JOHNSON DEVELOPMENT ASSOCIATES

CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY SERVICE PLAN

PROJECT CONTACTS

UTILITY CONTACTS

CHEROKEE METROPOLITAN DISTRIC

6250 PALMER PARK BLVD.

TELE: (719) 597-5080

MOUNTAIN VIEW ELECTRIC

11140 E WOODMEN RD

TELE: (719) 495-2283

NATURAL GAS

TELE: (719) 668-5573

EMAIL: ACASSIO@CSU.ORG

1835 TUSKEGEE PL

TELE: (719) 591-0960

EMAIL: JMCLEOD@CIMARRON

COLORADO SPRINGS, CO 80915

COLORADO SPRINGS UTILITIES (CSU)

COLORADO SPRINGS, CO 80947-2150

CIMARRON HILLS FIRE PROTECTION DISTRICT

7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150

PLAN INFORMATION BLOCK

LIST OF ABBREVIATIONS

PC - POINT OF CURVATURE/PORTLAND CEMENT

Δ - DEFLECTION ANGLE

CB - CHORD BEARING

C — CHORD LENGTH

N - NORTH/NORTHING

E - EAST/EASTING

WWF - WELDED WIRE FABRIC

RFC - RFCFPTION NUMBER ø. DIA – DIAMETER

PT - POINT OF TANGENCY

MAX — MAXIMUM

FDC - FIRE DEPARTMENT CONNECTION

HDPE - HIGH DENSITY POLYETHYLENE

L – LENGTH

R - RADIUS

W - WEST

S - SOUTH

DFT - DFTAIL

W∕ – WITH

DR - DRIVE

EX – EXISTING

VERT - VERTICAL

OC - ON CENTER

FIMS MAP NUMBER. .

TAX SCHEDULE NO.

DEVELOPMENT PLAN NUMBER.

FALCON, CO 80831

CATHY HANSEN-LEE EMAIL: CATHY.H@MVEA.COOP

ATTN: KEVIN BROWN

ELECTRIC

COLORADO SPRINGS, CO 80915

WATER & WASTEWATER

EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

PROPERTY OWNER

5532 SADDLE ROCK TRAIL COLORADO SPRINGS, CO 80918 ATTN: TONY COLON EMAIL: TONYC@COLONFAM.COM

APPLICANT

JOHNSON DEVELOPMENT ASSOCIATES, INC. 100 DUNBAR STREET, SUITE 400 SPARTANBURG, SC 29306 TELE: (864) 529-1297

ATTN: BRIAN KEARNEY EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305

COLORADO SPRINGS, CO 80920

TELE: (719) 900-7220 ATTN: BRADY SHYROCK, P.E. EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC 555 E. PIKES PEAK AVE, SUITE 107 COLORADO SPRINGS, CO 80903 TELE: (303) 634-1999 ATTN: KENNETH L. MEYERS, PE

5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E.

TRAFFIC ENGINEER

EMAIL: BRIANHORAN@GALLOWAYUS.COM SURVEYOR

ATTN: BRIAN DENNIS

GALLOWAY & CO., INC.

GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337-1262

EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY SERVICE PLAN NOTES:

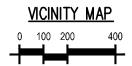
THE CONTRACTOR SHALL NOTIFY CHEROKEE METROPOLITAN DISTRICT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

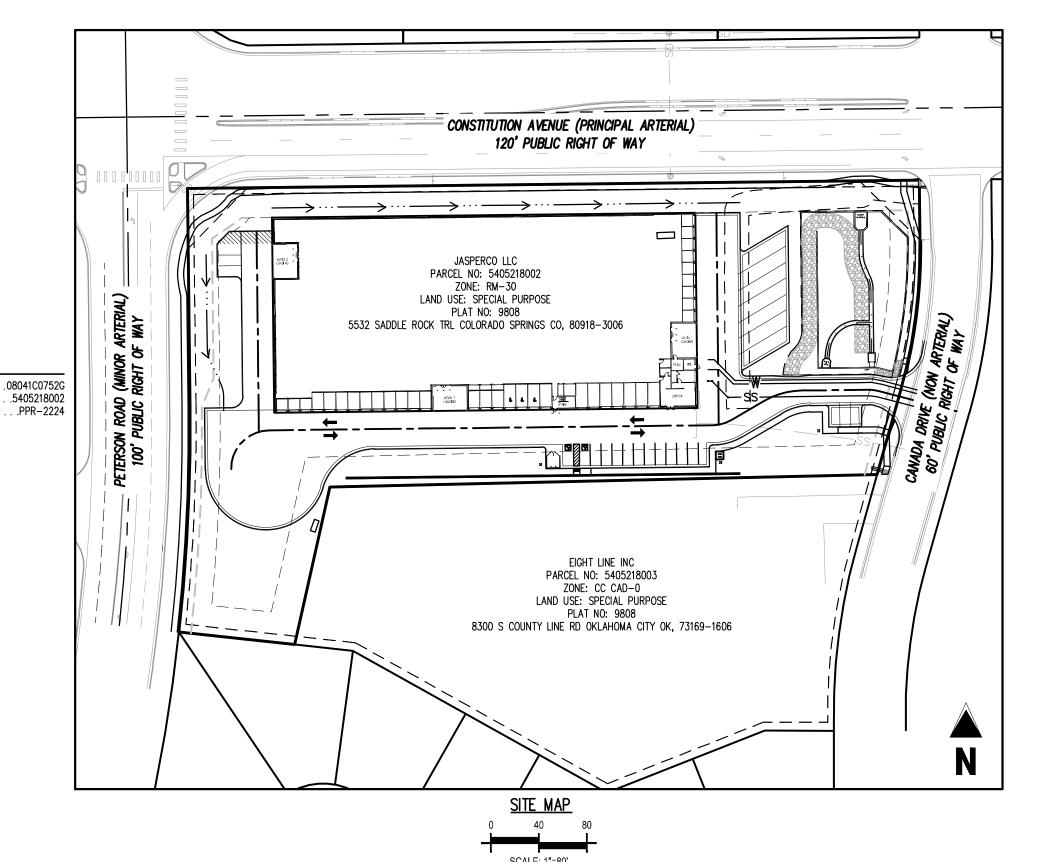
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS) AND CHEROKEE METROPOLITAN DISTRICT INFRASTRUCTURE CONSTRUCTION STANDARDS.
- 2. CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE
- 4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND THE INFRASTRUCTURE CONSTRUCTION STANDARDS.
- 5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND THE
- 6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICE SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND SECTION 5.18 OF THE WATER LESS.

- 1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12" STEEL OR WOODEN POST.
- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
- 3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-SECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF CHEROKEE METROPOLITAN DISTRICT PERSONNEL.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METROPOLITAN
- 6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 5 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.







THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89'20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS

SHEET INDEX

COVER SHEET

UTILITY SERVICE PLAN

DESCRIPTION

U0.0

NUMBER

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.6

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.

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF

COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILING NO

CAUTION - NOTICE TO CONTRACTOR 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S

RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

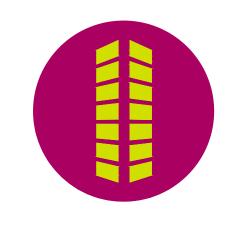
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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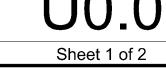
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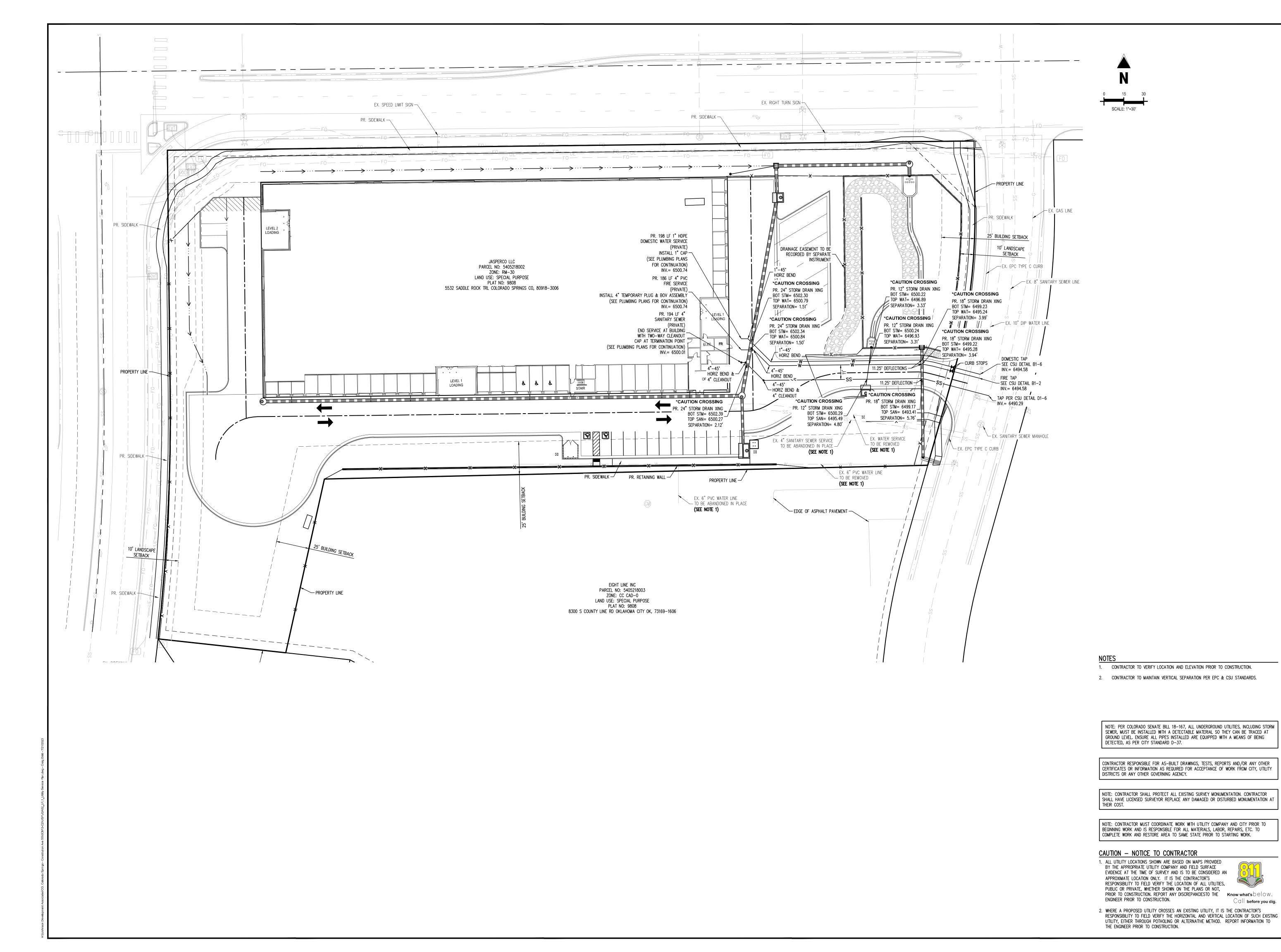


DRIVI EVEL

Date Issue / Description

COVER SHEET



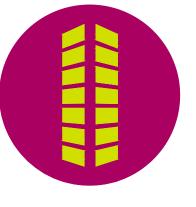


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2460 CANADA DRIVE. STORAGINDUSTRIAL DEVELOPMENT UTILITY PLAN FOR JOHNSON DEVELOPMEN

Date Issue / Description

UTILITY SERVICE PLAN

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Sheet U1.1 of 2