

DRAWING FILENAME: Y.2833-003/DWGs/Production Drawings/PP/2833-003-C 200-UIIIty Plan.dwg L4YOUT NAME: C.200 DATE: Nov.06, 2024 - 5;44pm CAD OPERATOR: erik LIST OF XEEFS: pd00RER-PP] [2833-003-xExist-L0T 2] [2833-003-Xeist-Diffeed] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-Edgemont] [2833-003-xEist-Edgemont] [2833-003-xEist-Edgemont] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-L0T 2] [2833-003-xEist-Edgemont] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-Edgemont] [2833-003-xEist-Edgemont] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-Demo - PP] [2833-003-xEist-Torian] [2833-003-xEist-Demo - PP] [2833-003-xEist-Demo

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- 1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- 2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- 3. ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- 5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
 WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
- ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
- 10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN
- 11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT
- 12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED DIRECTLY WITH THE UTILITY PROVIDER.

ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.

*THE IMPROVEMENTS SHOWN WITHIN THE SKI TIME SQUARE DRIVE RIGHT-OF-WAY REFLECT THE PROPOSED WORK DESCRIBED IN THE SKI TIME SQUARE DRIVE TURNAROUND & COMPLETE STREET IMPROVEMENTS (BY OTHERS). FINAL CONDITIONS MAY DIFFER AND ARE SUBJECT TO CHANGE.

> CALL UTILITY NOTIFICATION CENTER OF COLORADO



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DATE: BY: DESCRIPTION:	7-24-24 EG DRT Responses and Plan Updates	10-4-24 MG DRT #2 Responses and Plan Updates	11-5-24 EG DRT #3 Minor Edits				
N	PROJECT: 2633-003	ПАТЕ: 3-15-24 2	3	CONTACT: Erik Griepentrog	EMAIL: erikg@landmark-co.com		
	Preliminary Plat - Thunderhead Beach					UTILIT PLAN	

SHEET

C.200







7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.

8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.

LOCATIONS MAY BE REQUIRED.

DIRECTLY WITH THE UTILITY PROVIDER.

ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

CONSTRUCTION OF THE SCOPES OF WORK.

DIAMETER.

ALLOWED.

9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL 10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN 11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT 12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND













