

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

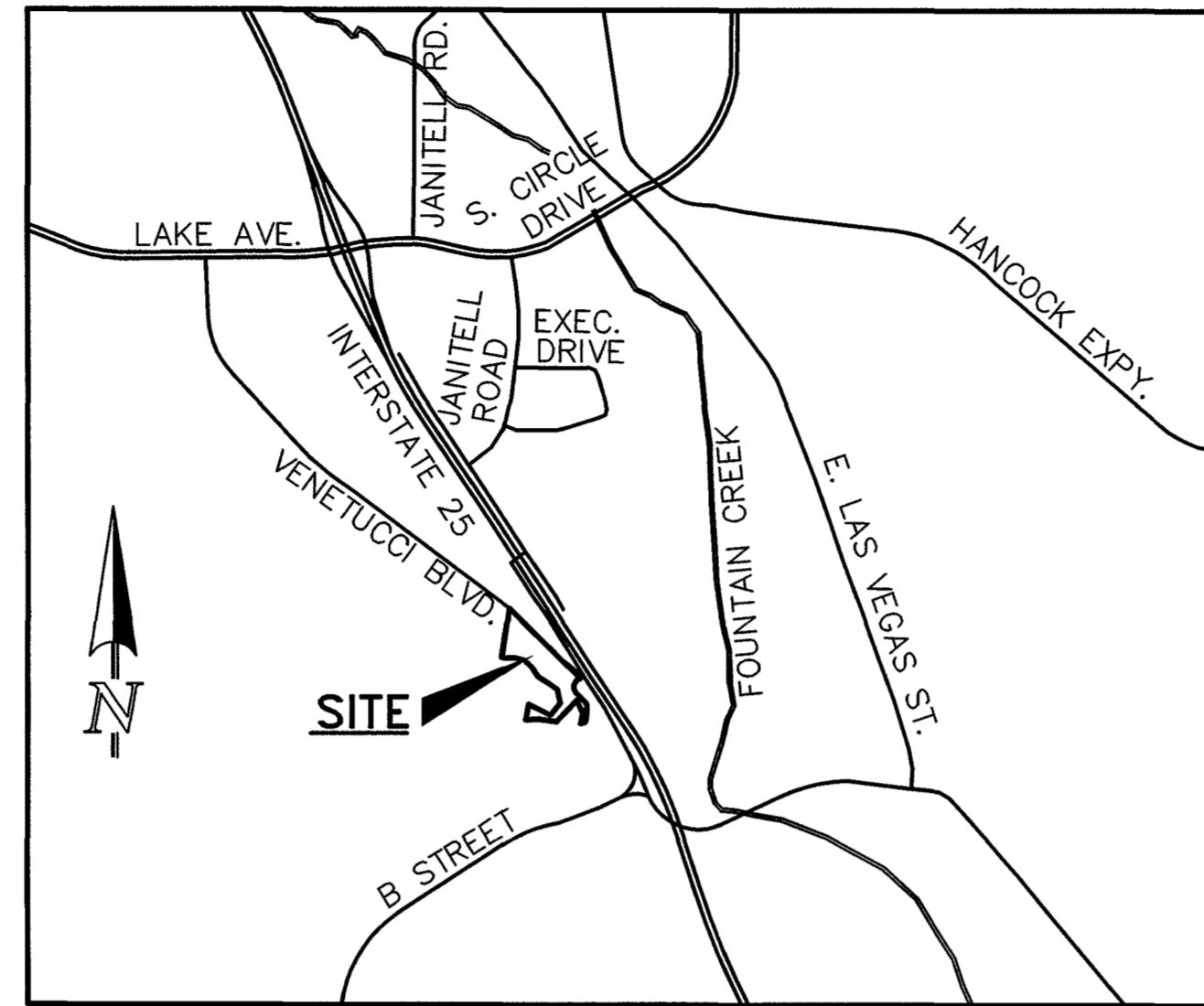
COUNTY OF EL PASO, STATE OF COLORADO

PUBLIC AND PRIVATE STORM SEWER PLANS

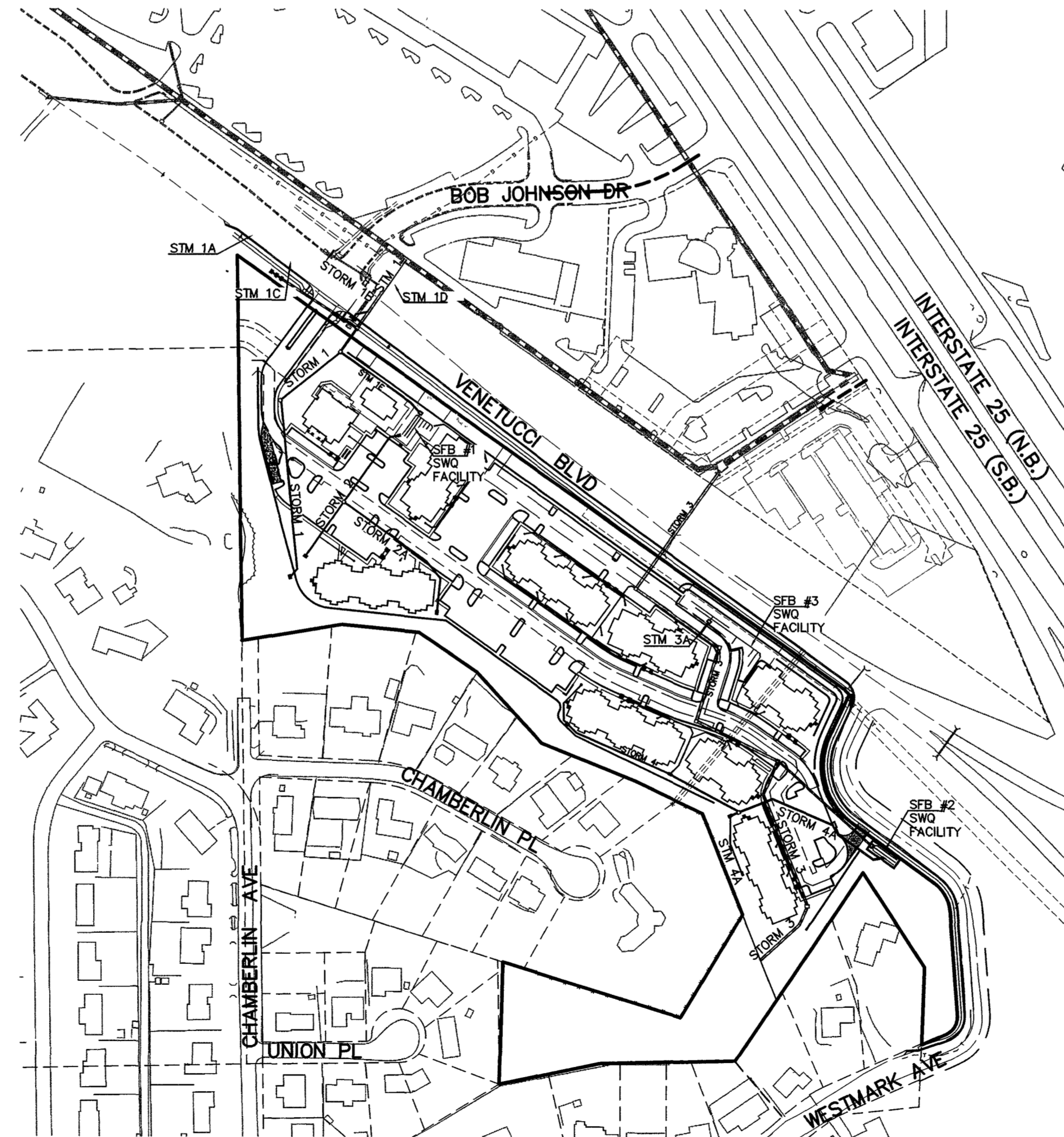
JANUARY 2011

GENERAL NOTES:

- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOL. 2, THE COLORADO DEPARTMENT OF HIGHWAYS "M & S" STANDARDS AND THE STORMWATER MANAGEMENT PLAN. ANY DEVIATION TO REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED, IN WRITING TO BE ACCEPTABLE. SEE SHEET 2 FOR ADDITIONAL REQUIREMENTS.
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES ABOVE OR BELOW GROUND. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- THERE WILL BE A PRE-CONSTRUCTION MEETING WITH THE EL PASO COUNTY DOT, ENGINEER, AND CONTRACTOR IN ATTENDANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION, SEE SHEET 2 FOR ADDITIONAL REQUIREMENTS.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND SUBJECT TO APPROVAL BY EL PASO COUNTY DOT.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETELY ESTABLISHED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL EQUAL OR EXCEED EXISTING PAVEMENT SECTION.
- ALL APPLICABLE PERMITS (IE. ESQCP, 4045, CPDES, ETC.) MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY IN AREAS WHERE PERMITS ARE REQUIRED.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY HIS OPERATIONS WHETHER OR NOT INDICATED ON THE PLANS.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DOT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 60 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETELY ESTABLISHED.



VICINITY MAP
N.T.S.



KEY MAP
1" = 200'

Please provide plans for intersection to include the signal.
A traffic study will be required to determine axillary lanes.

DEVELOPMENT TEAM

OWNER: PEOPLES NATIONAL BANK
5175 N. ACADEMY BLVD.
COLORADO SPRINGS, CO 80918
MR. TERRY HILLMAN
(719) 260-2220

DEVELOPER/SUBDIVIDER: PEOPLES NATIONAL BANK
5175 N. ACADEMY BLVD.
COLORADO SPRINGS, CO 80918
MR. TERRY HILLMAN
(719) 260-2220

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

LAND PLANNING/
LANDSCAPE ARCHITECTURE: NATURAL DESIGN SOLUTIONS INC
1470 MILLBROOK COURT
CASTLE ROCK, CO 80109
MR MATT SPIDELL
(719) 633-1654

TRAFFIC ENGINEER: LSC TRANSPORTATION CONSULTANTS
101 N. TEJON STREET, SUITE 200
COLORADO SPRINGS, CO 80903
CONTACT: JEFF HODSDON
PHONE: (719) 633-2868
FAX: (719) 633-5430

GEOTECHNICAL ENGINEER: ENTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
MR. JOSEPH C. GOODE, JR., P.E.
(719) 531-5599

SWMP PERMIT ACCEPTANCE:

I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE CDPS PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
BY: *Terry Hillman*

ADDRESS: _____ DATE: 3/1/12

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.

EL PASO COUNTY ENGINEER / DIRECTOR _____ DATE _____

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 2/1/12
KYLE R. CAMPBELL, COLORADO P.E. #29794
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

STORM WATER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE SHALL BE CLASS III OR BETTER REINFORCED CONCRETE PIPE WITH CLASS-B OR BETTER BEDDING UNLESS OTHERWISE NOTED. ALL STORM SEWER BENDS, WYES AND MANHOLES WHERE INDICATED SHOWN ON THE PLANS SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS. BENDS SHALL BE FABRICATED AS NECESSARY TO KEEP JOINT GAPS (SEPARATION) FOR MASTIC JOINTS EQUAL TO OR LESS THAN 1 INCH.
IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED THE MANUFACTURERS RECOMMENDATIONS AND/OR THE SPECIFICATIONS PER SECTION 6.3.5 OF THE DRAINAGE CRITERIA MANUAL FOR EL PASO COUNTY.
- REINFORCED CONCRETE PIPE TO BE CONSTRUCTED SHALL CONFORM TO THE FOLLOWING REQUIREMENTS IN ADDITION TO THE MINIMUM REQUIREMENTS OF THE STANDARD SPECIFICATIONS:
JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS."
- CMP GAUGE TO BE DETERMINED BY RESISTIVITY ANALYSES TO SUPPORT 50 YEAR DESIGN LIFE.

SHEET INDEX

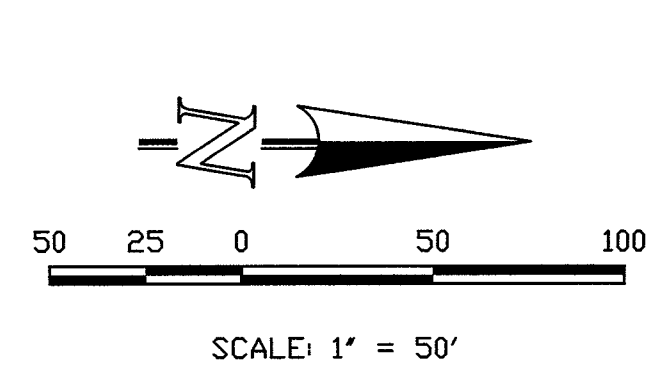
TITLE SHEET	1 OF 9
STORM SEWER PLAN AND PROFILE (STORM 1, 1A, 1B, 1C)	2 OF 9
STORM SEWER PLAN AND PROFILE (STORM 1D, 2, 1E, 2A)	3 OF 9
STORM SEWER PLAN AND PROFILE (STORM 3, 3A)	4 OF 9
STORM SEWER PLAN AND PROFILE (STORM 4, 4A)	5 OF 9
WATER QUALITY FACILITY PLAN AND PROFILE (SWQ SFB #2)	6 OF 9
WATER QUALITY FACILITY PLAN AND PROFILE (SWQ SFB #1, #3)	7 OF 9
AREA DRAIN PLAN	8 OF 9
AREA DRAIN PLAN	9 OF 9

BENCHMARKS:

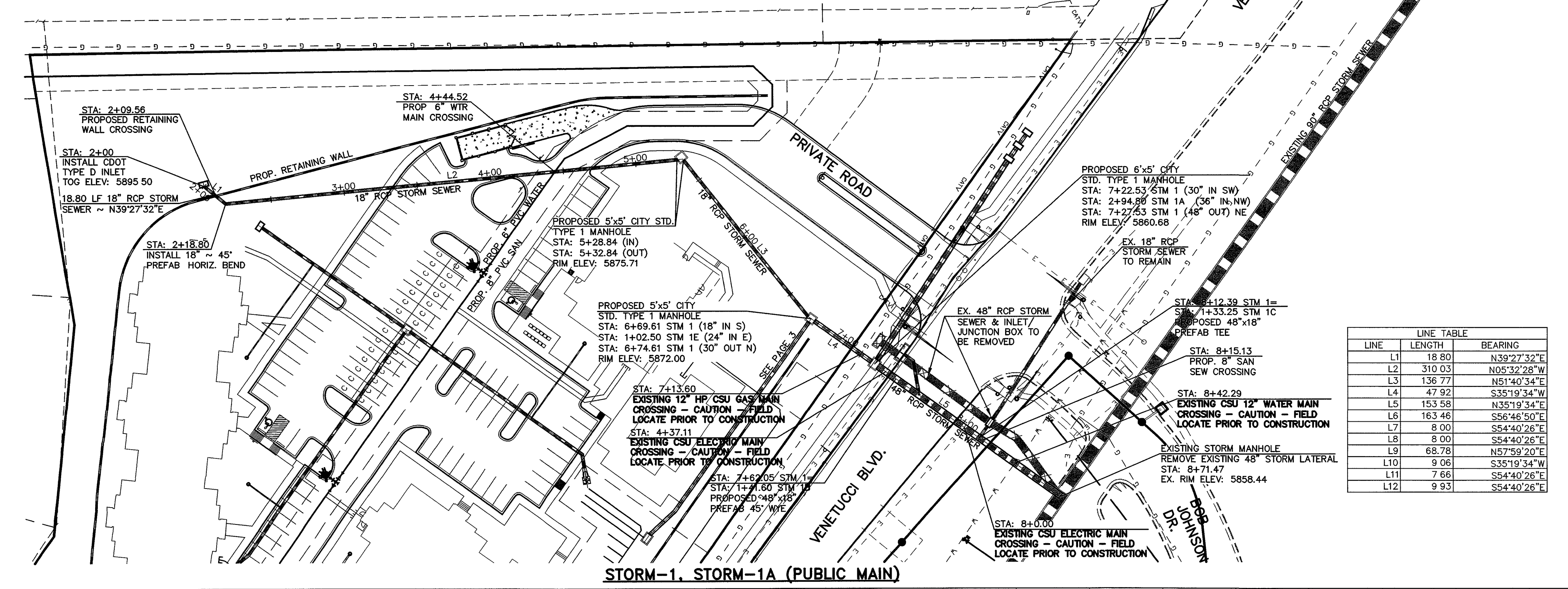
- THE MOST NORTHERLY CORNER OF THE SITE, MONUMENTED BY A 1" YELLOW PLASTIC CAP STAMPED "23890"
EL = 5865.58
- THE MOST SOUTHERLY CORNER ALONG US HIGHWAY 85-87 BEING MONUMENTED BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE WESTERLY CORNER OF THE INTERSECTION OF WESTMARK DRIVE AND US HIGHWAY 85-87.
EL=5854.18

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER</p> <p>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.</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>EPC APPROVAL SET</td> <td>2-06-12</td> </tr> </table>	NO.	REVISION	DATE	1	EPC APPROVAL SET	2-06-12	<p>REVIEW:</p> <p>PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC</p> <p><i>Kyle R. Campbell</i> 2/1/12 KYLE R. CAMPBELL, COLORADO P.E. #29794</p>	<p>INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 STORM SEWER PLANS TITLE SHEET</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>CMT</td> <td>SCALE</td> <td>DATE</td> <td>01/27/11</td> </tr> <tr> <td>DRAWN BY</td> <td>DLG</td> <td>(H) 1" = N/A</td> <td>SHEET</td> <td>1 OF 9</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO</td> <td colspan="2">2320 00</td> </tr> </table>	DESIGNED BY	CMT	SCALE	DATE	01/27/11	DRAWN BY	DLG	(H) 1" = N/A	SHEET	1 OF 9	CHECKED BY	(V) 1" = N/A	JOB NO	2320 00	
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<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>6385 Corporate Drive, Suite 101 Colorado Springs, Colorado 80919 (719) 785-0790 (719) 785-0799 (Fax)</p>																								

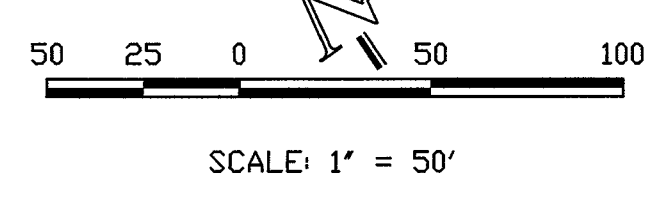
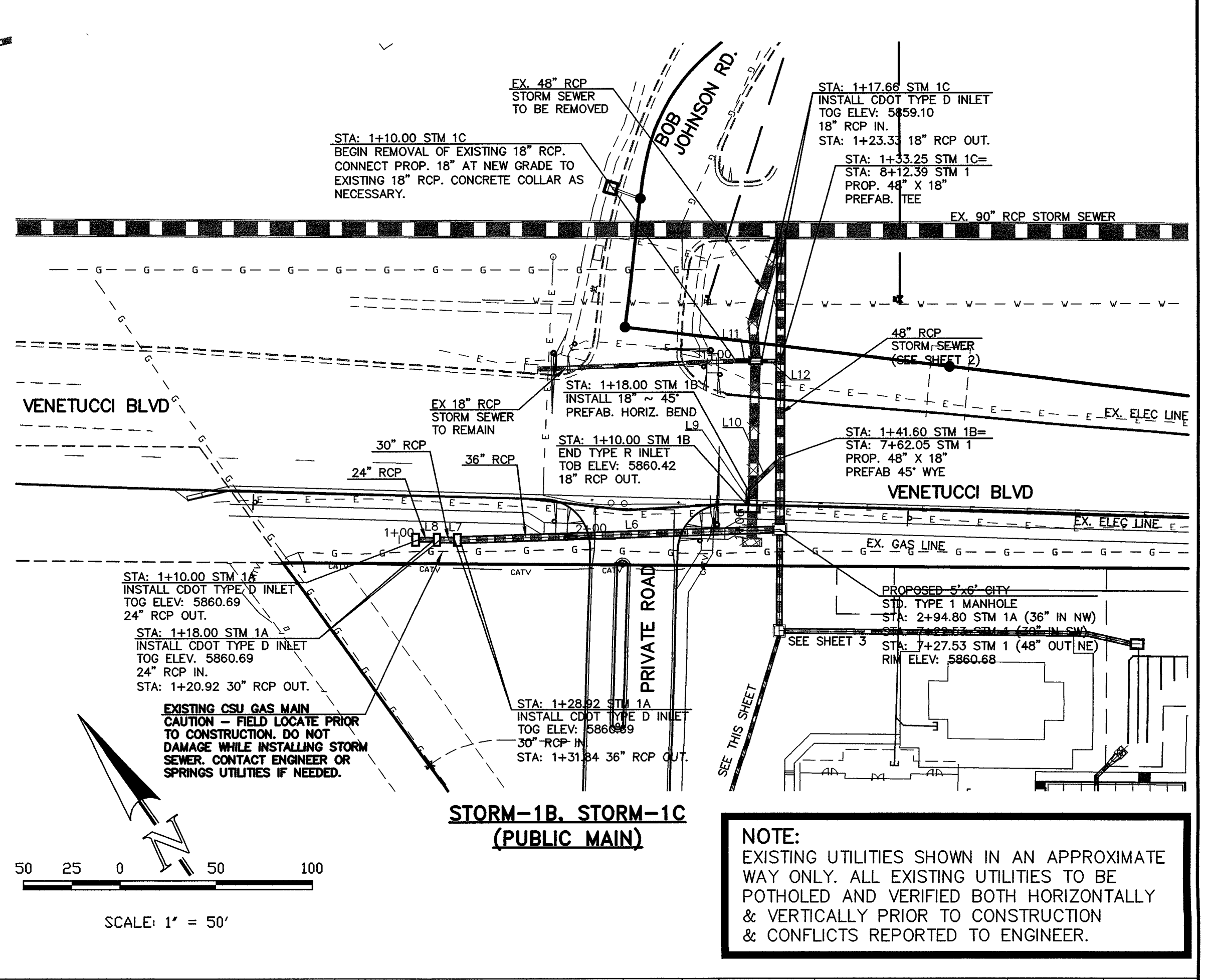
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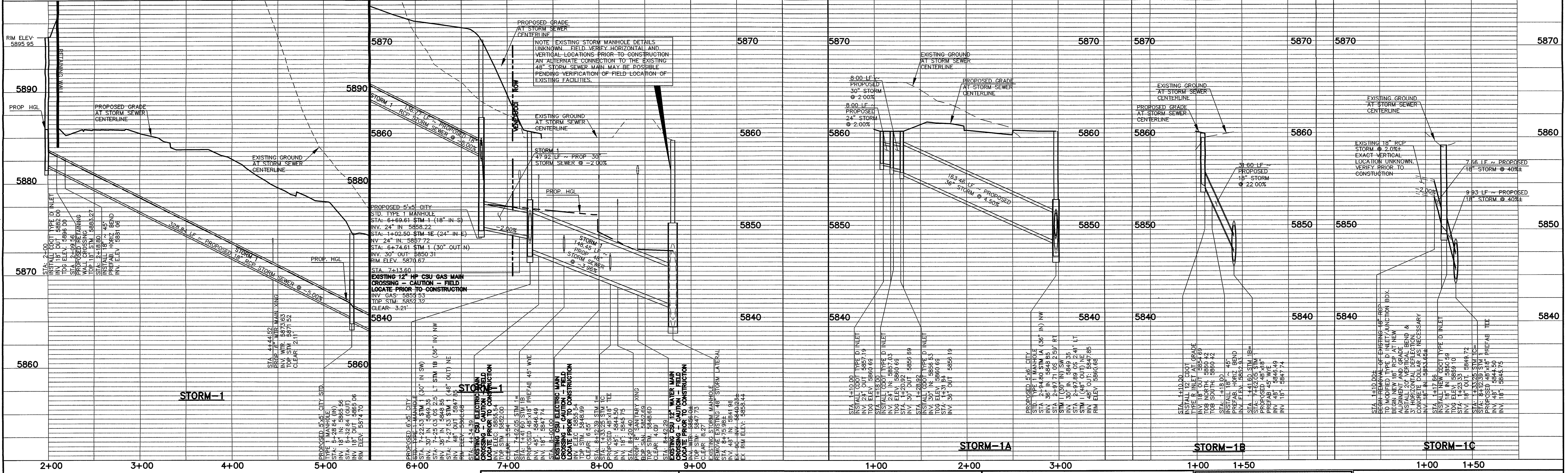
NOTE:
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LINE	LENGTH	BEARING
L1	18.80	N39°27'32\"E
L2	310.03	N05°32'28\"W
L3	136.77	N51°40'34\"E
L4	47.92	S35°19'34\"W
L5	153.58	N35°19'34\"E
L6	163.46	S56°46'50\"E
L7	8.00	S54°40'26\"E
L8	8.00	S54°40'26\"E
L9	68.78	N57°59'20\"E
L10	9.06	S35°19'34\"W
L11	7.66	S54°40'26\"E
L12	9.93	S54°40'26\"E



NOTE:
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LEGEND

	ROW/PROPERTY LINE		PROPOSED SANITARY SEWER W/MANHOLE
	PROPOSED WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT		EXISTING STORM SEWER
	EXISTING WATER MAIN		EXISTING GAS MAIN
	EXISTING WATER VALVE		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		EXISTING TELEPHONE
			EXISTING FIBER OPTIC/CABLE

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

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NO.	REVISION	DATE
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REVIEW:

PREPARED UNDER THE CLOSE SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

29794

KYLE R. CAMPBELL, P.E. #29794

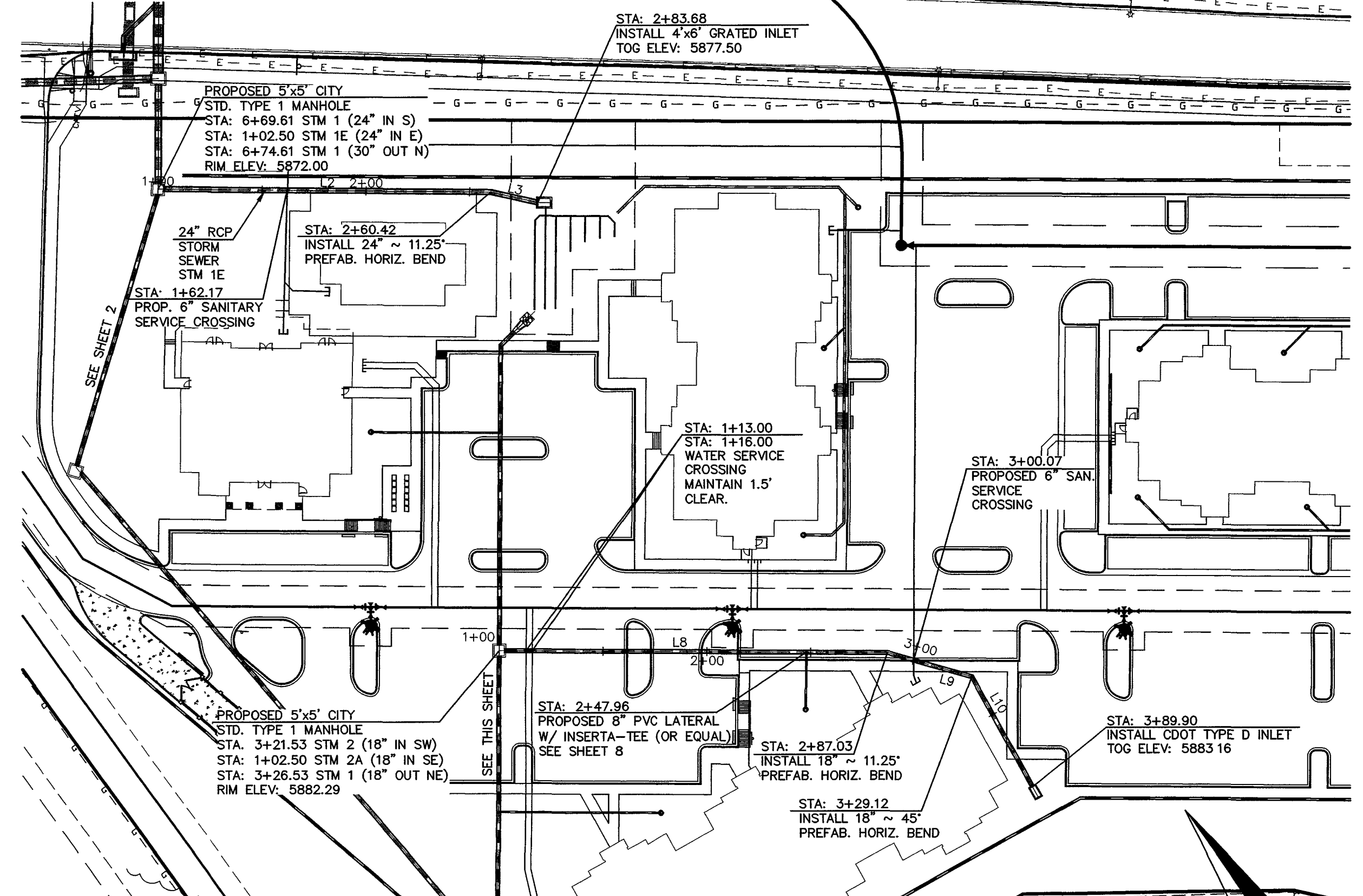
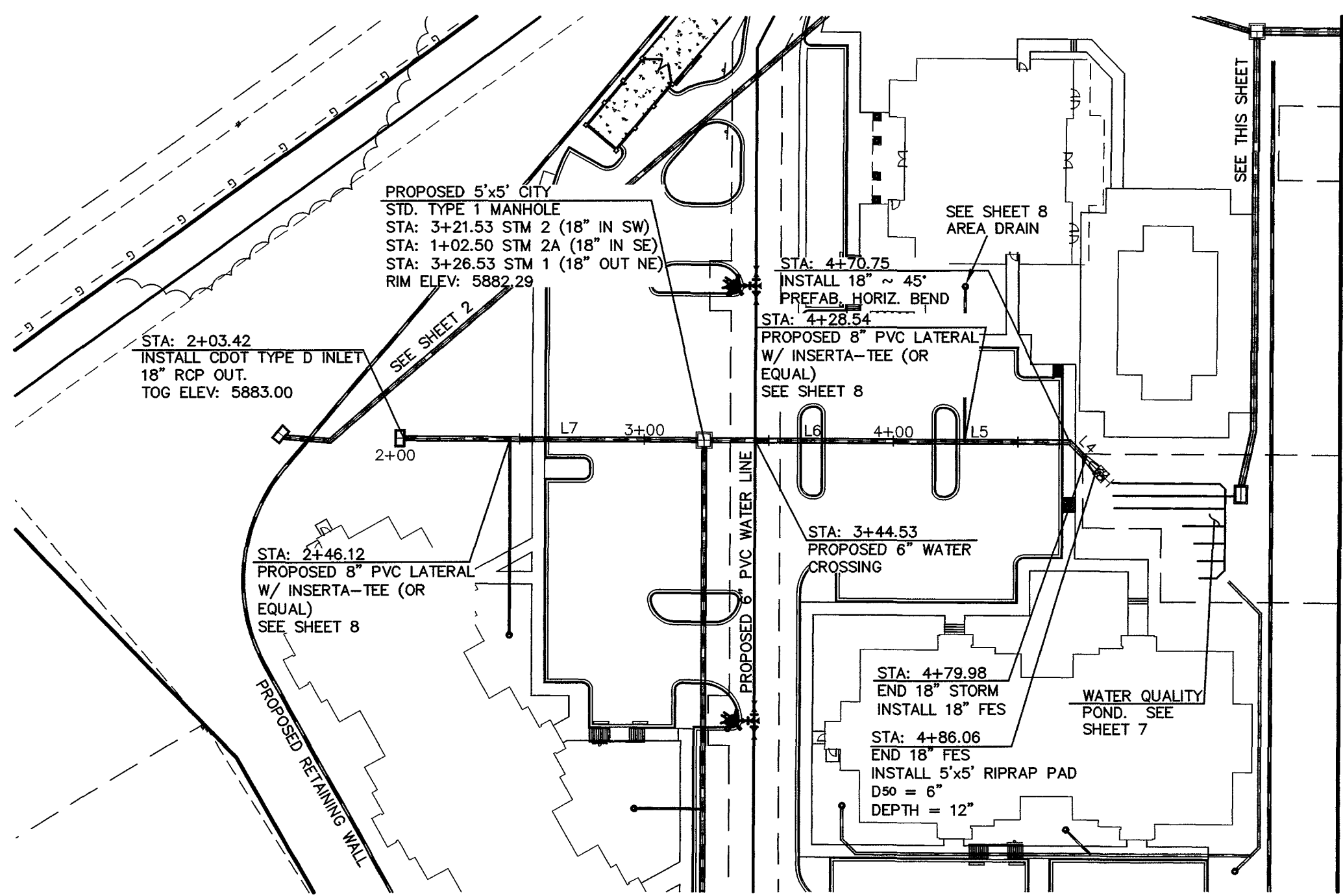
CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

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

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

CONSTRUCTION PLANS
 PROPOSED STORM SEWER PLAN

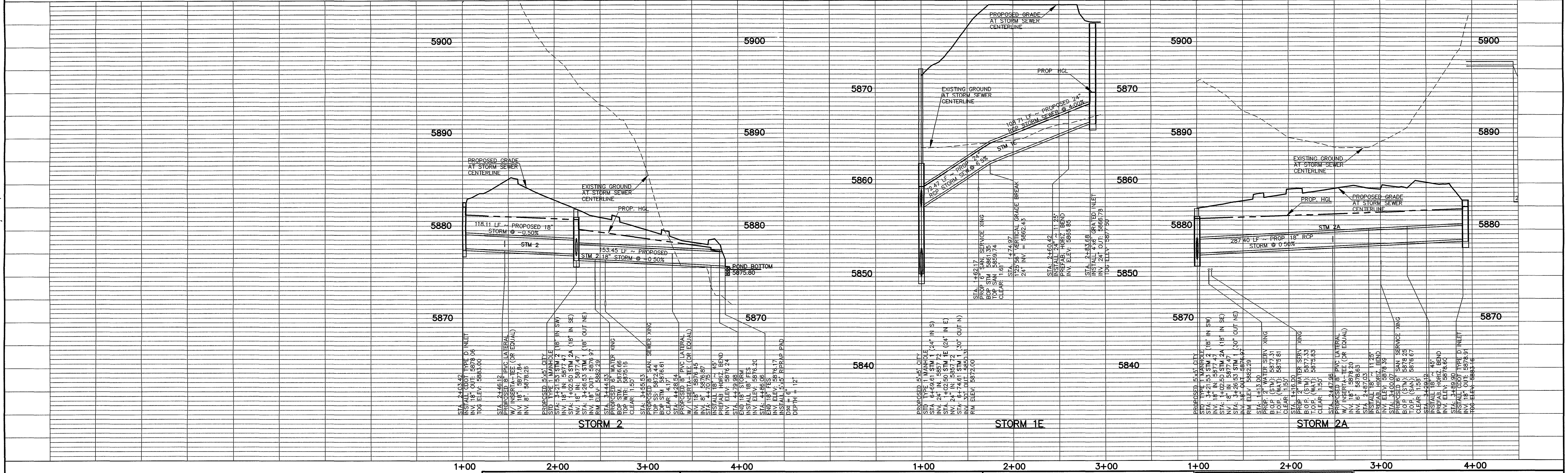
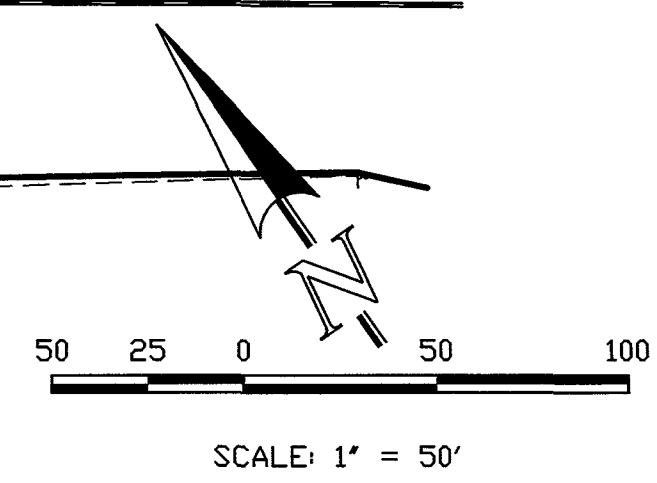
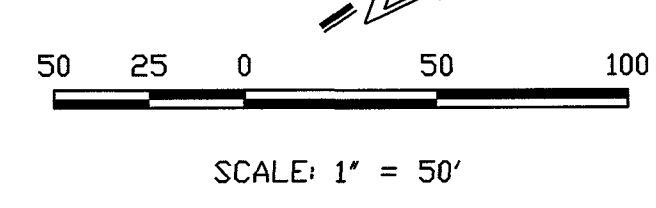
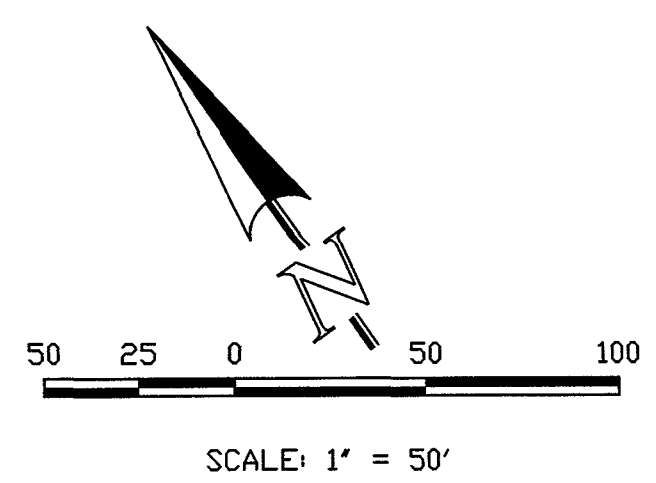
DESIGNED BY	CMT	SCALE	DATE	01/13/11
DRAWN BY	CMT	(H) 1" = 50'	SHEET	2 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	2320.00	



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LINE	LENGTH	BEARING
L1	28.01	N09°40'26"W
L2	157.92	S54°25'33"E
L3	23.26	S42°12'13"E
L4	9.23	N80°21'57"E
L5	72.22	N35°21'57"E
L6	72.00	N35°21'57"E
L7	118.11	N35°21'57"E
L8	184.53	S54°38'03"E
L9	42.09	S38°58'01"E
L10	60.78	S06°01'59"W

NOTE:
ALL STORM MANHOLES ARE TYPE 1 CITY OF COLORADO SPRINGS (BOX BASE MANHOLES). DIMENSIONS CALLED OUT ON PLANS ARE THE INSIDE BOX DIMENSIONS. REFER TO DETAIL D-20A ON SHEET 7 AND IN CITY STANDARD SPECIFICATIONS MANUAL.



LEGEND

	ROW/PROPERTY LINE		PROPOSED SANITARY SEWER W/MANHOLE
	PROPOSED WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT		EXISTING STORM SEWER
	EXISTING WATER MAIN		EXISTING GAS MAIN
	EXISTING ELECTRIC		EXISTING TELEPHONE
	EXISTING WATER VALVE		EXISTING FIBER OPTIC/CABLE
	EXISTING FIRE HYDRANT		

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NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW:

PREPARED BY: [Signature] SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

29794

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

DATE: 3/12

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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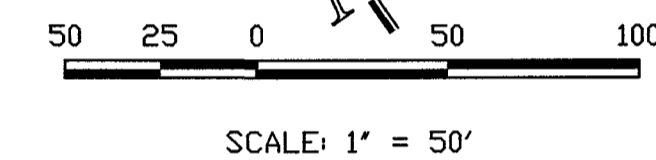
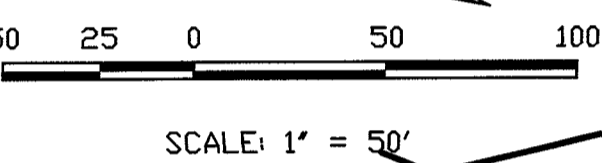
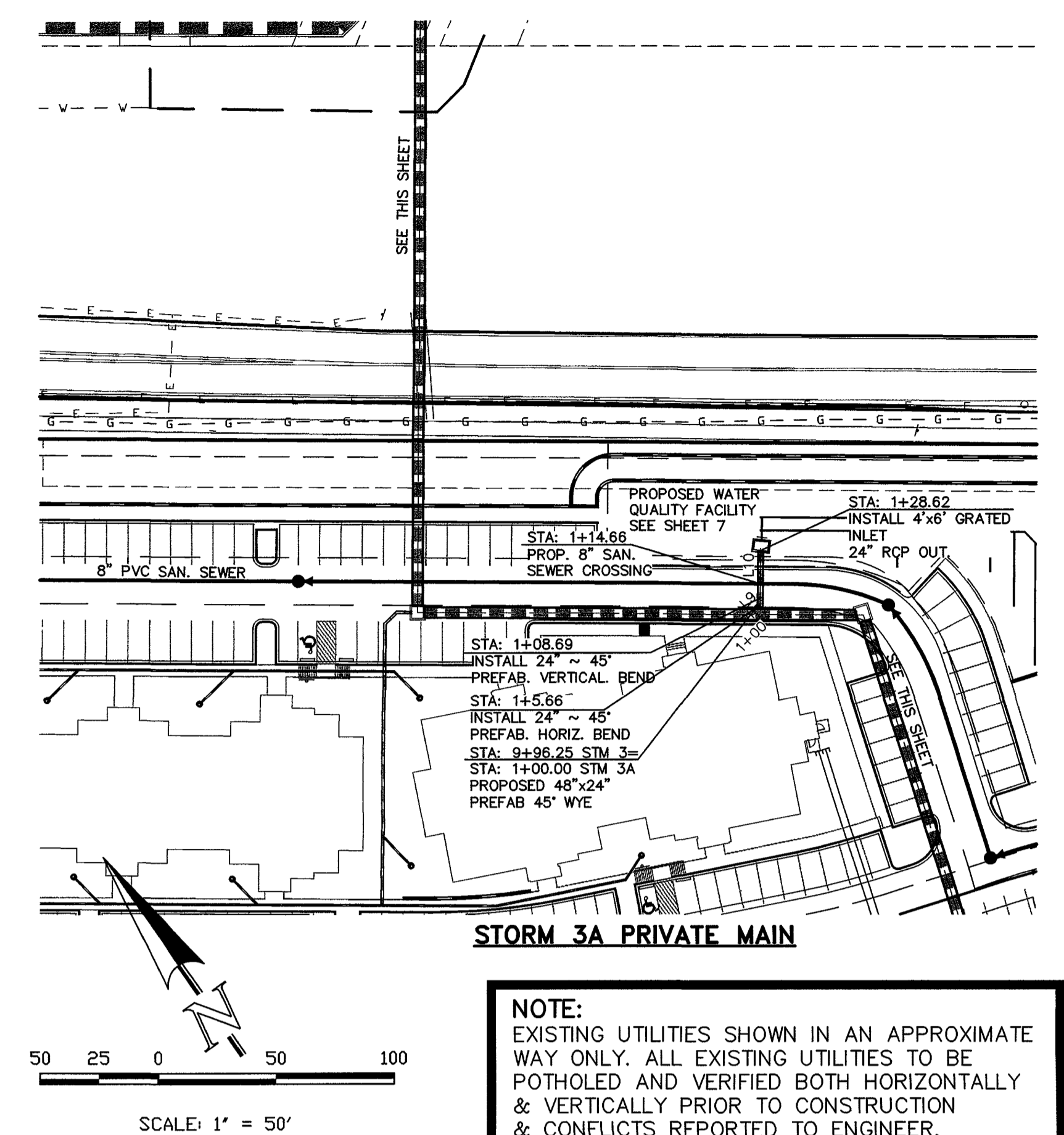
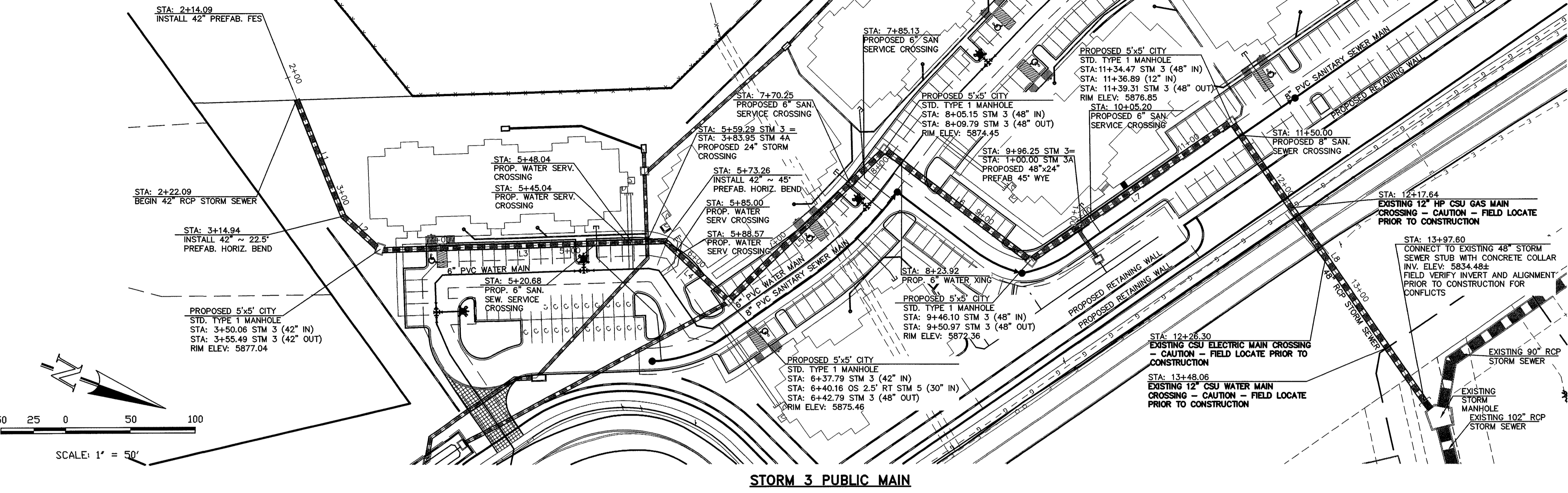
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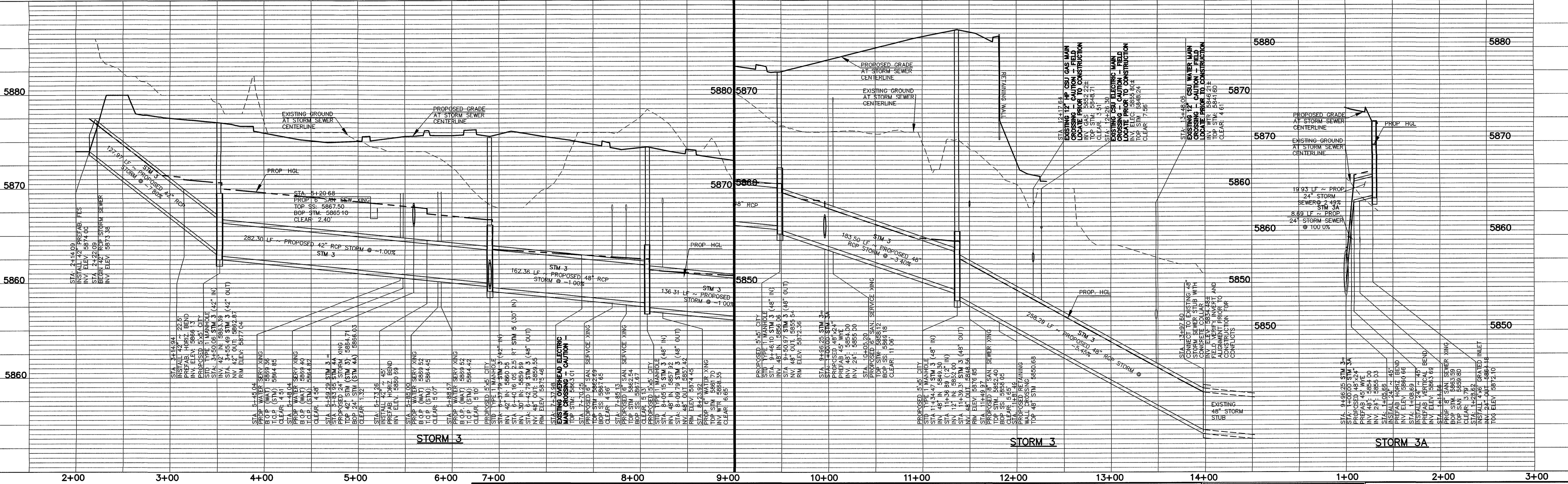
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LINE	LENGTH	BEARING
L1	96.85	S48°13'59" W
L2	34.38	S27°13'59" W
L3	217.77	S71°40'09" E
L4	64.53	N23°13'59" E
L5	162.49	N63°51'08" E
L6	136.32	N17°26'39" E
L7	183.50	N54°38'03" W
L8	258.29	S35°21'57" W
L9	3.18	N80°21'57" E
L10	23.26	N35°21'57" E

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	PROPOSED FIRE HYDRANT		EXISTING STORM SEWER
	EXISTING WATER MAIN		EXISTING GAS MAIN
	EXISTING WATER VALVE		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		EXISTING TELEPHONE
	EXISTING FIBER OPTIC/CABLE		CATV

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REVIEW:

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DATE: 3/17

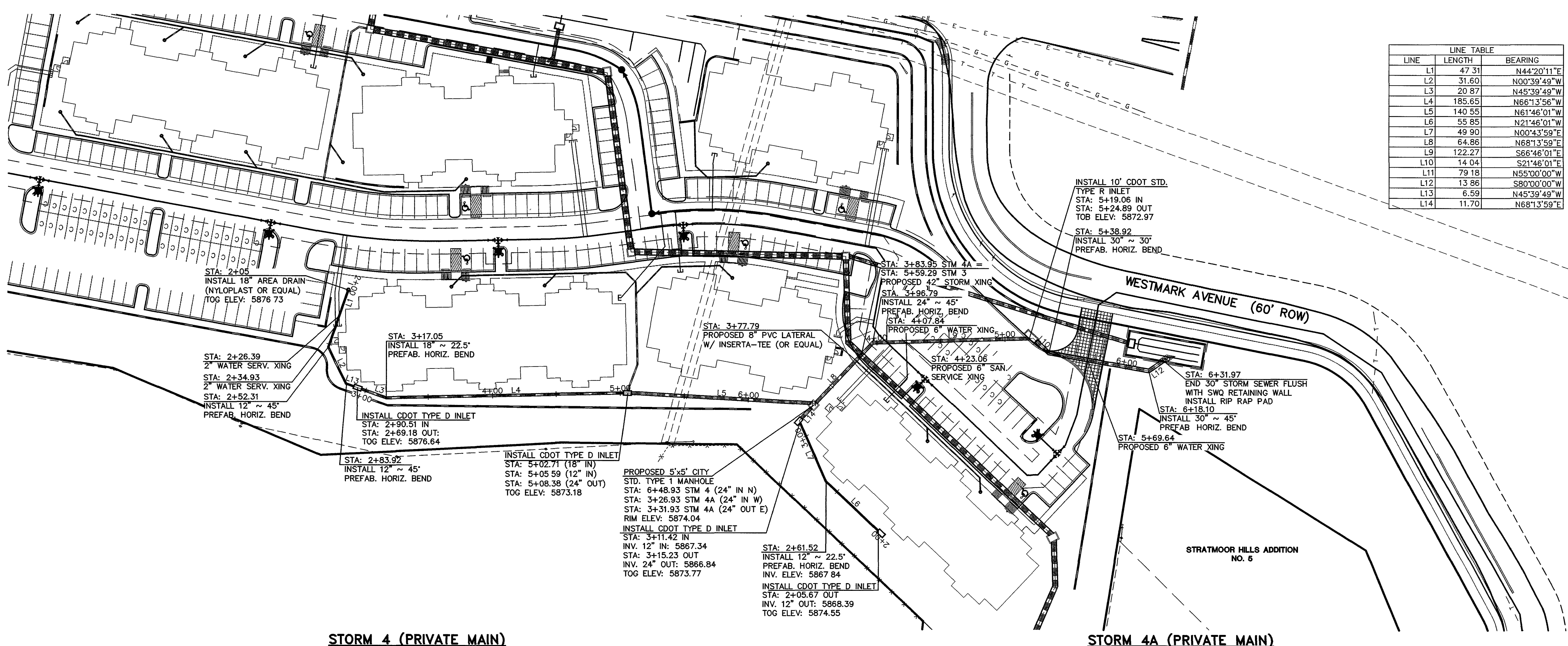
CLASSIC CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

(719)785-0790
(719)785-0799(Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1
CONSTRUCTION PLANS
PROPOSED STORM SEWER PLAN

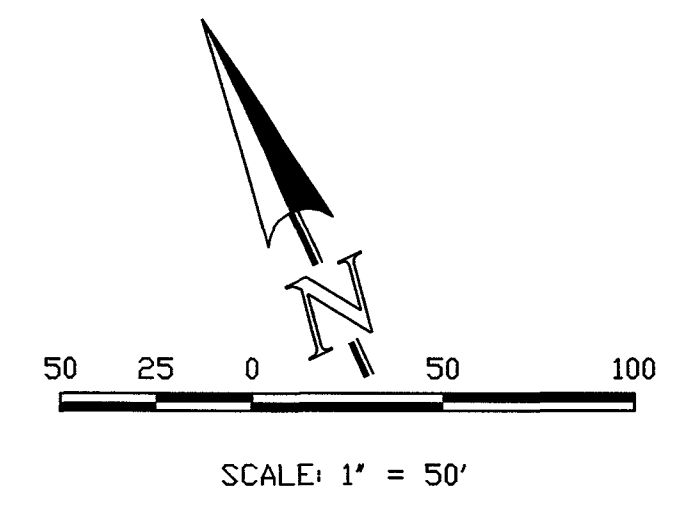
DESIGNED BY	CMT	SCALE	DATE	01/13/11
DRAWN BY	CMT	(H) 1" = 50'	SHEET	4 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	2320 00	



LINE	LENGTH	BEARING
L1	47.31	N44°20'11"E
L2	31.60	N00°39'49"W
L3	20.87	N45°39'49"W
L4	185.65	N66°13'56"W
L5	140.55	N61°46'01"W
L6	55.85	N21°46'01"W
L7	49.90	N00°43'59"E
L8	64.86	N68°13'59"E
L9	122.27	S86°46'01"E
L10	14.04	S21°46'01"E
L11	79.18	N55°00'00"W
L12	13.86	S80°00'00"W
L13	6.59	N45°39'49"W
L14	11.70	N68°13'59"E

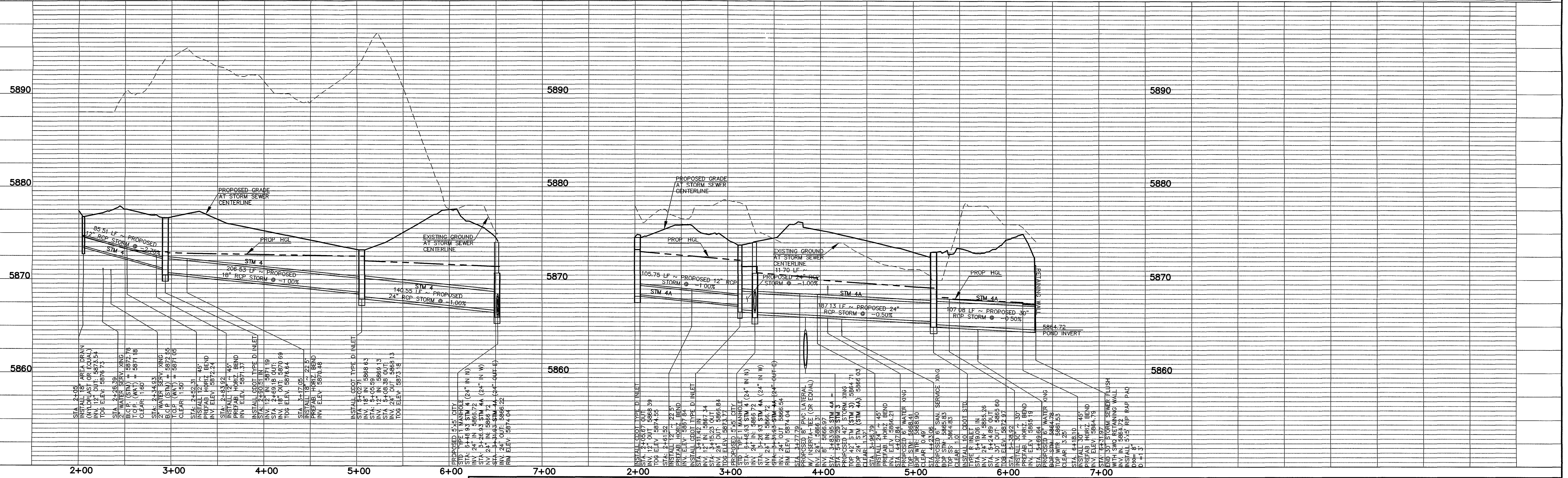
NOTE:
ALL STORM MANHOLES ARE TYPE 1 CITY OF COLORADO SPRINGS (BOX BASE MANHOLES). DIMENSIONS CALLED OUT ON PLANS ARE THE INSIDE BOX DIMENSIONS. REFER TO DETAIL D-20A ON SHEET 7 AND IN CITY STANDARD SPECIFICATIONS MANUAL.

NOTE:
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STORM 4 (PRIVATE MAIN)

STORM 4A (PRIVATE MAIN)



LEGEND	
	ROW/PROPERTY LINE
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING GAS MAIN
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC/CABLE

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

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NO.	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

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

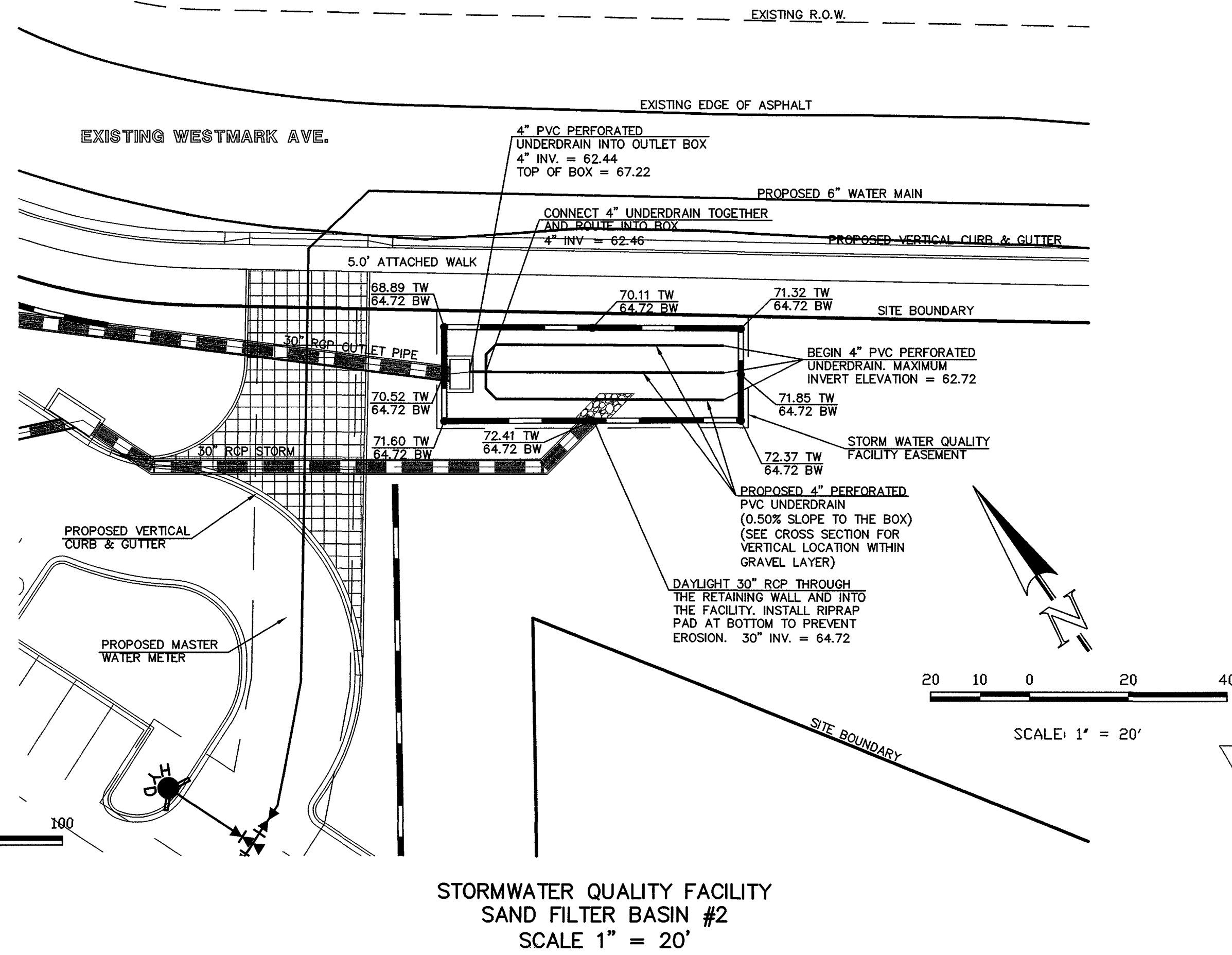
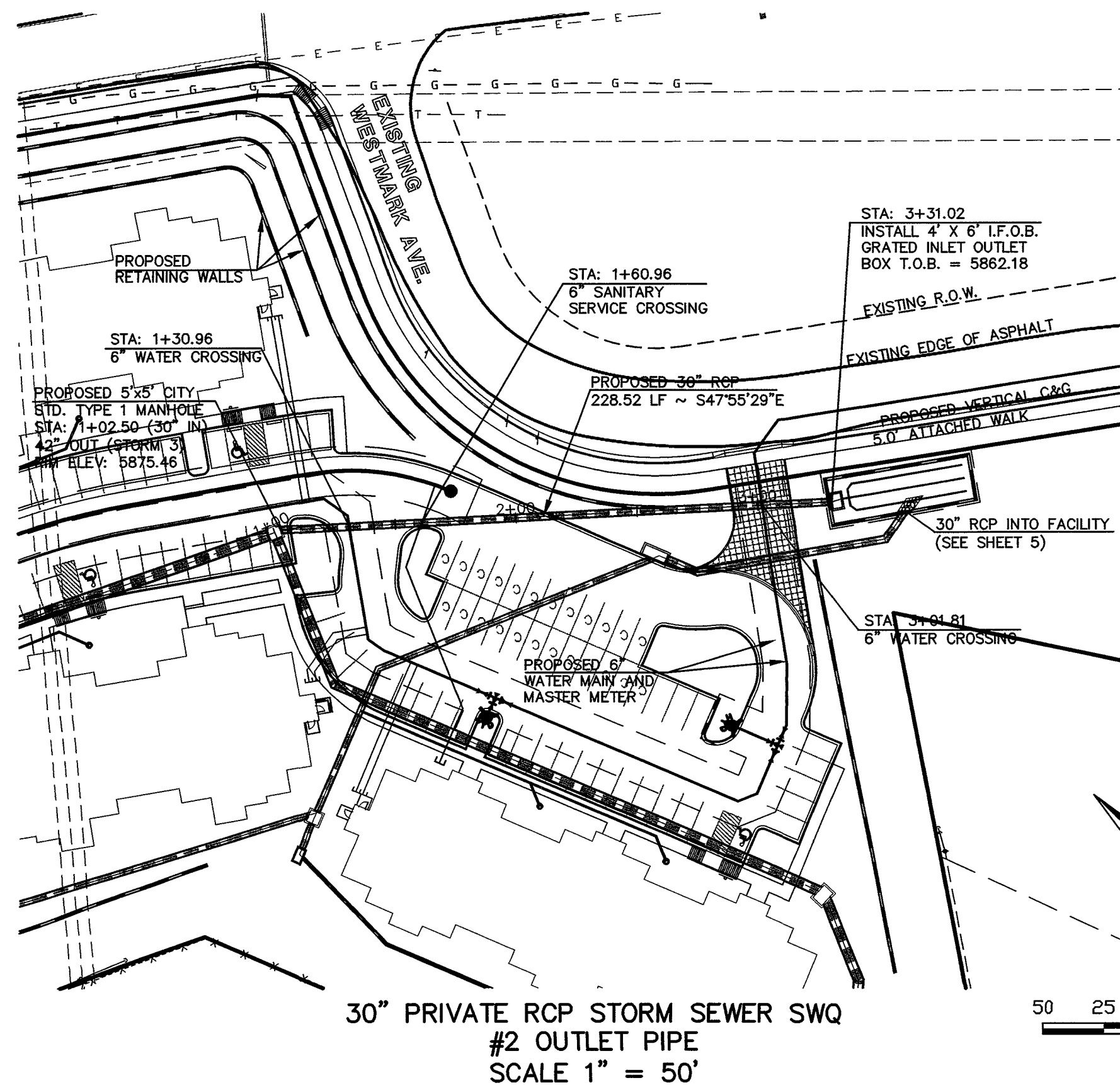
Kyle R. Campbell
KYLE R. CAMPBELL, P.E. #29794

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

(719)785-0790
(719)785-0799(Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1			
CONSTRUCTION PLANS			
PROPOSED STORM SEWER PLAN			
DESIGNED BY	CMT	SCALE	DATE 01/13/11
DRAWN BY	CMT	(H) 1" = 50'	SHEET 5 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	2320.00



NOTE:
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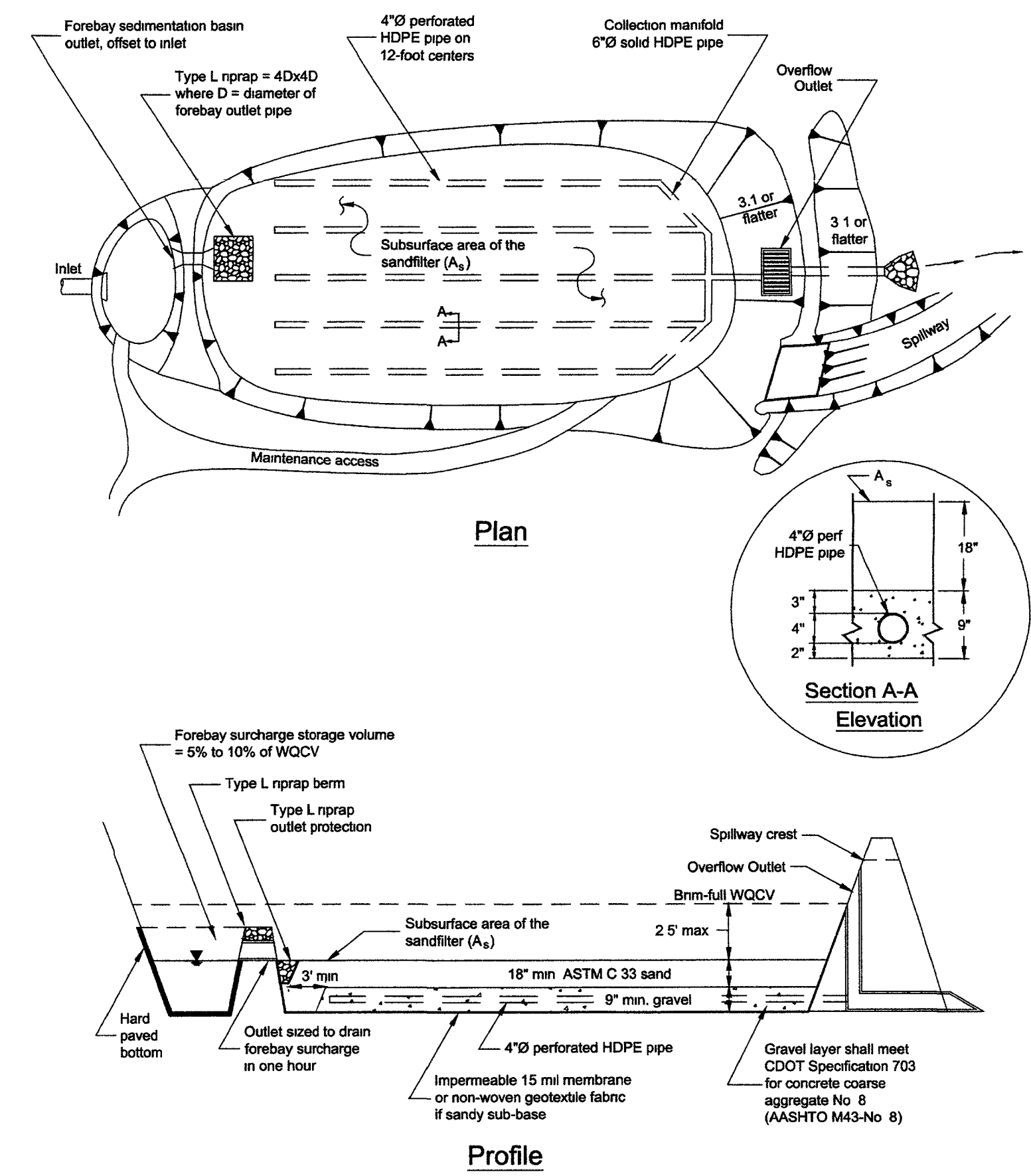
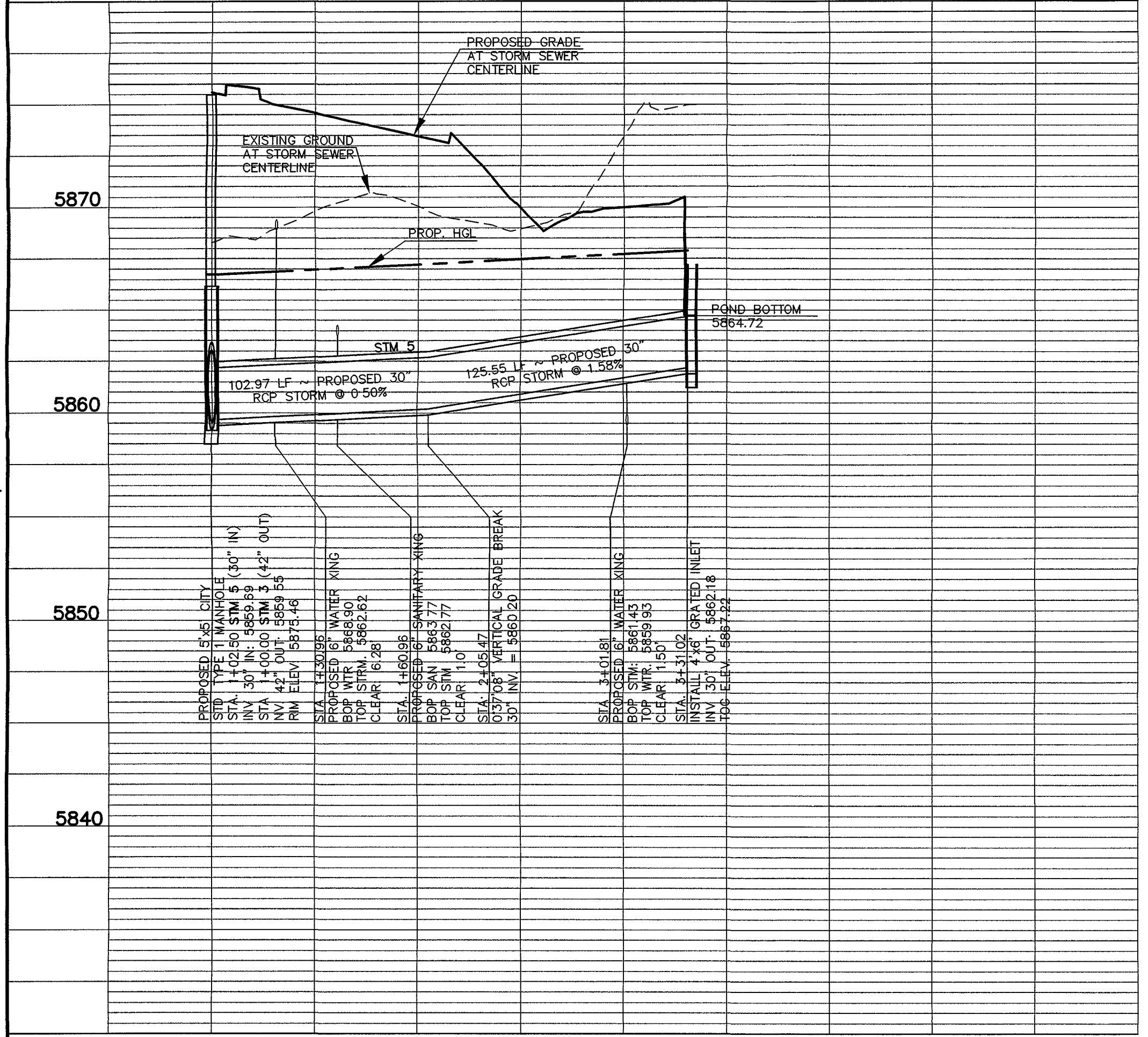


FIGURE SFB-1
Sand Filter Basin

STORMWATER QUALITY FACILITY
SFB CITY STANDARD DETAIL



LEGEND

--- ROW/PROPERTY LINE	--- PROPOSED SANITARY SEWER W/MANHOLE
--- PROPOSED WATER MAIN	--- EXISTING SANITARY SEWER W/MANHOLE
--- PROPOSED WATER VALVE	--- PROPOSED STORM SEWER
--- PROPOSED FIRE HYDRANT	--- EXISTING STORM SEWER
--- EXISTING WATER MAIN	--- EXISTING GAS MAIN
--- EXISTING WATER VALVE	--- EXISTING ELECTRIC
--- EXISTING FIRE HYDRANT	--- EXISTING TELEPHONE
--- CATV	--- EXISTING FIBER OPTIC/CABLE

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NO.	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

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

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO PROFESSIONAL ENGINEER #29794
DATE: 2/1/12

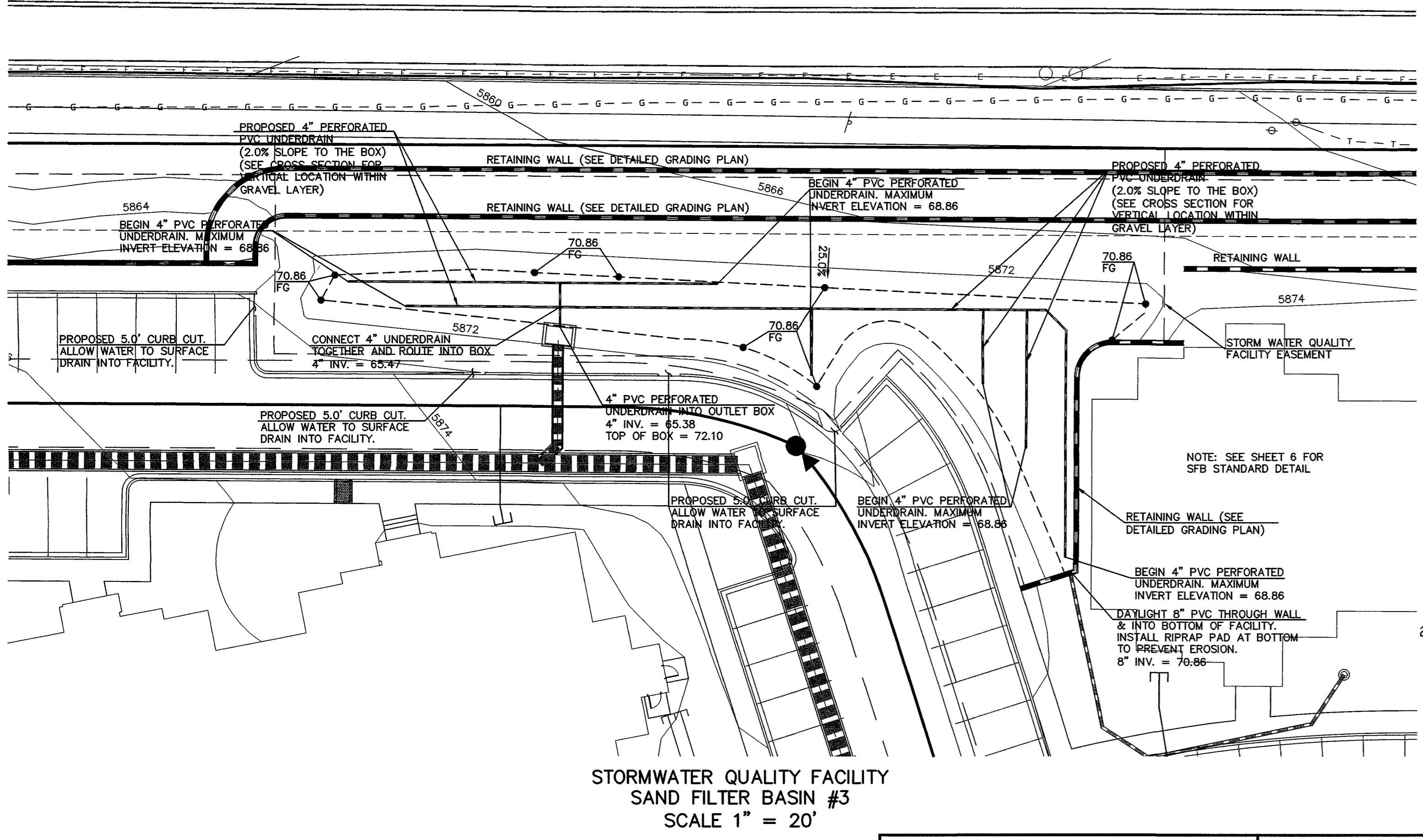
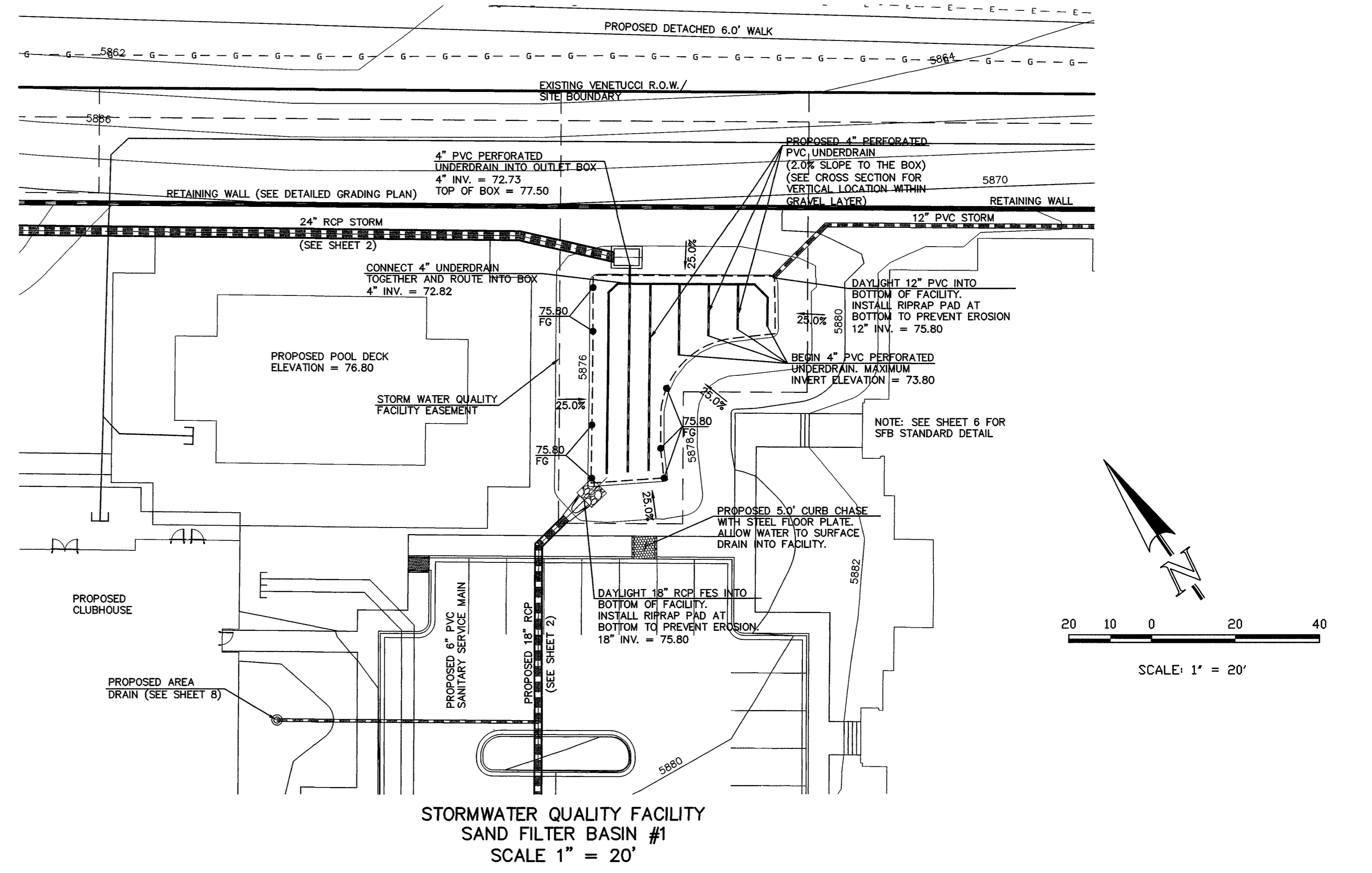
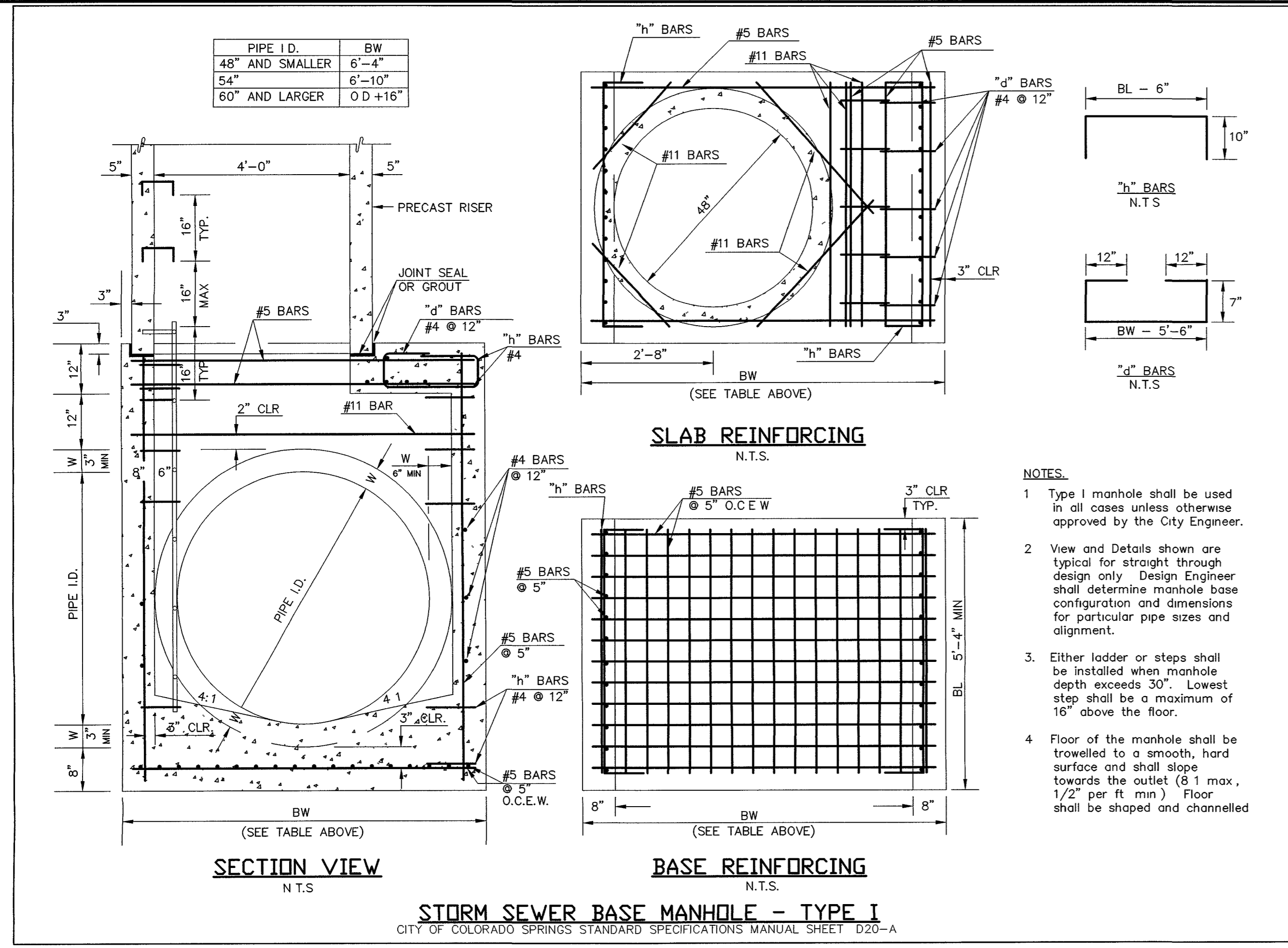
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INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1
CONSTRUCTION PLANS
PROPOSED STORM SEWER PLAN

DESIGNED BY	CMT	SCALE	DATE	01/13/11
DRAWN BY	CMT	(H) 1" = 50'	SHEET	6 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	2320.00	

X:\232000\DRAWINGS\CONSTRUCTION\STORM\232000-SFM06.dwg - 2/7/2012 9:05:56 AM - KCP 7/0/12.dwg



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LEGEND

--- ROW/PROPERTY LINE	--- PROPOSED SANITARY SEWER W/MANHOLE
--- PROPOSED WATER MAIN	--- EXISTING SANITARY SEWER W/MANHOLE
--- PROPOSED WATER VALVE	--- PROPOSED STORM SEWER
--- PROPOSED FIRE HYDRANT	--- EXISTING STORM SEWER
--- EXISTING WATER MAIN	--- EXISTING GAS MAIN
--- EXISTING WATER VALVE	--- EXISTING ELECTRIC
--- EXISTING FIRE HYDRANT	--- EXISTING TELEPHONE
	--- EXISTING FIBER OPTIC/CABLE

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CITY OF COLORADO SPRINGS DEPT OF UTILITIES
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NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW:

PREPARED UNDER THE CLOSE SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, P.E. #29794

DATE: 3/1/12

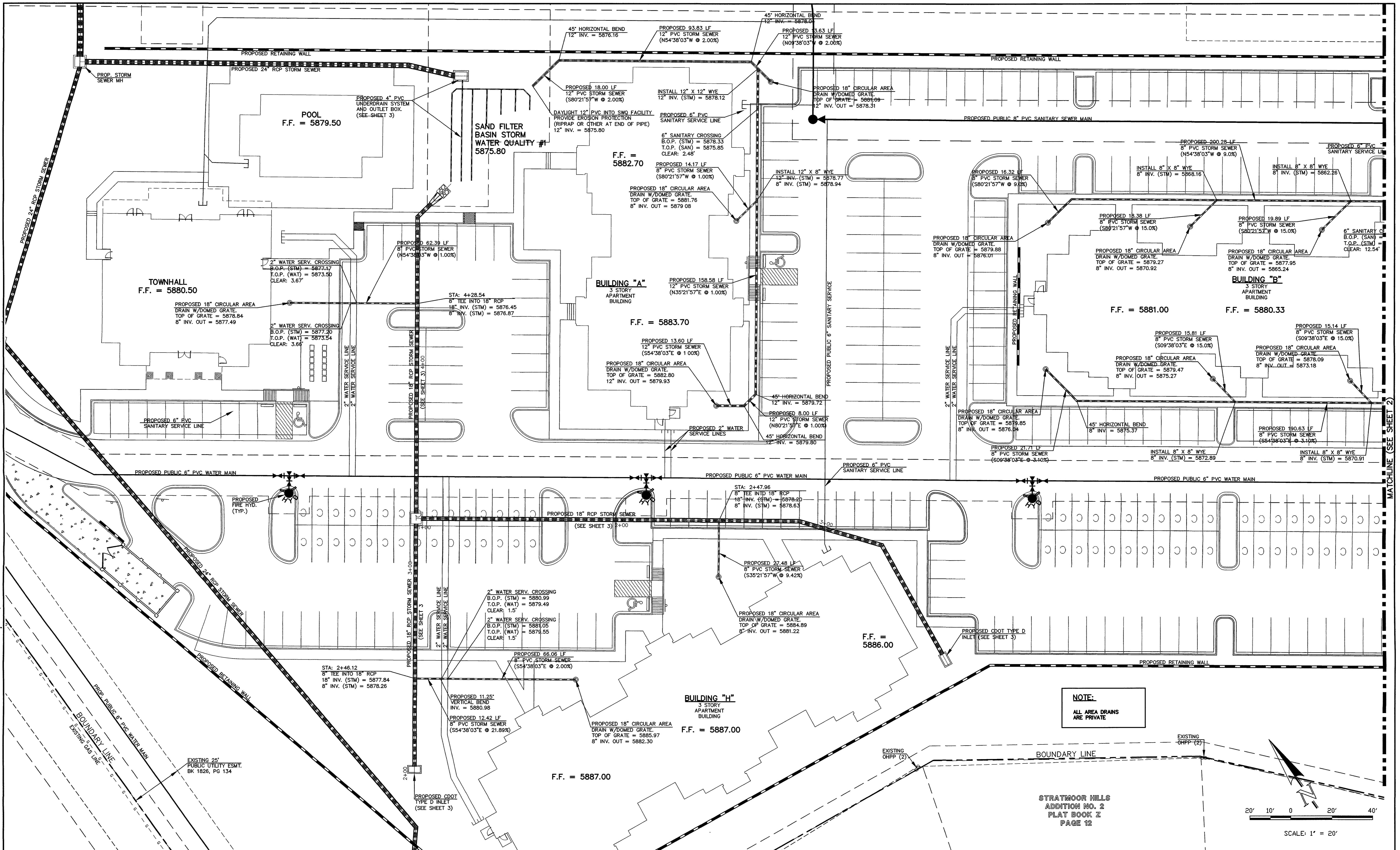
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CONSULTING ENGINEERS & SURVEYORS

8385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

(719) 785-0790
(719) 785-0799 (fax)

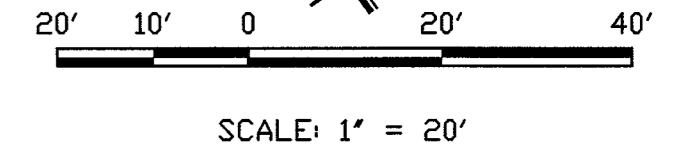
INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN FILING NO. 1
CONSTRUCTION PLANS
STORMWATER QUALITY FACILITIES

DESIGNED BY	CMT	SCALE	DATE
DRAWN BY	CMT	(H) 1" = 20'	01/13/11
CHECKED BY	(V) 1" = X	SHEET 7 OF 9	JOB NO. 2320.00



NOTE:
ALL AREA DRAINS ARE PRIVATE

STRATMOOR HILLS
ADDITION NO. 2
FLAT BOOK Z
PAGE 12



LEGEND

- ROW/PROPERTY LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC/CABLE

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NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

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

Kyle R. Campbell
KYLE R. CAMPBELL, P.E. #29794

DATE: 31.12

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

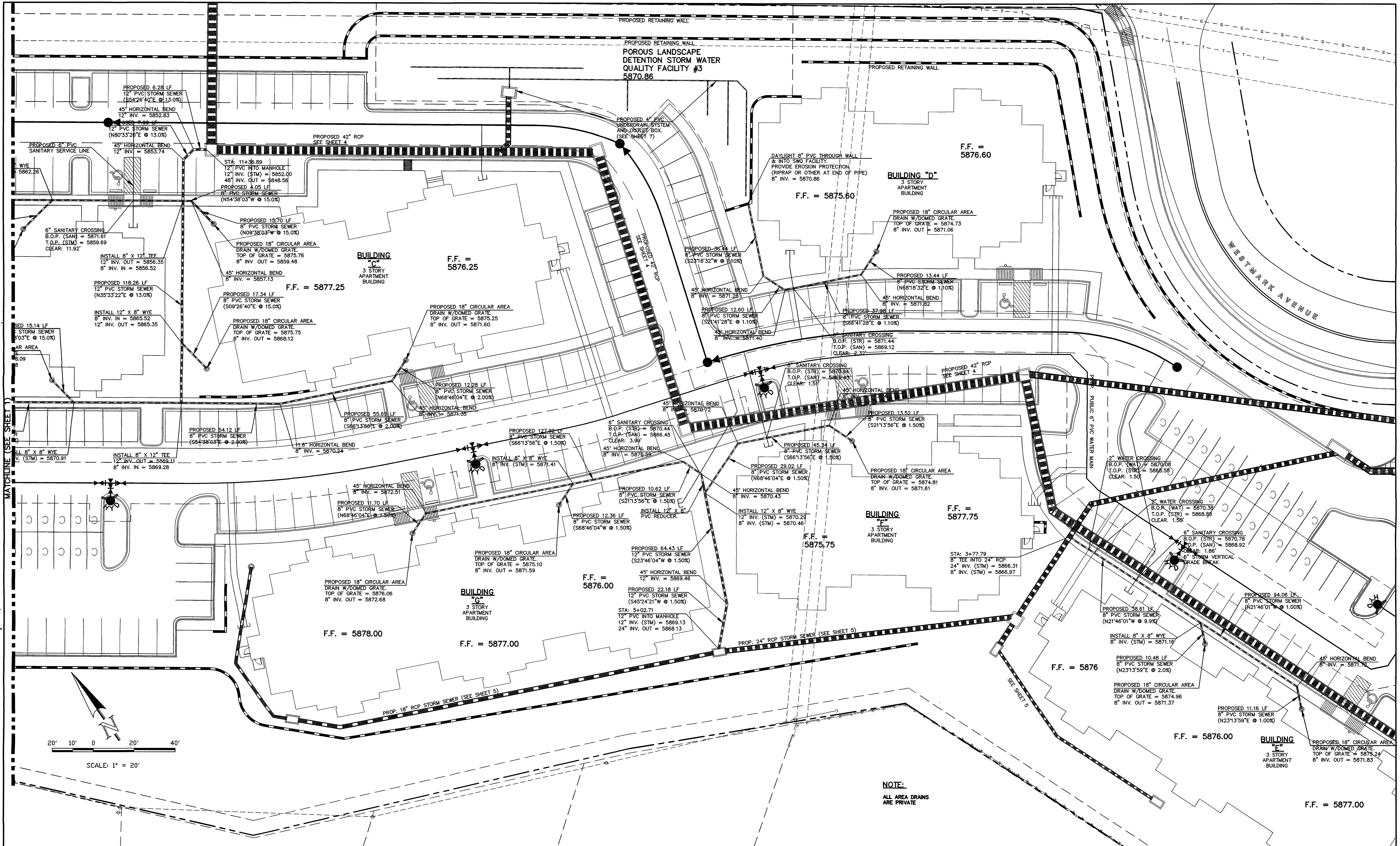
6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

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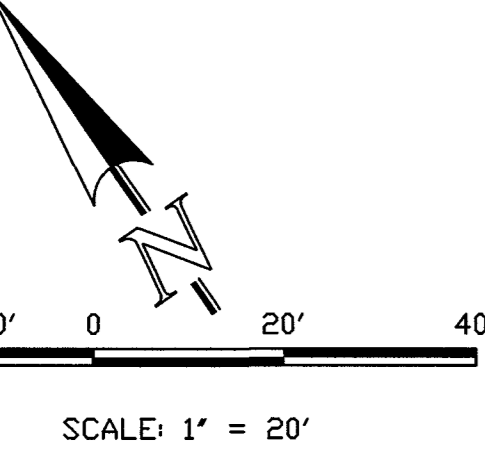
INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1
CONSTRUCTION PLANS
AREA DRAIN PLAN

DESIGNED BY	MAL	SCALE	DATE	01-24-11
DRAWN BY	MAL	(H) 1" = 20'	SHEET	8 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2320 00	

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MATCHLINE (SEE SHEET 1)



NOTE:
ALL AREA DRAINS ARE PRIVATE

LEGEND

	ROW/PROPERTY LINE		PROPOSED SANITARY SEWER W/MANHOLE
	PROPOSED WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT		EXISTING STORM SEWER
	EXISTING WATER MAIN		EXISTING GAS MAIN
	EXISTING WATER VALVE		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		EXISTING TELEPHONE
			EXISTING FIBER OPTIC/CABLE

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NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW:

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

KYLE R. CAMPBELL, P.E. #29794 DATE 3.1.12

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CONSULTING ENGINEERS & SURVEYORS

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

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

CONSTRUCTION PLANS
AREA DRAIN PLAN

DESIGNED BY	MAL	SCALE	DATE	01-24-11
DRAWN BY	MAL	(H) 1" = 20'	SHEET	9 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2320.00	

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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Markup Summary

5/23/2018 1:15:49 PM (1)

SEWER PLANS

Please provide plans for intersection to include the signal
A traffic study will be required to determine axillary lanes.

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 5/23/2018 1:15:49 PM
Color: ■

Please provide plans for intersection to include the signal. A traffic study will be required to determine axillary lanes.