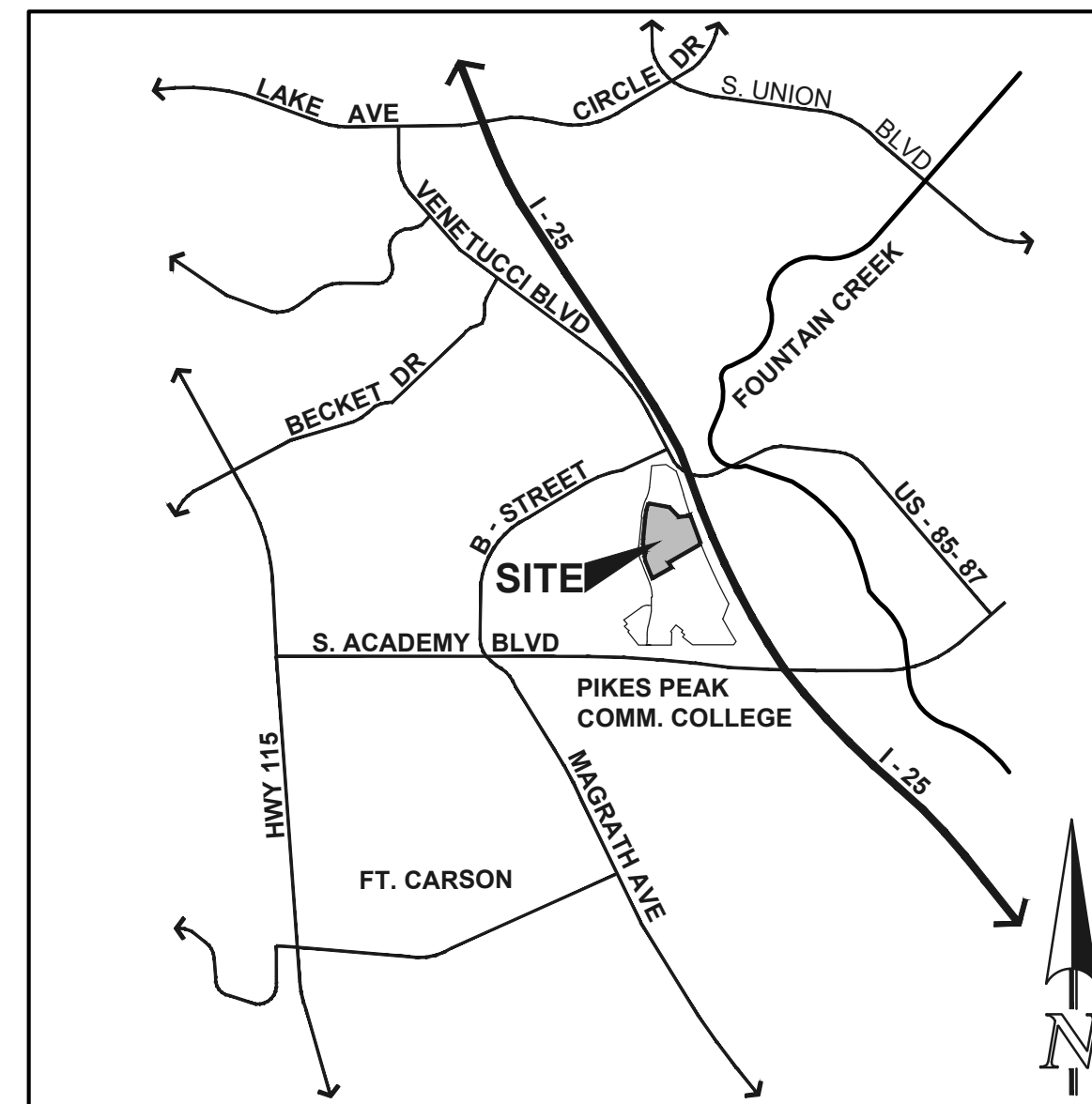


# SOUTH ACADEMY HIGHLANDS FILING NO. 2A

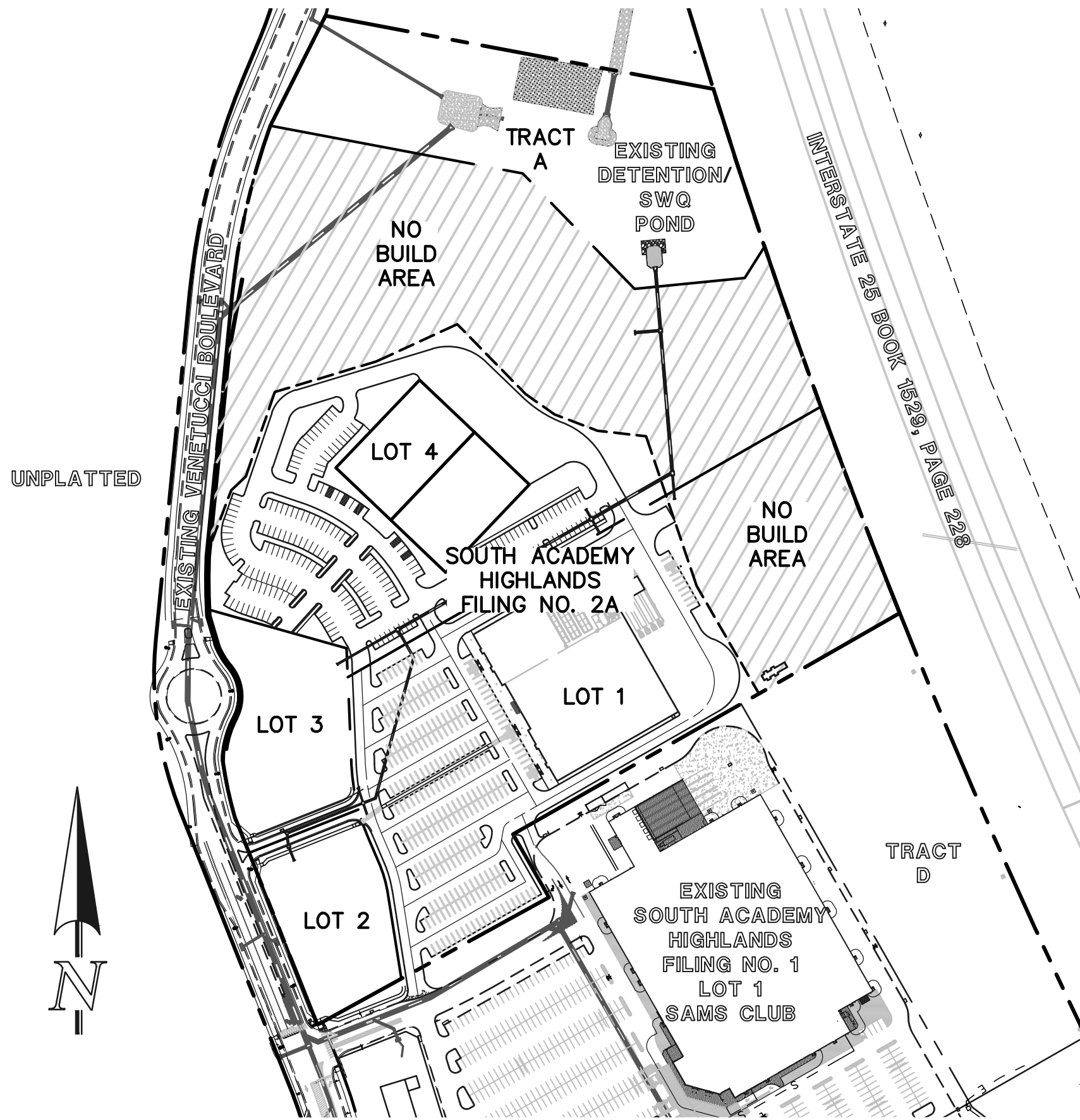
## CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

# PRIVATE STORM SEWER PLAN

JUNE 2024



**VICINITY MAP**  
N.T.S.



**KEY MAP**  
SCALE: 1" = 200'

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
  - A. COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.
  - B. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - C. CITY OF FOUNTAIN PUBLIC UTILITY DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM.
3. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOW LINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
4. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADED.
5. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
7. MATCH INTO EXISTING GRADES AT 3:1 MAX. CUT AND FILL SLOPES.
8. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
9. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
11. THE CONTRACTOR WILL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THE OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
12. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER CITY OF FOUNTAIN AND CDOT STANDARDS AND SPECIFICATIONS.
13. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CURB RETURNS AND CONFORM TO THE CITY OF COLORADO SPRINGS ENGINEERING STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. WHERE PROPOSED SLOPES CONFLICT WITH SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
17. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
18. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF FOUNTAIN AND ALL UTILITIES INVOLVED IN THE PROJECT PRIOR TO MOBILIZING ON SITE.
19. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF APPROVED 404 PERMIT (IF APPLICABLE). CONTRACTOR SHALL HAVE COPIES OF ALL REQUIRED PERMITS AT JOB SITE AT ALL TIMES.
20. PROVIDE 10 FOOT TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS
21. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
22. THE CITY OF FOUNTAIN SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF WORK.
23. NO WORK SHALL COMMENCE UNTIL THE INSTALLING CONTRACTOR HAS AN APPROVED SET OF PLANS FROM THE CITY AND CURRENT SPECIFICATIONS IN HIS POSSESSION. THE ENGINEER'S APPROVAL WILL BE FOR GENERAL CONFORMITY TO THE PLANS AND WILL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE CONTRACTOR OR CONSULTING ENGINEER OF THIS RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
24. STREETS SHALL NOT BE PAVED UNTIL METER PIT LOCATIONS OR STOP BOXES HAVE BEEN VERIFIED IN THE FIELD. NO PAVING PERMITS SHALL BE ISSUED UNTIL A RELEASE IS GIVEN BY THE CITY.
25. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING CONDITIONS AND SHALL NOTIFY ENGINEER IF CONDITION IS NOT AS SHOWN AND ALL CONFLICTS SHALL BE RESOLVED PRIOR TO START OF CONSTRUCTION.
26. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE CONTRACTOR IS DIRECTED TO PAY PARTICULAR ATTENTION TO THE SECTION OF CONSTRUCTION ZONE TRAFFIC.
27. CONSTRUCTION SHALL COMMENCE WITHIN 180 DAYS OF THE APPROVAL DATE SHOWN ON THE PLANS OR THE PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL. IF CONSTRUCTION ON THE MAIN INSTALLATION IS DELAYED FOR MORE THAN 180 DAYS, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.
28. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
29. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC RIGHT OF WAY, UNLESS IN ACCORDANCE WITH THE CITY OF FOUNTAIN CURRENT ORDINANCES. BMPs MAY BE REQUIRED BY THE CITY IF DEEMED NECESSARY, BASED ON SPECIFIC CIRCUMSTANCES.
30. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED. LOCATION OF VTC SHALL BE APPROVED BY THE CITY ENGINEER.
31. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS.
32. CONSTRUCTION WORK ACTIVITY IS PERMITTED ONLY WITHIN THE SPECIFIED HOURS:
 

Monday - Friday	7:00 A.M. - 7:00 P.M.
Saturday	8:00 A.M. - 5:00 P.M.
Sunday	9:00 A.M. - 4:00 P.M.
33. ALL CONSTRUCTION CONCRETE WASH OUT SITES MUST INCORPORATE IMPERVIOUS LINED CONTAINMENT. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO DUMP OUT REMNANT CONCRETE OR WASH OUT EQUIPMENT DIRECTLY ONTO GROUND OR PAVED SURFACES WITHOUT LINED CONTAINMENT.

**BENCHMARKS:**

- A. A SANITARY SEWER MANHOLE LOCATED AT THE EASTERLY END OF STRATMOOR SOUTH DRIVE, APPROXIMATELY 27 FEET NORTH OF THE MOST EASTERLY CORNER OF LOT 1, STRATMOOR SOUTH SUBDIVISION FILING NO. 3: ELEVATION = 5861.74
- B. A SANITARY SEWER MANHOLE LOCATED IN B STREET, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF B STREET AND HIGHWAY 85/87: ELEVATION = 5806.58

**AGENCIES:**

OWNER/DEVELOPER:	UTW ACADEMY DEVELOPMENT, LLC ONE METROPOLITAN SQUARE 211 N. BROADWAY, SUITE 3000 ST. LOUIS, MO 63102-2741 MR. JEFF OTTO, (314) 259-5978
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 6385 CORPORATE DRIVE, SUITE 101 COLORADO SPRINGS, CO 80919 MR. KYLE R. CAMPBELL, P.E., (719) 785-0790
ENGINEERING DIVISION:	CITY OF FOUNTAIN DEPARTMENT OF PUBLIC WORKS 116 S. MAIN STREET FOUNTAIN, CO 80817 MS. BRANDY R. WILLIAMS, P.E. (719) 322-2036
WATER & SANITATION DISTRICT:	STRATMOOR HILLS WATER & SANITARY DISTRICT 1811 B STREET COLORADO SPRINGS, COLORADO 80906 MR. KEVIN NILES, (719) 576-0311
FOUNTAIN FIRE DEPARTMENT:	CITY OF FOUNTAIN FIRE DEPARTMENT 811 N. SANTA FE AVENUE FOUNTAIN, CO 80817 CHIEF JAMES MAXON, (719) 393-6891
STRATMOOR HILLS FIRE DEPARTMENT:	STRATMOOR HILLS FIRE DEPARTMENT 2160 B STREET COLORADO SPRINGS, CO 80906 CHIEF SHAWN BITTLE, (719) 576-1200
GAS/ELECTRIC COMPANY:	COLORADO SPRINGS UTILITIES LEON YOUNG SERVICE CENTER 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80910 MR. TONY COLVIN, (719) 668-5768
TELEPHONE COMPANY:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987  AT & T (LOCATORS) (719) 635-3674

**APPROVALS:**

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:  
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL, COLORADO P.E. #29794 FOR AND ON THE BEHALF OF \_\_\_\_\_ DATE \_\_\_\_\_  
CLASSIC CONSULTING ENGINEERS & SURVEYORS

**CITY OF FOUNTAIN ACCEPTANCE:**

THE PLANS OR REPORT SUBMITTED APPEAR TO BE IN CONFORMANCE WITH THE CITY OF FOUNTAIN SUBMITTAL REQUIREMENTS AND STANDARD ENGINEERING PRINCIPALS AND PRACTICES APPEAR TO HAVE BEEN FOLLOWED. THE PROFESSIONAL ENGINEER SUBMITTING AND SEALING THE PLANS OR REPORT IS SOLELY RESPONSIBLE FOR THEIR ACCURACY AND VALIDITY. THIS REVIEW IS ONLY VALID FOR ONE (1) YEAR FROM THE DATE BELOW.

BRANDY R. WILLIAMS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
PW DIRECTOR / CITY ENGINEER

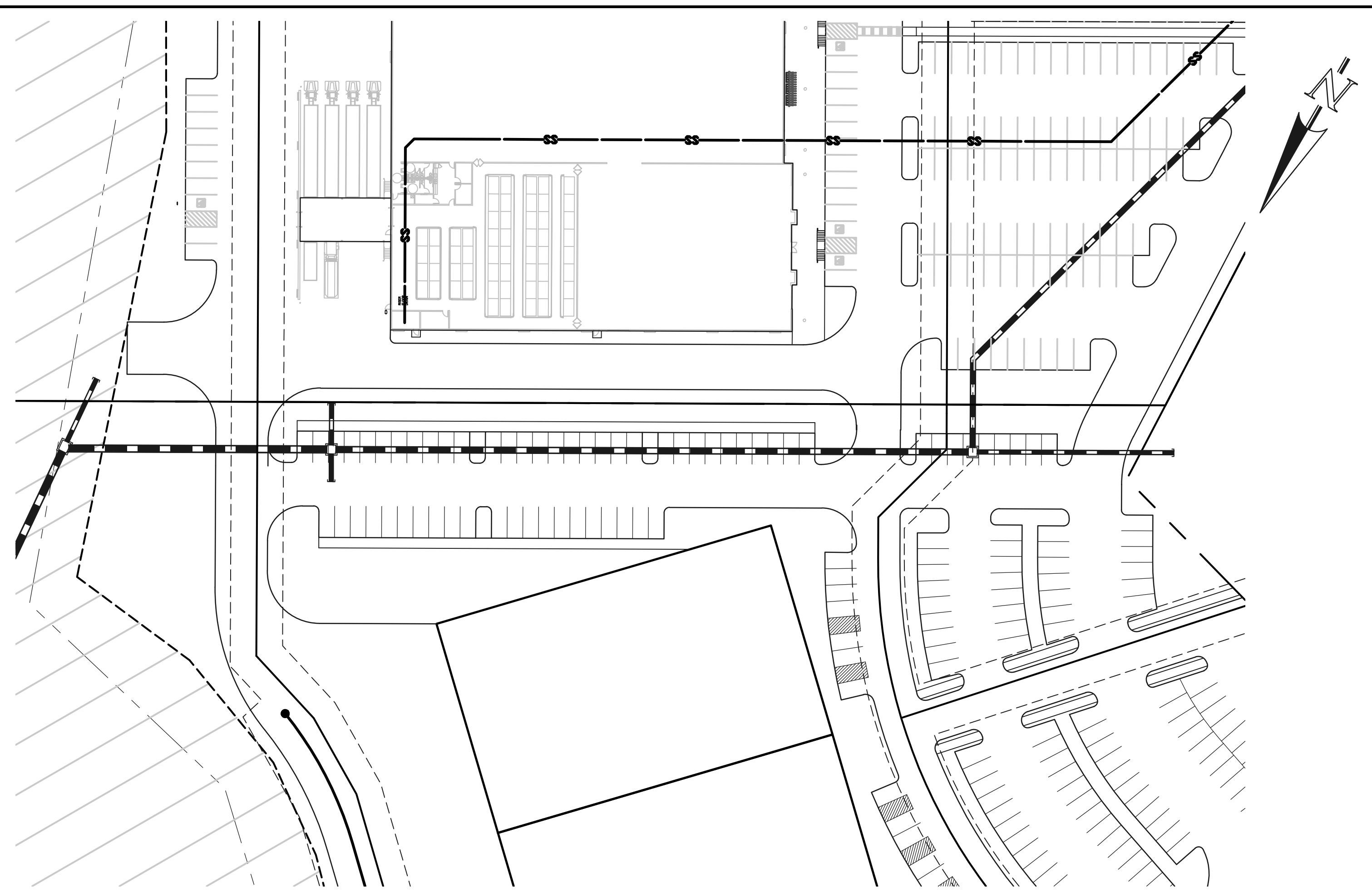
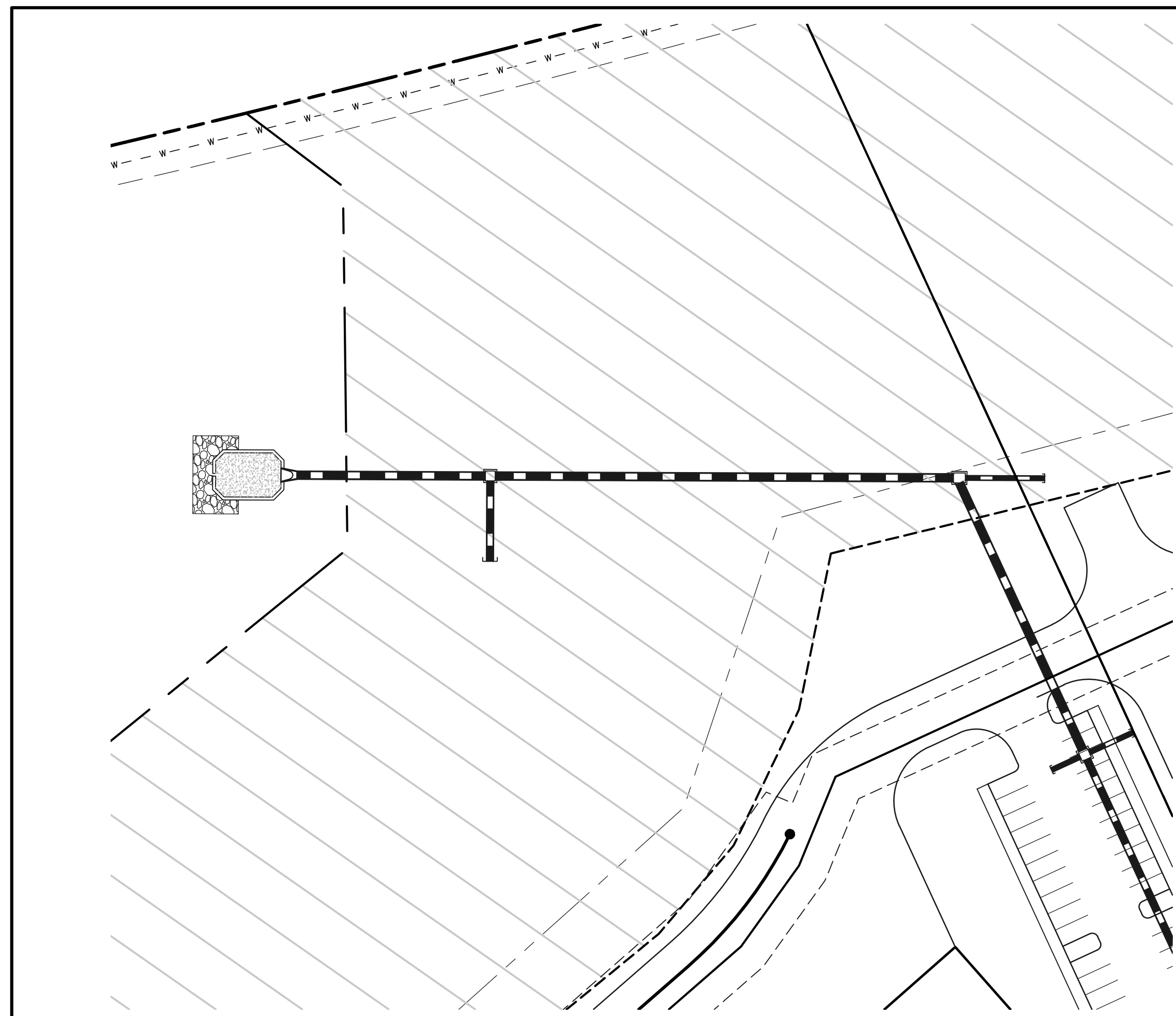
**SWMP PERMIT ACCEPTANCE:**

I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE CDPs PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

OWNER/DEVELOPER: MR. JEFFREY OTTO, MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
ADDRESS: UTW ACADEMY DEVELOPMENT, LLC  
ONE METROPOLITAN SQUARE  
211 N. BROADWAY, SUITE 3000  
ST. LOUIS, MO 63102-2741  
(314) 259-5978

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO. REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. REVISION	DATE																					<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>KYLE R. CAMPBELL, COLORADO P.E. #29794 _____ DATE _____</p>
NO. REVISION	DATE																							

	<p><b>SOUTH ACADEMY HIGHLANDS</b></p> <p><b>FILING NO. 2A</b></p> <p>PRIVATE STORM SEWER PLAN</p> <p>TITLE SHEET</p>					
	DESIGNED BY	MAL		SCALE	DATE	06/03/24
	DRAWN BY	MES		(H) 1"=VARIES	SHEET	1 OF 3
	CHECKED BY	(V) 1"= N/A		JOB NO.	2186.93	



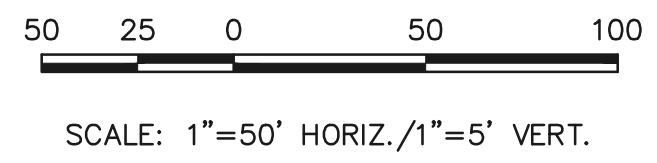
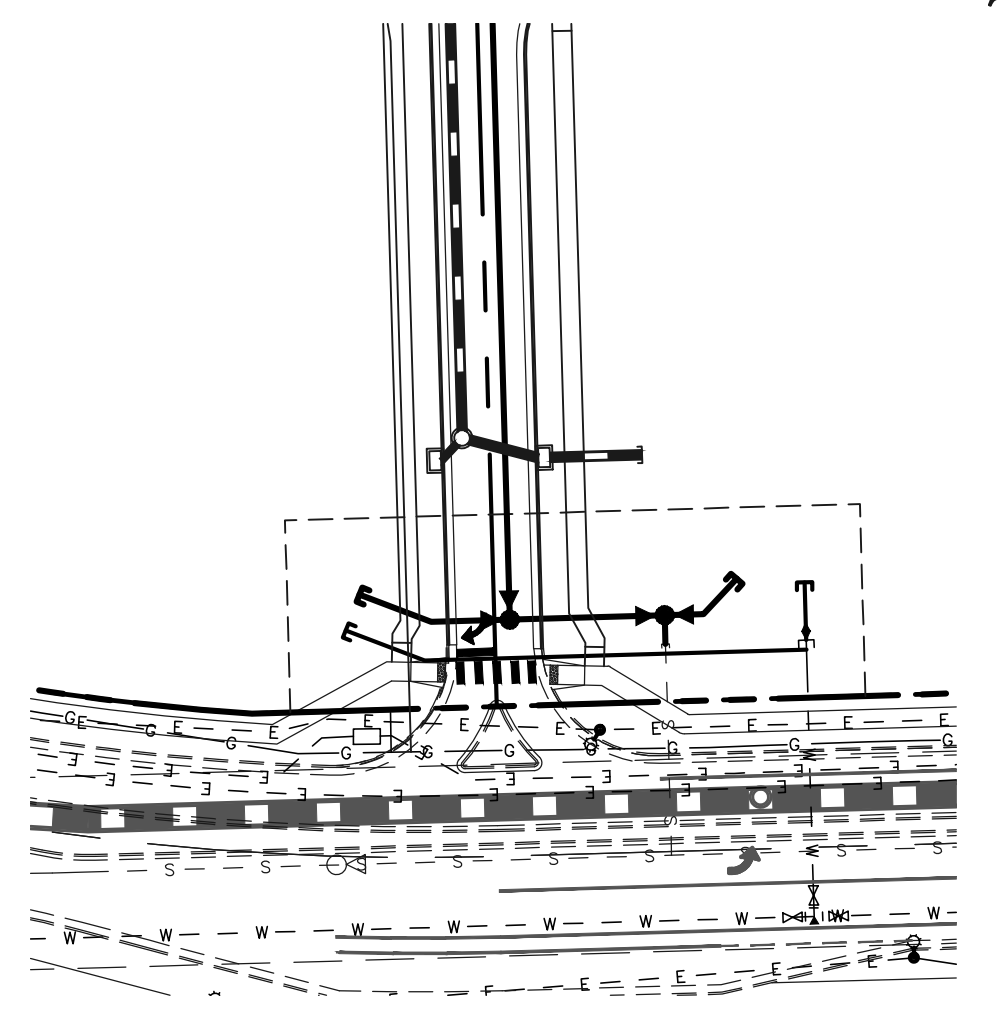
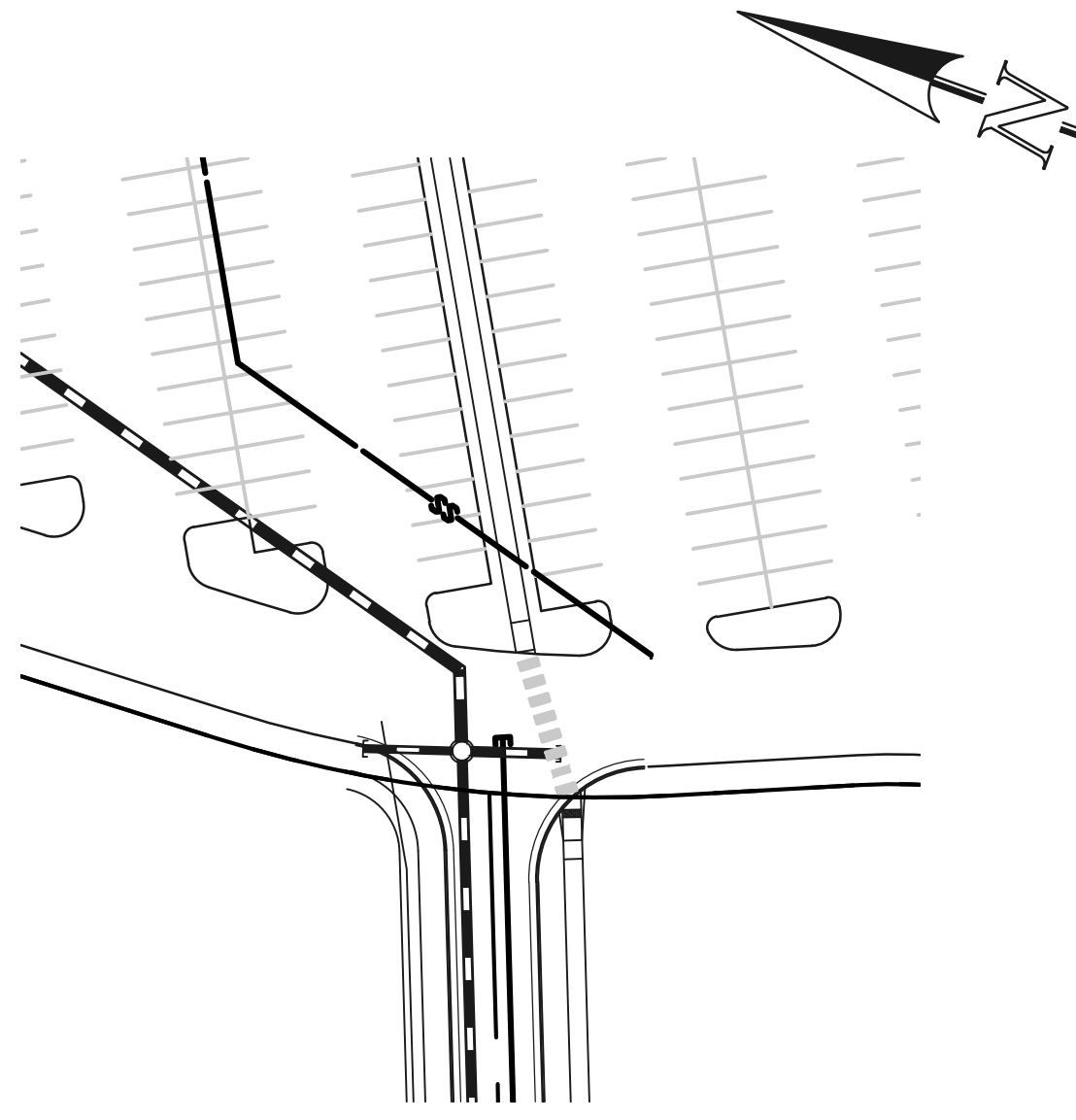
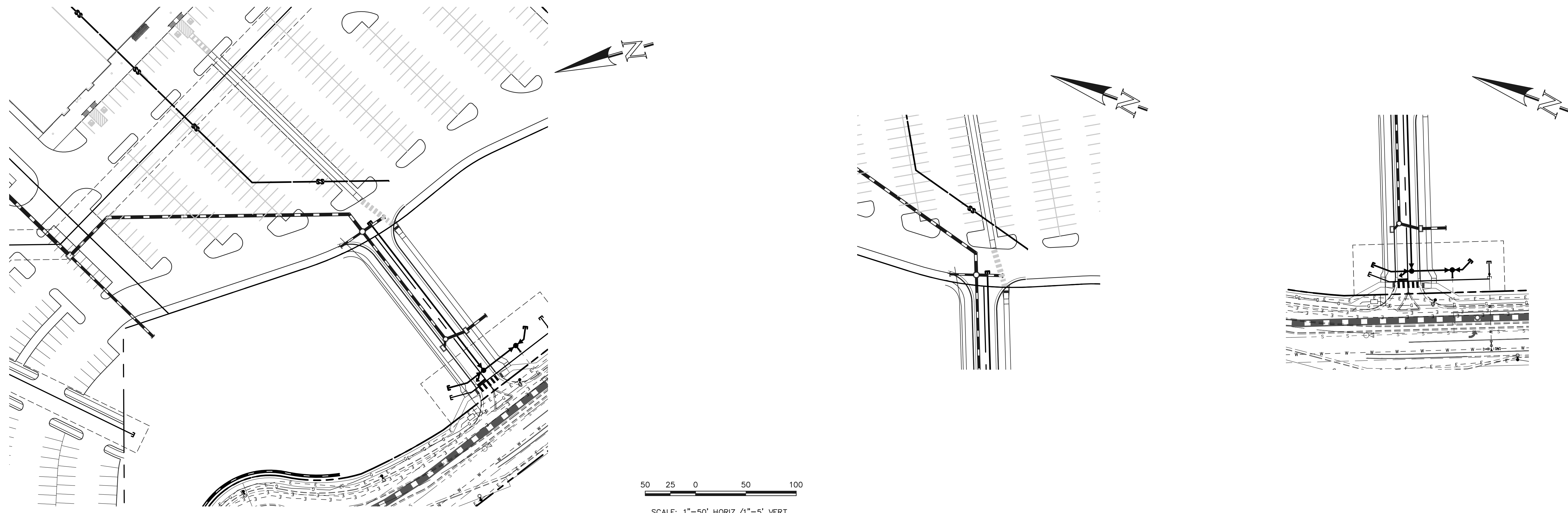
50 25 0 50 100  
SCALE: 1"=50' HORIZ./1"=5' VERT.

**PRIVATE 42" RCP STORM  
(MAIN A)**

5900																					
	5890																				
		5880																			
	5870																				
5860																					
		1+00	2+00	3+00																	

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>✱ PROPOSED FIRE HYDRANT</li> <li> PROPOSED WATER MAIN</li> <li> PROPOSED SAN. SEWER MAIN</li> <li> PROPOSED STORM SEWER</li> <li> PROPOSED STORM INLET</li> <li> ROW/BOUNDARY LINE</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p><b>STORM SEWER MATERIAL:</b> ALL STORM SEWER PIPE, MANHOLES, AND INLETS SHALL BE TYPE V (SULPHATE RESISTANT) CONCRETE DUE TO CORROSIVE SOILS. TRENCH CLASS-B BEDDING (OR BETTER).</p> </div>	<p><b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</b></p> <p><b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small></p>	<table border="1" style="width: 100%; height: 100%;"> <thead> <tr> <th style="width: 60%;">NO. REVISION</th> <th style="width: 40%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. REVISION	DATE													<p>REVIEW:</p> <p><small>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</small></p> <p>_____ DATE _____</p> <p><small>KYLE R. CAMPBELL, COLORADO P.E. #29794</small></p>	<div style="border: 2px solid black; padding: 10px;"> <p></p> </div> <p><b>CLASSIC CONSULTING</b></p> <p><small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</small></p> <p><small>(719)785-0790 (719)785-0799(Fax)</small></p>	<p><b>SOUTH ACADEMY HIGHLANDS FILING NO. 2A</b></p> <p>PRIVATE STORM SEWER PLAN</p> <table border="1" style="width: 100%; font-size: small;"> <tr> <td>DESIGNED BY</td> <td>MAL</td> <td>SCALE</td> <td>DATE</td> <td>06/03/24</td> </tr> <tr> <td>DRAWN BY</td> <td>MES</td> <td>(H) 1"= 50'</td> <td>SHEET</td> <td>2 OF 3</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>(V) 1"= 5'</td> <td>JOB NO.</td> <td>2186.93</td> </tr> </table>	DESIGNED BY	MAL	SCALE	DATE	06/03/24	DRAWN BY	MES	(H) 1"= 50'	SHEET	2 OF 3	CHECKED BY		(V) 1"= 5'	JOB NO.	2186.93
NO. REVISION	DATE																																	
DESIGNED BY	MAL	SCALE	DATE	06/03/24																														
DRAWN BY	MES	(H) 1"= 50'	SHEET	2 OF 3																														
CHECKED BY		(V) 1"= 5'	JOB NO.	2186.93																														

N:\PROJECTS\DRAWINGS\CONSTRUCTION\STORM SEWER\218693-SM-02.dwg, 6/3/2024, 10:36:06 AM, 1:1



**PRIVATE XX" RCP STORM  
(MAIN A)**

5900			
5890			
5880			
5870			
5860	1+00	2+00	3+00

**LEGEND**

- \* PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SAN. SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- - - ROW/BOUNDARY LINE

**STORM SEWER MATERIAL:**

ALL STORM SEWER PIPE, MANHOLES, AND INLETS SHALL BE TYPE V (SULPHATE RESISTANT) CONCRETE DUE TO CORROSIVE SOILS. TRENCH CLASS-B BEDDING (OR BETTER).

**48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
811**

UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794      DATE

**SOUTH ACADEMY HIGHLANDS  
FILING NO. 2A  
PRIVATE STORM SEWER PLAN**

DESIGNED BY	MAL	SCALE	DATE	06/03/24
DRAWN BY	MES	(H) 1"= 50'	SHEET	3 OF 3
CHECKED BY		(V) 1"= 5'	JOB NO.	2186.93

CLASSIC CONSULTING

N:\PROJECTS\DRAWINGS\CONSTRUCTION\STORM SEWER\18693-STM-03.dwg, 6/3/2024, 10:58:54 AM, 1:1