



**NOTES:**

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.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 12" BELOW FINISHED GRADE. IF NECESSARY, SOME SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER, SANITARY AND STORM PIPE SHALL BE INSTALLED WITH A #10 STD COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "OLENIN" TEST STATIONS BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND BUILDING ENTRY POINTS. 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 DIAMETER.
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 ALLOWED.
12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED DIRECTLY WITH THE UTILITY PROVIDER.
13. CONTRACTOR TO SUBMIT A SEWER BYPASS PLAN THAT ADDRESSES THE FOLLOWING MINIMUM REQUIREMENTS:
  - OBTAIN FLOW DATA FROM MOUNT WERNER WATER FOR BASIS OF PUMP PERFORMANCE REQUIREMENTS.
  - CONTRACTOR TO HAVE BACKUP PUMPS AVAILABLE IN THE EVENT OF EQUIPMENT FAILURE.
  - CONTRACTOR'S BYPASS PLAN TO CONSIDER ENVIRONMENTAL PROTECTIONS AND CONTAINMENT IN THE EVENT OF SPILLAGE.
  - BYPASS PLAN SHALL CONSIDER MANPOWER AND CREW PRODUCTION RATES TO MINIMIZE BYPASS ACTIVITIES.
  - ALL EQUIPMENT AND PARTS SHALL BE AVAILABLE PRIOR TO COMMENCING SANITARY SEWER CONSTRUCTION.

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**PROFESSIONAL ENGINEER**  
 ERIC G. GRIFFIN, P.E.  
 No. 55990  
 Exp. 12/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE	BY	DESCRIPTION
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

  

PROJECT:	2103-004
DATE:	2/26/2026
CONTACT:	Eric.Greif@landmark-co.com
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The Stockman - Grading Permit

Utility Plan

SHEET

**C.200**

CALL UTILITY NOTIFICATION CENTER OF COLORADO

**811**

Know what's below.  
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 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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