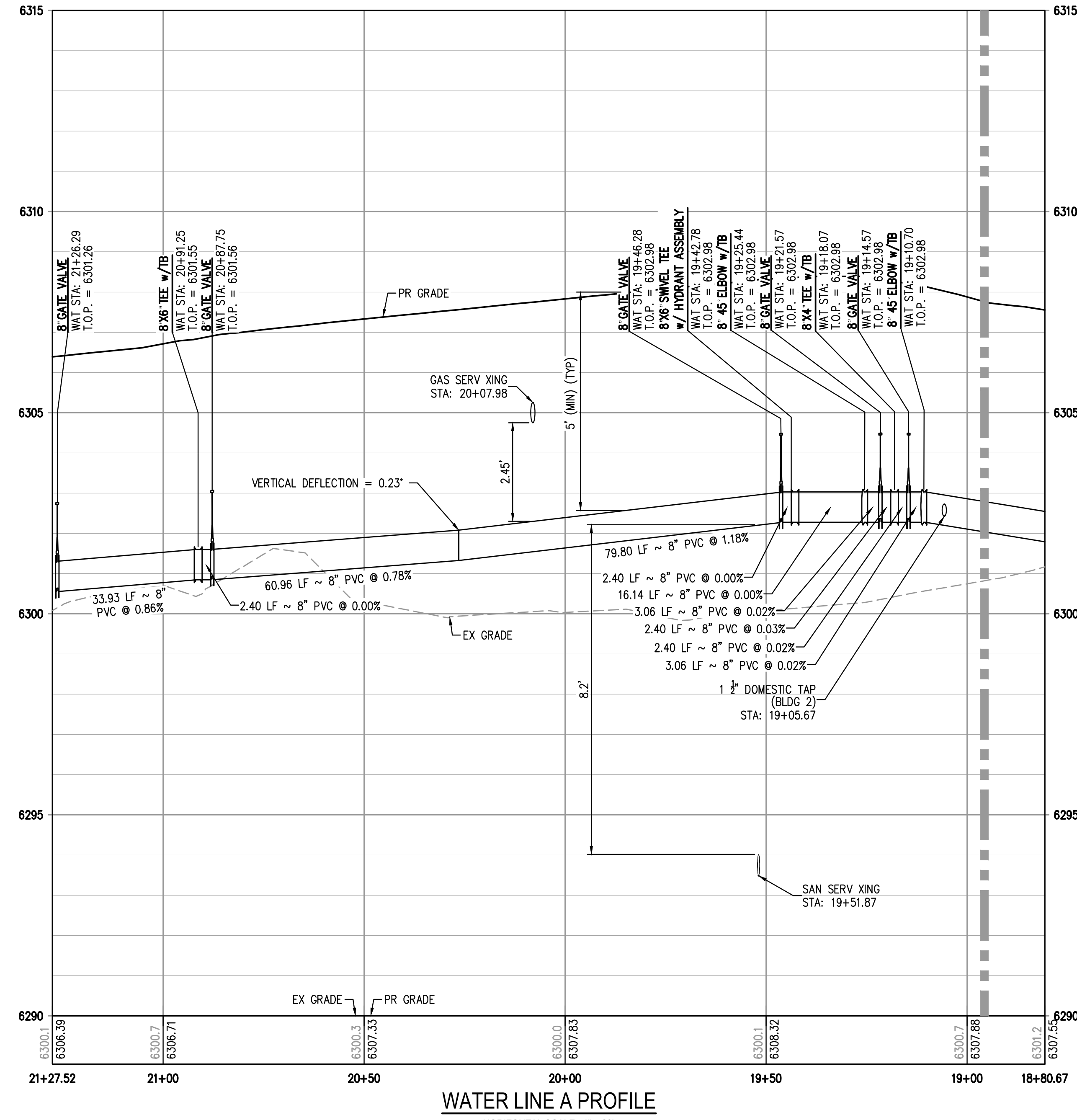
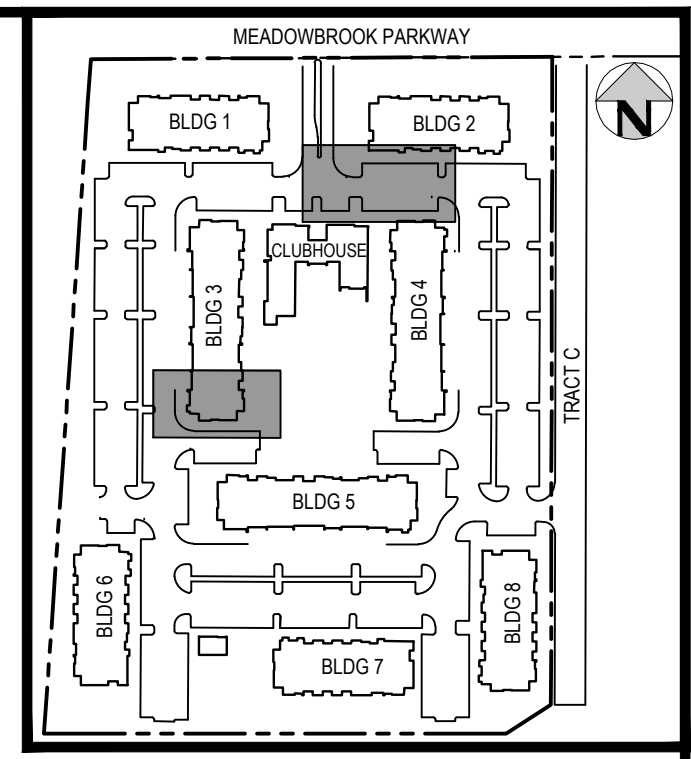
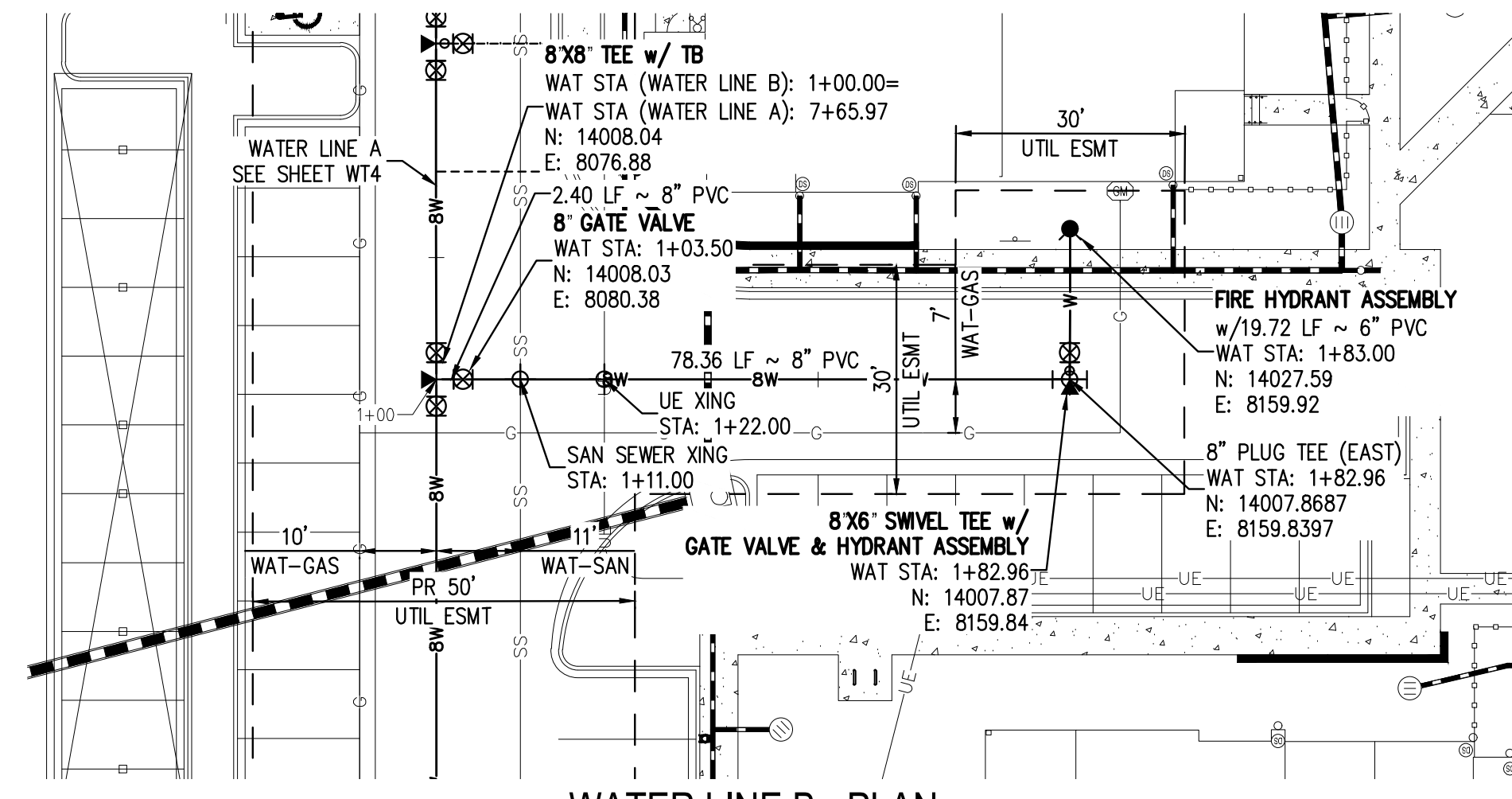
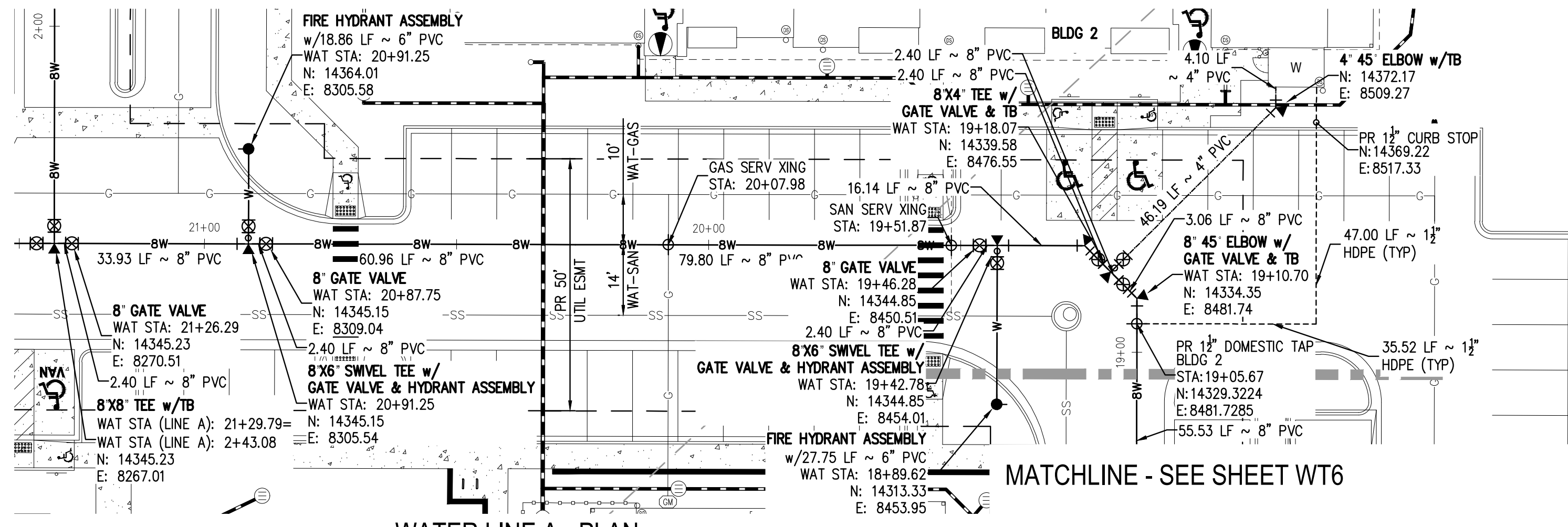
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

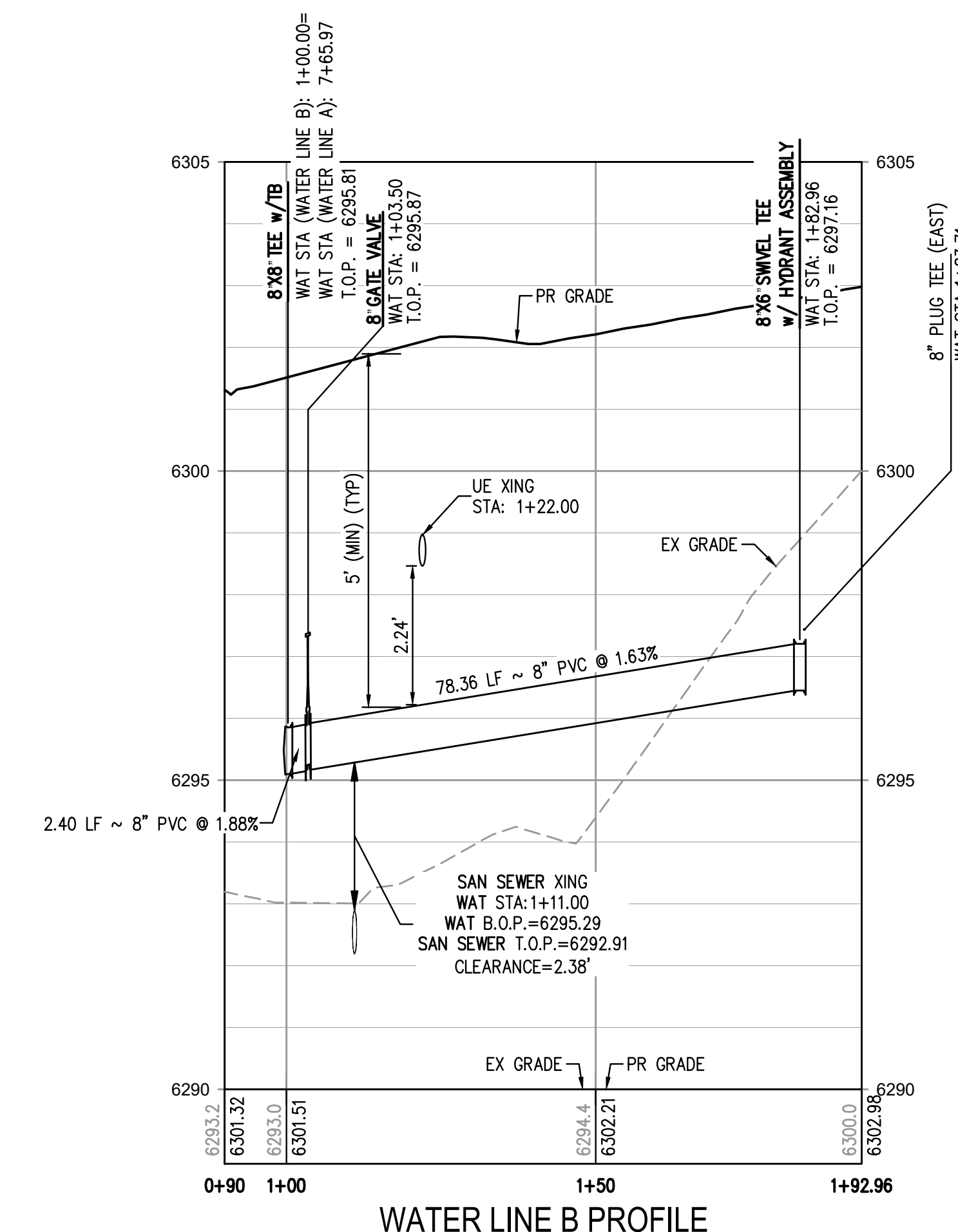
AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE A

PROJECT #: 200823
SHEET NUMBER
WT6
6 OF 11

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



MATCHLINE - SEE SHEET WT6



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:

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 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 SLIPS JOINTS PER DETAIL DRAWING A4-1.

FILE PATH: K:\2022\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE.ADWG LAYOUT: LAYOUT1 (1) 5 LINES: 100% PLOT: 06/13/2022 9:17:33A BY: ETHAN MARKS



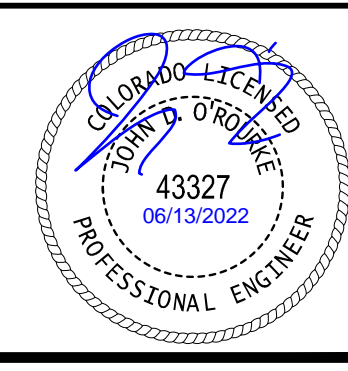
DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

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



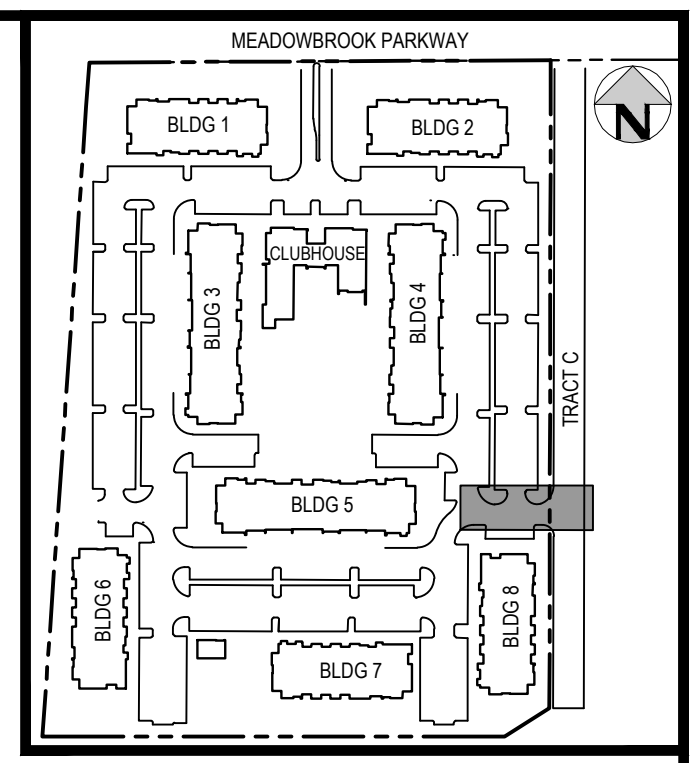
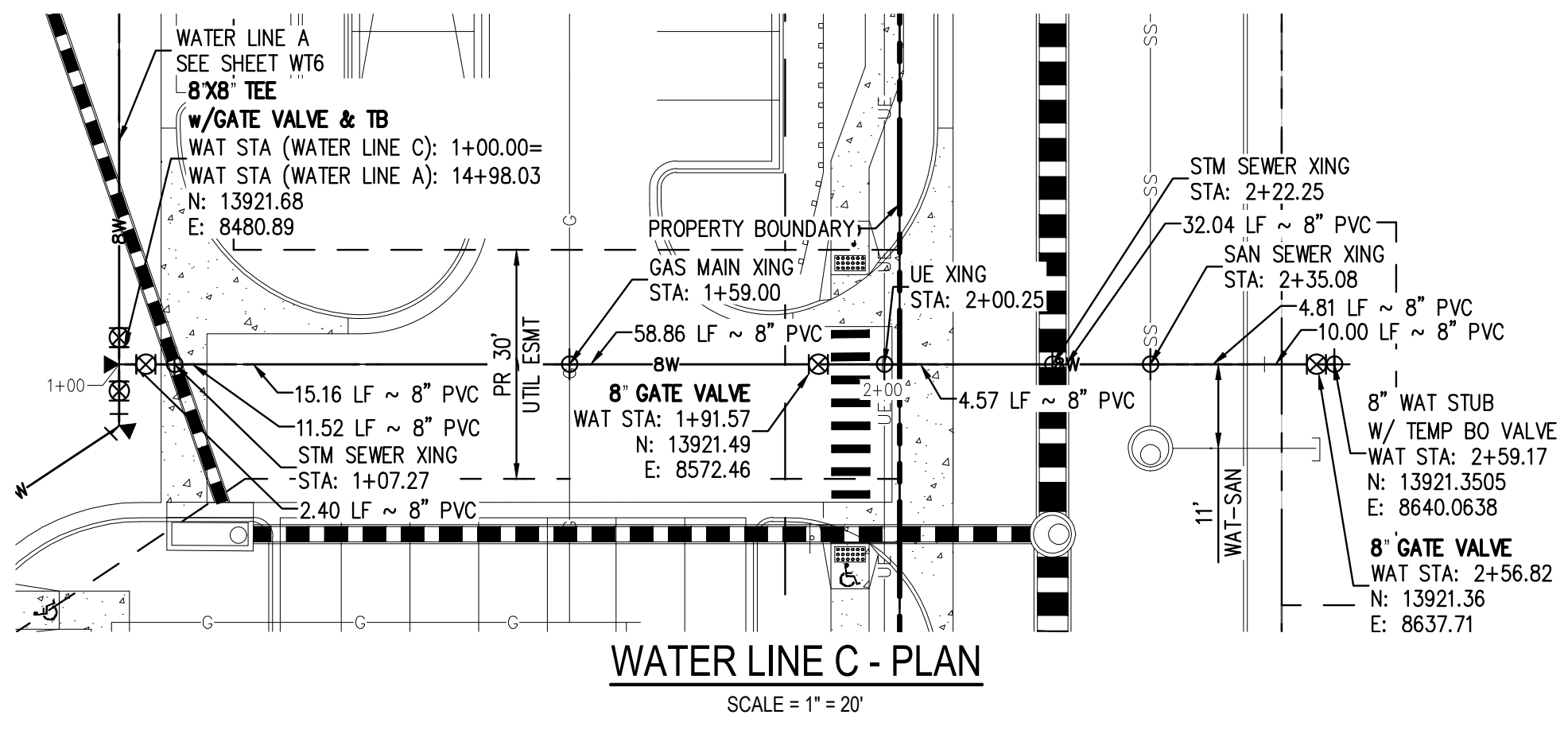
TRINISIC ACQUISITION COMPANY, LLC

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



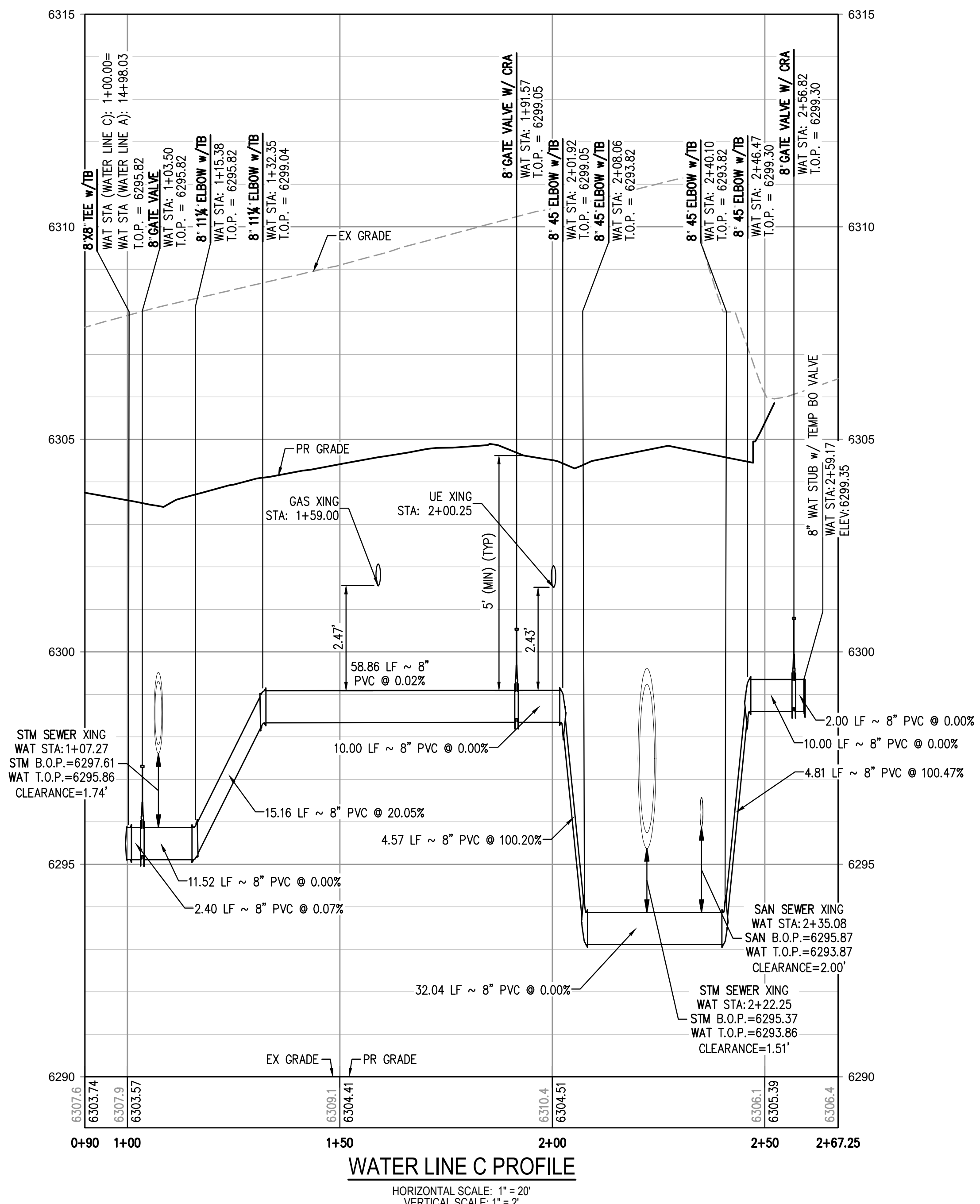
PROJECT #: 200823
SHEET NUMBER
WT7
7 OF 11

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



- 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.
 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 SLIP JOINTS PER DETAIL DRAWING AA-1.



FILEPATH: K:\00828\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE BLDG LAYOUT: LAYOUT1
DWGSET: 00828.dwg; PLOT: 1; PLOTBY: P
PLOTTED: FR 05/10/22 10:25:05A BY: ETHAN MARKS

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

SCALE: 1" = 20'

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

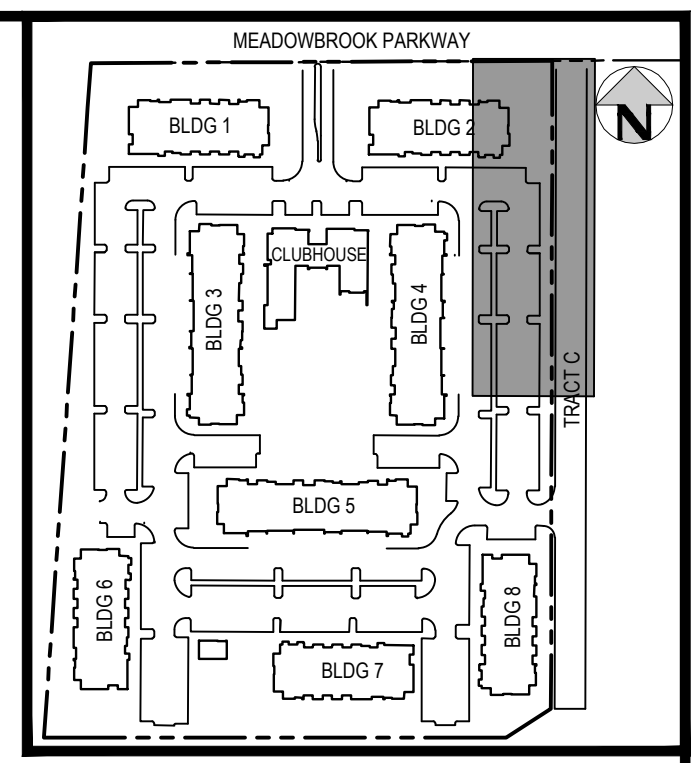
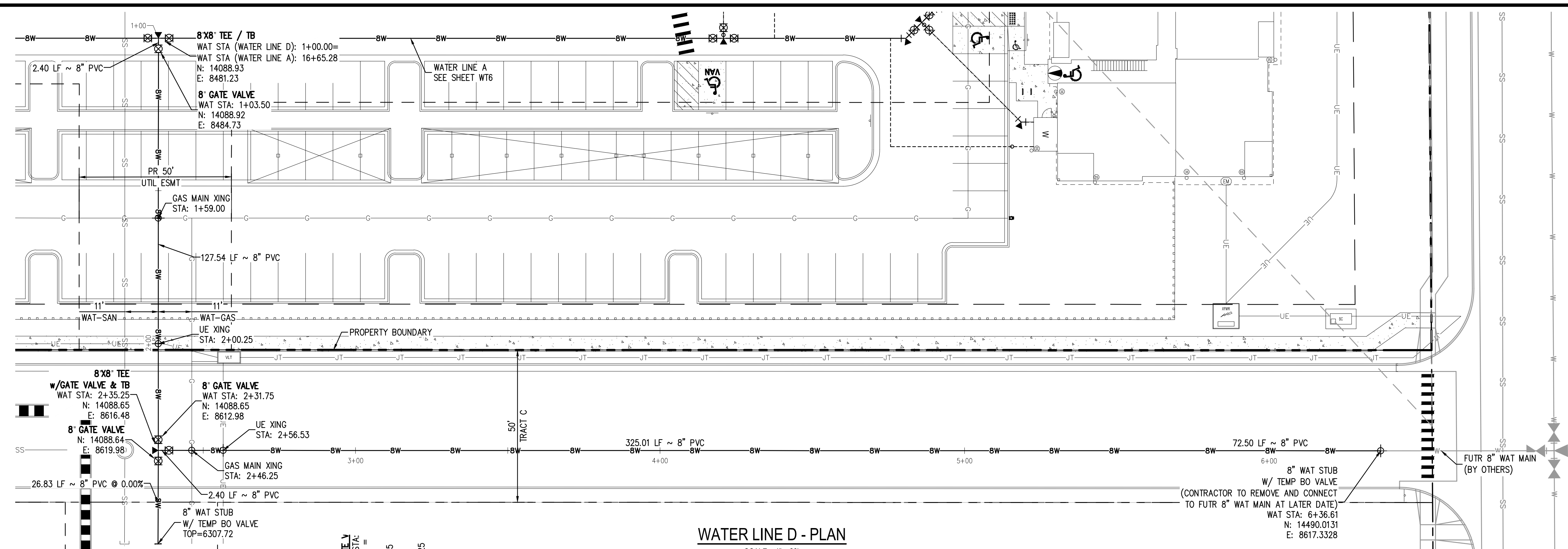
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE C

43327
06/13/2022
PROFESSIONAL ENGINEER

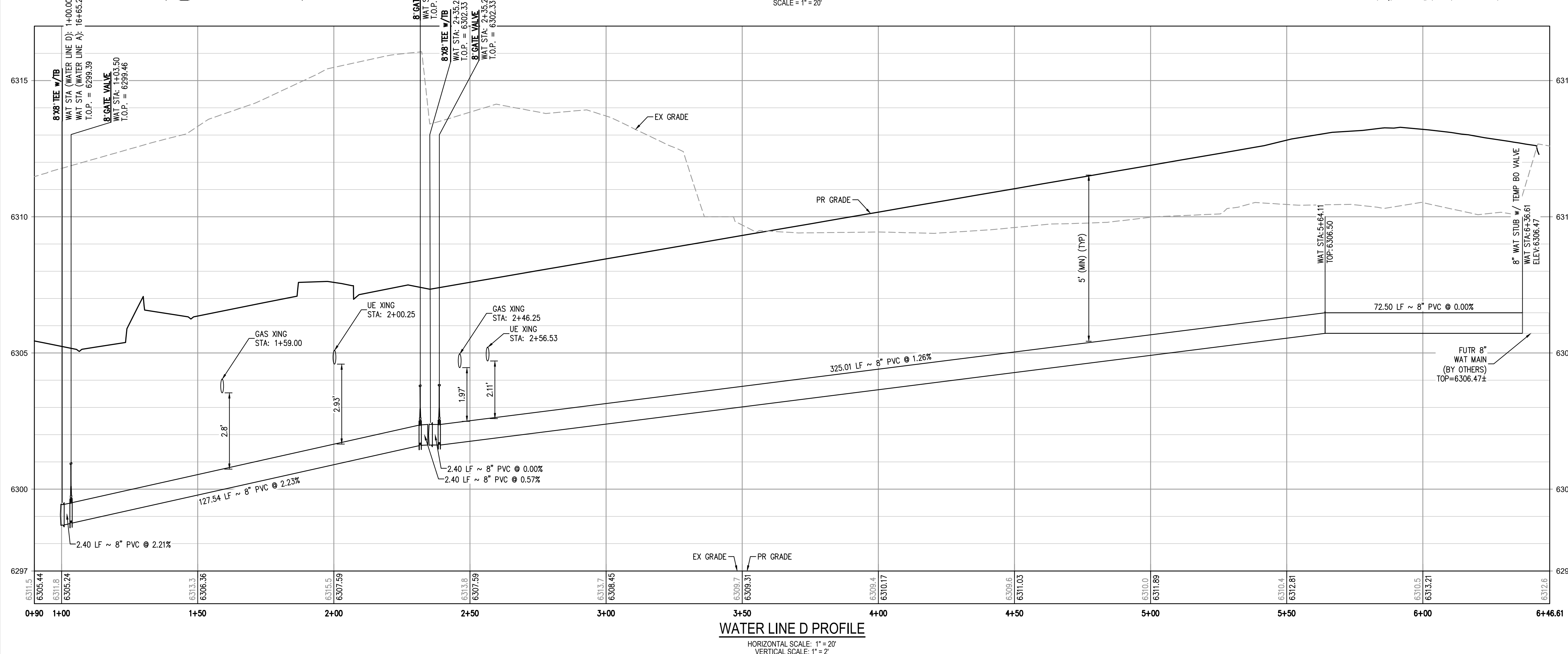
PROJECT #: 200823
SHEET NUMBER
WT8
8 OF 11

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
 - 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.
 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

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

SCALE: 1" = 20'

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

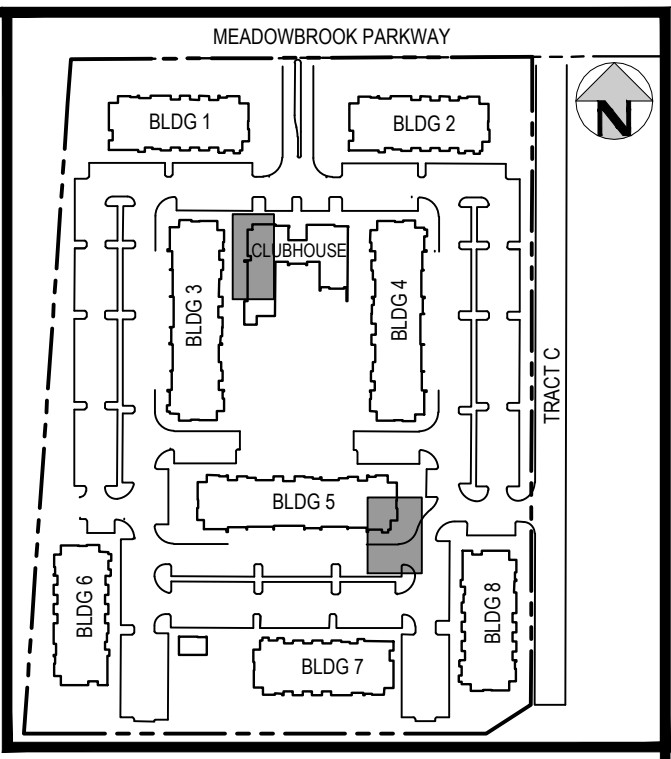
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER PLAN & PROFILE - LINE D

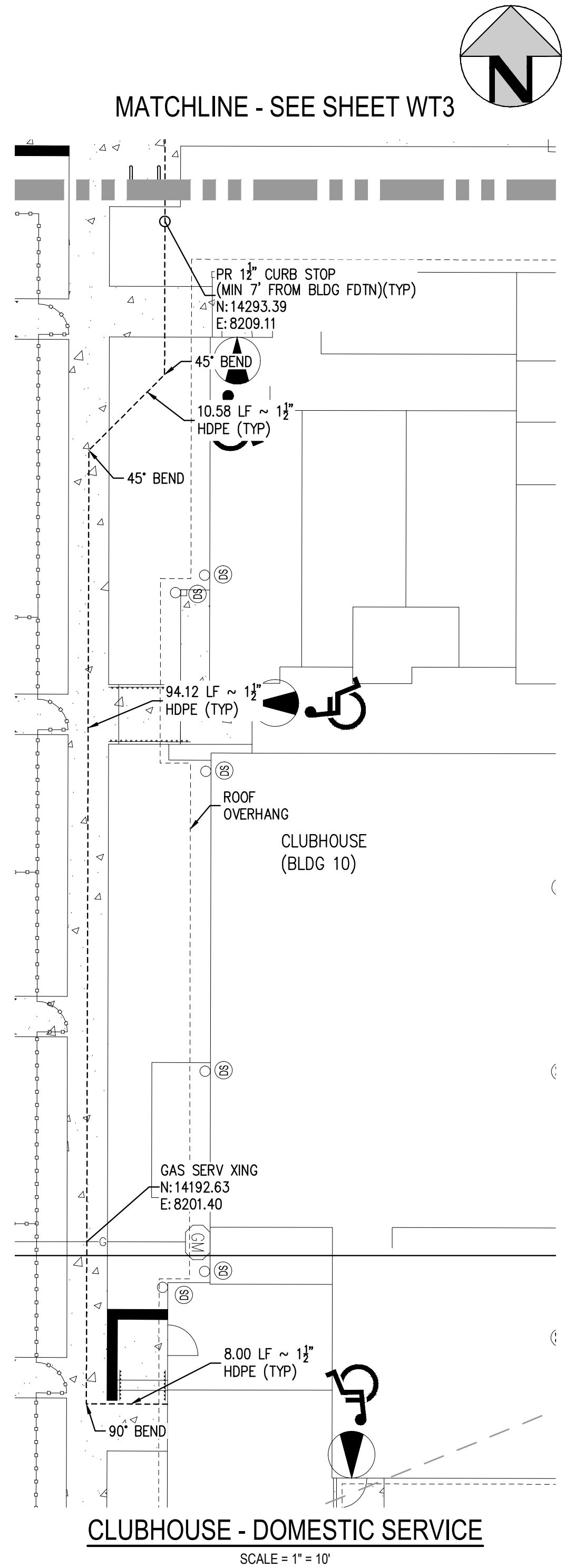
43327
06/13/2022
PROFESSIONAL ENGINEER

PROJECT #: 200823
SHEET NUMBER
WT9
9 OF 11

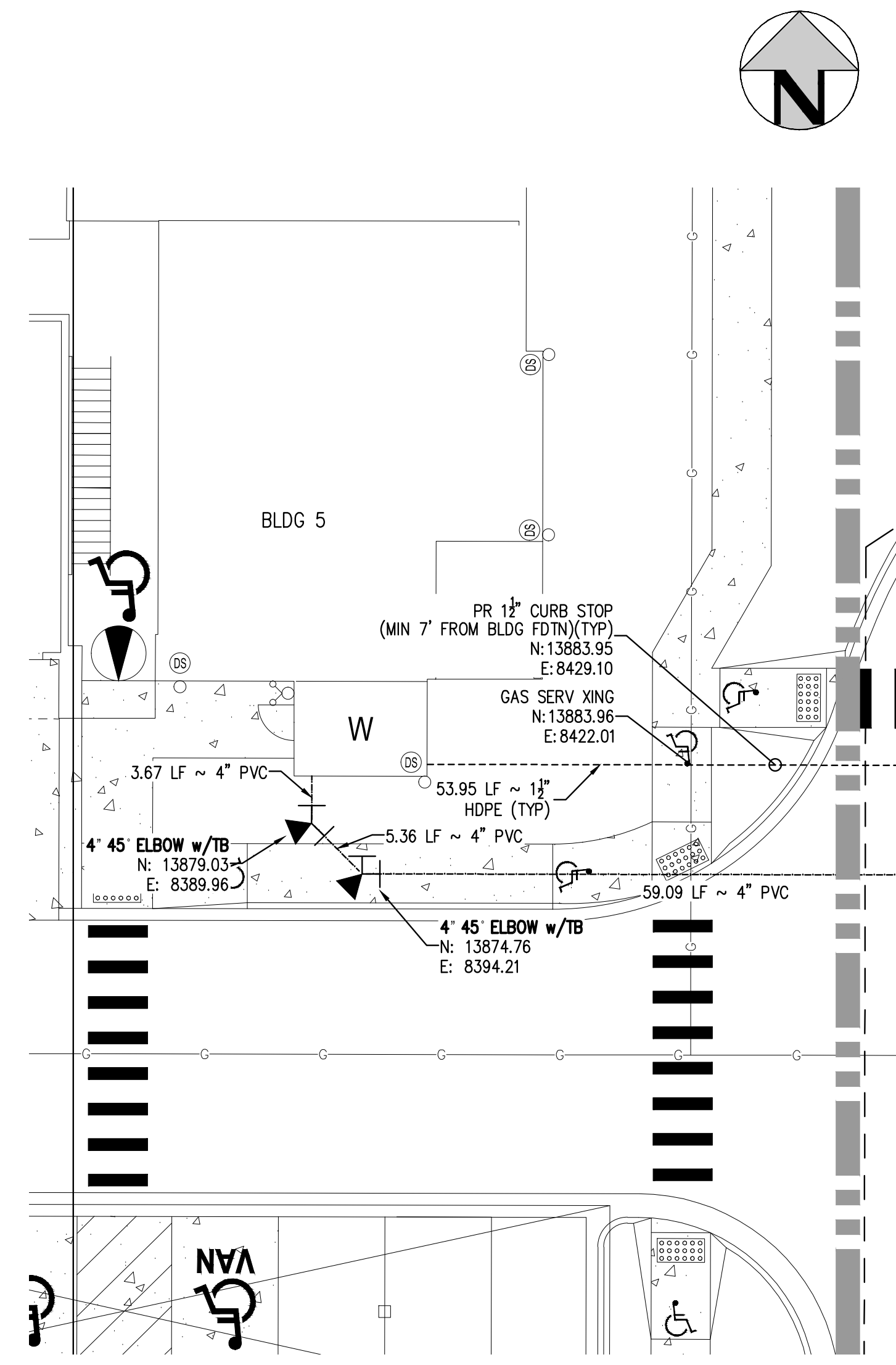
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 250'



CLUBHOUSE - DOMESTIC SERVICE
SCALE = 1" = 10'



BLDG 5 - DOMESTIC AND FIRE SERVICE
SCALE = 1" = 10'

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.
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 AA-1.

FILES: H:\K\200822\ENGINEERING\UTILITIES\WATER\WT - PLAN & PROFILE BLDG LAYOUT LAYOUT (3) 5 LINES 10-25-2021 10:26:17A BY: ETHAN MARKS PLOTTED: FR 06/10/22 10:26:17A



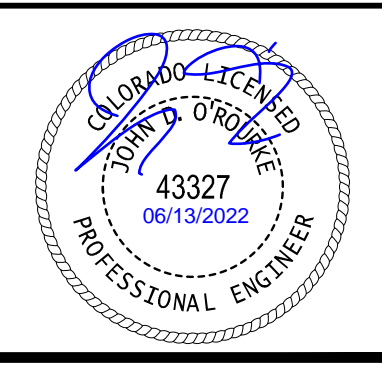
DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

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

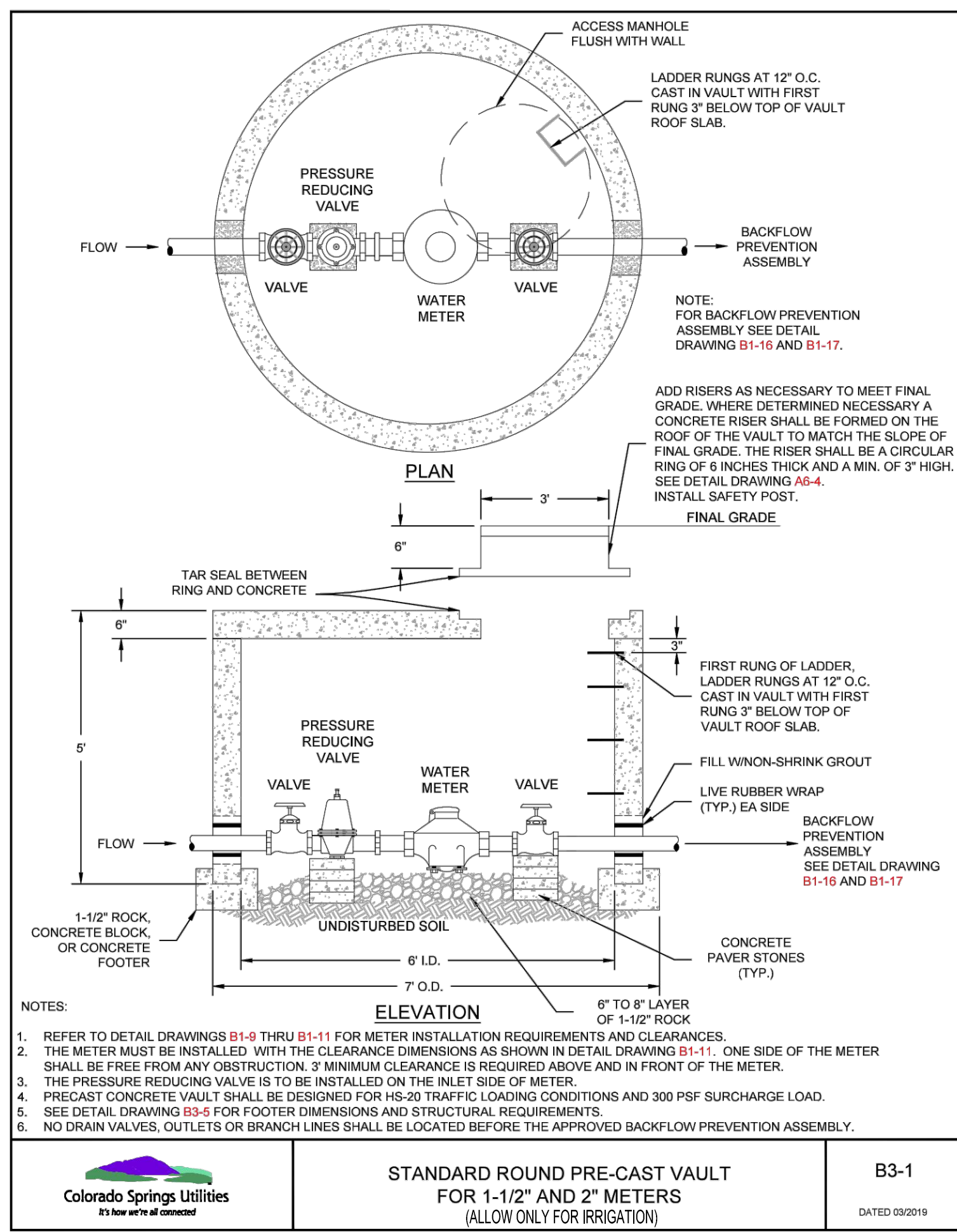
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
WATER SERVICES PLAN



PROJECT #: 200823
SHEET NUMBER
WT10
10 OF 11

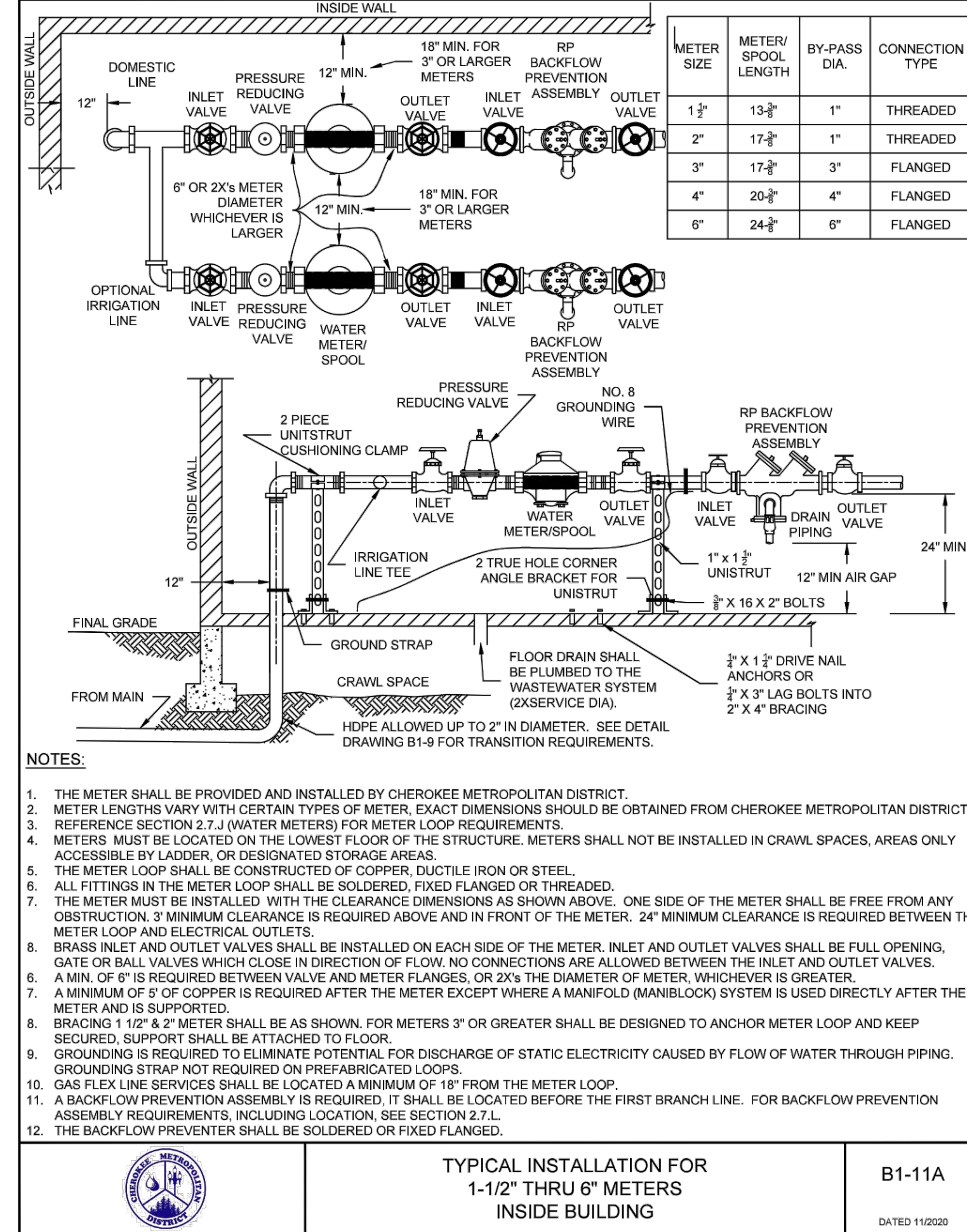
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 PLS: K:\200822\ENGINEERING\UTILITIES\WATERM - PLAN & PROFILE BLDG LAYOUT LAYOUT (4)
 5: 01-13-2022 10:26:22A BY: ETHAN MARKS
 PLOTTED: FR 06/10/22 10:26:22A BY: ETHAN MARKS



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

B3-1

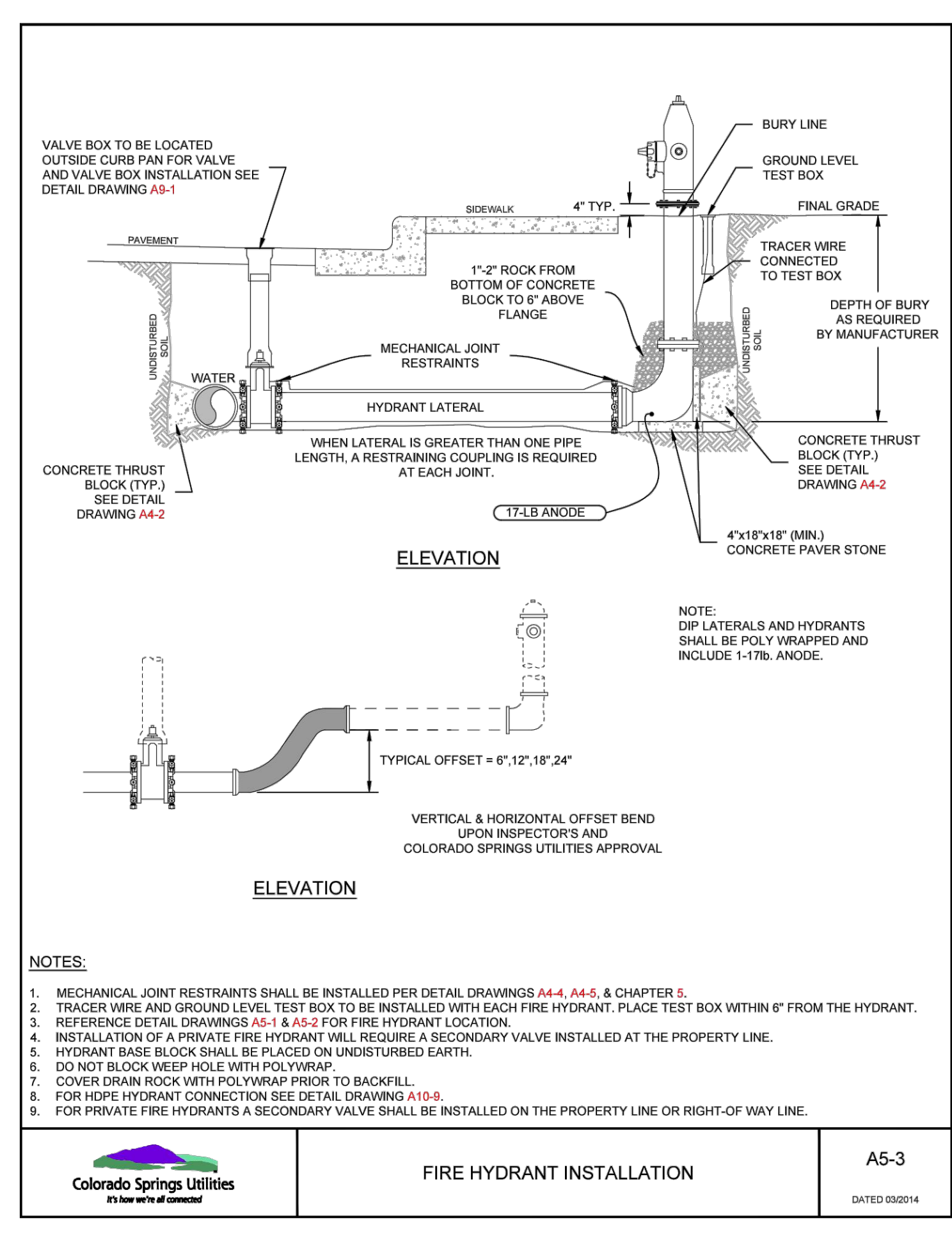
DA TED 09/2019



TYPICAL INSTALLATION FOR 1-1/2" THRU 6" METERS INSIDE BUILDING

B1-11A

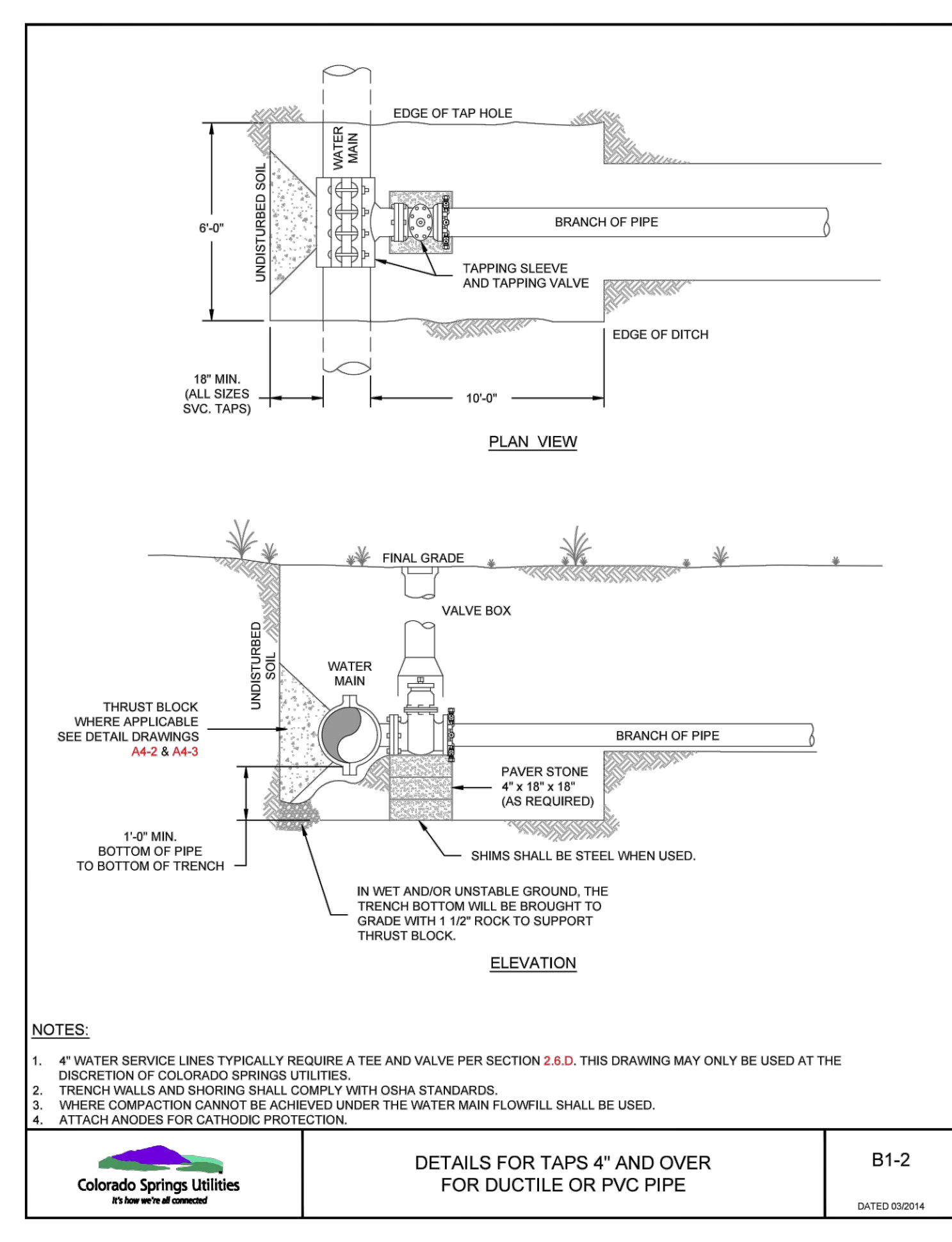
DA TED 11/2020



FIRE HYDRANT INSTALLATION

A5-3

DA TED 09/2014



DETAILS FOR TAPS 4" AND OVER FOR DUCTILE OR PVC PIPE

B1-2

DA TED 09/2014

PER SLIP JOINT OF DIP PIPE

PIPE DATA	MFRS TOTAL DEF'L.	DESIGN DEFLECTION (80% MAX)		APPROX. RADIUS FOR DEFLECTING CURVES WITH HIGH DEF'L COUPLINGS	
		HORZ. DEF'L.	VERT. DEF'L.	20L	18L
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"

PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS

PIPE DATA	MFRS TOTAL DEF'L. W/ COUPL.	DESIGN DEFLECTION (80% MAX)		MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEF'L COUPLINGS
		HORZ. DEF'L.	VERT. DEF'L.	
4"	5'00"	4'00"	6.99%	286"
6"	5'00"	4'00"	6.99%	286"
8"	5'00"	4'00"	6.99%	286"
12"	5'00"	4'00"	6.99%	286"
16"	NO DEFLECTION COUPLINGS FOR 16" OR GREATER			

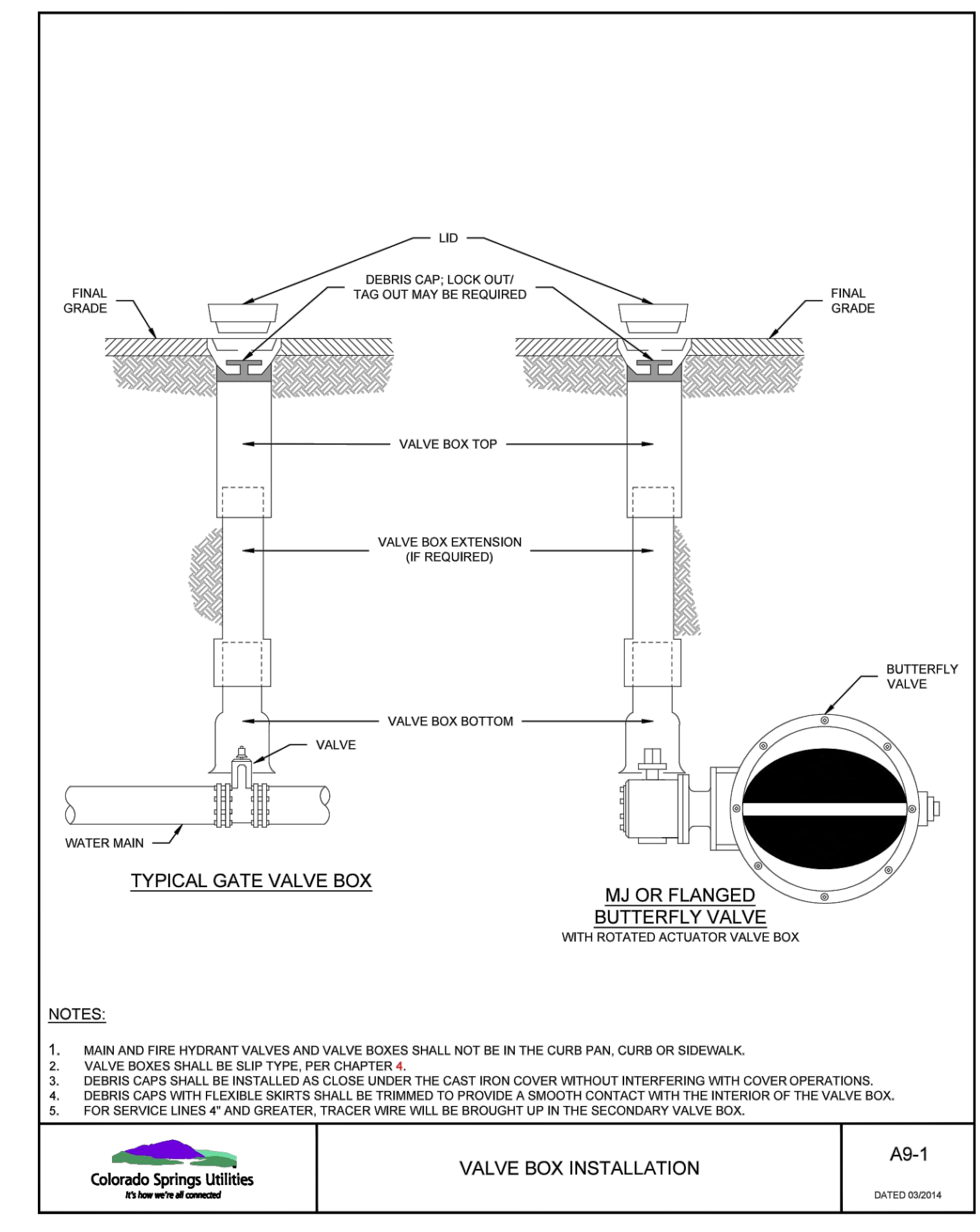
NOTES:

- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR TO AVOID OVER DEFLECTION OF THE PIPE.
- SLIP JOINT PVC PIPE SHALL NOT BE DEFLECTED WITHOUT THE USE OF HIGH DEFLECTION COUPLINGS (HDC).

MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE

A4-1

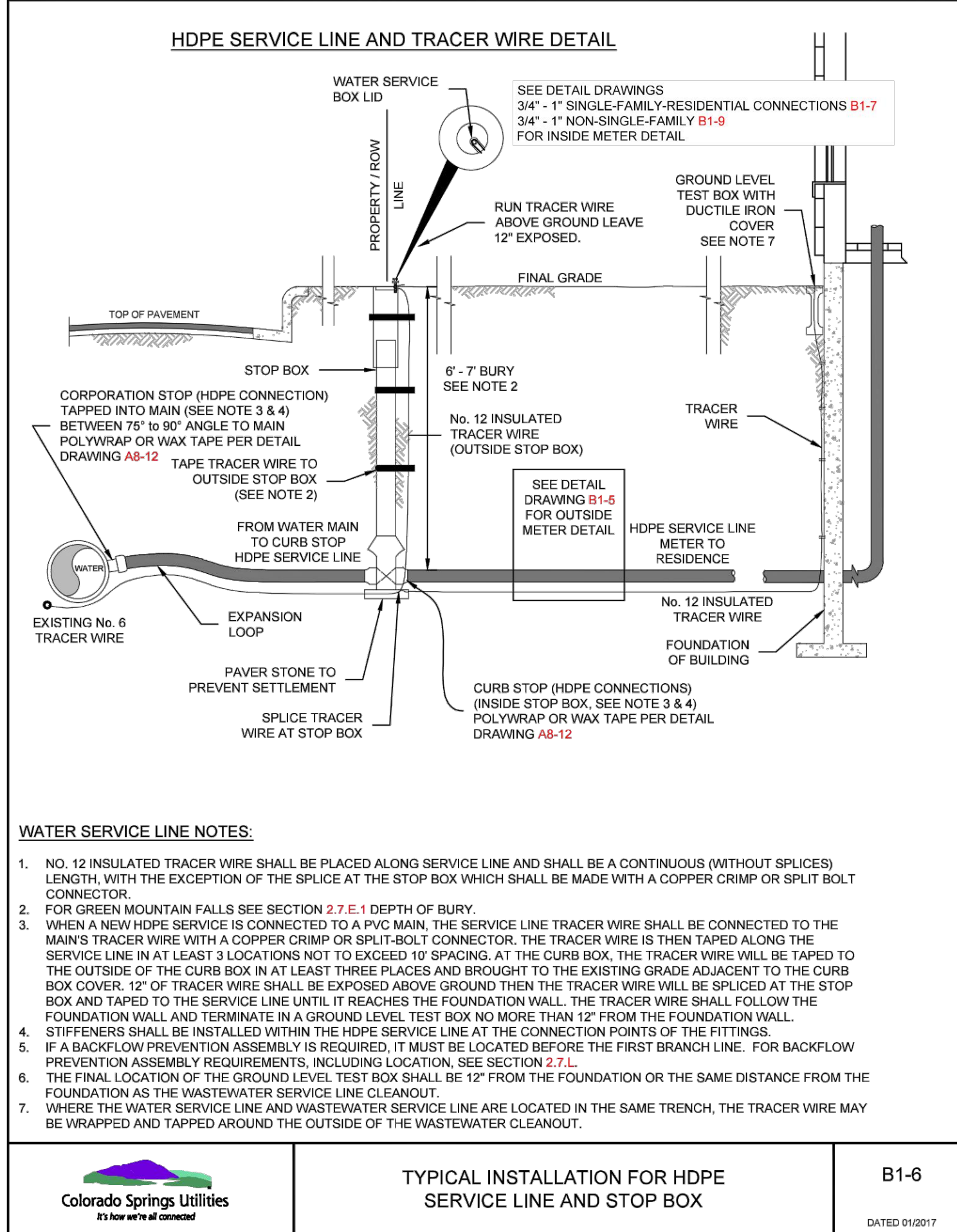
DA TED 03/2014



VALVE BOX INSTALLATION

A9-1

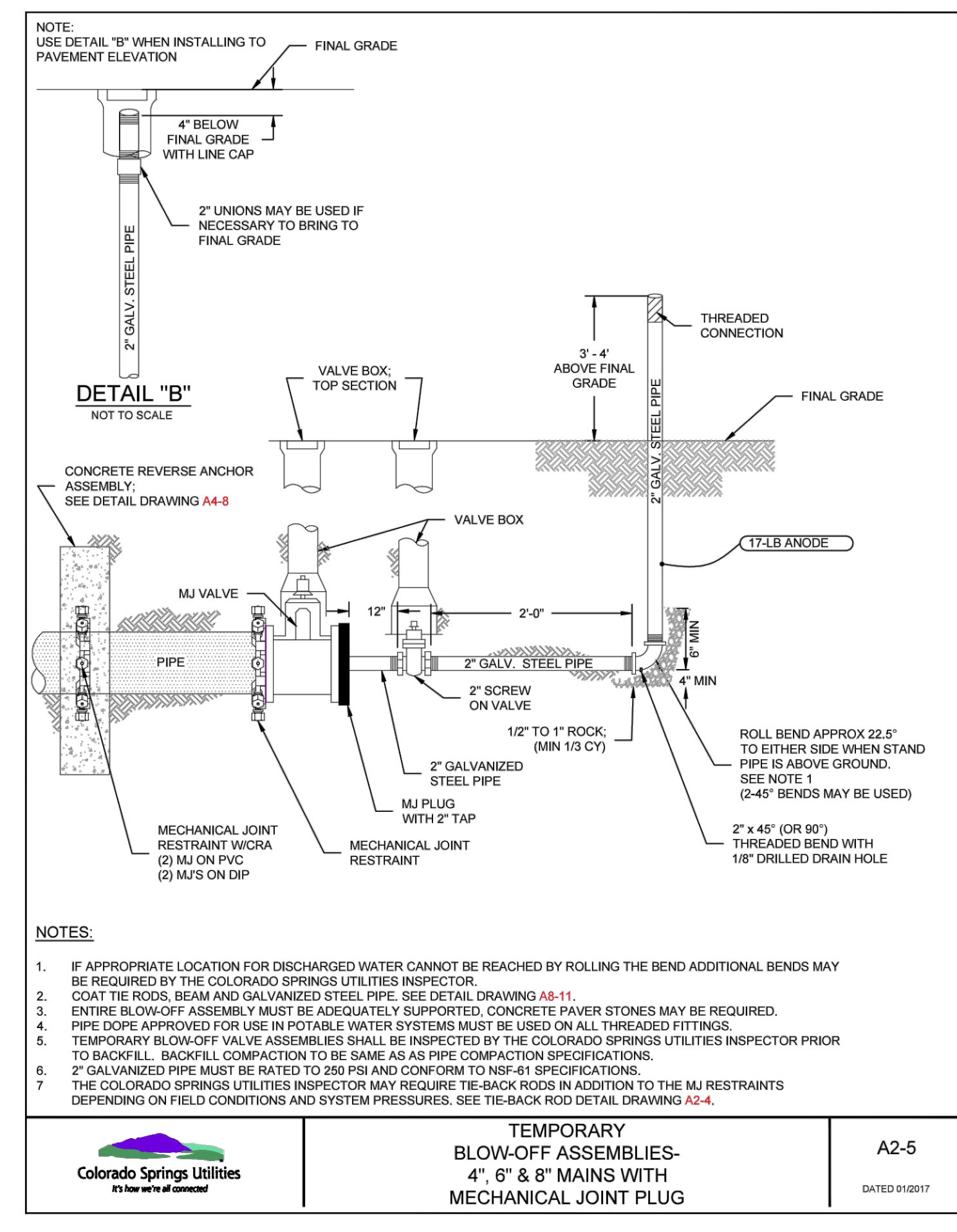
DA TED 03/2014



TYPICAL INSTALLATION FOR HDPE SERVICE LINE AND STOP BOX

B1-6

DA TED 01/2017



TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH MECHANICAL JOINT PLUG

A2-5

DA TED 01/2017



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

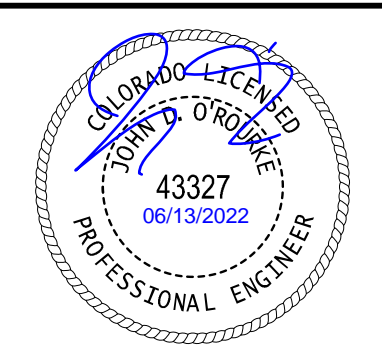
ISSUE DATE: 08-06-2021

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



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS WATER DETAILS



PROJECT #: 200823
 SHEET NUMBER
WT11
 11 OF 11