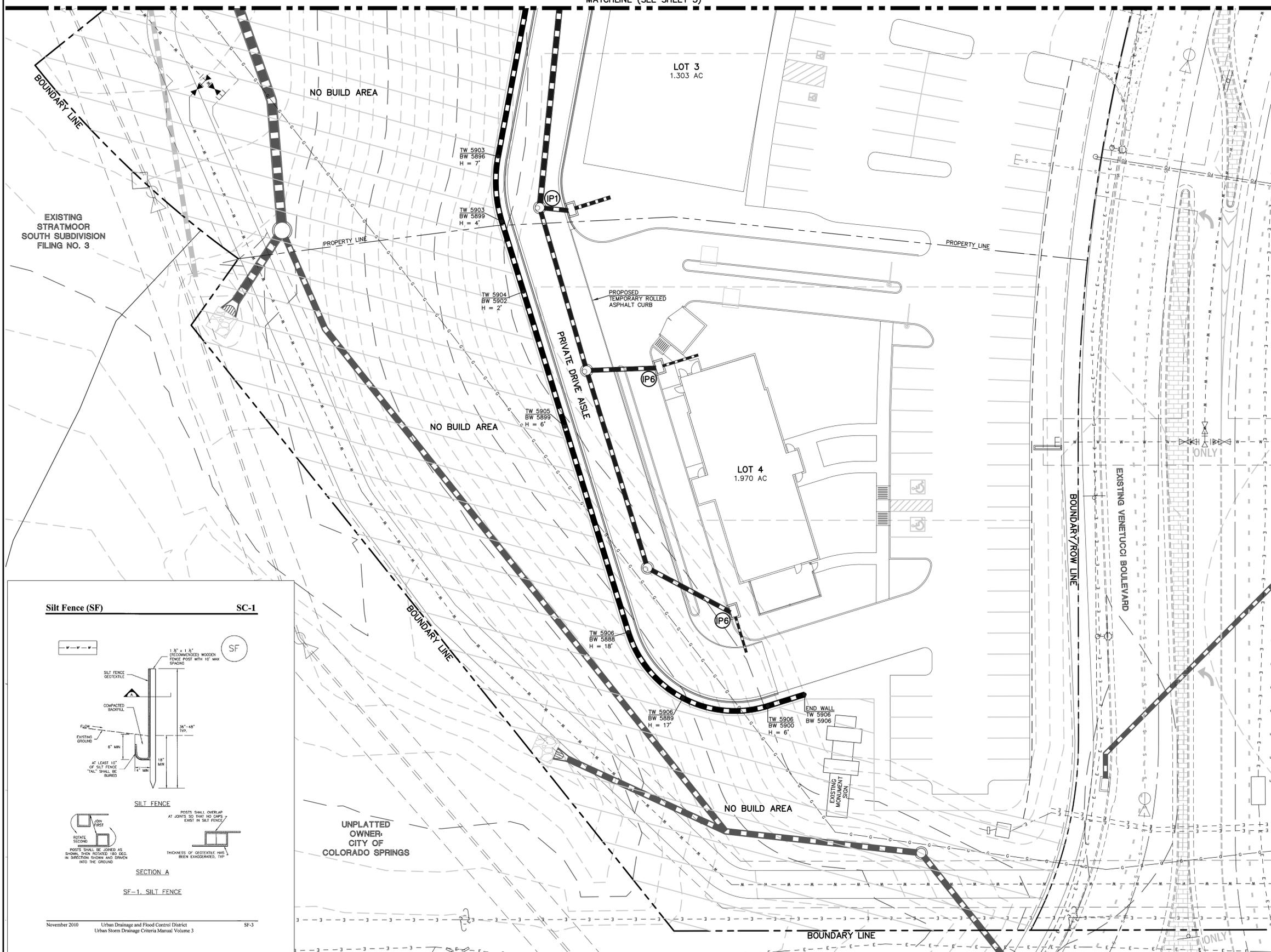
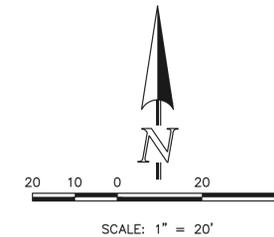
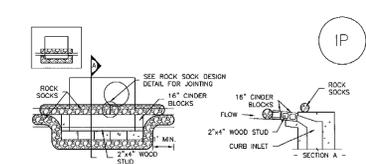


MATCHLINE (SEE SHEET 3)



SC-6 Inlet Protection (IP)

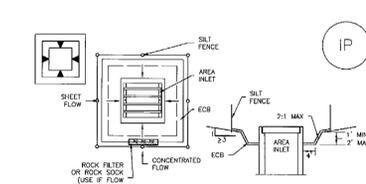


- IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**
- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. CONCRETE "TOWER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 3. SUMP BASK SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

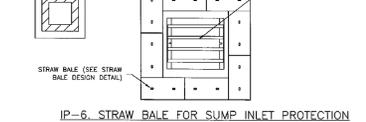
- IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**
- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-6 Inlet Protection (IP)



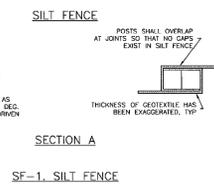
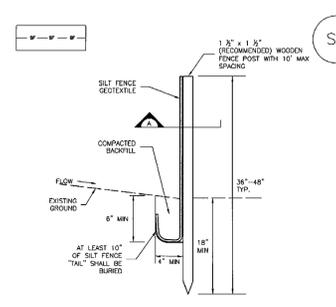
- IP-5. OVEREXCAVATION INLET PROTECTION**
- OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES**
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
 2. WHEN USING FOR CONCENTRATED FLOW, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
 3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



- IP-6. STRAW BALE FOR SUMP INLET PROTECTION**
- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES**
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

IP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Silt Fence (SF) SC-1



SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

LEGEND

(7000)	EXISTING CONTOUR MAJOR	(SF)	SILT FENCE
7000	PROPOSED CONTOUR MAJOR	(IP1)	BLOCK & ROCK SOCK INLET PROTECTION
2.00%	SPOT ELEVATION	(IP6)	STRAW BALE INLET PROTECTION
→	FLOW DIRECTION AND GRADE	(VTC)	VEHICLE TRACKING CONTROL
EOA	EDGE OF ASPHALT		
FL	FLOW LINE OF CURB		
TBC	TOP BACK OF CURB		
FG	FINISHED GROUND		
HP	HIGH POINT ELEVATION		
LP	LOW POINT ELEVATION		

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS **811**

UTILITY NOTIFICATION CENTER OF COLORADO ITS THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	30% CD ISSUANCE	06/04/21

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



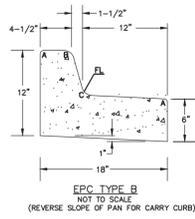
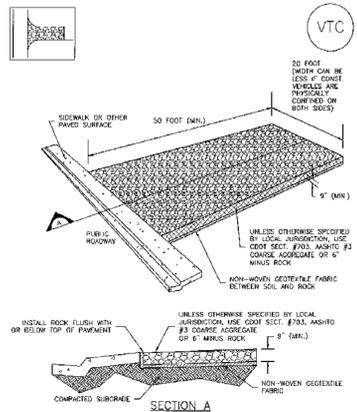
SOUTH ACADEMY HIGHLANDS FILING NO. 4

DETAILED GRADING PLAN INCLUDING EROSION CONTROL

DESIGNED BY	MAL	SCALE	DATE	06/04/21
DRAWN BY	MES	(H) 1" = 20'	SHEET	2 OF 3
CHECKED BY	(V) 1" = N/A	JOB NO.	2186.90	

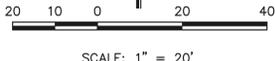


Vehicle Tracking Control (VTC) SM-4

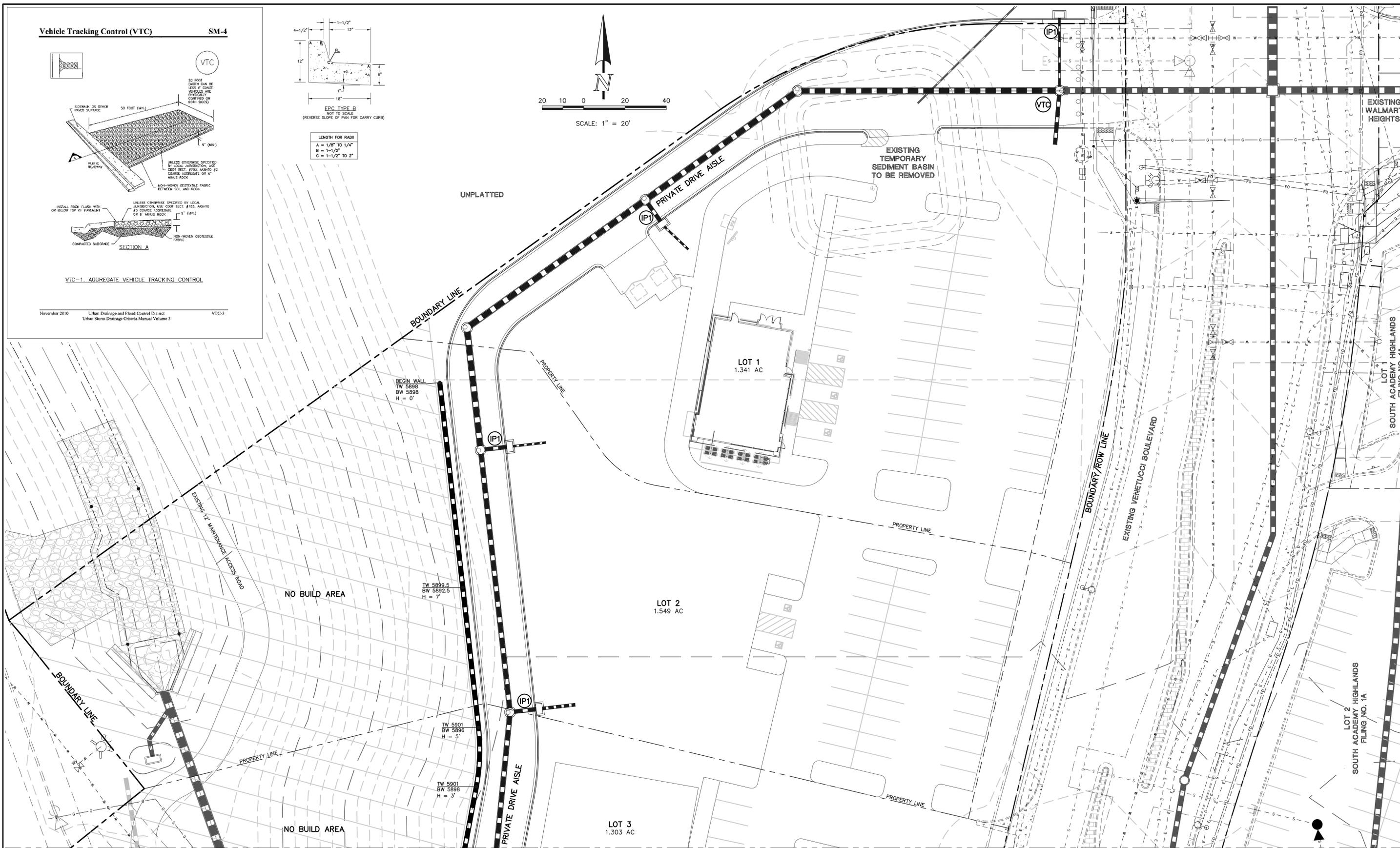


LENGTH FOR RADI

A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3



MATCHLINE (SEE SHEET 2)

LEGEND

(7000)	EXISTING CONTOUR MAJOR	(SF)	SILT FENCE
7000	PROPOSED CONTOUR MAJOR	(IP1)	BLOCK & ROCK SOCK
•	SPOT ELEVATION	(IP6)	STRAW BALE INLET PROTECTION
→	FLOW DIRECTION AND GRADE	(VTC)	VEHICLE TRACKING CONTROL
—	EDGE OF ASPHALT		
—	FLOW LINE OF CURB		
—	TOP BACK OF CURB		
—	FINISHED GROUND		
HP	HIGH POINT ELEVATION		
LP	LOW POINT ELEVATION		

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NO.	REVISION	DATE
1	30% CD ISSUANCE	06/04/21

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

SOUTH ACADEMY HIGHLANDS
FILING NO. 4
DETAILED GRADING PLAN
INCLUDING EROSION CONTROL

DESIGNED BY	MAL	SCALE	DATE	06/04/21
DRAWN BY	MES	(H) 1" = 20'	SHEET	3 OF 3
CHECKED BY	(V) 1" = N/A	JOB NO.	2186.90	

CLASSIC CONSULTING

N:\218690\DRAWINGS\CONSTRUCTION\FILING 4 - DETAILED GRADING\218690-06-03.dwg, 6/2/2021 11:20:54 AM, 1:1

SOUTH ACADEMY HIGHLANDS FILING NO. 4

CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

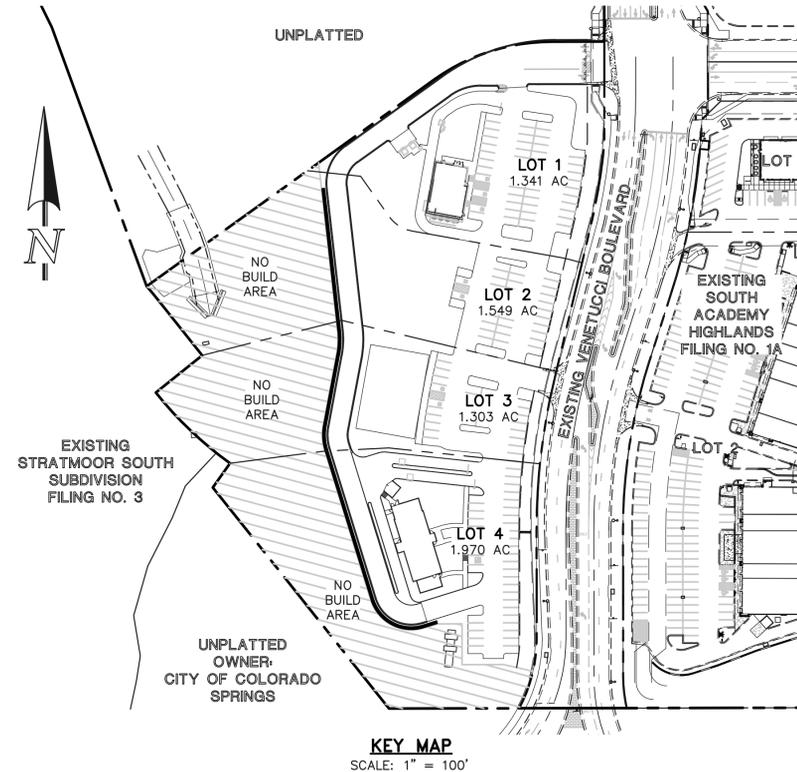
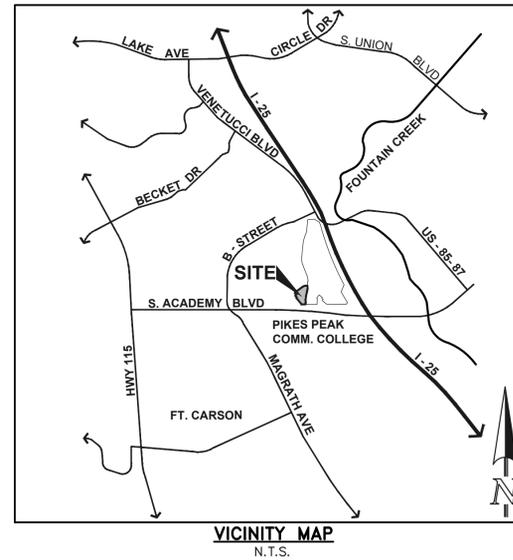
PRIVATE STORM SEWER PLAN

JUNE 2021

GENERAL CONSTRUCTION NOTES: (CITY OF FOUNTAIN)

1. ALL CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CITY OF FOUNTAIN PUBLIC UTILITY DESIGN AND CONSTRUCTION SPECIFICATIONS.
2. ALL CONSTRUCTION SITE TRAFFIC CONTROL SHALL CONFORM TO SECTION 12.04.140 OF THE CITY OF FOUNTAIN MUNICIPAL CODE.
3. 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.
4. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS _____ (SOURCE OF DATA). CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC, TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - A. COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.
 - B. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - C. CITY OF FOUNTAIN PUBLIC UTILITY DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOW LINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADED.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
10. MATCH INTO EXISTING GRADES AT 3:1 MAX. CUT AND FILL SLOPES.
11. 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.
12. 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.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
14. THE CONTRACTOR WILL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THE OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
15. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER CITY OF FOUNTAIN AND CDOT STANDARDS AND SPECIFICATIONS.
16. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CURB RETURNS AND CONFORM TO THE CITY OF COLORADO SPRINGS ENGINEERING STANDARDS AND SPECIFICATIONS.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. WHERE PROPOSED SLOPES CONFLICT WITH SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
20. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
21. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF FOUNTAIN AND ALL UTILITIES INVOLVED IN THE PROJECT PRIOR TO MOBILIZING ON SITE.
22. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF APPROVED 404 PERMIT (IF APPLICABLE). CONTRACTOR SHALL HAVE COPIES OF ALL REQUIRED PERMITS AT JOB SITE AT ALL TIMES.
23. PROVIDE 10 FOOT TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
24. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
25. THE CITY OF FOUNTAIN SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF WORK.
26. NO WORK SHALL COMMENCE UNTIL THE INSTALLING CONTRACTOR HAS AN APPROVED SET OF PLANS FROM THE CITY AND CURRENT SPECIFICATIONS IN HIS POSSESSION. THE ENGINEER'S APPROVAL WILL BE FOR GENERAL CONFORMITY TO THE PLANS AND WILL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE CONTRACTOR OR CONSULTING ENGINEER OF THIS RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
27. STREETS SHALL NOT BE PAVED UNTIL METER PIT LOCATIONS OR STOP BOXES HAVE BEEN VERIFIED IN THE FIELD. NO PAVING PERMITS SHALL BE ISSUED UNTIL A RELEASE IS GIVEN BY THE CITY.
28. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING CONDITIONS AND SHALL NOTIFY ENGINEER IF CONDITION IS NOT AS SHOWN AND ALL CONFLICTS SHALL BE RESOLVED PRIOR TO START OF CONSTRUCTION.
29. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE CONTRACTOR IS DIRECTED TO PAY PARTICULAR ATTENTION TO THE SECTION OF CONSTRUCTION ZONE TRAFFIC.
30. CONSTRUCTION SHALL COMMENCE WITHIN 180 DAYS OF THE APPROVAL DATE SHOWN ON THE PLANS OR THE PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL. IF CONSTRUCTION ON THE MAIN INSTALLATION IS DELAYED FOR MORE THAN 180 DAYS, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.
31. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
32. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC RIGHT OF WAY, UNLESS IN ACCORDANCE WITH THE CITY OF FOUNTAIN CURRENT ORDINANCES. BMPs MAY BE REQUIRED BY THE CITY IF DEEMED NECESSARY, BASED ON SPECIFIC CIRCUMSTANCES.
33. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED. LOCATION OF VTC SHALL BE APPROVED BY THE CITY ENGINEER.
34. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS.
35. CONSTRUCTION WORK ACTIVITY IS PERMITTED ONLY WITHIN THE SPECIFIED HOURS:

Monday - Friday	7:00 A.M. - 7:00 P.M.
Saturday	8:00 A.M. - 5:00 P.M.
Sunday	9:00 A.M. - 4:00 P.M.
36. ALL CONSTRUCTION CONCRETE WASH OUT SITES MUST INCORPORATE IMPERVIOUS LINED CONTAINMENT. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO DUMP OUT REMNANT CONCRETE OR WASH OUT EQUIPMENT DIRECTLY ONTO GROUND OR PAVED SURFACES WITHOUT LINED CONTAINMENT.



BENCHMARKS:

- A. A SANITARY SEWER MANHOLE LOCATED AT THE EASTERLY END OF STRATMOOR SOUTH DRIVE, APPROXIMATELY 27 FEET NORTH OF THE MOST EASTERLY CORNER OF LOT 1, STRATMOOR SOUTH SUBDIVISION FILING NO. 3. ELEVATION = 5861.74
- B. A SANITARY SEWER MANHOLE LOCATED IN B STREET, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF B STREET AND HIGHWAY 85/87. ELEVATION = 5806.58

AGENCIES:

OWNER/DEVELOPER: UTW ACADEMY DEVELOPMENT, LLC
 ONE METROPOLITAN SQUARE
 211 N. BROADWAY, SUITE 3000
 ST. LOUIS, MO 63102-2741
 MR. JEFF OTTO, (314) 259-5978

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
 6385 CORPORATE DRIVE, SUITE 101
 COLORADO SPRINGS, CO 80919
 MR. KYLE R. CAMPBELL, P.E., (719) 785-0790

ENGINEERING DIVISION: CITY OF FOUNTAIN
 DEPARTMENT OF PUBLIC WORKS
 116 S. MAIN STREET
 FOUNTAIN, CO 80817
 MR. DUANE GREENWOOD, (719) 322-2000

WATER & SANITATION DISTRICT: STRATMOOR HILLS WATER & SANITARY DISTRICT
 1811 B STREET
 COLORADO SPRINGS, COLORADO 80906
 MR. GORDON HALVORSON, (719) 576-0311

FOUNTAIN FIRE DEPARTMENT: CITY OF FOUNTAIN FIRE DEPARTMENT
 811 N. SANTA FE AVENUE
 FOUNTAIN, CO 80817
 CHIEF DARIN ANSTINE, (719) 382-7800

GAS/ELECTRIC COMPANY: COLORADO SPRINGS UTILITIES
 LEON YOUNG SERVICE CENTER
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, COLORADO 80910
 MR. TONY COLVIN, (719) 668-5768

TELEPHONE COMPANY: U.S. WEST COMMUNICATIONS
 (LOCATORS) (800) 922-1987
 AT & T
 (LOCATORS) (719) 635-3674

APPROVALS:

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL, COLORADO P.E. #29794 FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS DATE _____

CITY OF FOUNTAIN ACCEPTANCE:

THE PLANS OR REPORT SUBMITTED APPEAR TO BE IN CONFORMANCE WITH THE CITY OF FOUNTAIN SUBMITTAL REQUIREMENTS AND STANDARD ENGINEERING PRINCIPALS AND PRACTICES APPEAR TO HAVE BEEN FOLLOWED. THE PROFESSIONAL ENGINEER SUBMITTING AND SEALING THE PLANS OR REPORT IS SOLELY RESPONSIBLE FOR THEIR ACCURACY AND VALIDITY. THIS REVIEW IS ONLY VALID FOR ONE (1) YEAR FROM THE DATE BELOW.

DUANE GREENWOOD
 PW DIRECTOR / CITY ENGINEER DATE _____

SWMP PERMIT ACCEPTANCE:

I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COPS PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

OWNER/DEVELOPER: MR. JEFFREY OTTO, MANAGER DATE _____
 ADDRESS: UTW ACADEMY DEVELOPMENT, LLC
 ONE METROPOLITAN SQUARE
 211 N. BROADWAY, SUITE 3000
 ST. LOUIS, MO 63102-2741
 (314) 259-5978

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small>	NO. REVISION	DATE	REVIEW:
	1 30% CD ISSUANCE	06/04/21	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE _____



CLASSIC CONSULTING

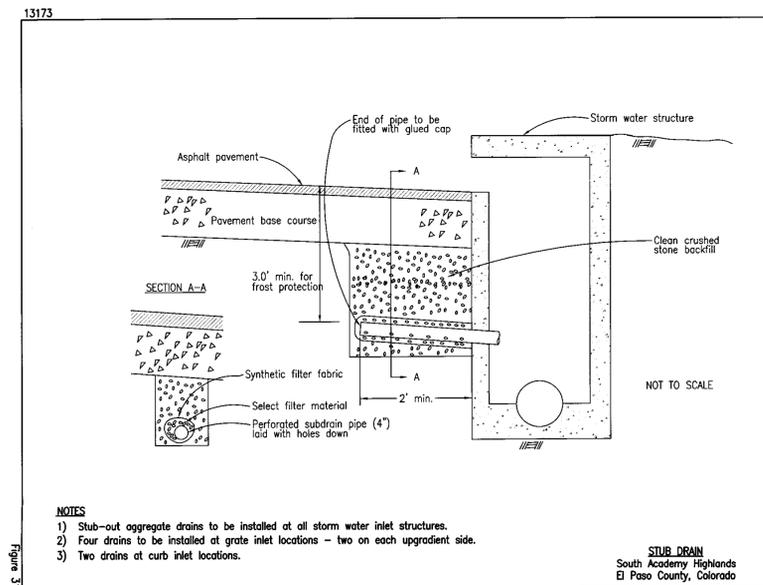
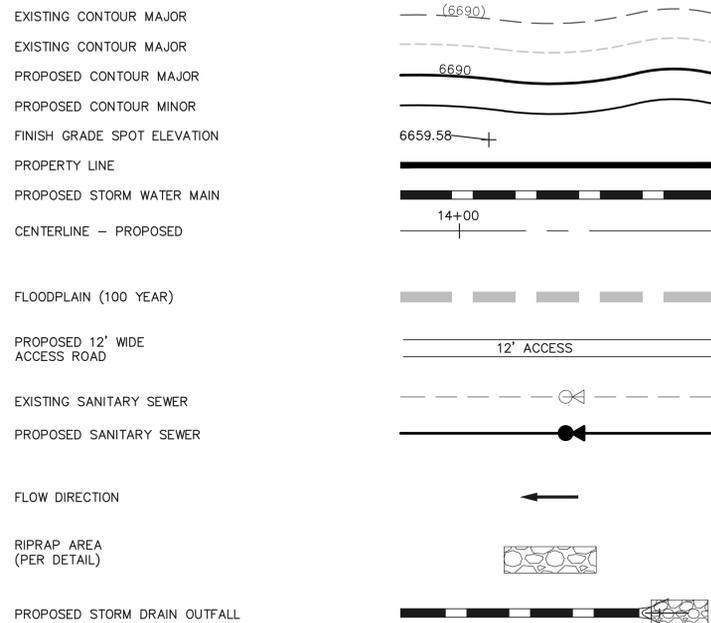
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
 PRIVATE STORM SEWER PLAN
 TITLE SHEET



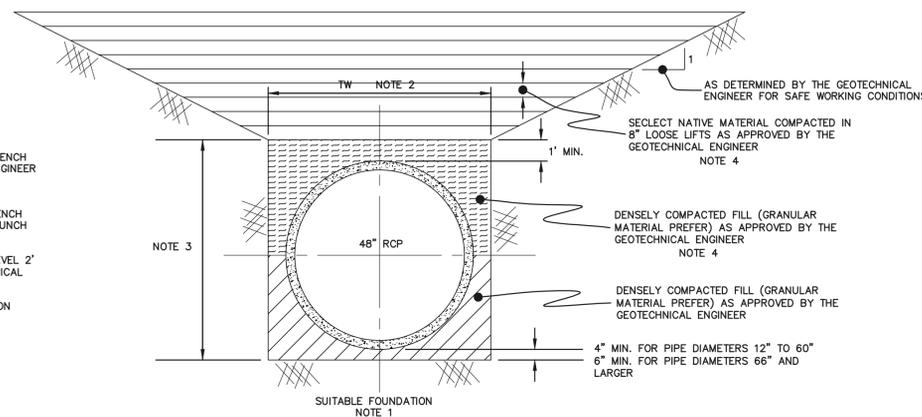
DESIGNED BY	MAL	SCALE	DATE	06/04/21
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CHECKED BY	(V) 1"= N/A	JOB NO.	2186.90	

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LEGEND:



TYPICAL INLET SUB-SURFACE DRAIN DETAIL
 N.T.S.



TYPICAL CLASS "B" RCP TRENCH
 SCALE: 1/2" = 1'

NOTES & SPECIFICATIONS:

- WHERE SOFT, WET, OR YIELDING FOUNDATION CONDITIONS ARE ENCOUNTERED THE TRENCH SHALL BE OVER EXCAVATED AND THE BOTTOM STABILIZED AS APPROVED BY THE ENGINEER AND GEOTECHNICAL ENGINEER.
- PIPE CLASS CALCULATION ARE BASED ON THE POSITIVE PROJECTING EMBANKMENT CONDITION THUS THE TRENCH WIDTH t_w IS NOT CRITICAL ALLOWING THE USE OF TRENCH BOXES. t_w SHOULD BE ADEQUATE TO ALLOW PROPER COMPACTION IN THE PIPE HAUNCH AREA.
- WHERE PIPE IS TO BE PLACED IN FILL AREAS THE FILL SHALL BE BROUGHT TO A LEVEL 2' MINIMUM ABOVE THE TOP OF THE PROPOSED PIPE, THEN THE PIPE LAID AS PER TYPICAL TRENCH DETAIL.
- GRANULAR MATERIAL IS PREFERRED, SELECT MATERIAL FROM THE TRENCH EXCAVATION MAY BE USE APPROVED BY THE ENGINEER/GEOTECHNICAL ENGINEER.
- THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED FOR COMPACTION TESTING OF THE BACKFILL MATERIAL.

STORM SEWER NOTES:

- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY) AND ONE (1) COPY OF THE CITY OF FOUNTAIN ENGINEERING DIVISION STANDARD SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- ALL STORM SEWER PIPE, MANHOLES, AND INLETS SHALL BE TYPE V (SULPHATE RESISTANT) CLASS III REINFORCED CONCRETE WITH CLASS B BEDDING, UNLESS OTHERWISE ON PLANS. SULPHATE RESISTANT CONCRETE REQUIRED DUE TO CORROSIVE SOILS.
- ALL MANHOLE NOMENCLATURE BASED UPON EL PASO COUNTY/CITY OF COLORADO SPRING SPECIFICATIONS.
- CDOT TYPE INLETS ARE TO BE USED THROUGHOUT SITE. REFER TO CDOT M-STANDARDS FOR CONSTRUCTION DETAILS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- CONCRETE WASH WATER SHALL NOT BE ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORM WATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEWER SYSTEM MUNICIPAL SEWER POLLUTANTS THAT COULD CAUSE THE CITY OF FOUNTAIN TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APERTURES AS A RESULT OF THE DEVELOPMENT.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL INLETS ARE TO CONTAIN THE INLET SUB-SURFACE DRAIN; DETAIL SHOWN ON SHEET 7.

GENERAL NOTES & SPECIFICATIONS

- ALL CONCRETE USED ON THIS PROJECT SHALL BE RESISTANT TO SULFATE ATTACK AS PER THE ORIGINAL GEOTECHNICAL REPORT FROM MIDWEST TESTING. ALL CAST INPLACE STRUCTURAL CONCRETE USED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 601, STRUCTURAL CONCRETE CLASS "D" WITH A MINIMUM COMPRESSION YIELD STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. HIGHER COMPRESSIVE STRENGTH CONCRETE IS ACCEPTABLE TO ACHIEVE EARLY CONCRETE STRENGTH THAT MAY BE DEEMED NECESSARY TO MEET CONSTRUCTION SCHEDULING PRIORITIES. CONCRETE SHALL BE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WITH THE FOLLOWING EMPHASIS AND ADDITIONS:

REINFORCEMENT, REINFORCING BARS SHALL BE IN CONFORMITY WITH ASTM A-615 GRADE 60.

PLACING, CONCRETE PROTECTIVE COVER FOR REINFORCEMENT SHALL BE 3" FOR CONCRETE POURED AGAINST THE EARTH, AND 2" FOR CONCRETE POURED IN FORMS, UNLESS OTHERWISE NOTED ON THE PLANS.

REINFORCING SPlicing, LAP SPICES SHALL BE THE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE NOTED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

CEMENT AND CONCRETE PROPORTIONING AND MIXING: CONCRETE USED ON THIS PROJECT SHALL BE RESISTANT TO SULFATE ATTACK. CEMENT SHALL BE EITHER TYPE V, IF AVAILABLE, OR ASTM C 150 TYPE II CEMENT, 20 PERCENT FLY ASH, A MAXIMUM WATER TO CEMENT RATION OF 0.45 AND AIR ENTRAINMENT OF 5 TO 8 PERCENT. FLY ASH SHALL MEET THE REQUIREMENTS OF ASTM C 618 CLASS F. THE DESIGN JOB MIX SHALL BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF CONCRETE ON THIS PROJECT.

DEPOSITING THE CONCRETE; IN ADDITION DROP CHUTES, ELEPHANT TRUNKS OR PUMPING SHALL BE USED TO PREVENT SEGREGATION OF THE MIX DUE TO EXCESSIVE VERTICAL DROP OR CONCRETE HITTING THE REINFORCING. PLACEMENT OF THE CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318.

ADMIXTURES, NO CALCIUM CHLORIDE ADMIXTURE SHALL BE USED. AN APPROVED WATER REDUCING AGENT MAY BE USED.

SLUMP, THE MAXIMUM SLUMP OF THE DELIVERED CONCRETE SHALL BE THE SLUMP OF THE APPROVED MIX DESIGN PLUS 1 1/2" MAXIMUM.

ALL CONSTRUCTION JOINTS NOT SHOWN ON THESE PLANS SHALL BE APPROVED BY THE ENGINEER. ALL COLD JOINTS SHALL BE KEYS AS INDICATED ON THESE PLANS. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION/ COLD JOINTS.

ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURES DURING CONSTRUCTION. BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE CUTOFF WALLS AND ALL OTHER STRUCTURES.

CONCRETE SHALL HAVE 5% TO 8% ENTRAINED AIR BY VOLUME.

- GEOTEXTILES: FILTER FABRIC USED TO PROVIDE A BARRIER BETWEEN GRANULAR DRAINAGE MATERIALS AND SOIL SHALL BE MIRAFI 140N OR APPROVED EQUAL. THE FABRIC SHALL BE LAPPED AND SECURED AS NECESSARY TO PROVIDE A CONTINUOUS BARRIER BETWEEN THE DRAINAGE MATERIAL AND ADJACENT SOIL.

- REINFORCED CONCRETE PIPE AND PRECAST UNITS:

ALL CONCRETE SHALL BE RESISTANT TO SULFATE ATTACK.

ALL STATIONING IS ALONG THE STORM SEWER CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.

ALL STORM SEWER PIPE (RCP) SHALL BE THE PIPE CLASS SHOWN ON THE PROFILE WITH PIPE BEDDING CLASS B. ALL RCP 24" DIAMETER AND GREATER SHALL BE WITH RUBBER GASKET (PRESS-SEAL GASKET). RUBBER GASKET JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443.

ALL STORM SEWER PIPE (RCP) LATERALS TO BE CONSTRUCTED AS PART OF THIS PROJECT SHALL BE THE PIPE CLASS AND THE BEDDING CLASS INDICATED ON THESE PLANS.

ALL REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C76 AND CDOT SECTION 706.

PRECAST RISER UNITS AND MANHOLES SHALL BE IN ACCORDANCE WITH ASTM. C-478 AND CDOT SECTION 604, MANHOLES.

STORM SEWER BENDS AND WYES SHOWN ON THESE PLANS SHALL BE PREFABRICATED. THE BENDS AND WYES SHALL BE PREFABRICATED AS NECESSARY TO KEEP JOINT GAPS (SEPARATION) FOR RUBBER GASKET JOINTS EQUAL TO OR LESS THAN 0.875". IN NO CASE SHALL THE MAXIMUM JOINT SEPARATION FOR STRAIGHT ALIGNMENTS EXCEED 1" OR 1 1/2" ON CURVED ALIGNMENTS.

THE MISALIGNMENT OF THE INTERIOR SURFACE AT PIPE JOINTS SHALL NOT EXCEED 3/8" UNLESS OTHERWISE APPROVED. THE INTERIOR SURFACE OF RCP WHEN DELIVERED TO THE SITE SHALL BE SMOOTH AND UNIFORM THROUGHOUT ITS LENGTH, EQUIVALENT TO A STEEL TROWEL FINISH, FREE OF RIFLING MARKS, UNLESS OTHERWISE APPROVED.

ALL RCP PIPE OUTFALLS SHALL HAVE THE LAST 2 PIPE JOINTS MECHANICALLY RESTRAINED AS WELL AS THE END SECTION. RESTRAINTS ARE NOT NEEDED AT HEADWALLS.

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	30% CD ISSUANCE	06/04/21

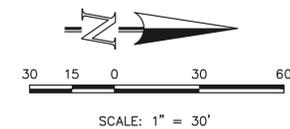
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



SOUTH ACADEMY HIGHLANDS FILING NO. 4 PRIVATE STORM SEWER PLAN GENERAL NOTES AND SPECIFICATIONS			
DESIGNED BY	MAL	SCALE	DATE 06/04/21
DRAWN BY	MES	(H) 1"=VARIES	SHEET 2 OF 3
CHECKED BY	(V) 1"=	N/A	JOB NO. 2186.90



EXISTING STRATMOOR
SOUTH SUBDIVISION
FILING NO. 3



UNPLATTED
OWNER:
CITY OF COLORADO
SPRINGS

UNPLATTED

NO BUILD AREA

NO BUILD AREA

NO BUILD AREA

NO BUILD AREA

STORM SEWER MATERIAL:
ALL STORM SEWER PIPE, MANHOLES, AND INLETS SHALL BE TYPE V (SULPHATE RESISTANT) CONCRETE DUE TO CORROSIVE SOILS. TRENCH CLASS-B BEDDING (OR BETTER).

LOT 3
1.303 AC

LOT 2
1.549 AC

LOT 4
1.970 AC

LOT 1
1.341 AC

LOT 2
SOUTH ACADEMY HIGHLANDS
FILING NO. 1A

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NO.	REVISION	DATE
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REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

SOUTH ACADEMY HIGHLANDS
FILING NO. 4
PRIVATE STORM SEWER PLAN

DESIGNED BY	MAL	SCALE	DATE	06/04/21
DRAWN BY	MES	(H) 1" = 30'	SHEET	3 OF 3
CHECKED BY	(V) 1" = N/A	JOB NO.	2186.90	

CLASSIC CONSULTING

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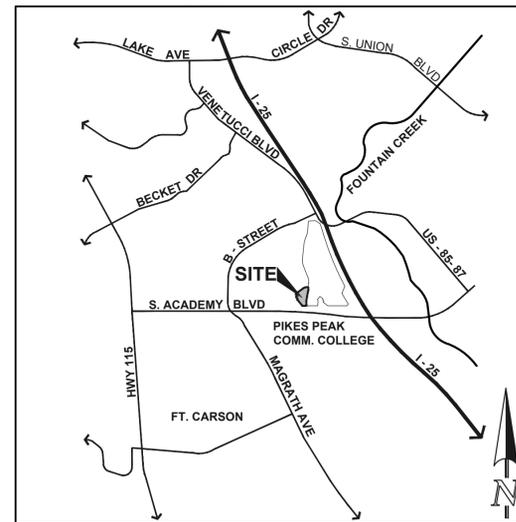
SOUTH ACADEMY HIGHLANDS FILING NO. 4

CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

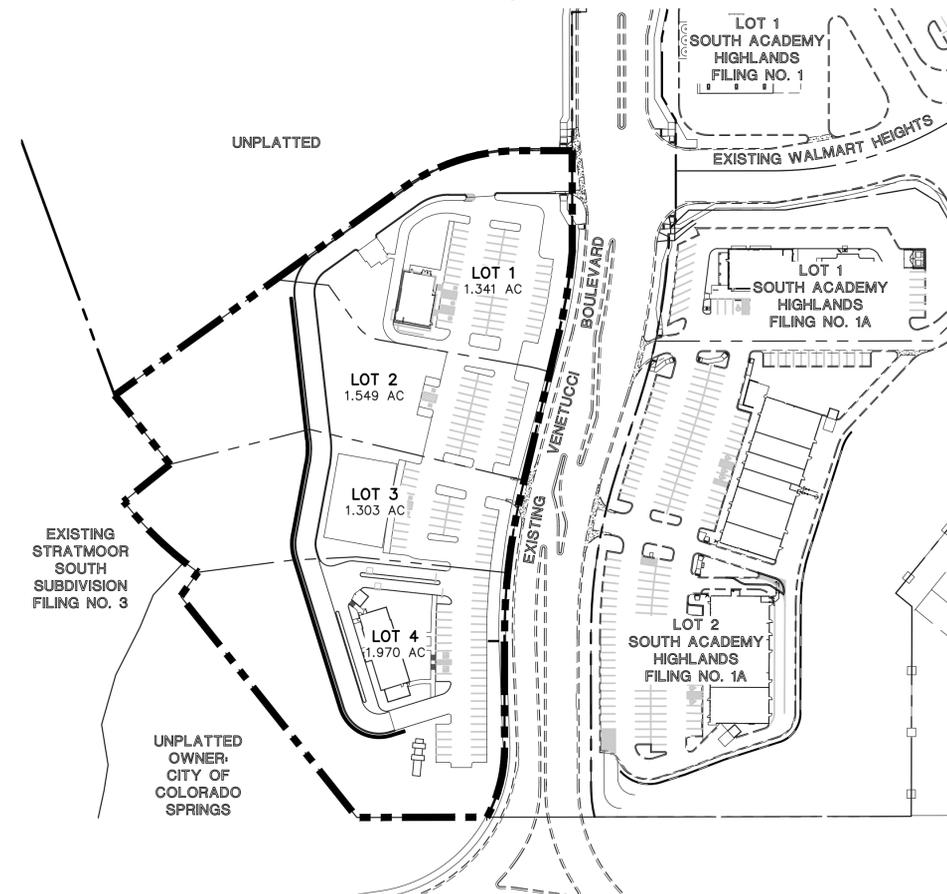
PUBLIC 8" PVC SANITARY SEWER PLAN

STRATMOOR WATER & SANITATION DISTRICT

JUNE 2021



VICINITY MAP
N.T.S.



KEY MAP

SCALE: 1" = 100'

WASTEWATER GENERAL NOTES: (STRATMOOR)

ALL D.I.P. SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-WRAPPING, AND INSTALLING 17 LB. MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.

ALL P.V.C. PIPE SHALL BE INSTALLED PER STRATMOOR HILLS WATER & SANITATION DISTRICT STANDARD SPECIFICATIONS.

IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED IT SHALL BE REVIEWED AND APPROVED BY STRATMOOR HILLS WATER & SANITATION DISTRICT, PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.

THE CONTRACTOR SHALL NOTIFY THE STRATMOOR HILLS WATER & SANITATION DISTRICT, INSPECTION SUPERVISOR 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION MATERIALS TO BE USED, CONSTRUCTION STAKING.

ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE.

ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE CONE SECTION SHALL BE REMOVED AND DISPOSED, RING AND COVER REMOVED AND THE MANHOLE FILLED WITH COMPACTED FILL.

IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.

IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE STRATMOOR HILLS WATER & SANITATION DISTRICT INSPECTOR AND THE ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.

THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE STRATMOOR HILLS WATER & SANITATION DISTRICT INSPECTOR.

ALL PIPELINES 10" DIAMETER AND LARGER AND PIPELINES LESS THAN 1" SHALL BE "AS-BUILT" SURVEYED AND "AS-BUILT" DRAWING(S) AND AN ELECTRONIC FILE SUBMITTED TO THE STRATMOOR HILLS WATER & SANITATION DISTRICT (RECORDS MANAGEMENT) FOR REVIEW AND ACCEPTANCE.

ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.

THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE STRATMOOR HILLS WATER & SANITATION DISTRICT INSPECTORS VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.

THE CONTRACTOR WILL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS WITH THE APPROVAL OF THE STRATMOOR HILLS WATER AND SANITATION DISTRICT INSPECTOR. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.

ALL SEWER MAINS AND SERVICES WILL HAVE TRACER WIRE ATTACHED THE SAME AS WATER MAIN. WIRES WILL BE ACCESSIBLE AT MANHOLES AND AT HOMES.

FOR PIPELINES 1.04% OR LESS GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED. (COLORADO SPRINGS UTILITIES)

THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAMPED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.

SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".

TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".

PIPELINES FOR LESS THAN 1.04% SHALL BE "AS CONSTRUCTED" BY A LICENSED SURVEYOR OR A APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO COLORADO SPRINGS UTILITIES RECORDS MANAGEMENT.

CONTRACTOR NOTE: (STRATMOOR)

CONTRACTORS TO CONTACT STRATMOOR HILLS WATER AND SANITATION DISTRICT FOR INFORMATION REGARDING SPECIFICATIONS AND STANDARDS PRIOR TO UTILITY CONSTRUCTION BIDDING.

BENCHMARKS:

THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOCATED APPROXIMATELY 1910 FEET WEST OF THE INTERSECTION OF INTERSTATE 25 AND SOUTH ACADEMY BOULEVARD, MONUMENTED BY A CONCRETE POST WITH A WASHER.
ELEV: 5900.89.

A SANITARY SEWER MANHOLE RIM LOCATED APPROXIMATELY 20 FEET EAST OF THE EAST END OF HAMPTON SOUTH.
ELEV: 5836.16

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING, BEING MONUMENTED AT THE EAST END BY A 2-1/2 INCH ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS "PLS 28651" AND AT THE WEST END BY CONCRETE POST WITH WASHER STAMPED PLS 3854, IS ASSUMED TO BEAR S89°53'21"W A DISTANCE OF 2632.07 FEET.

AGENCIES:

OWNER/DEVELOPER:	UTW ACADEMY DEVELOPMENT, LLC ONE METROPOLITAN SQUARE 211 N. BROADWAY, SUITE 3000 ST. LOUIS, MO 63102-2741 MR. ALAN BORNSTEIN, (314) 259-5803
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 6385 CORPORATE DRIVE, SUITE 101 COLORADO SPRINGS, CO 80919 MR. KYLE R. CAMPBELL, P.E., (719) 785-0790
ENGINEERING DIVISION:	CITY OF FOUNTAIN DEPARTMENT OF PUBLIC WORKS 116 S. MAIN STREET FOUNTAIN, CO 80817 MR. DUANE GREENWOOD, (719) 322-2000
COUNTY ENGINEERING:	EL PASO COUNTY, DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 MR. GARY HAMACHER, (719) 520-6460
WATER & SANITATION DISTRICT:	STRATMOOR HILLS WATER & SANITARY DISTRICT 1811 B STREET COLORADO SPRINGS, COLORADO 80906 MR. GORDON HALVORSON, (719) 576-0311
FIRE DISTRICT:	STRATMOOR HILLS FIRE PROTECTION DISTRICT 2160 B STREET COLORADO SPRINGS, COLORADO 80906 CHIEF TROY ROTRAMEL, (719) 576-1200
GAS COMPANY:	COLORADO SPRINGS UTILITIES LEON YOUNG SERVICE CENTER 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80910 MR. TONY COLVIN, (719) 668-5768
ELECTRIC COMPANY:	CITY OF FOUNTAIN 6745 SOUTHMOOR DRIVE FOUNTAIN, CO 80817 MR. CURTIS MITCHELL, (719) 322-2092
TELEPHONE COMPANY:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987 AT & T (LOCATORS) (719) 635-3674

STRATMOOR HILLS SANITATION DISTRICT APPROVALS
SANITATION PLAN APPROVAL: (STRATMOOR)

MR. GORDON HALVORSON, SUPERINTENDENT _____ DATE: _____
STRATMOOR WATER & SANITATION DISTRICT

WASTEWATER STATEMENT: (STRATMOOR)

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED SEWER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE STRATMOOR HILLS SANITATION DISTRICT SPECIFICATIONS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER-DEVELOPER.

ANY SEWER MAIN, SERVICE LINE APPURTENANCE TO EITHER, THAT IS TO BE RELOCATED OR ADJUSTED BECAUSE OF CONSTRUCTION OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR, OR PERSONS OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT. THIS SHALL BE AT NO EXPENSE TO THE STRATMOOR SANITATION DISTRICT.

DEVELOPER/OWNER: _____ DATE: _____
UTW ACADEMY DEVELOPMENT, LLC
ONE METROPOLITAN SQUARE
211 N. BROADWAY, SUITE 3000
ST. LOUIS, MISSOURI 63102
MR. ALAN BORNSTEIN

SHEET INDEX:

SHEET 1 OF 2	TITLE SHEET
SHEET 2 OF 2	PUBLIC 8" PVC SANITARY SEWER PLAN & PROFILE

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:
	1	30% CD ISSUANCE	06/04/21

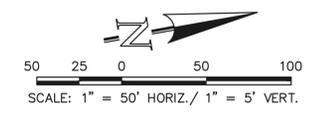
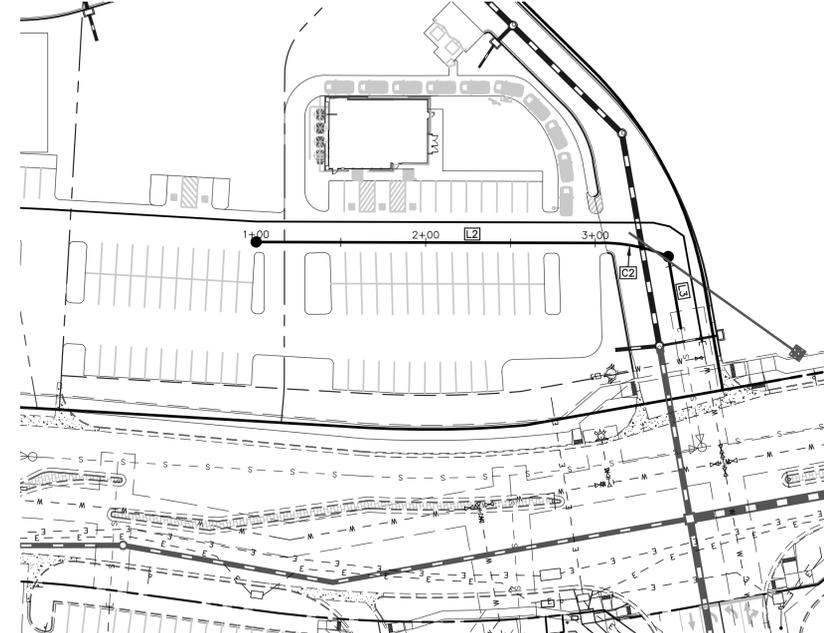
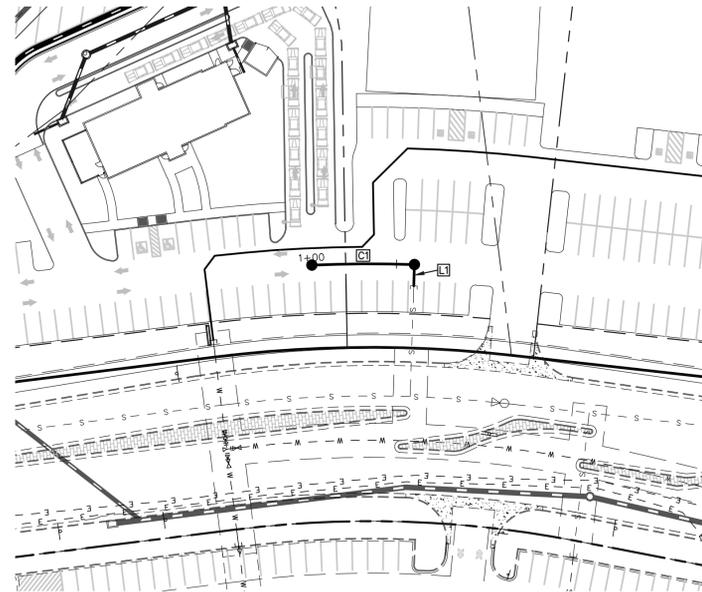
CLASSIC CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919
(719) 785-0790
(719) 785-0799 (Fax)

SOUTH ACADEMY HIGHLANDS FILING NO. 4
PUBLIC 8" PVC SANITARY SEWER PLAN
TITLE SHEET

DESIGNED BY	BB	SCALE	DATE	06/04/21
DRAWN BY	BB	(H) 1"=VARIES	SHEET	1 OF 2
CHECKED BY	(V) 1"= N/A	JOB NO.	2186.90	

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SANITARY LINE TABLE		
	LENGTH	BEARING
L1	12.50	S81°07'30"E
L2	204.12	S10°09'34"W
L3	42.72	S89°56'03"W

SANITARY CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	04°22'39"	60.55	792.50
C2	22°55'06"	40.00	100.00

NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

NOTE:
EXISTING UTILITIES SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.

PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN

5910	5910
5900	5900
5890	5890
5880	5880

1+00

PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN

5910	5910
5900	5900
5890	5890
5880	5880

1+00

2+00

3+00

LEGEND	
	ROW/BOUNDARY LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING GAS MAIN
	EXISTING ELECTRIC
	NO PARKING FIRE LANE SIGN OR PAINTED CURB

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KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



SOUTH ACADEMY HIGHLANDS
FILING NO. 4
PUBLIC 8" PVC SANITARY SEWER PLAN

DESIGNED BY	BB	SCALE	DATE	06/04/21
DRAWN BY	BB	(H) 1" = 50'	SHEET	2 OF 2
CHECKED BY		(V) 1" = 5'	JOB NO.	2186.90



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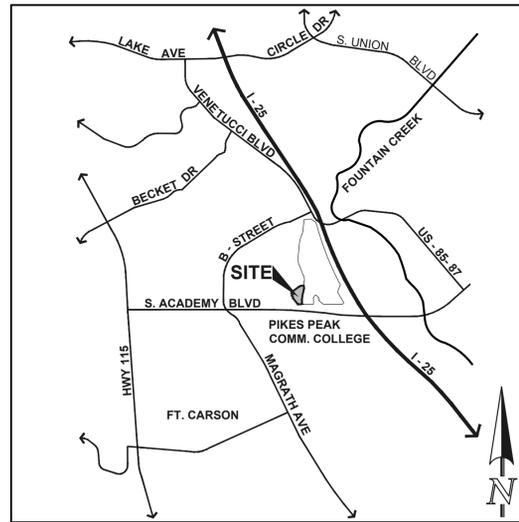
SOUTH ACADEMY HIGHLANDS FILING NO. 4

CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

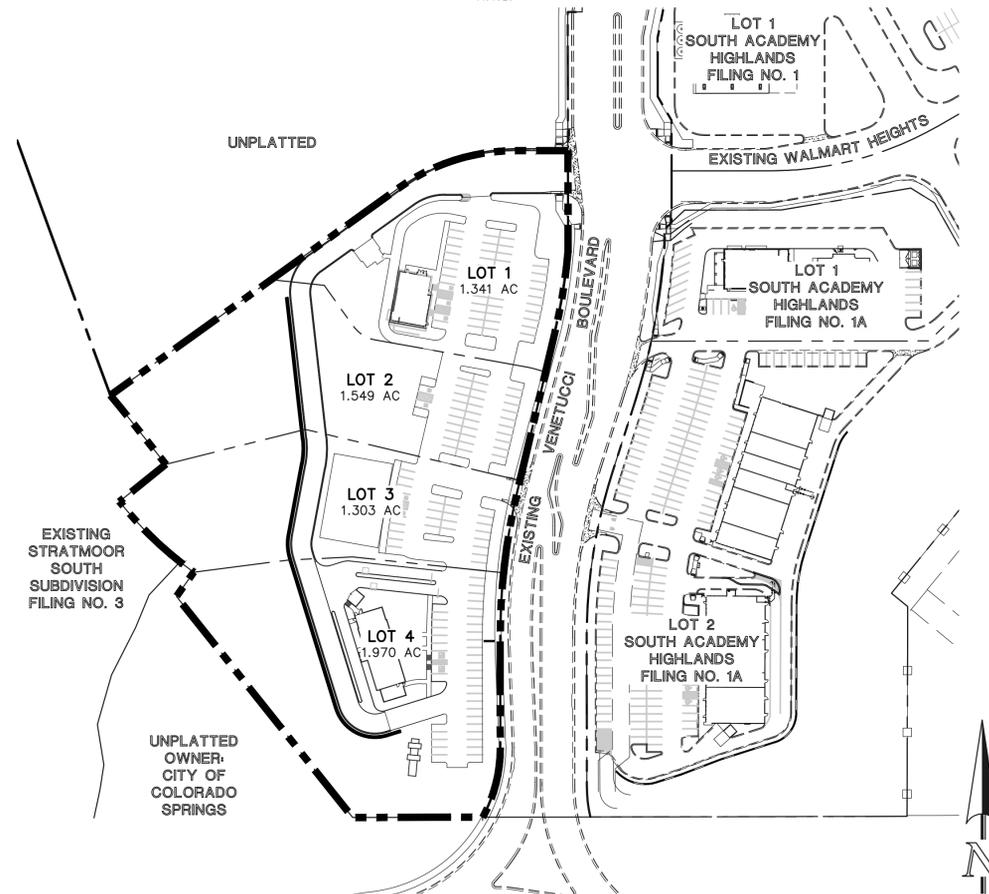
PUBLIC 8" PVC WATER SYSTEM PLAN

STRATMOOR WATER & SANITATION DISTRICT

JUNE 2021



VICINITY MAP
N.T.S.



KEY MAP
SCALE: 1" = 100'

WATER GENERAL NOTES:

- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH THE STRATMOOR HILLS WATER AND SANITATION DISTRICT STANDARDS. STRATMOOR WATER AND SANITATION DISTRICT USES COLORADO SPRINGS UTILITIES STANDARDS EXCEPT WHERE SPECIFIED DIFFERENTLY ON THESE PLANS.
- THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE EXPENSE OF THE DEVELOPER.
- THE CONTRACTOR IS REQUIRED TO NOTIFY STRATMOOR HILLS WATER & SANITARY PRIOR TO BEGINNING CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP, DO NOT CALL TO SCHEDULE THE TAP UNTIL THE PIPELINE INSPECTION NOTIFICATION HAS BEEN GIVEN.
- ALL WATER MAIN AND FITTINGS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION, 18" MINIMUM VERTICAL SEPARATION BETWEEN ALL UTILITY CROSSINGS.
- DUCTILE IRON PIPE IS REQUIRED FOR ALL MAINS 16" AND LARGER.
- ALL FIRE HYDRANTS ARE RATED 250 P.S.I. AND SHALL BE WATEROUS PACER FIRE HYDRANTS RIGHT TO OPEN ONLY.
- THE CONTRACTOR SHALL AT HIS EXPENSE, SUPPORT AND PROTECT ALL WATER MAINS SO THAT THEY FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WATER DISTRICT AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY INTERRUPTIONS TO EXISTING WATER SERVICES.
- REUSE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE STRATMOOR HILLS WATER & SANITATION DISTRICT INSPECTOR.
- 2' MINIMUM SEPARATION FROM FIRE HYDRANT TO BACK OF CURB, 2-1/2' BEHIND SIDEWALKS AND PEDESTRIAN RAMPS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- DIMENSIONS ARE APPROXIMATE FROM FITTING TO FITTING.
- FOR ALL WATER MAINS, THE DEPTH OF FILL OVER THE PIPE MEASURED FROM THE PROPOSED FINISHED GRADE TO THE TOP OF PIPE SHALL BE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET UNLESS OTHERWISE SPECIFIED.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ALL PVC TO BE C909 OR C900 WITH COPPER TRACER WIRE INSTALLED ALONG ALL MAINS AND SERVICE LINES.

CONTRACTOR NOTE:

CONTRACTORS TO CONTACT STRATMOOR HILLS WATER AND SANITATION DISTRICT FOR INFORMATION REGARDING SPECIFICATIONS AND STANDARDS PRIOR TO UTILITY CONSTRUCTION BIDDING.

BENCHMARKS:

- THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOCATED APPROXIMATELY 1910 FEET WEST OF THE INTERSECTION OF INTERSTATE 25 AND SOUTH ACADEMY BOULEVARD, MONUMENTED BY A CONCRETE POST WITH A WASHER.
EL: 5900.89.
- A SANITARY SEWER MANHOLE RIM LOCATED APPROXIMATELY 20 FEET EAST OF THE EAST END OF HAMPTON SOUTH.
EL: 5836.16

SHEET INDEX:

SHEET 1 OF 2	TITLE SHEET
SHEET 2 OF 2	PUBLIC 8" PVC WATER SYSTEM PLAN

AGENCIES:

OWNER/DEVELOPER:	UTW ACADEMY DEVELOPMENT, LLC ONE METROPOLITAN SQUARE 211 N. BROADWAY, SUITE 3000 ST. LOUIS, MO 63102-2741 MR. ALAN BORNSTEIN, (314) 259-5803
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 6385 CORPORATE DRIVE, SUITE 101 COLORADO SPRINGS, CO 80919 MR. KYLE R. CAMPBELL, P.E., (719) 785-0790
ENGINEERING DIVISION:	CITY OF FOUNTAIN DEPARTMENT OF PUBLIC WORKS 116 S. MAIN STREET FOUNTAIN, CO 80817 MR. DUANE GREENWOOD, (719) 322-2000
WATER & SANITATION DISTRICT:	STRATMOOR HILLS WATER & SANITARY DISTRICT 1811 B STREET COLORADO SPRINGS, COLORADO 80906 MR. GORDON HALVORSON, (719) 576-0311
FIRE DISTRICT:	STRATMOOR HILLS FIRE PROTECTION DISTRICT 2160 B STREET COLORADO SPRINGS, COLORADO 80906 CHIEF TROY ROTRAMEL, (719) 576-1200
GAS COMPANY:	COLORADO SPRINGS UTILITIES LEON YOUNG SERVICE CENTER 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80910 MR. TONY COLVIN, (719) 668-5768
ELECTRIC COMPANY:	CITY OF FOUNTAIN 6745 SOUTHMOOR DRIVE FOUNTAIN, CO 80817 MR. CURTIS MITCHELL, (719) 322-2092
TELEPHONE COMPANY:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987 AT & T (LOCATORS) (719) 635-3674

WATER STATEMENT:

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE STRATMOOR HILLS WATER DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET OF COVER OVER THE WATER MAINS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER-DEVELOPER. COVER IN EXCESS OF 6 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE STRATMOOR HILLS WATER DISTRICT.

OWNER/DEVELOPER: MR. ALAN BORNSTEIN, MANAGER _____ DATE _____
ADDRESS: UTW ACADEMY DEVELOPMENT, LLC
ONE METROPOLITAN SQUARE
211 N. BROADWAY, SUITE 3000
ST. LOUIS, MO 63102-2741
(314) 259-5803

APPROVALS:

FIRE PLAN APPROVAL (CITY OF FOUNTAIN):

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE CITY OF FOUNTAIN WATER DISTRICT SPECIFICATIONS.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF FOUNTAIN FIRE PROTECTION DISTRICT.

CITY OF FOUNTAIN FIRE DEPARTMENT _____ DATE _____

WATER PLAN APPROVAL:

MR. GORDON HALVORSON, SUPERINTENDENT _____ DATE _____
STRATMOOR WATER & SANITATION DISTRICT

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	30% CD ISSUANCE	06/04/21

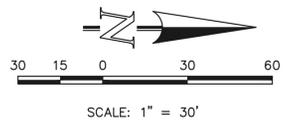
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 _____ DATE _____

CLASSIC CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 101 (719) 785-0790
Colorado Springs, Colorado 80919 (719) 785-0799 (Fax)

SOUTH ACADEMY HIGHLANDS FILING NO. 4			
PUBLIC 8" PVC WATER SYSTEM PLAN			
TITLE SHEET			
DESIGNED BY	BB	SCALE	DATE 06/04/21
DRAWN BY	BB	(H) 1"=VARIES	SHEET 1 OF 2
CHECKED BY	(V) 1"= N/A	JOB NO.	2186.90

CLASSIC CONSULTING ENGINEERS & SURVEYORS



WATER LINE TABLE		
	LENGTH	BEARING
L1	41.78	N89°56'03"E
L2	10.00	S46°03'57"E
L3	10.00	S39°03'24"E
L4	30.45	S84°03'24"E
L5	28.64	S37°32'25"E
L6	123.83	S13°20'38"W
L7	233.74	S10°09'34"W
L8	10.00	S22°26'03"W
L9	10.00	S44°56'03"W
L10	62.99	S89°56'03"W

WATER CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	06°13'20"	87.15	802.50
C2	04°53'03"	73.35	860.50

NOTE:
ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.

NOTE:
ALL STATIONS AT CL OF WATER MAIN UNLESS OTHERWISE NOTED.

NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

NOTE:
EXISTING UTILITIES SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



LEGEND	
	ROW/BOUNDARY LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING GAS MAIN
	EXISTING ELECTRIC
	"NO PARKING" FIRE LANE SIGN OR PAINTED CURB

48 HOURS BEFORE YOU DIG,
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811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE
1	30% CD ISSUANCE	06/04/21

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

SOUTH ACADEMY HIGHLANDS
FILING NO. 4
PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY BB SCALE DATE 06/04/21
DRAWN BY BB (H) 1" = 30' SHEET 2 OF 2
CHECKED BY (V) 1" = N/A JOB NO. 2186.90

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