



200 0 200 400 600 Feet

(IN FEET)
1 inch = 200 ft.

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING SEWER SERVICE
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED THRUST RESTRAINT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED ARV VALVE
- EXISTING FIRE HYDRANT
- EXISTING ARV VALVE
- EXISTING UTILITY BOX
- EXISTING POWER POLE
- U.G.E. UNDERGROUND ELECTRIC
- U.G.G. UNDERGROUND GAS LINES
- U.G.C.V. UNDER GROUND CABLE LINES
- EXISTING PHONE PEDISTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SWALE
- PHASE LINE

GENERAL NOTES:

1. SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES.
2. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS.
3. 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.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE.
5. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0' MAXIMUM COVER SHALL BE 6.0'.
6. MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
7. ALL RESIDENTIAL WATER SERVICES REQUIRE CURB STOP INSTALLATION. ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION.
8. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
9. ALL SANITARY SEWER MAINS ARE PVC PIPE. ALL WATER MAINS ARE 8" PVC PIPE UNLESS OTHERWISE NOTED IN THE PLANS.
10. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.
11. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
12. ALL SANITARY SERVICES SHALL BE 4" PVC PIPE LAID AT A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.

NOTE:
FOR REFERENCE ONLY. SEE 50 SCALE DRAWINGS FOR DETAILED INFORMATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **303-232-1991** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

Samuel Lopez 10-27-04
Town Engineer

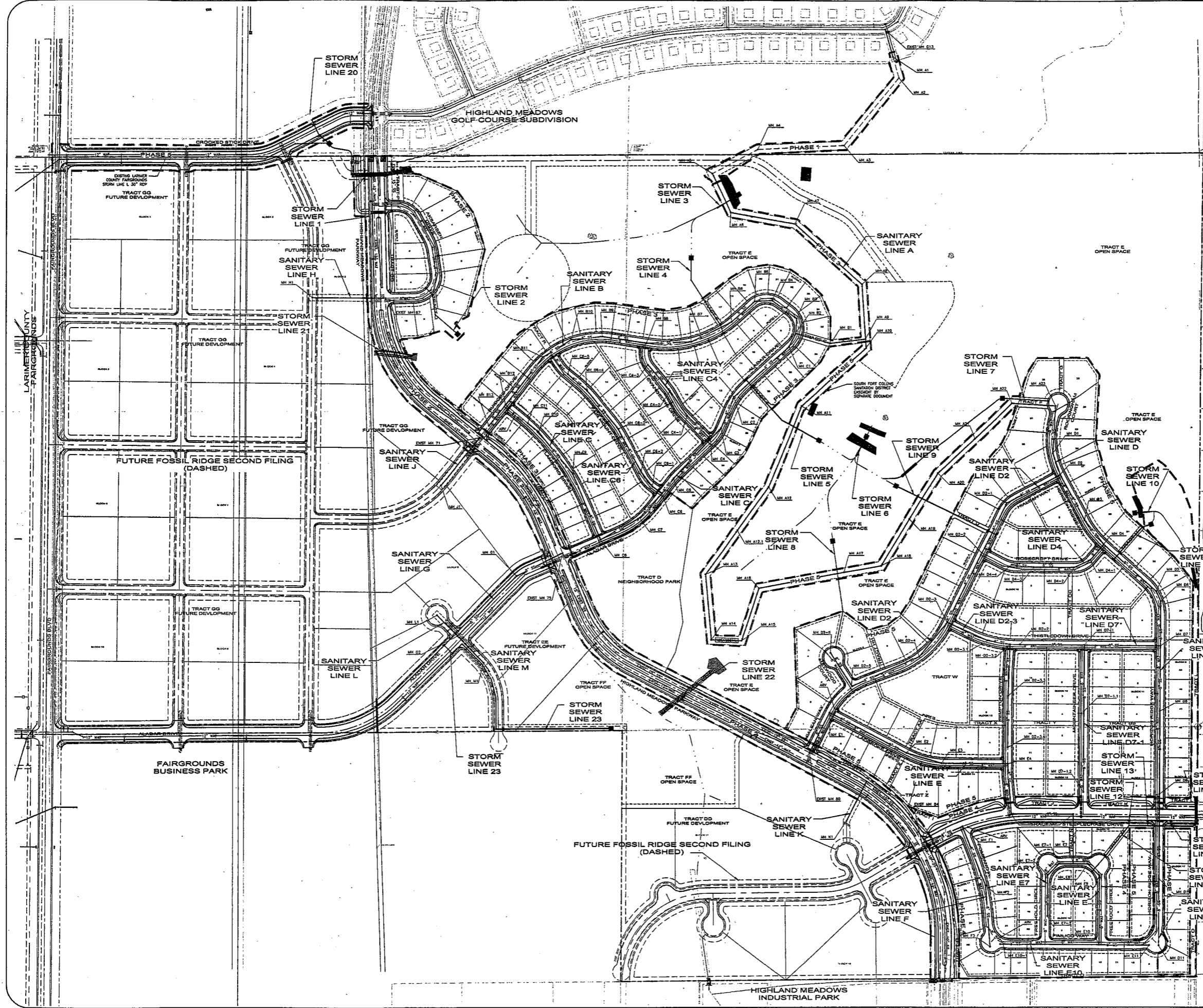
Revisions:

No.	By	Date

NORTHERN ENGINEERS, INC.
400 S. Bowen, Suite 200, Fort Collins, Colorado, 80521
Phone: (970) 221-4156 Fax: (970) 221-4159

DATE:	08/18/04
SCALE:	1"=200'
DESIGNED BY:	J. Brolin
DRAWN BY:	R. Bunker
CHECKED BY:	C. Schuck

FOSSIL RIDGE SUBDIVISION
OVERALL UTILITY EXHIBIT



DATE PLOTTED: 10/27/04 10:27:04 AM



200 0 200 400 600 Feet
 (IN FEET)
 1 inch = 200 ft.

LEGEND:

- EXISTING STORM SEWER
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PHASE LINE
- PROPOSED SPOT ELEVATION
- "A" LOT
- "B" LOT
- GARDEN LEVEL LOT
- WALKOUT LOT
- SWALE #
- SHEET #

GRADING AND TOP OF FOUNDATION (T.F.) ELEVATIONS FOR ALL LOTS ARE BASED ON THE SETBACKS INDICATED ON THESE PLANS AND THE DEPICTED BUILDING ENVELOPE. ANY VARIATION FROM THESE PARAMETERS MAY AFFECT THE DESIGN ELEVATIONS. ADJUSTMENTS TO THESE DESIGN ELEVATIONS MAY BE REQUIRED AND SHOULD FOLLOW FHA GUIDELINES.

NOTE: SEE INTERSECTION DETAILS ON SHEET R33-R36 FOR SPOT ELEVATIONS PERTAINING TO INTERSECTIONS & CUL-DE-SACS.

NOTE:
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CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 OR **303-232-1991** IN METRO AREA
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
 DRAWING APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

10-27-04 *[Signature]*
 Town Engineer

By:	
Date:	
Revisions:	
No.	

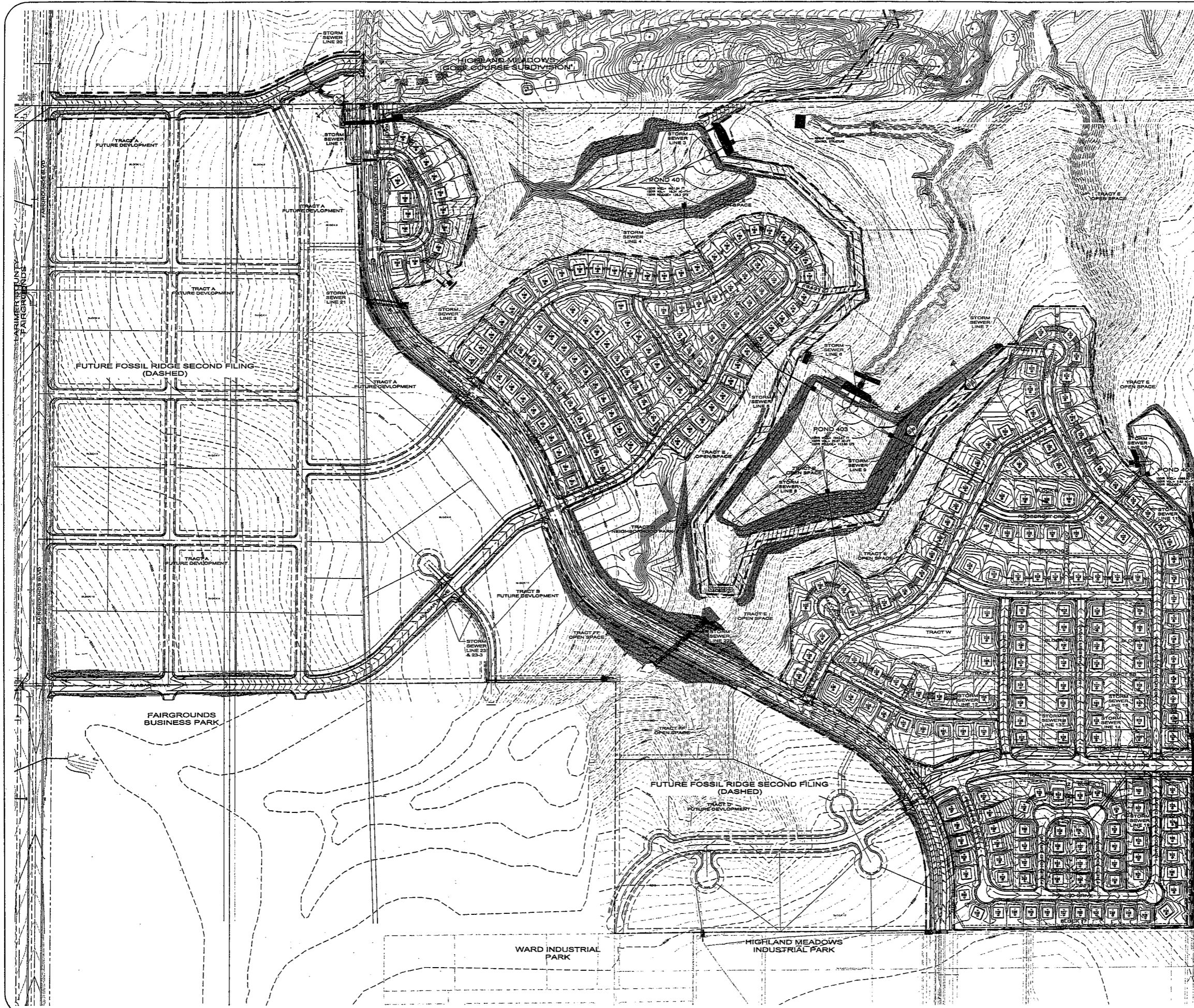
Drawings are prepared by Northern Engineers, Inc. and are not to be used for any other project without the written consent of Northern Engineers, Inc. Engineering Services, Inc.

NORTHERN ENGINEERS, INC.
 420 S. Howe, Suite 202, Fort Collins, Colorado, 80521
 Phone: (970) 221-4158, fax: (970) 221-4159

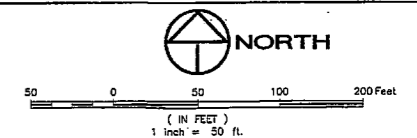
DATE:	09/18/04	DESIGNED BY:	J. Brann	REVIEWED BY:	C. Schuler
PROJECT:	REC-01-CBS	DRAWN BY:	P. Bannan		
SCALE:	1"=200'				

FOSSIL RIDGE SUBDIVISION
 OVERALL GRADING EXHIBIT

Sheet
A2
 Of 151 Sheets



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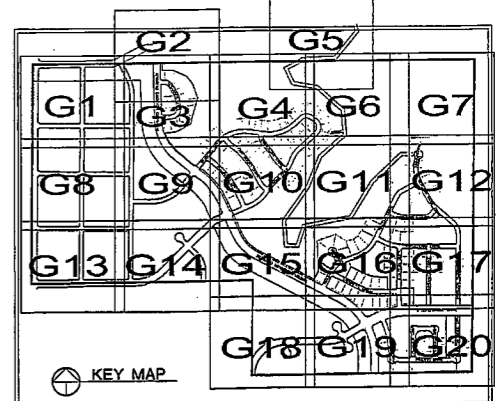
LEGEND:

	EXISTING STORM SEWER
	EXISTING STORM SEWER INLET
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLET
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SWALE
	PHASE LINE
	PROPOSED SPOT ELEVATION
	"A" LOT
	"B" LOT
	GARDEN LEVEL LOT
	WALKOUT LOT
	RIPPRAP OUTLET PROTECTION SEE DETAIL SHEET DS
	SWALE #
	SHEET #

- 1) MORE THAN 3 STEPS (3 RISES) FROM THE GARAGE TO THE HOUSE.
- 2) HANDRAILS ON THE STEPS FROM THE GARAGE TO THE HOUSE.
- 3) STEPPING THE FOUNDATION DOWN OR PROVIDING SLOPING DOWN A PORTION OF THE FOUNDATION ON THE SIDES OF THE HOUSE WHERE GRADE TRANSITIONS WOULD OTHERWISE BE TOO STEEP FROM THE FOUNDATION TO THE SIDE PROPERTY LINE.

GRADING AND TOP OF FOUNDATION (T.F.) ELEVATIONS FOR ALL LOTS ARE BASED ON THE SETBACKS INDICATED ON THESE PLANS AND THE DEPICTED BUILDING ENVELOPE. ANY VARIATION FROM THESE PARAMETERS MAY AFFECT THE DESIGN ELEVATIONS. ADJUSTMENTS TO THESE DESIGN ELEVATIONS MAY BE REQUIRED AND SHOULD FOLLOW FHA GUIDELINES.

NOTE: SEE INTERSECTION DETAILS ON SHEET R33-R38 FOR SPOT ELEVATIONS PERTAINING TO INTERSECTIONS & CUL-DE-SACS.



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TOWN OF WINDSOR, COLORADO
 DRAWING APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
David Z. Wagner 1-24-07
 Town Engineer

PROJECT: Fossil Ridge Subdivision
 DATE: 05/19/04
 DESIGNED BY: J. Berlin
 DRAWING BY: J. Berlin
 CHECKED BY: C. Schmitt
 SCALE: 1"=50'
 REVISIONS: LCT GRADING REVISION
 No. 1
 By: JPB
 Date: 07/18/07
 Northern Engineering, Inc.
 400 S. Inness, Suite 200, Fort Collins, Colorado 80521
 Phone: (970) 221-1158, Fax: (970) 221-4189
 FOSSIL RIDGE SUBDIVISION
 FINAL GRADING PLAN
 Sheet G16
 Of 151 Sheets

D:\Projects\FossilRidge\Grading\Grading.dwg, 1/22/2007, 10:26:54 AM

MATCHLINE SEE SHEET G16



0 50 100 200 Feet
(IN FEET)
1 inch = 50 ft.

LEGEND:

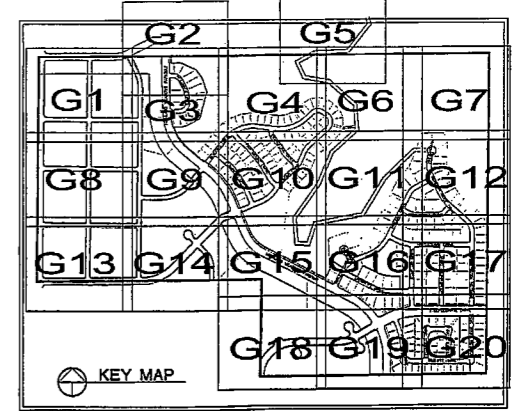
- EXISTING STORM SEWER
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PHASE SWALE
- PHASE LINE
- PROPOSED SPOT ELEVATION
- "A" LOT
- "B" LOT
- GARDEN LEVEL LOT
- WALKOUT LOT
- RIPRAP OUTLET PROTECTION
SEE DETAIL SHEET D5
- SWALE #
- SHEET #

ELEVATION DIFFERENCE BETWEEN THE TOP OF FOUNDATION (TF) AND THE FRONT UPHILL LOT CORNER IS GREATER THAN 2.8 FT. THIS MAY RESULT IN THE NEED FOR SOME OR ALL OF THE FOLLOWING TO AVOID DRIVEWAY SLOPES IN EXCESS OF 10% OR EXCESSIVE SLOPES FROM THE SIDE OF THE HOUSE TO THE SIDE PROPERTY LINE.

- 1) MORE THAN 3 STEPS (3 RISES) FROM THE GARAGE TO THE HOUSE.
- 2) HANDRAILS ON THE STEPS FROM THE GARAGE TO THE HOUSE.
- 3) STEPPING THE FOUNDATION DOWN OR PROVIDING SLOPING DOWN A PORTION OF THE FOUNDATION ON THE SIDES OF THE HOUSE WHERE GRADE TRANSITIONS WOULD OTHERWISE BE TOO STEEP FROM THE FOUNDATION TO THE SIDE PROPERTY LINE.

GRADING AND TOP OF FOUNDATION (T.F.) ELEVATIONS FOR ALL LOTS ARE BASED ON THE SETBACKS INDICATED ON THESE PLANS AND THE DEPICTED BUILDING ENVELOPE. ANY VARIATION FROM THESE PARAMETERS MAY AFFECT THE DESIGN ELEVATIONS. ADJUSTMENTS TO THESE DESIGN ELEVATIONS MAY BE REQUIRED AND SHOULD FOLLOW FHA GUIDELINES.

NOTE: SEE INTERSECTION DETAILS ON SHEET R33-R36 FOR SPOT ELEVATIONS PERTAINING TO INTERSECTIONS & CUL-DE-SACS.



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TOWN OF WINDSOR, COLORADO
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IS ASSUMED FOR CORRECTNESS OF DESIGN.

Dennis L. Whynes 1-24-07
Town Engineer Date

No.	
By:	JFB 8/19/97
Date:	
Revisions:	
LOT GRADING REVISION	

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NORTHERN ENGINEERING SERVICES, INC.

NORTHERN ENGINEERING SERVICES, INC.
420 S. HANCOCK, SUITE 202, FORT COLLINS, COLORADO 80521
PHONE: (970) 221-1100; FAX: (970) 221-1150

PROJECT:	FRY 01-085
DATE:	09/19/04
DESIGNED BY:	J. Brann
SCALE:	1"=50'
DRAWN BY:	R. Brunner
REVIEWED BY:	G. Schock

FOSSIL RIDGE SUBDIVISION
FINAL GRADING PLAN

Sheet
G19
Of 151 Sheets

MATCHLINE SEE SHEET G18

MATCHLINE SEE SHEET G20

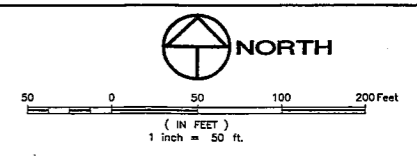
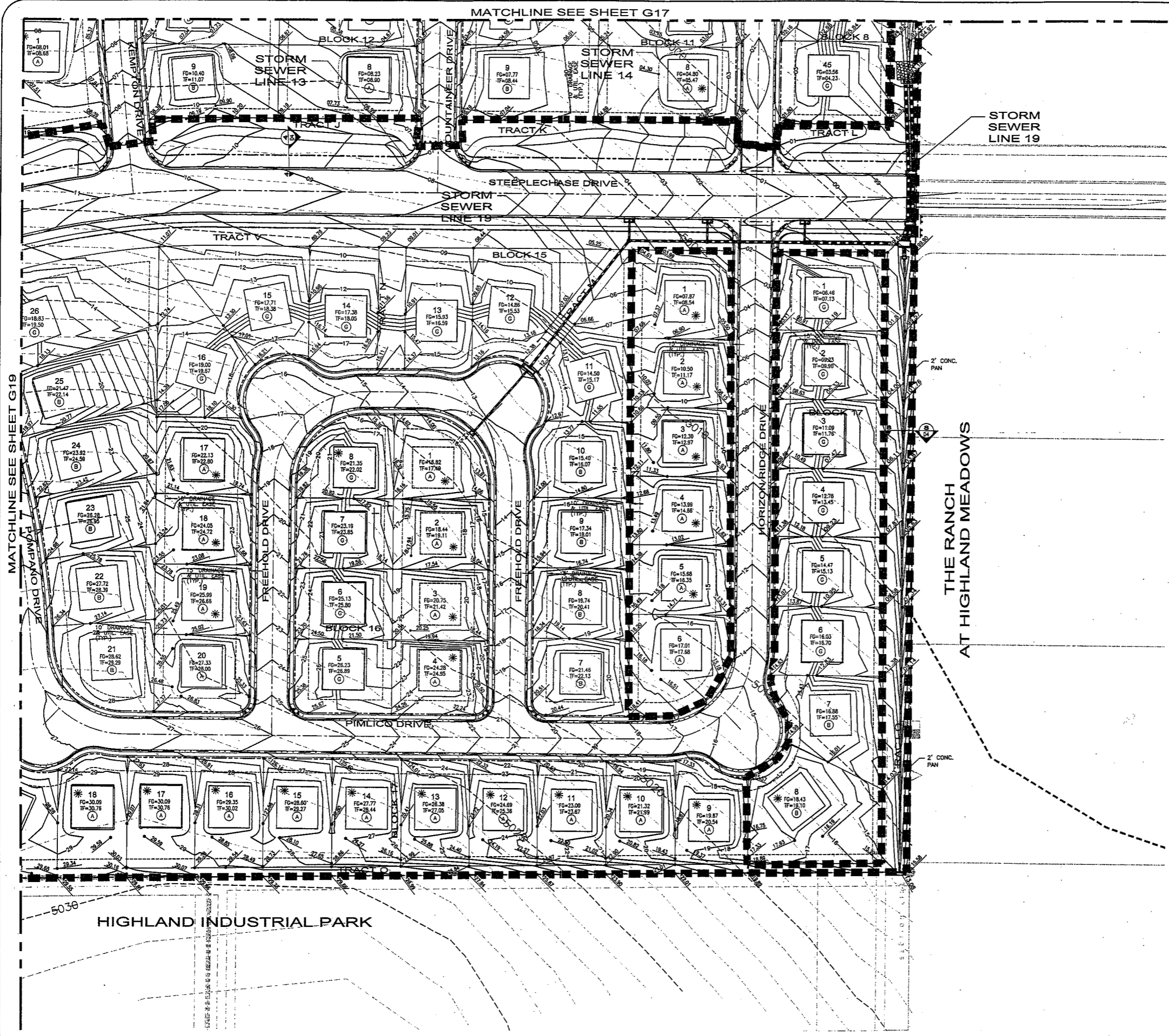
FUTURE FOSSIL RIDGE SECOND FILING (DASHED)

BLOCK 12

HIGHLAND INDUSTRIAL PARK

HIGHLAND IND

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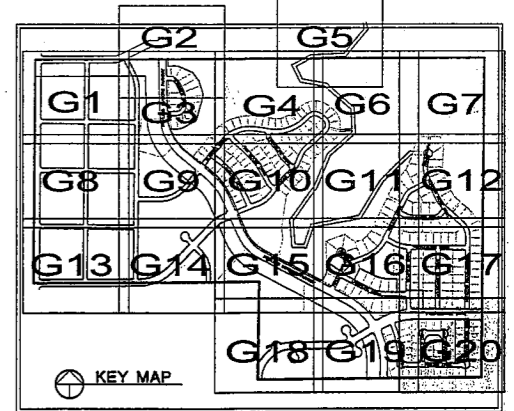
	EXISTING STORM SEWER
	EXISTING STORM SEWER INLET
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLET
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SWALE
	PHASE LINE
	PROPOSED SPOT ELEVATION
"A"	"A" LOT
"B"	"B" LOT
"G"	GARDEN LEVEL LOT
"W"	WALKOUT LOT
	RIPRAP OUTLET PROTECTION SEE DETAIL SHEET D5
	SWALE #
	SHEET #

ELEVATION DIFFERENCE BETWEEN THE TOP OF FOUNDATION (TF) AND THE FRONT UPHILL LOT CORNER IS GREATER THAN 2.5 FT. THIS MAY RESULT IN THE NEED FOR SOME OR ALL OF THE FOLLOWING TO AVOID DRIVEWAY SLOPES IN EXCESS OF 10% OR EXCESSIVE SLOPES FROM THE SIDE OF THE HOUSE TO THE SIDE PROPERTY LINE.

- MORE THAN 3 STEPS (3 RISES) FROM THE GARAGE TO THE HOUSE.
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OR **303-232-1991** DENVER
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

[Signature]
10-27-09

DATE: 09/18/04
PROJECT: FFR: 01-085
DESIGNED BY: J. Bloom
DRAWN BY: R. Bummer

SCALE: 1"=50'

REVISIONS:

NO.

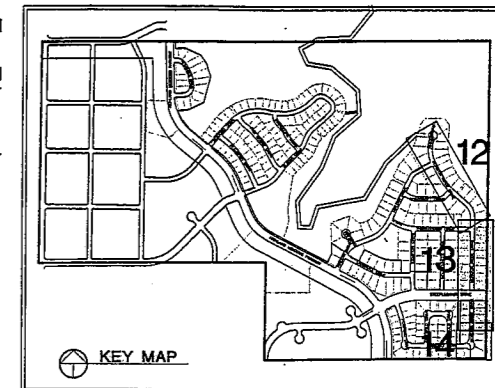
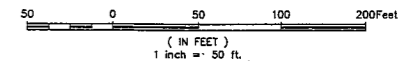
BY:

DATE:

NORTHERN ENGINEERS, INC.
420 S. HANCOCK, SUITE 202, FORT COLLINS, COLORADO 80521
PHONE: (970) 221-1158, FAX: (970) 221-4159

FOSSIL RIDGE SUBDIVISION
FINAL GRADING PLAN

Sheet
G20
Of 151 Sheets



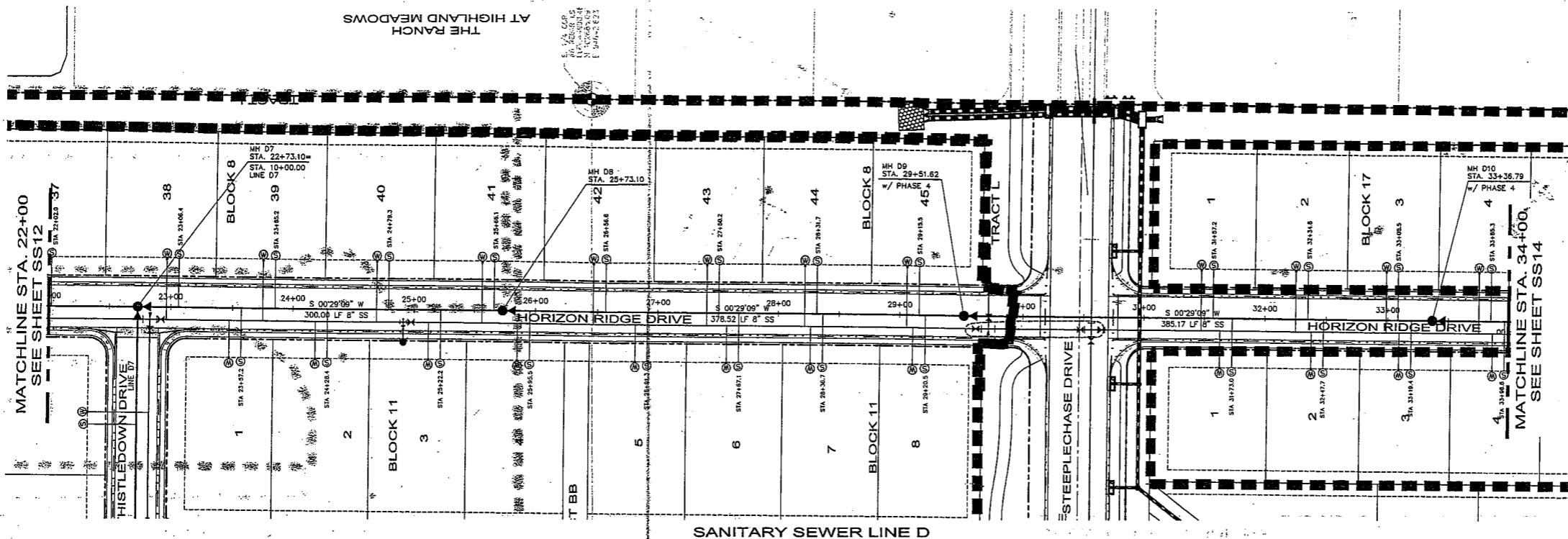
By:	
Date:	
Revisions:	
No.	

These drawings are prepared by Northern Engineers, Inc. under the supervision of a Professional Engineer in the State of Colorado. The Professional Engineer is responsible for the accuracy of the information contained herein.

NORTHERN ENGINEERS, INC.
 430 S. Howe, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-1158, Fax: (970) 221-4159

DATE:	09/18/04
PROJECT:	01-085
DESIGNED BY:	J. Brohm
DRAWN BY:	R. Baumer
SCALE:	1"=50'
REVISIONS BY:	C. Schack

**FOSSIL RIDGE SUBDIVISION
 SANITARY SEWER PLAN & PROFILE
 LINE D**



LEGEND:

	FUTURE WATER MAIN		EXISTING PHONE PEDESTAL
	FUTURE SEWER MAIN		EXISTING STREET LIGHT
	PROPOSED WATER MAIN		EXISTING POWER VAULT
	EXISTING WATER MAIN		EXISTING STORM SEWER
	PROPOSED SEWER MAIN		PROPOSED STORM SEWER
	EXISTING SEWER MAIN		EXISTING STORM DRAINAGE INLET
	PROPOSED THRUST RESTRAINT		PROPOSED STORM DRAINAGE INLET
	PROPOSED GATE VALVE		PROPOSED SWALE
	PROPOSED FIRE HYDRANT		PROPERTY BOUNDARY
	EXISTING FIRE HYDRANT		PIPE ENCASEMENT
	PROPOSED SEWER SERVICE WITH STATION		PROPOSED PEDESTRIAN RAMP
	PROPOSED WATER SERVICE		PROPOSED 8' CONCRETE CROSS PAN (TYP.)
	EXISTING UTILITY BOX		
	EXISTING POWER POLE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND GAS LINES		
	UNDER GROUND CABLE LINES		

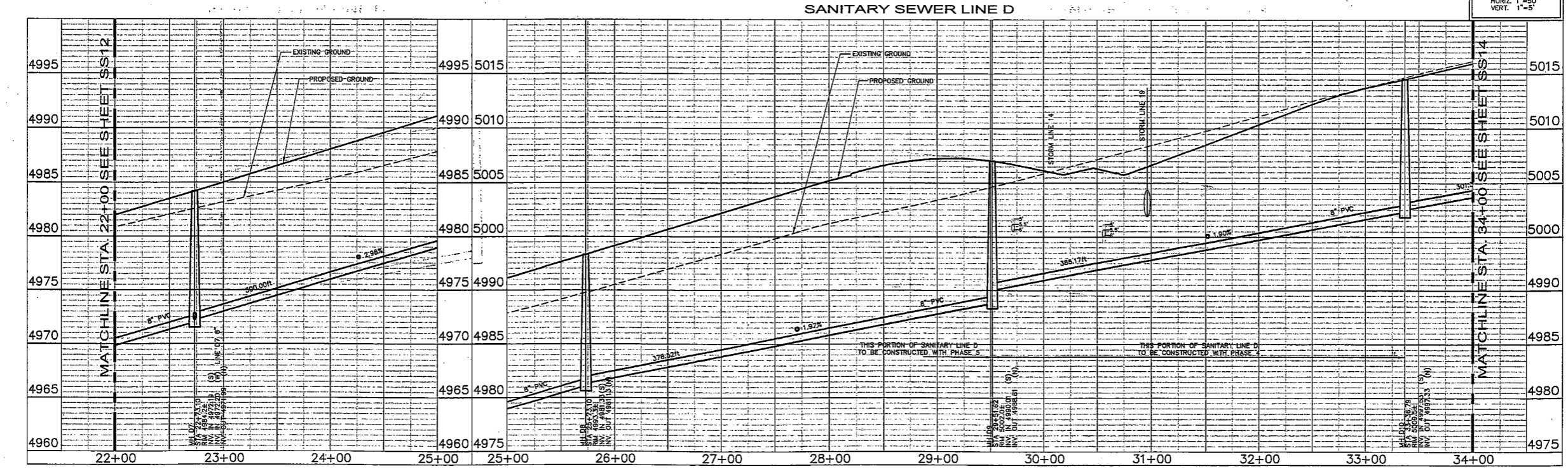
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 - SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 OR **303-232-1001** (TOLL FREE)
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

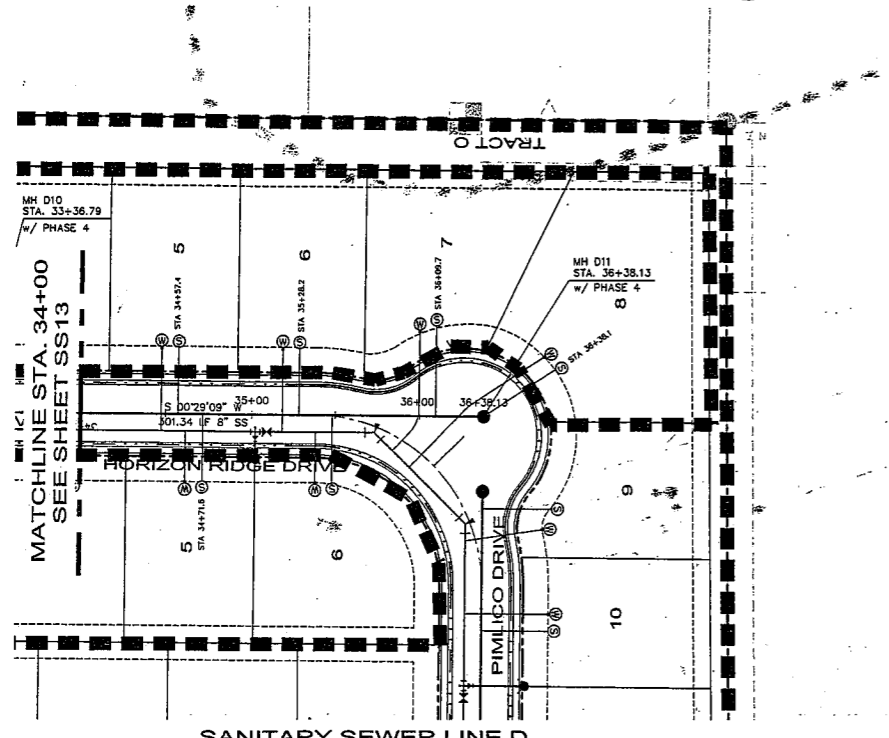
**TOWN OF WINDSOR, COLORADO
 DRAWING APPROVAL**

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Wagner 10-27-04
 Town Engineer



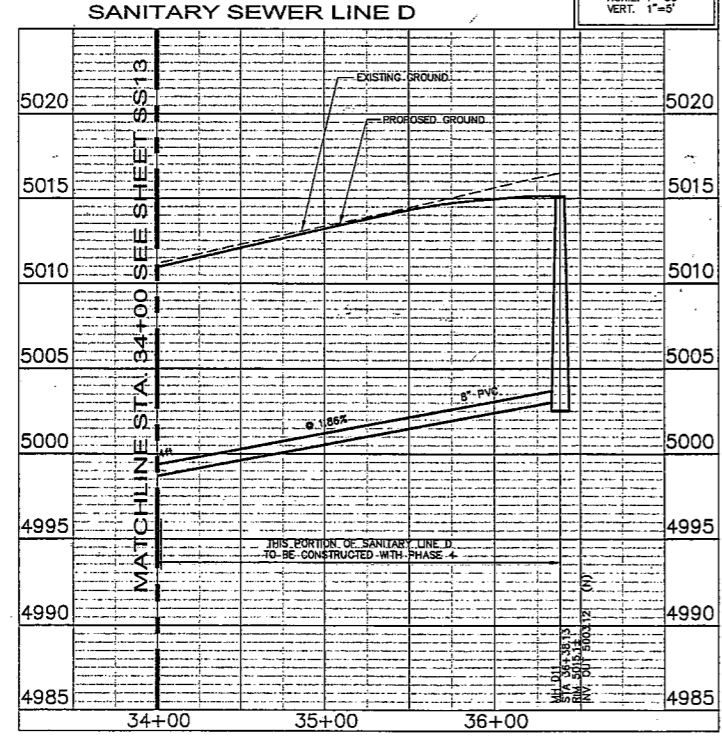
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SANITARY SEWER LINE D

LEGEND:

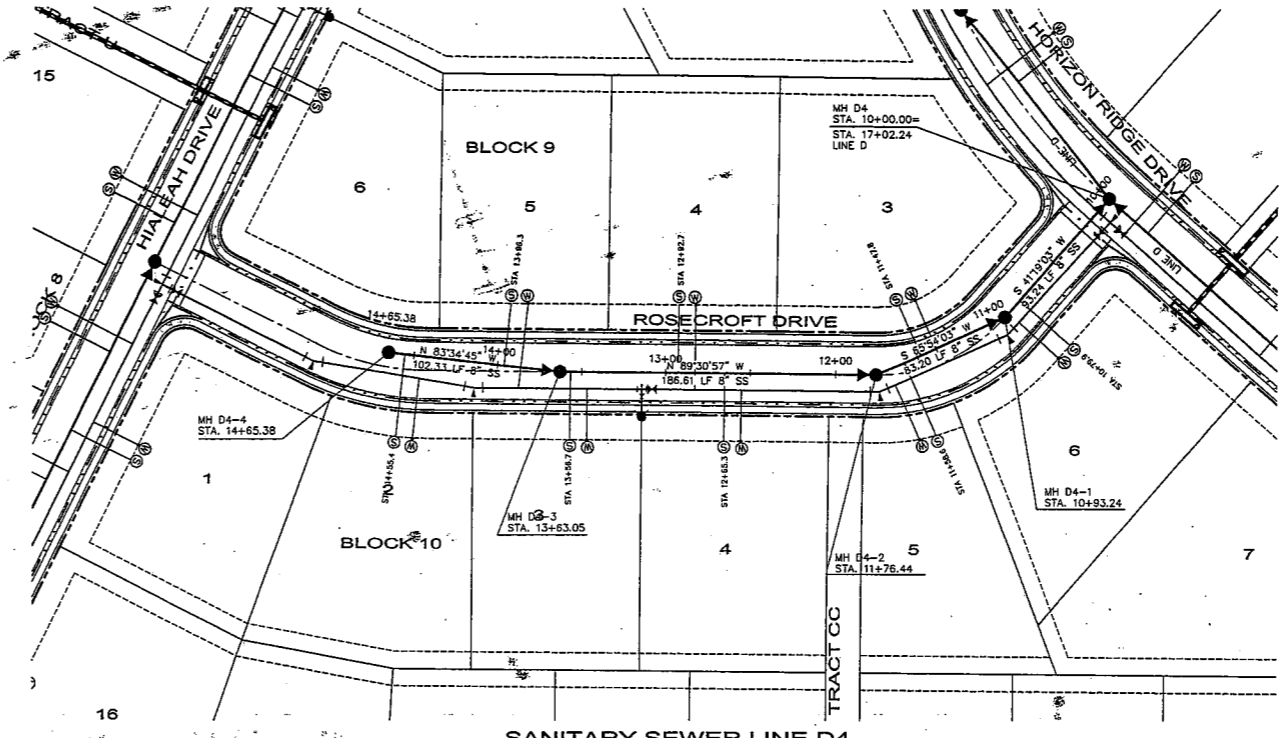
- | | | | |
|-----|-------------------------------------|-----|---------------------------------------|
| —●— | FUTURE WATER MAIN | □ | EXISTING PHONE PEDESTAL |
| —●— | FUTURE SEWER MAIN | □ | EXISTING STREET LIGHT |
| —●— | PROPOSED WATER MAIN | □ | EXISTING POWER VAULT |
| —●— | EXISTING WATER MAIN | —●— | EXISTING STORM SEWER |
| —●— | PROPOSED SEWER MAIN | —●— | PROPOSED STORM SEWER |
| —●— | EXISTING SEWER MAIN | —●— | EXISTING STORM DRAINAGE INLET |
| —●— | PROPOSED THRUST RESTRAINT | —●— | PROPOSED STORM DRAINAGE INLET |
| —●— | PROPOSED GATE VALVE | —●— | PROPOSED SWALE |
| —●— | PROPOSED FIRE HYDRANT | —●— | PROPOSED PROPERTY BOUNDARY |
| —●— | EXISTING FIRE HYDRANT | —●— | PIPE ENCASUREMENT |
| —●— | PROPOSED SEWER SERVICE WITH STATION | —●— | PROPOSED PEDESTRIAN RAMP |
| —●— | PROPOSED WATER SERVICE | —●— | PROPOSED 8" CONCRETE CROSS PAN (TYP.) |
| —●— | EXISTING UTILITY BOX | | |
| —●— | EXISTING POWER POLE | | |
| —●— | UNDERGROUND ELECTRIC | | |
| —●— | UNDERGROUND GAS LINES | | |
| —●— | UNDER GROUND CABLE LINES | | |



PROFILE SCALE
HORIZ. 1"=50'
VERT. 1"=5'



50 0 50 100 200 Feet
(IN FEET)
1 inch = 50 ft.



SANITARY SEWER LINE D4

GENERAL NOTES:

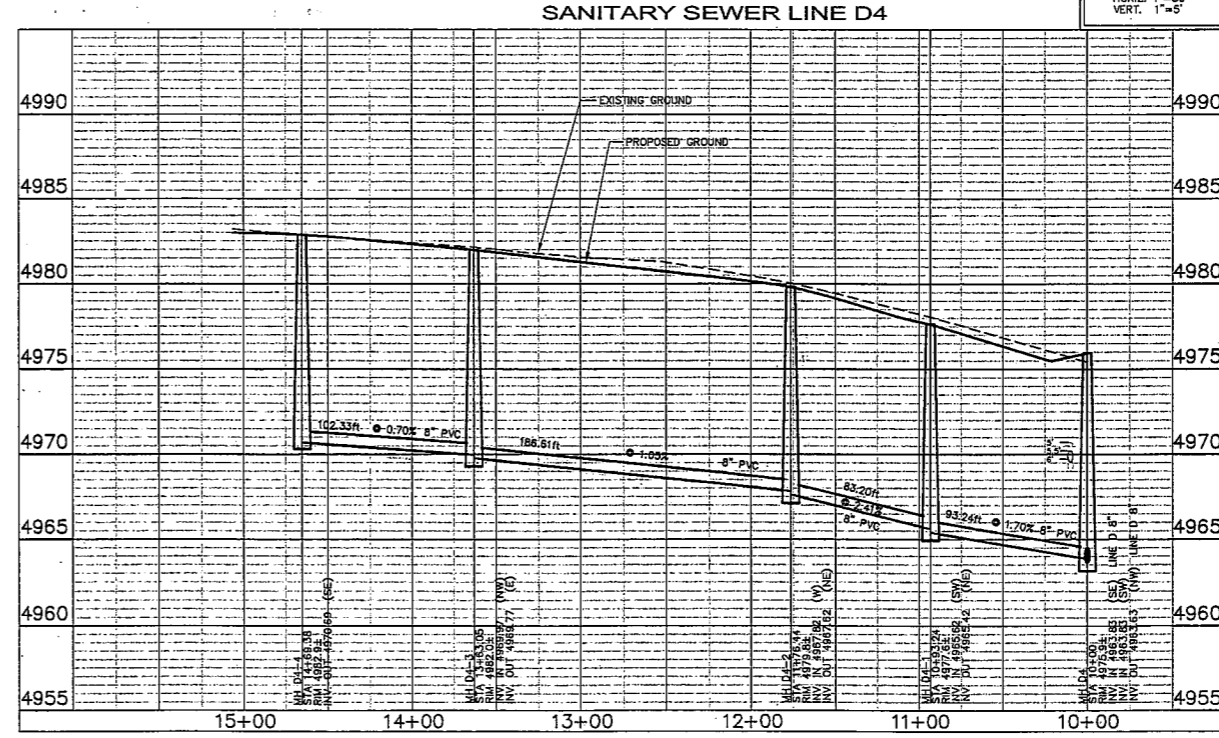
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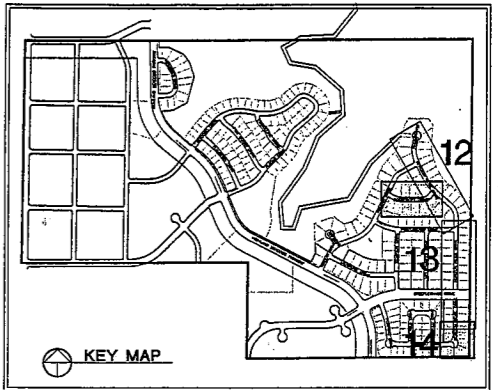
TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Williams 10-27-04
Town Engineer Date



PROFILE SCALE
HORIZ. 1"=50'
VERT. 1"=5'



KEY MAP

By:	Date:
Revisions:	
No.	

Three drawings are included in this set. The drawings are: 1. Sanitary Sewer Plan & Profile, 2. Storm Sewer Plan & Profile, 3. Storm Sewer Manhole Details. The drawings are prepared in accordance with the standards of the International Standards Organization (ISO) and the American Society of Civil Engineers (ASCE). The drawings are prepared by Northern Engineering Services, Inc. (NESI). NESI is a registered professional engineering firm in the State of Colorado. NESI's address is 400 S. Brown, Suite 202, Fort Collins, Colorado, 80521. NESI's phone number is (970) 221-1150, Fax: (970) 221-1159.

NORTHERN ENGINEERING SERVICES, INC.
400 S. Brown, Suite 202, Fort Collins, Colorado, 80521
Phone: (970) 221-1150, Fax: (970) 221-1159

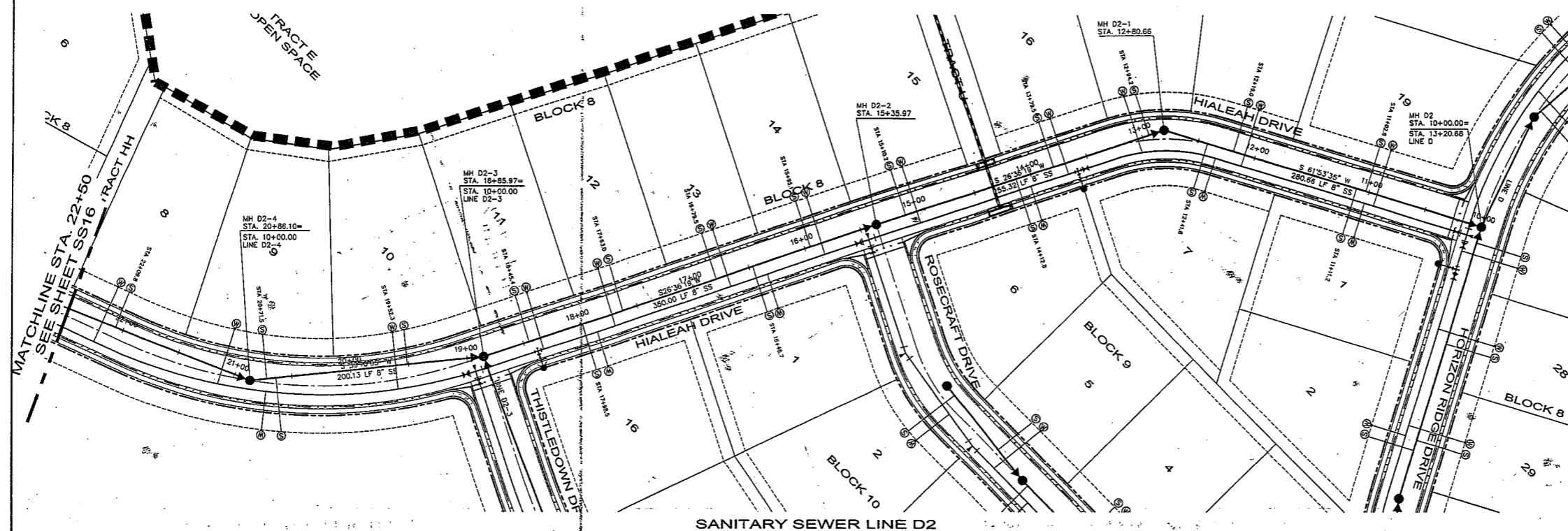
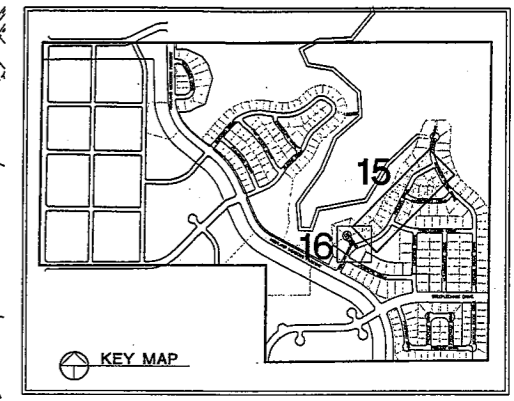
DATE:	08/18/04
DESIGNED BY:	J. Bralin
DRAWN BY:	R. Bunker
CHECKED BY:	C. Schmitt
SCALE:	1"=50'

FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE D & D4

DATE PLOTTED: 10/27/04 10:58 AM. PLOT FILE: SS14.PLOT



Scale bar showing 0, 50, 100, 200 Feet. Below the bar, it says '(IN FEET)' and '1 inch = 50 ft.'



SANITARY SEWER LINE D2

LEGEND:

- | | | | |
|-----|-------------------------------------|-----|---------------------------------------|
| --- | FUTURE WATER MAIN | --- | EXISTING PHONE PEDESTAL |
| --- | FUTURE SEWER MAIN | --- | EXISTING STREET LIGHT |
| --- | PROPOSED WATER MAIN | --- | EXISTING POWER VAULT |
| --- | EXISTING WATER MAIN | --- | EXISTING STORM SEWER |
| --- | PROPOSED SEWER MAIN | --- | PROPOSED STORM SEWER |
| --- | EXISTING SEWER MAIN | --- | EXISTING STORM DRAINAGE INLET |
| --- | PROPOSED THRUST RESTRAINT | --- | PROPOSED STORM DRAINAGE INLET |
| --- | PROPOSED GATE VALVE | --- | PROPOSED SWALE |
| --- | PROPOSED FIRE HYDRANT | --- | PROPOSED BOUNDARY |
| --- | EXISTING FIRE HYDRANT | --- | PIPE ENCASUREMENT |
| --- | PROPOSED SEWER SERVICE WITH STATION | --- | PROPOSED PEDESTRIAN RAMP |
| --- | PROPOSED WATER SERVICE | --- | PROPOSED 8' CONCRETE CROSS PAN (TYP.) |
| --- | EXISTING UTILITY BOX | | |
| --- | EXISTING POWER POLE | | |
| --- | UNDERGROUND ELECTRIC | | |
| --- | UNDERGROUND GAS LINES | | |
| --- | UNDER GROUND CABLE LINES | | |

GENERAL NOTES:

- SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES.
- 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.
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- FOR STORM SEWER PLAN AND PROFILES SEE "ST" SHEETS.
- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

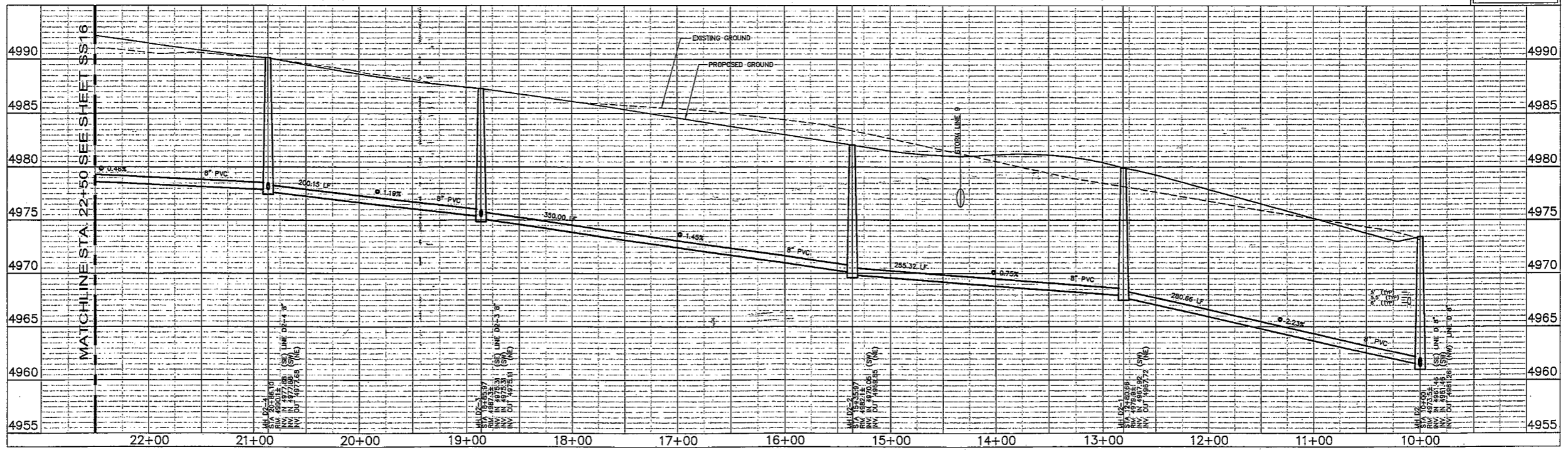
TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Wagner 10-27-04
Town Engineer Date

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 303-232-1991 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



SANITARY SEWER LINE D2

Revisions:

No.	By:	Date:

These changes are hereby approved by the Town Engineer and the Town Board. The Town Engineer and the Town Board are not responsible for the accuracy of the information provided by the contractor. The contractor is responsible for the accuracy of the information provided by the contractor.

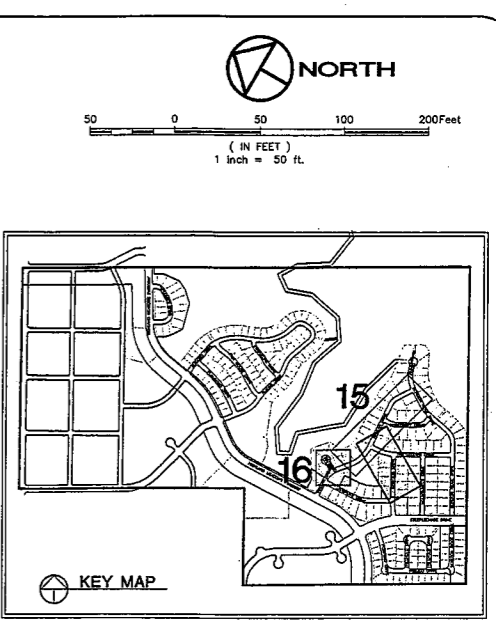
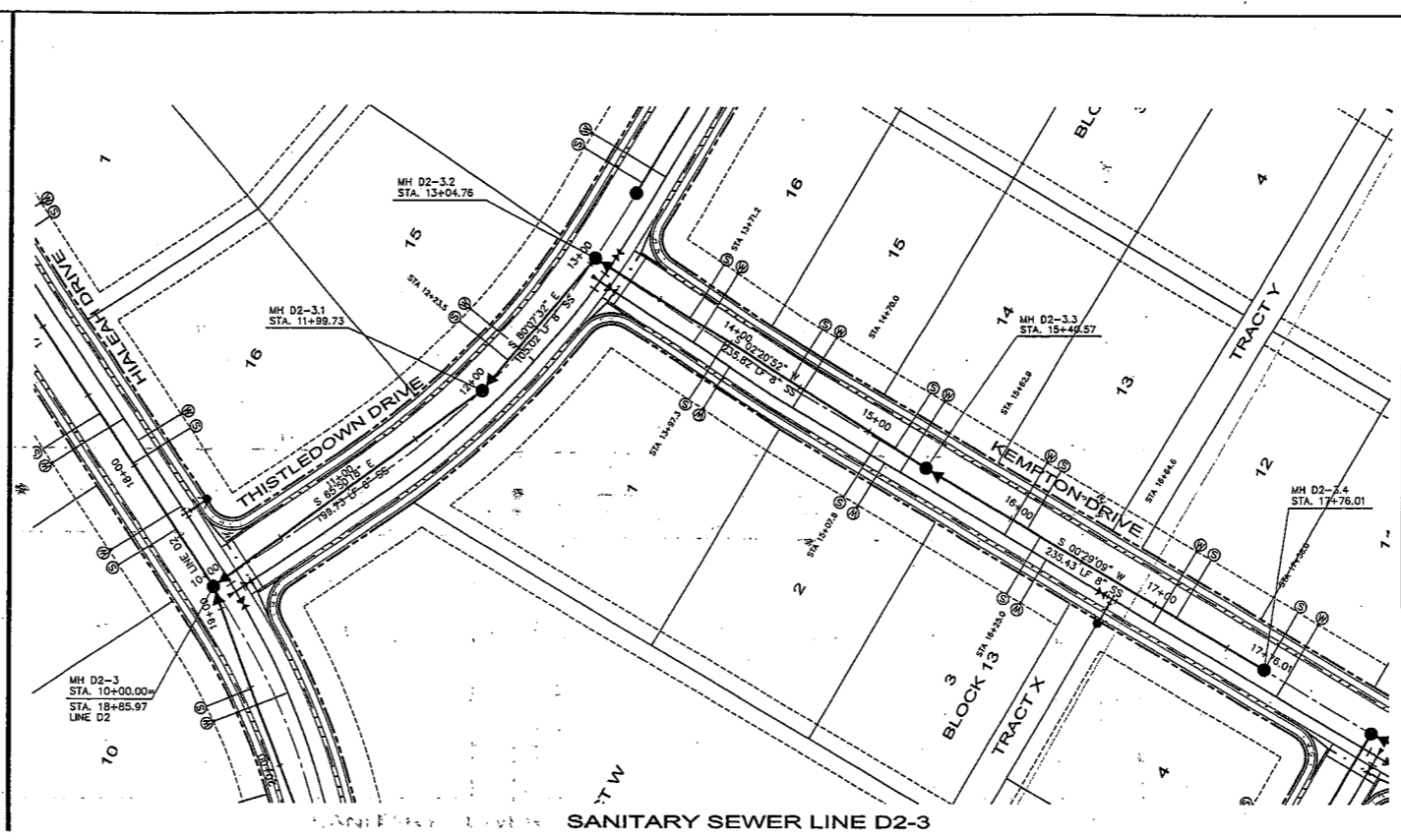
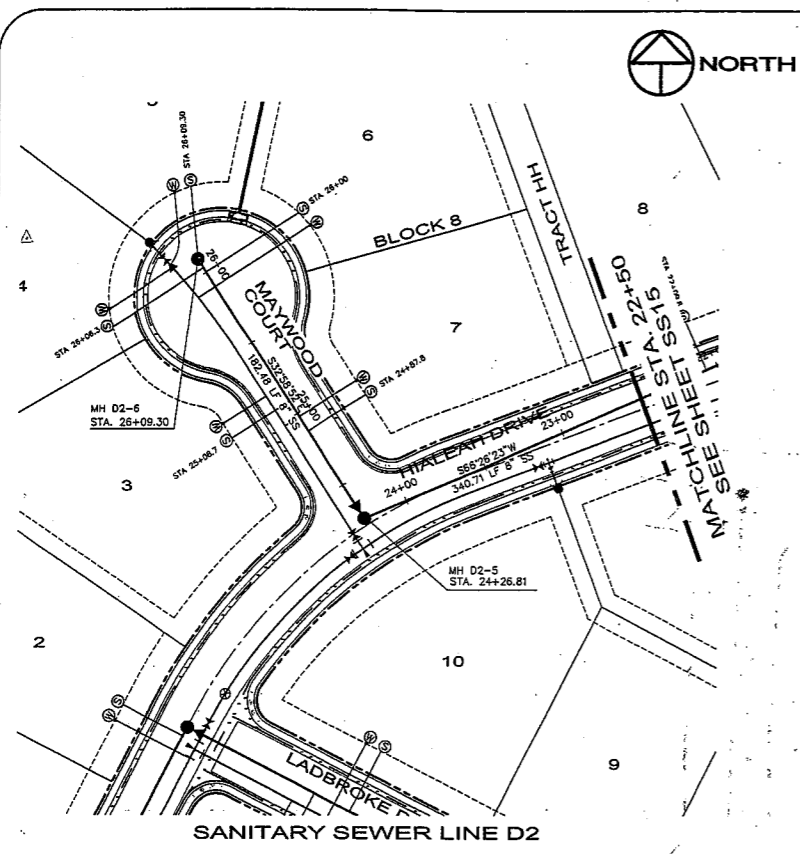
NORTHERN ENGINEERS, INC.
400 S. Home, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-1150 Fax: (970) 221-1159

DATE:	09/18/04
PROJECT:	FR: 01-085
DESIGNED BY:	J. Brain
DRAWN BY:	R. Bunker
REVIEWED BY:	G. Schuck

FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE D2

Sheet
SS15
Of 151 Sheets

0:\Projects\101\Drawings\101\101-085.dwg, 10/20/04 11:51 AM, 101-085.dwg, J. Brain



LEGEND:

—●—	FUTURE WATER MAIN	—○—	EXISTING PHONE PEDESTAL
—○—	FUTURE SEWER MAIN	—□—	EXISTING STREET LIGHT
—○—	PROPOSED WATER MAIN	—□—	EXISTING POWER VAULT
—○—	EXISTING WATER MAIN	—□—	EXISTING STORM SEWER
—○—	PROPOSED SEWER MAIN	—□—	PROPOSED STORM SEWER
—○—	EXISTING SEWER MAIN	—□—	EXISTING STORM DRAINAGE INLET
—○—	PROPOSED THRUST RESTRAINT	—□—	PROPOSED STORM DRAINAGE INLET
—○—	PROPOSED GATE VALVE	—□—	PROPOSED SWALE
—○—	PROPOSED FIRE HYDRANT	—□—	PROPERTY BOUNDARY
—○—	EXISTING FIRE HYDRANT	—□—	PIPE ENCASEMENT
—○—	PROPOSED SEWER SERVICE WITH STATION	—□—	PROPOSED PEDESTRIAN RAMP
—○—	PROPOSED WATER SERVICE		
—○—	EXISTING UTILITY BOX		
—○—	EXISTING POWER POLE		
—○—	UNDERGROUND ELECTRIC LINES		
—○—	UNDERGROUND GAS LINES		
—○—	UNDER CABLE LINES		

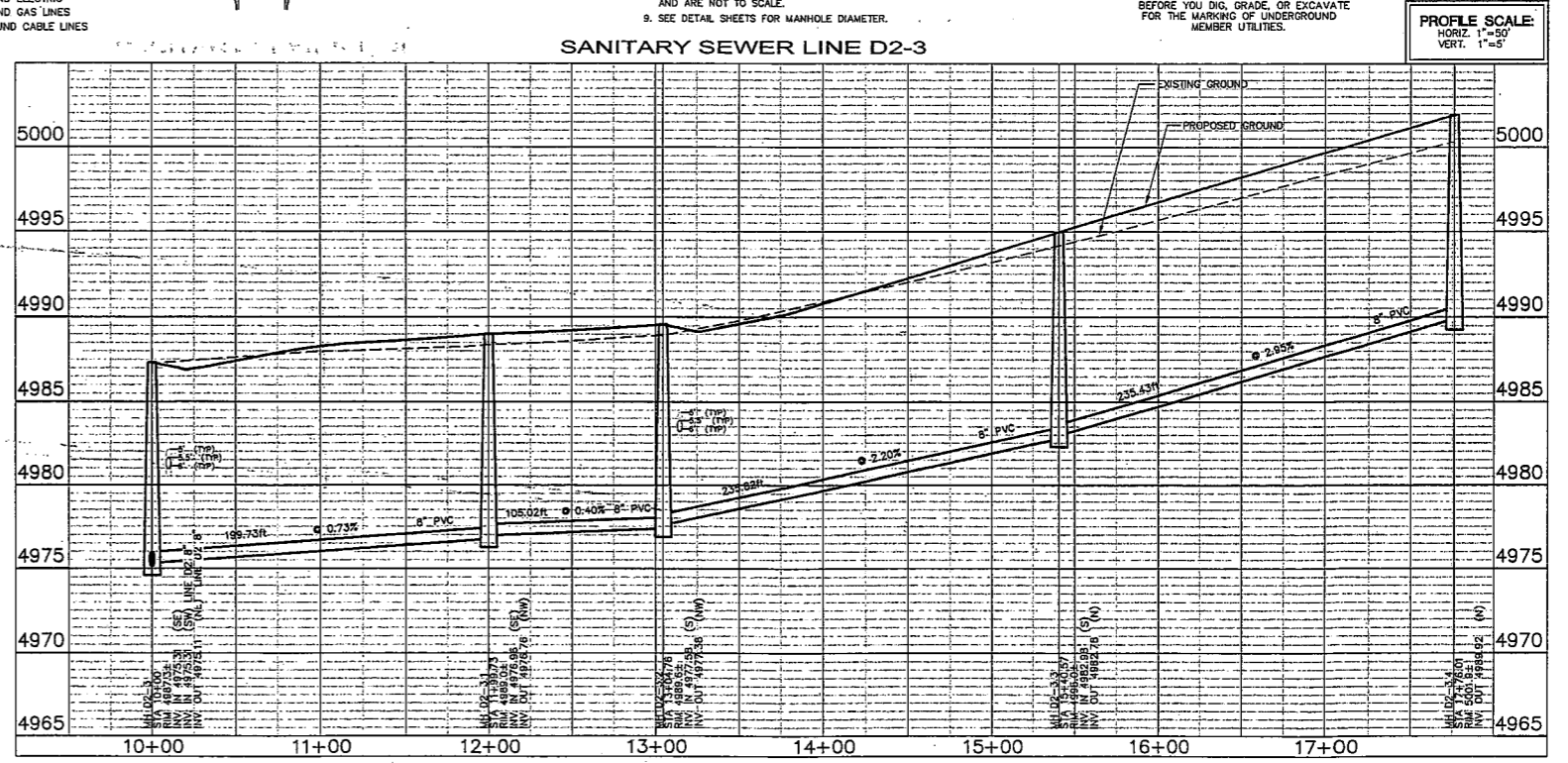
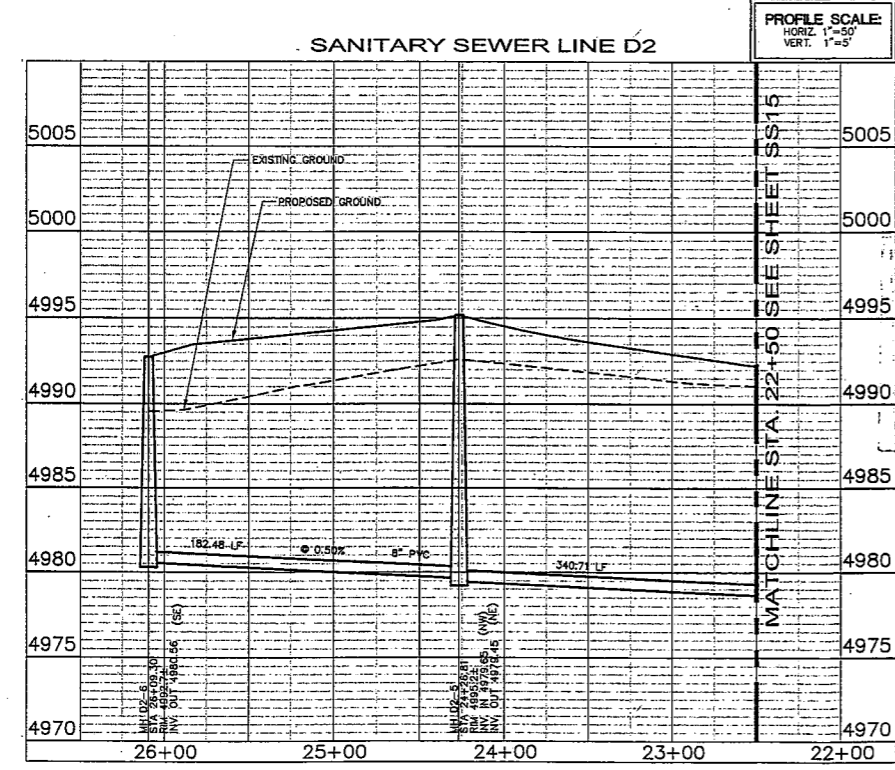
- GENERAL NOTES:**
- SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES.
 - THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN 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.
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 - ALL RESIDENTIAL WATER SERVICES REQUIRE CURB STOP INSTALLATION. ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION.
 - FOR STORM SEWER PLAN AND PROFILES SEE SHEETS 181 THRU 196.
 - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

**TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL**

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

[Signature] 10-27-04
Town Engineer

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR **303-232-1991** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DATE: 09/18/04
PROJECT: FRR: 01-085
DESIGNED BY: J. Brim
DRAWN BY: R. Bruner

SCALE: 1"=50'

REVISIONS:

NO.

BY:

DATE:

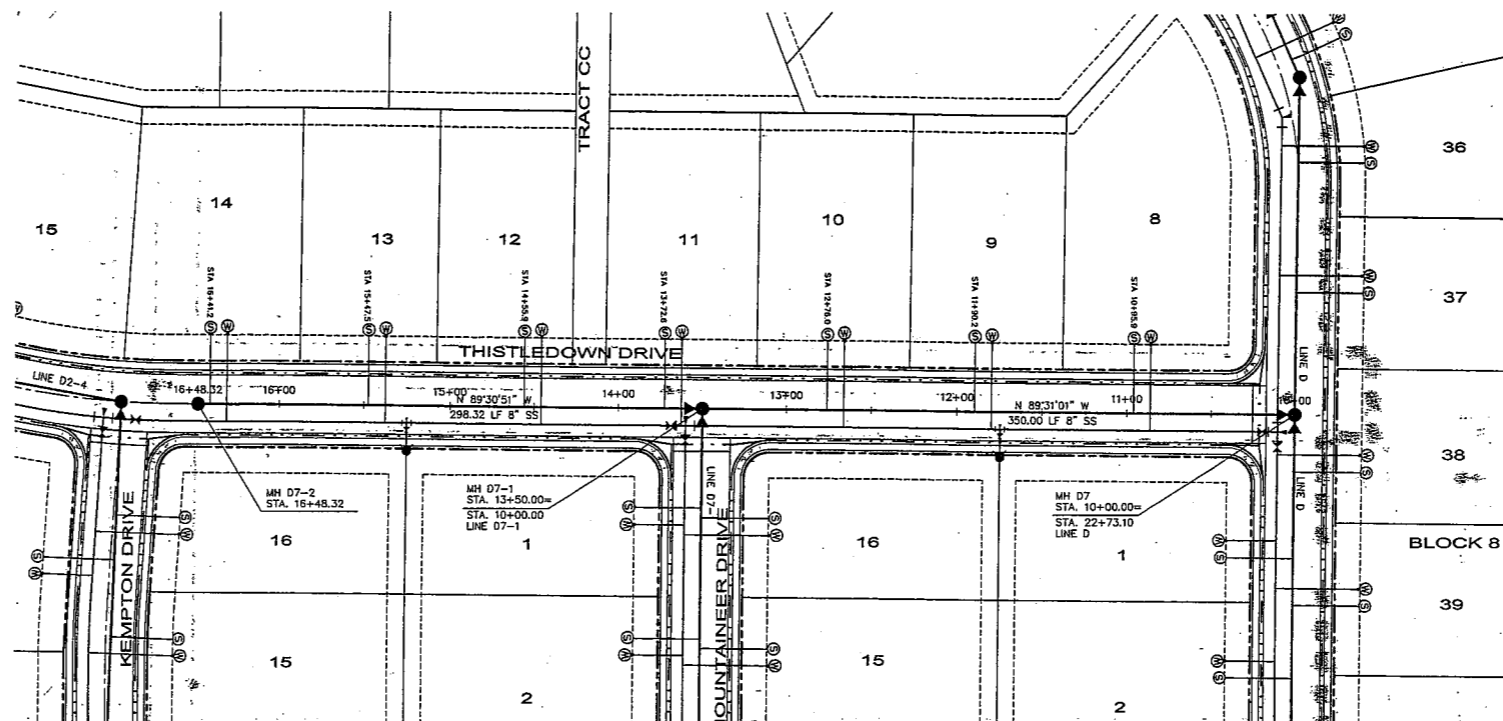
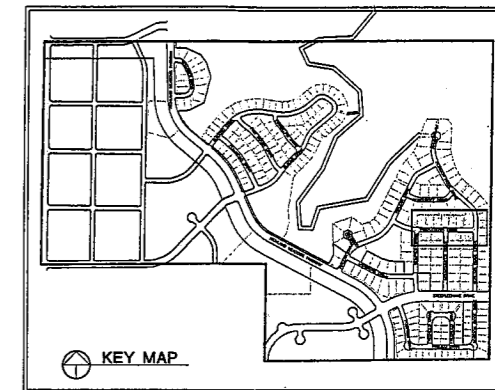
NORTHERN ENGINEERS, INC.
430 S. Jones, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-1158, Fax: (970) 221-1159

**FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE D2 & D2-3**

Sheet
SS16
Of 151 Sheets

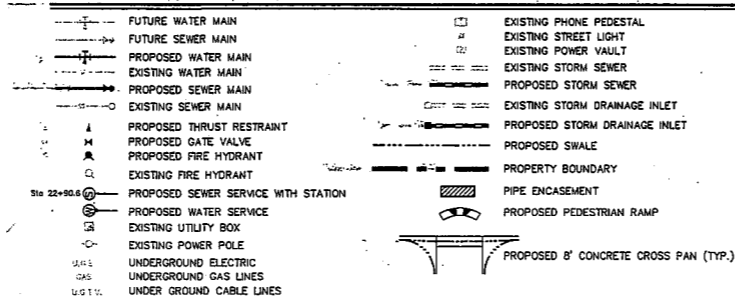


50 0 50 100 200 Feet
(IN FEET)
1 inch = 50 ft.



SANITARY SEWER LINE D7

LEGEND:



GENERAL NOTES:

- 1. SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES.
2. 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.
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4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0'. MAXIMUM COVER SHALL BE 6.0'.
5. MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
6. ALL RESIDENTIAL WATER SERVICES REQUIRE CURB STOP INSTALLATION. ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION.
7. FOR STORM SEWER PLAN AND PROFILES SEE "S1" SHEETS.
8. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
9. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 FOR 303-232-1891 IN METRO DENVER. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO DRAWING APPROVAL. REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN. D. Wagner 10-27-04

SANITARY SEWER LINE D7

PROFILE SCALE: HORIZ. 1"=50' VERT. 1"=5'

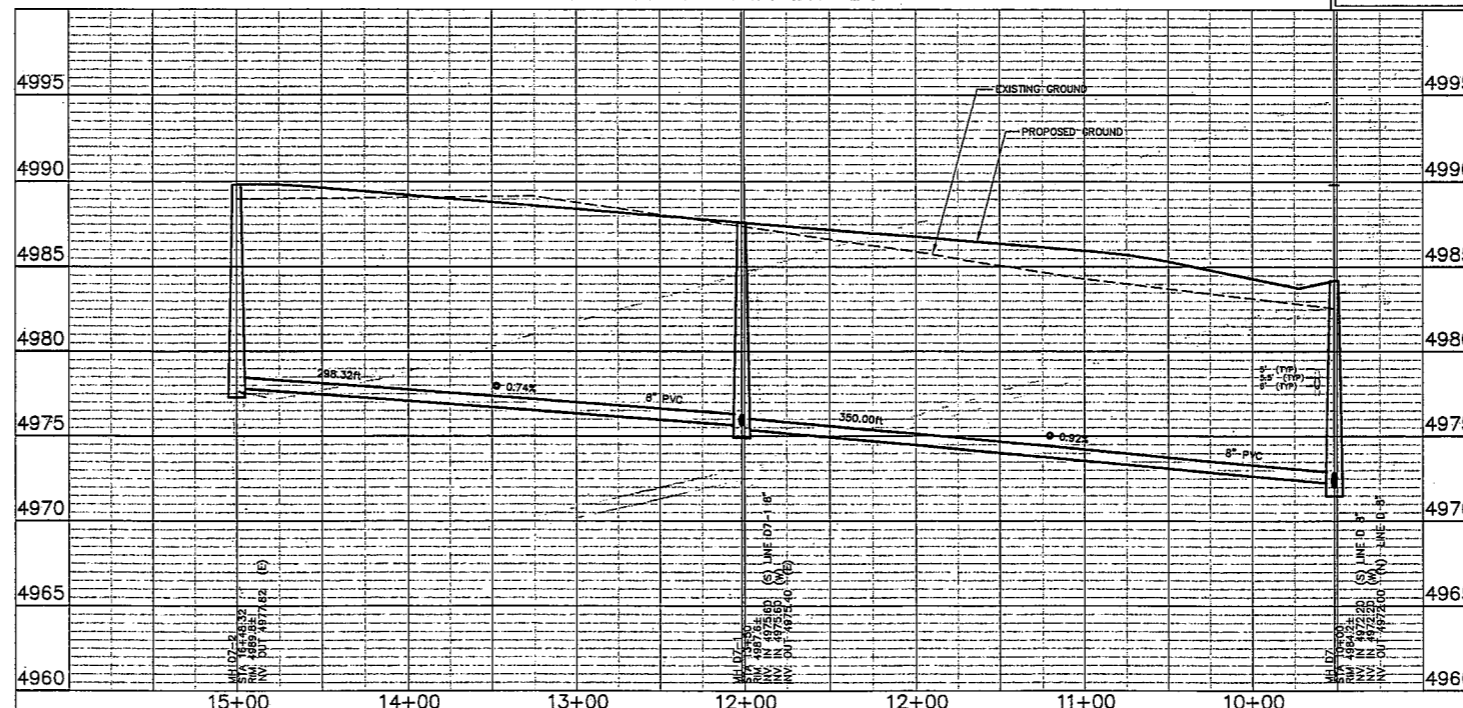


Table with columns for No., Revisions, and Date.

These drawings are intended to be used only for the project and location shown. No responsibility is assumed for any other use.

NORTHERN ENGINEERING SERVICES, INC. 400 S. Howe, Suite 202, Fort Collins, Colorado 80521 Phone: (970) 221-1156 Fax: (970) 221-1159

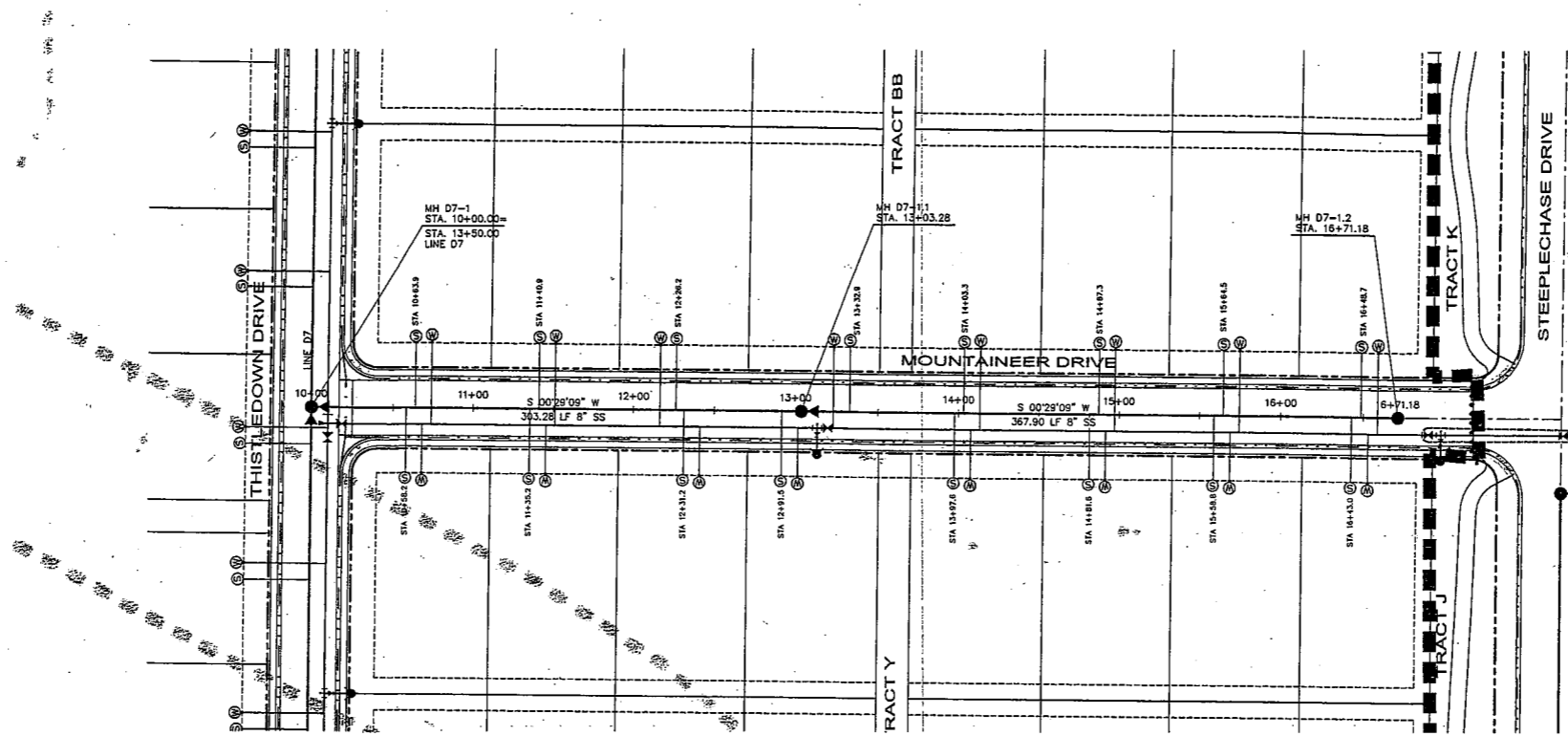
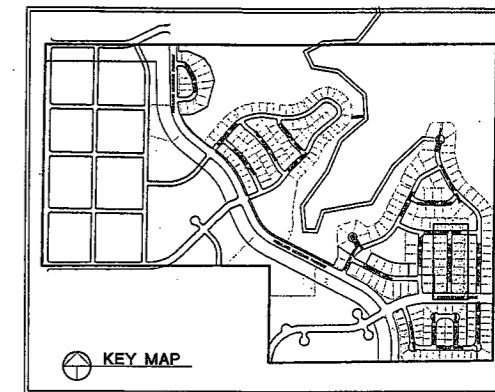
Table with columns for DATE, DESIGNED BY, DRAWN BY, CHECKED BY, and REVISIONS.

FOSSIL RIDGE SUBDIVISION SANITARY SEWER PLAN & PROFILE LINE D7

DATE PLOTTED: 10/27/04 11:57 AM. PLOT SCALE: 1"=50'



50 0 50 100 200 Feet
(IN FEET)
1 inch = 50 ft.



SANITARY SEWER LINE D7-1

LEGEND:

- | | | | |
|-----|-------------------------------------|-----|---------------------------------------|
| —●— | FUTURE WATER MAIN | —○— | EXISTING PHONE PEDESTAL |
| —○— | FUTURE SEWER MAIN | —○— | EXISTING STREET LIGHT |
| —○— | PROPOSED WATER MAIN | —○— | EXISTING POWER VAULT |
| —○— | EXISTING WATER MAIN | —○— | EXISTING STORM SEWER |
| —○— | PROPOSED SEWER MAIN | —○— | PROPOSED STORM SEWER |
| —○— | EXISTING SEWER MAIN | —○— | EXISTING STORM DRAINAGE INLET |
| —○— | PROPOSED THRUST RESTRAINT | —○— | PROPOSED STORM DRAINAGE INLET |
| —○— | PROPOSED GATE VALVE | —○— | PROPOSED SWALE |
| —○— | PROPOSED FIRE HYDRANT | —○— | PROPERTY BOUNDARY |
| —○— | EXISTING FIRE HYDRANT | —○— | PIPE ENCASUREMENT |
| —○— | PROPOSED SEWER SERVICE WITH STATION | —○— | PROPOSED PEDESTRIAN RAMP |
| —○— | PROPOSED WATER SERVICE | —○— | PROPOSED 8" CONCRETE CROSS PAN (TYP.) |
| —○— | EXISTING UTILITY BOX | | |
| —○— | EXISTING POWER POLE | | |
| —○— | UNDERGROUND ELECTRIC | | |
| —○— | UNDERGROUND GAS LINES | | |
| —○— | UNDERGROUND CABLE LINES | | |

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- SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

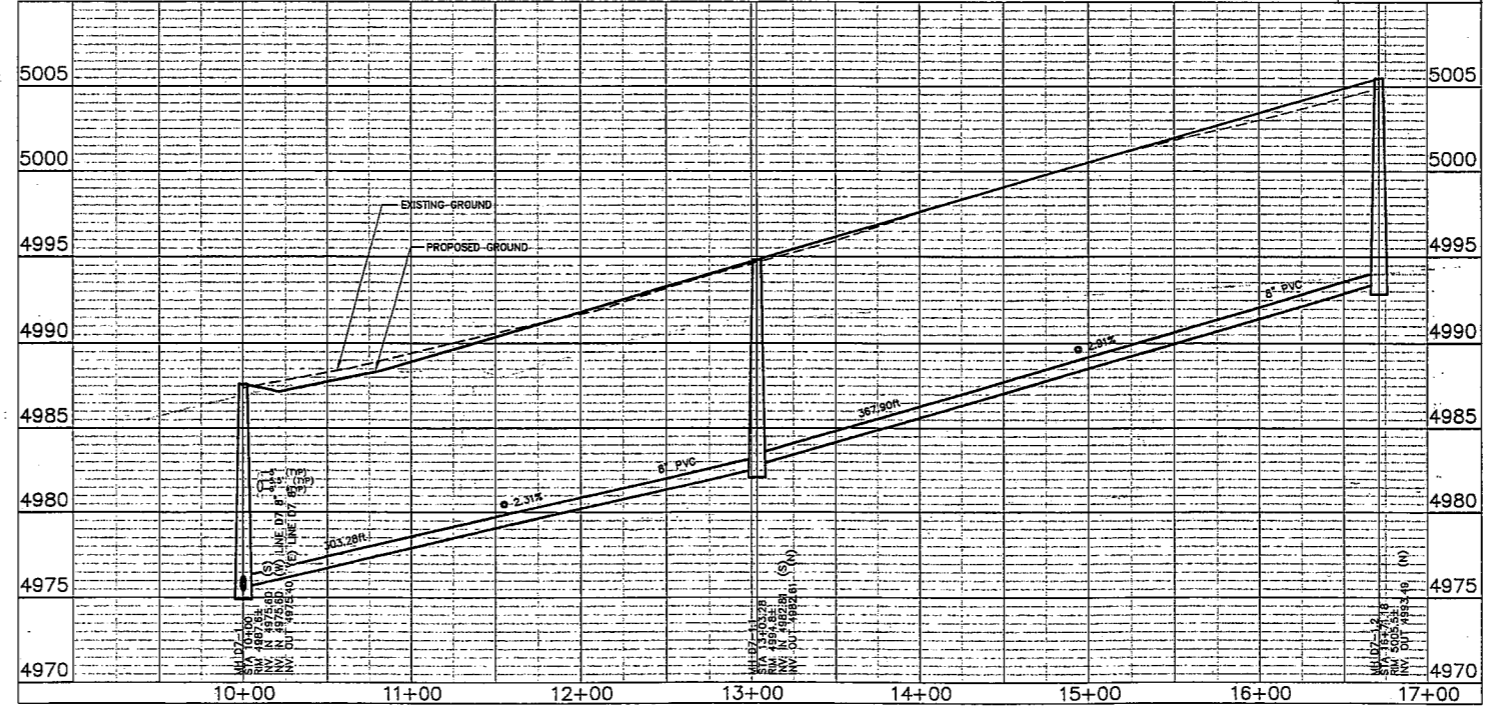
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR **303-232-1991** IN METRO
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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Wagner 10-27-04
Town Engineer Date

SANITARY SEWER LINE D7-1



PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'

No.	Revisions:	By:	Date:

These drawings are prepared by the staff of Northern Engineering Services, Inc. under the supervision of the Professional Engineer. The Professional Engineer is not responsible for any errors or omissions in these drawings.

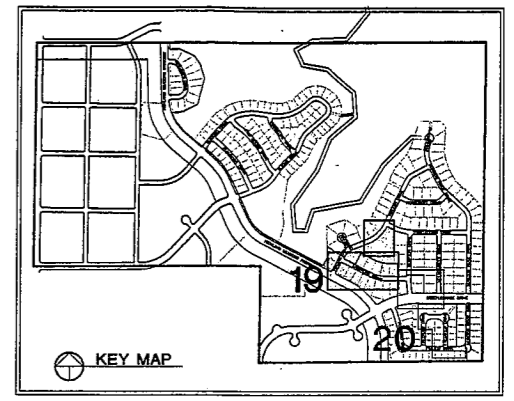
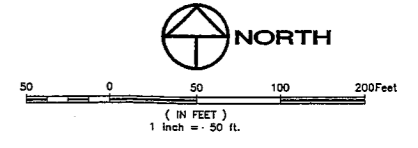
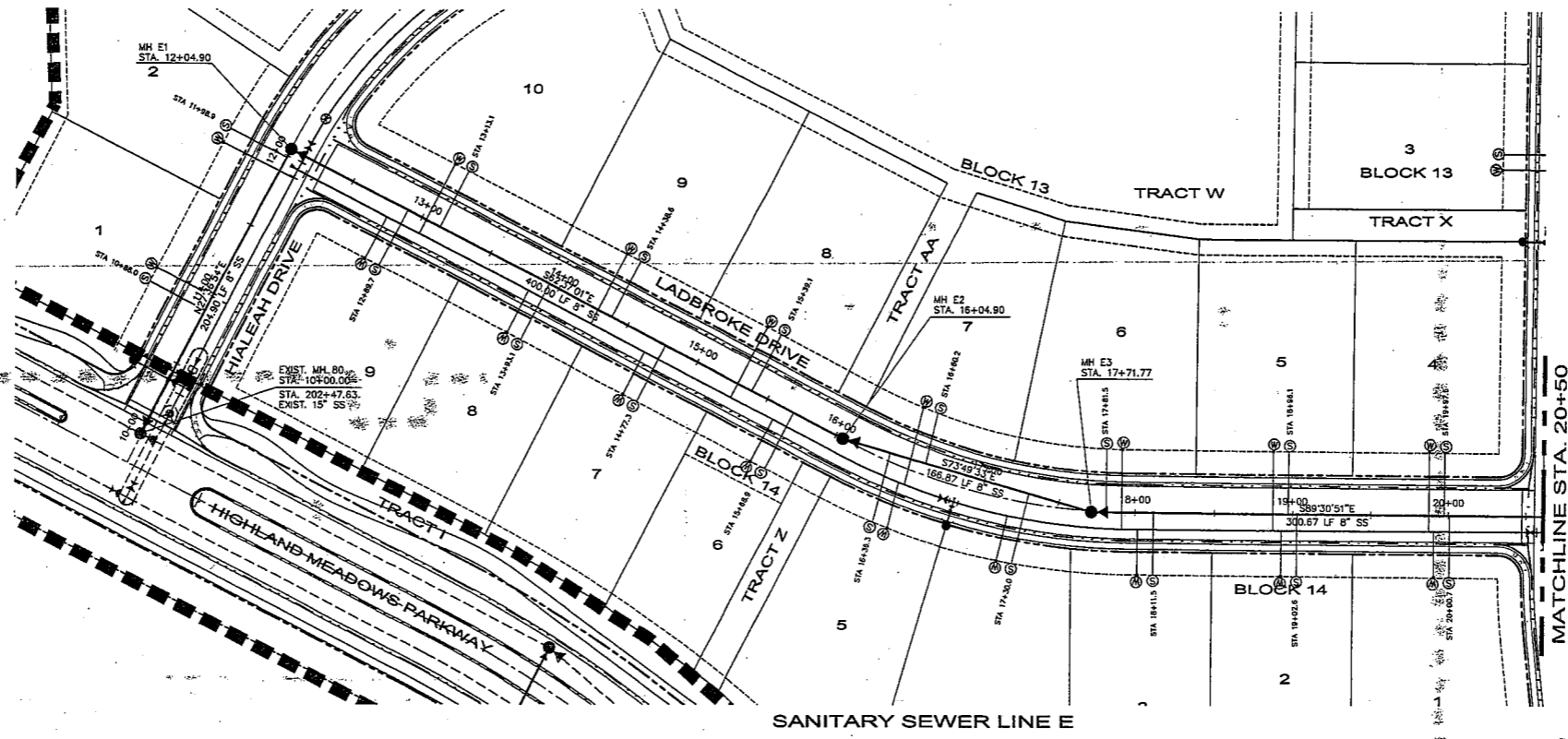
NORTHERN ENGINEERING SERVICES, INC.

400 S. W. 10th St., Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-1156; Fax: (970) 221-4119

DATE:	09/16/04
PROJECT:	01-005
DESIGNED BY:	J. Brain
DRAWN BY:	R. Dunner
REVIEWED BY:	G. Schick
SCALE:	1"=50'

FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE D7-1

DATE PLOTTED: 10/27/04 10:54 AM. PLOTTER: HP DesignJet 500. PLOTTING: J. Brain



ALL MANHOLE RIMS SHALL BE ADJUSTED IN ACCORDANCE WITH THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS. ADJUSTED MANHOLES MAY REQUIRE TESTING AND SHALL BE COORDINATED WITH THE SOUTH FORT COLLINS SANITATION DISTRICT.

LEGEND:	
	FUTURE WATER MAIN
	FUTURE SEWER MAIN
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED SEWER MAIN
	EXISTING SEWER MAIN
	PROPOSED THRUST RESTRAINT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SEWER SERVICE WITH STATION
	PROPOSED WATER SERVICE
	EXISTING UTILITY BOX
	EXISTING POWER POLE
	UNDERGROUND ELECTRIC LINES
	UNDERGROUND GAS LINES
	UNDER GROUND CABLE LINES
	EXISTING PHONE PEDESTAL
	EXISTING STREET LIGHT
	EXISTING POWER VAULT
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING STORM DRAINAGE INLET
	PROPOSED STORM DRAINAGE INLET
	PROPOSED SWALE
	PROPERTY BOUNDARY
	PIPE ENCASEMENT
	PROPOSED PEDESTRIAN RAMP
	PROPOSED 6\"/>

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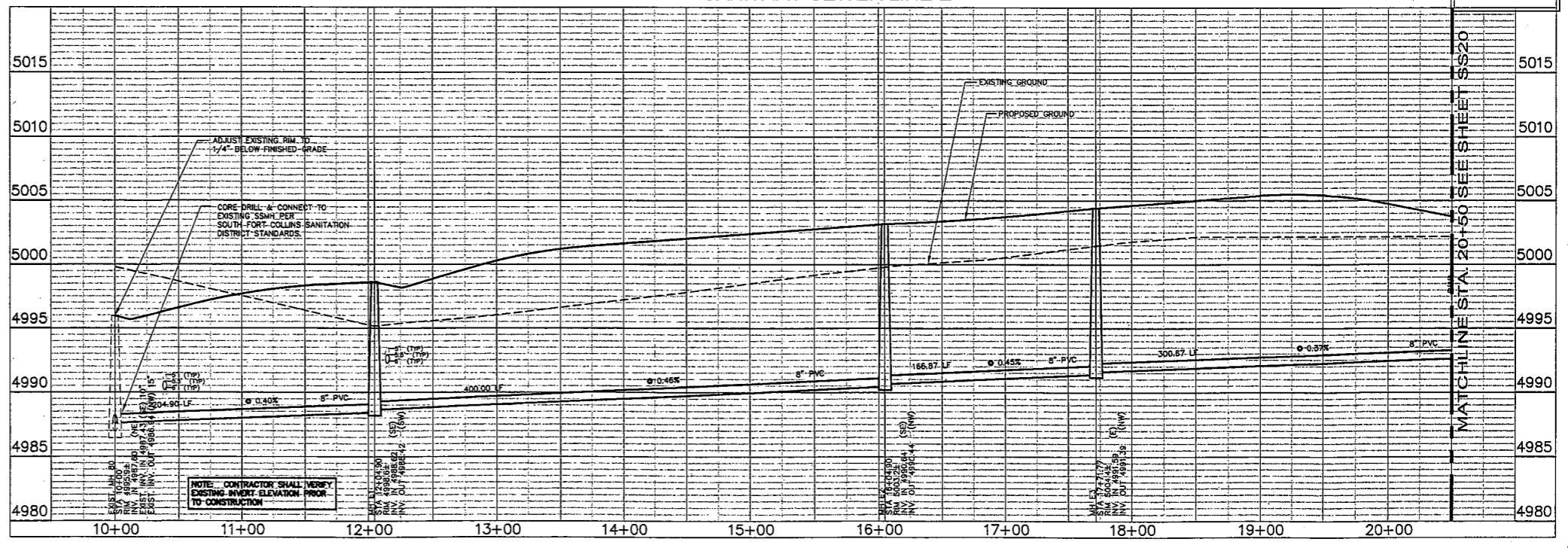
TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Wharton 10-27-04
Town Engineer Date

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OR 303-232-1991 IN DENVER
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PROFILE SCALE
HORIZ. 1"=50'
VERT. 1"=5'



NOTE: CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION.

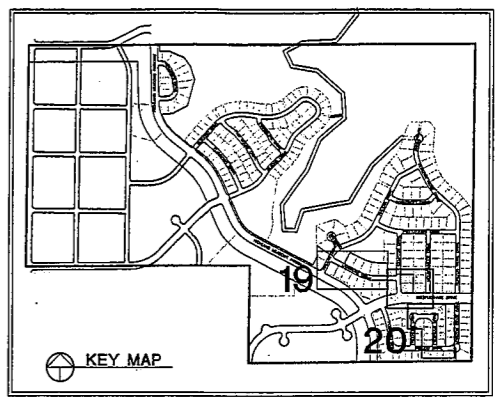
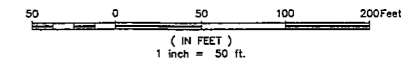
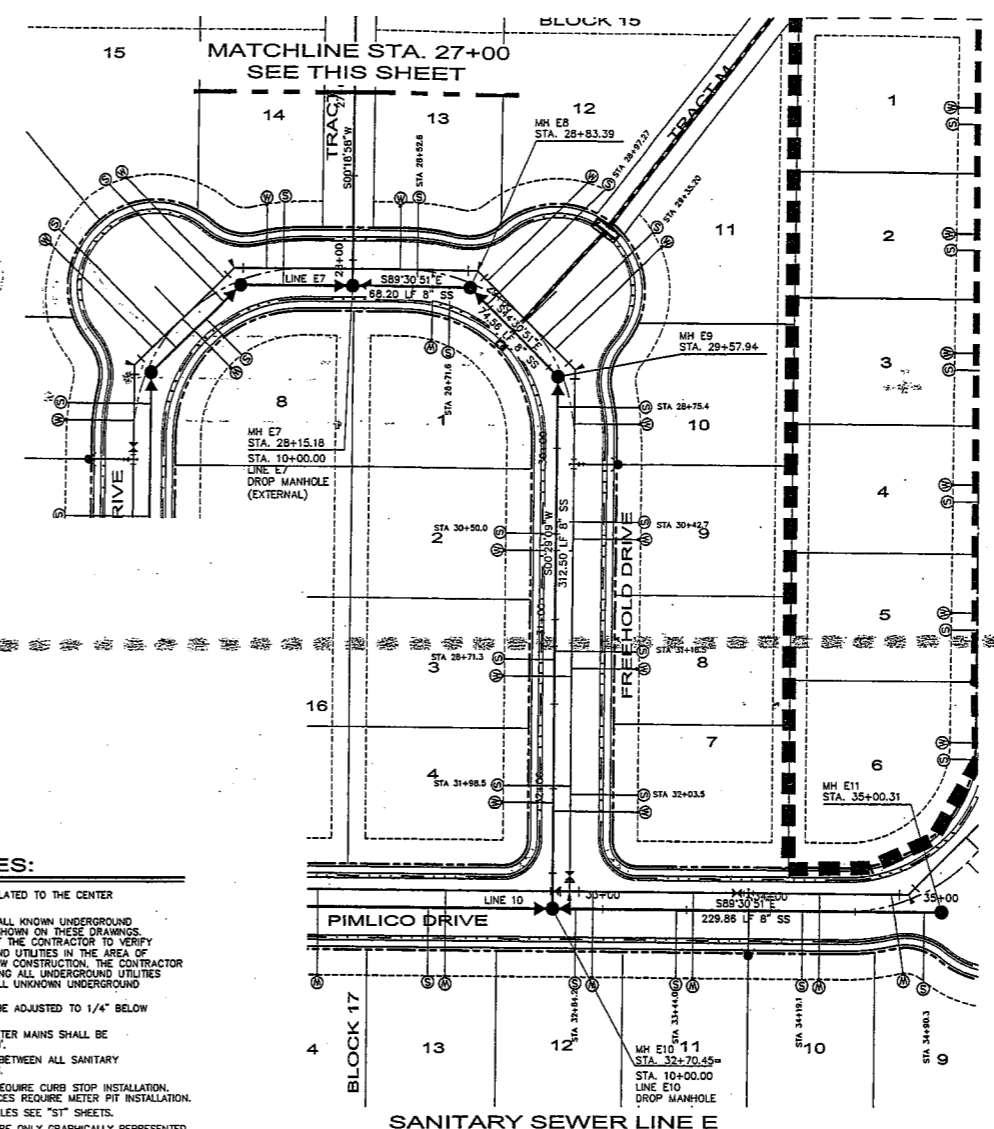
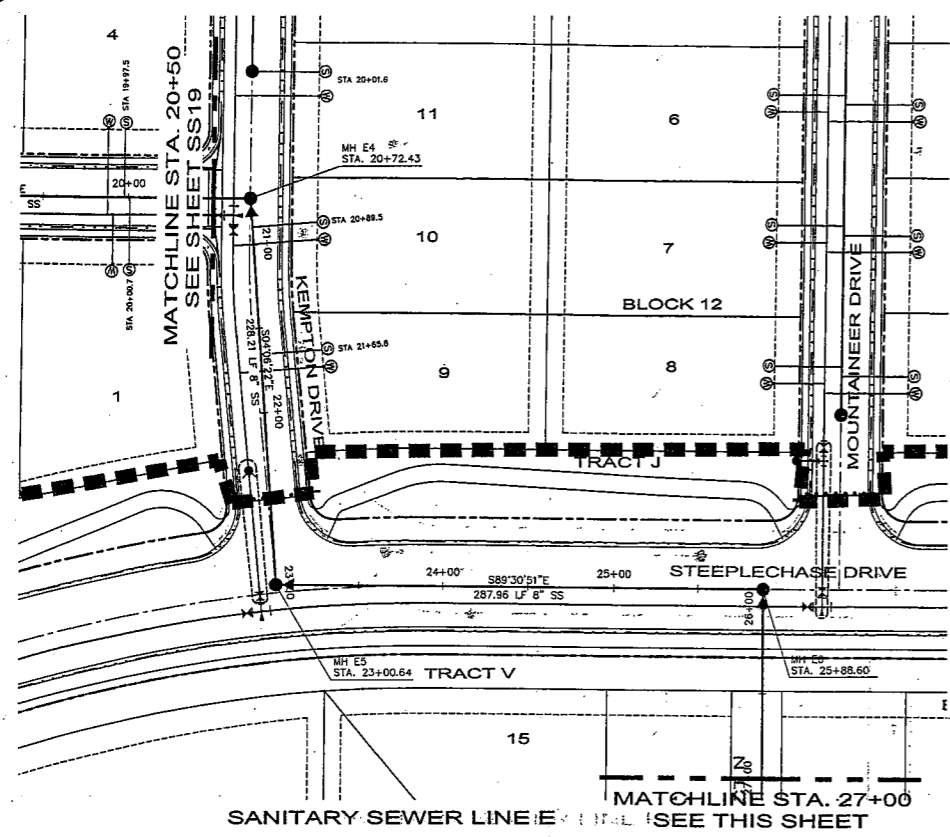
NORTHERN ENGINEERS, INC.
420 S. Howe, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-1150 Fax: (970) 221-1159

DATE: 09/18/04
PROJECT: FFO-01-085
DESIGNED BY: J. Boim
DRAWN BY: R. Bummer

SCALE: 1"=50'
REVIEWED BY: C. Schack

FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE D2-4 & E

Sheet **SS19**
Of 151 Sheets



LEGEND:

	FUTURE WATER MAIN		EXISTING PHONE PEDESTAL
	FUTURE SEWER MAIN		EXISTING STREET LIGHT
	PROPOSED WATER MAIN		EXISTING POWER VAULT
	EXISTING WATER MAIN		EXISTING STORM SEWER
	PROPOSED SEWER MAIN		PROPOSED STORM SEWER
	EXISTING SEWER MAIN		EXISTING STORM DRAINAGE INLET
	PROPOSED THRUST RESTRAINT		PROPOSED STORM DRAINAGE INLET
	PROPOSED GATE VALVE		PROPOSED SWALE
	PROPOSED FIRE HYDRANT		PROPERTY BOUNDARY
	EXISTING FIRE HYDRANT		PIPE ENCASUREMENT
	PROPOSED SEWER SERVICE WITH STATION		PROPOSED PEDESTRIAN RAMP
	PROPOSED WATER SERVICE		PROPOSED 8' CONCRETE CROSS PAN (TYP.)
	EXISTING UTILITY BOX		
	EXISTING POWER POLE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND GAS LINES		
	UNDER GROUND CABLE LINES		

- GENERAL NOTES:**
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 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE.
 - MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0'. MAXIMUM COVER SHALL BE 8.0'.
 - MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
 - ALL RESIDENTIAL WATER SERVICES REQUIRE CURB STOP INSTALLATION. ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION.
 - FOR STORM SEWER PLAN AND PROFILES SEE "ST" SHEETS.
 - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

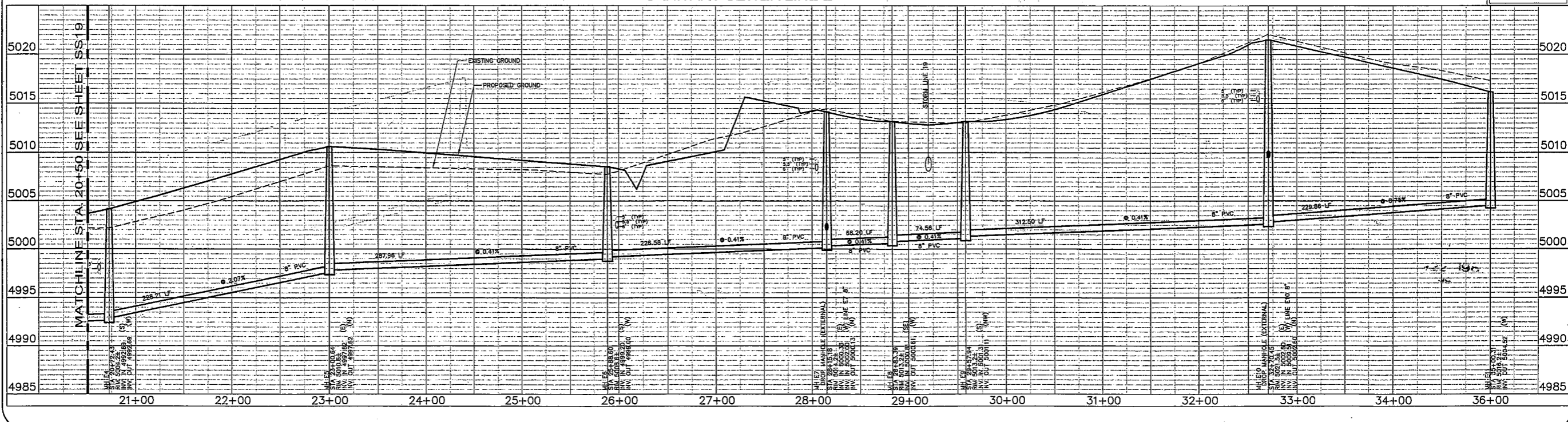
TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

D. Wagner 10-27-04
Town Engineer Date

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 303-232-1991 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



Date: _____
By: _____
Revisions: _____
No. _____

These drawings are prepared by Northern Engineers, Inc. under the supervision of a Professional Engineer in the State of Colorado. The Professional Engineer is responsible for the accuracy of the information shown on these drawings. Northern Engineers, Inc. is not responsible for the accuracy of the information shown on these drawings if the information is not based on a current site visit or other reliable information.

NORTHERN ENGINEERS, INC.
400 S. Hines, Suite 802, Fort Collins, Colorado 80521
Phone: (970) 221-1155, Fax: (970) 221-1159

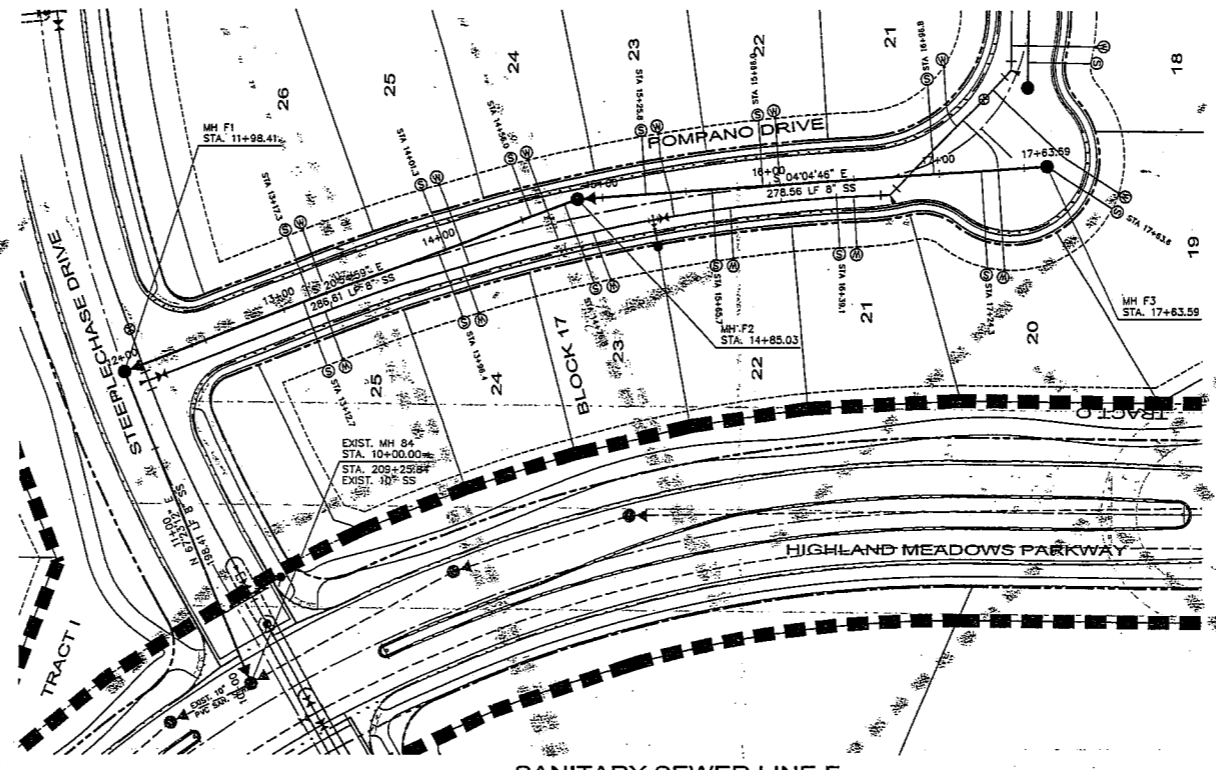
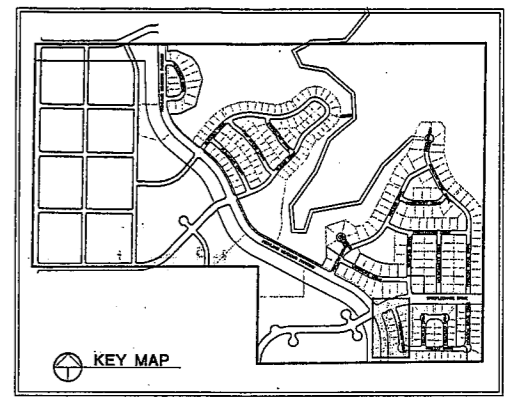
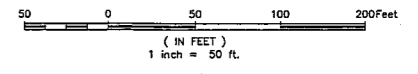
DATE: 09/10/04
PROJECT: FOS-01-085
DESIGNED BY: J. Brann
DRAWN BY: R. Bannier

SCALE: 1"=50'

REVIEWED BY: G. Schuck

**FOSILL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE E**

Sheet **SS20**
Of 151 Sheets



SANITARY SEWER LINE F

LEGEND:

- | | | | |
|-----|-------------------------------------|-----|-------------------------------|
| —●— | FUTURE WATER MAIN | ⊠ | EXISTING PHONE PEDESTAL |
| —○— | FUTURE SEWER MAIN | ⊠ | EXISTING STREET LIGHT |
| —○— | PROPOSED WATER MAIN | ⊠ | EXISTING POWER VAULT |
| —○— | EXISTING WATER MAIN | —○— | EXISTING STORM SEWER |
| —○— | PROPOSED SEWER MAIN | —○— | PROPOSED STORM SEWER |
| —○— | EXISTING SEWER MAIN | —○— | EXISTING STORM DRAINAGE INLET |
| —○— | PROPOSED THRUST RESTRAINT | —○— | PROPOSED STORM DRAINAGE INLET |
| —○— | PROPOSED GATE VALVE | —○— | PROPOSED SWALE |
| —○— | PROPOSED FIRE HYDRANT | —○— | PROPERTY BOUNDARY |
| —○— | EXISTING FIRE HYDRANT | —○— | PIPE ENCASUREMENT |
| —○— | PROPOSED SEWER SERVICE WITH STATION | —○— | PROPOSED PEDESTRIAN RAMP |
| —○— | PROPOSED WATER SERVICE | | |
| —○— | EXISTING UTILITY BOX | | |
| —○— | EXISTING POWER POLE | | |
| —○— | UNDERGROUND ELECTRIC | | |
| —○— | UNDERGROUND GAS LINES | | |
| —○— | UNDER GROUND CABLE LINES | | |

GENERAL NOTES:

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- ALL RESIDENTIAL WATER SERVICES REQUIRE CURB STOP INSTALLATION. ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION.
- FOR STORM SEWER PLAN AND PROFILES SEE SHEETS 181 THRU 196.
- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- SEE DETAIL SHEETS FOR MANHOLE DIAMETER.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR **303-232-1981** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

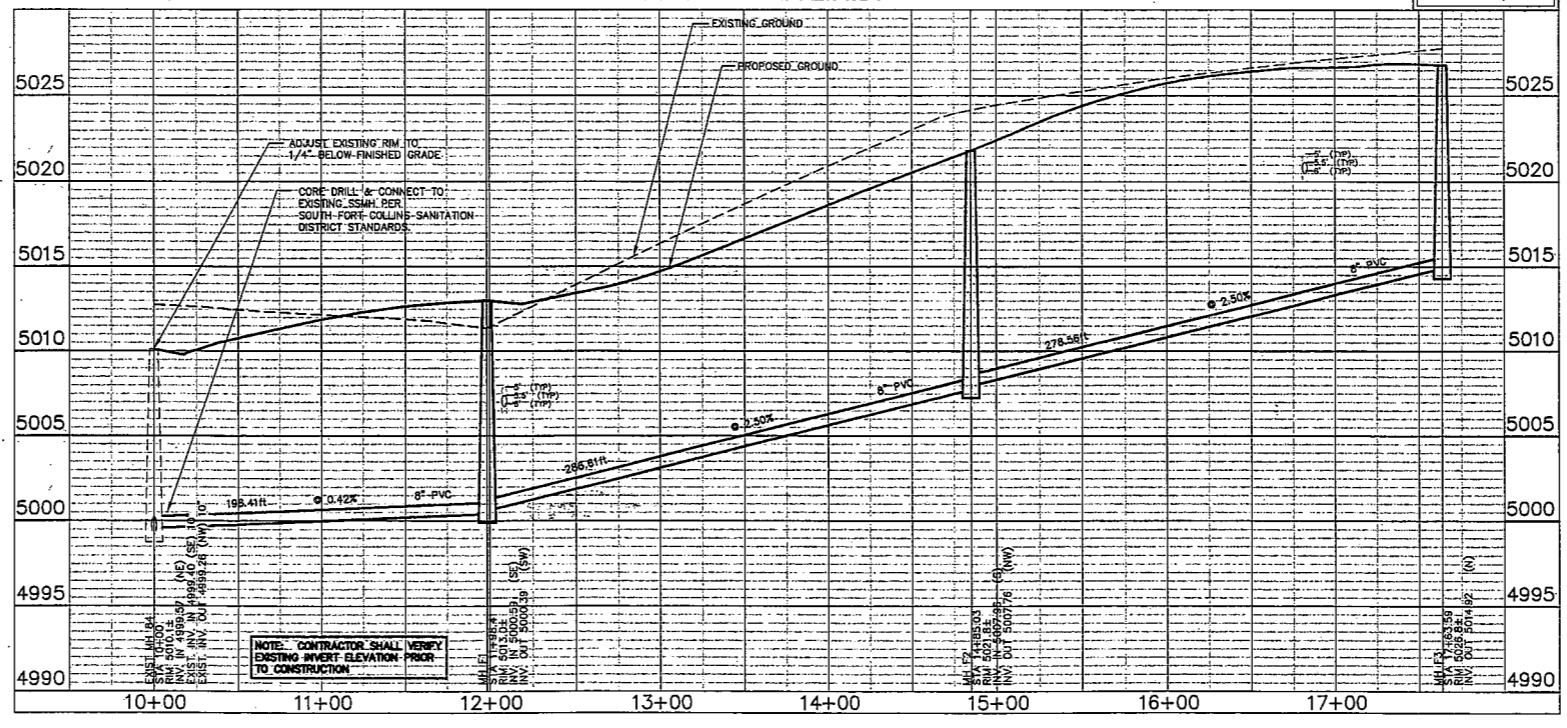
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D. Whelan 10-27-04
Town Engineer

ALL MANHOLE RIMS SHALL BE ADJUSTED IN ACCORDANCE WITH THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS. ADJUSTED MANHOLES MAY REQUIRE TESTING AND SHALL BE COORDINATED WITH THE SOUTH FORT COLLINS SANITATION DISTRICT.

SANITARY SEWER LINE F

PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



DATE: 09/18/04
PROJECT: DT-085
DESIGNED BY: J. Braun
DRAWN BY: R. Bunker

NO. _____
REVISIONS: _____

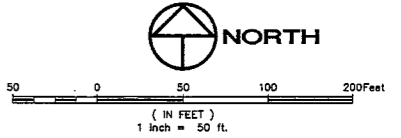
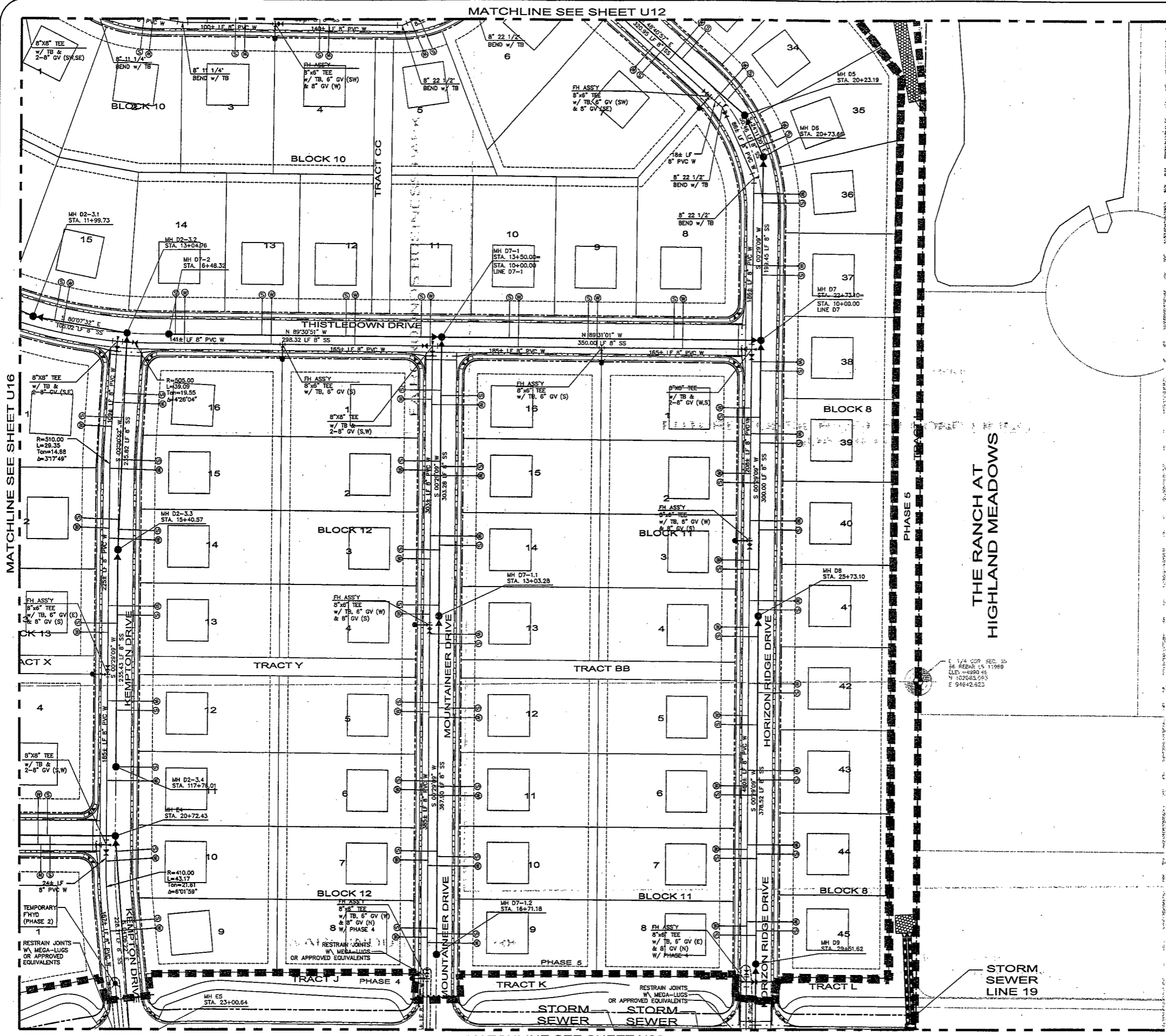
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Phone: (970) 221-1156 Fax: (970) 221-4109

DATE: 09/18/04
SCALE: 1"=50'
DESIGNED BY: J. Braun
DRAWN BY: R. Bunker

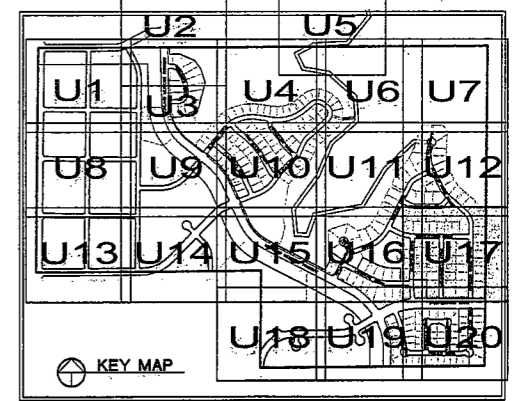
FOSSIL RIDGE SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE F

Sheet
SS22
Of 151 Sheets



- LEGEND:**
- PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SEWER MAIN
 - EXISTING SEWER MAIN
 - PROPOSED SEWER SERVICE
 - PROPOSED WATER SERVICE
 - ⊥ PROPOSED THRUST RESTRAINT
 - ⊥ PROPOSED GATE VALVE
 - ⊥ PROPOSED FIRE HYDRANT
 - ⊥ PROPOSED ARV VALVE
 - ⊥ EXISTING FIRE HYDRANT
 - ⊥ EXISTING UTILITY BOX
 - ⊥ EXISTING POWER POLE
 - ⊥ U.G.E. UNDERGROUND ELECTRIC
 - ⊥ G.A.T. UNDERGROUND GAS LINES
 - ⊥ U.G.C.L. UNDER GROUND CABLE LINES
 - ⊥ EXISTING PHONE PEDISTAL
 - ⊥ EXISTING STREET LIGHT
 - ⊥ EXISTING POWER VAULT
 - ⊥ EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - PHASE LINE
 - ⊥ RIPRAP OUTLET PROTECTION SEE DETAIL SHEET D5

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 8. ALL SANITARY SEWER MAINS ARE PVC PIPE. ALL WATER MAINS ARE 8" PVC PIPES UNLESS OTHERWISE NOTED IN THE PLANS.
 9. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.
 10. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
 11. ALL SANITARY SERVICES SHALL BE 4" PVC PIPE LAD AT A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.



ALL EXISTING MANHOLE RIMS SHALL BE ADJUSTED IN ACCORDANCE WITH THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS. ADJUSTED MANHOLES MAY REQUIRE TESTING AND SHALL BE COORDINATED WITH THE SOUTH FORT COLLINS SANITATION DISTRICT.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 OR **303-232-1901** IN METRO
 ALL NON-RESIDENTIAL WATER SERVICES REQUIRE METER PIT INSTALLATION. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
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Tom Engineer
 10-27-04
 Date

Date:	
By:	
Revisions:	
No.	

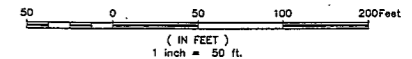
NORTHERN ENGINEERS, INC.
 400 S. Home, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-4155, Fax: (970) 221-4159

DATE:	07/18/04
DESIGNED BY:	J. Brann
REVIEWED BY:	C. Schmitt
DRAWN BY:	T. Schmitt

FOSSIL RIDGE SUBDIVISION
 UTILITY PLAN

Sheet
U17
 Of 151 Sheets

MATCHLINE SEE SHEET U16



LEGEND:

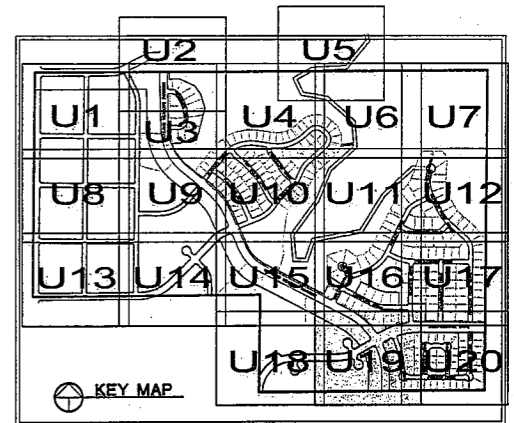
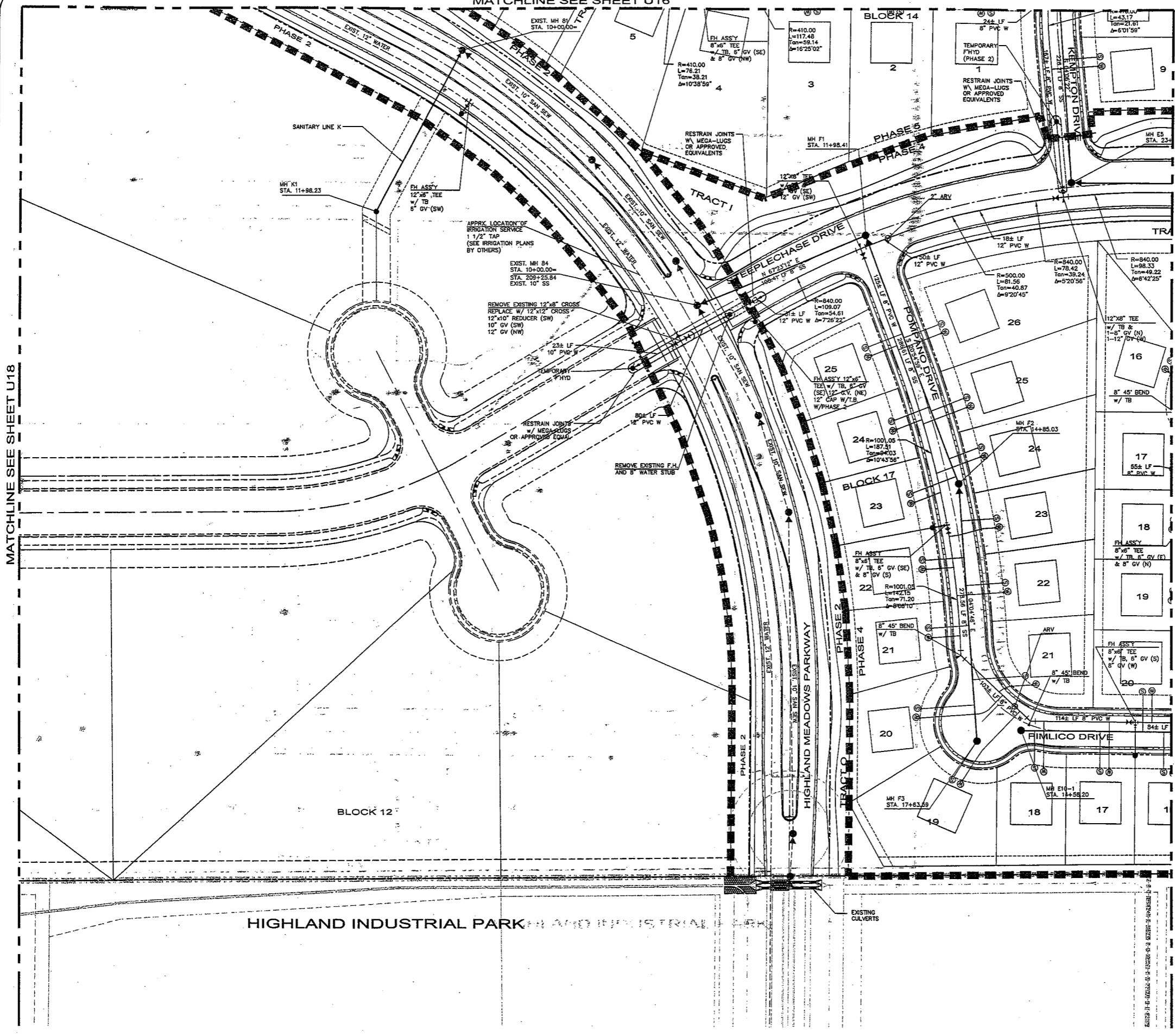
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED THRUST RESTRAINT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED ARV VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY BOX
- EXISTING POWER POLE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINES
- UNDER GROUND CABLE LINES
- EXISTING PHONE PEDISTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SWALE
- PHASE LINE
- RIPRAP OUTLET PROTECTION
SEE DETAIL SHEET D5

GENERAL NOTES:

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11. ALL SANITARY SERVICES SHALL BE 4" PVC PIPE LAD AT A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.

MATCHLINE SEE SHEET U18

MATCHLINE SEE SHEET U20



ALL EXISTING MANHOLE RIMS SHALL BE ADJUSTED IN ACCORDANCE WITH THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS. ADJUSTED MANHOLES MAY REQUIRE TESTING AND SHALL BE COORDINATED WITH THE SOUTH FORT COLLINS SANITATION DISTRICT.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR **303-232-1991** IN METRO
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
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TOWN STANDARDS. NO RESPONSIBILITY
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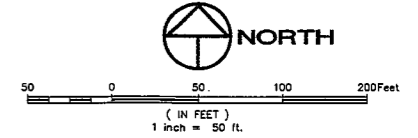
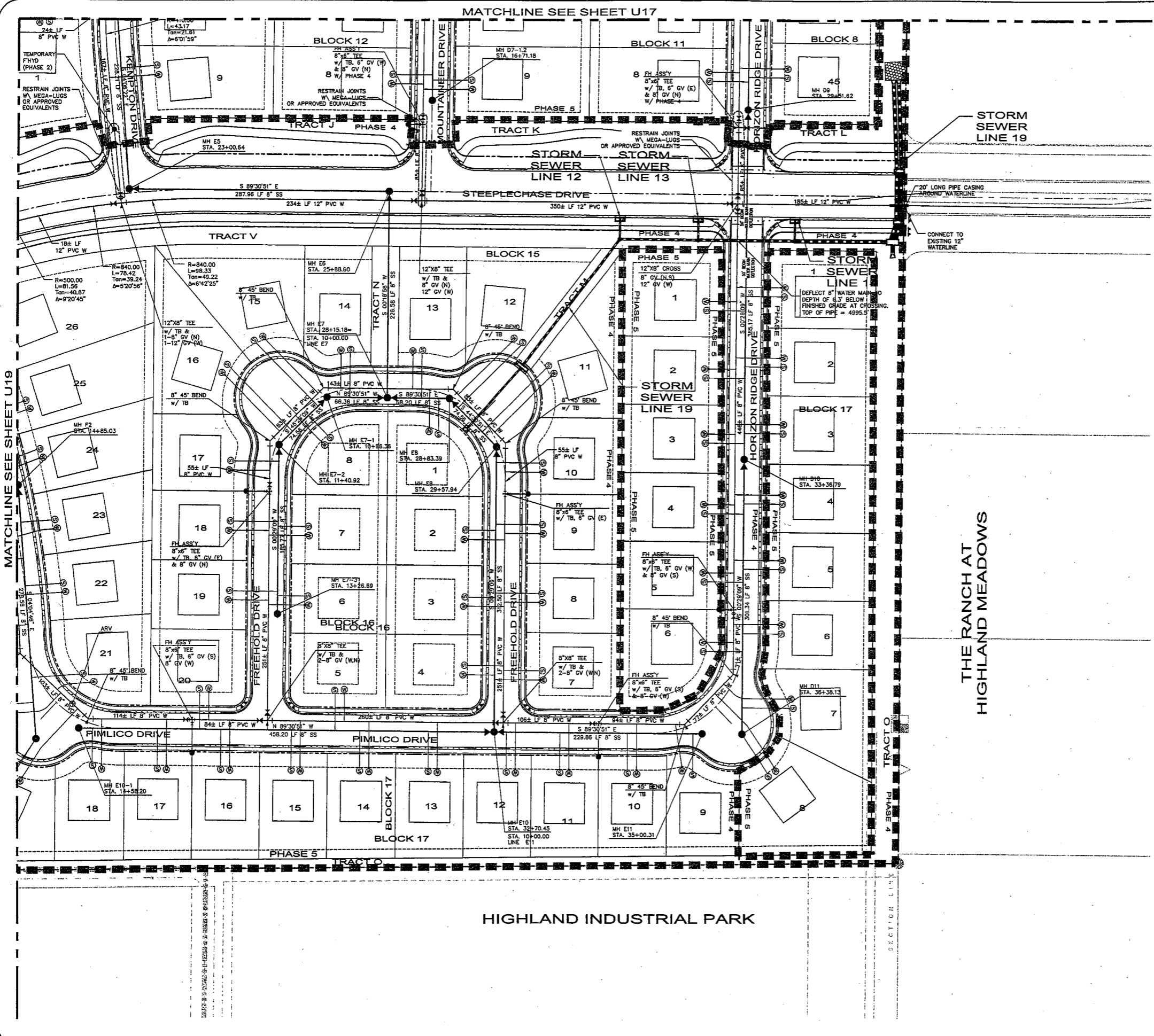
[Signature] 10-27-04
Town Engineer Date

Northern Engineering Services, Inc.
 400 S. Home, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-4156, Fax: (970) 221-4159

DATE:	03/18/04
PROJECT:	PRF-01-005
DESIGNED BY:	J. Brann
DRAWN BY:	R. Bunker
REVIEWED BY:	C. Schack

FOSSIL RIDGE SUBDIVISION
 UTILITY PLAN
 Sheet U19
 Of 151 Sheets

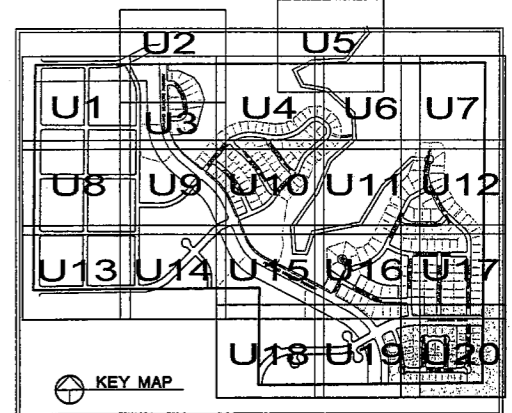
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- LEGEND:**
- PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SEWER MAIN
 - EXISTING SEWER MAIN
 - PROPOSED SEWER SERVICE
 - PROPOSED WATER SERVICE
 - ⊥ PROPOSED THRUST RESTRAINT
 - ⊥ PROPOSED GATE VALVE
 - ⊥ PROPOSED FIRE HYDRANT
 - ⊥ PROPOSED ARV VALVE
 - ⊥ EXISTING FIRE HYDRANT
 - ⊥ EXISTING UTILITY BOX
 - ⊥ EXISTING POWER POLE
 - ⊥ UNDERGROUND ELECTRIC
 - ⊥ UNDERGROUND GAS LINES
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 - ⊥ EXISTING STREET LIGHT
 - ⊥ EXISTING POWER VAULT
 - ⊥ EXISTING STORM SEWER
 - ⊥ PROPOSED STORM SEWER
 - ⊥ PROPOSED SWALE
 - ⊥ PHASE LINE
 - ⊥ RIPRAP OUTLET PROTECTION SEE DETAIL SHEET D5

- GENERAL NOTES:**
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THE RANCH AT HIGHLAND MEADOWS



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TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

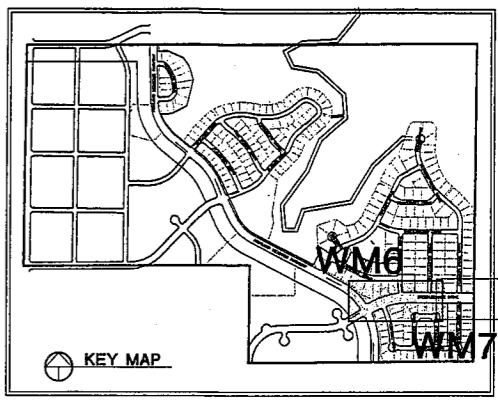
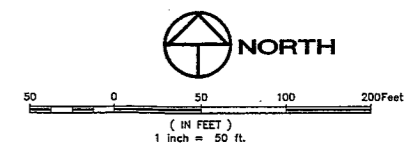
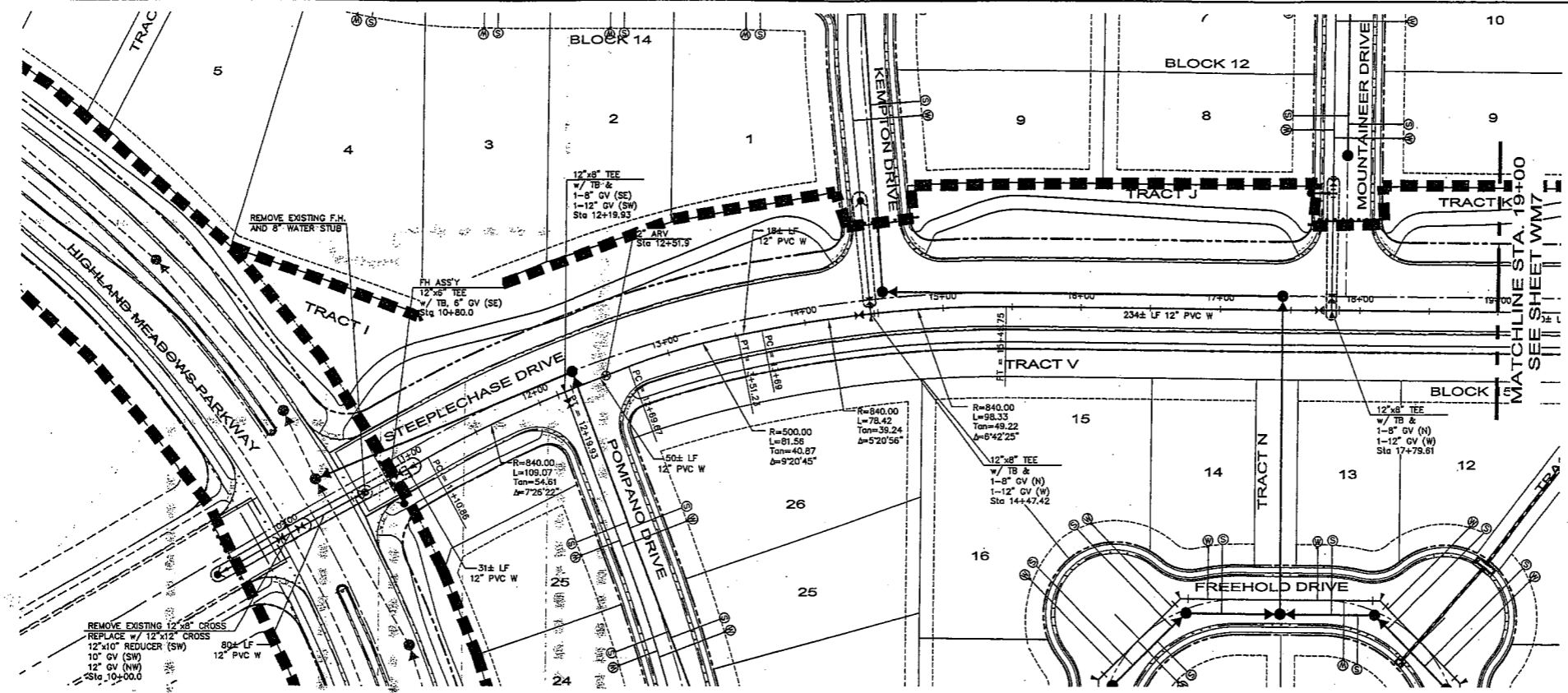
[Signature] 10-27-04
Town Engineer Date

Northern Engineers, Inc.
 430 S. Home, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-4154 Fax: (970) 221-4109

PROJECT: FRS: 01-085
 DATE: 09/18/04
 DESIGNED BY: J. Brahm
 CHECKED BY: R. Bauer
 SCALE: 1"=50'
 REVISIONS:

FOSSIL RIDGE SUBDIVISION
 UTILITY PLAN

Sheet U20
 Of 151 Sheets

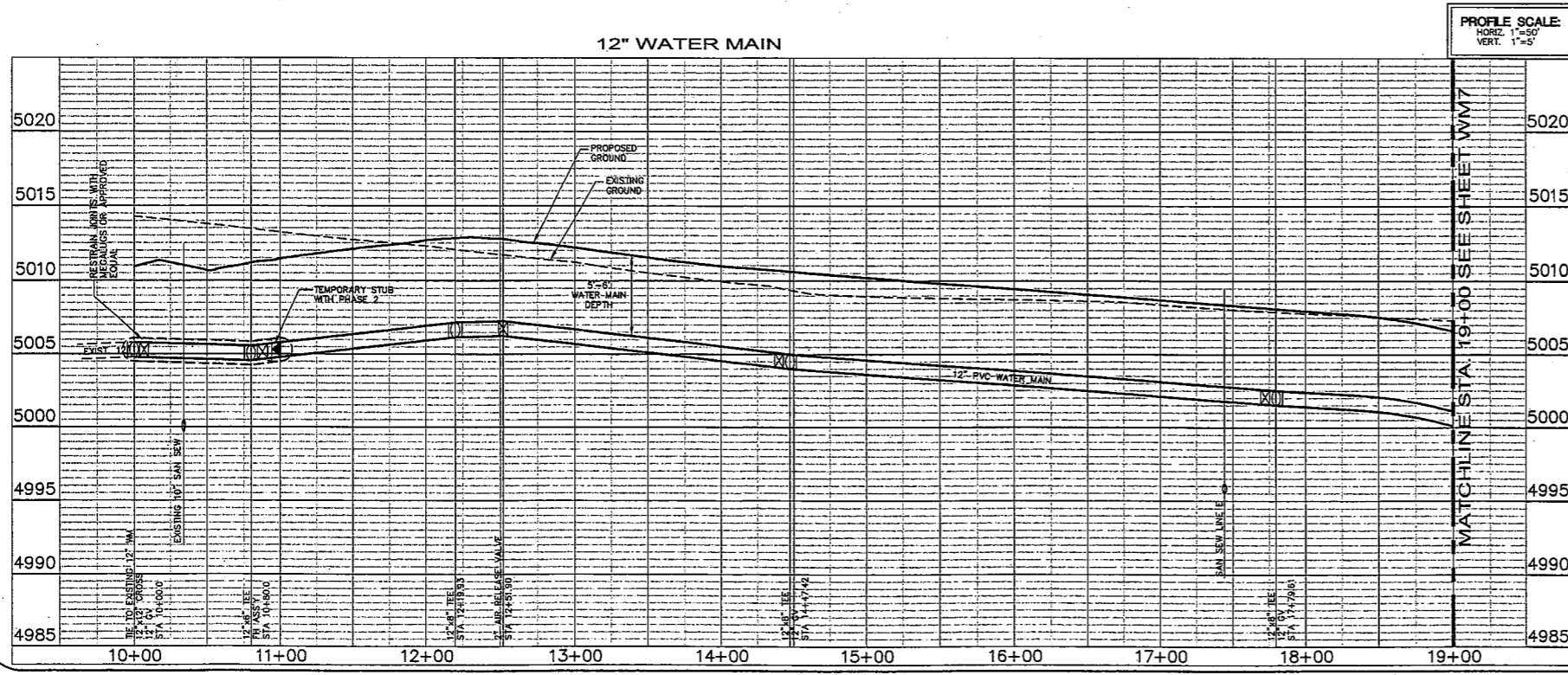


LEGEND

	PROPOSED WATER MAIN		EXISTING POWER POLE
	EXISTING WATER MAIN		UNDERGROUND ELECTRIC
	FUTURE WATER MAIN		UNDERGROUND GAS LINES
	PROPOSED SEWER MAIN		UNDER GROUND CABLE LINES
	EXISTING SEWER MAIN		EXISTING PHONE PEDESTAL
	FUTURE SEWER MAIN		EXISTING STREET LIGHT
	PROPOSED THRUST RESTRAINT		EXISTING POWER VAULT
	PROPOSED GATE VALVE		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED STORM SEWER
	EXISTING FIRE HYDRANT		EXISTING STORM DRAINAGE INLET
	EXISTING UTILITY BOX		PROPOSED STORM DRAINAGE INLET
	PROPOSED ARV VALVE		

NOTES

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PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'

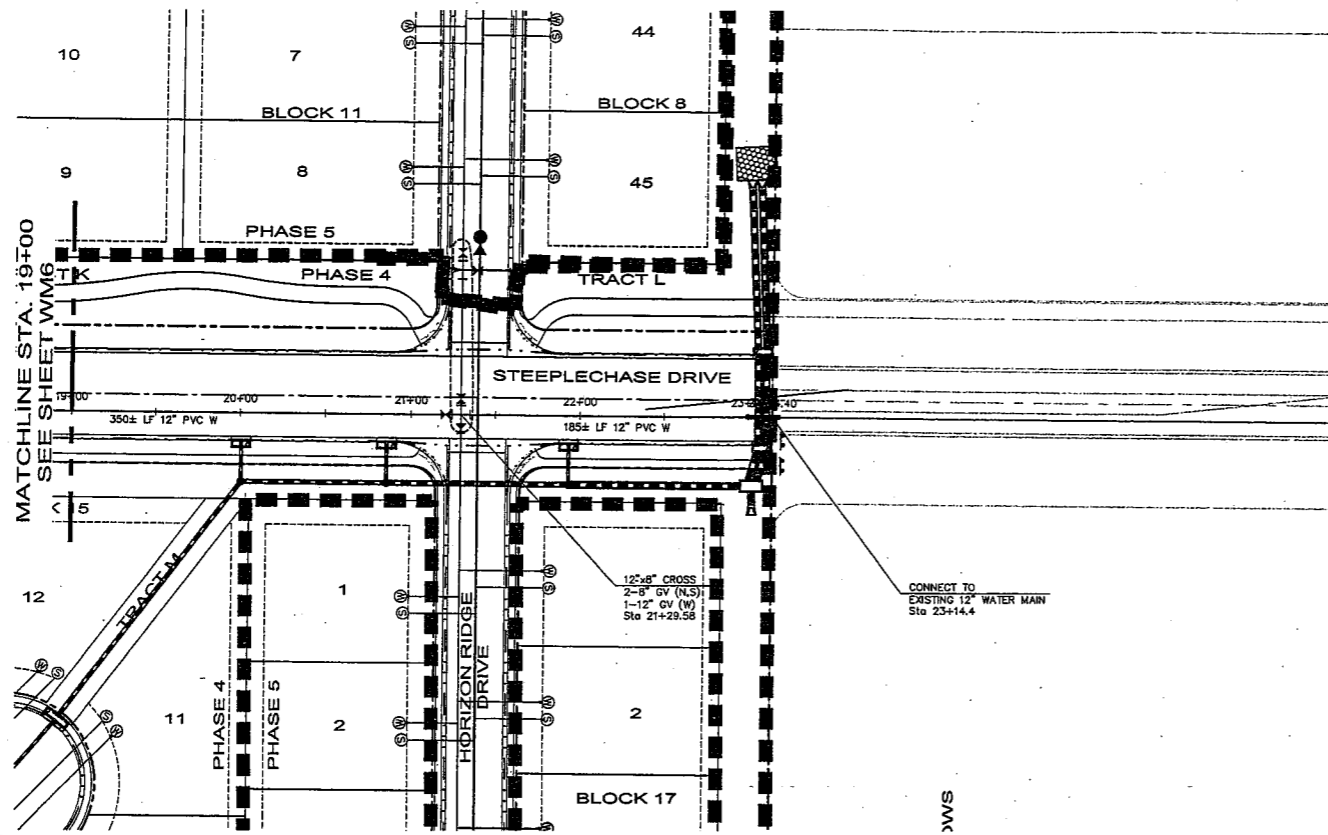
CALL UTILITY NOTIFICATION
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TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.
[Signature] 10-27-07 Date

Northern Engineering Services, Inc.
 429 S. Innes, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-4150, Fax: (970) 221-4159

Fossil Ridge Subdivision
 12" Water Main Plan and Profile
 Steeplechase Drive

Sheet WM6
 Of 151 Sheets



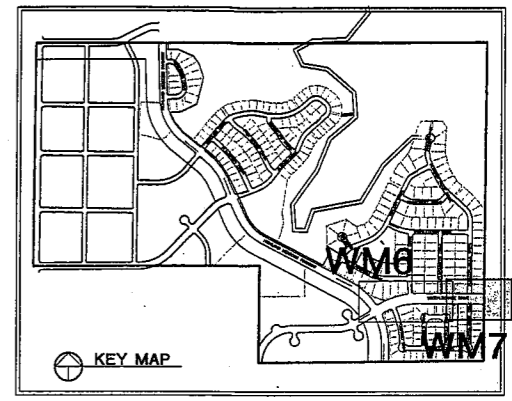
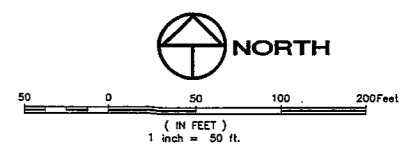
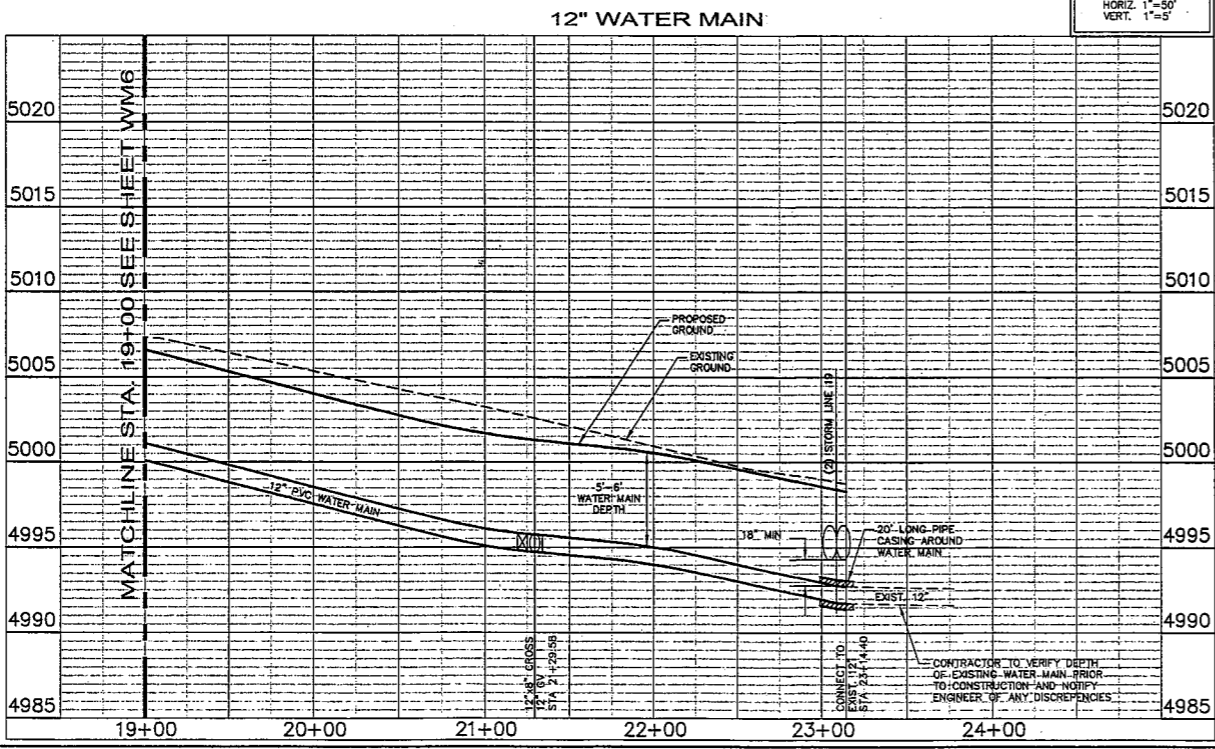
LEGEND

—+—	PROPOSED WATER MAIN	—○—	EXISTING POWER POLE
—	EXISTING WATER MAIN	—○—	UNDERGROUND ELECTRIC
- - -	FUTURE WATER MAIN	—○—	UNDERGROUND GAS LINES
—+—	PROPOSED SEWER MAIN	—○—	UNDER GROUND CABLE LINES
- - -	EXISTING SEWER MAIN	—○—	EXISTING PHONE PEDESTAL
—+—	FUTURE SEWER MAIN	—○—	EXISTING STREET LIGHT
—+—	PROPOSED THRUST RESTRAINT	—○—	EXISTING POWER VAULT
—+—	PROPOSED GATE VALVE	—○—	EXISTING STORM SEWER
—+—	PROPOSED FIRE HYDRANT	—○—	PROPOSED STORM SEWER
—+—	EXISTING FIRE HYDRANT	—○—	EXISTING STORM DRAINAGE INLET
—+—	EXISTING UTILITY BOX	—○—	PROPOSED STORM DRAINAGE INLET
—+—	PROPOSED ARV VALVE	—○—	

- NOTES**
1. WATER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF FITTINGS.
 2. 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.
 3. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5'. MAXIMUM COVER SHALL BE 6'.
 4. MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
 5. ALL WATER FITTINGS AND VALVES ARE GRAPHICALLY REPRESENTED AND ARE NOT DRAWN TO SCALE.

*NOTE: NOT EVERYTHING SHOWN IN LEGEND MAY APPEAR IN PLAN SET.

PROFILE SCALE:
 HORIZ. 1"=50'
 VERT. 1"=5'



Revisions:

No.	By:	Date:

These drawings are prepared by Northern Engineers, Inc. and are to be used only for the project and location shown on these drawings. No responsibility is assumed for any errors or omissions. Northern Engineers, Inc. 400 S. Hines, Suite 202, Fort Collins, Colorado 80521 Phone: (970) 221-1156, Fax: (970) 221-1159

NORTHERN ENGINEERS, INC.
 400 S. Hines, Suite 202, Fort Collins, Colorado 80521
 Phone: (970) 221-1156, Fax: (970) 221-1159

PROJECT:	DATE:
FR: 01-085	09/18/04
DESIGNED BY:	SCALE:
J. Brahm	1"=50'
DRAWN BY:	REVIEWED BY:
R. Bunn	G. Schack

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 OR **303-232-1991** DENVER
 CALL 2 BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

TOWN OF WINDSOR, COLORADO
 DRAWING APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE WITH
 TOWN STANDARDS. NO RESPONSIBILITY
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D. Whipple 10-27-04
 Town Engineer Date