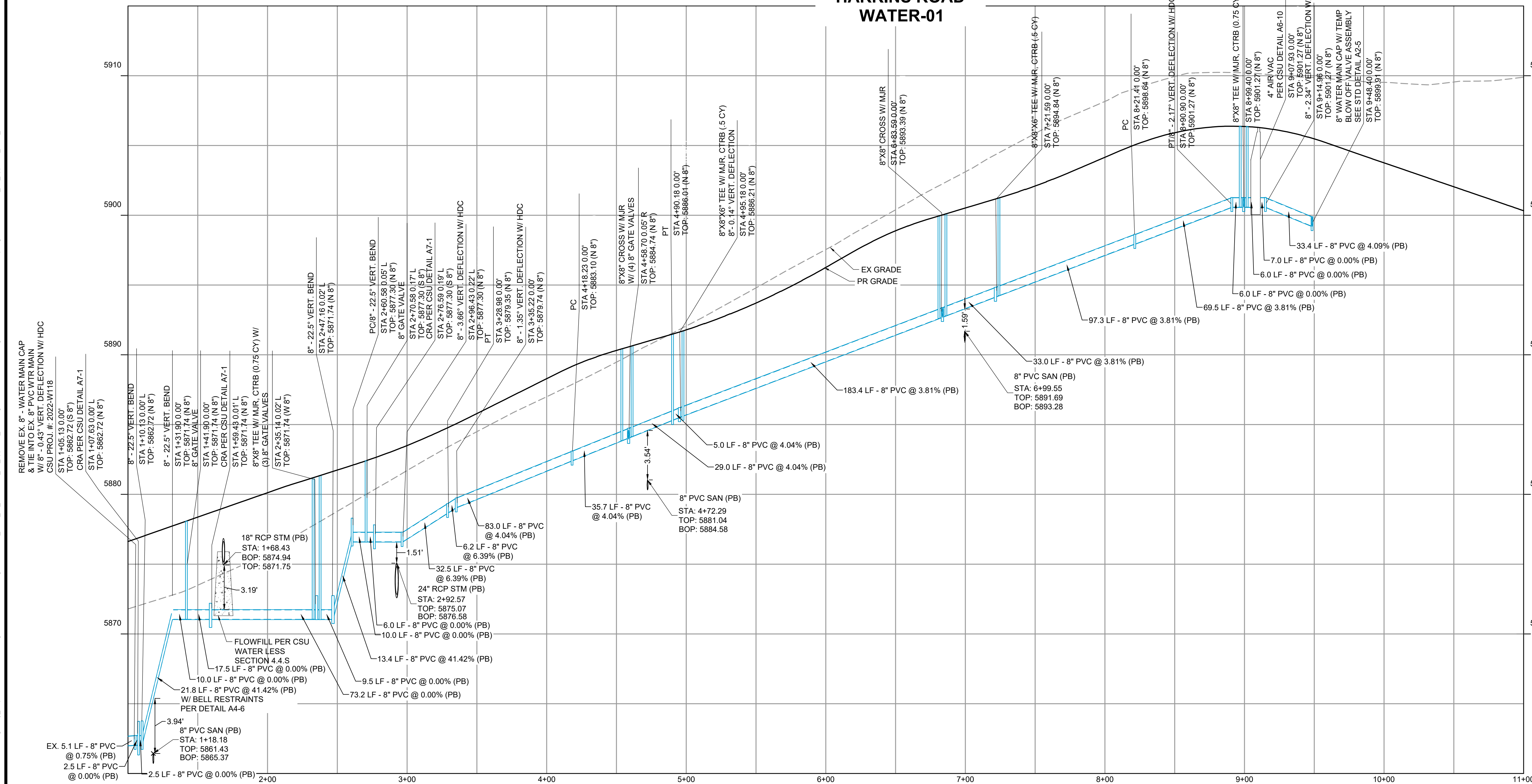


- WATER PLAN NOTES:**
1. GAS AND ELECTRIC MAIN EXTENSIONS ASSOCIATED WITH THE PROJECT ARE TO BE DESIGNED BY COLORADO SPRINGS UTILITIES (CSU). CONTACT CSU REGARDING PROPOSED ALIGNMENTS.
  2. ALL ONSITE WATER MAINS ARE 8" PVC AND PUBLIC.
  3. ALL ONSITE FIRE HYDRANT LATERALS ARE 6" PVC AND PUBLIC.
  4. ALL WATER MAIN AND SERVICE LINES WITH SLOPE GREATER THAN 10% WILL NEED TO BE FULLY RESTRAINED PER CSU WATER LESS STANDARDS.
  5. WATER METER AND BACKFLOW PREVENTION ASSEMBLY WILL BE LOCATED INSIDE BUILDING. REFER TO ARCHITECTURAL PLANS.
  6. LOTS 66, 68, 70, 74, 77, 89, 91, 93, 96, 100 ARE DETACHED MULTIFAMILY DUPLEX UNITS. LOTS 67, 69, 71, 72, 73, 75, 76, 78, 87, 88, 90, 92, 94, 95, 97, 99 ARE ATTACHED MULTIFAMILY DUPLEX UNITS.
  7. MJ RESTRAINTS ARE REQUIRED ON ALL TEES, VALVES, BENDS, ETC.

**HARKINS ROAD WATER-01**



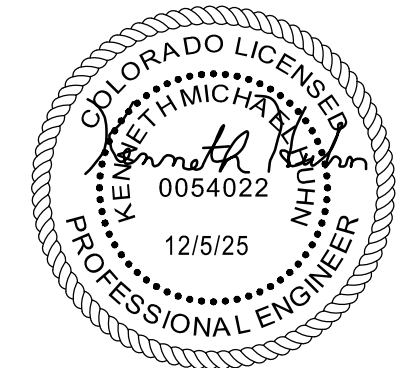
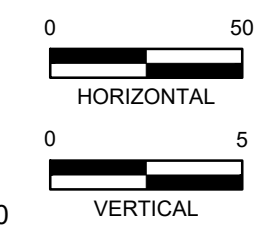
- ABBREVIATIONS:**
- P.U.E. - PUBLIC UTILITY EASEMENT
  - P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
  - MJR - MECHANICAL JOINT RESTRAINT
  - CTRB - CONCRETE THROUST REACTION BLOCK
  - PB - PUBLIC
  - FE - FLANGE ELEVATION

**COLORADO SPRINGS UTILITIES**  
**WATER MAIN DESIGN APPROVAL**

APPROVED  
 12/11/2025 1:35:11 PM  
 mgackle  
 Water

PROJECT NUMBER: 2024-W1147  
 WORK ORDER NUMBER: 4149749  
 CSU SHEET 3 OF 6

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



DRAWN BY: DLH JOB DATE: 4/24/2025  
 APPROVED: KMH JOB NUMBER: 211448  
 CAD DATE: 12/5/2025  
 CAD FILE: J:\2021\211448\CAD\DWG\C\CD\F3\_CSU\Water\Water\_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

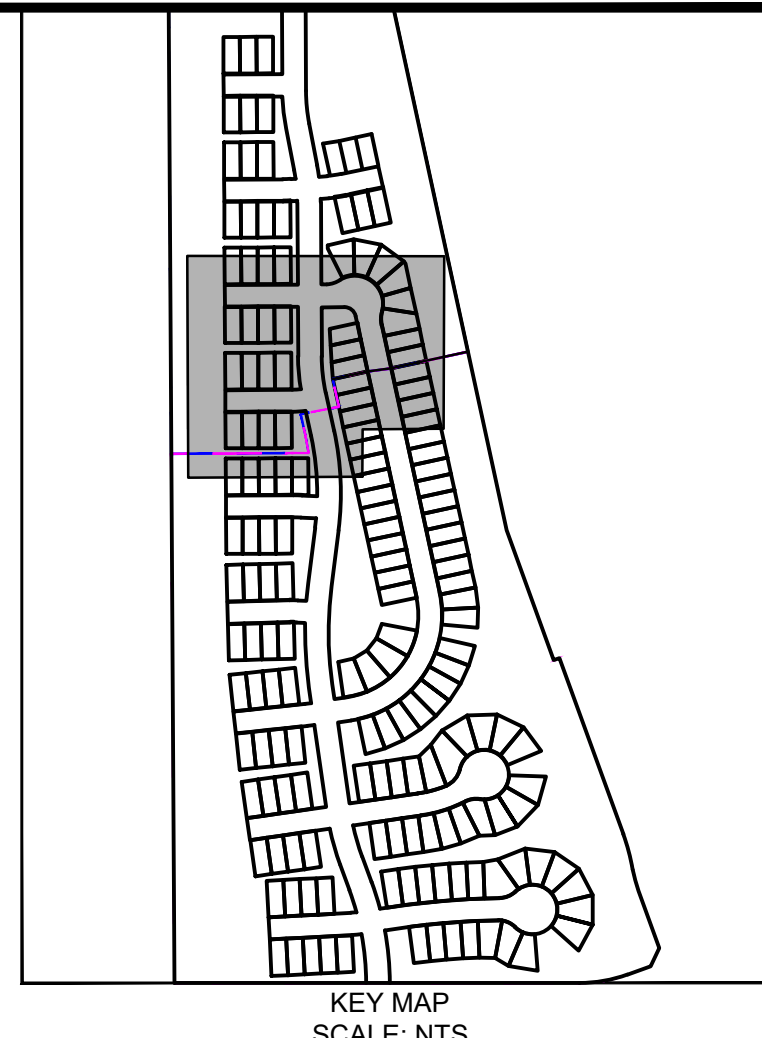
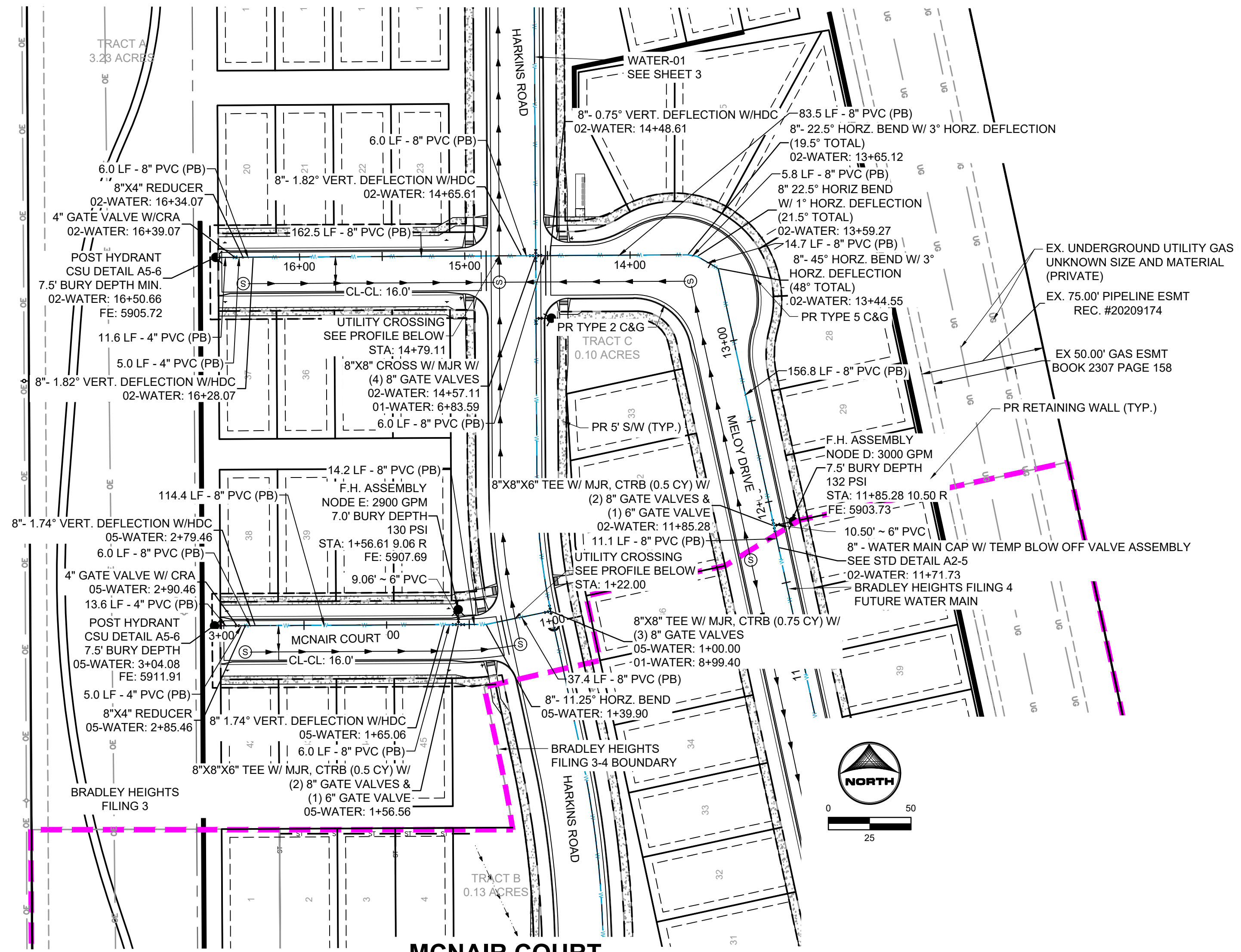
BRADLEY HEIGHTS FILING 3  
 CHALLENGER HOMES  
 COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
 WATER PLAN & PROFILE 01

SHEET  
**WTR**  
 3



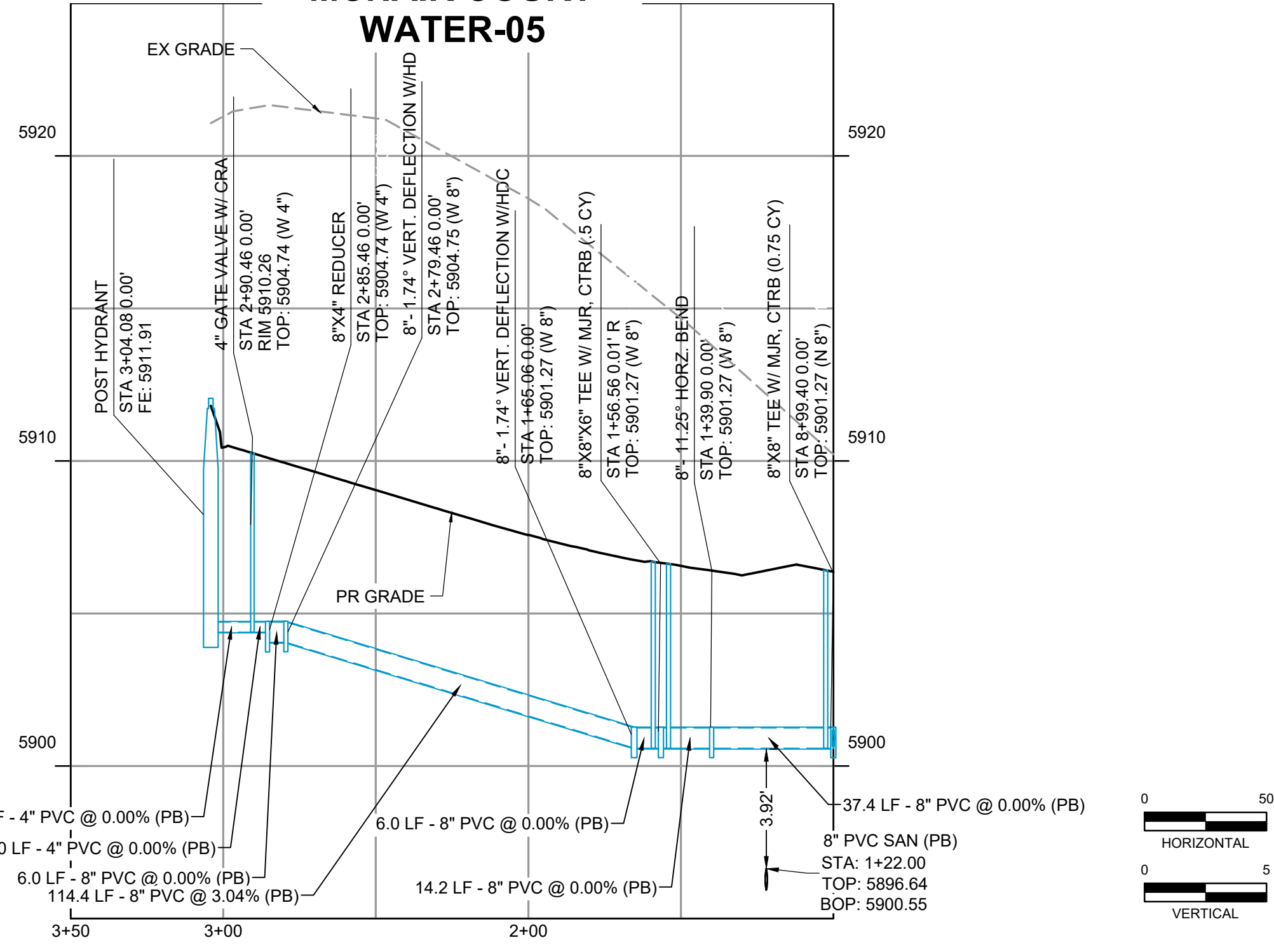


- WATER PLAN NOTES:**
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  - ALL ONSITE FIRE HYDRANT MAINS ARE 8" PVC AND PUBLIC.
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  - WATER METER AND BACKFLOW PREVENTION ASSEMBLY WILL BE LOCATED INSIDE BUILDING. REFER TO ARCHITECTURAL PLANS.
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  - MJ RESTRAINTS ARE REQUIRED ON ALL TEES, VALVES, BENDS, ETC.

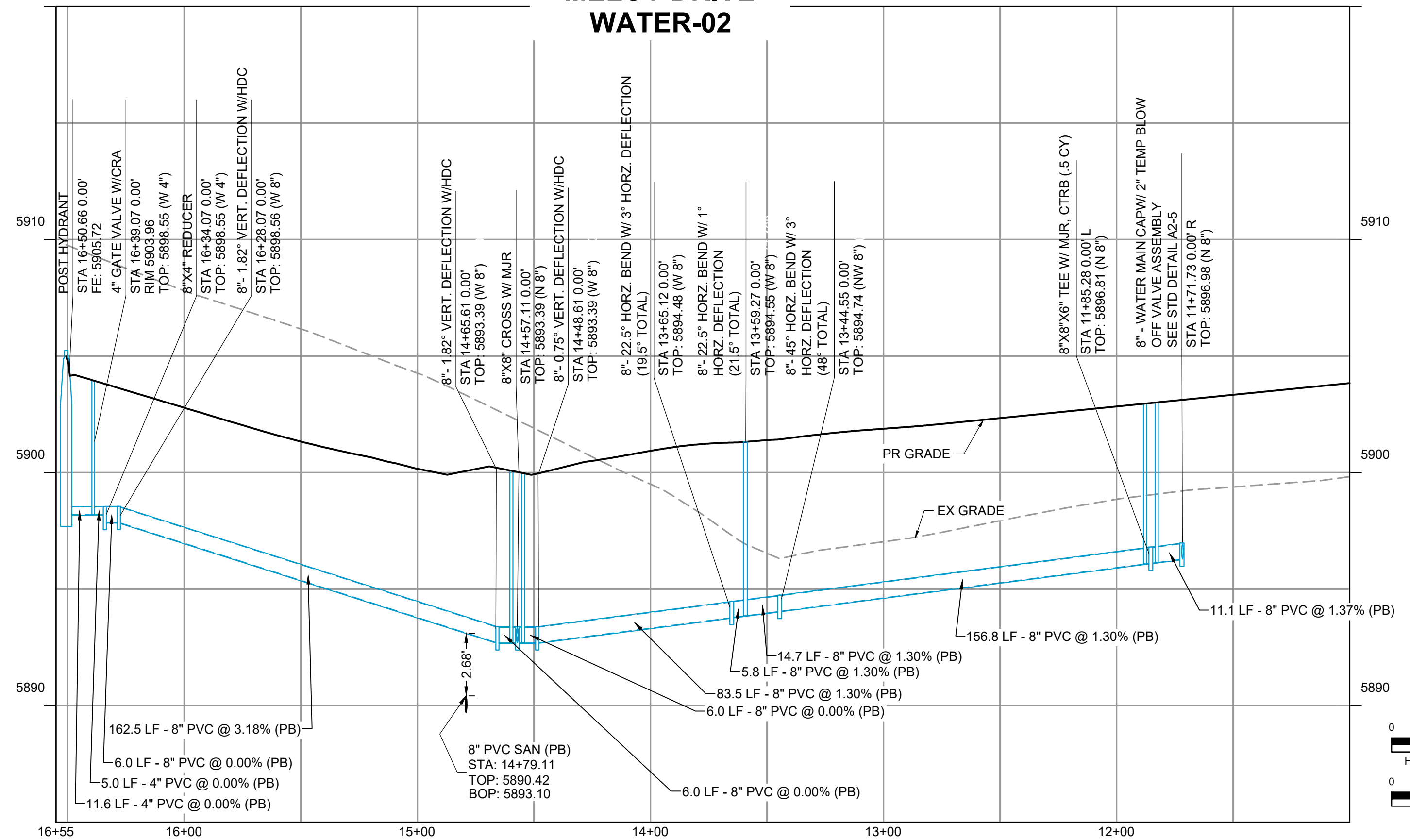
**ABBREVIATIONS:**

P.U.E. - PUBLIC UTILITY EASEMENT  
 P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT  
 M.J.R. - MECHANICAL JOINT RESTRAINT  
 C.T.R.B. - CONCRETE THRUST REACTION BLOCK  
 P.B. - PUBLIC  
 F.E. - FLANGE ELEVATION

**MCNAIR COURT WATER-05**



**MELOY DRIVE WATER-02**

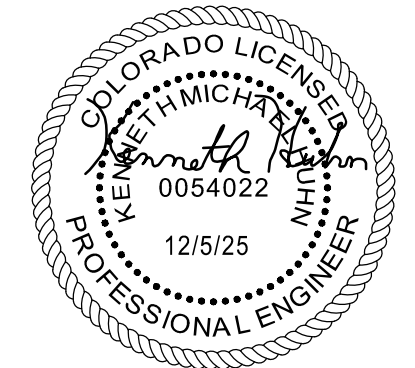


**COLORADO SPRINGS UTILITIES**  
**WATER MAIN DESIGN APPROVAL**

APPROVED  
 12/11/2025 1:35:34 PM  
 mgackie  
 Water

PROJECT NUMBER: 2024-W1147  
 WORK ORDER NUMBER: 4149749  
 CSU SHEET 5 OF 6

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
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DRAWN BY: DLH	JOB DATE: 4/24/2025
APPROVED: KMH	JOB NUMBER: 211448
CAD DATE: 12/5/2025	
CAD FILE: J:\2021\211448\CAD\DWG\CICDS\F3_CSUWater\Water_PNP	

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 230  
 COLORADO SPRINGS CO 80920  
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BRADLEY HEIGHTS FILING 3  
 CHALLENGER HOMES  
 COLORADO SPRINGS, COLORADO

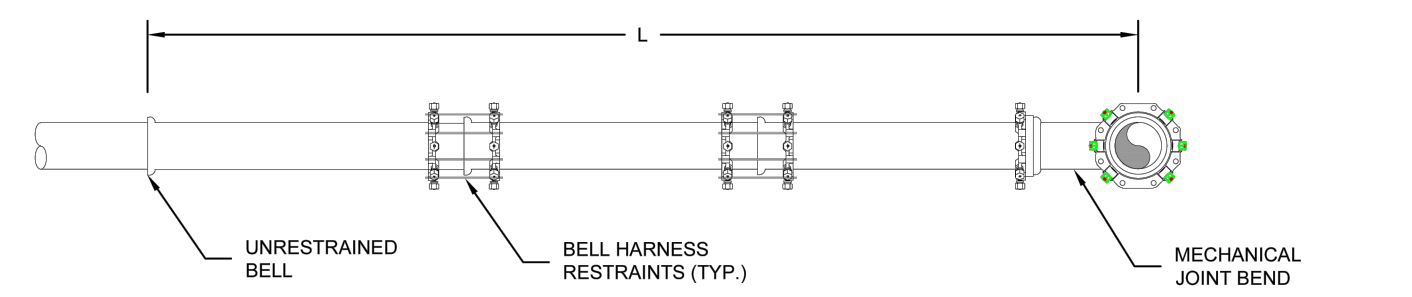
**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
 WATER PLAN & PROFILE 03

SHEET WTR 5

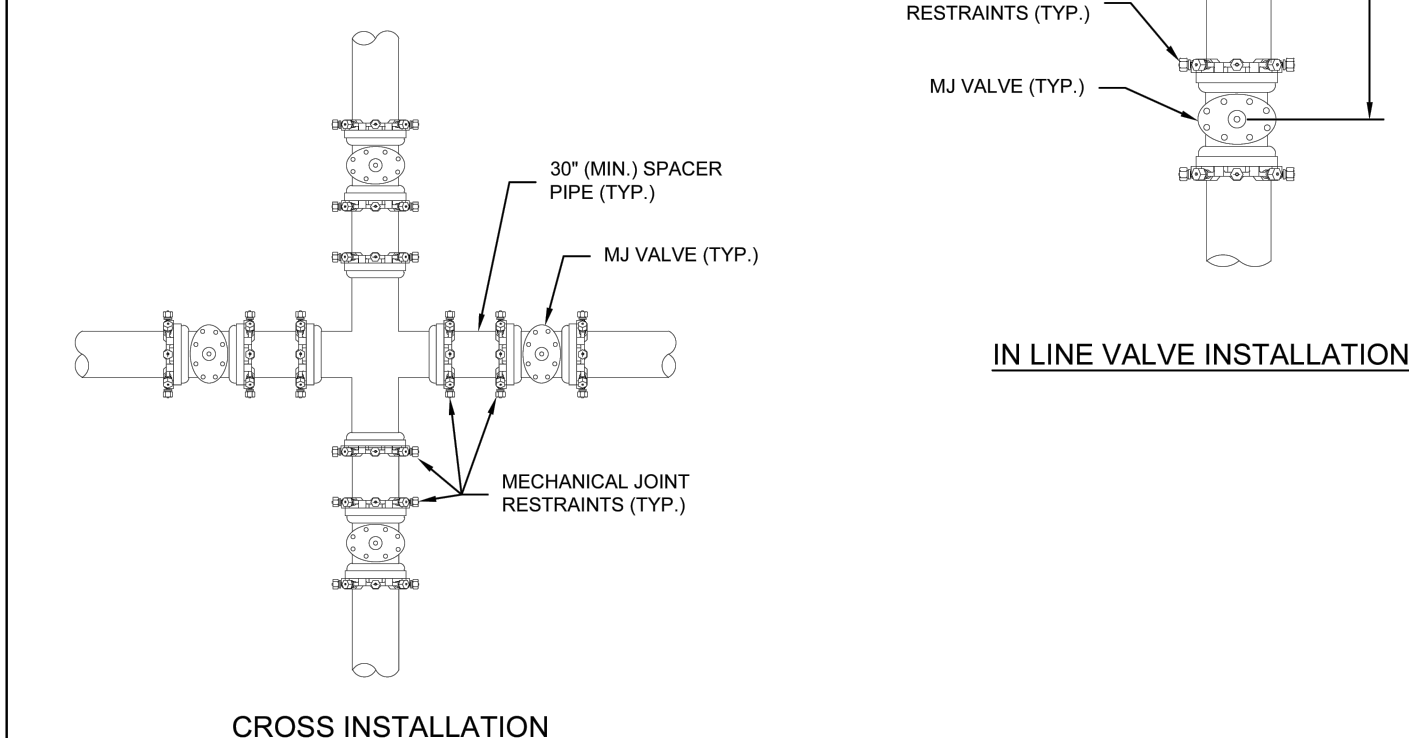
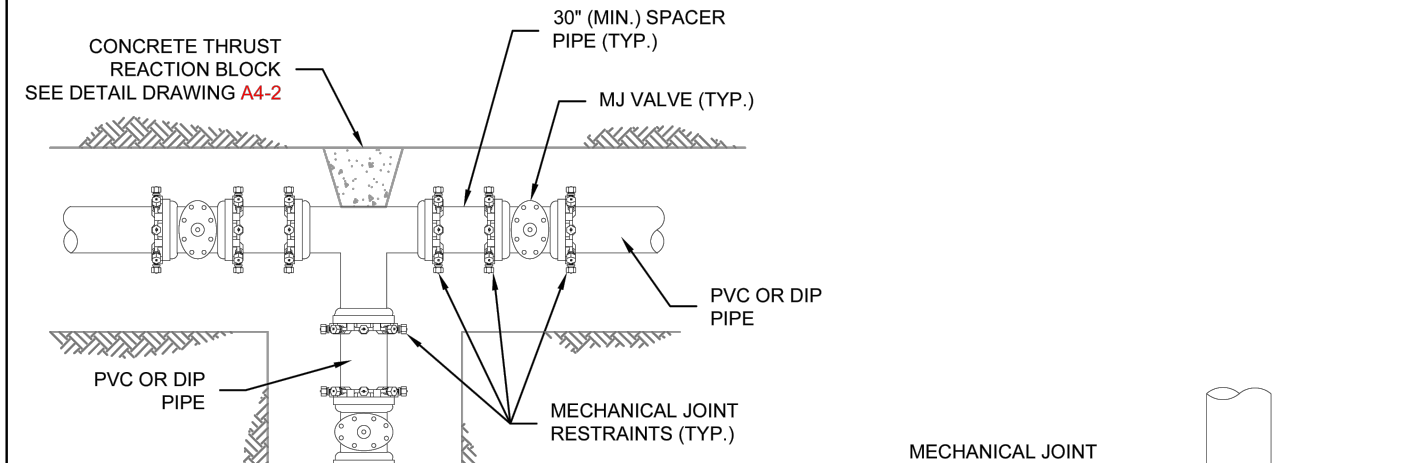


PIPE DIAMETER	L = MINIMUM RESTRAINED PIPE LENGTH (FEET)												DEAD END VALVE OR PLUG, TO INCLUDE IN LINE VALVES (SEE NOTE 9)		
	45° BEND			22-1/2° BEND			11-1/4° BEND								
MAX. STATIC PRESSURE (PSI)	+100	100-150	150-200	+100	100-150	150-200	+100	100-150	150-200	+100	100-150	150-200	+100	100-150	150-200
8 INCH DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97			
12 INCH DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125			
18 INCH DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7						
20 INCH DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8						
24 INCH DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10						
30 INCH DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12						
36 INCH DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14						



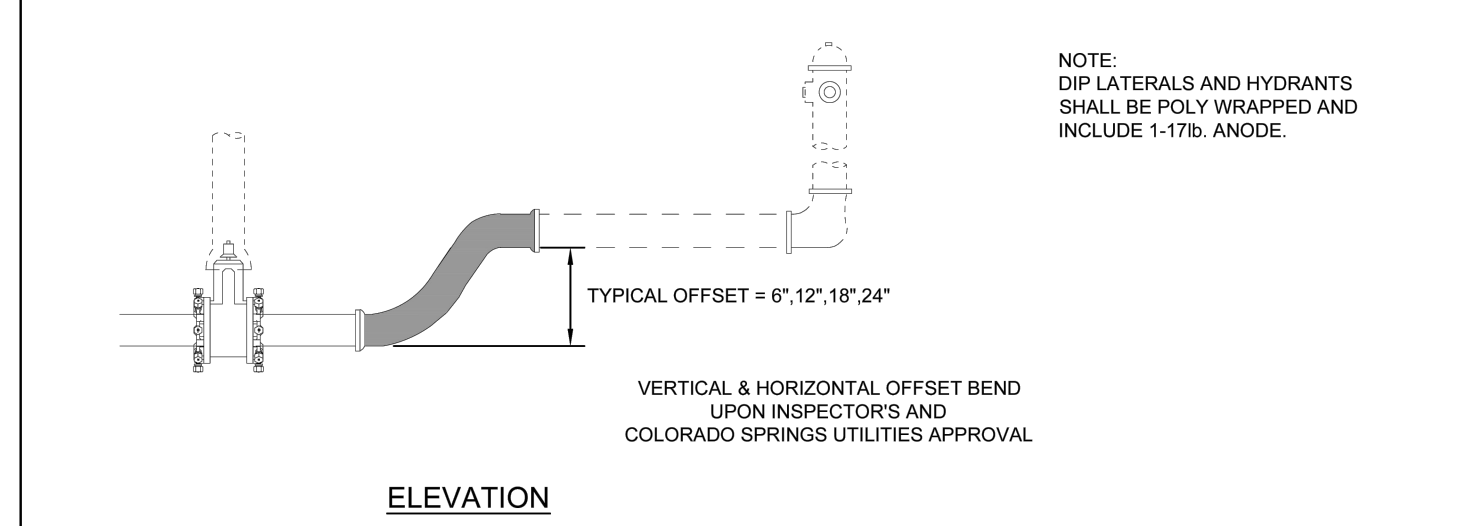
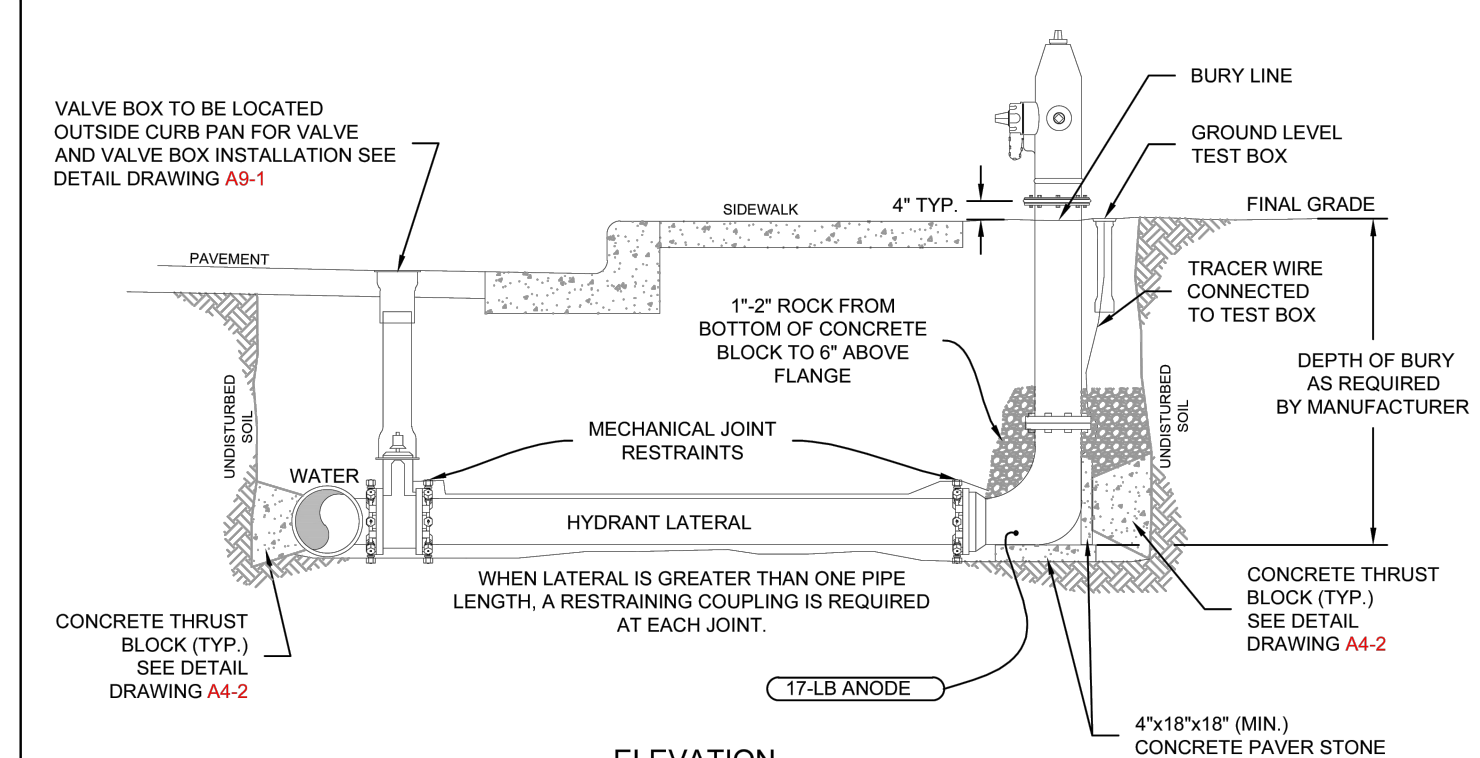
- NOTES:**
- PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
  - LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
  - APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.
  - RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
  - CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL, AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS - PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.); FACTOR OF SAFETY 2:1.
  - FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
  - MEASUREMENTS ARE IN FEET.
  - USE CRA FOR DOWN TURNING BENDS.
  - RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

Colorado Springs Utilities  
RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS  
A4-4  
DATED 03/2014



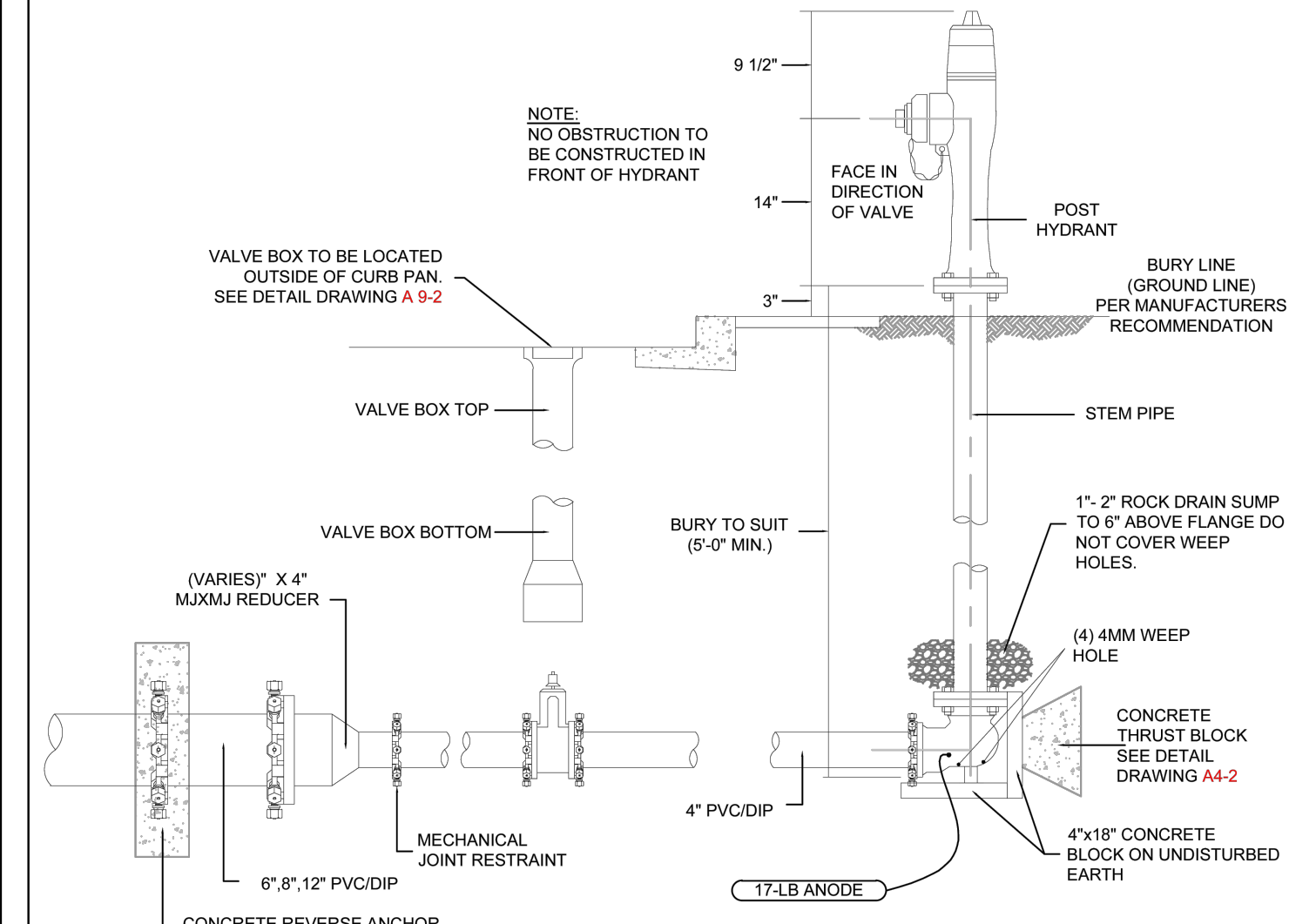
- NOTES:**
- MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
  - DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities  
VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS  
A4-5  
DATED 06/2015



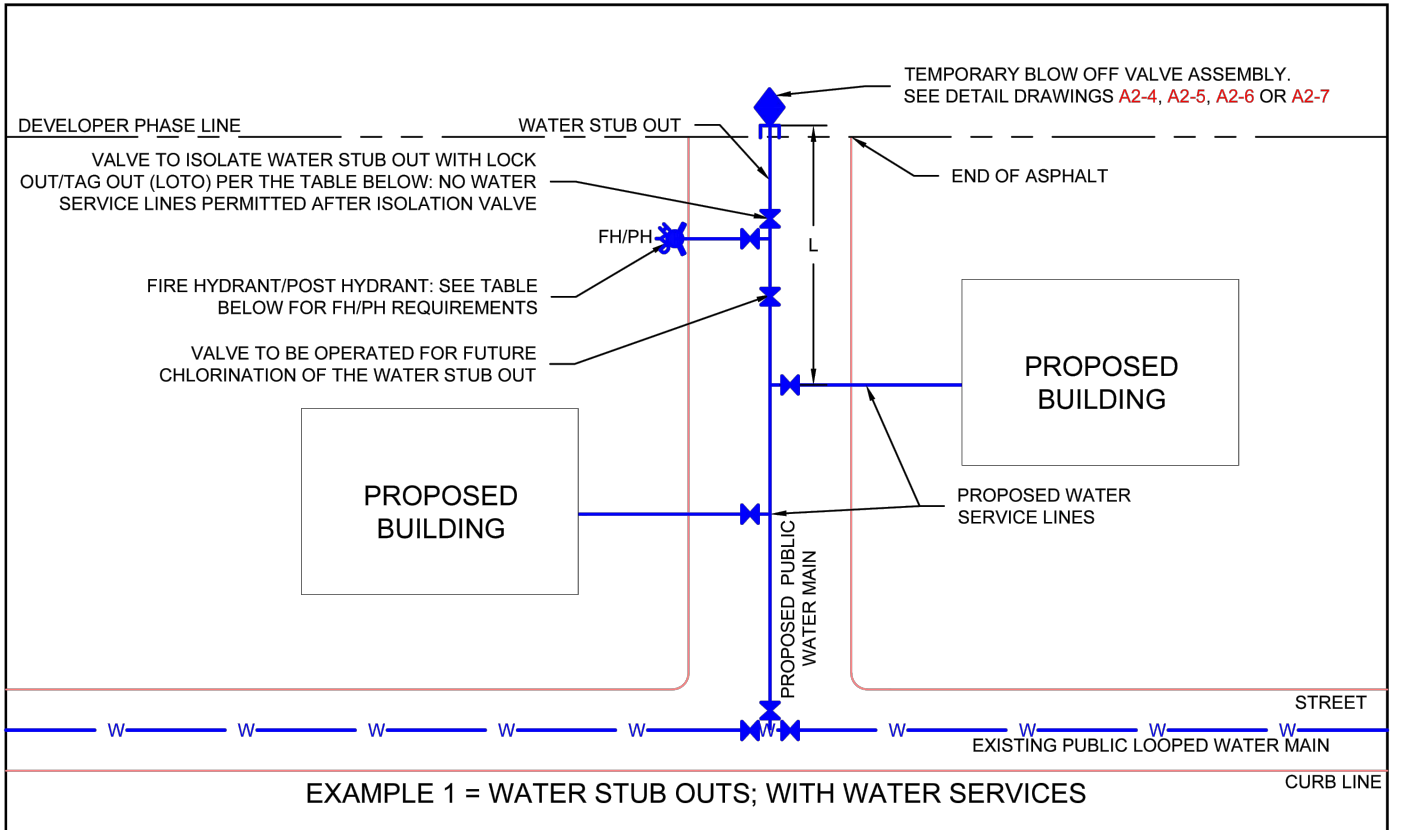
- NOTES:**
- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
  - TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
  - REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
  - INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
  - HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
  - DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
  - COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
  - FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
  - FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

Colorado Springs Utilities  
FIRE HYDRANT INSTALLATION  
A5-3  
DATED 03/2014

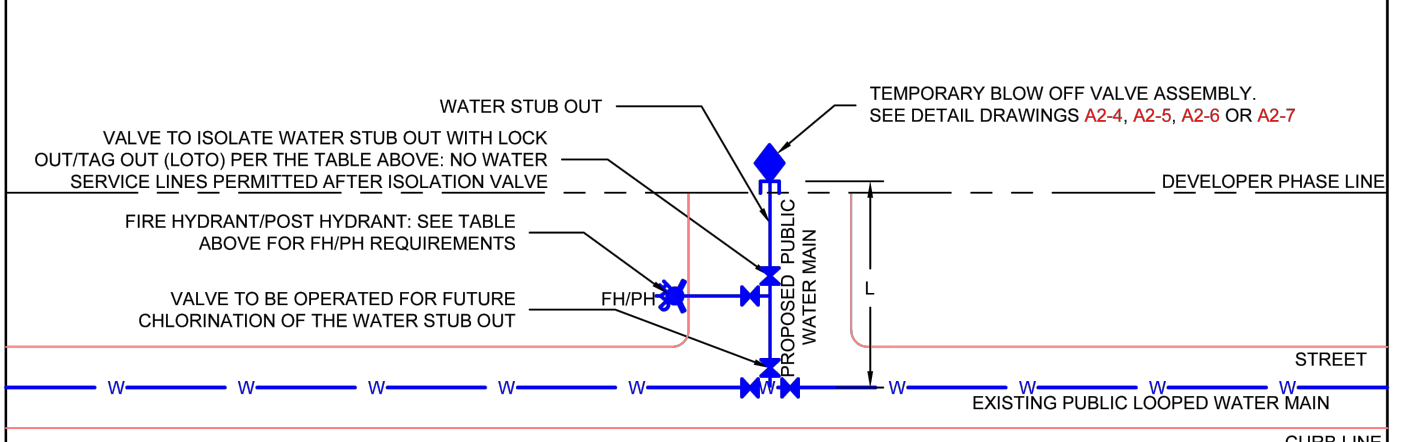


- NOTE:**
- TRACER WIRE AND 17lb ANODE TO BE INSTALLED WITH EACH POST HYDRANT.
  - WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.
  - MAINTAIN 5" MIN. CLEARANCE AROUND POST HYDRANT FROM ABOVE GROUND STRUCTURE/VAULTS.
  - REFERENCE DETAIL DRAWING A5-1 FOR POST HYDRANT LOCATION.

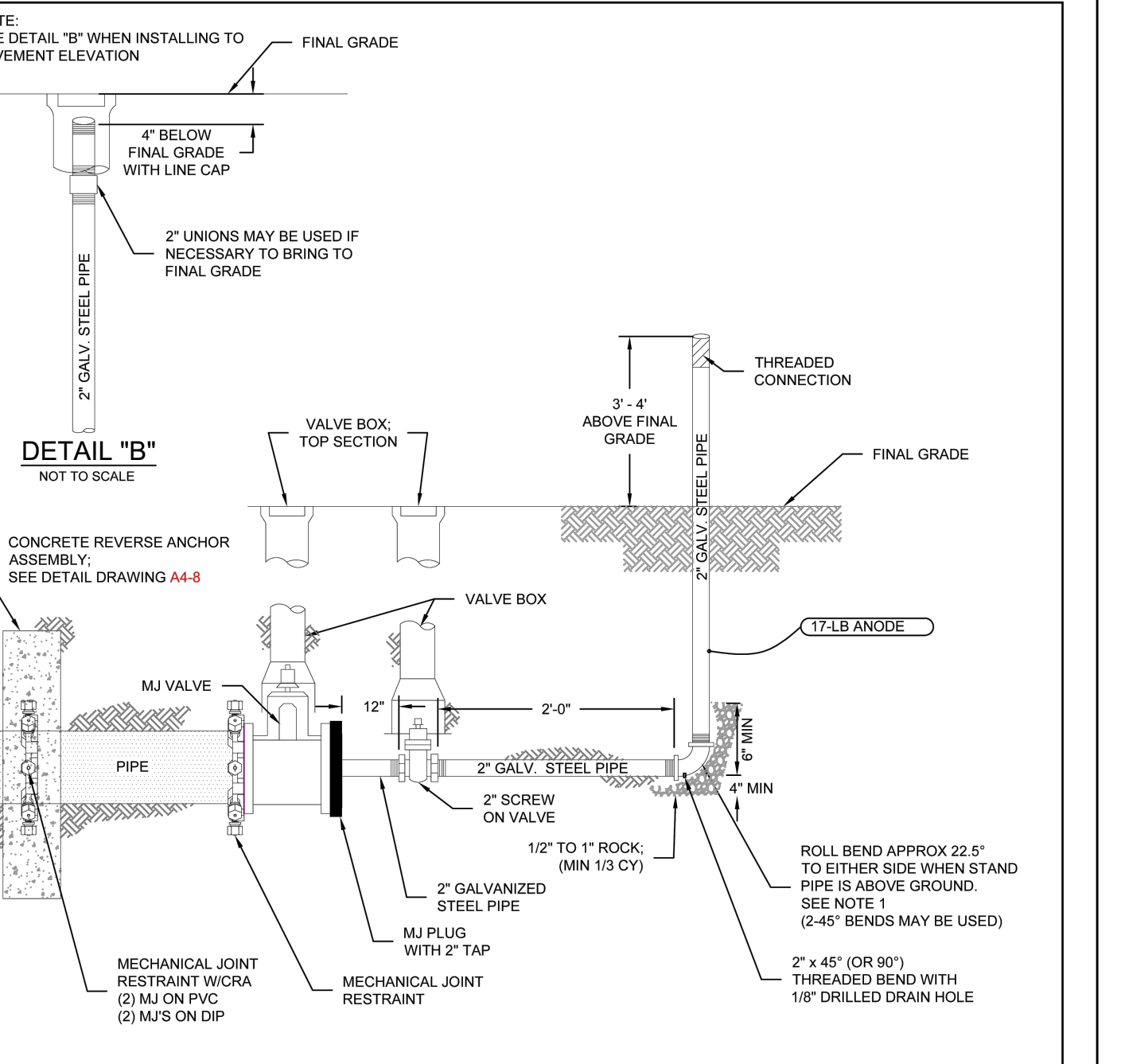
Colorado Springs Utilities  
POST HYDRANT DETAIL FOR USE ON TEMPORARY OR PERMANENT DEAD ENDS  
A5-6  
DATED 01/2016



BLOW-OFF AND FIRE HYDRANT REQUIREMENTS			
LENGTH (L) OF TEMPORARY DEAD END MAIN (FEET)	TEMPORARY BLOW-OFF REQUIRED AT END OF MAIN	FIRE HYDRANT/POST HYDRANT REQUIRED NEAR END OF MAIN	LOCK OUT/TAG OUT REQUIRED
L ≤ 400 FOR 8"	NO	NO	NO
L ≤ 200 FOR 12"	YES	NO	YES
L > 400 FOR 8"	YES	YES	YES
L > 200 FOR 12"	YES	YES	YES
ANY LENGTH FOR 18" AND GREATER	YES	YES	YES

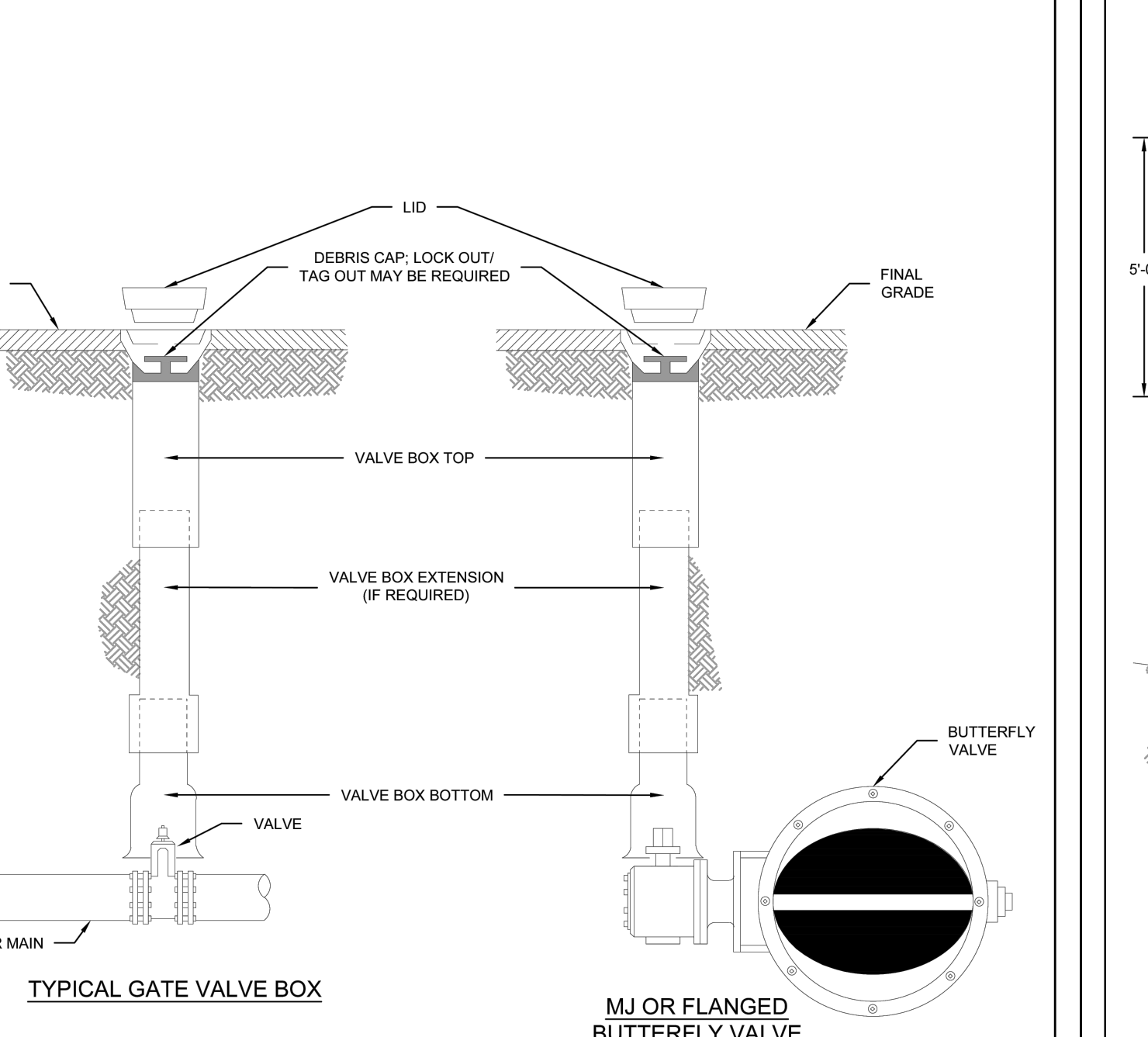


Colorado Springs Utilities  
WATER STUB OUTS  
A2-3  
DATED 03/2014



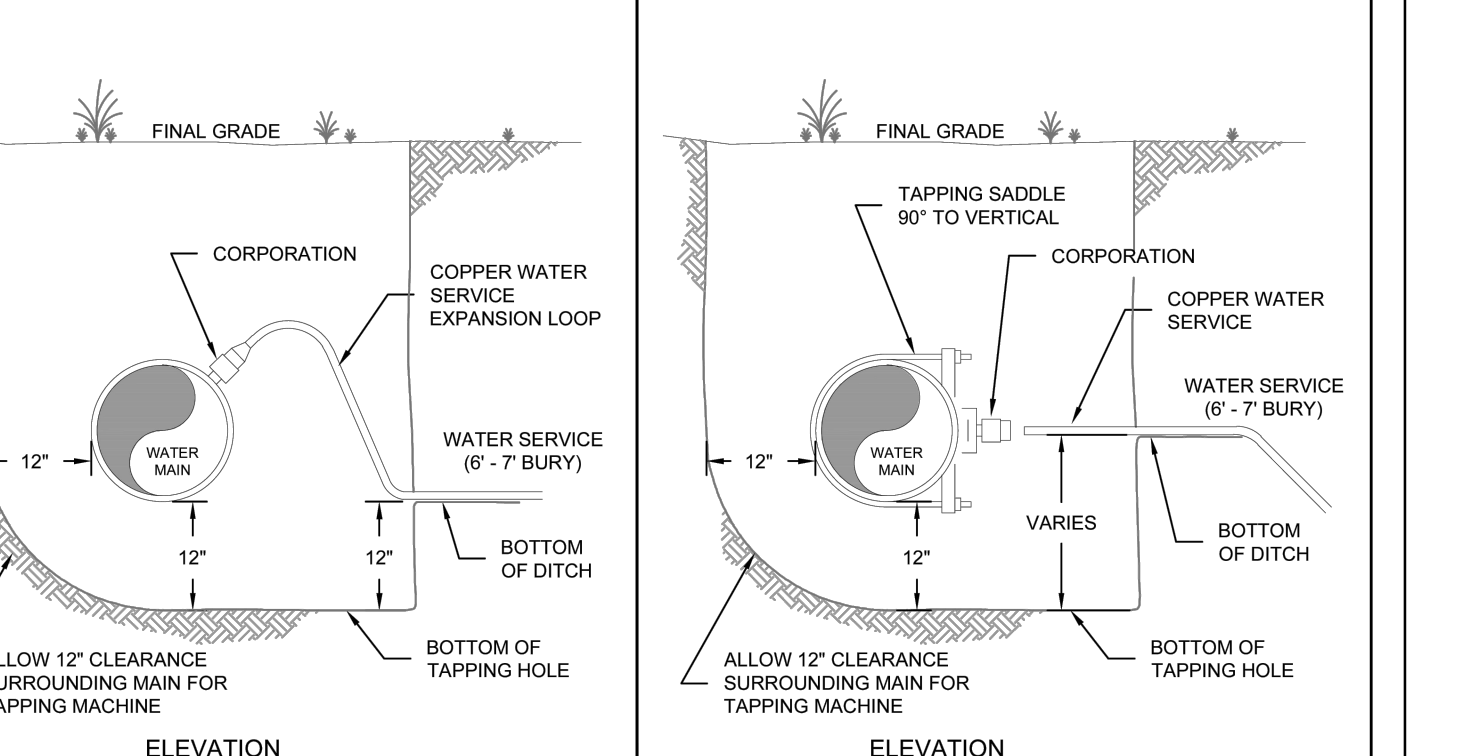
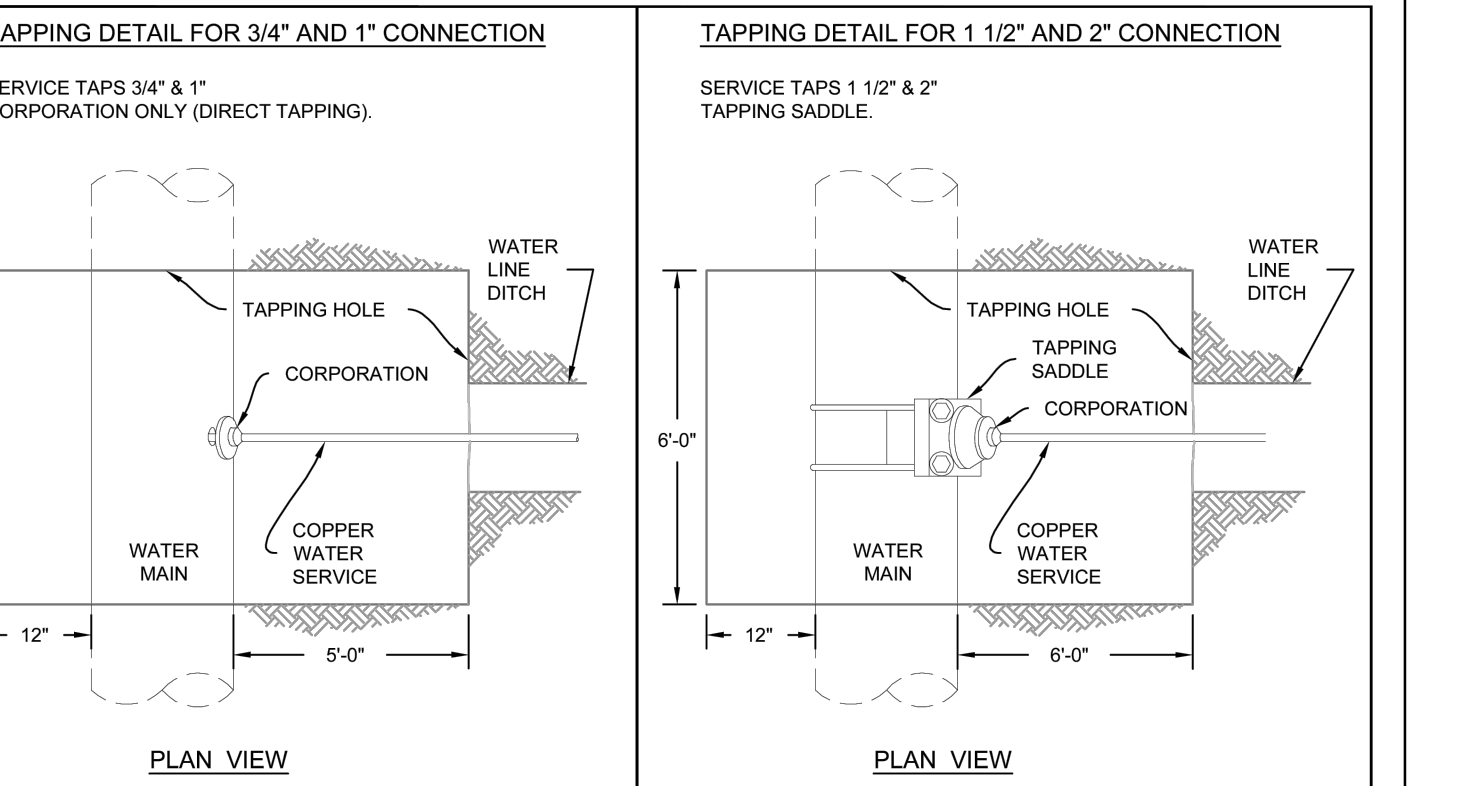
- NOTES:**
- IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND ADDITIONAL BENDS MAY BE REQUIRED BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
  - CON'T THE RODS, BEAM AND GALVANIZED STEEL PIPE. SEE DETAIL DRAWING A8-11.
  - ENTIRE BLOW-OFF ASSEMBLY MUST BE ADEQUATELY SUPPORTED, CONCRETE PAVER STONES MAY BE REQUIRED.
  - PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED FITTINGS.
  - TEMPORARY BLOW-OFF VALVE ASSEMBLIES SHALL BE INSPECTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR PRIOR TO BACKFILL. BACKFILL COMPACTION TO BE SAME AS PIPE COMPACTION SPECIFICATIONS.
  - 2" GALVANIZED PIPE MUST BE RATED TO 250 PSI AND CONFORM TO NSF-61 SPECIFICATIONS.
  - THE COLORADO SPRINGS UTILITIES INSPECTOR MAY REQUIRE TIE-BACK RODS IN ADDITION TO THE MJ RESTRAINTS DEPENDING ON FIELD CONDITIONS AND SYSTEM PRESSURES. SEE TIE-BACK ROD DETAIL DRAWING A2-4.

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



- NOTES:**
- MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
  - VALVE BOXES SHALL BE SLIP TYPE PER CHAPTER 4.
  - DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
  - DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

Colorado Springs Utilities  
VALVE BOX INSTALLATION  
A9-1  
DATED 03/2014



- NOTES:**
- TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
  - FOR HOPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
  - TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.1-E.
  - WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
  - SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

Colorado Springs Utilities  
TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER  
B1-1  
DATED 03/2014

DRAWN BY: DLH JOB DATE: 11/21/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
APPROVED: KMH JOB NUMBER: 211448 0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.  
CAD DATE: 12/5/2025  
CAD FILE: J:12021211448\CAD\DWG\C\CD\F3\_CSUWaterDETAILS

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

BRADLEY HEIGHTS FILING 3  
CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

CONSTRUCTION DOCUMENTS  
WATER DETAILS

SHEET  
DT  
7



HUHN, KEN, 12/12/2025 11:57 AM

### WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

#### GENERAL:

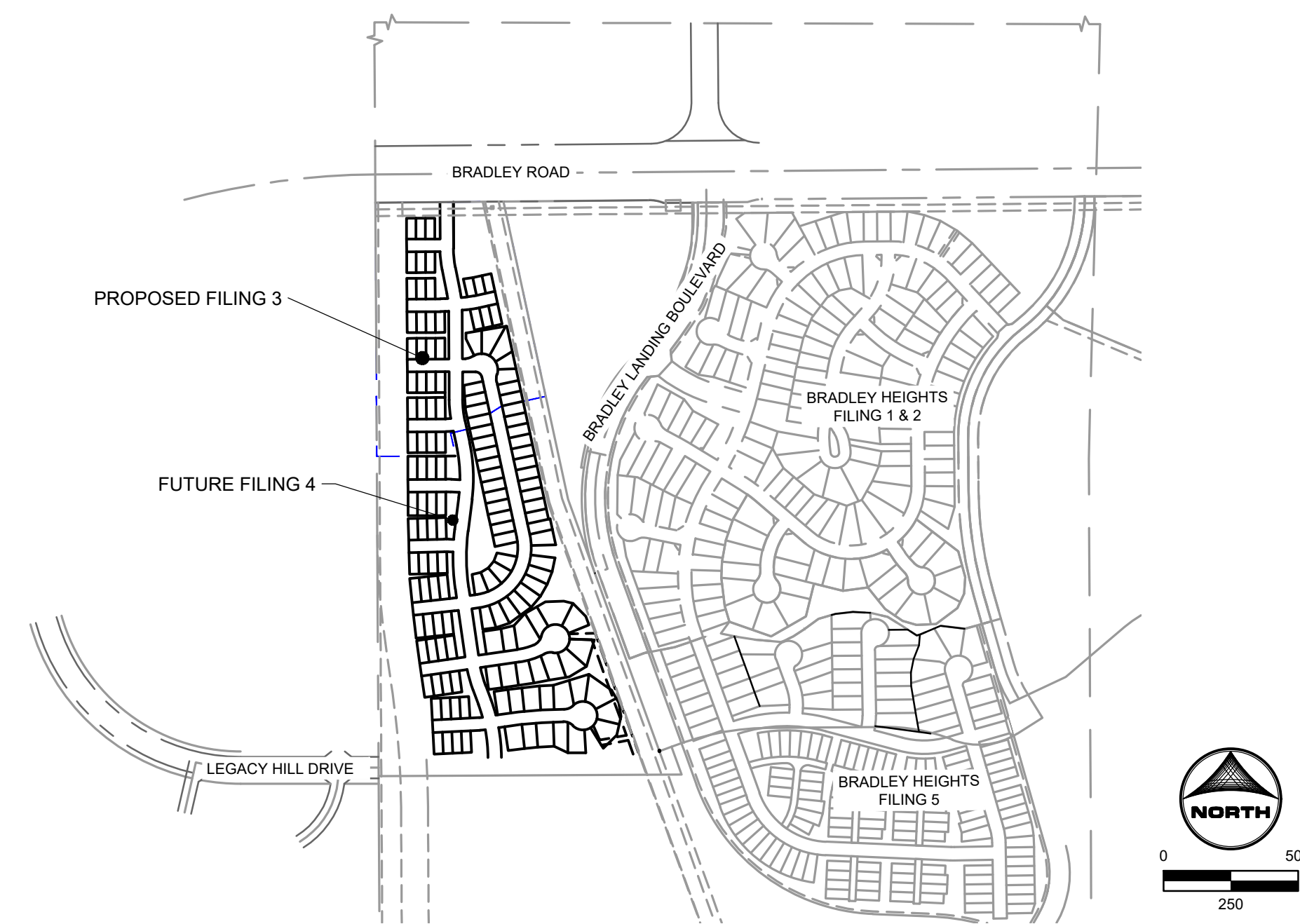
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS).
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN (15') OF A WASTEWATER MAIN.
- 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.
- ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
- THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- 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.
- REUSE OR SALVAGE OF ANY MATERIALS IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARDS SPECIFICATIONS MANUAL.

#### WASTEWATER PROJECT - SPECIFIC NOTES

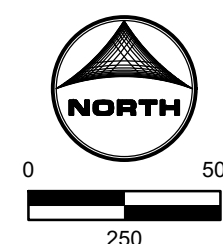
- |  |   |
|--|---|
| <p>APPLICABLE</p> <p><input type="checkbox"/> NON-APPLICABLE</p> | <ol style="list-style-type: none"> <li>CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.</li> <li>THIS PROJECT IS CONNECTION TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: <ul style="list-style-type: none"> <li>THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY COLORADO SPRINGS UTILITIES AND COMPLY WITH ALL THE REQUIREMENTS THEREIN. <ul style="list-style-type: none"> <li><input type="checkbox"/> REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS)</li> <li><input type="checkbox"/> REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS)</li> </ul> </li> </ul> </li> <li>MANHOLE 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 COLORADO SPRINGS UTILITIES.</li> <li>FILL THE MANHOLE WITH APPROVED MATERIAL.</li> </ul> </li> <li>WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE. <ul style="list-style-type: none"> <li><input type="checkbox"/> REMOVE IT</li> <li><input type="checkbox"/> GROUT IT FULL</li> </ul> </li> <li>WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: <ul style="list-style-type: none"> <li><input type="checkbox"/> REMOVE IT</li> <li><input type="checkbox"/> GROUT IT FULL</li> </ul> </li> <li>PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.</li> <li>THIS PROJECT IS UTILIZING EXISTING WASTEWATER STUB(S) IN AN "AS-IS" CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE STUB(S), CONNECTION AND SUBSEQUENT EXTENSION MEET ALL CURRENT WASTEWATER STANDARDS AND DO NOT HAVE ANY DEFECTS.</li> <li>COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF THE DEPTH, LOCATION OR CONDITION OF ANY EXISTING STUB(S) SHOWN ON ANY *AS CONSTRUCTED* DRAWINGS. FURTHER, THE EXISTING STUB SHALL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.</li> <li>A WASTEWATER STUB OR STUBS ARE PROPOSED WITHIN THIS PROJECT. COLORADO SPRINGS UTILITIES WILL INSPECT THE CONSTRUCTION BUT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED STUB(S) WILL MEET FUTURE DEVELOPMENT REQUIREMENTS. FURTHER, THE PROPOSED STUB(S) WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT AND WILL NOT BE ACCEPTED OR OWNED BY COLORADO SPRINGS UTILITIES.</li> </ol> |
|--|---|

## BRADLEY HEIGHTS FILING 3 PUBLIC WASTEWATER MAIN EXTENSION

LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
1"=500'



#### SHEET INDEX:

- COVER SHEET
- LEGEND AND TYPICAL SECTIONS
- SEWER 1 PLAN & PROFILE
- SEWER 2.1-5 PLAN & PROFILE
- SEWERS 3-4 PLAN & PROFILE
- DETAILS

#### PLAN INFORMATION

FIMS MAP NUMBER: S-43

TAX SCHEDULE NO: 5500000463

WATER PRESSURE ZONE: SOUTHLINE

MAX STATIC PRESSURE (LOLN): 153 PSI

MAX STATIC PRESSURE (SOLN): 78 PSI

UTILITY DESIGN CAD FILE NO: CF20243674

UAP FILE NO. OR PLAT RECEPTION NO: N/A

EASEMENT RECEPTION NO: PER PLAT

DEVELOPMENT PLAN NO: AR PUD 22-00279

DEVELOPMENT PLAN APPROVAL DATE: 08/30/2024

NOTICE OF PRIVATE WATER SYSTEM REC NO: N/A

BUILDING SPRINKLED: NO

#### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM CAP STAMPED "RLS 10377", AND IS ASSUMED TO BEAR S 00°19'23" E, A DISTANCE OF 5252.20 FEET.

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM CAP STAMPED "RLS 10377", IS ASSUMED TO BEAR S 00°19'23" E, A DISTANCE OF 5252.20 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9;  
 THENCE N 00°19'23" W ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 1577.02 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE N 00°19'23" W, A DISTANCE OF 2061.22 FEET TO A POINT ON THE SOUTH LINE OF BRADLEY ROAD AS RECORDED UNDER BOOK 5307 AT PAGE 1472 OF THE RECORDS OF EL PASO COUNTY;  
 THENCE N 89°30'18" E ALONG SAID SOUTH LINE, A DISTANCE OF 475.67 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE PERSONAL REPRESENTATIVE'S DEED AS TSN 55000-00-392 (PAGE 15 OF 27) AS RECORDED UNDER RECEPTION NO. 221054106 OF SAID RECORDS;  
 THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY EXTERIOR OF SAID PARCEL OF LAND IN SAID PERSONAL REPRESENTATIVE'S DEED:  
 1) THENCE S 12°12'47" E, A DISTANCE OF 1131.93 FEET;  
 2) THENCE S 19°56'27" E, A DISTANCE OF 292.74 FEET;  
 3) THENCE N 70°03'49" E, A DISTANCE OF 13.00 FEET;  
 THENCE S 19°56'27" E, A DISTANCE OF 396.84 FEET;  
 THENCE 77.66 FEET ALONG THE ARC OF A 437.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°10'15" AND A CHORD THAT BEARS S 14°51'20" E, 77.56 FEET;  
 THENCE 46.80 FEET ALONG THE ARC OF A 262.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°10'15" AND A CHORD THAT BEARS S 14°51'20" E, 46.54 FEET;  
 THENCE S 19°56'27" E, A DISTANCE OF 128.89 FEET;  
 THENCE S 25°03'33" W, A DISTANCE OF 42.43 FEET;  
 THENCE S 70°03'33" W, A DISTANCE OF 52.19 FEET;  
 THENCE 103.73 FEET ALONG THE ARC OF A 298.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°56'36" AND A CHORD THAT BEARS S 80°01'51" W, 103.20 FEET;  
 THENCE N 89°59'51" W, A DISTANCE OF 857.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,501,005 SQUARE FEET (34.46 ACRES) OF LAND, MORE OR LESS.

TO BE PLATTED AS BRADLEY HEIGHTS FILING 3 AND 4

**OWNER/DEVELOPER PLAN APPROVAL**

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.

PUBLIC WATER MAIN PROPOSED     PUBLIC WASTEWATER MAIN PROPOSED     PRIVATE WATER SERVICE LINE (<4") AND/OR PRIVATE WASTEWATER SERVICE LINE (<8")

PUBLIC FACILITIES PROPOSED     PRIVATE FACILITIES PROPOSED

SIGNED: Jim Byers    DATE: 12/3/2024  
OWNER/DEVELOPER

Jim Byers VP of Community Development  
OWNER/DEVELOPER (PRINT NAME)

DBA: Challenger Homes, LLC

ADDRESS: 8605 Exploree Dr. Suite 250  
Colorado Springs, CO, 80920

PHONE: 719-598-5192

EMAIL: jim@challengerhomes.com

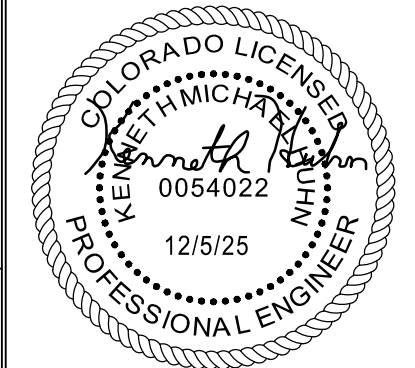
**COLORADO SPRINGS UTILITIES  
WASTEWATER MAIN DESIGN APPROVAL**

APPROVED  
12/11/2025 1:37:21 PM  
mgackle  
Wastewater

PROJECT NUMBER: 2024-S1147  
WORK ORDER NUMBER: 2149750  
CSU SHEET 1 OF 5

Colorado Springs Utilities  
It's how we're all connected

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



DRAWN BY: DLH    JOB DATE: 1/27/2025    BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: KMH    JOB NUMBER: 211448    0" = 1"

CAD DATE: 12/5/2025    IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen** HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

BRADLEY HEIGHTS FILING 3  
 CHALLENGER HOMES  
 COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
 COVER SHEET

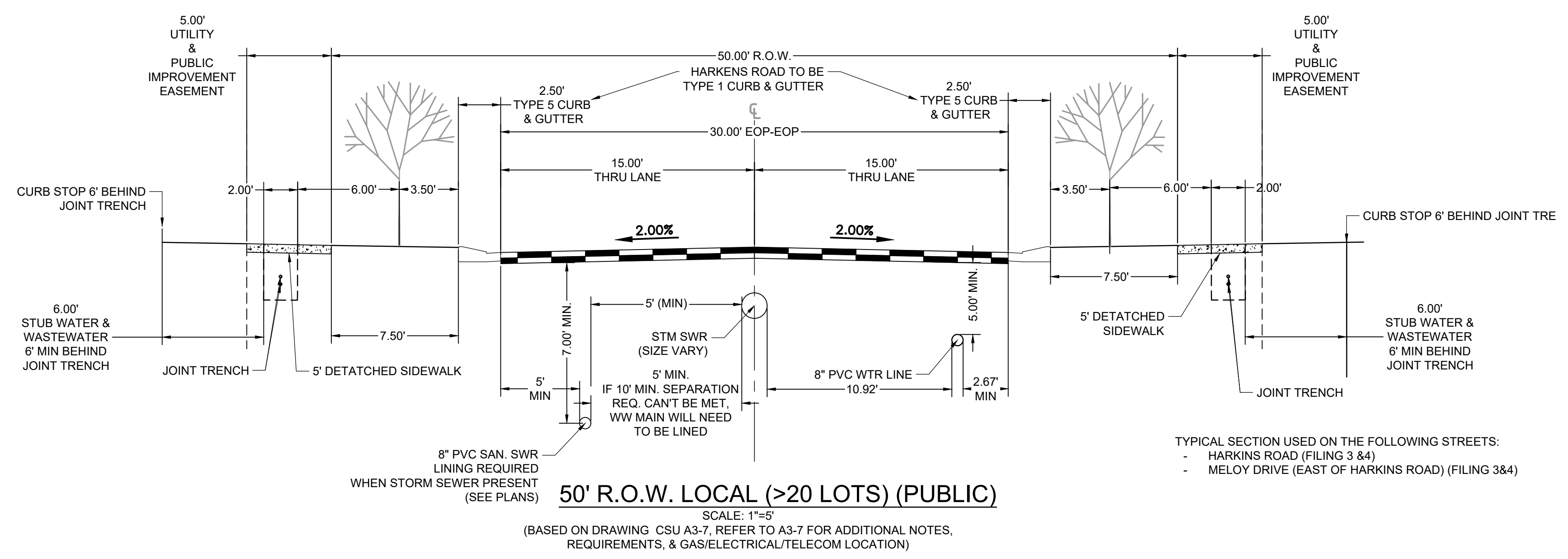
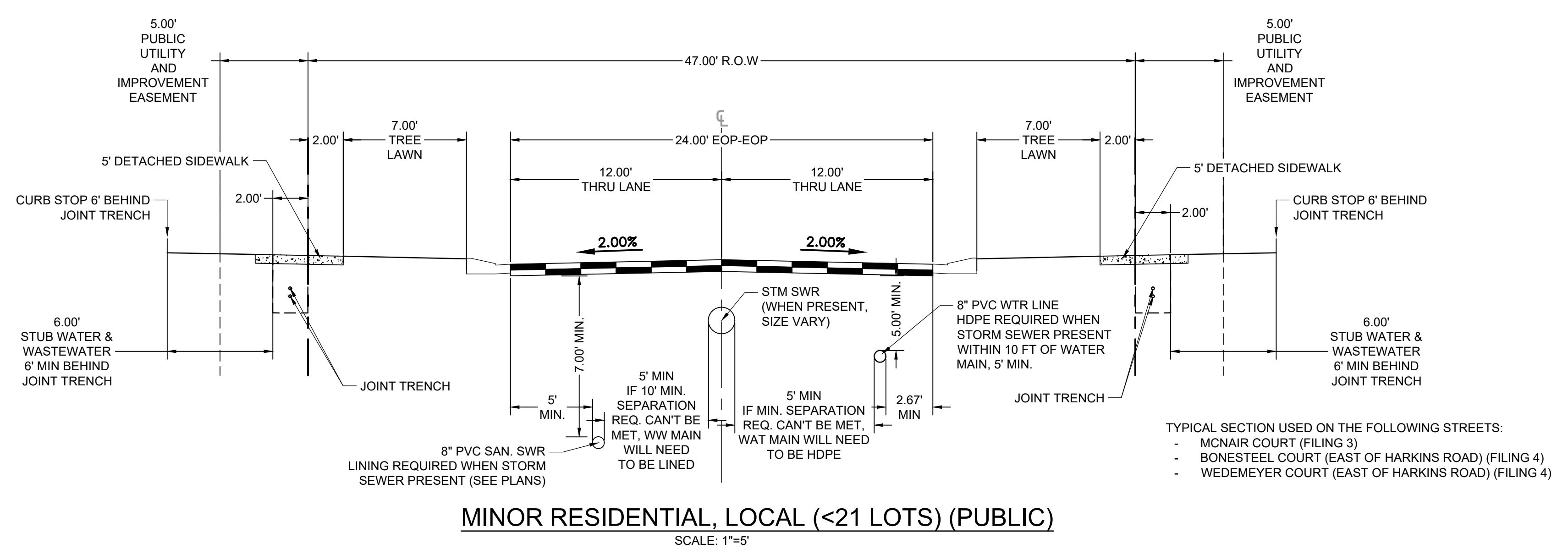
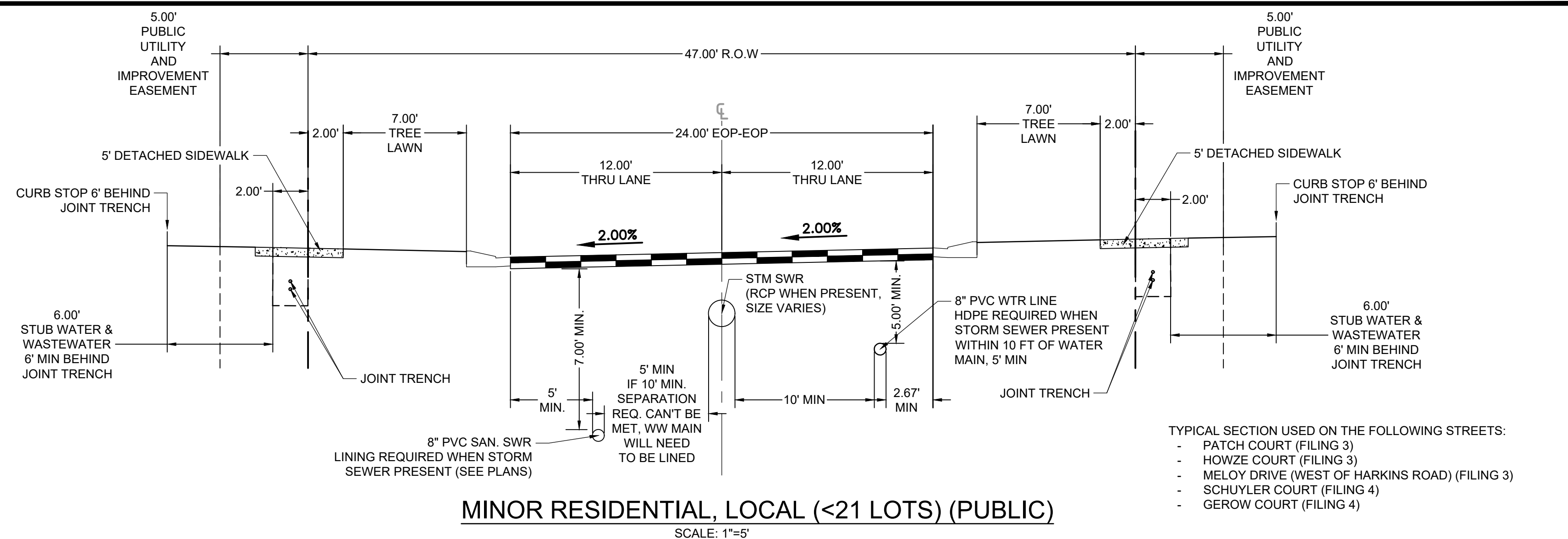
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 CV  
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HR GREEN Xrefs: legal\_description; xc-03-row; xr-row; xc-row; Legend; typical\_sections; 05-XC-ROW; cas; wastewater\_plan\_notes; cas; wwa\_approval\_block; cas; developer\_approval\_block; xgfr-attach; dlof-CD-F3; CO-Stamp-Signed-Current

HUHN, KEN, 12/15/2025 11:57 AM

**LEGEND**

<p><b>MATCH LINE</b></p> <p><b>PHASE LINE</b></p> <p><b>SECTION LINE</b></p> <p><b>PROPERTY BOUNDARY</b></p> <p><b>PROPERTY LINE</b></p> <p><b>EASEMENT LINE</b></p> <p><b>RIGHT OF WAY</b></p> <p><b>CENTERLINE</b></p> <p><b>CHAIN LINK FENCE</b></p> <p><b>WOODEN FENCE</b></p> <p><b>SPLIT RAIL-SAFETY FENCE</b></p> <p><b>GUARDRAIL</b></p> <p><b>CABLE TV</b></p> <p><b>U.G. ELECTRIC</b></p> <p><b>OVERHEAD ELECTRIC</b></p> <p><b>FIBER OPTIC</b></p> <p><b>GAS MAIN</b></p> <p><b>SANITARY SEWER</b></p> <p><b>STORM DRAIN</b></p> <p><b>TELEPHONE</b></p> <p><b>WATER MAIN</b></p> <p><b>SWALE</b></p> <p><b>TRAIL</b></p> <p><b>CURB &amp; GUTTER</b></p> <p><b>DRAINAGE BASIN</b></p> <p><b>INDEX CONTOUR</b></p> <p><b>INTER. CONTOUR</b></p> <p><b>100-YR FLOODPLAIN</b></p> <p><b>FLOODWAY</b></p> <p><b>EDGE OF WETLANDS</b></p> <p><b>DRAINAGE</b></p> <p><b>DRAINAGE BASIN</b></p> <p><b>BASIN TAG</b></p> <p><b>DESIGN POINT</b></p>	<p><b>EXISTING</b></p> <p><b>PROPOSED</b></p>	<p><b>STORM SEWER</b></p> <p>MANHOLE</p> <p>STORM INLET</p> <p>FLARED END SECTION</p> <p>RIPRAP</p> <p><b>SANITARY SEWER</b></p> <p>CLEAN OUT</p> <p>MANHOLE</p> <p>PLUG</p> <p><b>WATER</b></p> <p>FIRE HYDRANT</p> <p>FIRE DEPT. CONNECTION</p> <p>GATE VALVE</p> <p>MANHOLE</p> <p>METER</p> <p>TEE</p> <p>REDUCER</p> <p><b>DRY UTILITIES</b></p> <p>ELECTRIC METER</p> <p>ELECTRIC PEDESTAL</p> <p>ELECTRICAL CABINET</p> <p>ELECTRIC VAULT</p> <p>FIBER OPTIC PULL BOX</p> <p>FIBER OPTIC MANHOLE</p> <p>FIBER OPTIC PEDESTAL</p> <p>FIBER OPTIC SIGN</p> <p>FIBER OPTIC VAULT</p> <p>GAS METER</p> <p>GAS SIGN</p> <p>GAS VAULT</p> <p>TELEPHONE CABINET</p> <p>TELEPHONE MANHOLE</p> <p>TELEPHONE SIGNAL/MAST</p> <p>TELEPHONE SIGN</p> <p>TELEPHONE PEDESTAL</p> <p>TRANSFORMER</p> <p>LIGHT POLE</p> <p>FIBER OPTIC VAULT</p> <p><b>MISCELLANEOUS</b></p> <p>SIGN</p> <p>BOLLARD</p> <p>ACCESSIBLE PARKING</p>
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**COLORADO SPRINGS UTILITIES**  
**WASTEWATER MAIN DESIGN APPROVAL**

APPROVED  
 12/11/2025 1:37:33 PM  
 mgackie  
 Wastewater

PROJECT NUMBER: 2024-S1147  
 WORK ORDER NUMBER: 4149750

CSU SHEET **2** OF **5**

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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 APPROVED: KMH JOB NUMBER: 211448  
 CAD DATE: 12/5/2025  
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

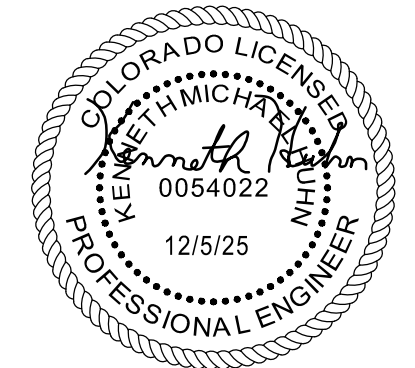
**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

BRADLEY HEIGHTS FILING 3  
 CHALLENGER HOMES  
 COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
 LEGEND AND TYPICAL SECTIONS

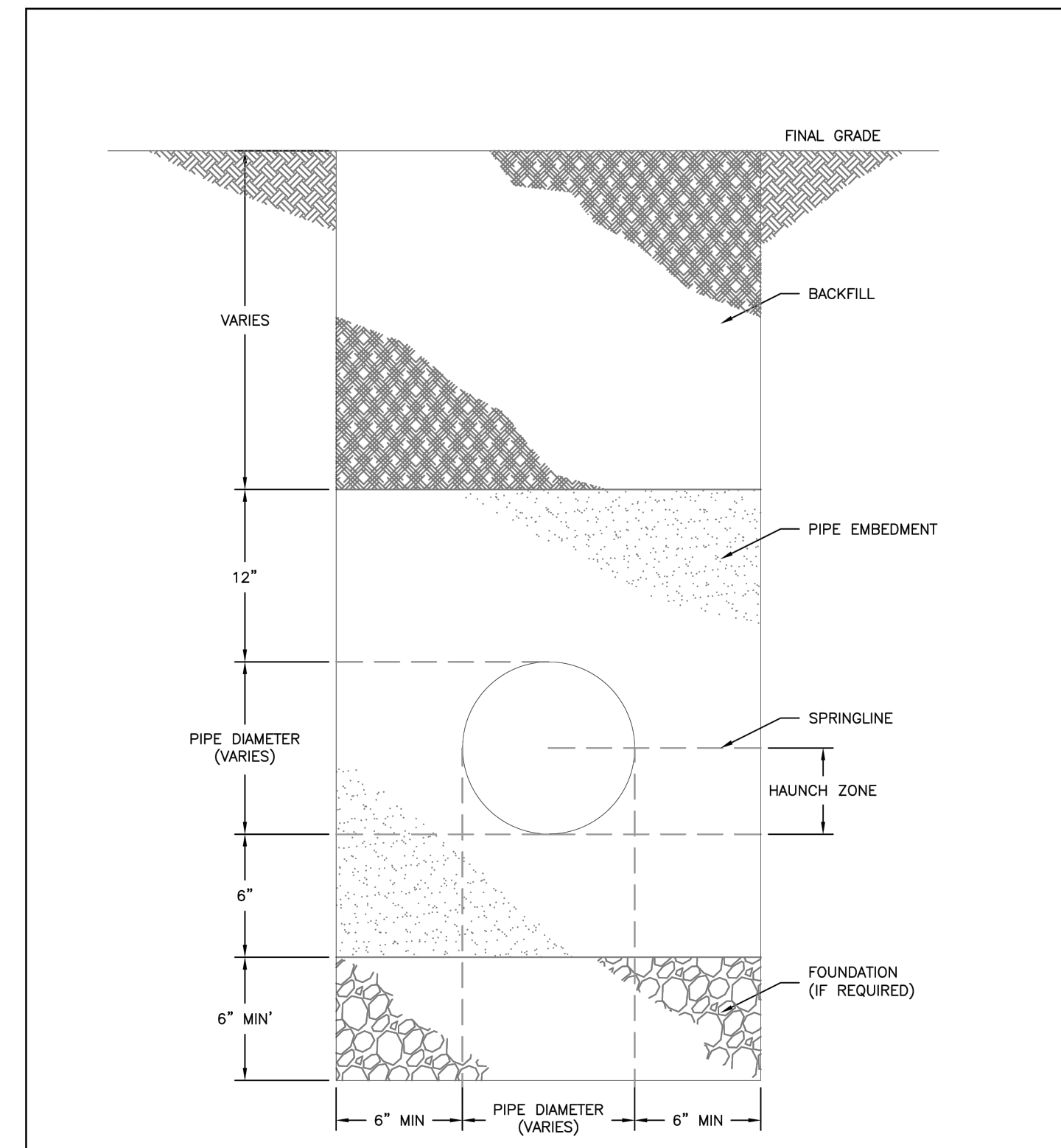
SHEET **LG** **2**





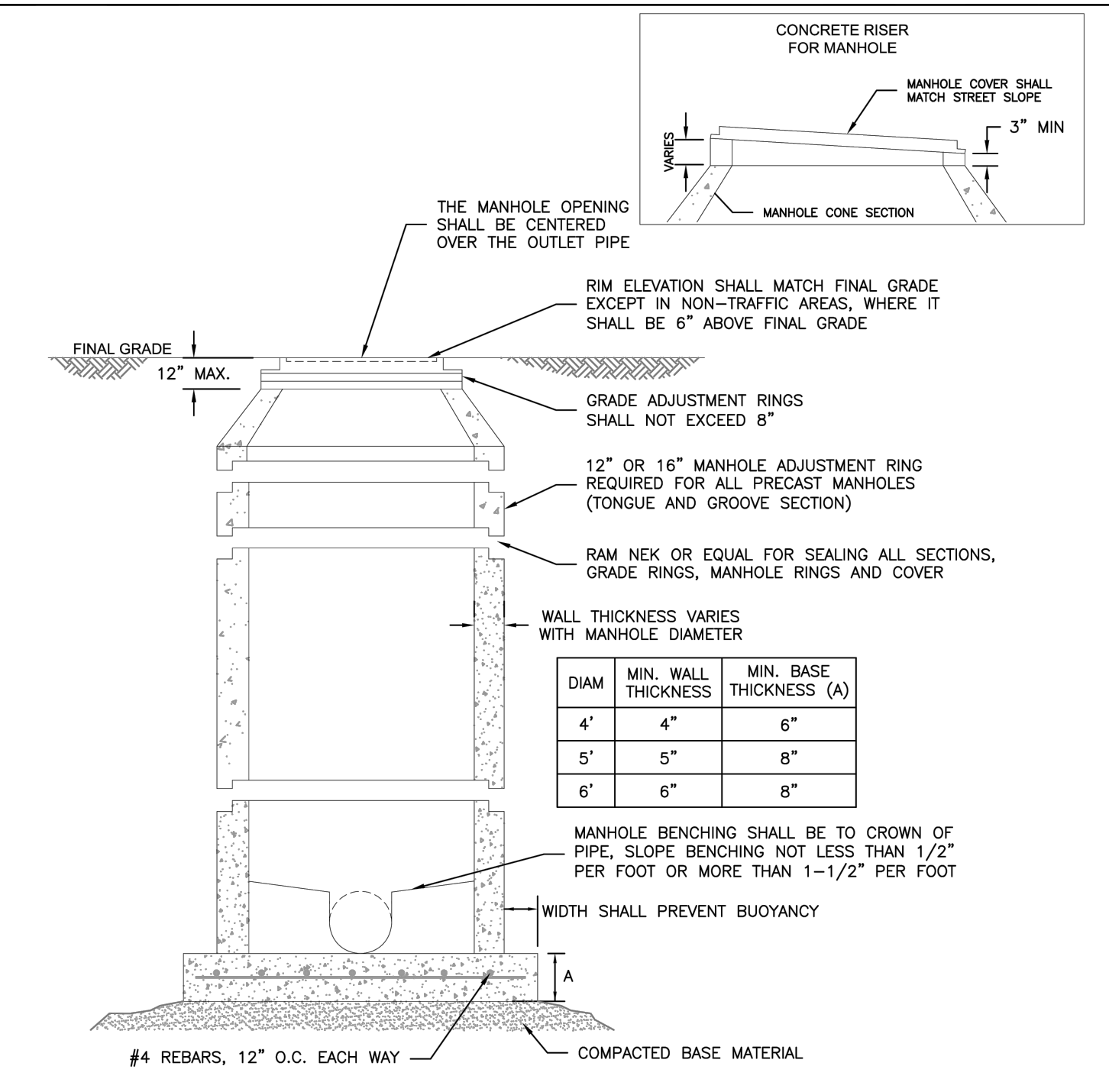






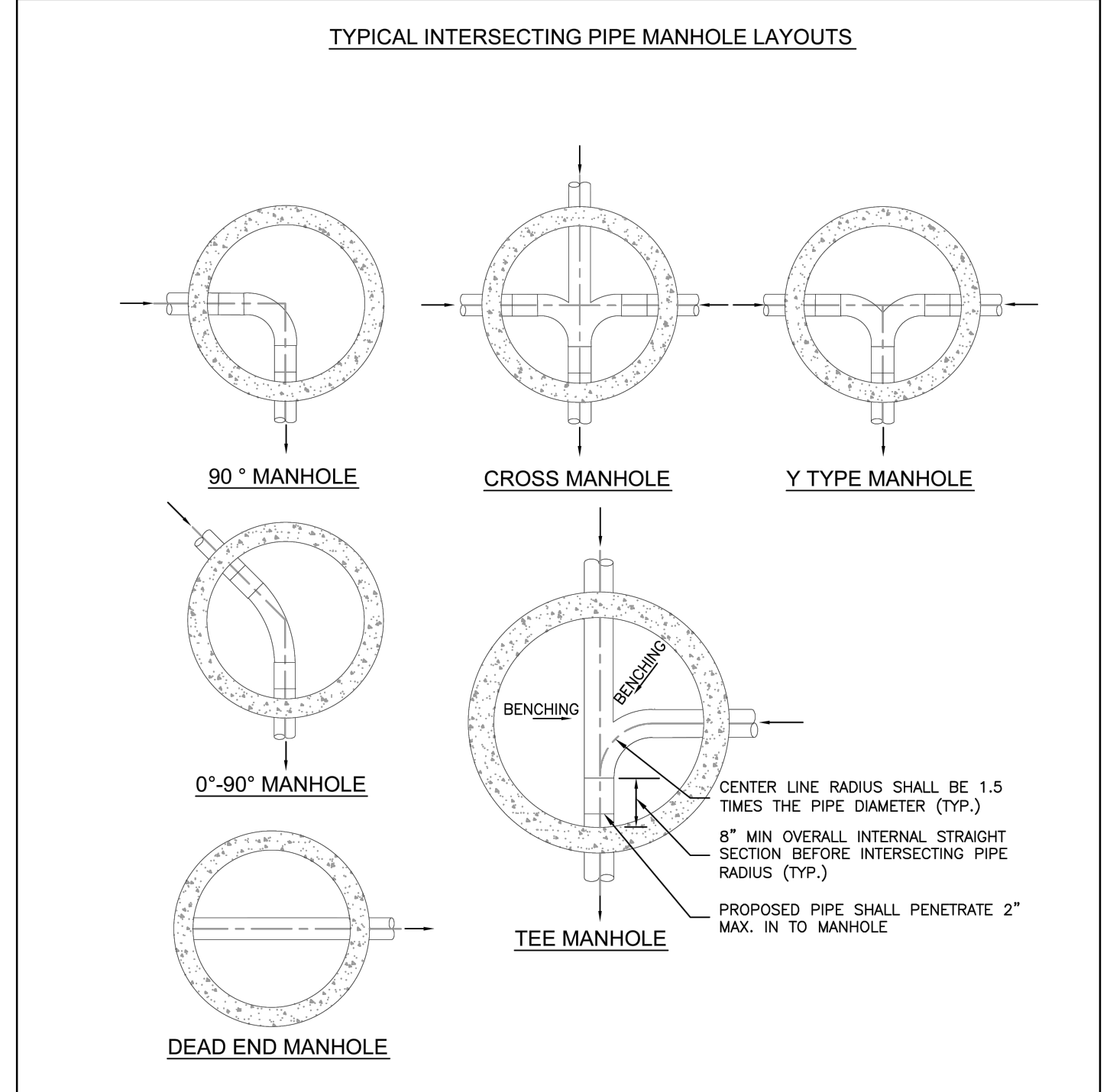
**NOTE:**  
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

Colorado Springs Utilities  
**TYPICAL TRENCH SECTION**  
C2-1  
DATED: 5/2015



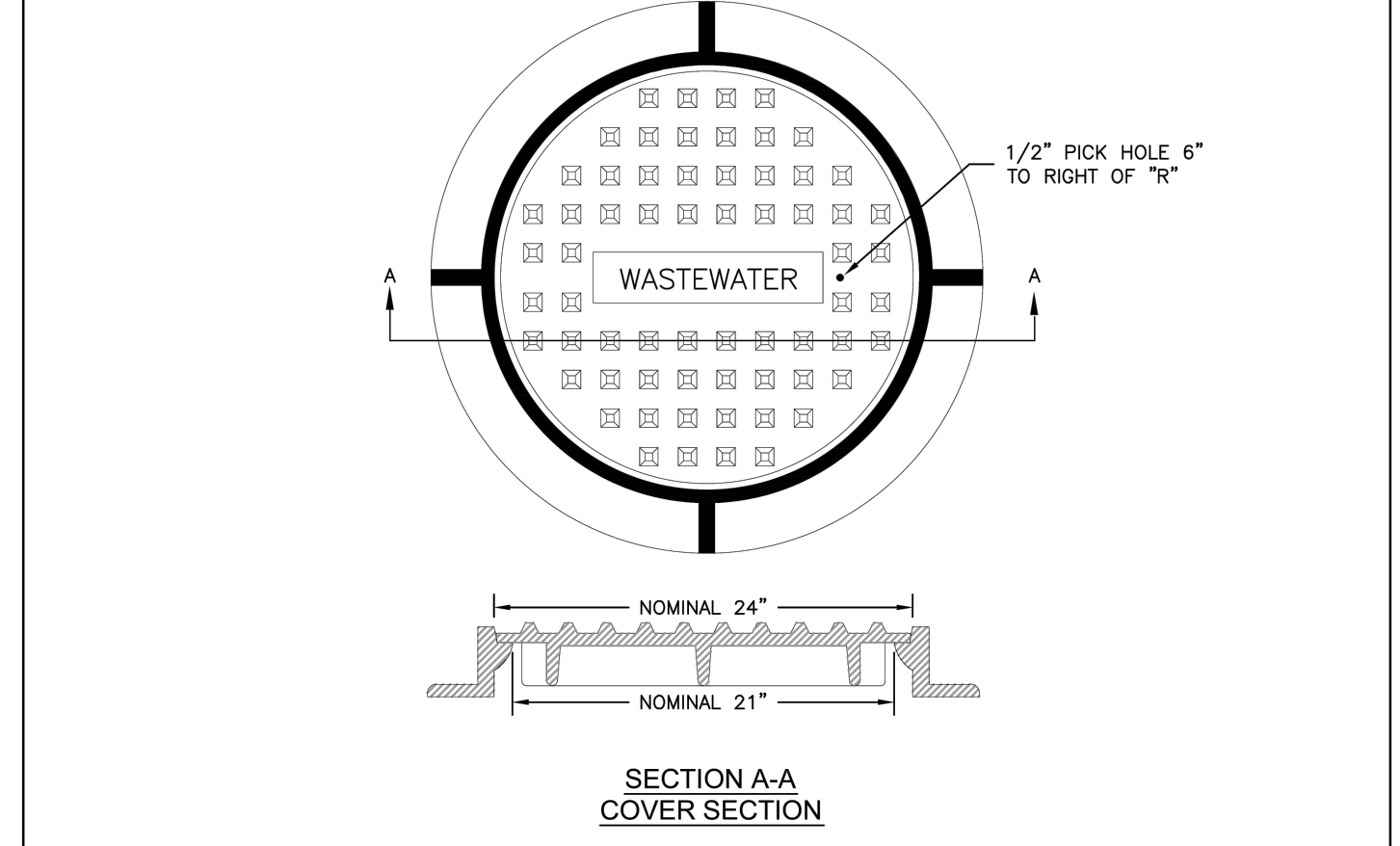
**NOTES:**  
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.  
2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.  
3. FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.  
4. 3/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 6" UP TO SPRINGLINE OF PIPE, 2'-3" RADIUS AROUND BASE.  
5. ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION. SEE SECTION 4.2.11.1.  
6. STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478. ASTM C-478 SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.

Colorado Springs Utilities  
**STANDARD CONCRETE MANHOLE**  
C3-1  
DATED: 12/2015



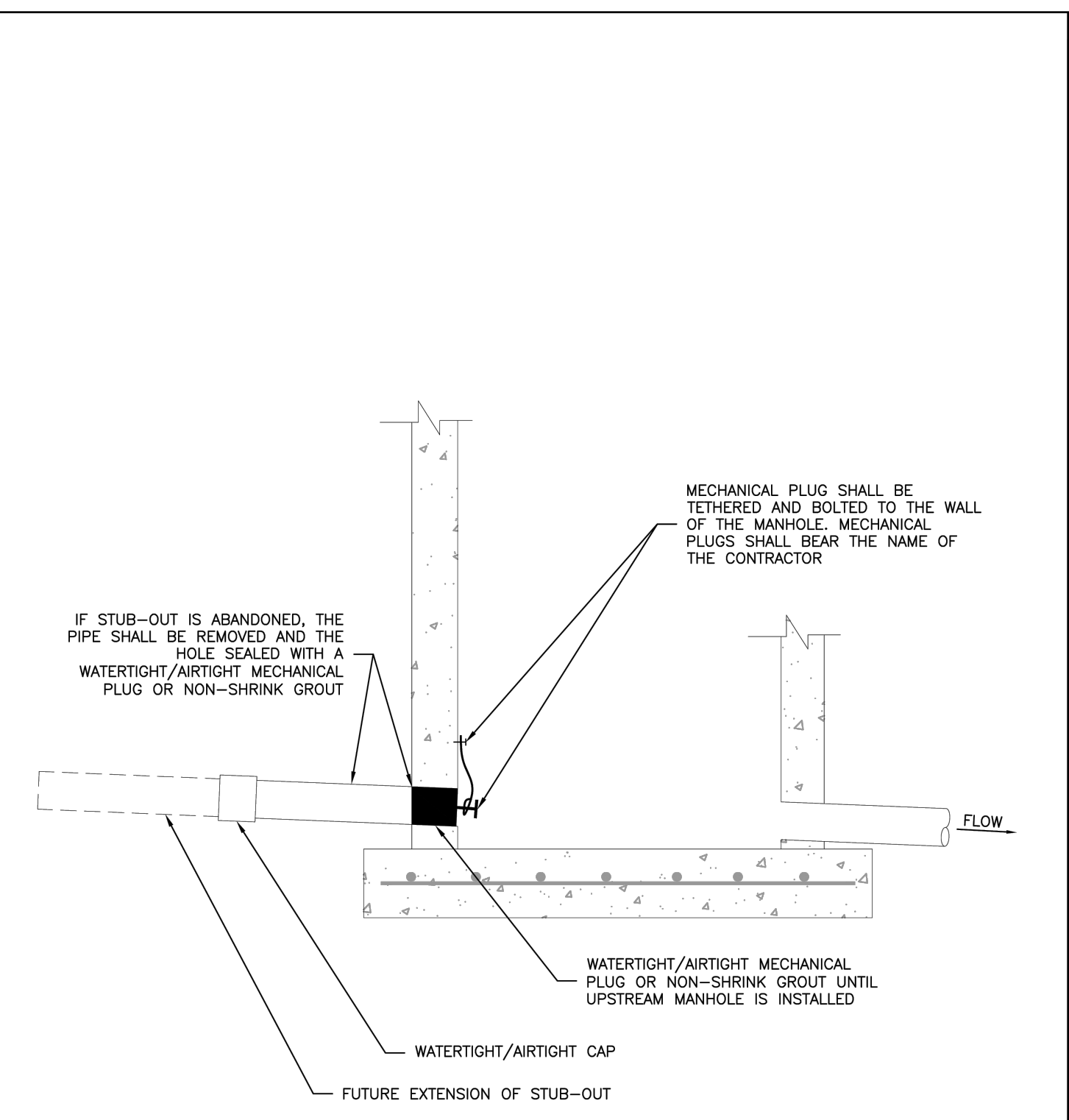
**NOTES:**  
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.  
2. LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.  
3. TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.

Colorado Springs Utilities  
**TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS**  
C3-2  
DATED: 5/2015

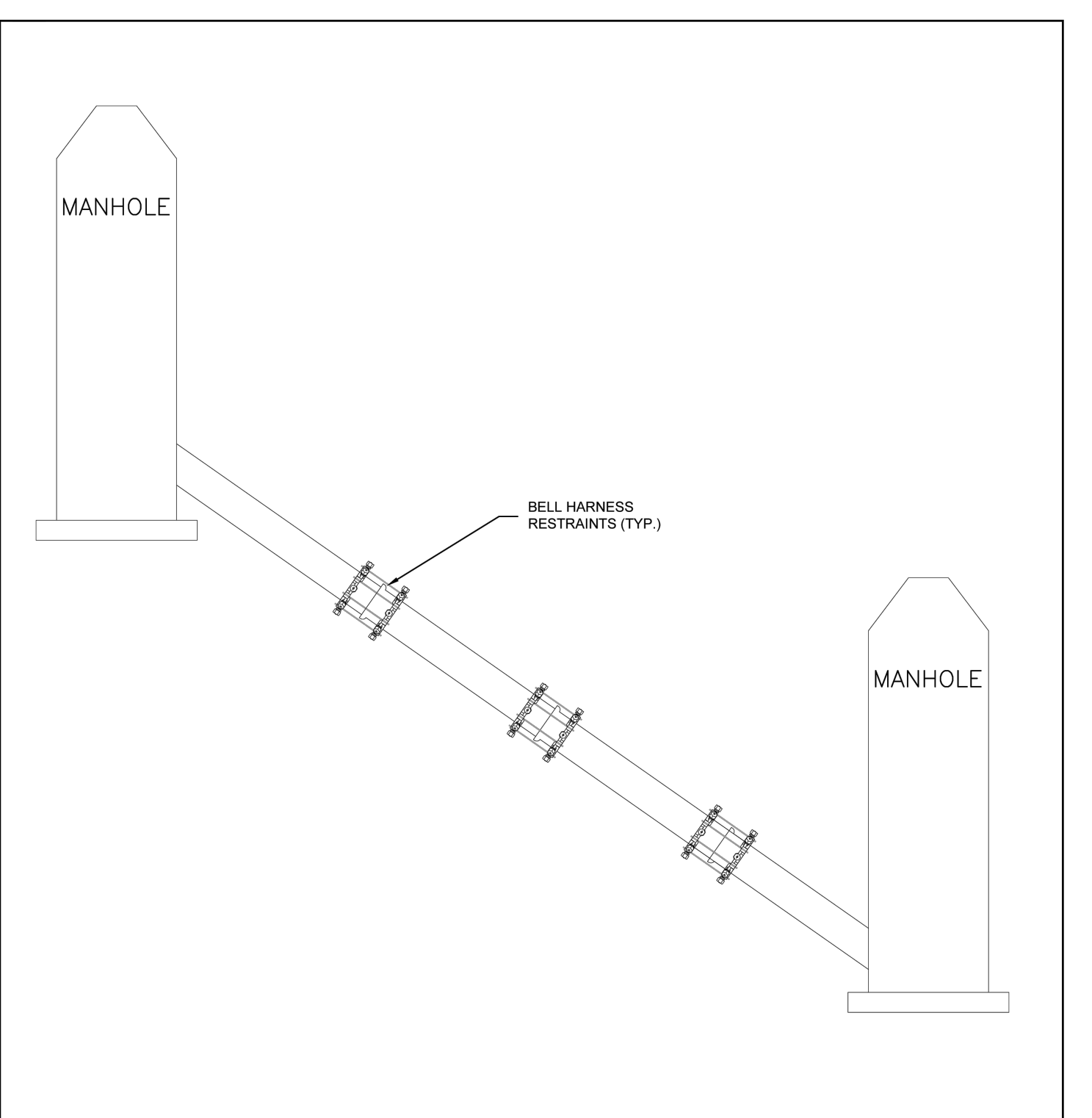


**NOTES:**  
1. SEE CHAPTER 4 FOR ADDITIONAL INFORMATION AND SPECIFIC DIMENSIONS.

Colorado Springs Utilities  
**STANDARD MANHOLE RING AND COVER IN TRAFFIC AREAS**  
C3-9  
DATED: 5/2015



Colorado Springs Utilities  
**WASTEWATER MAIN STUB-OUT FROM MANHOLE**  
C3-4  
DATED: 5/2015



**NOTES:**  
1. APPROVED METHODS OF RESTRAINED PIPE SHALL BE IN ACCORDANCE WITH CHAPTER 4.  
2. RESTRAINED PIPE SHALL BE USED ON STEEP AND/OR UNSTABLE SLOPES OUT OF A PAVED AREA AS DETERMINED BY COLORADO SPRINGS UTILITIES.

Colorado Springs Utilities  
**STEEP SLOPE BELL RESTRAINTS**  
C2-15  
DATED: 1/2017

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APPROVED: KMH	JOB NUMBER: 211448	0
CAD DATE: 12/5/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

BRADLEY HEIGHTS FILING 3  
CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO



CONSTRUCTION DOCUMENTS  
DETAILS

SHEET  
DT

6

HR GREEN Xrefs: legal\_description\_xref-1;tech:hd01-CD-F3; Legend; cas;\_unp;\_notes; cas;\_unp;\_developer;\_approval; cas;\_plan;\_information;\_block;\_service;\_ut;\_typicals;\_CO-Stamp-Signed-Current; cas;\_unp;\_approval;\_block;\_F3;\_Commercial

### UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

#### GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
- 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.
- 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.
- ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE COLORADO SPRINGS UTILITIES.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARDS SPECIFICATIONS MANUAL.

#### WASTEWATER:

- 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.
- 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.

#### WATER:

- 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 MAIN.
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING.
- ALL TAPS ON COLORADO SPRINGS UTILITIES WATER MAINS SHALL BE PERFORMED BY COLORADO SPRINGS UTILITIES. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- 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 COLORADO SPRINGS UTILITIES.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN THREE FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
- 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.

#### PLAN INFORMATION

FIMs MAP NUMBER: S-43

TAX SCHEDULE NO: 5500000463

WATER PRESSURE ZONE: SOUTHLINE

MAX STATIC PRESSURE (LOLN): 153 PSI

MAX STATIC PRESSURE (SOLN): 78 PSI

UTILITY DESIGN CAD FILE NO: CF20243674

UAP FILE NO. OR PLAT RECEPTION NO: N/A

EASEMENT RECEPTION NO: PER PLAT

DEVELOPMENT PLAN NO: AR PUD 22-00279

DEVELOPMENT PLAN APPROVAL DATE: 08/30/2024

NOTICE OF PRIVATE WATER SYSTEM REC NO: N/A

BUILDING SPRINKLED: NO

#### OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.

- PUBLIC WATER MAIN PROPOSED
- PUBLIC WASTEWATER MAIN PROPOSED
- PRIVATE WATER SERVICE LINE (4") AND/OR PRIVATE WASTEWATER SERVICE LINE (4")
- PUBLIC FACILITIES PROPOSED
- PRIVATE FACILITIES PROPOSED

SIGNED: *Jim Byers* DATE: 12/3/2024

Jim Byers VP of Community Development  
OWNER/DEVELOPER (PRINT NAME)

DBA: Challenger Homes, LLC

ADDRESS: 8805 Explorere Dr. Suite 250

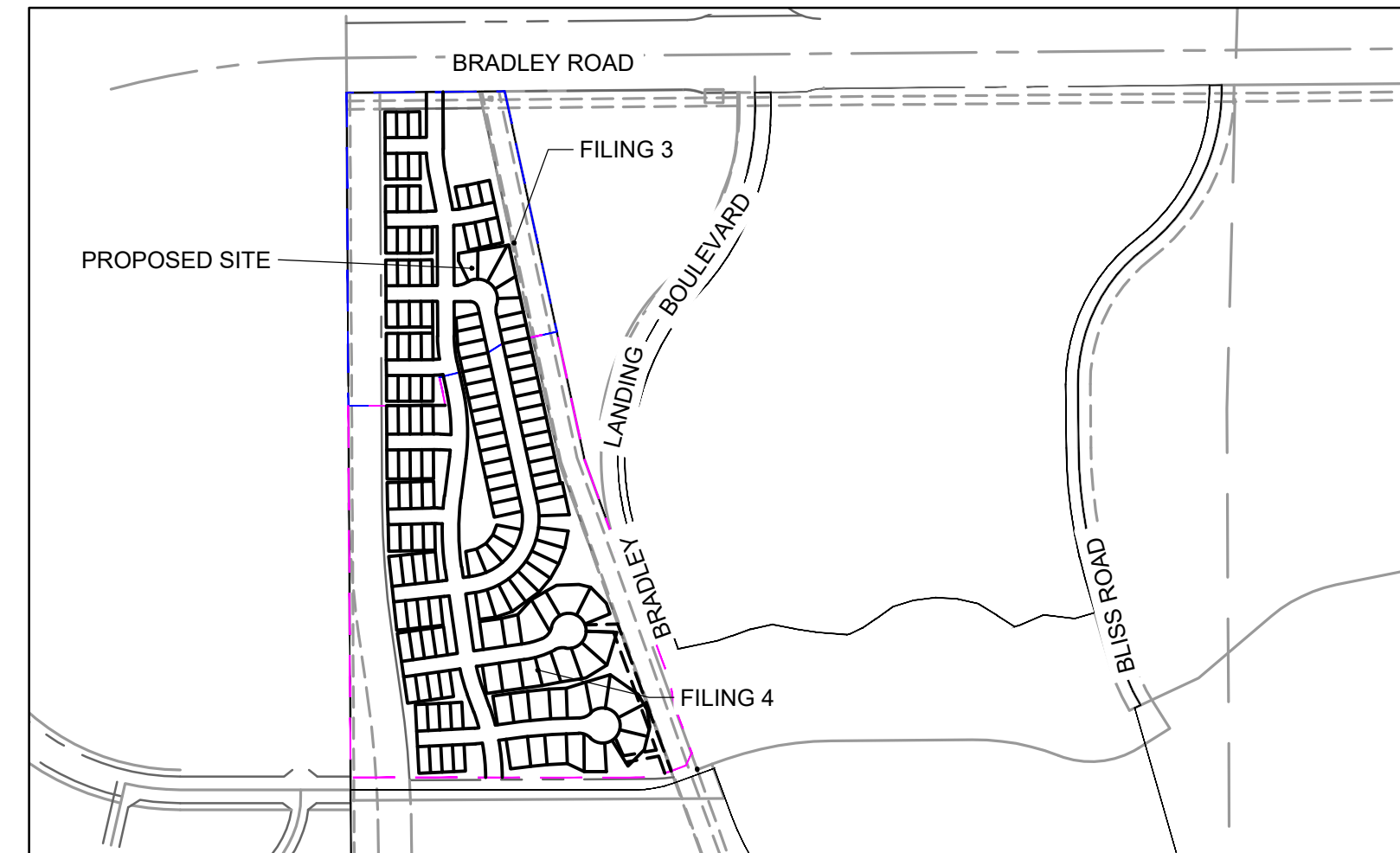
Colorado Springs, CO, 80920

PHONE: 719-598-5192

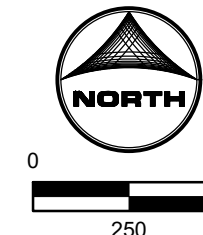
EMAIL: jm@challengerhomes.com

# BRADLEY HEIGHTS FILING 3 UTILITY SERVICE PLAN

LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
1" = 500'



#### SHEET INDEX:

- 1 - COVER SHEET
- 2 - LEGEND
- 3 - UTILITY SERVICE PLAN
- 4 - DETAILS
- 5 - DETAILS

#### LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE	---	---	STORM SEWER	---	---
PHASE LINE	---	---	MANHOLE	⊙	⊙
SECTION LINE	---	---	STORM INLET	⊙	⊙
PROPERTY BOUNDARY	---	---	FLARED END SECTION	⊙	⊙
PROPERTY LINE	---	---	RIPRAP	⊙	⊙
EASEMENT LINE	---	---	SANITARY SEWER	---	---
RIGHT OF WAY	---	---	CLEAN OUT	⊙	⊙
CENTERLINE	---	---	MANHOLE	⊙	⊙
CHAIN LINK FENCE	---	---	PLUG	⊙	⊙
WOODEN FENCE	---	---	WATER	---	---
ROD IRON FENCE	---	---	FIRE HYDRANT	⊙	⊙
GUARDRAIL	---	---	FIRE DEPT. CONNECTION	⊙	⊙
CABLE TV	---	---	GATE VALVE	⊙	⊙
U.G. ELECTRIC	---	---	MANHOLE	⊙	⊙
OVERHEAD ELECTRIC	---	---	METER	⊙	⊙
FIBER OPTIC	---	---	TEE	⊙	⊙
GAS MAIN	---	---	REDUCER	⊙	⊙
SANITARY SEWER	---	---	DRY UTILITIES	---	---
STORM DRAIN	---	---	ELECTRIC METER	⊙	⊙
TELEPHONE	---	---	ELECTRIC PEDESTAL	⊙	⊙
WATER MAIN	---	---	ELECTRICAL CABINET	⊙	⊙
SWALE	---	---	FIBER OPTIC PULL BOX	⊙	⊙
TRAIL	---	---	FIBER OPTIC MANHOLE	⊙	⊙
CURB & GUTTER	---	---	FIBER OPTIC PEDESTAL	⊙	⊙
DRAINAGE BASIN	---	---	FIBER OPTIC SIGN	⊙	⊙
INDEX CONTOUR	---	---	FIBER OPTIC VAULT	⊙	⊙
INTER. CONTOUR	---	---	GAS METER	⊙	⊙
100-YR FLOODPLAIN	---	---	GAS SIGN	⊙	⊙
FLOODWAY	---	---	GAS VAULT	⊙	⊙
EDGE OF WETLANDS	---	---	TELEPHONE CABINET	⊙	⊙
DRAINAGE	---	---	TELEPHONE MANHOLE	⊙	⊙
DRAINAGE BASIN	---	---	TELEPHONE SIGNAL/MAST	⊙	⊙
BASIN TAG	---	---	TELEPHONE SIGN	⊙	⊙
DESIGN POINT	---	---	TELEPHONE PEDESTAL	⊙	⊙
			TRANSFORMER	⊙	⊙
			LIGHT POLE	⊙	⊙
			FIBER OPTIC VAULT	⊙	⊙
			MISCELLANEOUS	---	---
			SIGN	---	---
			BOLLARD	---	---
			ACCESSIBLE PARKING	---	---

#### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM CAP STAMPED "RLS 10377", AND IS ASSUMED TO BEAR S 00°19'23" E, A DISTANCE OF 5252.20 FEET.

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM CAP STAMPED "RLS 10377", IS ASSUMED TO BEAR S 00°19'23" E, A DISTANCE OF 5252.20 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE N 00°19'23" W ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 1577.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE N 00°19'23" W, A DISTANCE OF 2061.22 FEET TO A POINT ON THE SOUTH LINE OF BRADLEY ROAD AS RECORDED UNDER BOOK 5307 AT PAGE 1472 OF THE RECORDS OF EL PASO COUNTY;

THENCE N 89°30'18" E ALONG SAID SOUTH LINE, A DISTANCE OF 475.67 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE PERSONAL REPRESENTATIVE'S DEED AS TSN 55000-00-392 (PAGE 15 OF 27) AS RECORDED UNDER RECEPTION NO. 221054106 OF SAID RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY EXTERIOR OF SAID PARCEL OF LAND IN SAID PERSONAL REPRESENTATIVE'S DEED:  
1) THENCE S 12°12'47" E, A DISTANCE OF 1131.93 FEET;  
2) THENCE S 19°56'27" E, A DISTANCE OF 292.74 FEET;  
3) THENCE N 70°03'49" E, A DISTANCE OF 13.00 FEET;

THENCE S 19°56'27" E, A DISTANCE OF 396.84 FEET;  
THENCE 77.66 FEET ALONG THE ARC OF A 437.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°10'15" AND A CHORD THAT BEARS S 14°51'20" E, 77.56 FEET;  
THENCE 46.80 FEET ALONG THE ARC OF A 262.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°10'15" AND A CHORD THAT BEARS S 14°51'20" E, 46.54 FEET;  
THENCE S 19°56'27" E, A DISTANCE OF 128.89 FEET;  
THENCE S 25°03'33" W, A DISTANCE OF 42.43 FEET;  
THENCE S 70°03'33" W, A DISTANCE OF 52.19 FEET;  
THENCE 103.73 FEET ALONG THE ARC OF A 298.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°56'36" AND A CHORD THAT BEARS S 80°01'51" W, 103.20 FEET;  
THENCE N 89°59'51" W, A DISTANCE OF 857.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,501,005 SQUARE FEET (34.46 ACRES) OF LAND, MORE OR LESS.

TO BE PLATTED AS BRADLEY HEIGHTS FILING 3 AND 4

#### BASIS OF BEARINGS:

THE NORTH-SOUTH CENTERLINE OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM CAP STAMPED "RLS 10377", IS ASSUMED TO BEAR S 00°19'23" E, A DISTANCE OF 5252.20 FEET.

#### BENCHMARK:

ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FIMS MONUMENT F230 (PUBLISHED ELEVATION=5779.16 NAVD88).

**COLORADO SPRINGS UTILITIES**  
**COMMERCIAL UTILITY SERVICE DESIGN APPROVAL**

APPROVED  
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*mgackie*  
Utility Service

PROJECT NUMBER: 2024-C1147  
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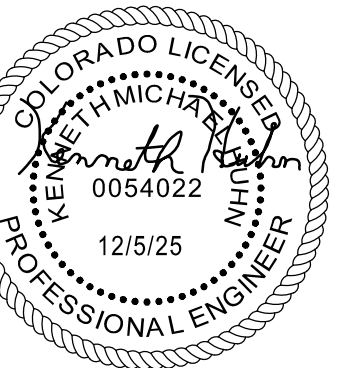
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**RESIDENTIAL UTILITY SERVICE DESIGN APPROVAL**

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*mgackie*  
Utility Service

PROJECT NUMBER: 2024-W1147  
WORK ORDER NUMBER: 4149749  
CSU SHEET \_\_\_\_ OF \_\_\_\_

PROJECT NUMBER: 2024-S1147  
WORK ORDER NUMBER: 4149750  
CSU SHEET **1** OF **3**

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



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APPROVED: KMH	JOB NUMBER: 211448	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 12/5/2025		
CAD FILE: J:\2024\1211448\CADD\dwgs\CICD\F3_CSUUSP\Cover_sheet		

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

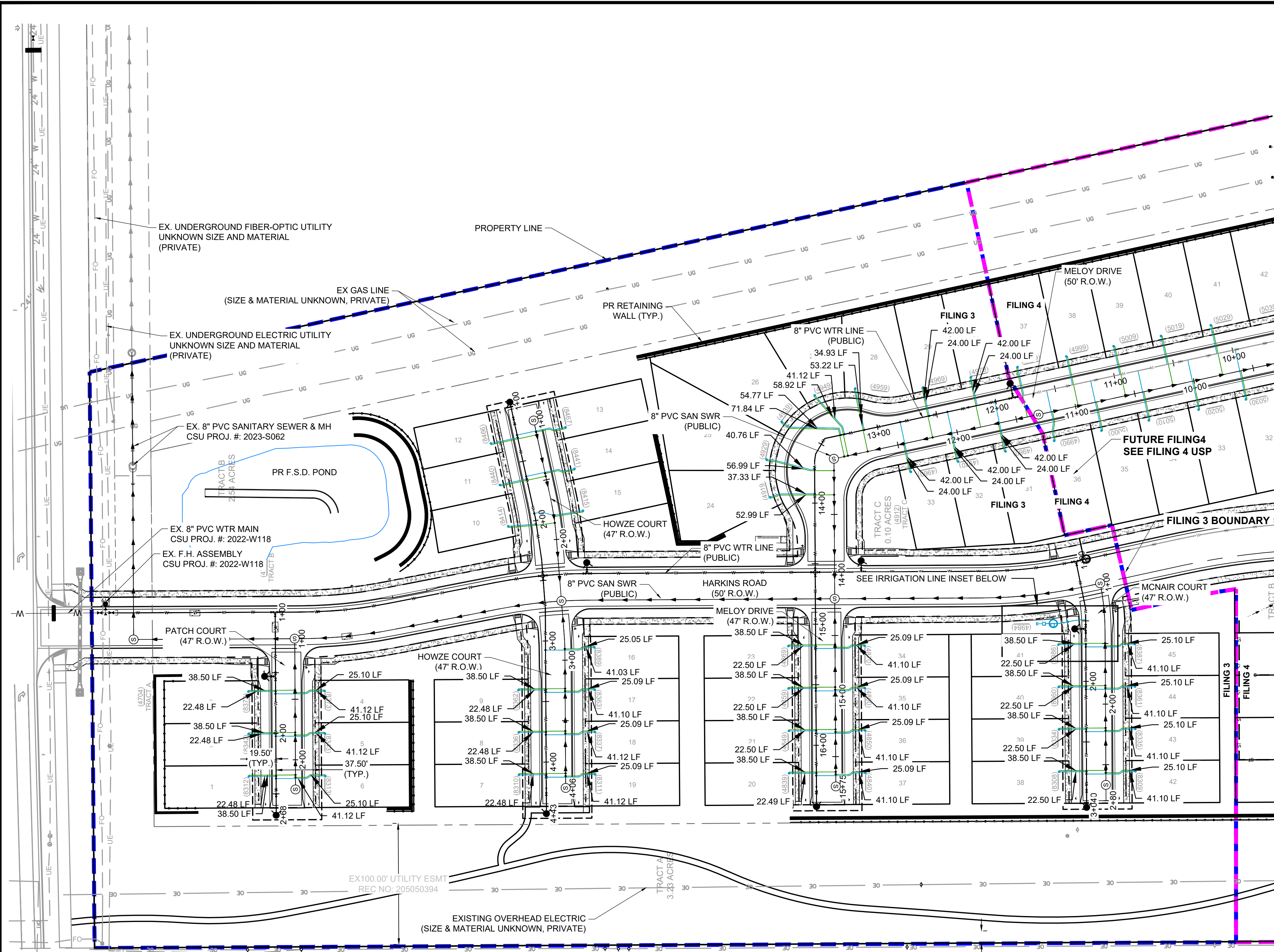
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CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

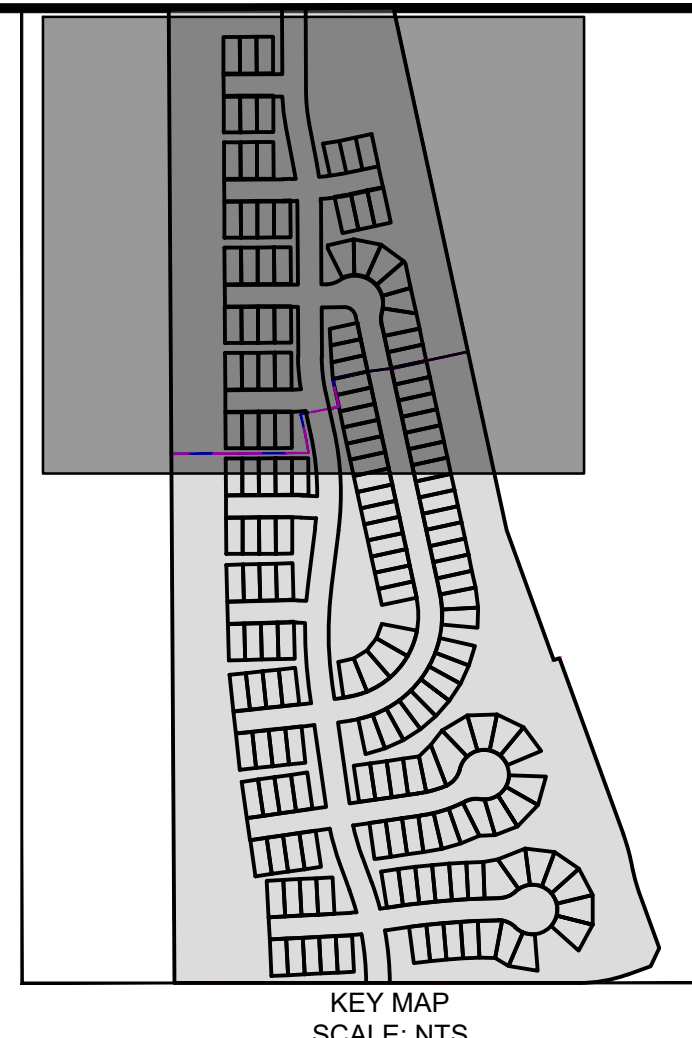
CONSTRUCTION DOCUMENTS  
COVER SHEET

SHEET **CS** **1**





- NOTES:**
1. WASTEWATER SERVICE LINES THAT CROSS PROPOSED WATER MAINS SHALL MAINTAIN A VERTICAL SEPERATION OF AT LEAST 18 INCHES.
  2. THERE ARE NO MULTIFAMILY LOTS PROPOSED WITHIN THIS FILING.
  3. WATER METER AND BACKFLOW PREVENTION ASSEMBLY WILL BE LOCATED WITHIN THE BUILDINGS, REFER TO ARCHITECTURAL PLANS.



WATER SERVICE TABLE			
LOT (FIL#)	DESC.	ALIGNMENT	STATION
F3-1 (3)	1" HDPE WTR SERVICE	03-WATER	STA 2+35.53
F3-2 (3)	1" HDPE WTR SERVICE	03-WATER	STA 2+00.53
F3-3 (3)	1" HDPE WTR SERVICE	03-WATER	STA 1+65.53
F3-4 (3)	1" HDPE WTR SERVICE	03-WATER	STA 1+67.44
F3-5 (3)	1" HDPE WTR SERVICE	03-WATER	STA 2+02.44
F3-6 (3)	1" HDPE WTR SERVICE	03-WATER	STA 2+37.44
F3-7 (3)	1" HDPE WTR SERVICE	04-WATER	STA 4+10.45
F3-8 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+75.48
F3-9 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+40.48
F3-10 (3)	1" HDPE WTR SERVICE	04-WATER	STA 2+03.01
F3-11 (3)	1" HDPE WTR SERVICE	04-WATER	STA 1+64.95
F3-12 (3)	1" HDPE WTR SERVICE	04-WATER	STA 1+29.96
F3-13 (3)	1" HDPE WTR SERVICE	04-WATER	STA 1+27.77
F3-14 (3)	1" HDPE WTR SERVICE	04-WATER	STA 1+62.77
F3-15 (3)	1" HDPE WTR SERVICE	04-WATER	STA 1+94.07
F3-16 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+07.53
F3-17 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+42.43
F3-18 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+77.43
F3-19 (3)	1" HDPE WTR SERVICE	04-WATER	STA 4+12.47
F3-20 (3)	1" HDPE WTR SERVICE	02-WATER	STA 16+23.08
F3-21 (3)	1" HDPE WTR SERVICE	02-WATER	STA 15+88.08
F3-22 (3)	1" HDPE WTR SERVICE	02-WATER	STA 15+53.08
F3-23 (3)	1" HDPE WTR SERVICE	02-WATER	STA 15+18.08
F3-24 (3)	1" HDPE WTR SERVICE	02-WATER	STA 13+92.23
F3-25 (3)	1" HDPE WTR SERVICE	02-WATER	STA 13+72.27
F3-26 (3)	1" HDPE WTR SERVICE	02-WATER	STA 13+30.84
F3-27 (3)	1" HDPE WTR SERVICE	02-WATER	STA 13+27.80
F3-28 (3)	1" HDPE WTR SERVICE	02-WATER	STA 13+11.03
F3-29 (3)	1" HDPE WTR SERVICE	02-WATER	STA 12+56.28
F3-30 (3)	1" HDPE WTR SERVICE	02-WATER	STA 12+23.18
F3-31 (3)	1" HDPE WTR SERVICE	02-WATER	STA 12+00.81
F3-32 (3)	1" HDPE WTR SERVICE	02-WATER	STA 12+40.81
F3-33 (3)	1" HDPE WTR SERVICE	02-WATER	STA 12+80.81
F3-34 (3)	1" HDPE WTR SERVICE	02-WATER	STA 15+20.07
F3-35 (3)	1" HDPE WTR SERVICE	02-WATER	STA 15+55.07
F3-36 (3)	1" HDPE WTR SERVICE	04-WATER	STA 3+77.38
F3-37 (3)	1" HDPE WTR SERVICE	02-WATER	STA 16+25.07
F3-38 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+74.56
F3-39 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+39.56
F3-40 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+04.56
F3-41 (3)	1" HDPE WTR SERVICE	05-WATER	STA 1+69.56
F3-42 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+76.46
F3-43 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+41.49
F3-44 (3)	1" HDPE WTR SERVICE	05-WATER	STA 2+06.51
F3-45 (3)	1" HDPE WTR SERVICE	05-WATER	STA 1+71.51

SEWER SERVICE TABLE			
LOT (FIL#)	DESC.	ALIGNMENT	STATION
1(3)	4" PVC SWR SERVICE	03-SSWR	STA 2+12.52
2(3)	4" PVC SWR SERVICE	03-SSWR	STA 1+77.52
3(3)	4" PVC SWR SERVICE	03-SSWR	STA 1+42.52
4(3)	4" PVC SWR SERVICE	03-SSWR	STA 1+44.52
5(3)	4" PVC SWR SERVICE	03-SSWR	STA 1+79.52
6(3)	4" PVC SWR SERVICE	03-SSWR	STA 2+14.52
7(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+93.52
8(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+58.58
9(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+23.57
10(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+86.27
11(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+47.00
12(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+11.98
13(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+09.68
14(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+44.68
15(3)	4" PVC SWR SERVICE	04-SSWR	STA 1+80.99
16(3)	4" PVC SWR SERVICE	04-SSWR	STA 2+90.69
17(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+25.55
18(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+60.55
19(3)	4" PVC SWR SERVICE	04-SSWR	STA 3+95.69
20(3)	4" PVC SWR SERVICE	02-SSWR	STA 15+62.62
21(3)	4" PVC SWR SERVICE	02-SSWR	STA 15+27.62
22(3)	4" PVC SWR SERVICE	02-SSWR	STA 14+92.62
23(3)	4" PVC SWR SERVICE	02-SSWR	STA 14+57.62
24(3)	4" PVC SWR SERVICE	02-SSWR	STA 13+33.77
25(3)	4" PVC SWR SERVICE	02-SSWR	STA 13+13.80
26(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+95.31
27(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+92.27
28(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+75.50
29(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+20.75
30(3)	4" PVC SWR SERVICE	02-SSWR	STA 11+87.65
31(3)	4" PVC SWR SERVICE	02-SSWR	STA 11+65.28
32(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+05.28
33(3)	4" PVC SWR SERVICE	02-SSWR	STA 12+45.28
34(3)	4" PVC SWR SERVICE	02-SSWR	STA 14+59.66
35(3)	4" PVC SWR SERVICE	02-SSWR	STA 14+94.76
36(3)	4" PVC SWR SERVICE	02-SSWR	STA 15+29.70
37(3)	4" PVC SWR SERVICE	02-SSWR	STA 15+64.66
38(3)	4" PVC SWR SERVICE	05-SSWR	STA 2+54.73
39(3)	4" PVC SWR SERVICE	05-SSWR	STA 2+19.73
40(3)	4" PVC SWR SERVICE	05-SSWR	STA 1+84.73
41(3)	4" PVC SWR SERVICE	05-SSWR	STA 1+49.74
42(3)	4" PVC SWR SERVICE	05-SSWR	STA 2+56.70
43(3)	4" PVC SWR SERVICE	05-SSWR	STA 2+21.76
44(3)	4" PVC SWR SERVICE	05-SSWR	STA 1+86.74
45(3)	4" PVC SWR SERVICE	05-SSWR	STA 1+51.84

**COLORADO SPRINGS UTILITIES**  
COMMERCIAL UTILITY SERVICE DESIGN APPROVAL

APPROVED  
12/11/2025 1:40:52 PM  
mgackle  
Utility Service

PROJECT NUMBER: 2024-C1147  
CSU SHEET **3** OF **3**

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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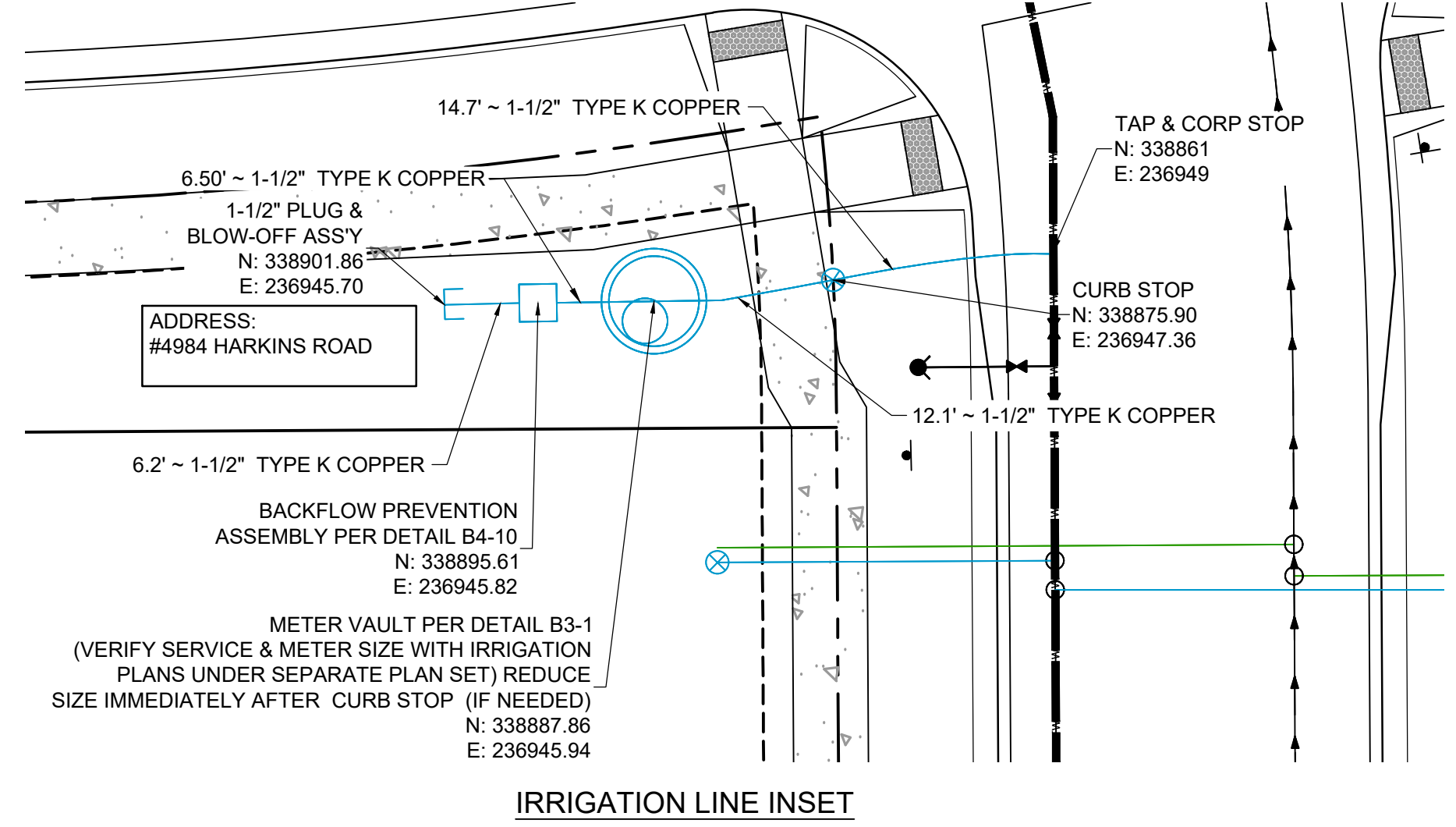
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RESIDENTIAL UTILITY SERVICE DESIGN APPROVAL

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PROJECT NUMBER: 2024-W1147  
WORK ORDER NUMBER: 4149749  
CSU SHEET **3** OF **3**

PROJECT NUMBER: 2024-S1147  
WORK ORDER NUMBER: 4149750  
CSU SHEET **3** OF **3**

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APPROVED: KMH    JOB NUMBER: 211448    0" = 1"

CAD DATE: 12/5/2025    IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**

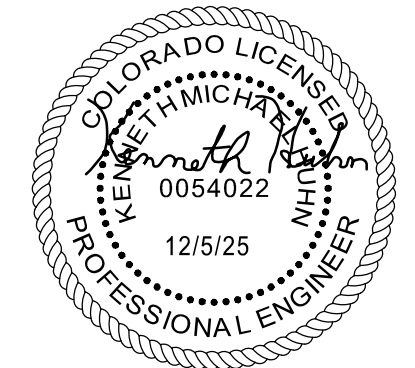
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

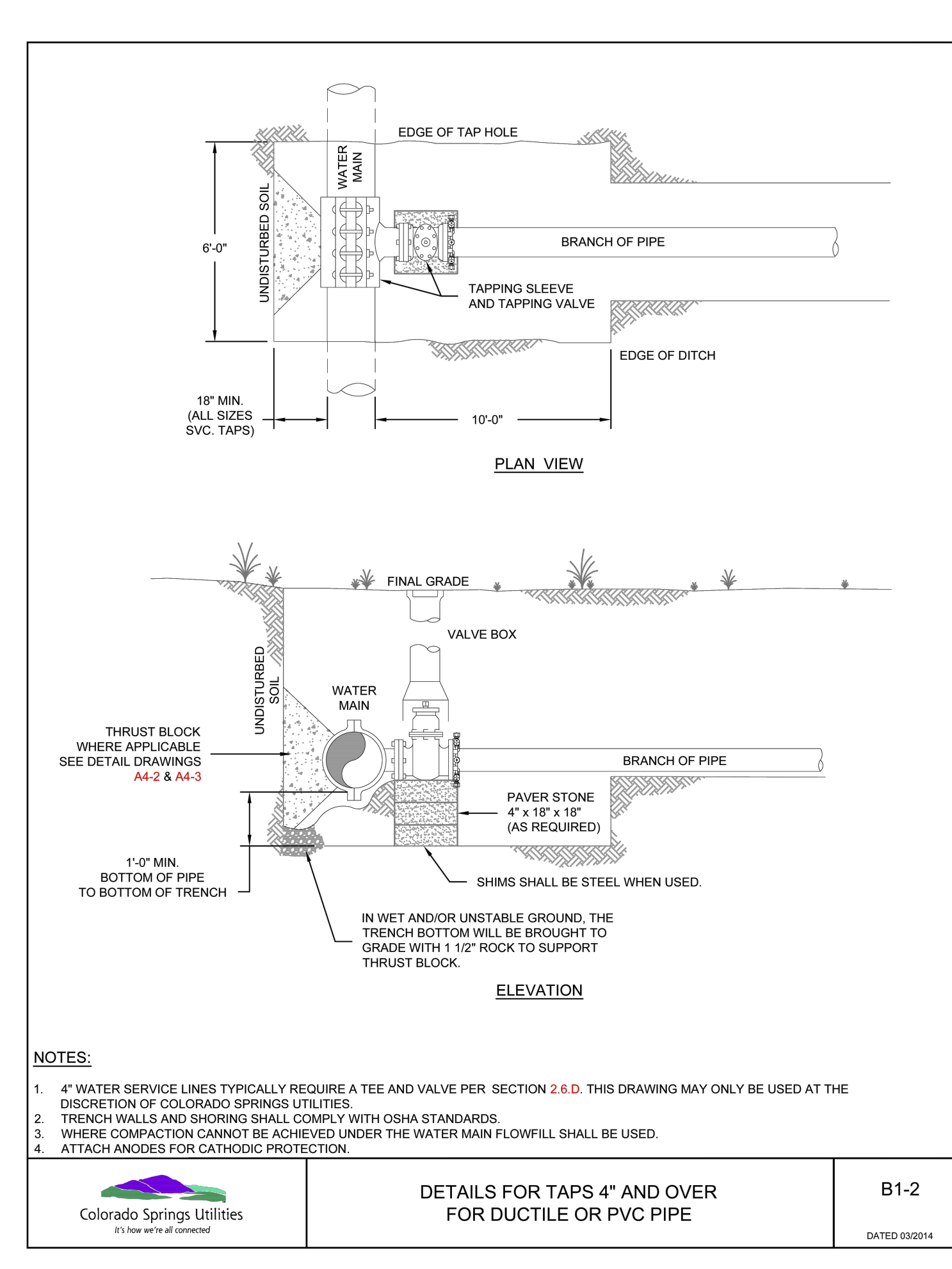
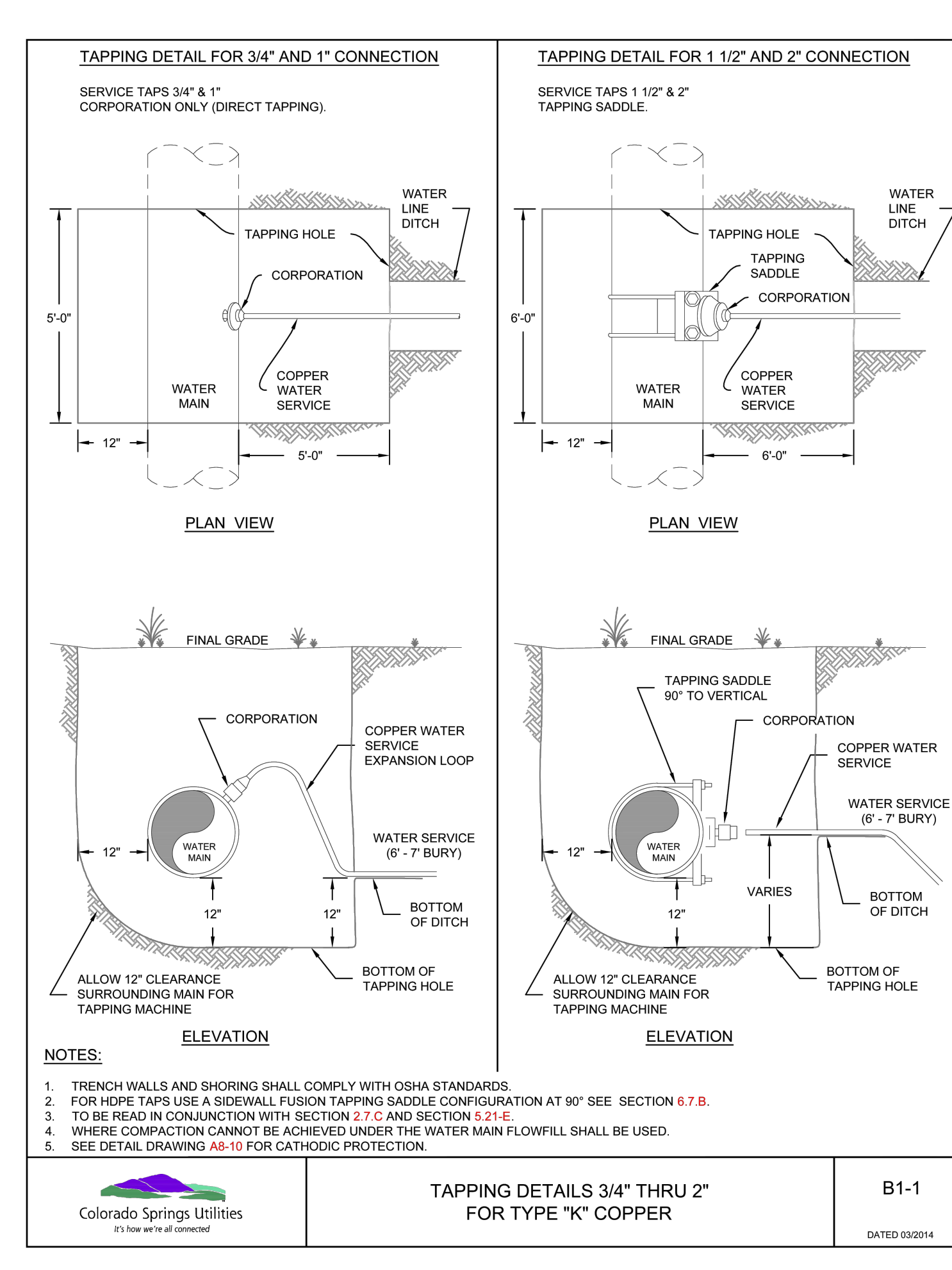
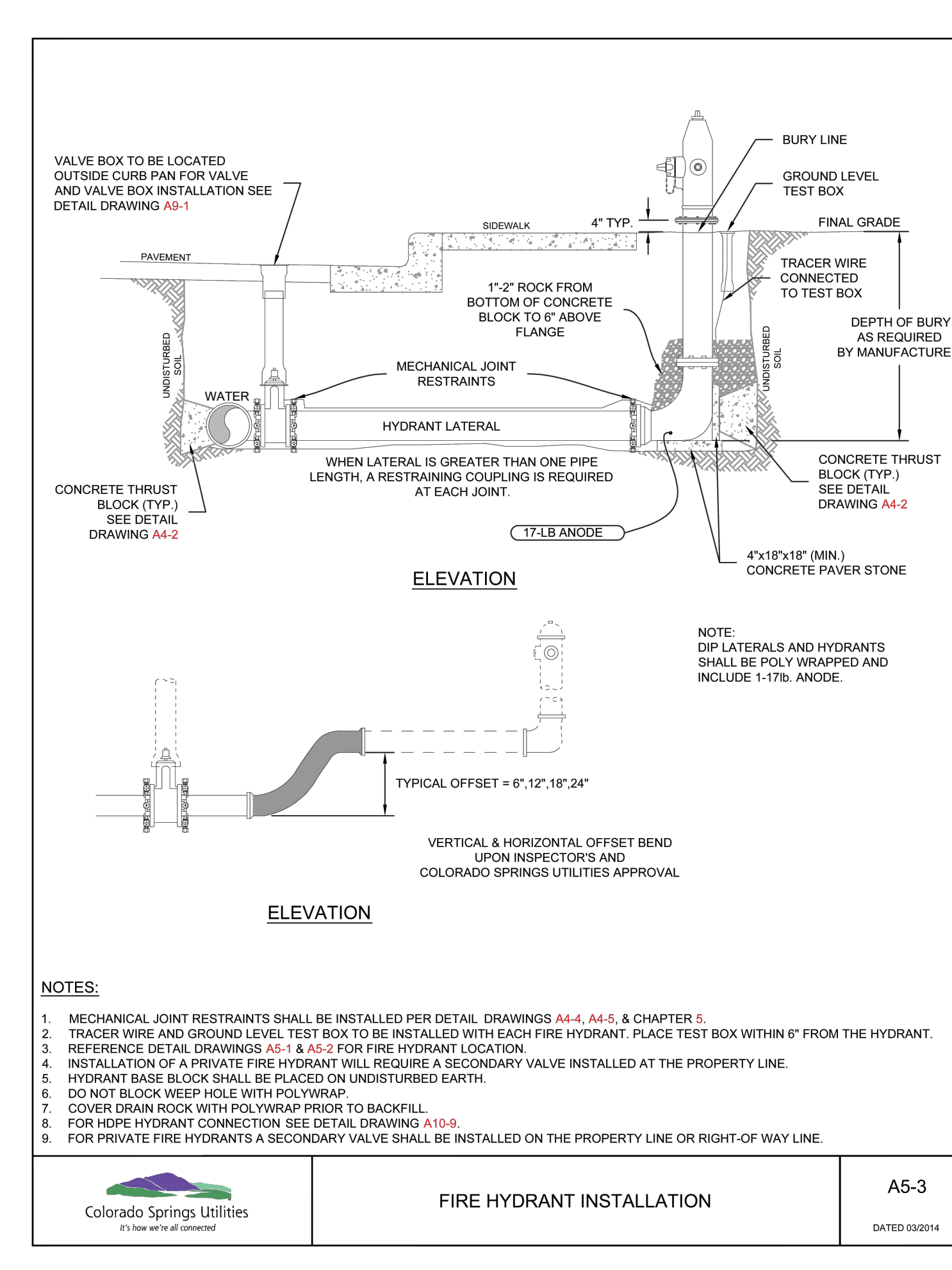
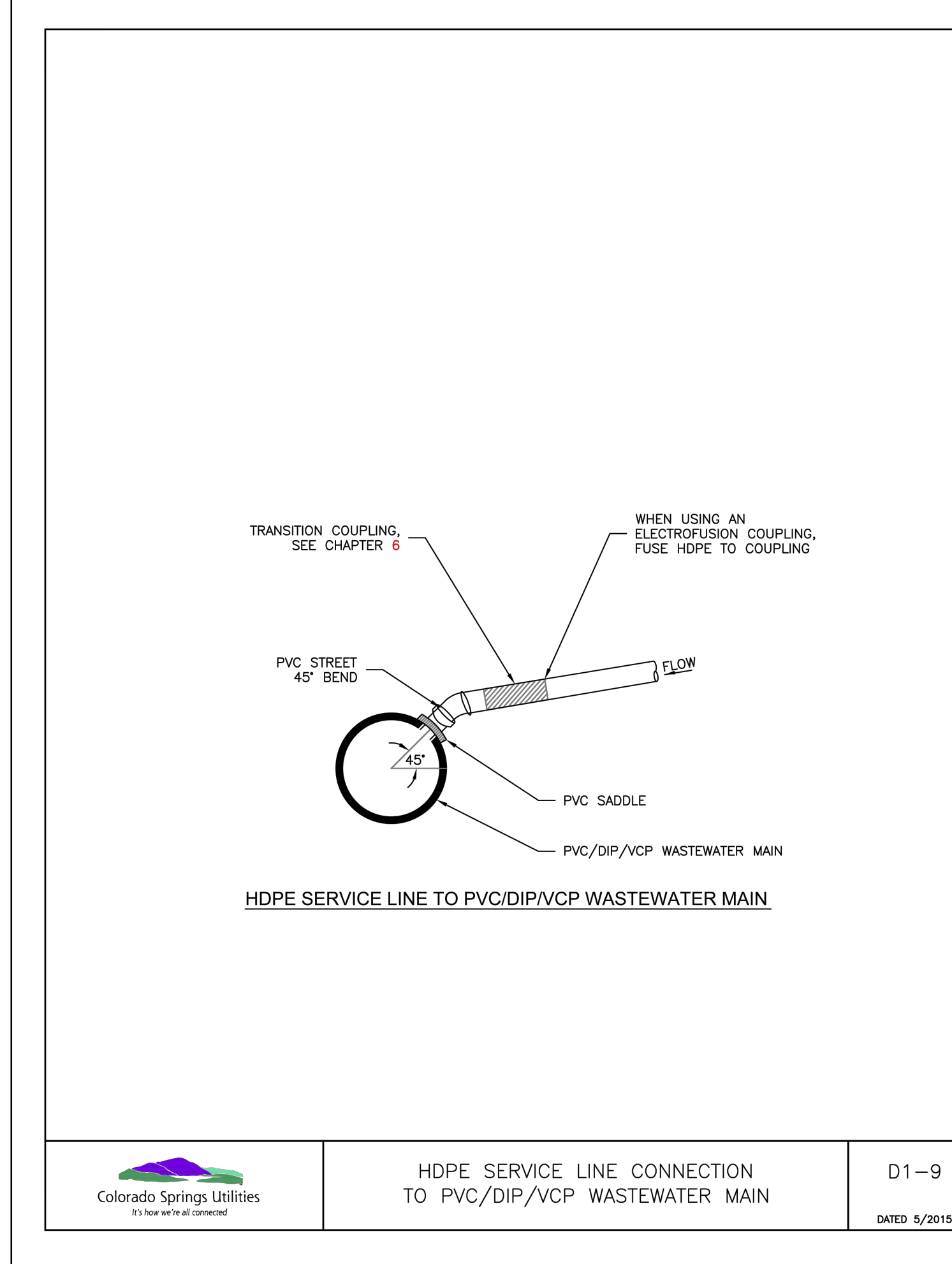
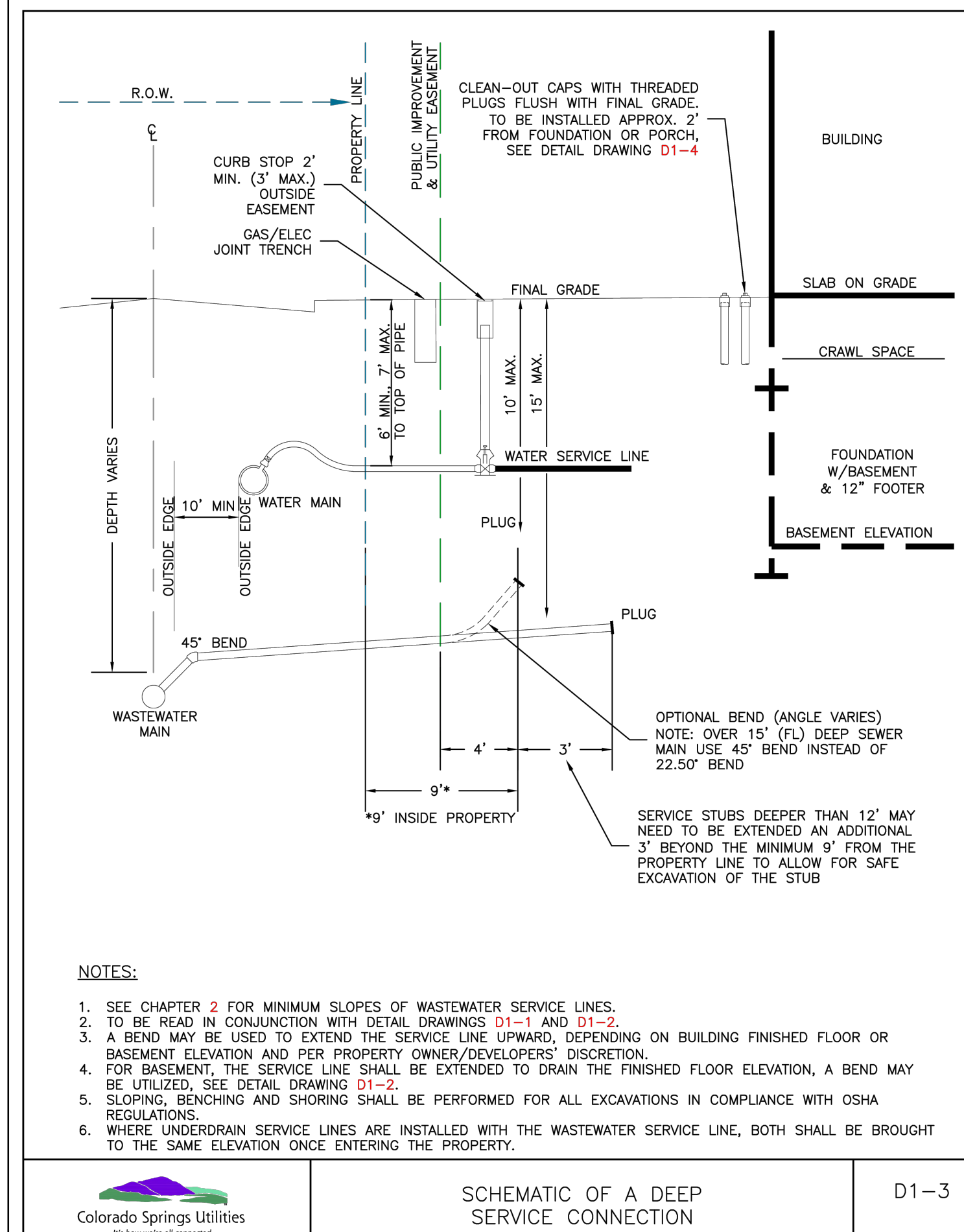
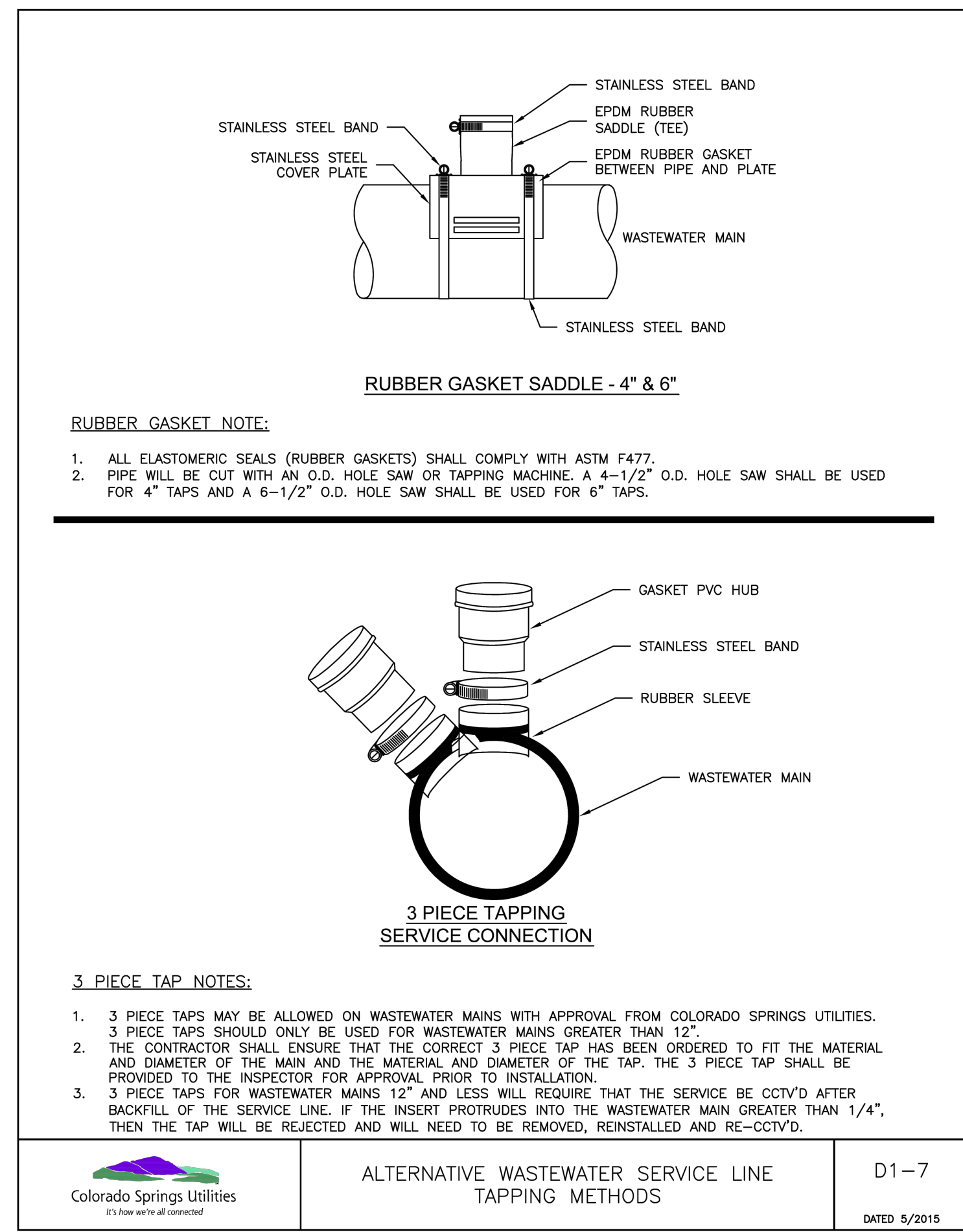
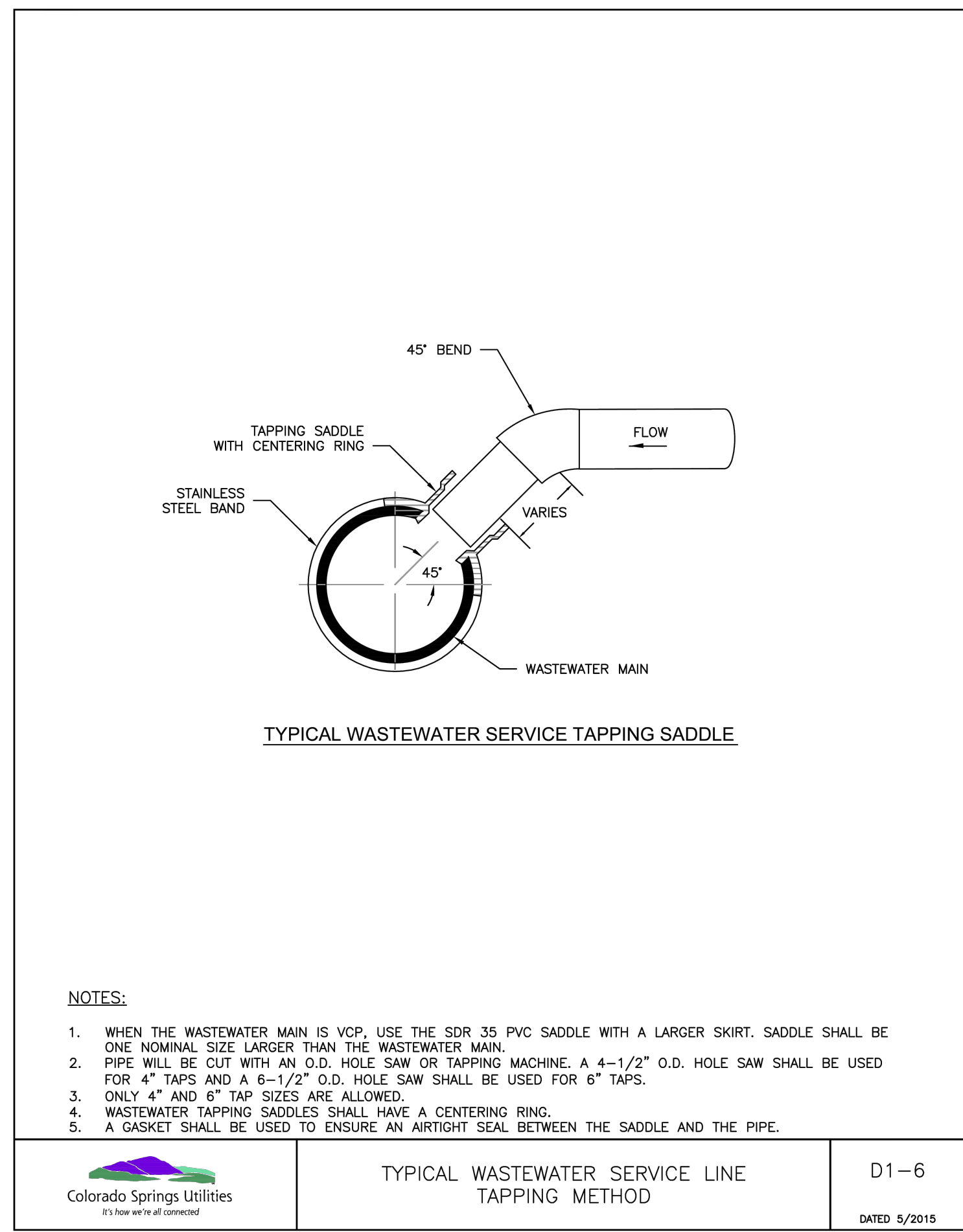
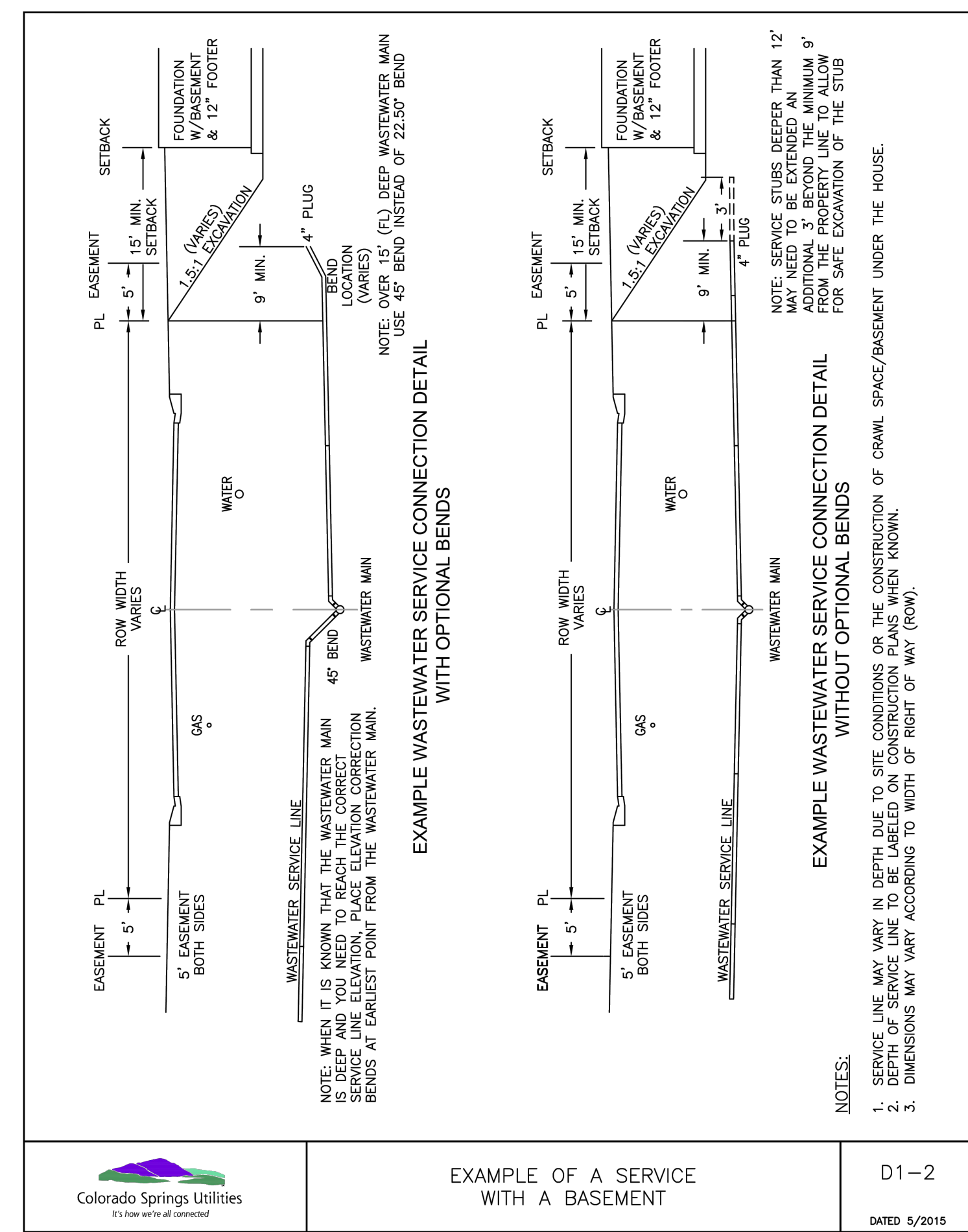
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CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

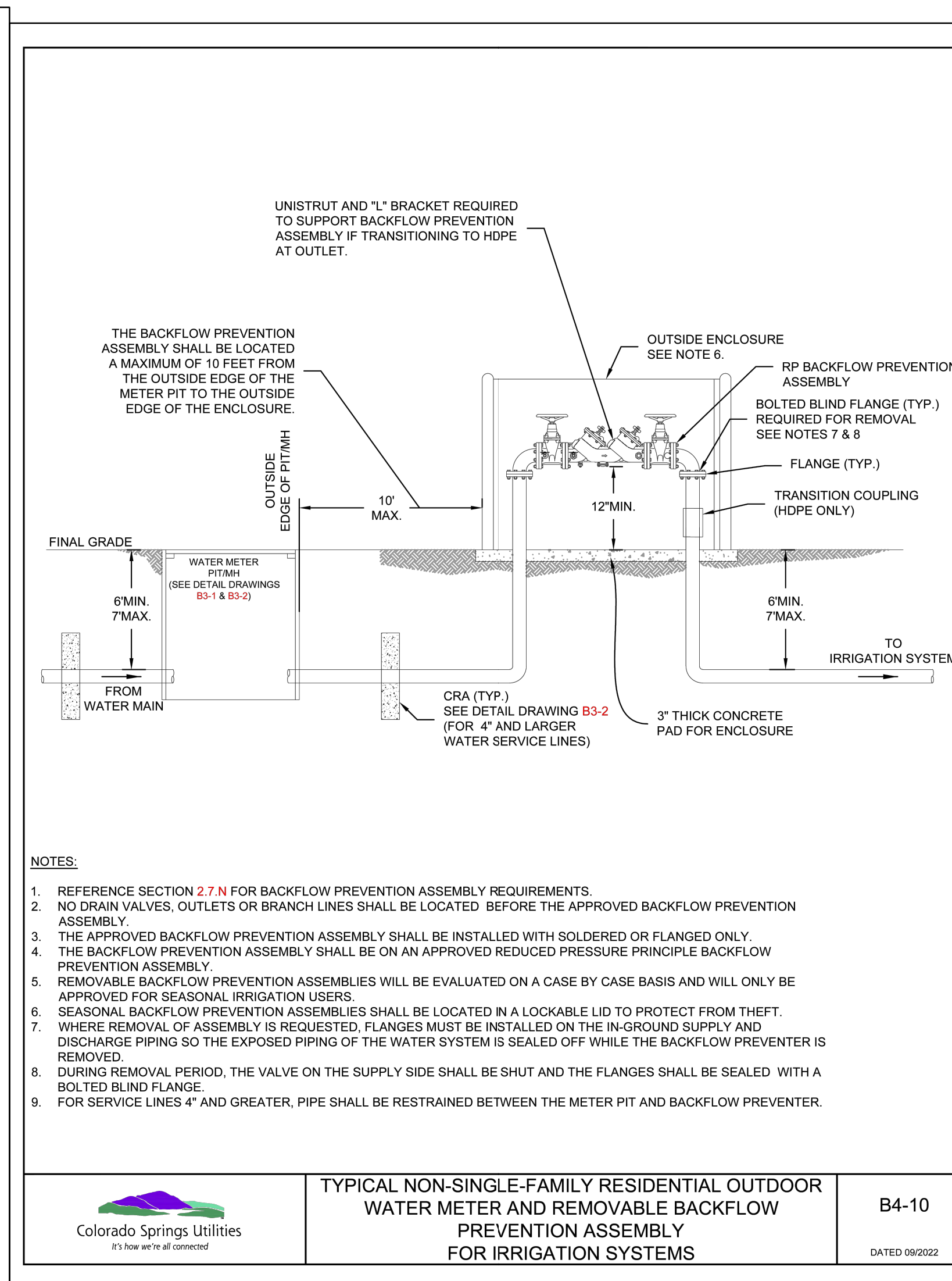
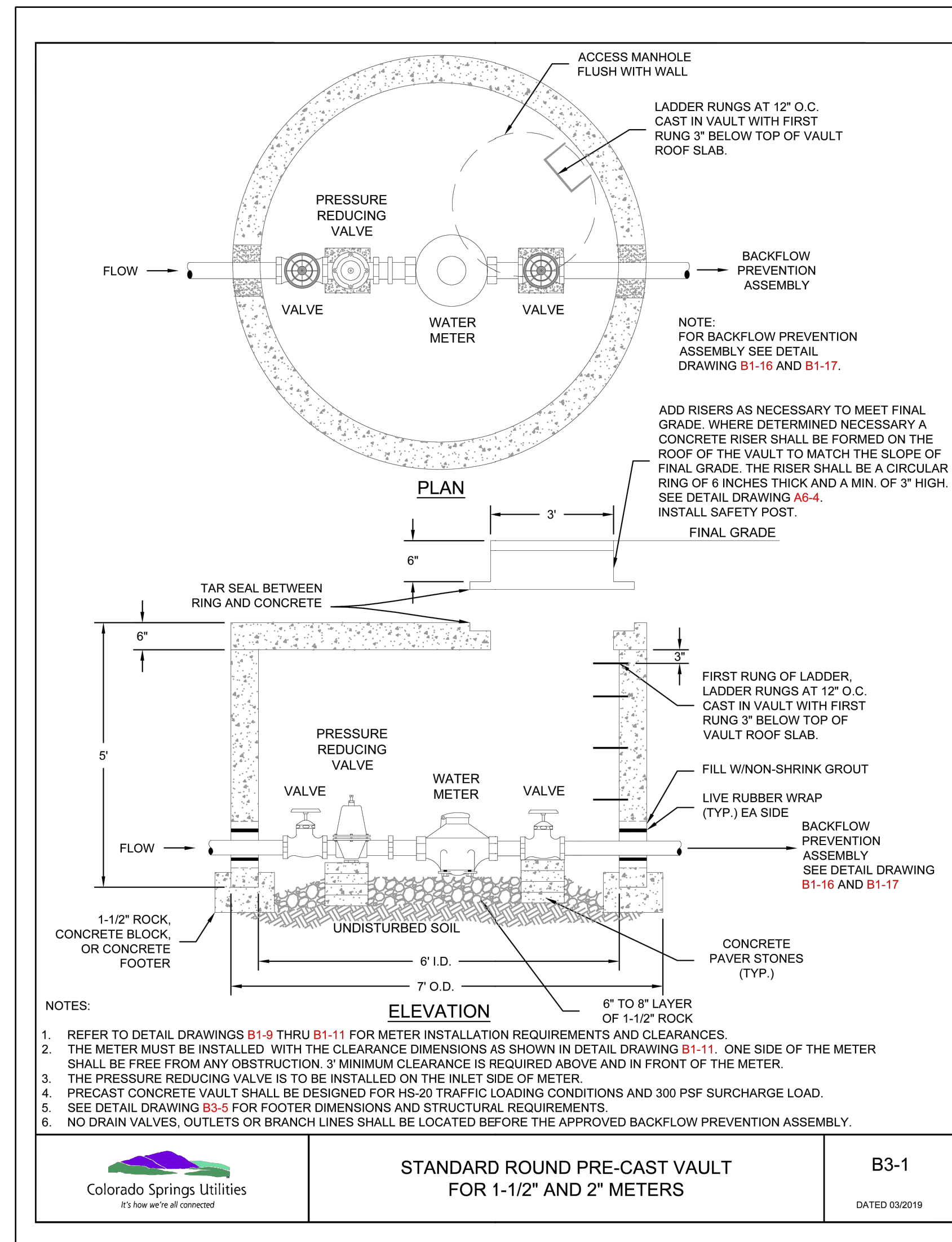
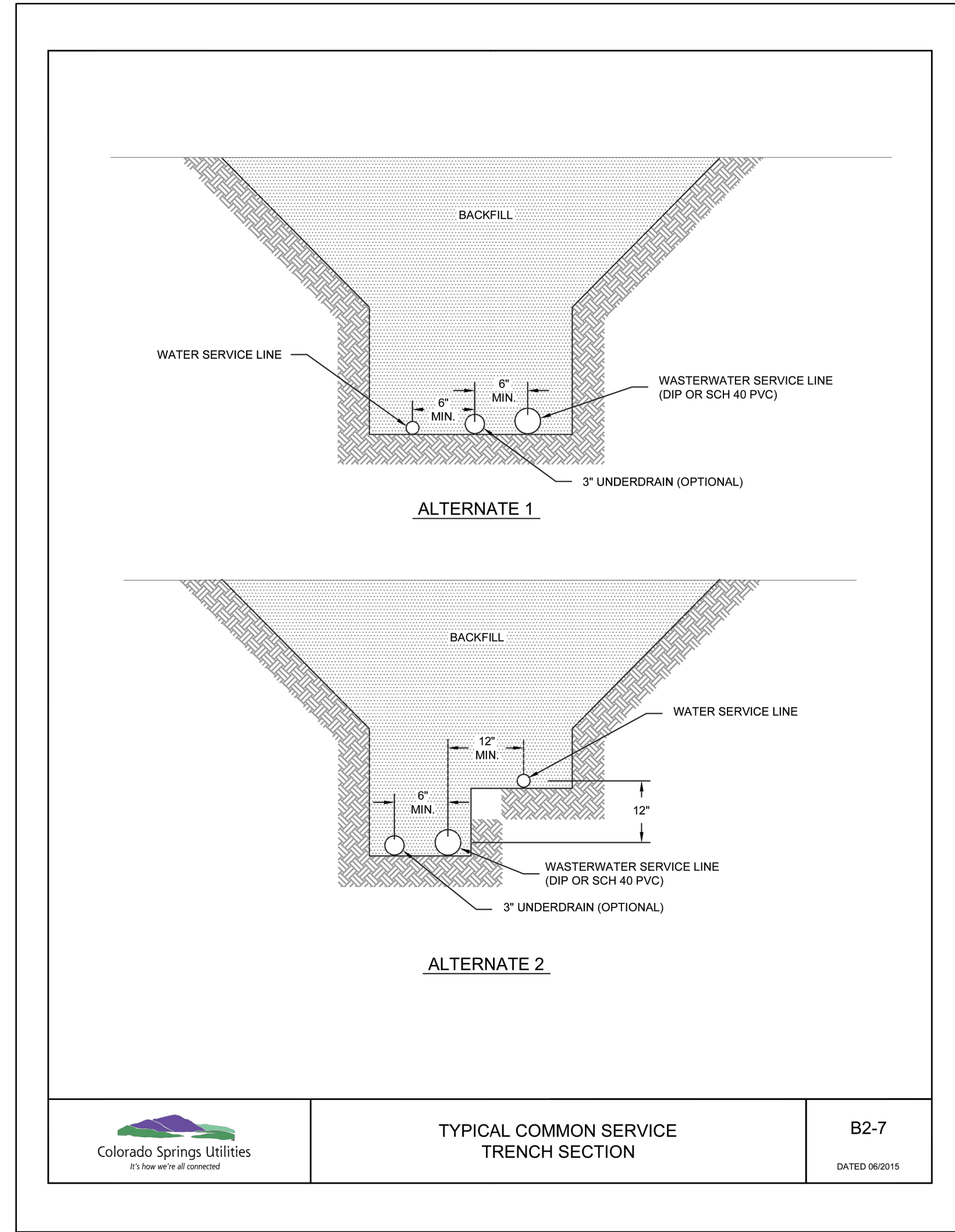
CONSTRUCTION DOCUMENTS  
UTILITY SERVICE PLAN

SHEET **USP** **3**





NO.	DATE	BY	REVISION DESCRIPTION



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NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

BRADLEY HEIGHTS FILING 3  
CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

**CHALLENGER HOMES**

CONSTRUCTION DOCUMENTS  
DETAILS

SHEET  
----  
5