

PEREGRINE FILING NO. 3 AND DUTCHROCK ROAD FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEM PLANS

DECEMBER 1987

GENERAL NOTES

- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH CITY OF COLORADO SPRINGS WATER DIVISION STANDARD SPECIFICATIONS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PREVENT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
 - IF PVC IS USED ALL WATER MAINS SHALL BE CLASS 200 DR-14.
 - BEFORE CONSTRUCTION, TESTS FOR CORROSIVE SOIL CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THE METHOD OF PROTECTION SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS WATER DIVISION.
 - FOR 6" OR SMALLER WATER MAINS, THE DEPTH OF FILL OVER THE PIPE MEASURED FROM THE PROPOSED FINISHED GRADE TO THE TOP OF PIPE SHALL BE A MINIMUM FIVE (5) FEET AND MAXIMUM SIX (6) FEET UNLESS OTHERWISE SPECIFIED.
 - MINIMUM VERTICAL CLEARANCE WITH OTHER UTILITIES SHALL BE 15".
 - DIMENSIONS ARE APPROXIMATE FROM FITTING TO FITTING.
 - ON ALL RADII LESS THAN 200 FEET USE CERTAINTED FLUIT-TITE "HD" (HIGH DEFLATION) COUPLINGS OR EQUIVALENT.
 - ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE DEVELOPER OR HIS ENGINEER. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
- ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE EXPENSE OF THE DEVELOPER.
- CONTRACTOR SHALL ASSUME RESPONSIBILITY TO SET THE FINISHED FIRE HYDRANT FLANGE ELEVATION 4" ABOVE THE GROUND. FINISHED GROUND ELEVATIONS CAN BE DETERMINED UPON INSPECTION OF THE CITY OF COLORADO SPRINGS APPROVED STREET DESIGNS AND TYPICAL SECTIONS.

NOTICE

THE CITY OF COLORADO SPRINGS DOES NOT GUARANTEE WATER SERVICE TO ANY SUBJECT AREA. ALLOCATION OF WATER TO SERVE THIS AREA WILL DEPEND UPON THE SUPPLY AVAILABLE AT THE TIME OF APPLICATION. THE CITY'S POLICY IS FIRST COME, FIRST SERVED.

QUANTITIES

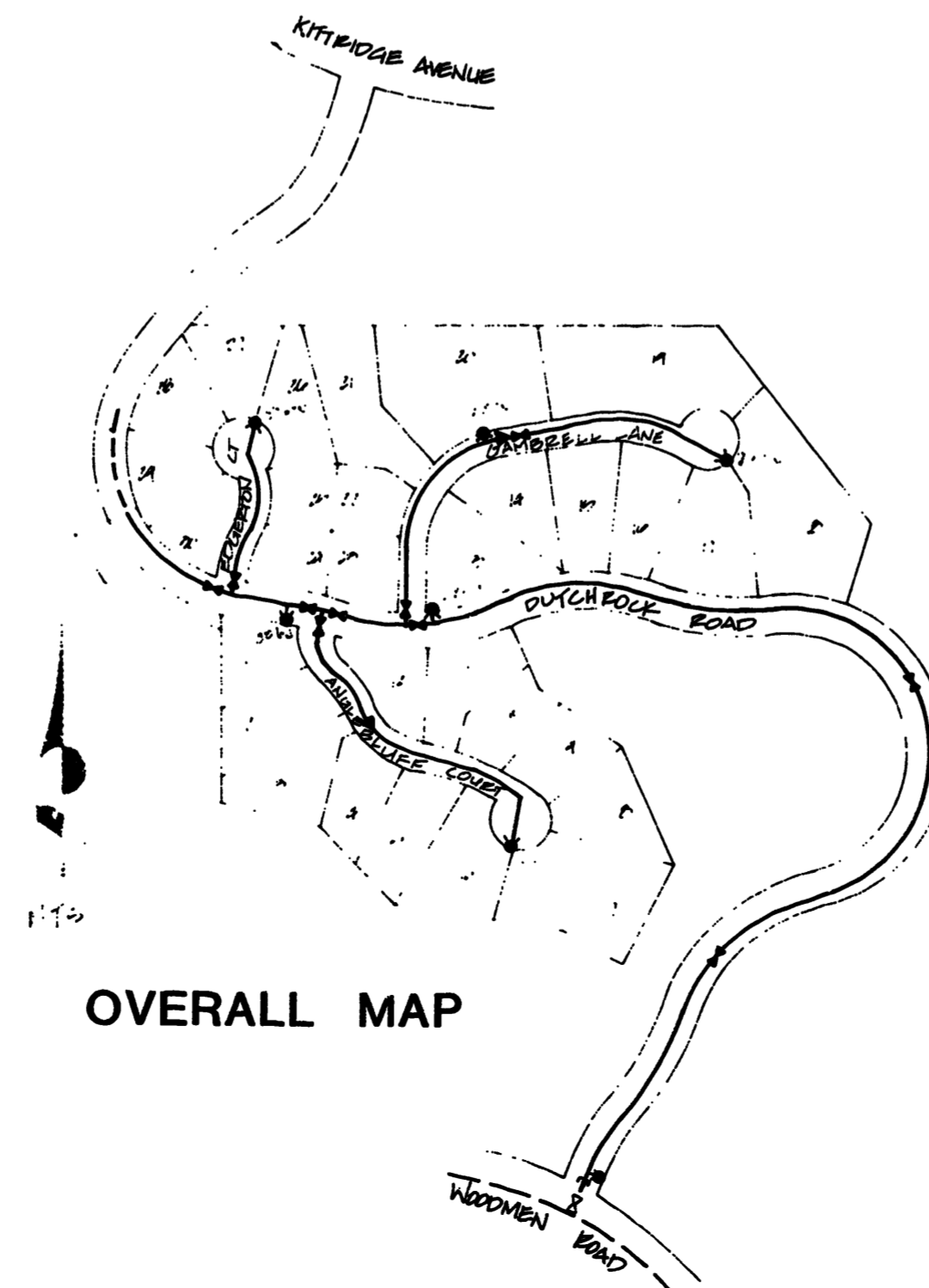
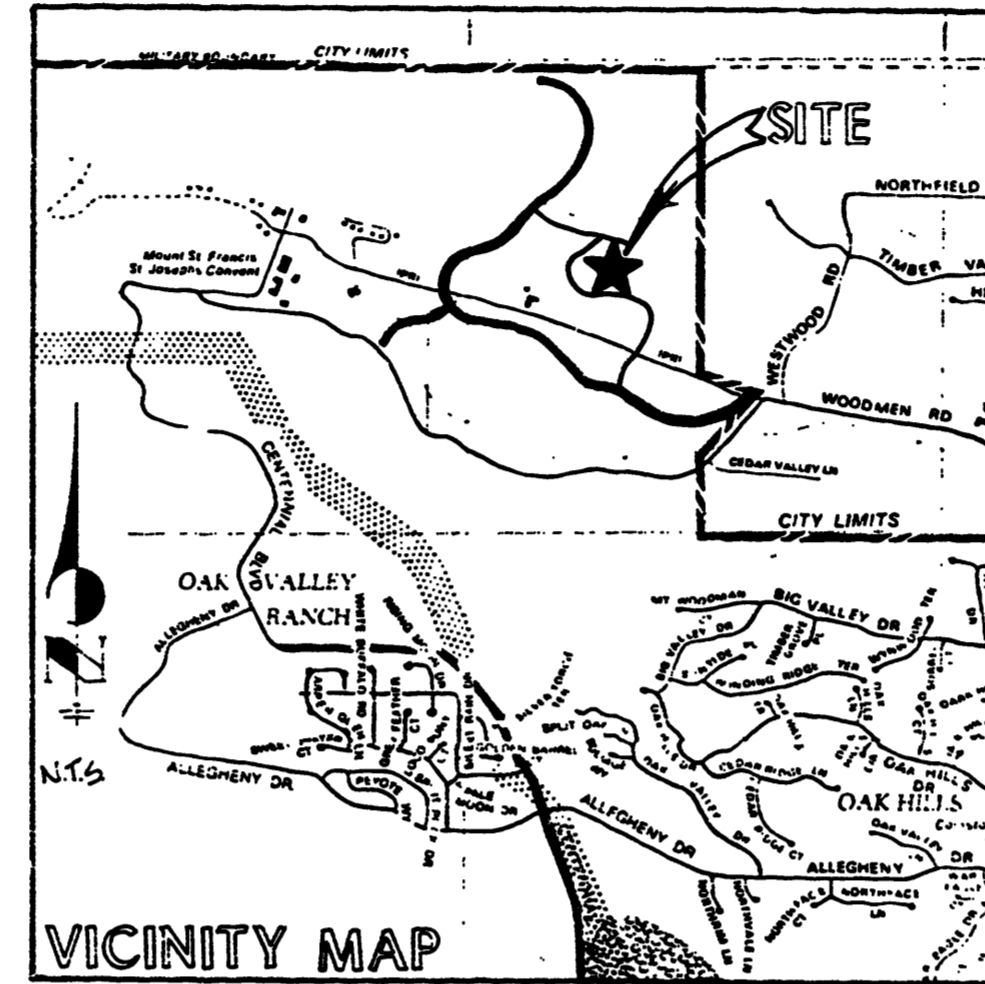
1225	L.P.	8" WATER MAIN - P.V.C.
1226	L.P.	6" WATER MAIN - P.V.C.
	EA.	8" - 22 1/2" BEND WITH CTAB
	EA.	8" - 11 1/2" BEND WITH CTAB
	EA.	6" - 45° BEND WITH CTAB
	EA.	6" - 22 1/2" BEND WITH CTAB
	EA.	6" - 11 1/2" BEND WITH CTAB
	EA.	8" x 6" REDUCER
	EA.	8" x 6" TEE WITH CTAB
	EA.	8" x 6" TEE WITH CTAB
	EA.	8" GATE VALVE WITH BOX
	EA.	6" GATE VALVE AND BOX
	EA.	FIRE HYDRANT ASSEMBLY

See Water Plan for acceptable Type Hydrants

L.P. Low Pressure
H.P. High Pressure

LEGEND

	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	GATE VALVE & BOX
	TEE WITH THRUSTBLOC
	CROSS
	REDUCER
	PLUG WITH BLOWOFF
	FIRE HYDRANT ASSEMBLY
	BEND WITH THRUSTBLOC



AGENCIES

OWNER:	PEREGRINE JOINT VENTURE/VINTAGE COMMUNITIES, INC. 7710 N. UNION BOULEVARD COLORADO SPRINGS, COLORADO 80923 MR. TOM TAYLOR (303) 531-6565
LAND SURVEYOR/CIVIL ENGINEER:	JR ENGINEERING, LTD. 6455 N. UNION BOULEVARD, SUITE 202 COLORADO SPRINGS, COLORADO 80913 MR. MARK MOORE (303) 533-1993
CITY ENGINEER:	CITY OF COLORADO SPRINGS 30 SOUTH ASPEN STREET COLORADO SPRINGS, CO. 80903 MR. GARY HAYNES (303) 578-6600
WASTEWATER DEPARTMENT:	CITY OF COLORADO SPRINGS 753 EAST CAS VEGAS COLORADO SPRINGS, CO. 80906 MR. GARY ROMBERG (303) 636-5877
WATER DEPARTMENT:	CITY OF COLORADO SPRINGS P. O. BOX 1133 COLORADO SPRINGS, COLORADO 80947 MR. CHIT BUCKNER (303) 636-5631
SOIL TECHNICAL ENGINEER:	GEOTECHNICAL CONSULTANTS, INC. 7730 N. UNION BLVD., SUITE 103 COLORADO SPRINGS, COLORADO 80913 MR. MARTIN ESSLIGMAN (303) 528-1331
GAS COMPANY:	CITY OF COLORADO SPRINGS GAS DIVISION MR. BRAD BEAN (303) 636-5756
ELECTRIC COMPANY:	CITY OF COLORADO SPRINGS ELECTRIC DIVISION MR. BOB PATCHEL (303) 636-5571
TELEPHONE:	MOUNTAIN BELL TELEPHONE (LOCATIONS) (303) 634-3776 AT & T (LOCATIONS) (303) 635-3674

APPROVALS

WATER STATEMENT: PUBLIC MAINS AND APPURTENANCES

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH WATER DIVISION SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE (5) FEET AND A MAXIMUM OF SIX (6) FEET OF COVER OVER THE WATER MAINS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF SIX (6) FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE WATER DIVISION.

James Taylor 1-28-88
MANAGER OF OPERATIONS, VINTAGE COMMUNITIES, INC. DATE

BUSINESS PEREGRINE JOINT VENTURE/VINTAGE COMMUNITIES, INC.
ADDRESS 7710 NORTH UNION BOULEVARD
COLORADO SPRINGS, COLORADO 80923

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE CITY OF COLORADO SPRINGS WATER DIVISION SPECIFICATIONS.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE QUANTIFIED AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF COLORADO SPRINGS FIRE DEPARTMENT.

James Taylor 2-8-88
COLORADO SPRINGS FIRE DEPARTMENT
FIRE PREVENTION DIVISION DATE

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS:

N/A REQUIRED
REQUIRED DESCRIBED AS FOLLOWS: See Note This Sheet.

WATER PLAN APPROVAL

James Taylor 8-4-88
COLORADO SPRINGS WATER DIVISION DATE

48 hours before you dig.
CALL UTILITY LOCATORS
1-800-922-1987
Gas, Electric, Water and Wastewater

JR ENGINEERING, LTD.
6455 N. UNION BLVD. SUITE 202
COLORADO SPRINGS, CO. 80913
593-2593
SURVEYING / ENGINEERING / PLANNING
AND DEVELOPMENT CONSULTANTS

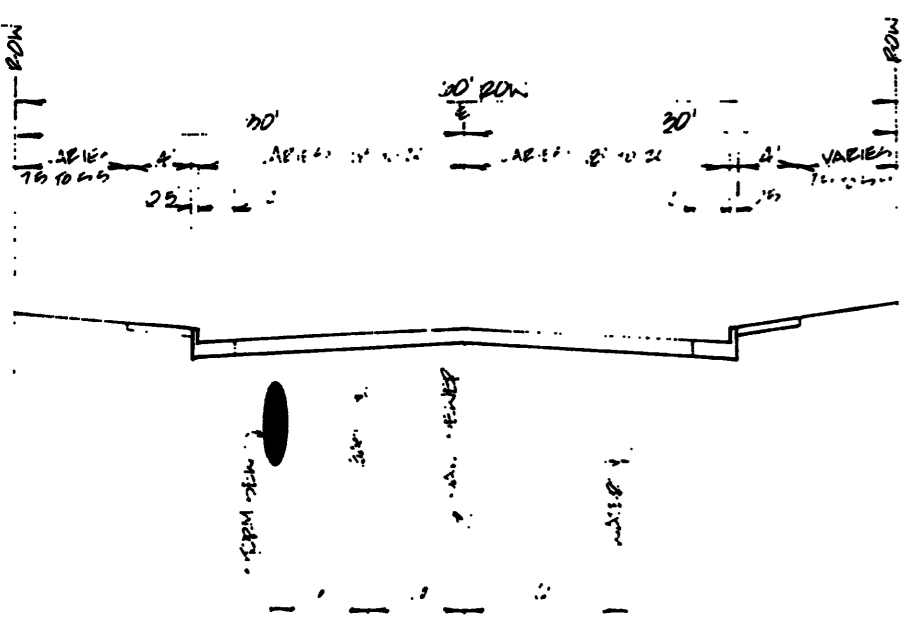
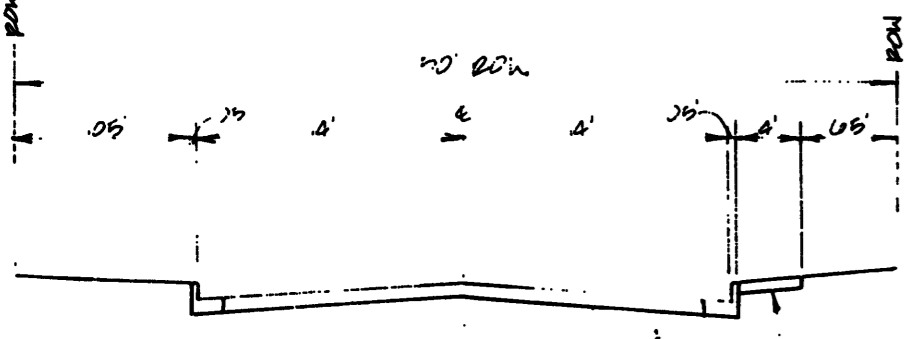
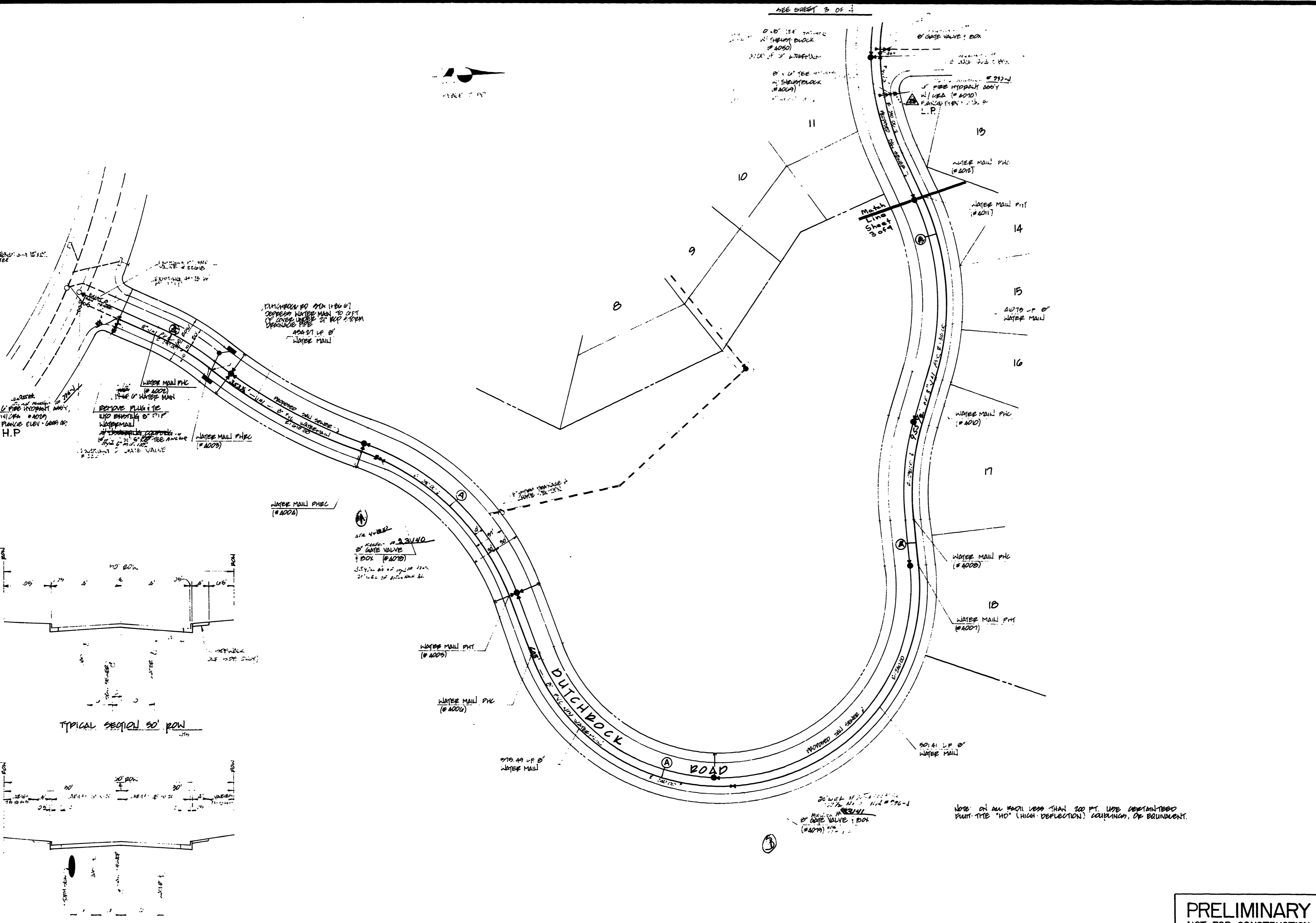
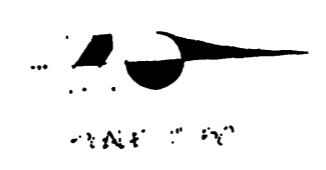
DATE BY
REVISION NO.

SCALE DATE DES BY CHK BY SWN BY
12-19-87
L.C.C.
K.M.M.

PEREGRINE FILING NO. 3 & DUTCHROCK ROAD FILING NO. 1
WATER SYSTEM PLANS
COVER SHEET

SHEET 1 OF 4
JOB NO 8030.13
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UNTIL APPROVED BY CITY
OF COLORADO SPRINGS

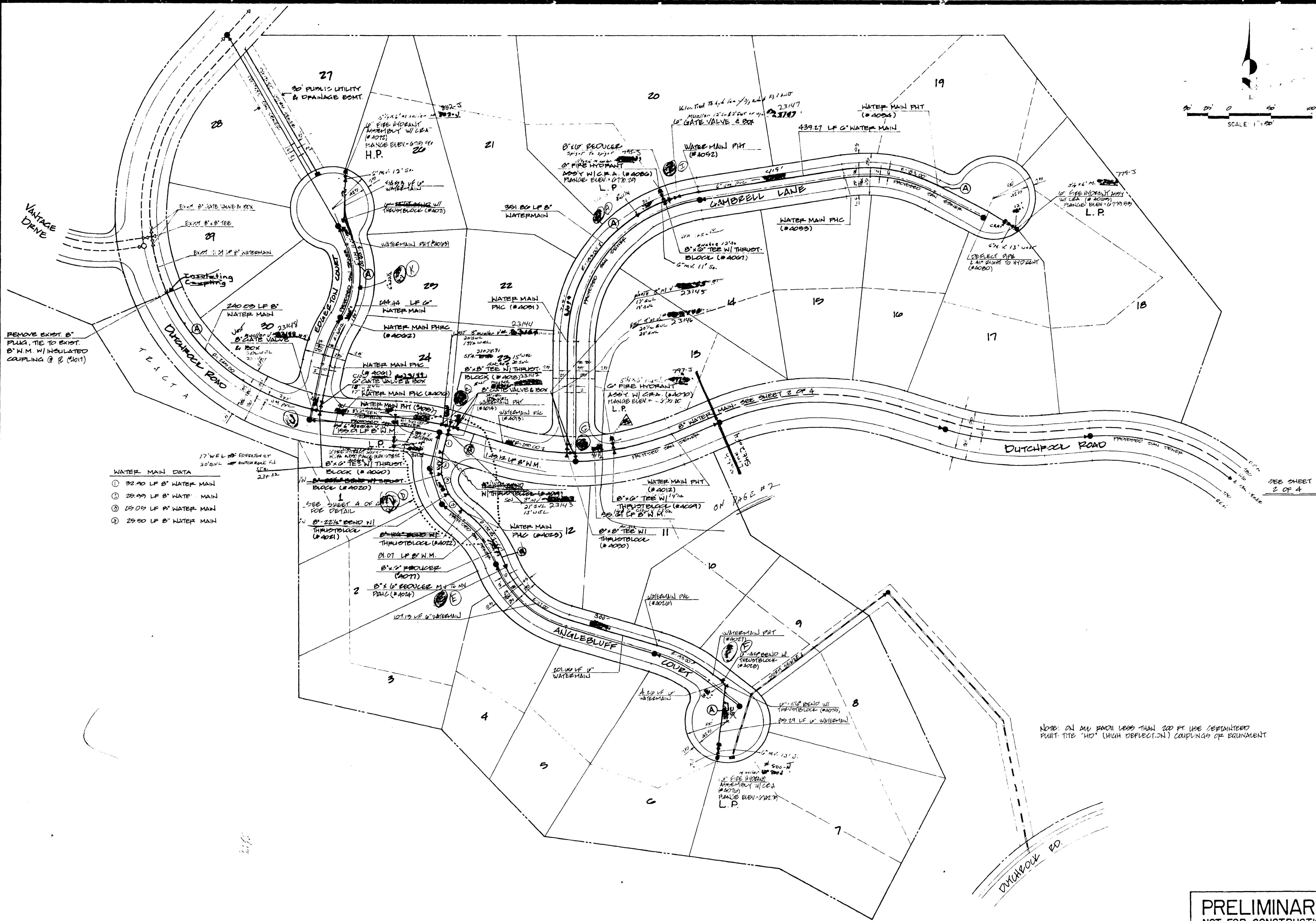
UNTIL SUCH TIME AS THESE
THESE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING, LTD
APPROVES THE USE ONLY FOR
THE PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION

48 hours before you dig,
CALL UTILITY LOCATORS
1-800-922-1987
Gas, Electric, Water and Wastewater

JR ENGINEERING, LTD.
6455 N. UNION BLVD. Suite 202
COLORADO SPRINGS, COLO 80918
593-2593
SURVEYING/ENGINEERING/PLANNING
LAND DEVELOPMENT CONSULTANTS



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- WATER MAIN DATA**
- ① 32.90 LF 8" WATER MAIN
 - ② 29.99 LF 8" WATER MAIN
 - ③ 19.09 LF 8" WATER MAIN
 - ④ 29.50 LF 8" WATER MAIN

NOTE: ON ALL PORTIONS LESS THAN 200 FT USE CERTAINTED FRUIT-TITE "HD" (HIGH DEFLECTION) COUPLINGS OR EQUIVALENT

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 OF COLORADO SPRINGS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF COLORADO SPRINGS, COLORADO. THIS DRAWING IS THE PROPERTY OF JR ENGINEERING, LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF JR ENGINEERING, LTD.

48 hours before you dig,
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 Gas, Electric, Water and Wastewater

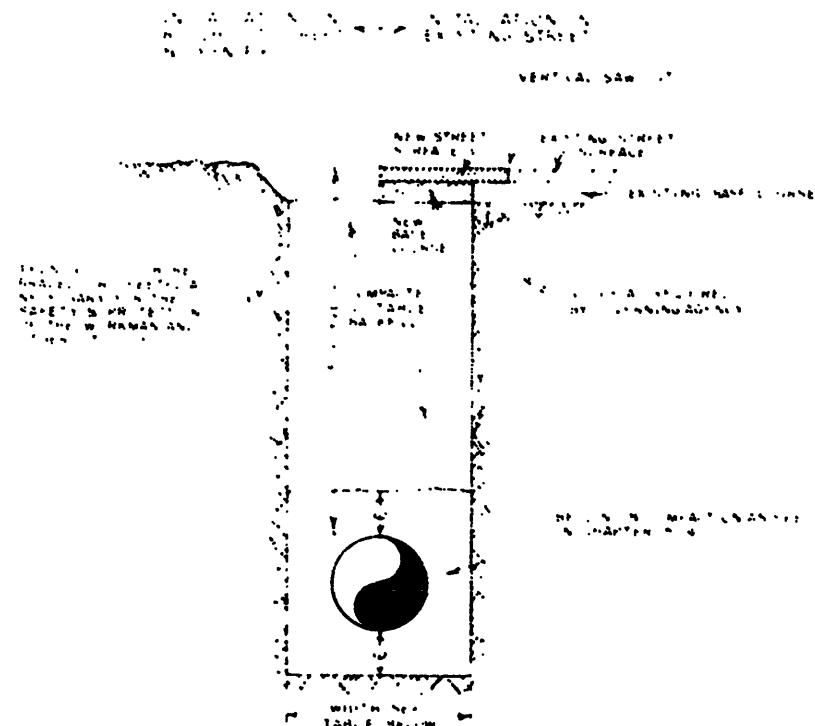
JR ENGINEERING, LTD.
 6455 N. UNION BLVD. Suite 202
 COLORADO SPRINGS, CO. 80918
 593-2593
 SURVEYING/ENGINEERING/PLANNING
 LAND DEVELOPMENT CONSULTANTS



SCALE	DATE	DES. BY	CHK. BY	DWN. BY
1" = 20'		CC		

NO.	REVISION	BY	DATE

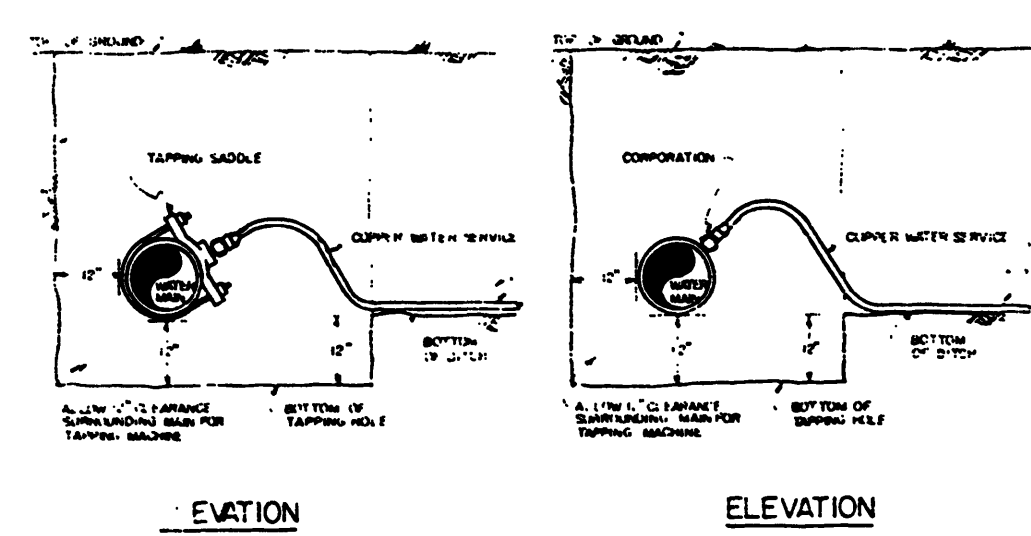
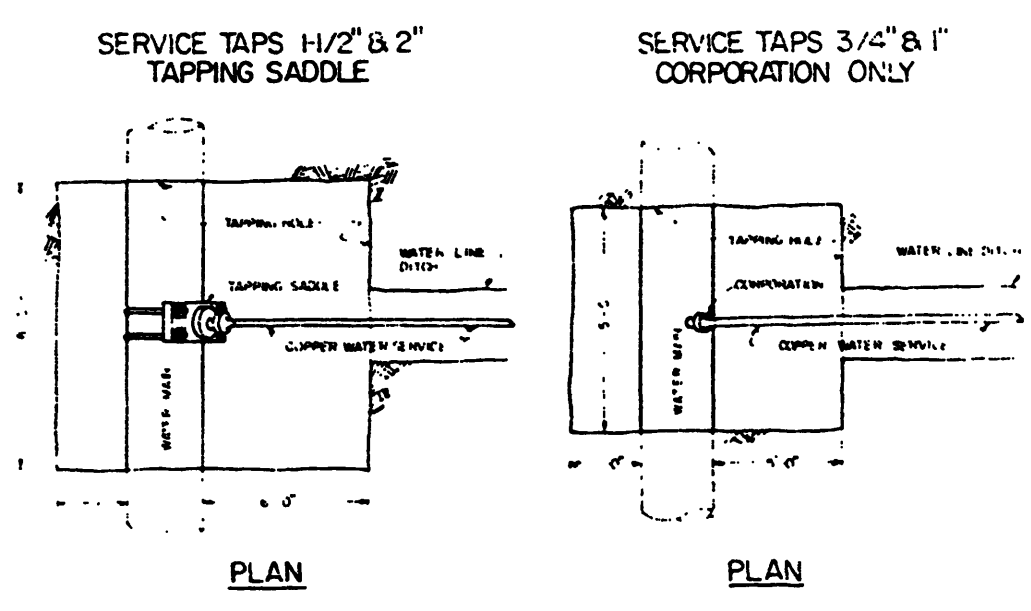
PREPARED BY: FILING NO. 5 & DUTCHESS ROAD PHASE 1
 WATER SYSTEM PLAN
 SHEET 3 OF 4
 JOB NO. 88813
 REV.



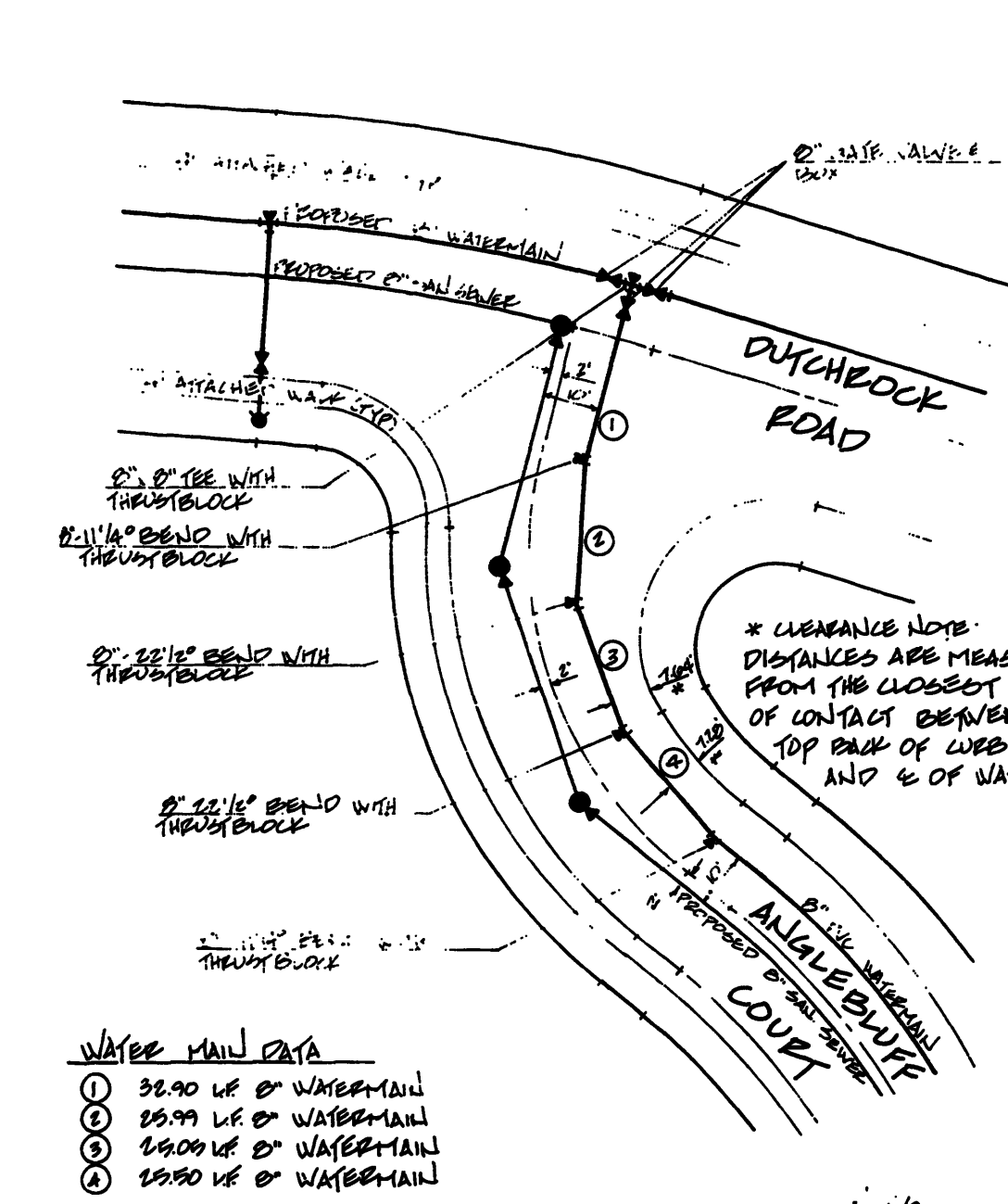
PIPE DIA. IN.	MAXIMUM WIDTH	MAXIMUM DEPTH
4"	1'-8"	2'-8"
6"	1'-7"	2'-7"
8"	1'-6"	2'-6"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE WATER DIVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS WATER DIVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TAPPING SADDLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONCRETE CURB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TABLE VALVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TAPPING SADDLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONCRETE CURB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TABLE VALVE.

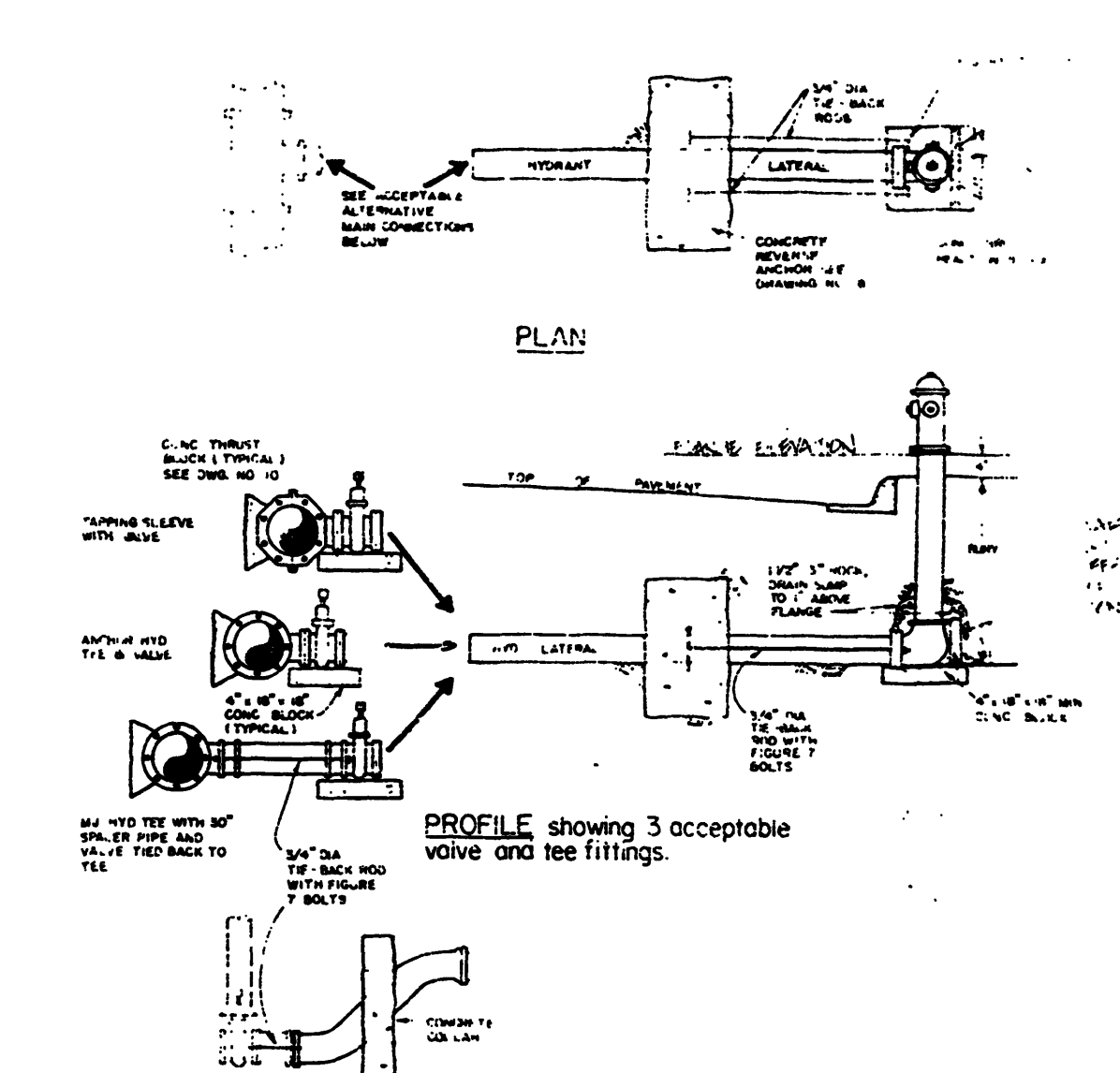
TRENCH CROSS SECTION



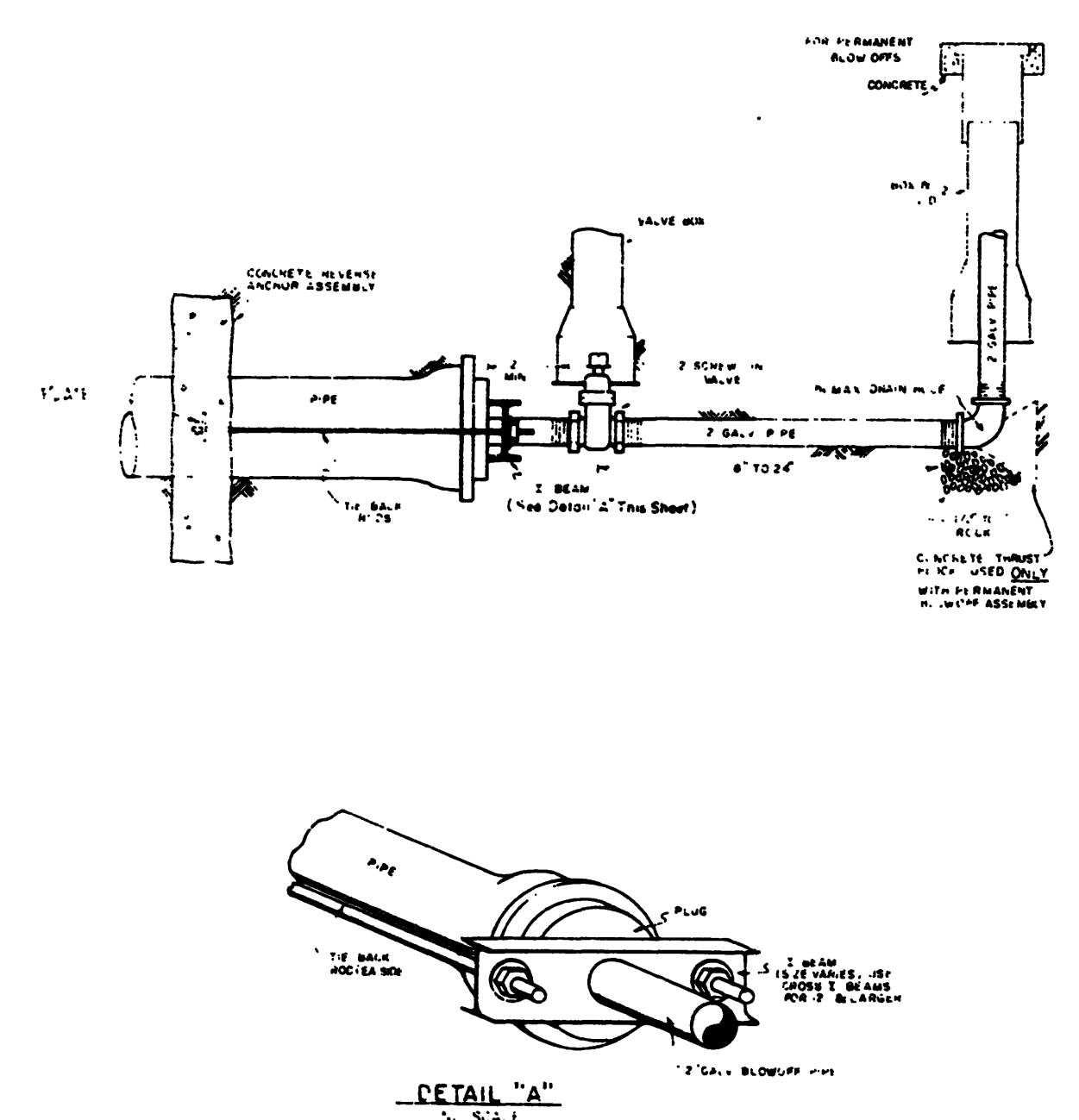
TAPPING DETAIL 3/4" TO 2"



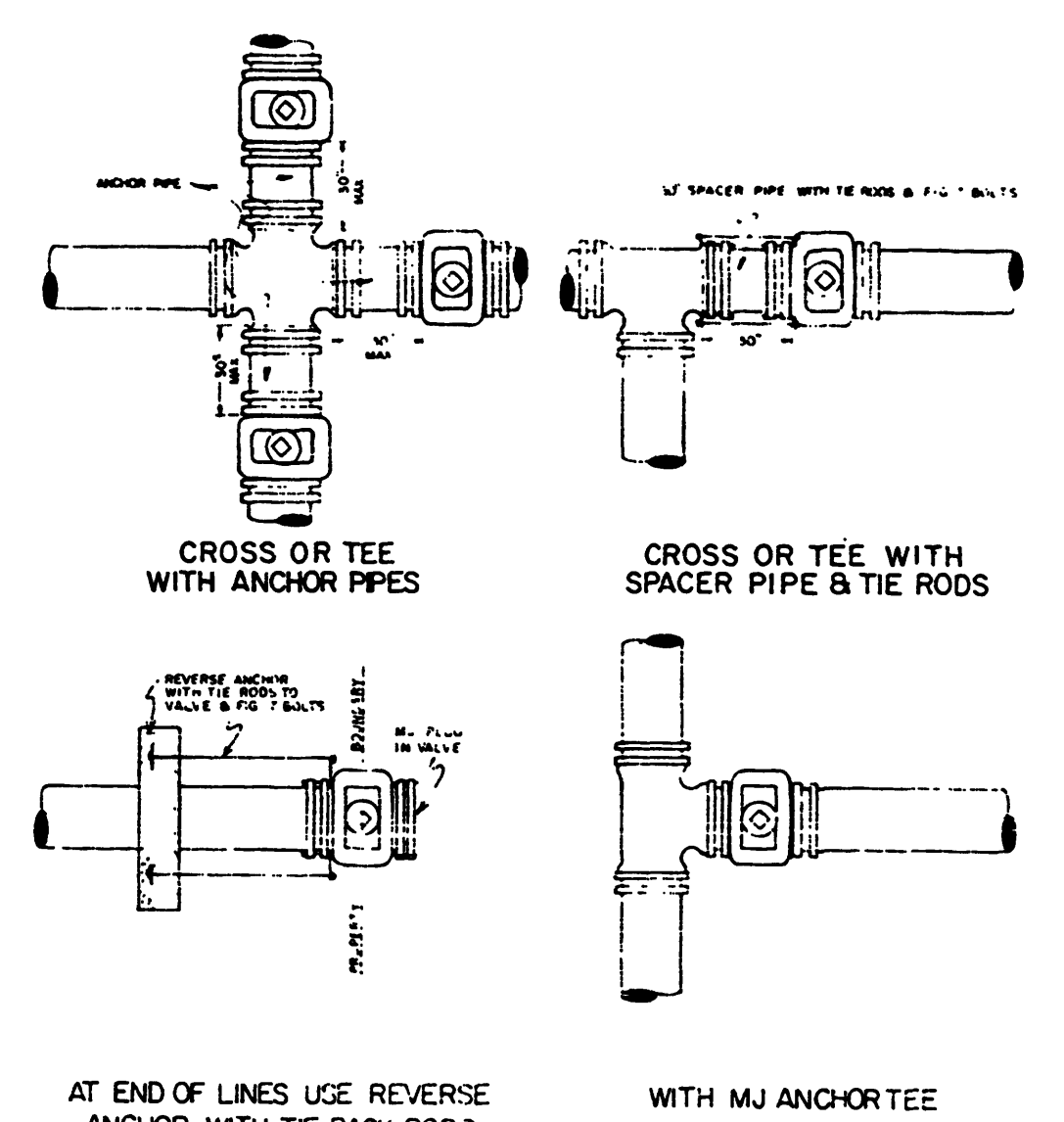
WATERLINE DETAIL AT ANGLEBUFF COURT & DUCHROCK ROAD



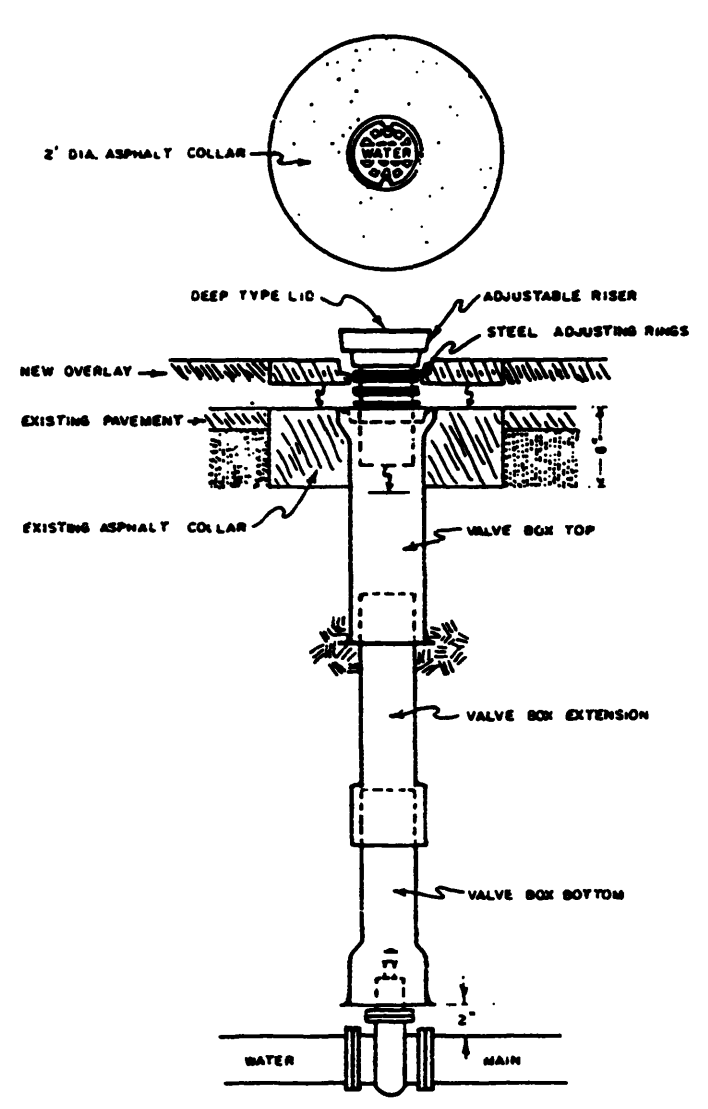
FIRE HYDRANT INSTALLATION



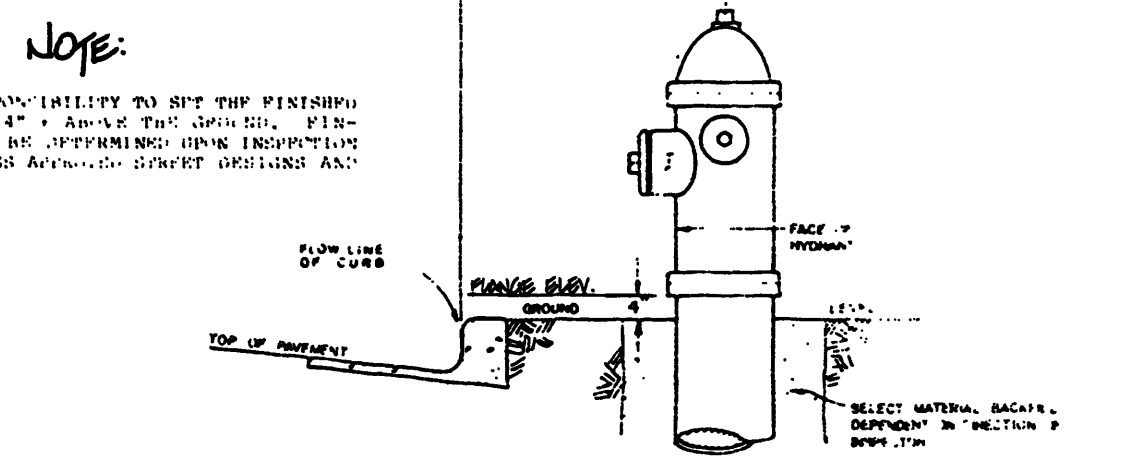
TEMPORARY & PERMANENT BLOWOFF ASSEMBLIES



VALVE INSTALLATION AND LOCATION

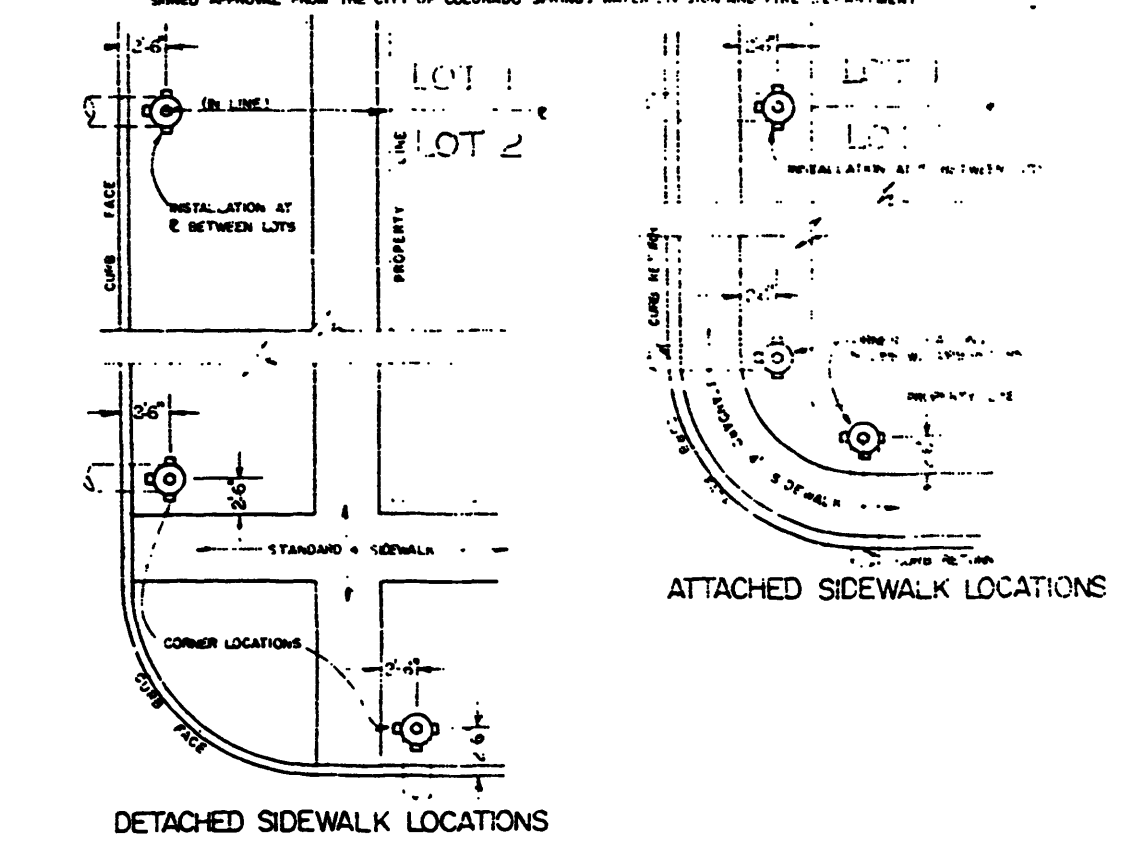


VALVE BOX INSTALLATION



FLANGE ELEVATION NOTE:

CONTRACTOR SHALL ASSUME RESPONSIBILITY TO SET THE FINISHED PIPE ELEVATION FLANGE ELEVATION 4\"/>



FIRE HYDRANT LOCATIONS

PRELIMINARY
NOT FOR CONSTRUCTION
UNTIL APPROVED BY CITY
OF COLORADO SPRINGS