

# SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.  
EL PASO COUNTY, COLORADO  
SANITARY AND WATER SERVICE PLANS



VICINITY MAP  
1" = 500'

| SHEET INDEX |                             |
|-------------|-----------------------------|
| SHEET NO.   | SHEET TITLE                 |
| C600        | UTILITY PLAN COVER SHEET    |
| C601        | UTILITY PLAN NOTES          |
| C602        | SANITARY SEWER SERVICE PLAN |
| C603        | WATER SERVICE PLAN          |
| C604        | STANDARD DETAILS            |

### CONTACTS

**OWNER:**  
CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
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CONTACT: DANE OLMSTEAD

**SURVEYOR:**  
JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE STE 235  
COLORADO SPRINGS, CO 80919  
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CONTACT: DANIEL CLARK, P.E.

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES  
2 N. NEVADA AVENUE SUITE 300  
COLORADO SPRINGS, CO 80903  
CONTACT: ERIC GUNDERSON  
PHONE: (719) 453-0182

**EL PASO COUNTY:**  
PCD DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-6300

### DEVELOPER'S SIGNATURE BLOCK

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.

\_\_\_\_\_  
DANE OLMSTEAD DATE

### ENGINEER'S SIGNATURE BLOCK

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 THE 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 THE DETAILED PLANS AND SPECIFICATIONS

\_\_\_\_\_  
ERIC GUNDERSON, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

### EL PASO COUNTY REVIEW STATEMENT

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.

\_\_\_\_\_  
JOSHUA PALMER, P.E. DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

**CHEROKEE METROPOLITAN DISTRICT**

**WASTEWATER PLAN APPROVAL**

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CHEROKEE METROPOLITAN DISTRICT**

**WATER PLAN APPROVAL**

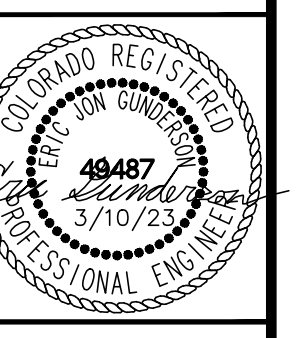
THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



DESIGNED BY: MVZ  
DRAWN BY: MVZ  
CHECKED BY: EJJ  
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2  
SANITARY AND WATER SERVICE PLANS  
UTILITY PLAN COVER SHEET



PROJECT NO.  
096668009  
SHEET  
C-600

| NO. | REVISION       | DATE         | BY  |
|-----|----------------|--------------|-----|
| 1   |                |              |     |
| 2   |                |              |     |
|     | RESUBMITTAL #1 | MVZ/12/20/22 | EJG |
|     | RESUBMITTAL #2 | JM/03/10/23  | EJG |



**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:**

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

1. THE CHEROKEE METRO DISTRICT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. APPROVAL OF THESE PLANS BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. IN THE EVENT THAT PROPOSED EROSION CONTROL IS INSUFFICIENT, CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROLS AT OWNER'S EXPENSE.
7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. UTILITIES NOT OF RECORD OR NOT SHOWN ON PLANS SHALL BE CONSIDERED UNFORESEEN CONDITIONS AND DAMAGES THERETO SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE.
11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
19. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
32. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ONSITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

**WASTEWATER PROJECT SPECIFIC NOTES**

- | APPLICABLE                             | NON-APPLICABLE                      |   |
|--|-------------------------------------|---|
| 1. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.  |
| 2. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICTS AND COMPLY WITH ALL THE REQUIREMENTS THEREIN. REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). |
| 3. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: <ul style="list-style-type: none"> <li>• PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL.</li> <li>• REMOVE AND DISPOSE OF THE CONE SECTION.</li> <li>• REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT.</li> <li>• FILL THE MANHOLE WITH APPROVED MATERIAL.</li> </ul>   |
| 4. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE. CONTRACTOR SHALL: <ul style="list-style-type: none"> <li>REMOVE IT</li> <li>GROUT IT FULL</li> </ul>   |
| 5. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: <ul style="list-style-type: none"> <li>REMOVE IT</li> <li>GROUT IT FULL</li> </ul>  |
| 6. <input checked="" type="checkbox"/> | <input type="checkbox"/>            | PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.  |
| 7. <input checked="" type="checkbox"/> | <input type="checkbox"/>            | THIS PROJECT IS UTILIZING EXISTING STUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB, CONNECTION, TRANSITION AND SUBSEQUENT EXTENSION MEETS ALL CURRENT WASTEWATER STANDARDS.   |
| 8. <input checked="" type="checkbox"/> | <input type="checkbox"/>            | CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB WILL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.  |
| 9. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.   |

**WASTEWATER PLAN NOTES**

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

**GENERAL:**

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WASTEWATER LINE EXTENSION AND SERVICE STANDARDS* (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT EXCEPTIONS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT 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.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. 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 METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. 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.
9. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL*.
11. ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WIDE ELASTOMERIC JOINT WRAP.
12. INTERIOR LINING TO CONFORM WITH CSU STANDARD 4.5A
13. MAINS AND LATERALS TO BE CSU STANDARD AS LISTED IN TABLE 2.6.B.3

**WATER PROJECT SPECIFIC NOTES**

- | APPLICABLE                             | NOT-APPLICABLE                      |  |
|--|-------------------------------------|--|
| 1. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.                        |
| 2. <input checked="" type="checkbox"/> | <input type="checkbox"/>            | A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS. |
| 3. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | A WATER STUB-OUT(S) IS/ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.   |
| 4. <input checked="" type="checkbox"/> | <input type="checkbox"/>            | A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT  |

**WATER PLAN NOTES**

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

**GENERAL:**

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)* AND CHEROKEE METRO DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO 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 ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. 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 AND CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
9. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
11. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
12. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
13. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL AND CHEROKEE STANDARDS*.
14. ALL ISOLATION VALVES TO OPEN COUNTERCLOCKWISE.

| COLORADO SPRINGS REVIEW   |             |
|---|-------------|
| STREET DESIGN FOR CITY ENGINEERING:   |             |
| UTILITY GRADE REVIEW: _____   | DATE: _____ |
| CURB & GUTTER REVIEW: _____   | DATE: _____ |
| FINAL REVIEW: _____   | DATE: _____ |
| DRAINAGE DESIGN: _____  | DATE: _____ |
| THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED. |             |



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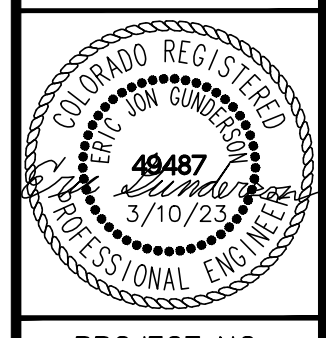
|     |                 |
|-----|-----------------|
|     | JUN03/10/23 EUG |
| 2   | RESUBMITTAL #2  |
| 1   | RESUBMITTAL #1  |
| NO. | BY DATE APPR    |

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

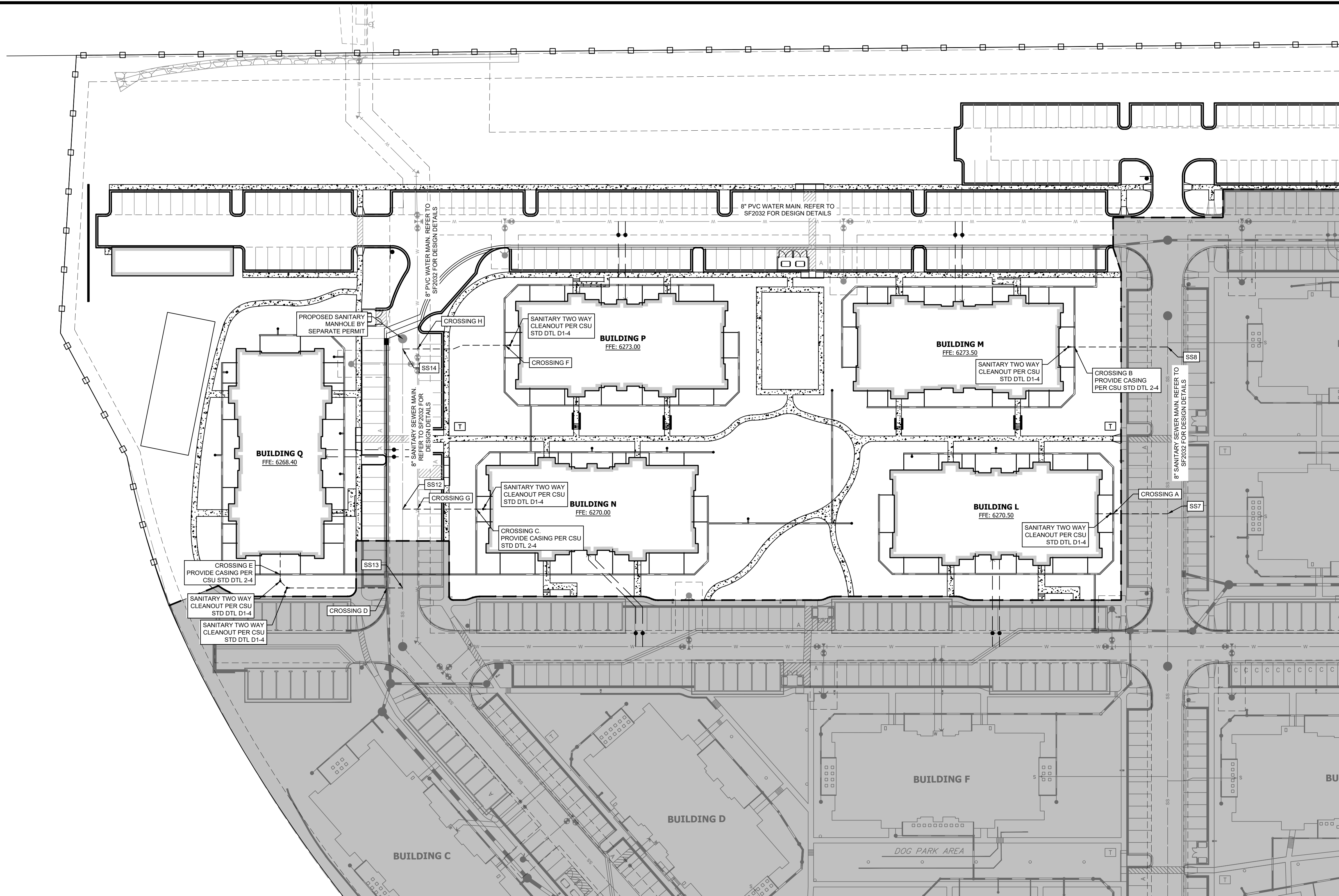
DESIGNED BY: MVZ  
DRAWN BY: MVZ  
CHECKED BY: EJG  
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2  
SANITARY AND WATER SERVICE PLANS  
UTILITY GENERAL NOTES



PROJECT NO. 096668009  
SHEET C-602

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**LEGEND**

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

- GENERAL NOTES**
- SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS OF THE WATER AND SANITARY SEWER MAINS.
  - SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

- SANITARY SEWER NOTES**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
  - ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
  - ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
  - CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
  - SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3

**CAUTION NOTE (SERVICE LINES):**  
 CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

**SANITARY SERVICE DESIGN TABLE**

| SERVICE LINE | START INVERT | GRADE ELEV ABOVE START INVERT | BUILDING INVERT | INVERT DEPTH BELOW FFE | LENGTH | SLOPE  | PIPE MATERIAL & SIZE |
|--------------|--------------|-------------------------------|-----------------|------------------------|--------|--------|----------------------|
| SS7          | 6254.86      | EX 6266.99                    | 6260.20         | 10'-4"                 | 54 LF  | 10.00% | 6" SDR-26            |
| SS8          | 6258.11      | EX 6268.46                    | 6269.33         | 4'-2"                  | 82 LF  | 13.75% | 6" SDR-26            |
| SS12         | 6256.43      | 6266.21                       | 6266.33         | 4'-2"                  | 67 LF  | 14.85% | 6" SDR-26            |
| SS13         | 6255.83      | 6266.28                       | 6264.23         | 4'-2"                  | 87 LF  | 7.37%  | 6" SDR-26            |
| SS14         | 6257.646     | 6267.83                       | 6269.83         | 4'-2"                  | 87 LF  | 13.99% | 6" SDR-26            |

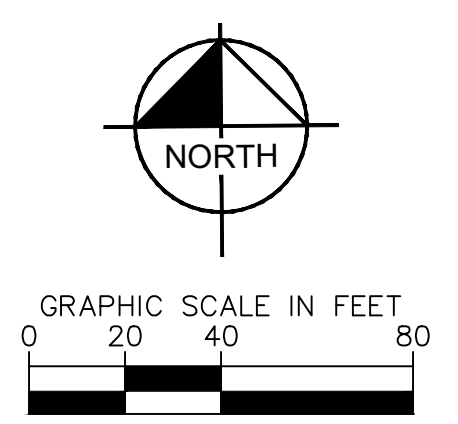
**STORM AND SANITARY CROSSINGS**

| CROSSING | SERVICE | STORM STATIONING | STORM INVERT | SANITARY INVERT | PIPE SEPARATION |         |
|----------|---------|------------------|--------------|-----------------|-----------------|---------|
| A        | SS7     | ST-E             | 1+93.37      | 6262.81         | 6258.90         | 3.39'   |
| B        | SS8     | ST-D1            | 1+44.70      | 6266.06         | 6267.60         | 0.48' * |
| C        | SS12    | ST-A1            | 1+53.97      | 6261.40         | 6263.02         | 0.55' * |
| D        | SS13    | ST-F             | 0+89.99      | 6260.18         | 6256.69         | 2.77'   |
| E        | SS13    | ST-A             | 1+78.79      | 6261.10         | 6263.04         | 0.88' * |
| F        | SS14    | ST-C1            | 1+57.91      | 6264.32         | 6268.23         | 2.85'   |

**WATER AND SANITARY CROSSINGS**

| CROSSING | SERVICE | WATER INVERT  | SANITARY INVERT | PIPE SEPARATION |
|----------|---------|---|-----------------|-----------------|
| G        | SS12    | 8" WATER MAIN INSTALLED WITH PHASE ONE AT CSU STANDARD DEPTH. CONTRACTOR TO FIELD VERIFY MINIMUM SEPARATION EXISTS BETWEEN PROP. SANITARY AND EX. WATER | 6258.90         | MIN 2.0'        |
| H        | SS14    |   | 6267.60         | MIN 2.0'        |

\*CROSSINGS WITH LESS THAN 18" OF SEPARATION WILL HAVE A 12" STEEL CASING PIPE PER CSU STANDARD DETAIL 2-4.



**COLORADO SPRINGS REVIEW**

STREET DESIGN FOR CITY ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_

UTILITY GRADE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

CURB & GUTTER REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAINAGE DESIGN: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
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 Colorado Springs, Colorado 80903 (719) 453-0180

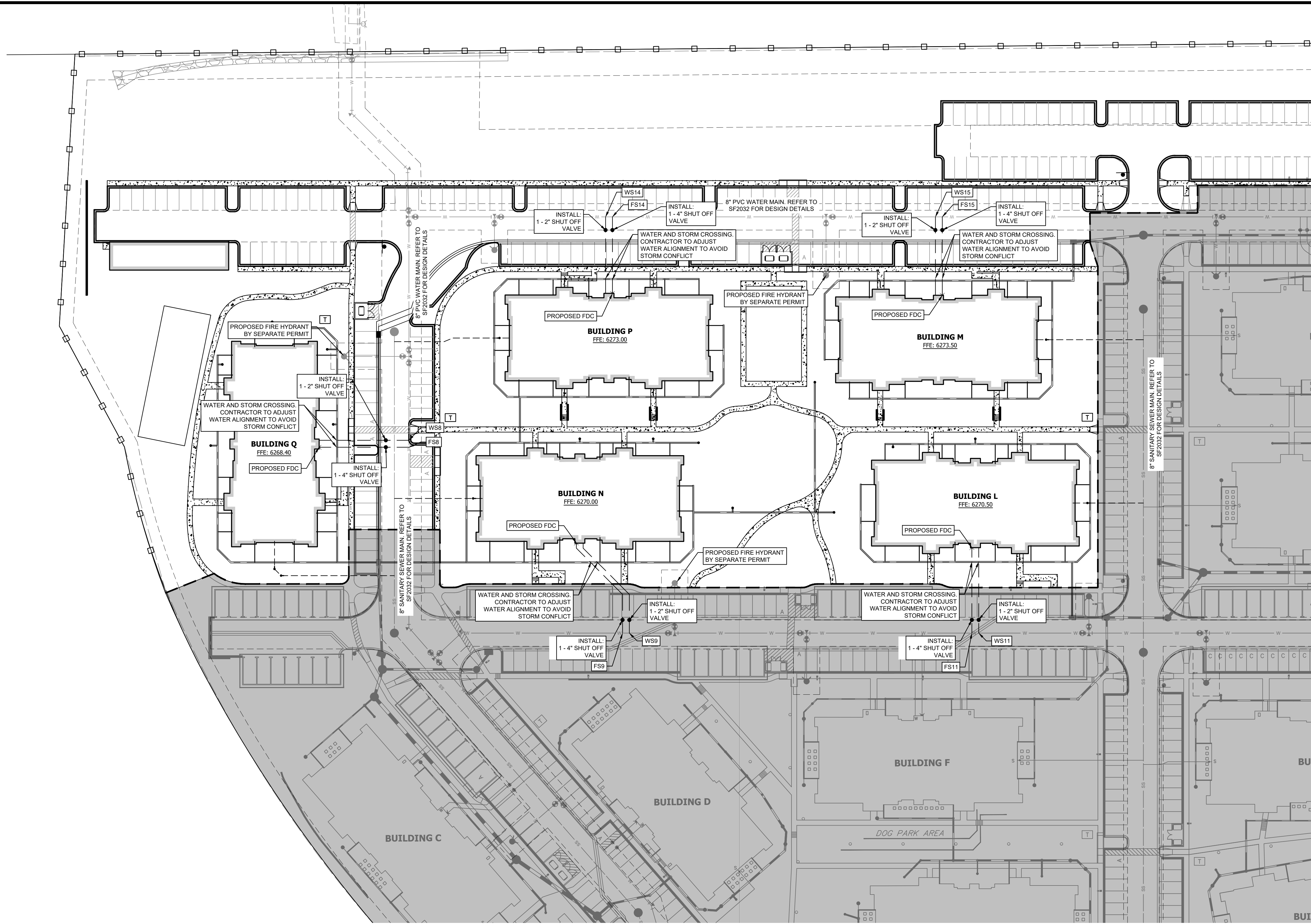
DESIGNED BY: MVZ  
 DRAWN BY: MVZ  
 CHECKED BY: EJJ  
 DATE: 03/10/2023

**SOLACE APARTMENTS FILING NO. 2**  
 SANITARY AND WATER SERVICE PLANS  
 SANITARY SERVICE PLAN

PROJECT NO. 096668009  
 SHEET C-603

| NO. | REVISION       | DATE        | BY   |
|-----|----------------|-------------|------|
| 2   | RESUBMITTAL #2 | JM03/10/23  | EJG  |
| 1   | RESUBMITTAL #1 | MVZ12/20/22 | EJG  |
| 1   | REVISION       |             | APPR |

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**LEGEND**

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- EXISTING STORM
- PROPOSED STORM
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- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

**GENERAL NOTES**

- SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
- SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

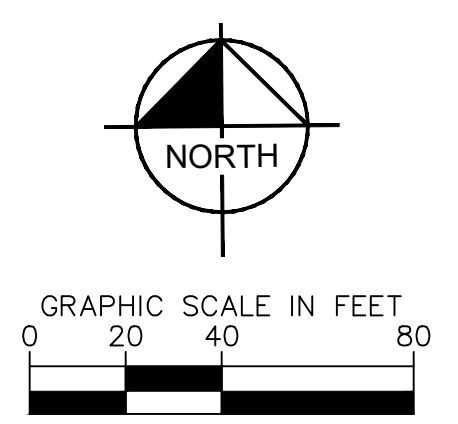
**WATER AND FIRE SERVICE DESIGN TABLE**

| SERVICE CONNECTION | ALIGNMENT | STATION  | LENGTH | PIPE SIZE/MATERIAL |
|--------------------|-----------|----------|--------|--------------------|
| WS8                | WP01      | 11+77.42 | 68 LF  | 2" HDPE            |
| WS9                | WP02      | 7+15.59  | 83 LF  | 2" HDPE            |
| WS11               | WP02      | 4+50.98  | 65 LF  | 2" HDPE            |
| WS14               | WP03      | 7+43.35  | 58 LF  | 2" HDPE            |
| WS15               | WP03      | 4+93.48  | 59 LF  | 2" HDPE            |
| FS8                | WP01      | 11+72.18 | 68 LF  | 4" PVC             |
| FS9                | WP02      | 7+20.76  | 83 LF  | 4" PVC             |
| FS11               | WP02      | 4+56.14  | 65 LF  | 4" PVC             |
| FS14               | WP03      | 7+38.18  | 58 LF  | 4" PVC             |
| FS15               | WP03      | 4+88.32  | 59 LF  | 4" PVC             |

**NOTES:**

- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
- ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.

**CAUTION NOTE (SERVICE LINES):**  
 CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



**COLORADO SPRINGS REVIEW**

STREET DESIGN FOR CITY ENGINEERING: \_\_\_\_\_

UTILITY GRADE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

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THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



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 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ  
 DRAWN BY: MVZ  
 CHECKED BY: EJC  
 DATE: 03/10/2023

**SOLACE APARTMENTS FILING NO. 2**  
 SANITARY AND WATER SERVICE PLANS  
 WATER SERVICE PLAN

PROJECT NO. 096668009  
 SHEET C-604

REVISIONS:

| NO. | DATE        | BY  | REVISION       |
|-----|-------------|-----|----------------|
| 1   |             |     |                |
| 2   | JM03/10/23  | EJC | RESUBMITTAL #2 |
| 1   | MVZ12/20/22 | EJC | RESUBMITTAL #1 |
| 1   |             |     | REVISION       |