Graphic Scale
0 10 20 40
In Feet: 1" = 20'

6805 BISMARK ROAD
SCH: 5332309007
ZONING: CC CAD-O
PLAT NO. 7776
LOTS 1 & 2 NORTHCREST CENTER, A VACATION & REPLAT OF TRACT B NORTHCREST FIL NO 2 PHASE 1

CANADA DRIVE
(60' PUBLIC R.O.W.)

CONSTITUTION AVENUE
(120' PUBLIC R.O.W.)

(E) 5.0' UTILITY AND DRAINAGE EASEMENT (PLAT BOOK B-4, PG 176)

(E) 24.0' ACCESS EASEMENT (PLAT BOOK B-4, PG 176) TO BE VACATED

(E) 30.0' ACCESS EASEMENT (PLAT BOOK B-4, PG 176)

(E) 30.0' ACCESS EASEMENT (PLAT BOOK B-4, PG 176) TO BE VACATED

(E) 10.0' UTILITY AND DRAINAGE EASEMENT (PLAT BOOK B-4, PG 176)

(E) 20.0' UTILITY AND DRAINAGE EASEMENT (PLAT BOOK B-4, PG 176)

EXISTING GAS LINE, (TYP.)

(P) GAS METER BANKS (7)

(P) GAS SERVICE (CONNECT TO EXISTING)

EXISTING WATER VALVE, (TYP.)

(P) 12" HDPE STORM PIPE

EXISTING 8" WATER MAIN (TYP.)

EXISTING 8" PVC SANITARY MAIN, (TYP.)

(P) 2" GATE VALVE
(P) 8" GATE VALVE
(P) WTR MAIN 2"X8" TEE
(P) 8" GATE VALVE
(P) F.S.L. 1.5"X8" TEE
(P) 8" GATE VALVE
(P) 1.5" GATE VALVE

(P) 2" HDPE WATER SERVICE

(P) 1.5" CTS HDPE DR9 F.S.L.

(P) POTABLE WATER & FIRE RISER ROOM

(P) 45° BENDS

EXISTING 8" WATER VALVE

EXISTING GAS MAIN, (TYP.)

(P) 10.0' UTILITY EASEMENT

CONNECT TO EXISTING 8" WATER LINE

EXISTING 8" WATER LINE TO BE REROUTED TO BE APPROVED BY CHEROKEE METRO UTILITY OWNER: CHEROKEE METRO UTILITY

PROPOSED COMMERCIAL CENTER BUILDING
31,215 SF TOTAL
PROPOSED USE: OFFICE/WAREHOUSE
OCCUPANCY: B (BUSINESS) & S-1 (STORAGE)

(P) 18" HDPE STORM PIPE

(P) 6"X8" SANITARY TAP PER STD DETAIL D1-6
(E) INV = 6500.05

(P) 6" SCH 40 PVC WASTEWATER SERVICE LINE MIN SLOPE = 2.1%

(P) ELECTRIC METER BANKS

(P) STORM MH (48")

EXISTING 8" PVC SANITARY MAIN, (TYP.)

(P) 22.5° BENDS

MODIFIED ALIGNMENT OF EXISTING 8" WATER LINE TO BE APPROVED BY CHEROKEE METRO UTILITY OWNER: CHEROKEE METRO UTILITY

(P) 10.0' UTILITY EASEMENT

(P) 22.5° BEND

EXISTING 15" TYPE R STORM INLET

(P) 10' TYPE R CURB INLET

(P) 18" HDPE STORM PIPE

(E) SANITARY MH
RIM=6507.72
INV IN (N) =6499.62
INV IN (W) =6499.65
INV OUT (2)=6499.55

(P) 30.0' ACCESS EASEMENT

(P) 45° BENDS

(P) 20' CDOT TYPE R CURB INLET

(P) MICROPOOL

(P) TRICKLE CHANNEL

(P) OUTLET STRUCTURE

REMOVE APPROX. 140LF SS LATERAL AND CAP

(P) 24" HDPE STORM PIPE

15" CMP

CONNECT TO EXISTING ELECTRIC VAULT

EXISTING 5' TYPE R STORM INLET

EXISTING STORM MANHOLE, (TYP.)

EXISTING 8" WATER VALVE

(P) 18" HDPE STORM PIPE

(P) FULL SPECTRUM DETENTION BASIN
2,750 SF BOTTOM, 6.0' HT.
16,500 CF VOLUME

EXISTING ELECTRIC POWER POLE

EXISTING 36" STEEL WATER MAIN
OWNER: CSU [PUB]

PCD FIPE NO PPR-21-036

CURB & GUTTER NOT TO BE LOCATED OVER EXIST. WATER LINE - PROVIDE MIN 5' FROM EDGE OF CURB

VERIFY CONNECT TO EXIST. 8" WL

RECOMMEND 90 INSTEAD OF 2-45°'s

VERIFY EXIST. 8" WL & LABEL

TAP MAIN INSTEAD OF INSTALLING VALVES FOR 2" & 1.5"

CLARIFY

CLARIFY CONNECTION TO EXIST WL

MIN 30' EASEMENT IF PUBLIC

CLARIFY - REMOVE EXIST 8" WL ?

ROCKY MOUNTAIN GROUP
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Southern Colorado, Denver Metro, Northern Colorado

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT
2510 & 2522 CANADA DRIVE
COLORADO SPRINGS, COLORADO
LEISURE CONSTRUCTION

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SHEET NAME: UTILITY PLAN
PROJECT STATUS: DESIGN DEVELOPMENT

ENG.	SAM
DRAWN:	AHP
CHECKED	SAM
DATE	11/08/2021

#	REVISION	DATE
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JOB NO. 180649
SHEET NO. DP.05
of 11

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