

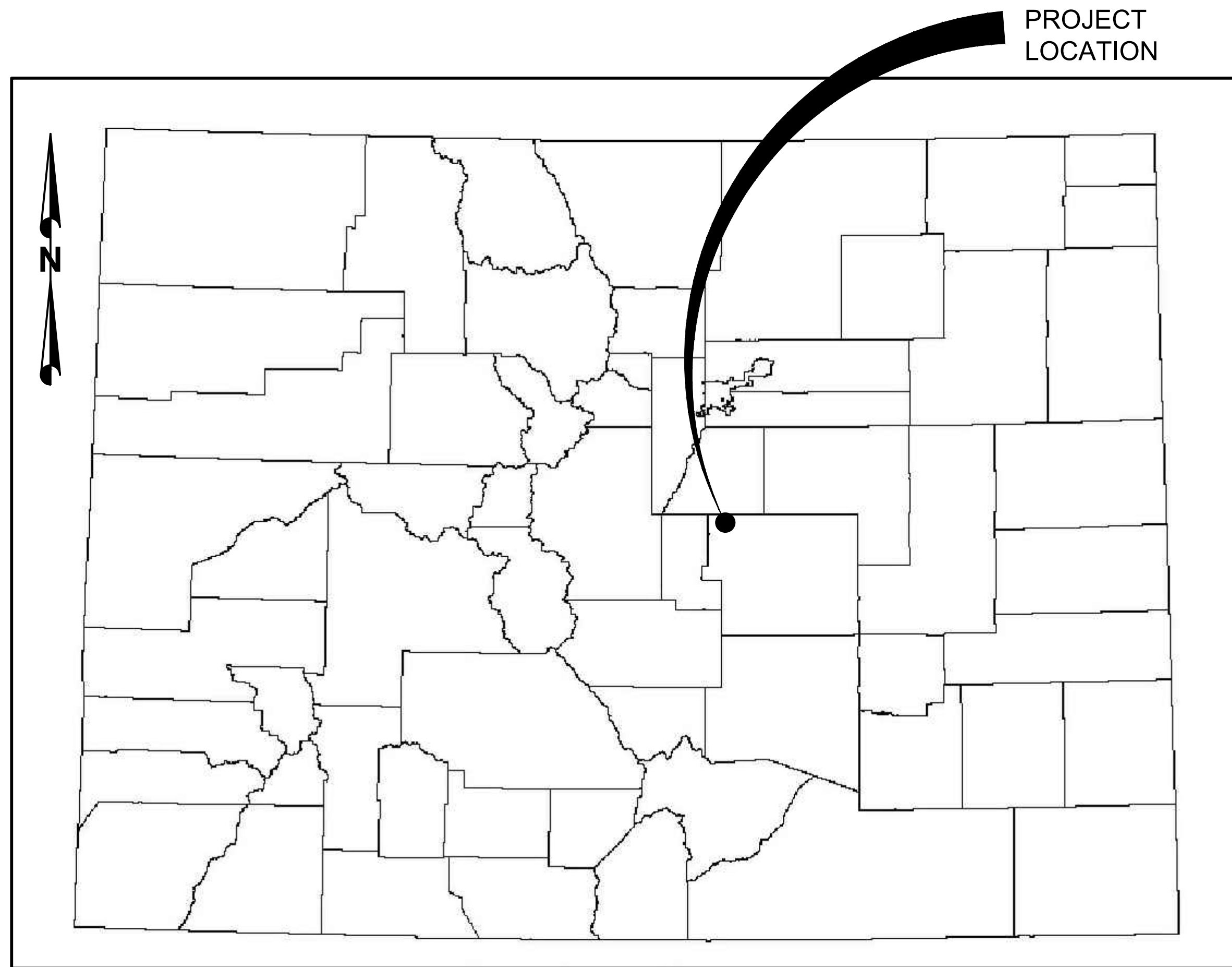
TOWN OF MONUMENT - WATERLINE AND STORAGE TANK
 SITE DEVELOPMENT PLANS
 LOT 6, FOREST VIEW ESTATES FILING NO. 4

TOWN OF MONUMENT

2.0 MG WATER STORAGE TANK

MONUMENT COLORADO

P:\Clients\Monument\04-20-0153 Waterline & Storage Tank\CAD\Sheets\Civil\COUNTY SUBMITTALS\ENGINEERING DRAWINGS\TANK\TANK SITE DEVELOPMENT PLANS.dwg - SCALE - 1/19/2022 5:35 PM



PROJECT LOCATION MAP

N.T.S.

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

[NAME, P.E. #] DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

[NAME, TITLE]
 [BUSINESS NAME]
 [ADDRESS] DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE
 COUNTY ENGINEER / ECM ADMINISTRATOR

SHEET INDEX

NO.	TITLE
- -	COVER SHEET
TS 100	SITE PLAN
TS 101	GRADING PLAN
TS 102	TANK PROFILE
TS 103	LANDSCAPING PLAN
E01	ELECTRICAL LEGEND
E02	ELECTRICAL ONE-LINES
E03	ELECTRICAL SITE PLAN

OWNER: TOWN OF MONUMENT
 CONTACT: TOM THARNISH, PUBLIC WORKS DIRECTOR
 PHONE: 719-884-8039
 EMAIL: TTHARNISH@TOMGOV.ORG

APPLICANT: TOWN OF MONUMENT

PLAN PREPARER: FORSGREN ASSOCIATES, INC.
 CONTACT: JAMES ADAMS, PE
 PHONE: 720-214-5884
 EMAIL: JADAMS@FORSGREN.COM

PROPERTY ADDRESS: 744 FOREST VIEW WAY,
 MONUMENT, CO 80132

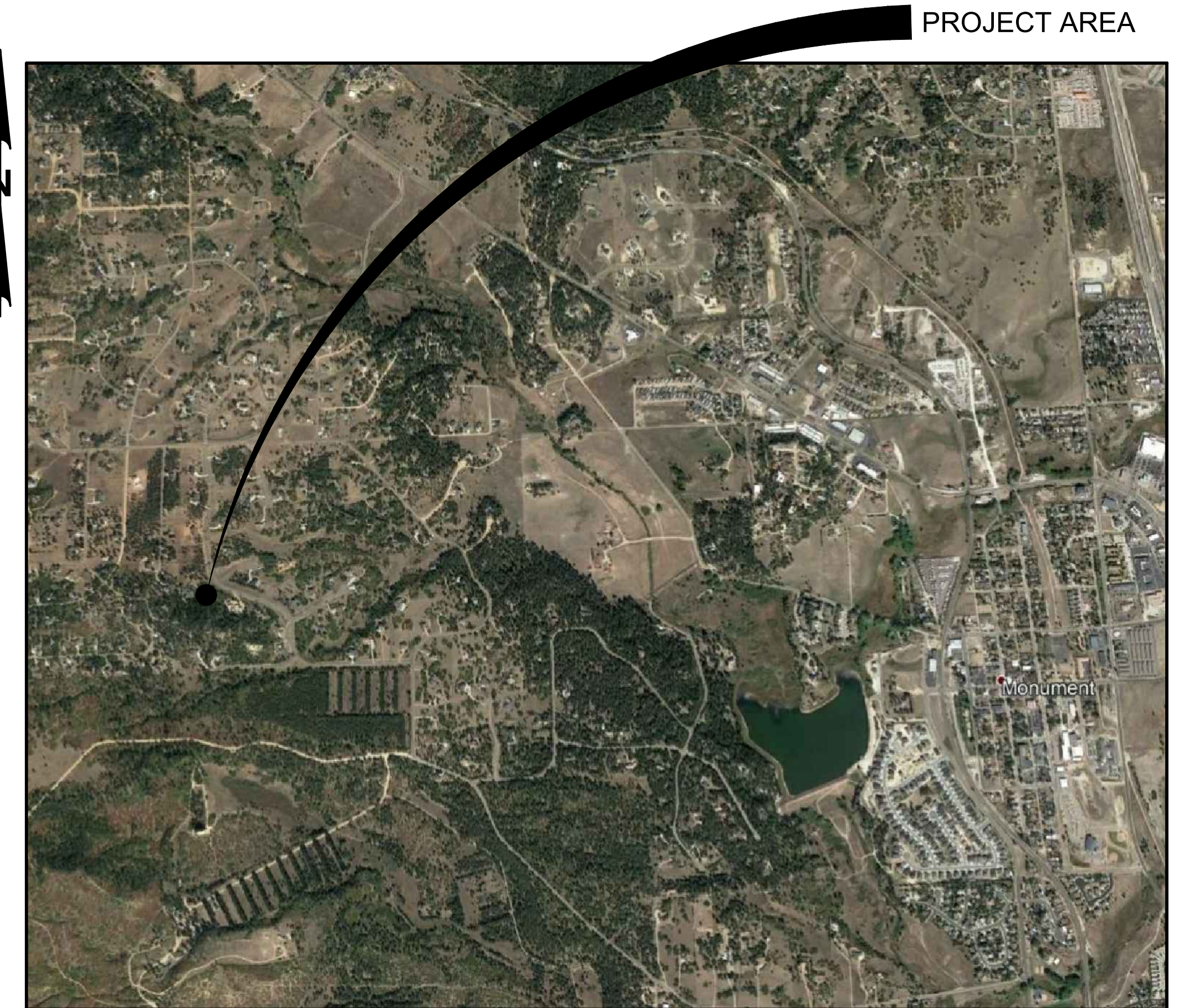
PROPERTY TAX SCHEDULE NUMBER: 7116204006

LEGAL DESCRIPTION: LOT 6 FOREST VIEW ESTATES IV.

LOT/PARCEL SIZE: 2.55 ACRES

EXISTING/PROPOSED LAND USE AND ZONING: RR-2.5

TOTAL GROSS BUILDING SQUARE FOOTAGE: TANK
 SQUARE FOOTAGE = APPROX. 11,120 SF



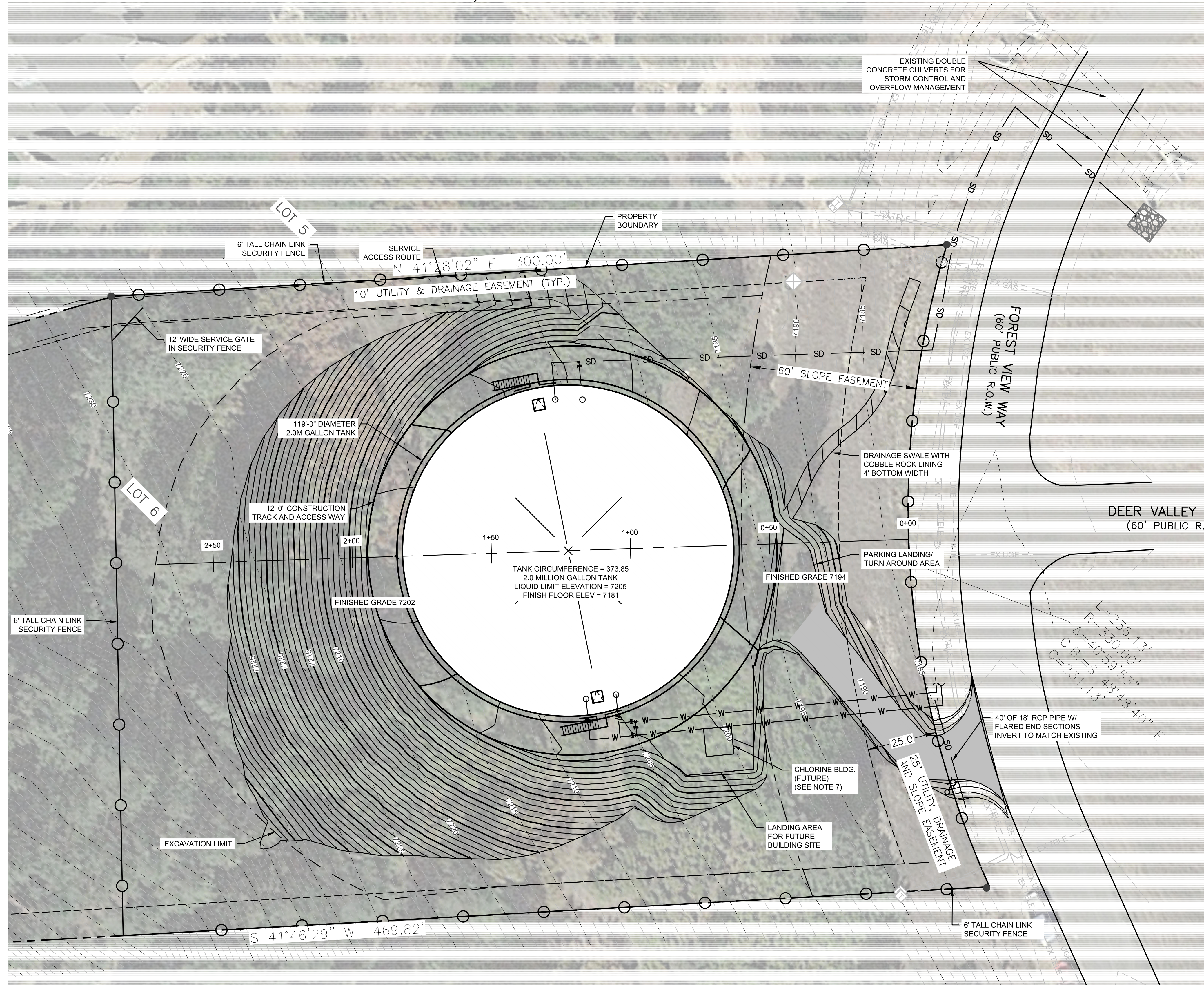
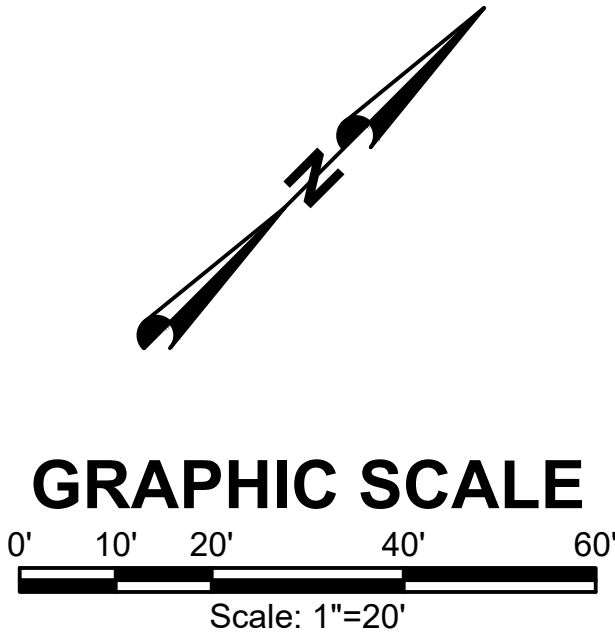
VICINITY MAP

N.T.S.

Please add the note: No construction is allowed in the ROW until approval of waterline construction drawings.



**TOWN OF MONUMENT - WATERLINE AND STORAGE TANK
SITE DEVELOPMENT PLANS
LOT 6, FOREST VIEW ESTATES FILING NO. 4**



TANK SITE GRADING PLAN
SCALE: 1"= 20'

GRADING NOTES

1. GRADING SHOWN ON PLAN REFLECTS THE EXISTING AND FINISHED GRADE FOR THE TANK SITE.
2. TEMPORARY EXCAVATIONS FOR CONSTRUCTION OF THE TANK AND ASSOCIATED UTILITIES SHALL FOLLOW RECOMMENDATION OF THE GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE DATED NOVEMBER 18, 2016.
3. FINISHED GRADES SHALL NOT EXCEED A 2 HORIZONTAL TO 1 VERTICAL SLOPE UNLESS SPECIFICALLY AGREED TO IN WRITING BY THE ENGINEER FOR LIMITED LOCATIONS ON THE SITE WHERE EXPOSED ROCK MAY ALLOW A STEEPER SLOPE AND WHERE NECESSARY TO CATCH THE EXISTING SURFACE.
4. SITE RESTORATION SHALL CONSIST OF PLACEMENT/REPLACEMENT OF 4" MINIMUM DEPTH TOPSOIL OVER LOOSELY COMPACTED SUB-SURFACE MATERIAL.
5. TOPSOIL SHALL BE COVERED BY A DOUBLE NET STRAW/COCONUT BLANKET WITH BIODEGRADABLE NETTING. BLANKET SHALL BE INSTALLED AND ANCHORED PER MANUFACTURER RECOMMENDATIONS.
6. HYDROSEED WITH APPROVED NATIVE GRASS MIX.
7. BUILDING HAS NOT BEEN DESIGNED. ESTIMATED FOOTPRINT BUILDING IS 10'X10'.

NO.	REVISIONS	BY	DATE

FORSGREN Associates Inc.
56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112
PH: 720.232.6644

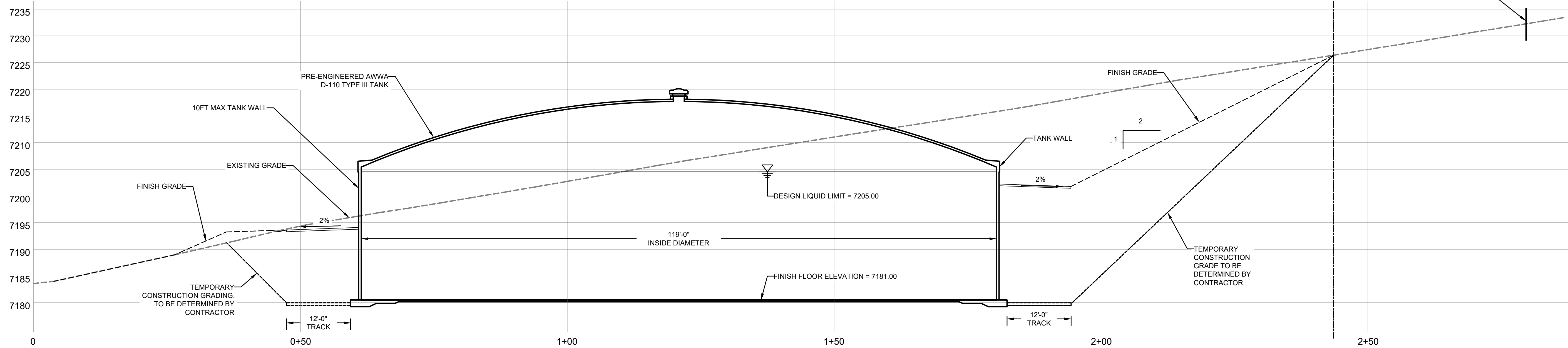
PROJECT NO.	DRAWN	DESIGNED	APPROVED	DATE



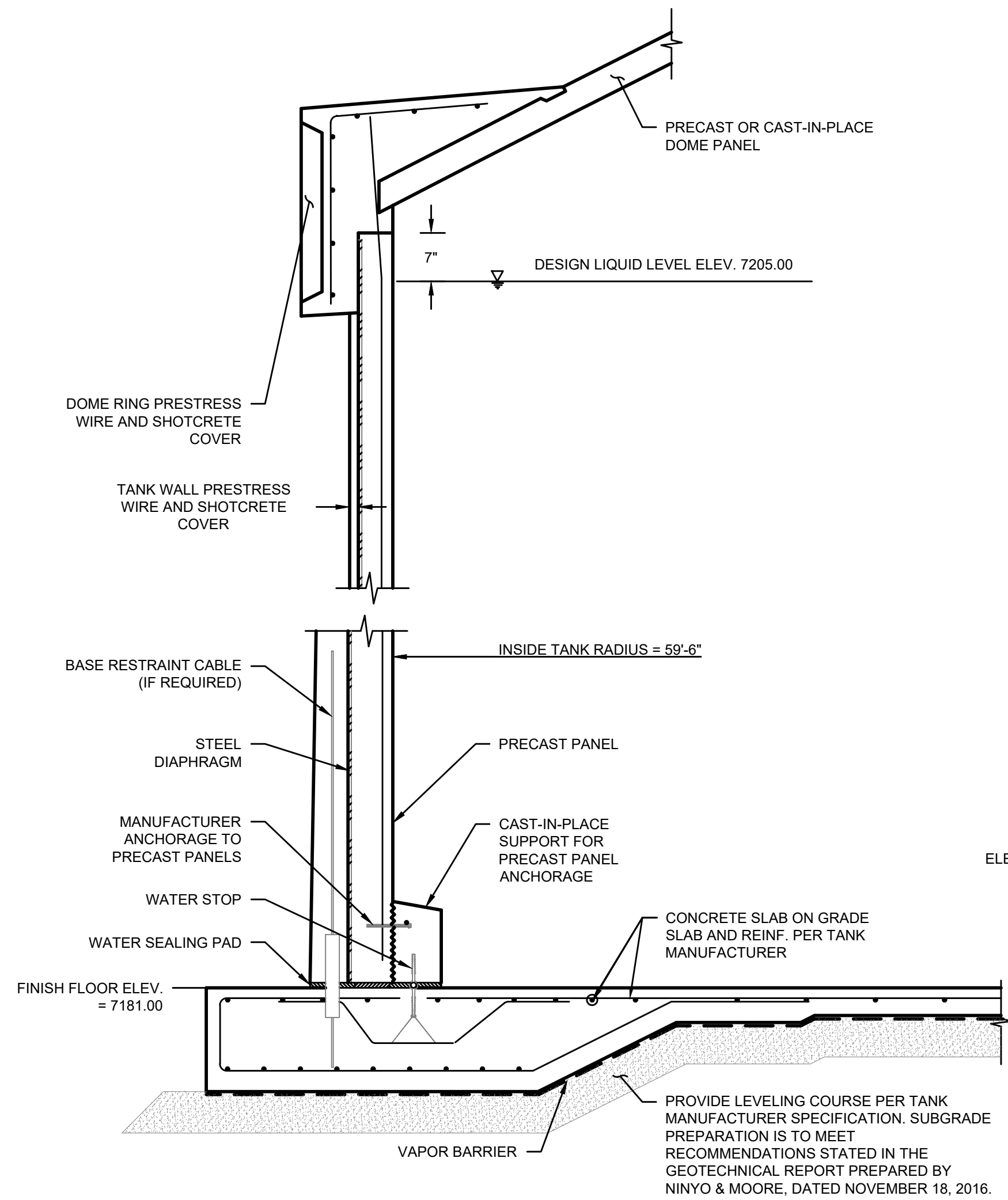
**2.0M GALLON TANK
SITE GRADING PLAN**

SHEET NO:
TS 101
DATE:
JAN, 2022
PAGE NO:
3 OF 8

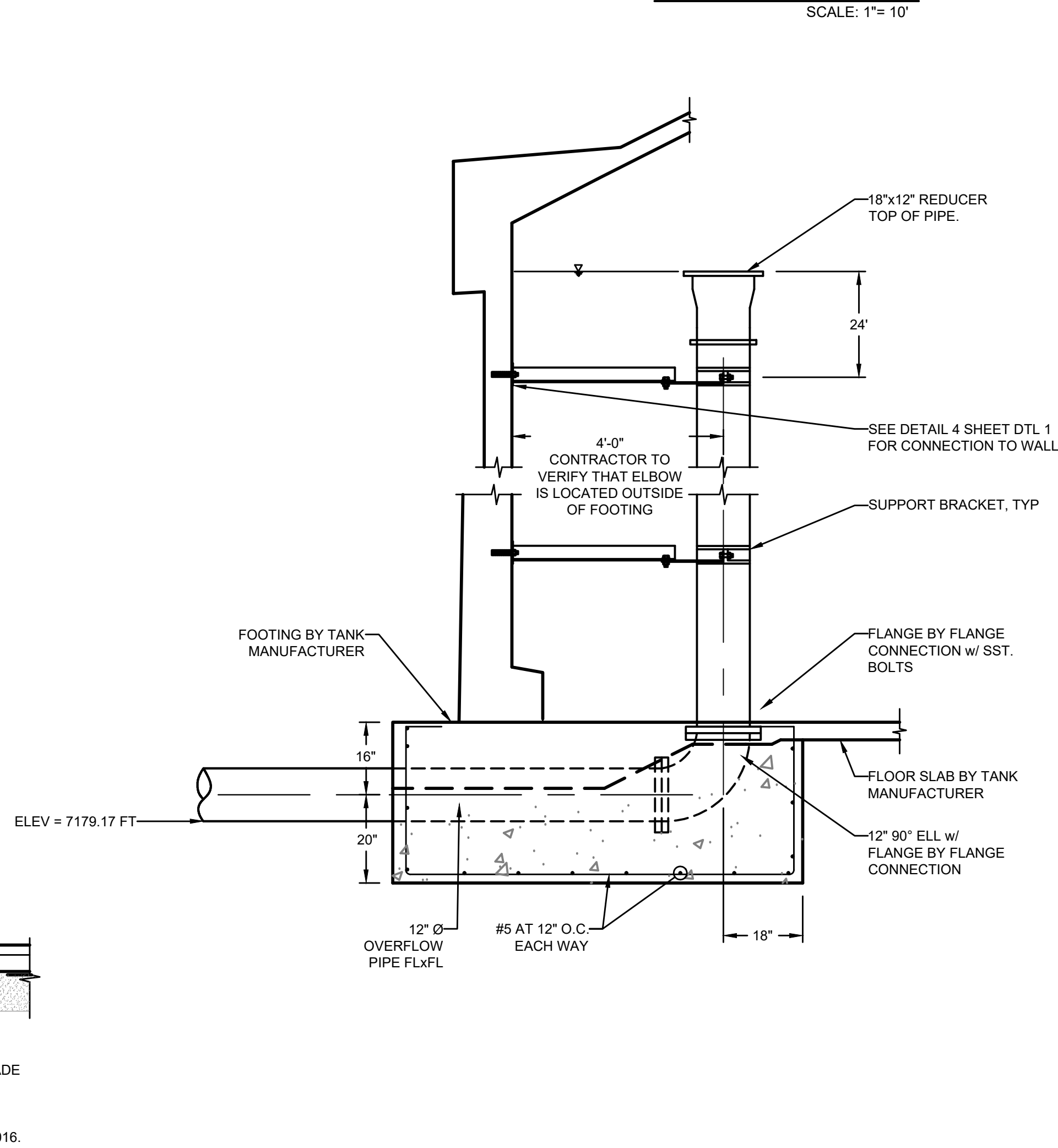
**TOWN OF MONUMENT - WATERLINE AND STORAGE TANK
SITE DEVELOPMENT PLANS
LOT 6, FOREST VIEW ESTATES FILING NO. 4**



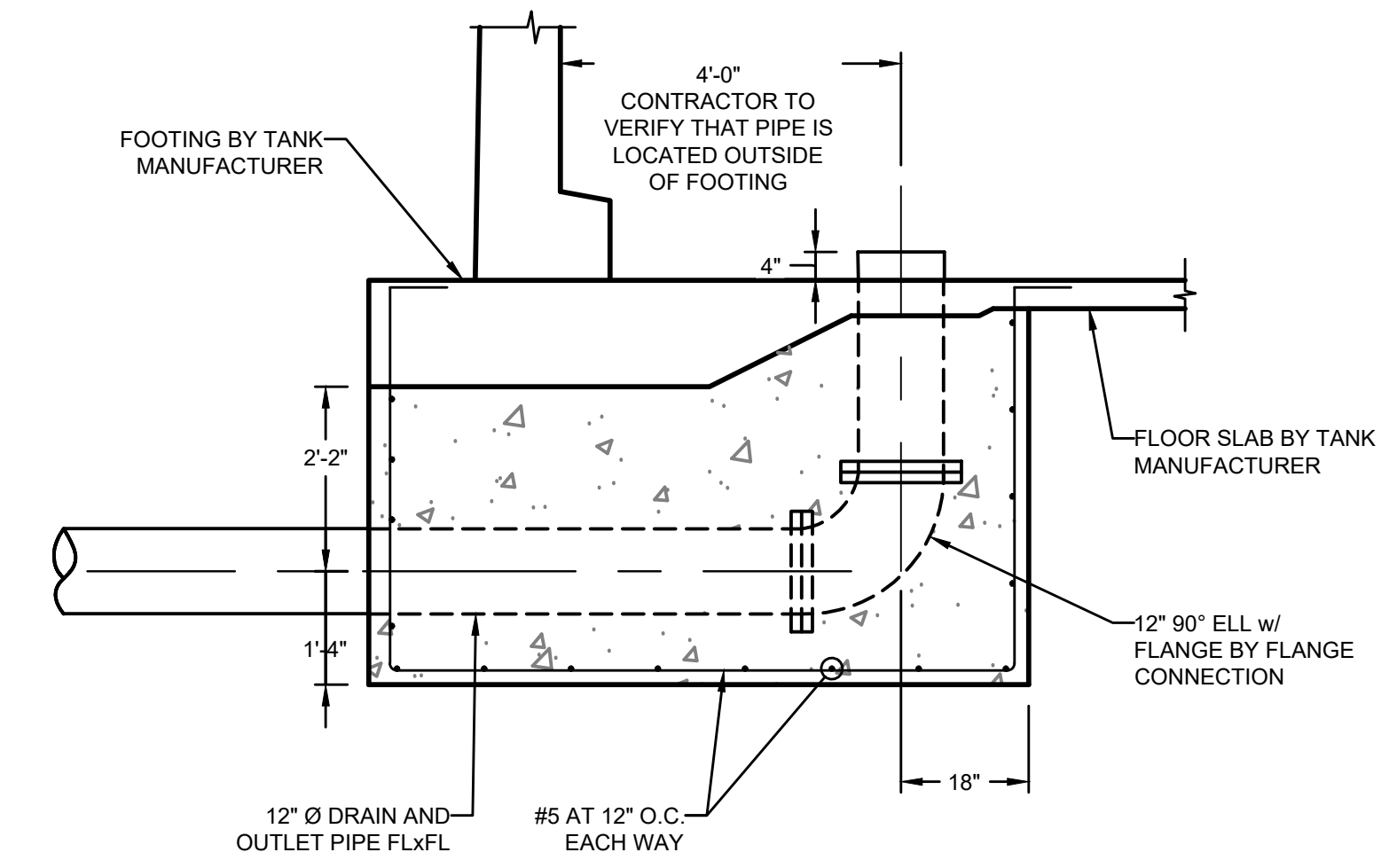
TANK PROFILE
SCALE: 1" = 10'



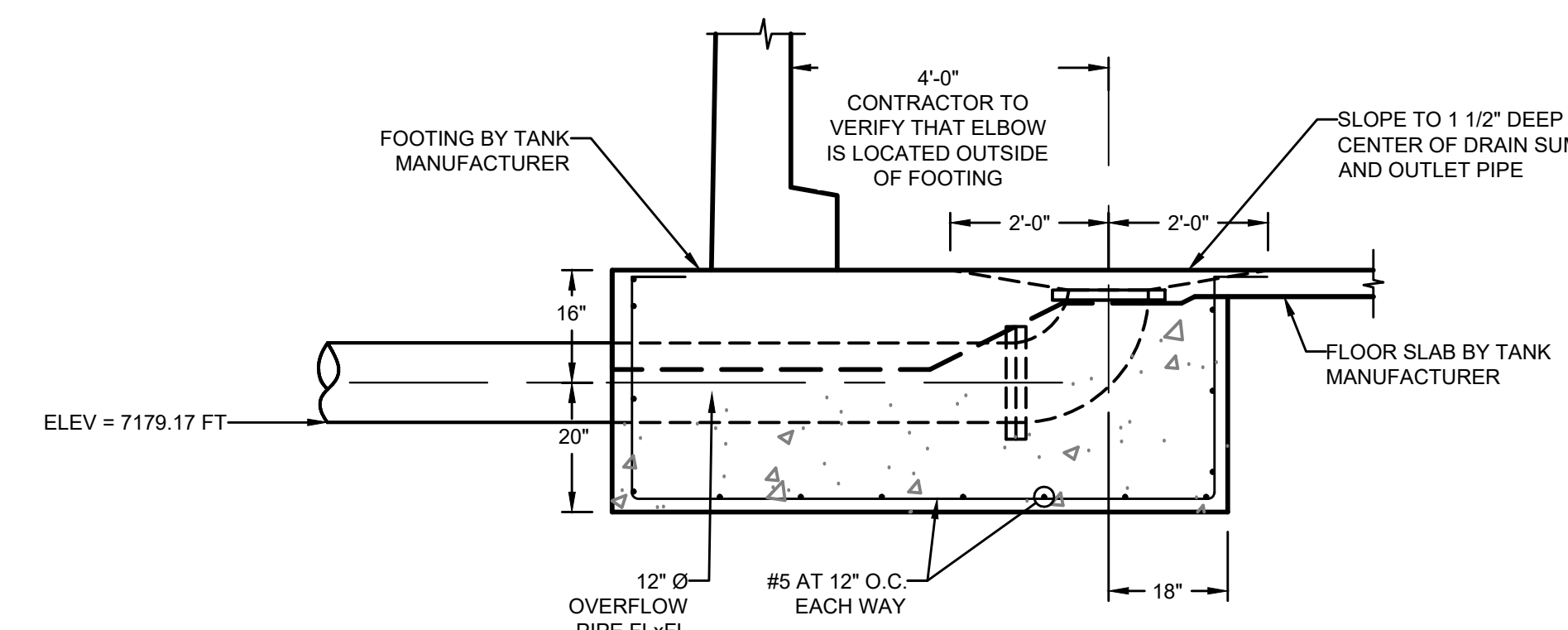
TANK WALL SECTION
SCALE: 3/4" = 1'-0" 1



TANK OVERFLOW PIPE
SCALE: 1/2" = 1'-0" 2



TANK OUTLET PIPE
SCALE: 1/2" = 1'-0" 3



TANK DRAIN PIPE
SCALE: 1/2" = 1'-0" 4

P:\Clients\Monument\04-20-0153 Waterline & Storage Tank\CAD\Sheets\Civil\COUNTY SUBMITTALS\ENGINEERING DRAWINGS\TANK\TANK SITE DEVELOPMENT PLANS.dwg - 1/19/2022 5:40 PM

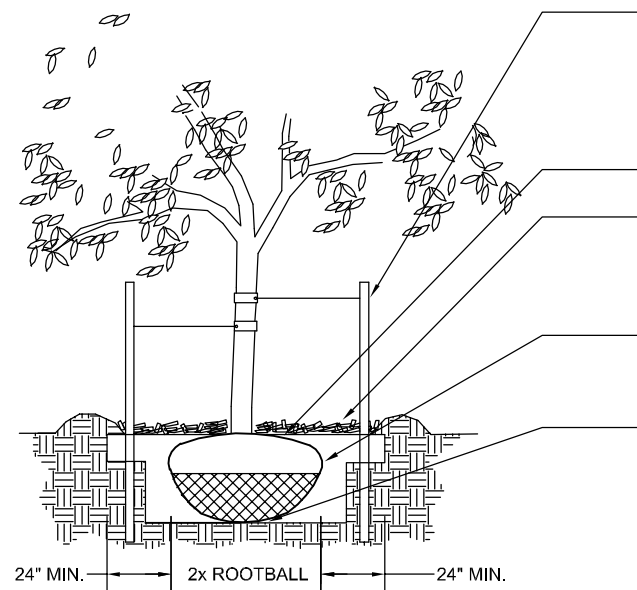
NO.	REVISIONS	BY	DATE
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FORSGREN Associates, Inc.			
56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112 PH: 720.232.6644			

PROJECT NO.	
DRAWN	
DESIGNED	
APPROVED	
DATE	



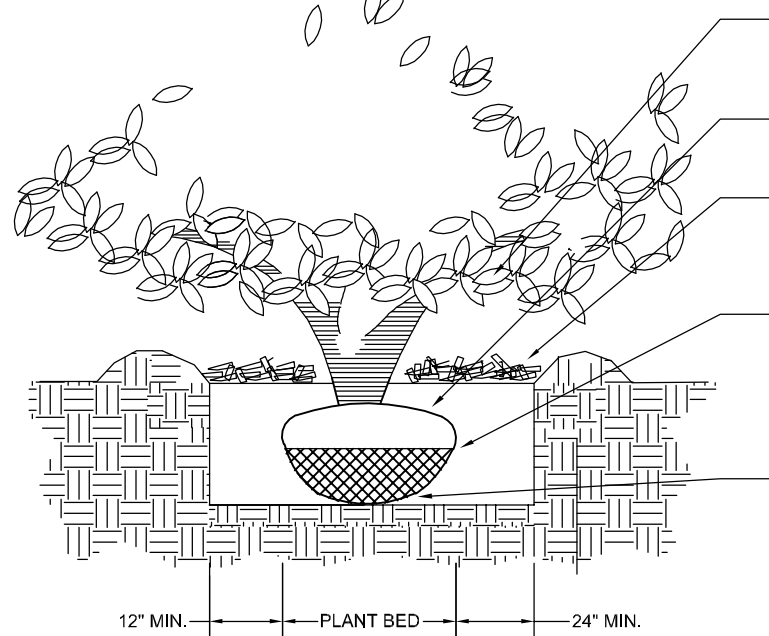
2.0M GALLON TANK
TANK PROFILE

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED.



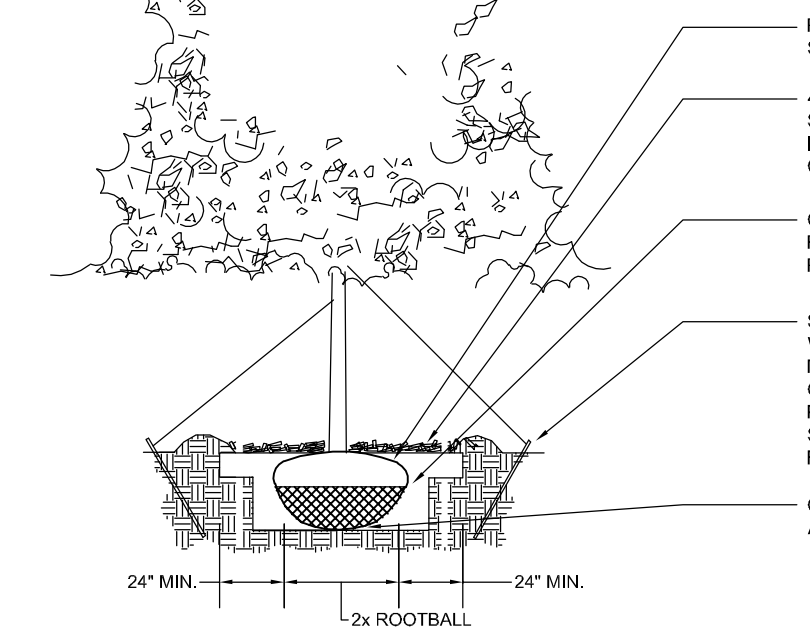
1 A DECIDUOUS TREE PLANTING DETAIL N.T.S.

- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

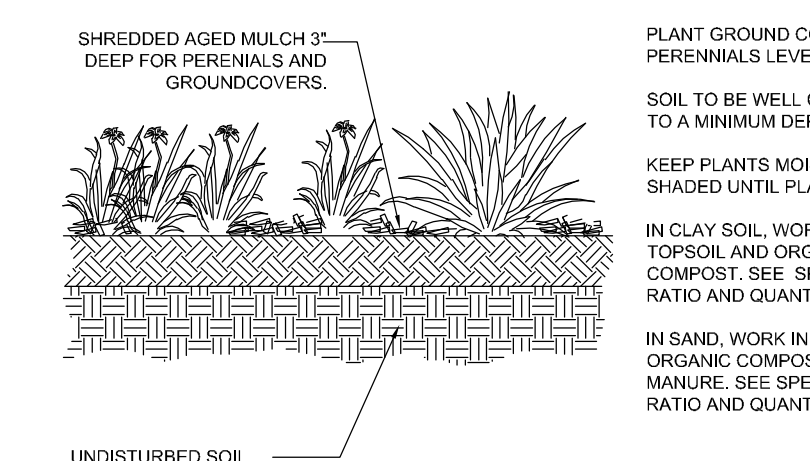


3 C SHRUB PLANTING DETAIL N.T.S.

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



2 B EVERGREEN TREE PLANTING DETAIL N.T.S.



4 D PERENNIAL/GROUND COVER PLANTING DETAIL N.T.S.

HATCH LEGEND

	TURF (KENTUCKY BLUE GRASS (THERMAL BLUE BLEND))	0 sf
	4-8" COBBLE	0 sf
	2-4" COBBLE	0 sf
	ORGANIC MULCH	0 sf
	NATIVE SEED MIX PAWNEE BUTTES SEED (NATIVE PRAIRIE MIX) 29% Blue Grama 25% Buffalograss 20% Western Wheatgrass 20% Sideoats Grama 5% Green Needlegrass 1% Sand Dropped	16,199 sf

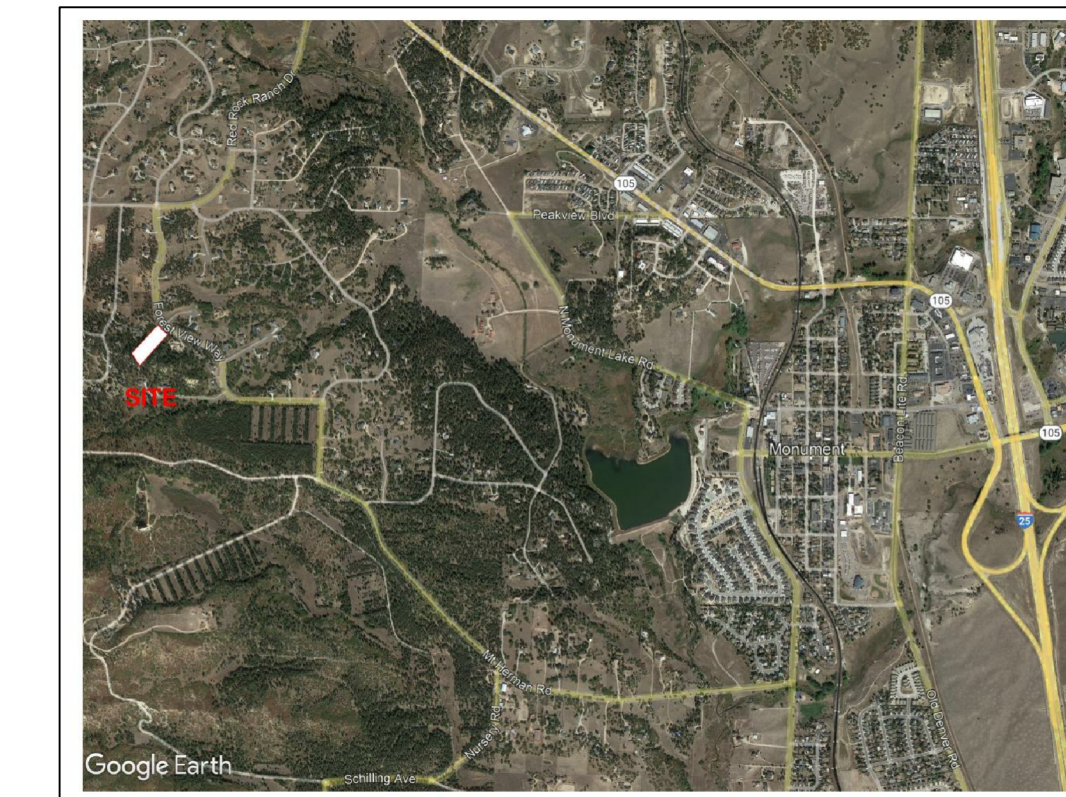
Application Rate: Native Grass Mix-15 lbs/ac
Application Method: Drib Seed with hydromulch and tackifier

KEYED NOTES: (not all items labeled, items labeled considered typ.)

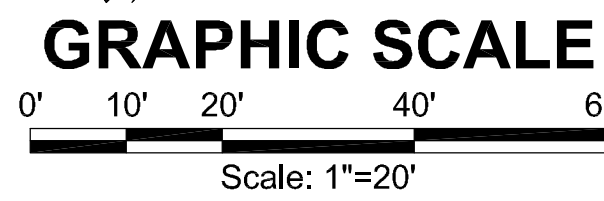
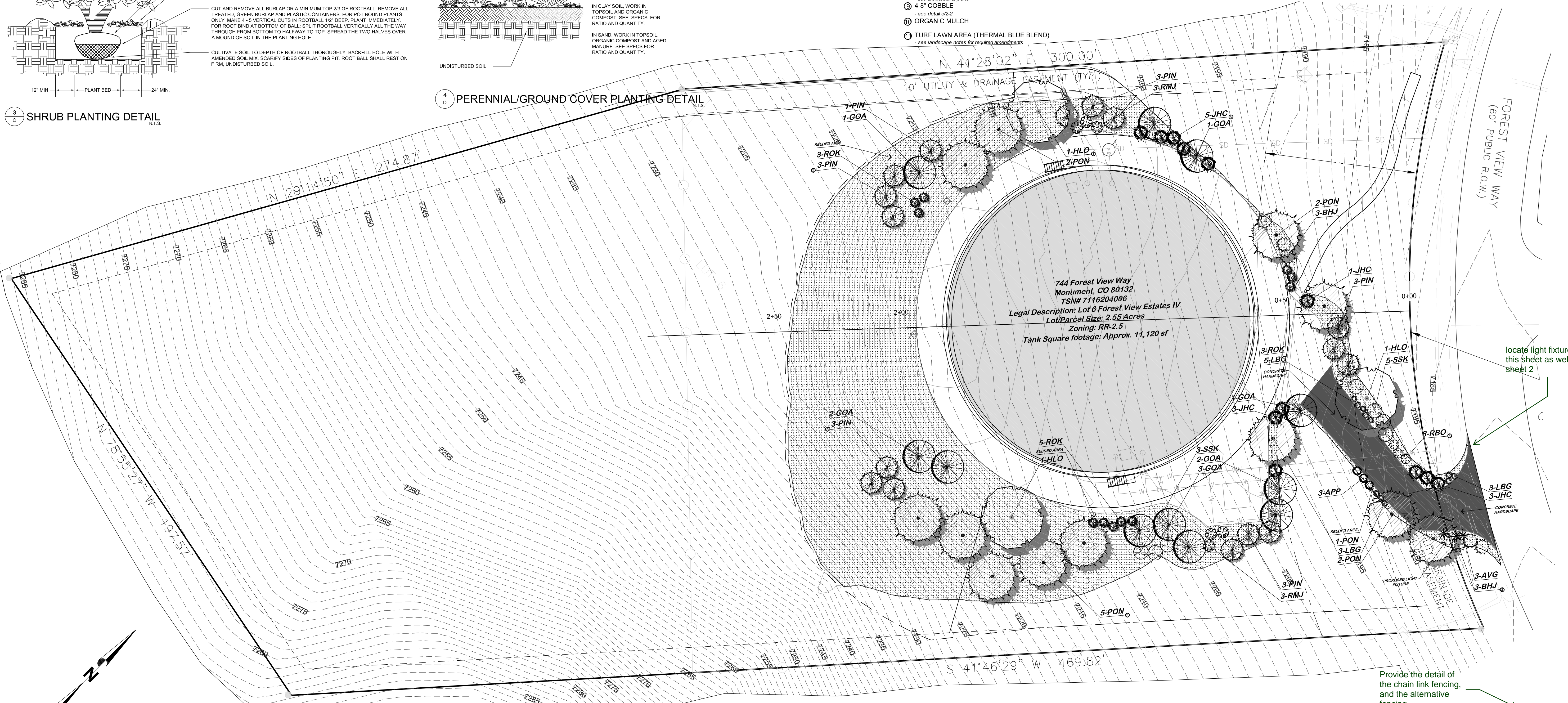
- 1 TYPICAL DECIDUOUS TREE PLANTING - see detail 2/2
- 2 TYPICAL EVERGREEN TREE PLANTING - see detail 2/2
- 3 TYPICAL SHRUB PLANTING - see detail 2/2
- 4 TYPICAL GROUNDCOVER/PERENNIAL PLANTING - see detail 2/2
- 5 LANDSCAPE BOULDER - see detail 2/2
- 6 STEEL EDGE - see detail 2/2
- 7 2-4" BLUE GREY GRAVEL MULCH - see detail 2/2
- 8 SCREEN WALL - see architectural plans
- 9 4-8" COBBLE - see detail 2/2
- 10 ORGANIC MULCH - see detail 2/2
- 11 TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
GOA	12	Quercus gambelii	Stylized Hackberry	40' x 30'	2" Caliber	Ball and Burlap
GOA	12	Quercus macrocarpa	Gambel Oak	15' x 12'	1 1/2" Caliber	Container
EVERGREEN TREES						
PON	12	Pinus ponderosa	Ponderosa Pine	40' x 20'	2" Caliber	Ball and Burlap
PON	12	Pinus edulis	Pinon Pine	20' x 10'	1 1/2" Caliber	Ball and Burlap
DECIDUOUS SHRUBS						
RBO	3	Ribes deltoideum	Boulder Raspberry	4' x 5'	5 Gallon	Container
ROK	11	Rhus glabra	Rock Spoke	4' x 4'	5 Gallon	Container
APP	3	Amelanchier alnifolia	Amelanchier	3' x 3'	5 Gallon	Container
SSK	8	Saxifraga oppositifolia	Saxifrage	10' x 8"	5 Gallon	Container
EVERGREEN SHRUBS						
RMT	6	Rosa rugosa	Rugosa Rose	12' x 4'	15 Gallon	Container
DMJ	4	Dryas octopetala	Rock Spoke	12' x 2'	5 Gallon	Container
JUM	12	Juniperus chinensis	Amelanchier Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
LBO	11	Lolium blundellii	Little Bluestem	2' x 2'	1 Gallon	Container
AVG	3	Andropogon scoparius	Blue Oat Grass	3' x 2'	1 Gallon	Container



VICINITY MAP



GENERAL NOTES:

- Contractor shall design and install a temporary irrigation system in accordance with section 32.80.00.
- A temporary irrigation system shall be installed to establish all newly planted vegetation.
- The irrigation system shall conform to all irrigation standards and shall provide adequate supplemental water for all of the new planting material to flourish and grow without supplemental water after a growing season.

Applicant: Town of Monument

Plan Preparer: Forsgren Associates, Inc.
Contact: James Adams, PE
Phone: 720-214-5884
Email: jadams@forsgren.com

OWNER INFO
company name
address
city/state
phone no

Town of Monument
Contact: Tom Tharnish,
Public Works Director
645 Beacon Lite Road
Monument, CO 80132
719-884-8039



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

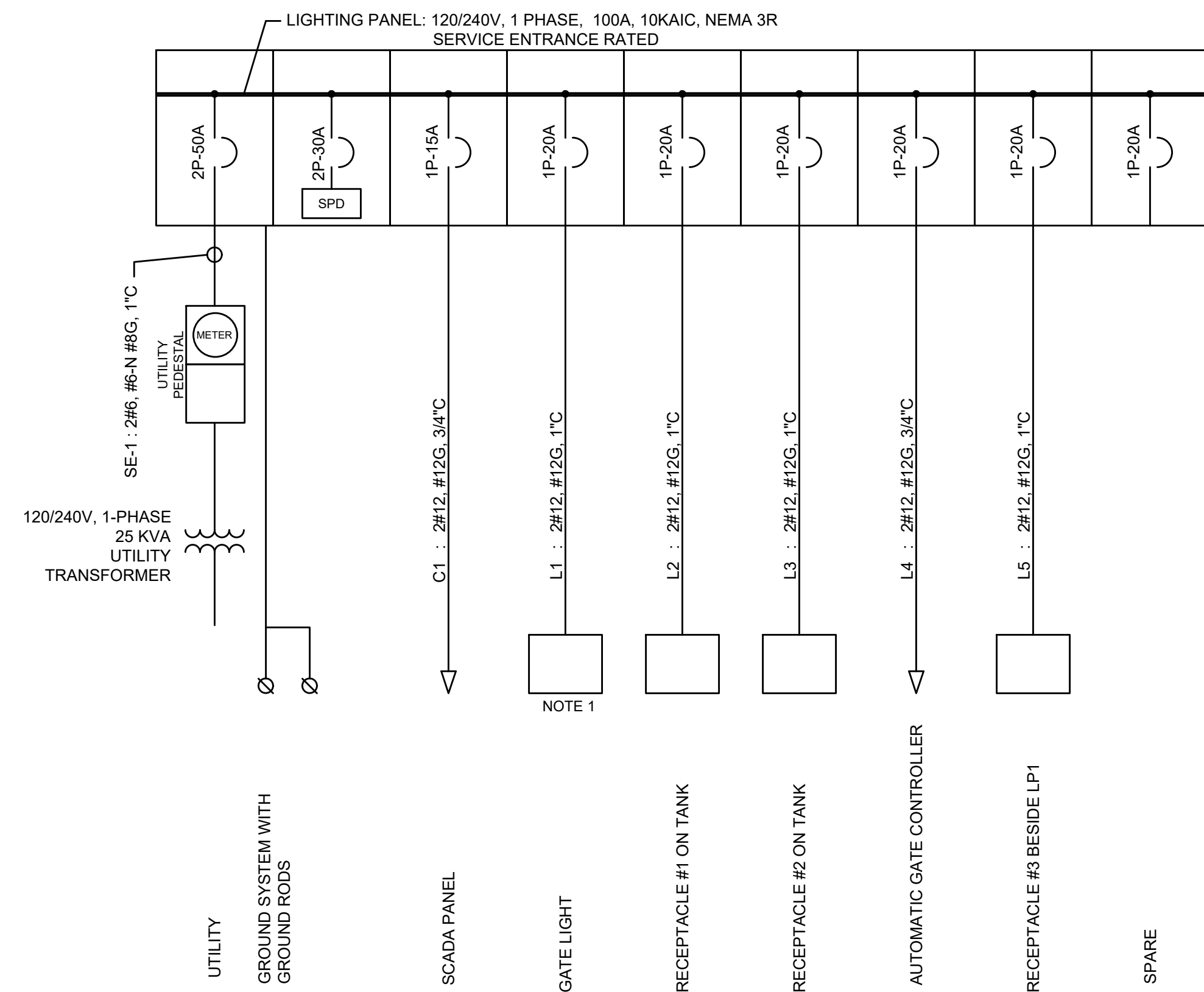
Town of Monument
Waterline & Storage Tank

744 Forest View Way
Monument, Colorado 80923

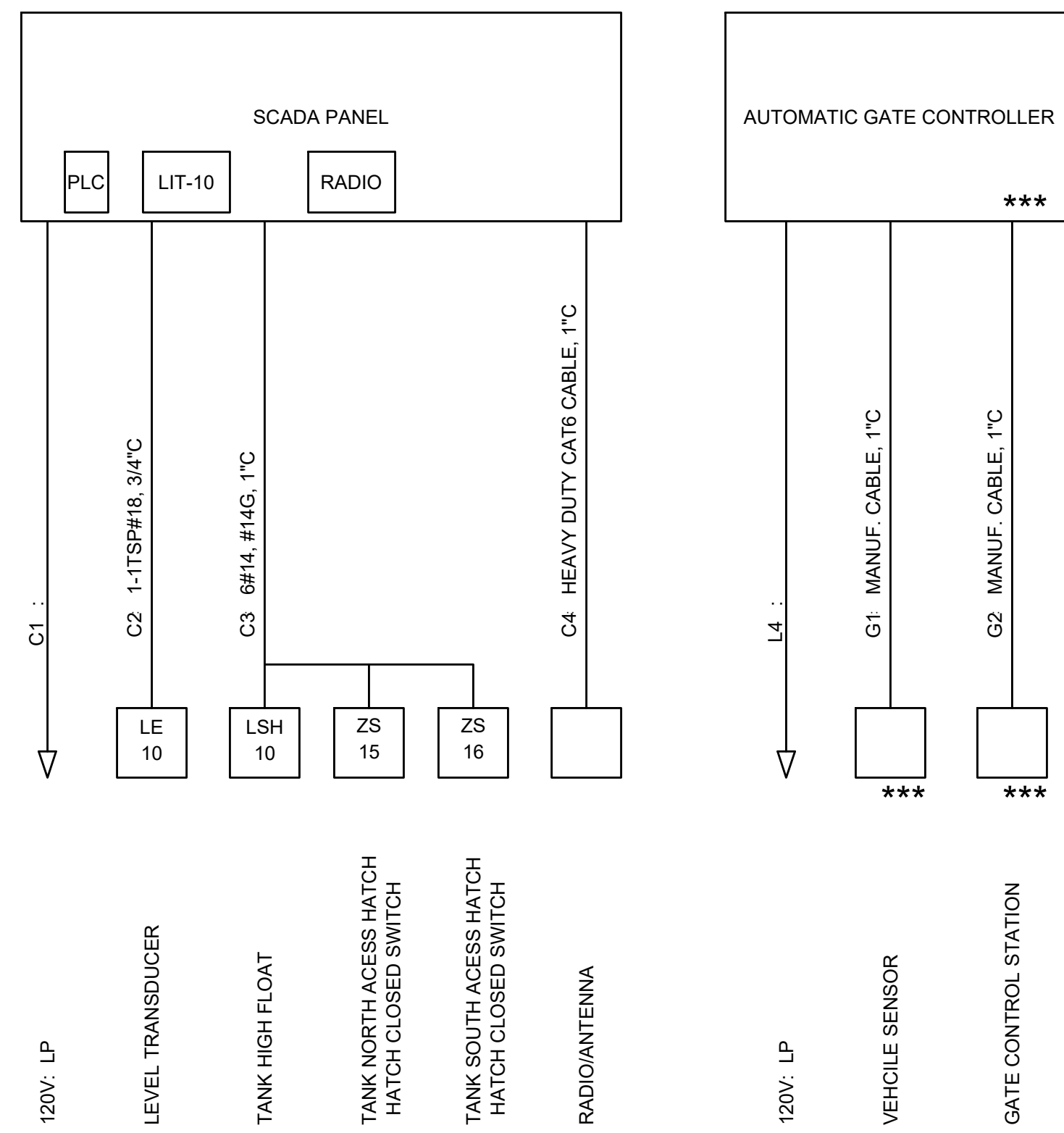
Job No. 20.008
Directory Landscape
File LANDSCAPING PLAN
13062020
Drawn By DMJ
Date 8.23.2021
Revised

DRAWING NO.

1 of 1
FINAL LANDSCAPE PLAN



SERVICE ENTRANCE & LIGHTING PANEL ONE-LINE DIAGRAM



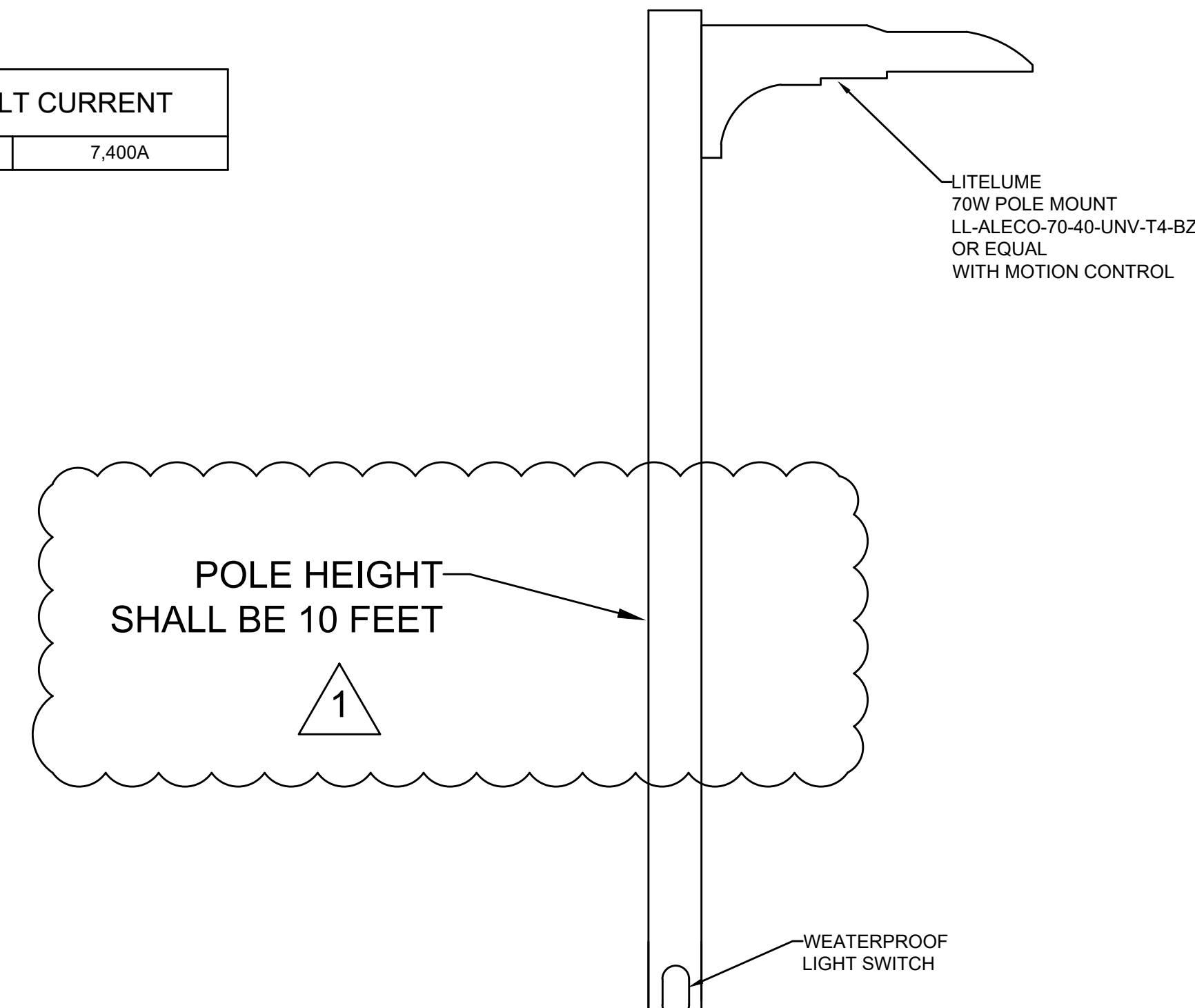
SCADA PANEL ONE-LINE DIAGRAM

AUTOMATIC GATE CONTROLLER ONE-LINE DIAGRAM

NOTES:

1. THE GATE LIGHT SHALL BE PROVIDED WITH AN ON/OFF SWITCH AND A MOTION SENSOR. IN THE 'ON' POSITION THE MOTION SENSOR SHALL CONTROL THE LIGHT, IN THE 'OFF' POSITION, THE LIGHT SHALL BE OFF.
2. *** - PROVIDED BY GATE SYSTEM PROVIDER.

FAULT CURRENT	
UTILITY	7,400A



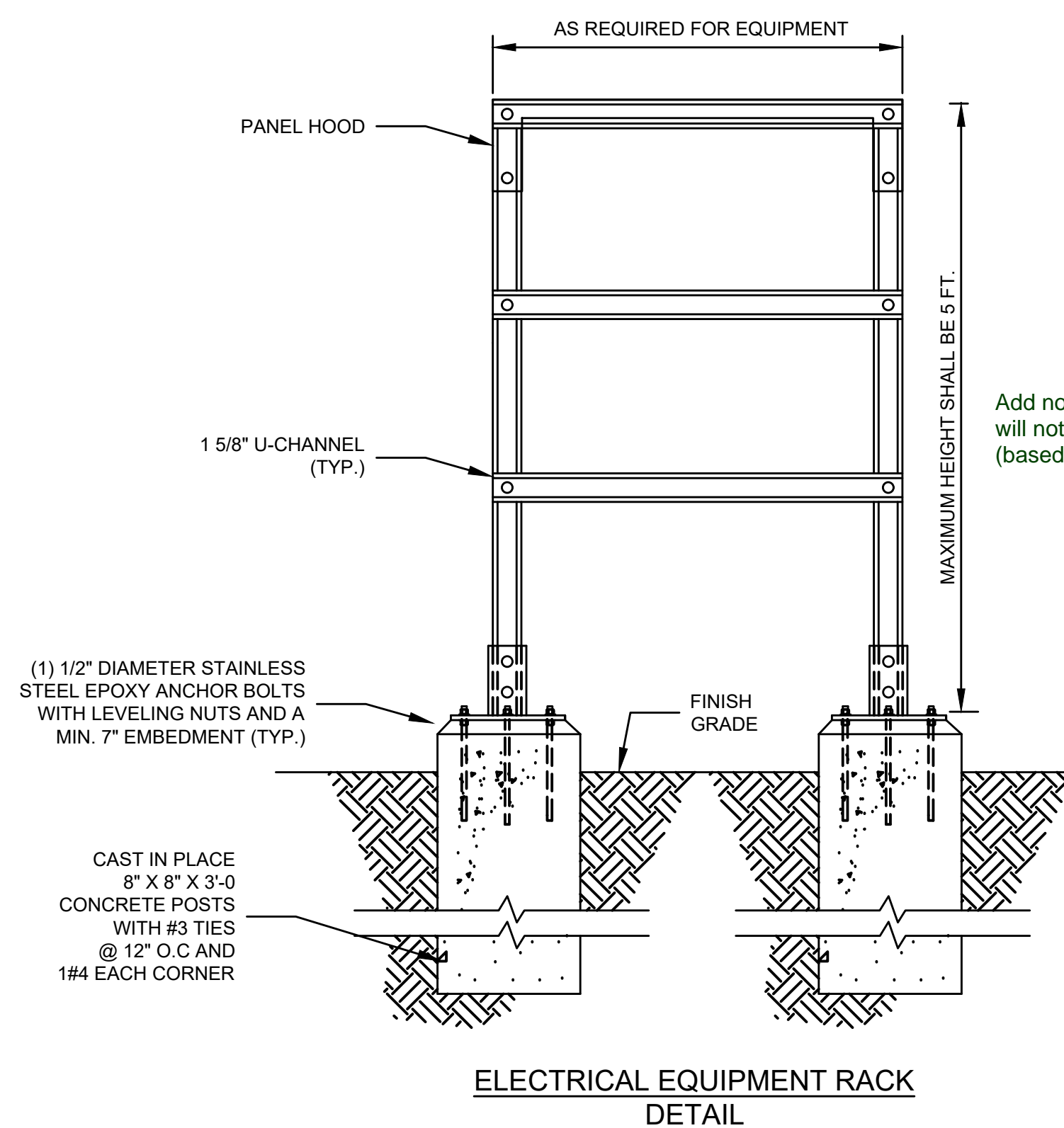
LIGHT POLE FOUNDATION DETAIL

DIMENSIONS			
A	B	C	POLE LENGTH
1'-0"	2"	3'-0"	10' TO 12'
1'-6"	2"	4'-0"	12' TO 20'
2'-0"	2"	5'-0"	20' TO 40'

SEE SHEET E3 FOR PHOTOMETRIC INFORMATION

1

NAME:		LP1	BUS:	COPPER	MAINS:		2P-50A				
SERVICE		120/240 VAC	RATING:	100A	LOCATION:		TANK SITE				
MOUNTING		SURFACE, NEMA 3R	AIC RATING:	10KAIC							
V.A.								V.A.			
A	B	LOAD	PHASE	BREAKER	CIRCUIT NUMBER	BREAKER	PHASE	LOAD	A	B	
150		SCADA PANEL	1	20	1, 2	20	1		0		
	80	GATE LIGHT	1	20	3, 4	20	1			0	
180		RECPT #1 - ON TANK	1	20	5, 6	20	1		0		
	180	RECPT #2 - ON TANK	1	20	7, 8	20	1			0	
180		RECPT #3 - BY LP	1	20	9, 10	20	1		0		
	750	GATE POWER	1	20	11, 12	20	1			0	
0			1	20	13, 14	20	1		0		
	0		1	20	15, 16	20	1			0	
0			1	20	17, 18	20	1		0		
510	1010	TOTALS PER PHASE PER SIDE						0	0		
510	1010	TOTALS PER PHASE									
	1520	PANEL TOTAL									



ELECTRICAL EQUIPMENT RACK DETAIL



PROJECT NO: 04-20-0153

DRAWN: DLE, DESIGNED: DLE, APPROVED: CLR, QA/QC: CLR

REVISIONS

NO.	REVISIONS	BY	DATE
1	REVISION 1	TFW	01/22

FORSGREN Associates Inc.

ISSUED FOR BID

56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112
PH: 720.232.6644

2.0M GALLON TANK

ELECTRICAL - ONE-LINES

SHEET NO: E02

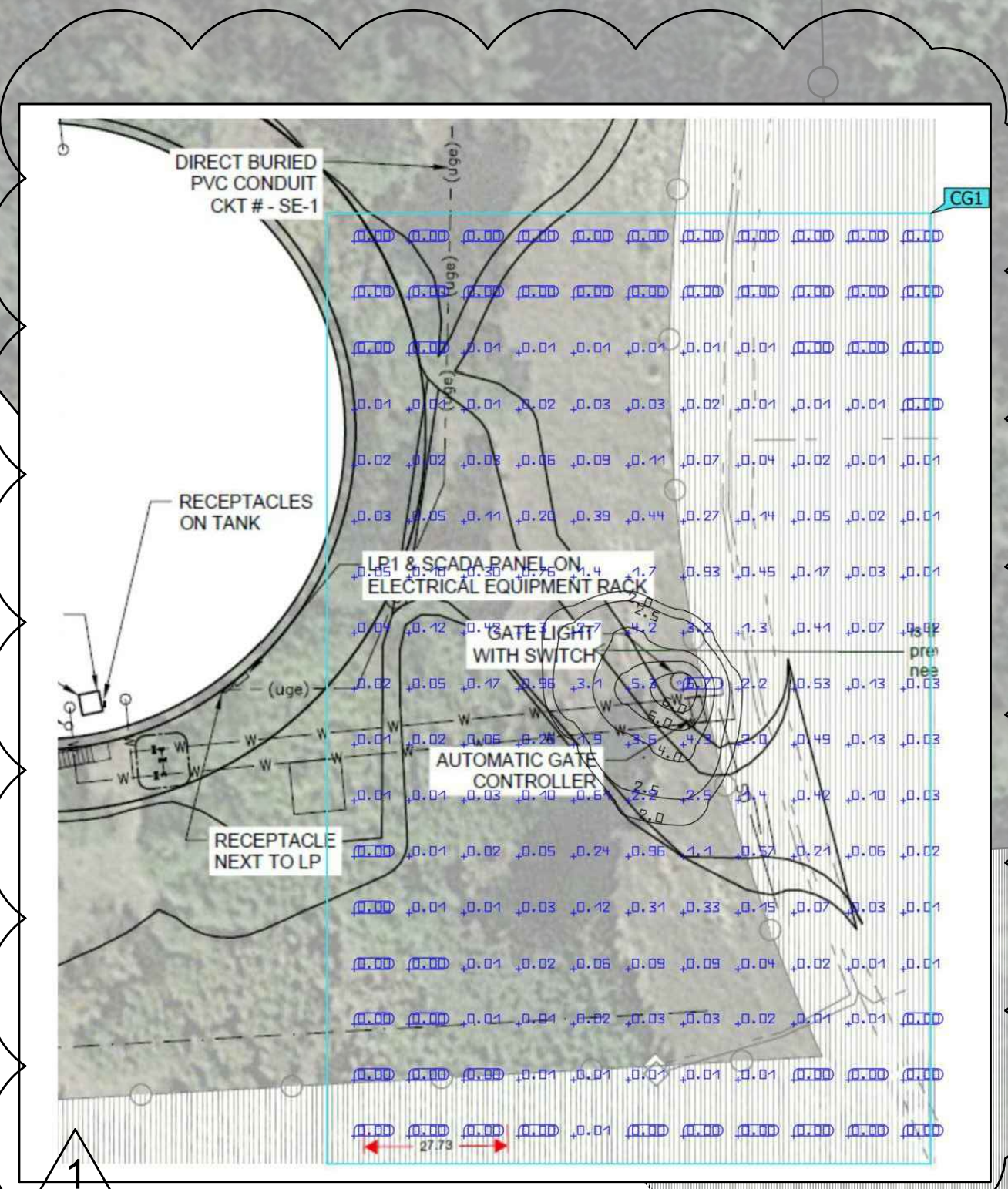
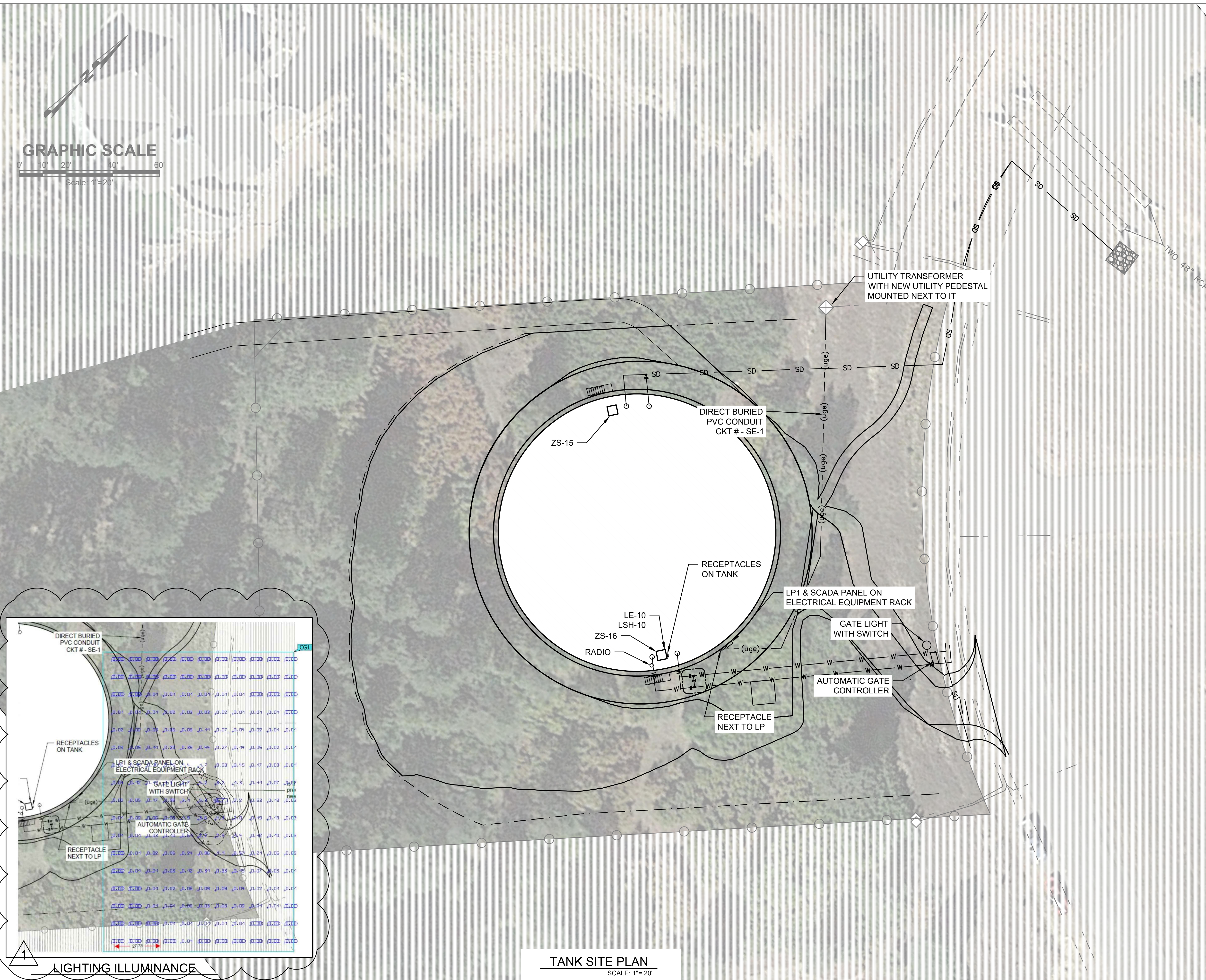
DATE: MAY 2021

PAGE NO: OF

GRAPHIC SCALE



X:\BH Office Clients\Monument\Engineering\021 - New Water Storage Tank\Drawings\UPDATED TANK SITE PLAN_1 - Standard\E3 Site Plan.dwg - 1/31/2022 12:55 PM



TANK SITE PLAN
SCALE: 1"= 20"



<p>2.0M GALLON TANK</p> <p>ELECTRICAL SITE PLAN</p>	<p>FORSGREN <i>Associates Inc.</i></p> <p>56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112 PH: 720.232.6644</p>								
<p>SHEET NO: E03</p> <p>DATE: MAY 2021</p> <p>PAGE NO: OF</p>	<p>PROJECT NO: 04-20-0153</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DRAWN</td> <td style="width: 25%;">DESIGNED</td> <td style="width: 25%;">APPROVED</td> <td style="width: 25%;">DATE</td> </tr> <tr> <td style="text-align: center;">DLB</td> <td style="text-align: center;">DLB</td> <td style="text-align: center;">CLR</td> <td style="text-align: center;">CLR</td> </tr> </table>	DRAWN	DESIGNED	APPROVED	DATE	DLB	DLB	CLR	CLR
DRAWN	DESIGNED	APPROVED	DATE						
DLB	DLB	CLR	CLR						
<p>ISSUED FOR BID</p>									
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1	REVISION 1								
<p>TFW 01/22</p>									