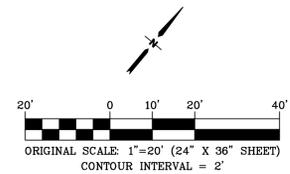
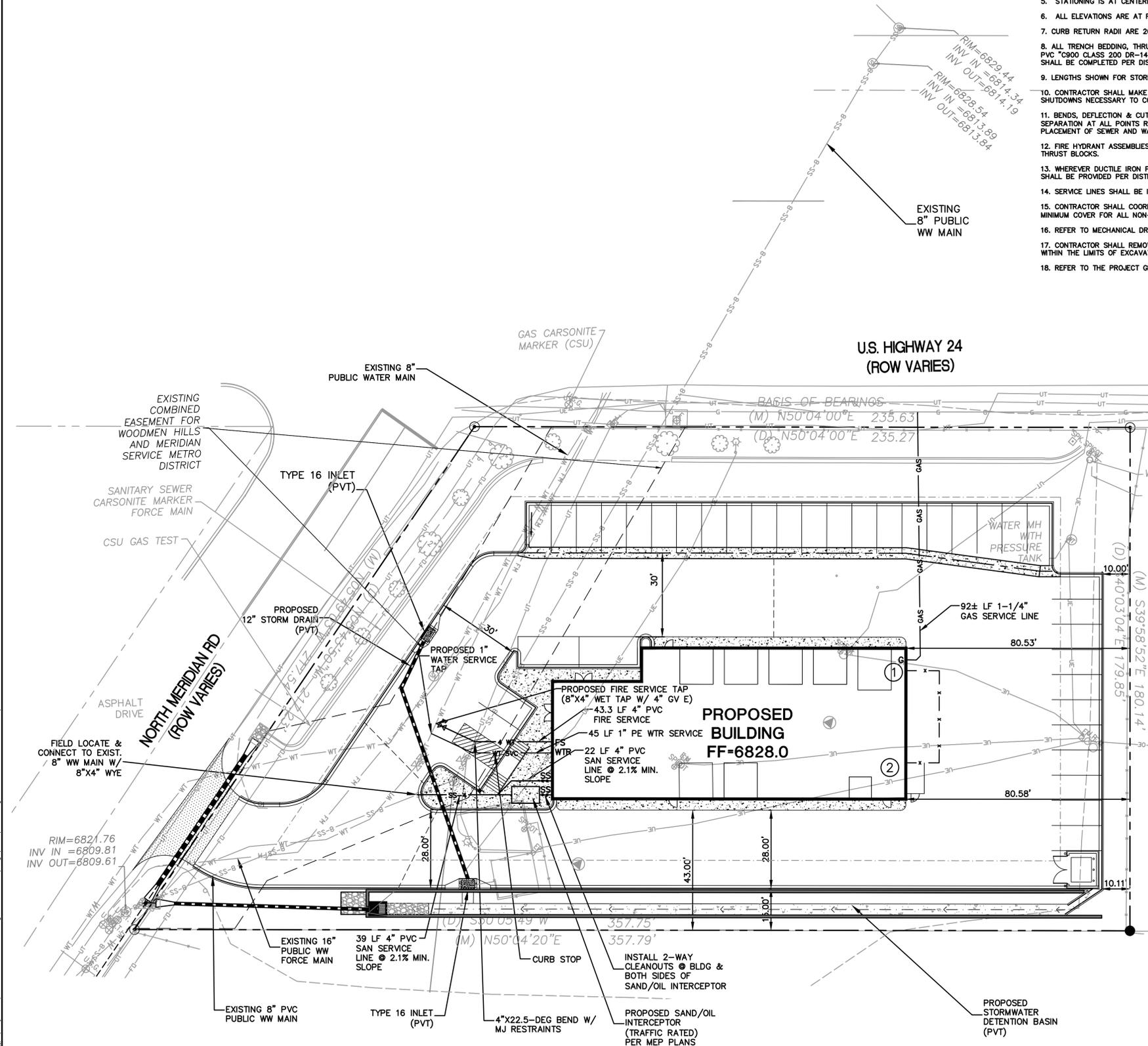


NOTE: CONTRACTOR SHALL POTHOLE TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION & ADJUST UTILITY CONNECTIONS ACCORDINGLY

GENERAL UTILITY NOTES:

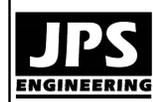
- CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF WOODMEN HILLS METROPOLITAN DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- CURB RETURN RADII ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
- ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER DISTRICT STANDARDS. ALL WATER PIPE SHALL BE PVC "C900 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY THE DISTRICT. DISINFECTION AND TESTING SHALL BE COMPLETED PER DISTRICT SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER DISTRICT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED PER DISTRICT STANDARDS.
- SERVICE LINES SHALL BE INSTALLED PER DISTRICT STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO THE PROJECT GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION SPECIFICATIONS.



- KEYED NOTE:**
- GAS METER; COORDINATE WITH CSU FOR GAS SERVICE CONNECTIONS
 - ELECTRIC METER; COORDINATE WITH MVEA FOR ELECTRIC SERVICE CONNECTIONS

BIG "O" TIRES
 6985 N. MERIDIAN ROAD, PEYTON, CO 80831

SITE UTILITY PLAN



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No.	REVISION	DATE
1	COUNTY SUBMITTAL	1/18/18
2	COUNTY COMMENTS	4/18/18
3	COUNTY COMMENTS	7/10/18

HORZ. SCALE: 1"=20'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: 7/07/17	LAST MODIFIED: 7/10/18
PROJECT NO: 091701	MODIFIED BY: BJJ

SHEET: **U1.1** 2 OF 11

PCD PROJECT NO. SF-18-003

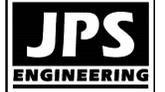
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**WOODMEN HILLS METROPOLITAN DISTRICT
GENERAL NOTES**

General

1. All utility construction to be conducted in conformance with the current Woodmen Hills Metropolitan District (WHMD, the District) specifications.
2. All plans on the job site shall be signed by the District and the District's Engineer. Any revision to the plans shall be so noted with the old drawing marked not valid.
3. All stationing is center line unless otherwise noted. All elevations are center line unless otherwise noted.
4. All materials and workmanship shall be subject to inspection by the District. The District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
5. All water and sewer service locations shall be clearly marked on either the curb head or the face of the curb, with an "S" for sewer and a "W" for water.
6. Ductile iron pipes, including fittings, valves and fire hydrants, shall be wrapped with polyethylene tubing, double bonded at each joint and electrically isolated. Bonding and anode connections shall be thoroughly coated with bituminous coatings.
7. All ductile iron pipe less than 12 inches and fittings shall have cathodic protection using two no. 6 wires with 17 lb. Magnesium anodes every 400 feet and 9 lb. Magnesium anodes at each fitting. All ductile iron pipe 12 inches and greater and fittings shall have cathodic protection using two no. 6 wires with 17 lb. Magnesium anodes every 300 feet and 9 lb. Magnesium anodes at each fitting.
8. All pipe material, backfill and installation shall conform to the applicable specifications of the City of Colorado Springs, Colorado Department of Transportation, El Paso County Department of Transportation, Colorado Springs Utilities and the geotechnical engineer.
9. Compaction tests shall be 95% standard proctor as determined by ASTM D698, unless otherwise approved by the District or higher standard as imposed by another agencies having right-of-way jurisdiction. This shall include all valves, fire hydrant runs, water & sewer service lines and manholes. All reports shall be submitted to the District for review and approval.
10. The location of all existing utilities shown on the drawings are approximate only. The location of all utilities shall be field verified prior to commencing construction activities. The District shall be notified of any deviations to the line and/or grade as depicted on the plans. Contractor shall submit to the District and the engineer of record a report of the field verified information prior to the start of construction.
11. All bends shall be field staked prior to the start of construction.
12. Bends, deflection & cut pipe lengths shall be used to hold horizontal alignment of sewer and water lines to no more than 0.5' from the designed alignment. Construction stakes to be at 25' intervals along curves to assure location of pipe line construction.
13. At all locations where cap and stub is noted on drawings, provide a plug at the end of the pipe joint nearest the specified station. Provide a reverse anchor at all water line plugs.
14. All unused salvaged water utility material shall be returned to the Metropolitan District as requested.
15. At the contractor's expense, all utility mains shall be supported and protected such that they shall function continuously during construction operations. Should a utility main fail as a result of the contractor's operation, it shall be replaced immediately by the contractor or by the District at full cost of labor and materials to the contractor/developer.
16. Pumping or bypass operations shall be reviewed and approved by both the District and the District engineer prior to execution.
17. The contractor shall replace or repair damage to all surface improvements, including but not limited to fences, landscaping, curb and gutter and/or asphalt that may be caused during construction.
18. All contractors working on or near a water or sewer facility (to include service lines) shall have liability insurance naming the District as an additional insured and shall provide a current copy of workers compensation insurance on file with the District. No work can proceed without current certificates on file at the District's office.
19. The contractor shall notify the District and all affected utility companies adjacent to the proposed utility construction a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A weekly construction meeting shall be required with the contractor, District engineer and all other parties as deemed necessary by the District.
20. Commencement of construction of water/sewer systems within Metropolitan District:
 - a) Prior to the start of construction, a pre-construction meeting is required a minimum of 48 hours in advance of commencement of work. A representative of the owner or developer, a representative of the contractor and design engineer are required to attend. Contact the District to schedule the pre-construction meeting. No pre-construction meeting can be scheduled prior to four (4) signed/approved plan sets are received by the District.
 - b) The contractor is required to notify the District a minimum of 48 hours and a maximum of 2 weeks prior to the start of construction. The contractor shall also notify affected utility companies at least 48 hours prior to the start of construction adjacent to the known utility lines.
21. Testing of facilities:
 - a) The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to the start of any testing.
 - b) All sections of water line are to meet the following pressure testing requirements
 - Test 100 % of all lines
 - Must pass pressure test to 200 PSI for two hours (unless otherwise approved on the plans).
 - c) All sanitary sewer facilities are to meet the following testing requirements
 - All lines shall be jet cleaned prior to vacuum or pressure testing
 - All manholes shall be vacuum tested with District staff present prior to CCTV inspection.
 - Sewer mains to be pressure test prior to CCTV inspection
 - All lines shall be CCTV inspected and video shall to be submitted to the District for review and approval.

22. Preliminary acceptance shall be defined as the point in time that the District accepts the facility for use. All surface improvements and restoration shall be completed within 30 days of commencement. Should the contractor fail to complete all surface improvements and restoration within 30 days of commencement of service, the District, at their discretion, may elect to complete the improvements at the contractors cost.
 23. Final acceptance by the District of any line or system shall not occur until completion of final asphalt layers and/or final completion and/or restoration of all surface improvements. The warranty period for all facilities prior to final acceptance shall be 24 months commencing after preliminary acceptance.
 24. Acceptance:
 - a) The District may give preliminary acceptance once all of the tests on all the lines have been completed and a walk-thru has occurred.
 - b) A second acceptance may occur once first lift of asphalt goes down and a second walk-thru of the system occurs. If all facilities are clean and accessible, a final acceptance may occur (the District may require cleaning and re-video of the system, depending on the severity of the contamination).
 25. All water and sewer mains, including service lines, shall have "as-built" drawings prepared and approved prior to preliminary acceptance by the District.
 26. All commercial/business developments shall have an eight inch (min.) water main looped through the proposed property with gate valves located where the main enters the property line. An eight inch sewer main shall be installed for service to commercial/business developments, and a manhole shall be located where the main enters the property. The end of the mains shall be marked with the appropriate colored carsonite marker along with tracer wire.
 27. After review and approval of plans for the extension of lines, facilities and/or services, construction must be commenced within 18 months for residential subdivisions and 12 months for any commercial installations.
 28. Inspection Fees: Call the District (719-495-2500) for fee schedule.
- Water System Installation Notes
29. All water and force main pipe shall be AWWA C900 PVC, or equal, pressure class 200. All water and force main fittings shall have mechanical restraints and thrust blocks. All water and force main pipe shall have a minimum cover depth of five and one-half (5.5) feet.
 30. All water valves associated with the potable water system shall be open clockwise. All valves installed in landscaped areas and/or not within paved streets shall be marked with carsonite markers. All valves associated with the raw water system shall be open counterclockwise and marked with carsonite markers as applicable.
 31. The developer or his engineer shall locate all fire hydrants and service stub outs for future development. Any required realignment, (horizontal or vertical), shall be at the expense of the developer. Fire hydrant location shall be reviewed and approved by the applicable Fire Authority.
 32. Fire hydrants shall be open right with 7/8" x 7/8" square tapered along with service caps. Lubrication type: (Grease). Acceptable brands are American AVK Series 2700 (Modern) and Mueller Super Centurion 250.
 33. All main lines (PVC & ductile iron) shall be installed with coated #12 tracer wire with test stations at intervals no greater than 500 ft (valve boxes can be used at intersections and service stubs).
 34. Contractor shall make connections to existing water line without shutdown, or else notify the District of any service shutdowns necessary to connect to existing lines.
 35. Irrigation services shall have a stop and waste curb stop valve installed along with tracer wire extending back to the main line.
 36. Commencement of use of water lines and/or systems:
 - a) No water facility shall be placed in service until after the completion of all pressure testing, flushing, Bac-T testing, compaction testing, and as-built drawings are submitted and approved by the District.
 - b) No water facility shall be placed in service until all service lines are completed and the first lift of asphalt is completed over the line. In the case where no asphalt is to be placed over the line, surface improvements shall be completed prior to use of the facility.
 - c) All easements (platted or deeded) are dedicated, executed by the District, and recorded.
- Wastewater System Installation Notes
37. Sanitary sewer lengths are MH center-MH center. All sanitary sewer pipes shall be SDR 35 PVC or equal. Sewer lines may not exceed 7% grade for any size without prior approval of the District. All newly constructed residential sanitary sewer taps shall use pre-manufactured in-line PVC push-on wyes. Tapping saddles may only be used for tapping pre-existing mains.
 38. All sanitary sewer manholes shall be wrapped with RU116 - RUBR-NEK joint wrap or equivalent and coated.
 39. Commencement of use of sewer lines and/or systems:
 - a) No sanitary sewer facility shall be placed in service until the completion of all jet cleaning, pressure testing, vacuum testing, CCTV inspection, compaction testing, and as-built drawings are submitted and approved by the District.
 - b) No sanitary sewer facility shall be placed in service until all service lines are completed and the first lift of asphalt is completed over the line. In the case where no asphalt is to be placed over the line, any required surface improvements shall be completed prior to use of the facility.
 - c) All necessary easements (platted or deeded) are dedicated, executed by the District, and recorded.
 - d) Downstream plug can be removed once first lift of asphalt is down and the above requirements are met.



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**UTILITY
GENERAL NOTES**

HORIZ. SCALE: 1"=20'	DRAWN: MSP
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SHEET: **U2** 3 OF 11