

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

CODE STATEMENT

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

LEGEND

	PROPOSED POTABLE WATER LINE		PROPOSED VALVE (BY OTHERS)
	PROPOSED POTABLE WATER LINE (BY OTHERS)		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 GRADE — MINOR		
	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 1 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 WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, PE DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

FOR PLAN REVIEW



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

WHITE	PROPOSED EXCAVATION
MAGENTA	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	COMMUNICATION, CATV
BLUE	POTABLE WATER
PURPLE	IRRIGATION, RECLAIMED WATER, FLUORINE LINES
GREEN	SEWER

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

*IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE. APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

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.

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

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, BEING 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 STAMPED "ROCKWELL PLS 19586", ELEVATION 7039.42
B. 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

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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.

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.
15.

PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE PROJECT ENGINEER PRIOR TO EXECUTION.
16.

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.
17.

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.
18.

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.
19.

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.

20.

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).

21.

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.

22.

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).

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:

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).

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

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

JDS-HYDRO

CONSULTANTS, INC.

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

REVISIONS

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Design: GJD

Drawn: GGM

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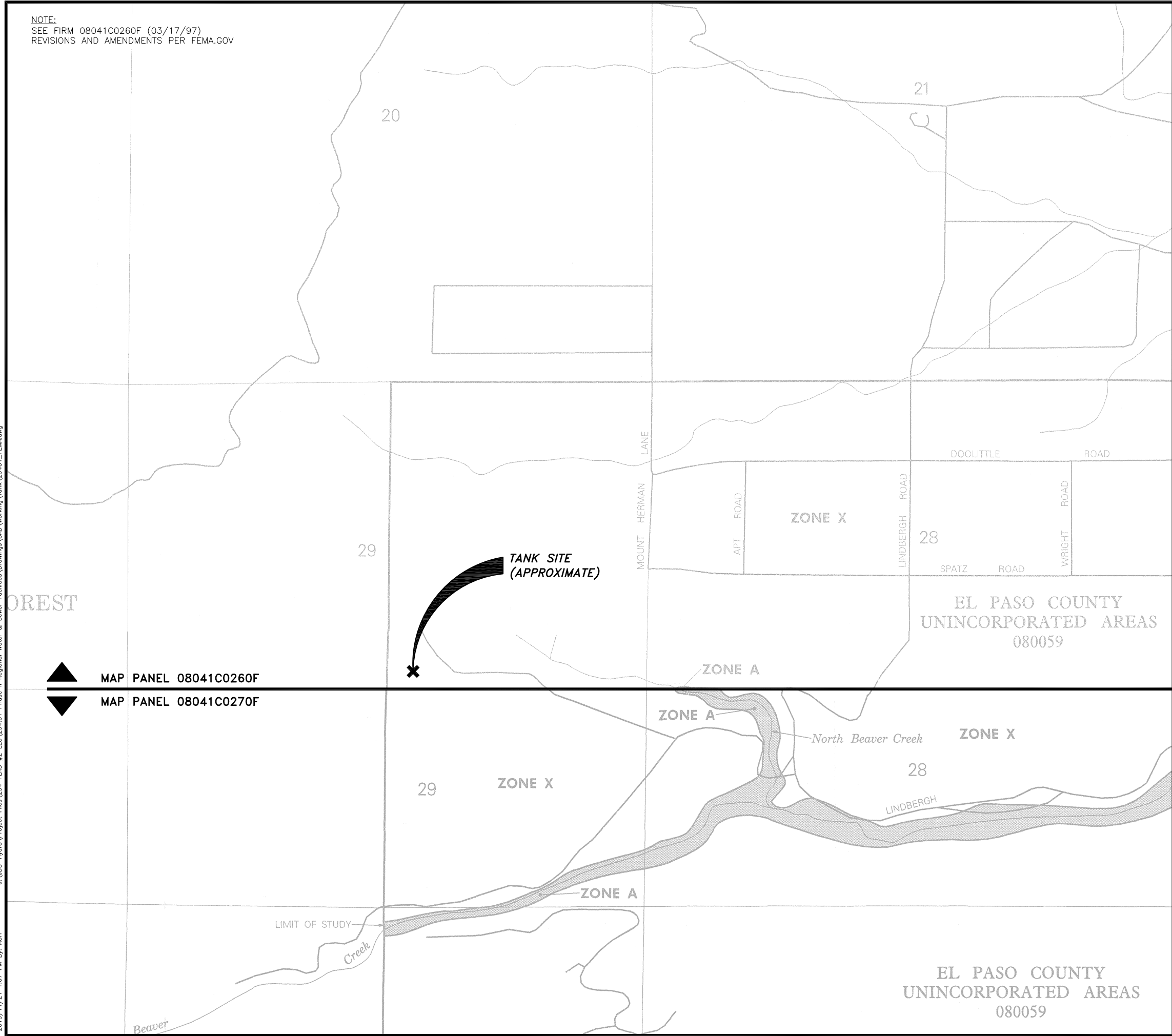
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NOTE:
SEE FIRM 08041C0260F (03/17/97)
REVISIONS AND AMENDMENTS PER FEMA.GOV



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.



APPROXIMATE SCALE IN FEET



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
MONUMENT, TOWN OF
PALMER LAKE, TOWN OF

080059 0260 F
080064 0260 F
080065 0260 F

MAP NUMBER
08041C0260 F

EFFECTIVE DATE:
MARCH 17, 1997



Federal Emergency Management Agency

FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
FEMA FLOODPLAIN MAP

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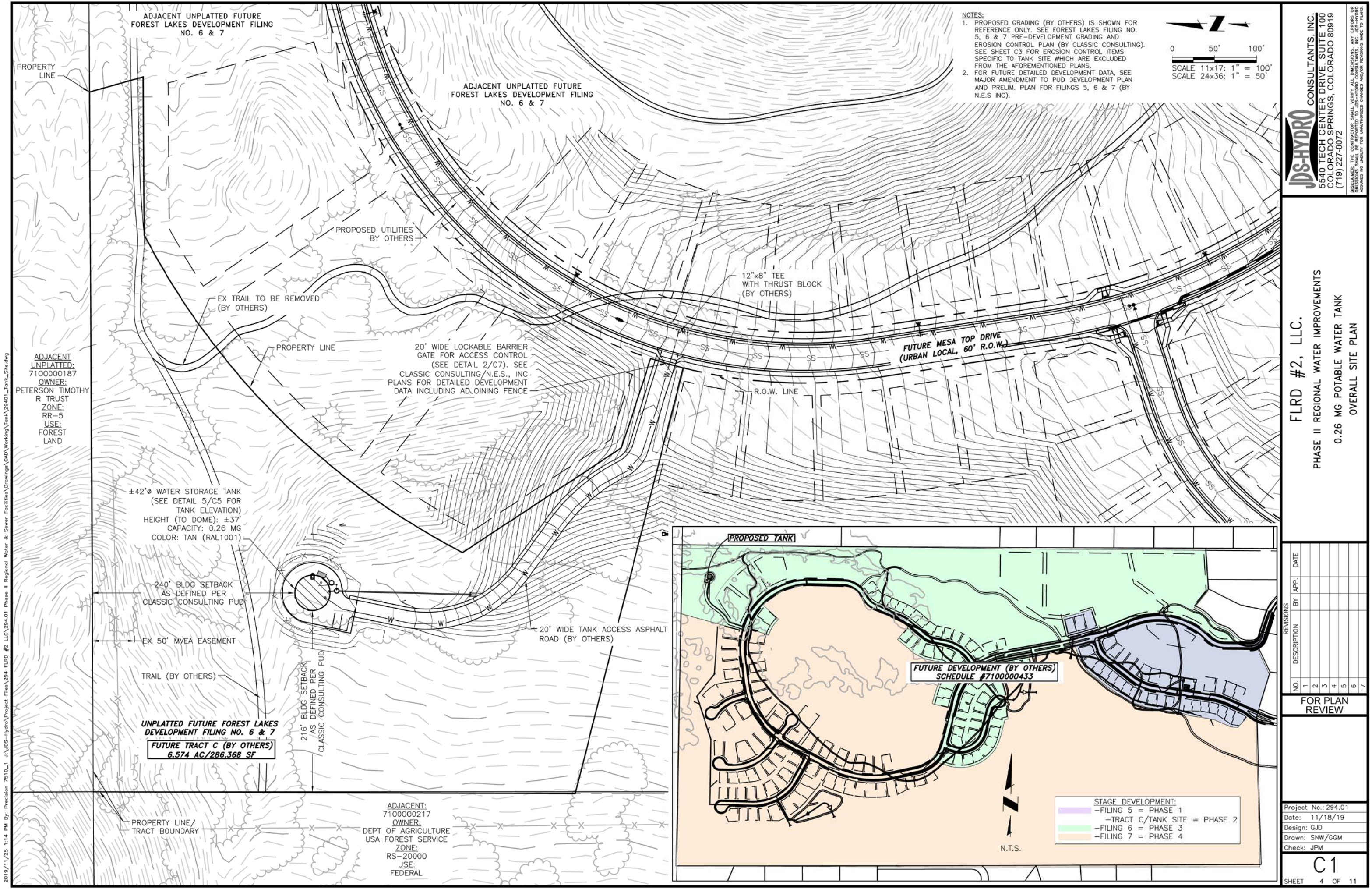
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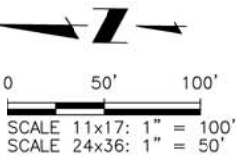
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SHEET 3 OF 11

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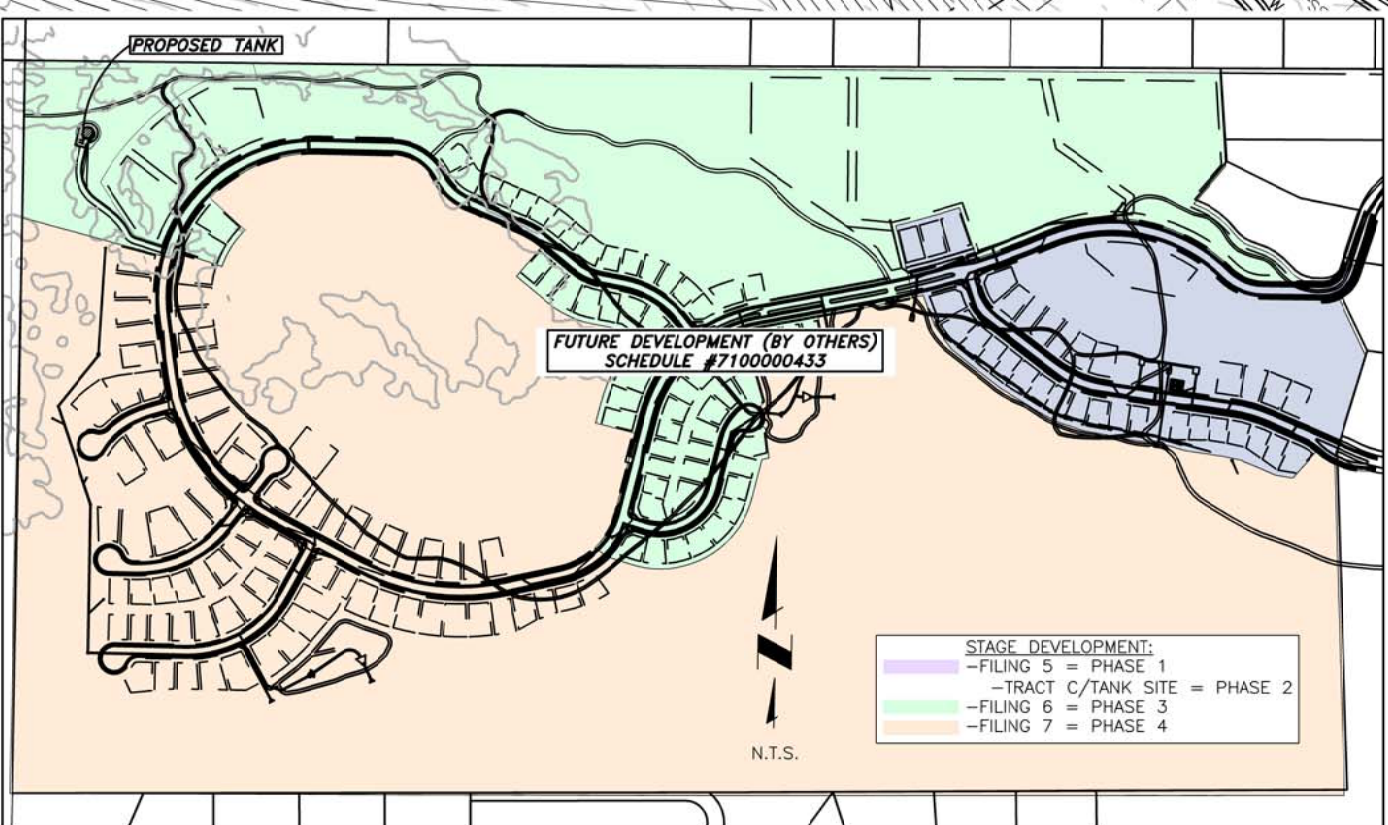
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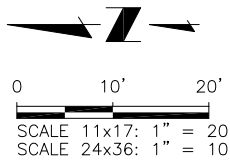
FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
OVERALL SITE PLAN

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 3. SEE SHEET C4 FOR TANK UTILITIES/PIPING DETAILS.

±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 C7

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

EX IMPACTED VEGETATION
TO BE REMOVED
(BY OTHERS)

EXTERIOR
ACCESS LADDER

10'x5' CONCRETE PAD FOR
CONTROLS, SOLAR POWER AND
CONTROL PANEL LIGHTING.
SEE SHEET C6

BOLLARD (TYP 3)
SEE DETAIL 3/C7

PT VAULT. SEE
DETAIL 3/C5

EDGE OF MANHOLE
TO BE 5' FROM
EDGE OF TANK

YARD HYDRANT (SAMPLE POINT)
N: 14846.8929
E: 4979.8798

DRAIN OUTLET MANHOLE.
SEE SHEETS C4 AND C6

FENCE CORNER
N: 14833.7398
E: 4979.0788

CLASS 6 BASE COURSE
@ 4" DEEP TO FENCE

20' WIDE CHAIN LINK
LOCKABLE DOUBLE GATE.
SEE SHEET C7

FENCE CORNER
N: 14845.9070
E: 4920.3254

PARKING SPACES
(OPERATIONS STAFF ONLY)

FUTURE TRACT C
PROPERTY LINE

FUTURE DEVELOPMENT
(BY OTHERS)

12" TANK DRAIN
OVERFLOW LINE.
SEE SHEET C4
FOR PROFILE

12" TANK DRAIN/OVERFLOW
LINE HEADWALL AND OVERFLOW
RIPRAP OUTLET STRUCTURE.
SEE SHEET C6 FOR DETAILS

4' WIDE
V-NOTCH CONCRETE
SWALE ALONG ROAD
TANK DRIVEWAY
(BY OTHERS)

20' WIDE TANK ACCESS
ASPHALT ROAD (BY OTHERS)

12" SDR18 C900 WATER LINE
(BY OTHERS)

PROPOSED COVERAGE:	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	0	0.000000000%
DENSITY	0.0001	0.000000001%

PROPOSED COVERAGE:	SF	%
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	0	0.000000%
DENSITY	0.005	0.000002%

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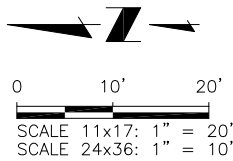
SHEET 5 OF 11

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

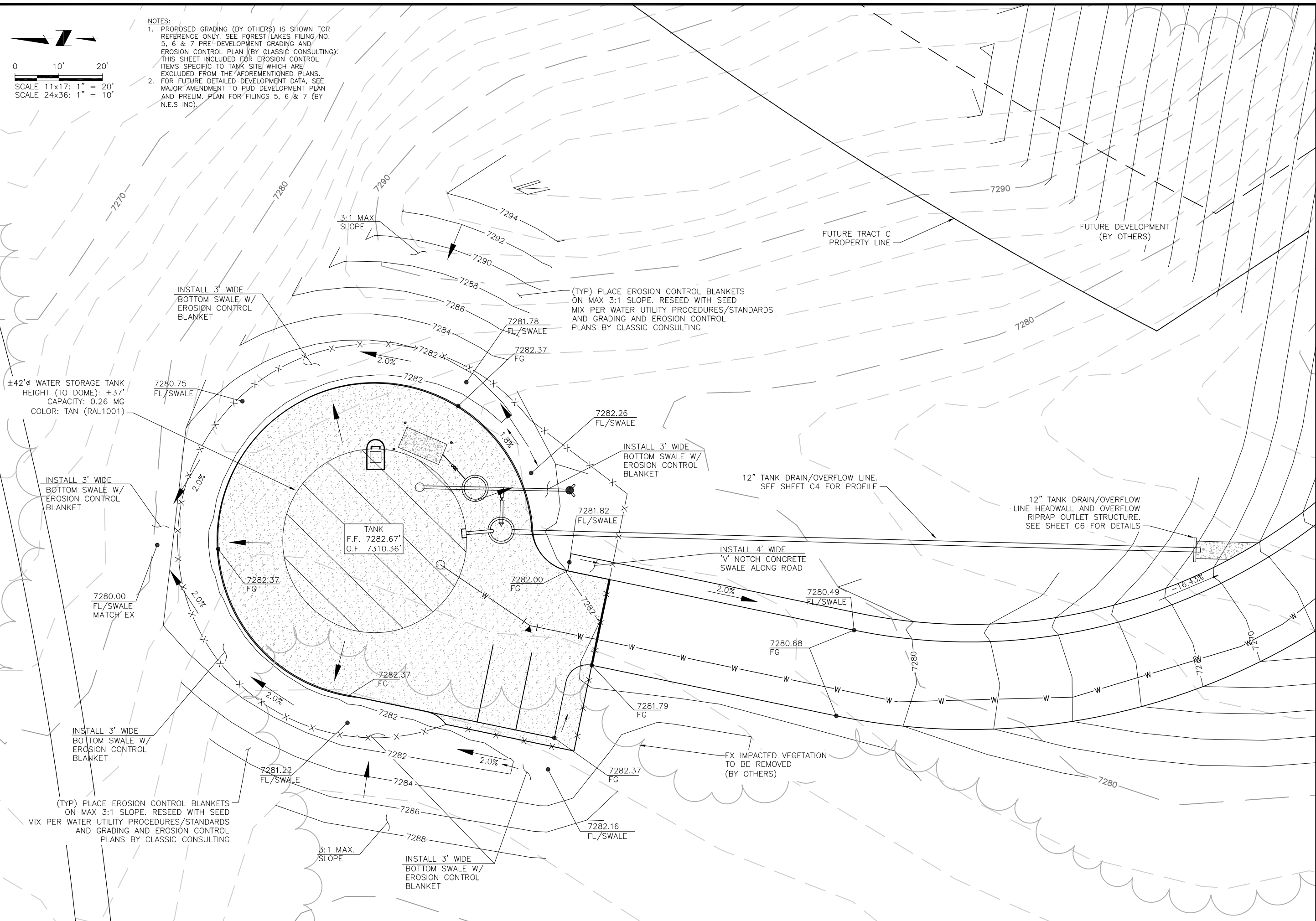
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- NOTES:
1. PROPOSED GRADING (BY OTHERS) IS SHOWN FOR REFERENCE ONLY. SEE FOREST/LAKES FILING NO. 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN (BY CLASSIC CONSULTING). THIS SHEET INCLUDED FOR EROSION CONTROL ITEMS SPECIFIC TO TANK SITE 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).



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
GRADING AND EROSION CONTROL PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE
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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

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

10'x5' CONCRETE PAD FOR
CONTROLS, SOLAR POWER AND
CONTROL PANEL LIGHTING.
SEE SHEET C6

UNDERGROUND
ELECTRIC LINE

PT VAULT. SEE
DETAIL 3/C5

8" VALVE

EDGE OF MANHOLE
TO BE 5' FROM
EDGE OF TANK

YARD HYDRANT (SAMPLE POINT)
N: 14846.8882
E: 4979.8842

DRAIN OUTLET MANHOLE.
SEE SHEETS C4 AND C6

12" TANK DRAIN
OVERFLOW LINE

12" TANK DRAIN/OVERFLOW
LINE HEADWALL AND OVERFLOW
RIPRAP OUTLET STRUCTURE.
SEE SHEET C6 FOR DETAILS

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

CLASS 6 BASE COURSE
@ 4" DEEP TO FENCE

12" 22.5° MJ BEND W/
THRUST BLOCK (SEE SHEET C5)
(INSTALL MINIMUM 10'
FROM EDGE OF TANK)

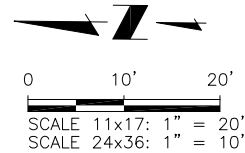
20' WIDE TANK ACCESS
ASPHALT ROAD (BY OTHERS)

12" SDR18 C900 WATER LINE
(BY OTHERS)

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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
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MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN
AND PRELIM. PLAN FOR FILINGS 5, 6 & 7 (BY
N.E.S. INC.).

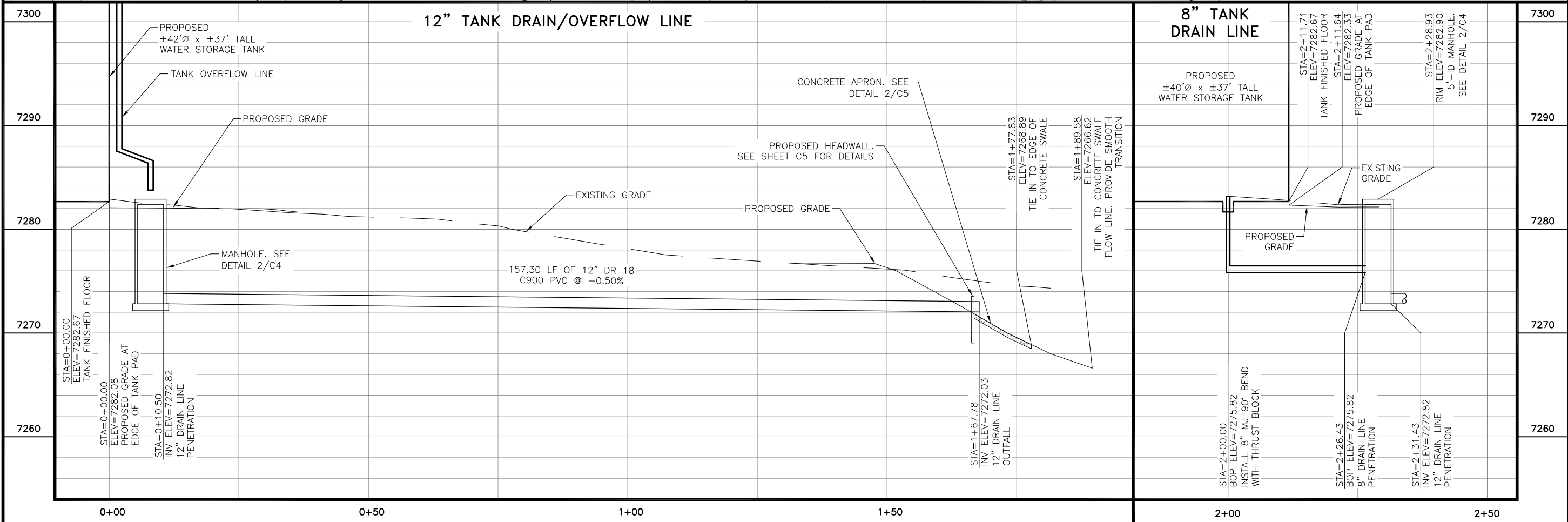
0 10' 20'
SCALE 11x17: 1" = 20'
SCALE 24x36: 1" = 10'

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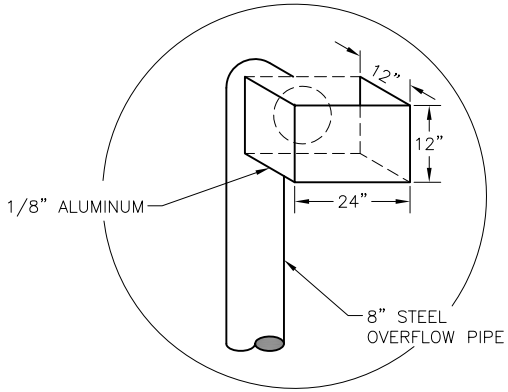
Project No.: 294.01
Date: 11/18/19
Design: GJD
Drawn: SNW
Check: JPM

C4

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

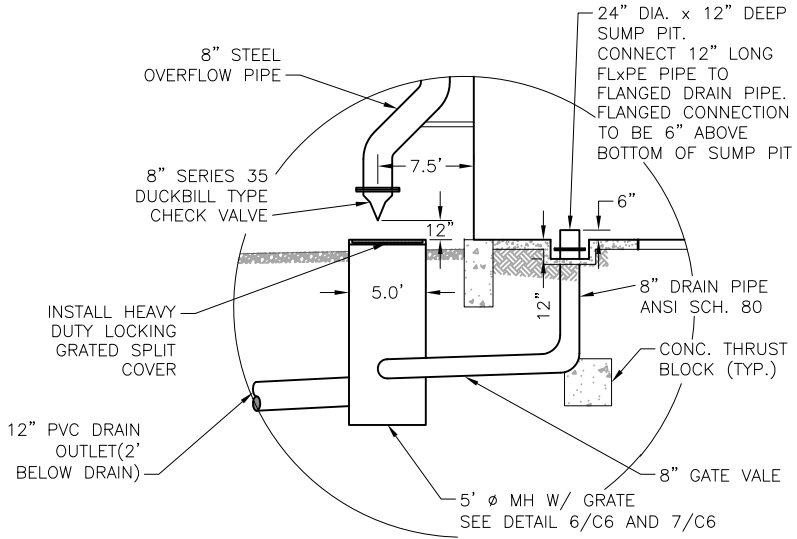
NOTES:

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.

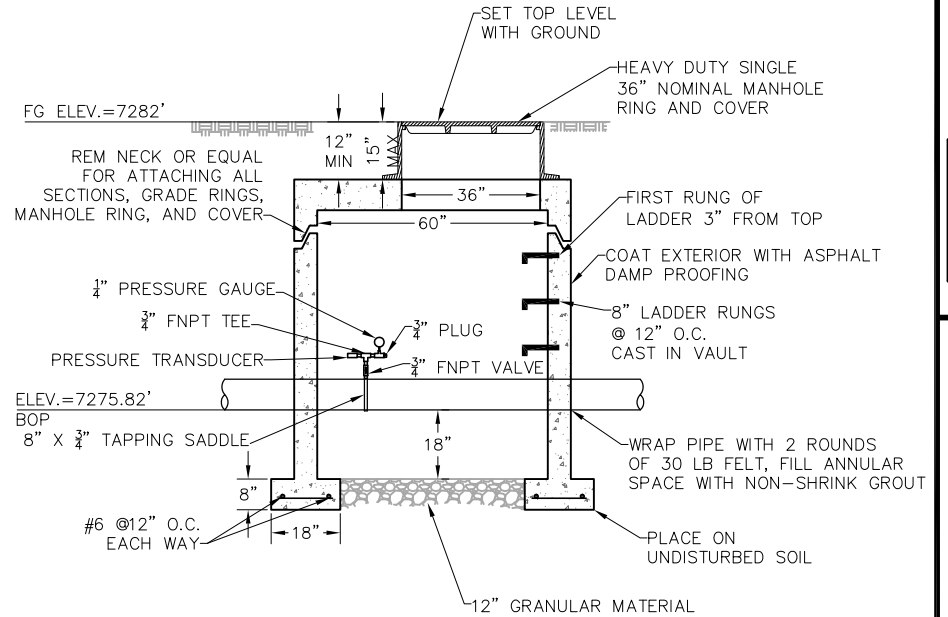


USE ABOVE DIMENSIONS OR AS NEEDED FOR 1.0 CFS WITH 0.2 FT. OF HEAD

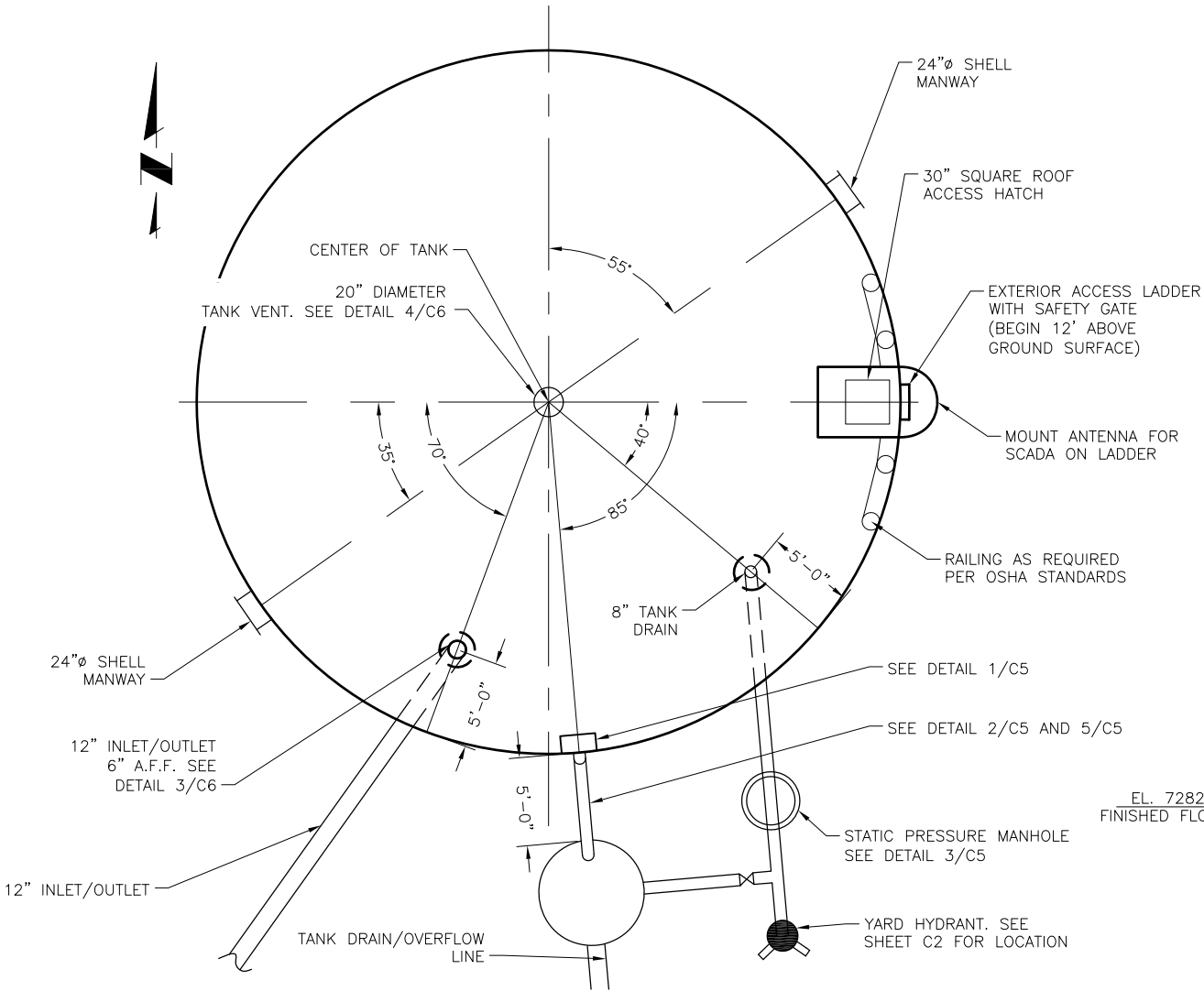
1 WEIR DETAIL
C5 SCALE: N.T.S.



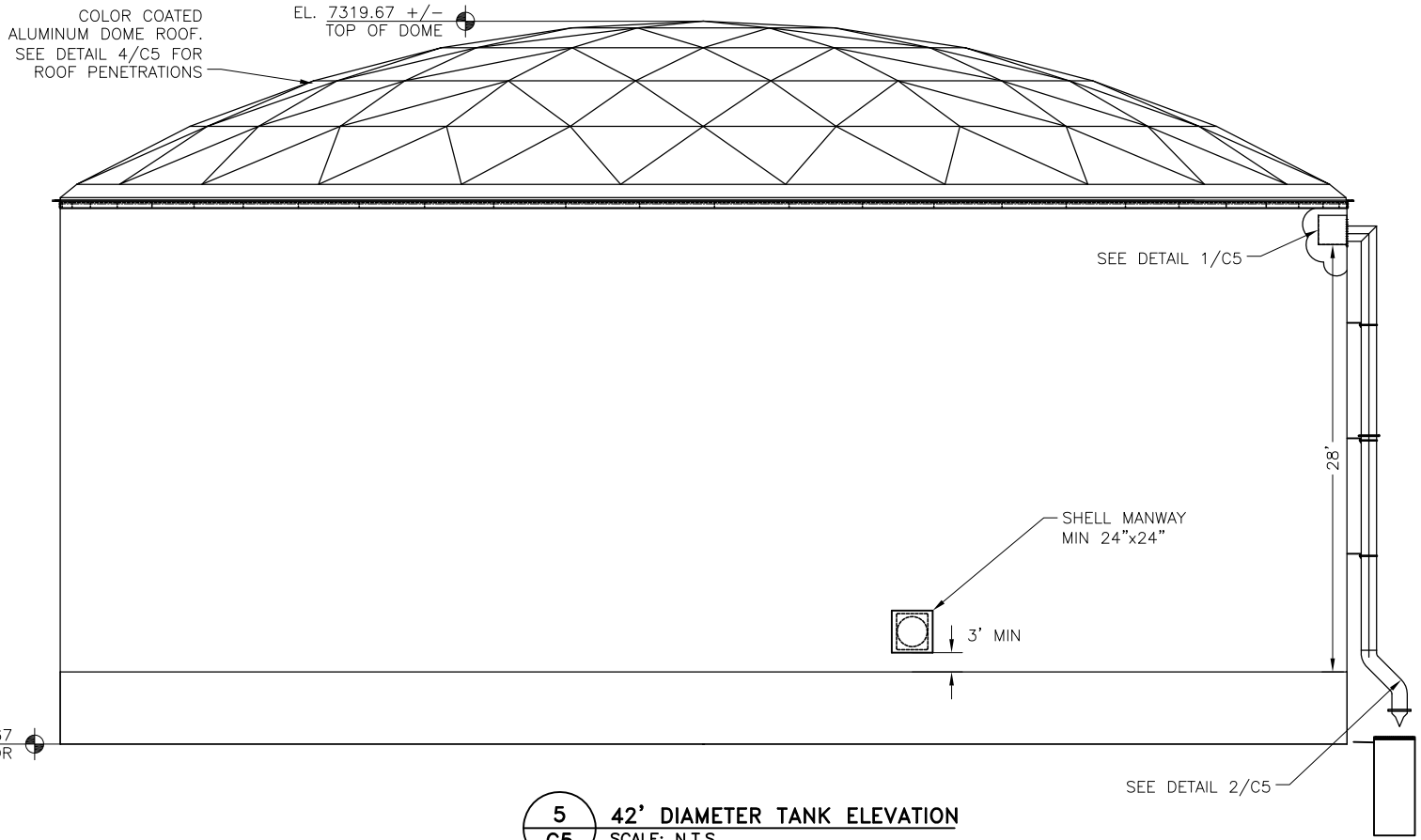
2 OVERFLOW PIPE & DRAIN MANHOLE SECTION
C5 SCALE: N.T.S.



3 STATIC PRESSURE MANHOLE DETAIL
C5 SCALE: N.T.S.



4 42' DIAMETER TANK GEOMETRY
C5 SCALE: N.T.S.



5 42' DIAMETER TANK ELEVATION
C5 SCALE: N.T.S.

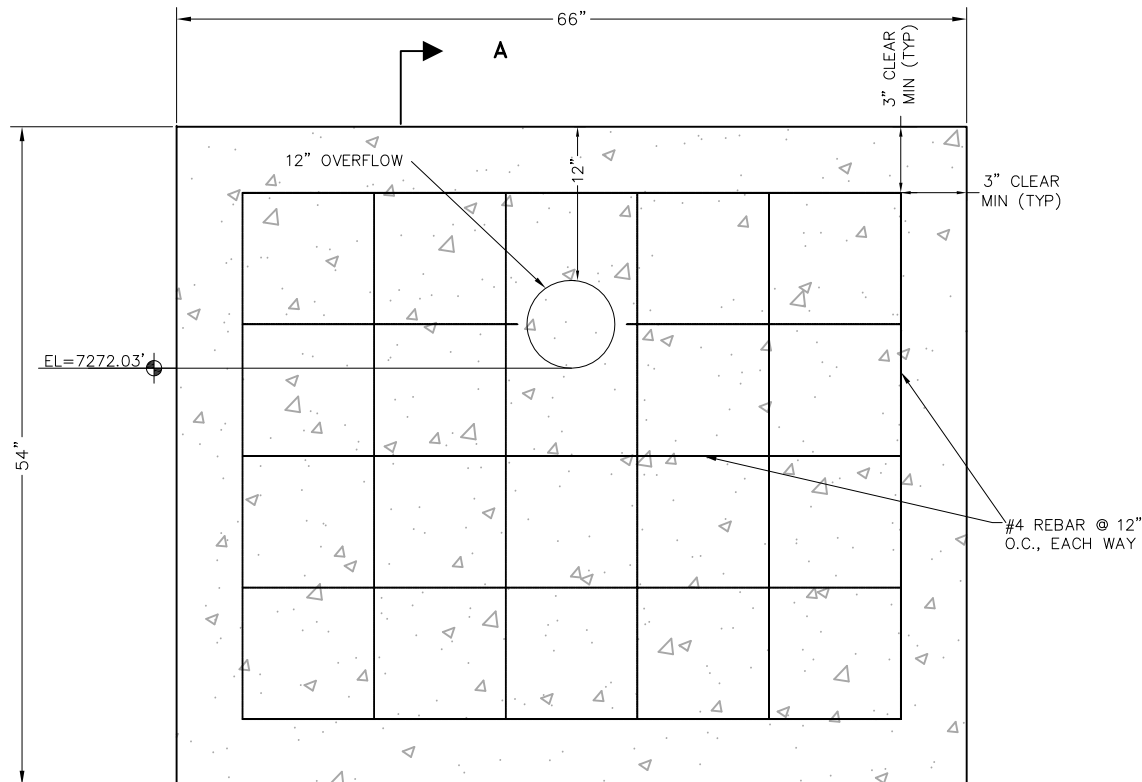
FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
TANK ELEVATION & DETAILS

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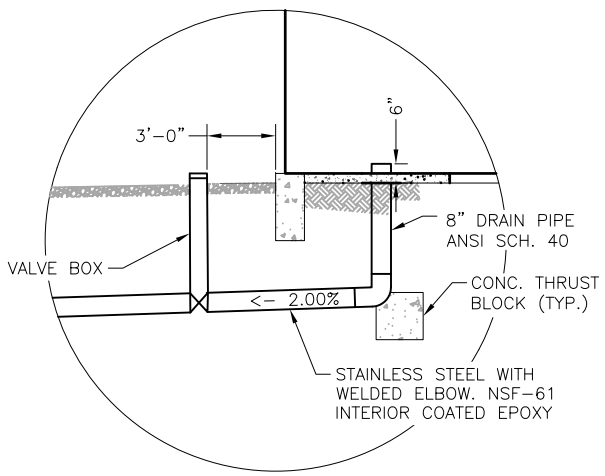
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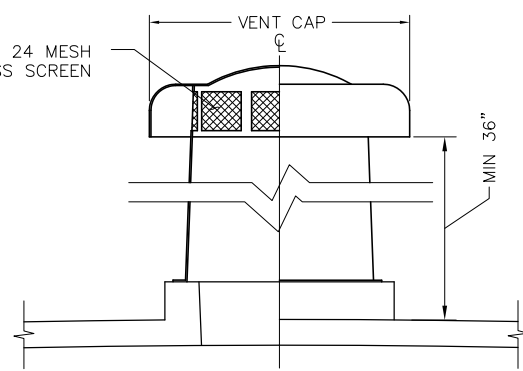
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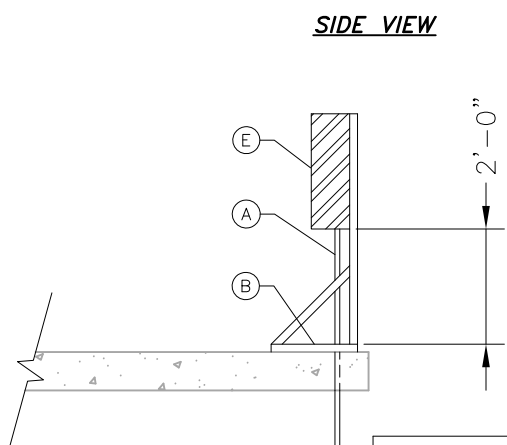
1 CONCRETE HEADWALL
SCALE: N.T.S.



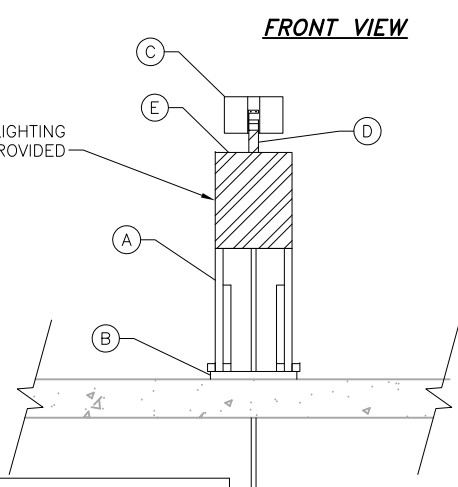
3 INLET/OUTLET
SCALE: N.T.S.



4 VENT
SCALE: N.T.S.



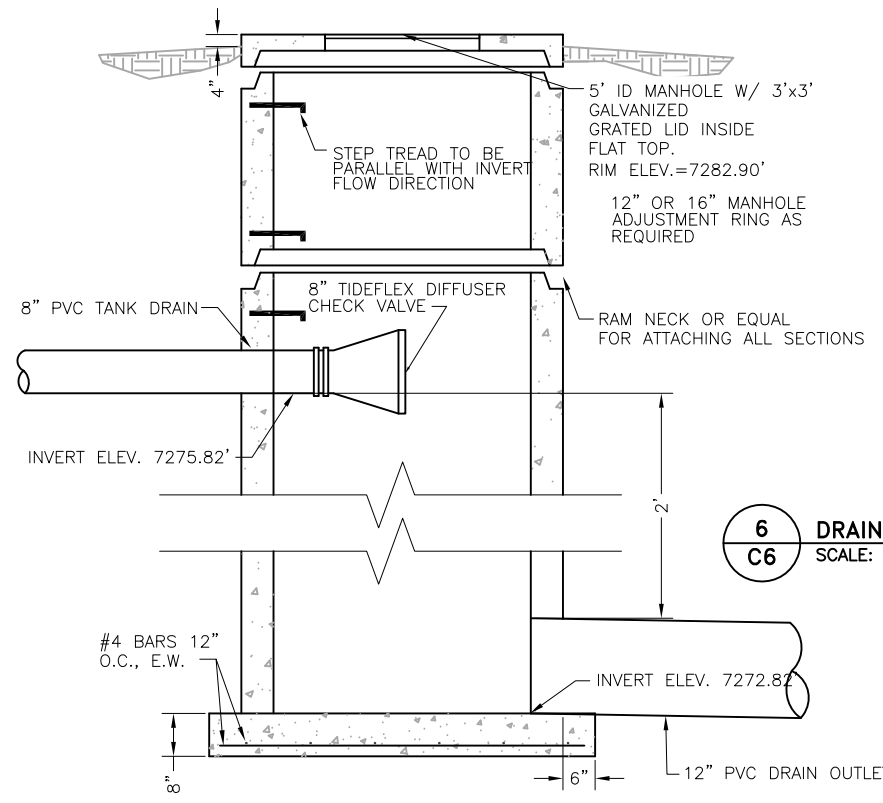
SIDE VIEW



FRONT VIEW

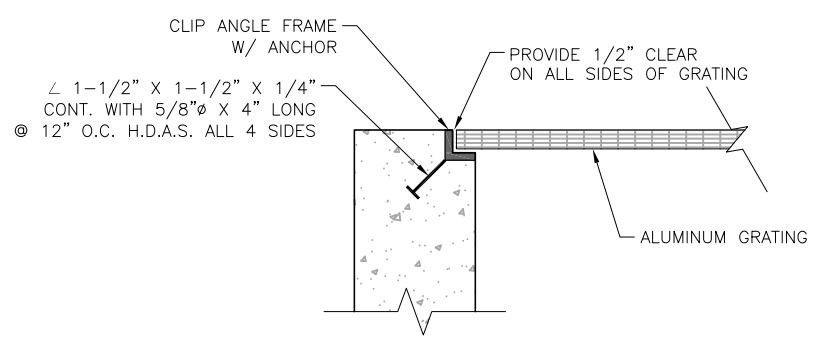
SOLAR PANEL/RTU SCHEDULE	
A	1" ELECTRICAL CONDUIT
B	1 3/8" 12 GAUGE UNISTRUT STANCHION
C	SOLAR PANEL INCLUDING BATTERY AND CHARGE CONTROLLER
D	2" X 2" TALL GALVANIZED STEEL POST
E	NEMA TYPE 4 ENCLOSURE WITH MOUNTING PANEL

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

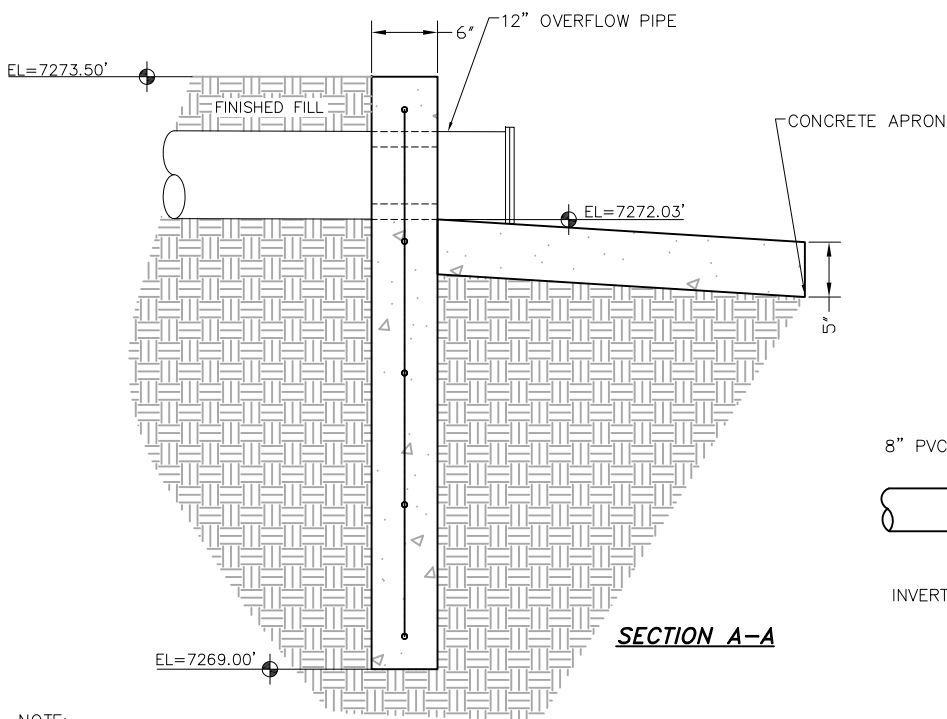


SECTION A-A

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



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



2 CONCRETE HEADWALL SECTION
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

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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
DETAILS

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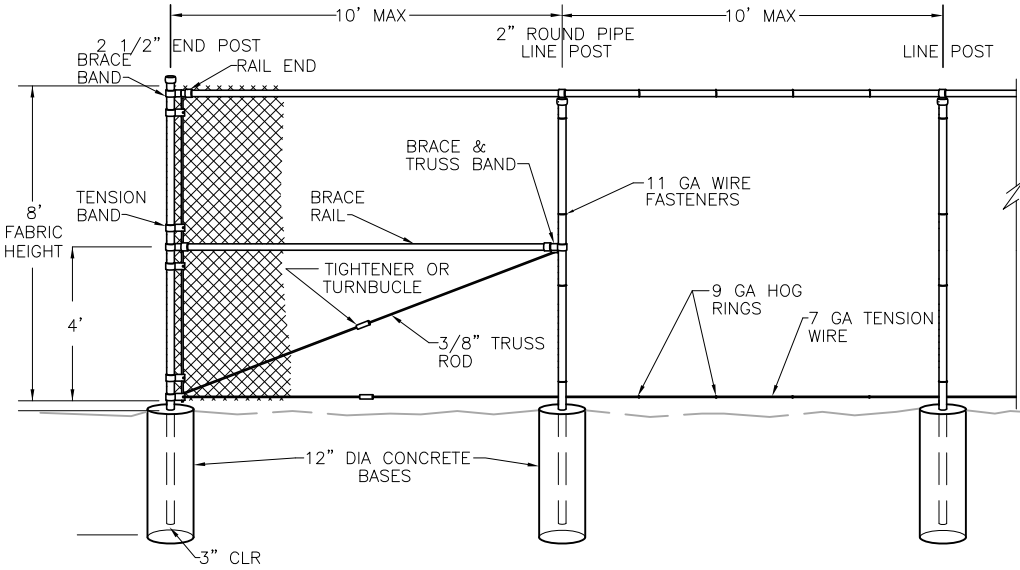
Project No.: 294.01
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Check: JPM

C6
SHEET 9 OF 11

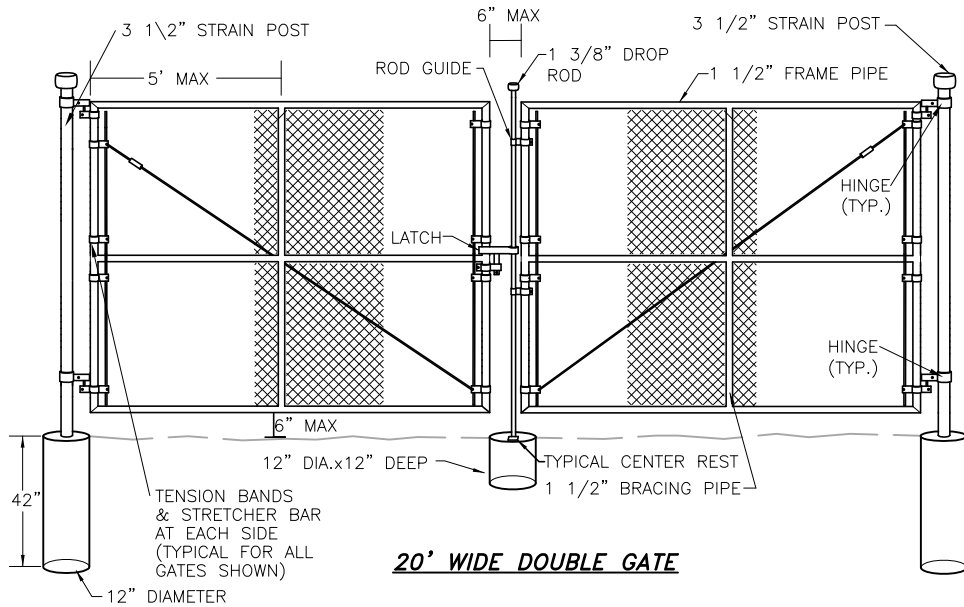
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FENCING NOTES:

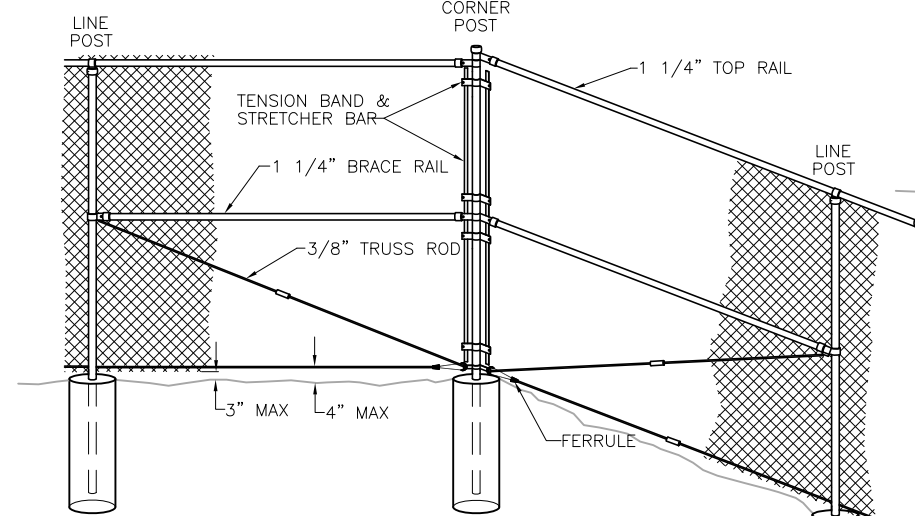
1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 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.



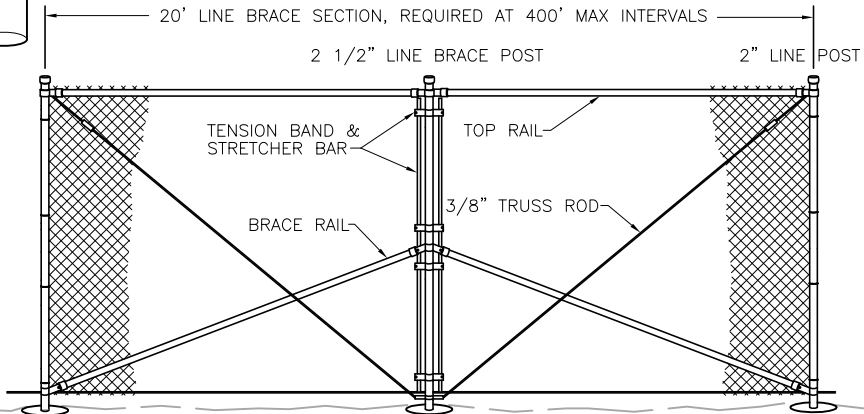
END POST DETAIL



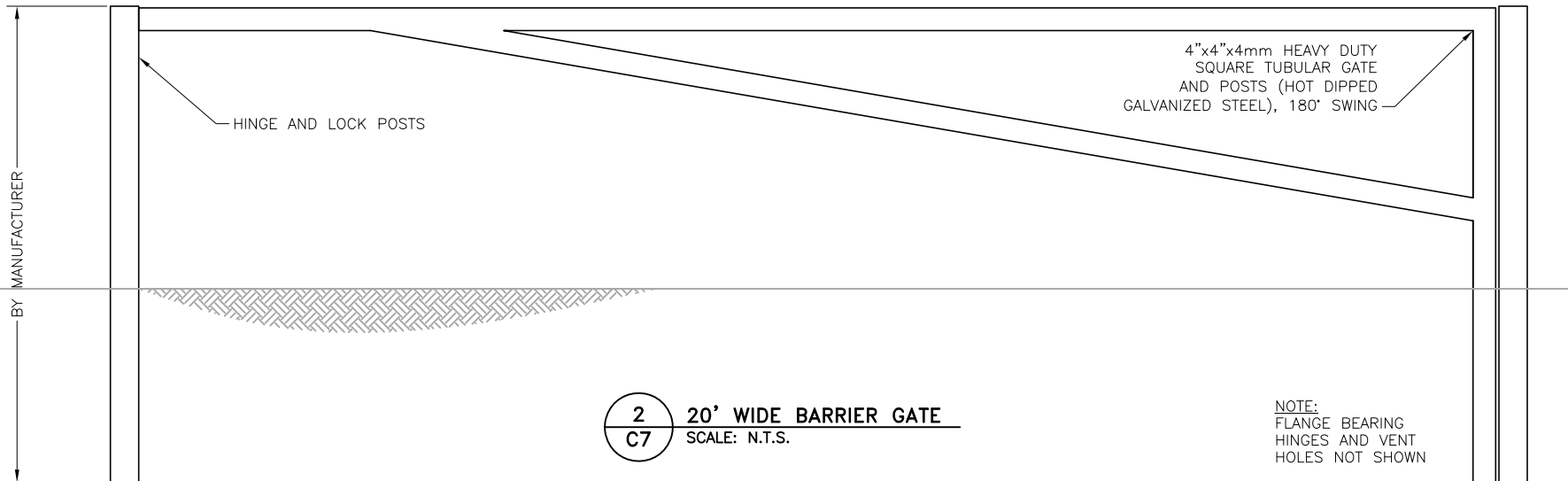
20' WIDE DOUBLE GATE



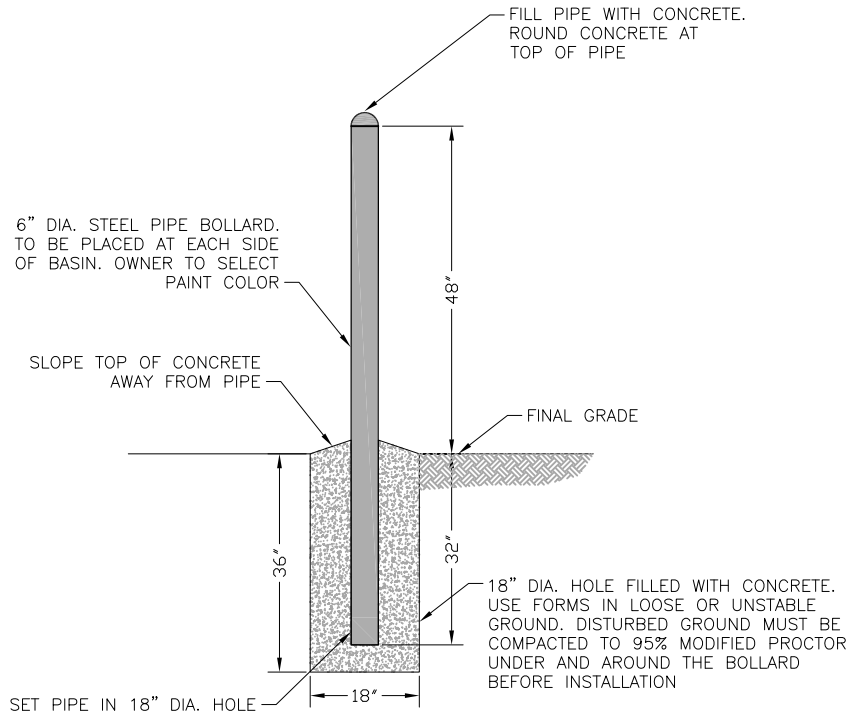
CORNER POST DETAIL



LINE BRACE POST DETAIL



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



3 BOLLARD
SCALE: N.T.S.

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

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

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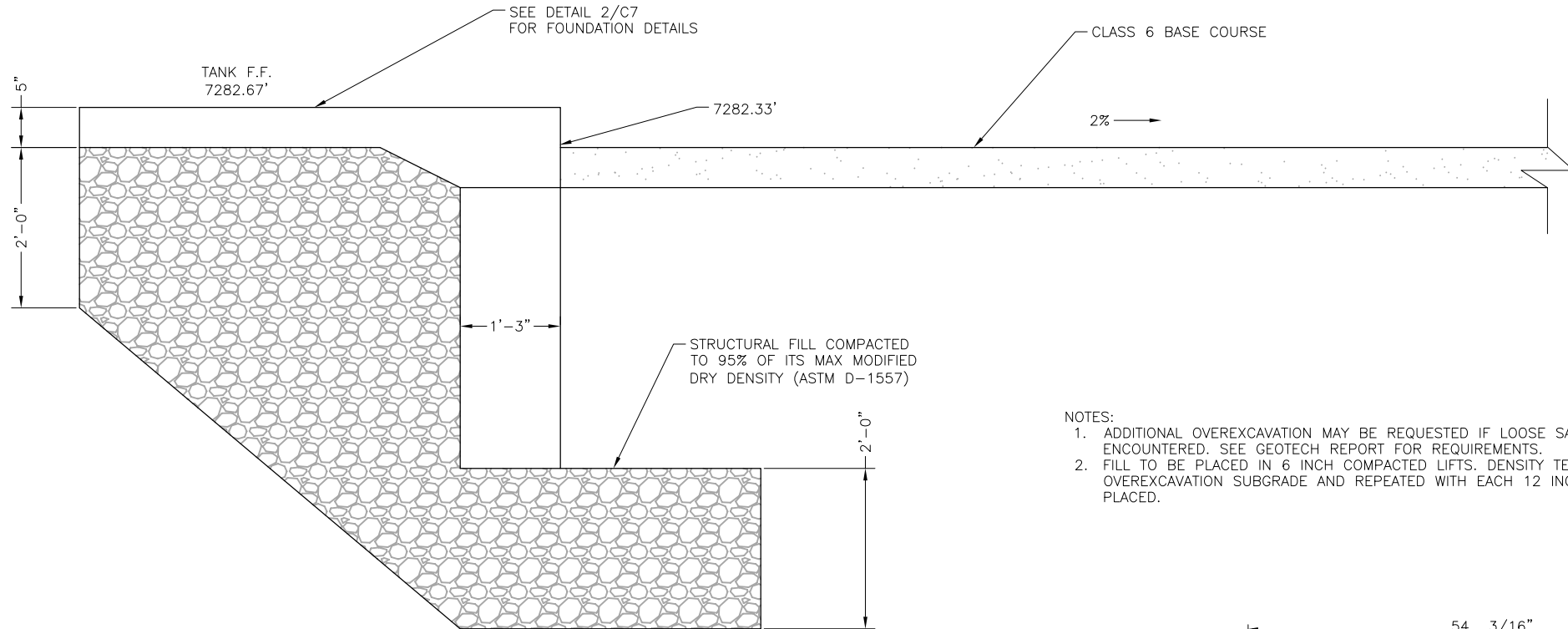
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C7
SHEET 10 OF 11

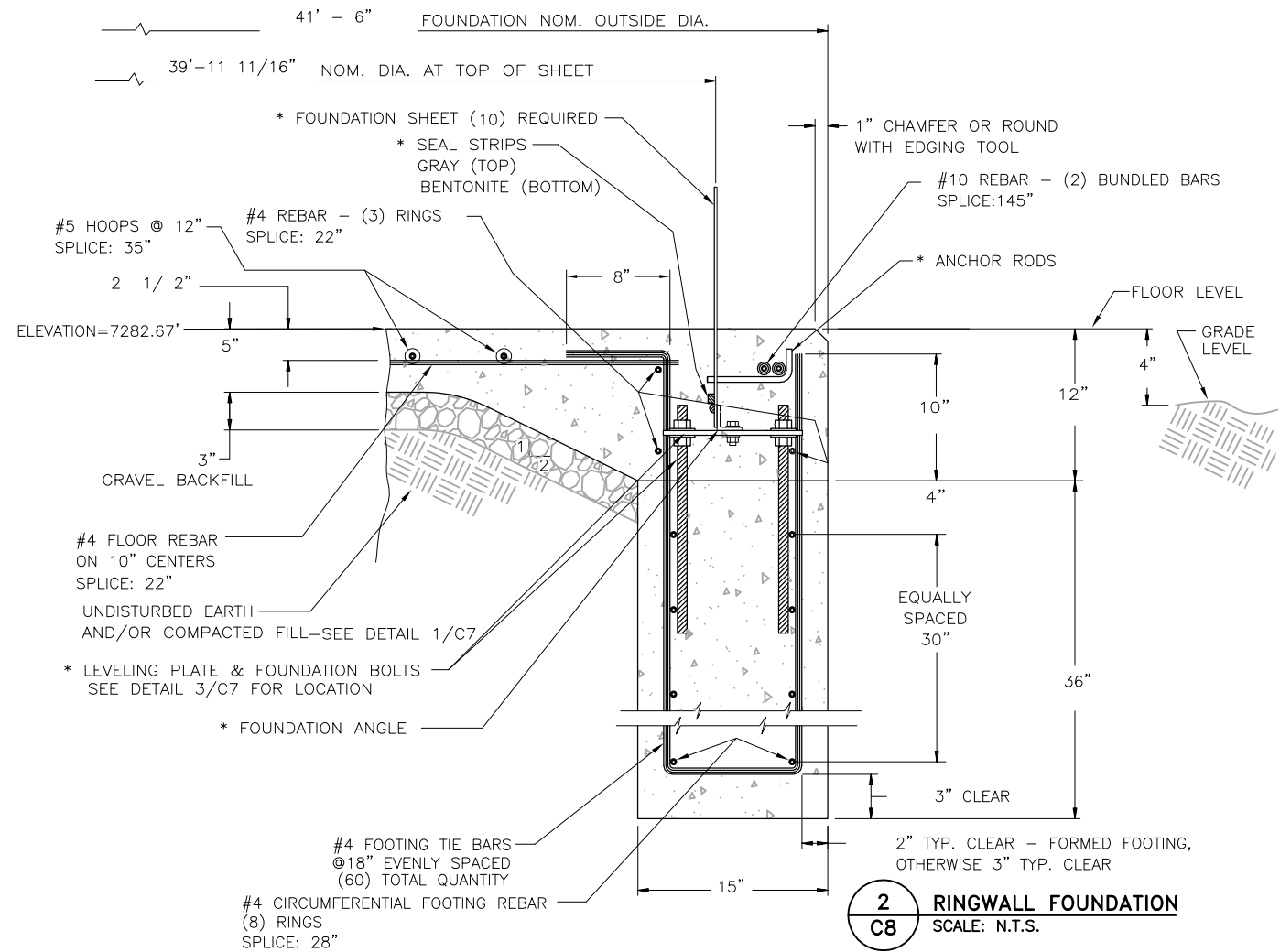
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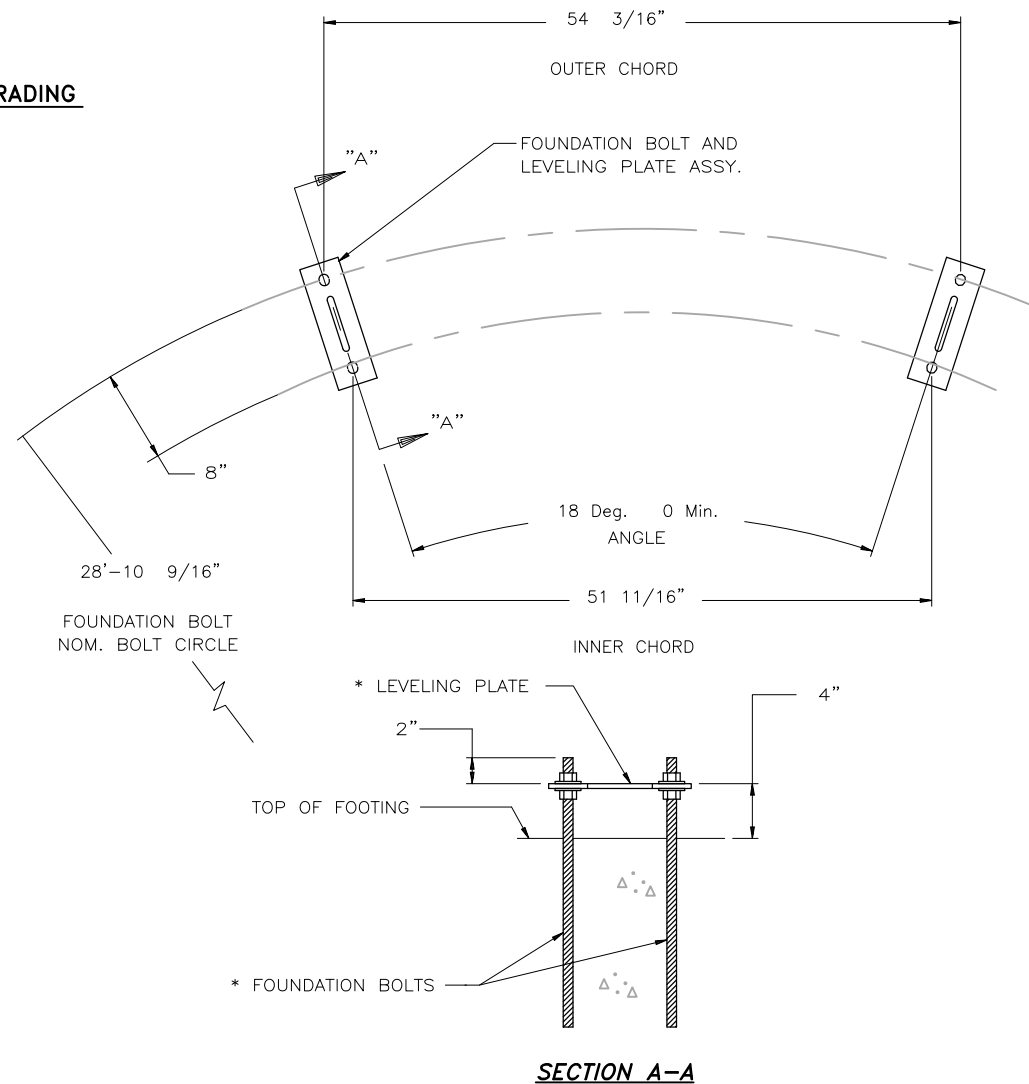


- NOTES:
1. ADDITIONAL OVEREXCAVATION MAY BE REQUESTED IF LOOSE SAND IS ENCOUNTERED. SEE GEOTECH REPORT FOR REQUIREMENTS.
 2. FILL TO BE PLACED IN 6 INCH COMPACTED LIFTS. DENSITY TEST AT SCARIFIED OVEREXCAVATION SUBGRADE AND REPEATED WITH EACH 12 INCHES OF FILL PLACED.

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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