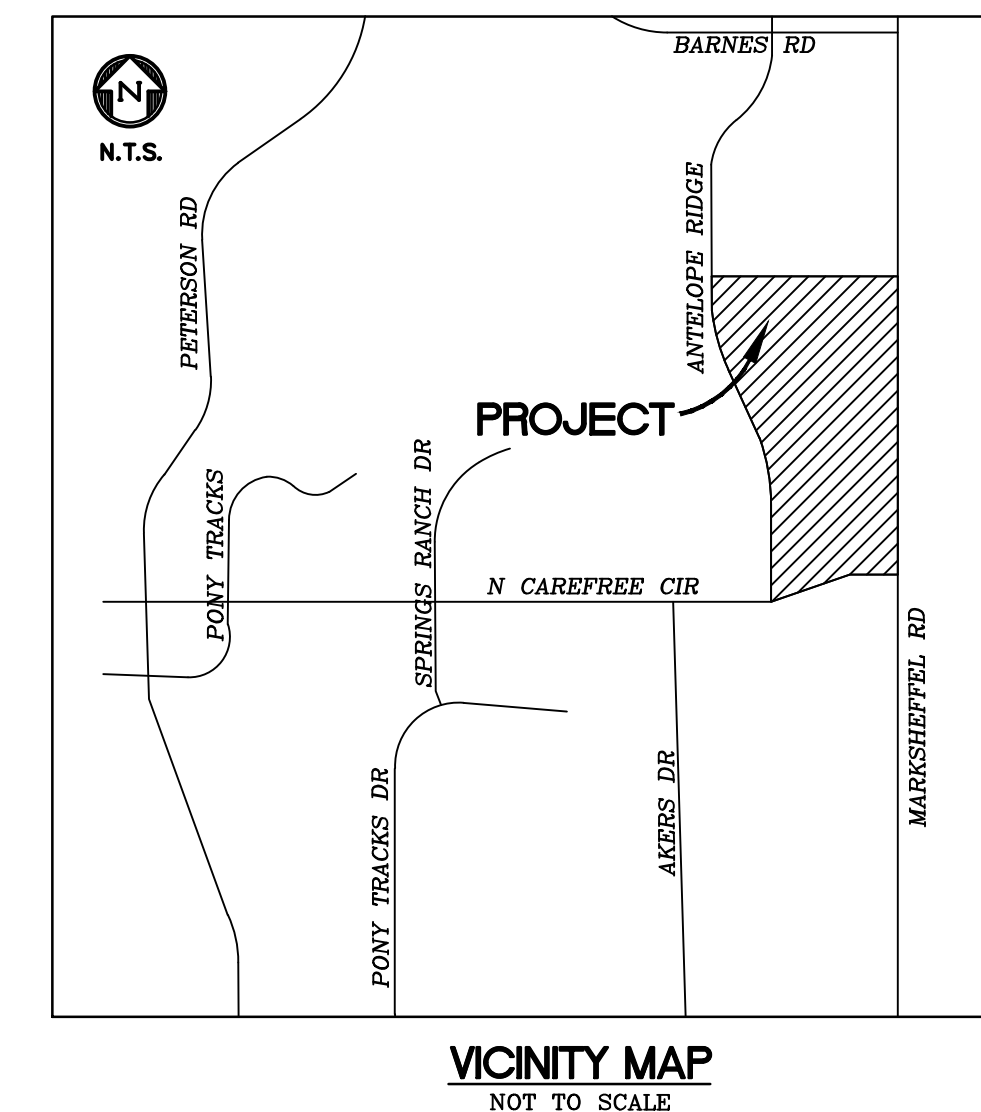
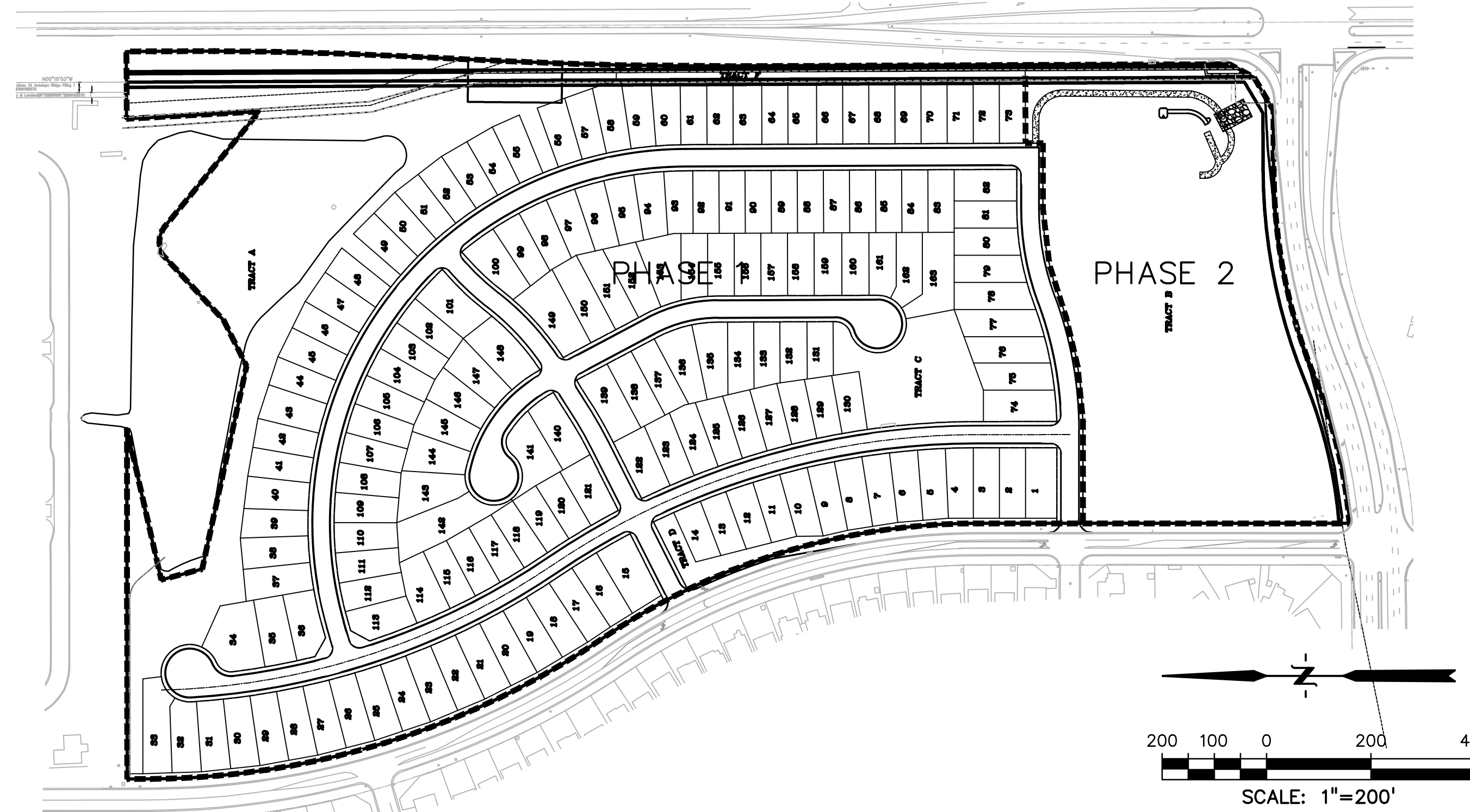


UTILITY CONSTRUCTION DOCUMENTS

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 HARMIG, 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

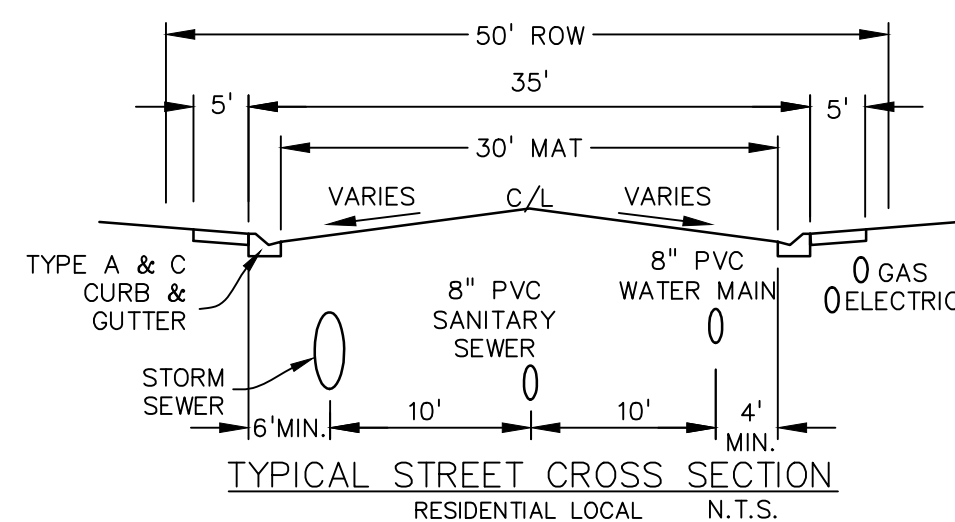
SHEET INDEX

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: *[Signature]* 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: *[Signature]* 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

[Signature] DATE: 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 DATE: 4-7-2021

EL PASO COUNTY

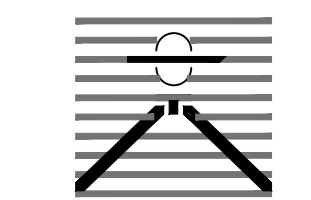
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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



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: 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 OF 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.
- 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.

APPLICABLE
NON-APPLICABLE

WASTEWATER PROJECT - SPECIFIC NOTES

- | | | | |
|----|-------------------------------------|-------------------------------------|---|
| 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:
<input type="checkbox"/> THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY COLORADO SPRINGS UTILITIES AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.
<input type="checkbox"/> REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
<input type="checkbox"/> REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL:
• PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL.
• REMOVE AND DISPOSE OF THE CONE SECTION.
• REMOVE THE RING AND COVER AND RETURN THEM TO COLORADO SPRINGS UTILITIES.
• FILL THE MANHOLE WITH APPROVED MATERIAL. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL:
<input type="checkbox"/> REMOVE IT
<input type="checkbox"/> GROUT IT FULL |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL:
<input type="checkbox"/> REMOVE IT
<input type="checkbox"/> GROUT IT FULL |
| 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 "AS-BUILT" 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-BUILT" 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.
- REFUSE 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.

APPLICABLE
NOT-APPLICABLE

WATER PROJECT - SPECIFIC NOTES

- | | | | |
|----|-------------------------------------|-------------------------------------|---|
| 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.

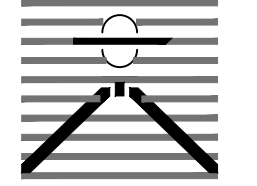
WASTEWATER:

- 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-FCCCHR) 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: 21187-01UTCV

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

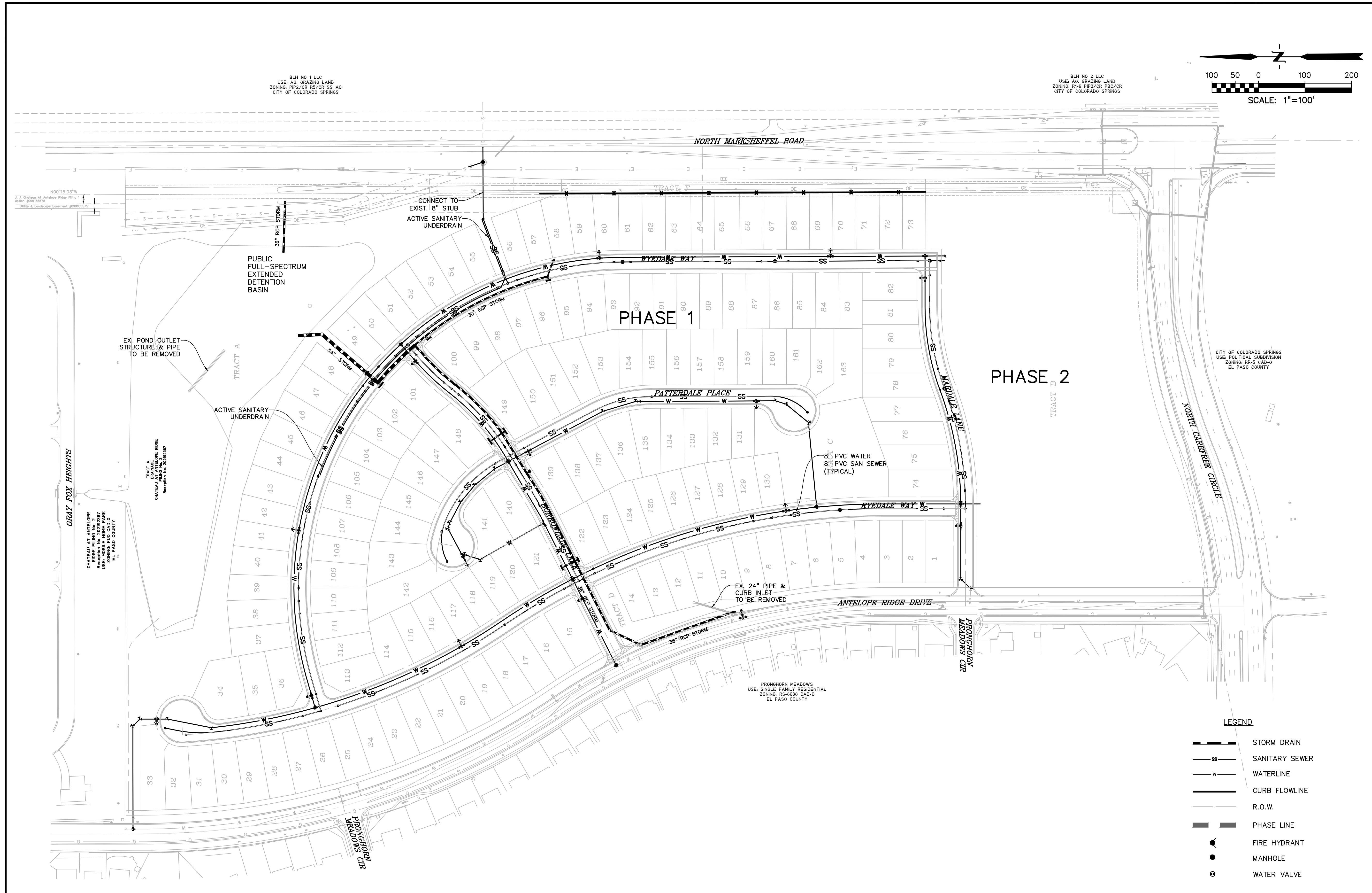


DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTES

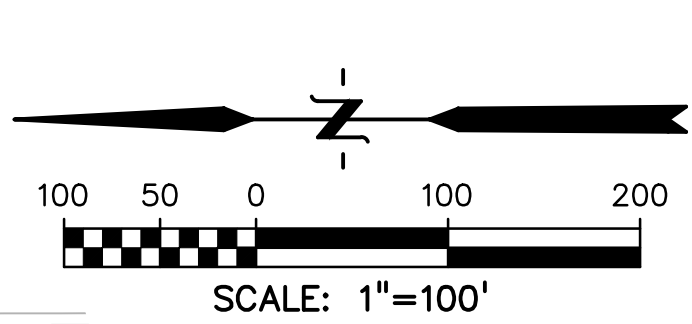
PROJECT NO. 21187-01CSCV
DRAWING NO.

NTS



BLH NO 1 LLC
 USE: AG, GRAZING LAND
 ZONING: RP2/CR, RS/CR, SS AD
 CITY OF COLORADO SPRINGS

BLH NO 2 LLC
 USE: AG, GRAZING LAND
 ZONING: R1-6, RP2/CR, PBC/CR
 CITY OF COLORADO SPRINGS



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
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

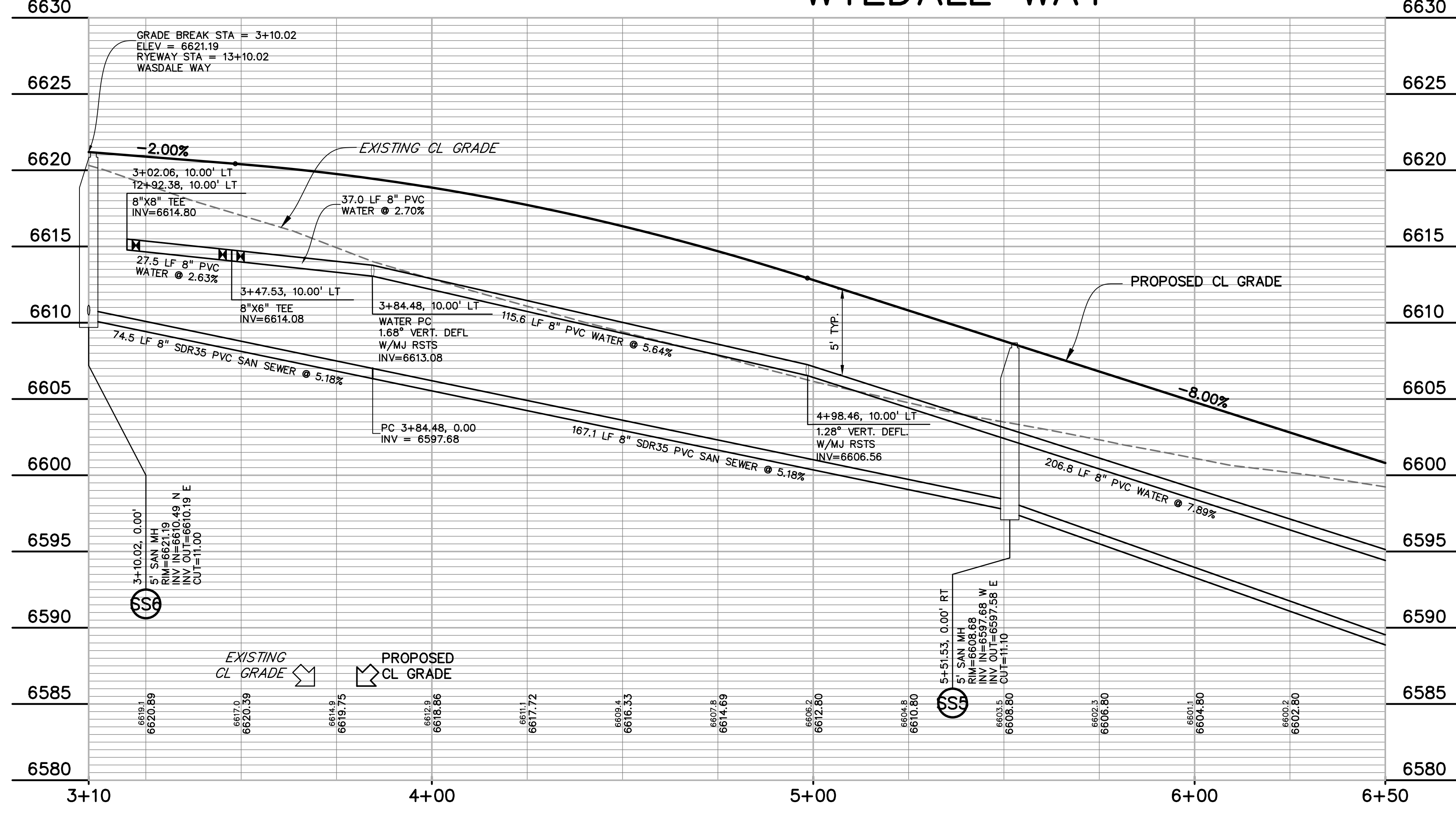
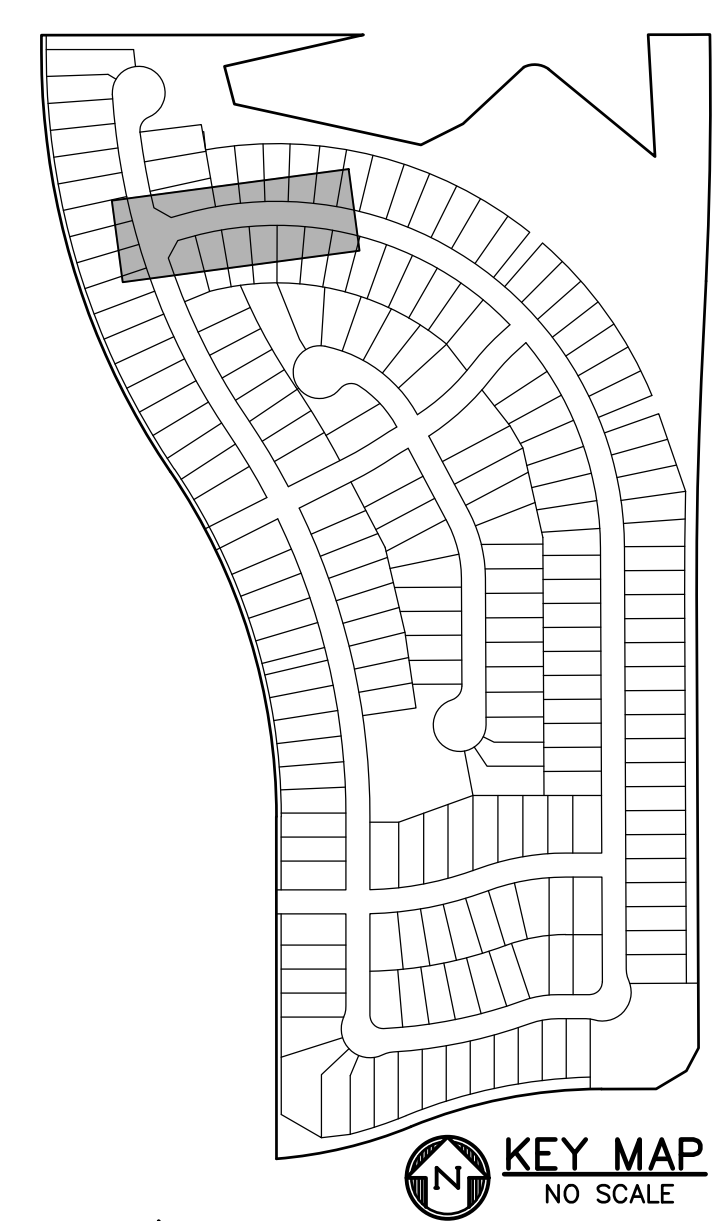
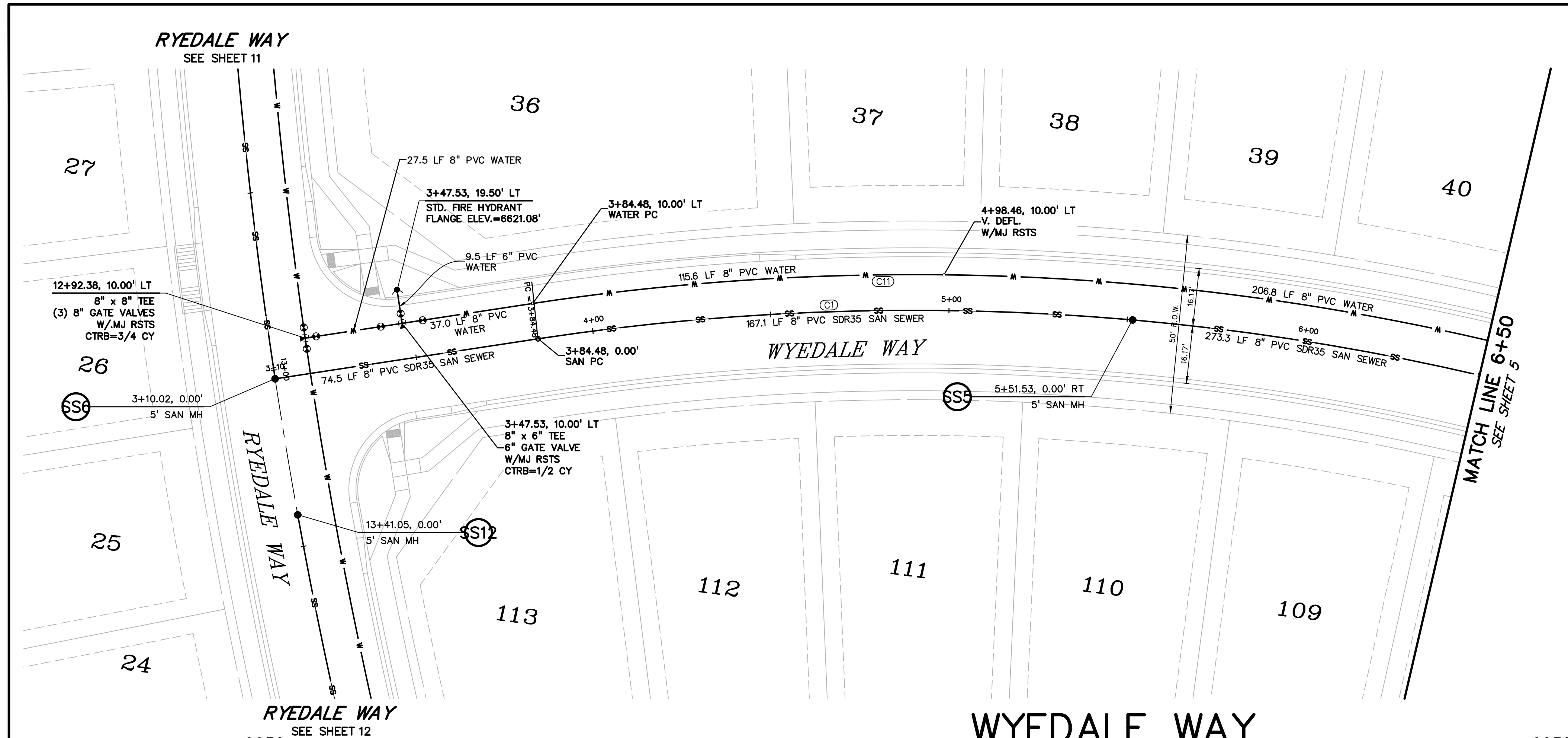
OVERALL UTILITY PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT

SHEET: 3 OF 32

- LEGEND**
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - R.O.W.
 - PHASE LINE
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE



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.

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

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.

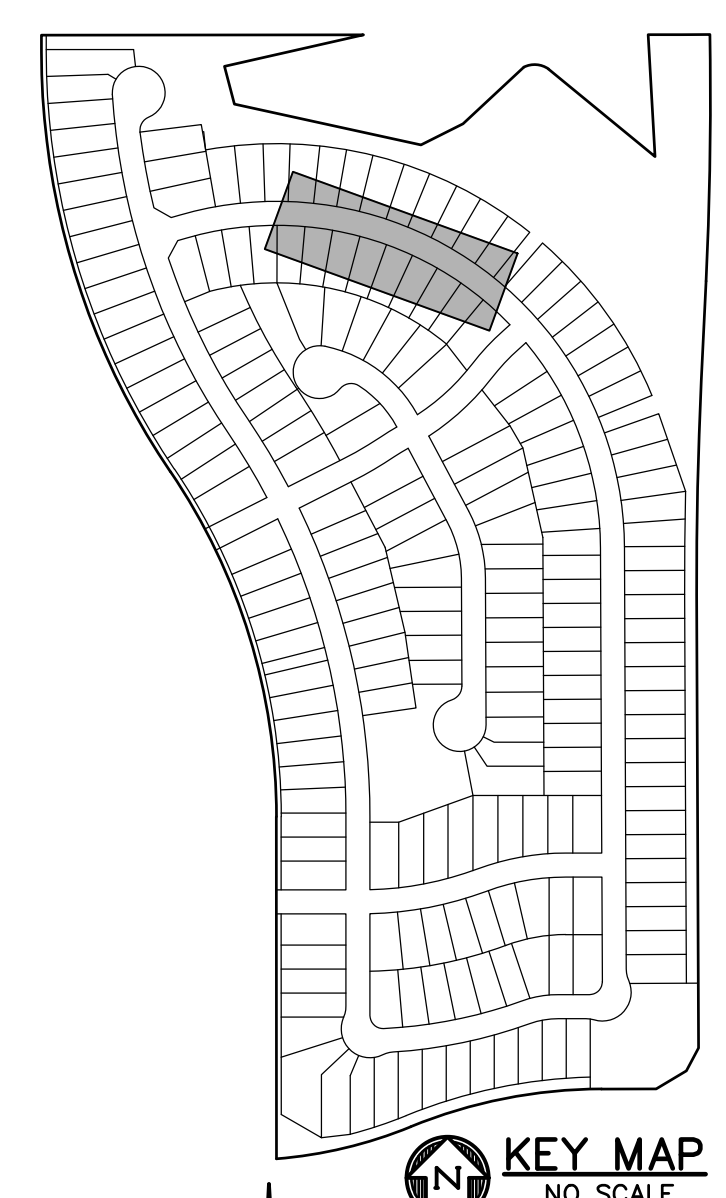
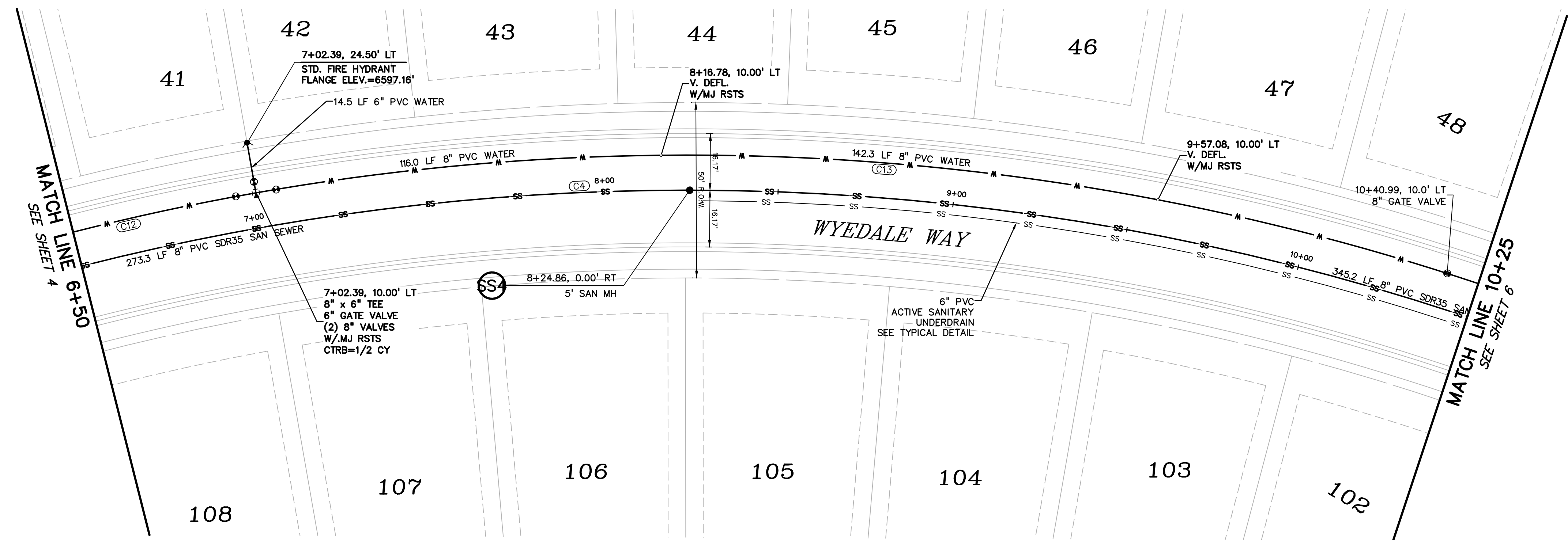
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

**WYEDALE WAY
 UTILITY PLAN
 & PROFILE**

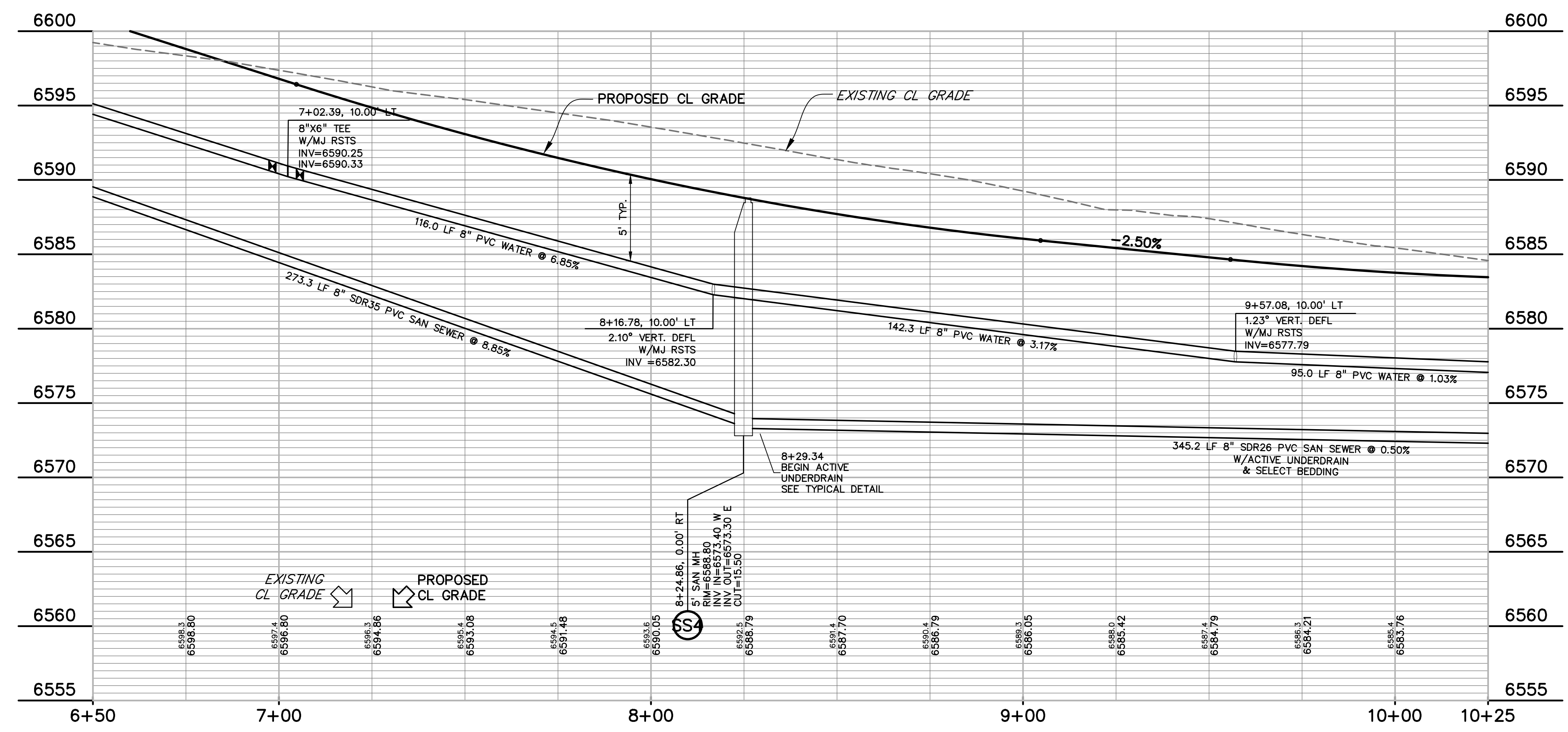
PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT1

SHEET: 4 OF 32



WYEDALE WAY



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	59.58'	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'

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: 21187-01U11

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



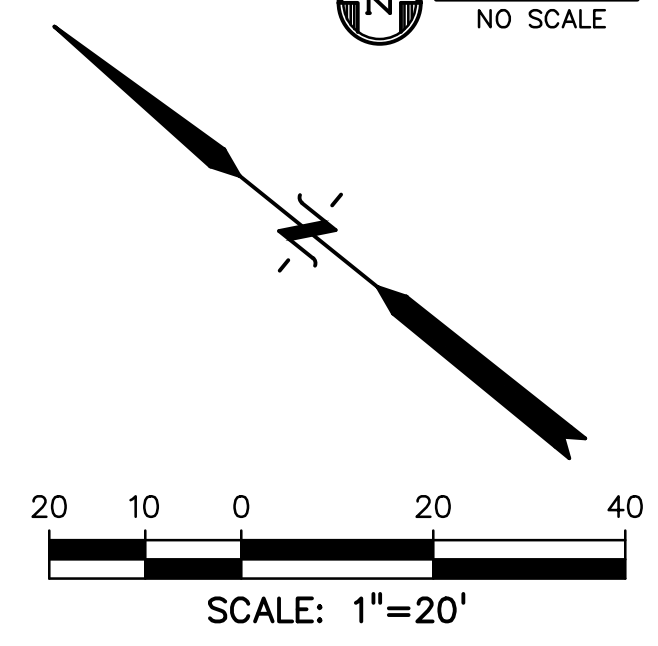
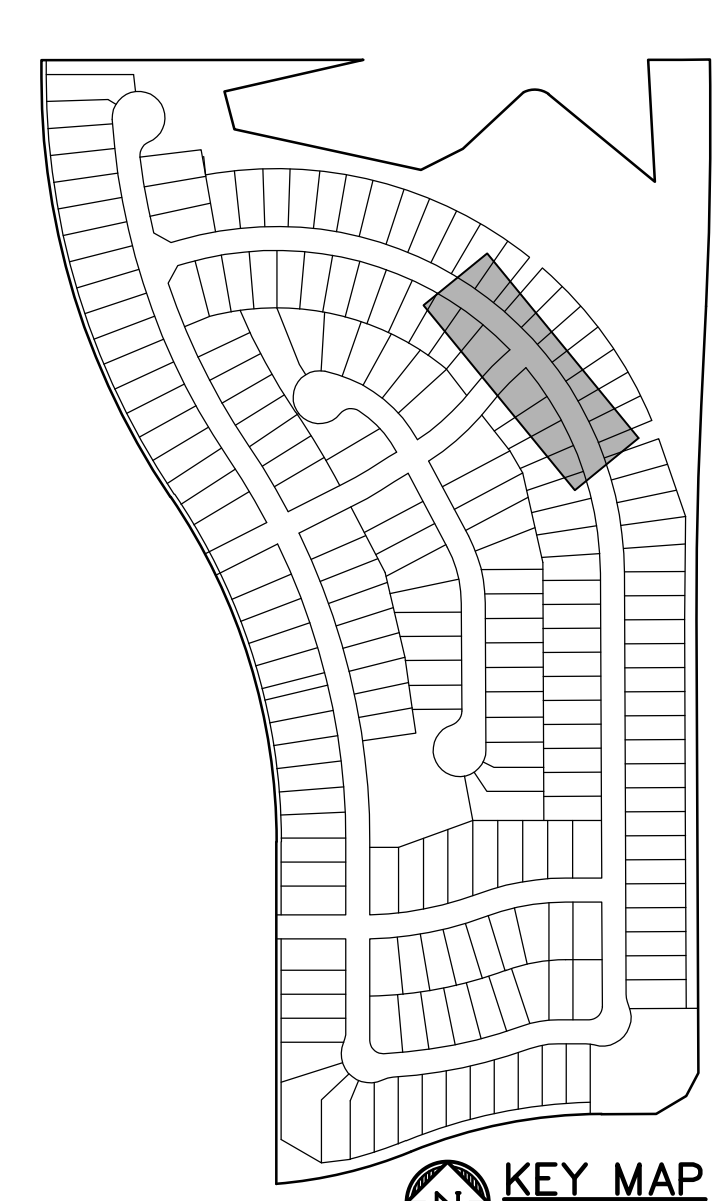
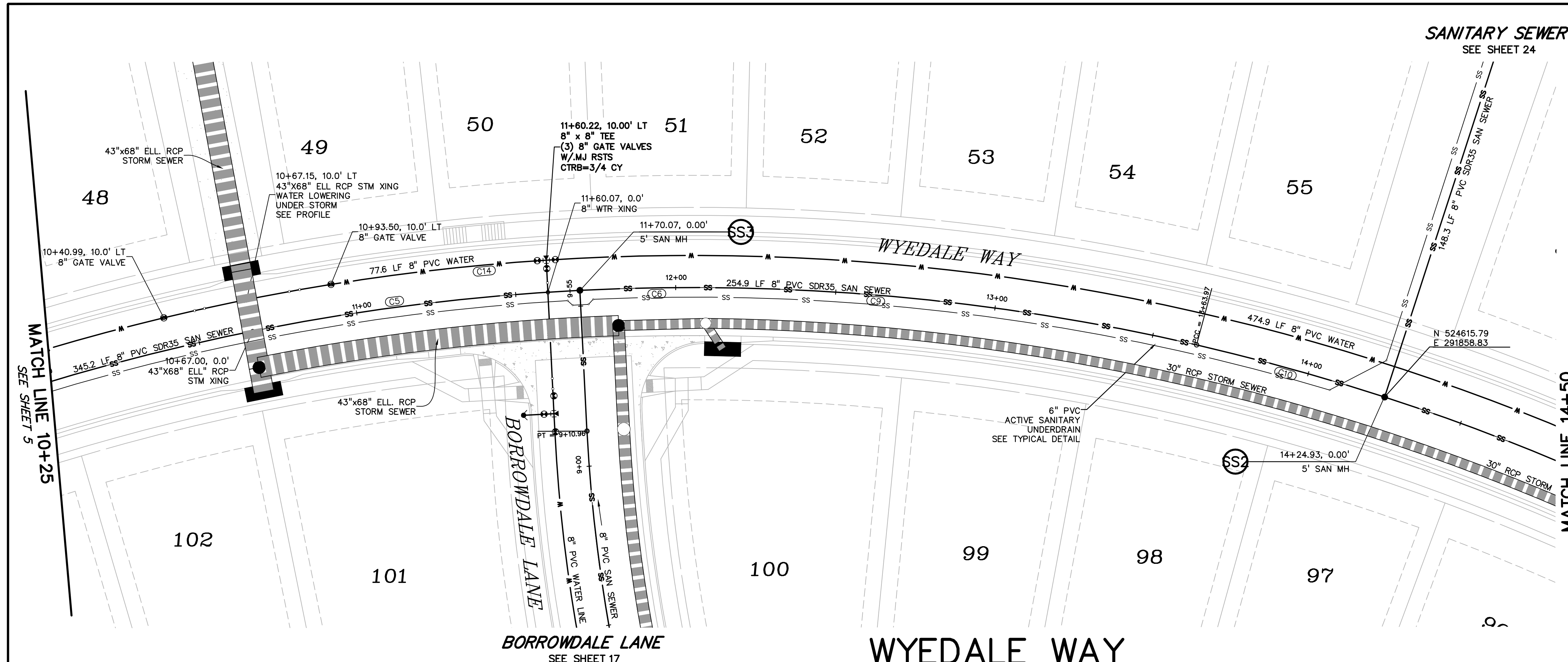
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT2





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
STORM REVS	7-15-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01U11

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



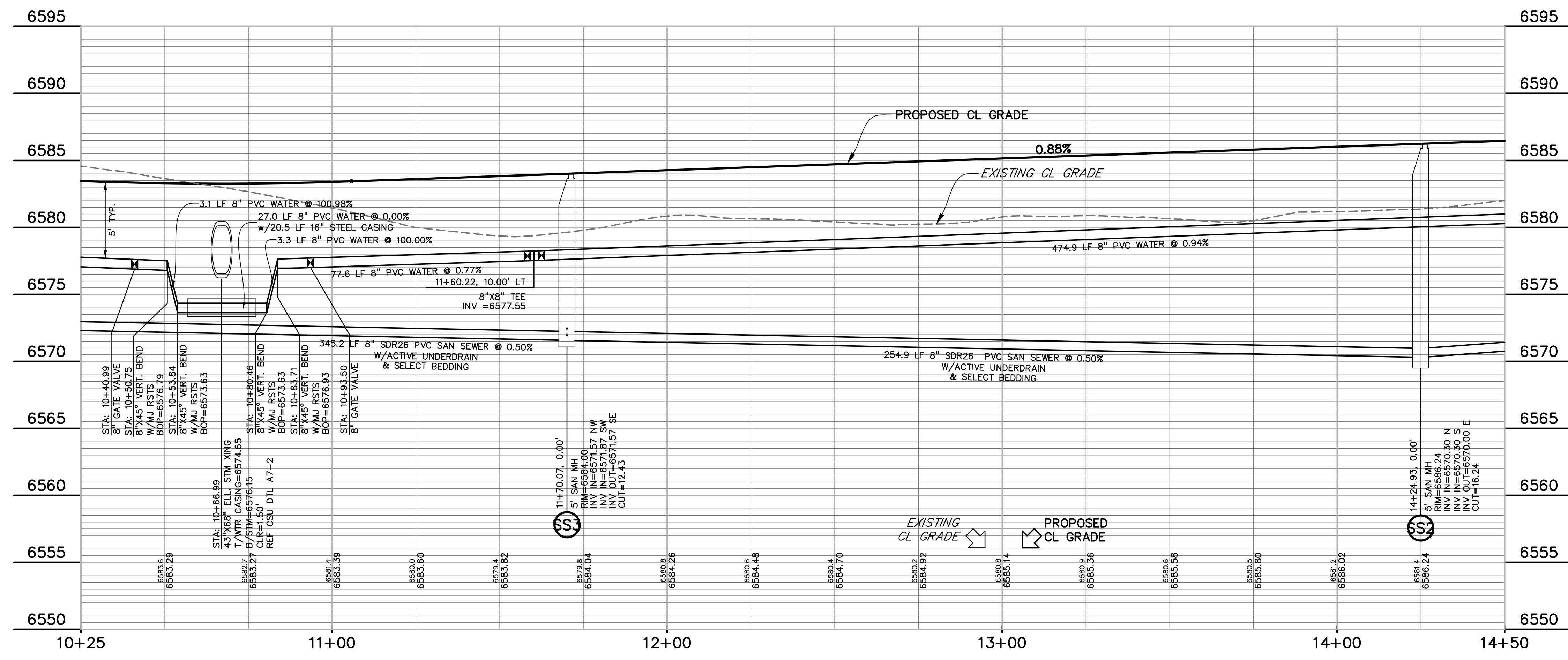
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WYEDALE WAY
 UTILITY PLAN
 & PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

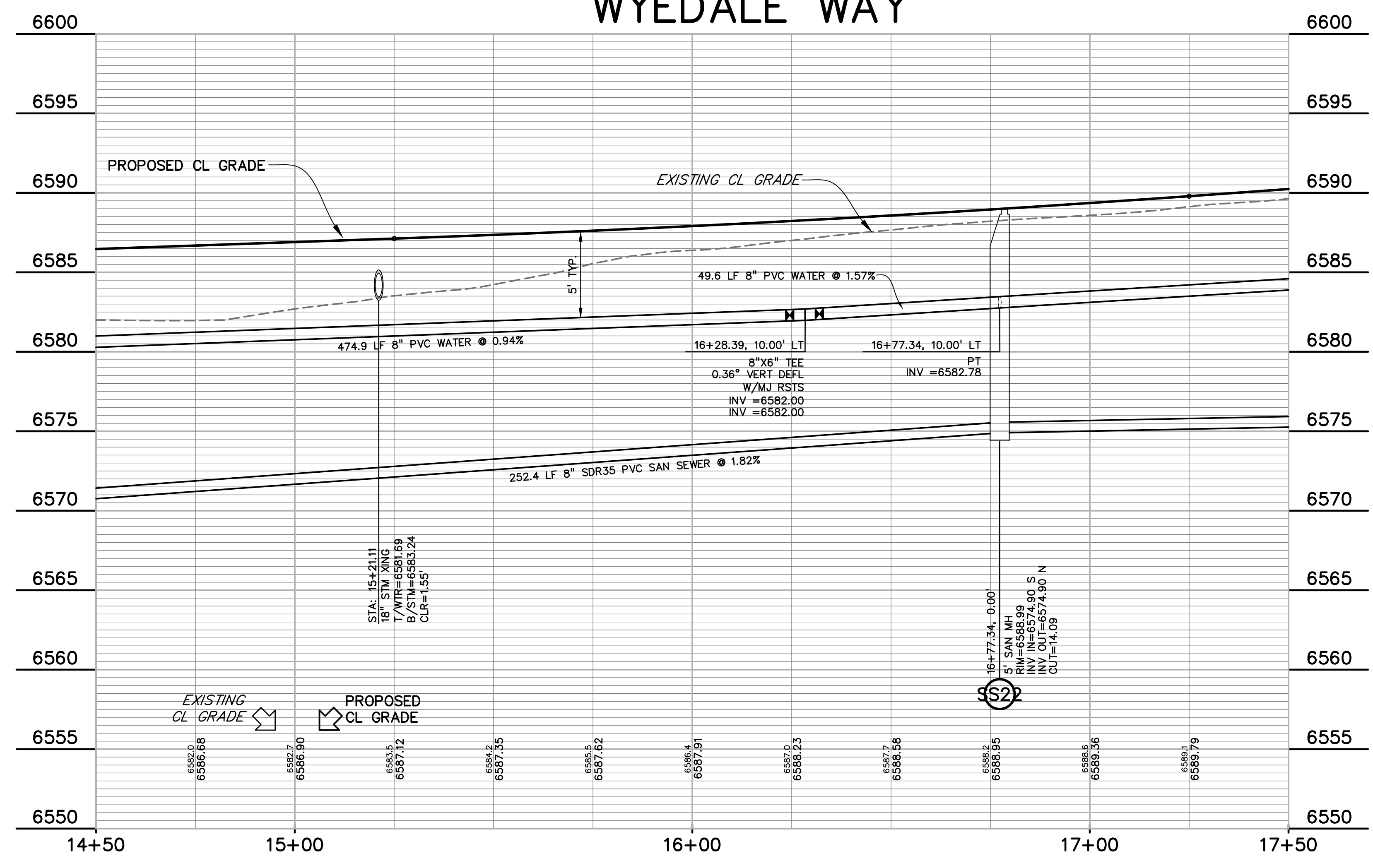
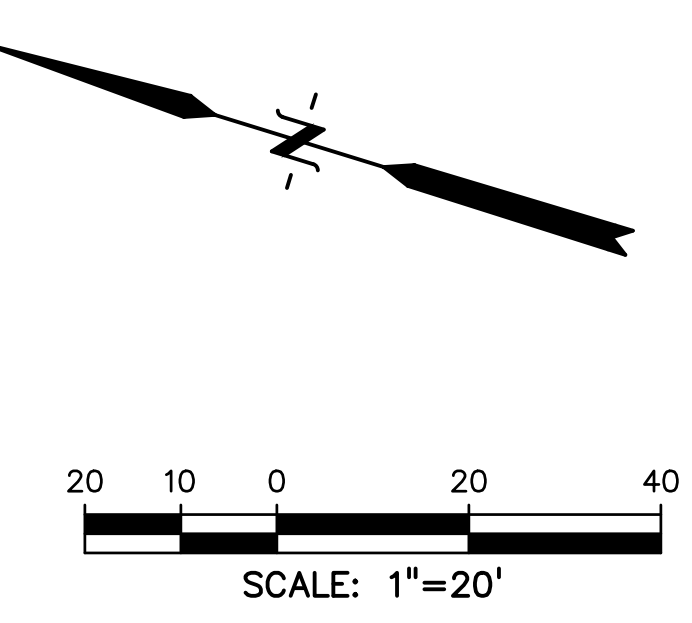
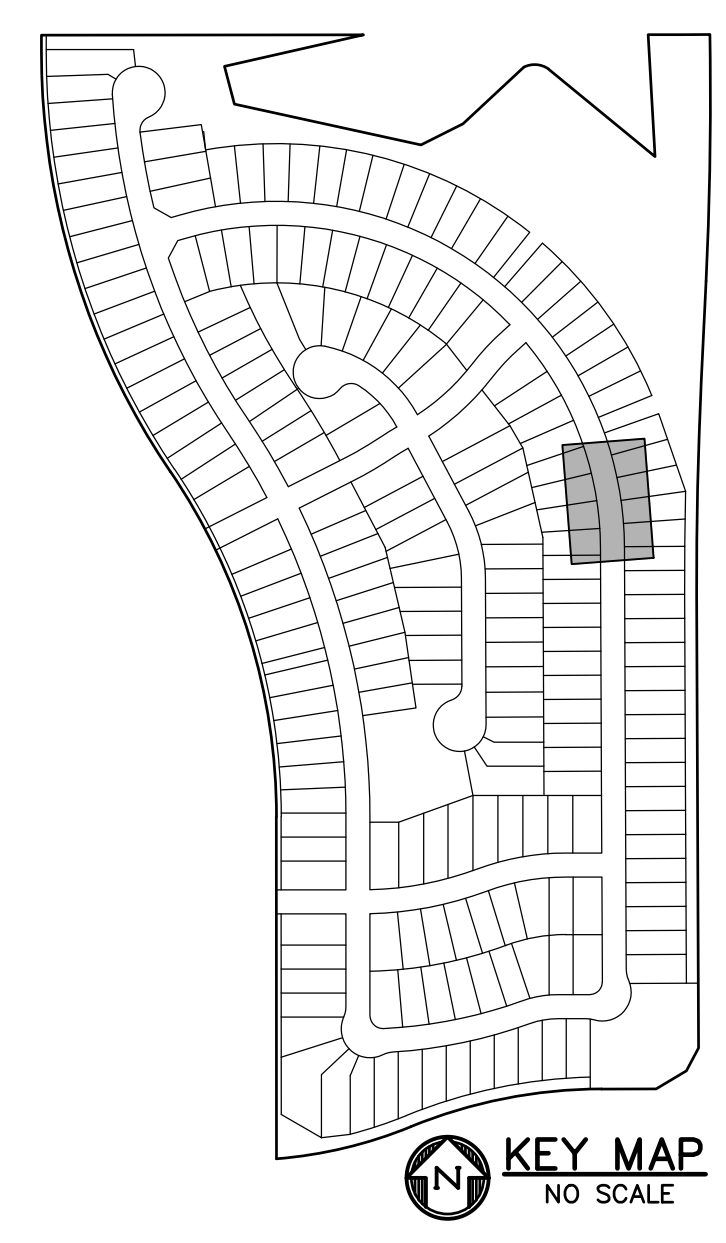
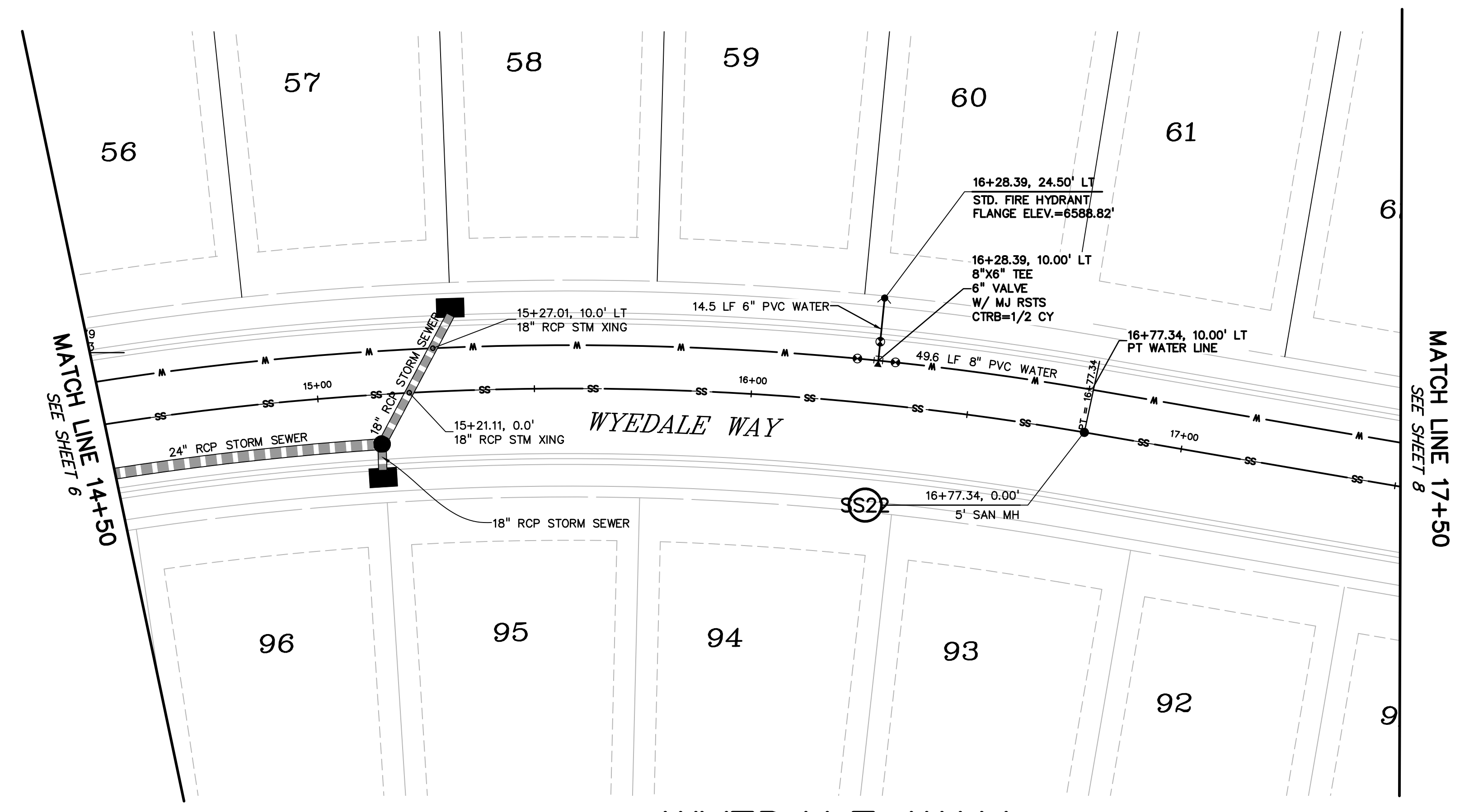
UT3

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'





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	824.55'	710.00'	50°24'01"	N25°26'55"W	604.61'

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: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21187-01U11

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

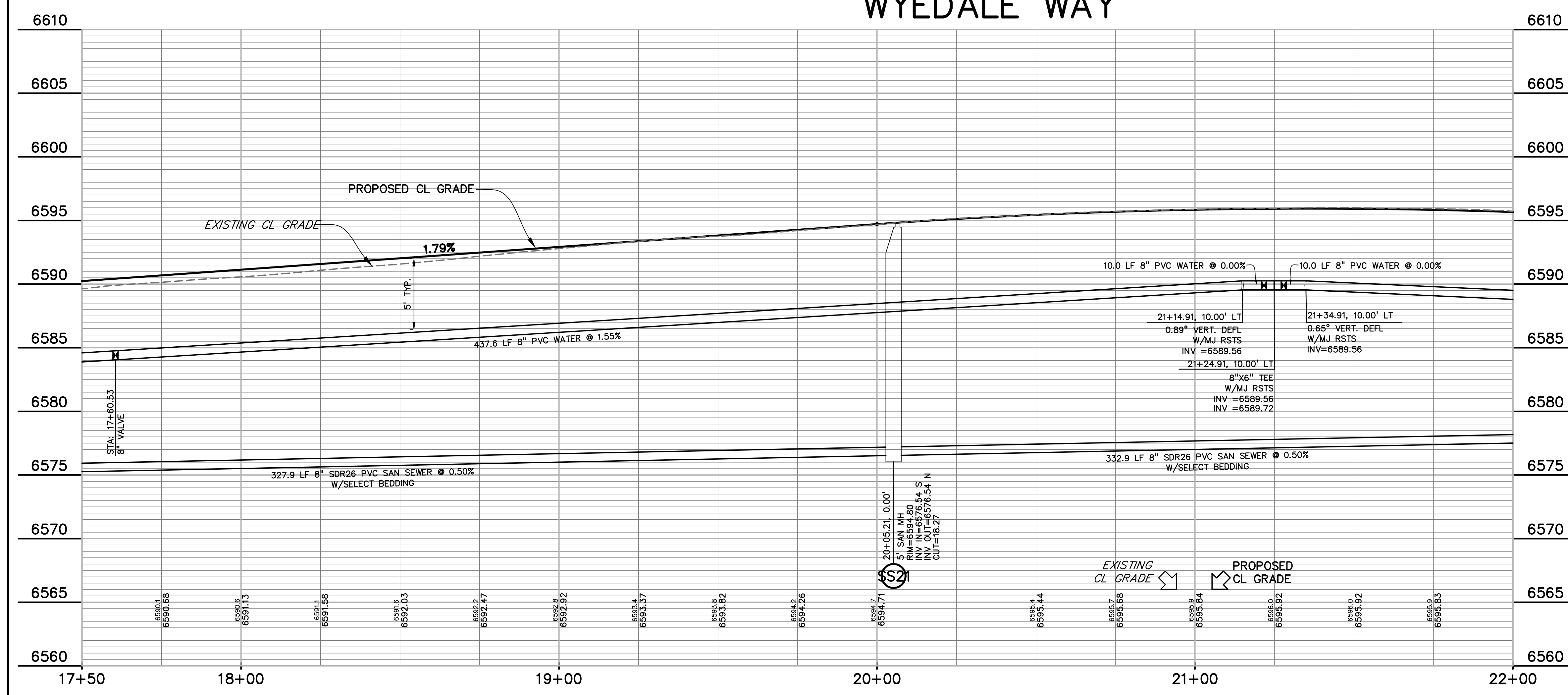
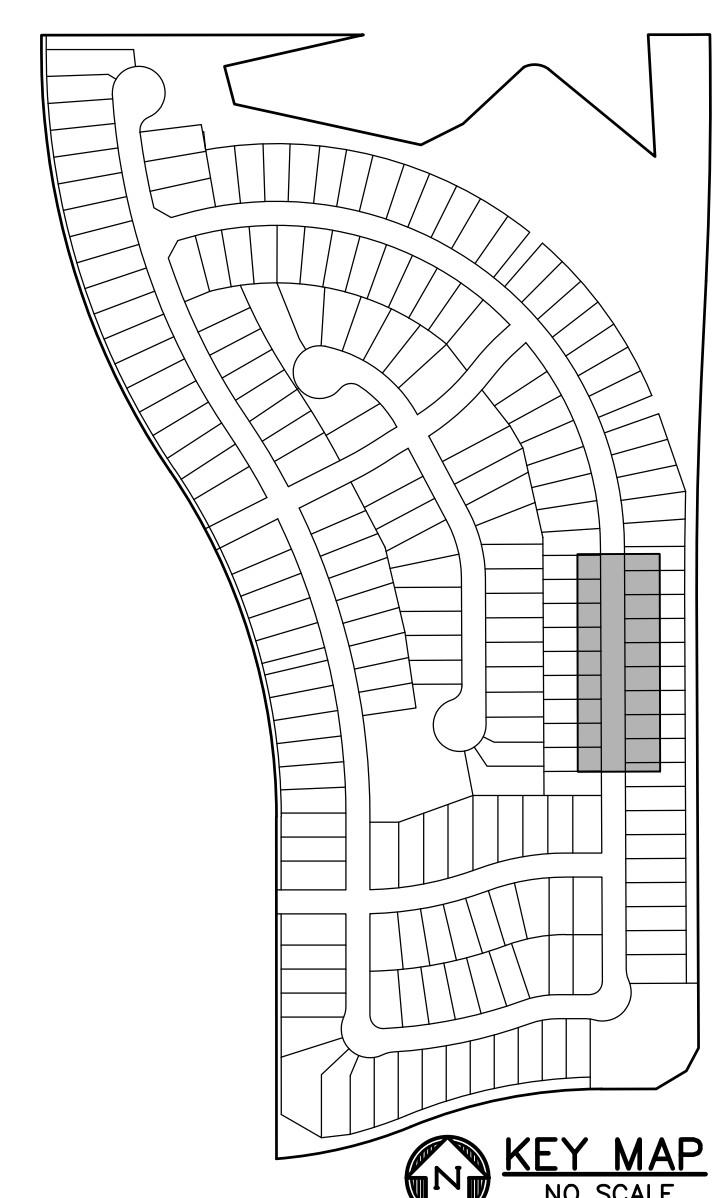
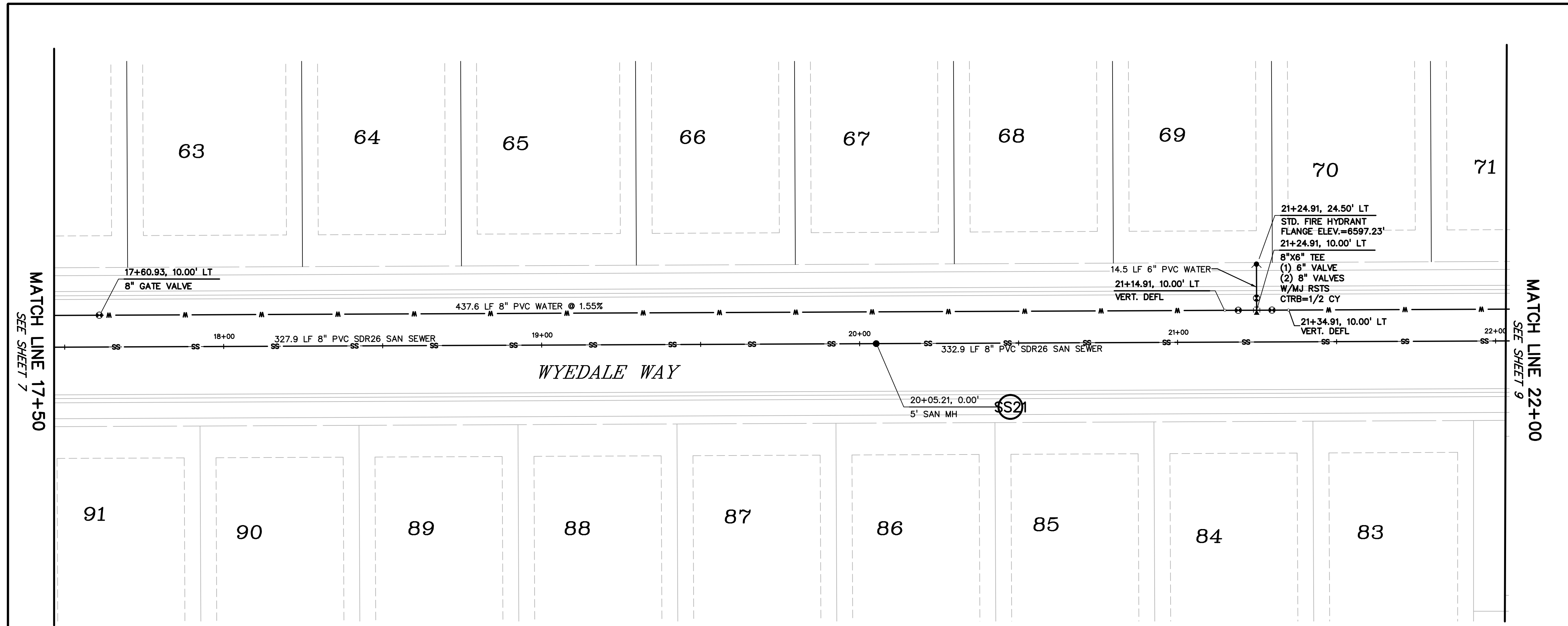
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT4
 SHEET: 7 OF 32





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	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'	8°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'	48°05'32"	N73°41'41"W	555.89'
C13	571.17'	710.00'	48°05'32"	N73°41'41"W	555.89'
C14	824.55'	710.00'	50°24'01"	N25°26'55"W	604.61'

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

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

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

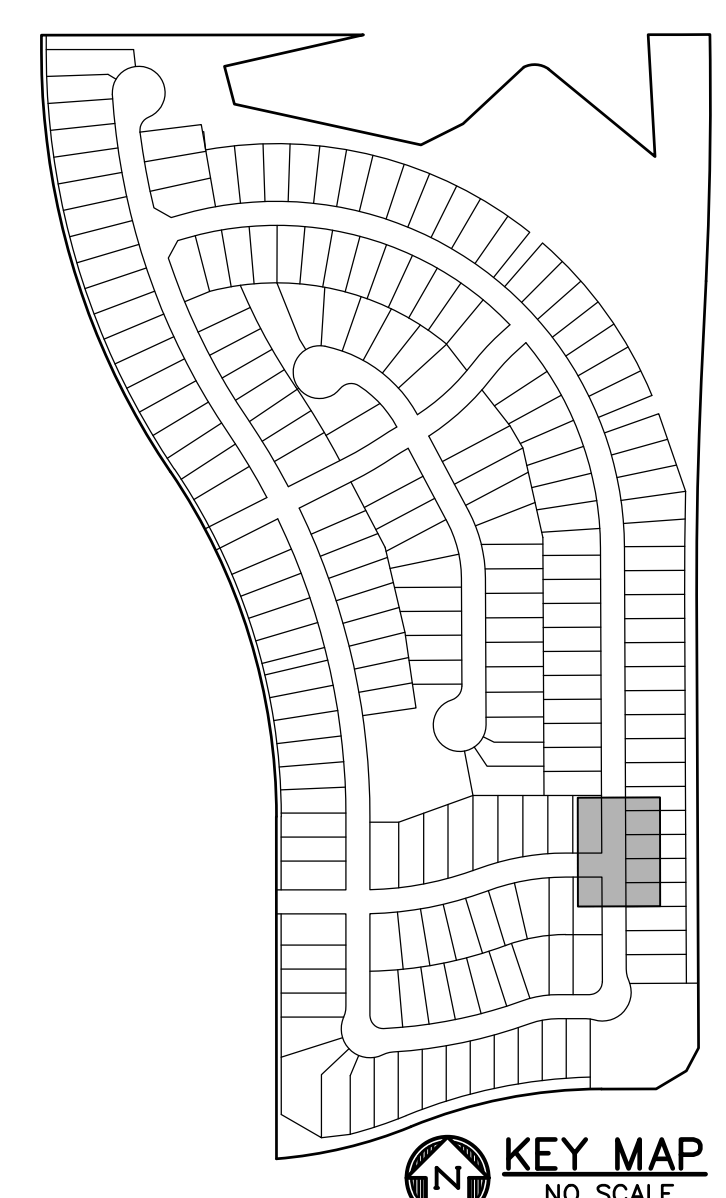
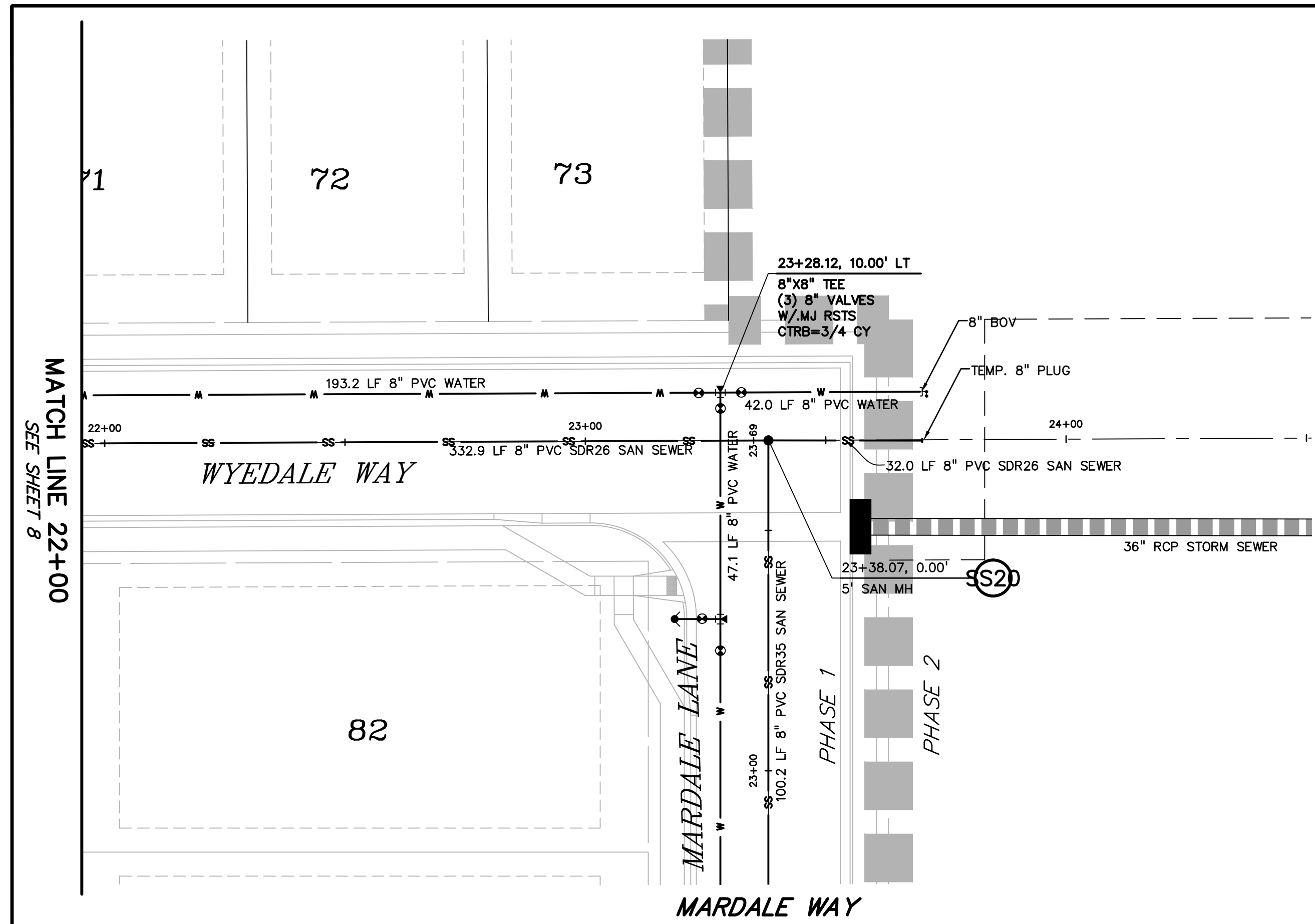
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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

**WYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.
UT5
 SHEET: 8 OF 32





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: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21187-01UT1

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

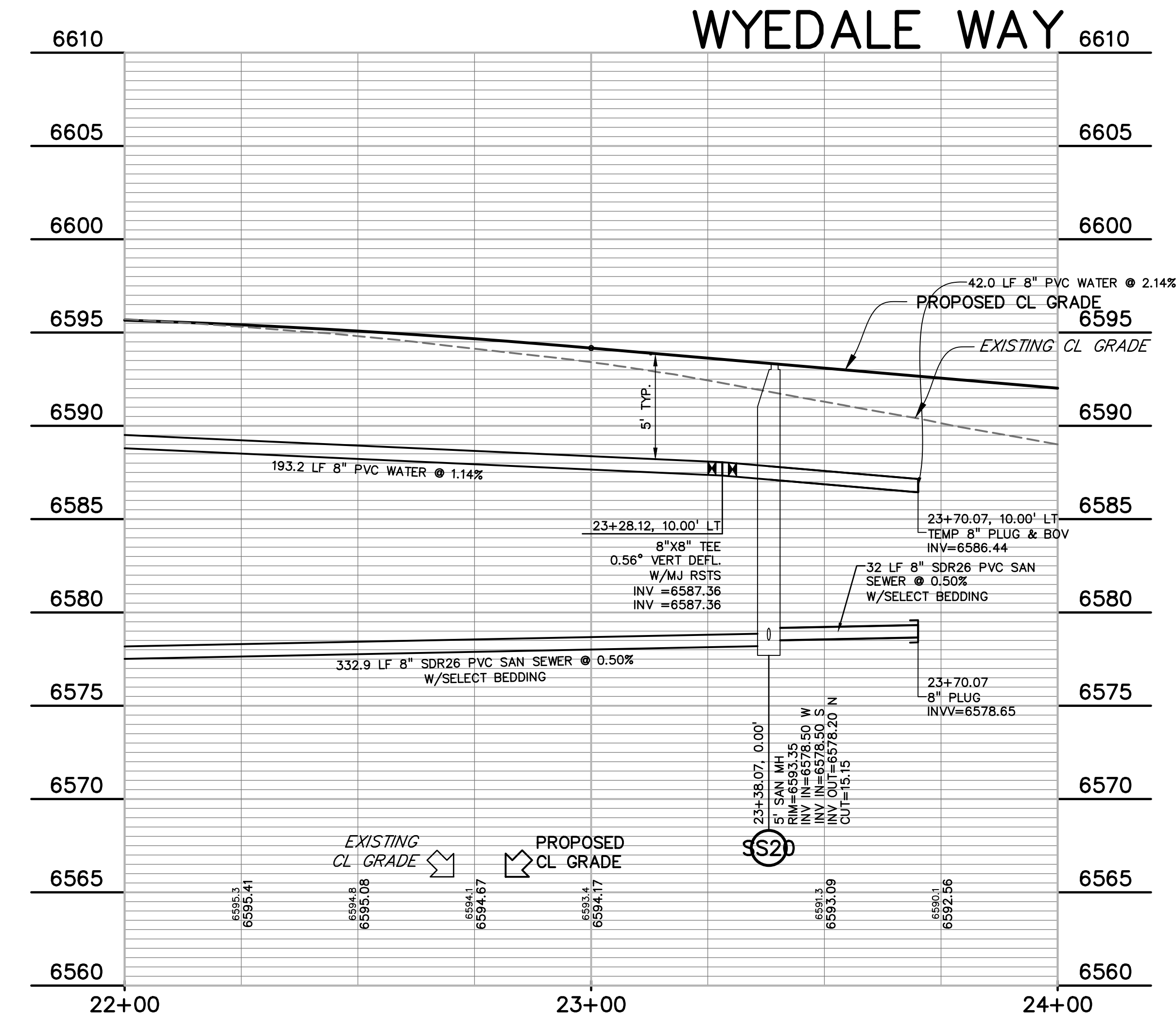
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

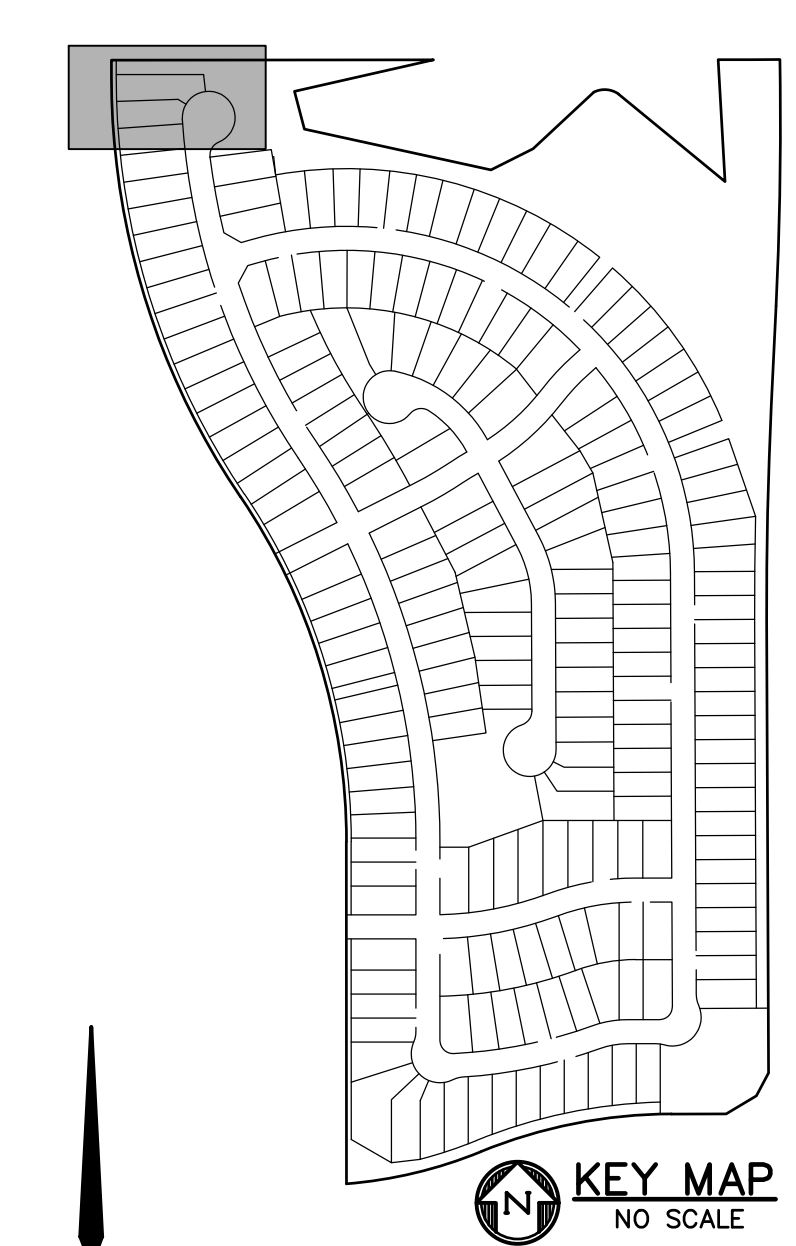
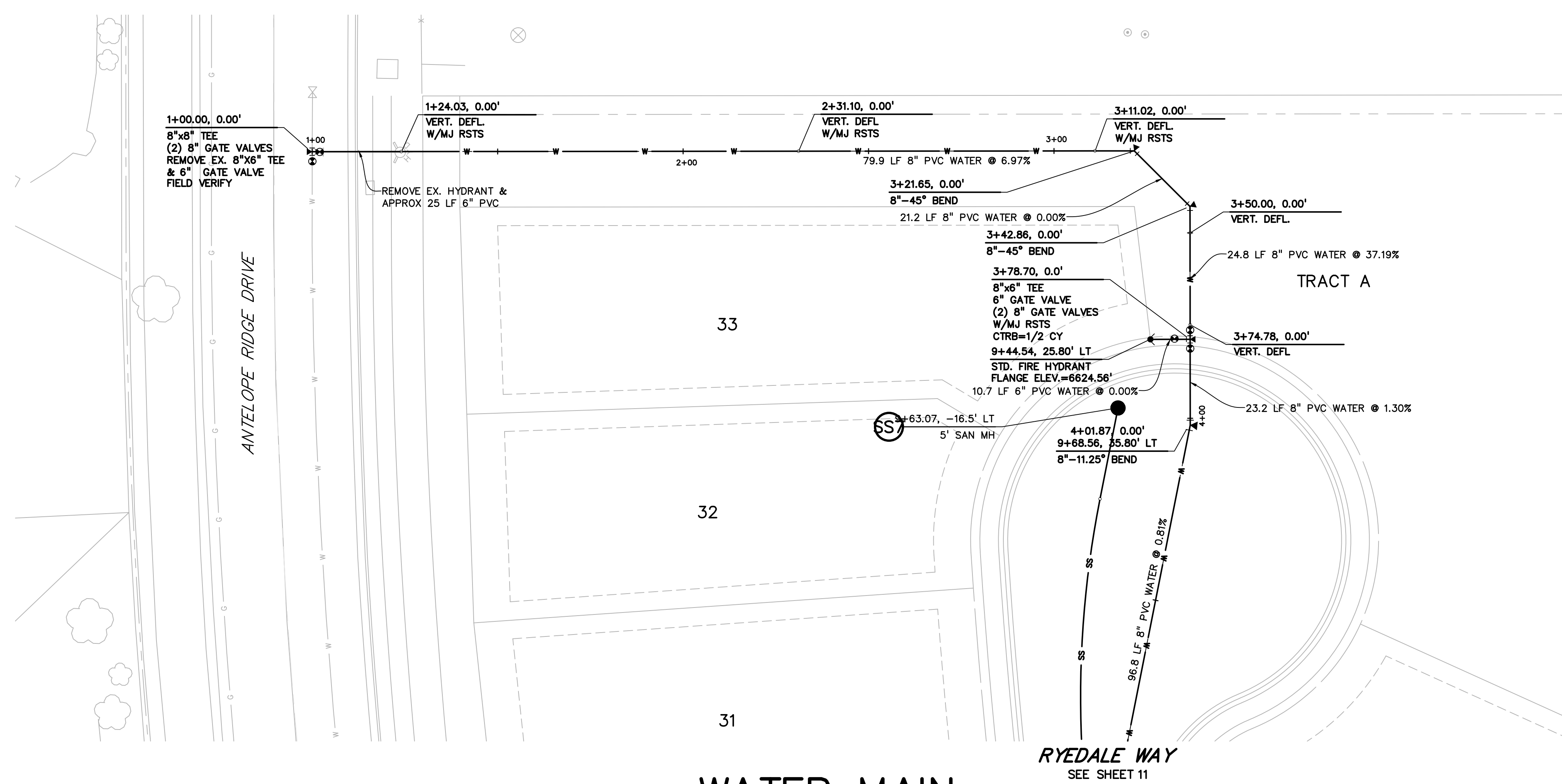
WYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

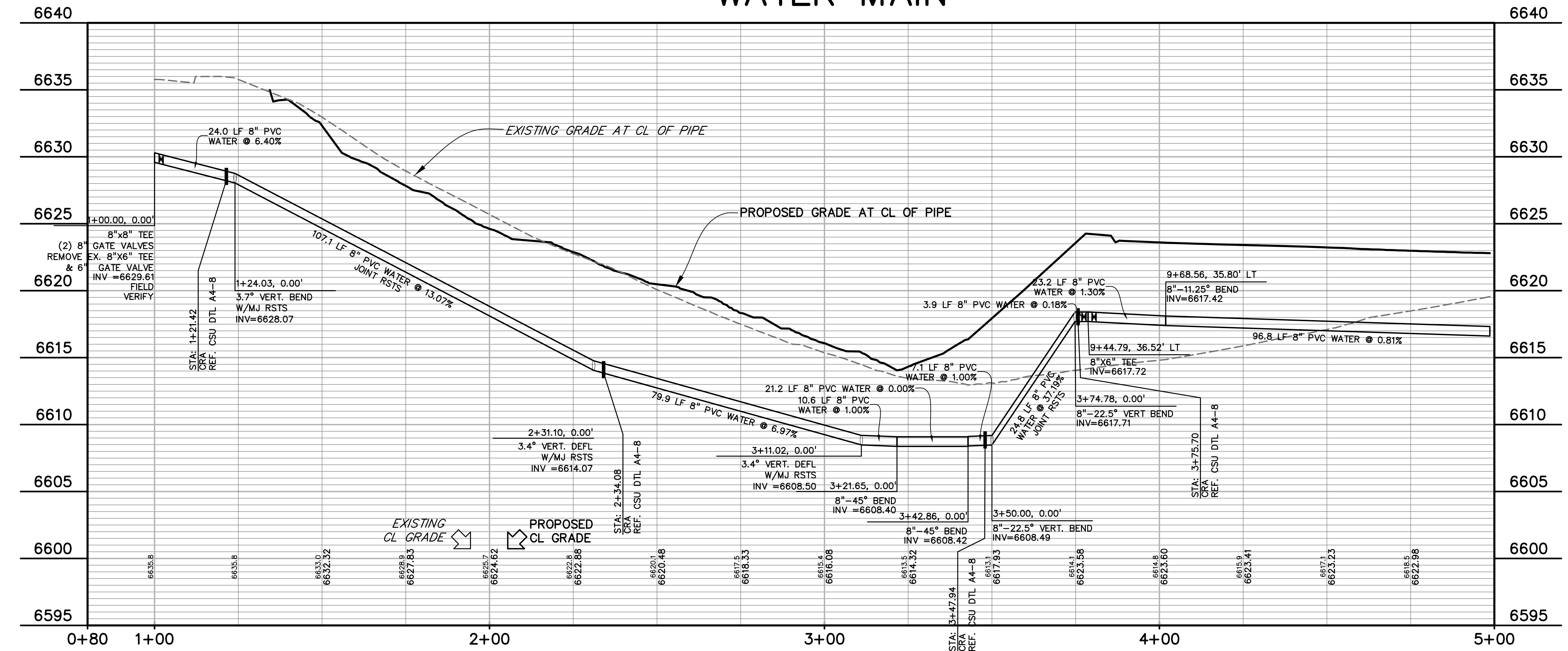
UT6

SHEET: 9 OF 32





WATER MAIN



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: 21187-01WT1

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



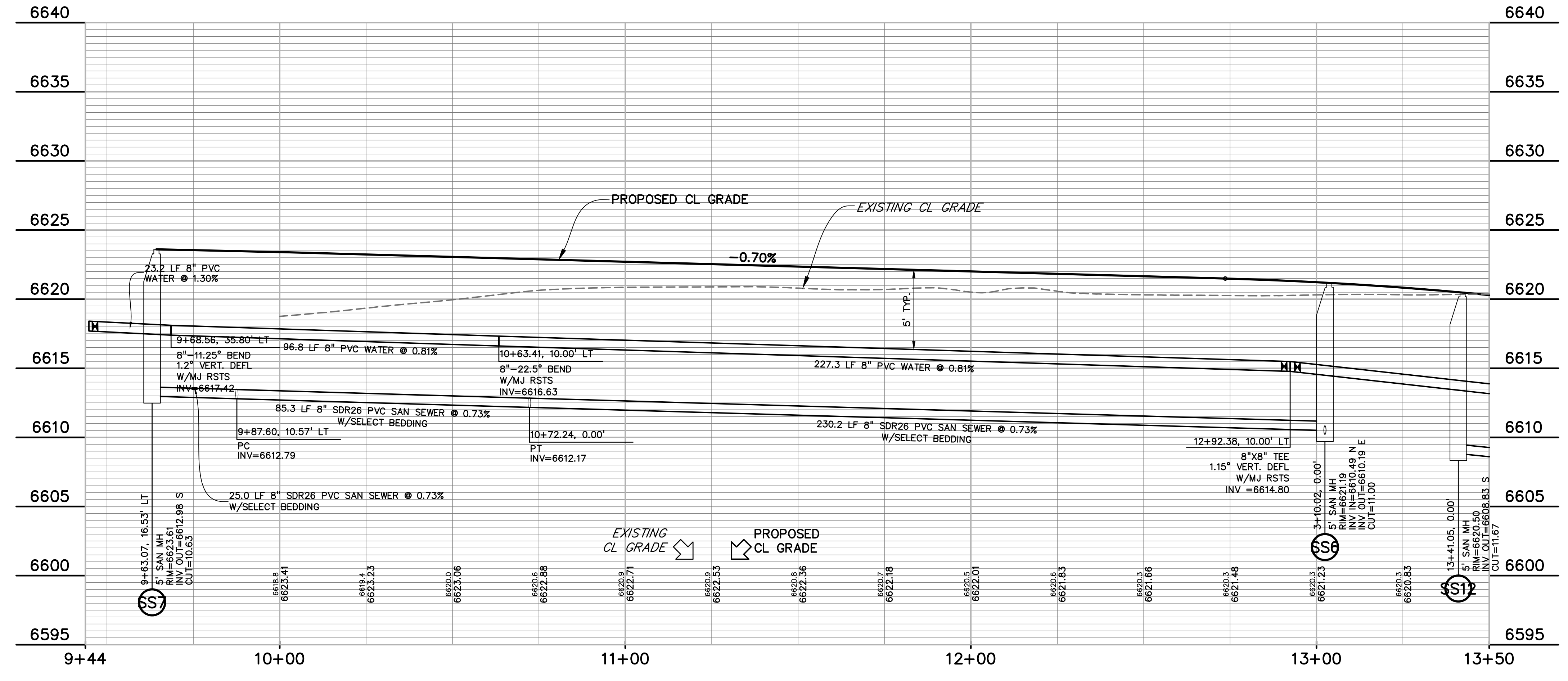
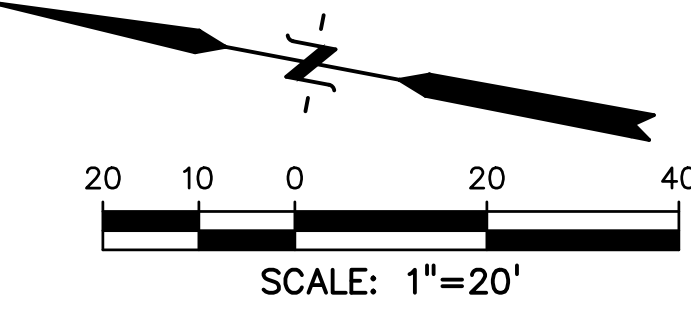
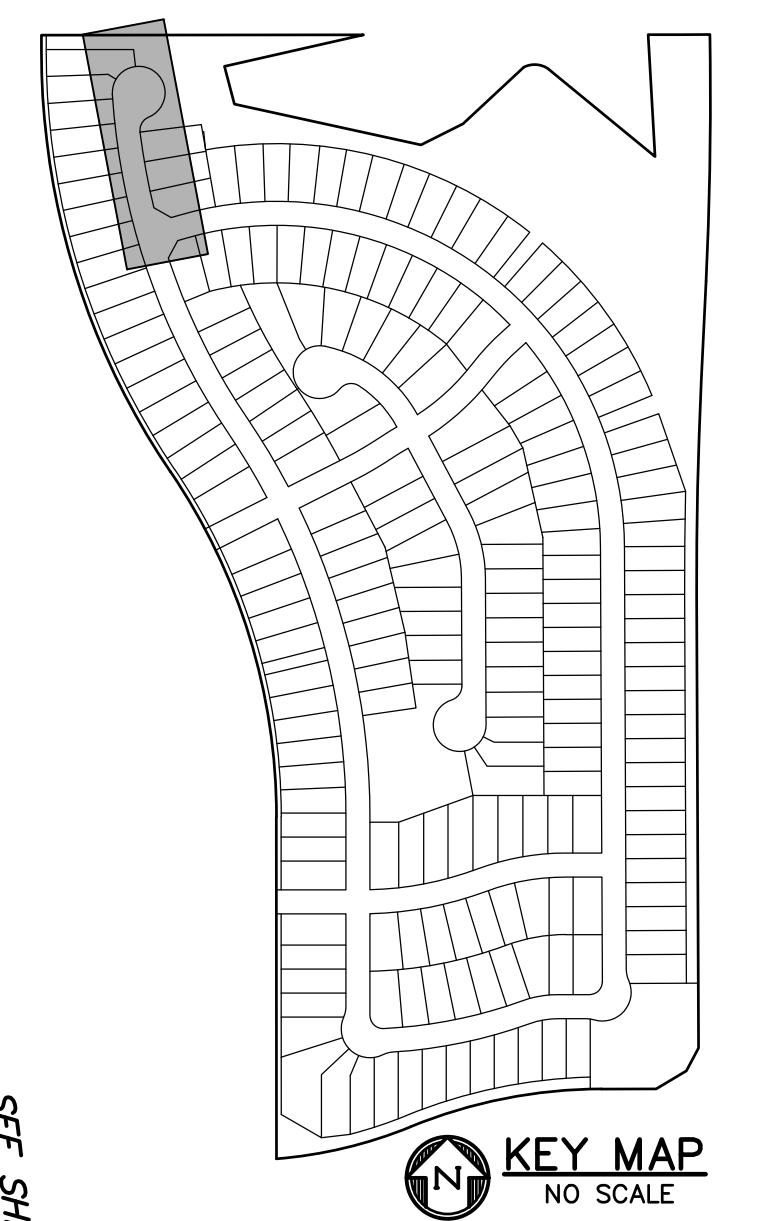
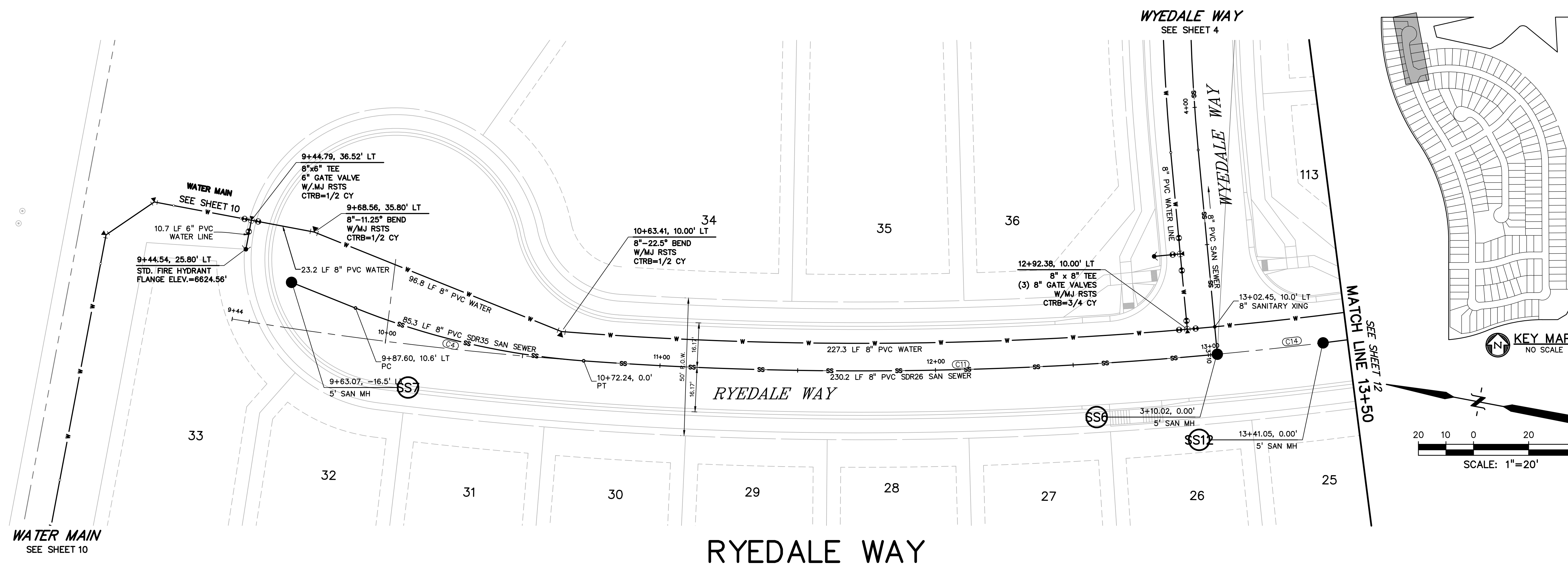
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

**WATER MAIN
PLAN AND
PROFILE**

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT7

SHEET: 10 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'

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: 21187-01UT2

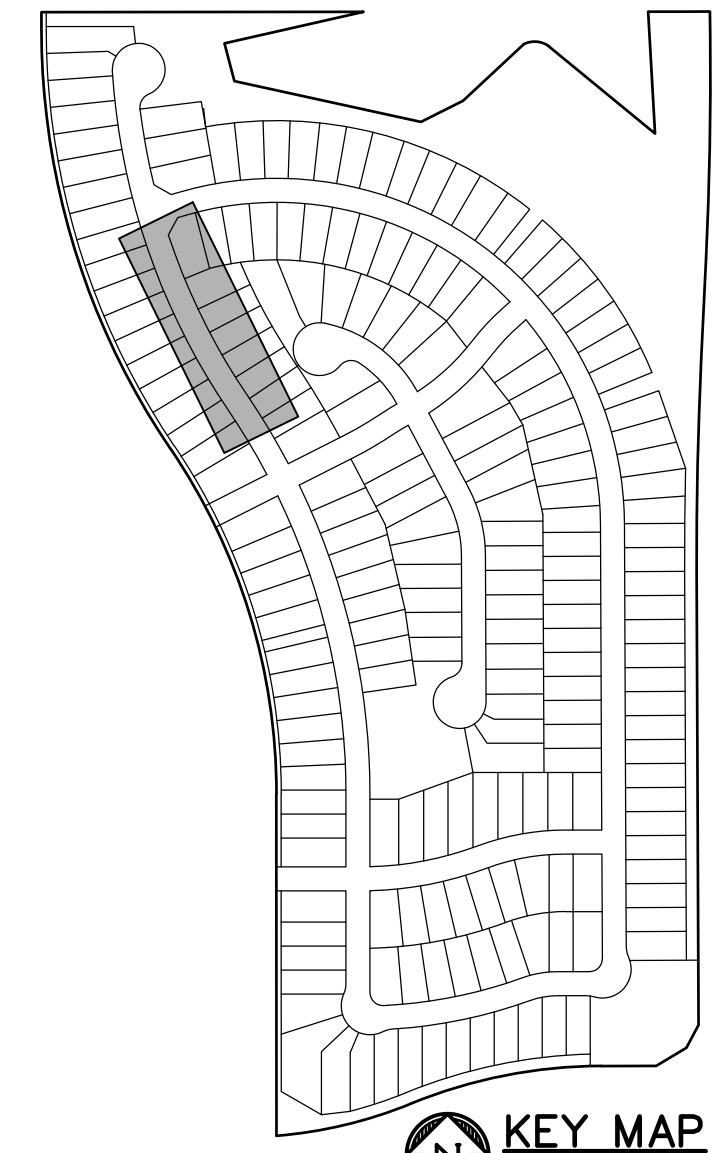
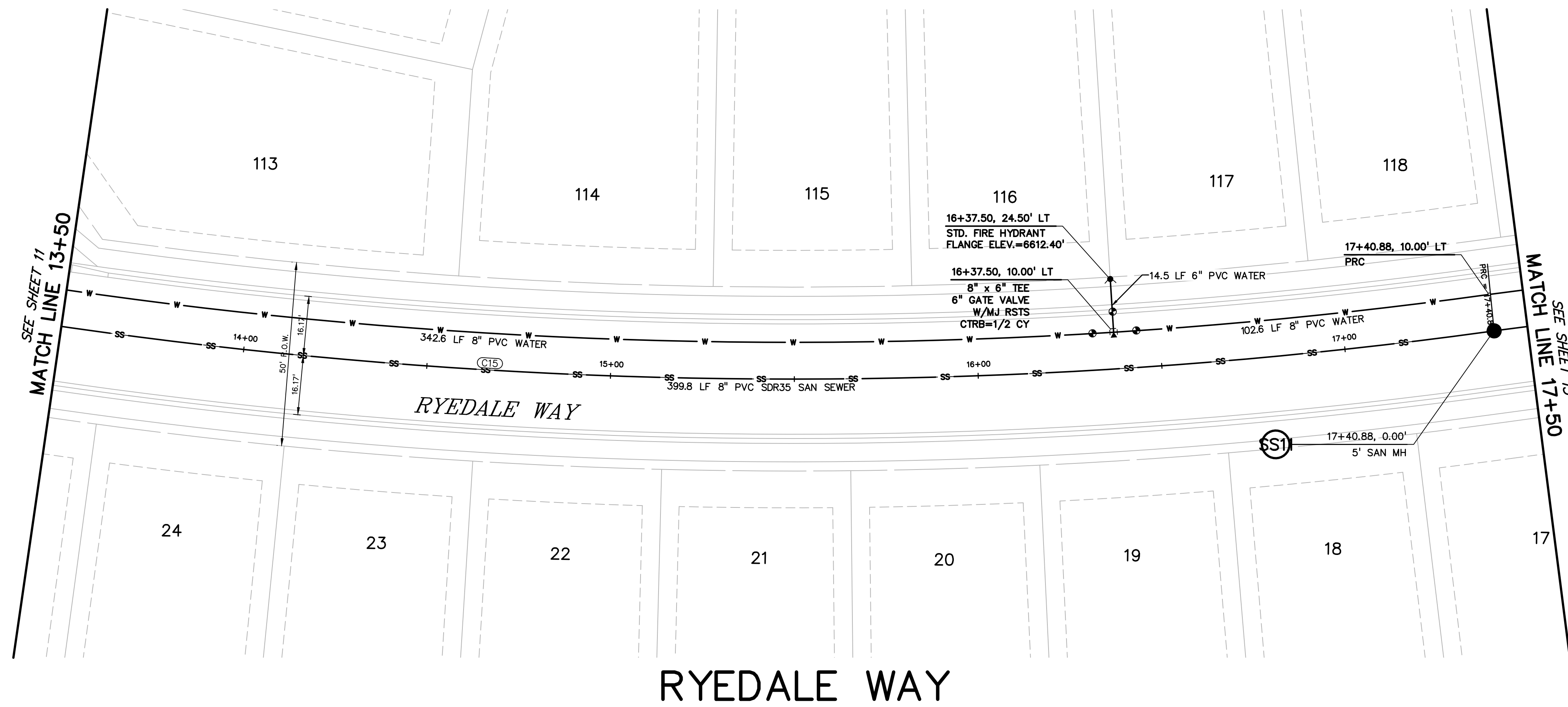
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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

**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT8



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.



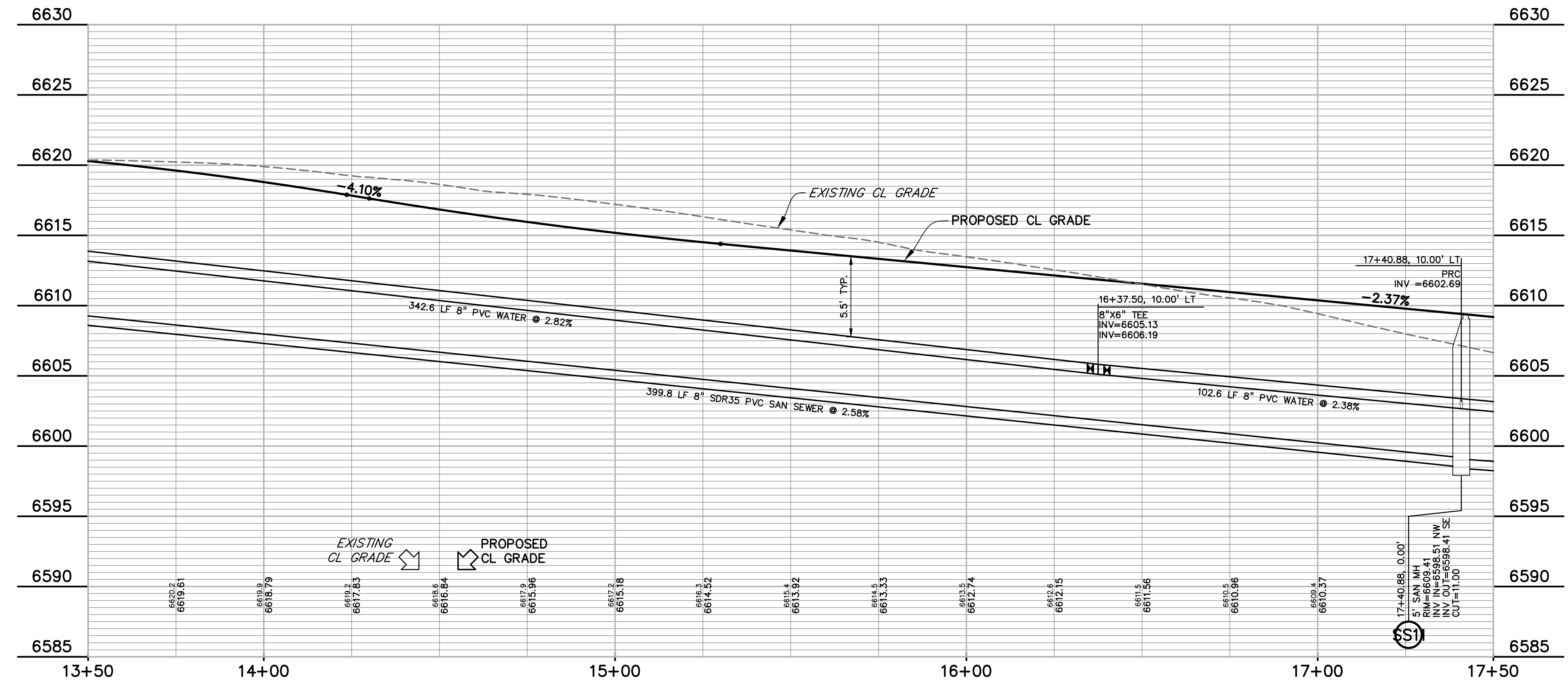
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

RYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

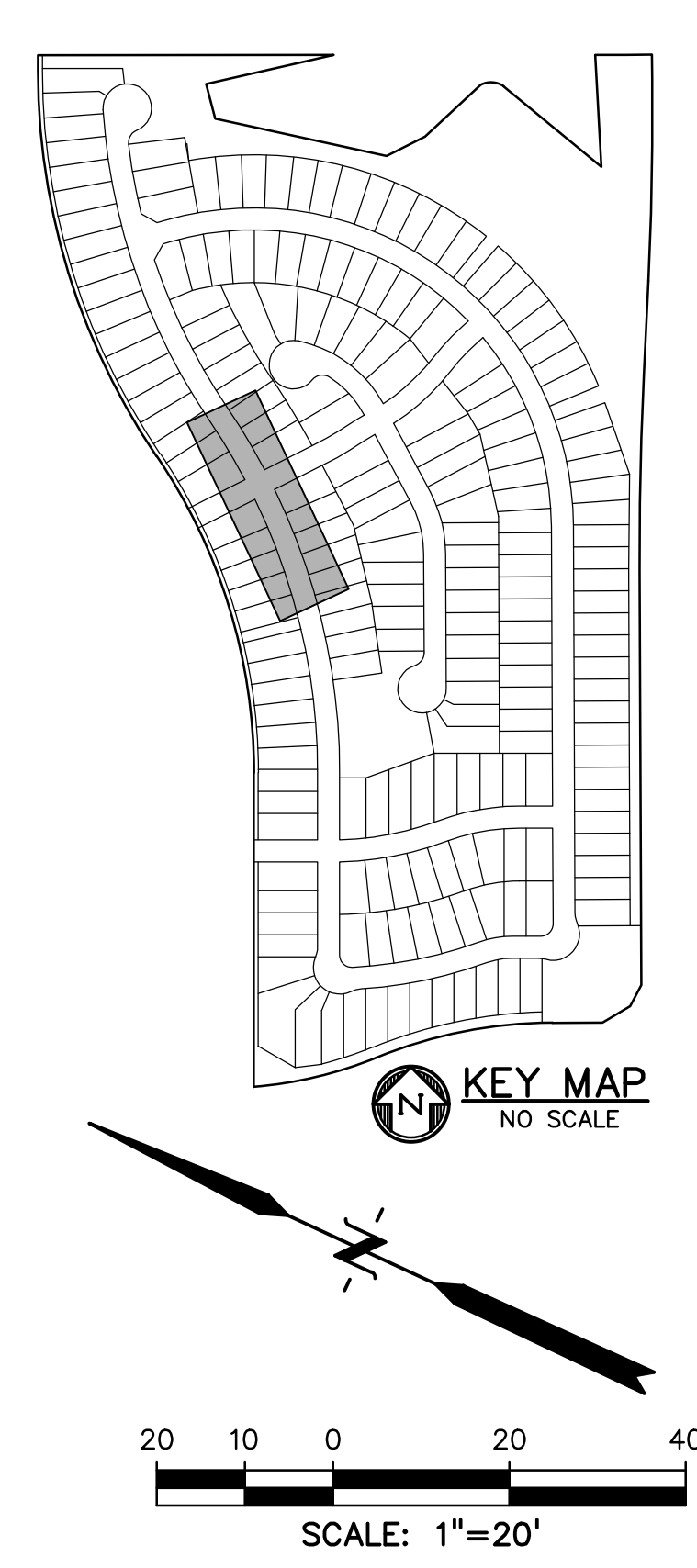
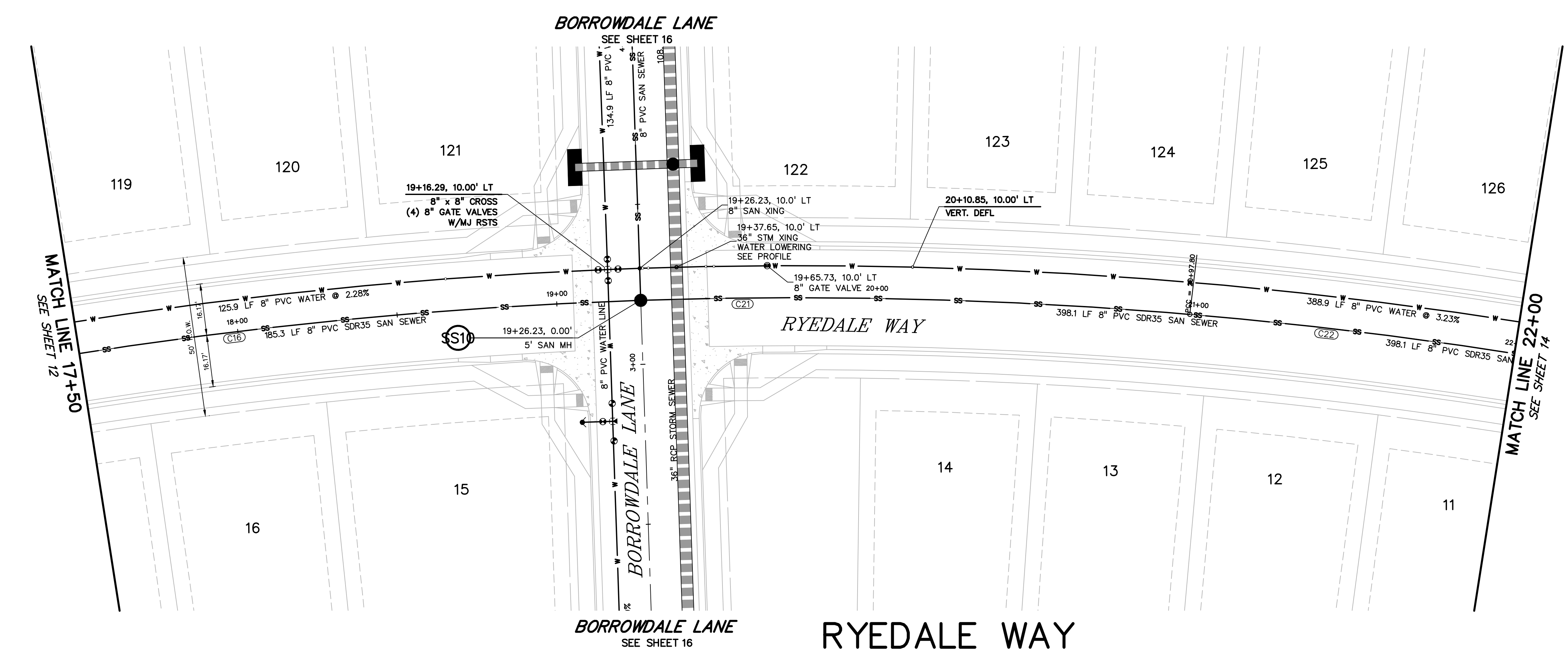
UT9

SHEET: 12 OF 32



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°03'09"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'

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
STORM REVS	7-15-21

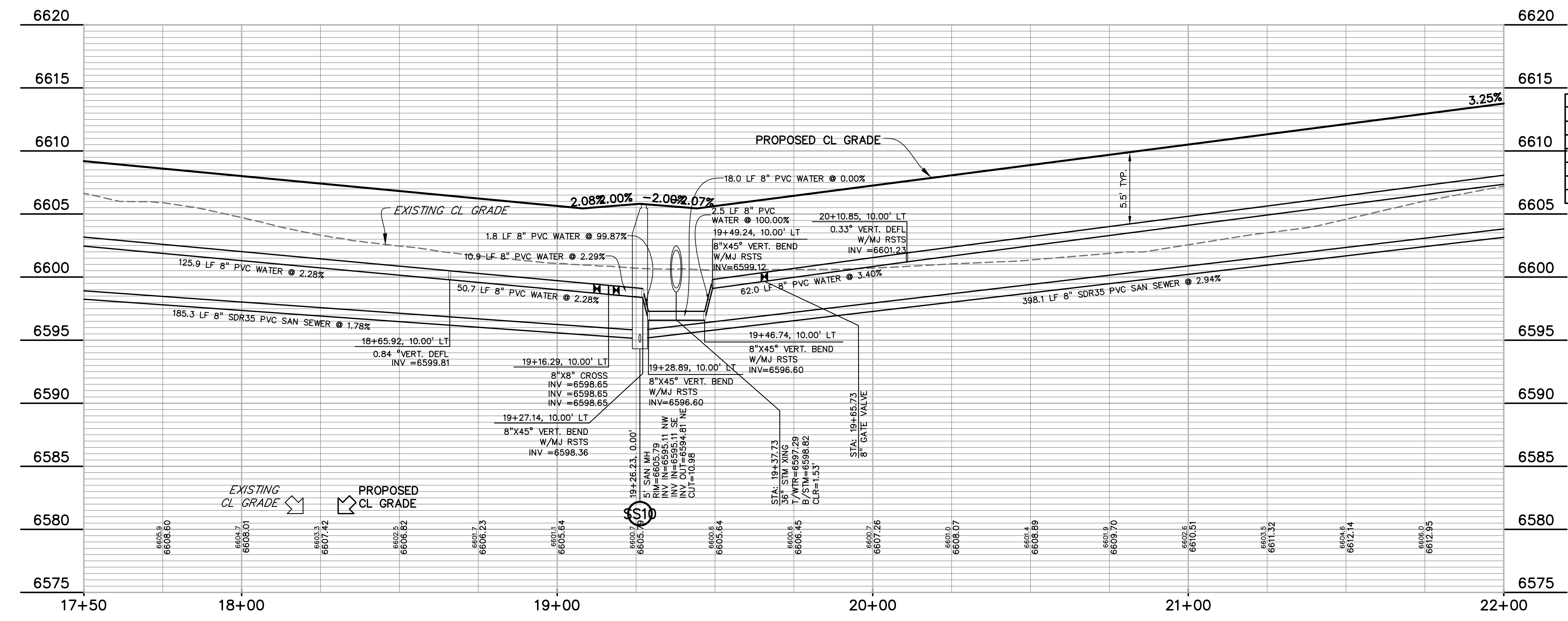
DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01UT2

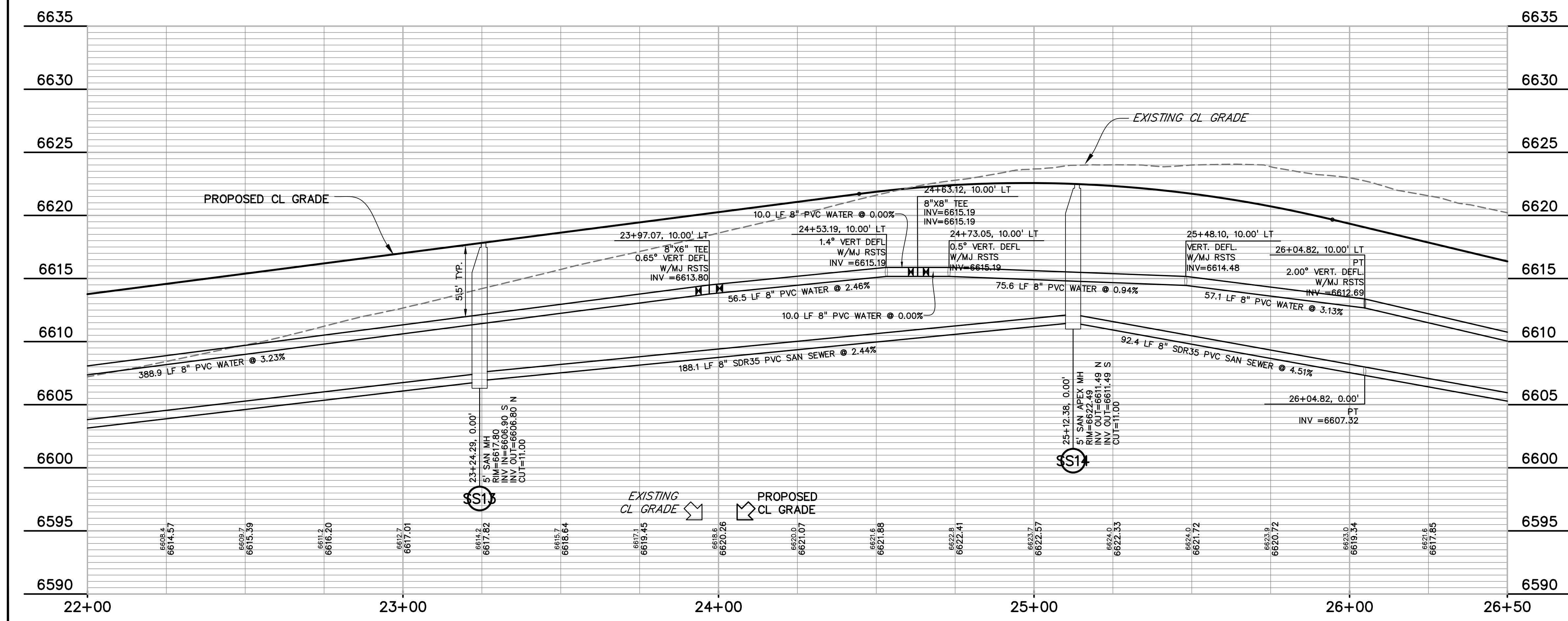
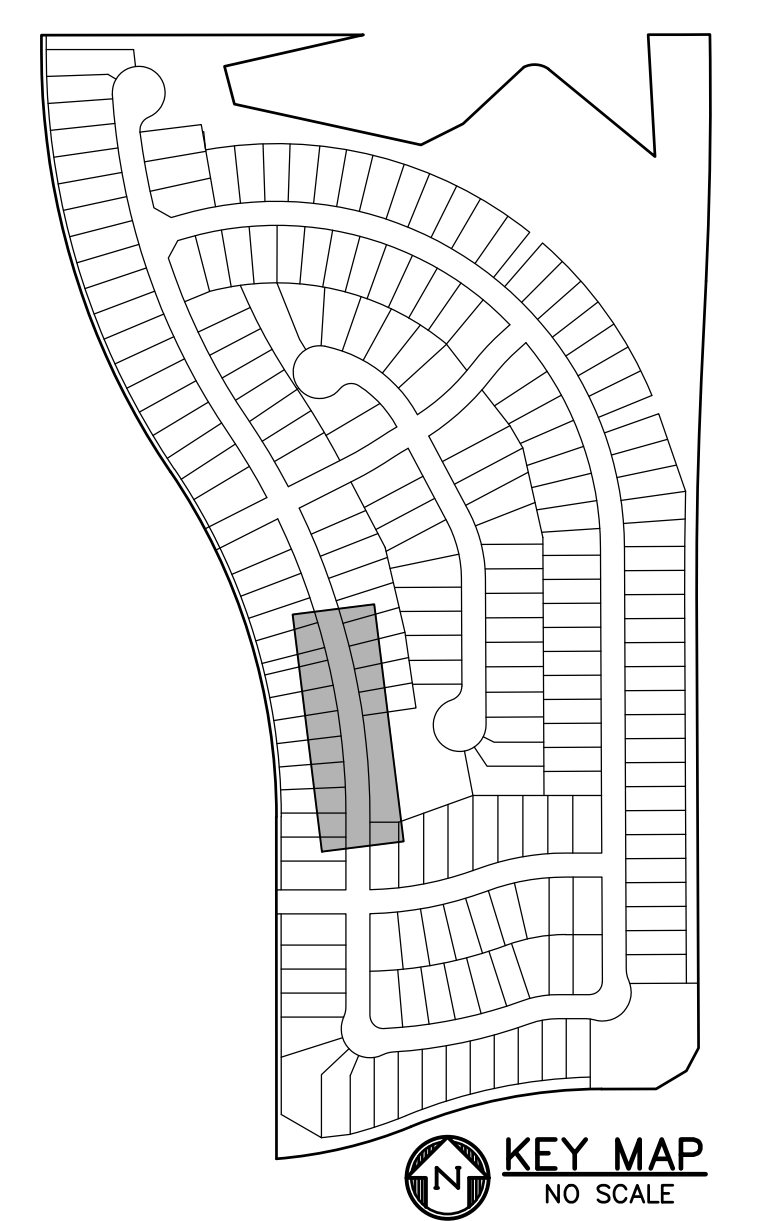
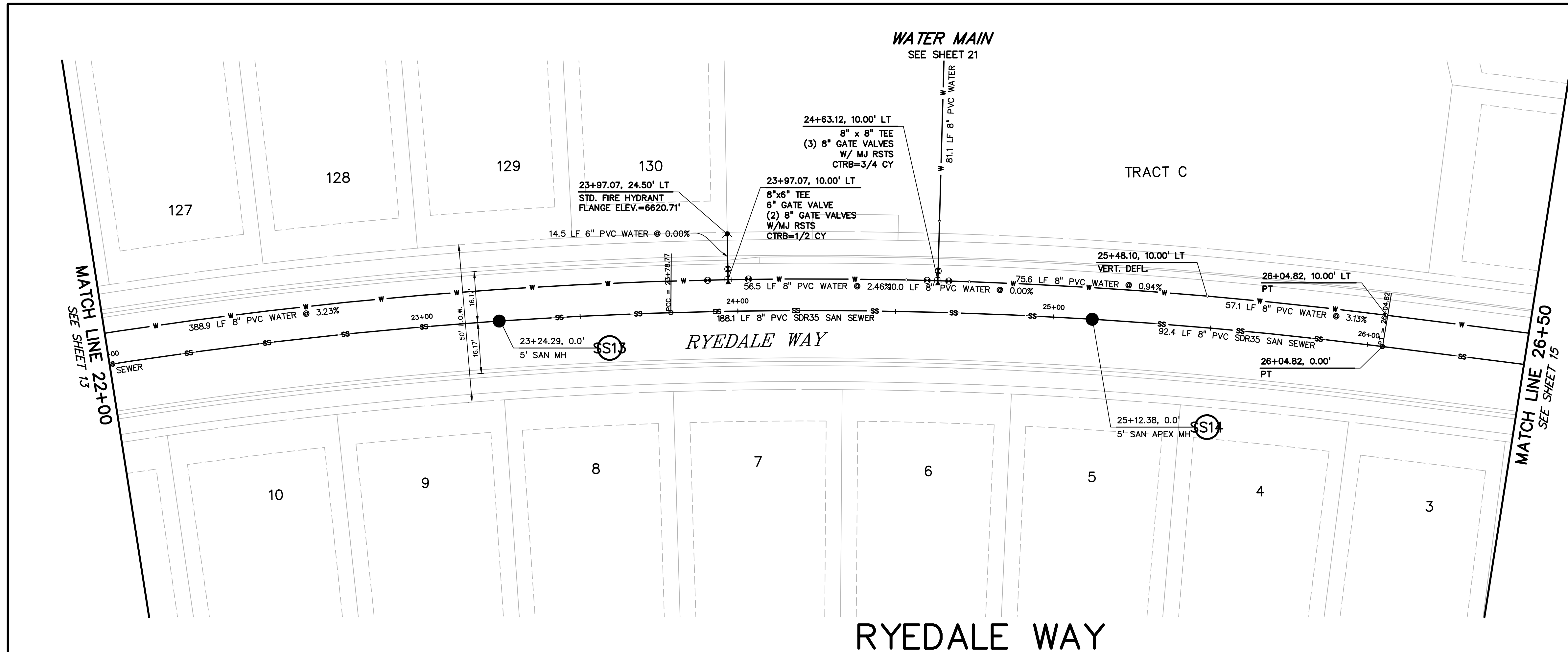
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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

**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.
UT10
 SHEET: 13 OF 32





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
 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'

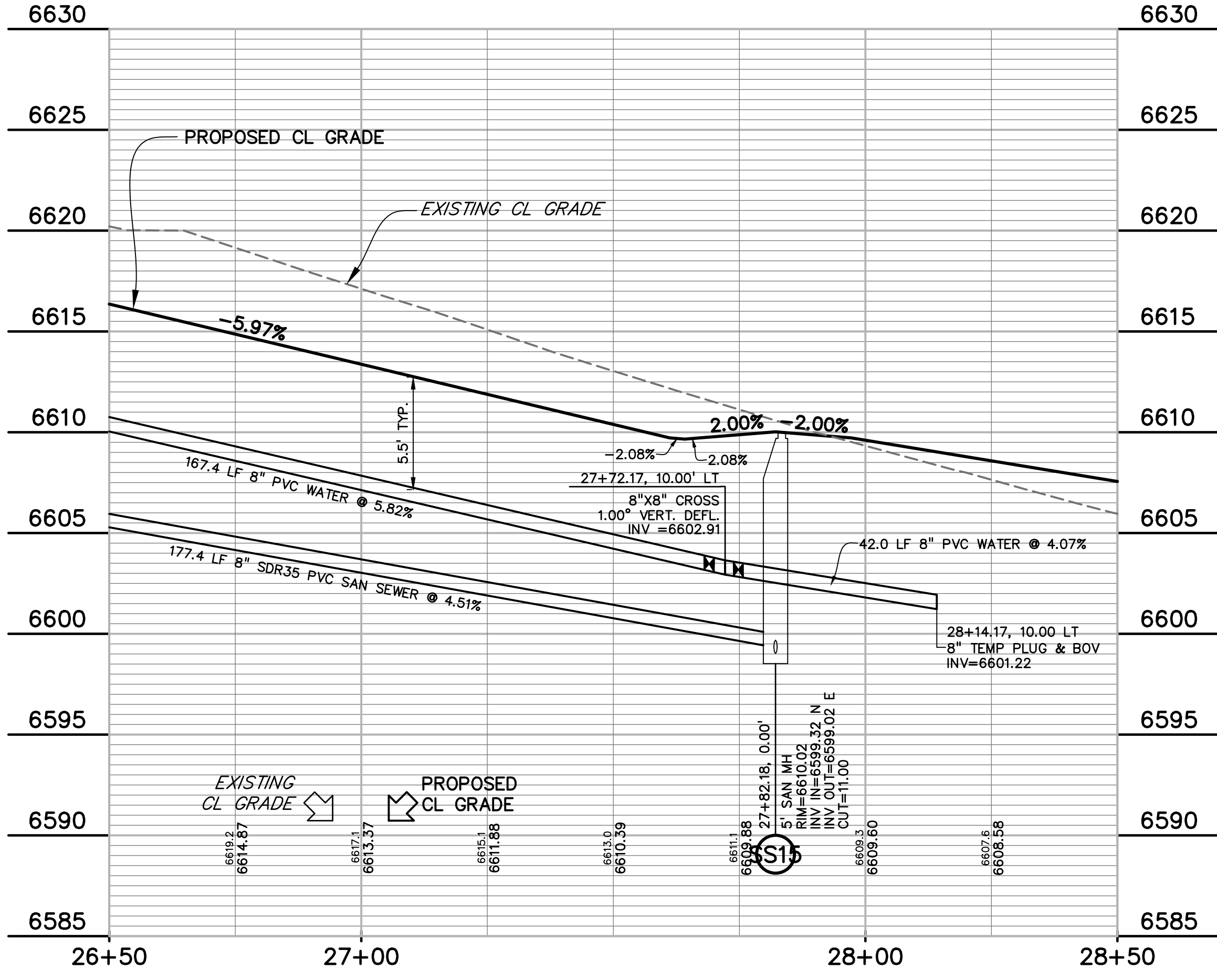
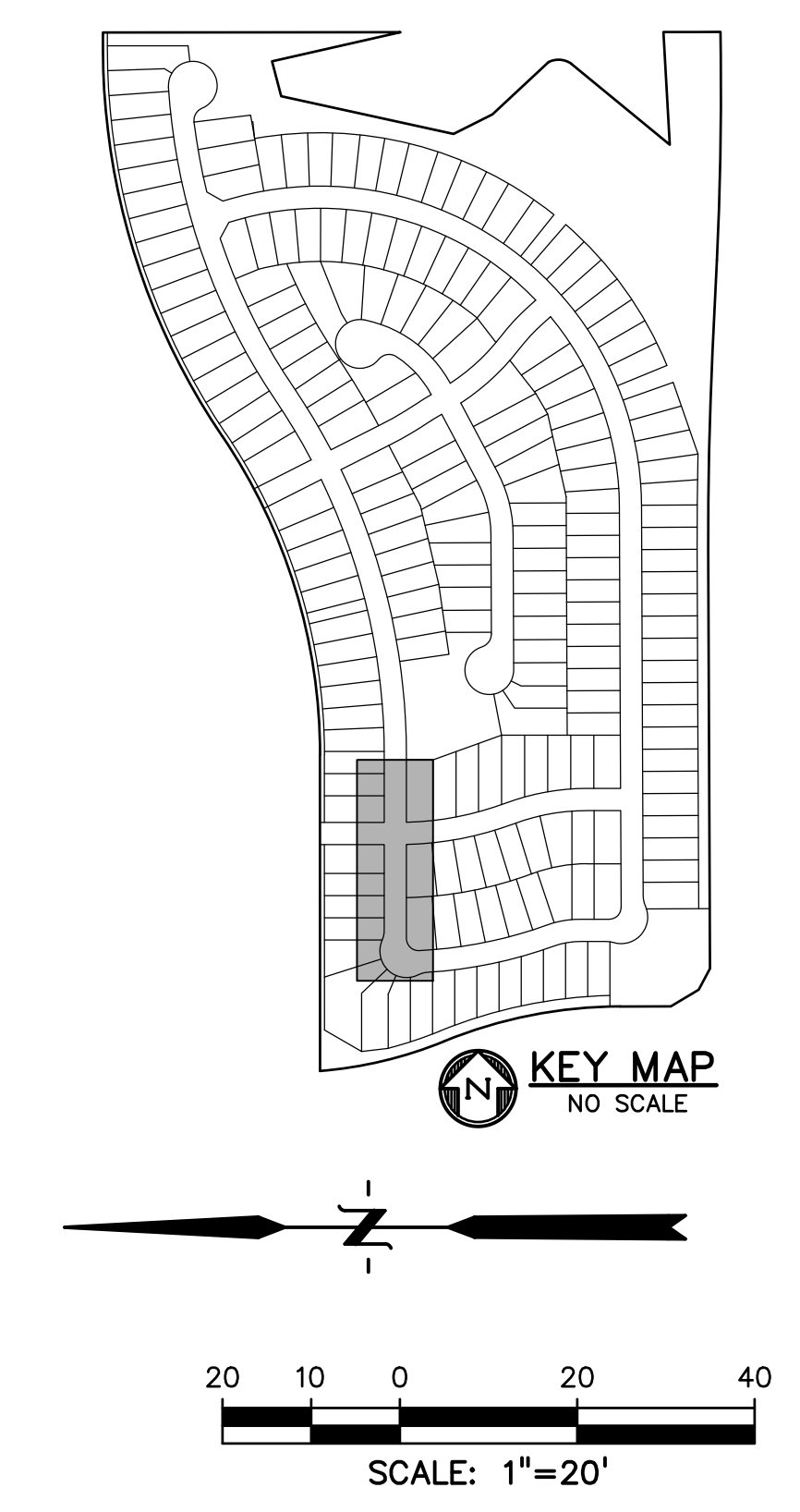
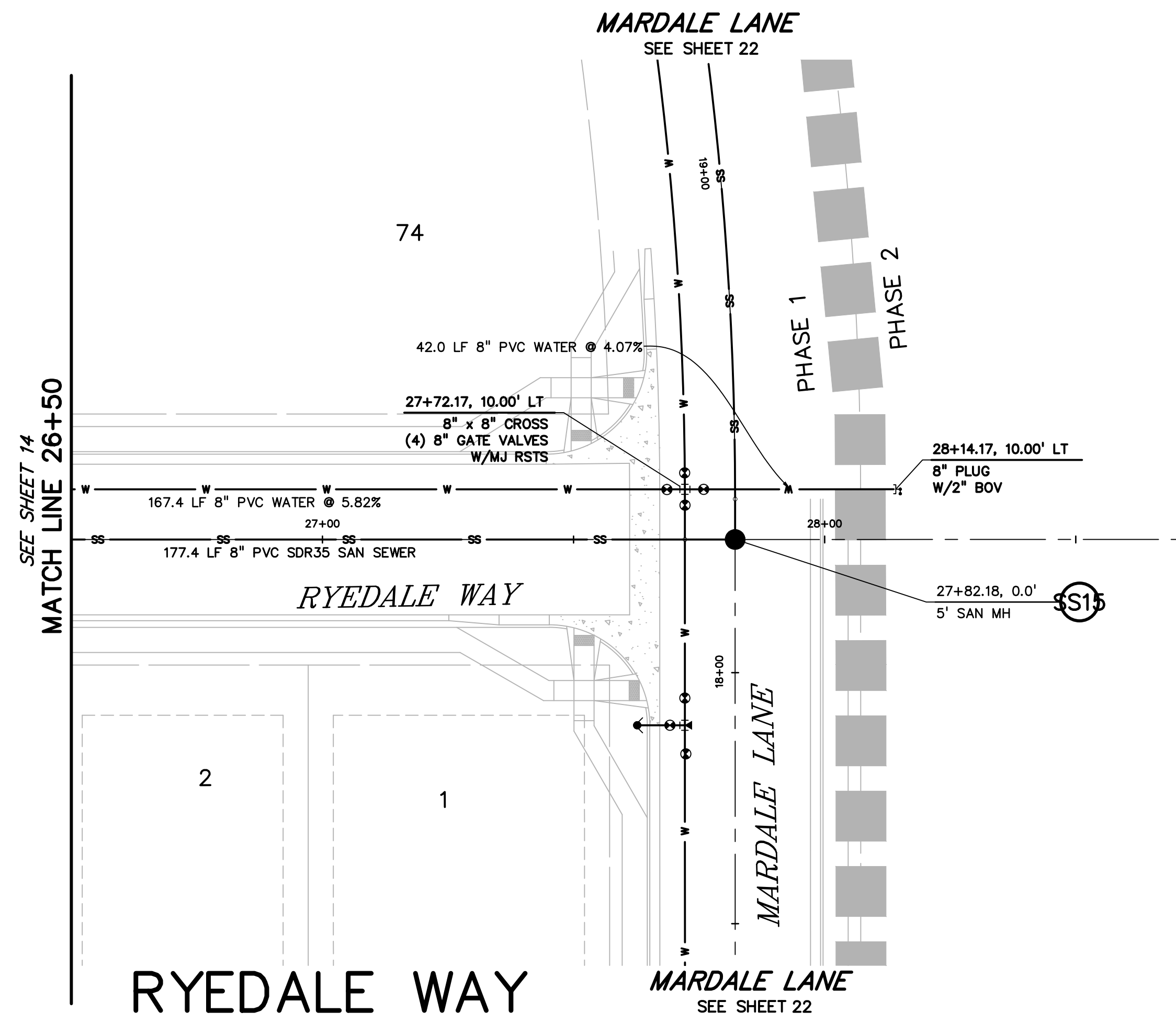
**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT11

SHEET: 14 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'

PREPARED BY:



CLIENT:



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'

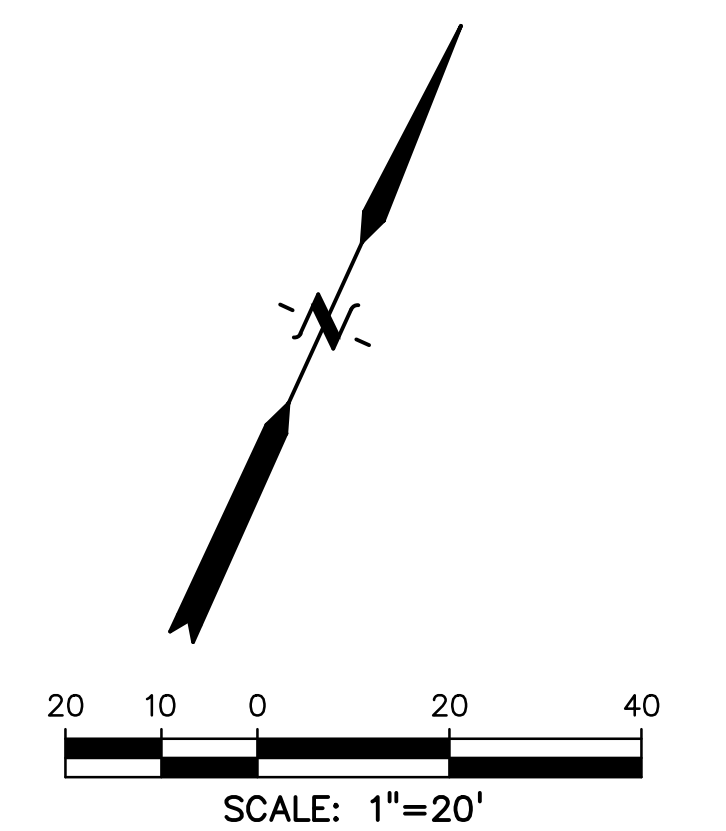
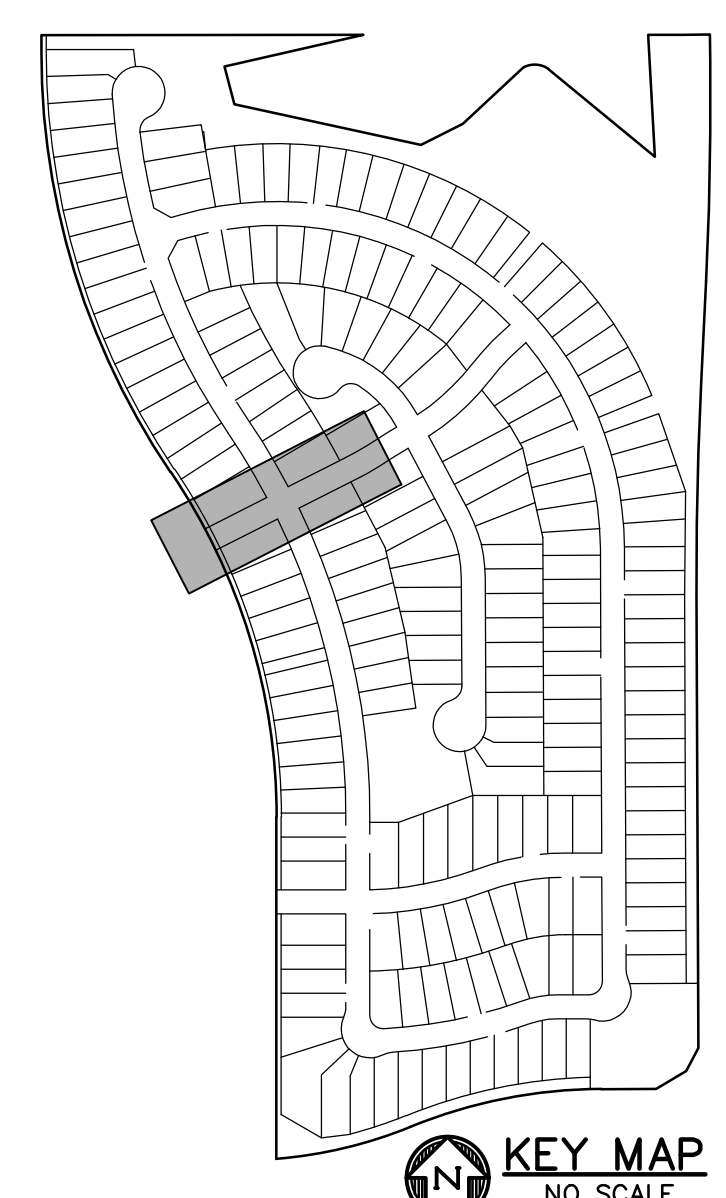
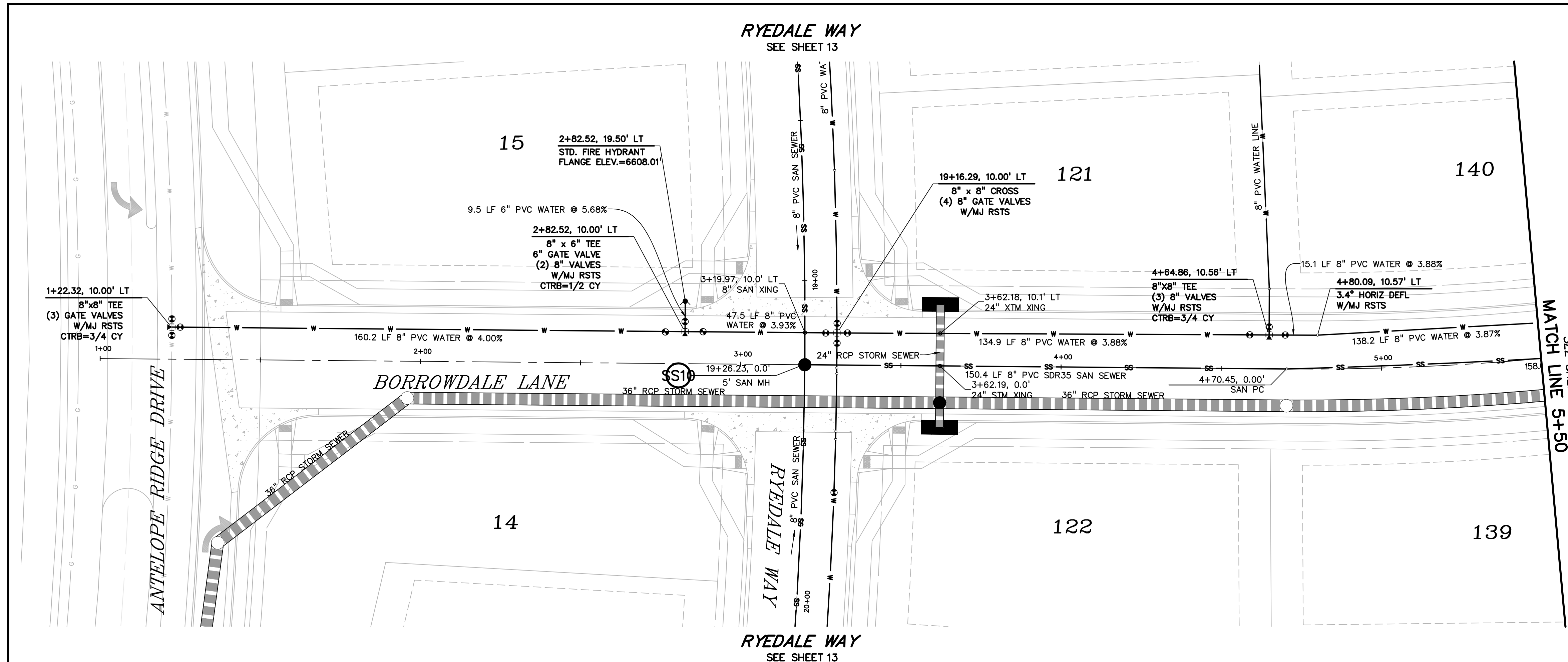
**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT12

SHEET: 15 OF 32

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:

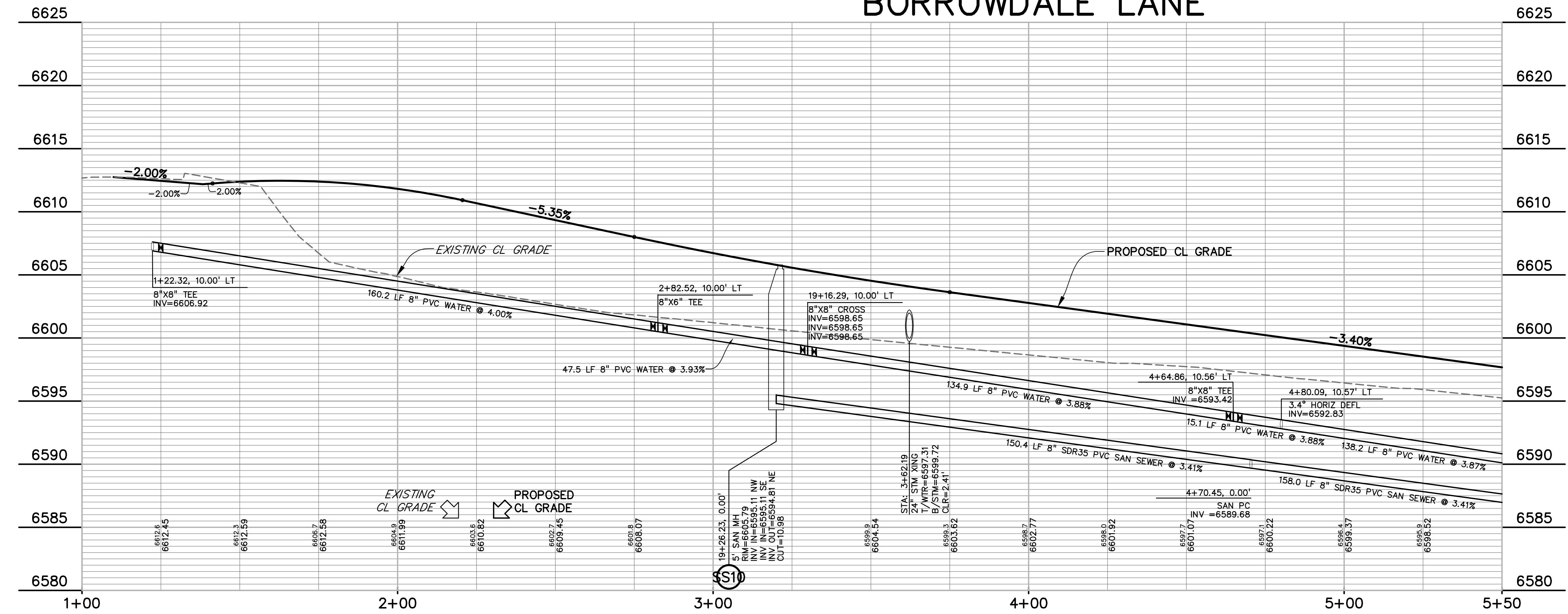


CLIENT:



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

BORROWDALE LANE



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'

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

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



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

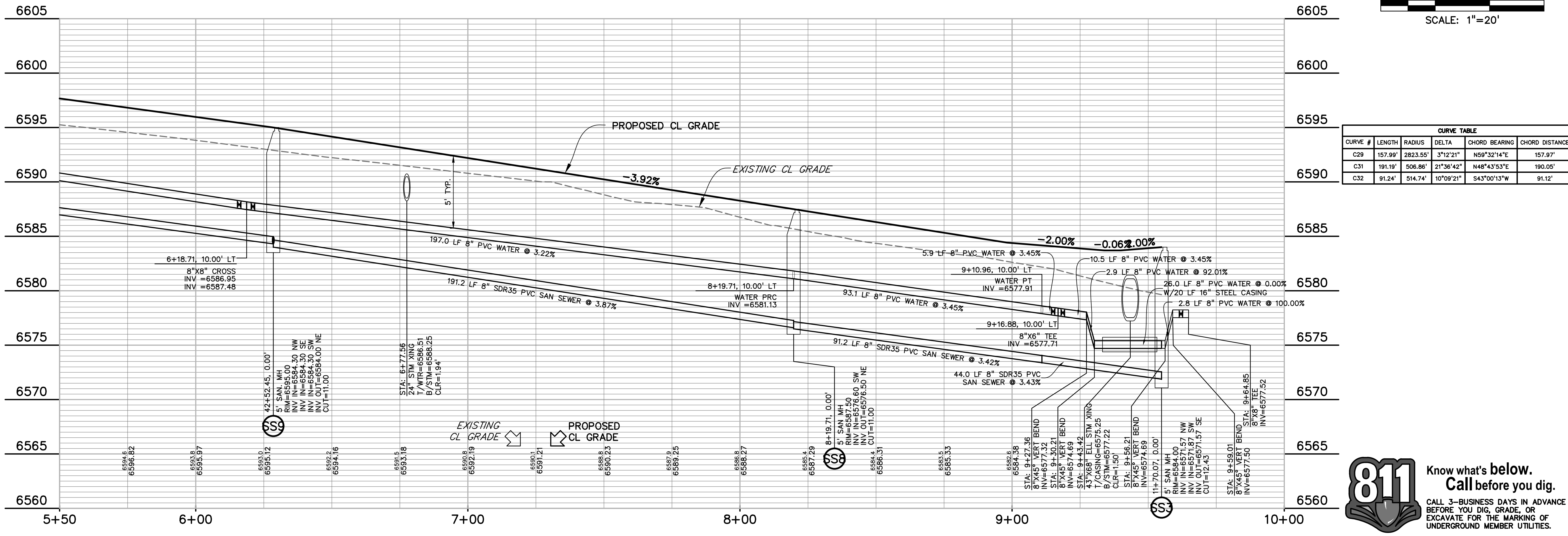
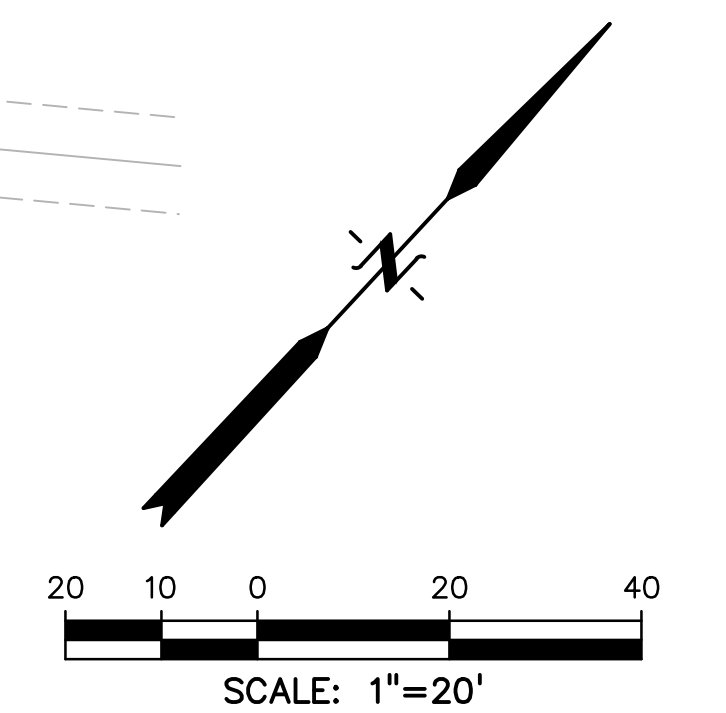
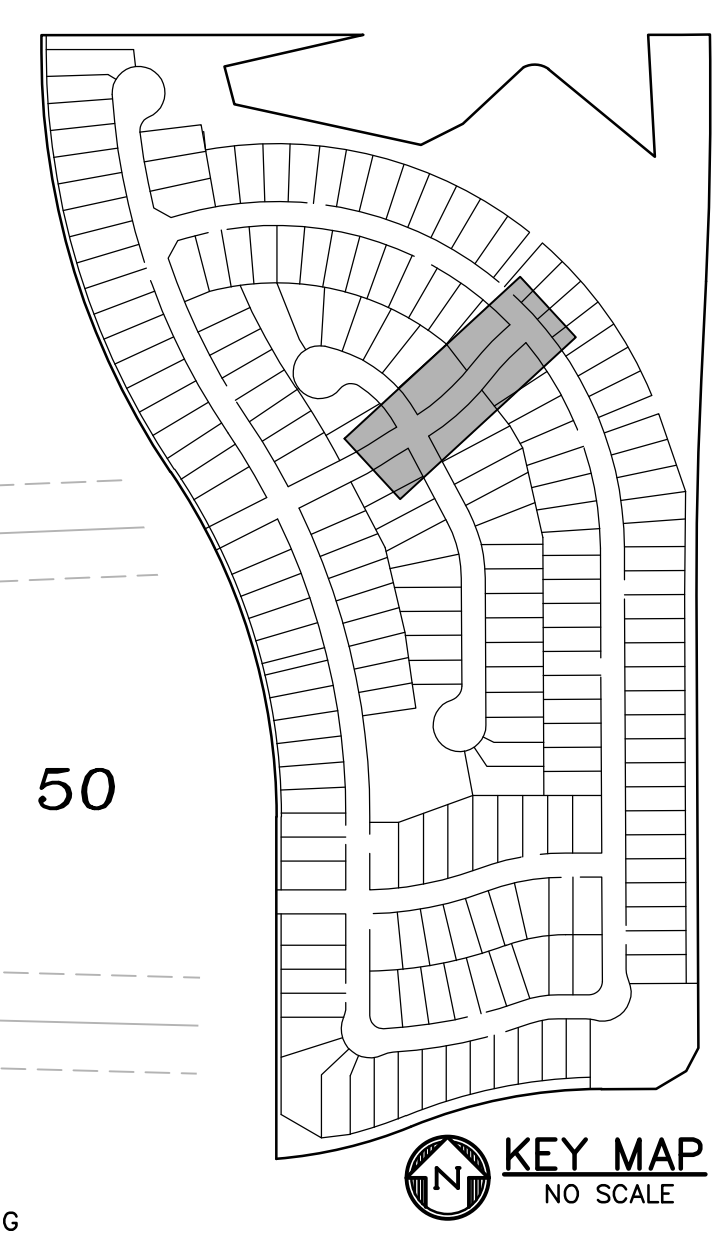
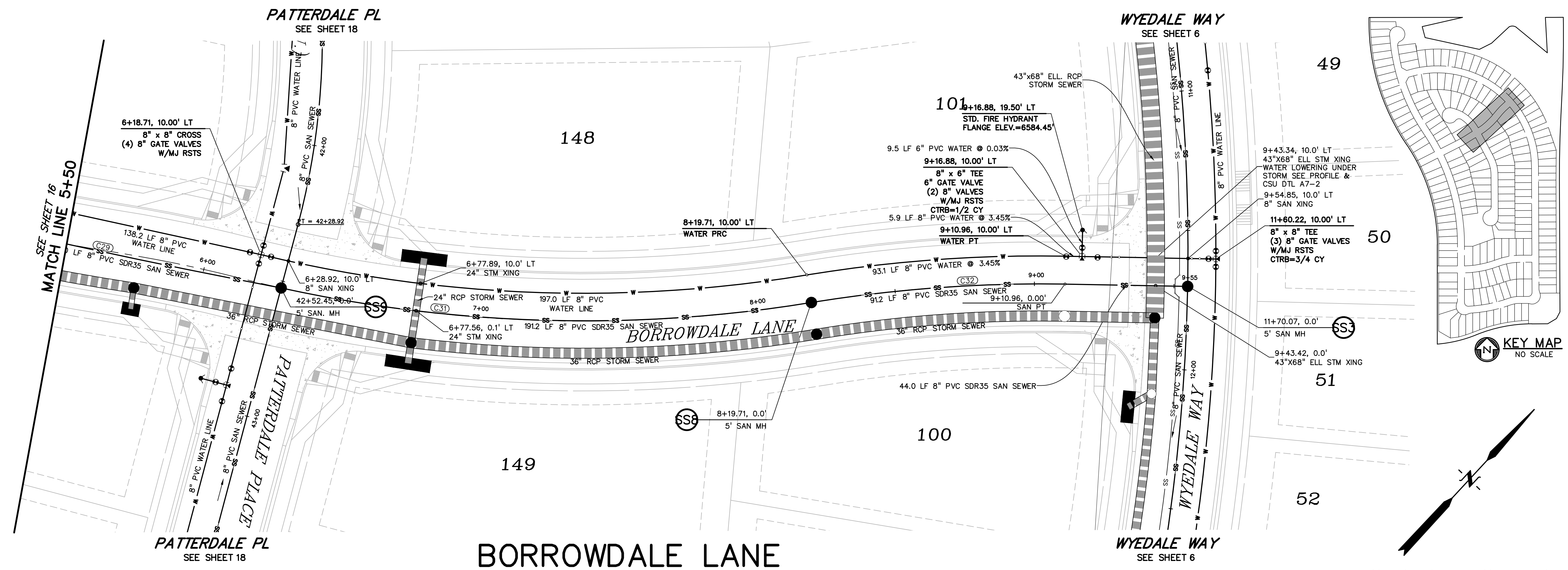
BORROWDALE LN.
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT13

SHEET: 16 OF 32





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

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

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

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

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

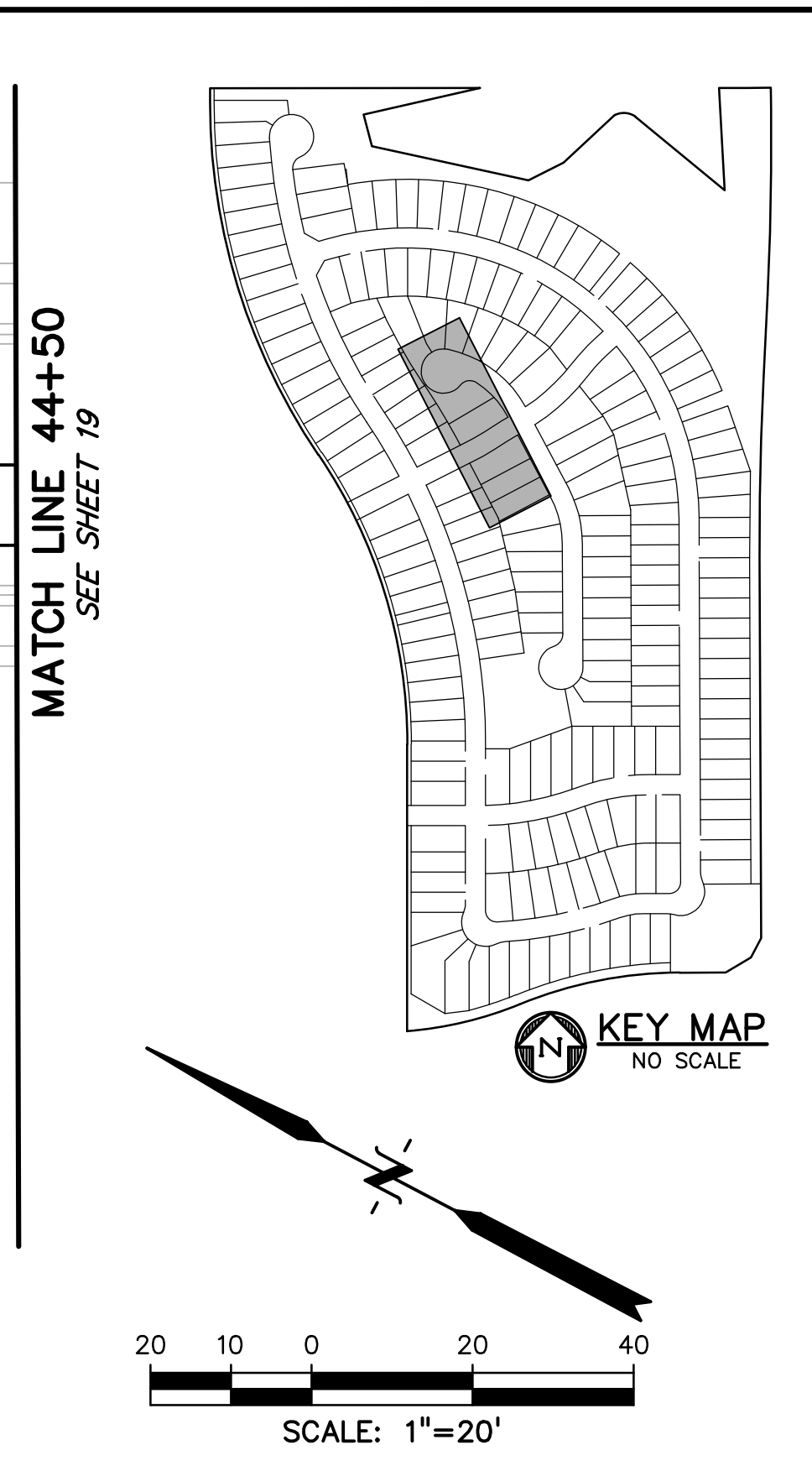
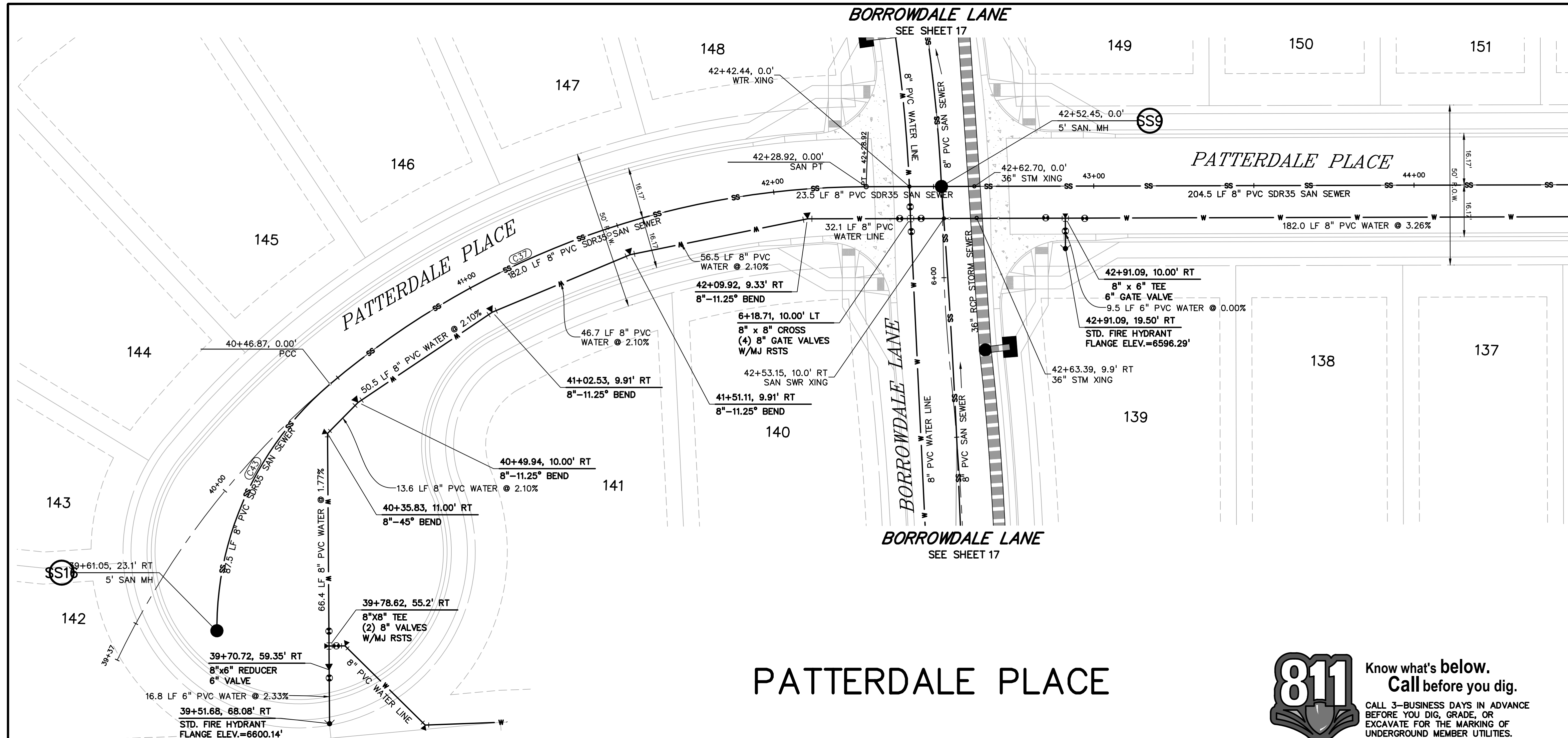
**BORROWDALE LN.
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT14

SHEET: 17 OF 32

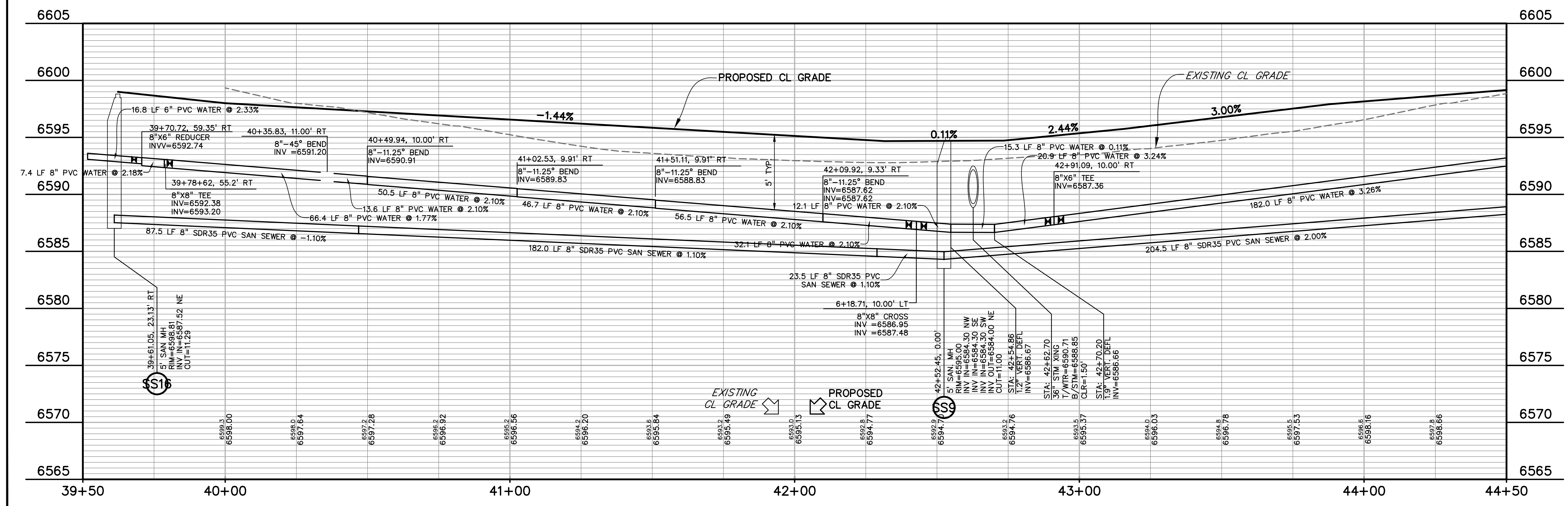




CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C37	182.05'	260.00'	40°07'03"	N48°01'13\"W	178.35'
C40	128.65'	275.00'	26°48'14"	N13°39'01\"W	127.48'
C43	87.52'	100.00'	50°08'45"	N86°50'41\"E	84.75'
C44	81.08'	100.17'	46°22'25"	S22°57'21\"W	78.88'

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.

PATTERDALE PLACE



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
STORM REVS	7-15-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01UT4

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.

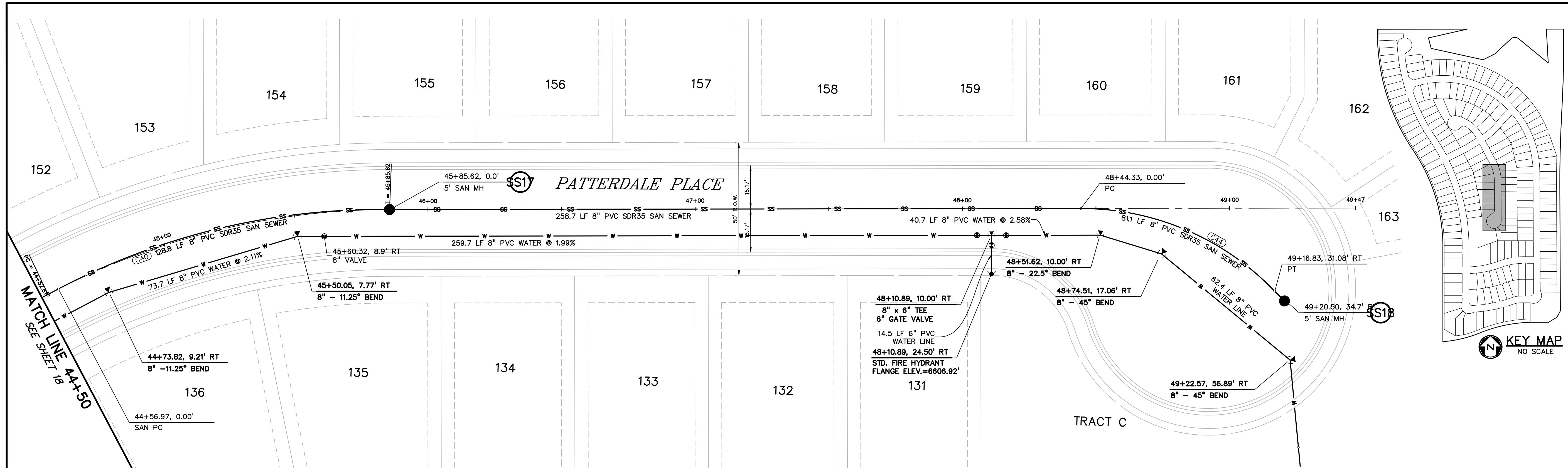
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**PATTERDALE PL.
 UTILITY PLAN
 & PROFILE**

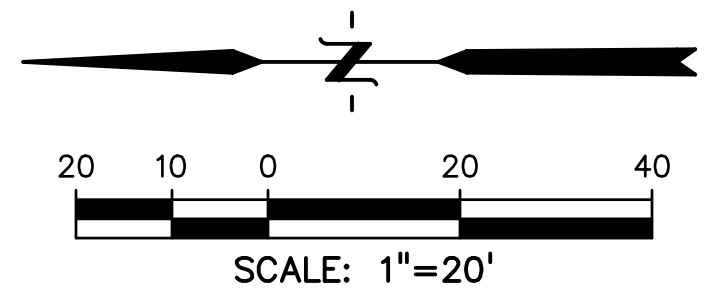
PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT15

SHEET: 18 OF 32



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	81.06'	100.17'	46°22'25"	S22°57'21"W	78.68'



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: 21187-01UT4

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

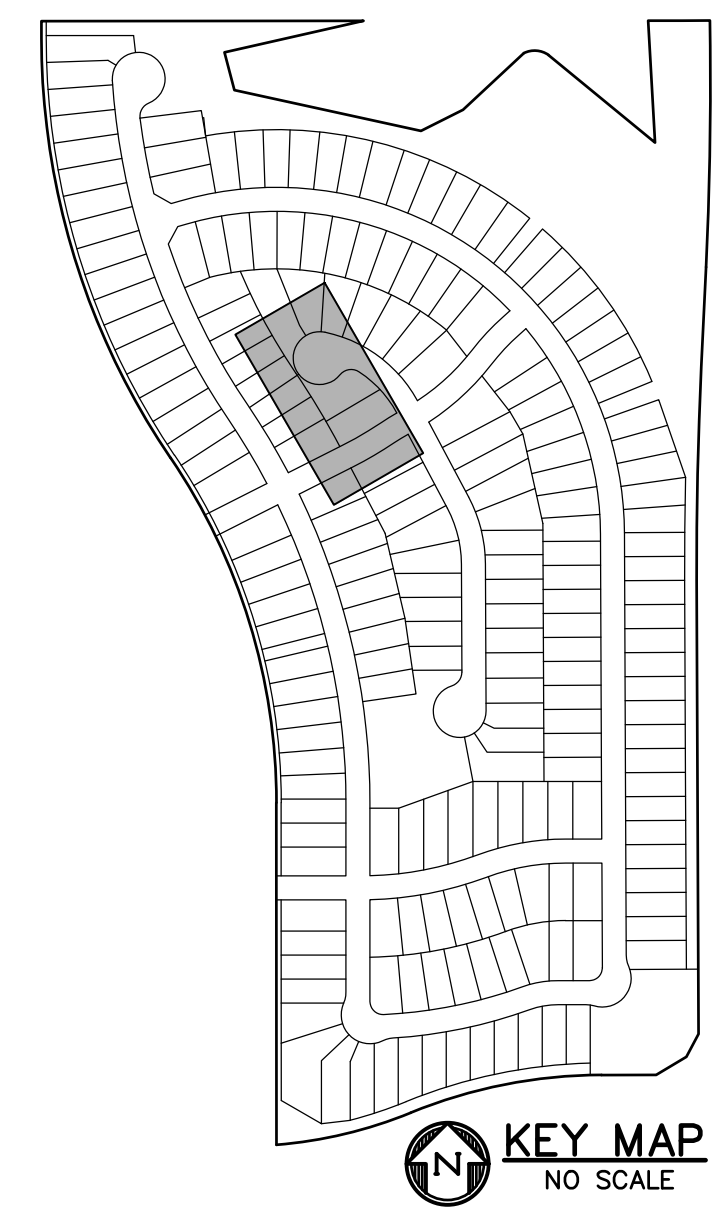
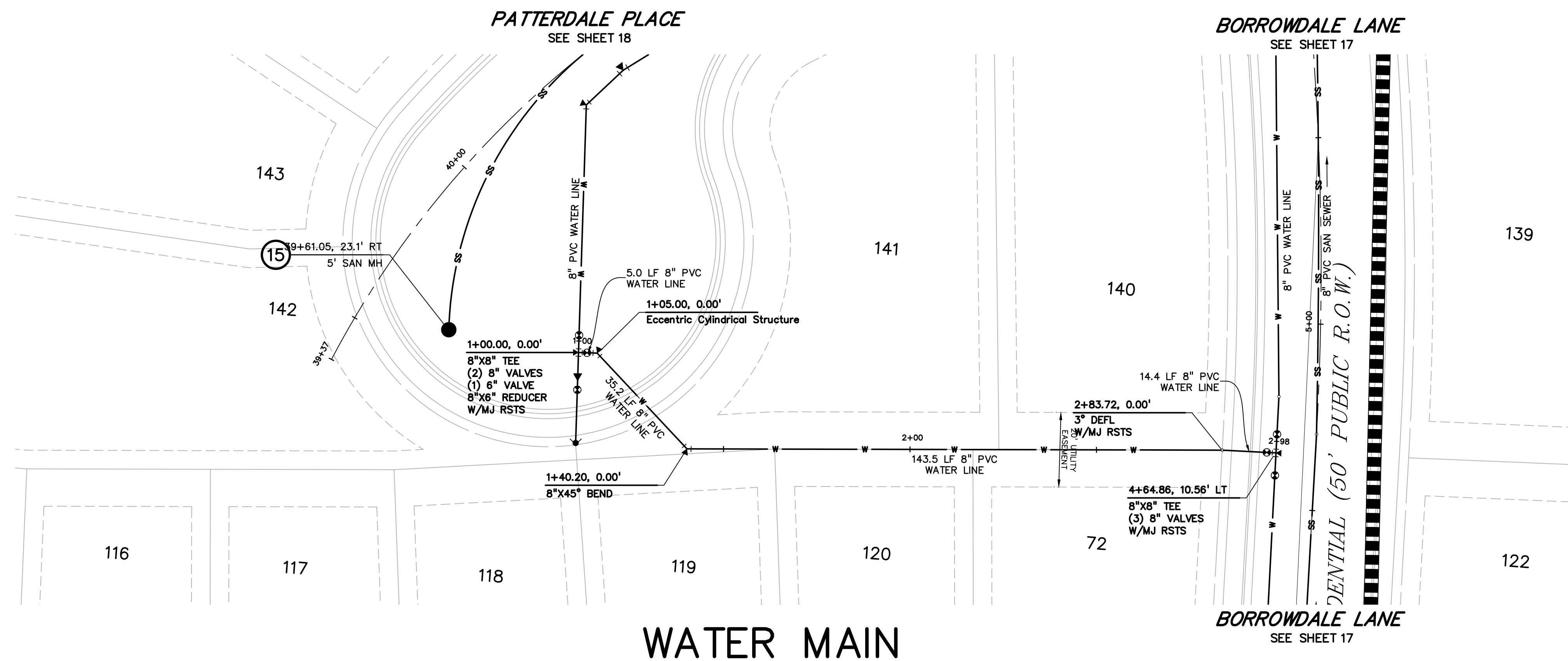
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

PATTERDALE PL.
UTILITY PLAN
& PROFILE

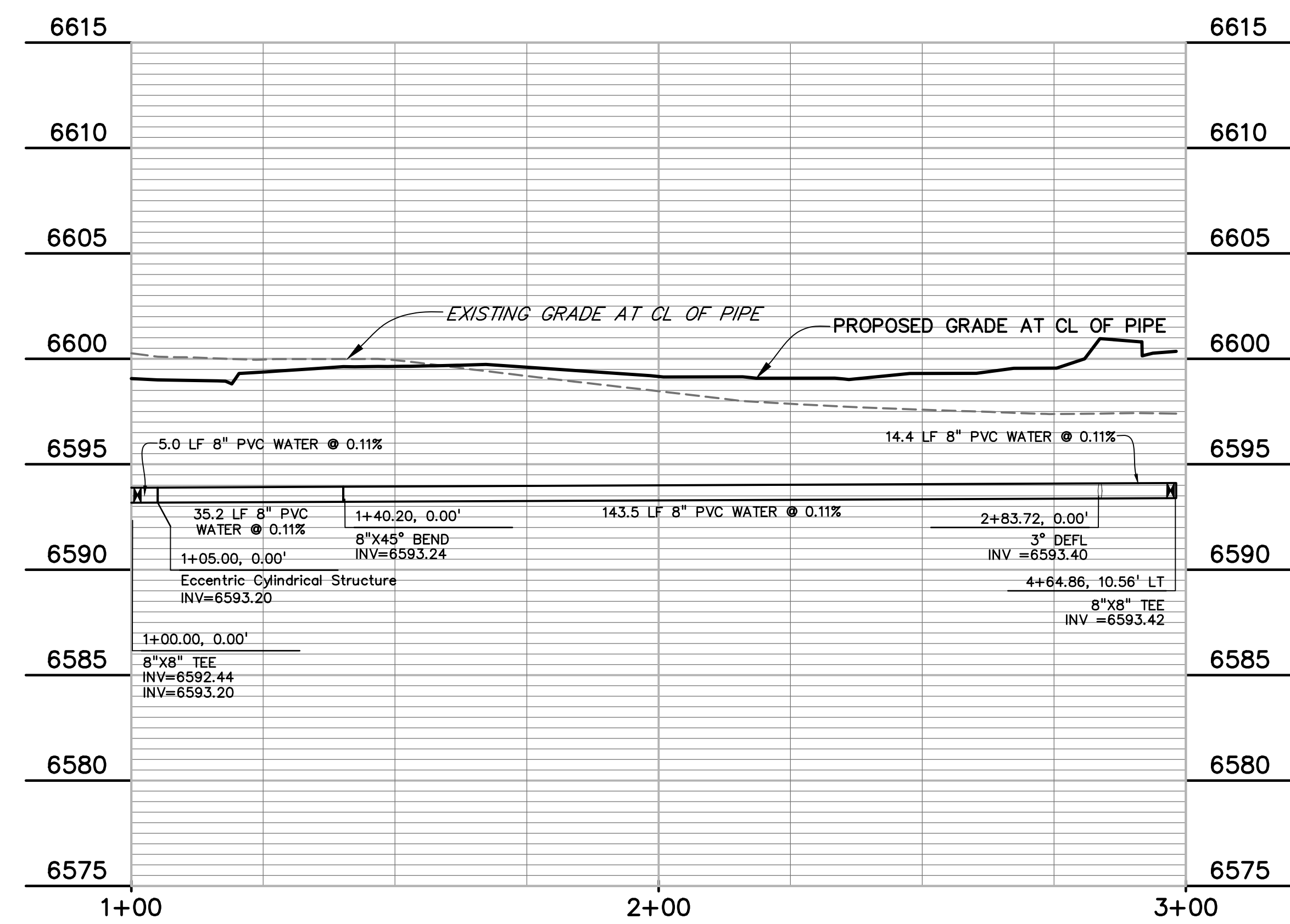
PROJECT NO. 21187-01CSCV
DRAWING NO.

UT16

SHEET: 19 OF 32



WATER MAIN



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
 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:	21187-01WT2

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



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

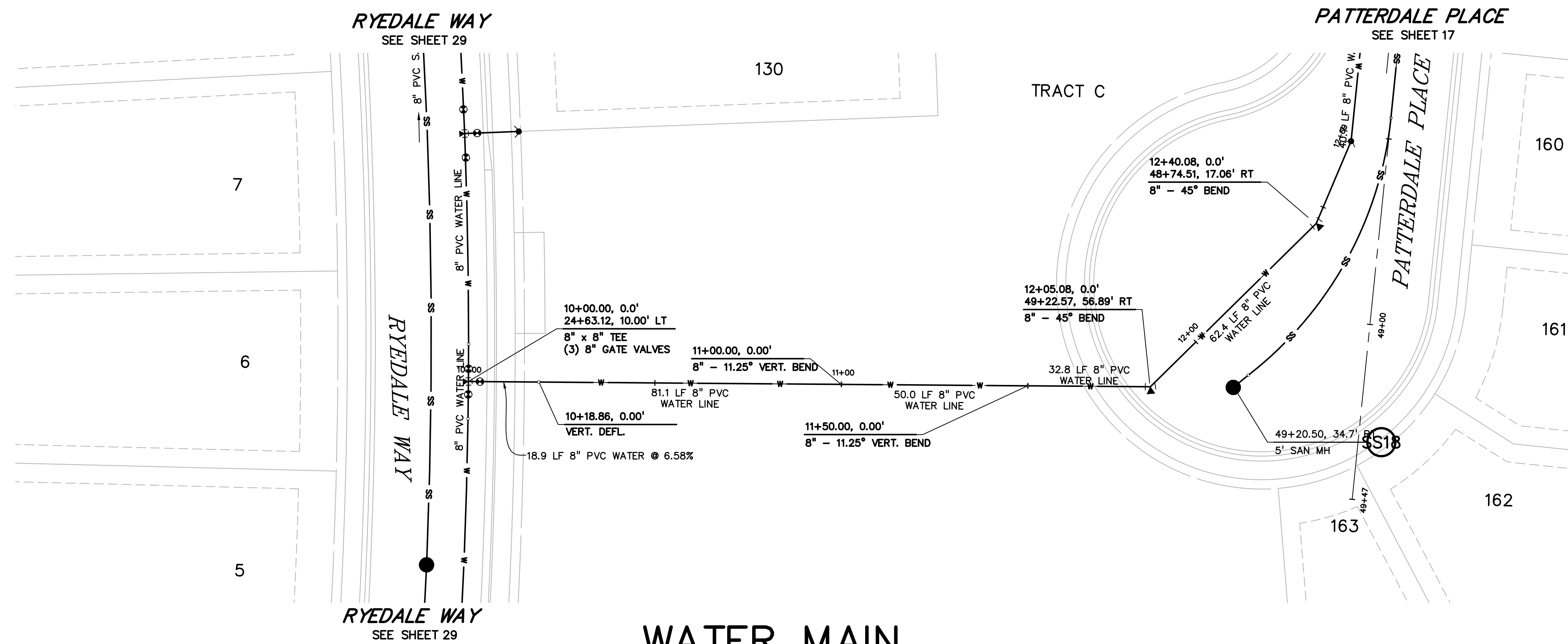
**WATER MAIN
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

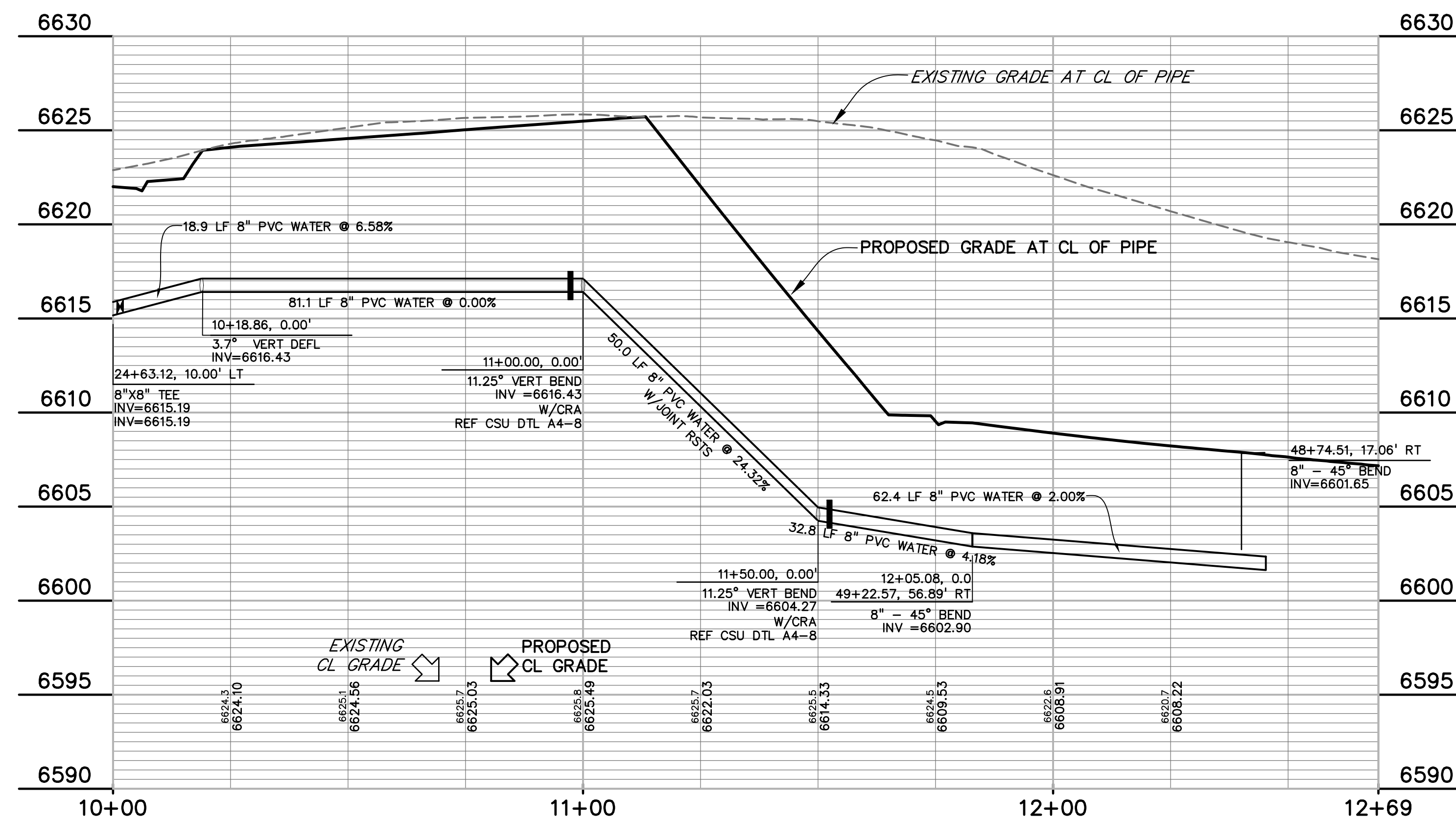
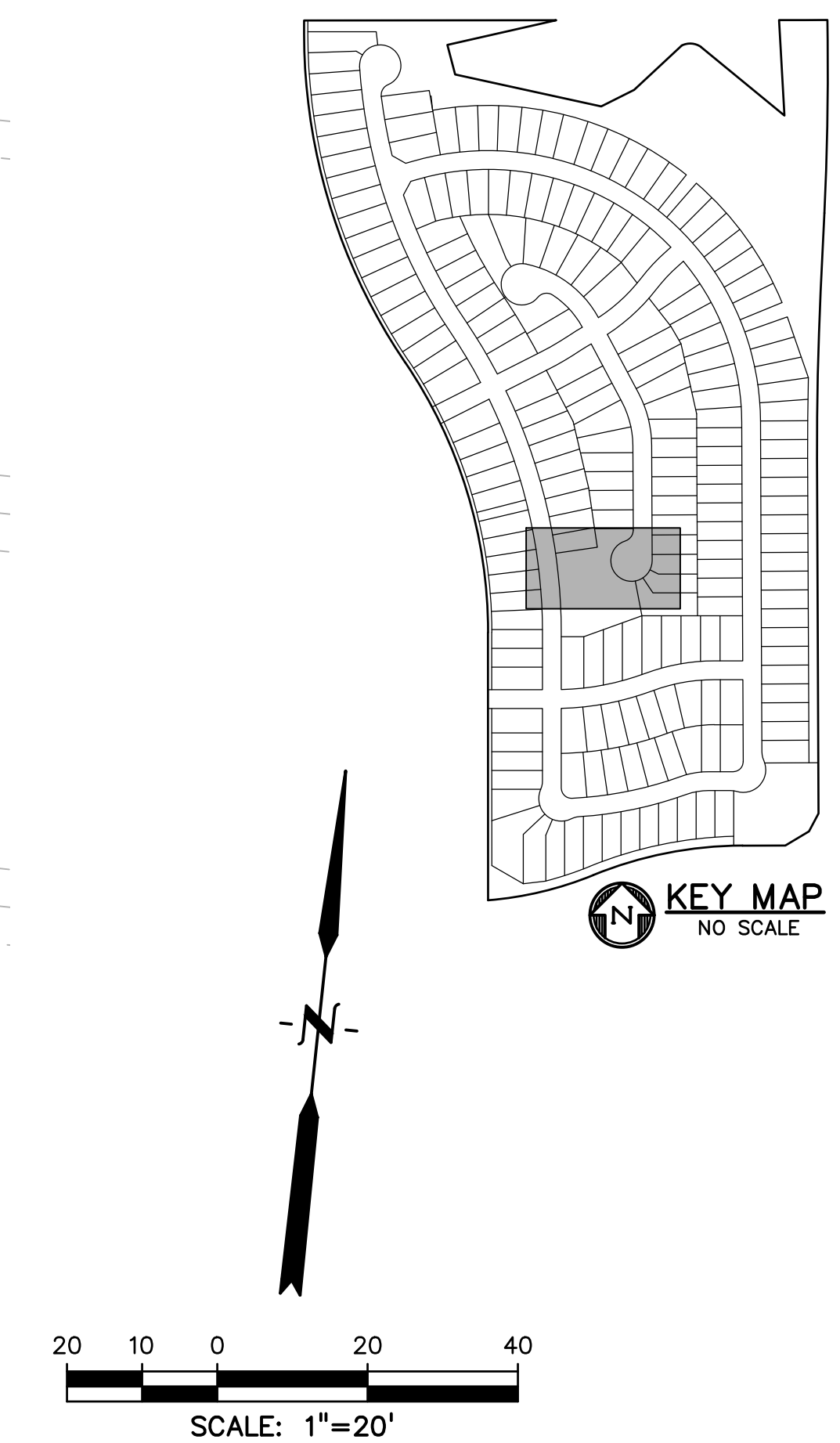
UT17

SHEET: 20 OF 32

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.



WATER MAIN



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: 21187-01WT2

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



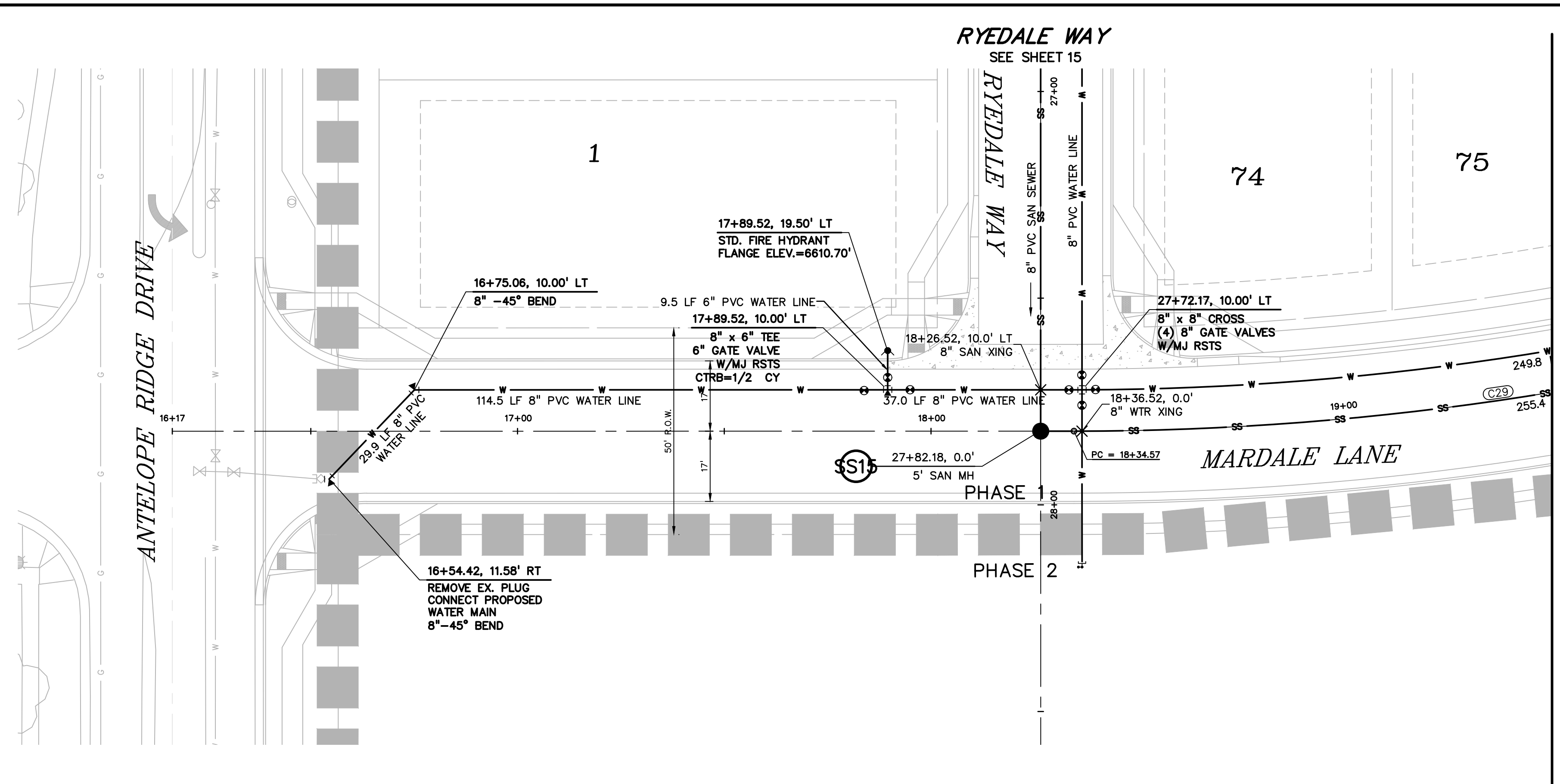
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WATER MAIN PLAN AND PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

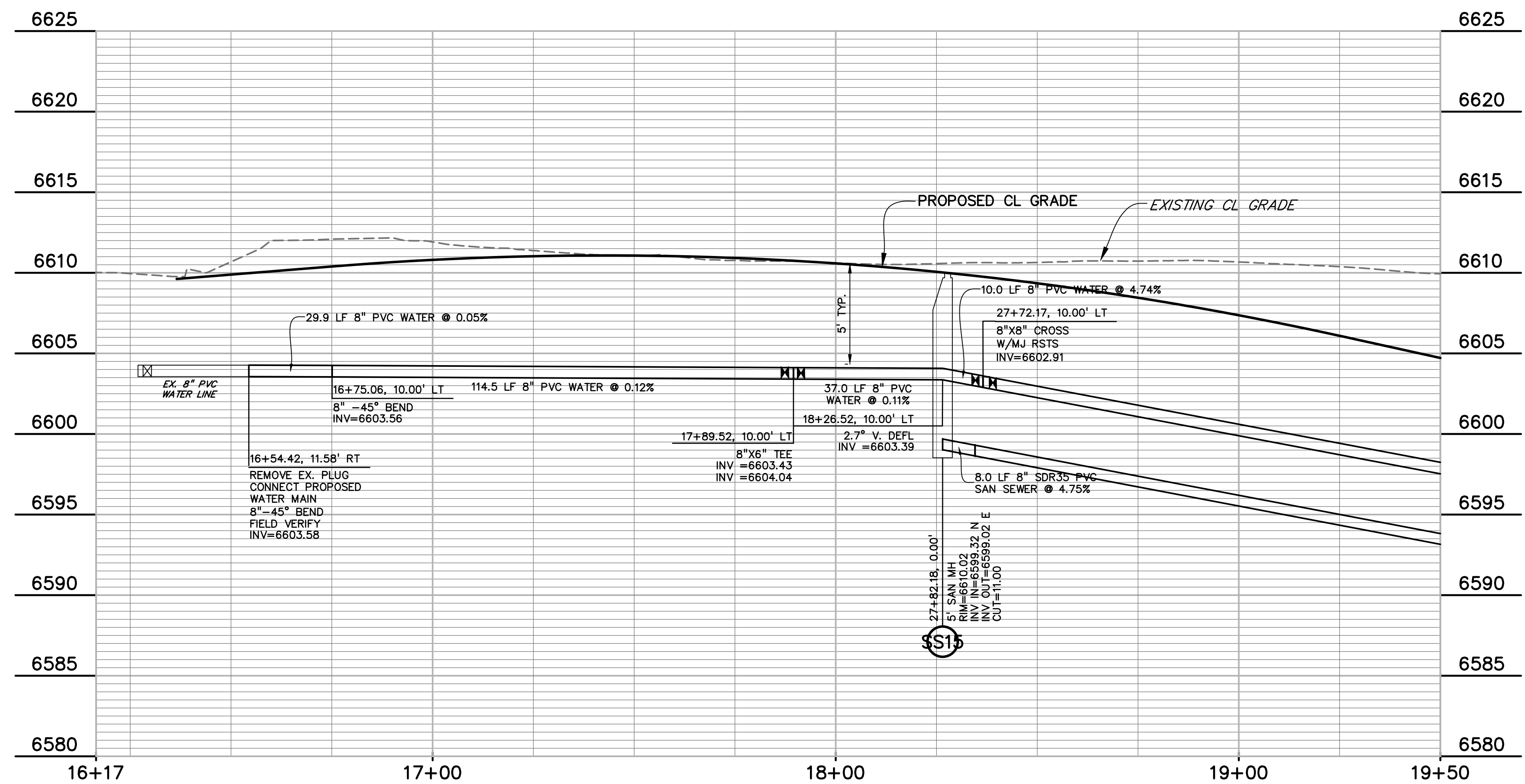
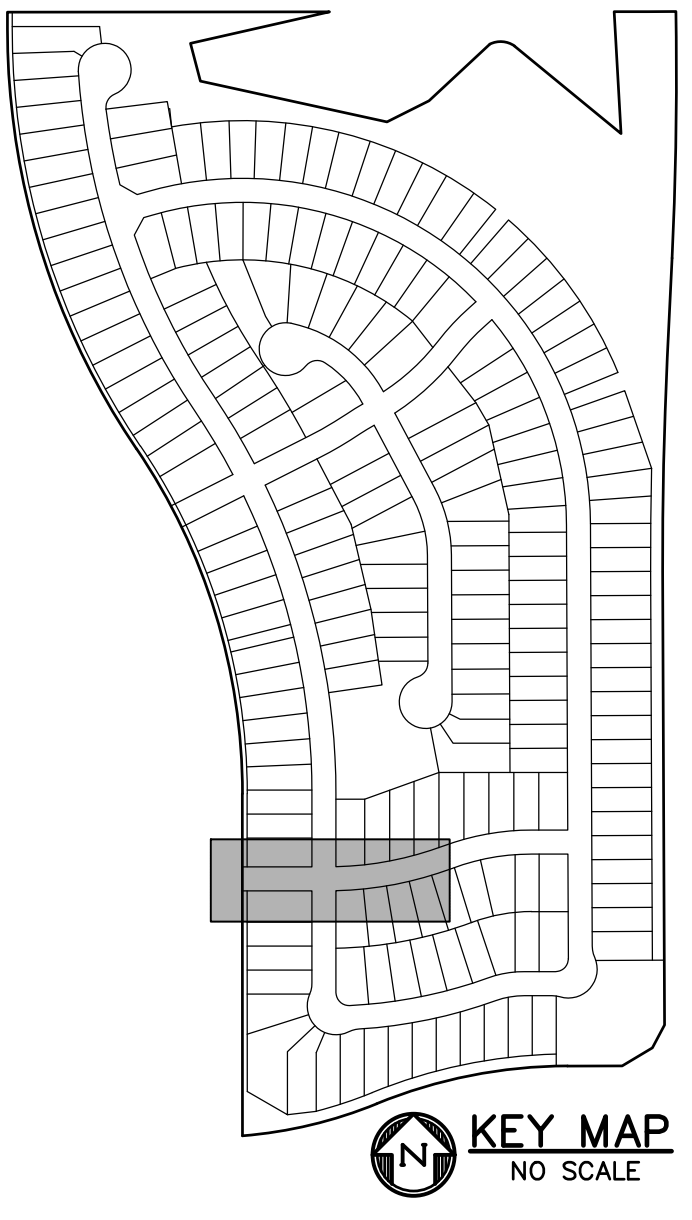
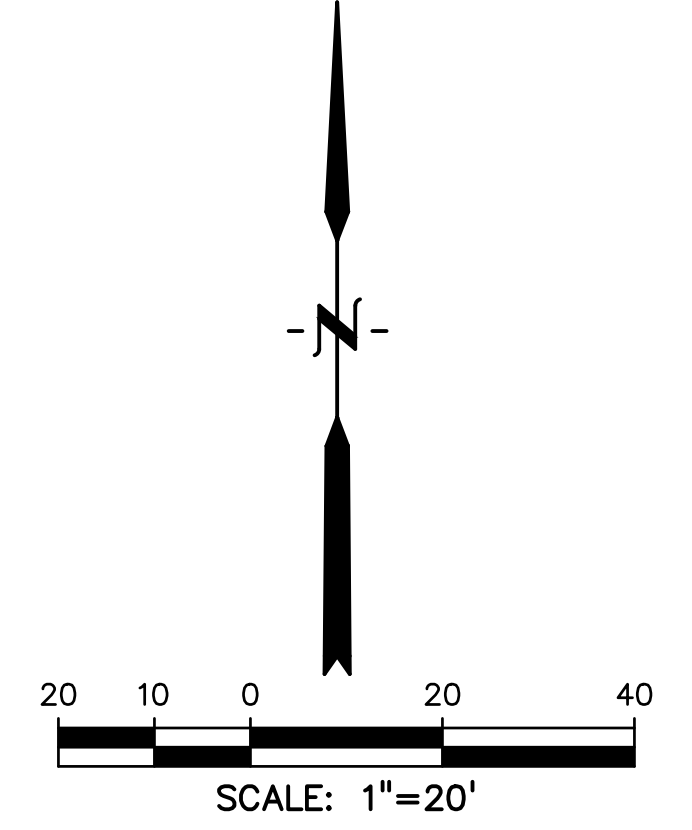
UT18

SHEET: 21 OF 32



MARDALE LANE

MATCH LINE 19+50
SEE SHEET 23



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	255.36'	715.00'	20°27'45"	N79°45'54"E	254.00'
C30	178.60'	500.00'	20°27'58"	N79°48'01"E	177.65'

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: 21187-01UT5

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

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



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

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



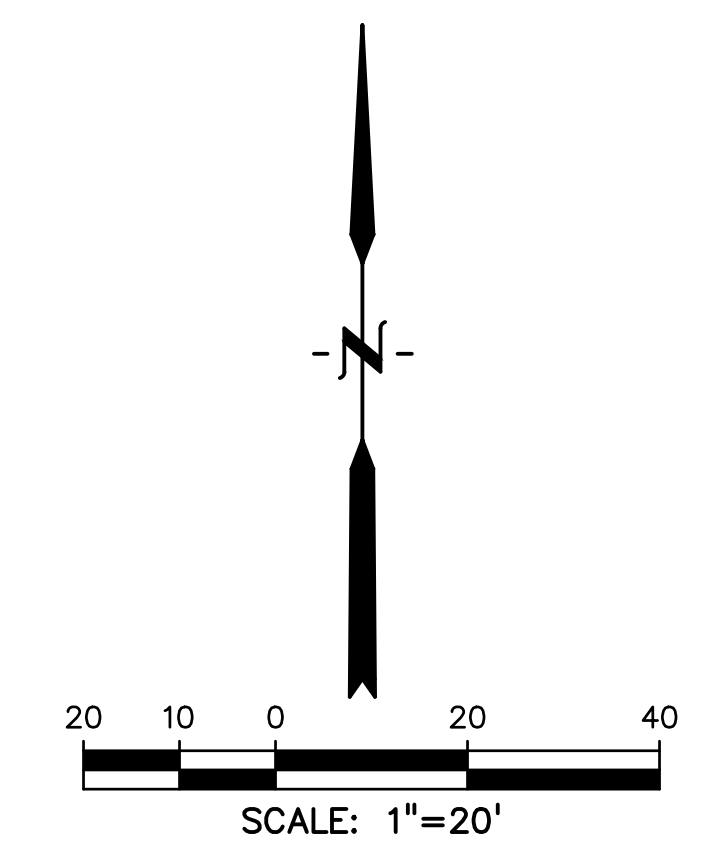
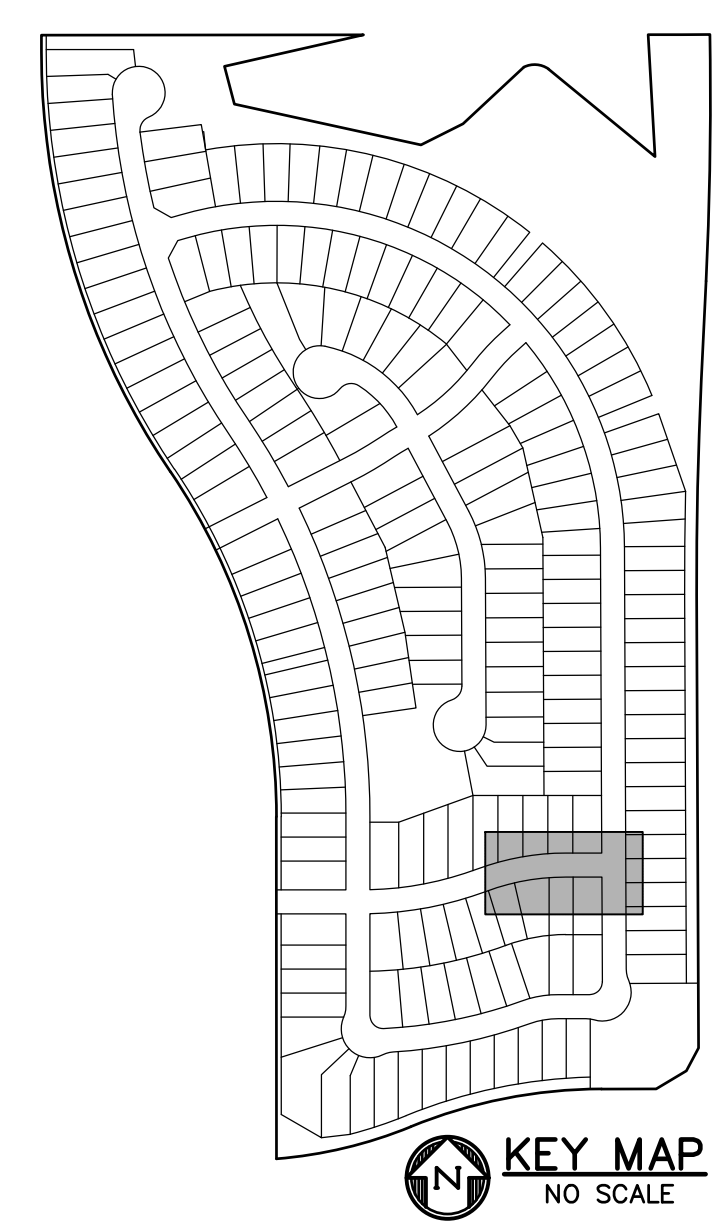
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

MARDALE LANE
UTILITY PLAN
& PROFILE

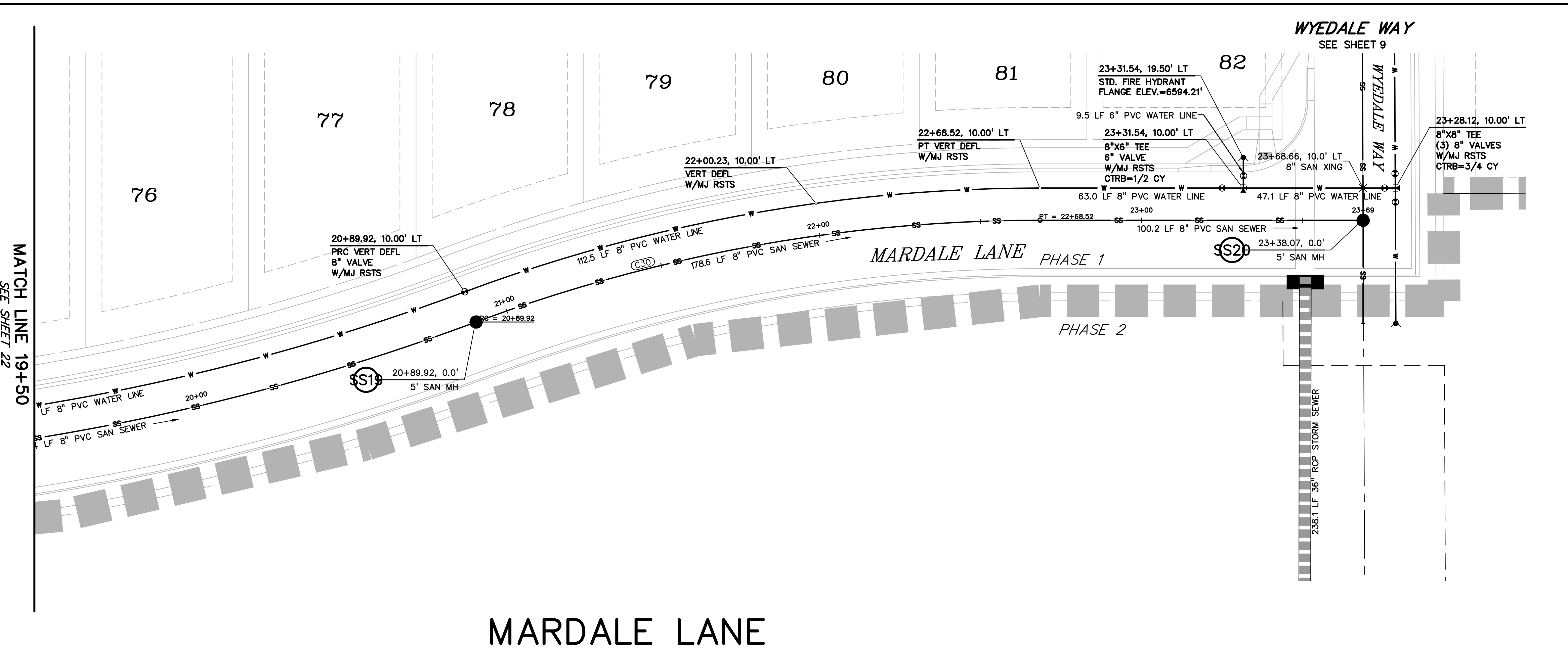
PROJECT NO. 21187-01CSCV
DRAWING NO.

UT20

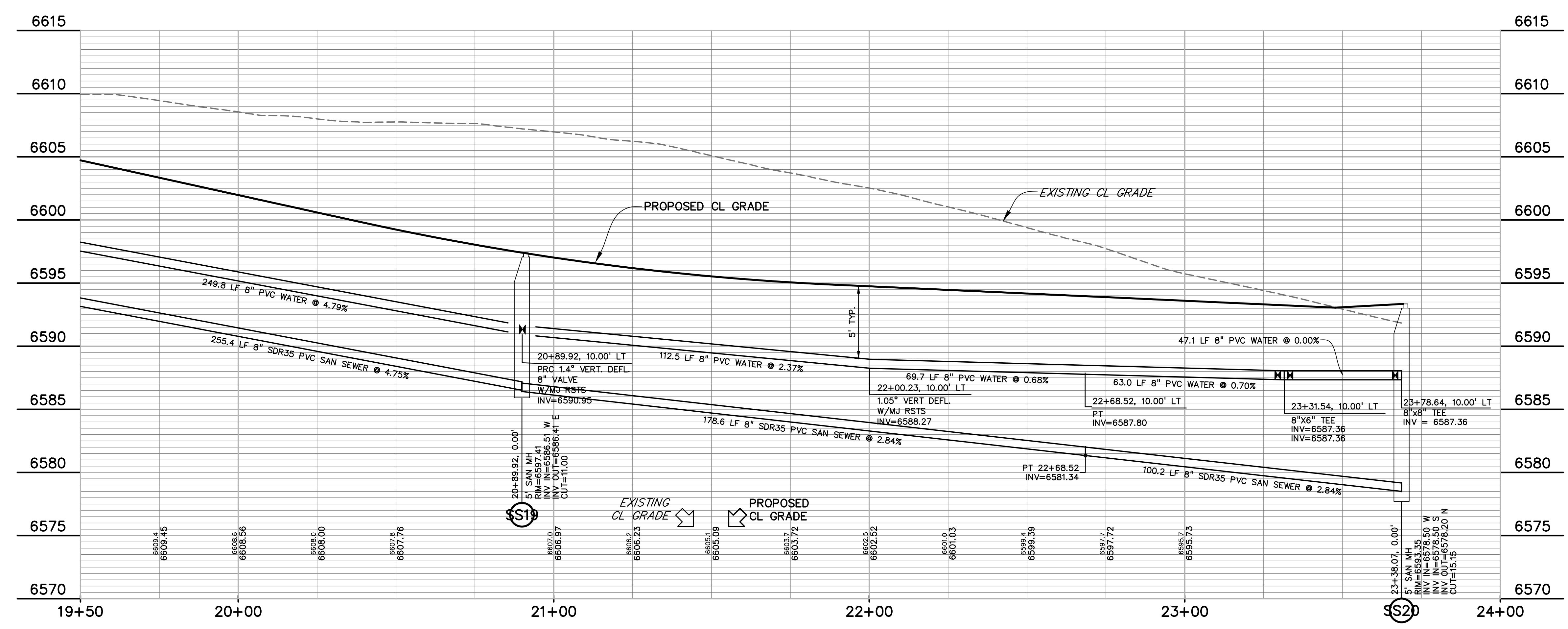
SHEET: 23 OF 32

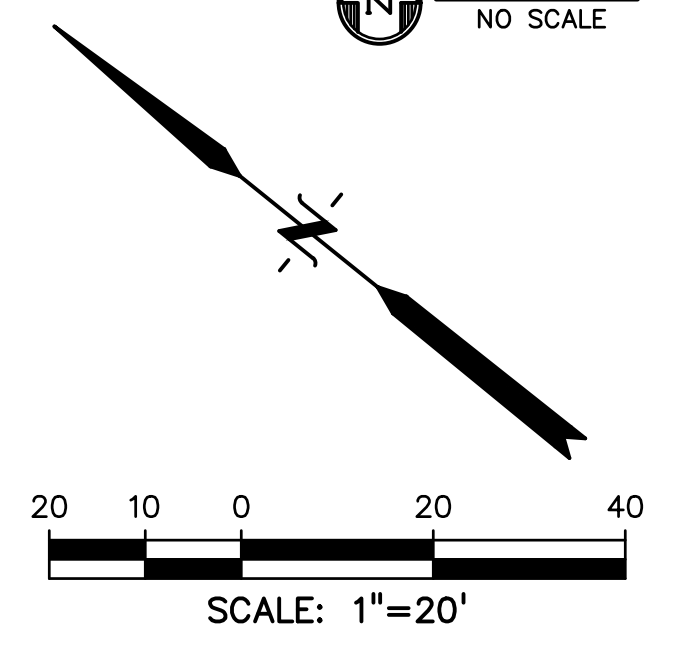
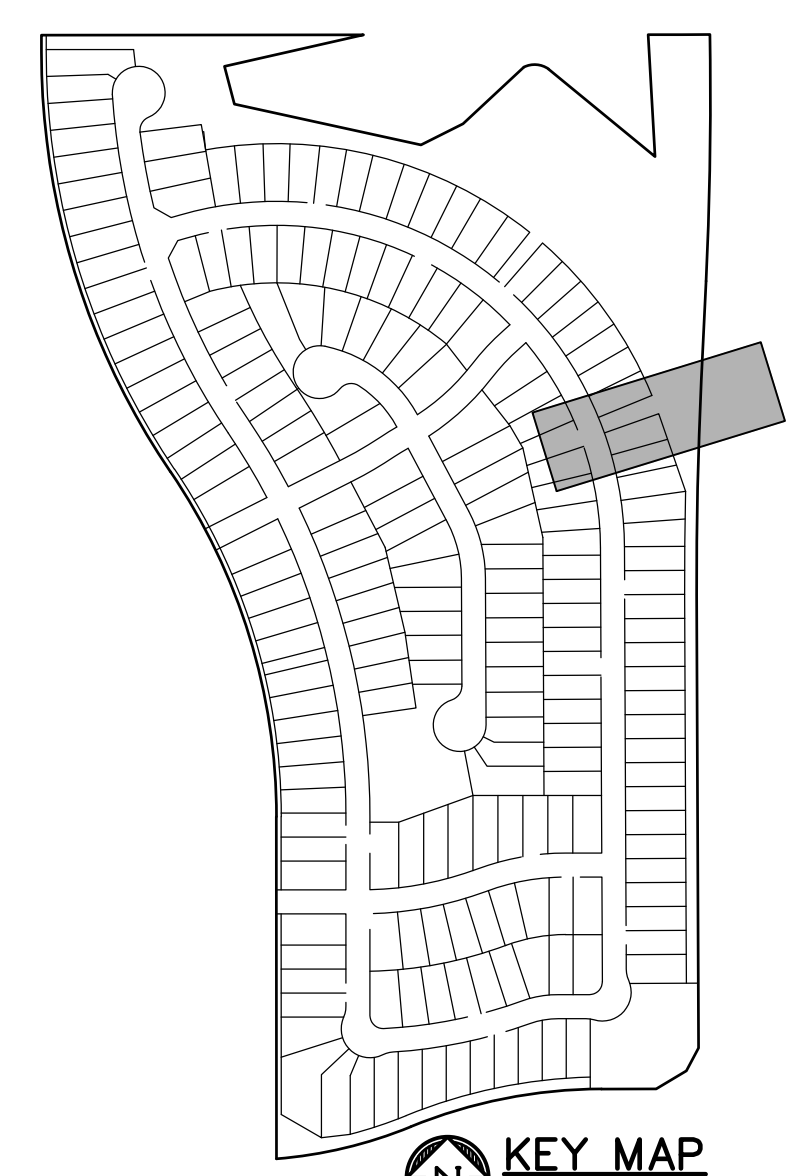
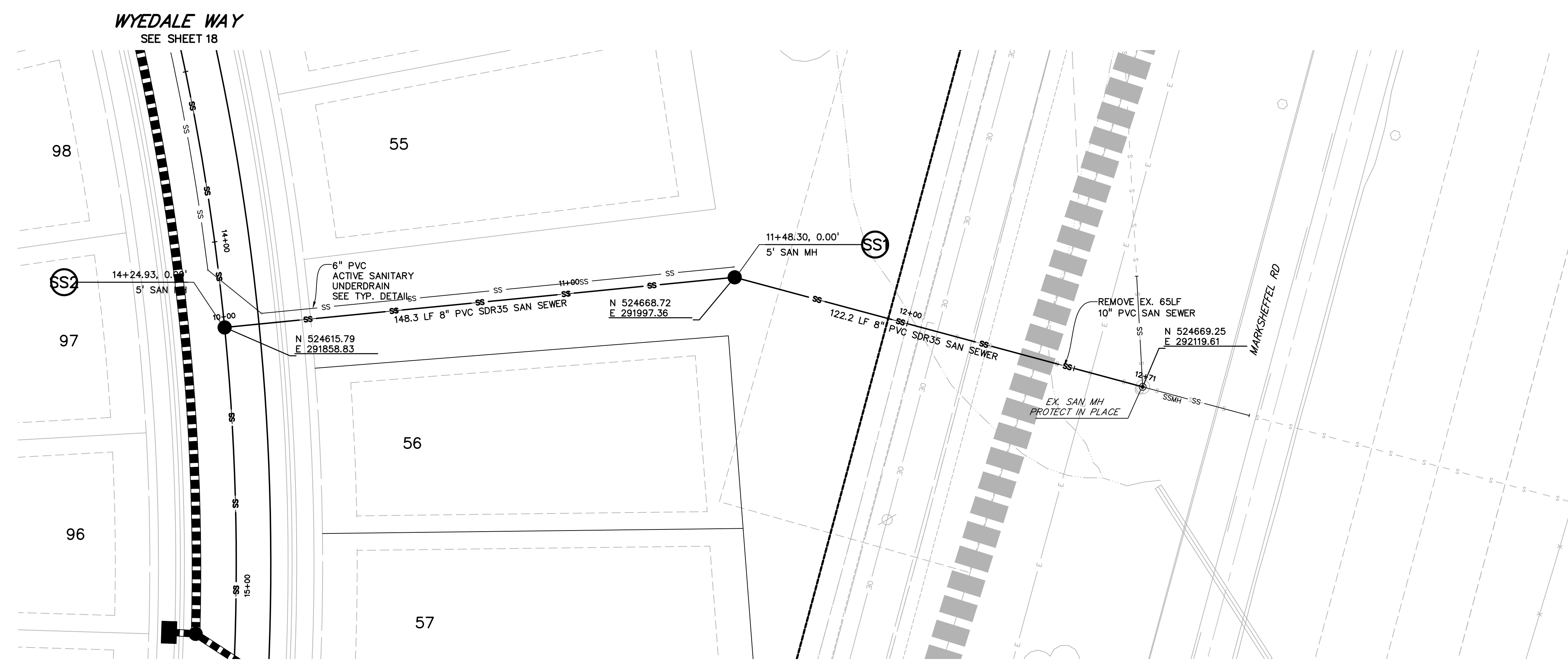


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	255.35'	715.00'	20°27'45"	N79°45'54"E	254.00'
C30	178.60'	500.00'	20°27'58"	N79°46'01"E	177.65'

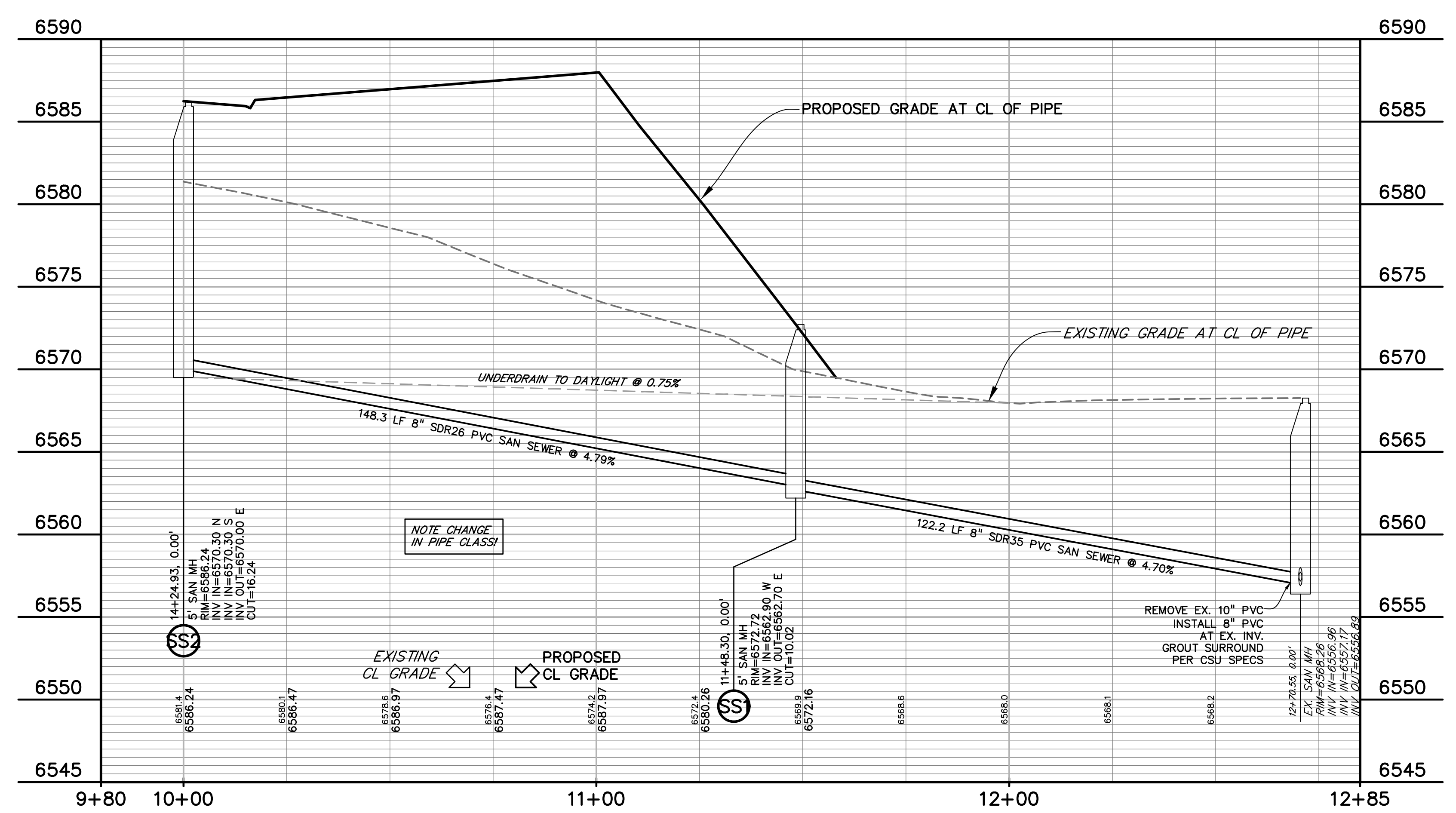


MARDALE LANE





SANITARY SEWER



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: 21187-01SS1

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

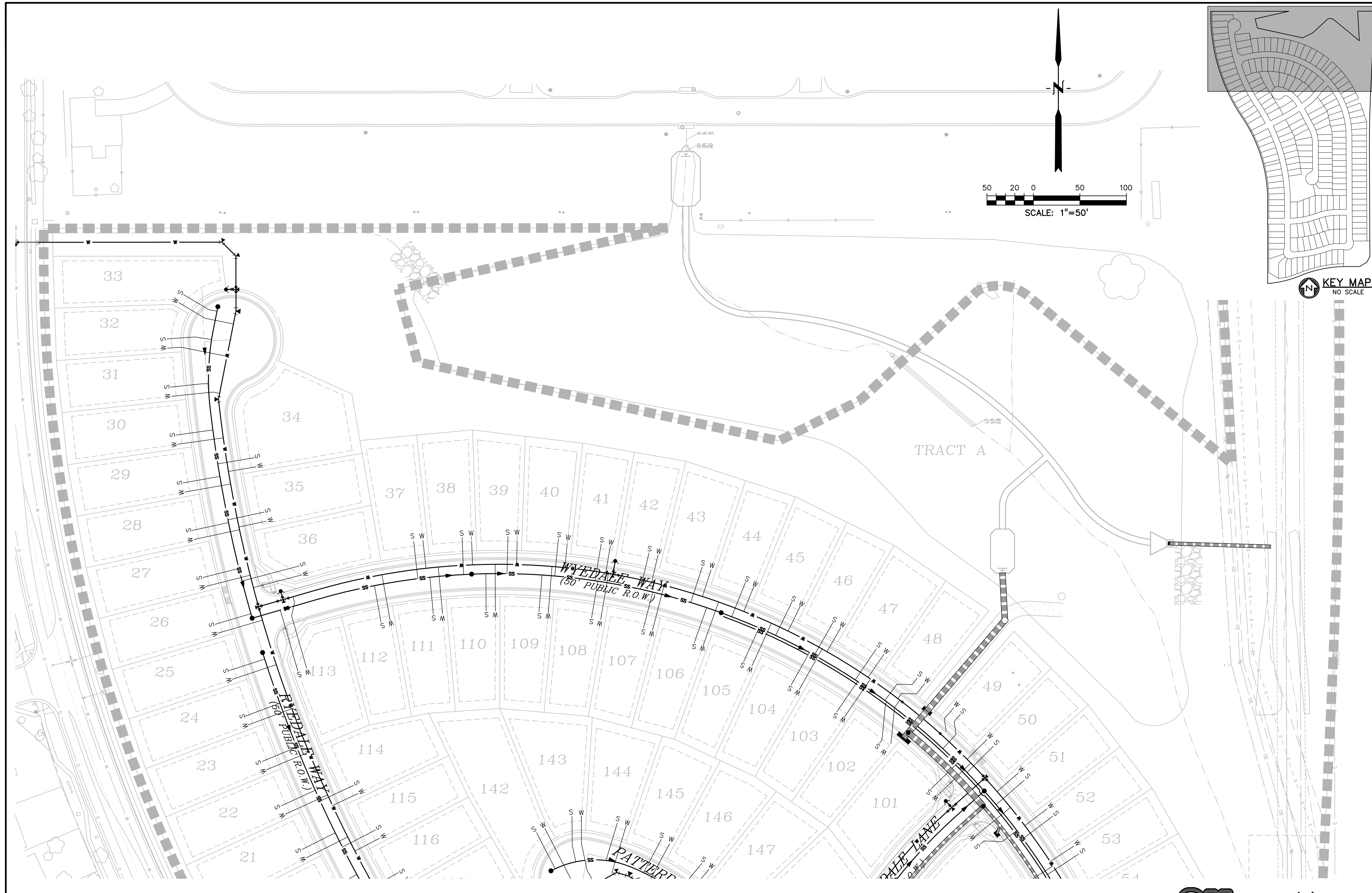
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

SANITARY SEWER PLAN AND PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT21

SHEET: 24 OF 32



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
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

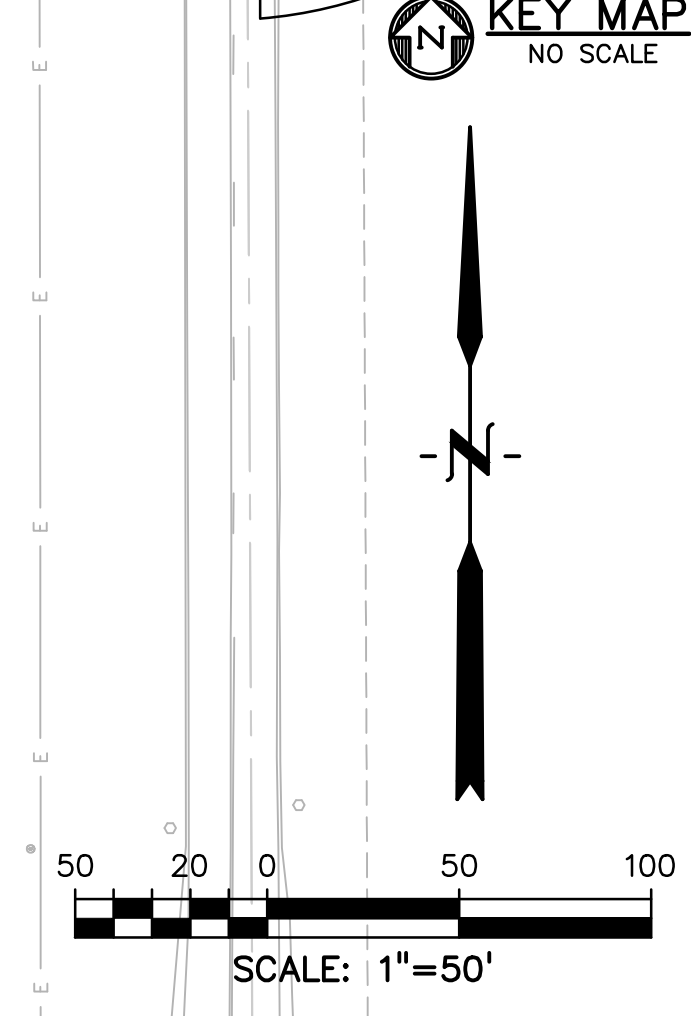
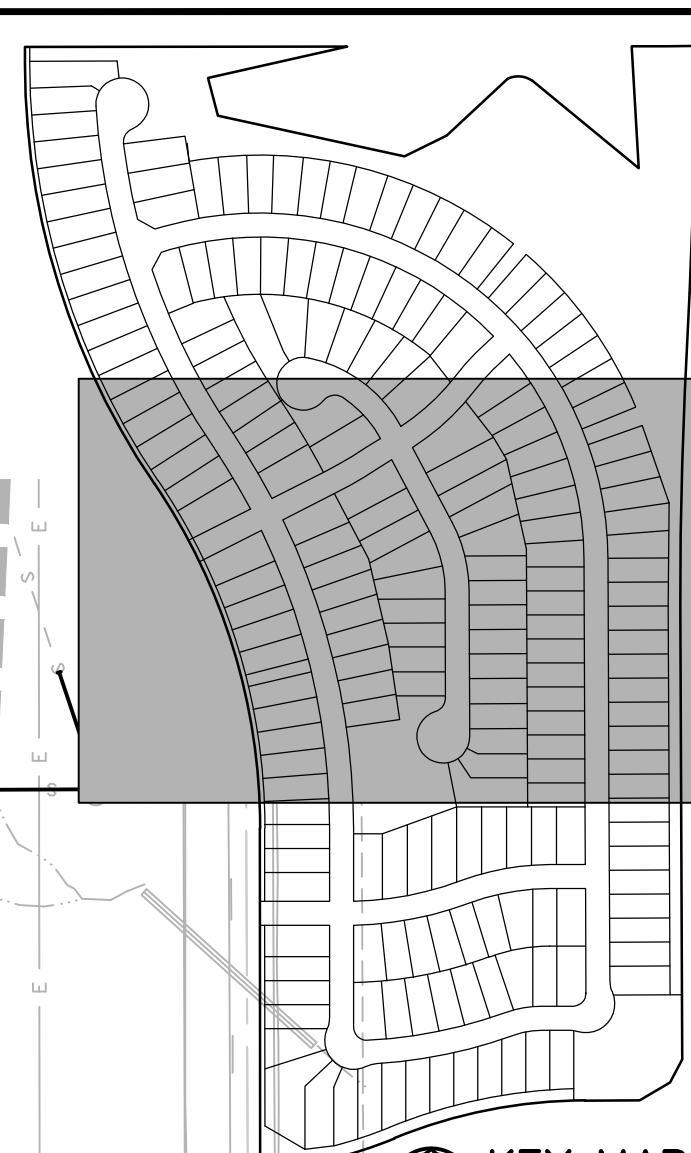
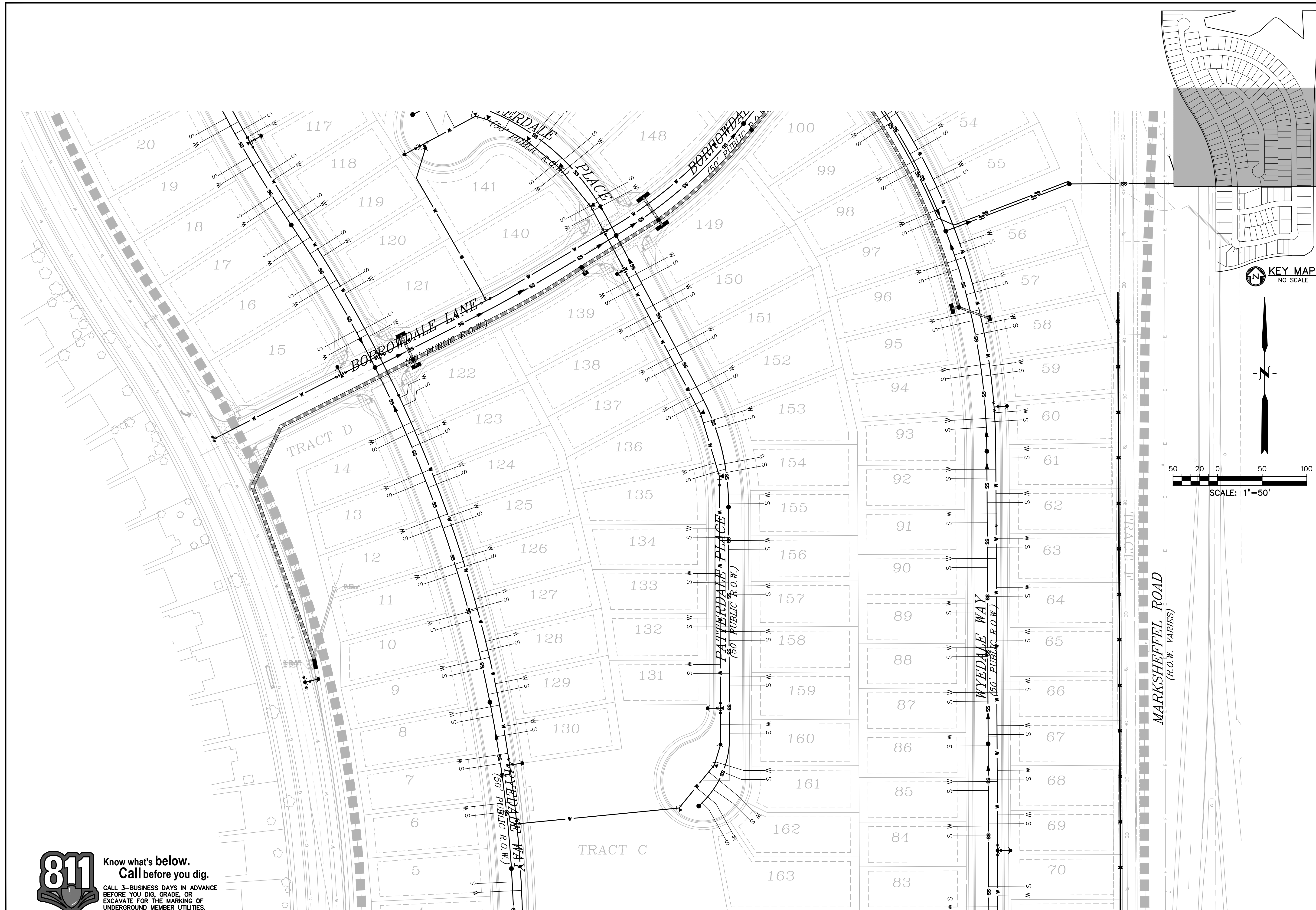
UTILITY SERVICE PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UTS1

SHEET: 25 OF 32

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.




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
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.



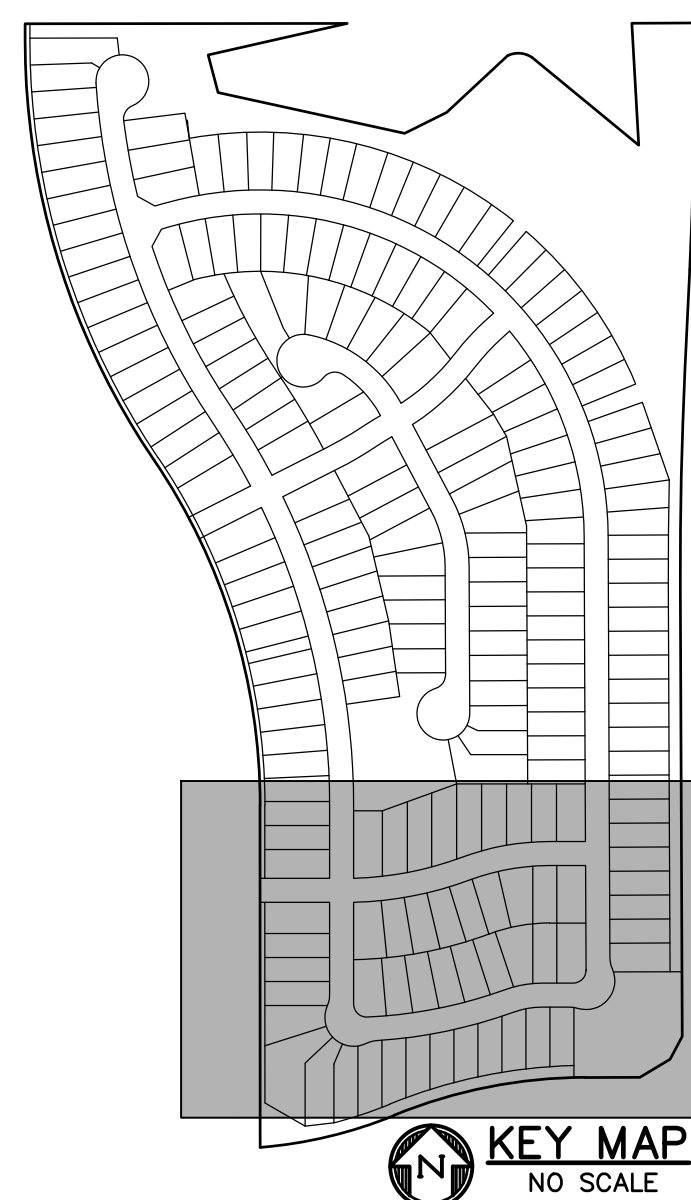
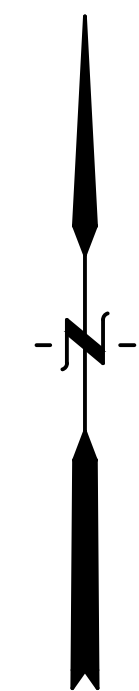
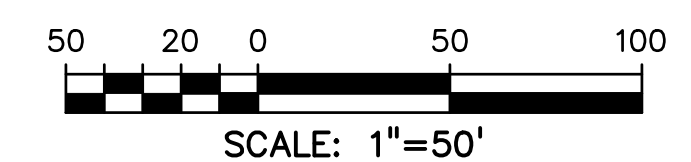
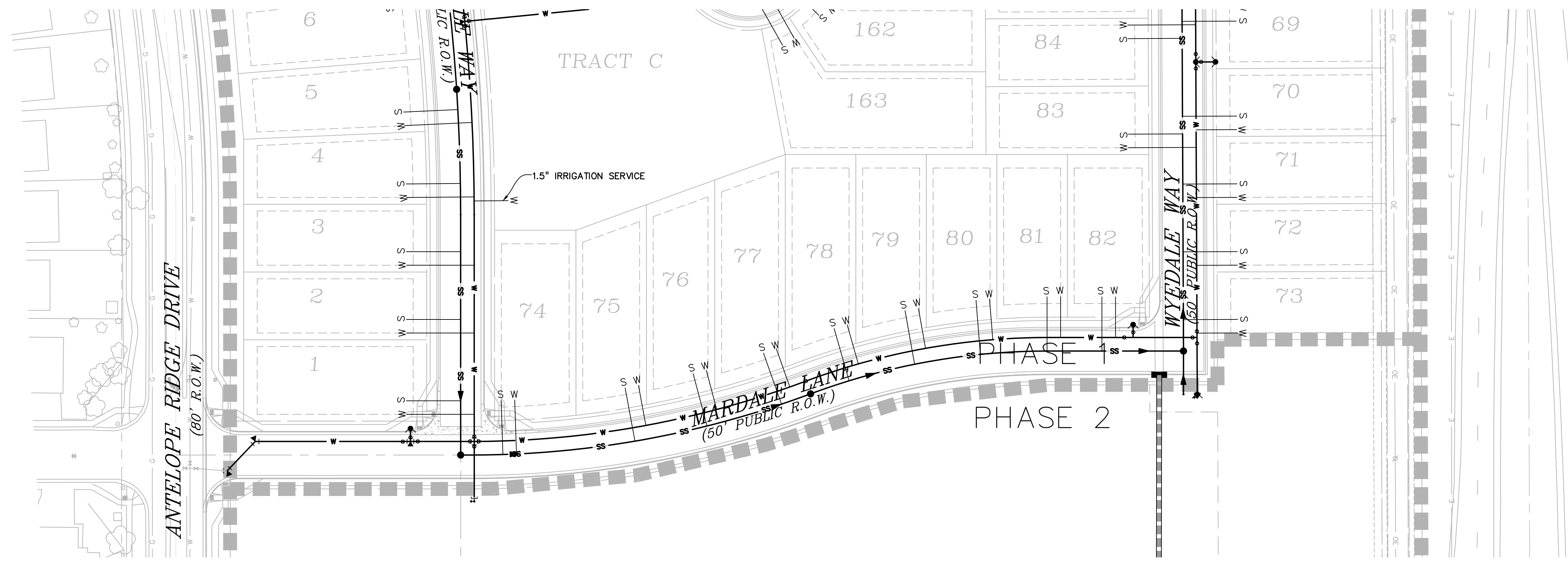
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

UTILITY SERVICE
 PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UTS2

SHEET: 26 OF 32



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: 21187-01UTS1

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



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

UTILITY SERVICE PLAN

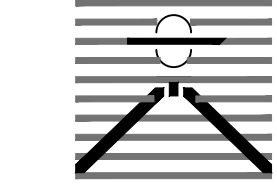
PROJECT NO. 21187-01CSCV
 DRAWING NO.

UTS3

SHEET: 27 OF 32

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 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

Table with 2 columns: ISSUE, DATE. Rows include INITIAL ISSUE (2-5-21) and RESUBMITTAL (4-7-21).

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21187-01UDT1

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



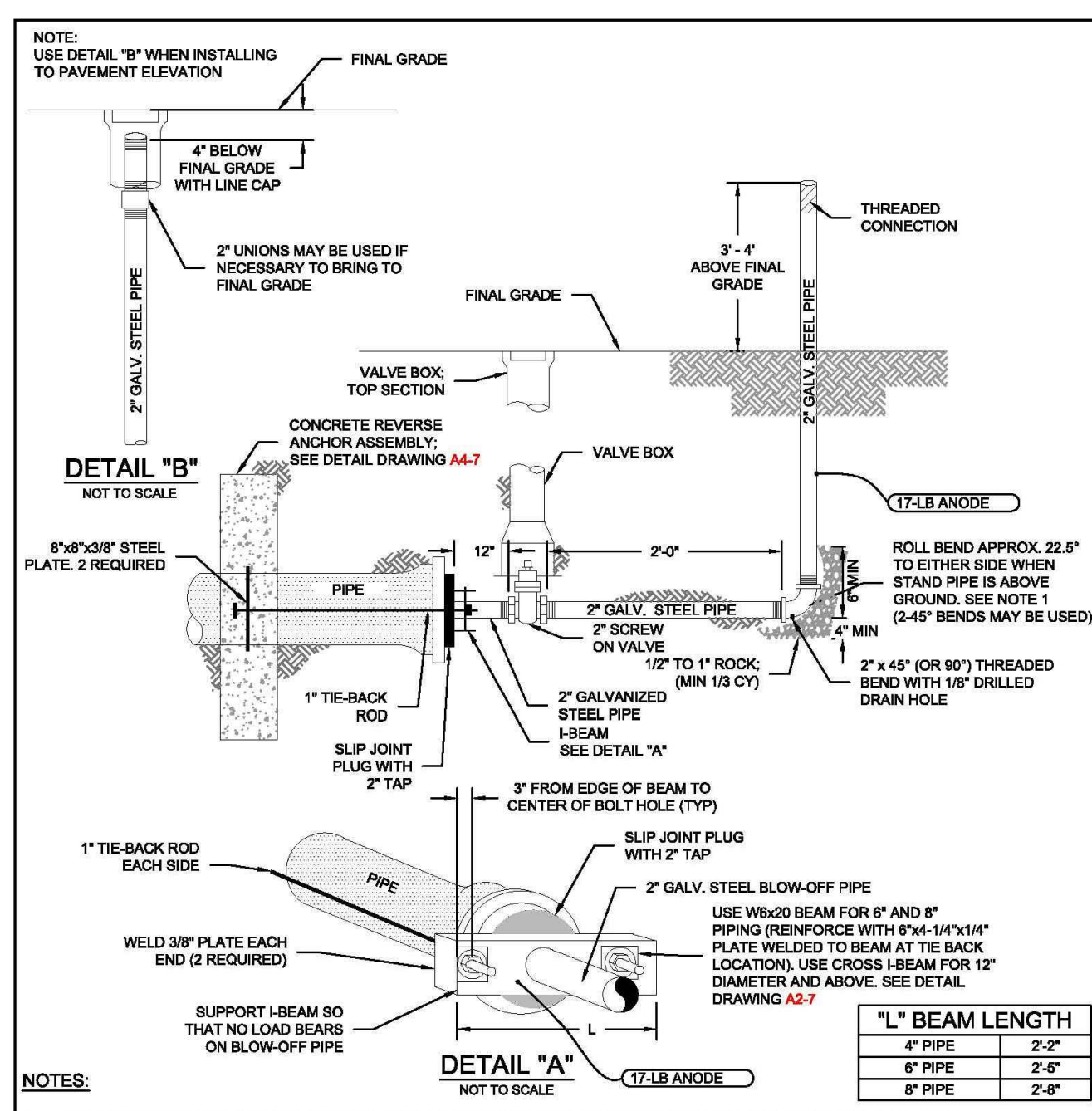
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

WATER DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

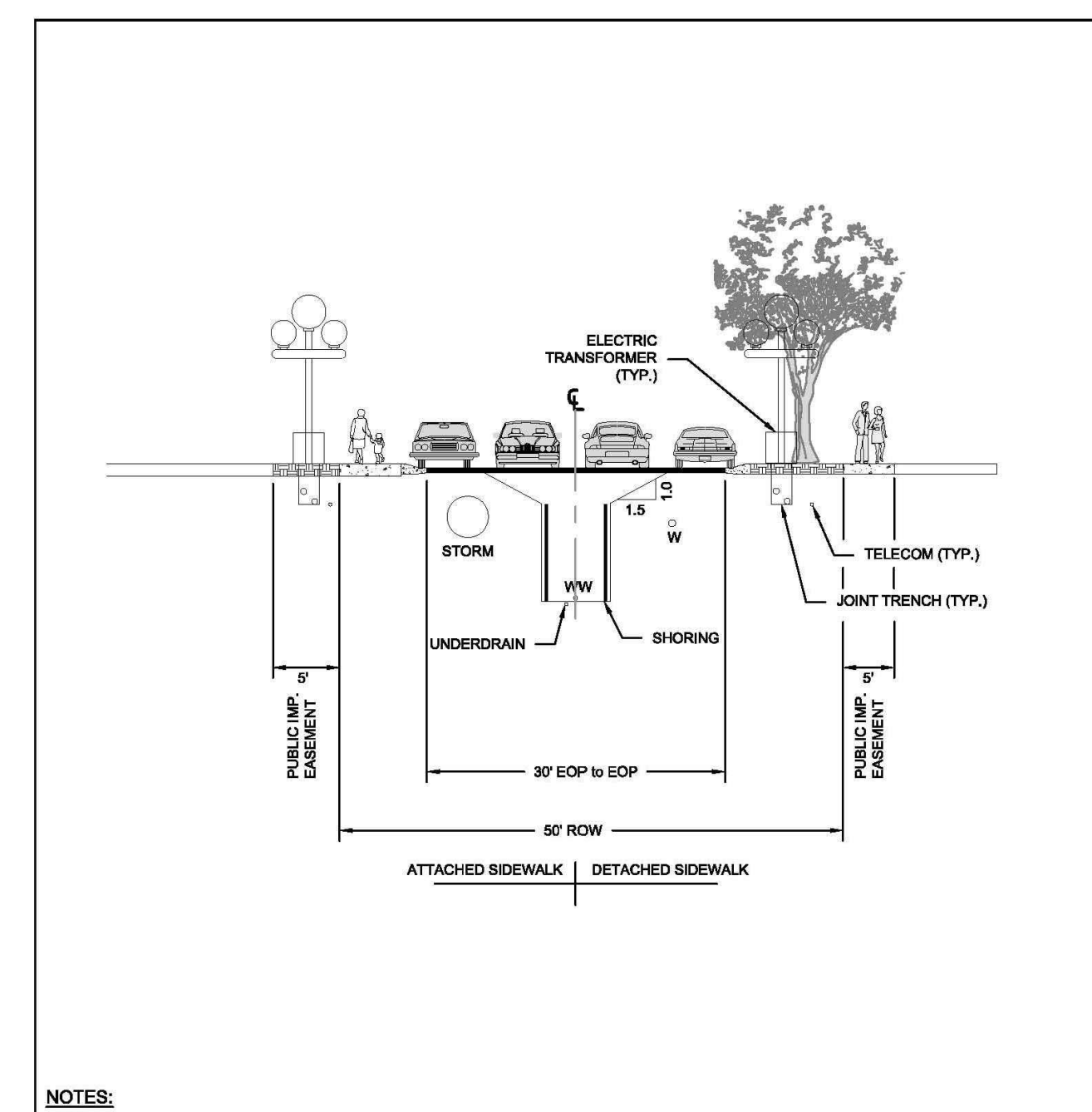
DT1

SHEET: 28 OF 32



- NOTES: 1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND ADDITIONAL BEAMS MAY BE REQUIRED... 2. COAT THE ROOF, BEAM AND GALVANIZED STEEL PIPE... 3. ENTIRE BLOW-OFF ASSEMBLY MUST BE ACCURATELY SUPPORTED...

TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH SLIP JOINT PLUG A2-4 DATED 02/02/14



- NOTES: 1. THE WATER MAIN SHOULD BE INSTALLED ON THE NORTH OR EAST SIDE OF THE STREET, THE CENTERLINE SHOULD BE 4 FT FROM THE EDGE OF PAVEMENT WITH 4 FT TO 8 FT OF COVER OVER THE PIPE...

LOCAL A3-7 DATED 01/09/17

PER SLIP JOINT OF DIP PIPE table with columns: PIPE DATA, MFRS. DEFL., DESIGN DEFLECTION, APPROX. RADIIUS FOR DEFLECTING CURVES WITHOUT BEGINS. Includes a shaded column for manufacturers reference.

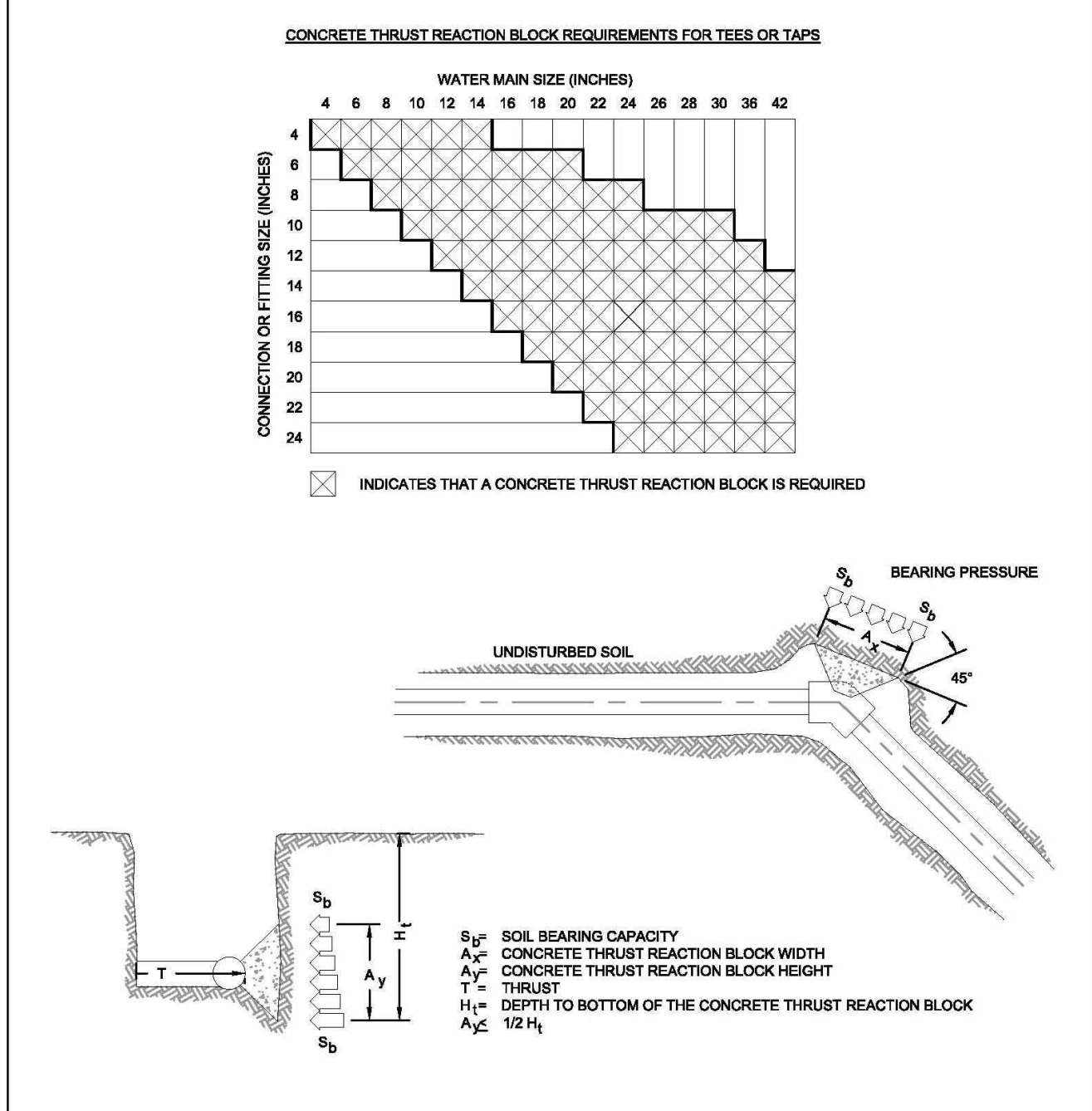
- NOTES: 1. COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR TO AVOID OVER DEFLECTION OF THE PIPE... 2. SLIP JOINT PVC PIPE SHALL NOT BE DEFLECTED WITHOUT THE USE OF HIGH DEFLECTION COUPLERS (HDC).

MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE A4-1 DATED 02/02/14

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 250 psi and 170 psi tables with columns: MAIN SIZE, TYPE OF FITTING, MINIMUM BEARING SURFACE AREA, MINIMUM A/B, MINIMUM A/B, MINIMUM C/D, MINIMUM C/D, MINIMUM B/E, APPROXIMATE VOLUME.

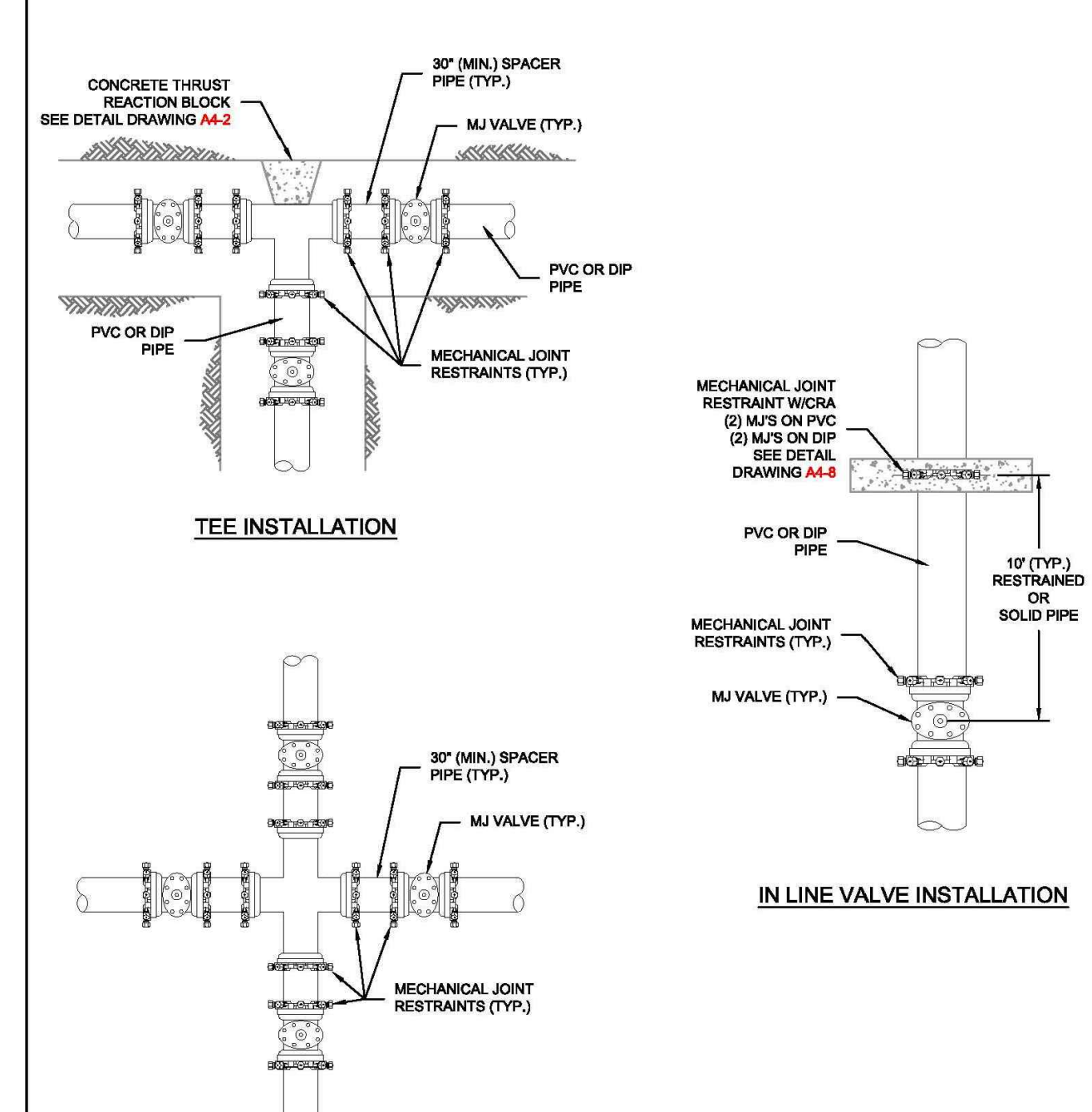
- NOTES: 1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT...

CONCRETE THRUST REACTION BLOCKS A4-2 DATED 02/02/14



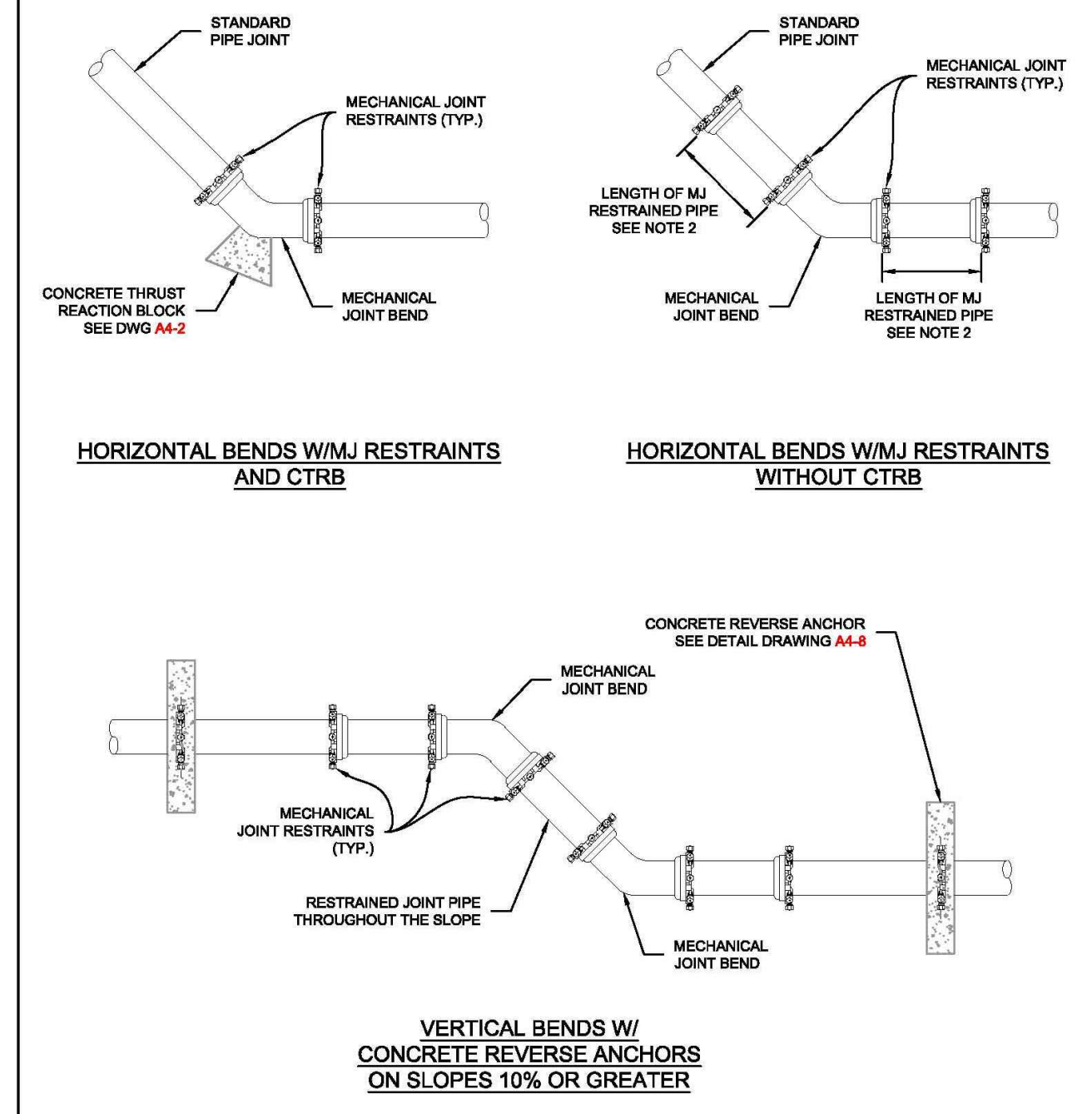
- NOTES: 1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE... 2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL...

CONCRETE THRUST REACTION BLOCKS A4-3 DATED 02/02/14



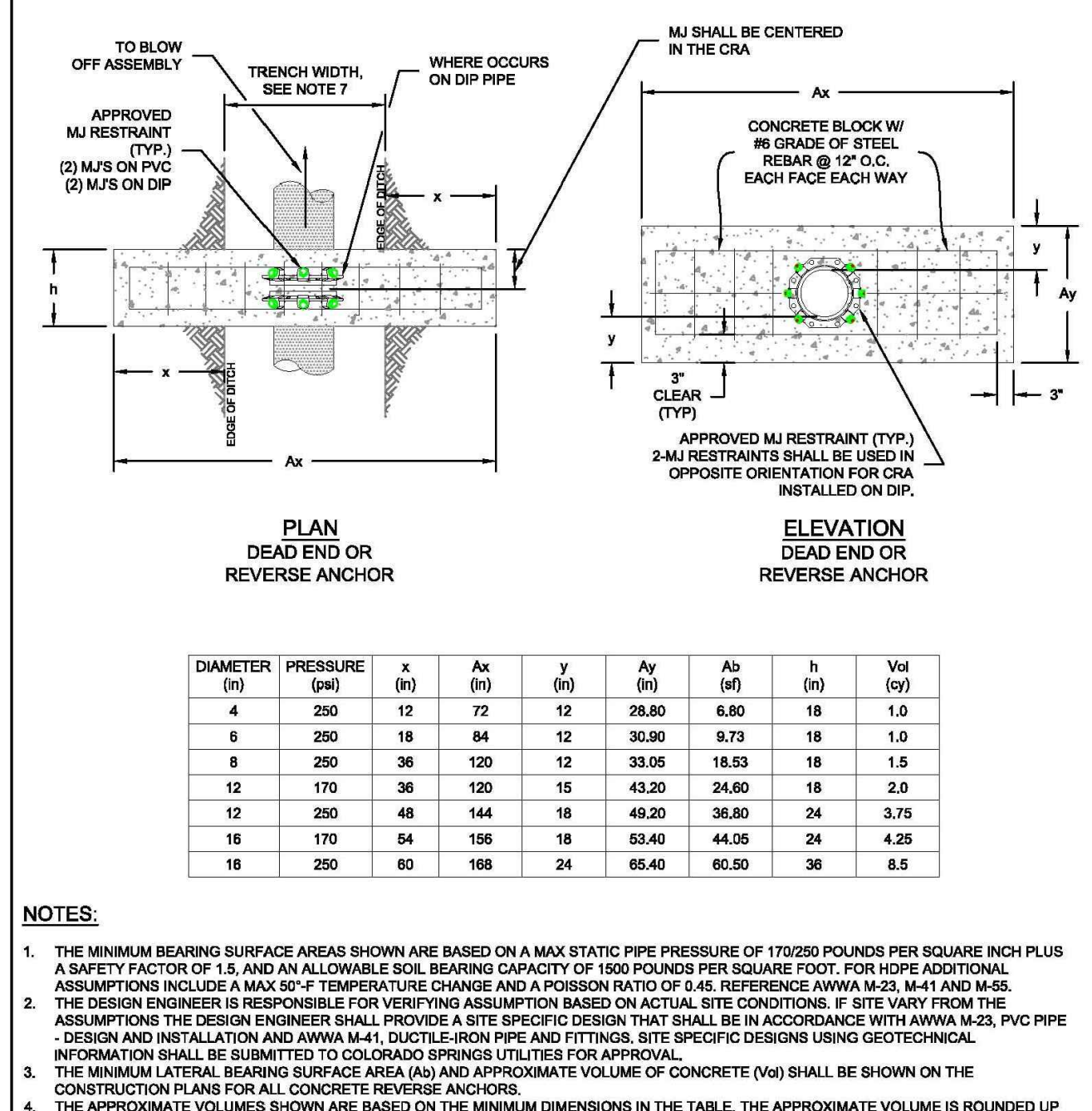
- NOTES: 1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE... 2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS A4-5 DATED 02/02/15



- NOTES: 1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE... 2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4...

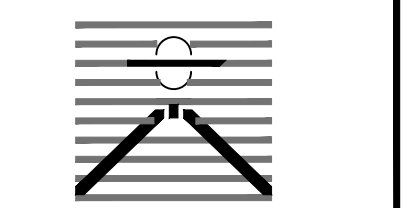
BEND CONFIGURATIONS AND RESTRAINTS A4-6 DATED 02/02/15



- NOTES: 1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT...

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS A4-8 DATED 02/02/15

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 LANDHAUS
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: 21187-01UTDT1

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



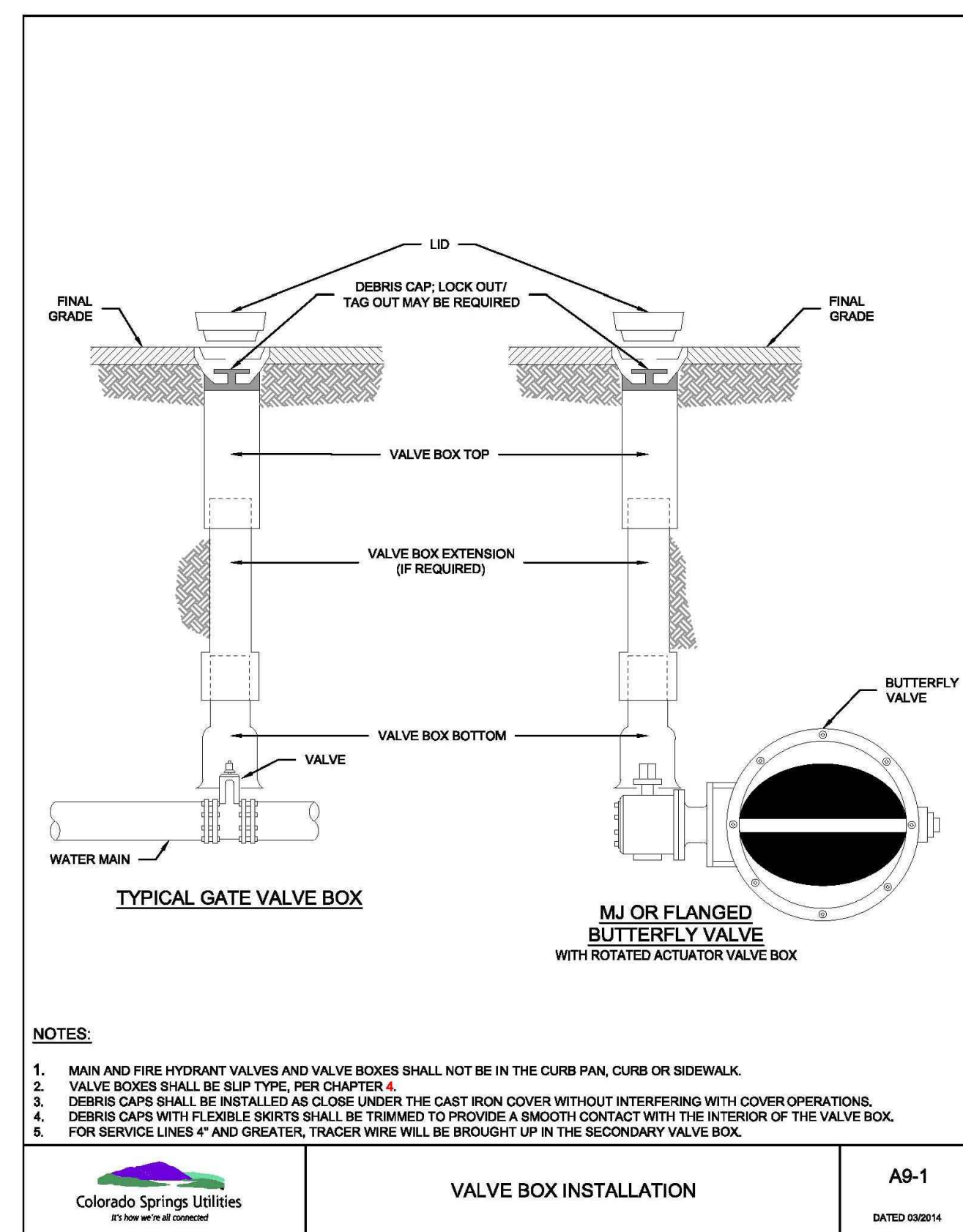
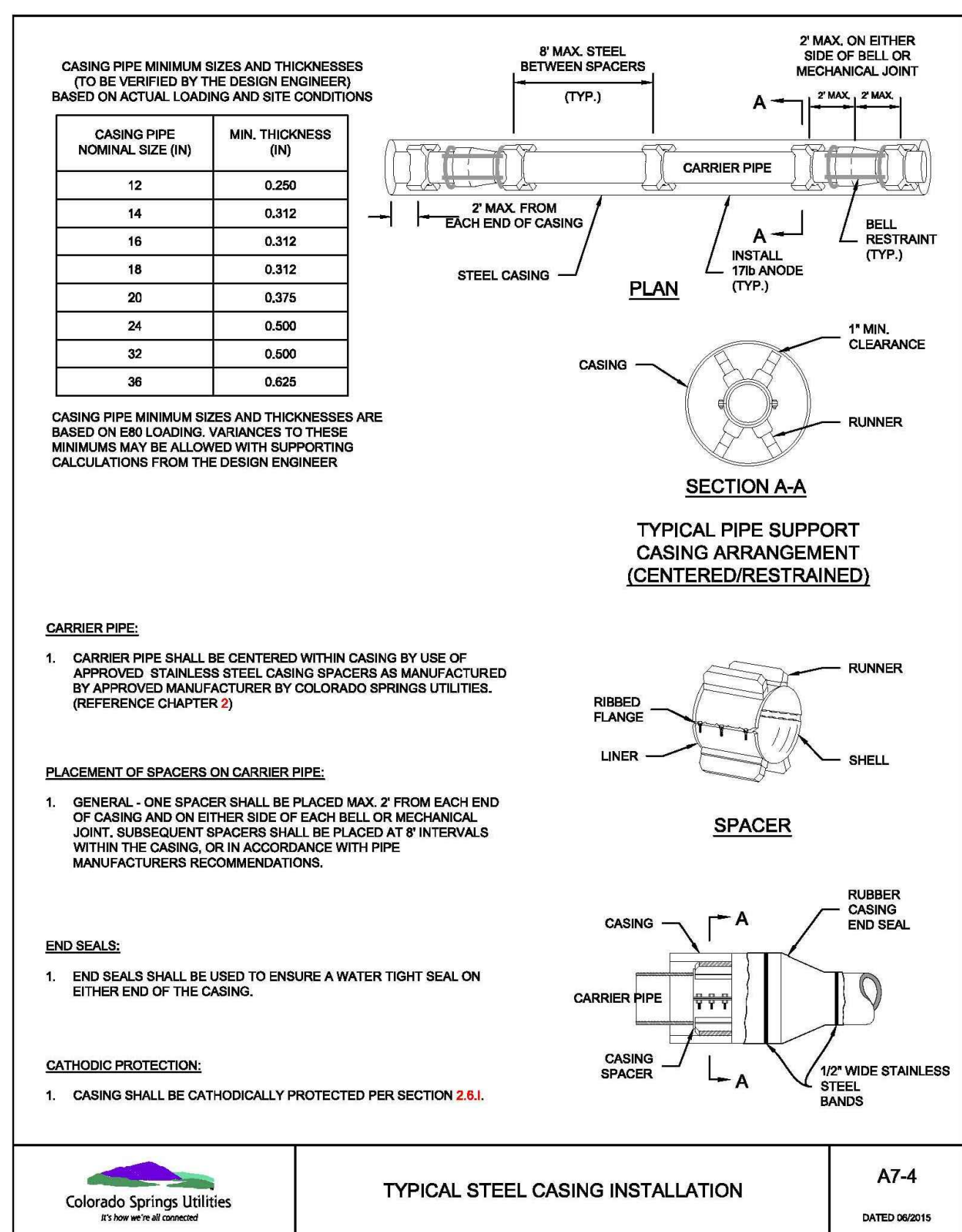
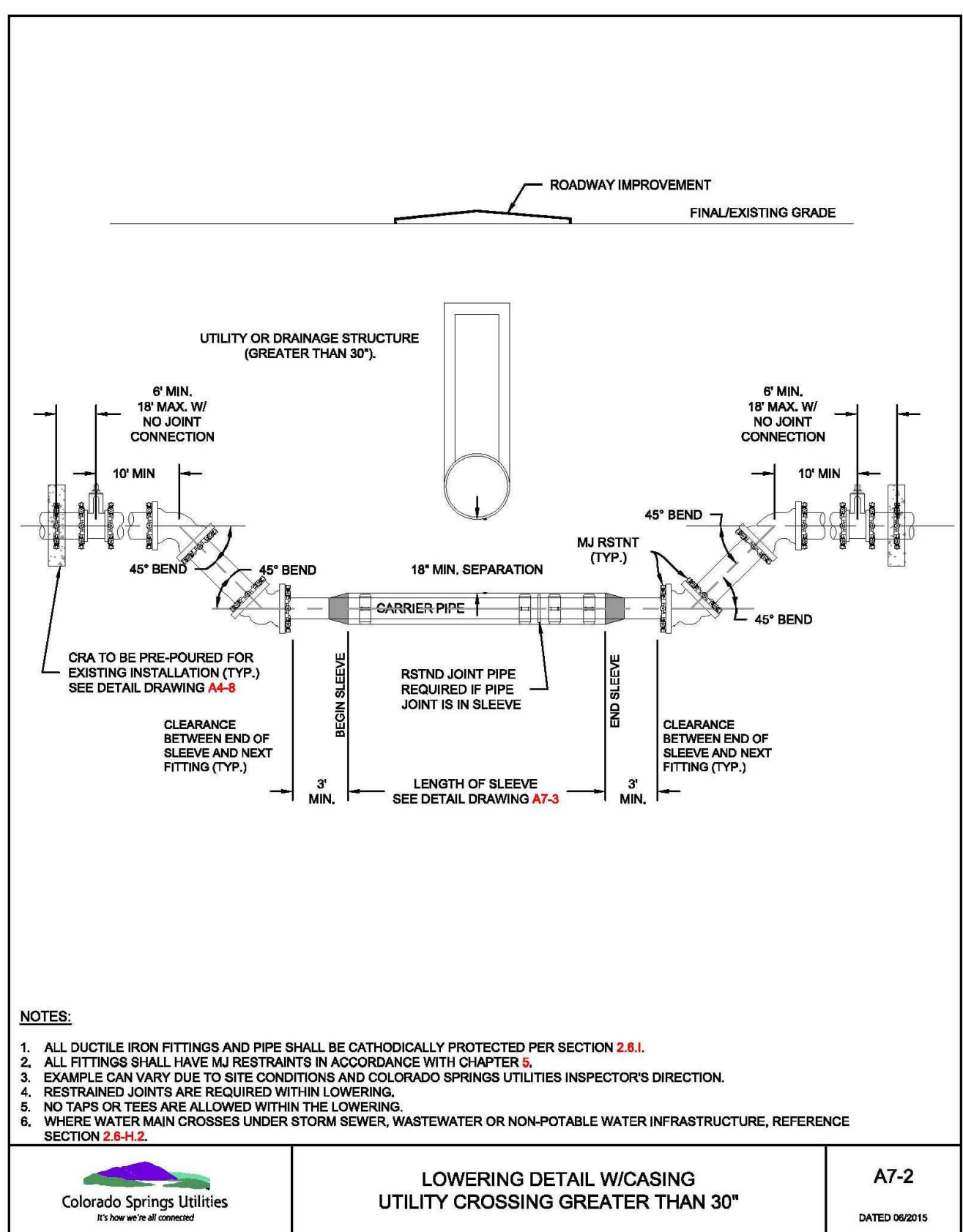
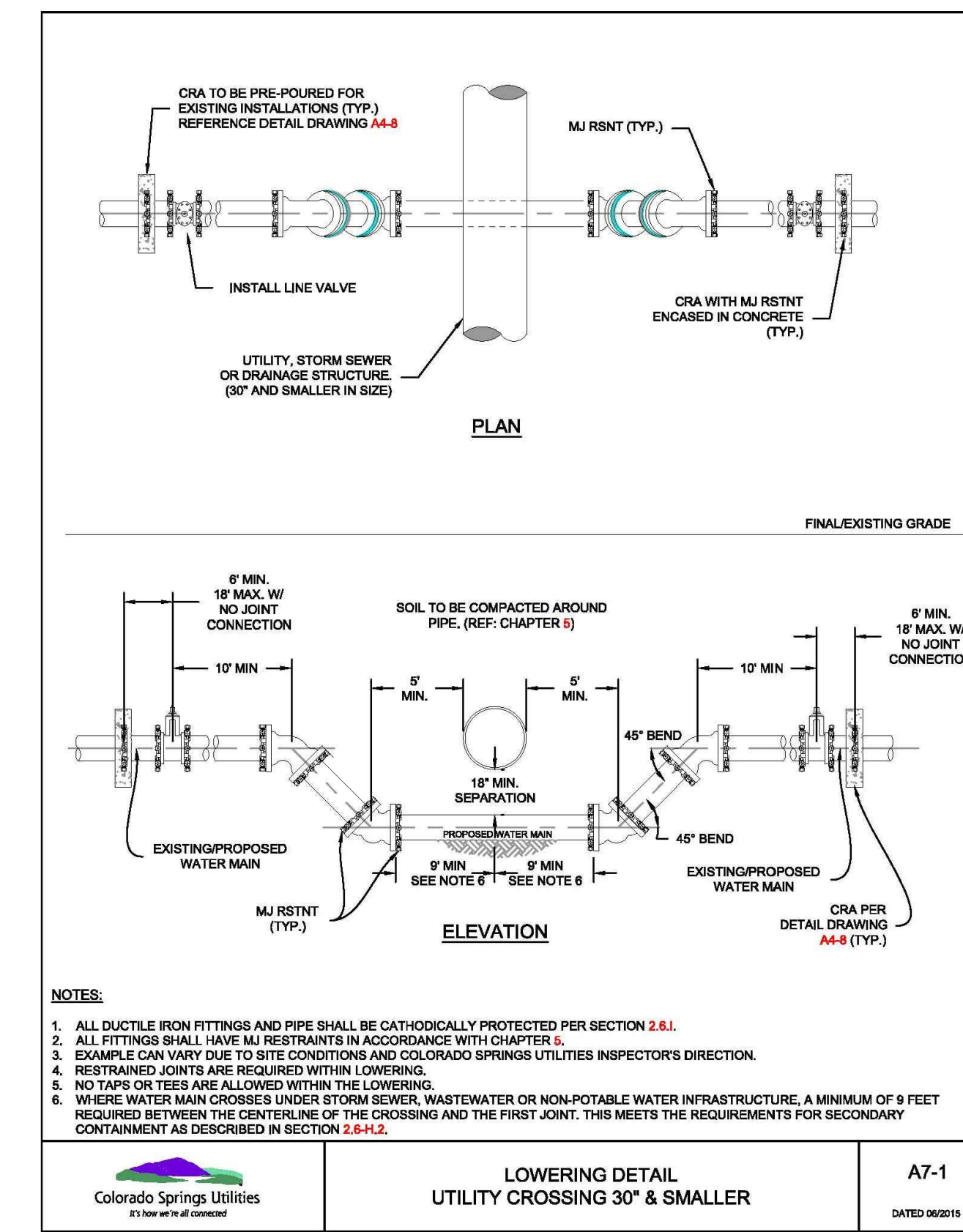
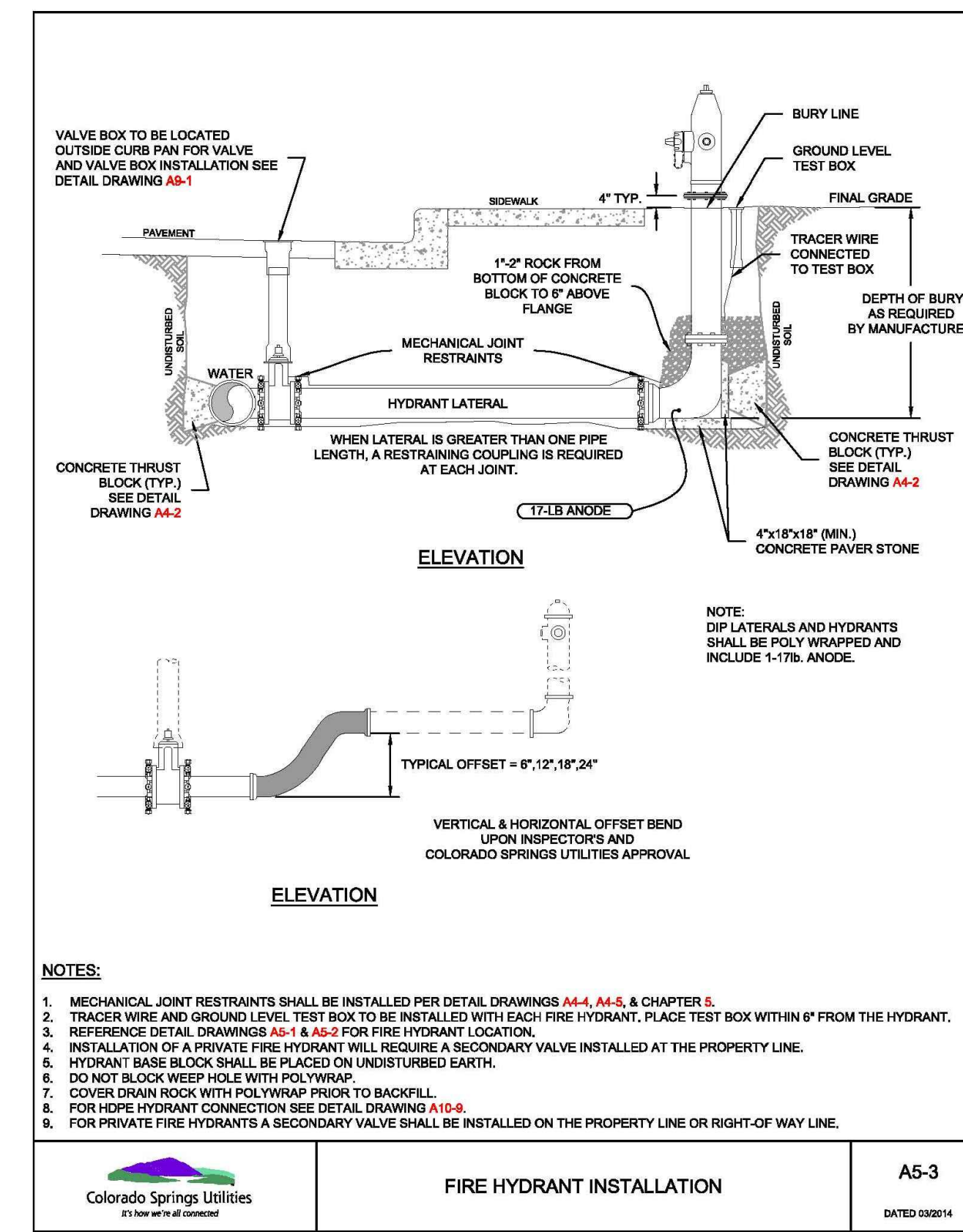
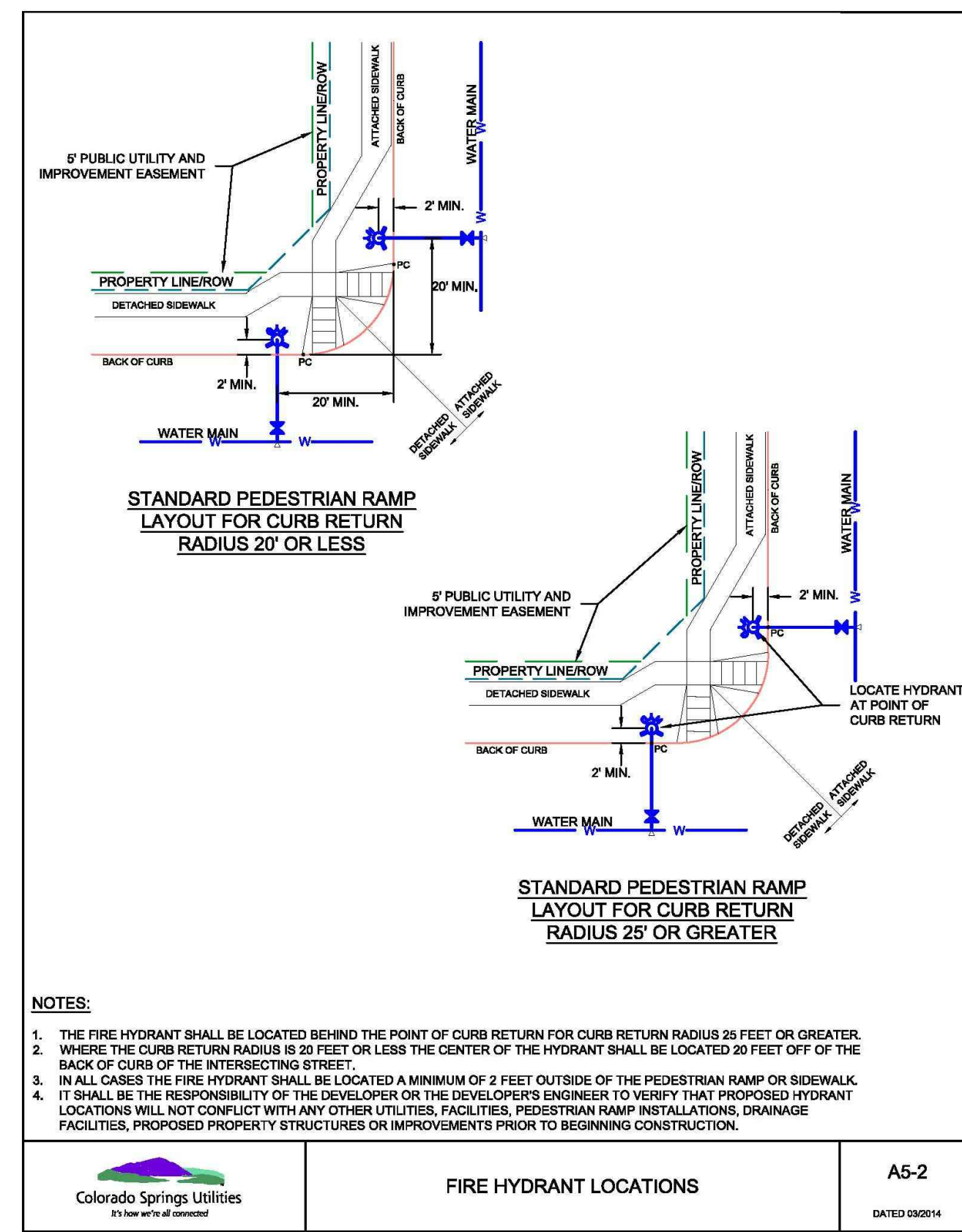
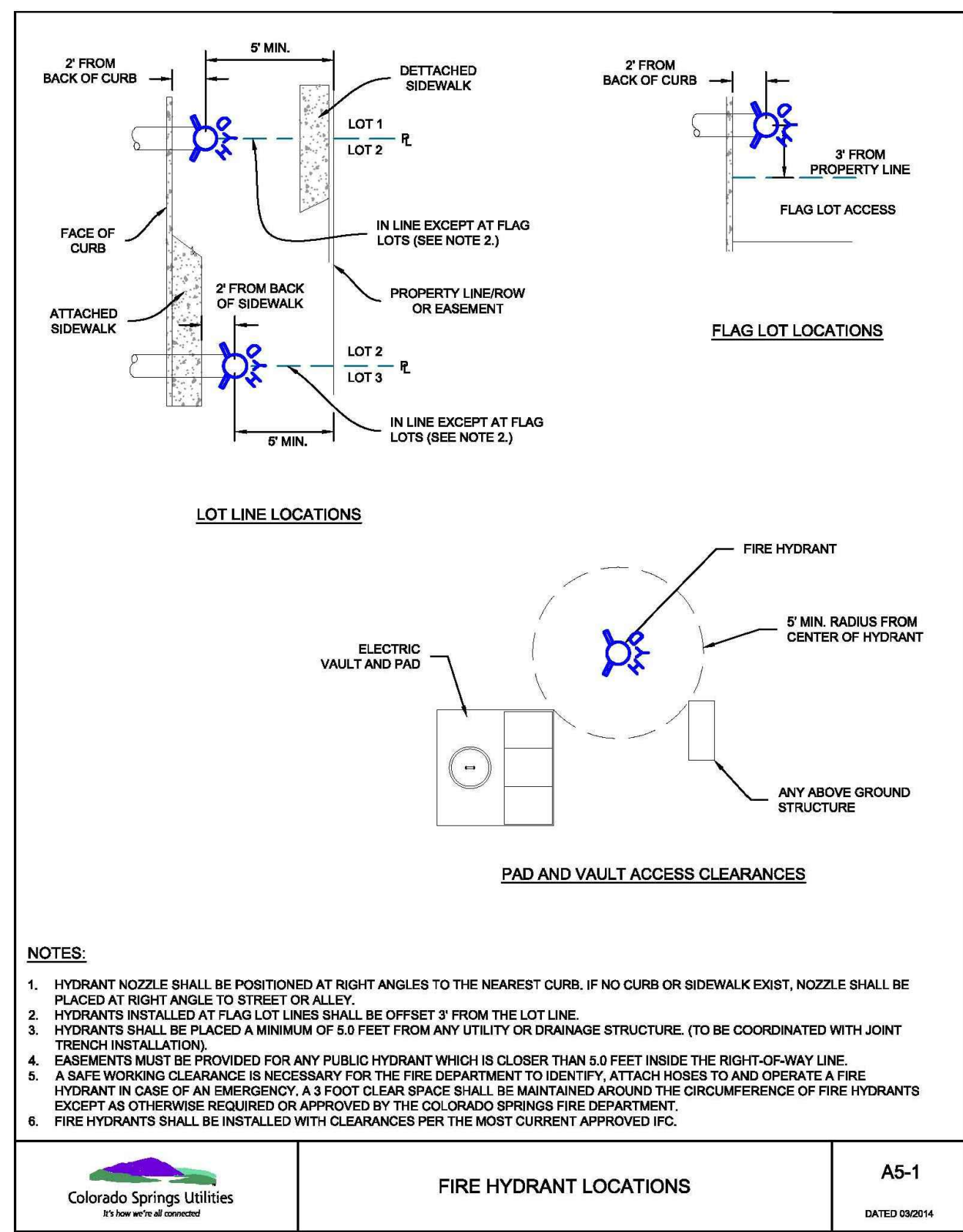
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

WATER DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

DT2

SHEET: 29 OF 32



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

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



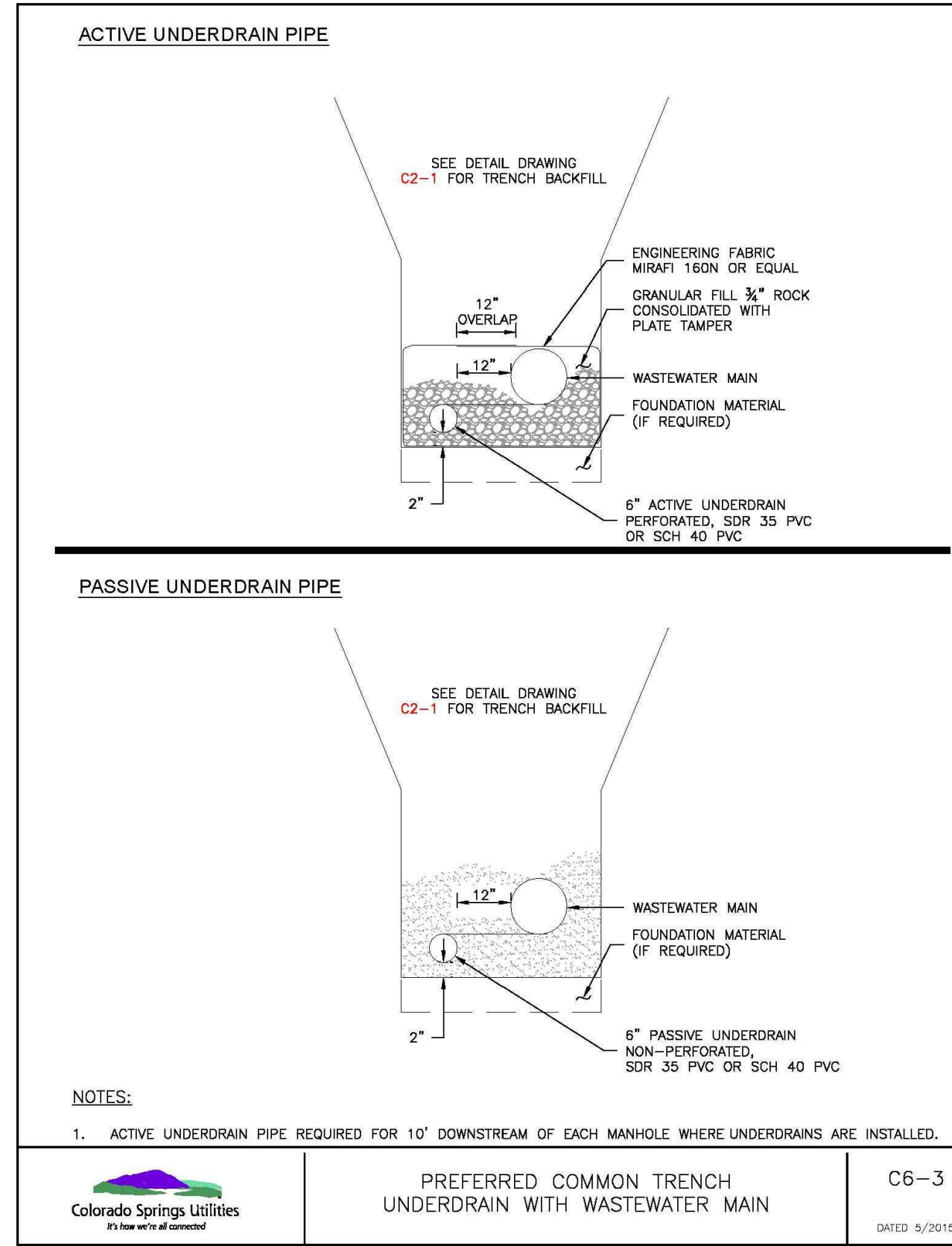
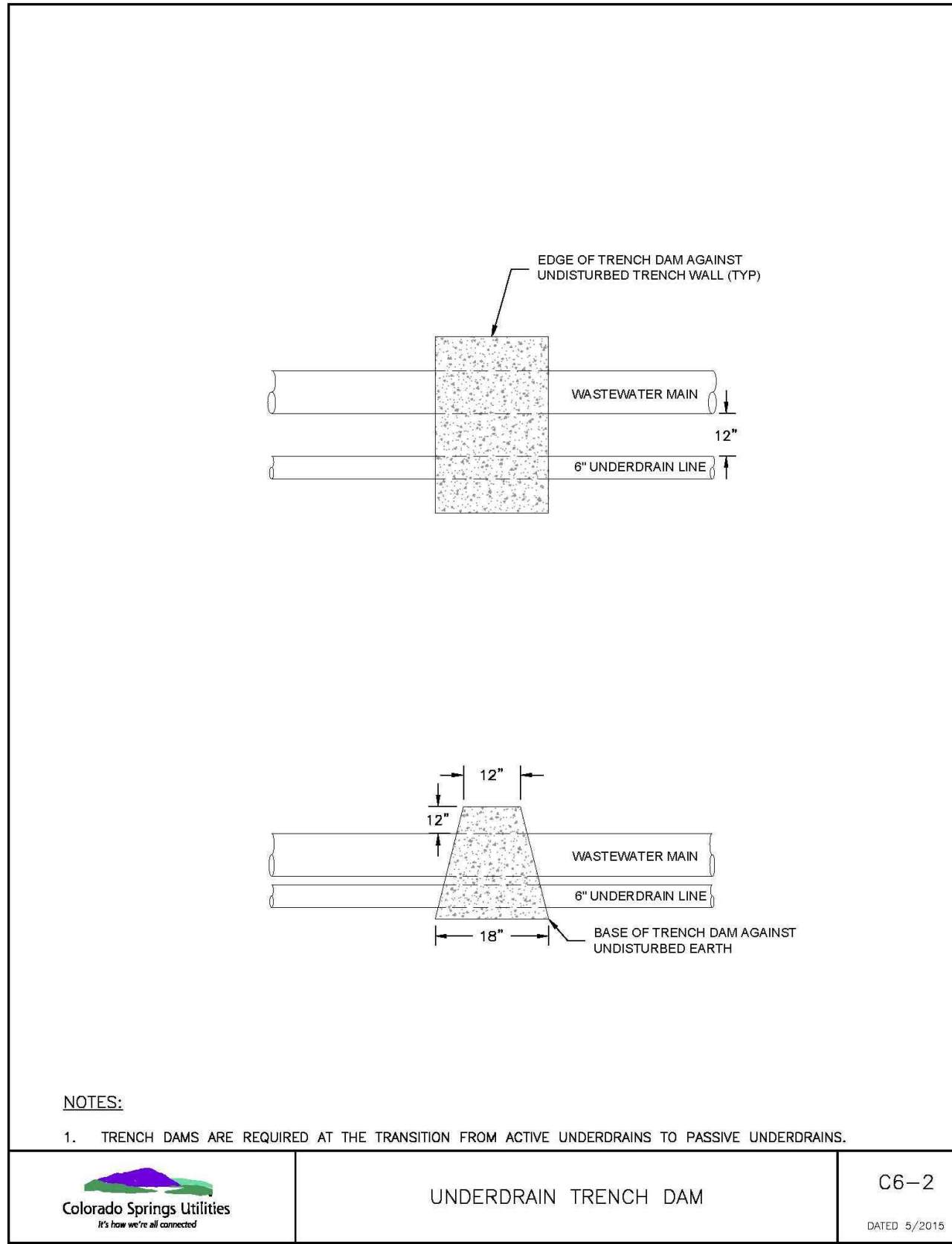
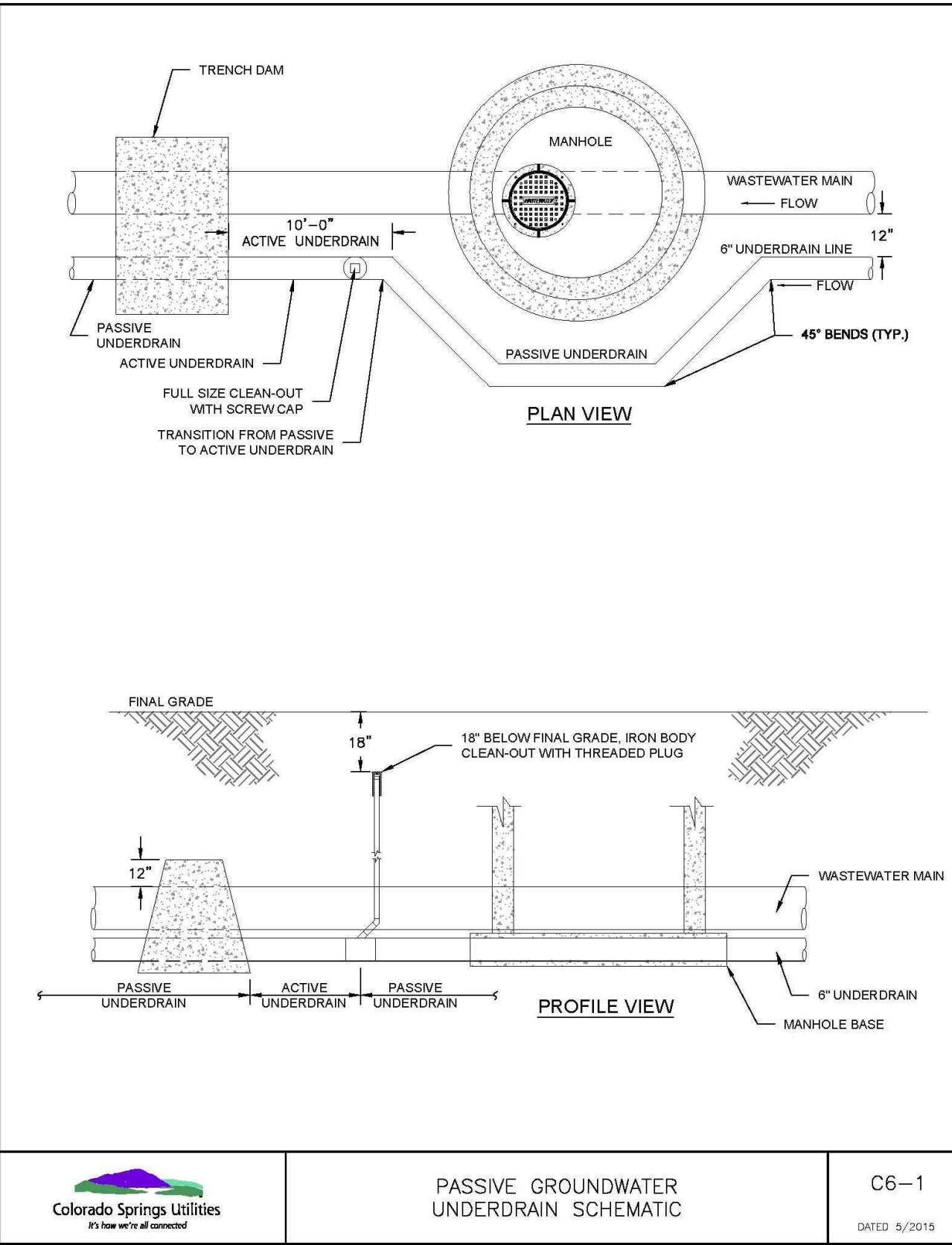
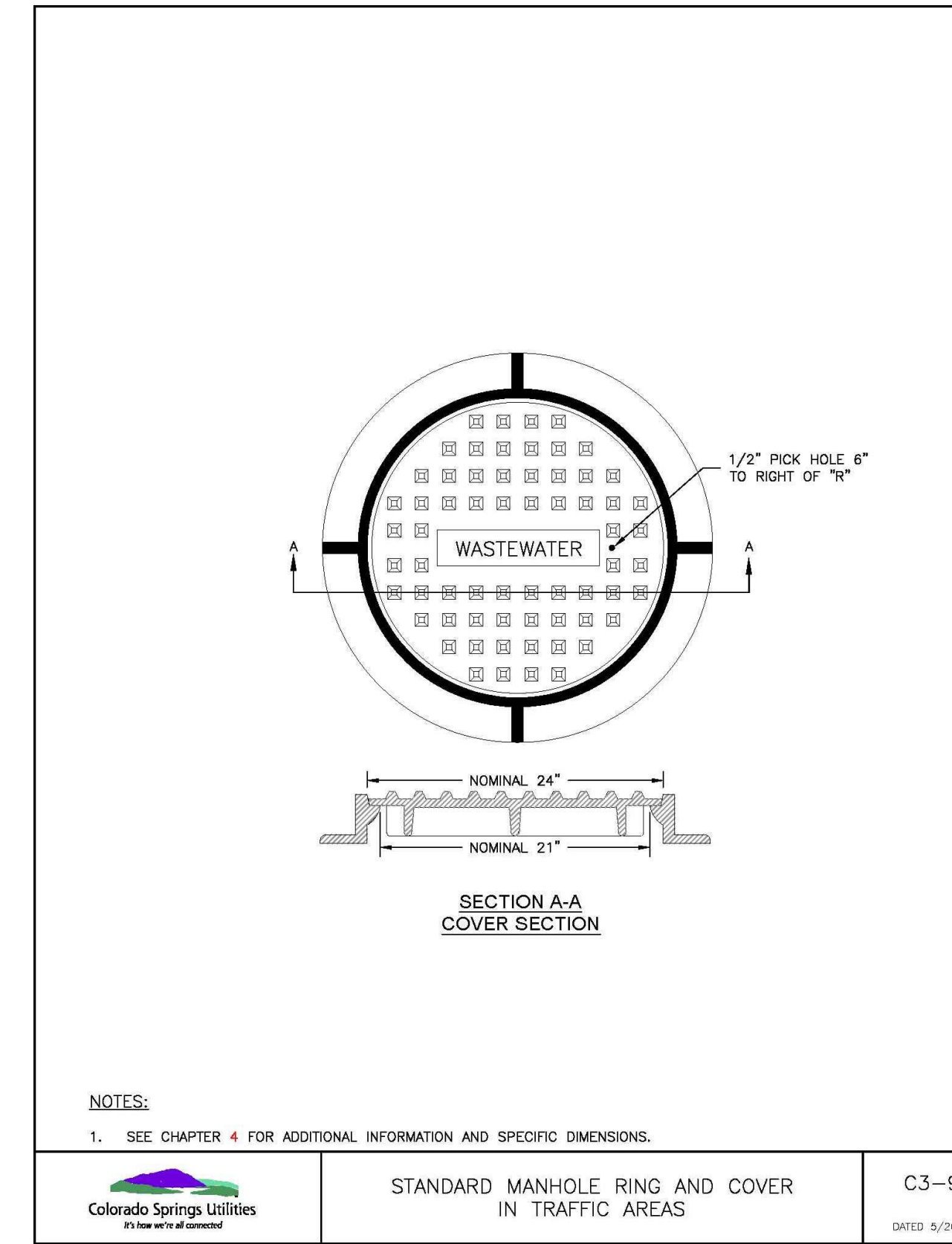
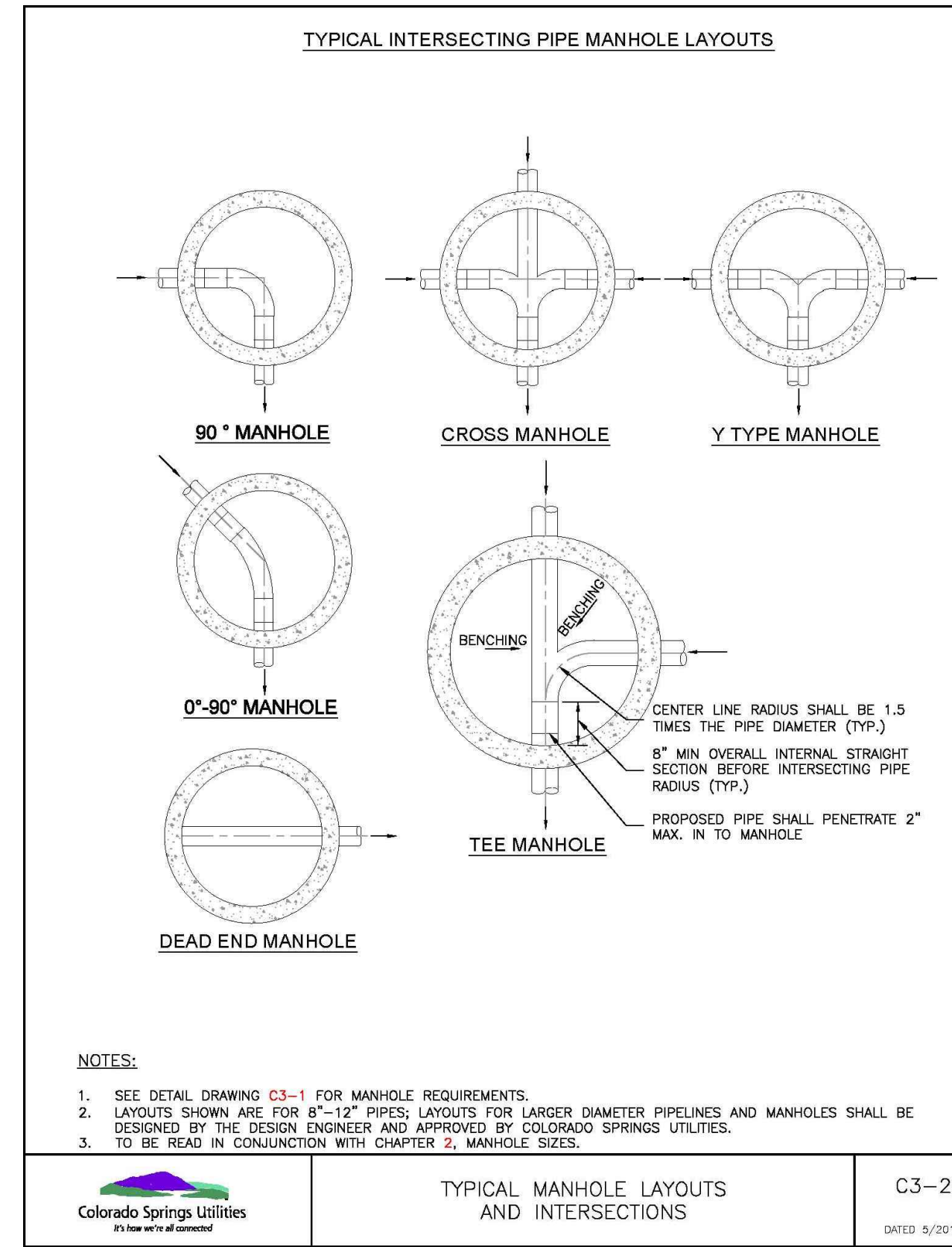
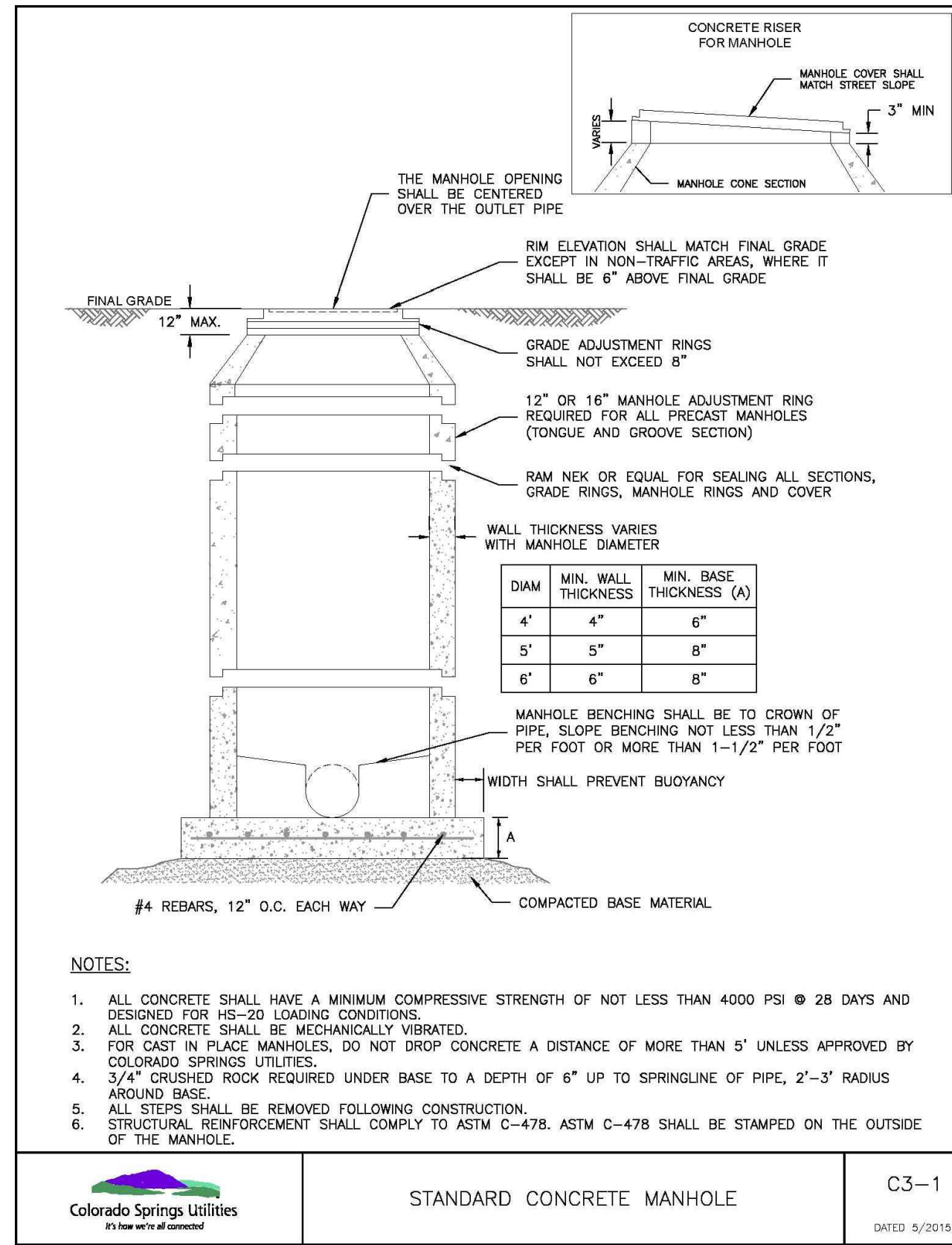
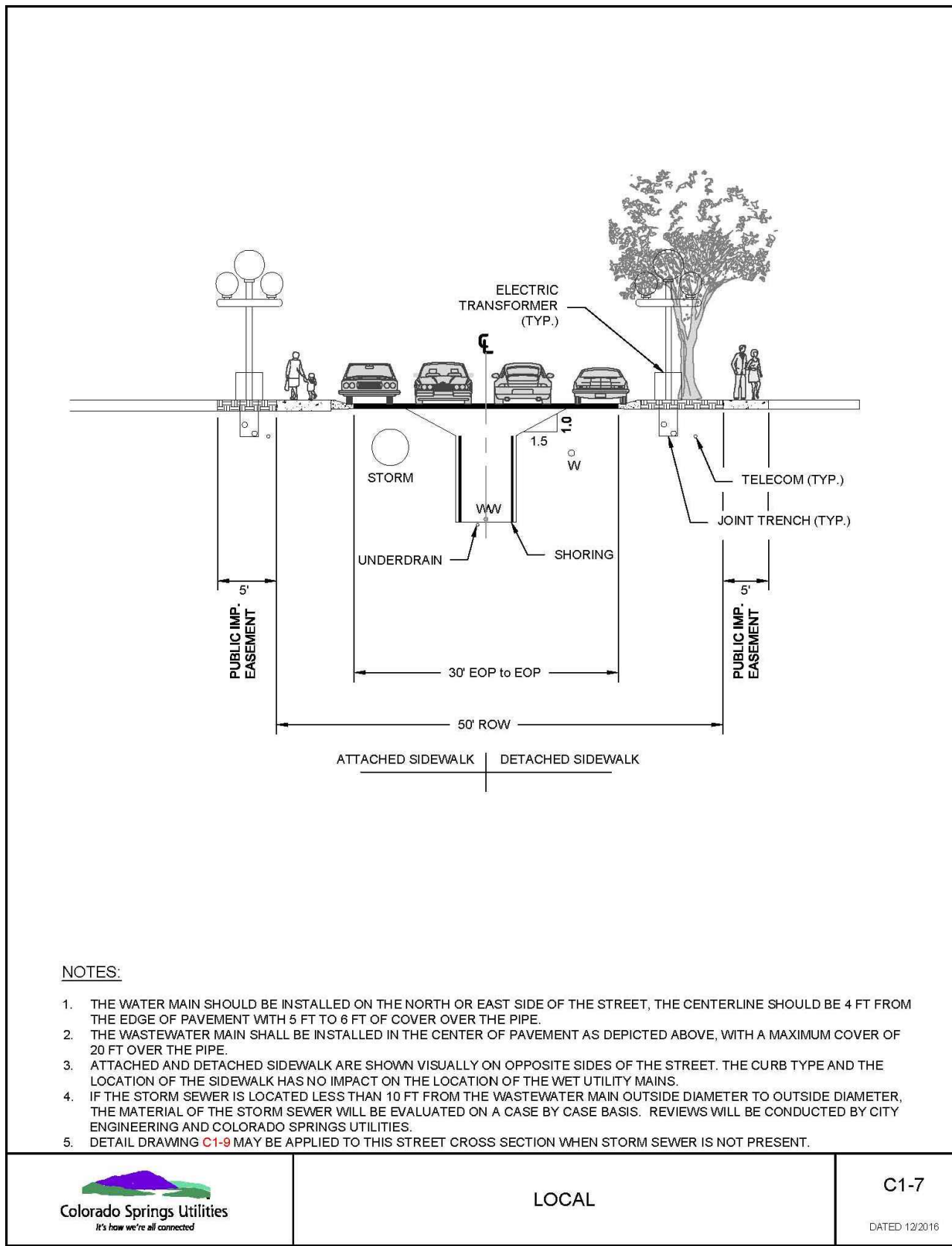
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

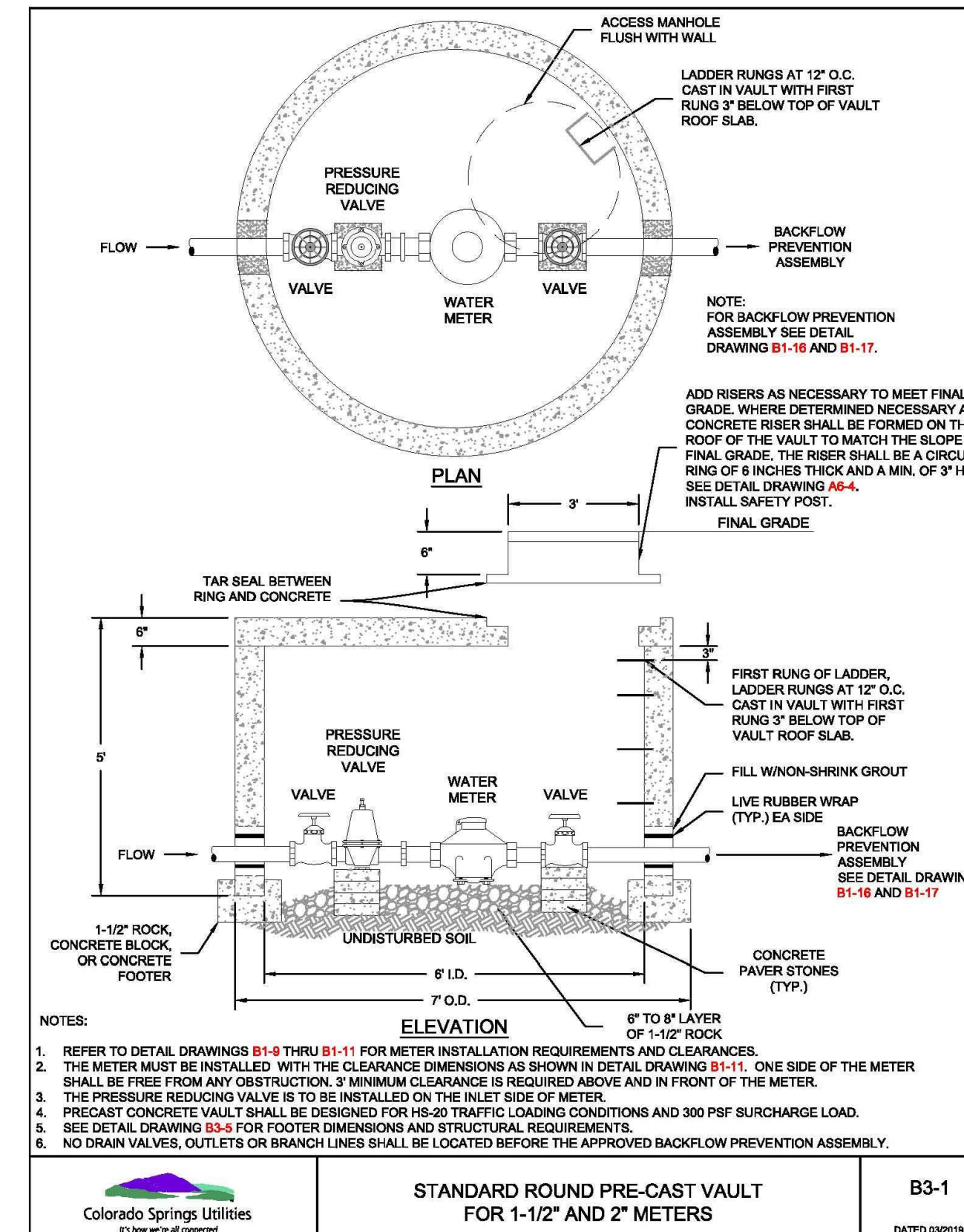
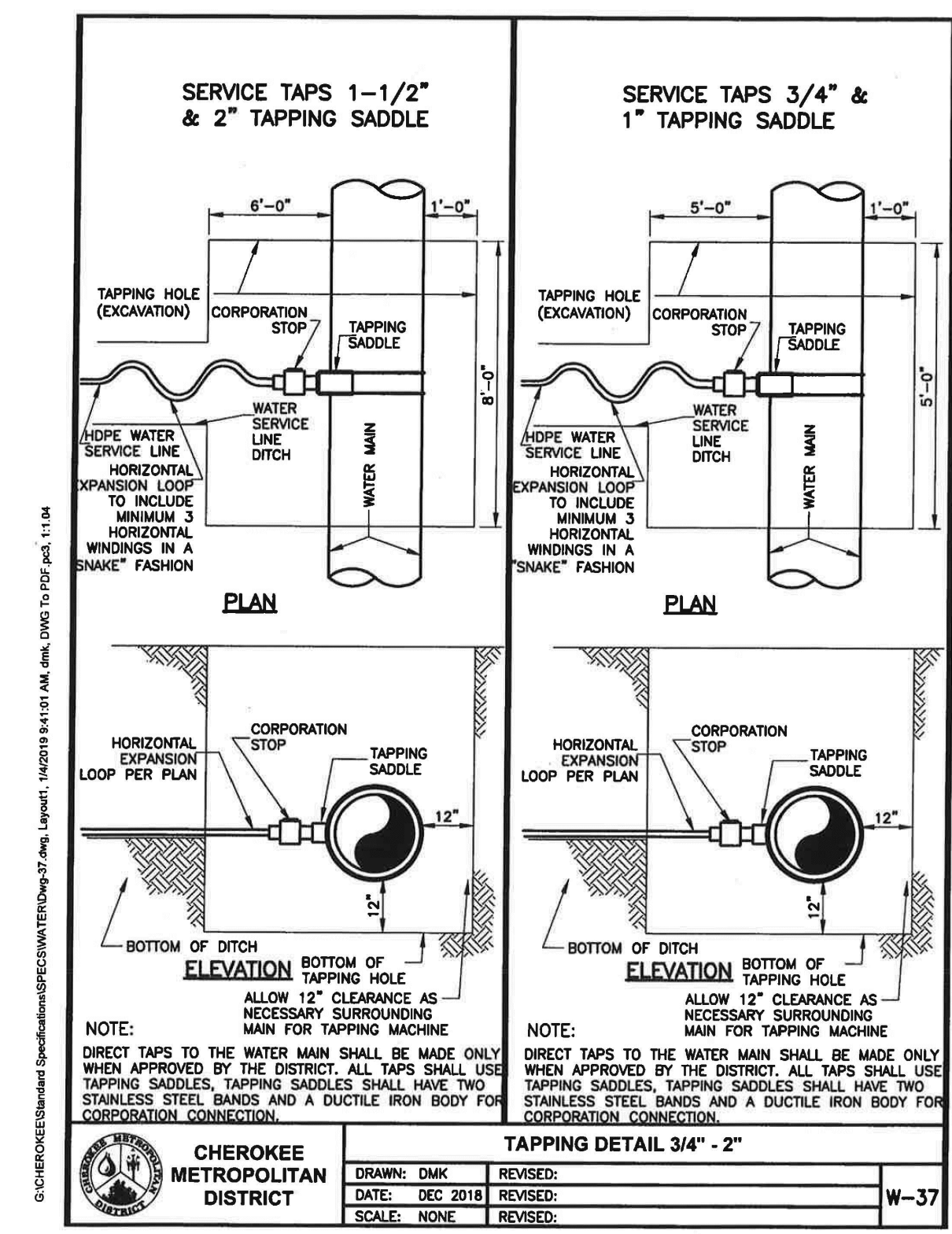
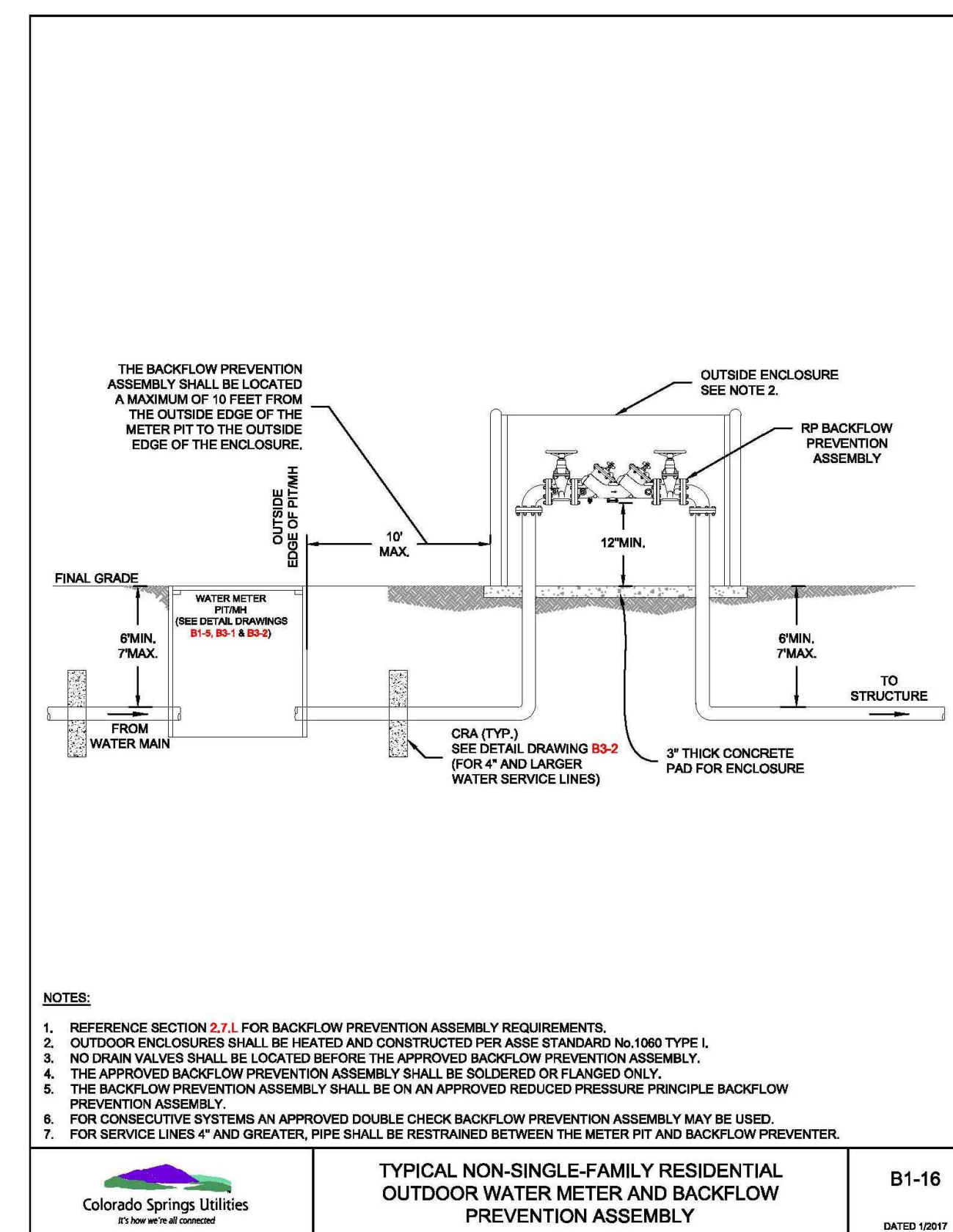
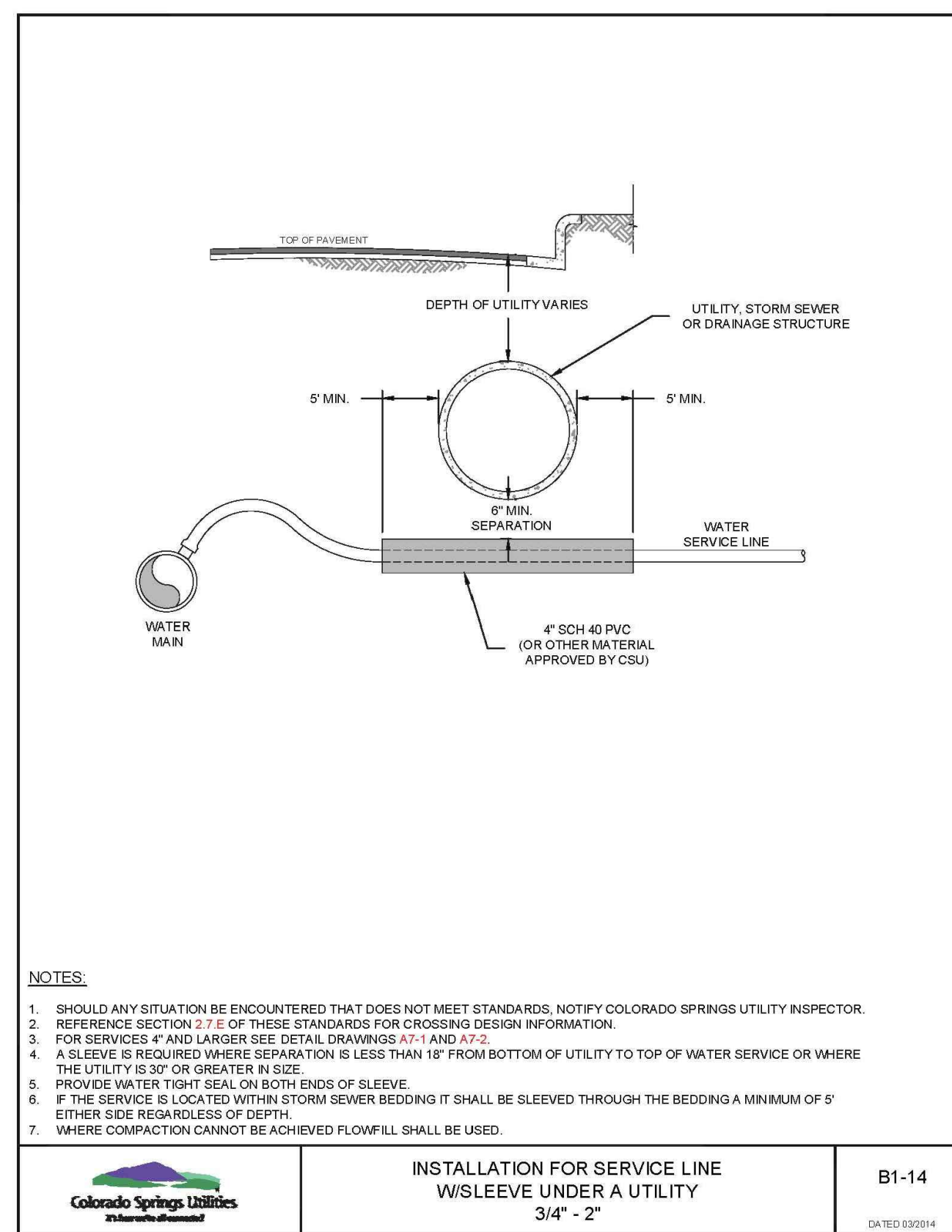
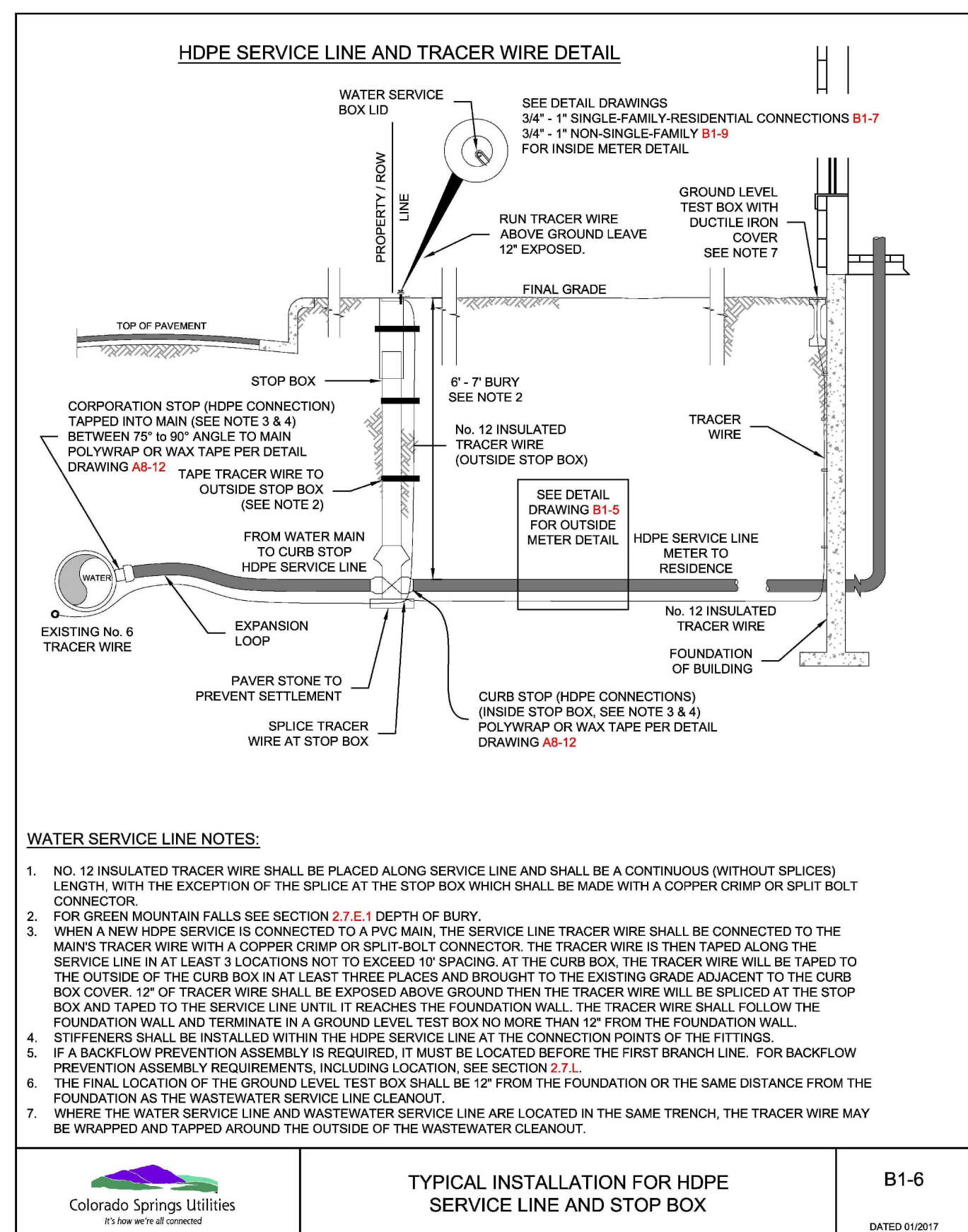
SANITARY SEWER DETAILS

PROJECT NO. 21187-01CSCV
 DRAWING NO.

DT3

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.
 (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: 21187-01UTDT1

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



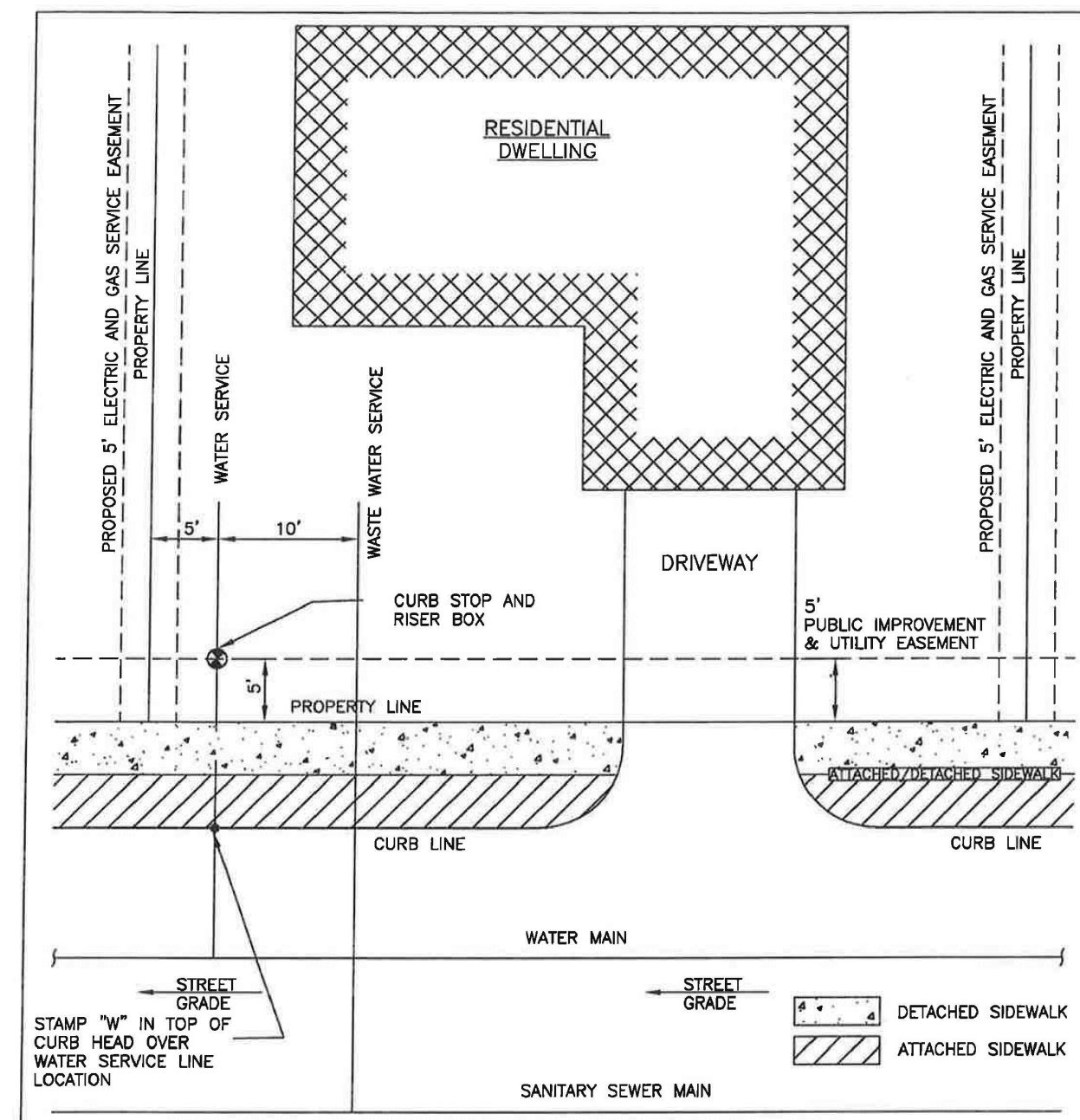
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

UTILITY SERVICE DETAILS

PROJECT NO. 21187-01CSCV
 DRAWING NO.

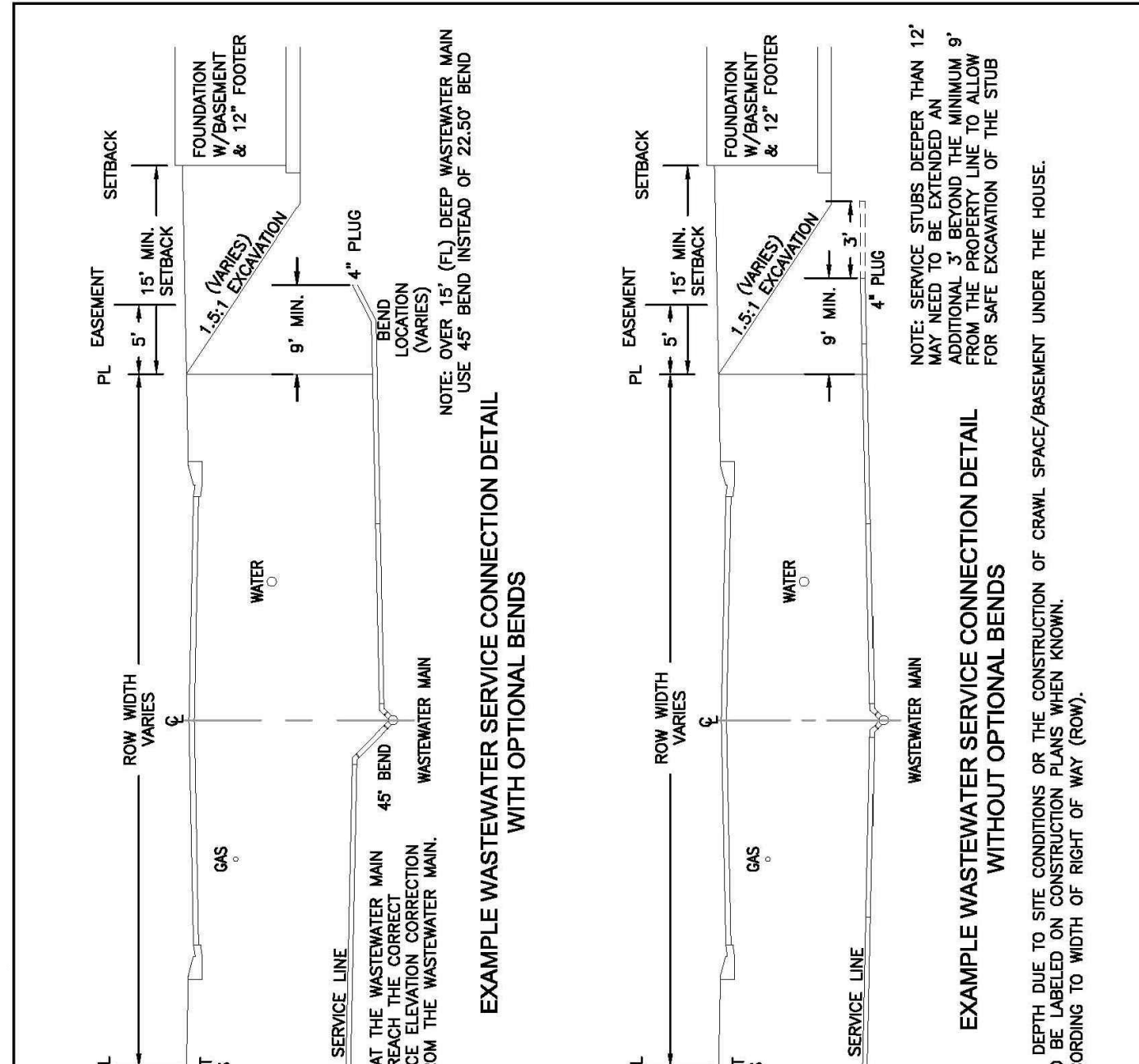
DT4

SHEET: 31 OF 32



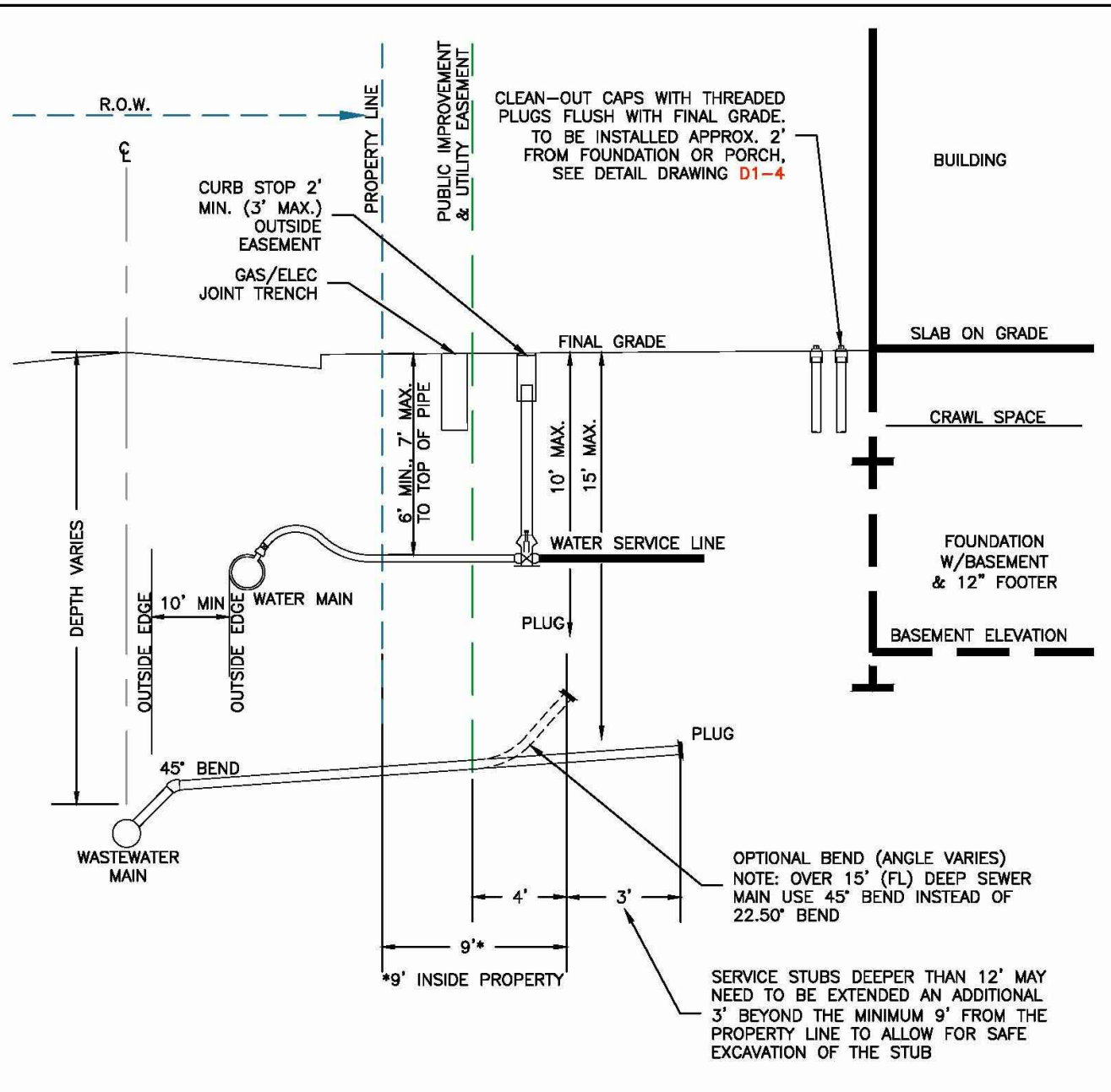
- NOTES:**
1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE STATED ON PLANS.
 2. TYPICAL WATER SERVICE LINE LOCATION SHALL BE 5' FROM THE SIDE LOT LINE. ALTERNATE LOCATIONS MAY BE CONSIDERED ON A CASE BY CASE BASIS AND WILL ONLY BE ALLOWED WITH APPROVAL FROM THE DISTRICT.
 3. ALL WATER SERVICE CURB STOPS SHALL BE SEALED WITH A WATERTIGHT PLUG TO PREVENT CONTAMINATION.

<p>CHEROKEE METROPOLITAN DISTRICT</p>	TYPICAL SERVICE LOCATIONS TO A RESIDENTIAL DWELLING		
	DRAWN: DMK DATE: DEC 2018 SCALE: NONE	REVISED: 8-26-2020 KSJB REVISED:	W-38
			DATED 5/2015



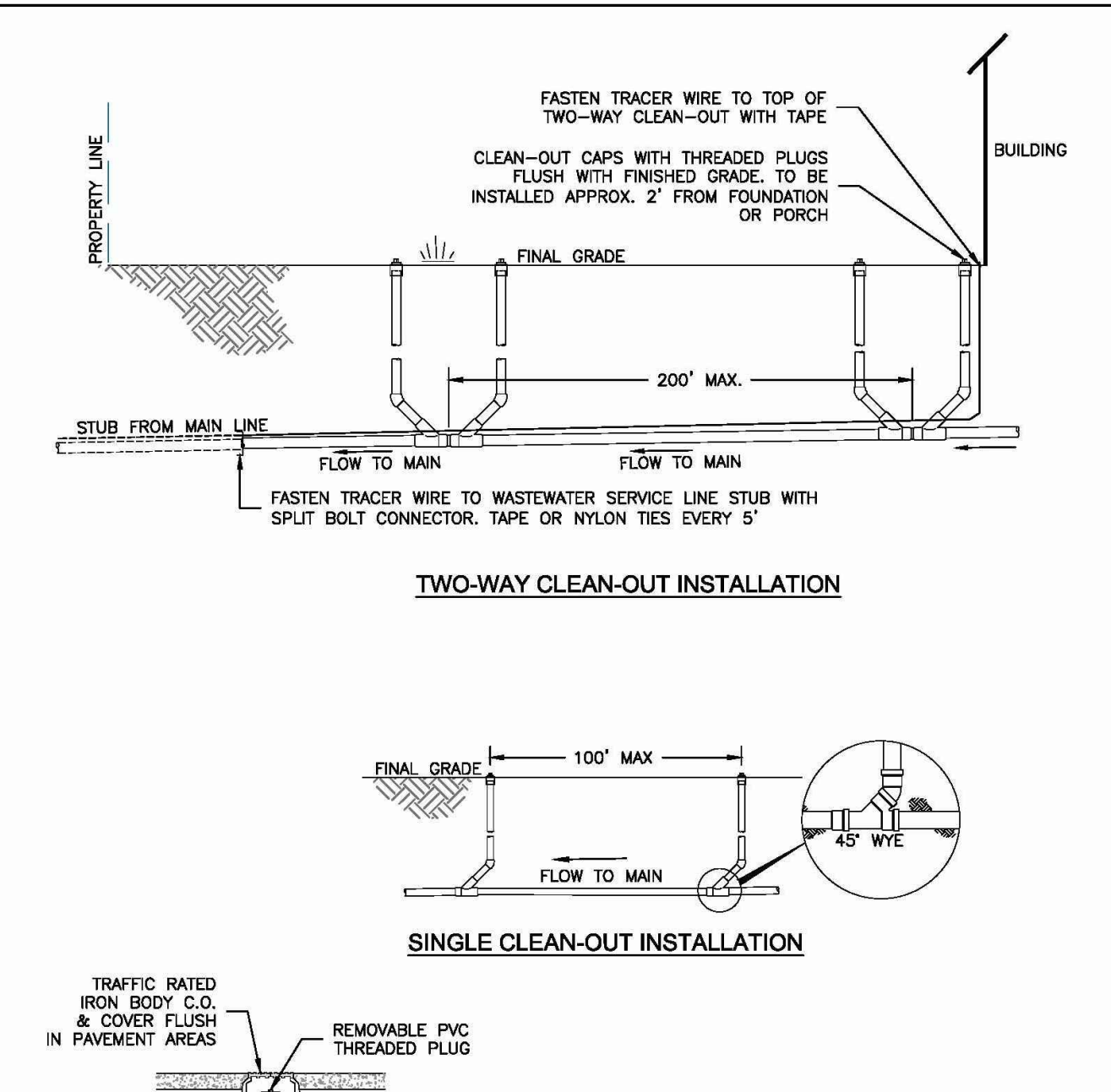
- EXAMPLE WASTEWATER SERVICE CONNECTION DETAIL WITH OPTIONAL BENDS**
- NOTE:** WHEN IT IS KNOWN THAT THE WASTEWATER MAIN LOCATION VARIES, USE 45° BEND (OR 3' DEEP WASTEWATER MAIN BENDS AT EARLIEST POINT FROM THE WASTEWATER MAIN).
- NOTE:** SERVICE STUBS DEEPER THAN 12" MAY NEED TO BE EXTENDED AN ADDITIONAL 3' BEYOND THE MINIMUM 9' FROM THE PROPERTY LINE TO ALLOW FOR SAFE EXCAVATION OF THE STUB.
- EXAMPLE WASTEWATER SERVICE CONNECTION DETAIL WITHOUT OPTIONAL BENDS**
- NOTE:** SERVICE LINE MAY VARY IN DEPTH DUE TO SITE CONDITIONS OR THE CONSTRUCTION OF CRAWL SPACE/EASEMENT UNDER THE HOUSE.
- NOTES:**
1. SERVICE LINE MAY VARY IN DEPTH DUE TO SITE CONDITIONS OR THE CONSTRUCTION OF CRAWL SPACE/EASEMENT UNDER THE HOUSE.
 2. DEPTH OF SERVICE LINE TO BE LABELED ON CONSTRUCTION PLANS WHEN KNOWN.
 3. DIMENSIONS MAY VARY ACCORDING TO WIDTH OF ROW (ROW).

<p>Colorado Springs Utilities The Heart of the Community</p>	EXAMPLE OF A SERVICE WITH A BASEMENT	D1-2
		DATED 5/2015



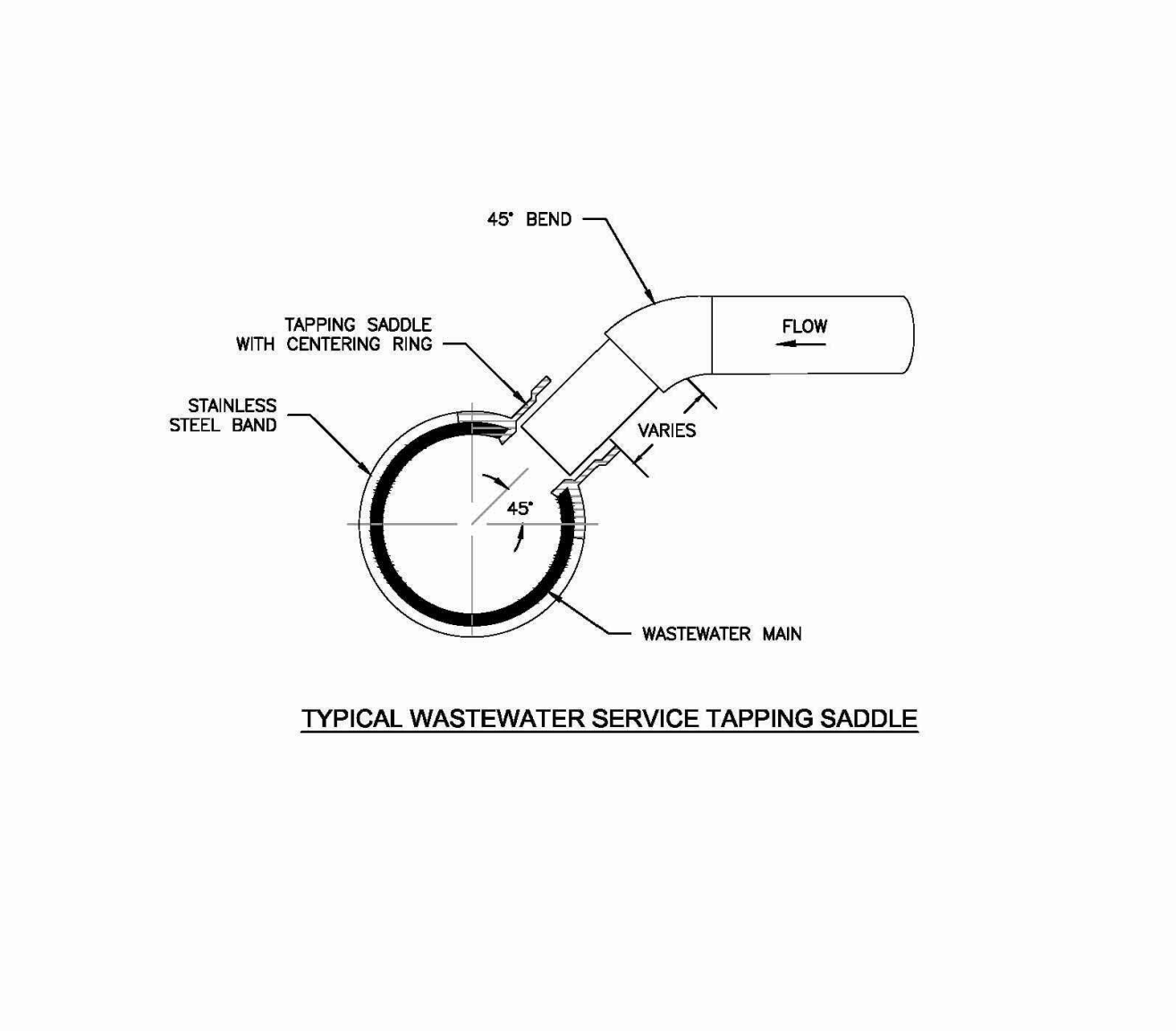
- NOTES:**
1. SEE CHAPTER 2 FOR MINIMUM SLOPES OF WASTEWATER SERVICE LINES.
 2. TO BE READ IN CONJUNCTION WITH DETAIL DRAWINGS D1-1 AND D1-2.
 3. A BEND MAY BE USED TO EXTEND THE SERVICE LINE UPWARD, DEPENDING ON BUILDING FINISHED FLOOR OR BASEMENT ELEVATION AND PER PROPERTY OWNER/DEVELOPER'S DISCRETION.
 4. FOR BASEMENT, THE SERVICE LINE SHALL BE EXTENDED TO DRAIN THE FINISHED FLOOR ELEVATION, A BEND MAY BE UTILIZED. SEE DETAIL DRAWING D1-2.
 5. SLOPING, BENCHING AND SHORING SHALL BE PERFORMED FOR ALL EXCAVATIONS IN COMPLIANCE WITH OSHA REGULATIONS.
 6. WHERE UNDERDRAIN SERVICE LINES ARE INSTALLED WITH THE WASTEWATER SERVICE LINE, BOTH SHALL BE BROUGHT TO THE SAME ELEVATION ONCE ENTERING THE PROPERTY.

<p>Colorado Springs Utilities The Heart of the Community</p>	SCHEMATIC OF A DEEP SERVICE CONNECTION	D1-3
		DATED 5/2015



- NOTES:**
1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
 2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

<p>Colorado Springs Utilities The Heart of the Community</p>	TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS	D1-4
		DATED 5/2015



- NOTES:**
1. 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.
 2. 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.
 3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
 4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
 5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

<p>Colorado Springs Utilities The Heart of the Community</p>	TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD	D1-6
		DATED 5/2015

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

PREPARED UNDER MY DIRECT 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