

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

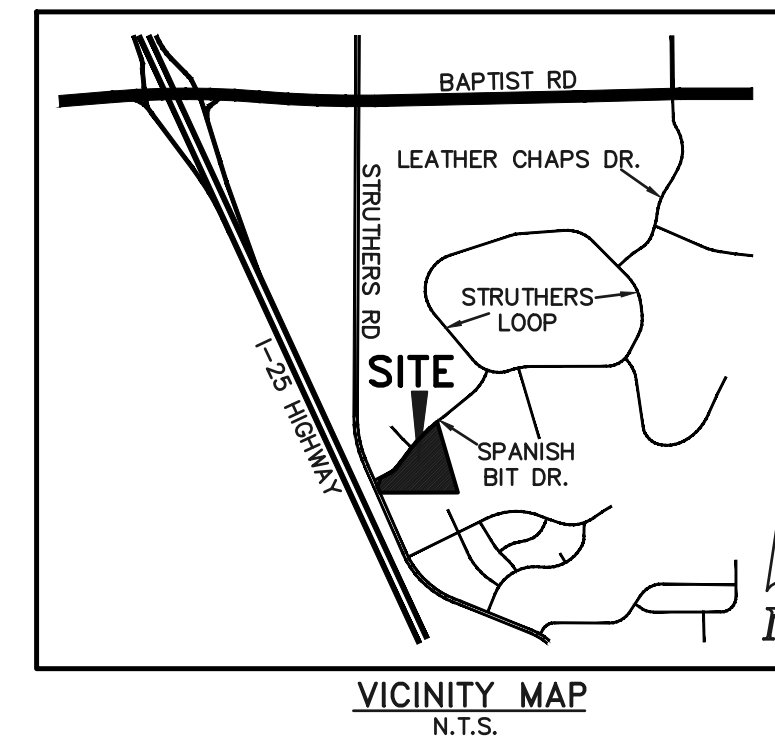
FIRE DISTRICT: MONUMENT FIRE DISTRICT
16055 OLD FOREST POINT, SUITE 102
MONUMENT, CO 80132
DIVISION CHIEF JONATHAN BRADLEY (719) 484-0911

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

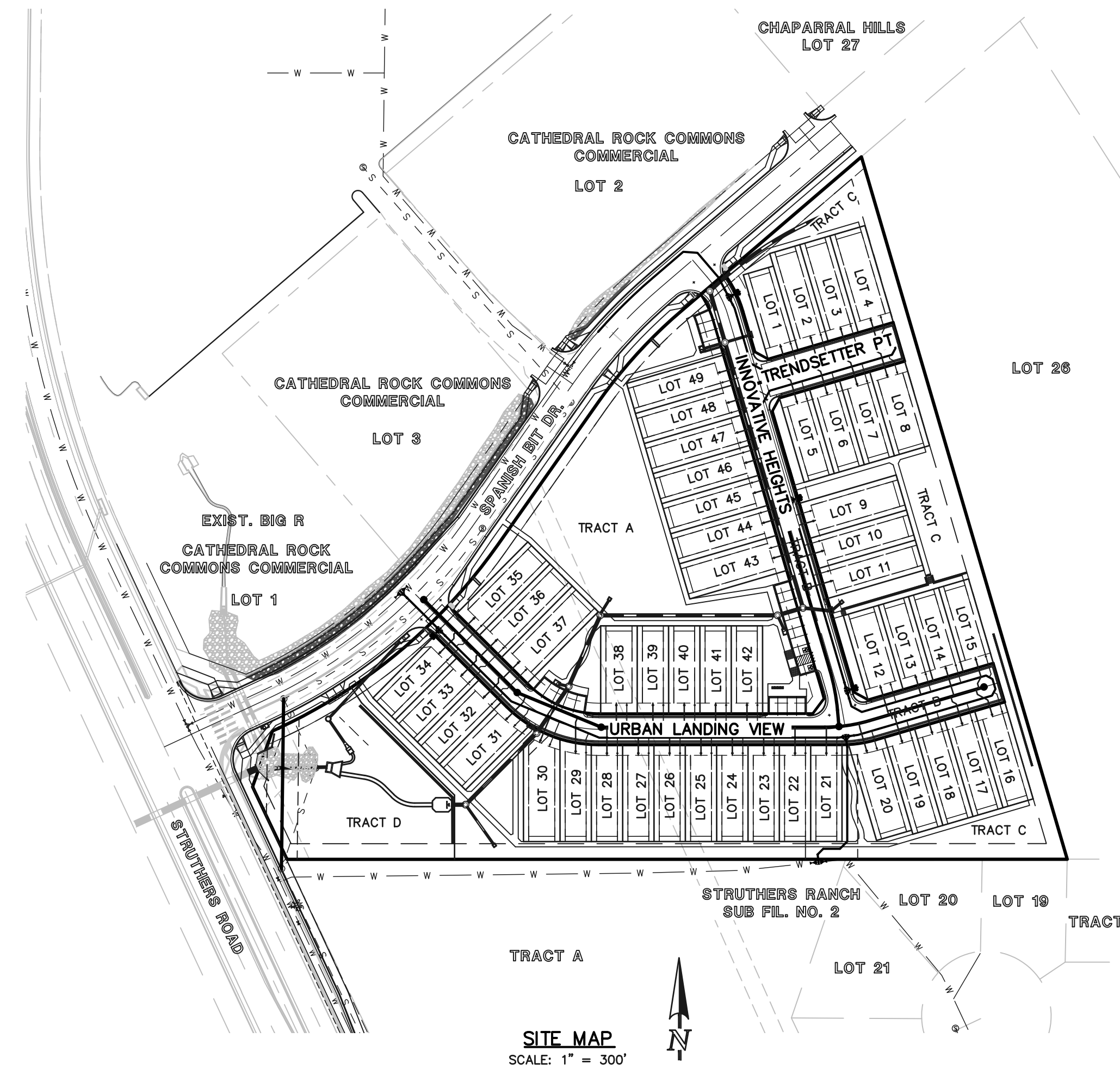
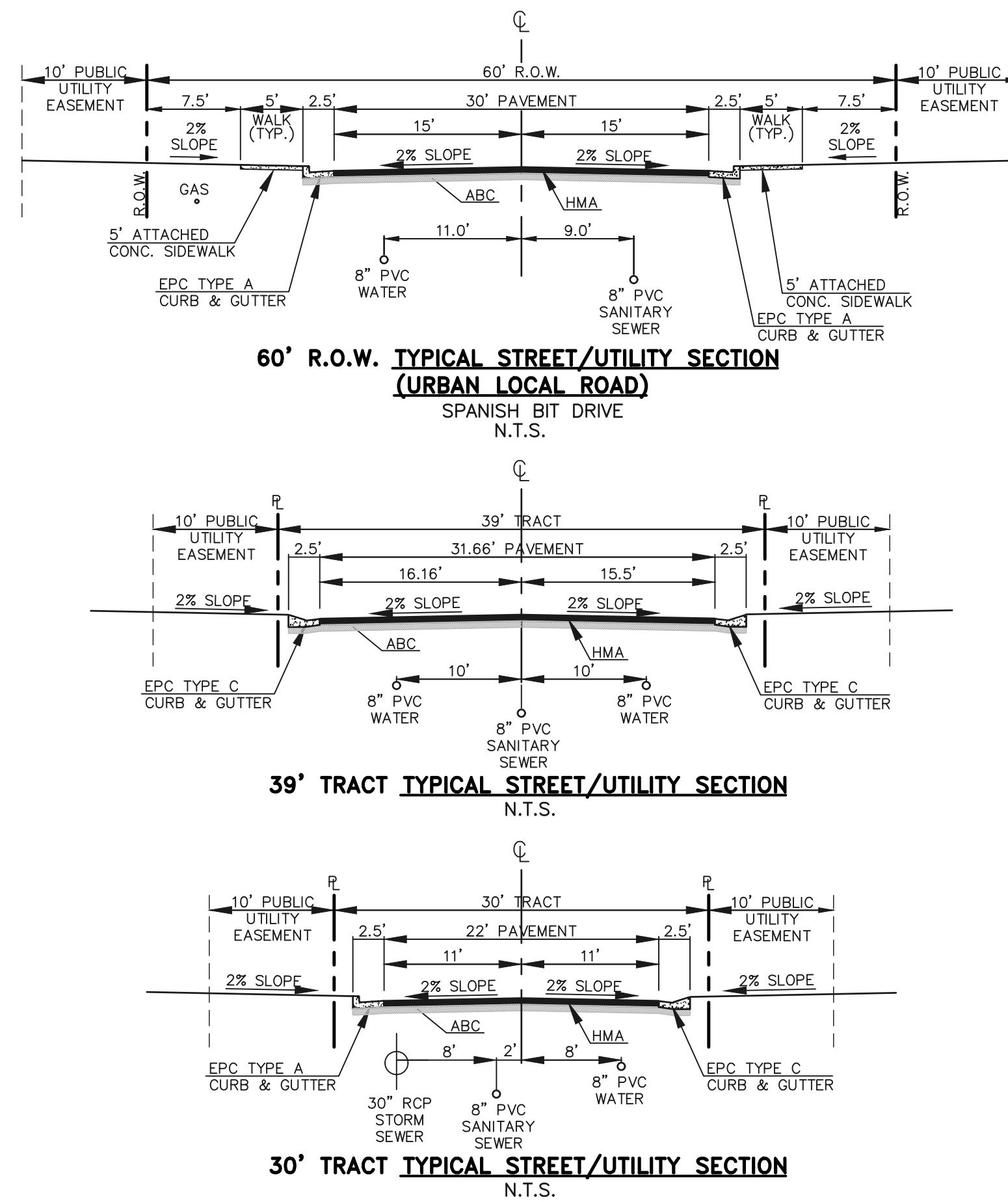
WATER & WASTEWATER: DONALA WATER & SANITATION DISTRICT
15550 HOLBEIN DRIVE
COLORADO SPRINGS, COLORADO 80921
MR. JEFF HODGE (719) 488 3603

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



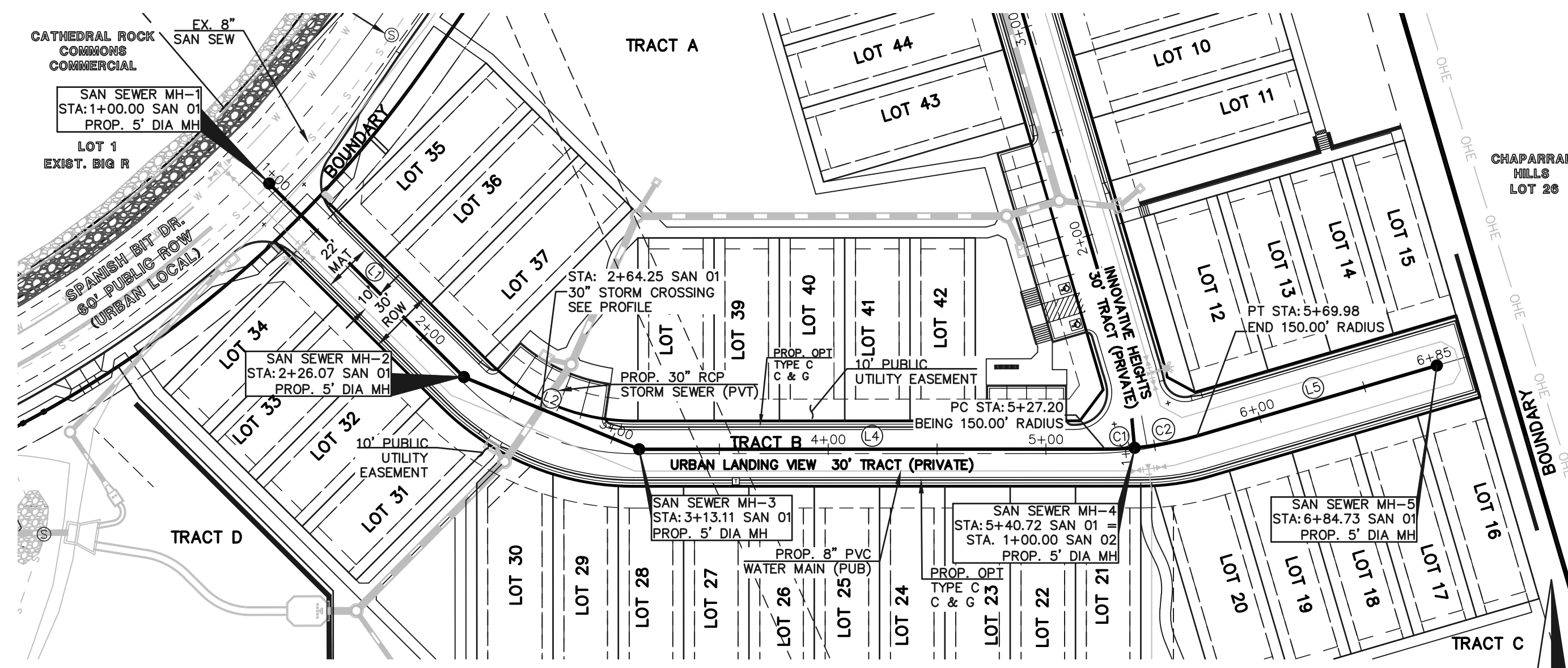
WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH DONALA 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.

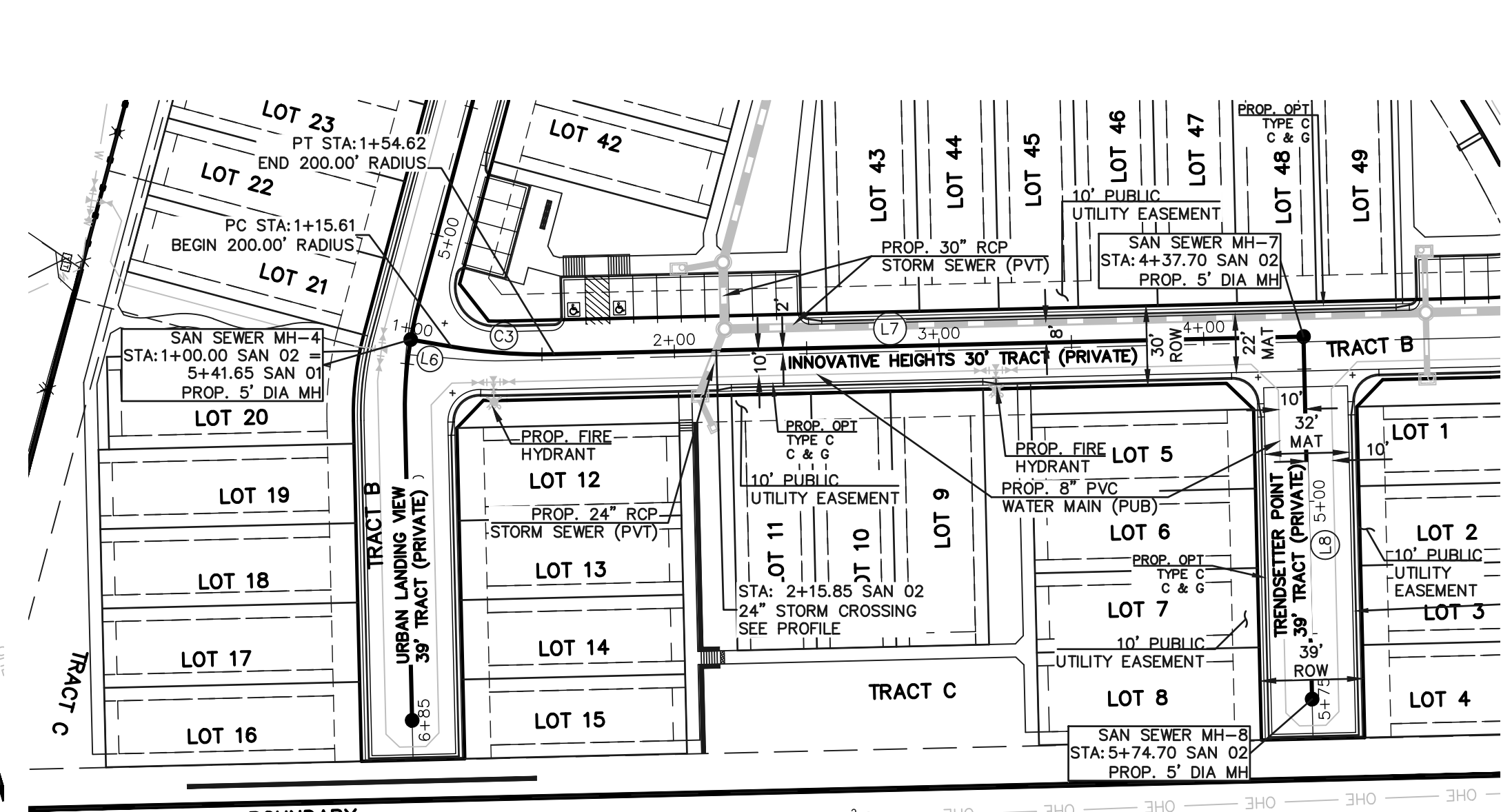
SIGNED _____ OWNER/DEVELOPER _____ DATE _____
DBA _____
ADDRESS _____
ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS.
WATER INSTALLATION CORROSION CONTROL REQUIREMENTS
NONE REQUIRED
REQUIRED, DESCRIBED AS FOLLOWS:
WATER PLAN APPROVAL
SIGNED _____ DONALA WATER AND SANITATION DISTRICT _____ DATE _____

<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><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></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO. REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. REVISION	DATE											<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155 DATE _____</p>	<p>URBAN LANDING FILING NO. 1 UTILITY PLANS TITLE SHEET</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>KES</td> <td>SCALE</td> <td>DATE</td> <td>11-25-24</td> </tr> <tr> <td>DRAWN BY</td> <td>KES</td> <td>(H) 1" = N/A</td> <td>SHEET</td> <td>1 OF 7</td> </tr> <tr> <td>CHECKED BY</td> <td> </td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td>1308.01</td> </tr> </table>	DESIGNED BY	KES	SCALE	DATE	11-25-24	DRAWN BY	KES	(H) 1" = N/A	SHEET	1 OF 7	CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01
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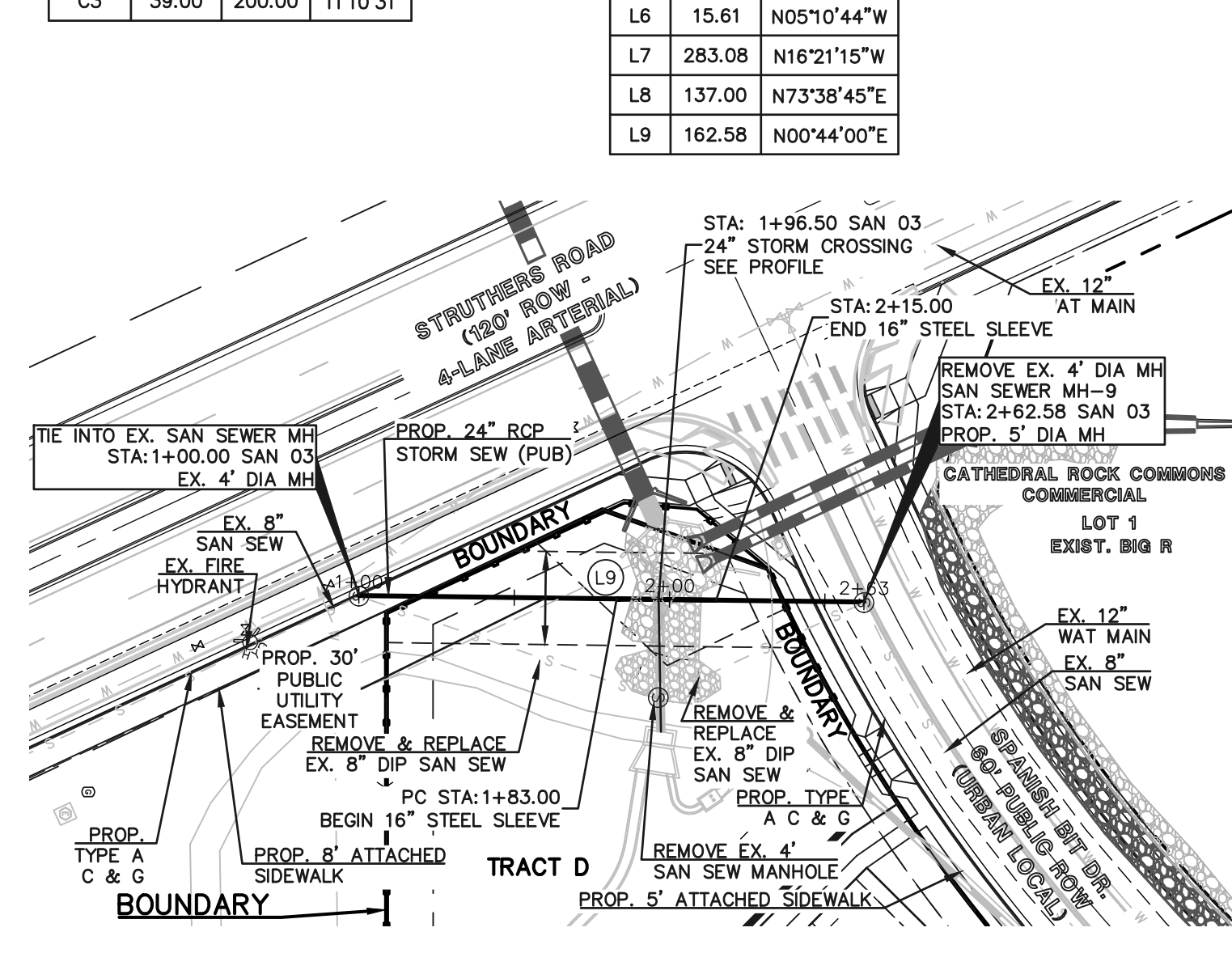
N:\130801\DRAWINGS\CONSTRUCTION\UTILITIES\04-UTIL_TTL.dwg 12/19/2024 7:34:58 AM 1:1



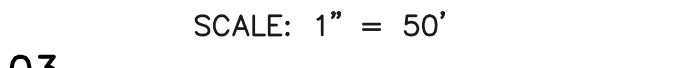
SAN 01
URBAN LANDING VIEW
8" PVC SANITARY SEWER (PUB)



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



SAN 03
8" PVC SANITARY SEWER (PUB)

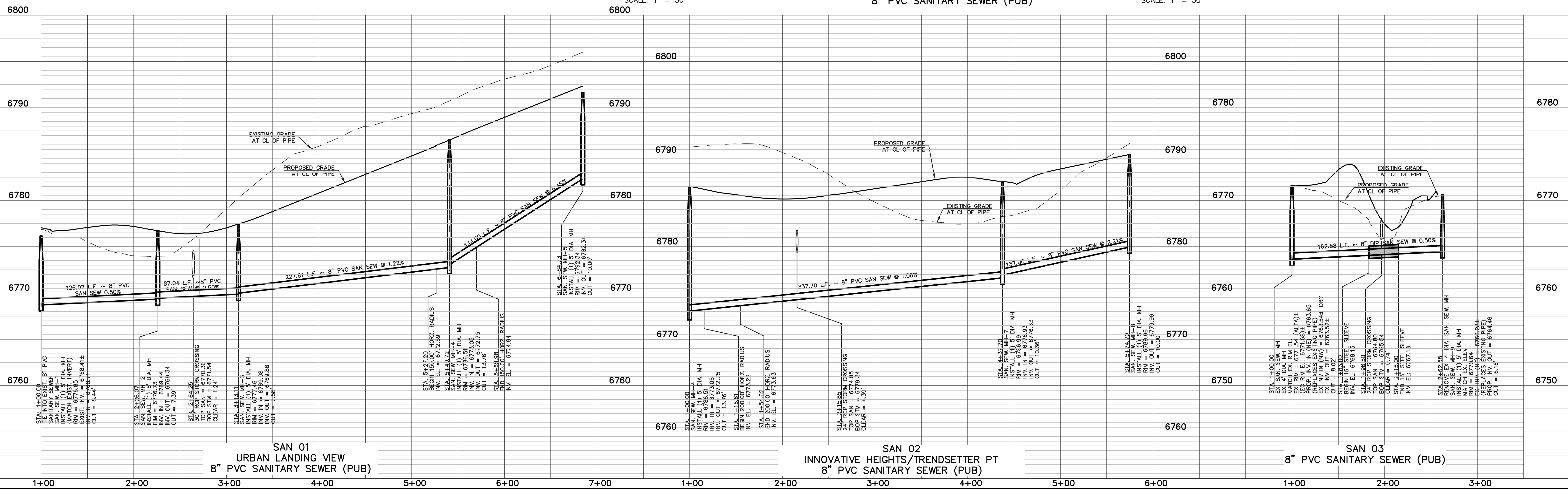


SANITARY MAIN CURVE TABLE

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)

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:

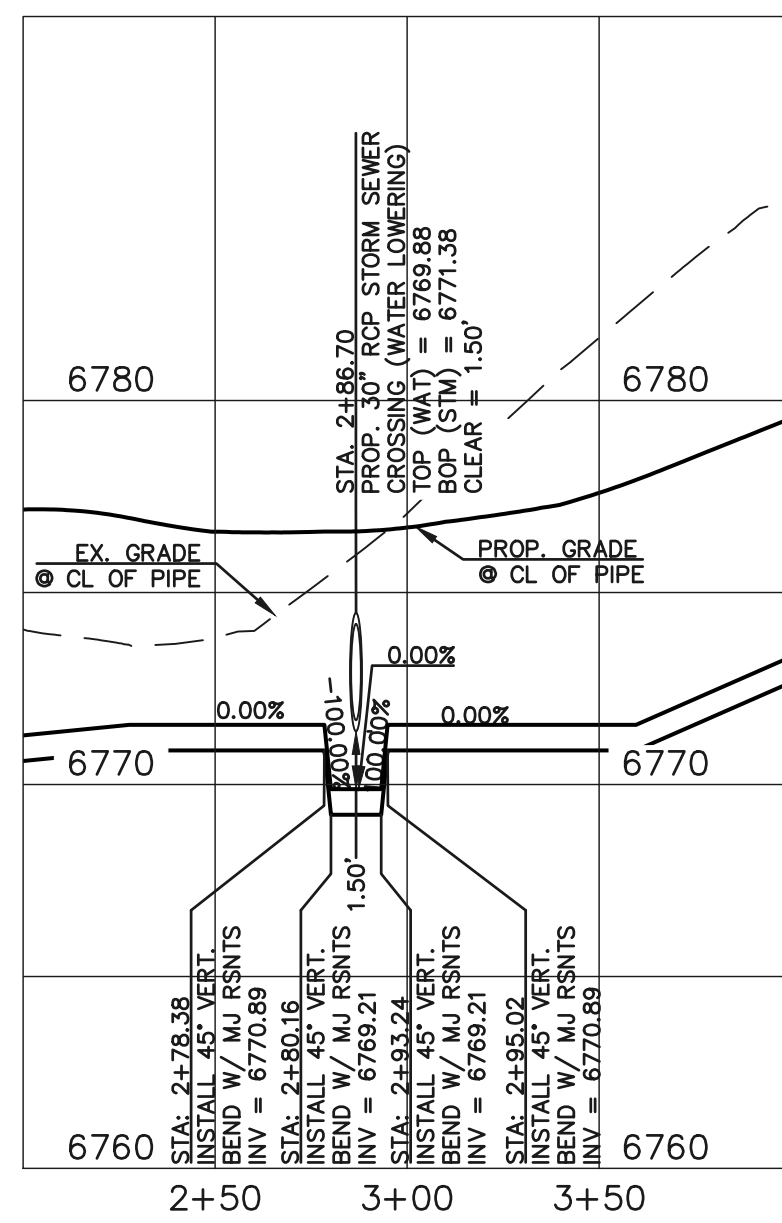
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

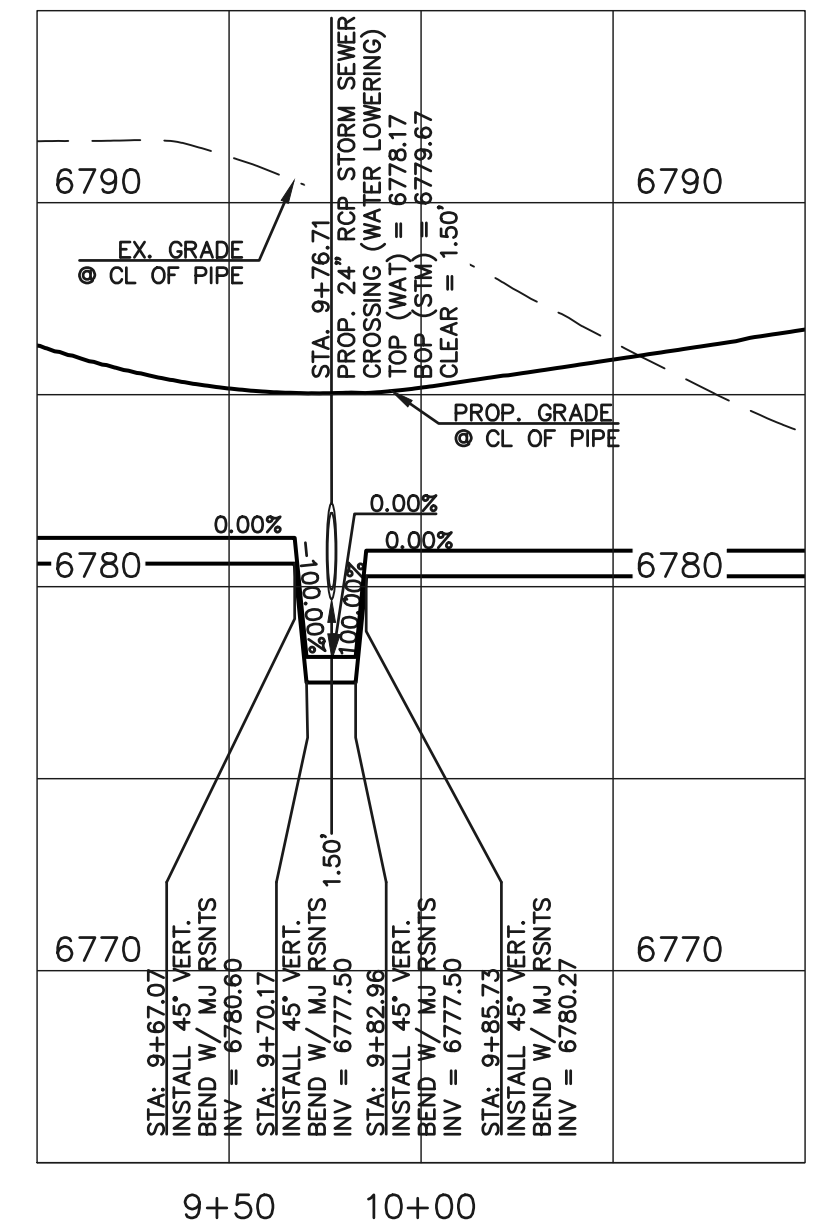


URBAN LANDING FILING NO. 1
UTILITY PLANS
8" PVC SANITARY SEWER SYSTEM PLAN

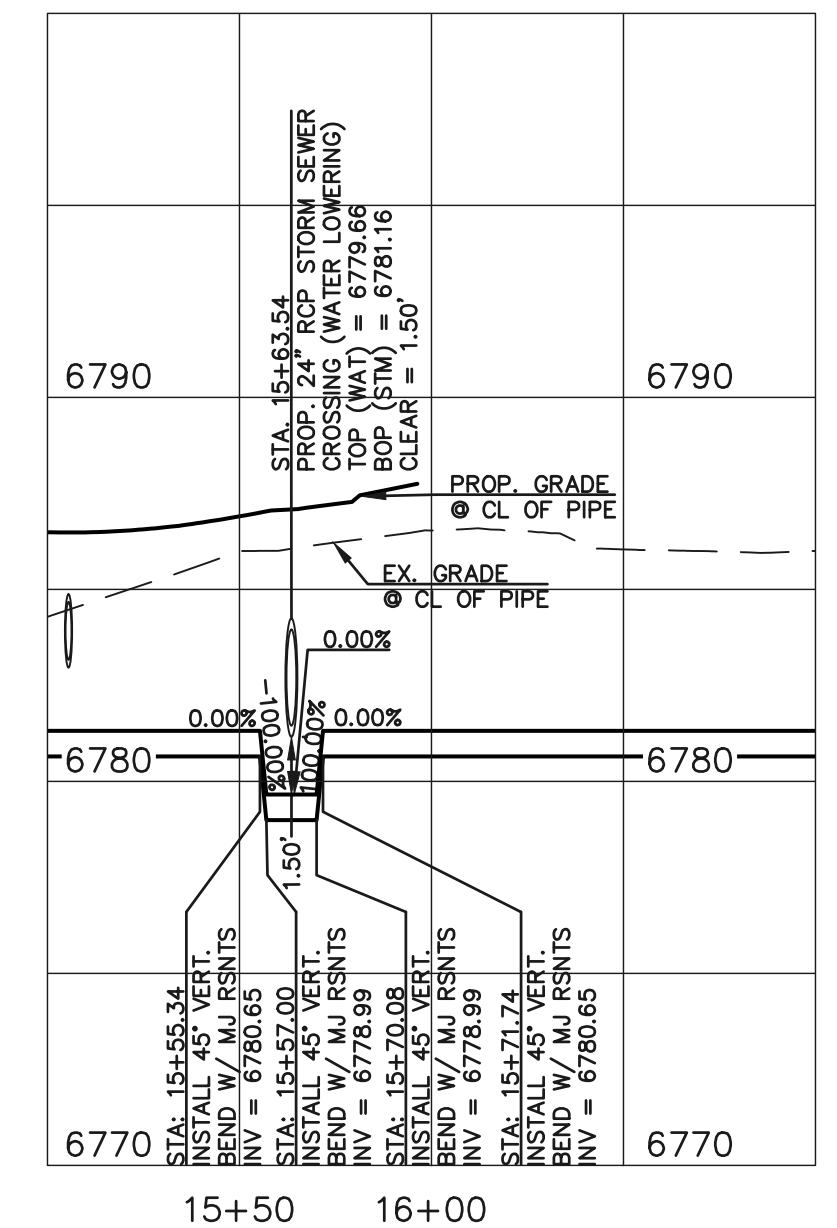
DESIGNED BY	KES	SCALE	DATE	11-25-24
DRAWN BY	KES	(H) 1" = 50'	SHEET	2 OF 7
CHECKED BY	(V) 1" = 5'	JOB NO.	1308.01	



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.



30" STORM CROSSING WATER LOWERING DETAIL "C"
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	S06°10'59"E

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

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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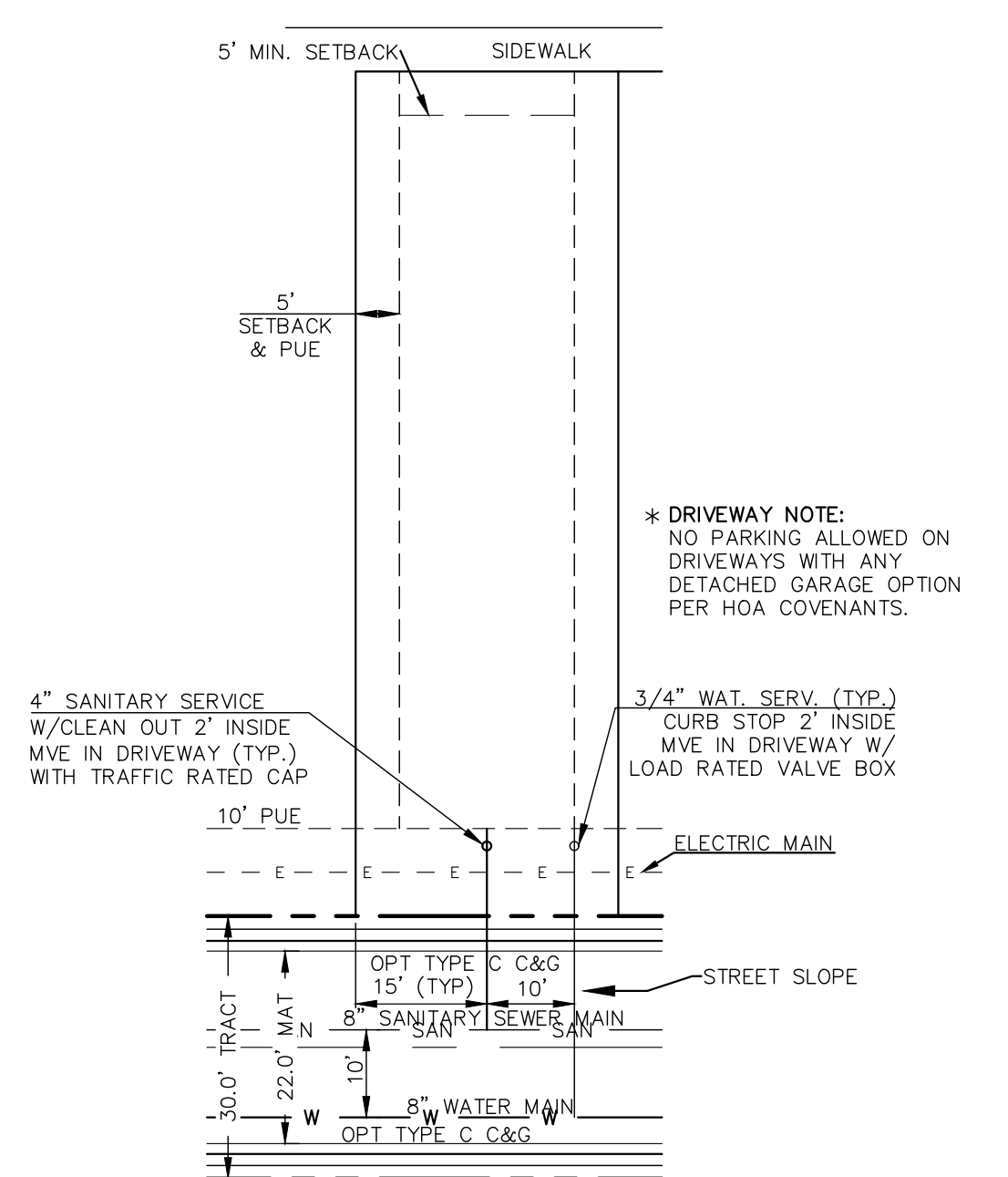
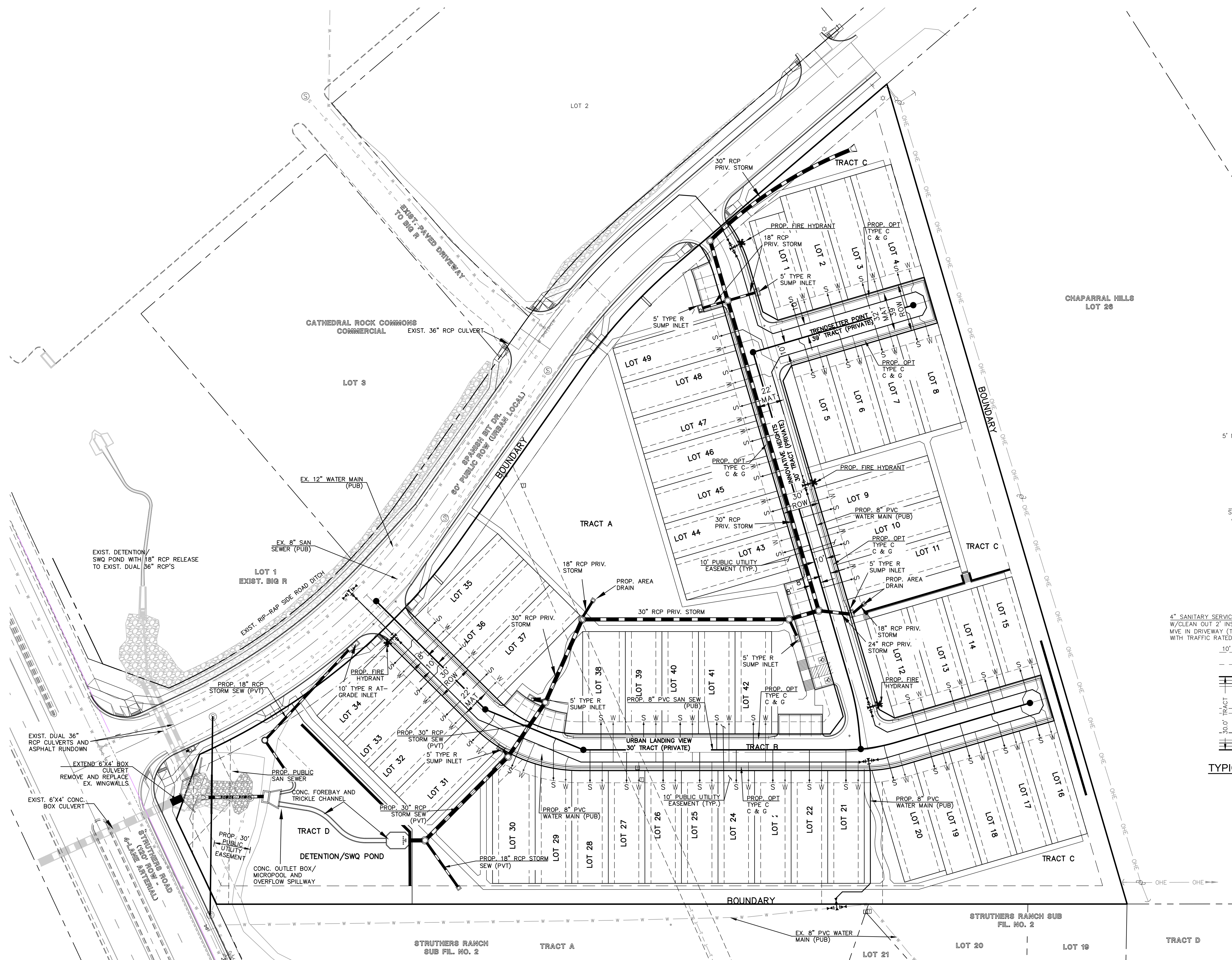


URBAN LANDING FILING NO. 1
UTILITY PLANS
8" PVC PUBLIC WATER SYSTEM PLAN

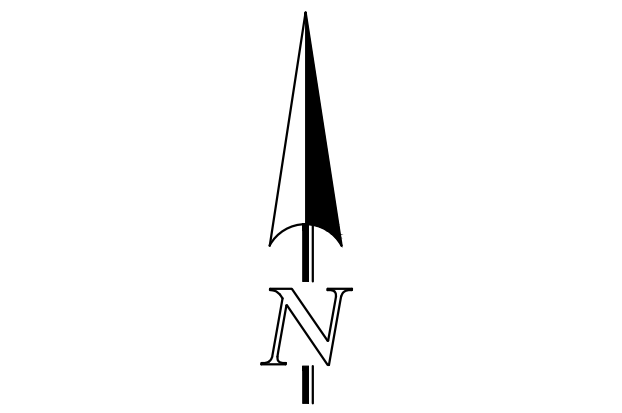
DESIGNED BY	KES	SCALE	DATE	11-25-24
DRAWN BY	KES	(H) 1" = 40'	SHEET	3 OF 7
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	



CLASSIC CONSULTING



TYPICAL UTILITY SERVICE LOCATIONS
N.T.S.



SCALE: 1" = 40'

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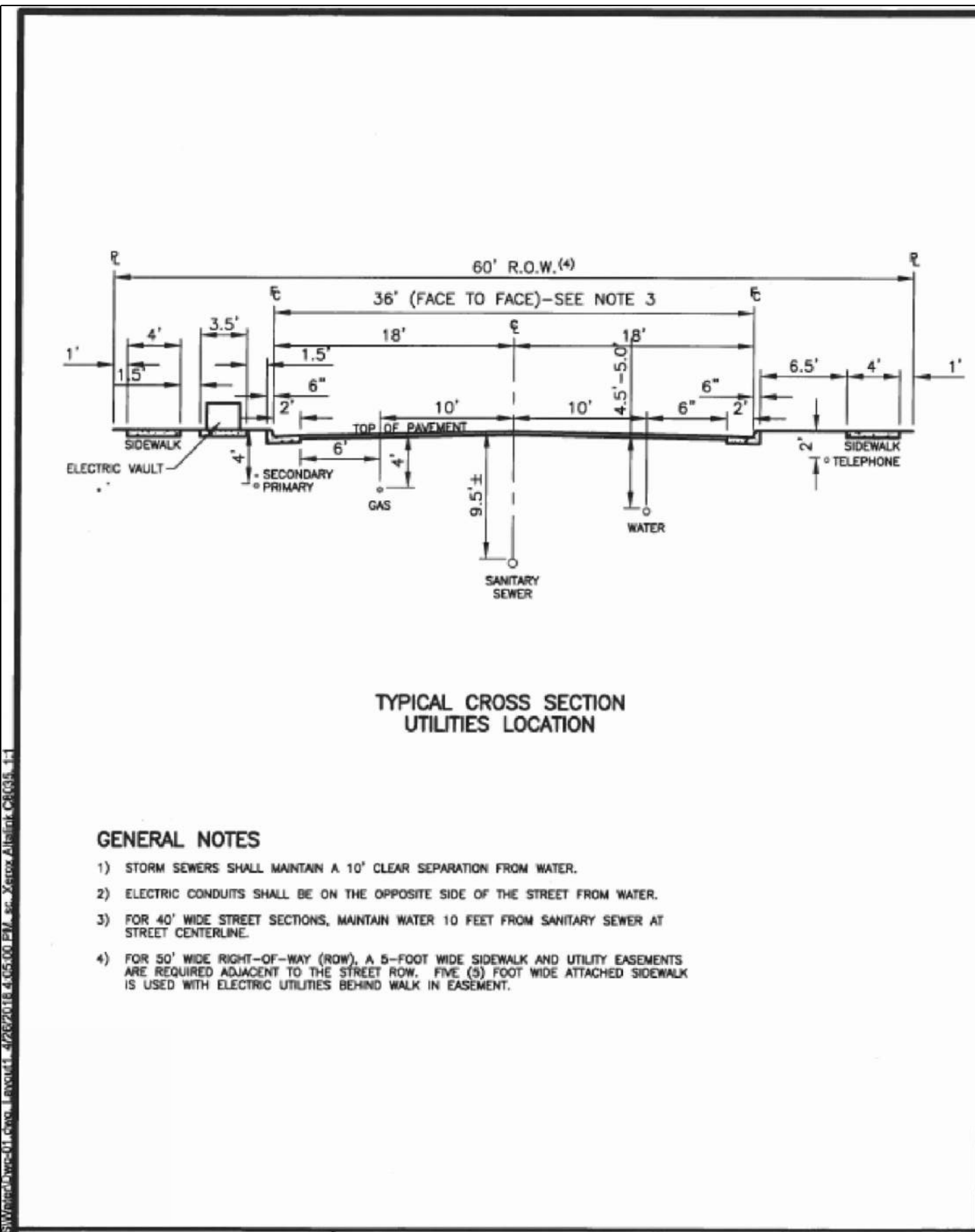
MARC A. WHORTON, COLORADO P.E. #37155 DATE



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)	(V) 1" = N/A	JOB NO. 1308-01



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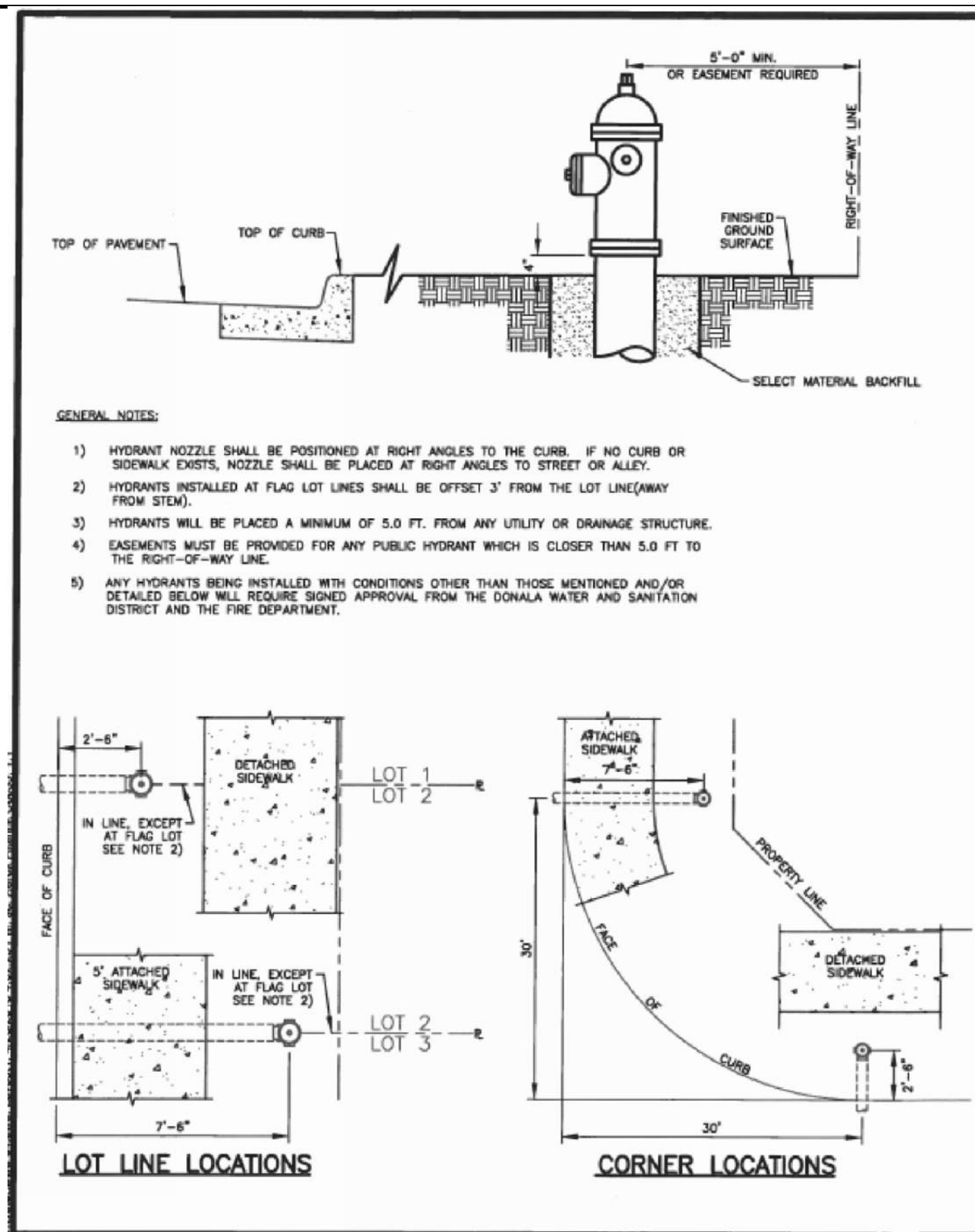


TYPICAL UTILITIES LOCATION

DONAL WATER & SANITATION DISTRICT

DRAWN: DAB REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: 1" = 10'

W-1

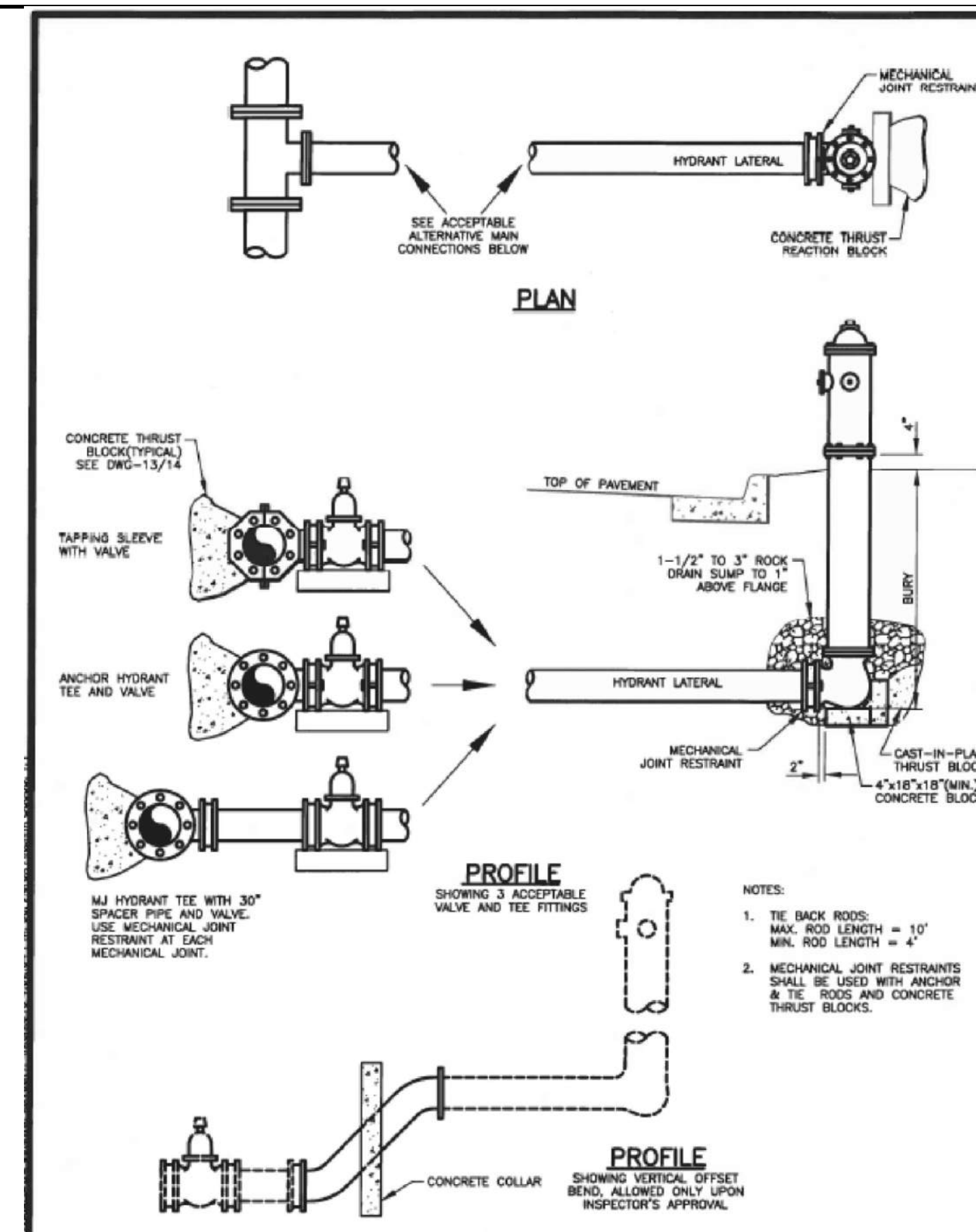


FIRE HYDRANT LOCATIONS

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-4

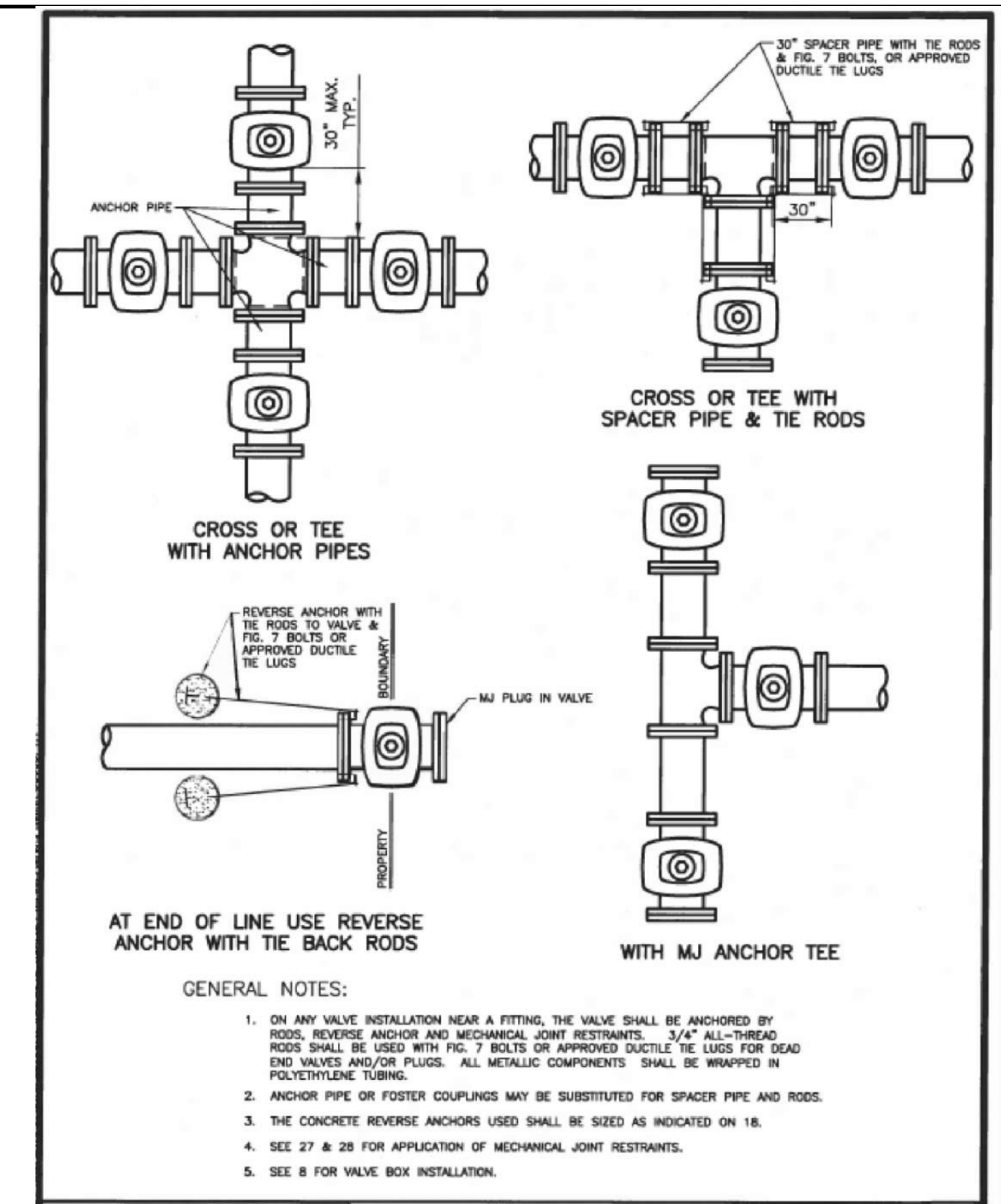


FIRE HYDRANT INSTALLATION

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-5

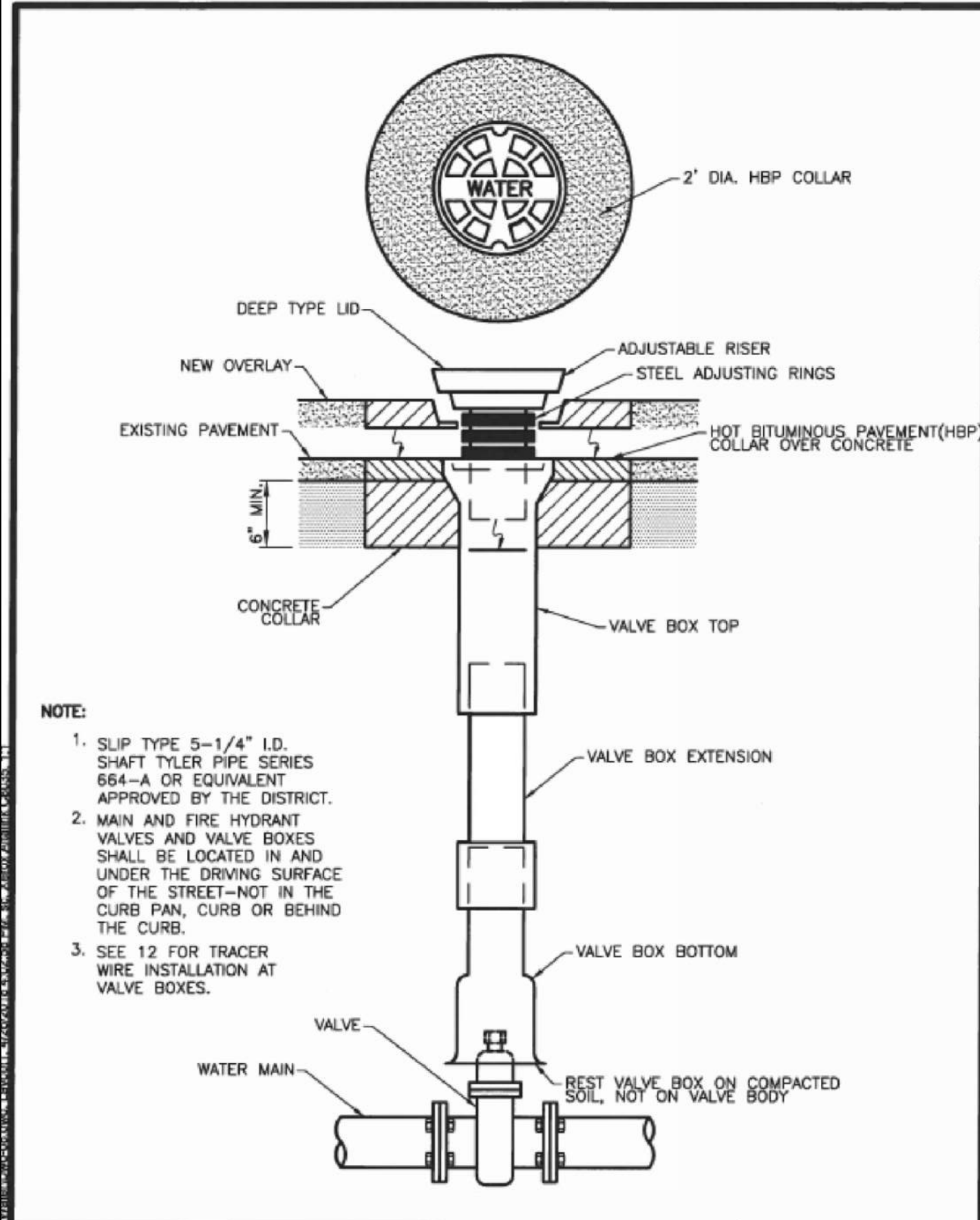


VALVE INSTALLATION & LOCATION

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-7

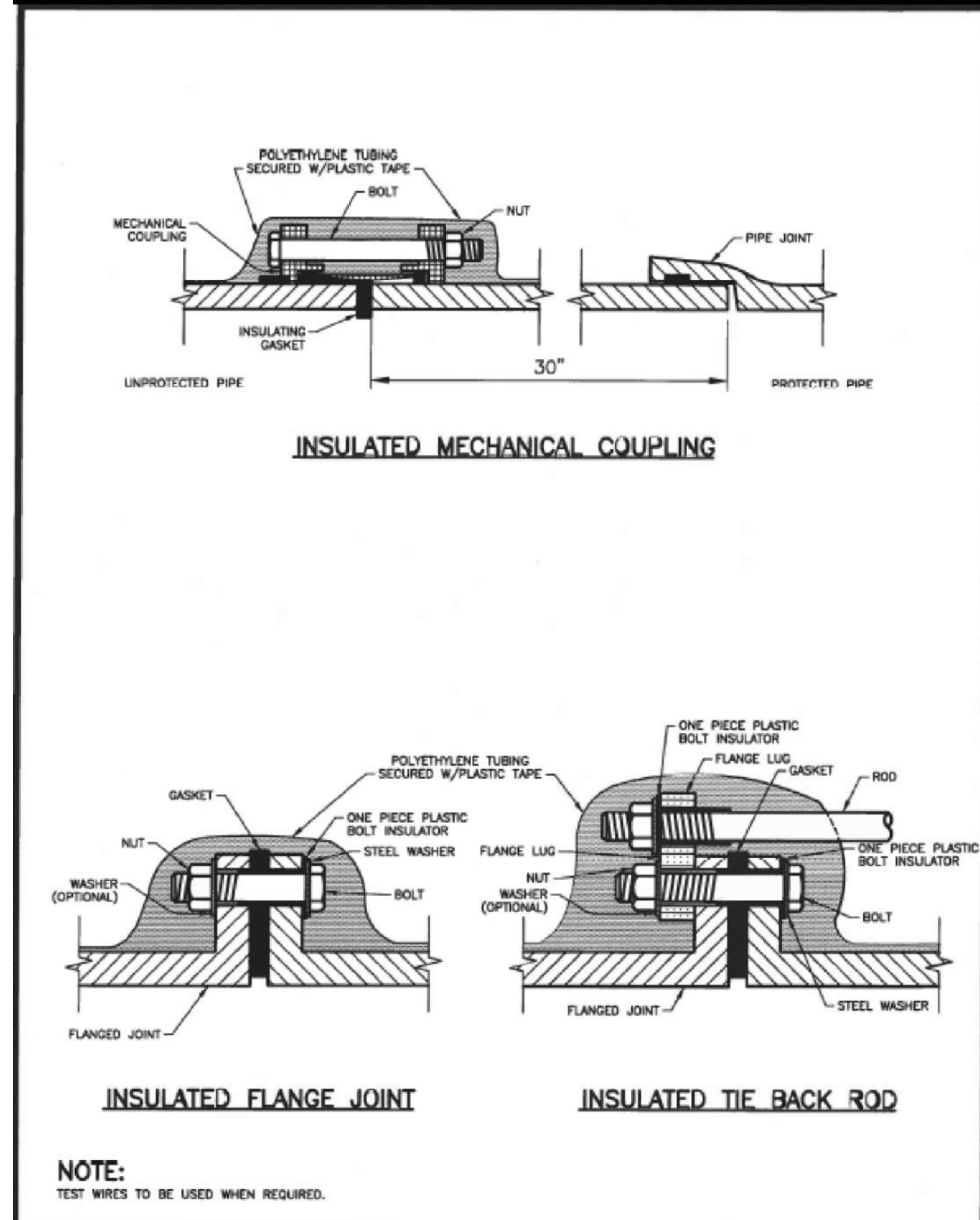


VALVE BOX INSTALLATION

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-8

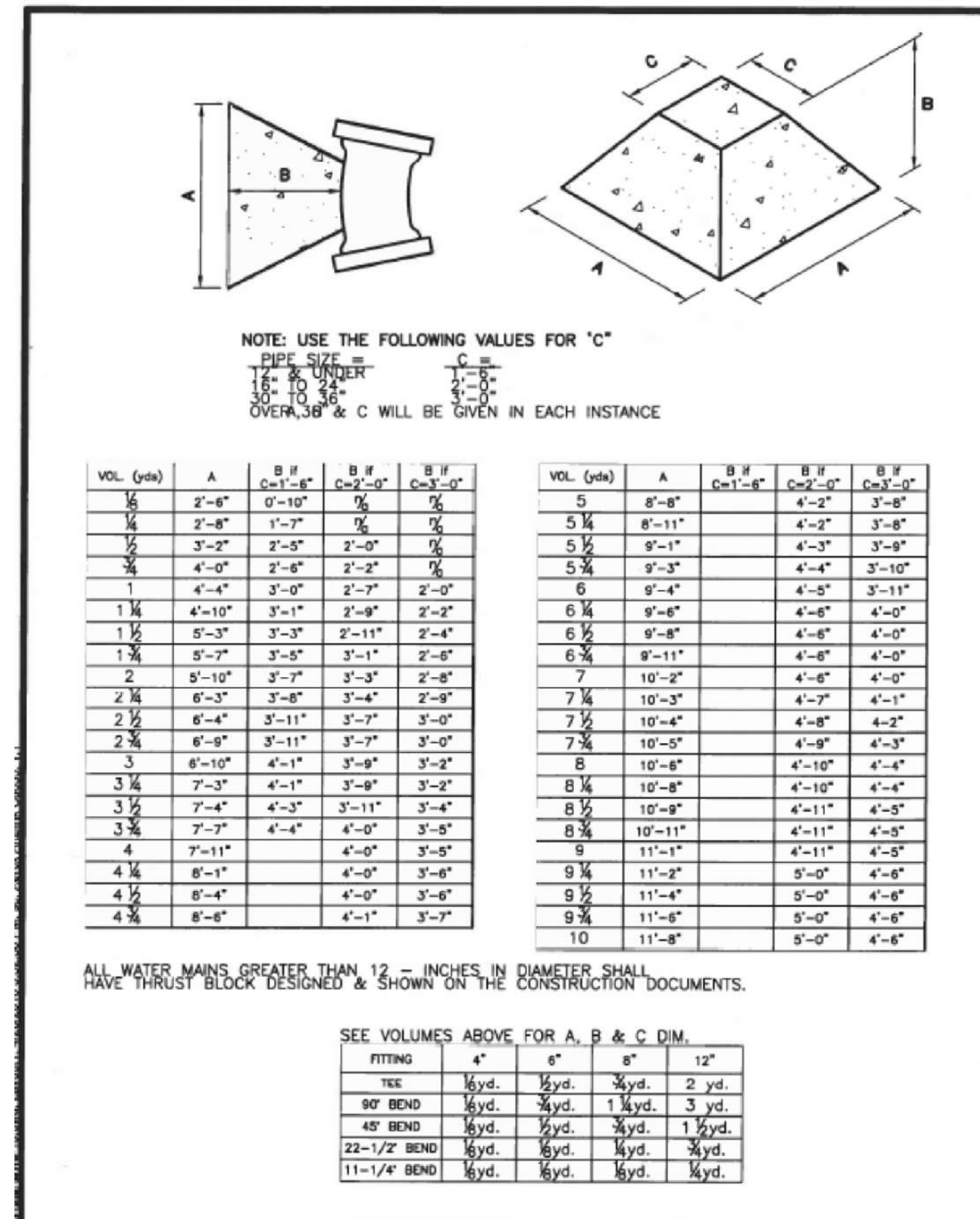


INSULATOR INSTALLATION

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-11

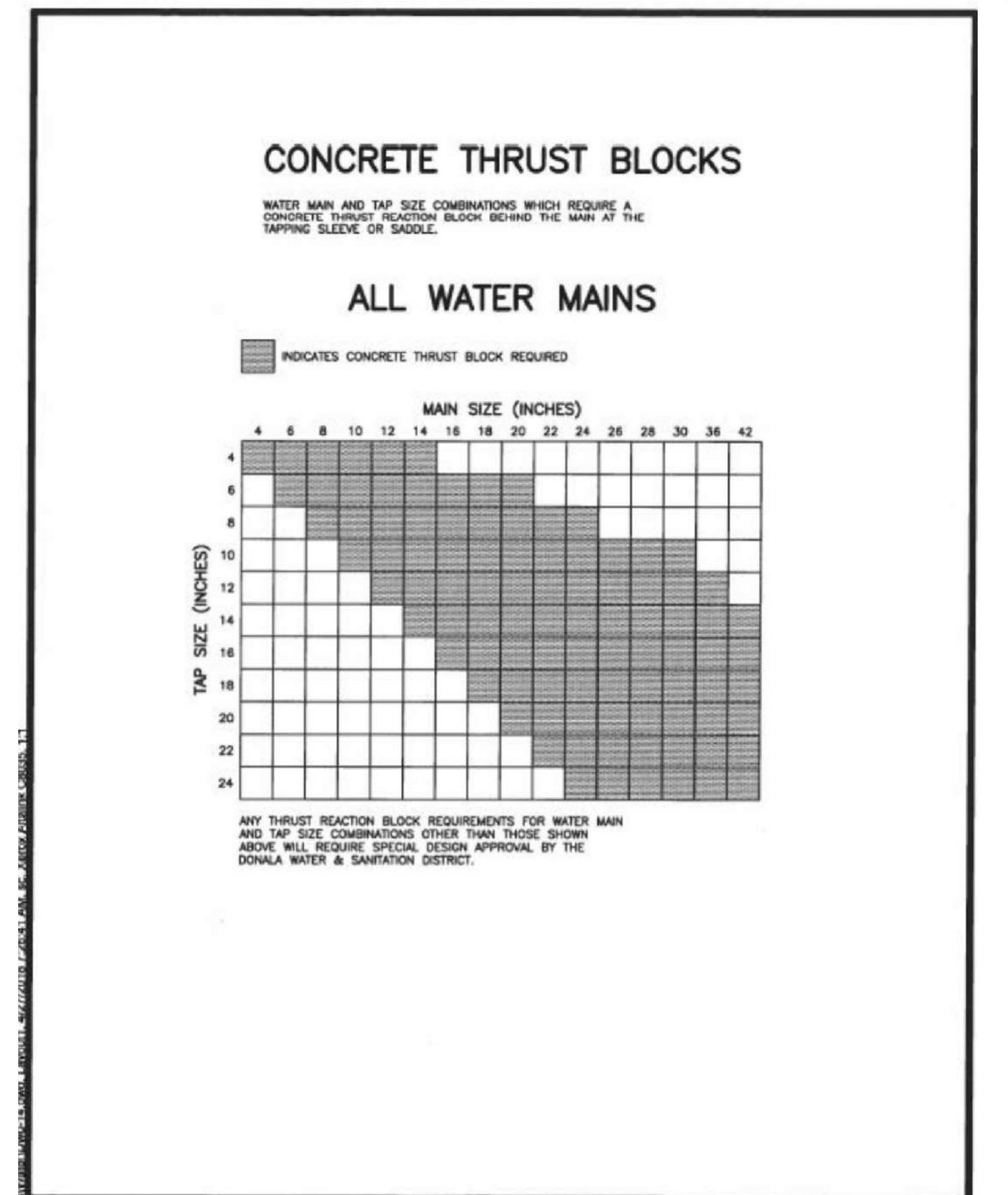


THRUST BLOCK DATA

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-13



THRUST BLOCKS REQUIRED FOR TAPS

DONAL WATER & SANITATION DISTRICT

DRAWN: GSM REVISIONS: NONE
DATE: JAN. 04 REVISIONS: NONE
SCALE: NONE

W-14

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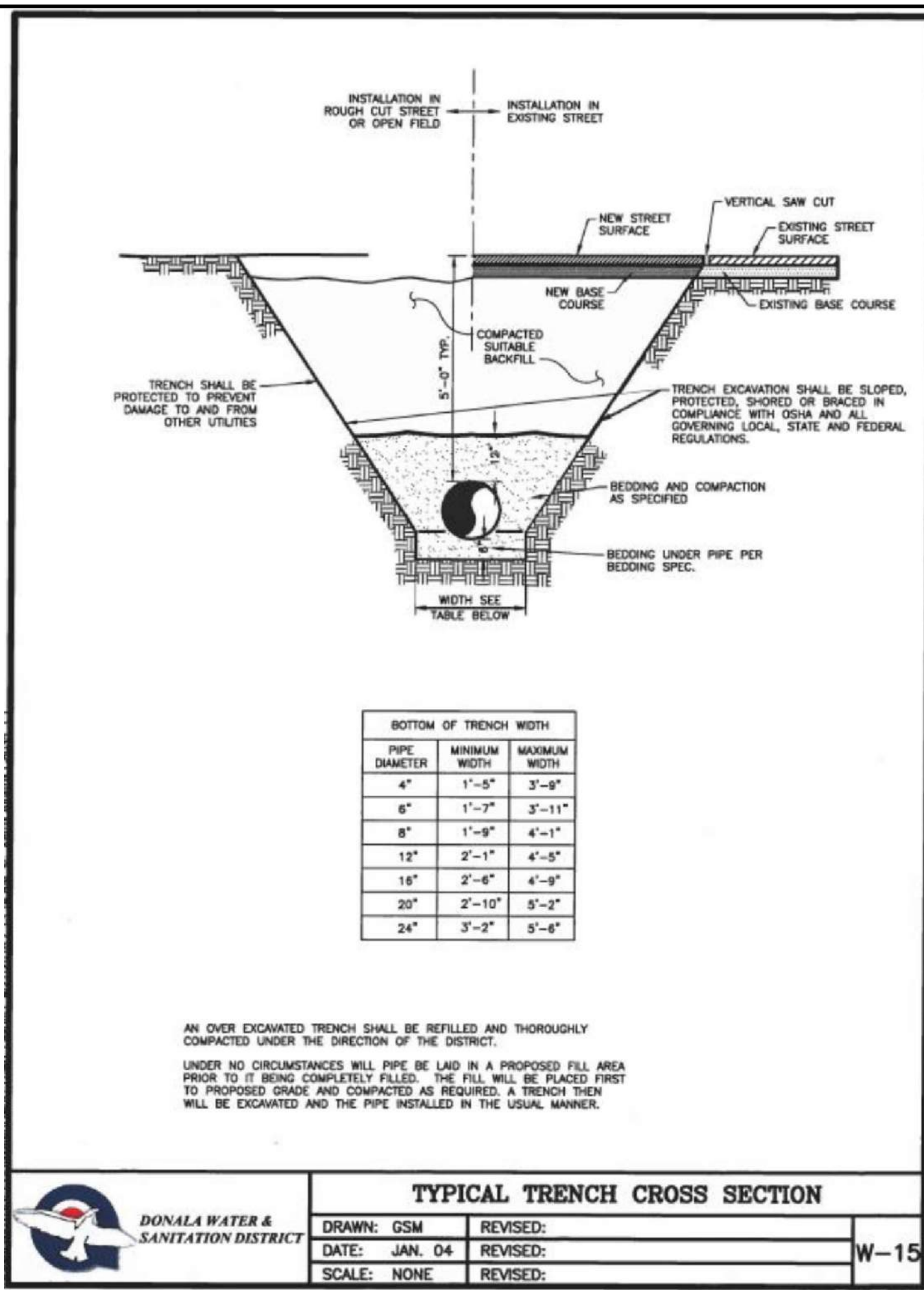
MARC A. WHORTON, COLORADO P.E. #37155 DATE

URBAN LANDING FILING NO. 1
UTILITY PLANS
DETAILS

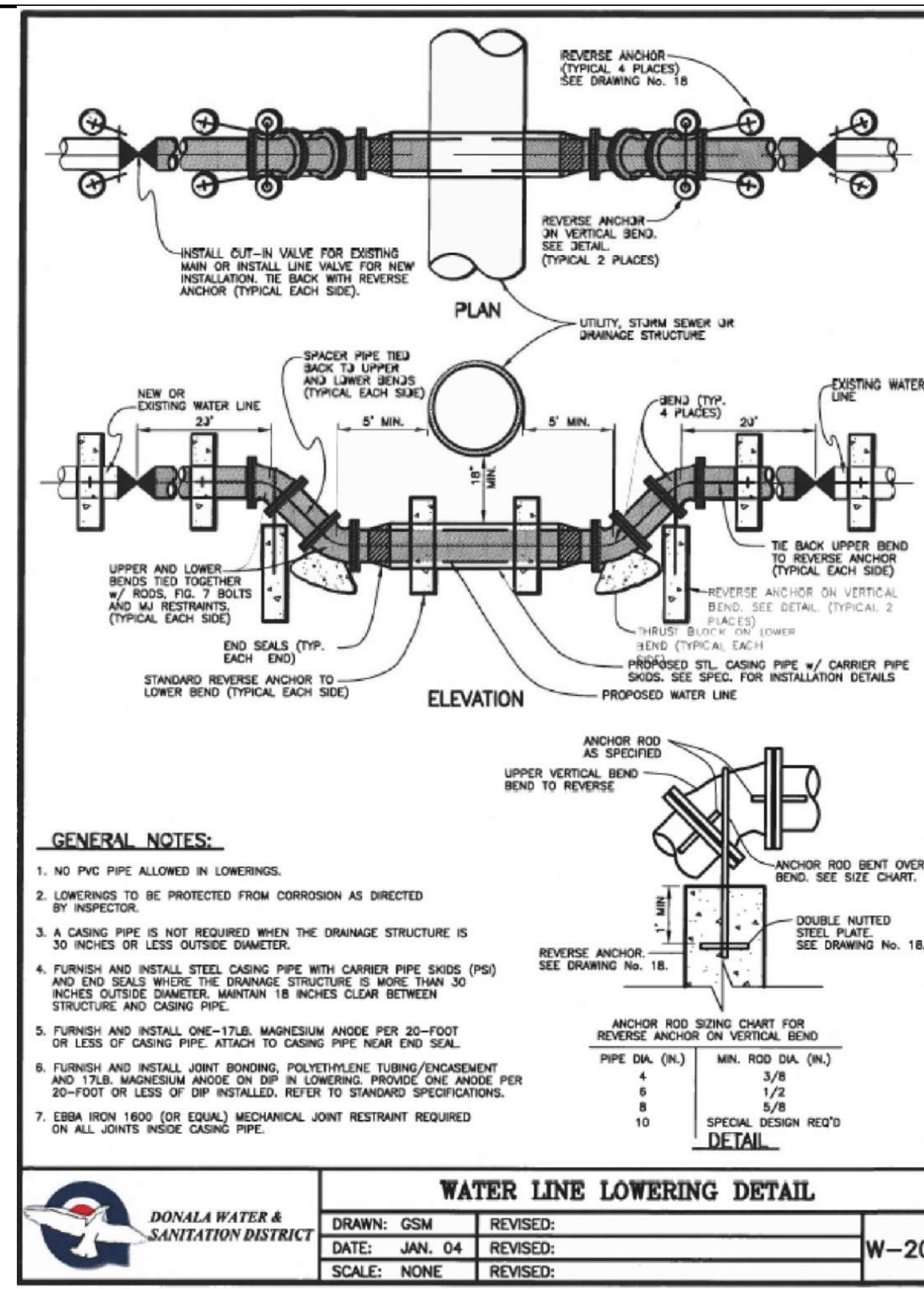
DESIGNED BY KES SCALE DATE 11-25-24
DRAWN BY KES (H) 1"= N/A SHEET 5 OF 7
CHECKED BY (V) 1"= N/A JOB NO. 1308.01

CLASSIC CONSULTING

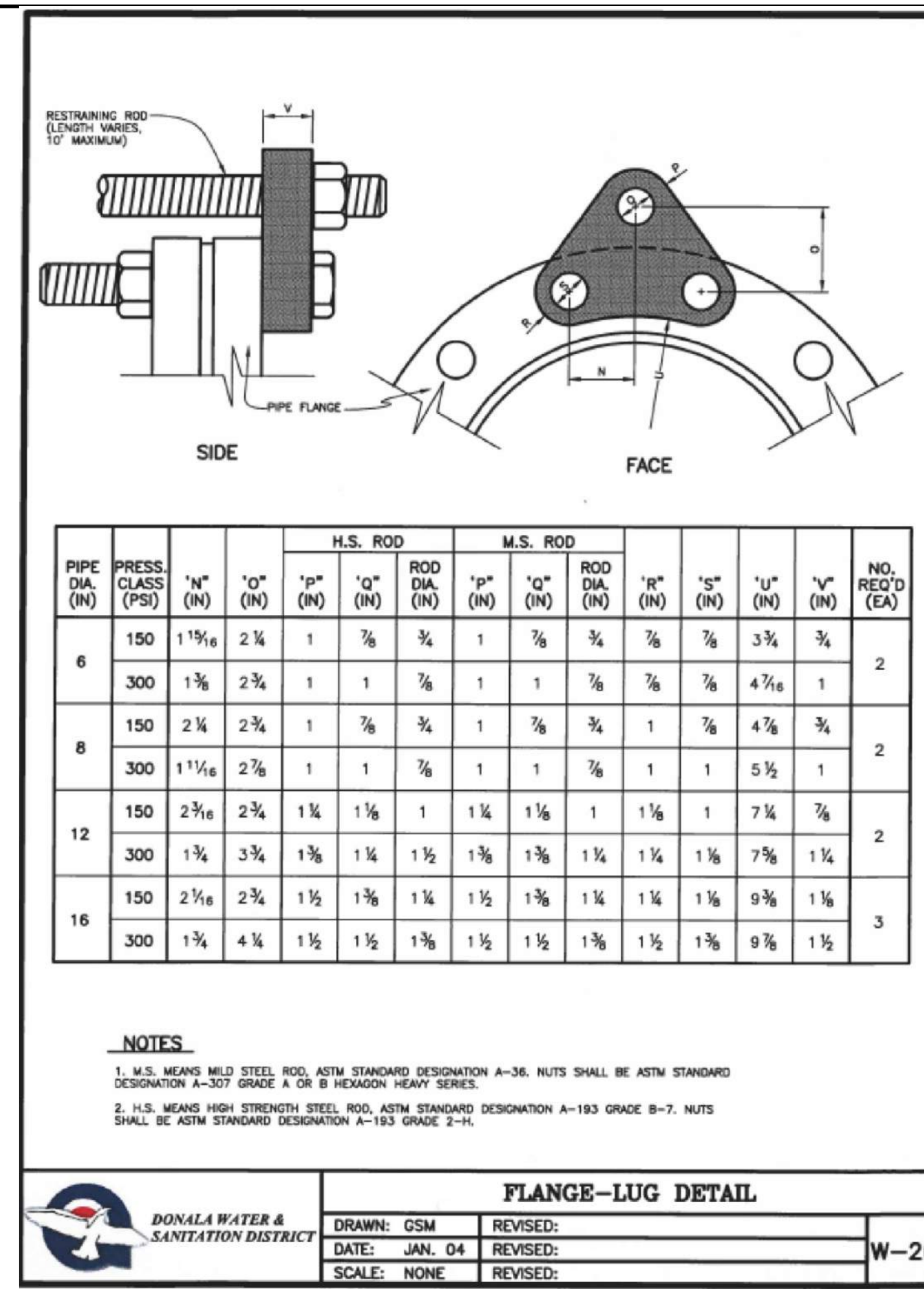
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



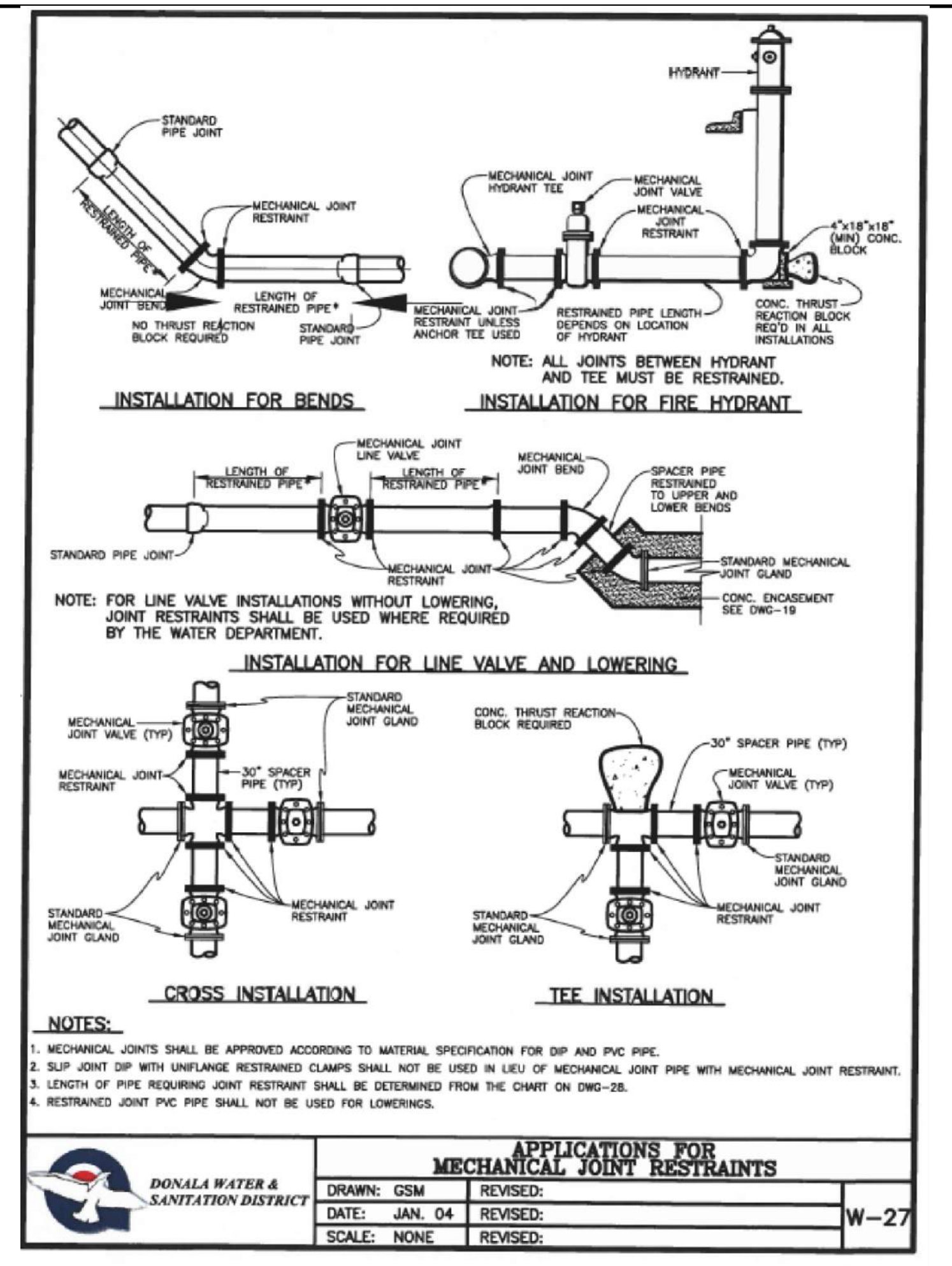
TYPICAL TRENCH CROSS SECTION		
DRAWN: GSM	REVISED:	W-15
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	



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

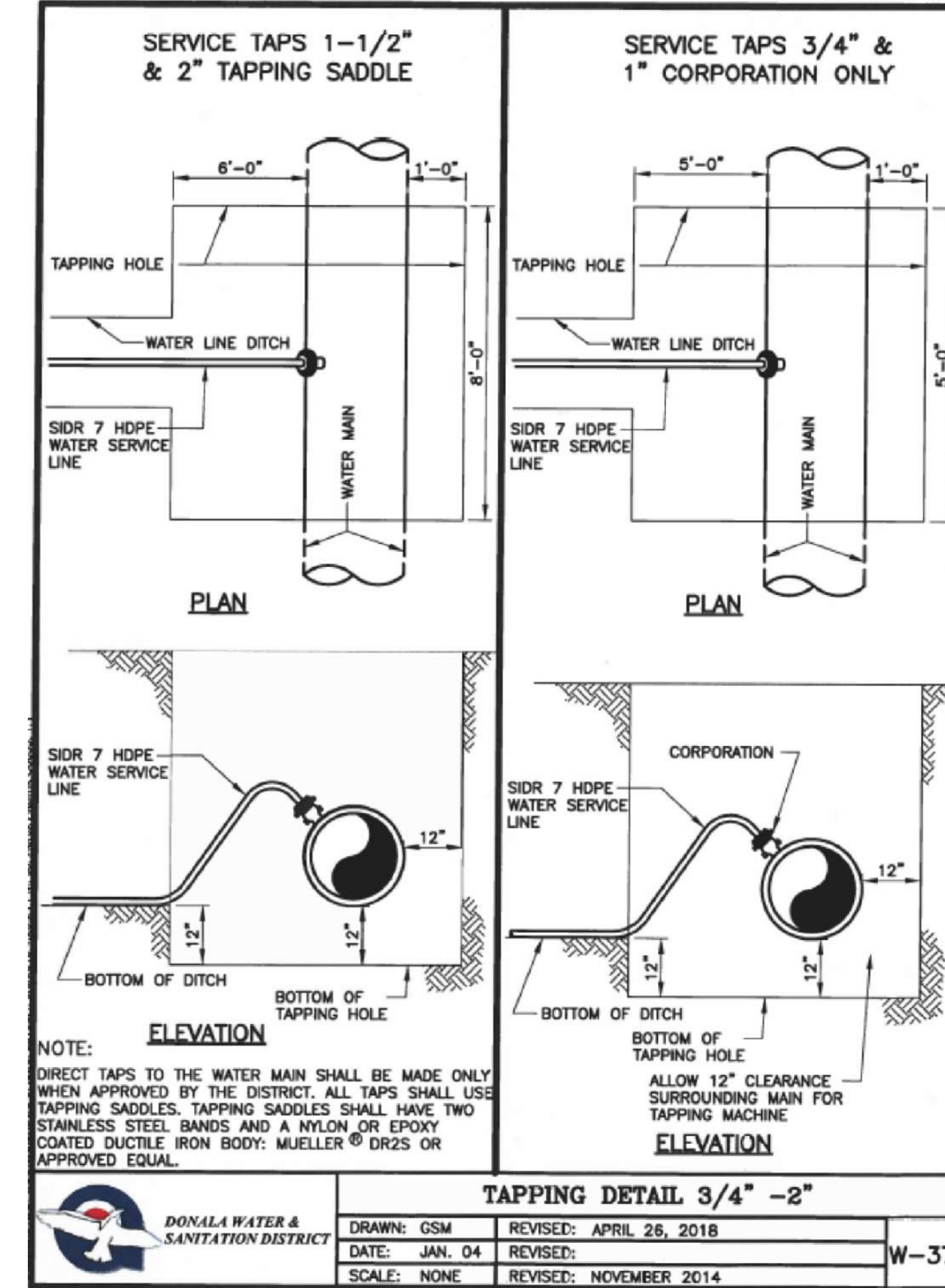


FLANGE-LUG DETAIL		
DRAWN: GSM	REVISED:	W-26
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	

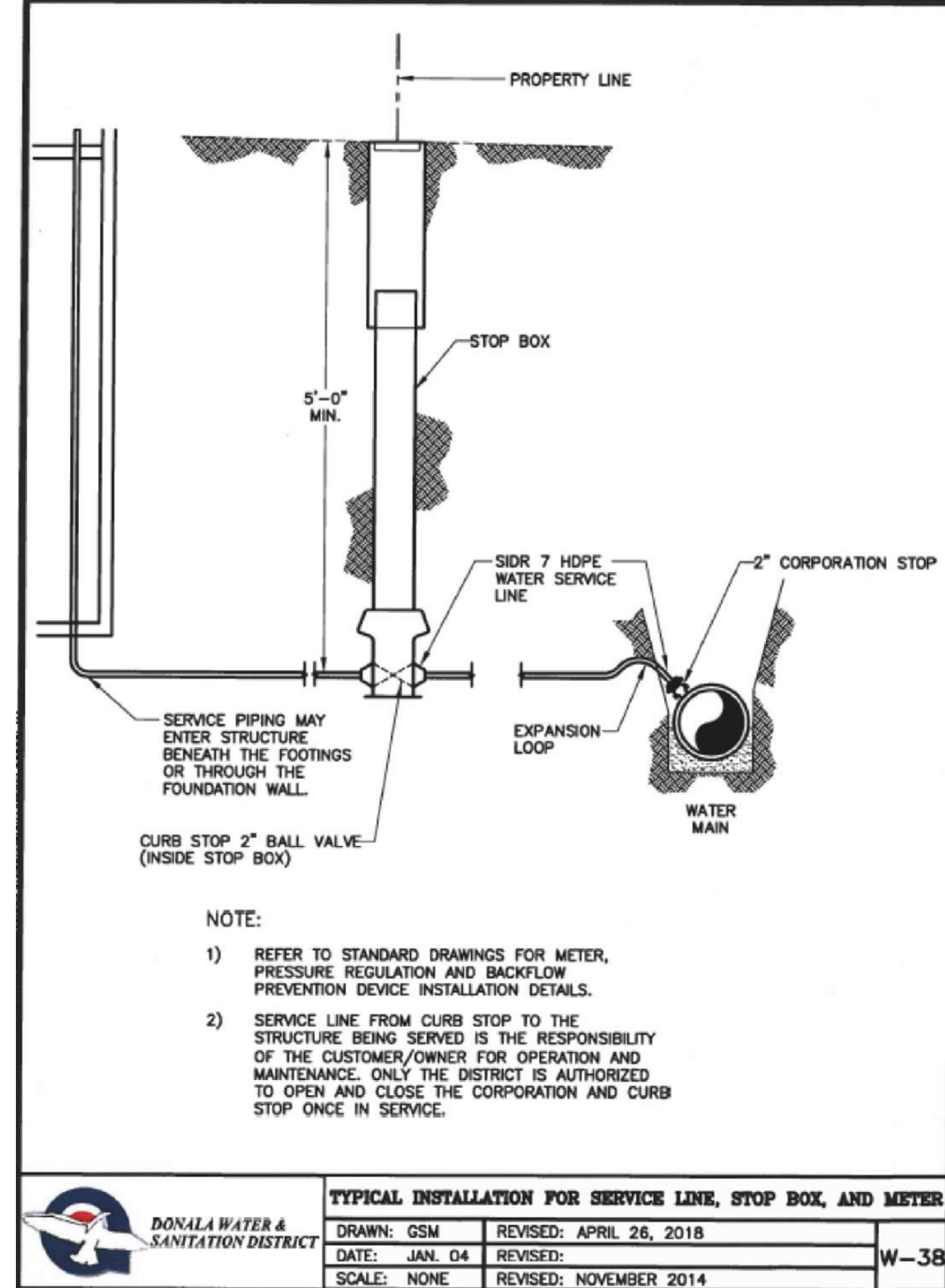


APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS		
DRAWN: GSM	REVISED:	W-27
DATE: JAN. 04	REVISED:	
SCALE: NONE	REVISED:	

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.

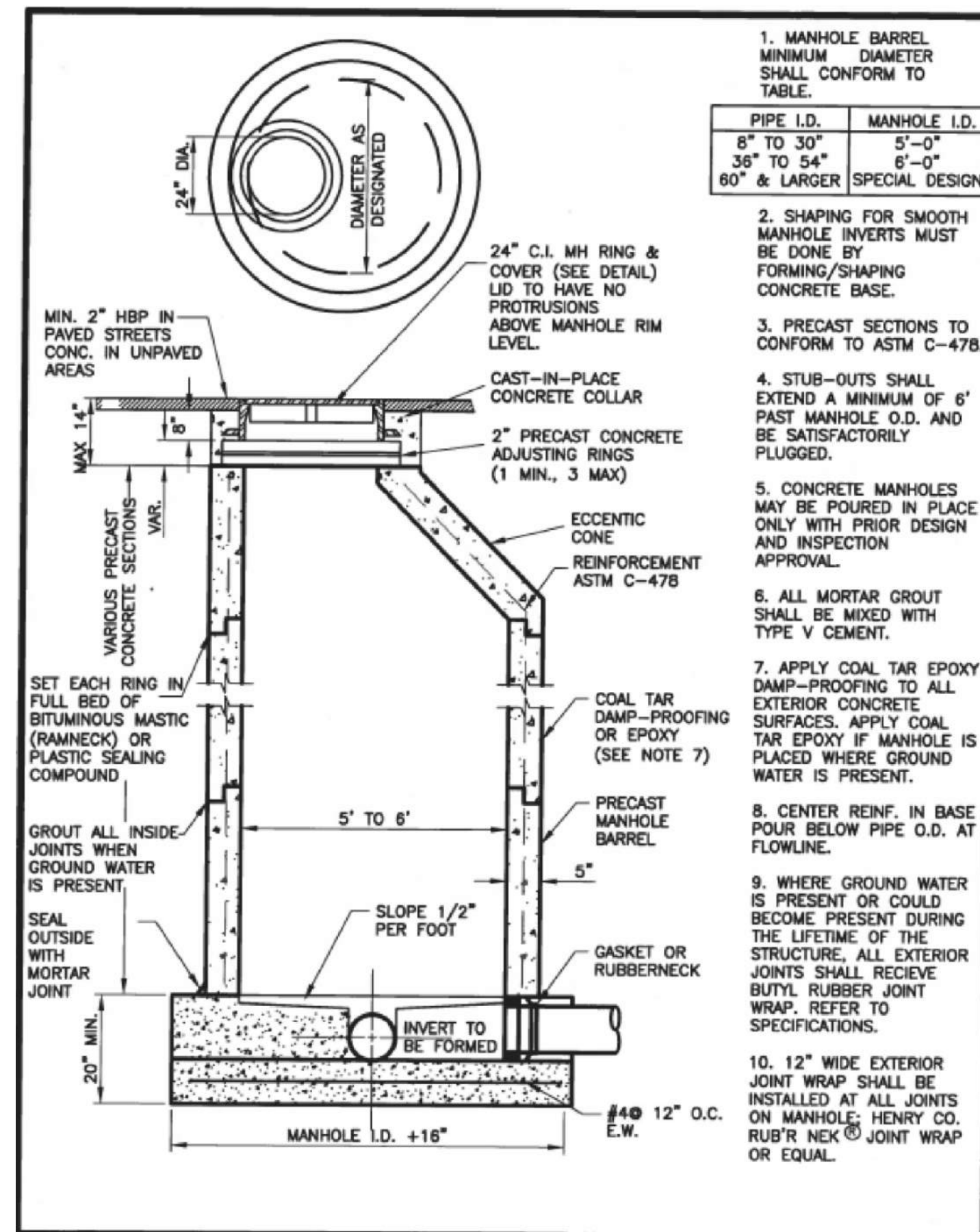
NO. REVISION	DATE	REVIEW:
		PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
		MARC A. WHORTON, COLORADO P.E. #37155

DESIGNED BY	KES	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	

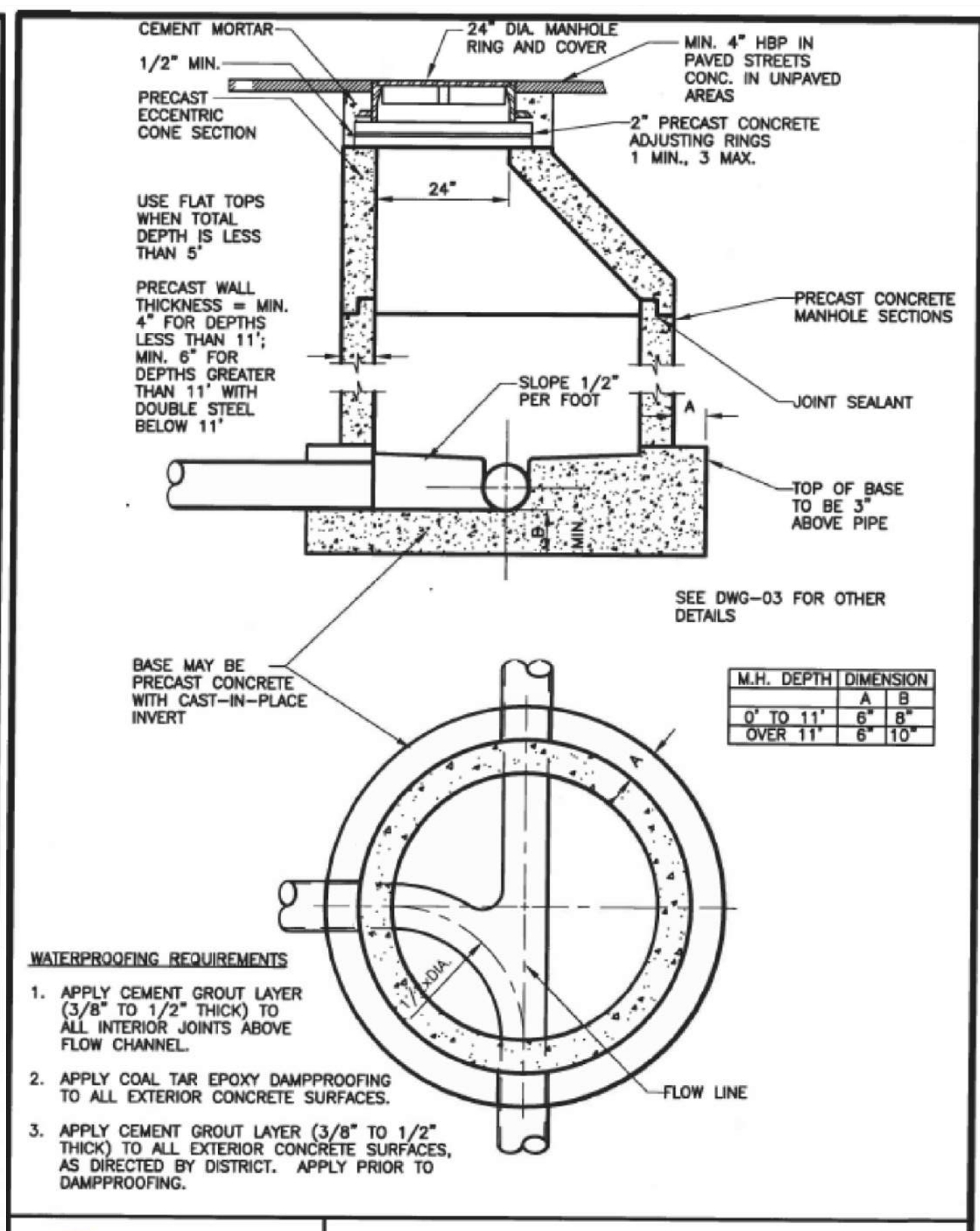


URBAN LANDING FILING NO. 1
UTILITY PLANS
DETAILS

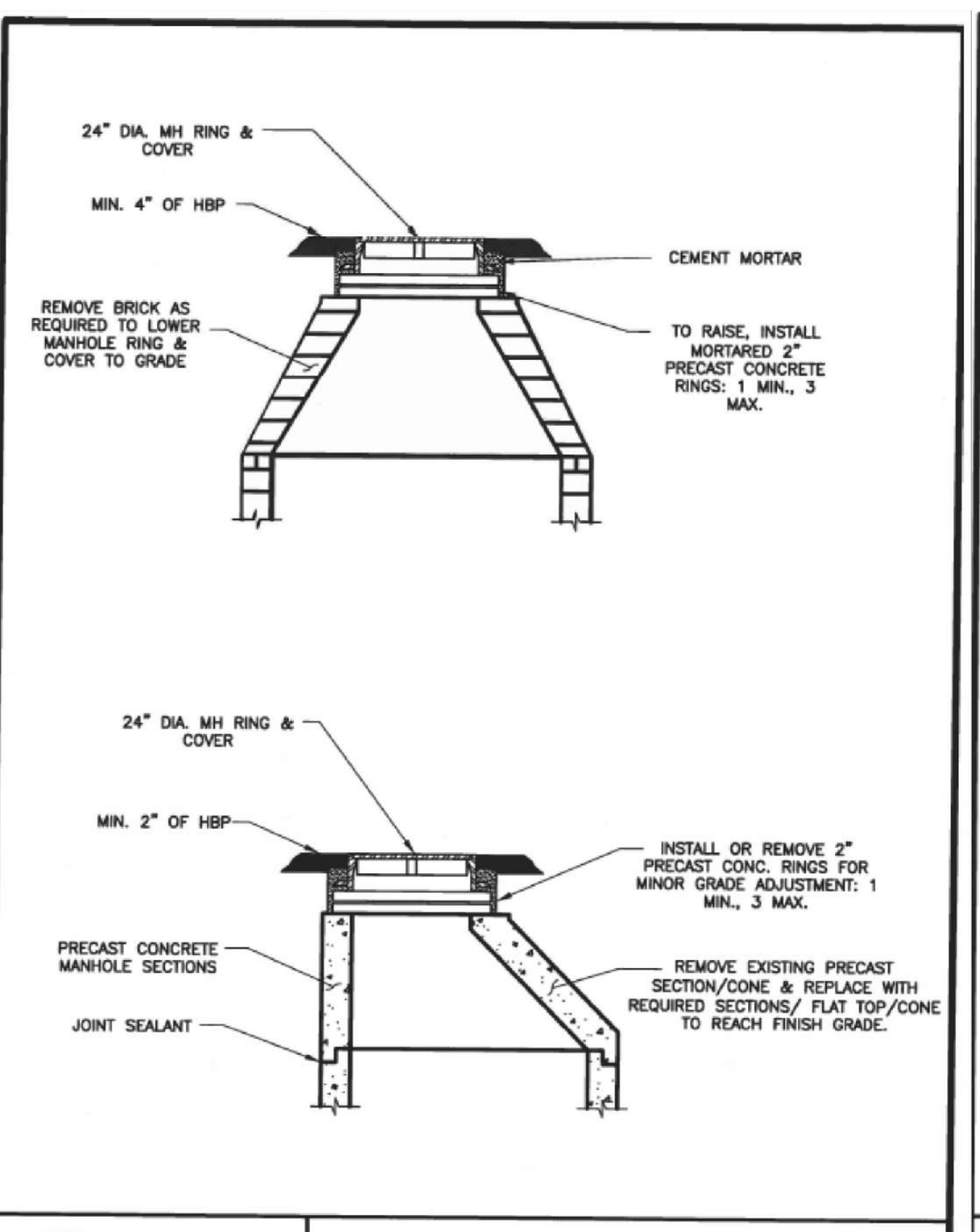




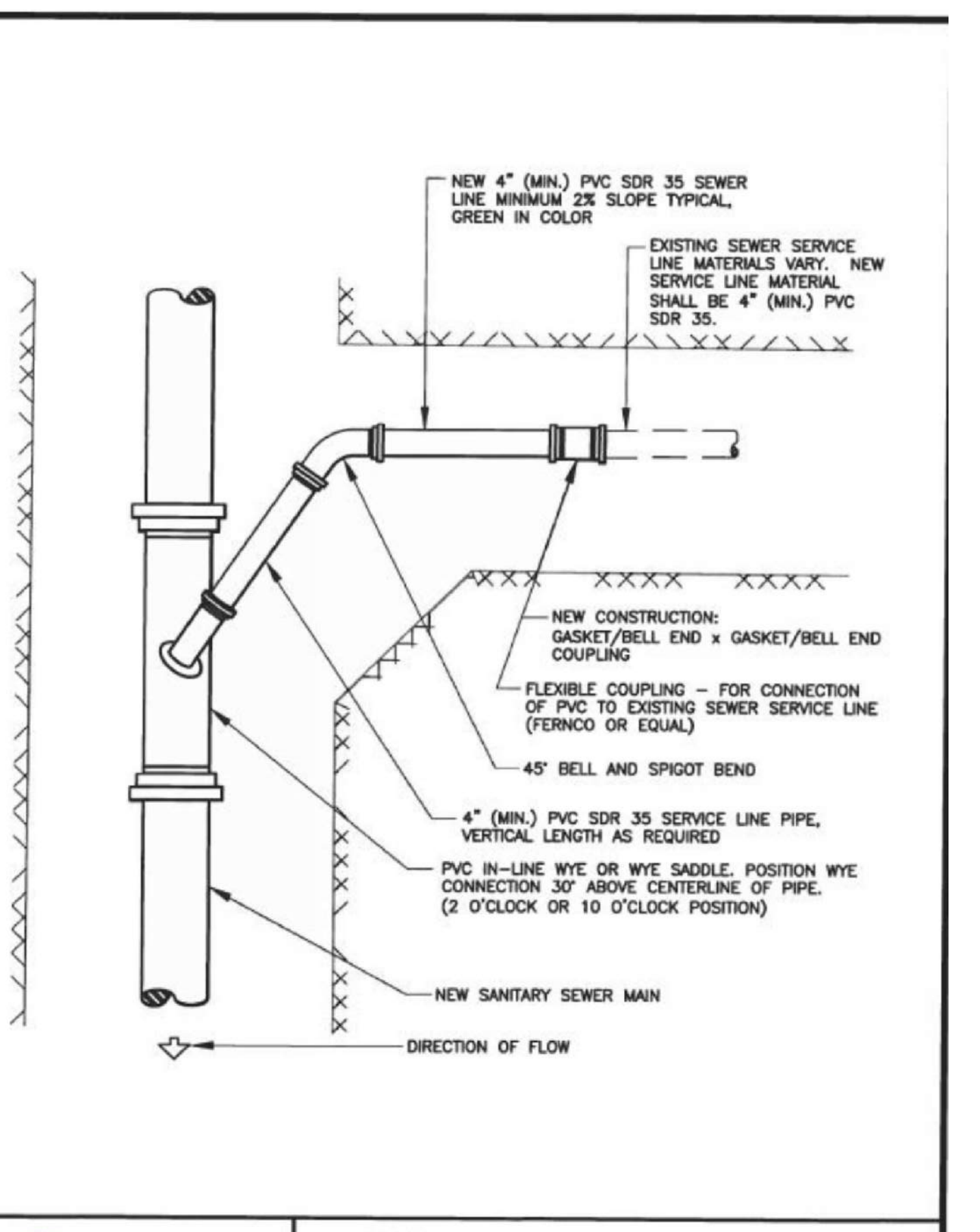
PRECAST MANHOLE			
DRAWN: GSM	REVISED: MAY 2018		
DATE: JAN. 04	REVISED:		WW-3
SCALE: NONE	REVISED:		



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



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



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

N:\130801\DRAWINGS\CONSTRUCTION\UTILITIES\05-07-UTIL_DETAILS.dwg, 12/19/2024, 7:35:39 AM, 1:1

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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MARC A. WHORTON, COLORADO P.E. #37155	DATE

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

CLASSIC CONSULTING