

SKETCH PLAT
FOR
ELKADER FIRST SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 6 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

DEVELOPER

LGI HOMES, INC.
3401 QUEBEC ST. SUITE 4060
DENVER, CO 80207
PHONE: (866) 921-1233
CONTACT: TRACYE HERRINGTON

OWNER

5499 WILSON, LLC
2291 ARAPAHOE AVE
BOULDER, CO 80302
PHONE: (720) 789-1338
CONTACT: MARK YOUNG

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: MIKE LEUTENEKER

LAND PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR

KING SURVEYORS, INC.
650 E GARDEN DR
WINDSOR, CO 80550
PHONE: (970) 686-5011
CONTACT: CHRIS DEPAULIS, PLS

SITE PLAN CERTIFICATION

CITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE
CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

LAND USE TABLE

SITE TOTAL AREA: 145.57 AC
FUTURE COMMERCIAL AREA: 2.89 AC
DENSITY CALCULATION 544/142.68 AC = 3.8 DU/AC

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS:

TYPES OF RESIDENTIAL LOTS:

- URBAN: 235 LOTS (PHASE 1)
- GENERAL: 267 LOTS (PHASE 1 & 2)
- SUBURBAN: 42 LOTS (PHASE 2)

MINIMUM OUTDOOR RECREATION RATIO: 1 ACRE PER 100 RESIDENTIAL DWELLING UNITS (5.44 ACRES)

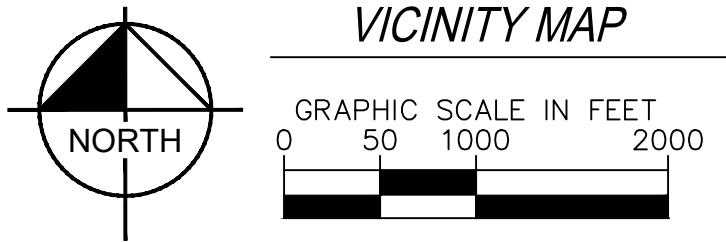
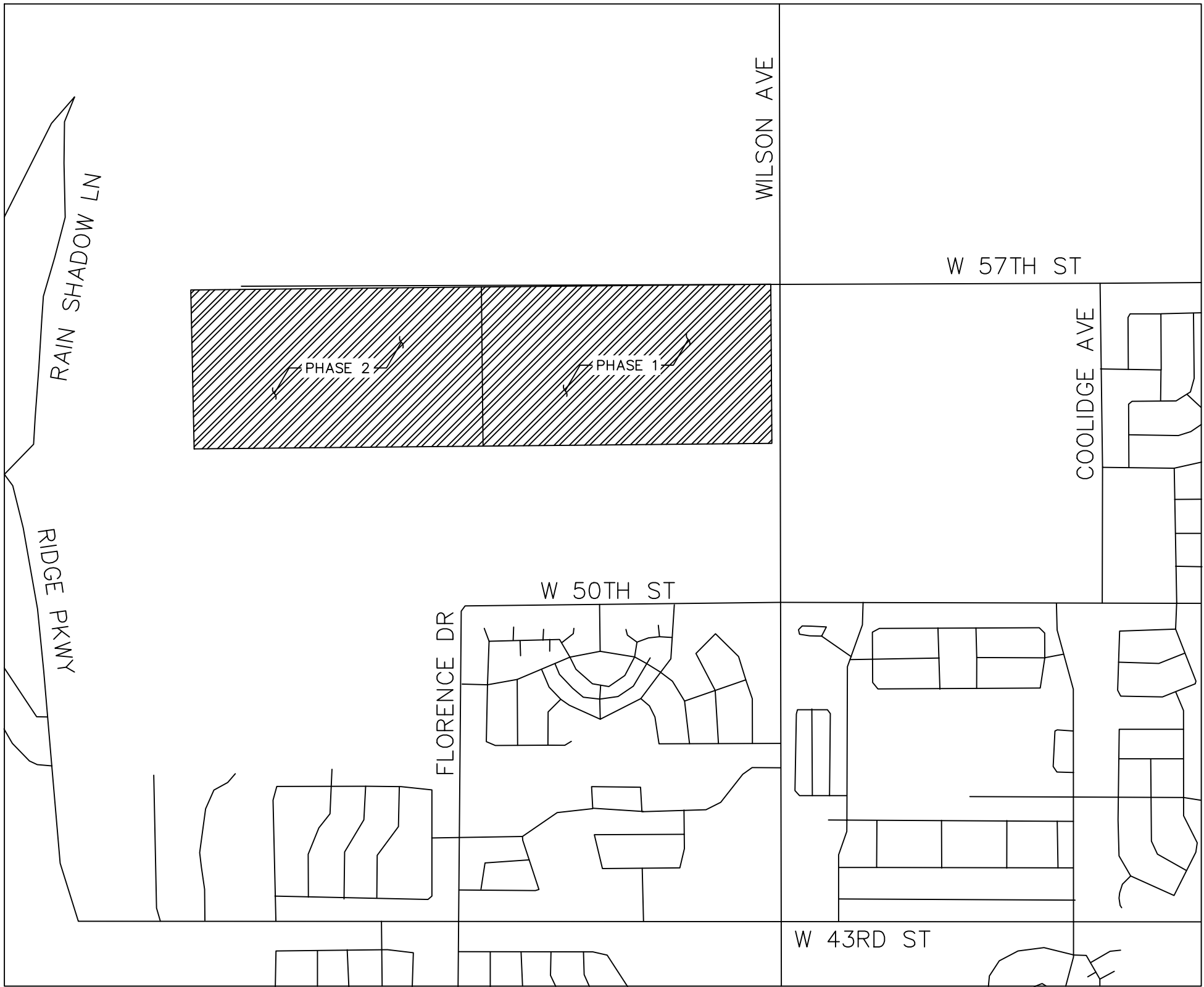
OUTDOOR RECREATION PROVIDED: 10.41 ACRES

DESCRIPTION OF AMENITIES PROVIDED IN RESIDENTIAL SUBDIVISIONS:

- BIKE PATHS AND TRAILS THROUGHOUT THE DEVELOPMENT
- CENTRALIZED PARK SPACE WITH PLAYGROUND EQUIPMENT, BASKETBALL COURT AND SHADE STRUCTURE
- USABLE OPEN SPACE WITH SHADE STRUCTURE, BOCCIE BALL, CORNHOLE AND VARIOUS WORKOUT STATION AREAS

FUTURE COMMERCIAL AREA = 2.89 AC

- ALLOWABLE USES: SCHOOLS, CHURCHES, DAYCARE, OR OTHER NEIGHBORHOOD SCALE SERVICES
- MINIMUM LANDSCAPE SURFACE RATIO ("LSR") PER TABLE 18.03.03.01: 25%
- BUILDING COVERAGE RATIO PER TABLE 18.02.04.02:



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN – PHASE 1
3	SITE PLAN – PHASE 2
4	SITE PLAN DETAILS
5	UTILITY PLAN – PHASE 1
6	UTILITY PLAN – PHASE 2
7	STREET DETAILS
8	GRADING PLAN – PHASE 1
9	GRADING PLAN – PHASE 2
10	CROSS SECTIONS
11	ACTIVE PARKLAND EXHIBIT
12	OFFSITE UTILITY PLAN
13	OFFSITE UTILITY PLAN
14	OFFSITE UTILITY PLAN
15	OFFSITE UTILITY PLAN



COVER SHEET

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	TLC

SCALE (H): N/A
SCALE (V): N/A

DATE: JULY 2022

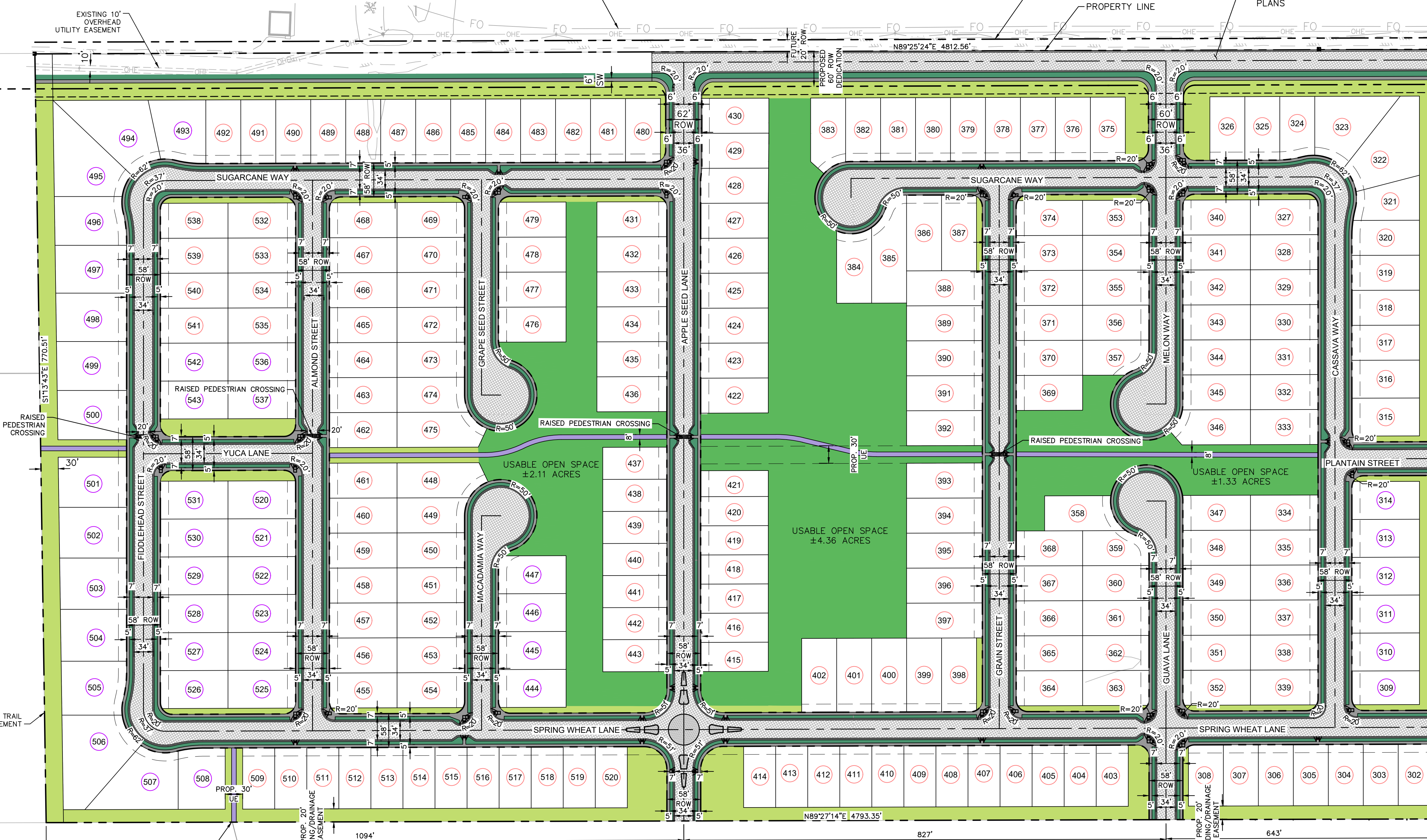
PROJECT NO. 196011010

DWG. NAME CV-PH1_3-196011010.dwg

SHEET NO. 1 of 15 sheets

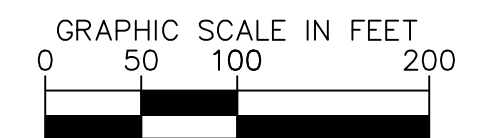
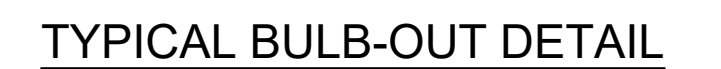
CASE NO.: TBD

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LARIMER COUNTY PARCEL
PARCEL NO. 9633000004
OWNER: STARS AND STRIPES 4L LLC
ZONING: PUD

- ## GENERAL NOTES
1. ALL RIGHT-OF-WAYS ARE 58' IN WIDTH UNLESS OTHERWISE NOTED.
 2. ALL OFF-SITE SURFACE IMPROVEMENTS AS OUTLINED IN THE TIS SHALL BE SHOWN ON THE OFF-SITE PUBLIC IMPROVEMENT PLANS TO BE SUBMITTED WITH THE ELKADER FIRST SUBDIVISION PHASE 1 SDP



2 KIMLEY-HORN AND ASSOCIATES, INC.
SOUTH ULSTER STREET, SUITE 1500
R, CO 80237 (303) 228-2300

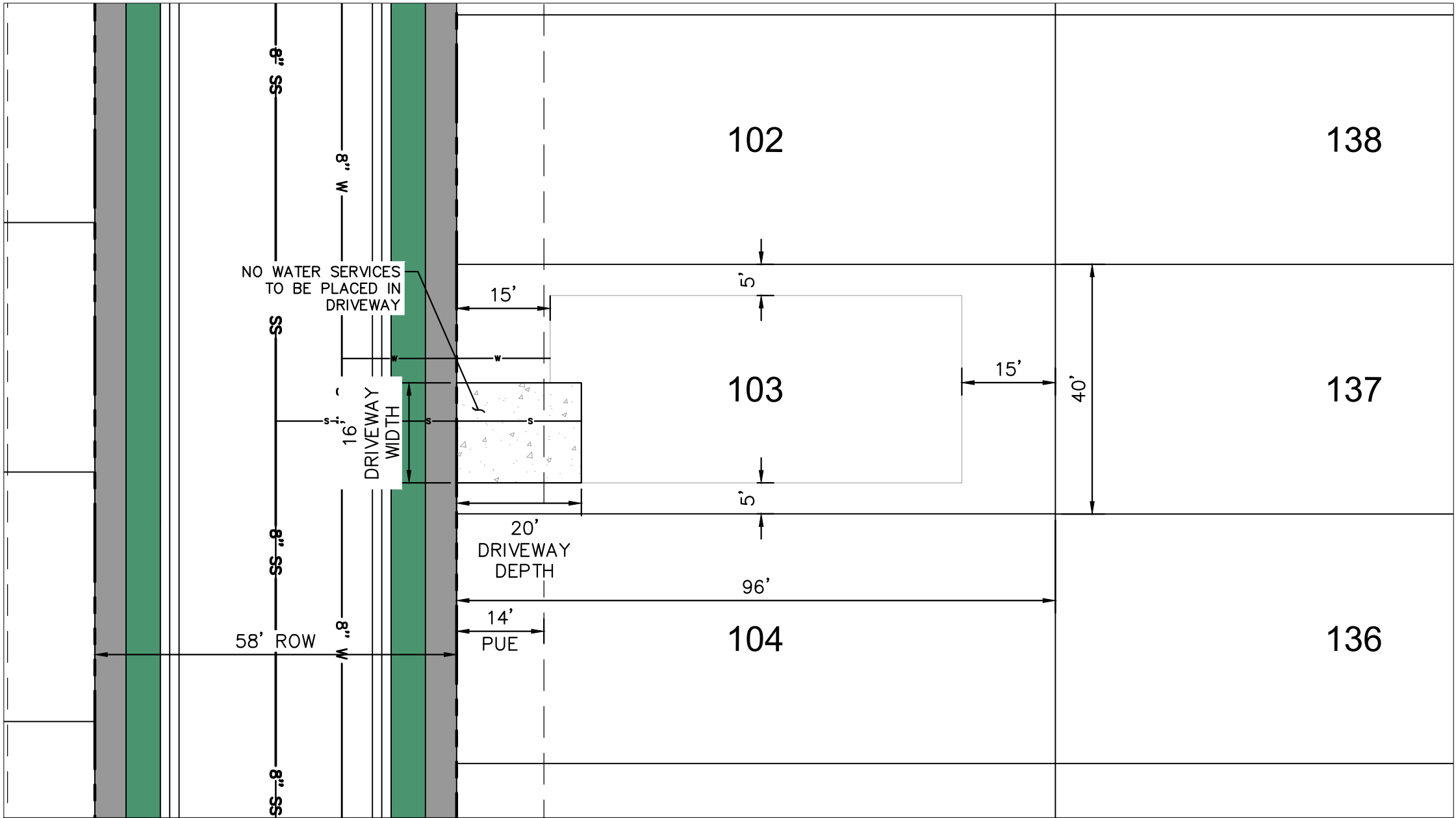
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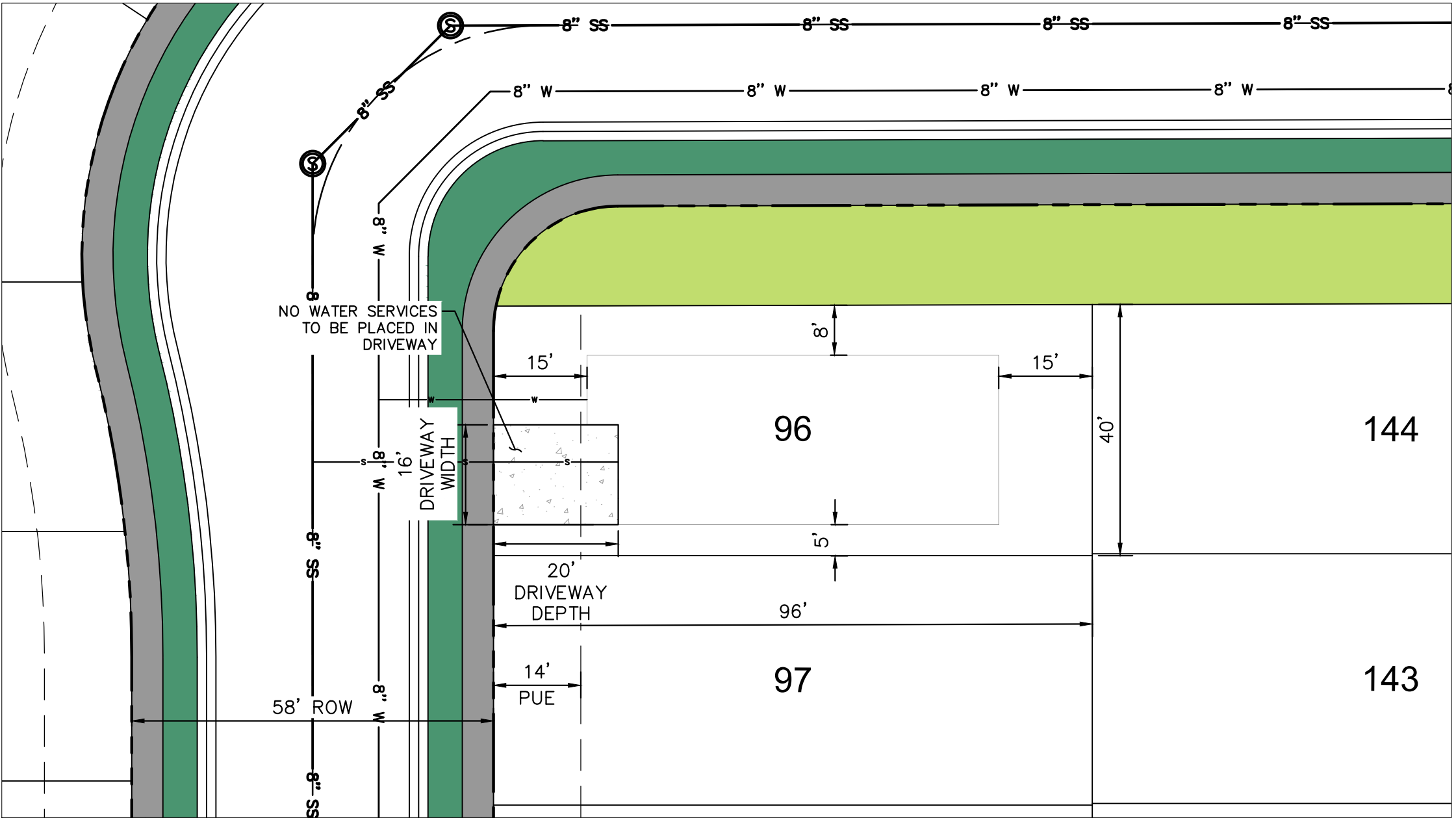


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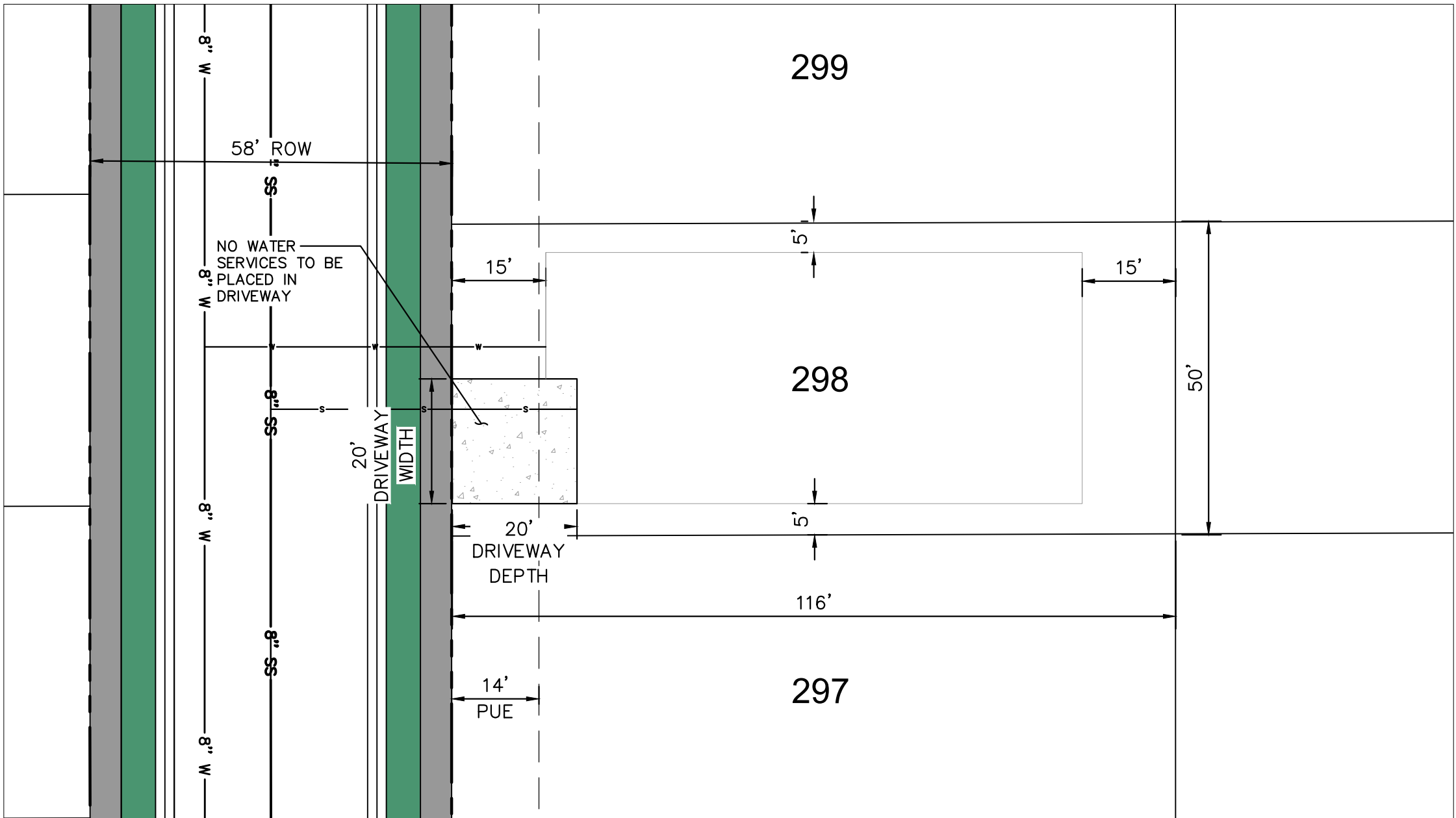
URBAN SINGLE FAMILY DETACHED TYPICAL INTERIOR LOT DETAIL (PHASE 1)



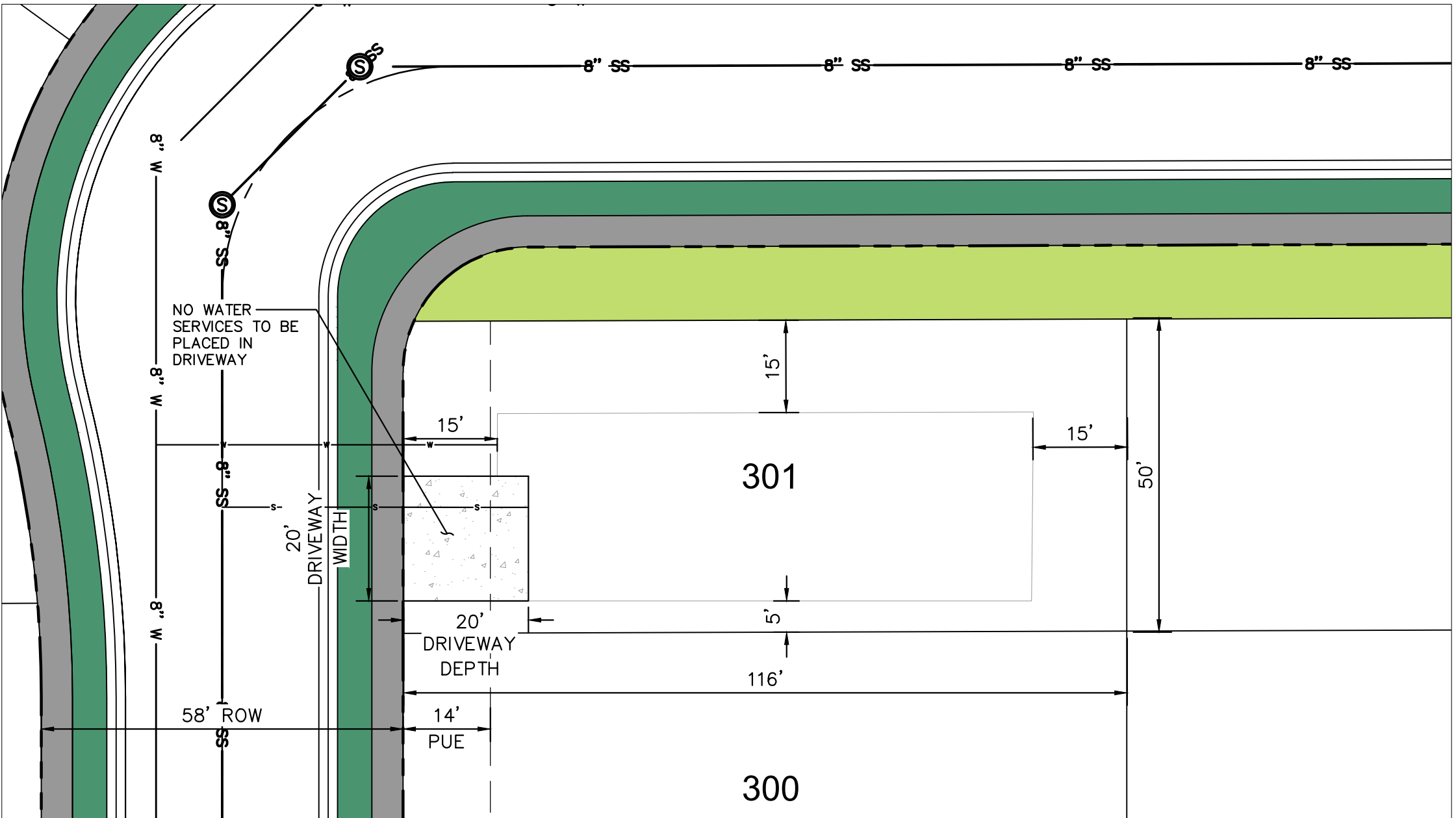
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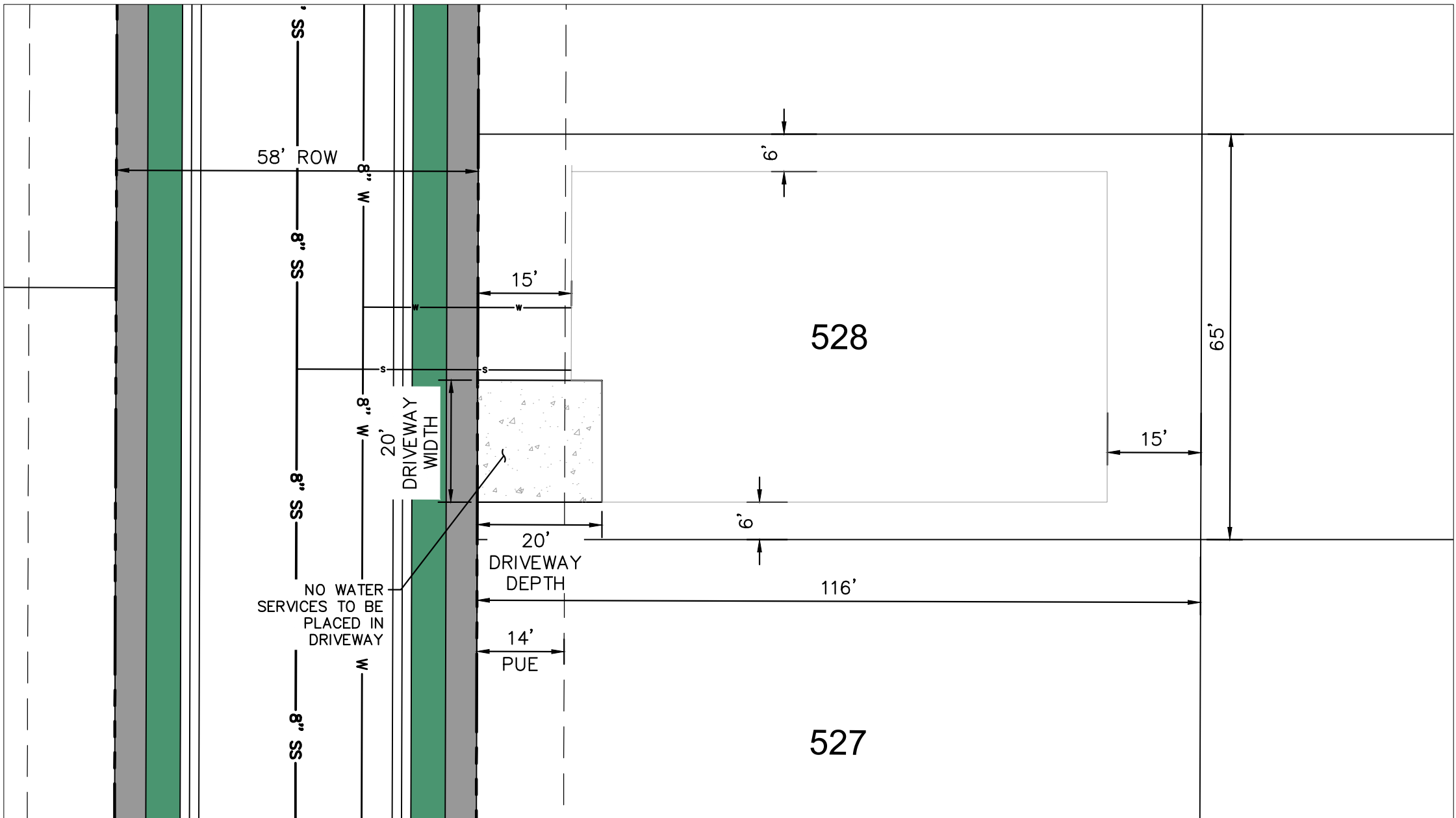
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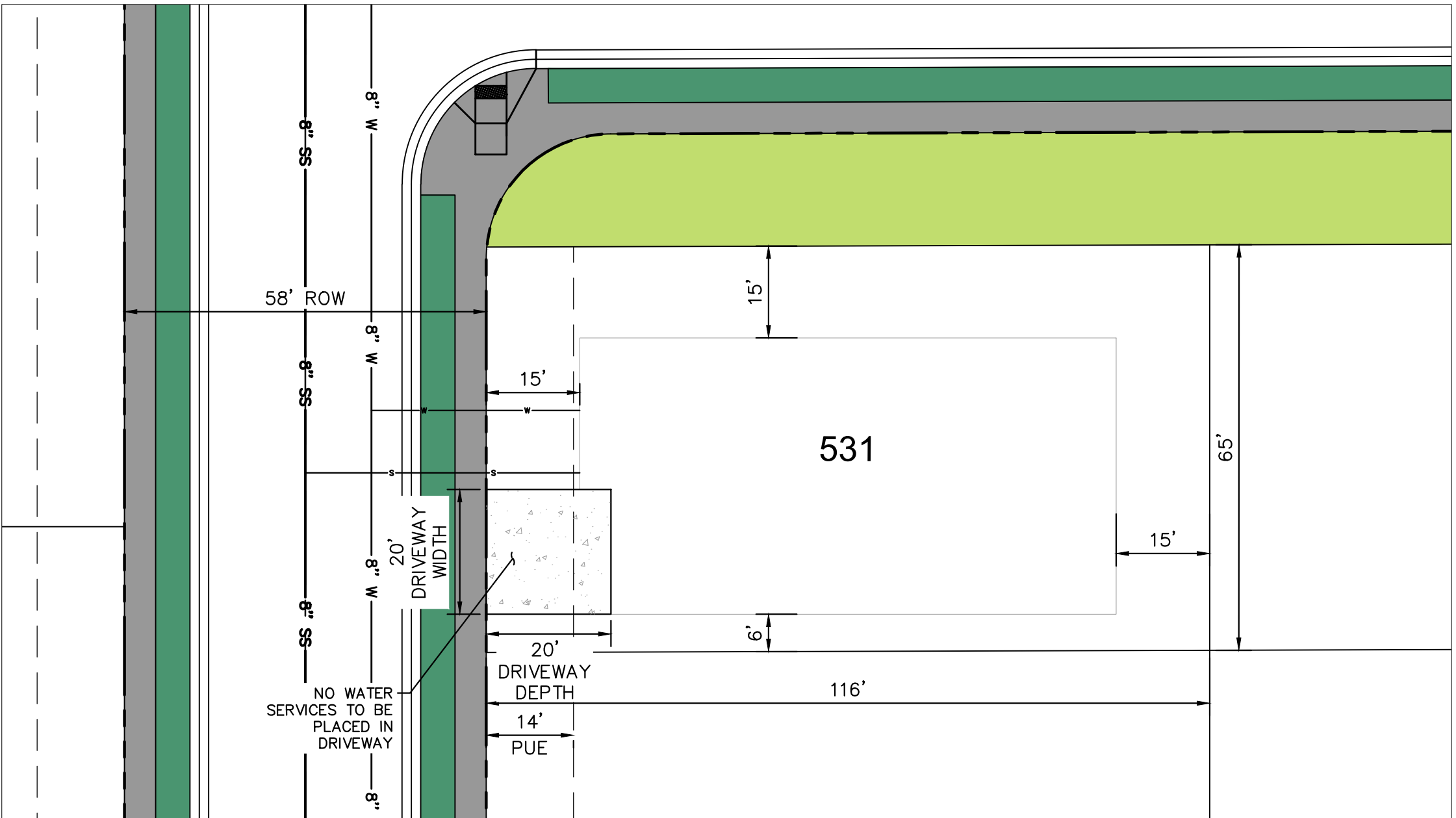
GENERAL SINGLE FAMILY DETACHED TYPICAL CORNER LOT DETAIL (PHASE 1)



SUBURBAN SINGLE FAMILY DETACHED TYPICAL INTERIOR LOT DETAIL (PHASE 2)



SUBURBAN SINGLE FAMILY DETACHED CORNER LOT DETAIL (PHASE 2)

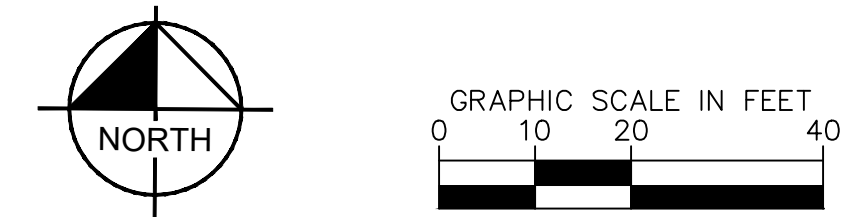


LEGEND

- PROPERTY LINE
- APPROXIMATE BUILDING FOOTPRINT
- SIDEWALK

GENERAL NOTES

- UTILITY SERVICES WITHIN LOTS ARE TO FOLLOW CITY OF LOVELAND STANDARD CONSTRUCTION DRAWING W-80.
- ELECTRIC HANDHOLE AND TRANSFORMER BOX PAD LOCATIONS WILL BE ACCORDING TO CITY OF LOVELAND WATER & POWER REQUIREMENTS FOR ELECTRIC SERVICE DRAWINGS No. 3.2, 3.3, & 3.8.



DETAILS

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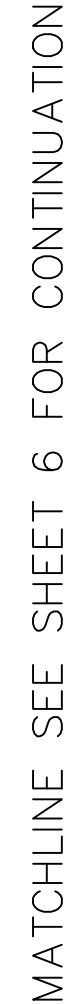
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SCALE (V): N/A		
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JULY 2022		
PROJECT NO.		
196011010		
DWG. NAME		
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SHEET NO.		4

CASE NO.: TBD

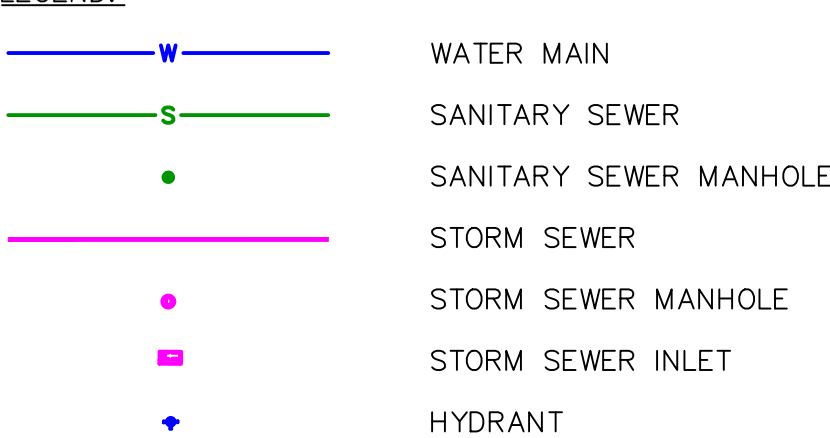


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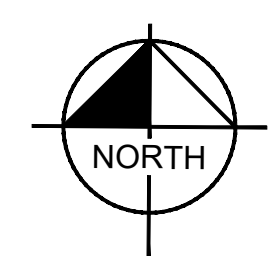
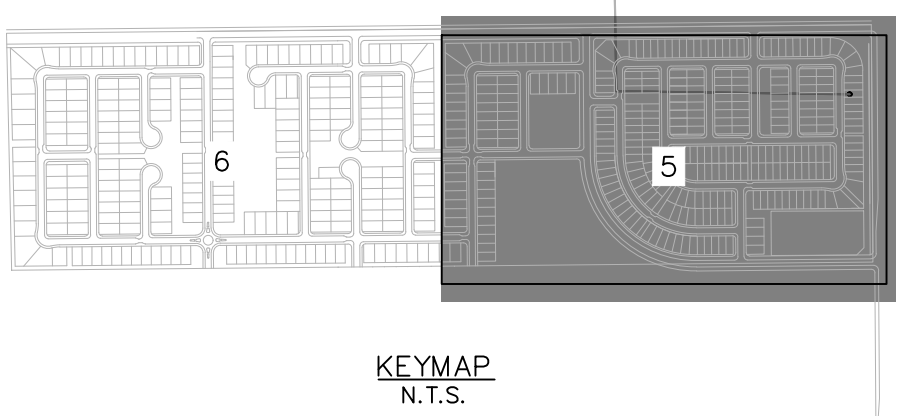
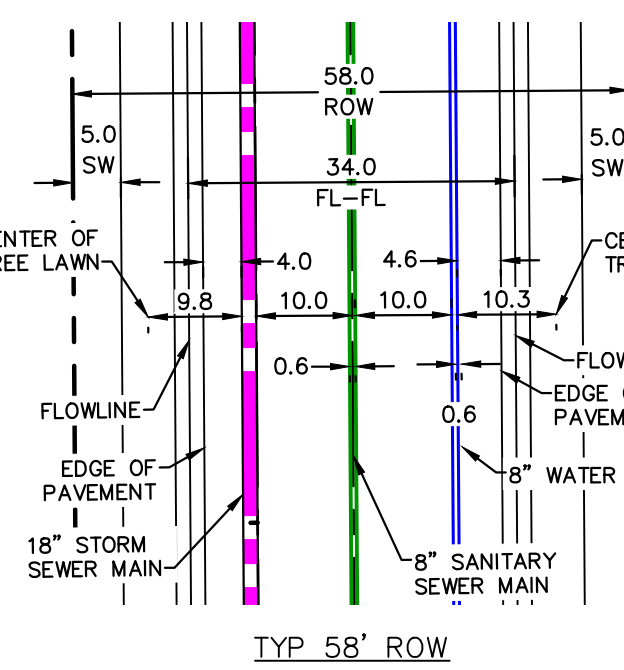
PARCEL NO. 9628000002
OWNER: SAUER GALE J



PARCEL NO. 9633000004
OWNER: STARS AND STRIPES 4L LLC
ZONING: PUD



1. PHASE 1 TO BE WITHIN P1 WATER MAIN PRESSURE ZONE. MAXIMUM FINISHED FLOOR ELEVATION = 5160'
2. ALL WATER MAIN SHOWN TO BE 8" PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER SHOWN TO BE 8" PVC UNLESS OTHERWISE NOTED.
4. FOR LESS THAN 9' SEPARATION OF OUTER DIAMETER STORM SEWER TO CENTER OF TREE LAWN, ROOT BARRIER JOINT WRAPPING WILL BE REQUIRED.
5. WHERE INLETS ARE 1.5' OR LESS FROM MANHOLES, ADDITIONAL FLIP COMPACTION WILL BE REQUIRED BETWEEN THE STRUCTURES.
6. SEPARATION BETWEEN OUTER DIAMETER OF STORM SEWER AND CENTERLINE OF SANITARY SEWER SHALL BE 10' FOR 18" DIAMETER STORM SEWERS. FOR LARGER STORM MAINS, A VARIANCE FROM THIS SEPARATION WILL BE REQUIRED (MIN SEPARATION TO BE 8')



GRAPHIC SCALE IN FEET

0 50 100 200

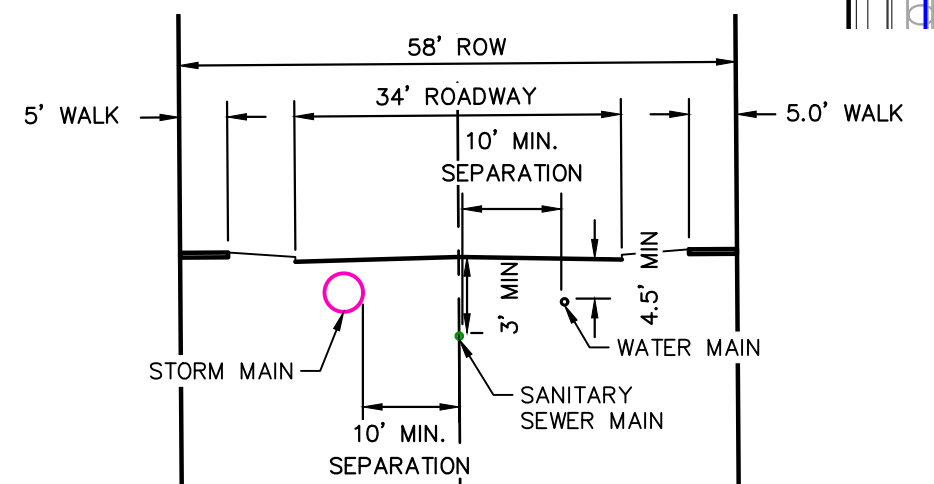


Know what's **below**.
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UTILITY LAYOUT PHASE 1

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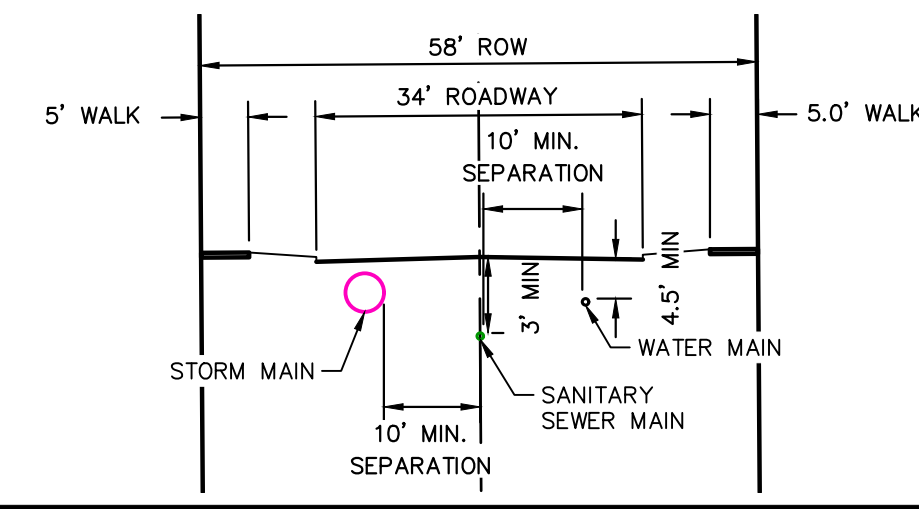
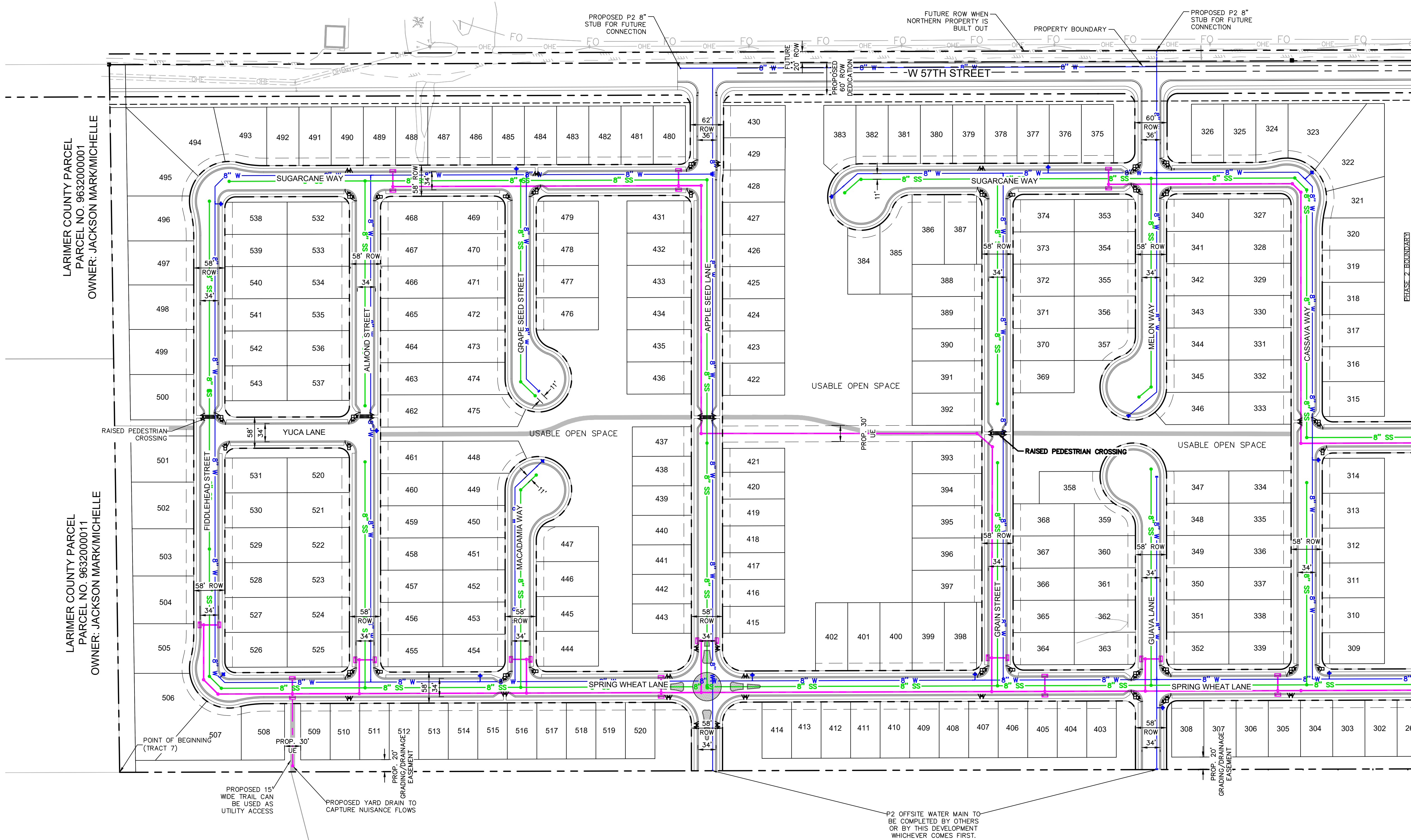
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SCALE (V): N/A		
DATE:		SHEET NO.
JULY 2022		
PROJECT NO.		
196011010		
DWG. NAME		5
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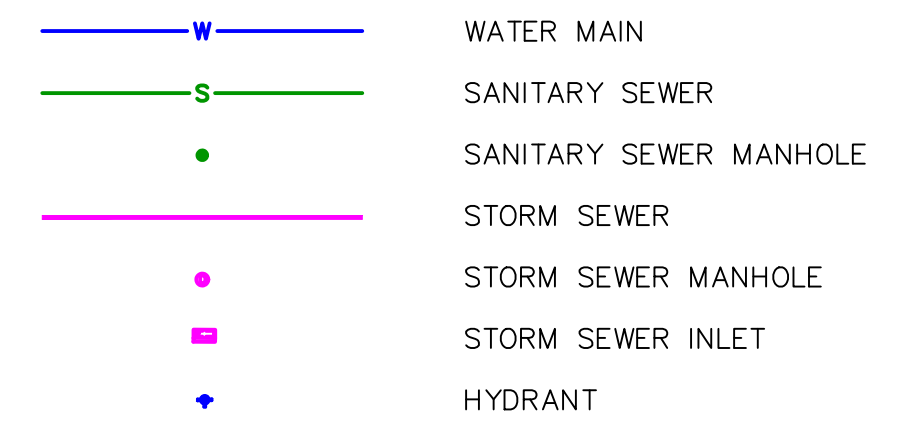
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LARIMER COUNTY PARCEL
PARCEL NO. 9633000004
OWNER: STARS AND STRIPES 4L LLC
ZONING: PUD

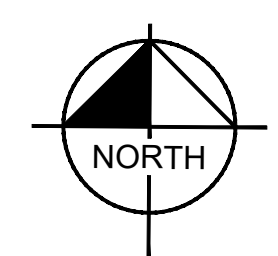
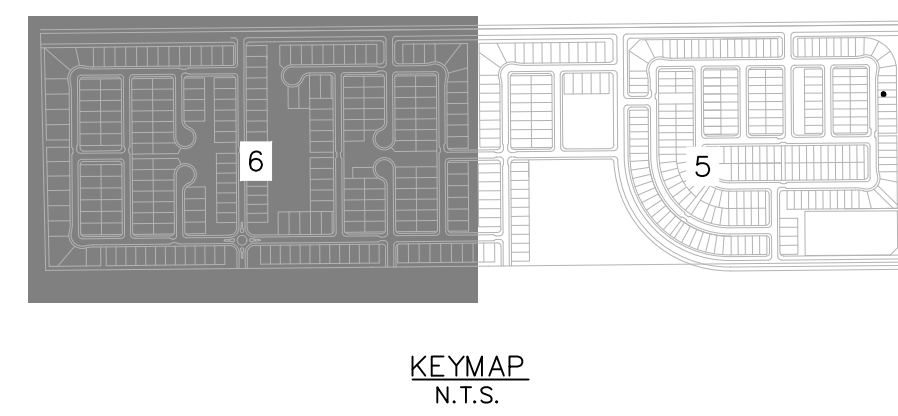
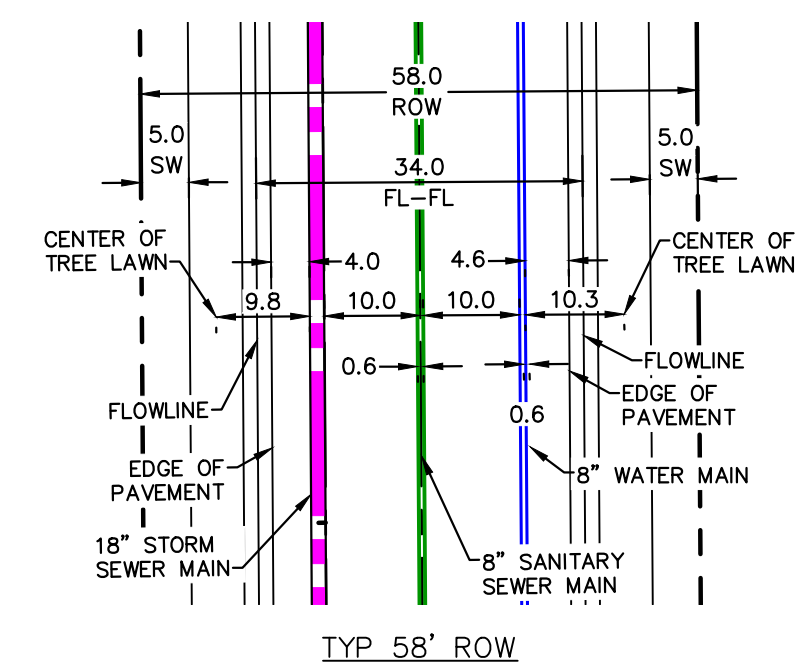


LEGEND:



NOTES:

1. PHASE 1 TO BE WITHIN P1 WATER MAIN PRESSURE ZONE. MAXIMUM FINISHED FLOOR ELEVATION = 5160'
2. ALL WATER MAIN SHOWN TO BE 8" PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER SHOWN TO BE 8" PVC UNLESS OTHERWISE NOTED.
4. FOR LESS THAN 9' SEPARATION OF OUTER DIAMETER STORM SEWER TO CENTER OF TREE LAWN, ROOT BARRIER JOINT WRAPPING WILL BE REQUIRED.
5. WHERE INLETS ARE 1.5' OR LESS FROM MANHOLES, ADDITIONAL FILL COMPACTION WILL BE REQUIRED BETWEEN THE STRUCTURES.
6. SEPARATION BETWEEN OUTER DIAMETER OF STORM SEWER AND CENTERLINE OF SANITARY SEWER SHALL BE 10' FOR 18" DIAMETER STORM SEWER, FOR LARGER STORM MAINS, A VARIANCE FROM THIS SEPARATION WILL BE REQUIRED (MIN SEPARATION TO BE 8')



GRAPHIC SCALE IN FEET

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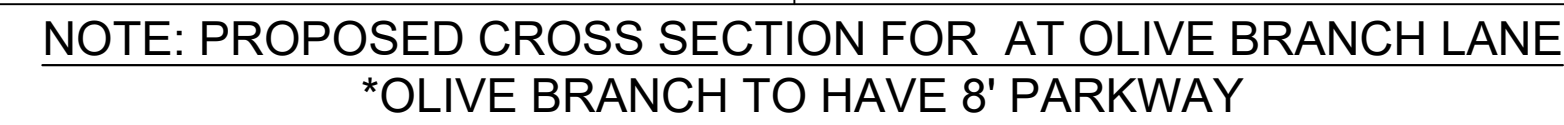
UTILITY LAYOUT PHASE 2

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DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	TLC
SCALE (H): 1" = 100'		
SCALE (V): N/A		
DATE:		SHEET NO. 6 of 15 shts
JULY 2022		
PROJECT NO. 196011010		
DWG. NAME UT-PH1_3-196011010.dwg		

CASE NO.: TBE

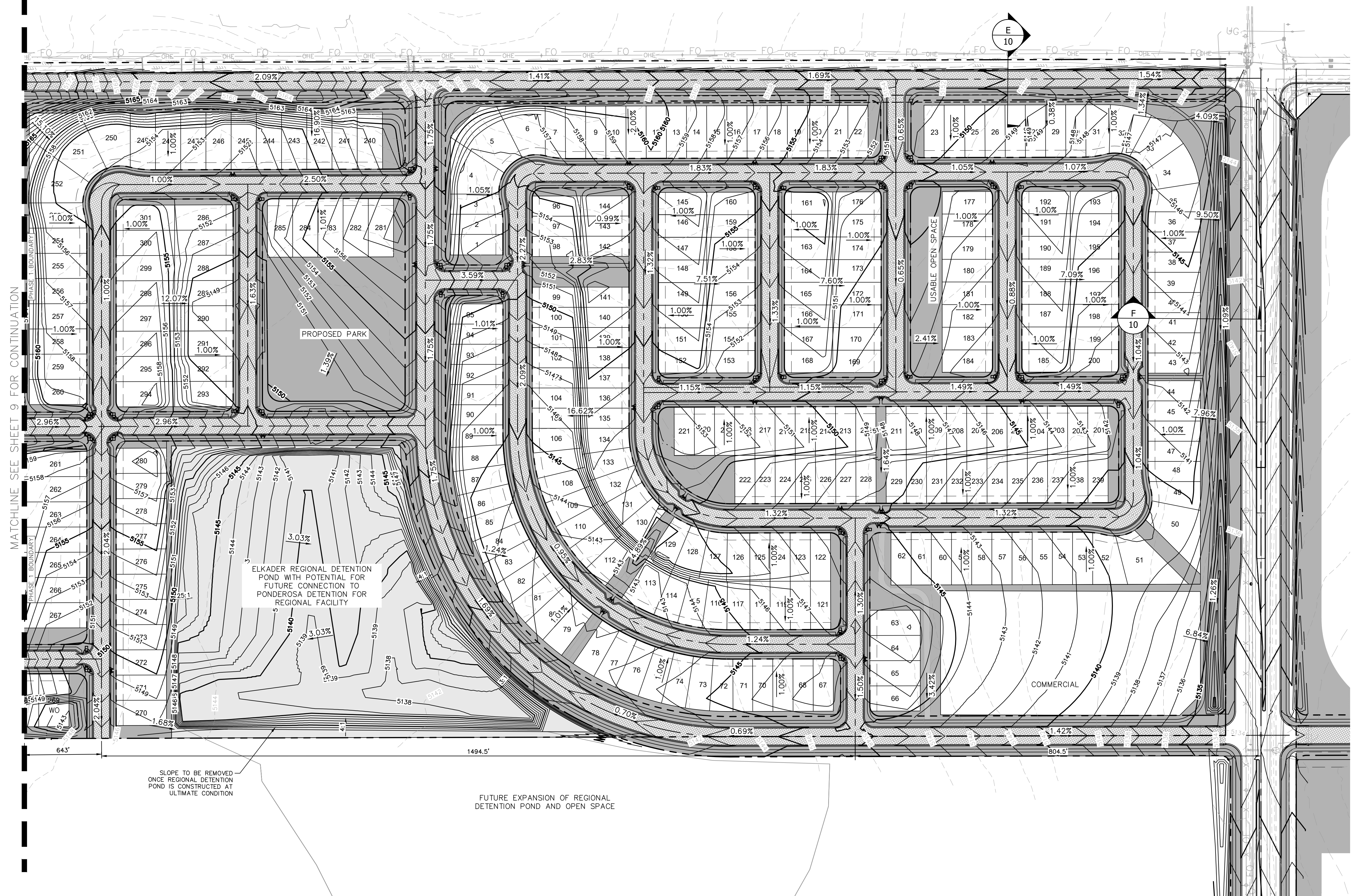




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DATE: JULY 2022		
PROJECT NO. 196011010		
DWG. NAME UT-PH1_3-196011010.dwg		



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XREFS: XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg XREF-196011010.dwg
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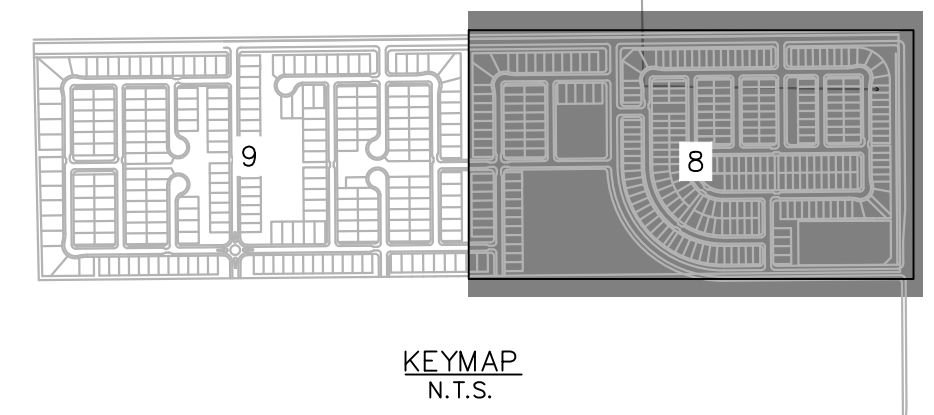


- DRAINAGE NOTES:**
- WATERSHED LENGTH: 3,100 FT
 - WATERSHED LENGTH TO CENTROID: 2,450 FT
 - WATERSHED SLOPE: 0.030 FT/FT
 - APPROXIMATE WATERSHED IMPERVIOUSNESS: 45%
 - PERCENTAGE HYDROLOGIC SOIL GROUP A: 0.0%
 - PERCENTAGE HYDROLOGIC SOIL GROUP B: 17.0%
 - PERCENTAGE HYDROLOGIC SOIL GROUP C/D: 83.0%
 - TARGET WQV DRAIN TIME: 40 HOURS
 - APPROXIMATE REQUIRED 100 YEAR DETENTION VOLUME IS 32 ACRE-FEET

- NOTES:**
1. PHASE 1 TO BE WITHIN P1 WATER MAIN PRESSURE ZONE. MAXIMUM FINISHED FLOOR ELEVATION = 5160'
 2. ALL LOTS TO BE CONSTRUCTED A/B LOTS UNLESS OTHERWISE NOTED

LEGEND

- * WALKOUT LOTS



City of Loveland

811 Know what's below. Call before you dig.

PRELIMINARY GRADING PLAN PHASE 1

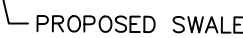
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DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	TLC
SCALE (H): 1" = 100'	SCALE (V): N/A	
DATE:	JULY 2022	SHEET NO.
PROJECT NO.	196011010	8
DWG. NAME	GD-PH1_3-196011010.dwg	of 15 shts

CASE NO.: TBD

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DRAINAGE NOTES:

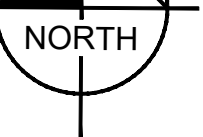
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- PERCENTAGE HYDROLOGIC SOIL GROUP A: 0.0%
- PERCENTAGE HYDROLOGIC SOIL GROUP B: 17.0%
- PERCENTAGE HYDROLOGIC SOIL GROUP C/D: 83.0%
- TARGET WQCV DRAIN TIME: 40 HOURS
- APPROXIMATE REQUIRED 100 YEAR DETENTION VOLUME IS 32 ACRE- FEET

NOTES:

1. PHASE 2 TO BE WITHIN P2 WATER MAIN PRESSURE ZONE.
MINIMUM FINISHED FLOOR ELEVATION = 5160'
2. ALL LOTS TO BE CONSTRUCTED A/B LOTS UNLESS OTHERWISE NOTED

LEGEND

WO = WALKOUT LOTS



GRAPHIC SCALE IN FEET

0 50 100 200



Now what's **below**.
Call before you dig

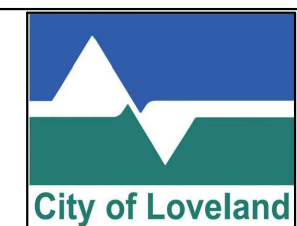
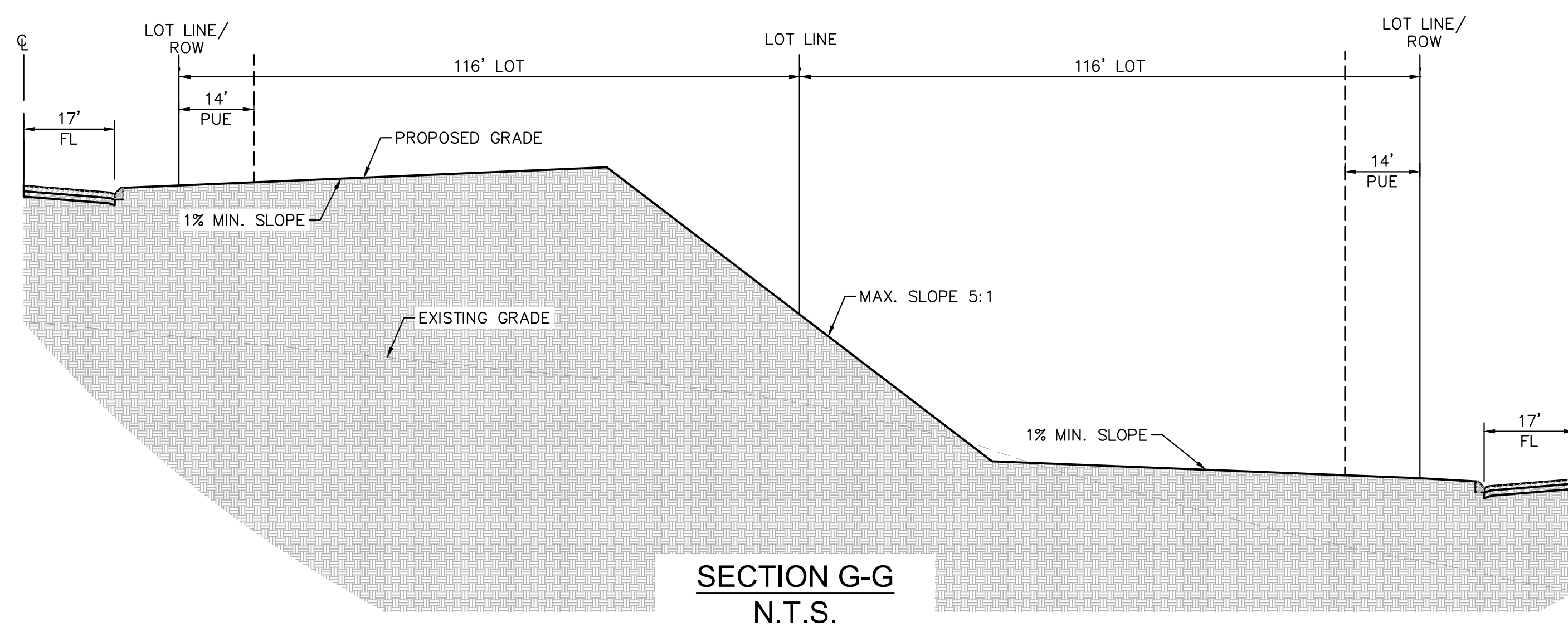
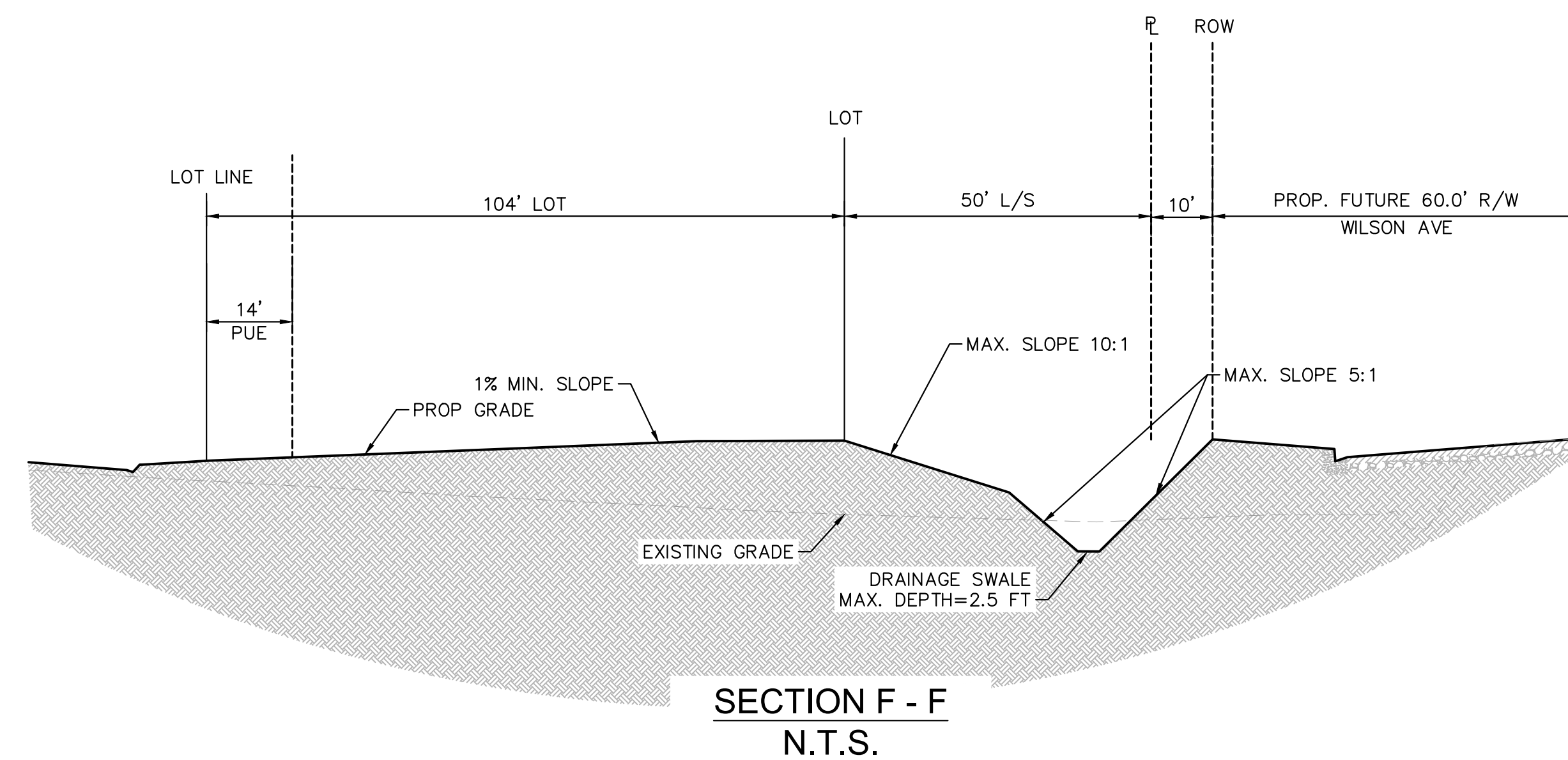
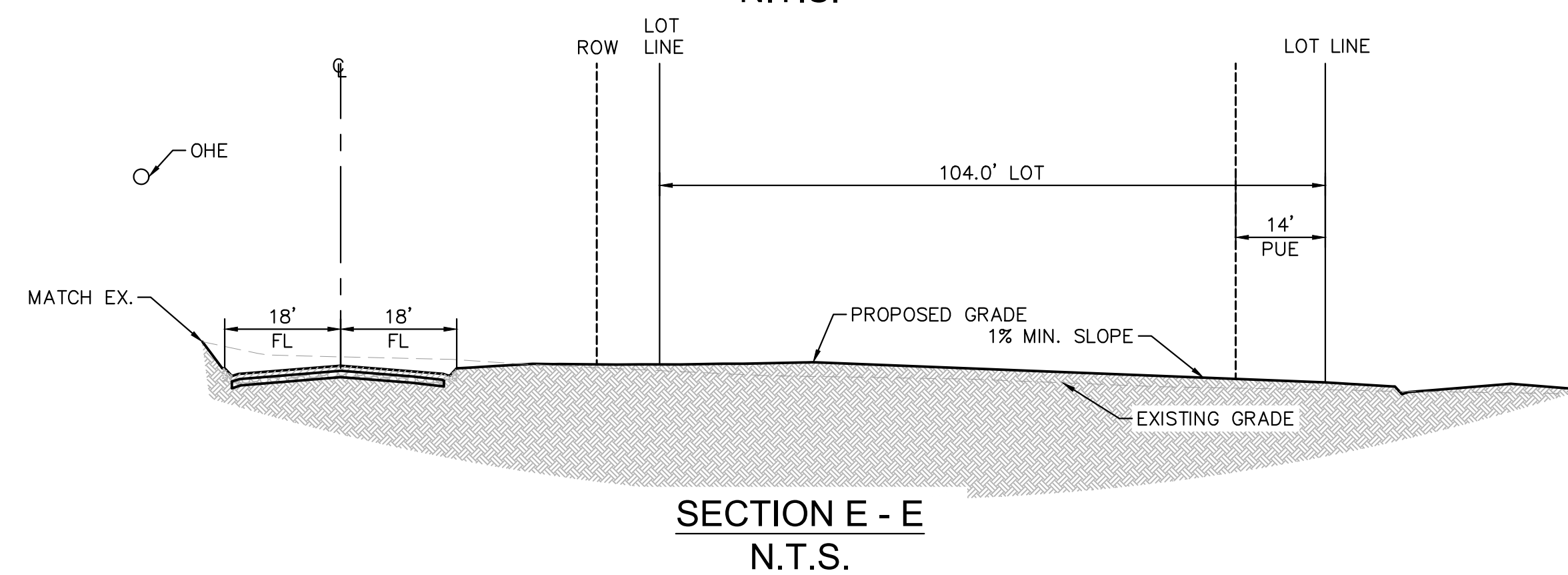
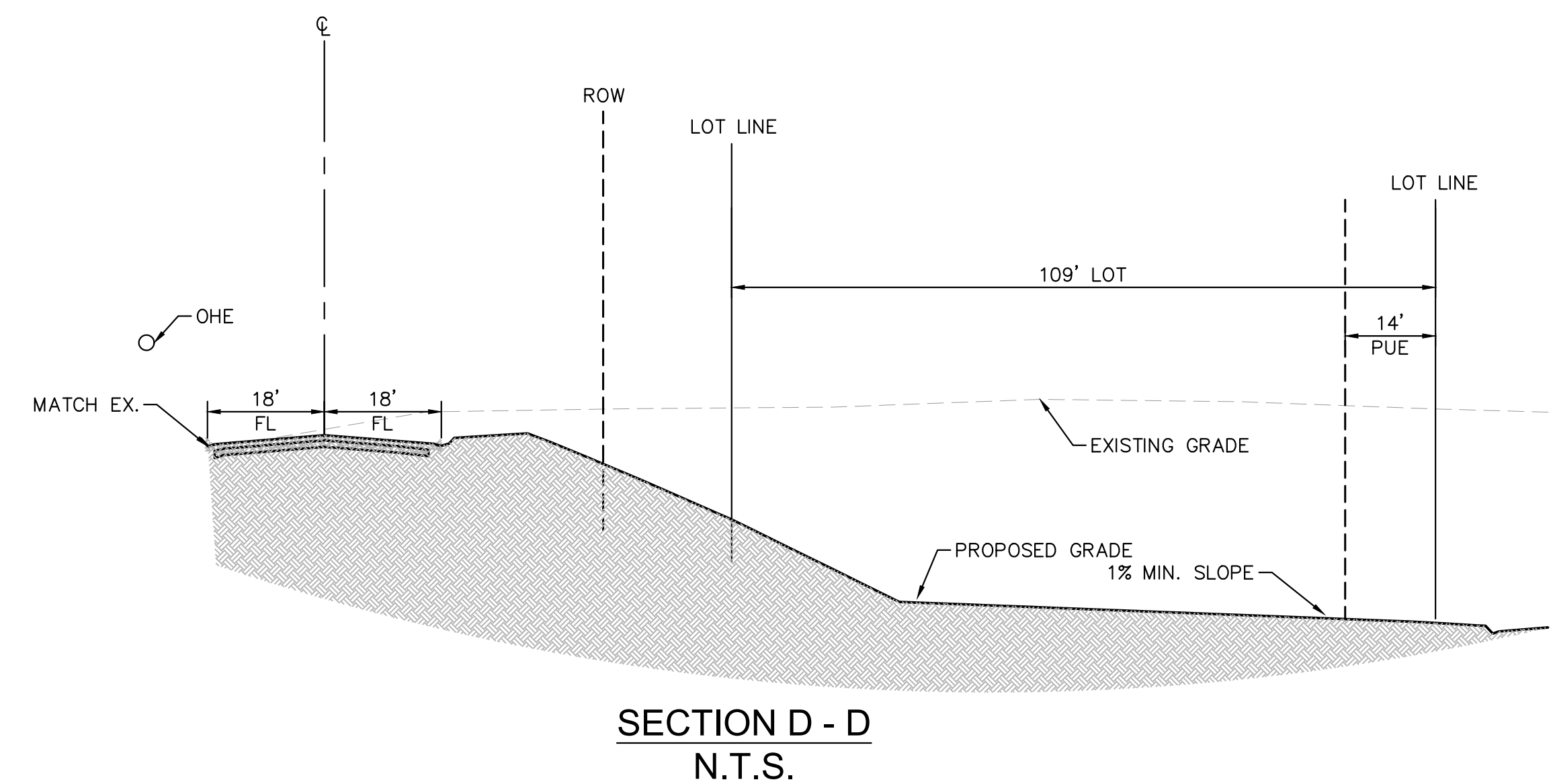
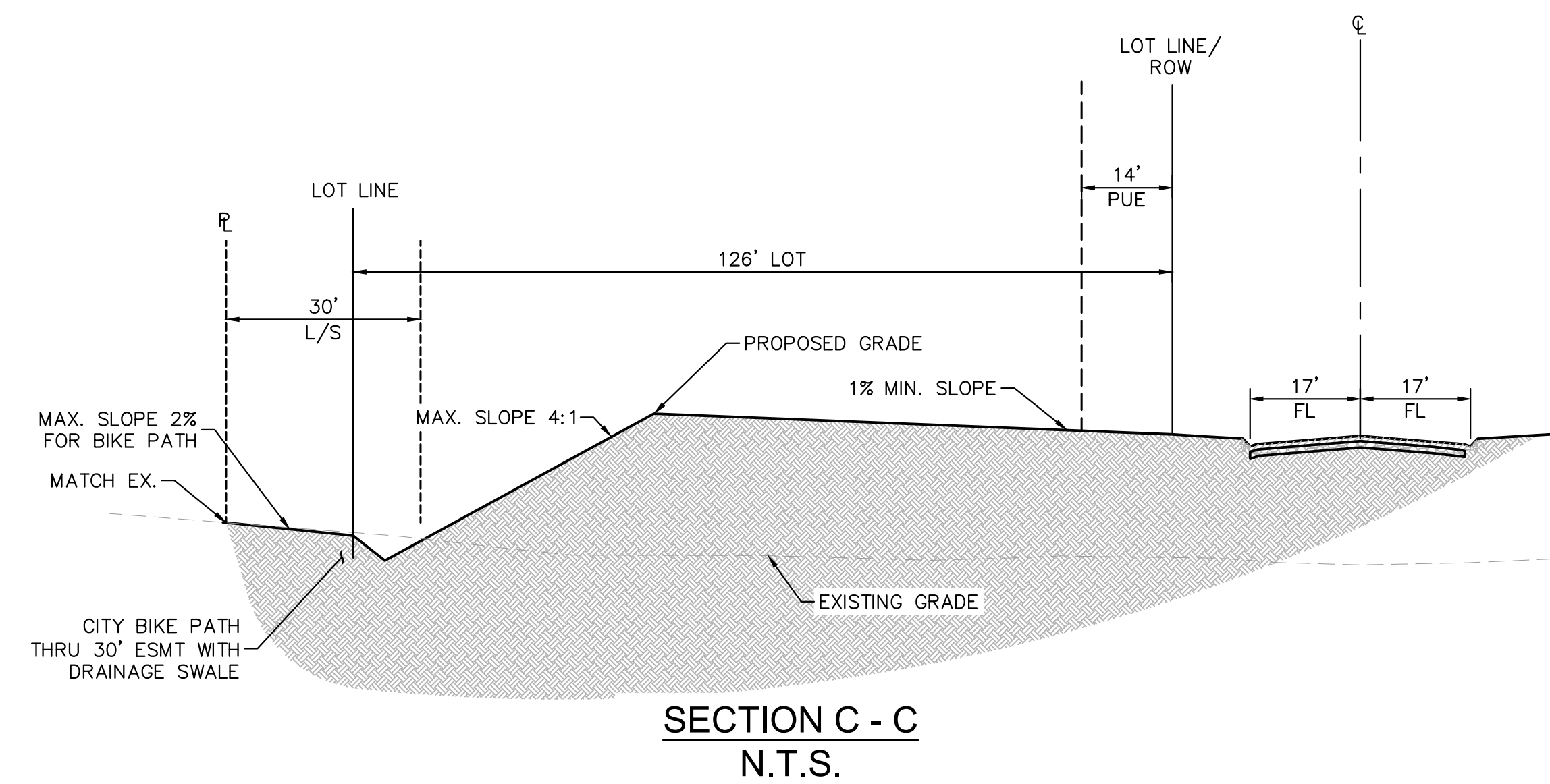
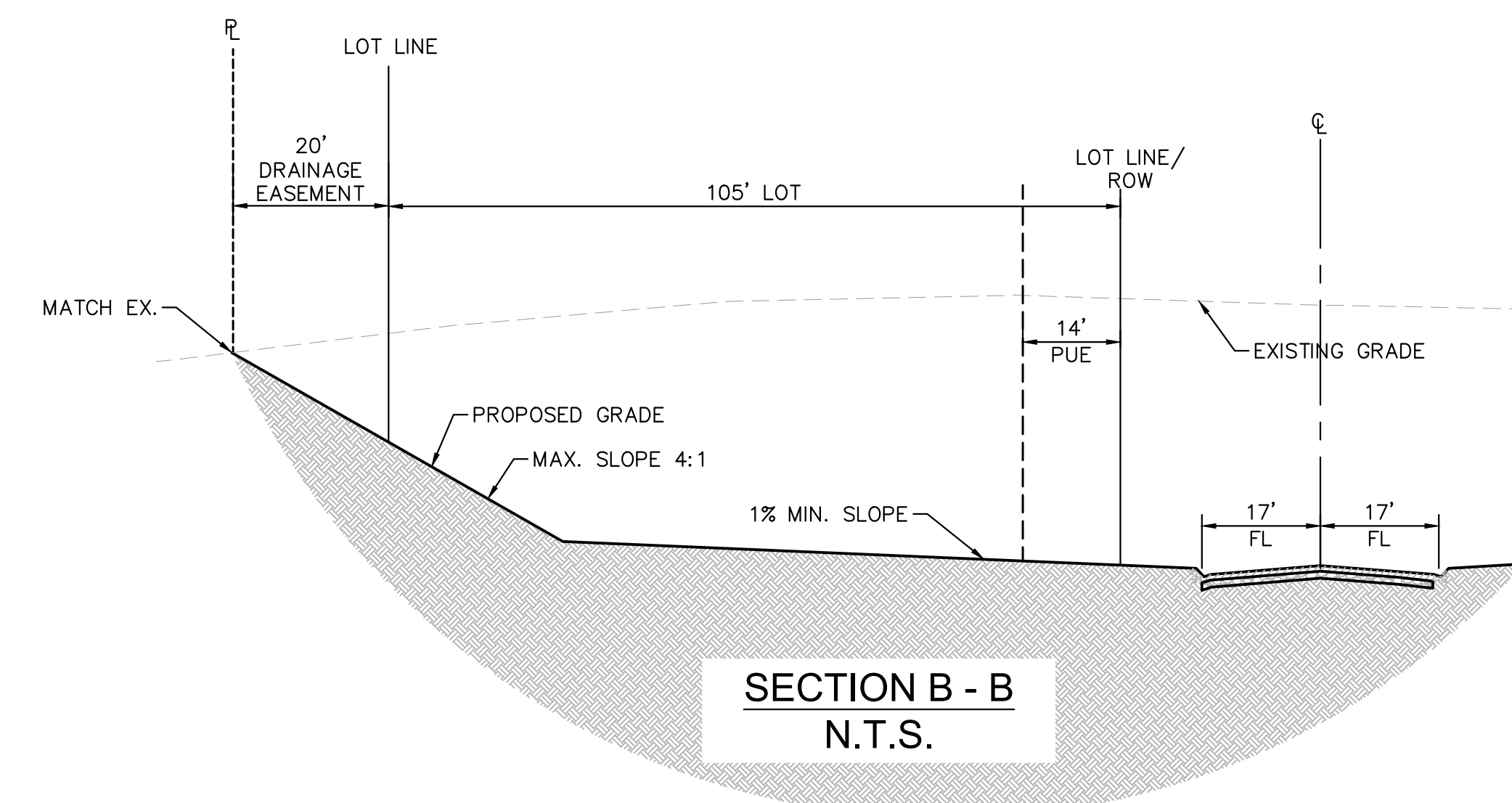
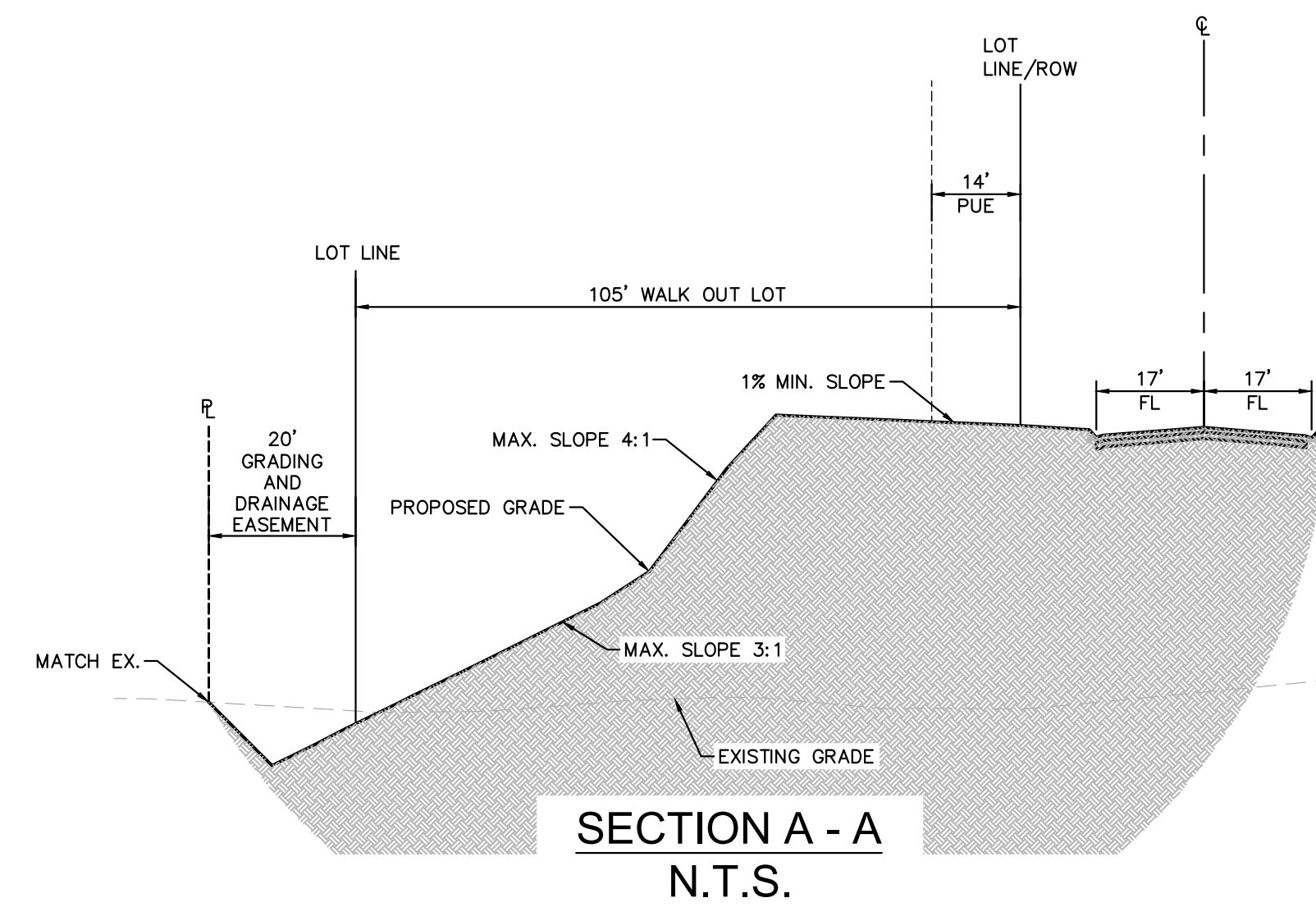
PRELIMINARY GRADING PLAN PHASE 2

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DESIGNED KH TEAM	DRAWN KH TEAM	CHECKED TLC
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SCALE (V): N/A		
DATE: JULY 2022		SHEET NO. 9 of 15 sheets
PROJECT NO. 196011010		
DWG. NAME GD-PH1_3-196011010.dwg		

of 15 shts





GRADING PLAN CROSS SECTIONS

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DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	TLC
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SCALE (V): N/A		
DATE:		SHEET NO.
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PROJECT NO.		
196011010		
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GD-XS-PH1_3-196011010.dwg		of 15 shts



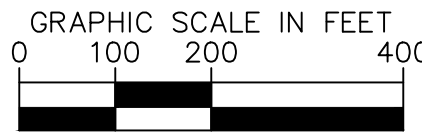
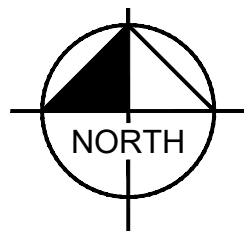
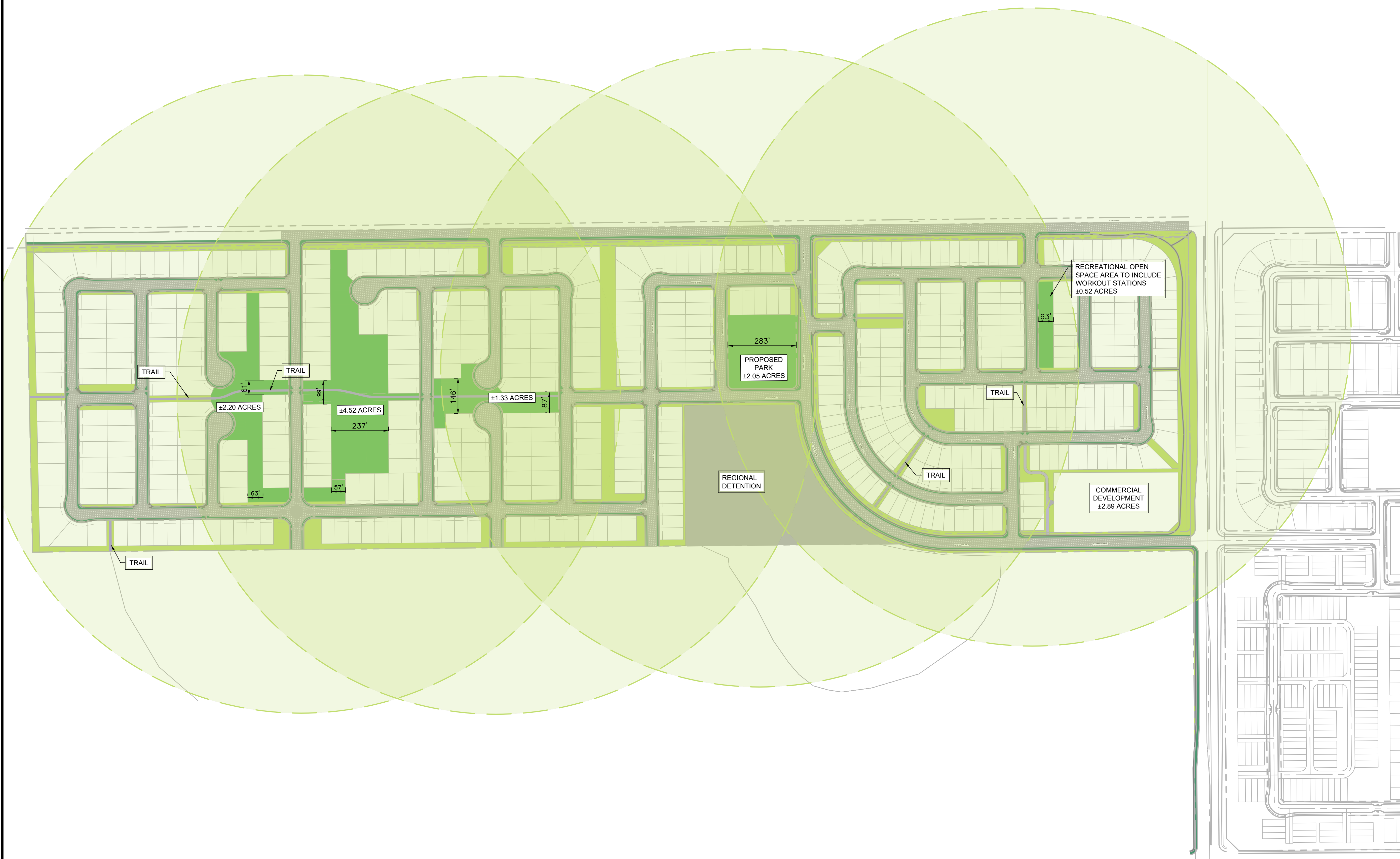
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LEGEND

- ACTIVE PARKLAND 1320' SETBACK
- ACTIVE PARKLAND (USABLE OPEN SPACE)
- TREE LAWN / BUFFERYARD / TRAIL CONNECTIONS

GENERAL NOTES

1. PER THE ELKADER ANNEXATION AND ZONING DOCUMENT, 1 ACRE OF USABLE OPEN SPACE IS REQUIRED FOR EVERY 100 UNITS. 5.4 ACRES IS REQUIRED FOR PHASES 1 AND 2 OF ELKADER, AND 10.62 ACRES IS PROVIDED.
2. AT LEAST 80% OF THE RESIDENTIAL DWELLING UNITS MUST BE WITHIN A 5-7 MINUTE WALK FROM AN "ACTIVE PARKLAND" (APPROX. 1,320 FEET). 1320' SETBACKS FROM USABLE OPEN SPACE ARE SHOWN ABOVE, CONFIRMING THAT ALL LOTS ARE WITHIN A 5-7 MINUTE WALK FROM "ACTIVE PARKLAND. THE FOLLOWING AMENITIES SHALL BE PROPOSED WITHIN THE USABLE PARK SPACE IN ELKADER PHASE 2:
 - WORKOUT AREA
 - TRAIL SPACE
 - SHADE SHELTER
 - CORNHOLE SPACE
 - BOCCIE BALL COURT
3.



Know what's below.
Call before you dig.

ACTIVE PARKLAND EXHIBIT
ELKADER PHASES 1 & 2

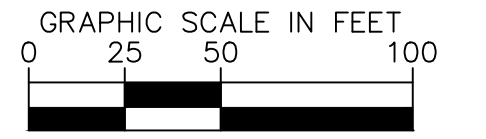
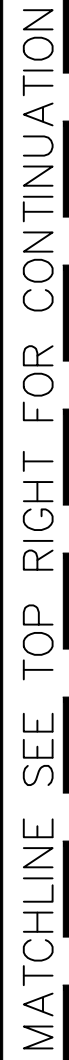
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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KH TEAM	DRAWN KH TEAM	CHECKED TLC
SCALE (H): 1" = 200' SCALE (V): N/A		
DATE: JULY 2022		SHEET NO.
PROJECT NO. 196011010		11
DWG. NAME OPEN-SPACE-PH1_3-196011010.dwg		15 shts

CASE NO.: TBD

LEGEND:

	WATER MAIN
	SANITARY SEWER
	SANITARY SEWER MANHOLE



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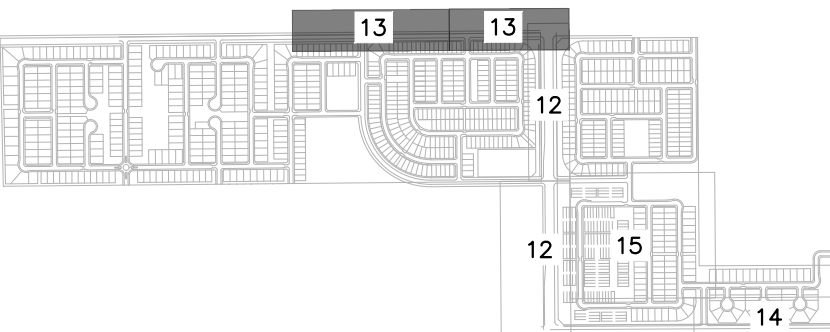
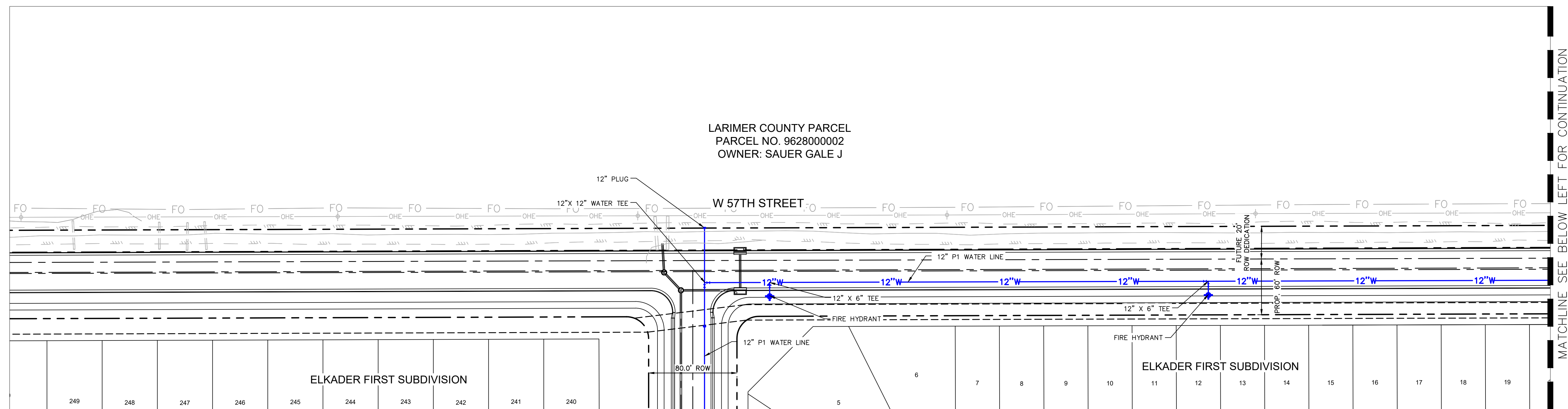
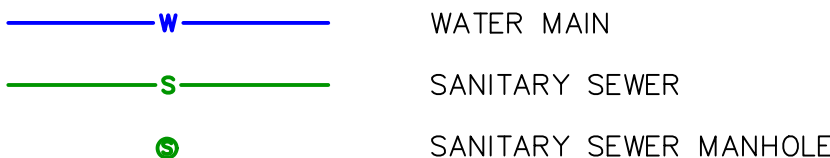
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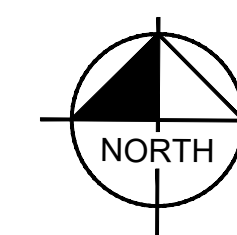
NOTES:

1. PHASE 1 TO BE WITHIN P1 WATER MAIN PRESSURE ZONE.
MAXIMUM FINISHED FLOOR ELEVATION = 5160'

LEGEND:



KEYMAP
N.T.S.



GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 25, 50, and 100. The segment between 0 and 25 is divided into two equal parts by a vertical line. The segment between 25 and 50 is divided into two equal parts by a vertical line. The segment between 50 and 100 is divided into two equal parts by a vertical line. The segments from 0 to 25, 25 to 50, and 50 to 100 are shaded black. The segments from 0 to 12.5 and 12.5 to 25 are white. The segments from 25 to 37.5 and 37.5 to 50 are white. The segments from 50 to 62.5 and 62.5 to 75 are white. The segments from 75 to 87.5 and 87.5 to 100 are white.



Know what's below.
● **Call** before you dig

OFFSITE UTILITIES - PHASE 1
57TH STREET

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DENVER, CO 80237 (303) 228-2300

DESIGNED KH TEAM	DRAWN KH TEAM	CHECKED TLC
SCALE (H): 1" = 50'		
SCALE (V): N/A		
DATE: JULY 2022		SHEET NO. 13
PROJECT NO. 196011010		
DWG. NAME UT-OFFSITE-196011010.dwg		

of 15 sht

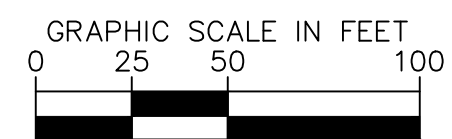
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NOTES:

1. PHASE 1 TO BE WITHIN P1 WATER MAIN PRESSURE ZONE.
MAXIMUM FINISHED FLOOR ELEVATION = 516.0'
2. ALL WILSON AVE SURFACE IMPROVEMENTS PER TIS SHALL BE
SHOWN ON OFFSITE PUBLIC IMPROVEMENT PLANS WITH ELKADER
PHASE 1 SDP SUBMITTAL

	WATER MAIN
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	FUTURE (BLACK LINETYPE)
	PROPOSED (COLOR LINETYPE)
	EXISTING (GREY LINETYPE)

This plan view illustrates the sanitary sewer infrastructure along E 50th Street. The main sewer line is an 18-inch diameter pipe running horizontally across the center of the image. It is composed of several segments: a 375-foot segment on the left with a 0.76% slope, a 390-foot segment on the far left with a 0.80% slope, a 400-foot segment in the middle with a 0.78% slope, and a 400-foot segment on the right with a 0.78% slope. A 97-foot segment of 18-inch sewer is also shown on the right, connecting to an existing manhole. A 6-inch diameter sewer line is shown at the far right, connecting to the 18-inch line. The plan includes several manholes, represented by circles with crosshairs, and a utility setback line. The area above the street is labeled 'GREEN VALLEY RANCH ADDITION (FUTURE DEVELOPMENT)'. The area below the street is labeled 'E 50TH STREET'. The plan also shows the 'COOLIDGE AVE' on the right side. Elevation data is provided for various points along the sewer line, including invert elevations (e.g., E INV: 5095.91', W INV: 5092.79', E INV: 5092.59', W INV: 5089.46', E INV: 5089.26', W INV: 5086.13', E INV: 5085.93', W INV: 5085.17', E INV: 5084.97'). The plan also indicates a 'CONNECT TO EXISTING MANHOLE AT COOLIDGE AVE/W 50TH ST' and a note that the 'INVERT = 5084.97' (PROVIDED BY THE CITY OF LOVELAND) TO BE VERIFIED BY SURVEY'. Other details include a '58.0' ROW' (Right of Way) line, a '34.0' FL TO FL' (Finish Line to Finish Line) dimension, and a '15.5' dimension. The plan also shows a '14.0' dimension for the utility setback.



Know what's below.
Call before you dig

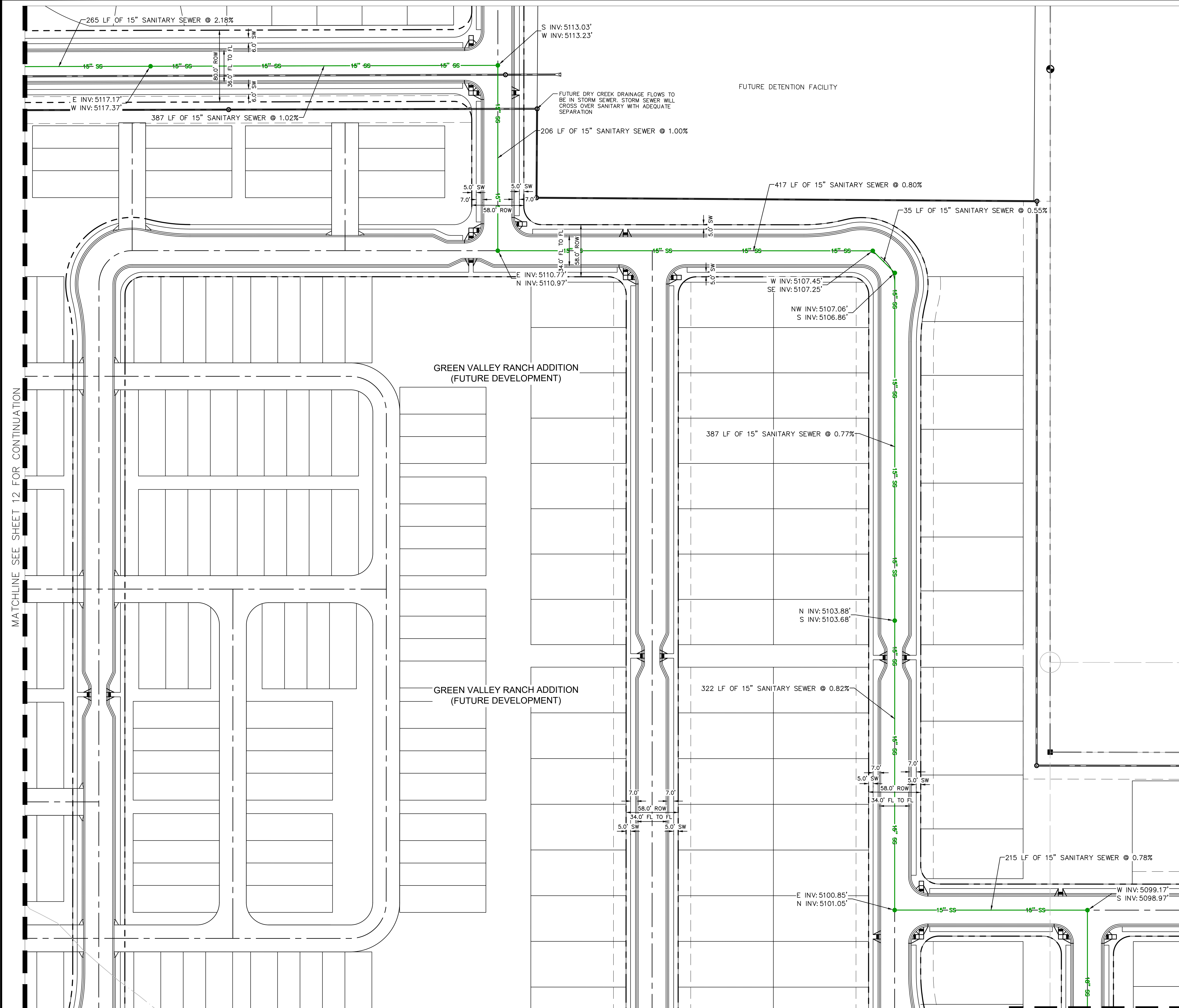
OFFSITE UTILITIES - PHASE 1 MASTER SANITARY SEWER EXTENSION THROUGH GREEN VALLEY RANCH ADDITION

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DENVER, CO 80237 (303) 228-2300

DESIGNED KH TEAM	DRAWN KH TEAM	CHECKED TLC
SCALE (H): 1" = 50'		
SCALE (V): N/A		
DATE: JULY 2022		SHEET N 14 of 15 sheets
PROJECT NO. 196011010		
DWG. NAME		
UT-OFFSITE-196011010.dwg		

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XREFS: x1B2-196011010 x1F-196011010 o5S-PH1-OFFSITE UT-OFFSITE-196011010 x5N-196011010 xUT-196011010 x3D-196011010
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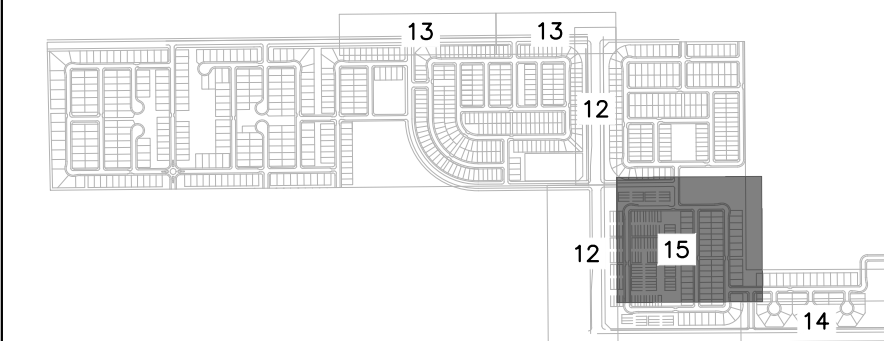


MATCHLINE SEE SHEET 12 FOR CONTINUATION

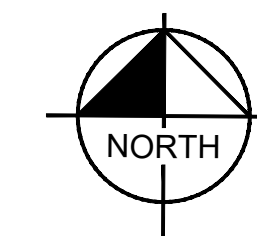
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REFERENCES: XTB2-196011010 GSS-PHASE OFFSITE-196011010 xSM-196011010 xJT-OFFSITE-196011010 xSD-196011010
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LEGEND:

	WATER MAIN
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	FUTURE (BLACK LINETYPE)
	PROPOSED (COLOR LINETYPE)
	EXISTING (GREY LINETYPE)



KEYMAF
N.T.S.



GRAPHIC SCALE IN FEET

0 25 50 100

A horizontal scale bar with four segments. The first segment (0 to 25) is white, the second (25 to 50) is black, the third (50 to 75) is white, and the fourth (75 to 100) is black. The segments are labeled 0, 25, 50, and 100 at the top.

Know what's **below**.
Call before you dig.

**OFFSITE UTILITIES - PHASE 1
MASTER SANITARY SEWER
EXTENSION THROUGH GREEN
VALLEY RANCH ADDITION**

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DENVER, CO 80237 (303) 228-2300

DESIGNED KH TEAM	DRAWN KH TEAM	CHECKED TLC
SCALE (H): 1" = 50'		SHEET NO. 15
SCALE (V): N/A		
DATE: JULY 2022		
PROJECT NO. 196011010		
DWG. NAME UT-OFFSITE-196011010.dwg		
		of 15 sheets

MATCHLINE SEE SHEET 14 FOR CONTINUATION

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