

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- ■ ■ PROPOSED STORM SEWER STRUCTURES
- LOT LINE

KEY NOTE LEGEND

- 1 4" PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" PVC FIRE SERVICE
- 4 2" HDPE DOMESTIC SERVICE LINE
- 5 3/4" HDPE WATER SERVICE
- 6 8" PVC ROOF DRAIN
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6

NOTES:

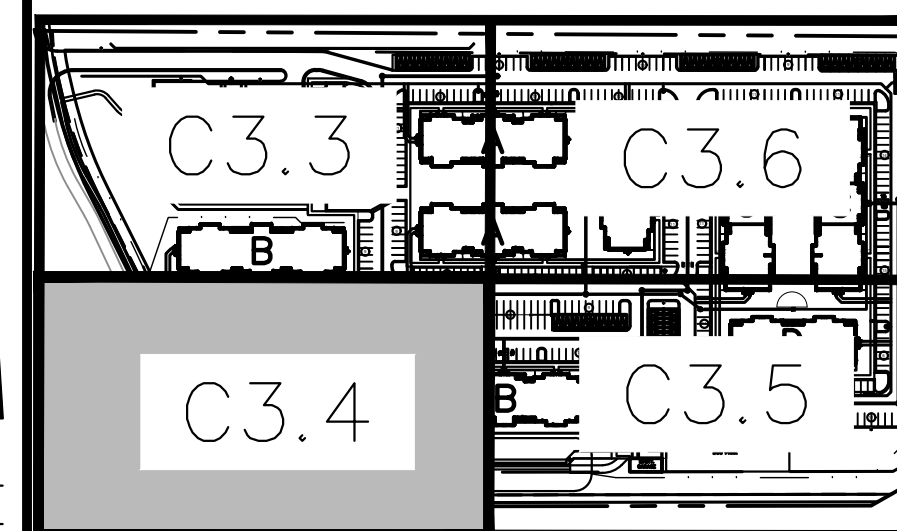
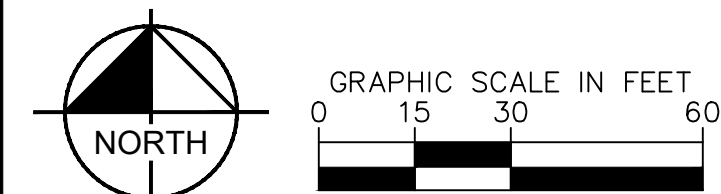
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POT-HOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

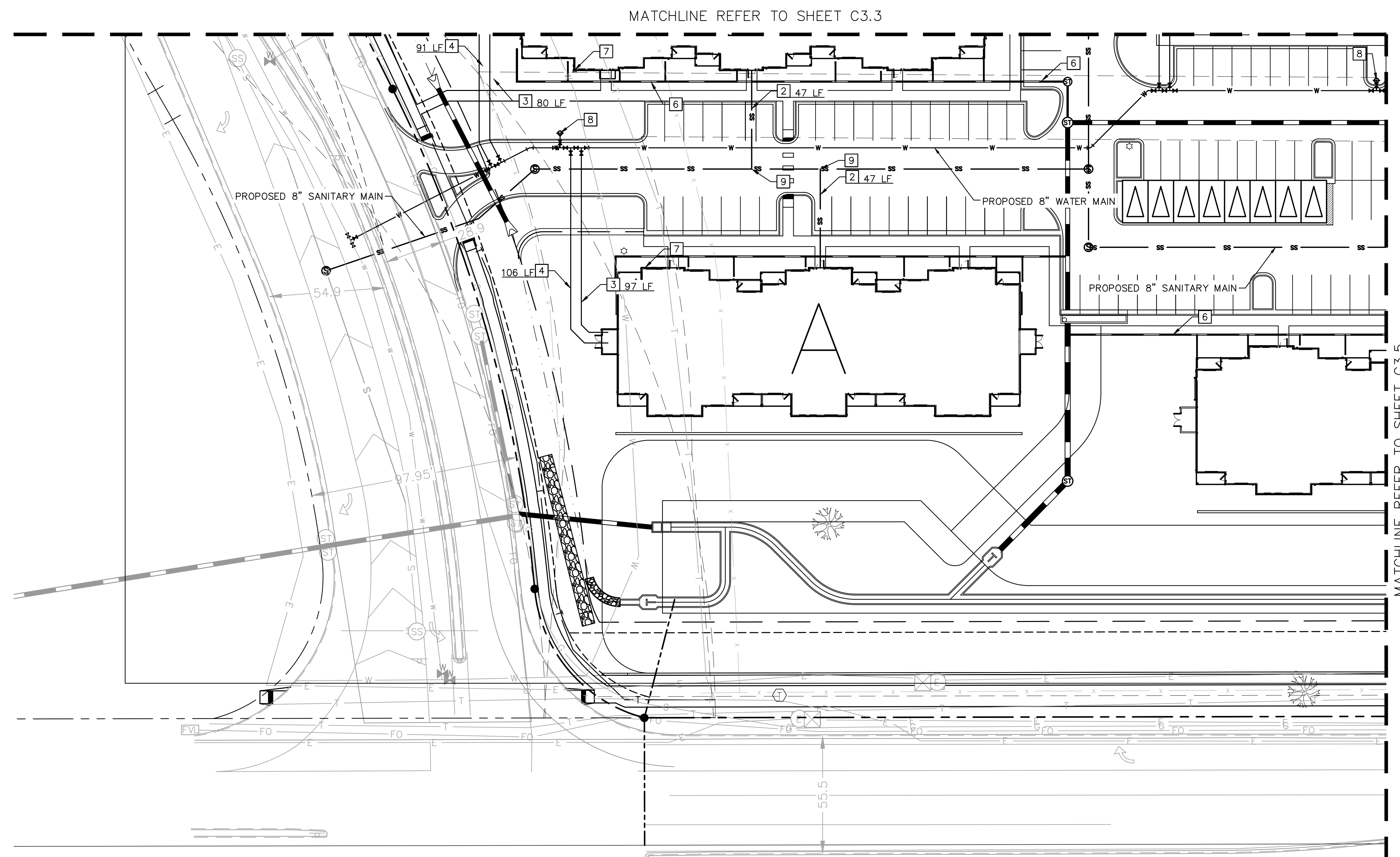
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POT-HOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

1. CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
2. ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP.
3. METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CSU STD. DETAIL B2-2.



KEY MAP
NOT TO SCALE



MATCHLINE REFER TO SHEET C3.3

MATCHLINE REFER TO SHEET C3.5

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
DRAWN BY: J.A.R.
CHECKED BY: E.J.G.
DATE: 4/13/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
SHEET
C3.4

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009UT_USP.dwg Roberts, Jared 4/14/2021 7:29 AM

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- ▽ PROPOSED STORM SEWER STRUCTURES
- LOT LINE

KEY NOTE LEGEND

- 1 4" PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" PVC FIRE SERVICE
- 4 2" HDPE DOMESTIC SERVICE LINE
- 5 3" HDPE WATER SERVICE
- 6 8" PVC ROOF DRAIN
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6

NOTES:

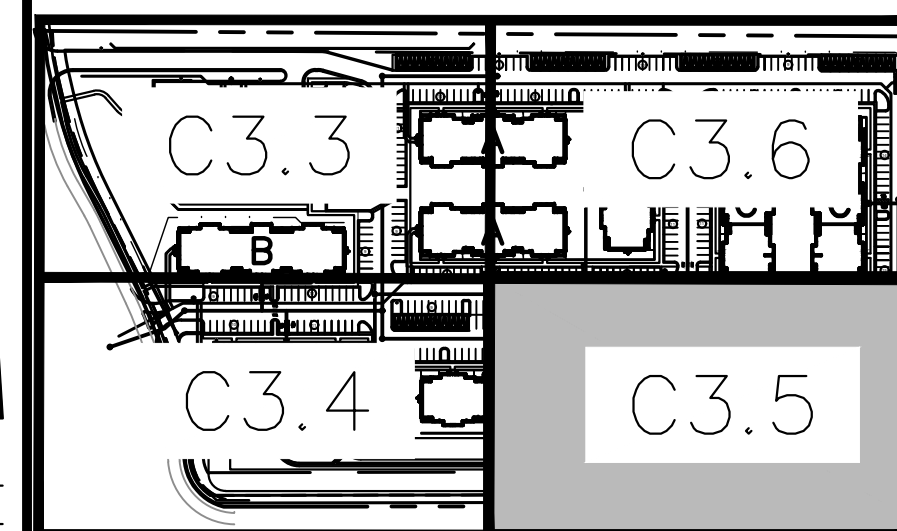
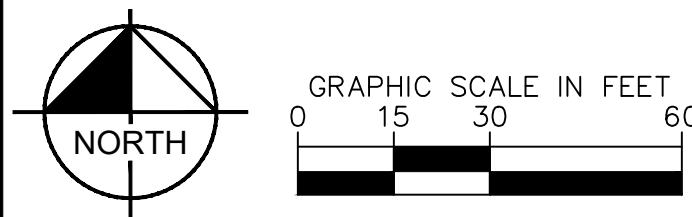
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLES OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

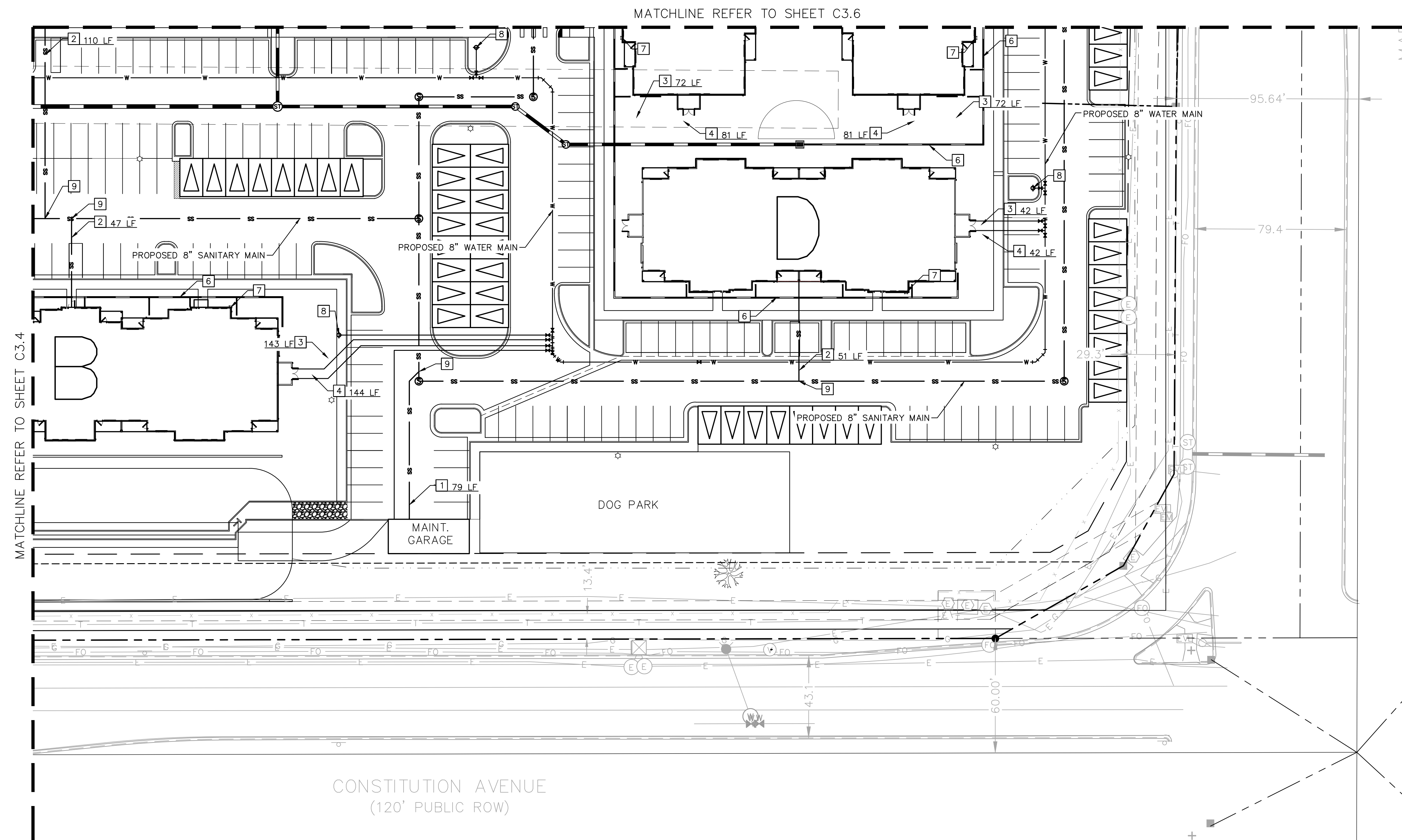
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

1. CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
2. ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP.
3. METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CSU STD. DETAIL B2-2.



KEY MAP
NOT TO SCALE



CONSTITUTION AVENUE
(120' PUBLIC ROW)

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
DRAWN BY: J.A.R.
CHECKED BY: E.J.G.
DATE: 4/13/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
SHEET
C3.5

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009UT_USP.dwg Roberts, Jared 4/14/2021 7:29 AM

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

KEY NOTE LEGEND

- 1 4" PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" PVC FIRE SERVICE
- 4 2" HDPE DOMESTIC SERVICE LINE
- 5 3" HDPE WATER SERVICE
- 6 8" PVC ROOF DRAIN
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6

NOTES:

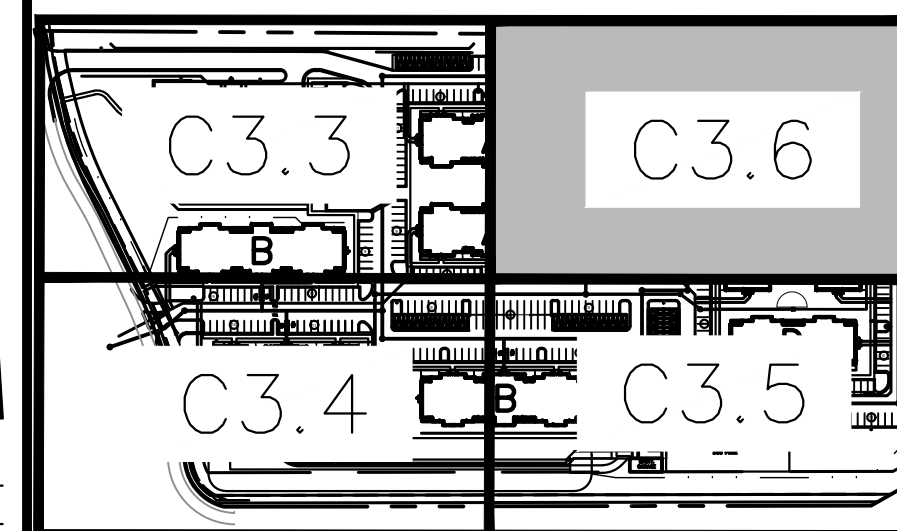
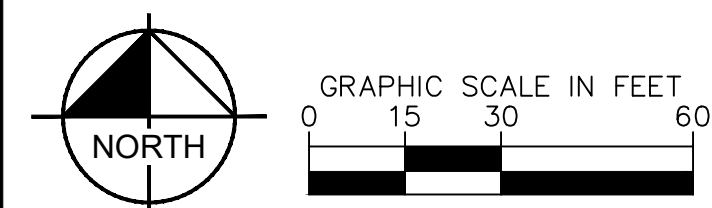
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

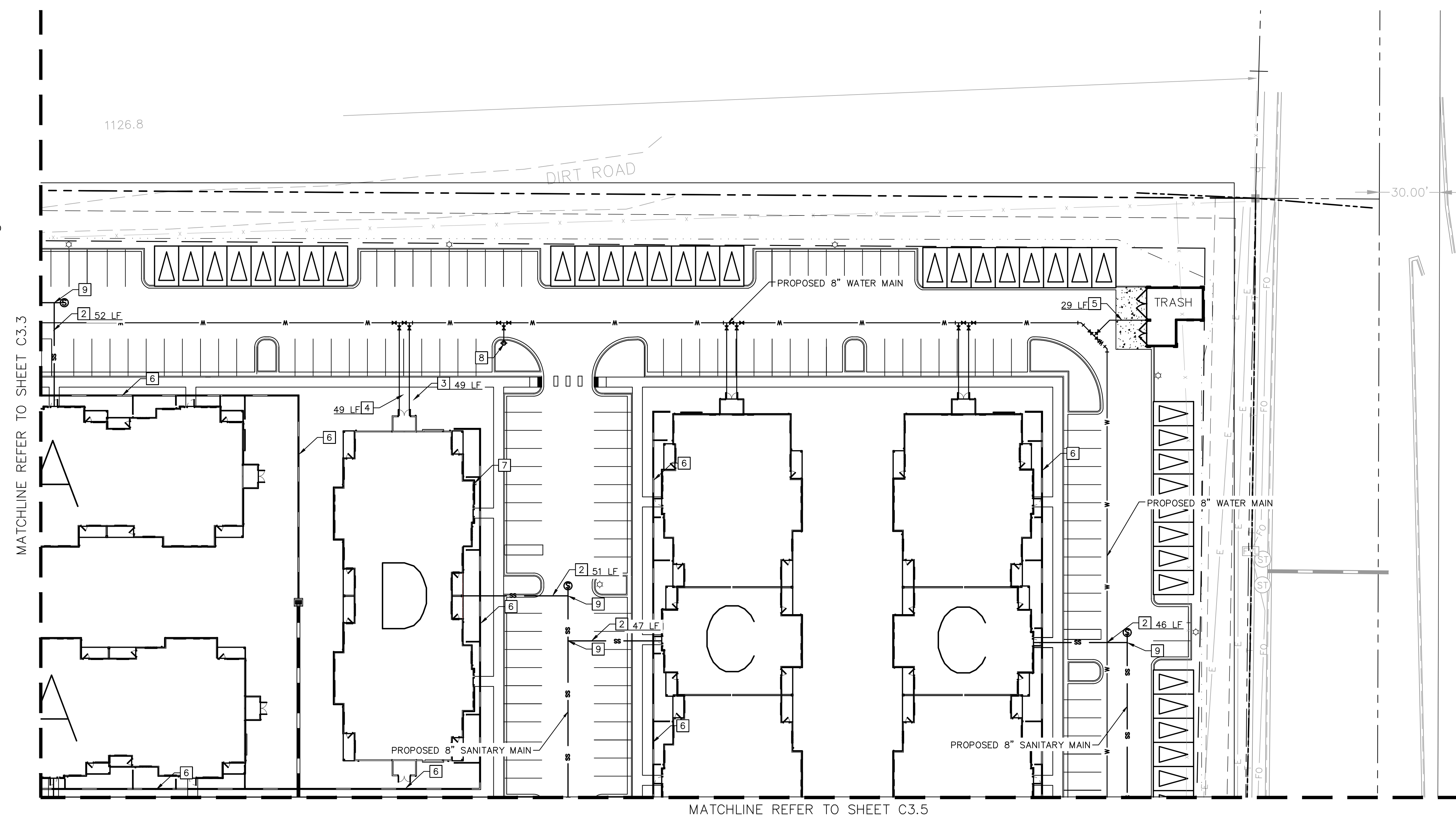
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

1. CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
2. ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
3. METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CSU STD. DETAIL B2-2.



KEY MAP
NOT TO SCALE



MATCHLINE REFER TO SHEET C3.3

MATCHLINE REFER TO SHEET C3.5

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
DRAWN BY: J.A.R.
CHECKED BY: E.J.G.
DATE: 4/13/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
SHEET
C3.6

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009UT_USP.dwg Roberts, Jared 4/14/2021 7:29 AM

LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING WATER LINE & VALVE
- — — — — PROPOSED WATER LINE & VALVE
- — — — — LOT LINE
- ⊙ PROPOSED FIRE HYDRANT
- — — — — EXISTING SANITARY SEWER LINE & MANHOLE
- — — — — PROPOSED SANITARY SEWER LINE & MANHOLE
- — — — — PROPOSED STORM SEWER LINE & MANHOLE
- ■ ■ ■ ■ PROPOSED STORM SEWER STRUCTURES

KEY NOTE LEGEND

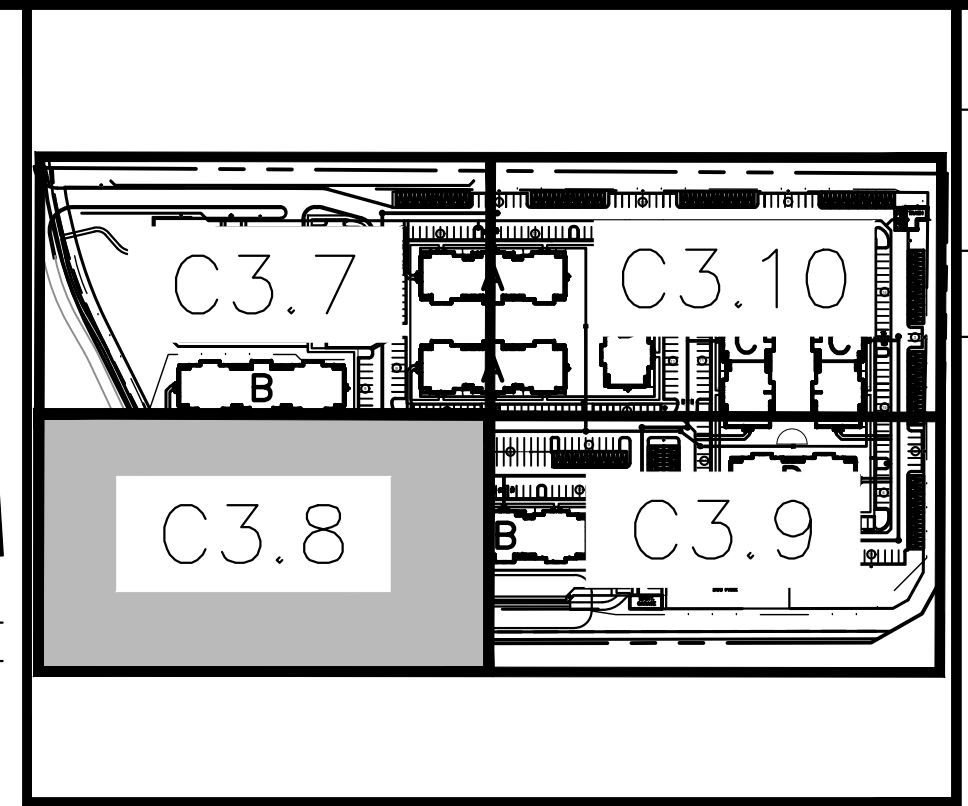
- 1 45° HORIZONTAL BEND
- 2 22.5° HORIZONTAL BEND
- 3 8" GATE VALVE
- 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 5 SANITARY SEWER CROSSING
- 6 STORM SEWER CROSSING
- 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE

NOTES:

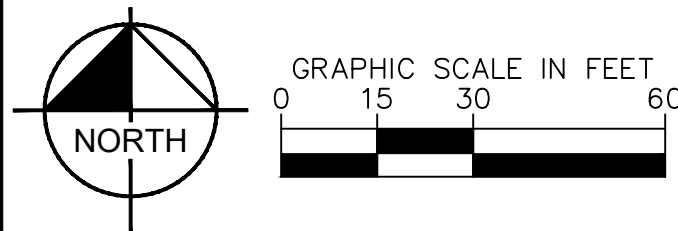
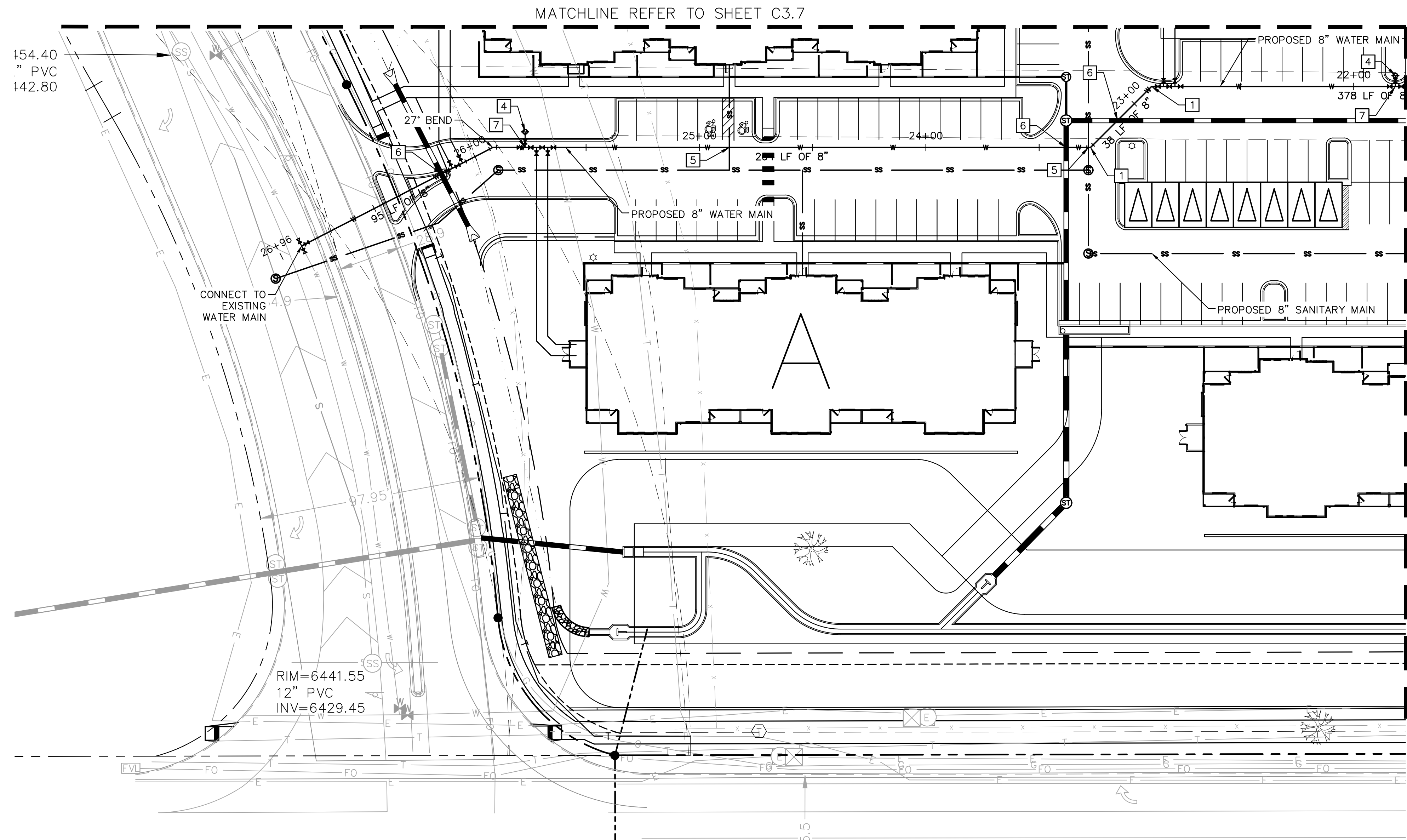
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



KEY MAP
NOT TO SCALE



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E/JG
 DRAWN BY: JAR
 CHECKED BY: E/JG
 DATE: 4/13/21



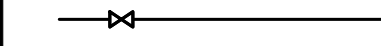
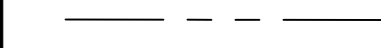





WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
WATER PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
 SHEET
C3.8

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009UT_WT.dwg Roberts, Jared 4/14/2021 7:30 AM

LEGEND

-  PROPERTY LINE
-  EXISTING WATER LINE & VALVE
-  PROPOSED WATER LINE & VALVE
-  LOT LINE
-  PROPOSED FIRE HYDRANT
-  EXISTING SANITARY SEWER LINE & MANHOLE
-  PROPOSED SANITARY SEWER LINE & MANHOLE
-  PROPOSED STORM SEWER LINE & MANHOLE
-  PROPOSED STORM SEWER STRUCTURES

KEY NOTE LEGEND

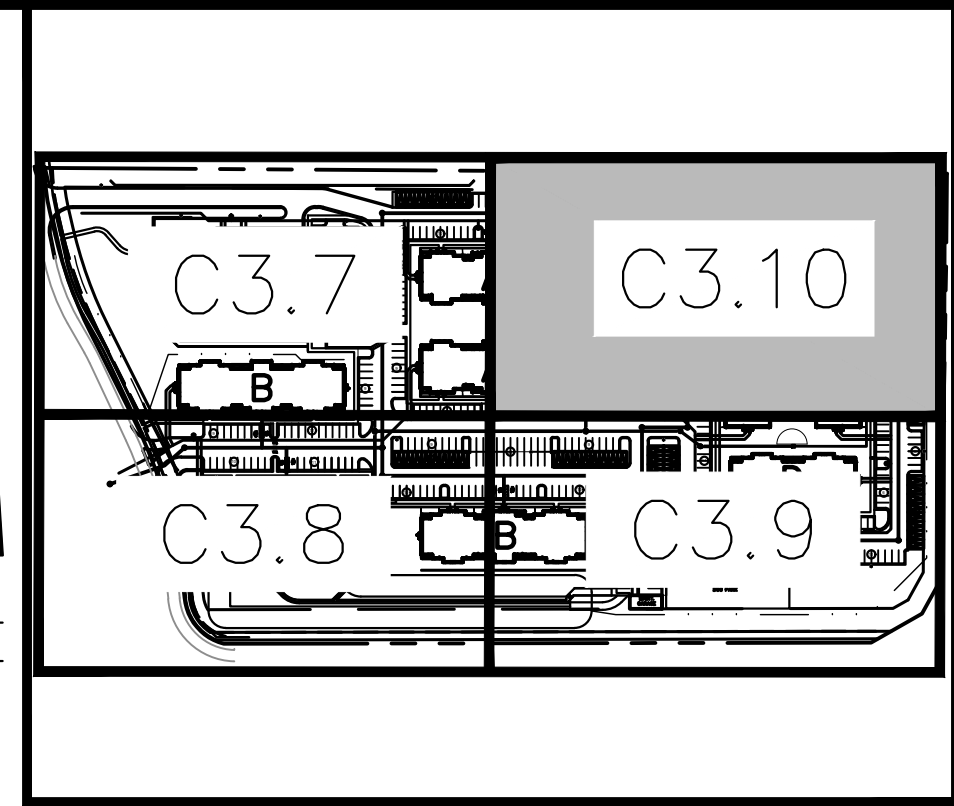
- 1 45° HORIZONTAL BEND
- 2 22.5° HORIZONTAL BEND
- 3 8" GATE VALVE
- 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 5 SANITARY SEWER CROSSING
- 6 STORM SEWER CROSSING
- 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE

NOTES:

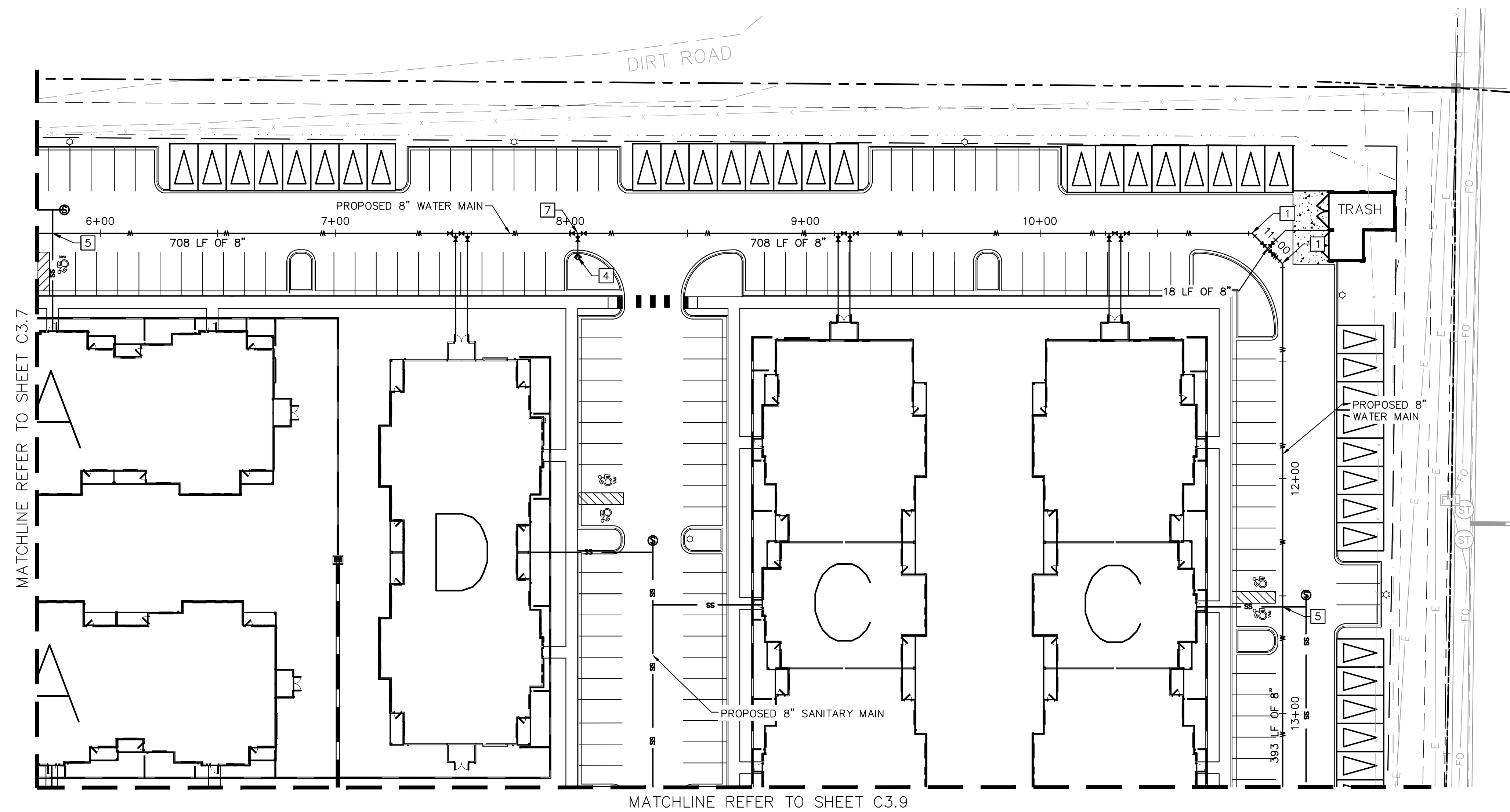
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

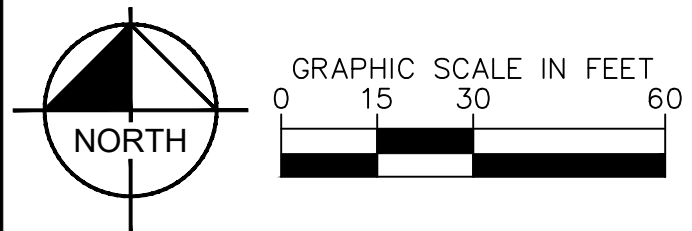


KEY MAP
NOT TO SCALE



MATCHLINE REFER TO SHEET C3.7

MATCHLINE REFER TO SHEET C3.9



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: J.A.R.
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
WATER PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

 Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
 SHEET
C3.10

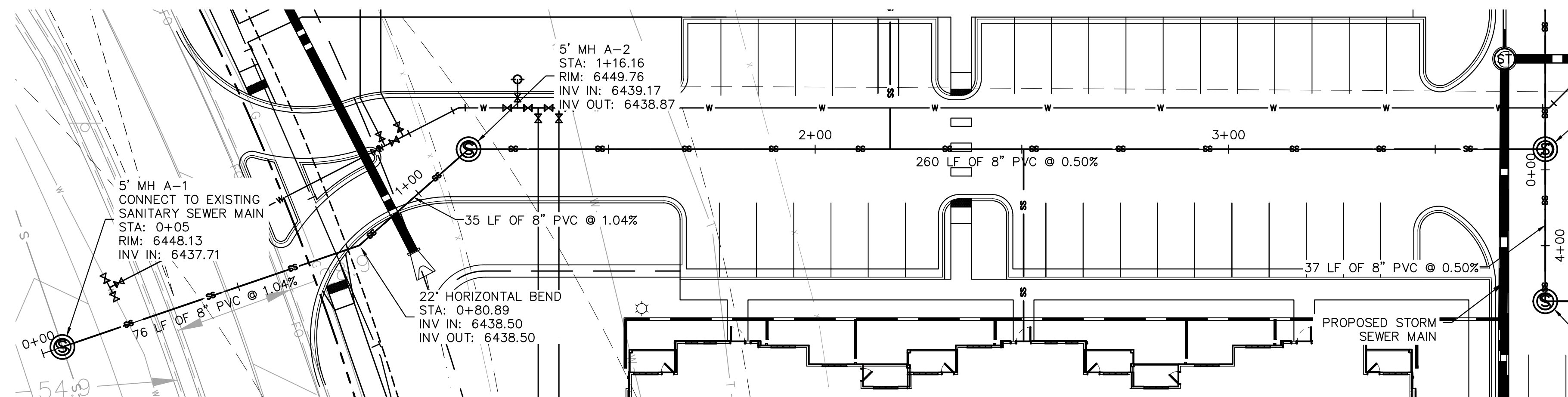
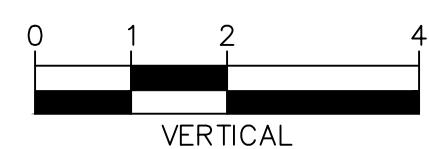
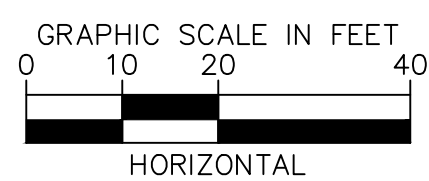
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009UT_WT.dwg Roberts, Jored 4/14/2021 7:30 AM

LEGEND:

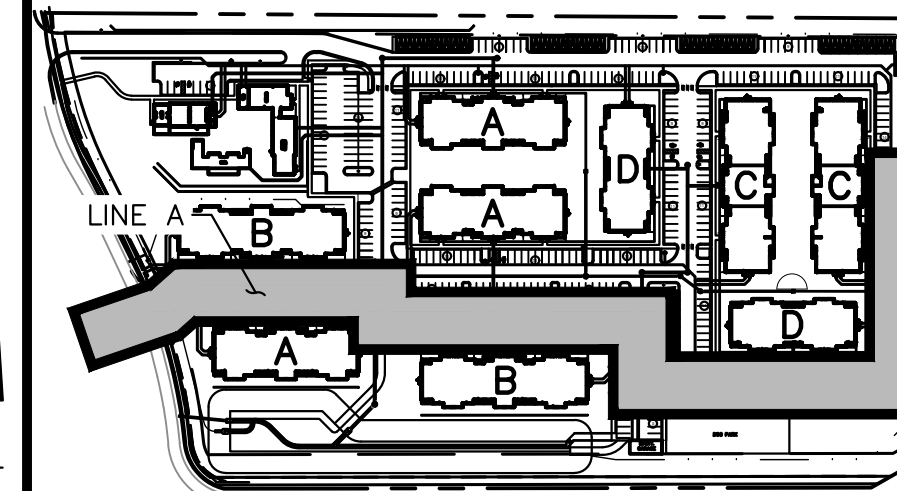
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⊙(F) PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

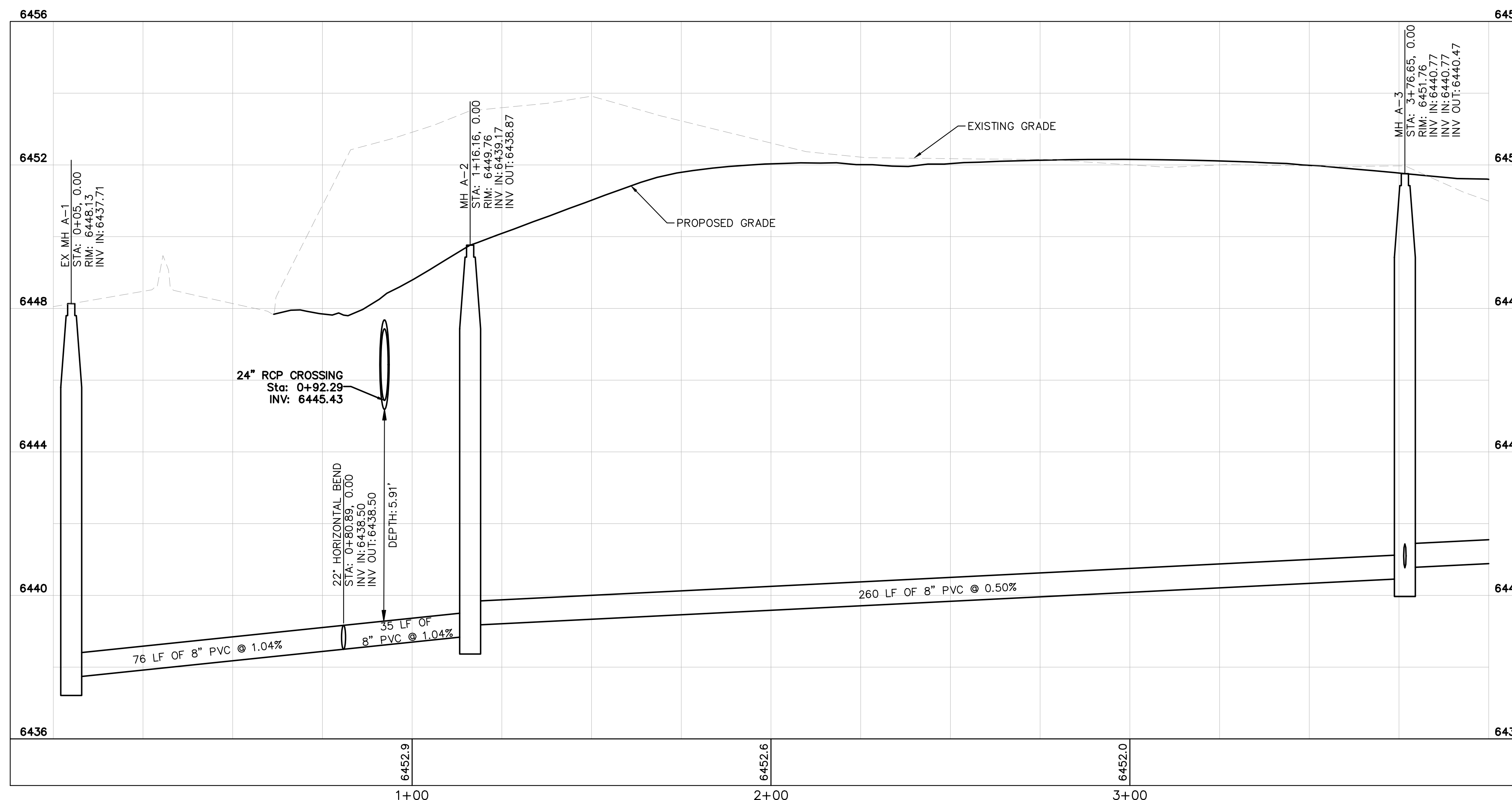
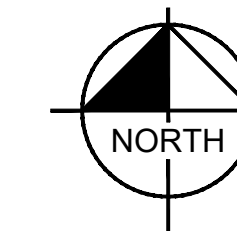
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE A STA 0+00-4+00 PLAN VIEW



KEY MAP NOT TO SCALE



SANITARY SEWER LINE A STA 0+00-4+00 PROFILE VIEW

MATCHLINE REFER TO SHEET C3.12

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: J.A.R.
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009

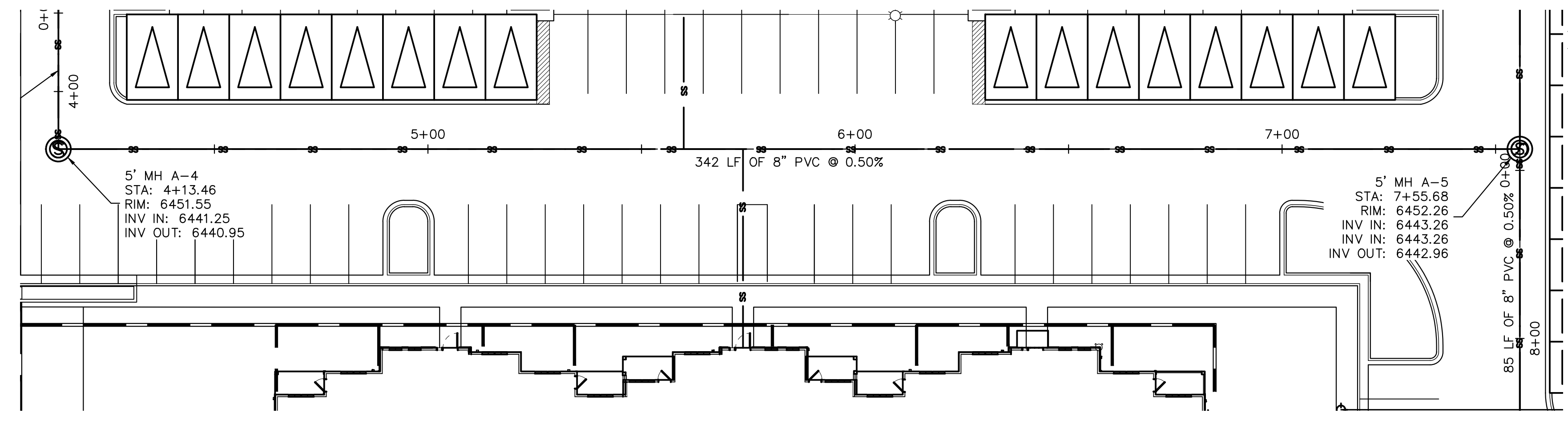
SHEET
C3.11

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Roberts, Jared 4/14/2021 7:30 AM

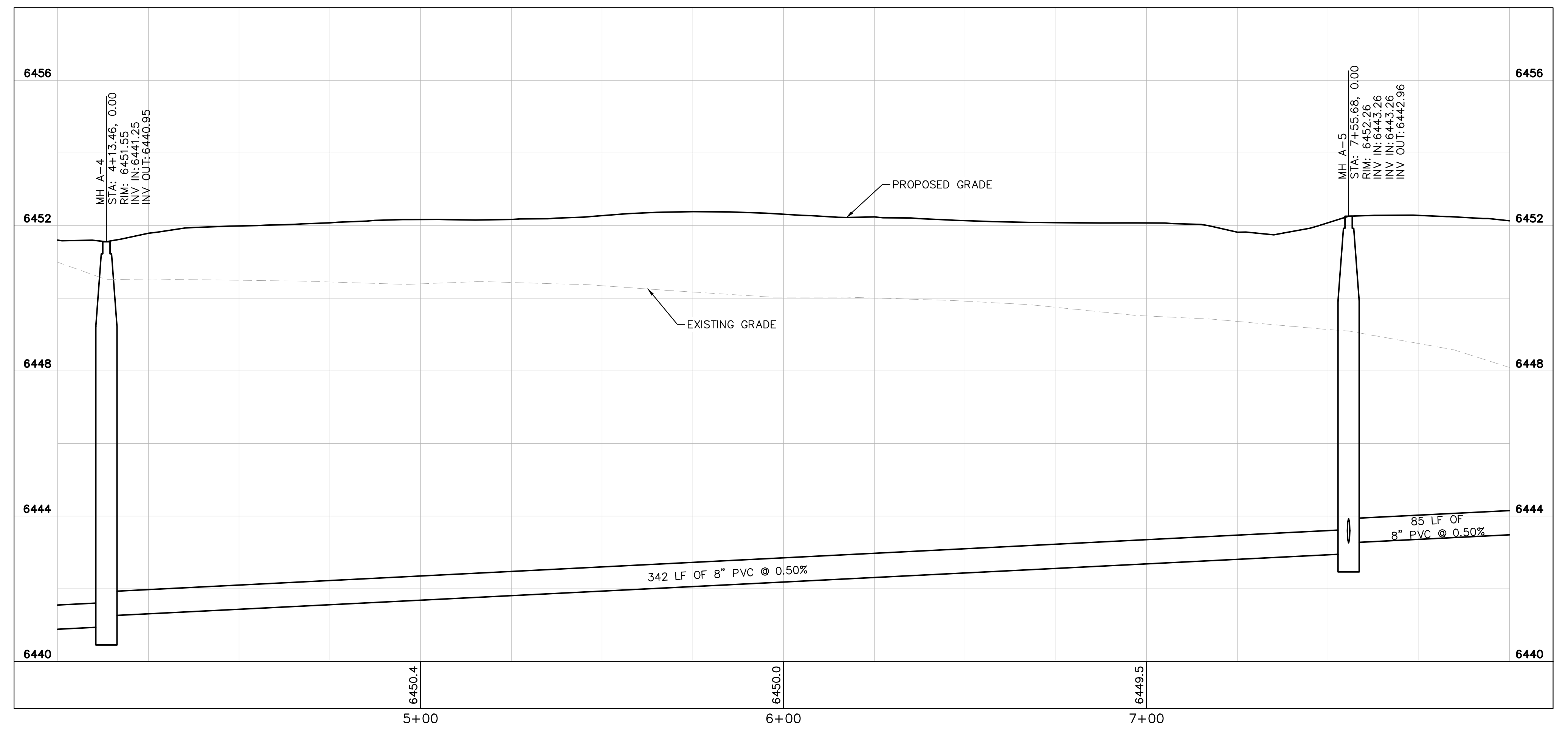
LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- Ⓢ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- Ⓢ PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

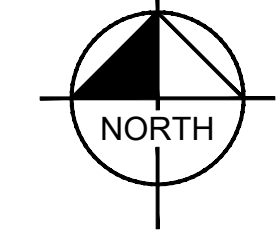
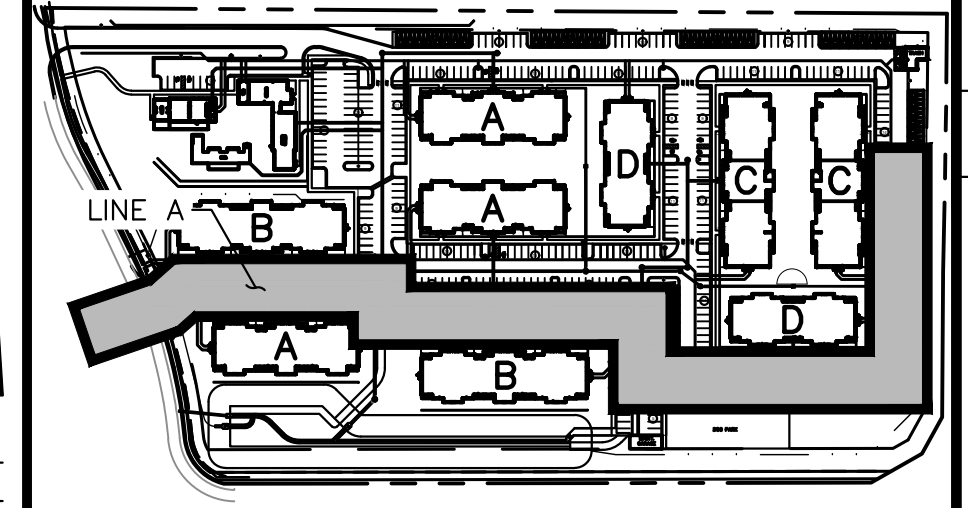
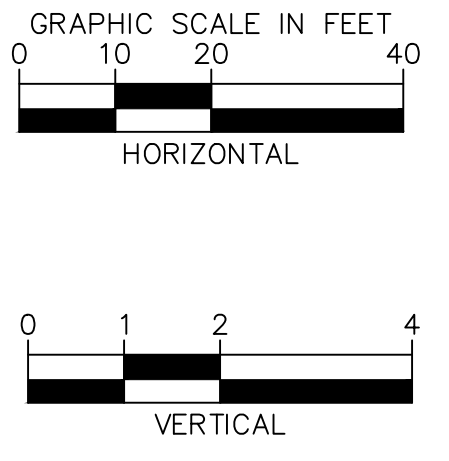
- SANITARY SEWER NOTES**
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
 3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
 4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE A STA 4+00-8+00 PLAN VIEW



SANITARY SEWER LINE A STA 4+00-8+00 PROFILE VIEW



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: JAR
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009
 SHEET
C3.12

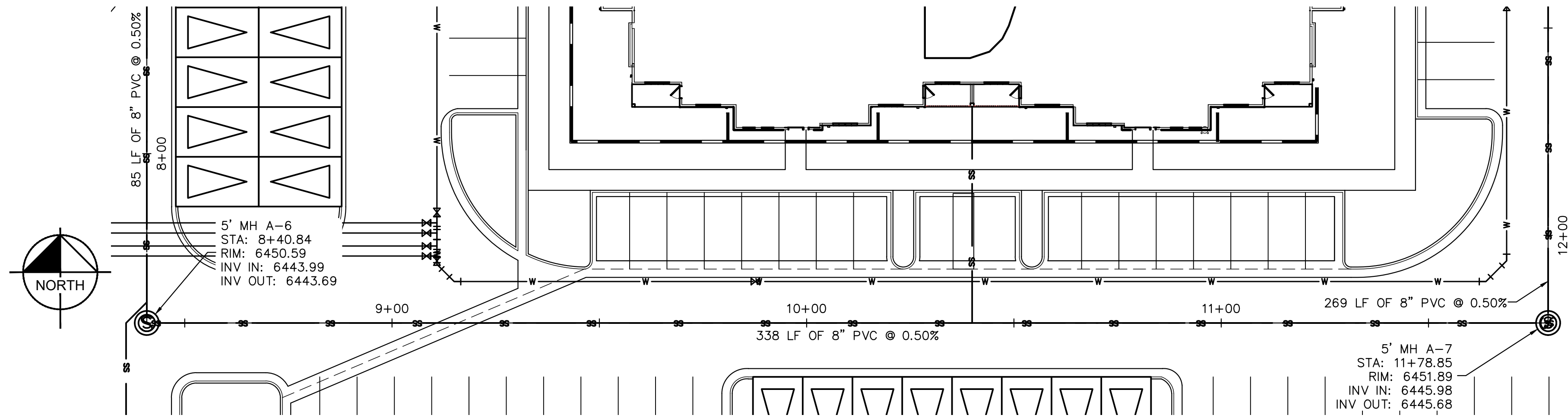
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Roberts, Jared 4/14/2021 7:30 AM

LEGEND:

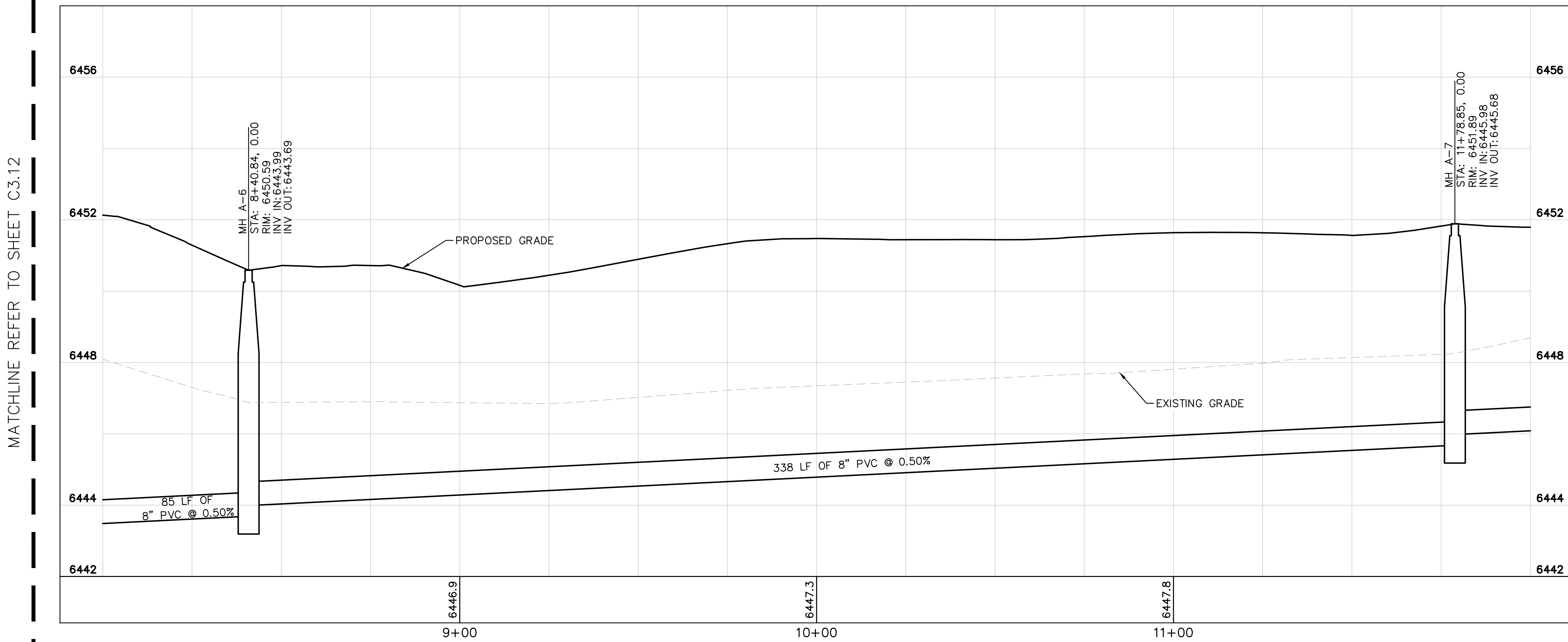
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

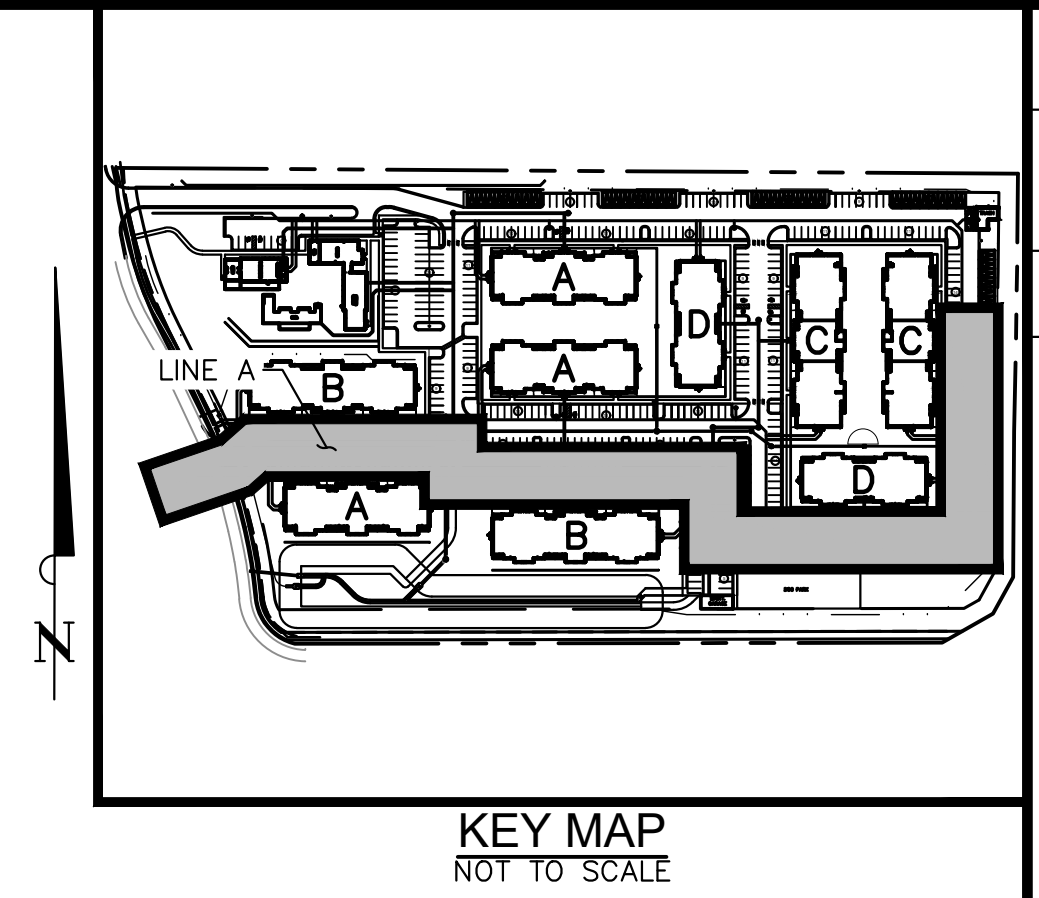
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



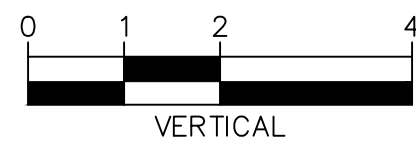
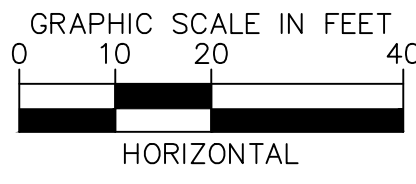
SANITARY SEWER LINE A STA 8+00-12+00 PLAN VIEW



SANITARY SEWER LINE A STA 8+00-12+00 PROFILE VIEW



KEY MAP
NOT TO SCALE



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
DRAWN BY: J.A.R.
CHECKED BY: E.J.G.
DATE: 4/13/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009
SHEET
C3.13

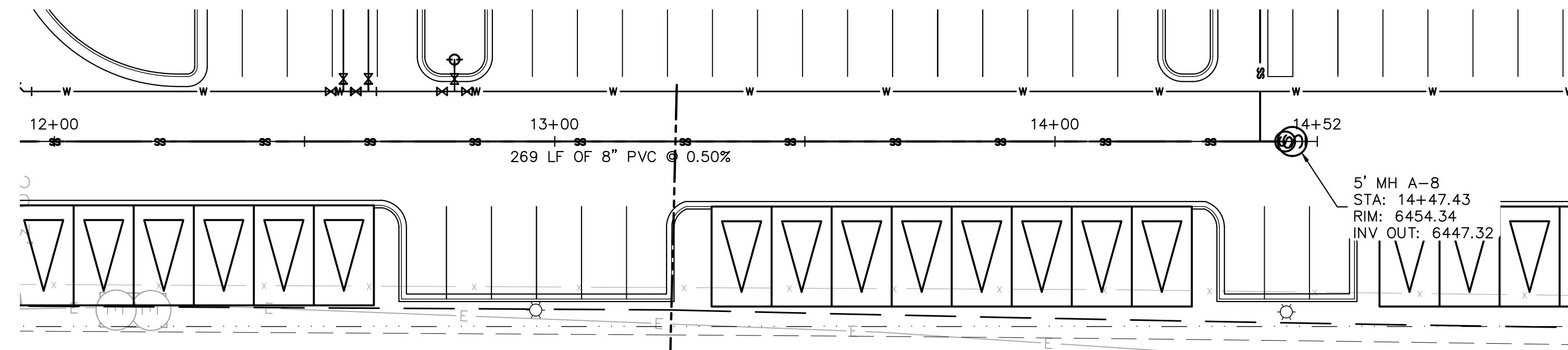
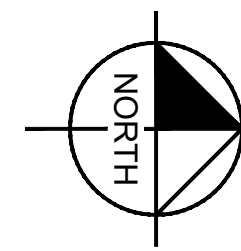
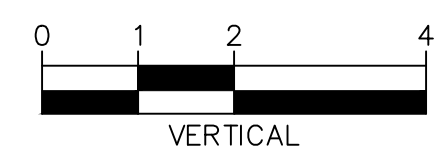
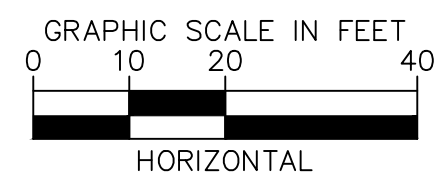
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Roberts, Jared 4/14/2021 7:30 AM

LEGEND:

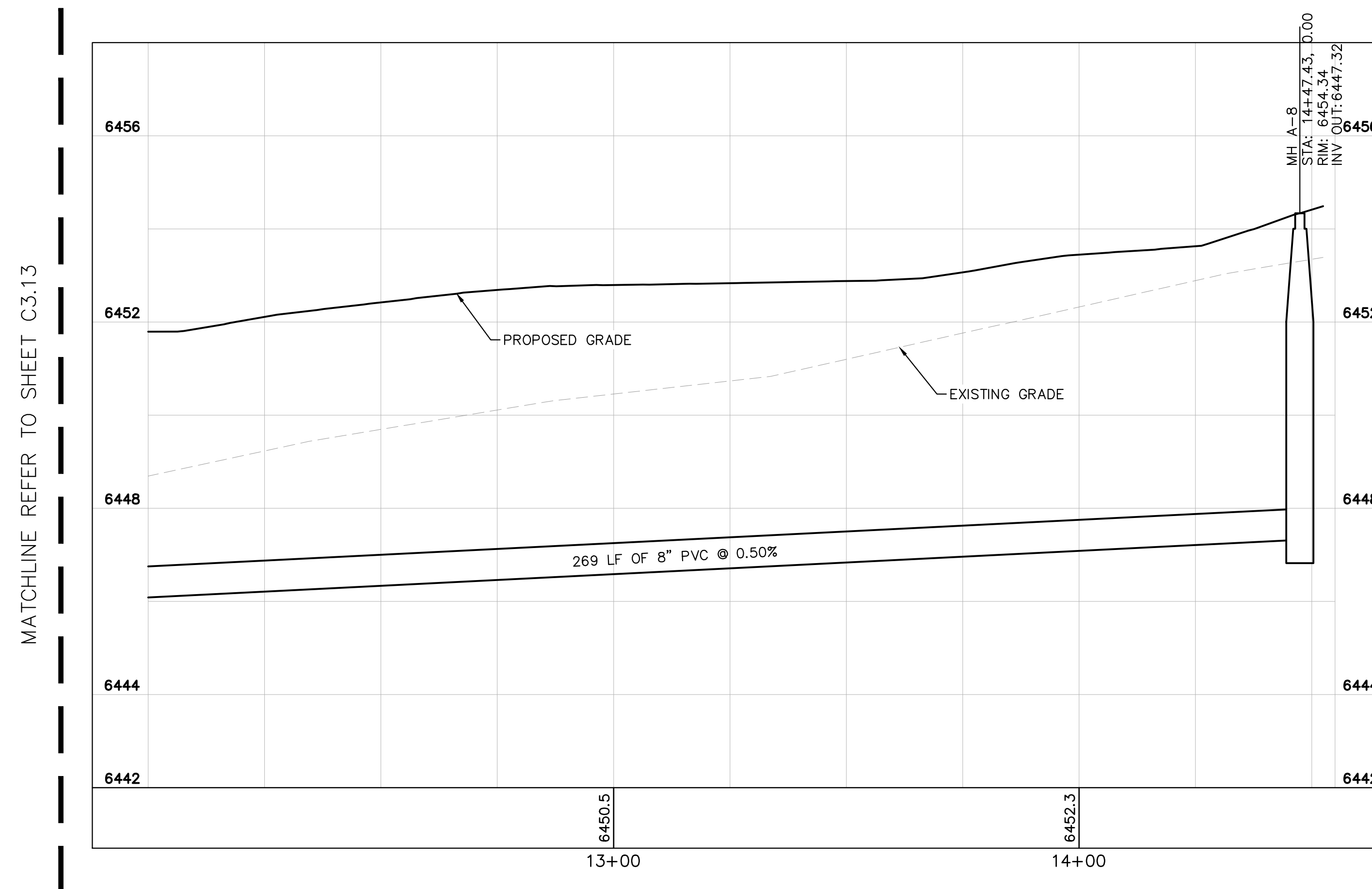
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- Ⓢ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- Ⓢ PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- Ⓜ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

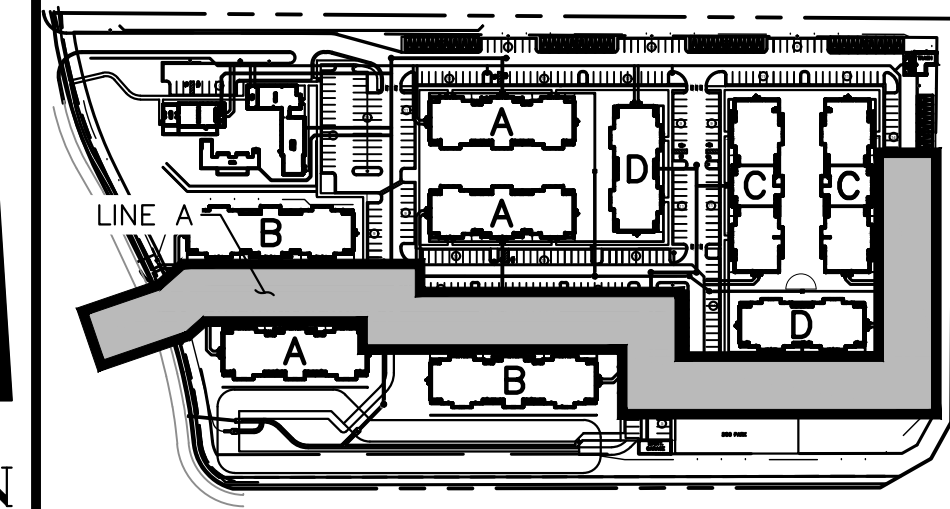
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE A STA 12+00-14+55 PLAN VIEW



SANITARY SEWER LINE A STA 12+00-14+55 PROFILE VIEW



KEY MAP
NOT TO SCALE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: J.A.R.
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009

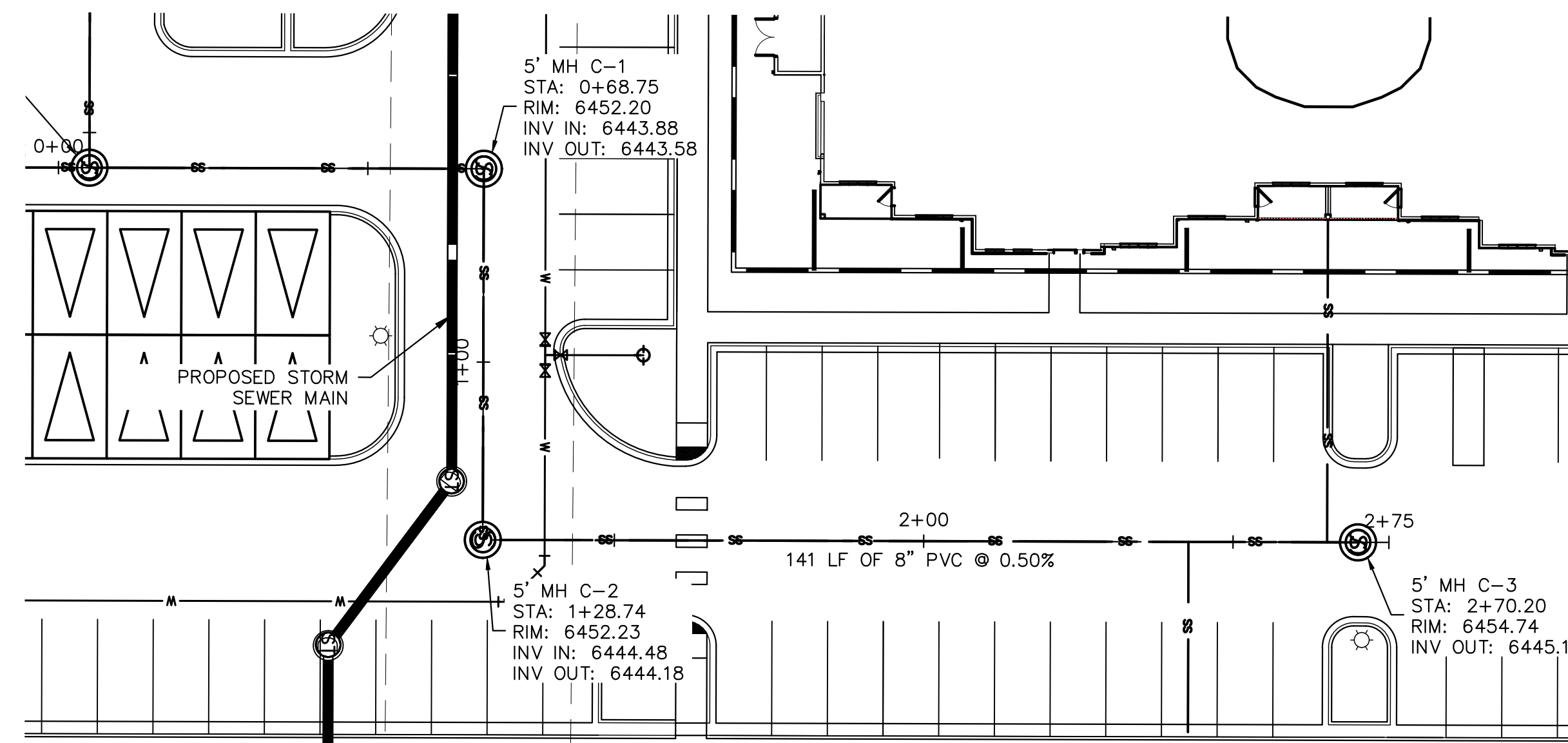
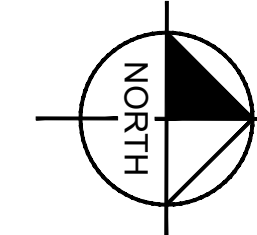
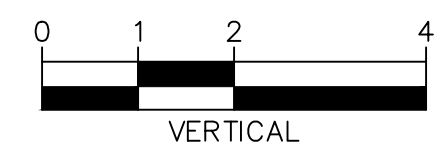
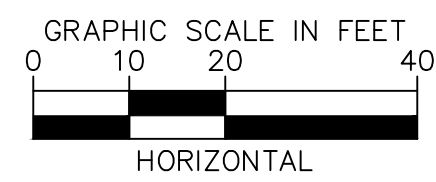
SHEET
C3.14

LEGEND:

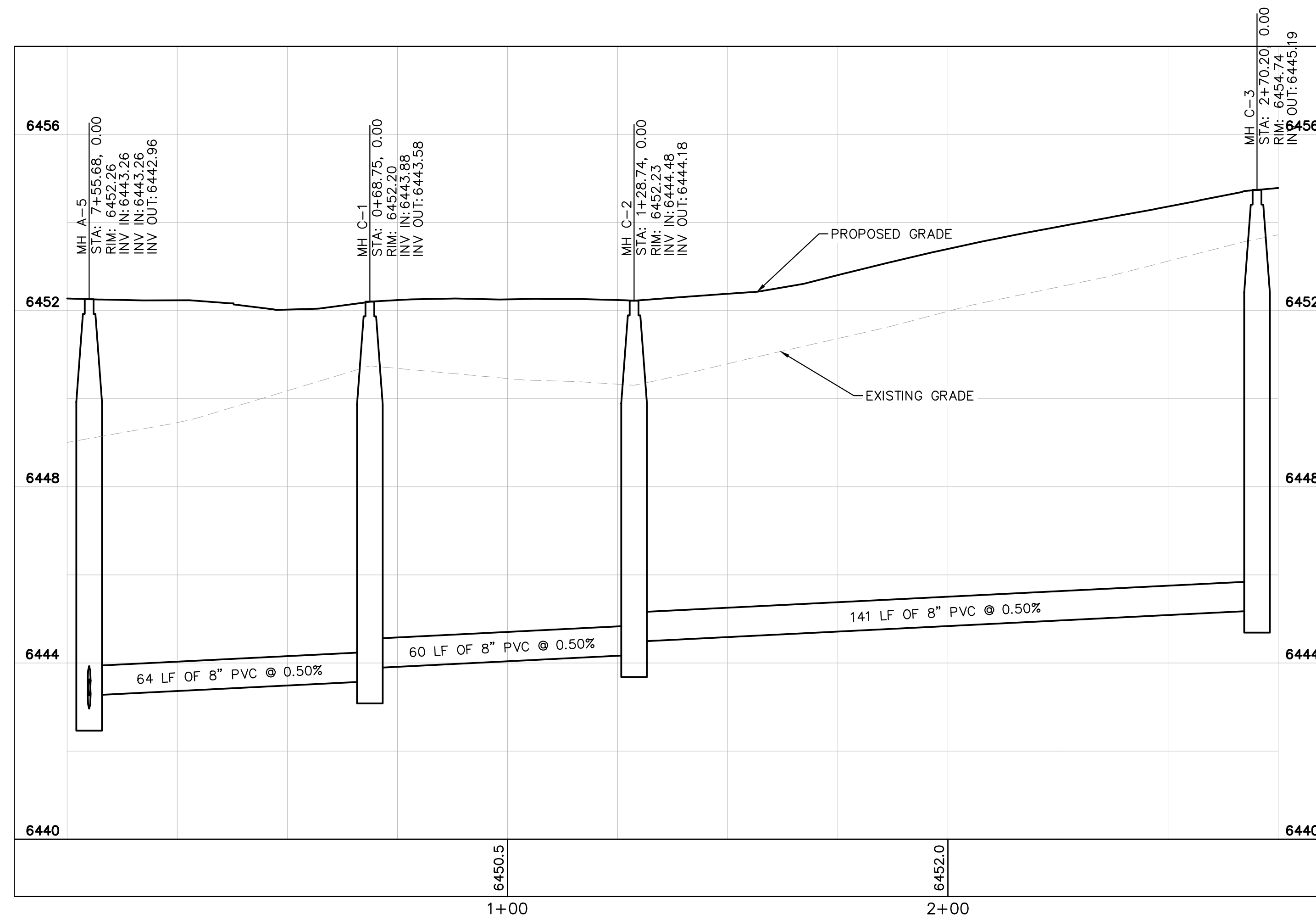
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

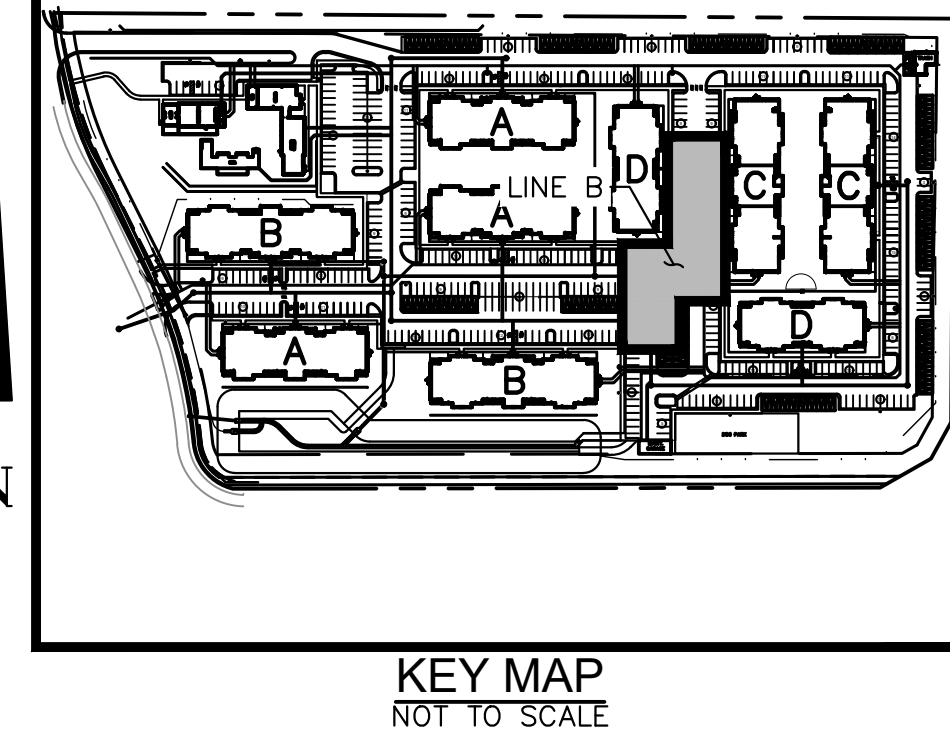
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE B STA 0+00-2+75 PLAN VIEW



SANITARY SEWER LINE B STA 0+00-2+75 PROFILE VIEW



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: J.A.R.
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE B

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009

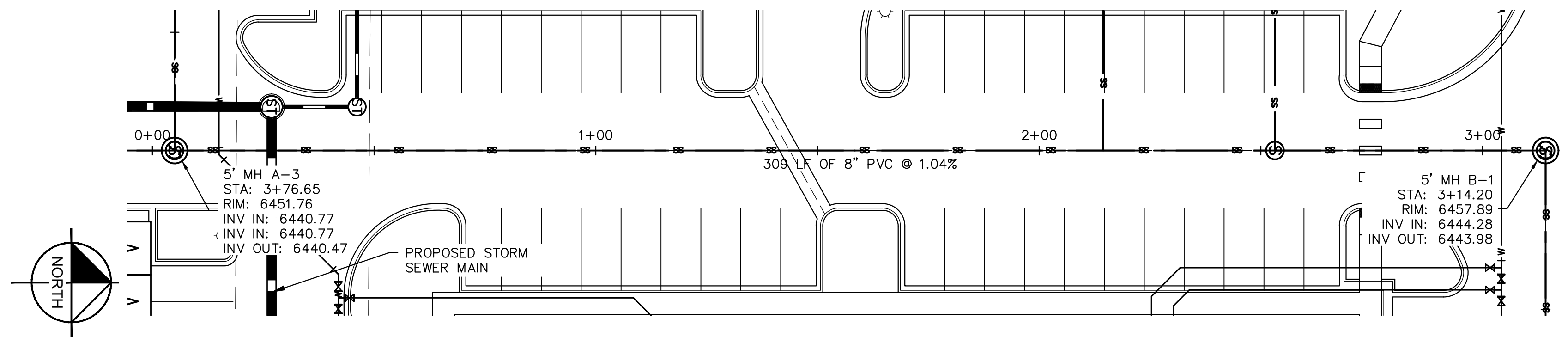
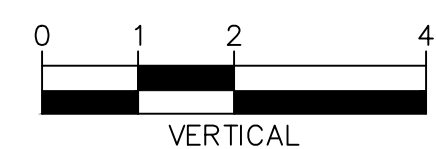
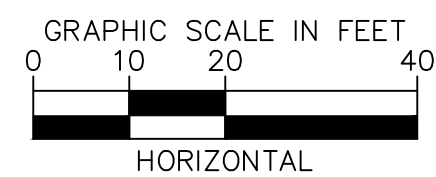
SHEET
C3.15

LEGEND:

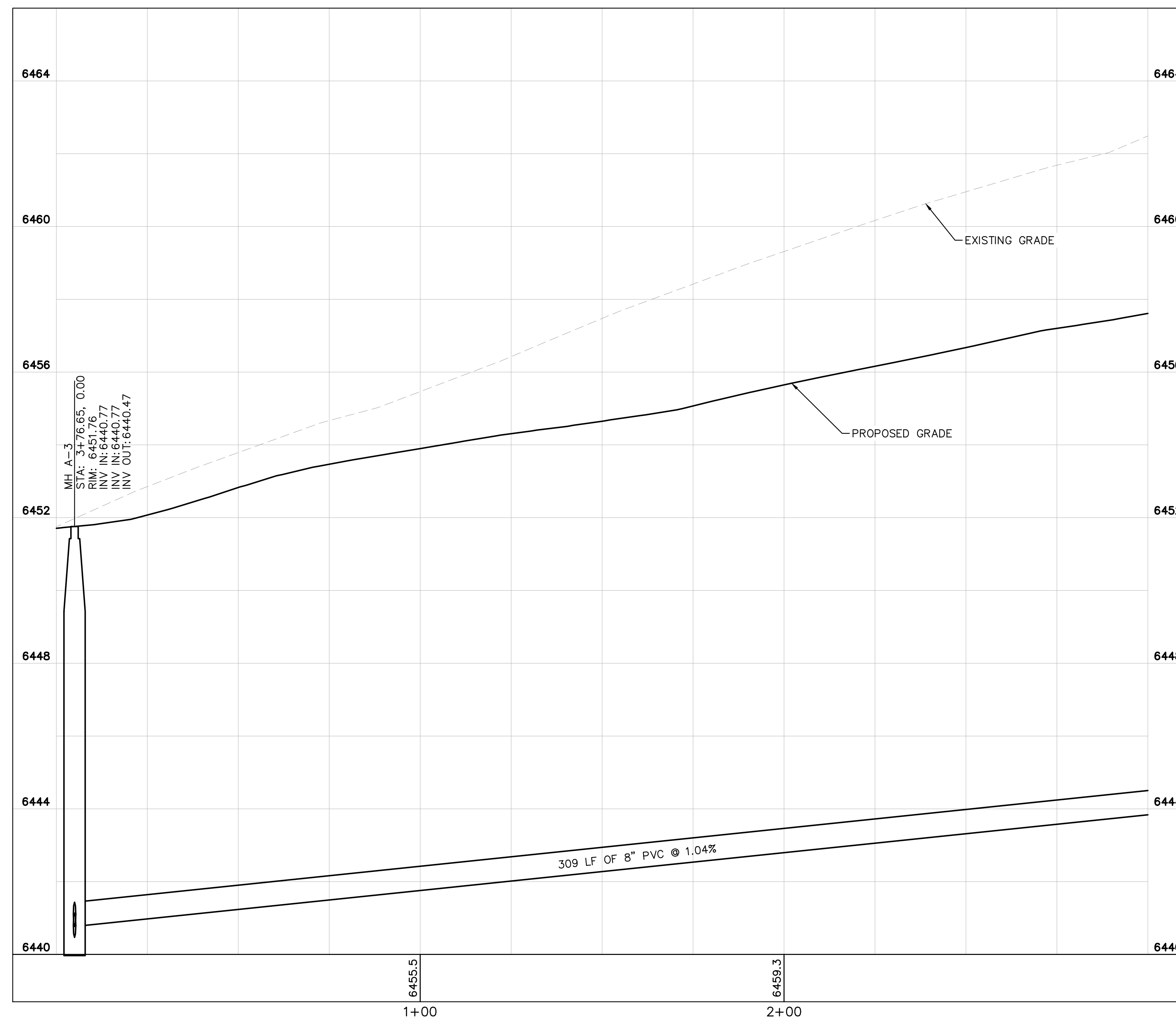
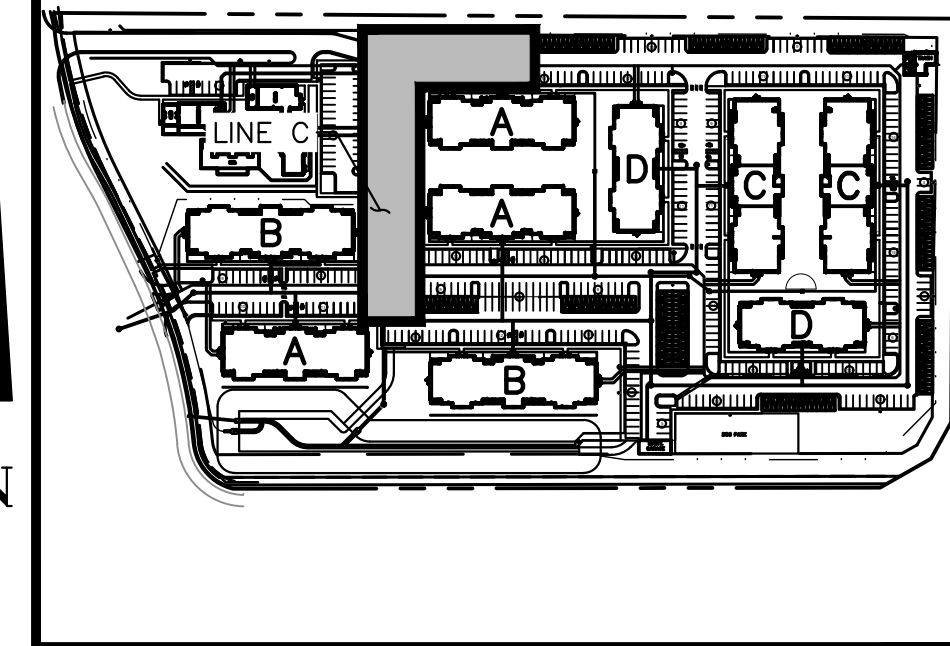
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(S) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE C STA 0+00-3+00 PLAN VIEW



SANITARY SEWER LINE C STA 0+00-3+00 PROFILE VIEW

MATCHLINE REFER TO SHEET C3.17

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
DRAWN BY: JAR
CHECKED BY: E.J.G.
DATE: 4/13/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE C

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

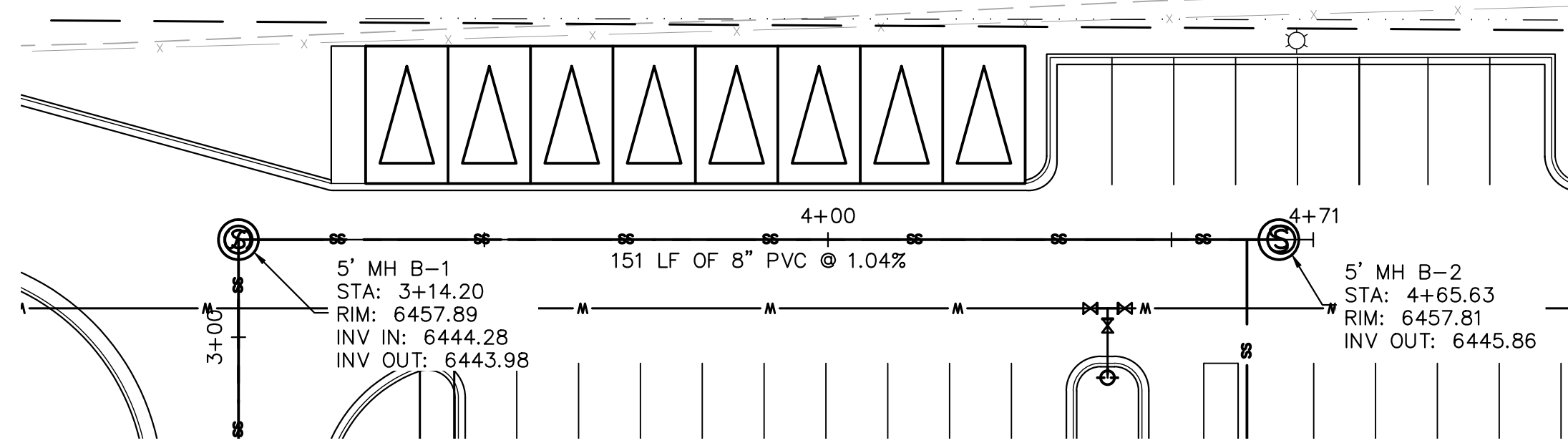
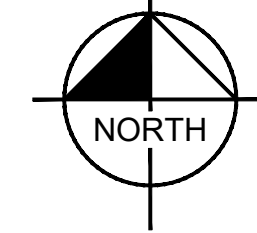
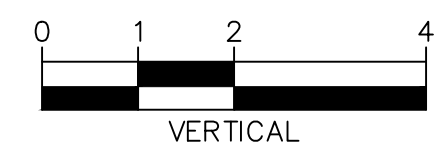
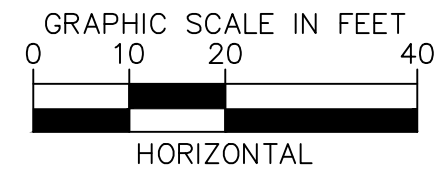
PROJECT NO.
096302009
SHEET
C3.16

LEGEND:

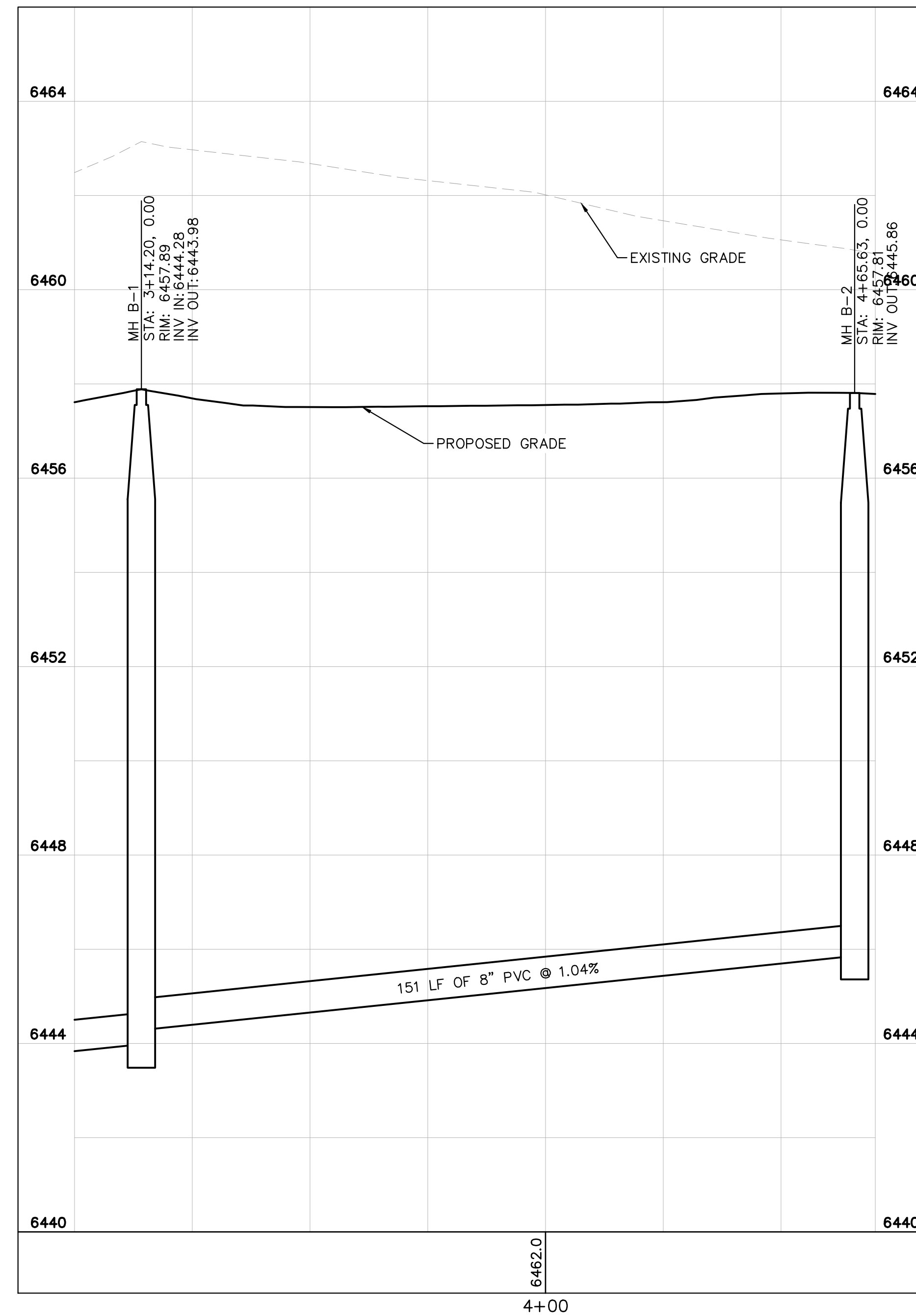
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- - - LOT LINE
- Ⓢ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- Ⓢ PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- Ⓜ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

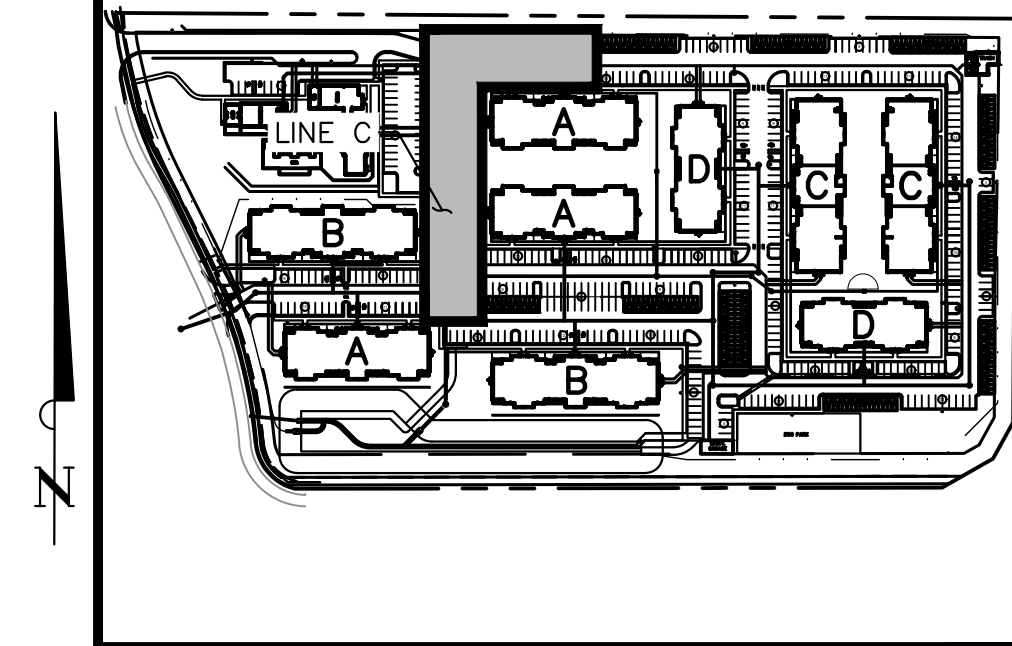
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



SANITARY SEWER LINE C STA 3+00-4+70 PLAN VIEW



SANITARY SEWER LINE C STA 3+00-4+70 PROFILE VIEW



KEY MAP
NOT TO SCALE

MATCHLINE REFER TO SHEET C3.16

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Roberts, Jared 4/14/2021 7:31 AM

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: JAR
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE C

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009

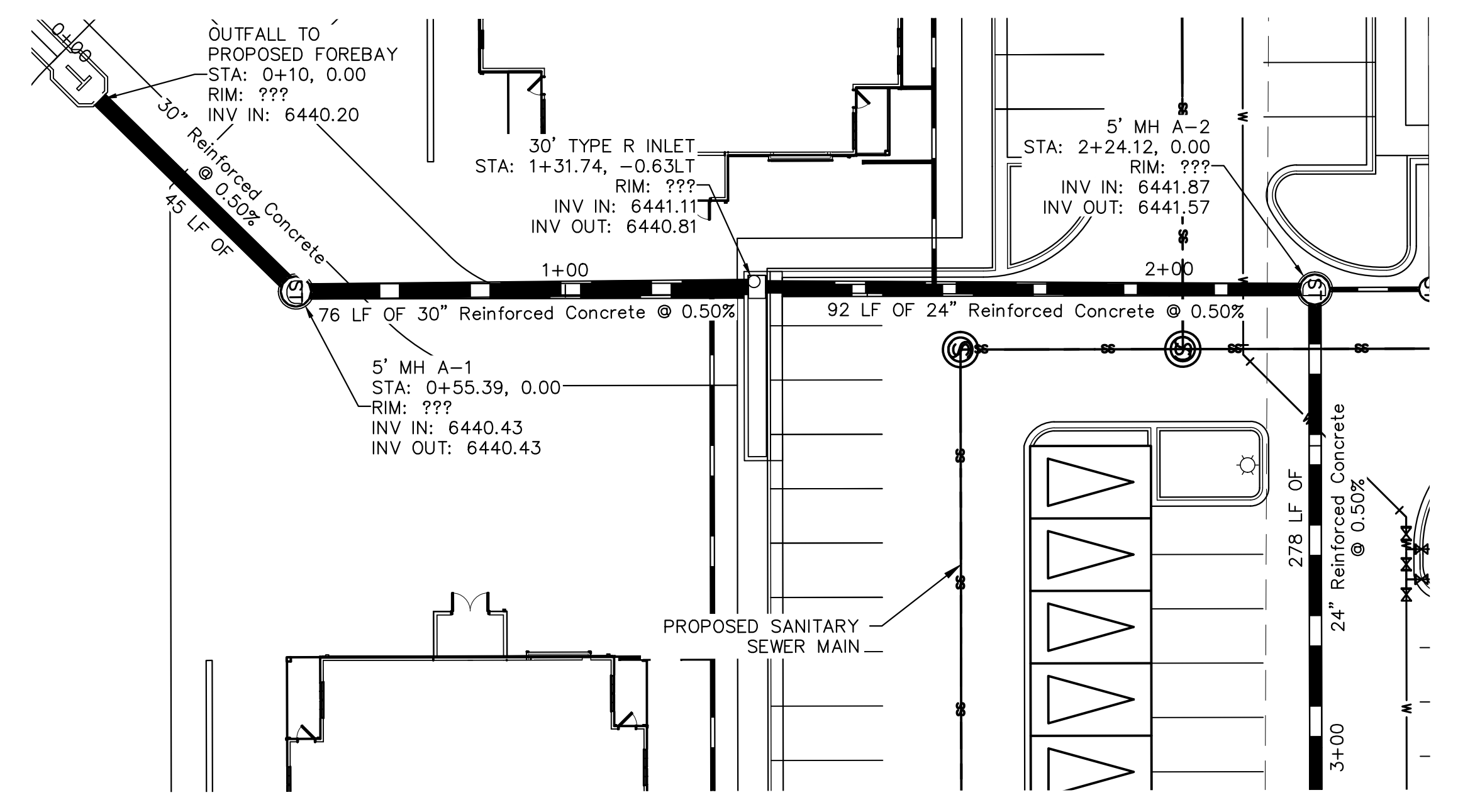
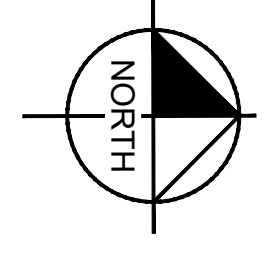
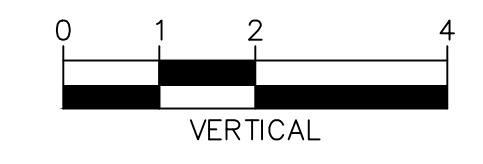
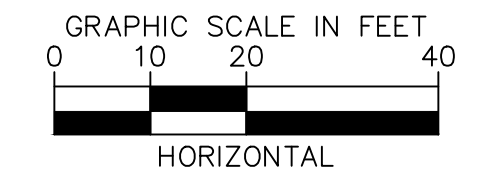
SHEET
C3.17

LEGEND:

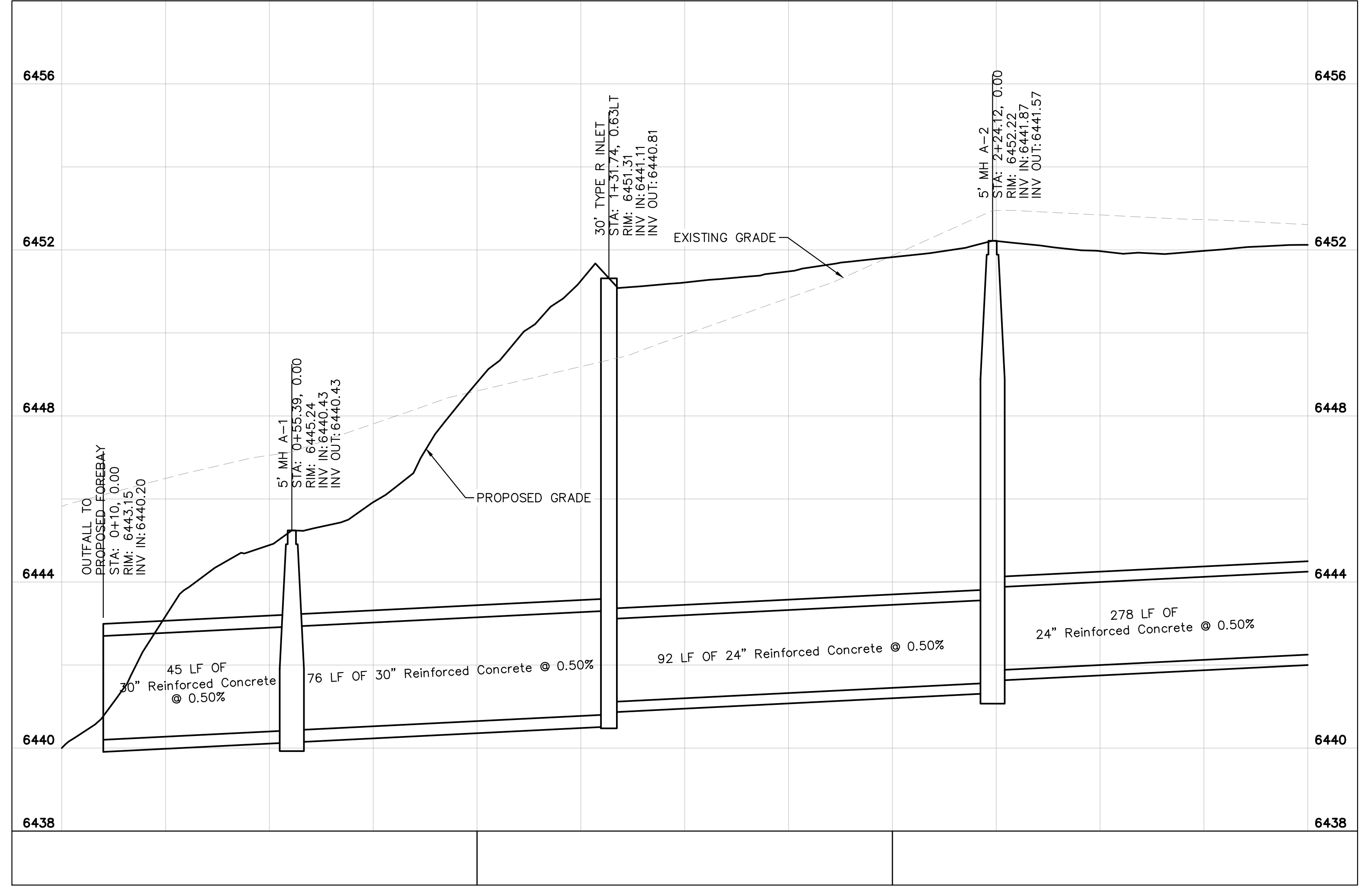
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

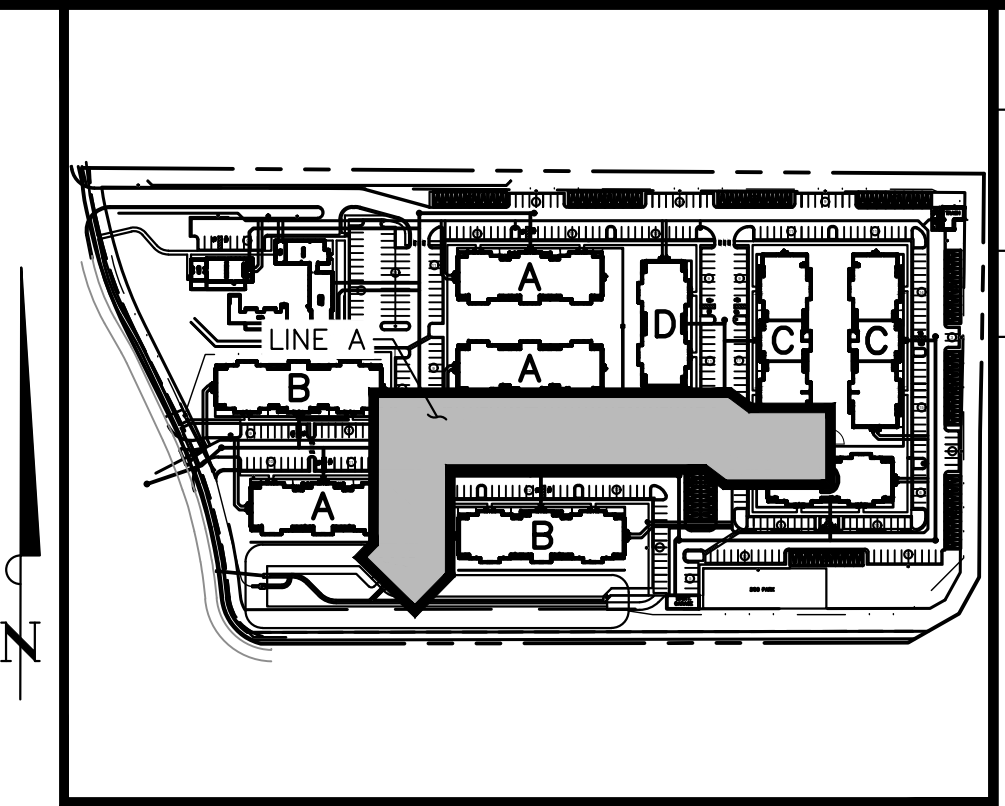
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET TOP OF CURB (TOC) ELEVATIONS ARE
5. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
6. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
7. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



STORM SEWER LINE A STA 0+00-3+00 PLAN VIEW



STORM SEWER LINE A STA 0+00-3+00 PROFILE VIEW



KEY MAP NOT TO SCALE

MATCHLINE REFER TO SHEET C3.16

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: JAR
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILE LINE A

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009

SHEET
C3.18

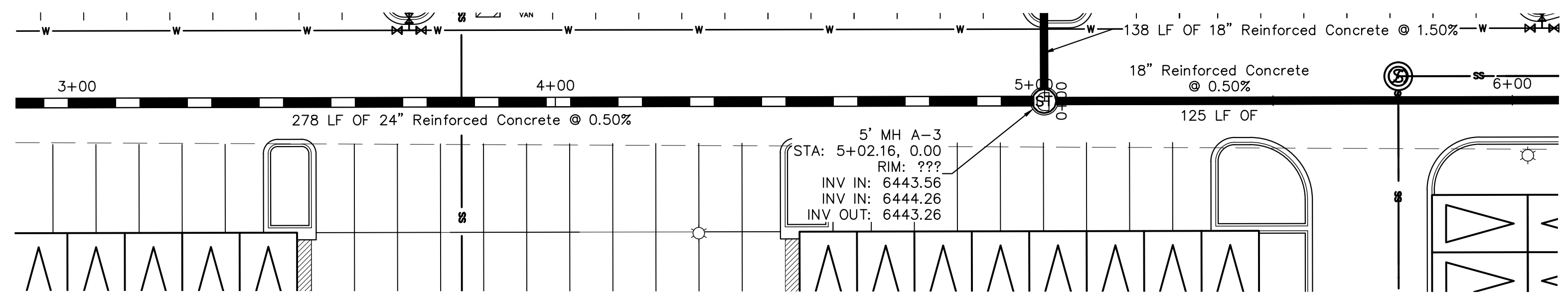
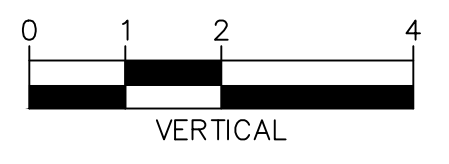
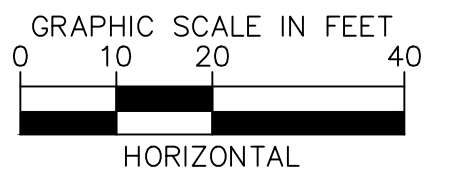
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_STPP.dwg Roberts, Jared 4/14/2021 7:31 AM

LEGEND:

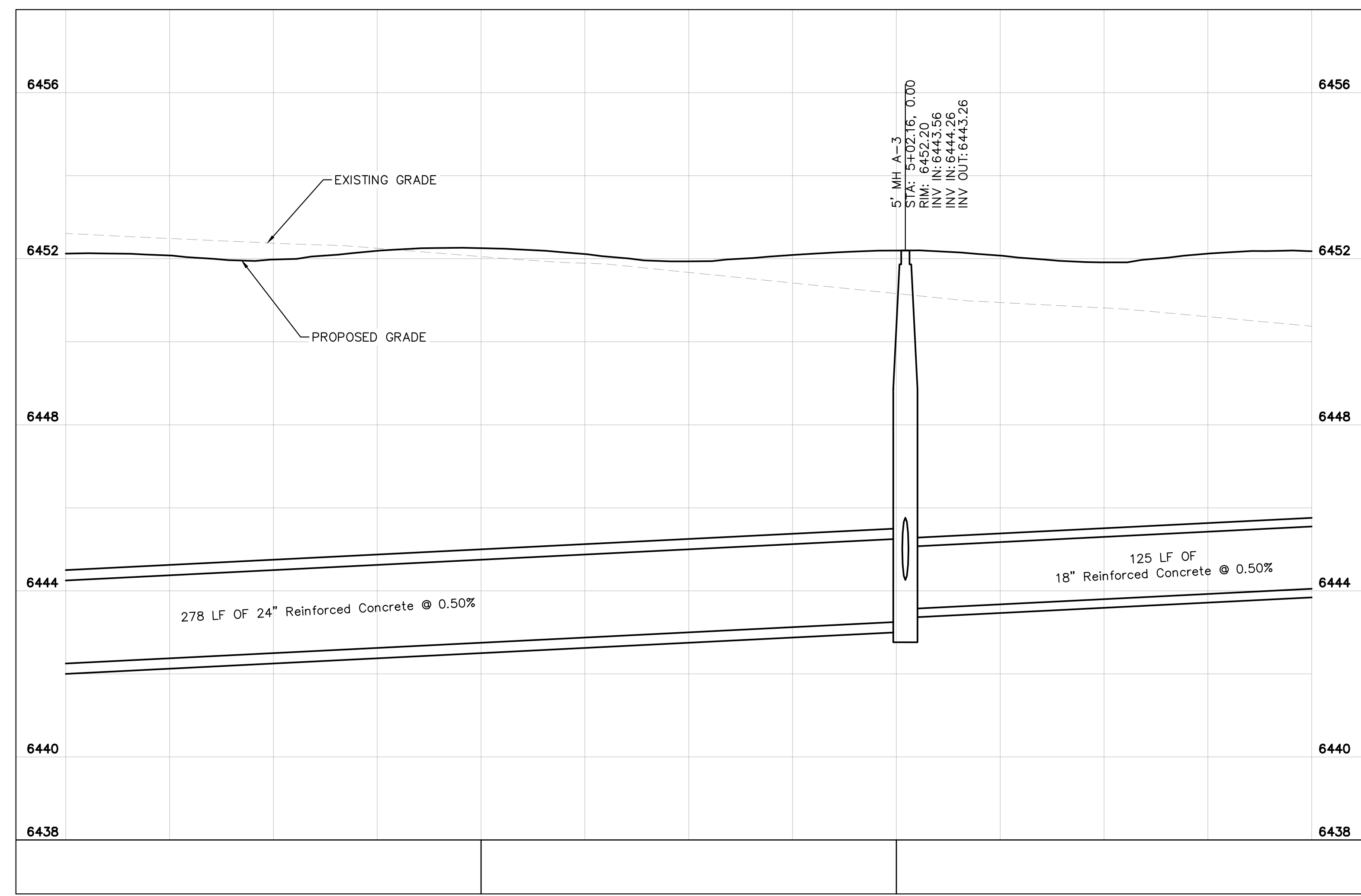
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

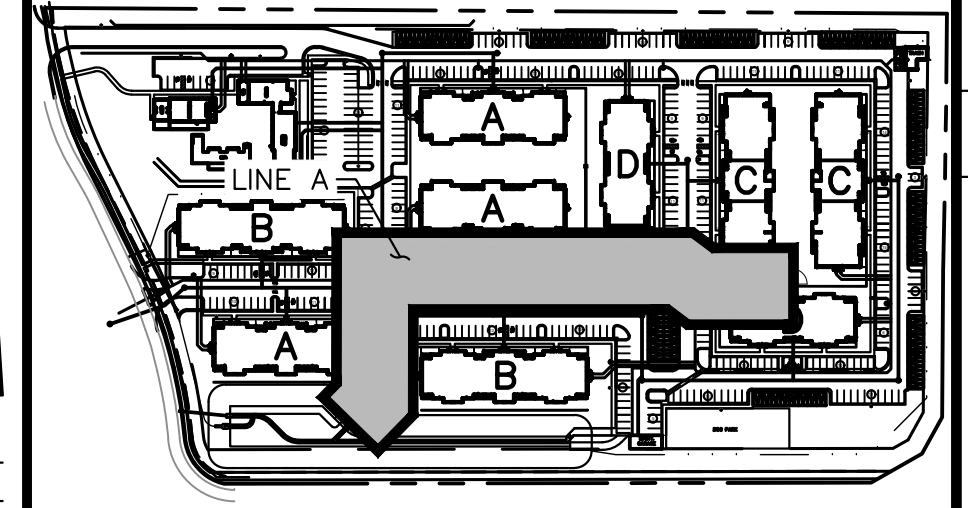
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET TOP OF CURB (TOC) ELEVATIONS ARE
5. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
6. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
7. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



STORM SEWER LINE A STA 3+00-6+00 PLAN VIEW



STORM SEWER LINE A STA 3+00-6+00 PROFILE VIEW



KEY MAP NOT TO SCALE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: JAR
 CHECKED BY: E.J.G.
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE A

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009
 SHEET
C3.19

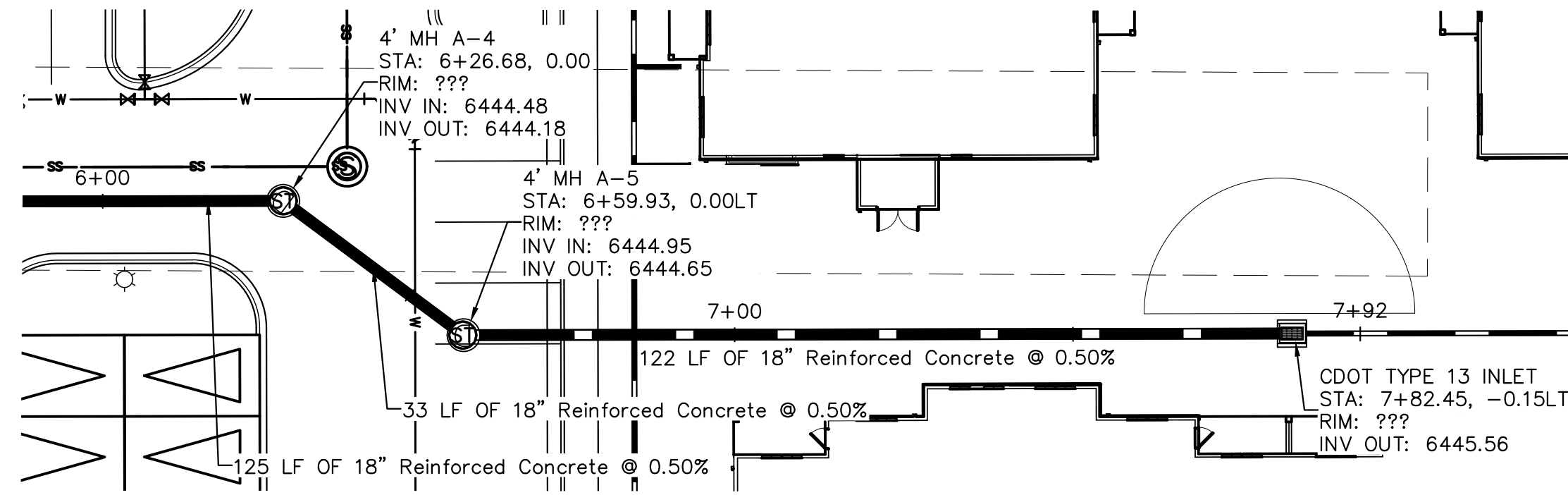
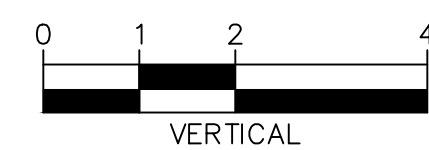
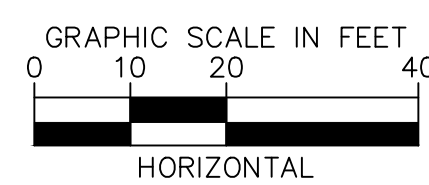
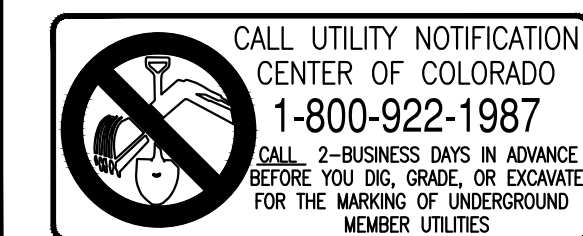
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_STPP.dwg Roberts, Jared 4/14/2021 7:31 AM

LEGEND:

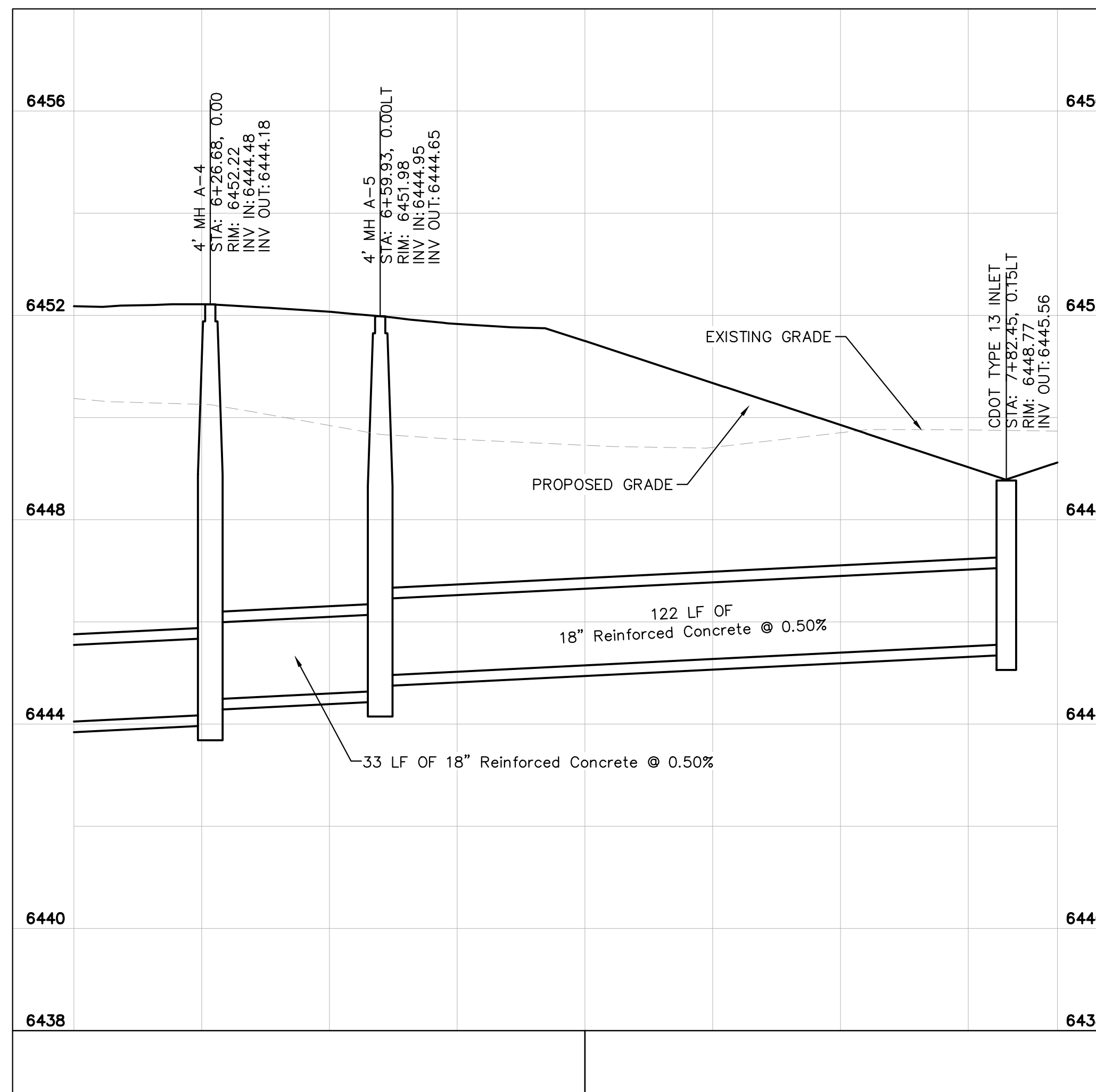
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- ⊕ PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- ⊕ PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

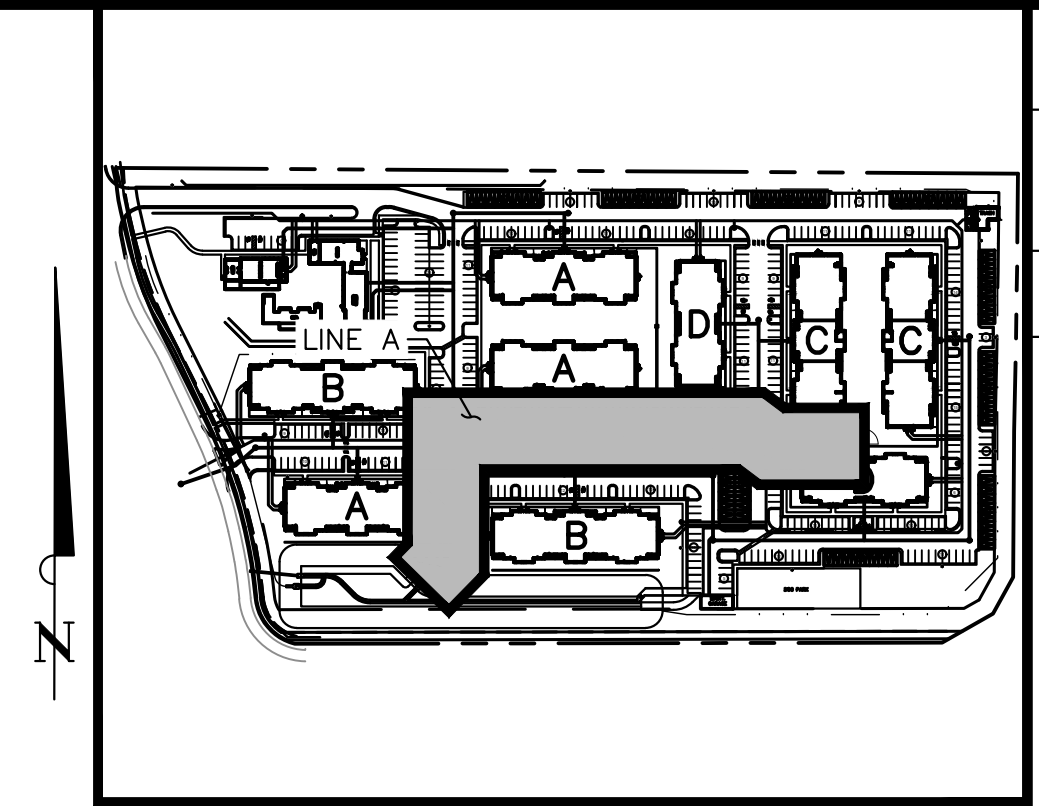
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET TOP OF CURB (TOC) ELEVATIONS ARE
5. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
6. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
7. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



STORM SEWER LINE A STA 6+00-7+90 PLAN VIEW



STORM SEWER LINE A STA 6+00-7+90 PROFILE VIEW



KEY MAP NOT TO SCALE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.J.G.
 DRAWN BY: JAR
 CHECKED BY: E.J.G.
 DATE: 4/13/21

**WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM PLAN AND PROFILE LINE A**

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009

SHEET
C3.20

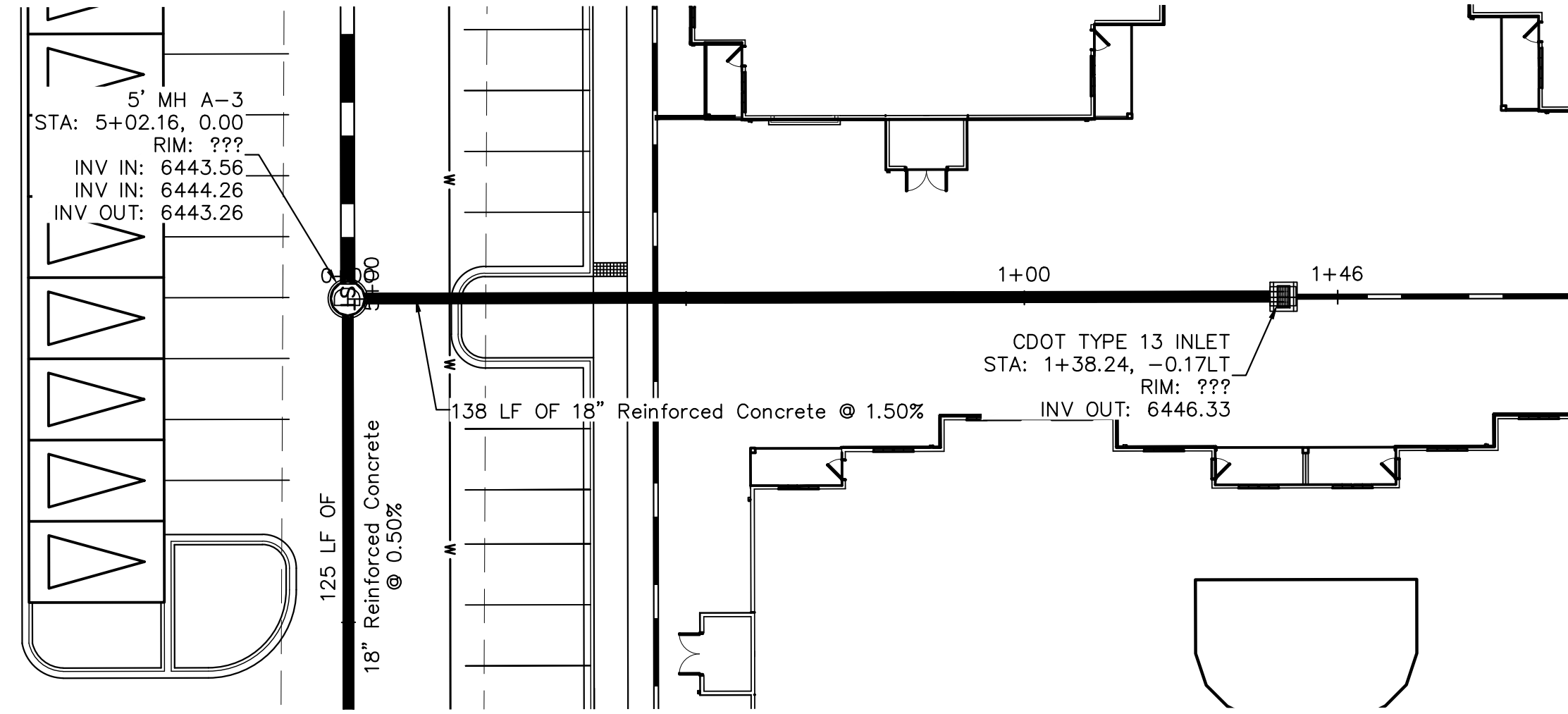
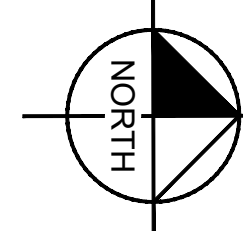
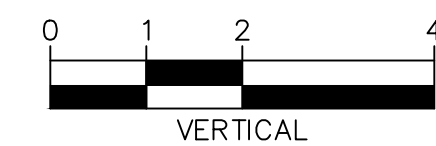
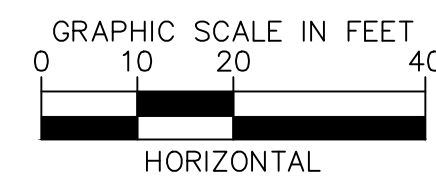
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_STPP.dwg Roberts, Jared 4/14/2021 7:31 AM

LEGEND:

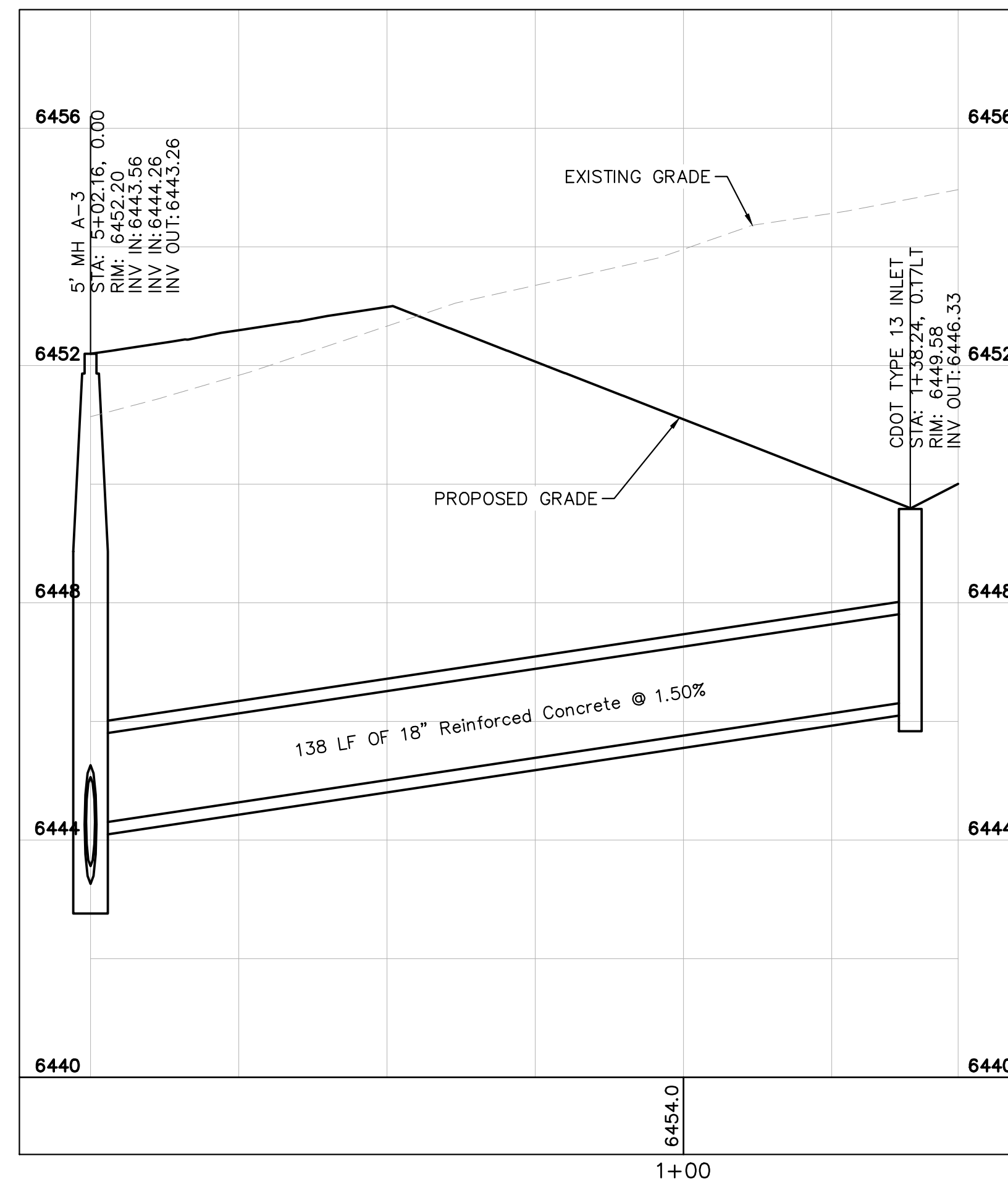
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

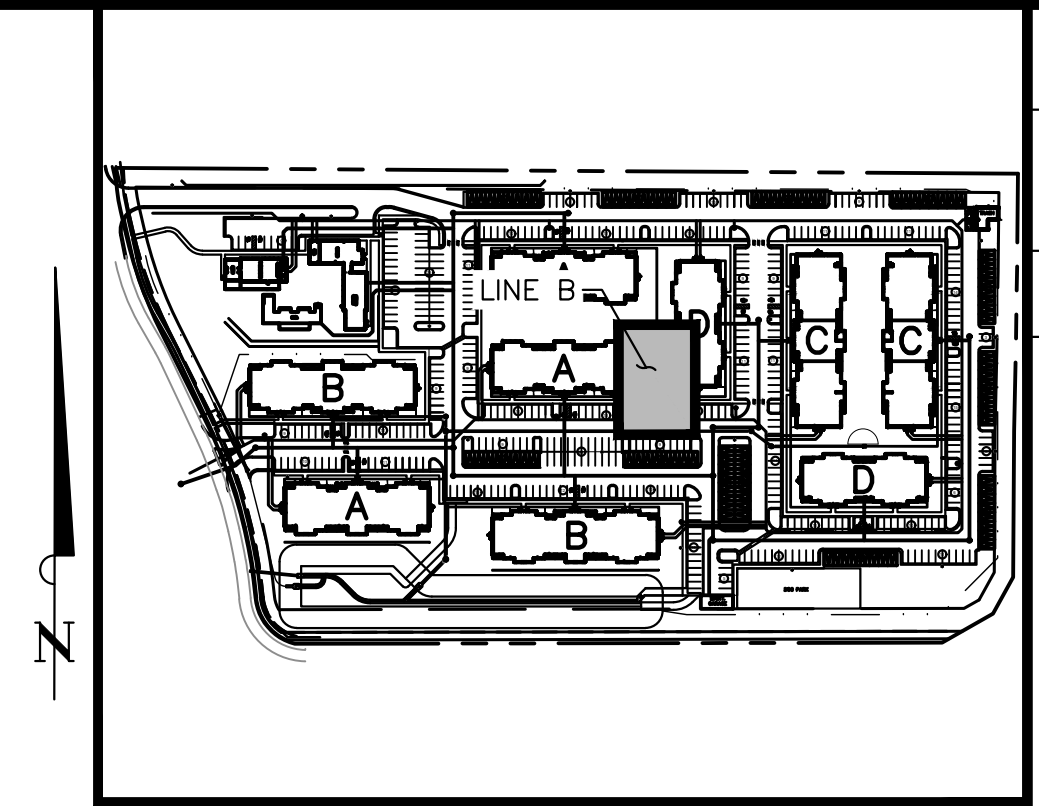
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET TOP OF CURB (TOC) ELEVATIONS ARE
5. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
6. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
7. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



STORM SEWER LINE B STA 0+00-1+40 PLAN VIEW



STORM SEWER LINE B STA 0+00-1+40 PROFILE VIEW



KEY MAP NOT TO SCALE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.JG
 DRAWN BY: JAR
 CHECKED BY: E.JG
 DATE: 4/13/21

WATERMARK AT AKERS
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE B

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302009
 SHEET
C3.21

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_STPP.dwg Roberts, Jared 4/14/2021 7:31 AM

