

MONUMENT ACADEMY Civil Construction Drawings

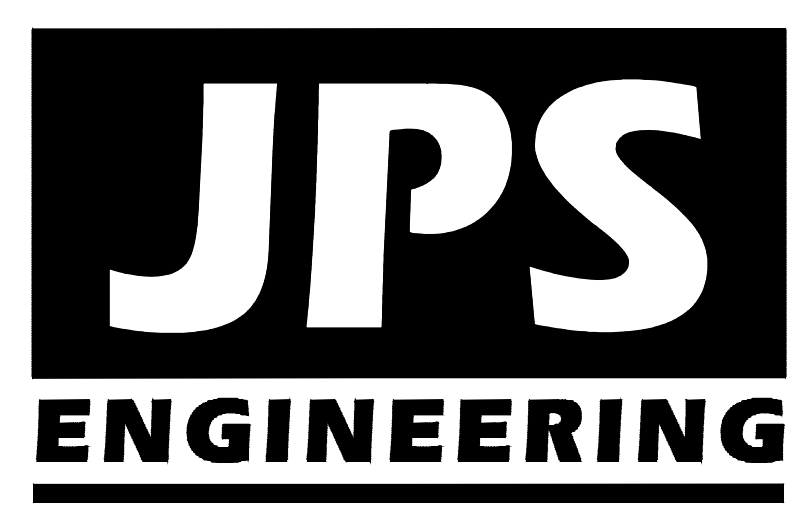
El Paso County, Colorado

PREPARED FOR:

Monument Academy

1150 Village Ridge Pt
Monument, CO 80132

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

FEBRUARY, 2019

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

MONUMENT
ACADEMY

DEVELOPMENT
PLAN

CDs?

COUNTY GENERAL CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD
88 DATUM ELEV.=7570.80 FOUND
BRASS CAP IN CONCRETE INT HWY 83
& HODGEN RD.

Provide basis of bearings.

CIVIL CONSTRUCTION PLAN SHEET INDEX

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C1.2	ENLARGED SCHOOL SITE DEVELOPMENT PLAN
C4.2	CIVIL DETAILS
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PP1	PINEHURST CIRCLE PLAN & PROFILE
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PP4	WALKER ROAD PLAN & PROFILE
U1.1	SITE UTILITY PLAN
U2.1	SCHOOL SITE UTILITY PLAN
U3.1	UTILITY NOTES & DETAILS
W1.1	NORTH WATER LINE PLAN
W2.1	SOUTH WATER LINE PLAN
SS1	SANITARY SEWER PLAN & PROFILE

AGENCIES/CONTACTS

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132 MR. DON GRIFFIN (719) 339-2410	CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719) 339-2410
ARCHITECT:	CRP ARCHITECTS 100 E. ST. VRAIN ST., STE. 300 COLORADO SPRINGS, CO 80903 MR. BRIAN RISLEY (719) 633-5901	LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 399-3176
OWNER'S REP.	1703 SAND LILY DRIVE GOLDEN, CO 80401 MR. KURT CONNOLLY (303) 526-7928	STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 905 N. ERIE AVE. PUEBLO, CO 81002 MS. VALERIE SWORD (719) 546-5407	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
CONSTRUCTION MANAGER/GC:	JHL CONSTRUCTORS, INC. 7076 SOUTH ALTON WAY, BLDG. H CENTENNIAL, CO 80112 MR. WILL VALKNER (303) 741-6116			TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674

LEGEND:

---	NEW/EXISTING SECTION LINE -- NEW/EXISTING
---	EASEMENT LINE -- NEW/EXISTING
6230	CONTOUR -- NEW/EXISTING
---	PROPERTY LINE -- NEW/EXISTING
---	FENCE -- NEW/EXISTING
OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
UGE	UNDERGROUND ELECTRIC LINE NEW/EXISTING
TEL	UNDERGROUND TELEPHONE -- NEW/EXISTING
GAS	GAS -- NEW/EXISTING
WT	WATER -- NEW/EXISTING
X 55.5	PROPOSED SPOT ELEVATION/FLOWLINE
TW=53.0	TOP OF WALL ELEVATION
BW=50.0	BOTTOM OF WALL ELEVATION (FINISHED GRADE AT FACE OF WALL)

DETAIL LETTER: A/C6
SECTION NUMBER: 1/C6
SHEET ON WHICH DETAIL IS SHOWN
SHEET ON WHICH SECTION IS SHOWN

ENGINEER:
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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 _____ DATE _____

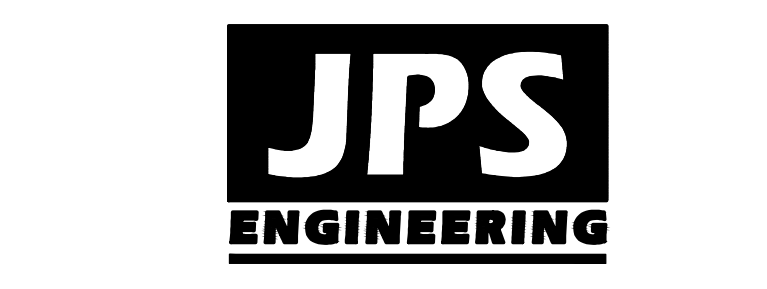
OWNER/DEVELOPER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

MONUMENT ACADEMY
1150 VILLAGE RIDGE POINT
MONUMENT, CO 80132

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR _____ DATE _____



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsergr.com

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

TITLE SHEET

NORTH

DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/19

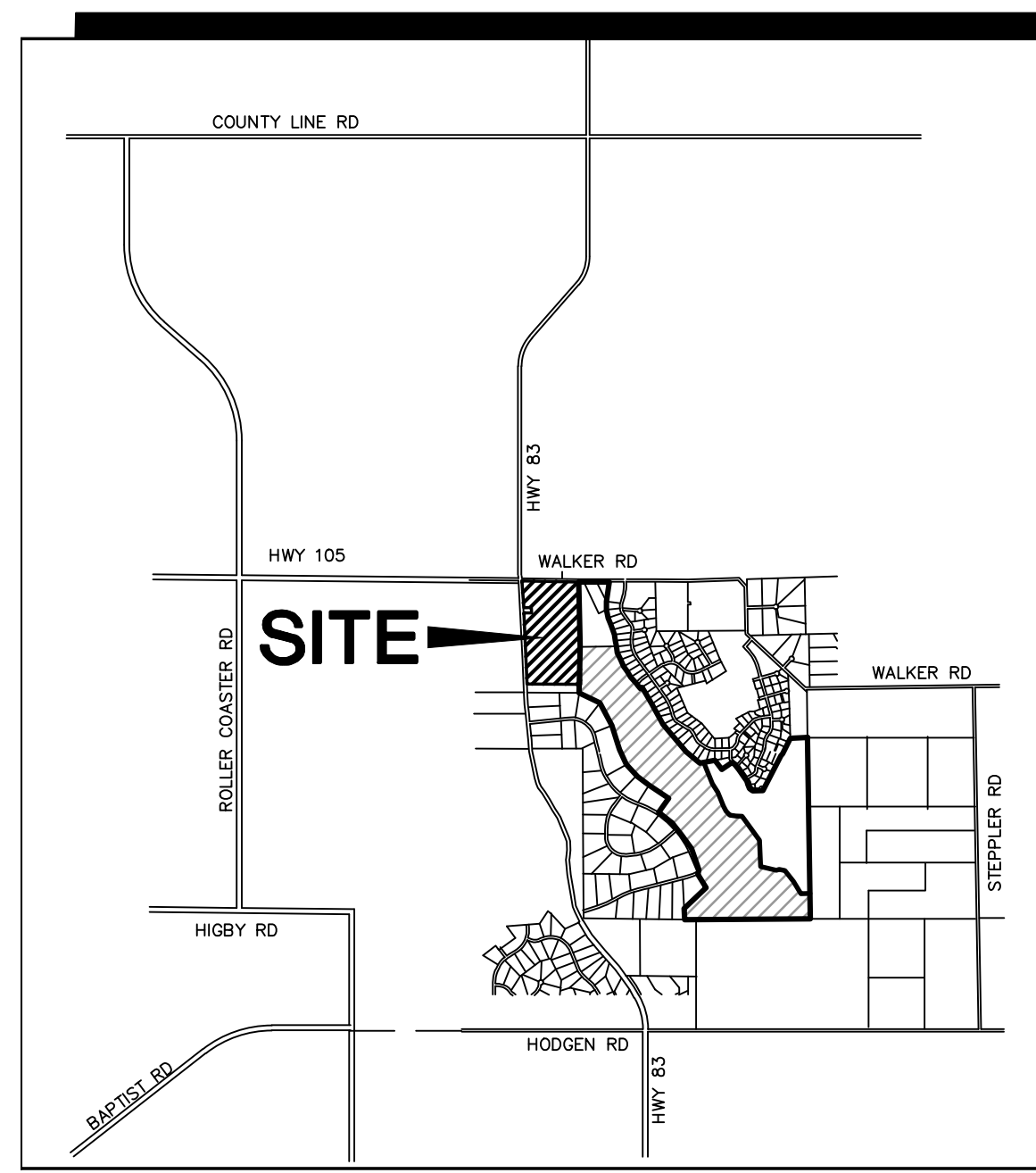
G1

Add: 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 Director's discretion.

Z:\04042019\waddler\dwg\2019\MONUMENT ACADEMY\G1.dwg Feb 08, 2019 - 5:26pm

MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

---	PROPERTY LINE
- - -	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
x 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
x 99.0	EXIST. SPOT ELEVATION
Ⓜ	NUMBER OF PARKING SPACES

- KEYED NOTES:**
- 1 TRASH DUMPSTERS
 - 2 STRIPED CROSSWALK
 - 3 SNOW STORAGE AREA
 - 4 ASPHALT PAVEMENT
 - 5 CONCRETE PAVEMENT
 - 6 4' METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)

See SDP?

PARCEL #61000-00-481
KANG, DONG WON
30.0 AC.

PARCEL #61000-00-192
STALEY TRUST
20.78 AC.

PARCEL #61100-01-011
THOMAS, ANNETTE
5.3 AC.

PARCEL #61000-00-513
PAULSON, KAREN
39.85 AC.

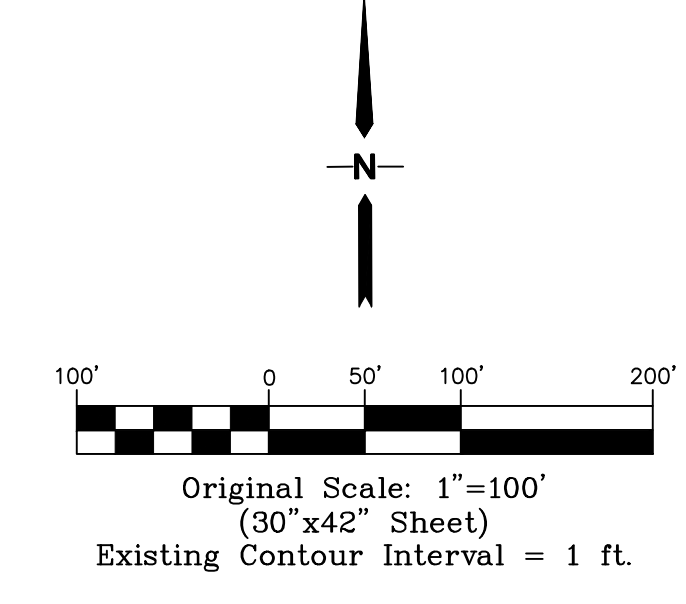
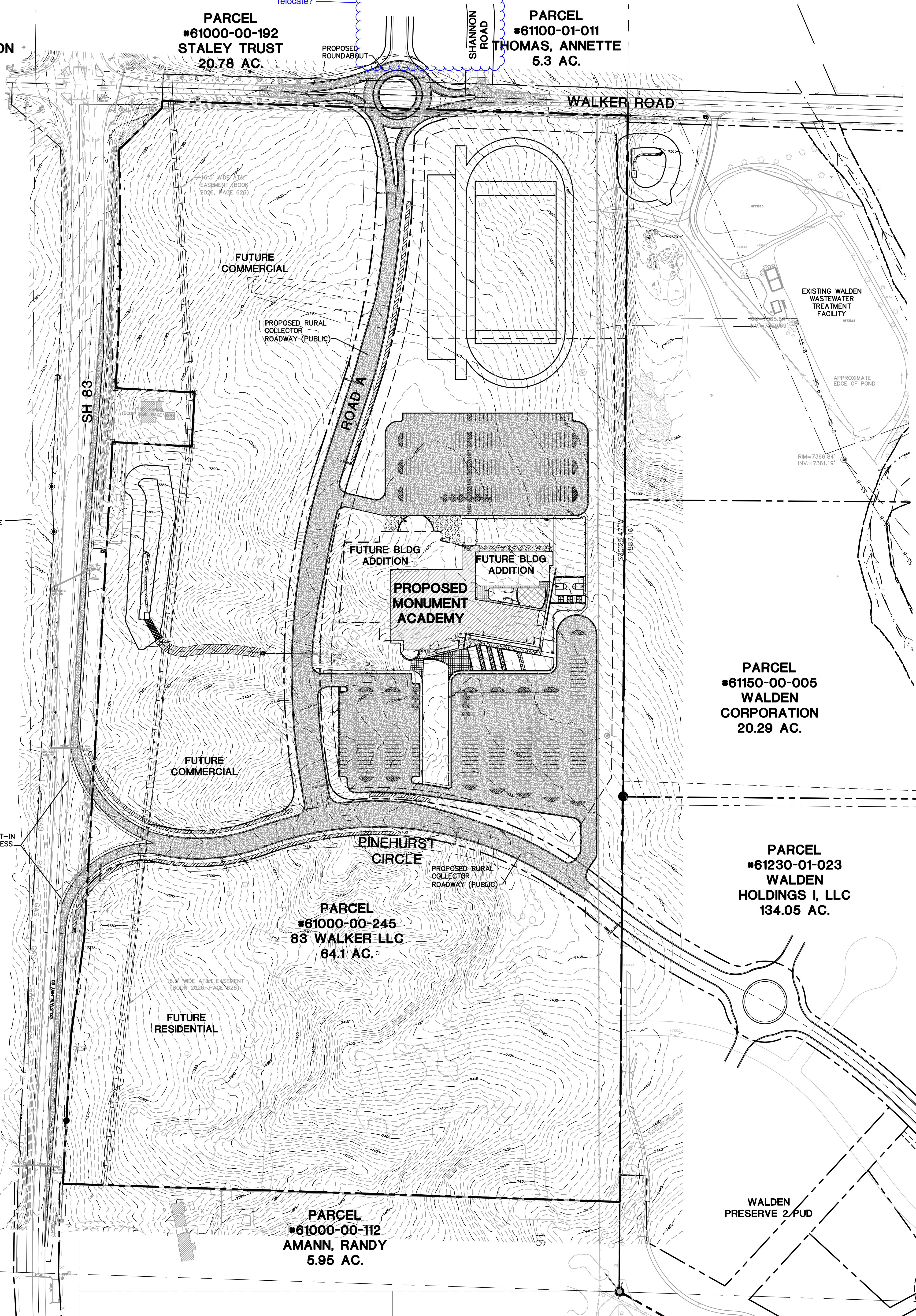
PARCEL #61150-00-005
WALDEN CORPORATION
20.29 AC.

PARCEL #61230-01-023
WALDEN HOLDINGS I, LLC
134.05 AC.

PARCEL #61000-00-489
RAEL, STEVE
40.2 AC.

PARCEL #61000-00-245
83 WALKER LLC
64.1 AC.

PARCEL #61000-00-112
AMANN, RANDY
5.95 AC.

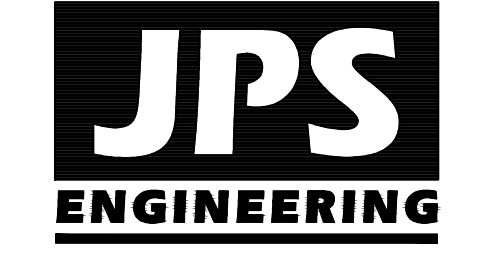


SITE DATA:

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
SITE ADDRESS:	XX
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - MS/HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	1.57%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	30'

- GENERAL NOTES:**
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.

This sheet is not necessary in the CDs. Label as "information only" if included.



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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

SITE DEVELOPMENT PLAN

SCALE : 1"=100'

NORTH	DATE:	12/20/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	2/08/2019

NO.	REVISION	BY	DATE
1	SDP SUBMITTAL	JPS	2/08/19

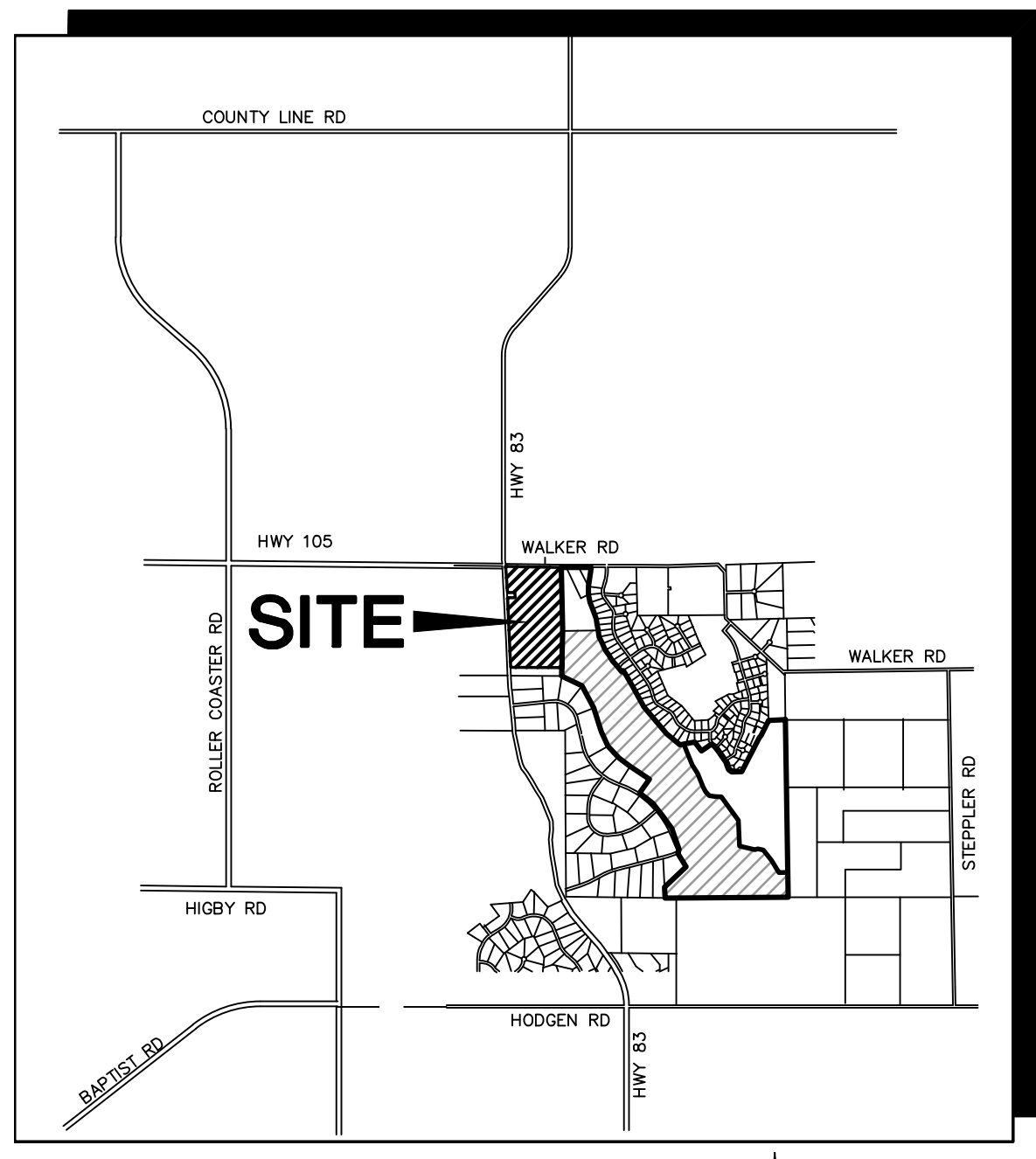
PCD PROJECT NO. PPR-19-XX

C1.1

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MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



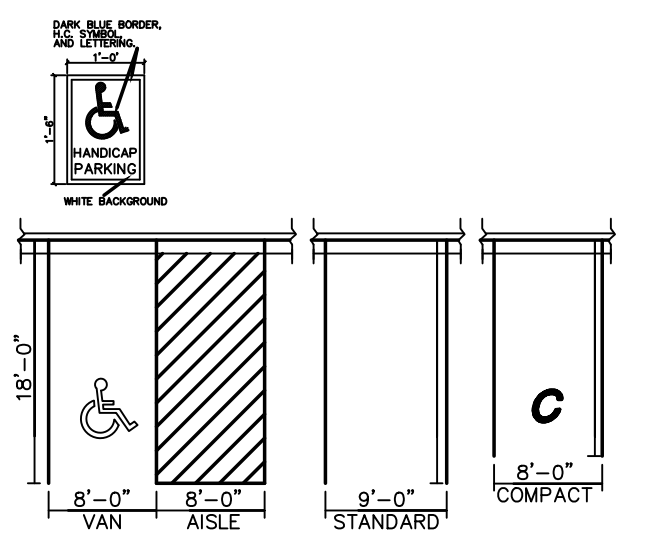
VICINITY MAP
NOT TO SCALE

LEGEND

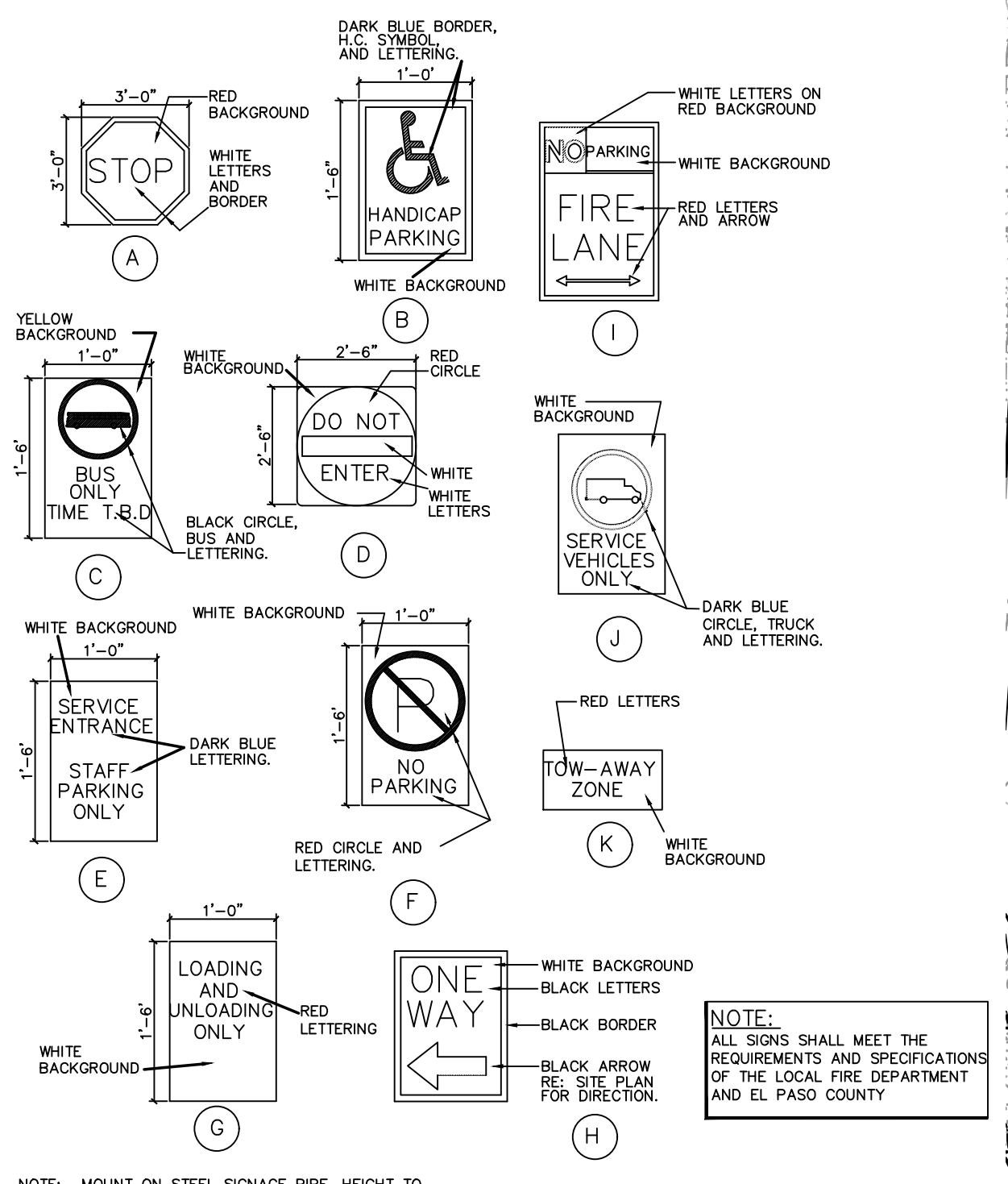
---	PROPERTY LINE
---	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
x 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
x 99.0	EXIST. SPOT ELEVATION
28	NUMBER OF PARKING SPACES

KEYED NOTES:

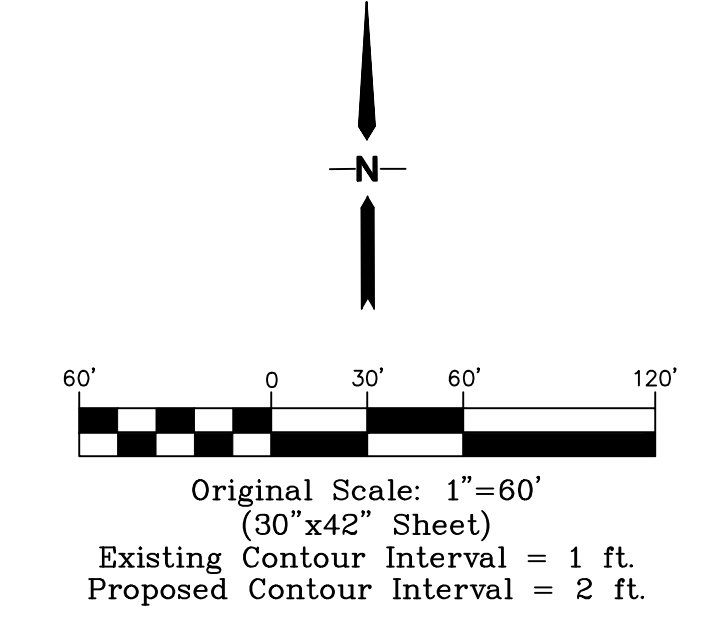
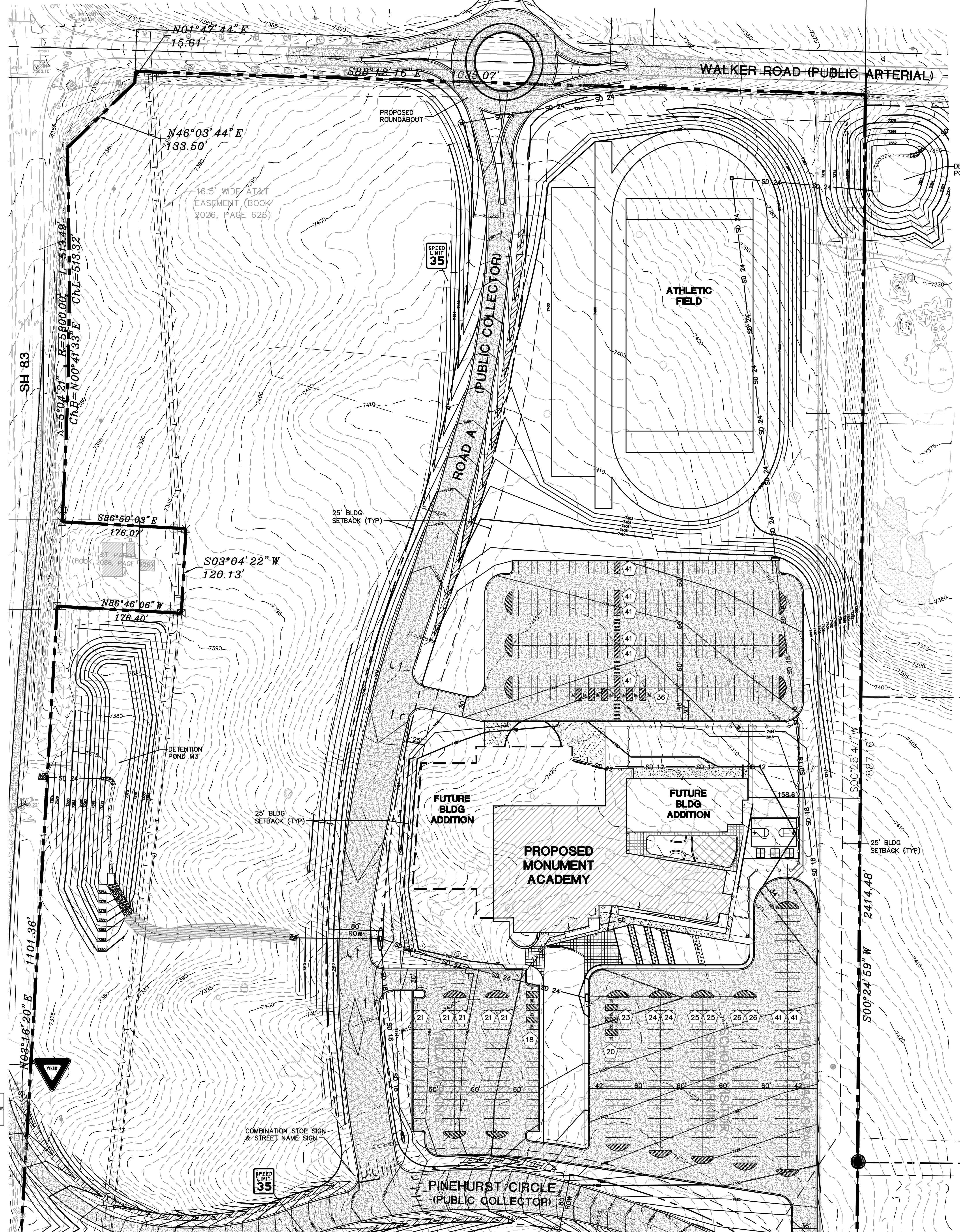
- TRASH DUMPSTERS
- STRIPED CROSSWALK
- SNOW STORAGE AREA
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 4' METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



SITE DATA:

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
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LAND USE:	EDUCATION - HS
SITE ZONING:	RR5
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MAXIMUM LOT COVERAGE:	25%
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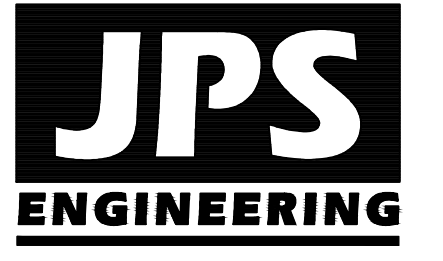
PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	21
SPACES REQUIRED (2 SPACES/CLASSROOM)	42
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/4 STUDENTS)	118
HEALTH CLUB & POOL AREA	28,100 SF
SPACES REQUIRED (1 SPACE/150 SF)	188
TOTAL SPACES REQUIRED:	348
TOTAL SPACES PROVIDED:	660
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

GENERAL NOTES:

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'

NORTH	DATE:	1/22/19
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	2/08/2019

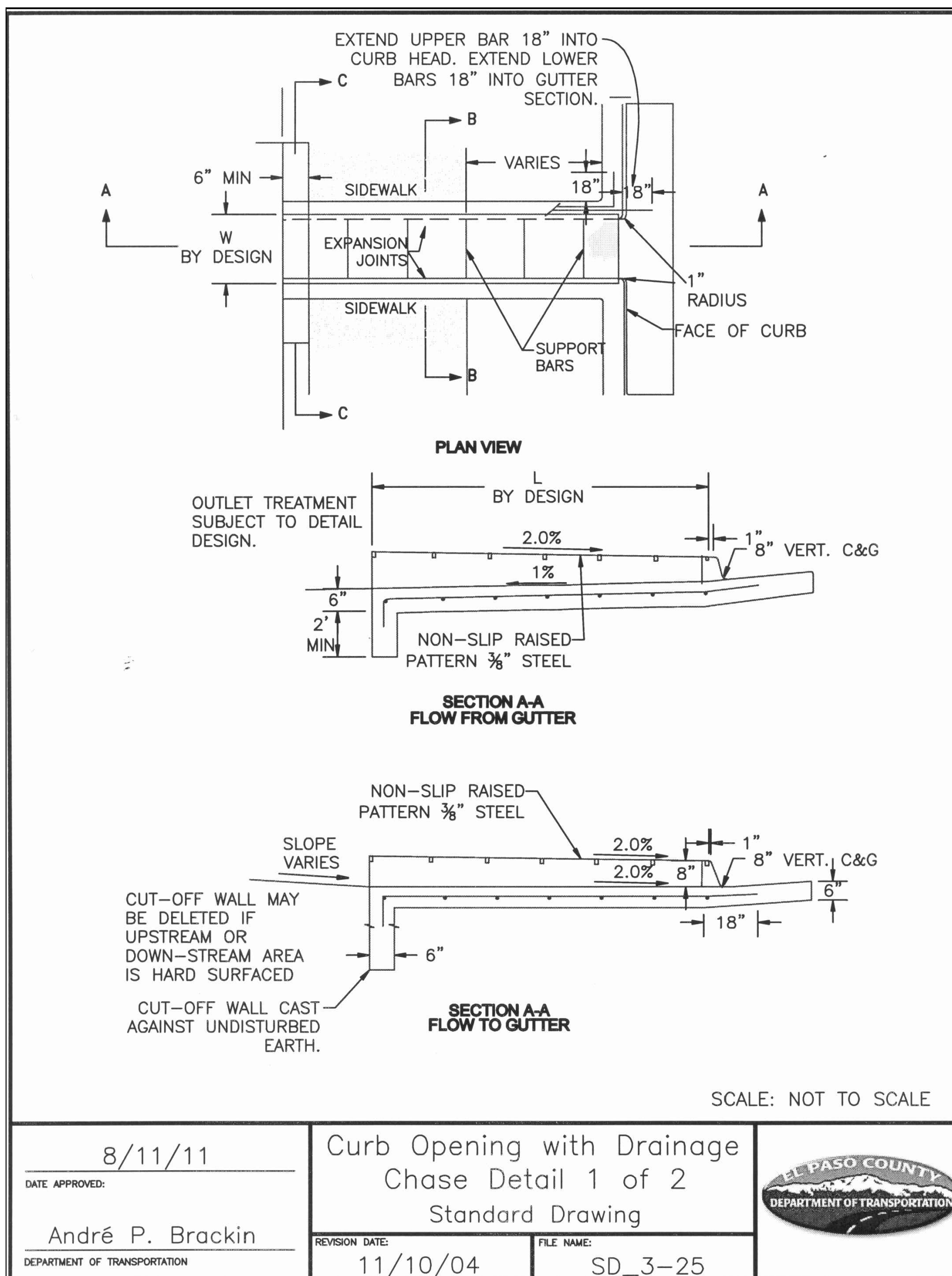
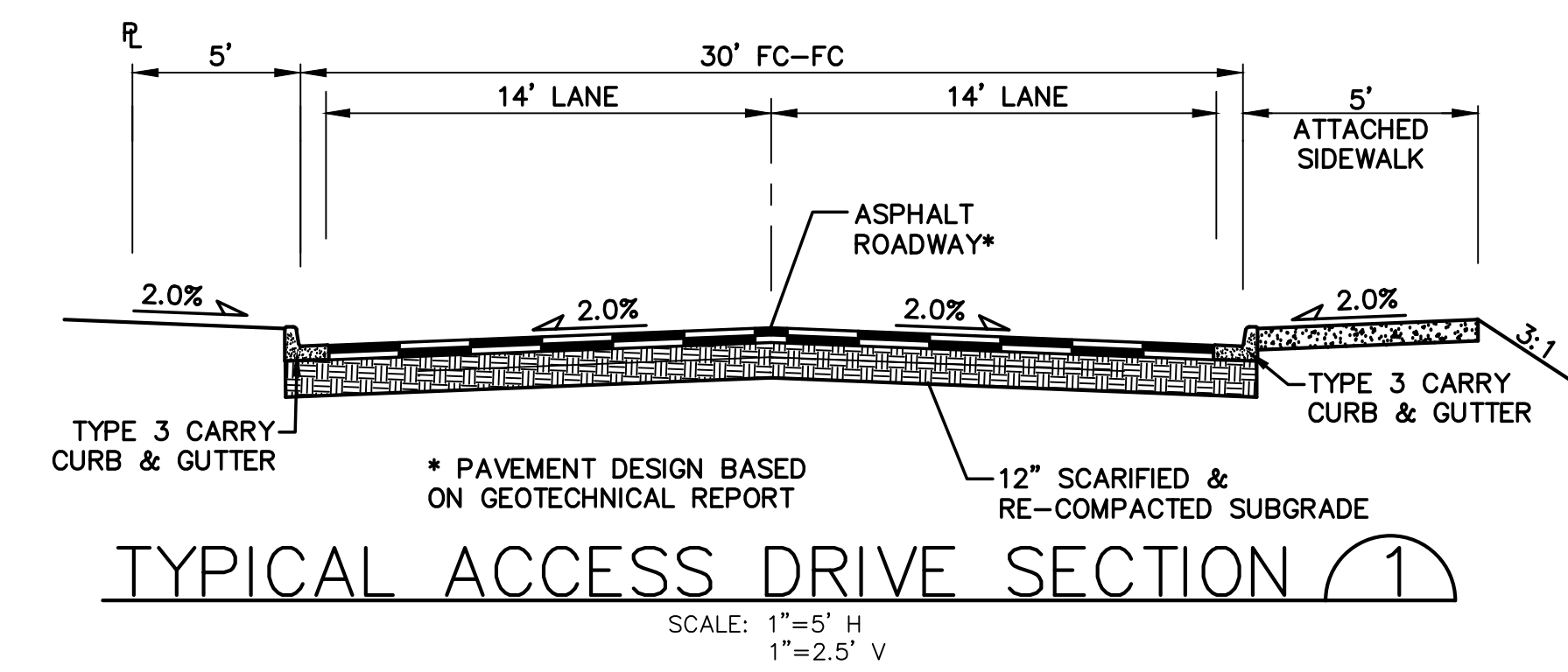
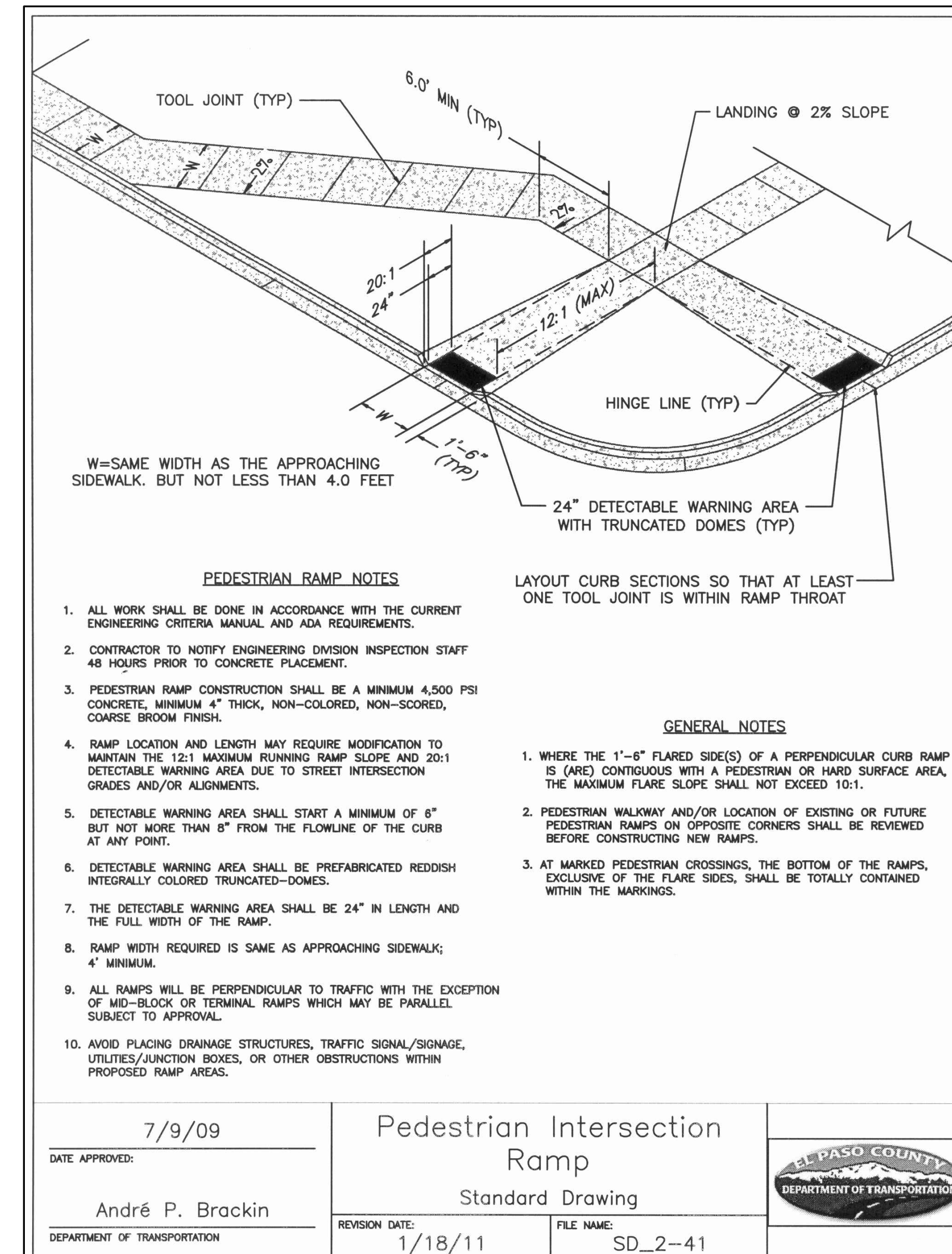
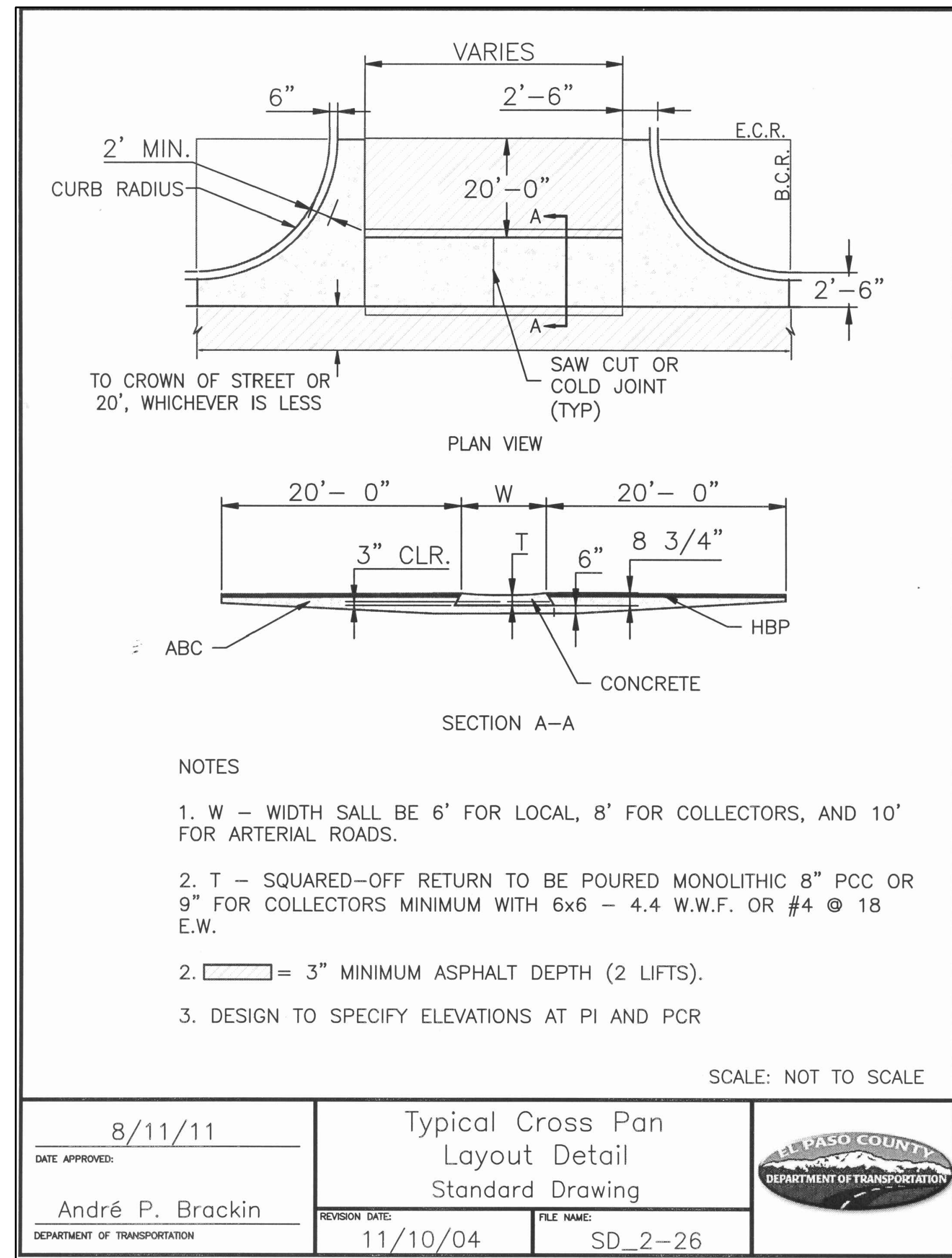
NO.	REVISION	BY	DATE
1	SDP SUBMITTAL	JPS	2/08/19
2			
3			

PCD PROJECT NO. PPR-19-XX

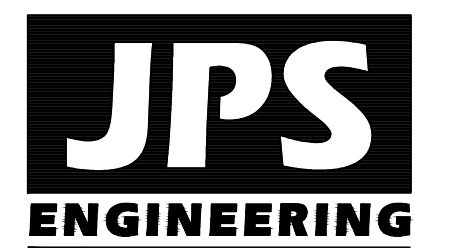
C1.2

MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



Are these details used?



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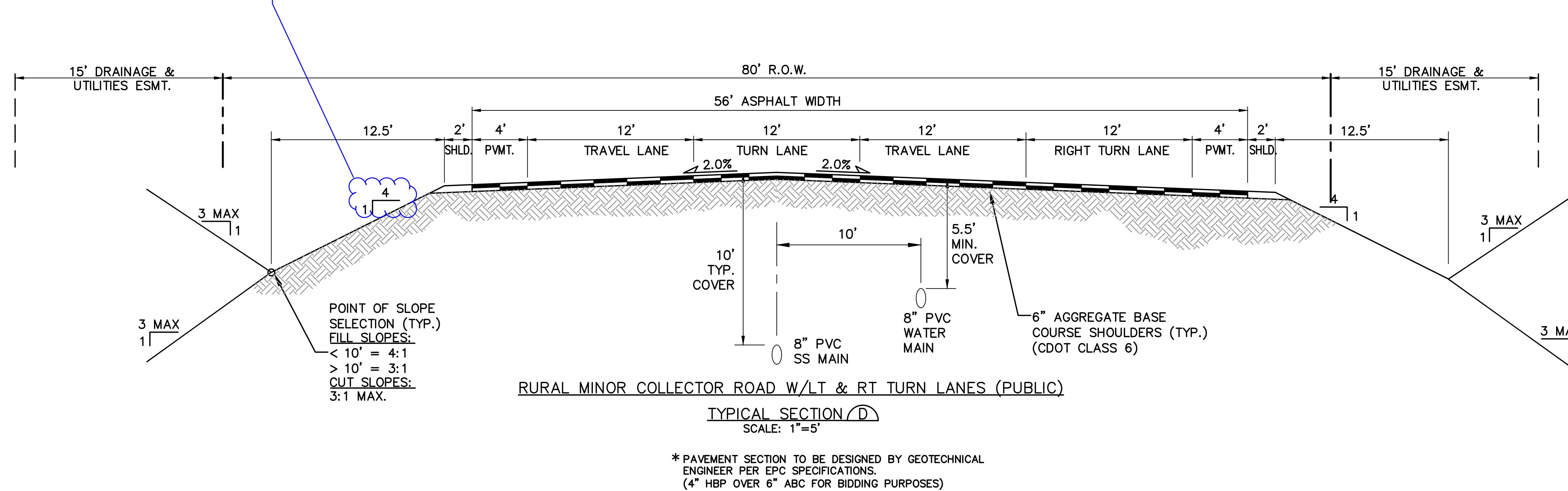
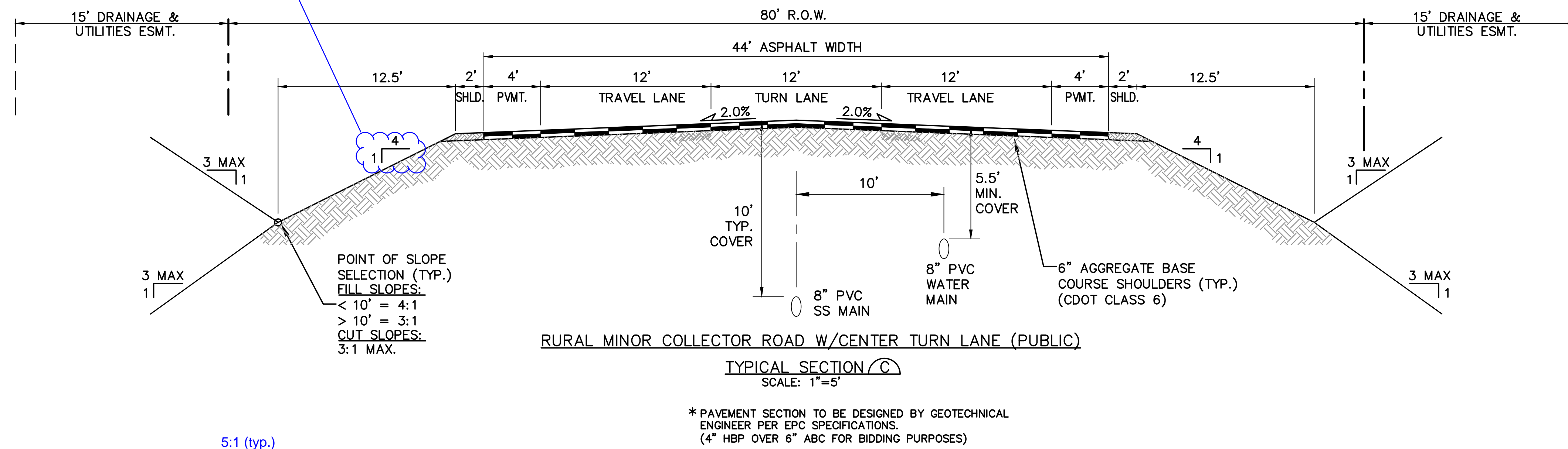
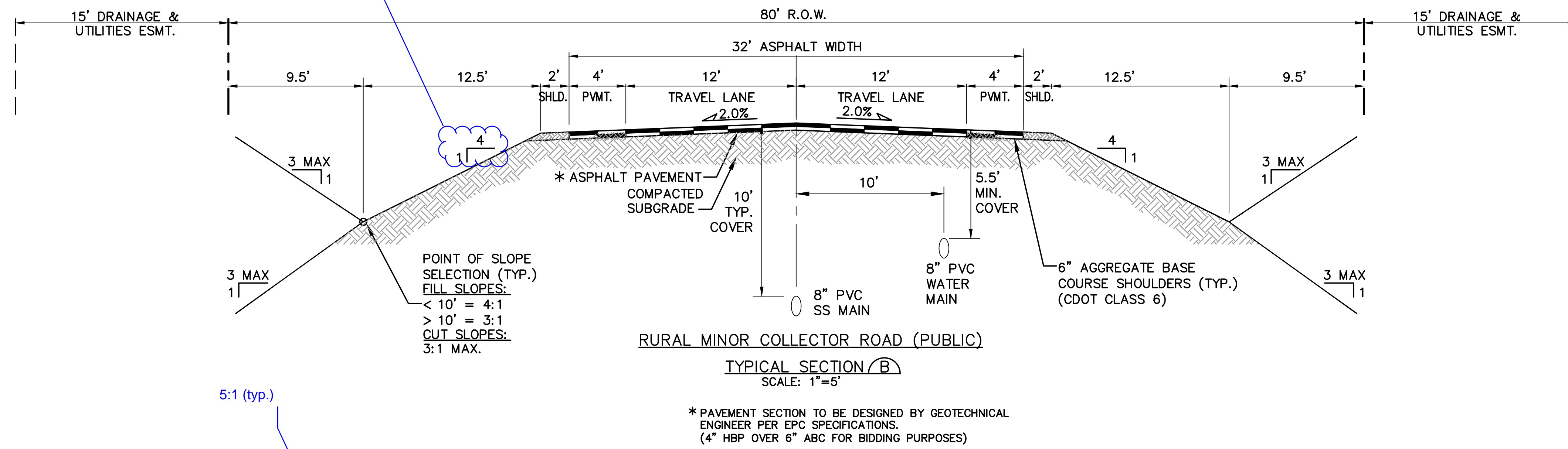
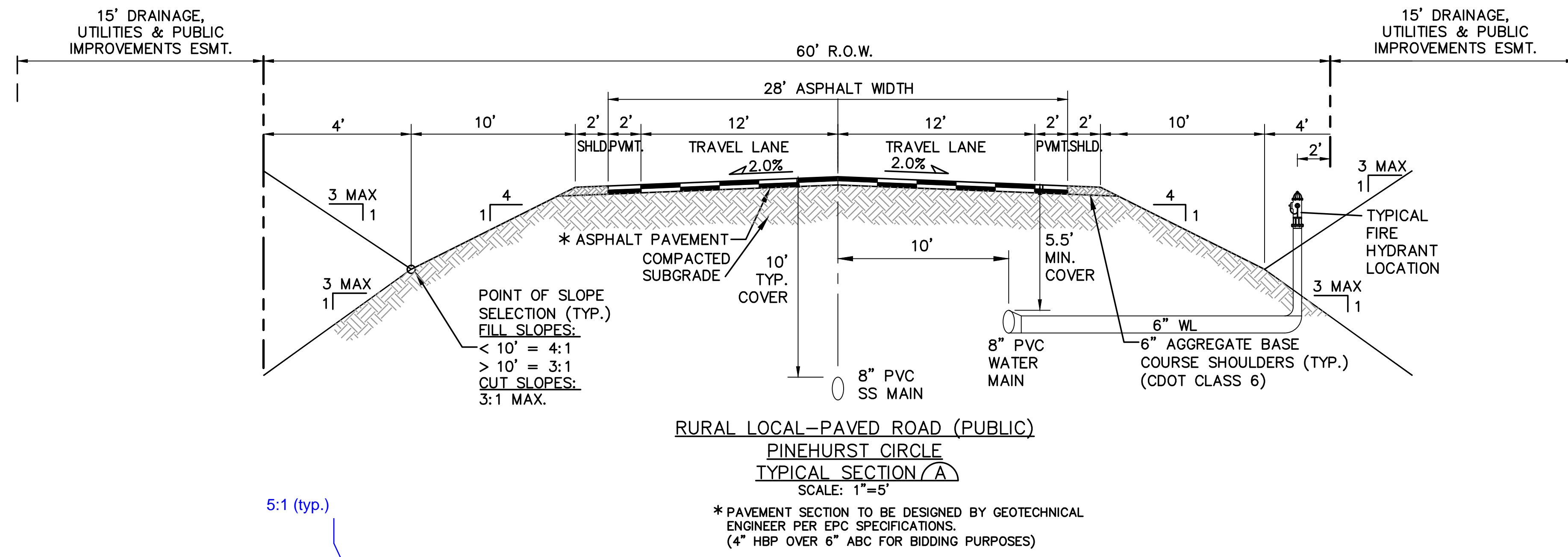
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CIVIL DETAILS

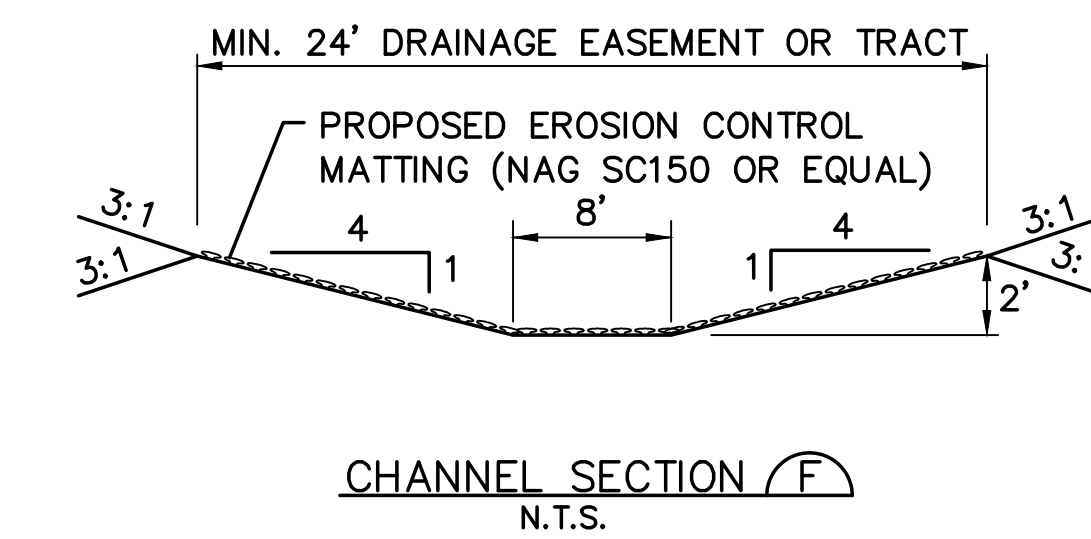
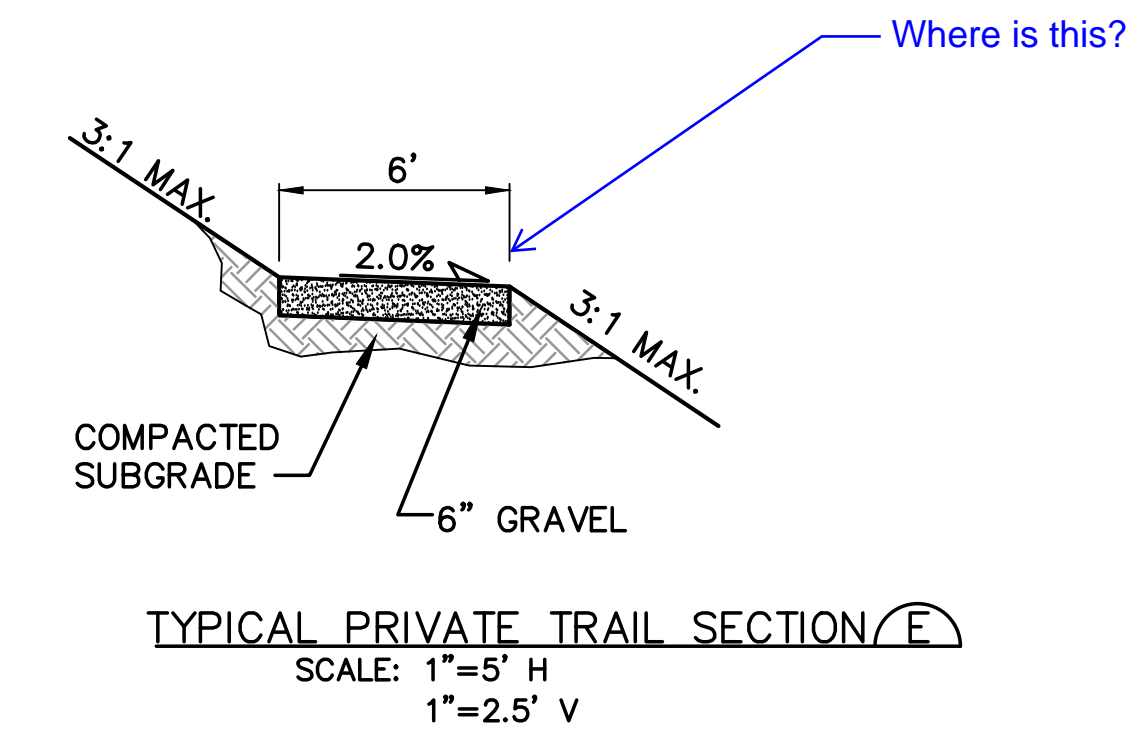
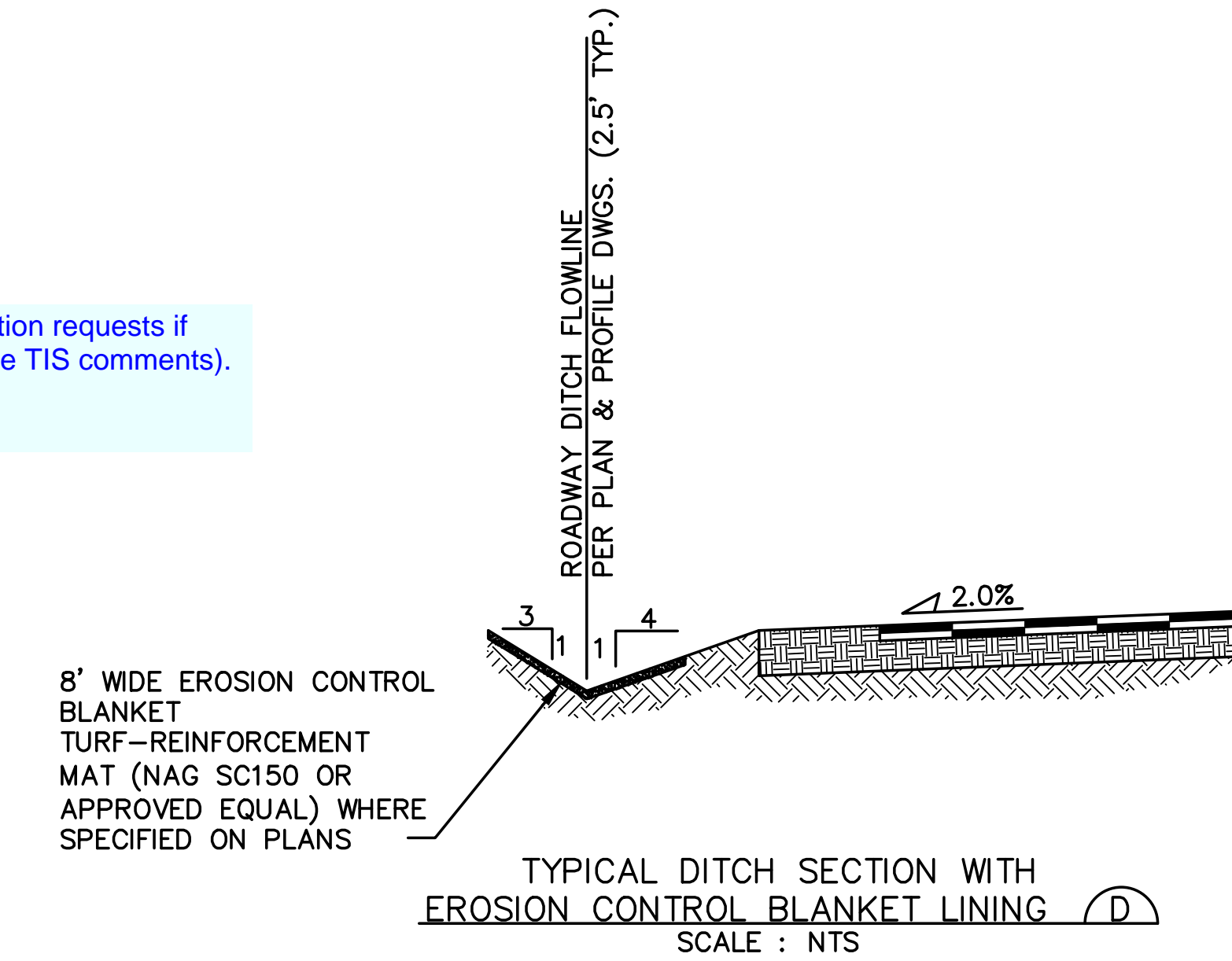
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MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



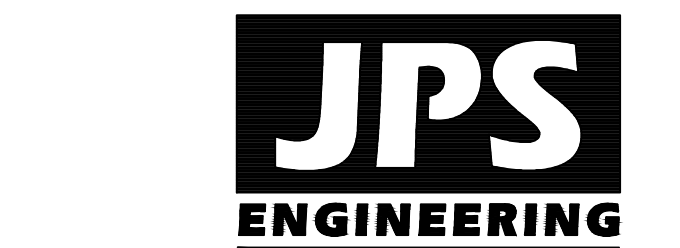
Provide deviation requests if applicable (see TIS comments).



DESIGN DATA

ROAD CLASSIFICATION:	RURAL MINOR COLLECTOR
DESIGN SPEED:	40 MPH ECM TABLE 2-5
POSTED SPEED:	35 MPH ECM TABLE 2-5
ROADWAY WIDTH:	32' EOA-EOA ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	565' ECM TABLE 2-5
MIN. GRADE:	1.0% ECM TABLE 2-5
MAX. GRADE:	8.0% ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE:	2.0% ECM TABLE 2-31
MIN. K-VALUE (CREST):	44 ECM TABLE 2-12
MIN. K-VALUE (SAG):	64 ECM TABLE 2-14

REFERENCE STANDARD



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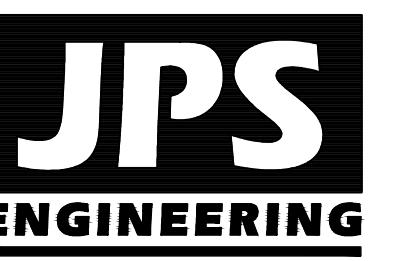
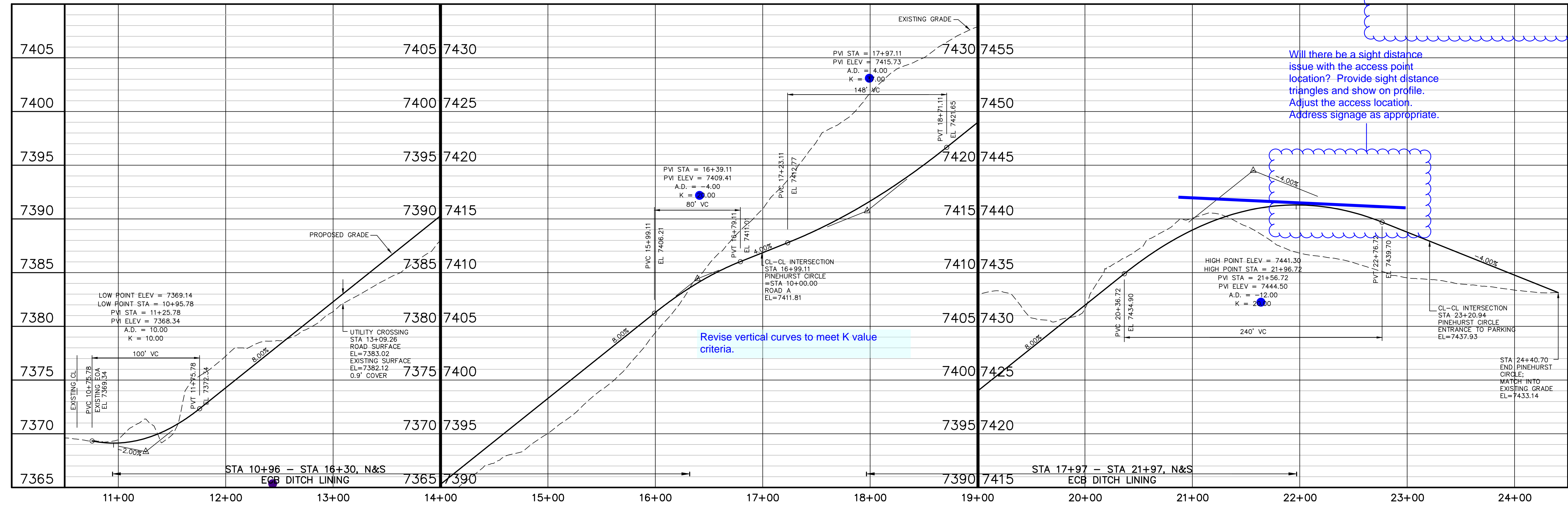
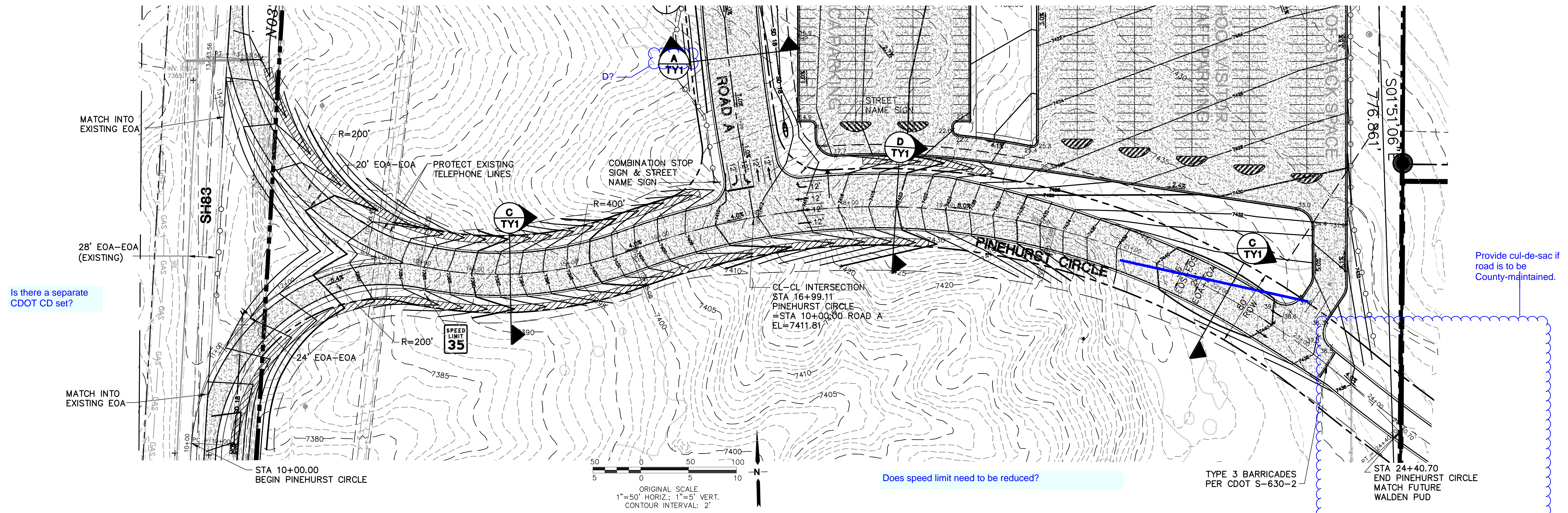
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TYPICAL SECTIONS & DESIGN DATA

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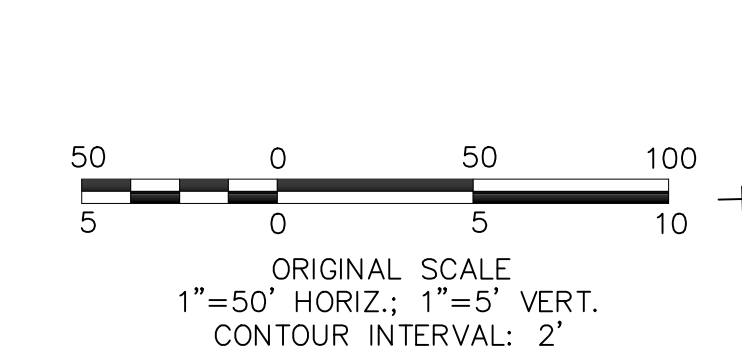
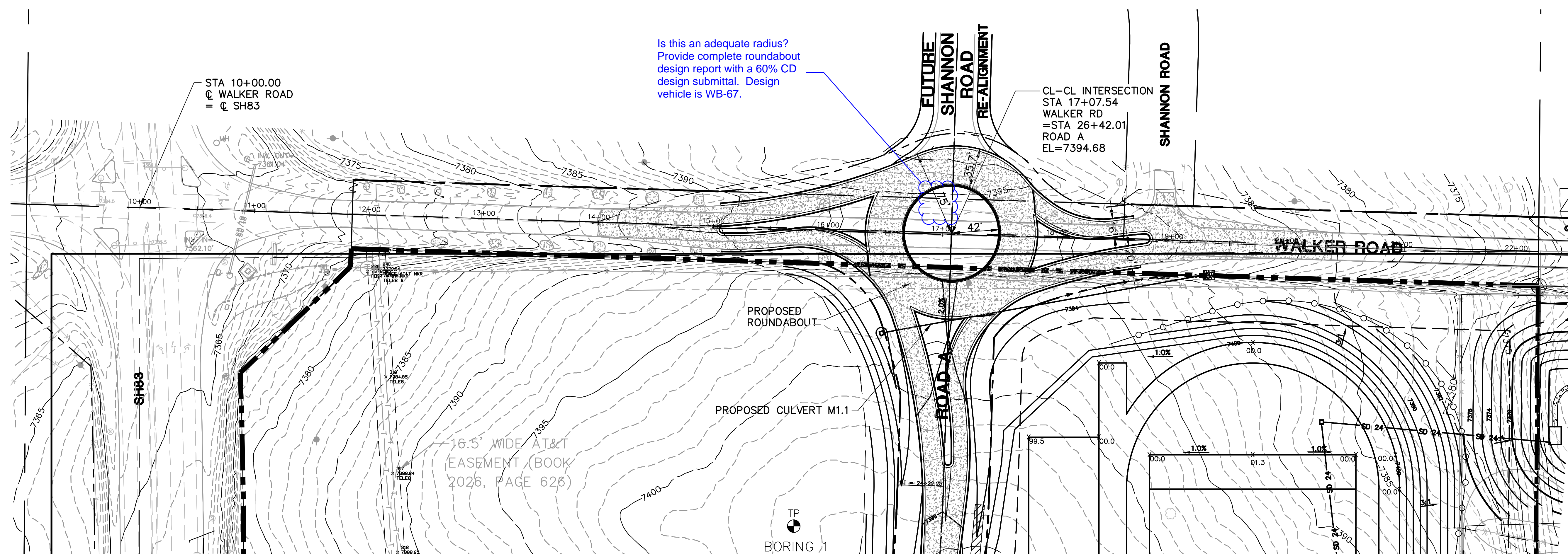
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PINEHURST CIRCLE PLAN & PROFILE

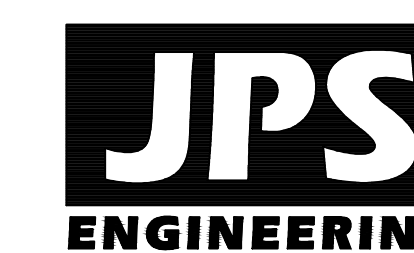
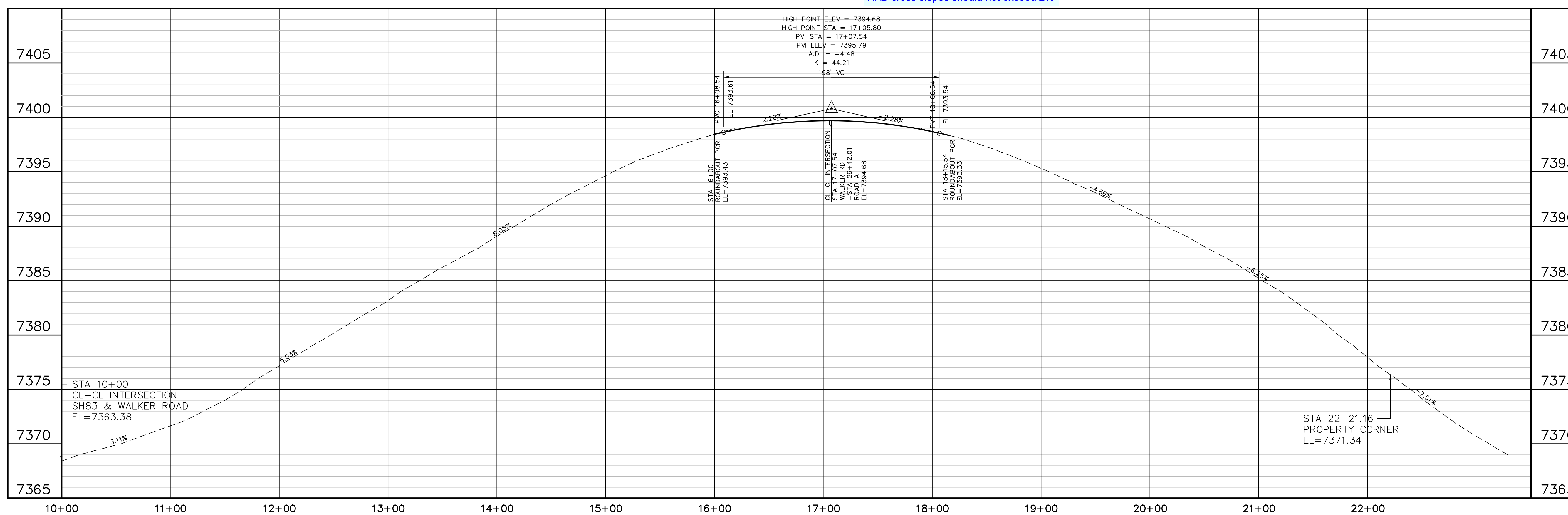
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MONUMENT
ACADEMY
MIDDLE/HIGH
SCHOOL

DEVELOPMENT PLAN



RAB cross slopes should not exceed 2%



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WALKER ROAD PLAN & PROFILE

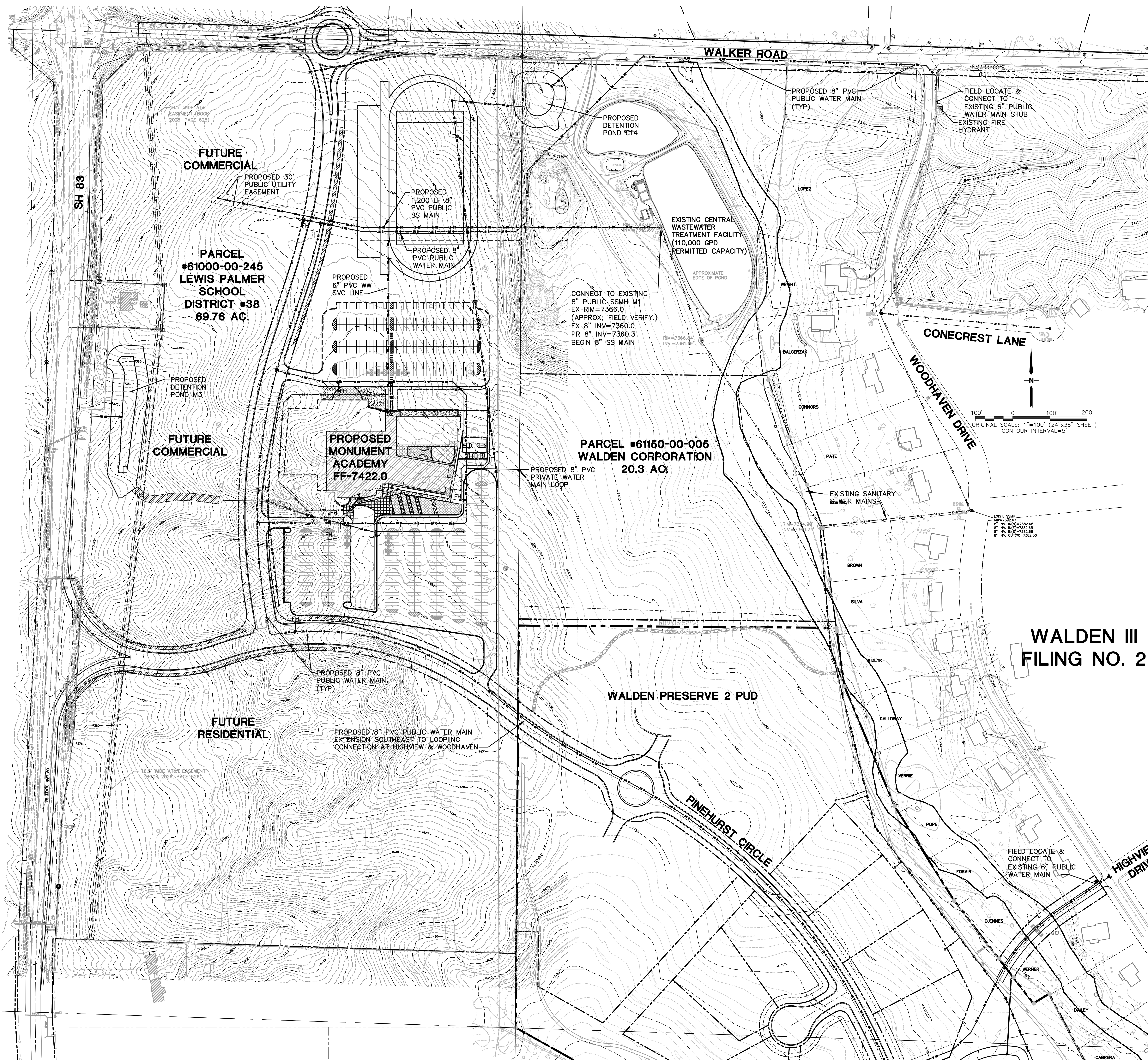
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MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

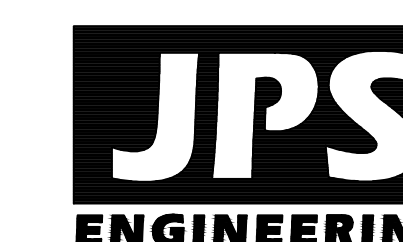
DEVELOPMENT PLAN

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER WORK SHALL CONFORM TO WALDEN CORPORATION RULES & REGULATIONS.
2. ALL UTILITY SERVICE LINES (INCLUDING GAS, ELECTRICAL, PLUMBING, TELECOM, ETC.) MUST BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE GRADE BEAM.



**WALDEN III
FILING NO. 2**



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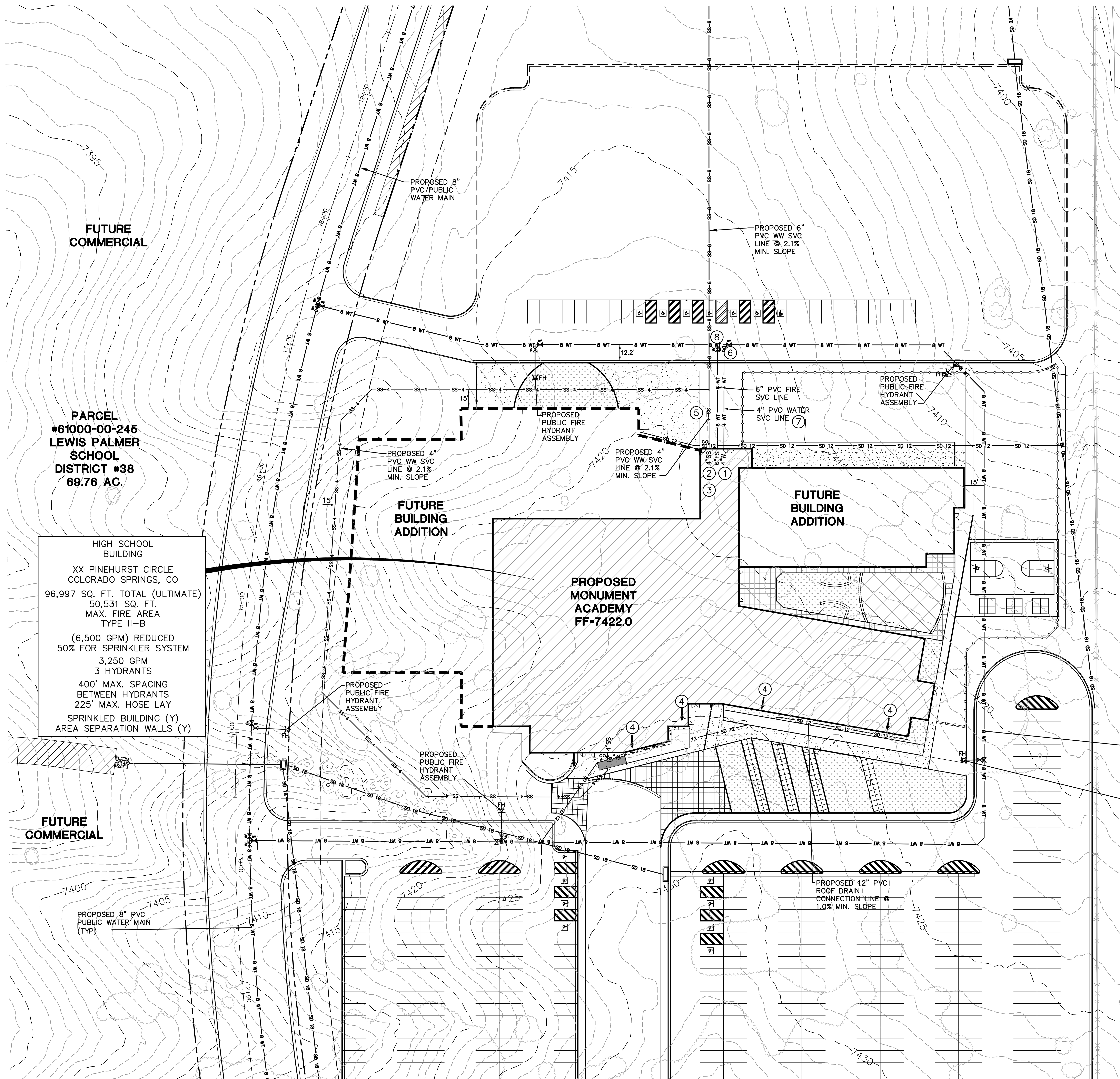
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**WALDEN NORTH UTILITY
PLAN**

NORTH DATE: 12/21/18
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MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



FUTURE
COMMERCIAL

PARCEL
#61000-00-245
LEWIS PALMER
SCHOOL
DISTRICT #38
69.76 AC.

HIGH SCHOOL
BUILDING
XX PINEHURST CIRCLE
COLORADO SPRINGS, CO
96,997 SQ. FT. TOTAL (ULTIMATE)
50,531 SQ. FT.
MAX. FIRE AREA
TYPE II-B
(6,500 GPM) REDUCED
50% FOR SPRINKLER SYSTEM
3,250 GPM
3 HYDRANTS
400' MAX. SPACING
BETWEEN HYDRANTS
225' MAX. HOSE LAY
SPRINKLED BUILDING (Y)
AREA SEPARATION WALLS (Y)

FUTURE
COMMERCIAL

PROPOSED 8" PVC
PUBLIC WATER MAIN
(TYP)

FUTURE
BUILDING
ADDITION

PROPOSED
MONUMENT
ACADEMY
FF-7422.0

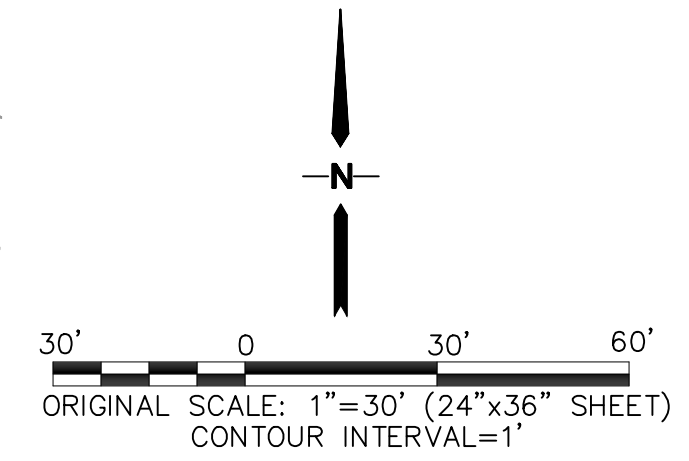
FUTURE
BUILDING
ADDITION

GENERAL UTILITY NOTES:

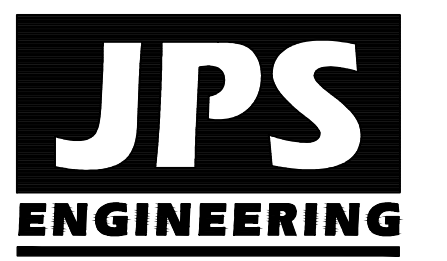
1. ALL WATER AND SEWER WORK SHALL CONFORM TO WALDEN CORPORATION RULES AND REGULATIONS.
2. ALL UTILITY SERVICE LINES (INCLUDING GAS, ELECTRICAL, PLUMBING, TELECOM, ETC.) MUST BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE GRADE BEAM.

KEYED NOTES:

- 1 CONNECT TO UNDERGROUND GAS SERVICE LINE (COORDINATE WITH BLACK HILLS ENERGY)
- 2 COORDINATE WITH MVEA FOR ELECTRIC SERVICE CONNECTION
- 3 COORDINATE W/CENTURY LINK FOR TELEPHONE SERVICE
- 4 ROOF DRAIN CONNECTION; INSTALL TRANSITION COUPLINGS & EXTEND STORM DRAIN (MIN. 6" PVC) TO STORM SEWER SYSTEM @ 0.5% MIN. SLOPE UNLESS NOTED OTHERWISE
- 5 3,500 GAL GREASE INTERCEPTOR PER PLUMBING PLANS; 4" INV IN=XX, 4" INV OUT=XX
- 6 PROPOSED WATER SERVICE CONNECTION W/8"x4" TEE W/CTRB W/4" GV S; INSTALL 4" PVC WATER SERVICE LINE AT 5' MIN. COVER DEPTH.
- 7 WATER METER PIT PER WALDEN STANDARDS (SEE CSU DETAIL B1-10A ON SHT. U3.1).
- 8 CONNECT TO 8" WATER MAIN W/8"x6" TEE W/CTRB; INSTALL 6" GV S & 6" PVC FIRE SERVICE LINE TO BLDG @ 5' MIN. COVER DEPTH



PARCEL #61150-00-005
WALDEN CORPORATION
20.3 AC.



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PROPOSED 8" PVC
PRIVATE WATER
MAIN LOOP

PROPOSED PUBLIC FIRE
HYDRANT
ASSEMBLY

PROPOSED 12" PVC
ROOF DRAIN
CONNECTION LINE @
1.0% MIN. SLOPE

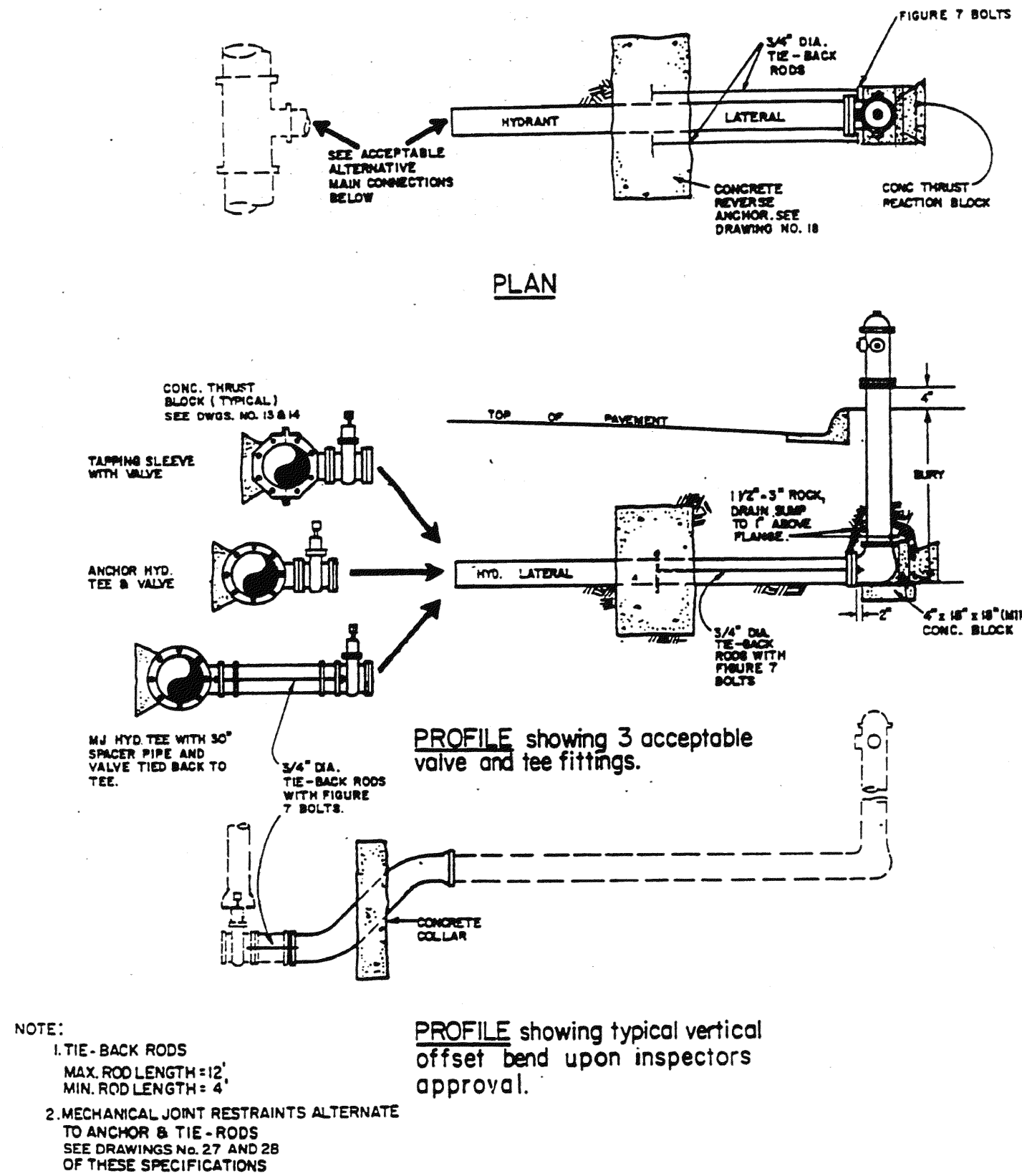
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SCHOOL SITE UTILITY PLAN

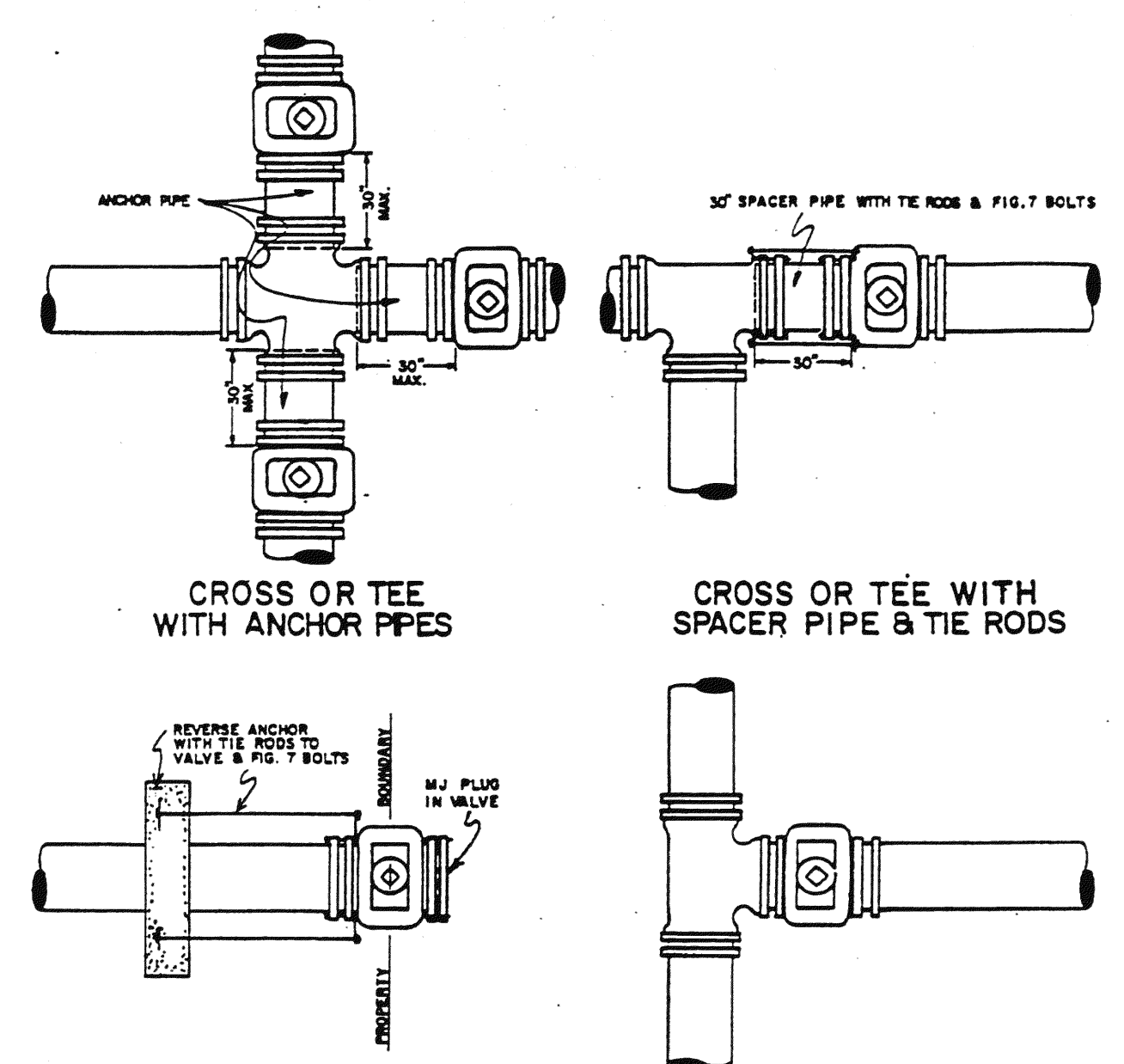
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MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



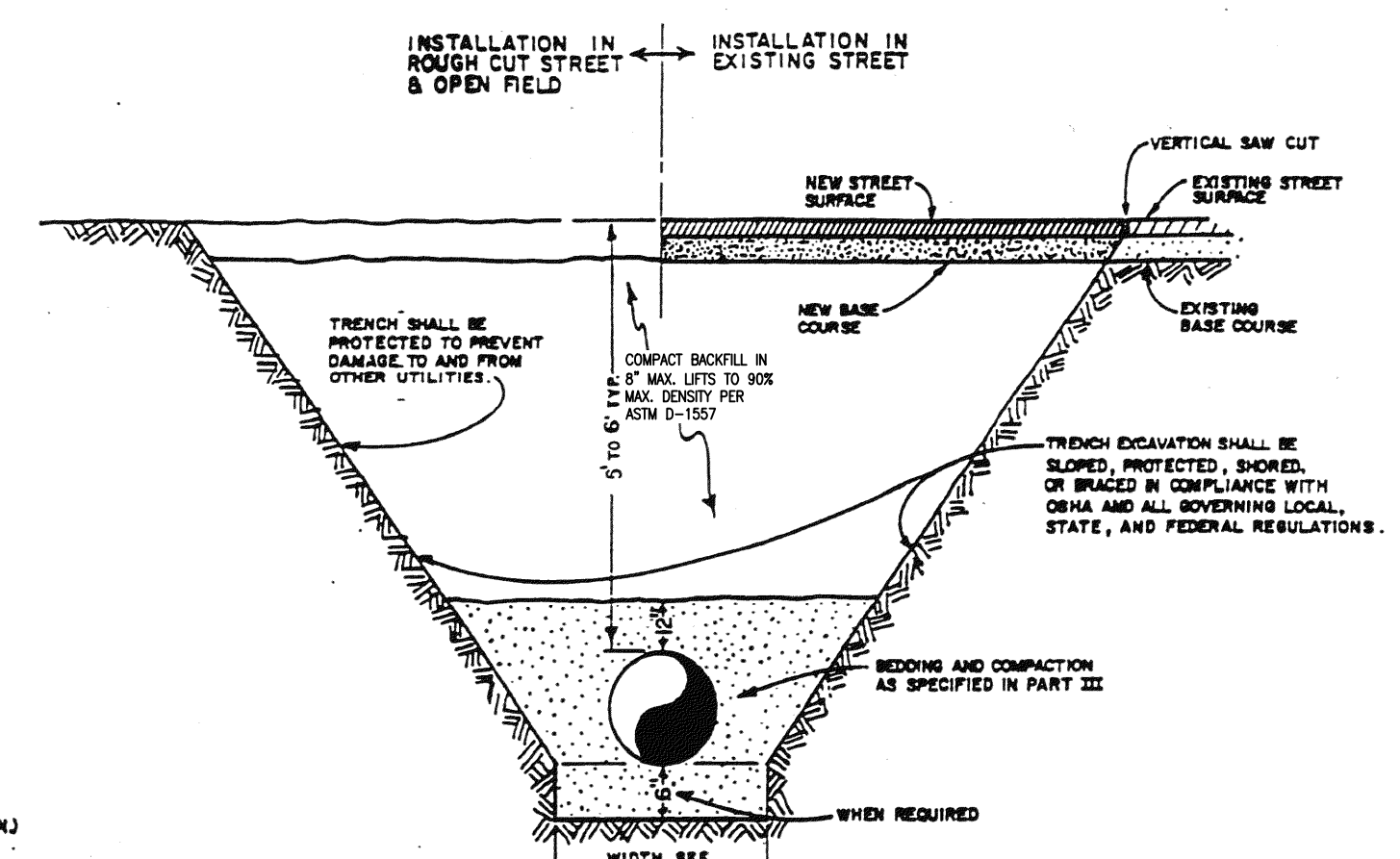
TYPICAL FIRE HYDRANT DETAIL (1)
NOT TO SCALE



TYPICAL WATER VALVE DETAILS (4)
NOT TO SCALE

GENERAL NOTES:

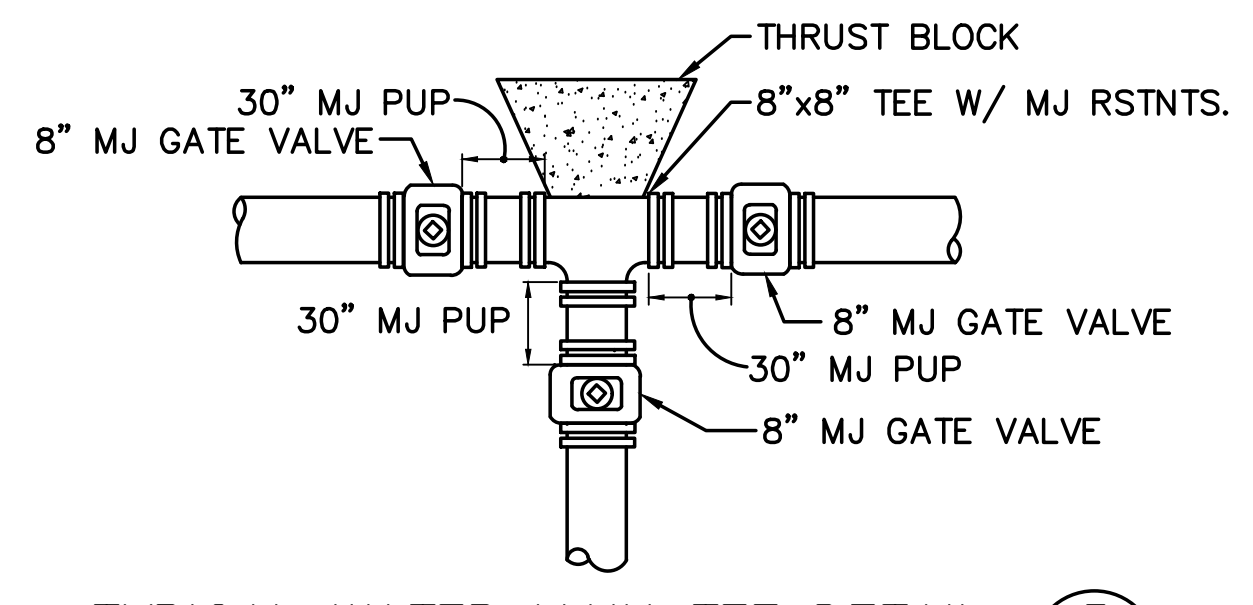
- ON ANY VALVE INSTALLATION THE INSPECTOR MAY REQUIRE VALVE TO BE ANCHORED BY ROSS OR REVERSE ANCHOR. 3/4" IN ALL THREADED ROSS WILL BE USED WITH FIG. 7 BOLTS UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
- ANCHOR PIPE MAY BE SUBSTITUTED FOR SPACER PIPE & RODS.
- THE CONCRETE REVERSE ANCHOR USED SHALL BE SHOWN AS INDICATED ON DWG. NO. 18.
- SEE DIMENSIONS 207 & 28 AND SECTION 4.11 FOR APPLICATION OF MECHANICAL JOINT RESTRAINTS.



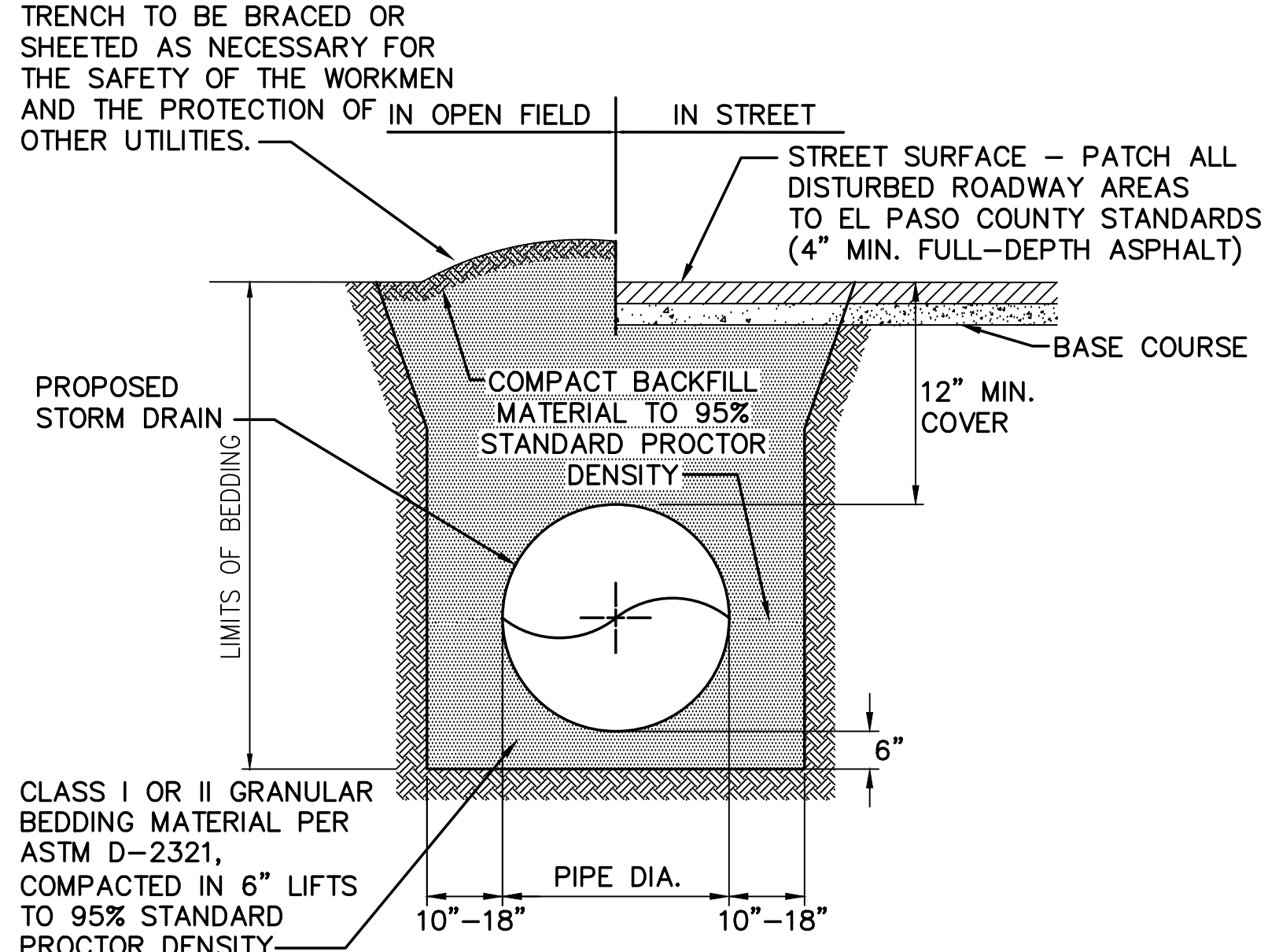
BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
12"	1'-2"	3'-9"
16"	1'-7"	3'-4"
20"	2'-0"	5'-2"
24"	3'-2"	5'-6"
30"	3'-6"	6'-0"
36"	4'-2"	6'-6"

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.
UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTION AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

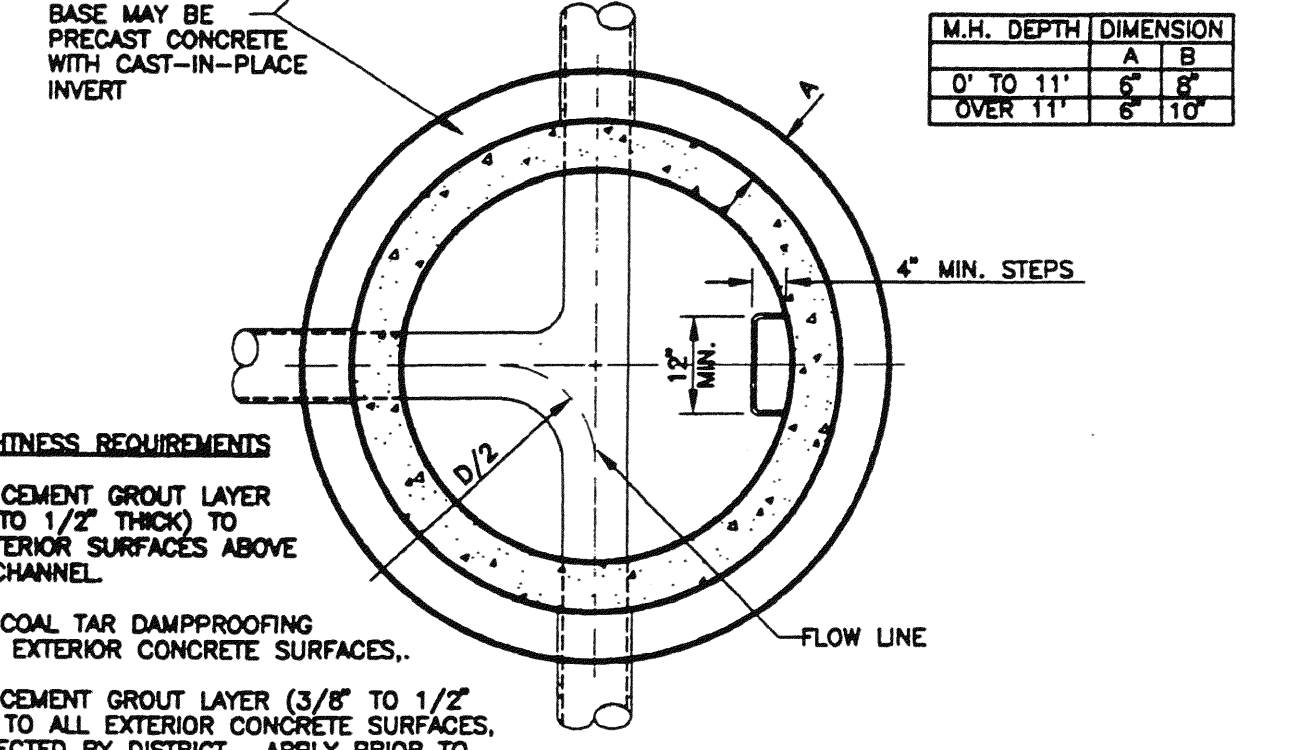
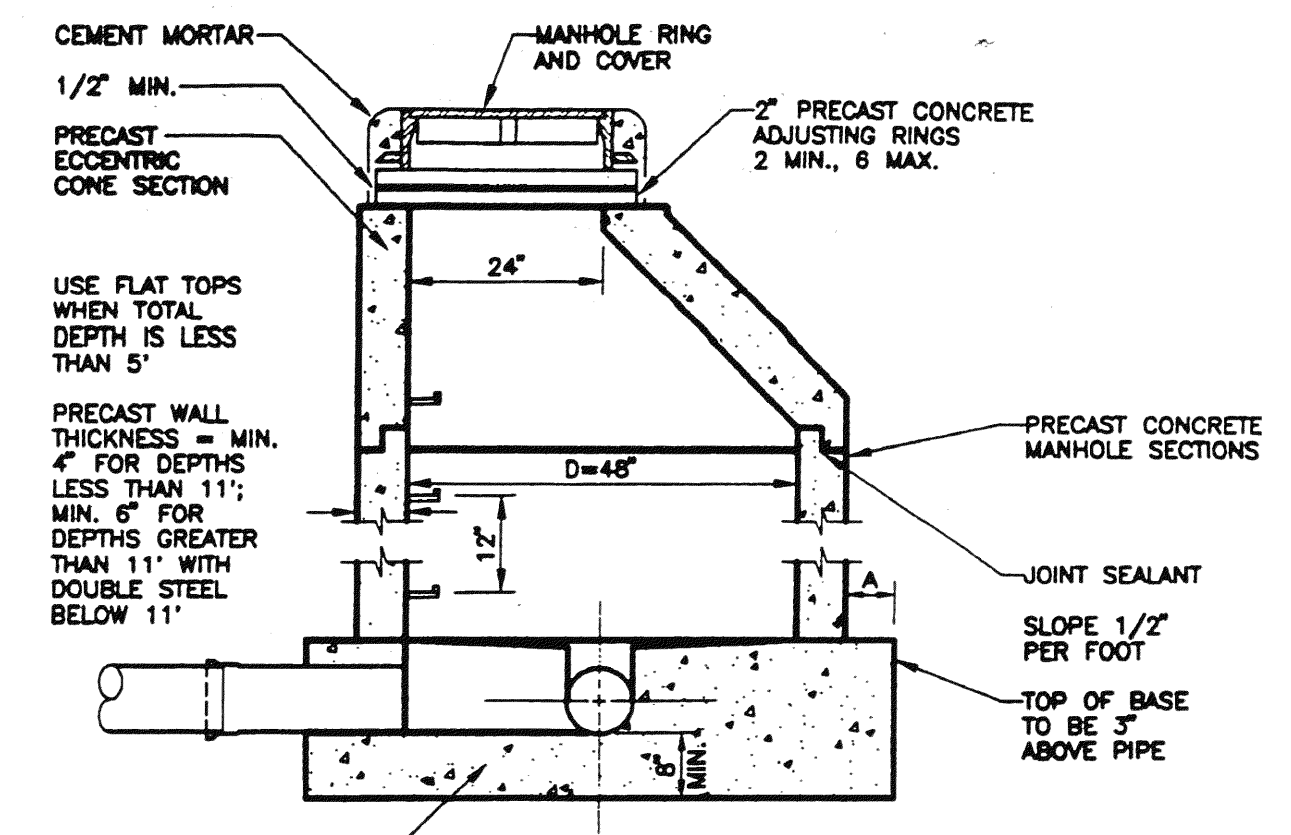
TYPICAL TRENCH SECTION (2)
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL (5)
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION (6)
NOT TO SCALE



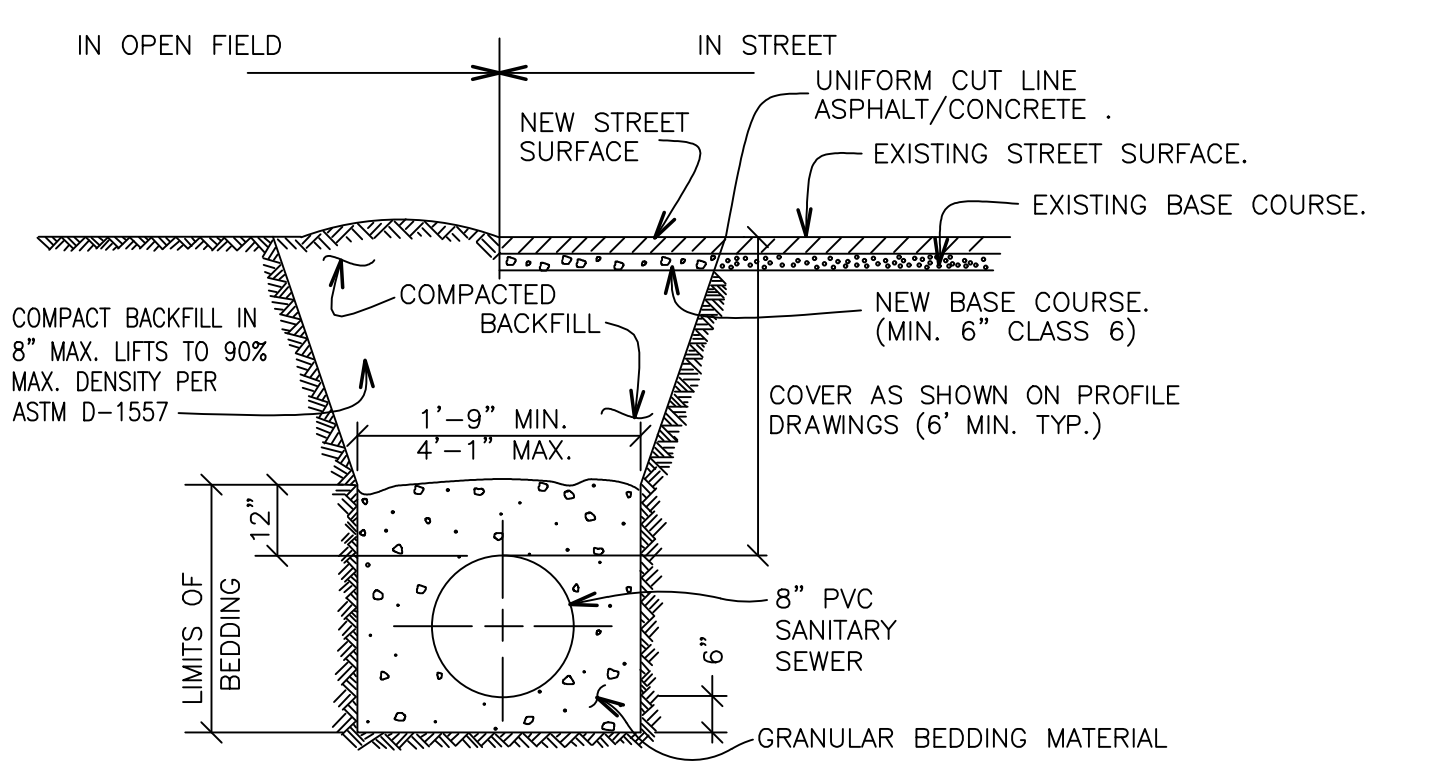
TYPICAL SEWER MANHOLE (3)
NOT TO SCALE

WATER TIGHTNESS REQUIREMENTS

- APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK) TO ALL INTERIOR SURFACES ABOVE FLOW CHANNEL.
- APPLY COAL TAR DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES.
- APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK) TO ALL EXTERIOR CONCRETE SURFACES, AS DIRECTED BY DISTRICT. APPLY PRIOR TO DAMPROOFING.

GENERAL UTILITY NOTES:

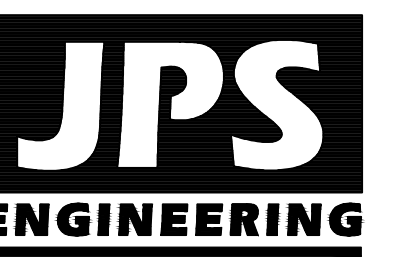
- ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO WALDEN CORPORATION SPECIFICATIONS. IN THE ABSENCE OF PUBLISHED GUIDANCE, ALL UTILITY WORK SHALL FOLLOW COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- WATER PIPES AND FITTINGS SHALL BE INSTALLED PER WALDEN CORPORATION SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER WALDEN STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER WALDEN SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY WALDEN CORPORATION AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
- SERVICE LINES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
- UTILITY BEDDING SHALL BE PLACED PER WALDEN CORPORATION REQUIREMENTS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- REFER TO WALDEN CORPORATION SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL WALDEN CORPORATION BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO WALDEN CORPORATION FOR APPROVAL PRIOR TO BEGINNING WORK.
- WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
- INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
- ANY WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET WALDEN CORPORATION SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
- SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY WALDEN CORPORATION.



TYPICAL SANITARY SEWER TRENCH SECTION (7)
NOT TO SCALE

NOTES:

- PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
- TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
- MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.



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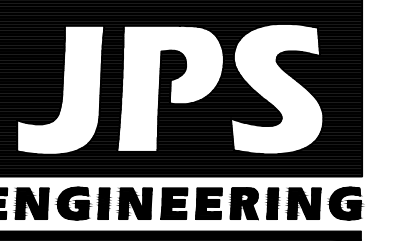
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UTILITY NOTES & DETAILS

DATE: 1/25/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/19

MONUMENT
ACADEMY
MIDDLE/HIGH
SCHOOL

DEVELOPMENT PLAN



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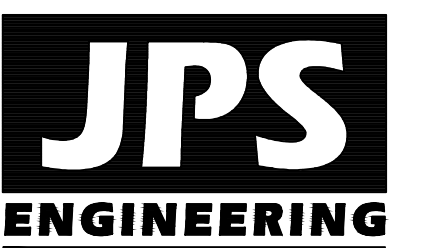
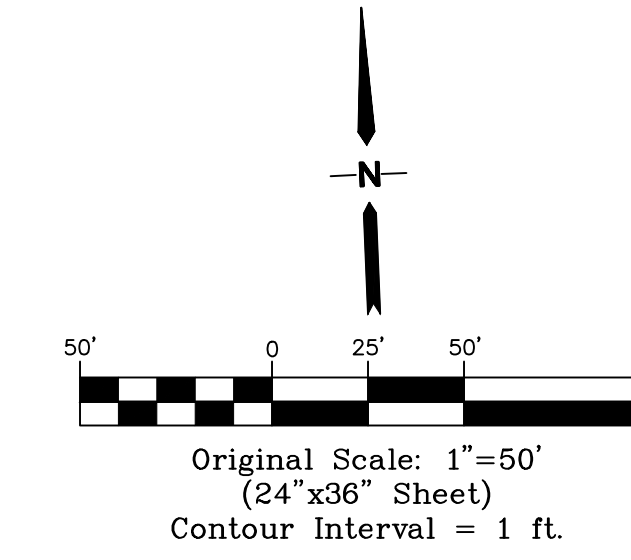
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NORTH WATER LINE PLAN

NORTH
DATE: 1/25/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/19

MONUMENT
ACADEMY
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DEVELOPMENT PLAN



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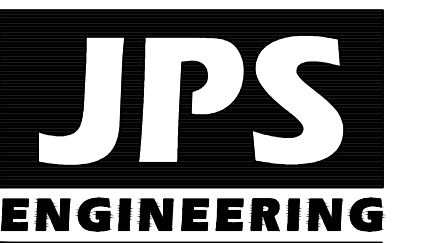
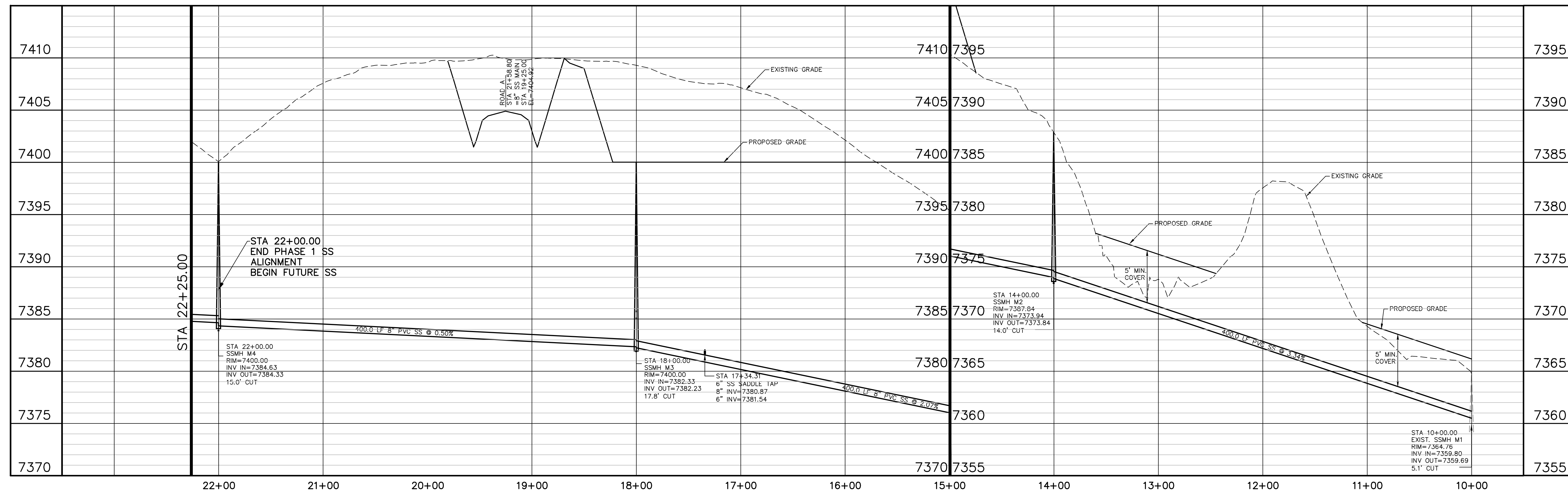
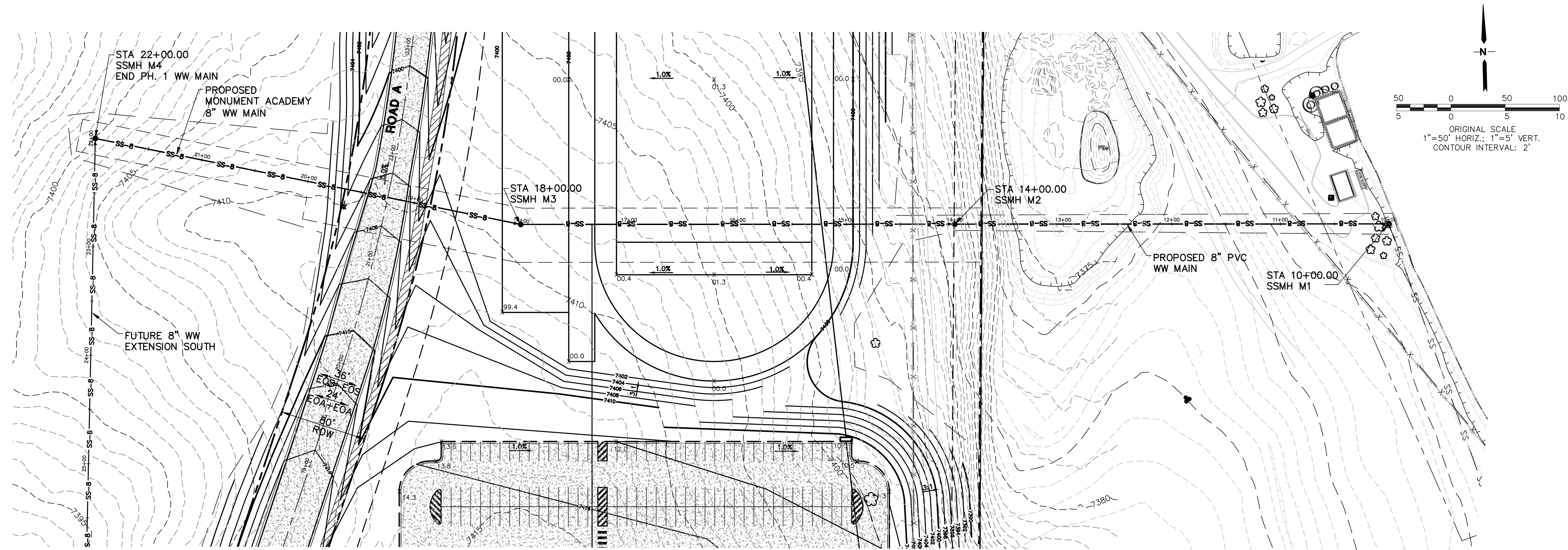
CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

SOUTH WATER LINE PLAN

NORTH
DATE: 1/25/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/19

MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903

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SANITARY SEWER PLAN & PROFILE

NORTH
DATE: 1/24/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/19