

CLAREMONT BUSINESS PARK 2 FILING NO. 2

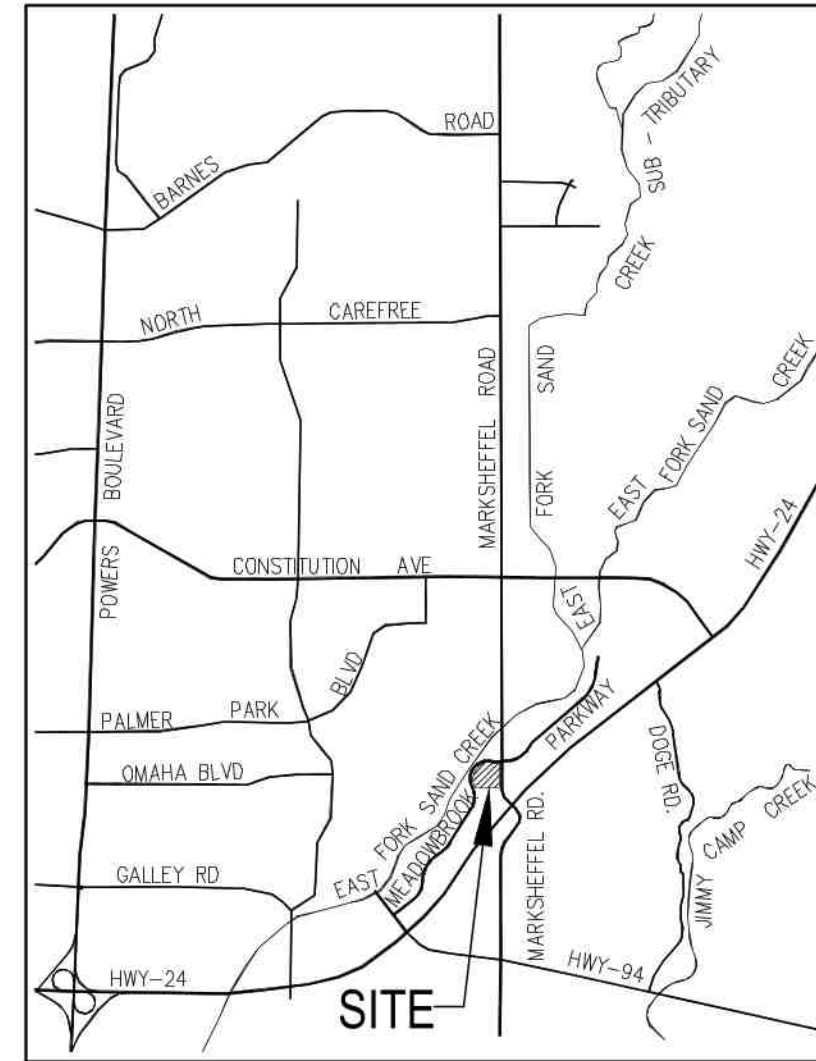
COUNTY OF EL PASO, STATE OF COLORADO

WATER PLANS (INCLUDING UTILITY SERVICE PLAN)

JULY 2023

NOTE:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	WATER PLAN & PROFILE (INCLUDING WATER SRVC'S)
SHEET 3	WATER DETAILS

WATER AND SANITARY SEWER SERVICE INSTALLATIONS GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT (CMD) STANDARDS SHALL GOVERN.
- ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THROUGHFARES SHALL BE DUCTILE IRON PIPE.
- ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
- ALL WATER PIPES SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET BELOW FINISHED GRADE.
- ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFF, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
- VALVE BOXES SHALL BE TYLER SLIP, TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 8860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
- ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEX CLEAR TRY INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
- HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FILED PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
- ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
- WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO THE PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
- PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- ALL NONMETALLIC PIPES SHALL HAVE TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE WITH NO. 12 COPPER CONNECTIONS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4" INTERVALS. TRACER WIRE SHALL BE JOINED 3-WAY OR 4-WAY LOCKABLE MECHANICAL CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATIONS. NON-LOCKING FRICTION FIT, TWIST-ON, OR TAPED CONNECTIONS ARE NOT PERMITTED. THE TRACER WIRE SHALL ALSO BE CORROSION BY EPOXY OR SILICON COATING. ROUTE TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARD MANHOLE DETAILS (5" MIN DIAMETER), EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS. ALL NEW MANHOLES SHALL BE COATED AND LINED PER CMD STANDARDS.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
- OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13.
- MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER TUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER:
DEPTH GREATER THAN 4 FEET (AND LESS THAN 20"): MATERIAL TYPE SDR 35
DEPTH BETWEEN 4 FEET AND 6 FEET: MATERIAL TYPE SCH 40 OR CAST IRON (CIP)
DEPTH LESS THAN 4 FEET: MATERIAL TYPE SCH 40 OR CIP WITH CONCRETE CAP.
- WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES (MINIMUM 18" INCHES) OTHERWISE STEEL CASING MUST BE USED. SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR DIP.
- ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 - THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 - THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 - THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPIING EQUIPMENT.
 - THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE FOUND IN THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ACROBAT PDF FORMAT.
 - "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 - NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
- ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

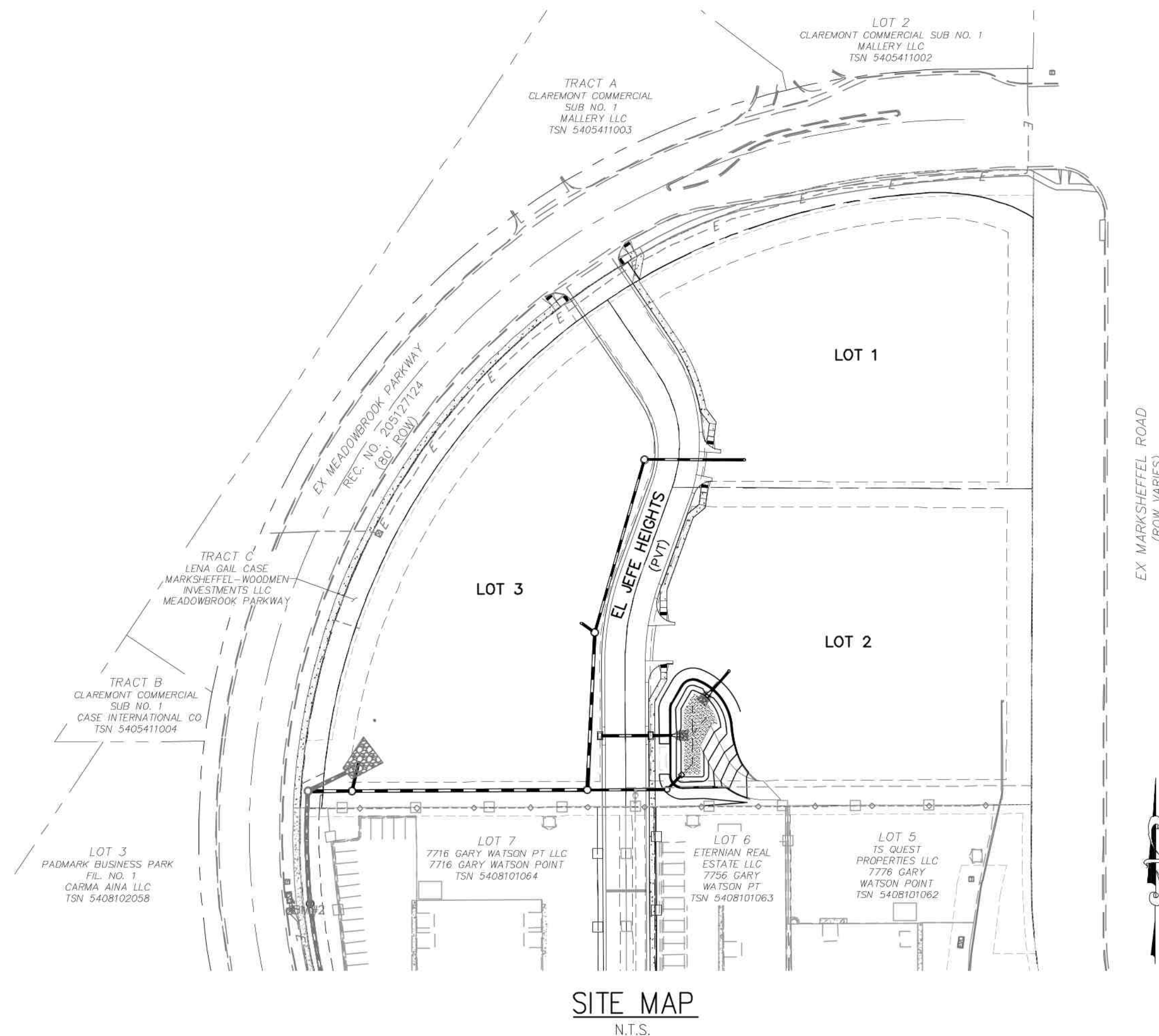
REQUIRED, DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS.

BENCHMARKS:

- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE.
ELEVATION = 6372.26' PLATTE AVENUE
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD
ELEVATION = 6372.26'

BASIS OF BEARINGS

THE NORTH LINE OF LOTS 5, 6 AND 7 "CLAREMONT BUSINESS PARK 2 FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22174774 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHEAST CORNER OF LOT 5 WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH THE NORTHWEST CORNER OF LOT 7, MONUMENTED WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED M&S CIVIL PLS 25966, BEARS S89°44'12"W, A DISTANCE OF 578.27 U.S. SURVEY FEET.



SITE MAP
N.T.S.

AGENCIES:

OWNER/DEVELOPER:	DIV MEADOWBROOK LLC BRIAN ZUREK, MANAGERING PARTNER 106 S. KYRENE RD. #2 CHANDLER, AZ 85226 (480) 313-2724
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460
WATER RESOURCES:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JEFF MUNGER (719) 597-5080
FIRE DISTRICT:	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 (719) 591-0960
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.
DATE: 7/25/2023

CHEROKEE METROPOLITAN DISTRICT WATER & WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: *Kevin Brown* DATE: 12-20-23

CIMARRON HILLS FIRE DEPARTMENT

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE "FH-1" IS 2000 GPM UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 28.3PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FIRE DEPARTMENT SIGNATURE: *Thomas P. Joyce* DATE: 12/18/2023

OWNER/DEVELOPER'S STATEMENT:

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

BRIAN ZUREK (MANAGING PARTNER)
DIV MEADOWBROOK LLC
DATE: 7/25/2023

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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE:

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

WATER PLANS

DATE: 07/20/23

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: GW CLP DRAWN BY: VAS CHECKED BY: VAS

WT01

SHEET 1 OF 3

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



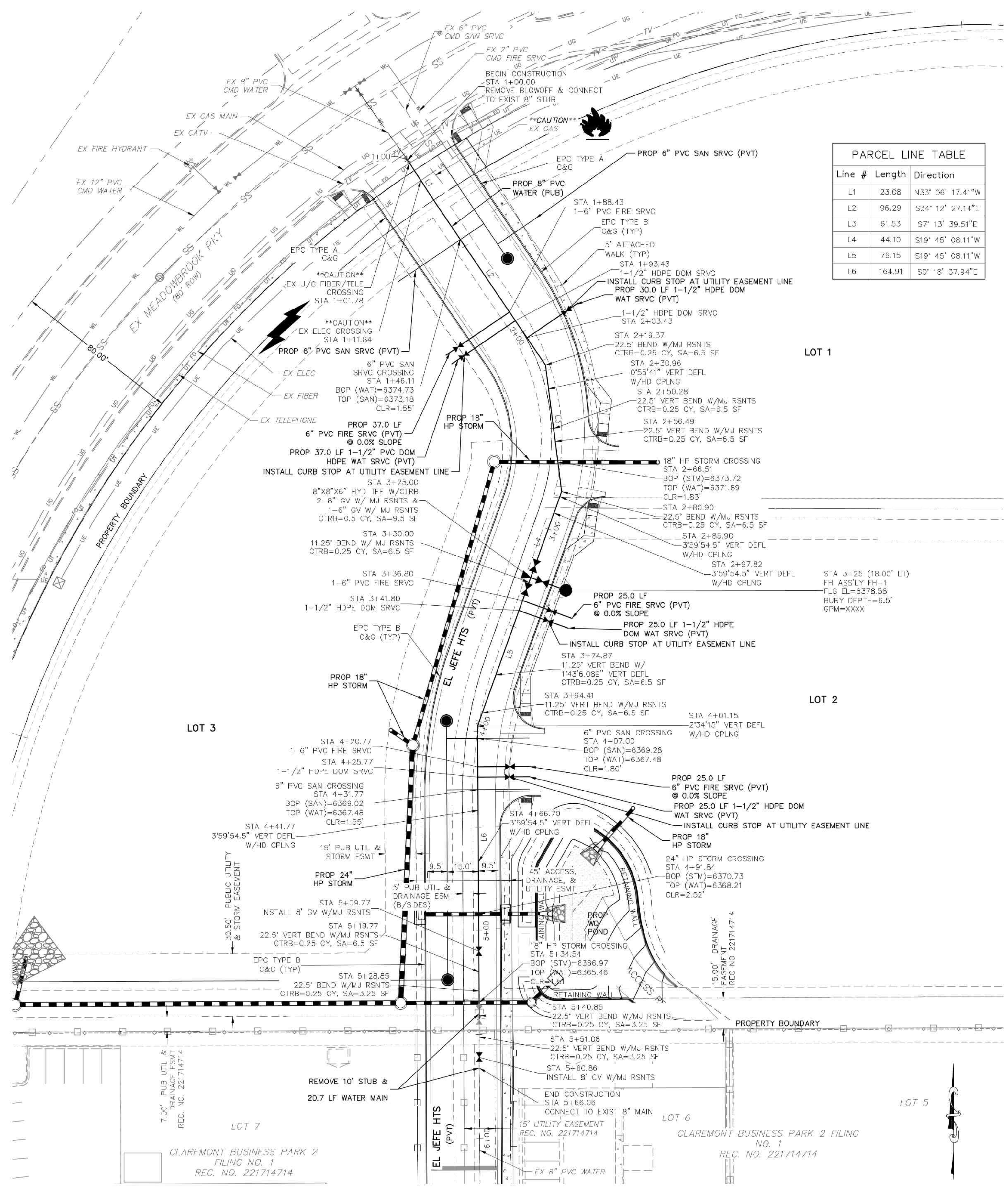
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.



REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

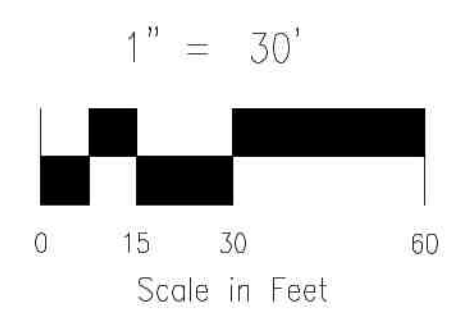
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPAREY OF THESE PLANS.

CAUTION



Line #	Length	Direction
L1	23.08	N33° 06' 17.41"W
L2	96.29	S34° 12' 27.14"E
L3	61.53	S7° 13' 39.51"E
L4	44.10	S19° 45' 08.11"W
L5	76.15	S19° 45' 08.11"W
L6	164.91	SD° 18' 37.94"E

EL JEFE HTS 8" PVC WATER (PUBLIC)



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL. NO. 2
 WATER PLANS
 PROJECT NO. 10-020
 DATE: 07/20/23
 SCALE: HORIZONTAL: 1"=30'
 VERTICAL: N/A
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS

212 N. WARATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

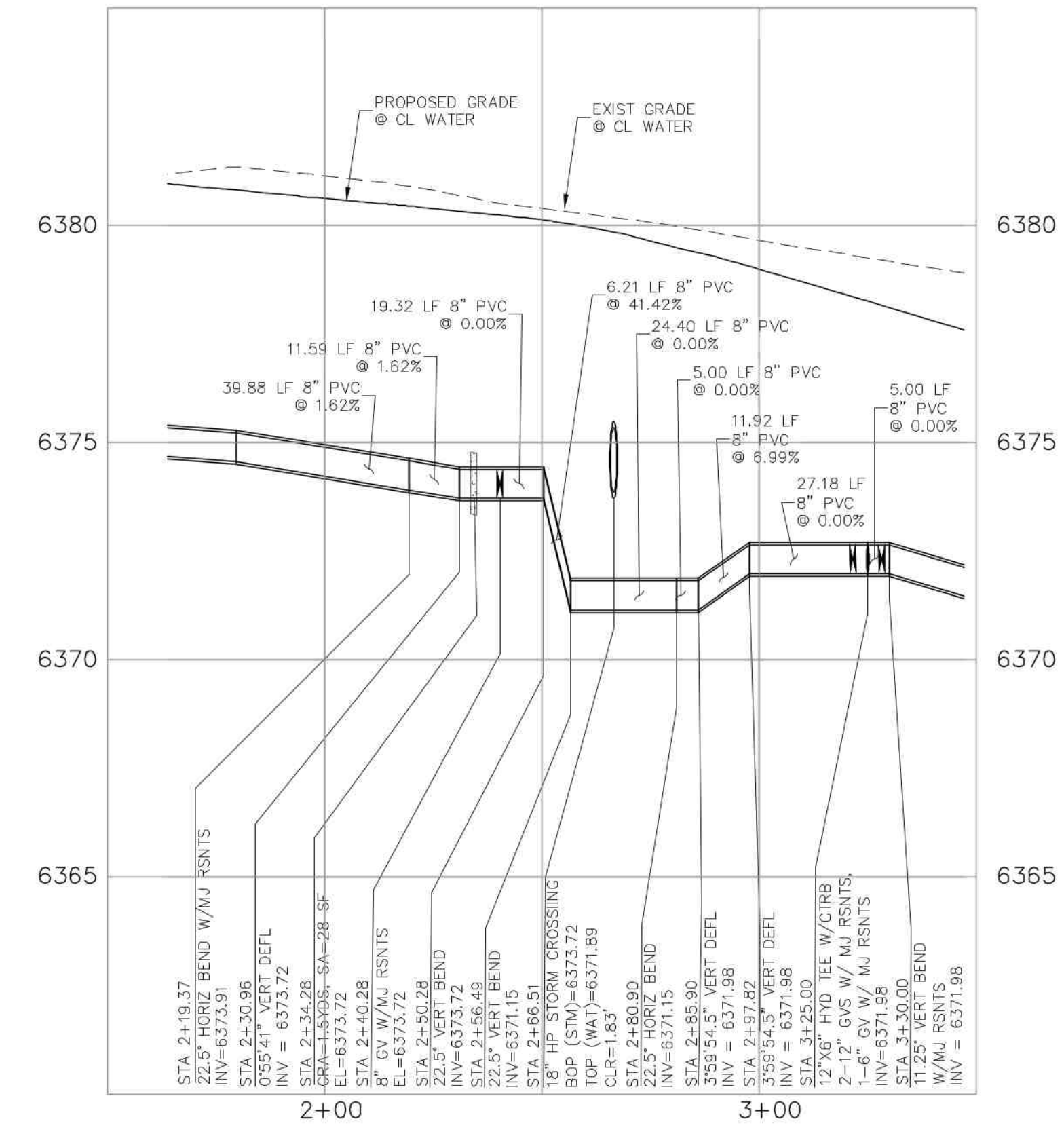
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

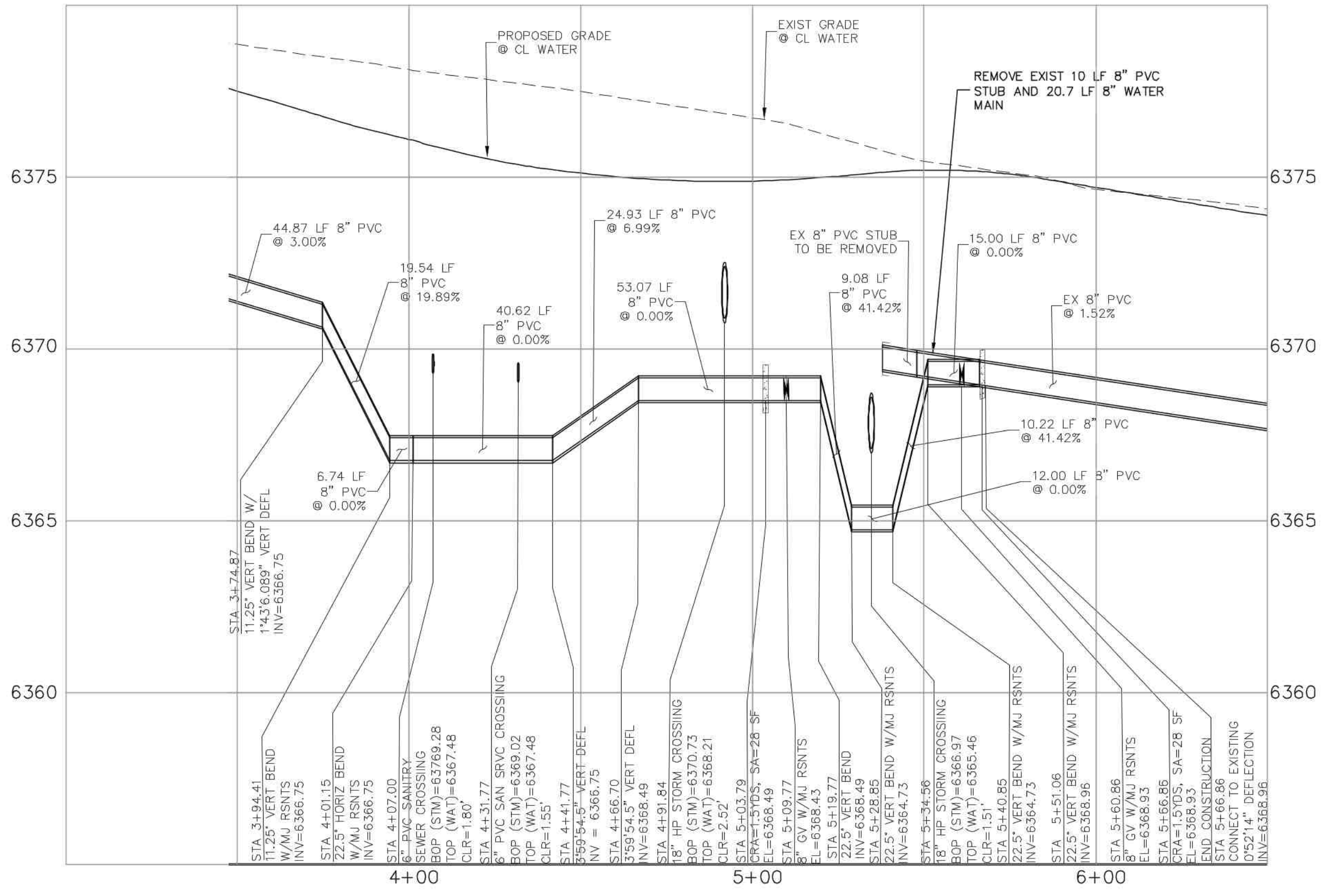
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CAUTION



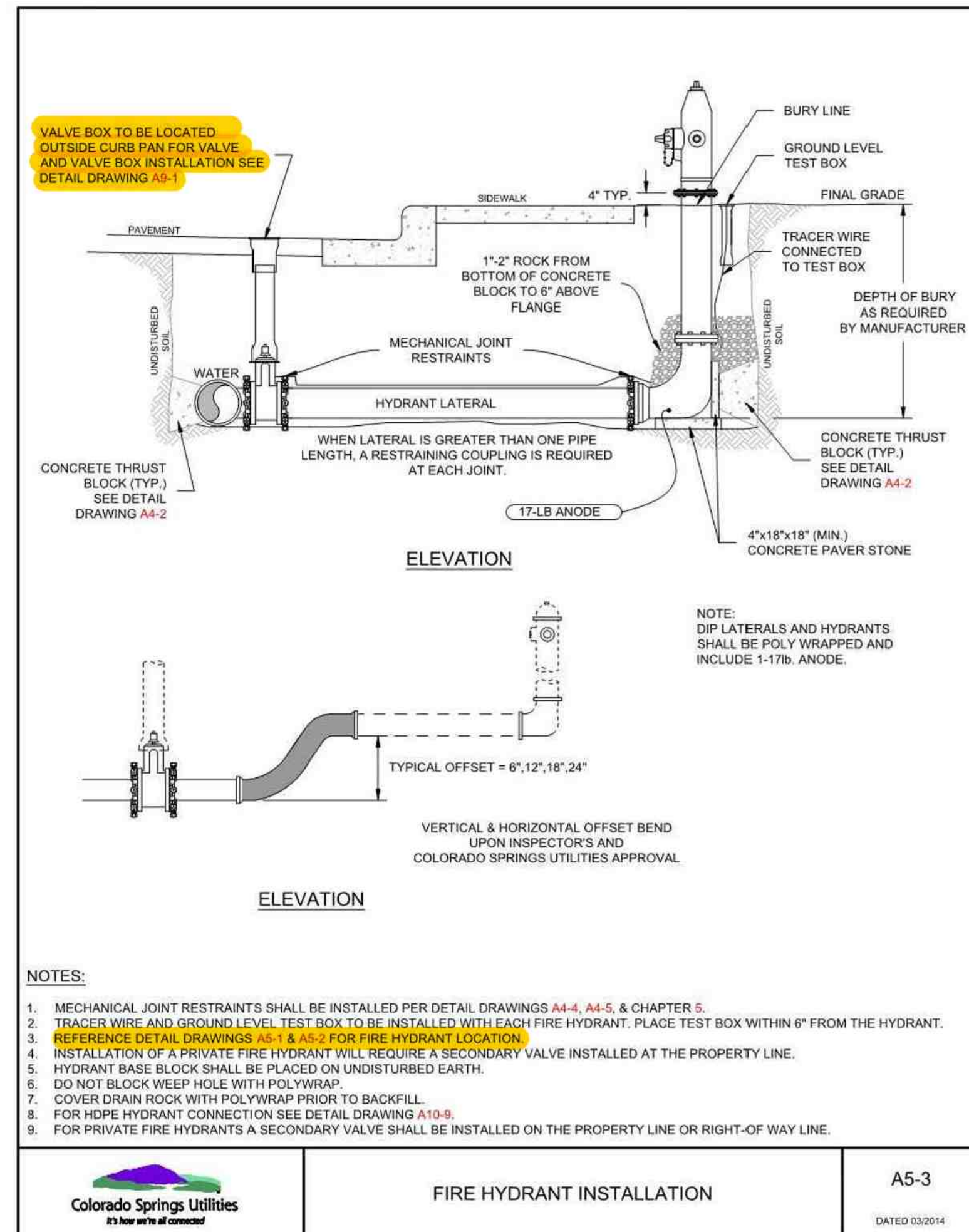
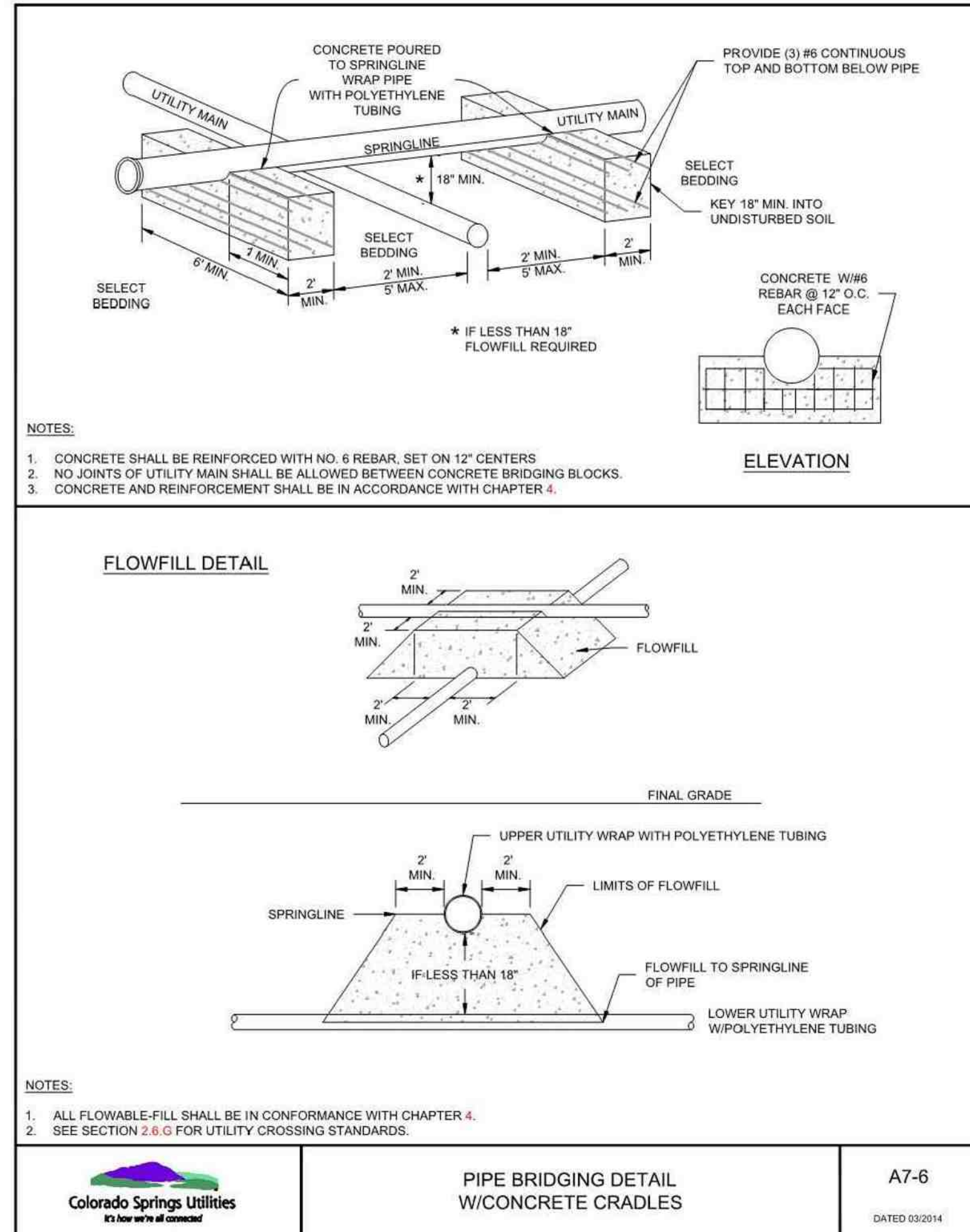
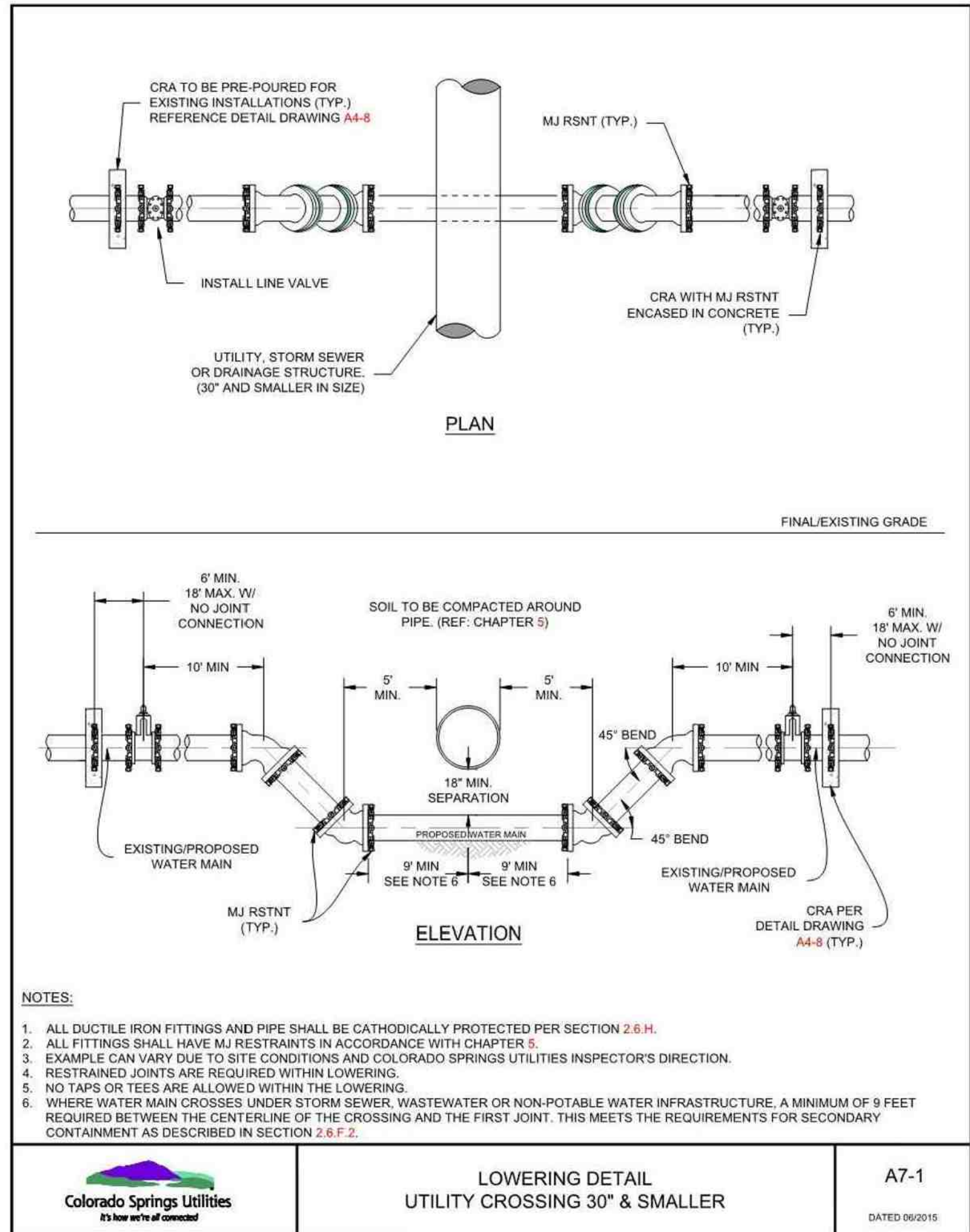
EL JEFE HTS - (WAT 1) DEFLECTIONS & LOWERING

SCALE: HORIZ: 1" = 30'
 VERT: 1" = 3'



EL JEFE HTS - (WAT 1) DEFLECTIONS & LOWERING

SCALE: HORIZ: 1" = 30'
 VERT: 1" = 3'



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48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

WATER DETAILS

PROJECT NO. 10-020
DESIGNED BY: GW
DRAWN BY: CLP
CHECKED BY: VAS

SCALE: HORIZONTAL: N/A
VERTICAL: N/A

DATE: 07/20/23
SHEET 3 OF 3
WT03

212 N. WASHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 371160

FOR AND ON BEHALF OF VIRGIL A. SANCHEZ, CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION

REVISIONS:

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CAUTION