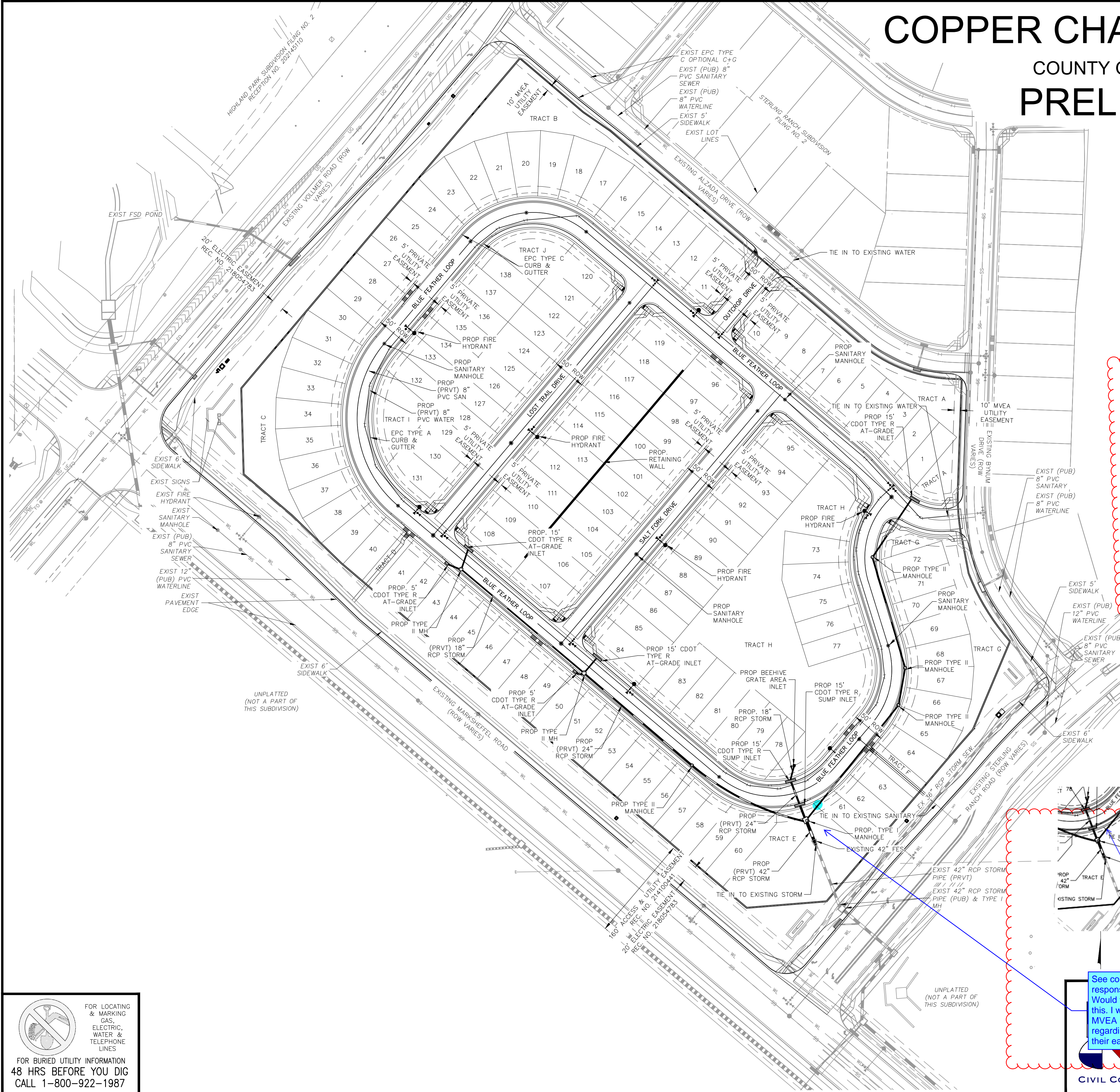


COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

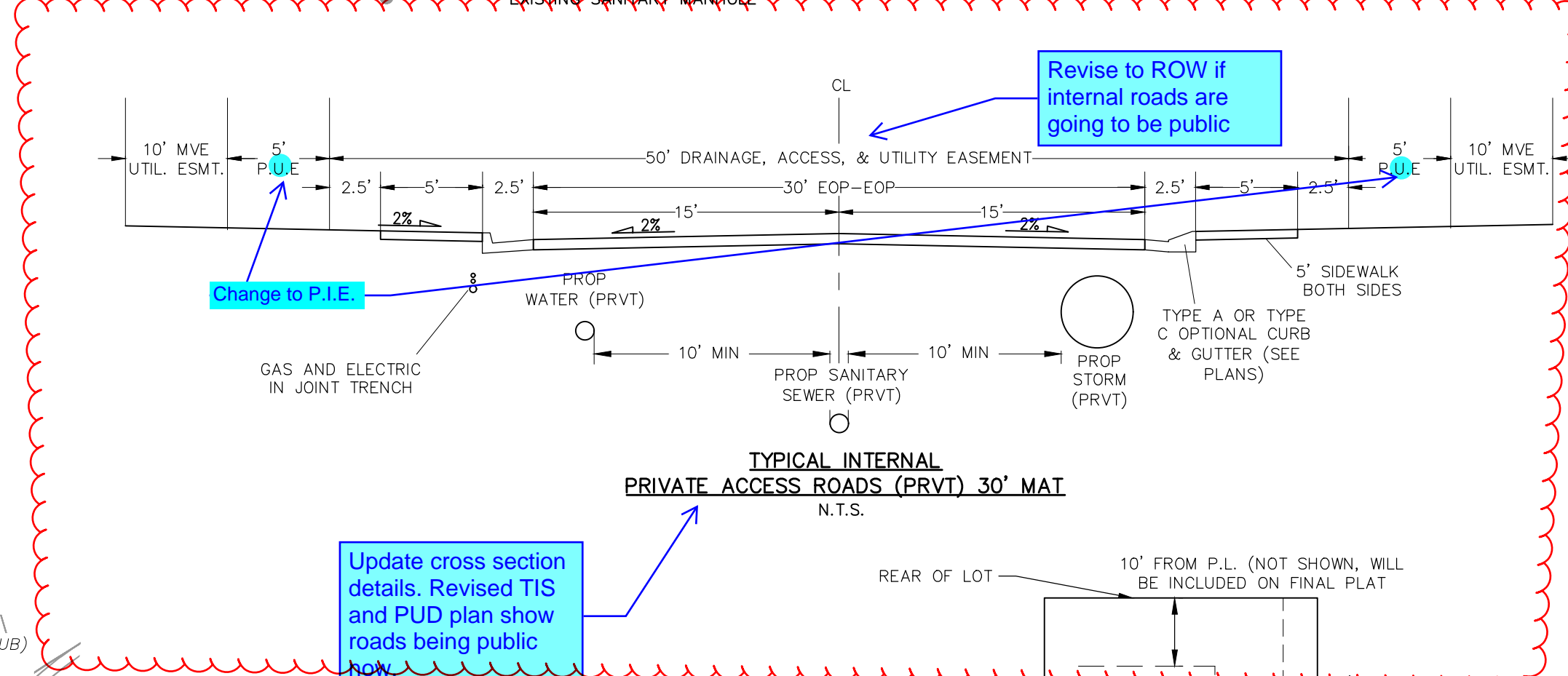
PRELIMINARY UTILITIES

MAY 2023



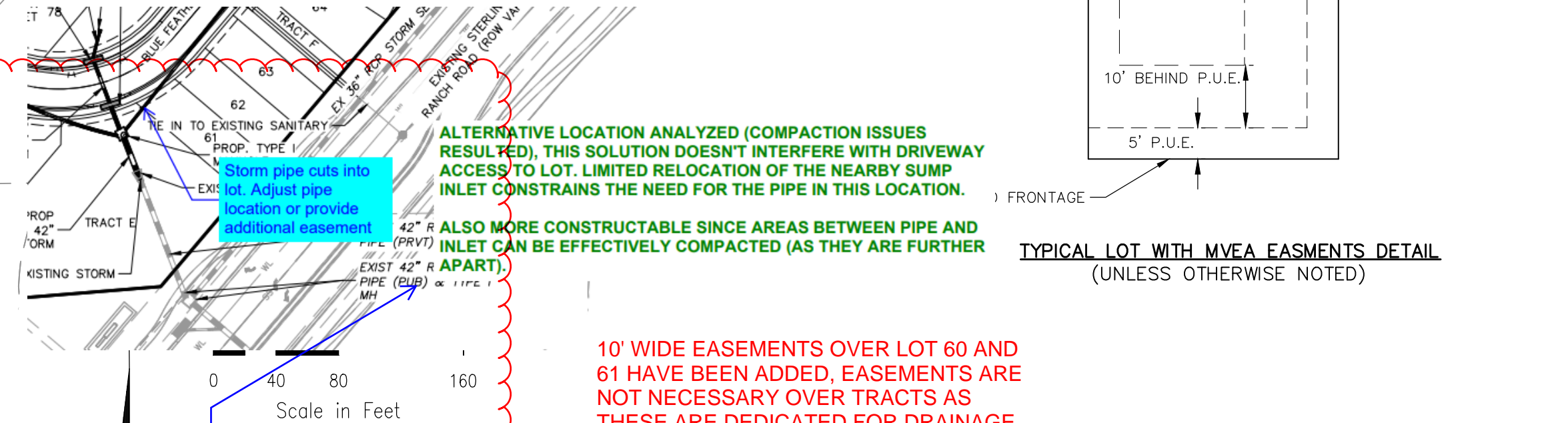
LEGEND

	PROP STORM SEWER PIPE		EX. WATER VALVE
	PRIVATE UTILITY EASEMENT		CROSSSPAN
	*PROPOSED MVEA EASEMENT		PROPOSED INLET
	PROPOSED LOT LINE		EXISTING INLET
	SITE BOUNDARY		EXISTING SANITARY MH
	EXIST SANITARY		EXISTING FIRE HYDRANT
	EXIST WATER		PROPOSED SANITARY MH
	EXISTING STORM SEWER PIPE		FLARED END SECTION
	EXISTING FIRE HYDRANT		PROPOSED WATER BEND
			PROPOSED FIRE HYDRANT
			PROPOSED WATER VALVE
			EXISTING SIGN



NOTES:

- * 10' FRONT LOT EASEMENT BEHIND P.U.E. & 5' SIDE LOT EASEMENT BEHIND P.U.E. (WHERE APPLICABLE) SHOWN. 10' INTERIOR SIDE & REAR LOT EASEMENTS WILL BE SHOWN ON FINAL PLAT. (SEE DETAIL TO RIGHT)



10' WIDE EASEMENTS OVER LOT 60 AND 61 HAVE BEEN ADDED. EASEMENTS ARE NOT NECESSARY OVER TRACTS AS THESE ARE DEDICATED FOR DRAINAGE

See comment response from MS. Would we resolve this. I will look for MVEA responses regarding cutting into their easements.

212 N. WAHSAATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.953.5485

CIVIL CONSULTANTS, INC.

COPPER CHASE AT STERLING RANCH

PRELIMINARY UTILITIES

PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=80'	DATE: 05/12/2023
DESIGNED BY: CWV	CHECKED BY: VAS	SHEET 1 OF 1
		PU01

File: C:\09014A\Challenger_PUD\Dev Plan\Preliminary Utilities (09-014_PU01.dwg) Plotstamp: 5/12/2023 9:12 AM

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987