

URBAN LANDING FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUBLIC UTILITY PLAN SET

DECEMBER 2024

AGENCIES

OWNER: ELITE PROPERTIES OF AMERICA, INC.
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, COLORADO 80921
MR. JIM BOULTON (719) 592-9333

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. MARC A. WHORTON, P.E. (719) 785-2802

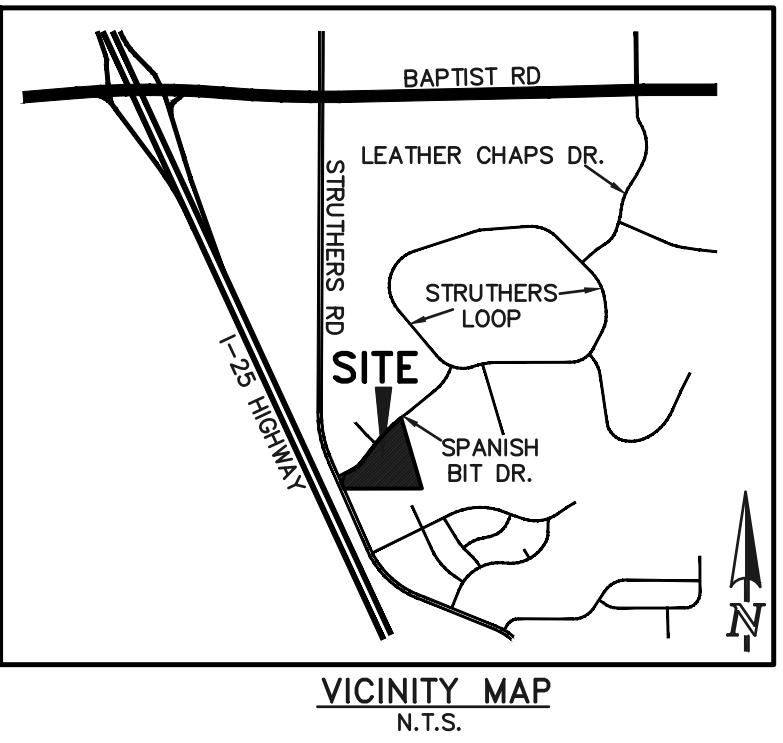
FIRE DISTRICT: MONUMENT FIRE DISTRICT
16055 OLD FOREST POINT, SUITE 102
MONUMENT, CO 80132
DIVISION CHIEF JONATHAN BRADLEY (719) 484-0911

GAS COMPANY: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491

ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC ASSOC., INC.
11140 EAST WOODMEN ROAD
FALCON, COLORADO 80831
MS. AMY CALLAGHAN (719) 495-2283

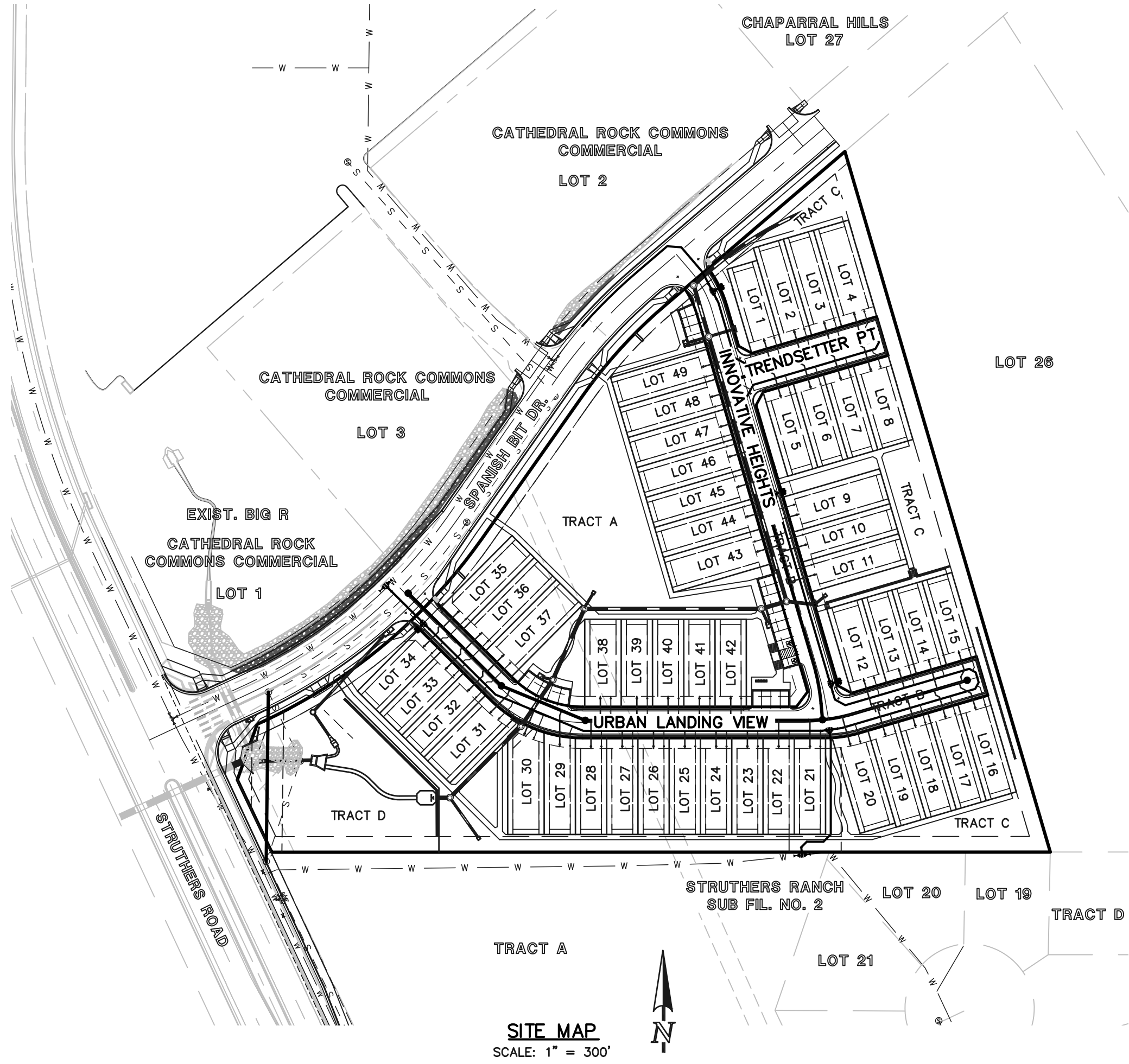
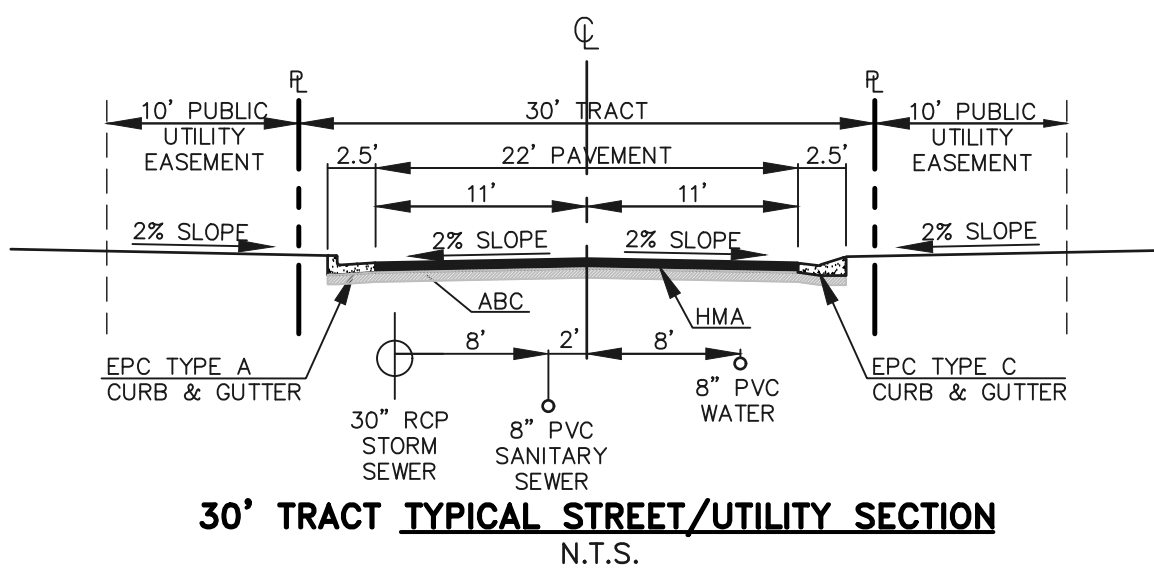
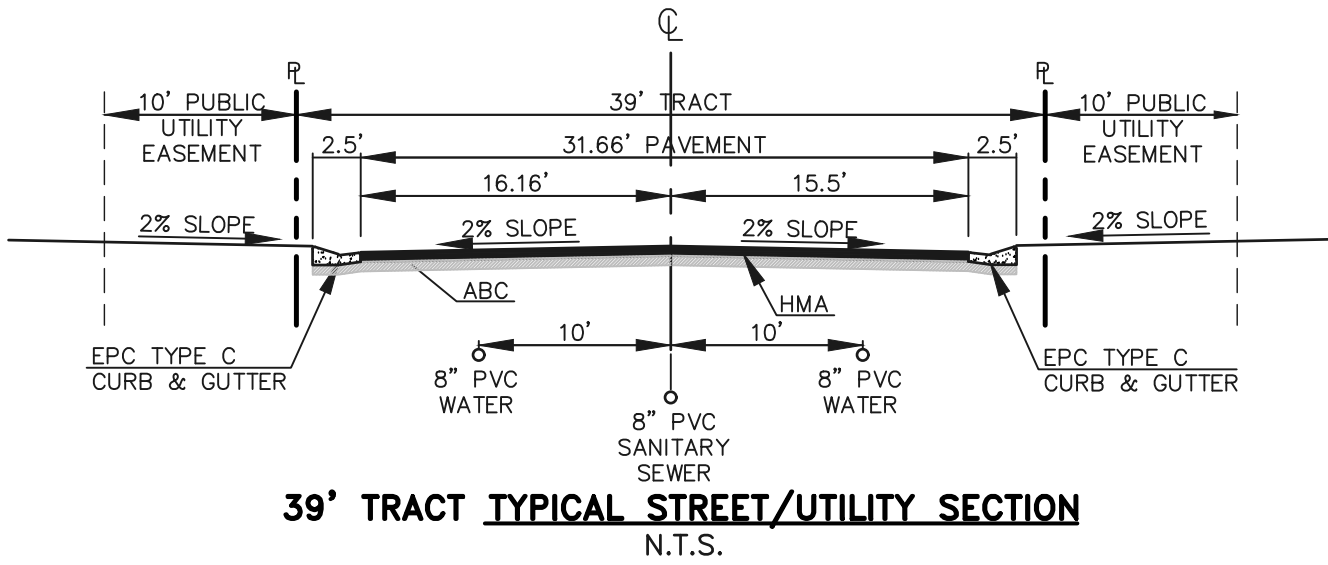
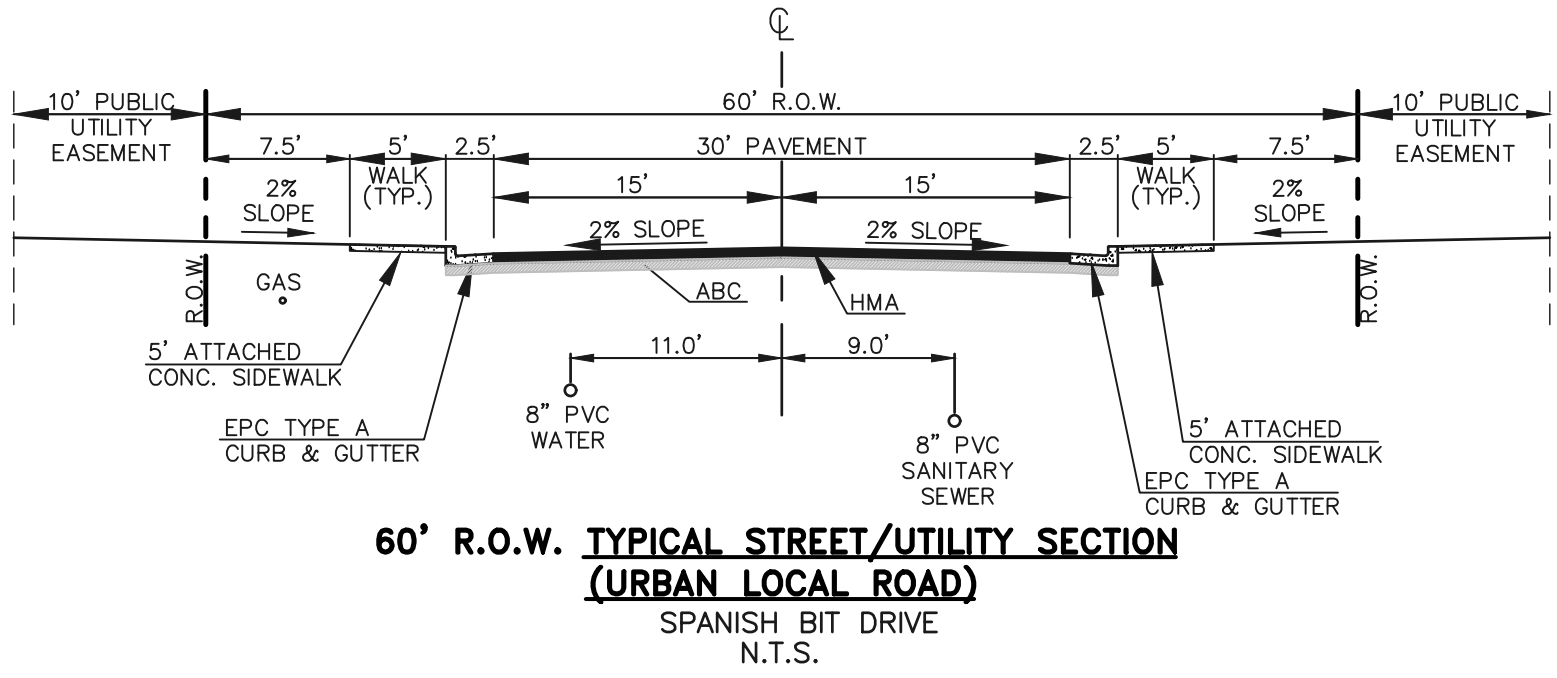
WATER & WASTEWATER: DONALD WATER & SANITATION DISTRICT
15550 HOLBEIN DRIVE
COLORADO SPRINGS, COLORADO 80921
MR. JEFF HODGE (719) 488 3603

TELEPHONE COMPANY: CENTURYLINK (LOCATORS) 811
COMCAST (LOCATORS) 811



SHEET INDEX

SHEET 1 OF 7 TITLE SHEET
SHEETS 2 OF 7 SANITARY SEWER SYSTEM PLAN & PROFILE
SHEET 3 OF 7 WATER SYSTEM PLAN
SHEET 4 OF 7 UTILITY SERVICE PLAN
SHEETS 5 OF 7 DETAILS
SHEET 6 OF 7 DETAILS
SHEET 7 OF 7 DETAILS



Signature will be required for final submittal.

WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH DONALD WATER AND SANITATION DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET OF COVER OVER THE WATER MAIN(S). ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 8 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED _____ OWNER/DEVELOPER _____ DATE _____

DBA _____

ADDRESS _____

ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS.

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

NONE REQUIRED

REQUIRED, DESCRIBED AS FOLLOWS:

WATER PLAN APPROVAL

SIGNED _____ DONALD WATER AND SANITATION DISTRICT _____ DATE _____

provide county signature blocks as there are utility lines within public infrastructure

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

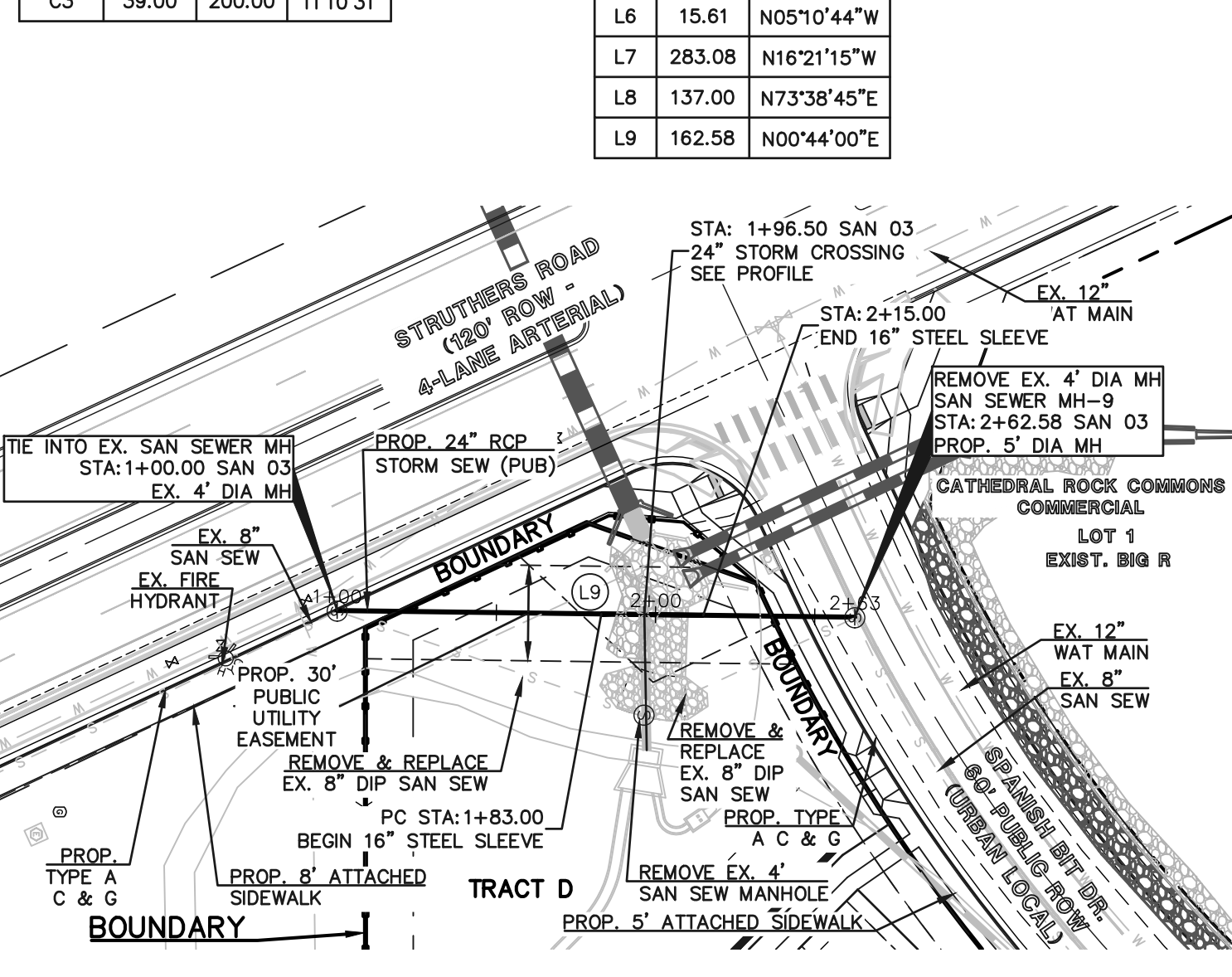
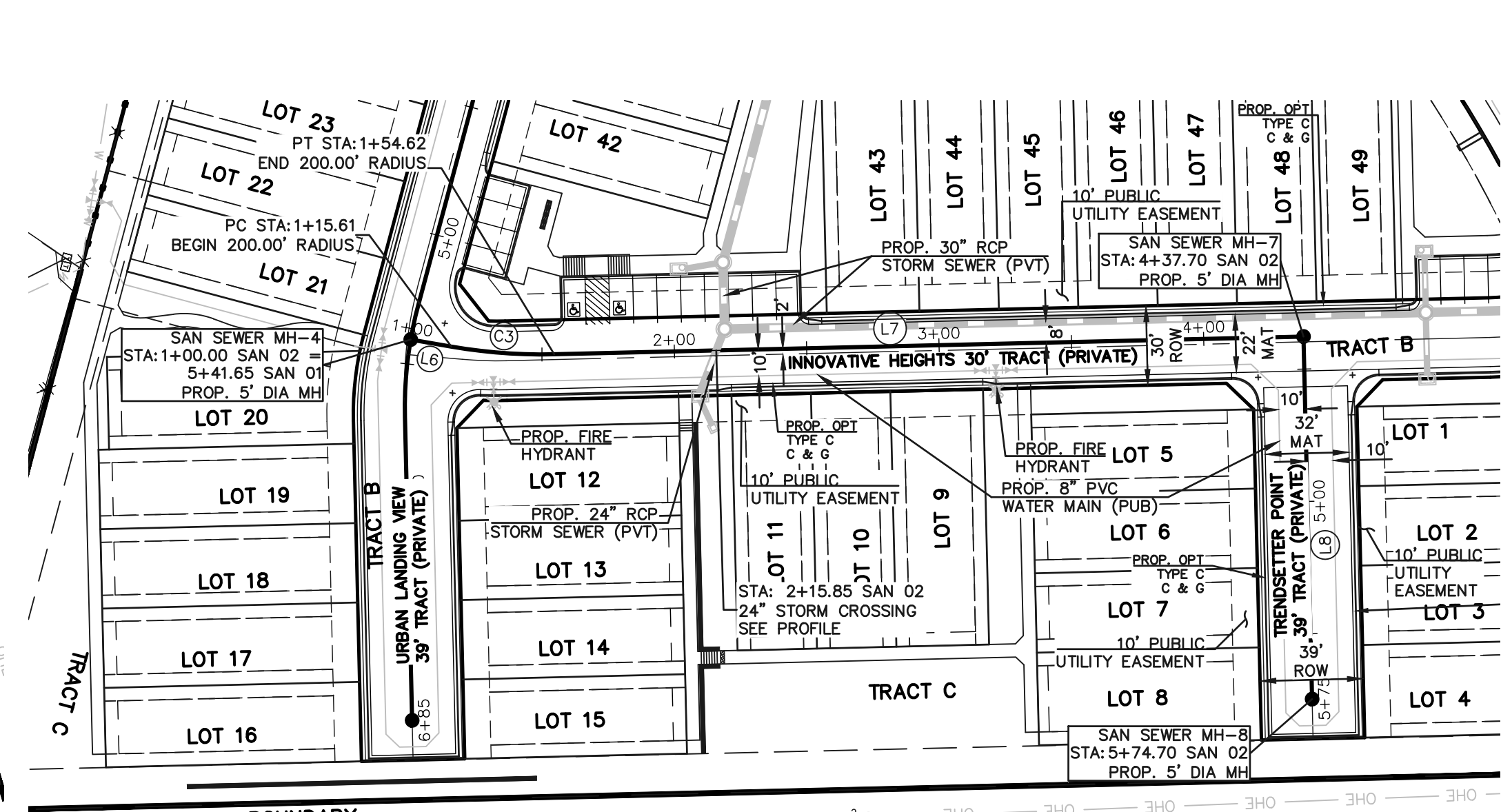
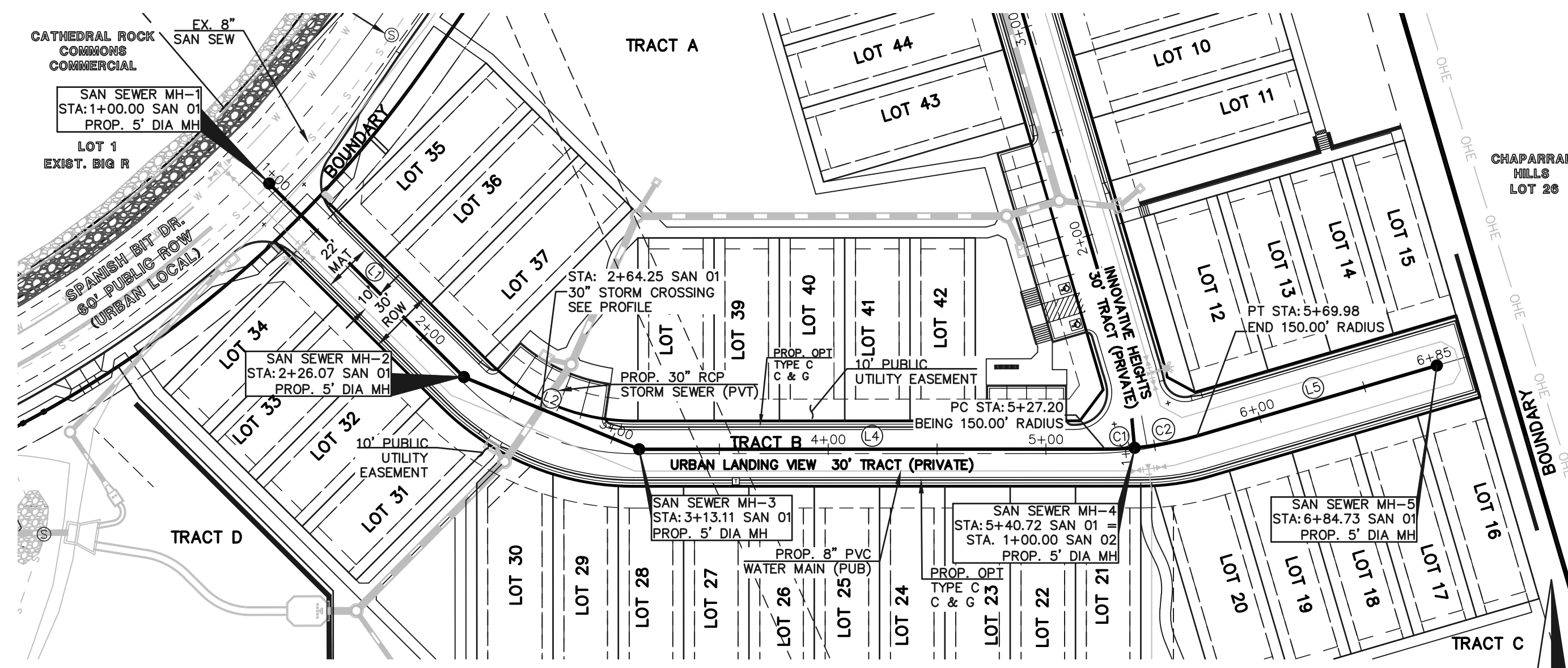
MARC A. WHORTON, COLORADO P.E. #37155 DATE _____

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799(Fax)

URBAN LANDING FILING NO. 1	
UTILITY PLANS	
TITLE SHEET	
DESIGNED BY	KES
DRAWN BY	KES
CHECKED BY	
SCALE	(H) 1" = N/A (V) 1" = N/A
DATE	11-25-24
SHEET	1 OF 7
JOB NO.	1308.01

CLASSIC CONSULTING

N:\130801\DRAWINGS\CONSTRUCTION\UTILITIES\04-UTIL_TTL.dwg 12/19/2024 7:34:58 AM 1:1



SANITARY MAIN CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	13.52	150.00	5°09'52"
C2	29.25	150.00	11°10'31"
C3	39.00	200.00	11°10'31"

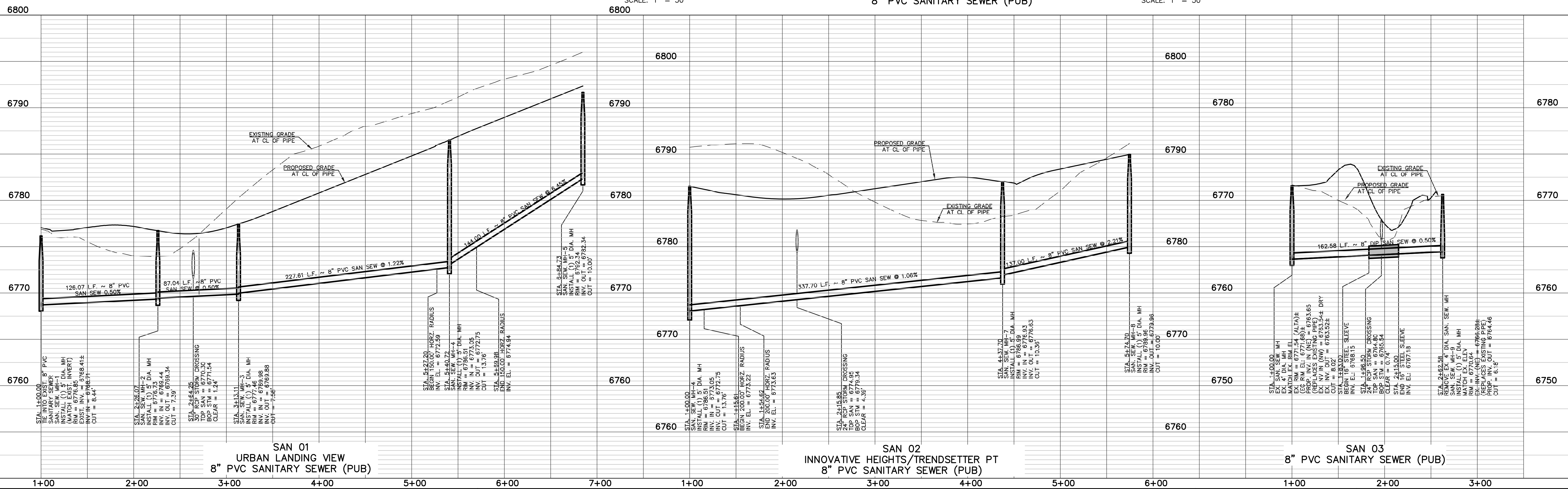
SANITARY MAIN LINE TABLE

LINE	LENGTH	BEARING
L1	126.07	S45°11'50"E
L2	87.04	S67°36'21"E
L4	214.09	N89°59'08"E
L5	114.75	N73°38'45"E
L6	15.61	N05°10'44"W
L7	283.08	N16°21'15"W
L8	137.00	N73°38'45"E
L9	162.58	N00°44'00"E

SAN 01
URBAN LANDING VIEW
8" PVC SANITARY SEWER (PUB)

SAN 02
INNOVATIVE HEIGHTS/TRENDSETTER PT
8" PVC SANITARY SEWER (PUB)

SAN 03
8" PVC SANITARY SEWER (PUB)



SAN 01
URBAN LANDING VIEW
8" PVC SANITARY SEWER (PUB)

SAN 02
INNOVATIVE HEIGHTS/TRENDSETTER PT
8" PVC SANITARY SEWER (PUB)

SAN 03
8" PVC SANITARY SEWER (PUB)

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NO.	REVISION	DATE

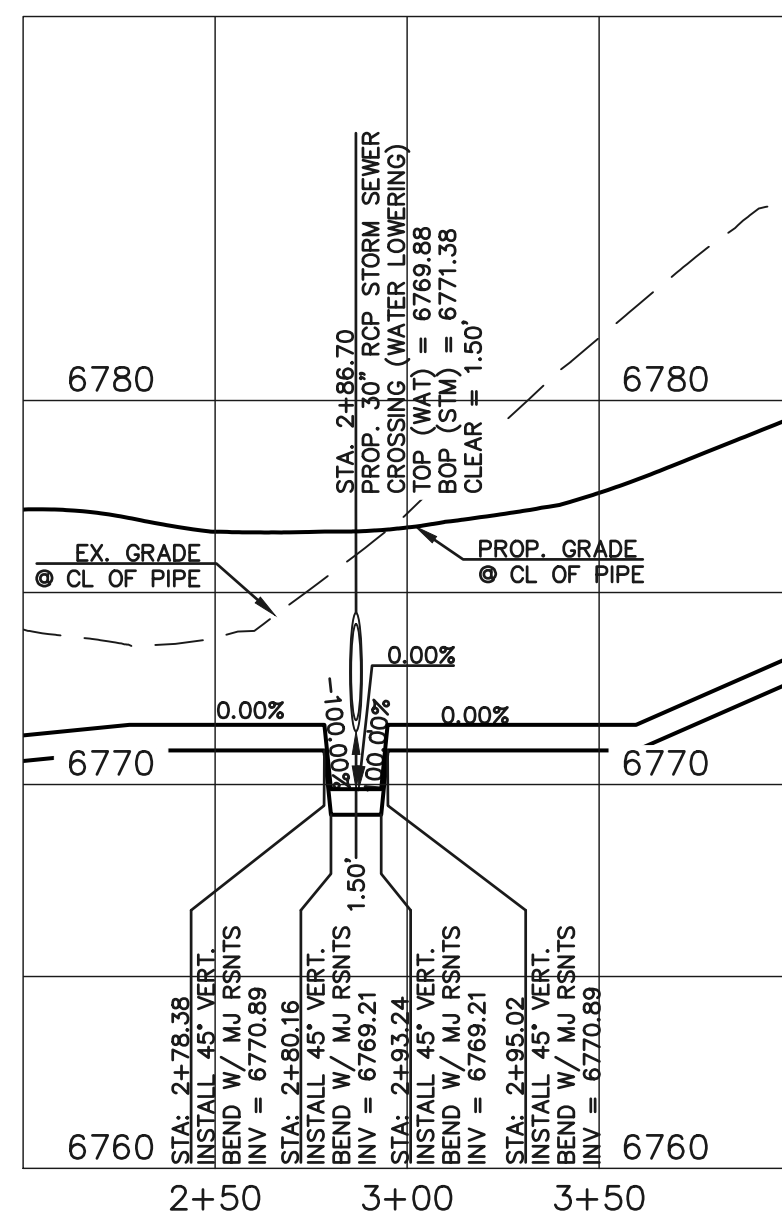
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

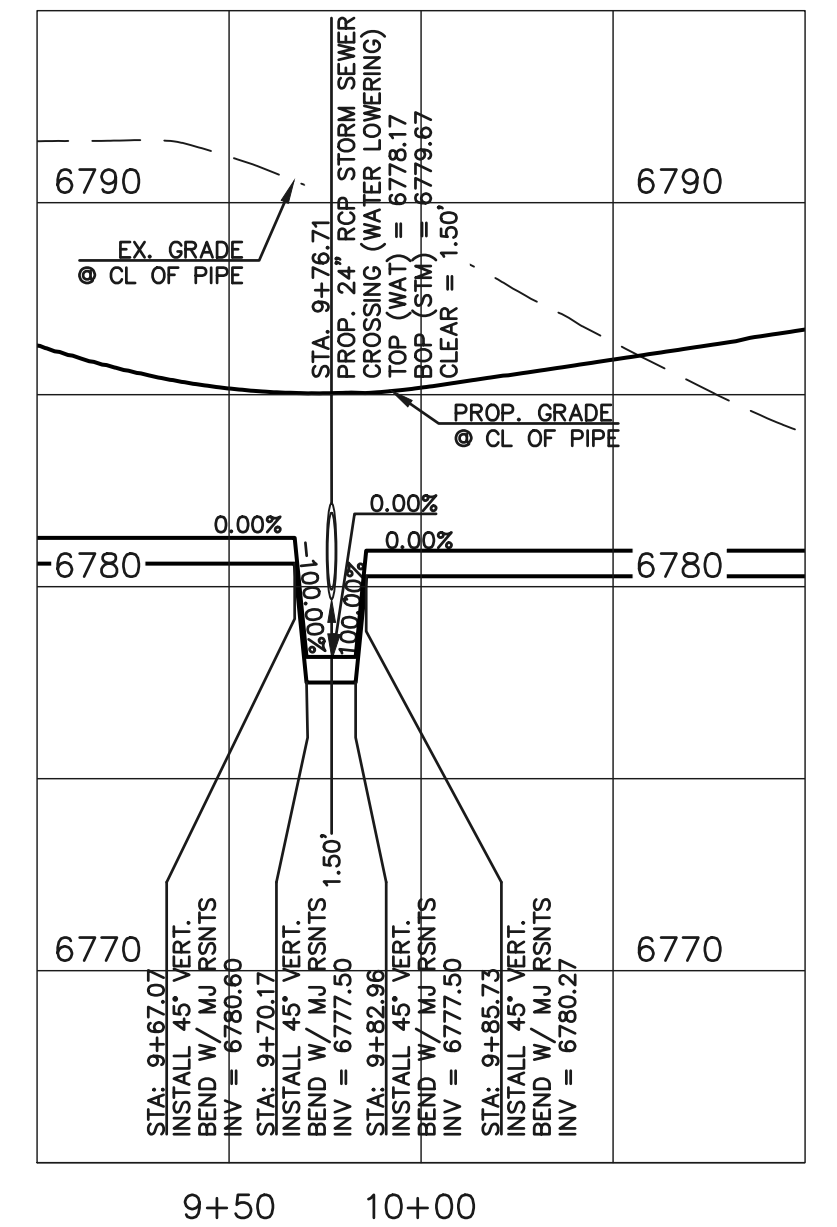


URBAN LANDING FILING NO. 1
UTILITY PLANS
8" PVC SANITARY SEWER SYSTEM PLAN

DESIGNED BY	KES	SCALE	DATE	11-25-24
DRAWN BY	KES	(H) 1" = 50'	SHEET	2 OF 7
CHECKED BY	(V) 1" = 5'	JOB NO.	1308.01	



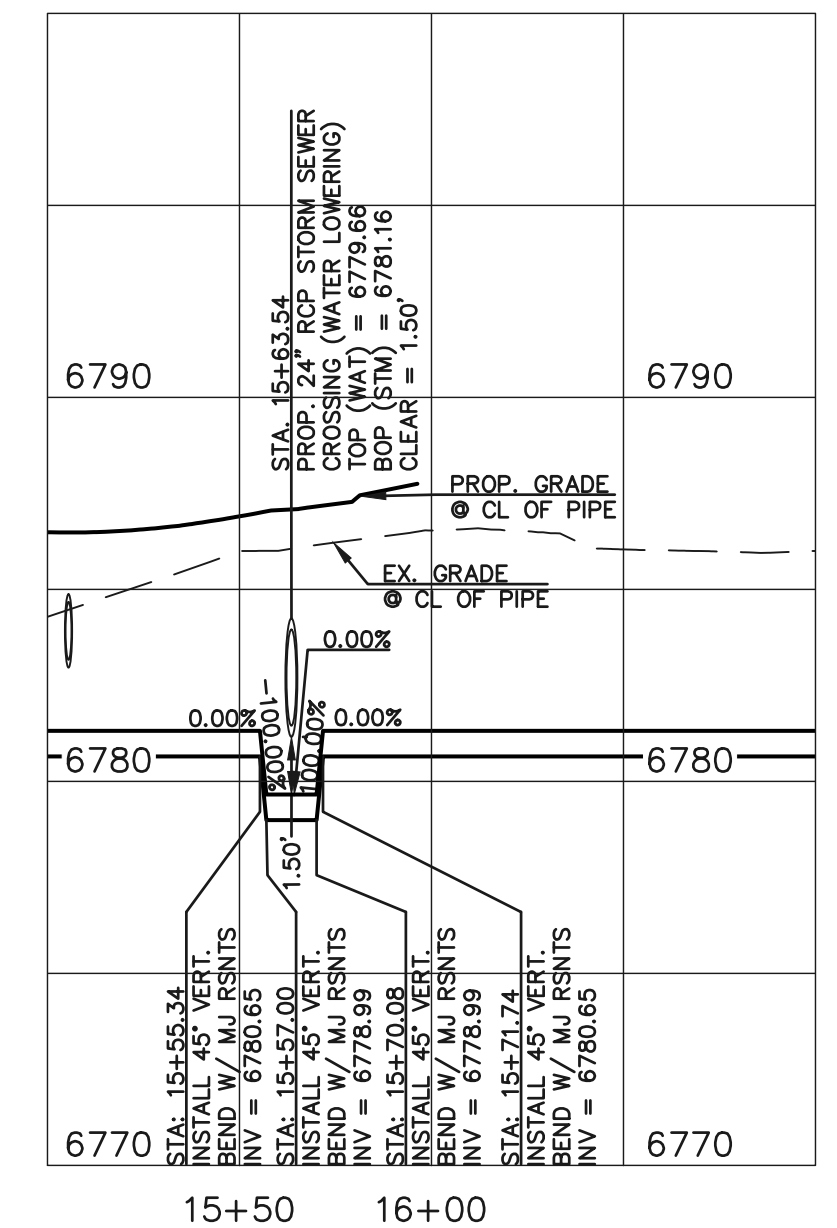
30" STORM CROSSING WATER LOWERING DETAIL "A"
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



24" STORM CROSSING WATER LOWERING DETAIL "B"
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

LINE	LENGTH	BEARING
L1	148.67	S45°11'50"E
L2	91.01	S67°36'21"E
L4	229.48	N89°59'08"E
L5	18.54	N81°59'08"E
L6	133.55	N73°38'45"E
L7	7.07	N28°38'45"E
L8	10.00	N16°21'15"W
L9	7.07	N61°21'15"W
L10	124.00	S73°38'45"W
L11	11.31	N61°21'15"W
L12	302.00	N16°21'15"W
L13	14.14	N28°38'45"E
L14	122.00	N73°38'45"E
L15	7.07	N28°38'45"E
L16	10.00	N16°21'15"W
L17	7.07	N61°21'15"W
L18	122.00	S73°38'45"W
L19	14.14	N61°21'15"W
L20	55.12	N16°21'15"W
L21	33.37	N27°36'15"W
L22	30.91	N40°33'06"W
L23	13.61	N85°33'06"W
L24	39.06	S49°26'00"W
L25	10.22	S08°00'52"E
L26	90.29	S00°00'52"E
L27	9.90	S44°59'08"W
L28	15.98	S89°59'08"W
L29	7.57	S44°59'08"W
L30	7.51	S08°10'59"E

CURVE	LENGTH	RADIUS	DELTA
C1	72.98	512.00	8°10'02"



30" STORM CROSSING WATER LOWERING DETAIL "C"
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED PLUG W/BLOWOFF ASSY.
- PROPOSED FIRE HYDRANT
- - - EXISTING WATER MAIN
- - - EXISTING WATER VALVE
- - - EXISTING PLUG W/BLOWOFF ASSY.
- - - EXISTING FIRE HYDRANT
- ROW/PROPERTY LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER W/MANHOLE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING FIBER OPTIC/CABLE
- EXISTING ELECTRIC

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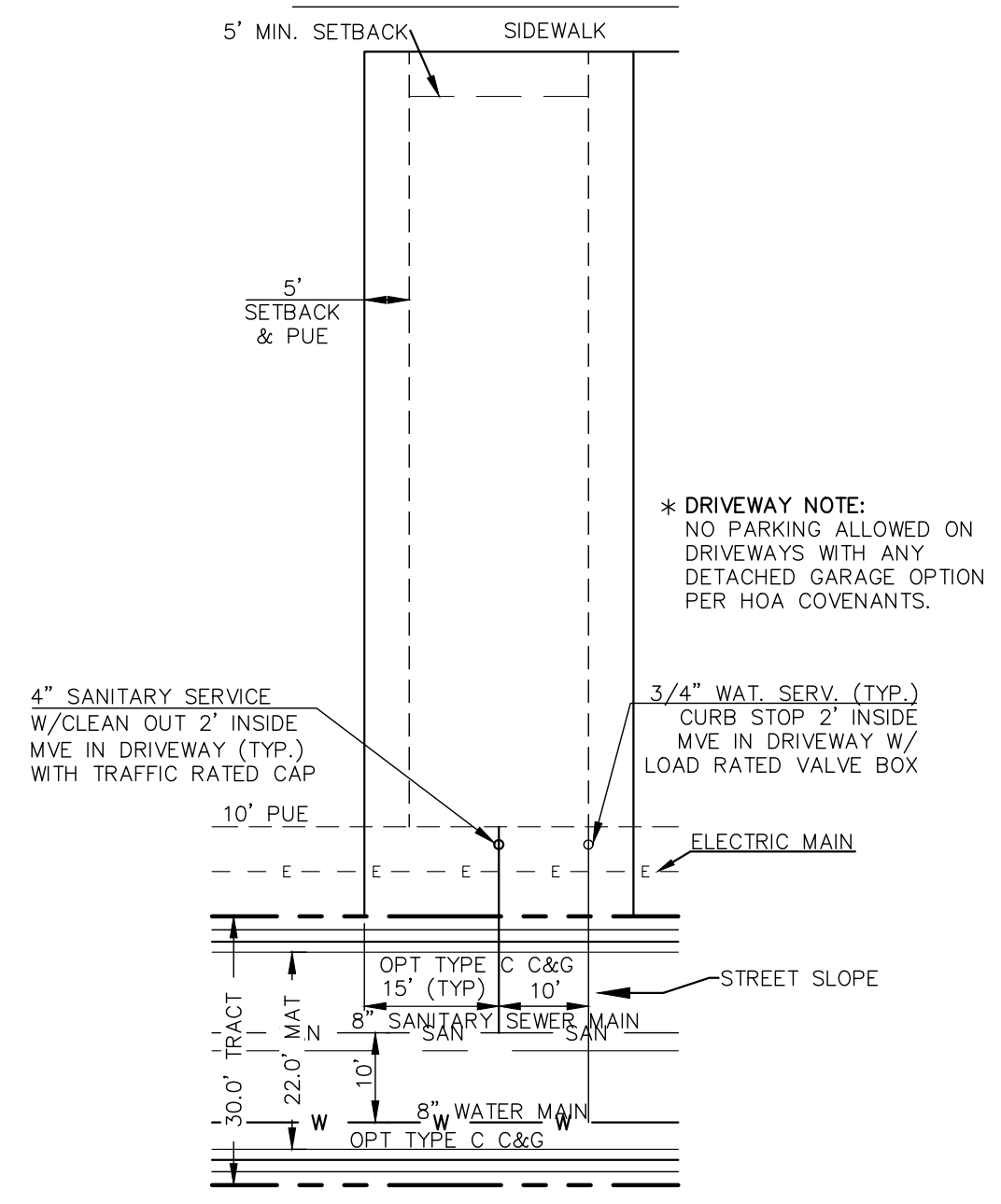
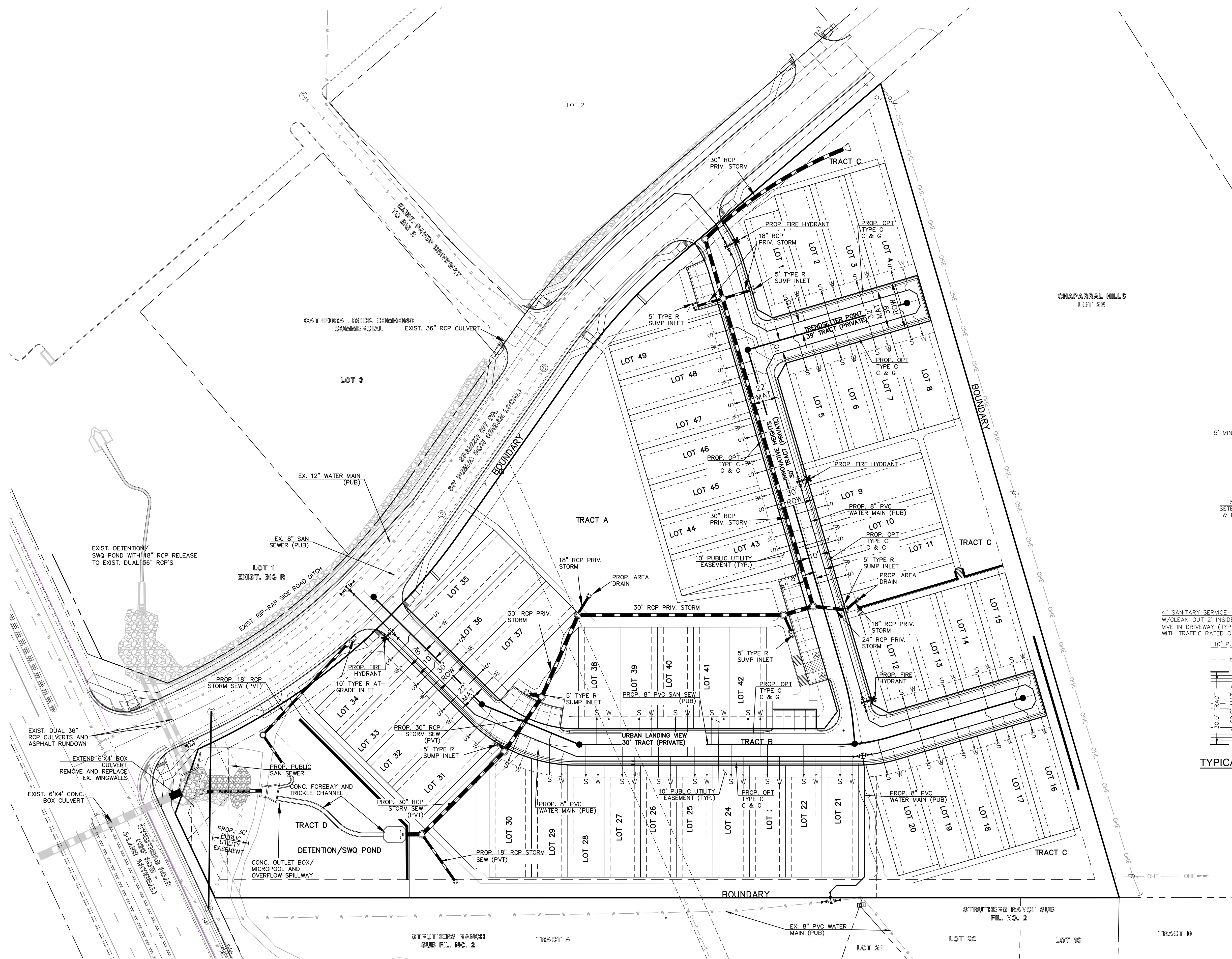
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155 DATE



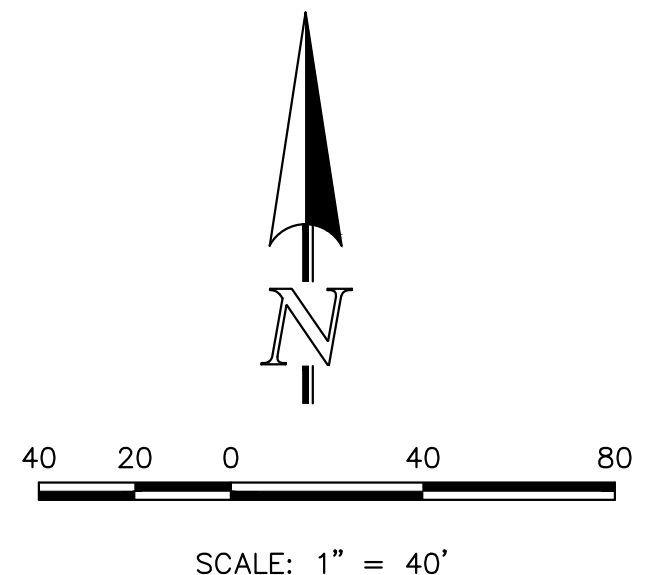
URBAN LANDING FILING NO. 1
UTILITY PLANS
8" PVC PUBLIC WATER SYSTEM PLAN

DESIGNED BY	KES	SCALE	DATE	11-25-24
DRAWN BY	KES	(H) 1" = 40'	SHEET	3 OF 7
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	





TYPICAL UTILITY SERVICE LOCATIONS
N.T.S.



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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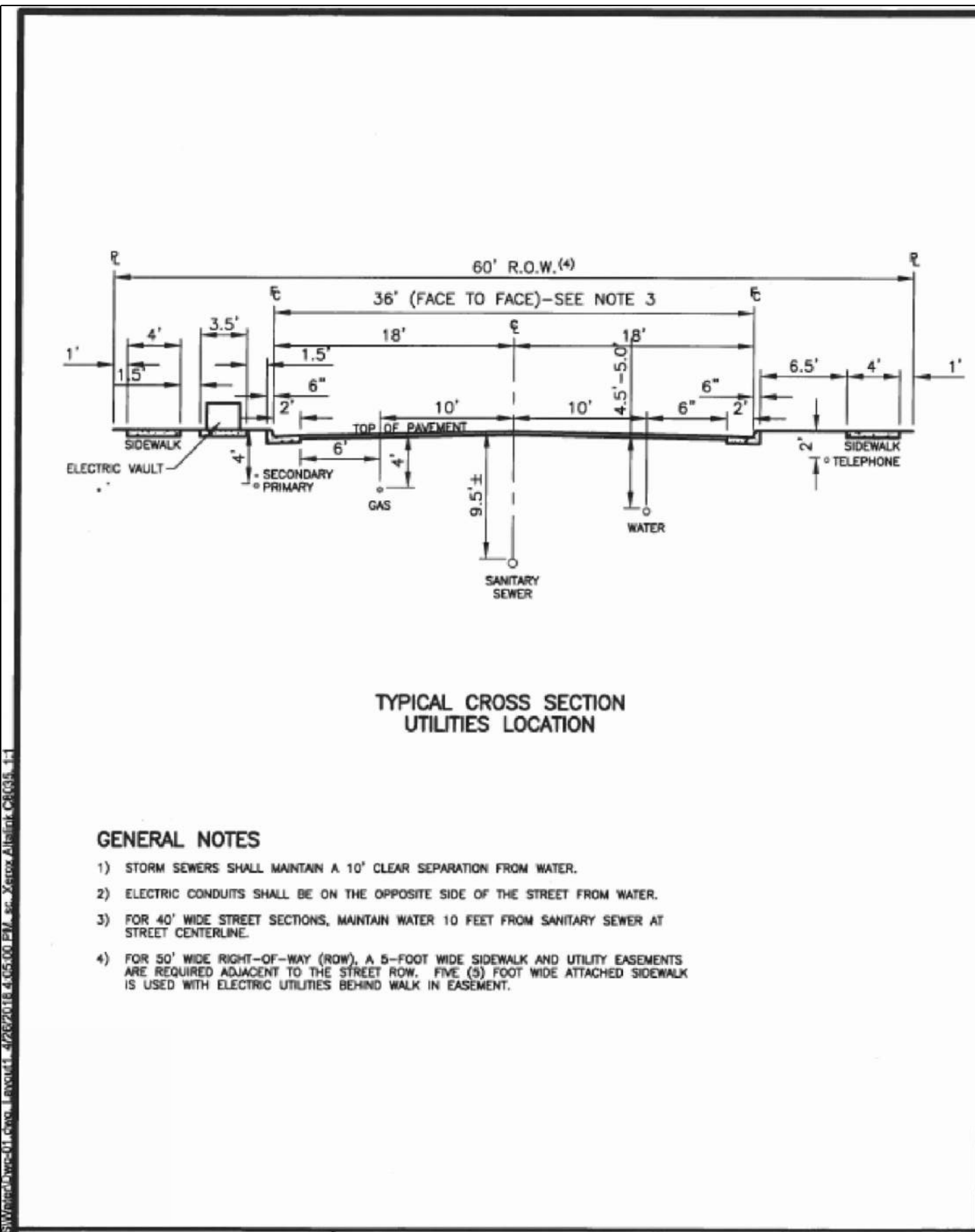
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



URBAN LANDING FILING NO. 1 UTILITY PLANS UTILITY SERVICE PLAN			
DESIGNED BY	KES	SCALE	DATE 11-25-24
DRAWN BY	KES	(H) 1" = 40'	SHEET 4 OF 7
CHECKED BY	(V)	1" = N/A	JOB NO. 1308-01

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TYPICAL UTILITIES LOCATION

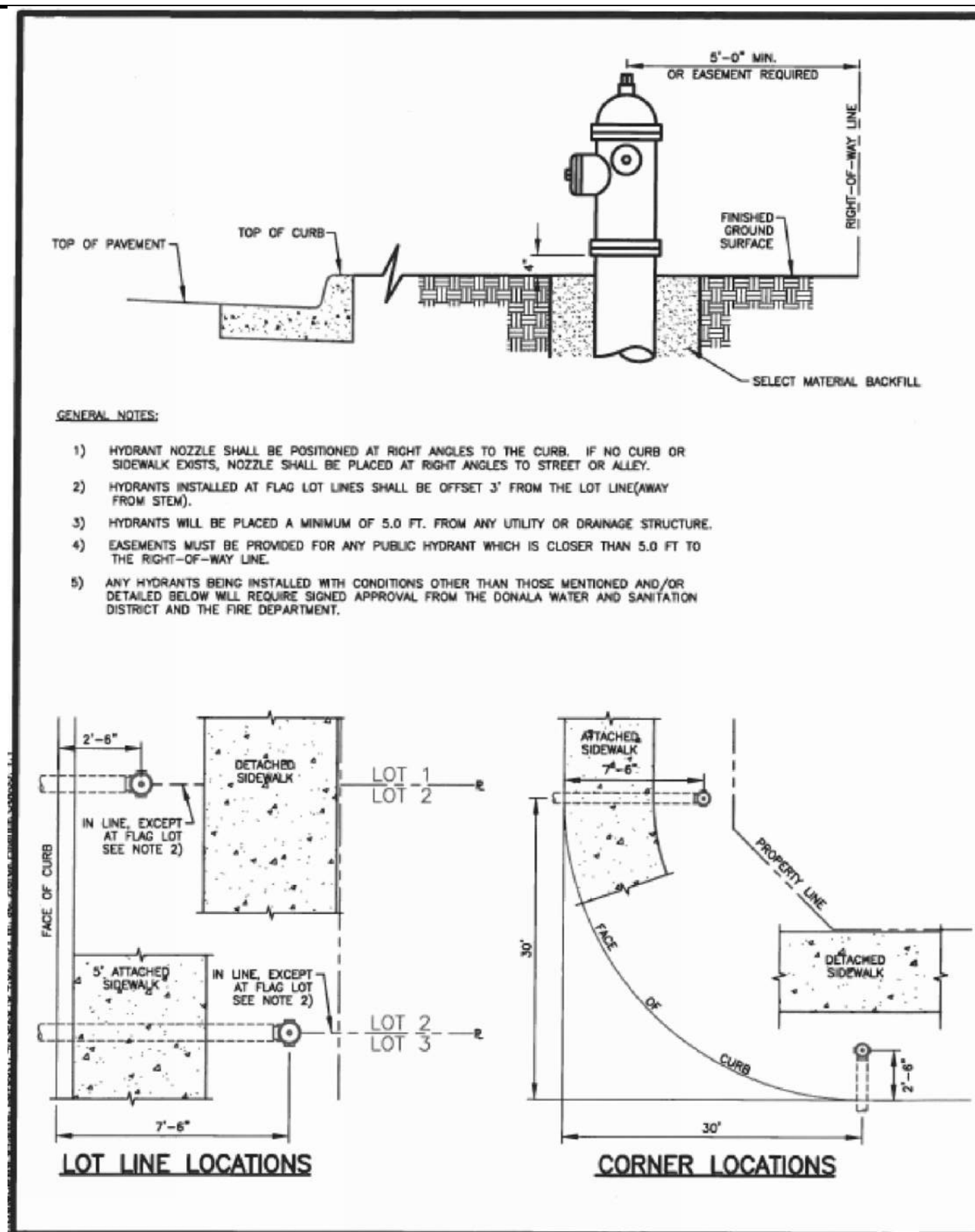
DONAL WATER & SANITATION DISTRICT

DRAWN: DAB REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: 1" = 10' REVISIONS: NONE

W-1



FIRE HYDRANT LOCATIONS

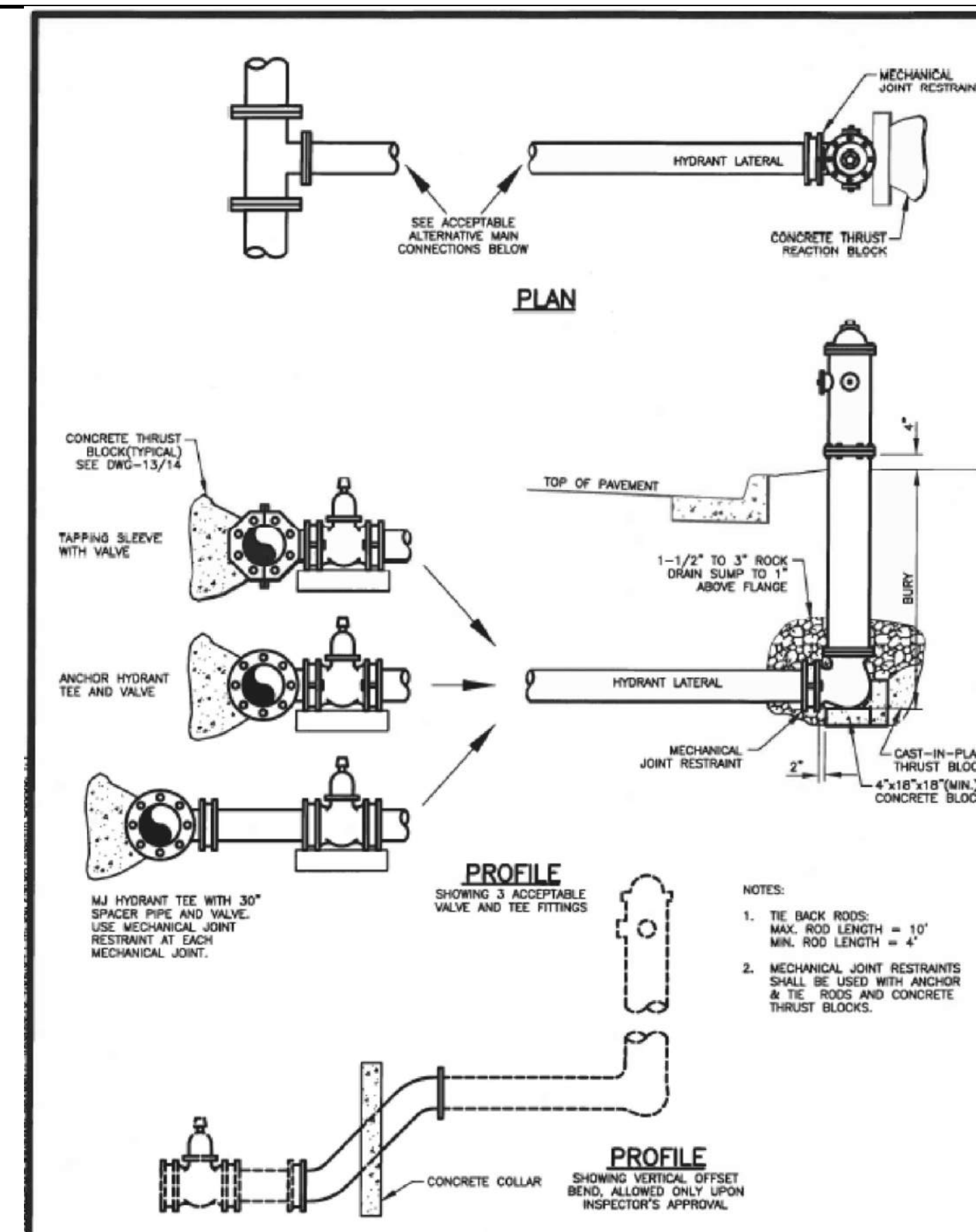
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-4



FIRE HYDRANT INSTALLATION

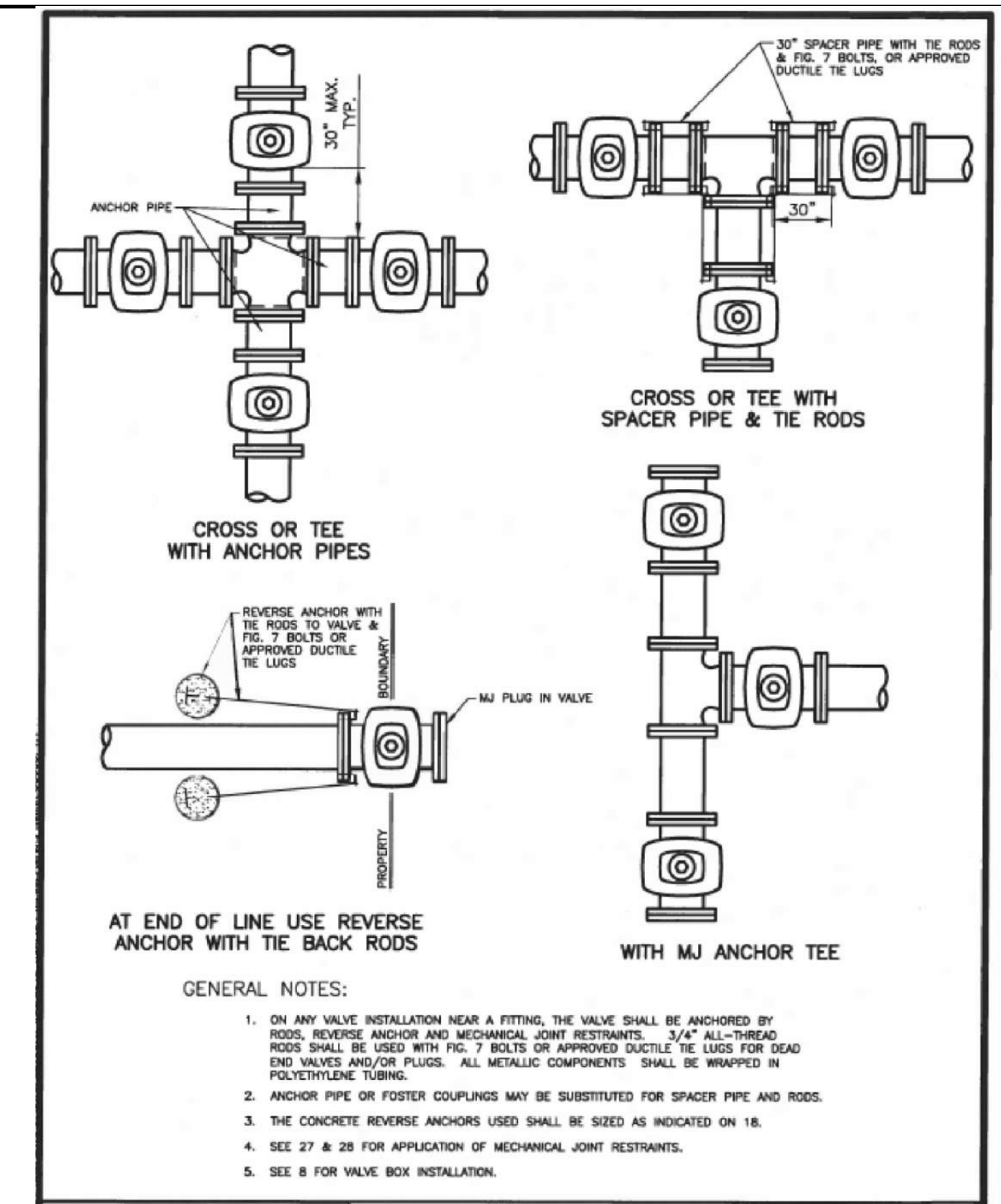
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-5



VALVE INSTALLATION & LOCATION

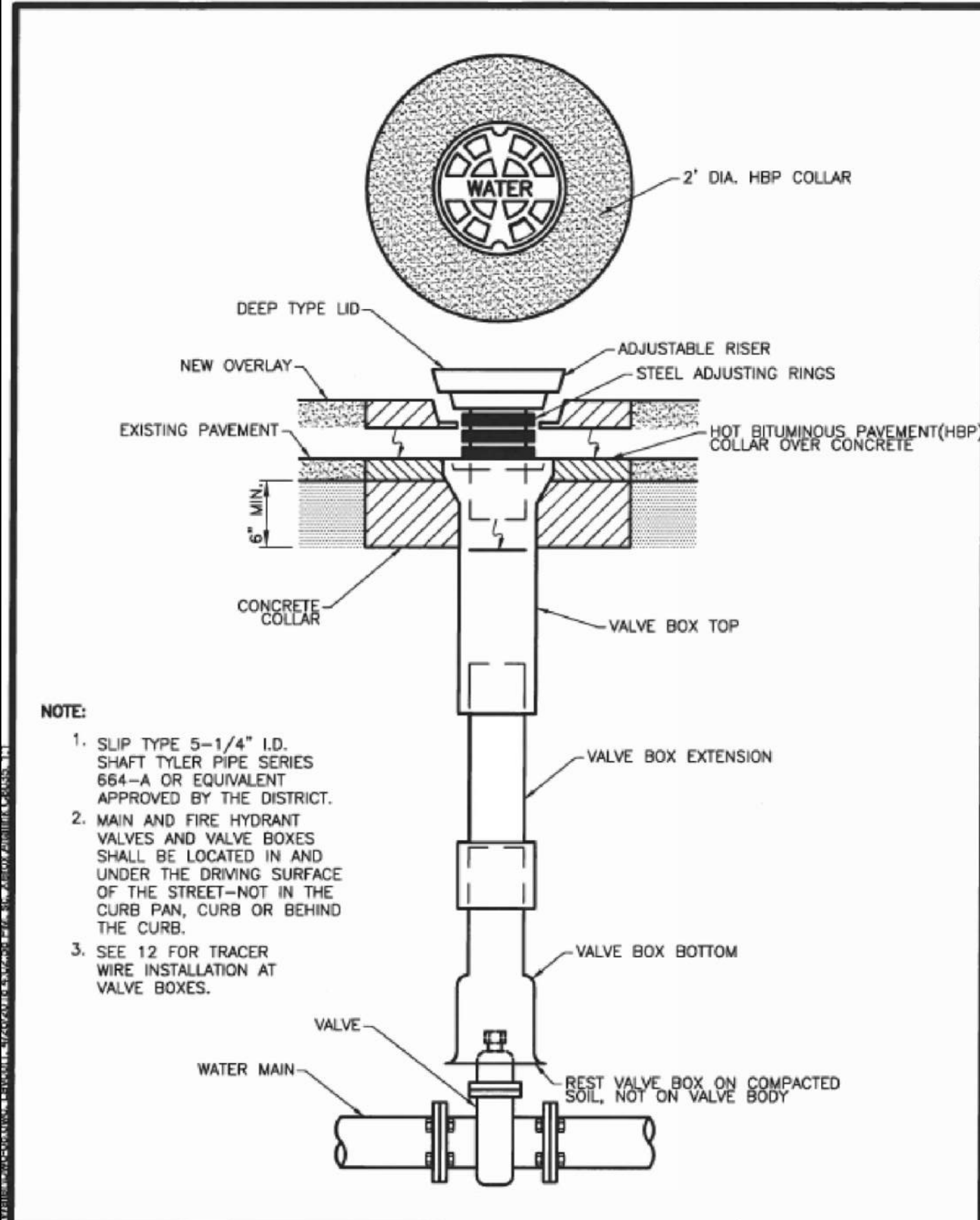
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-7



VALVE BOX INSTALLATION

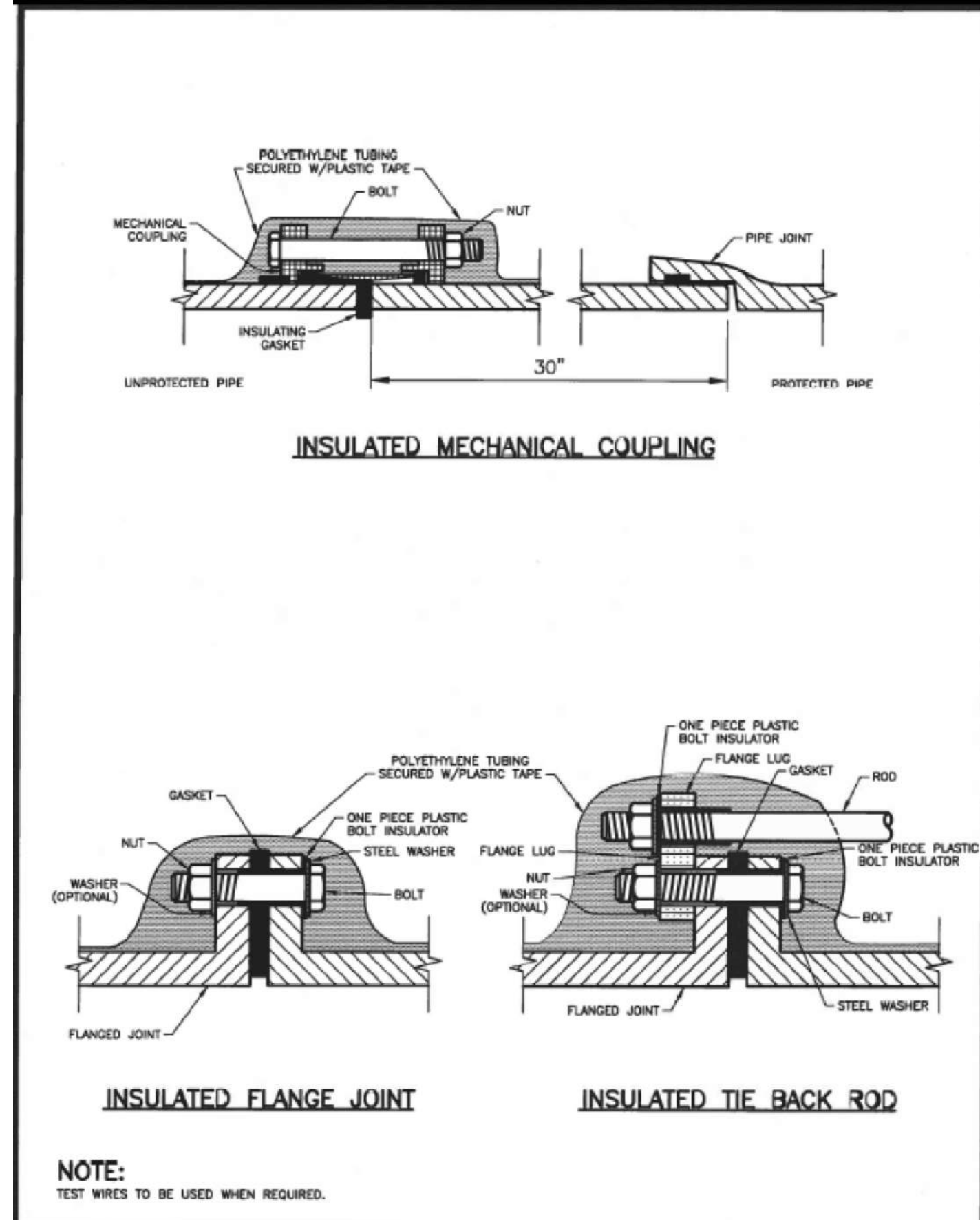
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-8



INSULATOR INSTALLATION

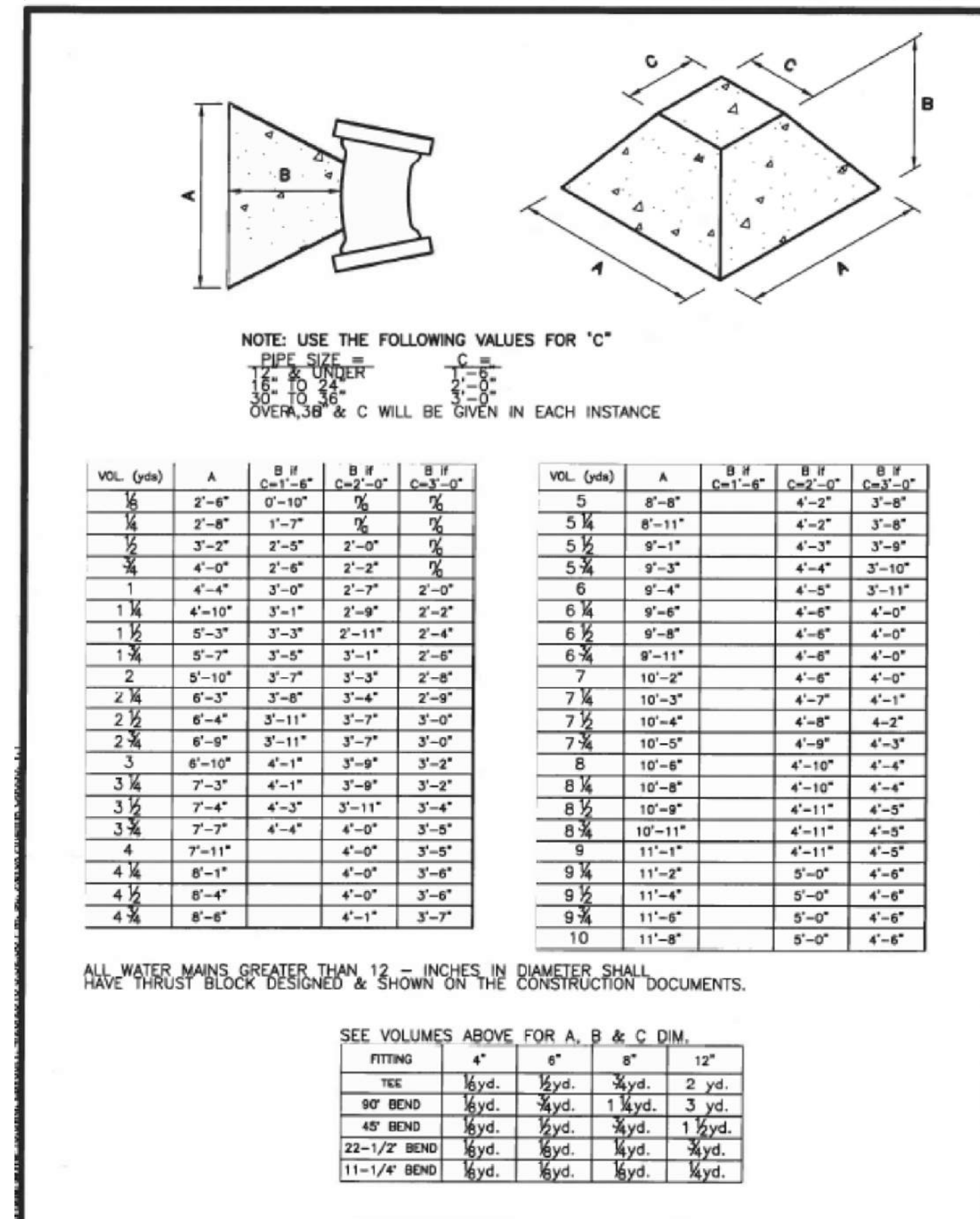
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-11



THRUST BLOCK DATA

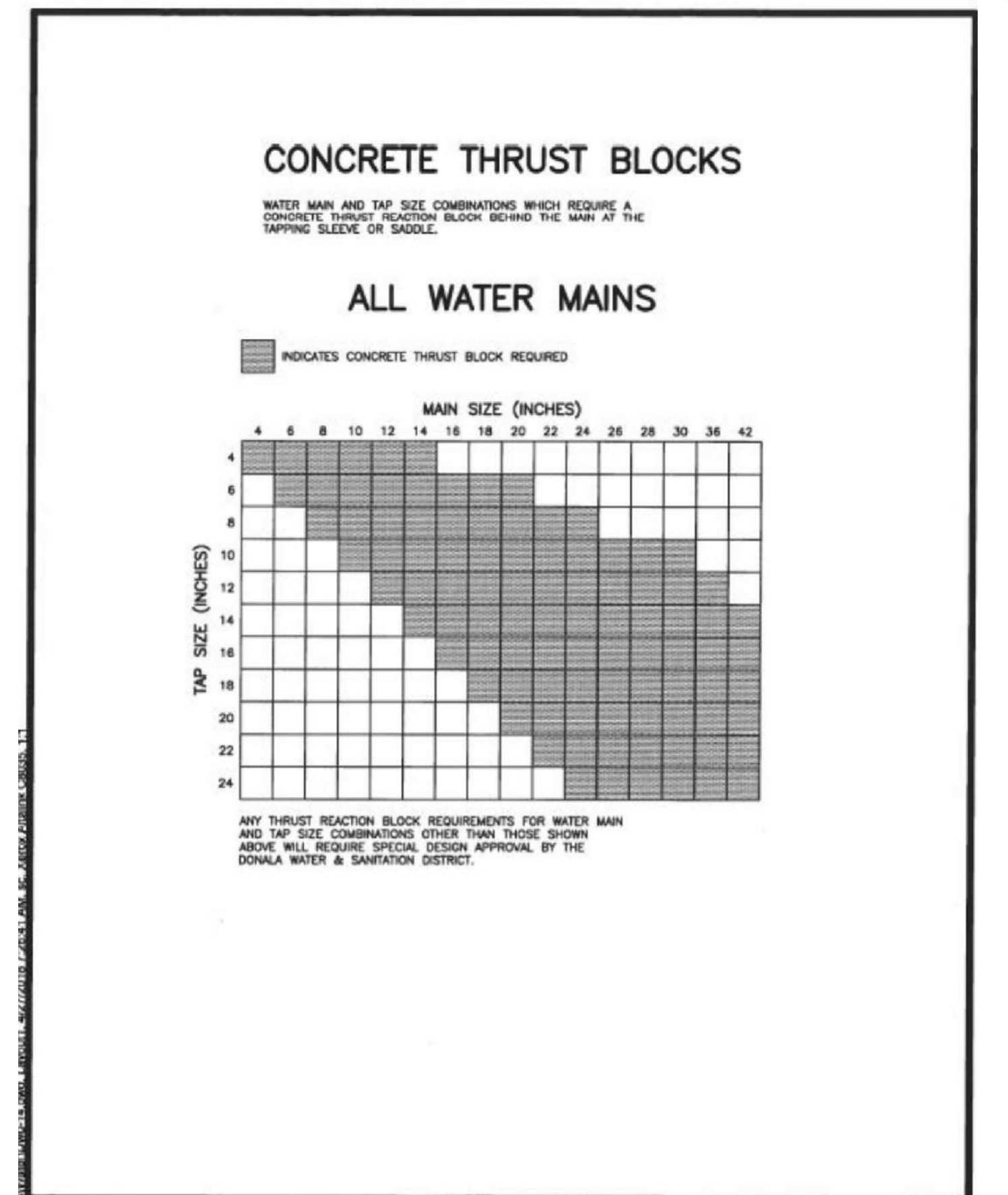
DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-13



THRUST BLOCKS REQUIRED FOR TAPS

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE

DATE: JAN. 04 REVISIONS: NONE

SCALE: NONE REVISIONS: NONE

W-14

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811

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NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

URBAN LANDING FILING NO. 1

UTILITY PLANS

DETAILS

DESIGNED BY: KES

DRAWN BY: KES

CHECKED BY: (V)

SCALE: (H) 1" = N/A

SCALE: (V) 1" = N/A

DATE: 11-25-24

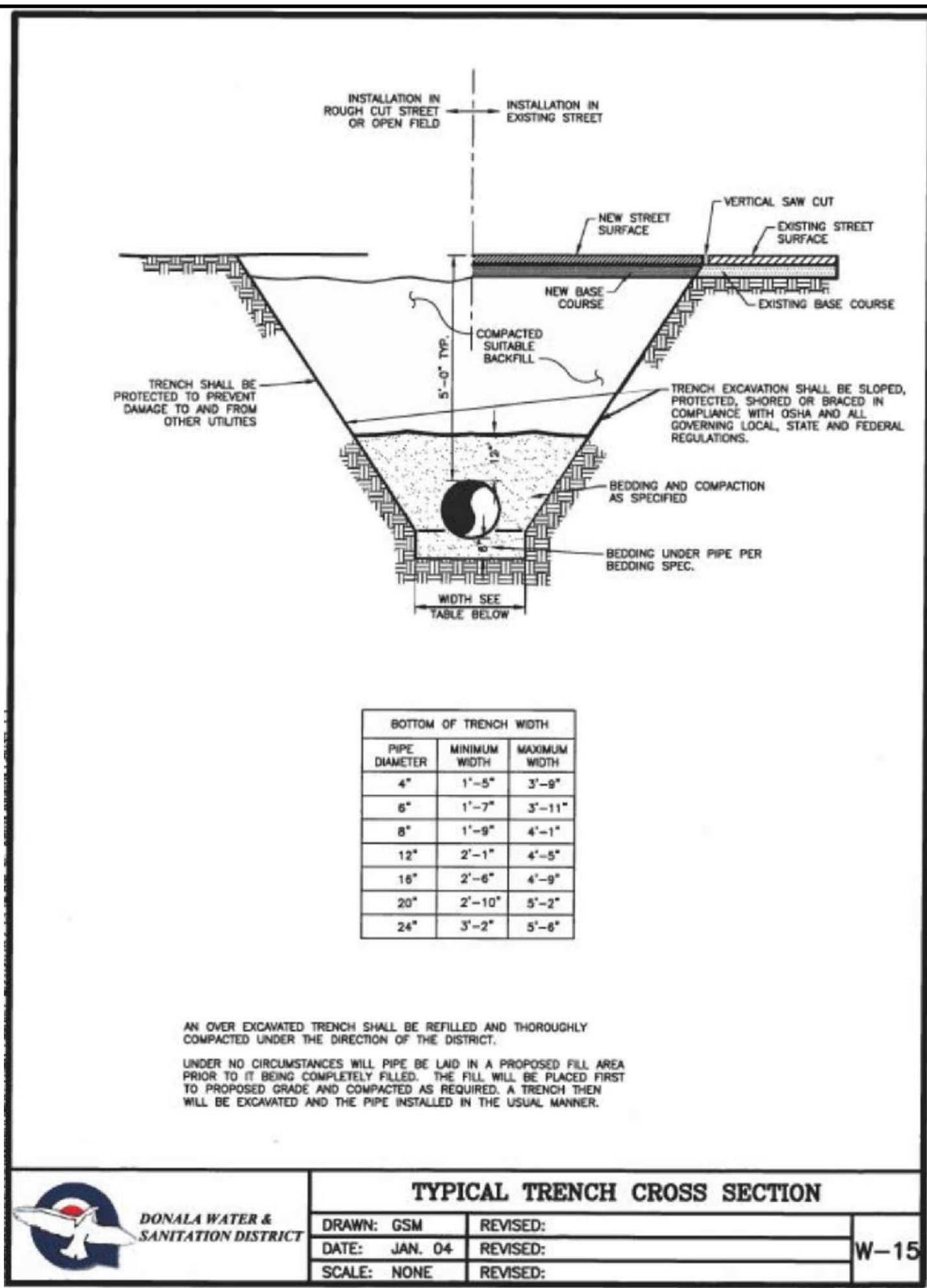
SHEET 5 OF 7

JOB NO. 1308.01

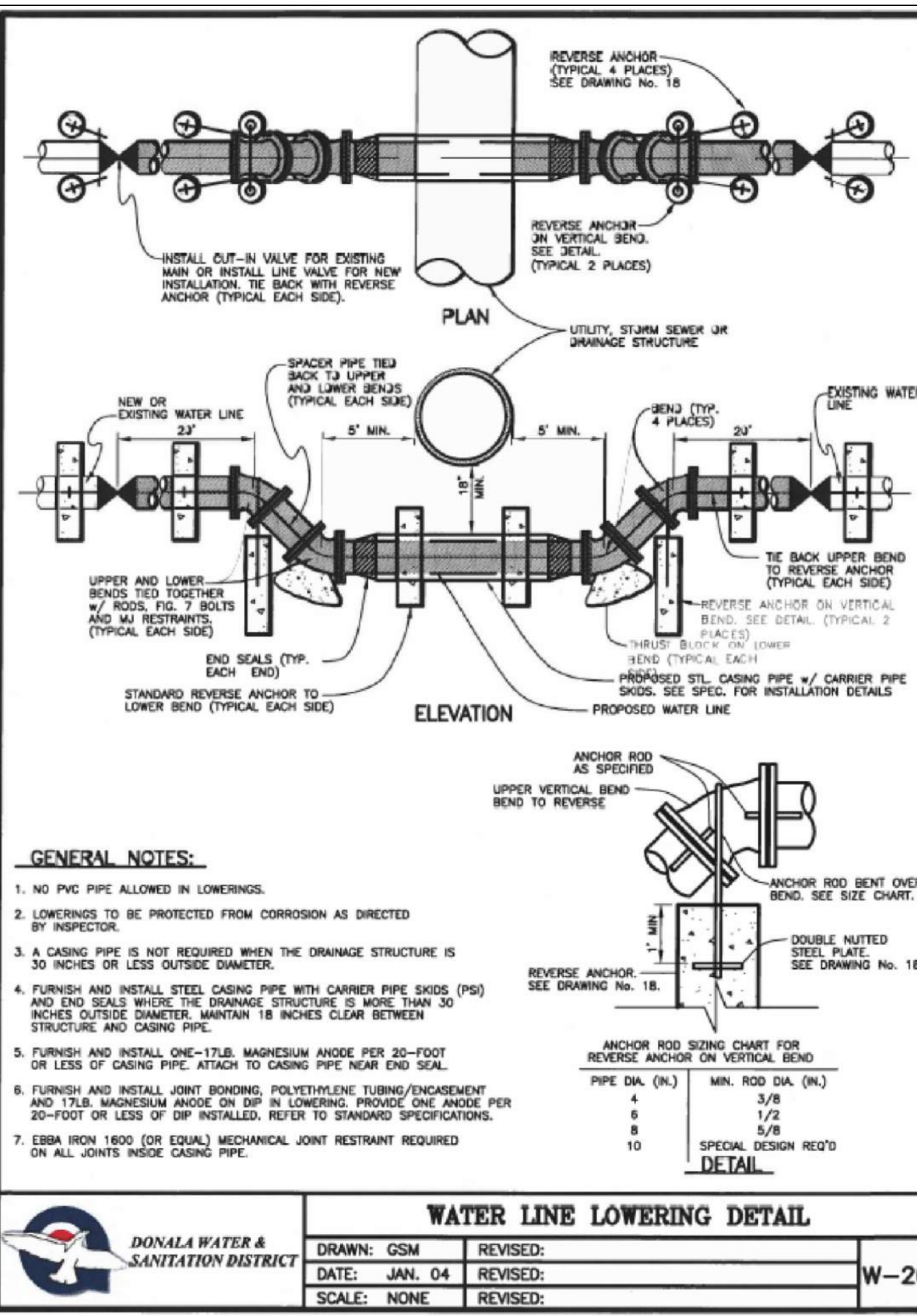
CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

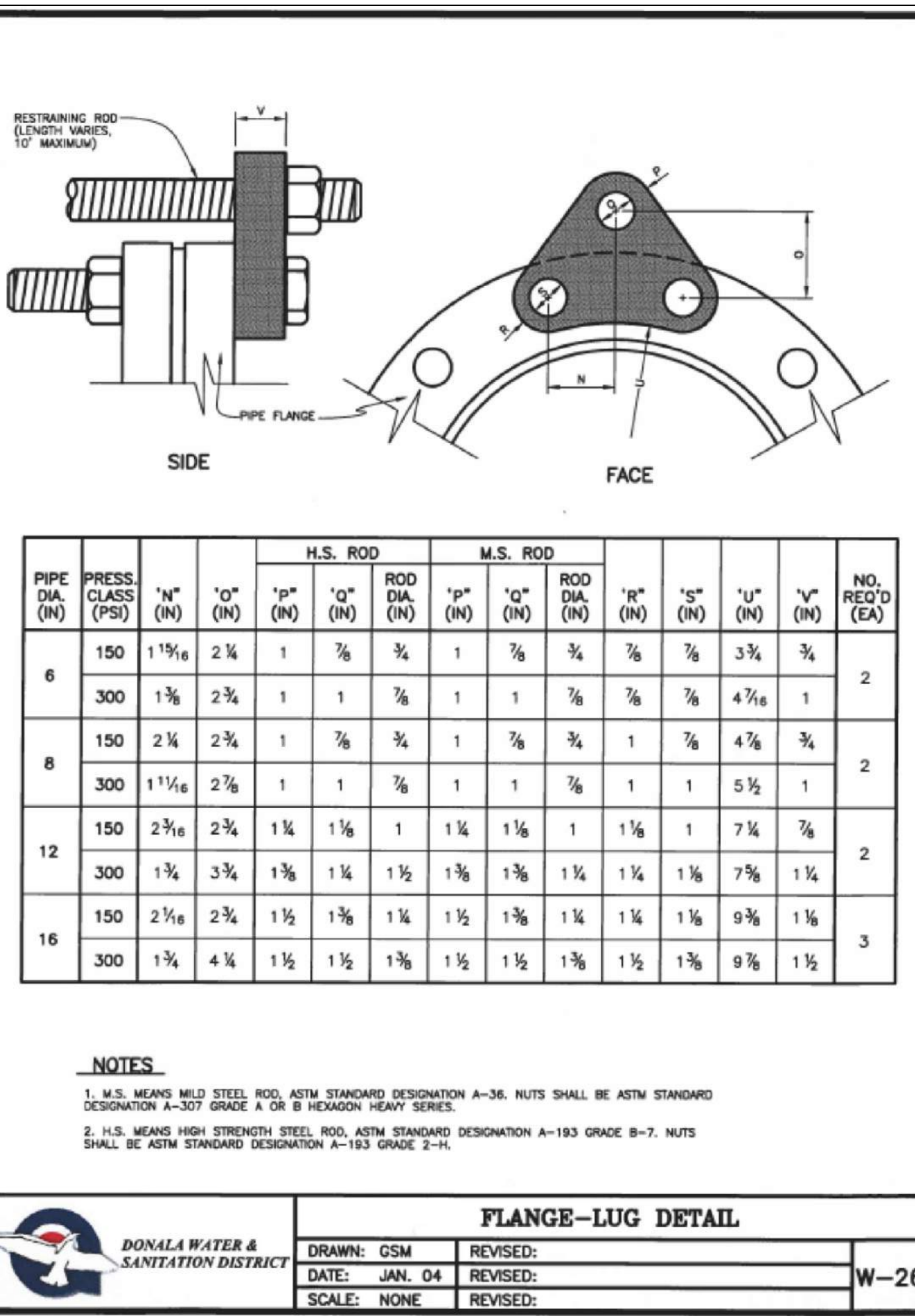
(719) 785-0790
(719) 785-0799 (Fax)



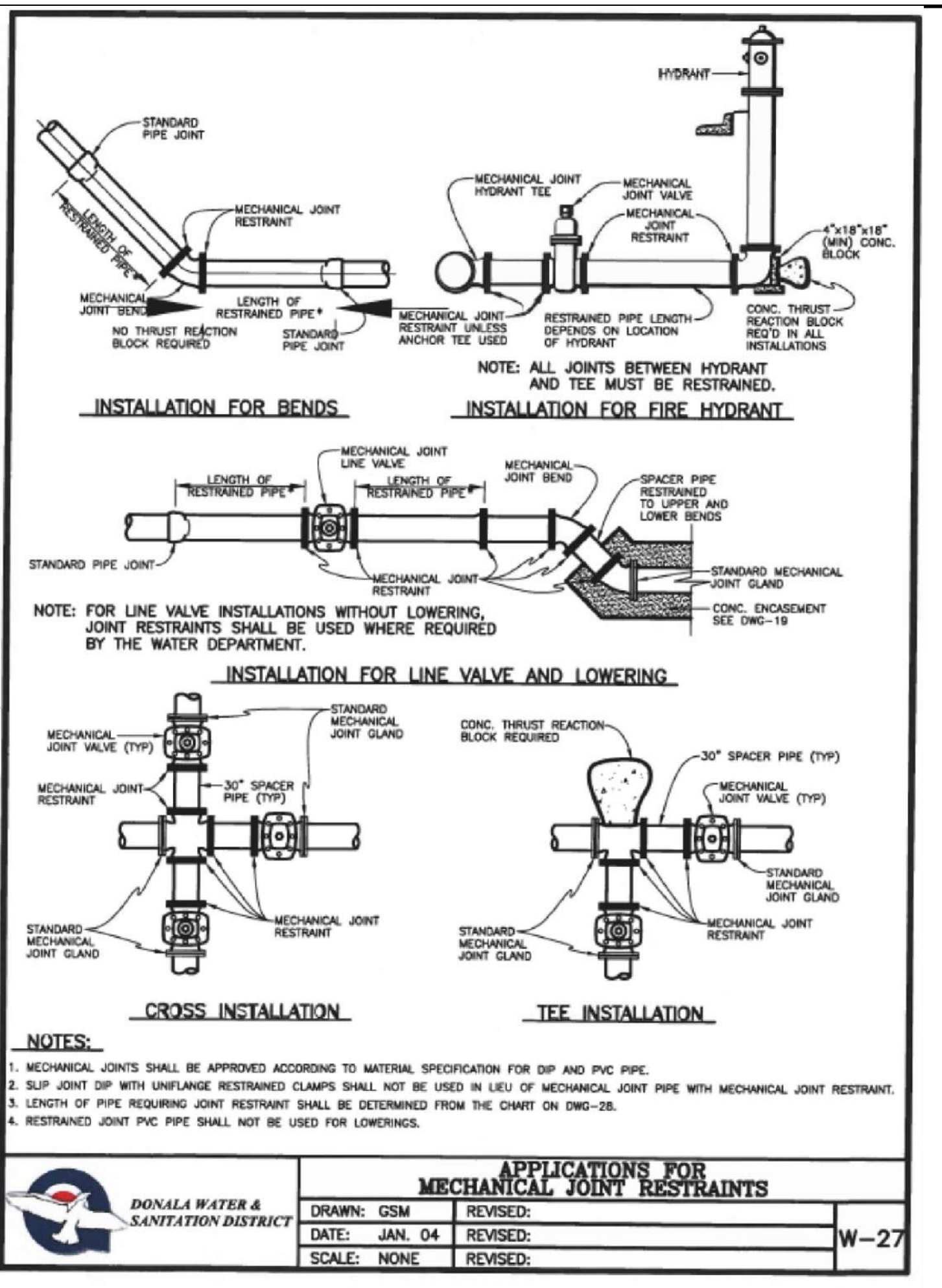
TYPICAL TRENCH CROSS SECTION		
DRAWN: GSM	REVISED:	W-15
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	



WATER LINE LOWERING DETAIL		
DRAWN: GSM	REVISED:	W-20
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	

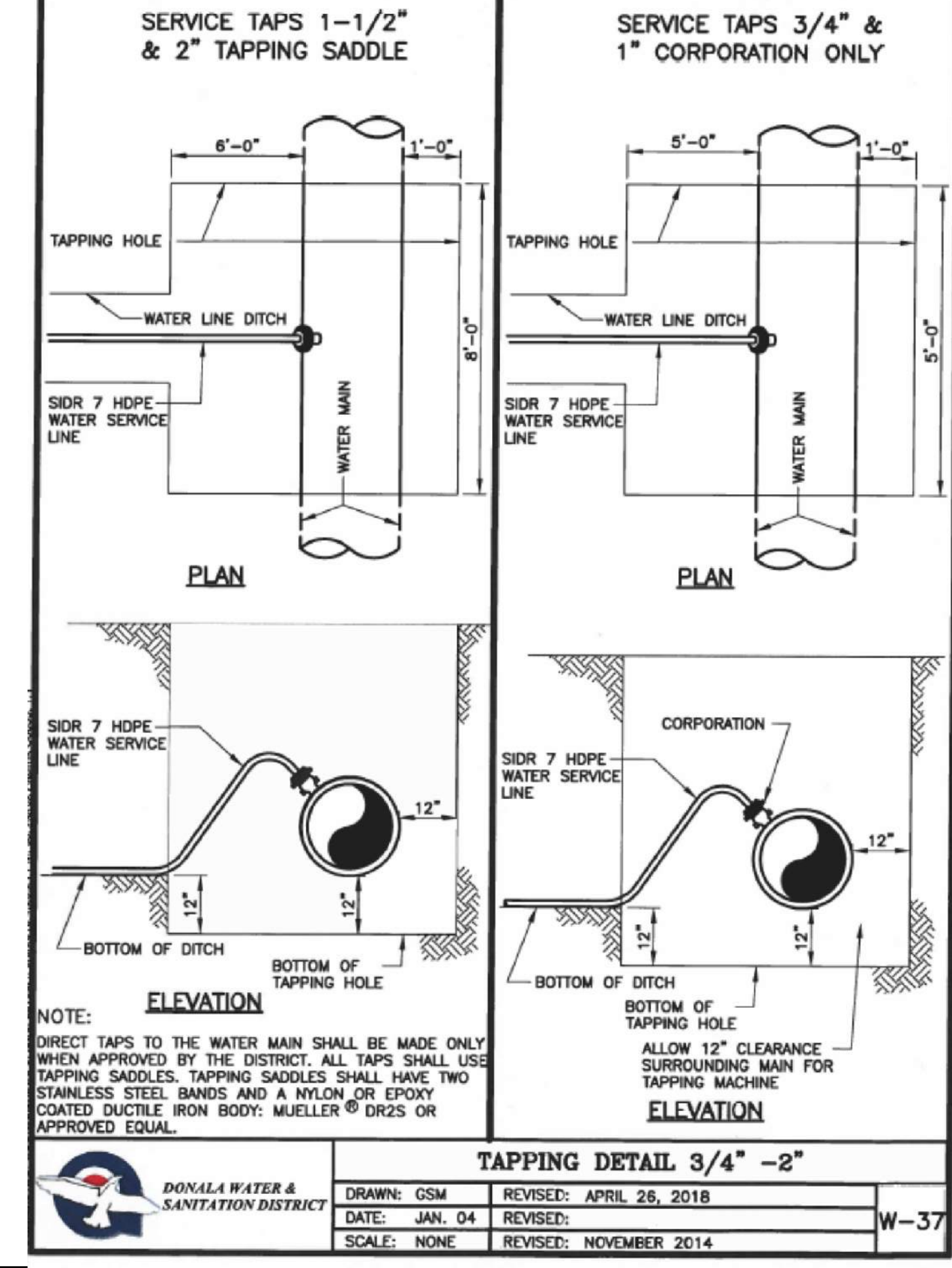


FLANGE-LUG DETAIL		
DRAWN: GSM	REVISED:	W-26
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	

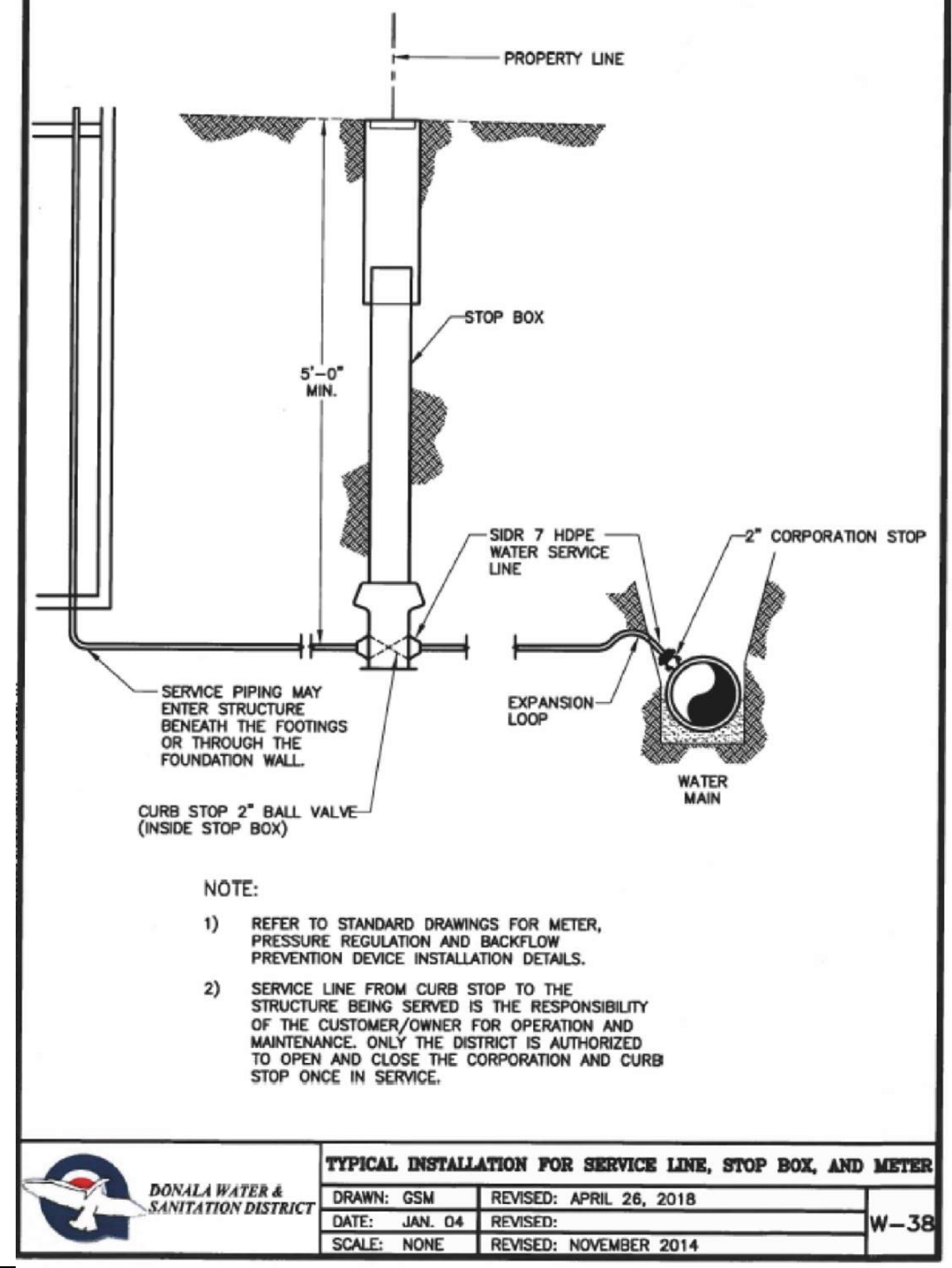


APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS		
DRAWN: GSM	REVISED:	W-27
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	

RESTRAINED PIPE LENGTH (FT)			
6-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	31	47	62
45° BEND	13	19	25
22-1/2° BEND	6	8	11
11-1/4° BEND	3	5	6
8-INCH DUCTILE IRON AND PVC			
TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	39	58	78
45° BEND	17	24	33
22-1/2° BEND	8	12	16
11-1/4° BEND	5	6	8
12-INCH DUCTILE IRON ONLY			
TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	56	84	112
45° BEND	23	35	47
22-1/2° BEND	11	17	22
11-1/4° BEND	6	8	11
NOTES:			
1. PRESSURES GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.			
2. LENGTH IS BASED ON MINIMUM 5'-0" OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 5.15 OF THESE SPECIFICATIONS.			
3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE:			
A. FOR DUCTILE IRON PIPE, 1100 SERIES MEGALUG BY EBMA IRON OR EQUAL ON MECHANICAL JOINT PIPE OR DOUBLE 1100 SERIES MEGALUG BY EBMA IRON OR EQUAL ON PUSH ON JOINT PIPE.			
B. FOR PVC PIPE, SERIES 1500 OR SERIES 2800 RESTRAINTS BY EBMA IRON OR EQUAL.			
RESTRAINED M.J. PIPE LENGTH DATA			W-28
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		



TAPPING DETAIL 3/4" -2"		
DRAWN: GSM	REVISED: APRIL 26, 2018	W-37
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED: NOVEMBER 2014	



TYPICAL INSTALLATION FOR SERVICE LINE, STOP BOX, AND METER		
DRAWN: GSM	REVISED: APRIL 26, 2018	W-38
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED: NOVEMBER 2014	

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

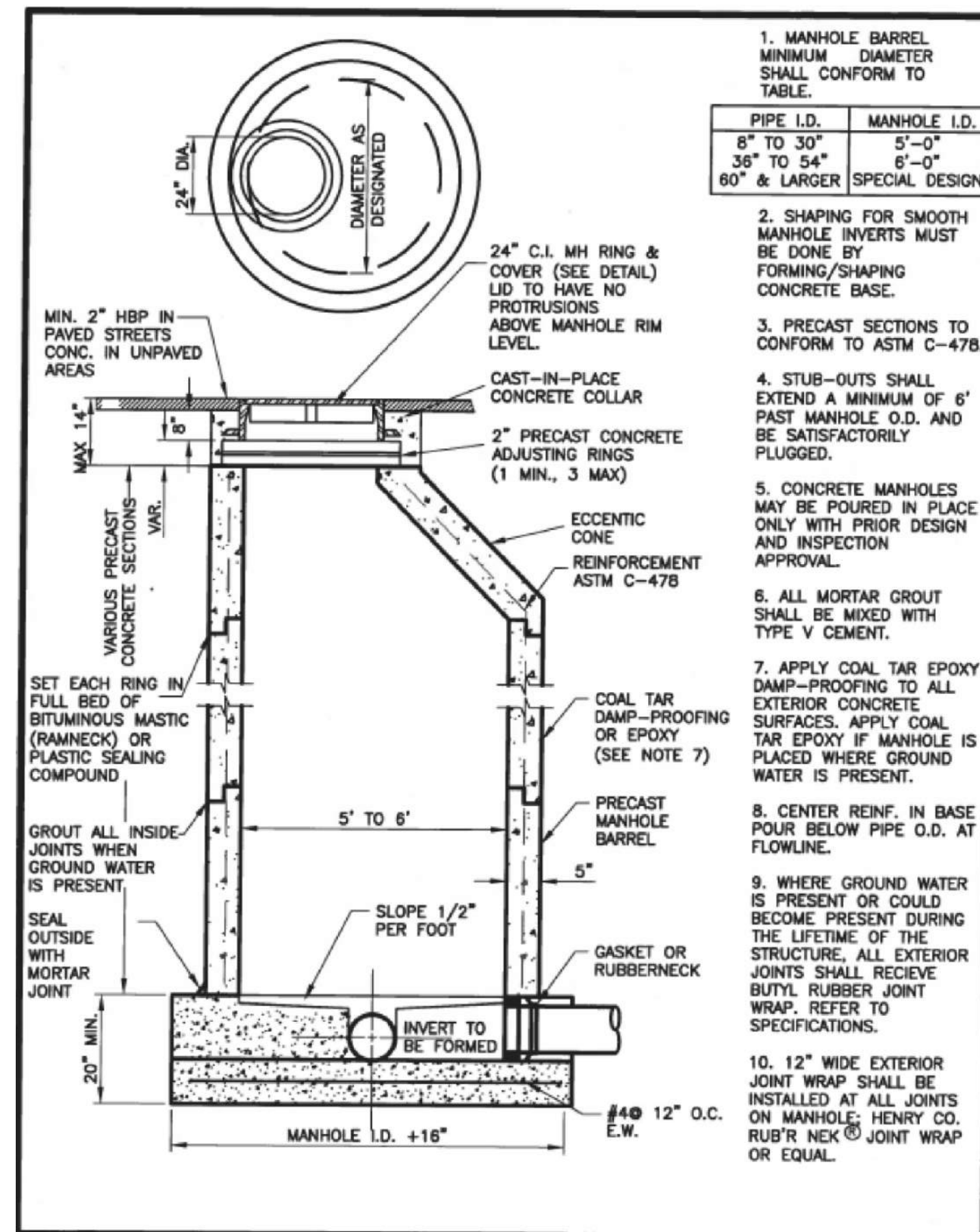
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

NO. REVISION	DATE	REVIEW:
		PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
		MARC A. WHORTON, COLORADO P.E. #37155

DESIGNED BY: KES
DRAWN BY: KES
CHECKED BY: (V) 1"= N/A

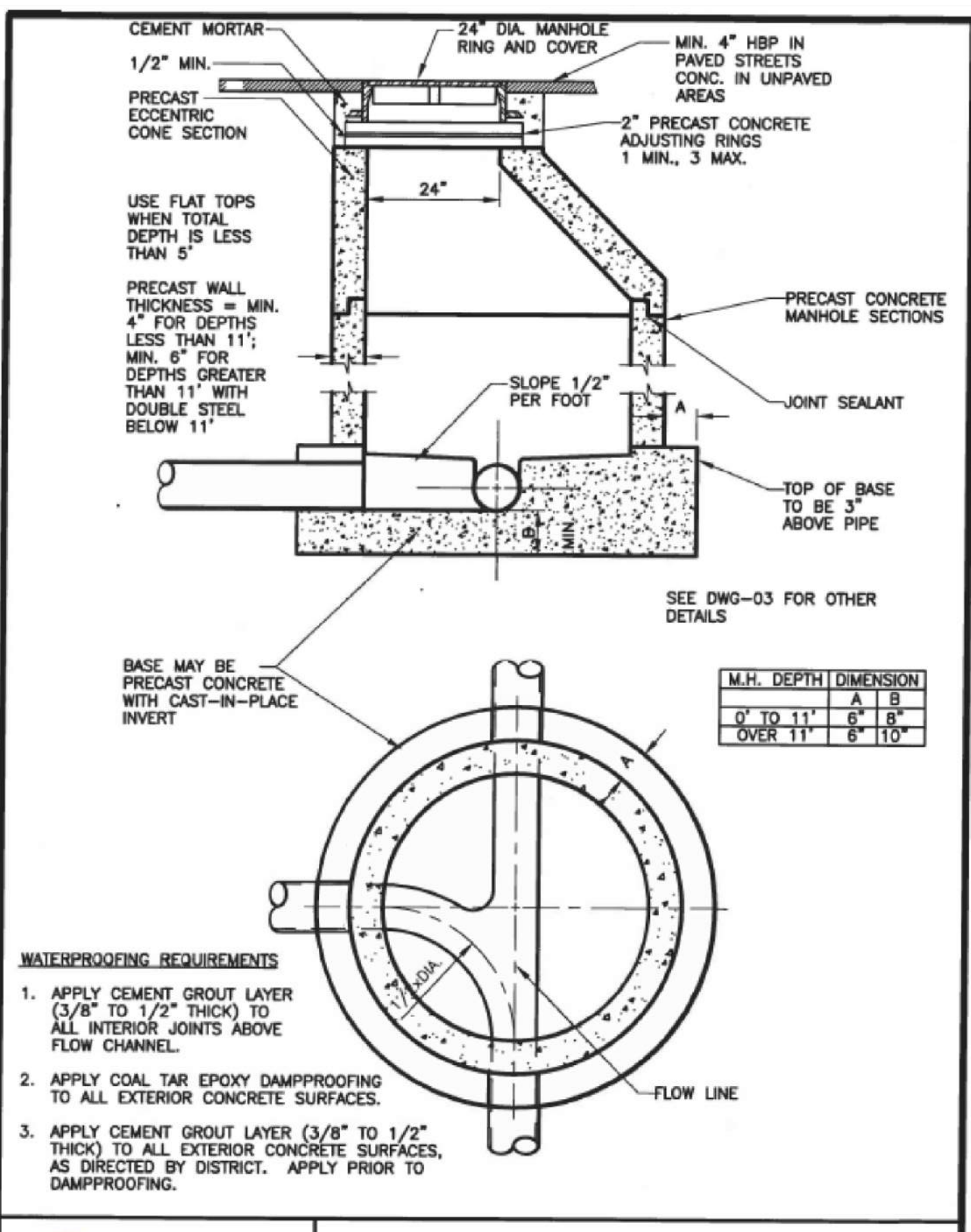


URBAN LANDING FILING NO. 1 UTILITY PLANS DETAILS			
DESIGNED BY	KES	SCALE	DATE 11-25-24
DRAWN BY	KES	(H) 1"= N/A	SHEET 6 OF 7
CHECKED BY	(V) 1"= N/A	JOB NO.	1308.01

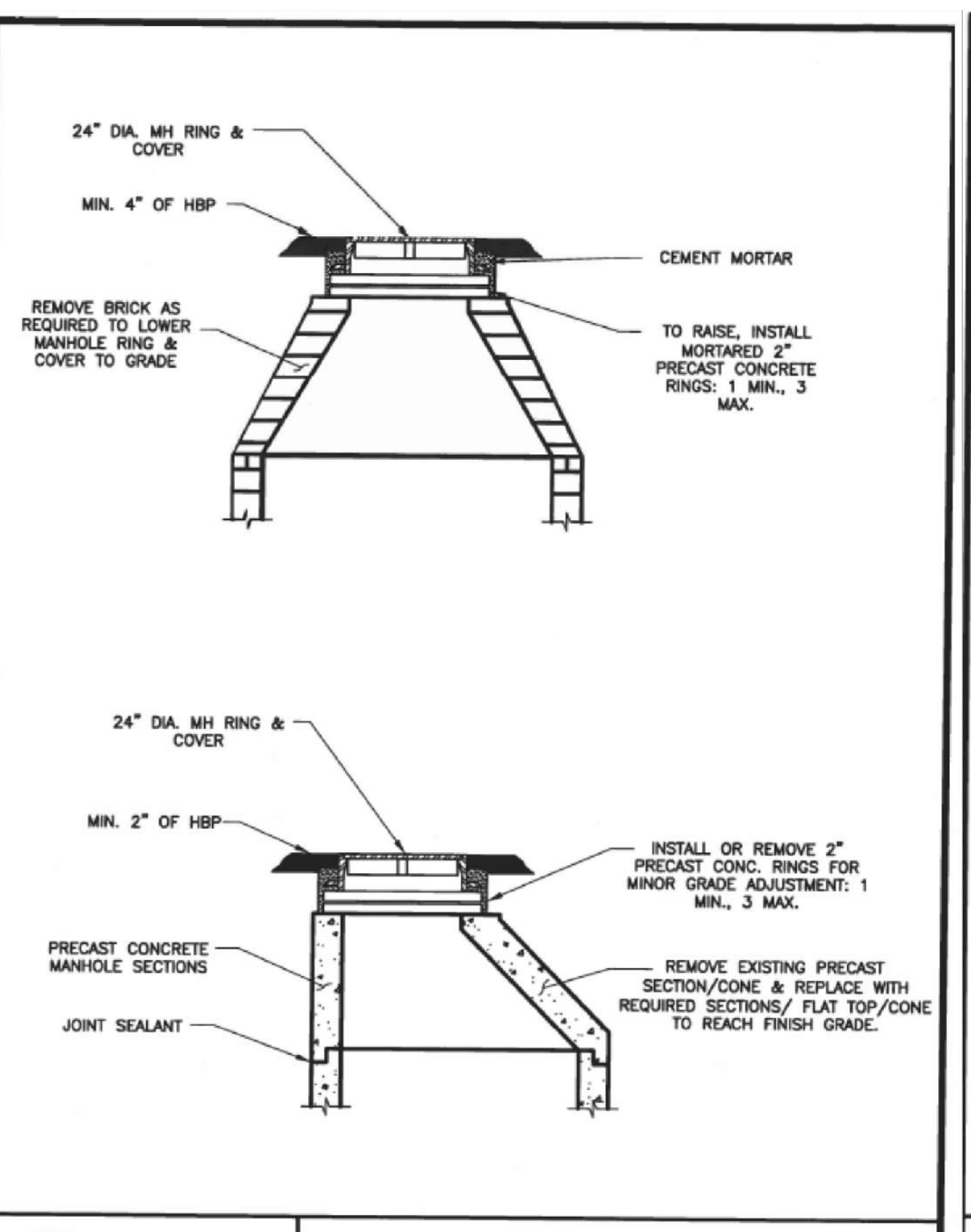


- MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO TABLE.
 - SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING/SHAPING CONCRETE BASE.
 - PRECAST SECTIONS TO CONFORM TO ASTM C-478.
 - STUB-OUTS SHALL EXTEND A MINIMUM OF 6' PAST MANHOLE O.D. AND BE SATISFACTORILY PLOGGED.
 - CONCRETE MANHOLES MAY BE POURED IN PLACE ONLY WITH PRIOR DESIGN AND INSPECTION APPROVAL.
 - ALL MORTAR GROUT SHALL BE MIXED WITH TYPE V CEMENT.
 - APPLY COAL TAR EPOXY DAMP-PROOFING TO ALL EXTERIOR CONCRETE SURFACES. APPLY COAL TAR EPOXY IF MANHOLE IS PLACED WHERE GROUND WATER IS PRESENT.
 - CENTER REINF. IN BASE POUR BELOW PIPE O.D. AT FLOWLINE.
 - WHERE GROUND WATER IS PRESENT OR COULD BECOME PRESENT DURING THE LIFETIME OF THE STRUCTURE, ALL EXTERIOR JOINTS SHALL RECEIVE BUTYL RUBBER JOINT WRAP. REFER TO SPECIFICATIONS.
 - 12" WIDE EXTERIOR JOINT WRAP SHALL BE INSTALLED AT ALL JOINTS ON MANHOLE. HENRY CO. RUB'R NEW JOINT WRAP OR EQUAL.
- | PIPE I.D. | MANHOLE I.D. |
|--------------|----------------|
| 8" TO 30" | 5'-0" |
| 36" TO 54" | 6'-0" |
| 60" & LARGER | SPECIAL DESIGN |

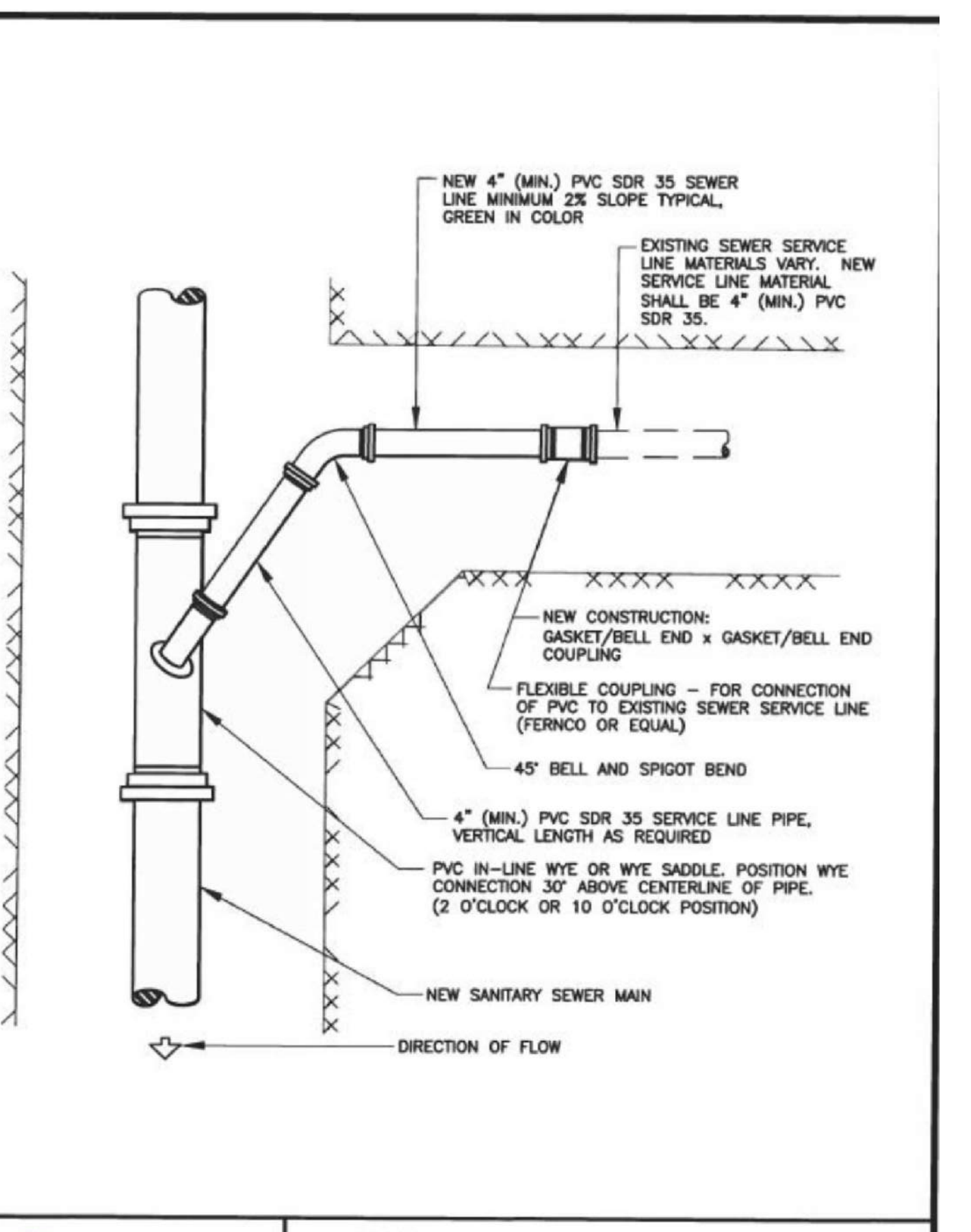
	PRECAST MANHOLE		WW-3
	DRAWN: GSM	REVISED: MAY 2018	
	DATE: JAN. 04	REVISED:	
	SCALE: NONE	REVISED:	



	SANITARY SEWER MANHOLE		WW-4
	DRAWN: GSM	REVISED: MAY 2018	
	DATE: JAN 2004	REVISED:	
	SCALE: NONE	REVISED:	



	MANHOLE RING AND COVER ADJUSTMENT		WW-7
	DRAWN: GSM	REVISED:	
	DATE: JAN 2004	REVISED:	
	SCALE: NONE	REVISED:	



	SANITARY SEWER SERVICE CONNECTION		WW-9
	DRAWN: GSM	REVISED: MAY 2018	
	DATE: JAN 2004	REVISED:	
	SCALE: NONE	REVISED:	

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <small>THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.</small>	NO. REVISION	DATE

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