

FLRD #2 LLC
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK

CODE STATEMENT

I. <u>CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:</u>	II. <u>CODE ABSTRACT (CONT.)</u>
A. PIKES PEAK REGIONAL BUILDING CODE (2017)	B. <u>GENERAL PROPERTY INFORMATION:</u>
B. INTERNATIONAL BUILDING CODE (2015)	—LOCATION: 1-MILE NW OF INTERSECTION: LINDBERGH RD & MESA TOP DR, MONUMENT, CO 80132
C. INTERNATIONAL EXISTING BUILDING CODE (2015)	—LEGAL DESCRIPTION: SEE THIS SHEET
D. INTERNATIONAL ENERGY CONSERVATION CODE (2015)	—EPC PARCEL SCHED #: 7100000433
E. INTERNATIONAL MECHANICAL CODE (2015)	—ACREAGE: 287 (FUTURE SUBDIVIDED UTILITY TRACT C = 6.57)
F. INTERNATIONAL FUEL GAS CODE (2015)	—ZONING: PUD
G. INTERNATIONAL PLUMBING CODE (2015)	—CURRENT LAND USE: AGRICULTURAL GRAZING
H. NATIONAL ELECTRICAL CODE (2017)	—OWNER: FOREST LAKES RESIDENTIAL DEVELOPMENT #2 LLC
I. ICC/ANSI A117.1 ACCESSIBILITY STANDARD (2009)	—TAX AREA CODE: PFW
II. <u>CODE ABSTRACT:</u>	
A. <u>SCOPE:</u> THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A 260,000 GALLON TANK AND APPURTENANCES TO PROVIDE FLOW AND PRESSURE FOR UPCOMING PHASES OF THE FOREST LAKES REGIONAL DEVELOPMENT PROJECT.	C. <u>TANK CONSTRUCTION:</u>
	—CAPACITY: 0.26 MG
	—AREA: 1,385 SF
	—DIAMETER: 42 FT
	—TOTAL HEIGHT: 37 FT
	D. <u>BUILDING CODE ANALYSIS:</u>
	—CONSTRUCTION TYPE: A (STEEL BOLTED)
	—USE: MUNICIPAL WATER STORAGE
	—AREA INCREASE: NO ALLOWABLE INCREASE REQUIRED
	—FIRE RESISTIVITY: NO GENERAL REQUIREMENTS
	E. <u>EGRESS REQUIREMENTS:</u> N/A

LEGEND

—W—	PROPOSED POTABLE WATER LINE	⊗	PROPOSED VALVE (BY OTHERS)
—W—	PROPOSED POTABLE WATER LINE (BY OTHERS)	⊗	PROPOSED VALVE
—SS—	PROPOSED SANITARY SEWER LINE	⊙	PROPOSED SANITARY SEWER MANHOLE
▬▬▬▬▬	EXISTING STORM SEWER	⊙	PROPOSED STORM SEWER MANHOLE
—UGE—	PROPOSED UNDERGROUND ELECTRIC	⊗	PROPOSED FIRE HYDRANT
—OHE—	EXISTING OVERHEAD ELECTRIC	⊗	PROPOSED YARD HYDRANT
—7280—	EXISTING GRADE — MAJOR		
— — —	EXISTING GRADE — MINOR		
—7280—	PROPOSED GRADE — MAJOR (BY OTHERS)		
— — —	PROPOSED GRADE — MINOR (BY OTHERS)		
☁	EXISTING VEGETATION/TREE LINE		

SIGNATURE BLOCKS

CONSTRUCTION DRAWINGS
DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

GWENDOLYN J DALL, PE #0051810 DATE
JDS-HYDRO CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

ANN NICHOLS, MANAGER DATE
FOREST LAKES METROPOLITAN DISTRICT
c/o DONALA WATER AND SANITATION DISTRICT
15850 HOLBEIN DRIVE, COLORADO SPRINGS, CO 80921

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 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 NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, PE DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

SITE DEVELOPMENT PLAN
sect, township range, county, co.

delete for plan review



VICINITY MAP
N.T.S.

also add the legal for the tract that will be created later 6.5 acres +-

SHEET INDEX

SHEET NUMBER	DESCRIPTION	SHEET NUMBER	DESCRIPTION
GENERAL	COVER SHEET	CIVIL (CONTINUED)	
G1	GENERAL NOTES	C3	GRADING AND EROSION CONTROL PLAN
G2	FEMA FLOODPLAIN MAP	C4	UTILITY PLAN/TANK PIPING PLAN & PROFILE
		C5	TANK ELEVATION & DETAILS
CIVIL		C6	DETAILS
C1	OVERALL SITE PLAN	C7	DETAILS
C2	SITE DEVELOPMENT PLAN	C8	DETAILS

landscape plan

what kind of details?
add landscape sheet

add file numbers

NOTE:
FOR DEVELOPMENT DATA, REFER TO FOREST LAKES MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN FOR FILINGS 5, 6 & 7 (N.E.S., INC) AND FOREST LAKES FILING 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN AND APPLICABLE SIGNATURE BLOCKS (CLASSIC CONSULTING).

OVERALL DEVELOPMENT LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"W, A DISTANCE OF 3103.31 FEET.
COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE,
ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (17) SEVENTEEN COURSES:
1. S04°27'43"E, A DISTANCE OF 339.79 FEET;
2. S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°06'06", A RADIUS OF 370.00 FEET AND A DISTANCE OF 7.11 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°25'41", A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT OF REVERSE CURVE;
5. THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 67.59 FEET TO A POINT OF TANGENT;
6. S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°30'55", A RADIUS OF 215.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT OF TANGENT;
8. S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47°22'46", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT OF TANGENT;
10. N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°40'04", A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF TANGENT;
12. N17°06'44"E A DISTANCE OF 29.40 FEET;
13. S72°53'16"E, A DISTANCE OF 60.00 FEET;
14. S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 46°47'45", A RADIUS OF 130.00 FEET AND A DISTANCE OF 106.18 FEET TO A POINT ON CURVE;
16. S26°02'29"E, A DISTANCE OF 239.56 FEET;
17. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE SOUTHWESTERLY CORNER OF SAID FOREST LAKES FILING NO. 1;
THENCE S02°39'14"E, A DISTANCE OF 1236.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S88°58'38"W, ON SAID SOUTH LINE, A DISTANCE OF 913.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE S88°58'38"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1331.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28;
THENCE S89°10'18"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO A DISTANCE OF 2620.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 2671.51 FEET TO THE CENTER QUARTER OF SAID SECTION 29; THENCE N89°40'43"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 2638.56 FEET TO THE WEST QUARTER CORNER OF SECTION 28; THENCE N89°29'26"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1718.18 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 287.000 ACRES.

PARTICIPANTS

OWNER
FOREST LAKES RESIDENTIAL
DEVELOPMENT #2 LLC
6385 CORPORATE DR, STE 200
COLORADO SPRINGS, CO 80919
CONTACT: JIM BOULTON
PHONE: (719) 592-3259

LAND PLANNING & DEVELOPMENT
N.E.S., INC
619 N CASCADE AVE, STE 200
COLORADO SPRINGS, CO 80903
CONTACT: ANDREA BARLOW
PHONE: (719) 471-0073

CONSULTING/TANK ENGINEER
JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR, STE 100
COLORADO SPRINGS, CO 80903
CONTACT: GWEN DALL, PE
PHONE: (719) 227-0072

CIVIL AND DRAINAGE ENGINEER/SUBDIVIDER
CLASSIC CONSULTING ENGINEERS
AND SURVEYORS
6385 CORPORATE DR, STE 200
COLORADO SPRINGS, CO 80919
CONTACT: KYLE CAMPBELL, PE
PHONE: (719) 785-2800

SURVEY DATA

TOPOGRAPHY AND DEVELOPMENT DATA PROVIDED BY N.E.S., INC. AND CLASSIC CONSULTING. SEE SURVEY DATA FOR ESTABLISHED CONTROL. BASIS OF BEARINGS AND BENCHMARKS HAVE BEEN NOTED AS FOLLOWS:

BASIS OF BEARING:
A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 27 AND THE SOUTH HALF OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE SHOWN IN FOREST LAKES FILING NO. 1, MONUMENTED WITH A #4 REBAR AND YELLOW PLASTIC CAP, LS 4842 AND ASSUMED TO BEAR S59°33'25"E.

BENCHMARKS:
A. THE SOUTHWESTERLY CORNER OF LOT 15 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY #4 REBAR AND RED PLASTIC SURVEYORS CAP
B. THE NORTHEASTERLY CORNER OF LOT 15 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY A #4 REBAR AND RED PLASTIC SURVEYORS CAP

Add "PCD File No. PPR201"

This (name of site dev plan was approved by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director

modify for Planning
and Community
Development Director
signature

2019/11/21 2:45 PM By: Precision 7510_1 J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD Working\Tank\29401_Cover.dwg

GENERAL NOTES:

- ALL WATER AND WASTEWATER SYSTEM CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FOREST LAKES METROPOLITAN DISTRICT (FLMD, THE DISTRICT) WATER AND SEWER SERVICE INSTALLATION SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THESE CONSTRUCTION DRAWINGS/SPECIFICATIONS AND THE FLMD SPECIFICATIONS THE FLMD SPECIFICATIONS SHALL GOVERN.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE PROJECT ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF FOREST LAKES METROPOLITAN DISTRICT AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% MODIFIED PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED UTILITY MATERIAL SHALL BE RETURNED TO THE DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE PROJECT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FOREST LAKES METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
 - TEST 100 % OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

21. DISINFECTION OF FACILITIES:

- THE CONTRACTOR SHALL DISINFECT ALL DOMESTIC WATERLINES ACCORDING TO AWWA STANDARDS B-300 AND C-601, INCLUDING PRELIMINARY FLUSHING, CHLORINATION, AND FINAL FLUSHING. THE CONTRACTOR SHALL DISINFECT ALL TANKS ACCORDING TO AWWA C652-11.
- THE CONTRACTOR SHALL COLLECT SAMPLES FROM END OF PIPELINE AFTER FINAL FLUSHING AND PRIOR TO PLACING WATERLINES IN SERVICE AND TEST FOR COLIFORM ORGANISMS. THE NUMBER AND FREQUENCY OF SAMPLES SHALL CONFORM WITH THE REQUIREMENTS OF THE PUBLIC HEALTH AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL PAY FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SAMPLING AND TESTING AS REQUIRED.
- REPEAT DISINFECTION UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED IF INITIAL OR SUBSEQUENT DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES.

22. ACCEPTANCE:

- THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
- A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN OR FINAL GRADING IS COMPLETE AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).

23. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.

24. INSPECTION FEES: CALL THE DISTRICT (719-488-3603) FOR FEE SCHEDULE.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

WATER SYSTEM INSTALLATION NOTES:

- ALL WATER MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- IN GENERAL, WATER MAINS SHALL BE DESIGNED TO HAVE TEN FEET (10') HORIZONTAL SEPARATION FROM POSSIBLE SOURCES OF POLLUTION. WHEN THE HORIZONTAL SEPARATION IS NOT ACHIEVABLE, THEN THE WATER MAIN SHALL BE DESIGNED SO THAT THE BOTTOM OF THE WATER MAIN IS TWO (2) FEET ABOVE THE TOP OF ANY SEWER PIPE. WHEN TWO FEET OF VERTICAL SEPARATION CANNOT BE ACHIEVED, THEN THE WATER MAIN WILL BE CONSTRUCTED IN TWENTY-FOOT (20') SECTIONS OF DUCTILE IRON WITH NO JOINTS ON THE SEWER PIPE. THE TWENTY-FOOT SECTION SHALL BE CENTERED ABOVE THE SEWER PIPE WITH TEN FEET (10') TO EACH JOINT. WHEN SEPARATION CAN NOT BE ACHIEVED, CASING MAY BE USED UPON WRITTEN REQUEST TO THE DISTRICT ENGINEER FOR CONSIDERATION.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF ALL WATER LINES SHALL HAVE "AS BUILT" PLANS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT
- USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - ALL EASEMENTS (PLATTED OR DEEDED) SHALL BE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

EROSION CONTROL NOTES:

- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC AND SHALL BE CONSIDERED A PART OF THE GRADING AND EROSION CONTROL PLANS.
- FOR OVERALL GRADING AND EROSION CONTROL INCLUDING GEC NOT LISTED HEREIN (INCLUDING SIGNATURE BLOCKS), REFER TO FOREST LAKES FILING 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN (CLASSIC CONSULTING). FOR DEVELOPMENT DATA, REFER TO FOREST LAKES MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN FOR FILINGS 5, 6 & 7 (N.E.S., INC).

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

Note Regarding Stormwater Drainage:

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

acceptance with a tank site?

Some of theses notes seem irrelevant to this project to construct, tank, asphalt driveway, trail, and associated landscape plantings or reseeding

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

add ADA note

add installation of trail on the site installed by, maintained by XXXX

Are these notes all relative?

delete this.

FLRD #2, LLC.

REGIONAL WATER IMPROVEMENTS

MG POTABLE WATER TANK

GENERAL NOTES

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DRIVE, SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

REVISIONS		NO.	DESCRIPTION	BY	APP.
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FOR PLAN REVIEW

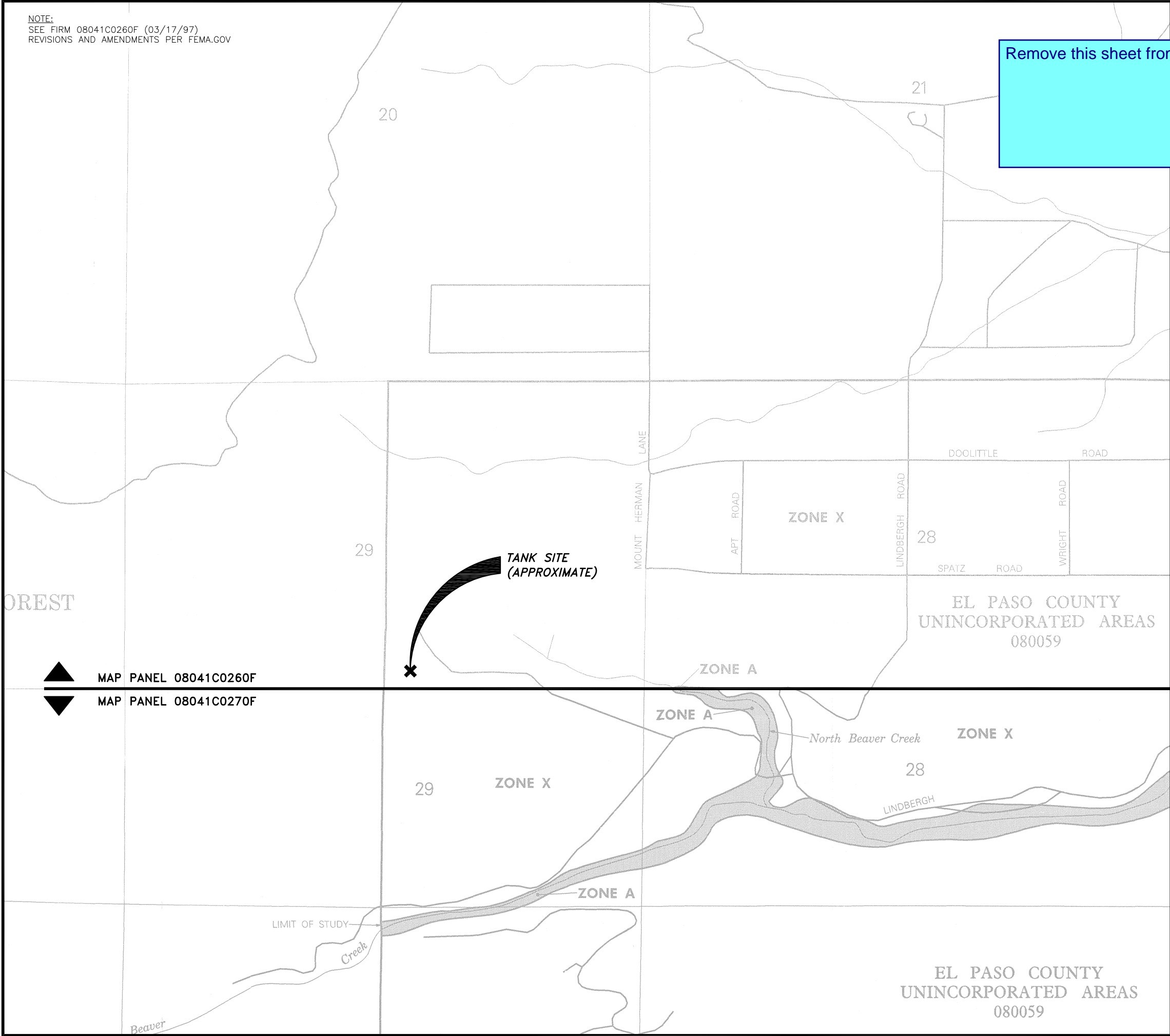
Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: GGM
Check: JPM

G1

SHEET 2 OF 11

J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD\Working\Tank\294.01_FEMA.dwg 2019/11/21 1:07 PM By: ACH

NOTE:
SEE FIRM 08041C0260F (03/17/97)
REVISIONS AND AMENDMENTS PER FEMA.GOV



Remove this sheet from the site development plan

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

EL PASO COUNTY,
COLORADO AND
INCORPORATED AREAS

PANEL 260 OF 1300
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
EL PASO COUNTY, UNINCORPORATED AREAS	080059	0260	F
MONUMENT, TOWN OF	080064	0260	F
PALMER LAKE, TOWN OF	080065	0260	F



Federal Emergency Management Agency

MAP NUMBER
08041C0260 F

EFFECTIVE DATE:
MARCH 17, 1997

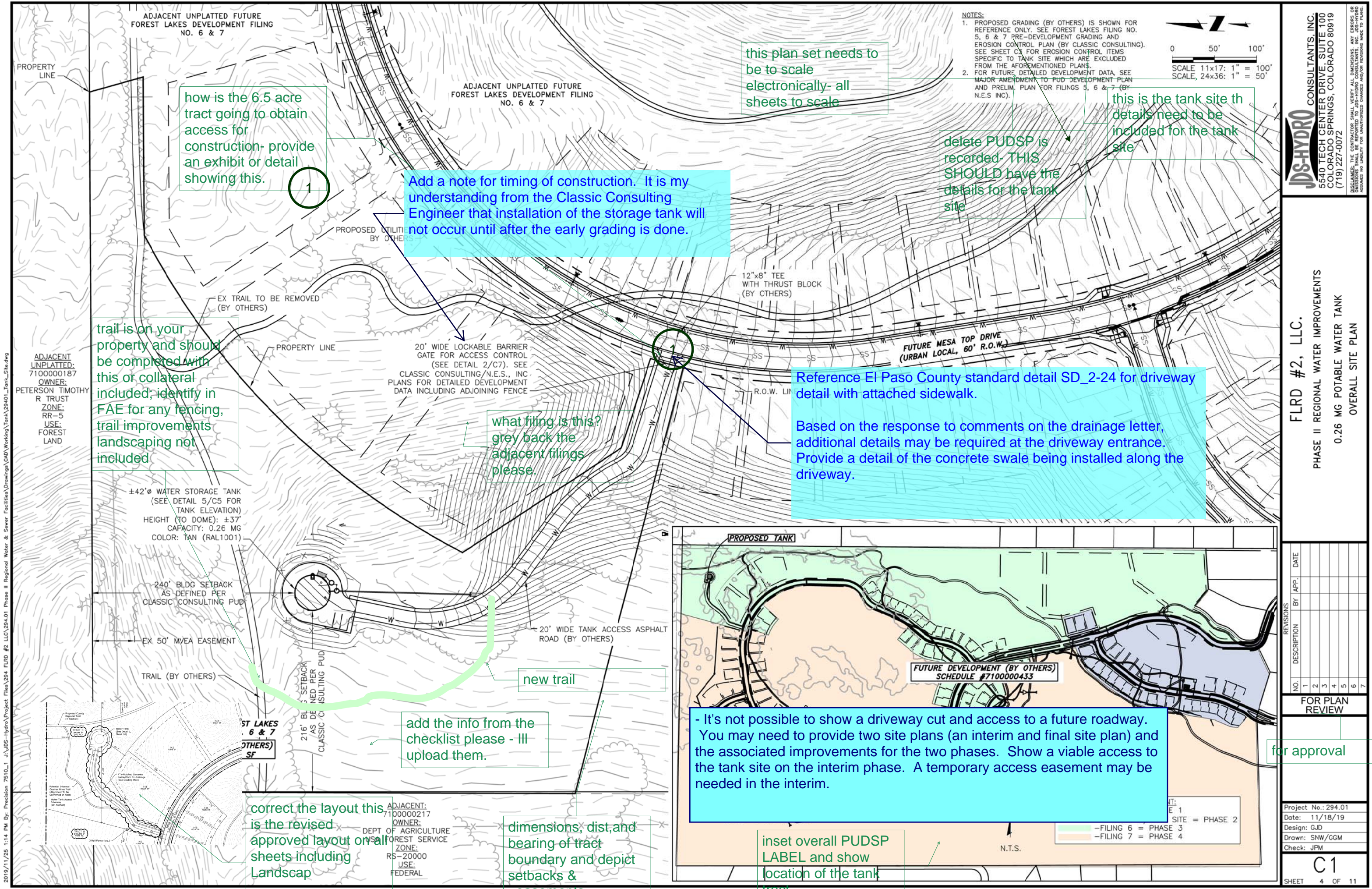
JDS-HYDRO CONSULTANTS, INC.
5640 TECH CENTER DRIVE, SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072
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FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
FEMA FLOODPLAIN MAP

NO.	DESCRIPTION	BY	DATE
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FOR PLAN
REVIEW

Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: RES/GGM
Check: JPM



how is the 6.5 acre tract going to obtain access for construction- provide an exhibit or detail showing this.

Add a note for timing of construction. It is my understanding from the Classic Consulting Engineer that installation of the storage tank will not occur until after the early grading is done.

this plan set needs to be to scale electronically- all sheets to scale

delete PUDSP is recorded- THIS SHOULD have the details for the tank site

this is the tank site th details need to be included for the tank site

trail is on your property and should be completed with this or collateral included; identify in FAE for any fencing, trail improvements landscaping not included

Reference El Paso County standard detail SD_2-24 for driveway detail with attached sidewalk.
Based on the response to comments on the drainage letter, additional details may be required at the driveway entrance. Provide a detail of the concrete swale being installed along the driveway.

what filing is this? grey back the adjacent filings please.

new trail

add the info from the checklist please - III upload them.

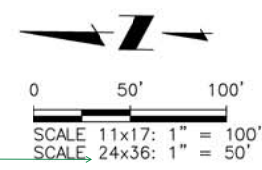
correct the layout this is the revised approved layout on all sheets including Landscap

dimensions, dist, and bearing of tract boundary and depict setbacks & ..easements

- It's not possible to show a driveway cut and access to a future roadway. You may need to provide two site plans (an interim and final site plan) and the associated improvements for the two phases. Show a viable access to the tank site on the interim phase. A temporary access easement may be needed in the interim.

inset overall PUDSP LABEL and show location of the tank tract

- NOTES:
1. PROPOSED GRADING (BY OTHERS) IS SHOWN FOR REFERENCE ONLY. SEE FOREST LAKES FILING NO. 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN (BY CLASSIC CONSULTING). SEE SHEET C3 FOR EROSION CONTROL ITEMS SPECIFIC TO TANK SITE WHICH ARE EXCLUDED FROM THE AFOREMENTIONED PLANS.
 2. FOR FUTURE DETAILED DEVELOPMENT DATA, SEE MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIM. PLAN FOR FILINGS 5, 6 & 7 (BY N.E.S INC).



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FLRD #2, LLC.

PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

OVERALL SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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FOR PLAN REVIEW

for approval

Project No.: 294.01

Date: 11/18/19

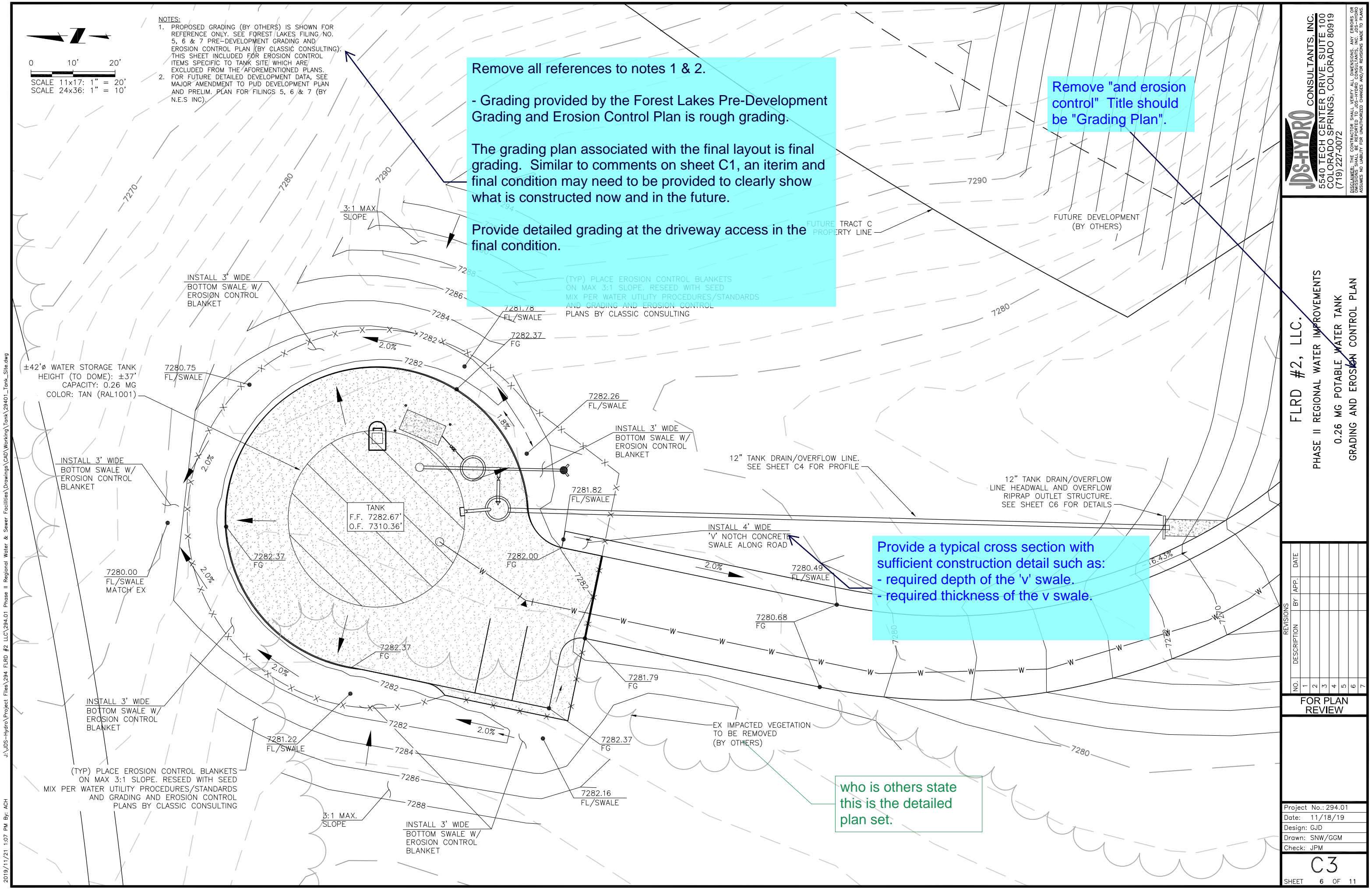
Design: GJD

Drawn: SNW/GGM

Check: JPM

C1

SHEET 4 OF 11



- NOTES:
1. PROPOSED GRADING (BY OTHERS) IS SHOWN FOR REFERENCE ONLY. SEE FOREST LAKES FILING NO. 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN (BY CLASSIC CONSULTING). THIS SHEET INCLUDED FOR EROSION CONTROL ITEMS SPECIFIC TO TANK SITE WHICH ARE EXCLUDED FROM THE AFOREMENTIONED PLANS.
 2. FOR FUTURE DETAILED DEVELOPMENT DATA, SEE MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIM. PLAN FOR FILINGS 5, 6 & 7 (BY N.E.S INC).

Remove all references to notes 1 & 2.

- Grading provided by the Forest Lakes Pre-Development Grading and Erosion Control Plan is rough grading.

The grading plan associated with the final layout is final grading. Similar to comments on sheet C1, an item and final condition may need to be provided to clearly show what is constructed now and in the future.

Provide detailed grading at the driveway access in the final condition.

(TYP) PLACE EROSION CONTROL BLANKETS ON MAX 3:1 SLOPE. RESEED WITH SEED MIX PER WATER UTILITY PROCEDURES/STANDARDS AND GRADING AND EROSION CONTROL PLANS BY CLASSIC CONSULTING

Remove "and erosion control" Title should be "Grading Plan".

Provide a typical cross section with sufficient construction detail such as:

- required depth of the 'v' swale.
- required thickness of the v swale.

who is others state this is the detailed plan set.

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FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
GRADING AND EROSION CONTROL PLAN

REVISIONS			
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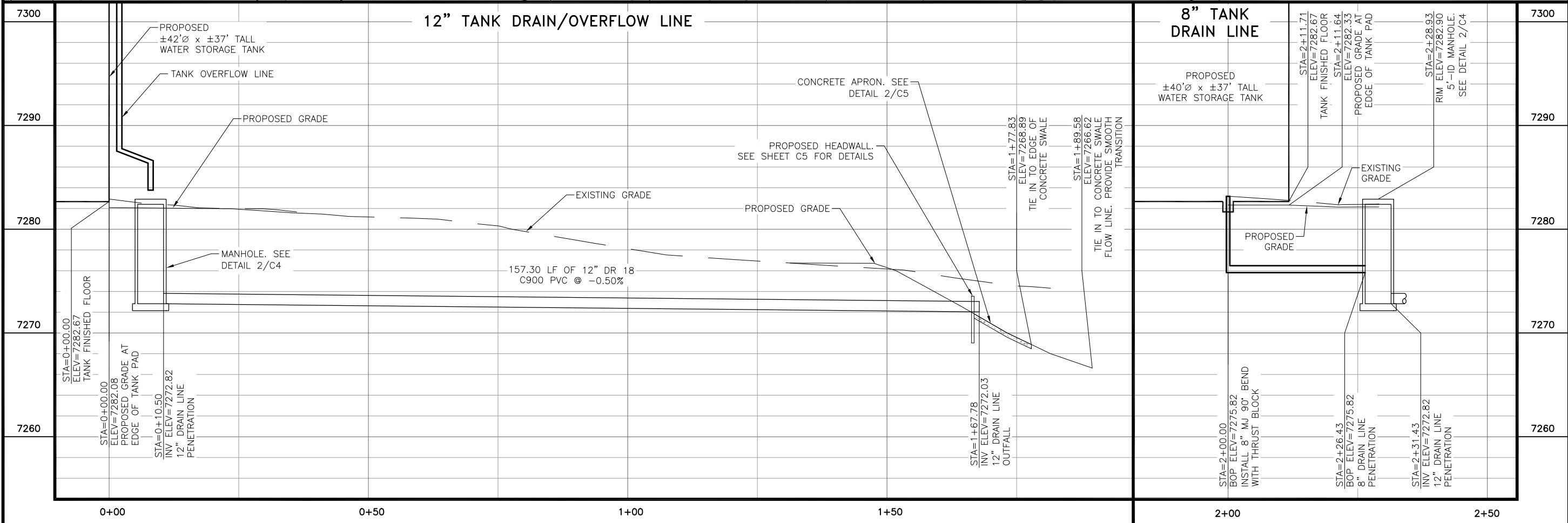
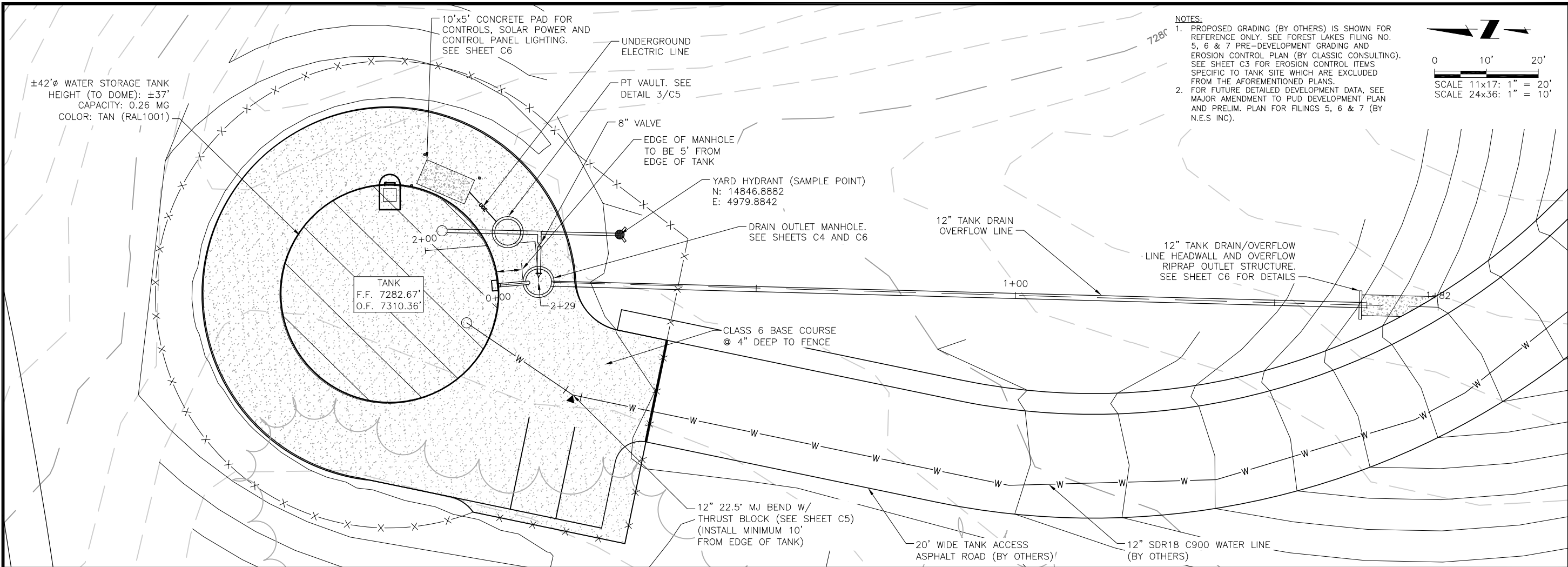
FOR PLAN REVIEW

Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: SNW/GGM
Check: JPM

C3

SHEET 6 OF 11

2019/11/25 1:16 PM By: Precision 7510_1 J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD Working\Tank\294.01_Tank_Site.dwg



CONSULTANTS, INC.

5640 TECH CENTER DRIVE, SUITE 100

COLORADO SPRINGS, COLORADO 80919

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FLRD #2, LLC.

PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

UTILITY PLAN/TANK PIPING PLAN & PROFILE

NO.	DESCRIPTION	BY	APP.	DATE
1				
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FOR PLAN REVIEW

Project No.: 294.01

Date: 11/18/19

Design: GJD

Drawn: SNW

Check: JPM

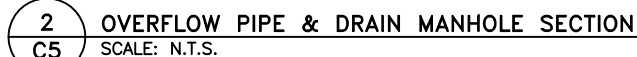
C4

SHEET 7 OF 11

1. INLET AND OUTLET PIPING SHALL BE ANSI SCH. 40 STEEL (FROM TANK TO FIRST FITTING CONNECTING TO EXISTING INLET AND OUTLET PIPING), AND INTERIOR OF SAID PIPING SHALL BE COATED WITH AN EPOXY COATING AWWA APPROVED FOR DRINKING WATER. THE EXTERIOR OF INLET AND OUTLET PIPING SHALL BE COATED AS PER TANK COATING SPECIFICATIONS. THE EXTERIOR OF BURIED PIPING SHALL BE TREATED AS DESCRIBED IN SPECIFICATIONS.
2. ALL BURIED PIPE BENDS SHALL HAVE THRUST BLOCKS, AND ALL BURIED PIPE SHALL SIT ON 6" OF 3/4" CRUSHED ROCK.
3. ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE APPROVED OR NOTED.
4. ALL BURIED DUCTILE IRON AND STEEL PIPE SHALL BE CATHODICALLY PROTECTED USING 17 LB. MAGNESIUM ANODES, AND ALL FITTINGS SHALL BE CATHODICALLY PROTECTED USING 9 LB. MAGNESIUM ANODES.
5. TANK COATING TO MEET AWWA D102 REQUIREMENTS.
6. TANK LIVE LOAD AND WIND LOAD TO MEET EL PASO COUNTY/PPRBD REQUIREMENTS.



WEIR DETAIL
SCALE: N.T.S.



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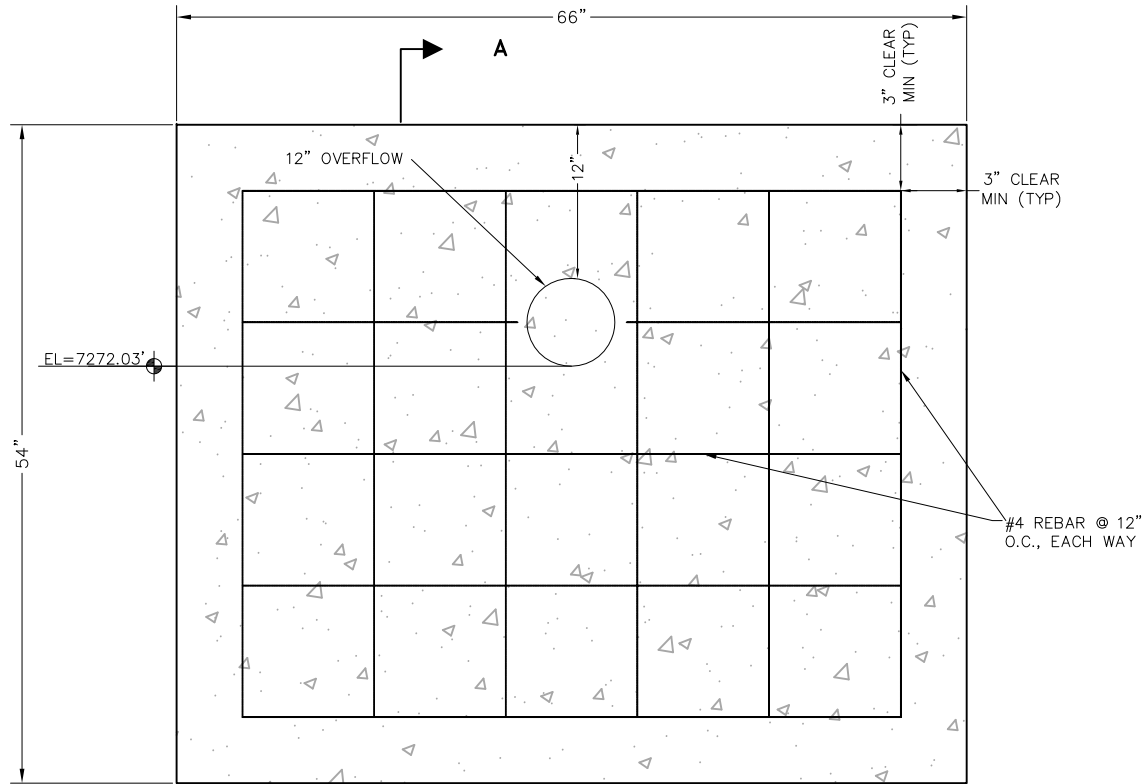
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Date: 11/18/19
Design: GJD
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Check: JPM

C5

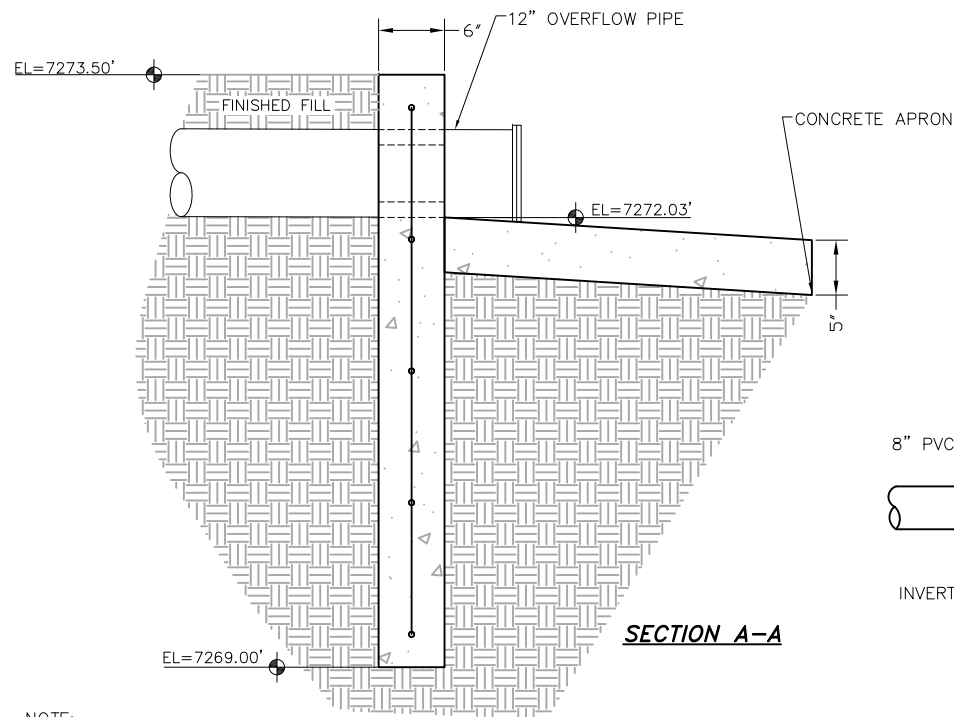
SHEET 8 OF 11

JDS-HYDRO CONSULTANTS, INC.
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(719) 227-0072

2019/11/25 1:18 PM By: Precision 7510... J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD Working\Tank\29401_Tank_Details.dwg



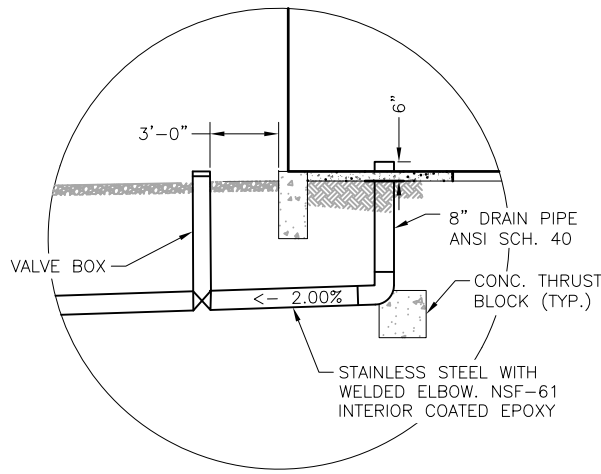
1 CONCRETE HEADWALL
C6 SCALE: N.T.S.



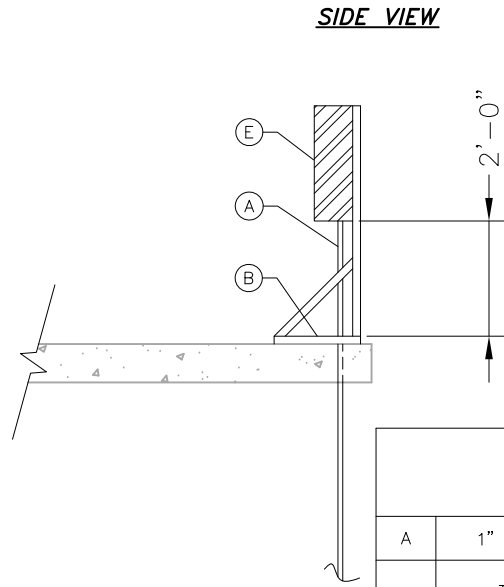
SECTION A-A

NOTE:
COVER EXPOSED PVC PIPE W/ EXTERIOR,
WATER-BASED LATEX PAINT, APPLIED
GENEROUSLY. SAND PIPE LIGHTLY PRIOR
TO PAINTING. COLOR TO BE SELECTED BY
OWNER

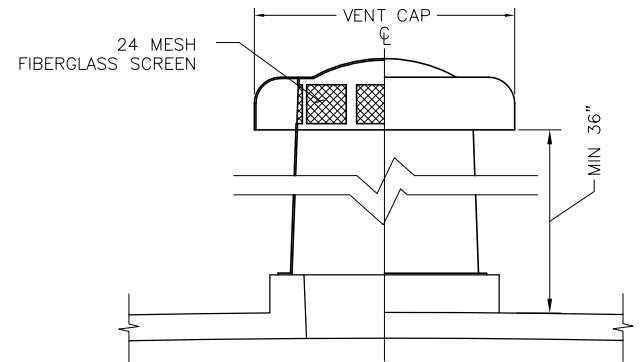
2 CONCRETE HEADWALL SECTION
C5 SCALE: N.T.S.



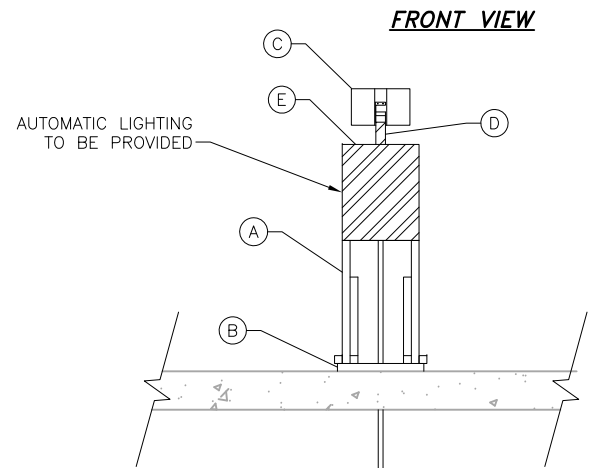
3 INLET/OUTLET
C6 SCALE: N.T.S.



SIDE VIEW



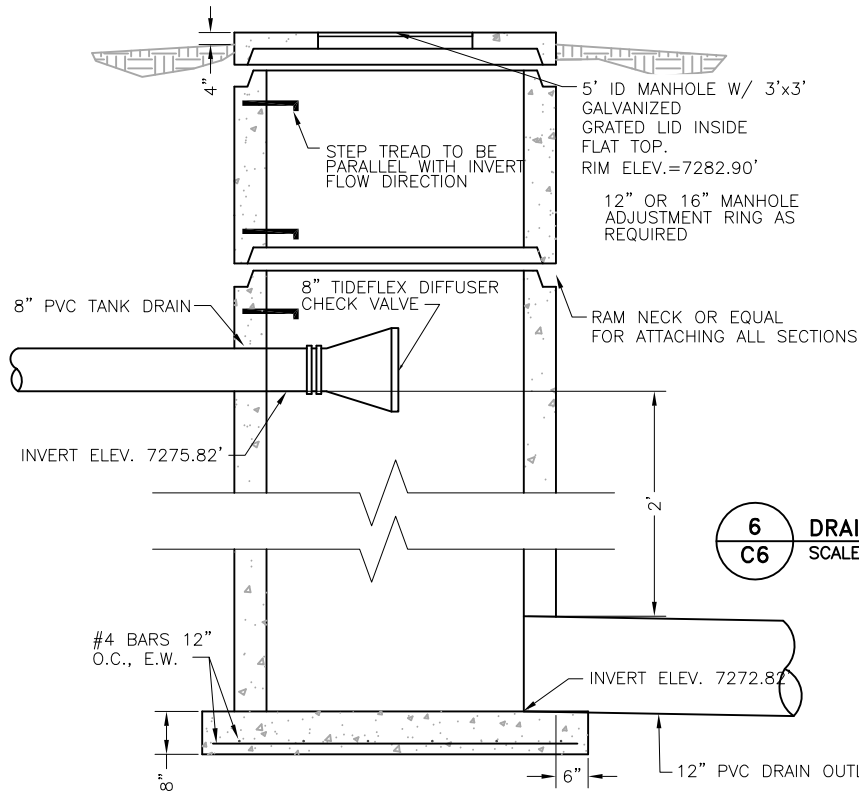
4 VENT
C6 SCALE: N.T.S.



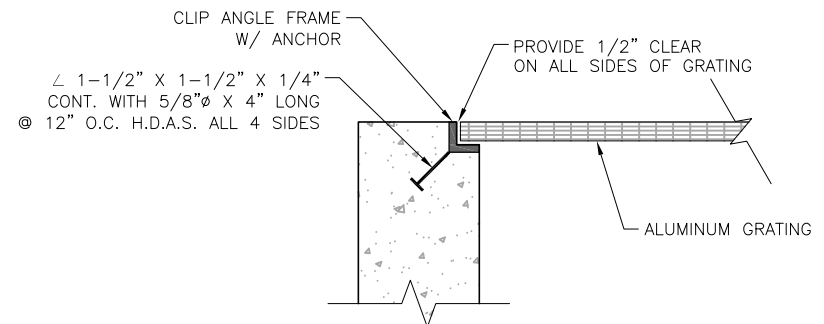
FRONT VIEW

SOLAR PANEL/RTU SCHEDULE	
A	1" ELECTRICAL CONDUIT
B	1 3/8" 12 GAUGE UNISTRUT STANCHION
C	SOLAR PANEL INCLUDING BATTERY AND CHARGE CONTROLLER
D	2" X 2' TALL GALVANIZED STEEL POST
E	NEMA TYPE 4 ENCLOSURE WITH MOUNTING PANEL

5 SOLAR PANEL/RTU
C6 SCALE: N.T.S.



6 DRAIN OUTLET MANHOLE
C6 SCALE: N.T.S.



7 GRATING SUPPORT DETAIL
C6 SCALE: N.T.S.

what kind of detail is
sheet?

FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
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FOR PLAN
REVIEW

Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: SNW/GGM
Check: JPM

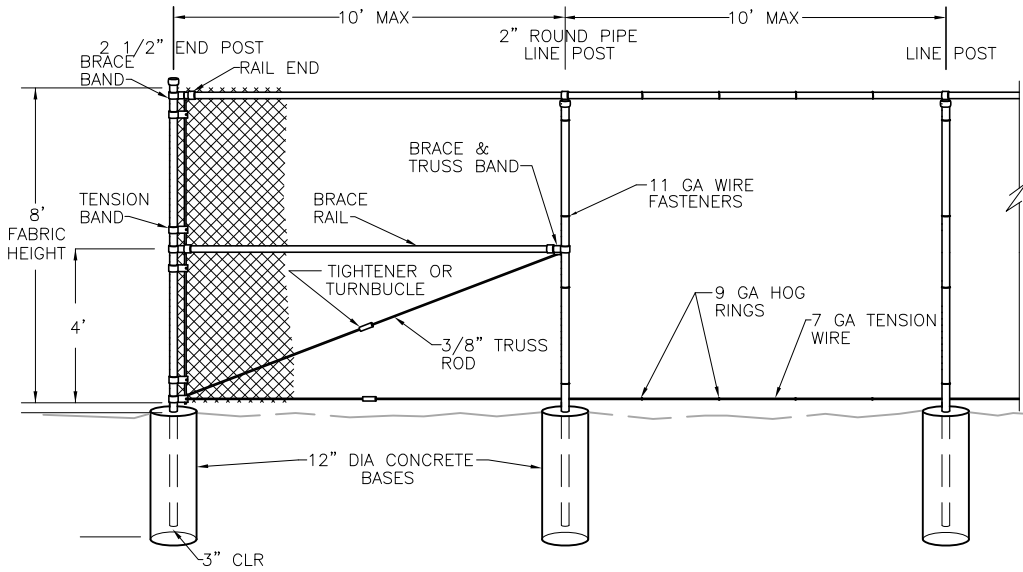
C6
SHEET 9 OF 11

JDS-HYDRO CONSULTANTS, INC.
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(719) 227-0072
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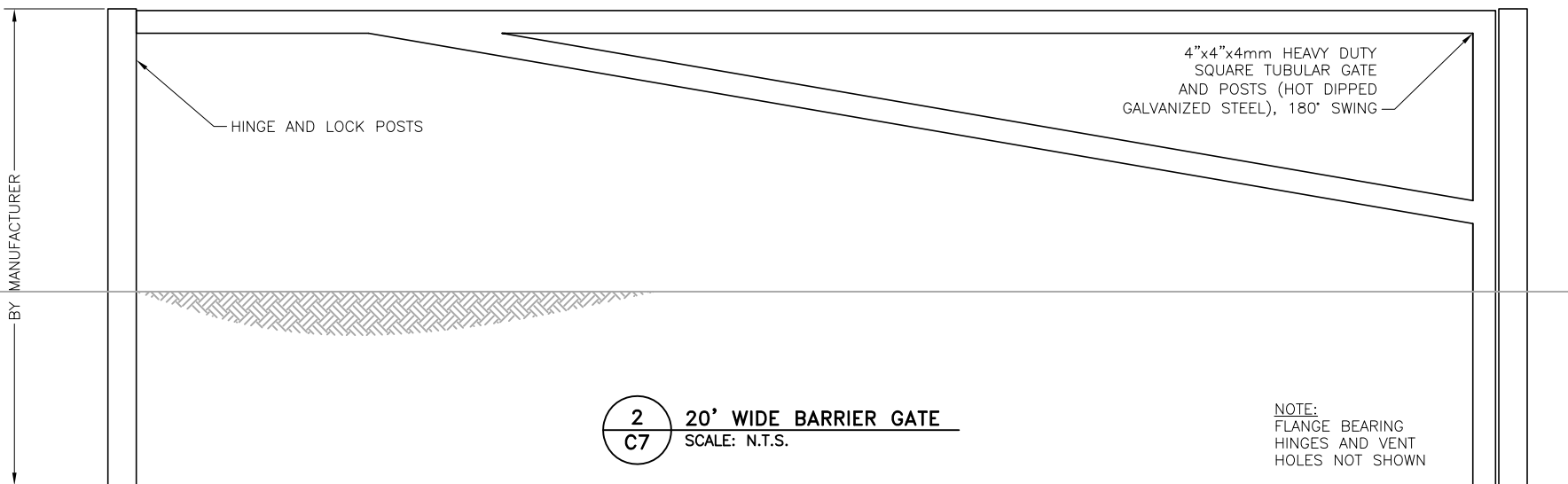
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FENCING NOTES:

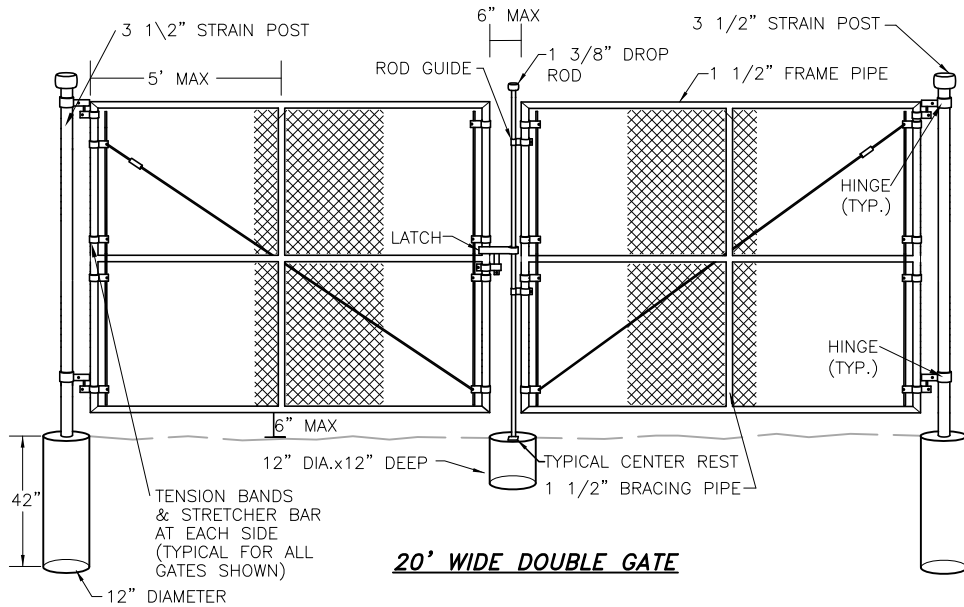
1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
4. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
9. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
10. KNOXBOX SHALL BE INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS.



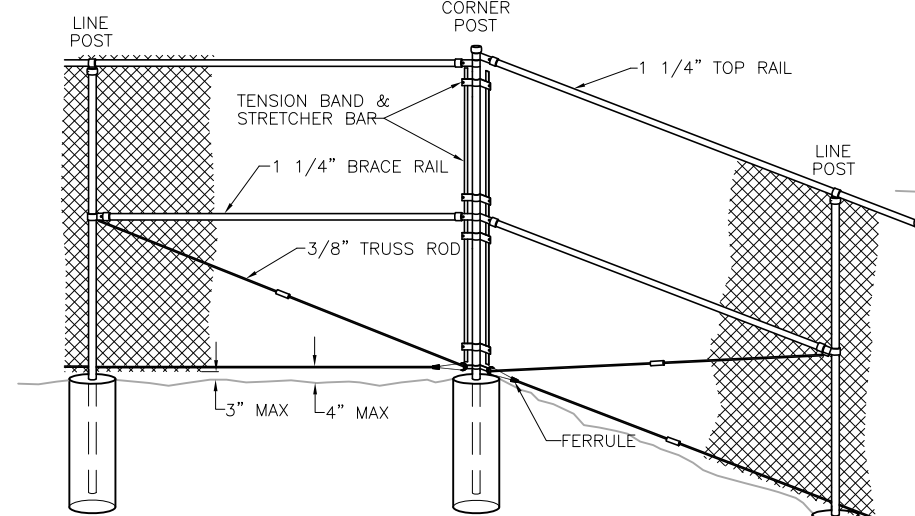
END POST DETAIL



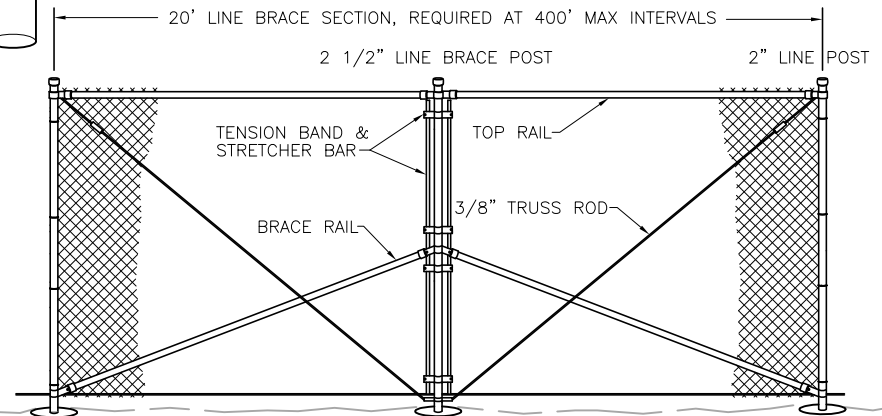
2
C7 20' WIDE BARRIER GATE
SCALE: N.T.S.



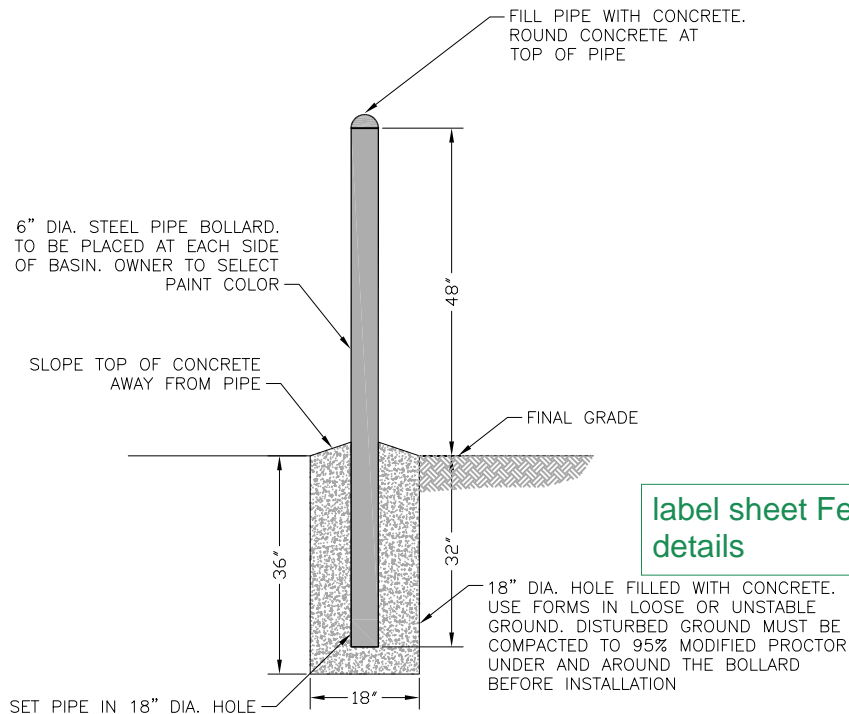
20' WIDE DOUBLE GATE



CORNER POST DETAIL



LINE BRACE POST DETAIL



3
C7 BOLLARD
SCALE: N.T.S.

1
C7 TANK PERIMETER FENCING
AND ACCESS GATE
SCALE: N.T.S.

FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
DETAILS

NO.	REVISIONS		DATE
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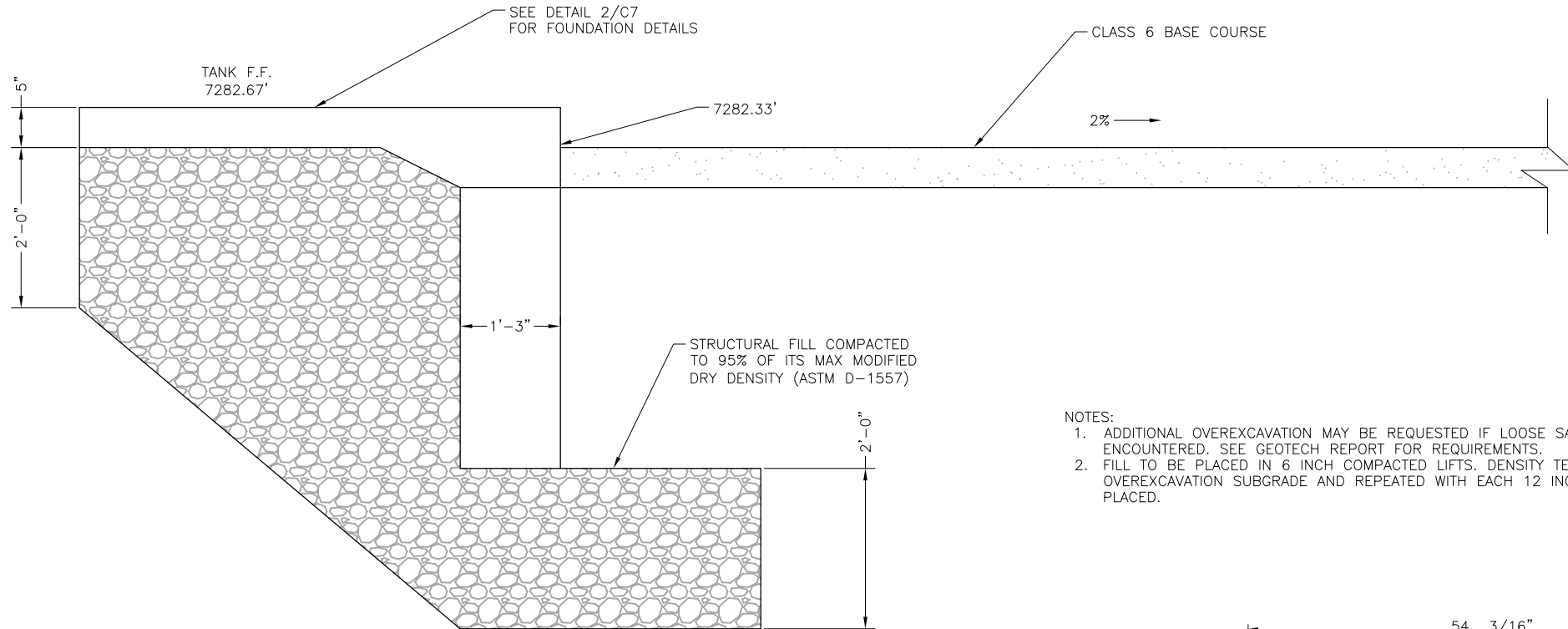
FOR PLAN
REVIEW

Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: GGM
Check: JPM

C7
SHEET 10 OF 11

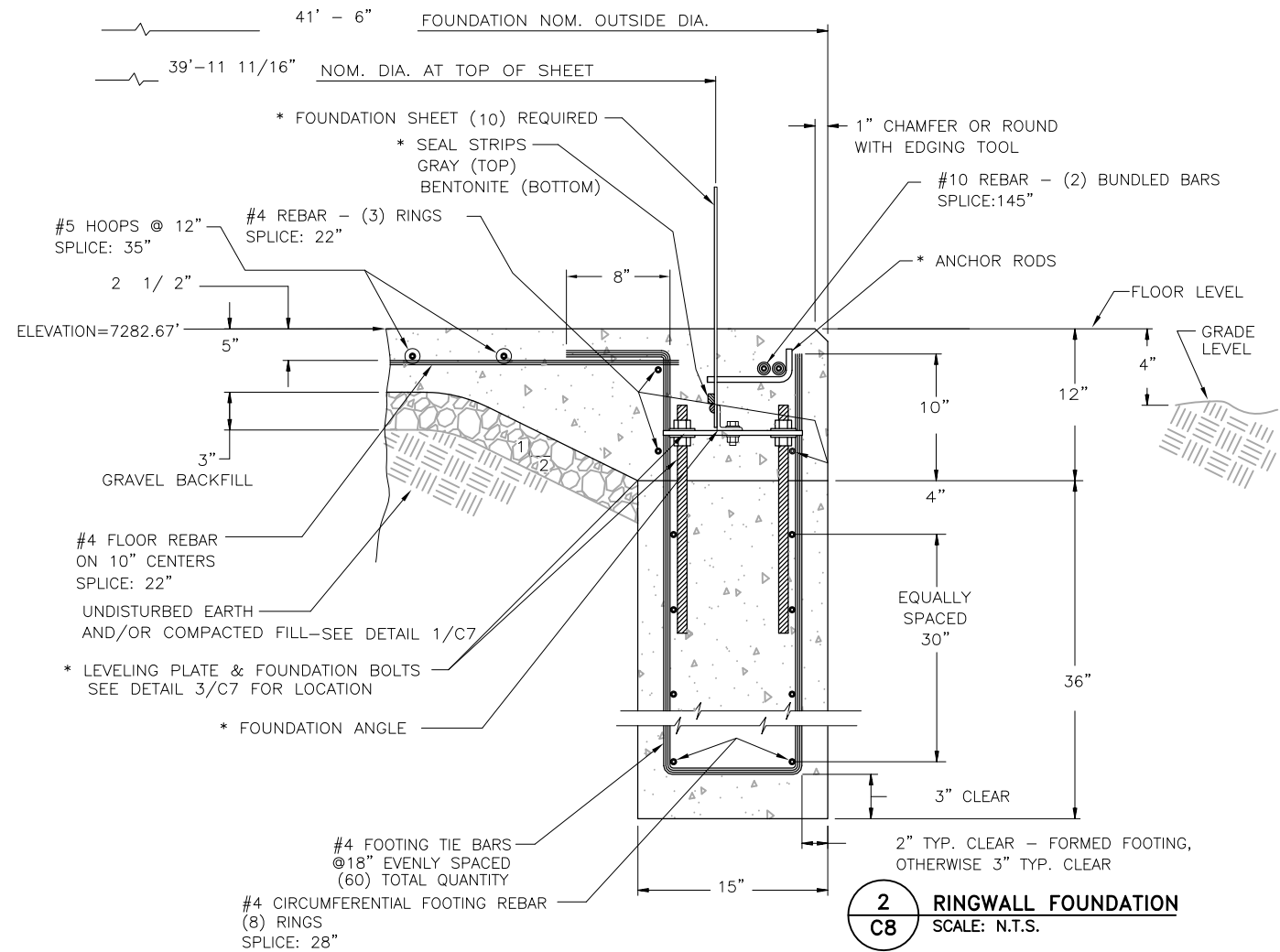
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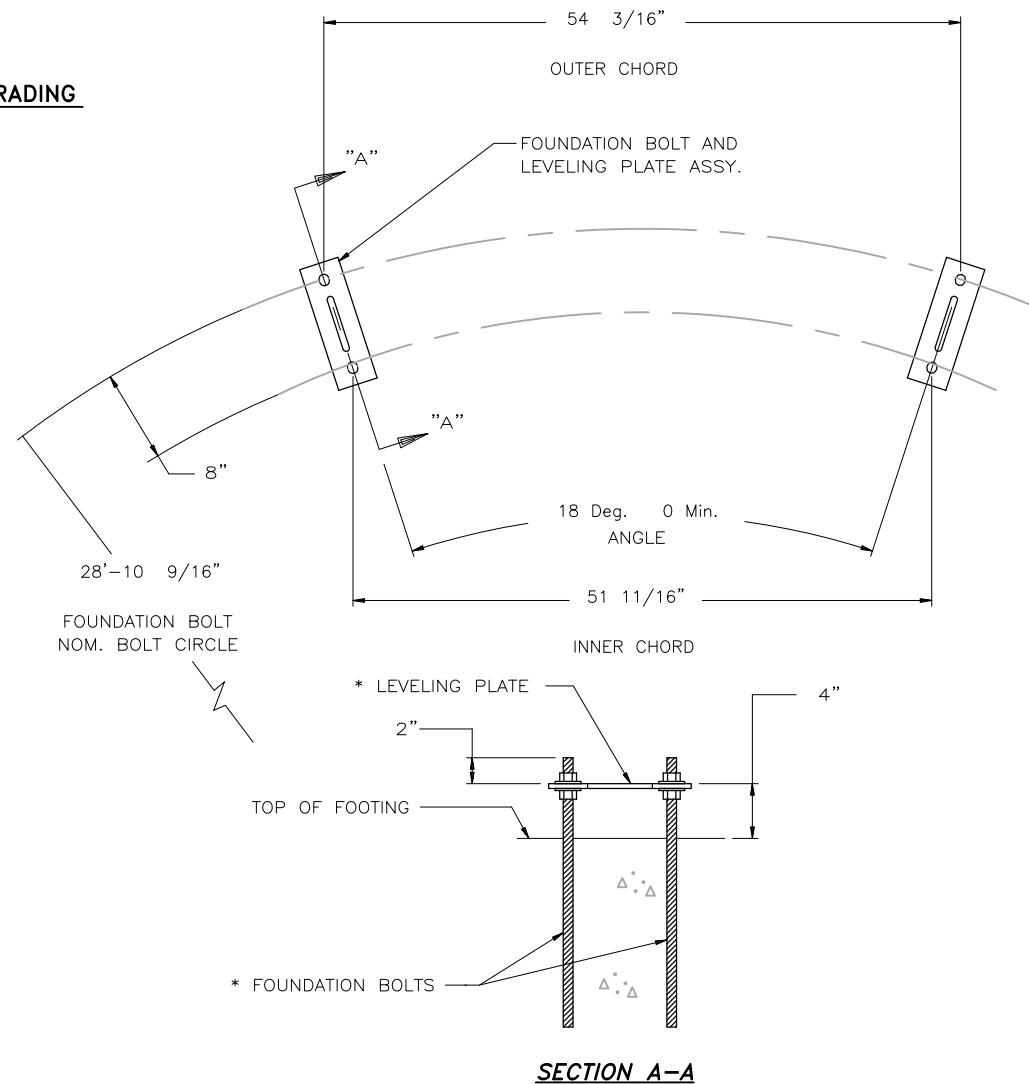


- NOTES:
1. ADDITIONAL OVEREXCAVATION MAY BE REQUESTED IF LOOSE SAND IS ENCOUNTERED. SEE GEOTECH REPORT FOR REQUIREMENTS.
 2. FILL TO BE PLACED IN 6 INCH COMPACTED LIFTS. DENSITY TEST AT SCARIFIED OVEREXCAVATION SUBGRADE AND REPEATED WITH EACH 12 INCHES OF FILL PLACED.

1
C8 FOUNDATION FILL AND GRADING
SCALE: N.T.S.



2
C8 RINGWALL FOUNDATION
SCALE: N.T.S.



3
C8 FOOTING FOUNDATION BOLT AND LEVELING PLATE LOCATIONS
SCALE: N.T.S.

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FOR PLAN REVIEW

Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: SNW
Check: JPM

PPR V_1 redlines.pdf Markup Summary

1/27/2020 2:57:17 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 2:57:17 PM
Status:
Color: ■
Layer:
Space:

add the info from the checklist please - Ill upload them.

1/27/2020 2:58:44 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 2:58:44 PM
Status:
Color: ■
Layer:
Space:

trail is on your property and should be completed with this or collateral included; identify in FAE for any fencing, trail improvements landscaping not included

1/27/2020 3:00:27 PM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/27/2020 3:00:27 PM
Status:
Color: ■
Layer:
Space:

delete for plan review

1/27/2020 3:00:44 PM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/27/2020 3:00:44 PM
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Color: ■
Layer:
Space:

SITE DEVELOPMENT PLAN
sect, township range, county, co.

1/27/2020 3:01:08 PM (1)



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Author: dsdparsons
Date: 1/27/2020 3:01:08 PM
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Layer:
Space:

landscape plan

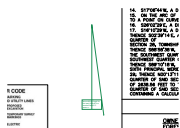
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add file numbers

1/27/2020 3:01:46 PM (1)



Subject: Callout
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Author: dsdparsons
Date: 1/27/2020 3:01:46 PM
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also add the legal for the tract that will be created later 6.5 acres +-

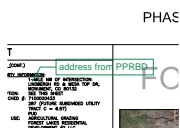
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Author: dsdparsons
Date: 1/27/2020 3:02:34 PM
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Color: ■
Layer:
Space:

modify for Planning and Community Development Director signature

1/27/2020 3:03:23 PM (1)



PHAS

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/27/2020 3:03:23 PM
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Color: ■
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Space:

address from PPRBD

1/27/2020 3:03:42 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 3:03:42 PM
Status:
Color: ■
Layer:
Space:

delete this.

1/27/2020 3:04:20 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 3:04:20 PM
Status:
Color: ■
Layer:
Space:

add installation of trail on the site installed by, maintained by XXXX

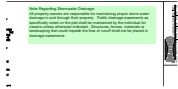
1/27/2020 3:04:31 PM (1)

add ADA note

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 3:04:31 PM
Status:
Color: ■
Layer:
Space:

add ADA note

1/27/2020 3:04:42 PM (1)



Subject: Stormwater Drainage
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 3:04:42 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

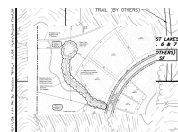
1/27/2020 3:06:03 PM (1)



Subject: ADA Note
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 3:06:03 PM
Status:
Color: ■
Layer:
Space:

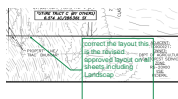
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

1/27/2020 3:09:27 PM (1)



Subject: Image
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:09:27 PM
Status:
Color: ■
Layer:
Space:

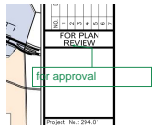
1/27/2020 3:10:04 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:10:04 PM
Status:
Color: ■
Layer:
Space:

correct the layout this is the revised approved layout on all sheets including Landscap

1/27/2020 3:10:23 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:10:23 PM
Status:
Color: ■
Layer:
Space:

for approval

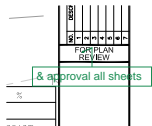
1/27/2020 3:11:47 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:11:47 PM
Status:
Color: ■
Layer:
Space:

be detailed with vegetation to be removed and to be protected on landscape plan....provide the temp fencing to protect vegetation on landscape plan (3 fence details: temp, split, and chain)

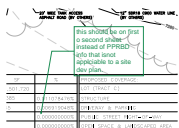
1/27/2020 3:12:22 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:12:22 PM
Status:
Color: ■
Layer:
Space:

& approval all sheets

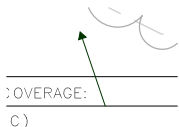
1/27/2020 3:12:59 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:12:59 PM
Status:
Color: ■
Layer:
Space:

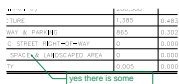
this should be on first or second sheet instead of PPRBD info that is not applicable to a site dev plan.

1/27/2020 3:13:03 PM (1)



Subject: Arrow
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:13:03 PM
Status:
Color: ■
Layer:
Space:

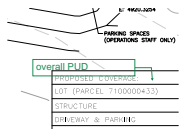
1/27/2020 3:13:19 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:13:19 PM
Status:
Color: ■
Layer:
Space:

yes there is some

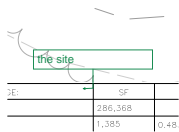
1/27/2020 3:13:35 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:13:35 PM
Status:
Color: ■
Layer:
Space:

overall PUD

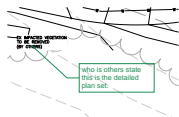
1/27/2020 3:13:42 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:13:42 PM
Status:
Color: ■
Layer:
Space:

the site

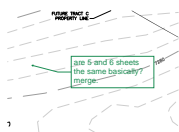
1/27/2020 3:14:07 PM (1)



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/27/2020 3:14:07 PM
Status:
Color: ■
Layer:
Space:

who is others state this is the detailed plan set.

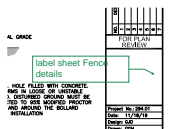
1/27/2020 3:14:31 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/27/2020 3:14:31 PM
Status:
Color: ■
Layer:
Space:

are 5 and 6 sheets the same basically? merge.

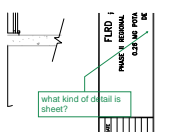
1/27/2020 3:15:32 PM (1)



Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 1/27/2020 3:15:32 PM
Status:
Color: ■
Layer:
Space:

label sheet Fence details

1/27/2020 3:16:02 PM (1)



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 1/27/2020 3:16:02 PM
Status:
Color: ■
Layer:
Space:

what kind of detail is sheet?

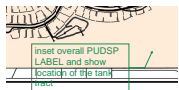
1/27/2020 3:18:09 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:18:09 PM
Status:
Color: ■
Layer:
Space:

dimensions, dist, and bearing of tract boundary and depict setbacks & easements

1/27/2020 3:18:55 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:18:55 PM
Status:
Color: ■
Layer:
Space:

inset overall PUDSP LABEL and show location of the tank tract

1/27/2020 3:19:58 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:19:58 PM
Status:
Color: ■
Layer:
Space:

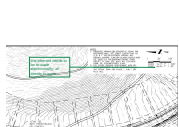
delete PUDSP is recorded- THIS SHOULD have the details for the tank site

1/27/2020 3:20:08 PM (1)



Subject: Arrow
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:20:08 PM
Status:
Color: ■
Layer:
Space:

1/27/2020 3:20:37 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:20:37 PM
Status:
Color: ■
Layer:
Space:

this plan set needs to be to scale electronically- all sheets to scale

1/27/2020 3:21:03 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 3:21:03 PM
Status:
Color: ■
Layer:
Space:

this is the tank site th details need to be included for the tank site

(SEE DETAIL 2/C). SEE
* CONSULTING FIRM FOR
DETAILED DEVELOPMENT
BUILDING ADJOINING FENCE

what filling is this?
gray back the
adjacent fillings
please.

what filing is this? grey back the adjacent filings please.

[illegible]

X

NAME: 42 FI
TOTAL HEIGHT: 37 FT

LOADING CODE ANALYSIS:

CONSTRUCTION TYPE: N/A (STEEL)
SE: MUNICIPAL
REA INCREASE: NO ALLOWANCE
RE RESISTIVITY: NO GENERAL

RESS REQUIREMENTS: N/A

V

AREA: 1,385 SF
DIAMETER: 42 FT
TOTAL HEIGHT: 37 FT

BUILDING CODE ANALYSIS:
CONSTRUCTION TYPE: TYPE I-A (STEEL E
JSE: MUNICIPAL WA
AREA INCREASE: NO ALLOWABLE
FIRE RESISTIVITY: NO GENERAL

PRESS REQUIREMENTS: N/A

•

DESCRIPTION

DETAILS

GRADING AND DRAINAGE CONTROL PLAN
UTILITY PLAN/TANK PIPING PLAN & PROFILE
POND SLOPE/STREET & DETAILS
DETAILS
DETAILS
DETAILS

what kind of details?
add landscape street

POND DEVELOPMENT GRADING AND PRESUMED POND FILL
-DEVELOPMENT GRADING AND DRAINAGE CONTROL PLAN AND

FROM SW, AND THE SOUTHEAST QUARTER OF SECTION 20 ALL IN
S. PAVED COUNTY, COLUMBUS, BEING MORE PARTICULARLY
LAND PLANTING NO. 1 ACCORDING UNDER RECEPTION
NOTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC

what kind of details? add landscape sheet

[illegible]

Some of these notes seem irrelevant to this project to construct, tank, asphalt driveway, trail, and associated landscape plantings or reseeding

1/27/2020 4:01:31 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 4:01:31 PM
Status:
Color: ■
Layer:
Space:

1/27/2020 4:02:10 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 4:02:10 PM
Status:
Color: ■
Layer:
Space:

Are these notes all relative?

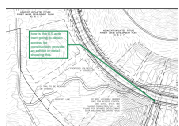
1/27/2020 4:02:45 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/27/2020 4:02:45 PM
Status:
Color: ■
Layer:
Space:

acceptance with a tank site?

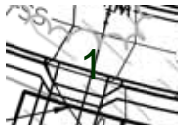
1/27/2020 4:32:24 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:24 PM
Status:
Color: ■
Layer:
Space:

how is the 6.5 acre tract going to obtain access for construction- provide an exhibit or detail showing this.

1/27/2020 4:32:28 PM (2)



Subject: Text Box
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:28 PM
Status:
Color: ■
Layer:
Space:

1



Subject: Circle Count
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:28 PM
Status:
Color: ■
Layer:
Space:

1/27/2020 4:32:30 PM (2)



Subject: Circle Count
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:30 PM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:30 PM
Status:
Color: ■
Layer:
Space:

1

1/27/2020 4:32:48 PM (1)



Subject: Owner Certification
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:48 PM
Status:
Color: ■
Layer:
Space:

~

1/27/2020 4:32:54 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/27/2020 4:32:54 PM
Status:
Color: ■
Layer:
Space:

new trail

1/27/2020 4:59:37 PM (1)



Subject: Text Box
Page Label: 3
Author: dsdlaforce
Date: 1/27/2020 4:59:37 PM
Status:
Color: ■
Layer:
Space:

Remove this sheet from the site development plan

1/27/2020 5:19:58 PM (1)

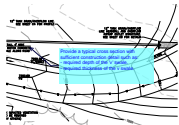


Subject: PCD Director
Page Label: 1
Author: dsdparsons
Date: 1/27/2020 5:19:58 PM
Status:
Color: ■
Layer:
Space:

This (name of site dev plan was approved by the
El Paso County, Colorado Planning and
Community Development Department Director on
the _____ day of _____, 20__, subject to
any notes or conditions specified hereon.

Planning and Community Development Director

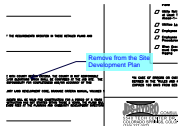
1/27/2020 5:36:23 PM (1)



Subject: Callout
Page Label: 6
Author: dsdlaforce
Date: 1/27/2020 5:36:23 PM
Status:
Color: ■
Layer:
Space:

Provide a typical cross section with sufficient construction detail such as:
- required depth of the 'v' swale.
- required thickness of the v swale.

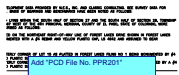
1/27/2020 9:46:01 AM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/27/2020 9:46:01 AM
Status:
Color: ■
Layer:
Space:

Remove from the Site Development Plan

1/28/2020 2:57:33 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 1/28/2020 2:57:33 PM
Status:
Color: ■
Layer:
Space:

Add "PCD File No. PPR201"

1/28/2020 3:01:10 PM (1)

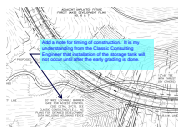


Subject: Callout
Page Label: 4
Author: dsdlaforce
Date: 1/28/2020 3:01:10 PM
Status:
Color: ■
Layer:
Space:

Reference El Paso County standard detail SD_2-24 for driveway detail with attached sidewalk.

Based on the response to comments on the drainage letter, additional details may be required at the driveway entrance.
Provide a detail of the concrete swale being installed along the driveway.

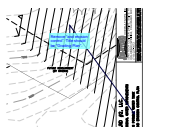
1/28/2020 3:06:33 PM (1)



Subject: Callout
Page Label: 4
Author: dsdlaforce
Date: 1/28/2020 3:06:33 PM
Status:
Color: ■
Layer:
Space:

Add a note for timing of construction. It is my understanding from the Classic Consulting Engineer that installation of the storage tank will not occur until after the early grading is done.

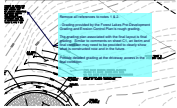
1/28/2020 3:08:11 PM (1)



Subject: Callout
Page Label: 6
Author: dsdlaforce
Date: 1/28/2020 3:08:11 PM
Status:
Color: ■
Layer:
Space:

Remove "and erosion control" Title should be "Grading Plan".

1/28/2020 3:11:58 PM (1)



Subject: Callout
Page Label: 6
Author: dsdlaforce
Date: 1/28/2020 3:11:58 PM
Status:
Color: ■
Layer:
Space:

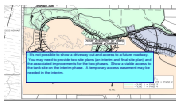
Remove all references to notes 1 & 2.

- Grading provided by the Forest Lakes Pre-Development Grading and Erosion Control Plan is rough grading.

The grading plan associated with the final layout is final grading. Similar to comments on sheet C1, an interim and final condition may need to be provided to clearly show what is constructed now and in the future.

Provide detailed grading at the driveway access in the final condition.

1/28/2020 4:18:59 PM (1)



Subject: Text Box
Page Label: 4
Author: dsdlaforce
Date: 1/28/2020 4:18:59 PM
Status:
Color: ■
Layer:
Space:

- It's not possible to show a driveway cut and access to a future roadway. You may need to provide two site plans (an interim and final site plan) and the associated improvements for the two phases. Show a viable access to the tank site on the interim phase. A temporary access easement may be needed in the interim.