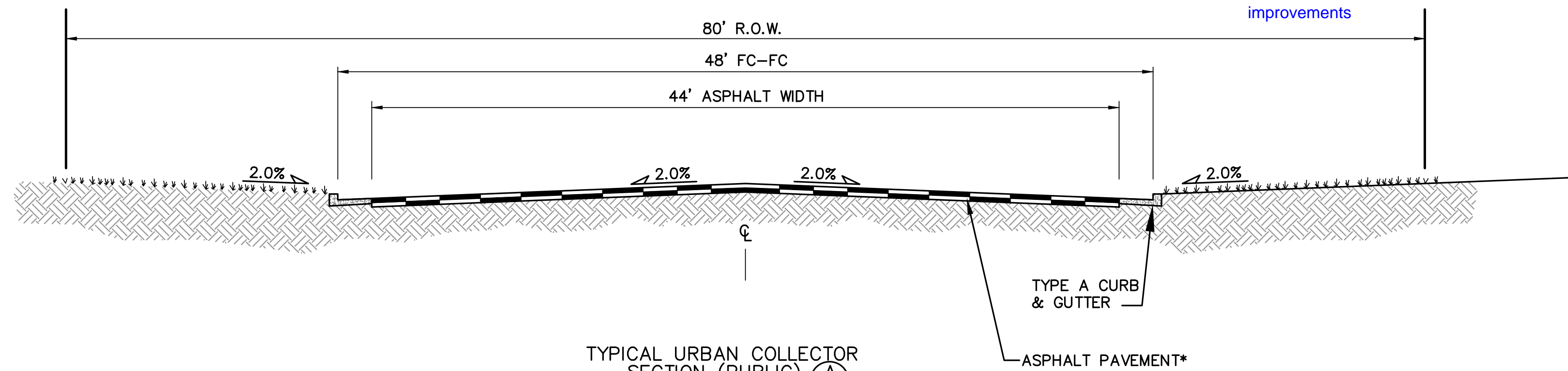


BENT GRASS MEADOWS DRIVE



TYPICAL URBAN COLLECTOR SECTION (PUBLIC) A
SCALE: 1"=5'

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 8" ABC FOR BIDDING PURPOSES)

	6940																				6940
	6935																				6935
	6930																				6930
	6925																				6925
	6920																				6920
			10+00	11+00	12+00	13+00	14+00	15+00	16+00	17+00											

<p>STATEMENT: THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.</p>	<p>REVIEW: STREET DESIGN: CURB & GUTTER REVIEW: _____ DATE: _____ FINAL REVIEW: _____ DATE: _____ DRAINAGE DESIGN: DRAINAGE BASIN <u>SPRING CREEK</u> FILED IN ACCORDANCE WITH SECTION 15-3-906 OF COLORADO SPRINGS 1980, AS AMENDED DATE: _____</p>	<p>DESIGN DATA: SIDEWALKS: WIDTH _____ ASPHALT THICKNESS: LOCATION: ATTACHED <input type="checkbox"/> AC SURFACE _____ DETACHED, 6" FROM P/L <input type="checkbox"/> AC BASE _____ CURB TYPE 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> AGGREGATE BASE THICKNESS: R/W WIDTH <u>80'</u> F/C-F/C <u>48'</u> CLASS 6 _____ STREET TYPE <u>URBAN COLLECTOR</u> CLASS 5 _____ HVEEM CLASS 2 _____</p>	<p>BENCHMARK: SOUTHWEST CORNER OF PROPERTY, TOP OF LWA CAP ELEVATION=5906.38 (DATUM: FIMS; NGVD 29) STATEMENTS: A. SEWER - ANY CHANGES OR ALTERATIONS EFFECTING THE GRADE, ALIGNMENT, ELEVATION, AND DEPTH OF COVER OF SEWERS AND 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. B. WATER - THIS APPROVAL SUBJECT TO THE FINAL STREET GRADE LEAVING A MINIMUM COVER OF 5' (FIVE FEET) OVER THE WATER MAIN. ANY CHANGES SHALL BE AT THE EXPENSE OF THE OWNER OR DEVELOPER.</p>
<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JPS ENGINEERING.</p>		<p>JOHN P. SCHWAB, CO. PE. #29891 DATE _____</p>	

JPS ENGINEERING
19 E. Willamette Ave. Colorado Springs, CO 80903
PH: 719-477-9429 FAX: 719-471-0766 www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

MANCAVE

NO.	REVISION	BY	DATE

BENT GRASS MEADOWS DRIVE STREET IMPROVEMENT PLAN

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RIDGELINE
CREATED: 12/04/19
PROJECT NO: 031901

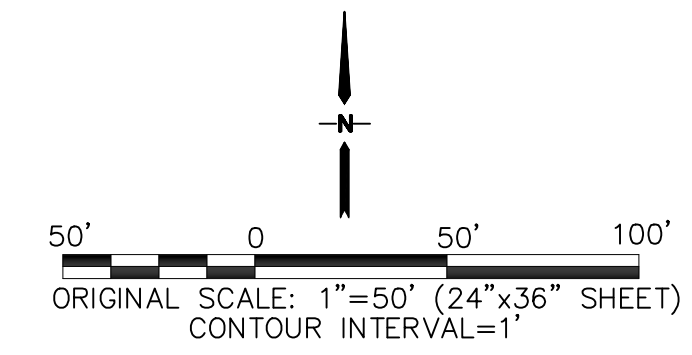
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 12/10/19
MODIFIED BY: BJJ

PP1

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NOTE: CONTRACTOR SHALL POTHOLE TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION & ADJUST UTILITY CONNECTIONS ACCORDINGLY

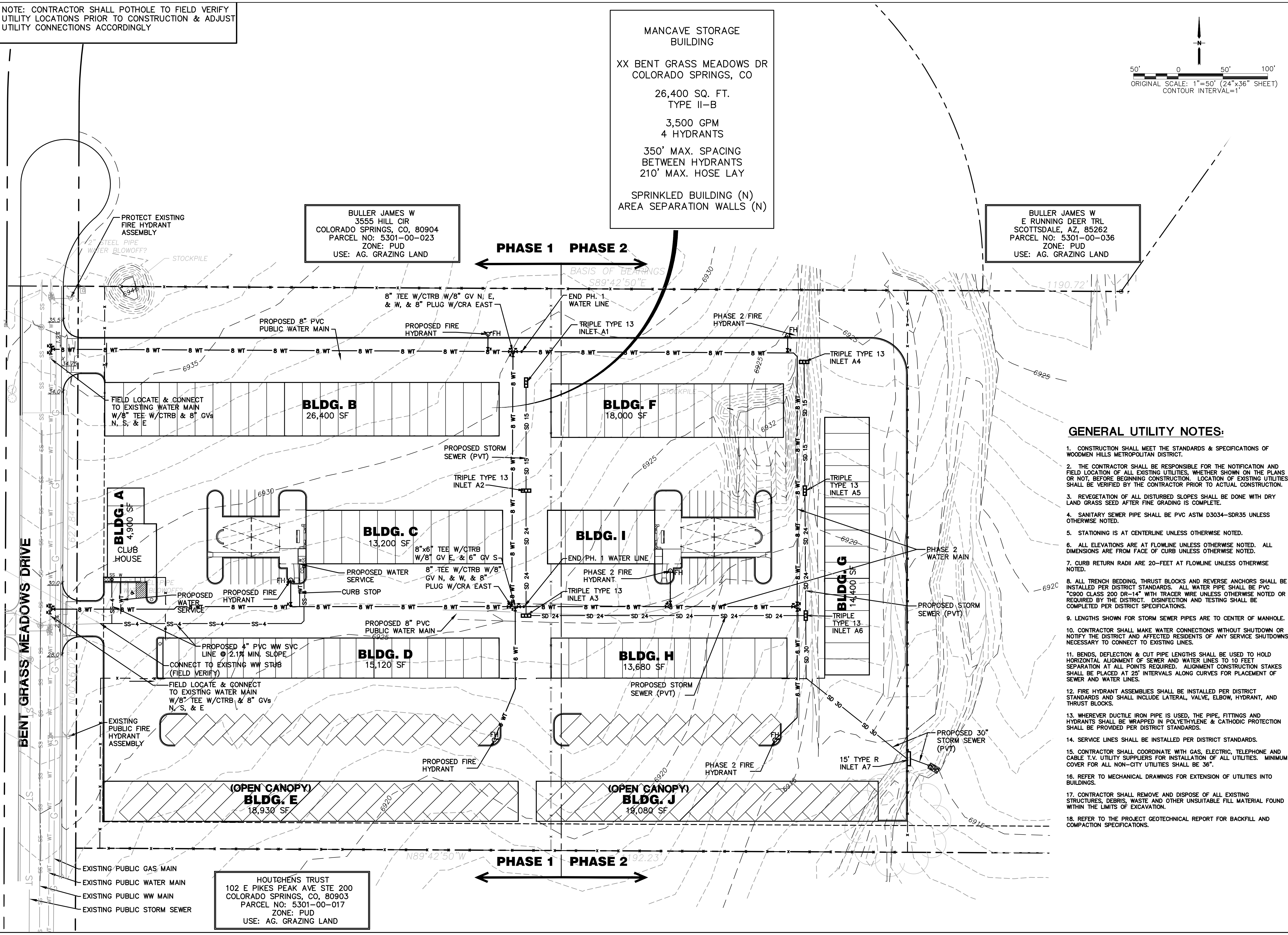
MANCAVE STORAGE BUILDING
 XX BENT GRASS MEADOWS DR
 COLORADO SPRINGS, CO
 26,400 SQ. FT.
 TYPE II-B
 3,500 GPM
 4 HYDRANTS
 350' MAX. SPACING
 BETWEEN HYDRANTS
 210' MAX. HOSE LAY
 SPRINKLED BUILDING (N)
 AREA SEPARATION WALLS (N)



BULLER JAMES W
 3555 HILL CIR
 COLORADO SPRINGS, CO, 80904
 PARCEL NO: 5301-00-023
 ZONE: PUD
 USE: AG. GRAZING LAND

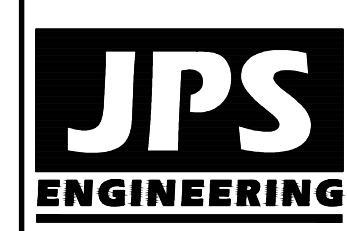
BULLER JAMES W
 E RUNNING DEER TRL
 SCOTTSDALE, AZ, 85262
 PARCEL NO: 5301-00-036
 ZONE: PUD
 USE: AG. GRAZING LAND

HOUTCHENS TRUST
 102 E PIKES PEAK AVE STE 200
 COLORADO SPRINGS, CO, 80903
 PARCEL NO: 5301-00-017
 ZONE: PUD
 USE: AG. GRAZING LAND



- GENERAL UTILITY NOTES:**
- CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF WOODMEN HILLS METROPOLITAN DISTRICT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
 - REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
 - SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
 - STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - CURB RETURN RADI ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
 - ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER DISTRICT STANDARDS. ALL WATER PIPE SHALL BE PVC "9000 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY THE DISTRICT. DISINFECTION AND TESTING SHALL BE COMPLETED PER DISTRICT SPECIFICATIONS.
 - LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
 - CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
 - BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
 - FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER DISTRICT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
 - WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED PER DISTRICT STANDARDS.
 - SERVICE LINES SHALL BE INSTALLED PER DISTRICT STANDARDS.
 - CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
 - REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
 - REFER TO THE PROJECT GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION SPECIFICATIONS.

DEYOUNG SUBDIVISION



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE

SITE UTILITY PLAN

HORZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 10/11/19	LAST MODIFIED: 12/17/19
PROJECT NO: 031901	MODIFIED BY: BJJ

SHEET: **U.1**

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