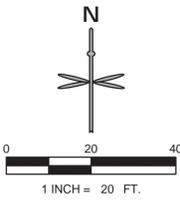


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MAJOR SITE DEVELOPMENT PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION
6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LEGEND

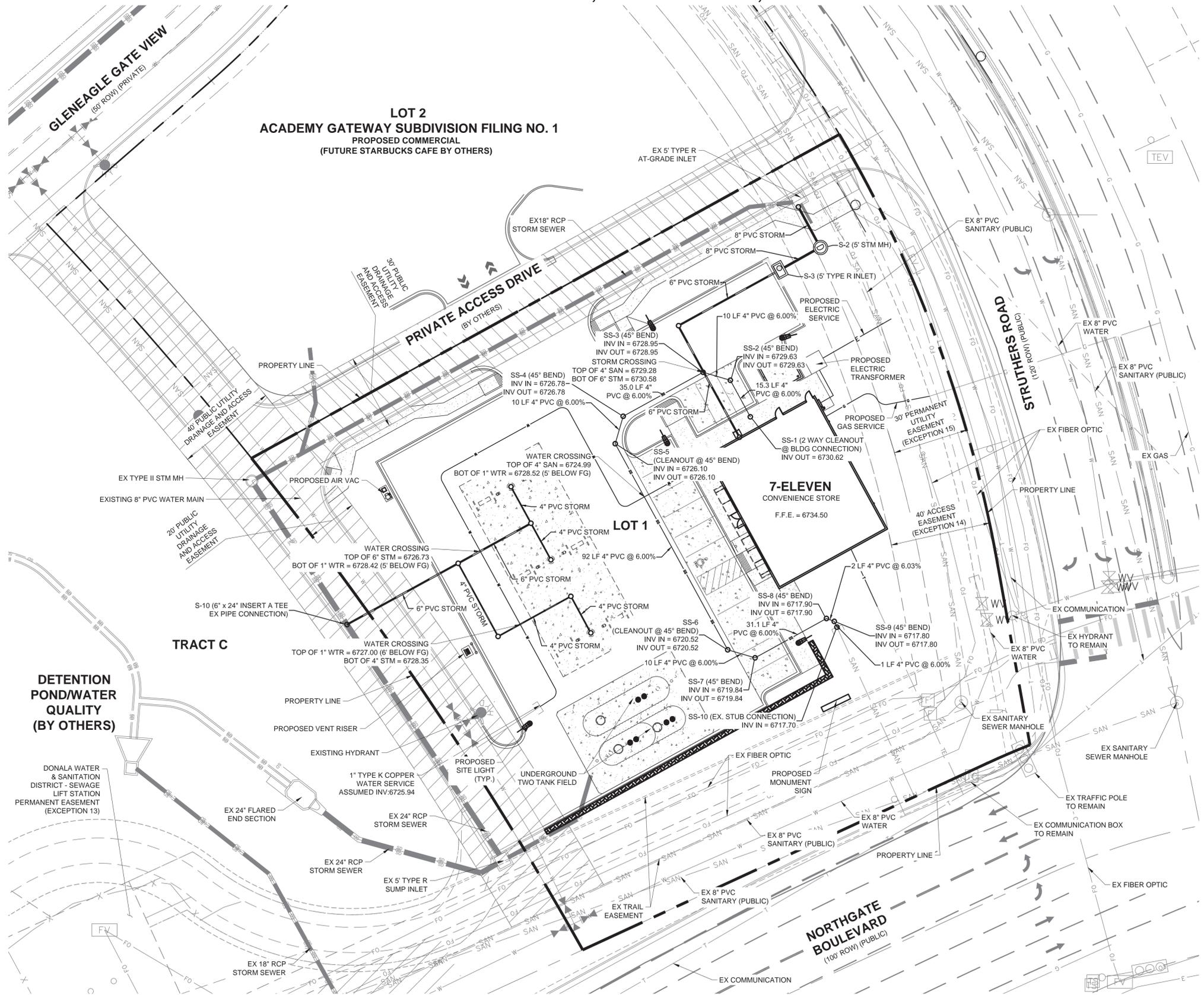
- PROPERTY LINE
- SETBACK
- EXISTING EASEMENT LINE
- STREAMSIDE BUFFER OVERLAY
- BUILDING
- TYPE 3 CATCH CURB AND GUTTER
- TYPE 3 SPILL CURB AND GUTTER
- FLUSH CURB
- 4" SANITARY SEWER SERVICE
- 1" WATER SERVICE
- PVC ROOF DRAIN
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UG COMMUNICATION LINE
- EXISTING STORM SEWER LINE
- SPLIT RAIL FENCE
- BOLLARDS
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- STORM SEWER CLEANOUT
- SANITARY CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING STORM GRATE

DATE	BY	REVISION
01/31/18	SPM	1 EL PASO COUNTY RESUBMITTAL
02/23/18	SPM	2 EL PASO COUNTY RESUBMITTAL-STAMPED SET



UTILITY NOTES

- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. BASE FILES FROM CLASSIC CONSULTING, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- GAS AND ELECTRIC LINES SHOWN ARE TO BE INSTALLED BY OTHERS. LOCATIONS ARE APPROXIMATE.
- ALL VERTICAL AND HORIZONTAL MINIMUM UTILITY SEPARATIONS SHALL BE MET PER EL PASO COUNTY REQUIREMENTS.
- WATER METER AND BACKFLOW PREVENTION ASSEMBLY ARE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLAN IN SEPARATE SET.
- PRIOR TO CONSTRUCTION - CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT, AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROVISION AND INSTALLATIONS REQUIRED OF ALL DRY UTILITY APURTENANCES (INCLUDING BUT NOT LIMITED TO, TRENCHING, CONDUITS, PULL BOXES, ETC.) REQUIRED FOR SERVICE CONNECTION THAT ARE NOT INCLUDED IN THE UTILITY PROVIDERS SCOPE.
- UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EL PASO COUNTY AND UTILITY JURISDICTION SPECIFICATIONS.
- ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER EL PASO COUNTY REQUIREMENTS.
- AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
- PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
- UTILITY BURY DEPTH SHALL CONFORM TO EL PASO COUNTY UTILITY STANDARDS.
- REFER TO EL PASO COUNTY UTILITY STANDARDS FOR TRENCHING BACKFILL REQUIREMENTS.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
- ANY UTILITY VACATIONS OR EASEMENTS SHALL OCCUR UNDER A SEPARATE DOCUMENT BY OTHERS.



2/21/2018 3:17 PM P:\7-ELEVEN.CO. EL PASO COUNTY, NORTHGATE AND STRUTHERS, 103097908 CAD\CAD10 UTILITY PLAN.DWG

COUNTY PROJECT NUMBER PPR-17-058

811
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DEVELOPMENT PLAN
7-ELEVEN
UTILITY PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

PROJECT NO: 7E1024.01
DESIGNED BY: SPM
DRAWN BY: LER
DATE: 12/04/17

C4.0
SHEET 9 OF 16