

FLRD #2 LLC

PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

CODE STATEMENT – SITE DEVELOPMENT PLAN

A. GENERAL PROPERTY INFORMATION:
 -LOCATION: 4745 MESA TOP DR, MONUMENT, CO 80132 (SUBJECT TO CHANGE UPON FINAL BUILD-OUT PER PPRBD ENUMERATIONS)
 SF QUARTER SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PM, EL PASO COUNTY, CO
 SEE THIS SHEET
 -LEGAL DESCRIPTION: 7100000433
 -EPC PARCEL SCHED #: FUTURE SUBDIVIDED UTILITY TRACT C = 6.57
 -ACREAGE: PUD
 -ZONING: AGRICULTURAL GRAZING
 -CURRENT LAND USE: FOREST LAKES RESIDENTIAL DEVELOPMENT #2 LLC
 -OWNER: PFW
 -TAX AREA CODE: PFW

B. TANK CONSTRUCTION:
 -CAPACITY: 0.26 MG
 -AREA: 1,385 SF
 -DIAMETER: 42 FT
 -TOTAL HEIGHT: 37 FT

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

LEGEND

	PROPOSED POTABLE WATER LINE		PROPOSED VALVE (BY OTHERS)
	PROPOSED POTABLE WATER LINE (NOT PART OF TANK SCOPE)		PROPOSED VALVE
	PROPOSED SANITARY SEWER LINE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM SEWER		PROPOSED STORM SEWER MANHOLE
	PROPOSED UNDERGROUND ELECTRIC		PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD ELECTRIC		PROPOSED YARD HYDRANT
	EXISTING GRADE - MAJOR		EXISTING VEGETATION/TREE LINE
	EXISTING GRADE - MINOR		PROPOSED CHAIN LINK FENCE
	PROPOSED GRADE - MAJOR (BY OTHERS)		PROPOSED SPLIT RAIL FENCE
	PROPOSED GRADE - MINOR (BY OTHERS)		

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 DONALD WATER AND SANITATION DISTRICT
 15850 HOLBEIN DRIVE, COLORADO SPRINGS, CO 80921

EL PASO COUNTY:
 THIS FLRD #2 LLC, PHASE II REGIONAL WATER IMPROVEMENTS, 0.26 MG POTABLE WATER TANK SITE DEVELOPMENT 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

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NOTE:
 FOR DEVELOPMENT DATA, REFER TO FOREST LAKES MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN (PUDSP-18-001). 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:

- 504°27'43"E, A DISTANCE OF 339.79 FEET;
- S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
- 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;
- 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;
- 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;
- S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
- 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;
- S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE;
- 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;
- N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
- 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;
- N17°06'44"E A DISTANCE OF 29.40 FEET;
- S72°53'16"E, A DISTANCE OF 60.00 FEET;
- S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
- 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;
- S28°02'29"E, A DISTANCE OF 239.56 FEET;
- 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 SOUTHWEST CORNER 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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.

TRACT C LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, 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"E, 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;

THENCE S89°29'26"W, ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1718.18 FEET TO THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE S89°40'43"W, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 1807.20 FEET TO THE POINT OF BEGINNING;

THENCE S15°43'50"E, A DISTANCE OF 66.16 FEET;
 THENCE S89°34'58"W, A DISTANCE OF 188.09 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S27°33'34"E, HAVING A DELTA OF 35°08'19", A RADIUS OF 885.00 FEET AND A DISTANCE OF 542.78 FEET TO A POINT ON CURVE;

THENCE S33°21'16"E, A DISTANCE OF 226.20 FEET;
 THENCE S71°51'12"E, A DISTANCE OF 111.70 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S71°51'12"E, HAVING A DELTA OF 03°55'06", A RADIUS OF 585.00 FEET AND A DISTANCE OF 40.01 FEET TO A POINT ON CURVE;

THENCE N75°46'18"W, A DISTANCE OF 521.80 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 29;
 THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 572.93 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 29;
 THENCE N89°40'43"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 831.36 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6.574 ACRES.

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:

- THE SOUTHWESTERLY CORNER OF LOT 15 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY #4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586", ELEVATION 7039.42
- THE NORTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY A #4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586", ELEVATION 6966.24

[PCD File No. PPR201]



VICINITY MAP
 N.T.S.

PRE-EXCAVATION CHECKLIST

- Gas and Other Utility Lines Shown on Construction Plans
- Utility Notification Center of Colorado (UNCC)—Call at Least Two (2) Business Days Ahead—1-800-922-1987
- Utilities Located & Marked on the Ground
- Employees Briefed on Marking and Color Codes*
- Employees Trained on Excavation and Safety Procedures for Natural Gas Lines
- When Excavation Approaches Gas Lines, Employees must Expose Lines by Careful Probing and Hand-Digging

COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

	PROPOSED EXCAVATION
	TEMPORARY SURVEY MARKINGS
	ELECTRIC
	GAS, OIL, STEAM
	COMMUNICATION, CATV
	POTABLE WATER
	IRRIGATION/RECLAIMED WATER, SLURRY LINES
	SEWER

UNCC
 UTILITY NOTIFICATION CENTER OF COLORADO
 3 Days Before You Dig!
 Call: 1-800-922-1987
 Click: www.UNCC.org

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

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 THE CITY OF FOUNTAIN DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

2020/06/15 5:00 PM By: Andrew Hood J:\as-hydro\project Files\294-Flrd #2- Lic\294-01 Phase II Regional Water & Sewer Facilities\Drawings\GD\Working\Tank\EP\29401_Cover.dwg

GENERAL NOTES:

1. 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.
2. 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.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
4. 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.
5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. 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.
7. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF FOREST LAKES METROPOLITAN DISTRICT AND THE GEOTECHNICAL ENGINEER.
8. 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.
9. 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.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
11. 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.
12. 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.
13. ALL UNUSED SALVAGED UTILITY MATERIAL SHALL BE RETURNED TO THE DISTRICT AS REQUESTED.
14. 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.
15. 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.
16. 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.
17. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FOREST LAKES METROPOLITAN DISTRICT:
 - a) 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.
 - b) 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.
18. TESTING OF FACILITIES:
 - a) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - b) 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).
19. DISINFECTION OF FACILITIES:
 - a) 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.
 - b) 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.

- c) REPEAT DISINFECTION UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED IF INITIAL OR SUBSEQUENT DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES.
20. ACCEPTANCE:
 - a) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - b) 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).
21. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
22. INSPECTION FEES: CALL THE DISTRICT (719-488-3603) FOR FEE SCHEDULE.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

WATER SYSTEM INSTALLATION NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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).
6. 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.
7. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
8. COMMENCEMENT OF ALL WATER LINES SHALL HAVE "AS BUILT" PLANS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT
9. USE OF WATER LINES AND/OR SYSTEMS:
 - a) 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.
 - b) ALL EASEMENTS (PLATTED OR DEEDED) SHALL BE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

EROSION CONTROL NOTES:

1. 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.
2. 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).

MISCELLANEOUS:

1. 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.
2. INSTALLATION OF TRAILS WITHIN THIS SITE TO BE COMPLETED WITH FILING NO. 6 CONSTRUCTION. TRAILS WILL BE MAINTAINED BY FOREST LAKES METROPOLITAN DISTRICT.

LANDSCAPE MAINTENANCE:

1. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
2. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
3. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

LANDSCAPE PLANTINGS/INSTALLATIONS:

1. **PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
2. **ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
3. **SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
4. **SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
 - ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - 3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
5. **SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
6. **IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
7. **APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. **FINAL TREE LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.

* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

PROPOSED COVERAGE: OVERALL PUD	SF	%
LOT (PARCEL 7100000433)	12,501,720	
STRUCTURE	1,385	0.011078476%
DRIVEWAY & PARKING	865	0.006919048%
PUBLIC STREET RIGHT-OF-WAY	0	0.000000000%
OPEN SPACE & LANDSCAPED AREA	884	0.007071027%
DENSITY	0.0001	0.000000001%

JDSHYDRO CONSULTANTS, INC
 5540 TECH CENTER DRIVE, SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE REPORTED TO JDSHYDRO CONSULTANTS, INC. JDSHYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

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

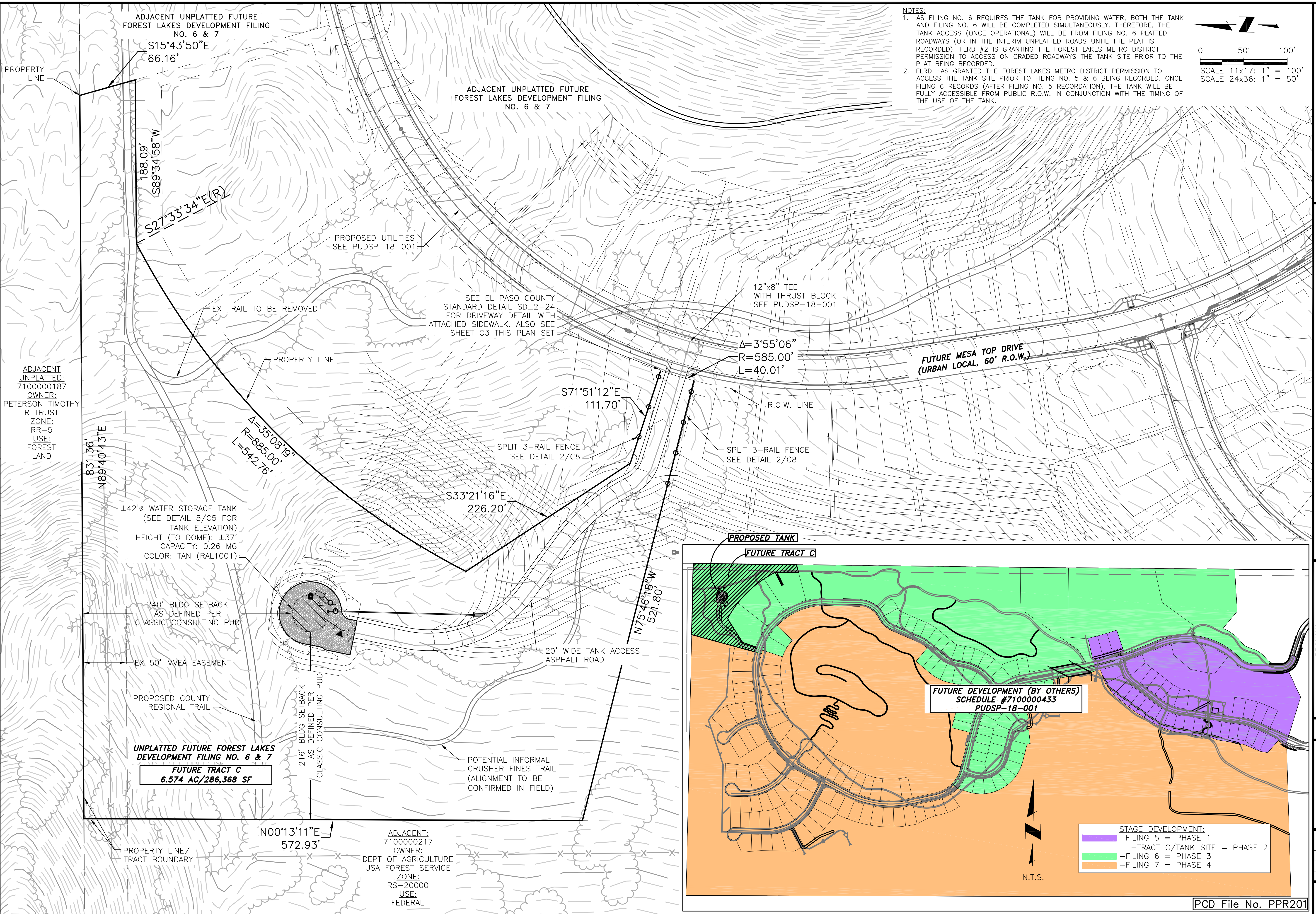
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FOR APPROVAL

Project No.: 294.01
 Date: 6/15/2020
 Design: GJD
 Drawn: GGM
 Check: JPM

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 2020/06/15 5:00 PM By: Andrew Hood



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

FLRD #2, LLC.
 PHASE II REGIONAL WATER IMPROVEMENTS
 0.26 MG POTABLE WATER TANK
 OVERALL SITE PLAN

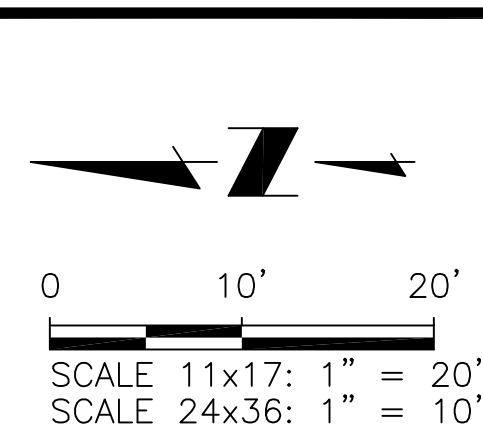
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Project No.: 294.01
 Date: 6/15/2020
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 SHEET 2 OF 10

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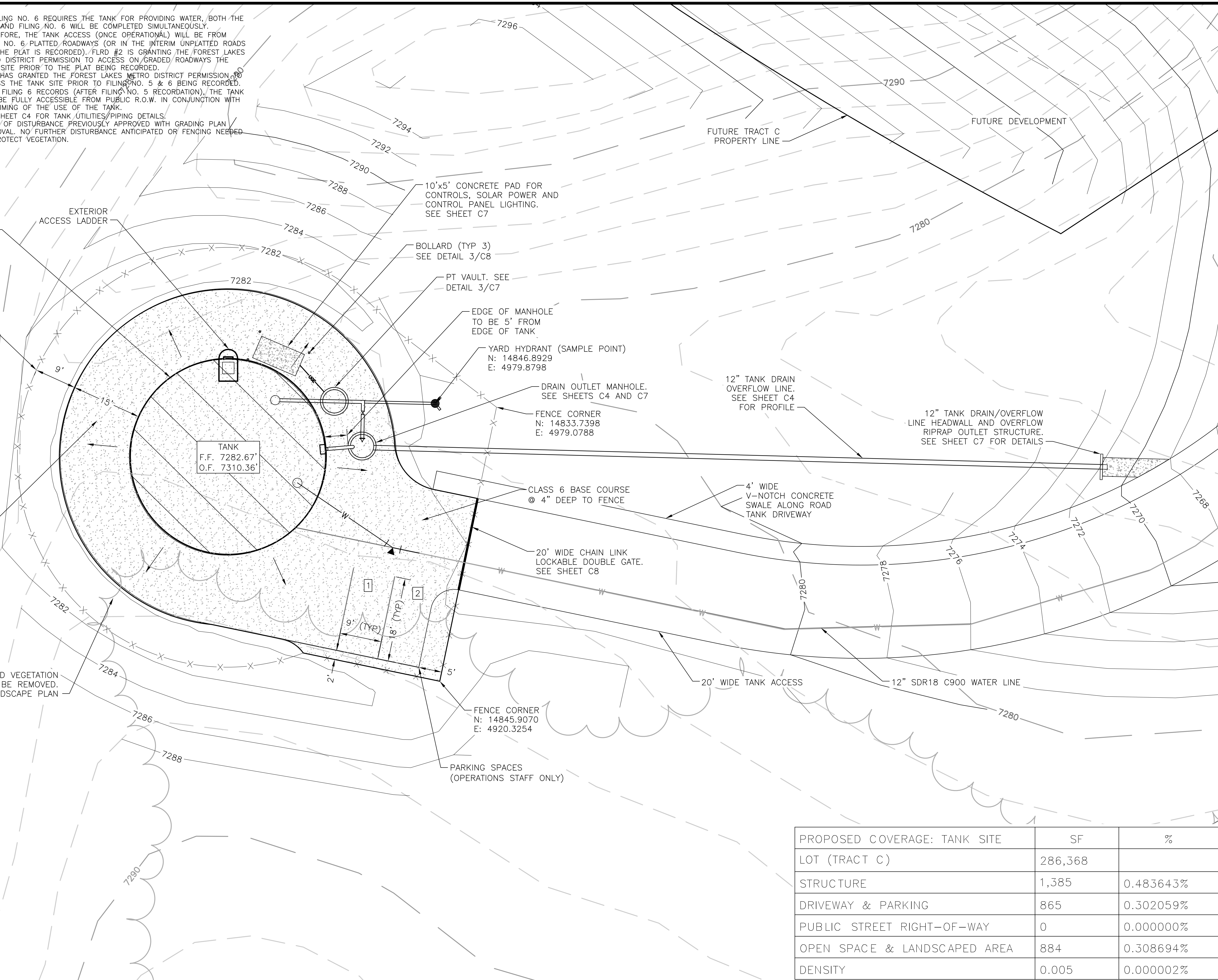
- NOTES:**
- AS FILING NO. 6 REQUIRES THE TANK FOR PROVIDING WATER, BOTH THE TANK AND FILING NO. 6 WILL BE COMPLETED SIMULTANEOUSLY. THEREFORE, THE TANK ACCESS (ONCE OPERATIONAL) WILL BE FROM FILING NO. 6, PLATTED ROADWAYS (OR IN THE INTERIM UNPLATTED ROADS TILL THE PLAT IS RECORDED). FLRD #2 IS GRANTING THE FOREST LAKES METRO DISTRICT PERMISSION TO ACCESS ON GRADED ROADWAYS THE TANK SITE PRIOR TO THE PLAT BEING RECORDED.
 - FLRD HAS GRANTED THE FOREST LAKES METRO DISTRICT PERMISSION TO ACCESS THE TANK SITE PRIOR TO FILING NO. 5 & 6 BEING RECORDED. ONCE FILING 6 RECORDS (AFTER FILING NO. 5 RECORDATION), THE TANK WILL BE FULLY ACCESSIBLE FROM PUBLIC R.O.W. IN CONJUNCTION WITH THE TIMING OF THE USE OF THE TANK.
 - SEE SHEET C4 FOR TANK UTILITIES/PIPING DETAILS.
 - LIMITS OF DISTURBANCE PREVIOUSLY APPROVED WITH GRADING PLAN APPROVAL. NO FURTHER DISTURBANCE ANTICIPATED OR FENCING NEEDED TO PROTECT VEGETATION.

±42' Ø WATER STORAGE TANK
(SEE DETAIL 5/C5 FOR TANK ELEVATION)
HEIGHT (TO DOME): ±37'
CAPACITY: 0.26 MG
COLOR: TAN (RAL1001)

6' HIGH CHAIN LINK PERIMETER FENCE. EDGE OF FENCE LOCATED 194' NORTH AND 218' EAST OF SW CORNER OF TRACT BOUNDARY. SEE SHEETS C1 AND C8

15' WIDE SPACE AROUND TANK. CLASS 6 BASE COURSE @ 4" DEEP. FOR WALKWAY/MAINTENANCE ACCESS ONLY, DRIVING PROHIBITED

EX IMPACTED VEGETATION TO BE REMOVED. SEE LANDSCAPE PLAN



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5540 TECH CENTER DRIVE SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
SITE DEVELOPMENT PLAN

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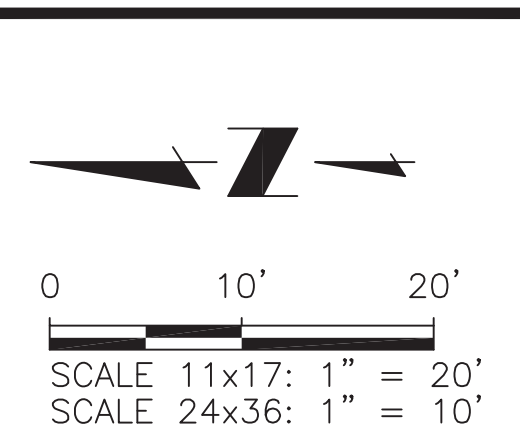
PROPOSED COVERAGE:	SF	%
TANK SITE		
LOT (TRACT C)	286,368	
STRUCTURE	1,385	0.483643%
DRIVEWAY & PARKING	865	0.302059%
PUBLIC STREET RIGHT-OF-WAY	0	0.000000%
OPEN SPACE & LANDSCAPED AREA	884	0.308694%
DENSITY	0.005	0.000002%

Project No.: 294.01
Date: 6/15/2020
Design: GJD
Drawn: GGM
Check: JPM

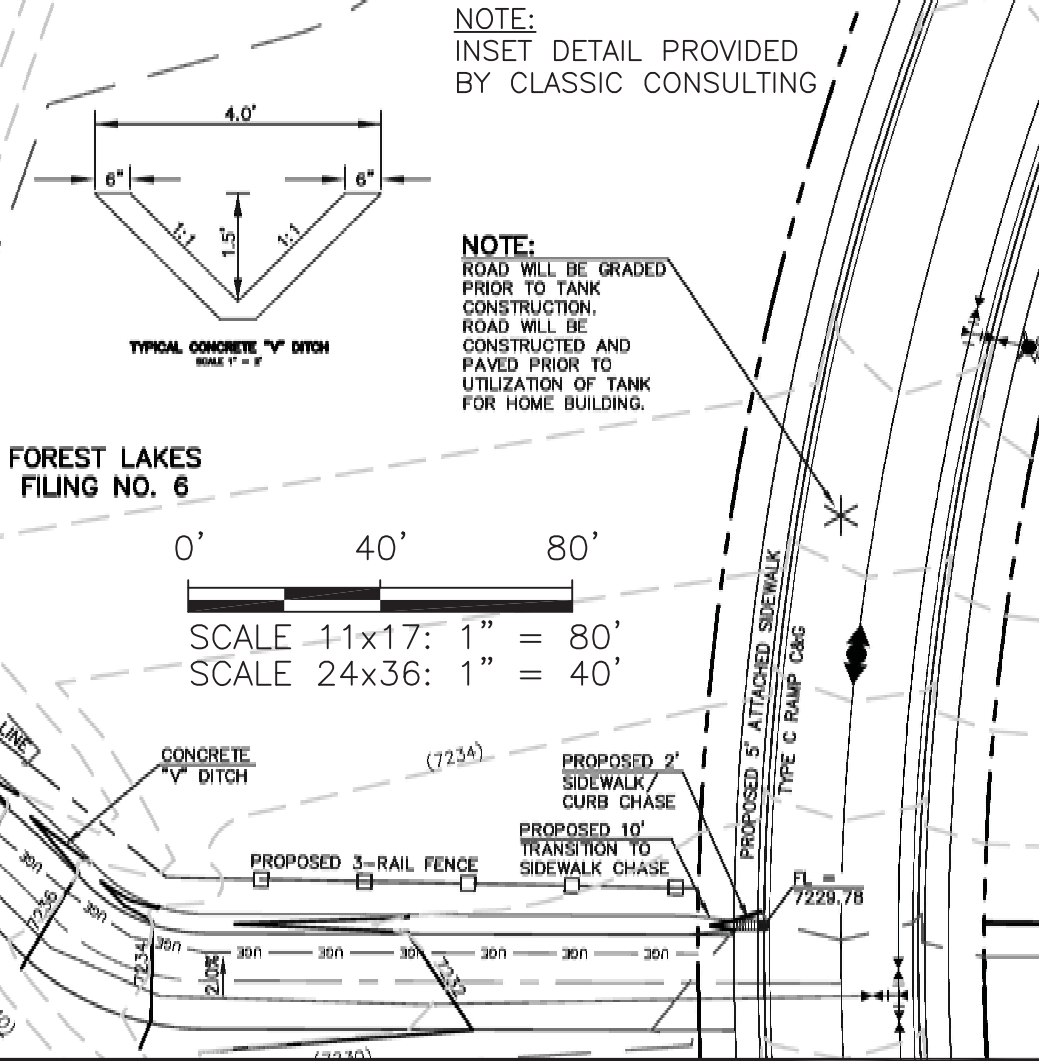
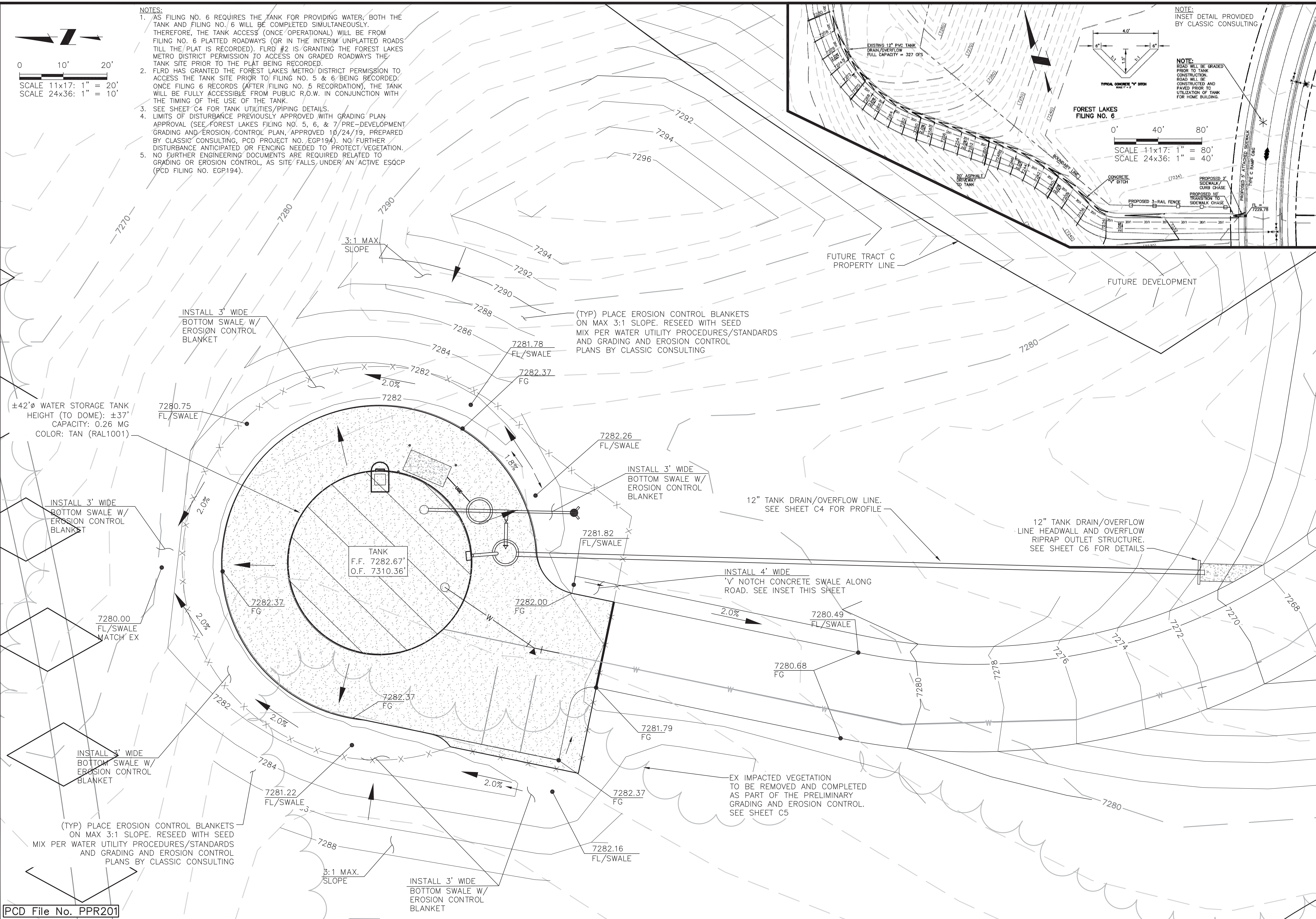
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SHEET 3 OF 10

PCD File No. PPR201

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 2020/07/23 11:45 AM By: Gina Mangino



- NOTES:
- AS FILING NO. 6 REQUIRES THE TANK FOR PROVIDING WATER, BOTH THE TANK AND FILING NO. 6 WILL BE COMPLETED SIMULTANEOUSLY. THEREFORE, THE TANK ACCESS (ONCE OPERATIONAL) WILL BE FROM FILING NO. 6 PLATTED ROADWAYS (OR IN THE INTERIM UNPLATTED ROADS TILL THE PLAT IS RECORDED). FLRD #2 IS GRANTING THE FOREST LAKES METRO DISTRICT PERMISSION TO ACCESS ON GRADED ROADWAYS THE TANK SITE PRIOR TO THE PLAT BEING RECORDED.
 - FLRD HAS GRANTED THE FOREST LAKES METRO DISTRICT PERMISSION TO ACCESS THE TANK SITE PRIOR TO FILING NO. 5 & 6 BEING RECORDED. ONCE FILING 6 RECORDS (AFTER FILING NO. 5 RECORDATION), THE TANK WILL BE FULLY ACCESSIBLE FROM PUBLIC R.O.W. IN CONJUNCTION WITH THE TIMING OF THE USE OF THE TANK.
 - SEE SHEET C4 FOR TANK UTILITIES/PIPING DETAILS.
 - LIMITS OF DISTURBANCE PREVIOUSLY APPROVED WITH GRADING PLAN APPROVAL (SEE FOREST LAKES FILING NO. 5, 6, & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN, APPROVED 10/24/19, PREPARED BY CLASSIC CONSULTING, PCD PROJECT NO. EGP194). NO FURTHER DISTURBANCE ANTICIPATED OR FENCING NEEDED TO PROTECT VEGETATION.
 - NO FURTHER ENGINEERING DOCUMENTS ARE REQUIRED RELATED TO GRADING OR EROSION CONTROL, AS SITE FALLS UNDER AN ACTIVE ESQCP (PCD FILING NO. EGP194).



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DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS ARE THE CONTRACTOR'S RESPONSIBILITY. CLASSIC CONSULTING ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

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

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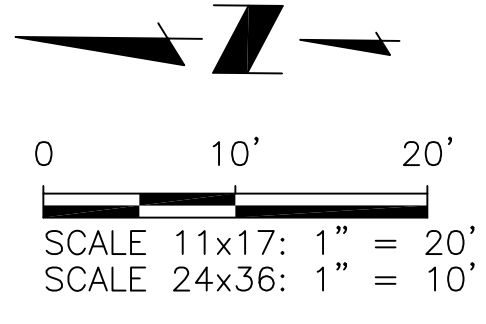
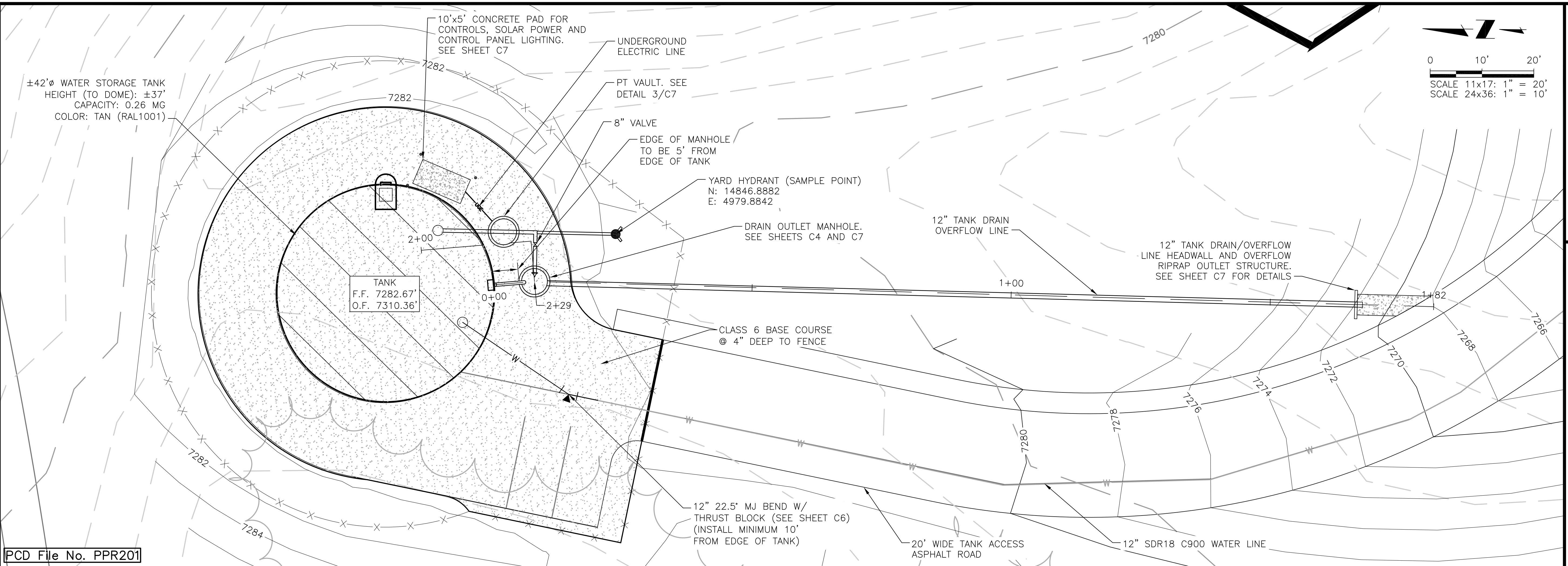
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Project No.: 294.01
 Date: 6/15/2020
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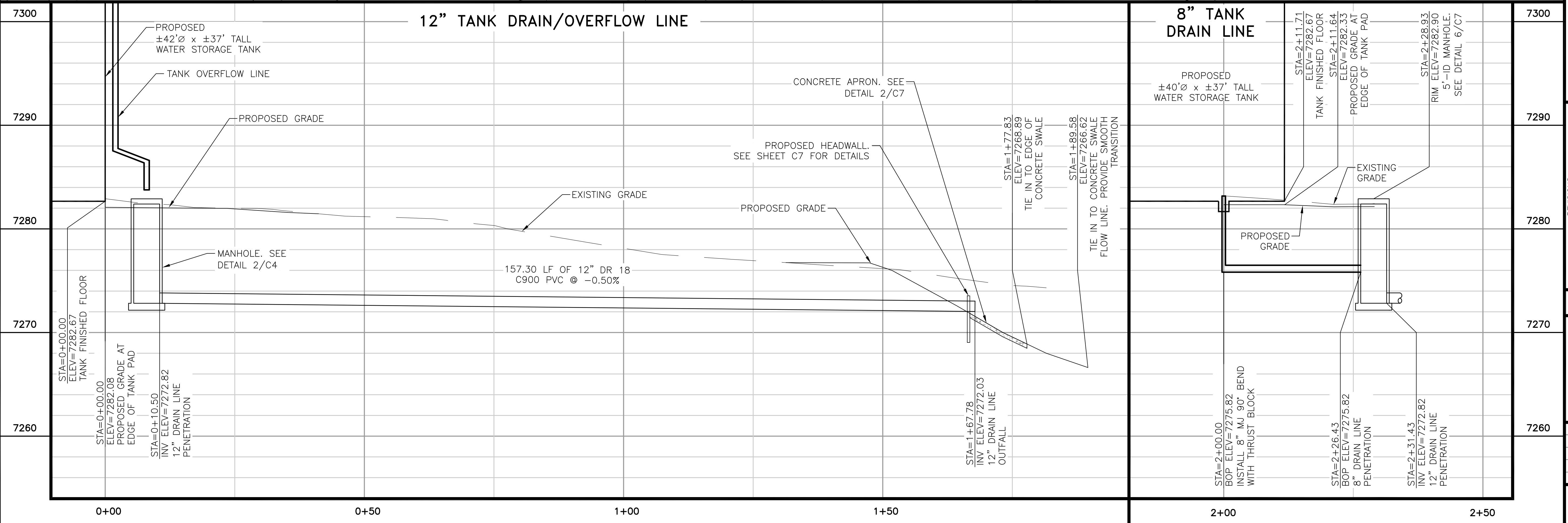
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 SHEET 4 OF 10

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 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

FLRD #2, LLC.
 PHASE II REGIONAL WATER IMPROVEMENTS
 0.26 MG POTABLE WATER TANK
 UTILITY PLAN/TANK PIPING PLAN & PROFILE

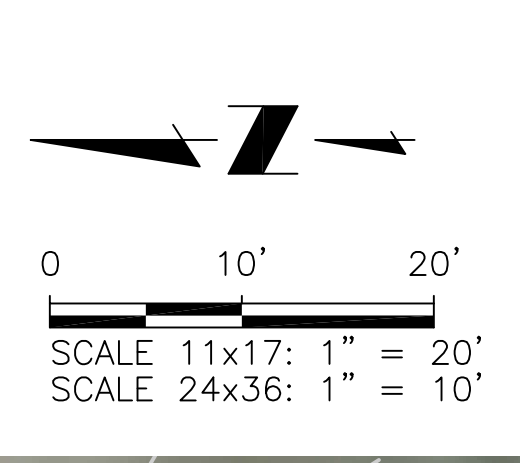
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 SHEET 5 OF 10

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NOTES:
 1. SUBSTANTIAL VEGETATION EXISTS AT THE TANK SITE AND INCLUDES SCRUB OAK AND EVERGREEN TREES. THE TANK SITE'S EXTERIOR BOUNDARY CONTAINS NATIVE EVERGREEN AND DECIDUOUS TREES, GRASS AND BRUSH ON ALL SIDES. THE TANK SITE AREA WILL BE UNMANNED AND ACCESS WILL BE PROHIBITED TO THE PUBLIC. IMPEDING VEGETATION SHALL BE DEMOLISHED PRIOR TO CONSTRUCTION. ANY NON-CONFLICTING VEGETATION WILL BE PRESERVED IN ORDER TO MAINTAIN AN AESTHETICALLY-PLEASING, NATURALISTIC APPROACH AS OPPOSED TO PROPOSED CONVENTIONAL LANDSCAPING. SCREENING AND BUFFERING REQUIREMENTS HAVE BEEN REVIEWED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, GENERAL DEVELOPMENT STANDARDS, CHAPTER 6, SECTION 6.2.2. LANDSCAPE REQUIREMENTS, AS WELL AS THE SUPPLEMENTAL LANDSCAPE AND WATER CONSERVATION MANUAL. DUE TO THE TRACT SITE'S UTILITY CLASSIFICATION, LOCATION WITHIN THE PID, AND PLENTIFUL NATIVE SURROUNDING VEGETATION, A REQUEST IS BEING MADE TO REDUCE THE LANDSCAPING REQUIREMENTS AT THE TANK SITE AND ALONG THE ACCESS ROAD. (5) EVERGREEN TREES PER PREVIOUS EPC DISCUSSIONS ARE BEING PROPOSED.
 2. PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED WITH ENGINEER AND OWNER PRIOR TO INSTALLATION.

VEGETATIVE EXTENT OF PRESERVATION INCLUDE ALL AREAS LOCATED OUTSIDE OF AREA OF DISTURBANCE (TANK SITE/AREA GRADING)

(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

±42'Ø WATER STORAGE TANK
 HEIGHT (TO DOME): ±37'
 CAPACITY: 0.26 MG
 COLOR: TAN (RAL1001)

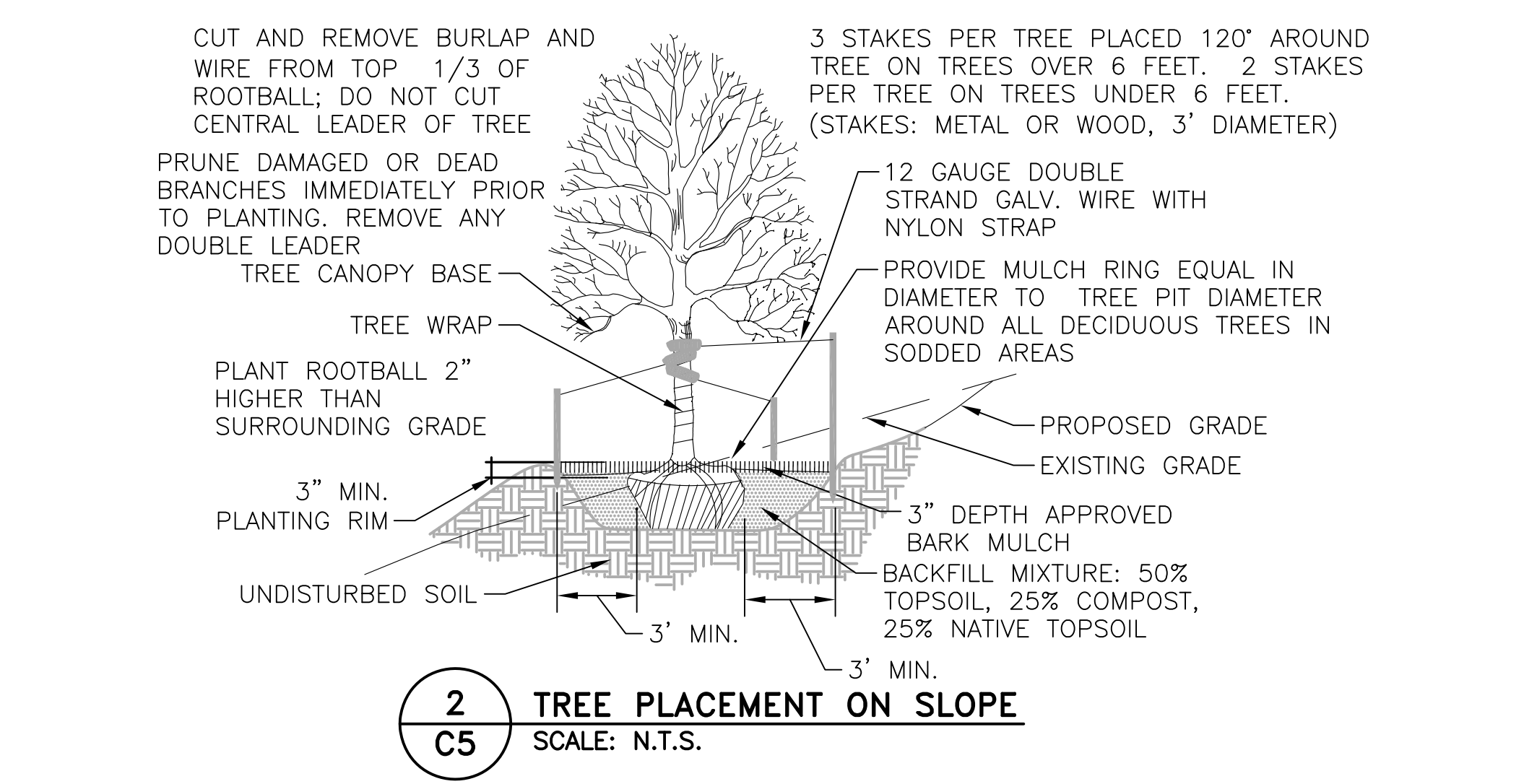
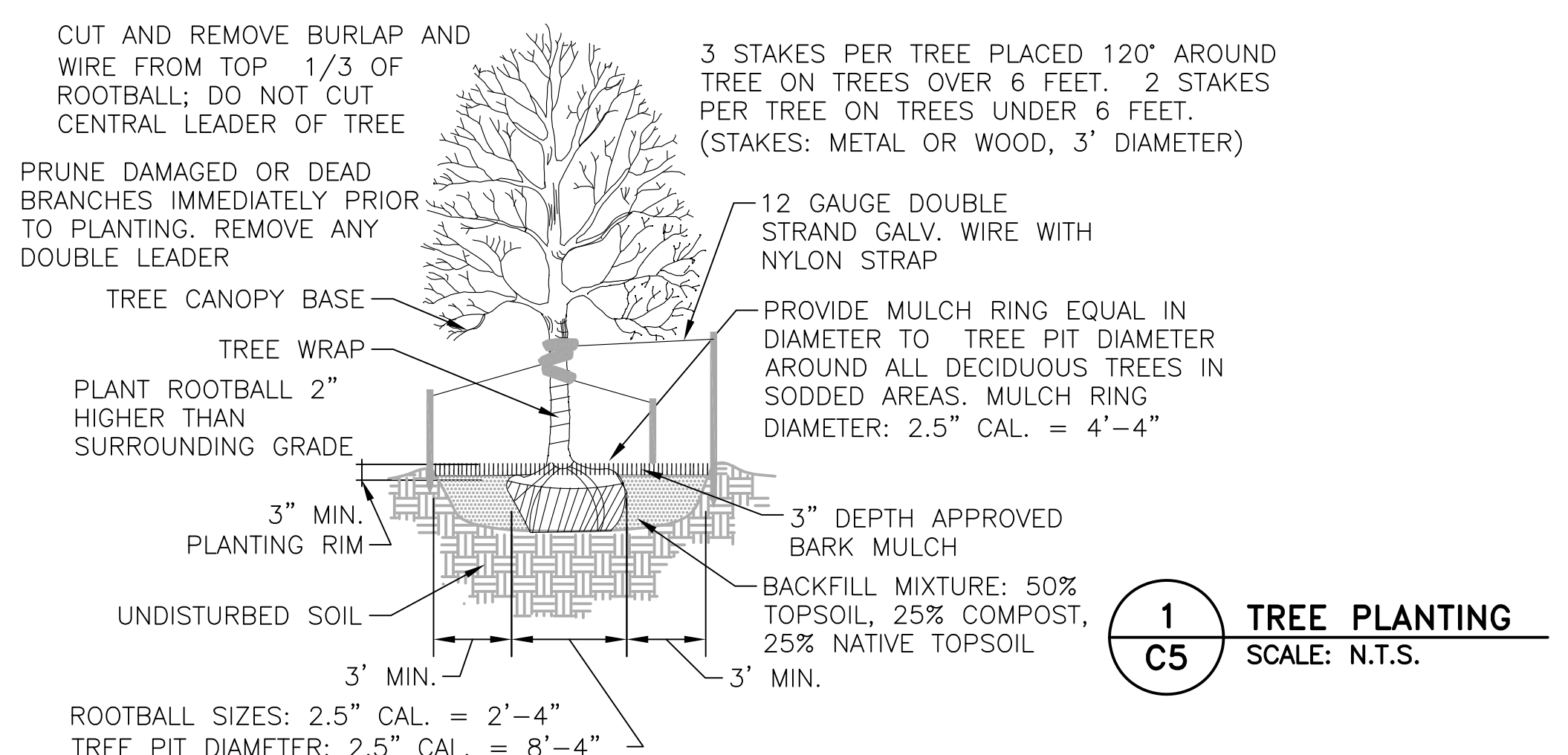
TANK
 F.F. 7282.67'
 O.F. 7310.36'

EX IMPACTED VEGETATION TO BE REMOVED (SEE INSET)

(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

SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	EVERGREEN TREE					
	PINUS EDULIS	PINON PINE	5	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH. OWNER RESPONSIBLE FOR WATERING VIA YARD HYDRANT UNTIL ESTABLISHED.

PCD File No. PPR201



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 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

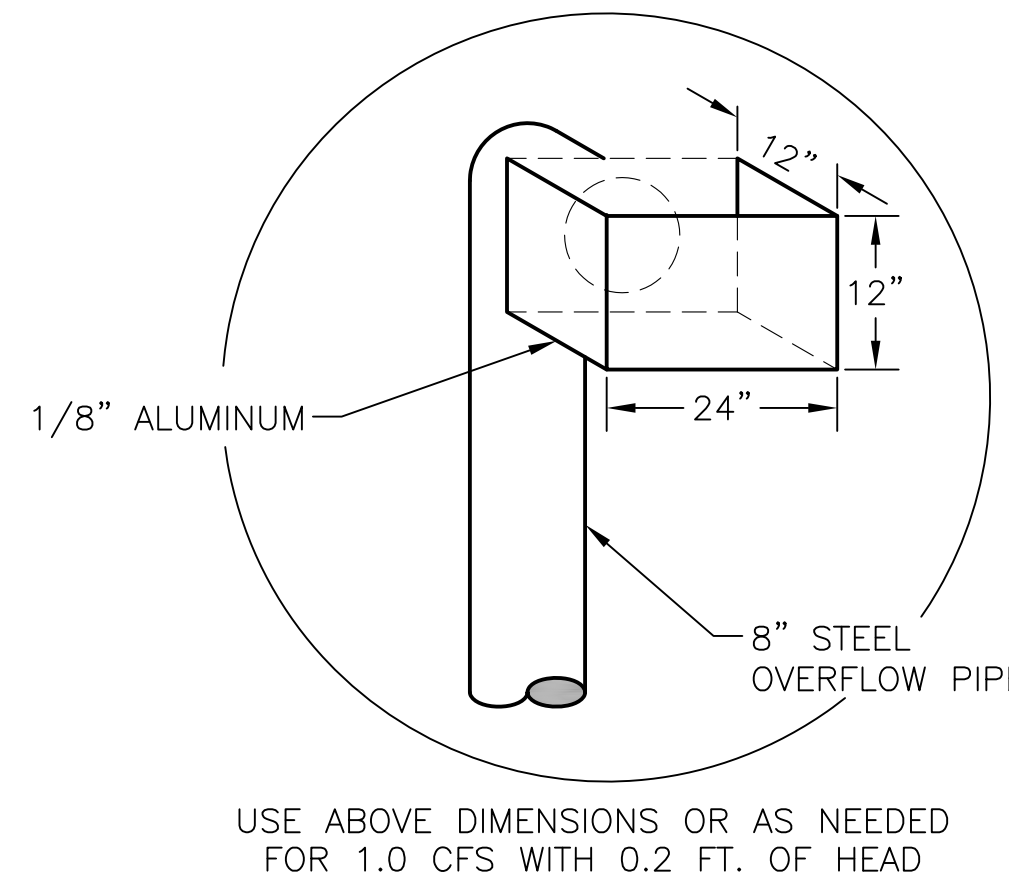
FLRD #2, LLC.
 PHASE II REGIONAL WATER IMPROVEMENTS
 0.26 MG POTABLE WATER TANK
 LANDSCAPE PLAN & DETAILS

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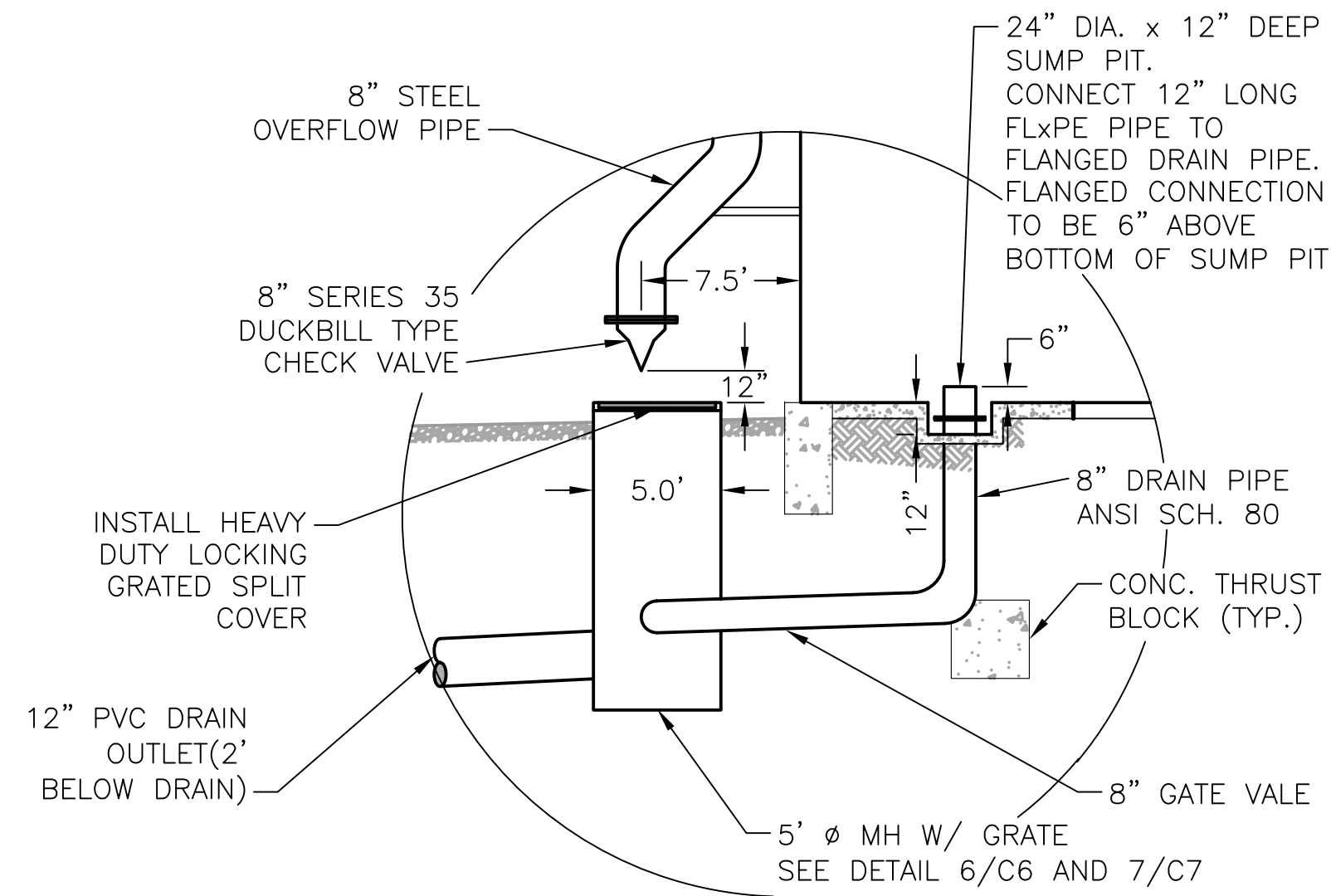
Project No.: 294.01
 Date: 6/15/2020
 Design: GJD
 Drawn: GGM
 Check: JPM

- NOTES:**
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.

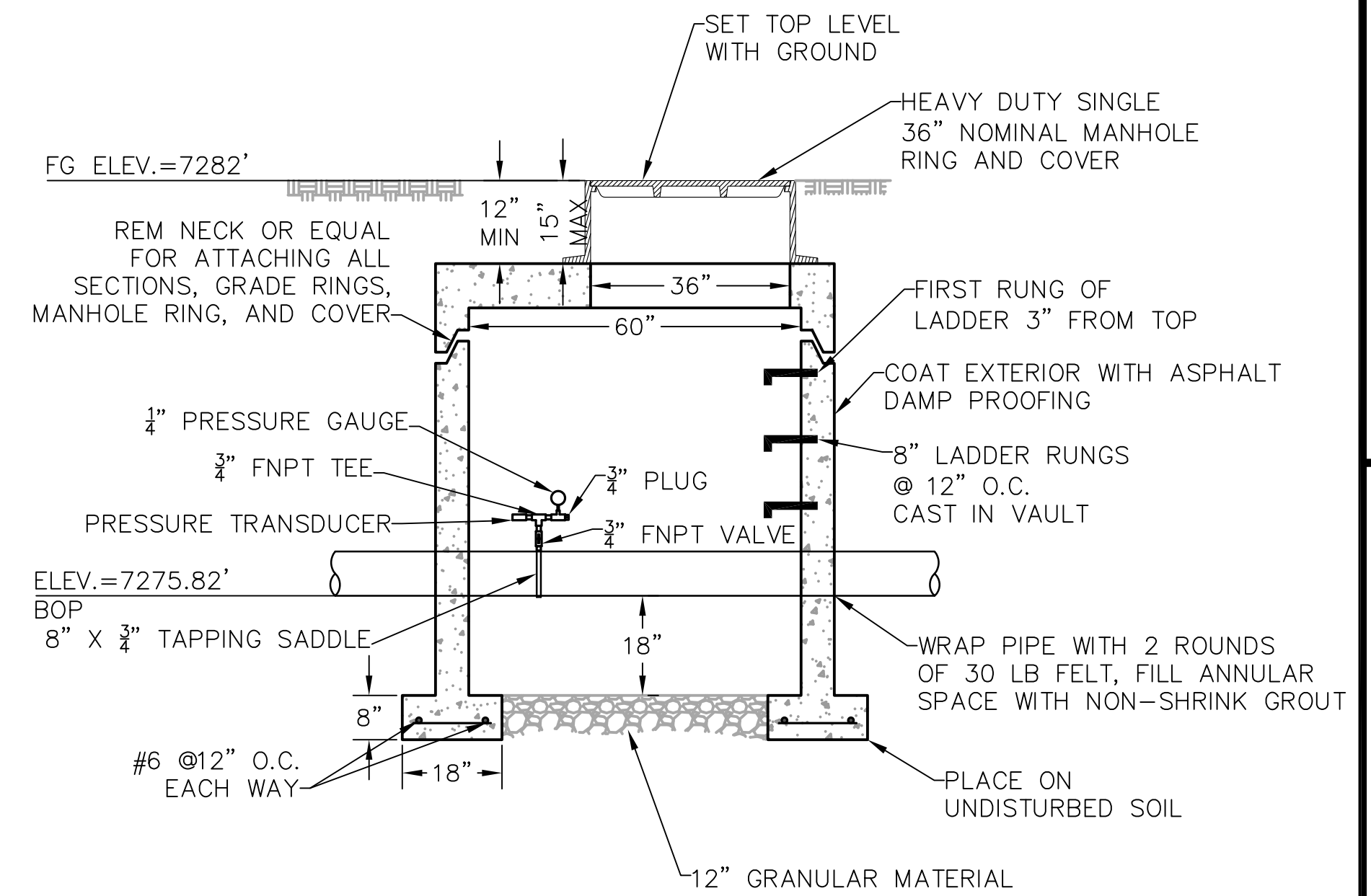


USE ABOVE DIMENSIONS OR AS NEEDED FOR 1.0 CFS WITH 0.2 FT. OF HEAD

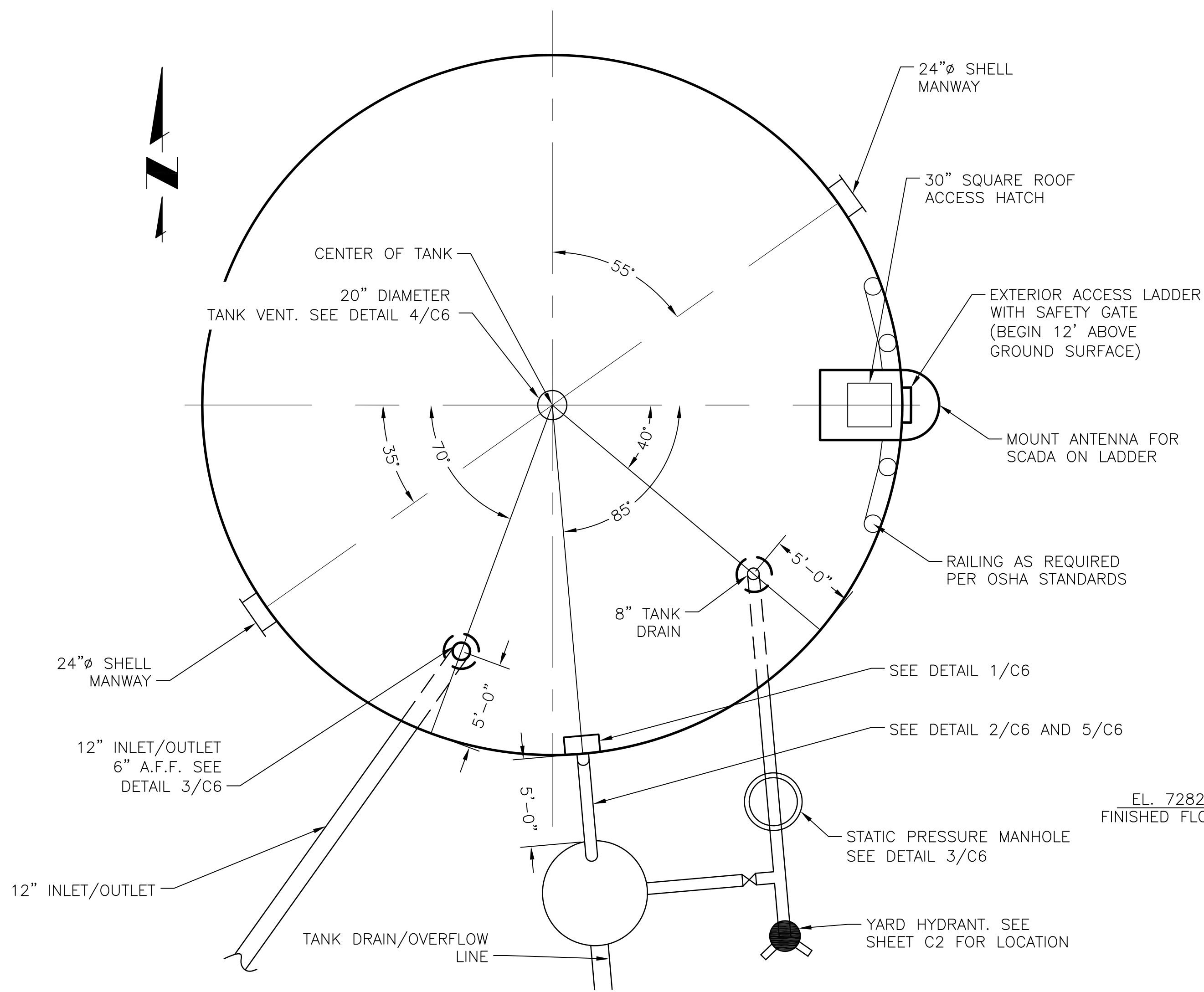
1 WEIR DETAIL
C6 SCALE: N.T.S.



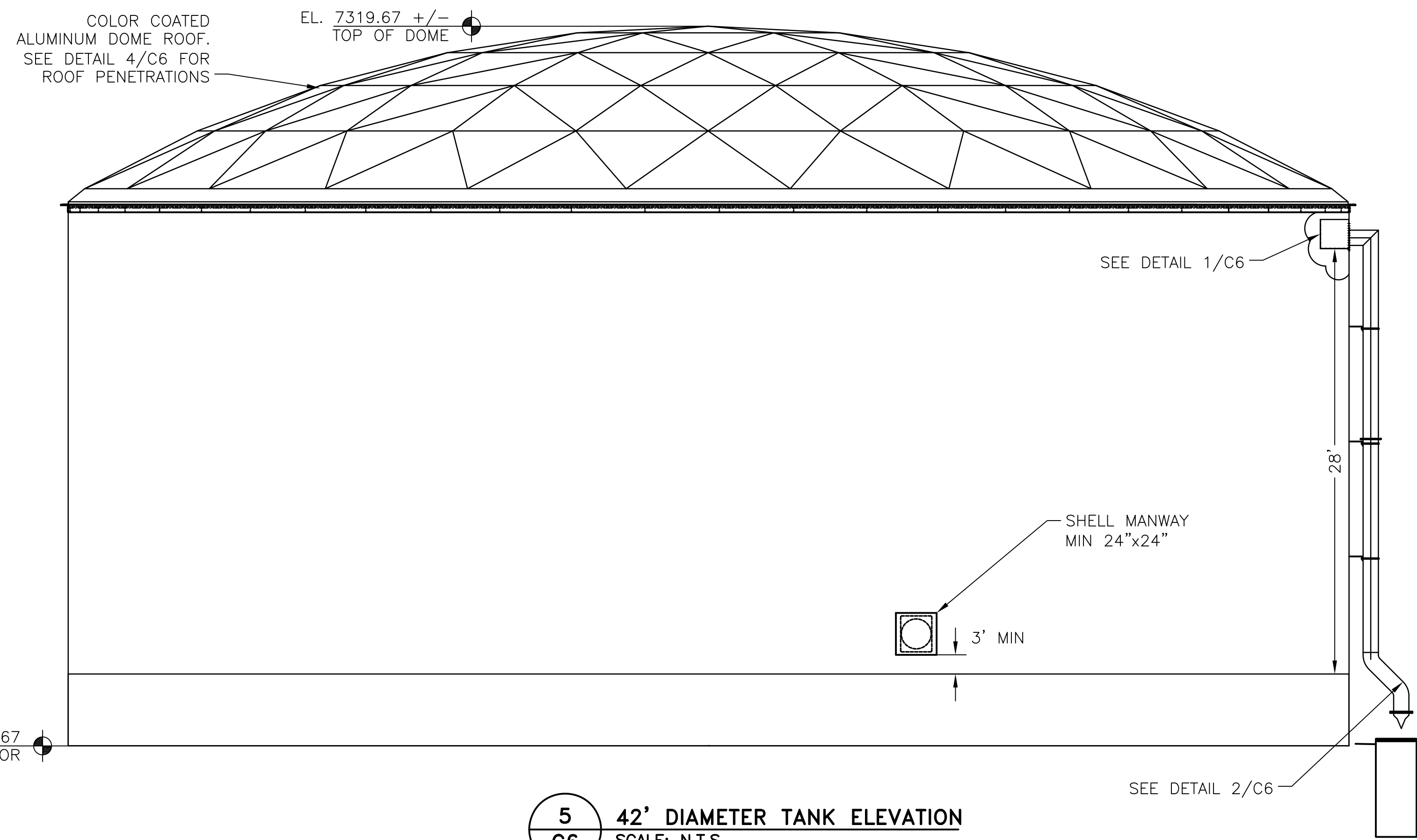
2 OVERFLOW PIPE & DRAIN MANHOLE SECTION
C6 SCALE: N.T.S.



3 STATIC PRESSURE MANHOLE DETAIL
C6 SCALE: N.T.S.



4 42' DIAMETER TANK GEOMETRY
C6 SCALE: N.T.S.



5 42' DIAMETER TANK ELEVATION
C6 SCALE: N.T.S.

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FOR APPROVAL

Project No.: 294-01
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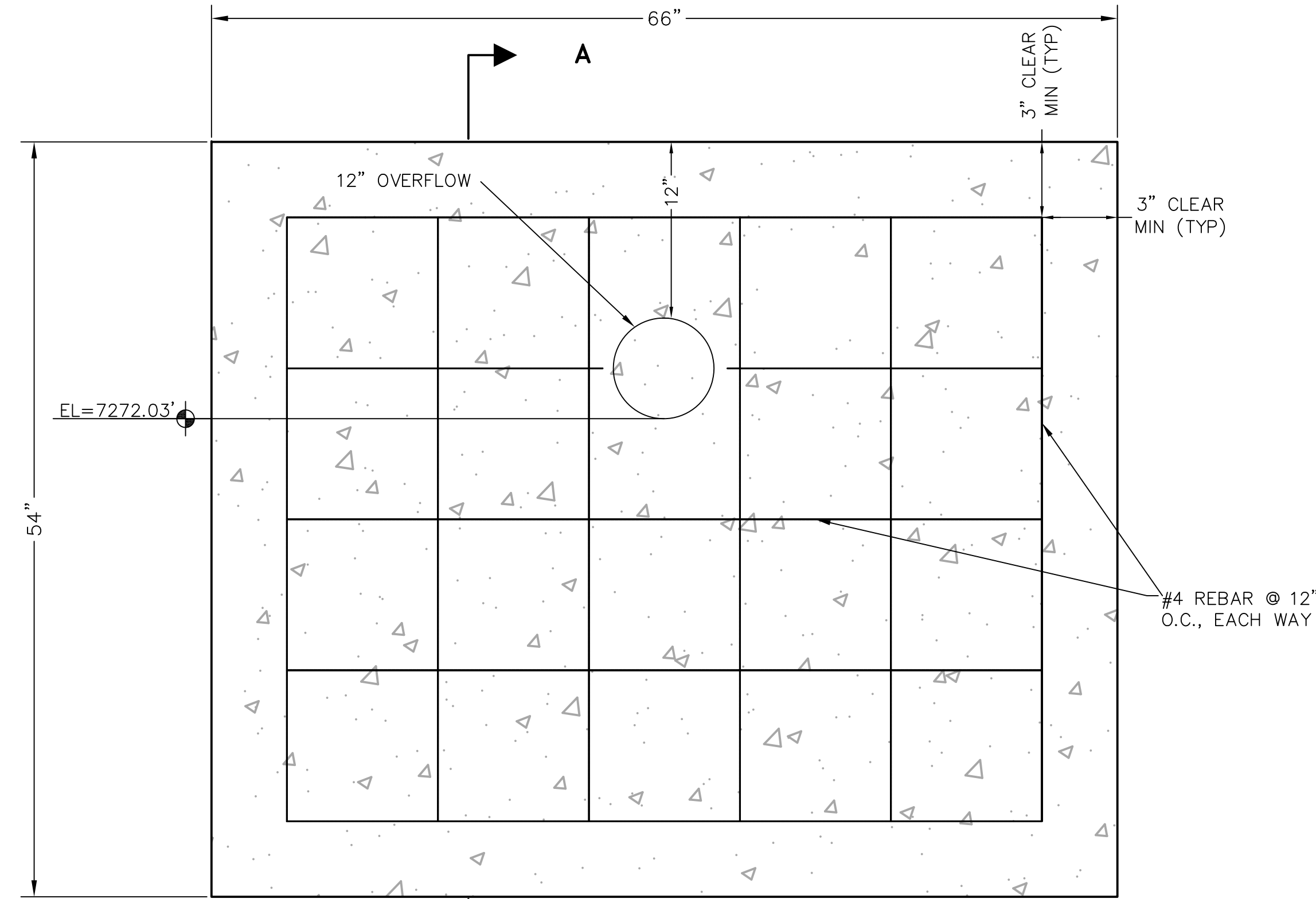
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COLORADO SPRINGS, COLORADO 80919
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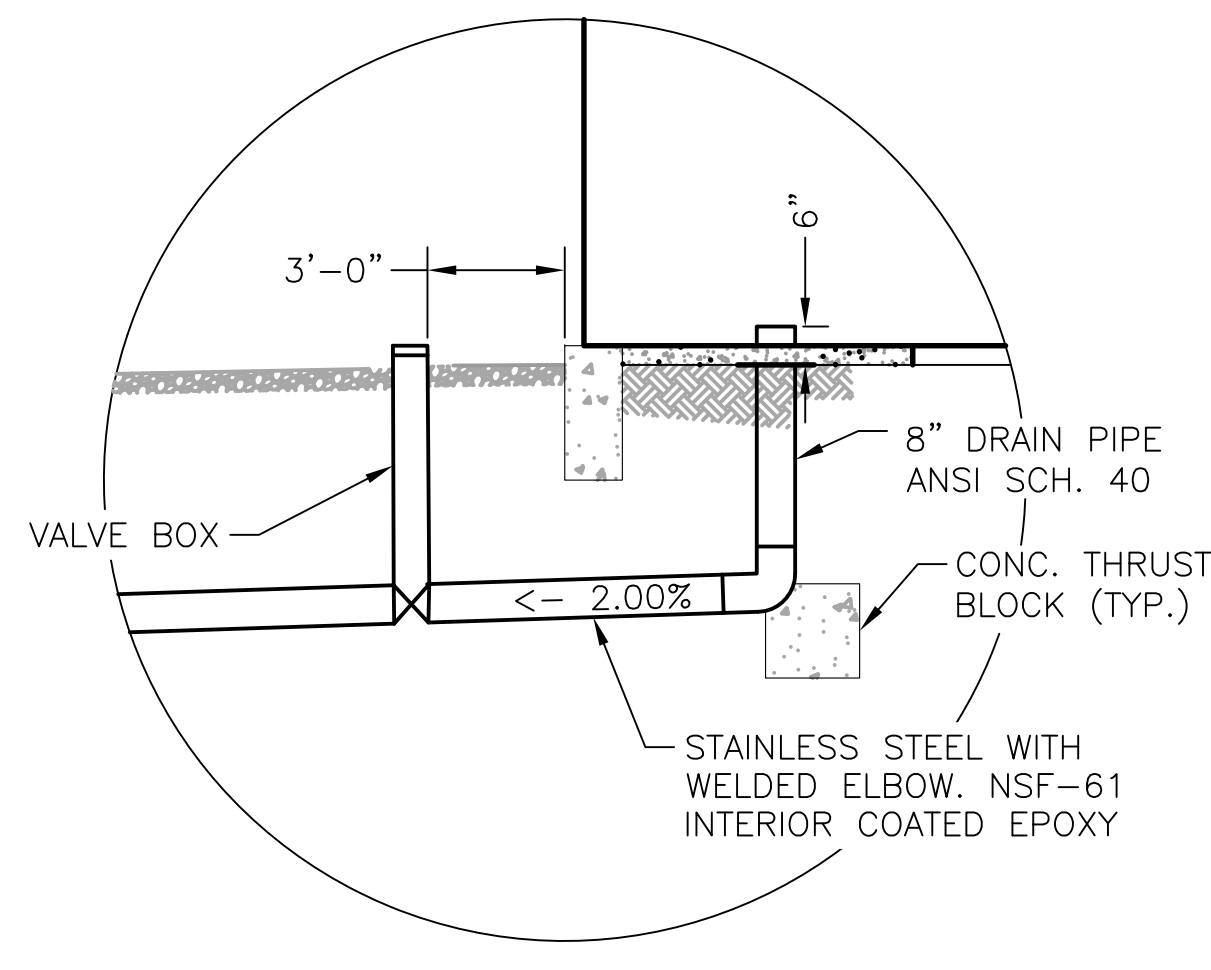
UNLESS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

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

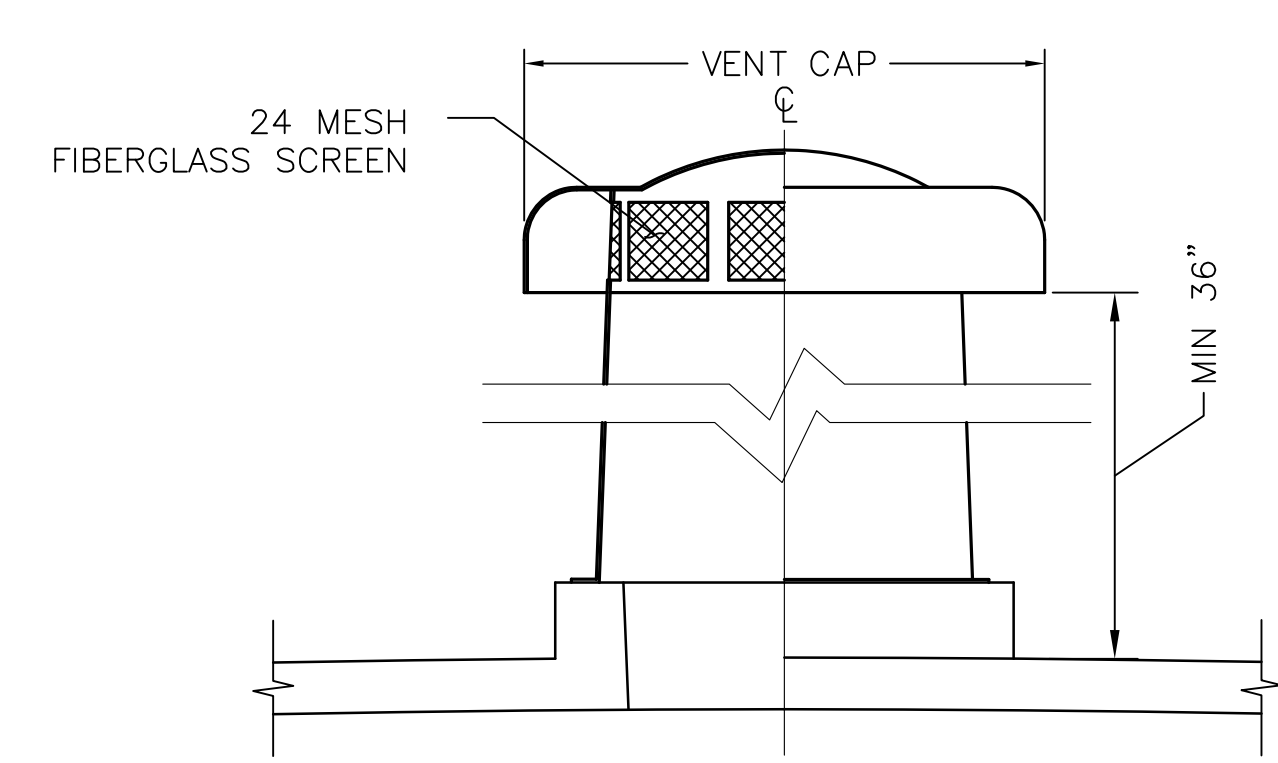
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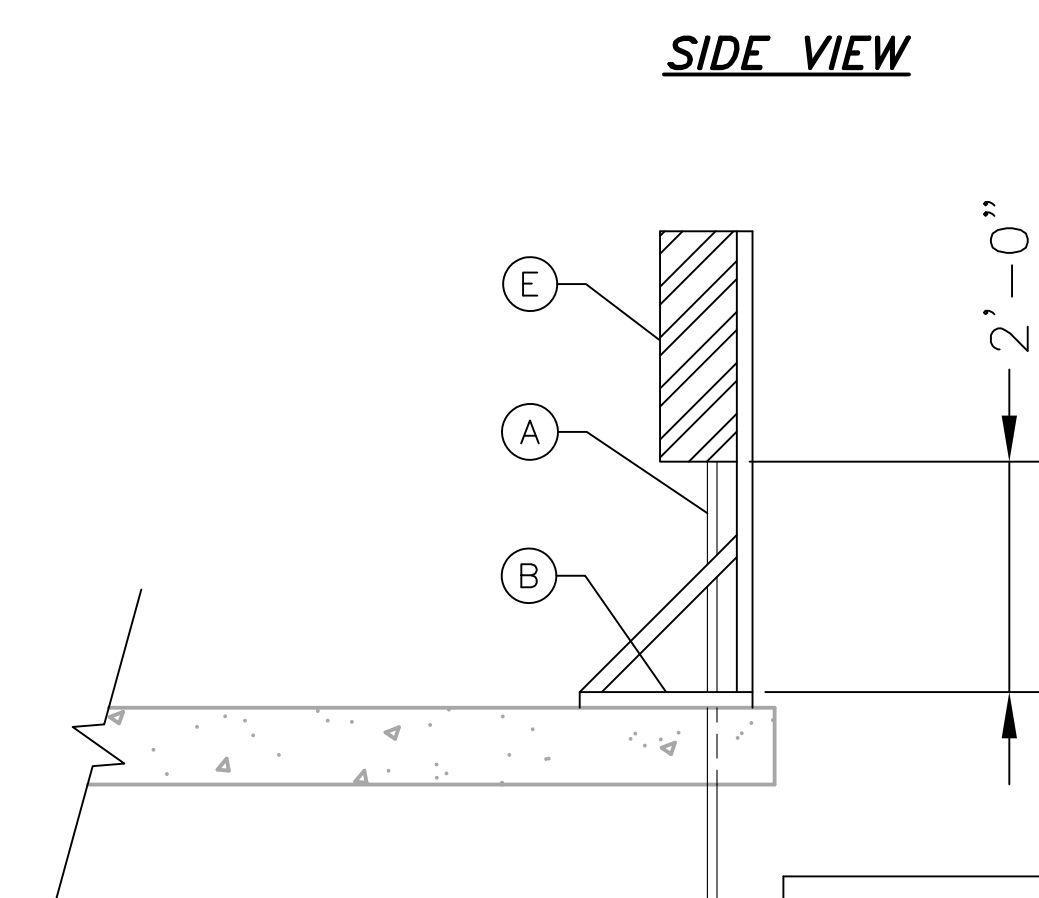
1 CONCRETE HEADWALL
SCALE: N.T.S.



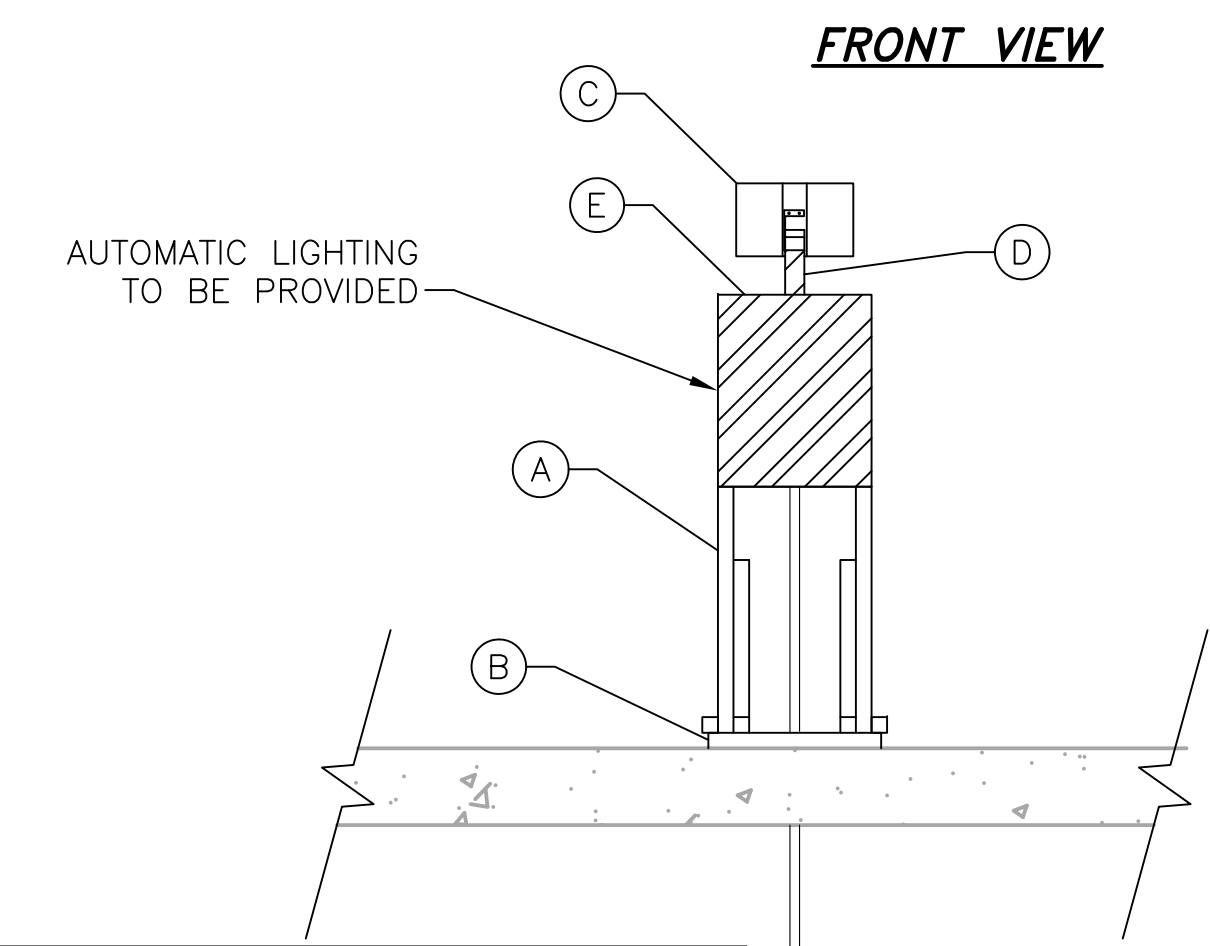
3 INLET/OUTLET
SCALE: N.T.S.



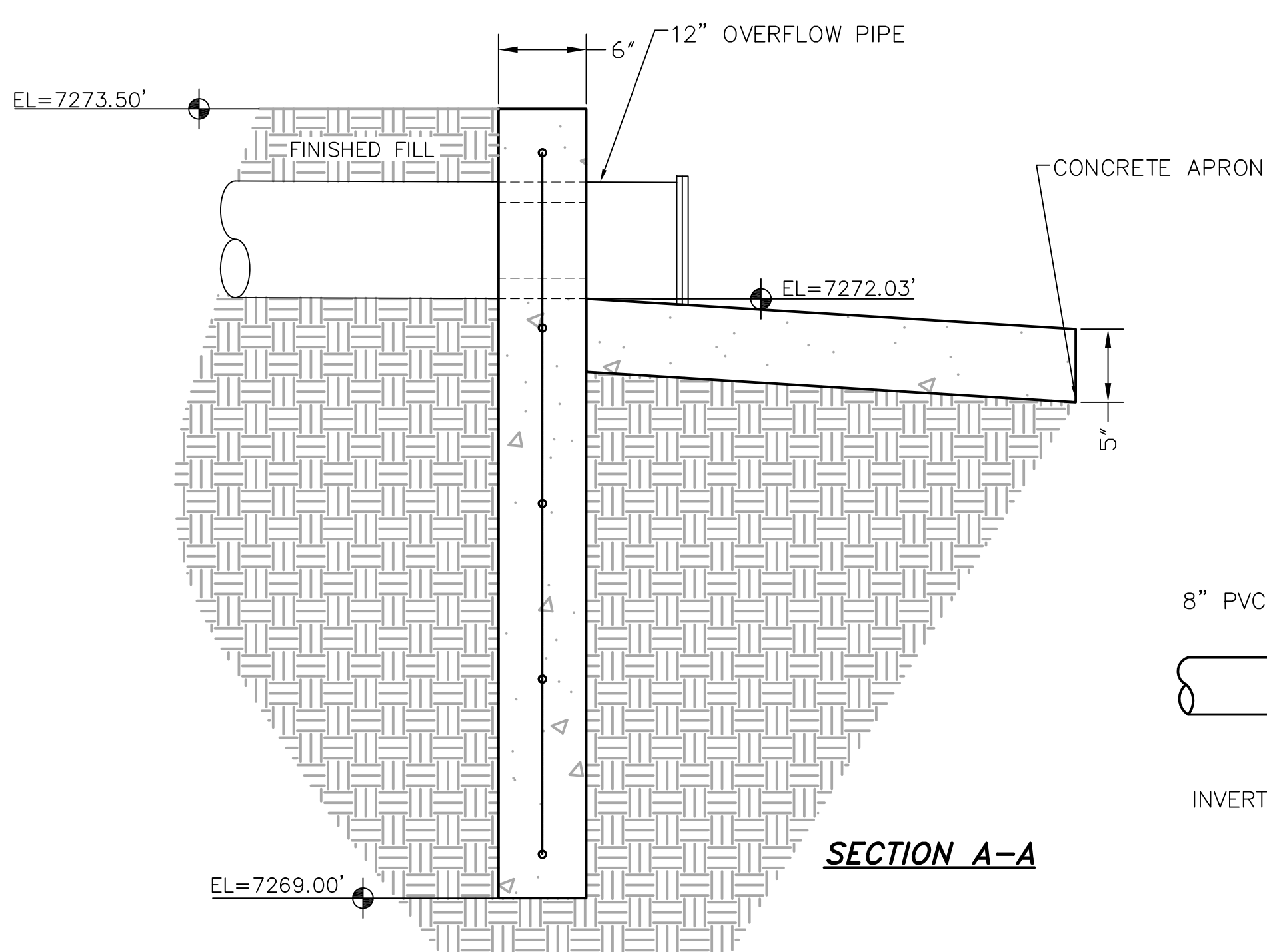
4 VENT
SCALE: N.T.S.



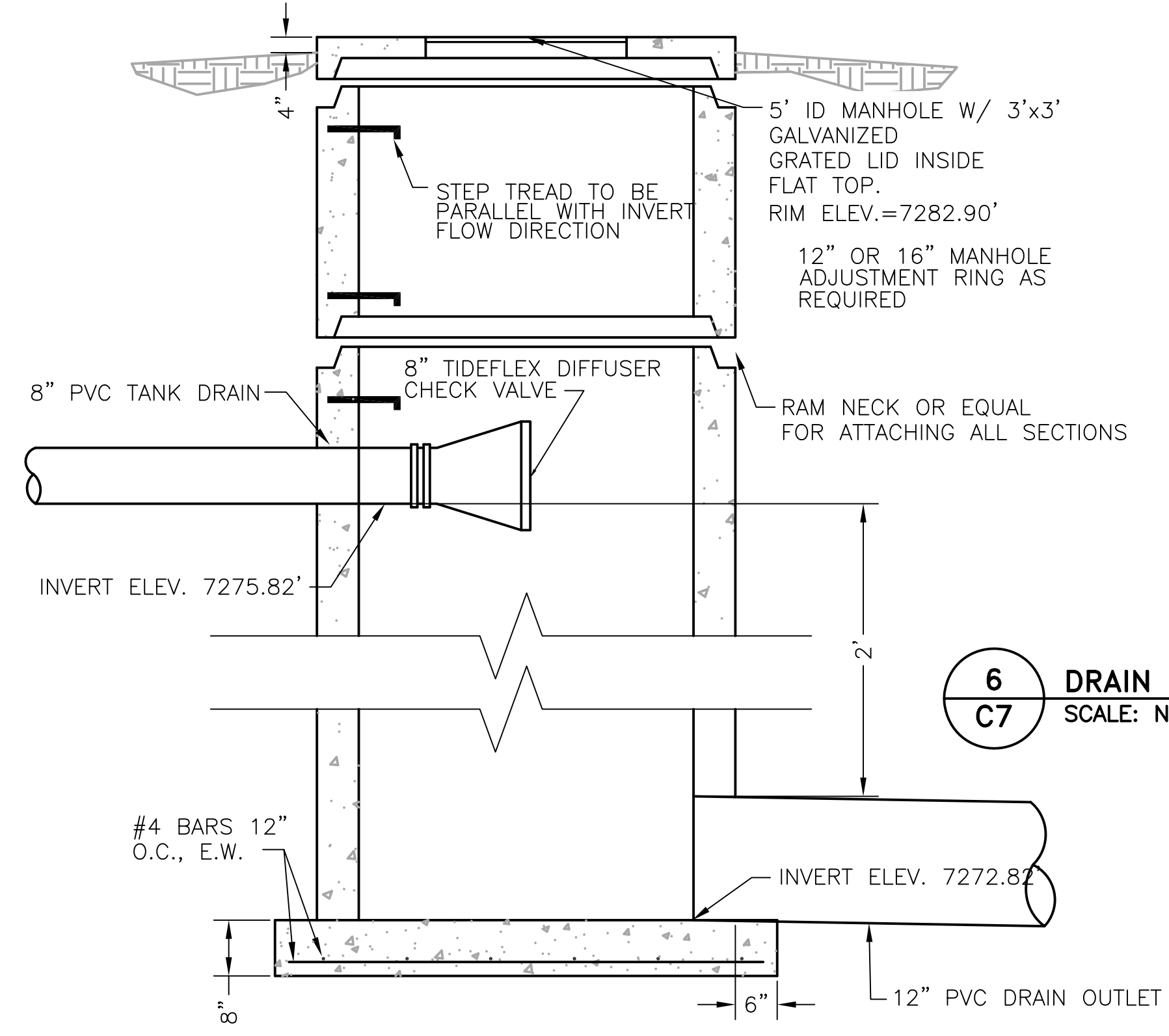
SIDE VIEW



FRONT VIEW



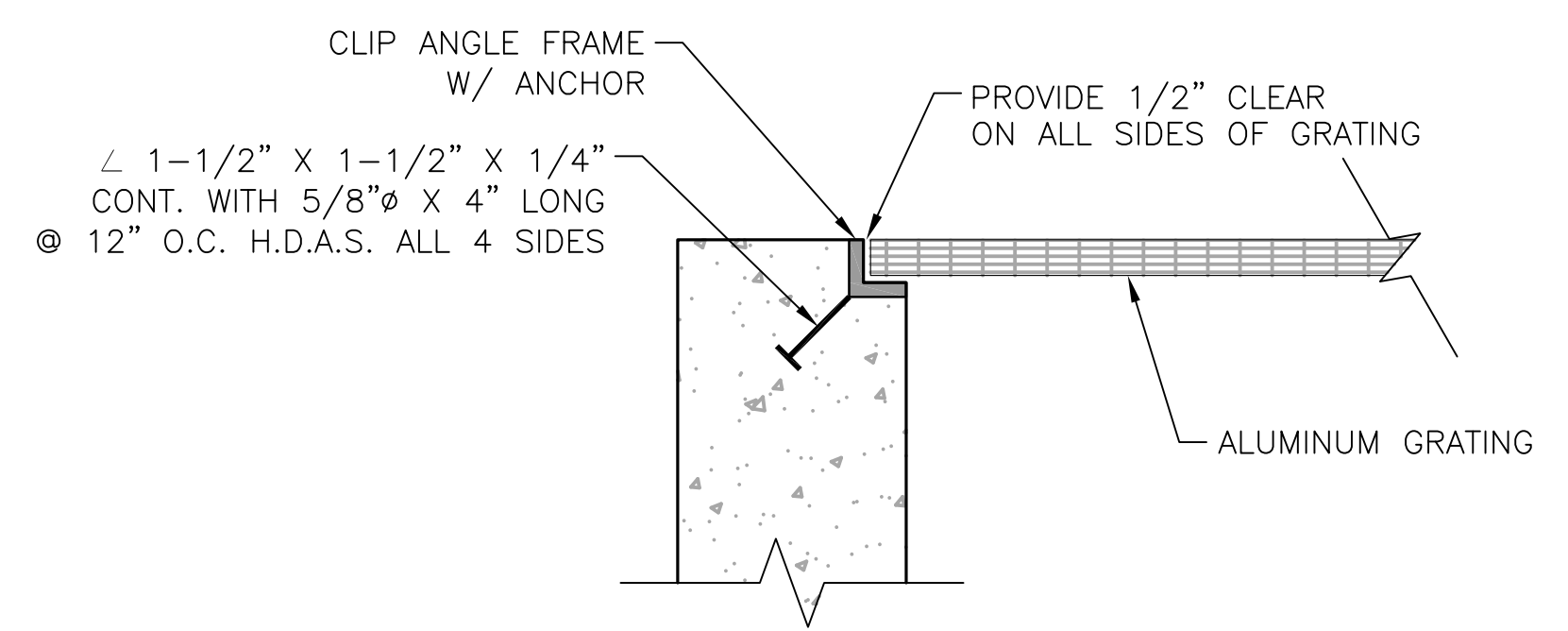
2 CONCRETE HEADWALL SECTION
SCALE: N.T.S.



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

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
SCALE: N.T.S.



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

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

JDS-HYDRO CONSULTANTS, INC.
5540 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
TANK SITE APPURTENANCE DETAILS

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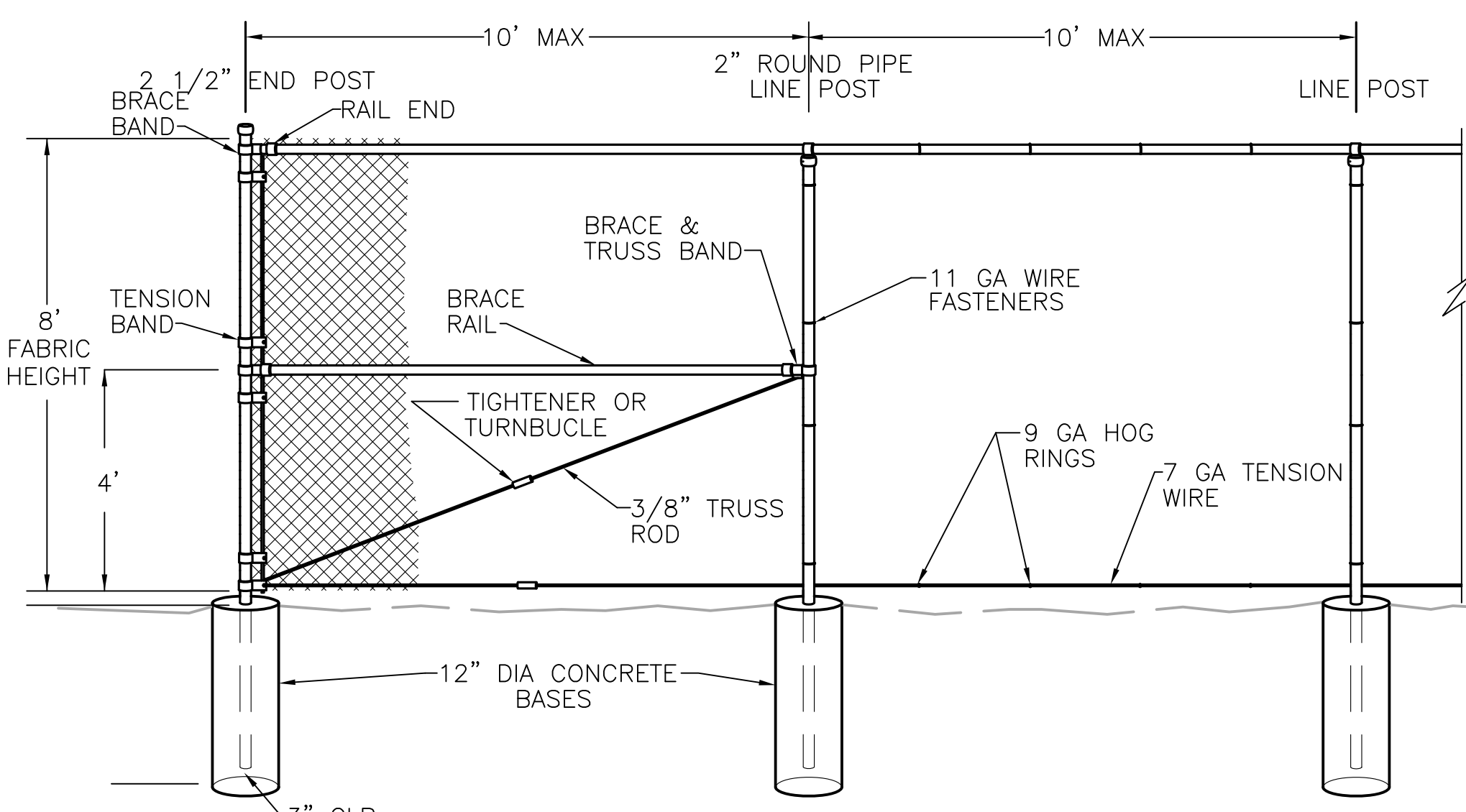
FOR APPROVAL

Project No.: 294-01
Date: 6/15/2020
Design: GJD
Drawn: SNW/GGM
Check: JPM

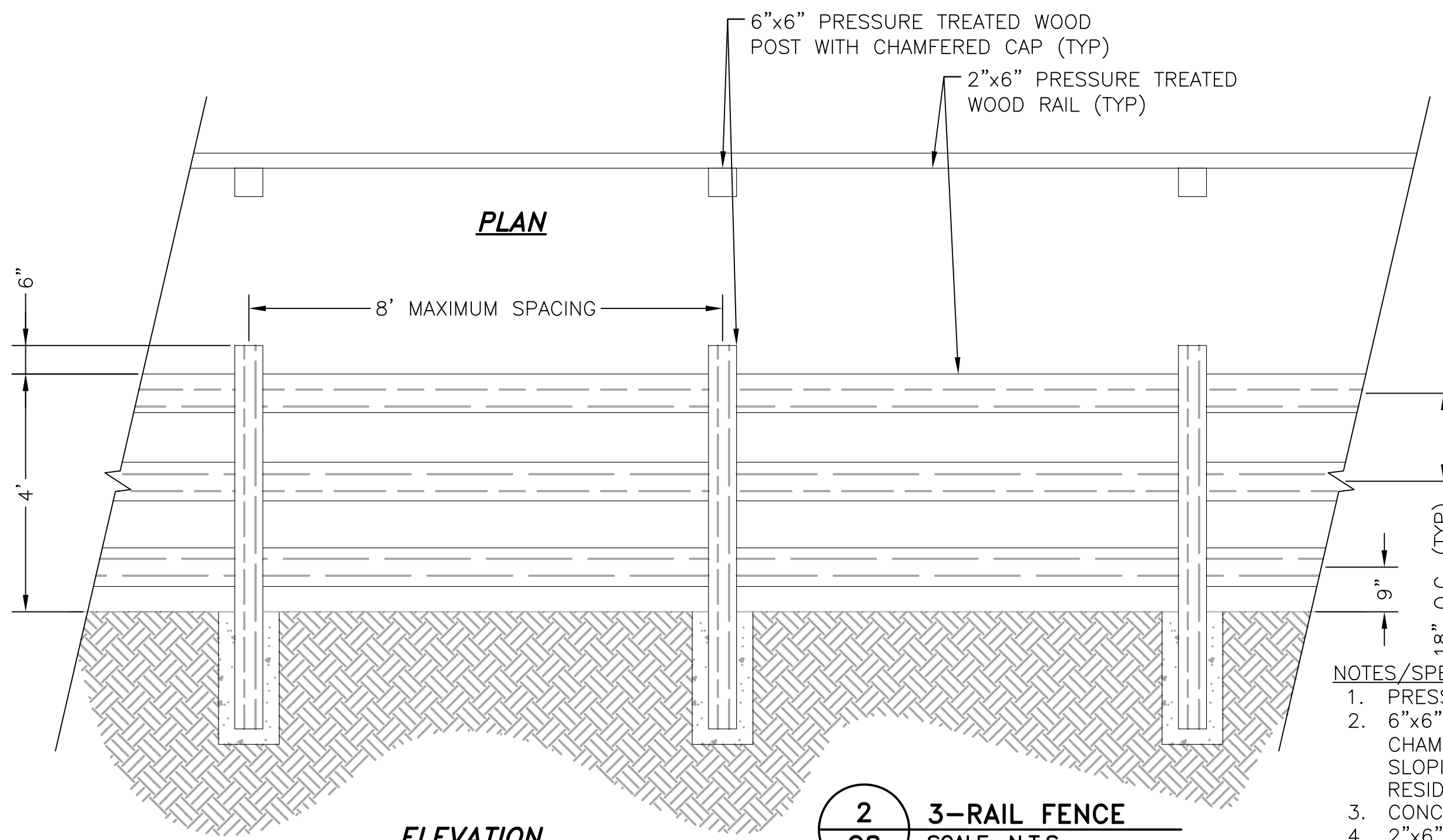
C7
SHEET 8 OF 10

2020/06/15 5:03 PM By: Andrew Hood J:\gis-hydro\project_files\294-Flrd #2_Lic\294-01_Phase II_Regional Water & Sewer_Facilities\Drawings\CAD\Working\Tank\EP\29401_Tank_Details.dwg

- 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.

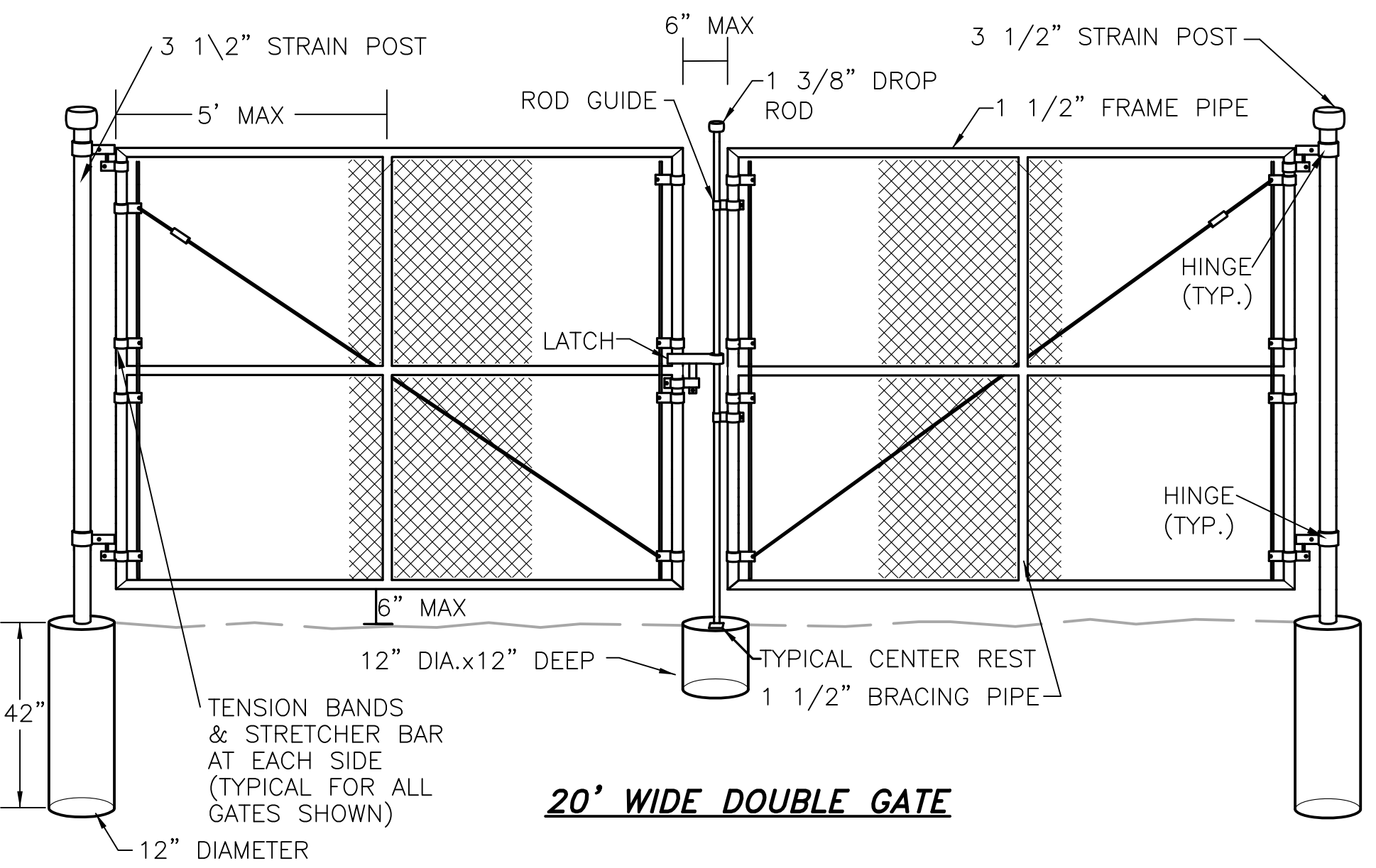


END POST DETAIL

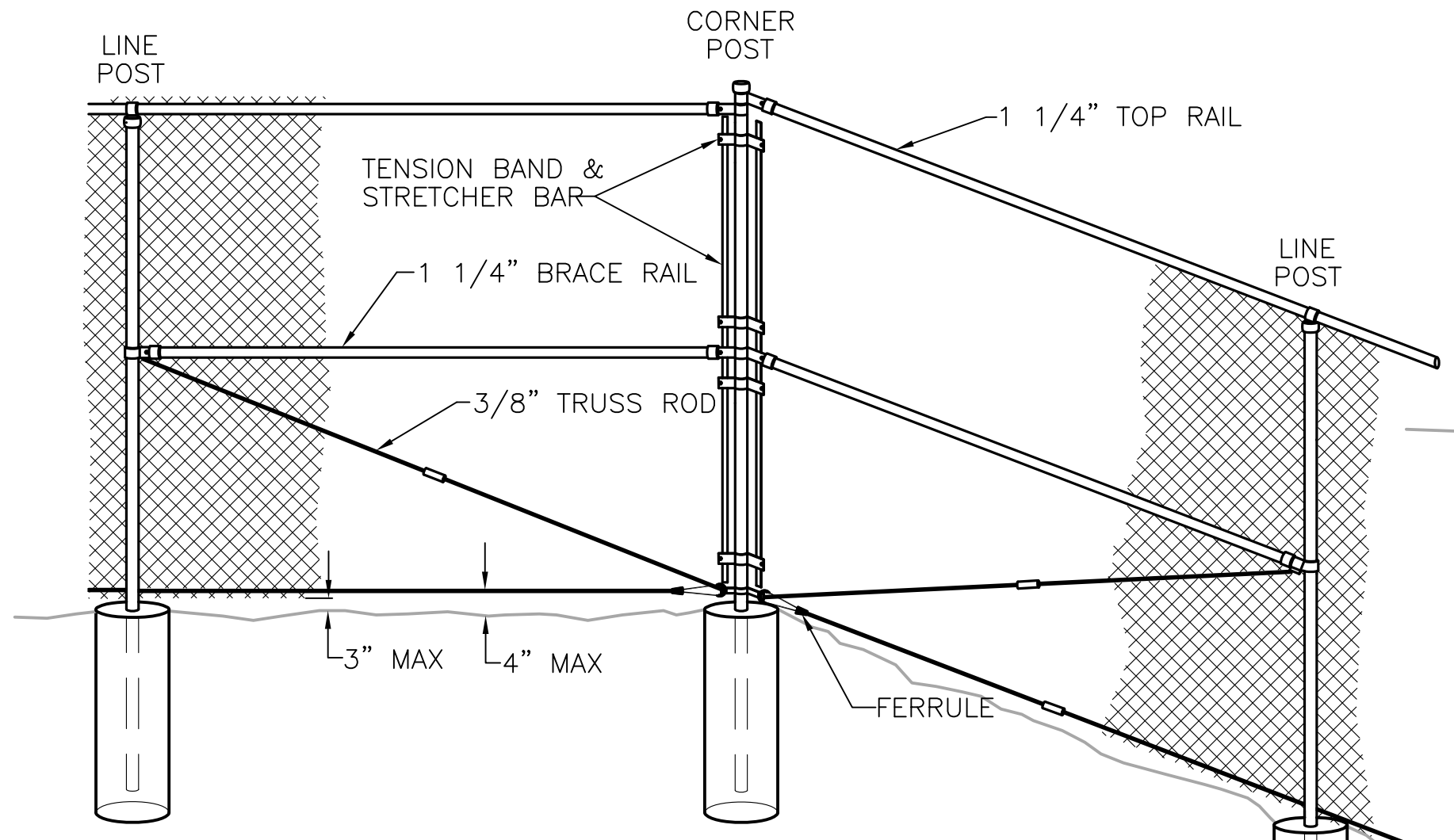


ELEVATION

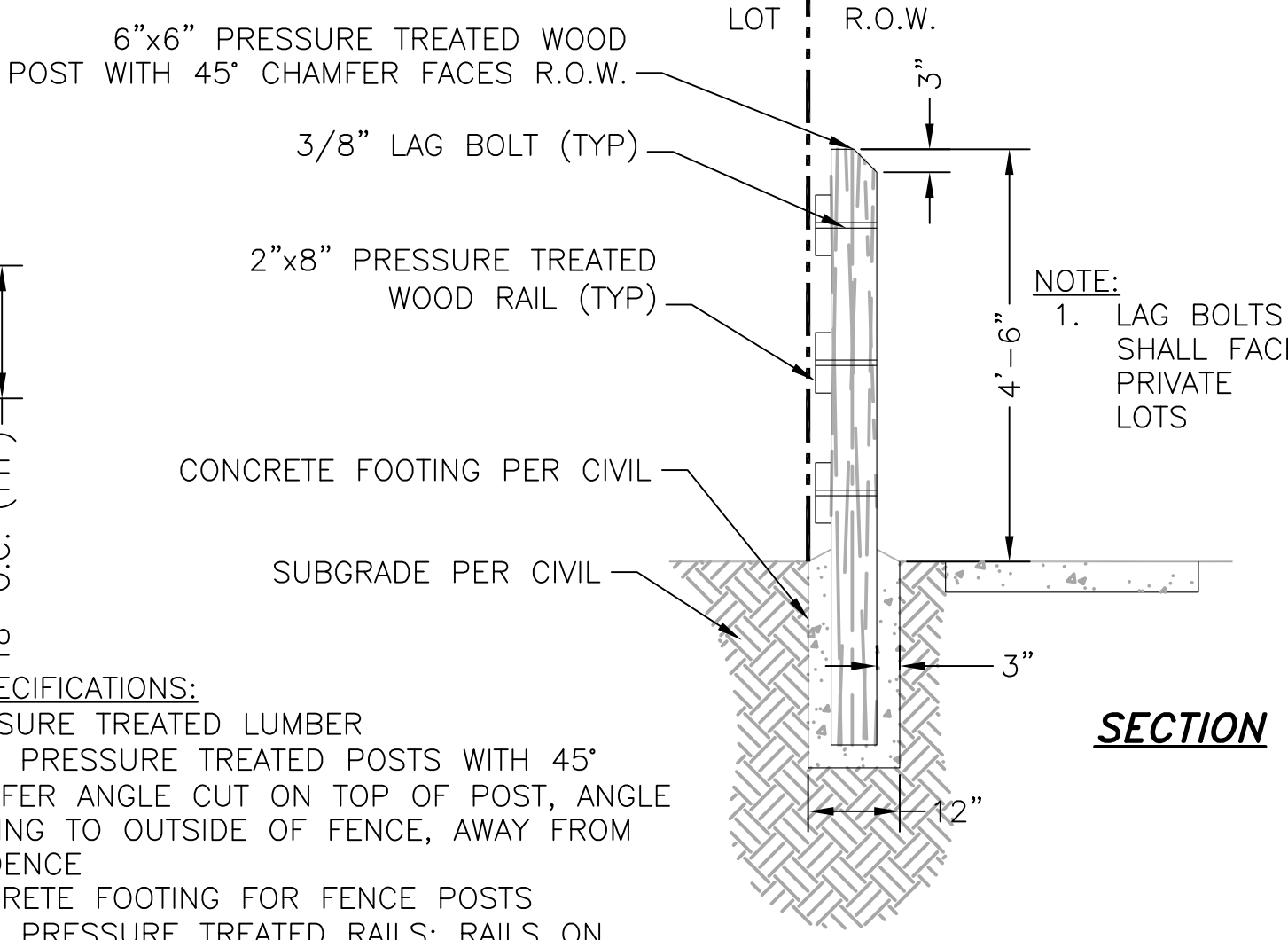
2 3-RAIL FENCE
C8 SCALE: N.T.S.



20' WIDE DOUBLE GATE



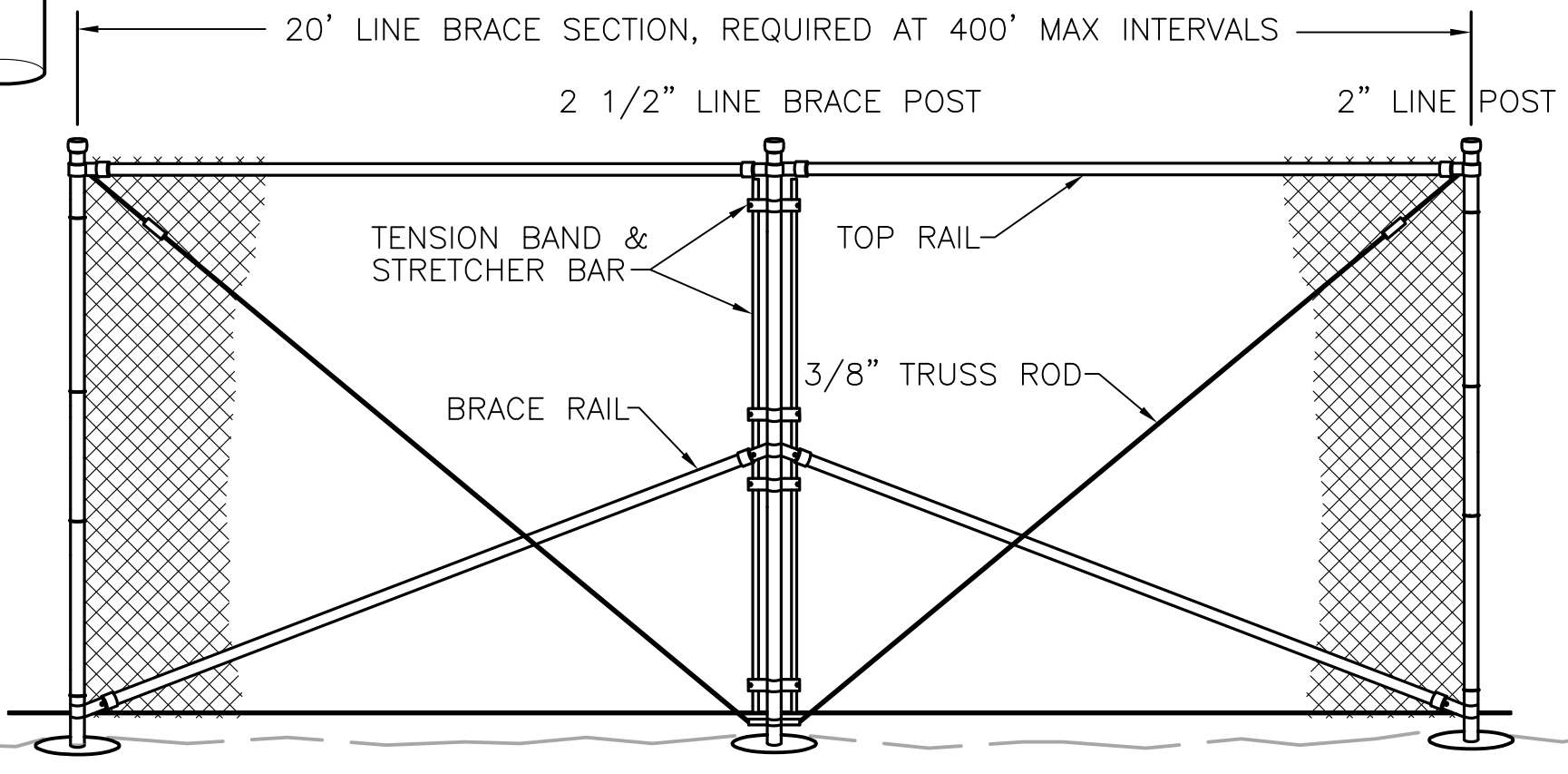
CORNER POST DETAIL



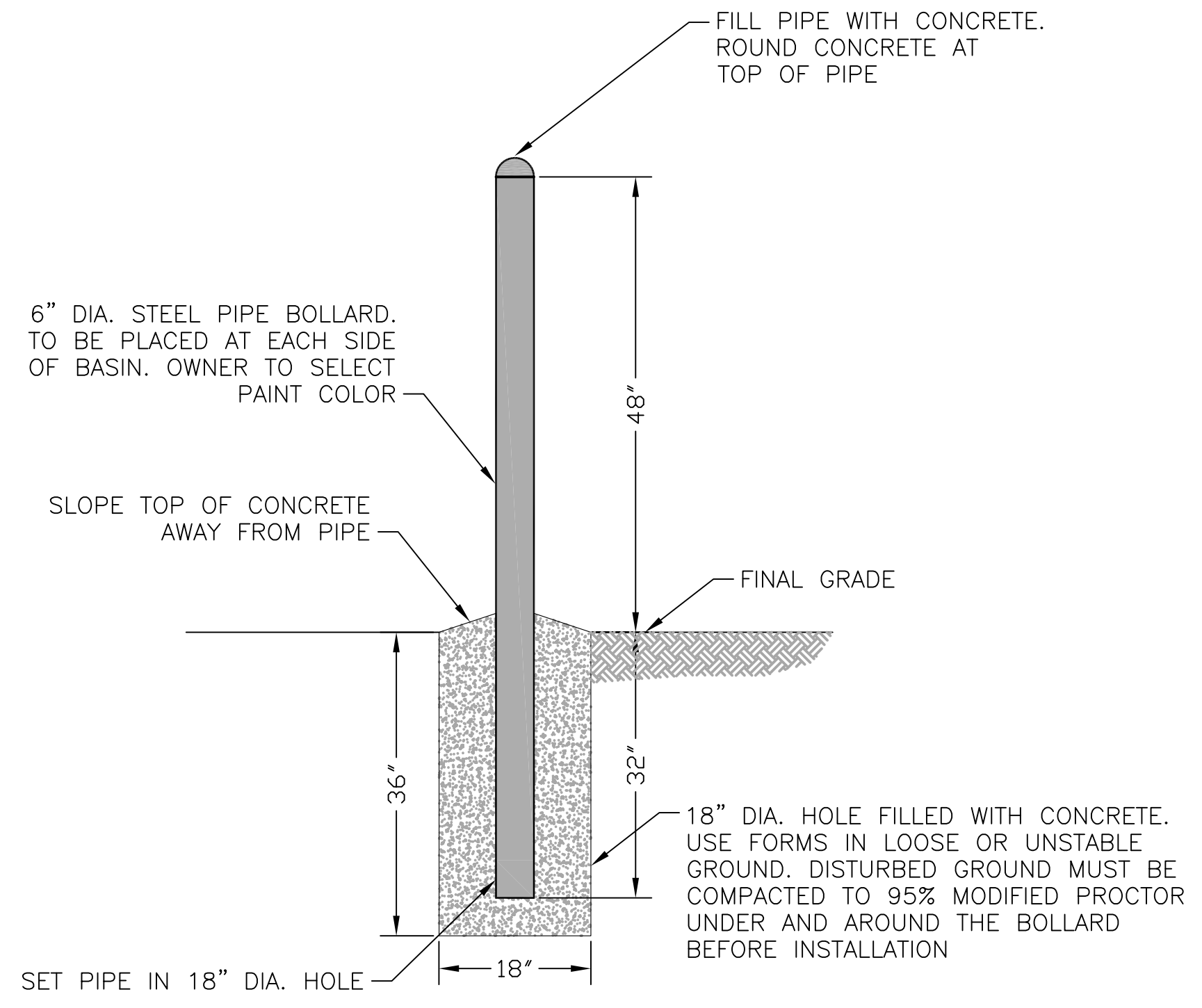
SECTION

- NOTES/SPECIFICATIONS:**
1. PRESSURE TREATED LUMBER
 2. 6"x6" PRESSURE TREATED POSTS WITH 45° CHAMFER ANGLE CUT ON TOP OF POST, ANGLE SLOPING TO OUTSIDE OF FENCE, AWAY FROM RESIDENCE
 3. CONCRETE FOOTING FOR FENCE POSTS
 4. 2"x6" PRESSURE TREATED RAILS; RAILS ON OUTSIDE OF POSTS
 5. 3/8" LAG BOLTS, NUTS ON INSIDE OF FENCE

1 TANK PERIMETER FENCING AND ACCESS GATE
C8 SCALE: N.T.S.



LINE BRACE POST DETAIL



3 BOLLARD
C8 SCALE: N.T.S.

JDS-HYDRO CONSULTANTS, INC.
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FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
FENCING DETAILS

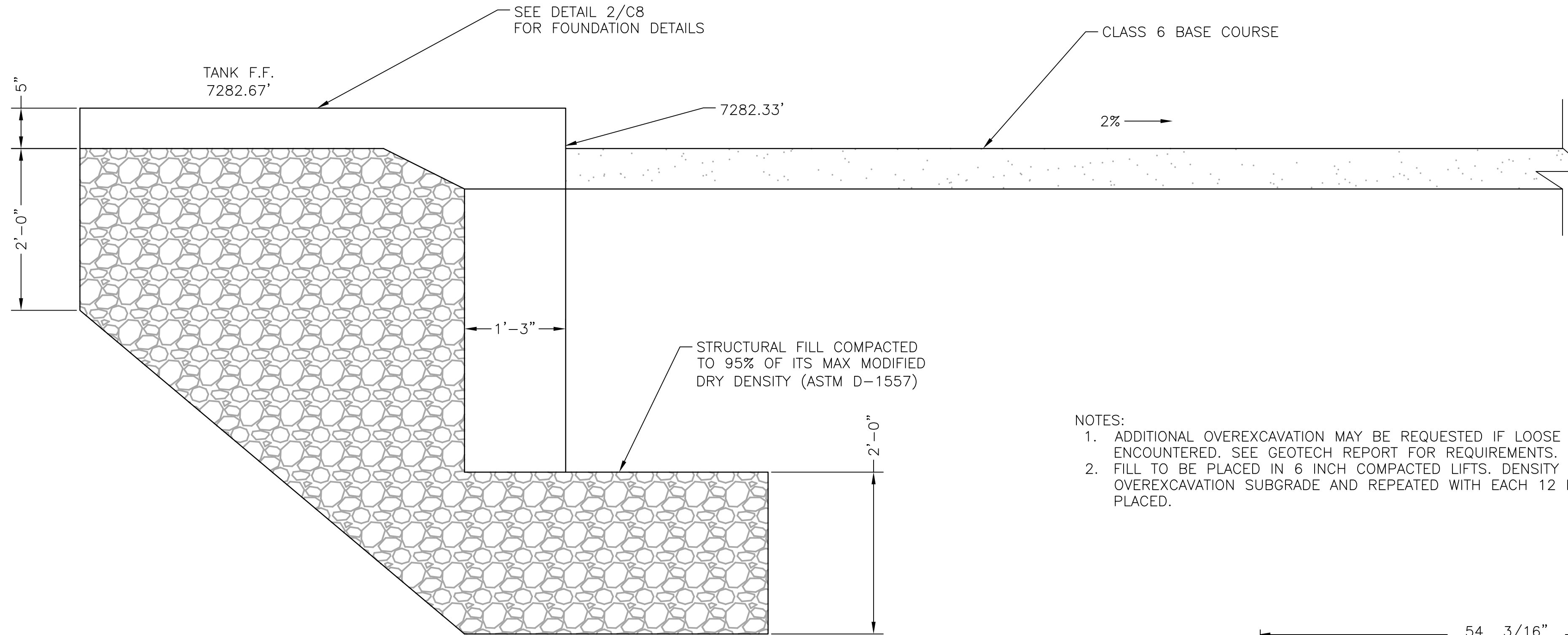
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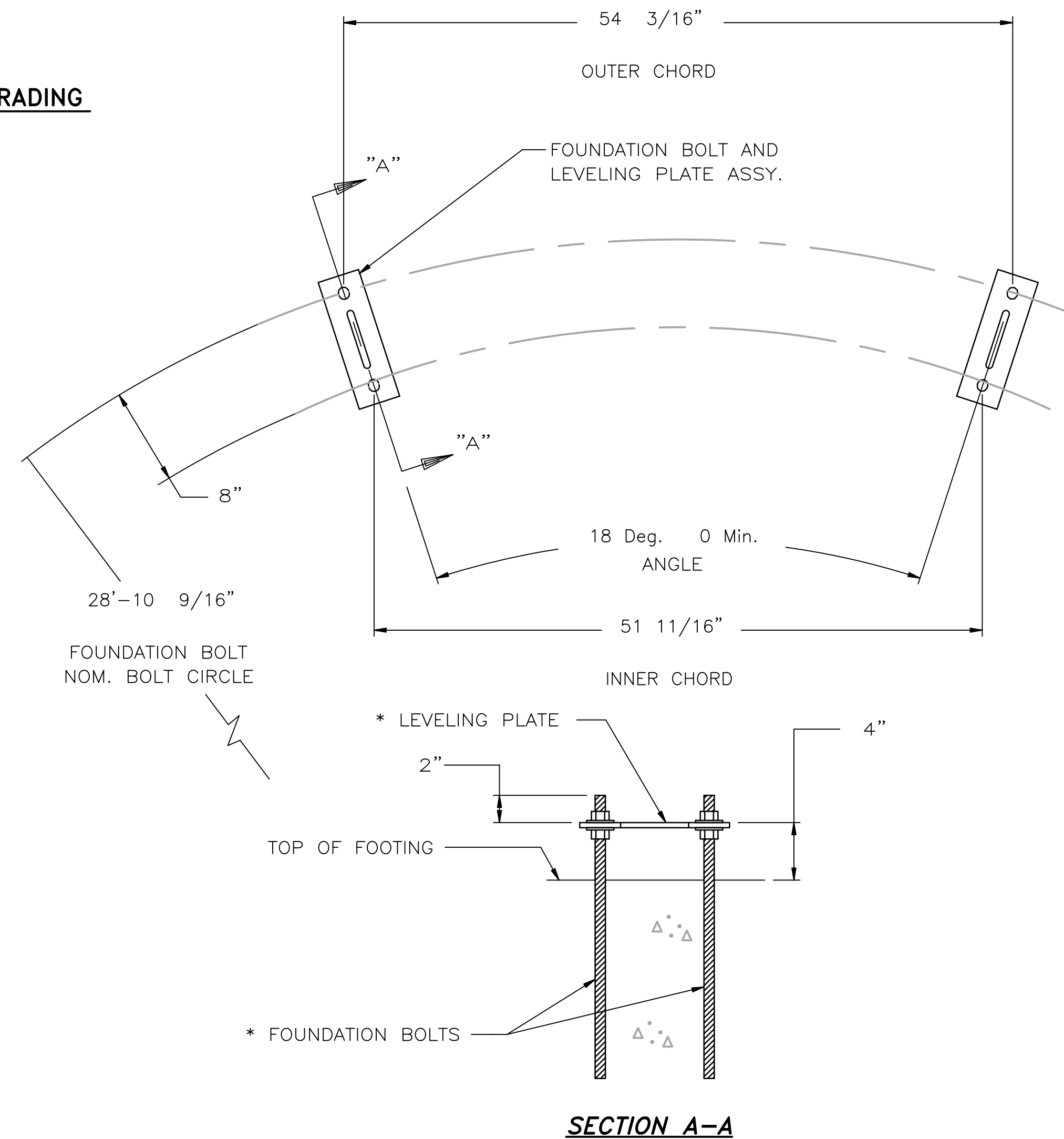
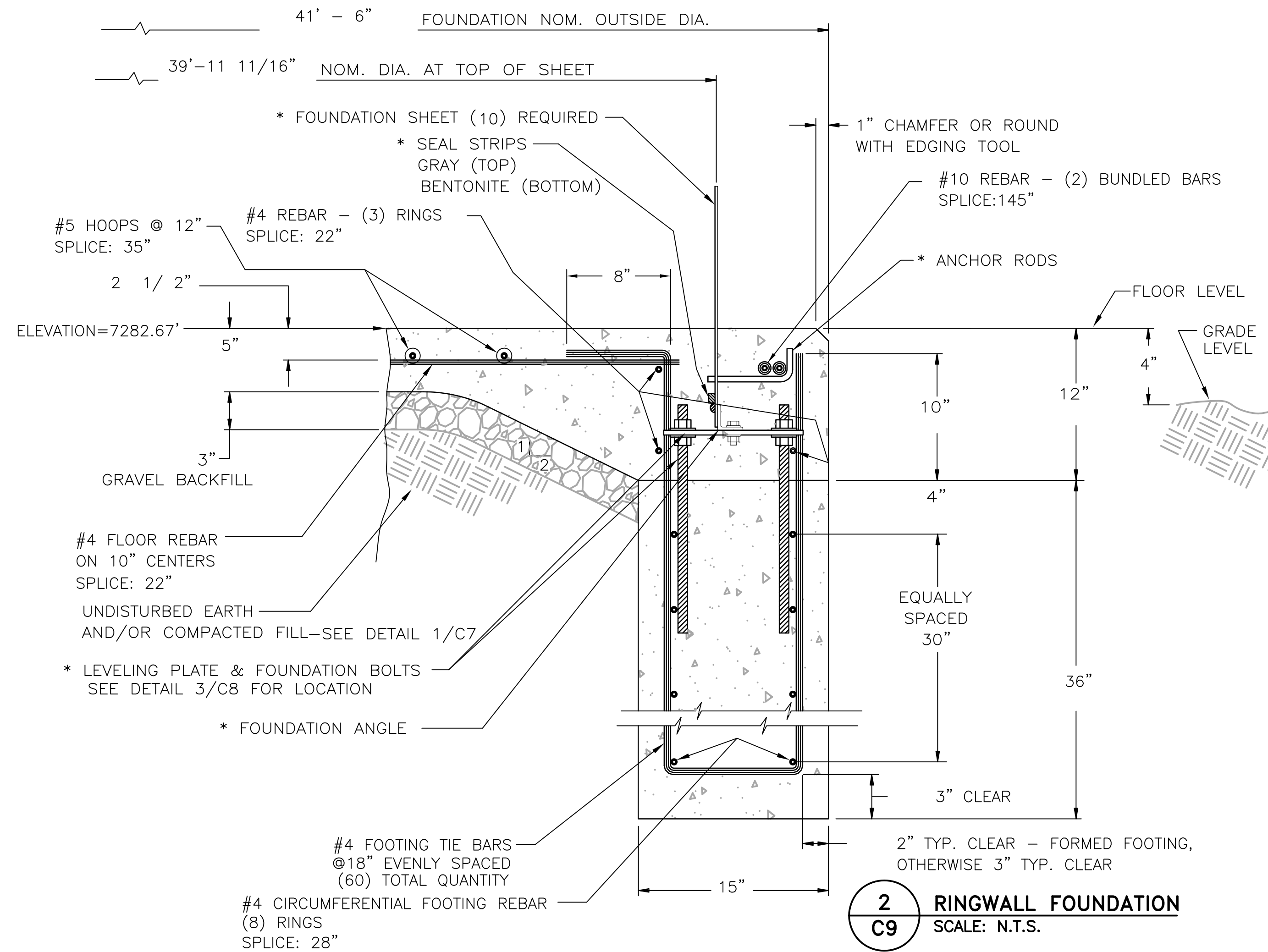
C8

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- NOTES:
- ADDITIONAL OVEREXCAVATION MAY BE REQUESTED IF LOOSE SAND IS ENCOUNTERED. SEE GEOTECH REPORT FOR REQUIREMENTS.
 - 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
C9 FOUNDATION FILL AND GRADING
SCALE: N.T.S.



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Check: JPM

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