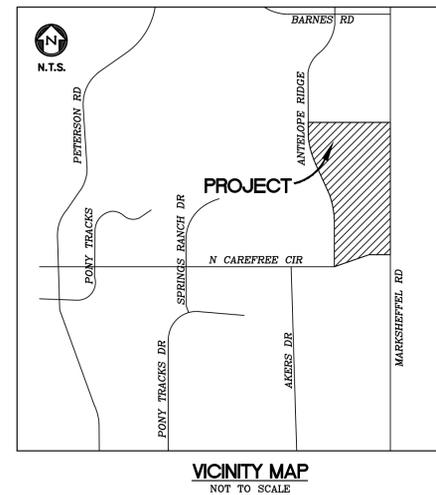
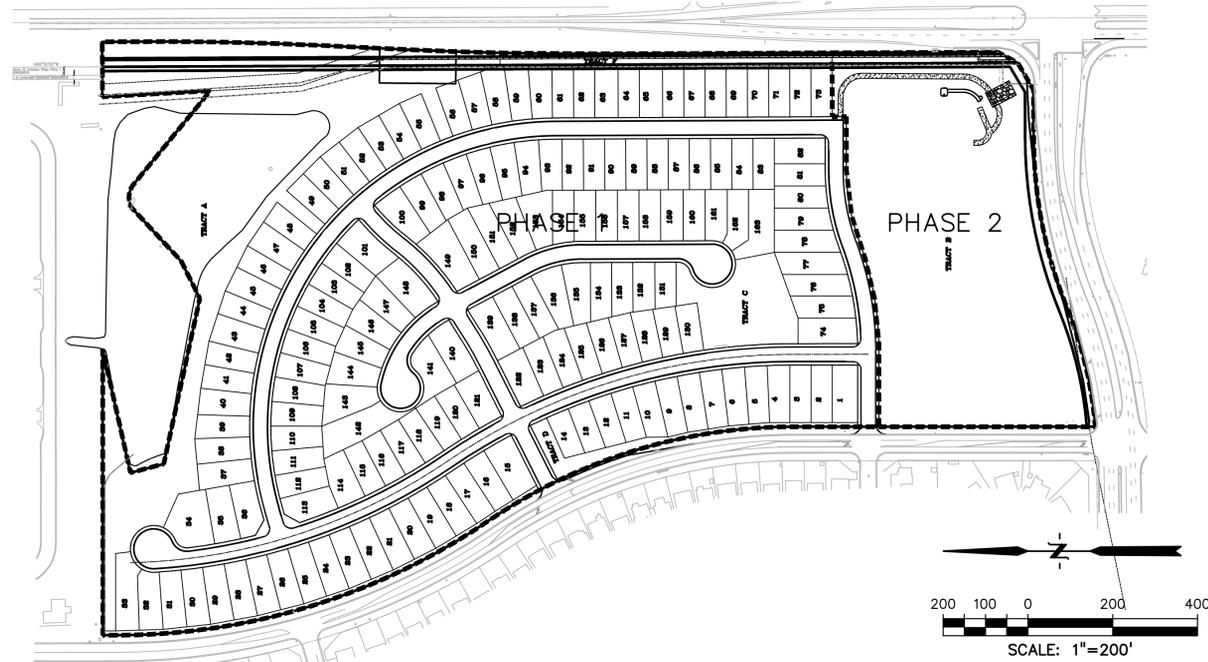


UTILITY CONSTRUCTION DOCUMENTS

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

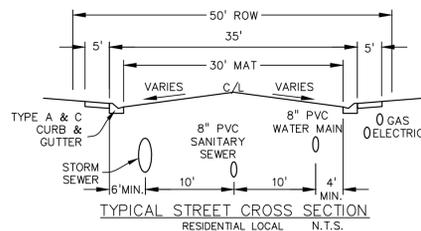
SHEET INDEX

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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
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17	UT15	PATTERDALE PL UTILITY PLAN & PROFILE
18	UT16	PATTERDALE PL UTILITY PLAN & PROFILE
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20	UT18	MARDALE LN UTILITY PLAN & PROFILE
21	UT19	MARDALE LN UTILITY PLAN & PROFILE
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22	UTS1	UTILITY SERVICE PLAN
23	UTS2	UTILITY SERVICE PLAN
24	UTS3	UTILITY SERVICE PLAN
25	DT1	WATER DETAILS
26	DT2	WATER DETAILS
27	DT3	SANITARY SEWER DETAILS
28	DT4	UTILITY SERVICE DETAILS
29	DT5	UTILITY SERVICE DETAILS

TAX SCHEDULE NO.: 53294-00-013 & 53291-11-002
COUNTY DEVELOPMENT NO.: SP-19-003
PLAT REC. NO.: _____
UTILITY EASEMENT REC. NO.: _____

BUILDING DATA

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



CHEROKEE METROPOLITAN DISTRICT WATER PLAN APPROVAL

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

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

CHEROKEE METROPOLITAN DISTRICT WASTEWATER PLAN APPROVAL

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

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

FIRE DEPARTMENT APPROVAL:

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

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

FALCON FIRE DEPARTMENT

Jeff Mark 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.

* APPROVED
Engineering Department
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
08/25/2021 12:38:44 PM
@dnjkang
EPC Planning & Community
Development Department

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

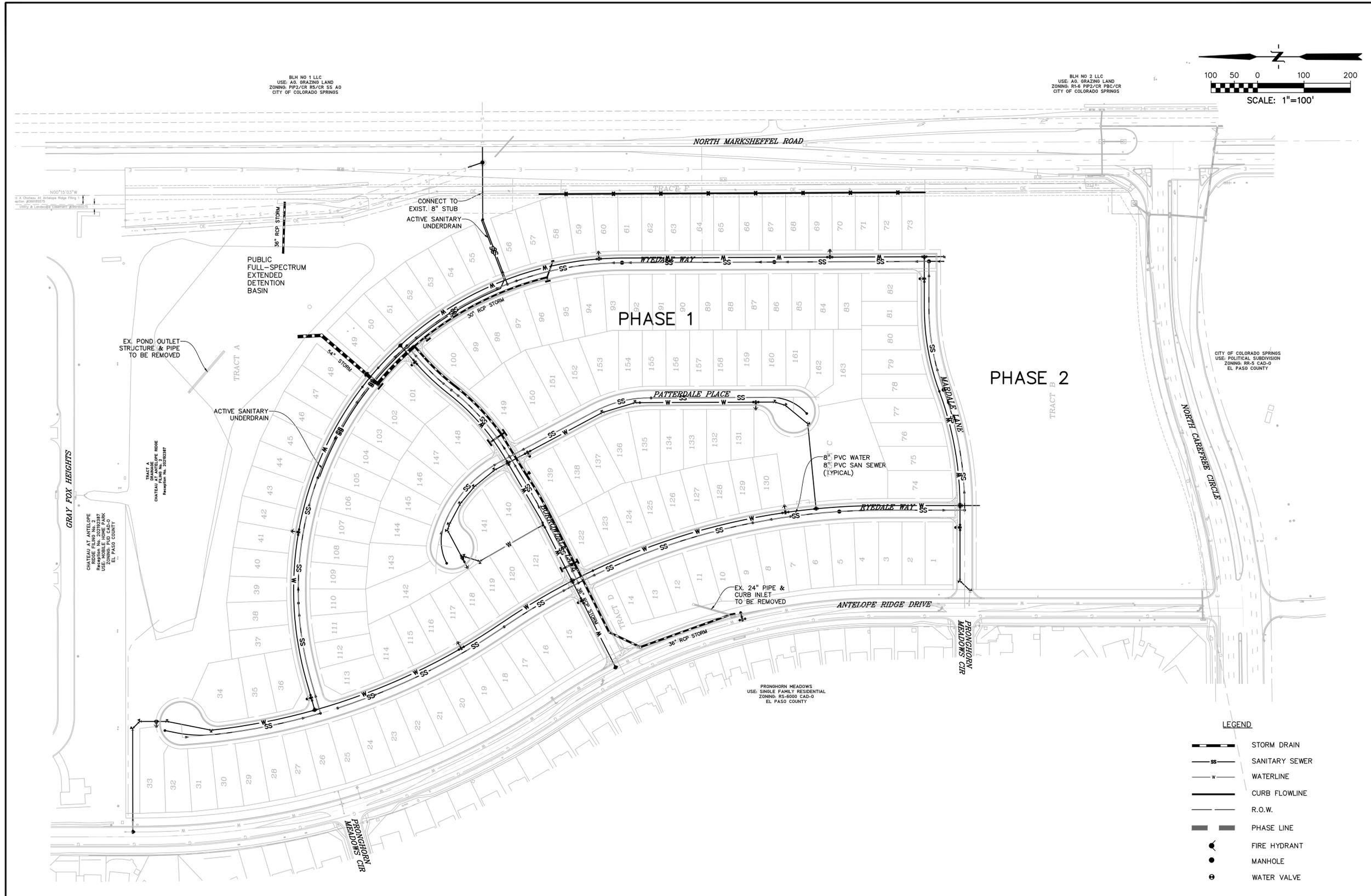
COVER SHEET

PROJECT NO. 21187-01CSCV
DRAWING NO.

CVR

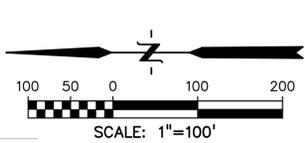
SHEET: 1 OF 32

*Construction is at your own risk prior to final plat document approval. Any changes due to conflicts with proposed construction documents, drainage report, or other documents submitted with final plat SF2126 (or subsequent files) will require these plans to be re-submitted for approval.



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:

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

CLIENT:

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

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

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

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

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



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

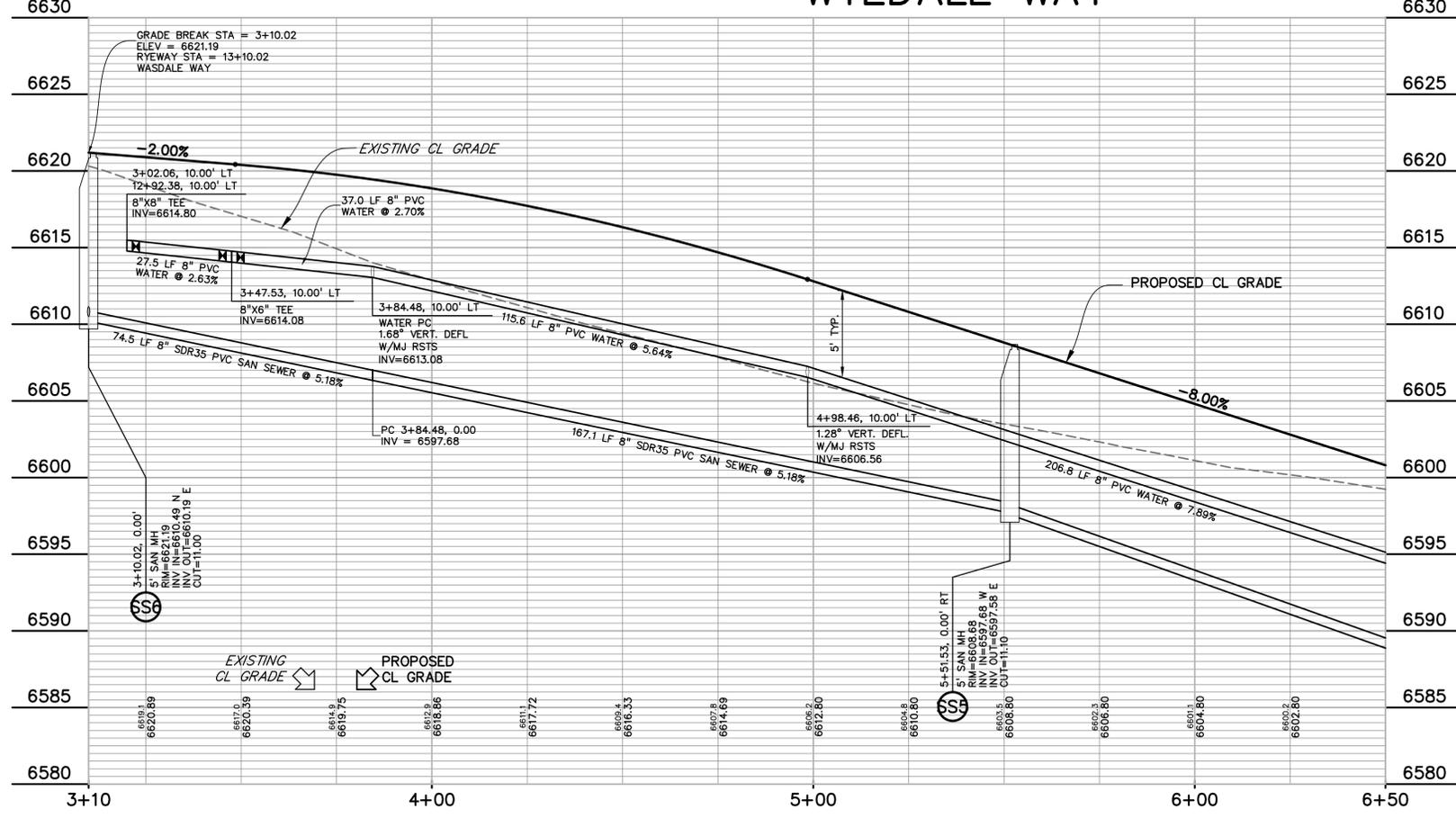
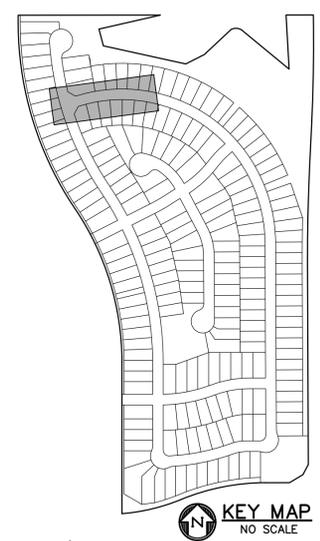
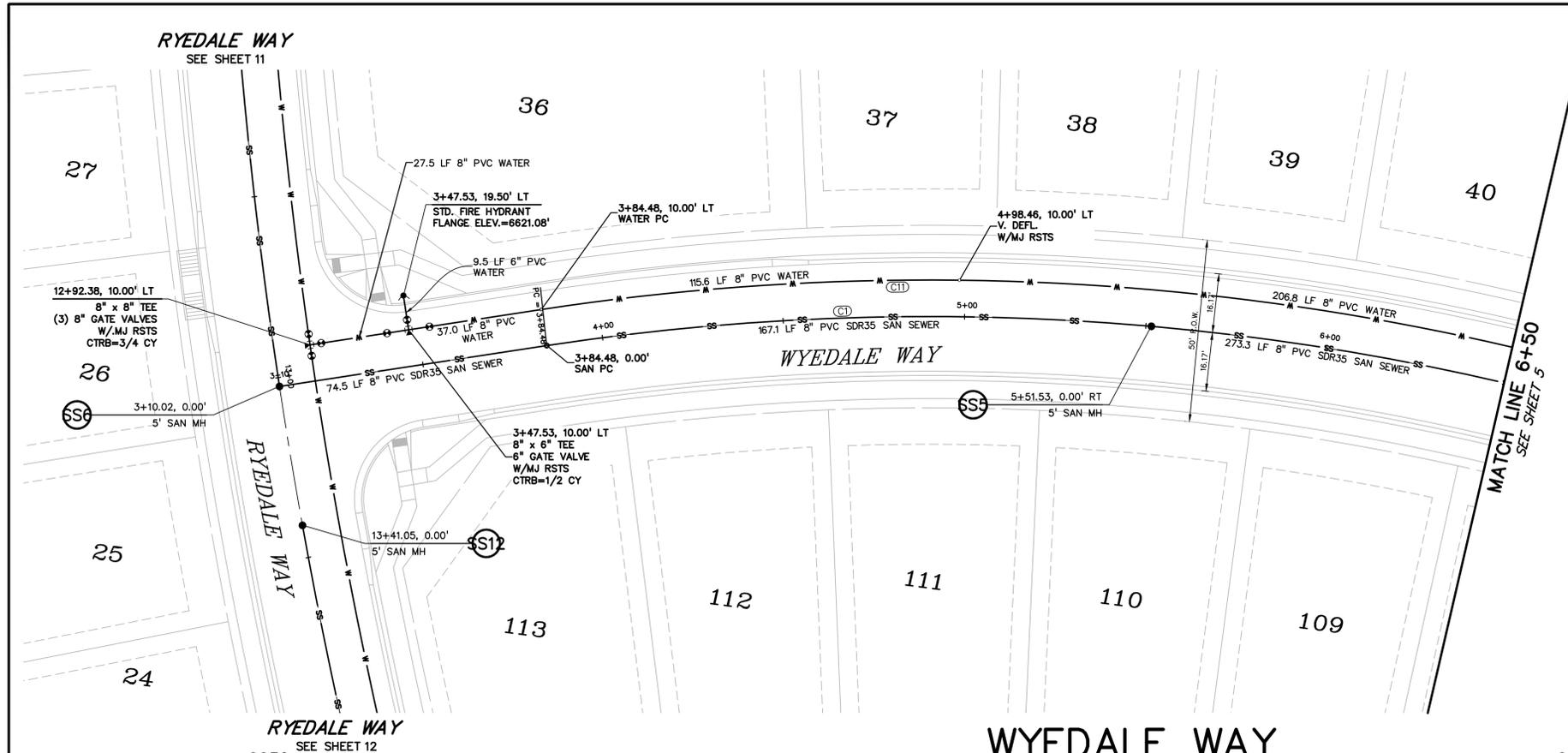
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PROJECT NO. 21187-01CSCV
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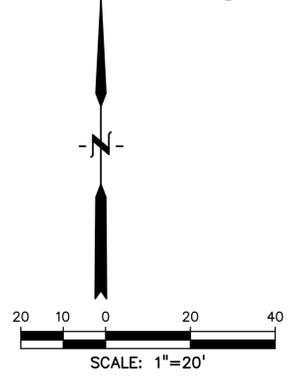
UT

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'



PREPARED BY:

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 Engineers & Surveyors
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 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

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

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

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

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

FILE NAME: 21187-01UT1

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



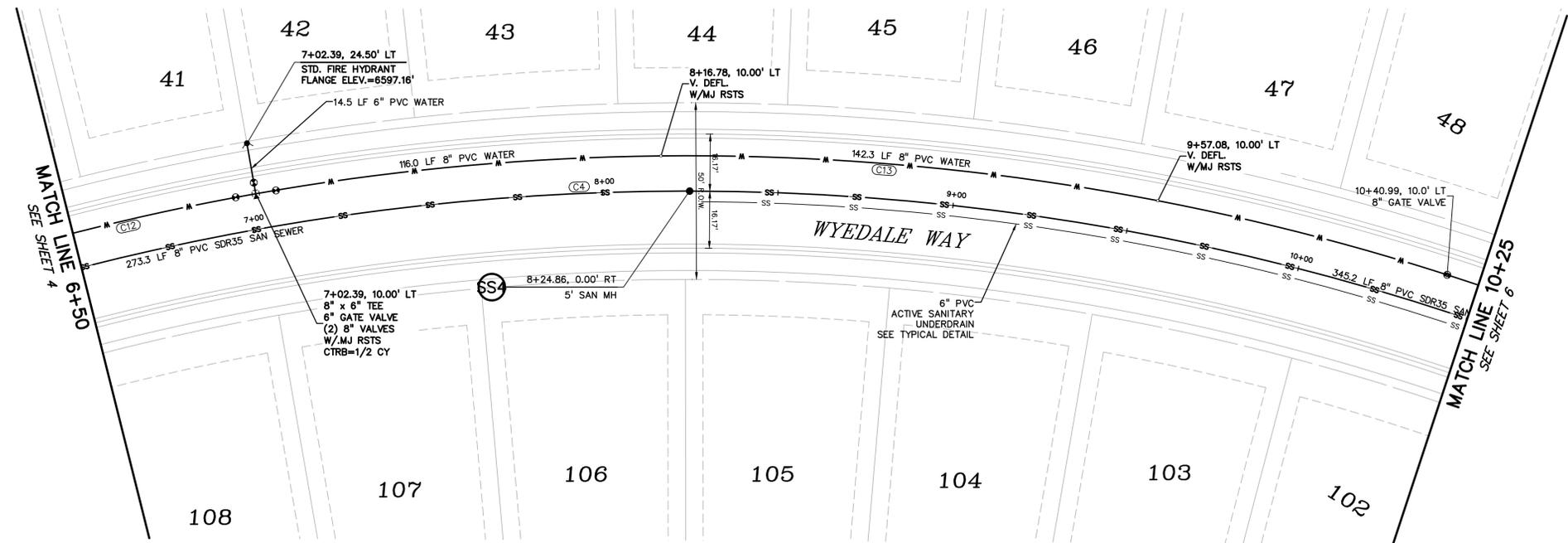
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

WYEDALE WAY
 UTILITY PLAN
 & PROFILE

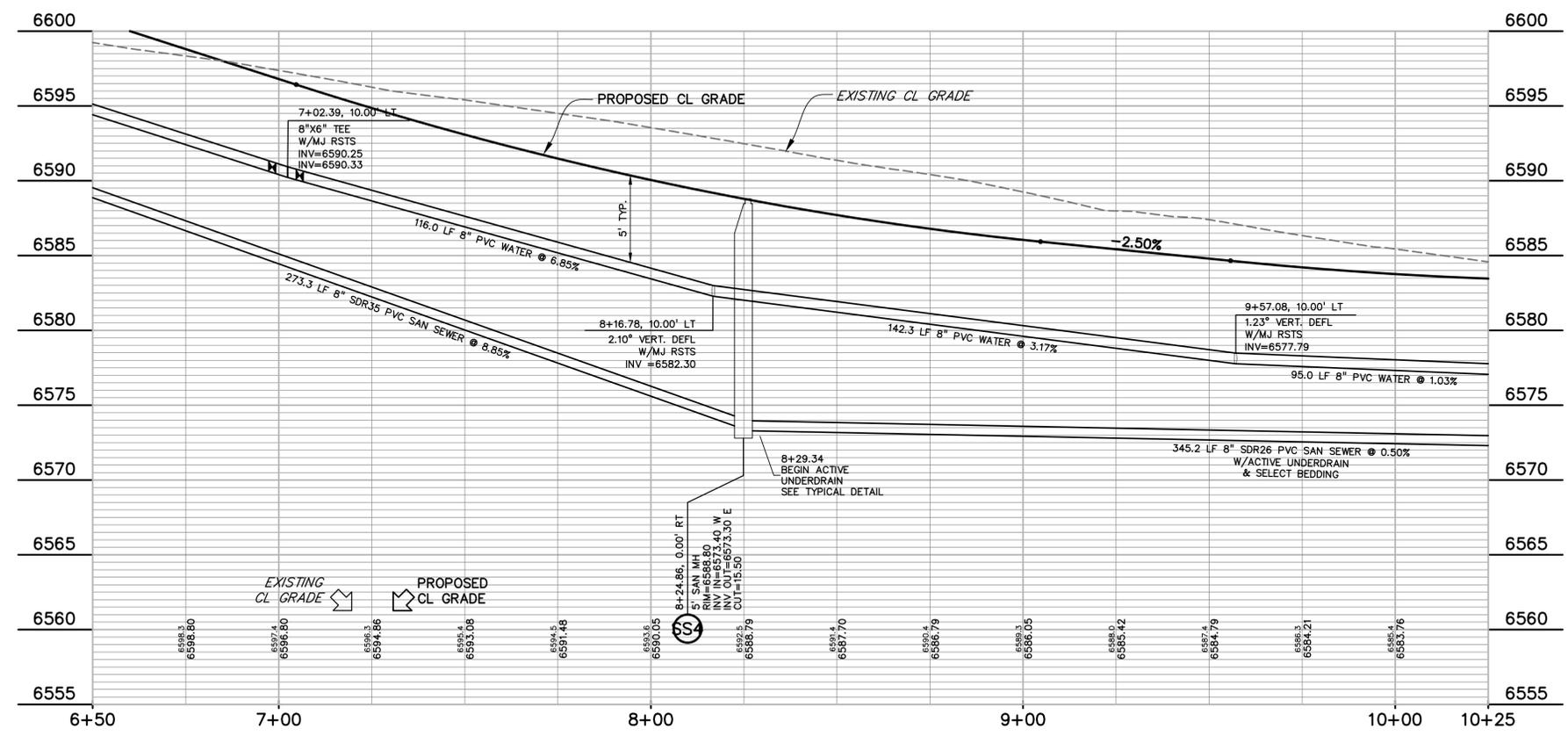
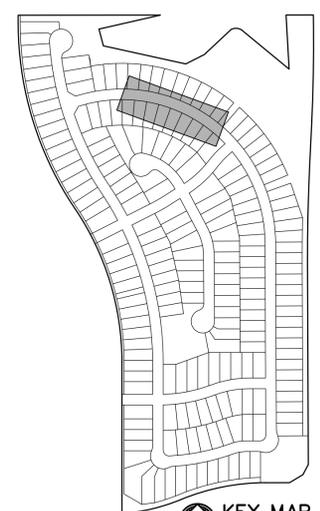
PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT1
 SHEET: 4 OF 32





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:



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: 21187-01U11

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



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

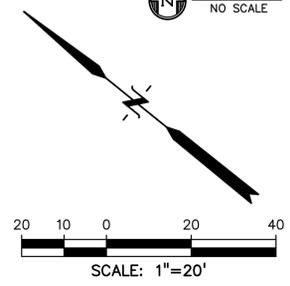
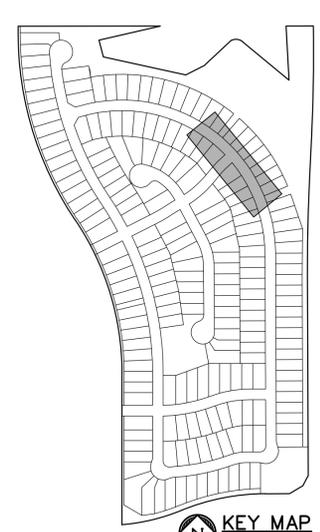
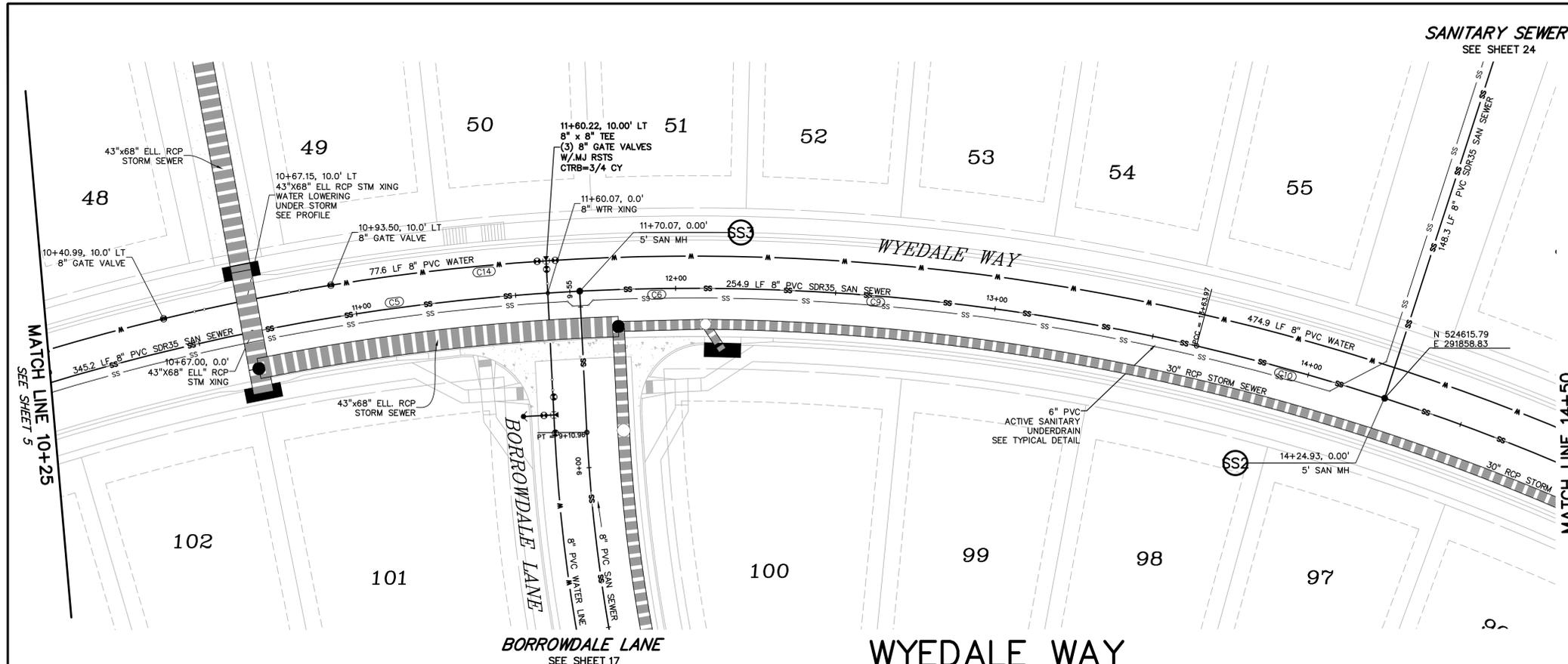
WYEDALE WAY
 UTILITY PLAN
 & PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT2

SHEET: 5 OF 32





PREPARED BY:



DREXEL, BARRELL & CO.
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(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
WYEDALE WAY
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.



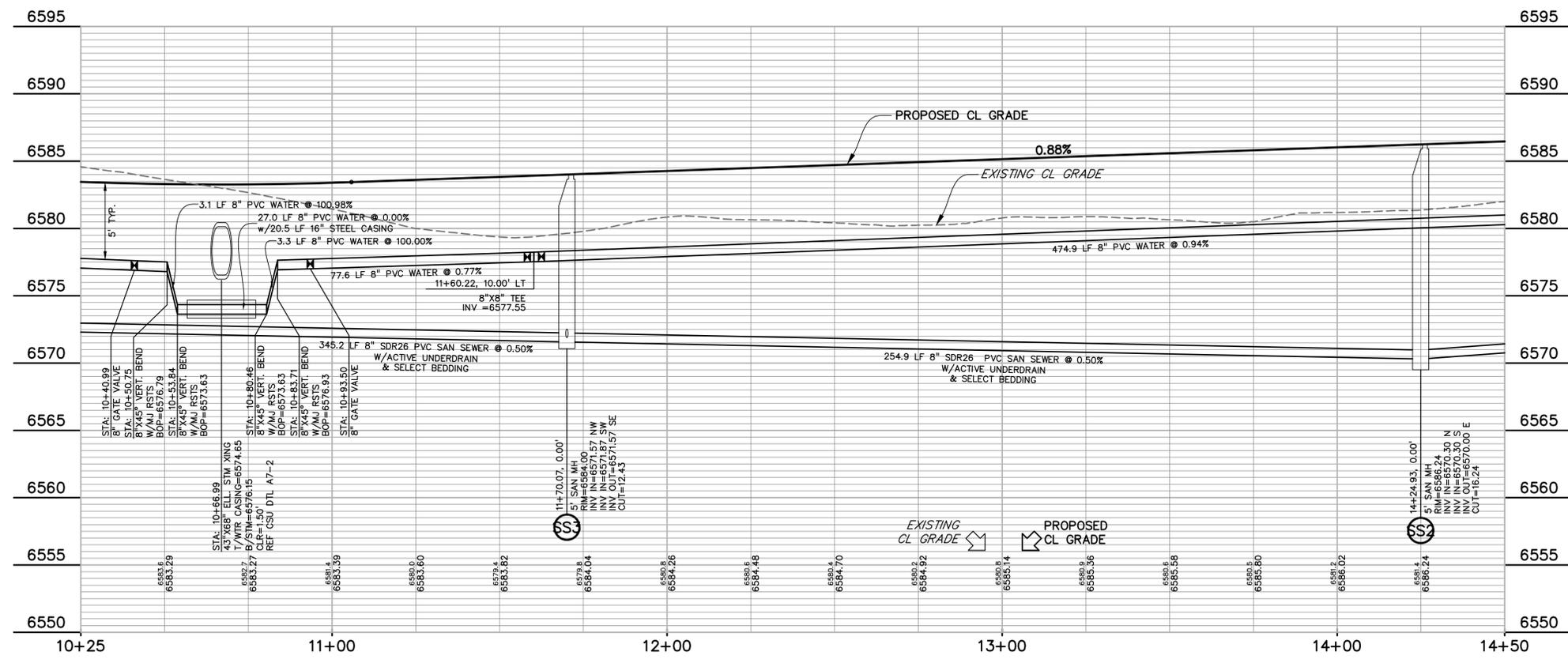
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

WYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT3

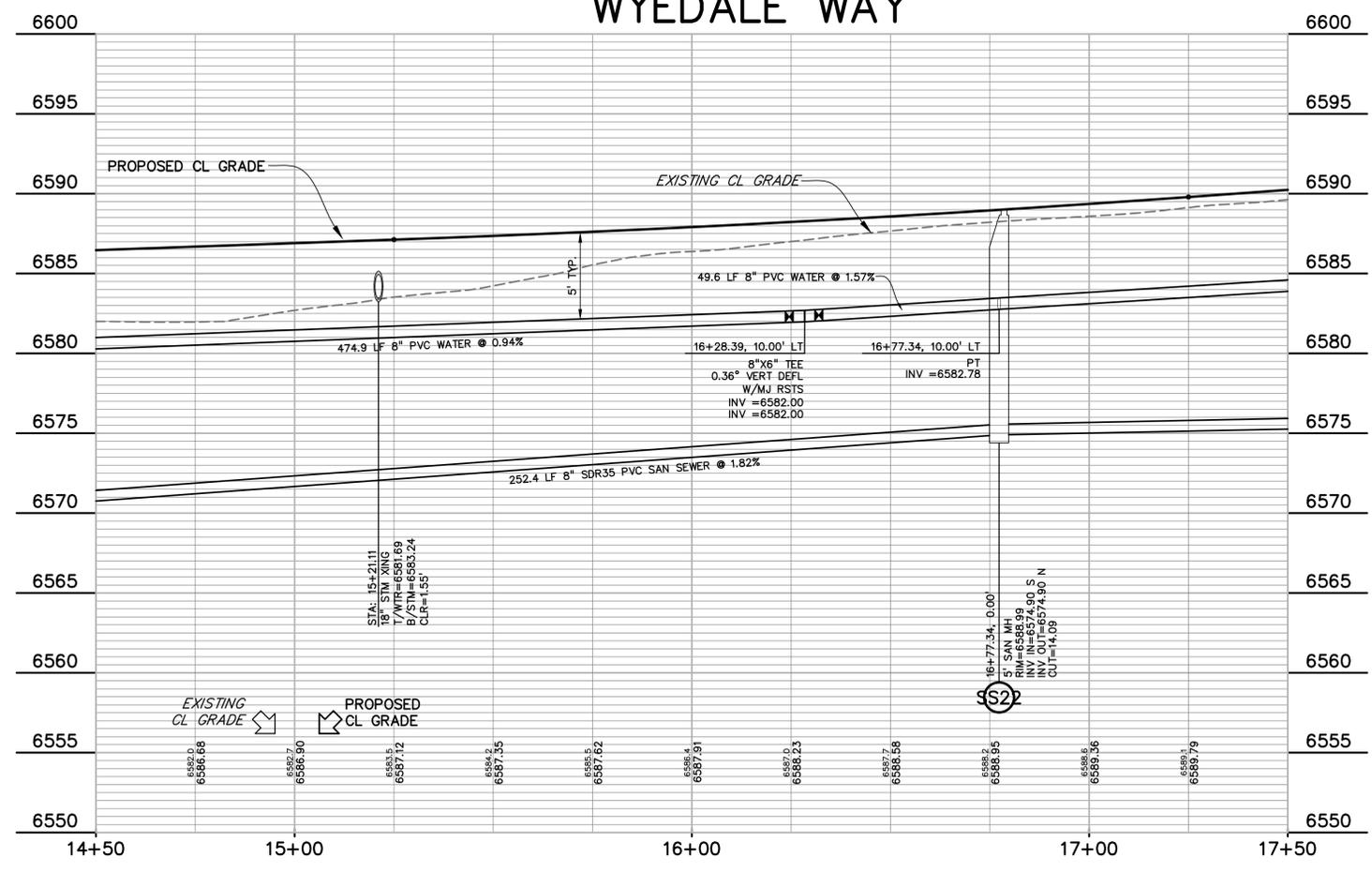
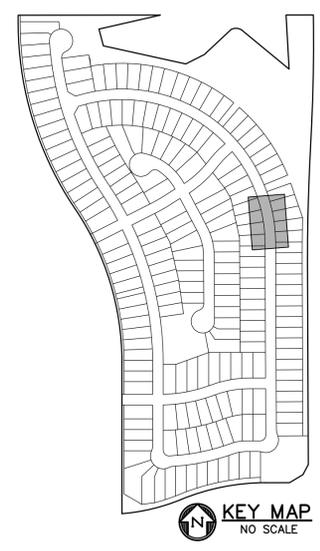
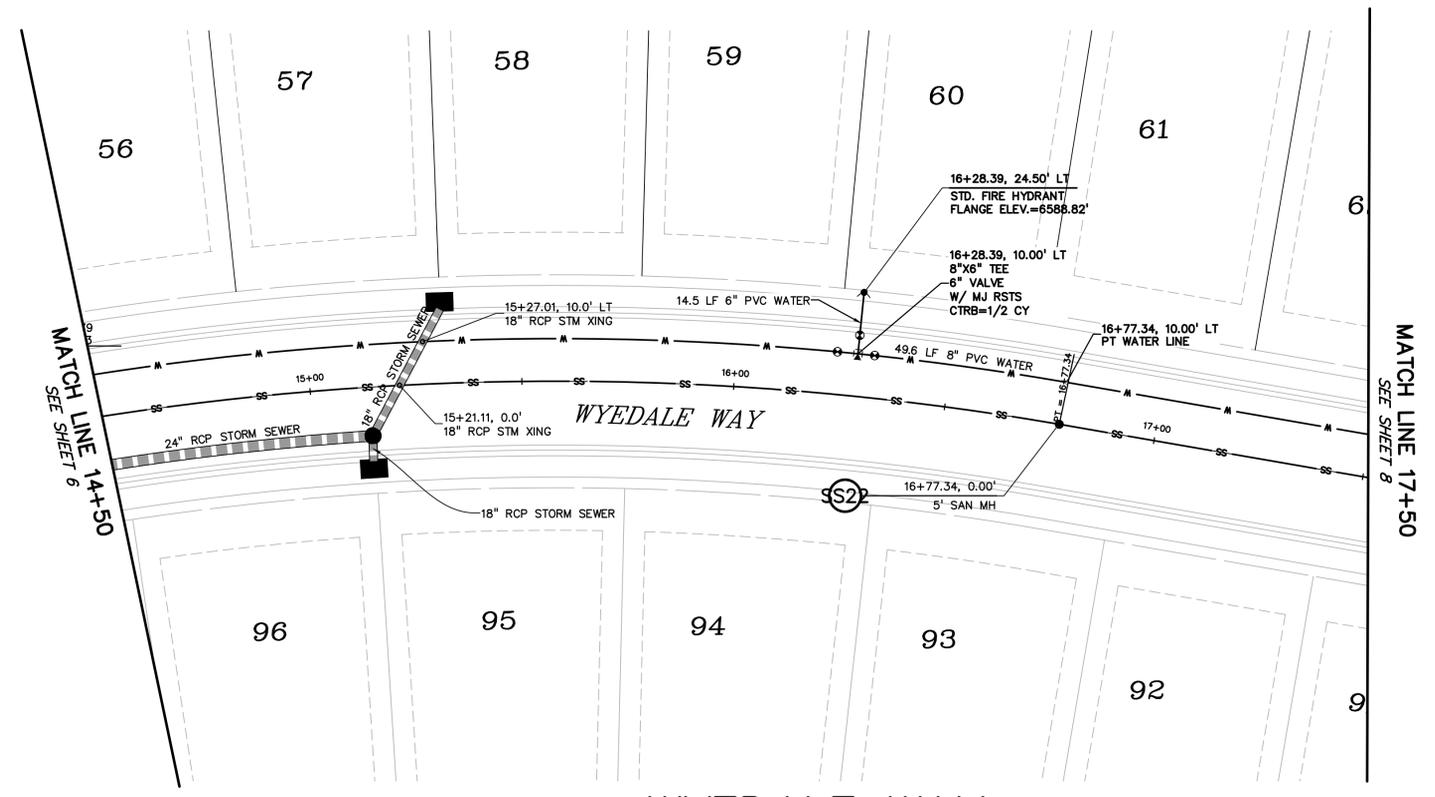
SHEET: 6 OF 32



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'	48°05'32"	N73°41'41"W	555.89'
C13	571.17'	710.00'	48°05'32"	N73°41'41"W	555.89'
C14	624.55'	710.00'	50°24'01"	N25°26'55"W	604.61'



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



CURVE #	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.

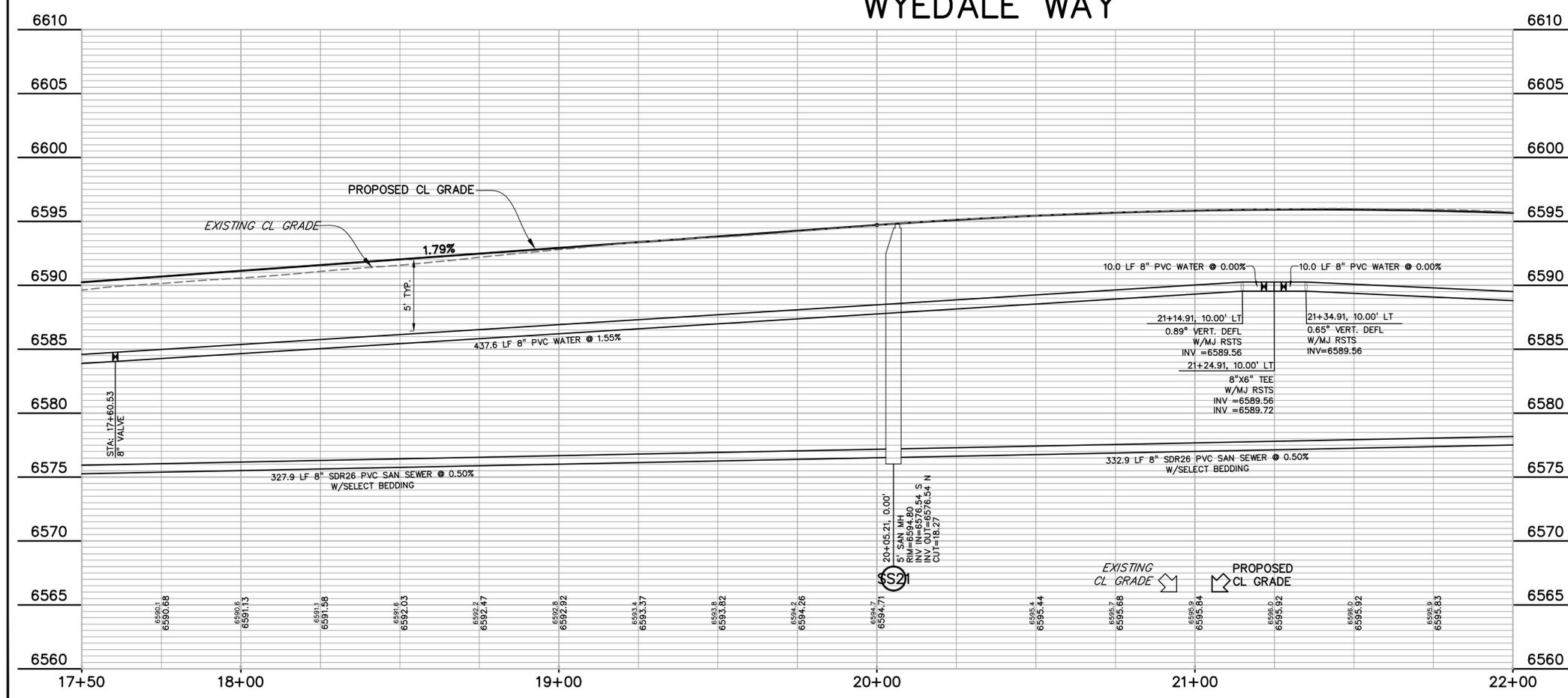
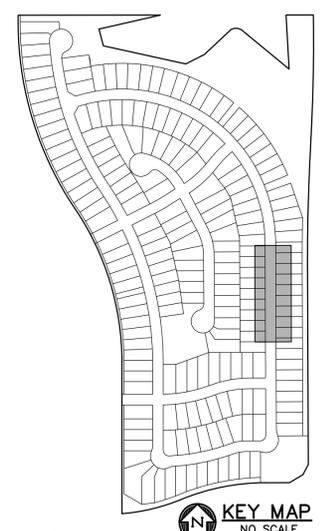
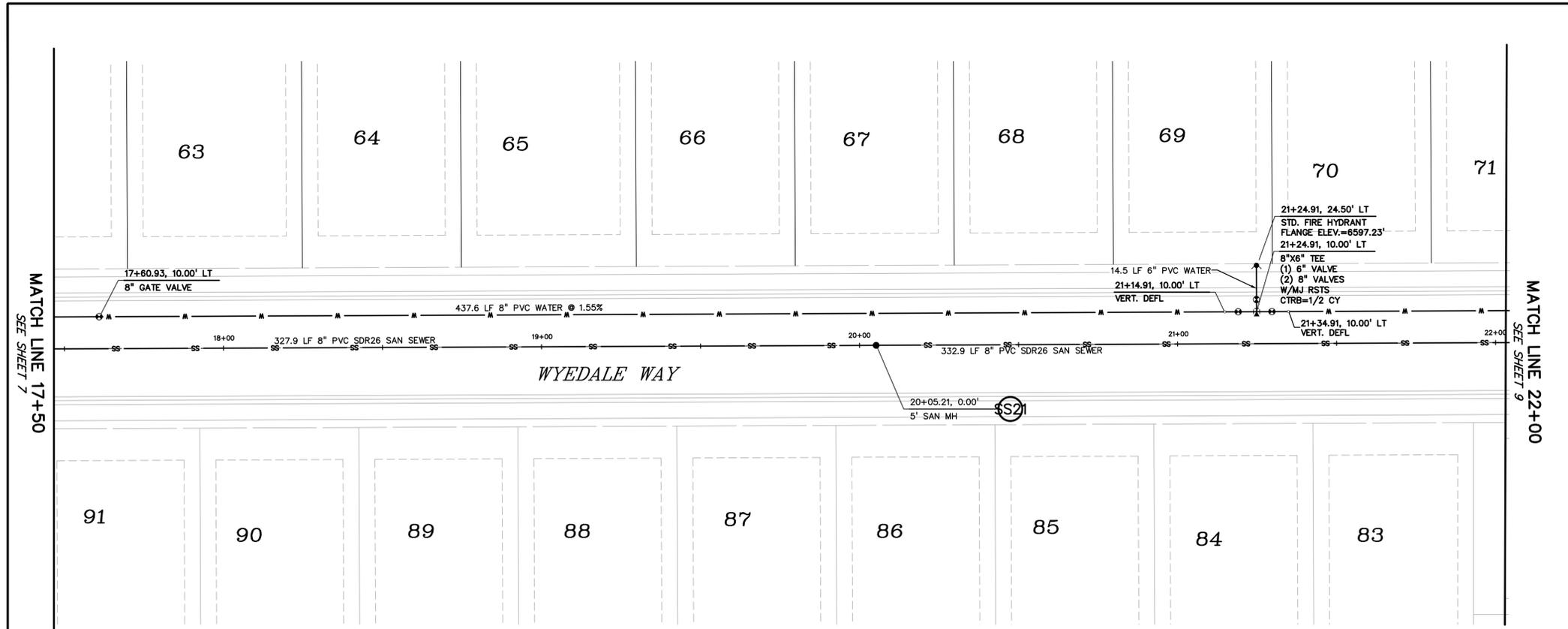
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

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

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

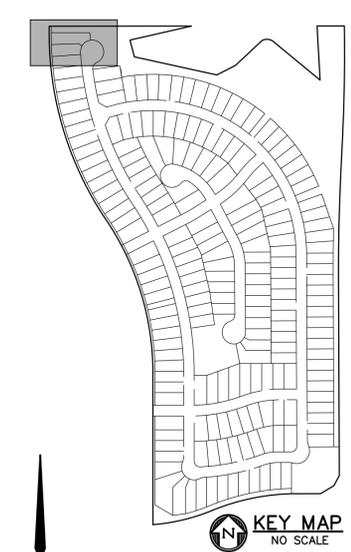
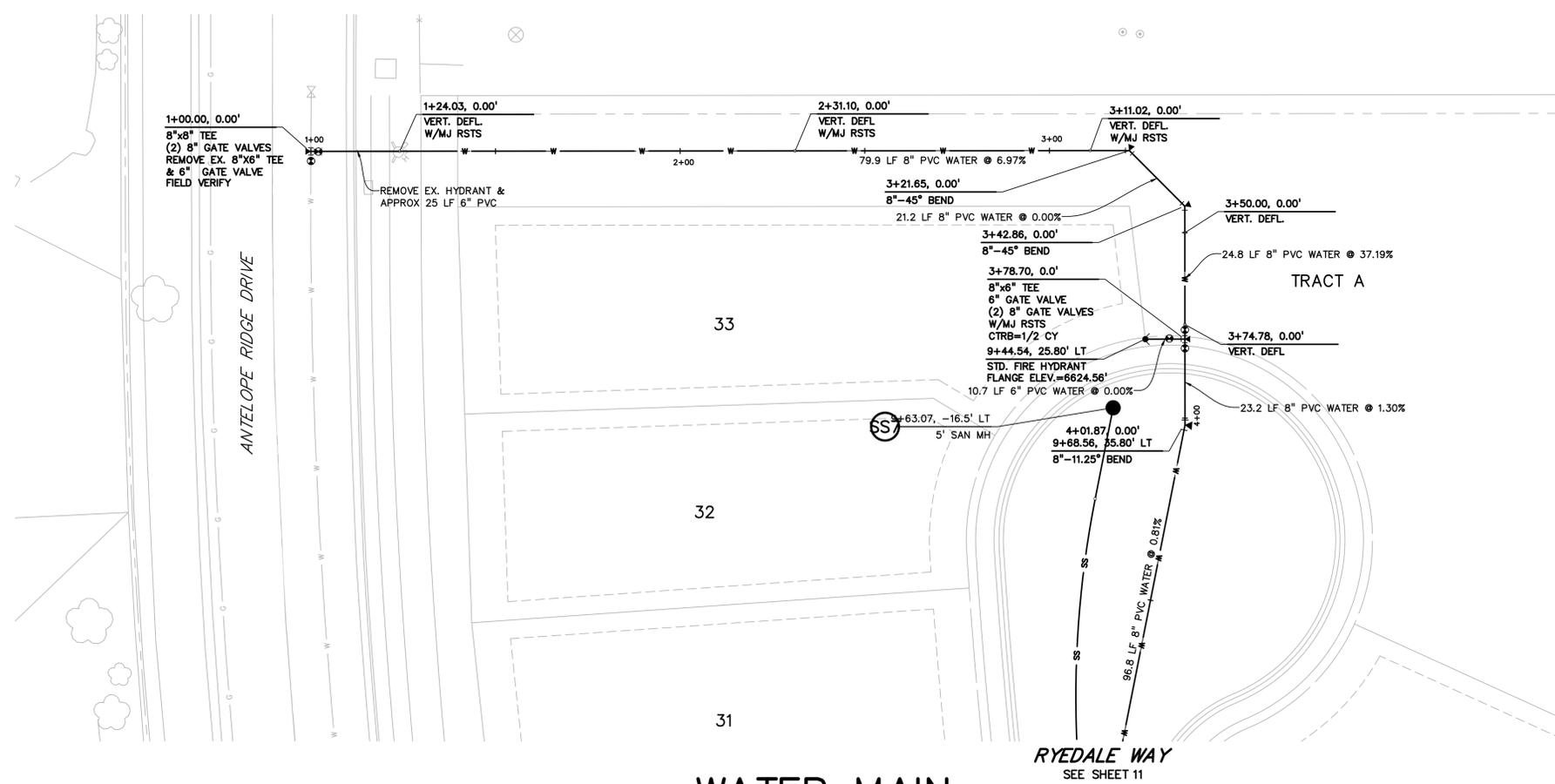
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DREXEL, BARRELL & CO.

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

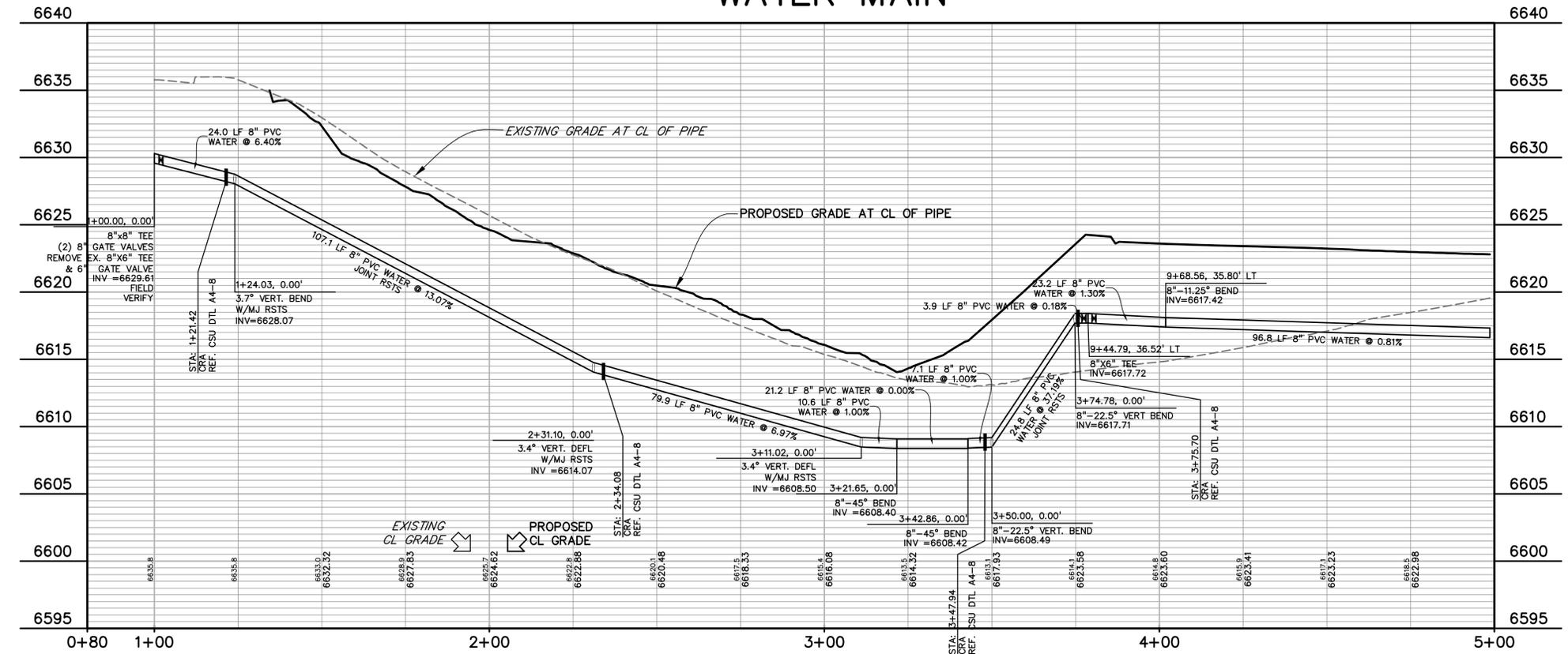
WYEDALE WAY
UTILITY PLAN
& PROFILE
 PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT5
 SHEET: 8 OF 32





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
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COLORADO SPGS, COLORADO 80905
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UTILITY CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21187-01WT1

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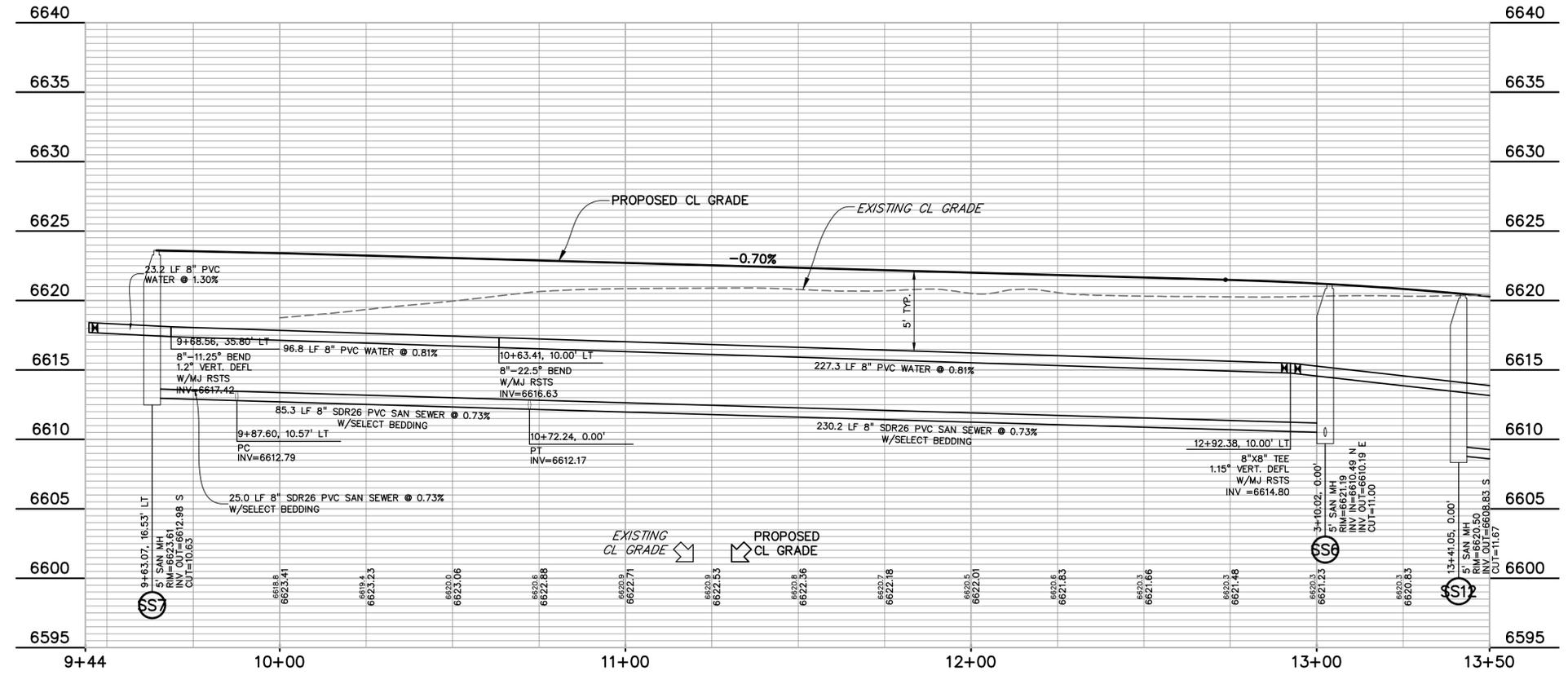
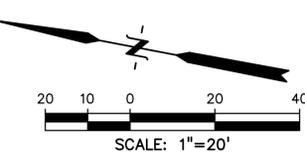
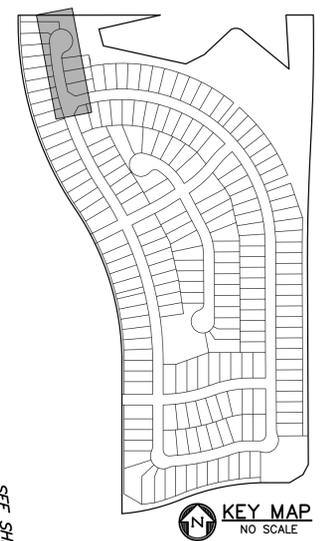
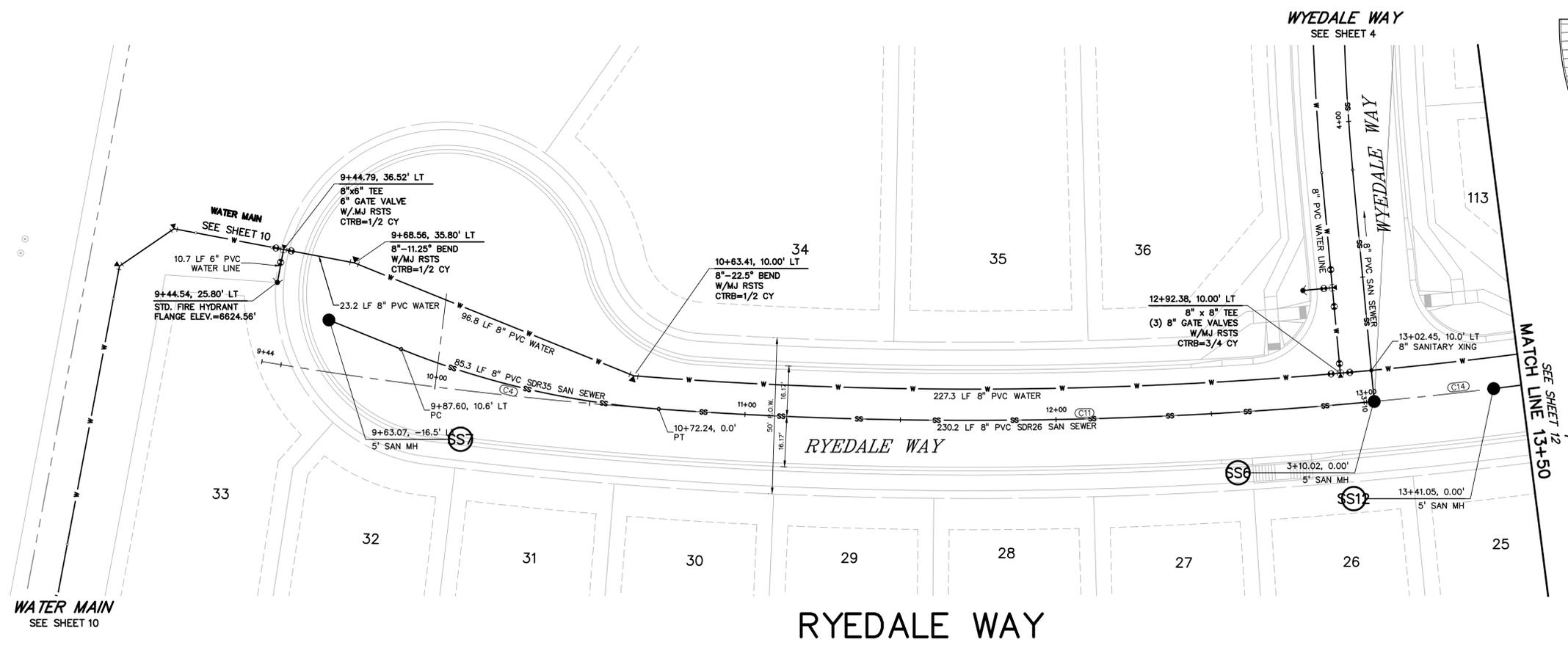
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

**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'



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

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DREXEL, BARRELL & CO.



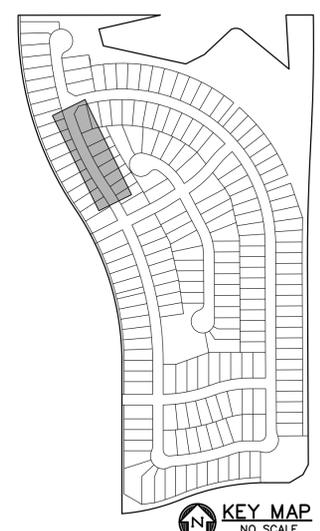
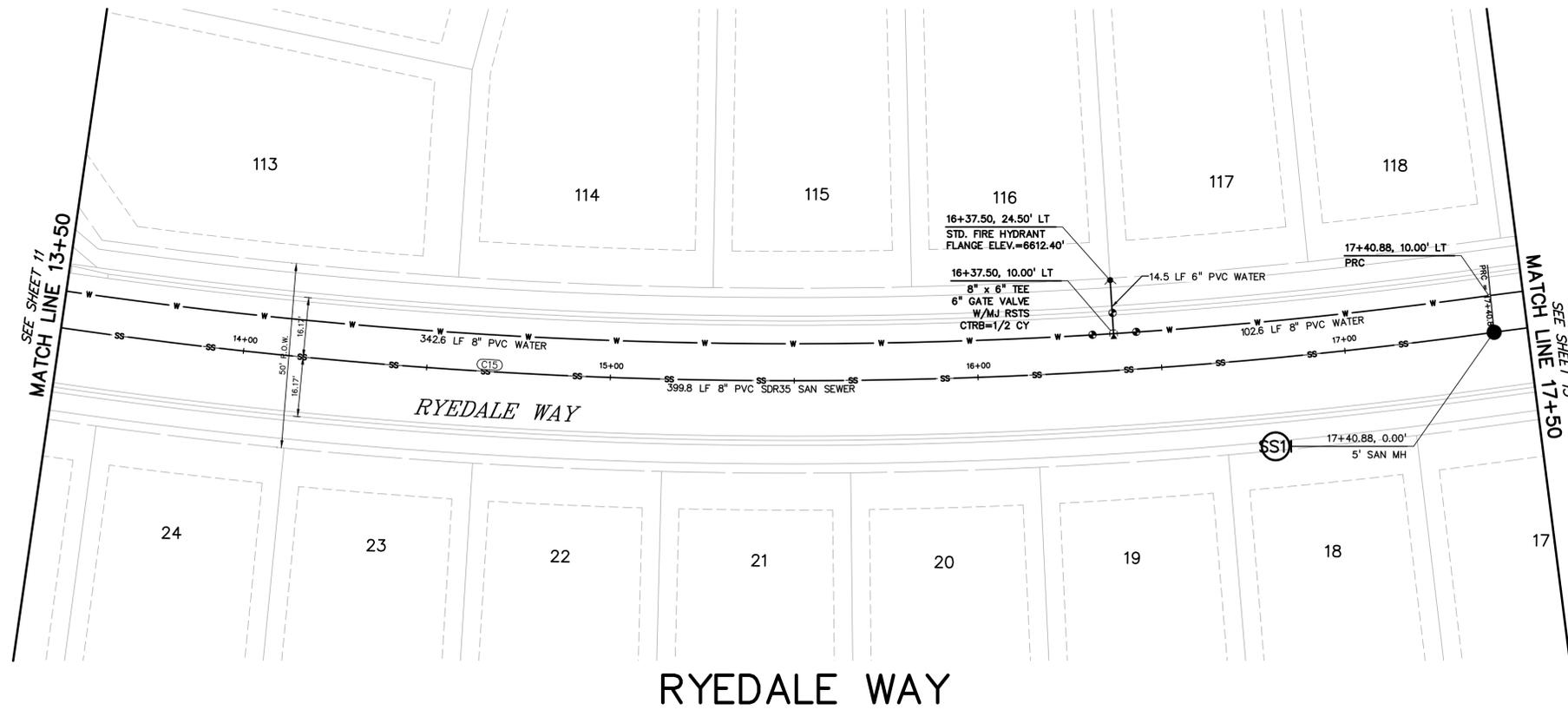
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

RYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT8

SHEET: 11 OF 32



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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 CONTACT: JEFF MARK

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

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

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

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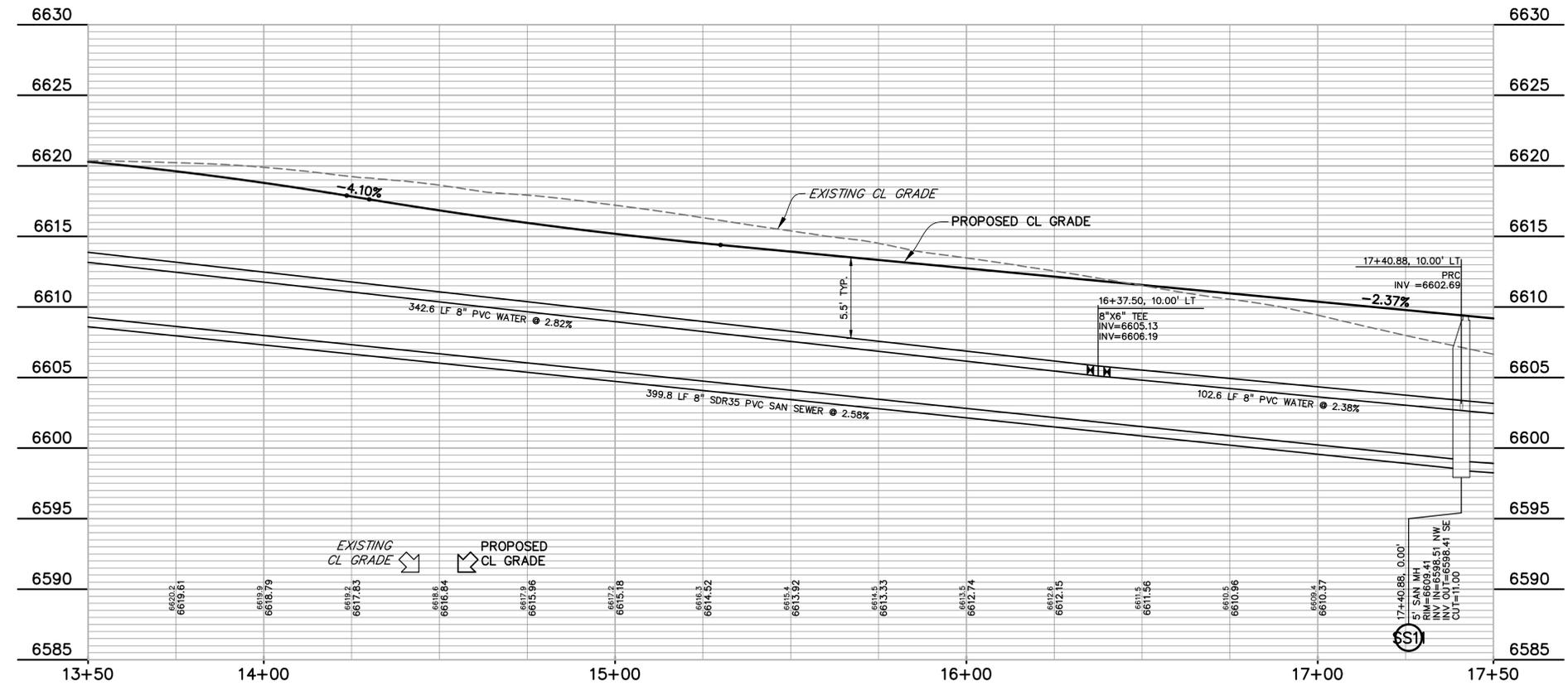
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

RYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

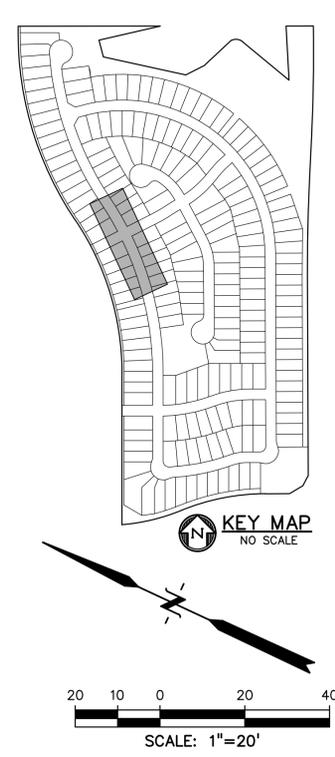
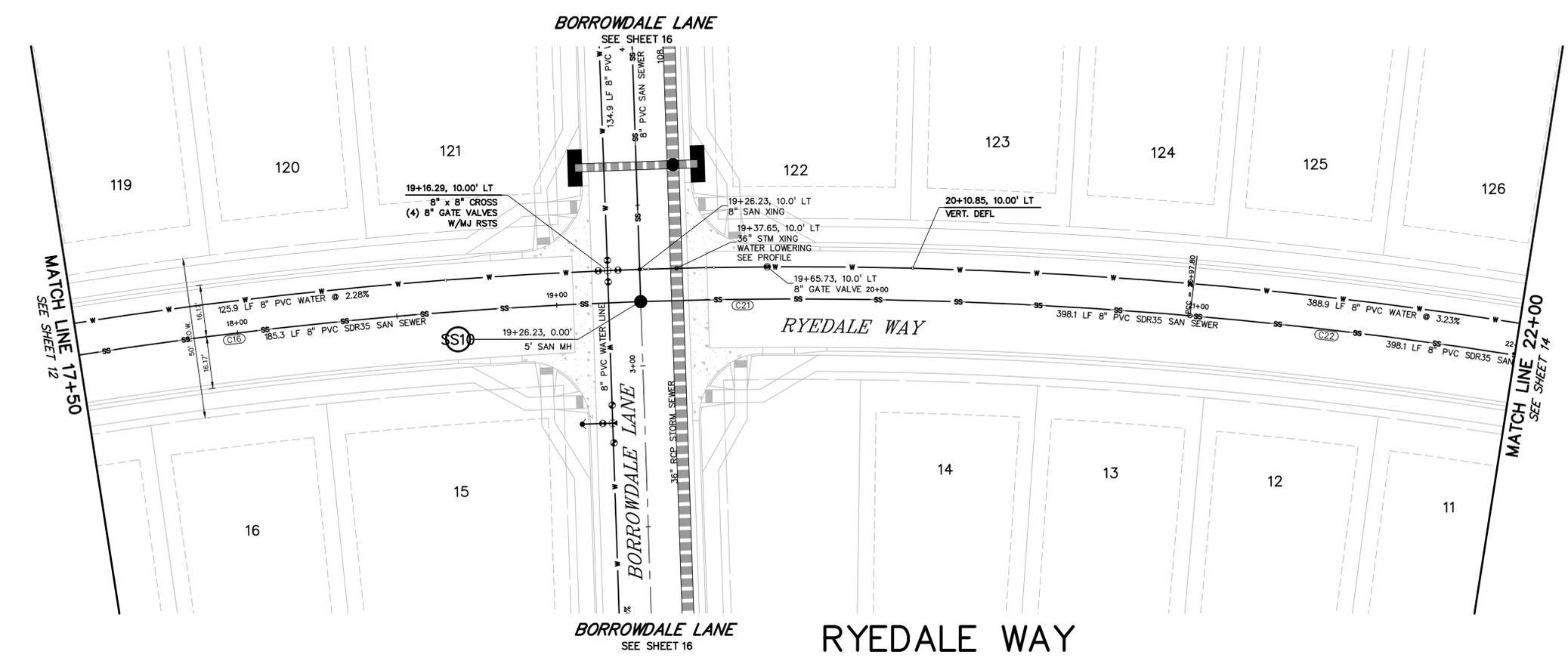
UT9

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'

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PREPARED BY:

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 COLORADO SPRINGS, CO 80903
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UTILITY CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

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

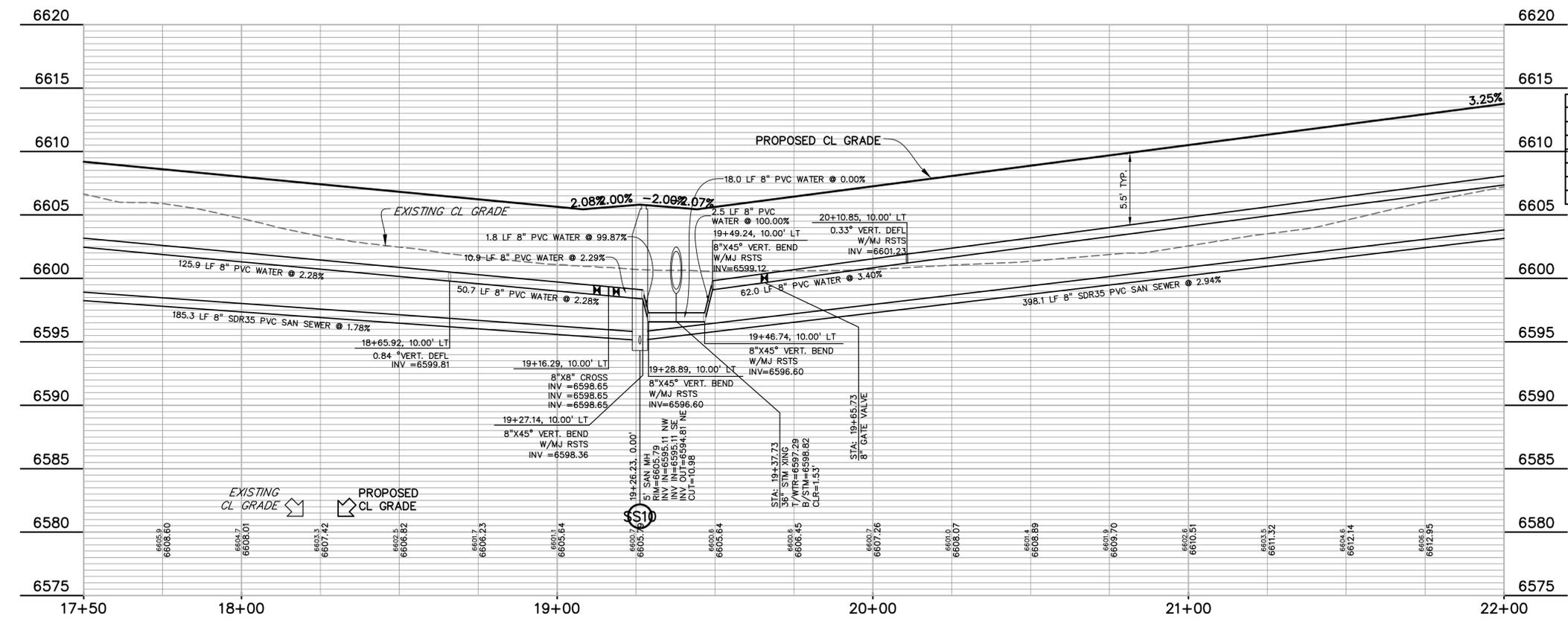
DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01UT2

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DREXEL, BARRELL & CO.

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

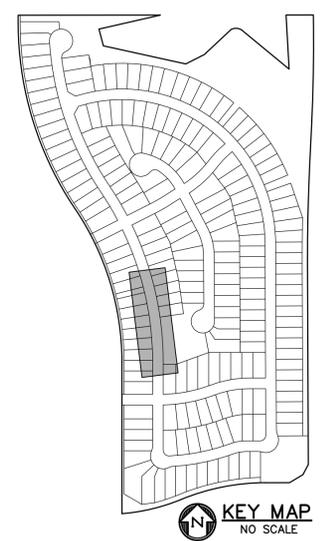
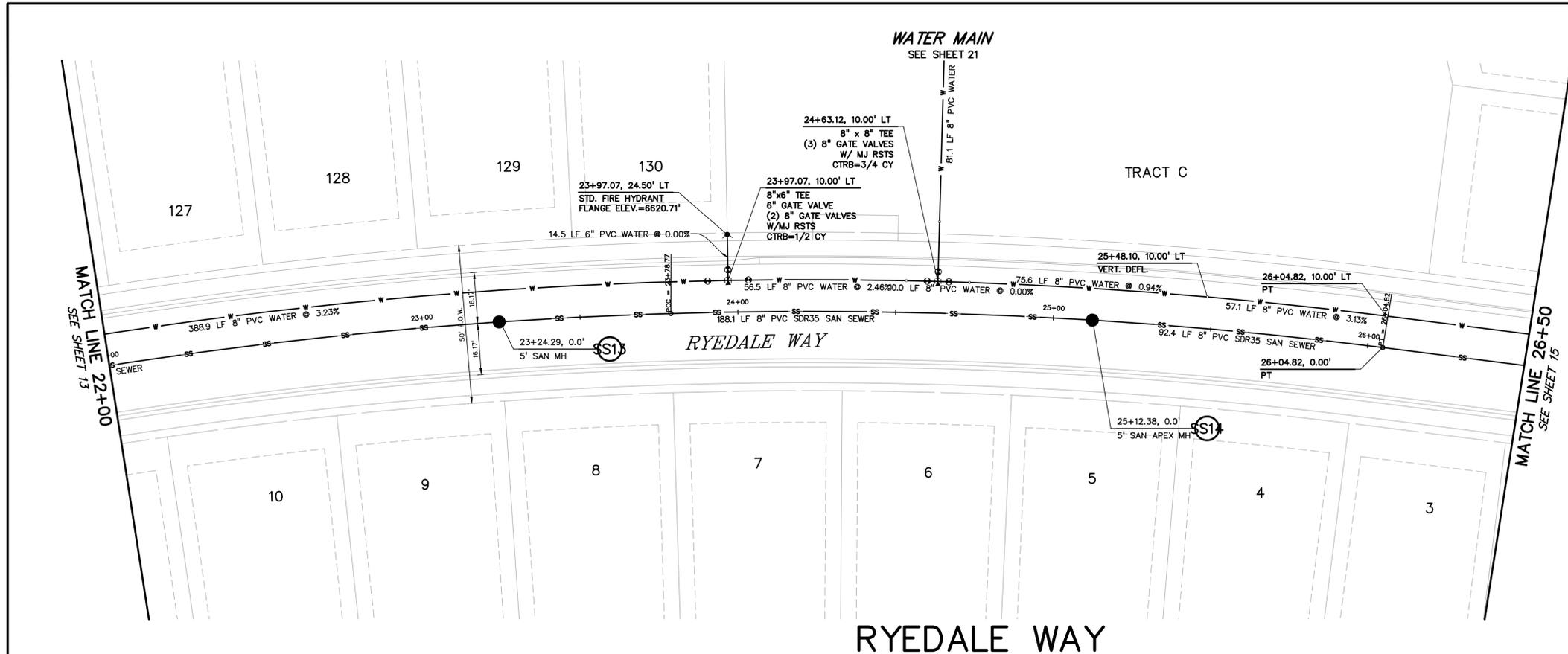
**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

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°19'28"	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'

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

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

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

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DREXEL, BARRELL & CO.



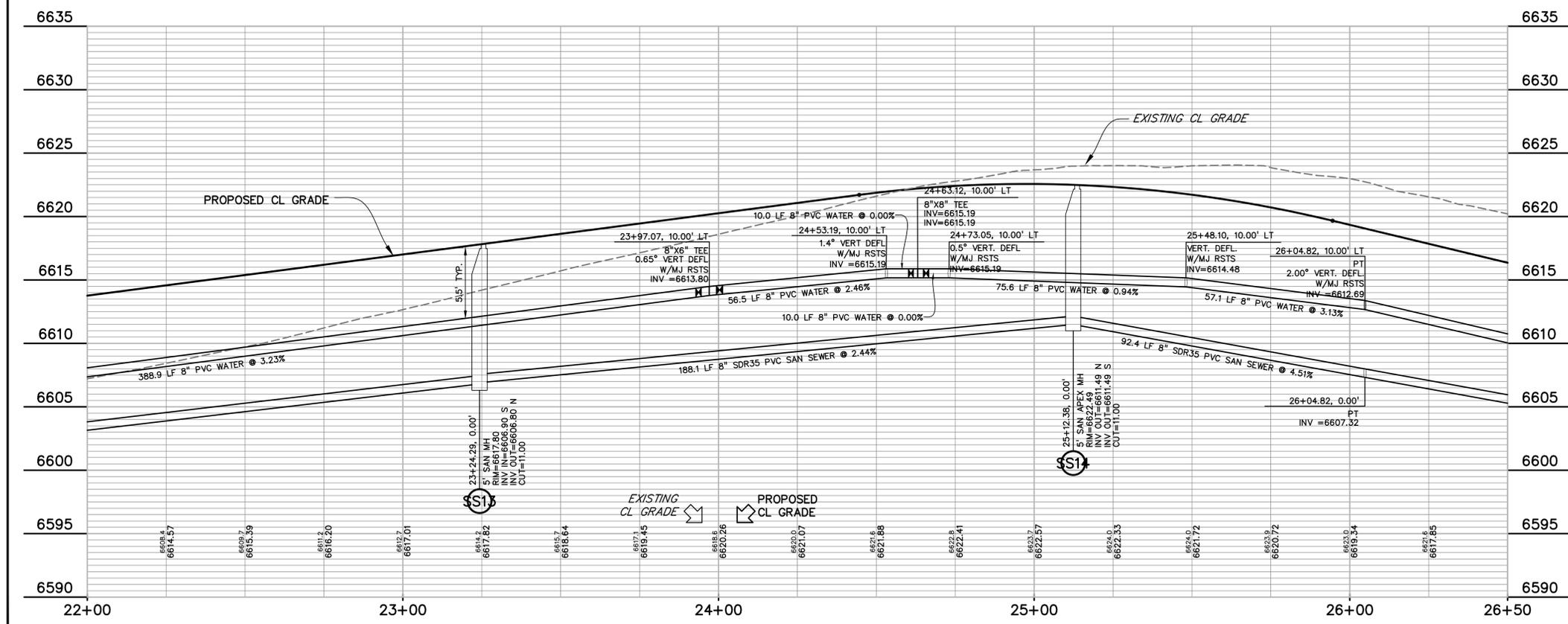
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**RYEDALE WAY
 UTILITY PLAN
 & PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

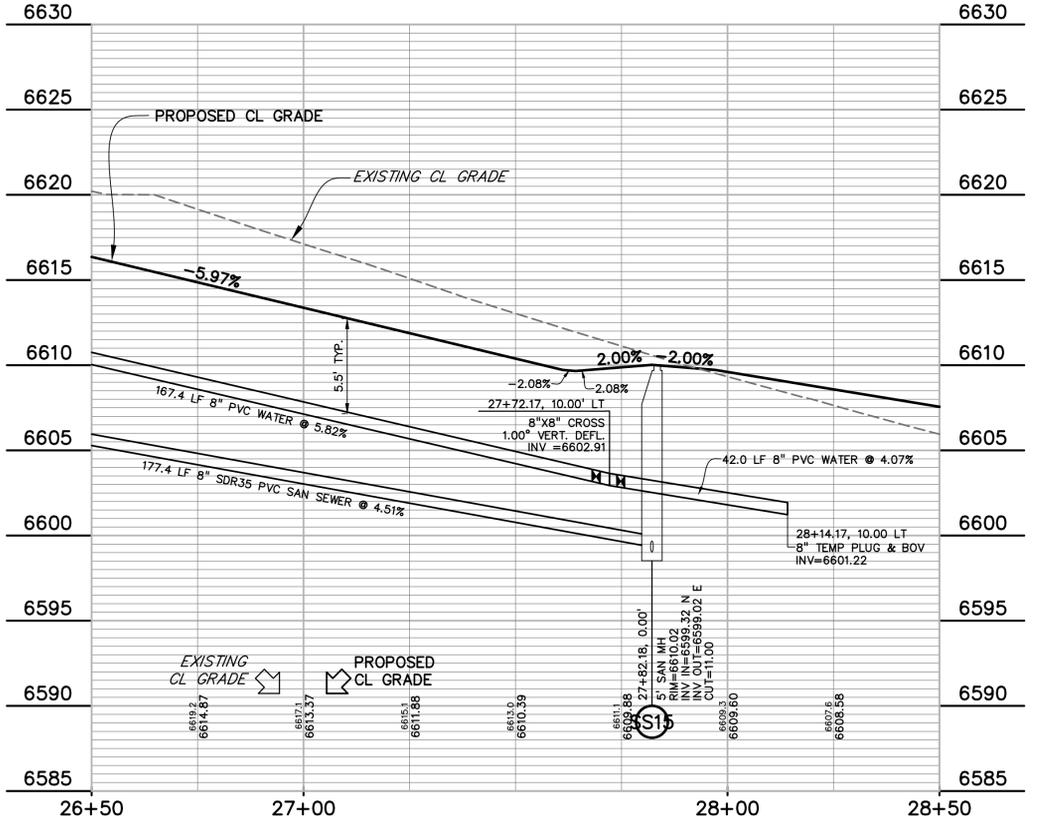
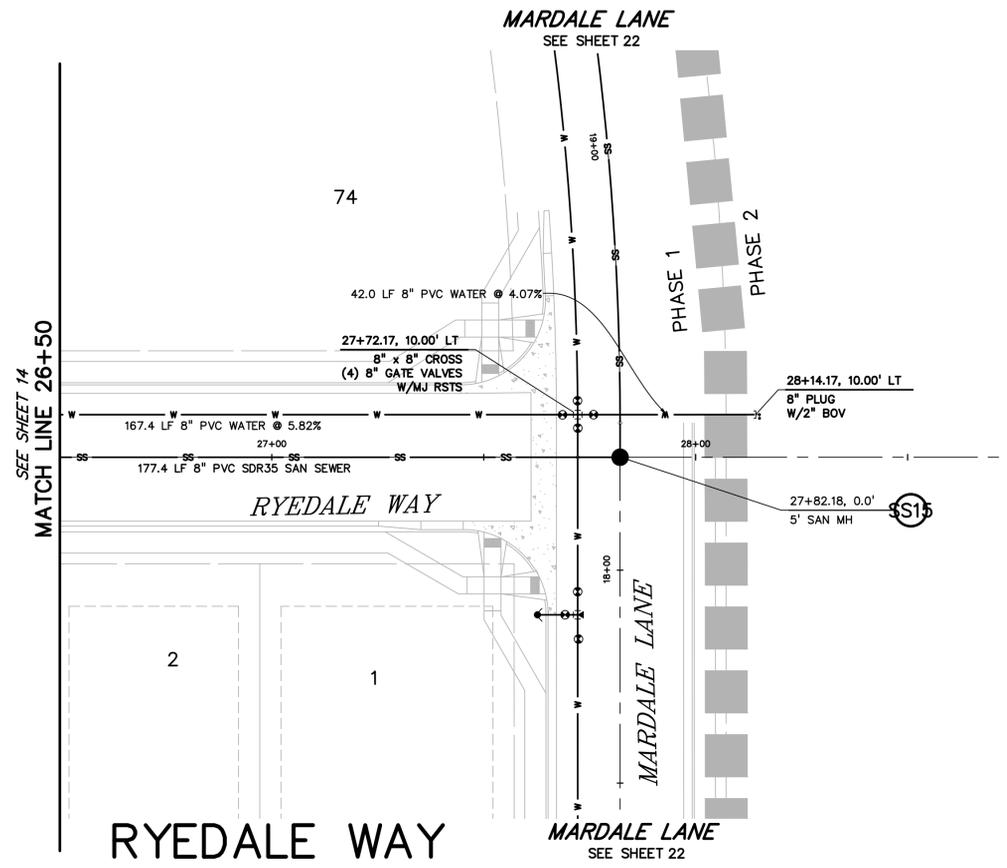
UT11

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

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

ISSUE	DATE
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RESUBMITTAL	4-7-21

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

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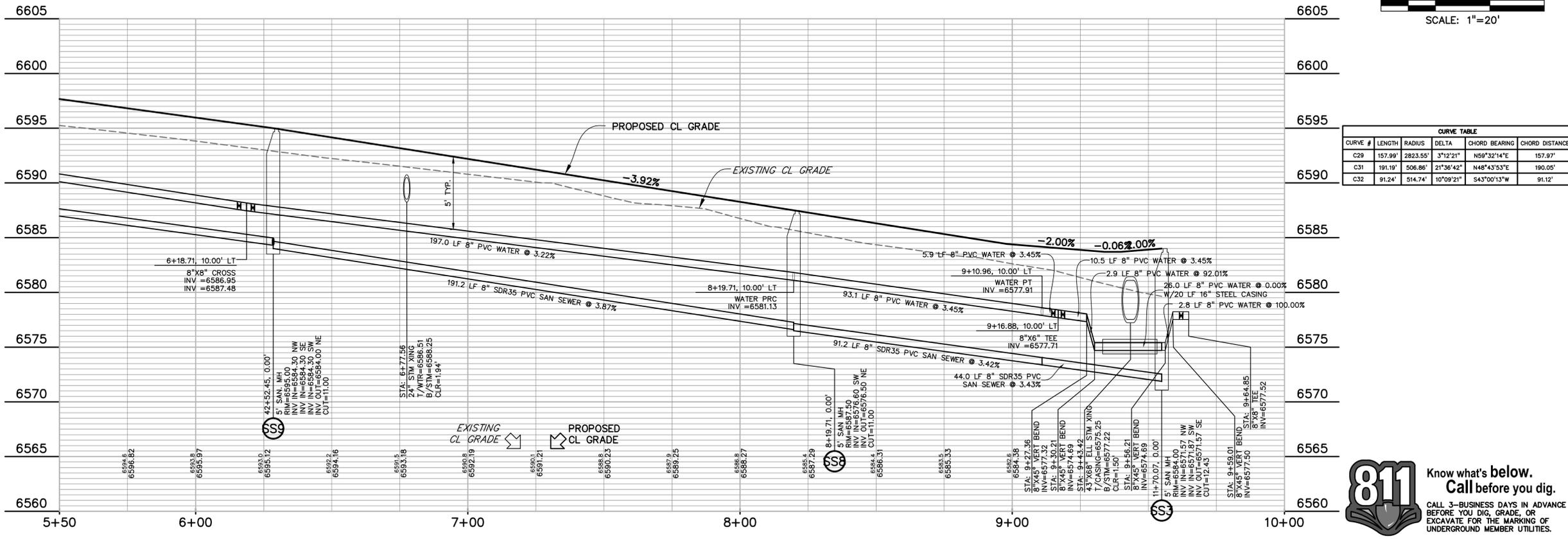
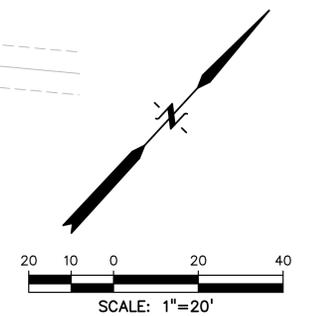
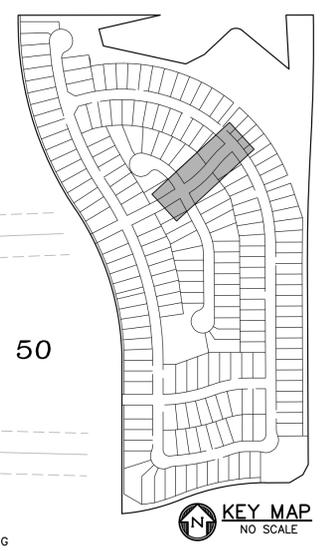
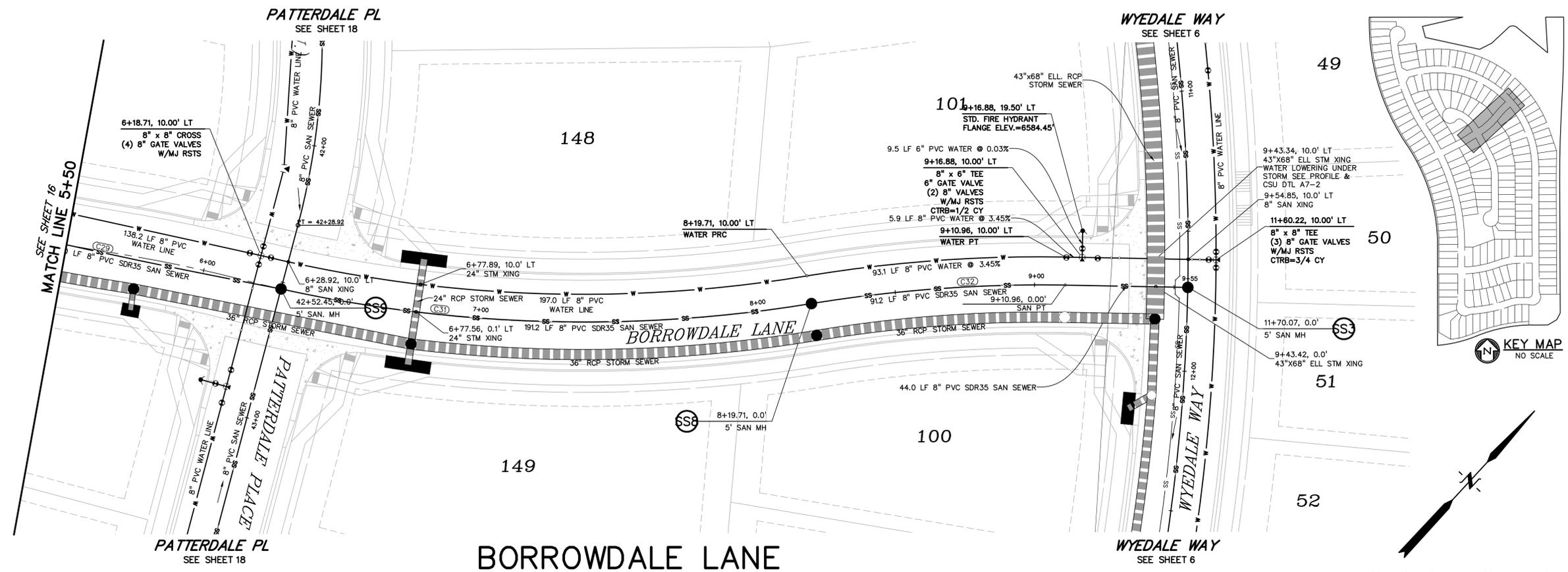
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

RYEDALE WAY
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT12

SHEET: 15 OF 32



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

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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THE LANDHUIS COMPANY
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 COLORADO SPRINGS, CO 80903
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UTILITY CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

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

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01UT3

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



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

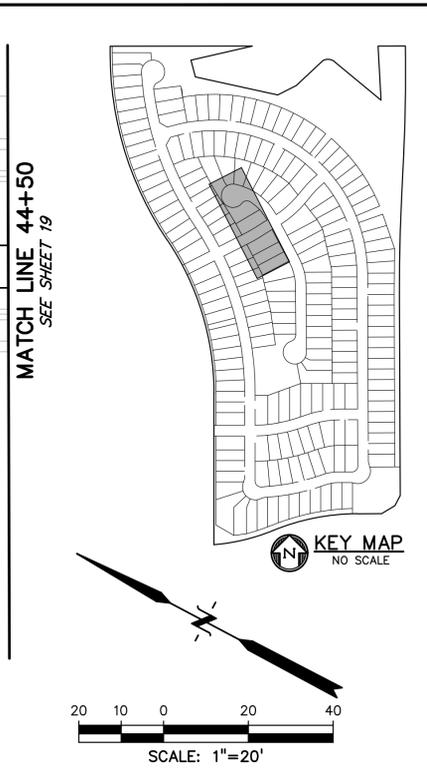
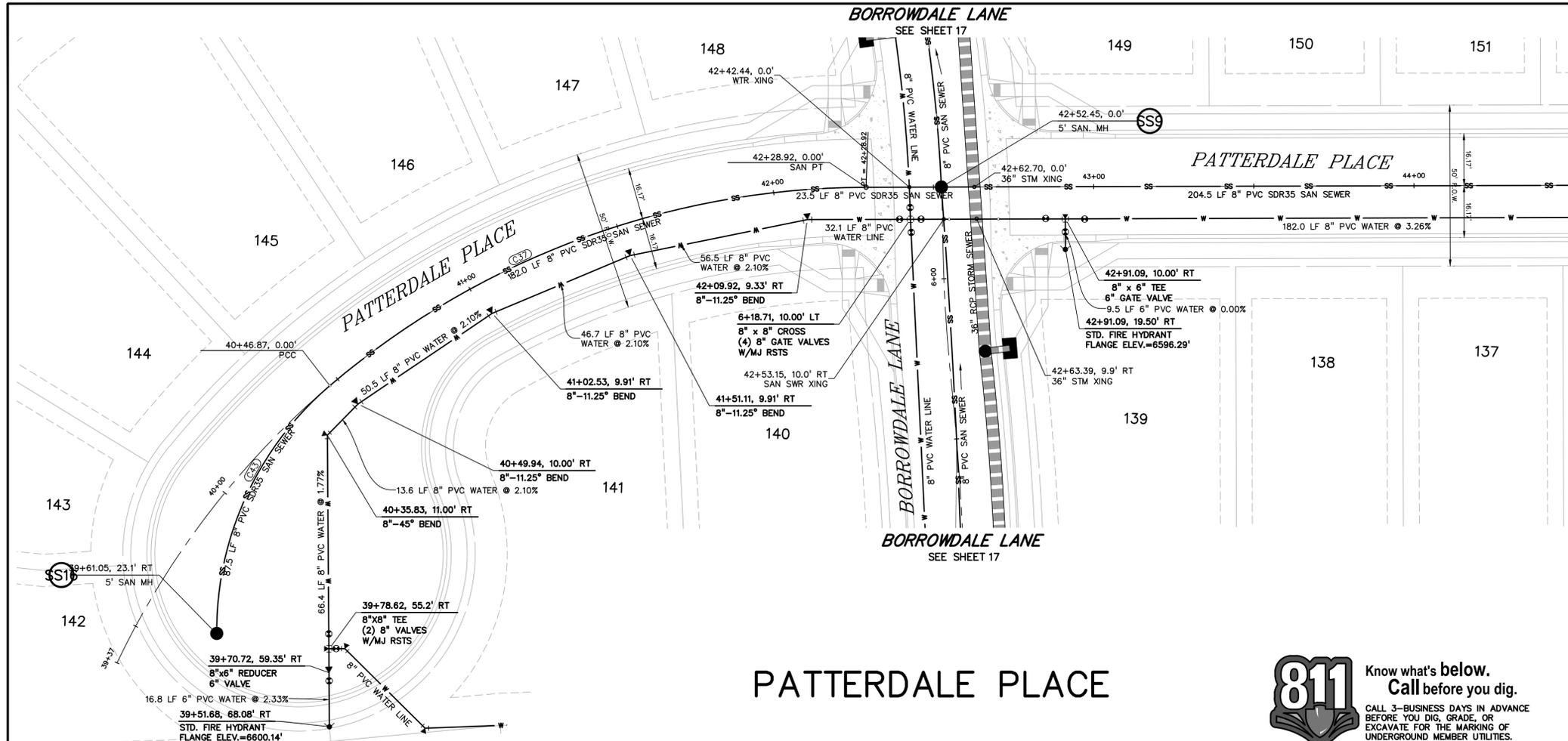
BORROWDALE LN.
UTILITY PLAN
& PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT14

SHEET: 17 OF 32

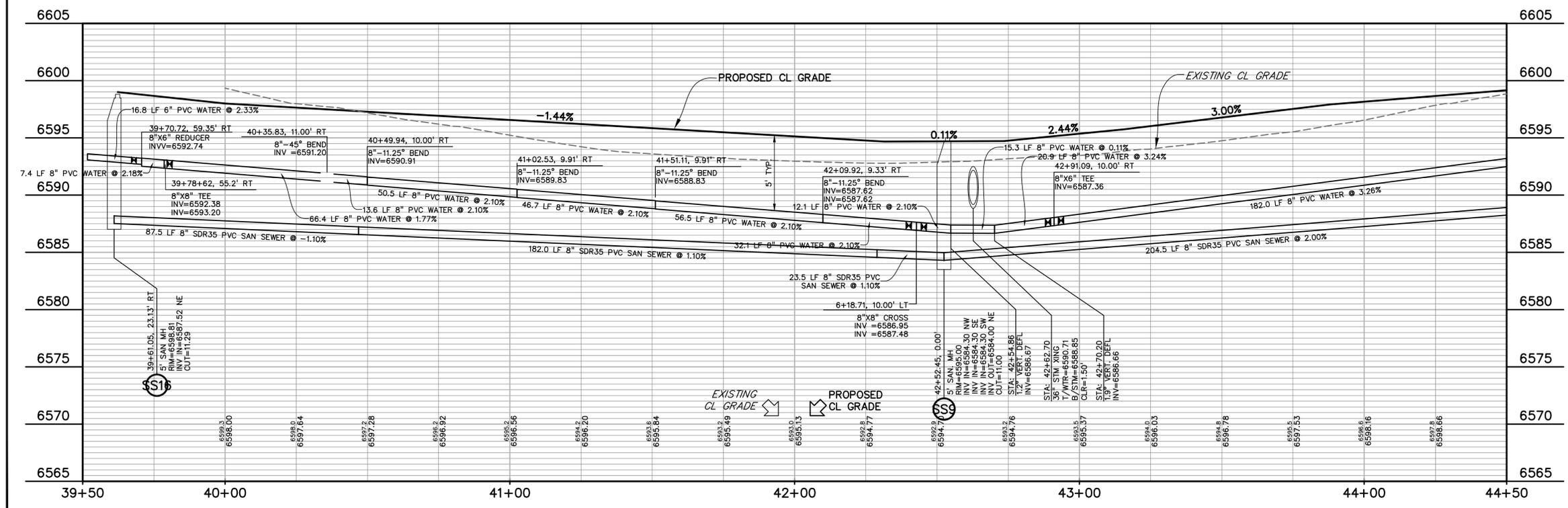




CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C37	182.05'	260.00'	40°07'03"	N48°01'13"W	178.35'
C40	128.65'	275.00'	26°48'14"	N13°39'01"W	127.48'
C43	87.52'	100.00'	50°08'45"	N86°50'41"E	84.75'
C44	81.08'	100.17'	46°22'25"	S22°57'21"W	78.88'

PATTERDALE PLACE

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:

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UTILITY CONSTRUCTION DOCUMENTS FOR
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 EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITTAL	4-7-21
STORM REVS	7-15-21

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

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DREXEL, BARRELL & CO.

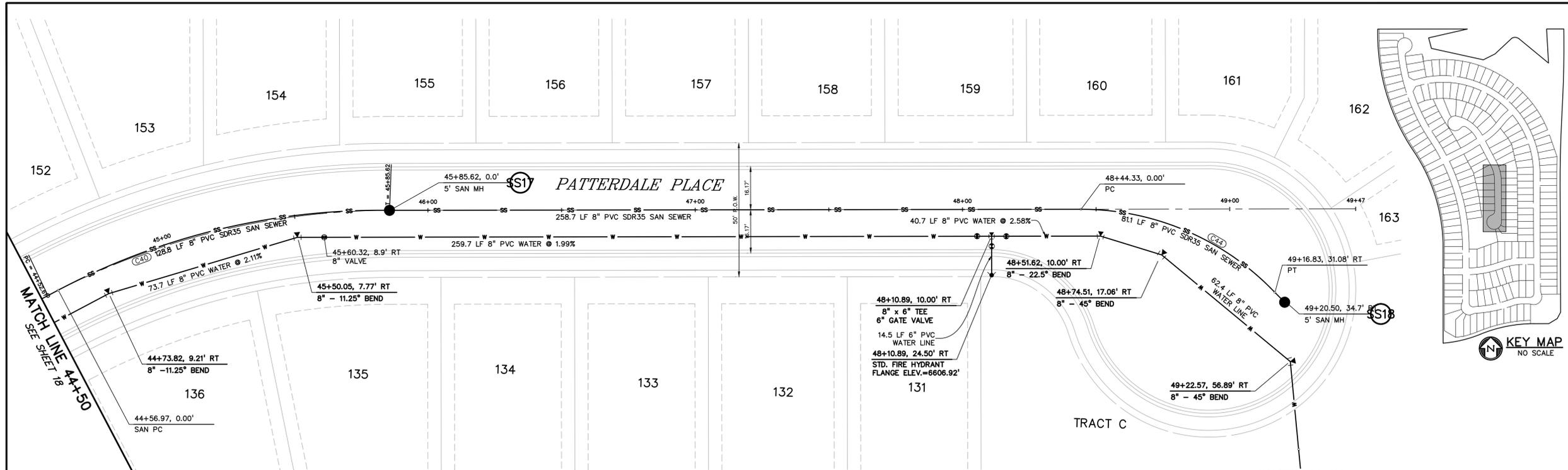
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**PATTERDALE PL.
 UTILITY PLAN
 & PROFILE**

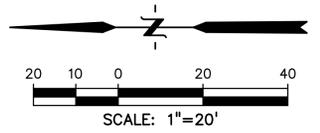
PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT15

SHEET: 18 OF 32



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'



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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: 21187-01U14

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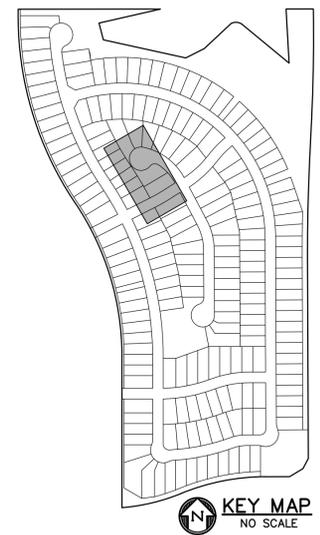
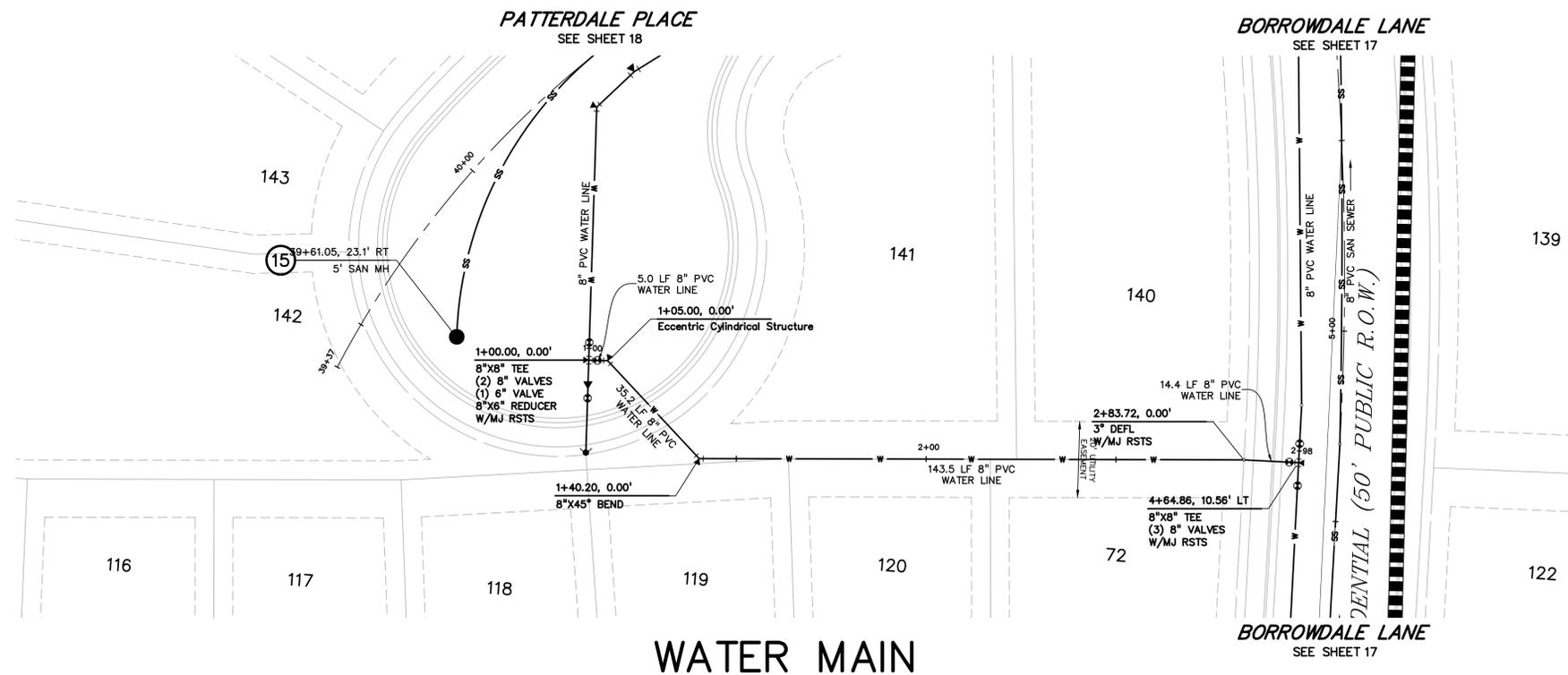
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

PATTERDALE PL.
UTILITY PLAN
& PROFILE

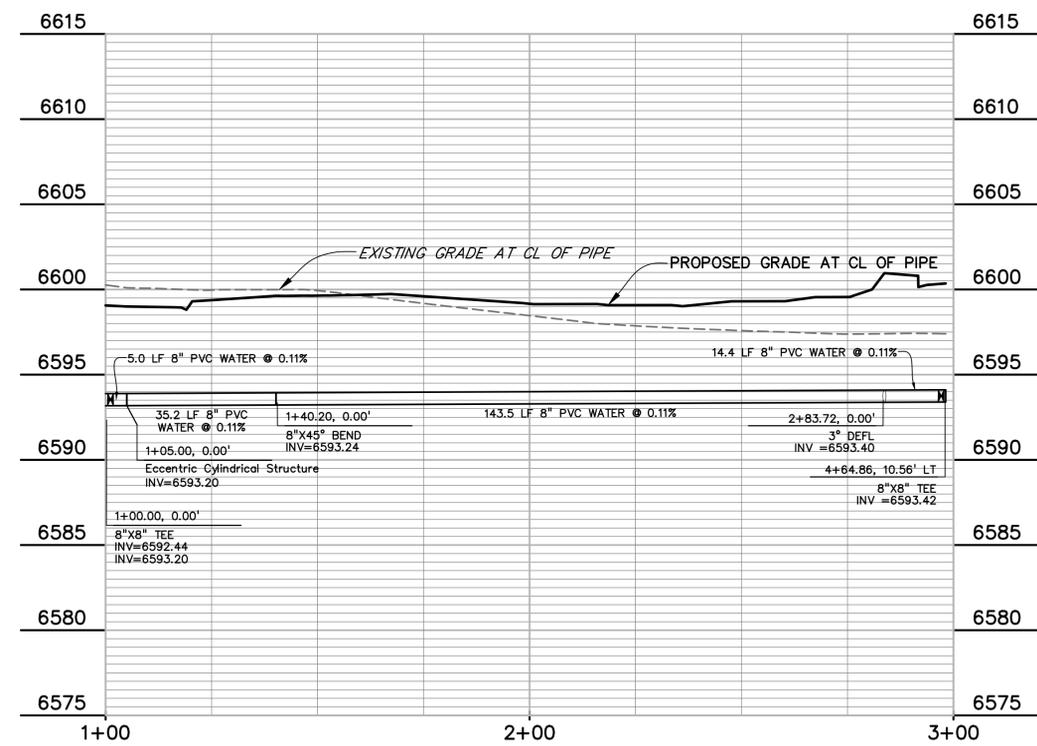
PROJECT NO. 21187-01CSCV
DRAWING NO.

UT16

SHEET: 19 OF 32



WATER MAIN



PREPARED BY:

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

THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
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 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-5-21
RESUBMITTAL	4-7-21
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FILE NAME:	21187-01WT2

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

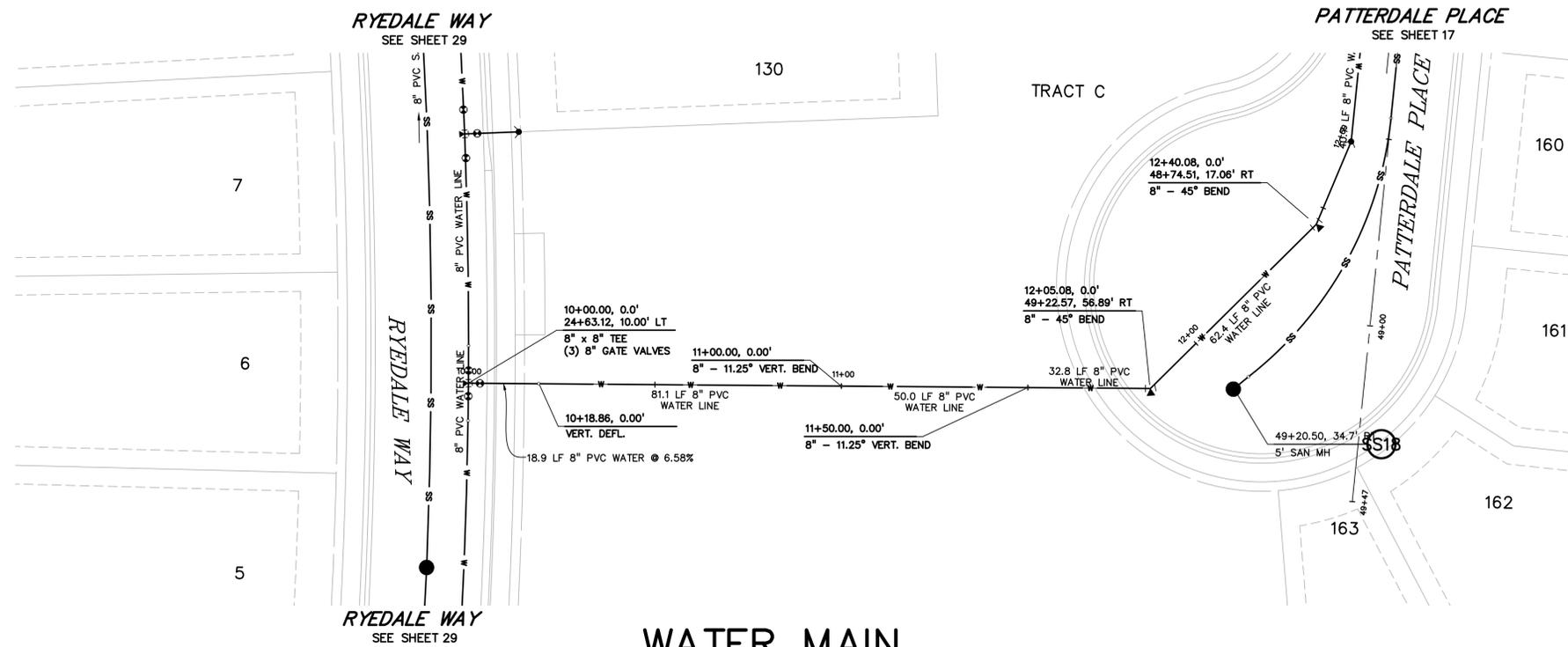
**WATER MAIN
 PLAN AND
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PROJECT NO. 21187-01CSCV
 DRAWING NO.

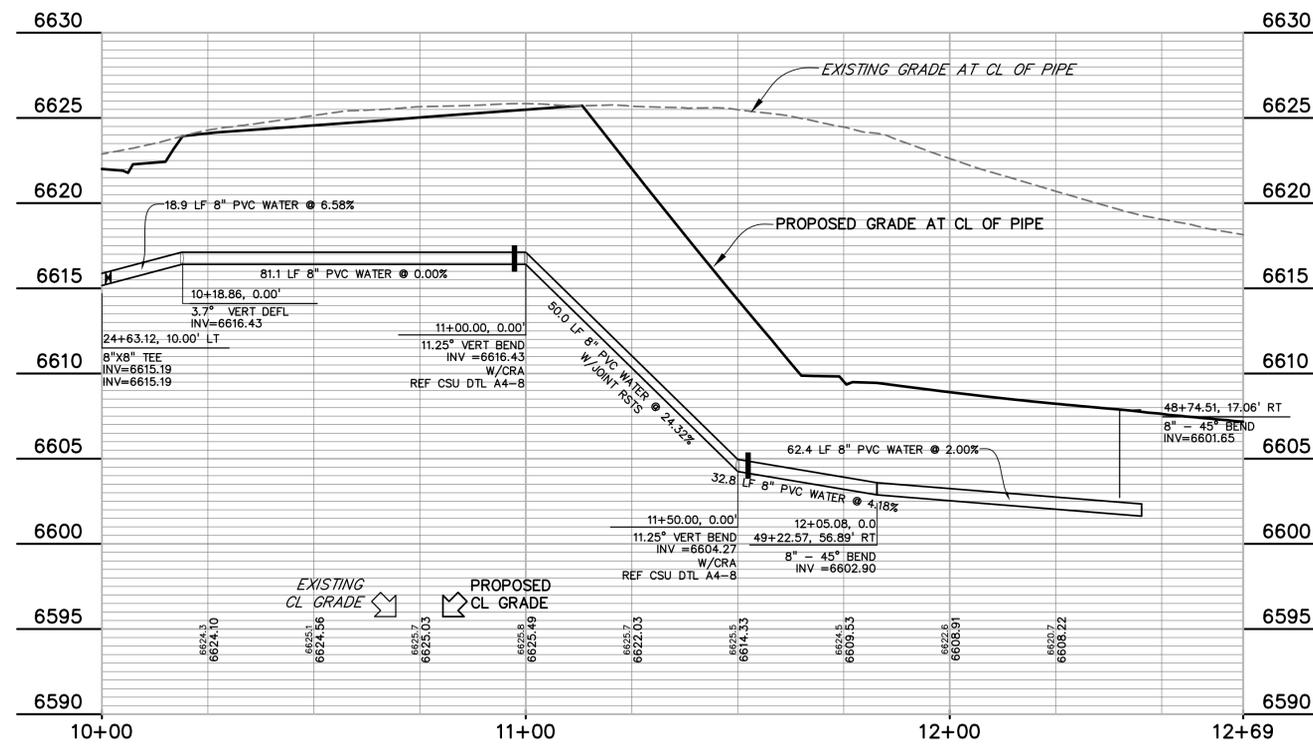
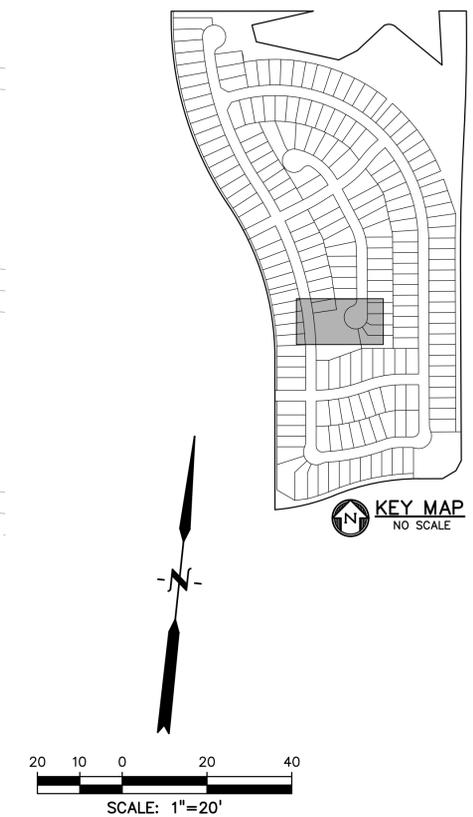
UT17

SHEET: 20 OF 32





WATER MAIN



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
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 CHECKED BY: TDM
 FILE NAME: 21187-01WT2

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

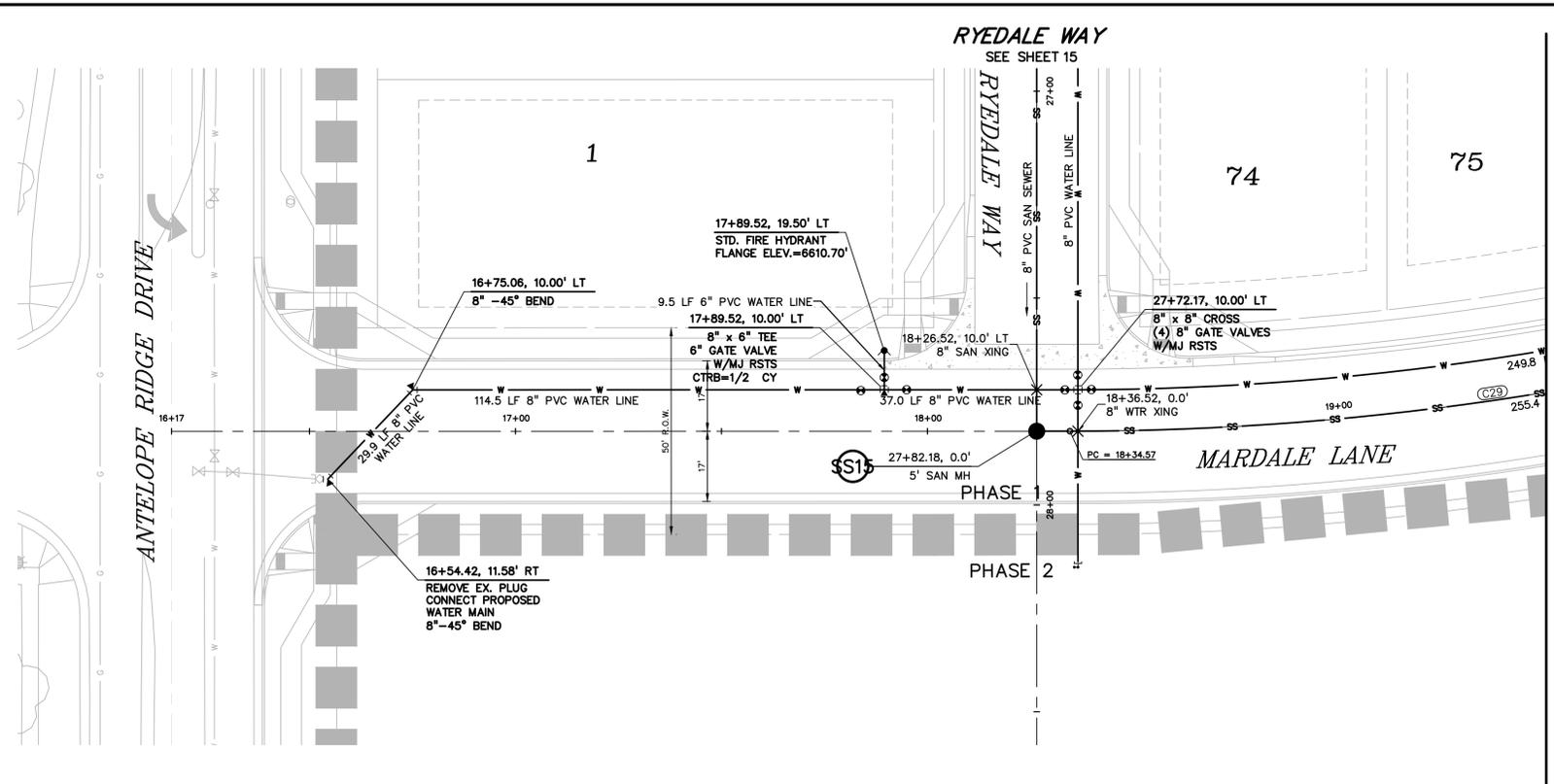
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 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UT18

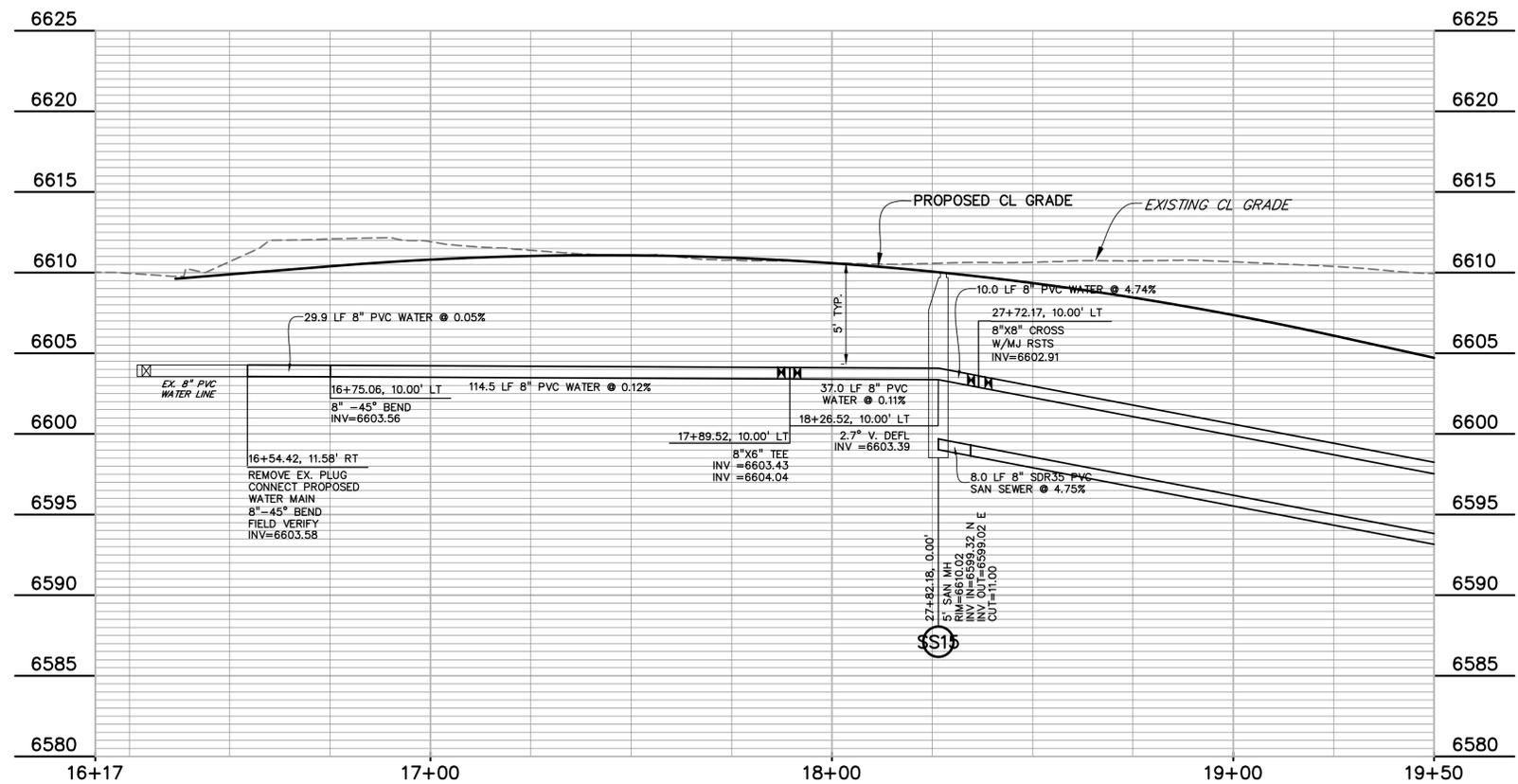
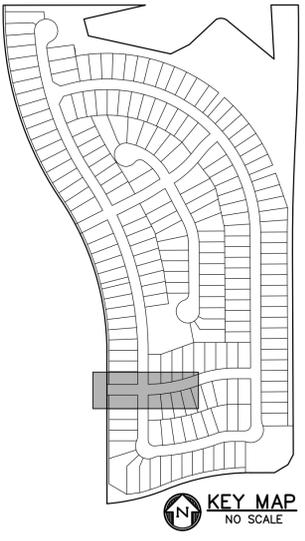
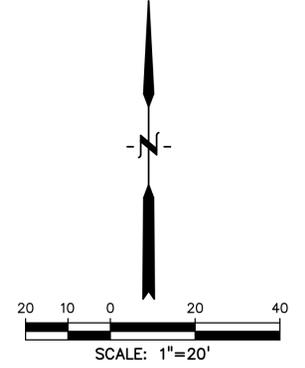
SHEET: 21 OF 32





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'

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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
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FILE NAME: 21187-01UT5

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF



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

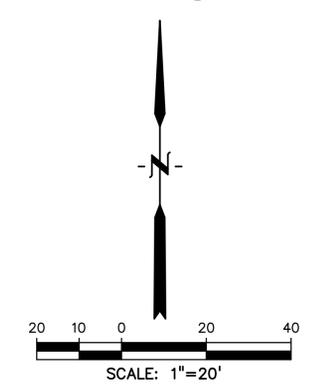
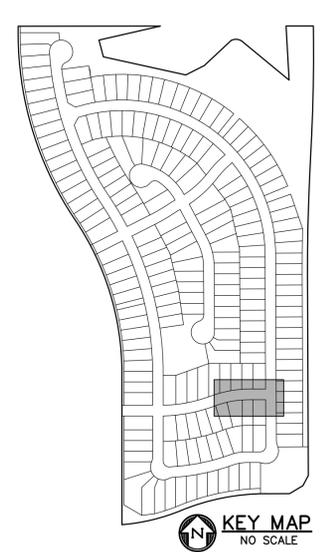
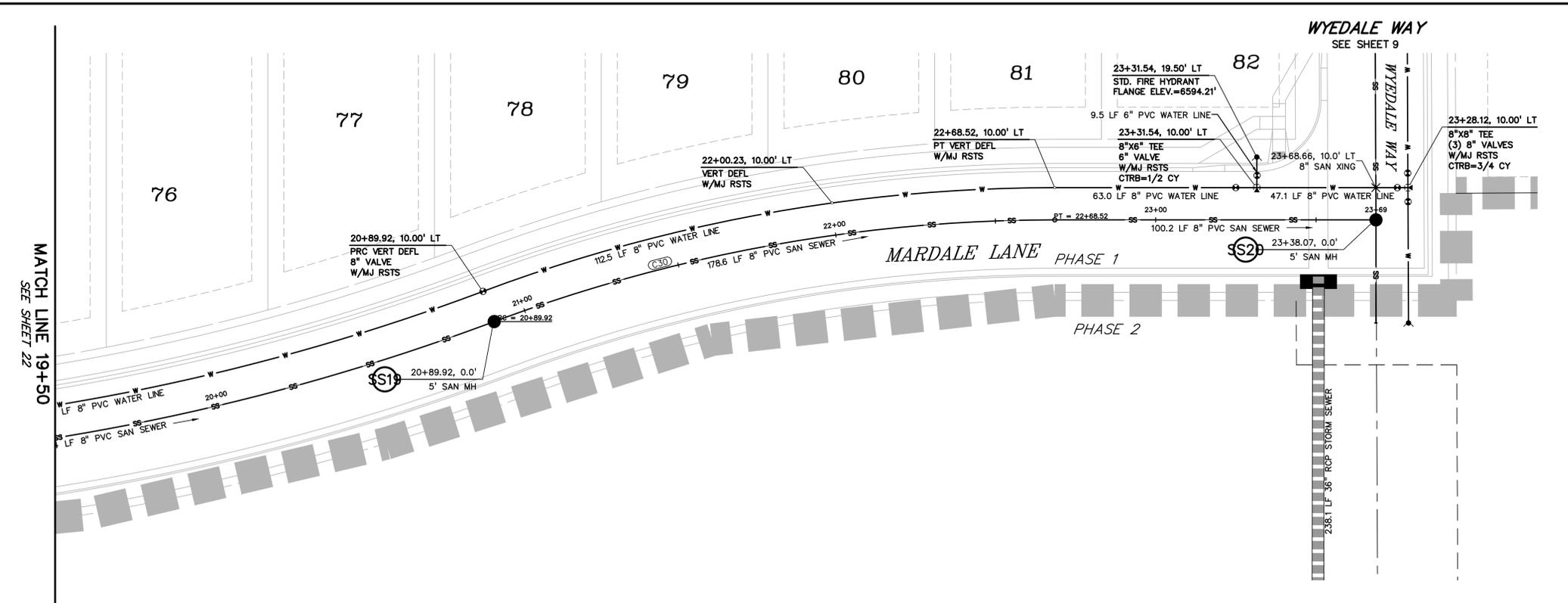
MARDALE LANE
 UTILITY PLAN
 & PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

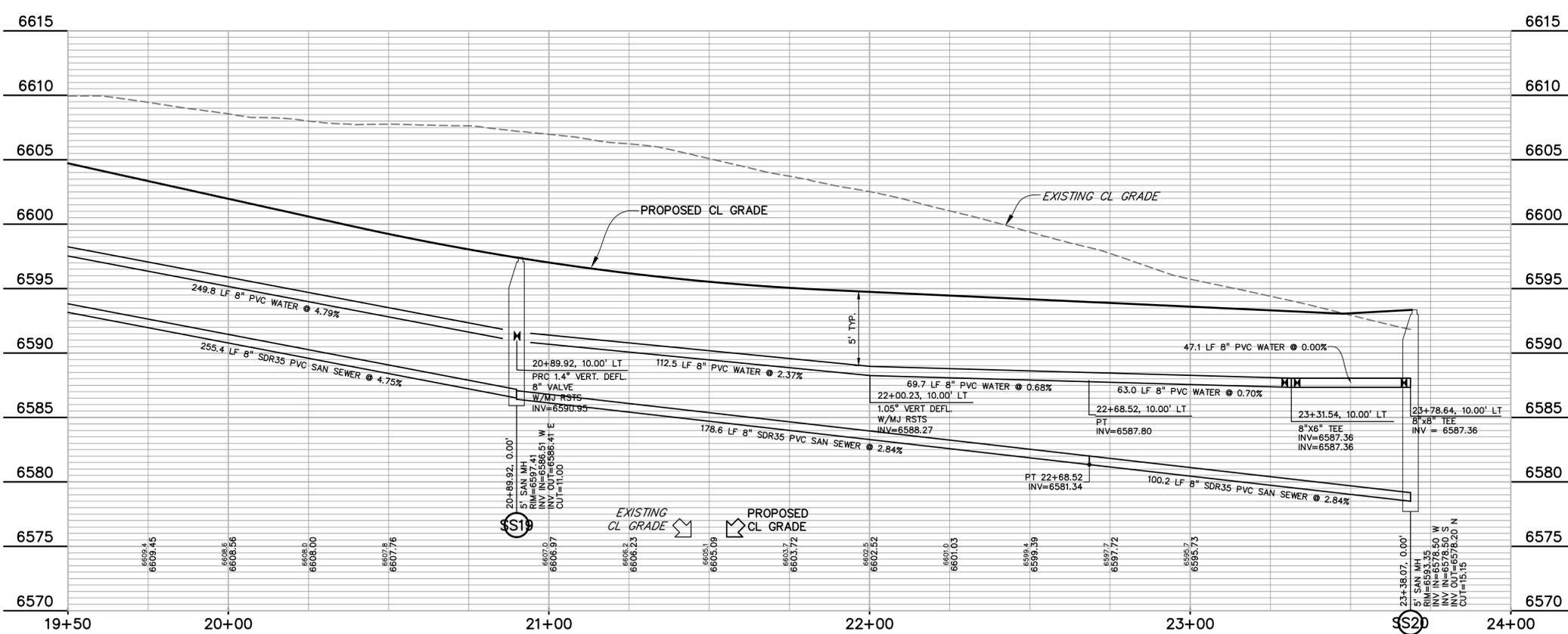
UT19

SHEET: 22 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'



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

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DREXEL, BARRELL & CO.



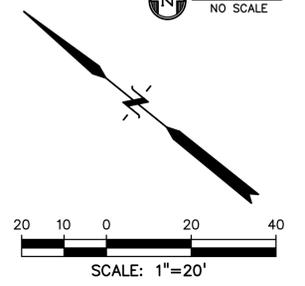
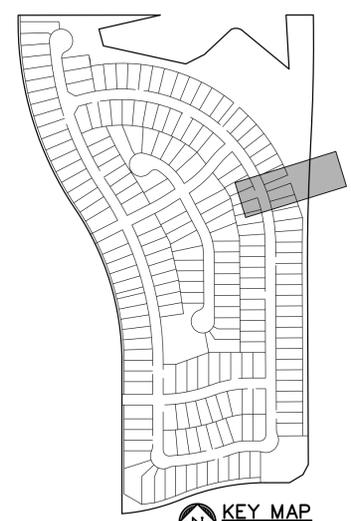
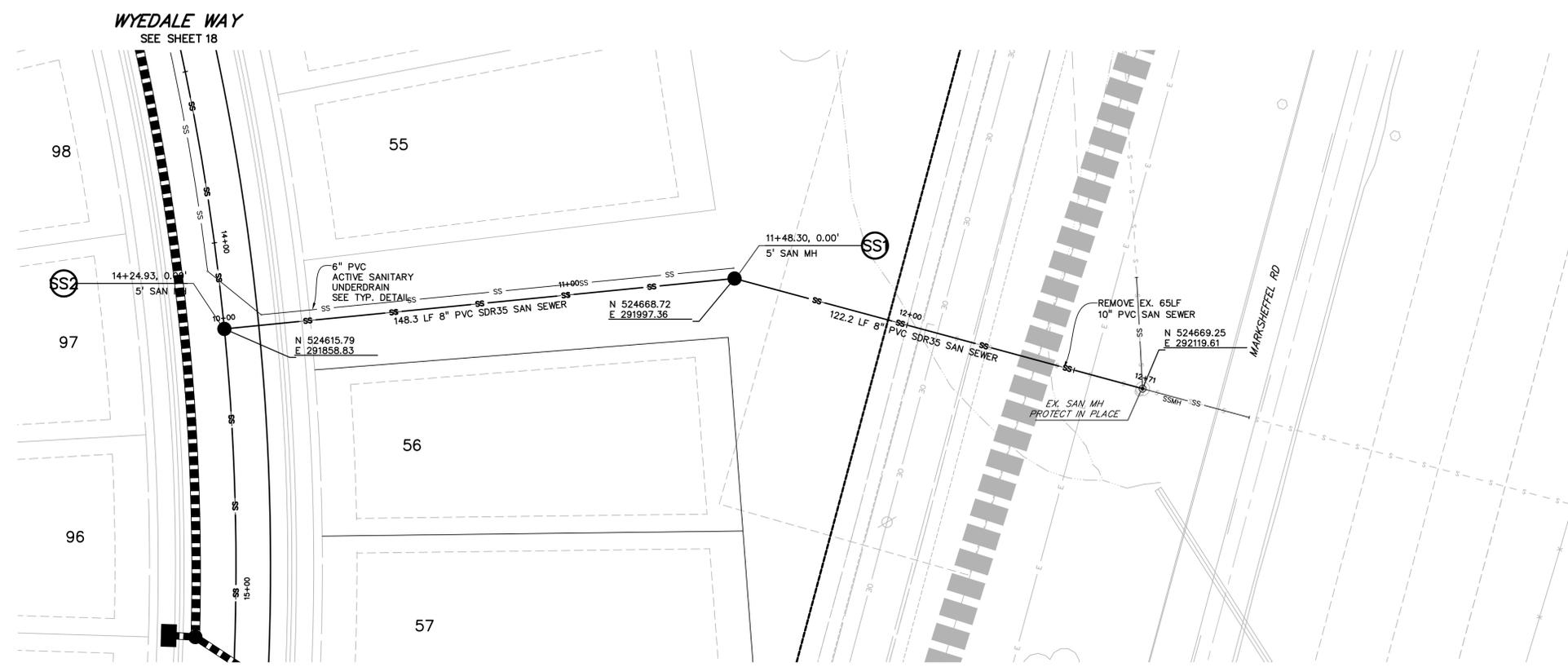
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

MARDALE LANE
UTILITY PLAN
& PROFILE

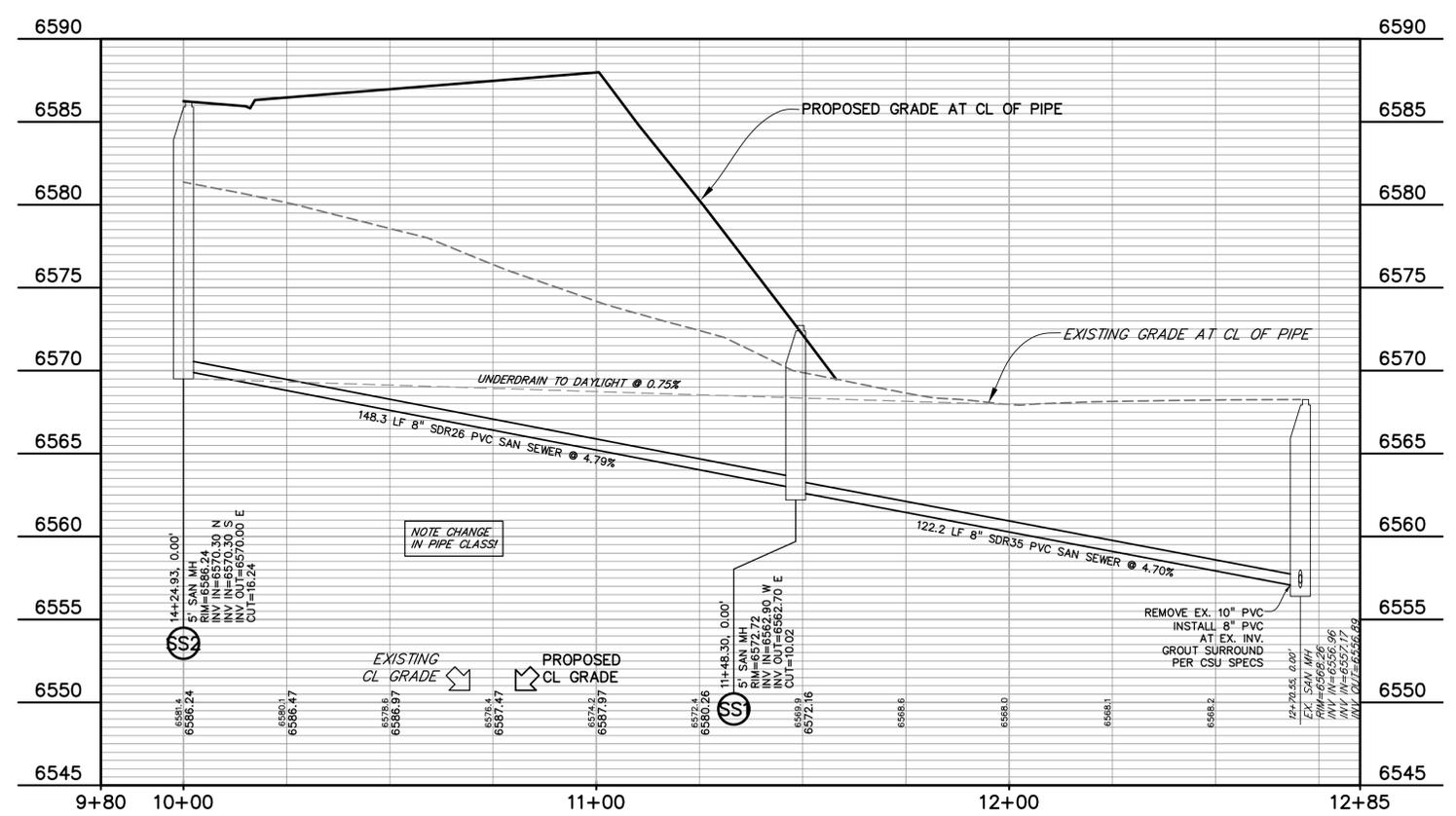
PROJECT NO. 21187-01CSCV
DRAWING NO.

UT20

SHEET: 23 OF 32



SANITARY SEWER



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
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COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
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CLIENT:

THE LANDHUIS COMPANY

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UTILITY CONSTRUCTION DOCUMENTS FOR
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EL PASO COUNTY, COLORADO

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

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FILE NAME: 21187-01SS1

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DREXEL, BARRELL & CO.

(Professional Engineer Seal)

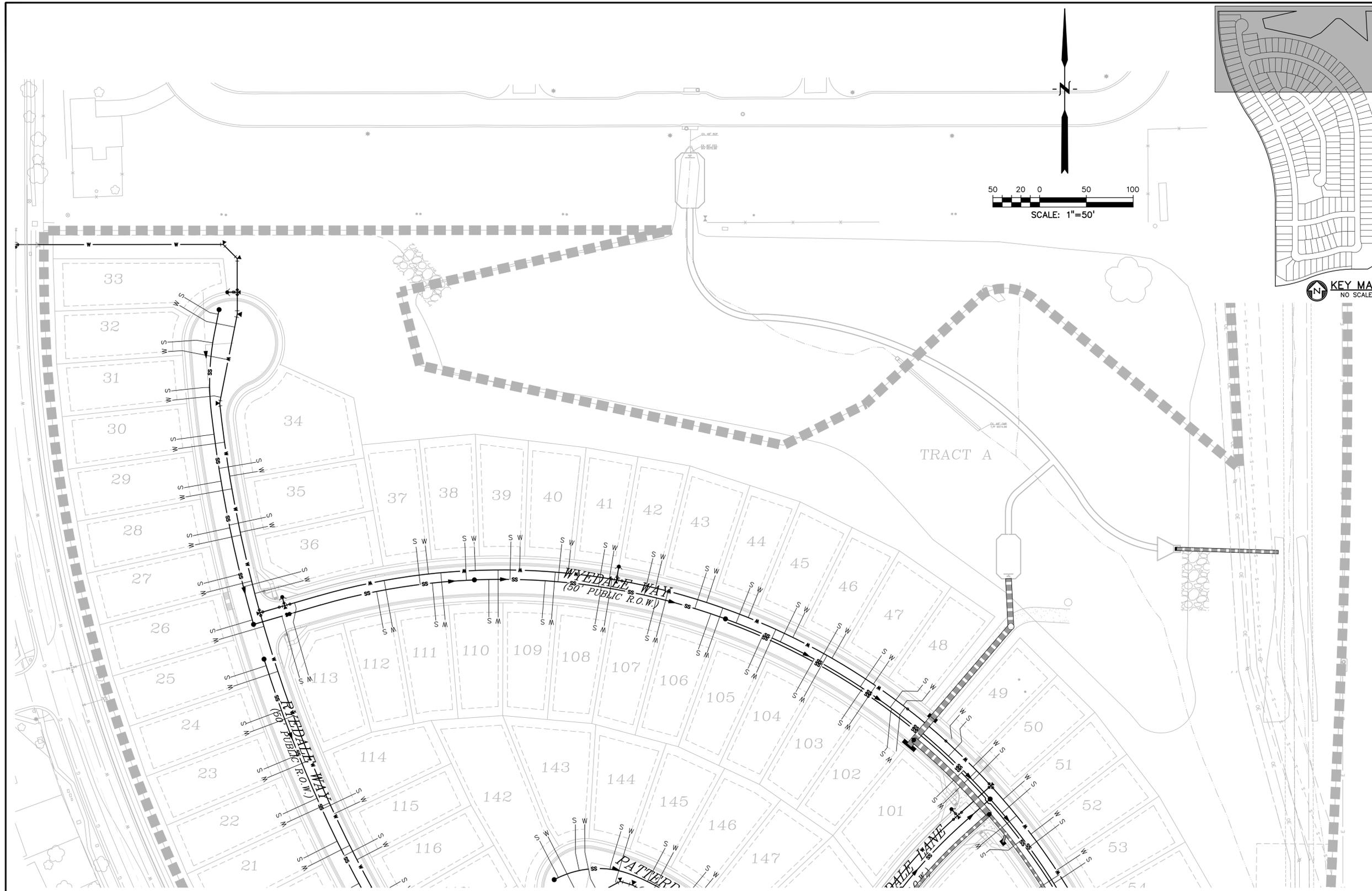
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

SANITARY SEWER PLAN AND PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

UT21

SHEET: 24 OF 32



PREPARED BY:

DREXEL, BARRELL & CO.
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UTILITY CONSTRUCTION DOCUMENTS FOR
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 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

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

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FILE NAME:	21187-01UTS1

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

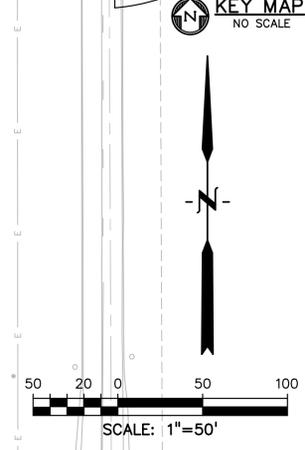
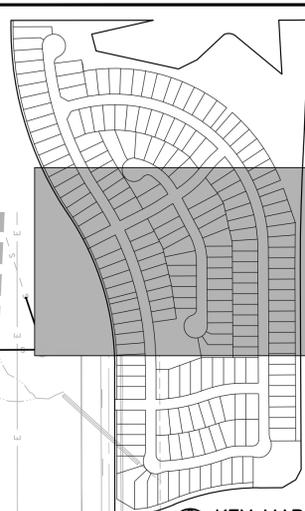
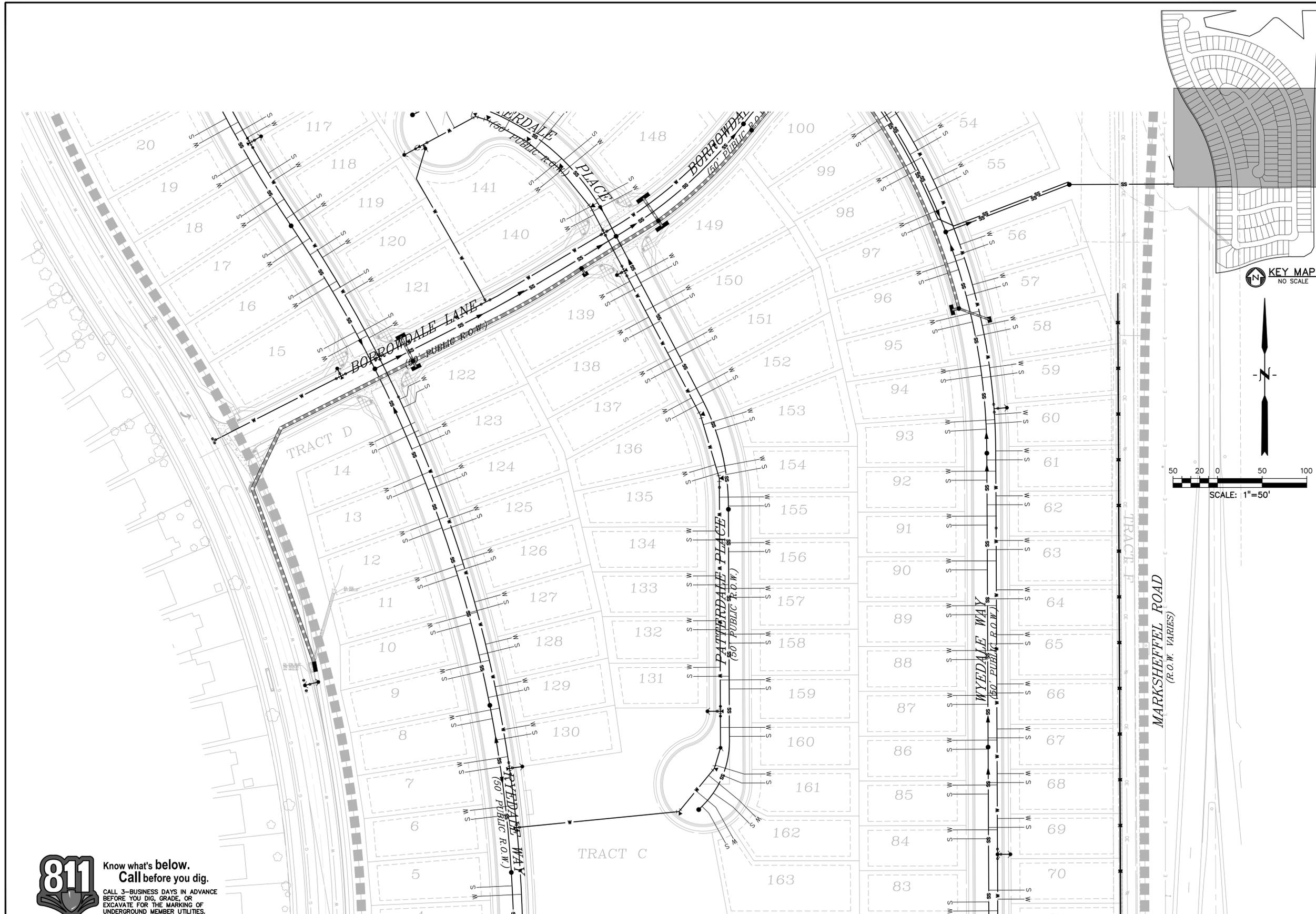
UTILITY SERVICE PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

UTS1

SHEET: 25 OF 32

811 Know what's below.
 Call before you dig.
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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.
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COMPANY
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UTILITY CONSTRUCTION DOCUMENTS FOR
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EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITTAL	4-7-21
STORM REVS	7-15-21

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FILE NAME: 21187-01UTS1

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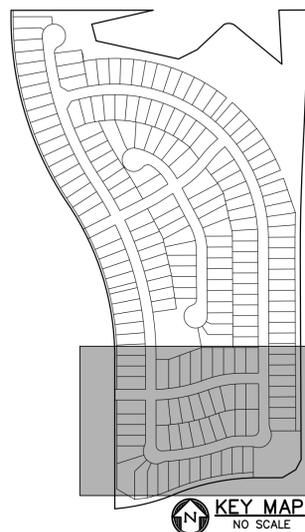
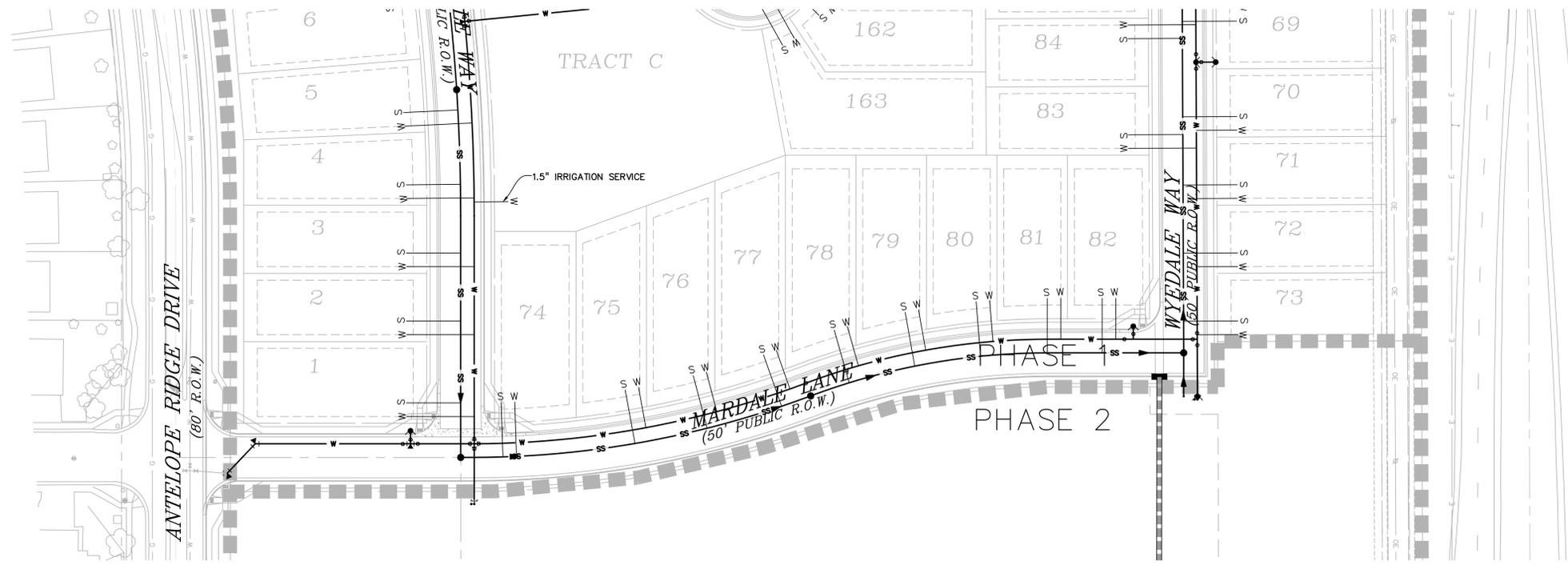
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HORIZONTAL: 1" = 50'
VERTICAL: N/A

UTILITY SERVICE
PLAN

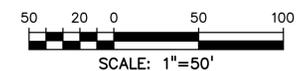
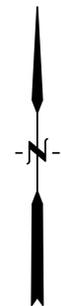
PROJECT NO. 21187-01CSCV
DRAWING NO.

UTS2

SHEET: 26 OF 32



KEY MAP
NO SCALE



PREPARED BY:



DREXEL, BARRELL & CO.
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THE LANDHUIS COMPANY
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CHECKED BY: TDM
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DREXEL, BARRELL & CO.



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

UTILITY SERVICE PLAN

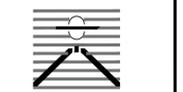
PROJECT NO. 21187-01CSCV
DRAWING NO.

UTS3

SHEET: 27 OF 32

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PREPARED BY:



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Engineers • Surveyors
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212 N. WAHSATCH AVE., #301
COLORADO SPRINGS, CO 80903
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CONTACT: JEFF MARK

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WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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

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CHECKED BY: TDM
FILE NAME: 21187-01UDT1

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

WATER DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

DT1

SHEET: 28 OF 32

DETAIL 'B' and DETAIL 'A' drawings for temporary blow-off assemblies. Includes notes on installation, materials, and dimensions. Includes table for 'L' BEAM LENGTH.

Cross-section drawing of a street showing storm sewer, electric transformer, and telecom lines. Includes notes on installation and dimensions. Includes table for PER SLIP JOINT OF DIP PIPE.

PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS. Includes table with columns for PIPE SIZE, DEFLECTION, and APPROX. RADIUS. Includes notes on safety factors.

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 250 psi. Includes tables for THRUST BLOCK DIMENSIONS AND VOLUMES for different pipe sizes and fittings. Includes notes on minimum bearing surface areas.

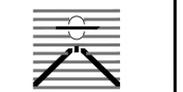
CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS. Includes diagram showing block dimensions and soil bearing pressure. Includes notes on design requirements.

TEE INSTALLATION, IN LINE VALVE INSTALLATION, and CROSS INSTALLATION drawings. Includes notes on mechanical joint restraints and concrete thrust reaction blocks.

HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB, HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB, and VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER. Includes notes on joint restraints.

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS. Includes plan and elevation views, table for dimensions, and notes on design requirements.

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
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RESUBMITTAL	4-7-21

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21187-01UTDT1

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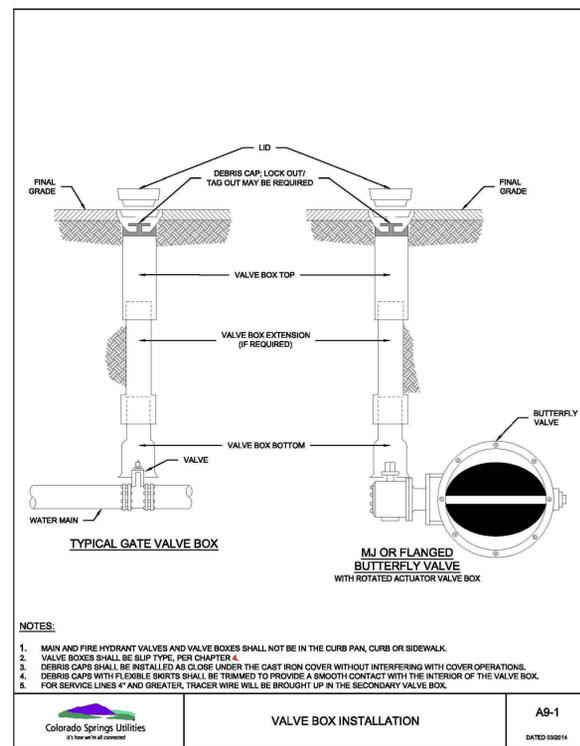
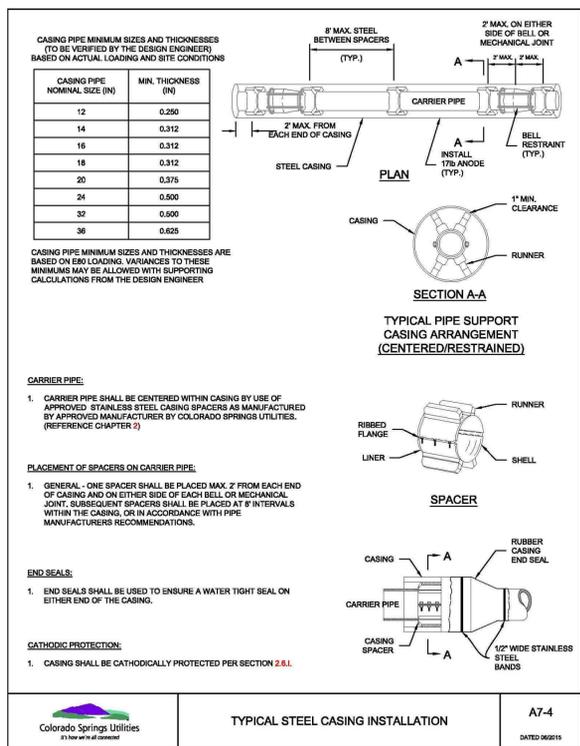
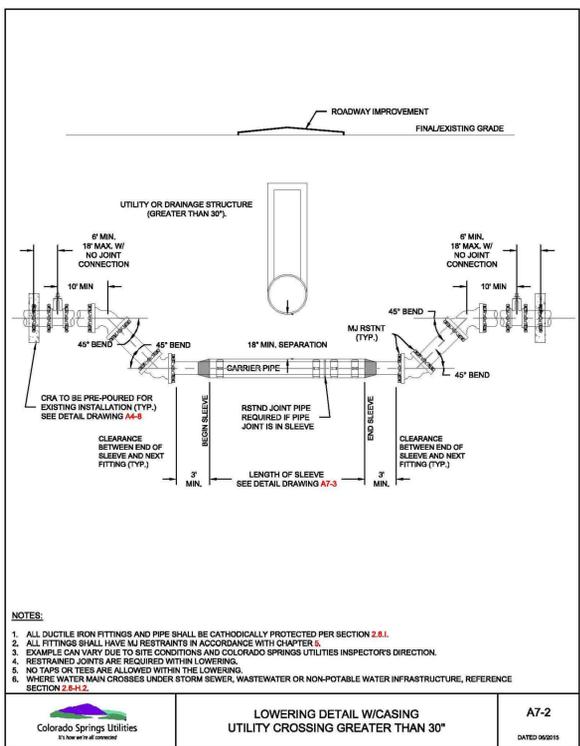
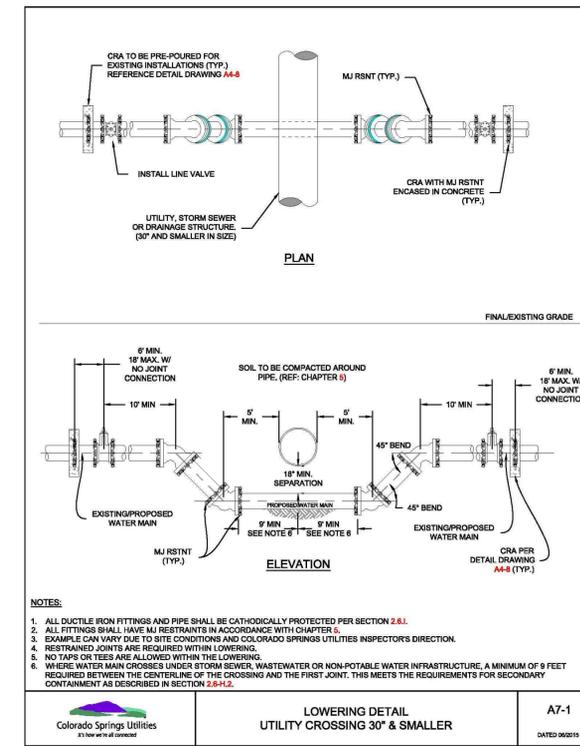
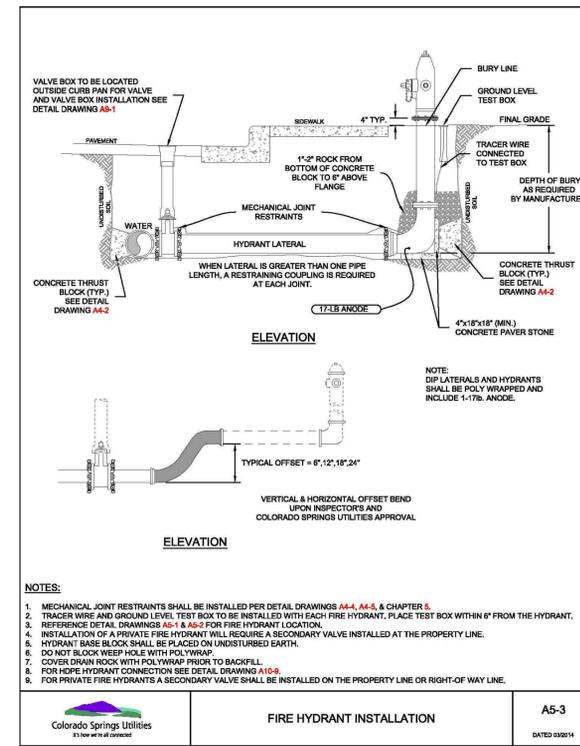
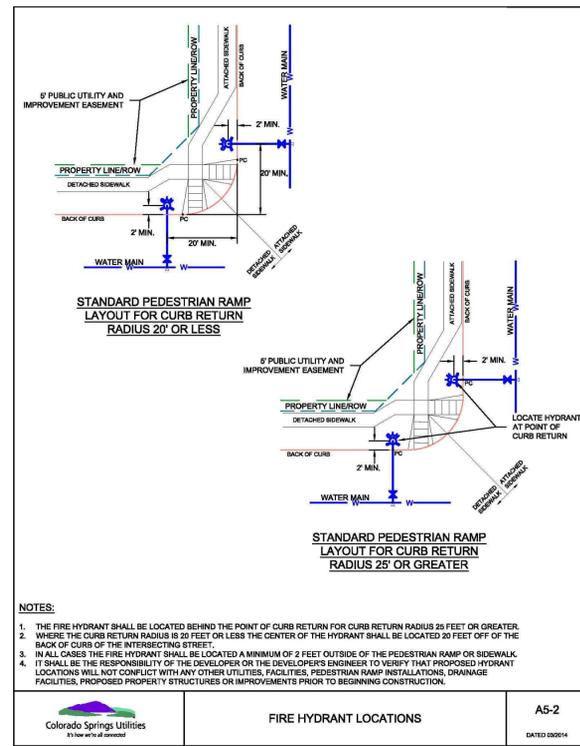
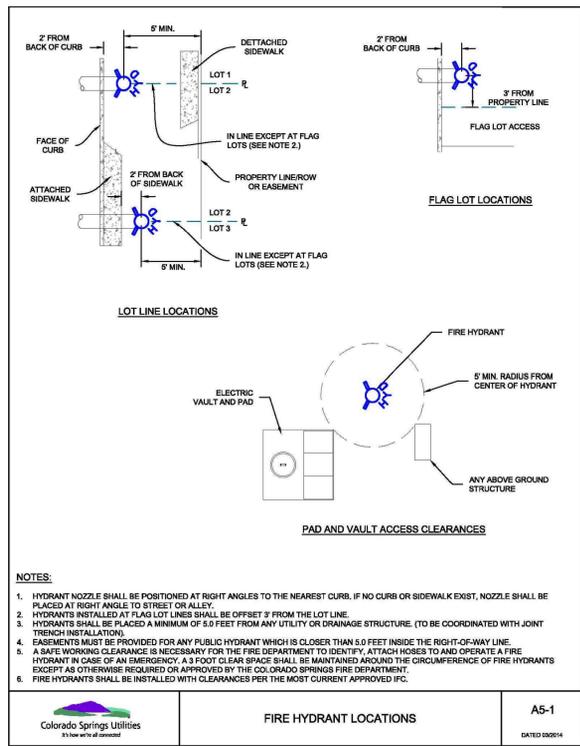
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VERTICAL: N/A

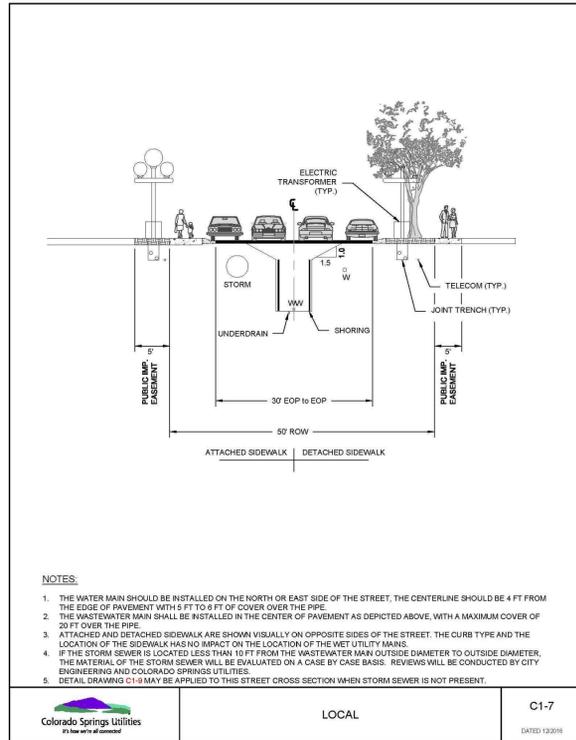
WATER DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

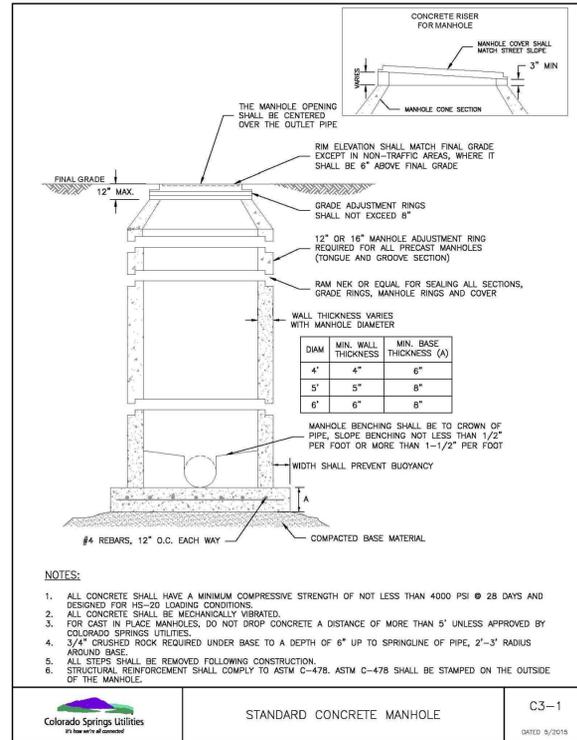
DT2

SHEET: 29 OF 32

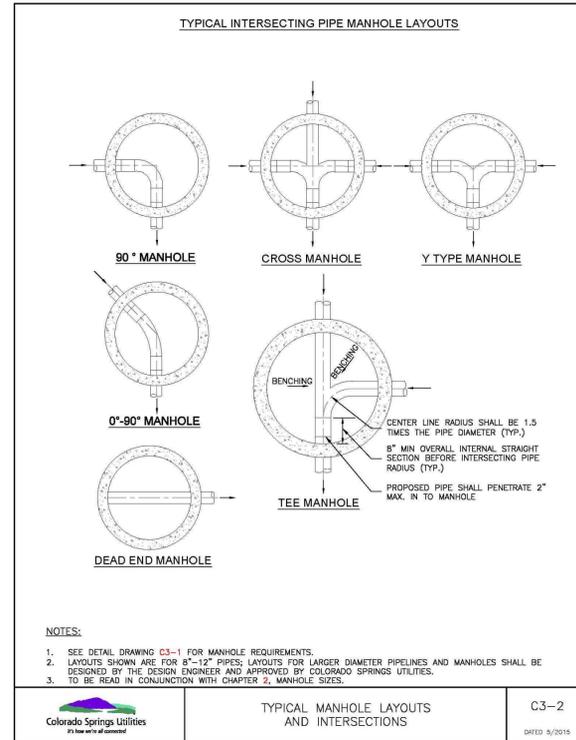




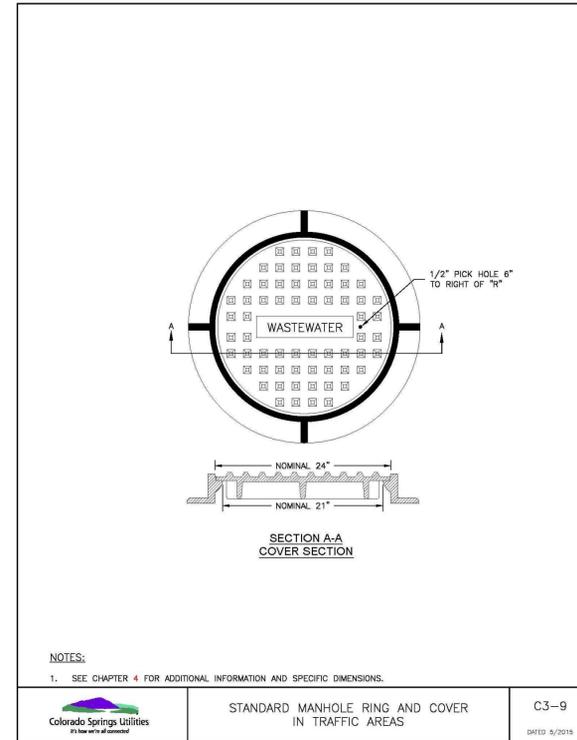
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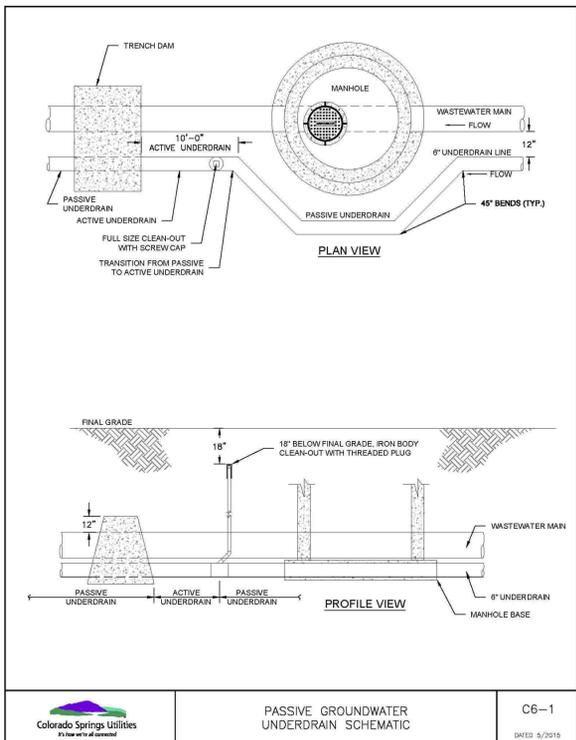
Colorado Springs Utilities STANDARD CONCRETE MANHOLE C3-1 DATED 5/2015



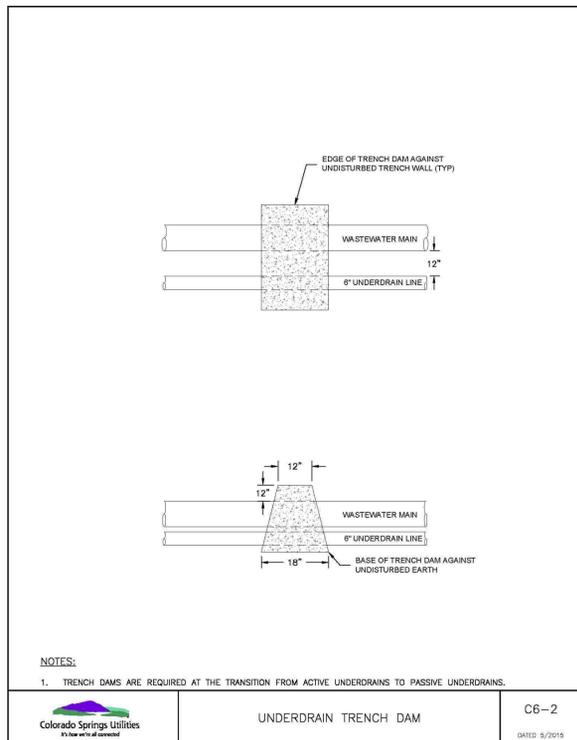
Colorado Springs Utilities TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS C3-2 DATED 5/2015



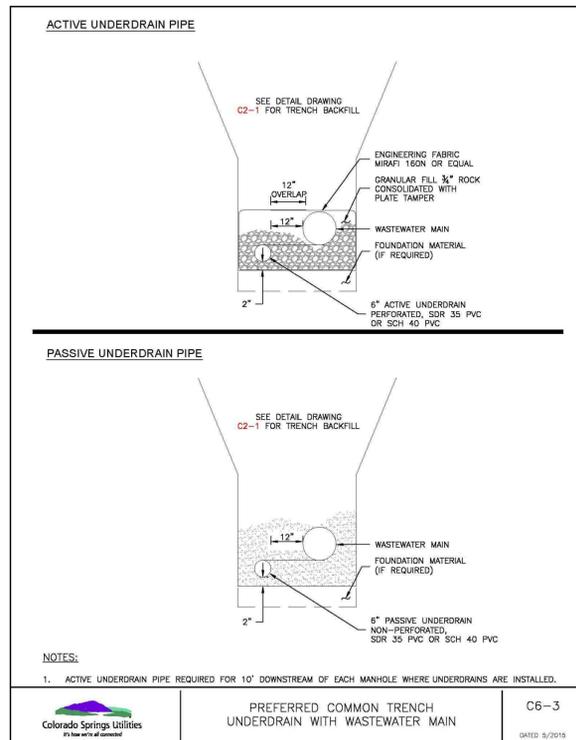
Colorado Springs Utilities STANDARD MANHOLE RING AND COVER IN TRAFFIC AREAS C3-9 DATED 5/2015



Colorado Springs Utilities PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC C6-1 DATED 5/2015



Colorado Springs Utilities UNDERDRAIN TRENCH DAM C6-2 DATED 5/2015



Colorado Springs Utilities PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN C6-3 DATED 5/2015

PREPARED BY:

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

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

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

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



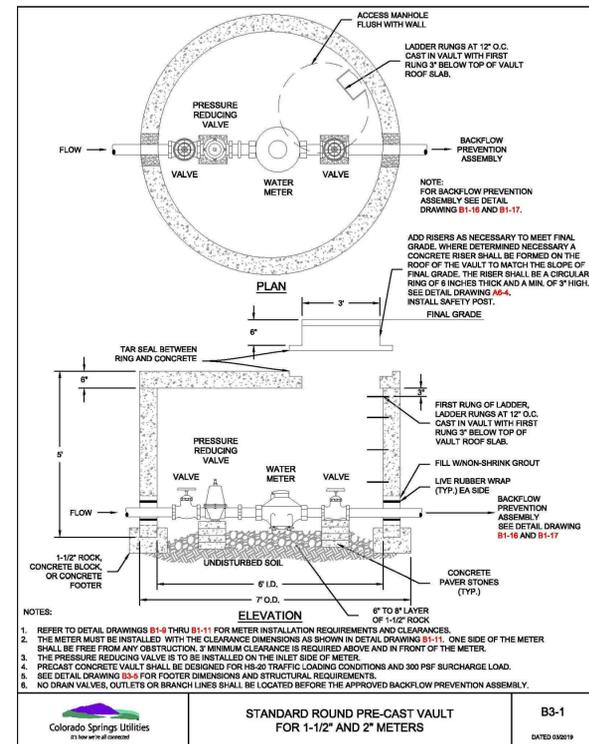
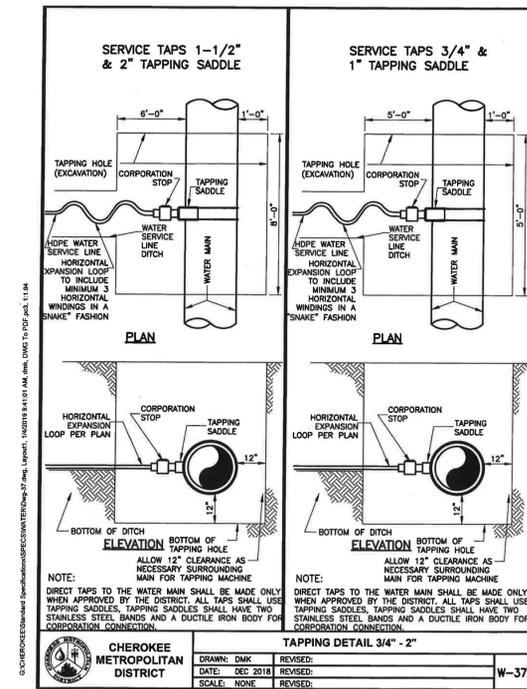
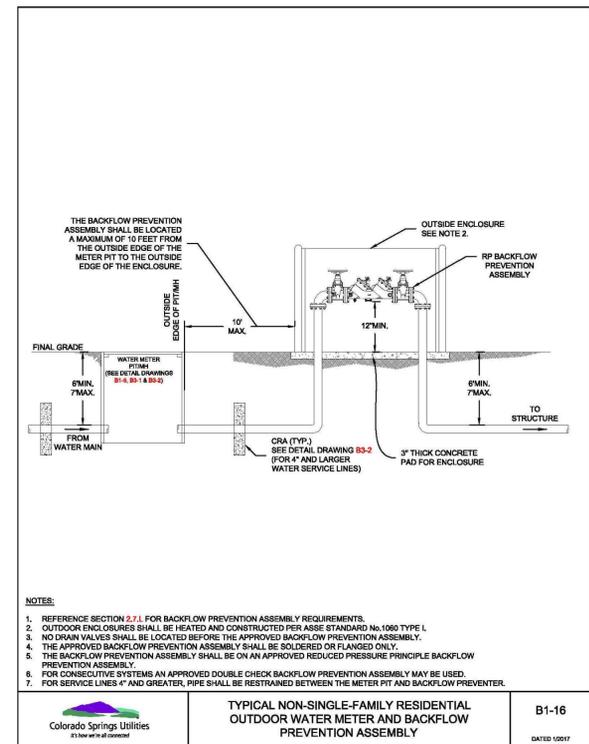
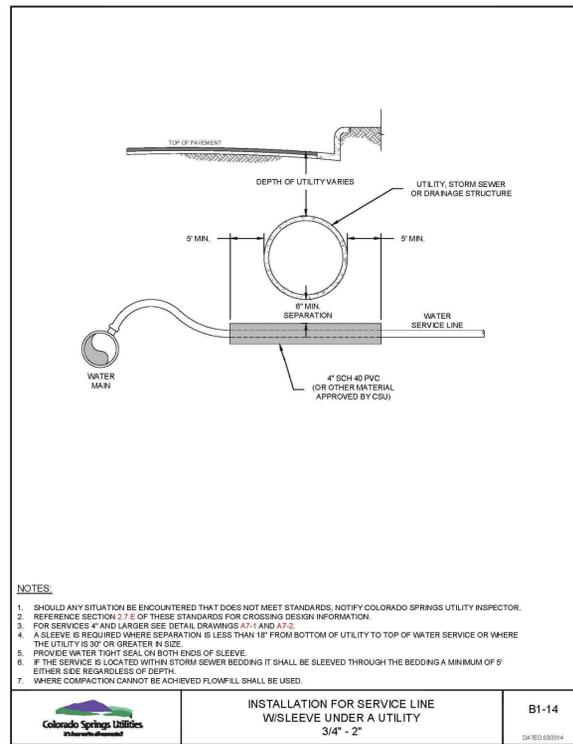
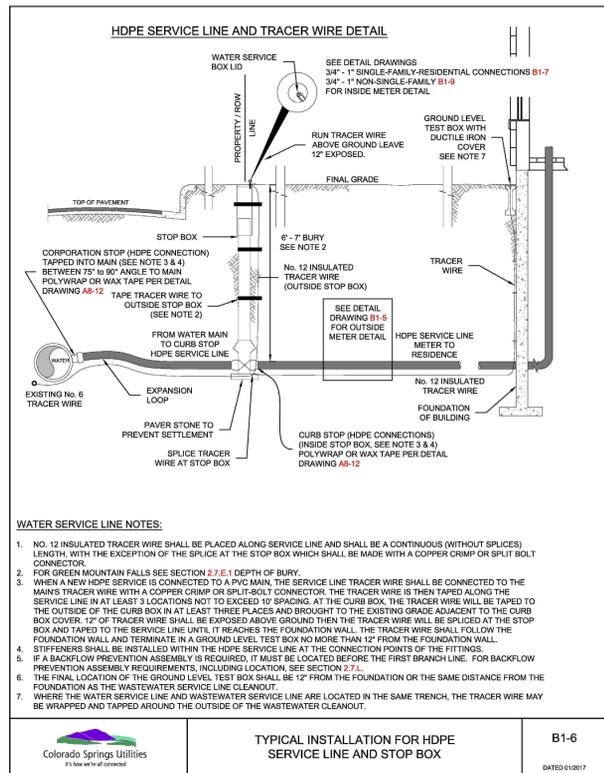
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

SANITARY SEWER DETAILS

PROJECT NO. 21187-01CSCV
 DRAWING NO.

DT3

SHEET: 30 OF 32



PREPARED BY:



CLIENT:



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

UTILITY SERVICE DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

DT4

SHEET: 31 OF 32

