

NORTH BAY AT LAKE WOODMOOR
UTILITY CONSTRUCTION DOCUMENTS

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO
JULY 2026

LEGAL DESCRIPTION:

NORTHBAY AT LAKE WOODMOOR

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83; THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

- 1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;
- 2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;
- 3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;
- 4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

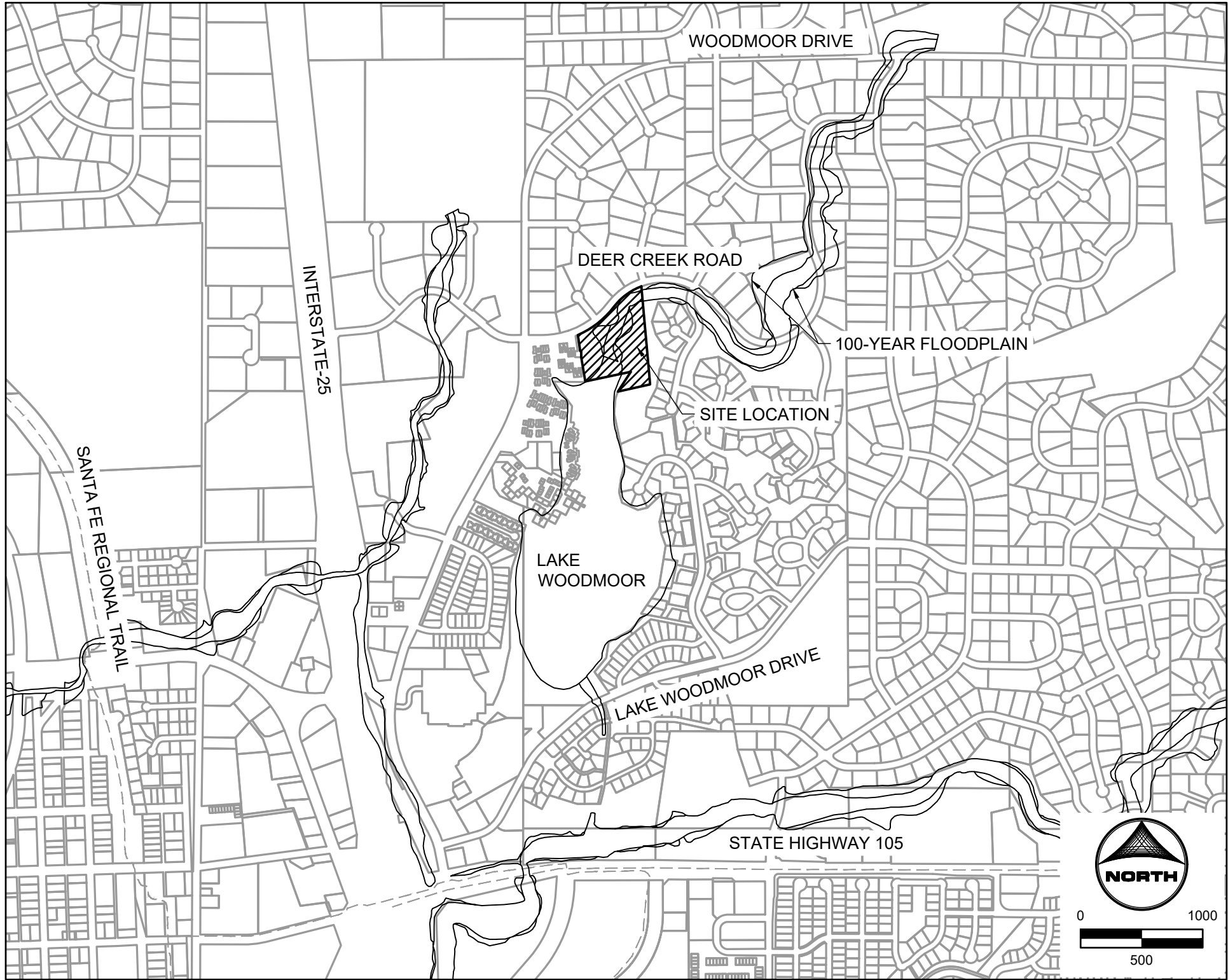
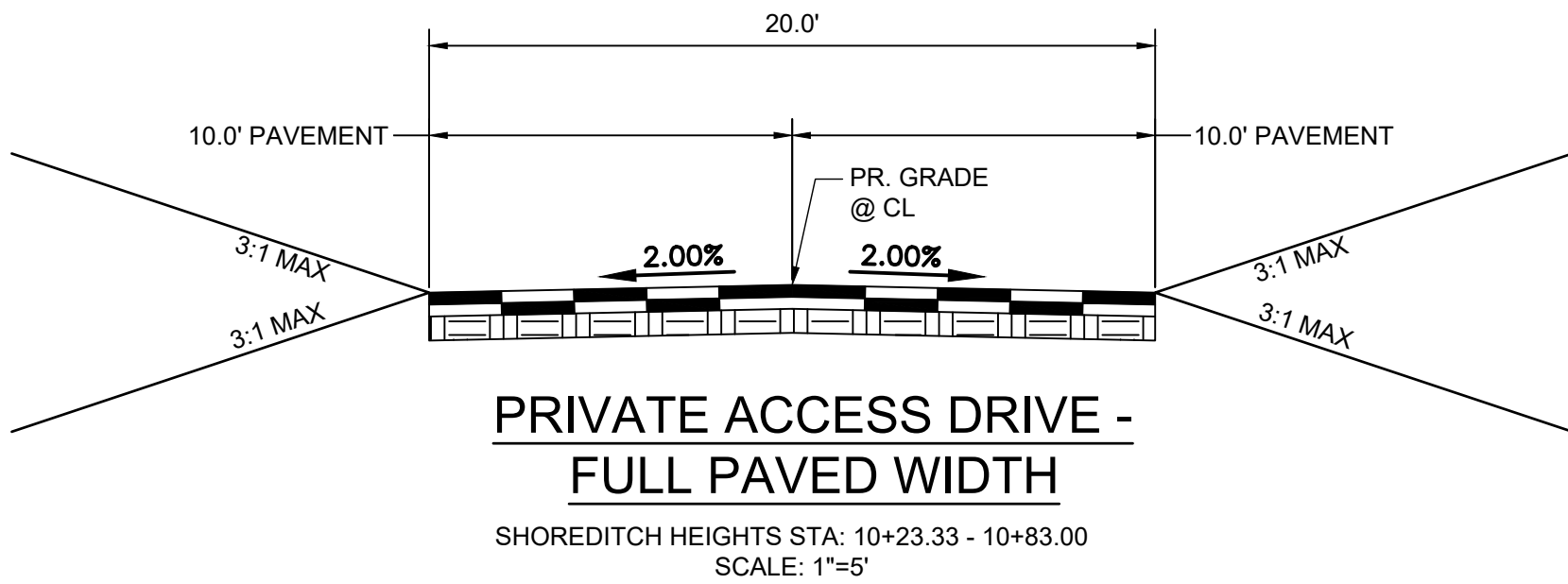
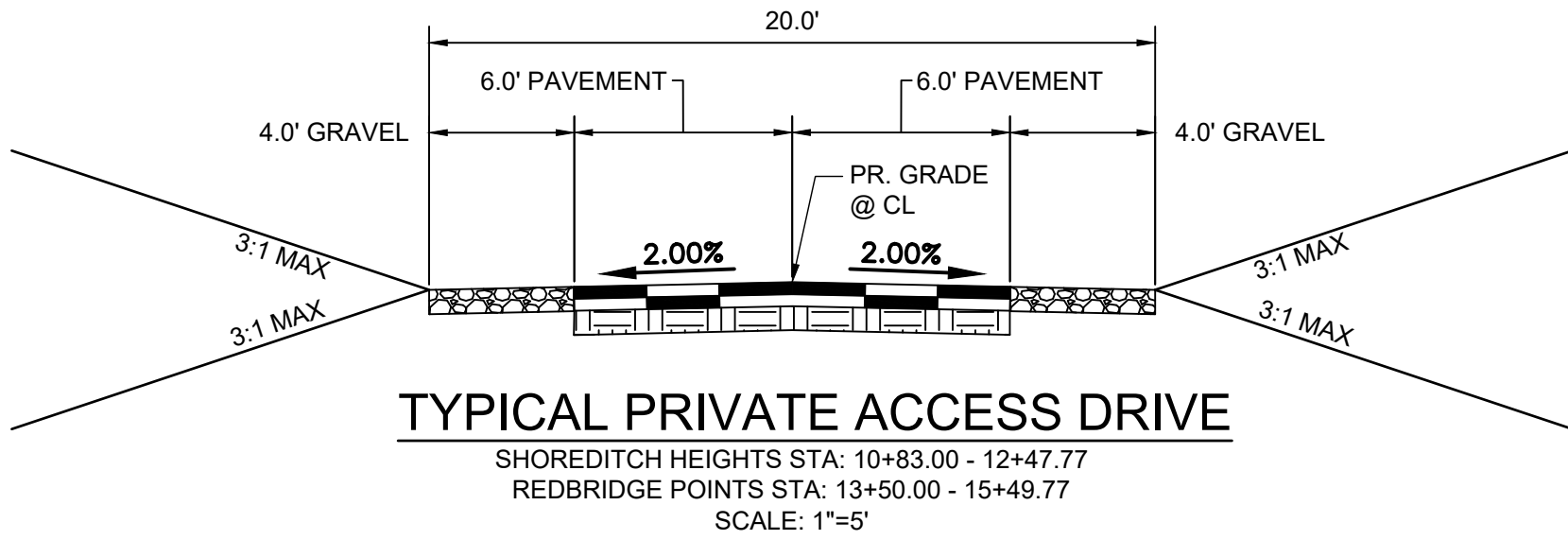
SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S04°31'13". A DISTANCE OF 805.55 FEET (805.58 FEET DEED) BETWEEN THE NORTHEASTERLY CORNER OF PARCEL E, AS DESCRIBED IN THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 213017868 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "PLS 2682" AND THE SOUTH EASTERLY CORNER OF SAID PARCEL E. AS MONUMENTED BY A #4 REBAR.

BENCHMARKS

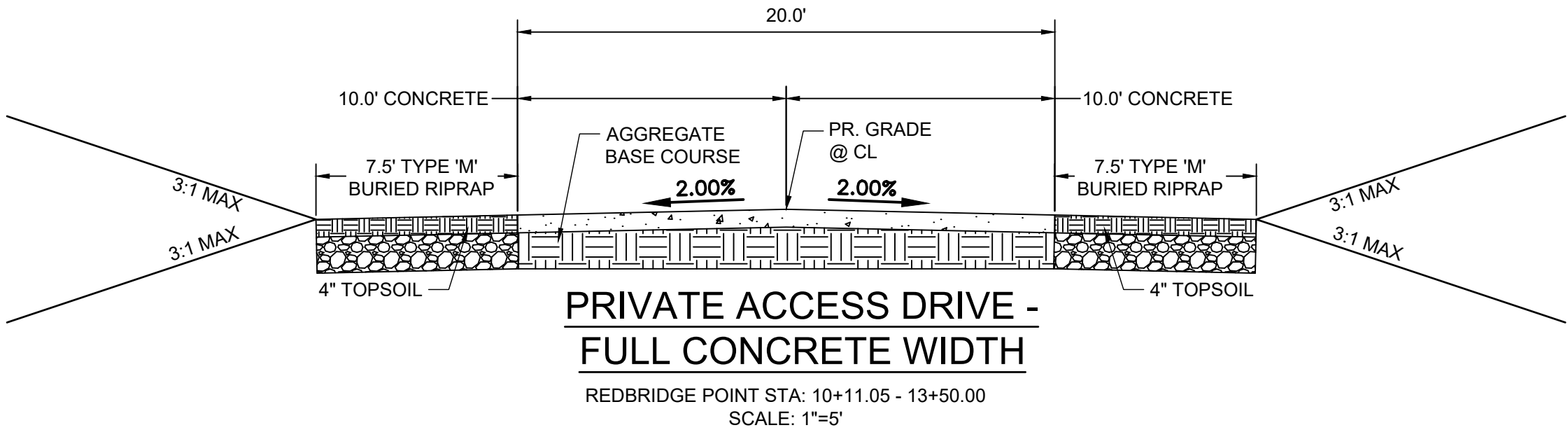
NGS BENCHMARK "T 395" -- ELEVATION 7111.32 (NAVD 1988)
TBM#1 NORTHWEST PROPERTY CORNER (N22.611.42, E49,719.36) ELEVATION=7133.64
TBM#2 NORTHEAST PROPERTY CORNER (N23,006.10, E50,252.56) ELEVATION=7134.40



VICINITY MAP

1" = 1000'

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C.01	COVER
2	C.02	NOTES & LEGEND
3	C.03	UTILITY PLAN
4	C.04	WATER PLAN & PROFILE I
5	C.05	WATER PLAN & PROFILE II
6	C.06	SANITARY PLAN & PROFILE I
7	C.07	SANITARY PLAN & PROFILE II
8	C.08	DETAILS I
9	C.09	DETAILS II
10	C.10	DETAILS III



PRIVATE ACCESS DRIVE -
FULL CONCRETE WIDTH

REDBRIDGE POINT STA: 10+11.05 - 13+50.00
SCALE: 1"=5'

PROJECT TEAM & AGENCIES:

OWNER:	LAKE WOODMOOR HOLDINGS, LLC 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80921 TEL: (719) 314-7737 CONTACT: MIKE RUEBENSON	ELECTRIC SERVICE PROVIDER:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 EAST WOODMEN ROAD FALCON, CO 80831-8127 TEL: (719) 495-2283
DEVELOPER:	ONE LAPLATA 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80920 TEL: (719) 260-7477 CONTACT: ERIC SMITH, P.E.	GAS SERVICE PROVIDER:	BLACK HILLS ENERGY P.O. BOX 6006 RAPID CITY, SD 57709 TEL: (888) 890-5554
CIVIL ENGINEER / PLANNING LANDSCAPE ARCHITECTURE:	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY, SUITE 160 COLORADO SPRINGS, CO 80920 TEL: (719) 394-2433 CONTACT: COLLEEN MONAHAN, P.E., LEED AP	FIRE DEPARTMENT:	MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 TEL: (719) 484-0911
WATER & SANITATION DISTRICT:	WOODMOOR WATER & SANITATION DISTRICT NO.1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 TEL: (719) 488-2525 EXT. 10		

Coordinate System	US State Plane 1983
Zone	Colorado Central 0502
Datum	NAD 1983 (Conus) CORS 96
Vertical Datum	North American Vertical Datum 1988 (NAVD 88)
Coordinate Order	North/East
Coordinate Units	US Survey Feet
Altitude Reference	Height Above Ellipsoid (HAE)
Altitude Units	Feet

Woodmoor Water and Sanitation District No. 1

APPROVED FOR CONSTRUCTION

Date: _____ By: _____

These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Develop/Owner and/or Contractor from Responsibility for compliance with any rule, regulations or specifications required by the District.



1-800-922-1987
Utility Notification
Center of Colorado

PCD FILE NO.: SF263

DRAWN BY: SPC	JOB DATE: 7/17/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM	JOB NUMBER: 2404118	0
CAD DATE: 7/17/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2404118\CAD\DWG\IC\CDs\Construction Documents\Cover-Utility_CDs		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

UTILITY CONSTRUCTION DOCUMENTS
COVER

SHEET
C.01

1

2. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "STANDARD SITE WORK SPECIFICATIONS", ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
3. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
4. VERIFY ALL DIMENSIONS AND CONDITIONS ONSITE.
5. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR ENGINEER AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS-BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY PRIOR TO FINAL PAYMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
8. THE GENERAL CONTRACTOR'S SURVEYOR SHALL VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATION SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
9. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL APPROVAL OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
10. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL SEND COPIES OF PERMITS TO THE ENGINEER OF RECORD.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION REFER TO EROSION CONTROL PLANS AND DETAIL INFORMATION.
12. CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
13. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
14. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED LANDSCAPE ELEVATION WITH A WATER TIGHT LID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL SERVICE CONNECTIONS SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO STORE POSSESSION.
16. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE ORDER OF MATERIALS. FOR INFORMATION, CONTACT LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLAN OR DESCRIBED IN THE SPECIFICATION IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS TO COMPLETE THE WORK.
18. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS AND DETAILS.

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL COMPLY WITH THE SYSTEM SPECIFICATIONS AND THE RULES AND REGULATIONS OF WOODMOOR WATER AND SANITATION DISTRICT NO. 1.
2. DEVELOPER/OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND OBTAINING ANY AND ALL PERMITS REQUIRED TO PERFORM THE WORK FROM ALL APPLICABLE REGULATORY AGENCIES OR ENTITIES HAVING JURISDICTION AND WILL PERFORM THE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE ORDINANCES, REGULATIONS, LAWS, AND PERMITS ISSUED BY SUCH ENTITIES OR AGENCIES.
3. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ELEVATIONS, PIPE SIZE, TYPE, ALIGNMENT, ETC. OF EXISTING WATER LINES AT ALL NOTED CONNECTION POINTS TO THE DISTRICT'S SYSTEM.
4. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE SYSTEM SPECIFICATIONS, CONSULT THE DISTRICT PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL SCHEDULE REQUIRED TESTS WITH THE DISTRICT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO PERFORMING SCHEDULED TESTS FOR OBSERVATION BY DISTRICT PERSONNEL.
6. BYPASS PUMPING OF EXISTING SANITARY SEWER FLOWS IS REQUIRED WHEN CONNECTING TO THE DISTRICT'S EXISTING SEWER SYSTEM. CONTRACTOR SHALL PROVIDE 100% REDUNDANT PUMPING CAPACITY WITH CONTINUOUS SUPERVISION DURING PUMPING OPERATIONS. CONTRACTOR SHALL COORDINATE TIMING, LOCATION, ETC. OF BYPASS PUMPING OPERATIONS WITH THE DISTRICT PRIOR TO COMMENCING PUMPING OPERATIONS.

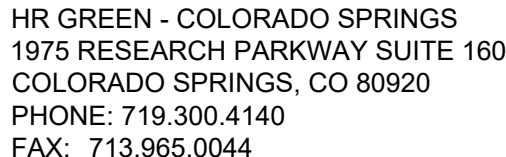
1. SANITARY SEWER SERVICE TAP CONNECTIONS WILL BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY MANHOLE, EXISTING SEWER TAP, OR PIPE BELL.
2. FOR NEW INSTALLATIONS OF SANITARY SEWER MAINLINE, SEWER SERVICE TAP CONNECTIONS TO BE INSTALLED ON THE MAIN WITH A GASKET WYE OR TEE FITTING. FOR SERVICE TAP CONNECTIONS TO EXISTING SEWER MAINLINES, A SEWER SERVICE SADDLE TAP MAY BE INSTALLED.
3. SEWER SERVICE LINES/STUBS WILL BE INSTALLED SUCH THAT A SEWER SERVICE CLEAN OUT IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS, AND BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY SIDE LOT LINE. TRACER WIRE FROM THE SEWER TAP AT THE MAIN TO THE CLEAN OUT AT THE PROPERTY LINE SHALL BE INSTALLED, AND A METAL TEE POST WILL BE INSTALLED NEXT TO THE CLEAN OUT FOR PROTECTION AND EASE OF LOCATION.
4. A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN WATER SERVICE LINES AND SEWER SERVICE LINES.
5. WATER SERVICE LINES/STUBS WILL BE 3/4-INCH IN DIAMETER UNLESS OTHERWISE NOTED AND INSTALLED SUCH THAT THE CURB STOP IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS, AND A MINIMUM OF 10 FEET FROM ANY SEWER SERVICE LINE OR SEWER CLEAN OUT.
6. CURB STOPS AND BOXES SHALL BE BURIED SUCH THAT 6-FEET (+/-) OF COVER EXISTS AS MEASURED FROM FINISHED GRADE TO THE TOP OF THE SERVICE LINE. A METAL TEE POST WILL BE INSTALLED AT THE CURB STOP BOX FOR PROTECTION AND EASE OF LOCATION.
7. WATER SERVICE TAPS WILL NOT BE LOCATED ON A FIRE HYDRANT LATERAL OR WITHIN 30 INCHES FROM A PIPE BELL, VALVE, OR MECHANICAL JOINT CONNECTION. WATER TAPS WILL MAINTAIN MINIMUM 5 FOOT SPACING FROM OTHER TAPS ON THE WATER MAIN.
8. DIRECT TAPPING OF WATER SERVICE LINE CORPORATION STOPS (E.G., NO SADDLE) WILL NOT BE PERMITTED ON ANY PIPE TYPE EXCEPT NEW DUCTILE IRON PIPE INSTALLATIONS.

	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
EASEMENT LINE	-----	-----
RIGHT OF WAY	-----	-----
CENTERLINE	-----	-----
BARBED WIRE FENCE	X-----X	-----
U.G. ELECTRIC	----- ELEC	----- ELEC
OVERHEAD ELECTRIC	----- OHE	----- OHE
FIBER OPTIC	----- FO	----- FO
GAS MAIN	----- GAS	----- GAS
HIGH PRESSURE GAS	----- HP GAS	----- HP GAS
SANITARY SEWER	----- SS	----- SS
STORM DRAIN	----- SD	----- SD
TELEPHONE	----- UT	----- UT
WATER MAIN	----- W	----- W
SWALE	----- SW	----- SW
CURB & GUTTER	----- CG	----- CG
INDEX CONTOUR	----- 1000	----- 1000
FEMA FLOODPLAIN	----- 100YR	----- 100YR
MODELED 1240 CFS	-----	-----
100-YR FLOODPLAIN	-----	-----
DRAINAGE	-----	-----
	EXISTING	PROPOSED
DRAINAGE BASIN	-----	-----
BASIN TAG	ID. AC. %	ID. AC. %
DESIGN POINT	-----	-----
RECEIVING PERVIOUS AREA (RPA)	-----	-----
GRASS BUFFER	-----	-----

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		
DRY UTILITIES		
ELECTRIC PEDESTAL		
OVERHEAD POWER POLE		
ELECTRICAL CABINET		
FIBER OPTIC PULL BOX		
MISCELLANEOUS		
SIGN		
BOLLARD		
ACCESSIBLE PAVEMENT		
ASPHALT PAVEMENT		
GRAVEL AREA		
FLOODWAY		
WETLAND		
CHANNEL LINING		
BUILDABLE AREA		

Q, DIA	DIAMETER	EX	EXISTING	PB	PUBLIC
AC	ACRE	FES	FLARED END SECTION	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	FG	FINISHED GRADE	PI	POINT OF INTERSECTION
BFE	BASE FLOOD ELEVATION	FH	FIRE HYDRANT	PT	POINT OF TANGENCY
BLDG	BUILDING	FL	FLOW LINE	PR	PROPOSED
BM	BENCH MARK	FOC	FIBER OPTICS CABLE	PRC	POINT OF REVERSE CURVATURE
CFS	CUBIC FEET PER SECOND	FT	FOOT OR FEET	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	GB	GRADE BREAK	PVT	PRIVATE
CL	CENTER LINE	INV	INVERT	R	RADIUS
CMF	CORRUGATED METAL PIPE	LF	LINEAR FEET	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	MIN	MINIMUM	REC	RECEPTION
CY	CUBIC YARD	MISC	MISCELLANEOUS	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	MAINT	MAINTENANCE	SS	SANITARY SEWER
EL	ELEVATION	MAX	MAXIMUM	TOP	TOP OF POND
ELEC	ELECTRIC	MH	MANHOLE	TW	TOP OF WALL
EOG	EDGE OF GRAVEL	NO	NUMBER	TYP	TYPICAL
EOP	EDGE OF PAVEMENT	OH	OVERHEAD	UG	UNDERGROUND

NO.	DATE	BY	REVISION DESCRIPTION



NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

UTILITY CONSTRUCTION DOCUMENTS

NOTES & LEGEND

SHEET
C.02

2

NOTE:
UTILITIES ARE TO REMAIN AND BE
PROTECTED IN PLACE UNLESS
OTHERWISE NOTED.

Woodmoor Water and Sanitation District No. 1

APPROVED FOR CONSTRUCTION

Date: _____ By: _____

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UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/17/2026
APPROVED: CM JOB NUMBER: 2404118
CAD DATE: 7/17/2026
CAD FILE: J:\2024\2404118\CAD\DWG\IC\CDs\Construction Documents\Utility_Plan

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0' 1" IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

UTILITY CONSTRUCTION DOCUMENTS
UTILITY PLAN

SHEET
C.03

3

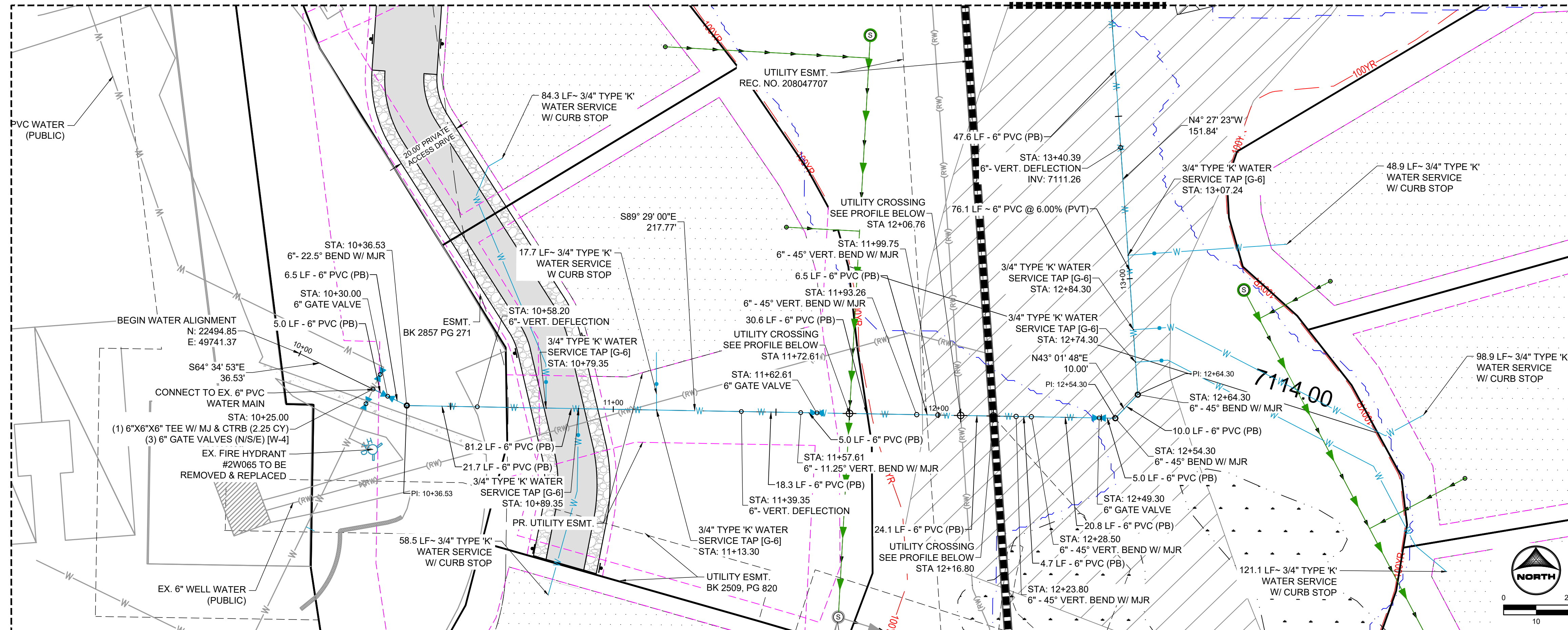
WATER PROFILE 1.1

KEY MAP

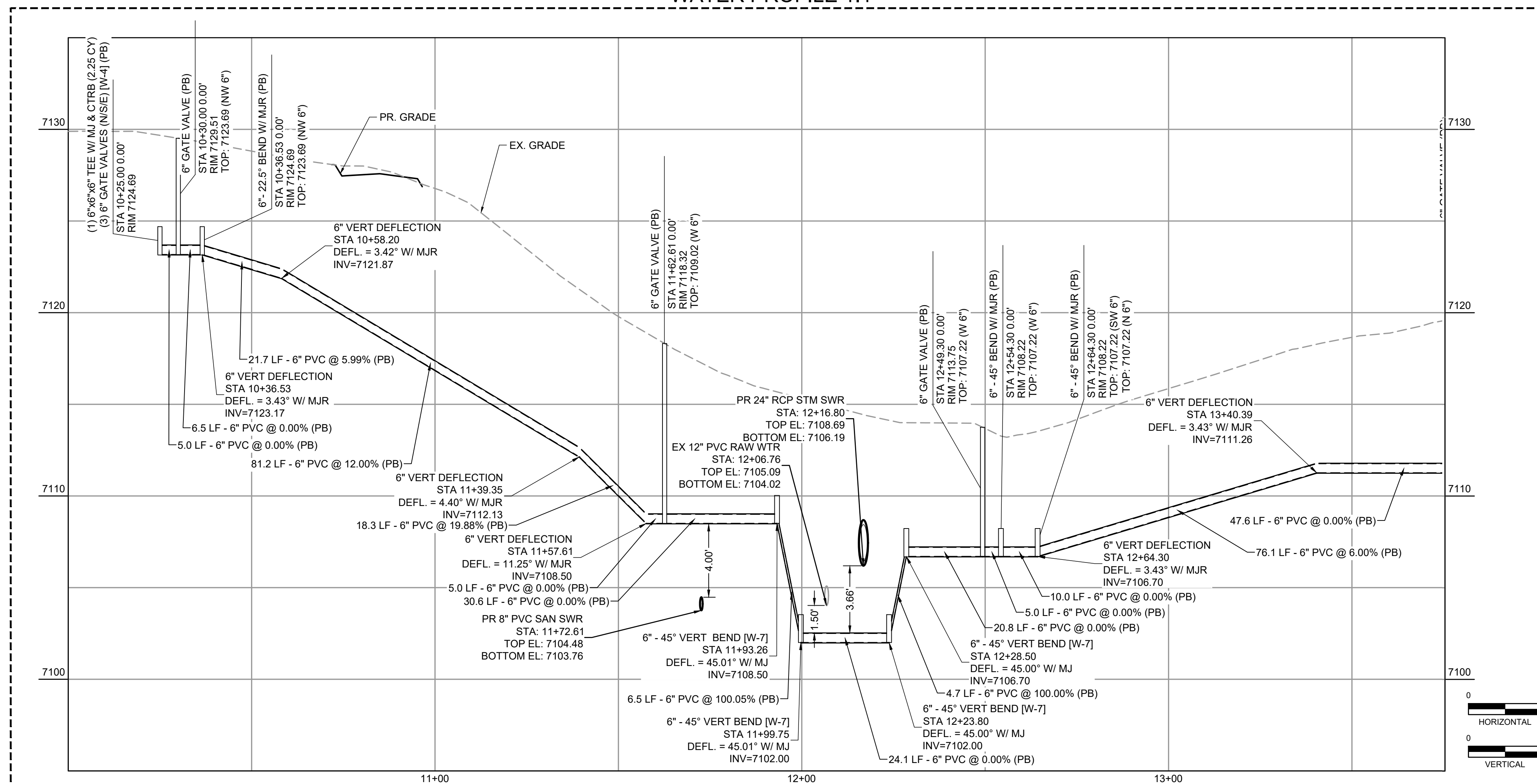
SCALE: 1"=200'

KEY MAP
SCALE: 1"=200'

- | | |
|--------------|--|
| WATER NOTES: | |
| 1. | REFER TO PROFILE VIEW FOR ACTUAL ANGLE AT VERTICAL BENDS |
| 2. | LOCATION OF EXISTING WATER MAIN HAS NOT BEEN FIELD DETERMINED. CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. |
| 3. | ALL EXISTING UTILITY CROSSINGS AND CONNECTION LOCATIONS SHOULD BE POTHOLED PRIOR TO THE START OF COORDINATION AND COORDINATED WITH THE ENGINEER. |
| 4. | OFFSET OF ALL FITTING ASSUMED TO BE 0" UNLESS OTHERWISE NOTED. |
| 5. | CURB STOPS FOR ALL P.R. SERVICES TO BE INSTALLED APPROXIMATELY 8' FROM P.R. WATER MAIN. |
| 6. | FOR ALL LOWERINGS REFER TO WWSO DETAIL W-9 ON SHEET 8 |



WATER PROFILE 1.1



Woodmoor Water and Sanitation District No. 1

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PCD FILE NO.: SF263

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APPROVED: CM JOB NUMBER: 2404118 OFFICIAL DRAWINGS.
0 [REDACTED] 1"
IF NOT ONE INCH,
CAD DATE: 7/17/2026 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2024\2404118\CAD\DWG\I\CDs\Construction Documents\Water_Plan

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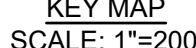
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

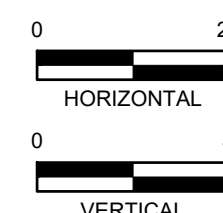
UTILITY CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE I

SHEET
C.04

4



- WATER NOTES:**
1. REFER TO PROFILE VIEW FOR ACTUAL ANGLE AT VERTICAL BENDS
 2. LOCATION OF EXISTING WATER MAIN HAS NOT BEEN FIELD DETERMINED. CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. OFFSET OF ALL FITTING ASSUMED TO BE 0' UNLESS OTHERWISE NOTED.
 4. CURB STOPS FOR ALL PR SERVICES TO BE INSTALLED APPROXIMATELY 8' FROM PR WATER MAIN.
 5. FOR ALL LOWERINGS REFER TO WWSD DETAIL W-9 ON SHEET 8



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NO.	DATE	BY	REVISION DESCRIPTION



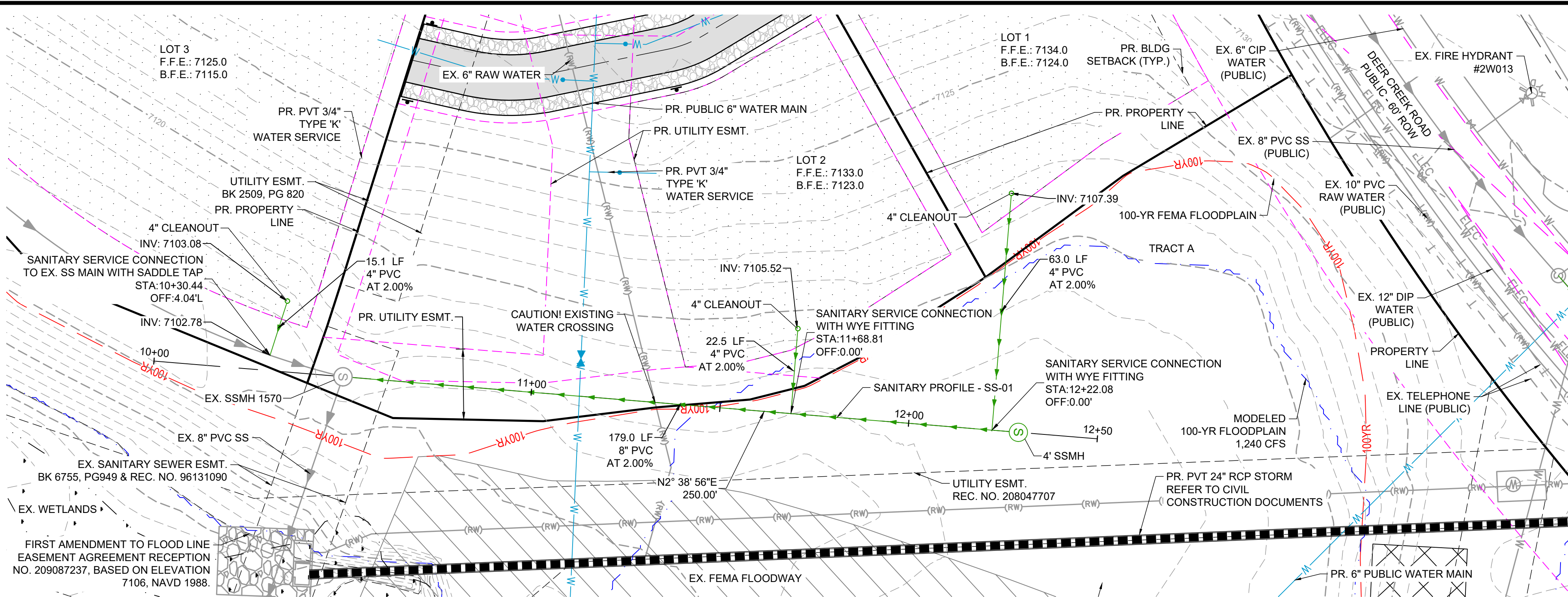
HR GREEN - COLORADO SPRINGS
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PHONE: 719.300.4140
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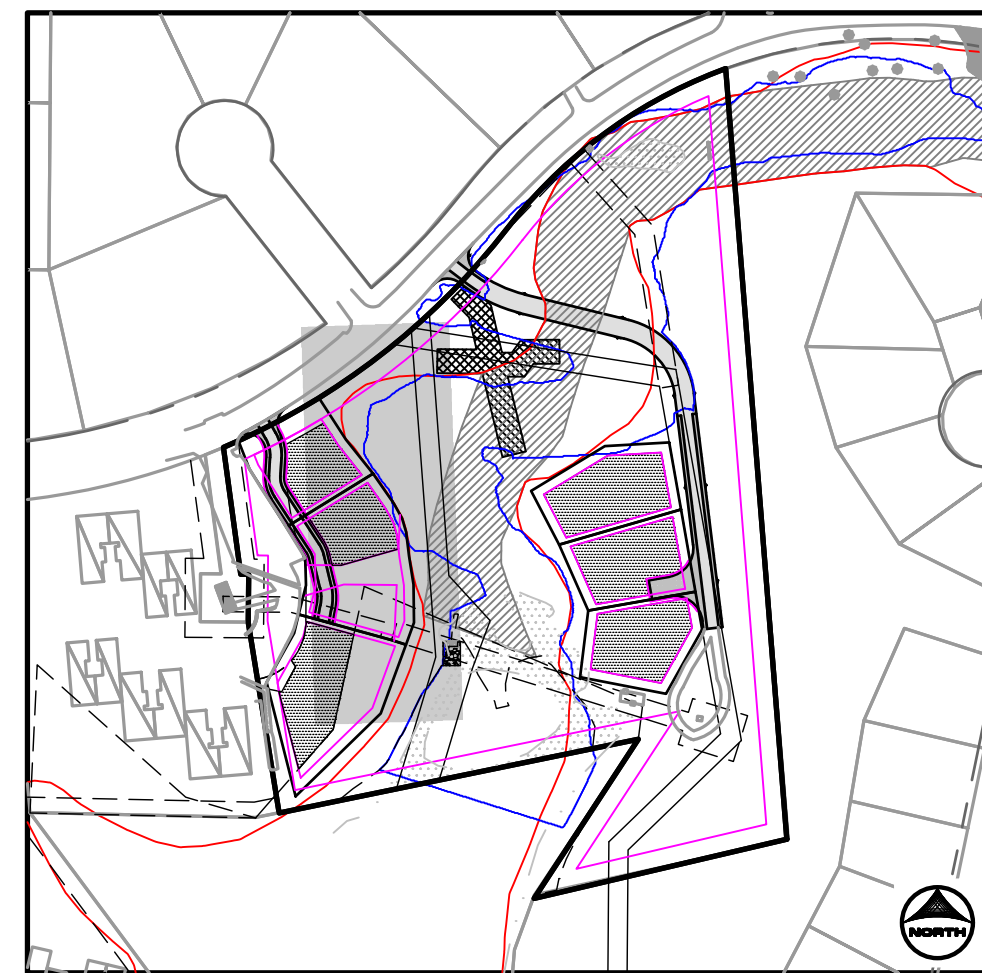
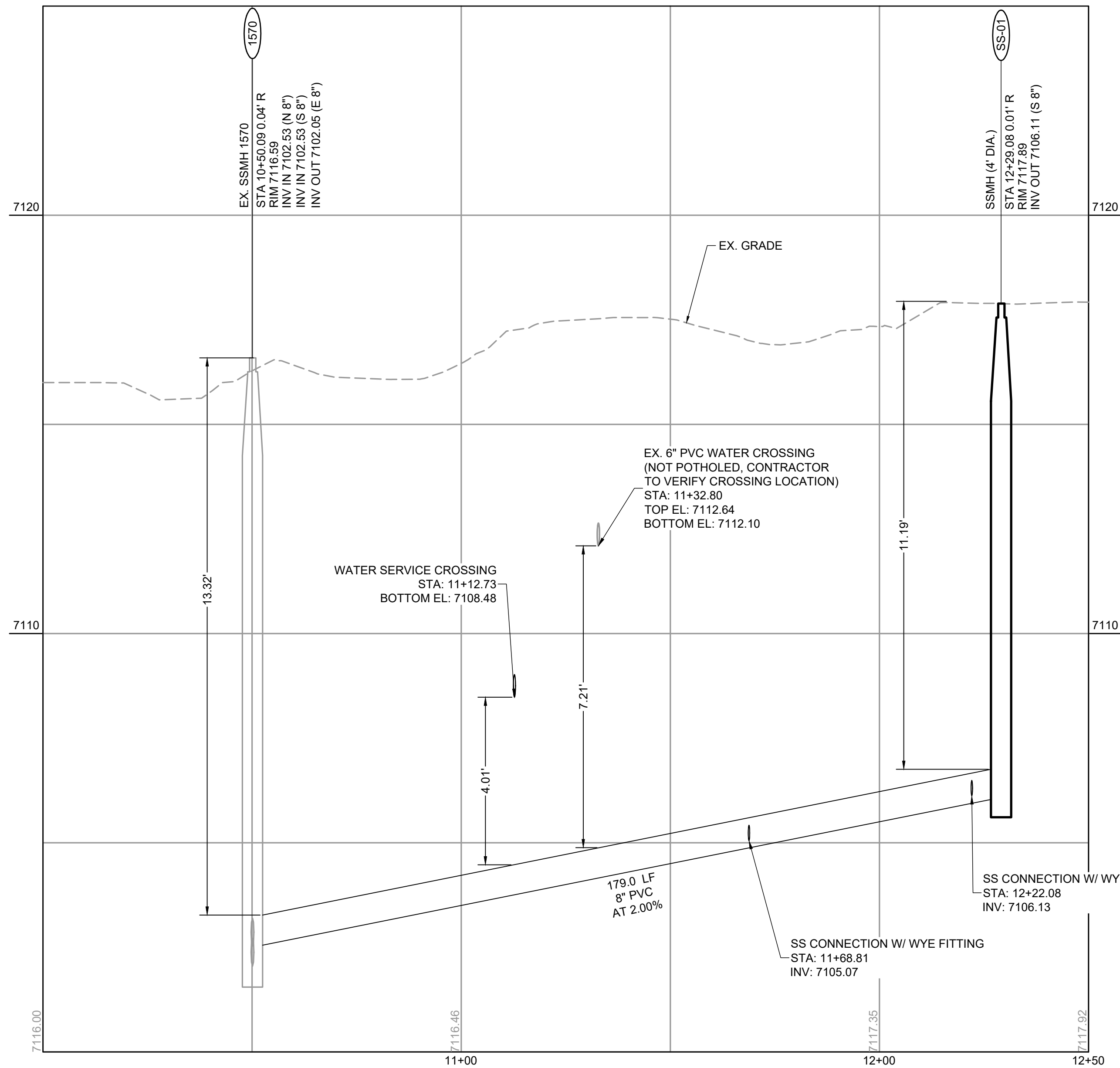
UTILITY CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE II

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4



SANITARY PROFILE - SS-01



KEY MAP
SCALE: 1"=200'

Woodmoor Water and Sanitation District No. 1

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PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/17/2026
APPROVED: CM JOB NUMBER: 2404118
CAD DATE: 7/17/2026
CAD FILE: J:\2024\2404118\CAD\Drawings\CDCs\Construction Documents\Sanitary_Plan-Profile

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

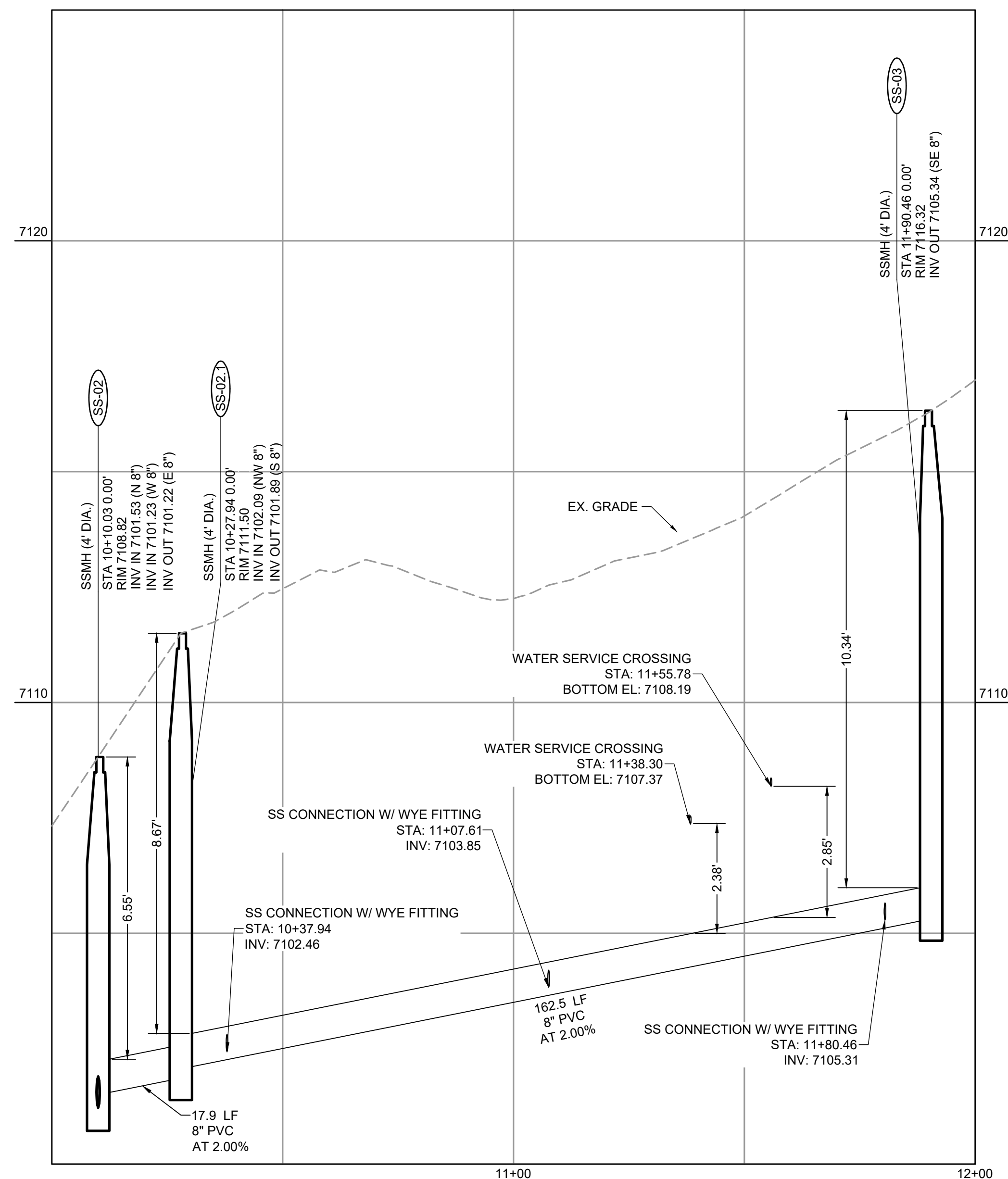
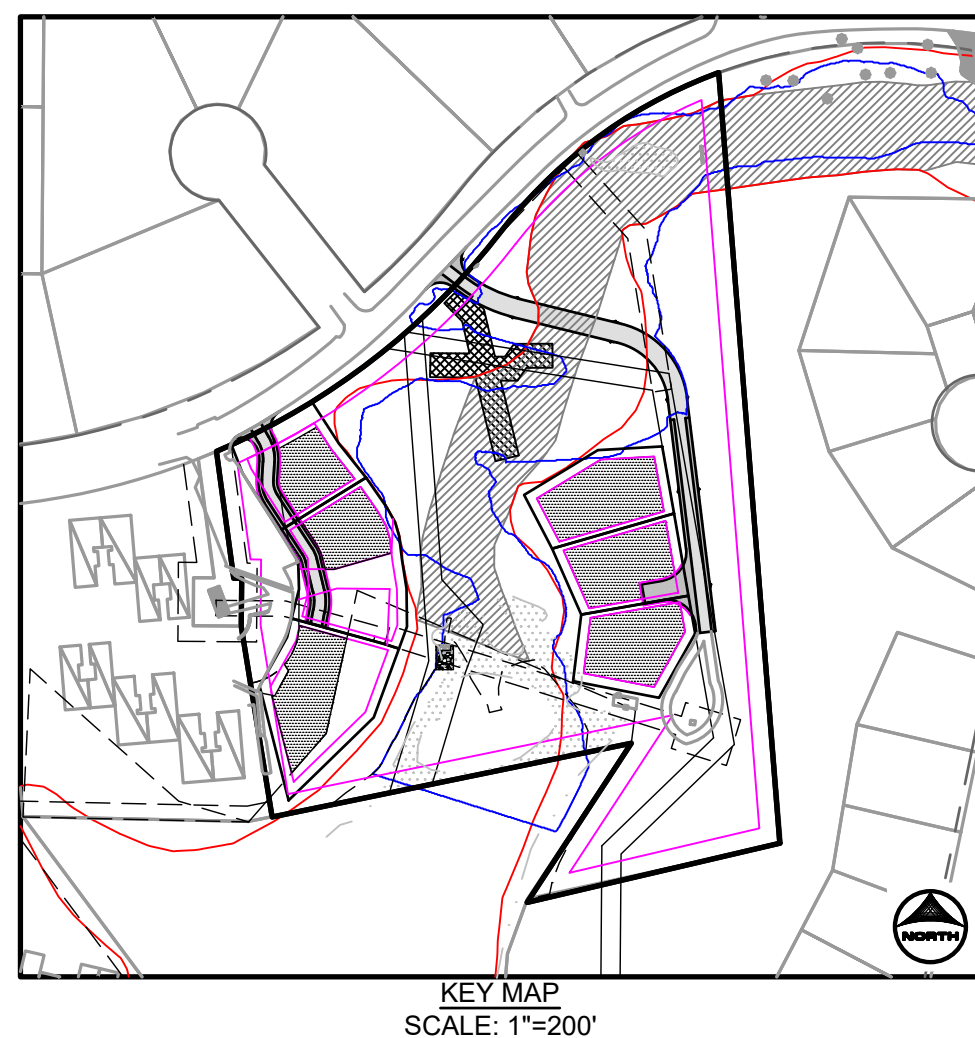
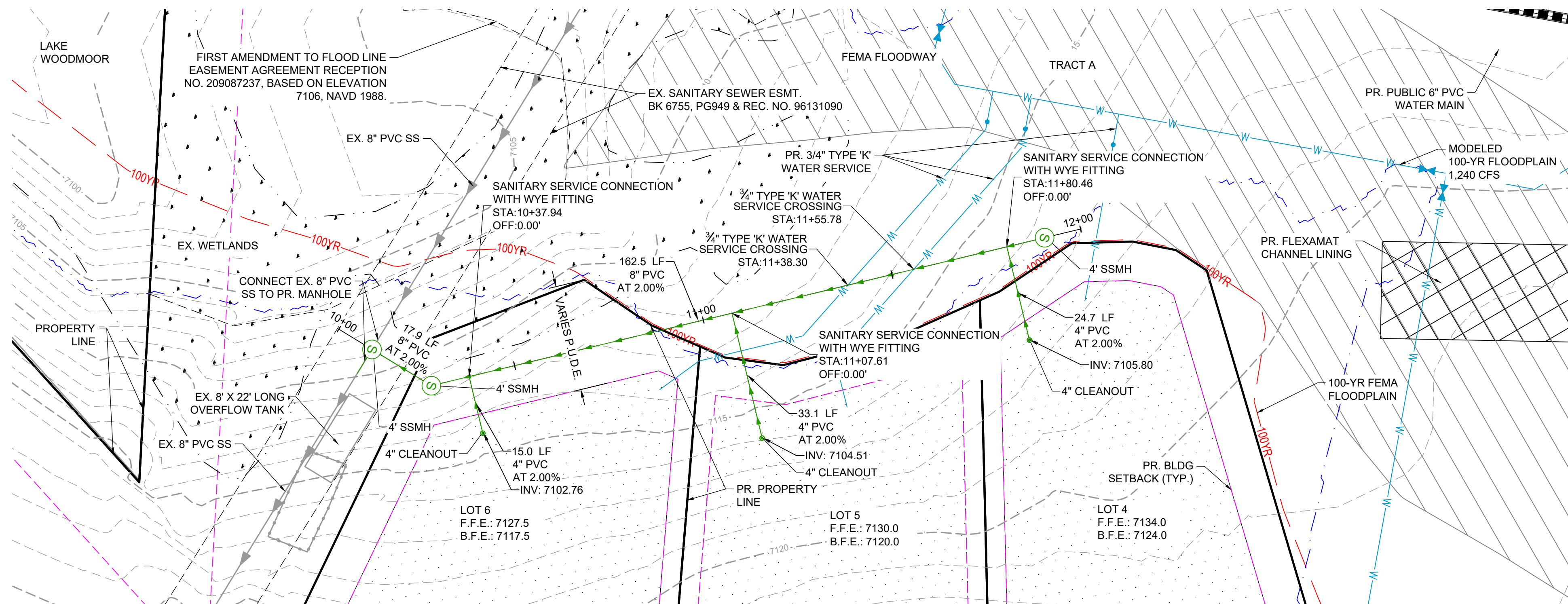
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PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/17/2026 BAR IS ONE INCH ON
APPROVED: CM JOB NUMBER: 2404118 0 OFFICIAL DRAWINGS.
CAD DATE: 7/17/2026 IF NOT ONE INCH.
CAD FILE: J:\2024\2404118\CAD\DWGS\C\CDs\Construction Documents\Sanitary Plan-Profile ADJUST SCALE ACCORDINGLY

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.

0 1"

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ADJUST SCALE ACCORDINGLY

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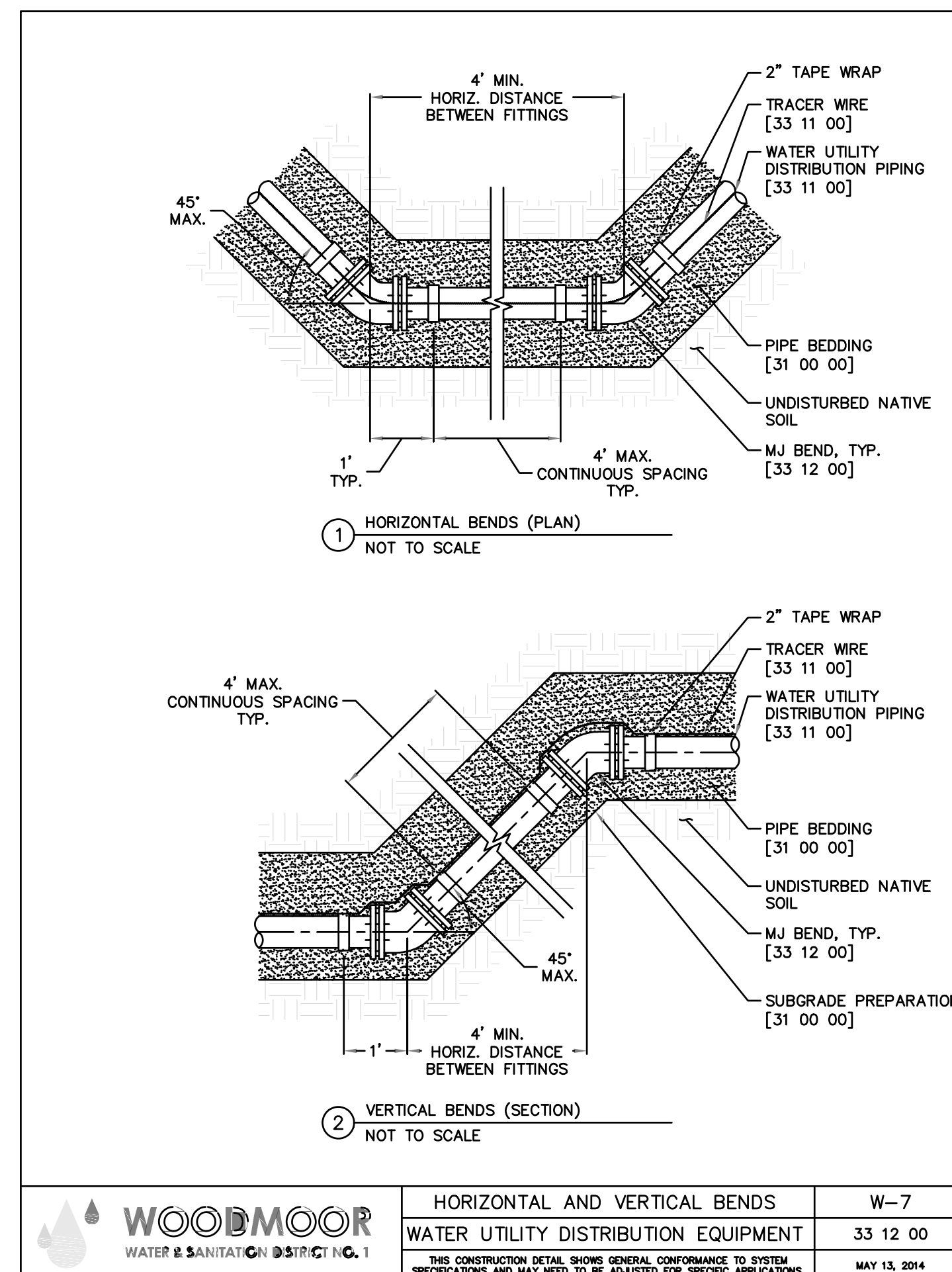
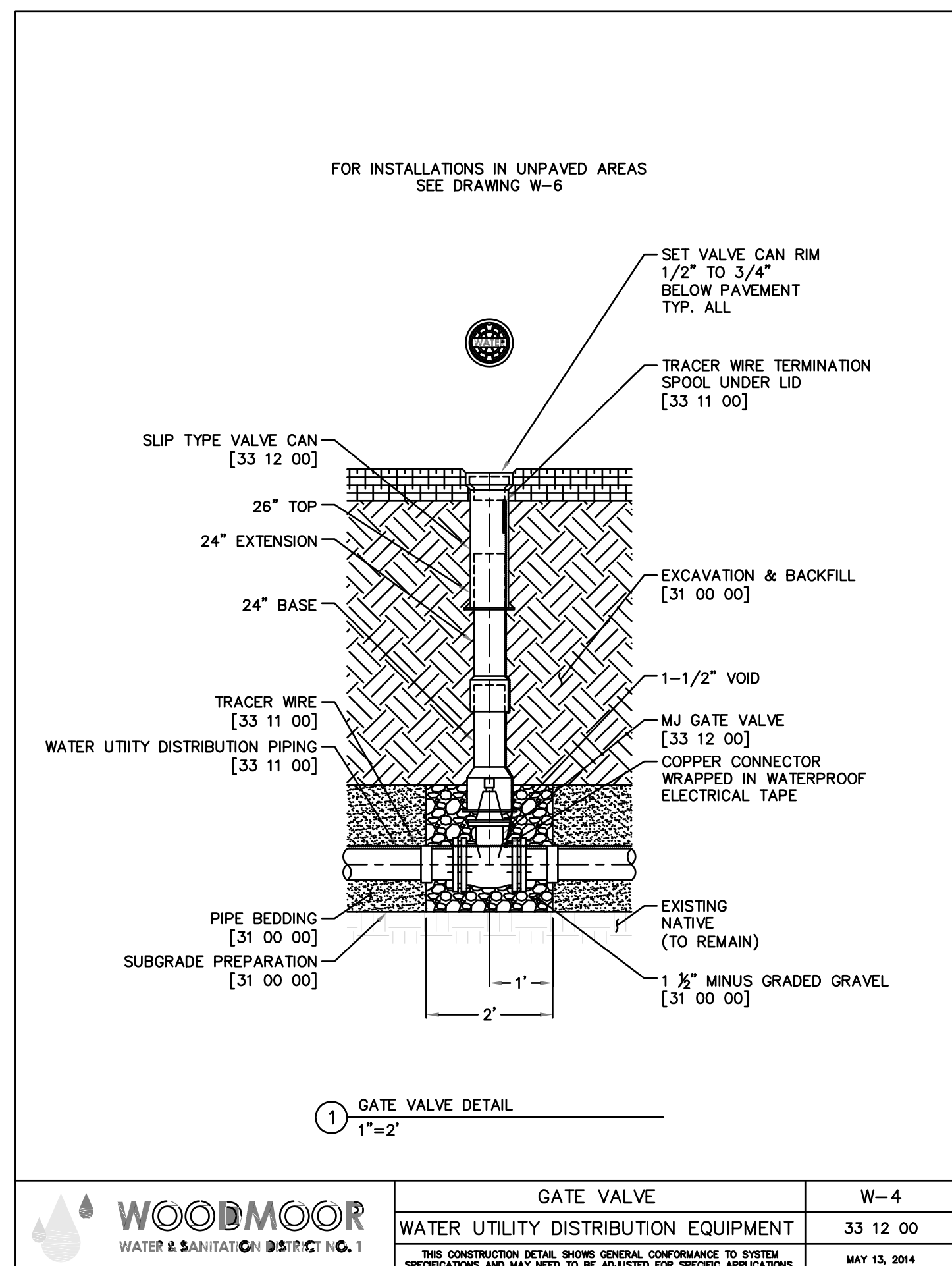
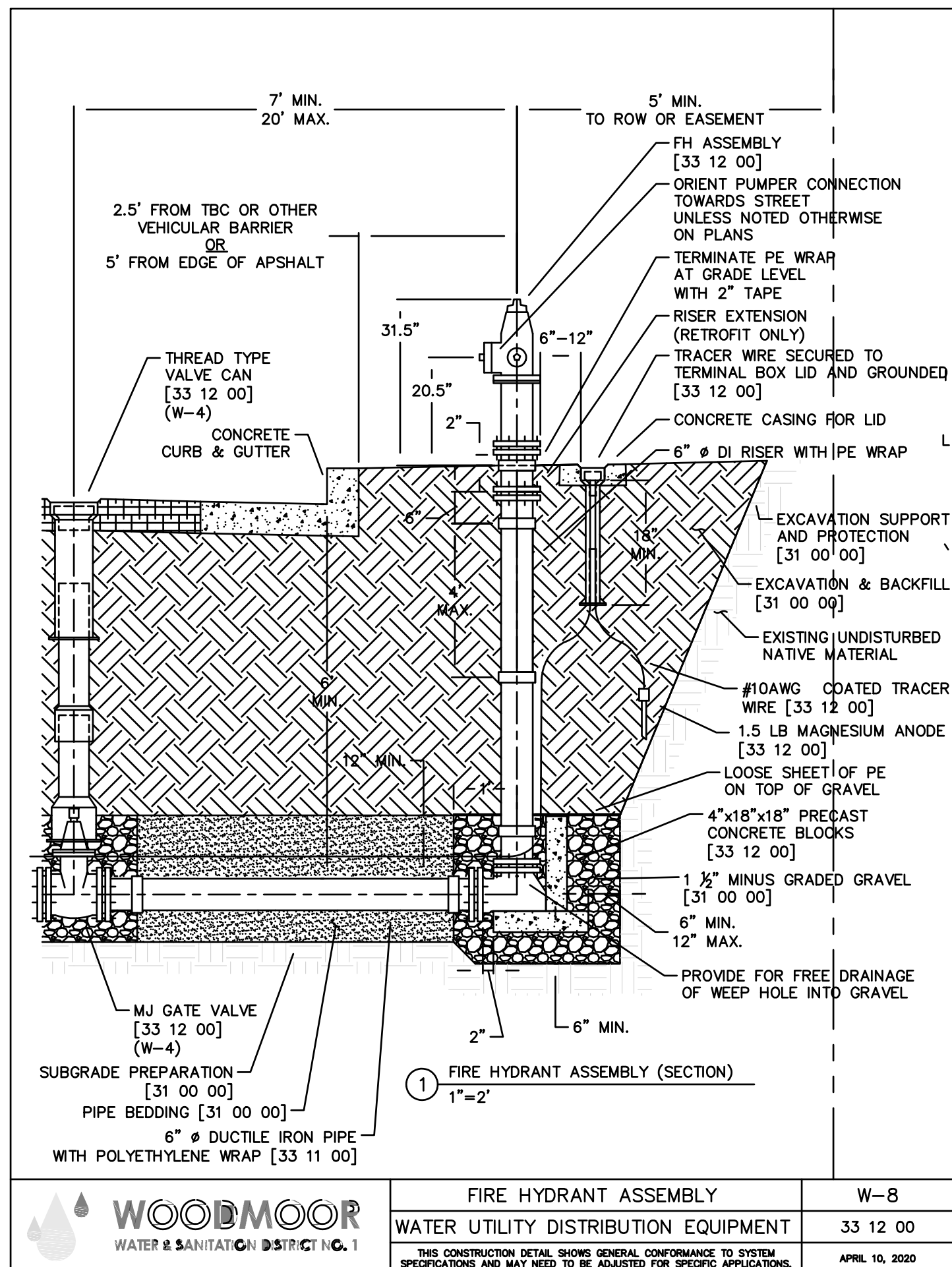
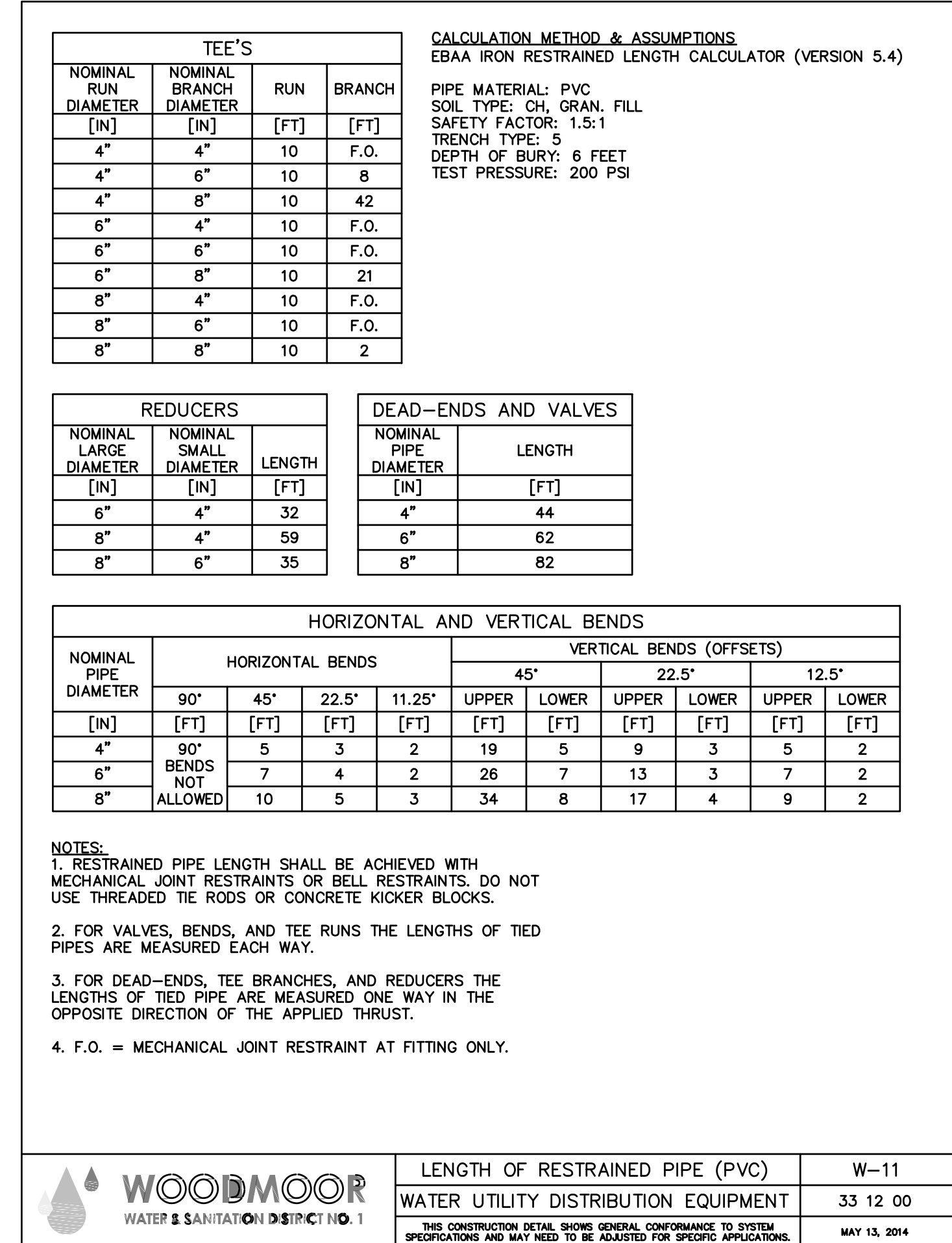
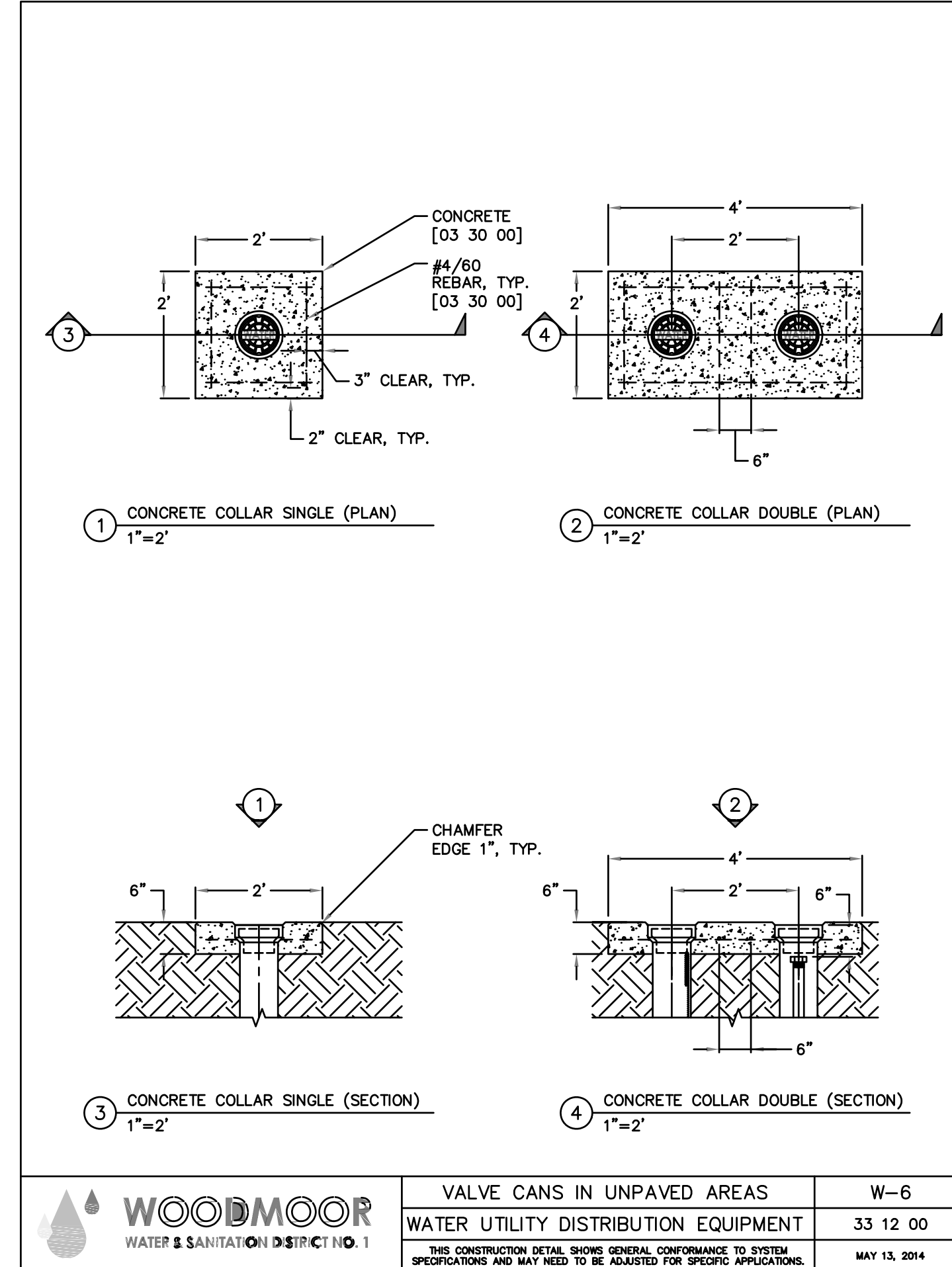
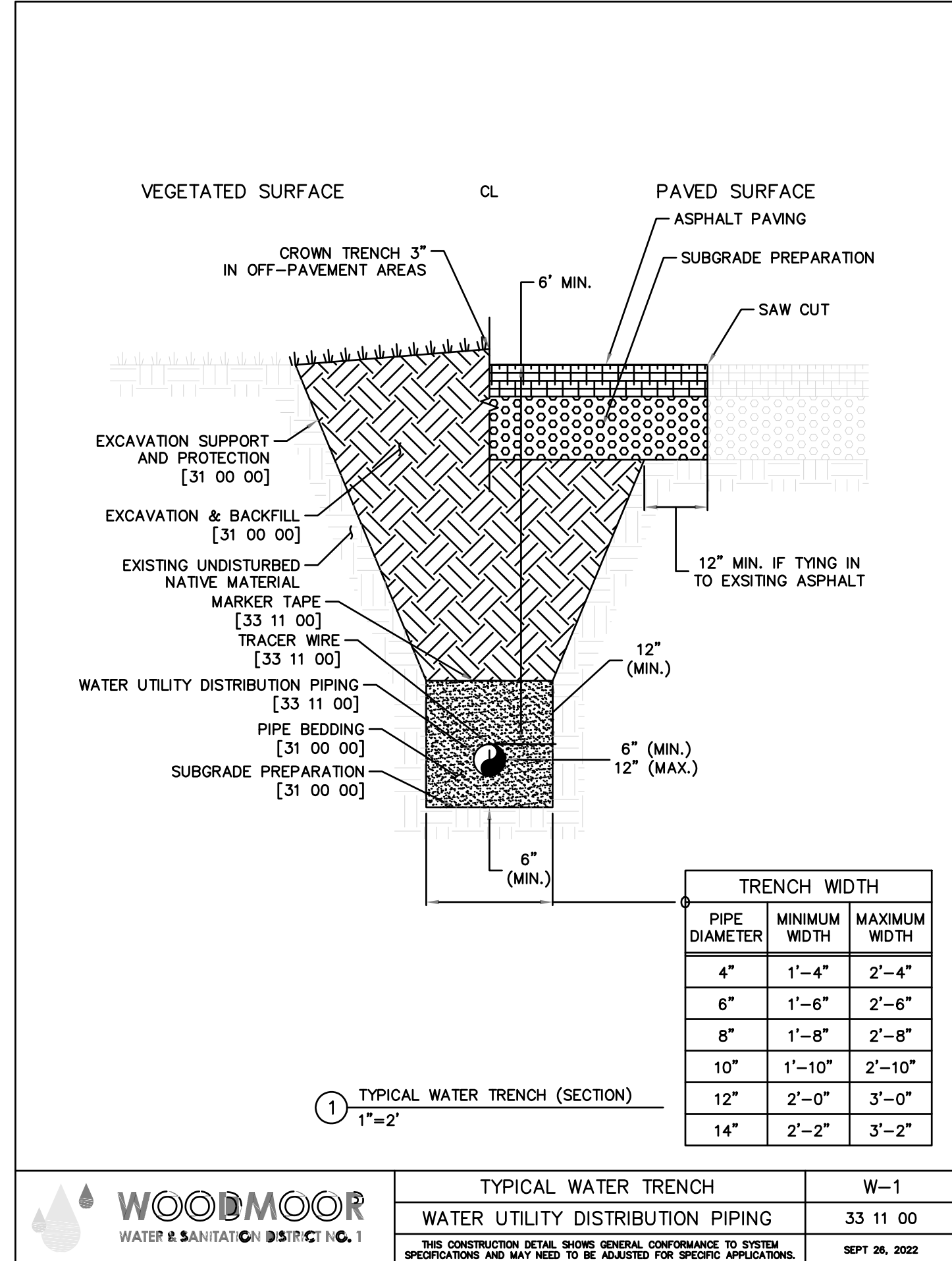
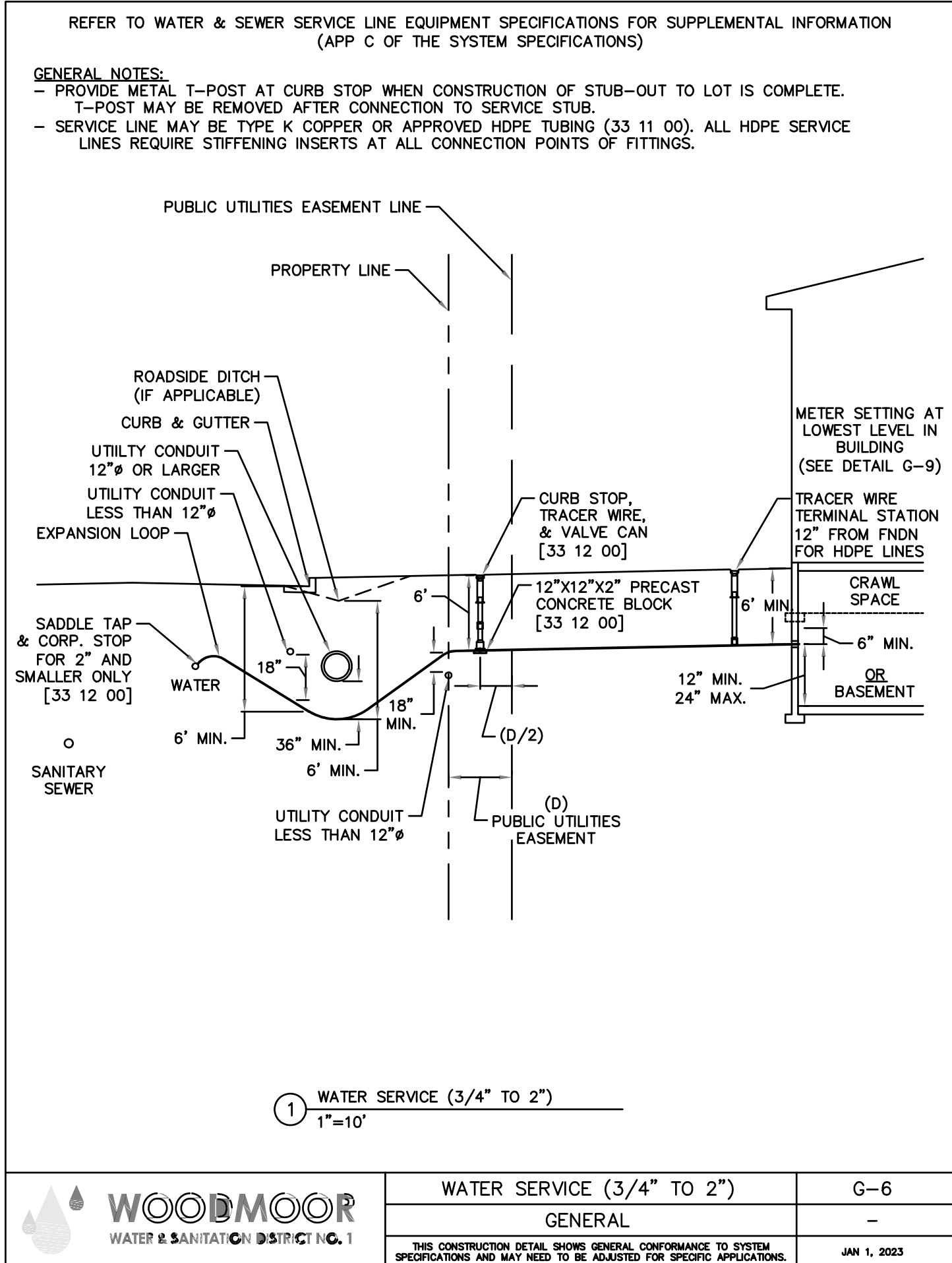
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OR
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Utility Notification
Center of Colorado

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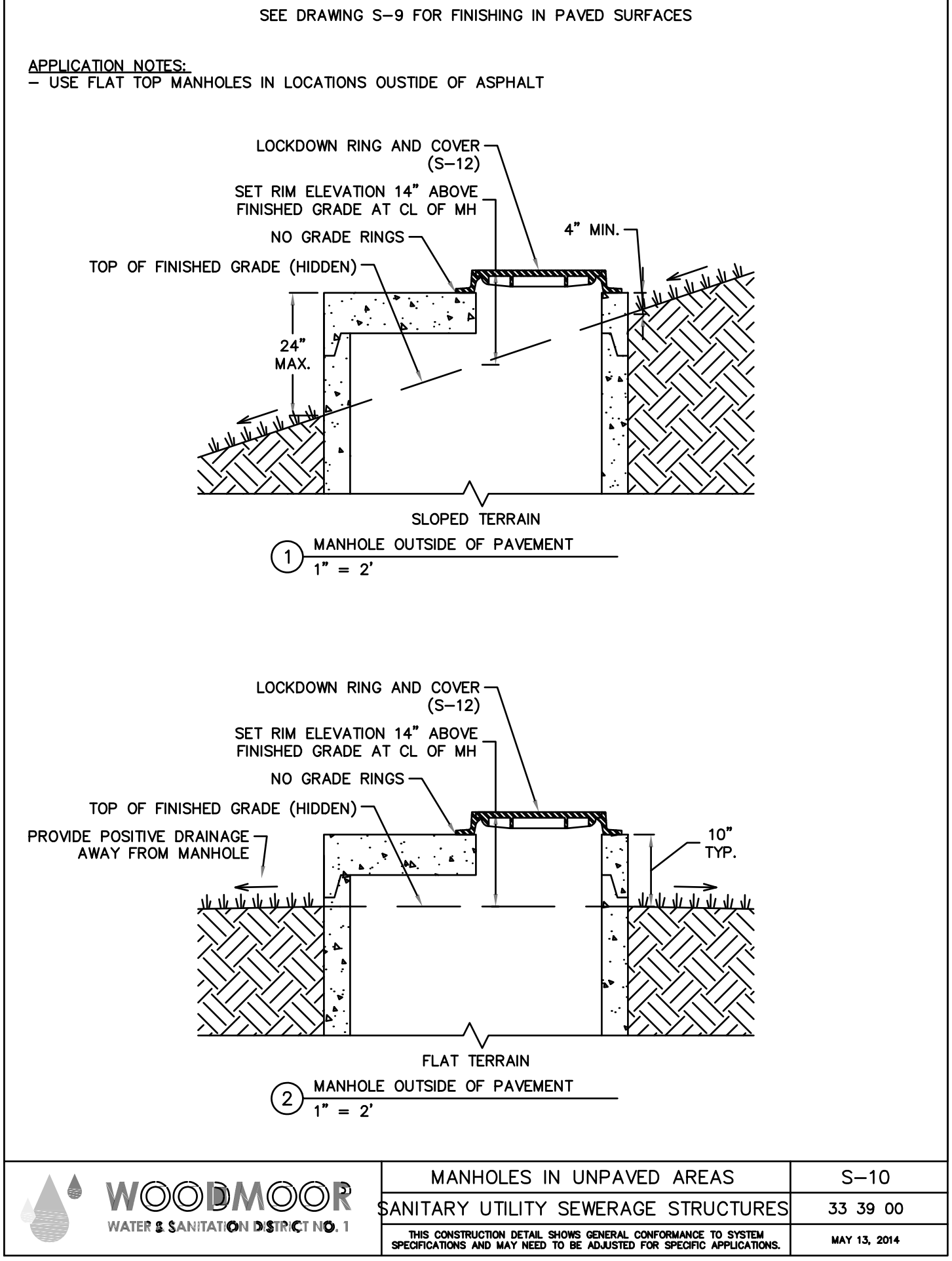
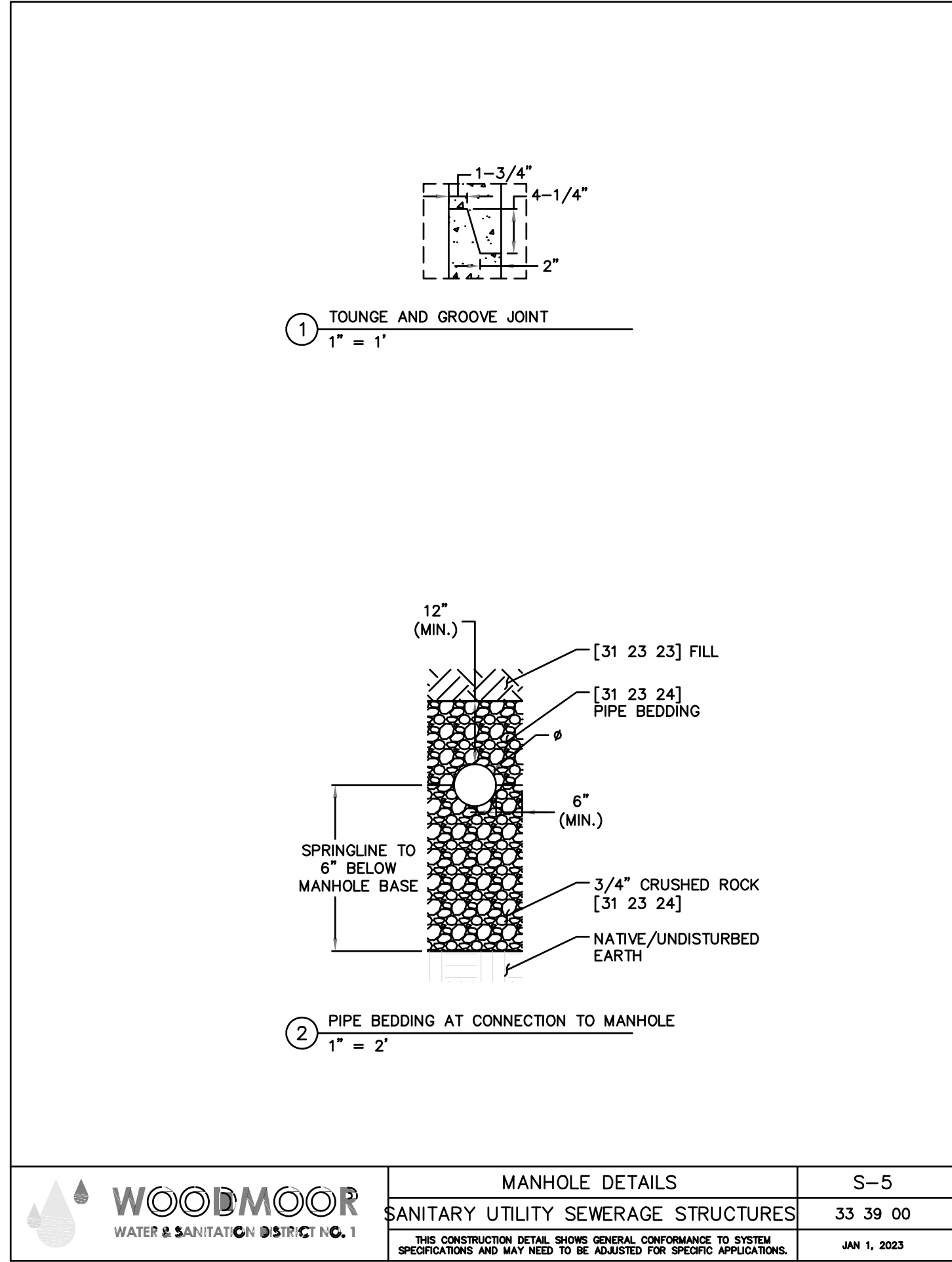
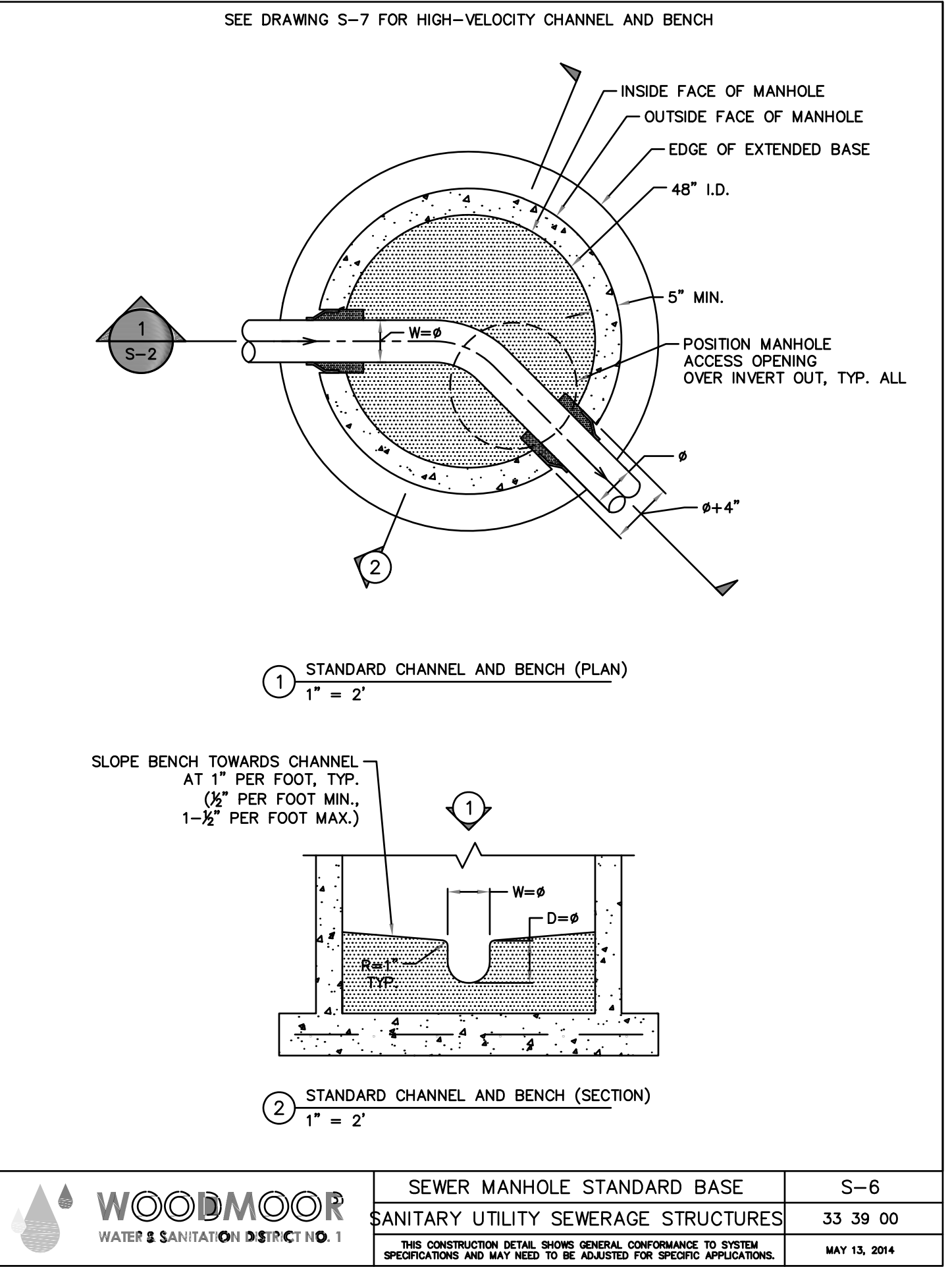
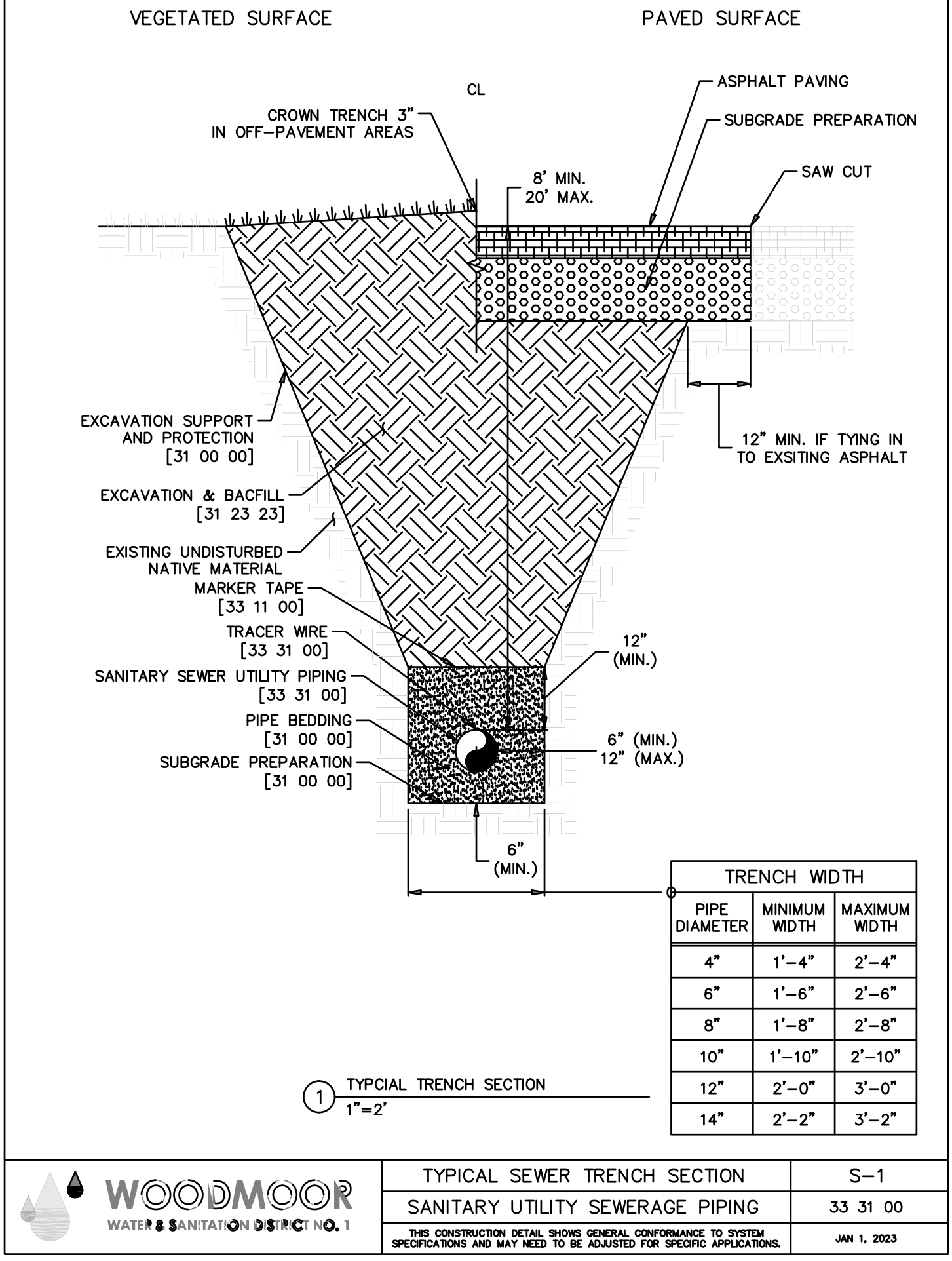
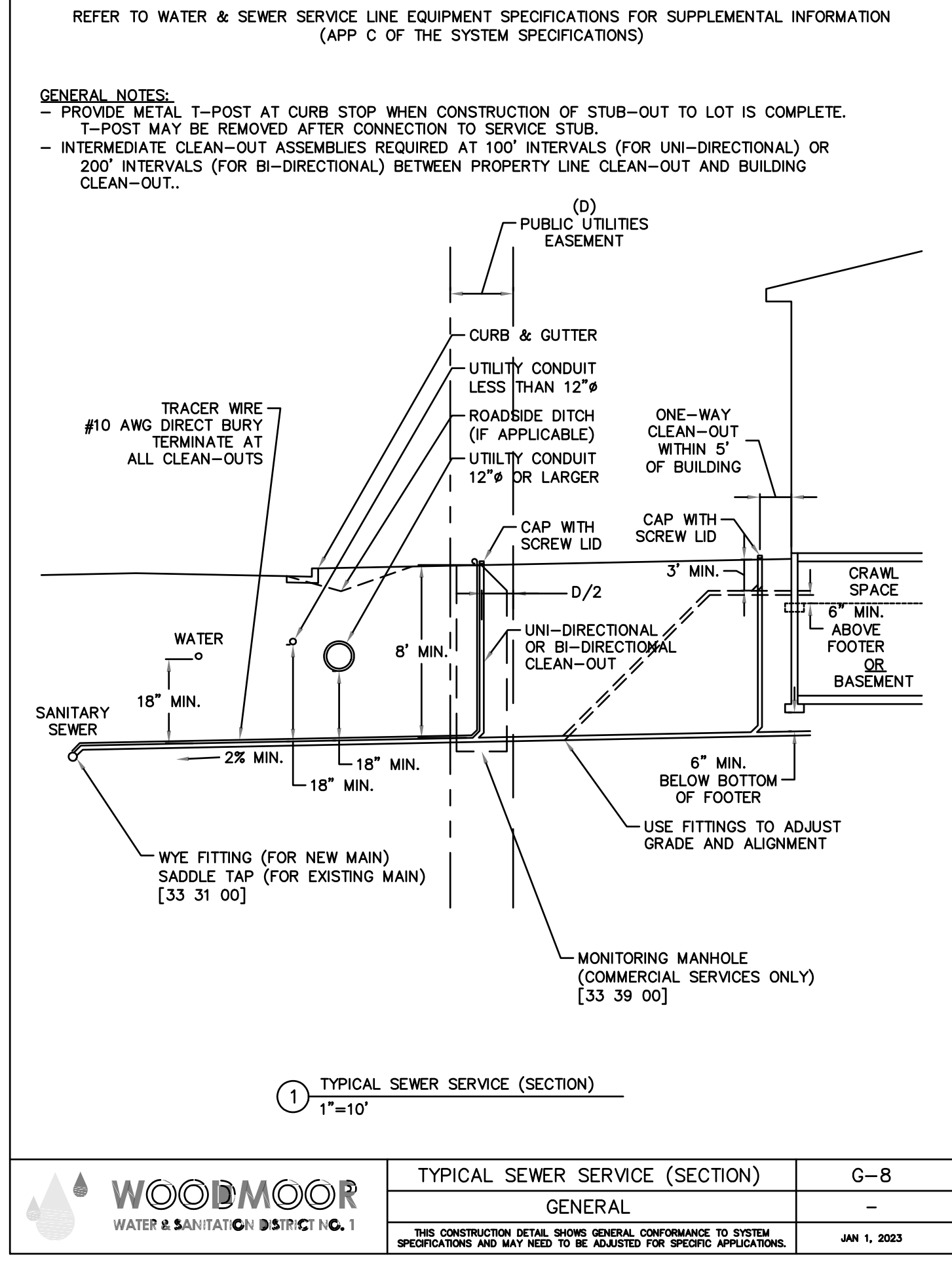
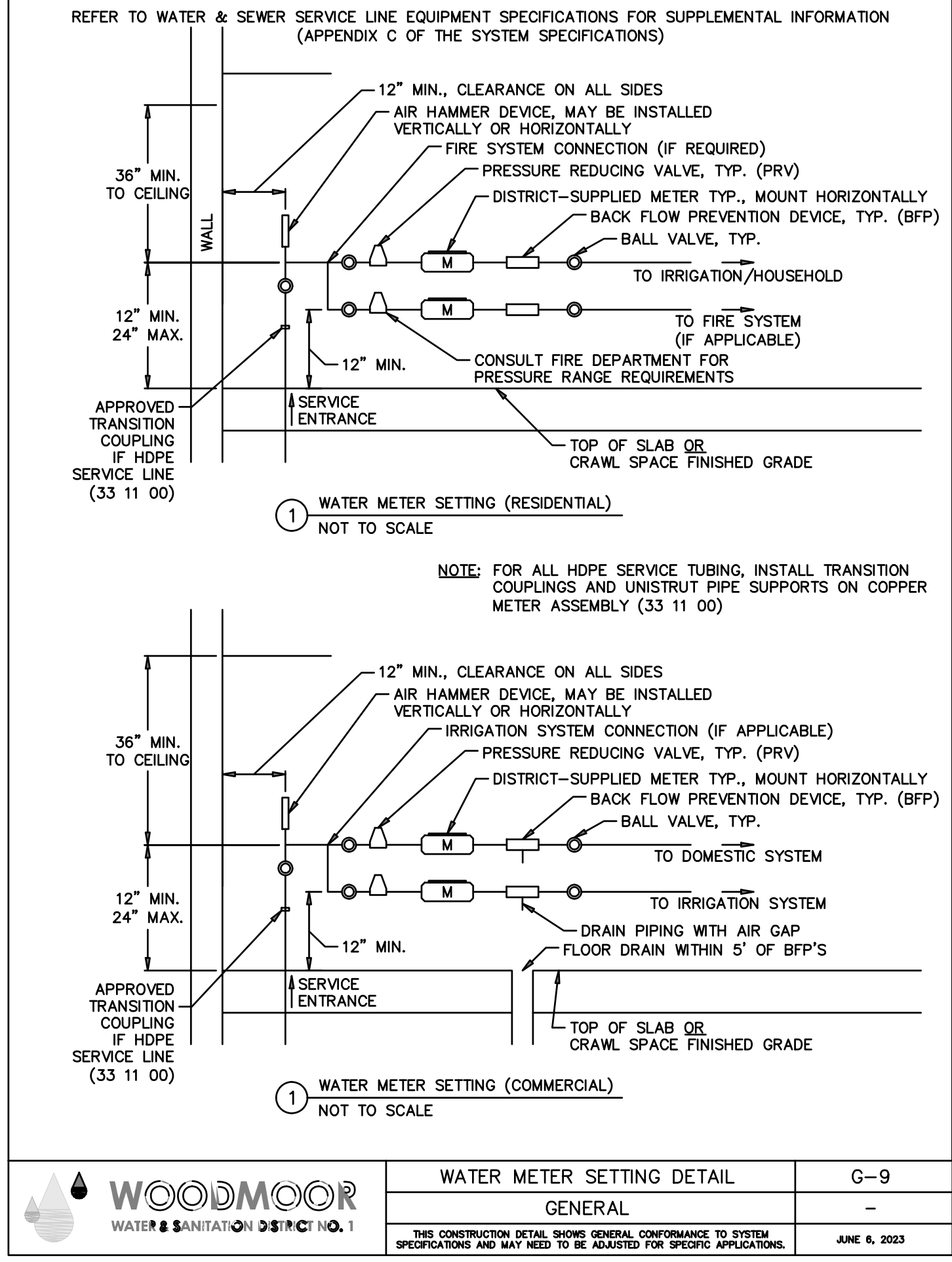
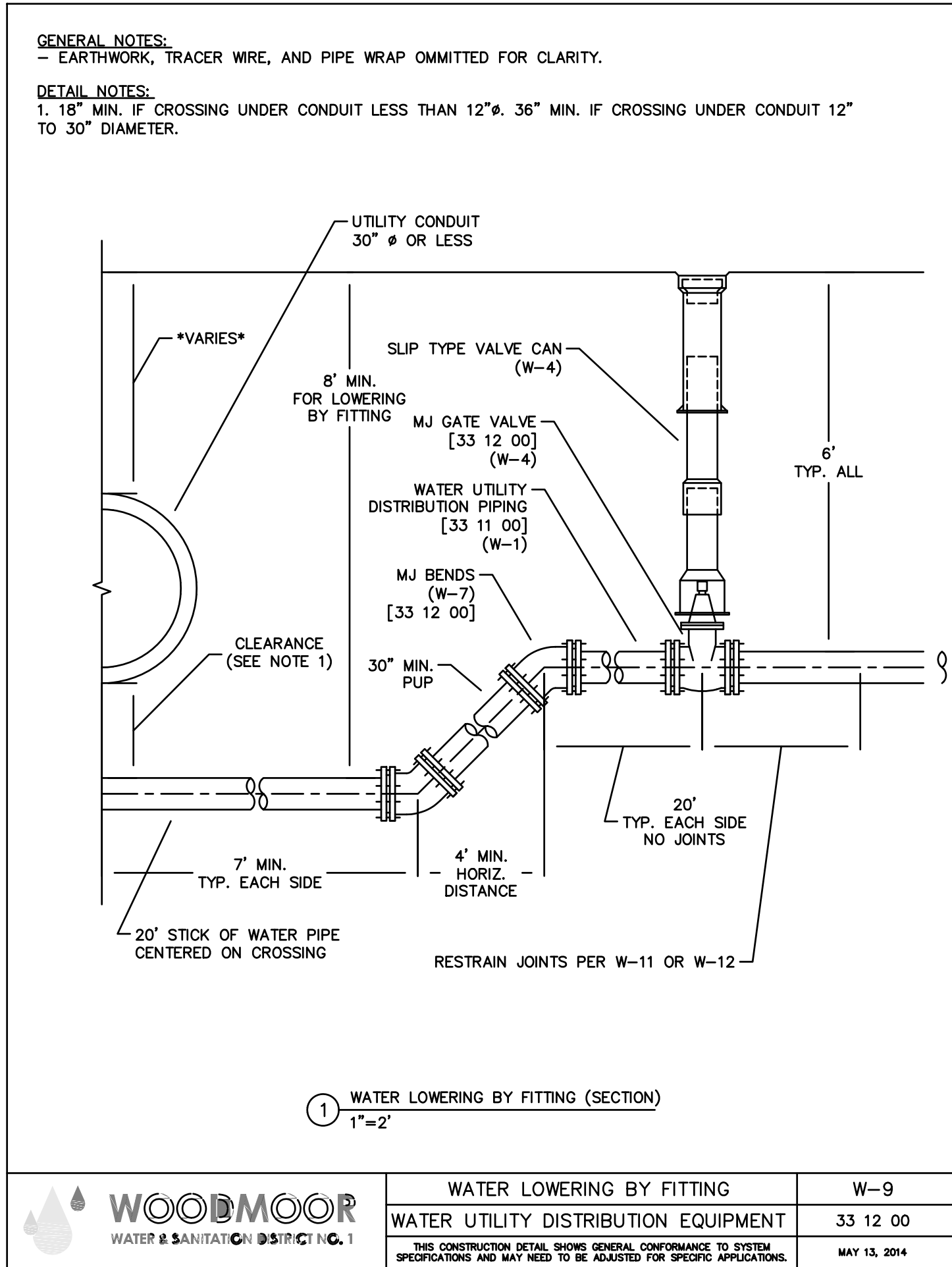
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8



Woodmoor Water and Sanitation District No. 1

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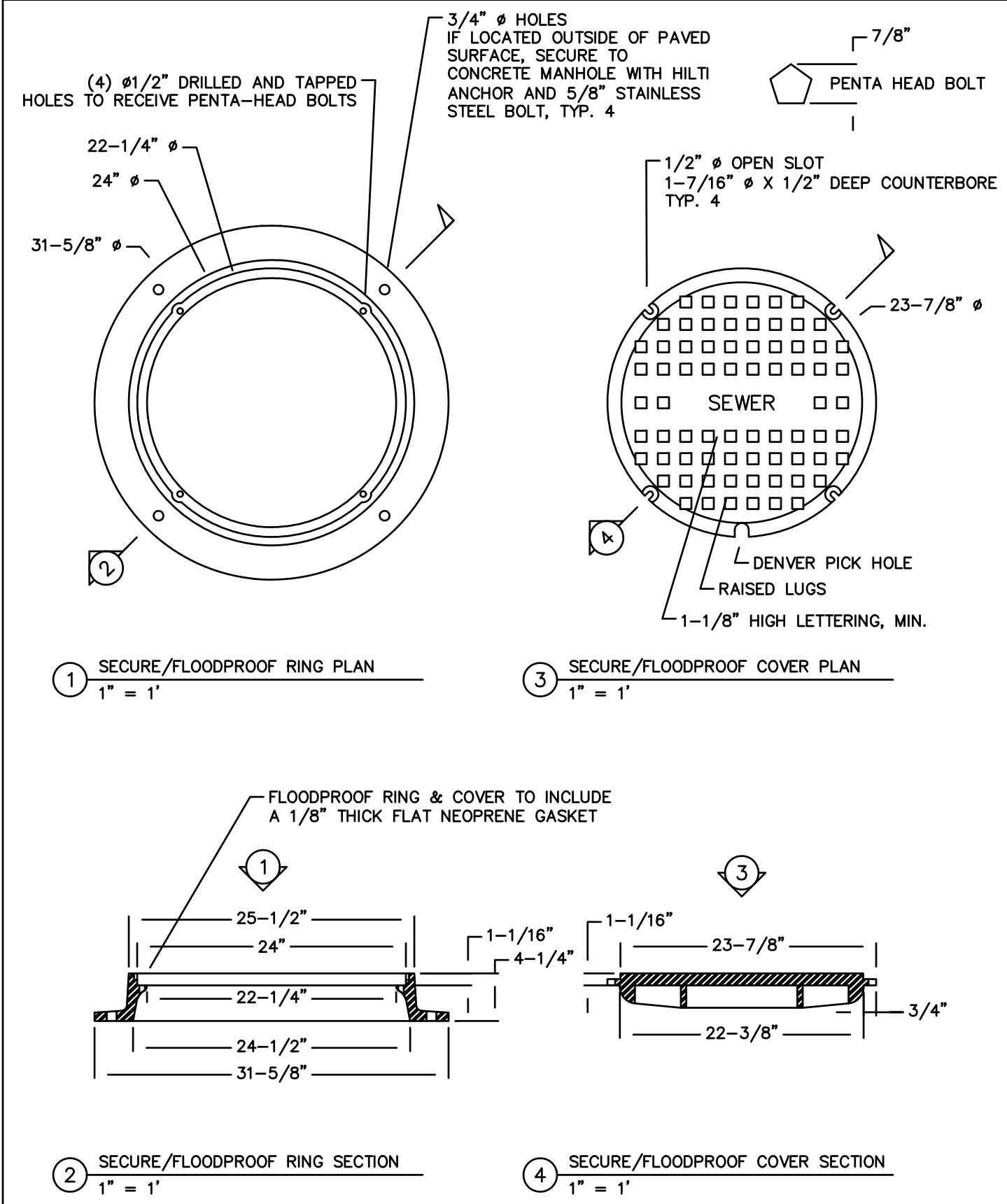
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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1975 RESEARCH PARKWAY SUITE 160
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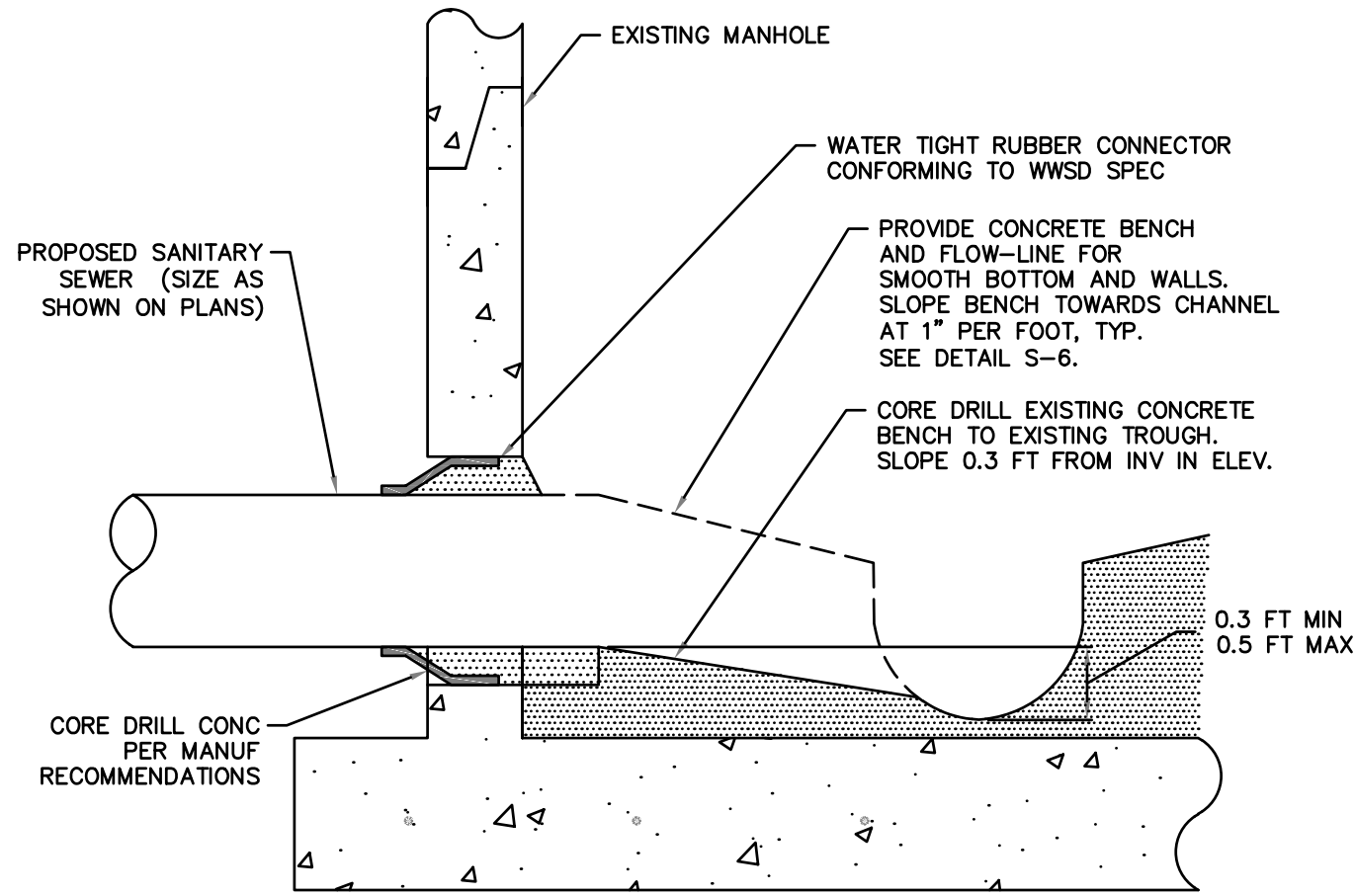
UTILITY CONSTRUCTION DOCUMENTS
DETAILS II

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9



	LOCKDOWN SEWER RING & COVER	S-12
	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014	

SEE DRAWINGS S-2 AND S-3 FOR TYPICAL MANHOLE REQUIREMENTS



	CORE DRILLING INTO EXISTING MANHOLE	S-13
	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. AUGUST 1, 2022	

Woodmoor Water and Sanitation District No. 1

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