

**NORWOOD BIBLE CHURCH
SADDLEHORN RANCH,
JUDGE ORR AND CURTIS
ROADS**

12,000 SQ. FT.
TYPE II-B

2,250 GPM REQUIRED
REDUCED 50% FOR
SPRINKLER SYSTEM
1,500 GPM REQUIRED

1 HYDRANT REQUIRED
500' MAX. SPACING
BETWEEN HYDRANTS

250' MAX. HOSE LAY
SPRINKLED BUILDING (Y)
AREA SEPARATION WALLS (N)

GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO SADDLEHORN RANCH METROPOLITAN DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER DISTRICT STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER DISTRICT SPECIFICATIONS.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
10. 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".
11. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
13. REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
14. ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
15. COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
17. WATER METER TO BE LOCATED INSIDE BUILDING.
18. CONTRACTOR SHALL POTHOLE TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION & ADJUST UTILITY CONNECTIONS ACCORDINGLY.
19. CONTRACTOR SHALL OBTAIN COUNTY STREET CUT PERMITS AS REQUIRED & PATCH STREET PER COUNTY STANDARDS.

KEYED NOTES:

- Ⓒ CONNECT TO EXISTING UNDERGROUND GAS SERVICE LINE (COORDINATE WITH BLACK HILLS ENERGY)
- Ⓔ COORDINATE WITH MVEA FOR ELECTRIC SERVICE CONNECTIONS
- Ⓕ COORDINATE W/ CENTURY LINK FOR TELEPHONE SERVICE

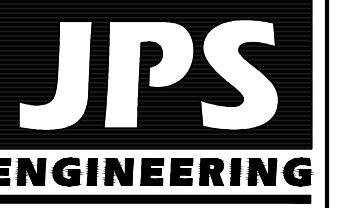
LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
8W	PROPOSED 8" PVC WATER MAIN
SD8	PROPOSED 8" PVC STORM DRAIN
SD12	PROPOSED 12" RCP PRIVATE STORM SEWER
X 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
X 99.0	EXIST. SPOT ELEVATION
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
(E)	EXISTING
(P)	PROPOSED
DS	DOWNSPOUT CONNECTION TO STORM SEWER; INSTALL TRANSITION COUPLINGS & EXTEND 6" PVC (SDR35) AT 1.0% MIN. SLOPE TO SD

BENCHMARK

THE VERTICAL DATUM IS BASED OFF AN OPUS SOLUTION RAN ON CONTROL POINT #100 (NO. 4 REBAR) AND IS ADJUSTED TO NGVD 1929, ELEVATION 6754.61

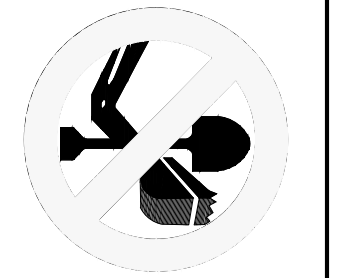
**NORWOOD BIBLE CHURCH
LOT 38, SADDLEHORN RANCH FILING NO. 3**

SITE UTILITY PLAN



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 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

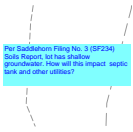
No.	REVISION	BY	DATE

HORZ. SCALE: 1"=40'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: JR	CHECKED: JPS
CREATED: 08/29/22	LAST MODIFIED: 09/22/23
PROJECT NO: 042303	MODIFIED BY: PV
SHEET:	

U1

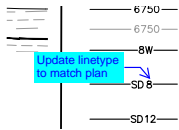
V1_Utility Plan Comments.pdf Markup Summary

CDurham (3)



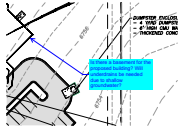
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Per Saddlehorn Filing No. 3 (SF234) Soils Report, lot has shallow groundwater. How will this impact septic tank and other utilities?



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Update linetype to match plan



Subject: Callout
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Author: CDurham
Date: 12/12/2023 12:03:05 PM
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Is there a basement for the proposed building? Will underdrains be needed due to shallow groundwater?