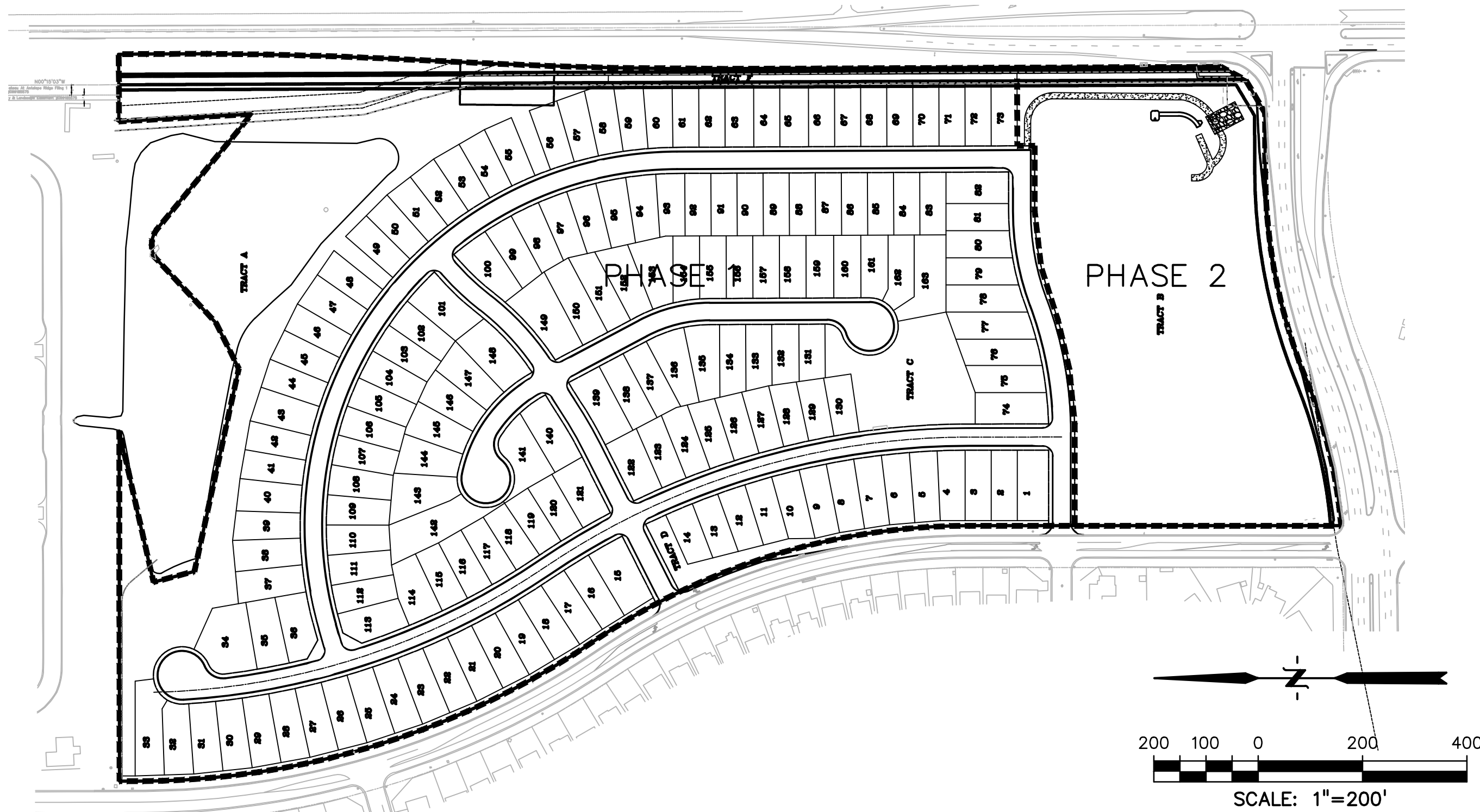


UTILITY CONSTRUCTION DOCUMENTS  
WINDERMERE FILING NO. 1  
EL PASO COUNTY, COLORADO



AGENCY CONTACTS

DEVELOPER	THE LANDHUIS COMPANY JEFF MARK 212 N. WAHSATCH, SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200
CIVIL ENGINEER	DREXEL BARRELL & CO. TIM McCONNELL, P.E. 3 SOUTH 7th STREET COLORADO SPRINGS, CO 80905 (719) 260-0887
COUNTY	EL PASO COUNTY DEVELOPMENT SERVICES KARI PARSONS, PROJECT MANAGER/PLANNER II 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
FIRE	FALCON FIRE DEPARTMENT TRENT HARWIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050
WATER	CHEROKEE METROPOLITAN DISTRICT KEVIN BROWN 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 (719) 597-5080
WASTEWATER	CHEROKEE METROPOLITAN DISTRICT KEVIN BROWN 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 (719) 597-5080
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
TELEPHONE	CENTURY LINK PATTY MOORE (719) 636-6096 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733

SHEET INDEX

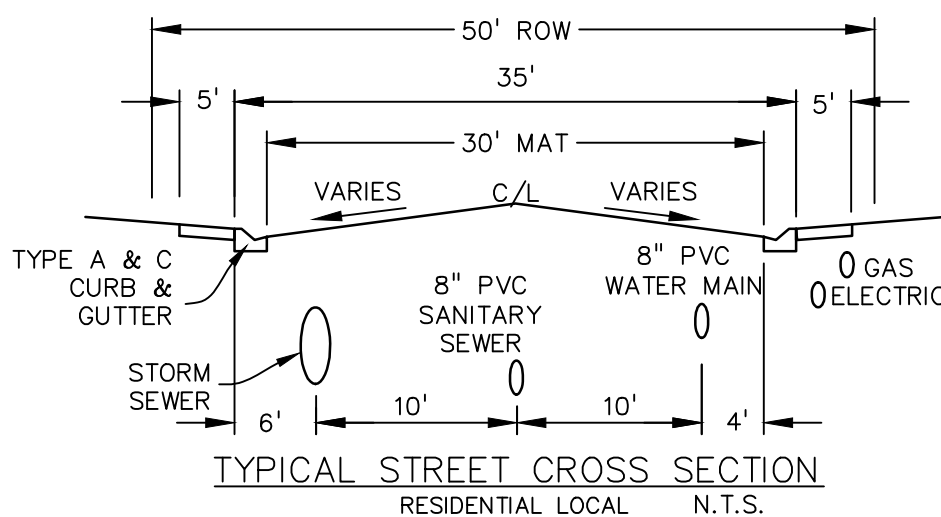
1	CVR	COVER SHEET
2	NTS	NOTES
3	UT1	WYEDALE WAY UTILITY PLAN & PROFILE
4	UT2	WYEDALE WAY UTILITY PLAN & PROFILE
5	UT3	WYEDALE WAY UTILITY PLAN & PROFILE
6	UT4	WYEDALE WAY UTILITY PLAN & PROFILE
7	UT5	WYEDALE WAY UTILITY PLAN & PROFILE
8	UT6	WYEDALE WAY UTILITY PLAN & PROFILE
9	UT7	WYEDALE WAY WATER PLAN & PROFILE
10	UT8	RYEDALE WAY UTILITY PLAN & PROFILE
11	UT9	RYEDALE WAY UTILITY PLAN & PROFILE
12	UT10	RYEDALE WAY UTILITY PLAN & PROFILE
13	UT11	RYEDALE WAY UTILITY PLAN & PROFILE
14	UT12	RYEDALE WAY UTILITY PLAN & PROFILE
15	UT13	BORROWDALE LN UTILITY PLAN & PROFILE
16	UT14	BORROWDALE LN UTILITY PLAN & PROFILE
17	UT15	PATTERDALE PL UTILITY PLAN & PROFILE
18	UT16	PATTERDALE PL UTILITY PLAN & PROFILE
19	UT17	PATTERDALE PL WATER PLAN & PROFILE
20	UT18	MARDALE LN UTILITY PLAN & PROFILE
21	UT19	MARDALE LN UTILITY PLAN & PROFILE
22	UT20	SANITARY SEWER OUTFALL PLAN & PROFILE
22	UTS1	UTILITY SERVICE PLAN
23	UTS2	UTILITY SERVICE PLAN
24	UTS3	UTILITY SERVICE PLAN
25	DT1	WATER DETAILS
26	DT2	WATER DETAILS
27	DT3	SANITARY SEWER DETAILS
28	DT4	UTILITY SERVICE DETAILS
29	DT5	UTILITY SERVICE DETAILS

TAX SCHEDULE NO.: 53294-00-013 & 53291-11-002  
COUNTY DEVELOPMENT NO.: SP-19-003

PLAT REC. NO.: \_\_\_\_\_  
UTILITY EASEMENT REC. NO.: \_\_\_\_\_

BUILDING DATA

BUILDING TYPE: SINGLE FAMILY  
TYPE OF CONSTRUCTION: V-B  
LARGEST BUILDING SQUARE FOOTAGE: 2500  
REQ GPM FIRE FLOW: 1500 GPM  
REQ. MIN. NUMBER HYDRANTS: 1  
AVG. DIST. BETWEEN HYDRANTS: 500 FT  
MAX. HOSE LAY DISTANCE: 250 FT  
HOMES SPRINKLED: NO



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: *Jeff Mark* DATE: 4-21-2021

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: *Jeff Mark* DATE: 4-21-2021

FIRE DEPARTMENT APPROVAL:

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE \_\_\_\_\_ IS \_\_\_\_\_ GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20 PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS.

UNDER DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATION AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FALCON FIRE DEPARTMENT

*Jeff Mark* 4/15/2021  
FIRE DEPARTMENT SIGNATURE DATE

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JEFF MARK 4-7-2021  
DATE

EL PASO COUNTY

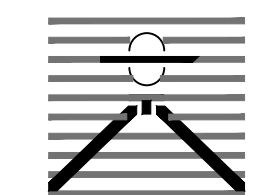
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. \_\_\_\_\_ DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01UTCV

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.



DRAWING SCALE:  
HORIZONTAL: 1"=200'  
VERTICAL: N/A

COVER  
SHEET

PROJECT NO. 21187-01CSCV  
DRAWING NO.

CVR

SHEET: 1 OF 32



WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY CHEROKEE METROPOLITAN DISTRICT (719-597-5080) 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) AND THE CHEROKEE METROPOLITAN DISTRICT WATER AND WASTEWATER INFRASTRUCTURE CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- CHEROKEE METROPOLITAN 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (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 CHEROKEE METROPOLITAN DISTRICT.
- 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 OIF THE DISTANCE BETWEEN THE RING/COVER AND CONEOF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
- REFUSE OR SALVAGE OF ANY MATERIAL 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 STANDARD SPECIFICATIONS MANUAL.
- ALL MANHOLES SHALL BE EXTERIOR COATED WITH MIN. 45 MIL COAL TAR EPOXY. HORIZONTAL JOINTS SHALL BE WRAPPED WITH 12" ELASTOMERIC JOINT WRAP.

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 checked="" type="checkbox"/>	<input 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: <div><input type="checkbox"/> THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY COLORADO SPRINGS UTILITIES AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.</div> <div><input type="checkbox"/> REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).</div> <div><input type="checkbox"/> REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).</div>
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: <div><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></div>
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL: <div><input type="checkbox"/> REMOVE IT</div> <div><input type="checkbox"/> GROUT IT FULL</div>
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: <div><input type="checkbox"/> REMOVE IT</div> <div><input type="checkbox"/> GROUT IT FULL</div>
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 WASTEWATER STUB(S) IN AN "AS-IS" CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB(S), CONNECTION, AND SUBSEQUENT EXTENSION MEET ALL CURRENT WASTEWATER STANDARDS AND DO NOT HAVE ANY DEFECTS.
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTH, LOCATION, OR CONDITION OF ANY EXISTING STUB(S) AS SHOWN ON ANY *AS CONSTRUCTED* DRAWINGS. FURTHER, THE EXISTING STUB SHALL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A WASTEWATER STUB OR STUBS ARE PROPOSED WITH THIS PROJECT. CHEROKEE METROPOLITAN DISTRICT WILL INSPECT THE CONSTRUCTION BY 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 CHEROKEE METROPOLITAN DISTRICT

WATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY CHEROKEE METROPOLITAN DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)* AND THE CHEROKEE METROPOLITAN DISTRICT WATER AND WASTEWATER INFRASTRUCTURE CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 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 ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER 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 *WATER LESS*.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS*.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FIRE DEPARTMENT AND CHEROKEE METROPOLITAN DISTRICT, AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 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 BACKFLOW DEVICES SHALL BE TESTED BY THE CONTRACTOR AND THE RESULTS SENT TO CHEROKEE METROPOLITAN DISTRICT.
- ALL WATER LINE DEFLECTIONS ARE TO BE MADE WITH MECHANICAL JOINT RESTRAINTS.

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. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A WATER STUB-OUT(S) IS/ARE PROPOSED. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY CHEROKEE METROPOLITAN DISTRICT (719-597-5080) 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)* AND THE CHEROKEE METROPOLITAN DISTRICT WATER AND WASTEWATER INFRASTRUCTURE CONSTRUCTION STANDARDS.
- CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, 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 COLORADO SPRINGS UTILITIES.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
- 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 INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS*.

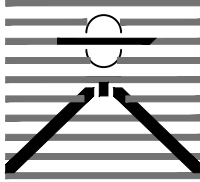
WASTEWATER:

- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (5') 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 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-FOCCR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- 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 3 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.

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TMD
FILE NAME:	21187-01UTC.V

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.



DRAWING SCALE:

HORIZONTAL: N/A  
VERTICAL: N/A

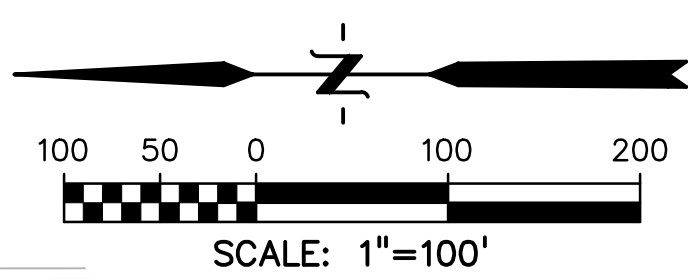
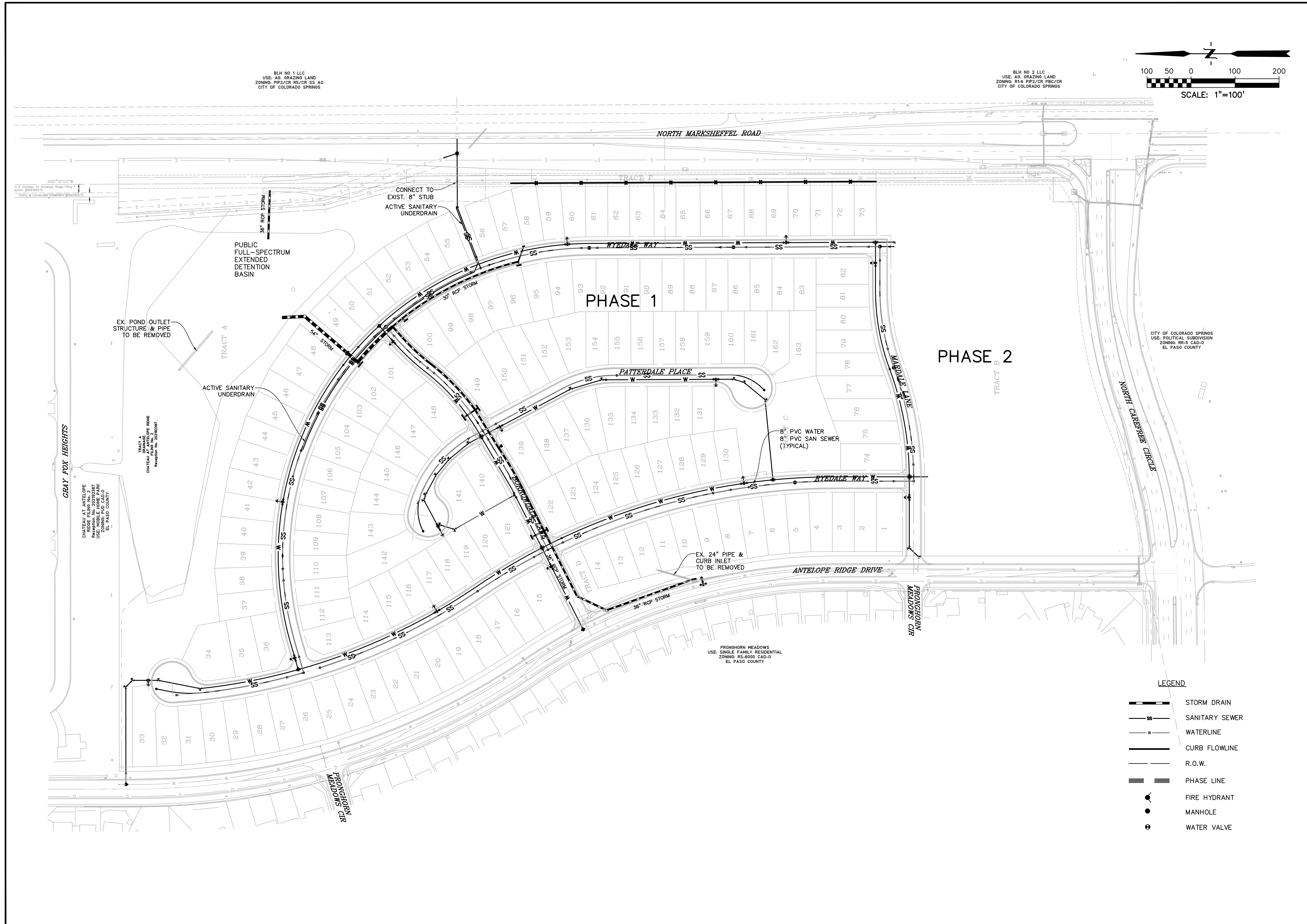
NOTES

PROJECT NO. 21187-01CSCV

DRAWING NO.

**NTS**

SHEET: 2 OF 32



PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
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CONTACT: TIM D. McCONNELL, P.E.  
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COLORADO SPRINGS, CO 80903  
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CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
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N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UO

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: N/A

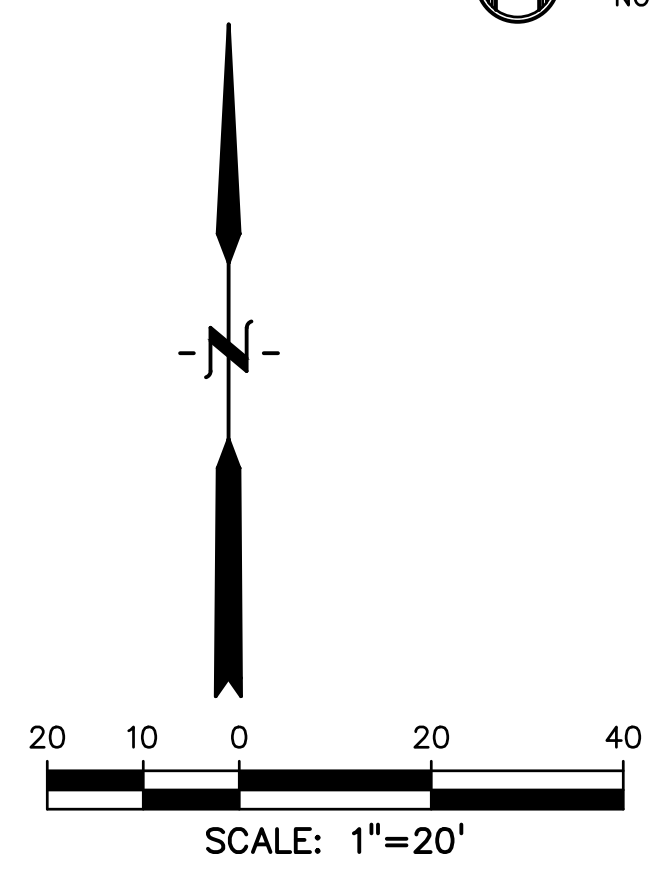
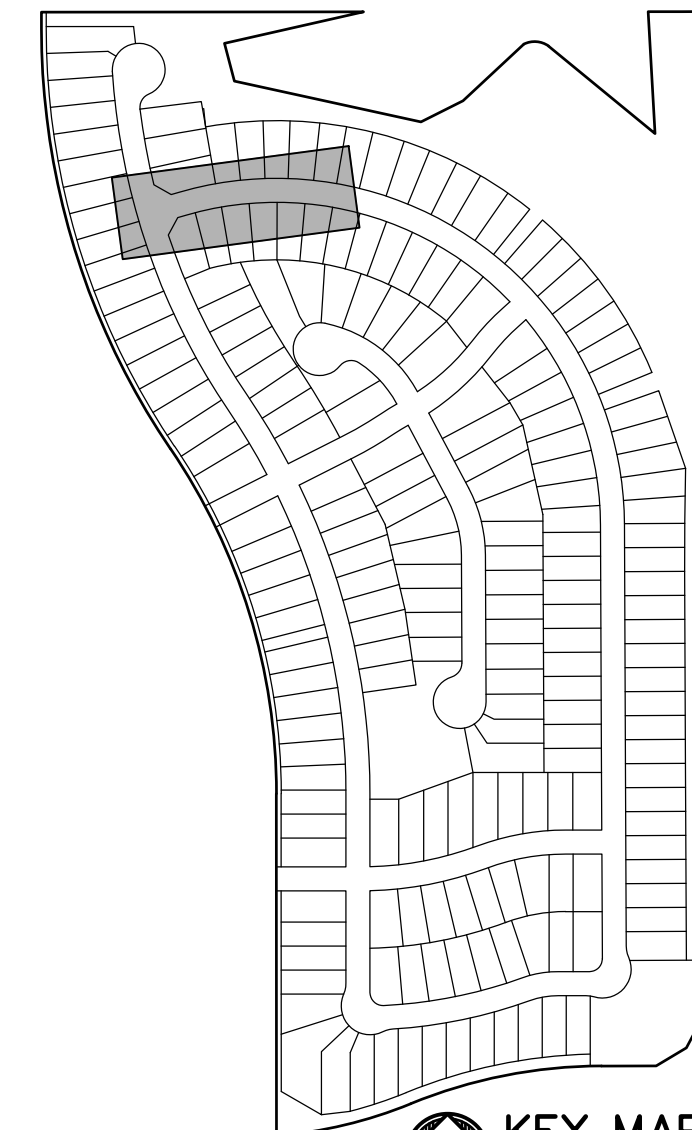
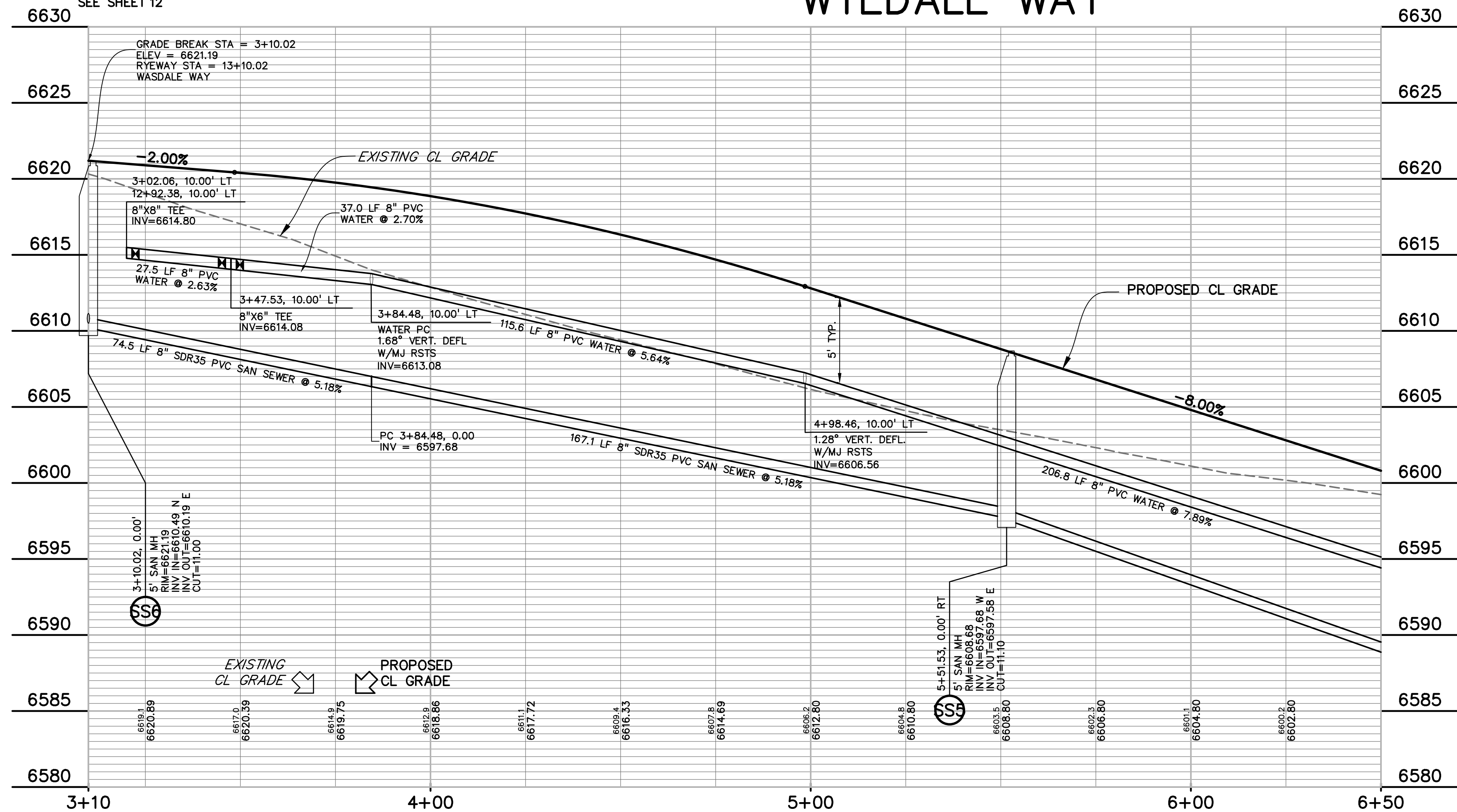
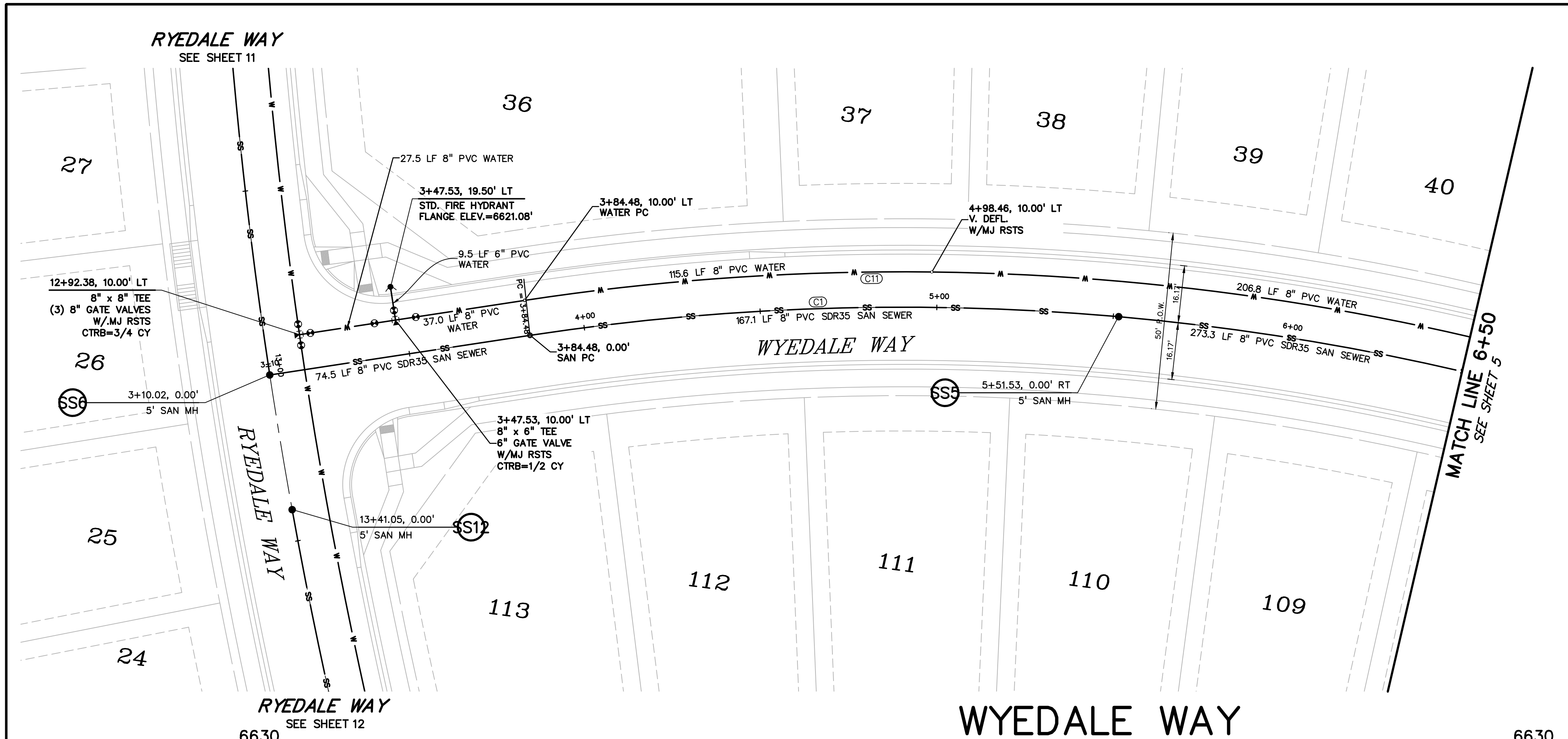
OVERALL  
UTILITY  
PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT

SHEET: 3 OF 32





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	265.52	700.02	21°43'56"	S84°47'48"W
C4	400.00	700.00	32°44'26"	N67°58'00"W
C5	120.07	700.00	9°49'42"	N46°40'57"W
C6	59.56	700.21	4°52'24"	N39°19'52"W
C9	134.33	700.04	10°59'41"	N31°23'44"W
C10	60.97	700.00	4°59'24"	N23°24'10"W
C11	115.60	710.00	9°19'44"	S78°35'40"W
C12	571.17	710.00	46°05'32"	N73°41'41"W
C13	571.17	710.00	46°05'32"	N73°41'41"W
C14	624.55	710.00	50°24'01"	N25°26'55"W

811

Know what's below.  
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

THE LANDHUIS  
COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21

DESIGNED BY: GES  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21187-01UT1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 30'  
VERTICAL: 1" = 5'

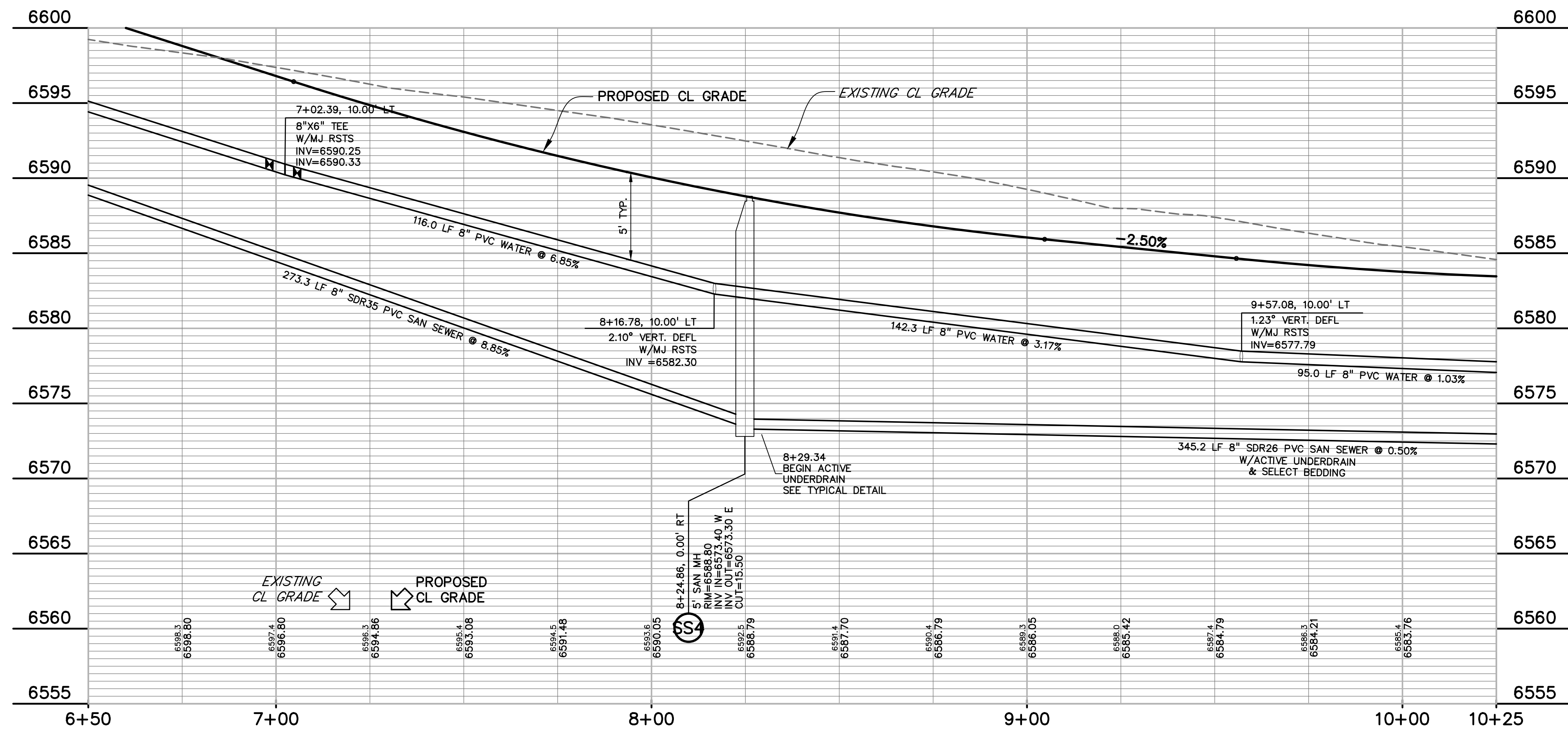
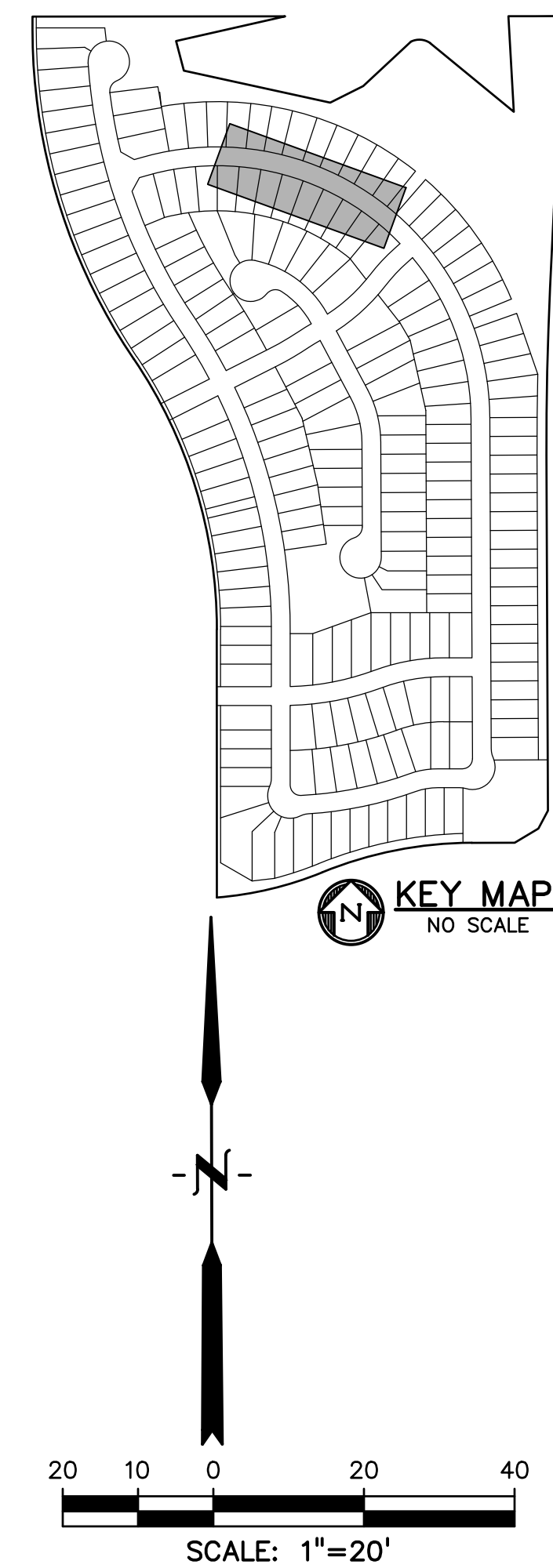
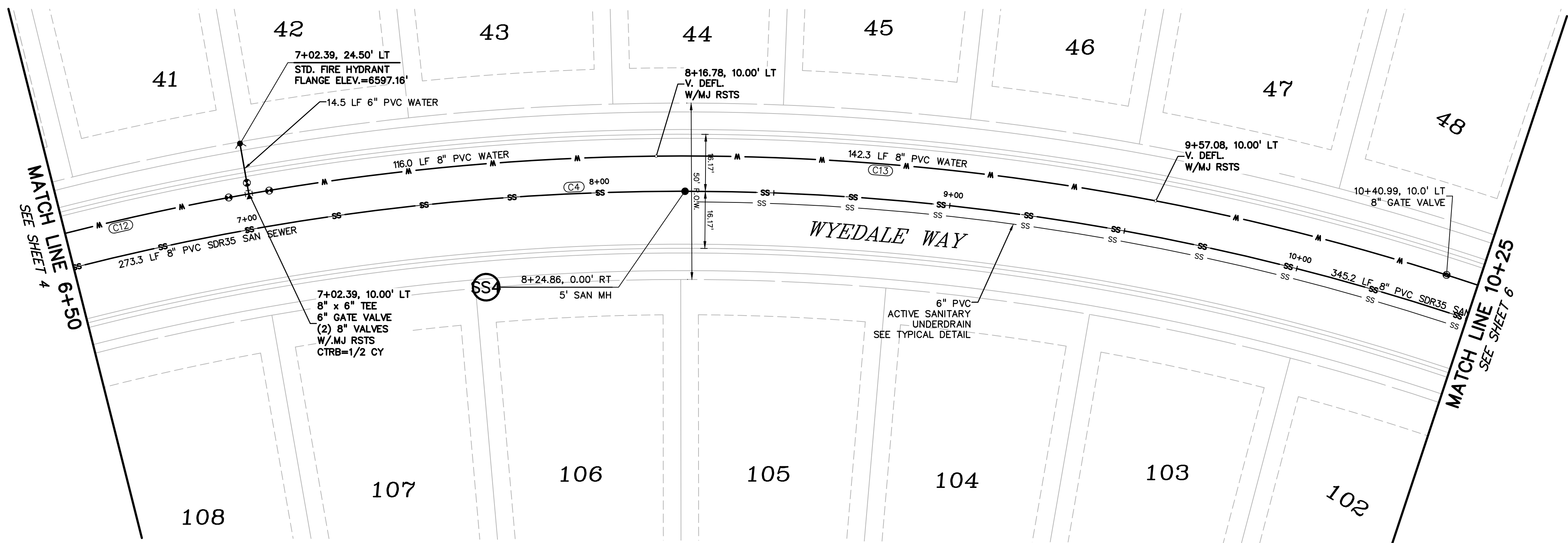
WYEDALE WAY  
UTILITY PLAN  
& PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT1

SHEET: 4 OF 32

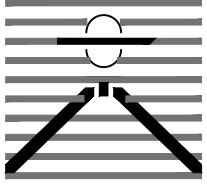





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	265.52'	700.02'	21°43'56"	S84°47'48"W
C4	400.00'	700.00'	32°44'26"	N67°58'00"W
C5	120.07'	700.00'	9°49'42"	N46°40'57"W
C6	59.58'	700.21'	4°52'24"	N39°19'52"W
C9	134.33'	700.04'	10°59'41"	N31°23'44"W
C10	60.97'	700.00'	4°59'24"	N23°24'10"W
C11	115.60'	710.00'	9°19'44"	S78°35'40"W
C12	571.17'	710.00'	46°05'32"	N73°41'41"W
C13	571.17'	710.00'	46°05'32"	N73°41'41"W
C14	624.55'	710.00'	50°24'01"	N25°26'55"W




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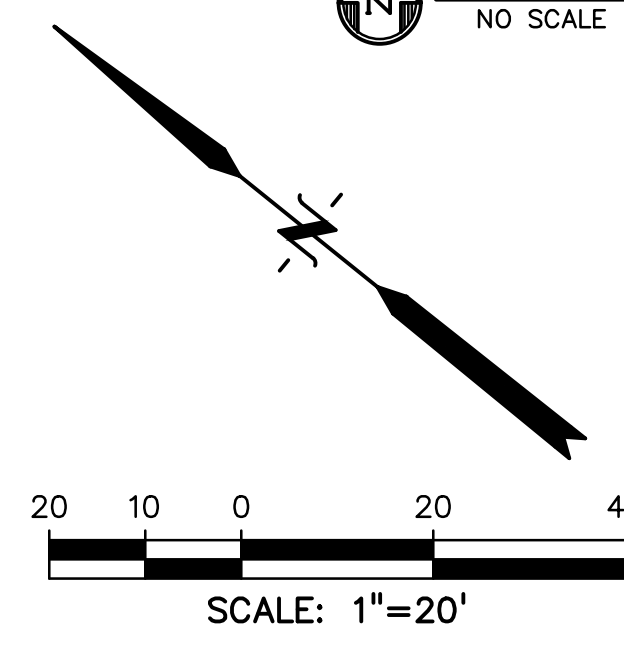
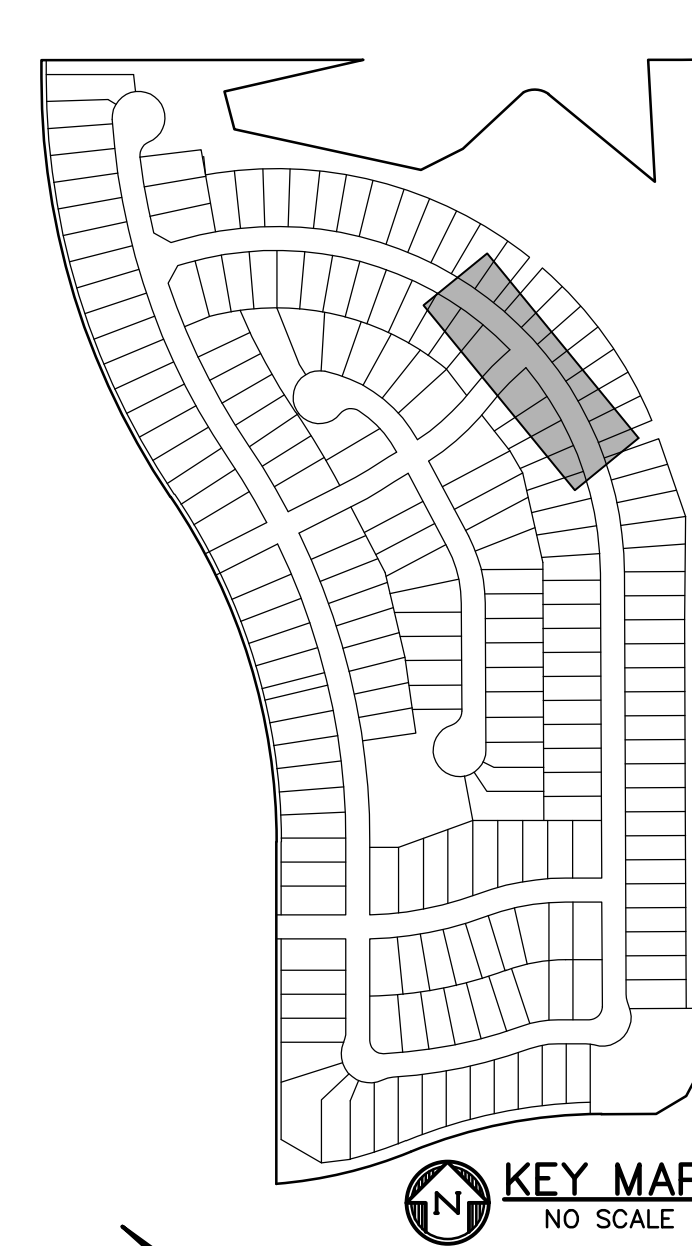
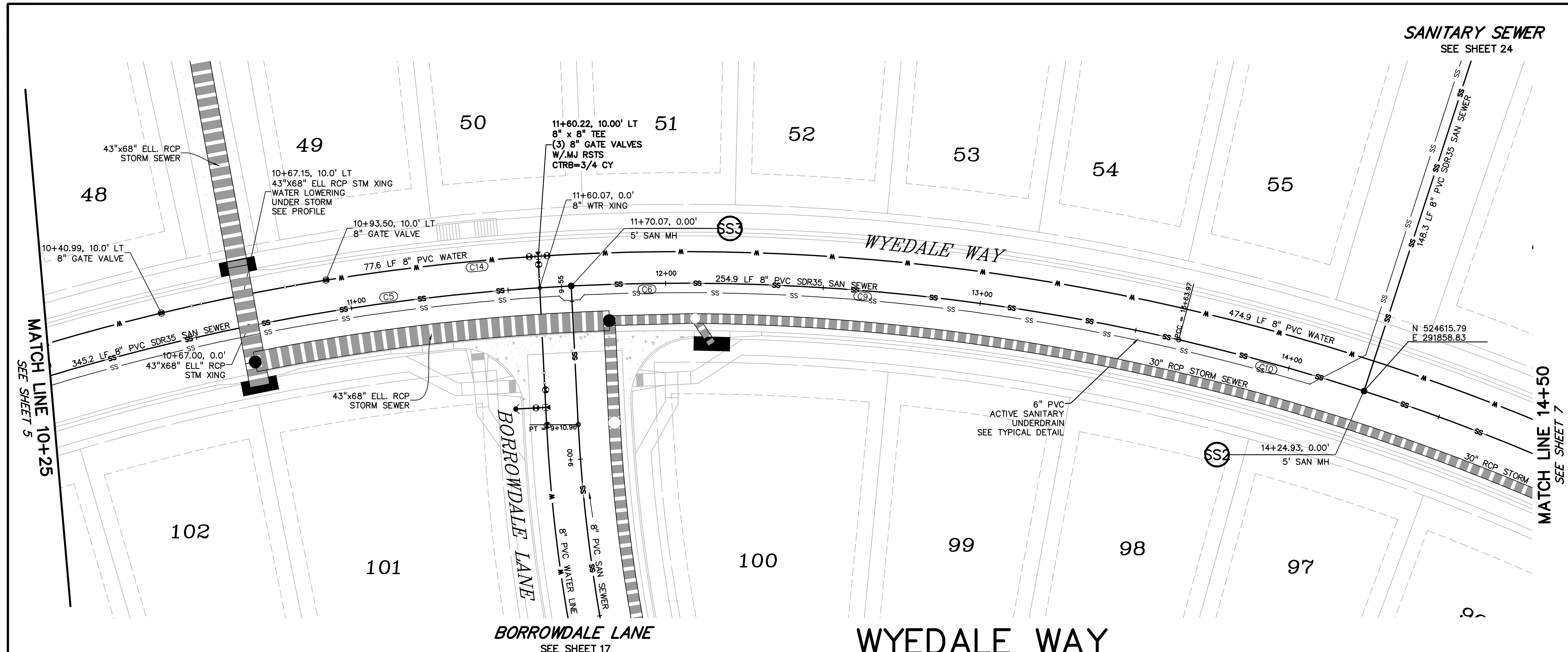
PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:  
  
THE LANDHUIS  
COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO. 	
DRAWING SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'	
WYEDALE WAY UTILITY PLAN & PROFILE	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
SHEET: 5 OF 32	





PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. McCONNELL, P.E.  
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CLIENT:  
  
**THE LANDHUIS COMPANY**  
 212 N. WAHSATCH AVE., #301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
**FILING NO. 1**  
 N. MARKSHEFFEL ROAD  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
**DREXEL, BARRELL & CO.**

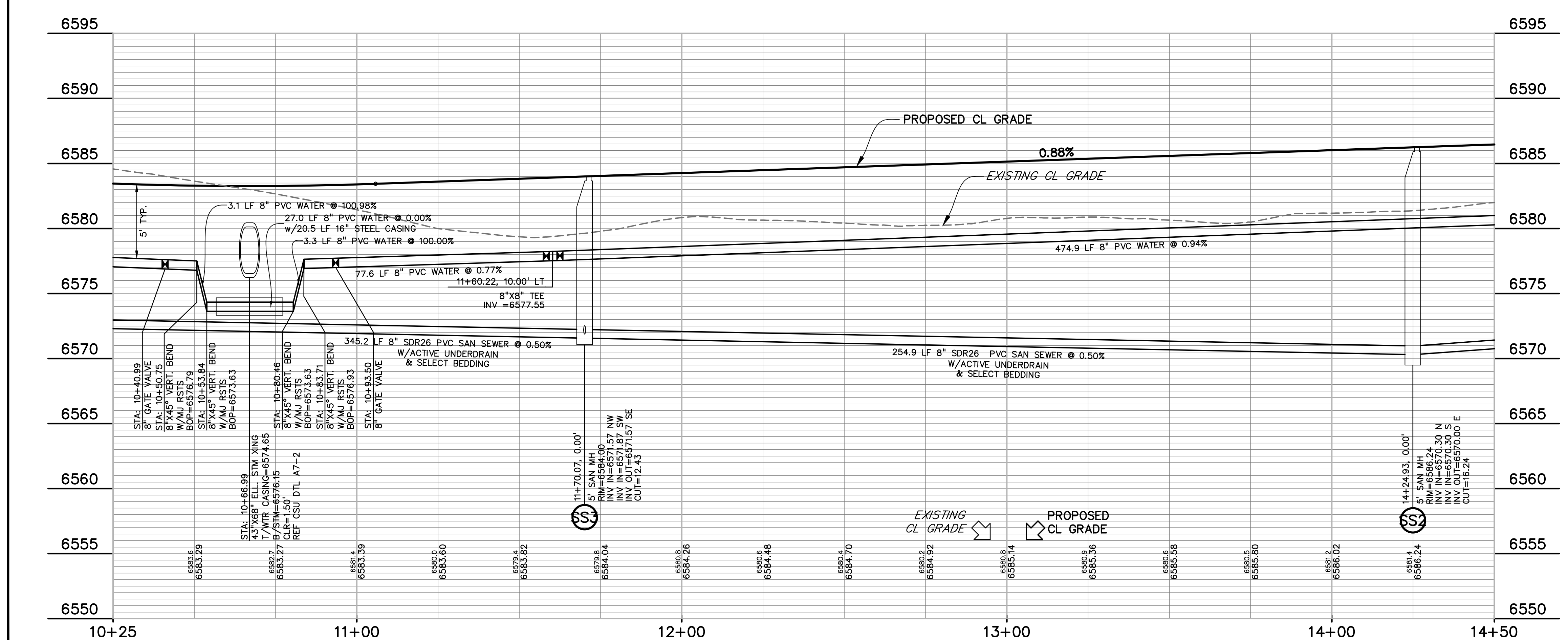
DRAWING SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 5'

**WYEDALE WAY  
 UTILITY PLAN  
 & PROFILE**

PROJECT NO. 21187-01CSCV  
 DRAWING NO.

**UT3**

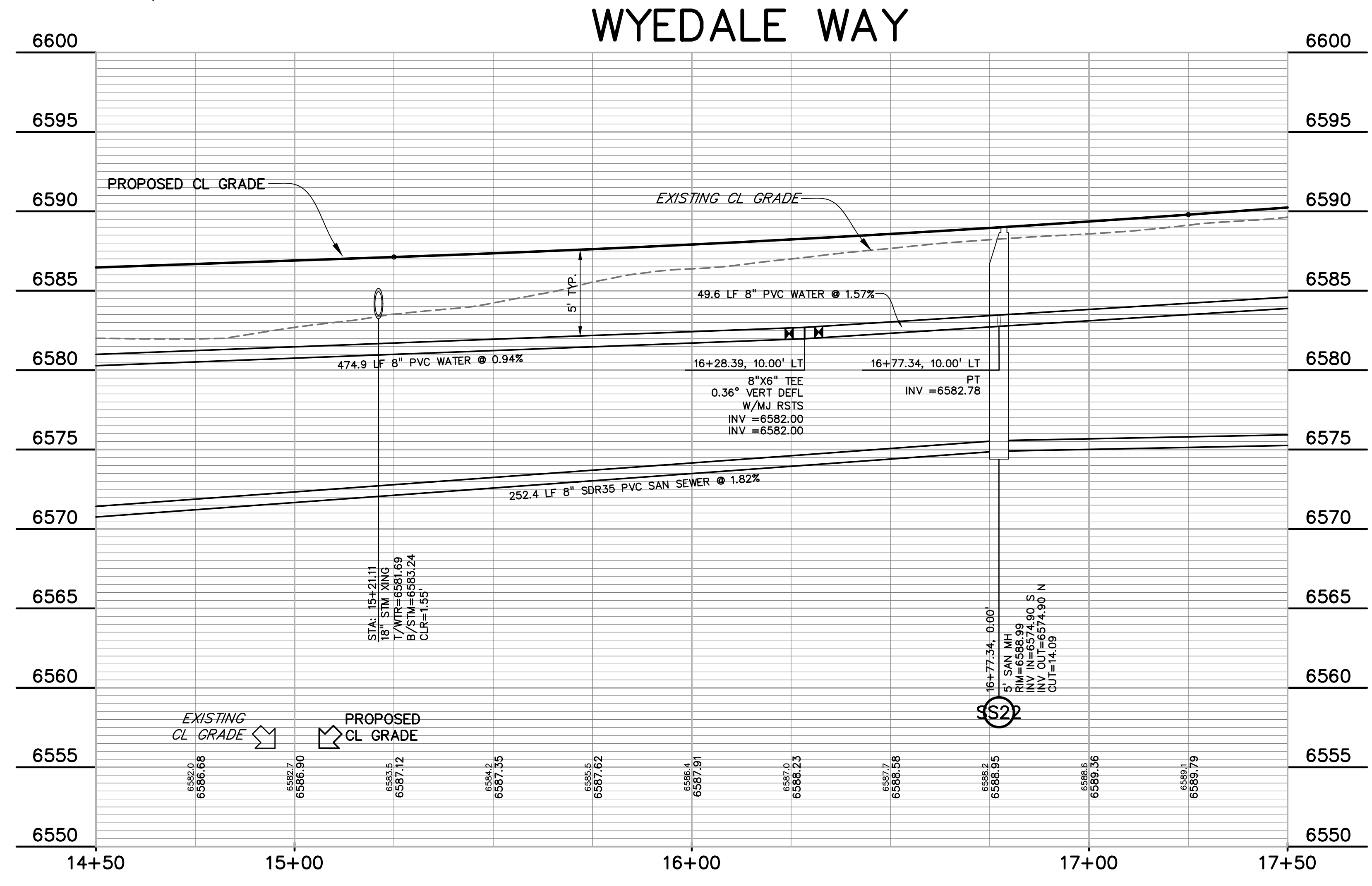
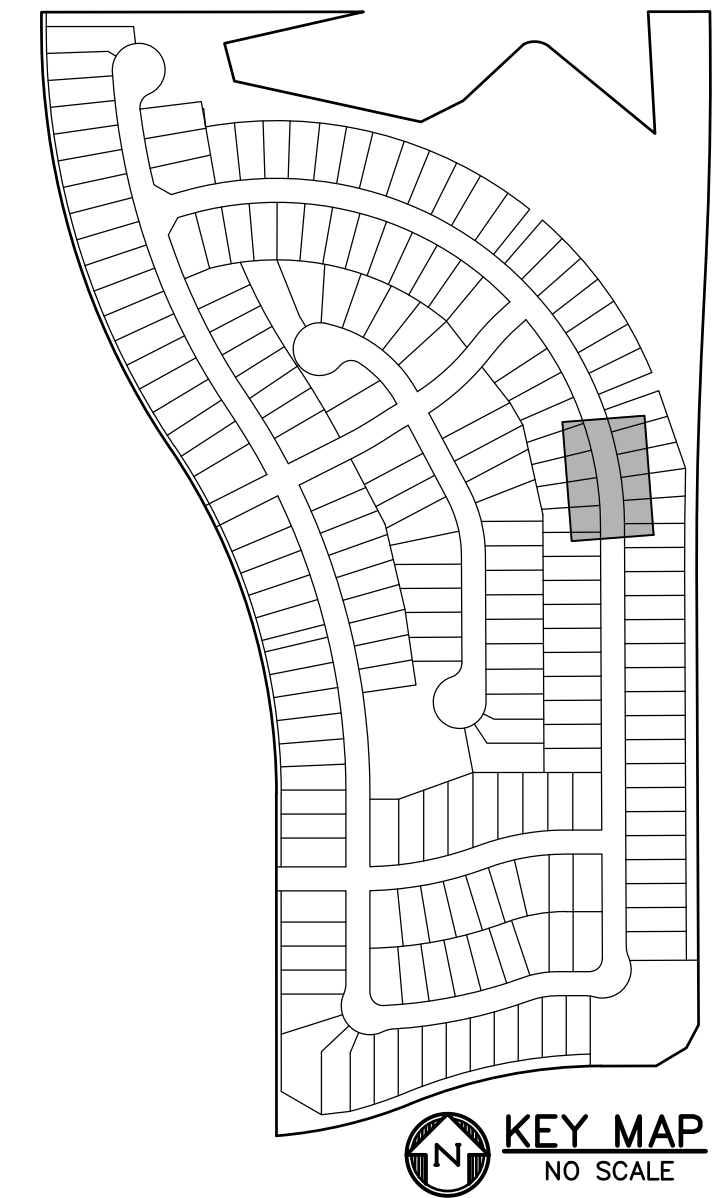
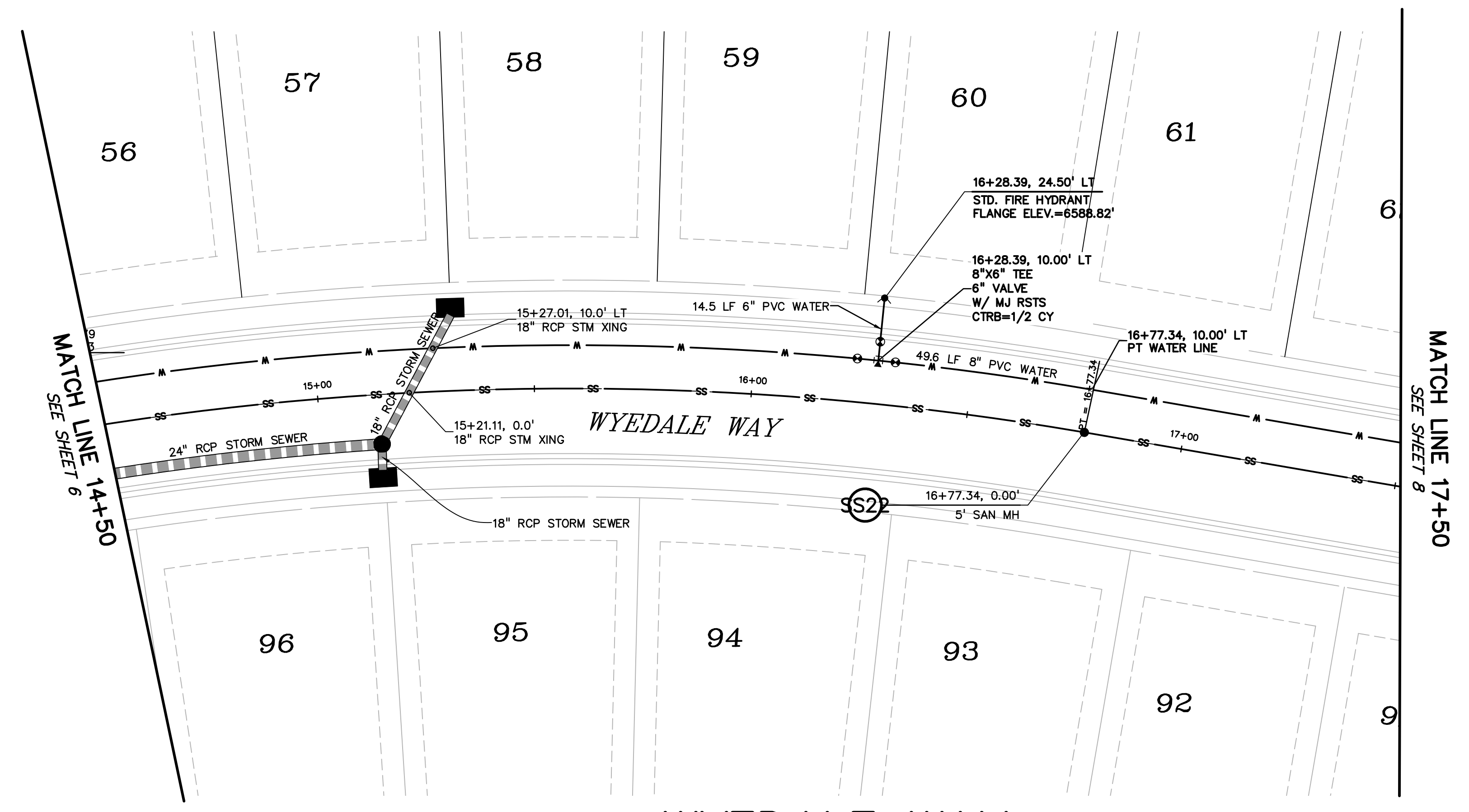
SHEET: 6 OF 32



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	265.52'	700.02'	21°43'56"	S84°47'48"W	263.93'
C4	400.00'	700.00'	32°44'26"	N67°58'00"W	394.58'
C5	120.07'	700.00'	9°49'42"	N46°40'57"W	119.93'
C6	59.56'	700.21'	4°52'24"	N39°19'52"W	59.54'
C9	134.33'	700.04'	10°59'41"	N31°23'44"W	134.13'
C10	60.97'	700.00'	4°59'24"	N23°24'10"W	60.95'
C11	115.60'	710.00'	9°19'44"	S78°35'40"W	115.48'
C12	571.17'	710.00'	46°05'32"	N73°41'41"W	555.89'
C13	571.17'	710.00'	46°05'32"	N73°41'41"W	555.89'
C14	624.55'	710.00'	50°24'01"	N25°26'55"W	604.61'

**811** Know what's below.  
 Call before you dig.  
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

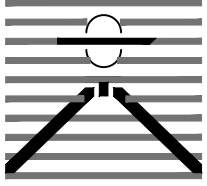





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	265.52'	700.02'	21°43'56"	S84°47'48"W	263.93'
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C6	59.56'	700.21'	4°52'24"	N39°19'52"W	59.54'
C9	134.33'	700.04'	10°59'41"	N31°23'44"W	134.13'
C10	60.97'	700.00'	4°59'24"	N23°24'10"W	60.95'
C11	115.60'	710.00'	9°19'44"	S78°35'40"W	115.48'
C12	571.17'	710.00'	46°05'32"	N73°41'41"W	555.89'
C13	571.17'	710.00'	46°05'32"	N73°41'41"W	555.89'
C14	624.55'	710.00'	50°24'01"	N25°26'55"W	604.61'




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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:  
  
THE LANDHUIS COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01UT1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.  


DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

WYEDALE WAY  
UTILITY PLAN  
& PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UT4**

SHEET: 7 OF 32



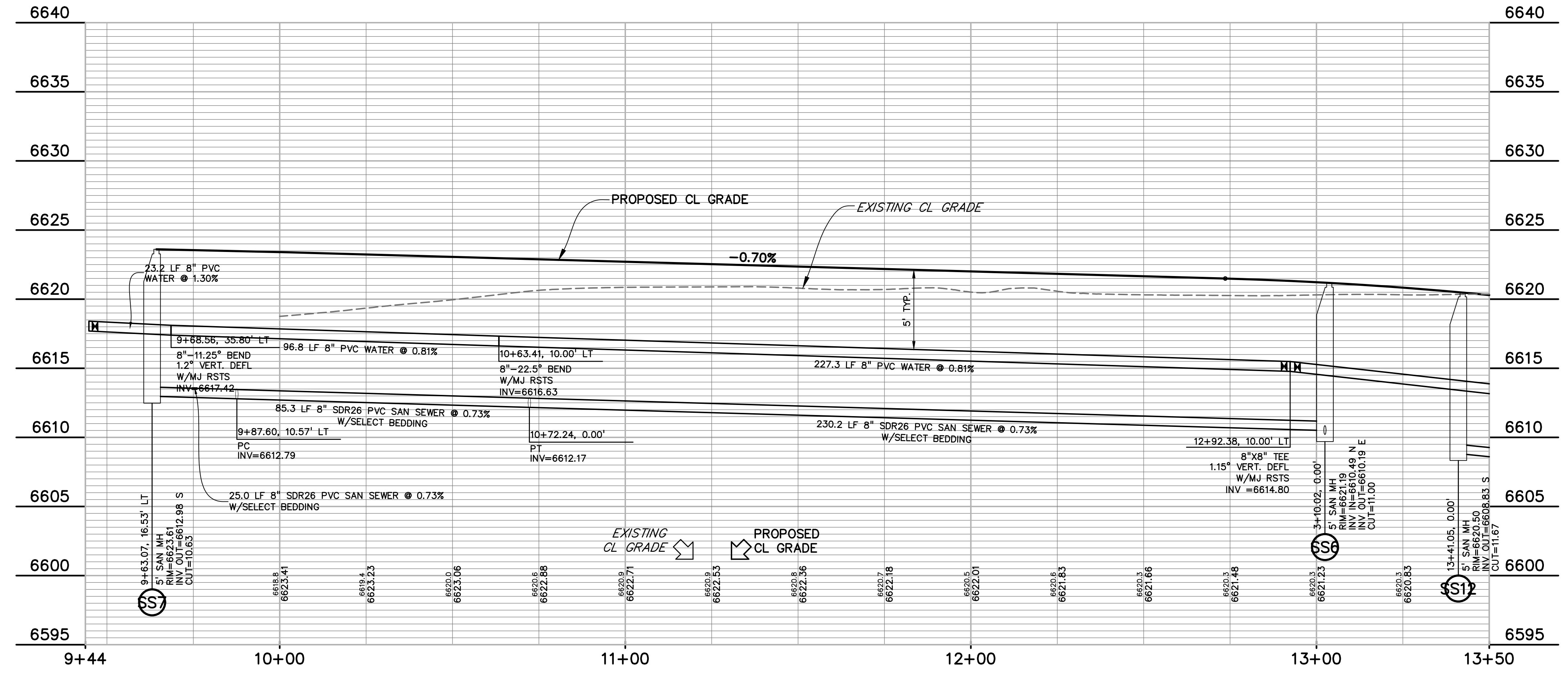
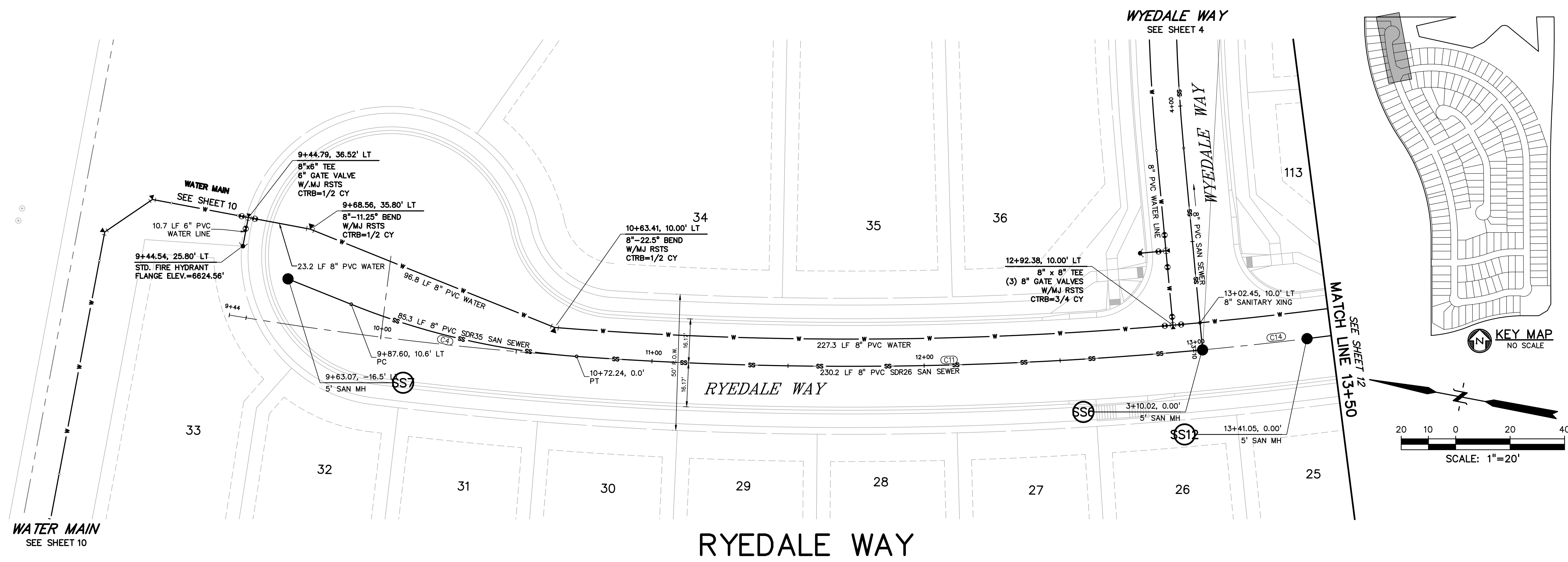








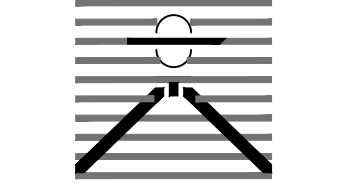





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C11	230.21'	1390.00'	9°29'21"	S11°19'31"E
C14	47.55'	1390.00'	1°57'36"	S17°03'00"E
C15	390.88'	1390.00'	16°06'43"	S26°05'09"E
C16	185.35'	1450.00'	7°19'26"	N30°28'47"W
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W



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CALL 3-BUSINESS DAYS IN ADVANCE  
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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.


PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:  
  
THE LANDHUIS  
COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21

DESIGNED BY: GES  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21187-01UT2

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.  


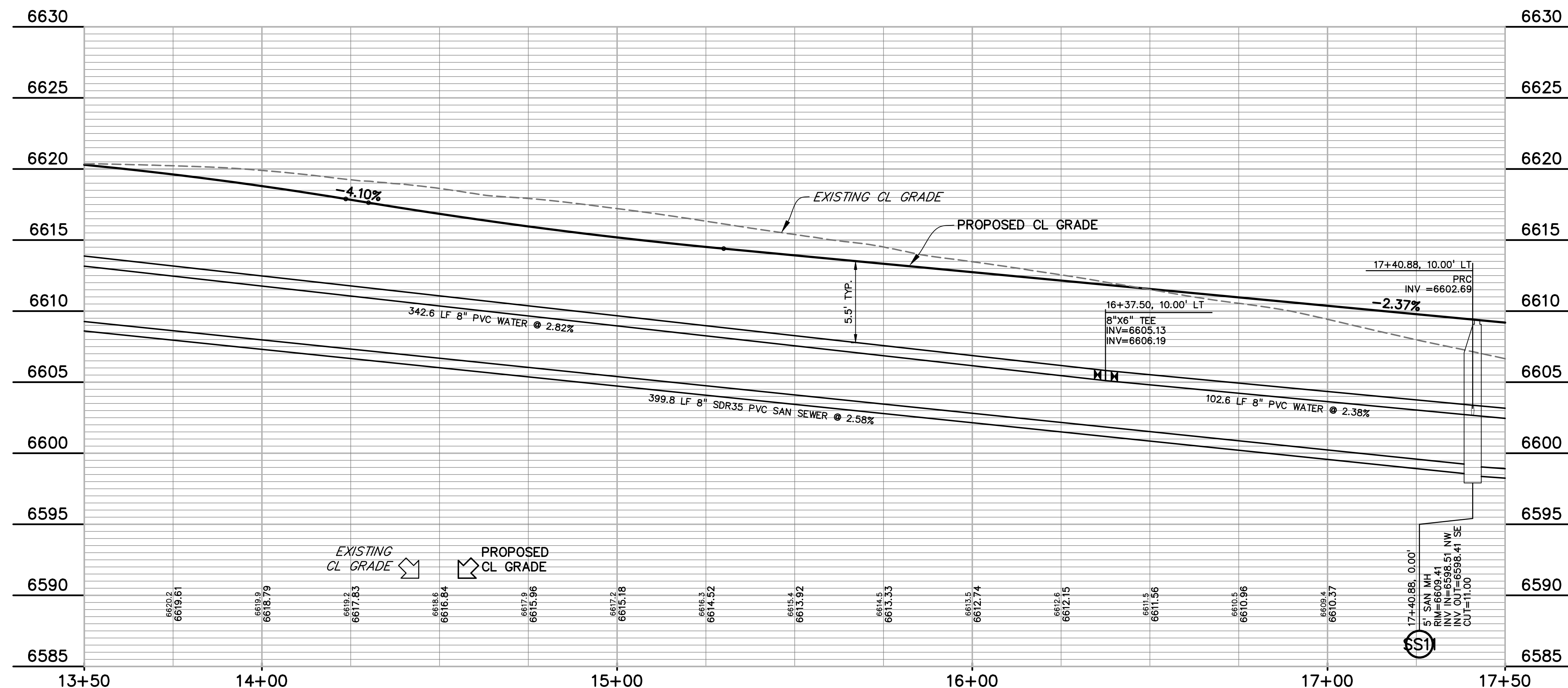
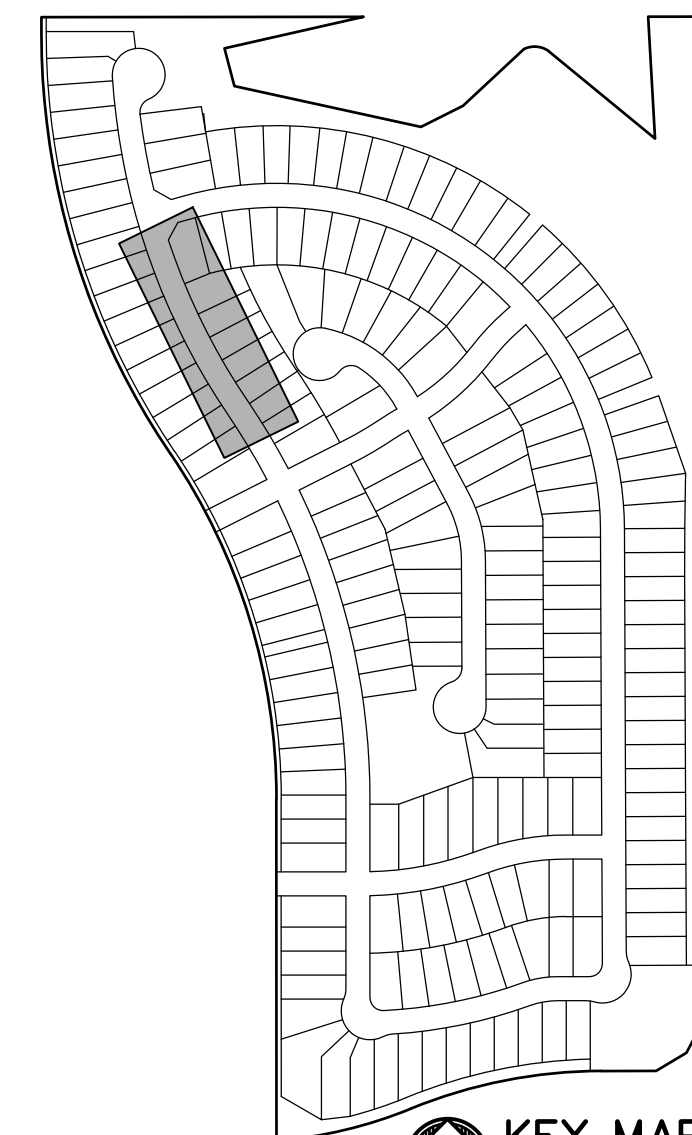
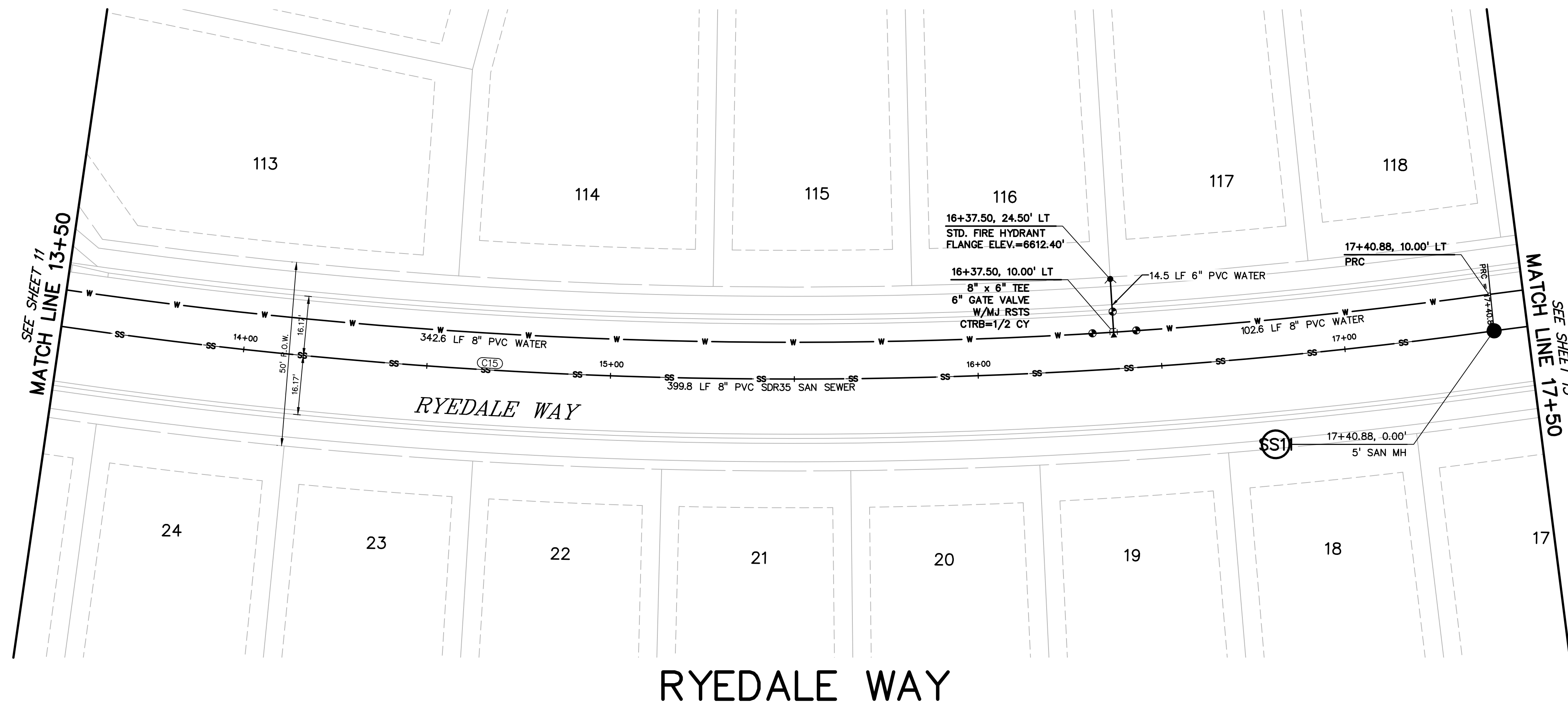
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

RYEDALE WAY  
UTILITY PLAN  
& PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT8

SHEET: 11 OF 32



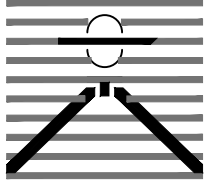
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C11	230.21'	1390.00'	9°29'21"	S11°19'31"E	229.95'
C14	47.55'	1390.00'	1°57'36"	S17°03'00"E	47.54'
C15	390.88'	1390.00'	16°06'43"	S26°05'09"E	389.59'
C16	185.35'	1450.00'	7°19'26"	N30°28'47"W	185.22'
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W	171.48'
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W	504.43'



Know what's below.  
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CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



THE  
LANDHUIS  
COMPANY

212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
WINDERMERE  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21


DESIGNED BY: GES

DRAWN BY: GES

CHECKED BY: TDM

FILE NAME: 21187-01UT2

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.



DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

RYEDALE WAY  
UTILITY PLAN  
& PROFILE

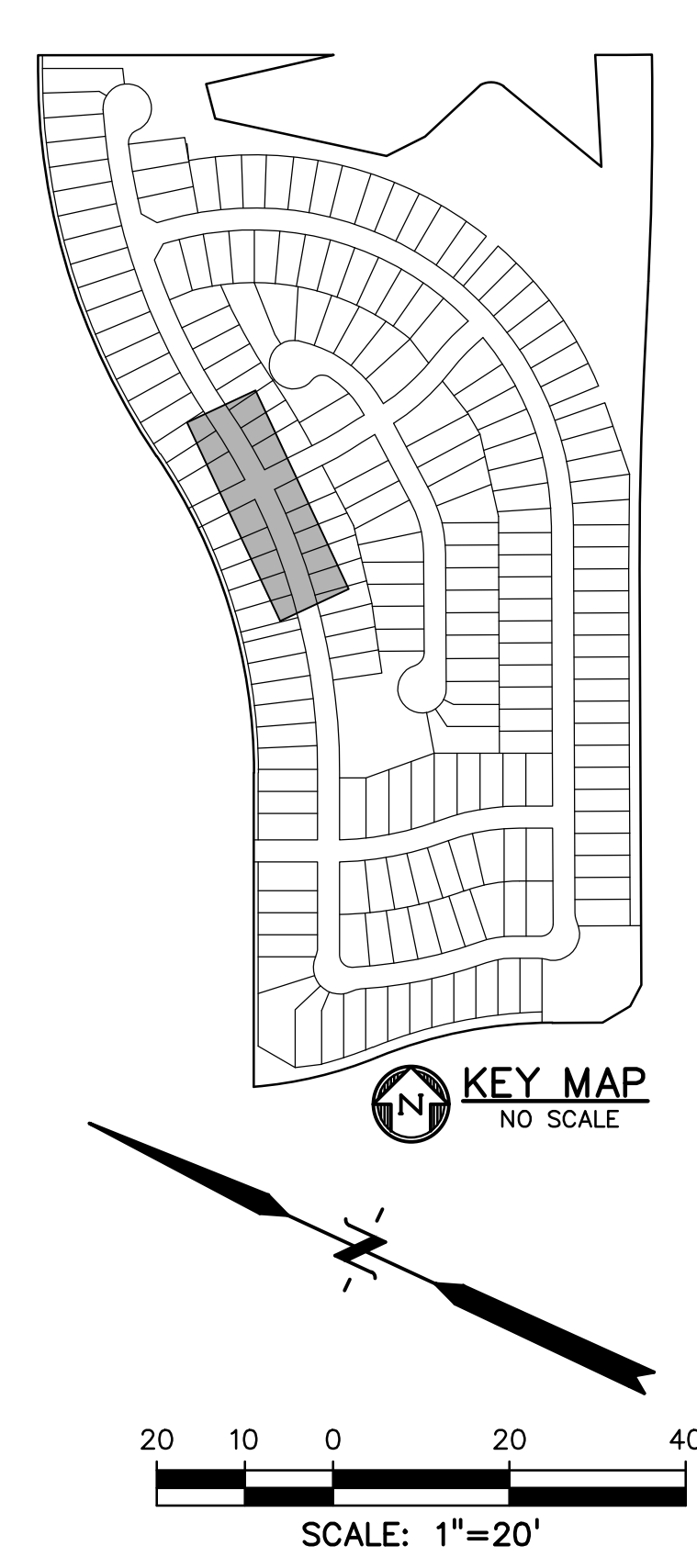
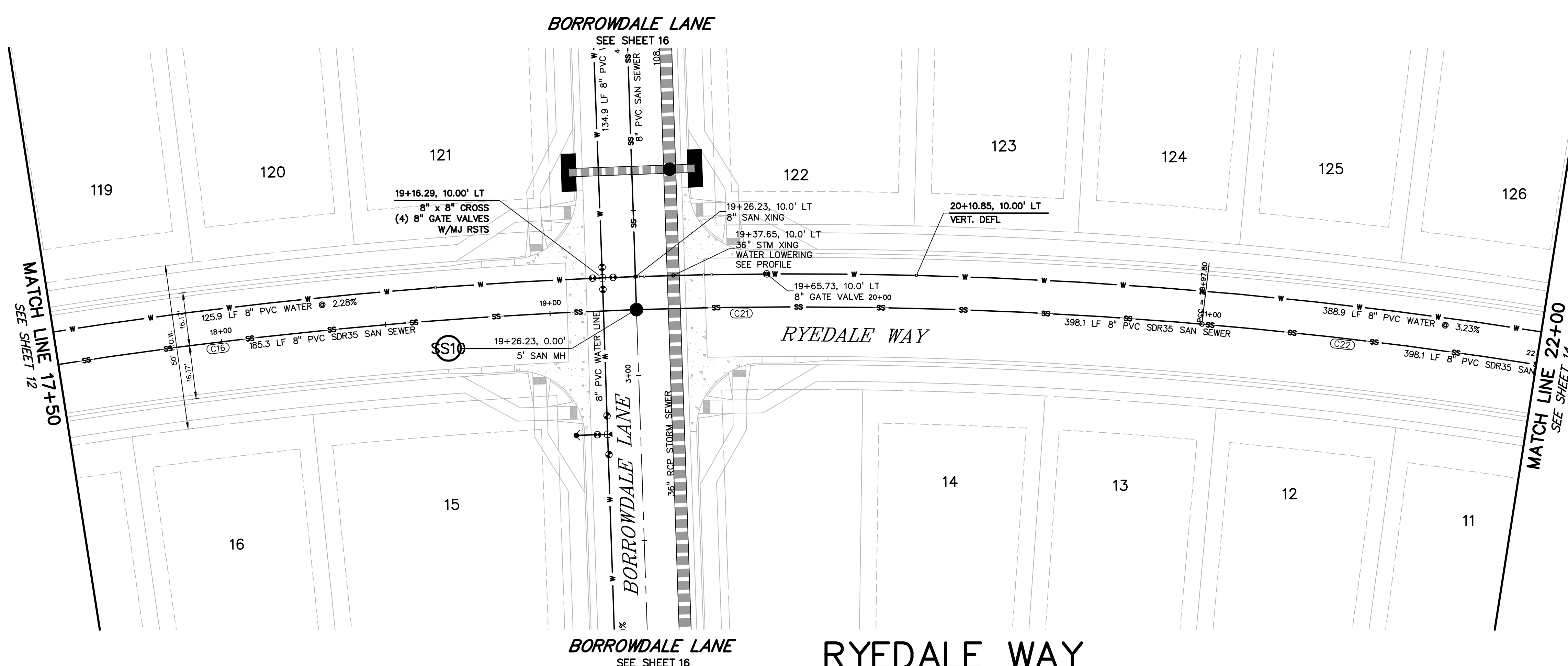
PROJECT NO. 21187-01CSCV

DRAWING NO.

UT9

SHEET:12 OF 32





PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
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CLIENT:  
  
**THE LANDHUIS COMPANY**  
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COLORADO SPRINGS, CO 80903  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
**DREXEL, BARRELL & CO.**

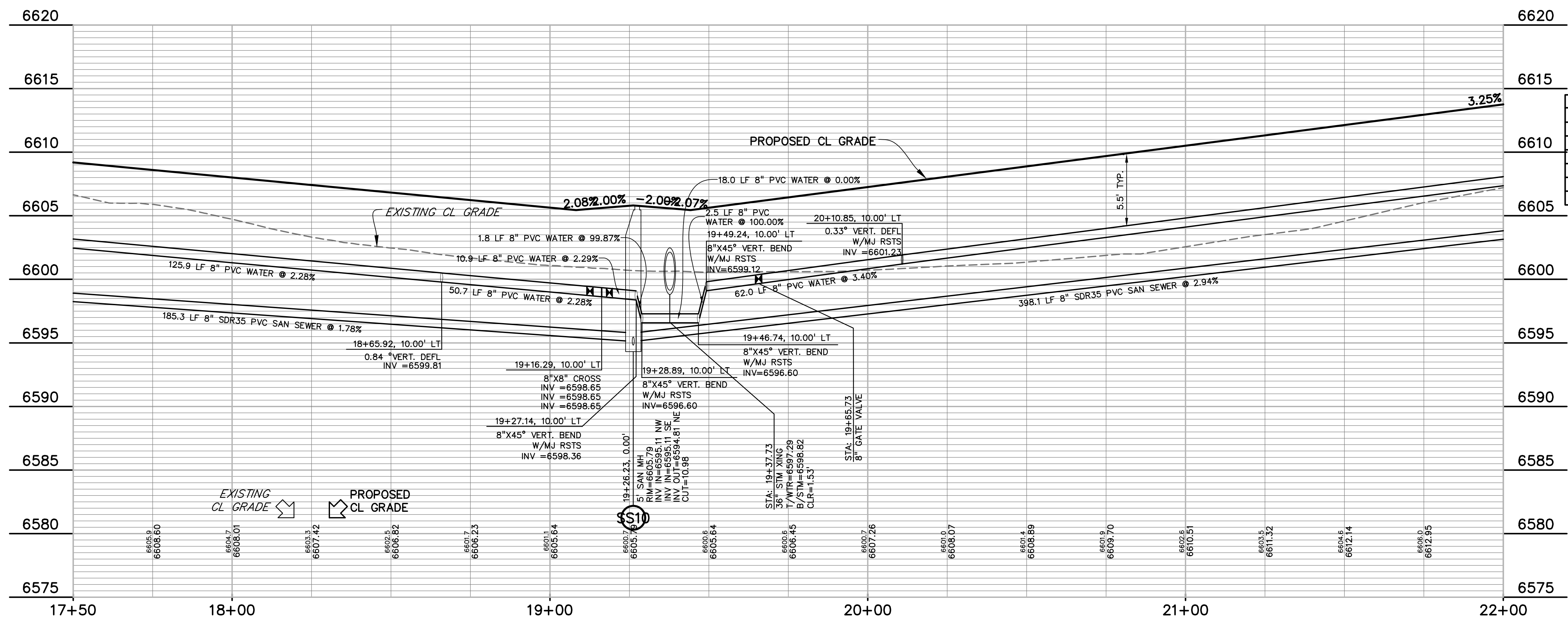
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

**RYEDALE WAY  
UTILITY PLAN  
& PROFILE**

PROJECT NO. 21187-01CSCV  
DRAWING NO.

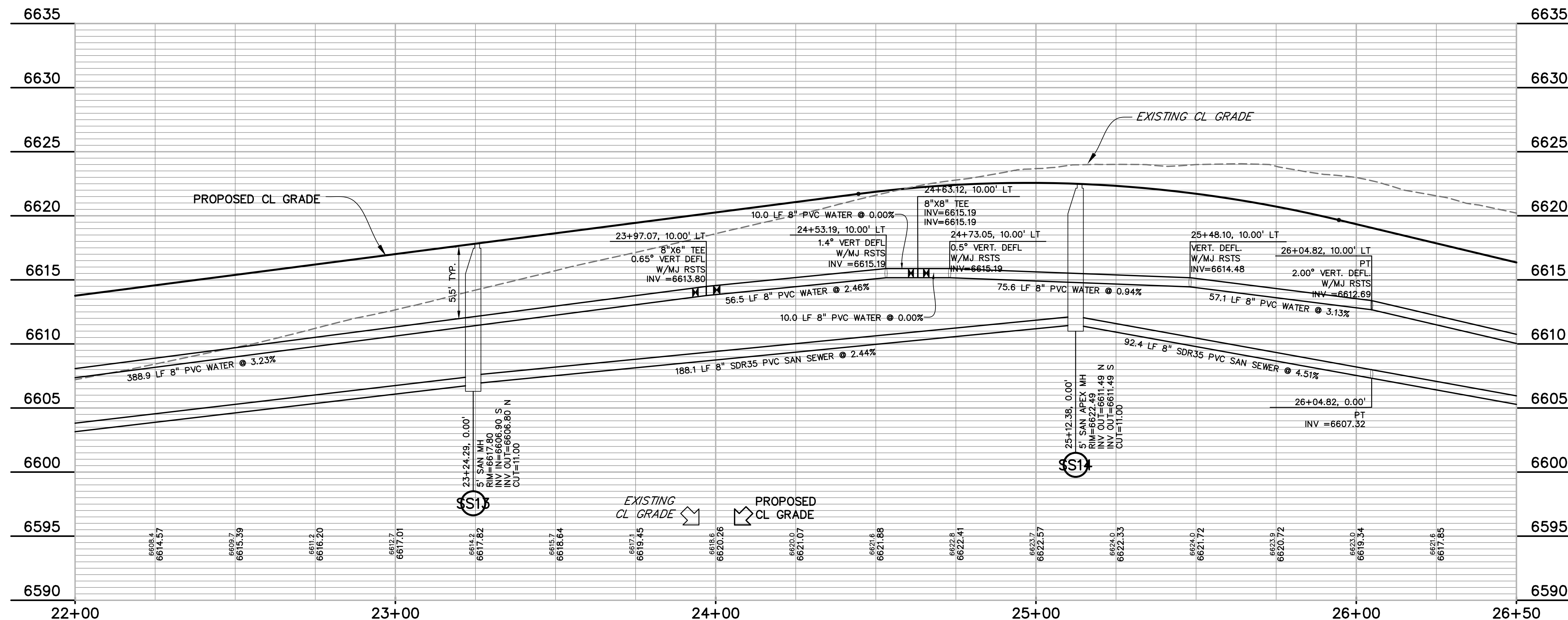
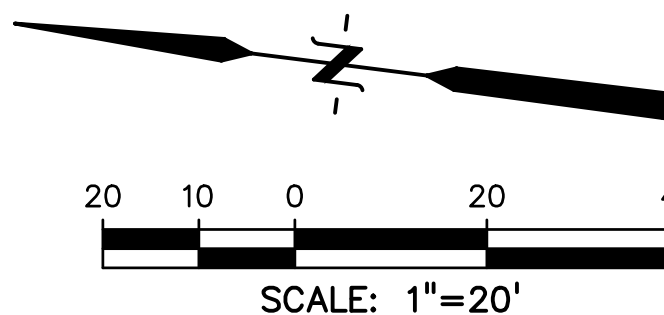
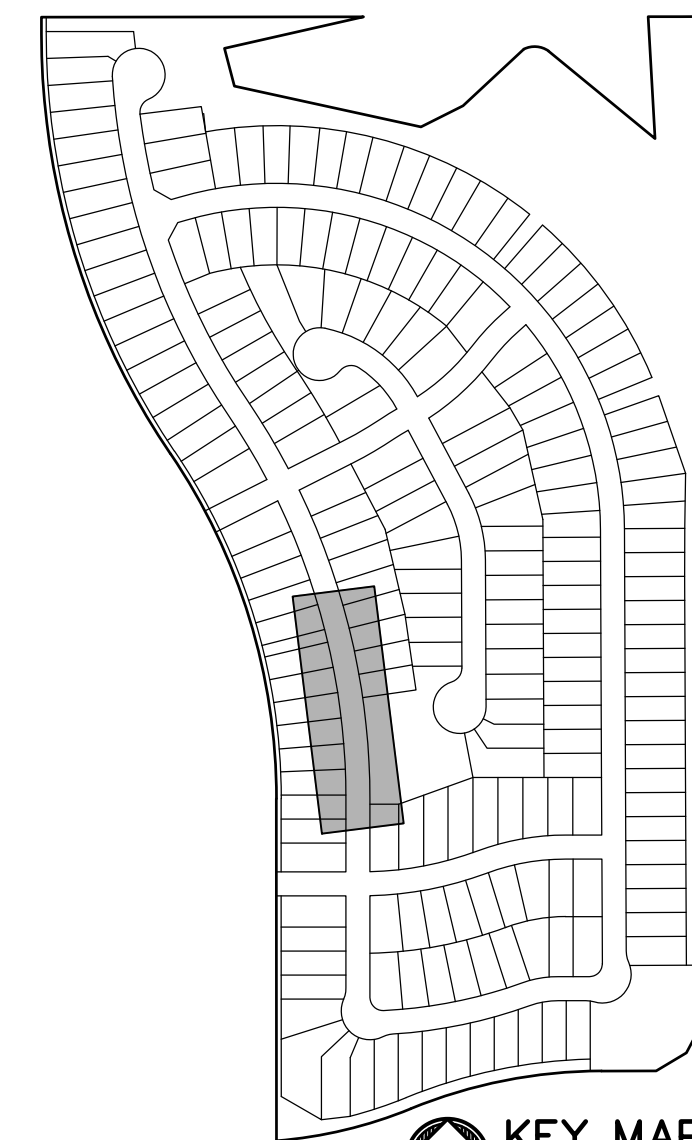
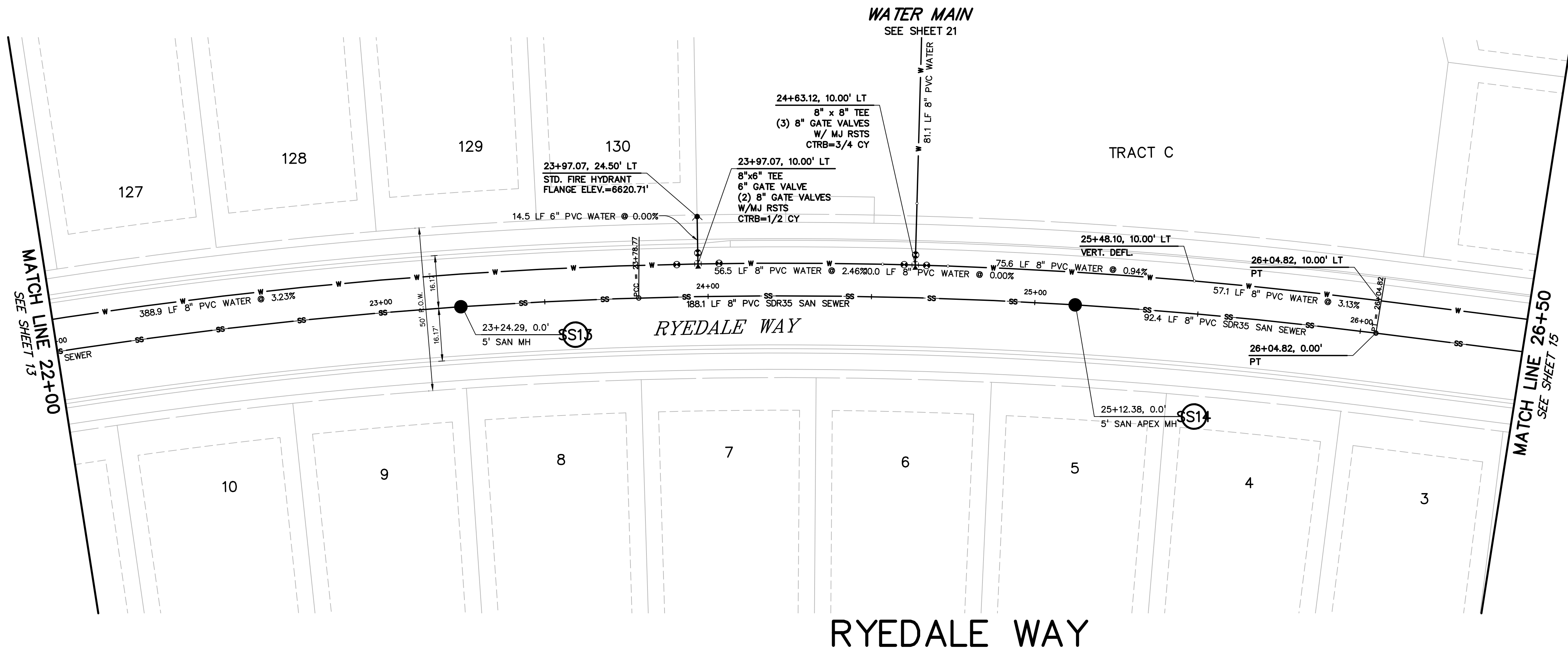
**UT10**

SHEET: 13 OF 32



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

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
C11	230.21'	1390.00'	9°29'21"	S11°19'31"E	229.95'	
C14	47.55'	1390.00'	1°57'36"	S17°03'00"E	47.54'	
C15	390.88'	1390.00'	16°06'43"	S26°05'09"E	389.59'	
C16	185.35'	1450.00'	7°19'26"	N30°28'47"W	185.22'	
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W	171.48'	
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W	504.43'	

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
FILING NO. 1  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21

DESIGNED BY: GES

DRAWN BY: GES

CHECKED BY: TDM

FILE NAME: 21187-01UT2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

**RYEDALE WAY  
UTILITY PLAN  
& PROFILE**

PROJECT NO. 21187-01CSCV  
DRAWING NO.

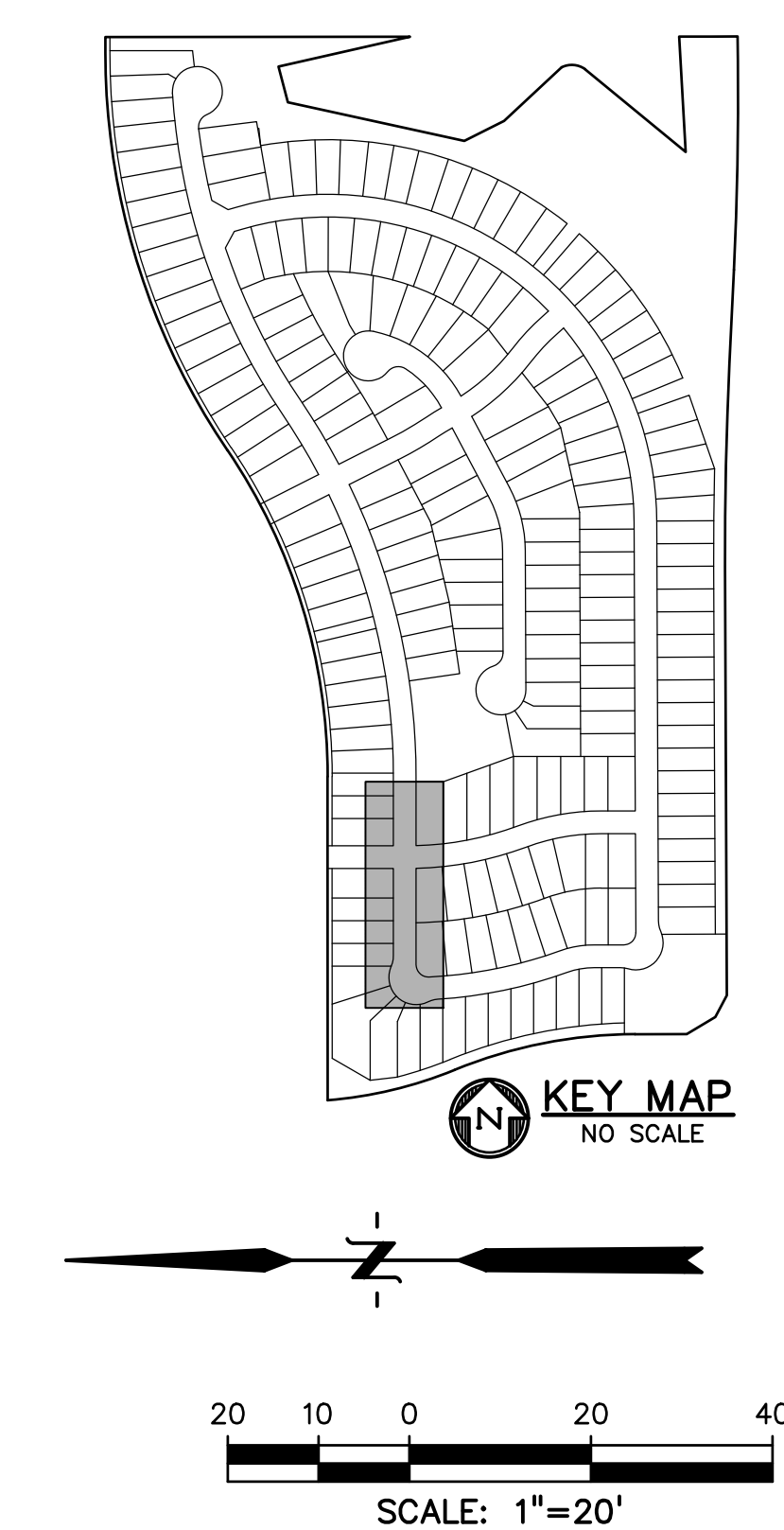
**UT11**

SHEET: 14 OF 32

Know what's below.  
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C11	230.21'	1390.00'	9°29'21"	S11°19'31"E	229.95'
C14	47.55'	1390.00'	15°57'36"	S17°03'00"W	47.54'
C15	390.88'	1390.00'	16°06'43"	S26°05'09"E	389.59'
C16	185.35'	1450.00'	77°19'28"	N30°28'47"W	185.22'
C21	171.58'	1450.00'	6°46'47"	N30°25'41"W	171.48'
C22	507.01'	1450.00'	20°02'03"	N10°01'11"W	504.43'



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**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY



212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

WINDERMERE  
FILING NO. 1  
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EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT2

PREPARED UNDER MY DIRECT  
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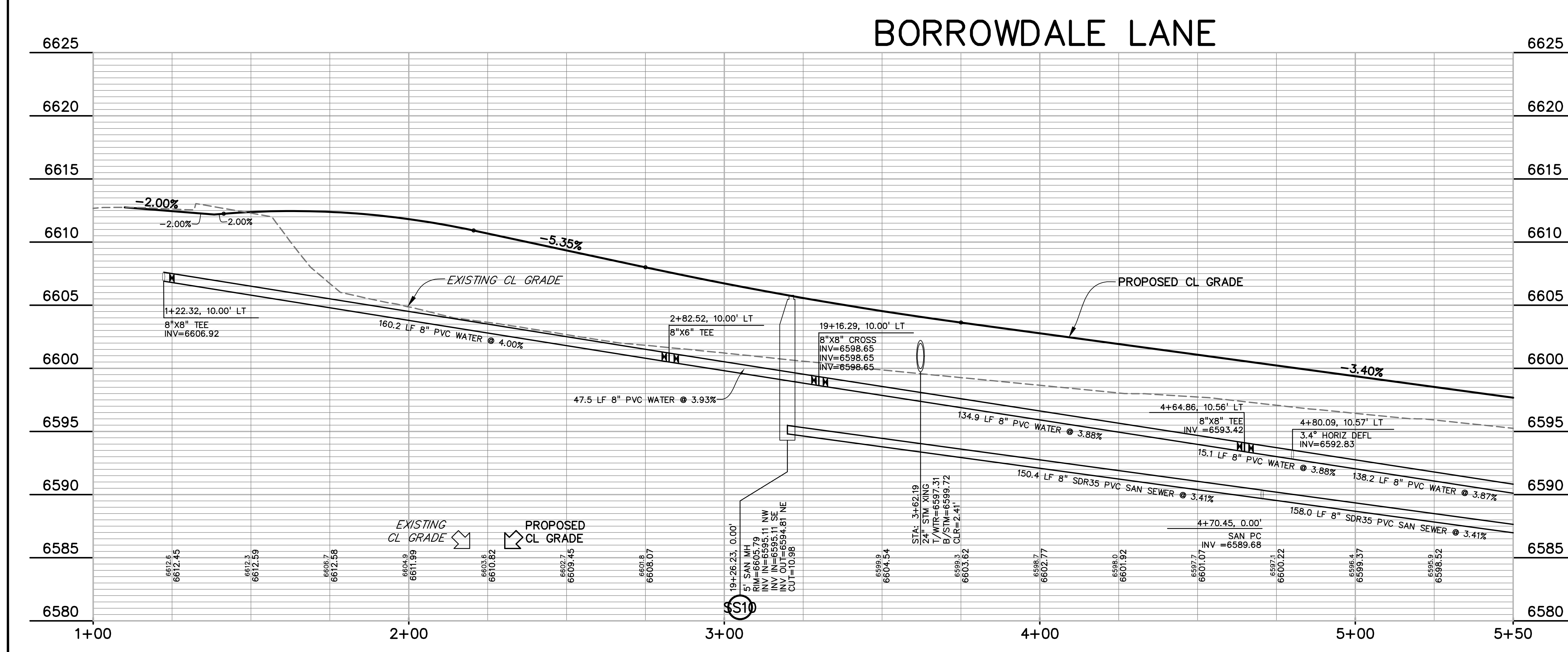
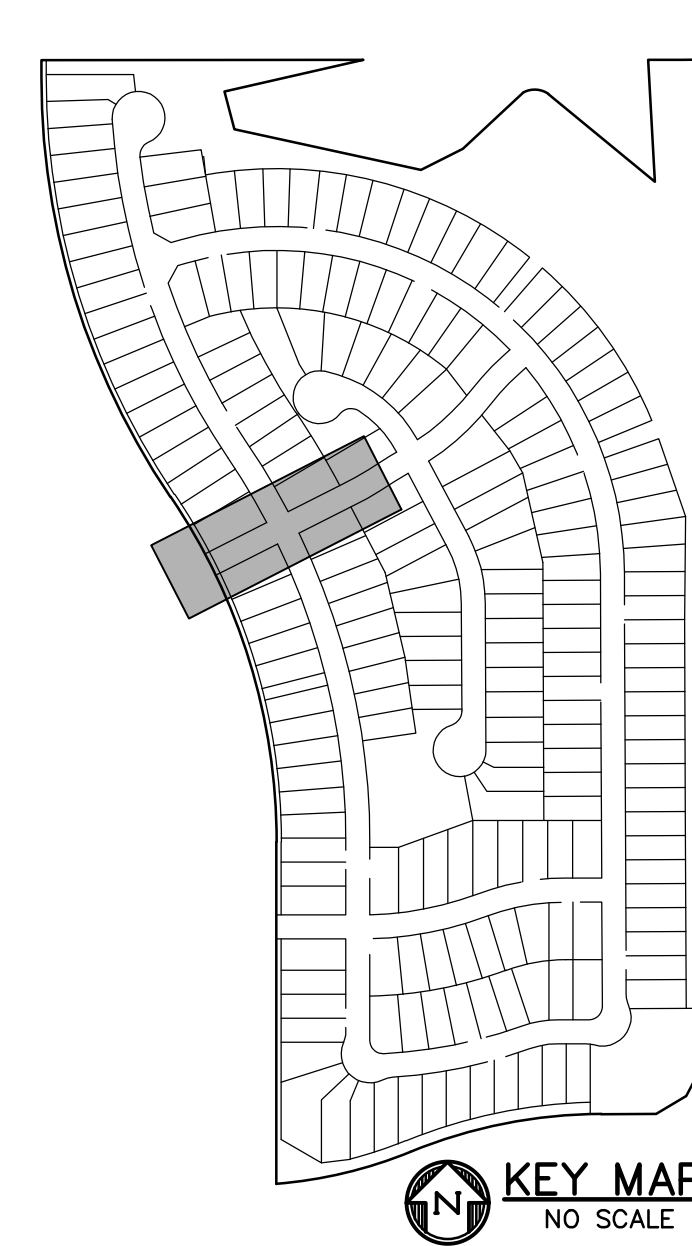
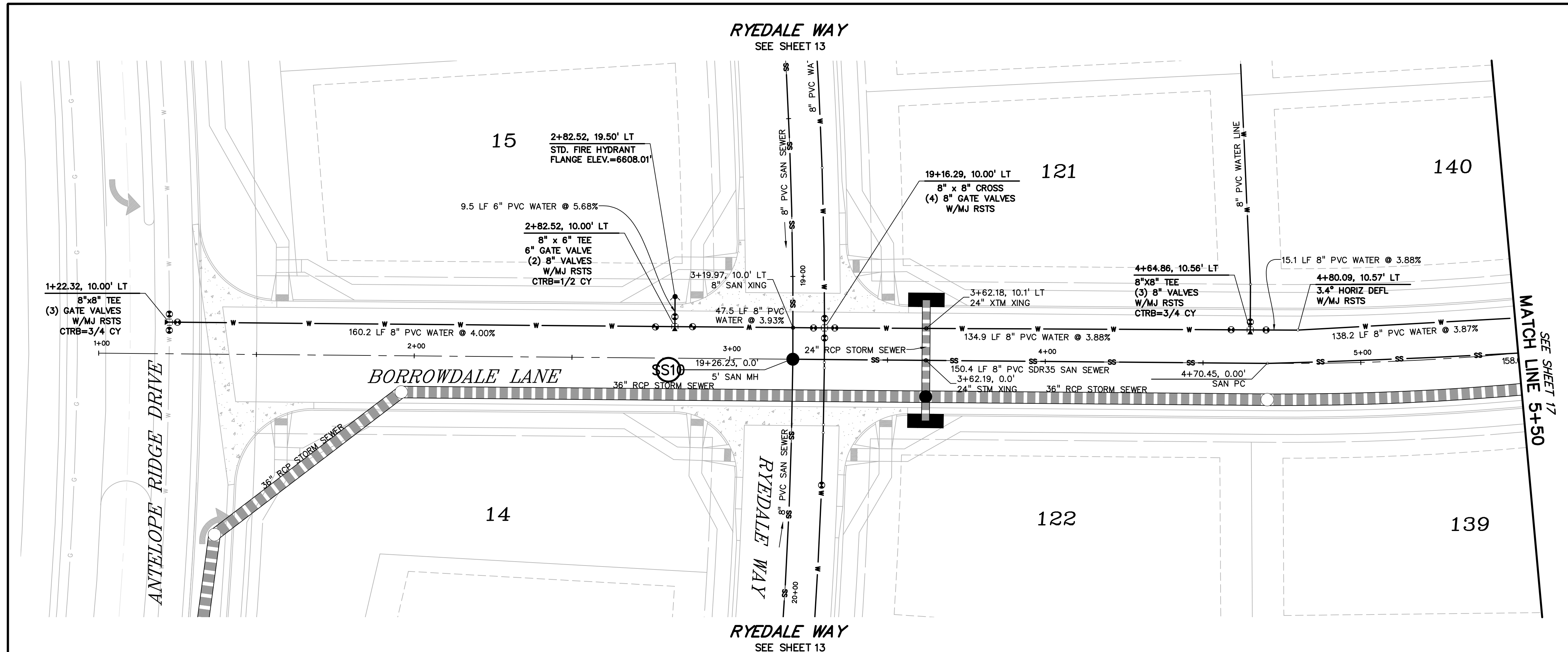
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

# RYEDALE WAY UTILITY PLAN & PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

# UT12

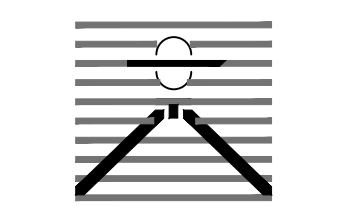
SHEET:15 OF 32




CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	157.99'	2823.55'	3°12'21"	N59°32'14"E	157.97'
C31	191.19'	506.86'	21°36'42"	N48°43'53"E	190.05'
C32	91.24'	514.74'	10°09'21"	S43°00'13"W	91.12'




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CLIENT:  
  
THE LANDHUIS COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
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FILING NO. 1  
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EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT3

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SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.  


DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

BORROWDALE LN.  
UTILITY PLAN  
& PROFILE

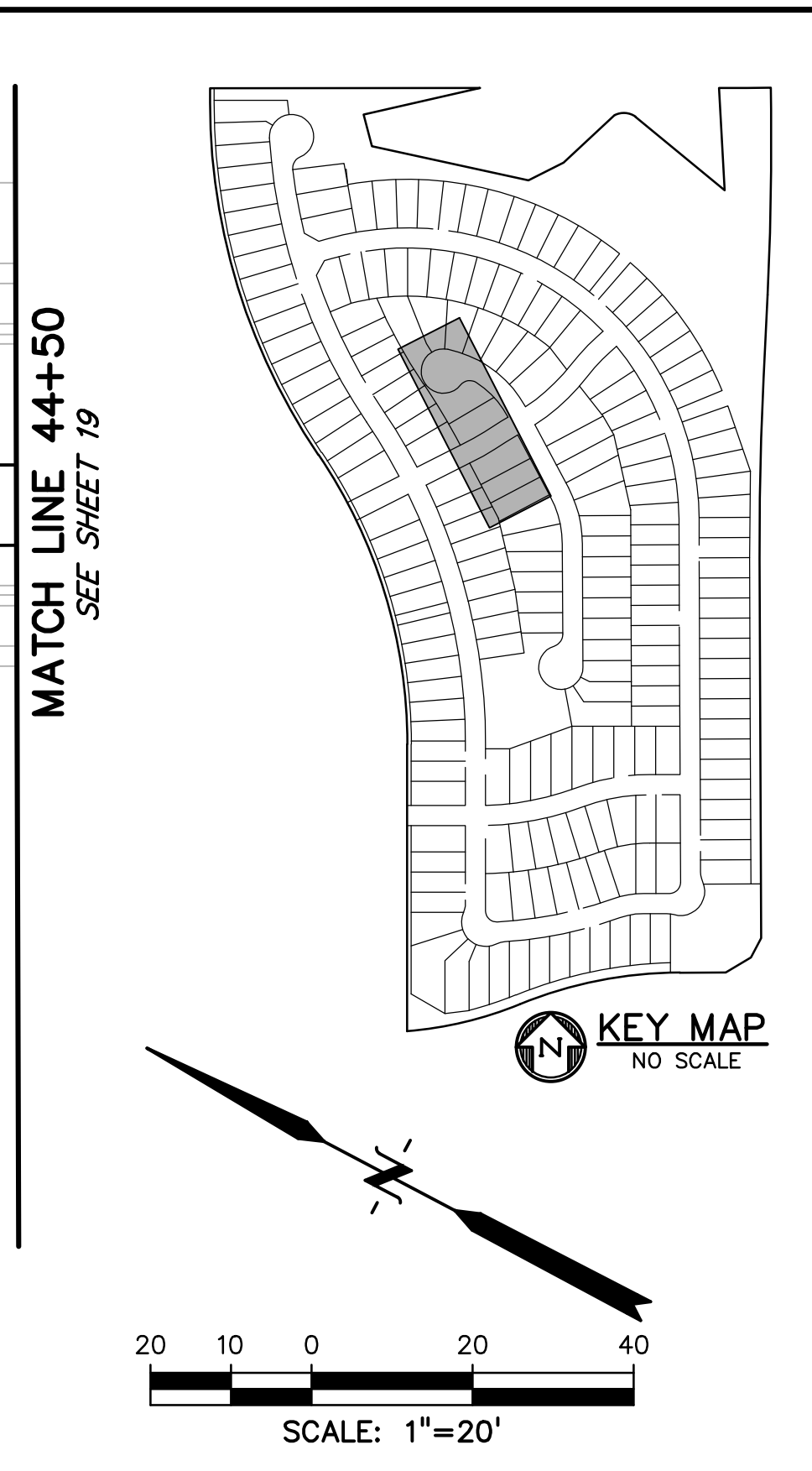
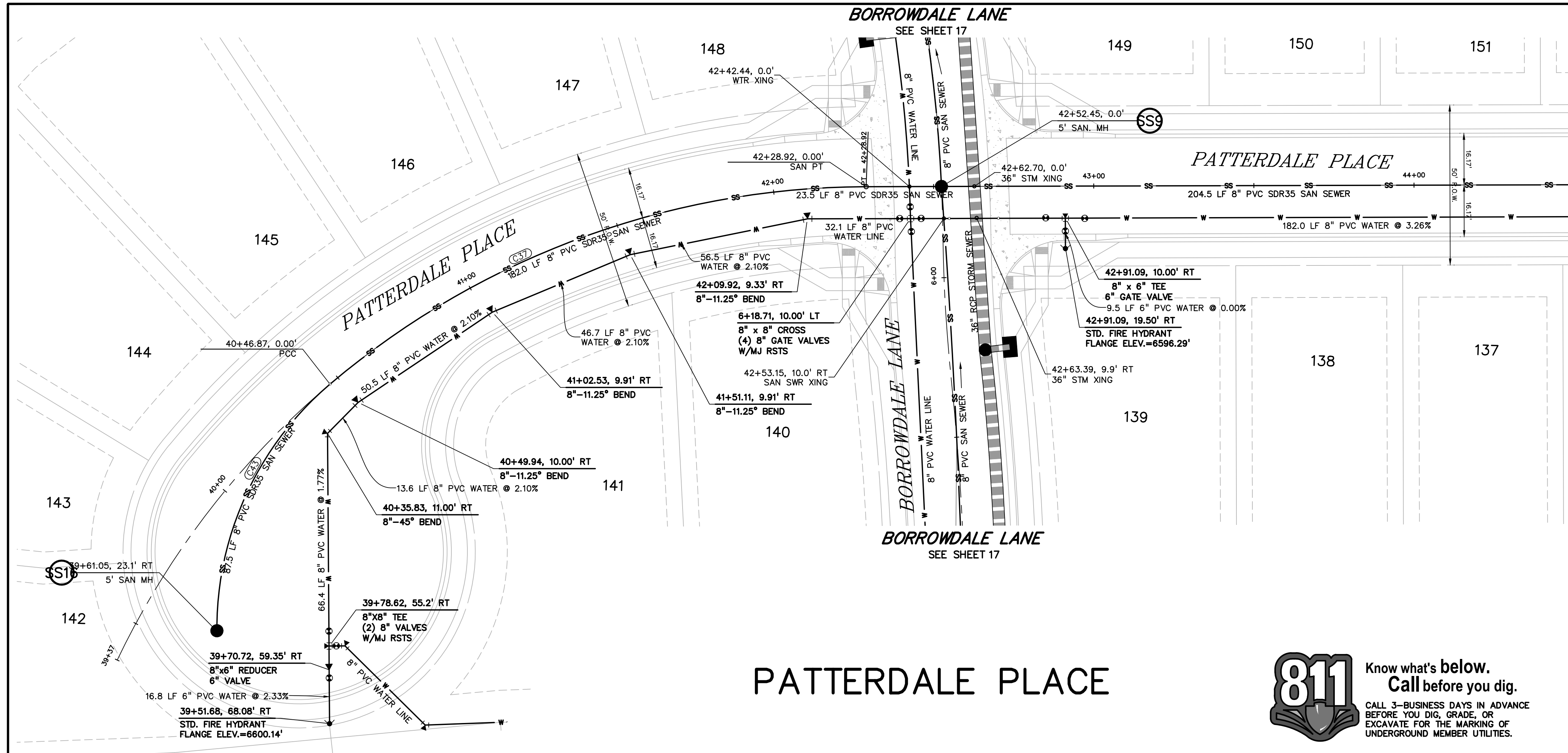
PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UT13**

SHEET: 16 OF 32





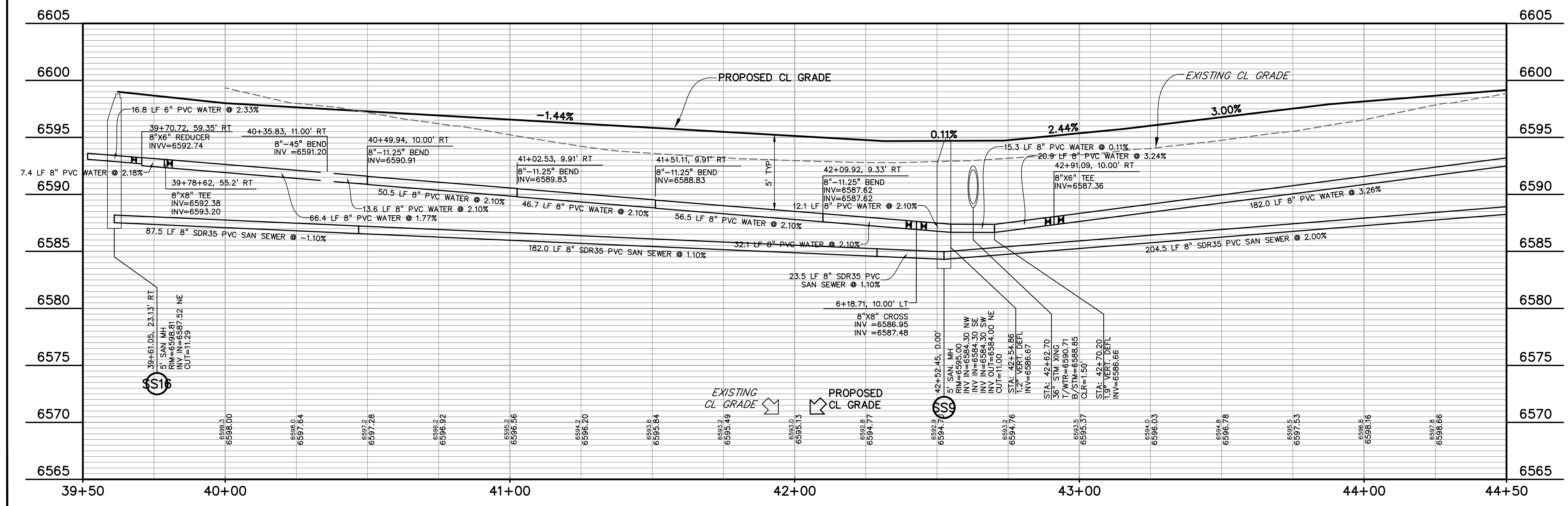


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C37	182.05'	260.00'	40°07'03"	N48°01'13"W	178.35'
C40	128.65'	275.00'	26°48'14"	N13°39'01"W	127.48'
C43	87.52'	100.00'	50°08'45"	N86°50'41"E	84.75'
C44	81.08'	100.17'	46°22'25"	S22°57'21"W	78.88'

# PATTERDALE PLACE

811

Know what's below.  
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CLIENT:

THE LANDHUIS  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
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EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21

DESIGNED BY: GES  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21187-01U14

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DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

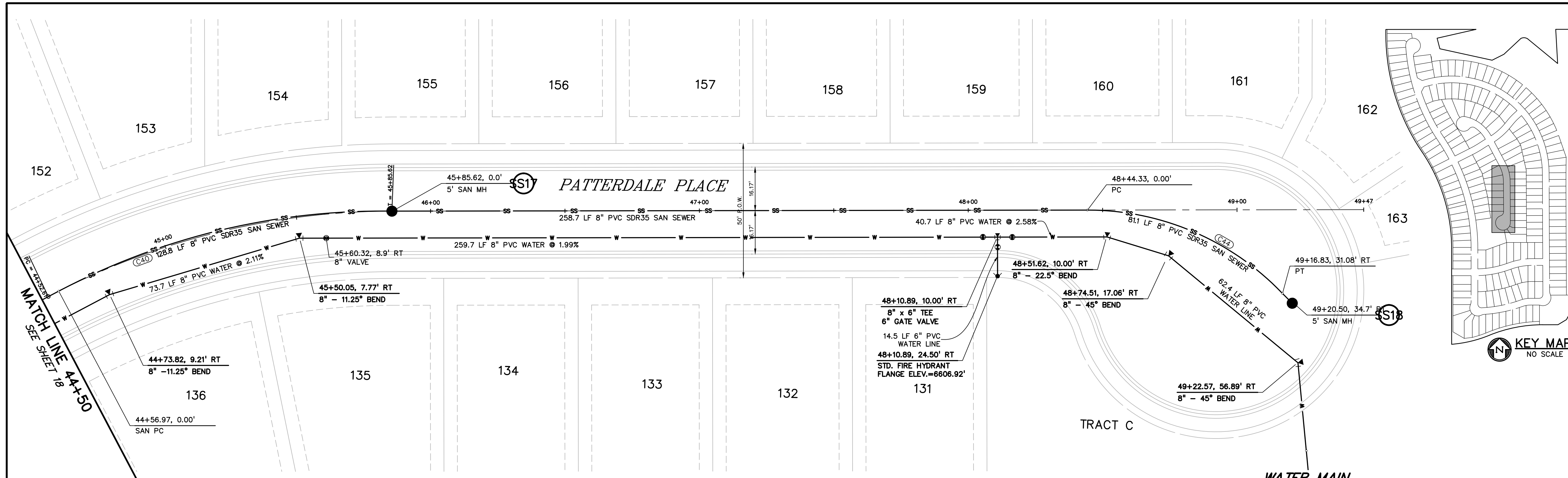
PATTERDALE PL.  
UTILITY PLAN  
& PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT15

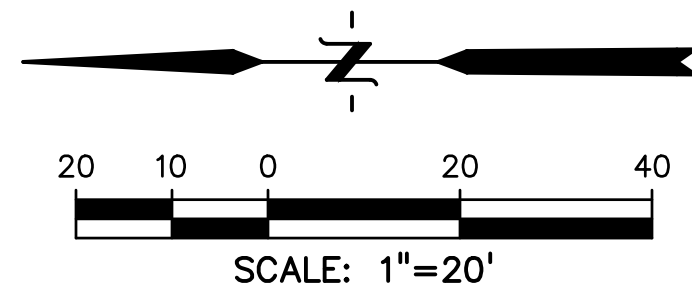
SHEET: 18 OF 32



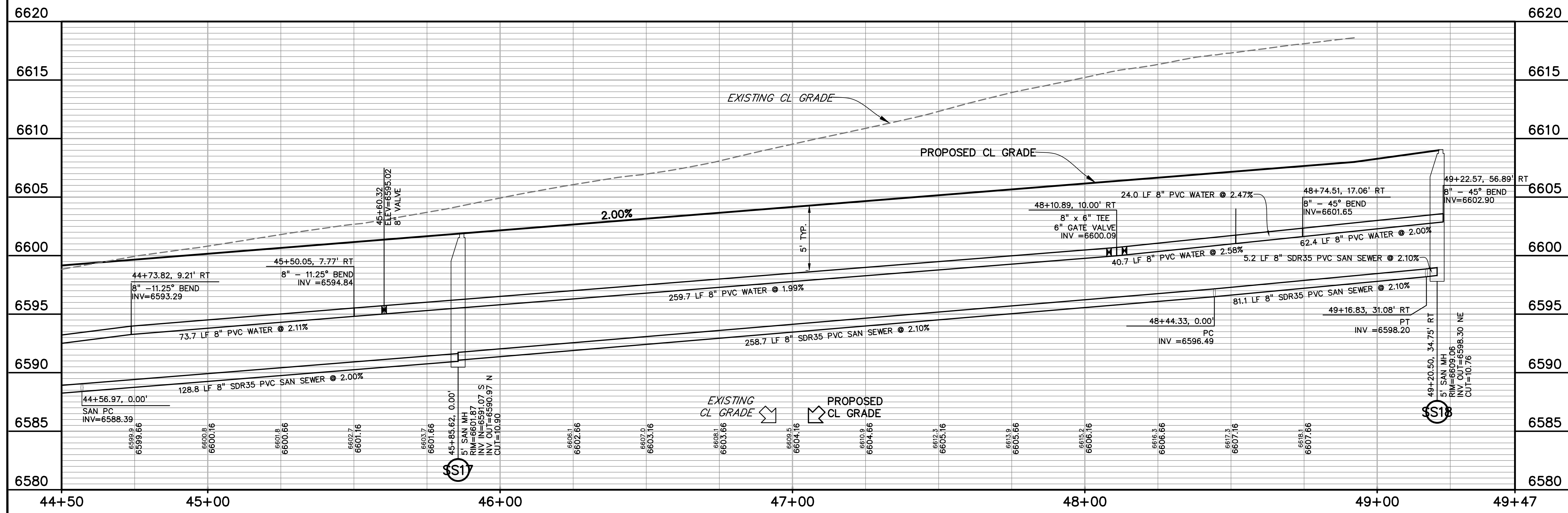


PATTERDALE PLACE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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CLIENT:

THE LANDHUIS  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
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RESUBMITTAL	4-7-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01U14

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BEHALF OF  
DREXEL, BARRELL & CO.

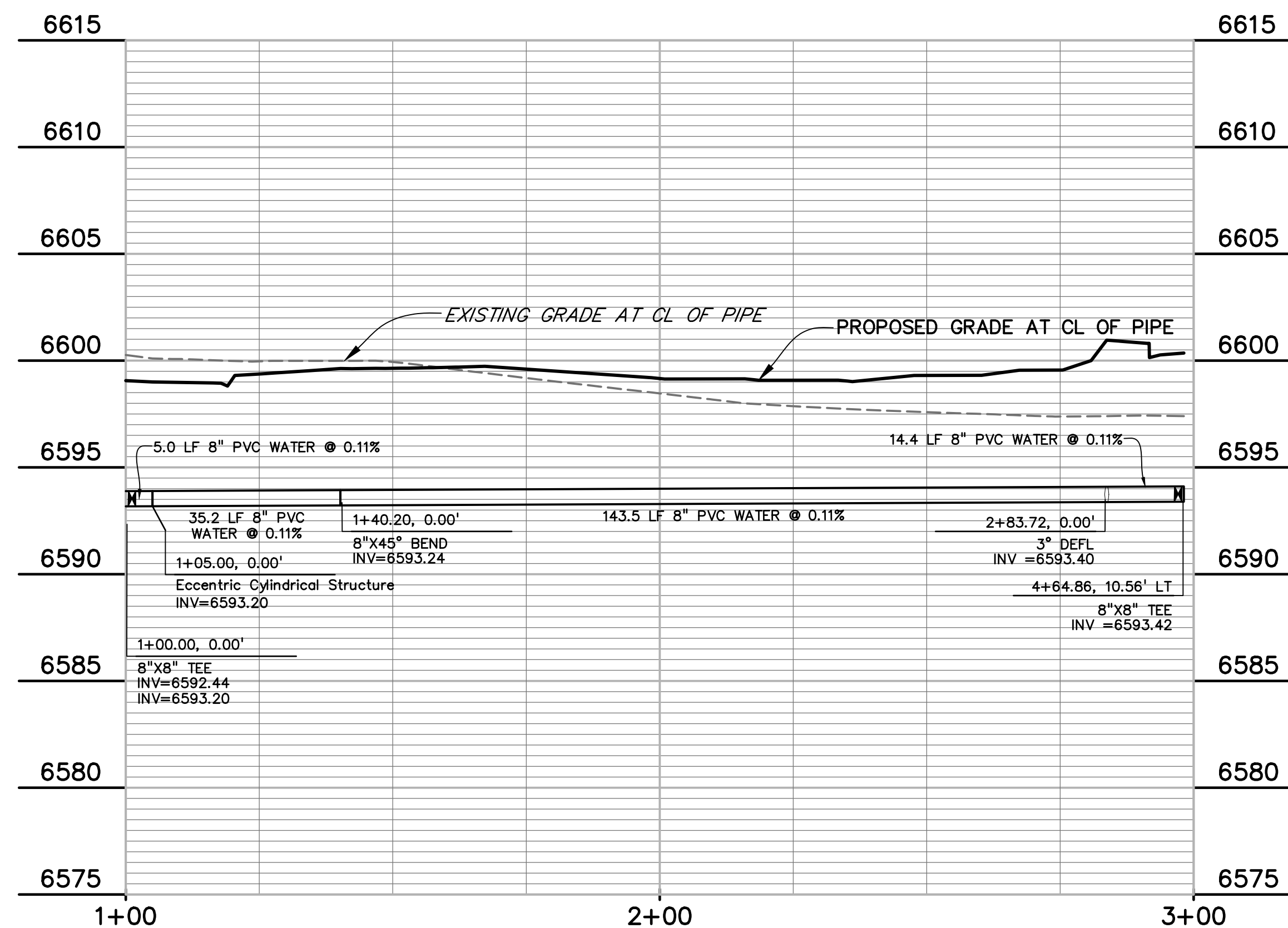
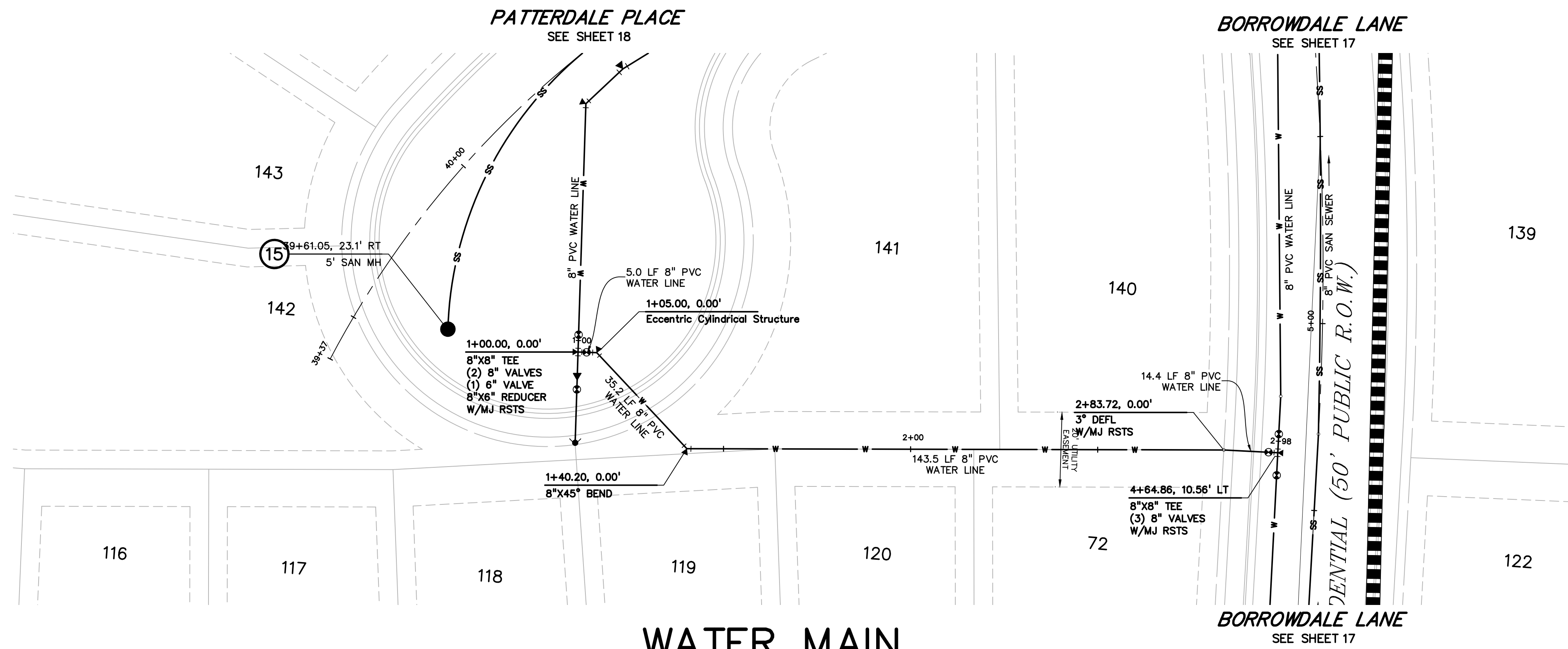
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

PATTERDALE PL.  
UTILITY PLAN  
& PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UT16**

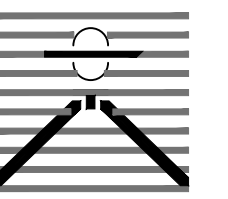
SHEET: 19 OF 32



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INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM

FILE NAME: 21187-01WT2

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BEHALF OF  
DREXEL, BARRELL & CO.



DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

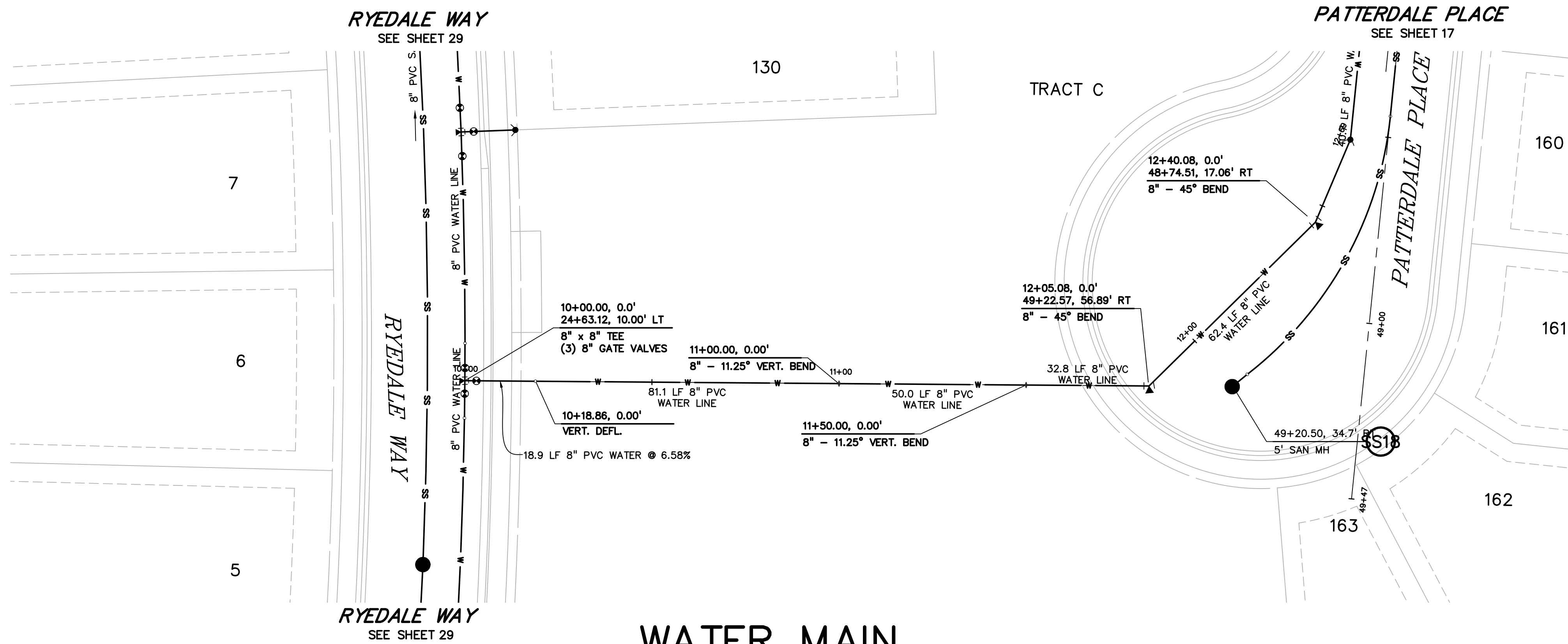
**WATER MAIN  
PLAN AND  
PROFILE**

PROJECT NO. 21187-01CSCV  
DRAWING NO.

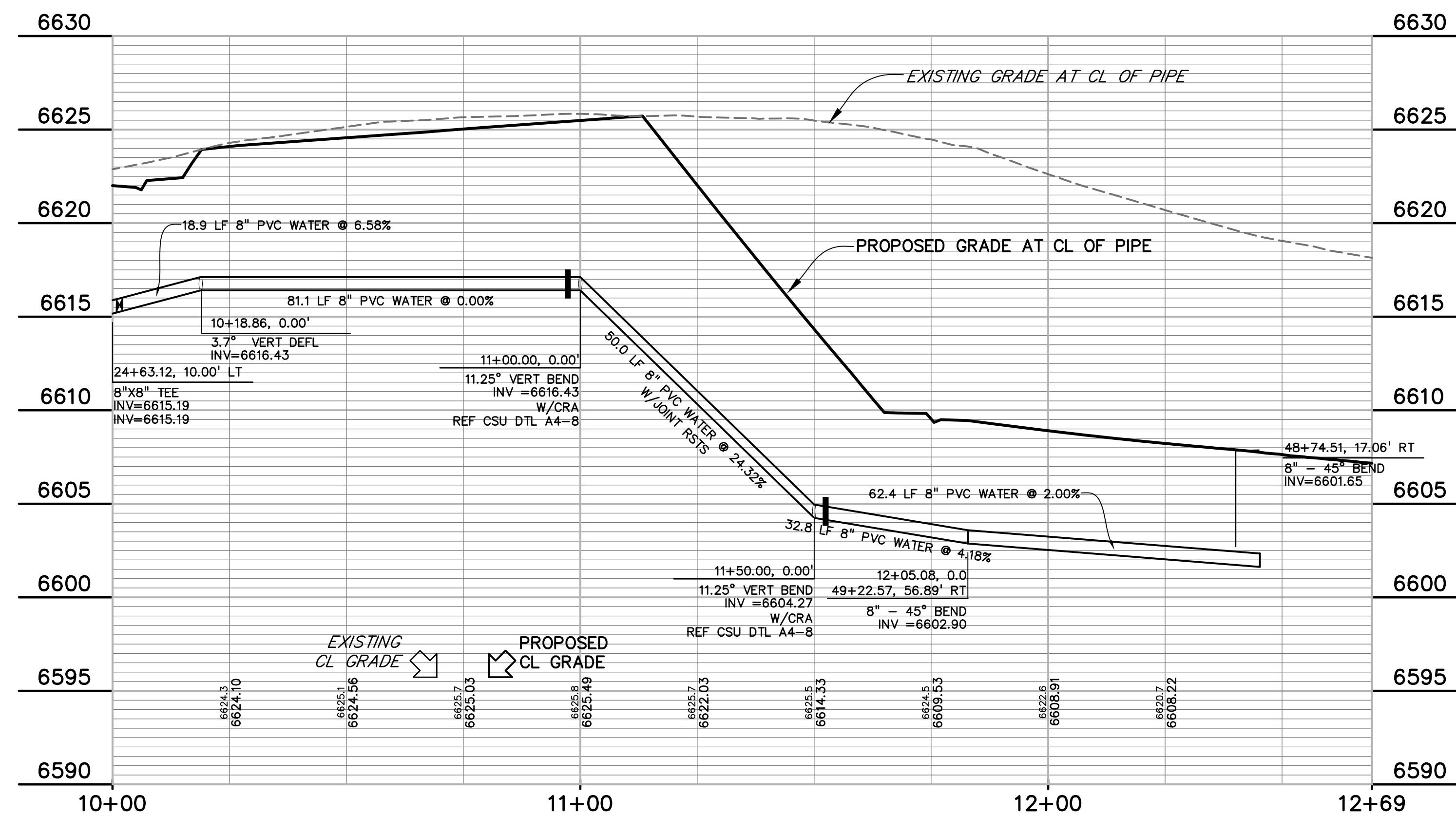
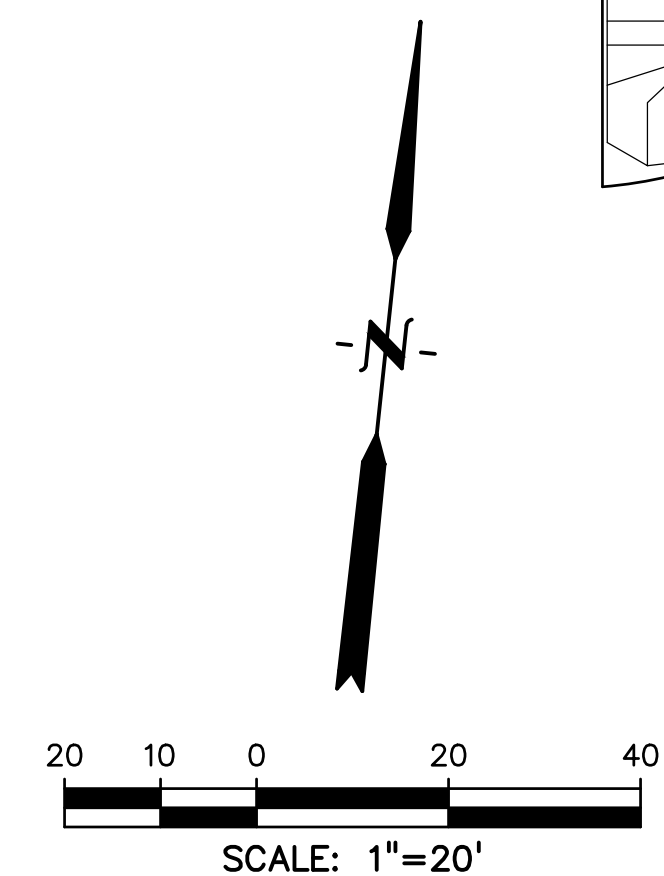
**UT17**

SHEET:20 OF 32





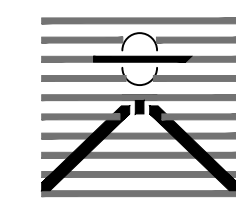
## WATER MAIN



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CLIENT:



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DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01WT2

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DRAWING SCALE:  
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VERTICAL: 1" = 5'

WATER MAIN  
PLAN AND  
PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UT18**

SHEET: 21 OF 32

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRGS, COLORADO 80905  
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CLIENT:



THE  
LANDHUIS  
COMPANY

212 N. WAHSATCH AVE., #301  
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UTILITY CONSTRUCTION DOCUMENTS FOR


WINDERMERE

FILING NO. 1

N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

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RESUBMITTAL	4-7-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT5

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DREXEL, BARRELL & CO.



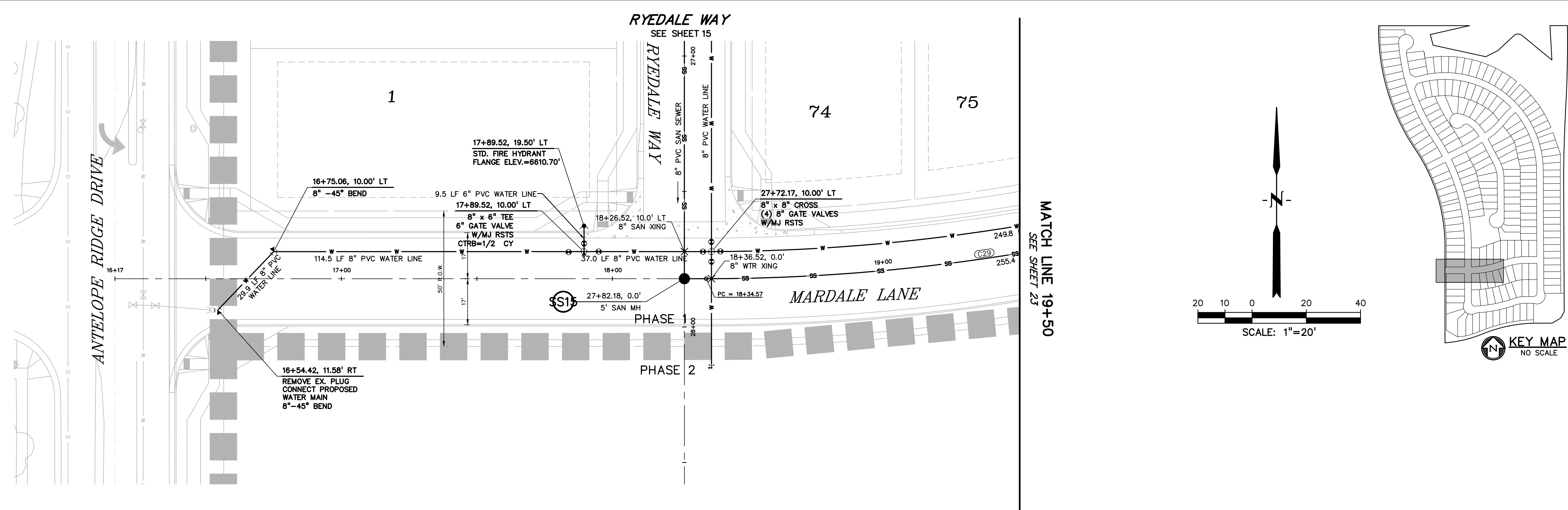
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

MARDALE LANE  
UTILITY PLAN  
& PROFILE

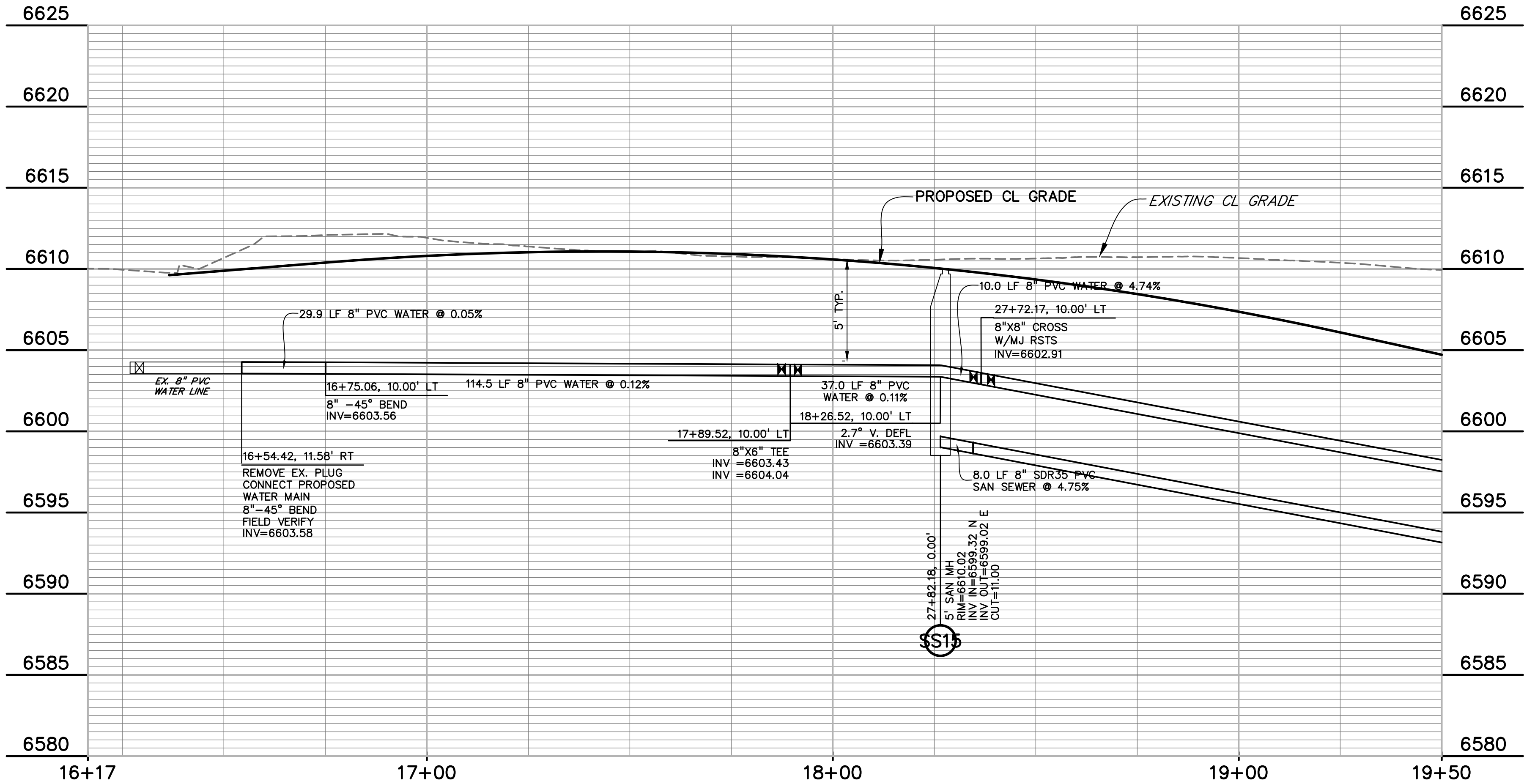
PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT19

SHEET: 22 OF 32



MARDALE LANE



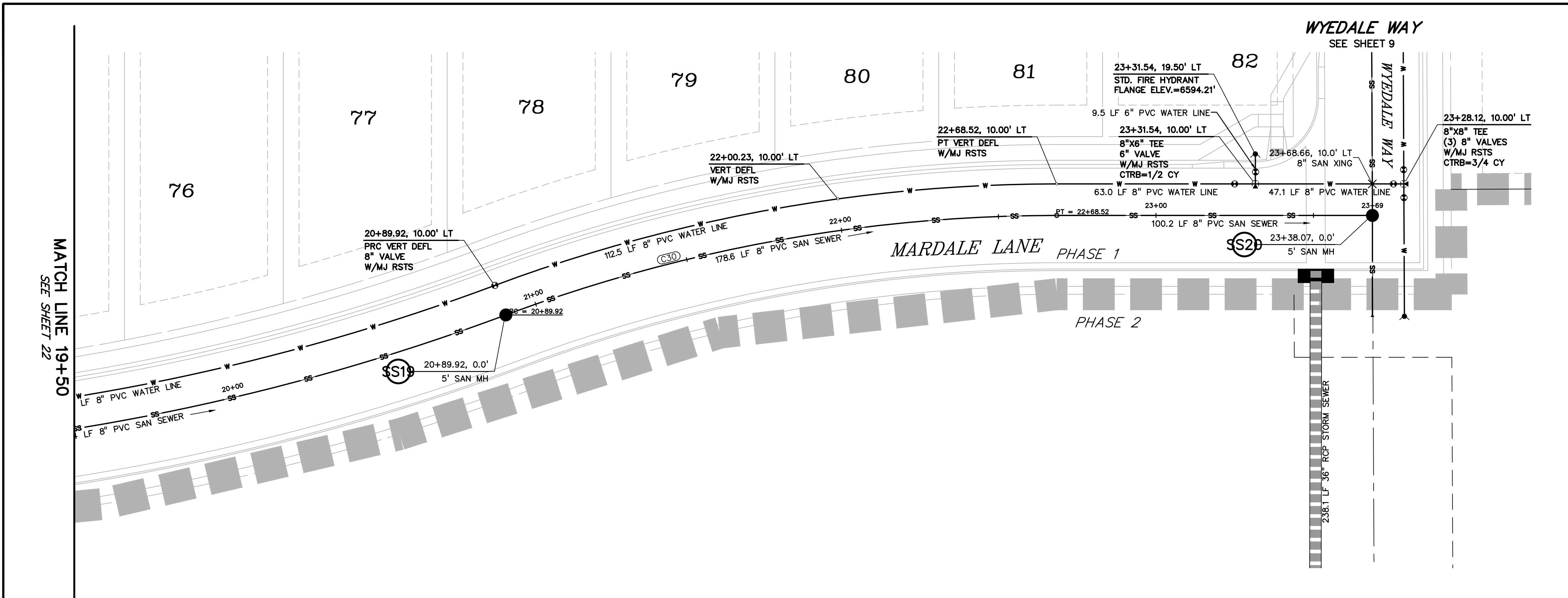
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	255.36'	715.00'	20°27'45"	N79°45'54"E	254.00'
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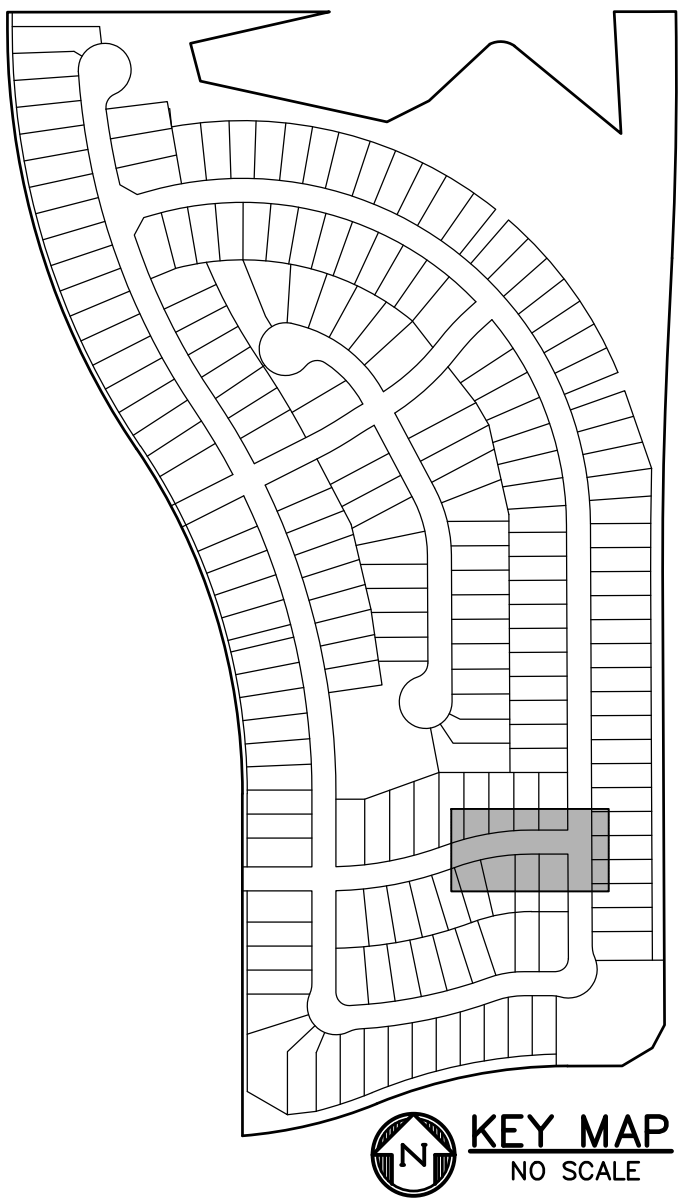
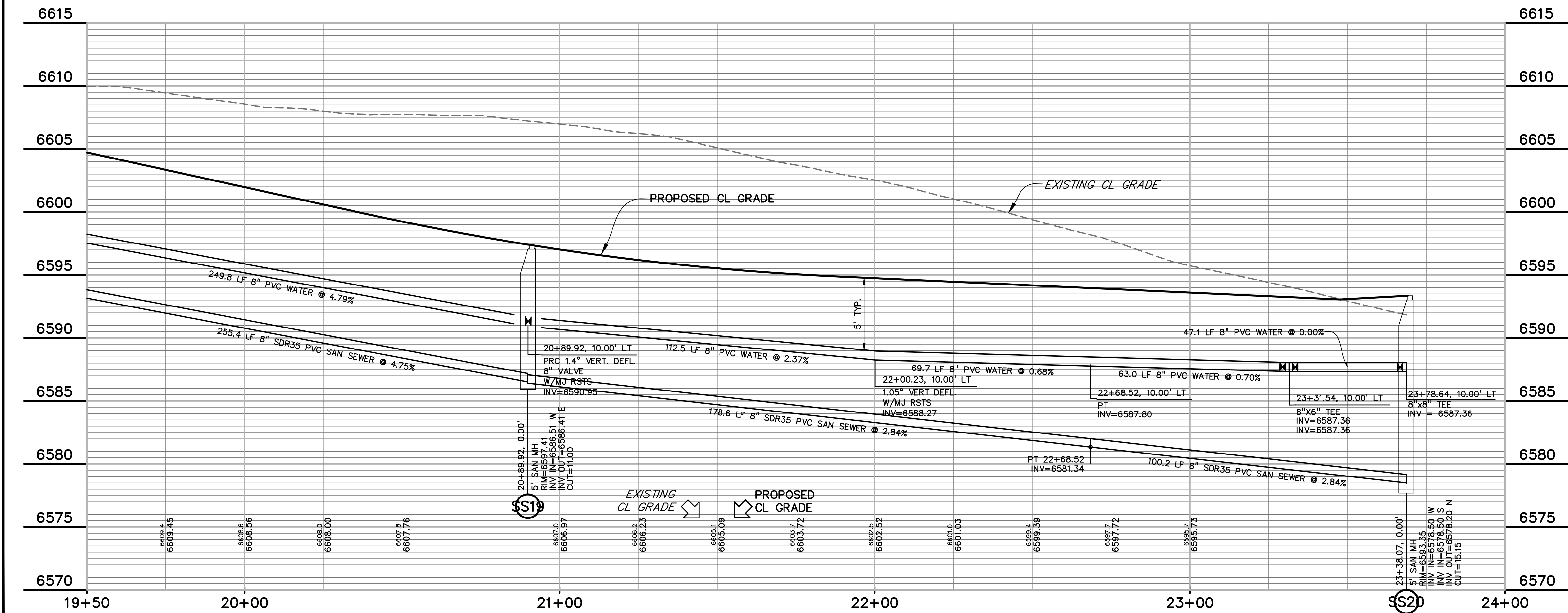
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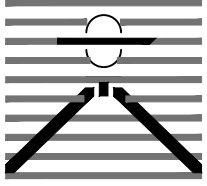


MARDALE LANE




CURVE TABLE					
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PREPARED BY:



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CLIENT:




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DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01UT5

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DREXEL, BARRELL & CO.



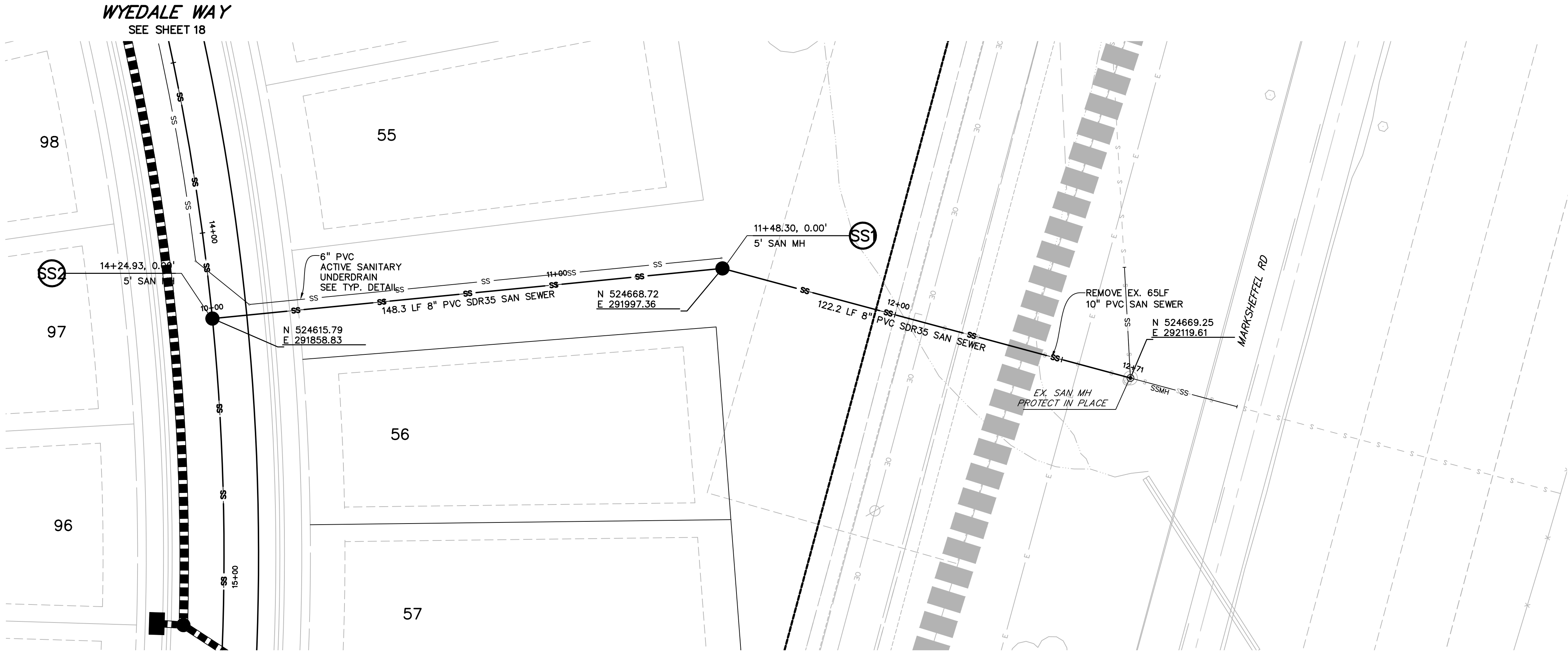
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

MARDALE LANE  
UTILITY PLAN  
& PROFILE

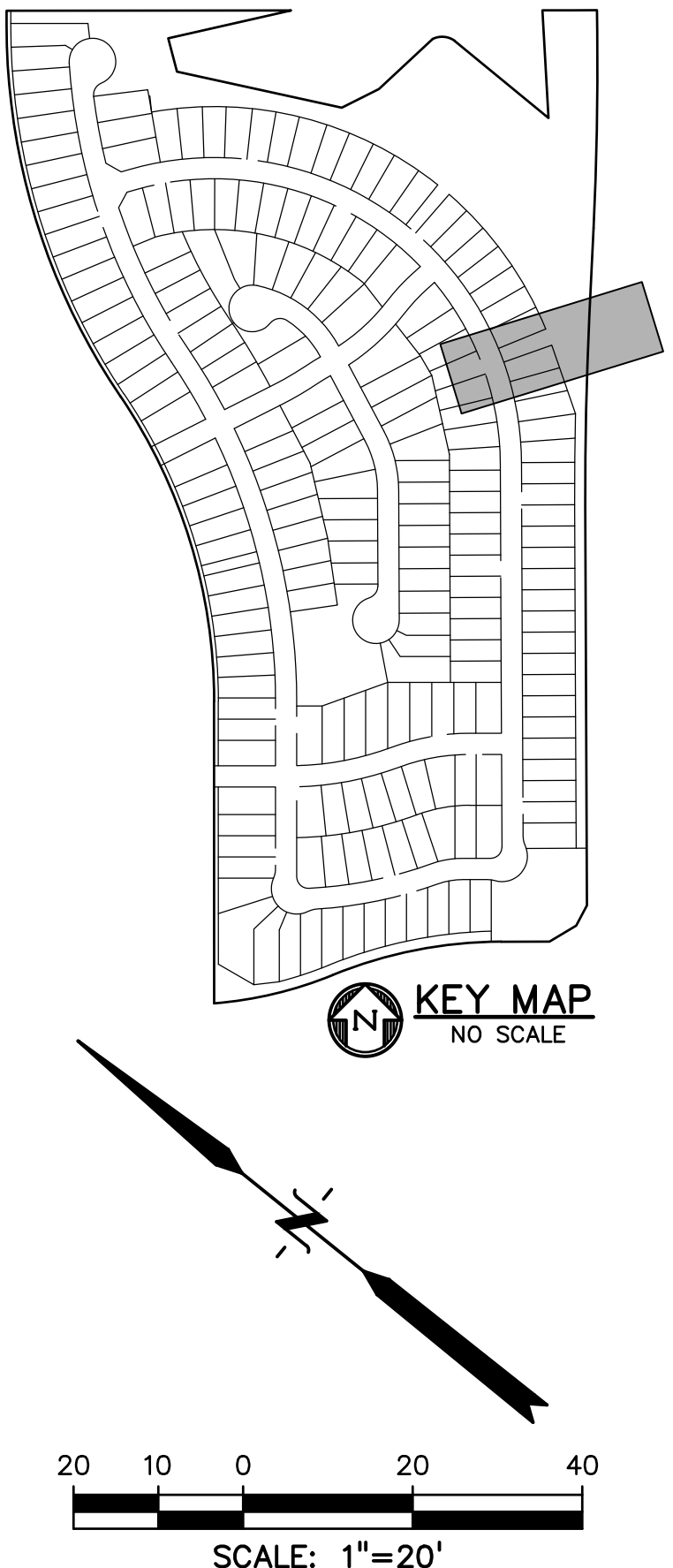
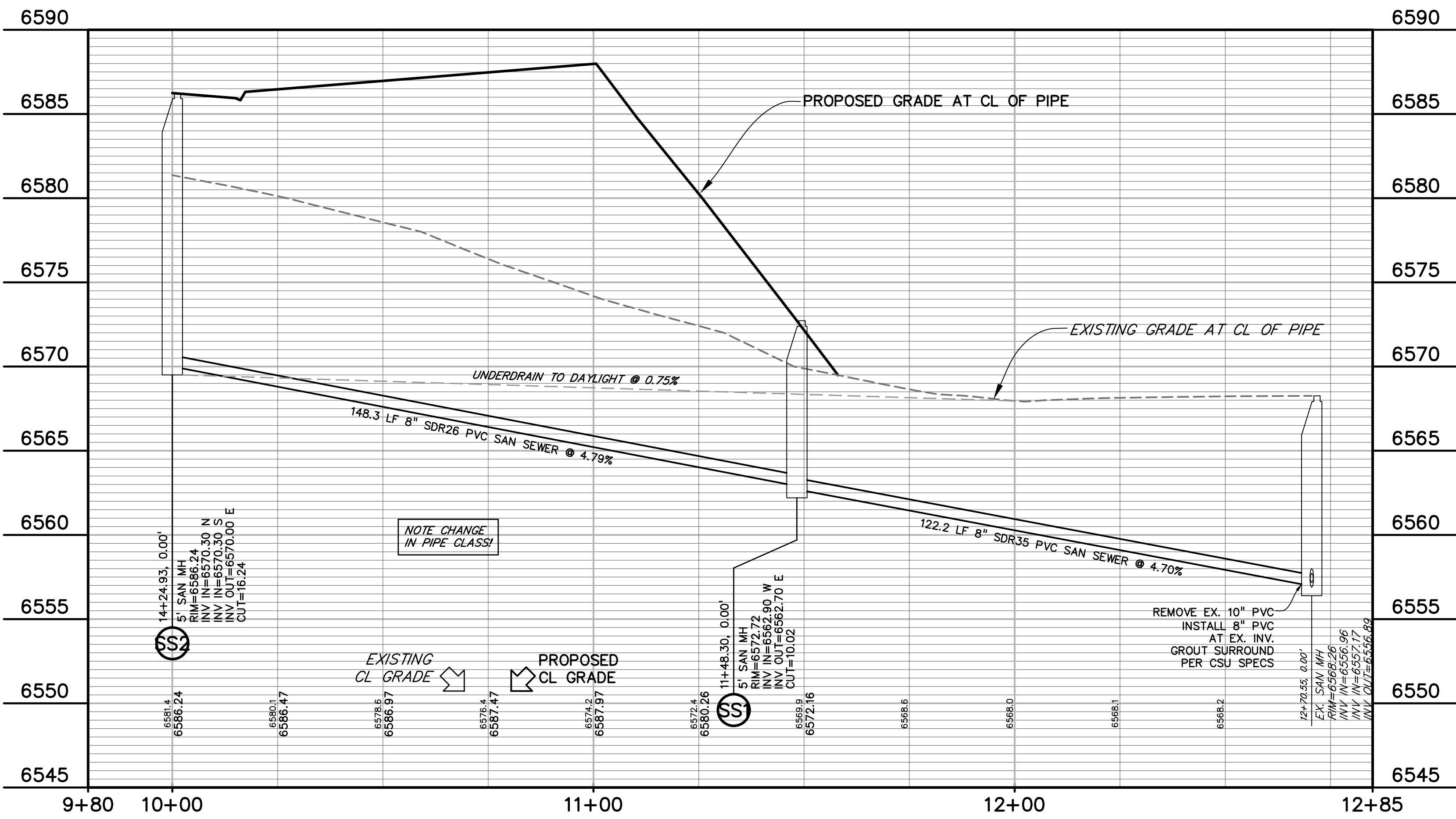
PROJECT NO. 21187-01CSCV  
DRAWING NO.

UT20

SHEET: 23 OF 32



SANITARY SEWER



PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers-Surveyors  
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CONTACT: TIM D. McCONNELL, P.E.  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
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EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01SS1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.

33797  
4-7-21  
PROFESSIONAL ENGINEER

DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 5'

SANITARY SEWER  
PLAN AND  
PROFILE

PROJECT NO. 21187-01CSCV  
DRAWING NO.

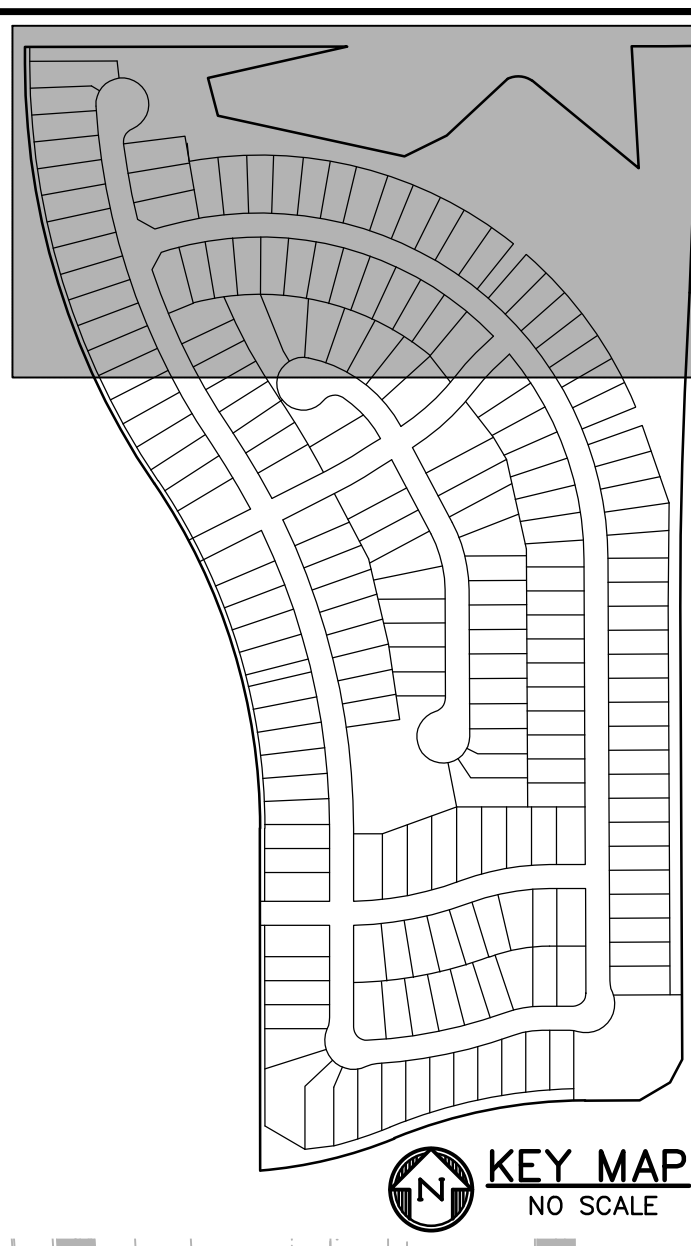
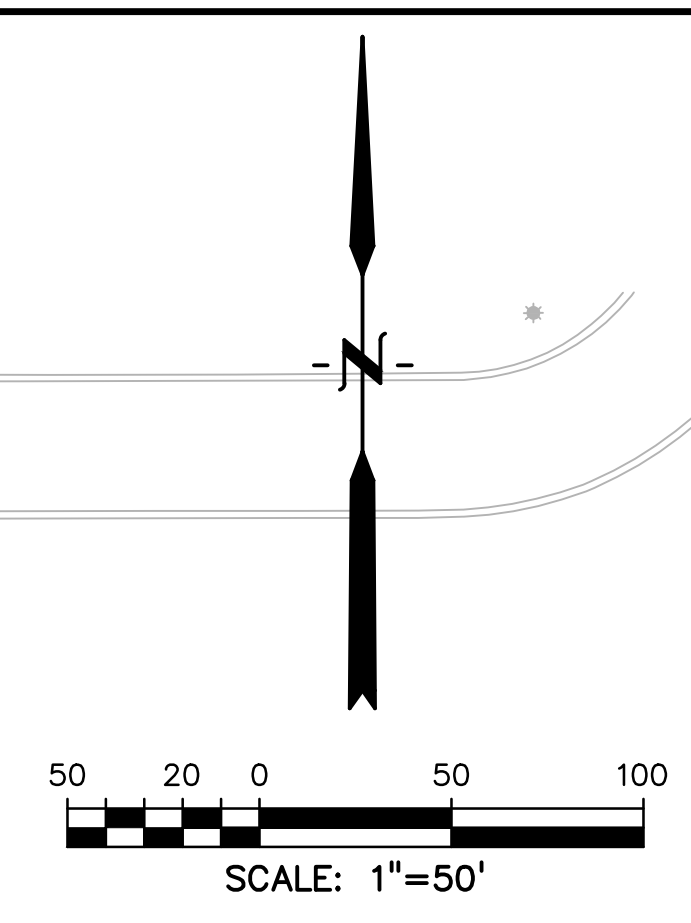
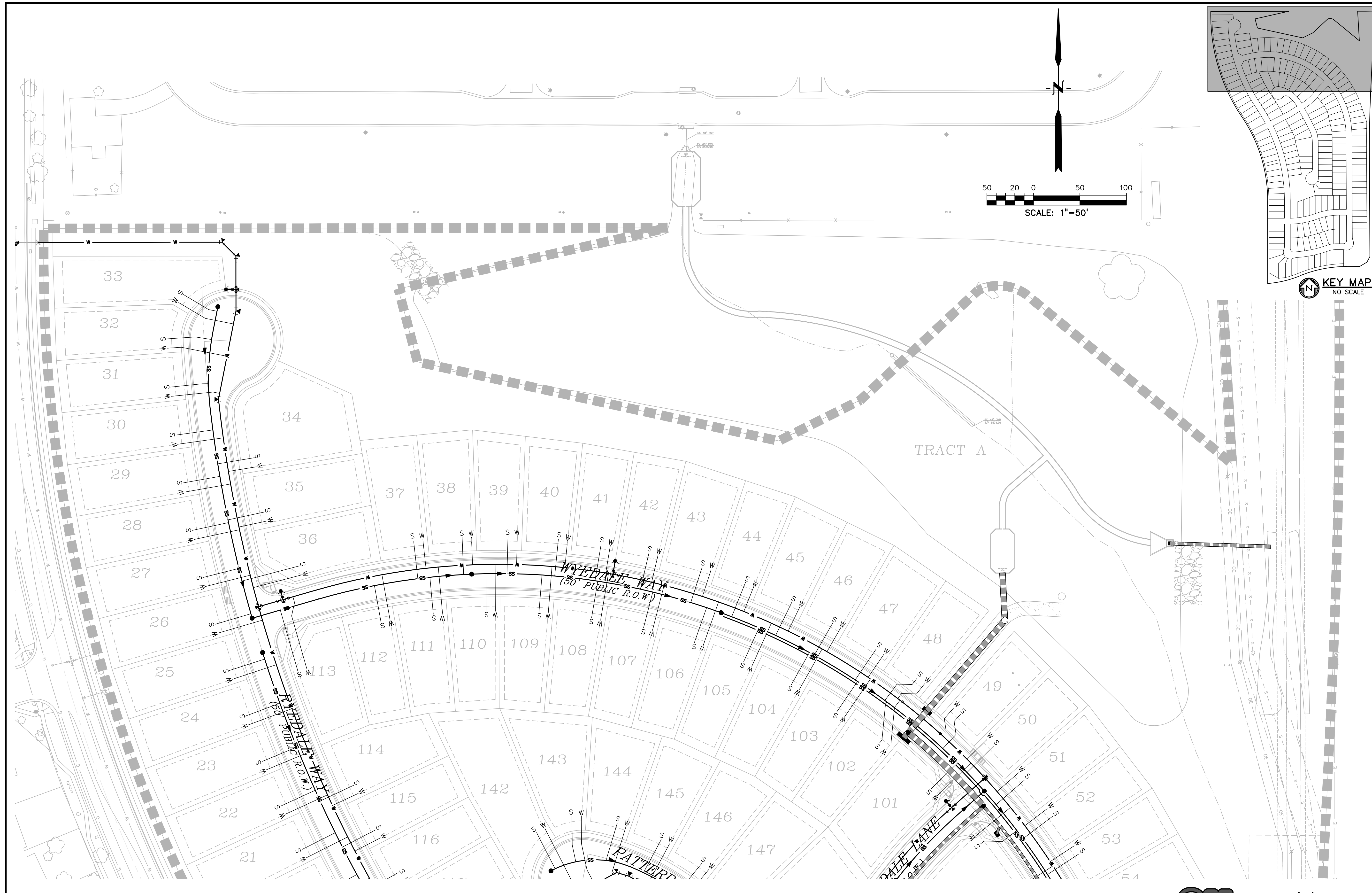
**UT21**

SHEET:24 OF 32

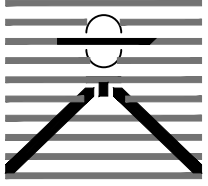
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CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

  
THE LANDHUIS  
COMPANY  
212 N. WAHSATCH AVE., #301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
**FILING NO. 1**  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
STORM REVS	7-15-21

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UTS1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.



DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

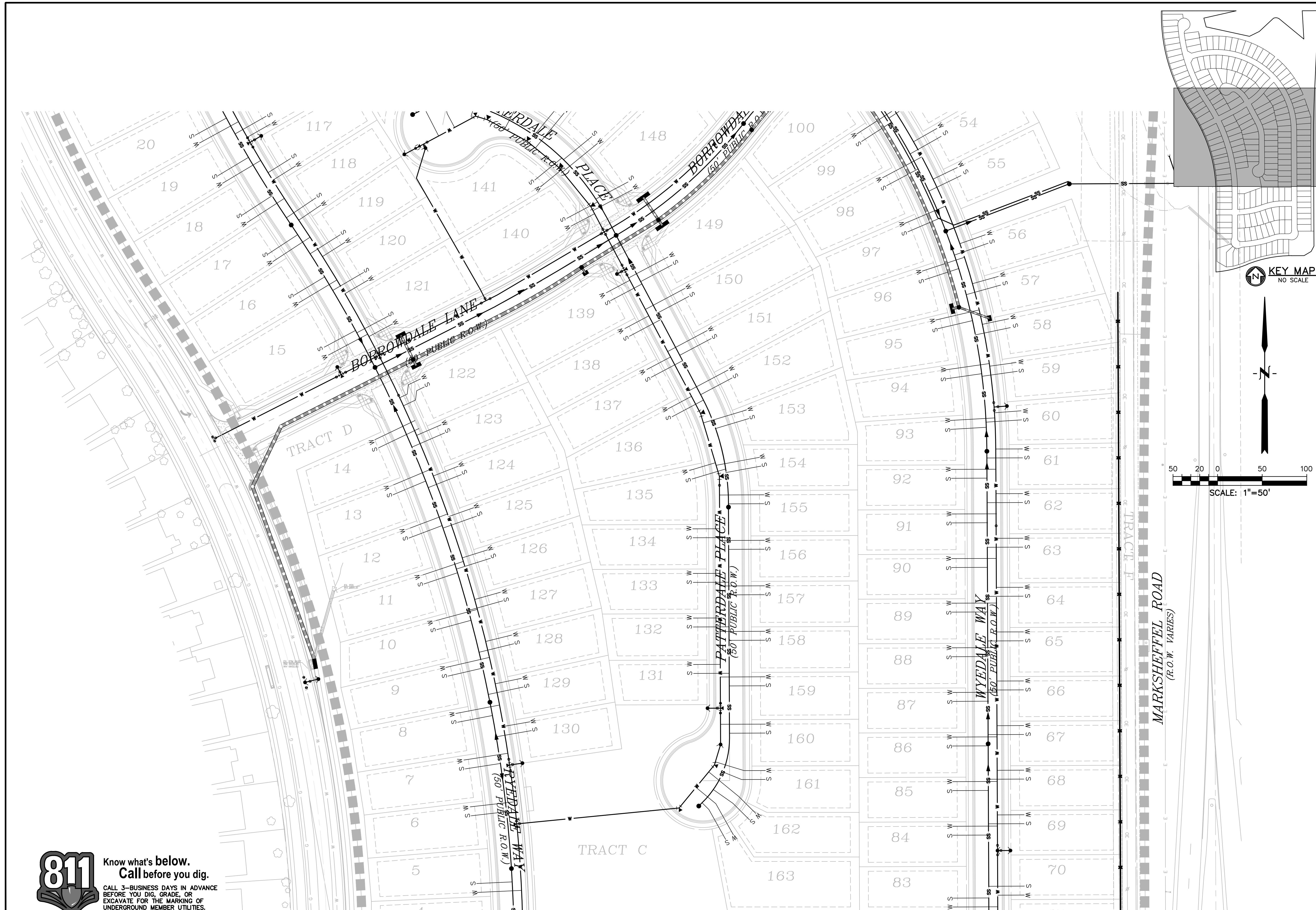
UTILITY SERVICE  
PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UTS1**

 **Know what's below.  
Call before you dig.**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.





**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

KEY MAP  
NO SCALE

N

SCALE: 1"=50'

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
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CLIENT:

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COLORADO SPRINGS, CO 80903  
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UTILITY CONSTRUCTION DOCUMENTS FOR  
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FILING NO. 1  
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DESIGNED BY: GES  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21187-01UTS1

PREPARED UNDER MY DIRECT  
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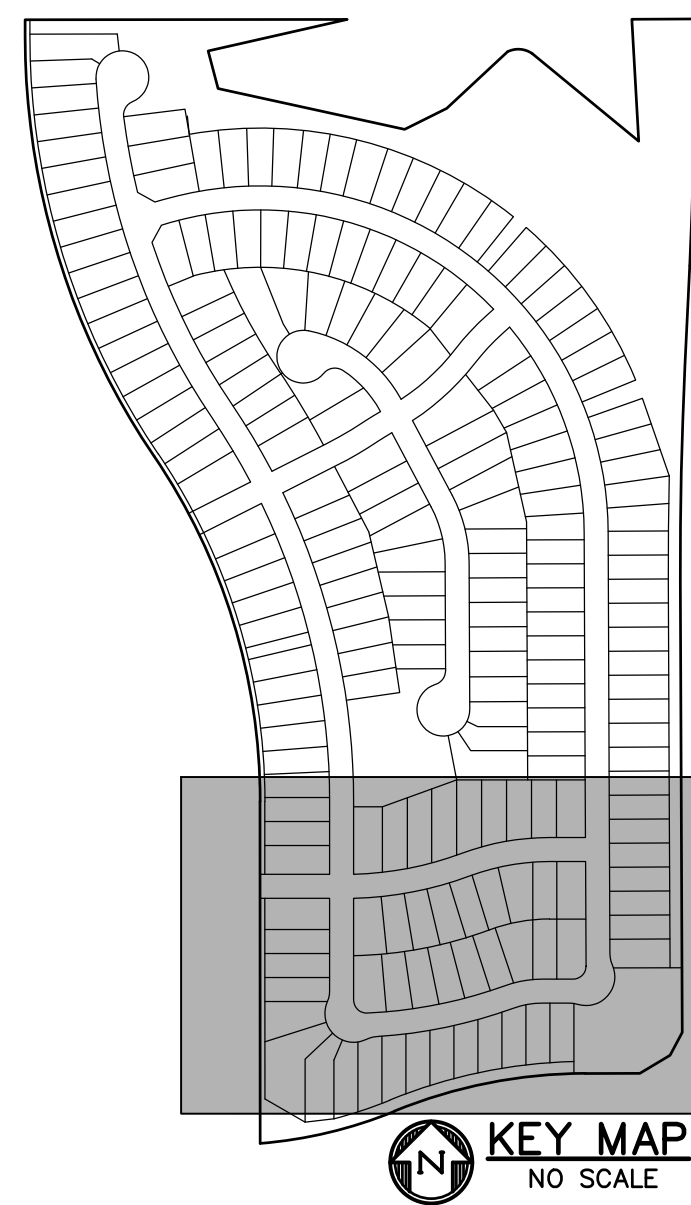
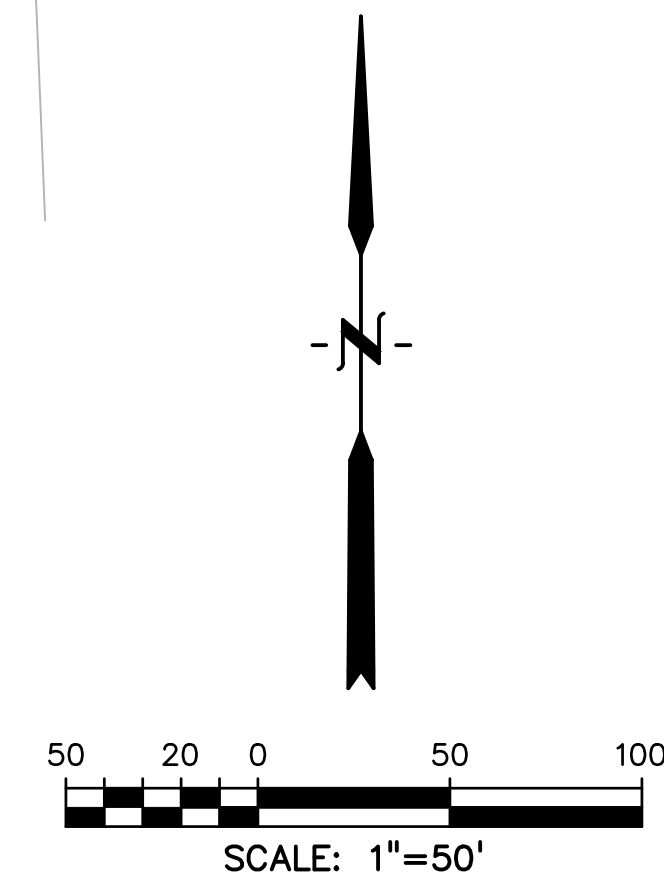
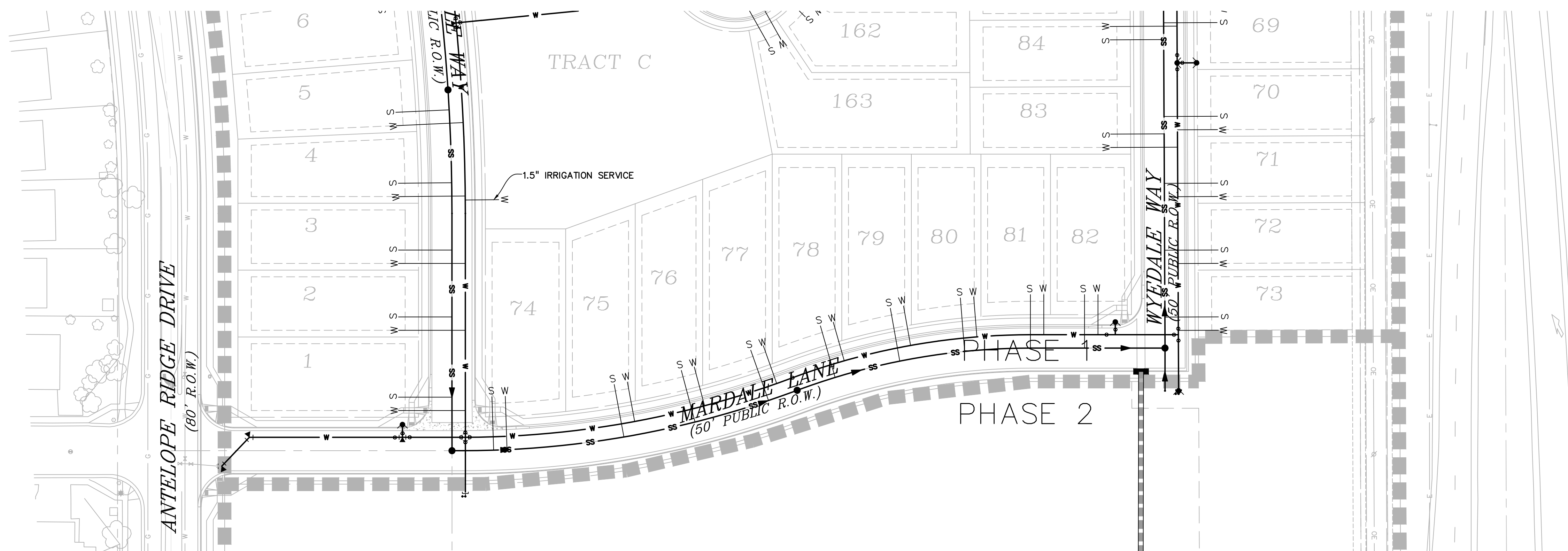
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

UTILITY SERVICE  
PLAN

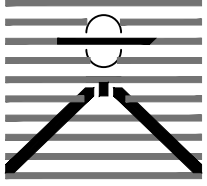
PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UTS2**

SHEET: 26 OF 32



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LANDHUIS  
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CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
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N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UTS1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.  


DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

UTILITY SERVICE  
PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**UTS3**

SHEET:27 OF 32

 **Know what's below.  
Call before you dig.**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

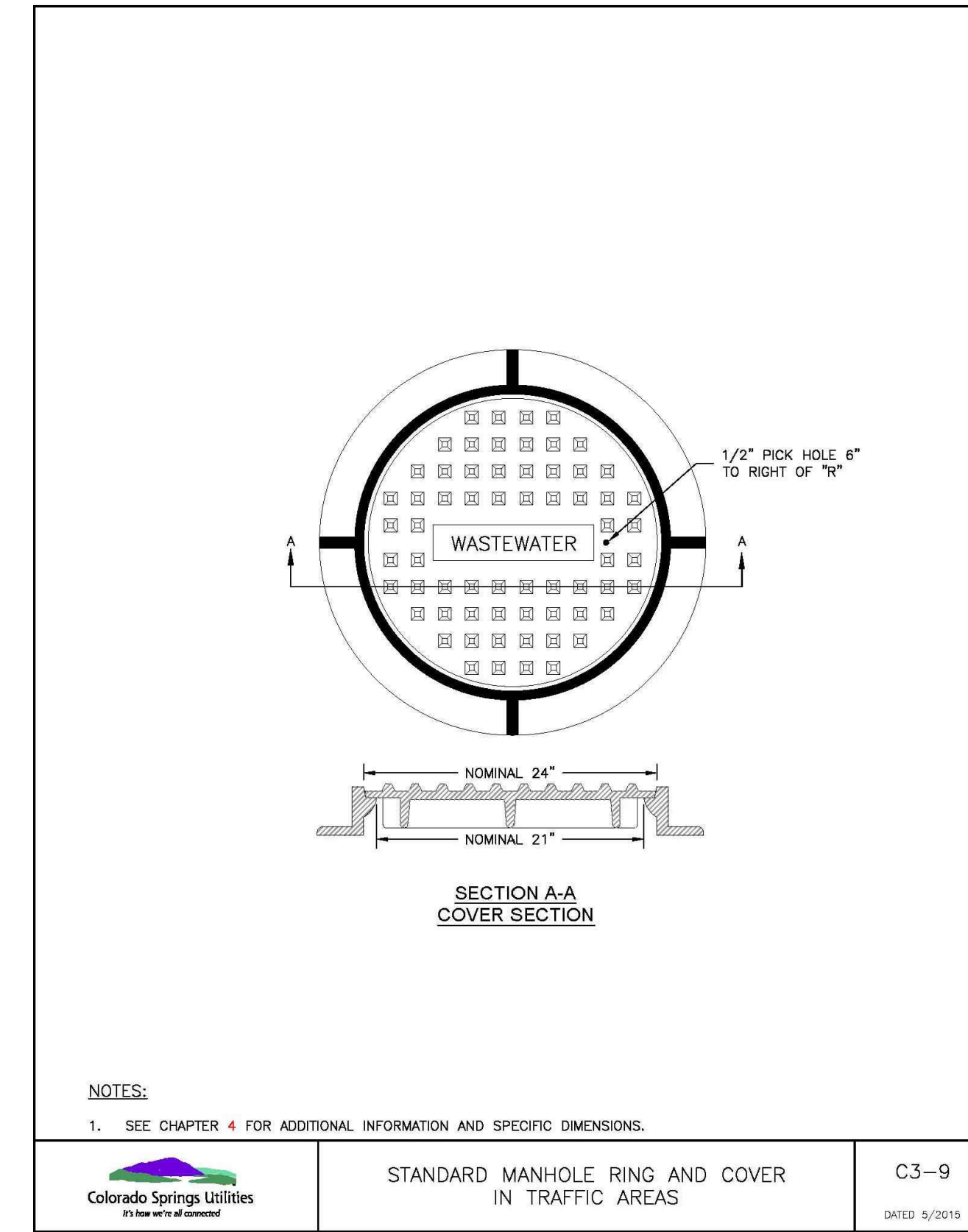
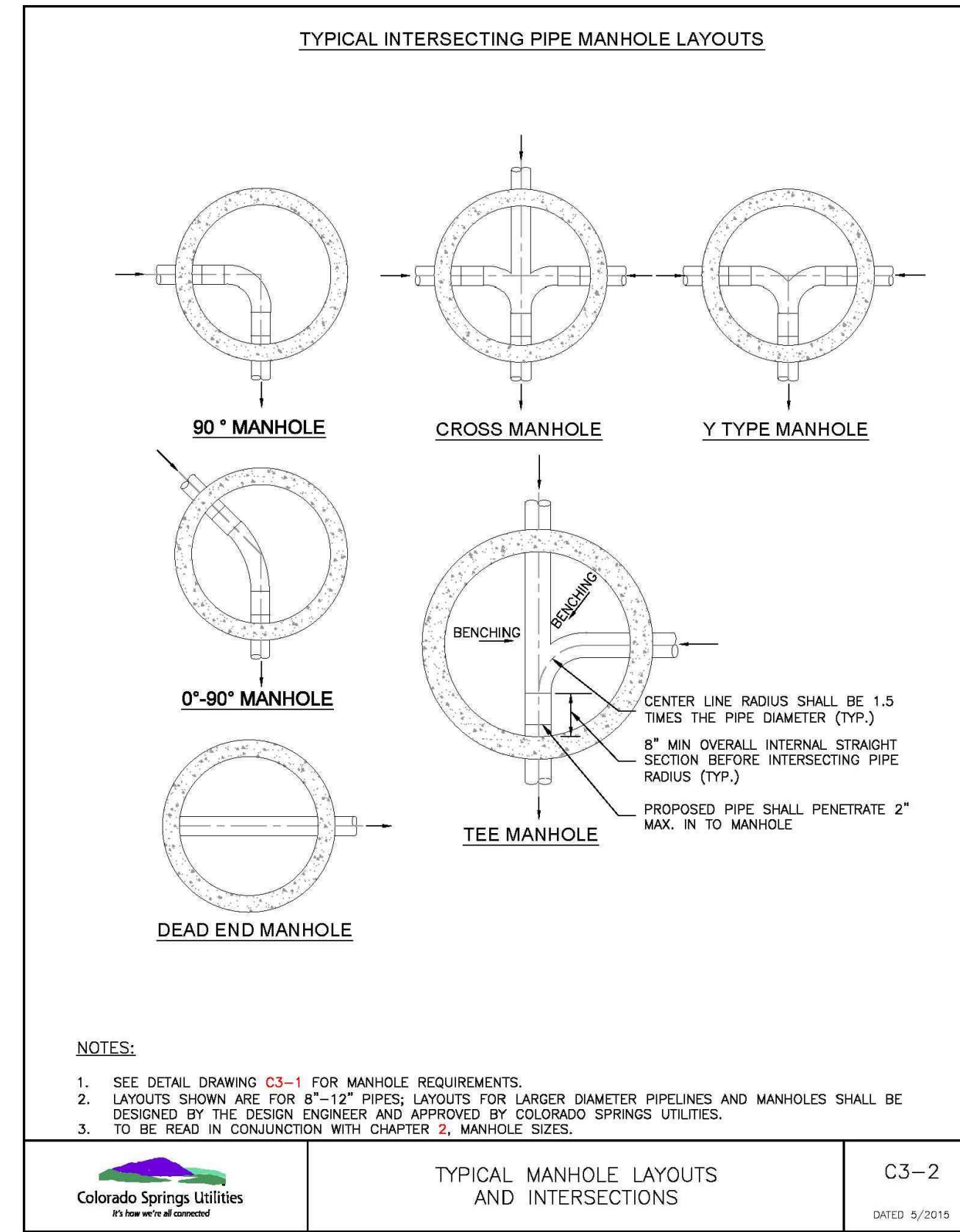
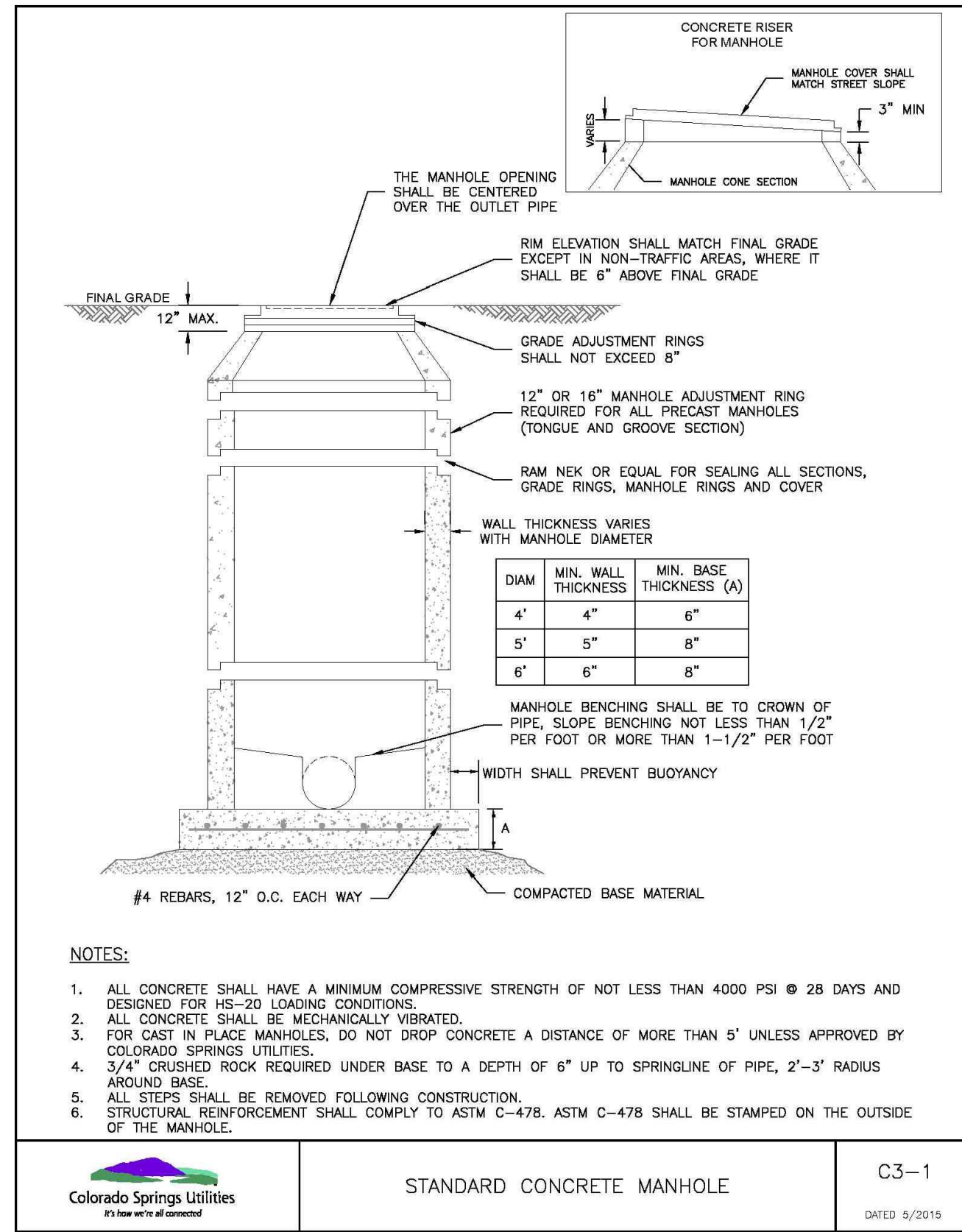
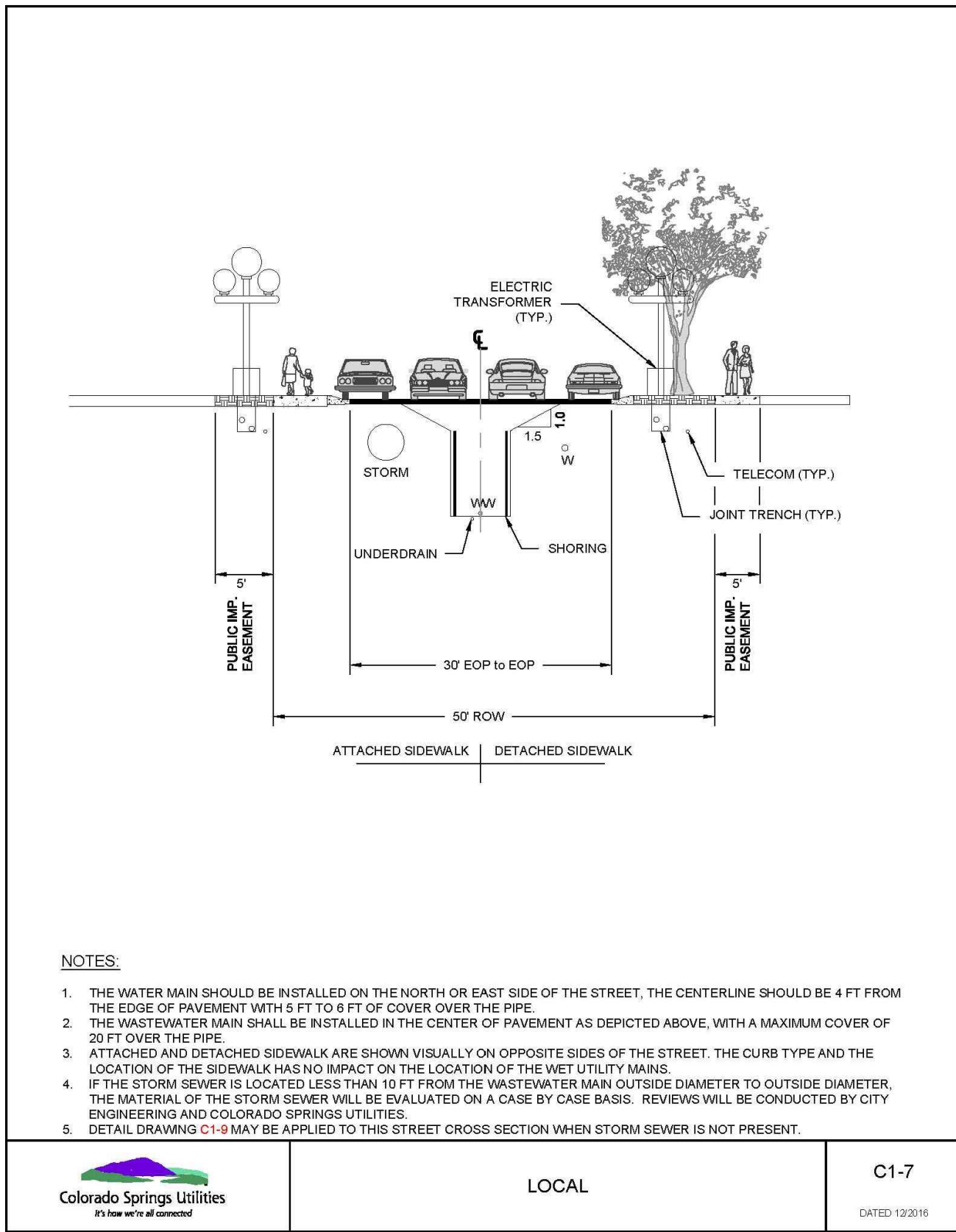












**PREPARED BY:**

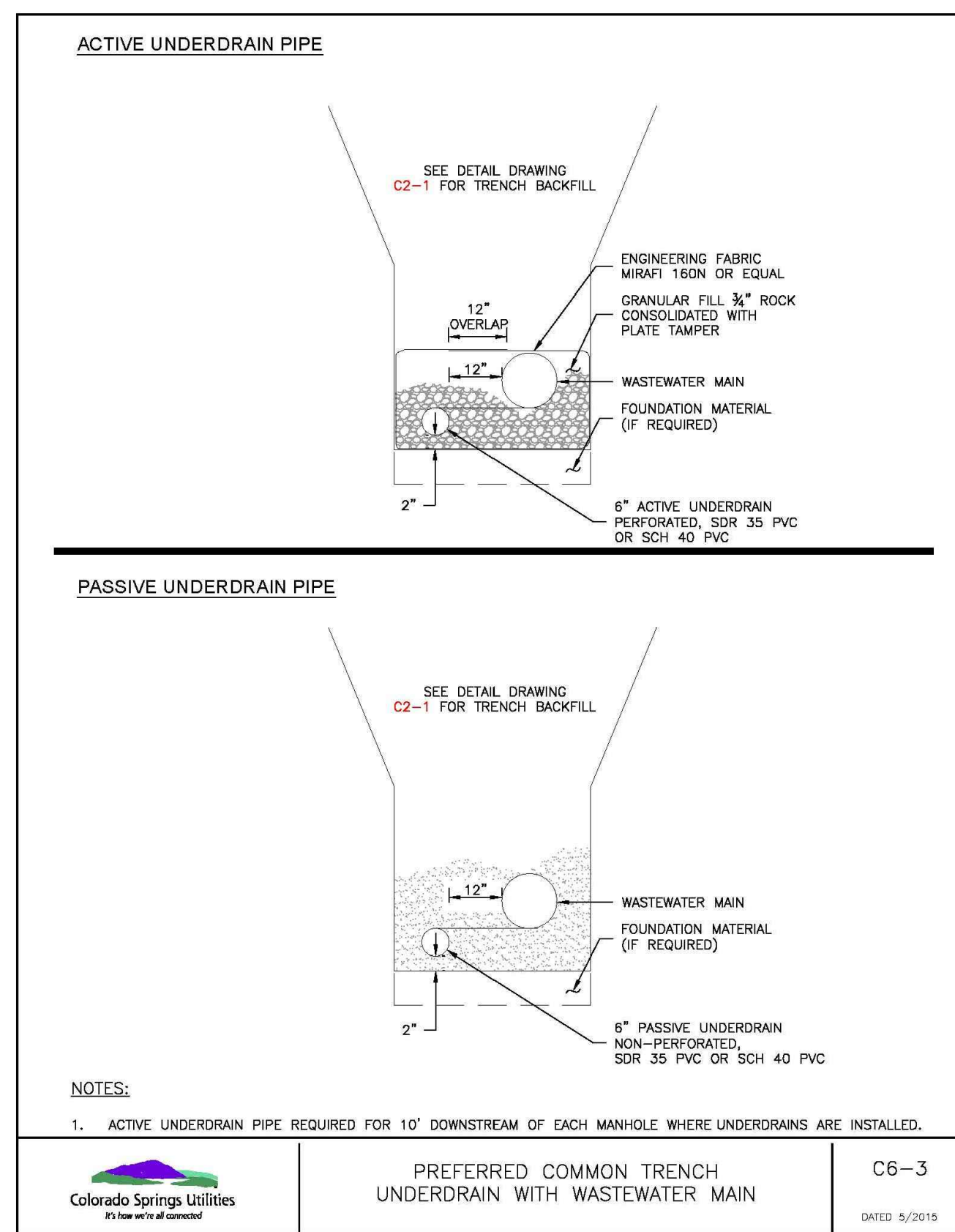
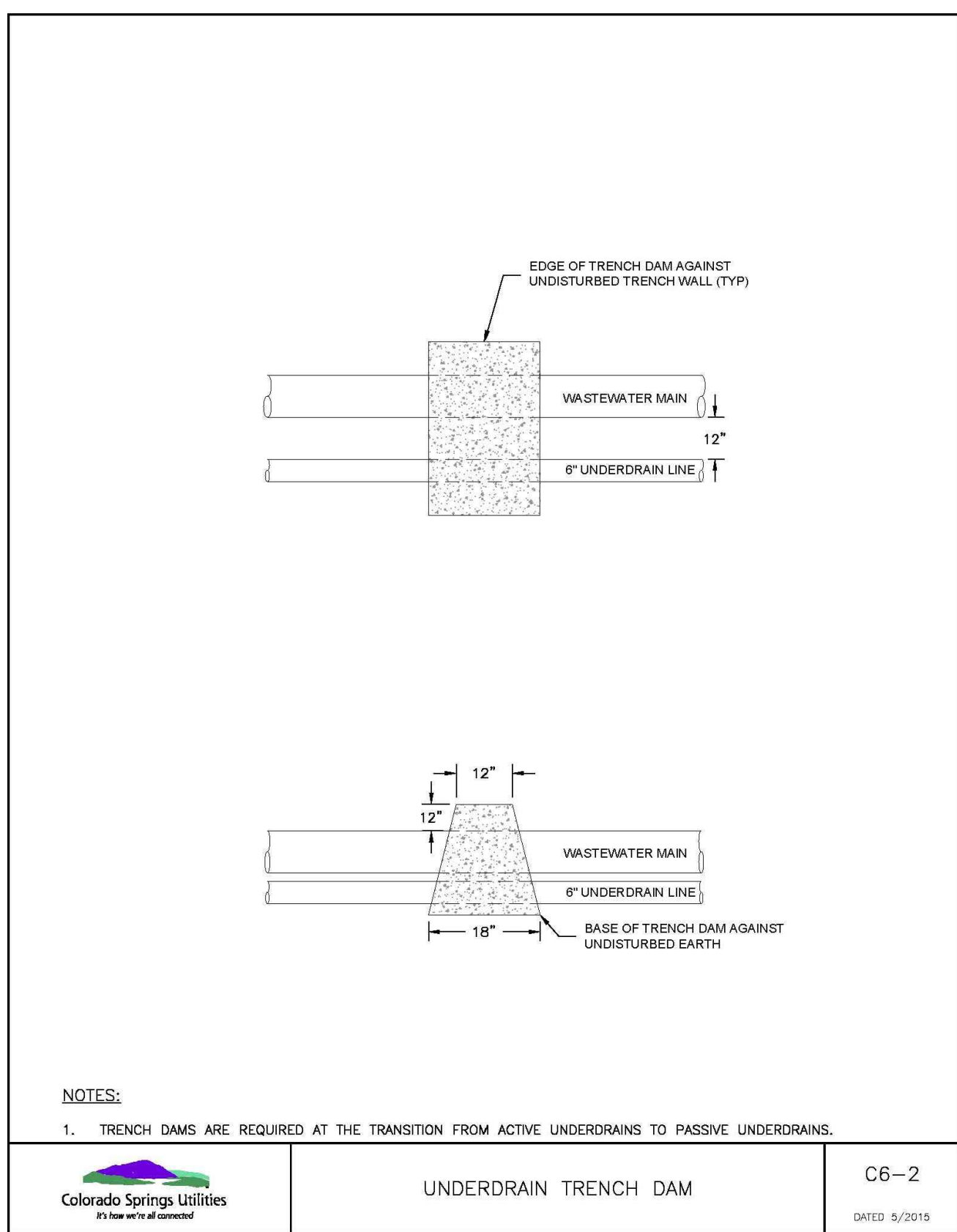
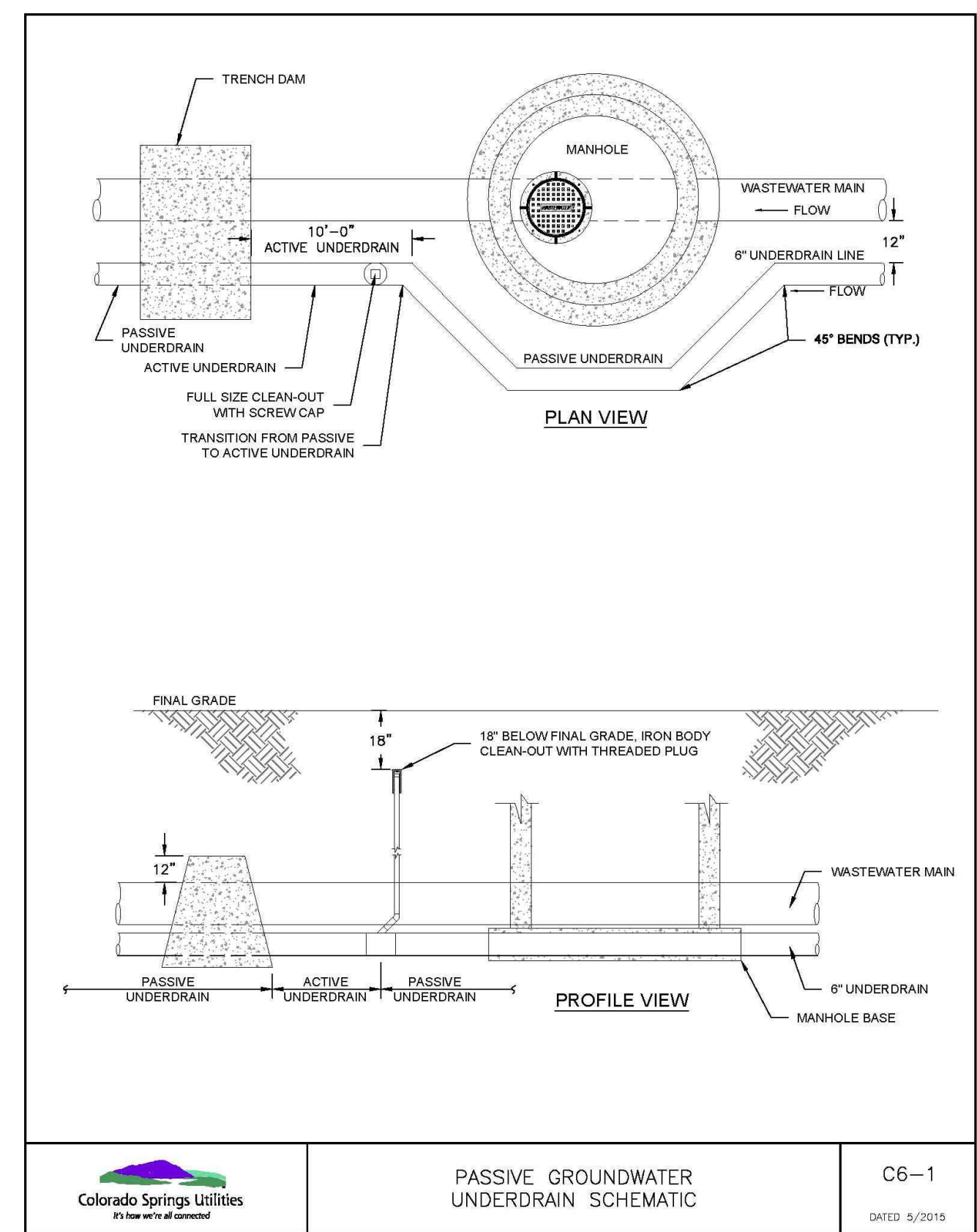
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. McCONNELL, P.E.  
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**CLIENT:**

**THE LANDHUIS COMPANY**  
 212 N. WAHSATCH AVE., #301  
 COLORADO SPRINGS, CO 80903  
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 CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
**WINDERMERE**  
**FILING NO. 1**  
 N. MARKSHEFFEL ROAD  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01UTDT1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF <b>DREXEL, BARRELL &amp; CO.</b>	
DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A	
<b>SANITARY SEWER DETAILS</b>	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
<b>DT3</b>	
SHEET: 30 OF 32	









PREPARED BY:

  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
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CLIENT:

  
THE LANDHUIS  
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COLORADO SPRINGS, CO 80903  
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CONTACT: JEFF MARK

UTILITY CONSTRUCTION DOCUMENTS FOR  
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FILING NO. 1  
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EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01UTD1

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SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.



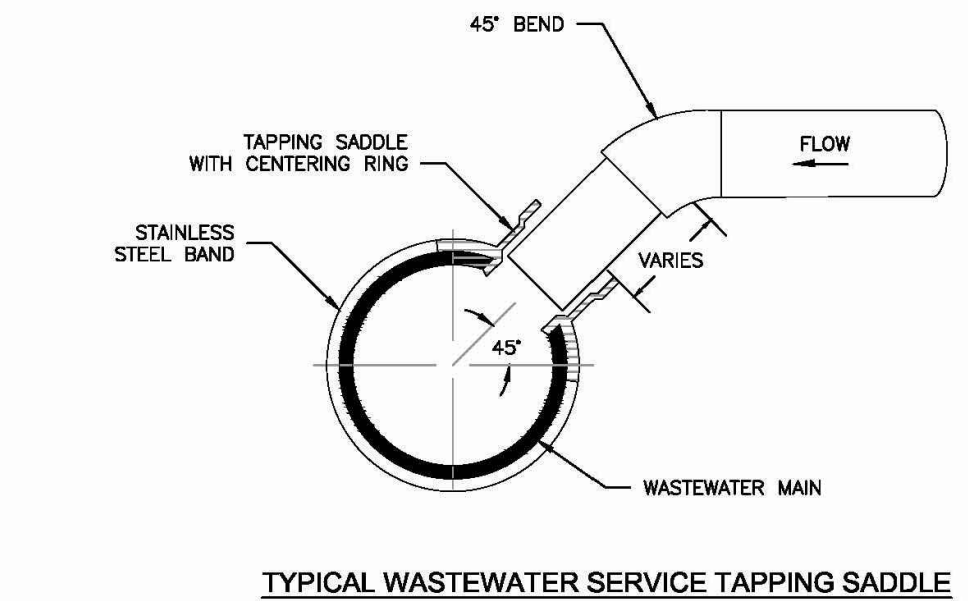
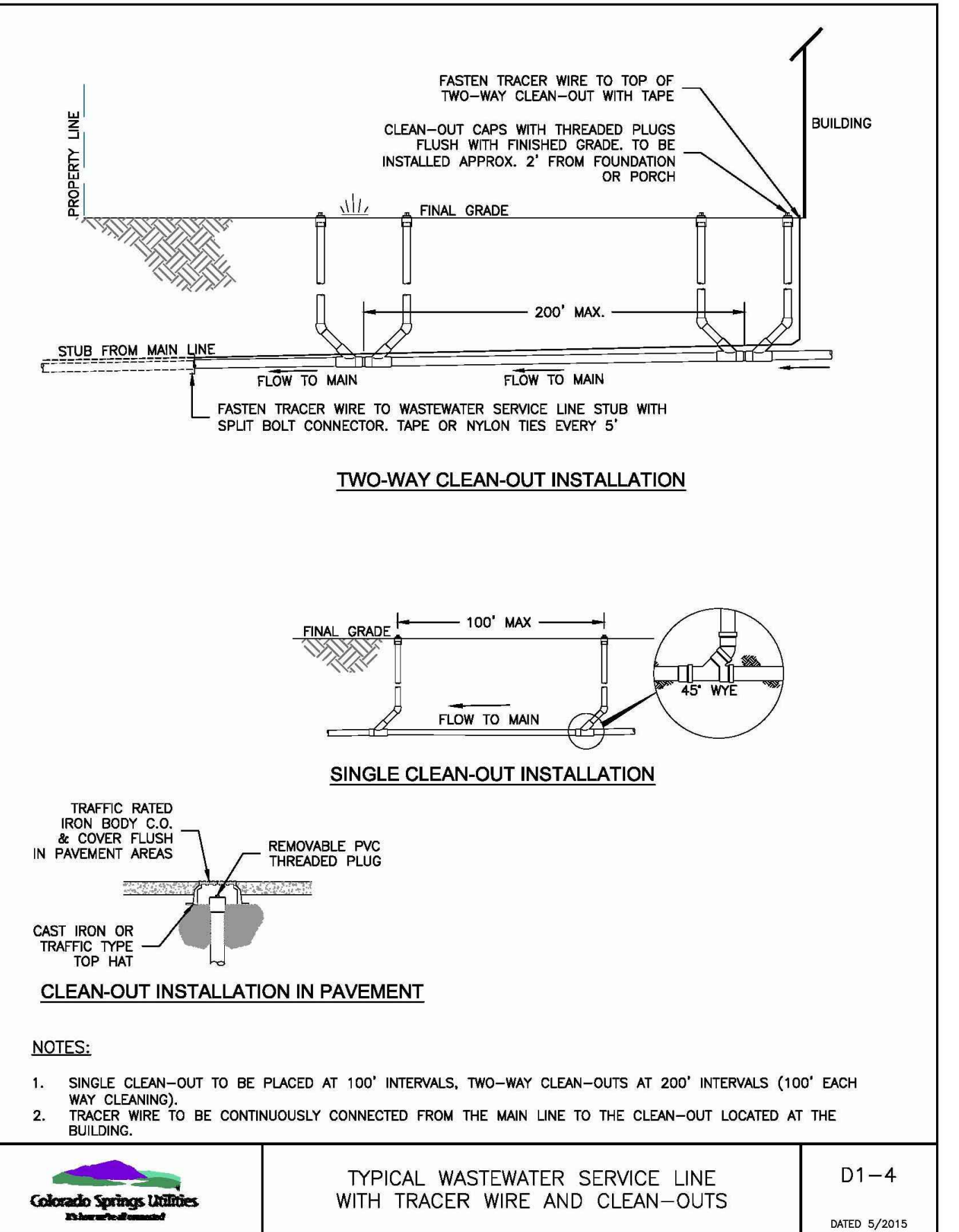
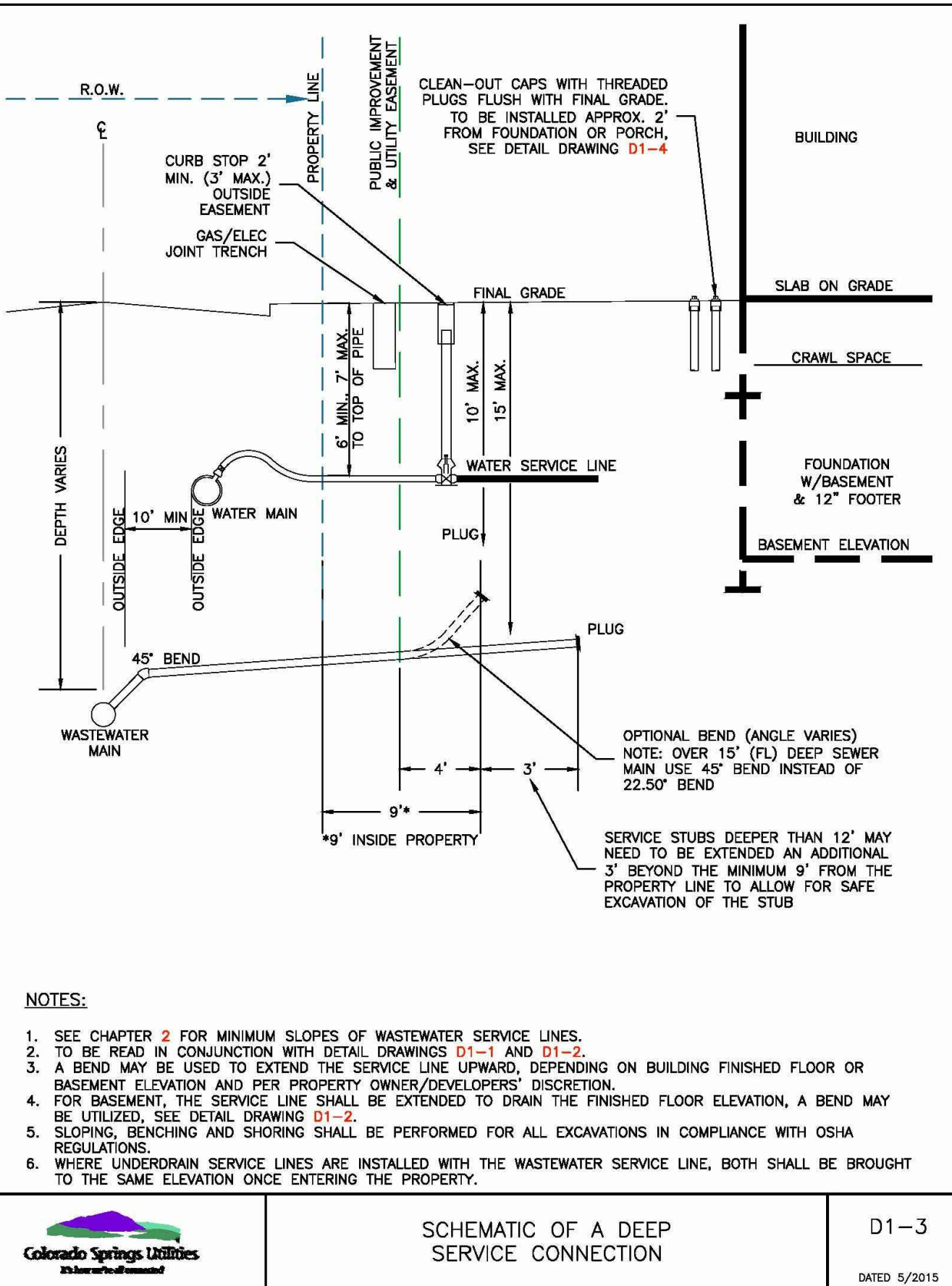
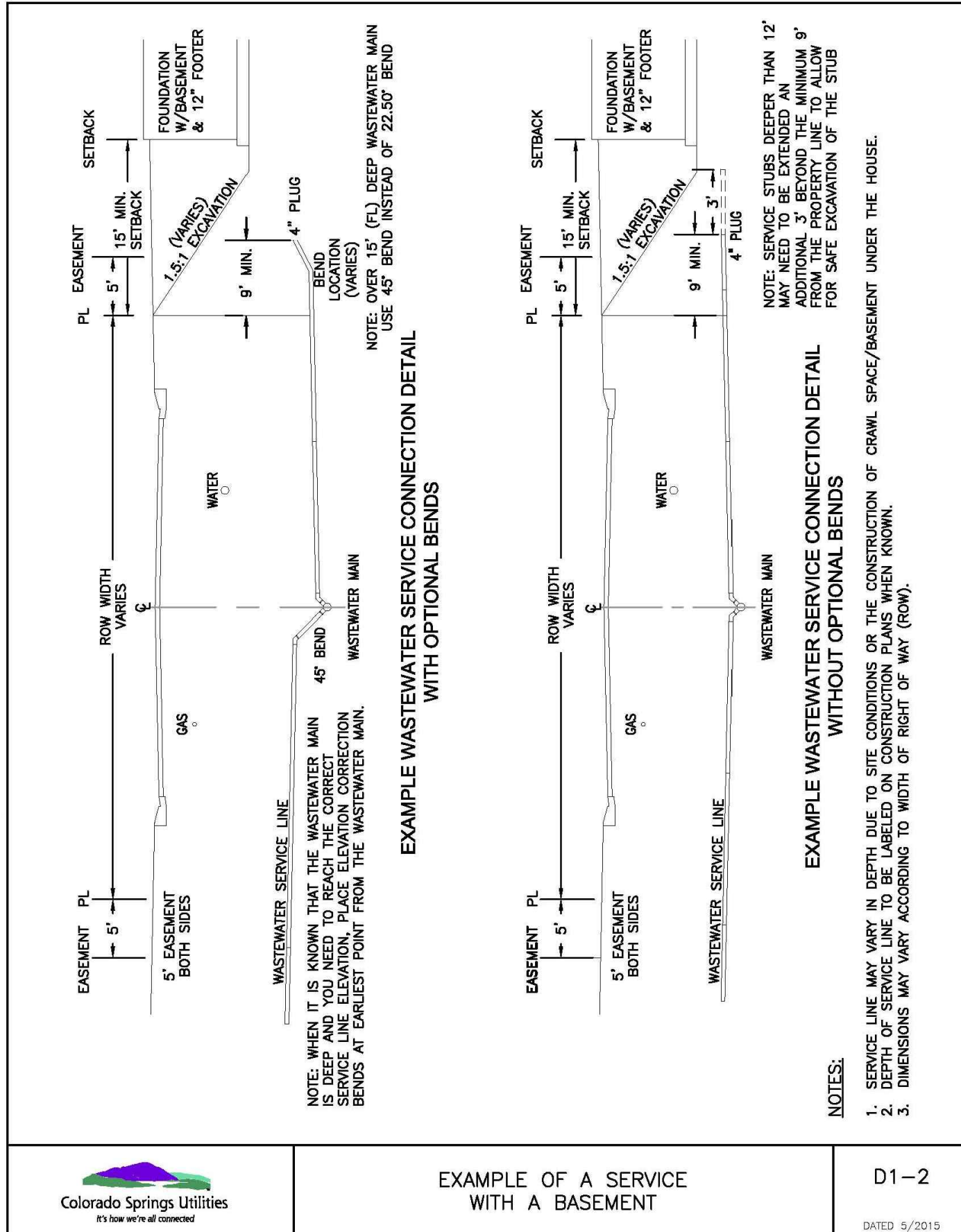
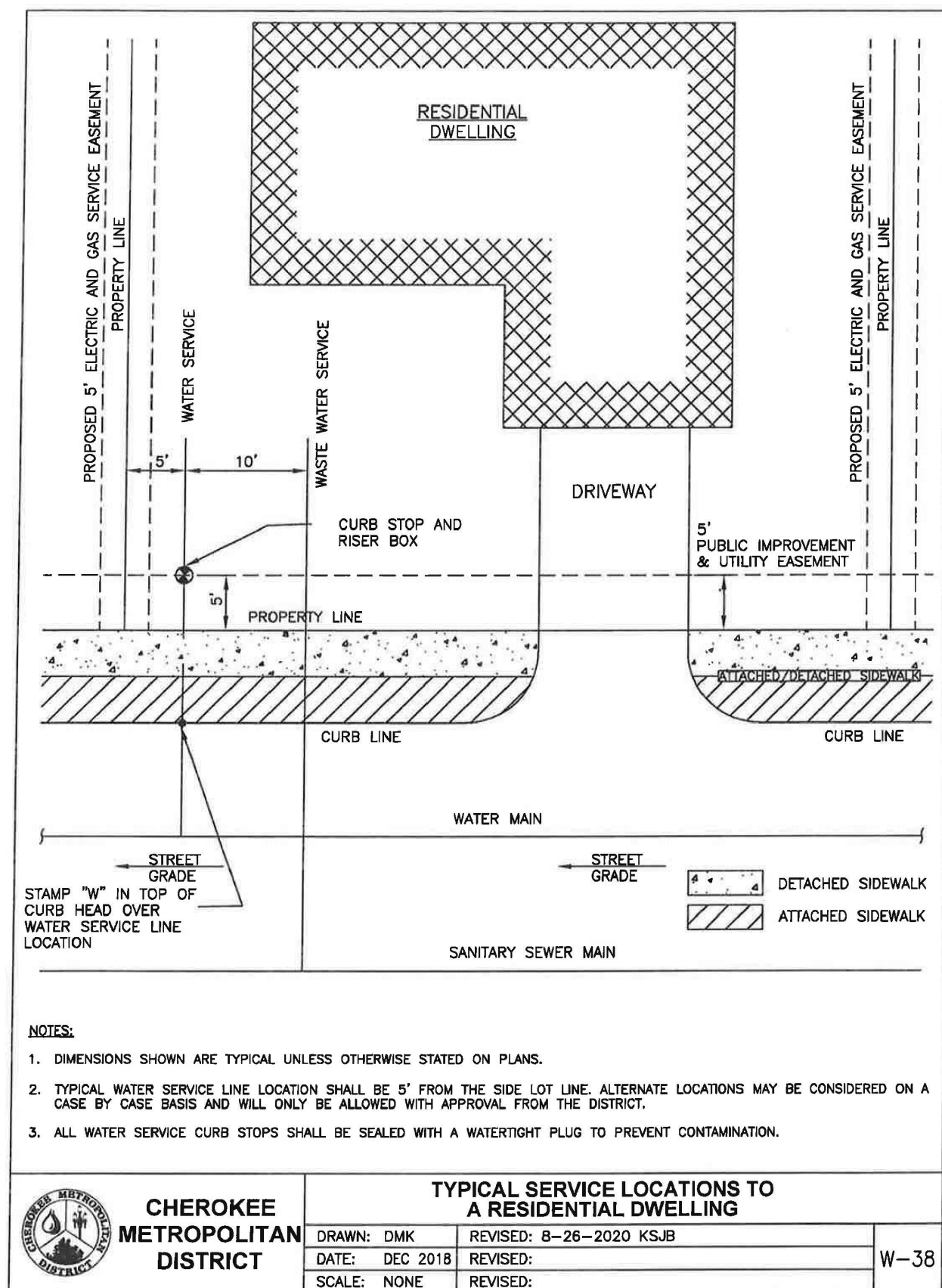
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

UTILITY SERVICE  
DETAILS

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**DT5**

SHEET:32 OF 32



NOTES:

- WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
- PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
- ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
- WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
- A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

