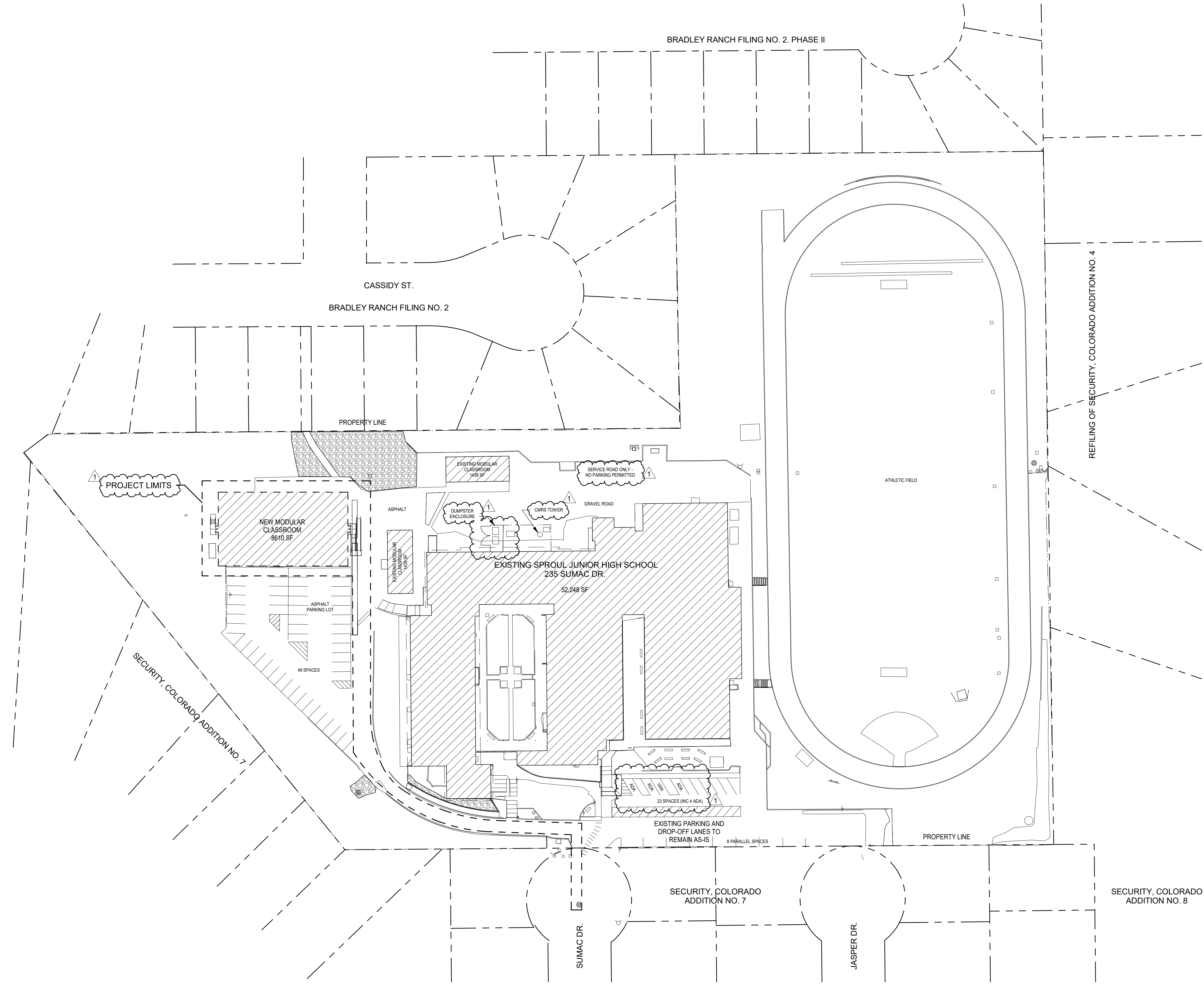
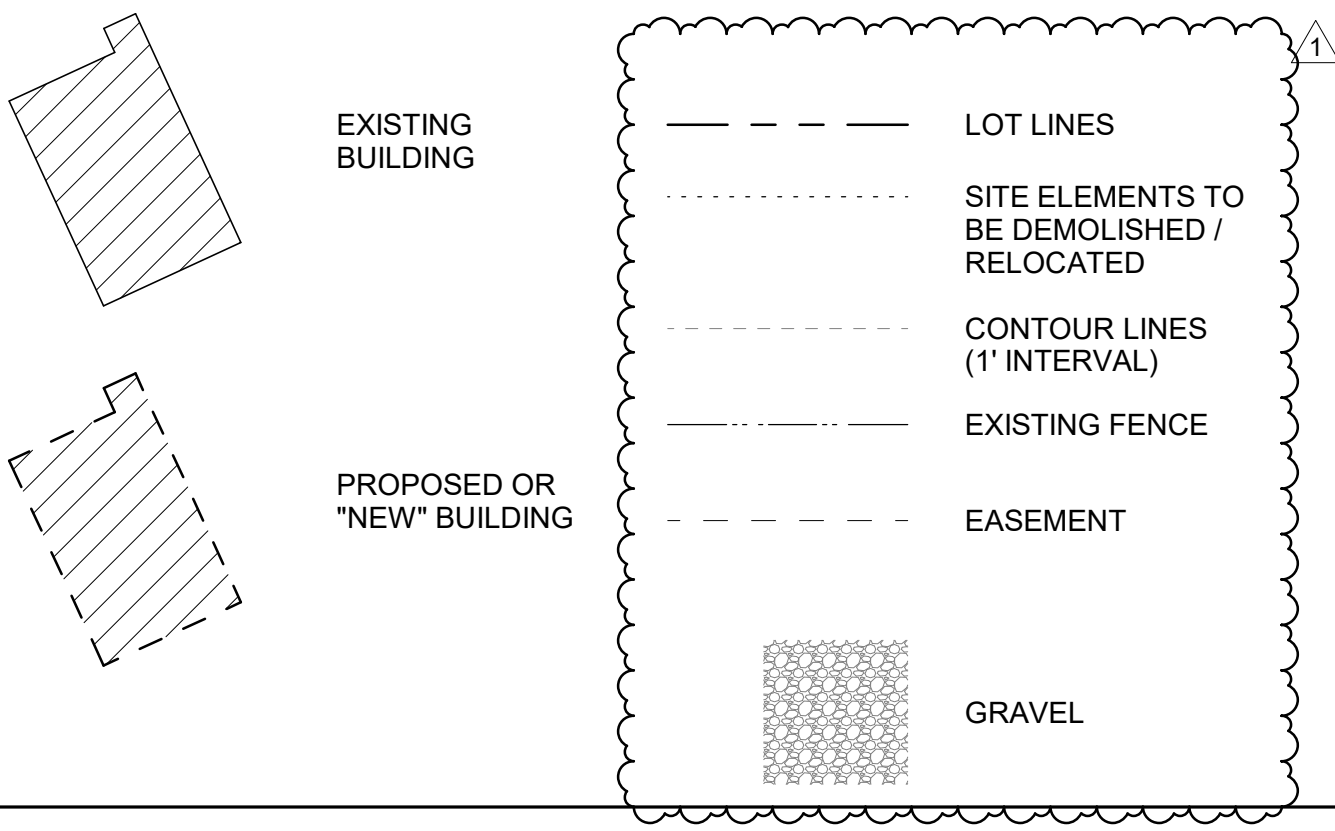


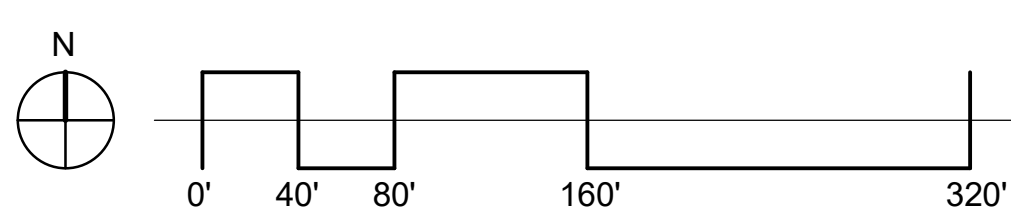


ADA DESIGN PROFESSIONAL STANDARDS NOTES:  
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

#### LEGEND



1 OVERALL SITE PLAN  
A1.0 1" = 50'-0"



#### PROJECT INFORMATION:

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:           | SPROUL JR HIGH SCHOOL<br>235 SUMAC DR.<br>COLORADO SPRINGS, CO 80911                                                                                                                                                                                                                                                                                                                                             |
| TSN:               | 6511100002 / 6511126008                                                                                                                                                                                                                                                                                                                                                                                          |
| LEGAL DESCRIPTION: | TRACT IN NW4NE4 AND IN NE4NW4 SEC 11-15-66 AS FOLS, BEG AT SWLY COR REFIL OF SECURITY ADD NO 4, TH WLY ALG NLY BDY LN OF SECURITY ADD 7 673.05 FT, ANG R 51-34° NWLY 486.12 FT, ANG R 90- NELY 311.11 FT, ANG R 38-28° ELY 948.98 FT TO PT ON WLY BDY LN OF REFL OF SECURITY ADD 4, TH ANG R 89-41° SLY 400.0 FT ML TO POB, THOSE PARTS OF ADJ LOTS 18, 6, 7, 9 JOINING ABOVE PARCEL WITH SUMAC DR AND JASPER DR |
| OWNER:             | WIDEFIELD SCHOOL DISTRICT NO. 3<br>1820 MAIN ST.<br>COLORADO SPRINGS, CO 80911<br>719-391-3533                                                                                                                                                                                                                                                                                                                   |
| APPLICANT:         | ROBERT AUSTIN<br>R. AUSTIN ARCHITECT, LLC<br>PO BOX 62603<br>COLORADO SPRINGS, CO 80962<br>719-309-8709                                                                                                                                                                                                                                                                                                          |

#### SITE DATA:

|                                    |                                                      |
|------------------------------------|------------------------------------------------------|
| SITE ZONING:                       | A-5 CAD-O                                            |
| TOTAL SCHOOL SITE AREA:            | 7.63 Acres                                           |
| IMPERVIOUS SURFACE AREA:           | 5.78 Acres                                           |
| BUILDING FOOTPRINT AREA:           | 52,248 SF + 2876 SF + 8610 SF (PROPOSED) = 63,734 SF |
| PERCENT LOT COVERAGE BY BUILDINGS: | 19.18%                                               |

#### PARKING:

|                                                                                                      |
|------------------------------------------------------------------------------------------------------|
| REQUIRED PARKING ACCORDING TO THE EL PASO COUNTY LDC TABLE 6.2: MINIMUM PARKING REQUIREMENTS BY USE: |
| ELEMENTARY OR JR. HIGH - 2 SPACES PER CLASSROOM                                                      |
| 25 EXISTING CLASSROOMS                                                                               |
| 8 PROPOSED CLASSROOMS                                                                                |
| 33 TOTAL CLASSROOMS                                                                                  |
| 66 PARKING SPACES REQUIRED                                                                           |
| 80 PARKING SPACES PROVIDED (INC. 4 ACCESSIBLE PARKING SPACES W/ 1 VAN ACCESSIBLE)                    |

THE NEW MODULAR CLASSROOM BUILDING WILL REPLACE THREE EXISTING MODULAR CLASSROOM BUILDINGS AND WILL ACCOMMODATE EXISTING STUDENTS. IT WILL NOT RESULT IN AN INCREASE IN TRAFFIC OR PARKING NEEDS.

ALL PARKING TO BE ACCOMMODATED ON SITE. PARKING NOT ALLOWED ON SUMAC DRIVE OR JASPER DRIVE IN ADJACENT NEIGHBORHOOD.

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

#### VICINITY MAP



#### SITE



NOT TO SCALE

CONDITION OF APPROVAL:  
Access Permits, which are self-initiated on the EDARP website, shall be requested for both Sumac Dr and Jasper Dr within 120 days of Site Development Plan approval.

Approved  
By: Justin Kilgore, AICP  
Planning Division Manager  
Date: 07/02/2026  
El Paso County Planning & Community Development

CLIENT  
WIDEFIELD SCHOOL DISTRICT  
NO. 3  
235 SUMAC DR.  
COLORADO SPRINGS, CO 80911

ARCHITECT OF RECORD  
R. AUSTIN ARCHITECT

ROBERT J. AUSTIN, AIA, NCARB  
P.O. BOX 62603  
COLORADO SPRINGS, CO 80962

PROJECT NO.  
25-081.00

# SPROUL JR HIGH MODULAR CLASSROOM

## SITE DEVELOPMENT PLAN

DATE  
4/7/26

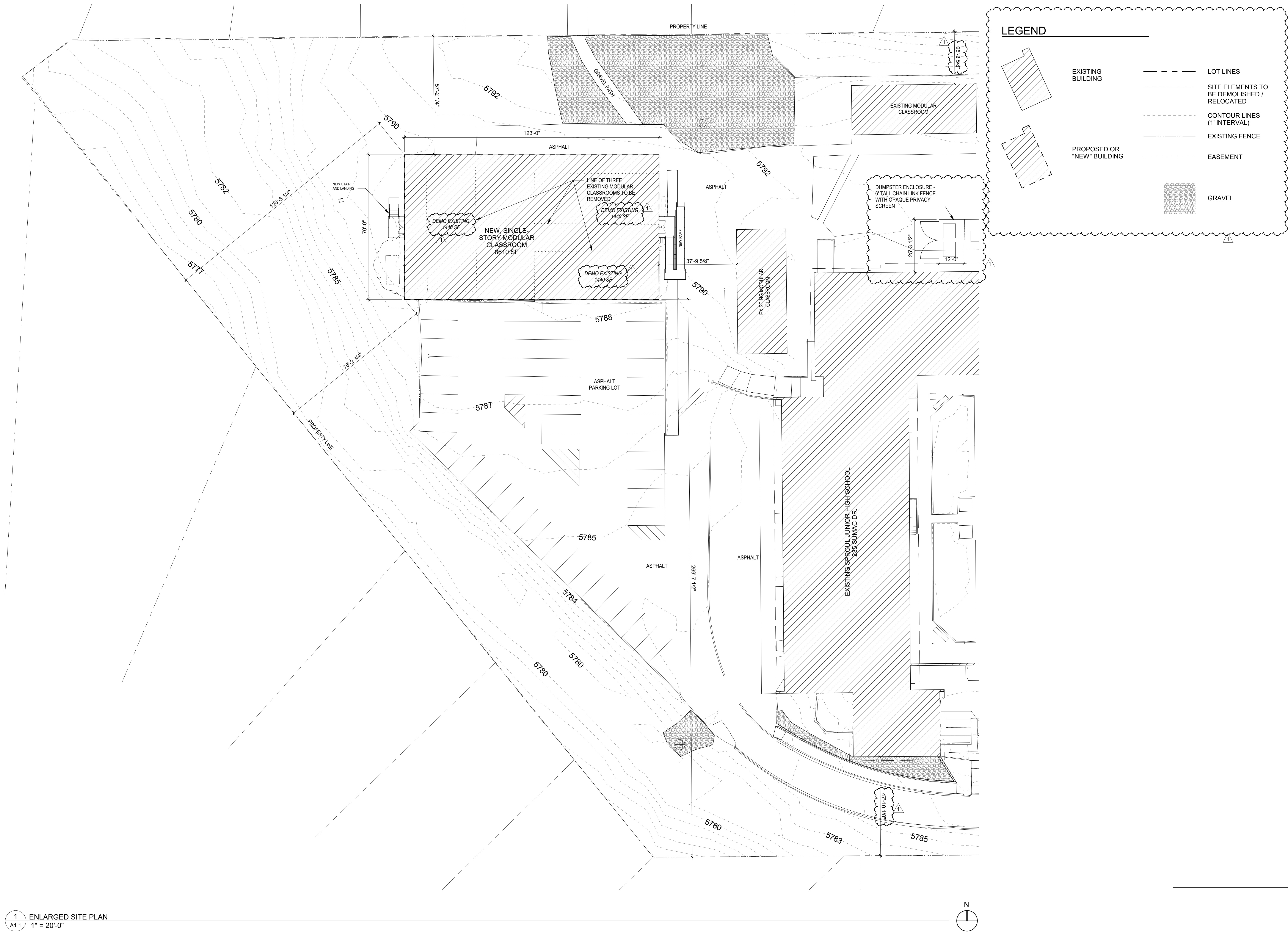
REVISIONS  
NO. DATE DESCRIPTION  
1 6/8/26 REV 1

SHEET NAME  
SITE PLAN

SHEET 1 OF 10

# A1.0







# SPROUL JUNIOR HIGH SCHOOL

## 235 SUMAC DRIVE

### WIDEFIELD, COLORADO

# UTILITY CONSTRUCTION PLANS



Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

#### SECURITY WATER DISTRICT GENERAL NOTES FOR WATER DISTRIBUTION SYSTEM CONSTRUCTION

##### A. GENERAL

- "DISTRICT MAINS" AS DEFINED IN SECTION 2.01 (A) OF THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS AS DETERMINED BY THE SECURITY WATER DISTRICT. PUBLIC RIGHT-OF-WAYS MUST BE APPROVED BY THE LOCAL LAND USE AUTHORITY IN THE SUBDIVISION PLAT OR OTHERWISE BY DEDICATION AND ACCEPTANCE.
  - THE SECURITY WATER DISTRICT MUST RECEIVE SIGNED AND RECORDED COPIES OF ALL EASEMENT AGREEMENTS PRIOR TO THE START OF CONSTRUCTION.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SECURITY WATER DISTRICT POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT.
  - THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR DETERMINING THE LOCATION AND PROVIDING FOR PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED BY DIALING 811 OR 1-800-922-1987.
- ALL PLANS FOR WATER SYSTEM ADDITIONS OR IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE DISTRICT'S SYSTEM SHALL COMPLY WITH THE COLORADO SUBSURFACE UTILITY LAW: SENATE BILL 18-167, CRS 9-1.5-101 THROUGH 9-1.5-108, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, PREPARATION AND SUBMITAL OF SUBSURFACE UTILITY ENGINEERING PLANS, DOCUMENTS AND CERTIFICATIONS AS SPECIFIED.
- SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EXCAVATION FOR THE NEW WATER FACILITIES AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED. IN THE CASE WHERE A GUY WIRE OR ITS ANCHOR IS IN DIRECT CONFLICT WITH THE WORK PROPOSED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY FOR THE REMOVAL AND REINSTALLATION OF THE CONFLICTING GUY WIRE OR ANCHOR AS REQUIRED.
  - NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE MAINTAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
  - THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS, ACCEPTABLE TO THE UTILITY OWNER, ARE MADE BETWEEN THE CONTRACTOR, THE RESPECTIVE UTILITY DEPARTMENT AND WHERE APPROPRIATE, THE PRIVATE PROPERTY OWNER(S).
  - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

##### B. EARTHWORK

- ALL EXCAVATION, PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY GOVERNING WORK IN AND USE OF PUBLIC RIGHT-OF-WAYS.
- IN THOSE AREAS WHERE CONSTRUCTION ACTIVITY ALTERS EXISTING DRAINAGE CONFIGURATIONS, DRAINAGE PATTERNS SHALL BE RESTORED TO AS GOOD AS OR BETTER CONDITIONS THAN THOSE THAT EXISTED PRIOR TO THE CONSTRUCTION ACTIVITY.
- COMPACTION SHALL BE IN COMPLIANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. IN THOSE AREAS WHERE EXCAVATION PERMITS ARE ISSUED BY AN OUTSIDE AUTHORITY OR IN CASE OF CONFLICT IN THE REFERENCED STANDARDS, COMPLY WITH THE MORE STRINGENT SPECIFICATION.
- ANY MATERIAL NOT SUITABLE FOR INCORPORATION INTO TRENCH BACKFILL OR STREET SUBGRADE SHALL BE REMOVED FROM THE SITE.
- ANY SOIL THAT IS DISTURBED BELOW THE DESIGNATED SUBGRADE ELEVATIONS BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.

##### C. TRAFFIC CONTROL AND STREET SURFACE RESTORATION

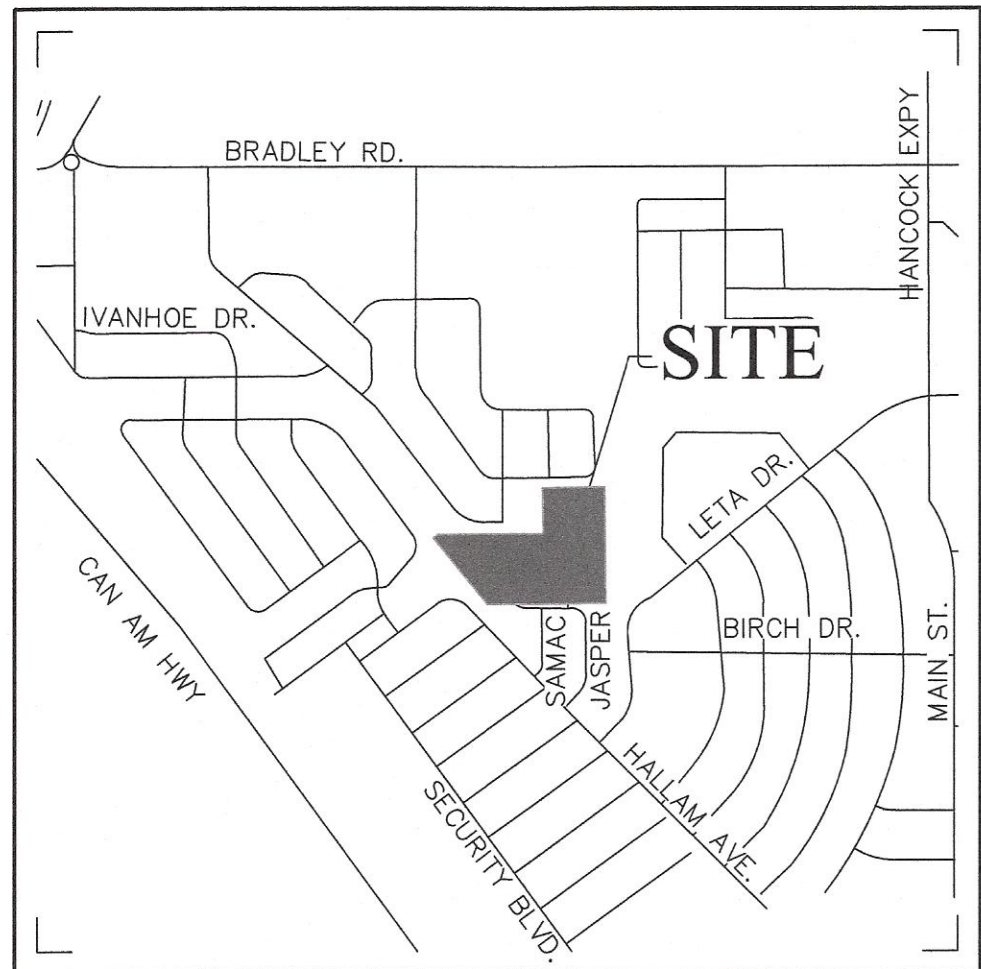
- ALL STREET SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE AGENCY HAVING JURISDICTION OVER THE ROADWAY, SUBJECT TO ACCEPTANCE BY THE SECURITY WATER DISTRICT.

##### D. WATER MAINS & APPURTENANCES

- POTHOLING OR EXCAVATION FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS SHALL BE PERFORMED IN THE DESIGN STAGE OF THE PLAN PREPARATION. THE LOCATION OF CONNECTION OF NEW WATER MAINS TO THE EXISTING DISTRIBUTION SYSTEM FACILITIES SHALL BE EXCAVATED AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING FACILITIES DETERMINED BY PRECISE SURVEY. THE POTHOLE AND SURVEY DATA SHALL BE SHOWN ON THE FINAL APPROVED WATER MAIN PLANS AND/OR DRAWINGS.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE SECURITY WATER DISTRICT INSPECTOR OFFICE TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE SECURITY WATER DISTRICT WILL BE NOTIFIED FIVE WORKING DAYS PRIOR TO ANY SHUT DOWN OF EXISTING SERVICE DUE TO CONSTRUCTION.
- REUSE OF ANY MATERIALS OR REJECTION OF ANY NEW MATERIALS SHALL BE AT THE SOLE DISCRETION OF THE SECURITY WATER DISTRICT'S INSPECTOR. THE SECURITY WATER DISTRICT'S DECISION SHALL BE FINAL.
- ALL STREET VALVE BOXES SHALL SET 0" - 1/4" BELOW FINAL PAVEMENT SURFACE ELEVATION. FINAL SURFACE ELEVATION SHALL BE CONSTRUCTED AS ASSEMBLY IS DESIGNED (TOP SECTION FLANGE WILL BEAR APPLIED LOADING. DROP-IN RISERS SHALL NOT BE USED.) THE STREET VALVE BOX LID SHALL BE A DROP IN LID MARKED "WATER".
- DO NOT DROP PIPE AND FITTINGS WHEN OFF-LOADING. DO NOT STORE PIPE AND ASSOCIATED MATERIALS DIRECTLY ON THE GROUND.
- ALL WATER MAINS AND APPURTENANCES DELIVERED TO THE SITE FOR INSTALLATION SHALL BE KEPT CLEAN. THE ENDS OF PIPES AND FITTINGS SHALL BE COVERED WITH PROTECTIVE COVERINGS AT THE TIME OF DELIVERY TO PROTECT THE INNER SURFACES FROM COMING INTO CONTACT WITH MOISTURE, DIRT, DUST, DEBRIS AND ANIMALS AND SHALL REMAIN PROTECTED UNTIL INSTALLATION IS COMPLETE.

##### E. WATER SERVICE LINES

- SERVICE LINES SHALL BE INSTALLED WITH WET TAPS FOR CORPORATION STOPS. LINES ONE (1) INCH AND SMALLER DIAMETER SHALL BE DIRECT TAPPED (CC THREADED). TAPS ONE AND A HALF (1-1/2) INCH AND LARGER REQUIRE A TWELVE (12) INCH LONG, CC THREADED, FUSION EPOXY COATED, STEEL TAPPING SLEEVE OR CUT IN TEE.
- EACH BUSINESS, EACH RESIDENCE, AND EACH UNIT OF A DUPLEX HAVING SEPARATE WATER FACILITIES SHALL HAVE A SEPARATE METER AND WATER SERVICE LINE FROM THE MAIN TO THE METER ASSEMBLY.
- EXISTING BUSINESSES OR RESIDENCES THAT MODIFY, EXPAND OR SPLIT SPACE THAT NOW HAVE ONE SERVICE LINE, SHALL INSTALL A NEW SERVICE LINE CONNECTED TO THE DISTRIBUTION SYSTEM AND METER ASSEMBLY BY RESIDENCE.
- TAPPING PERMITS MUST BE APPLIED FOR AT THE SECURITY WATER DISTRICT OFFICE LOCATED AT 231 SECURITY BOULEVARD, PHONE 719-392-3475, AND PAID FOR AT LEAST 24 HOURS PRIOR TO TAPPING.
- ALL SERVICE TAPS ON WATER MAINS WITHIN THE SECURITY WATER DISTRICT DISTRIBUTION SYSTEM SHALL BE ACCOMPLISHED BY THE CONTRACTOR, WHO SHALL NOTIFY THE SECURITY WATER DISTRICT 24 HOURS PRIOR TO TAPPING. PROPERTY CORNERS SHALL BE CLEARLY MARKED BY CONTRACTOR OR OWNER PRIOR TO TAPPING.
- SERVICE LINE MATERIAL SHALL BE POLYETHYLENE (PE) PIPING, SDR-7, OR OTHER SECURITY WATER DISTRICT APPROVED MATERIAL, ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE. CURB STOPS AND CORPORATION STOPS SHALL BE FORD METER BOX CO. BRASS AS SPECIFIED. CURB STOP BOXES SHALL BE TYLER, BOTTOM SLIP JOINT AND TOP SCREW JOINT.
- SERVICE LINES SHALL ENTER THE LOT AS CLOSE AS POSSIBLE TO 90-DEGREES TO THE FRONT PROPERTY LINE. SERVICE LINES SHALL HAVE NO LESS THAN 10-FEET OF SEPARATION FROM SEWER SERVICES AND NO LESS THAN 6-FEET OF SEPARATION FROM ALL OTHER UTILITIES. BENCHING OF WATER SERVICE LINES ABOVE SEWER SERVICES IN A COMMON DITCH IS NOT PERMITTED. CURB STOPS SHALL BE SET AT A DEPTH OF 4-FEET TO FINAL GRADE OR AT SIDEWALK ELEVATION. CURB STOPS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
- DRAWINGS FOR NON-RESIDENTIAL SERVICE INSTALLATIONS SHALL HAVE A DETAIL OF THE UTILITY ROOM SHOWING METER(S), PRV, BACKFLOW DEVICE, ISOLATION VALVES, FLOOR DRAINS, AND OTHER REQUIRED APPURTENANCES. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO INITIAL ACCEPTANCE BY THE SECURITY WATER DISTRICT. THE SECURITY WATER DISTRICT SHALL RECEIVE COPIES OF TEST RESULTS ON SECURITY WATER DISTRICT TEST FORMS AVAILABLE AT THE SECURITY WATER DISTRICT OFFICE.



## VICINITY MAP

### NOT TO SCALE



N.T.S.

##### F. GENERAL CONSTRUCTION NOTES

- SHOP DRAWING SUBMITTALS SHALL BE MADE TO THE SECURITY WATER DISTRICT FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- ALL WATER MAINS AND SERVICE LINE WORK SHALL BE UNDERTAKEN UTILIZING CLASS "B" BEDDING. REFER TO THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED PIPELINE EMBEDMENT.
- ANY SIGNS, DELINEATOR POSTS, MAILBOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION AND IN AN ACCEPTABLE CONDITION.
- IN THOSE AREAS WHERE NEW PIPELINE CONSTRUCTION IMPACTS EXISTING FENCING, THE CONTRACTOR SHALL REMOVE THE FENCING AS NECESSARY. ALL FENCING REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN A CONDITION AS GOOD AS OR BETTER THAN ORIGINALLY FOUND.
- EXISTING PROPERTY CORNERS AND SECTION MONUMENTATION SHALL NOT BE DISTURBED. IN THE EVENT ANY EXISTING PROPERTY MONUMENTATION IS DISTURBED DURING THE COURSE OF CONSTRUCTION, IT SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF COLORADO.
- THE CONTRACTOR SHALL SET ALL VALVE RISER BOXES OUTSIDE OF PAVED ROADWAYS OR HARDSCAPED AREAS 2-INCHES ABOVE THE FINISH GRADE AND INSTALL A CARSONITE MARKER POST AT EACH VALVE. CONTRACTOR SHALL COORDINATE WITH THE SECURITY WATER DISTRICT FOR THE PLACEMENT OF THE CARSONITE MARKERS AT ALL LOCATIONS.
- NEW MATERIALS SHALL BE USED FOR ALL WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. FINAL GRADING IS SUBJECT TO REVIEW AND APPROVAL.
- THE SUBGRADE UNDERNEATH ALL STRUCTURES SHALL BE ADEQUATELY STABILIZED IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
- ALL WATER MAINS ARE SUBJECT TO PRESSURE TESTING IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE BY THE SECURITY WATER DISTRICT, ALL WATER MAINS MUST BE PRESSURE TESTED, DISINFECTED, AND AN ACCEPTABLE BACTERIOLOGICAL TEST RECEIVED AND PROVIDED TO THE SECURITY WATER DISTRICT FOR ACCEPTANCE.
- THE PIPELINE INSTALLATION SHALL GENERALLY BE ACCOMPLISHED BY PUSHING SPIGOT ENDS INTO BELL ENDS OF THE PIPE.
- ALL WATER MAINS INSTALLED WITHIN THE SECURITY WATER DISTRICT SHALL BE DUCTILE IRON PIPE (DIP) IN ACCORDANCE WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
- WHERE THE NEW WATER MAIN IS LESS THAN 18 VERTICAL INCHES OVER A SANITARY SEWER MAIN, THE WATER LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS.
- ALL DUCTILE IRON PIPING UTILIZED WITHIN THE SECURITY WATER DISTRICT DISTRIBUTION SYSTEM SHALL HAVE AN EXTERIOR COATING AND AN INTERIOR LINING IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
- THE WATER MAIN PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS UNLESS OTHERWISE APPROVED BY THE SECURITY WATER DISTRICT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WATER DISTRIBUTION SYSTEM PIPELINES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
- ALL PIPELINES SHALL BE "AS BUILT" SURVEYED AND "AS BUILT" DRAWINGS SUBMITTED TO THE SECURITY WATER DISTRICT FOR REVIEW AND ACCEPTANCE. PAPER OR "HARD COPY" DRAWINGS AND ELECTRONIC AUTOCAD FILES ARE REQUIRED. REFER TO THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED ELECTRONIC FILE FORMAT, HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM.
- THE CONTRACTOR SHALL PROCURE AND BE FAMILIAR WITH THE SECURITY WATER DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SECURITY WATER DISTRICT POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE SECURITY WATER DISTRICT'S DESIGN CRITERIA AND STANDARD SPECIFICATIONS SHALL BE ON-SITE ANY TIME CONSTRUCTION IS BEING ACCOMPLISHED.
- THE WARRANTY FOR COMPLETED WORK SHALL EXTEND FOR A TWO-YEAR PERIOD FROM THE DATE OF THE PRELIMINARY ACCEPTANCE OF THE PROJECT BY THE SECURITY WATER DISTRICT.

#### SHEET INDEX

UCV1 UTILITY PLANS COVER SHEET  
UNTS UTILITY PLAN NOTES  
SS01 WATER/SANITARY SERVICE PLAN & PROFILE

#### WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

*Tach K. K. K.* 5-13-26  
OWNER/DEVELOPER DATE

#### SECURITY WATER DISTRICT MAIN EXTENSIONS

##### WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT STANDARD SPECIFICATIONS AND SHALL PROVIDE MINIMUM COVER OVER THE WATER MAIN(S) IN ACCORDANCE WITH THE FOLLOWING:

| MAIN SIZE | COVER                  |
|-----------|------------------------|
| 6"        | 5- FEET TO FLOW LINE   |
| 8"        | 5- FEET TO FLOW LINE   |
| 12"       | 4- FEET TO TOP OF PIPE |
| >12"      | TBD                    |

ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF THOSE SHOWN IN THE TABLE SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED: *Tach K. K.* DATE: 5-13-26  
OWNER/DEVELOPER

DBA: *Widefield School Dist #3*

ADDRESS: *695 Widefield Dr. Colorado Springs CO 80901*

ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS.

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS  
NONE REQUIRED ☐  
REQUIRED, DESCRIBED AS FOLLOWS: ☒  
WATER PLAN APPROVAL FOR USE IN CONSTRUCTION ☒

SIGNED: *Tach K. K.* DATE: 5/6/2026  
SECURITY WATER DISTRICT

#### SECURITY SANITATION DISTRICT COLLECTION SYSTEM EXTENSIONS

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WASTEWATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. THE ATTACHED WASTEWATER COLLECTION SYSTEM DOCUMENTS ARE ACCEPTED FOR USE IN CONSTRUCTION.

ANY CHANGES REQUIRED TO MEET THE ABOVE CONDITIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER.

SIGNED: *Tach K. K.* DATE: 5-13-26  
OWNER/DEVELOPER

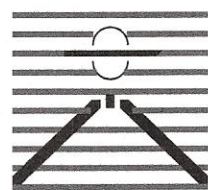
DBA: *Widefield School Dist #3*

ADDRESS: *695 Widefield Dr. Colorado Springs CO 80901*

SECURITY SANITATION DISTRICT ACCEPTANCE OF PLANS:

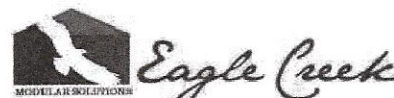
BY: *Tach K. K.* DATE: 5/6/2026  
SECURITY SANITATION DISTRICT

#### PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 SAWHATCH STREET, #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
COLORADO SPRINGS • LAFAYETTE

#### CLIENT:



12658 W. PROGRESS AVE.  
LITTLETON, CO 80127  
(720) 496-7873  
CONTACT: PERRY THOMAS

CONSTRUCTION DOCUMENTS FOR:

SPROUL JUNIOR  
HIGH SCHOOL  
235 SUMAC DRIVE  
WIDEFIELD, COLORADO

#### ISSUE DATE

INITIAL ISSUE 3/13/26  
LATEST ISSUE 5/6/26

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 22141-00CV01

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON BEHALF  
OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

#### UTILITY PLANS COVER SHEET

PROJECT NO. 22141-00CSV  
DRAWING NO.

# UCV1

SHEET: 1 OF 3

SHEET 3 OF 10 IN  
DEVELOPMENT PLAN



GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. 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 811 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 DISRUPTIONS WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 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. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K -1.2C.
- ADDITIONALLY EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 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 DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI L80N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED

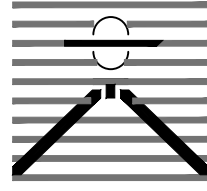
SEWER AND WATER CONSTRUCTION NOTES

SHOULD THERE BE NOTES BELOW THAT CONFLICT WITH NOTES AT SHEETS UNT1 AND UNTS, THE NOTES AT THOSE SHEETS, UNT1 (09-06-2024) AND UNTS (09-16-2024) SHALL GOVERN.

- ALL UTILITY CONSTRUCTION SHALL BE CONDUCTED IN CONFORMANCE WITH THE CURRENT SECURITY WATER DISTRICT AND SECURITY SANITATION DISTRICT SEWER USE REGULATIONS CONSTRUCTION STANDARDS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER A STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE SECURITY WATER DISTRICT AND SECURITY SANITATION DISTRICT. THE DISTRICTS RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- 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.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS, WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING NO.6 WIRE WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET, AND 1 LB MAGNESIUM ANODES AT EVERY FITTING.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT (392-3475) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. THE CONTRACTOR SHALL NOTIFY THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT IF THE DISTRICT SO REQUESTS. IF MATERIAL IS NOT WANTED BY THE DISTRICT, IT SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- PRIOR TO EXECUTION, ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED BY BOTH THE SECURITY SANITATION DISTRICT AND THE ENGINEER.
- THE CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT, THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL WATER LINES 6"-AND LARGER, AND ALL SEWER LINES 8"-AND LARGER SHALL HAVE -AS-BUILT- PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE SECURITY WATER DISTRICT AND SECURITY SANITATION DISTRICT.

- BEDDING FOR SANITARY SEWER AND WATER MAINS SHALL BE CLASS B BEDDING AND SHALL BE FROM 6 INCHES BELOW THE PIPE TO 12 INCHES ABOVE THE PIPE.
- GATE VALVES AND MANHOLE RINGS AND COVERS SHALL BE ADJUSTED TO 1/4"-BELOW FINISHED GRADE OF THE STREET.
- ALL ARE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE SECURITY WATER DISTRICT (SWD) STANDARD SPECIFICATIONS. FIRE HYDRANT PLACEMENT PER SWD SPECIFICATIONS SHALL HAVE THE CENTER OF TRAFFIC FLANGE 4 INCHES ABOVE FINISHED GRADE. ARE HYDRANTS SHALL BE MUELLER SUPER CENTURION. OPENING TO THE LEFT, COUNTERCLOCKWISE.
- CONTRACTOR TO MAINTAIN A 10' MINIMUM CLEARANCE (SIDE OF PIPE TO SIDE OF PIPE) FROM WATER MAIN TO ALL OTHER UTILITIES.
- CONTRACTOR SHALL INSTALL A NO. 12 COPPER TRACER WIRE ON ALL WATER SERVICES EXTENDING UP ALL CURB BOXES.
- CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS AND OTHER JOINT RESTRAINTS PER THE SWD STANDARD SPECIFICATIONS. THRUST BLOCKS SHALL HAVE A BOND BREAKER BETWEEN FITTINGS AND THRUST BLOCK.
- GATE VALVES SHALL BE LOCATED 3 FEET FROM ADJACENT TEES OR FITTINGS UNLESS OTHERWISE NOTED. ALL VALVES SHALL BE TIED TO THE ADJOINING FITTING WITH A MINIMUM OF FOUR 5/8"-INCH DIAMETER ALL-THREAD RODS OR MECHANICAL JOINT RESTRAINTS APPROVED BY SWD.
- ALL FITTINGS LOCATED WITHIN 5 FEET OR LESS APART SHALL BE TIED TOGETHER WITH A MINIMUM OF FOUR 5/8"-INCH DIAMETER ALL-THREAD RODS OR MECHANICAL JOINT RESTRAINTS APPROVED BY SWD.
- ALL WATER MAIN SHALL BE PRESSURE CLASS 350 D.I.P. ALL D.I.P. FITTINGS SHALL BE AWWA C110 OR C153 FITTINGS. VALVES SHALL OPEN TO THE LEFT, COUNTERCLOCKWISE. ALL VALVE RISER BOXES SHALL BE TYLER SLIP-TYPE SERIES 6865 OR EQUIVALENT. CONTRACTOR SHALL INSTALL POLYETHYLENE TUBING ON ALL FITTINGS PIPE AND FIRE HYDRANT BARRELS. ALL SANITARY SEWER SHALL BE PVC, SDR 35.

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers & Surveyors  
101 SAWATCH STREET, #100  
COLORADO SPGS, COLORADO 80903  
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CLIENT:



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CONSTRUCTION DOCUMENTS FOR:  
**SPROUL JUNIOR  
HIGH SCHOOL**  
235 SUMAC DRIVE  
WIDEFIELD, COLORADO

| ISSUE         | DATE    |
|---------------|---------|
| INITIAL ISSUE | 3/13/26 |
| LATEST ISSUE  | 5/6/26  |

|              |              |
|--------------|--------------|
| DESIGNED BY: | TDM          |
| DRAWN BY:    | GES          |
| CHECKED BY:  | TDM          |
| FILE NAME:   | 22141-00NT01 |

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

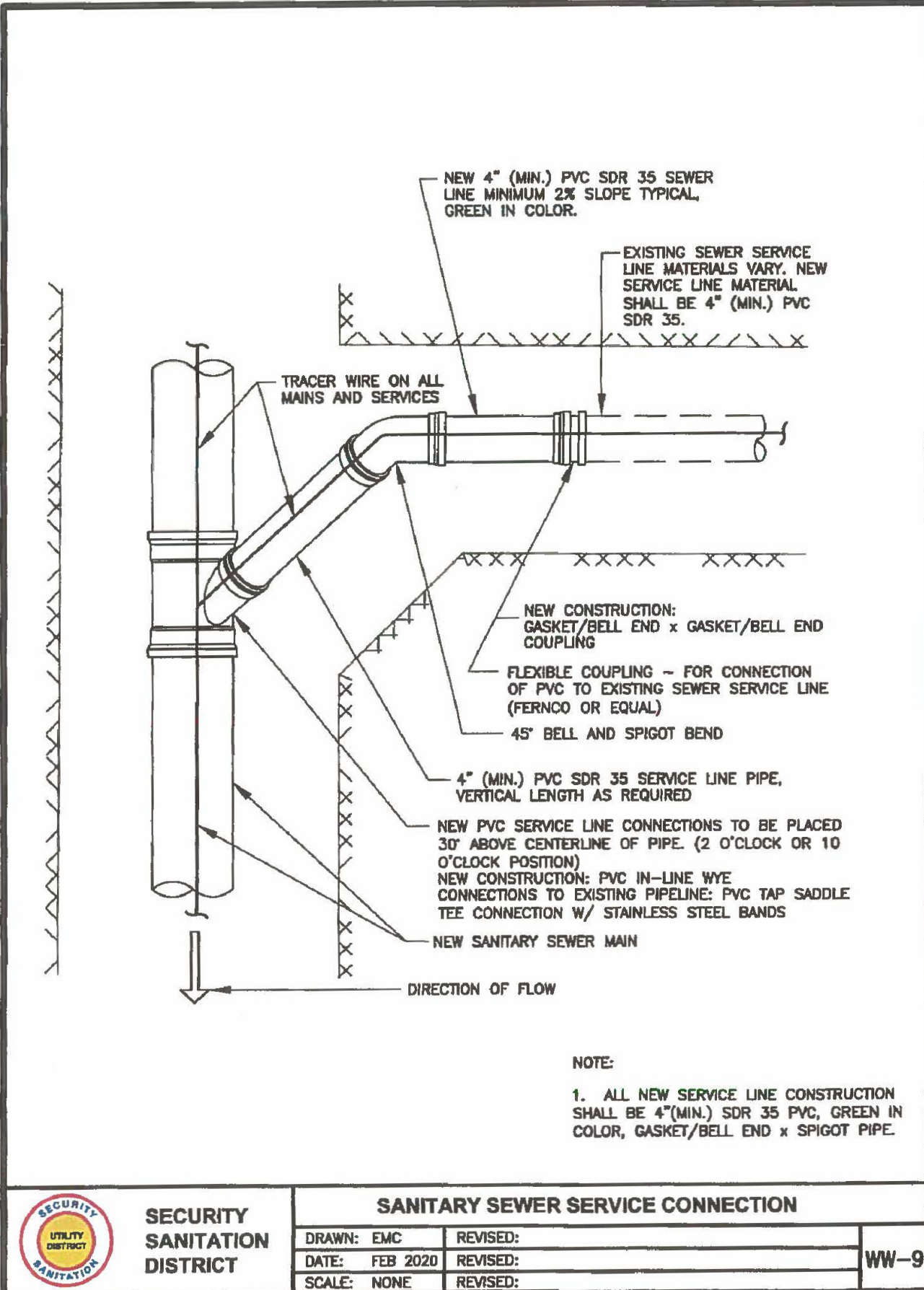
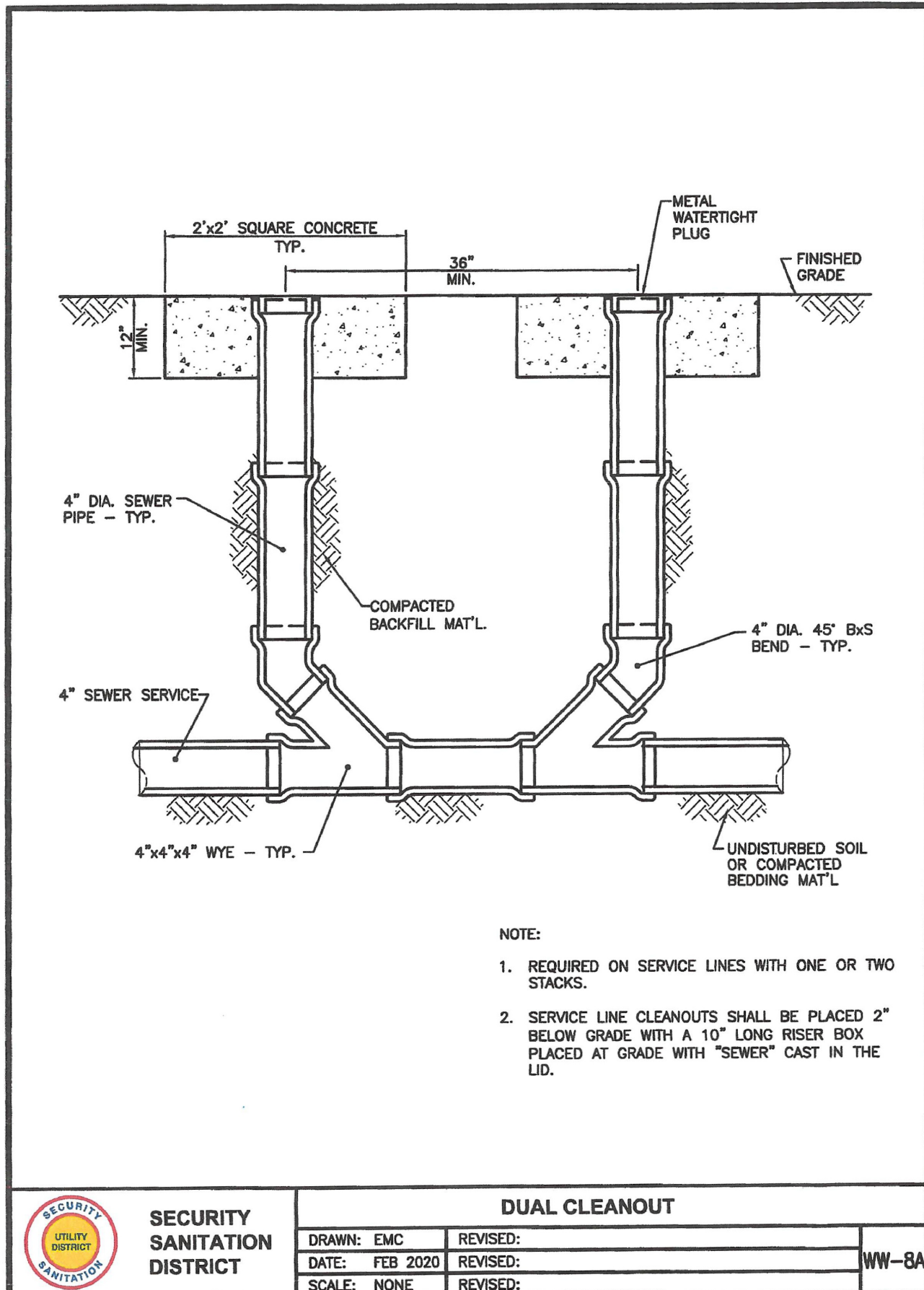
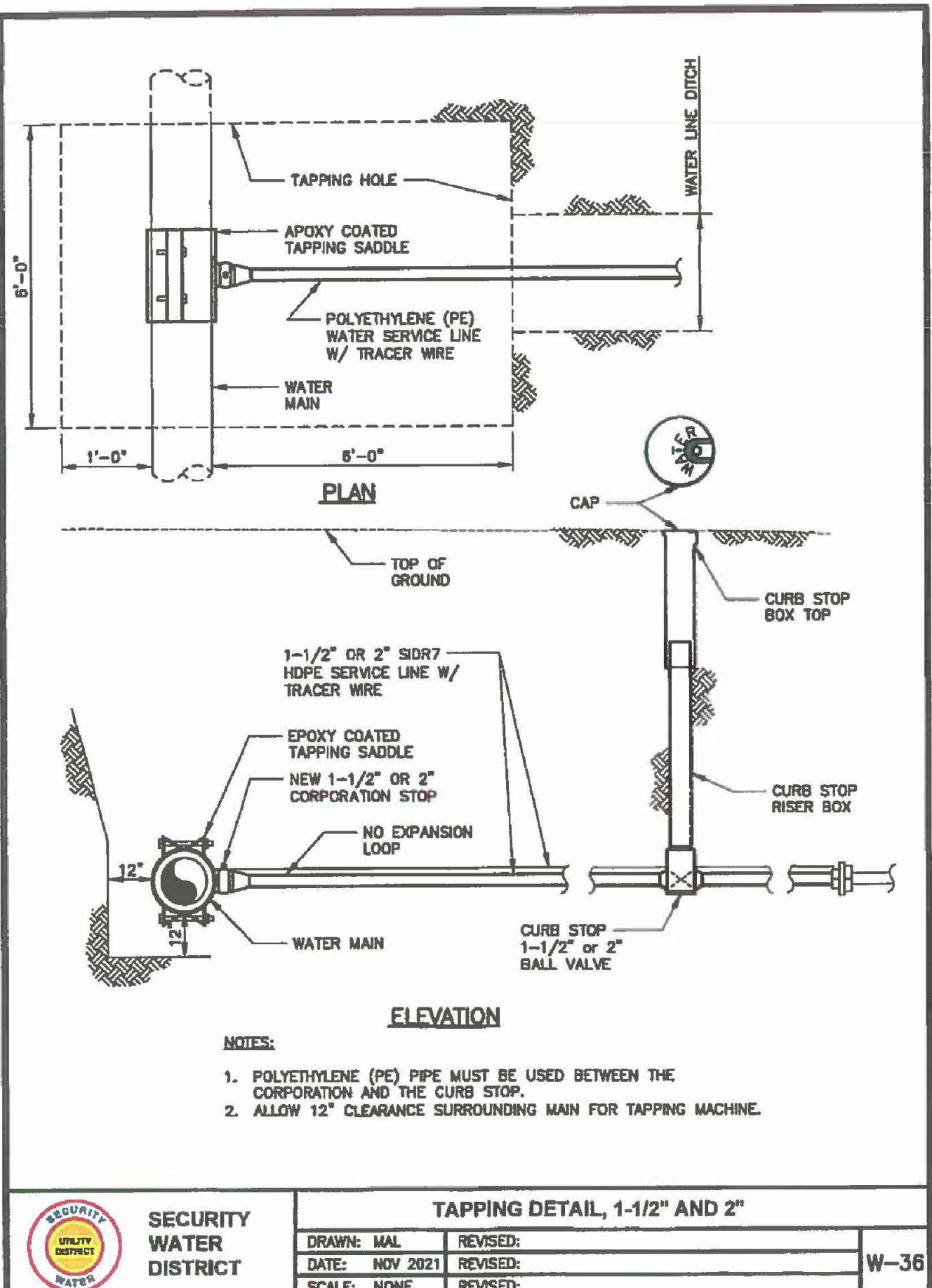
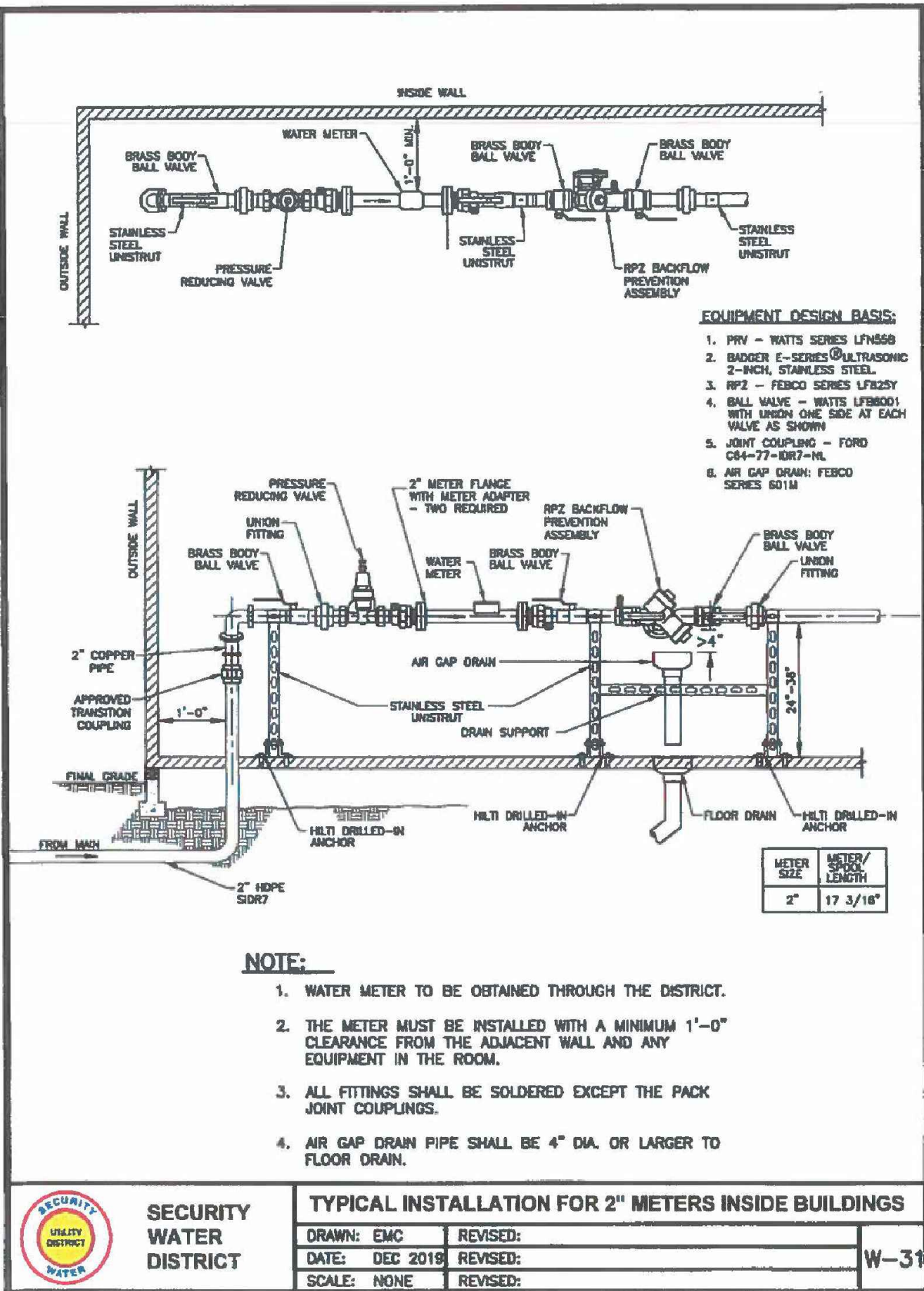
UTILITY  
PLAN  
NOTES

PROJECT NO. 22141-00SCSV  
DRAWING NO.

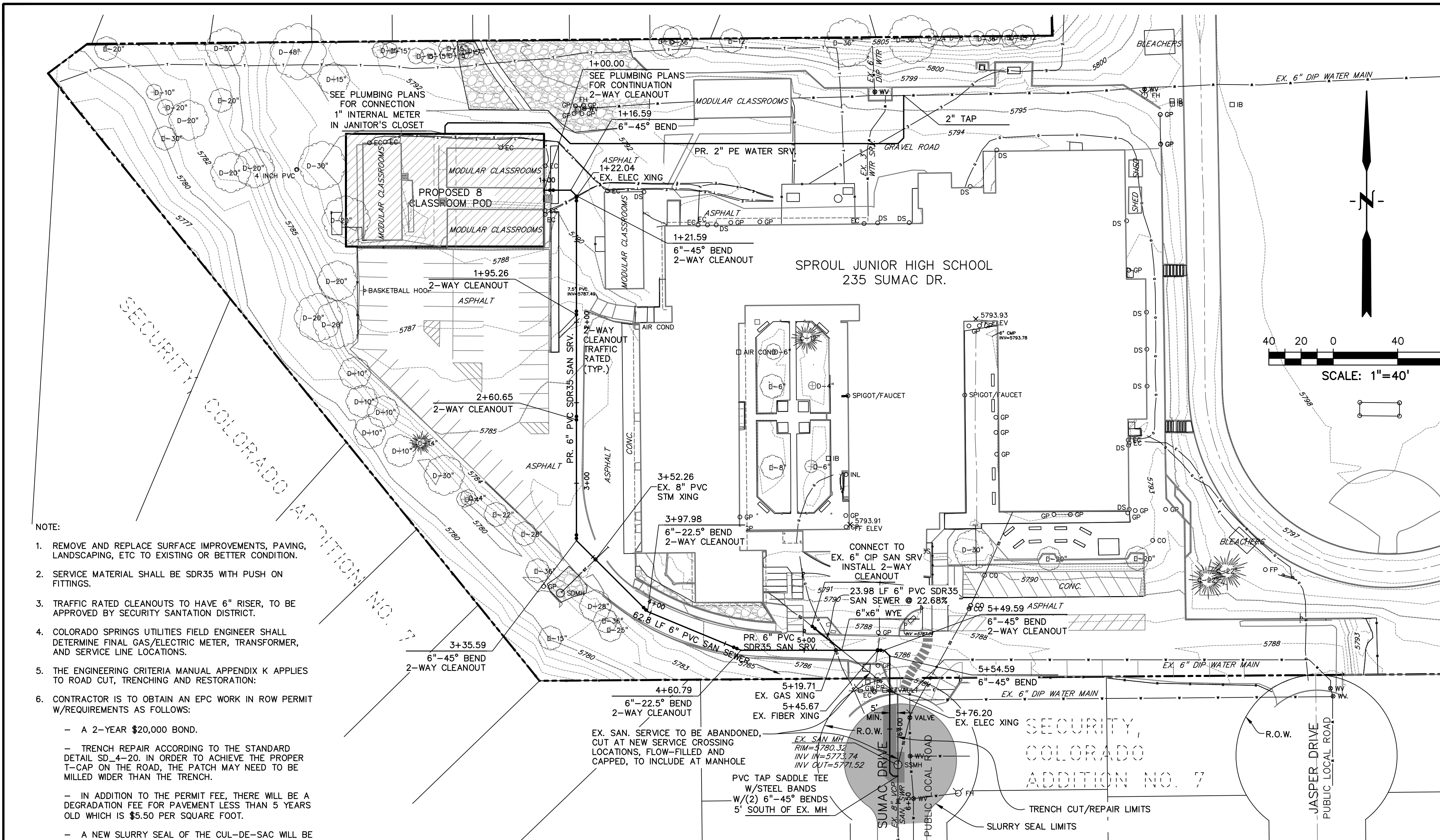
**UNT1**

SHEET: 2 OF 3

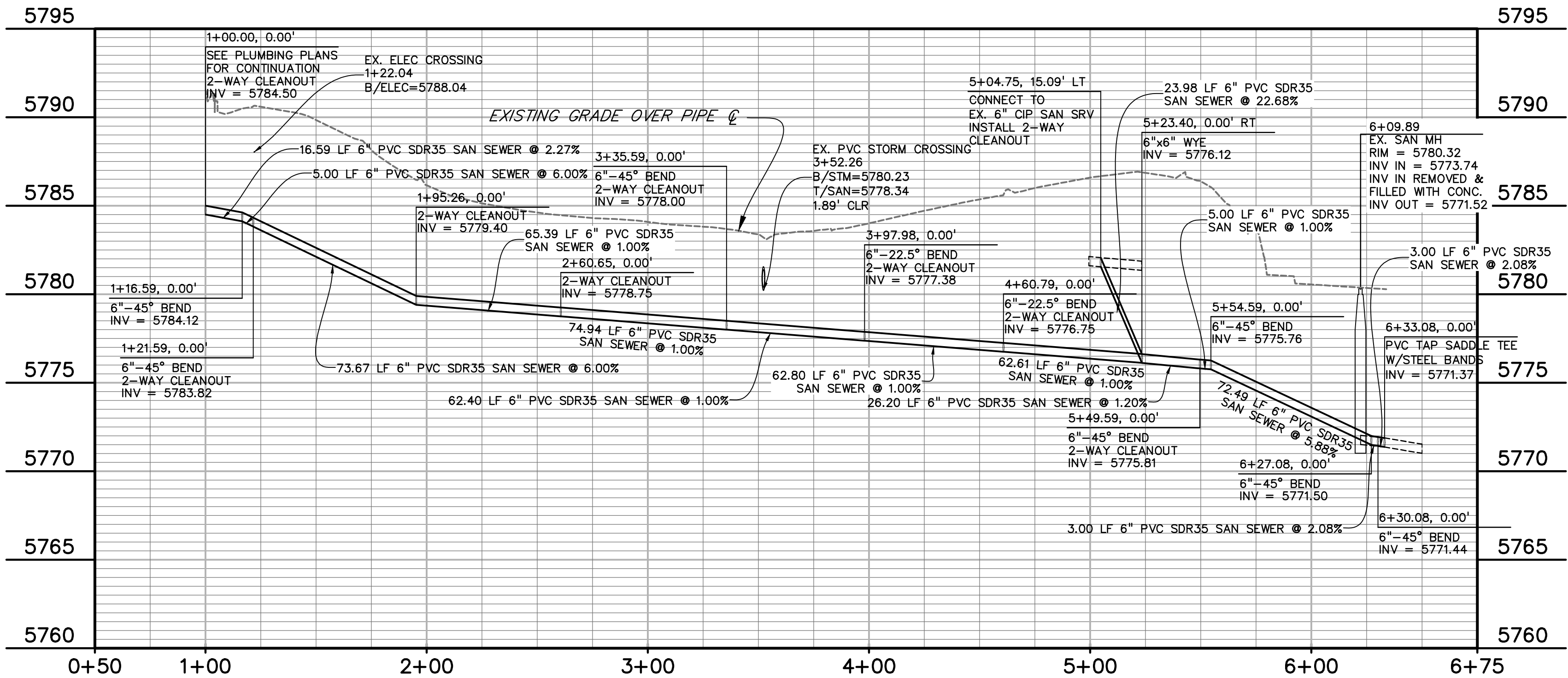
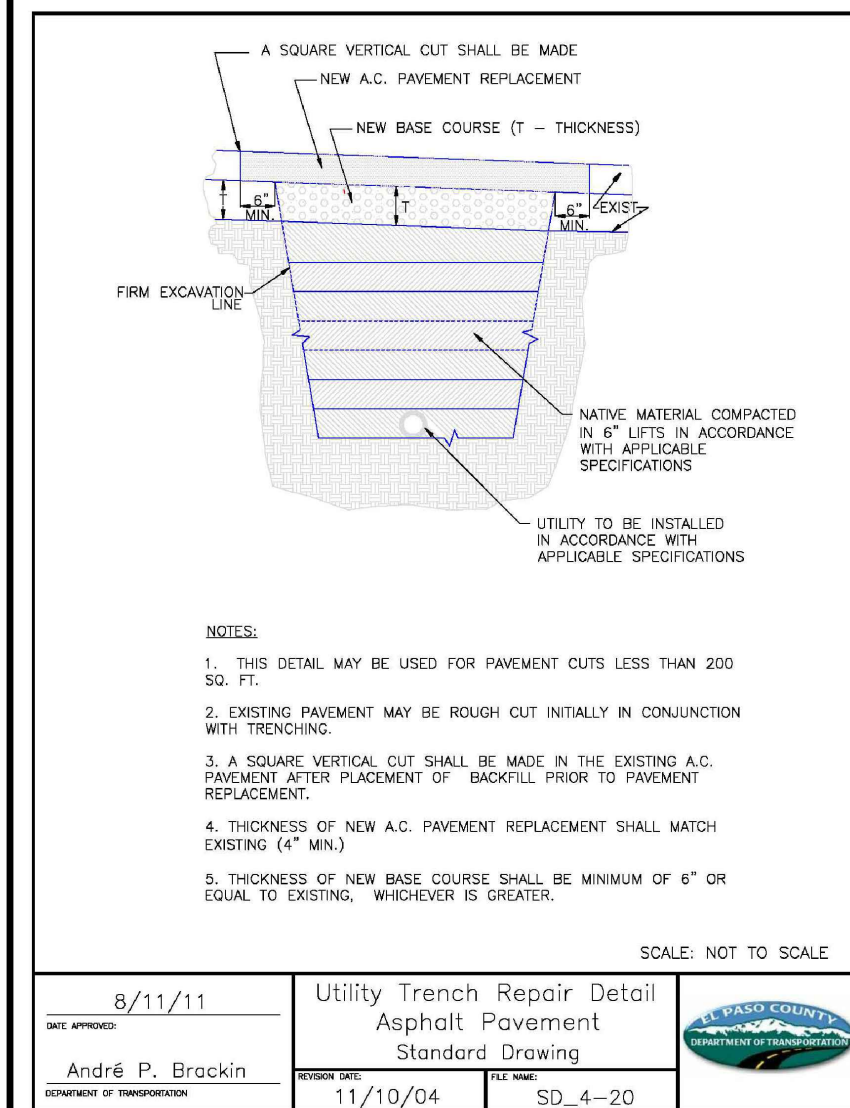
SHEET 4 OF 10 IN  
DEVELOPMENT PLAN







- NOTE:
1. REMOVE AND REPLACE SURFACE IMPROVEMENTS, PAVING, LANDSCAPING, ETC TO EXISTING OR BETTER CONDITION.
  2. SERVICE MATERIAL SHALL BE SDR35 WITH PUSH ON FITTINGS.
  3. TRAFFIC RATED CLEANOUTS TO HAVE 6" RISER, TO BE APPROVED BY SECURITY SANTATION DISTRICT.
  4. COLORADO SPRINGS UTILITIES FIELD ENGINEER SHALL DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS.
  5. THE ENGINEERING CRITERIA MANUAL APPENDIX K APPLIES TO ROAD CUT, TRENCHING AND RESTORATION:
  6. CONTRACTOR IS TO OBTAIN AN EPC WORK IN ROW PERMIT W/REQUIREMENTS AS FOLLOWS:
    - A 2-YEAR \$20,000 BOND.
    - TRENCH REPAIR ACCORDING TO THE STANDARD DETAIL SD-4-20. IN ORDER TO ACHIEVE THE PROPER T-CAP ON THE ROAD, THE PATCH MAY NEED TO BE MILLED WIDER THAN THE TRENCH.
    - IN ADDITION TO THE PERMIT FEE, THERE WILL BE A DEGRADATION FEE FOR PAVEMENT LESS THAN 5 YEARS OLD WHICH IS \$5.50 PER SQUARE FOOT.
    - A NEW SLURRY SEAL OF THE CUL-DE-SAC WILL BE REQUIRED FOR THE ROADWAY.



**Know what's below.  
Call before you dig.**  
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

#### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION 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 VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND [ XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNER'S ASSOCIATION ].

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.

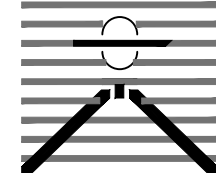
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JOSHUA J. PALMER, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 SAWATCH STREET, #100  
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LITTLETON, CO 80127

(720) 496-7873  
CONTACT: PERRY THOMAS

CONSTRUCTION DOCUMENTS FOR:

**SPROUL JUNIOR  
HIGH SCHOOL**  
235 SUMAC DRIVE  
WIDEFIELD, COLORADO

| ISSUE         | DATE    |
|---------------|---------|
| INITIAL ISSUE | 3/13/26 |
| LATEST ISSUE  | 5/6/26  |

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| DESIGNED BY: | TDM          |
| DRAWN BY:    | GES          |
| CHECKED BY:  | TDM          |
| FILE NAME:   | 22141-00SS01 |

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 5'

**WATER/  
SANITARY SEWER  
PLAN & PROFILE**

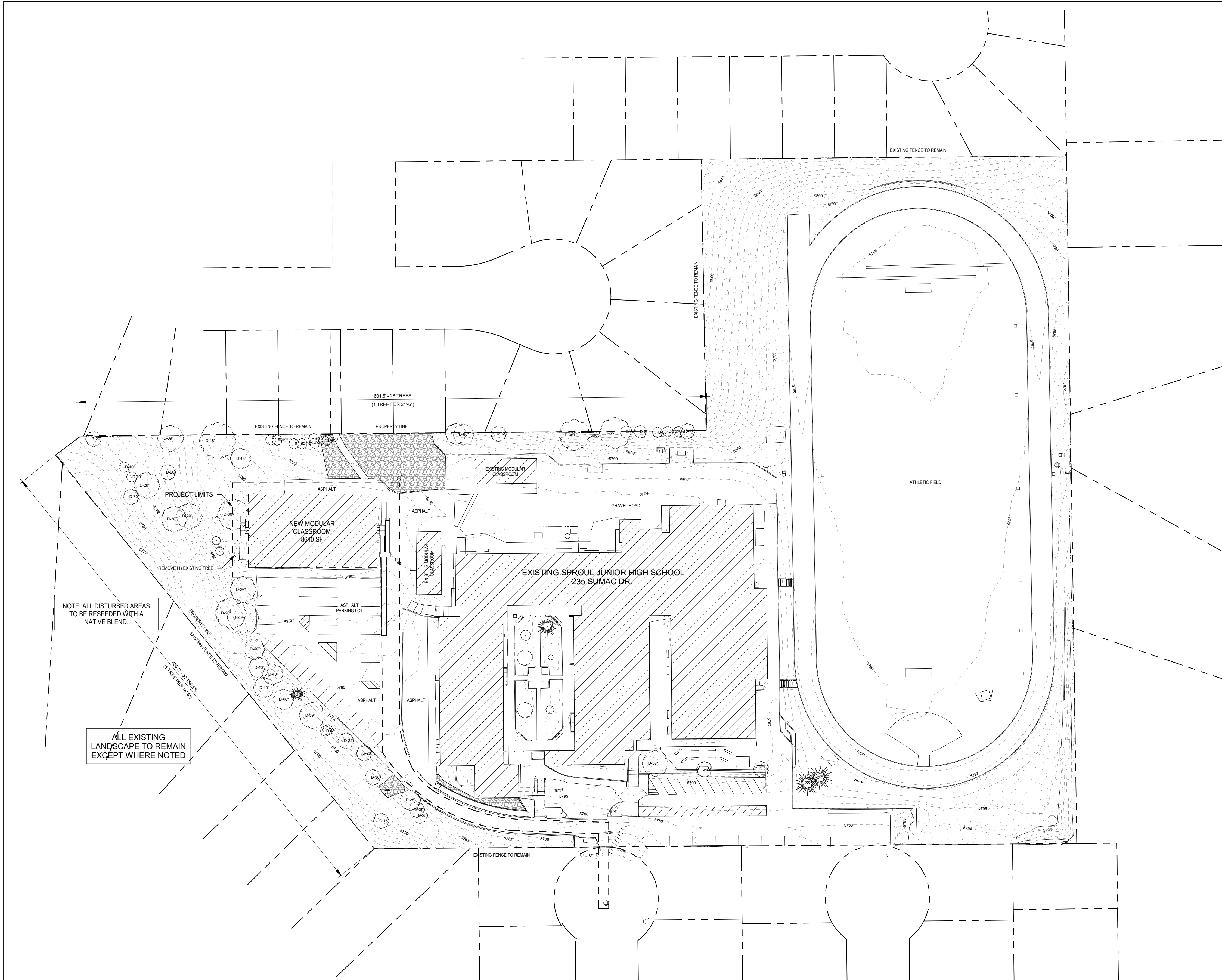
PROJECT NO. 22141-00CSCV  
DRAWING NO.

**SS01**

SHEET: 3 OF 3

SHEET 5 OF 10 IN  
DEVELOPMENT PLAN





LEGEND

EXISTING BUILDING

PROPOSED OR "NEW" BUILDING

LOT LINES

SITE ELEMENTS TO BE DEMOLISHED / RELOCATED

CONTOUR LINES (1' INTERVAL)

EXISTING FENCE

EASEMENT

GRAVEL

LANDSCAPE LEGEND

D-CAL

C-CAL

PROPOSED TREE - CHANTICLEER BRADFORD PEAR 2.5" CAL.

GROUND COVERING - GRAVEL

GROUND COVERING - NATIVE GRASSES

EXISTING DECIDUOUS TREE & CALIPER

EXISTING CONIFEROUS TREE & CALIPER

LANDSCAPE QUANTITY:

|                                          |    |
|------------------------------------------|----|
| TOTAL EXISTING CONIFEROUS TREES:         | 3  |
| EXISTING CONIFEROUS TREES TO BE REMOVED: | 0  |
| TOTAL EXISTING DECIDUOUS TREES:          | 52 |
| EXISTING DECIDUOUS TREES TO BE REMOVED:  | 1  |
| TOTAL PROPOSED TREES:                    | 2  |

1 OVERALL LANDSCAPE PLAN  
A1.2 1" = 50'-0"

N

0' 40' 80' 160' 320'

CLIENT

WIDEFIELD SCHOOL DISTRICT  
NO. 3  
235 SUMAC DR.  
COLORADO SPRINGS, CO 80911

ARCHITECT OF RECORD

R. AUSTIN ARCHITECT

ROBERT J. AUSTIN, AIA, NCARB  
P.O. BOX 62603  
COLORADO SPRINGS, CO 80962

PROJECT NO.

25-081.00

SPROUL JR HIGH MODULAR CLASSROOM

SITE DEVELOPMENT PLAN

DATE

4/7/26

REVISIONS

| NO. | DATE   | DESCRIPTION |
|-----|--------|-------------|
| 1   | 6/8/26 | REV 1       |

SHEET NAME

OVERALL LANDSCAPE PLAN

SHEET 6 OF 10

A1.2

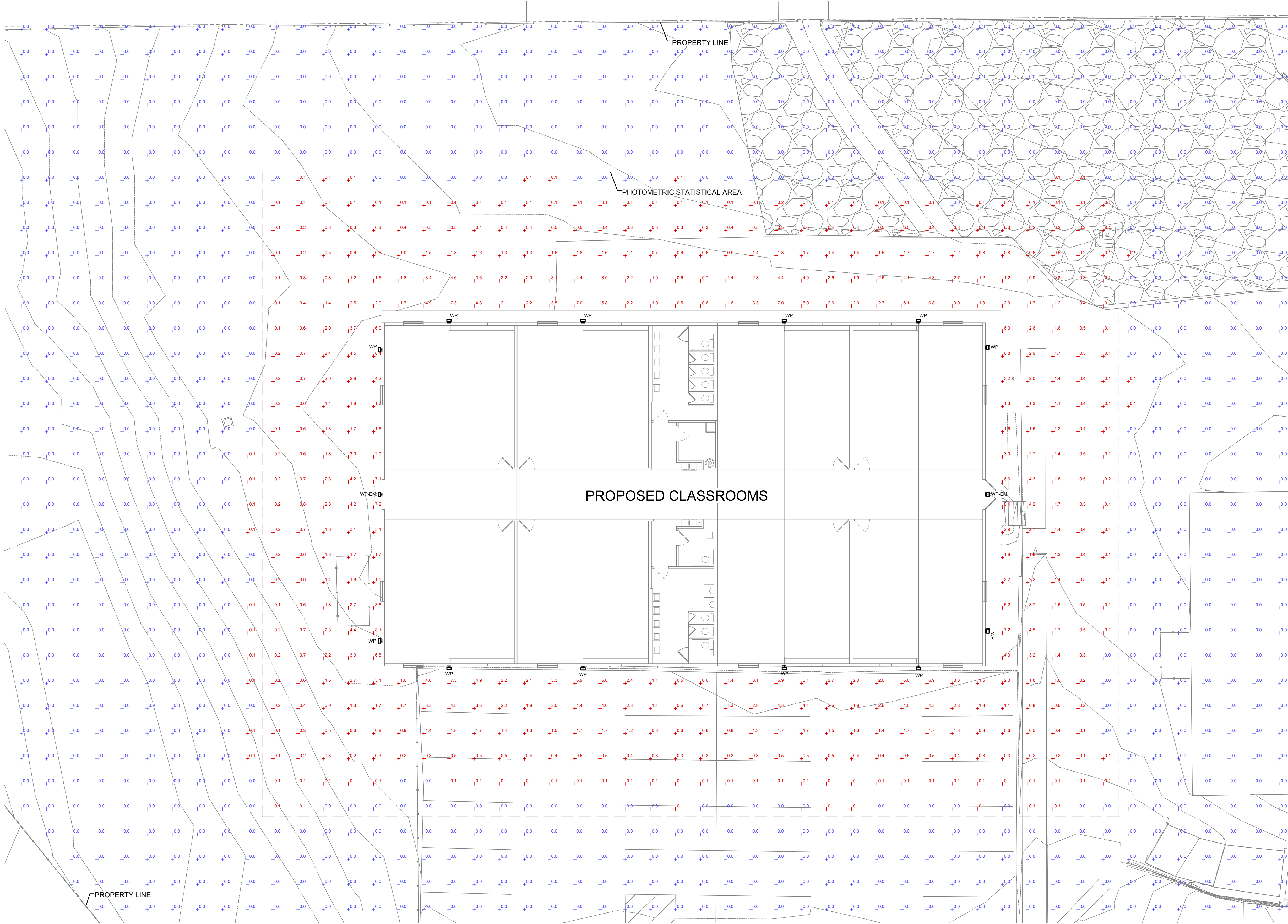






| Calculation Zone Statistics |        |              |              |              |                 |                 |
|-----------------------------|--------|--------------|--------------|--------------|-----------------|-----------------|
| Description                 | Symbol | Average (FC) | Maximum (FC) | Minimum (FC) | Max./ Min. (FC) | Avg./ Min. (FC) |
| BUILDING EXTERIOR           | +      | 1.2          | 8.4          | 0.1          | 84              | 12              |

| LIGHT FIXTURE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |       |                        |           |          |                  |             |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|------------------------|-----------|----------|------------------|-------------|-------|
| MARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MANUFACTURER | MODEL | DESCRIPTION            | BULB TYPE | MOUNTING | FIXTURE LOAD (W) | VOLTAGE (V) | NOTES |
| WP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | KONLITE      | KWPF  | FULL CUT-OFF WALL PACK | LED       | WALL     | 26.0             | 120         | 1-4   |
| NOTES:<br>1. CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT OWNER OR PROJECT MANAGER.<br>2. PROVIDE EMERGENCY BALLAST OR BATTERY PACK. EMERGENCY FIXTURES SHALL PROVIDE A MINIMUM OF 1000 LUMENS. COORDINATE WITH MANUFACTURER'S SPECIFICATIONS.<br>3. PROVIDE EMERGENCY BALLAST OR BATTERY PACK FOR FIXTURES LABELLED WITH "EM", FOR EMERGENCY, OR "NL", FOR NIGHT LIGHTING. COORDINATE WIRING WITH MANUFACTURER'S SPECIFICATIONS.<br>4. CONTRACTORS MAY SUBSTITUTE LISTED FIXTURE. SUBSTITUTE FIXTURE MUST HAVE SAME VOLTAGE (OR VOLTAGE RANGE), BULB TYPE, AND SIMILAR WATTAGE/ LUMENS UNLESS NOTED OTHERWISE. |              |       |                        |           |          |                  |             |       |



2 WP FIXTURE  
Scale: None

1 SITE PHOTOMETRIC  
Scale: 1" = 10'

| REVISIONS |             |      |
|-----------|-------------|------|
| #         | DESCRIPTION | DATE |



KWPF Series  
LED Full Cutoff Wall Pack

|                 |  |
|-----------------|--|
| Project Name:   |  |
| Catalog Number: |  |
| Notes:          |  |



**Product Description:**

The Konlite™ KWPF Series LED Full Cut-Off Wall Pack offers a wide range of wattages to choose from, 26W, 38W, 65W, 100W, 135W, replacing up to 400W MH Equivalent. With uniform light distribution and excellent LED lumen maintenance rate, this energy efficiency, slim design full cutoff wall pack saves money while ensuring a longer lifespan. The KWPF Series offers emergency battery backups and photocells (both sold separately) making this light an ideal choice to meet any wall-mounted lighting application.

**Applications:**  
Parking Areas, Building Facade, Loading Areas, Driveways, Carports.

**Features:**  
**Construction**

- Die-cast aluminum housing
- Optimized heat dissipation for extended performance and lifespan
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

**Optics**

- CCTs available: 4000K & 5000K (3000K limited availability. Call to special order.)
- CRI: 70
- Offers lumens outputs between 3,800 lms to 20,000 lms
- Anti-UV prismatic lens designed for uniform light distribution

**Electrical**

- Universal 120-277 or 347-380 VAC input voltage
- Both drivers have a power factor >90%, THD <20%
- Operating Temperature Range: -40°C to 40°C (-40° F. + 104° F)

Note: Operating temperature with emergency battery: 10°C to 40°C (+50° F. + 104° F)

**Warranty**

5-year limited warranty. Complete warranty terms located at: <https://revolveled.com/pages/konlite-led-luminaire-limited-warranty>

**Certification**  
UL Wet Location Listed & DesignLights Consortium™ Qualified  
Note: Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)

| Ordering Information |                                                    |                        |                            |                                                 |                                                                                              | Example: KWPF2650KLV |
|----------------------|----------------------------------------------------|------------------------|----------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------|
| Series               | Wattage                                            | CCT                    | Voltage                    | Photocell                                       | Emergency Battery                                                                            |                      |
| KWPF                 | 26=26W<br>38=38W<br>65=65W<br>100=100W<br>135=135W | 50K=5000K<br>40K=4000K | LV=120-277V<br>HV=347-480V | Blank=Without Photocell<br>P=120-277V Photocell | Blank=Without Emergency Battery Backup<br>E=With Emergency Battery Backup (8W, 900lm, 90min) |                      |



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PERFORMANCE DATA CCT Selectable Model

| SYSTEM WATTS | VOLTAGE    | CRI | LUMENS (3000K) | LPW (3000K) | LUMENS (4000K) | LPW (4000K) | LUMENS (5000K) | LPW (5000K) |
|--------------|------------|-----|----------------|-------------|----------------|-------------|----------------|-------------|
| 26W          | 120-277VAC | 70  | 3800lm         | 146 lm/W    | 4000lm         | 154 lm/W    | 3900lm         | 150 lm/W    |
| 38W          | 120-277VAC | 70  | 5600lm         | 147 lm/W    | 6000lm         | 158 lm/W    | 5700lm         | 150 lm/W    |
| 65W          | 120-277VAC | 70  | 9500lm         | 146 lm/W    | 10000lm        | 154 lm/W    | 9700lm         | 149 lm/W    |
| 65W          | 347-480VAC | 70  | 9400lm         | 145 lm/W    | 9900lm         | 152 lm/W    | 9500lm         | 146 lm/W    |
| 100W         | 120-277VAC | 70  | 14800lm        | 148 lm/W    | 15500lm        | 155 lm/W    | 15000lm        | 150 lm/W    |
| 100W         | 347-480VAC | 70  | 14000lm        | 140 lm/W    | 15000lm        | 150 lm/W    | 14500lm        | 145 lm/W    |

PERFORMANCE DATA Single CCT Model

| SYSTEM WATTS | VOLTAGE    | CRI | LUMENS (3000K) | LPW (3000K) | LUMENS (4000K) | LPW (4000K) | LUMENS (5000K) | LPW (5000K) |
|--------------|------------|-----|----------------|-------------|----------------|-------------|----------------|-------------|
| 26W          | 120-277VAC | 70  | 3800lm         | 146 lm/W    | 3900lm         | 150 lm/W    | 3900lm         | 150 lm/W    |
| 38W          | 120-277VAC | 70  | 5600lm         | 147 lm/W    | 5700lm         | 150 lm/W    | 5700lm         | 150 lm/W    |
| 65W          | 120-277VAC | 70  | 9500lm         | 146 lm/W    | 8700lm         | 149 lm/W    | 9700lm         | 149 lm/W    |
| 65W          | 347-480VAC | 70  | 9400lm         | 145 lm/W    | 9500lm         | 146 lm/W    | 9500lm         | 146 lm/W    |
| 100W         | 120-277VAC | 70  | 14800lm        | 148 lm/W    | 15000lm        | 150 lm/W    | 15000lm        | 150 lm/W    |
| 100W         | 347-480VAC | 70  | 14000lm        | 140 lm/W    | 14500lm        | 145 lm/W    | 14500lm        | 145 lm/W    |
| 135W         | 120-277VAC | 70  | 19000lm        | 141 lm/W    | 20000lm        | 148 lm/W    | 20000lm        | 148 lm/W    |

Electrical Data

| Number Of Drivers | Driver Current (mA) | Nominal Power (W) | INPUT VOLTAGE (V) | CURRENT (Amps) |
|-------------------|---------------------|-------------------|-------------------|----------------|
| 1                 | 430                 | 26                | 120               | 0.22           |
|                   |                     | 26                | 208               | 0.13           |
|                   |                     | 26                | 240               | 0.11           |
|                   |                     | 26                | 277               | 0.09           |
| 1                 | 680                 | 38                | 120               | 0.32           |
|                   |                     | 38                | 208               | 0.19           |
|                   |                     | 38                | 240               | 0.16           |
|                   |                     | 38                | 277               | 0.14           |
| 1                 | 980                 | 65                | 120               | 0.54           |
|                   |                     | 65                | 208               | 0.31           |
|                   |                     | 65                | 240               | 0.27           |
|                   |                     | 65                | 277               | 0.23           |
| 1                 | 1850                | 65                | 347               | 0.19           |
|                   |                     | 65                | 480               | 0.14           |
|                   |                     | 100               | 120               | 0.83           |
|                   |                     | 100               | 208               | 0.48           |
| 1                 | 850                 | 100               | 240               | 0.42           |
|                   |                     | 100               | 277               | 0.36           |
|                   | 2520                | 100               | 347               | 0.29           |
|                   |                     | 100               | 480               | 0.21           |
| 1                 | 1200                | 135               | 120               | 1.13           |
|                   |                     | 135               | 208               | 0.65           |
|                   |                     | 135               | 240               | 0.56           |
|                   |                     | 135               | 277               | 0.49           |



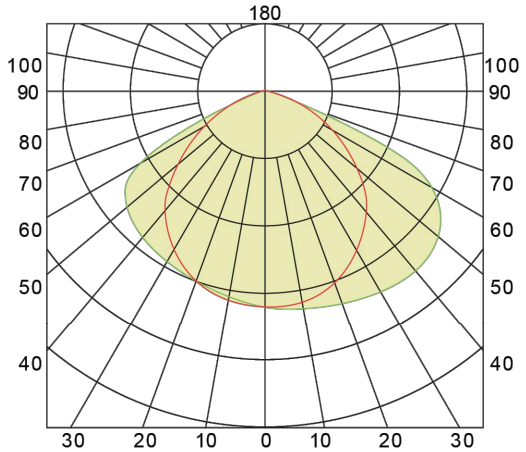
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Accessories

|  |                                                                                                   |  |                                                                                                         |
|--|---------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|
|  | 1/2" Button Photocell<br>120-277V, Pre-installed.<br>Sold Separately, Pre-installed Upon Purchase |  | Emergency Battery Backup<br>8W, 120-277V, 90min Runtime<br>Sold Separately, Pre-installed Upon Purchase |
|--|---------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|

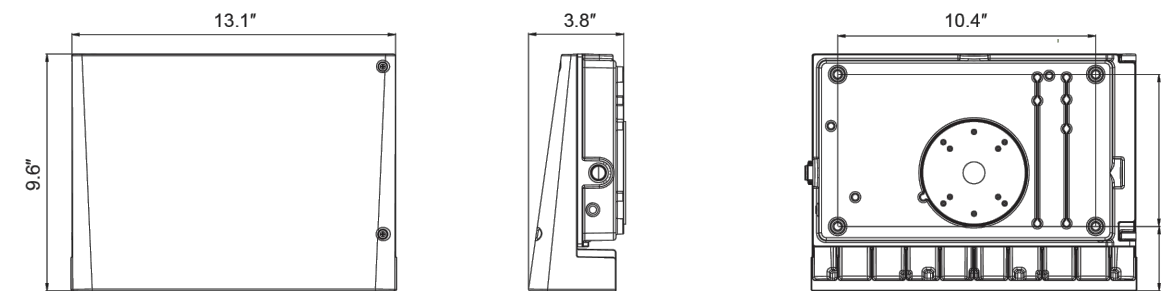
Light Distribution



Fixture Dimensions

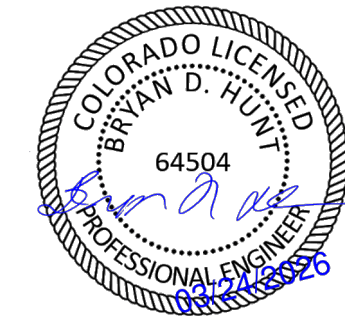
unit: inch  
For 26W, 38W, 65W CCT dial  
For 26W, 38W, 65W, 100W, 135W single CCT

Net Weight:  
26W: 4.784 lb 38W: 4.982 lb 65W: 5.092 lb 100W: 5.864 lb 135W: 6.084 lb



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SPROUL JR. HIGH MODULARS  
235 SUMAC DR.  
COLORADO SPRINGS, CO. 80911

| REVISIONS |             |      |
|-----------|-------------|------|
| #         | DESCRIPTION | DATE |

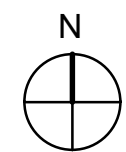
PROJECT NO.: 26-0515  
ISSUE DATE: 03/24/2026  
DRAWN: BDH  
CHECKED: BDH

SHEET  
7 OF 7





1 MODULAR CLASSROOM FLOOR PLAN  
A2.0 3/16" = 1'-0"



CLIENT

WIDEFIELD SCHOOL DISTRICT  
NO. 3  
235 SUMAC DR.  
COLORADO SPRINGS, CO 80911

ARCHITECT OF RECORD

R. AUSTIN ARCHITECT

ROBERT J. AUSTIN, AIA, NCARB

P.O. BOX 62603  
COLORADO SPRINGS, CO 80962

PROJECT NO.

25-081.00

SPROUL JR HIGH MODULAR  
CLASSROOM  
SITE DEVELOPMENT PLAN

DATE

4/7/26

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

SHEET NAME

FLOOR PLAN

SHEET 5 OF 7

A2.0