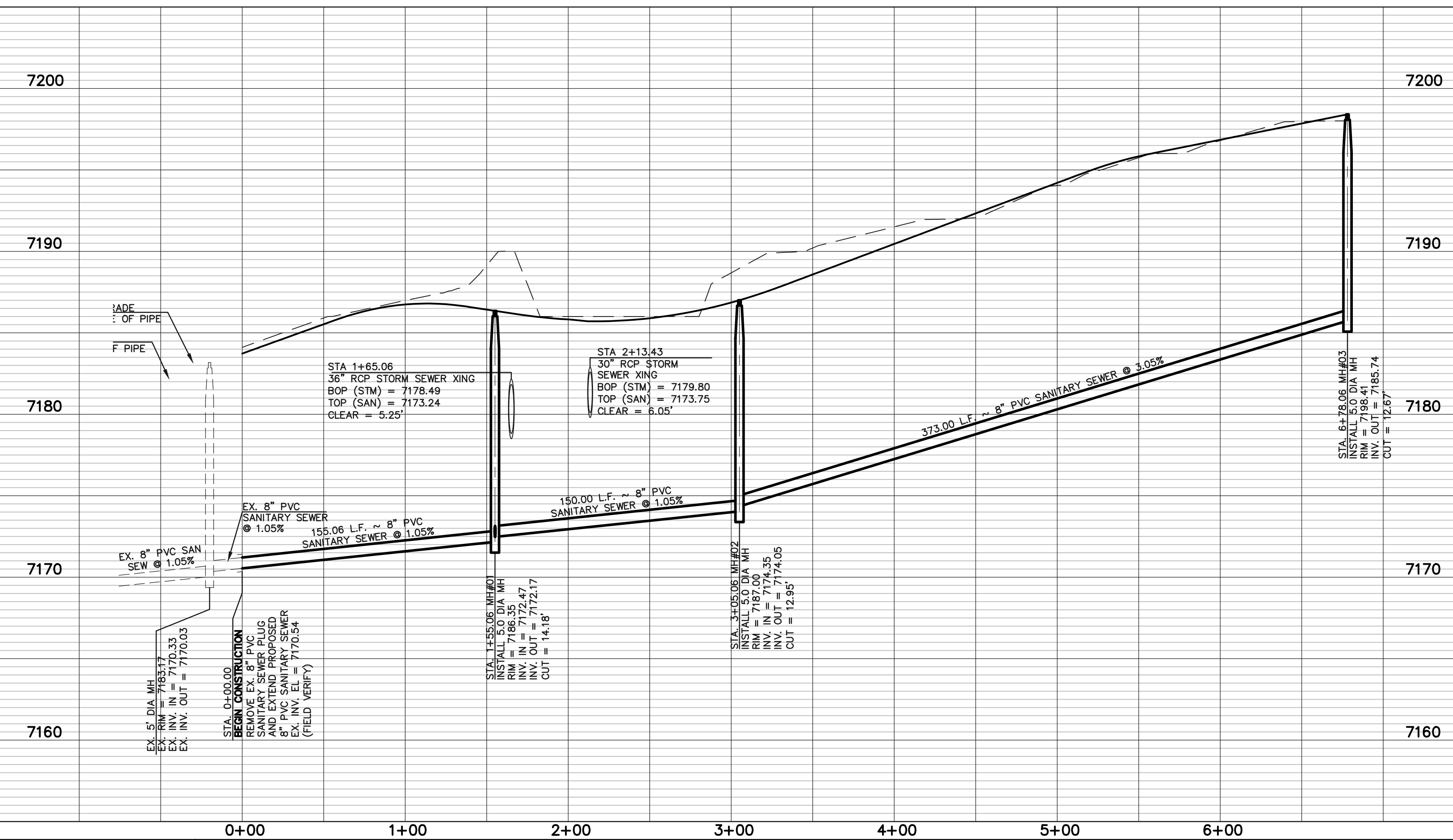


BISON VALLEY TRAIL 8" PVC PUBLIC SANITARY SEWER
 SCALE: 1" = 50'



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

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NO.	REVISION	DATE

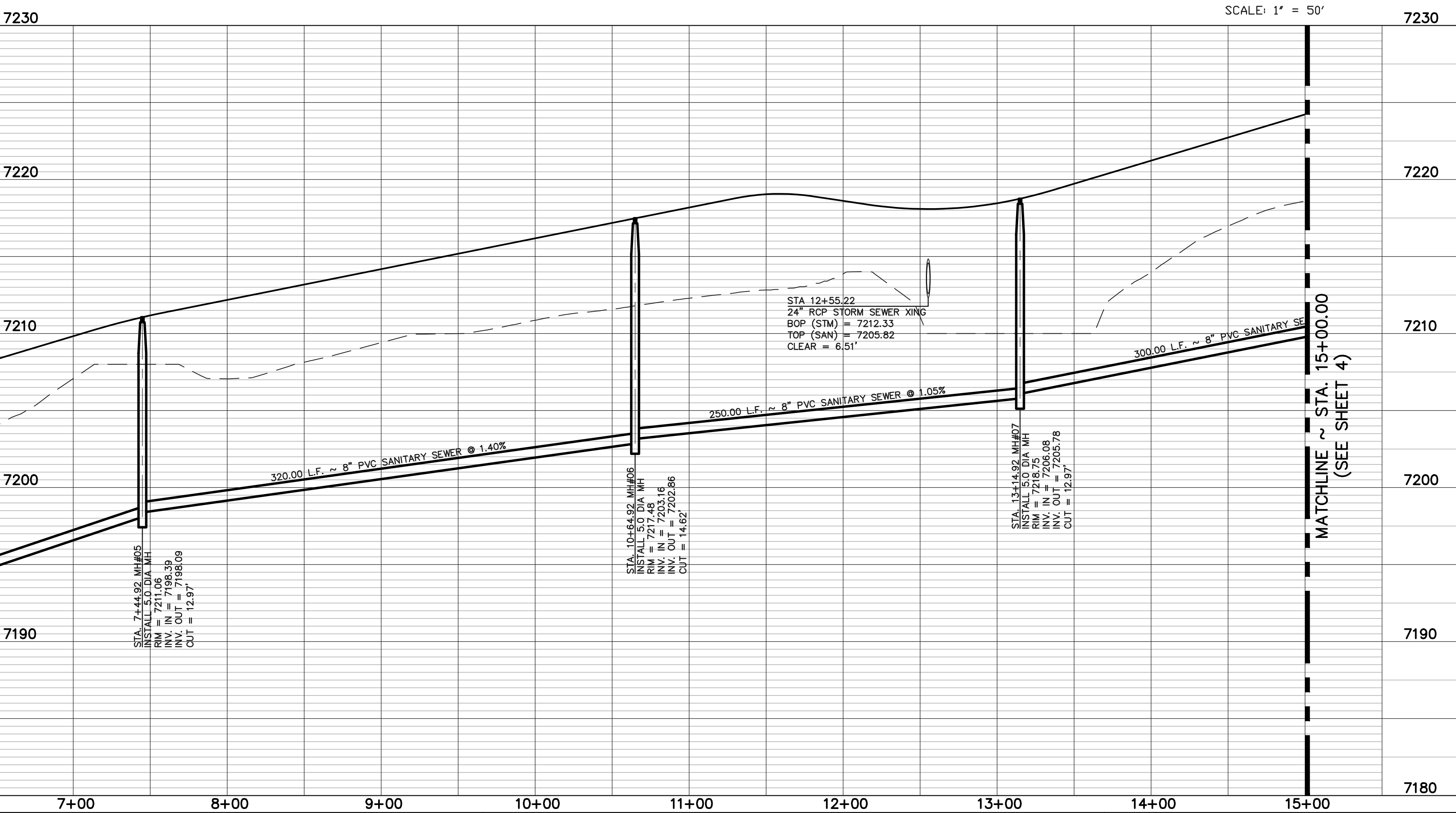
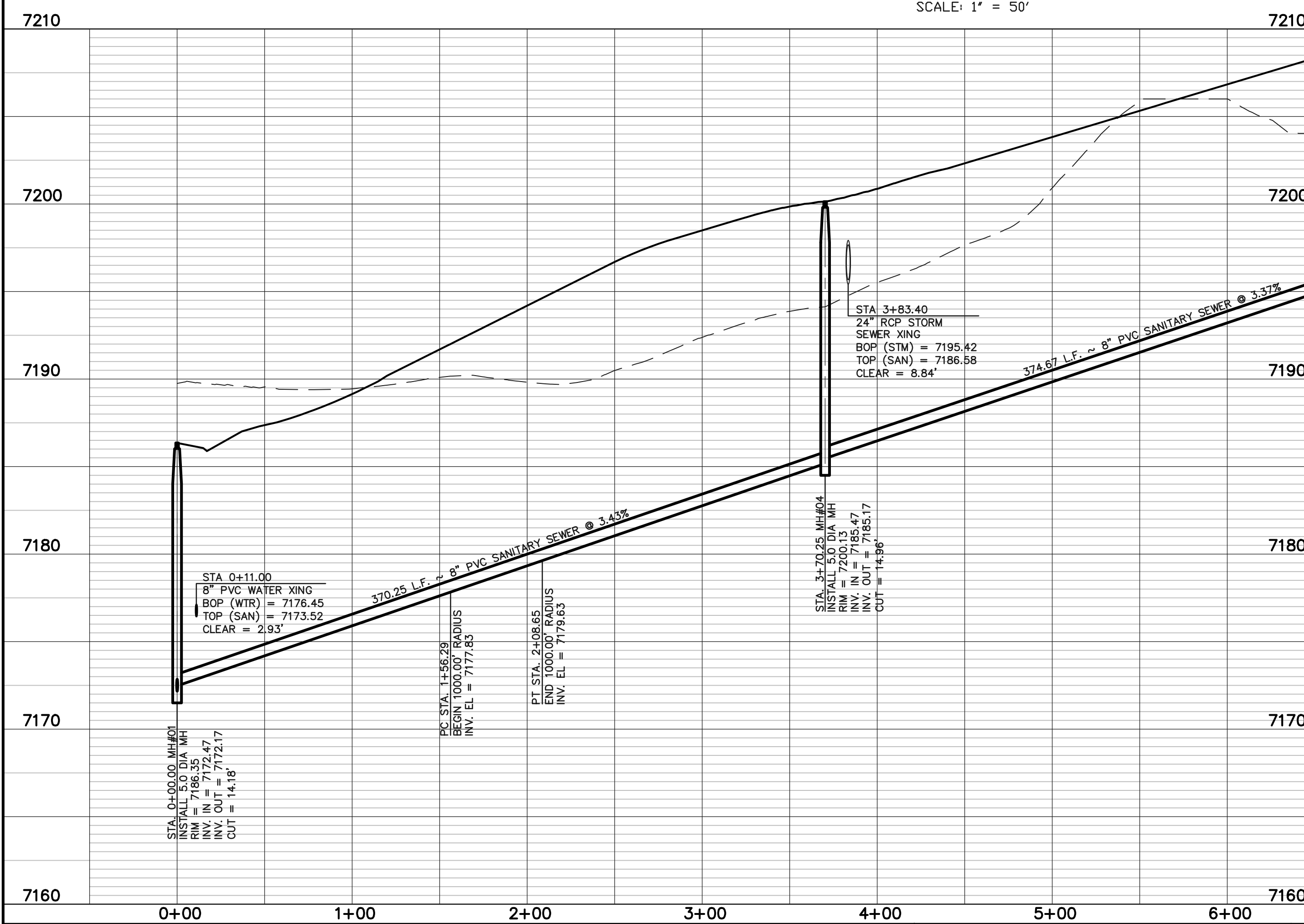
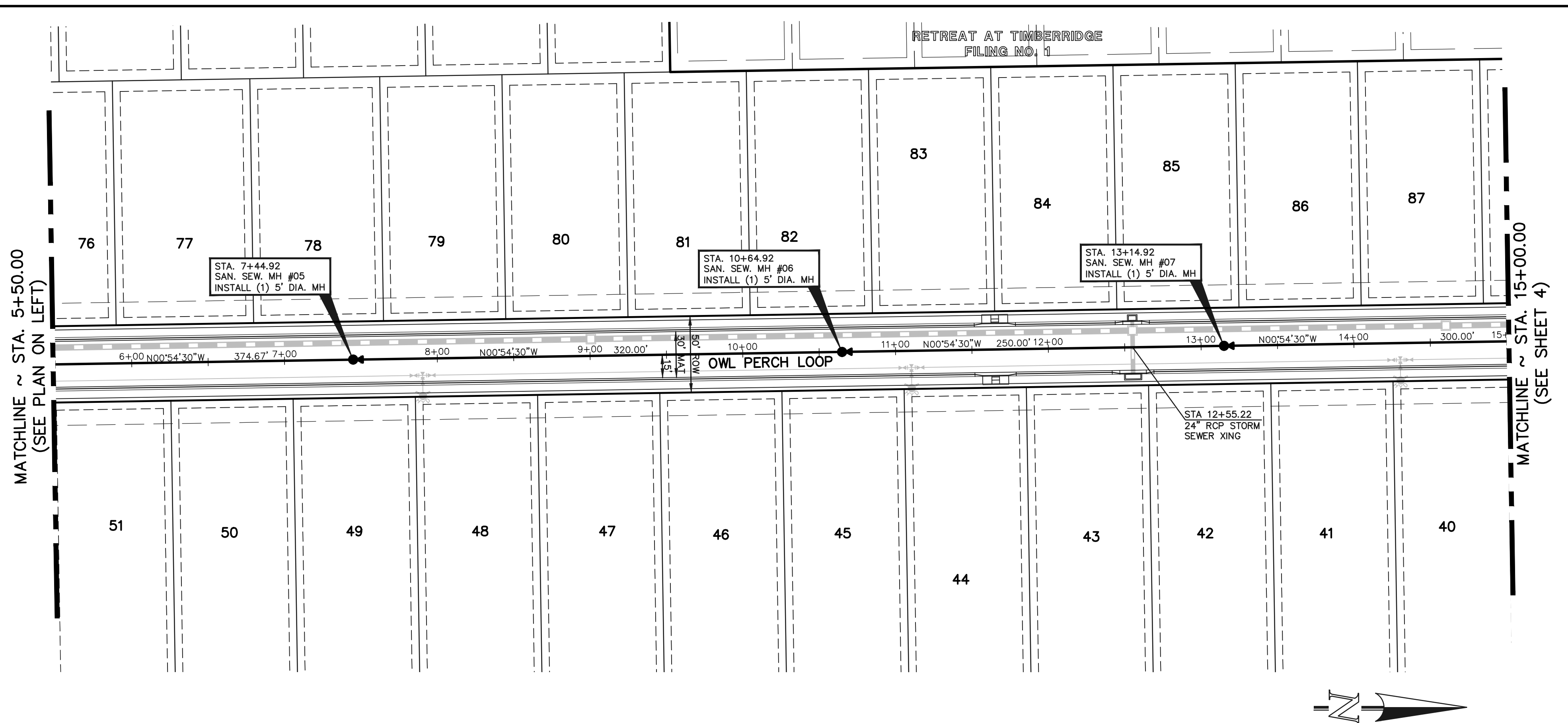
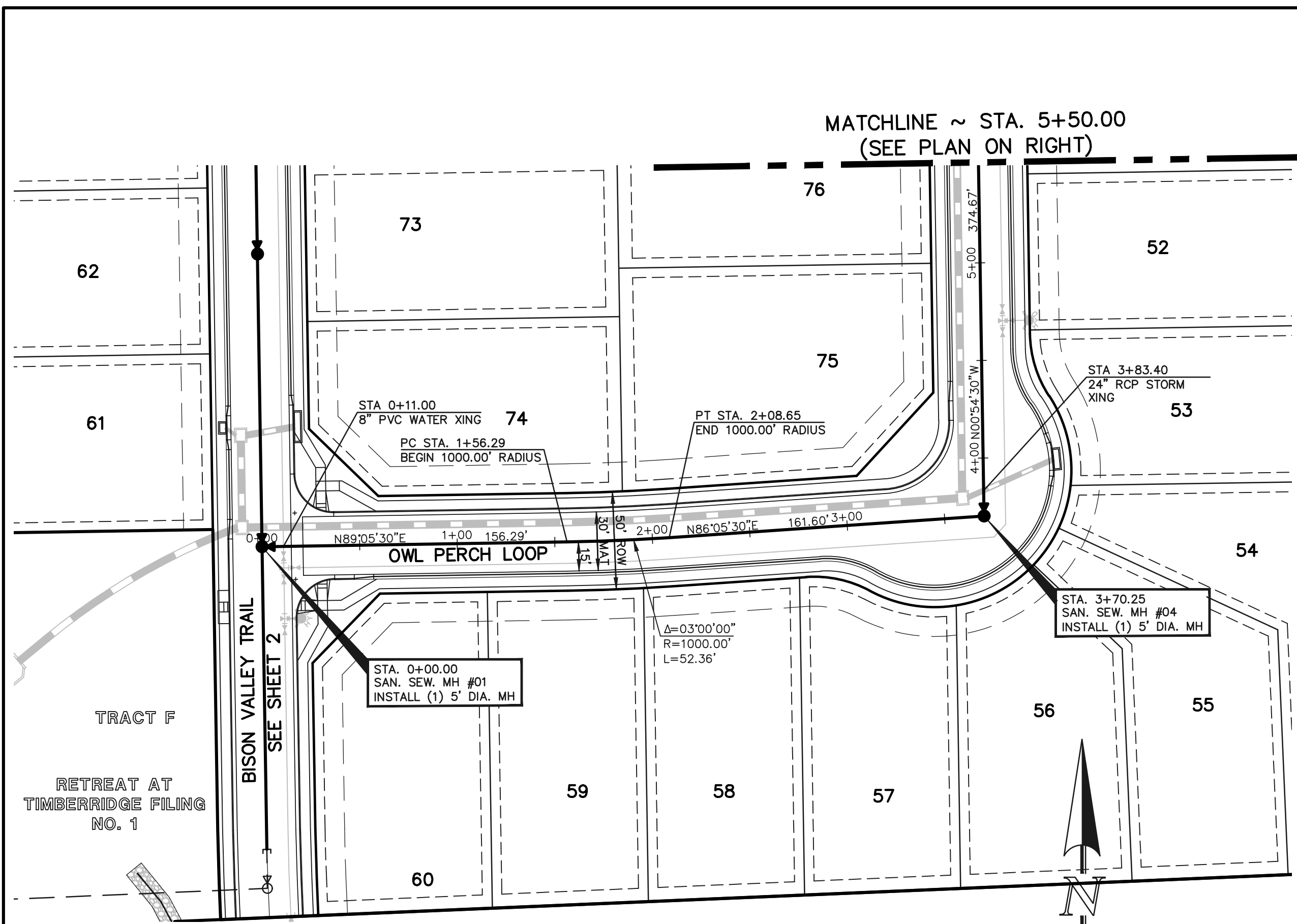
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155
 DATE: 6/10/2022

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

RETREAT AT TIMBERIDGE FILING NO. 2			
UTILITY CONSTRUCTION PLANS			
8" PVC PUBLIC SANITARY SEWER PLANS			
BISON VALLEY TRAIL			
DESIGNED BY	PRA	SCALE	DATE 04-29-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET 2 OF 10
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20

N:\118520\DRAWINGS\CONSTRUCTION UTILITIES\02-118520-SAN-01.dwg, 6/10/2022, 2:58:57 PM, 1:1



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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

6/10/2022

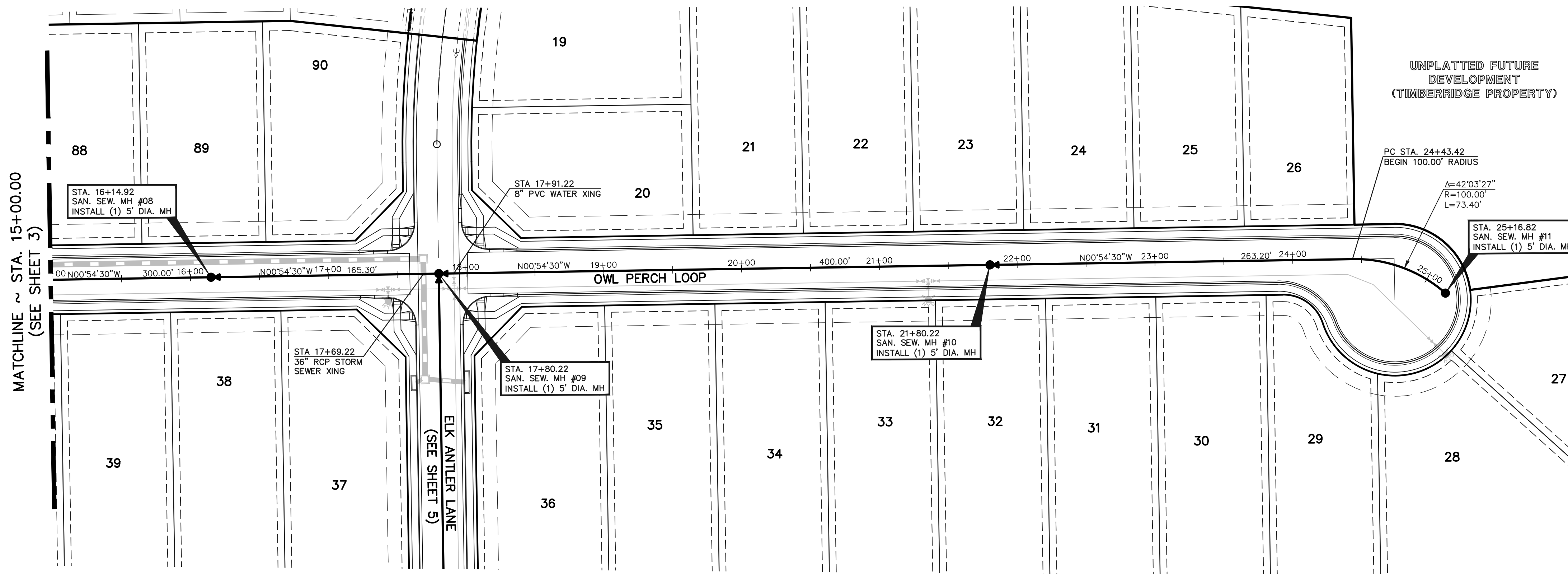
RETREAT AT TIMBERIDGE FILING NO. 2
UTILITY CONSTRUCTION PLANS
8" PVC PUBLIC SANITARY SEWER PLANS
OWL PERCH LOOP

DESIGNED BY: PRA
DRAWN BY: PRA
CHECKED BY: (V)

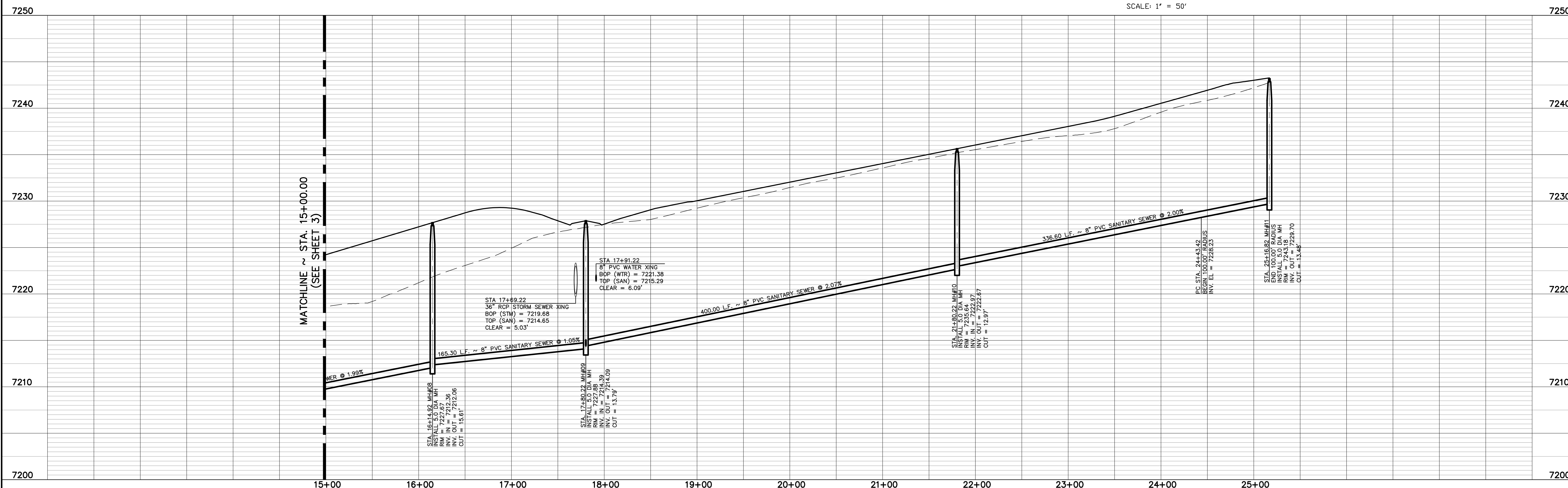
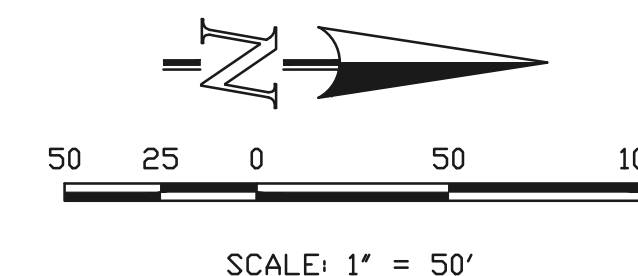
SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 04-29-21
SHEET 3 OF 10
JOB NO. 1185.20

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OWL PERCH LOOP 8" PVC PUBLIC SANITARY SEWER



MATCHLINE ~ STA. 15+00.00
(SEE SHEET 3)

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON
PROFESSIONAL ENGINEER
#37155

6/10/2022
DATE

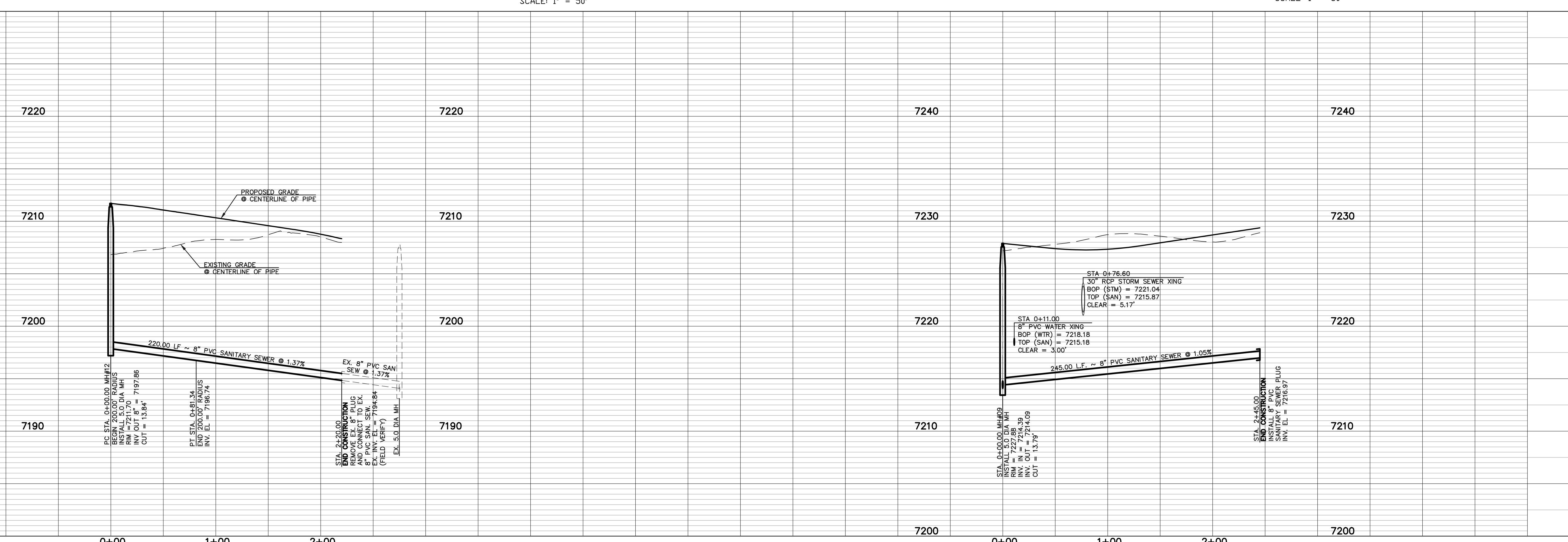
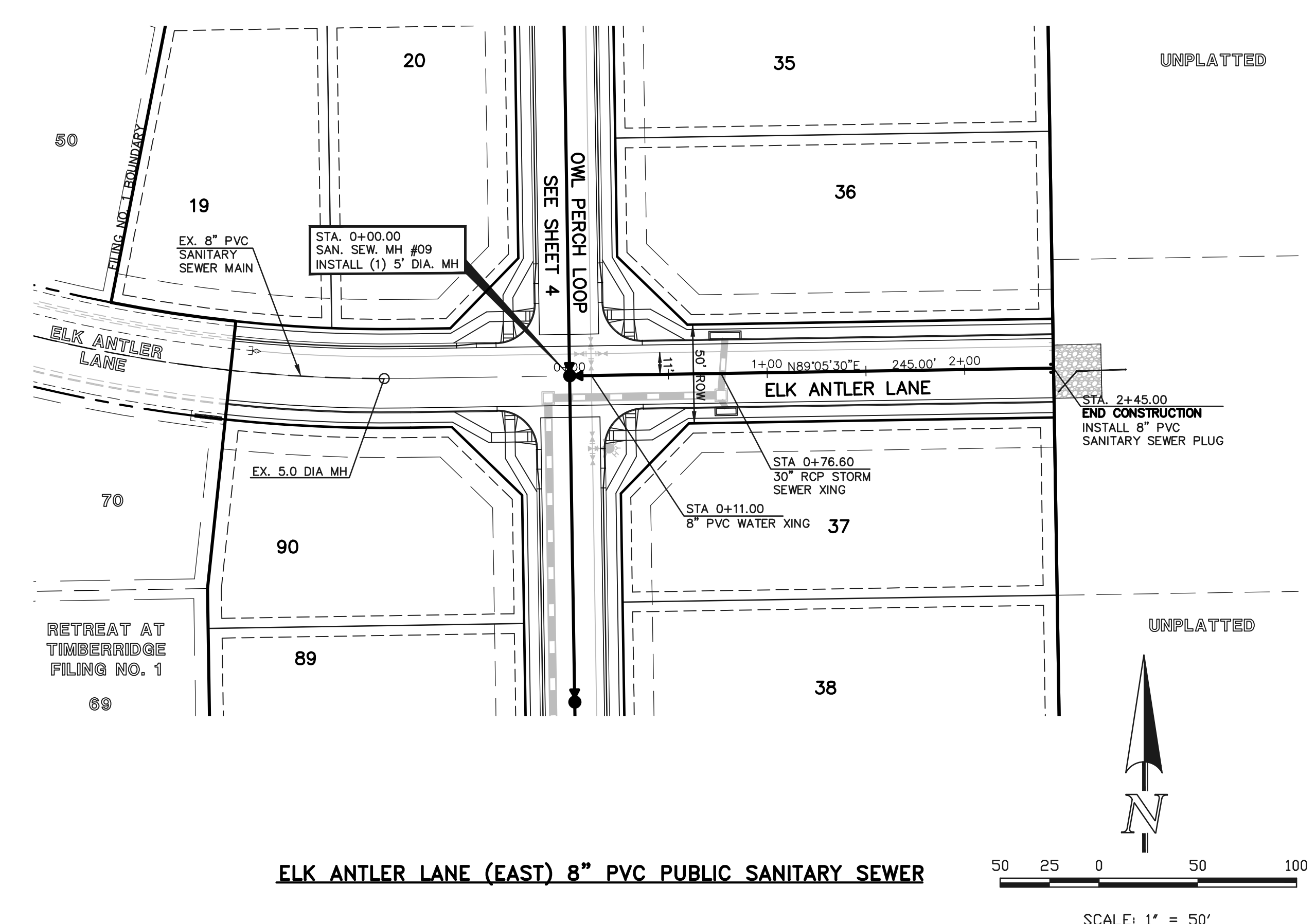
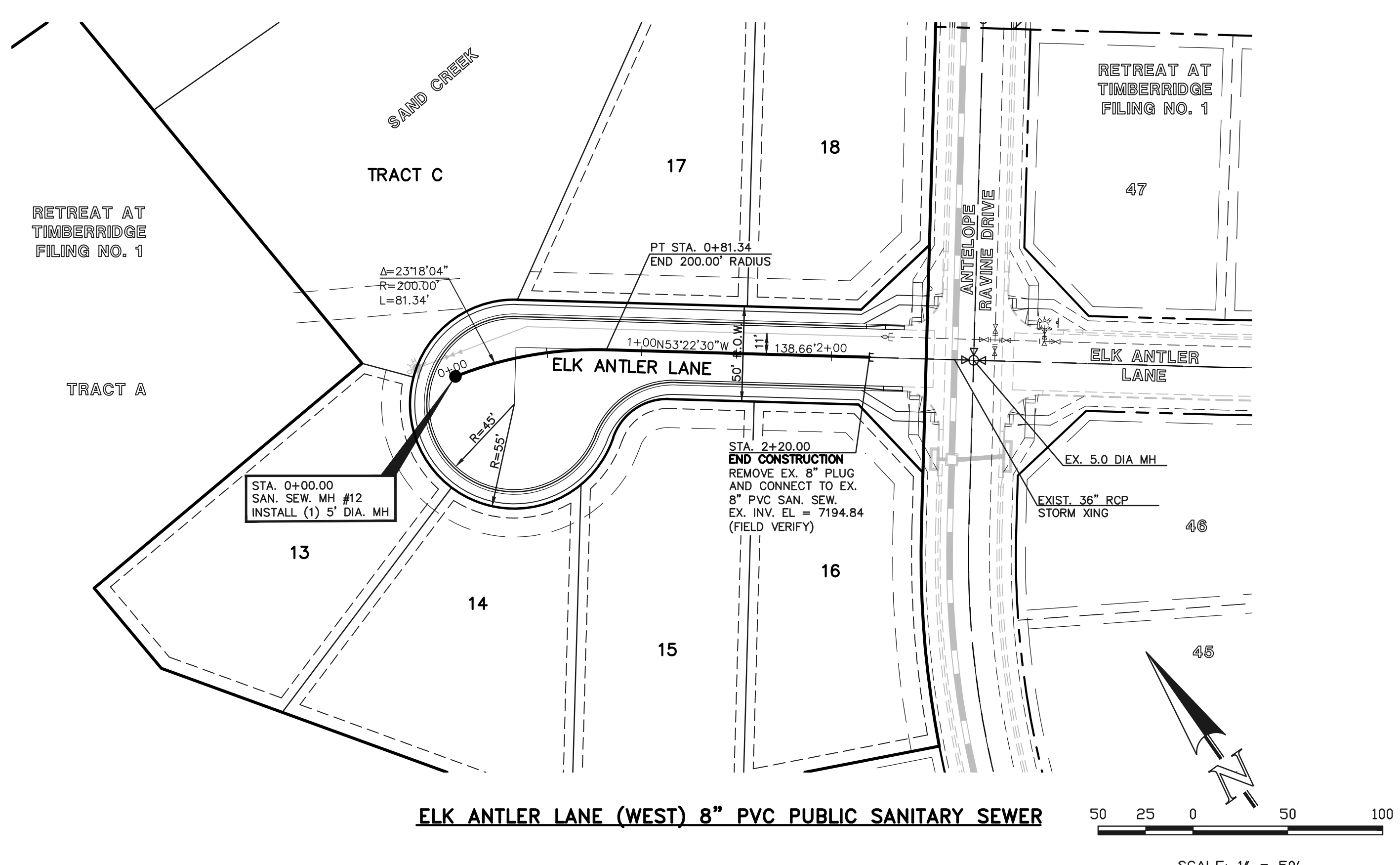


RETREAT AT TIMBERIDGE FILING NO. 2
UTILITY CONSTRUCTION PLANS
8" PVC PUBLIC SANITARY SEWER PLANS
OWL PERCH LOOP

DESIGNED BY	PRA	SCALE	DATE	04-29-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	4 OF 10
CHECKED BY		(V) 1" = 5'	JOB NO.	1185.20



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MARC A. WHORTON
REGISTERED PROFESSIONAL ENGINEER
#37155

6/10/2022
DATE

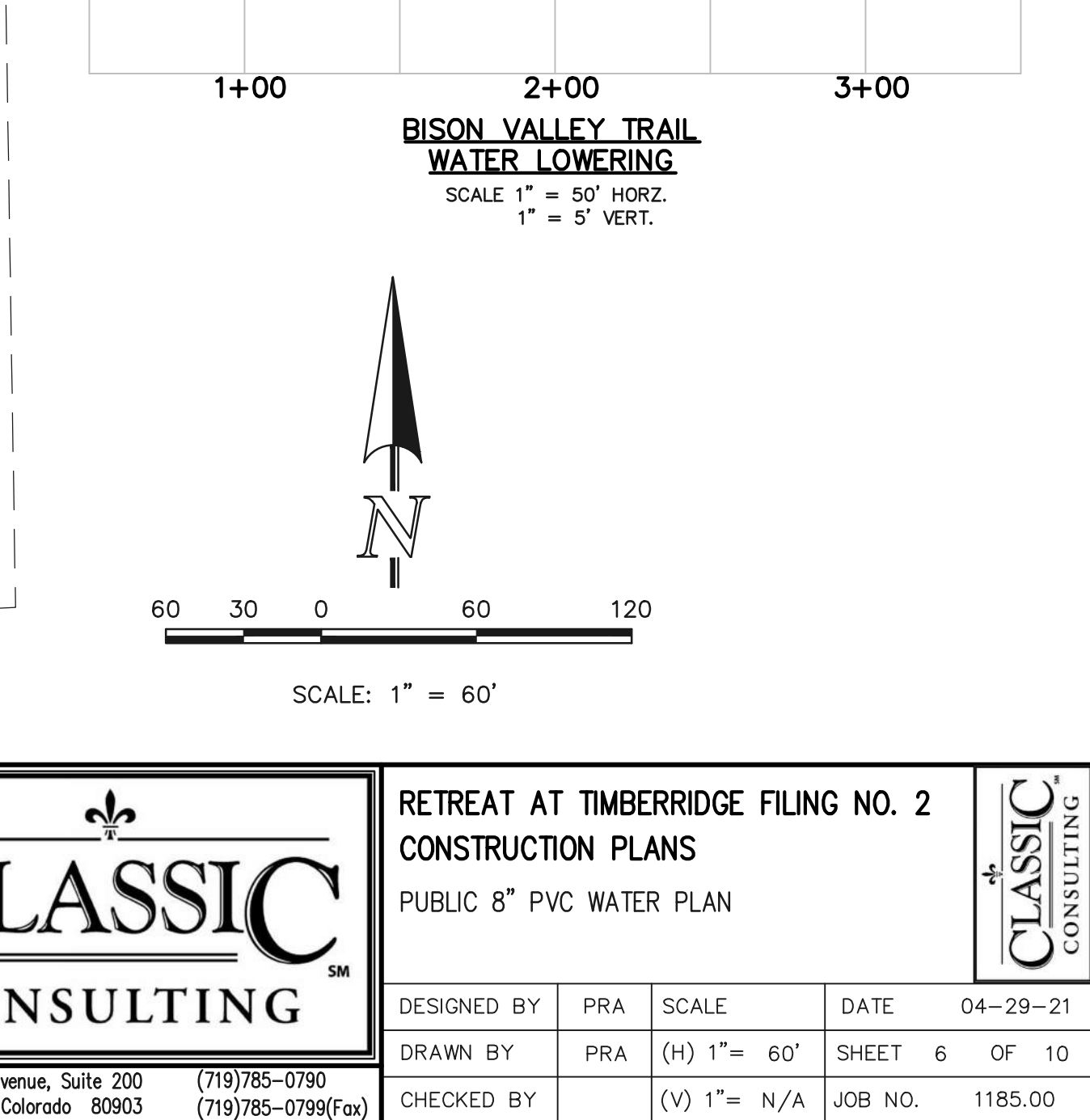
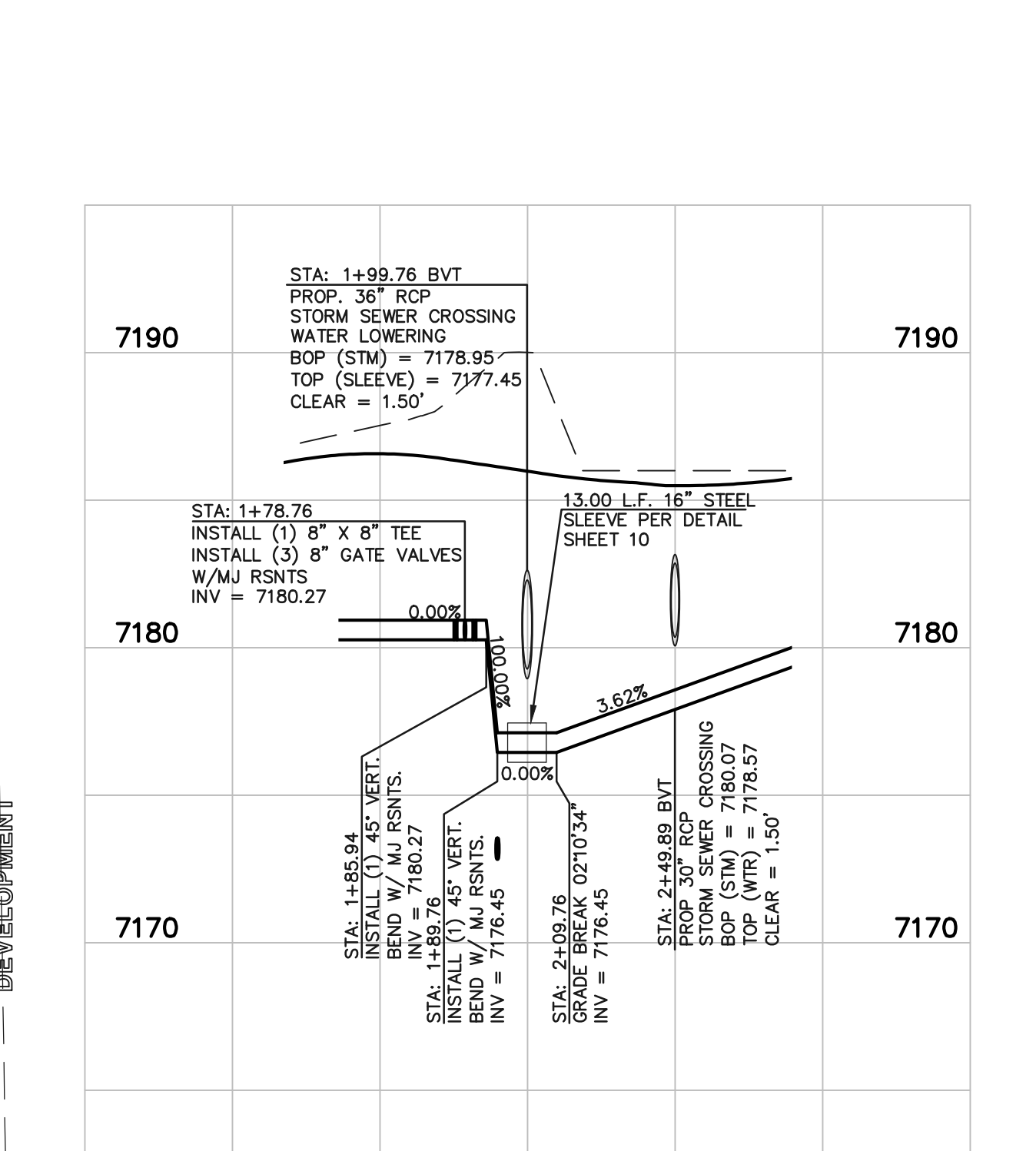
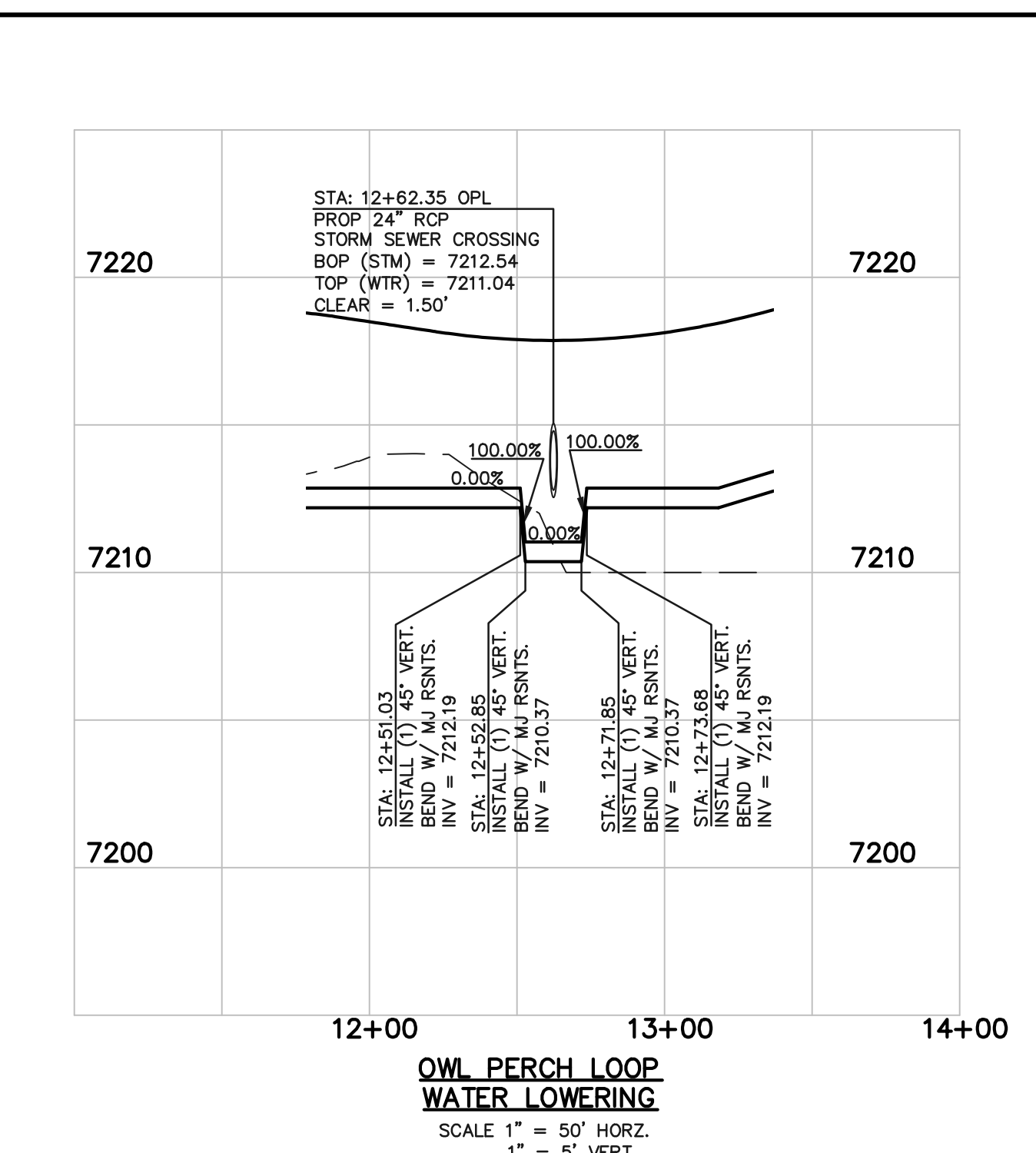
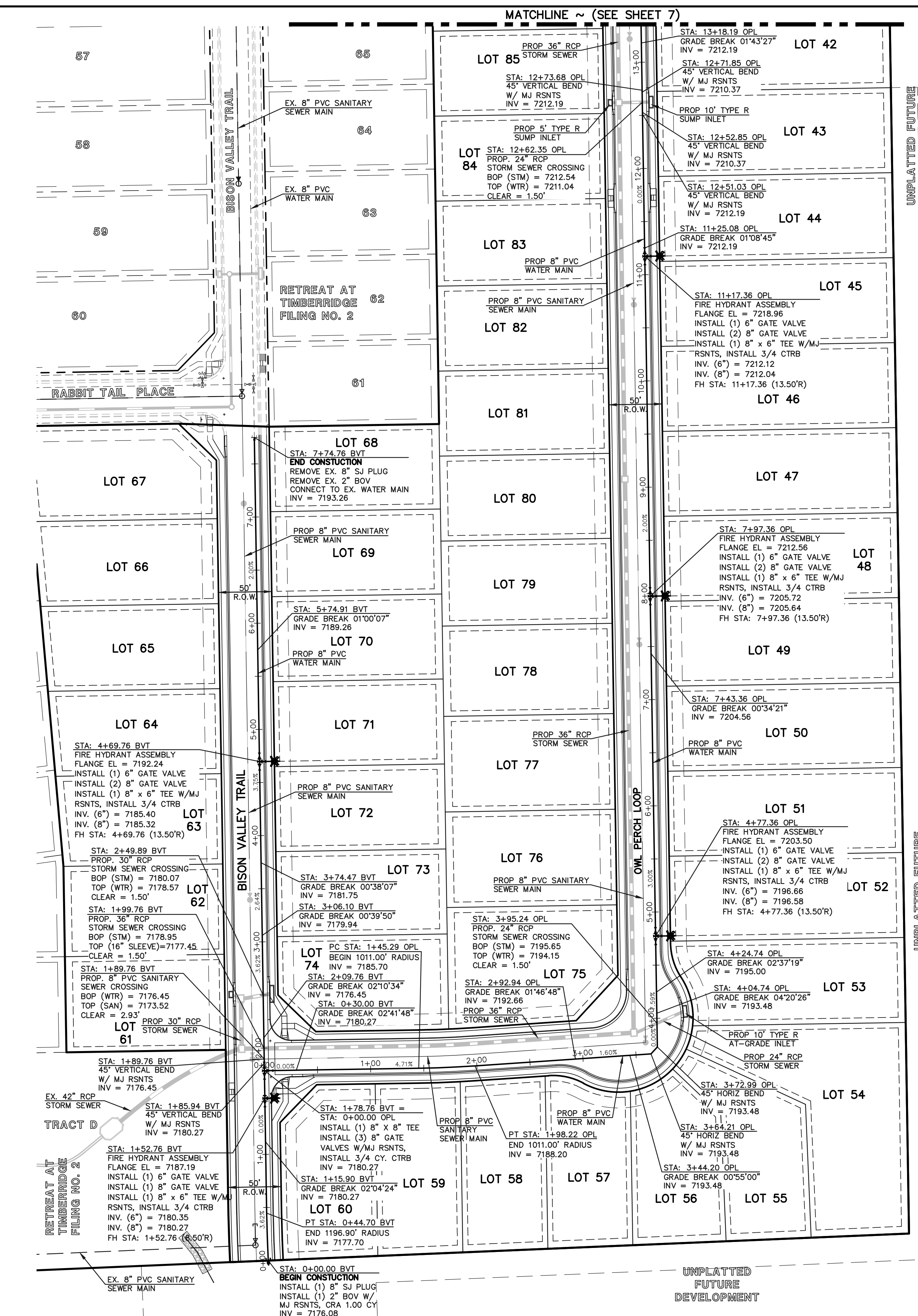
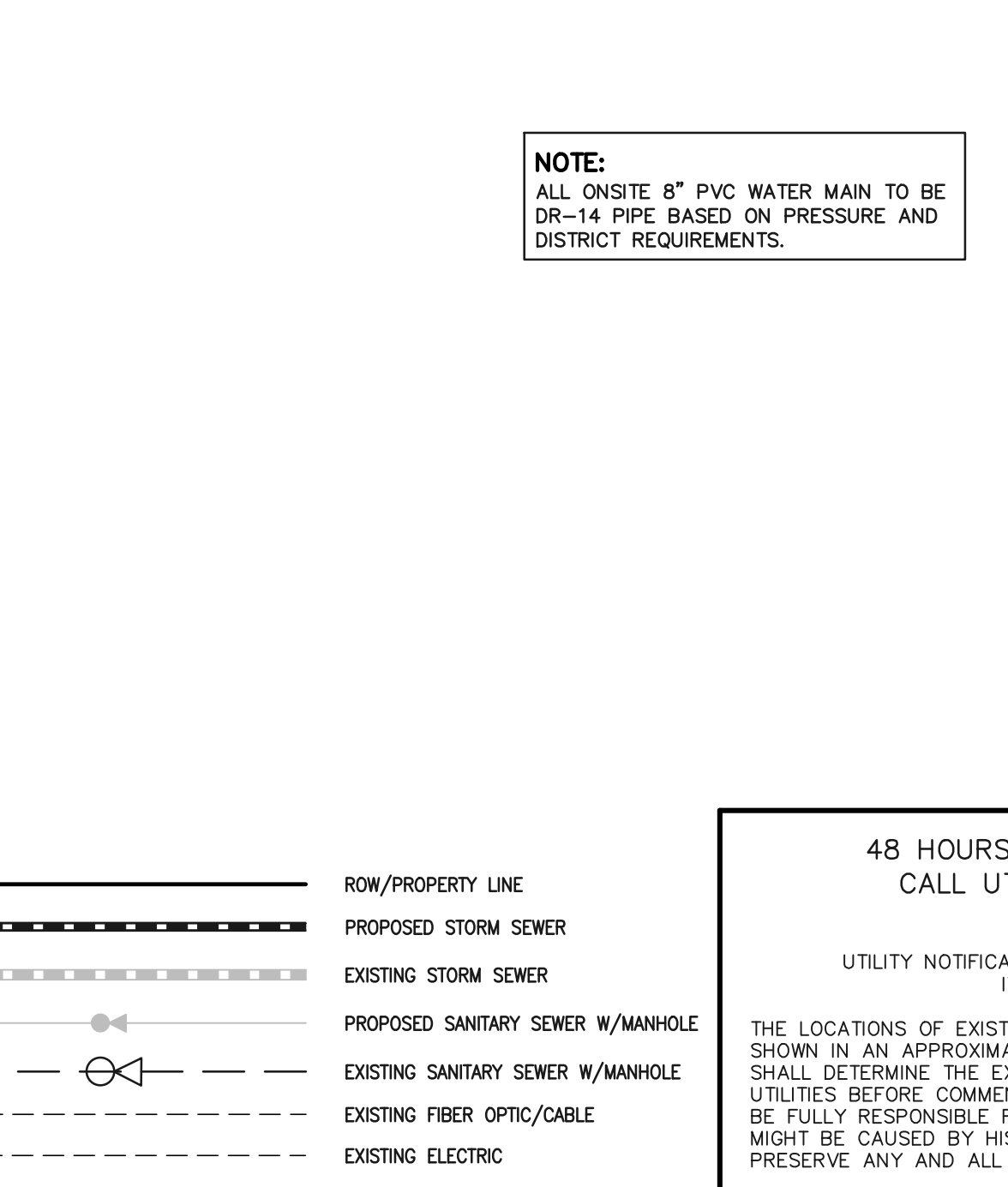
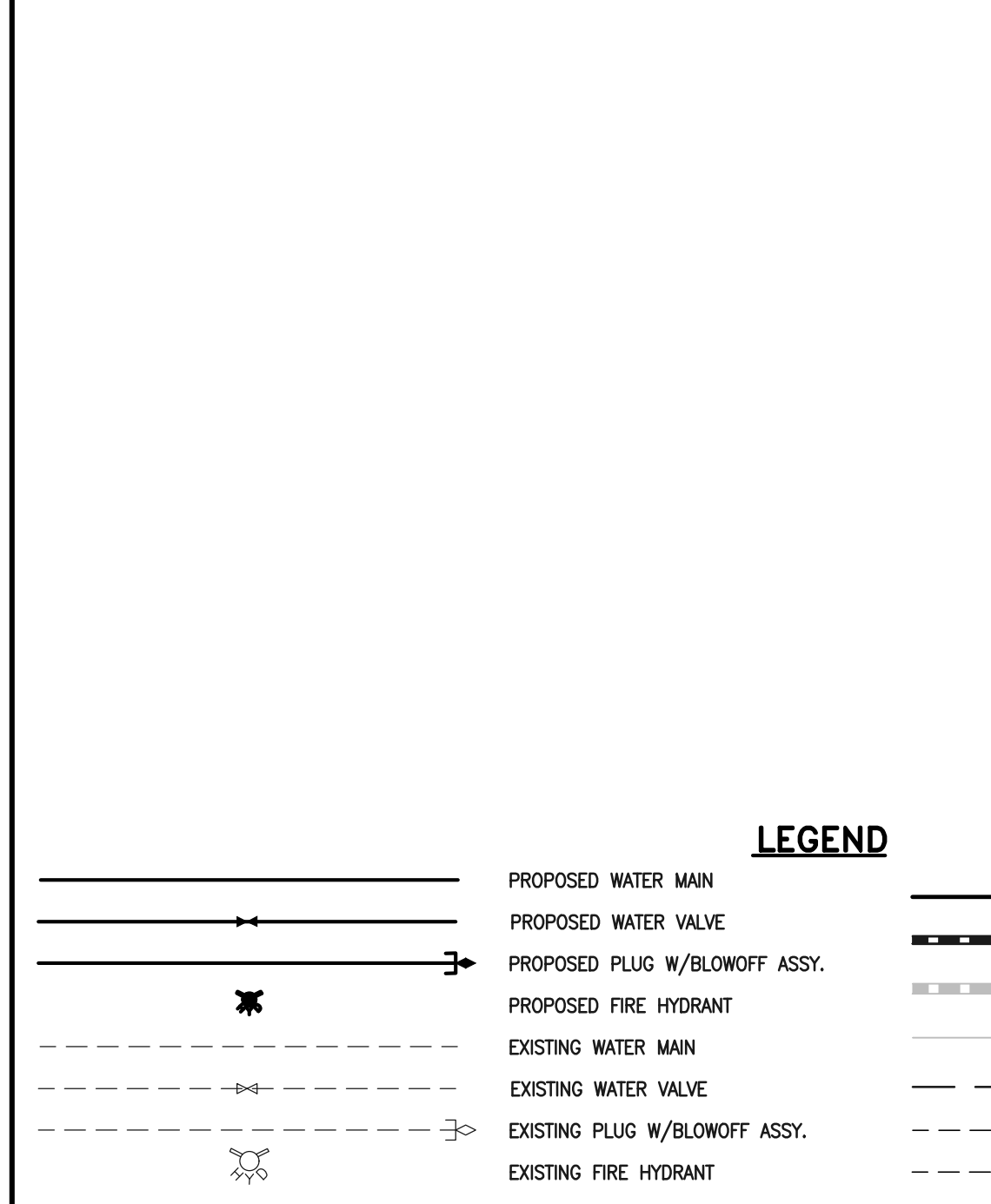
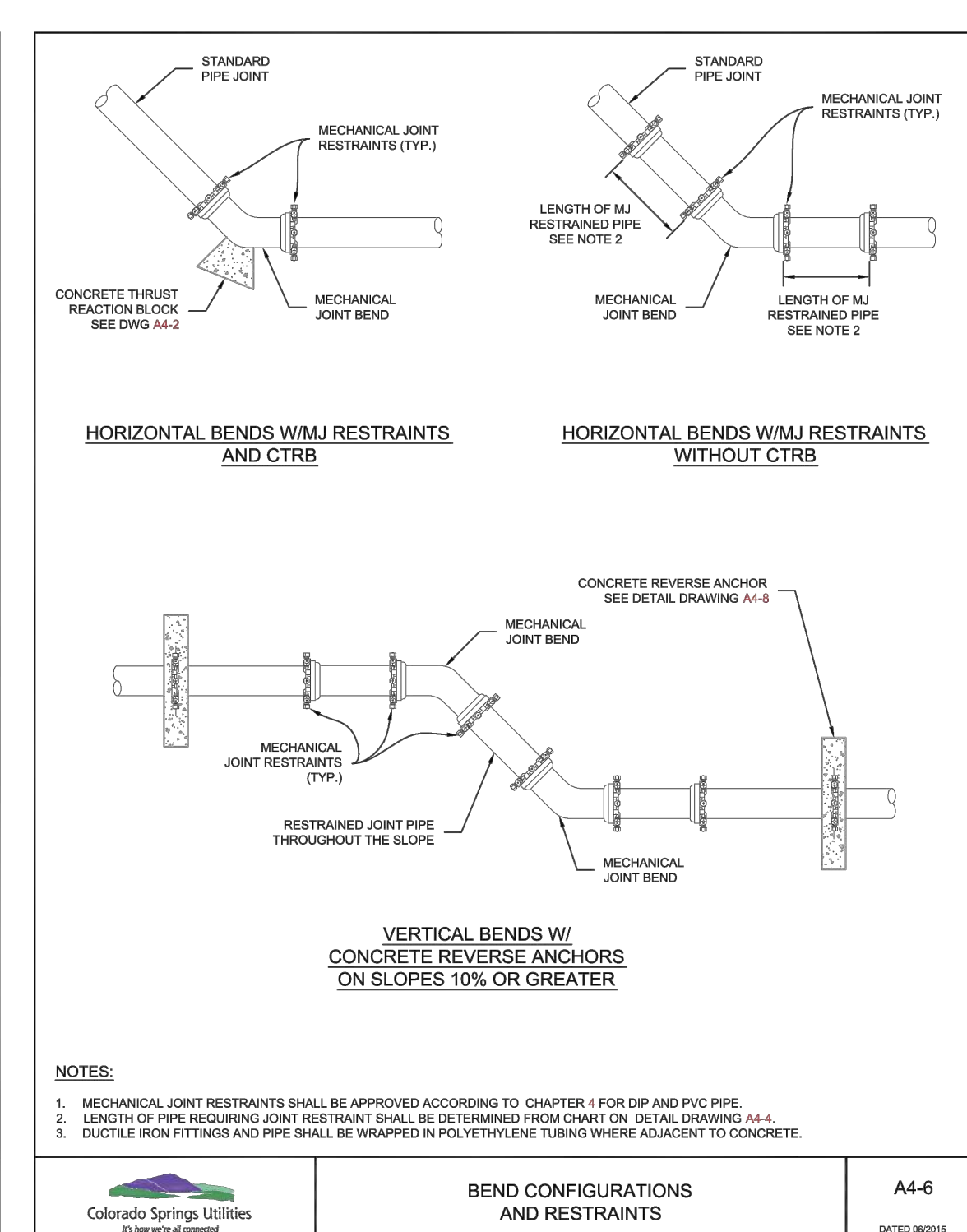
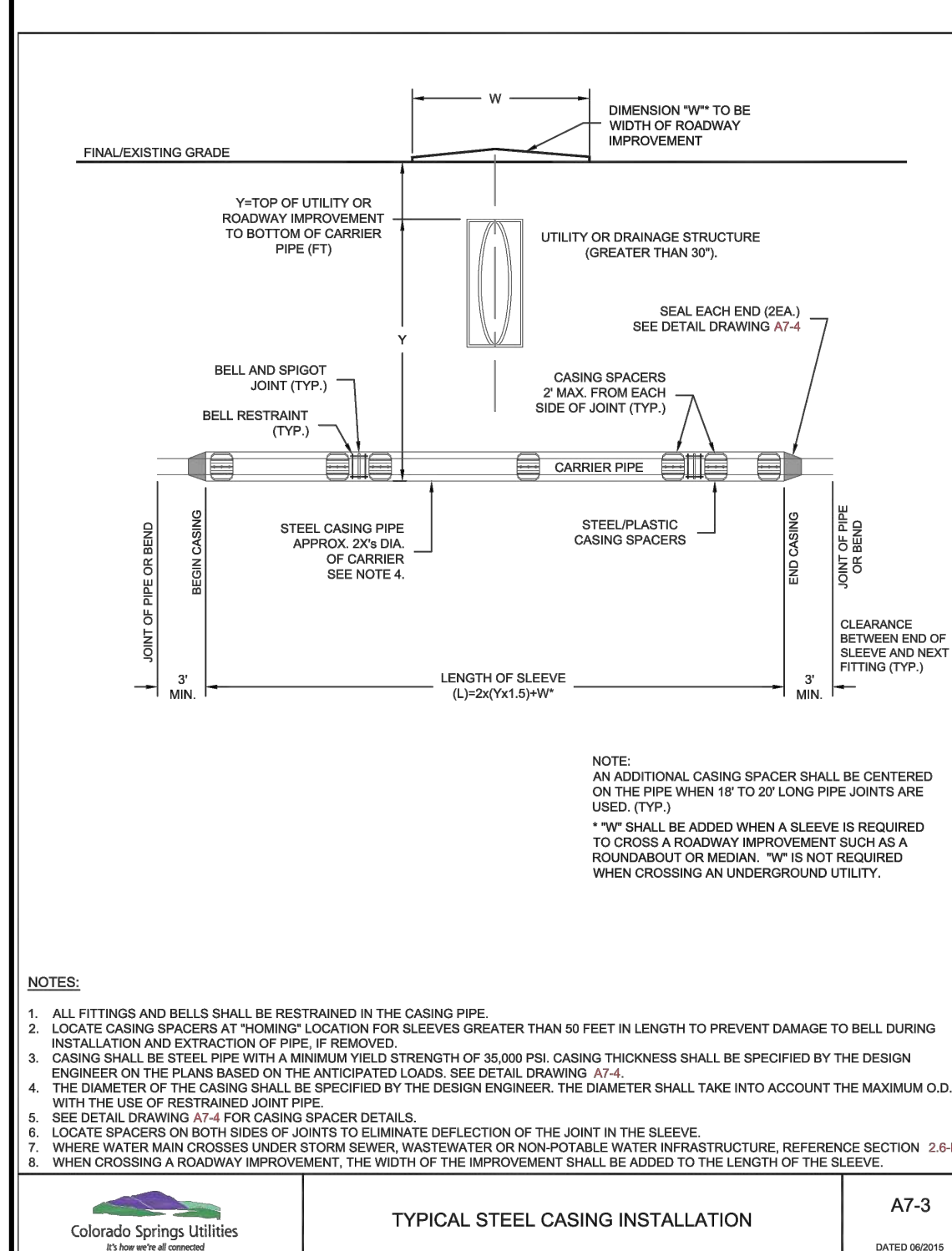
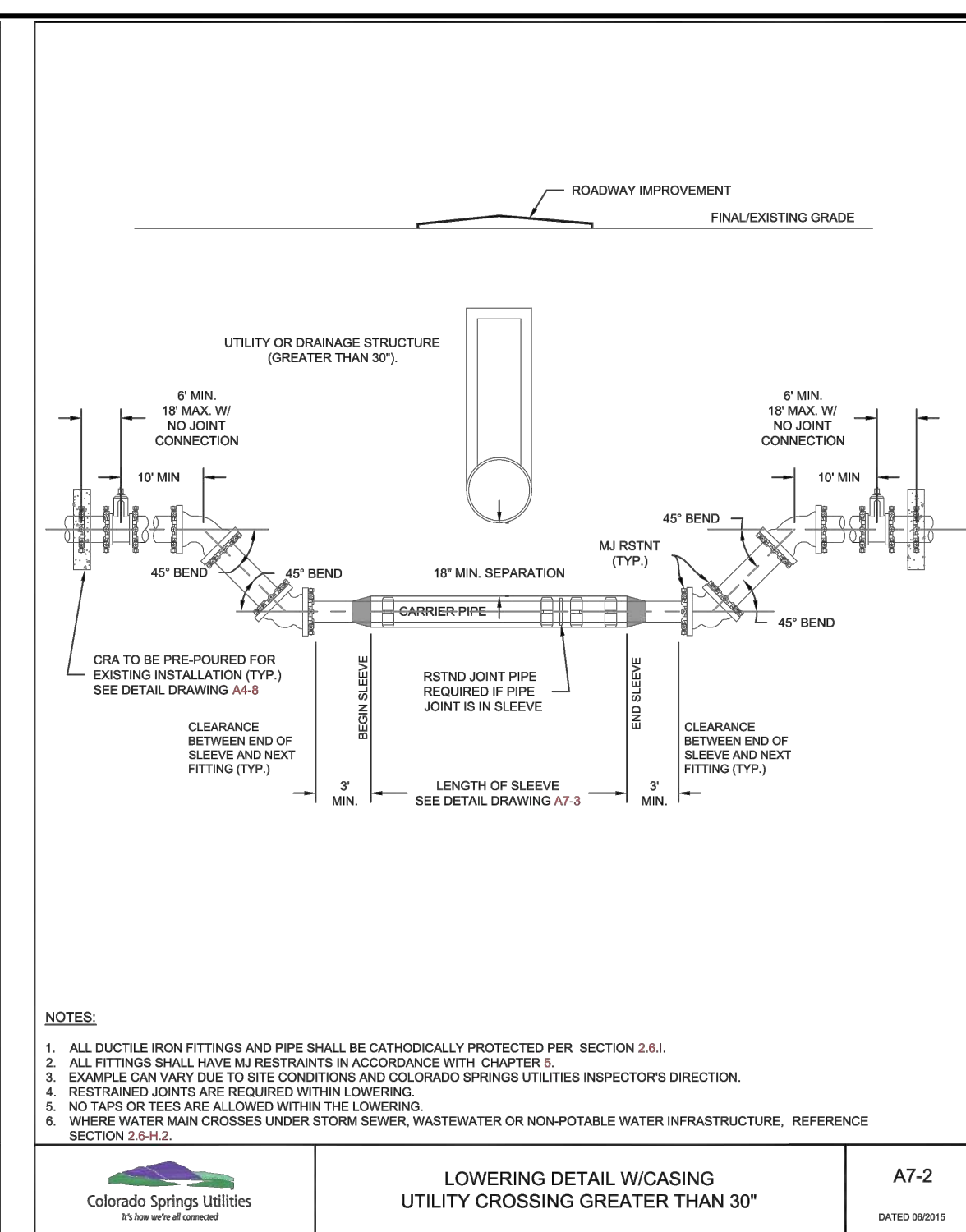
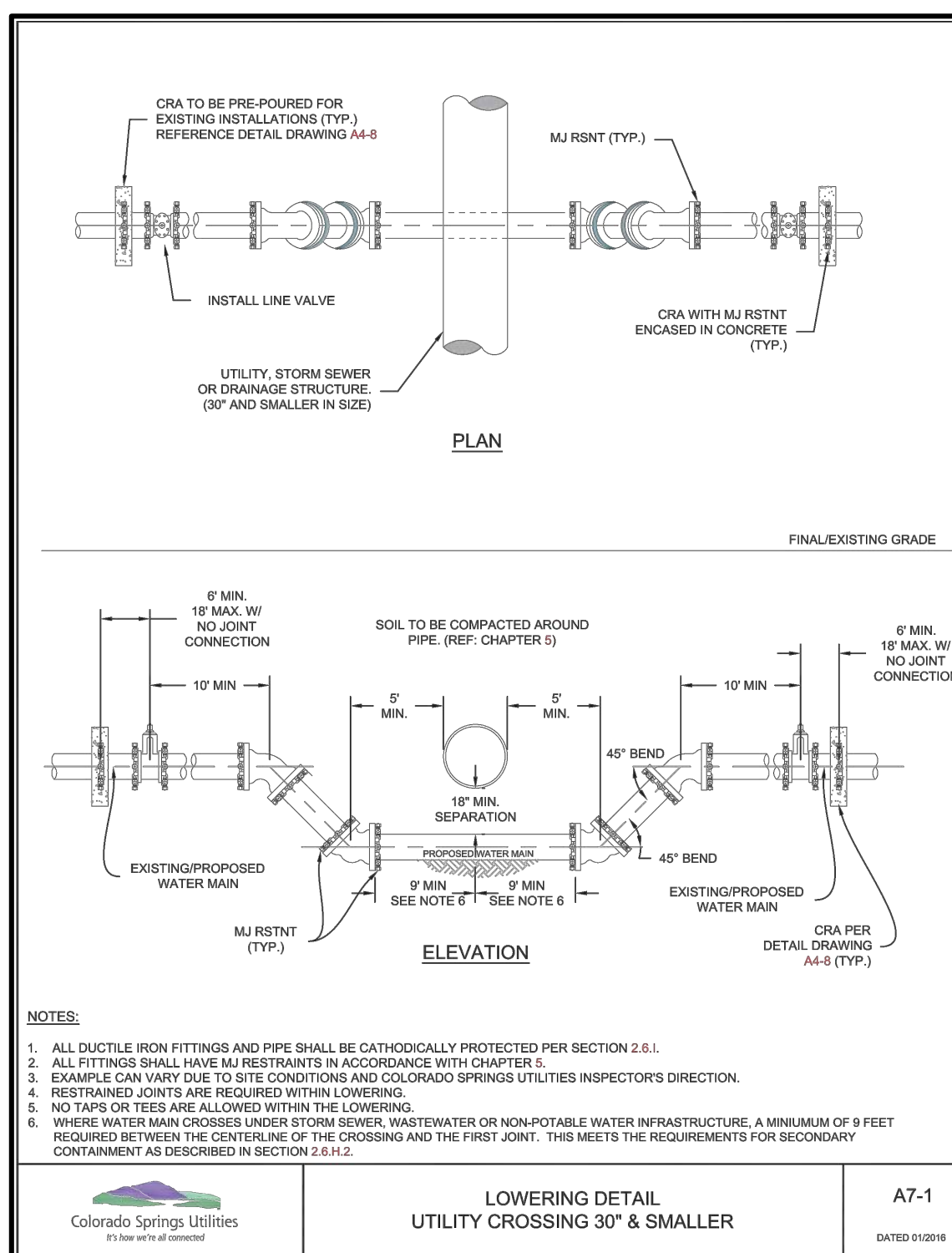


RETREAT AT TIMBERIDGE FILING NO. 2
UTILITY CONSTRUCTION PLANS
8" PVC PUBLIC SANITARY SEWER PLANS
ELK ANTLER LANE

DESIGNED BY PRA SCALE DATE 04-29-21
DRAWN BY PRA (H) 1" = 50' SHEET 5 OF 10
CHECKED BY (V) 1" = 5' JOB NO. 1185.20

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

N:\118520\DRAWINGS\CONSTRUCTION\UTILITIES\05-118520-SAN-04.dwg, 6/10/2022 3:05:49 PM, 1:1



NO.	REVISION	DATE

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

6/10/2022 DATE

CLASSIC CONSULTING

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

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

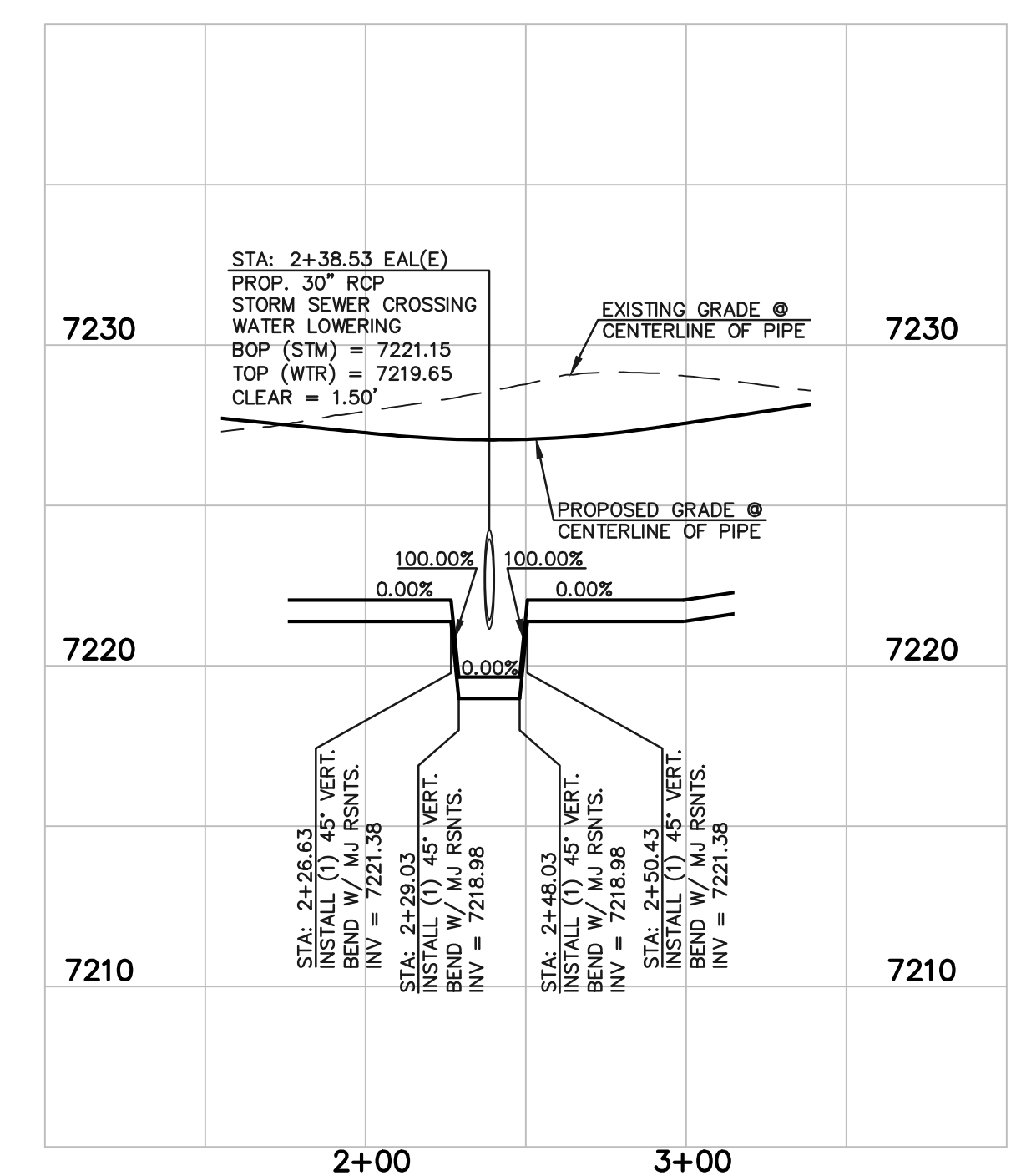
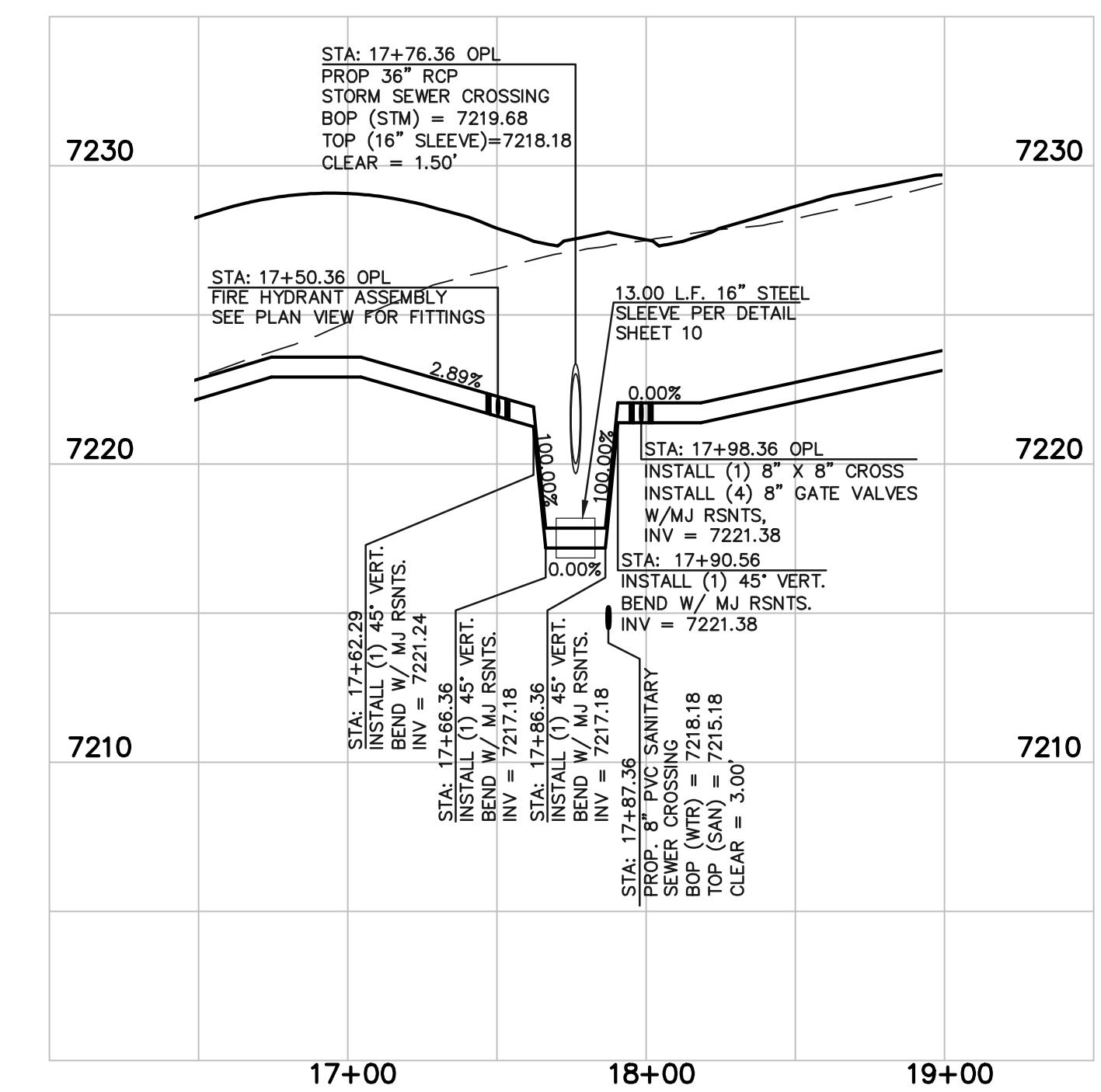
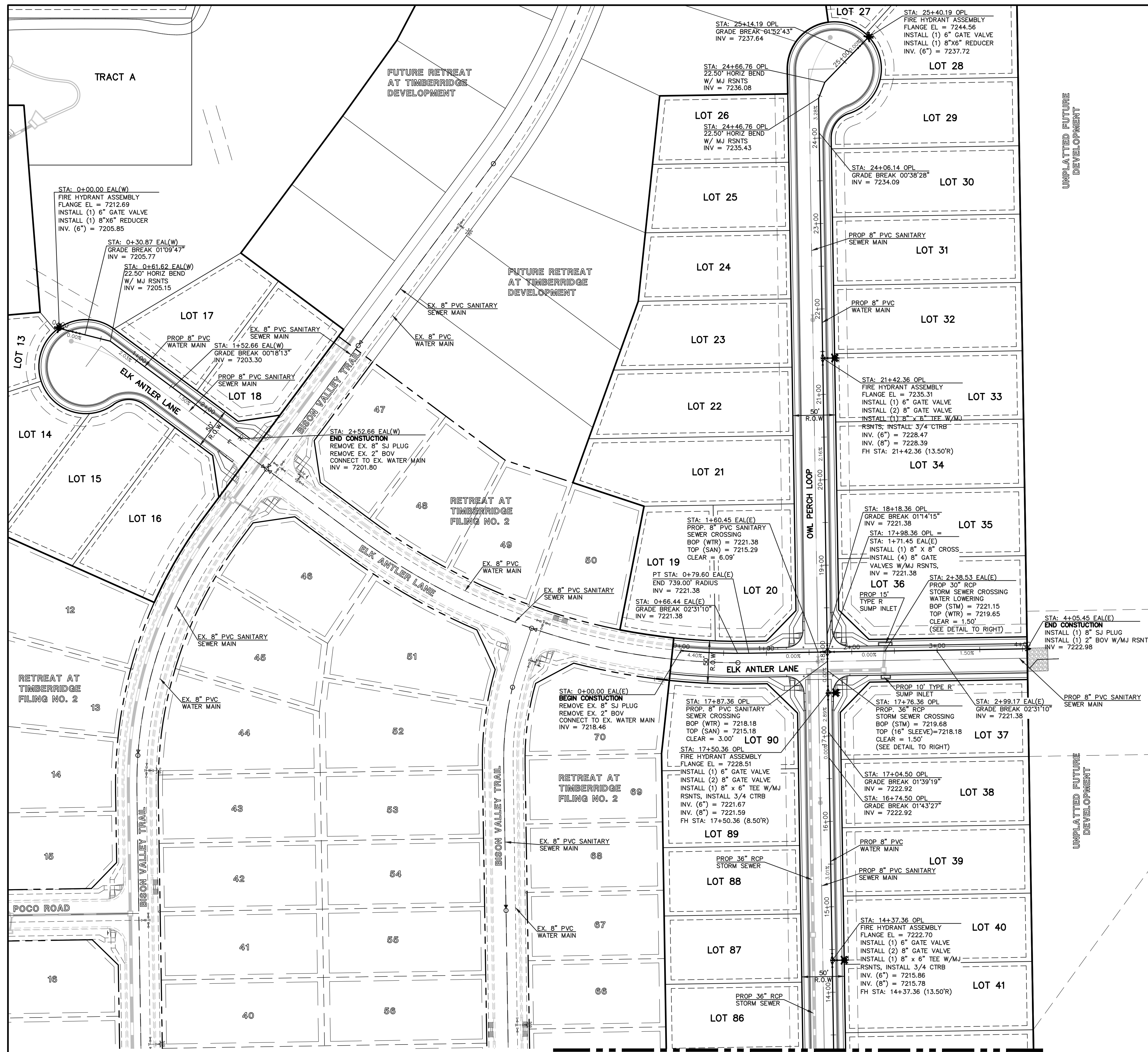
RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC 8" PVC WATER PLAN

DESIGNED BY: PRA
DRAWN BY: PRA
CHECKED BY: PRA

SCALE: (H) 1" = 60'
(V) 1" = N/A

DATE: 04-29-21
SHEET: 6 OF 10
JOB NO.: 1185.00

N:\11850\DRAWINGS\CONSTRUCTION UTILITIES\06-118520-WAT-01.dwg, 6/10/2022, 3:26:21 PM, 1:1



NOTE:
ALL ON-SITE 8" PVC WATER MAIN TO BE DR-14 PIPE BASED ON PRESSURE AND DISTRICT REQUIREMENTS.

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

48 HOURS BEFORE YOU DIG,
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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

6/10/2022

CLASSIC CONSULTING

RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC 8" PVC WATER PLAN

DESIGNED BY	PRA	SCALE	DATE	04-29-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET	7 OF 10
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

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UNPLATTED

UNPLATTED

STA. 180+50.00 (ELEVANCE STA.)
FIRE HYDRANT ASSEMBLY (REV. 1)
FLANGE "L" = 7254.00
FLANGE "R" = 7254.00
INSTALL (1) 24"Ø RIE W/M/V
RONTL. INSTALL 3/4" C/SB
INSTALL 1/4" Ø GATE VALVE
RV. (24") = 7242.25
RV. (24") = 7241.15

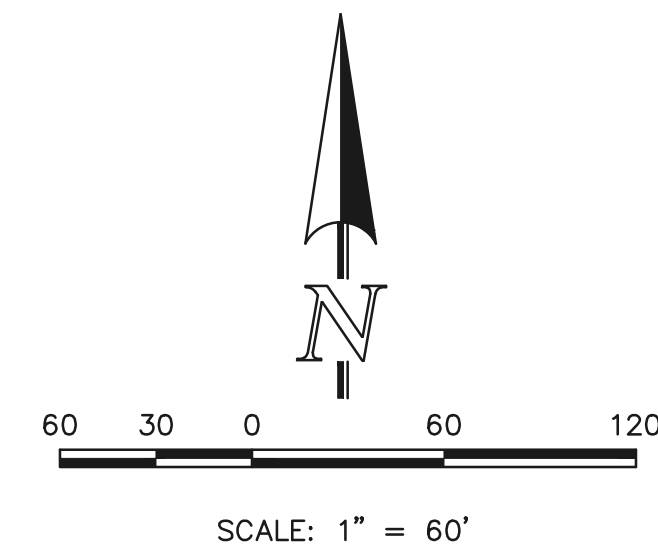
STA. 176+87.00 (ELEVANCE STA.)
22"Ø HORIZONTAL BEND
RV. = 7252.08

STA. 183+00.00 (ELEVANCE STA.)
24"Ø RIE W/ Ø GATE VALVE
RV. (24") = 7224.02

EXIST. 34"ØP WATER MAIN (CHEROKEE)
EXIST. ARROYA LAKE (GRAVEL ROAD)

EXIST. 24"ØP WATER MAIN (CHEROKEE)

NOTE:
CONTRACTOR TO POT-HOLE AND
VERIFY EXACT LOCATION AND
ELEVATION OF EXISTING 24"ØP
WATER LINE PRIOR TO
CONSTRUCTION.



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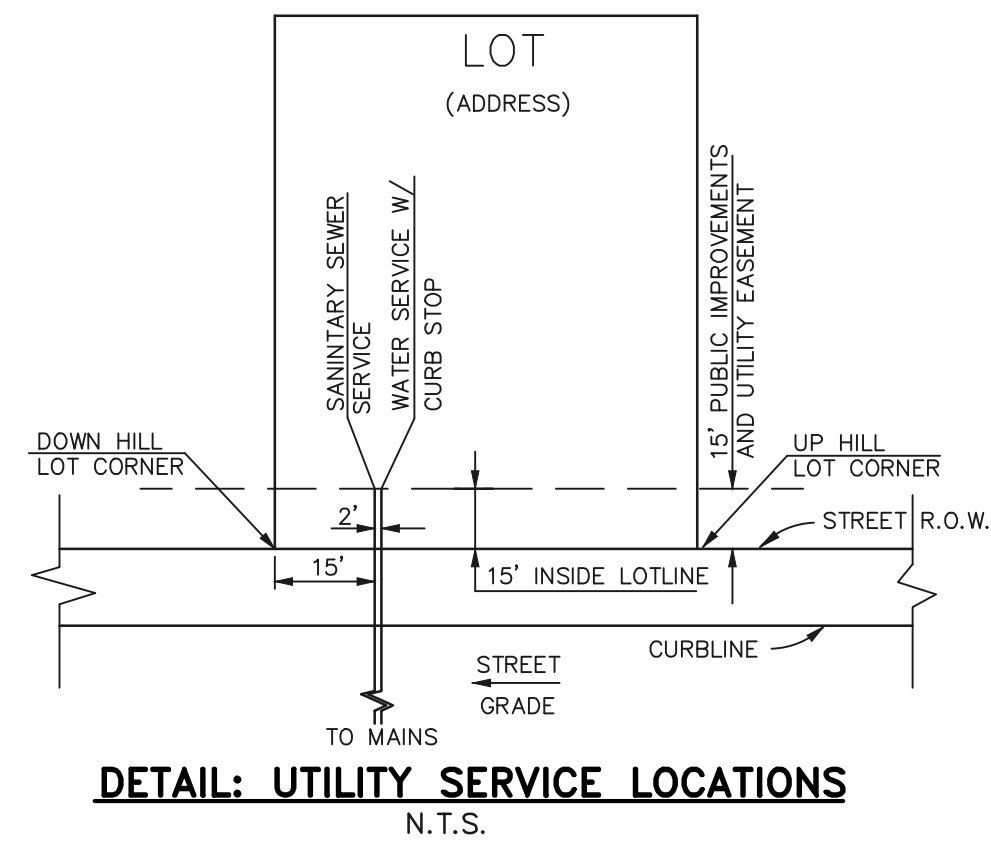
MARC A. WHORTON, COLORADO P.E. #37155 DATE



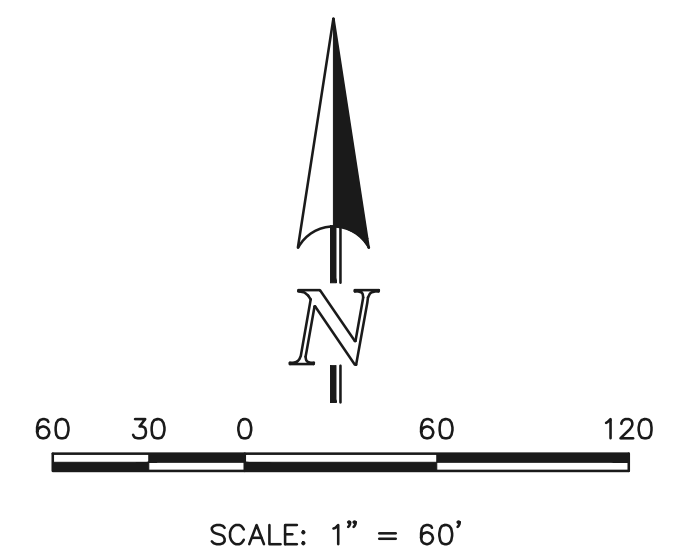
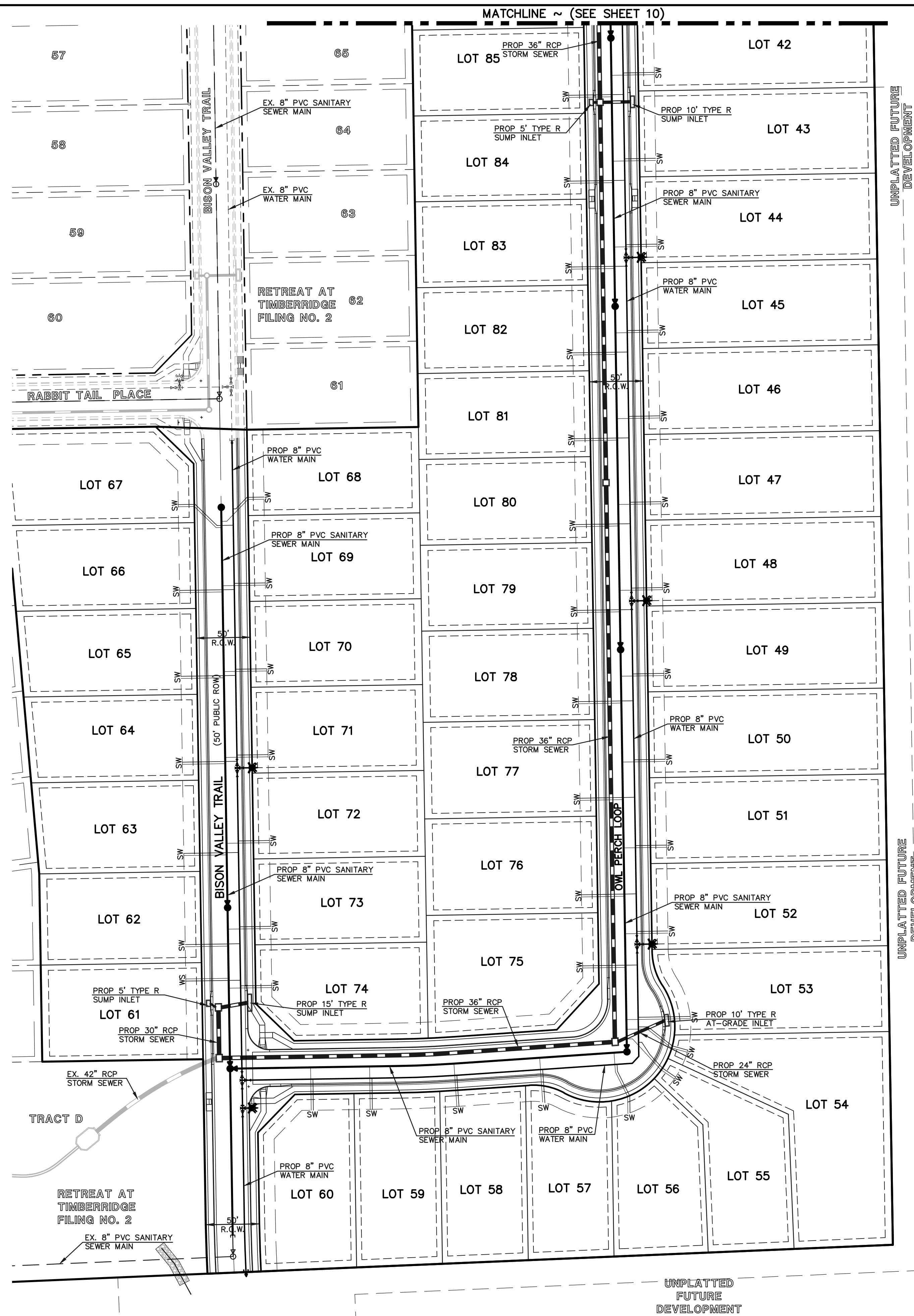
RETREAT AT TIMBERIDGE FILING NO. 2			
CONSTRUCTION PLANS			
ARROYA LANE FIRE HYDRANT PLAN			
DESIGNED BY	PRA	SCALE	DATE 04-29-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET 8 OF 10
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00



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- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
 - 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
 - 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
 - 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
 - 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
 - 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
 - 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 - 11.) HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS



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

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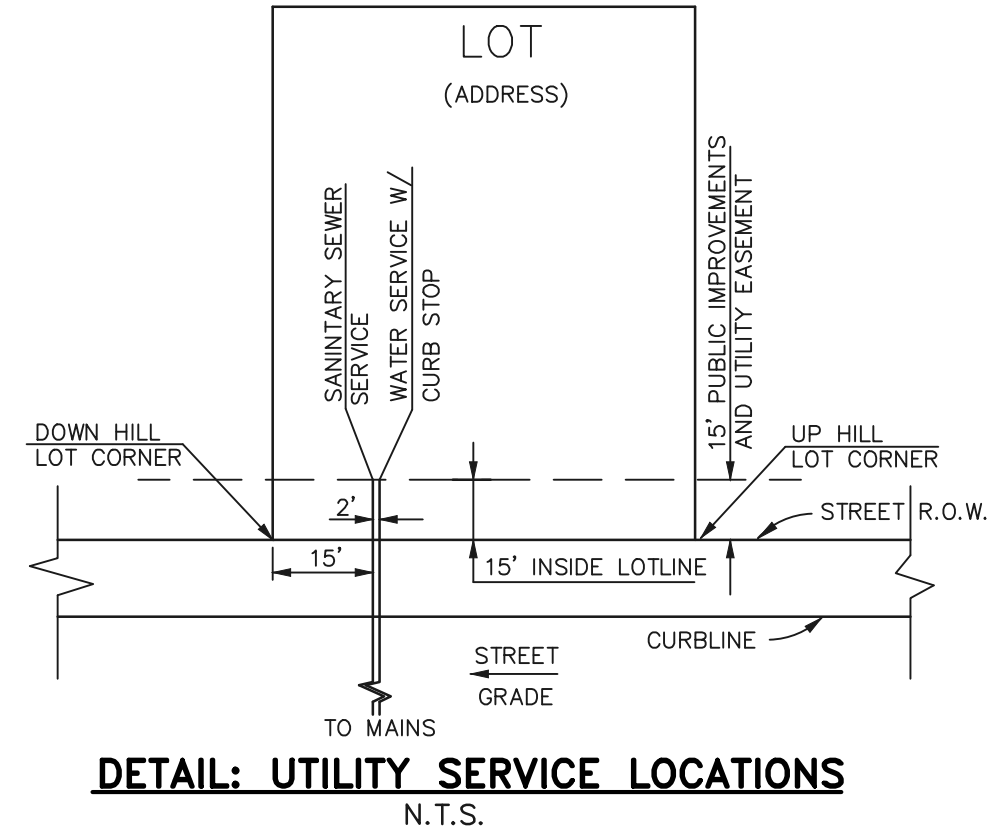
6/10/2022 DATE

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(719) 785-0799 (Fax)

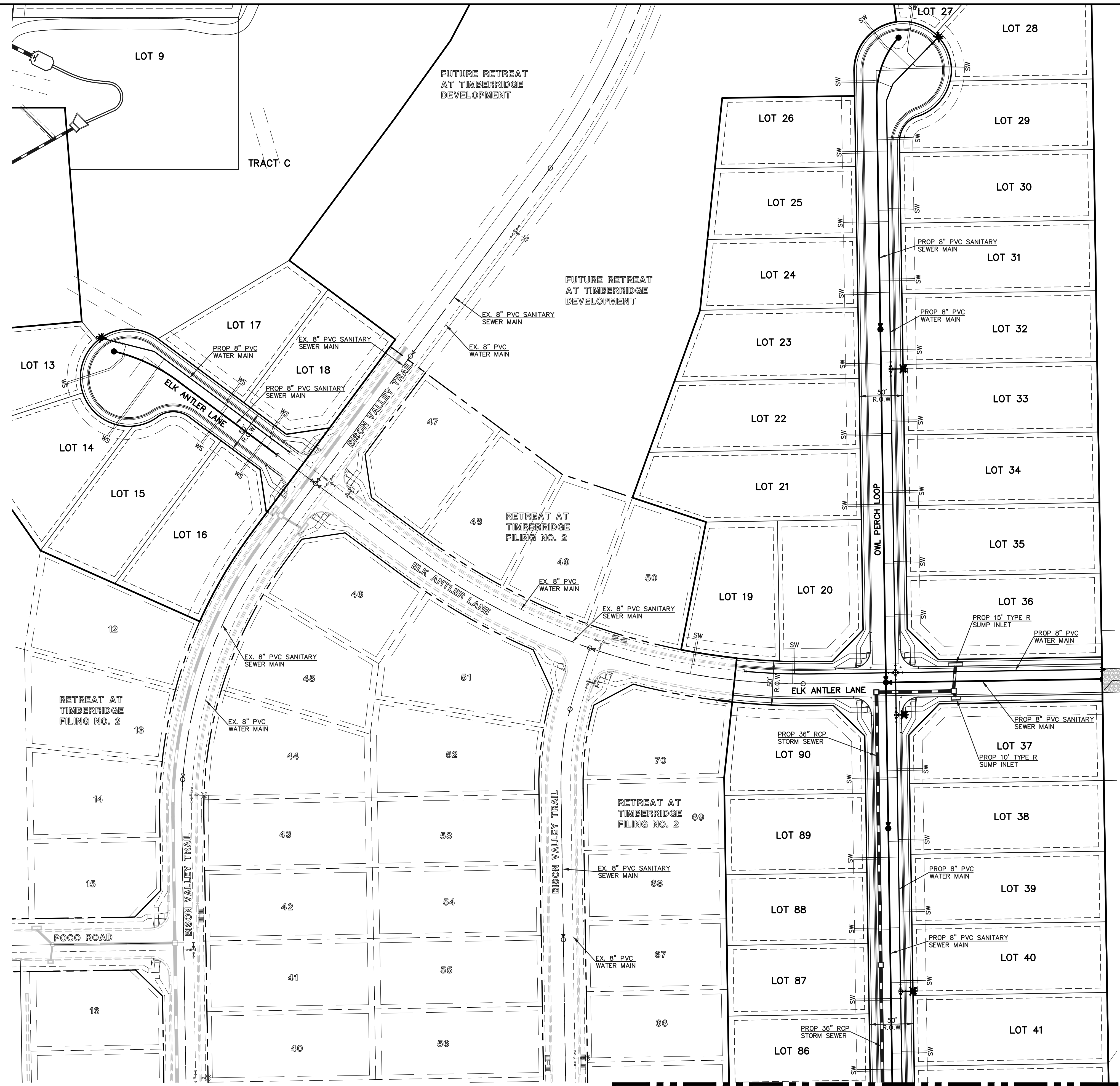
RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS UTILITY SERVICE PLAN			
DESIGNED BY	PRA	SCALE	DATE 04-29-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET 9 OF 10
CHECKED BY	(V)	1" = N/A	JOB NO. 1185.00



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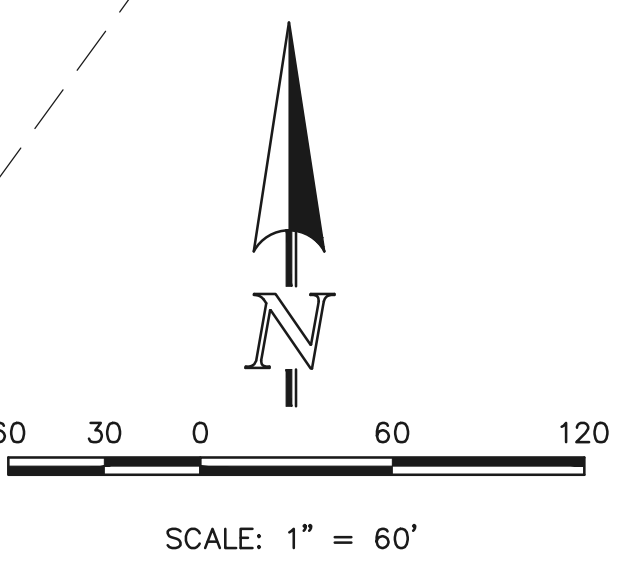
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 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS



UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

MATCHLINE ~ (SEE SHEET 9)



LEGEND

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

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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

6/10/2022 DATE

CLASSIC CONSULTING

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

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

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
UTILITY SERVICE PLAN

DESIGNED BY	PRA	SCALE	DATE	04-29-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET	10 OF 10
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.00