

N:\jobs\1971.00\Drawings\197100 UTIL.dwg, 11/2/2021 11:03:20 AM

NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY SERVICE PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY CHEROKEE METRO DISTRICT'S INSPECTIONS OFFICE (NORTH: 668-4356 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

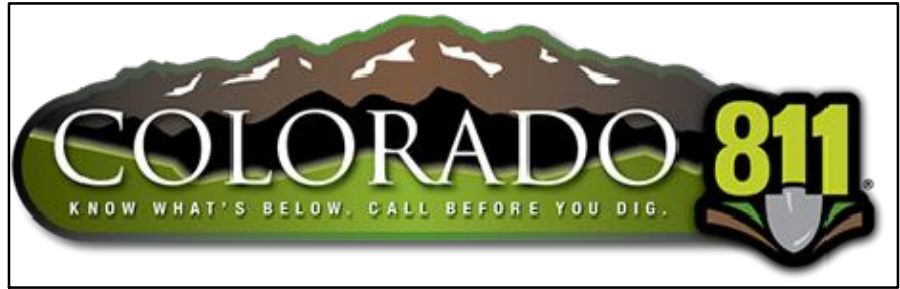
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS)*.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
- FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS*.

WASTEWATER:

- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12' STEEL OR WOODEN POST.
  - SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
  - ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
  - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.
- WATER:**
- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
  - SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
  - ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
  - ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
  - ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
  - ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
  - ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

WATER PLAN NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)*.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS*.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS*.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.



BUILDING FIRE DATA	
CONSTRUCTION TYPE	II-B
GROSS SQUARE FOOTAGE	74,698
REQUIRED FIRE FLOW	5,750
FIRE SPRINKLERED 50% REDUCTION	2,875
REQUIRED # OF HYDRANTS	3
AVG SPACING BETWEEN HYDRANT	400 FT
MAX HOSE DISTANCE	225 FT
FIRE FLOW PROVIDED	2,875
FIRE FLOW DURATION	3 HRS
AREA SEPARATION WALL	NO
MAX STATIC PRESSURE	119 PSI

FIRE FLOW

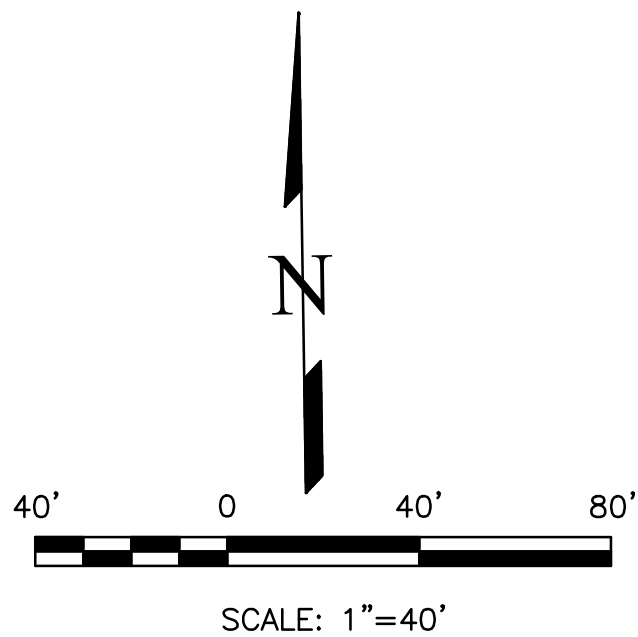
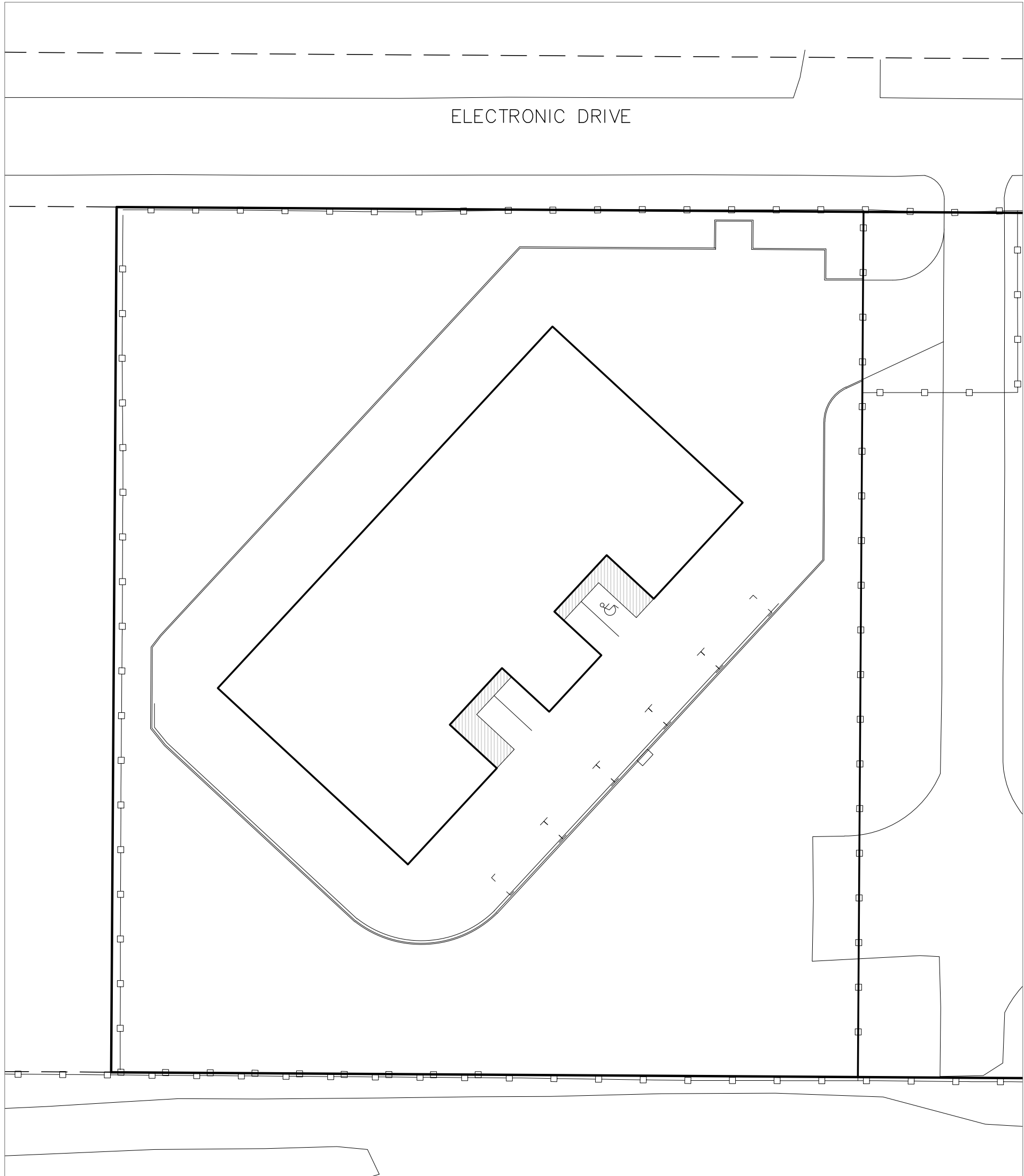
THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE WITH A 20 PSI RESIDUAL IS ESTIMATED AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS). FLOW ESTIMATES ARE BASED ON A FLOW TEST OF THE EXISTING HYDRANT BY THE CHEROKEE METRO DISTRICT, FLOW AT PRESSURE CALCULATIONS, AND THE ELEVATION CHANGE BETWEEN THE TEST AND PROPOSED HYDRANTS.

NODE	FIRE FLOW (GPM)
EX1	2,875
PR1	2,925
PR2	3,025



VICINITY MAP

N.T.S.



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 PR1 IS 2,925 GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20 PSI 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.

FALCON FIRE DEPARTMENT  
FIRE DEPARTMENT SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET INDEX

COVER SHEET	1
UTILITY SERVICE PLAN	2
WATER PLAN	3
WATER MAIN PLAN & PROFILE	4

SITE ADDRESS

7765 +/- ELECTRONIC DRIVE

TAX ID

5332002019 (WILL CHANGE WITH PLAT)

LEGAL DESCRIPTION

LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

BENCHMARKS

#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND - ELEV.=6513.85 (NAVD-1988) [NORTHWEST PROPERTY CORNER]

CONTACT INFORMATION:

OWNER:	D. STEFANO-BUILDING & RESTORATION, INC. 520 WEST 21ST STREET, G-2 #710 NORFOLK, VA 23517 (757) 333-3144
CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E., (719) 635-6422
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 (719) 520-6300
FALCON FIRE PROTECTION DISTRICT	STATION 3 / HEADQUARTERS 7030 OLD MERIDIAN ROAD PEYTON, COLORADO 80831 (719) 495-4050
CHEROKEE METRO DISTRICT	6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915 (719) 597-5080

APPROVALS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK, COLORADO P.E. #50207

DATE

OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY "COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS".

☐ PUBLIC FACILITIES PROPOSED

☒ PRIVATE FACILITIES PROPOSED

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER/DEVELOPER

OWNER/DEVELOPER (PRINT NAME)

DBA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

CHEROKEE METROPOLITAN DISTRICT  
UTILITY SERVICE 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: \_\_\_\_\_ DATE: \_\_\_\_\_

CHEROKEE METROPOLITAN DISTRICT  
WATER PLAN APPROVAL

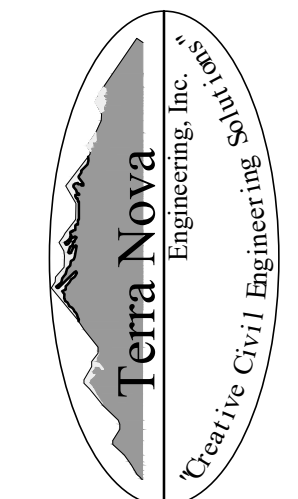
THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED 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: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES SPECIFIED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**D. STEFANO-BUILDING &...**  
ATTN: DAVID STEFANO  
520 W 21ST ST, G-2 #710  
NORFOLK, CA 23517  
757.333.3144



721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnengine.com

ELECTRONIC STORAGE

WATER & UTILITY SERVICE PLAN  
COVER SHEET

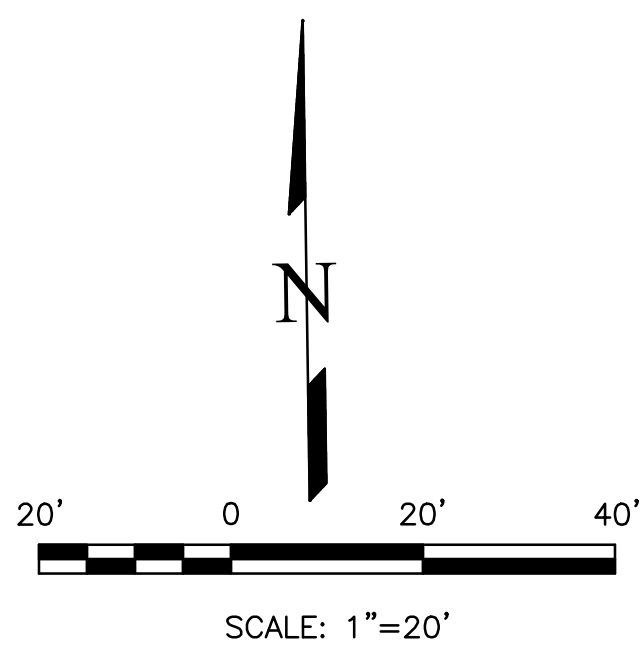
DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 1971.00
DATE ISSUED 11/02/21
SHEET NO. 1 OF 4

PRP-20-020





ELECTRONIC STORAGE  
WATER & UTILITY SERVICE PLAN  
UTILITY SERVICE PLAN  
NOVEMBER 2021



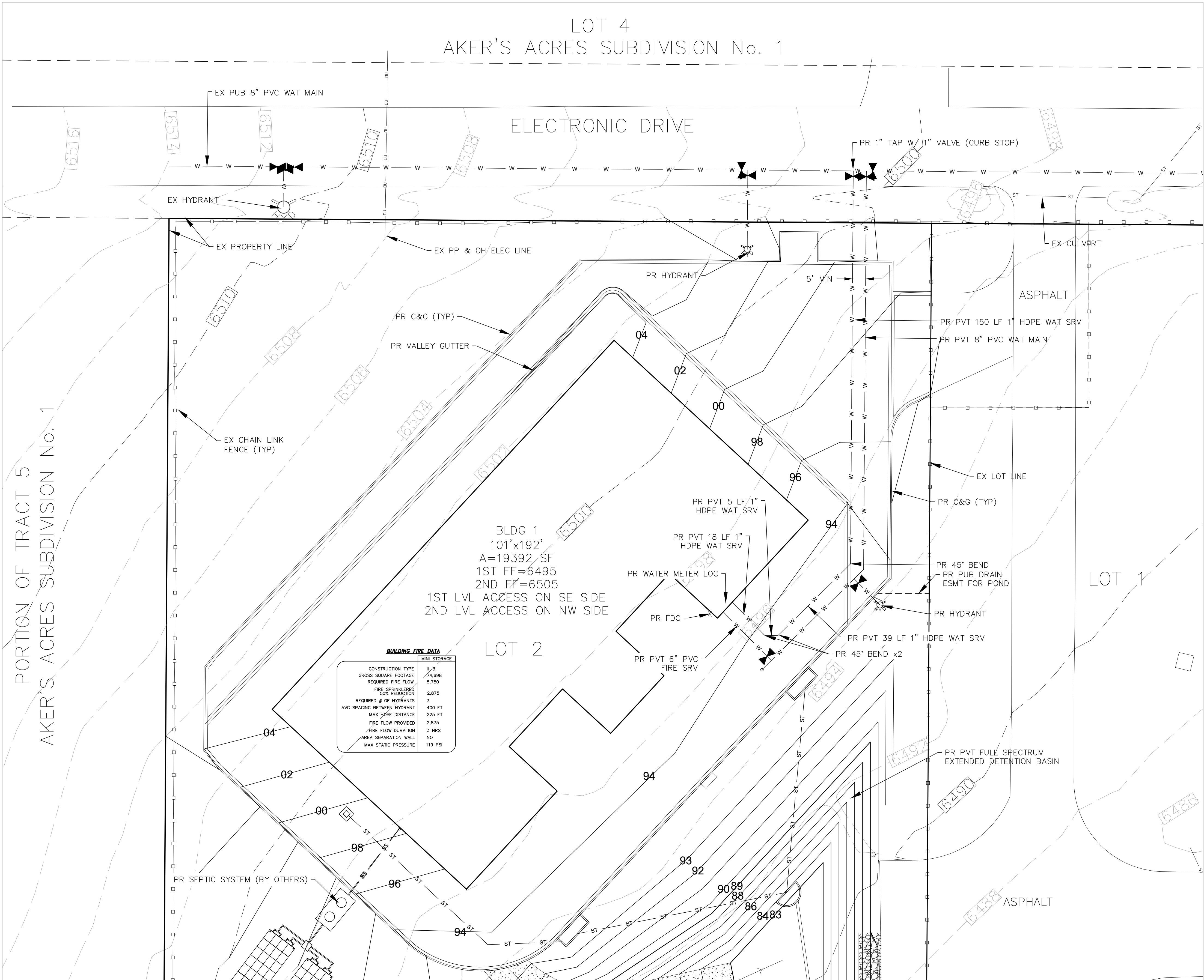
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NOTES

1. SEWER DISPOSAL FOR THE BUILDING IS PROVIDED BY AN ONSITE SEPTIC SYSTEM (NOT INCLUDED IN THESE PLANS.

LEGEND

EXISTING CONTOURS - MINOR	---	6132	---
EXISTING CONTOURS - MAJOR	---	6130	---
GRADE & DIRECTION		2.2%	
PROPOSED CONTOUR		62	
PROPOSED	PR		
EXISTING	EX		
WATER LINE	---	W	---
SEWER LINE	---	SS	---
STORM LINE	---	ST	---
OVERHEAD ELECTRICAL LINE	---	DE	---
CHAIN LINK FENCE	---		---
FIRE HYDRANT			



BUILDING FIRE DATA	
	MIN. STORAGE
CONSTRUCTION TYPE	II-B
GROSS SQUARE FOOTAGE	74,688
REQUIRED FIRE FLOW	5,750
FIRE SPRINKLER	2,875
REQUIRED # OF HYDRANTS	3
AVG SPACING BETWEEN HYDRANT	400 FT
MAX HOSE DISTANCE	225 FT
FIRE FLOW PROVIDED	2,875
FIRE FLOW DURATION	3 HRS
AREA SEPARATION WALL	NO
MAX STATIC PRESSURE	119 PSI

REVISIONS

NO.	DESCRIPTION	DATE

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ATTN: DAVID STEFANO  
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NORFOLK, CA 94557  
757.333.3144

**Terra Nova**  
Engineering, Inc.  
Creative Civil Engineering

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnecinc.com

**ELECTRONIC STORAGE**

WATER & UTILITY SERVICE PLAN  
UTILITY SERVICE PLAN

DESIGNED BY DLF

DRAWN BY DLF

CHECKED BY LD

H-SCALE 1" = 20'

V-SCALE N/A

JOB NO. 1971.00

DATE ISSUED 11/02/21

SHEET NO. 2 OF 4

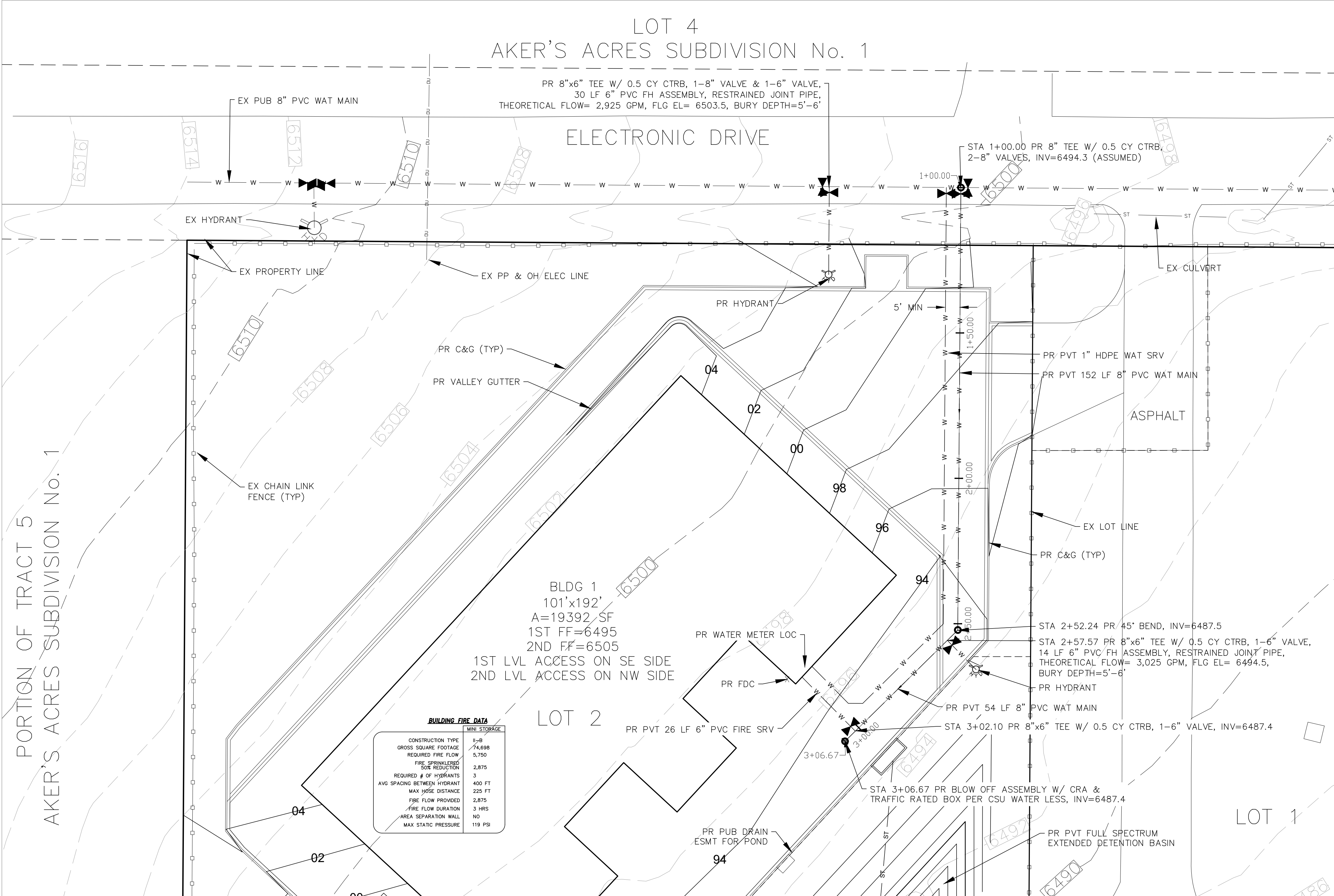
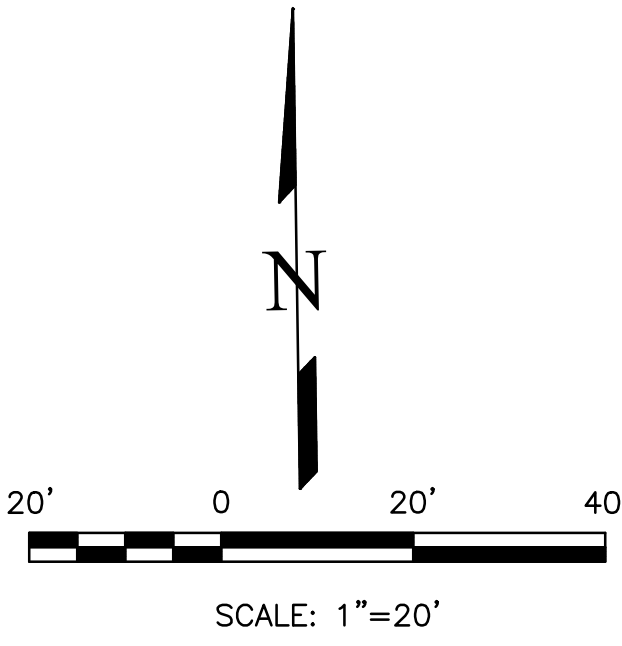
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## LEGEND

EXISTING CONTOURS - MINOR	— — — — — 6132 — — — — —
EXISTING CONTOURS - MAJOR	— — — — — 6130 — — — — —
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	
PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
OVERHEAD ELECTRICAL LINE	— OE — OE —
CHAIN LINK FENCE	
FIRE HYDRANT	

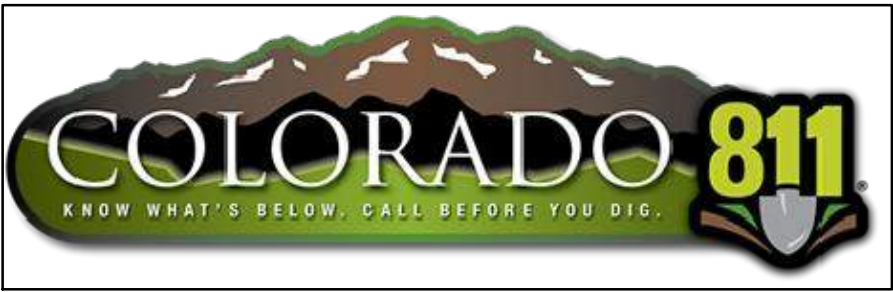


ELECTRONIC STORAGE		DESIGNED BY DLF	
WATER & UTILITY SERVICE PLAN		DRAWN BY DLF	
WATER PLAN		CHECKED BY LD	
H-SCALE 1" = 20'		JOB NO. 1971.00	
V-SCALE N/A		DATE ISSUED 11/02/21	
SHEET NO. 3		OF 4	



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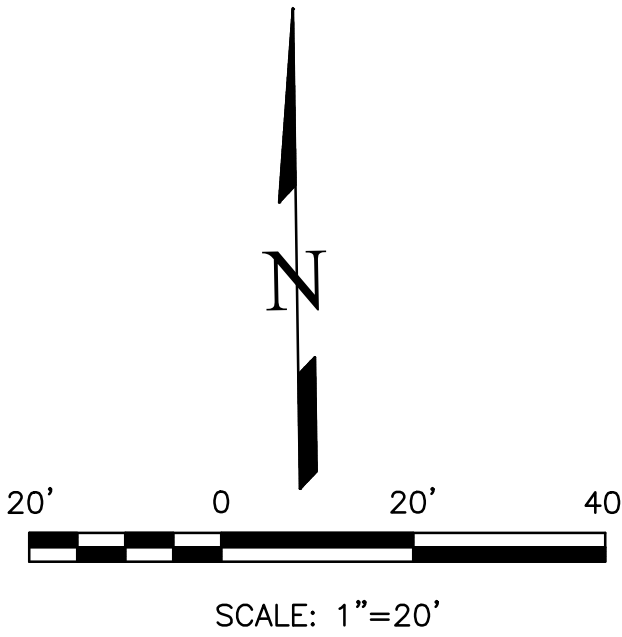
ELECTRONIC STORAGE  
WATER & UTILITY SERVICE PLAN  
WATER MAIN PLAN & PROFILE  
NOVEMBER 2021



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LEGEND

EXISTING CONTOURS - MINOR	---	6132	---
EXISTING CONTOURS - MAJOR	---	6130	---
GRADE & DIRECTION		2.2%	
PROPOSED CONTOUR			
PROPOSED		PR	
EXISTING		EX	
WATER LINE	---	W	---
SEWER LINE	---	SS	---
STORM LINE	---	ST	---
OVERHEAD ELECTRICAL LINE	---	OE	---
CHAIN LINK FENCE	---		---
FIRE HYDRANT			



REVISIONS

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ELECTRONIC STORAGE

WATER & UTILITY SERVICE PLAN  
WATER MAIN PLAN & PROFILE

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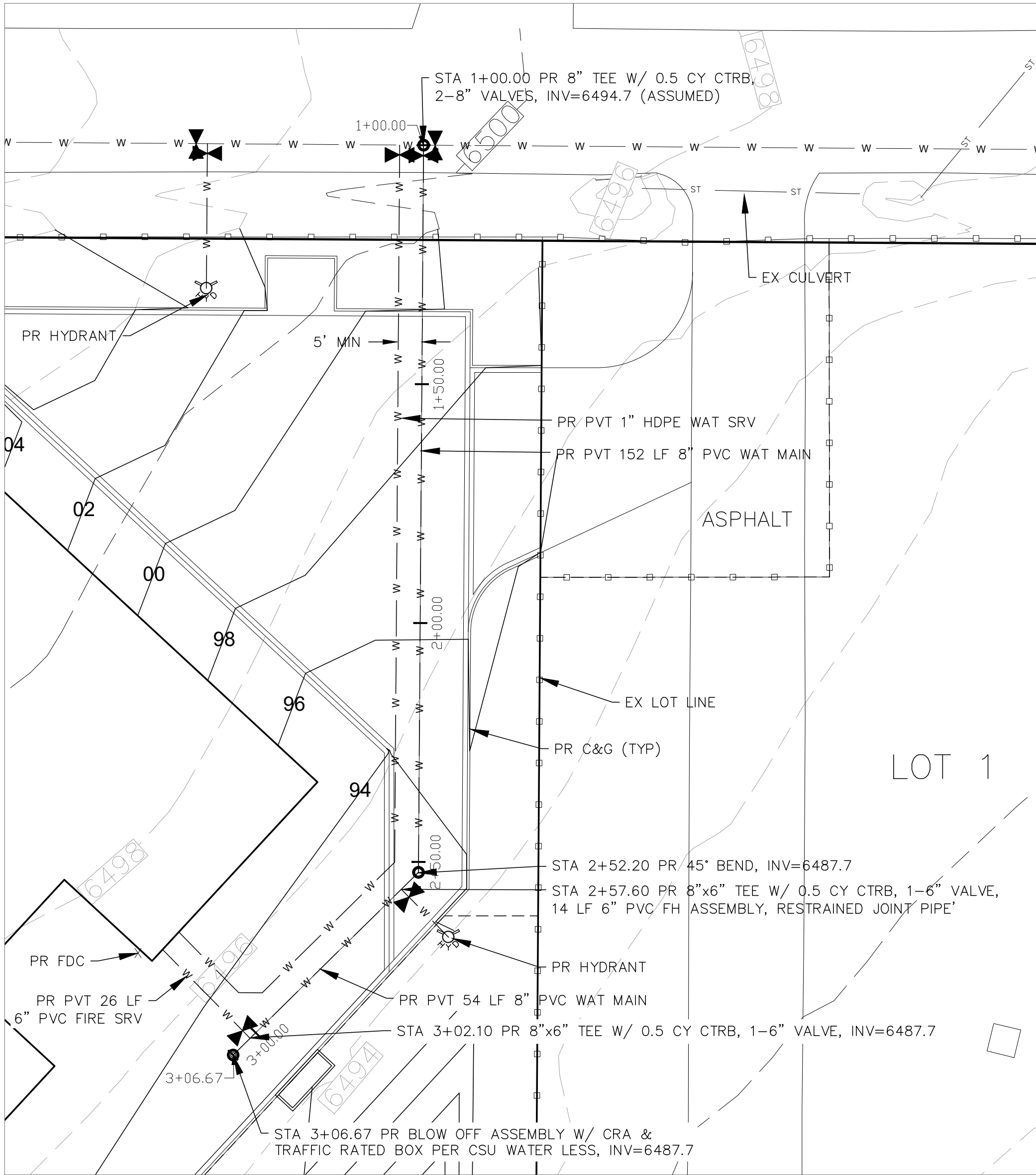
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V-SCALE 1" = 4'

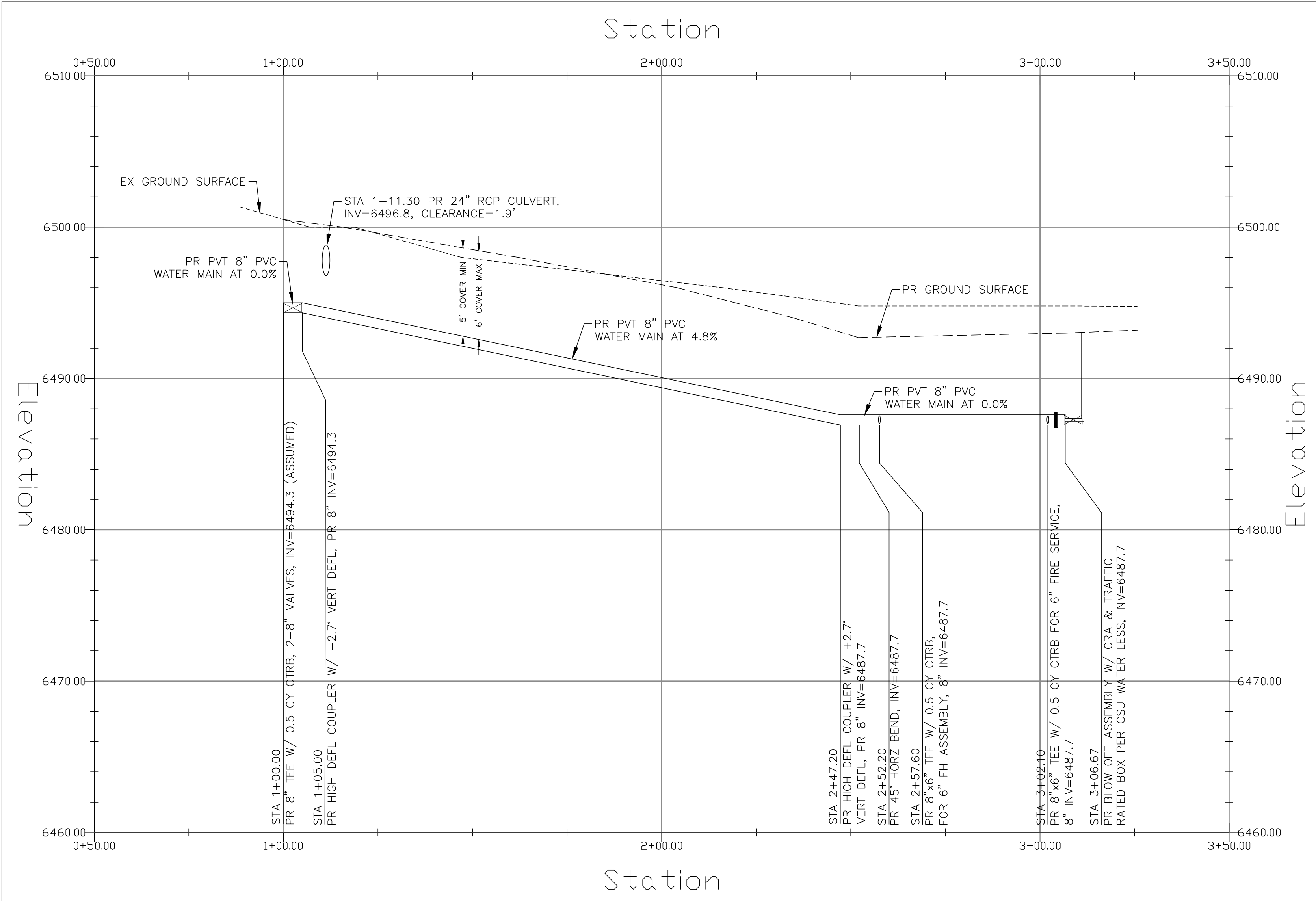
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SHEET NO. 4 OF 4



PR PVT WATER MAIN - PLAN VIEW  
SCALE 1" = 20'



PR PVT WATER MAIN - PROFILE VIEW  
HORZ SCALE 1" = 20'  
VERT SCALE 1" = 4'