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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.
- 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).
- 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.
- 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).
 - ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
 - INSPECTION FEES: CALL THE DISTRICT (719-488-3603) FOR FEE SCHEDULE.
 - 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).

MISCELLANEOUS:

- 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.
- 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:

- THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
- 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.
- MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

LANDSCAPE PLANTINGS/INSTALLATIONS:

- 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.
- 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.
- SITE DISTURBANCE: ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
- 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.
- SEEDED TURF: ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
- 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.
- 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.
- 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		
LOT (PARCEL 7100000433)	SF	%
STRUCTURE	12,501,720	
DRIVEWAY & PARKING	865	0.011078476%
PUBLIC STREET RIGHT-OF-WAY	0	0.000000000%
OPEN SPACE & LANDSCAPED AREA	884	0.007071027%
DENSITY	0.0001	0.000000001%

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.

JDS-HYDRO

CONSULTANTS, INC.

5540 TECH CENTER DRIVE, SUITE 100

COLORADO SPRINGS, COLORADO 80919

(719) 227-0072

DISCLAIMER: 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.

FLRD #2, LLC.

PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

GENERAL NOTES

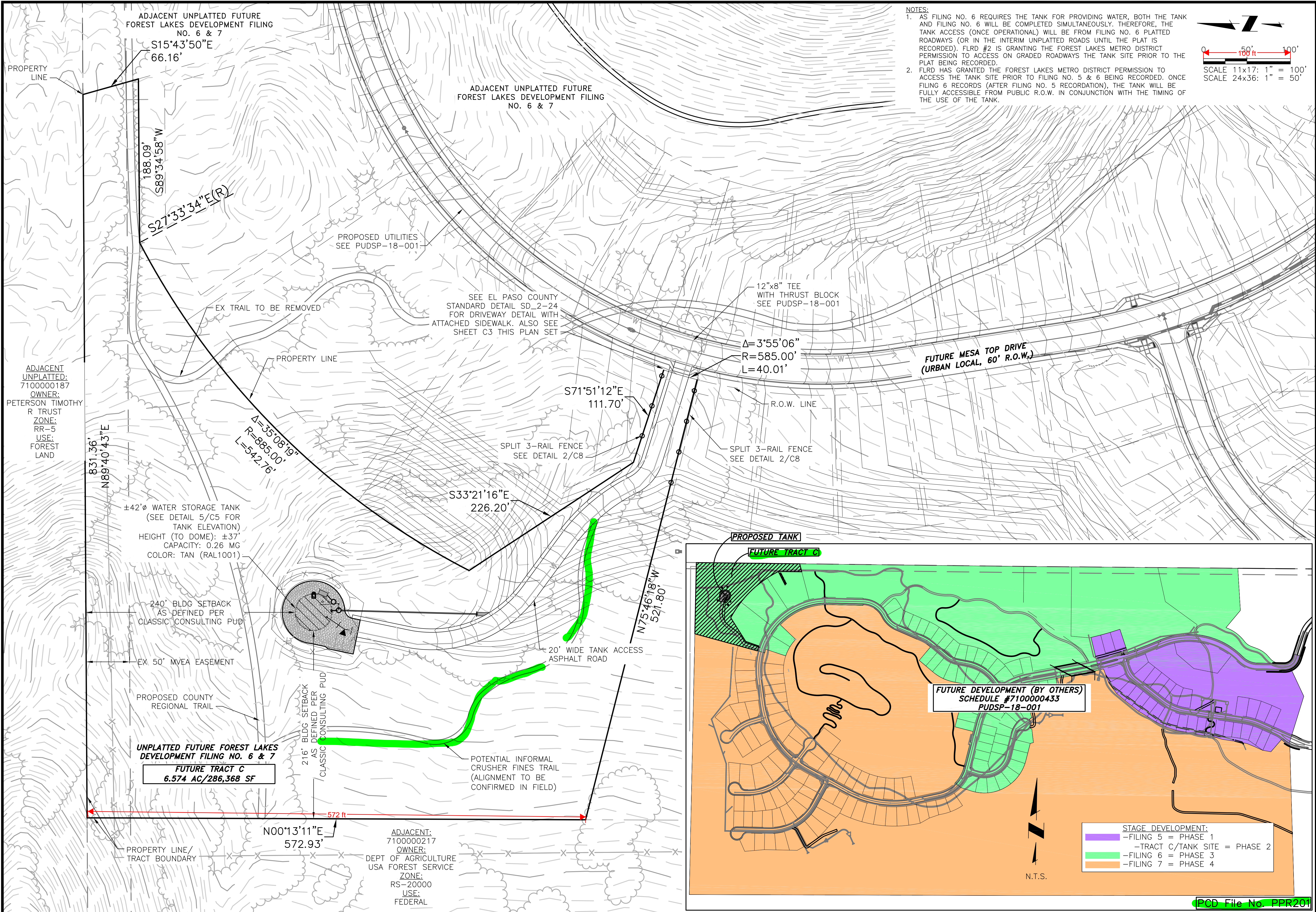
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FOR APPROVAL

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

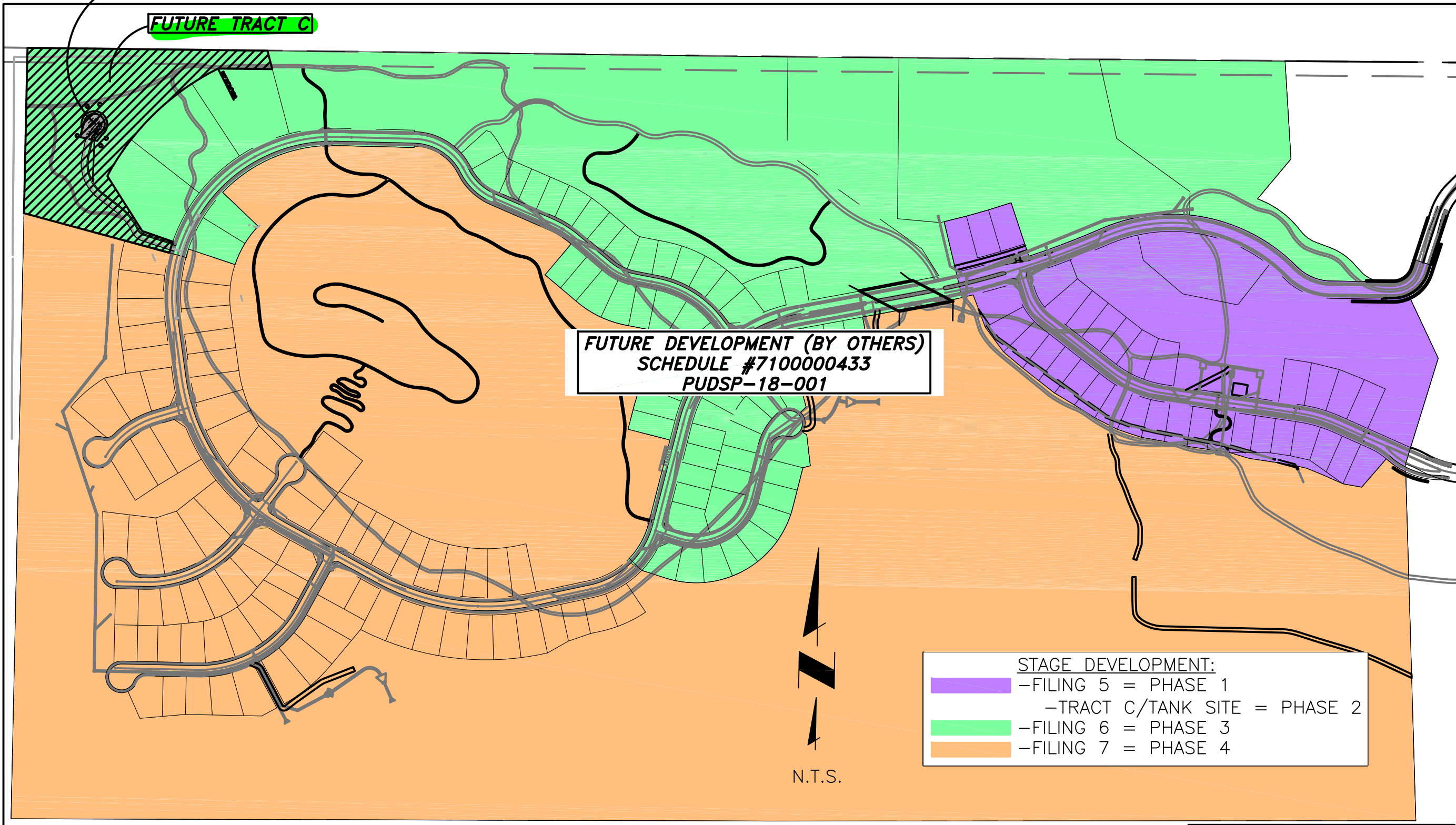
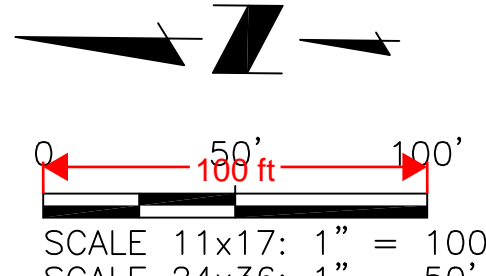
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NOTES:

1. 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 UNTIL 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.
2. 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.



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PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

OVERALL SITE PLAN

REVISIONS		DATE
NO.	DESCRIPTION	BY APP.
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2		
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FOR APPROVAL

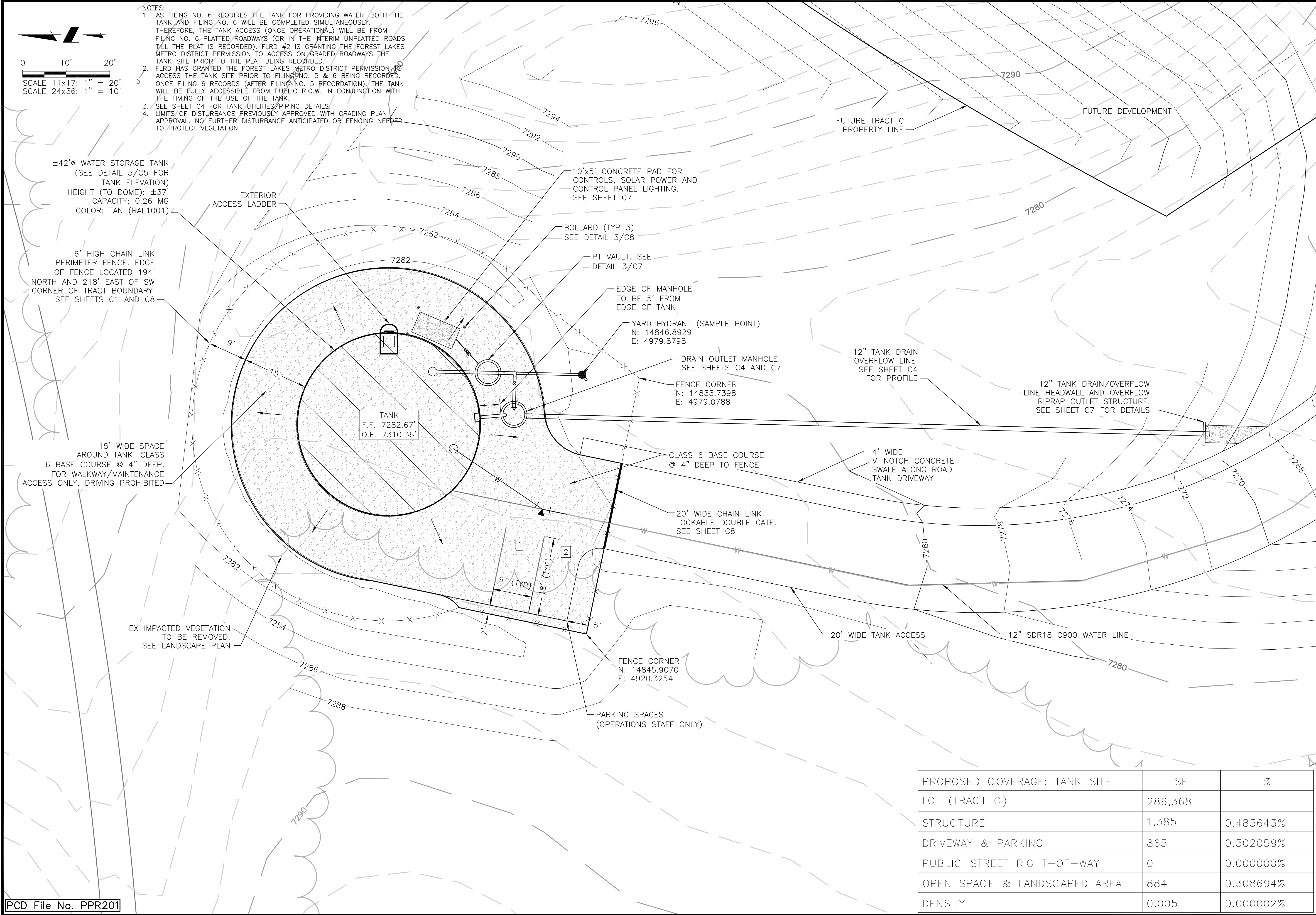
Project No.: 294.01
Date: 6/15/2020
Design: GJD
Drawn: GJM
Check: JPM

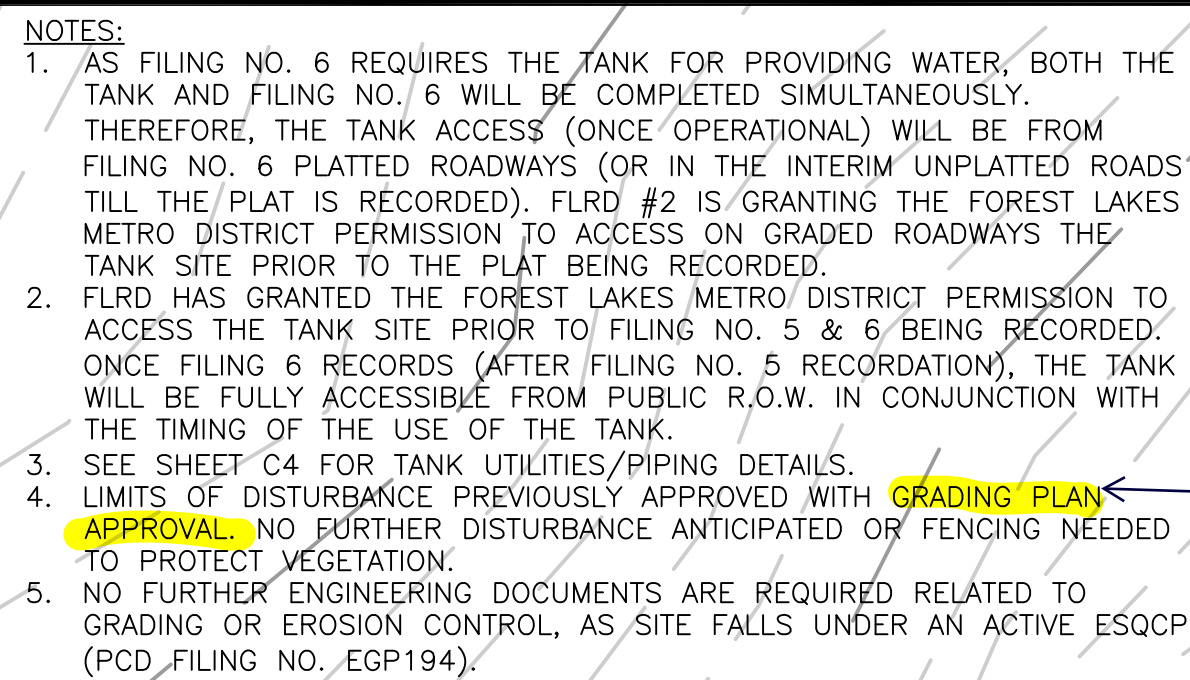
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NOTE:
INSET DETAIL PROVIDED
BY CLASSIC CONSULTING

NOTE:
ROAD WILL BE GRADED
PRIOR TO TANK
CONSTRUCTION.
ROAD WILL BE
CONSTRUCTED AND
PAVED PRIOR TO
UTILIZATION OF TANK
FOR HOME BUILDING.

EXISTING 12" PVC TANK
DRAIN/OVERFLOW
FULL CAPACITY = 327 CFS

FOREST LAKES
FILING NO. 6

0' 40' 80'
SCALE 11x17: 1" = 80'
SCALE 24x36: 1" = 40'

20' ASPHALT
DRIVEWAY TO
TANK

CONCRETE
DITCH

PROPOSED 3'-RAIL FENCE

PROPOSED 10'
TRANSITION TO
SIDEWALK CHASE

PROPOSED 2'
SIDEWALK/
CURB CHASE

PROPOSED 5' ATTACHED SIDEWALK
TYPE C RAMP C&E

BOUNDARY LINE

7229.78

7235.1

7230.0

7225.0

7220.0

7215.0

7210.0

7205.0

7200.0

7195.0

7190.0

7185.0

7180.0

7175.0

7170.0

7165.0

7160.0

7155.0

7150.0

7145.0

7140.0

7135.0

7130.0

7125.0

7120.0

7115.0

7110.0

7105.0

7100.0

7095.0

7090.0

7085.0

7080.0

7075.0

7070.0

7065.0

7060.0

7055.0

7050.0

7045.0

7040.0

7035.0

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6995.0

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6895.0

6890.0

6885.0

6880.0

6875.0

6870.0

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6860.0

6855.0

6850.0

6845.0

6840.0

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6805.0

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6795.0

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6395.0

6390.0

6385.0

6380.0

6375.0

6370.0

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6360.0

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6305.0

6300.0

6295.0

6290.0

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6265.0

6260.0

6255.0

6250.0

6245.0

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6120.0

6115.0

6110.0

6105.0

6100.0

6095.0

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5920.0

5915.0

5910.0

5905.0

5900.0

5895.0

5890.0

5885.0

5880.0

5875.0

5870.0

5865.0

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5855.0

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5830.0

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5815.0

5810.0

5805.0

5800.0

5795.0

5790.0

5785.0

5780.0

5775.0

5770.0

5765.0

5760.0

5755.0

5750.0

5745.0

5740.0

5735.0

5730.0

5725.0

5720.0

5715.0

5710.0

5705.0

5700.0

5695.0

5690.0

5685.0



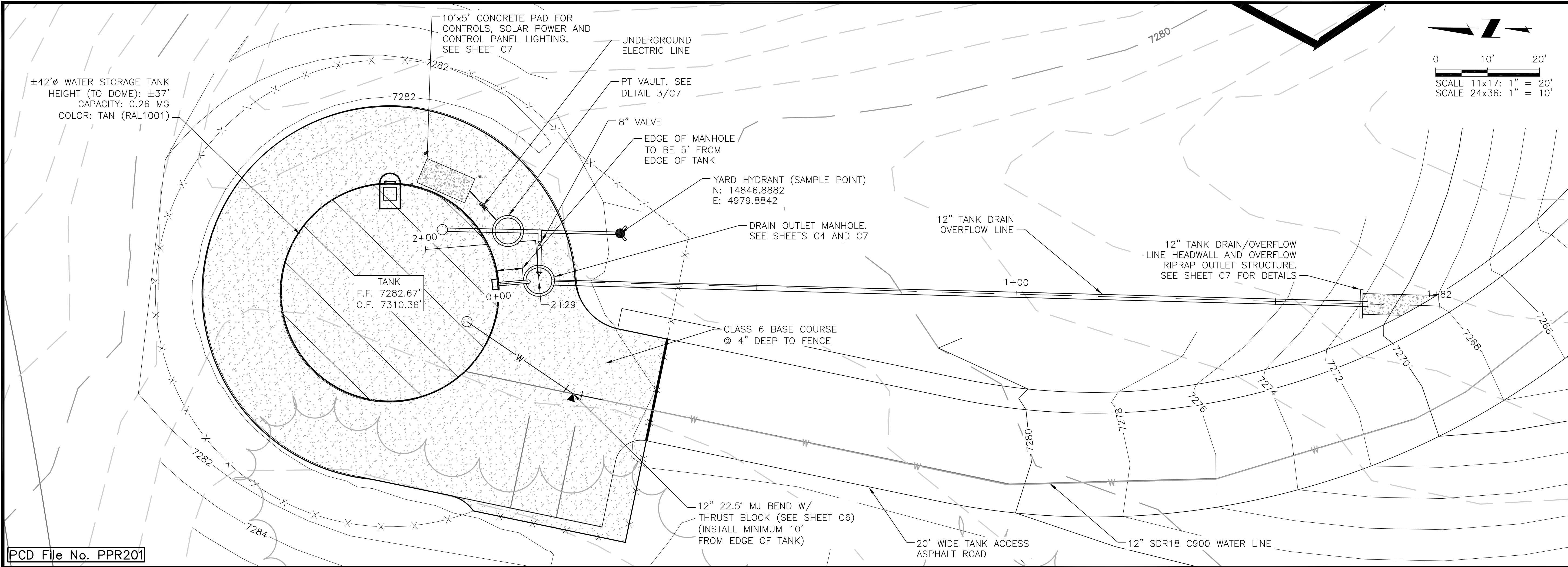
FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
GRADING PLAN

REVISIONS			
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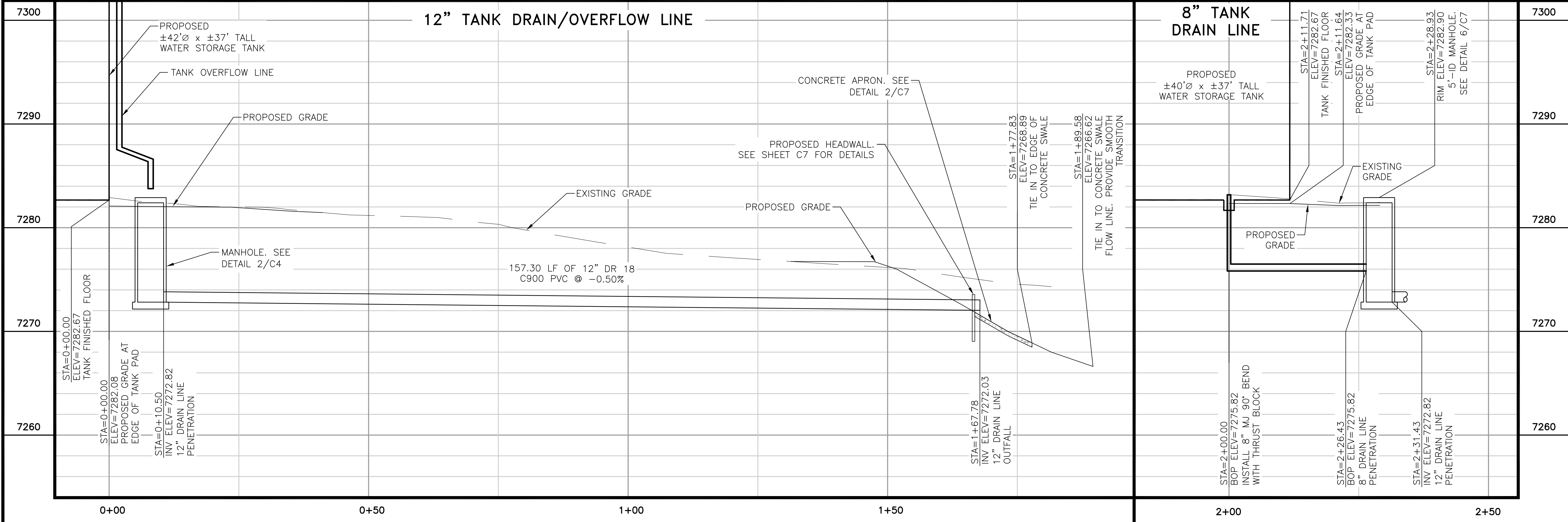
FOR APPROVAL	
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Project No.: 294.01 Date: 6/15/2020 Design: GJD Drawn: SNW/GGM Check: IDM	

C3

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PCD File No. PPR201



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

UTILITY PLAN/TANK PIPING PLAN & PROFILE

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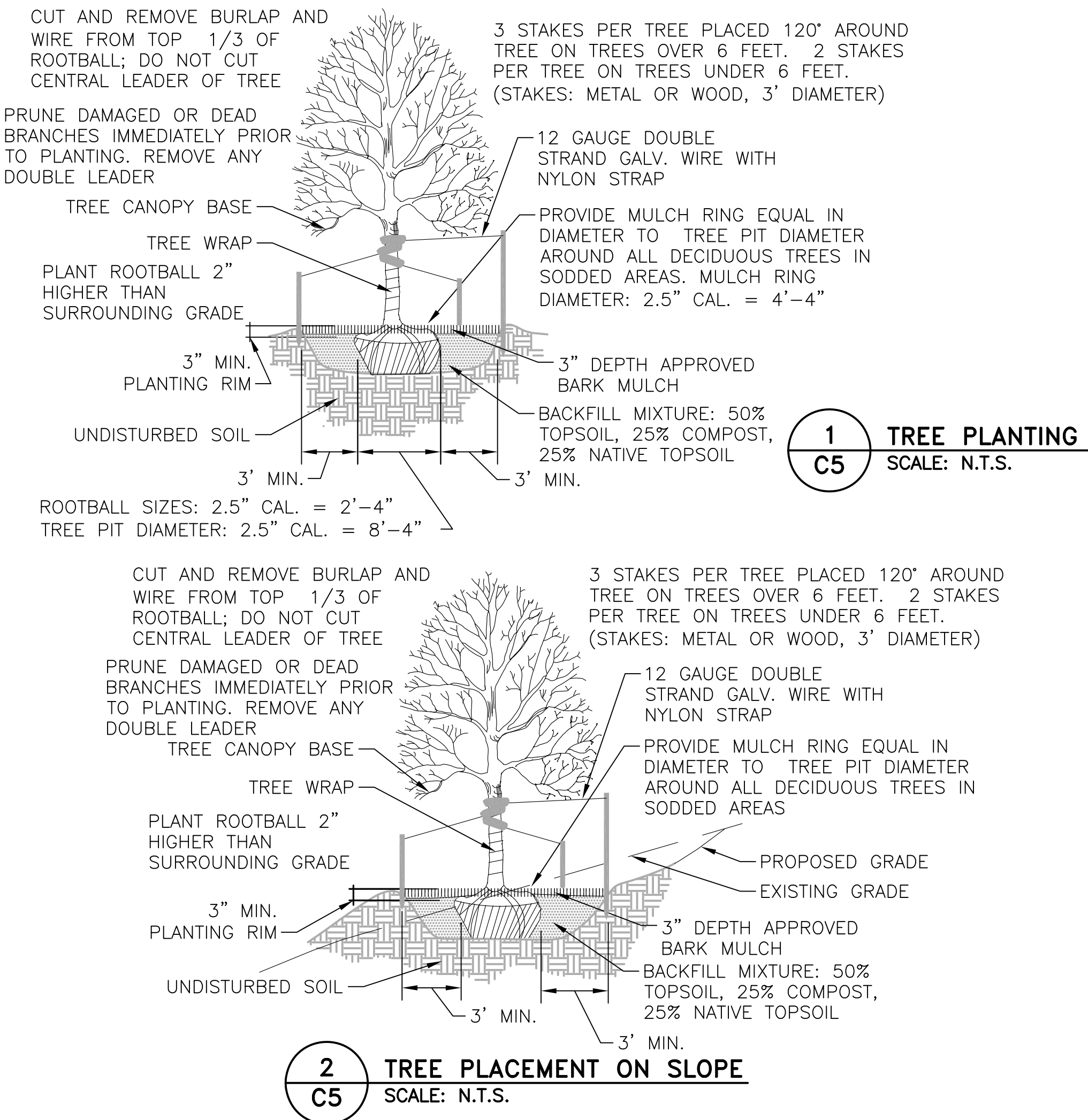
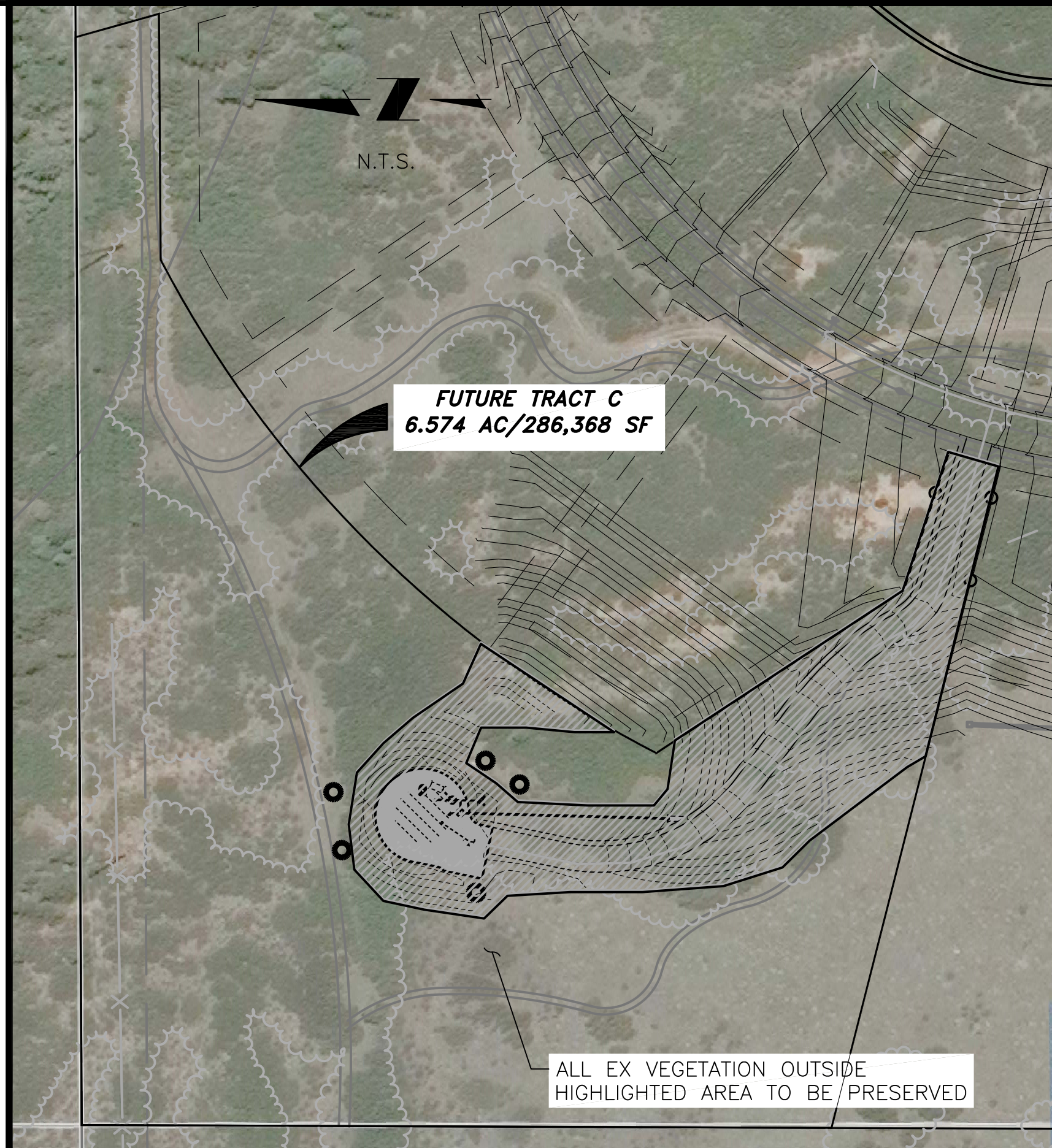
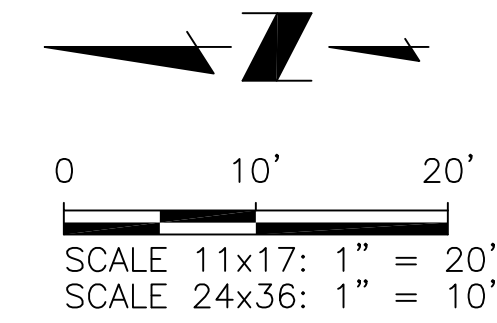
FOR APPROVAL

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

C4

SHEET 5 OF 10

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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

LANDSCAPE PLAN & DETAILS

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FOR APPROVAL

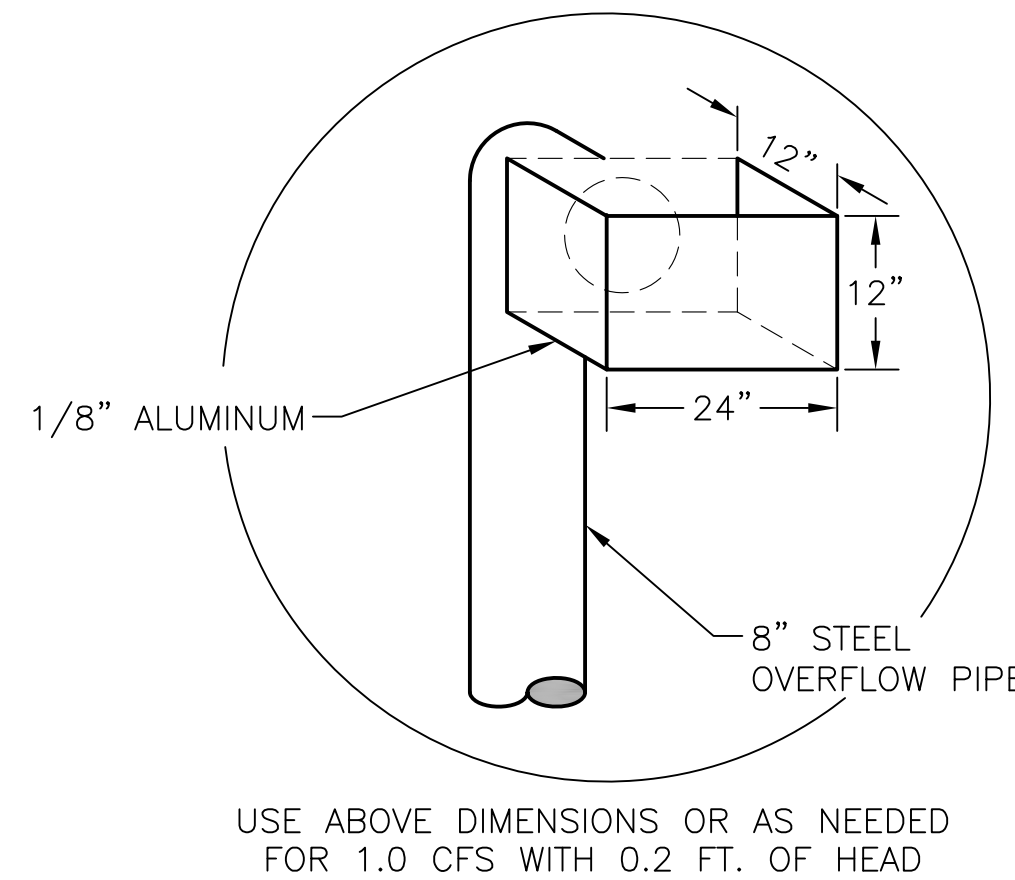
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Date: 6/15/2020
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Drawn: GGM
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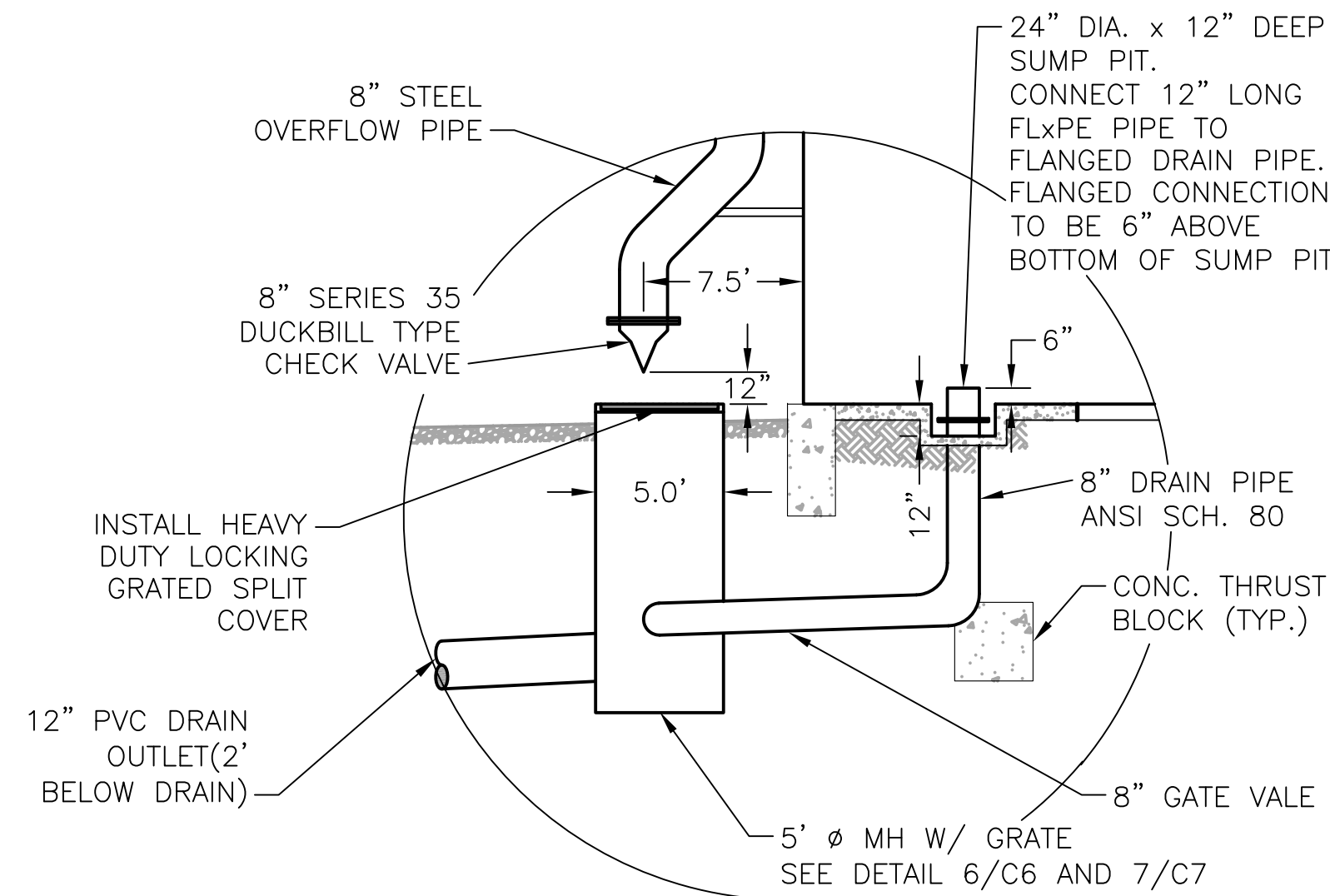
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2020/06/15 5:03 PM By: Andrew Hood J:\jds-hydro\project Files\294-Flrd #2-LLC\294-01 Phase II Regional Water & Sewer Facilities\Drawings\CAD\Working\Tank\EP\29401_Tank_Details.dwg

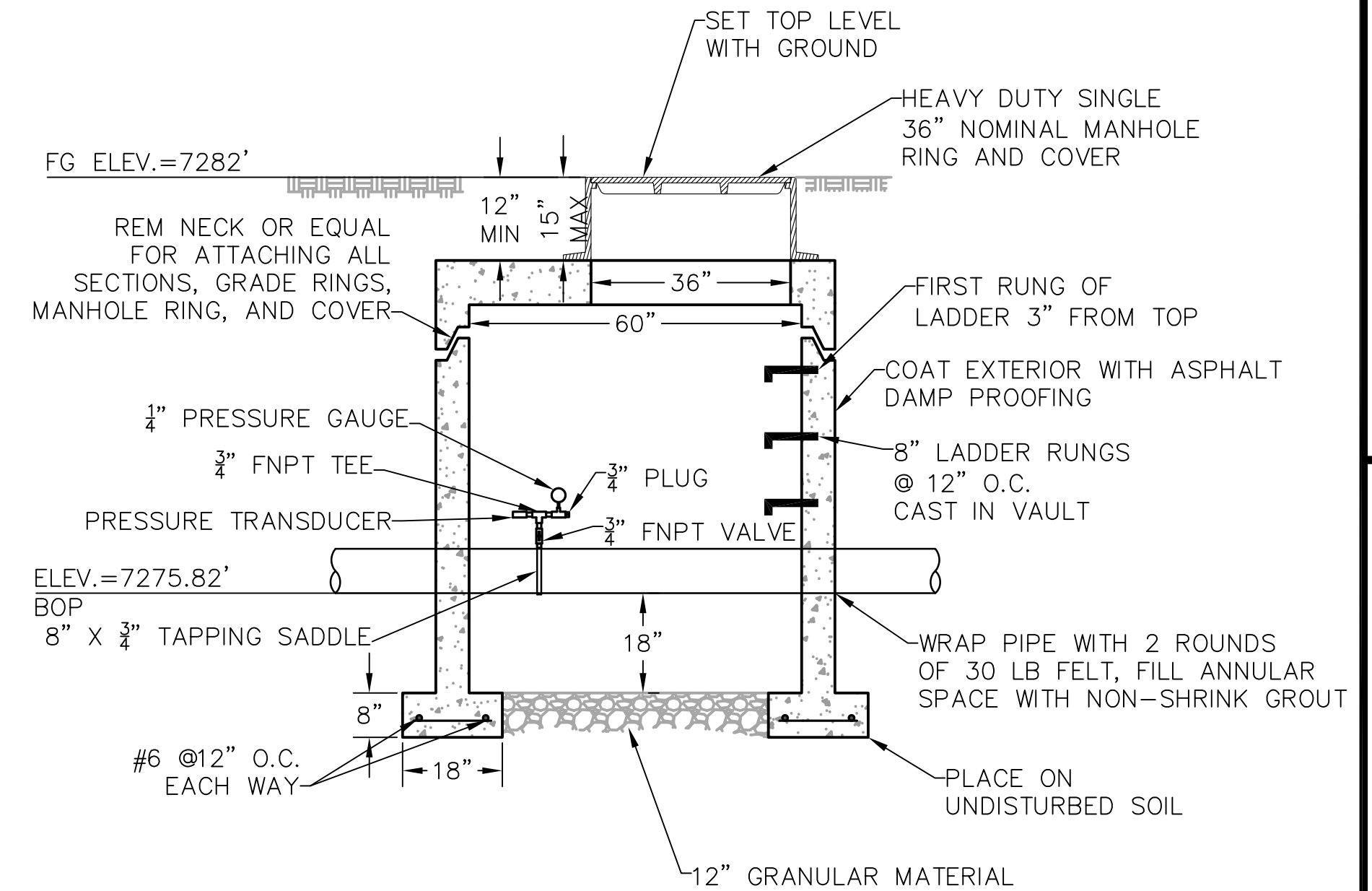
- NOTES:
1. INLET AND OUTLET PIPING SHALL BE ANSI SCH. 40 STEEL (FROM TANK TO FIRST FITTING CONNECTING TO EXISTING INLET AND OUTLET PIPING), AND INTERIOR OF SAID PIPING SHALL BE COATED WITH AN EPOXY COATING AWWA APPROVED FOR DRINKING WATER. THE EXTERIOR OF INLET AND OUTLET PIPING SHALL BE COATED AS PER 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.



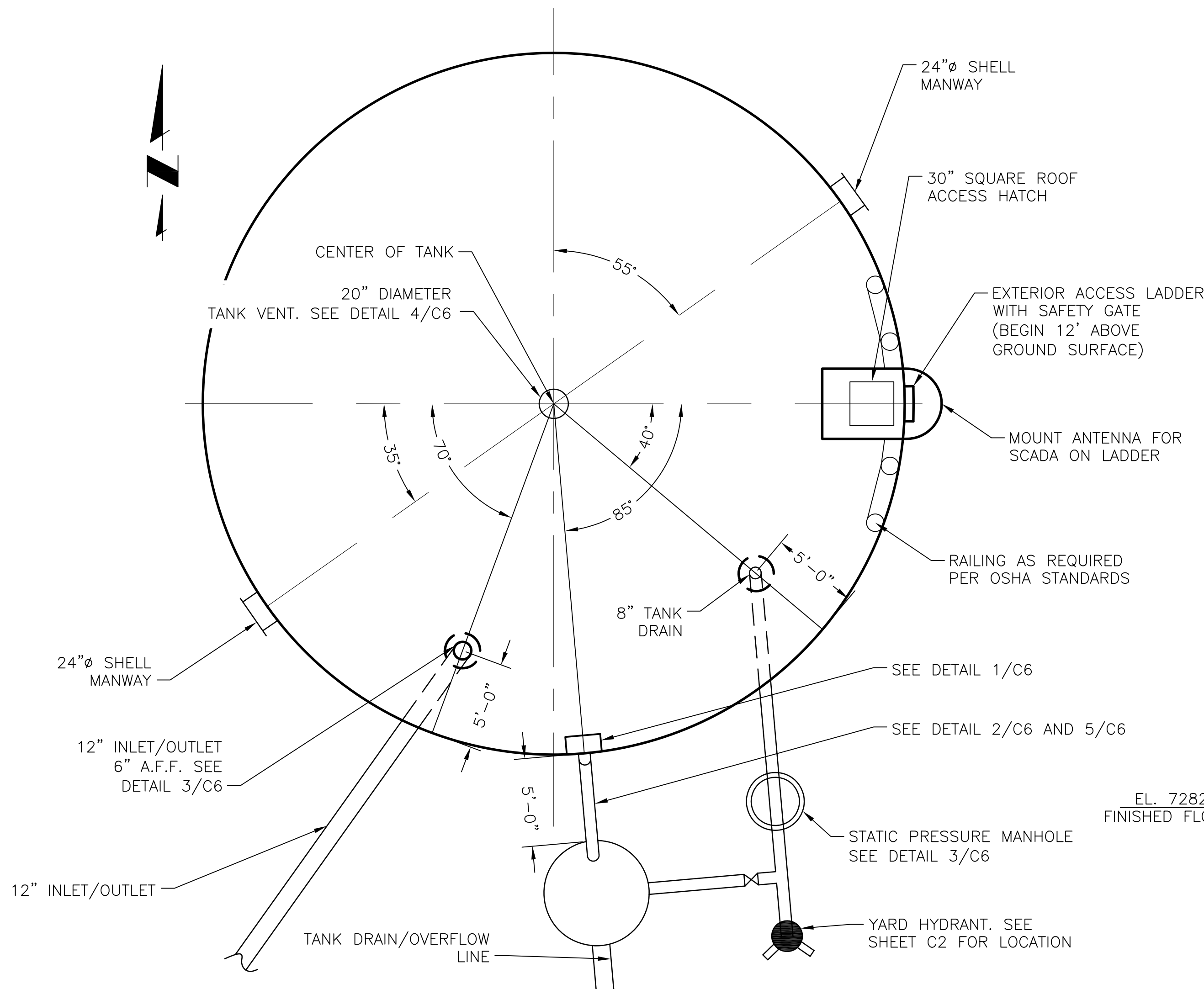
1 WEIR DETAIL
C6 SCALE: N.T.S.



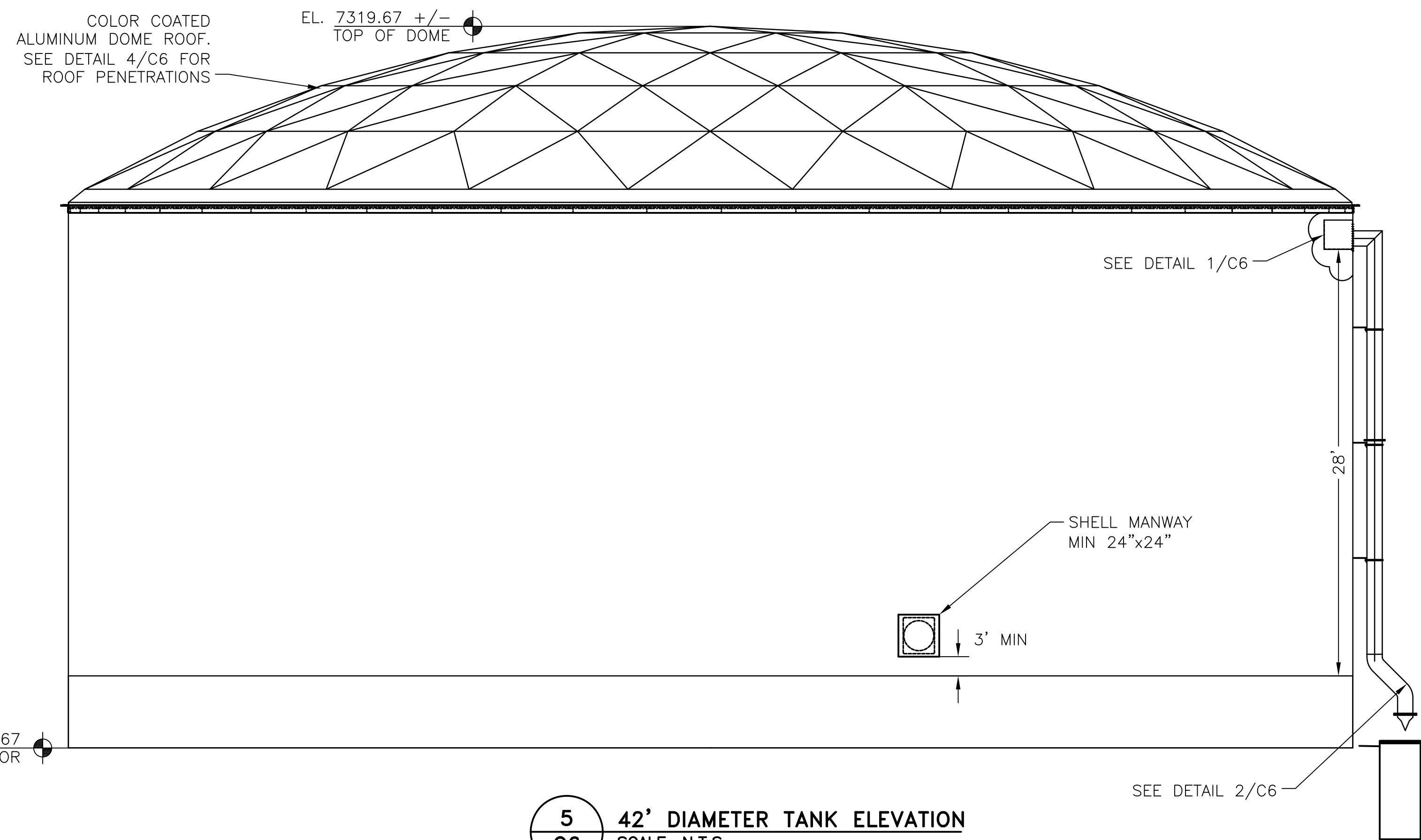
2 OVERFLOW PIPE & DRAIN MANHOLE SECTION
C6 SCALE: N.T.S.



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.

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

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

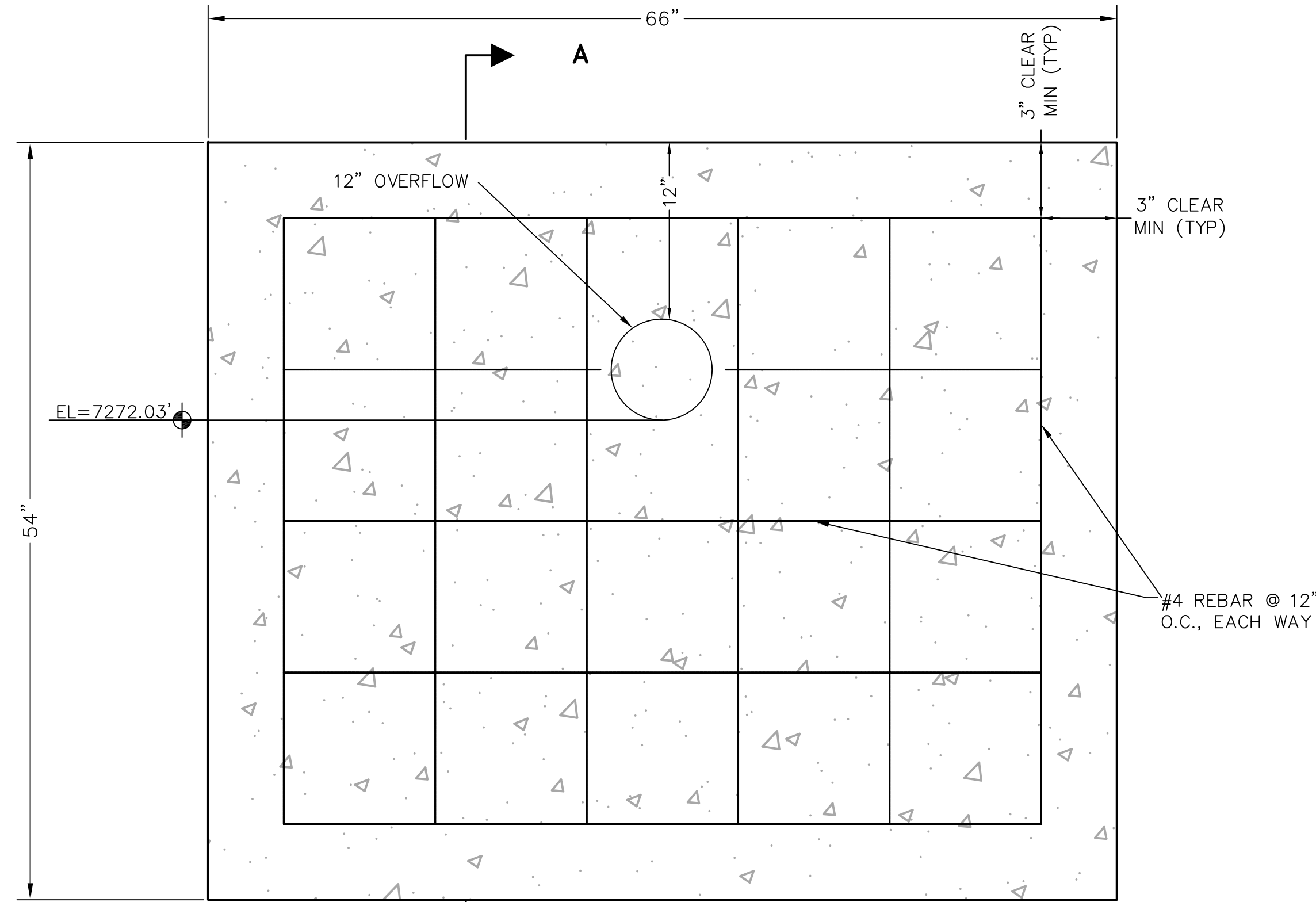
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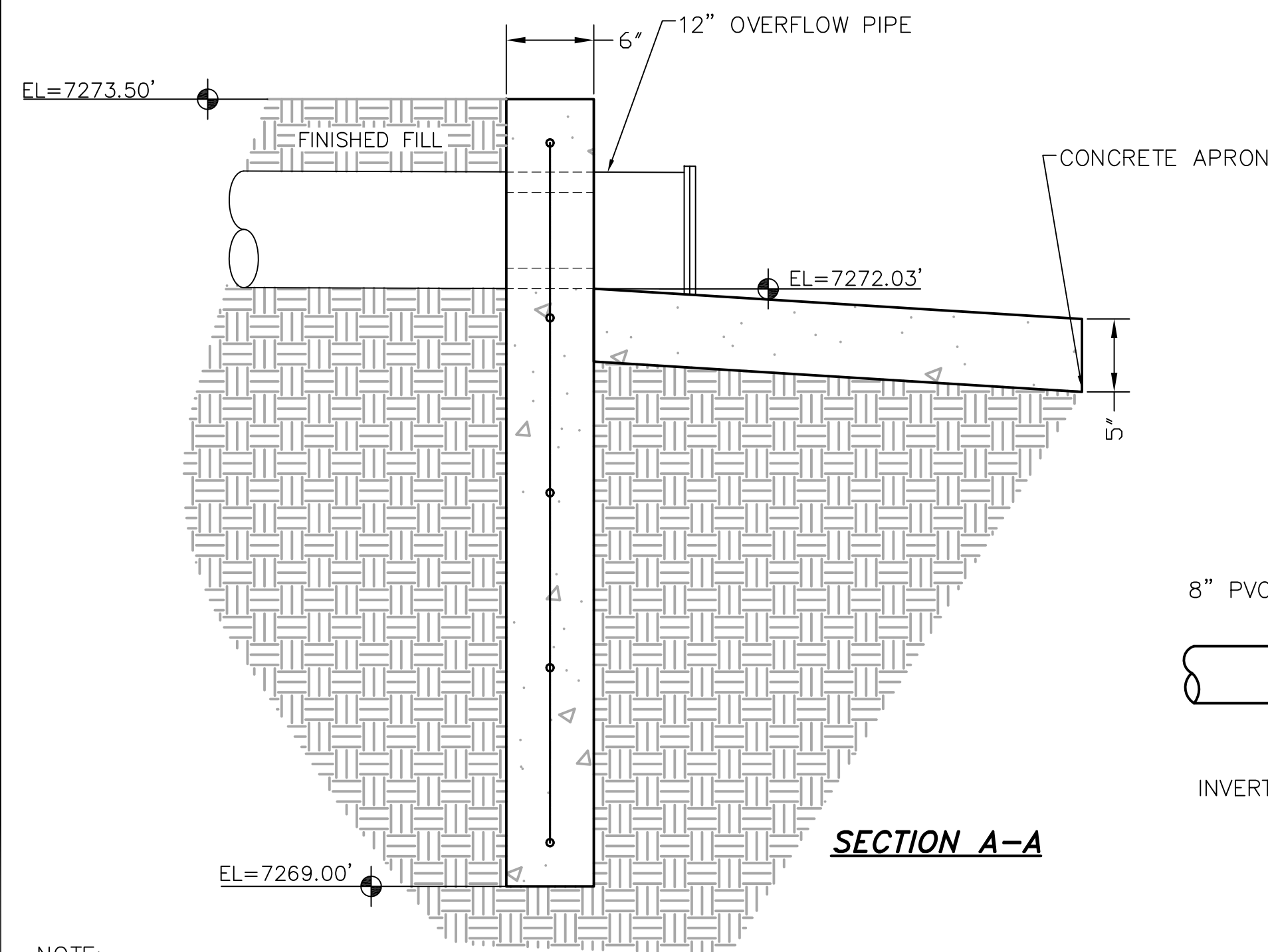
Project No.: 294-01
Date: 6/15/2020
Design: GJD
Drawn: SNW/GGM
Check: JPM

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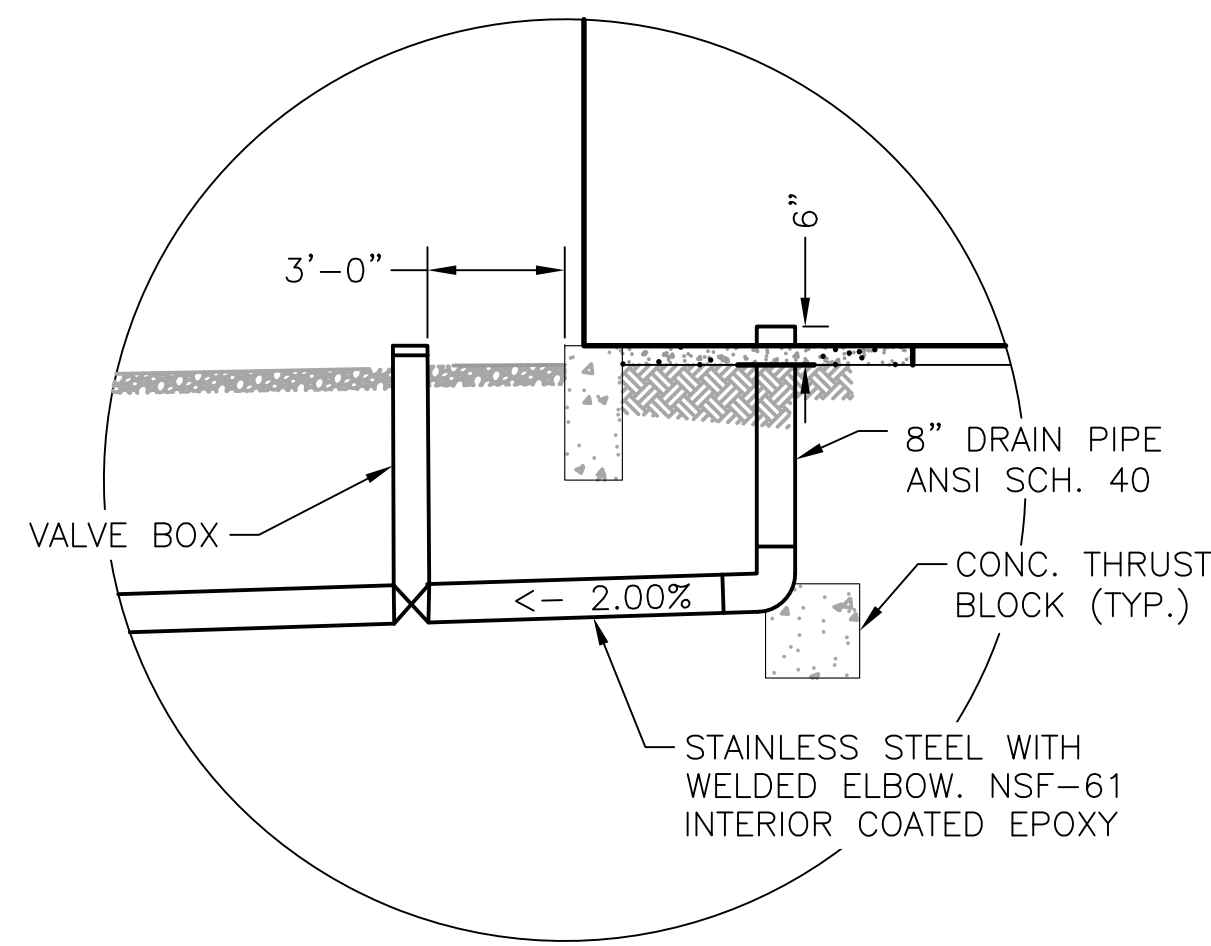
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C7 **CONCRETE HEADWALL**
SCALE: N.T.S.



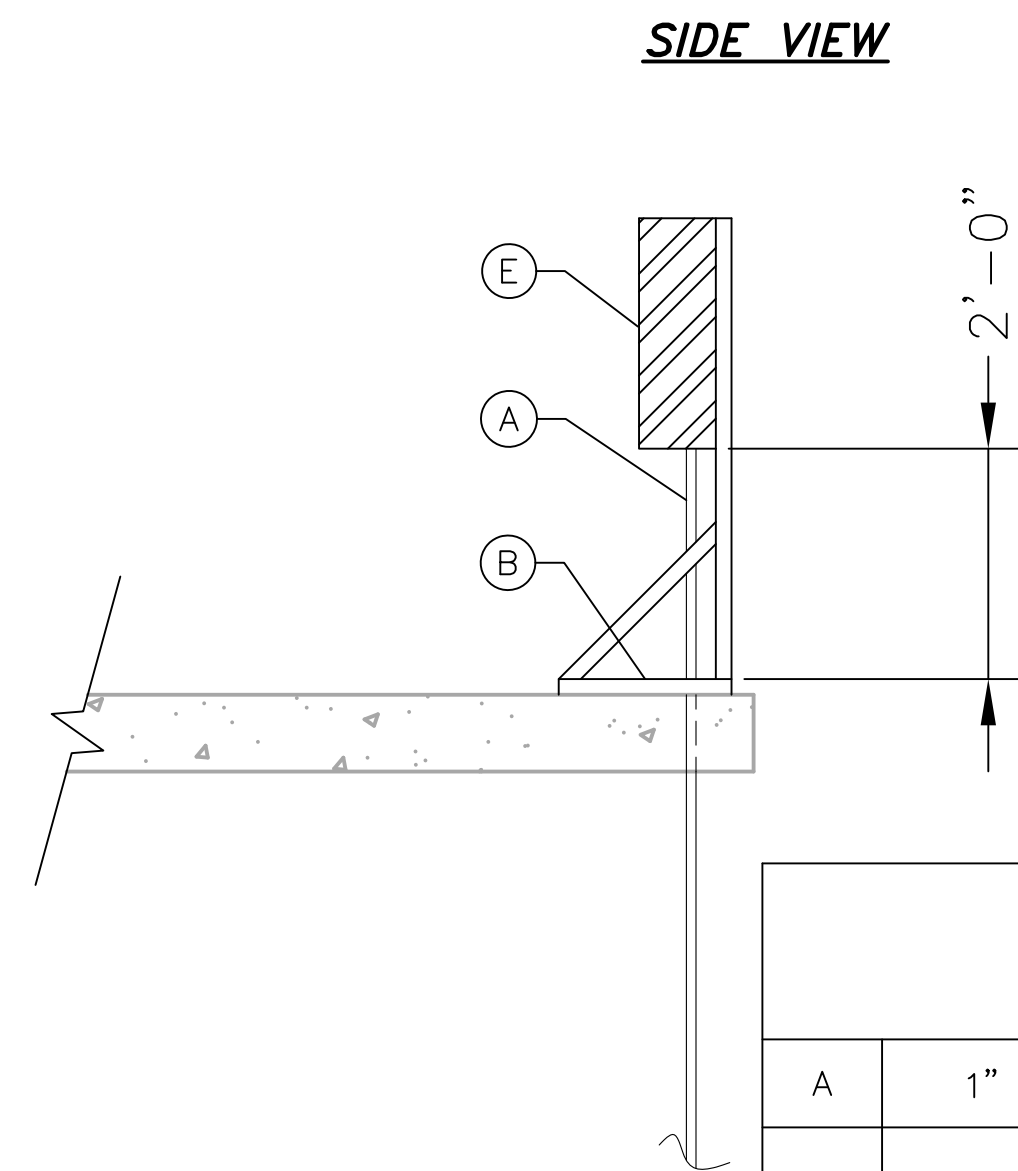
SECTION A-A

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

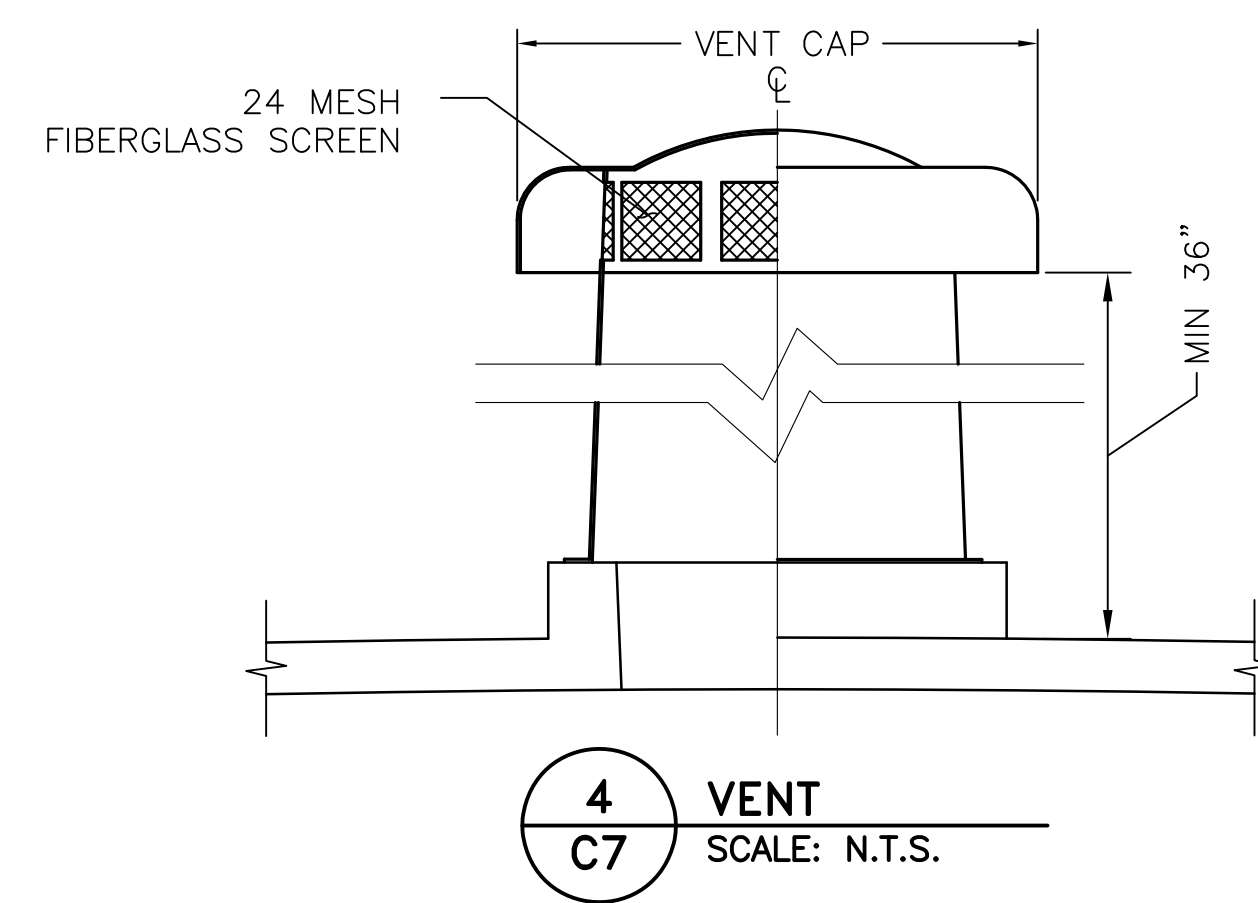
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C7 **CONCRETE HEADWALL SECTION**
SCALE: N.T.S.



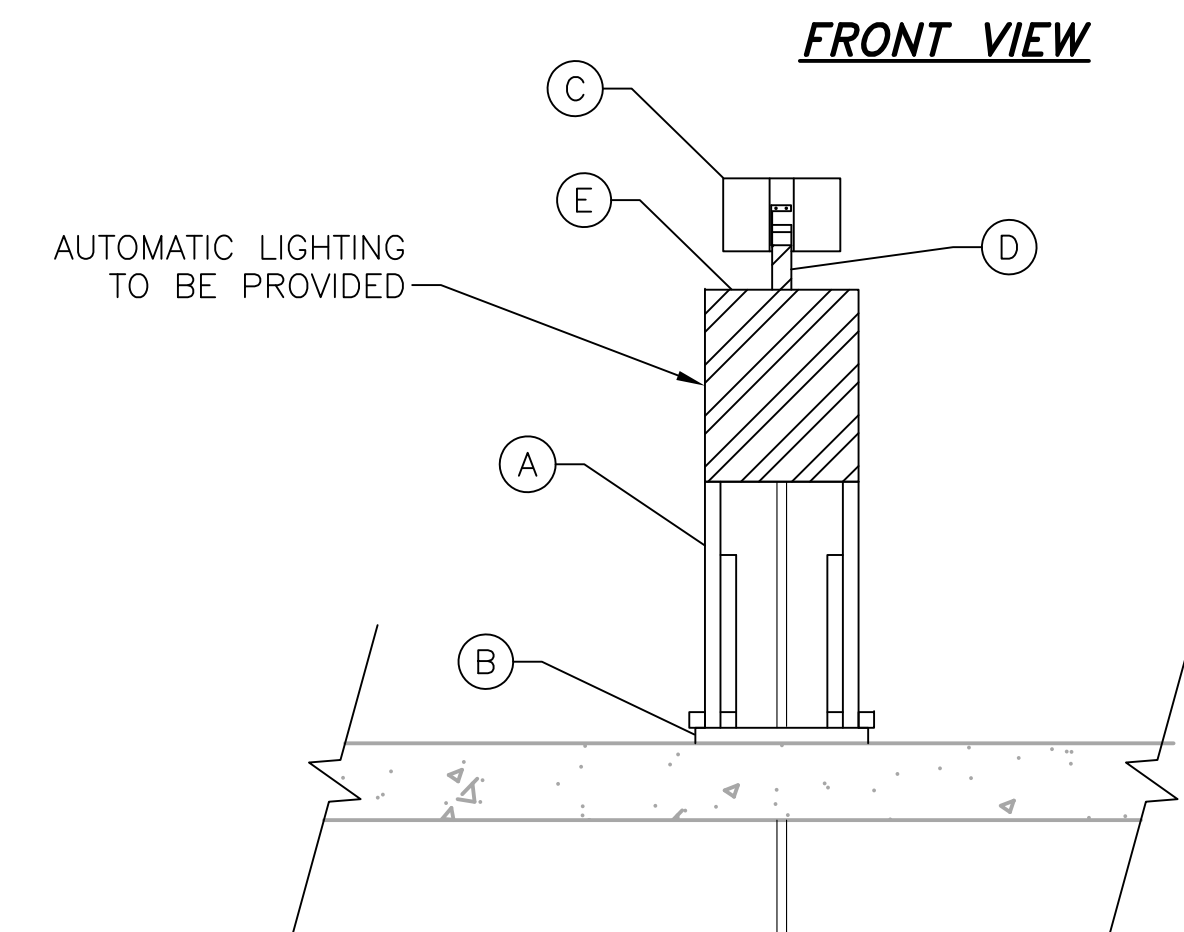
3
C7 **INLET/OUTLET**
SCALE: N.T.S.



SIDE VIEW



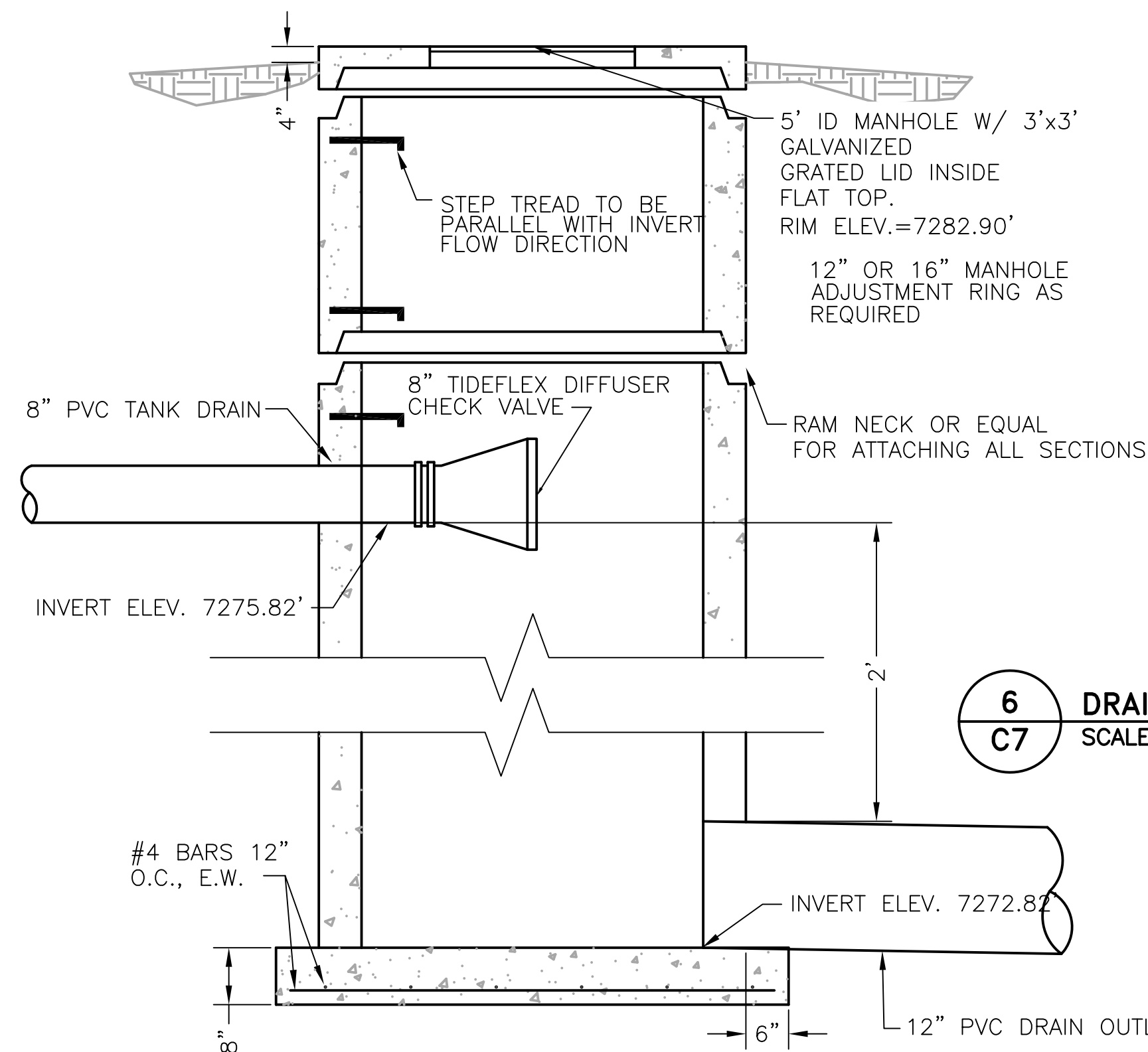
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C7 **VENT**
SCALE: N.T.S.



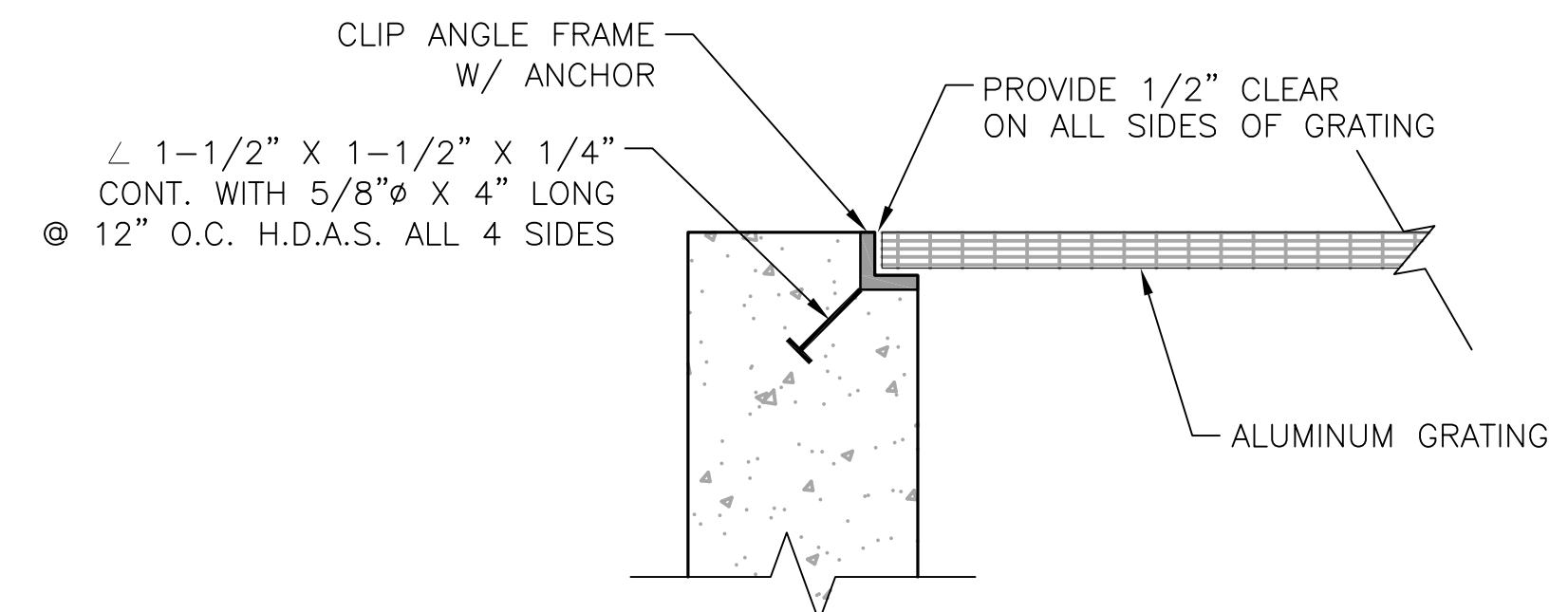
FRONT VIEW

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
C7 **SOLAR PANEL/RTU**
SCALE: N.T.S.



6
C7 **DRAIN OUTLET MANHOLE**
SCALE: N.T.S.



7
C7 **GRATING SUPPORT DETAIL**
SCALE: N.T.S.

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

DISCLAIMER: THE CONSULTANT SHALL VERIFY ALL DIMENSIONS. ANY REVISIONS OR
CHANGES 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 SITE APPURTENANCE DETAILS

REVISIONS		DESCRIPTION	BY	APP.	DATE
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**FOR
APPROVAL**

Project No.: 294-01
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C7

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.



- 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
C8 AND ACCESS GATE
SCALE: N.T.S.

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

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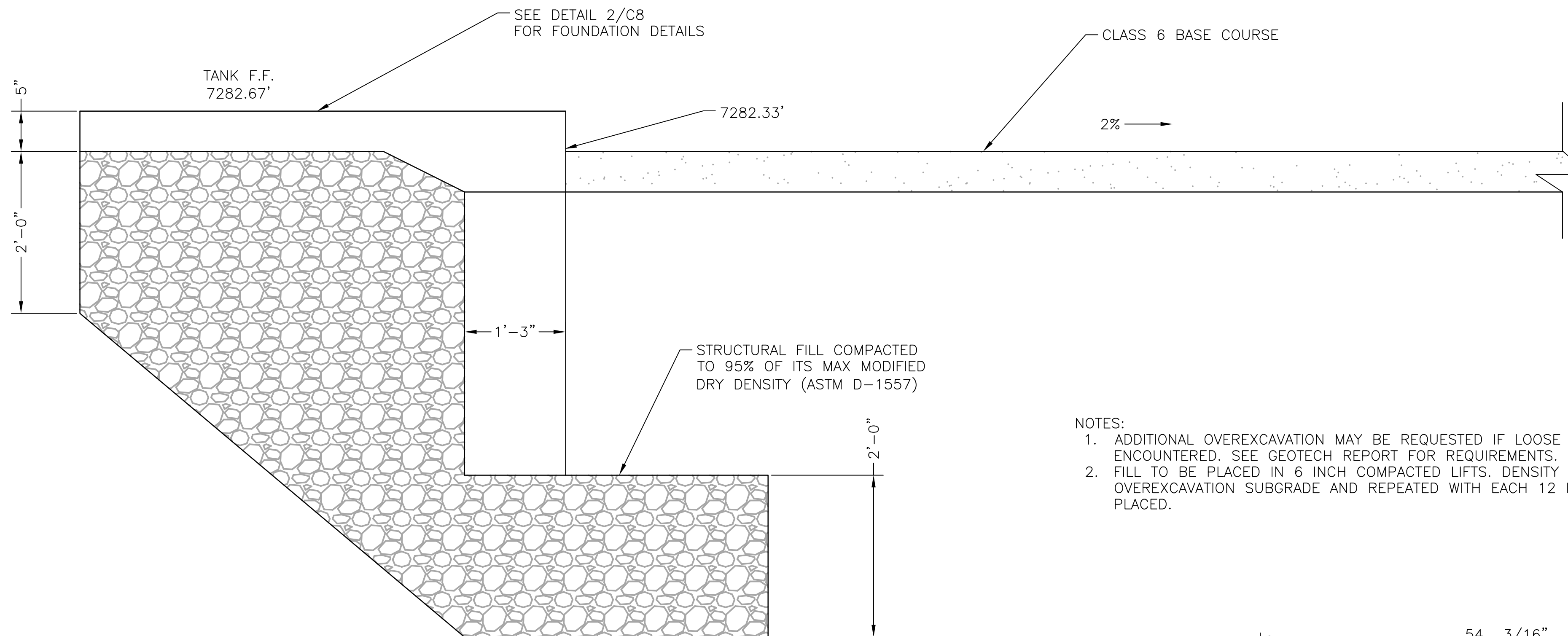
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Date: 6/15/2020
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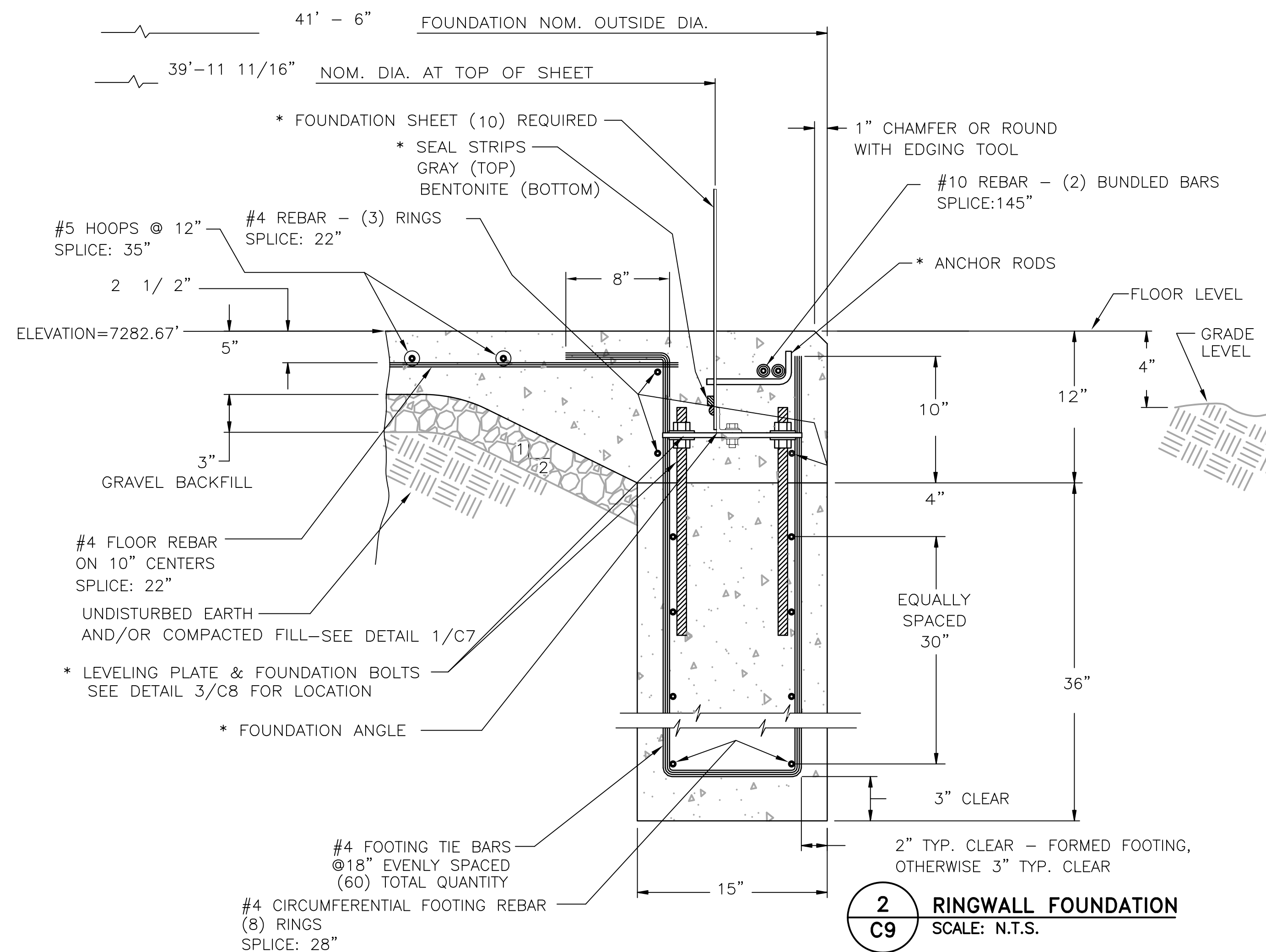
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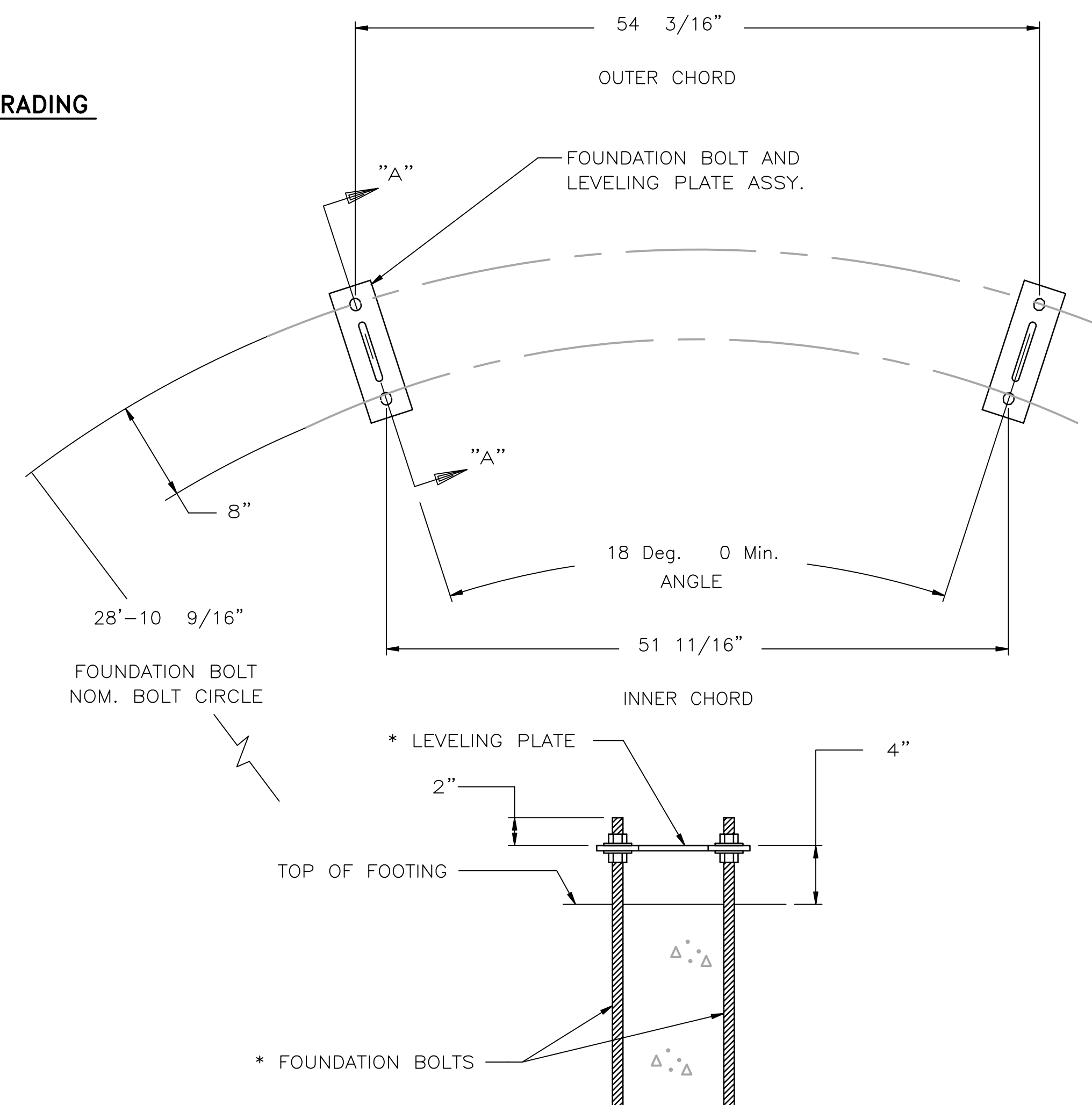


- NOTES:
1. ADDITIONAL OVEREXCAVATION MAY BE REQUESTED IF LOOSE SAND IS ENCOUNTERED. SEE GEOTECH REPORT FOR REQUIREMENTS.
 2. FILL TO BE PLACED IN 6 INCH COMPACTED LIFTS. DENSITY TEST AT SCARIFIED OVEREXCAVATION SUBGRADE AND REPEATED WITH EACH 12 INCHES OF FILL PLACED.

1
C9 **FOUNDATION FILL AND GRADING**
SCALE: N.T.S.



2
C9 **RINGWALL FOUNDATION**
SCALE: N.T.S.



3
C9 **FOOTING FOUNDATION BOLT AND LEVELING PLATE LOCATIONS**
SCALE: N.T.S.

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FOR
APPROVAL

Project No.: 294-01
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Drawn: SNW
Check: JPM

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