

**GENERAL NOTES**

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF COLORADO SPRINGS, ENGINEERING DIVISION SUBDIVISION POLICY MANUAL AND STANDARD SPECIFICATIONS, AS WELL AS THE CITY OF COLORADO SPRINGS WASTEWATER DIVISION "RULES FOR THE INSTALLATION OF SEWER MAINS AND SERVICES".
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES.
3. 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 CONTRACTORS EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
5. BENCHMARKS (FIMS DATUM):
  - A. "4" CHISELED IN THE NORTH END OF MEDIAN CURB IN PROMONTORY PEAK DRIVE IN PC-25 BETWEEN LOTS 21 AND 25 ELEVATION 6885.13
  - B. NORTHWEST BOLT ON THE TOP FLANGE OF A FIRE HYDRANT AT THE INTERSECTION OF PROMONTORY PEAK DRIVE AND CHAPEL HILLS DRIVE; ELEVATION = 6857.32

**STORM WATER GENERAL NOTES**

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS. BENDS SHALL BE FABRICATED AS NECESSARY TO KEEP JOINT GAPS (SEPARATION) FOR MASTIC JOINTS EQUAL TO OR LESS THAN 1 INCH. WHERE GASKET JOINTS ARE SPECIFIED ON THE PLANS JOINT GAPS (SEPARATION) SHALL NOT EXCEED THE MANUFACTURERS RECOMMENDATIONS. IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT IN ACCORDANCE WITH SECTION 637.04, INSTALLATION, OF THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.
3. REINFORCED CONCRETE PIPE TO BE CONSTRUCTED BETWEEN STATION 1+00.00 AND STATION 19+31.68 SHALL CONFORM TO THE FOLLOWING REQUIREMENTS IN ADDITION TO THE MINIMUM REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS:
  1. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS."
  2. BETWEEN STATIONS 0+70.61 AND STATION 6+14.00 THE PIPE SHALL BE MANUFACTURED WITH A MINIMUM OF 2" OF CONCRETE COVER OVER THE REINFORCING STEEL ON THE INTERIOR SIDE OF THE PIPE WALLS. THE PIPE SHALL BE DESIGNED TO MEET THE STRENGTH REQUIREMENTS OF THE CLASS SPECIFIED ON THE PLANS.
  3. PIPE AND BEDDING CLASSES SHALL BE AS NOTED BELOW OR BETTER
 

BEGIN	END	PIPE CLASS	BEDDING CLASS
STA 0+70.61	TO 3+75.00	3	C
STA 3+75.00	TO 6+14.00	5	C
STA 6+14.00	TO 11+84.00	4	C
STA 11+84.00	TO 19+31.68	3	C

**ENVIRONMENTALLY SENSITIVE AREA**

1. PORTIONS OF THE CONSTRUCTION AREA ARE LOCATED WITHIN THE HABITAT OF THE PREBLES MEADOW JUMPING MOUSE (A SPECIES LISTED AS THREATENED UNDER THE FEDERAL ENDANGERED SPECIES ACT). THE CONTRACTOR SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE HABITAT CONSERVATION PLAN AND OR THE CDOT B.A./USFWS B.O. FOR THIS AREA IN THE UNLIKELY EVENT THAT A PREBLES MOUSE IS ENCOUNTERED DURING CONSTRUCTION, THE COLORADO FIELD OFFICE OF THE FISH AND WILDLIFE SERVICE (303) 275-2370 SHALL BE CONTACTED IMMEDIATELY.
2. PORTIONS OF THE CONSTRUCTION AREA ARE LOCATED WITHIN JURISDICTIONAL WETLAND. THE CONTRACTOR SHALL CONFORM TO ALL PROVISIONS SET FORTH IN THE 404 PERMIT ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THIS WORK.
3. MITIGATIONS FOR THE IMPACTS ASSOCIATED WITH THIS WORK SHALL CONFORM TO THE PROVISIONS OF THE 404 PERMIT ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THIS WORK AND THE APPROVED HABITAT CONSERVATION PLAN AND OR CDOT B.A./USFWS B.O. FOR THIS AREA.

**LEGEND**

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	

**ABBREVIATIONS**

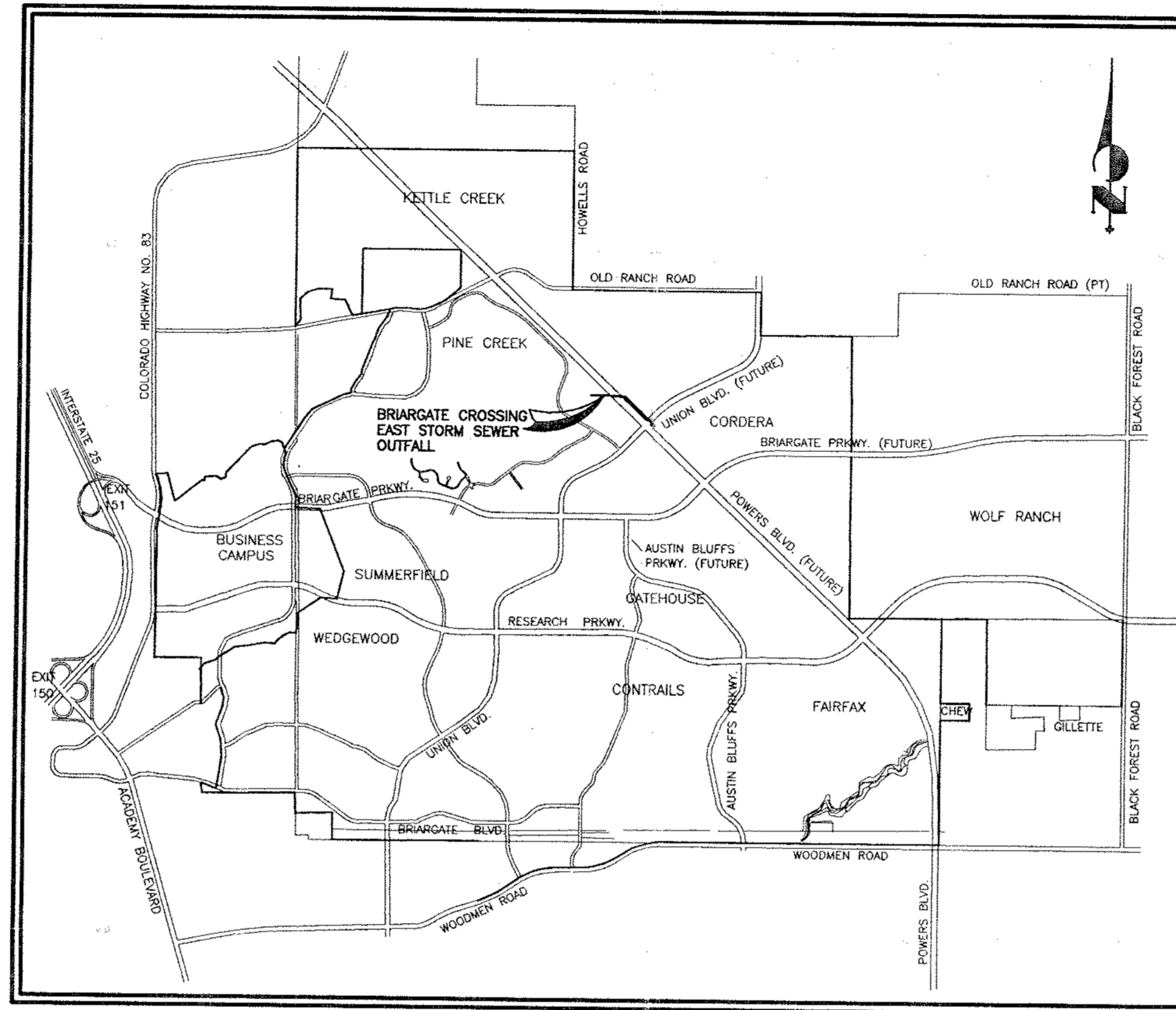
EL	ELEVATION
INV	INVERT
LF	LINEAR FOOT
MH	MANHOLE - SAN OR STM
OHU	OVERHEAD UTILITY
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY SEWER
STA	STATION
STM	STORM DRAIN
TOC	TOP OF CONCRETE
WTR	WATER MAIN
WSE	WATER SURFACE ELEVATION

# BRIARGATE CROSSING EAST

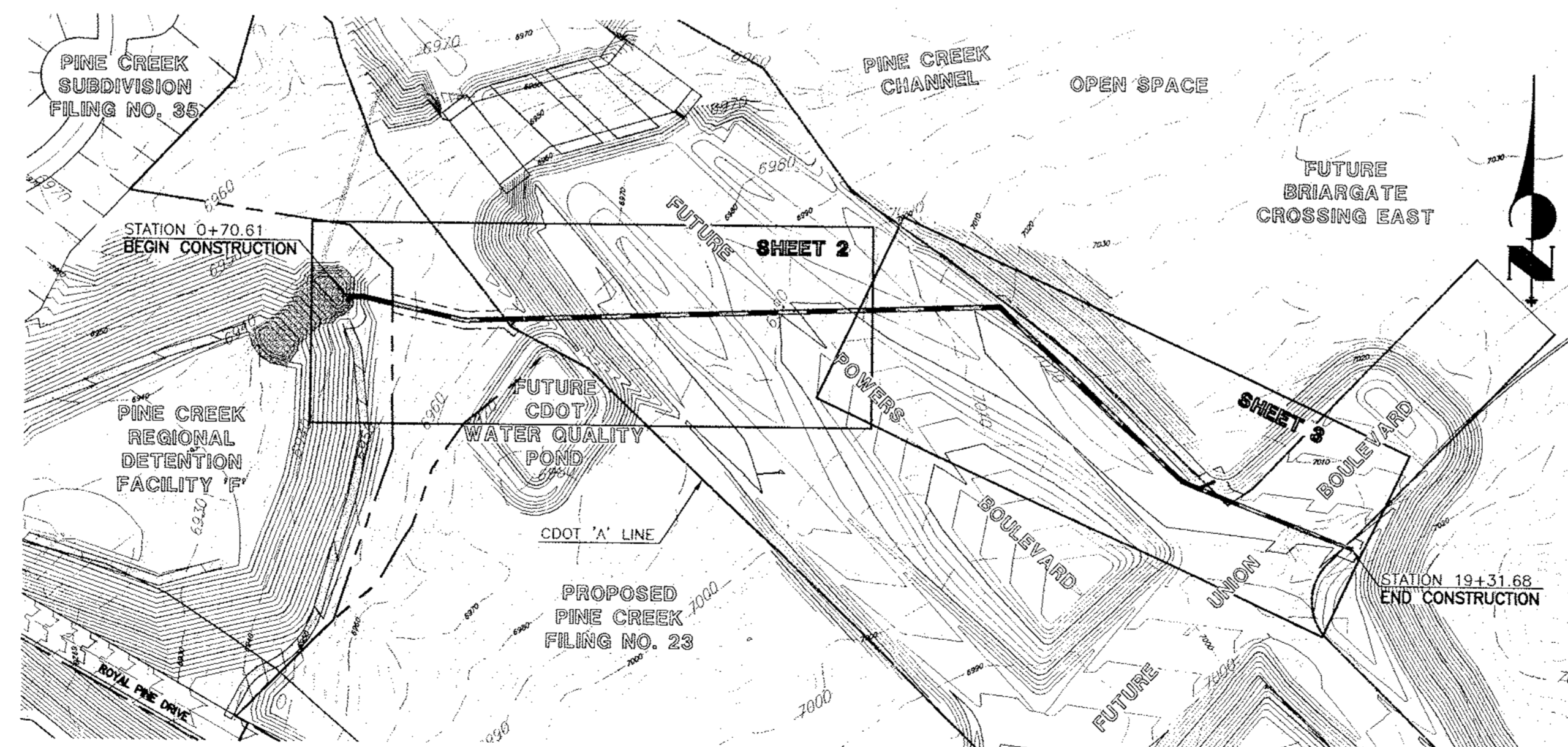
## CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

# OUTFALL STORM SEWER PLANS

OCTOBER 2002



VICINITY MAP  
N.T.S.



KEY MAP  
SCALE 1" = 200'

**AGENCIES:**

DEVELOPER: L.P. 47, LLC d.b.a. LA PLATA INVESTMENTS  
2315 BRIARGATE PARKWAY, SUITE 100  
COLORADO SPRINGS, COLORADO 80920  
THOMAS TAYLOR (719) 260-7477

CIVIL ENGINEER: JR ENGINEERING  
4310 ARROWSWEST DRIVE  
COLORADO SPRINGS, COLORADO 80907  
VANCEL S. FOSSINGER, P.E. (719) 593-2593

ENGINEERING DIVISION: CITY OF COLORADO SPRINGS  
101 W. COSTILLA STREET  
COLORADO SPRINGS, COLORADO 80903  
TIM MITROS, P.E. (719) 385-5061

WATER RESOURCES: COLORADO SPRINGS UTILITY  
WATER RESOURCES  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, COLORADO 80910  
LISA BARBATO (719) 668-8740

GAS DEPT: UTILITIES OF COLORADO SPRINGS  
101 S. CONEJOS STREET  
COLORADO SPRINGS, COLORADO 80903  
BRAD GROSS (719) 668-3565

ELECTRIC DEPT: UTILITIES OF COLORADO SPRINGS  
7710 DURANT DRIVE  
COLORADO SPRINGS, COLORADO 80920  
CHERYL MURPHY-GATES (719) 668-4962

TELEPHONE COMPANY: QWEST COMMUNICATIONS  
(LOCATORS) (800) 922-1987  
A.T.&T.  
(LOCATORS) (719) 635-3674

**APPROVALS:**

DETAILED IMPROVEMENT PLANS AND SPECIFICATION ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATION WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. JR ENGINEERING ACCEPTS RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS

*Vancel S. Fossinger*  
VANCEL S. FOSSINGER, COLORADO P.E. 31972  
FOR AND ON BEHALF OF JR ENGINEERING  
OWNER DEVELOPER (THOMAS TAYLOR)

*Tim Mitros*  
CITY ENGINEERING (TIM MITROS)

10-18-02  
DATE

10/24/2002  
DATE

OCT 21, 2002  
DATE

**SHEET INDEX**

SHEET 1 OF 2	TITLE SHEET
SHEET 2 OF 3	PLAN & PROFILE STORM SEWER
SHEET 3 OF 3	PLAN & PROFILE STORM SEWER

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ACCEPTS NO LIABILITY FOR THE PURPOSES ONLY FOR THE PURPOSES AUTHORIZATION.

PREPARED FOR LP47, LLC dba LA PLATA INVESTMENTS  
2315 BRIARGATE PARKWAY, SUITE 100  
COLORADO SPRINGS, COLORADO 80920  
719-260-7477 FAX 719-260-7088  
www.lp47eng.com

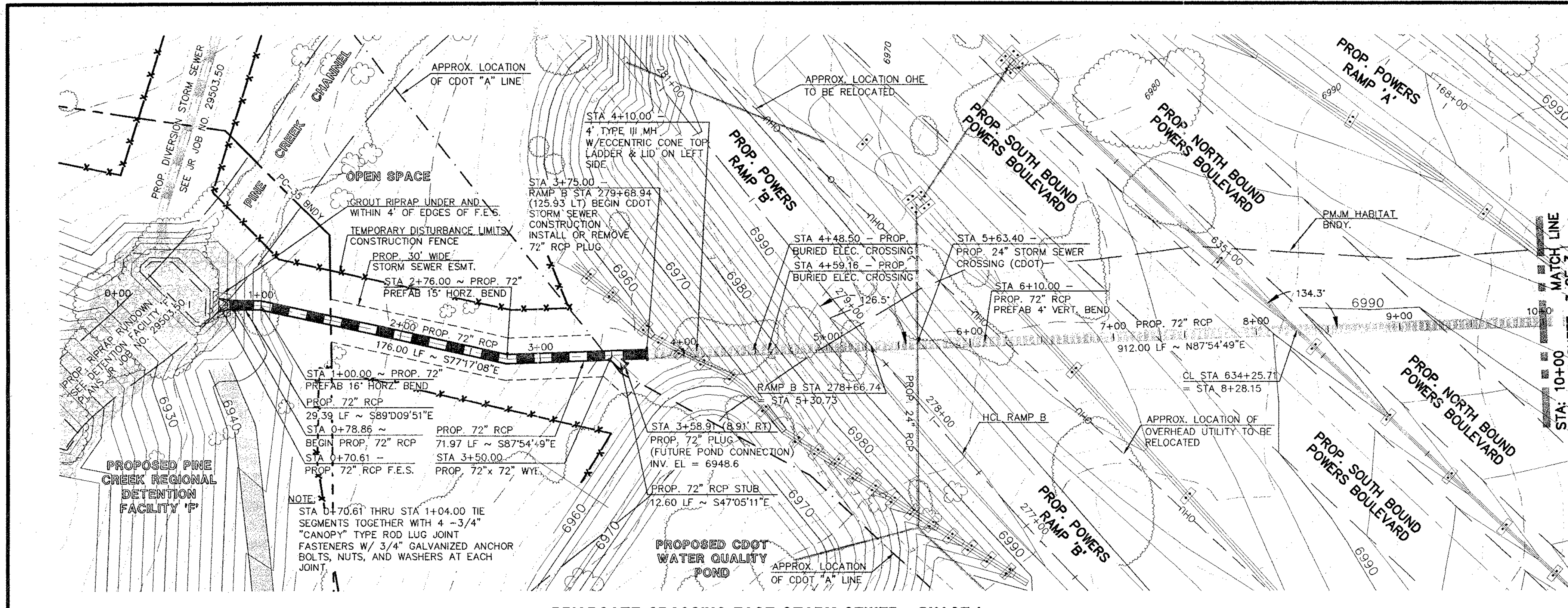
JR ENGINEERING  
A Subsidiary of Westair  
4310 ArrowsWest Drive • Colorado Springs CO 80907  
719-593-2593 • Fax 719-628-6838  
www.jr-engineering.com

BY	DATE

No.	REVISION	H-S SCALE	V-S SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		1" = 200'	N/A	10/14/02	DLM	DLM	

BRIARGATE CROSSING EAST  
OUTFALL STORM SEWER  
TITLE SHEET

SHEET 1 OF 3  
JOB NO. 29540.30



**ENVIRONMENTALLY SENSITIVE AREA**

WORK WITHIN THREATENED SPECIES HABITAT:  
 1. TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE CONSTRUCTED ALONG THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL BE MAINTAINED THROUGH THE DURATION OF CONSTRUCTION AND REMOVED UPON COMPLETION OF CONSTRUCTION.

**STORM WATER GENERAL NOTE:**

REINFORCED CONCRETE PIPE TO BE CONSTRUCTED BETWEEN STATION 1+00.00 AND STATION 19+31.68 SHALL CONFORM TO THE FOLLOWING REQUIREMENTS IN ADDITION TO THE MINIMUM REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS:

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BEGIN	END	PIPE CLASS	BEDDING CLASS
STA 0+70.61 TO 3+75.00		3	C
STA 3+75.00 TO 6+14.00		5	C
STA 6+14.00 TO 11+84.00		4	C
STA 11+84.00 TO 19+31.68		3	C

**LEGEND**

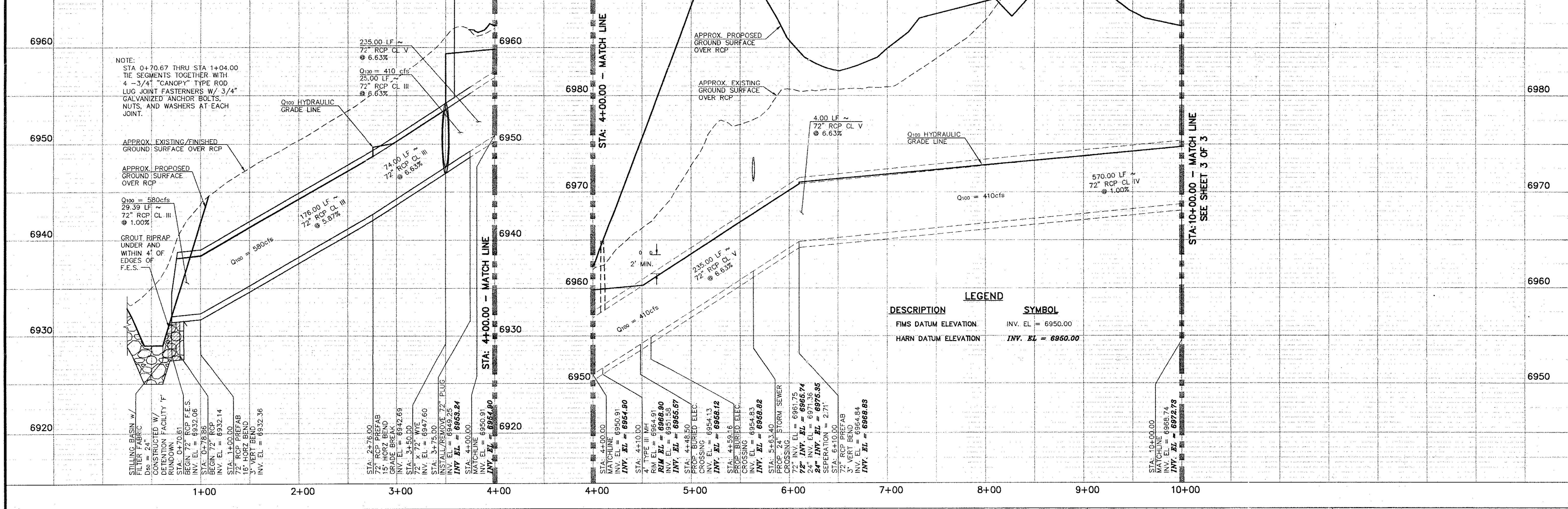
DESCRIPTION	SYMBOL
PROPOSED GRADE INDEX CONTOUR	
PROPOSED GRADE NOMINAL CONTOUR	
EXISTING GRADE INDEX CONTOUR	
EXISTING GRADE NOMINAL CONTOUR	
PROPOSED STORM SEWER	
PROPOSED STORM SEWER BY CDOT	
EXISTING R.O.W./PROPERTY LINE	
P.M.M. HABITAT BOUNDARY	
WETLANDS LIMIT	
DISTURBANCE LIMITS/ CONSTRUCTION FENCE	
PROPOSED CDOT 'A' LINE	
EDGE OF VEGETATION	

CONTOUR INTERVAL = 2 FEET

HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

**BRIARGATE CROSSING EAST STORM SEWER - PHASE I**



**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.

**REVIEW:**  
 STREET DESIGN:  
 CURB & GUTTER REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
 FINAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAINAGE DESIGN: DRAINAGE BASIN  
 FILED IN ACCORDANCE WITH SECTION 15-3-906  
 OF COLORADO SPRINGS 1980, AS AMENDED  
 DATE 10/21/2002

**BENCHMARKS (FIMS DATUM):**

A. "4" CHISELED IN THE NORTH END OF MEDIAN CURB IN PROMONTORY PEAK DRIVE IN PC-25 BETWEEN LOTS 21 AND 25 ELEVATION 6885.13
B. NORTHWEST BOLT ON THE TOP FLANGE OF A FIRE HYDRANT AT THE INTERSECTION OF PROMONTORY PEAK DRIVE AND CHAPEL HILLS DRIVE. ELEVATION = 6857.32

**LEGEND**

DESCRIPTION	SYMBOL
FIMS DATUM ELEVATION	INV. EL. = 6950.00
HARN DATUM ELEVATION	INV. EL. = 6950.00

**STATEMENTS:**

A. SEWER - ANY CHANGES OR ALTERATIONS EFFECTING THE GRADE, ALIGNMENT, ELEVATION, AND DEPTH OF COVER OF SEWERS AND 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.

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.

BY: Vancel S. Fossinger

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JR ENGINEERING

VANCEL S. FOSSINGER, COLORADO P.E. 31972  
 DATE 10/18/02

PREPARED FOR  
**LP47, LLC dba LA PLATA INVESTMENTS**  
 2315 BRIARGATE PARKWAY, SUITE 100  
 COLORADO SPRINGS, COLORADO 80920  
 719-260-7477 • FAX 719-260-7088

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 A Subsidiary of Western  
 4390 ArrowsWest Drive • Colorado Springs, CO 80907  
 719-592-2530 • Fax 719-528-6663  
 www.jrengineering.com

BY	DATE	NO.	REVISION

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 V-SCALE 1" = 5'

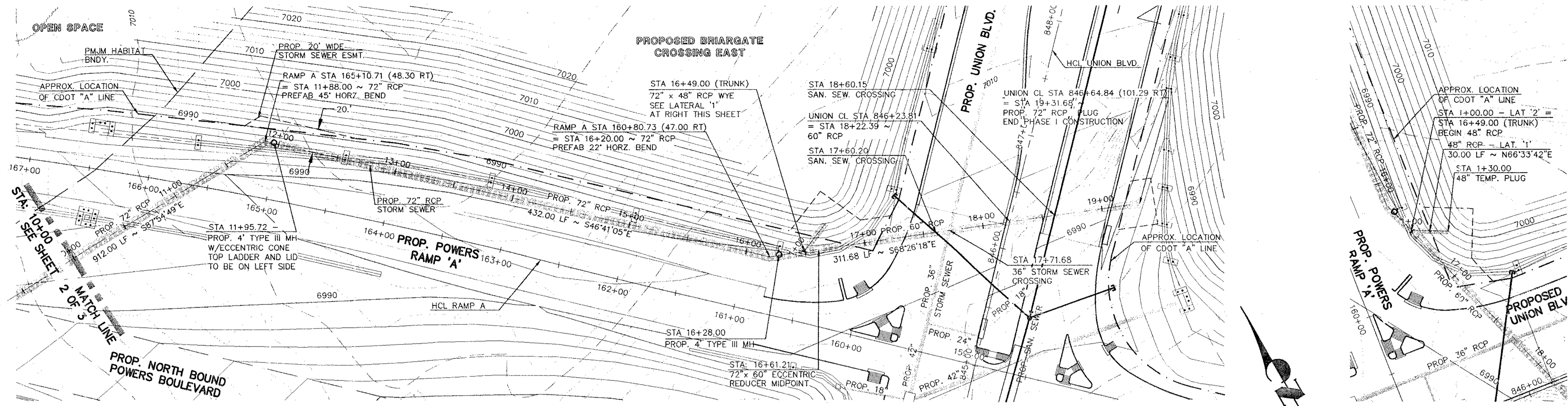
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 CHECKED BY DF

10/14/02

**BRIARGATE CROSSING EAST**  
**STORM SEWER PLAN**  
**PHASE I**

SHEET 2 OF 3  
 JOB NO. 29540.30

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**STORM WATER GENERAL NOTE**

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**BRIARGATE CROSSINGS EAST STORM SEWER - PHASE I**

**LEGEND**

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED GRADE INDEX CONTOUR		PROPOSED STORM SEWER BY CDOT		PROPOSED CDOT 'A' LINE	
PROPOSED GRADE NOMINAL CONTOUR		EXISTING R.O.W./PROPERTY LINE		EDGE OF VEGETATION	
EXISTING GRADE INDEX CONTOUR		PMHM HABITAT BOUNDARY		CONTOUR INTERVAL = 2 FEET	
EXISTING GRADE NOMINAL CONTOUR		WETLANDS LIMIT		HORIZONTAL SCALE: 1" = 50'	
PROPOSED STORM SEWER		DISTURBANCE LIMITS/ CONSTRUCTION FENCE		VERTICAL SCALE: 1" = 5'	

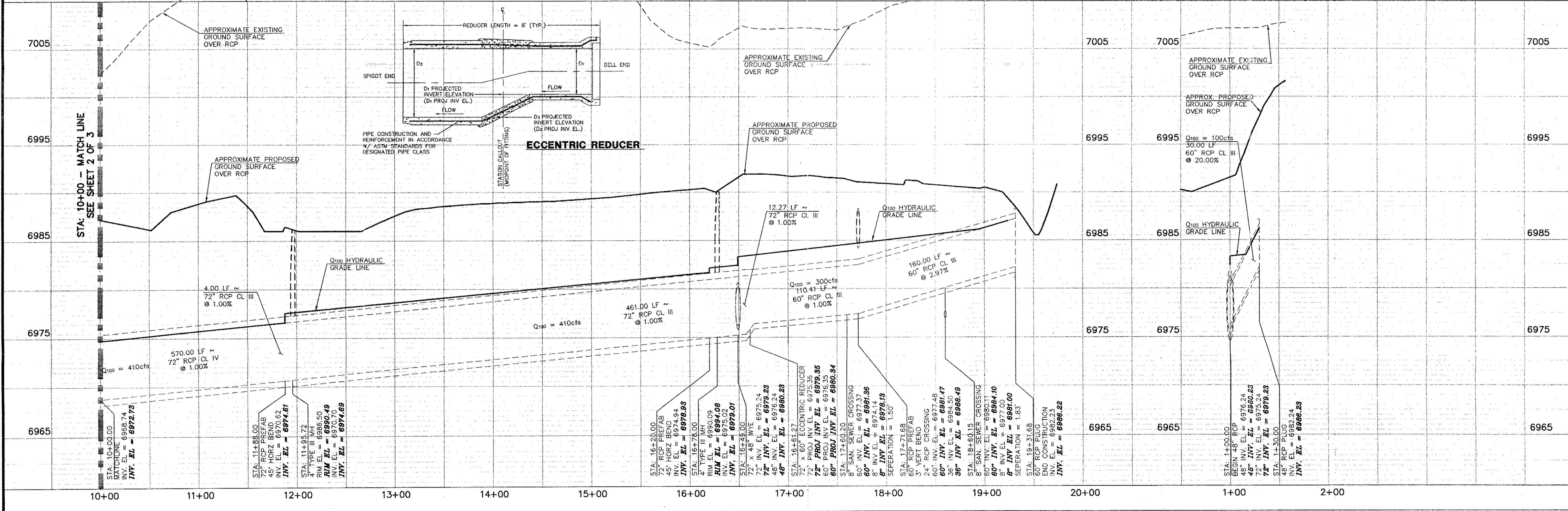
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**NOTES:**

- ALL STORM SEWER SHOWN ON THIS SHEET IS TO BE CONSTRUCTED BY CDOT PRIOR OR CONCURRENT WITH PROPOSED POWERS BOULEVARD
- STORM SEWER LENGTHS FOR INDIVIDUAL SIZES ARE CALCULATED TO MID-POINT OF REDUCER.

**LATERAL 1**

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**1-800-922-1987**  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER



**STATEMENT:**  
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RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

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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.

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JR ENGINEERING  
VANCEL S. FOSSINGER, COLORADO P.E. #191972  
DATE 10-18-02

DATE	BY	REVISION

H-SCALE 1" = 50'  
V-SCALE 1" = 5'  
DATE 10/14/02  
DESIGNED BY DLM  
DRAWN BY DLM  
CHECKED BY [Signature]

PREPARED FOR  
**LP47, LLC dba LA PLATA INVESTMENTS**  
2315 BRIARGATE PARKWAY, SUITE 100  
COLORADO SPRINGS, COLORADO 80920  
719-260-7474 • FAX 719-260-7088

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www.jrengineering.com