

# CHEROKEE METROPOLITAN DISTRICT

## ELLCOTT CHLORINATOR UPGRADES

### EL PASO COUNTY, COLORADO

#### SITE DEVELOPMENT PERMIT: PPR-2334

#### CONTACTS

**OWNER:** CHEROKEE METROPOLITAN DISTRICT  
6250 PALMER PARK BOULEVARD  
COLORADO SPRINGS, CO 80915

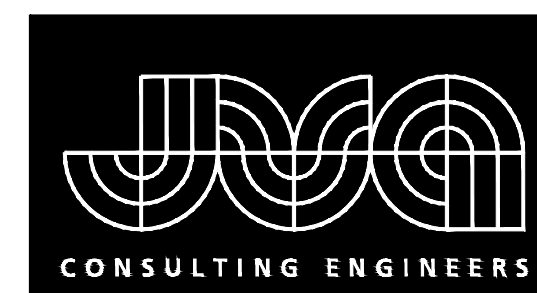
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#### LEGAL DESCRIPTION:

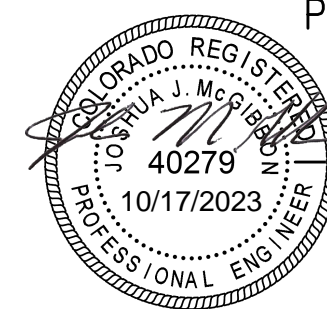
A TRACT OF LAND IN SEC 14-14-63 DESC AS FOLS: COM AT NE4NW4,  
TH S 00°32'57" W 50.0 FT TO POB, CONT S 00°32'57" W 130.0 FT, N  
88°41'59" W 290.0 FT, N 00°32'57" E 130.0 FT, TH S 88°41'59" E  
290.0 FT TO POB

#### DRAWING INDEX

| SHEET NO. | TITLE                         |
|-----------|-------------------------------|
| G0.0      | COVER SHEET                   |
| G0.1      | LEGEND, NOTES & ABBREVIATIONS |
| C1.0      | SITE DEVELOPMENT PLAN         |

OCTOBER 2023

PREPARED UNDER THE SUPERVISION OF



*J. McGibbon*

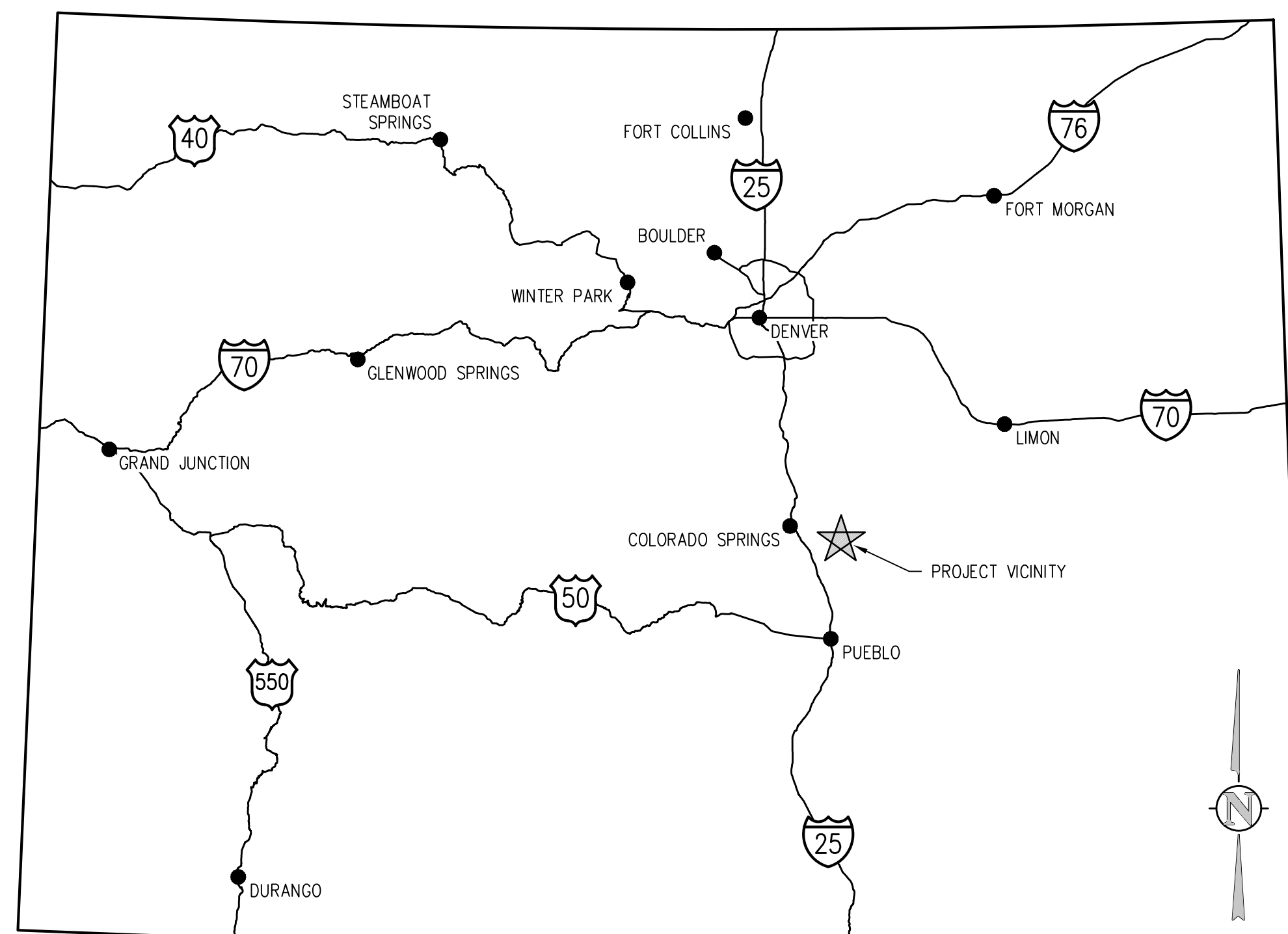
JVA, Inc.

#### ZONING:

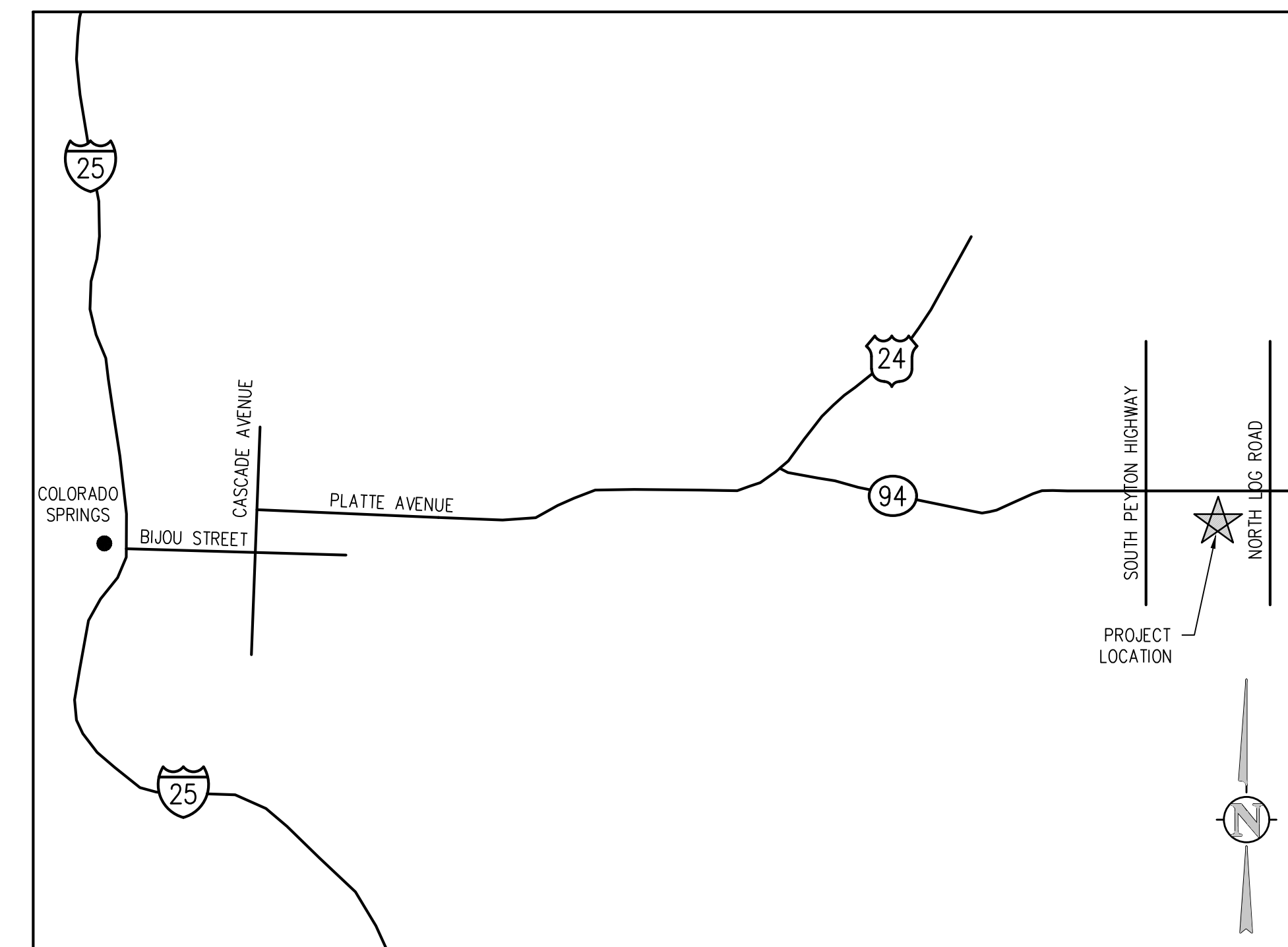
THE PROPERTY IS ZONED AS A-35 (AGRICULTURAL). THE PROPOSED PROJECT WILL NOT CHANGE THE ZONING DESIGNATION.

#### SITE DATA:

|   |                                |
|---|--------------------------------|
| SITE ADDRESS:                             | 21388 HWY 94, ELLICOTT, CO     |
| PARCEL/SCHEDULE NUMBER:                   | 3414201027                     |
| EXISTING/PROPOSED LAND USE:               | EXEMPT POLITICAL SUBS/PUB SCHL |
| EXISTING LOT/PARCEL SIZE:                 | 42,648 SF                      |
| PROPOSED LAND SWAPPED LOT/PARCEL SIZE:    | 48,571 SF                      |
| PROPOSED OPEN SPACE/LANDSCAPING COVERAGE: | 16,432 SF                      |
| PROPOSED IMPERMEABLE SURFACE COVERAGE:    | 17,392 SF                      |
| EXISTING BUILDING FOOTPRINT:              | 1,388 SF                       |
| PROPOSED BUILDING FOOTPRINT:              | 1,303 SF                       |
| EXISTING STORAGE TANK FOOTPRINT:          | 2,220 SF                       |
| PROPOSED STORAGE TANK FOOTPRINT:          | 1,964 SF                       |



VICINITY MAP  
NTS



PROJECT LOCATION MAP  
NTS

**ABBREVIATIONS**

|        |   |        |   |
|--------|---|--------|---|
| AASHTO | AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | IN     | INLET   |
| ABAN   | ABANDON   | INSUL  | INSULATION  |
| AC     | ASPHALTIC CONCRETE PAVING                                     | INV    | INVERT  |
| ADDL   | ADDITIONAL  | IRR    | IRRIGATION  |
| ADDM   | ADDENDUM  | JTS    | JOINTS  |
| ADJ    | ADJUSTABLE  | KO     | KNOCKOUT  |
| AL     | ALUMINUM  | KPL    | KICK PLATE  |
| ALT    | ALTERNATE   | KWY    | KEYWAY  |
| AMT    | AMOUNT  | L      | LEFT OR LITER                                     |
| APPROX | APPROXIMATE   | LSCAPE | LANDSCAPE(ING)                                    |
| ARCH   | ARCHITECT(URAL)   | LF     | LINEAR FOOT                                       |
| ARV    | AIR RELIEF VALVE  | LP     | LOW POINT   |
| ASTM   | AMERICAN SOCIETY FOR TESTING AND MATERIALS                    | LT     | LIGHT   |
| ASPH   | ASPHALT   | LWL    | LOW WATER LEVEL                                   |
| ASSY   | ASSEMBLY  | MAINT  | MAINTENANCE                                       |
| ASYM   | ASYMMETRICAL  | MAN    | MANUAL  |
| AUTO   | AUTOMATIC   | MATL   | MATERIAL  |
| AVG    | AVERAGE   | MAX    | MAXIMUM   |
| AWWA   | AMERICAN WATER WORKS ASSOC.                                   | ME     | MATCH EXISTING                                    |
| BC     | BACK OF CURB  | MECH   | MECHANICAL  |
| BFV    | BUTTERFLY VALVE   | MFR    | MANUFACTURER                                      |
| BG     | FINISHED GRADE ADJACENT TO BOTTOM OF WALL                     | MH     | MANHOLE   |
| BLDG   | BUILDING  | MIN    | MINIMUM   |
| BLK    | BLOCK   | MISC   | MISCELLANEOUS                                     |
| BM     | BENCH MARK  | MJ     | MECHANICAL JOINT                                  |
| BMP    | BEST MANAGEMENT PRACTICE                                      | N      | NORTH   |
| BS     | BACKSIGHT   | NA     | NOT APPLICABLE                                    |
| BOS    | BOTTOM OF STEP  | NIC    | NOT IN CONTRACT                                   |
| BOT    | BOTTOM  | NPT    | NATIONAL PIPE THREAD                              |
| BSMT   | BASEMENT  | NTS    | NOT TO SCALE                                      |
| BVCE   | BEGIN VERTICAL CURVE ELEVATION                                | OS     | OFFSET  |
| BVCS   | BEGIN VERTICAL CURVE STATION                                  | OC     | ON CENTER   |
| BW     | BOTTOM OF WALL  | OD     | OUTSIDE DIAMETER                                  |
| CB     | CATCH BASIN   | OPP    | OPPOSITE  |
| CCW    | COUNTER CLOCKWISE   | OPT    | OPTIONAL  |
| CDOT   | COLORADO DEPARTMENT OF TRANSPORTATION                         | PC     | POINT OF CURVATURE                                |
| CIP    | CAST IRON PIPE  | PCO    | PRESSURE CLEAN OUT                                |
| CJ     | CONSTRUCTION JOINT  | PCR    | POINT OF CURVE RETURN                             |
| CL     | CENTER LINE OR CHAIN LINK                                     | PI     | POINT OF INTERSECTION                             |
| CLR    | CLEAR   | PIV    | POINT OF VERTICAL INTERSECTION                    |
| CMP    | CORRUGATED METAL PIPE   | PL     | PROPERTY LINE                                     |
| CMU    | CONCRETE MASONRY UNIT   | PE     | POLYETHYLENE                                      |
| CO     | CLEANOUT  | PREFAB | PREFABRICATED                                     |
| CONC   | CONCRETE  | PRELIM | PRELIMINARY                                       |
| CONST  | CONSTRUCTION  | PREP   | PREPARATION                                       |
| CONT   | CONTINUOUS(ATION)   | PROP   | PROPOSED  |
| COR    | CORNER  | PRV    | PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE  |
| CR     | CONCENTRIC REDUCER  | PSF    | POUNDS PER SQUARE FOOT                            |
| CTR    | CENTER  | PSI    | POUNDS PER SQUARE INCH                            |
| CY     | CUBIC YARDS   | PV     | PLUG VALVE  |
| DEMO   | DEMOLITION  | PVC    | POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE |
| DIA    | DIAMETER  | PVMT   | PAVEMENT  |
| DIAG   | DIAGONAL  | QTY    | QUANTITY  |
| DIP    | DUCTILE IRON PIPE   | E      | EAST  |
| DOM    | DOMESTIC  | EA     | EACH  |
| DN     | DOWN  | ECC    | ECCENTRIC   |
| DR     | DRAIN   | EJ     | EXPANSION JT                                      |
| DWG    | DRAWING   | EL     | ELEVATION   |
| DWL    | DOWEL   | ELB    | ELBOW   |
| E      | EAST  | ELEC   | ELECTRICAL  |
| EA     | EACH  | ENGR   | ENGINEER  |
| ECC    | ECCENTRIC   | EOP    | EDGE OF PAVEMENT                                  |
| EJ     | EXPANSION JT  | EQ     | EQUAL   |
| EL     | ELEVATION   | EQUIP  | EQUIPMENT   |
| ELB    | ELBOW   | EQUIV  | EQUIVALENT  |
| ELEC   | ELECTRICAL  | ESMT   | EASEMENT  |
| ENGR   | ENGINEER  | EST    | ESTIMATE  |
| EOP    | EDGE OF PAVEMENT  | EVCE   | END VERTICAL CURVE ELEVATION                      |
| EQ     | EQUAL   | EVCS   | END VERTICAL CURVE STATION                        |
| EQUIP  | EQUIPMENT   | EW     | EACH WAY  |
| EQUIV  | EQUIVALENT  | EXP JT | EXPANSION JOINT                                   |
| ESMT   | EASEMENT  | EXST   | EXISTING  |
| EST    | ESTIMATE  | FND    | FOUNDATION  |
| EVCE   | END VERTICAL CURVE ELEVATION                                  | FES    | FLARED END SECTION                                |
| EVCS   | END VERTICAL CURVE STATION                                    | FF     | FINISH FLOOR                                      |
| EW     | EACH WAY  | FG     | FINISH GRADE                                      |
| EXP JT | EXPANSION JOINT   | FH     | FIRE HYDRANT                                      |
| EXST   | EXISTING  | FL     | FLOW LINE   |
| FND    | FOUNDATION  | FN     | FENCE   |
| FES    | FLARED END SECTION  | FOC    | FACE OF CONCRETE                                  |
| FF     | FINISH FLOOR  | FPM    | FEET PER MINUTE                                   |
| FG     | FINISH GRADE  | FPS    | FEET PER SECOND                                   |
| FH     | FIRE HYDRANT  | FT     | FEET  |
| FL     | FLOW LINE   | FTG    | FOOTING OR FITTING                                |
| FN     | FENCE   | G      | GAS   |
| FOC    | FACE OF CONCRETE  | GA     | GAUGE   |
| FPM    | FEET PER MINUTE   | GAL    | GALLON  |
| FPS    | FEET PER SECOND   | GALV   | GALVANIZED  |
| FT     | FEET  | GCO    | GRADE CLEANOUT                                    |
| FTG    | FOOTING OR FITTING  | GP     | GALVANIZED IRON PIPE                              |
| G      | GAS   | GND    | GROUND  |
| GA     | GAUGE   | GPD    | GALLONS PER DAY                                   |
| GAL    | GALLON  | GPM    | GALLONS PER MINUTE                                |
| GALV   | GALVANIZED  | GR     | GRATE   |
| GCO    | GRADE CLEANOUT  | GRTG   | GRATING   |
| GP     | GALVANIZED IRON PIPE  | GSP    | GALVANIZED STEEL PIPE                             |
| GND    | GROUND  | GV     | GATE VALVE  |
| GPD    | GALLONS PER DAY   | H      | HIGH  |
| GPM    | GALLONS PER MINUTE  | HB     | HOSE BIB  |
| GR     | GRATE   | HE     | HORIZONTAL ELLIPTICAL                             |
| GRTG   | GRATING   | HDWL   | HEADWALL  |
| GSP    | GALVANIZED STEEL PIPE   | HDRL   | HAND RAIL   |
| GV     | GATE VALVE  | HORIZ  | HORIZONTAL  |
| H      | HIGH  | HP     | HIGH POINT  |
| HB     | HOSE BIB  | HR     | HOUR  |
| HE     | HORIZONTAL ELLIPTICAL   | HVAC   | HEATING, VENTILATION, AIR CONDITIONING            |
| HDWL   | HEADWALL  | HWY    | HIGHWAY   |
| HDRL   | HAND RAIL   | HWL    | HIGH WATER LINE                                   |
| HORIZ  | HORIZONTAL  | HYD    | HYDRANT   |
| HP     | HIGH POINT  | INCL   | INCLUDED  |
| HR     | HOUR  | ID     | INSIDE DIAMETER                                   |
| HVAC   | HEATING, VENTILATION, AIR CONDITIONING                        | IN     | INLET   |
| HWY    | HIGHWAY   | INSUL  | INSULATION  |
| HWL    | HIGH WATER LINE   | INV    | INVERT  |
| HYD    | HYDRANT   | IRR    | IRRIGATION  |
| INCL   | INCLUDED  | JTS    | JOINTS  |
| ID     | INSIDE DIAMETER   | KO     | KNOCKOUT  |
|        |   | KPL    | KICK PLATE  |
|        |   | KWY    | KEYWAY  |
|        |   | L      | LEFT OR LITER                                     |
|        |   | LSCAPE | LANDSCAPE(ING)                                    |
|        |   | LF     | LINEAR FOOT                                       |
|        |   | LP     | LOW POINT   |
|        |   | LT     | LIGHT   |
|        |   | LWL    | LOW WATER LEVEL                                   |
|        |   | MAINT  | MAINTENANCE                                       |
|        |   | MAN    | MANUAL  |
|        |   | MATL   | MATERIAL  |
|        |   | MAX    | MAXIMUM   |
|        |   | ME     | MATCH EXISTING                                    |
|        |   | MECH   | MECHANICAL  |
|        |   | MFR    | MANUFACTURER                                      |
|        |   | MH     | MANHOLE   |
|        |   | MIN    | MINIMUM   |
|        |   | MISC   | MISCELLANEOUS                                     |
|        |   | MJ     | MECHANICAL JOINT                                  |
|        |   | N      | NORTH   |
|        |   | NA     | NOT APPLICABLE                                    |
|        |   | NIC    | NOT IN CONTRACT                                   |
|        |   | NPT    | NATIONAL PIPE THREAD                              |
|        |   | NTS    | NOT TO SCALE                                      |
|        |   | OS     | OFFSET  |
|        |   | OC     | ON CENTER   |
|        |   | OD     | OUTSIDE DIAMETER                                  |
|        |   | OPP    | OPPOSITE  |
|        |   | OPT    | OPTIONAL  |
|        |   | PC     | POINT OF CURVATURE                                |
|        |   | PCO    | PRESSURE CLEAN OUT                                |
|        |   | PCR    | POINT OF CURVE RETURN                             |
|        |   | PI     | POINT OF INTERSECTION                             |
|        |   | PIV    | POINT OF VERTICAL INTERSECTION                    |
|        |   | PL     | PROPERTY LINE                                     |
|        |   | PE     | POLYETHYLENE                                      |
|        |   | PREFAB | PREFABRICATED                                     |
|        |   | PRELIM | PRELIMINARY                                       |
|        |   | PREP   | PREPARATION                                       |
|        |   | PROP   | PROPOSED  |
|        |   | PRV    | PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE  |
|        |   | PSF    | POUNDS PER SQUARE FOOT                            |
|        |   | PSI    | POUNDS PER SQUARE INCH                            |
|        |   | PV     | PLUG VALVE  |
|        |   | PVC    | POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE |
|        |   | PVMT   | PAVEMENT  |
|        |   | QTY    | QUANTITY  |
|        |   | E      | EAST  |
|        |   | EA     | EACH  |
|        |   | ECC    | ECCENTRIC   |
|        |   | EJ     | EXPANSION JT                                      |
|        |   | EL     | ELEVATION   |
|        |   | ELB    | ELBOW   |
|        |   | ELEC   | ELECTRICAL  |
|        |   | ENGR   | ENGINEER  |
|        |   | EOP    | EDGE OF PAVEMENT                                  |
|        |   | EQ     | EQUAL   |
|        |   | EQUIP  | EQUIPMENT   |
|        |   | EQUIV  | EQUIVALENT  |
|        |   | ESMT   | EASEMENT  |
|        |   | EST    | ESTIMATE  |
|        |   | EVCE   | END VERTICAL CURVE ELEVATION                      |
|        |   | EVCS   | END VERTICAL CURVE STATION                        |
|        |   | EW     | EACH WAY  |
|        |   | EXP JT | EXPANSION JOINT                                   |
|        |   | EXST   | EXISTING  |
|        |   | FND    | FOUNDATION  |
|        |   | FES    | FLARED END SECTION                                |
|        |   | FF     | FINISH FLOOR                                      |
|        |   | FG     | FINISH GRADE                                      |
|        |   | FH     | FIRE HYDRANT                                      |
|        |   | FL     | FLOW LINE   |
|        |   | FN     | FENCE   |
|        |   | FOC    | FACE OF CONCRETE                                  |
|        |   | FPM    | FEET PER MINUTE                                   |
|        |   | FPS    | FEET PER SECOND                                   |
|        |   | FT     | FEET  |
|        |   | FTG    | FOOTING OR FITTING                                |
|        |   | G      | GAS   |
|        |   | GA     | GAUGE   |
|        |   | GAL    | GALLON  |
|        |   | GALV   | GALVANIZED  |
|        |   | GCO    | GRADE CLEANOUT                                    |
|        |   | GP     | GALVANIZED IRON PIPE                              |
|        |   | GND    | GROUND  |
|        |   | GPD    | GALLONS PER DAY                                   |
|        |   | GPM    | GALLONS PER MINUTE                                |
|        |   | GR     | GRATE   |
|        |   | GRTG   | GRATING   |
|        |   | GSP    | GALVANIZED STEEL PIPE                             |
|        |   | GV     | GATE VALVE  |
|        |   | H      | HIGH  |
|        |   | HB     | HOSE BIB  |
|        |   | HE     | HORIZONTAL ELLIPTICAL                             |
|        |   | HDWL   | HEADWALL  |
|        |   | HDRL   | HAND RAIL   |
|        |   | HORIZ  | HORIZONTAL  |
|        |   | HP     | HIGH POINT  |
|        |   | HR     | HOUR  |
|        |   | HVAC   | HEATING, VENTILATION, AIR CONDITIONING            |
|        |   | HWY    | HIGHWAY   |
|        |   | HWL    | HIGH WATER LINE                                   |
|        |   | HYD    | HYDRANT   |
|        |   | INCL   | INCLUDED  |
|        |   | ID     | INSIDE DIAMETER                                   |
|        |   | IN     | INLET   |
|        |   | INSUL  | INSULATION  |
|        |   | INV    | INVERT  |
|        |   | IRR    | IRRIGATION  |
|        |   | JTS    | JOINTS  |
|        |   | KO     | KNOCKOUT  |
|        |   | KPL    | KICK PLATE  |
|        |   | KWY    | KEYWAY  |
|        |   | L      | LEFT OR LITER                                     |
|        |   | LSCAPE | LANDSCAPE(ING)                                    |
|        |   | LF     | LINEAR FOOT                                       |
|        |   | LP     | LOW POINT   |
|        |   | LT     | LIGHT   |
|        |   | LWL    | LOW WATER LEVEL                                   |
|        |   | MAINT  | MAINTENANCE                                       |
|        |   | MAN    | MANUAL  |
|        |   | MATL   | MATERIAL  |
|        |   | MAX    | MAXIMUM   |
|        |   | ME     | MATCH EXISTING                                    |
|        |   | MECH   | MECHANICAL  |
|        |   | MFR    | MANUFACTURER                                      |
|        |   | MH     | MANHOLE   |
|        |   | MIN    | MINIMUM   |
|        |   | MISC   | MISCELLANEOUS                                     |
|        |   | MJ     | MECHANICAL JOINT                                  |
|        |   | N      | NORTH   |
|        |   | NA     | NOT APPLICABLE                                    |
|        |   | NIC    | NOT IN CONTRACT                                   |
|        |   | NPT    | NATIONAL PIPE THREAD                              |
|        |   | NTS    | NOT TO SCALE                                      |
|        |   | OS     | OFFSET  |
|        |   | OC     | ON CENTER   |
|        |   | OD     | OUTSIDE DIAMETER                                  |
|        |   | OPP    | OPPOSITE  |
|        |   | OPT    | OPTIONAL  |
|        |   | PC     | POINT OF CURVATURE                                |
|        |   | PCO    | PRESSURE CLEAN OUT                                |
|        |   | PCR    | POINT OF CURVE RETURN                             |
|        |   | PI     | POINT OF INTERSECTION                             |
|        |   | PIV    | POINT OF VERTICAL INTERSECTION                    |
|        |   | PL     | PROPERTY LINE                                     |
|        |   | PE     | POLYETHYLENE                                      |
|        |   | PREFAB | PREFABRICATED                                     |
|        |   | PRELIM | PRELIMINARY                                       |
|        |   | PREP   | PREPARATION                                       |
|        |   | PROP   | PROPOSED  |
|        |   | PRV    | PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE  |
|        |   | PSF    | POUNDS PER SQUARE FOOT                            |
|        |   | PSI    | POUNDS PER SQUARE INCH                            |
|        |   | PV     | PLUG VALVE  |
|        |   | PVC    | POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE |
|        |   | PVMT   | PAVEMENT  |
|        |   | QTY    | QUANTITY  |
|        |   | R      | RIGHT   |
|        |   | RAD    | RADIUS  |
|        |   | RCP    | REINFORCED CONCRETE PIPE                          |
|        |   | RD     | ROOF DRAIN  |
|        |   | RE     | REFERENCE   |
|        |   | RECT   | RECTANGULAR                                       |
|        |   | REINF  | REINFORCE (D) (ING) (MENT)                        |
|        |   | REQD   | REQUIRED  |
|        |   | ROW    | RIGHT OF WAY                                      |
|        |   | SAN    | SANITARY  |
|        |   | SC     | SAWCUT  |
|        |   | SD     | STORM DRAIN                                       |
|        |   | SECT   | SECTION   |
|        |   | SPD    | STANDARD PROCTOR DENSITY                          |
|        |   | SPEC   | SPECIFICATION                                     |
|        |   | SQ     | SQUARE  |
|        |   | SQ IN  | SQUARE INCH                                       |
|        |   | SQ FT  | SQUARE FOOT                                       |
|        |   | SQ YD  | SQUARE YARD                                       |
|        |   | SS     | SANITARY SEWER                                    |
|        |   | SST    | STAINLESS STEEL                                   |
|        |   | STA    | STATION   |
|        |   | STD    | STANDARD  |
|        |   | STL    | STEEL   |
|        |   | STRUCT | STRUCTURAL  |
|        |   | SVC    | SERVICE   |
|        |   | SWMP   | STORMWATER MANAGEMENT PLAN                        |
|        |   | SYM    | SYMMETRICAL                                       |
|        |   | TB     | THRUST BLOCK                                      |
|        |   | TBC    | TOP BACK OF CURB                                  |
|        |   | TBM    | TEMPORARY BENCH MARK                              |
|        |   | TEMP   | TEMPORARY   |
|        |   | TG     | FINISHED GRADE ADJACENT TO TOP OF WALL            |
|        |   | THK    | THICK   |
|        |   | TOB    | TOP OF BANK                                       |
|        |   | TOS    | TOP OF CONCRETE OR TOP OF CURB                    |
|        |   | TOT    | TOP OF STEP                                       |
|        |   | TOT    | TOTAL   |
|        |   | TW     | TOP OF WALL OR CAP OF WALL                        |
|        |   | TYP    | TYPICAL   |
|        |   | UBC    | UNIFORM BUILDING CODE                             |
|        |   | UGE    | UNDERGROUND ELECTRIC UTILITY                      |
|        |   | UTIL   | UTILITY   |
|        |   | VERT   | VERTICAL  |
|        |   | VCP    | POINT OF VERTICAL CURVATURE                       |
|        |   | VCT    | VITRIFIED CLAY PIPE                               |
|        |   | W      | WIDE OR WIDTH                                     |
|        |   | W/     | WITH  |
|        |   | W/O    | WITHOUT   |
|        |   | WOCE   | WATER QUALITY CONTROL ELEVATION                   |
|        |   | WSE    | WATER SURFACE ELEVATION                           |
|        |   | WW     | WASTEWATER  |
|        |   | X SECT | CROSS SECTION                                     |
|        |   | XFMR   | ELECTRONIC TRANSFORMER                            |
|        |   | YH     | YARD HYDRANT                                      |

**DESIGN LEGEND**

