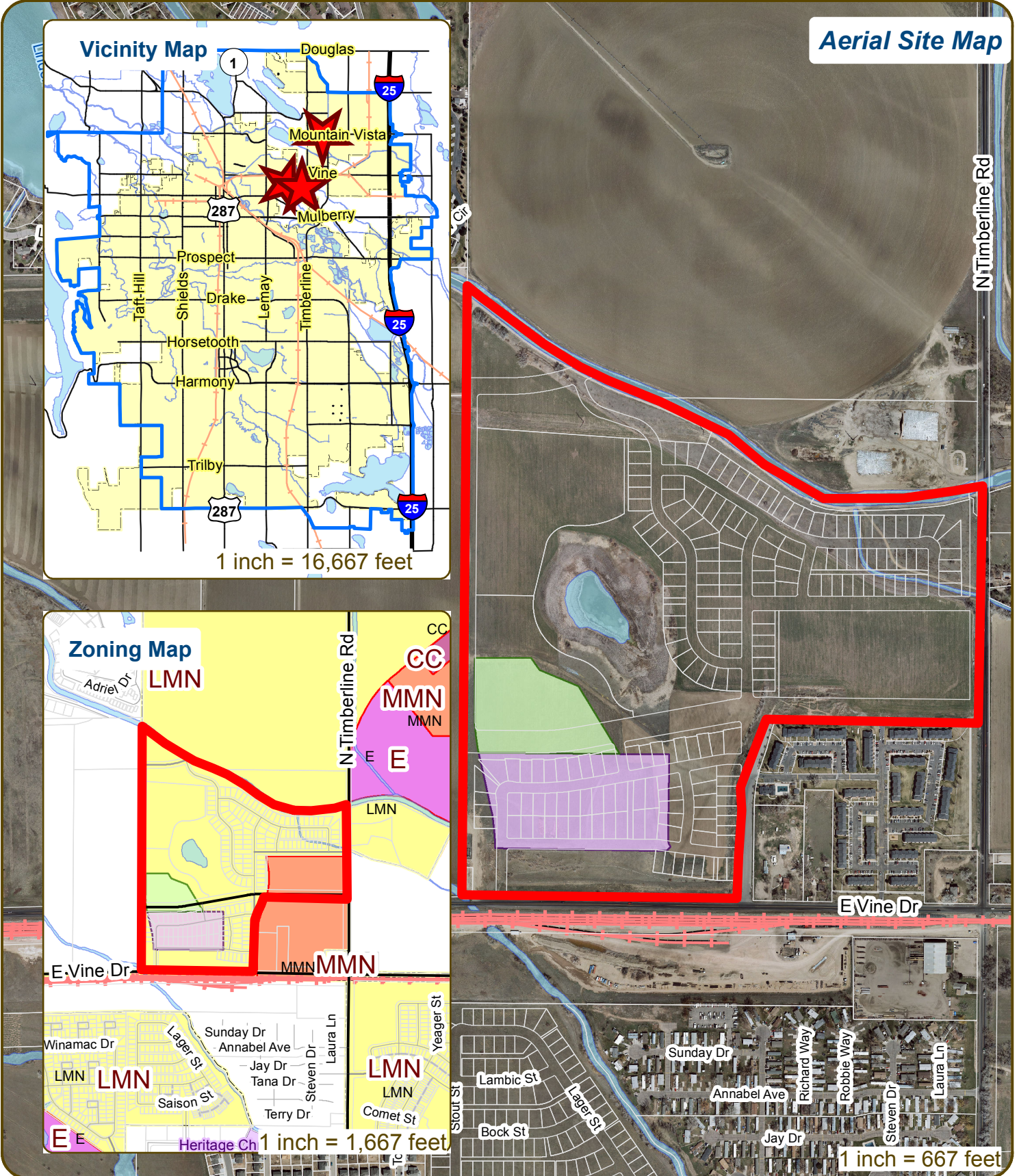


Waterfield Timberline & Vine



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ E-mail Address _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Narrative Preliminary Design Review

Waterfield Third Filing

2) **Project Narrative** – Please include the following information:

a) What are you proposing/use?

A Major Amendment of Waterfield ODP and Final Development Plan and Subdivision Plat

b) What improvements and uses currently exist on the site?

The site is currently vacant.

c) Describe site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

The site is bounded by Vine Drive to the south and Timberline Road on the east. Suniga Drive, is proposed to extend through the site, running east – west. Vehicular and pedestrian access will be provided to the site with portions of the existing transportation network. Internal vehicular circulation will be facilitated with a series of public local streets and alleys. Sidewalks and trails will facilitate pedestrian access within the site along with connections to the local and regional trail system. Parking will be thoughtfully integrated into the site design and incorporated into garages for the individual residences.

d) Describe site design and architecture.

The proposed new-urbanist neighborhood layout is a walkable with an inter-connected street grid. Contemporary architecture will compliment the existing architectural patterns in the area, including a mix of single-family detached homes and attached townhomes. We would like to discuss the redesign of the previous site plan / plat to accommodate the alley-loaded, new urbanist-style neighborhood design. This results in an increase in density from what was originally approved, however, the density will not exceed the maximum density. The plan is to incorporate the undeveloped MMN District located along Timberline Road into the overall layout.

e) How is your proposal compatible with the surrounding area?

There are multiple residential subdivisions within this region of Fort Collins. The residential character and the interconnected transportation network will be compatible with the surrounding area.

f) Is water detention provided? If so, where?

Yes, please refer to the proposed, draft sketch plan. The final design is pending the Civil Engineering design for the site.

g) How does the site drain now (on and off site)? Will it change? If so, what will change?

The site has a combination of existing drainage patterns. The previously approved drainage plan will be reevaluated and potentially revised as the site planning and engineering progresses.

h) What is being proposed to treat run-off?

A combination of on-site detention and water quality treatment will be provided.

i) How does the proposal impact natural features?

The site will be overlot graded, however the wetland area and previously approved buffer zone will not be disturbed.

j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

To our knowledge, no structures exist on the site. New structures will follow the requirements of the Fort Collins Building Code.

k) Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?

Not to our knowledge.


l) Have you previously submitted an application?

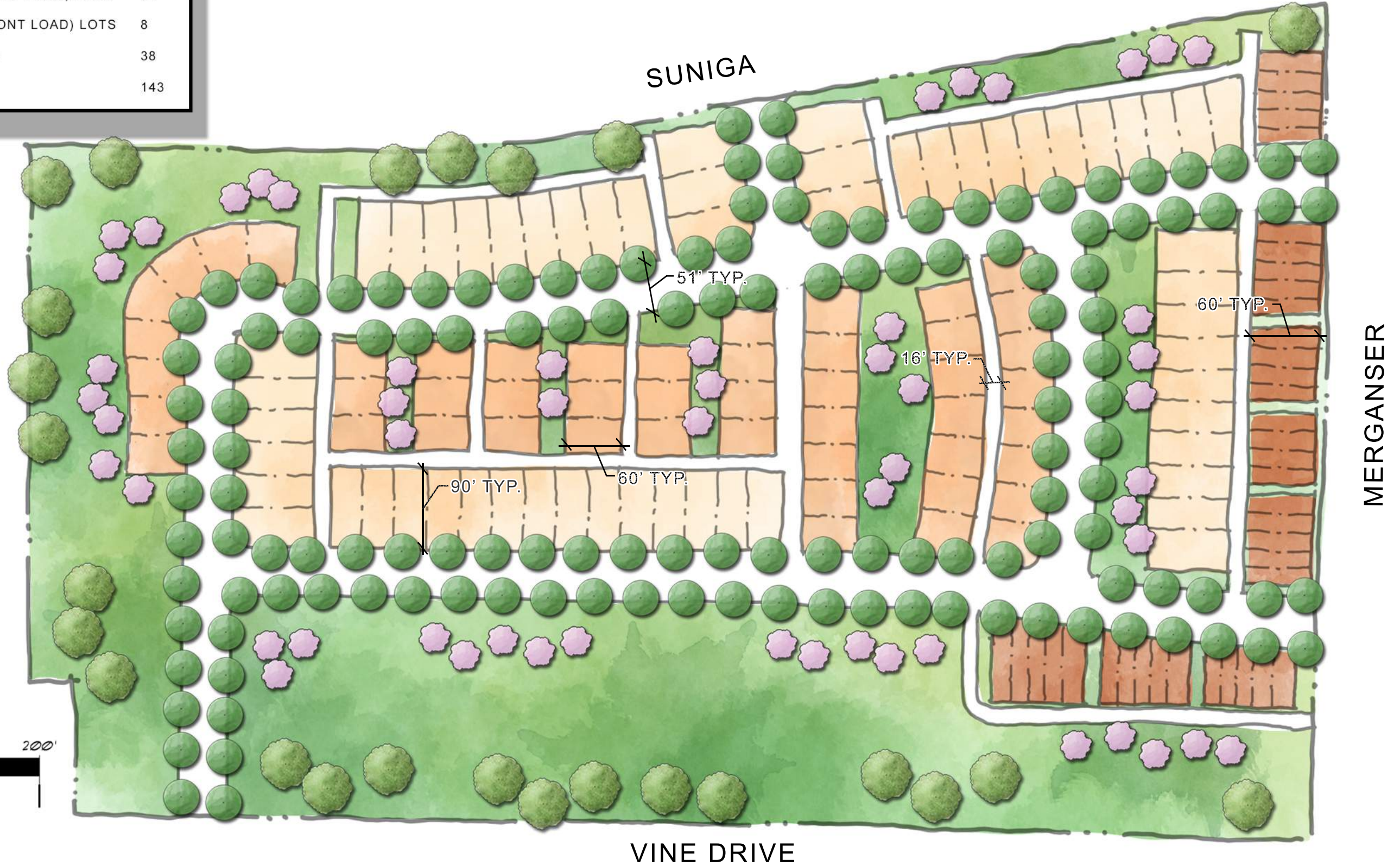
No. While there has been a previous application for this project, we have never been the applicant.

m) What specific questions, if any, do you want addressed?

1. Is the proposed site plan, neighborhood design, and residential product mix supportable by City Staff?
2. How will the proposed development schedule and construction phasing coordinate with timing of the City's planned traffic improvements?
3. The proposed access on the south side of Suniga in Phase I is approximately 750 feet west of Merganser Street, exceeding the 650 feet minimum intersection spacing. Would staff support a variance for this location?
4. We would also like to discuss the specific intersection improvements planned at the nearby locations (i.e.: overpass design, installation, timing, funding, etc.), as well as the Master Street Plan.
5. We also have questions about the entitlement process/procedures, zoning, fees, permits, stormwater management, etc.

SITE DATA

BLDG. TYPE	DU'S.
 SINGLE FAMILY LOTS	56
 COTTAGE (ALLEY LOAD) LOTS	41
 COTTAGE (FRONT LOAD) LOTS	8
 TOWN HOMES	38
TOTAL	143



WATERFIELD PHASE ONE CONCEPT A

12/20/17




RIPLEY
DESIGN INC.

land planning
landscape architecture
urban design
entitlement

419 Canyon Ave., Suite 200
Fort Collins, Colorado 80521
970.224.5828
www.ripleydesigninc.com

RIPLEY
DESIGN INC.

SITE DATA

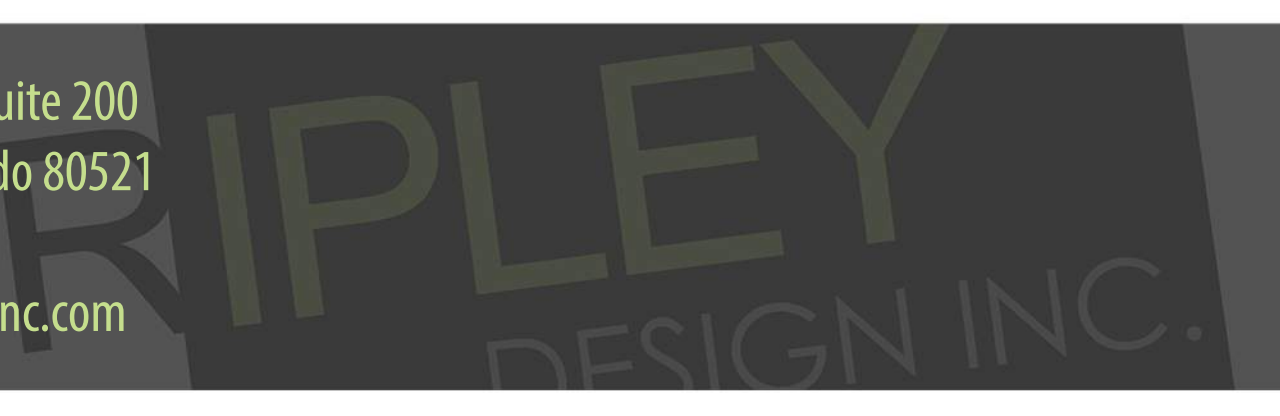
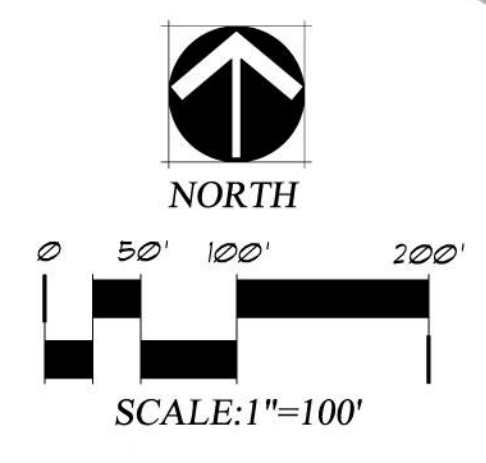
BLDG. TYPE	DU'S.
 SINGLE FAMILY LOTS	71
 COTTAGE (ALLEY LOAD) LOTS	38
 TOWN HOMES	57
TOTAL	166





WATERFIELD PHASE 2 AND 3

SINGLE FAMILY LOTS -	132
COTTAGE LOTS -	100
TOWNHOME LOTS -	76
TOTAL LOTS -	308



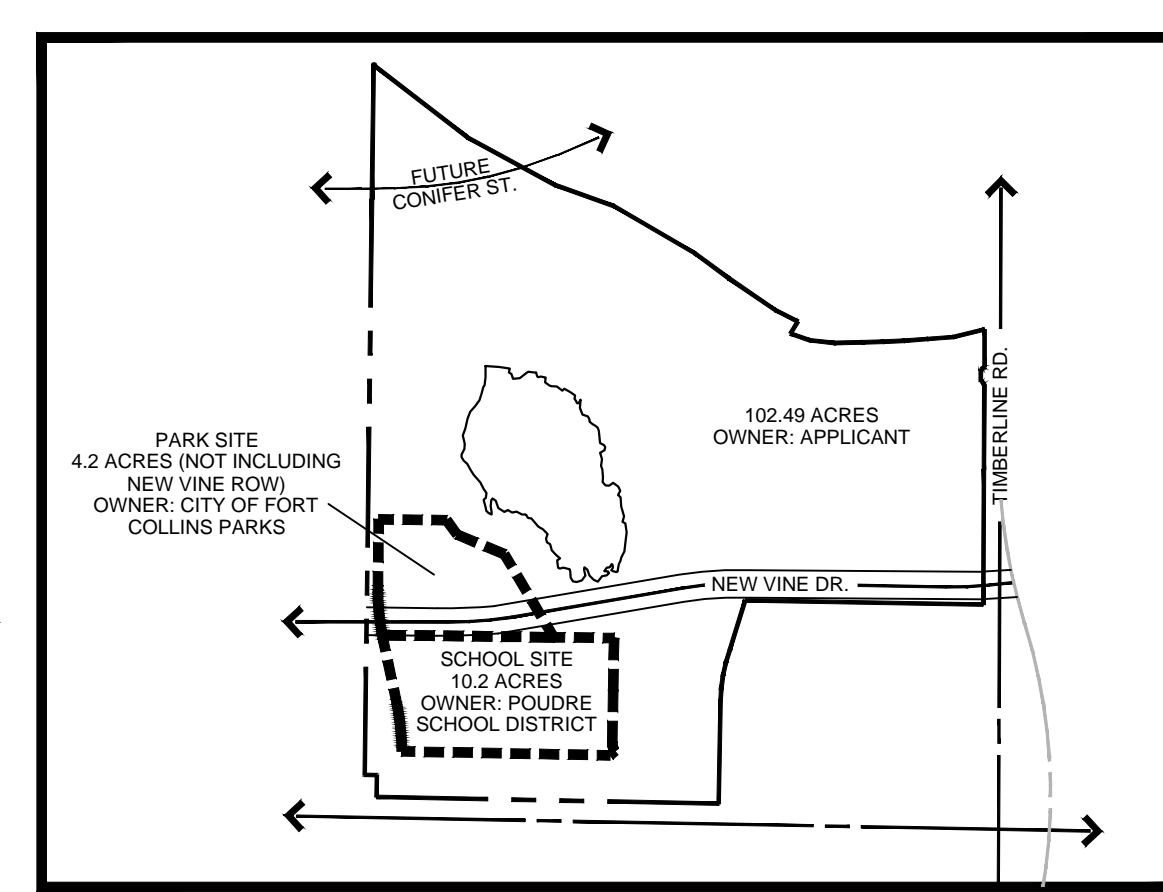
LMN MIX OF HOUSING TYPES

HOUSING TYPES	QUANTITY	PERCENTAGE
SINGLE FAMILY	153	80%
SINGLE FAMILY ALLEY LOADED	22	12%
SINGLE FAMILY ATTACHED	16	8%
TOTAL	191	100%

RESIDENTIAL DENSITY

ZONE	DENSITY RANGE
LMN	4-5 DU/ACRE NET
MMN	7-24 DU/ACRE NET

EXISTING PARCEL OWNERSHIP



SITE DATA*

PARCEL	ZONE DISTRICT	APPROXIMATE GROSS AREA (ACRES)
A	LOW DENSITY MIXED-USE NEIGHBORHOOD (LMN)	75.43
B	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD (MMN)	13.32
C	NEIGHBORHOOD CENTER (LMN)**	9.30
D	NEIGHBORHOOD PARK - TO BE DEDICATED	8.10
E	SCHOOL - TO BE TRADED FOR EXISTING SITE	10.74
TOTAL:		116.89

* BUSINESS TYPES, HEIGHT AND FLOOR AREA SHALL COMPLY WITH CURRENT ZONING REGULATIONS AT TIME OF DEVELOPMENT. LAND USE ACREAGE MAY CHANGE BASED ON FUTURE POP SUBMITTALS. OPEN SPACE AREA WILL CONFORM WITH CURRENT LAND USE CODE AND REGULATIONS AT TIME OF PROJECT DEVELOPMENT PLAN SUBMITTAL.

** THE NEIGHBORHOOD CENTER WILL NOT EXCEED 5 NET ACRES. SITE CONSTRAINTS SUCH AS UTILITY EASEMENTS, THE LARIMER AND WELD CANAL, COMMUNITY TRAIL, AND FUTURE ROAD LAYOUTS LEAVE APPROXIMATELY 3.4 NET USABLE ACRES FOR THE NEIGHBORHOOD CENTER.

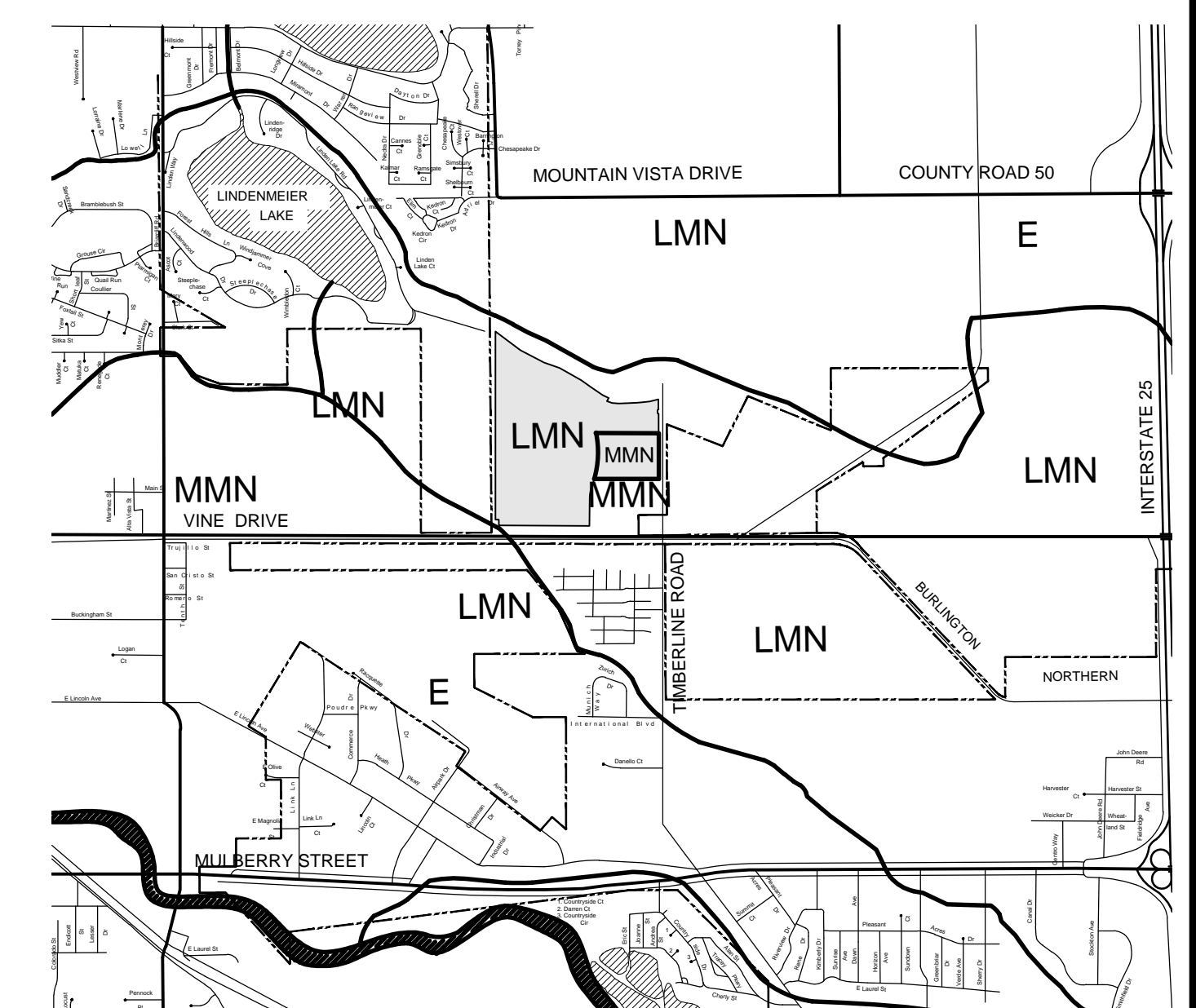
NOTES

- THE PURPOSE OF THE OVERALL DEVELOPMENT PLAN IS TO ESTABLISH GENERAL PLANNING AND DEVELOPMENT CONTROL PARAMETERS FOR PROJECTS THAT WILL BE DEVELOPED IN PHASES WITH MULTIPLE SUBMITTALS WHILE ALLOWING SUFFICIENT FLEXIBILITY TO PERMIT DETAILED PLANNING IN SUBSEQUENT SUBMITTALS. APPROVAL OF AN OVERALL DEVELOPMENT PLAN DOES NOT ESTABLISH ANY VESTED RIGHT TO DEVELOP PROPERTY IN ACCORDANCE WITH THE PLAN.
- THE WATERFIELD OVERALL DEVELOPMENT PLAN IS PLANNED TO BE MIXED USE DEVELOPMENT. PARCELS WITH LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT ZONING (LMN) MAY INCLUDE: PARKS, OPEN SPACE, TRAILS, SINGLE FAMILY DETACHED OR ATTACHED DWELLINGS, TWO FAMILY DWELLINGS, GROUP HOMES, PLACES OF WORSHIP, COMMUNITY FACILITIES, RECREATION FACILITIES, CHILD CARE CENTERS, NEIGHBORHOOD CENTERS OR OTHER USES OUTLINED IN THE FORT COLLINS LAND USE CODE DIVISION 4.5, LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN); PARCELS WITH MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT ZONING (MMN) MAY INCLUDE: ACCESSORY/MISCELLANEOUS USES, PARKS, EXTRA OCCUPANCY RENTAL HOUSES, SINGLE-FAMILY DETACHED OR ATTACHED DWELLINGS, TWO-FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, MIXED-USE DWELLINGS, GROUP HOMES, PLACES OF WORSHIP, SCHOOLS, COMMUNITY FACILITIES, PUBLIC FACILITIES, CONVENIENCE RETAIL STORES, ARTISAN GALLERIES, CHILD CARE CENTERS ADULT DAY CARE CENTERS, RESTAURANTS, OR OTHER USES AS OUTLINED IN THE FORT COLLINS LAND USE CODE DIVISION 4.6, MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT ZONING (M-MN). THE LAND USE DESIGNATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF THE OVERALL DEVELOPMENT, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN.
- ALL DEVELOPMENT MUST COMPLY WITH THE APPLICABLE STANDARDS IN ARTICLE 4 OF THE LAND USE CODE. ALLOWED LAND USES IN EACH PARCEL ARE PER THE LMN AND MMN ZONE DISTRICTS AS APPLICABLE.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE Poudre FIRE AUTHORITY STANDARDS.
- BOUNDARY CONNECTIONS SHALL BE IN COMPLIANCE WITH APPLICABLE LAND USE CODE AND LARIMER COUNTY URBAN AREA STREET STANDARDS IN PLACE AT THE TIME OF DEVELOPMENT APPLICATION SUBMITTAL UNLESS MODIFICATIONS AND/OR ENGINEERING VARIANCES ARE APPROVED.
- ALL DEVELOPMENT MUST COMPLY WITH APPLICABLE STANDARDS CONTAINED IN THE LAND USE CODE ARTICLE 3, CITY CODE CHAPTER 10 AT THE TIME OF APPLICATION FOR A PROJECT DEVELOPMENT PLAN.
- GENERAL BUFFER ZONES (INCLUDING THE 100' WETLAND BUFFER) SHOWN ON THIS ODP MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER DURING THE PDP PROCESS.
- THIS OVERALL DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF ALL NATURAL AREAS, HABITATS AND FEATURES WITHIN ITS BOUNDARIES AND THE PROPOSED ROUGH ESTIMATE OF THE NATURAL AREA BUFFER ZONES AS REQUIRED BY LAND USE CODE SEC. 3.4.1(E). DETAILED MAPPING OF A SITE'S NATURAL AREAS, HABITATS AND FEATURES WILL BE PROVIDED AT THE TIME INDIVIDUAL PROJECT DEVELOPMENT PLANS (PDP) ARE SUBMITTED FOR REVIEW. ALL DEVELOPMENT WITHIN THIS OVERALL DEVELOPMENT PLAN SHALL CONFORM TO APPLICABLE STANDARDS CONTAINED IN DIVISION 3.4, ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE, OF THE LAND USE CODE.
- THE PROJECT IS LOCATED IN THE DRY CREEK DRAINAGE BASIN
- THERE SHALL BE NO ACCESS TO INDIVIDUAL LOTS FROM ARTERIAL STREETS.
- STREET CONNECTIVITY IS NOT BEING MET ON THE NORTH SIDE OF THE PROJECT DUE TO IRRIGATION DITCH LIMITATIONS.

LEGEND

- ODP BOUNDARY
- PARCEL BOUNDARIES
- EXISTING TREES
- SCRUB TREE AREAS
- RAILROAD TRACKS
- ARTERIAL STREET
- FUTURE ARTERIAL STREET
- LOCAL STREET
- PEDESTRIAN AND BICYCLE ROUTES
- EXISTING BUILDINGS
- CANAL
- APPROXIMATE BUFFER LOCATIONS

VICINITY MAP



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER:
CITY OF FORT COLLINS
BY: _____
DATE: _____
STATE OF COLORADO)
) SS.
COUNTY OF LARIMER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2013, BY _____ AS _____ OF THE CITY OF FORT COLLINS.

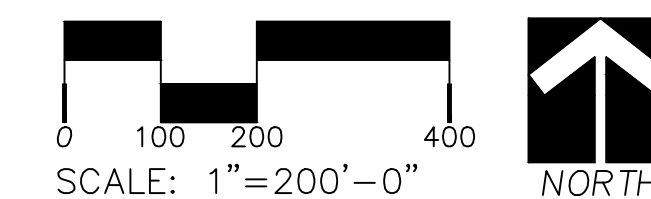
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING & ZONING CERTIFICATE

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO

ON THIS ____ DAY OF _____, 20__

SECRETARY OF THE PLANNING AND ZONING BOARD.



IN ASSOCIATION WITH:

DEVELOPER / APPLICANT
PARKER LAND INVESTMENTS, LLC
JIM DULLEA, CURLY RISHELL,
STEVE NICHOLS
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126
303.902.5400 - JIM DULLEA

TRAFFIC CONSULTANT
DELICH ASSOCIATES
MATTHEW J DELICH, P.E.
2272 GLEN HAVEN DR.
LOVELAND, CO 80538
970.669.2061

CIVIL ENGINEER AND SURVEYOR
NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

ENVIRONMENTAL CONSULTANT
CEDAR CREEK ASSOCIATES, INC.
T. MICHAEL PHELAN
916 WILLSHIRE DR.
FORT COLLINS, CO 80521
970.493.4394

WATERFIELD ODP

FORT COLLINS, COLORADO



land planning ■ landscape architecture ■ urban design ■ entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax: 970/224.1662 phone: 970/224.5828 website: www.ripleydesigninc.com
sophiane.sigler@ripleydesigninc.com

ISSUED		
No.	DESCRIPTION	DATE
1	OVERALL DEVELOPMENT PLAN	09.04.13

REVISIONS		
No.	DESCRIPTION	DATE
1		

PROJECT No.: R13-008 ODP PLAN
DRAWN BY: SS
REVIEWED BY: LR
SHEET 1 OF 1

UTILITY PLANS FOR WATERFIELD THIRD FILING

A REPLAT OF WATERFIELD P.U.D. SECOND FILING AND A PORTION OF WATERFIELD P.U.D. FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

APRIL, 2014

CONTACT INFORMATION

PROJECT TEAM:



OWNER
Risheill Homes, LLC
Curly Risheill
PO Box 400
Castle Rock, CO 80104
(303) 520-6766



PLANNER/LANDSCAPE ARCHITECT
Ripley Design, Inc.
Linda Ripley
401 W. Mountain Ave., Suite 100
(970) 224-5828



SITE ENGINEER/ SURVEYOR
Northern Engineering Services, Inc.
Bud Curtiss, PE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
(970) 221-4158

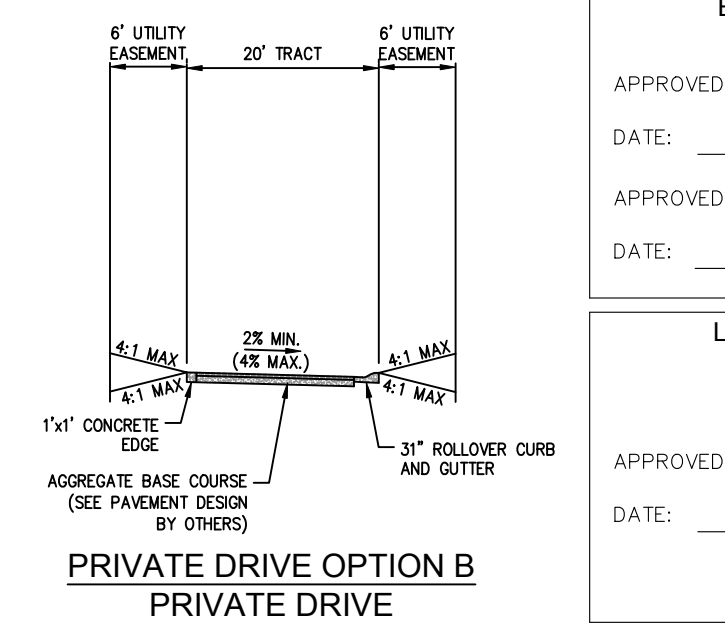
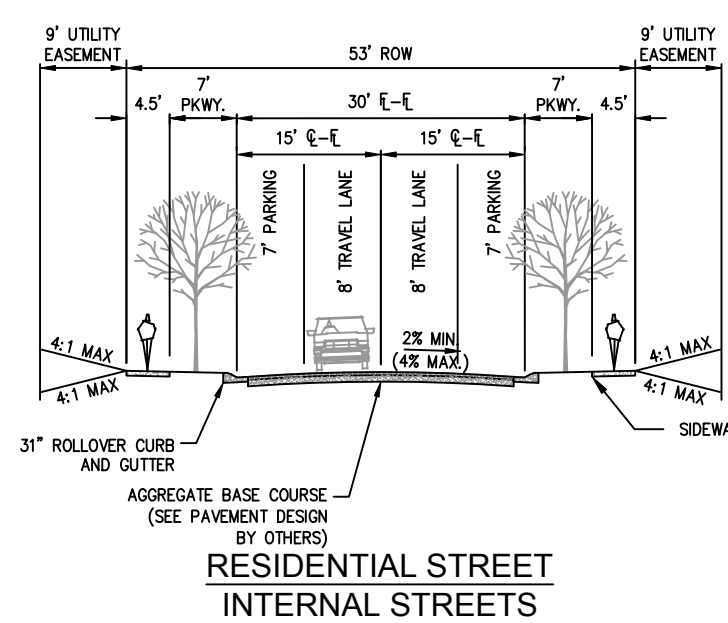
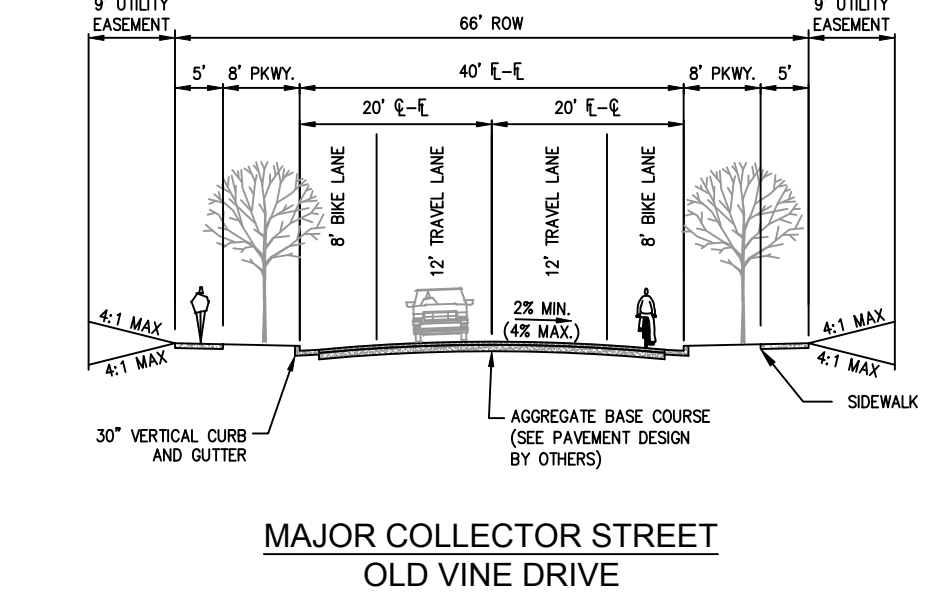
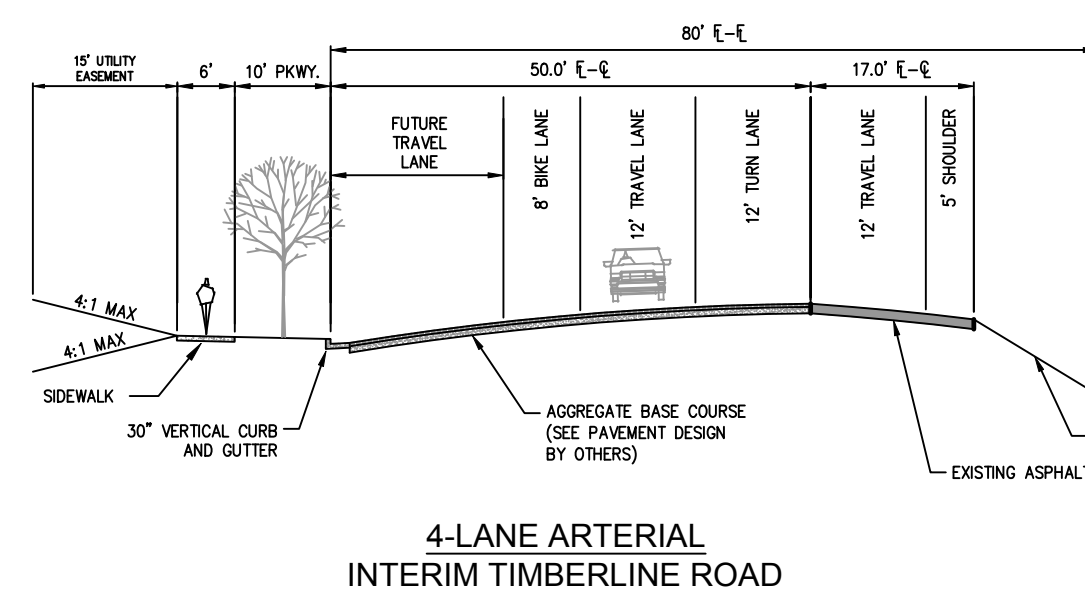
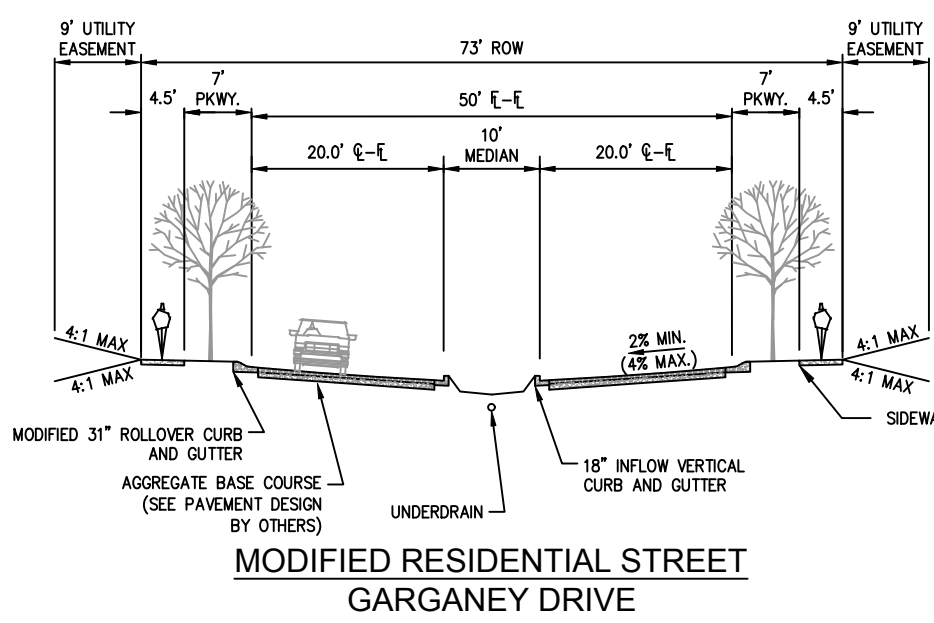
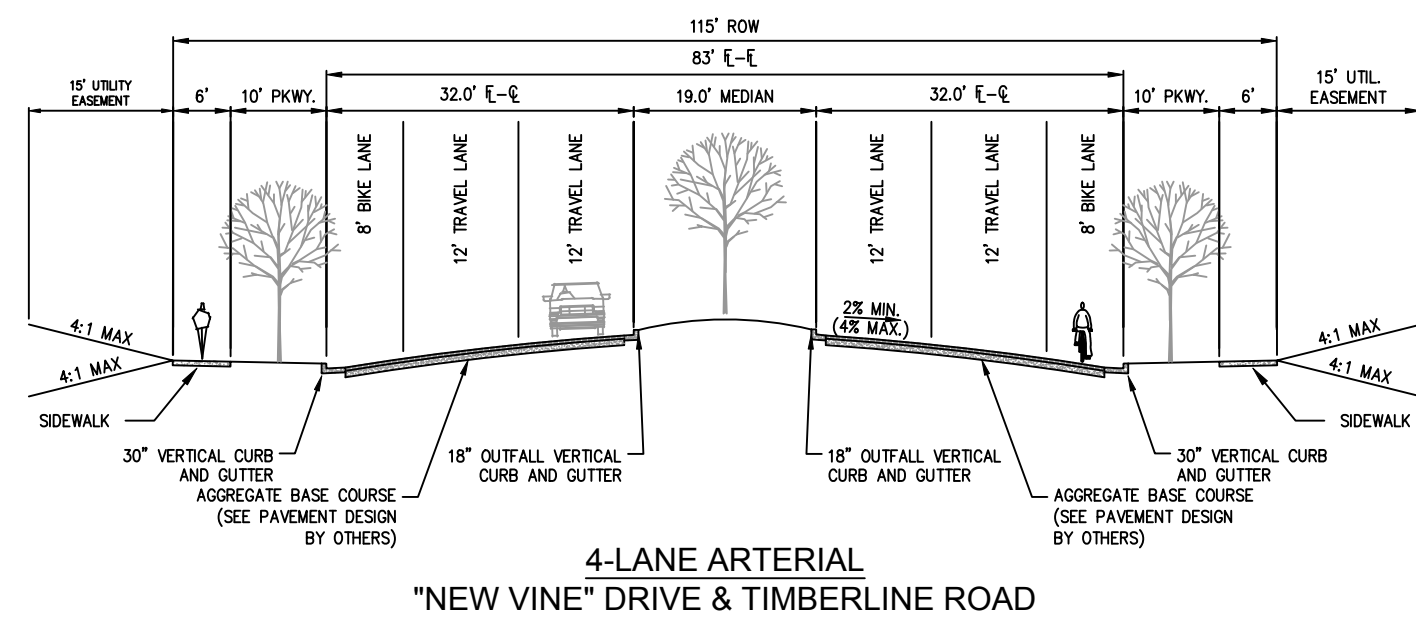
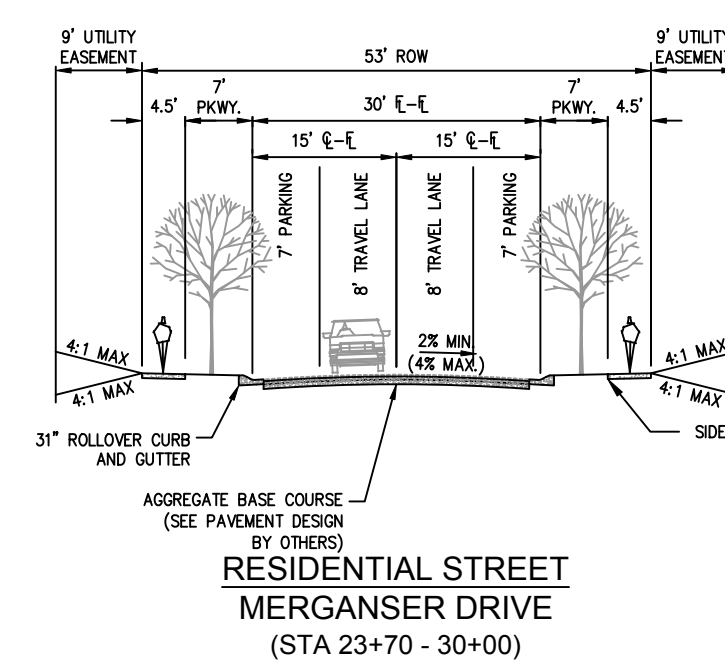
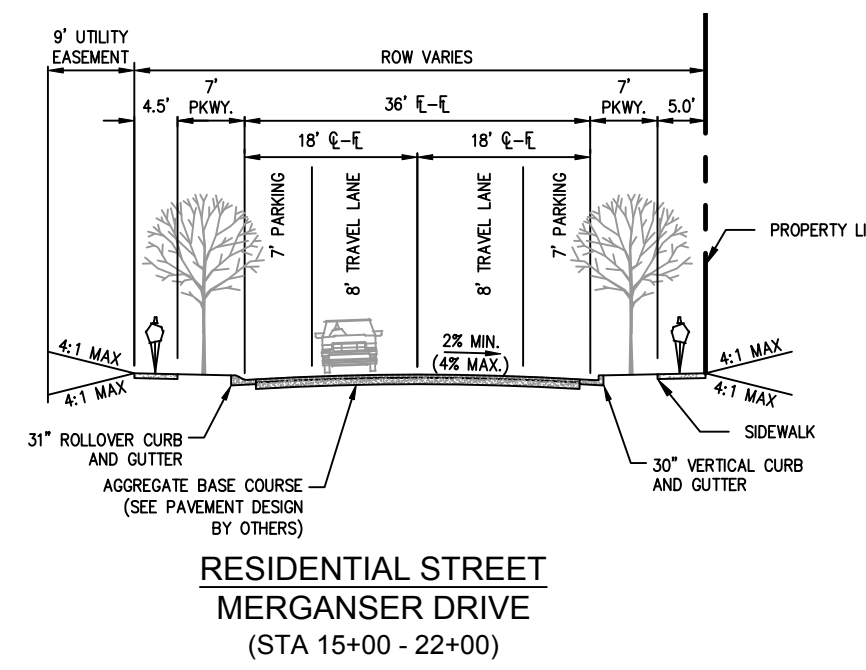
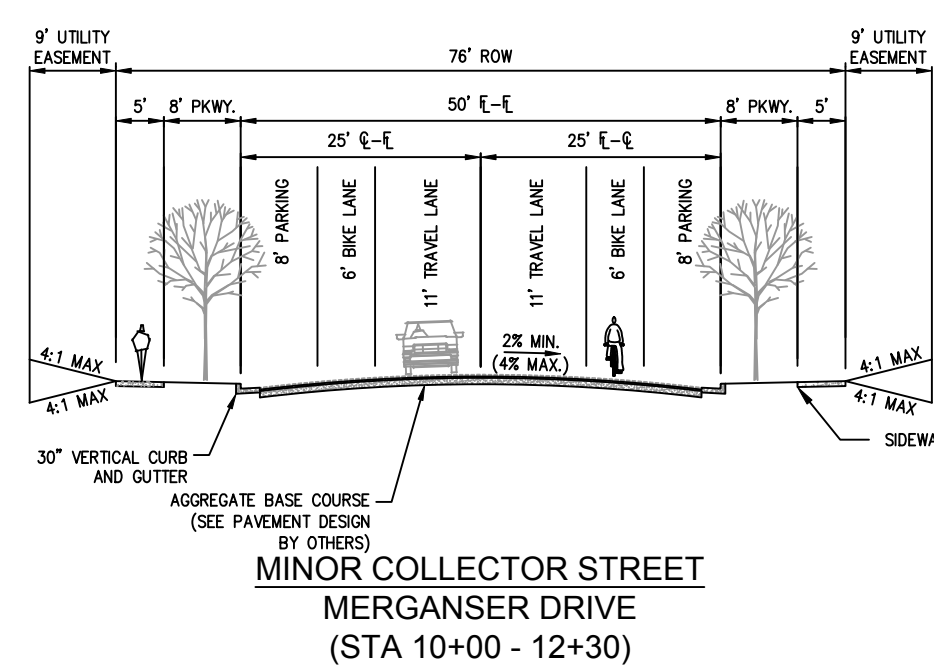
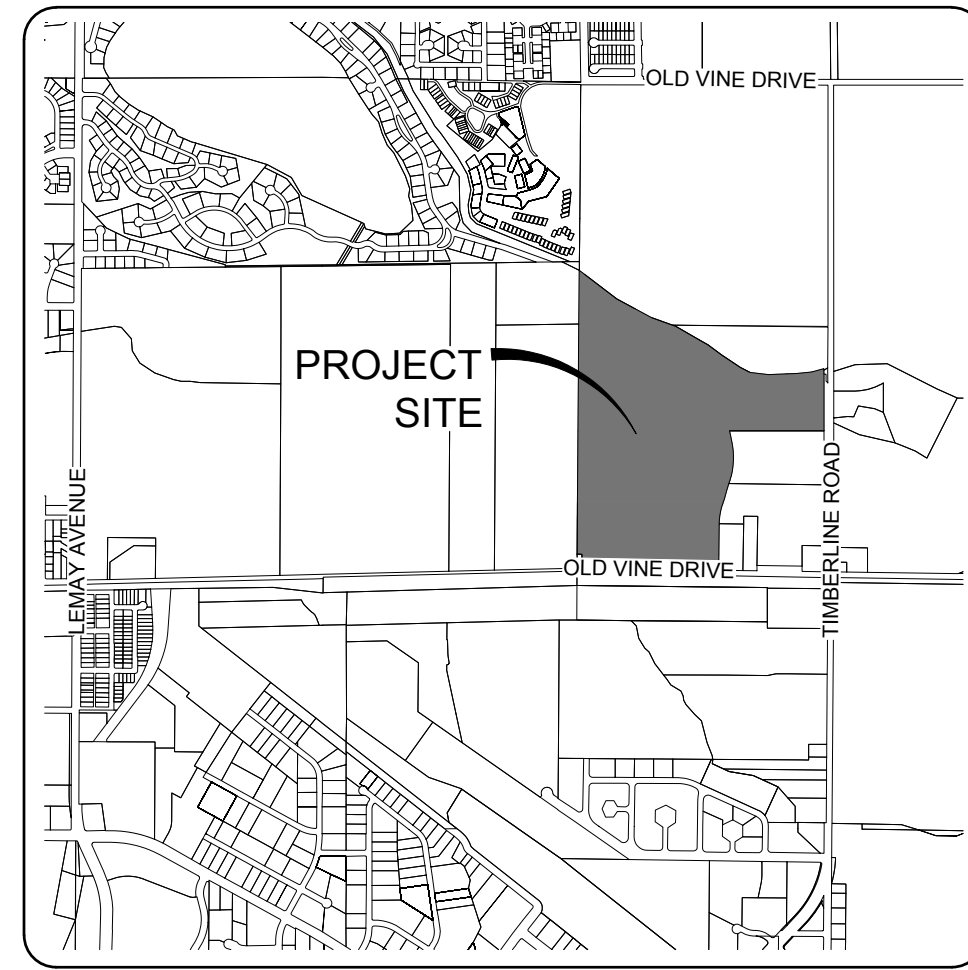
GEOTECHNICAL ENGINEER

A. G. Wassenaar, Inc.
Kathleen A. Noonan, PE
2180 South Ivanhoe Street, Suite 5
Denver, Colorado 88022-5710
(303) 756-2920

UTILITY CONTACT LIST: *

UTILITY COMPANY	PHONE NUMBER
ELCO Water District	(970) 493-1801
Boxelder Sanitation District	(970) 495-0604
Century Link	(970) 377-6406
Xcel Energy	(970) 225-7889
Xfinity	(970) 567-0245
City of Ft. Collins Utilities - Light & Power	(970) 212-2900

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.



SHEET INDEX

CS1	COVER SHEET	G1-G6	GRADING PLANS
CS2	GENERAL & CONSTRUCTION NOTES	G7	DETAILED GRADING PLAN
EX1-EX2	EXISTING CONDITIONS & DEMOLITION	EC1-EC3	EROSION CONTROL SHEETS
DE1-DE6	EXISTING CONDITIONS PLAN	R1-R9	ROADWAY PLAN & PROFILE "NEW VINE" DRIVE
PH1	OVERALL LOT PHASING PLAN	R10-R11	ROADWAY PLAN & PROFILE INTERIM TIMBERLINE ROAD
PH2	OVERALL STORMWATER PHASING PLAN	R12-R16	ROADWAY PLAN & PROFILE ULTIMATE TIMBERLINE ROAD
PH3	OVERALL SANITARY SEWER PHASING PLAN	R17-R18	ROADWAY PLAN & PROFILE MERKANSER DRIVE
PH4	OVERALL WATERLINE PHASING PLAN	R19-R20	ROADWAY PLAN & PROFILE BLACK SCOTER DRIVE & ROSYBILL DRIVE
OU1	OVERALL UTILITY PLAN	R21-R24	ROADWAY PLAN & PROFILE GOSLYN DRIVE & GARGANEY DRIVE
U1-U6	UTILITY PLANS	R25-R26	ROADWAY PLAN & PROFILE MANDARIN DRIVE
SS1	SANITARY SEWER LINE A PLAN & PROFILE	R27-R29	ROADWAY PLAN & PROFILE CAPE TEAL DRIVE, OUZEL DRIVE, SHEARWATER DRIVE, & MUSCOVY DRIVE
SS2	SANITARY SEWER LINES A1E & A1-1E PLAN & PROFILE	R30-R31	ROADWAY PLAN & PROFILE ALEUTIAN DRIVE
SS3	SANITARY SEWER LINE A1N PLAN & PROFILE	R32-R34	ROADWAY PLAN & PROFILE OLD VINE DRIVE
SS4	SANITARY SEWER LINES A1-1N & A4 PLAN & PROFILE	R35	ROADWAY PLAN & PROFILE PRIVATE DRIVE
SS5-SS6	SANITARY SEWER LINE B PLAN & PROFILE	R36	LINE & CURVE INFORMATION
SS7	SANITARY SEWER LINES B2, B3 & B8 PLAN & PROFILE	INT1-INT4	INTERSECTION DETAILS
SS8-SS9	SANITARY SEWER LINE B4 PLAN & PROFILE	SG1	SIGNAGE PLAN
SS10	SANITARY SEWER LINE B5 PLAN & PROFILE	SG2-SG3	STRIPING PLAN "NEW VINE" DRIVE TURN LANE
SS11	SANITARY SEWER LINE B5-1 PLAN & PROFILE	SG4	STRIPING PLAN INTERIM TIMBERLINE ROAD
ST1	PRIVATE STORM SEWER LINE A PLAN & PROFILE	X1-X3	NEW VINE DRIVE CROSS-SECTIONS
ST2	STORM SEWER LINES B & B3 PLAN & PROFILE	X4-X5	OLD VINE DRIVE CROSS-SECTIONS
ST3	STORM SEWER LINES C, D & E PLAN & PROFILE	X6	TIMBERLINE ROAD CROSS-SECTIONS
IR1-IR2	IRRIGATION LINE A PLAN & PROFILE	X7	NEW MERKANSER CROSS-SECTIONS
IR3	IRRIGATION LINE A5 PLAN & PROFILE	X8	BLACK SCOTER DRIVE & GOSLYN DRIVE CROSS-SECTIONS
UD1-UD2	UNDERDRAIN LINE A PLAN & PROFILE		DETAIL SHEETS
UD3-UD4	UNDERDRAIN LINE B PLAN & PROFILE	D1-D3	UTILITY DETAILS
UD5	UNDERDRAIN LINE C PLAN & PROFILE	D4-D7	DRAINAGE DETAILS
WM1-WM2	WATERMAIN LINE A PLAN & PROFILE	D8-D11	SITE DETAILS
WM3	WATERMAIN LINE A1 PLAN & PROFILE	D12	GRADING DETAILS
WM4	WATERMAIN LINE B PLAN & PROFILE		DRAINAGE SHEETS
OG1	OVERALL GRADING PLAN	OD1	OVERALL DRAINAGE PLAN

PROJECT BENCHMARKS:

Project Benchmarks:
92-1 - Located along East Vine Dr. at the Pleasant Valley and Lake Canal, on a bridge on the top of the northwest headwall.
Elevation = 4943.13 (NGVD 1929 Datum Unadjusted)

92-3 - Located along Timberline Rd. at Larimer-Weld irrigation ditch on the south end of the east parapet wall.
Elevation = 4985.68 (NGVD 1929 Datum Unadjusted)

Basis of Bearings
The Basis of Bearings is the South line of the Southwest Quarter of Section 5 as bearing South 88°53'23" East (assumed bearing).

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc.
NE Project No. 889-003
Date: June 13, 2013

ADDITIONAL FIELD SURVEYS:
Northern Engineering Services, Inc.
Date(s): July 27, 2013

SUBSURFACE EXPLORATION BY:

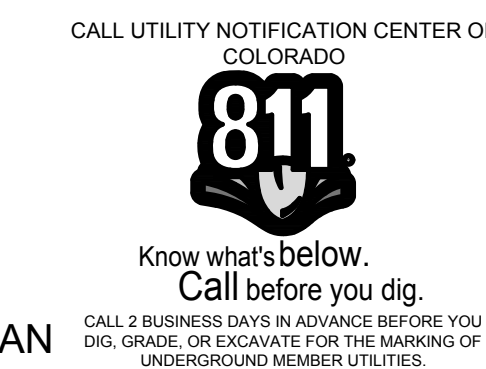
A. G. Wassenaar Inc.
"Geotechnical Site Development Study Waterfield Development
Northwest of East Vine Drive and North Timberline Road"
Project No. 131041
Date: June 12, 2013

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.



EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

Reviewed By: _____ Date: _____
General Manager

Review does not constitute "approval" of plans. Plan Engineer is responsible for accuracy and completeness of design.

BOXELDER SANITATION DISTRICT
UTILITY PLAN APPROVAL

APPROVED: _____ MANAGER
DATE: _____

APPROVED: _____ SYSTEMS ENGINEER
DATE: _____

NUMBER 10 LATER DITCH
DITCH COMPANY

APPROVED: _____ SECRETARY
DATE: _____

APPROVED: _____ PRESIDENT
DATE: _____

LARIMER AND WELD IRRIGATION
DITCH COMPANY

APPROVED: _____ PRESIDENT
DATE: _____

LAKE CANAL

APPROVED: _____ PRESIDENT
DATE: _____

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer Date: _____

CHECKED BY: _____ Water & Wastewater Utility Date: _____

CHECKED BY: _____ Stormwater Utility Date: _____

CHECKED BY: _____ Parks & Recreation Date: _____

CHECKED BY: _____ Traffic Engineer Date: _____

CHECKED BY: _____ Environmental Planner Date: _____

Revisions: _____
 No. _____
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

These drawings are instruments of service provided by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the employee of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

NE
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snorndon
 SCALE: N/A
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curtiss

WATERFIELD THIRD FILING

COVER SHEET

Sheet
CS1
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\DWG\889-001_Cover.dwg DATE: Apr 09, 2014 9:45am CAD OPERATOR: csnor

A. GENERAL NOTES

- 1. All materials, workmanship, and construction of ppublic improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility.
5. All storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction.
7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.
10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider.
12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts.
13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge.
16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property.
17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department.
18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the Final Drainage and Erosion Control Report for Waterfield Third Filing dated April 9th, 2014 by Northern Engineering Services, Inc., shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan.
21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system.
22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction.
24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement.
25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the City of Fort Collins inspector.
26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction.
27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.
28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.
29. Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.
30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority.

- activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Developer's local street operations.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by Larimer County.
35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing.
37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times.
40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

City of Fort Collins benchmark 92-1
Located along East Vine Dr. at the Pleasant Valley and Lake Canal, on a bridge on the top of the northwest headwall. Elevation = 4943.13 (NGVD 1929 Datum Unadjusted)

City of Fort Collins benchmark 92-3
Located along Timberline Rd. at Larimer-Weld irrigation ditch on the south end of the east parapet wall. Elevation = 4985.68 (NGVD 1929 Datum Unadjusted)

- 41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.
48. Approved Variances are listed as follows:
- APF Variance
- Modified Street Cross Section Variance - Garganey Drive

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

- 1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment.
5. Pre-disturbance vegetation shall be protected and retained wherever possible.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by riping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).
13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites.

- 14. A designated area shall be provided on site for concrete truck chute washout.
15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans.
16. See separate Stormwater Management Plan / Erosion Control Report for Waterfield Third Filing for additional information.

B. Street Improvement Notes

- 1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation.
5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D.
8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material.
10. All signposts shall utilize break-away assemblies and fasteners per the Standards.

C. Traffic Signing and Pavement Marking Construction Notes

- 1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.

D. Storm Drainage Notes

- 1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property.
2. All recommendations of the Final Drainage and Erosion Control Report for Waterfield Third Filing dated April 9th, 2014 by Northern Engineering Services, Inc., shall be followed and implemented.
3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department.
4. It shall be the responsibility of the Contractor to coordinate field locates of all existing utilities prior to commencement of any construction.
5. All water main installation within the ELCO Water District shall be subject to current OSHA and COSHA safety requirements.
6. No construction shall begin without prior design approval from ELCO.
7. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property.

E. BOXELDER GENERAL NOTES

- 1. It shall be the responsibility of the Contractor to coordinate field locates of all existing utilities prior to commencement of any construction.
2. Contractor shall continuously maintain adequate protection from damage of all public and private property through which the work is done.
3. All water main installation within the ELCO Water District shall be subject to current OSHA and COSHA safety requirements.
4. No construction shall begin without prior design approval from ELCO.

Materials:
Plastic Pipe- All water piping shall be Polyvinyl Chloride (PVC). All PVC piping through 12-inch shall be manufactured in accordance with AWWA Standard C900.
Gate Valve- Gate valves shall conform to AWWA Standard C509-87 with mechanical joint.
Butterfly Valve- Butterfly valves shall conform to AWWA Standard C504-80 with mechanical joint.
Fire Hydrant Assembly- Hydrant shall conform to AWWA Standard C502-85.
Fittings- All fittings shall be swing assemblies with anchor couplings.

- 6. Bedding: All water main installation shall include bedding.
7. Concrete: All concrete construction, including thrust blocks, shall be completed utilizing Type 5 or equal cement only.
8. Backfill: Backfilling of trench shall be performed as soon as practical.
9. All fittings, tees, plugs and fire hydrants shall be provided with anchor couplings and concrete thrust blocks.
10. In event that asphalt pavement is involved that has been in place less than two years.
11. A minimum cover of 4-1/2 feet shall be maintained throughout the waterline and service line installation.
12. All connections to existing waterlines shall be completed at developer's expense.
13. ELCO shall have the authority to ascertain that all construction of facilities is equal to or better than minimum construction requirements.
14. Testing and Acceptance: All lines shall be pressure tested, chlorinated and flushed by the Contractor.
15. Project As-Built and Record Drawing Requirements:
As-built drawings prepared by the contractor.
Record drawings prepared by the engineer and reflect on-site changes.

As-built drawings prepared by the contractor. They confirm, in red ink, on-site changes to the original construction documents.
Record drawings prepared by the engineer and reflect on-site changes the contractor noted in the as-built drawings.
The Record Drawings shall be approved by ELCO prior to Preliminary Acceptance of the project.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: City Engineer Date
CHECKED BY: Water & Wastewater Utility Date
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EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW
Reviewed By: General Manager Date
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APPROVED: MANAGER
DATE:
APPROVED: SYSTEMS ENGINEER
DATE:

REVISIONS:
DATE:
NO.
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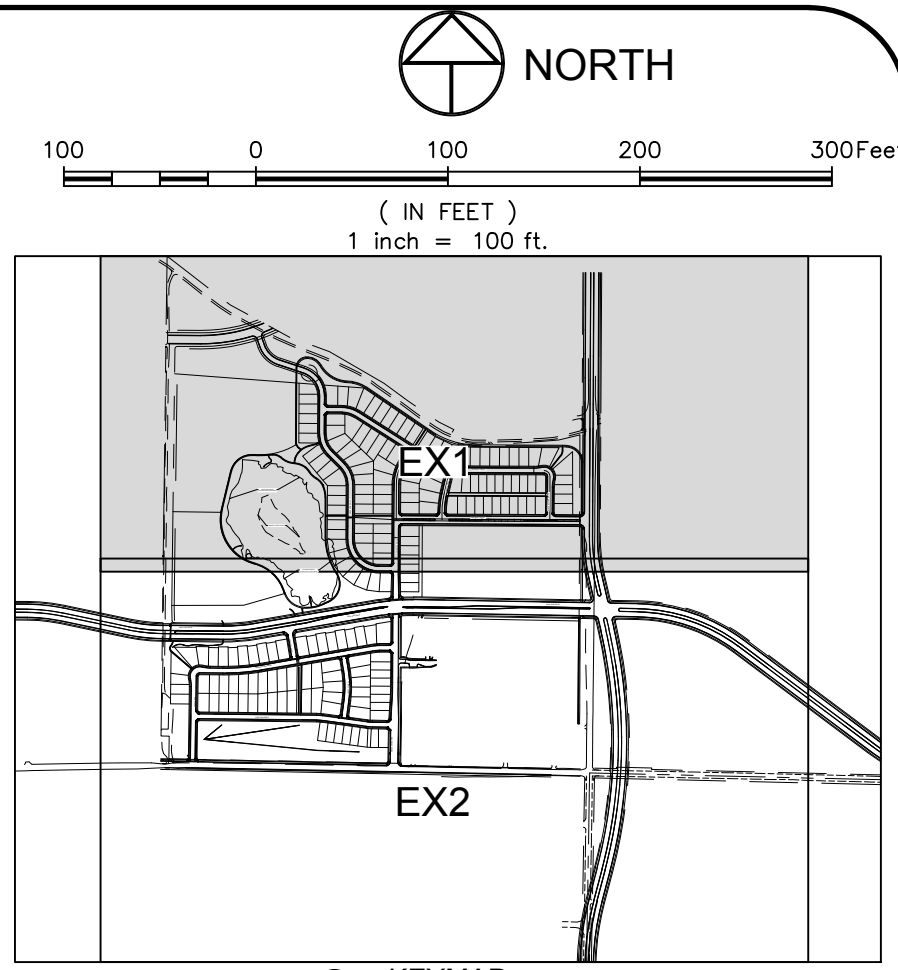
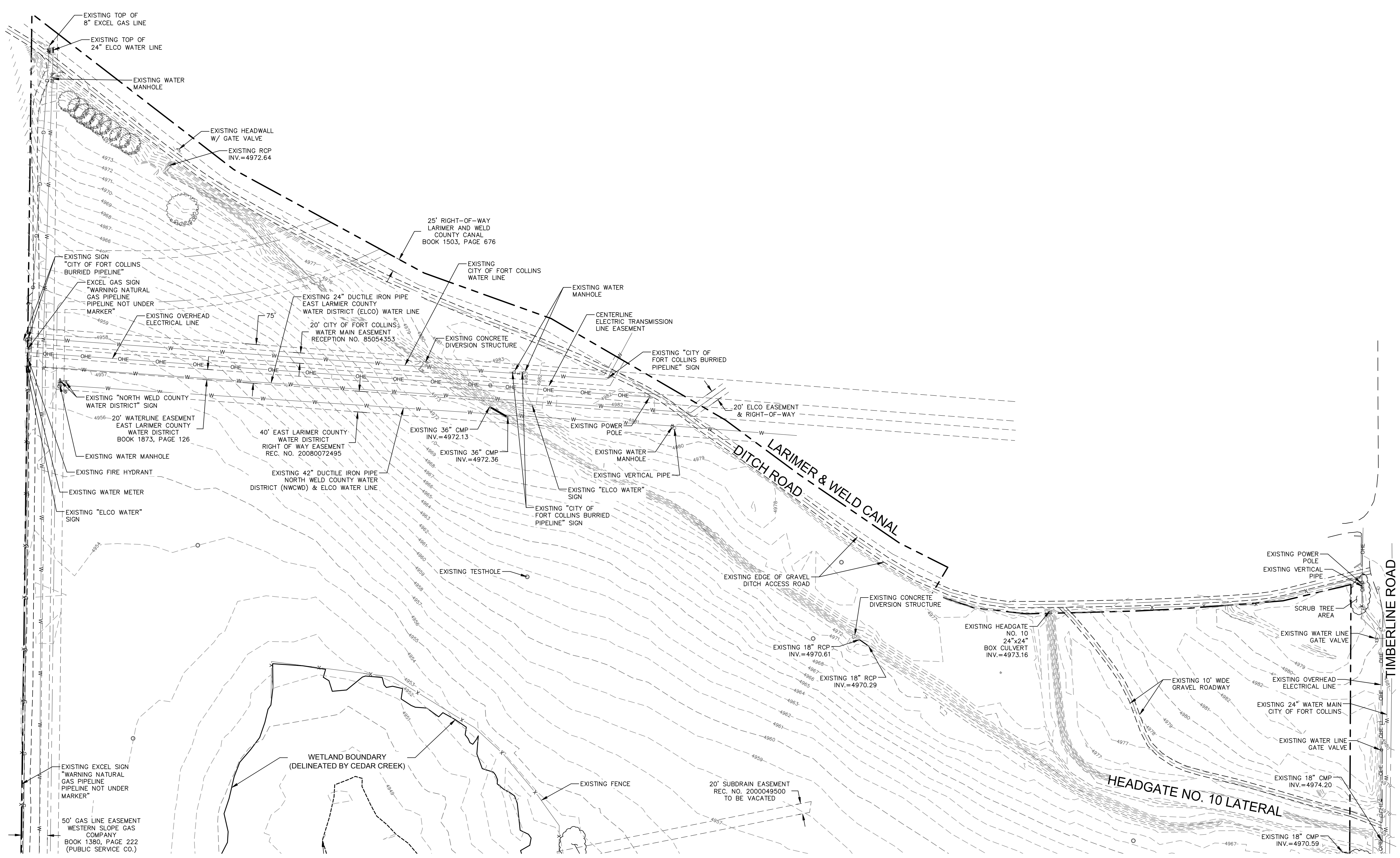
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NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

Table with 4 columns: PROJECT, DATE, SCALE, REVIEWED BY. Values: 889-001, 4/09/14, N/A, R. Curfiss

WATERFIELD THIRD FILING
GENERAL AND CONSTRUCTION NOTES
Sheet CS2
Of 123 Sheets

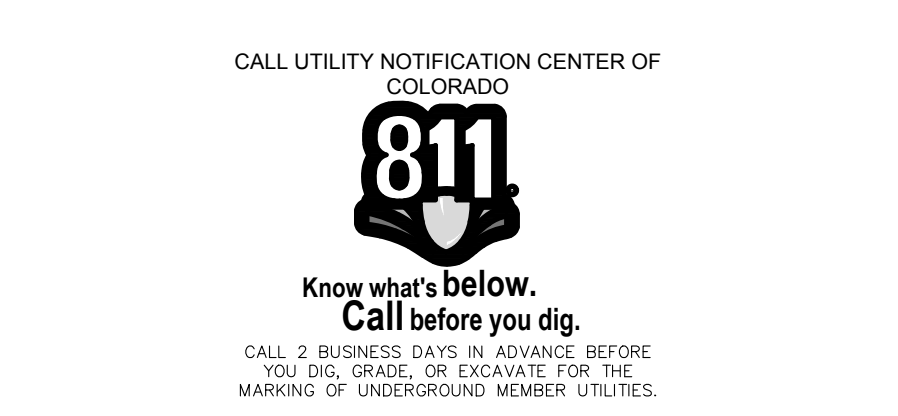
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KEYMAP

LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - - -
LOT, TRACT & ROW LINES FROM PLATS	---
SECTION LINE	---
ROAD ROW LINE	---
FENCE LINE	- X - X - X -
EDGE OF GRAVEL	---
EXISTING OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING GAS LINES	G
EXISTING SANITARY SEWER LINES	SS
EXISTING STORM SEWER LINES	S
EXISTING WATER LINES	W
ELECTRIC BOX	⊠
FIRE HYDRANT	⊙
FLARED END SECTION	⊕
GATE VALVE	⊕
H2O CURBSTOP	⊕
H2O STUB	⊕
INLET GRATE	⊕
IRRIGATION CONTROL VALVE	⊕
LIGHT POLE	⊕
GAS MARKER	⊕
H2O MARKER	⊕
H2O METER	⊕
H2O MANHOLE	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
SIGN	⊕
TESTHOLE	⊕
POWER POLE	⊕
H2O VALVE	⊕
ELECTRIC VAULT	⊕
VERTICAL PIPE	⊕



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
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Revisions:
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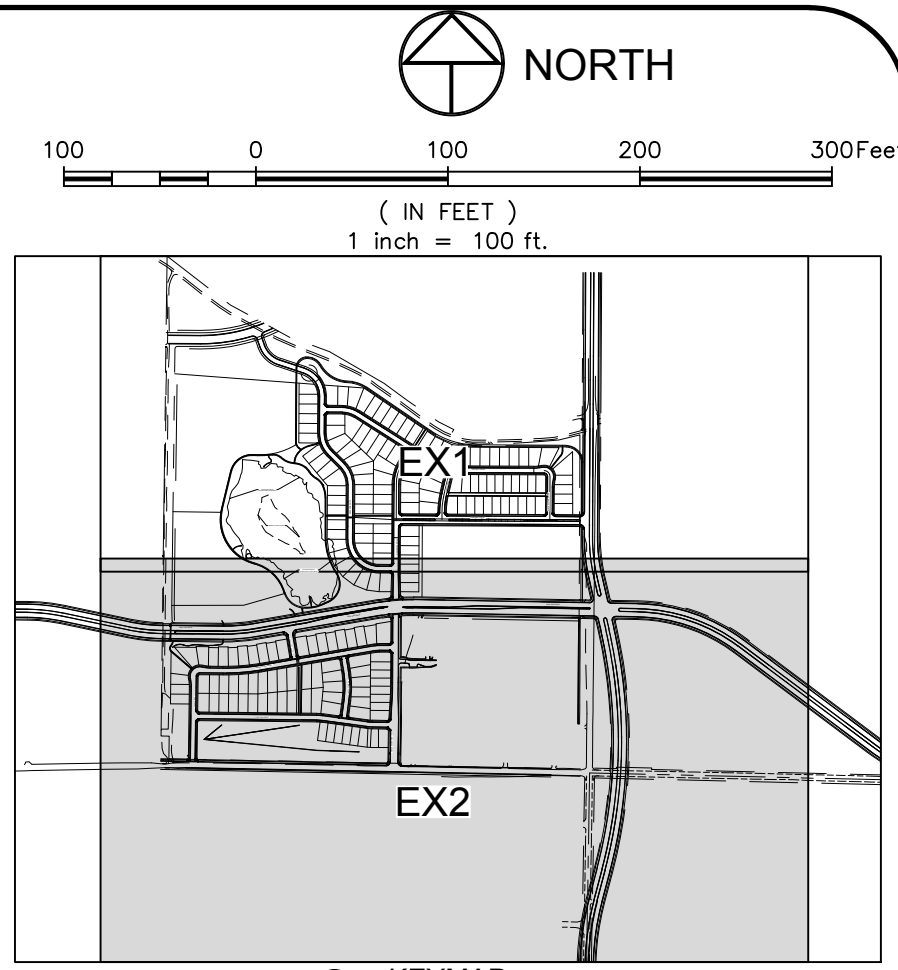
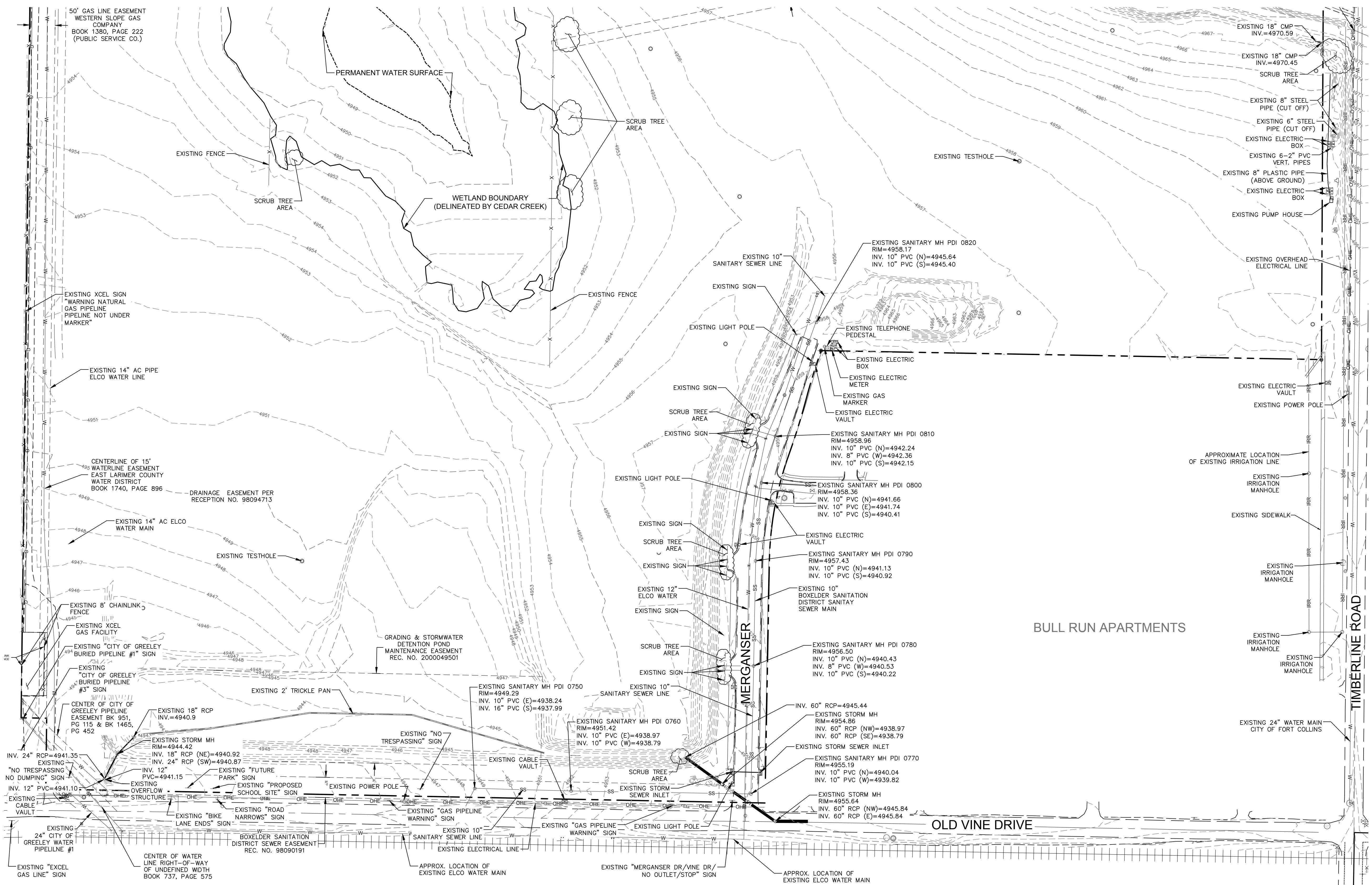


PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 100'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
 EXISTING CONDITIONS PLAN

Sheet
EX1
 Of 123 Sheets

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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - - -
LOT, TRACT & ROW LINES FROM PLATS	----
SECTION LINE	----
ROAD ROW LINE	----
FENCE LINE	-x-x-x-
EDGE OF GRAVEL	----
OVERHEAD ELECTRIC LINES	—O—O—O—
FOUND PROPERTY CORNER	+
FOUND SECTION CORNER	+
ELECTRIC BOX	⊠
FIRE HYDRANT	⊠
FLARED END SECTION	⊠
GATE VALVE	⊠
H2O CURBSTOP	⊠
H2O STUB	⊠
INLET GRATE	⊠
IRRIGATION CONTROL VALVE	⊠
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VERTICAL PIPE	⊠

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CHECKED BY:	Environmental Planner	Date

Revisions:
DATE: 4/08/14
SCALE: 1" = 100'
DESIGNED BY: C. Snorndon
DRAWN BY: R. Curfiss
REVIEWED BY: R. Curfiss

REVIEW SET
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4/9/14

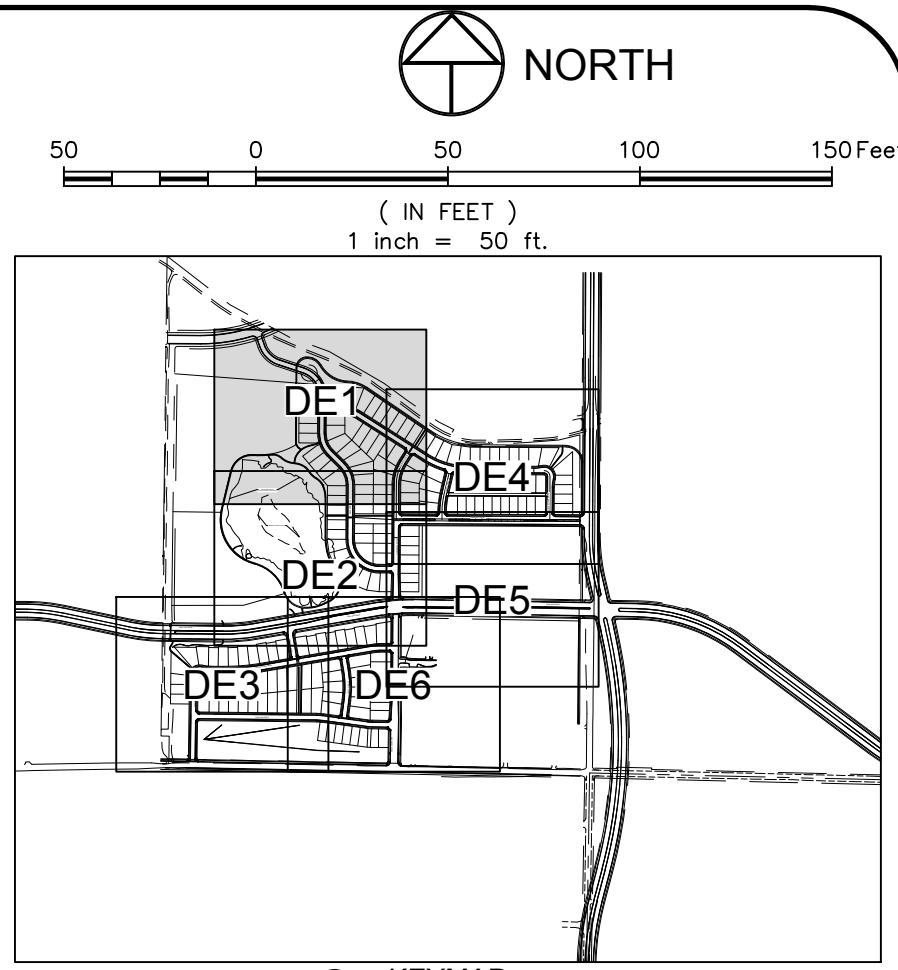
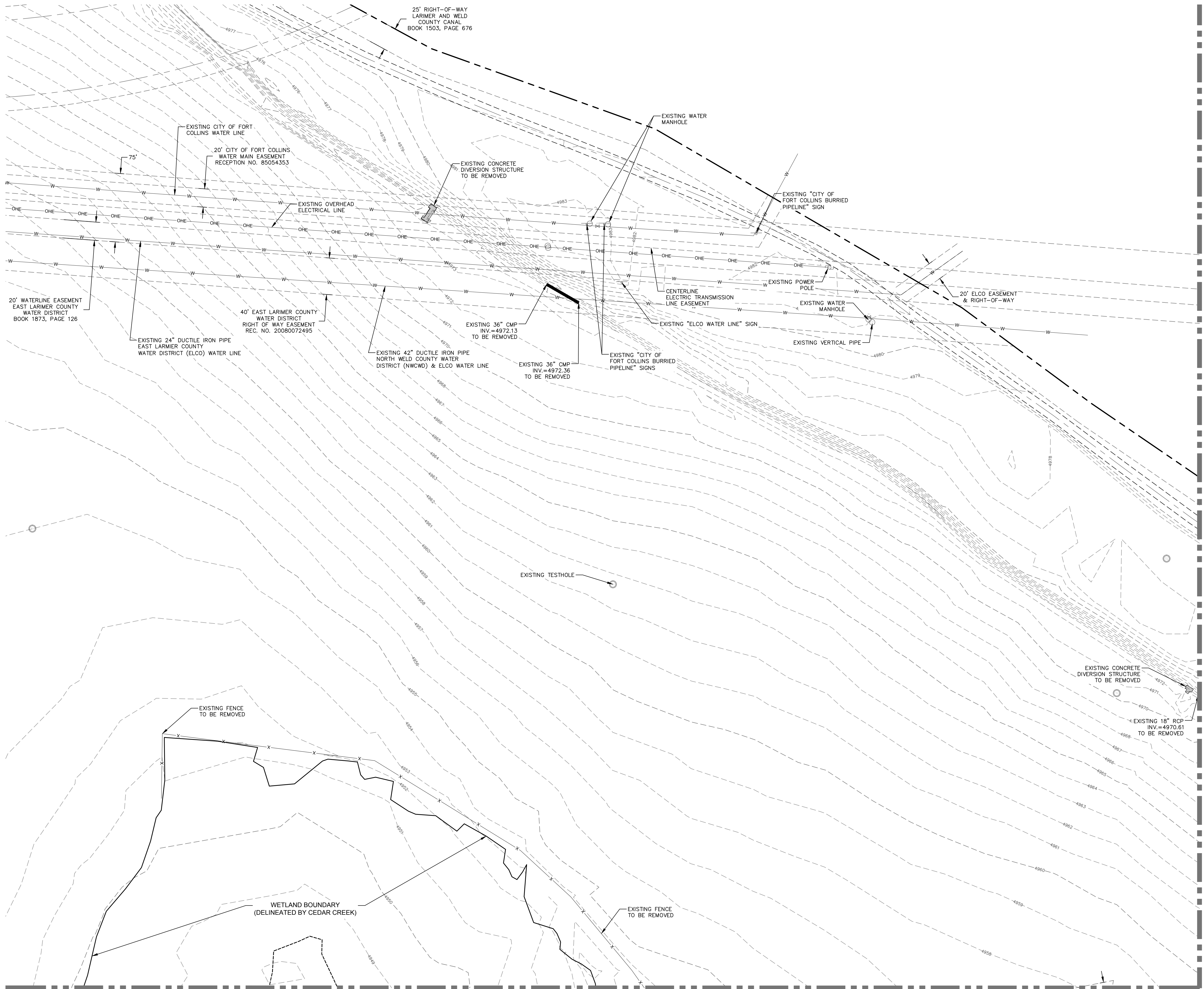
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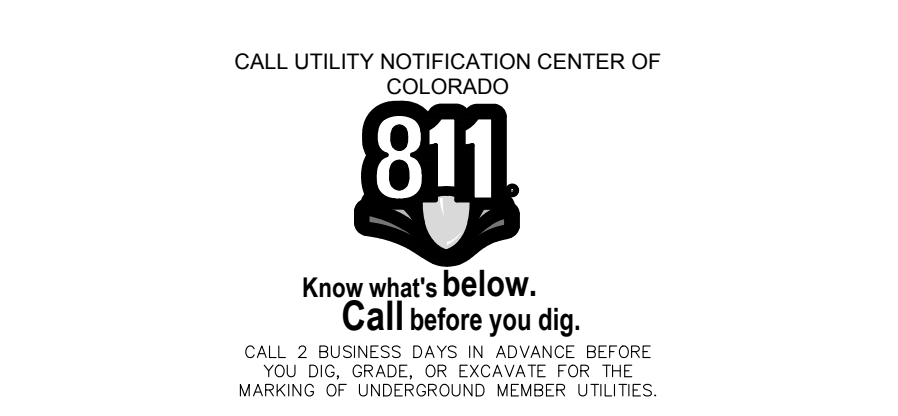
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DRAWN BY: R. Curfiss
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
EXISTING CONDITIONS PLAN
Sheet
EX2
Of 123 Sheets



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TELEPHONE PEDESTAL	⊙
SIGN	⊙
TESTHOLE	⊙
POWER POLE	⊙
H2O VALVE	⊙
ELECTRIC VAULT	⊙
VERTICAL PIPE	⊙
EXISTING UTILITIES TO BE REMOVED	⊙
EXISTING CONCRETE TO BE REMOVED	⊙



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
 No. _____
 Description _____
 Date _____

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NORTHERN ENGINEERING

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PHONE 970.221.5158 FAX 970.221.4159
www.northernengineering.com

PROJECT:	888-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 50'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
 DEMOLITION PLAN

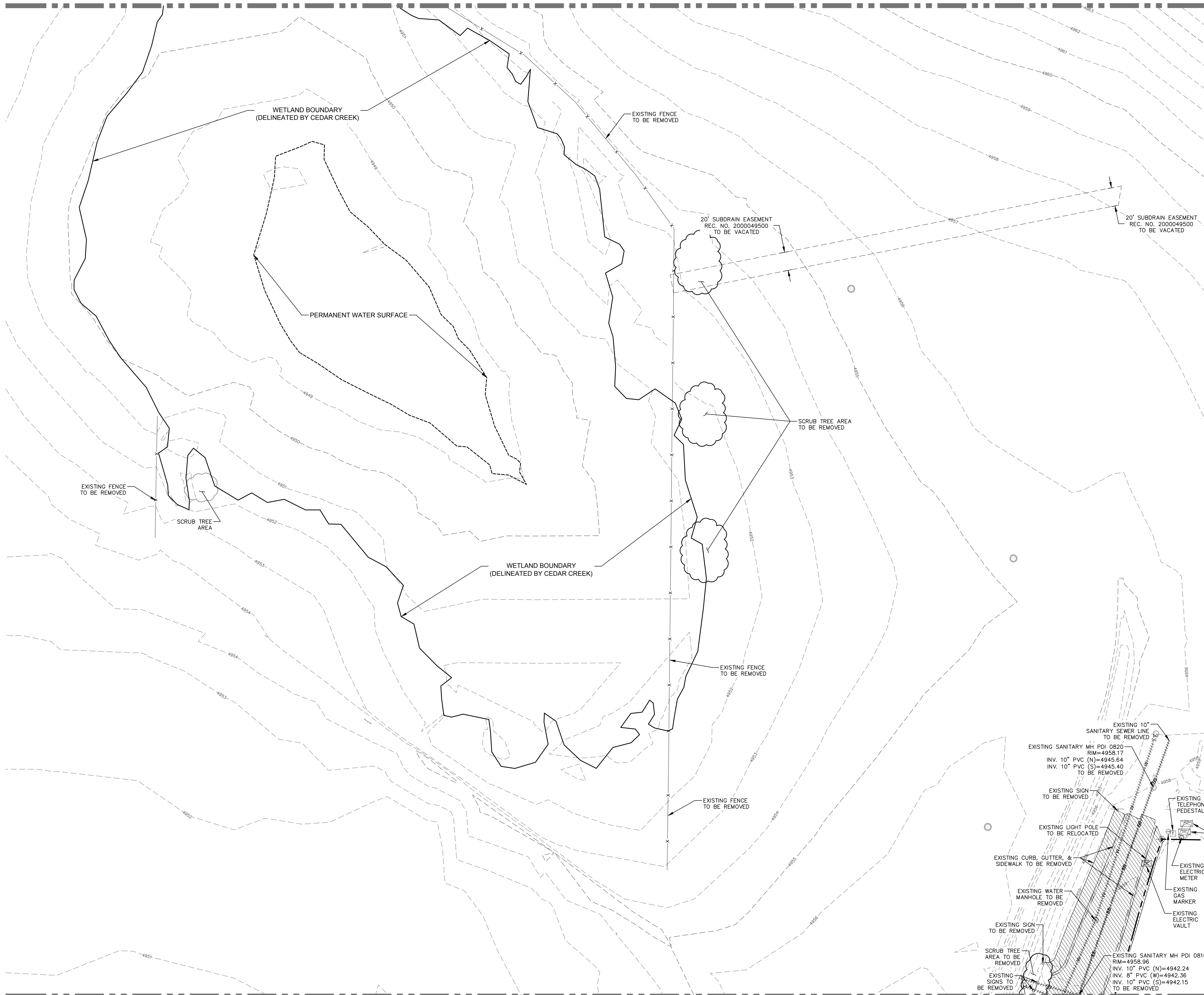
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DE1
 Of 123 Sheets

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MATCHLINE-SEE SHEET DE2

MATCHLINE-SEE SHEET DE5

MATCHLINE-SEE SHEET DE1

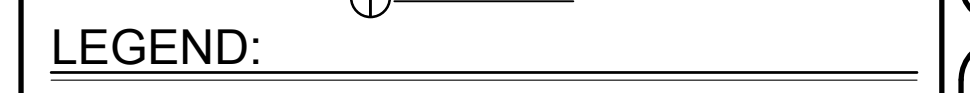
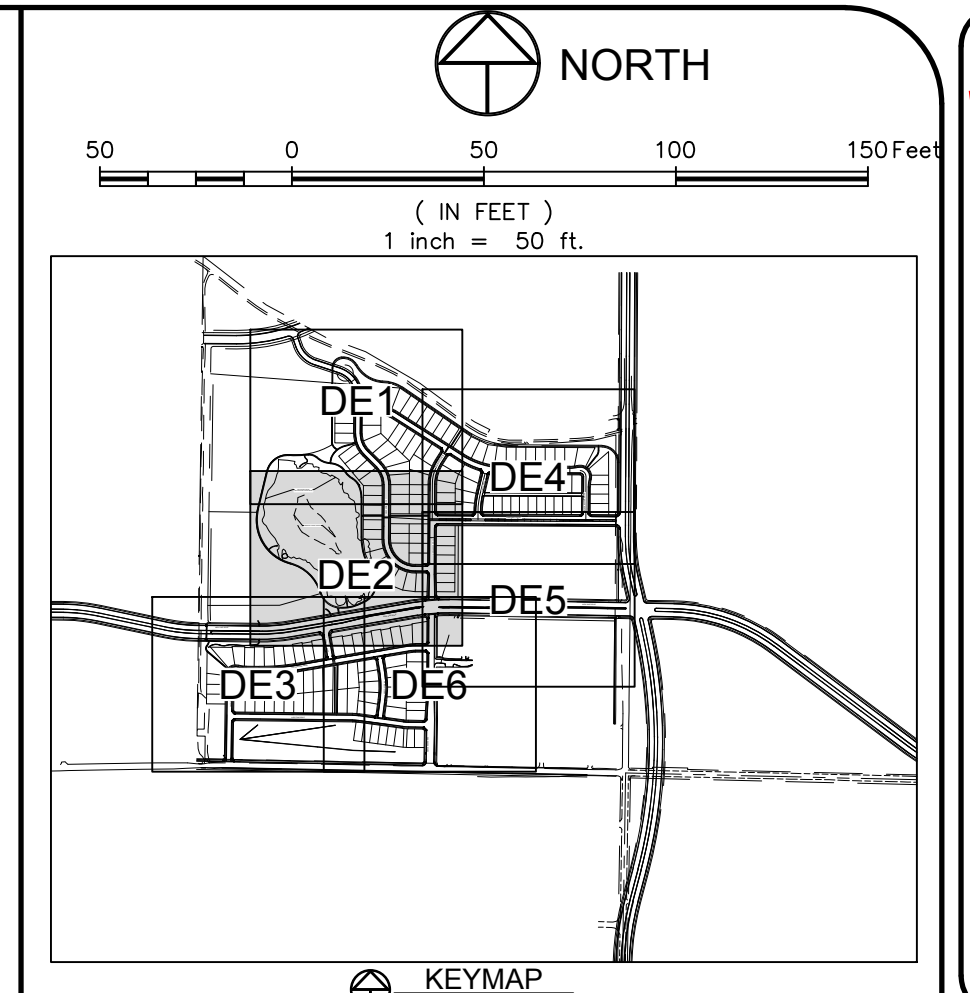


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MATCHLINE-SEE SHEET DE6

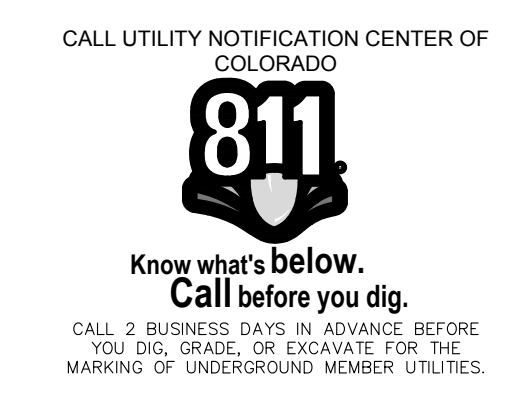
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KEYMAP

LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - -
LOT, TRACT & ROW LINES FROM PLATS	----
SECTION LINE	----
ROAD ROW LINE	----
FENCE LINE	-x-x-
EDGE OF GRAVEL	----
EXISTING OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING GAS LINES	G
EXISTING SANITARY SEWER LINES	SS
EXISTING STORM SEWER LINES	ST
EXISTING WATER LINES	W
ELECTRIC BOX	[Symbol]
FIRE HYDRANT	[Symbol]
FLARED END SECTION	[Symbol]
GATE VALVE	[Symbol]
H2O CURBSTOP	[Symbol]
H2O STUB	[Symbol]
INLET GRATE	[Symbol]
IRRIGATION CONTROL VALVE	[Symbol]
LIGHT POLE	[Symbol]
GAS MARKER	[Symbol]
H2O MARKER	[Symbol]
H2O METER	[Symbol]
H2O MANHOLE	[Symbol]
SANITARY MANHOLE	[Symbol]
STORM MANHOLE	[Symbol]
TELEPHONE PEDESTAL	[Symbol]
SIGN	[Symbol]
TESTHOLE	[Symbol]
POWER POLE	[Symbol]
H2O VALVE	[Symbol]
ELECTRIC VAULT	[Symbol]
VERTICAL PIPE	[Symbol]
EXISTING UTILITIES TO BE REMOVED	[Symbol]
EXISTING CONCRETE TO BE REMOVED	[Symbol]



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED BY:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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NE

PROJECT:	888-001	DATE:	4/09/14
DESIGNED BY:	C. Sneedon	SCALE:	1" = 50'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
DEMOLITION PLAN

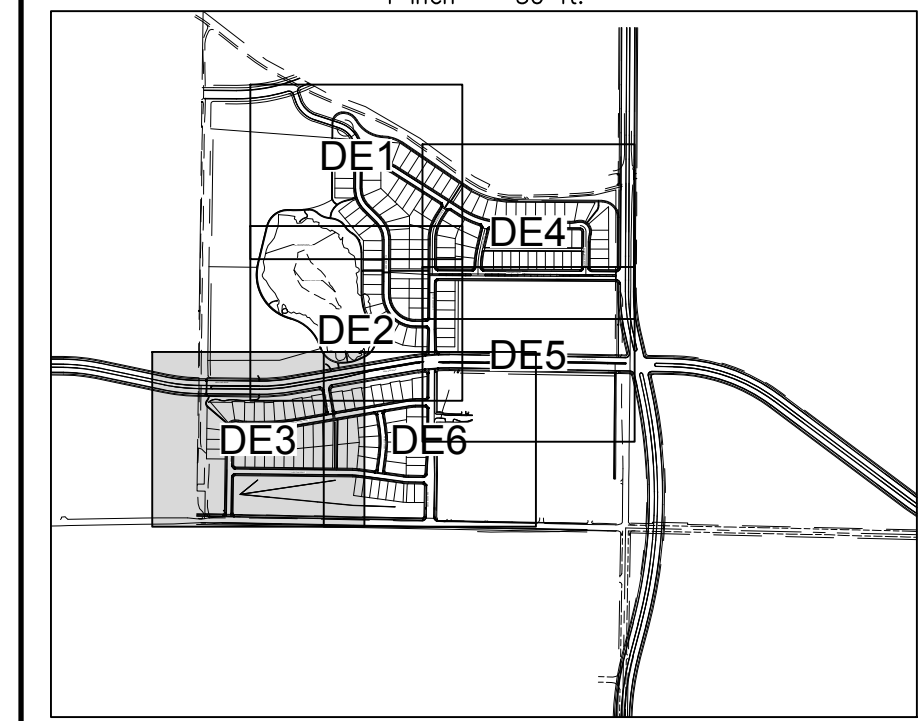
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Of 123 Sheets

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LIST OF REVISIONS: [888-001-001] [888-001-001] [888-001-001] [888-001-001]

MATCHLINE-SEE SHEET DE2



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - -
LOT, TRACT & ROW LINES FROM PLATS	----
SECTION LINE	----
ROAD ROW LINE	----
FENCE LINE	-x-x-
EDGE OF GRAVEL	----
EXISTING OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING GAS LINES	G
EXISTING SANITARY SEWER LINES	SS
EXISTING STORM SEWER LINES	ST
EXISTING WATER LINES	W
ELECTRIC BOX	[Symbol]
FIRE HYDRANT	[Symbol]
FLARED END SECTION	[Symbol]
GATE VALVE	[Symbol]
H2O CURBSTOP	[Symbol]
H2O STUB	[Symbol]
INLET GRATE	[Symbol]
IRRIGATION CONTROL VALVE	[Symbol]
LIGHT POLE	[Symbol]
GAS MARKER	[Symbol]
H2O MARKER	[Symbol]
H2O METER	[Symbol]
H2O MANHOLE	[Symbol]
SANITARY MANHOLE	[Symbol]
STORM MANHOLE	[Symbol]
TELEPHONE PEDESTAL	[Symbol]
SIGN	[Symbol]
TESTHOLE	[Symbol]
POWER POLE	[Symbol]
H2O VALVE	[Symbol]
ELECTRIC VAULT	[Symbol]
VERTICAL PIPE	[Symbol]
EXISTING UTILITIES TO BE REMOVED	[Symbol]
EXISTING CONCRETE TO BE REMOVED	[Symbol]

Revisions:

DATE: 4/09/14

SCALE: 1" = 50'

REVIEWED BY: R. Curfiss

PROJECT: 889-001

DESIGNED BY: C. Snordon

DRAWN BY: C. Bowen

DATE: 4/09/14

SCALE: 1" = 50'

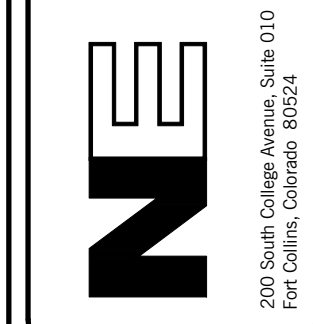
REVIEWED BY: R. Curfiss

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NORTHERN ENGINEERING

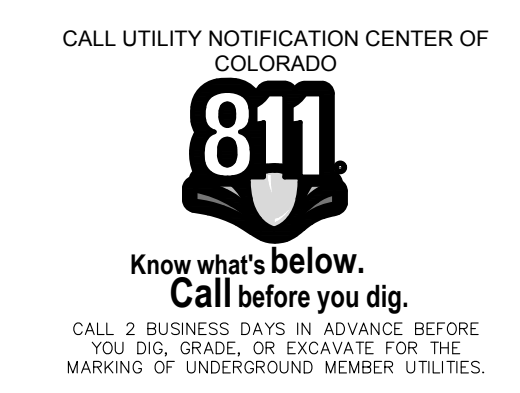
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

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www.northernengineering.com



WATERFIELD THIRD FILING

DEMOLITION PLAN

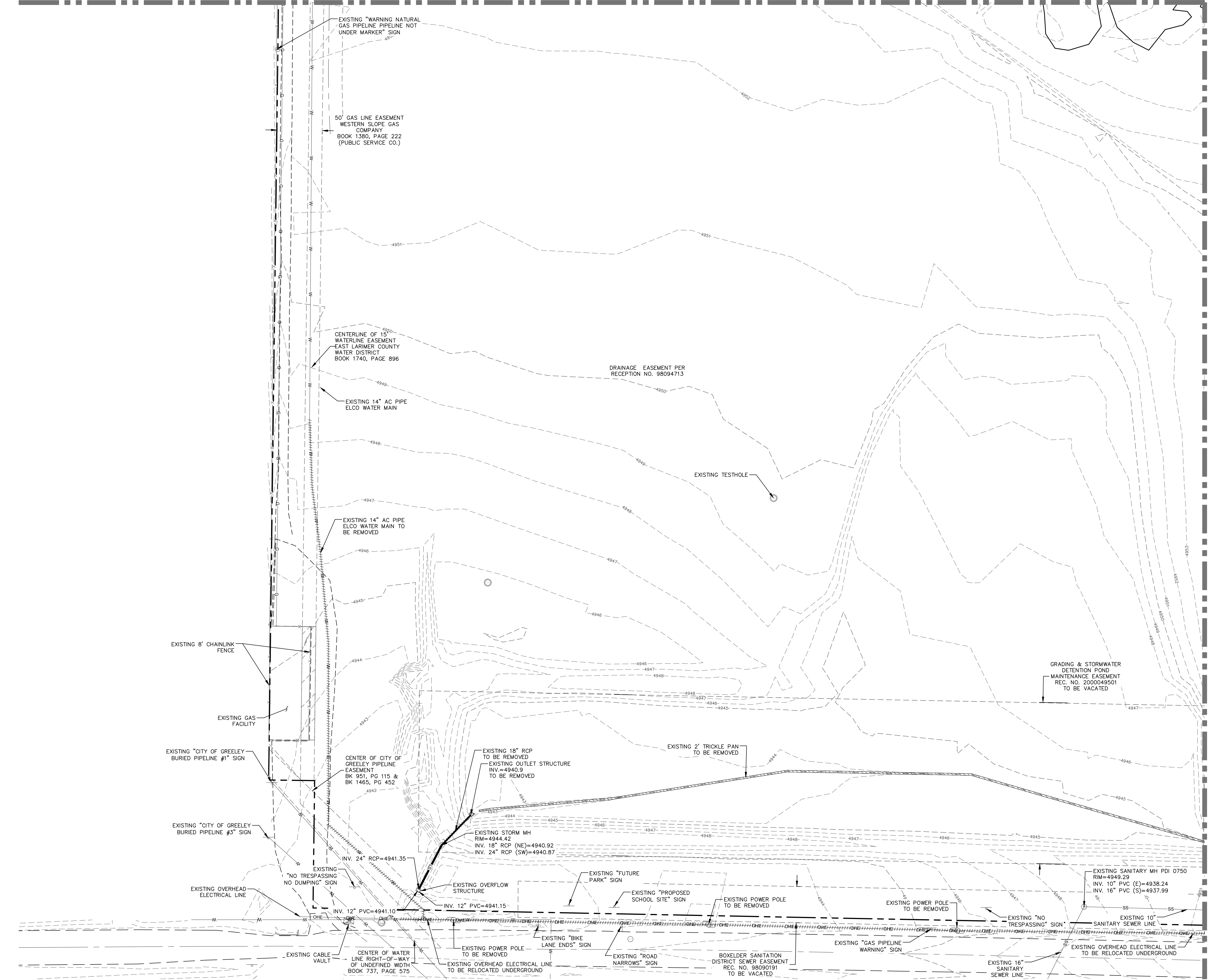


City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

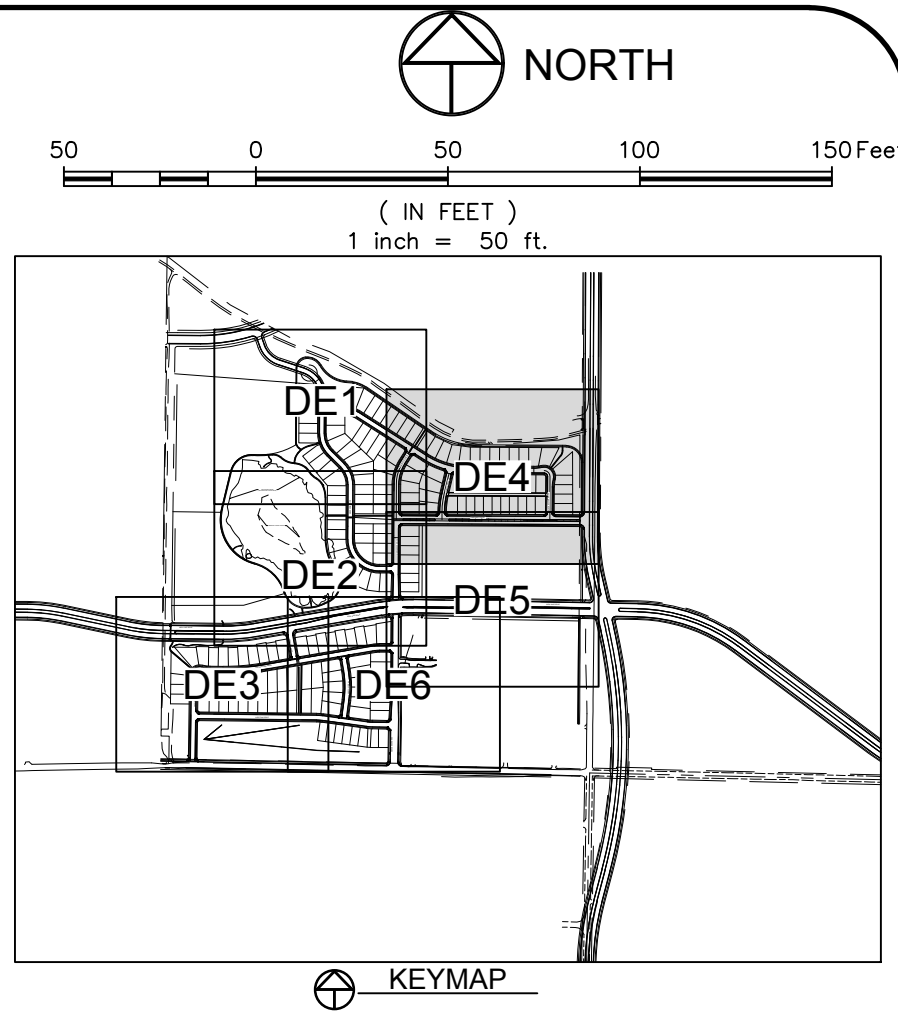
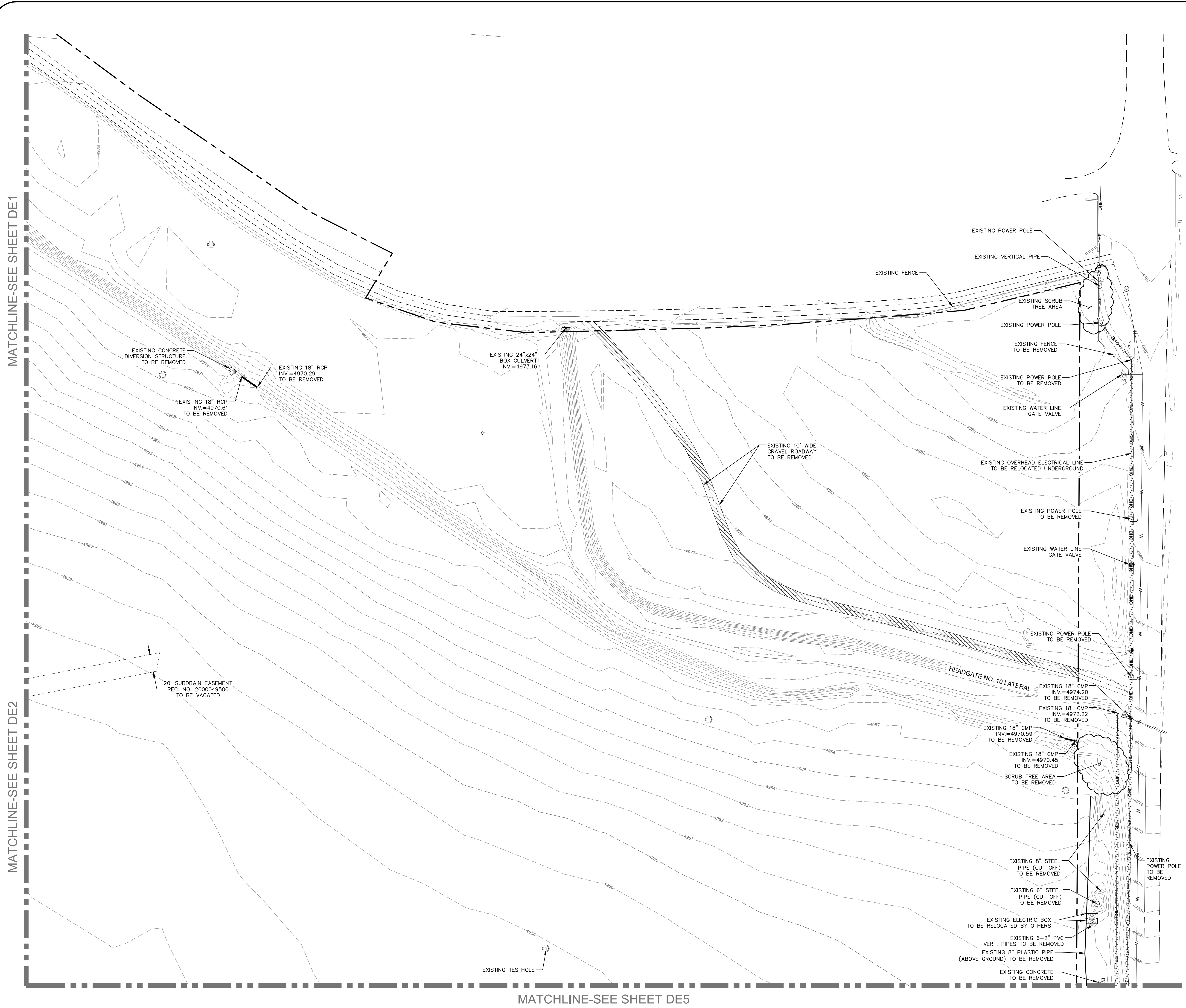
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DE3
Of 123 Sheets

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LIST OF REVISIONS: [None]



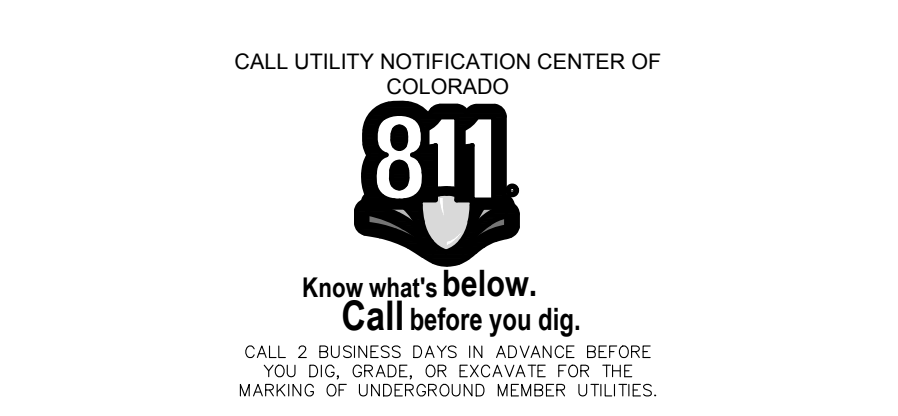
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 LIST OF SHEETS: [889-001_01.dwg] [889-001_02.dwg] [889-001_03.dwg] [889-001_04.dwg]



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT, TRACT & ROW LINES FROM PLATS	---
SECTION LINE	---
ROAD ROW LINE	---
FENCE LINE	---
EDGE OF GRAVEL	---
EXISTING OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING GAS LINES	G
EXISTING SANITARY SEWER LINES	SS
EXISTING STORM SEWER LINES	ST
EXISTING WATER LINES	W
ELECTRIC BOX	[Symbol]
FIRE HYDRANT	[Symbol]
FLARED END SECTION	[Symbol]
GATE VALVE	[Symbol]
H2O CURBSTOP	[Symbol]
H2O STUB	[Symbol]
INLET GRATE	[Symbol]
IRRIGATION CONTROL VALVE	[Symbol]
LIGHT POLE	[Symbol]
GAS MARKER	[Symbol]
H2O MARKER	[Symbol]
H2O METER	[Symbol]
H2O MANHOLE	[Symbol]
SANITARY MANHOLE	[Symbol]
STORM MANHOLE	[Symbol]
TELEPHONE PEDESTAL	[Symbol]
SIGN	[Symbol]
TESTHOLE	[Symbol]
POWER POLE	[Symbol]
H2O VALVE	[Symbol]
ELECTRIC VAULT	[Symbol]
VERTICAL PIPE	[Symbol]
EXISTING UTILITIES TO BE REMOVED	[Symbol]
EXISTING CONCRETE TO BE REMOVED	[Symbol]



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
 No. _____ Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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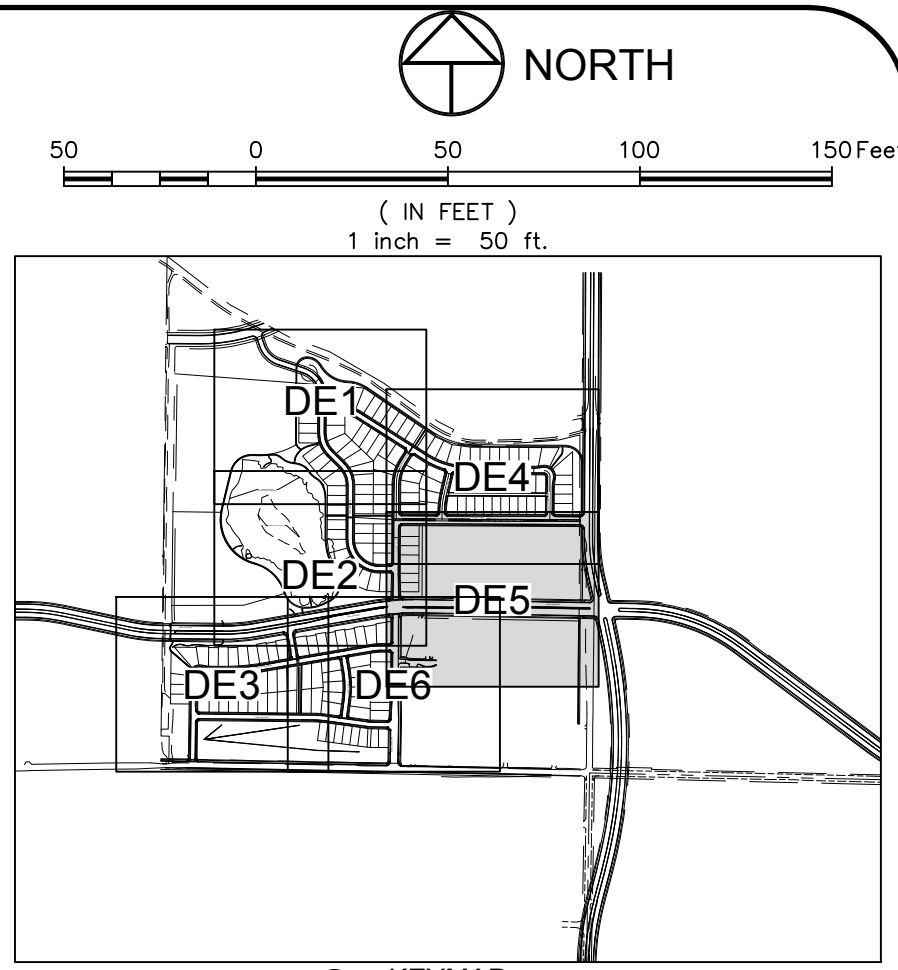
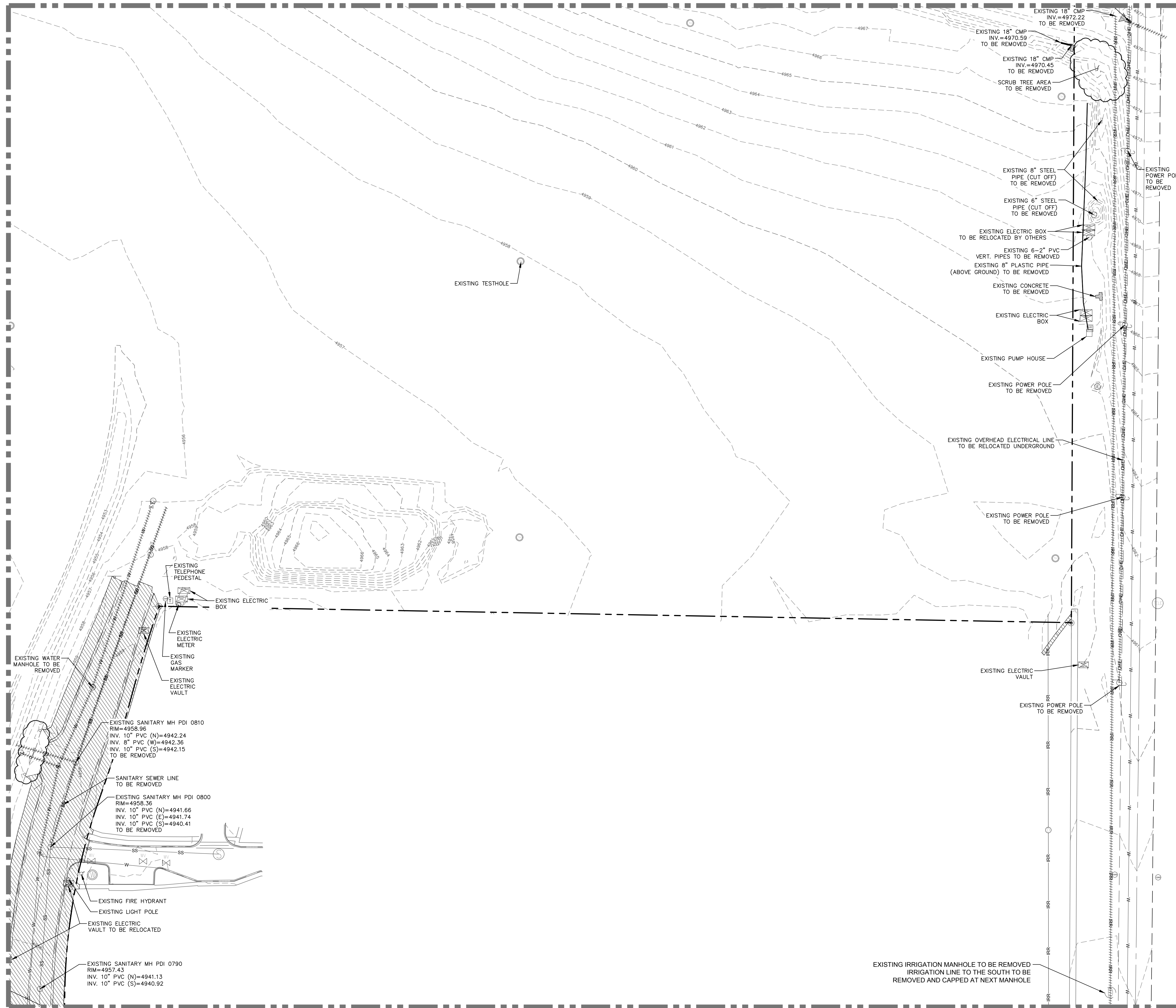
NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE 970.221.5158 FAX 970.221.4159
 www.northernengineering.com

PROJECT: 889-001
 DATE: 4/08/14
 DESIGNED BY: C. Snordon
 SCALE: 1" = 50'
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
 DEMOLITION PLAN
 Sheet DE4
 Of 123 Sheets

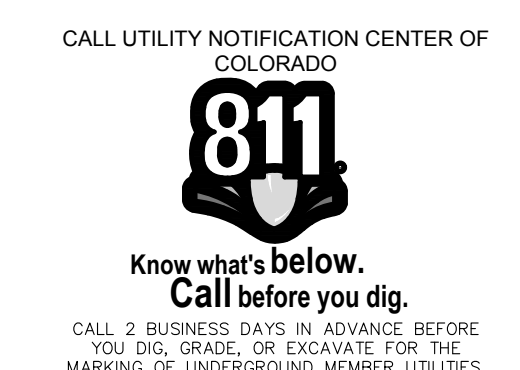
MATCHLINE-SEE SHEET DE4

MATCHLINE-SEE SHEET DE2



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT, TRACT & ROW LINES FROM PLATS
- SECTION LINE
- ROAD ROW LINE
- FENCE LINE
- EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING GAS LINES
- EXISTING SANITARY SEWER LINES
- EXISTING STORM SEWER LINES
- EXISTING WATER LINES
- ELECTRIC BOX
- FIRE HYDRANT
- FLARED END SECTION
- GATE VALVE
- H2O CURBSTOP
- H2O STUB
- INLET GRATE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- GAS MARKER
- H2O MARKER
- H2O METER
- H2O MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- SIGN
- TESTHOLE
- POWER POLE
- H2O VALVE
- ELECTRIC VAULT
- VERTICAL PIPE
- EXISTING UTILITIES TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:

DATE: 4/09/14

SCALE: 1" = 50'

REVIEWED BY: R. Curfiss

DESIGNED BY: C. Snowden

DRAWN BY: C. Bowen

PROJECT: 889-001

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WATERFIELD THIRD FILING
DEMOLITION PLAN

Sheet
DE5
Of 123 Sheets

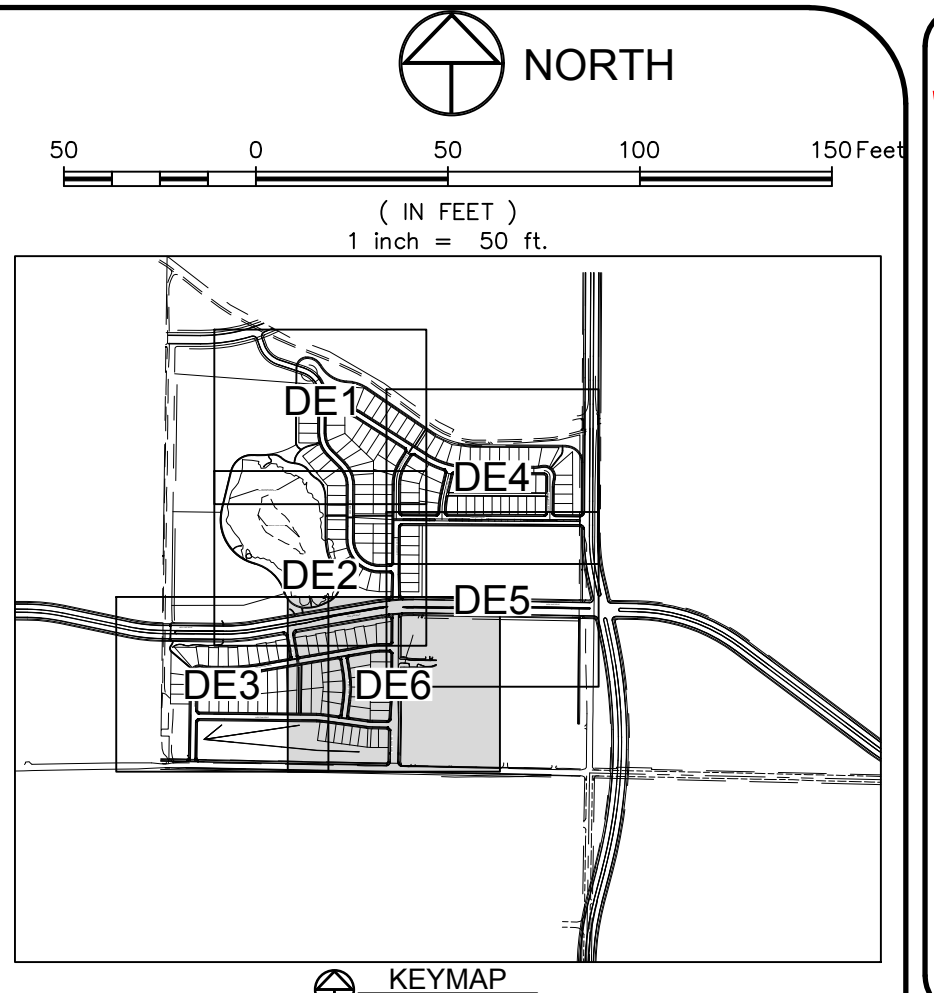
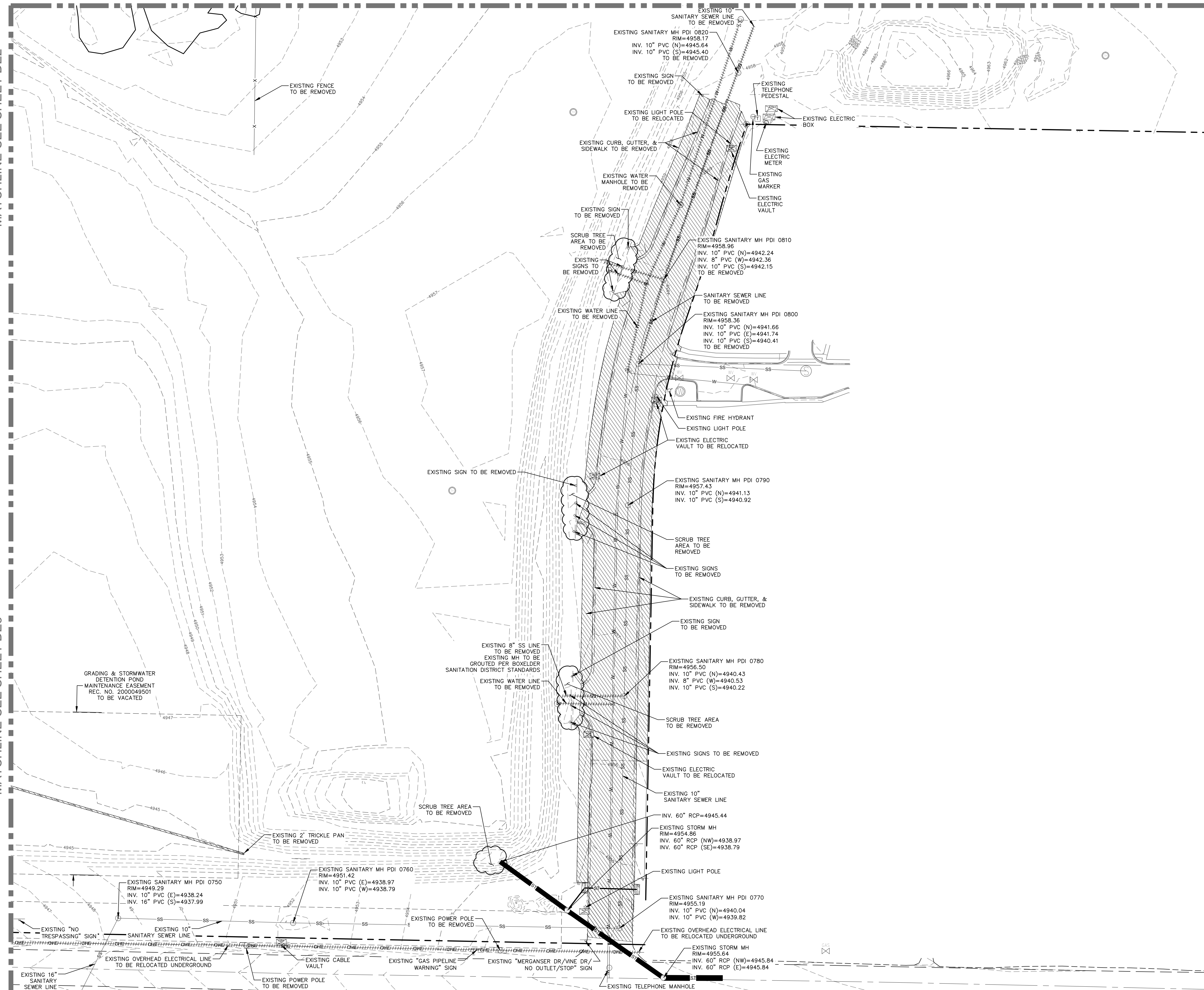
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MATCHLINE-SEE SHEET DE5

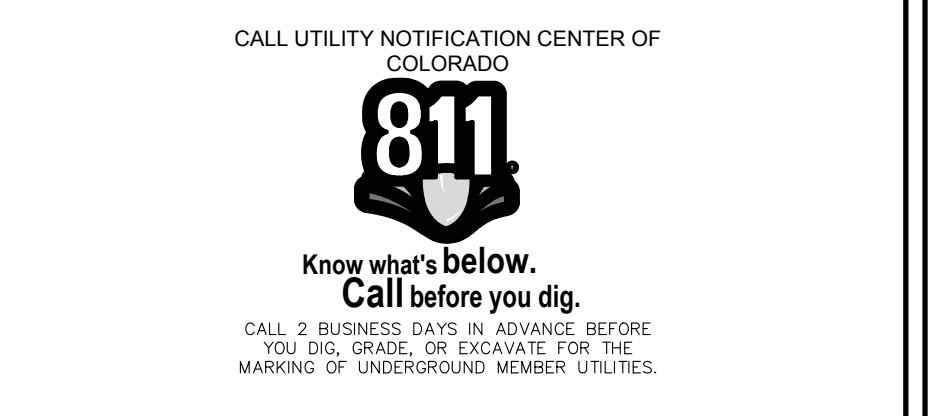
MATCHLINE-SEE SHEET DE2

MATCHLINE-SEE SHEET DE3



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - - -
LOT, TRACT & ROW LINES FROM PLATS	---
SECTION LINE	---
ROAD ROW LINE	---
FENCE LINE	-x-x-x-
EDGE OF GRAVEL	-o-o-o-
EXISTING OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING GAS LINES	G
EXISTING SANITARY SEWER LINES	SS
EXISTING STORM SEWER LINES	ST
EXISTING WATER LINES	W
ELECTRIC BOX	[Symbol]
FIRE HYDRANT	[Symbol]
FLARED END SECTION	[Symbol]
GATE VALVE	[Symbol]
H2O CURBSTOP	[Symbol]
H2O STUB	[Symbol]
INLET GRATE	[Symbol]
IRRIGATION CONTROL VALVE	[Symbol]
LIGHT POLE	[Symbol]
GAS MARKER	[Symbol]
H2O MARKER	[Symbol]
H2O MANHOLE	[Symbol]
SANITARY MANHOLE	[Symbol]
STORM MANHOLE	[Symbol]
TELEPHONE PEDESTAL	[Symbol]
SIGN	[Symbol]
TESTHOLE	[Symbol]
POWER POLE	[Symbol]
H2O VALVE	[Symbol]
ELECTRIC VAULT	[Symbol]
VERTICAL PIPE	[Symbol]
EXISTING UTILITIES TO BE REMOVED	[Symbol]
EXISTING CONCRETE TO BE REMOVED	[Symbol]



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/7/14

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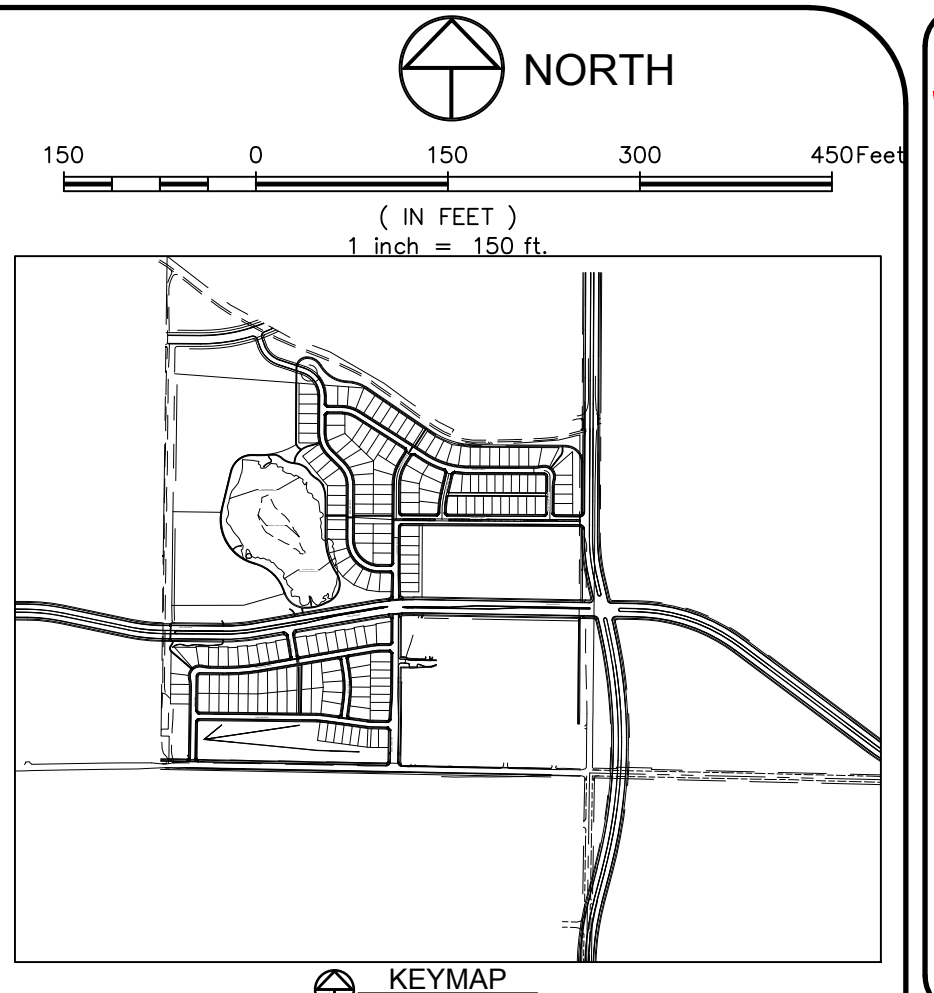
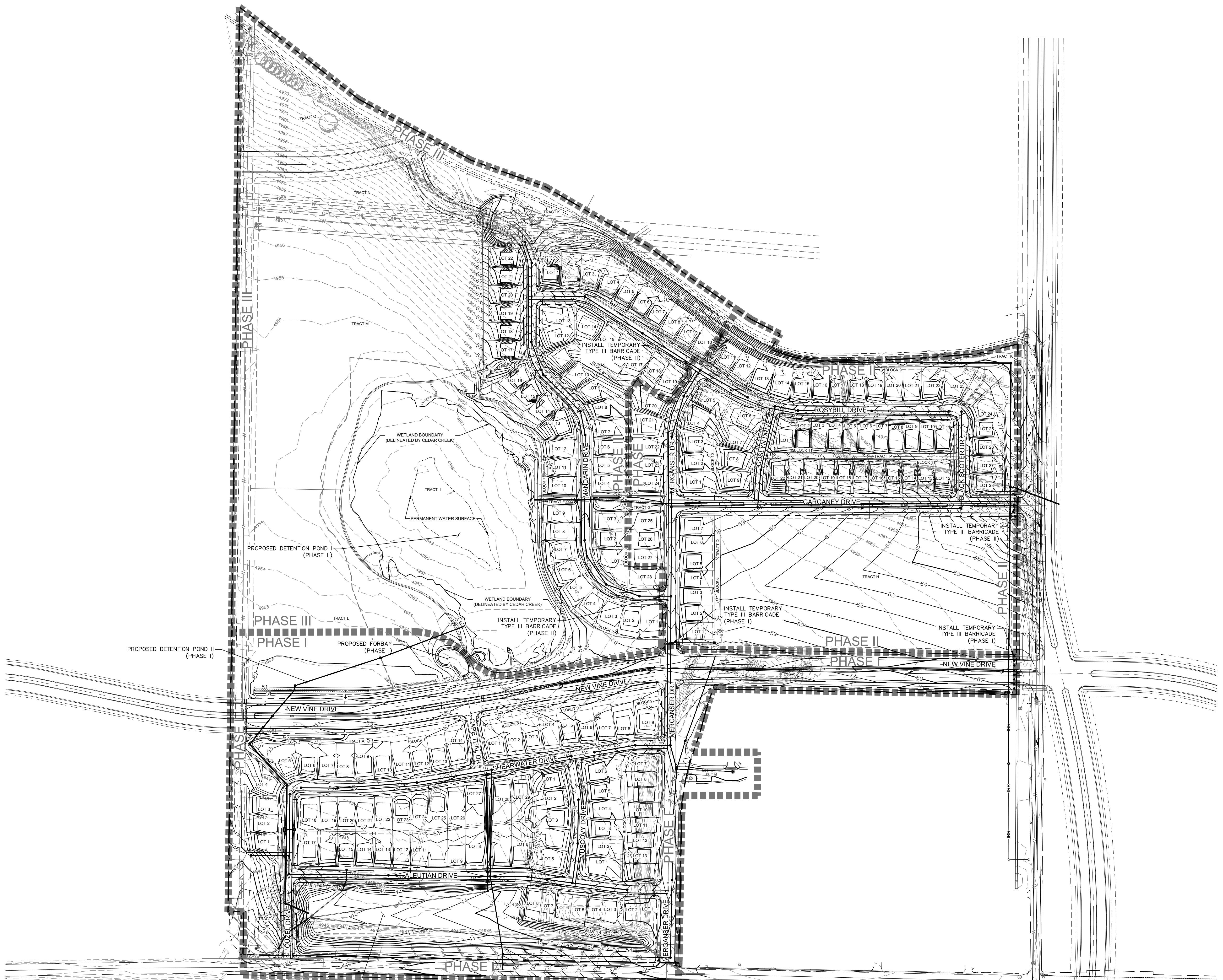
NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 50'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
DEMOLITION PLAN

DRAWING FILENAME: D:\Projects\889-001\Drawings\889-001_De6.dwg LAYOUT NAME: DE6 DATE: Apr 09, 2014 10:56:00 AM OPERATOR: Comp
LIST OF REVISIONS: [889-001_DE6.dwg] [889-001_DE6.dwg] [889-001_DE6.dwg]

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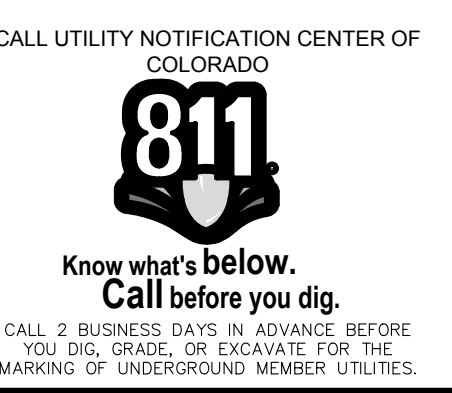


LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	----
LOT LINE	-----
SECTION LINE	-----
ROAD ROW LINE	-----
PHASE LINE	-----
PROPOSED SAWCUT LINE	-----
FENCE LINE	-----
EDGE OF GRAVEL	-----
OVERHEAD ELECTRIC LINES	OHE-----OHE
EXISTING SANITARY SEWER LINE W/ MH	-----SS-----
EXISTING STORM SEWER LINE W/ FITTING	-----ST-----
PROPOSED WATER LINE W/ FITTING	-----WT-----
PROPOSED DOMESTIC SERVICE	-----DS-----
PROPOSED FIRE SERVICE	-----FS-----
PROPOSED SANITARY SEWER SERVICE	-----SS-----
PROPOSED 2" BLOWOFF	-----BO-----
FOUND PROPERTY CORNER	⊕
FOUND SECTION CORNER	⊕
ELECTRIC BOX	⊕
FIRE HYDRANT	⊕
FLARED END SECTION	⊕
GATE VALVE	⊕
H2O CURBSTOP	⊕
H2O STUB	⊕
INLET GRATE	⊕
IRRIGATION CONTROL VALVE	⊕
LIGHT POLE	⊕
GAS MARKER	⊕
H2O MARKER	⊕
H2O METER	⊕
H2O MANHOLE	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
SIGN	⊕
TESTHOLE	⊕
POWER POLE	⊕
H2O VALVE	⊕
ELECTRIC VAULT	⊕
VERTICAL PIPE	⊕

GENERAL NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE PER THE BEST AVAILABLE INFORMATION PROVIDED 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.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. ALL SEWER CONSTRUCTION SHALL BE PER STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
6. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.



Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

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 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

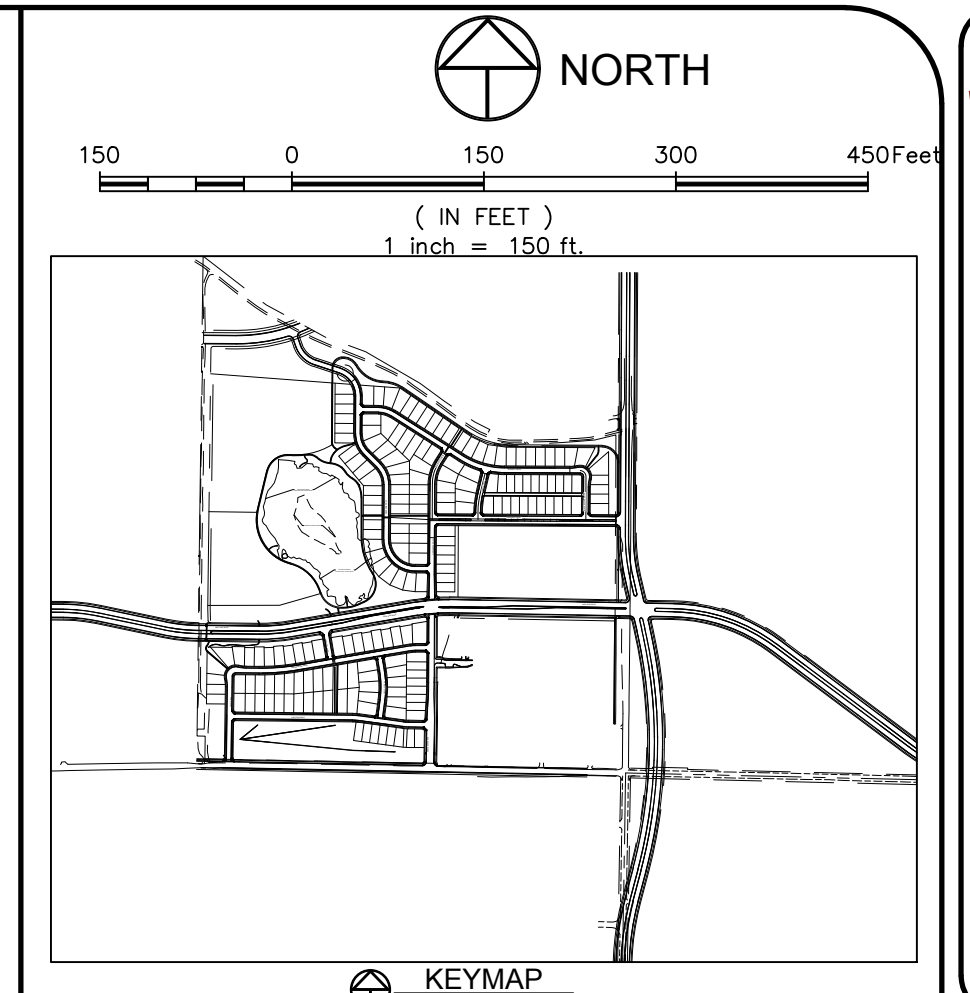
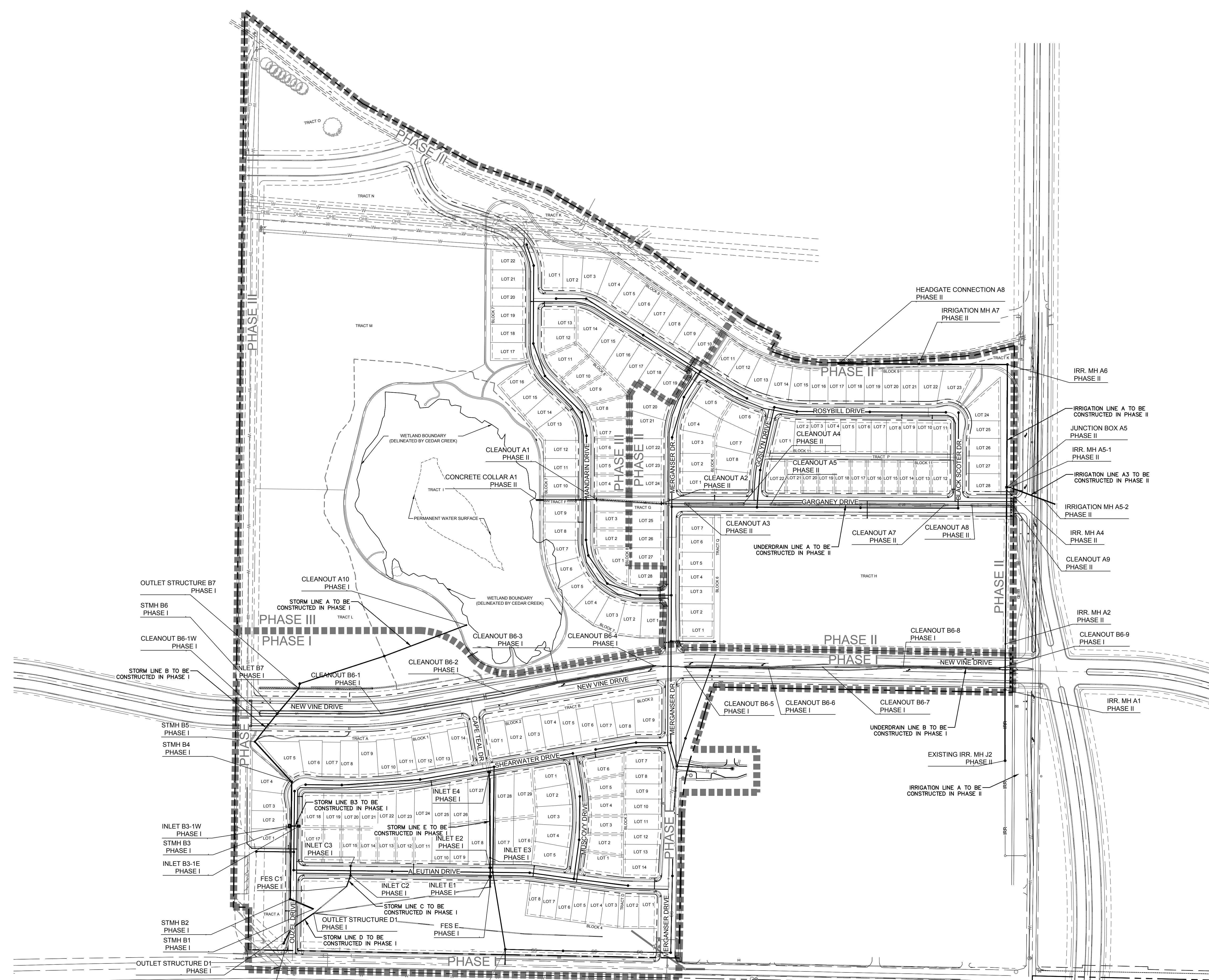
PROJECT: 889-001
 DESIGNED BY: C. SNOWDON
 DRAWN BY: D. FRY

DATE: 4/09/14
 SCALE: 1" = 150'
 REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
OVERALL LOT PHASING PLAN

Sheet PH1
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\889-001_PHSI.dwg DATE: Apr 09, 2014 10:44:44 AM CAD OPERATOR: Comp
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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
SECTION LINE	---
ROAD ROW LINE	---
PHASE LINE	---
PROPOSED SAWCUT LINE	---
FENCE LINE	---
EDGE OF GRAVEL	---
OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING SANITARY SEWER LINE W/ MH	SS
EXISTING STORM SEWER LINE W/ MH	ST
PROPOSED WATER LINE W/ FITTING	IT
PROPOSED DOMESTIC SERVICE	①
PROPOSED FIRE SERVICE	②
PROPOSED SANITARY SEWER SERVICE	③
PROPOSED 2" BLOWOFF	④
FOUND PROPERTY CORNER	⊕
FOUND SECTION CORNER	⊕
ELECTRIC BOX	⊕
FIRE HYDRANT	⊕
FLARED END SECTION	⊕
GATE VALVE	⊕
H2O CURBSTOP	⊕
H2O STUB	⊕
INLET GRATE	⊕
IRRIGATION CONTROL VALVE	⊕
LIGHT POLE	⊕
GAS MARKER	⊕
H2O MARKER	⊕
H2O METER	⊕
H2O MANHOLE	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
SIGN	⊕
TESTHOLE	⊕
POWER POLE	⊕
H2O VALVE	⊕
ELECTRIC VAULT	⊕
VERTICAL PIPE	⊕

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Revisions: **REVIEW SET**
NOT FOR CONSTRUCTION
 4/9/14

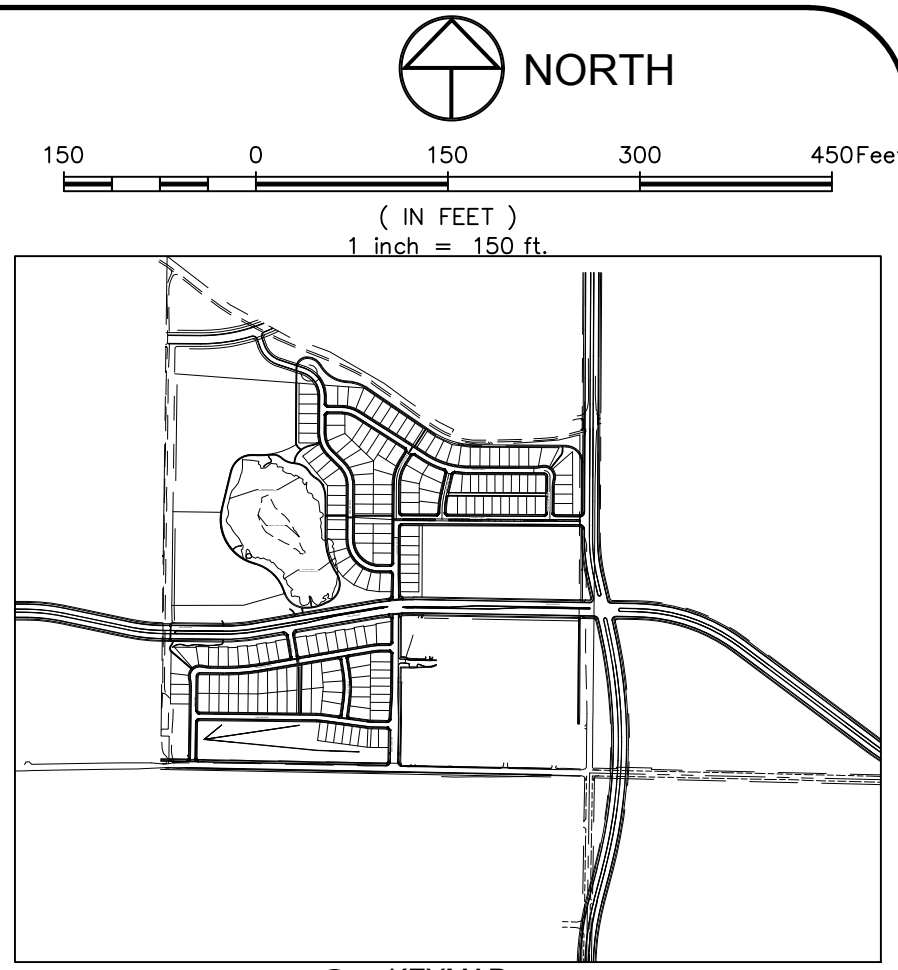
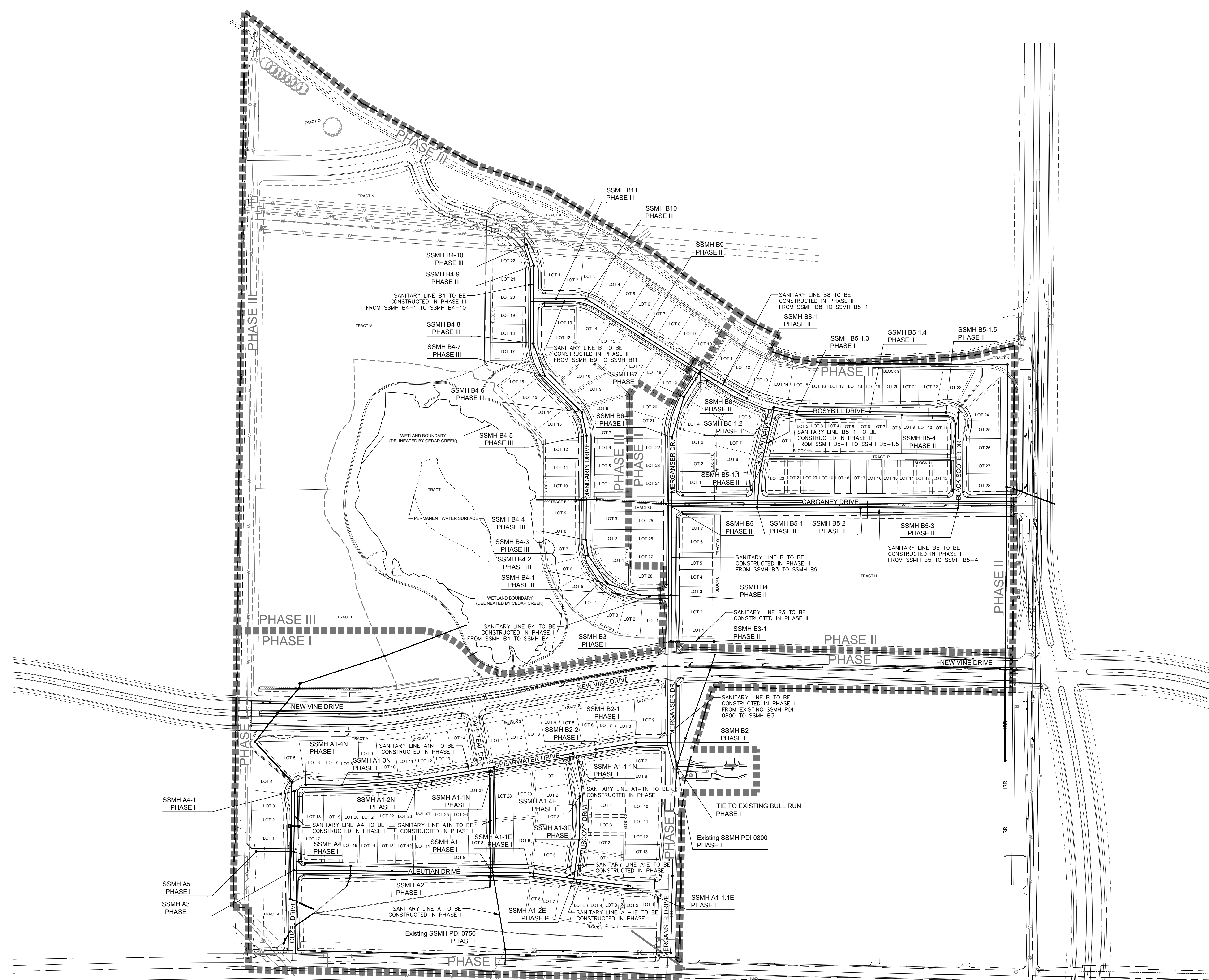
PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 150'
 DRAWN BY: D. FRY
 REVIEWED BY: R. CURTIS

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 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
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WATERFIELD THIRD FILING
OVERALL STORMWATER PHASING PLAN

Sheet **PH2**
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\PH3\889-001-PH3-001.dwg DATE: Apr 09, 2014 11:56:00 AM CAD OPERATOR: Comp
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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
SECTION LINE	---
ROAD ROW LINE	---
PHASE LINE	---
PROPOSED SAWCUT LINE	---
FENCE LINE	---
EDGE OF GRAVEL	---
OVERHEAD ELECTRIC LINES	OHE
EXISTING SANITARY SEWER LINE W/ MH	SS
EXISTING STORM SEWER LINE W/ FITTING	ST
PROPOSED WATER LINE W/ FITTING	WT
PROPOSED DOMESTIC SERVICE	DS
PROPOSED FIRE SERVICE	FS
PROPOSED SANITARY SEWER SERVICE	SS
PROPOSED 2" BLOWOFF	BO
FOUND PROPERTY CORNER	PC
FOUND SECTION CORNER	SC
ELECTRIC BOX	EB
FIRE HYDRANT	HY
FLARED END SECTION	ES
GATE VALVE	GV
H2O CURBSTOP	CS
H2O STUB	ST
INLET GRATE	IG
IRRIGATION CONTROL VALVE	ICV
LIGHT POLE	LP
GAS MARKER	GM
H2O MARKER	HM
H2O METER	MT
H2O MANHOLE	MH
SANITARY MANHOLE	SMH
STORM MANHOLE	SM
TELEPHONE PEDESTAL	TP
SIGN	SG
TESTHOLE	TH
POWER POLE	PP
H2O VALVE	HV
ELECTRIC VAULT	EV
VERTICAL PIPE	VP

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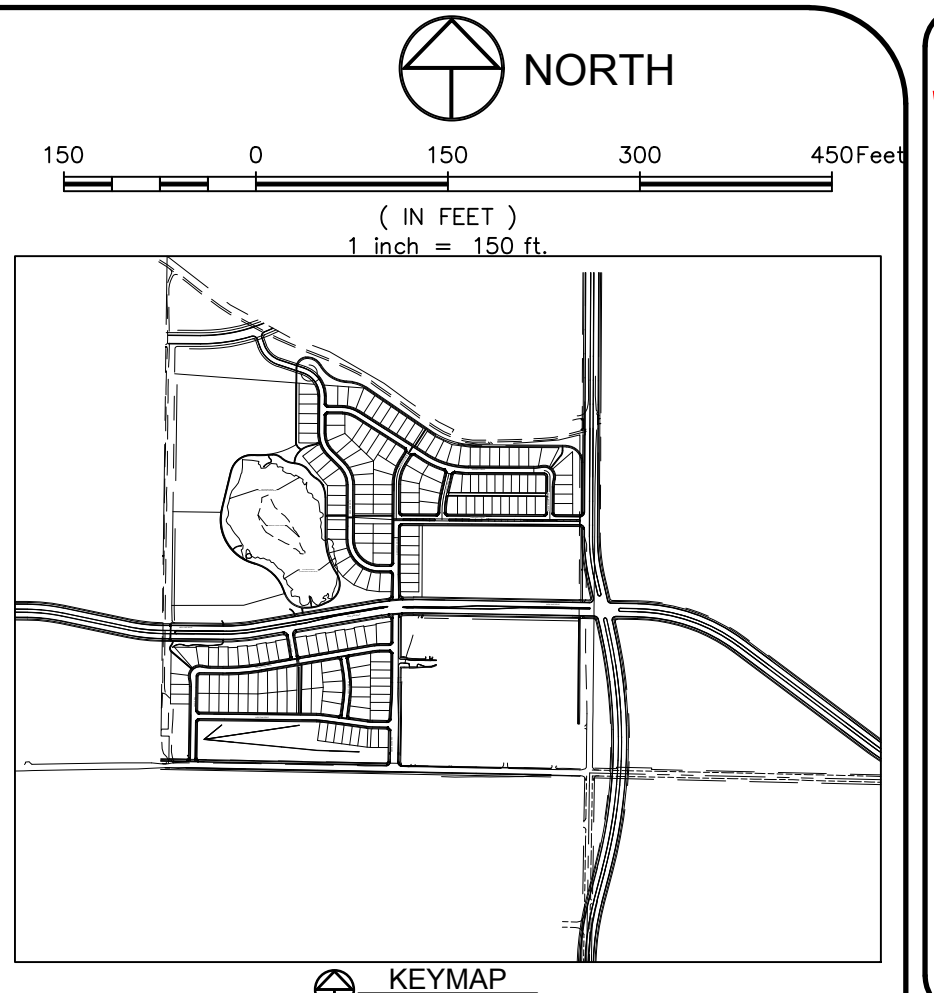
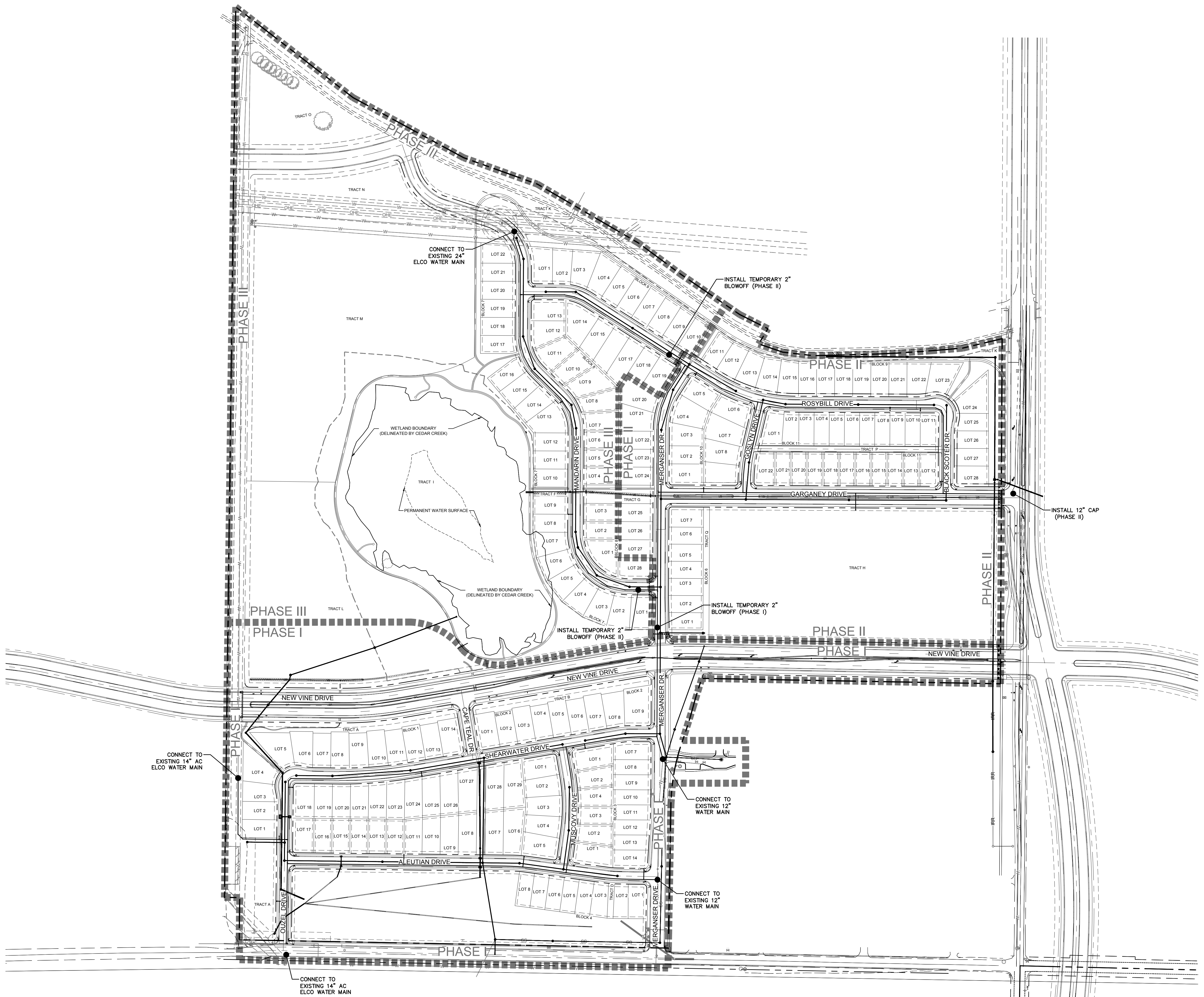
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 PHONE 970.221.5158 FAX 970.221.4159
 www.northernengineering.com

WATERFIELD THIRD FILING
OVERALL SANITARY SEWER PHASING PLAN

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 150'
 DRAWN BY: D. FRY
 REVIEWED BY: R. CURTIS

Sheet **PH3**
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\PHASING\889-001_PHASING.dwg DATE: Apr 09, 2014 11:46:56am CAD OPERATOR: Comp
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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - - -
LOT LINE	---
SECTION LINE	---
ROAD ROW LINE	---
PHASE LINE	---
PROPOSED SAWCUT LINE	---
FENCE LINE	X
EDGE OF GRAVEL	---
OVERHEAD ELECTRIC LINES	OHE OHE
EXISTING SANITARY SEWER LINE W/ MH	SS
EXISTING STORM SEWER LINE W/ FITTING	ST
PROPOSED WATER LINE W/ FITTING	WT
PROPOSED DOMESTIC SERVICE	⊕
PROPOSED FIRE SERVICE	⊕
PROPOSED SANITARY SEWER SERVICE	⊕
PROPOSED 2" BLOWOFF	⊕
FOUND PROPERTY CORNER	⊕
FOUND SECTION CORNER	⊕
ELECTRIC BOX	⊕
FIRE HYDRANT	⊕
FLARED END SECTION	⊕
GATE VALVE	⊕
H2O CURBSTOP	⊕
H2O STUB	⊕
INLET GRATE	⊕
IRRIGATION CONTROL VALVE	⊕
LIGHT POLE	⊕
GAS MARKER	⊕
H2O MARKER	⊕
H2O METER	⊕
H2O MANHOLE	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
SIGN	⊕
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H2O VALVE	⊕
ELECTRIC VAULT	⊕
VERTICAL PIPE	⊕

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Revisions:
 No. _____
 Date: _____
REVIEW SET
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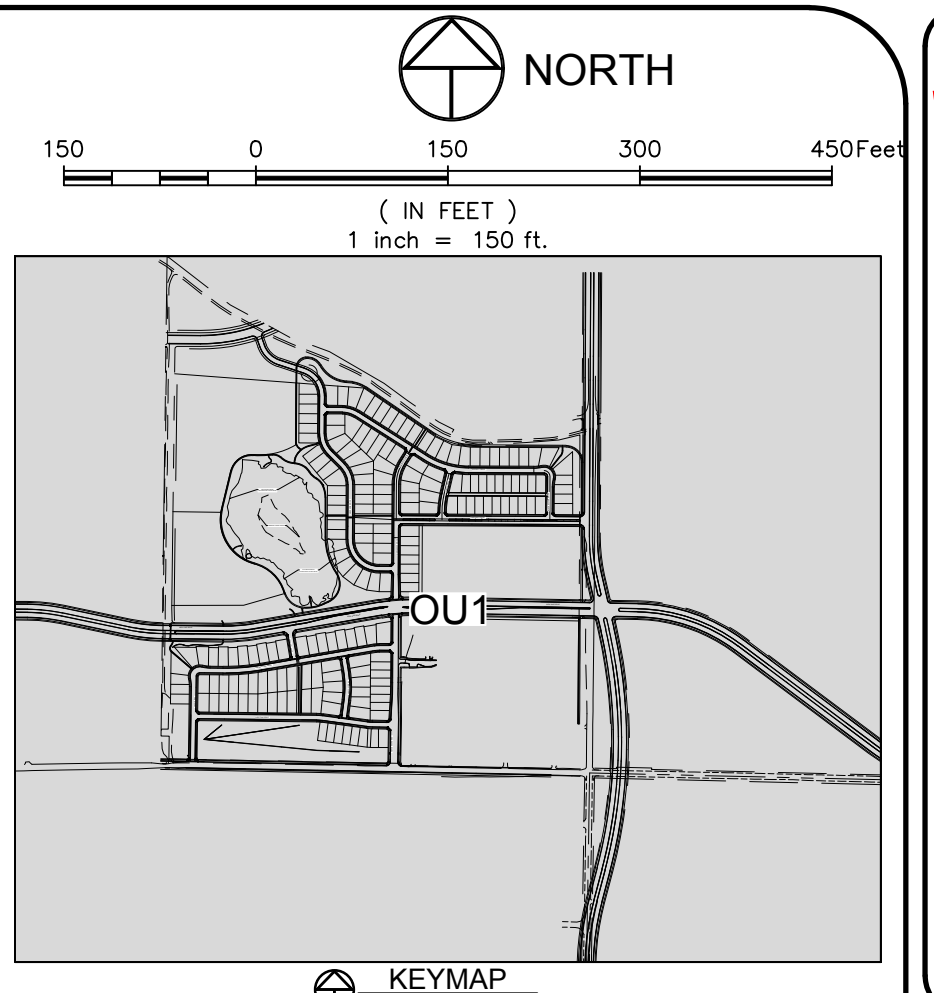
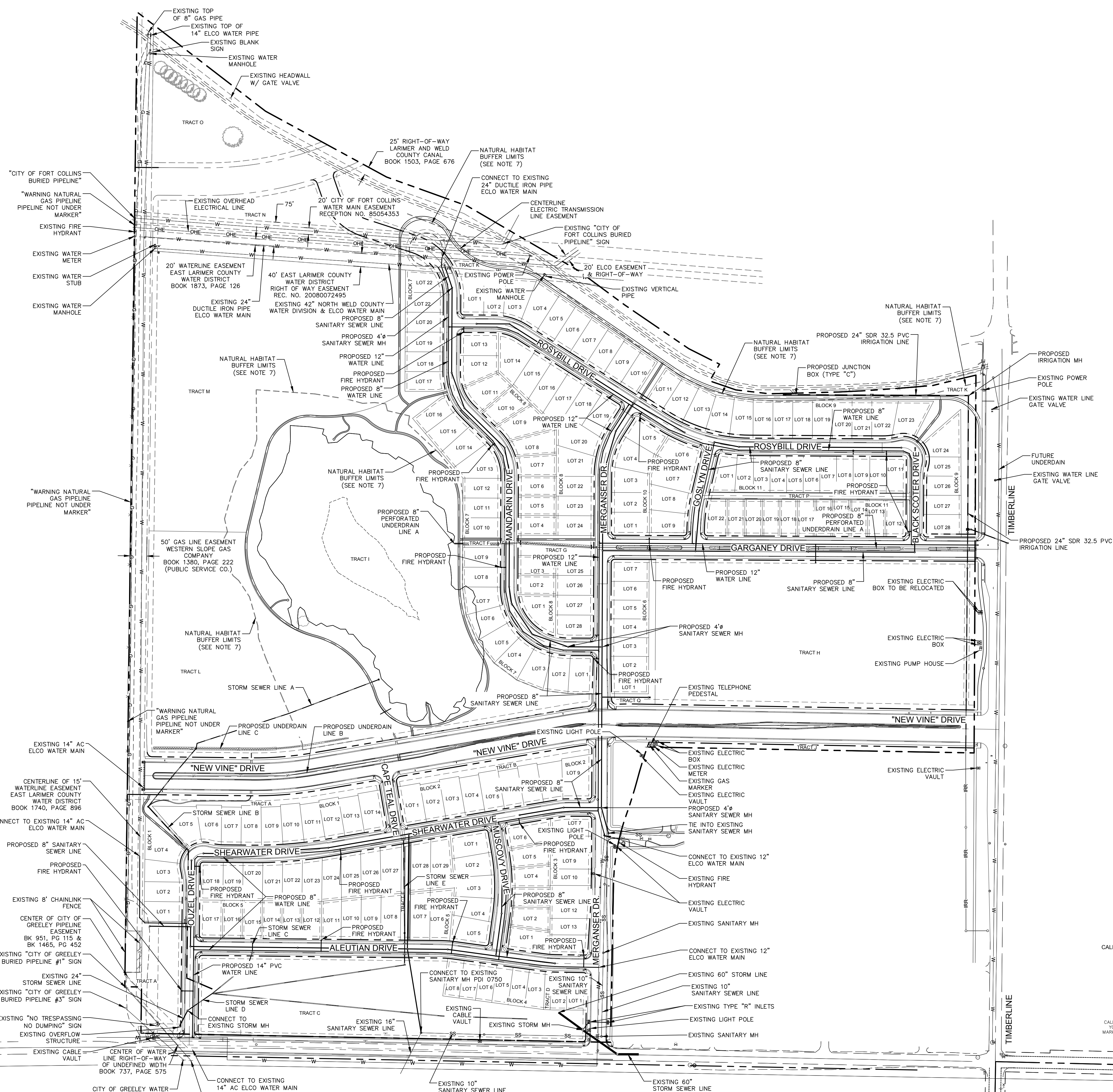
NE
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 150'
 DRAWN BY: D. FRY
 REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
OVERALL WATER LINE PHASING PLAN

Sheet
PH4
 Of 123 Sheets

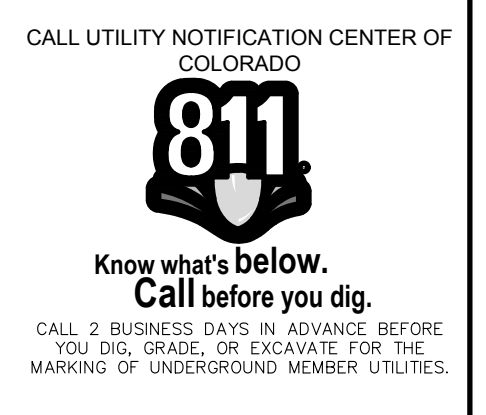
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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	---
EXISTING EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---
EXISTING OVERHEAD ELECTRIC LINES	---
EXISTING SANITARY SEWER LINE W/ MH	---
EXISTING STORM SEWER LINE W/ MH	---
PROPOSED WATER LINE W/ FITTING	---
PROPOSED FIRE HYDRANT	---
PROPOSED DOMESTIC SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
EXISTING ELECTRIC BOX	---
EXISTING FIRE HYDRANT	---
EXISTING FLARED END SECTION	---
EXISTING GATE VALVE	---
EXISTING H2O CURBSTOP	---
EXISTING H2O STUB	---
EXISTING INLET GRATE	---
EXISTING IRRIGATION CONTROL VALVE	---
EXISTING LIGHT POLE	---
EXISTING GAS MARKER	---
EXISTING H2O METER	---
EXISTING H2O MANHOLE	---
EXISTING TELEPHONE PEDESTAL	---
EXISTING POWER POLE	---
EXISTING H2O VALVE	---
ELECTRIC VAULT	---
EXISTING VERTICAL PIPE	---

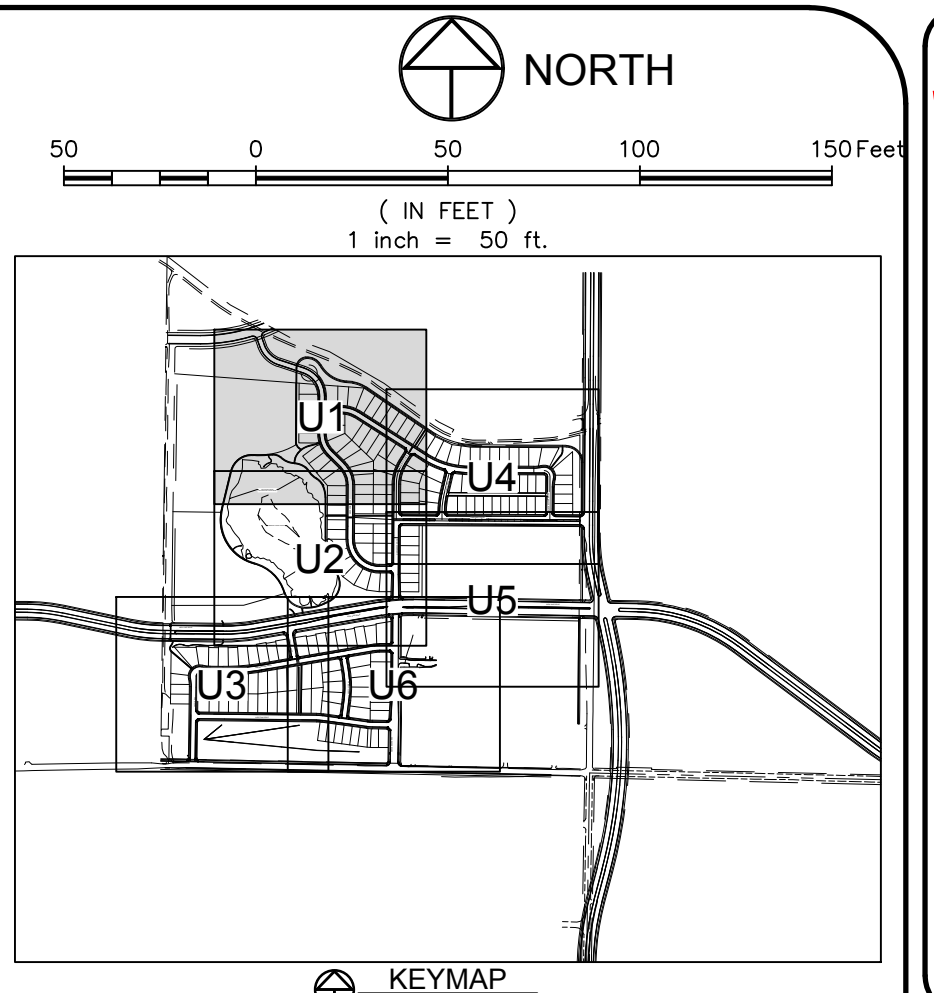
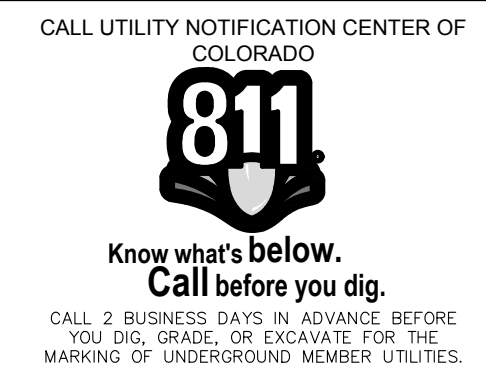
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions: **REVIEW SET** **NOT FOR CONSTRUCTION** 4/9/14
 NORTHERN ENGINEERING
 200 South College Avenue, Suite 010 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159 www.northernengineering.com
 DATE: 4/09/14 SCALE: 1" = 50'
 PROJECT: 889-001 DESIGNED BY: C. SNOWDON DRAWN BY: D. FRY REVIEWED BY: R. CURTIS
 WATERFIELD THIRD FILING
OVERALL UTILITY PLAN
 Sheet **OU1**
 Of 123 Sheets



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- ROAD ROW LINE
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- EXISTING EDGE OF GRAVEL
- PROPOSED SANITARY SEWER LINE W/ MH
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING SANITARY SEWER LINE W/ MH
- EXISTING STORM SEWER LINE W/ MH
- PROPOSED WATER LINE W/ FITTING
- PROPOSED FIRE HYDRANT
- PROPOSED DOMESTIC SERVICE
- PROPOSED SANITARY SEWER SERVICE
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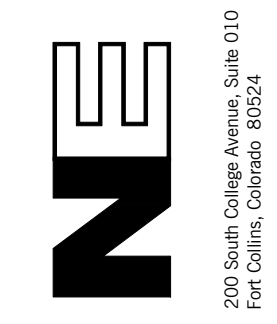
City of Fort Collins, Colorado
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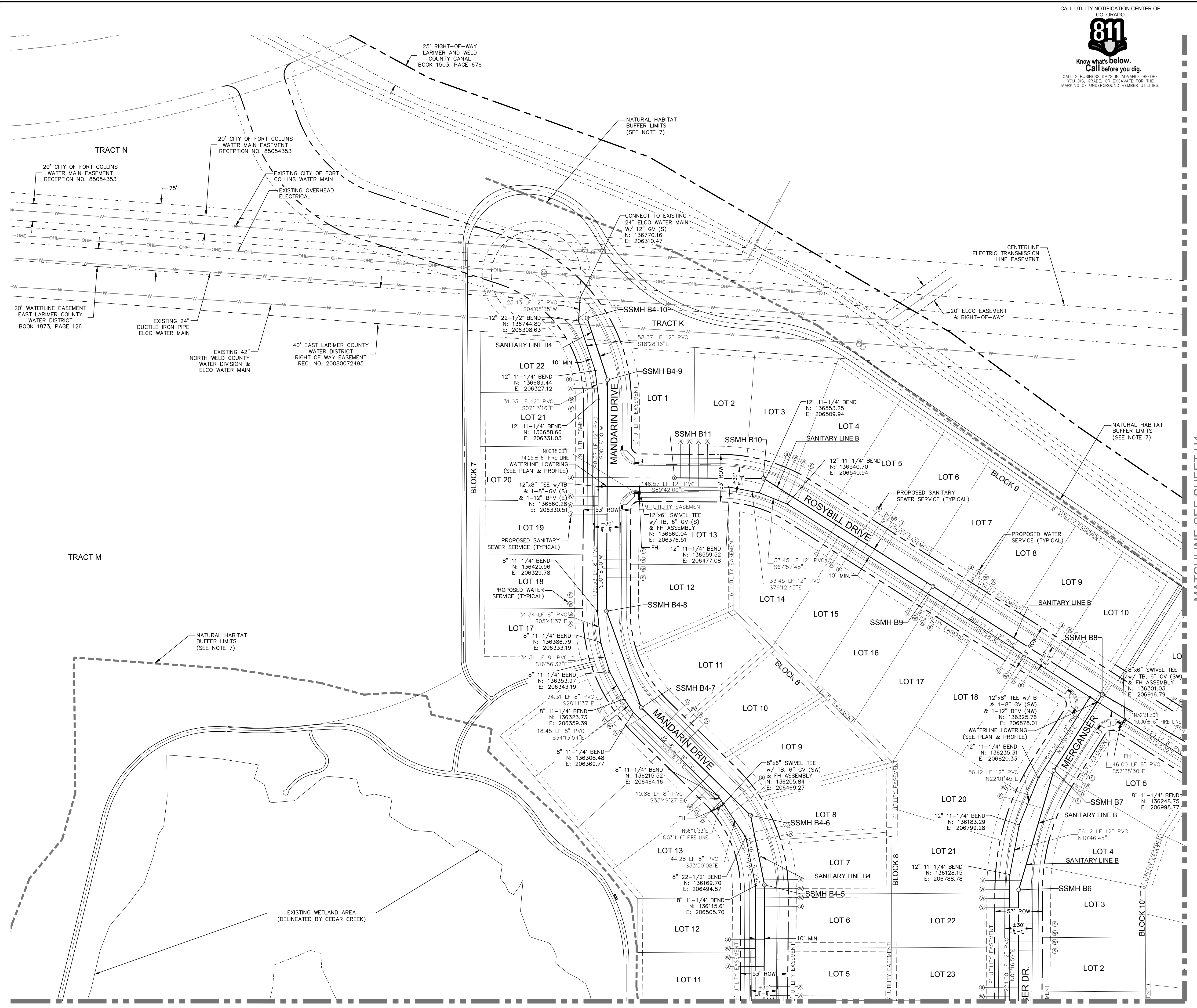
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PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 50'
 DRAWN BY: D. FRY
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WATERFIELD THIRD FILING
 UTILITY PLAN

Sheet
U1
 Of 123 Sheets

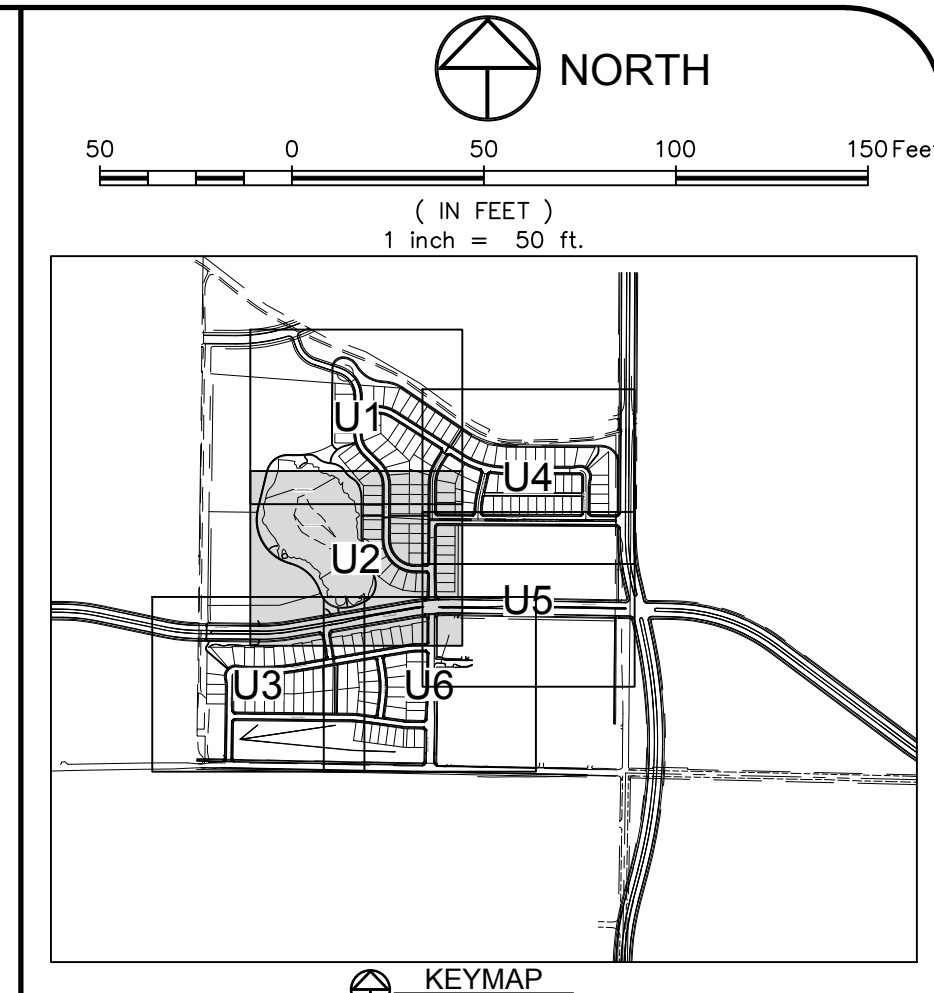
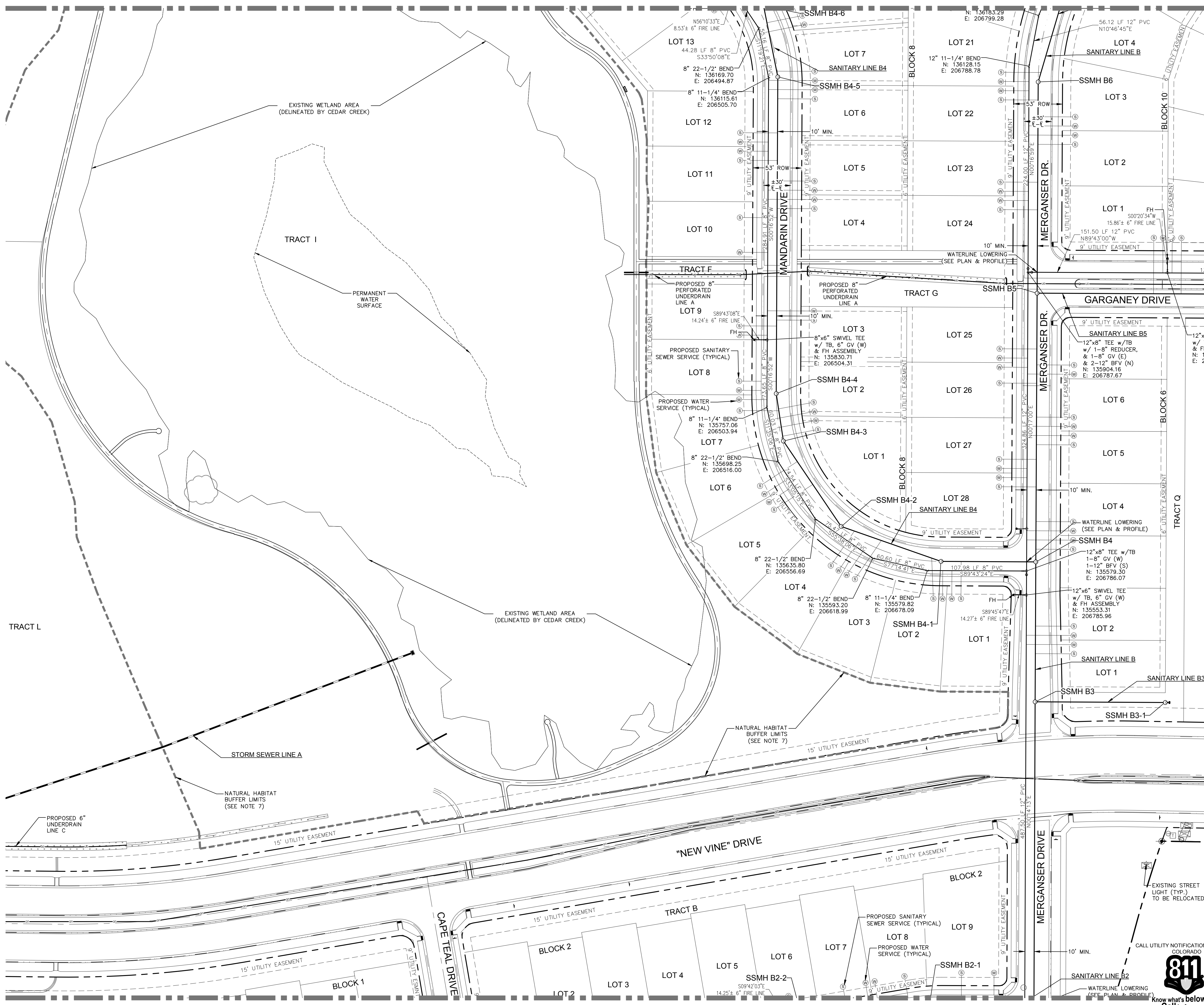


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MATCHLINE-SEE SHEET U2

MATCHLINE-SEE SHEET U4

MATCHLINE-SEE SHEET U1



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - - -
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	-x-x-x-
EXISTING EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
EXISTING OVERHEAD ELECTRIC LINES	OHE-OHE
EXISTING SANITARY SEWER LINE W/ MH	SS
EXISTING STORM SEWER LINE W/ MH	ST
PROPOSED WATER LINE W/ FITTING	---○---
PROPOSED DOMESTIC SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
EXISTING ELECTRIC BOX	⊠
EXISTING FIRE HYDRANT	⊙
EXISTING FLARED END SECTION	---
EXISTING GATE VALVE	⊠
EXISTING H2O CURBSTOP	⊠
EXISTING H2O STUB	---
EXISTING INLET GRATE	⊠
EXISTING IRRIGATION CONTROL VALVE	⊠
EXISTING LIGHT POLE	⊠
EXISTING GAS MARKER	⊠
EXISTING H2O METER	⊠
EXISTING H2O MANHOLE	⊠
EXISTING TELEPHONE PEDESTAL	⊠
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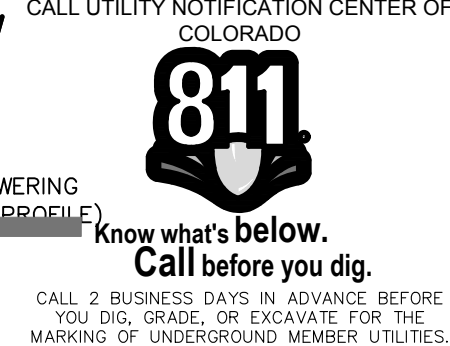
NE
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PROJECT: 889-001
DESIGNED BY: C. SNOWDON
DRAWN BY: D. FRY

WATERFIELD THIRD FILING
UTILITY PLAN

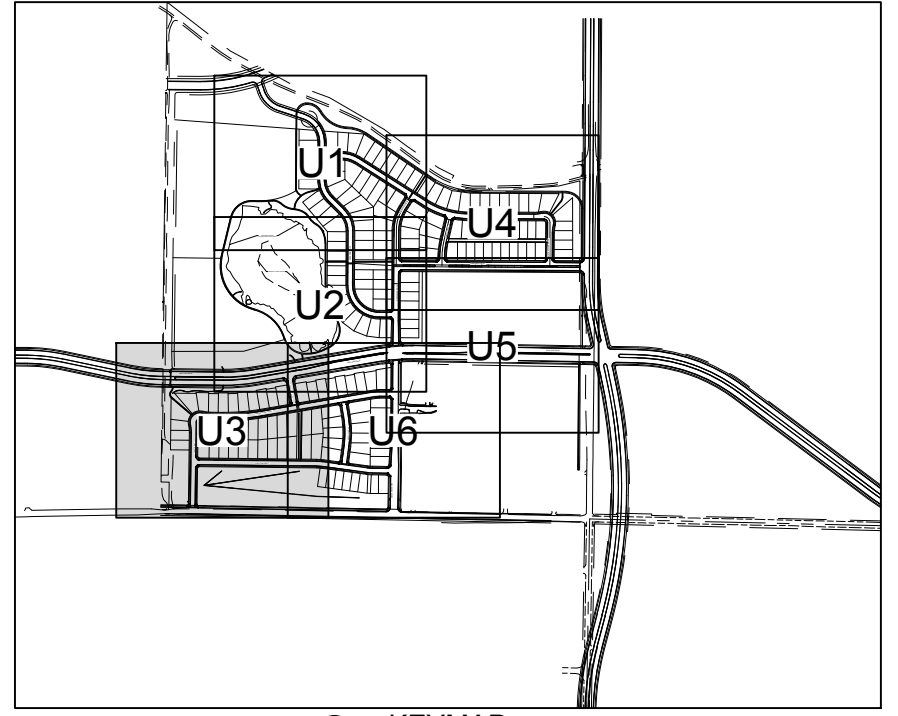
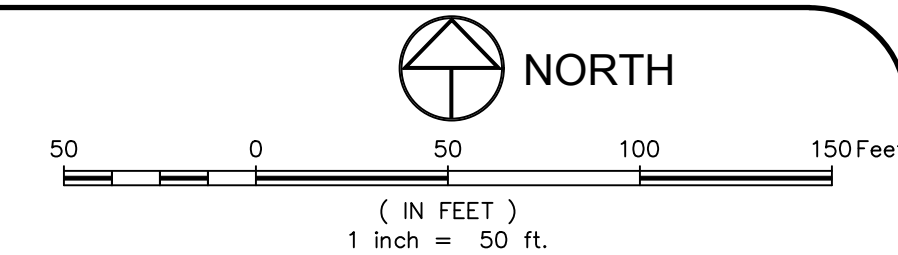
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U2
Of 123 Sheets

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LIST OF REVISIONS: (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2) (889-001_U2)



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET U2



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- ROAD ROW LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED SANITARY SEWER LINE W/ MH
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING SANITARY SEWER LINE W/ MH
- EXISTING STORM SEWER LINE W/ MH
- PROPOSED WATER LINE W/ FITTING
- PROPOSED FIRE HYDRANT
- PROPOSED DOMESTIC SERVICE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING ELECTRIC BOX
- EXISTING FIRE HYDRANT
- EXISTING FLARED END SECTION
- EXISTING GATE VALVE
- EXISTING H2O CURBSTOP
- EXISTING H2O STUB
- EXISTING INLET GRATE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING LIGHT POLE
- EXISTING GAS MARKER
- EXISTING H2O METER
- EXISTING H2O MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING H2O VALVE
- ELECTRIC VAULT
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
 U1: []
 U2: []
 U3: []
 U4: []
 U5: []
 U6: []

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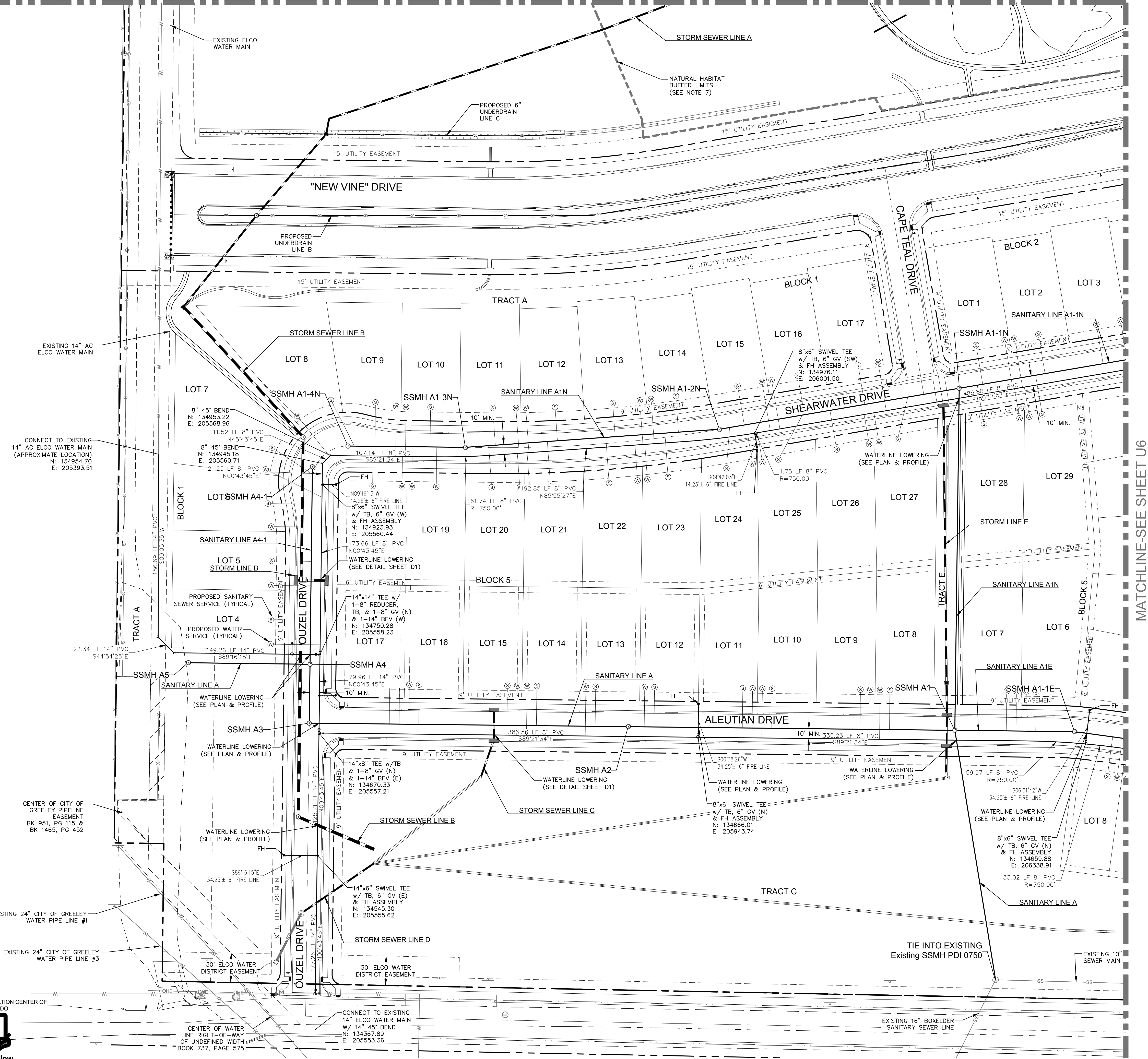
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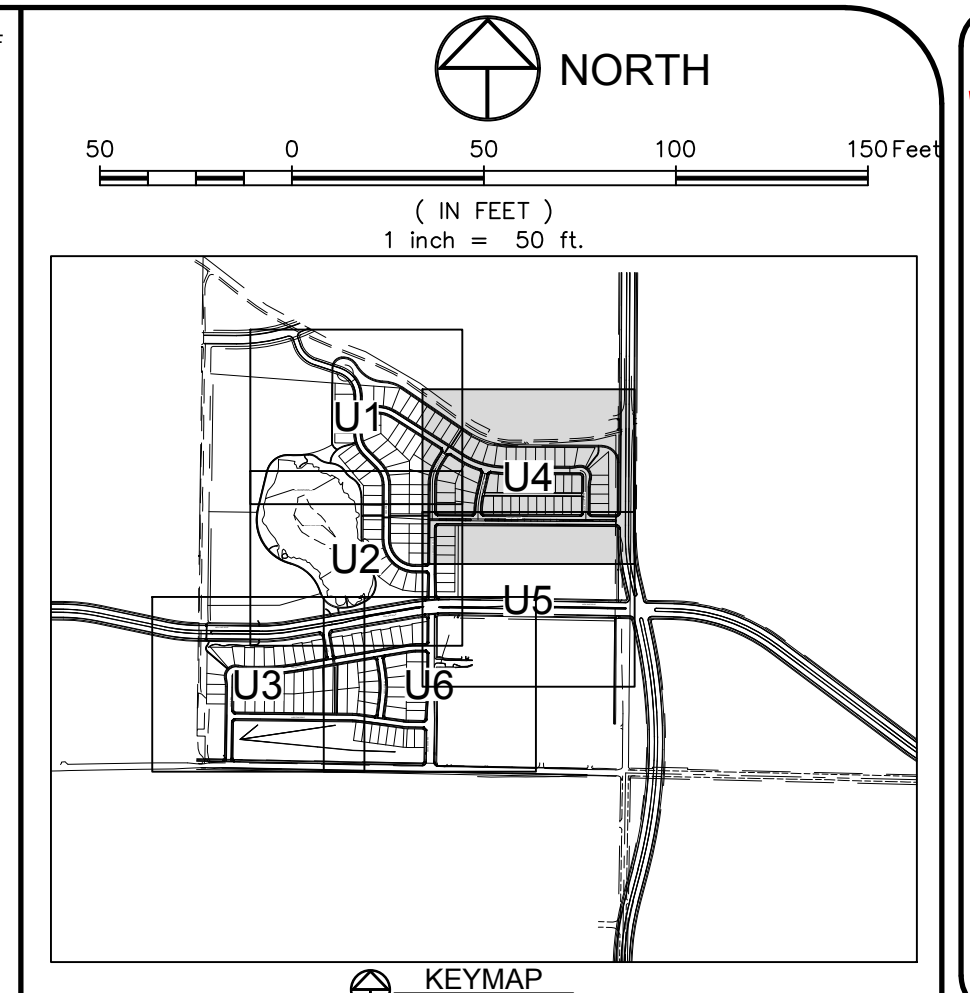
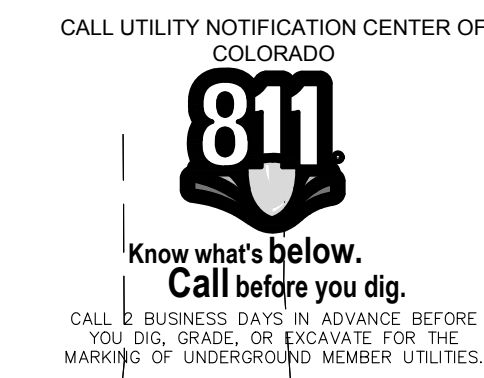
PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 50'
 DRAWN BY: D. FRY
 REVIEWED BY: R. CURTISS

WATERFIELD THIRD FILING
 UTILITY PLAN

Sheet
U3
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\DWG\Utility\889-001_U3.dwg LAYOUT NAME: U3 DATE: Apr 09, 2014 8:46am CAD OPERATOR: C. SNOWDON
 LIST OF SHEETS: [889-001_U1] [889-001_U2] [889-001_U3] [889-001_U4] [889-001_U5] [889-001_U6] [889-001_U7] [889-001_U8] [889-001_U9] [889-001_U10]





LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	---
EXISTING EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---
EXISTING OVERHEAD ELECTRIC LINES	---
EXISTING SANITARY SEWER LINE W/ MH	---
EXISTING STORM SEWER LINE W/ MH	---
PROPOSED WATER LINE W/ FITTING	---
PROPOSED FIRE HYDRANT	---
PROPOSED DOMESTIC SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
EXISTING ELECTRIC BOX	---
EXISTING FIRE HYDRANT	---
EXISTING FLARED END SECTION	---
EXISTING GATE VALVE	---
EXISTING H2O CURBSTOP	---
EXISTING H2O STUB	---
EXISTING INLET GRATE	---
EXISTING IRRIGATION CONTROL VALVE	---
EXISTING LIGHT POLE	---
EXISTING GAS MARKER	---
EXISTING H2O METER	---
EXISTING H2O MANHOLE	---
EXISTING TELEPHONE PEDESTAL	---
EXISTING POWER POLE	---
EXISTING H2O VALVE	---
ELECTRIC VAULT	---
EXISTING VERTICAL PIPE	---

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Revisions:
REVIEW SET
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4/7/14

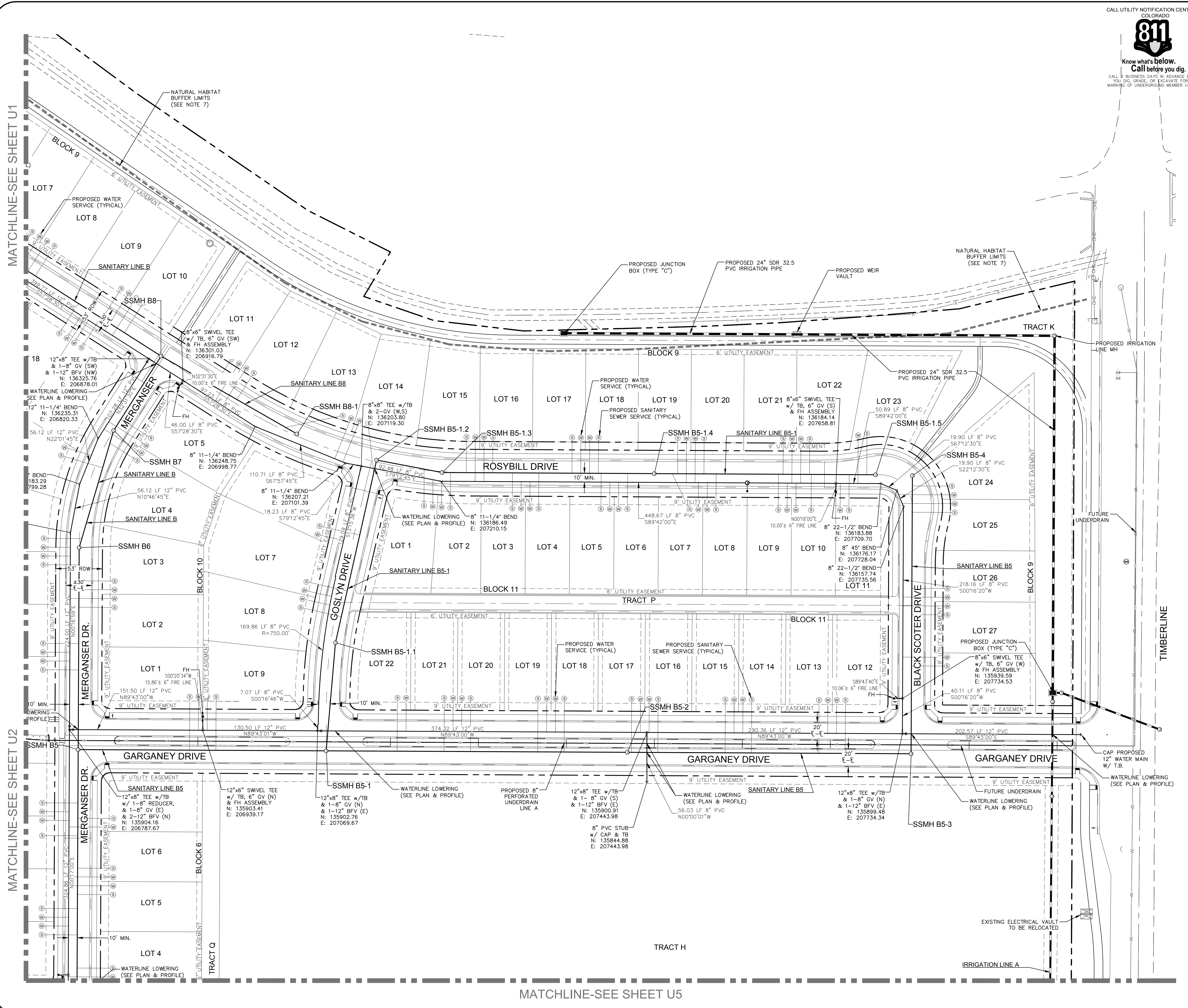
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PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. SNOWDON
SCALE: 1" = 50'
DRAWN BY: D. FRY
REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
UTILITY PLAN

Sheet U4
Of 123 Sheets



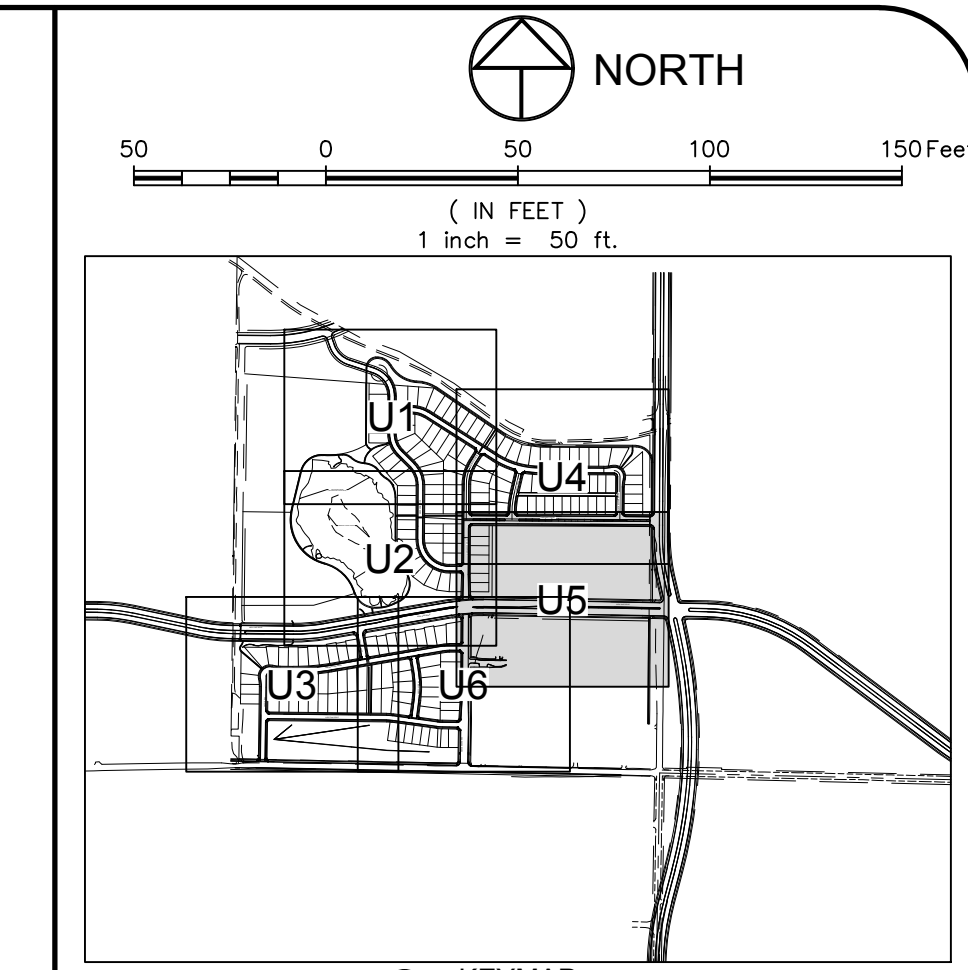
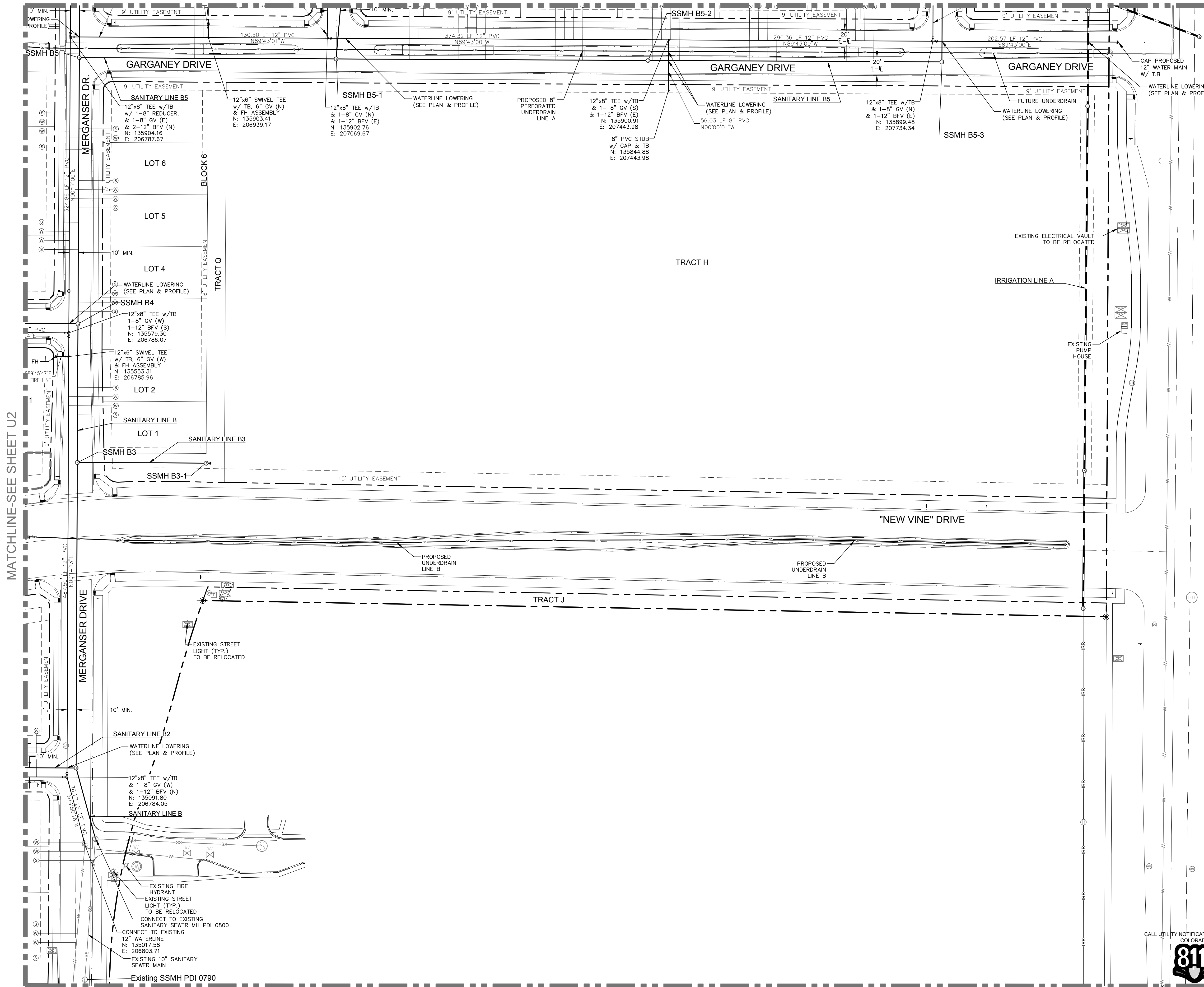
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MATCHLINE-SEE SHEET U1

MATCHLINE-SEE SHEET U2

MATCHLINE-SEE SHEET U5

MATCHLINE-SEE SHEET U4



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - -
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	-x-x-
EXISTING EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
EXISTING OVERHEAD ELECTRIC LINES	OHE-OHE
EXISTING SANITARY SEWER LINE W/ MH	SS-○
EXISTING STORM SEWER LINE W/ MH	ST-○
PROPOSED WATER LINE W/ FITTING	---○---
PROPOSED FIRE HYDRANT	●
PROPOSED DOMESTIC SERVICE	○
PROPOSED SANITARY SEWER SERVICE	○
EXISTING ELECTRIC BOX	⊠
EXISTING FIRE HYDRANT	⊙
EXISTING FLARED END SECTION	⊠
EXISTING GATE VALVE	⊠
EXISTING H2O CURBSTOP	⊠
EXISTING H2O STUB	⊠
EXISTING INLET GRATE	⊠
EXISTING IRRIGATION CONTROL VALVE	⊠
EXISTING LIGHT POLE	⊠
EXISTING GAS MARKER	⊠
EXISTING H2O METER	⊠
EXISTING H2O MANHOLE	⊠
EXISTING TELEPHONE PEDESTAL	⊠
EXISTING POWER POLE	⊠
EXISTING H2O VALVE	⊠
ELECTRIC VAULT	⊠
EXISTING VERTICAL PIPE	⊠

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Revisions:
DATE: 4/09/14
SCALE: 1" = 50'
REVIEWED BY: R. CURTIS
DRAWN BY: D. FRY

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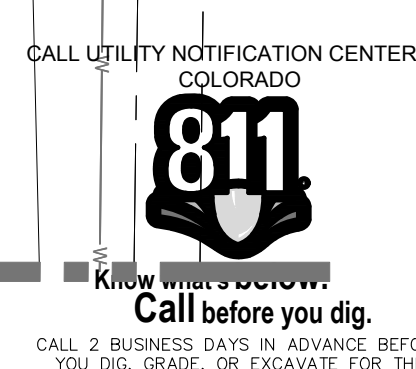
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PROJECT: 889-001
DESIGNED BY: C. SNOWDON
DATE: 4/09/14
SCALE: 1" = 50'
REVIEWED BY: R. CURTIS
DRAWN BY: D. FRY

WATERFIELD THIRD FILING
UTILITY PLAN

Sheet
U5
Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\DWG\Utility\889-001_U5.dwg LAYOUT NAME: US DATE: Apr 09, 2014 8:45am CAD OPERATOR: Cmpg LIST OF REVISIONS: (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5) (889-001_U5)



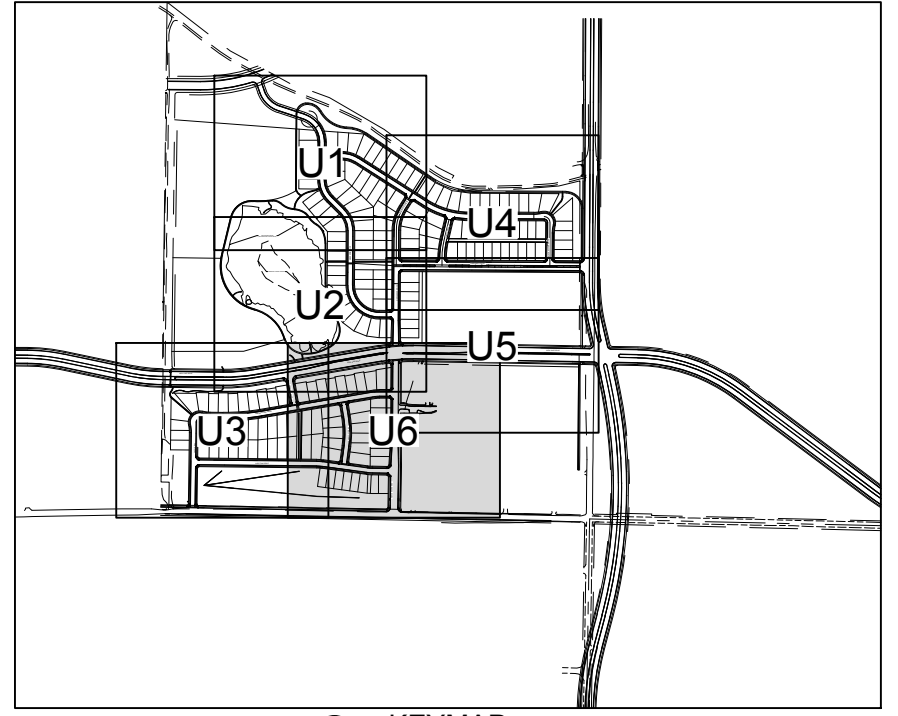
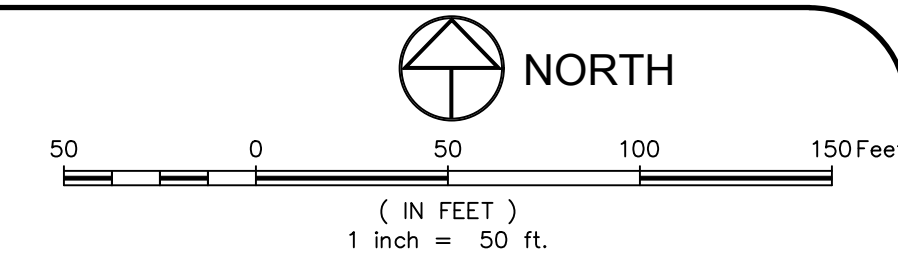
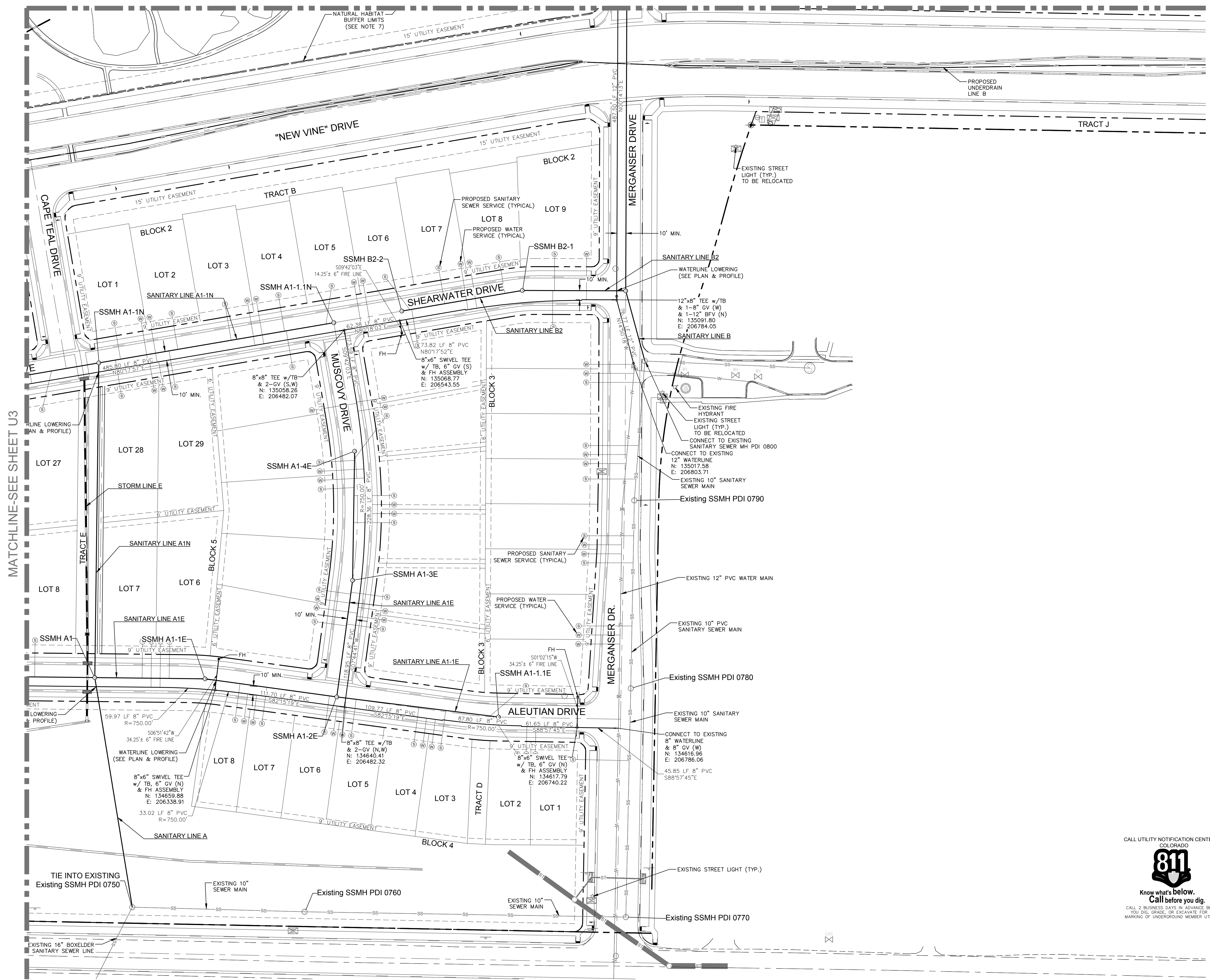
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Know what's below.
Call before you dig.
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MATCHLINE-SEE SHEET U6

MATCHLINE-SEE SHEET U2

MATCHLINE-SEE SHEET U2

MATCHLINE-SEE SHEET U5



KEYMAP

LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - -
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	-x-x-
EXISTING EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
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EXISTING ELECTRIC BOX	---○---
EXISTING FIRE HYDRANT	---○---
EXISTING FLARED END SECTION	---○---
EXISTING GATE VALVE	---○---
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CHECKED BY:	Environmental Planner	Date

DATE: 4/7/14
PROJECT: 889-001
DESIGNED BY: C. SNOWDON
DRAWN BY: D. FRY
REVIEWED BY: R. CURTIS

Revisions:
U4: 4/7/14
U5: 4/7/14
REVIEW SET
NOT FOR CONSTRUCTION

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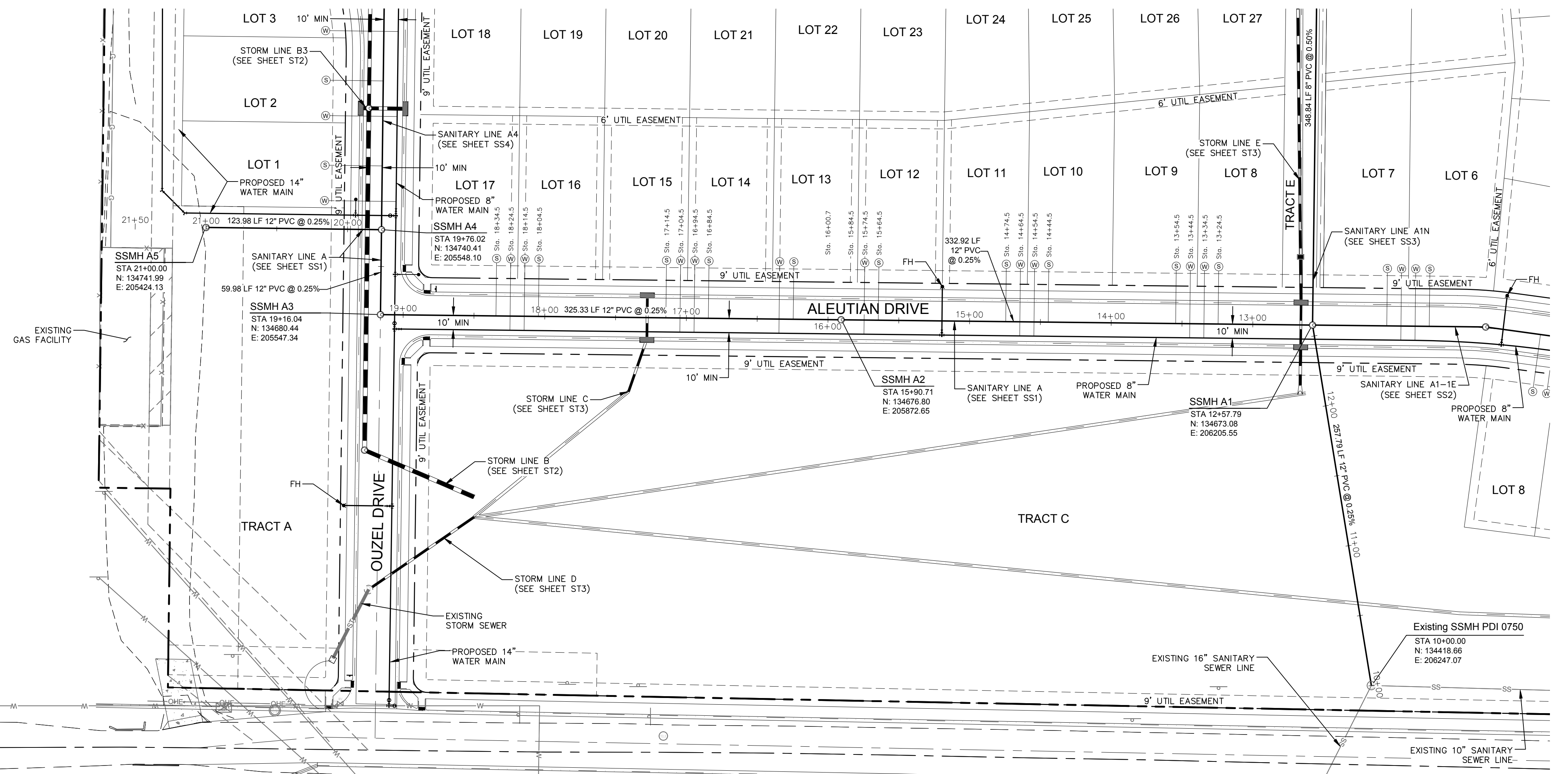
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DATE: 4/7/14
SCALE: 1" = 50'
REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
UTILITY PLAN

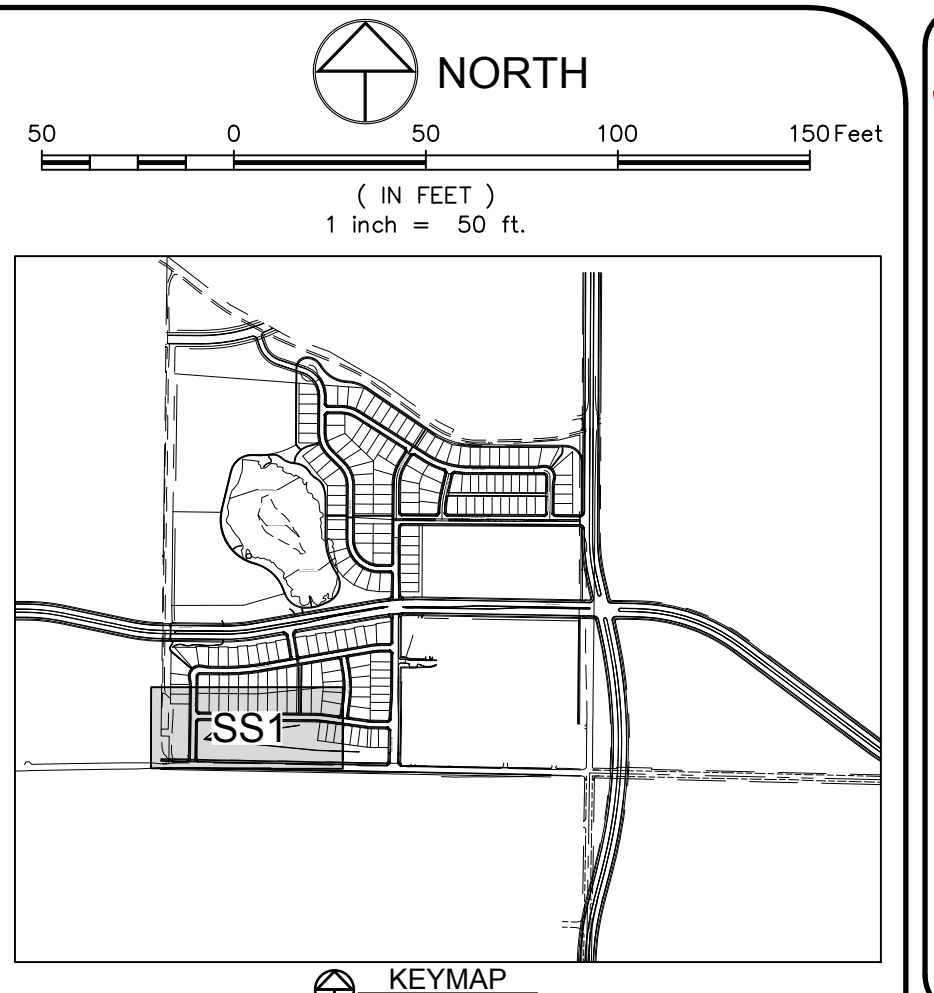
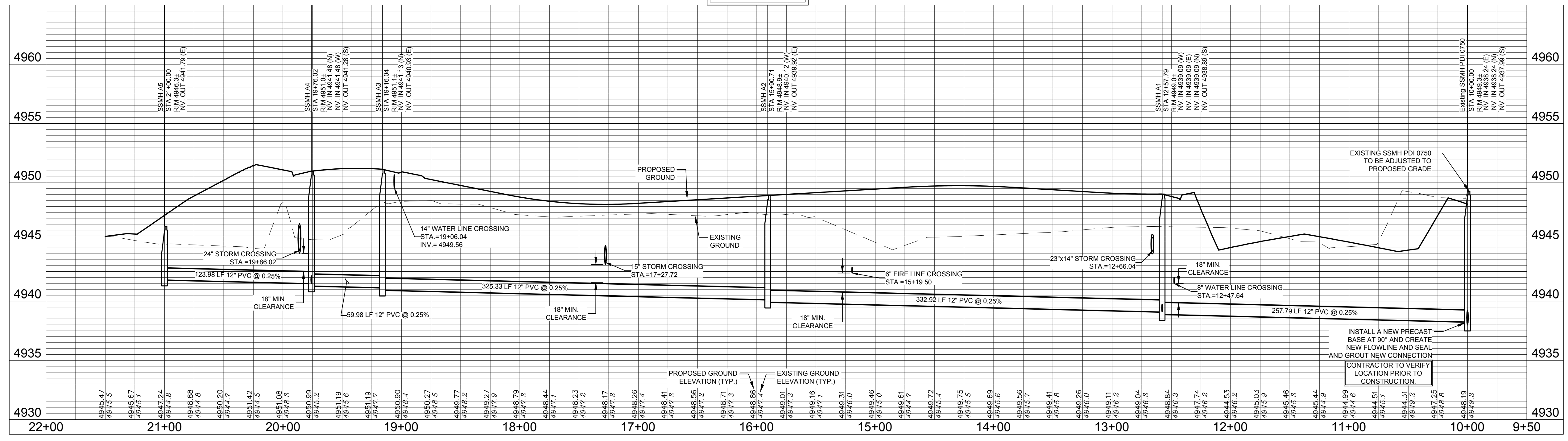
Sheet U6
Of 123 Sheets

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SANITARY SEWER LINE A

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



LEGEND:

PROPOSED WATER MAIN	—W—
EXISTING WATER MAIN	—W—
PROPOSED SANITARY SEWER	—SS—
EXISTING SANITARY SEWER	—SS—
PROPOSED SEWER SERVICE	—S—
PROPOSED RESIDENTIAL WATER SERVICE (SEE UTILITY DETAIL SHEETS)	—W—
PROPOSED CURB STOP & METER PIT	—M—
PROPOSED IRRIGATION CURB STOP & METER PIT	—M—
PROPOSED FIRE HYDRANT	—H—
EXISTING FIRE HYDRANT	—H—
PROPOSED STORM SEWER	—S—
PROPOSED UNDERDRAIN LINE	—U—
EXISTING STORM SEWER	—S—
EXISTING RIGHT OF WAY	—ST—
PROPOSED CURB & GUTTER	—C—
PROJECT BOUNDARY	—P—
LOT LINE	—L—
EASEMENT LINE	—E—
PROPOSED STORM MANHOLE	—M—
PROPOSED STORM INLET	—I—
EXISTING EDGE OF ASPHALT	—A—

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 - SEWER CONSTRUCTION SHALL BE PER BOXELDER SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE FLUSH WITH FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
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 - ALL SINGLE-FAMILY SANITARY SEWER SERVICES TO BE 4" PVC.
 - ALL SANITARY MANHOLES TO BE 4'S.
 - REFER TO THE PLAN FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.

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WATERFIELD THIRD FILING
SANITARY SEWER LINE A
PLAN & PROFILE

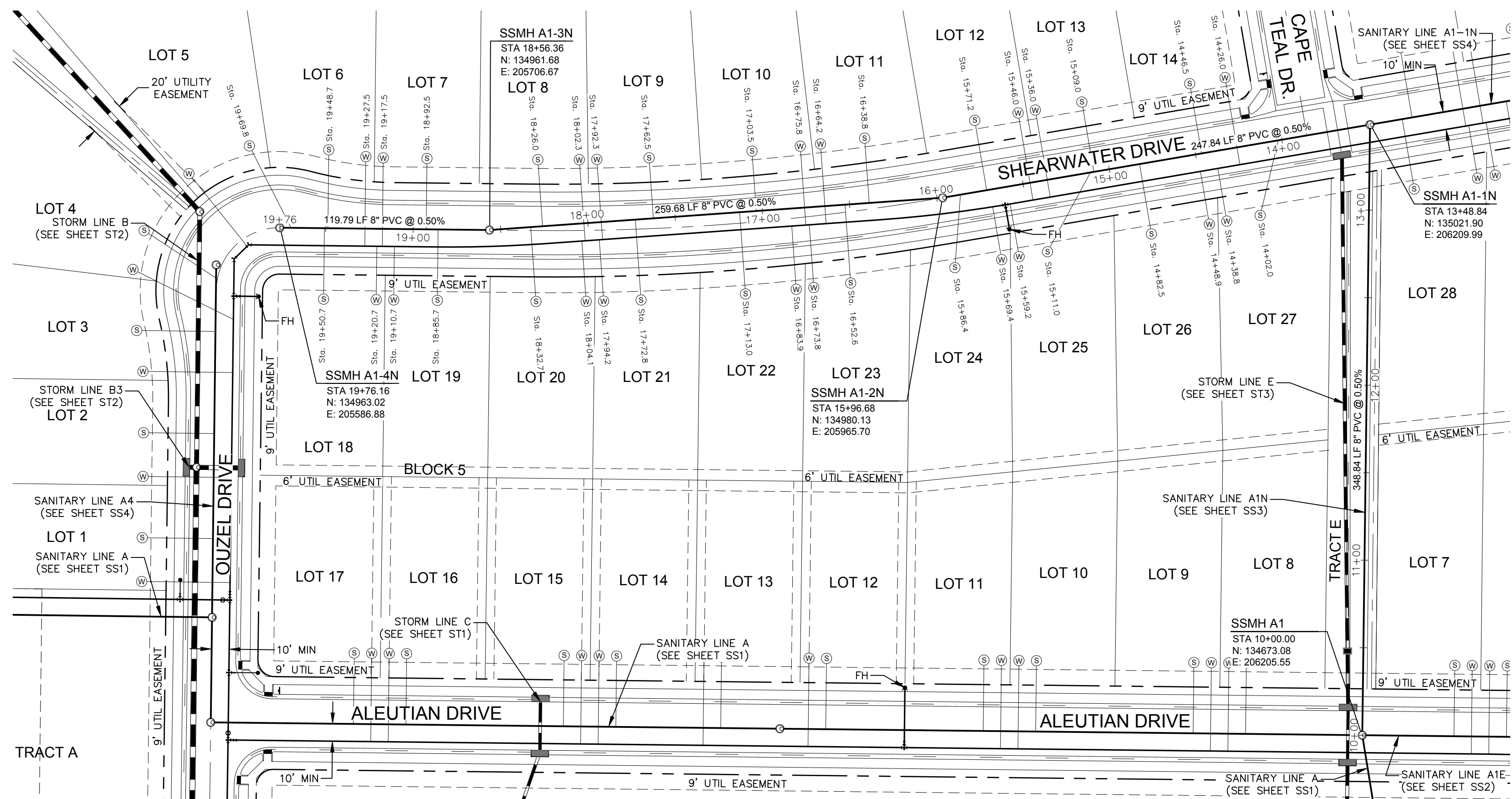
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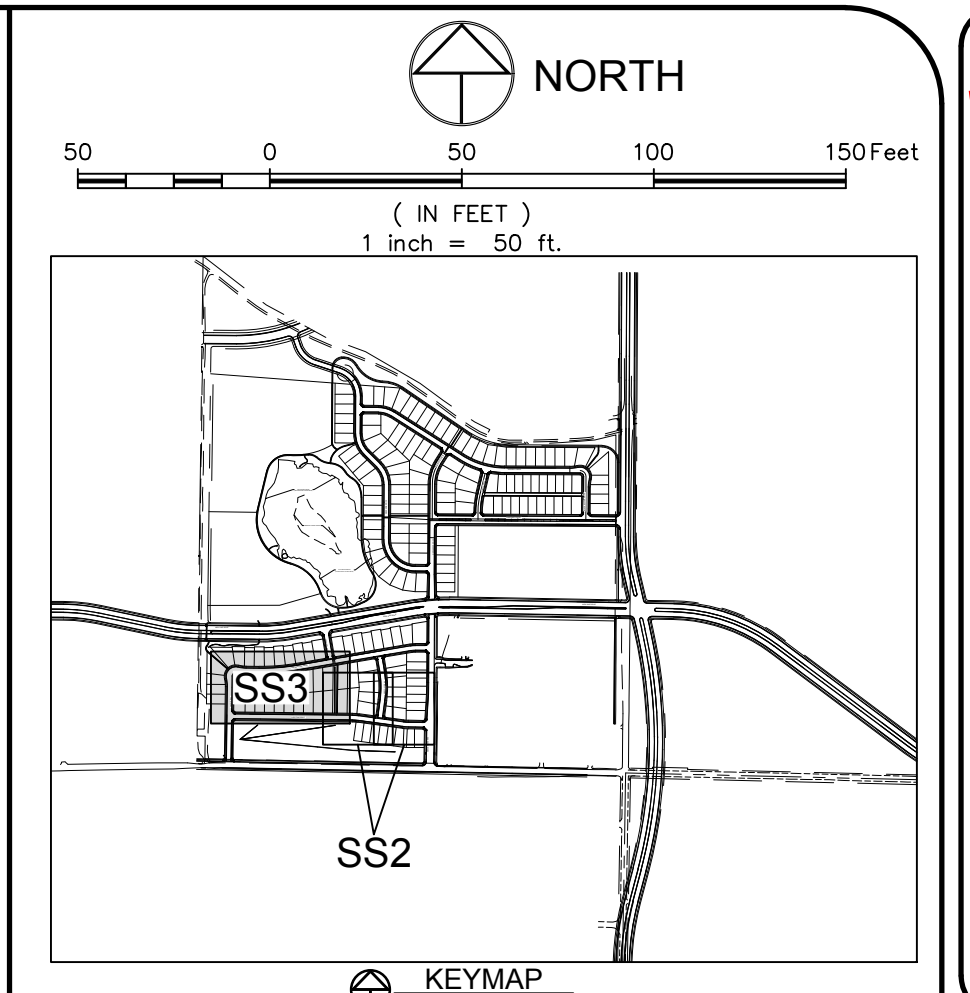
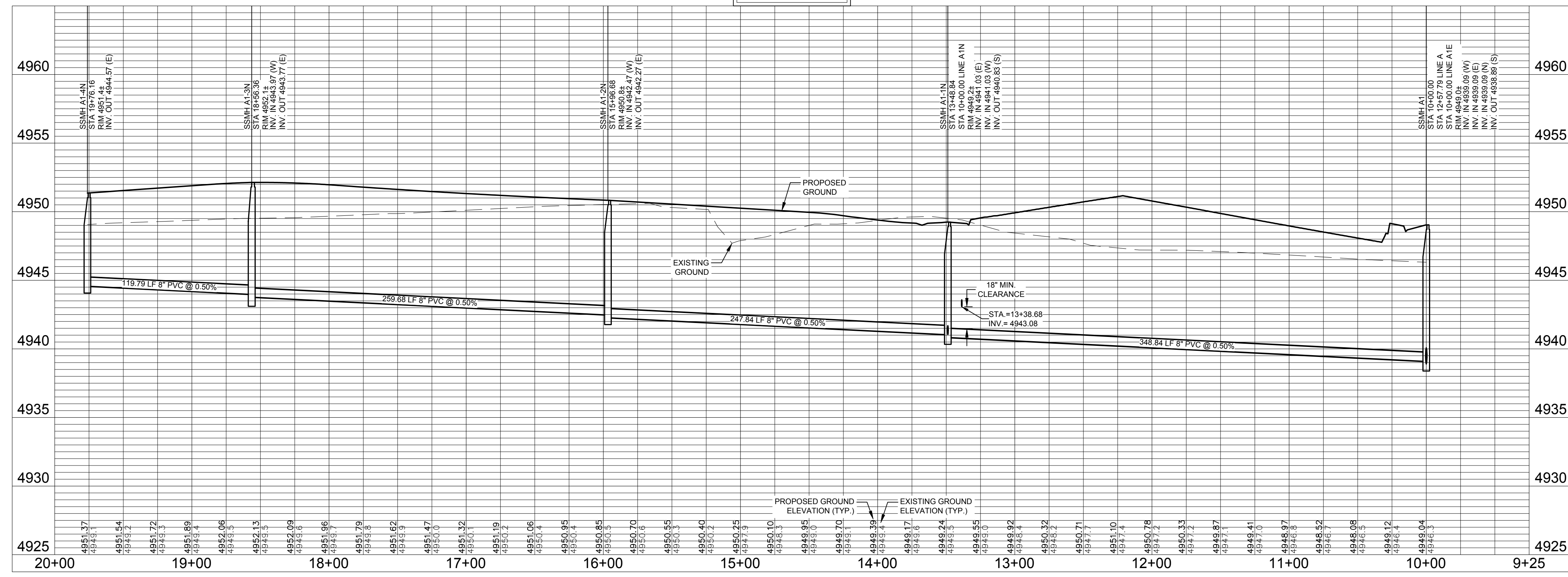
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 Of 123 Sheets

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SANITARY SEWER LINE A1N

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



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE (SEE UTILITY DETAIL SHEETS)
- PROPOSED CURB STOP & METER PIT
- PROPOSED IRRIGATION CURB STOP & METER PIT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN LINE
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT

NOTES:

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

WATERFIELD THIRD FILING

SANITARY SEWER LINE A1N
PLAN & PROFILE

Sheet
SS3
Of 123 Sheets

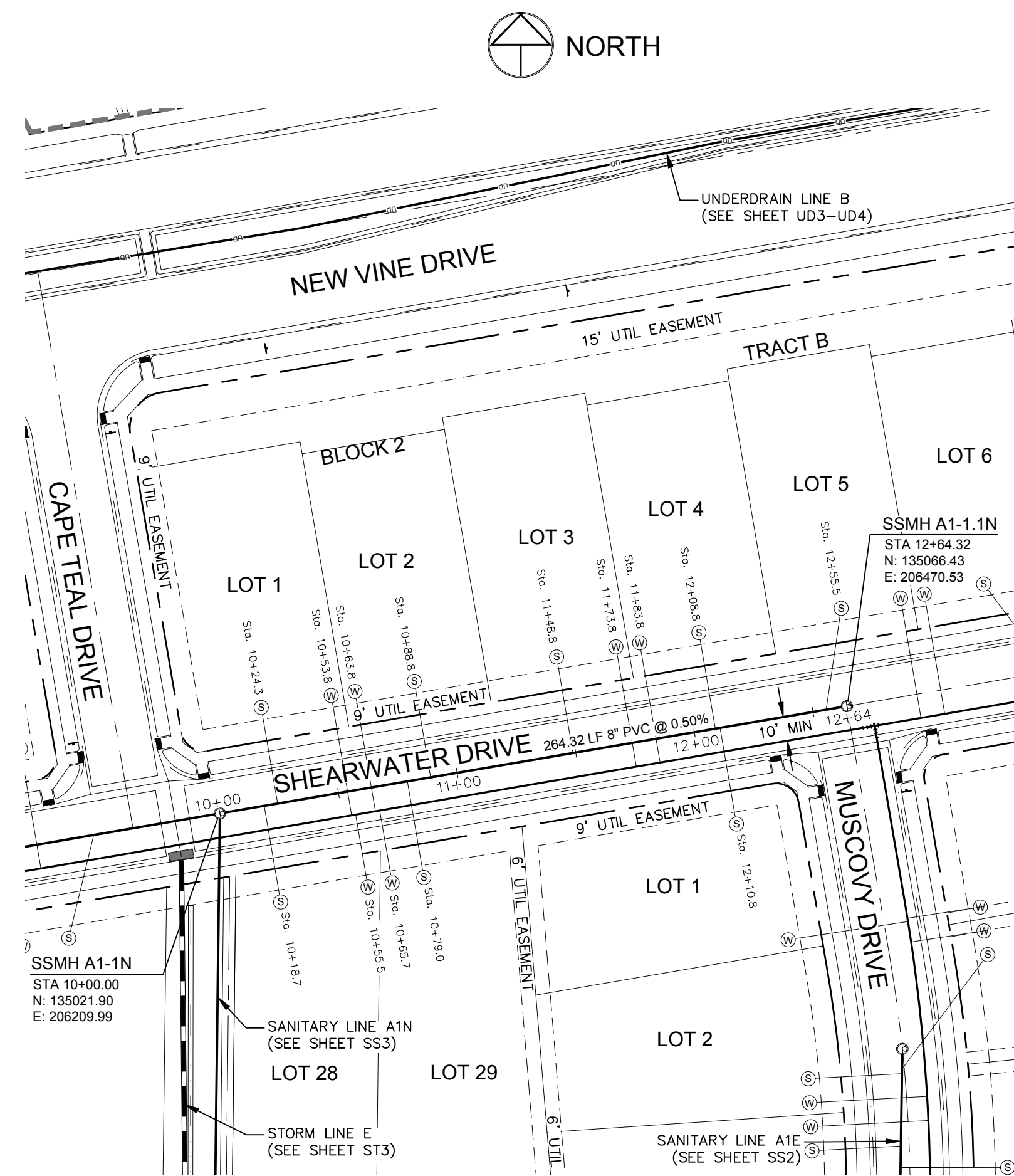
Revisions:
DATE: 4/09/14
SCALE: 1"=50'
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

PROJECT: 889-001
DATE: 4/09/14
SCALE: 1"=50'
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

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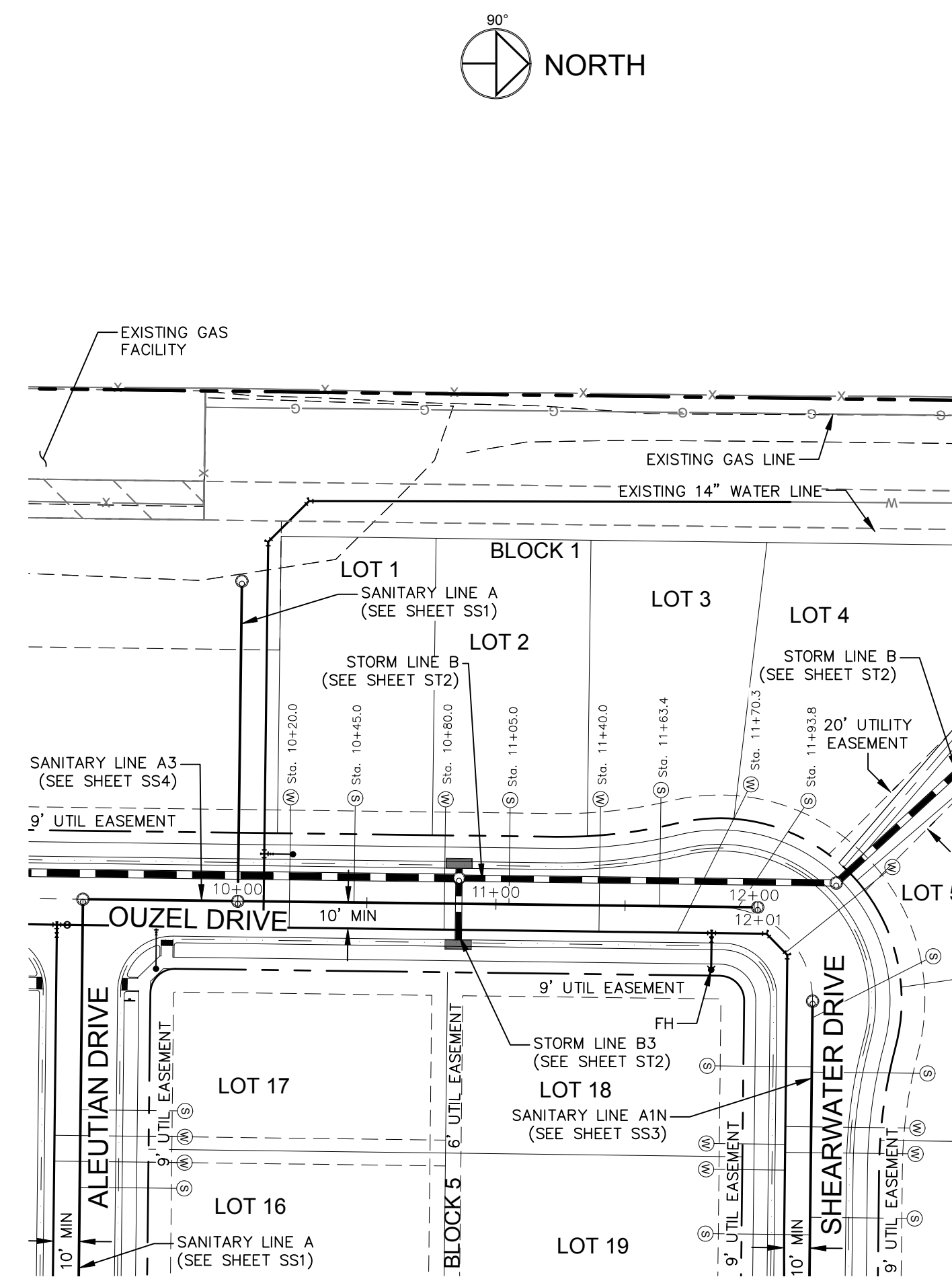
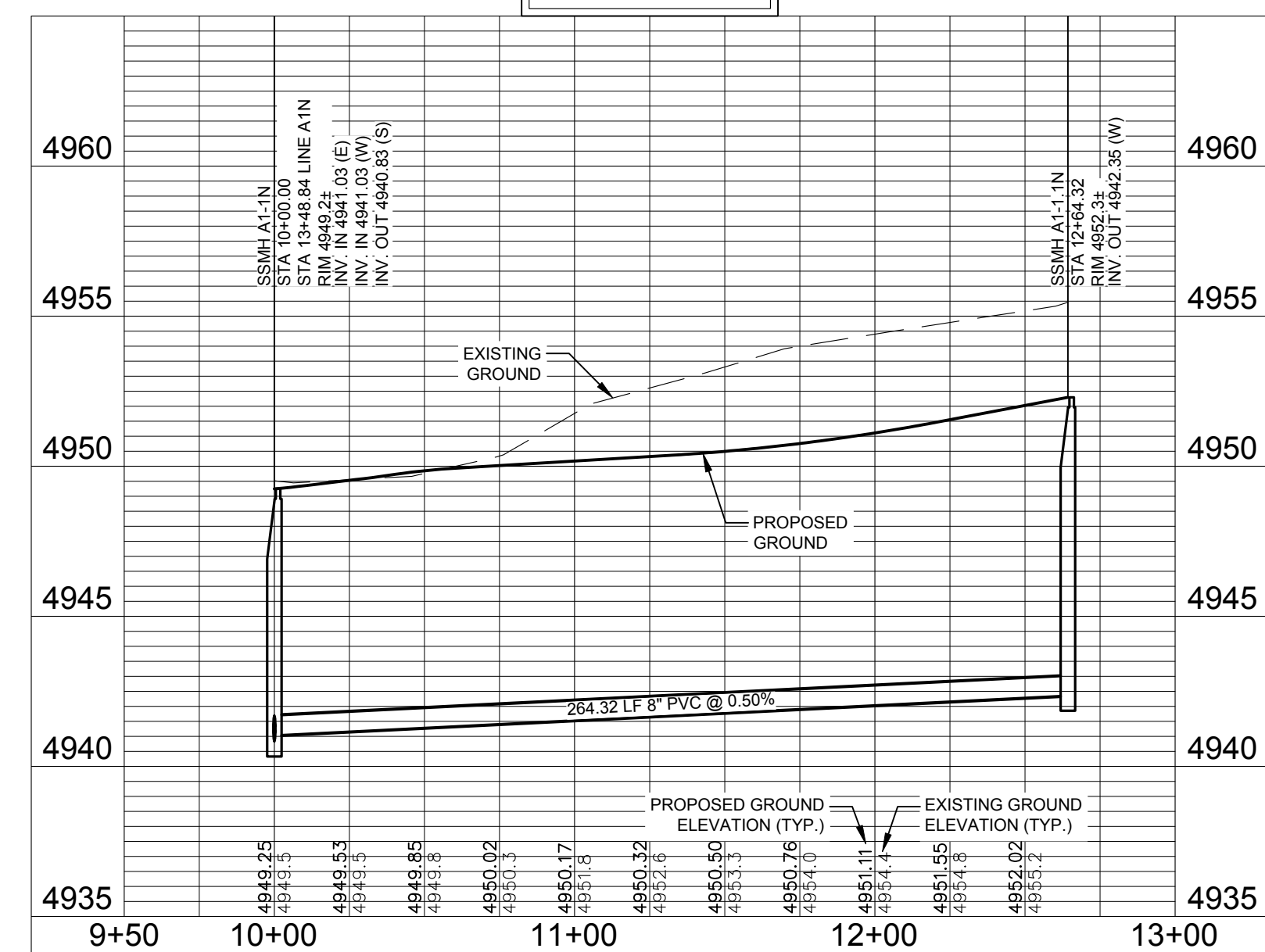
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PHONE: 970.221.5158 FAX: 970.221.4159
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200 South College Avenue, Suite 010 Fort Collins, Colorado 80524

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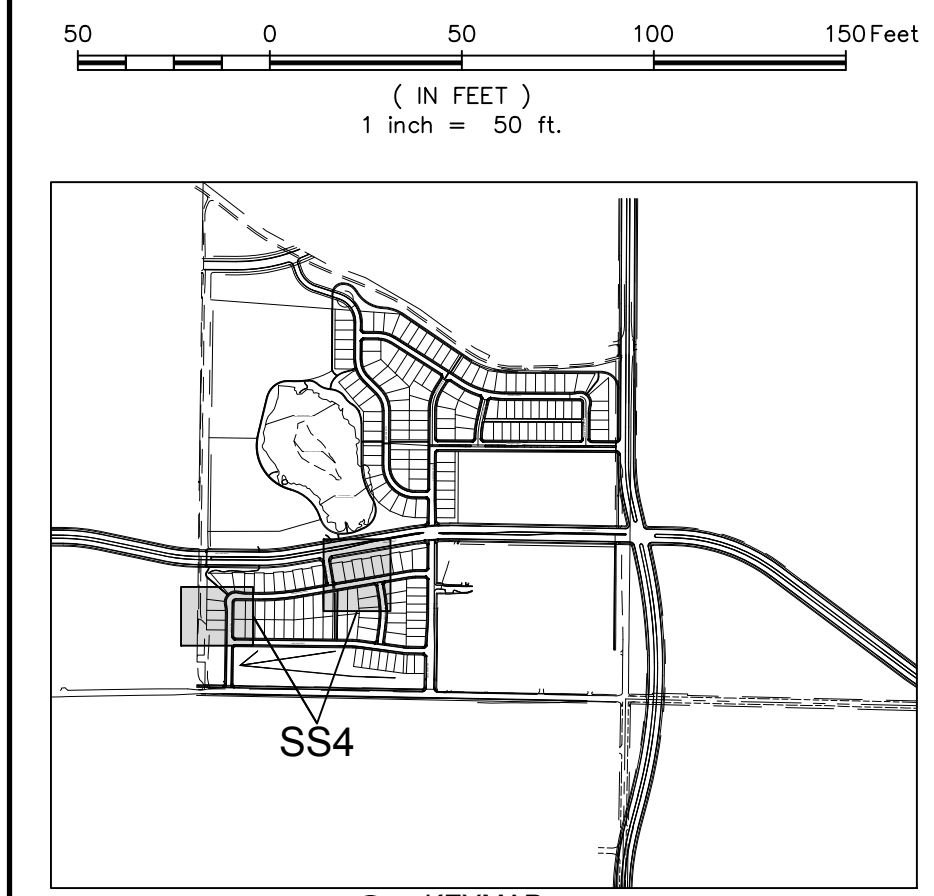
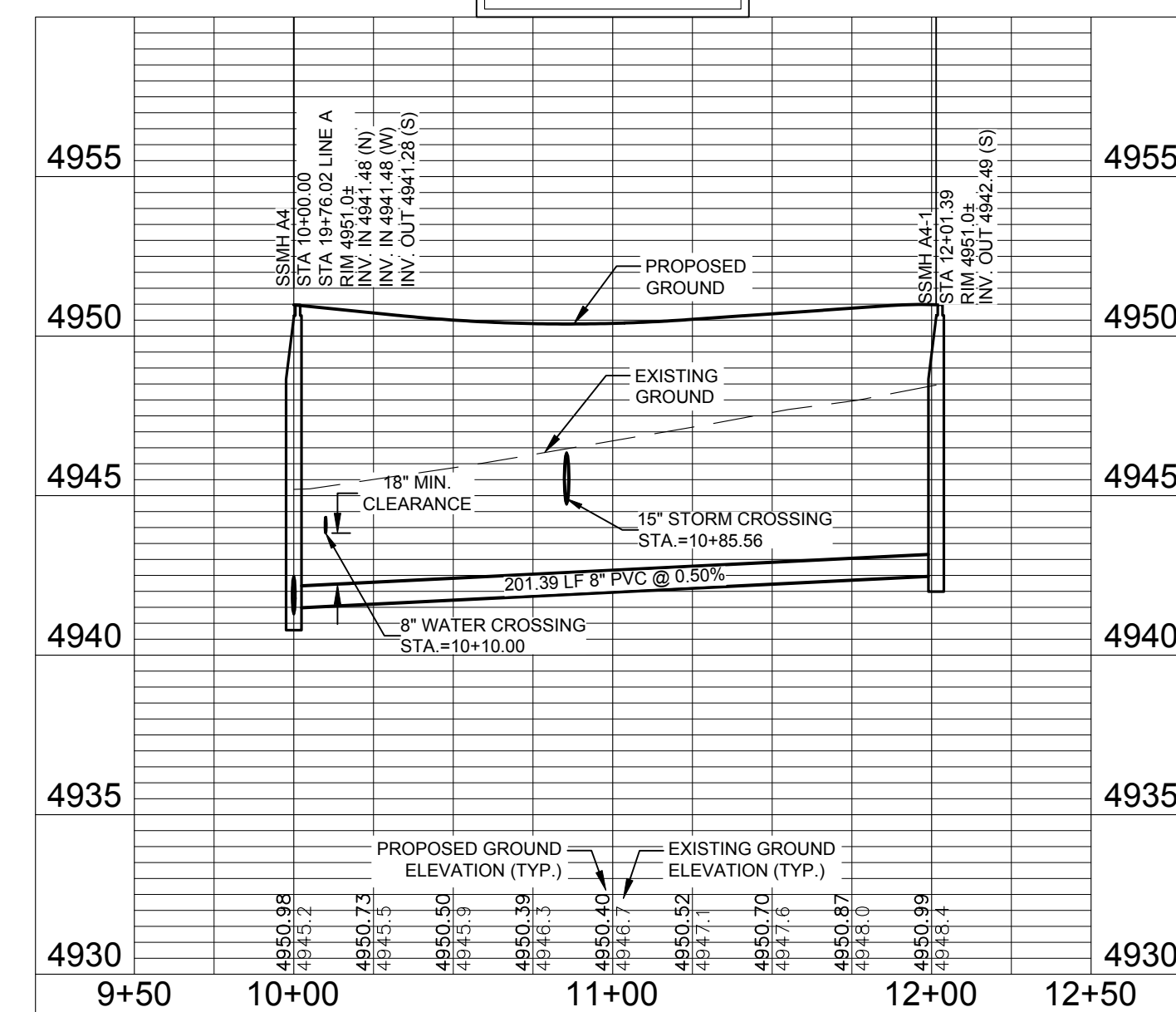
SANITARY SEWER LINE A1-1N

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



SANITARY SEWER LINE A4

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



LEGEND:

PROPOSED WATER MAIN	—
EXISTING WATER MAIN	—
PROPOSED SANITARY SEWER	—
EXISTING SANITARY SEWER	—
PROPOSED SEWER SERVICE	—
PROPOSED RESIDENTIAL WATER SERVICE (SEE UTILITY DETAIL SHEETS)	—
PROPOSED CURB STOP & METER PIT	—
PROPOSED IRRIGATION CURB STOP & METER PIT	—
PROPOSED FIRE HYDRANT	—
EXISTING FIRE HYDRANT	—
PROPOSED STORM SEWER	—
PROPOSED UNDERDRAIN LINE	—
EXISTING STORM SEWER	—
EXISTING RIGHT OF WAY	—
PROPOSED CURB & GUTTER	—
PROJECT BOUNDARY	—
LOT LINE	—
EASEMENT LINE	—
PROPOSED STORM MANHOLE	—
PROPOSED STORM INLET	—
EXISTING EDGE OF ASPHALT	—

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

WATERFIELD THIRD FILING
SANITARY SEWER LINES A1-1N & A4
PLAN & PROFILE

Sheet
SS4
Of 123 Sheets

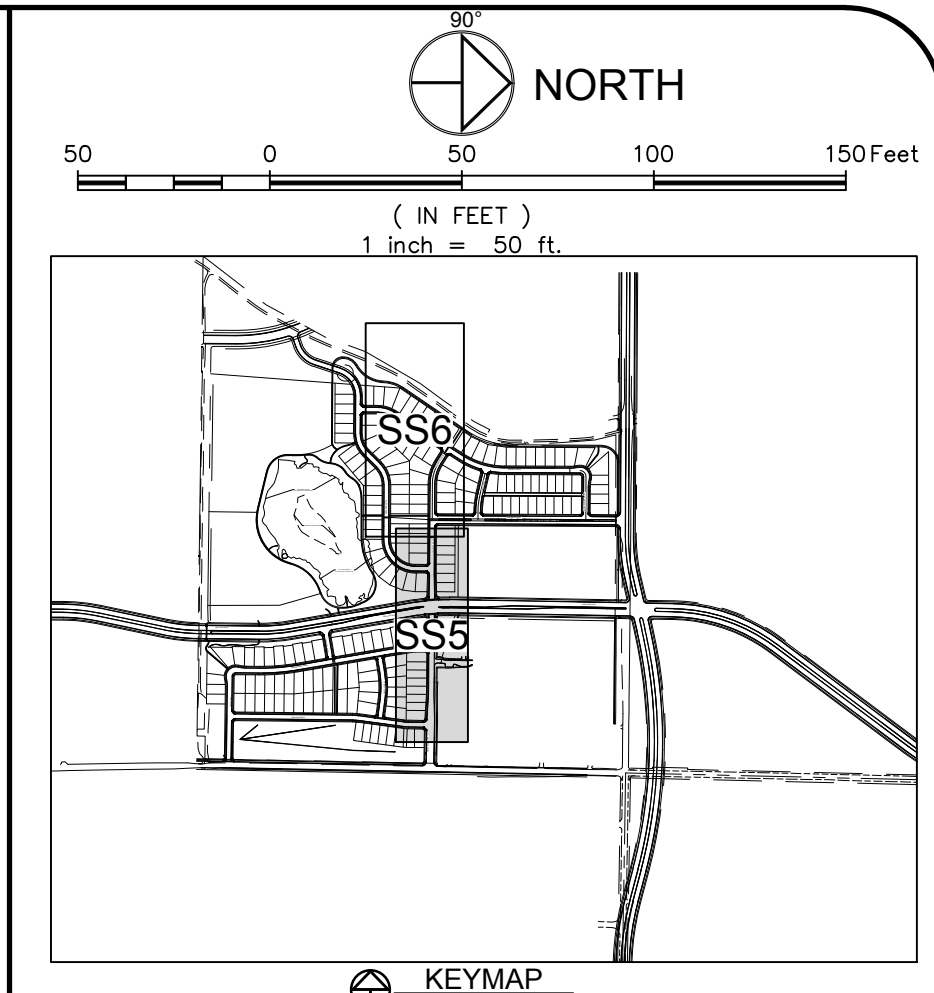
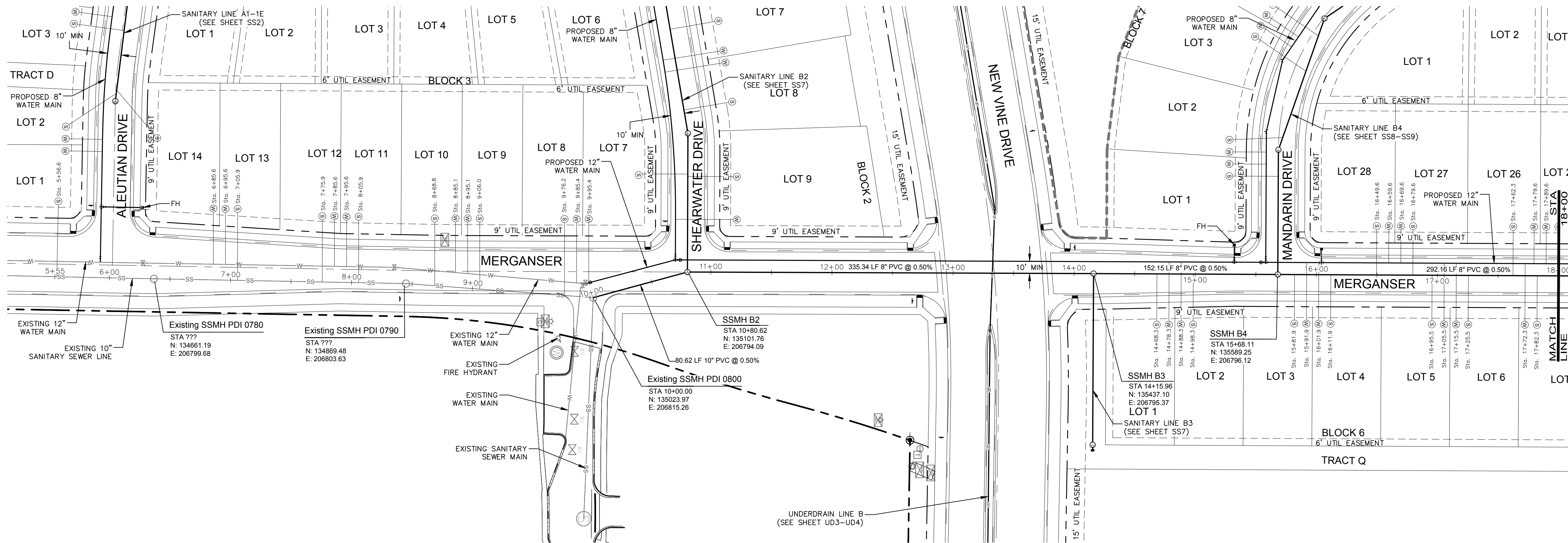
Revisions:
DATE: 4/7/14
BY: [Signature]
REVIEW SET
NOT FOR CONSTRUCTION
4/7/14

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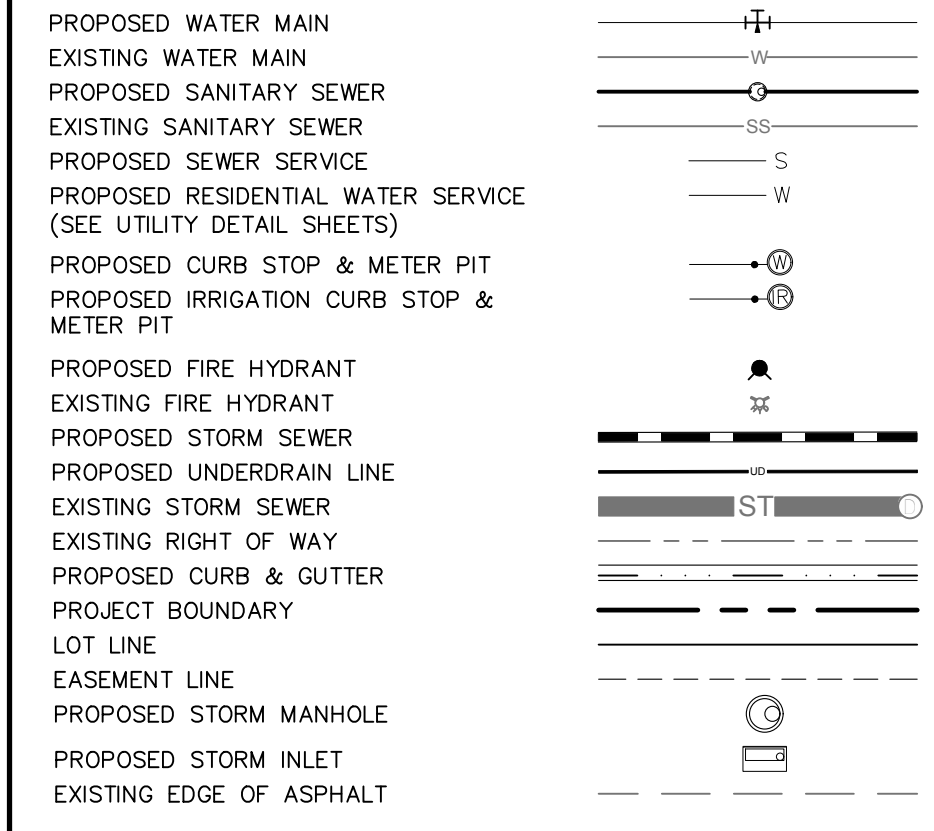
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200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE: 970.221.5158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. Snordon
SCALE: 1"=50'
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

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LAYOUT NAME: SS4
DATE: Apr 09, 2014
BY: [Signature]
LIST OF REVISIONS: [Table with 3 columns: No., Description, Date]



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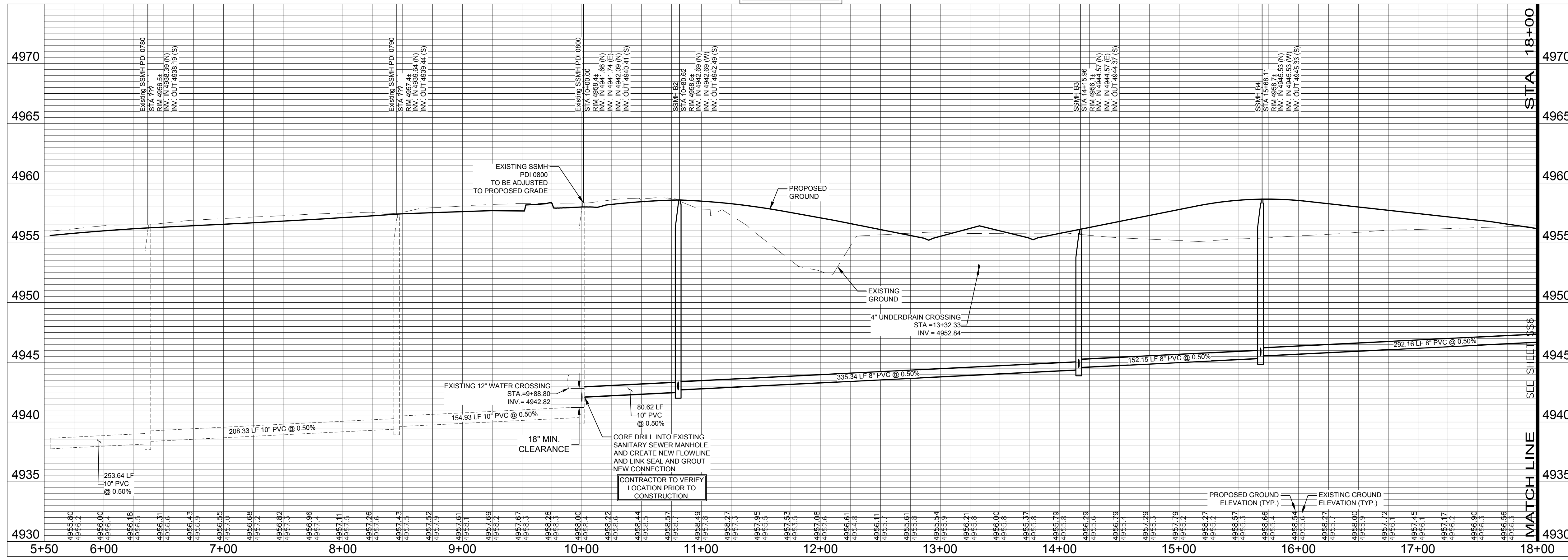


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SANITARY SEWER LINE B

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



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CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

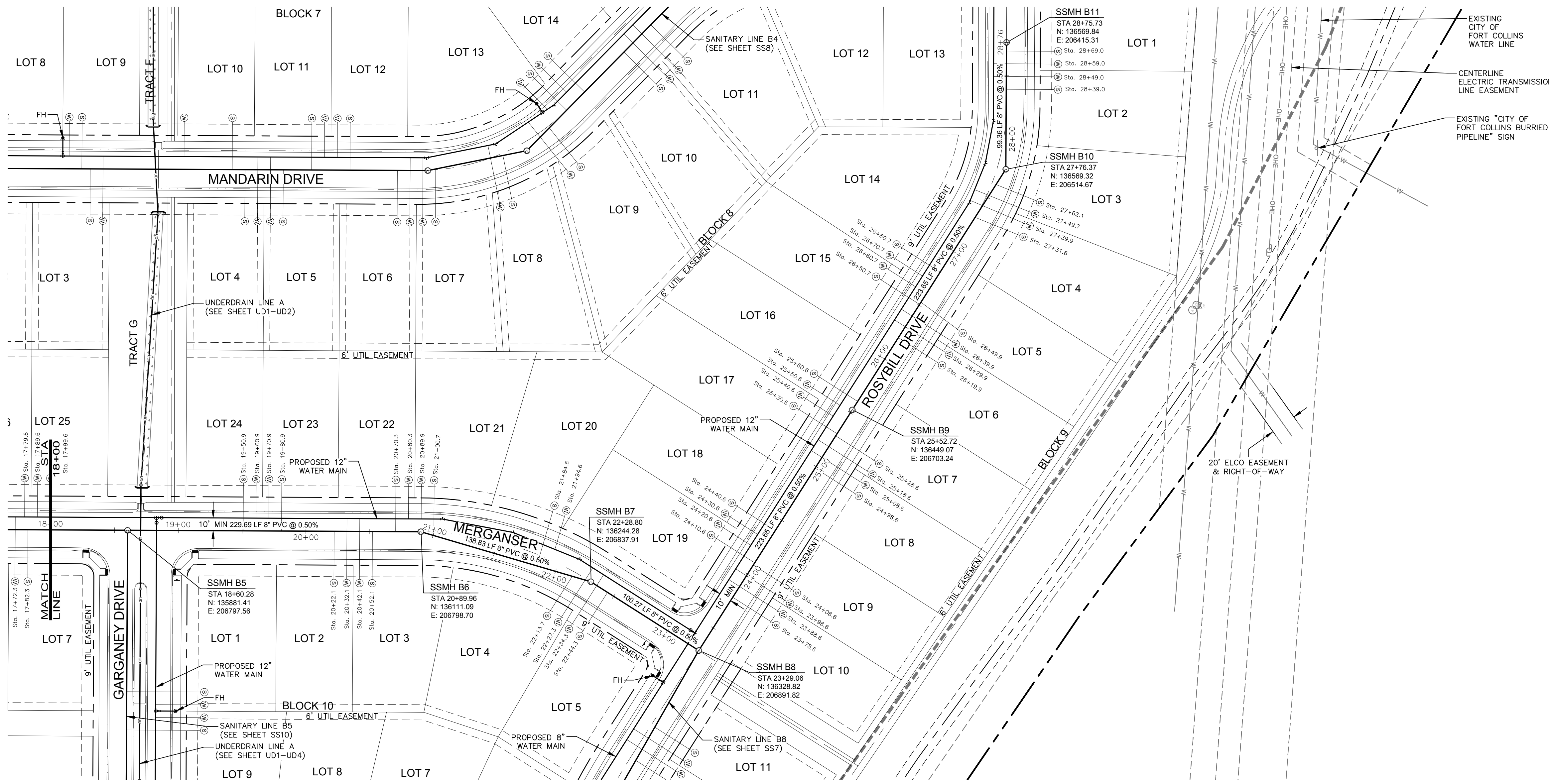
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PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 50'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curless

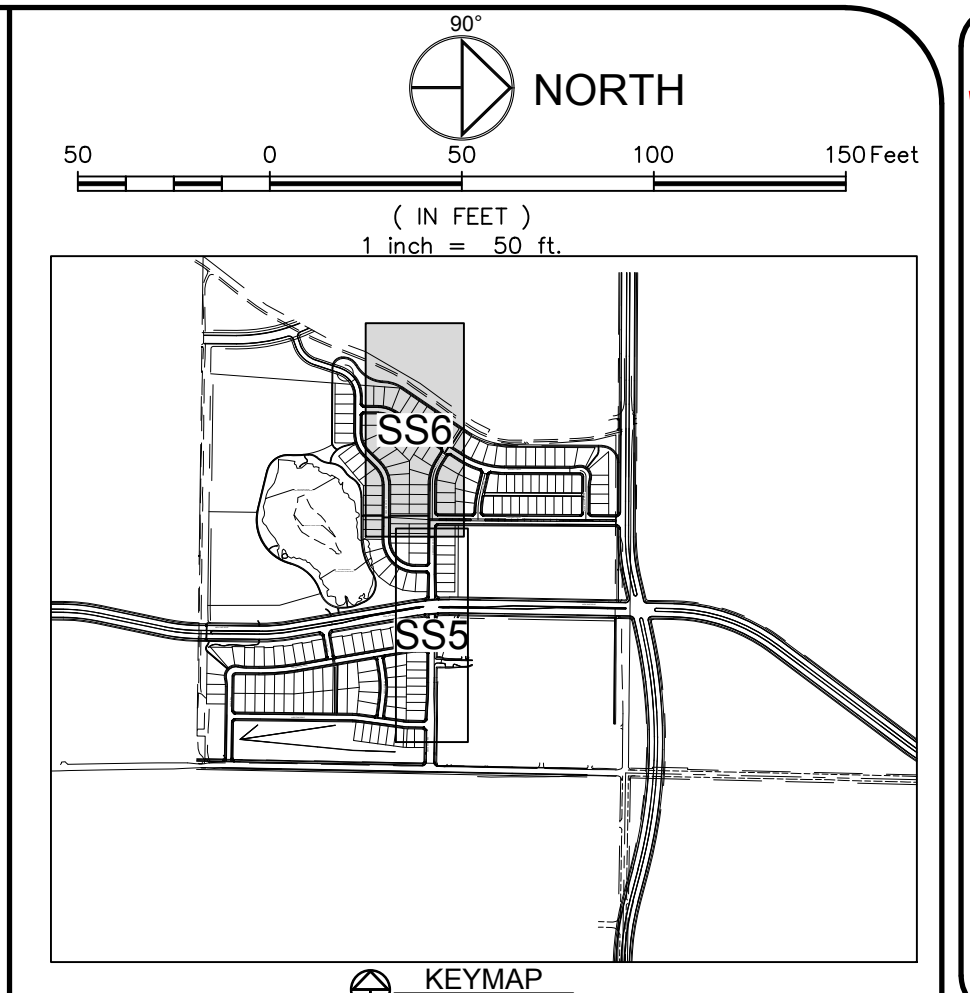
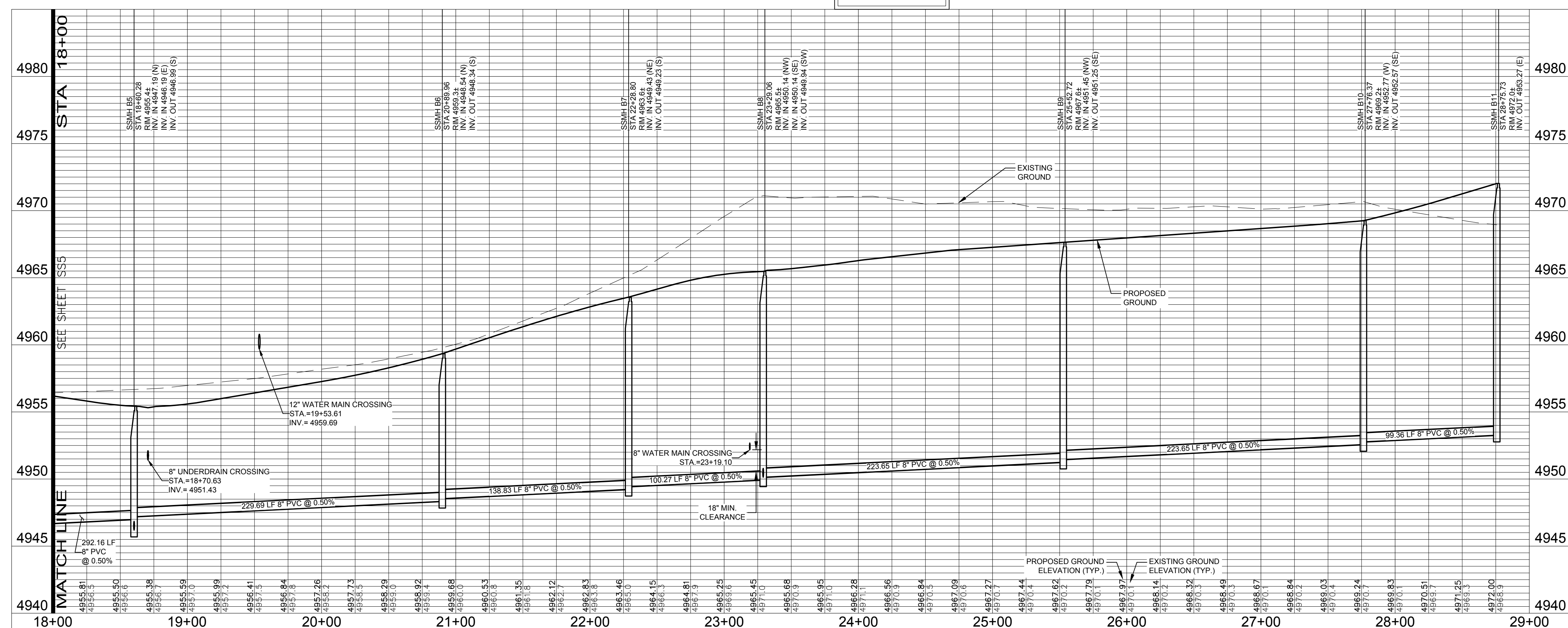
WATERFIELD THIRD FILING
SANITARY SEWER LINE B
PLAN & PROFILE

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SANITARY SEWER LINE B

PROFILE SCALE:
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VERT. 1"=5'



LEGEND:

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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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Revisions:
REVIEW SET
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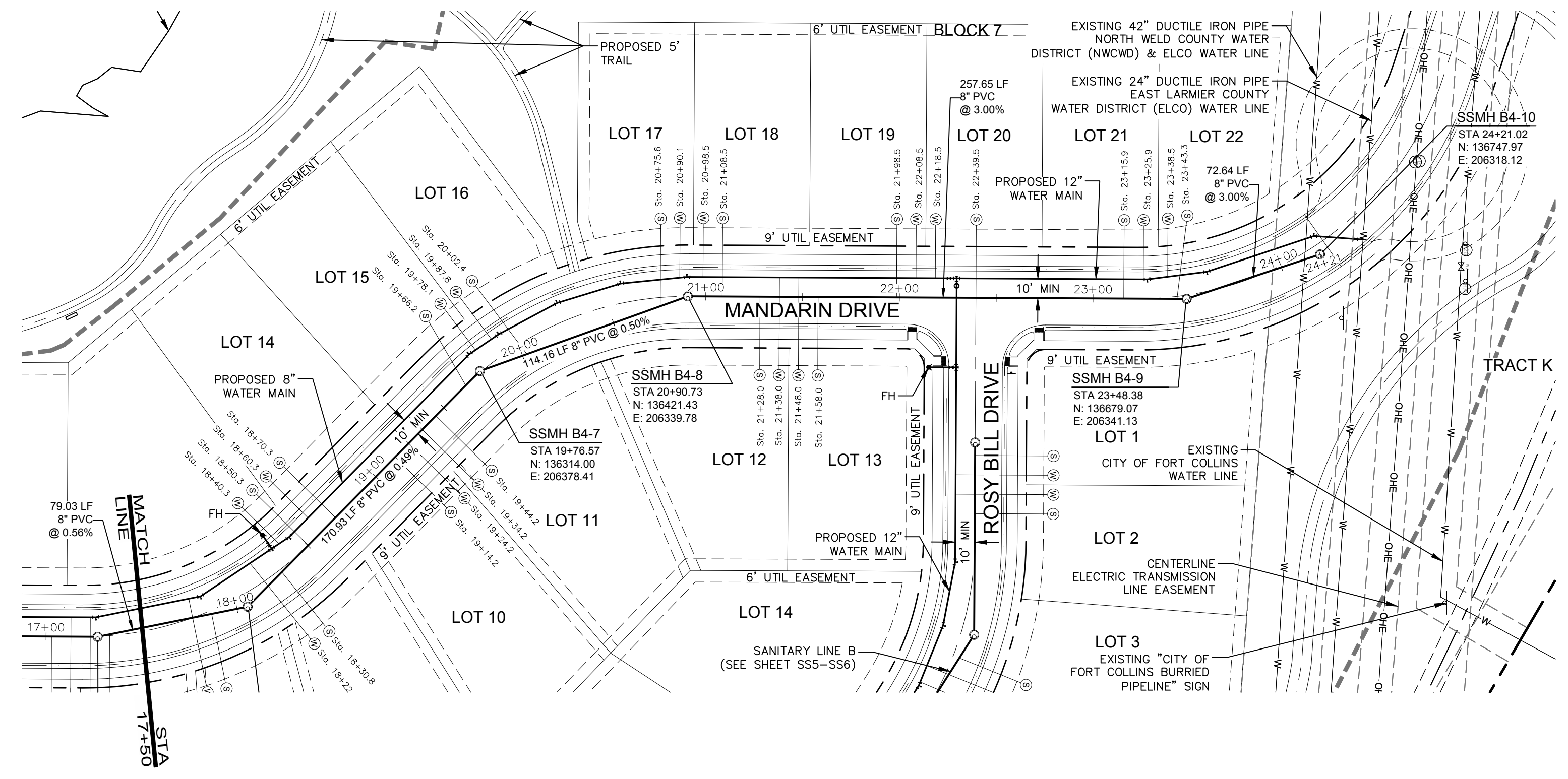
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PROJECT:	889-001	DATE:	4/09/14	SCALE:	1"=50'	REVIEWED BY:	R. Curless
DESIGNED BY:	C. Snordon	DRAWN BY:	C. Bowen				

WATERFIELD THIRD FILING
SANITARY SEWER LINE B
PLAN & PROFILE

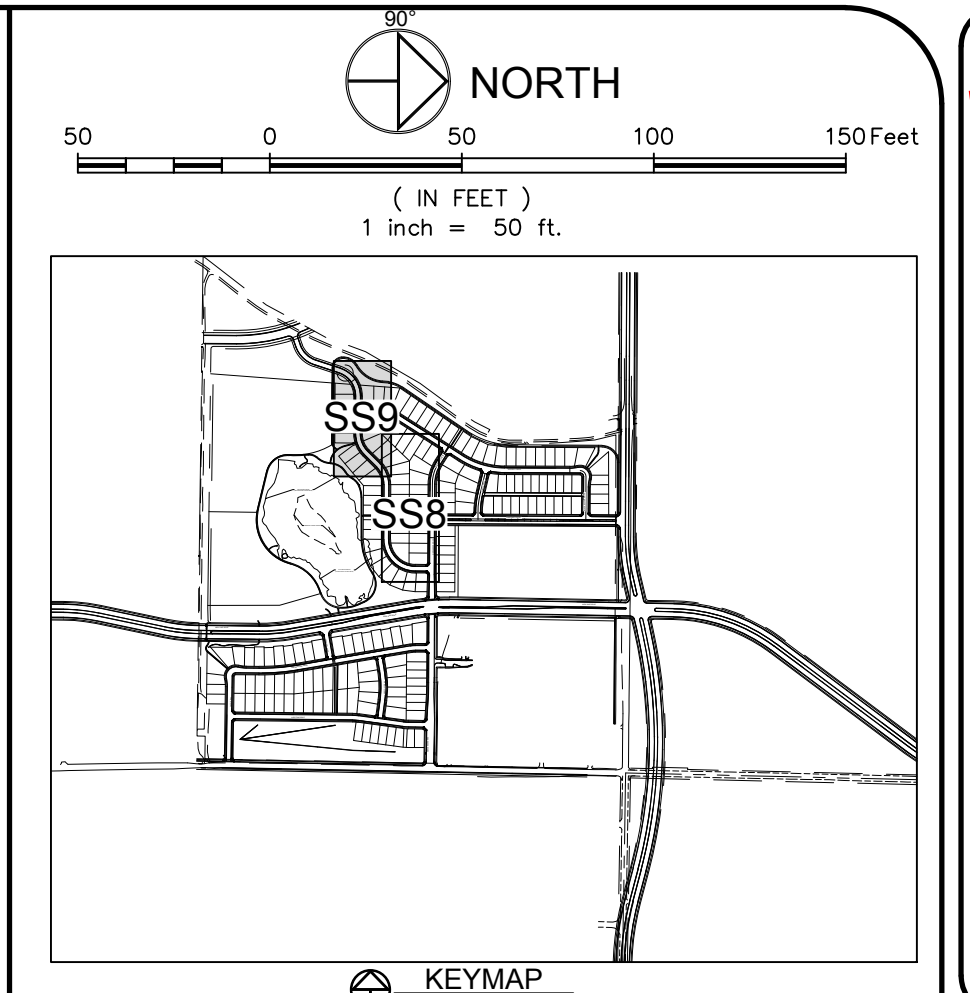
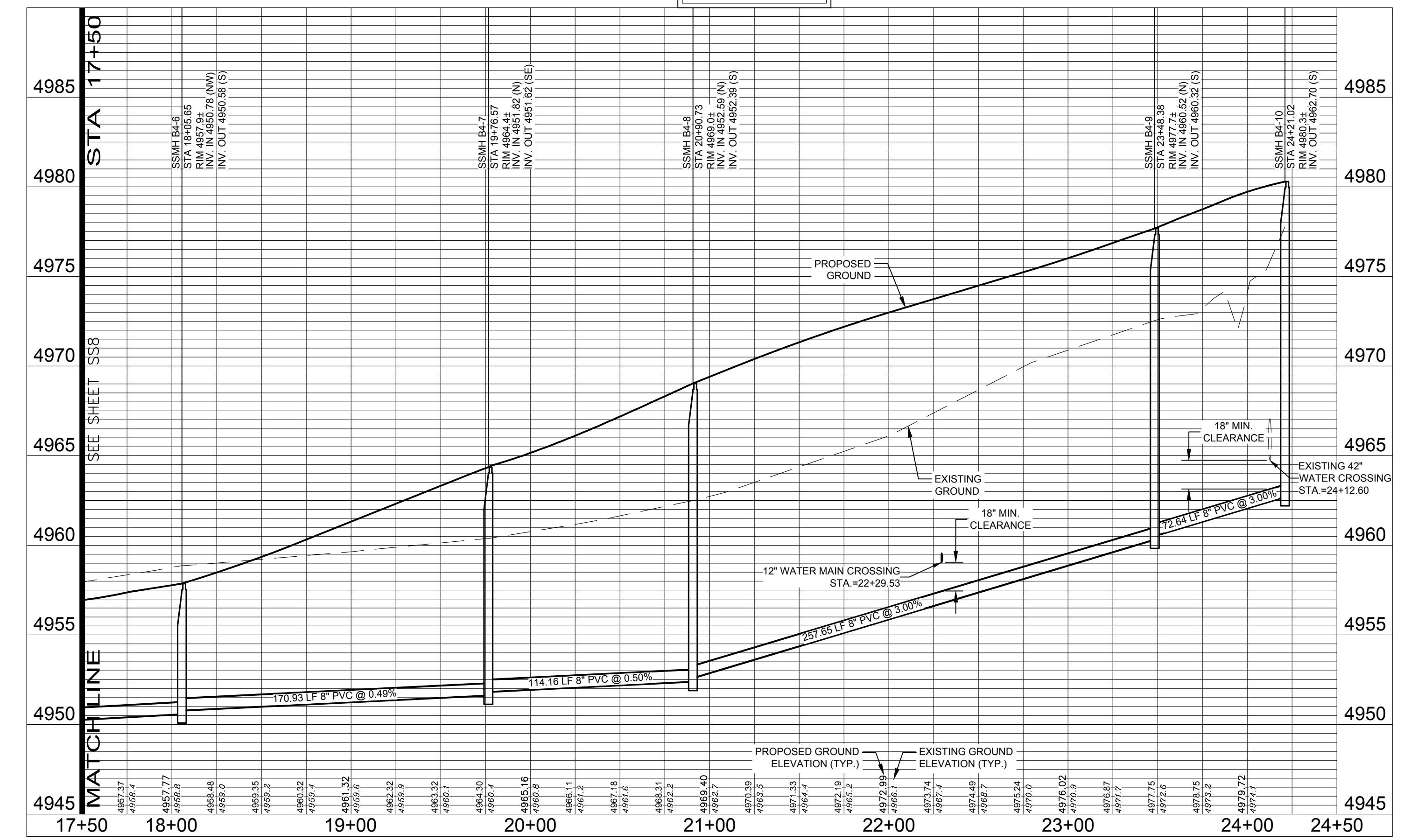
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SS6
 Of 123 Sheets

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SANITARY SEWER LINE B4

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



LEGEND:

PROPOSED WATER MAIN	— —
EXISTING WATER MAIN	— —
PROPOSED SANITARY SEWER	— —
EXISTING SANITARY SEWER	— —
PROPOSED SEWER SERVICE	— —
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EXISTING STORM SEWER	— —
EXISTING RIGHT OF WAY	— —
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PROJECT BOUNDARY	— —
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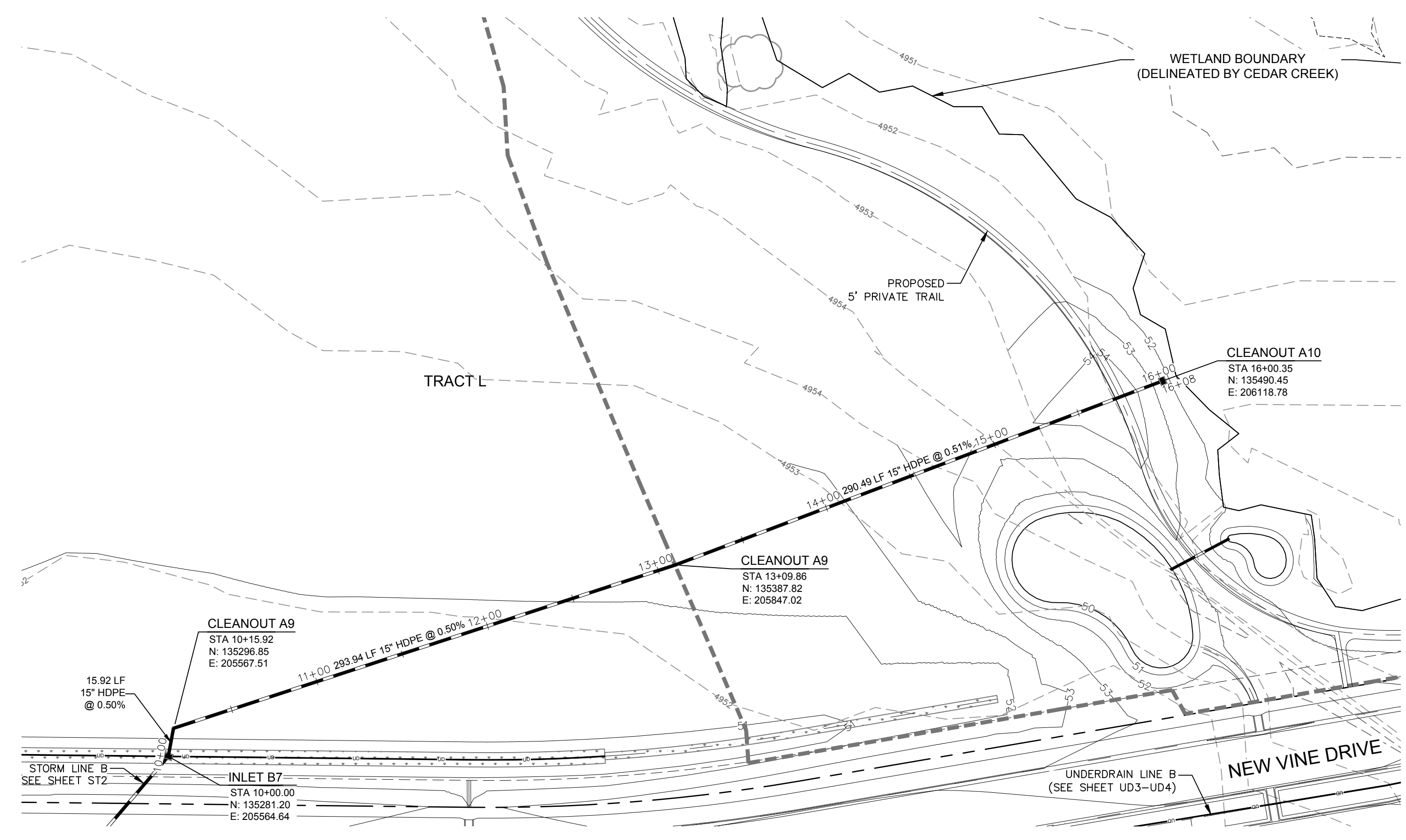
PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. Snordon
SCALE: 1"=50'
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
SANITARY SEWER LINE B4
PLAN & PROFILE

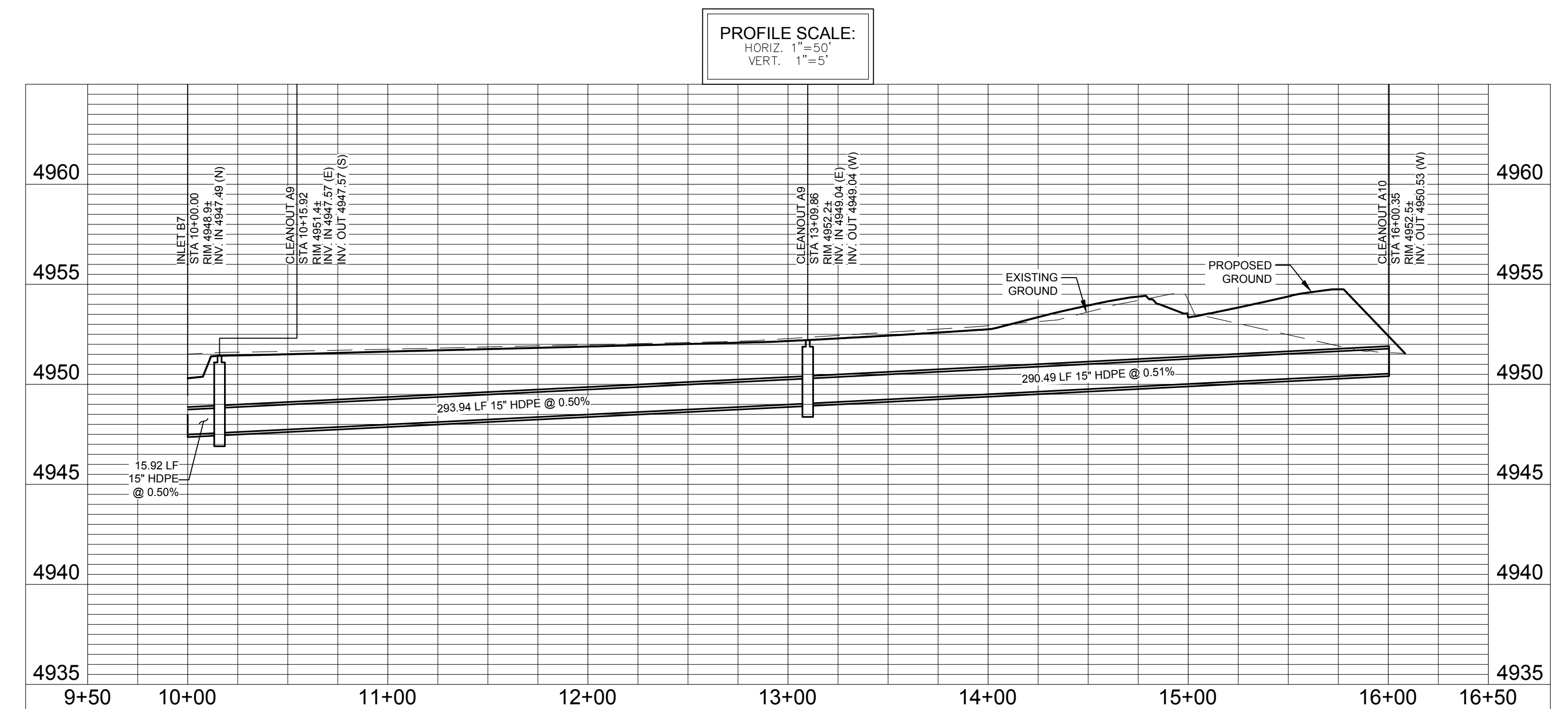
Sheet **SS9**
Of 123 Sheets

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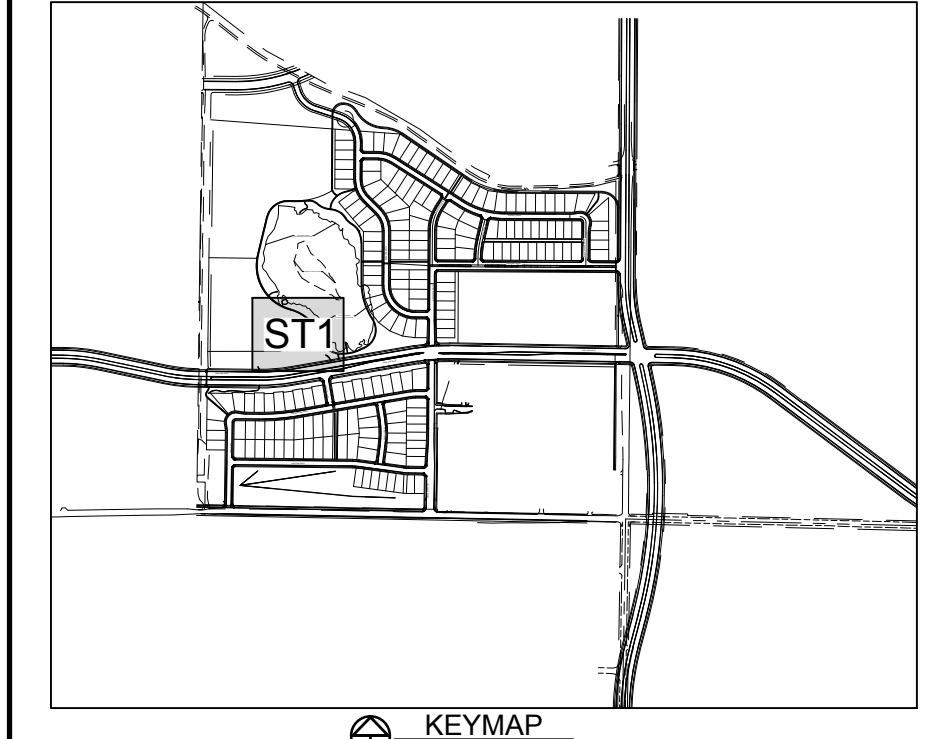
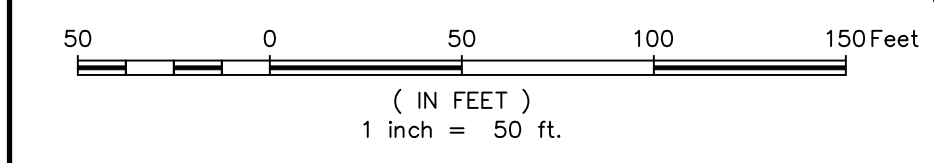
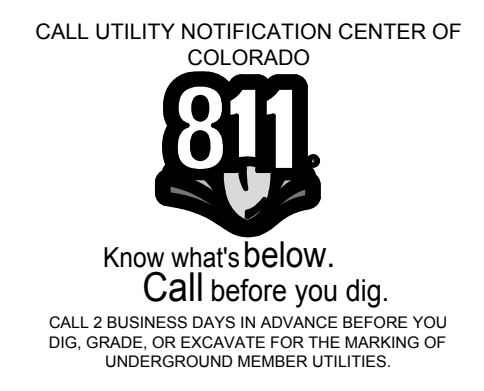
PRIVATE STORM SEWER LINE A



NOTE:
 STORM LINE A TO BE PRIVATELY OWNED & MAINTAINED BY HOA

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	_____ City Engineer _____	_____ Date _____
CHECKED BY:	Water & Wastewater Utility	_____ Date _____
CHECKED BY:	Stormwater Utility	_____ Date _____
CHECKED BY:	Parks & Recreation	_____ Date _____
CHECKED BY:	Traffic Engineer	_____ Date _____
CHECKED BY:	Environmental Planner	_____ Date _____



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- ROAD ROW LINE
- FENCE LINE
- EDGE OF GRAVEL
- PROPOSED SANITARY SEWER LINE W/ MH
- OVERHEAD ELECTRIC LINES
- EXISTING SANITARY SEWER LINE W/ MH
- EXISTING STORM SEWER LINE W/ MH
- PROPOSED STORM SEWER LINE W/ MH
- PROPOSED UNDERDRAIN LINE
- PROPOSED WATER LINE W/ FITTING
- PROPOSED DOMESTIC SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED 2" BLOWOFF
- FOUND PROPERTY CORNER
- FOUND SECTION CORNER
- ELECTRIC BOX
- FIRE HYDRANT
- FLARED END SECTION
- GATE VALVE
- H2O CURBSTOP
- H2O STUB
- INLET GRATE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- GAS MARKER
- H2O MARKER
- H2O METER
- H2O MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- SIGN
- TESTHOLE
- POWER POLE
- H2O VALVE
- ELECTRIC VAULT
- VERTICAL PIPE

NOTES:

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5. ALL STORM MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTRIAN RATED LIDS.
6. MANHOLE DIAMETERS SHOWN ARE THE MINIMUM SIZE PER CITY STANDARD DETAIL D-3. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
7. SLOTTED MANHOLE COVERS SHALL BE NEENAH R-2559, TYPE G, OR APPROVED EQUAL.

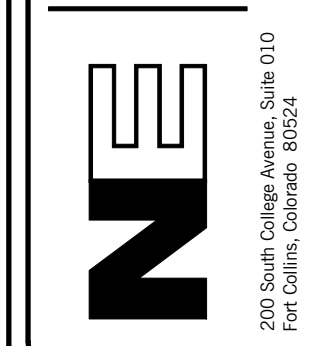
WATERFIELD THIRD FILING
 PRIVATE STORM SEWER LINE A
 PLAN & PROFILE

Sheet
ST1
 Of 123 Sheets

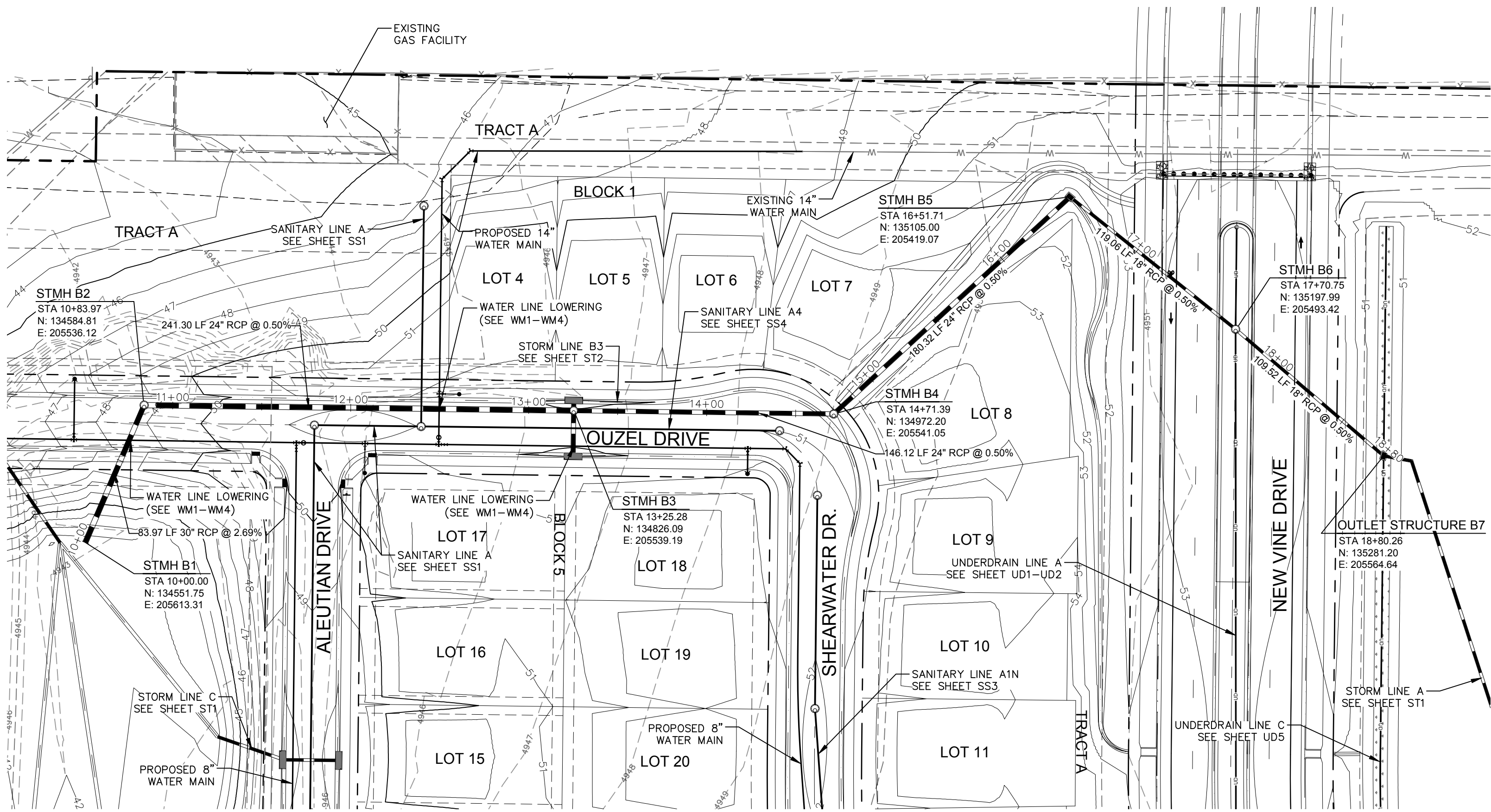
Revisions:
 No. _____ Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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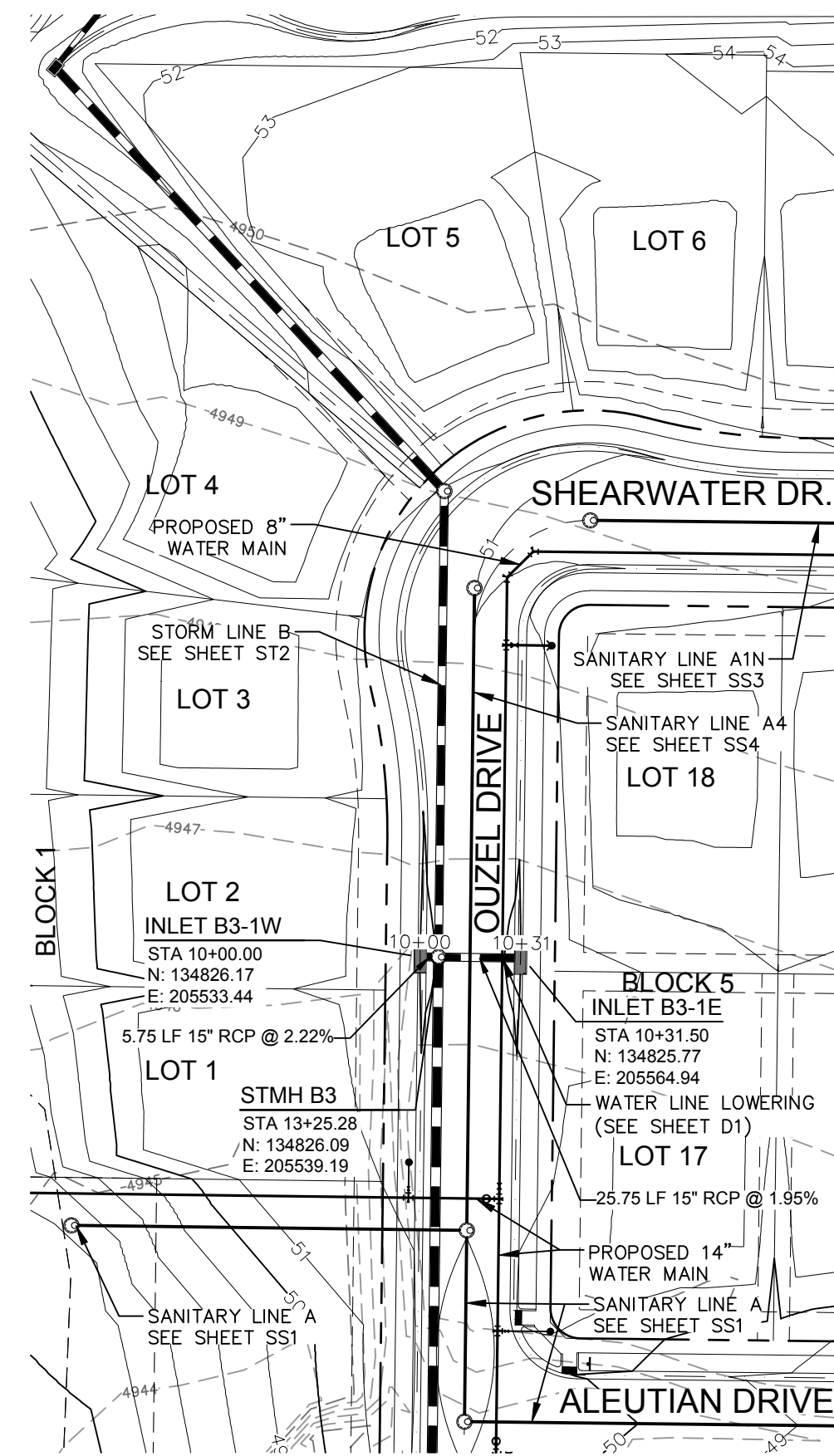
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 www.northernengineering.com



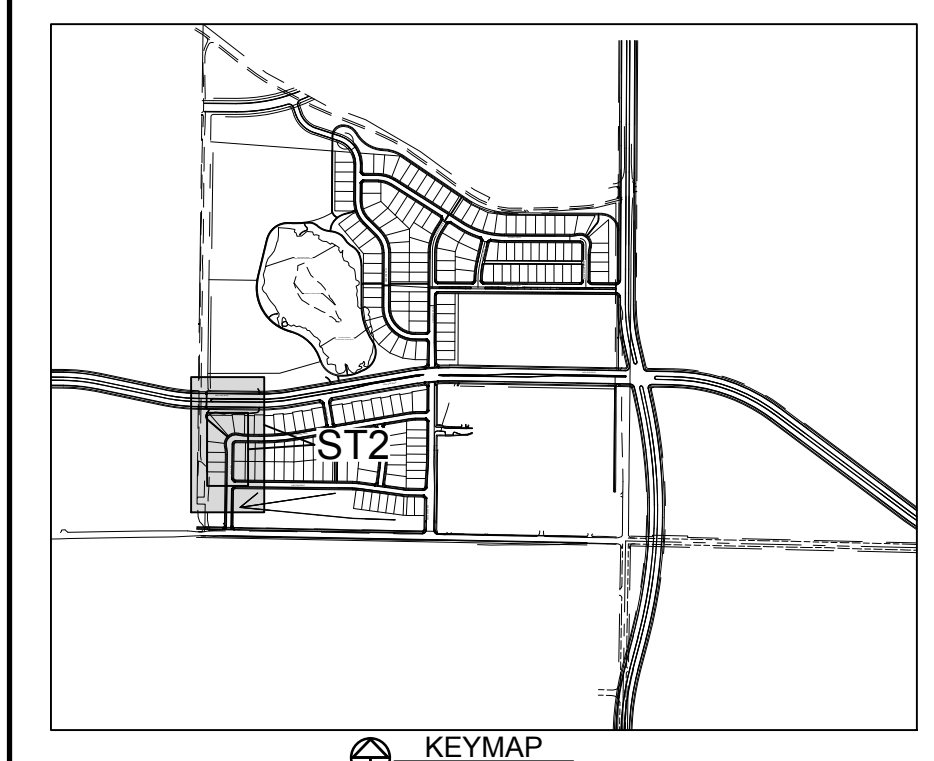
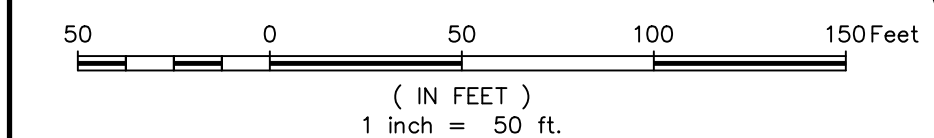
PROJECT: 889-001	DATE: 4/08/14	SCALE: 1"=50'	REVIEWED BY: R. Curfiss
DESIGNED BY: C. Snorredon			
DRAWN BY: C. Bowen			



STORM SEWER LINE B



STORM SEWER LINE B3



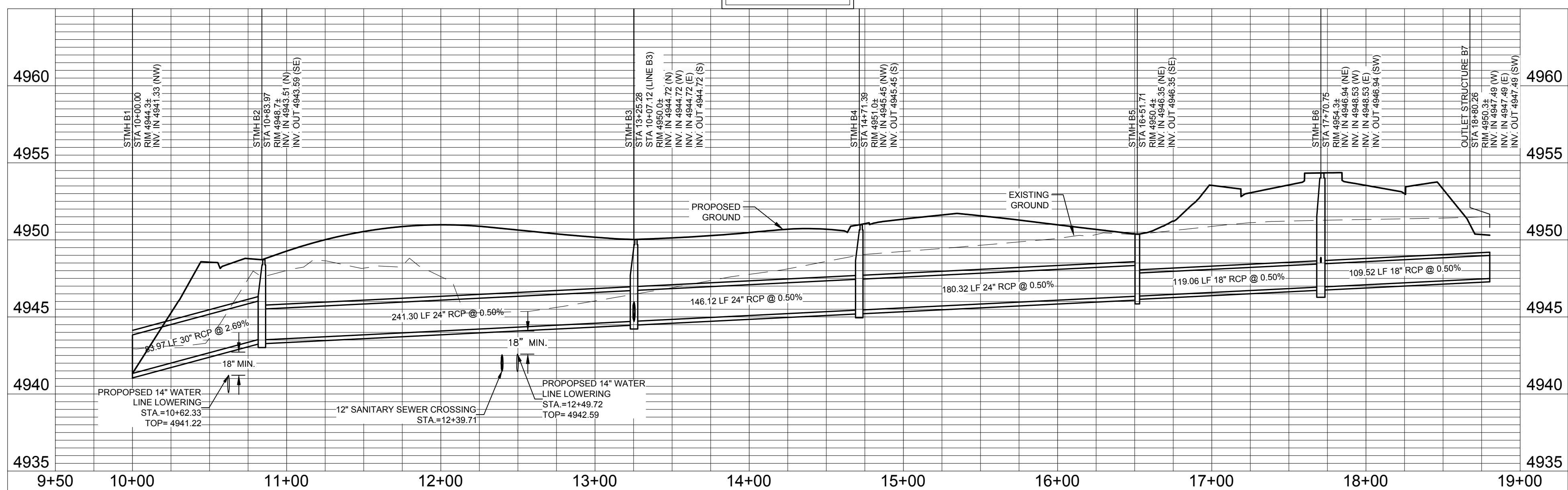
LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- ROAD ROW LINE
- FENCE LINE
- EDGE OF GRAVEL
- PROPOSED SANITARY SEWER LINE W/ MH
- OVERHEAD ELECTRIC LINES
- EXISTING SANITARY SEWER LINE W/ MH
- EXISTING STORM SEWER LINE W/ MH
- PROPOSED STORM SEWER LINE W/ MH
- PROPOSED UNDERDRAIN LINE
- PROPOSED WATER LINE W/ FITTING
- PROPOSED DOMESTIC SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED 2" BLOWOFF
- FOUND PROPERTY CORNER
- FOUND SECTION CORNER
- ELECTRIC BOX
- FIRE HYDRANT
- FLARED END SECTION
- GATE VALVE
- H2O CURBSTOP
- H2O STUB
- INLET GRATE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- GAS MARKER
- H2O MARKER
- H2O METER
- H2O MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- SIGN
- TESTHOLE
- POWER POLE
- H2O VALVE
- ELECTRIC VAULT
- VERTICAL PIPE

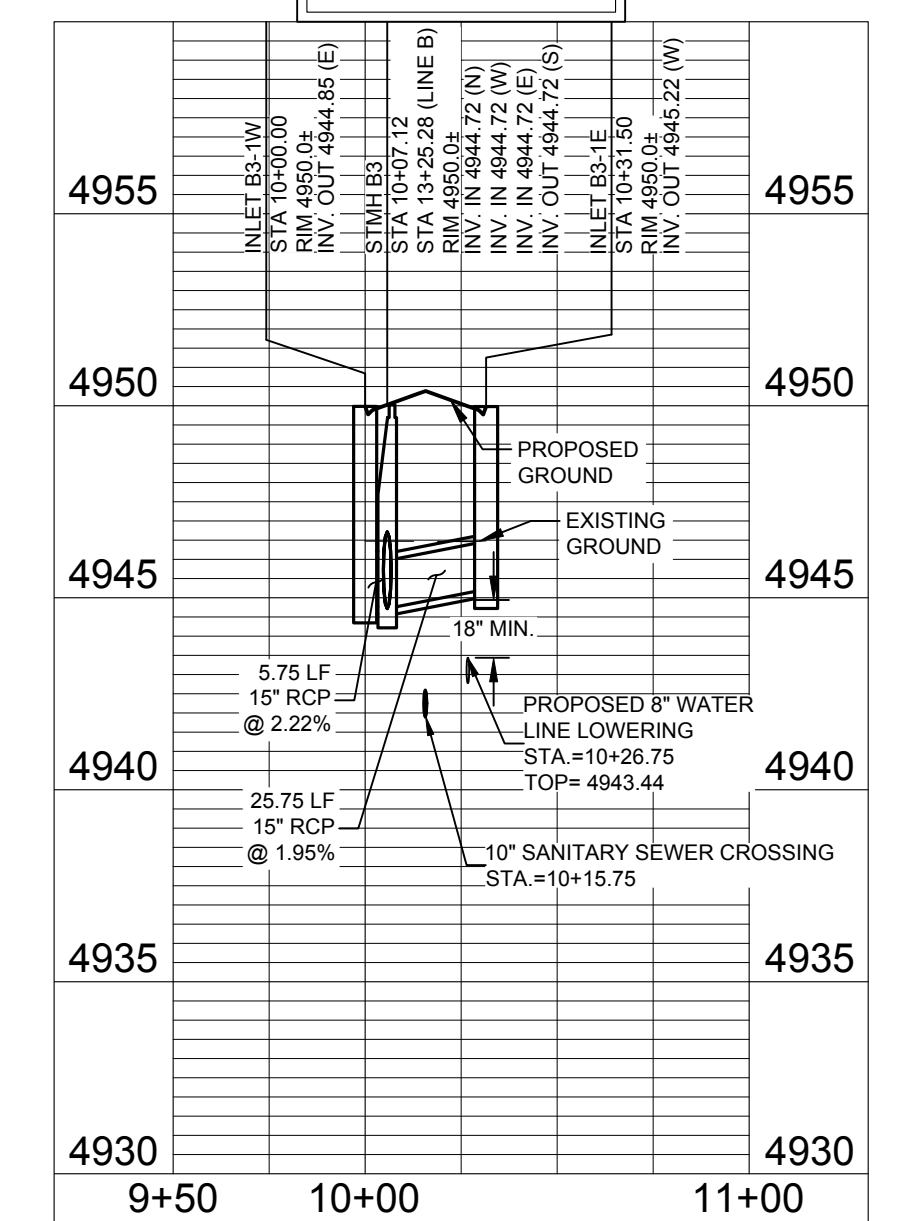
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PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'

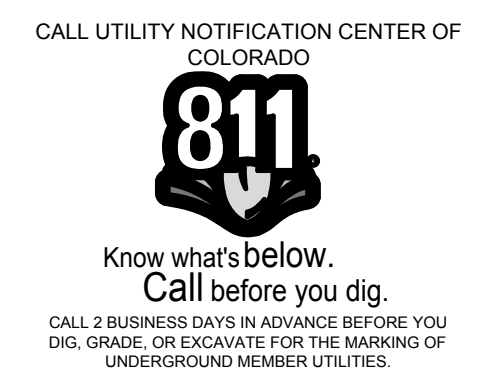


PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

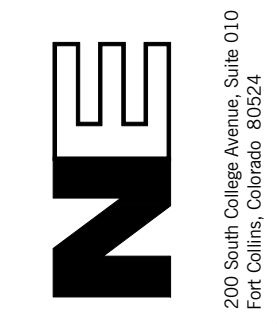
APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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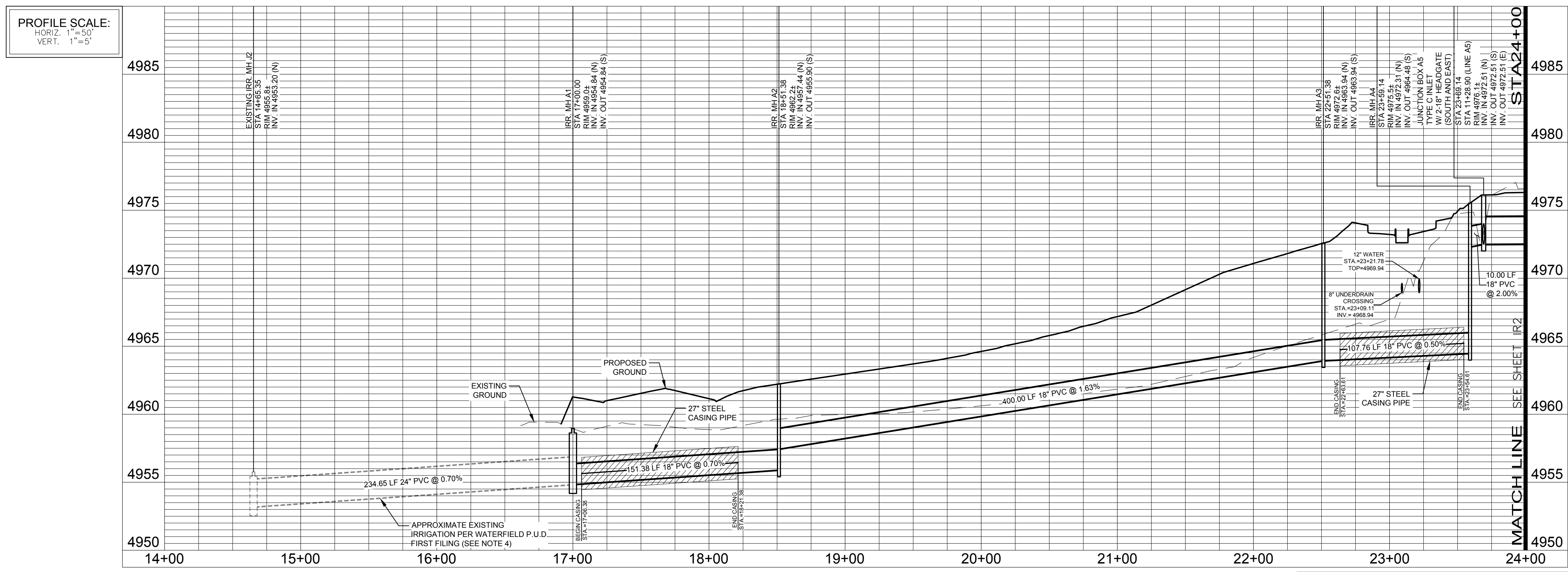
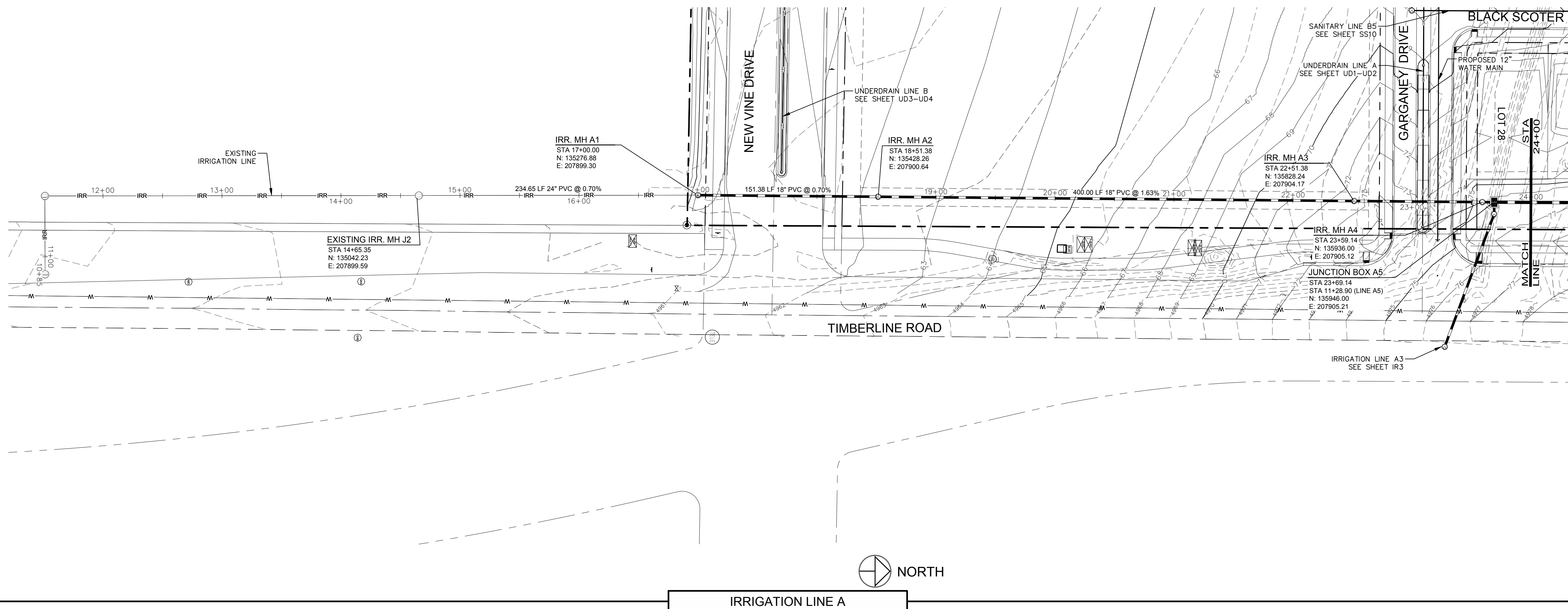


PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snoredon
 SCALE: 1"=50'
 DRAWN BY: R. Curfiss
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
STORM SEWER LINES B & B3
PLAN & PROFILE

Sheet
ST2
 Of 123 Sheets

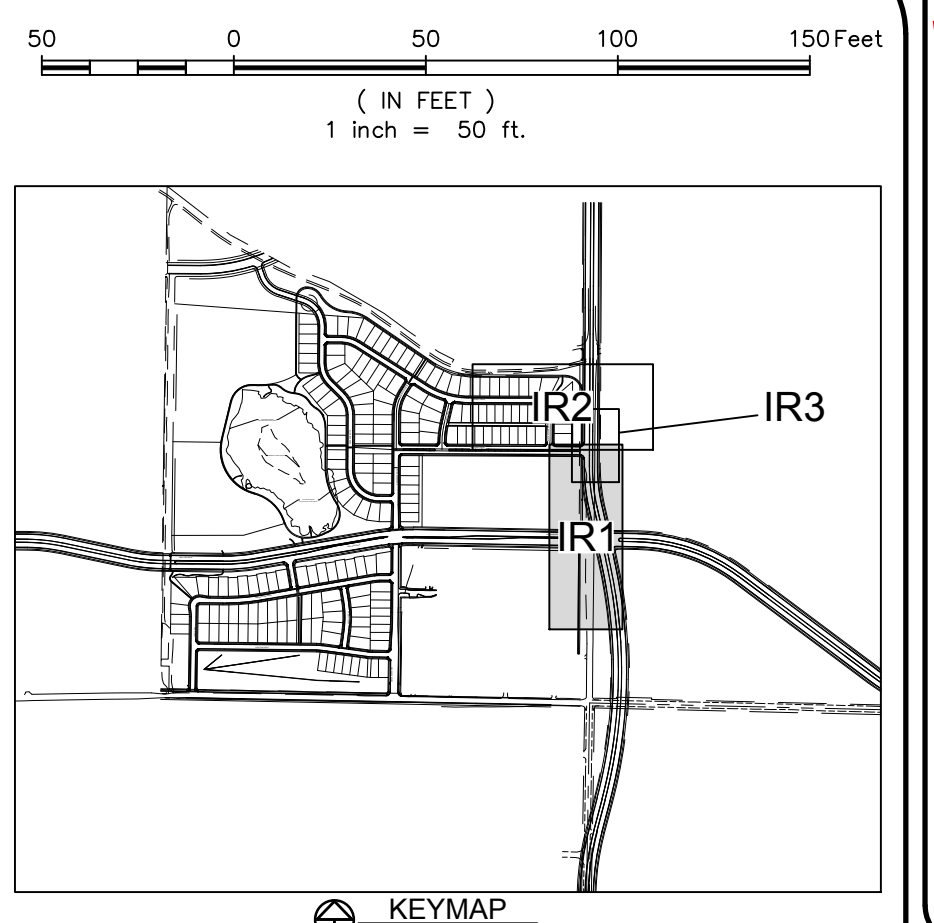
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LEGEND:

PROPERTY BOUNDARY
EASEMENT LINE
LOT LINE
ROAD ROW LINE
FENCE LINE
EDGE OF GRAVEL
PROPOSED SANITARY SEWER LINE W/ MH
OVERHEAD ELECTRIC LINES
EXISTING SANITARY SEWER LINE W/ MH
EXISTING STORM SEWER LINE W/ MH
PROPOSED STORM SEWER LINE W/ MH
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PROPOSED SANITARY SEWER SERVICE
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FOUND SECTION CORNER
ELECTRIC BOX
FIRE HYDRANT
FLARED END SECTION
GATE VALVE
H2O CURBSTOP
H2O STUB
INLET GRATE
IRRIGATION CONTROL VALVE
LIGHT POLE
GAS MARKER
H2O MARKER
H2O METER
H2O MANHOLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
SIGN
TESTHOLE
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ELECTRIC VAULT
VERTICAL PIPE

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Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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NORTHERN ENGINEERING
NORTH
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
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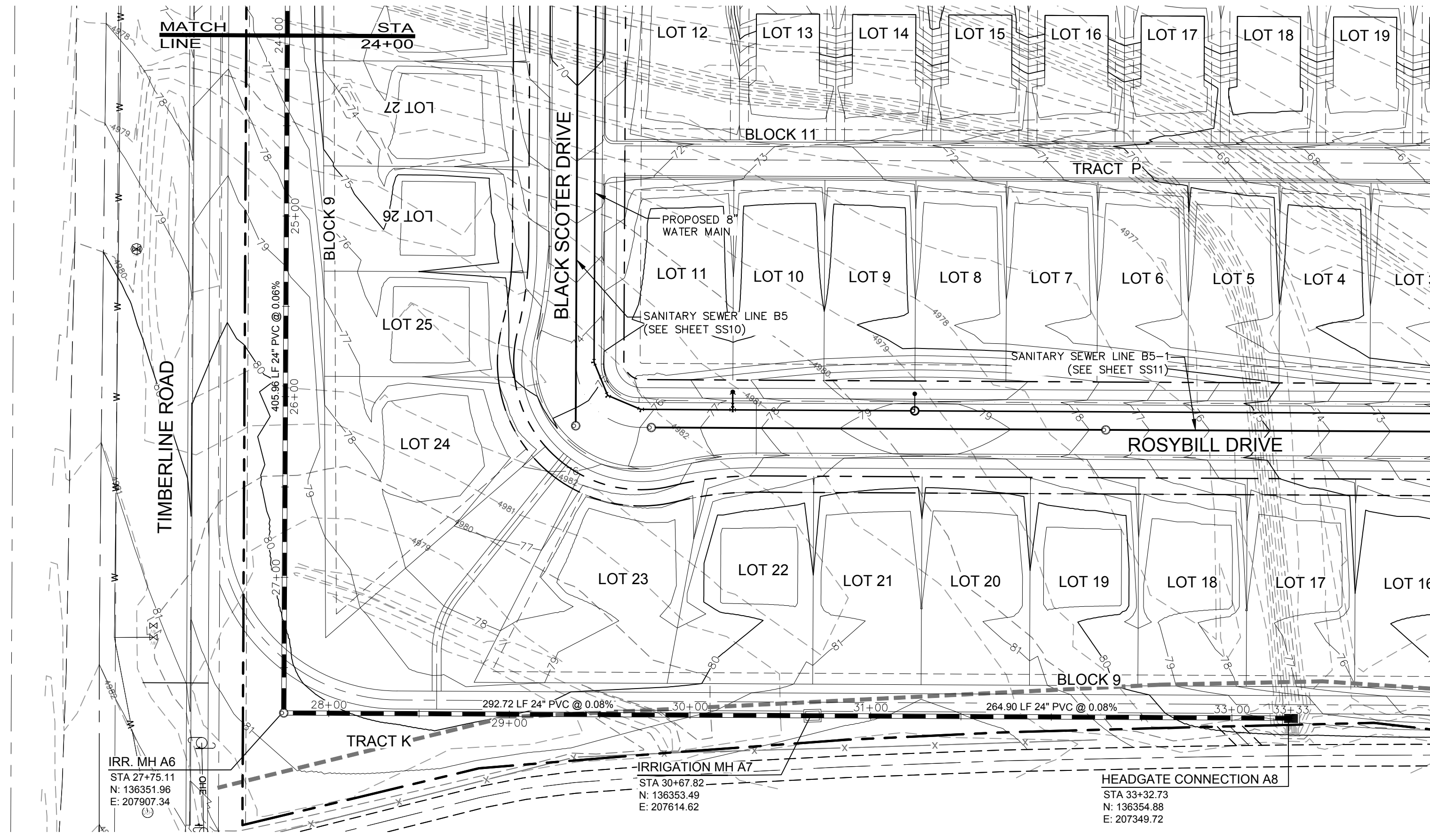
PROJECT: 889-001
DATE: 4/09/14
SCALE: 1"=50'
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curless

WATERFIELD THIRD FILING
**IRRIGATION LINE A
PLAN & PROFILE**

Sheet
IR1
Of 123 Sheets

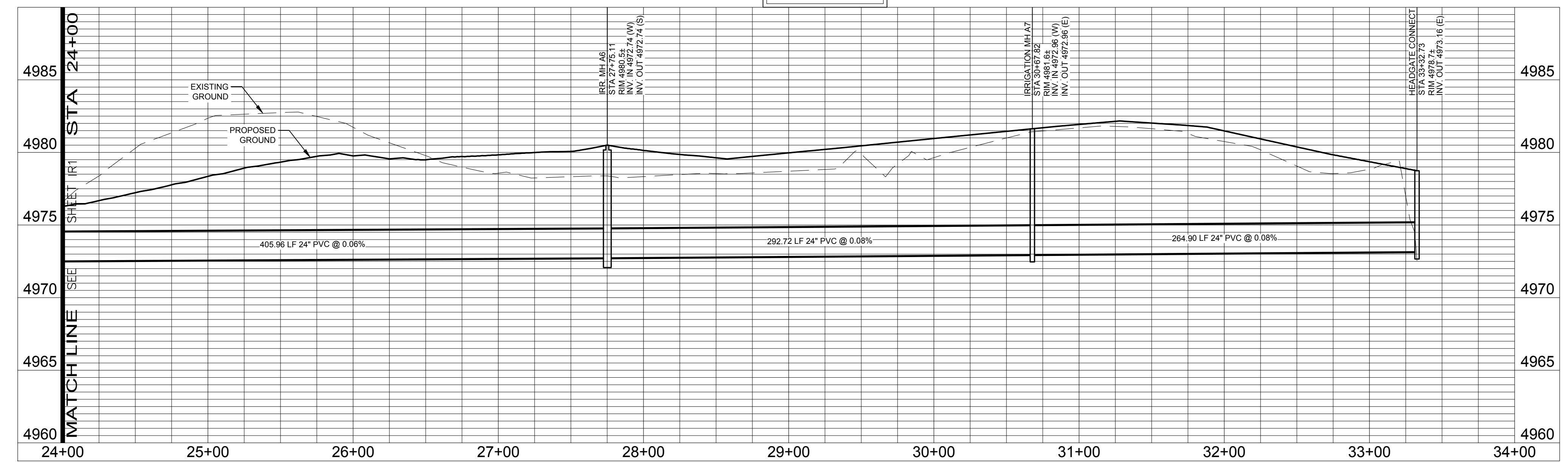
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LIST OF REVISIONS: (NONE)

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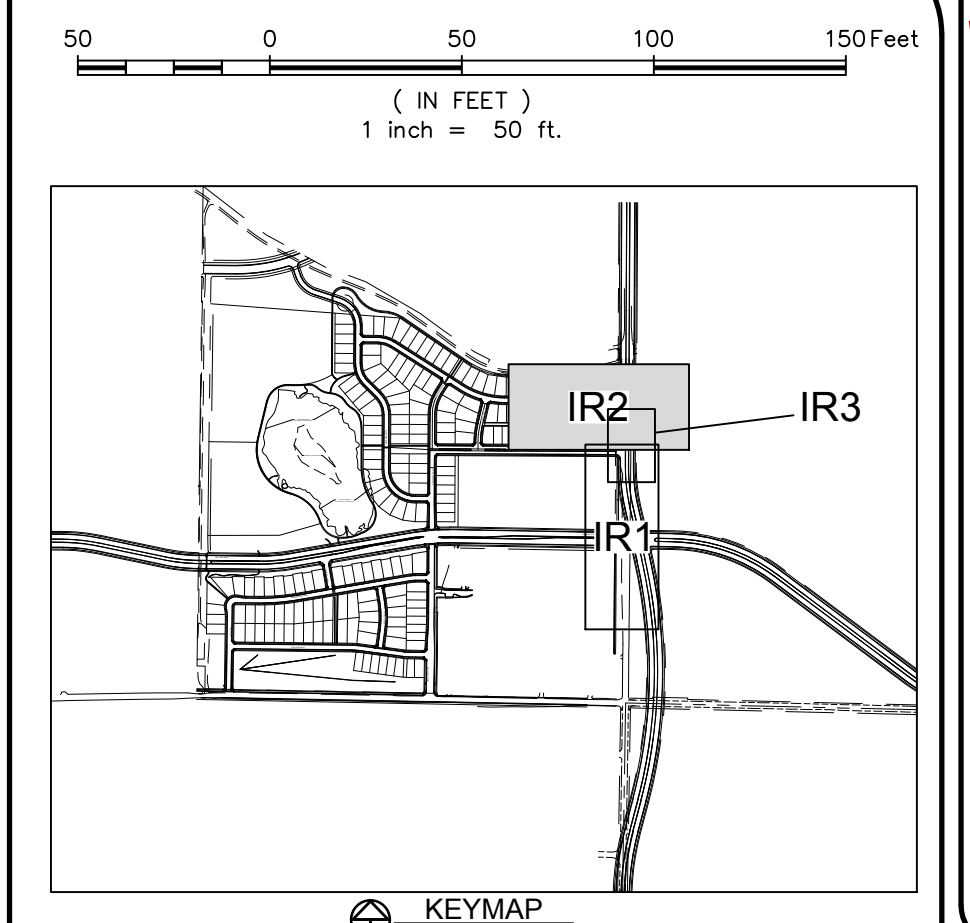
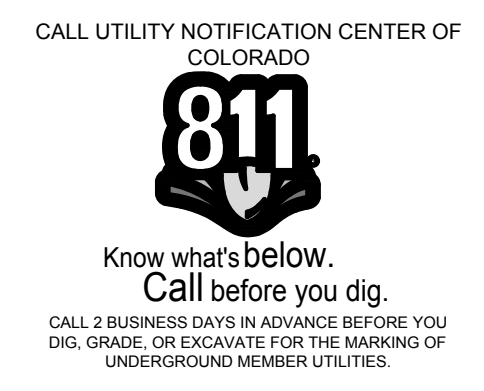
IRRIGATION LINE A

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



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	- - - -
LOT LINE	---
ROAD ROW LINE	---
FENCE LINE	-x-x-
EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
OVERHEAD ELECTRIC LINES	---OHE---OHE---
EXISTING SANITARY SEWER LINE W/ MH	---SS---○---
EXISTING STORM SEWER LINE W/ MH	---ST---○---
PROPOSED STORM SEWER LINE W/ MH	---○---
PROPOSED UNDERDRAIN LINE	---
PROPOSED WATER LINE W/ FITTING	---IT---
PROPOSED DOMESTIC SERVICE	---
PROPOSED FIRE SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
PROPOSED FIRE HYDRANT	---
PROPOSED 2" BLOWOFF	---
FOUND PROPERTY CORNER	---
FOUND SECTION CORNER	---
ELECTRIC BOX	---
FIRE HYDRANT	---
FLARED END SECTION	---
GATE VALVE	---
H2O CURBSTOP	---
H2O STUB	---
INLET GRATE	---
IRRIGATION CONTROL VALVE	---
LIGHT POLE	---
GAS MARKER	---
H2O MARKER	---
H2O METER	---
H2O MANHOLE	---
SANITARY MANHOLE	---
STORM MANHOLE	---
TELEPHONE PEDESTAL	---
SIGN	---
TESTHOLE	---
POWER POLE	---
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ELECTRIC VAULT	---
VERTICAL PIPE	---

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Revisions:
 4/9/14
REVIEW SET
NOT FOR CONSTRUCTION

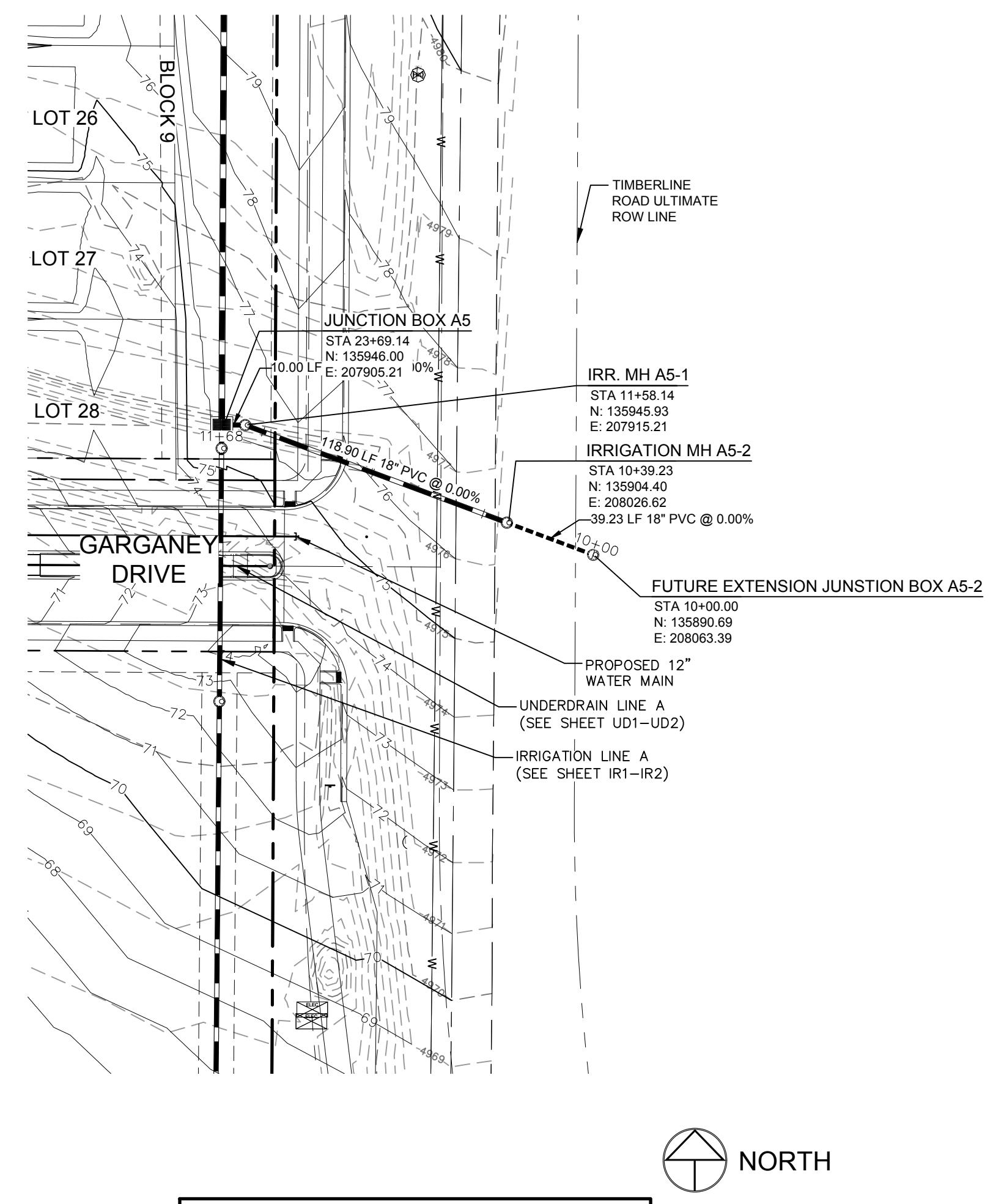
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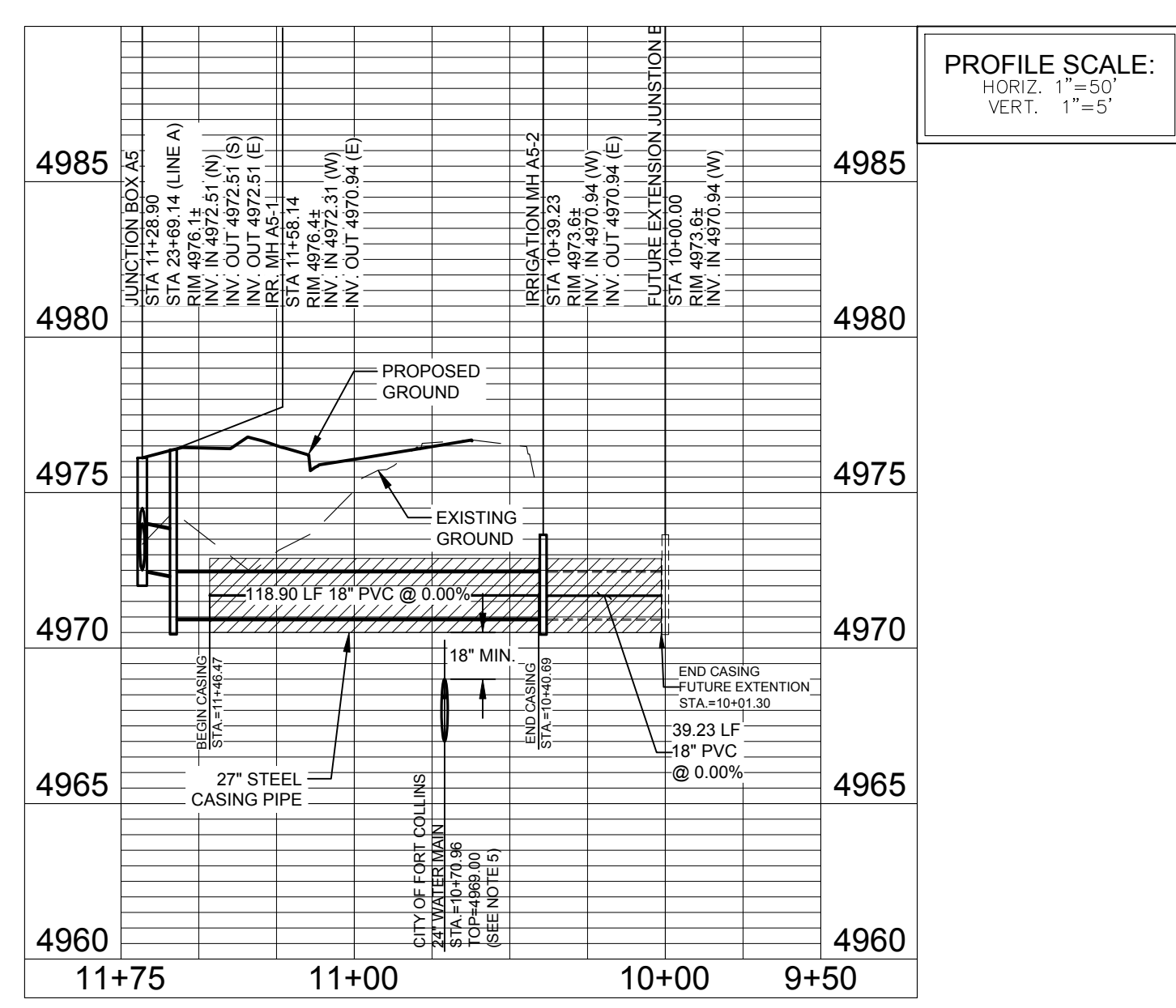
PROJECT:	889-001
DATE:	4/09/14
DESIGNED BY:	C. Snordon
SCALE:	1" = 50'
DRAWN BY:	C. Bowen
REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
 IRRIGATION LINE A
 PLAN & PROFILE
 Sheet IR2
 Of 123 Sheets

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IRRIGATION LINE A5



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

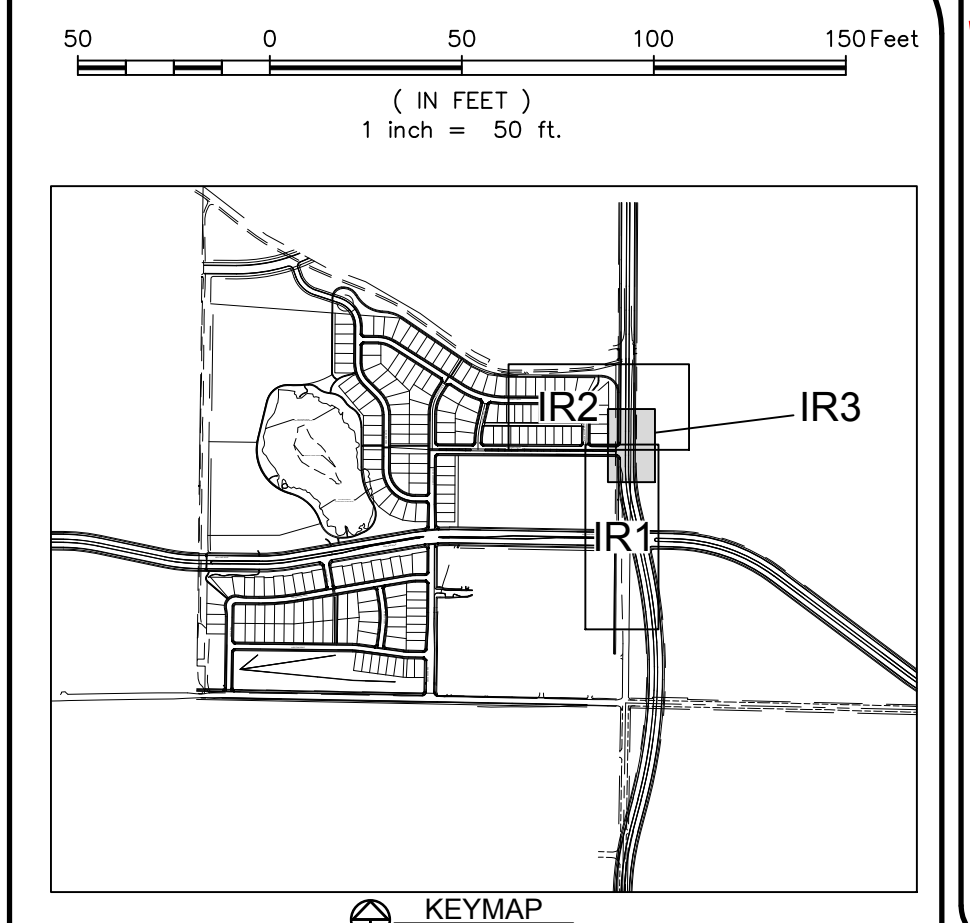
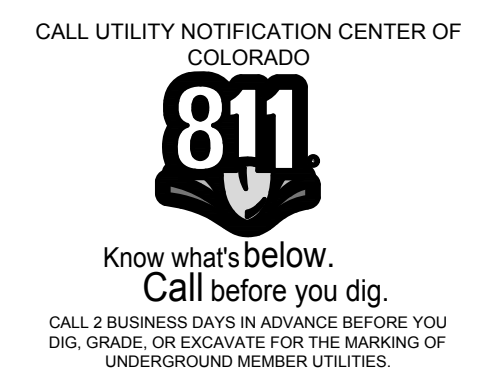
CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
ROAD ROW LINE	---
FENCE LINE	-x-
EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
OVERHEAD ELECTRIC LINES	---OHE---OHE---
EXISTING SANITARY SEWER LINE W/ MH	---SS---
EXISTING STORM SEWER LINE W/ MH	---ST---
PROPOSED STORM SEWER LINE W/ MH	---○---
PROPOSED UNDERDRAIN LINE	---
PROPOSED WATER LINE W/ FITTING	--- ---
PROPOSED DOMESTIC SERVICE	---
PROPOSED FIRE SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
PROPOSED FIRE HYDRANT	○
PROPOSED 2" BLOWOFF	○
FOUND PROPERTY CORNER	○
ELECTRIC BOX	□
FIRE HYDRANT	○
FLARED END SECTION	○
GATE VALVE	○
H2O CURBSTOP	○
H2O STUB	○
INLET GRATE	○
IRRIGATION CONTROL VALVE	○
LIGHT POLE	○
GAS MARKER	○
H2O MARKER	○
H2O METER	○
H2O MANHOLE	○
SANITARY MANHOLE	○
STORM MANHOLE	○
TELEPHONE PEDESTAL	○
SIGN	○
TESTHOLE	○
POWER POLE	○
H2O VALVE	○
ELECTRIC VAULT	○
VERTICAL PIPE	○

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 - EXISTING IRRIGATION STUB SHOWN IS APPROXIMATE AS DEPICTED WITHIN WATERFIELD P.U.D. FIRST FILING AND WAS DESIGNED TO BE INSTALLED WITHIN PHASE 1, FROM MANHOLE I2 TO THE NORTHERN BOUNDARY OF BULL RUN APARTMENTS. CONTRACTOR TO LOCATE AND VERIFY EXISTING ELEVATION OF THE NORTH END OF THE IRRIGATION LINE SHALL NOT CONFLICT WITH THE PROPOSED DESIGN SHOWN HEREON PRIOR TO ANY ORDERING OF MATERIALS & CONSTRUCTION. IF A CONFLICT SHOULD OCCUR, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

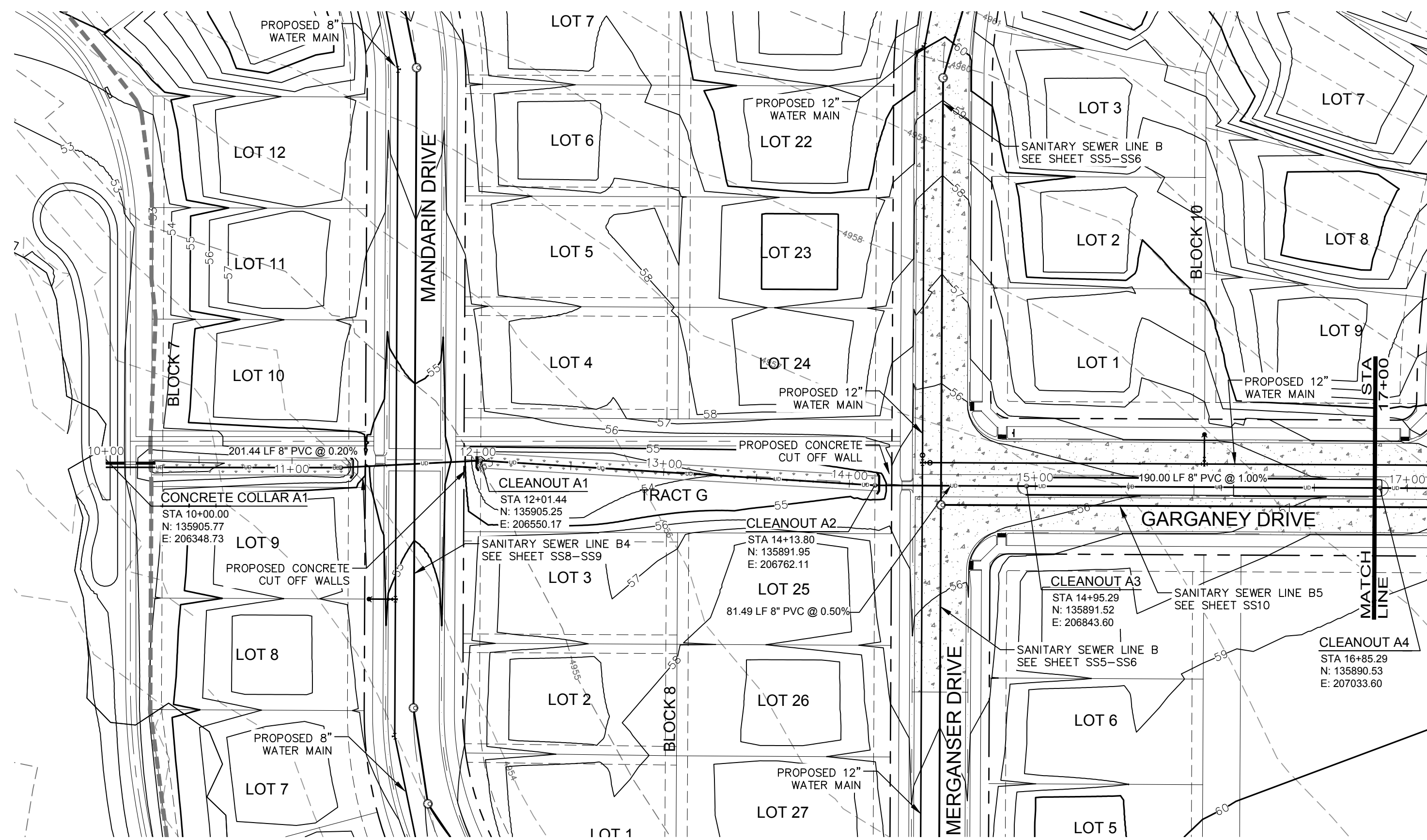
Revisions:
 No. _____ Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

These drawings are instruments of service provided by Northern Engineering Services, Inc. for the use of the contractor in any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.

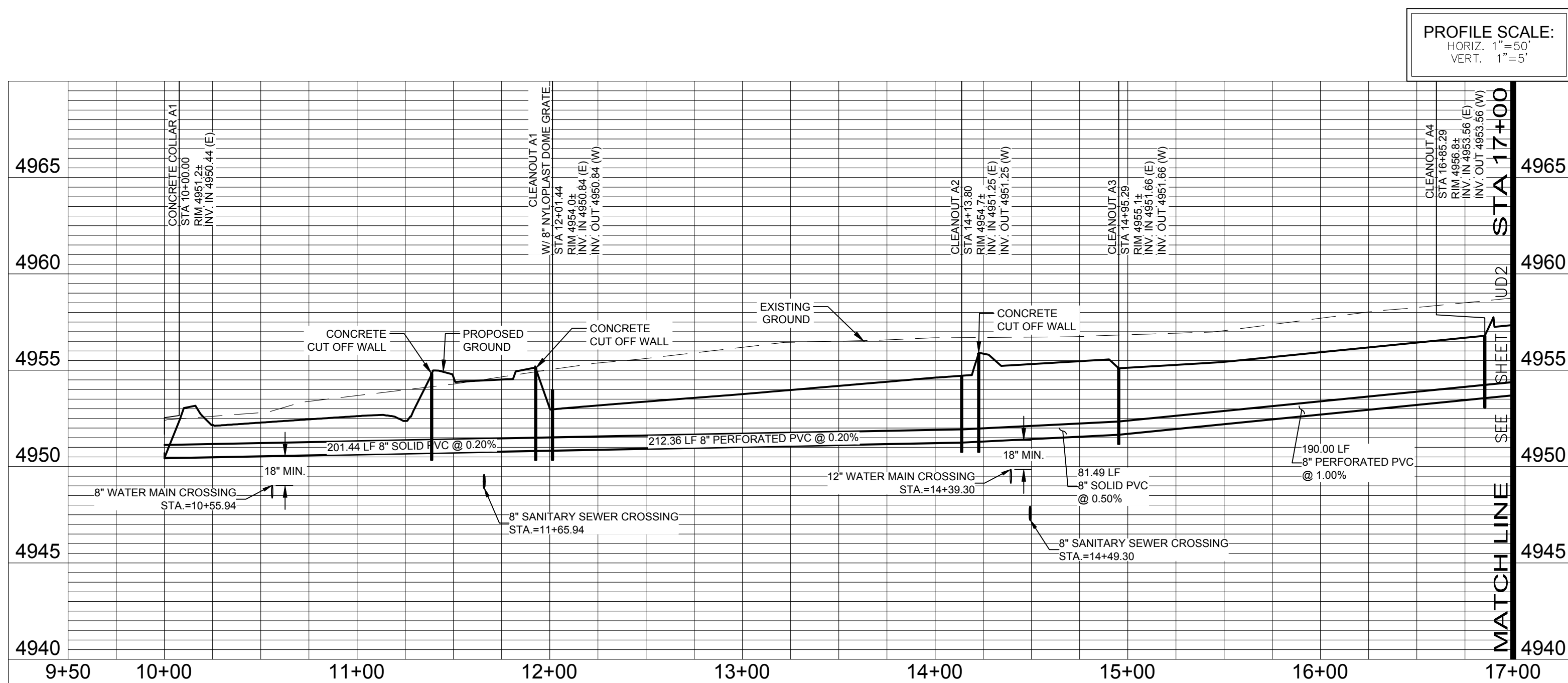
NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	889-001
DATE:	4/09/14
DESIGNED BY:	C. Snordon
SCALE:	1"=50'
DRAWN BY:	C. Bowen
REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
 IRRIGATION LINE A5
 PLAN & PROFILE
 Sheet IR3
 Of 123 Sheets

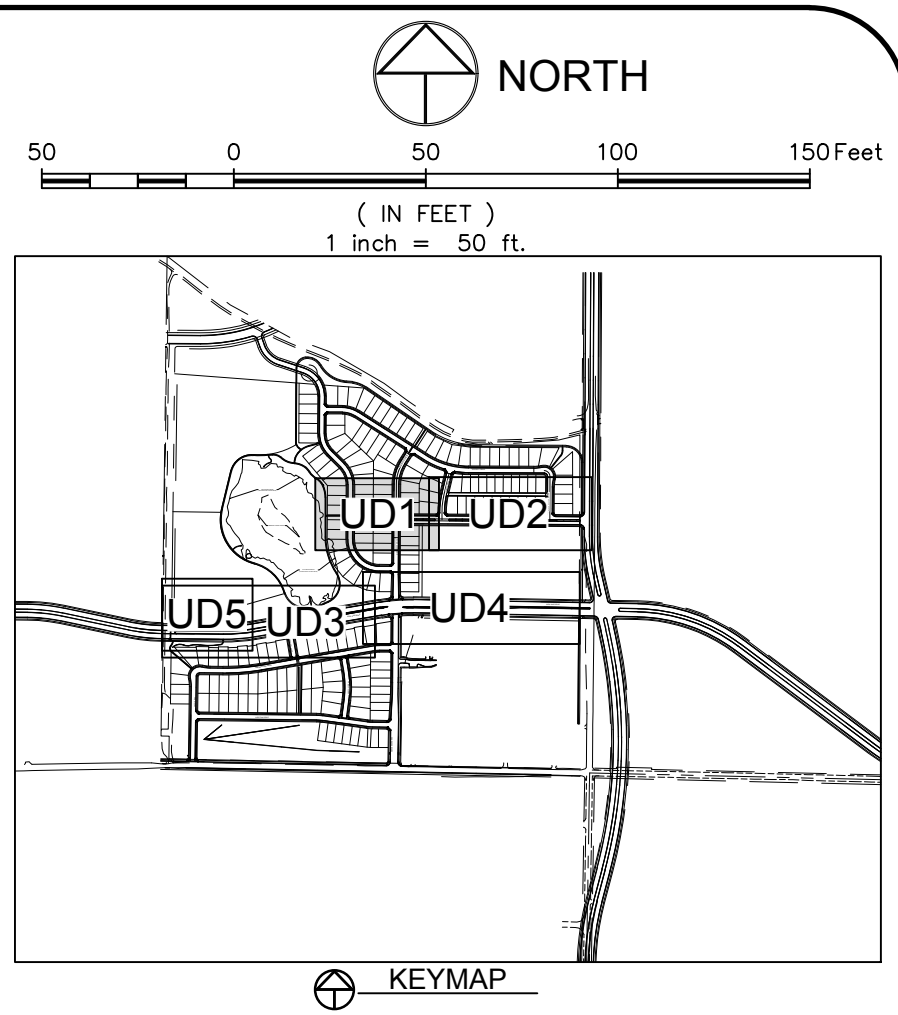
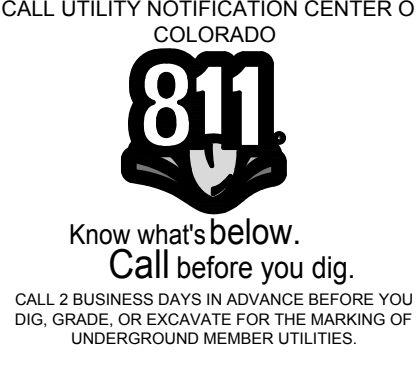


UNDERDRAIN LINE A



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

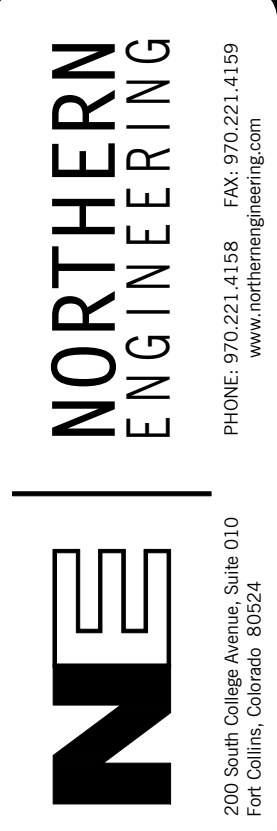
APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



- LEGEND:**
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - LOT LINE
 - ROAD ROW LINE
 - FENCE LINE
 - EDGE OF GRAVEL
 - PROPOSED SANITARY SEWER LINE W/ MH
 - OVERHEAD ELECTRIC LINES
 - EXISTING SANITARY SEWER LINE W/ MH
 - EXISTING STORM SEWER LINE W/ MH
 - PROPOSED STORM SEWER LINE W/ MH
 - PROPOSED UNDERDRAIN LINE
 - PROPOSED WATER LINE W/ FITTING
 - PROPOSED DOMESTIC SERVICE
 - PROPOSED FIRE SERVICE
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED FIRE HYDRANT
 - PROPOSED 2" BLOWOFF
 - FOUND PROPERTY CORNER
 - FOUND SECTION CORNER
 - ELECTRIC BOX
 - FIRE HYDRANT
 - FLARED END SECTION
 - GATE VALVE
 - H2O CURBSTOP
 - H2O STUB
 - INLET GRATE
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - GAS MARKER
 - H2O MARKER
 - H2O METER
 - H2O MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - SIGN
 - TESTHOLE
 - POWER POLE
 - H2O VALVE
 - ELECTRIC VAULT
 - VERTICAL PIPE

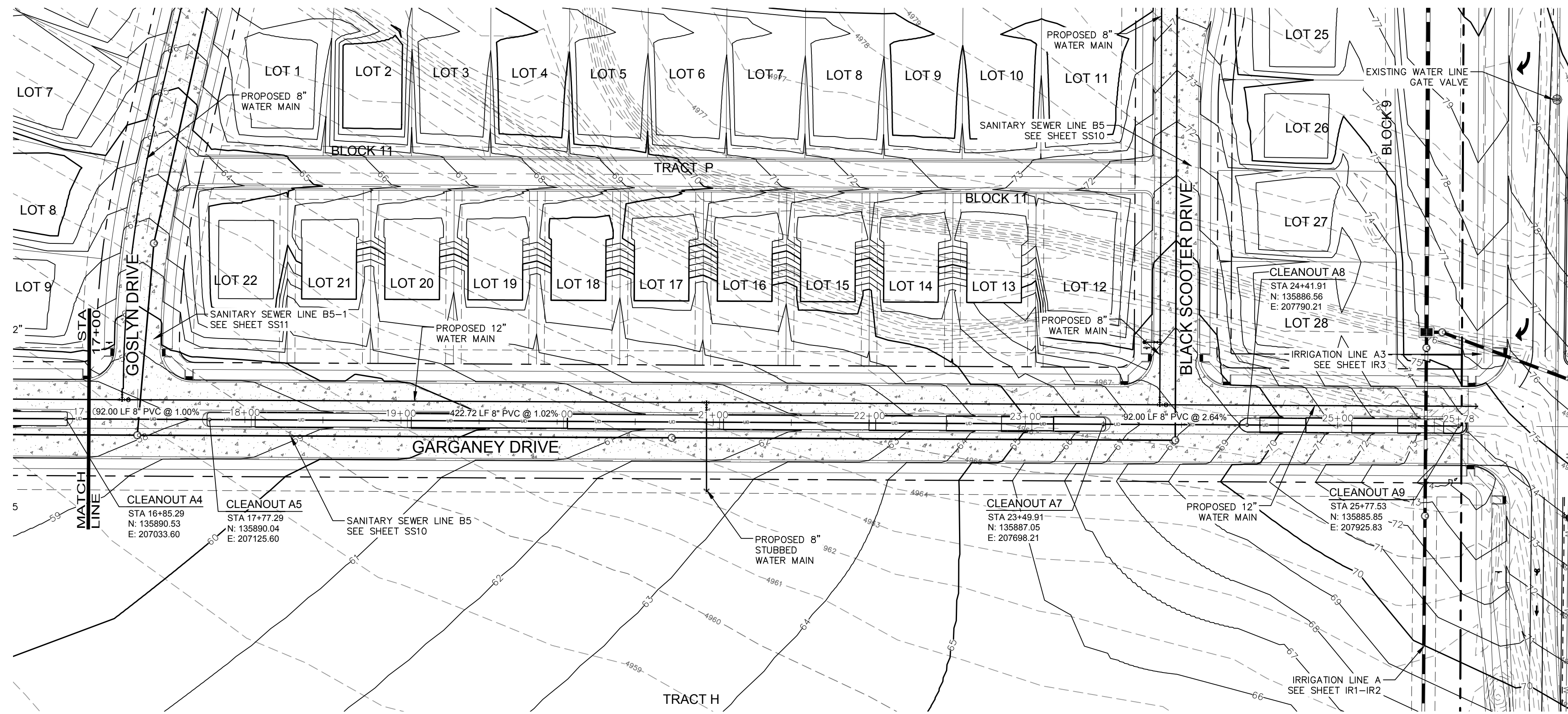
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WATERFIELD THIRD FILING
UNDERDRAIN LINE A
PLAN & PROFILE



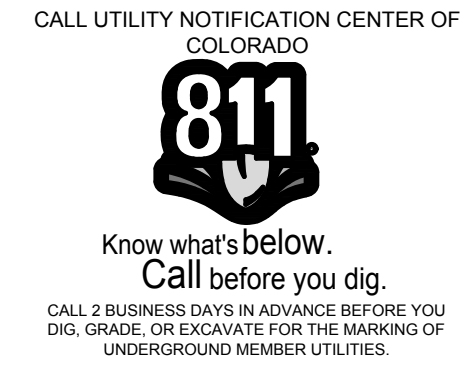
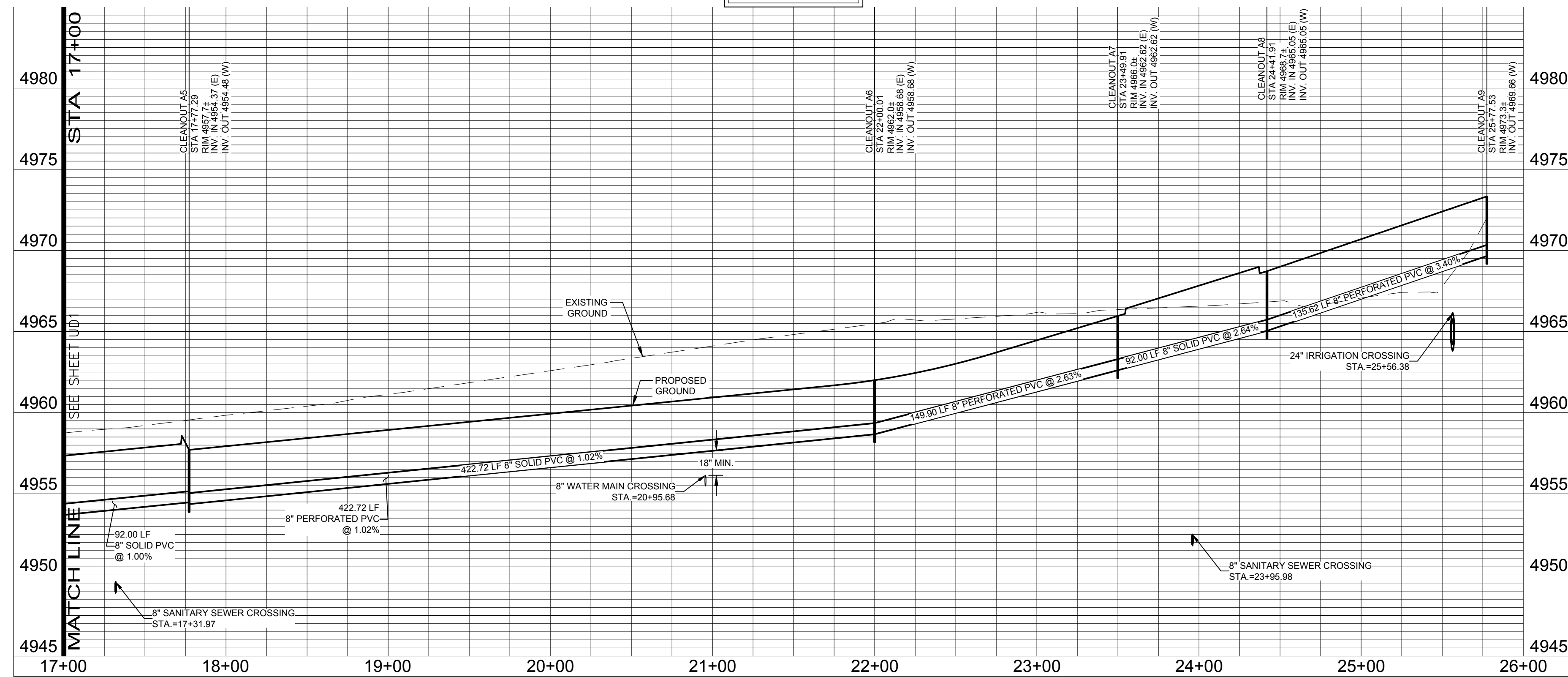
Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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LIST OF REVISIONS: [889-001-UD1] [889-001-UD1] [889-001-UD1] [889-001-UD1] [889-001-UD1] [889-001-UD1] [889-001-UD1]



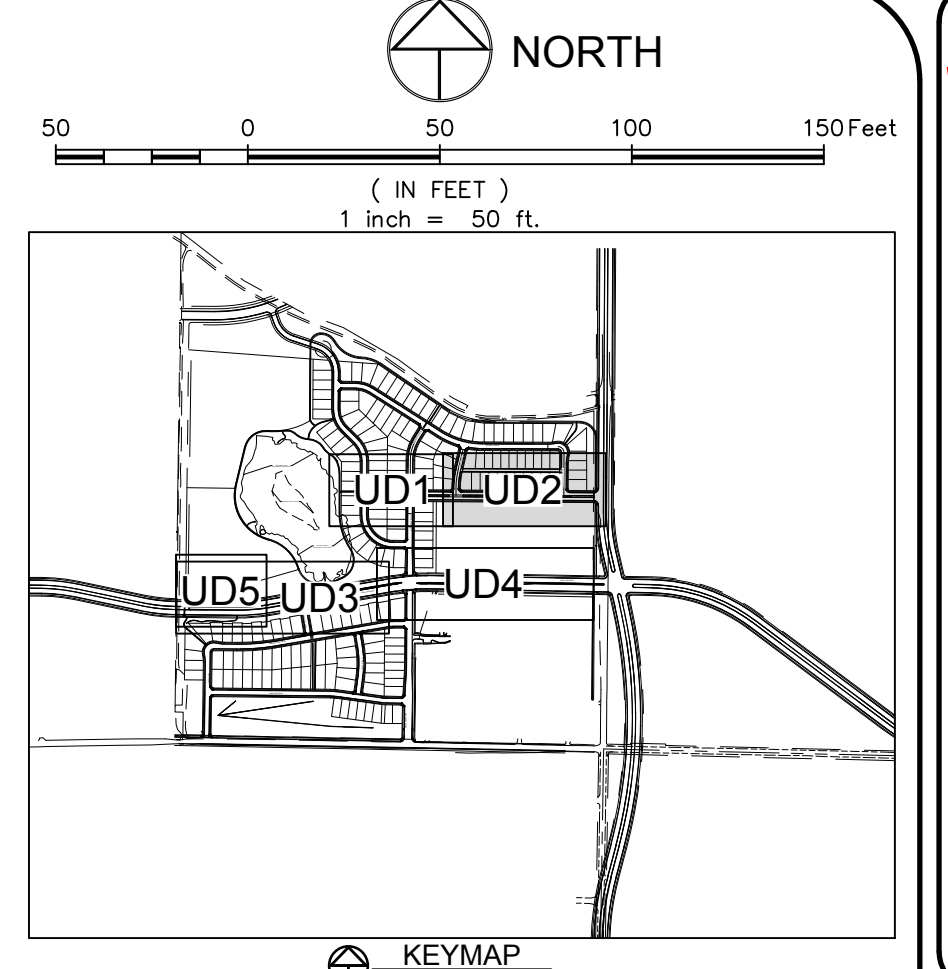
UNDERDRAIN LINE A

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



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



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 - OVERHEAD ELECTRIC LINES
 - EXISTING SANITARY SEWER LINE W/ MH
 - EXISTING STORM SEWER LINE W/ MH
 - PROPOSED STORM SEWER LINE W/ MH
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 - PROPOSED WATER LINE W/ FITTING
 - PROPOSED DOMESTIC SERVICE
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Revisions: **REVIEW SET** **NOT FOR CONSTRUCTION** 4/9/14

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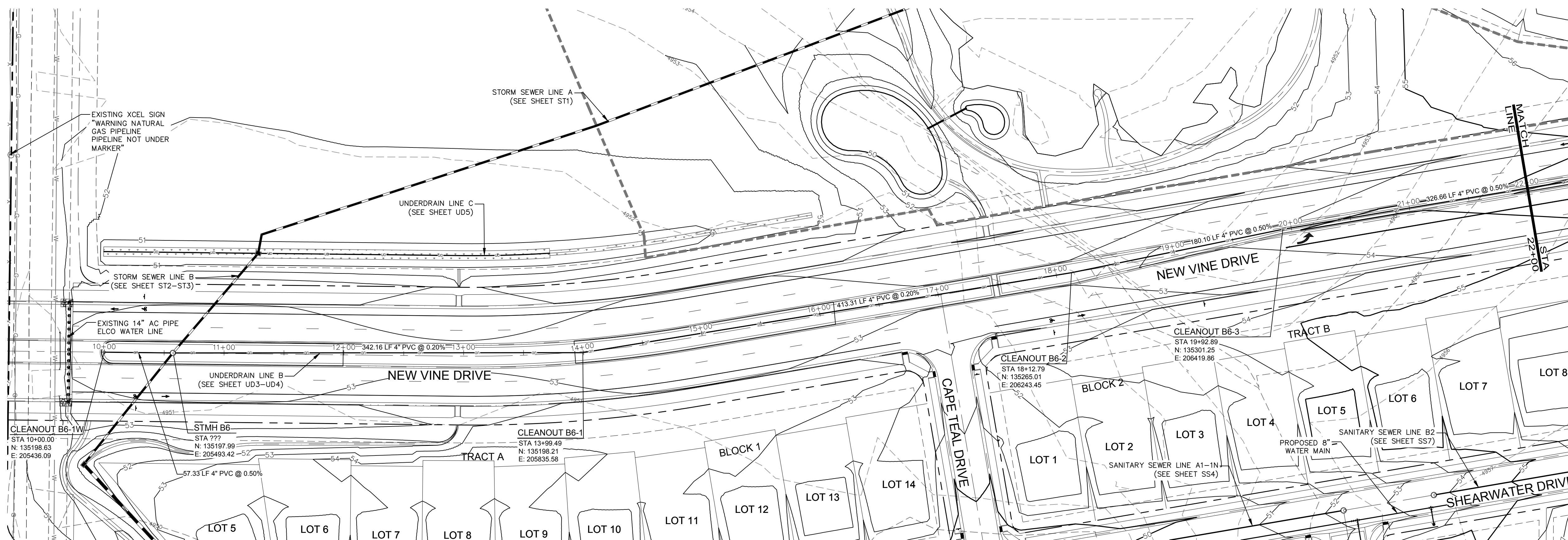
NORTHERN ENGINEERING
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE: 970.221.5158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001 DATE: 4/09/14 SCALE: 1"=50' REVIEWED BY: C. Snowden DRAWN BY: C. Bowen

WATERFIELD THIRD FILING
UNDERDRAIN LINE A
PLAN & PROFILE

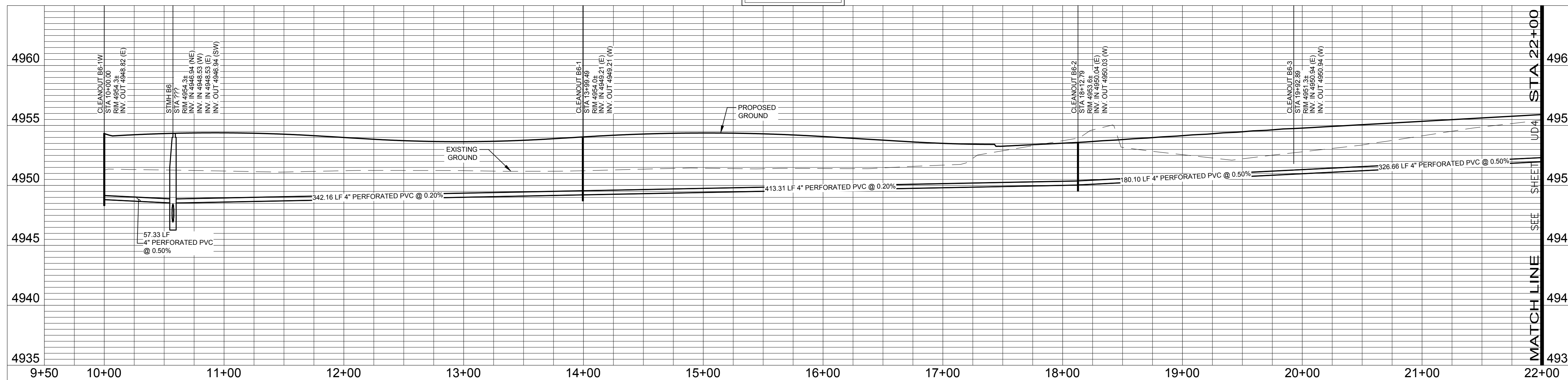
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Of 123 Sheets

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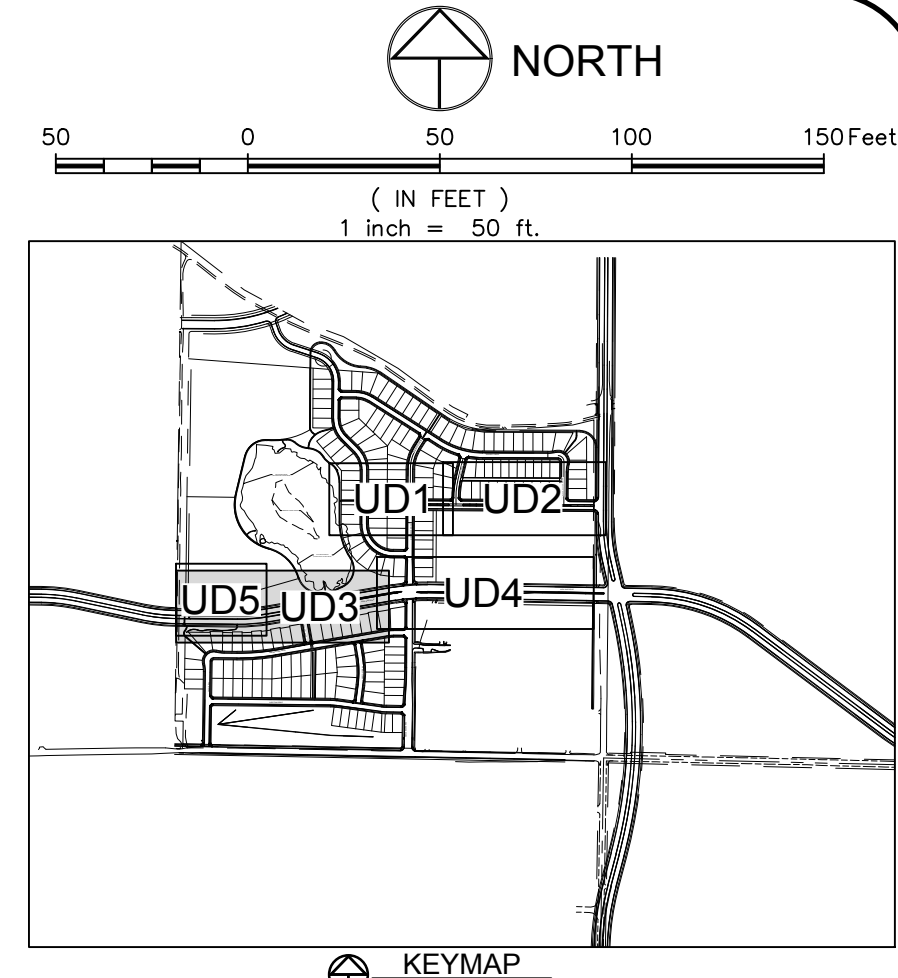
UNDERDRAIN LINE B

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



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
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- LEGEND:**
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REVISIONS:

No.	Date	Description
1	4/9/14	REVIEW SET
2	4/9/14	NOT FOR CONSTRUCTION

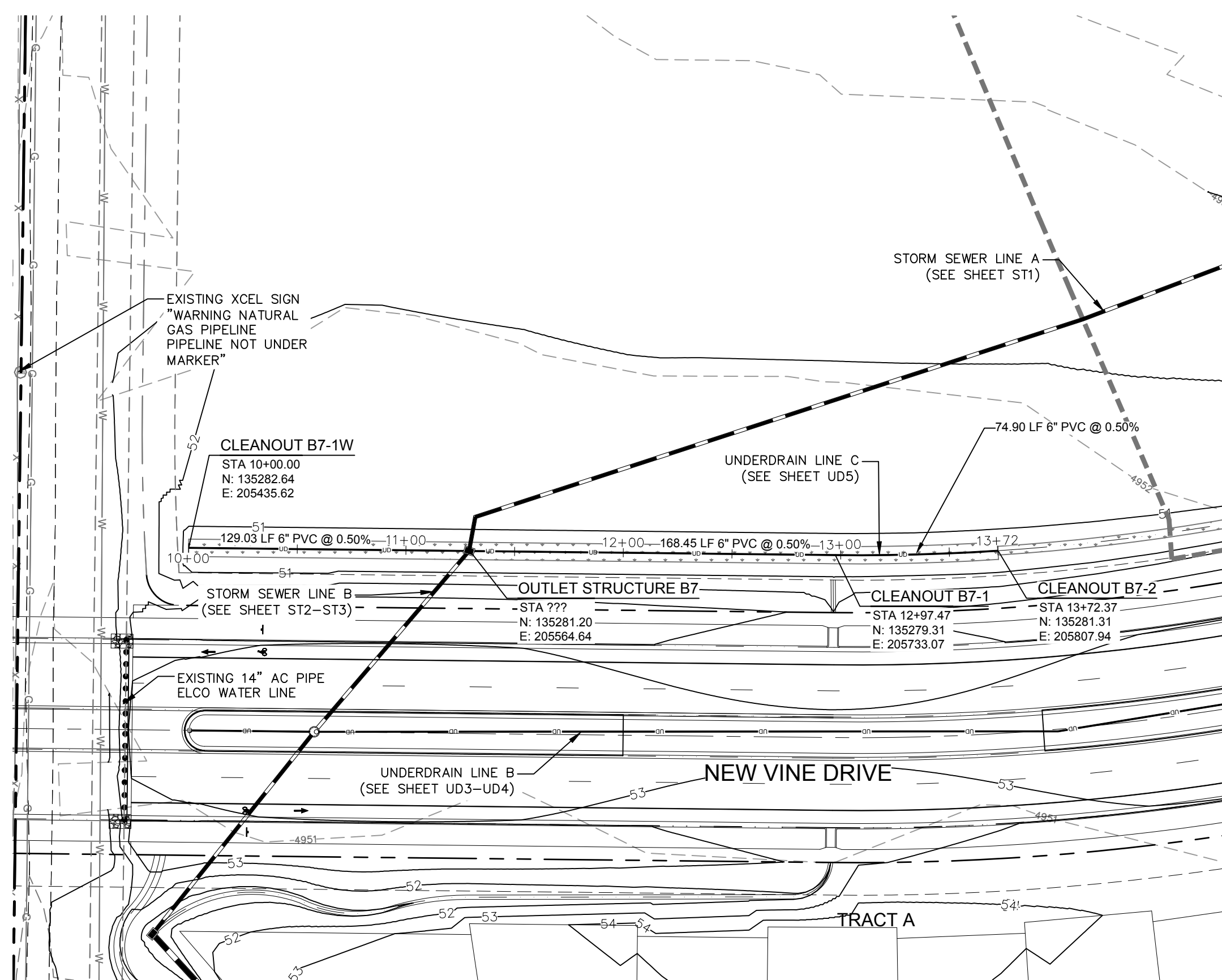
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 200 South College Avenue, Suite 010
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 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

WATERFIELD THIRD FILING
UNDERDRAIN LINE B
PLAN & PROFILE

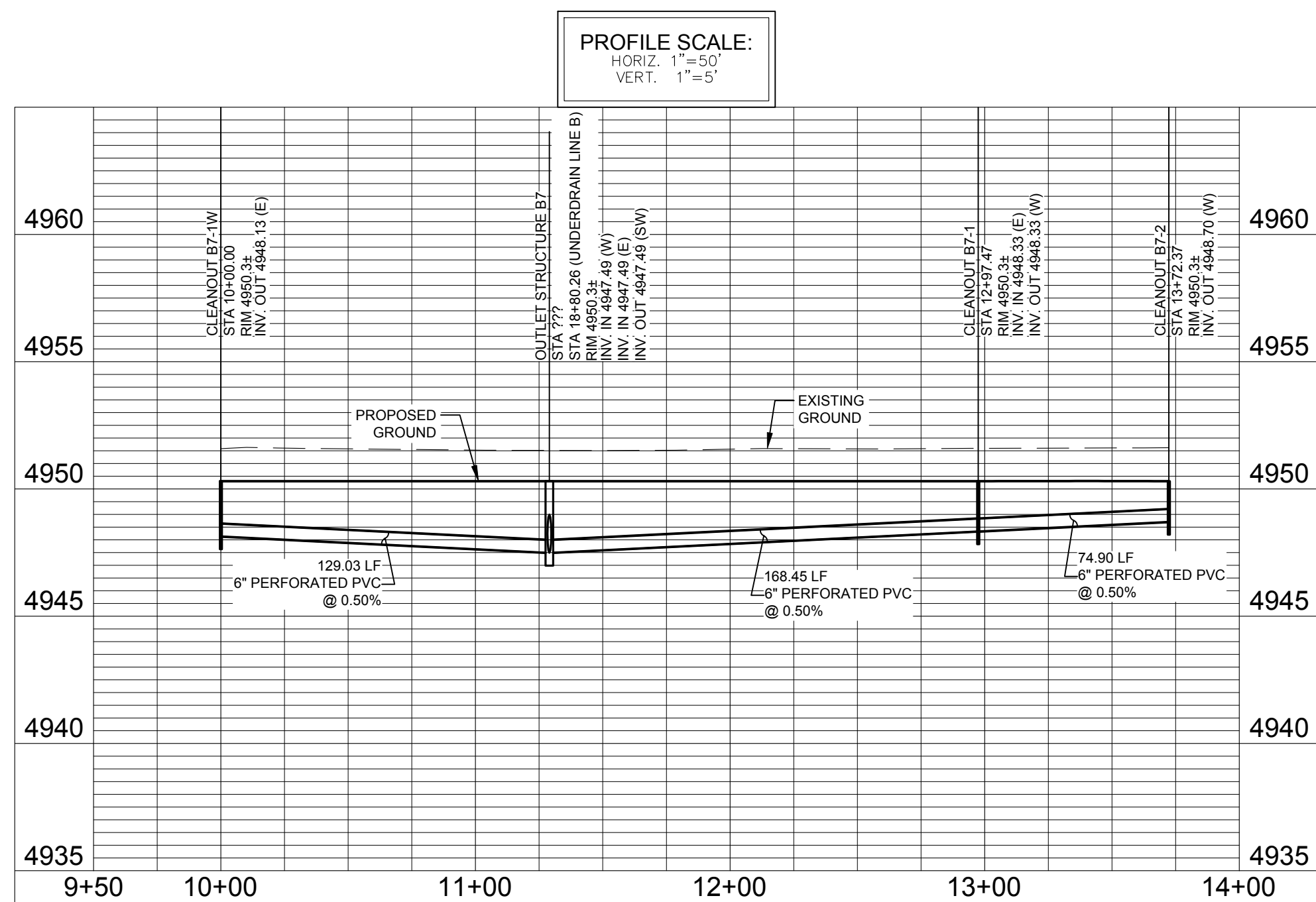
PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snoredon
 SCALE: 1"=50'
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curfiss

Sheet **UD3**
 Of 123 Sheets

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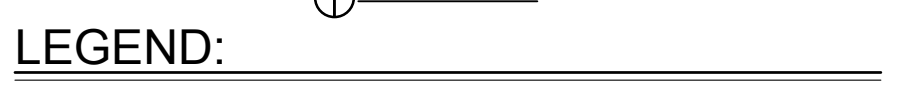
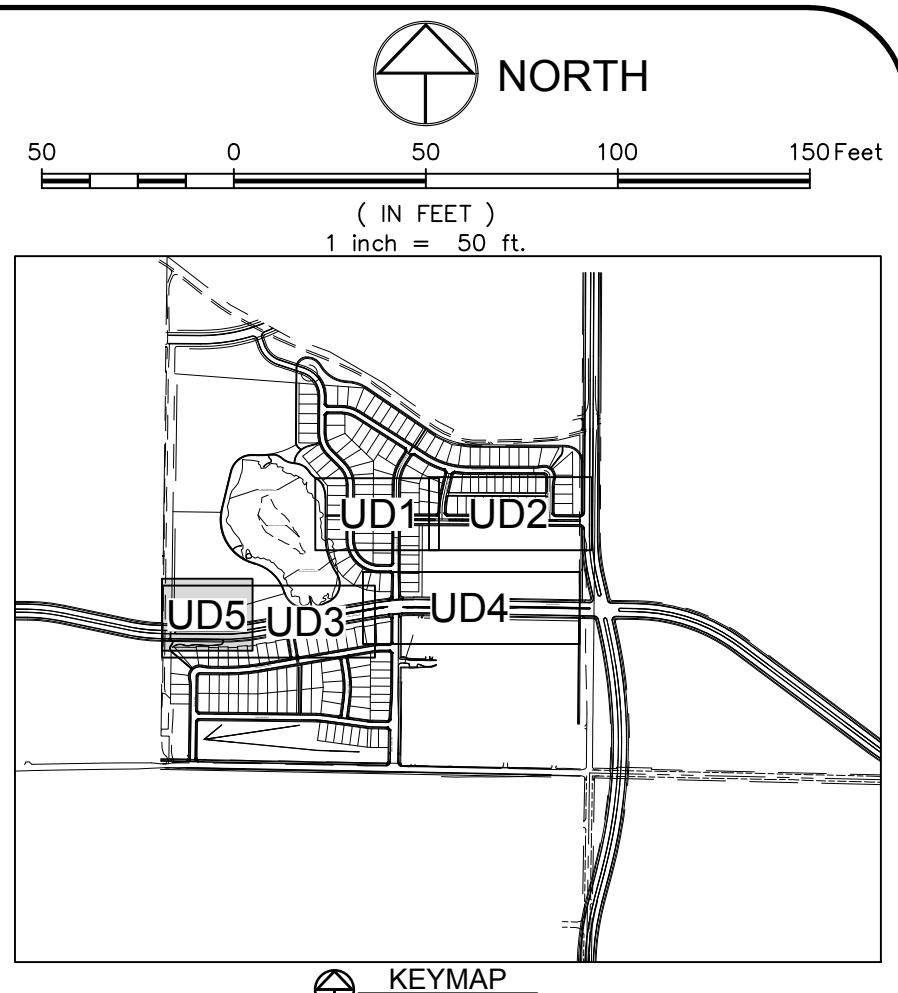


UNDERDRAIN LINE C



**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
ROAD ROW LINE	---
FENCE LINE	-x-
EDGE OF GRAVEL	---
PROPOSED SANITARY SEWER LINE W/ MH	---○---
OVERHEAD ELECTRIC LINES	---OHE---OHE---
EXISTING SANITARY SEWER LINE W/ MH	---SS---
EXISTING STORM SEWER LINE W/ MH	---ST---
PROPOSED STORM SEWER LINE W/ MH	---○---
PROPOSED UNDERDRAIN LINE	---
PROPOSED WATER LINE W/ FITTING	--- ---
PROPOSED DOMESTIC SERVICE	---
PROPOSED FIRE SERVICE	---
PROPOSED SANITARY SEWER SERVICE	---
PROPOSED FIRE HYDRANT	○
PROPOSED 2" BLOWOFF	○
FOUND PROPERTY CORNER	○
FOUND SECTION CORNER	○
ELECTRIC BOX	⊠
FIRE HYDRANT	○
FLARED END SECTION	○
GATE VALVE	○
H2O CURBSTOP	○
H2O STUB	○
INLET GRATE	○
IRRIGATION CONTROL VALVE	○
LIGHT POLE	○
GAS MARKER	○
H2O MARKER	○
H2O METER	○
H2O MANHOLE	○
SANITARY MANHOLE	○
STORM MANHOLE	○
TELEPHONE PEDESTAL	○
SIGN	○
TESTHOLE	○
POWER POLE	○
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REVISIONS:

No.	Date	Description
1	4/9/14	REVISED FOR CONSTRUCTION

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NORTHERN ENGINEERING
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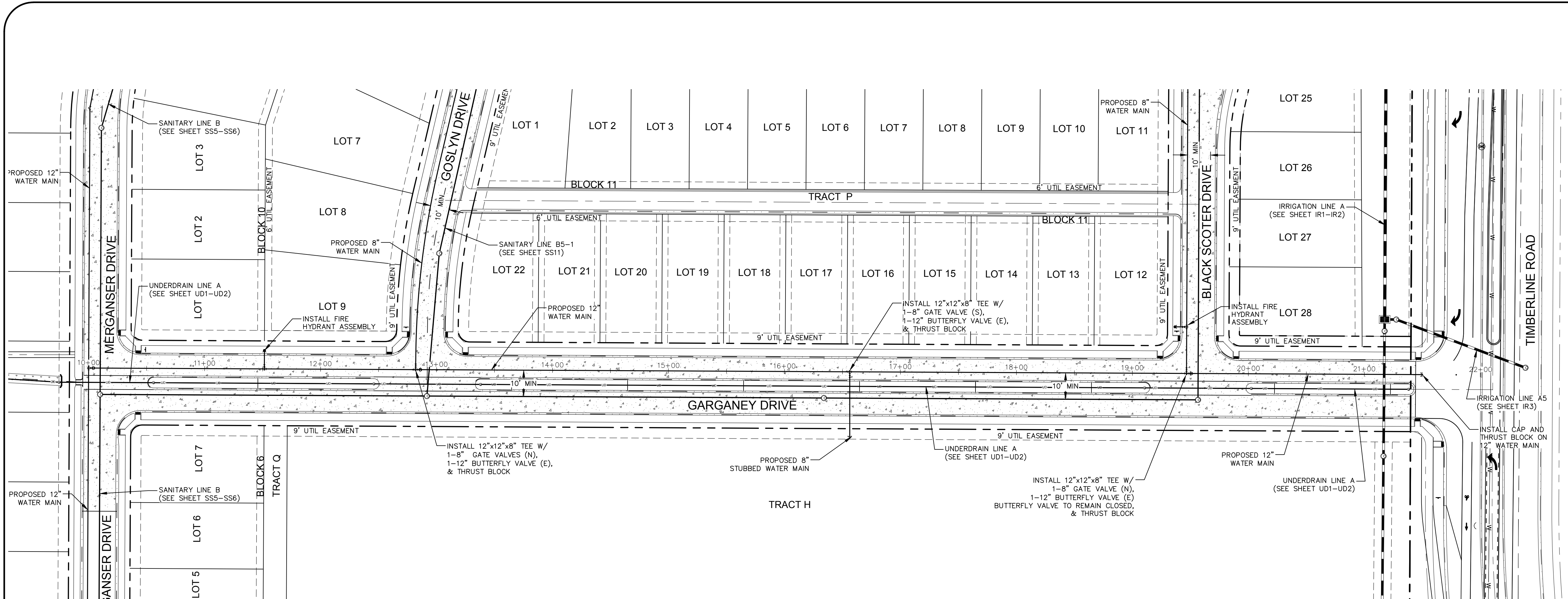
NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT:	889-001
DESIGNED BY:	C. Snowden
DRAWN BY:	C. Bowen
DATE:	4/09/14
SCALE:	1"=50'
REVIEWED BY:	R. Curfiss

**WATERFIELD THIRD FILING
UNDERDRAIN LINE C
PLAN & PROFILE**

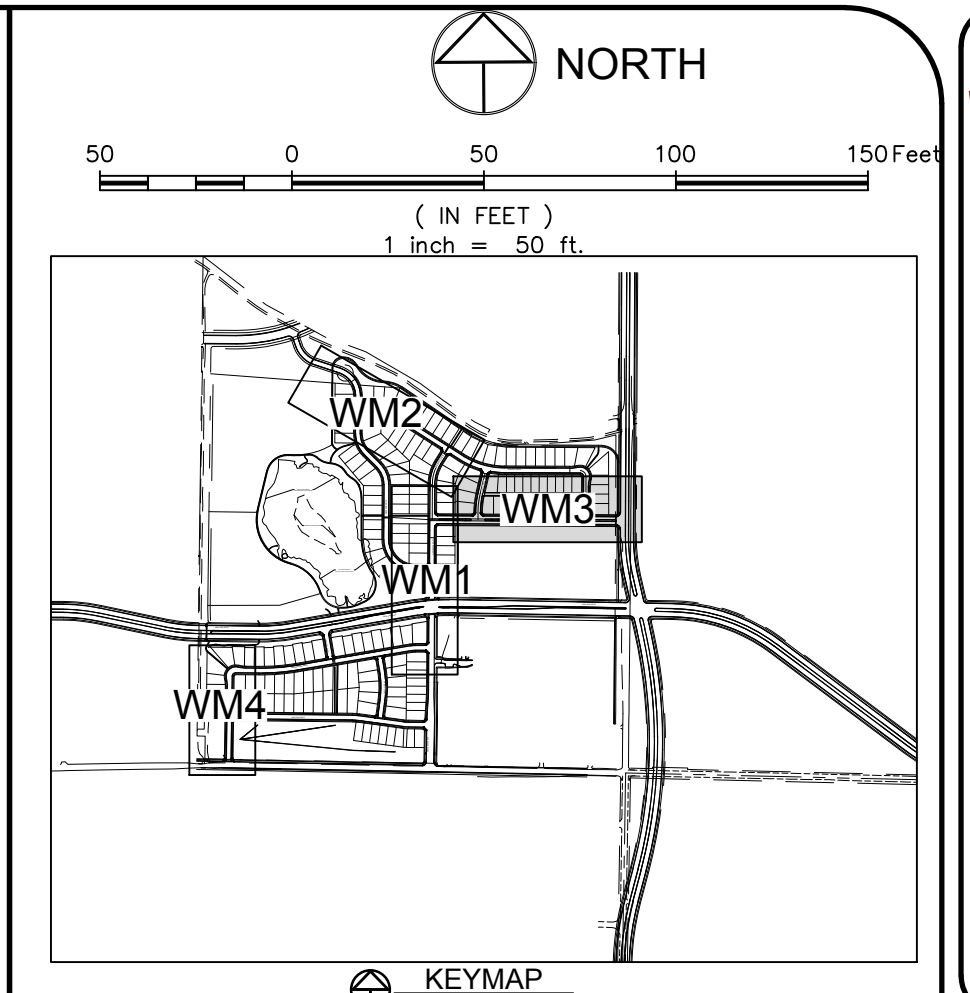
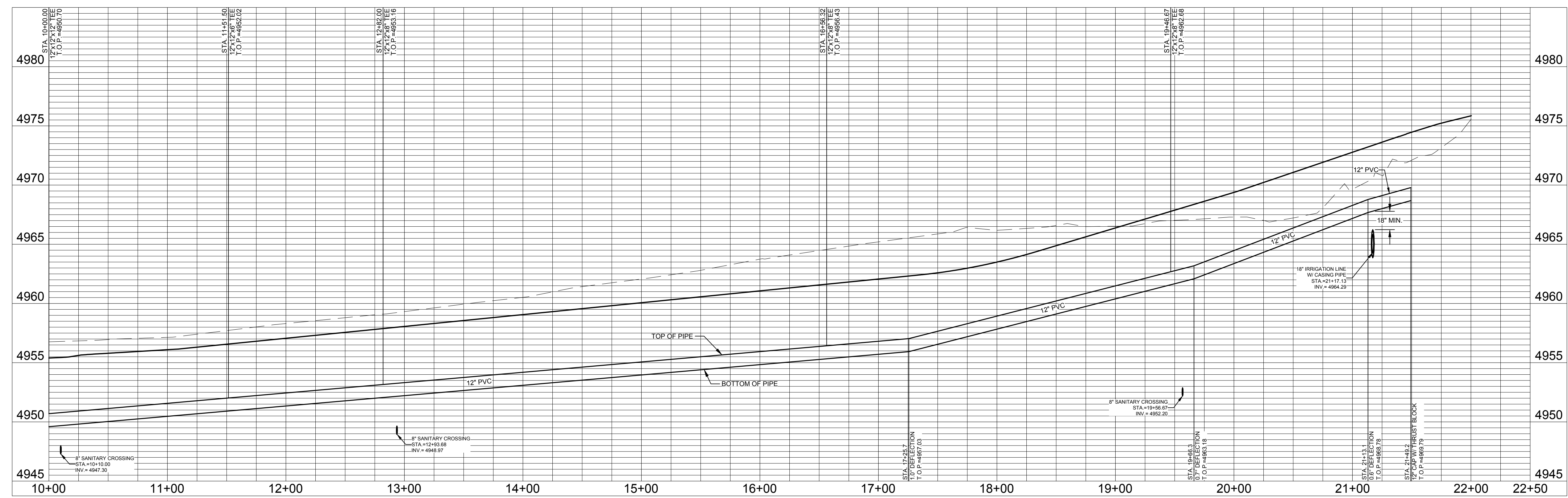
Sheet
UD5
Of 123 Sheets

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WATERMAIN LINE A1

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



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED CURB STOP & METER PIT
- PROPOSED IRRIGATION CURB STOP & METER PIT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT

- NOTES:**
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW**

Reviewed By: _____ Date: _____
General Manager

Review does not constitute "approval" of plans. Plan Engineer is responsible for accuracy and completeness of design.

**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

REVISION SET
NOT FOR CONSTRUCTION
4/9/14

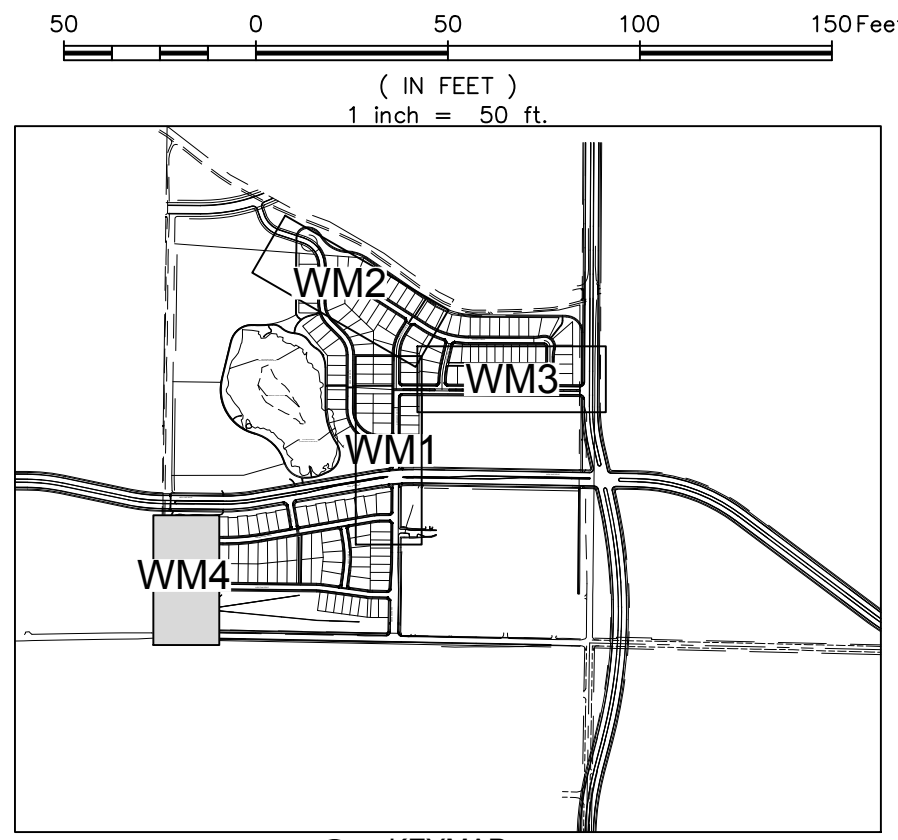
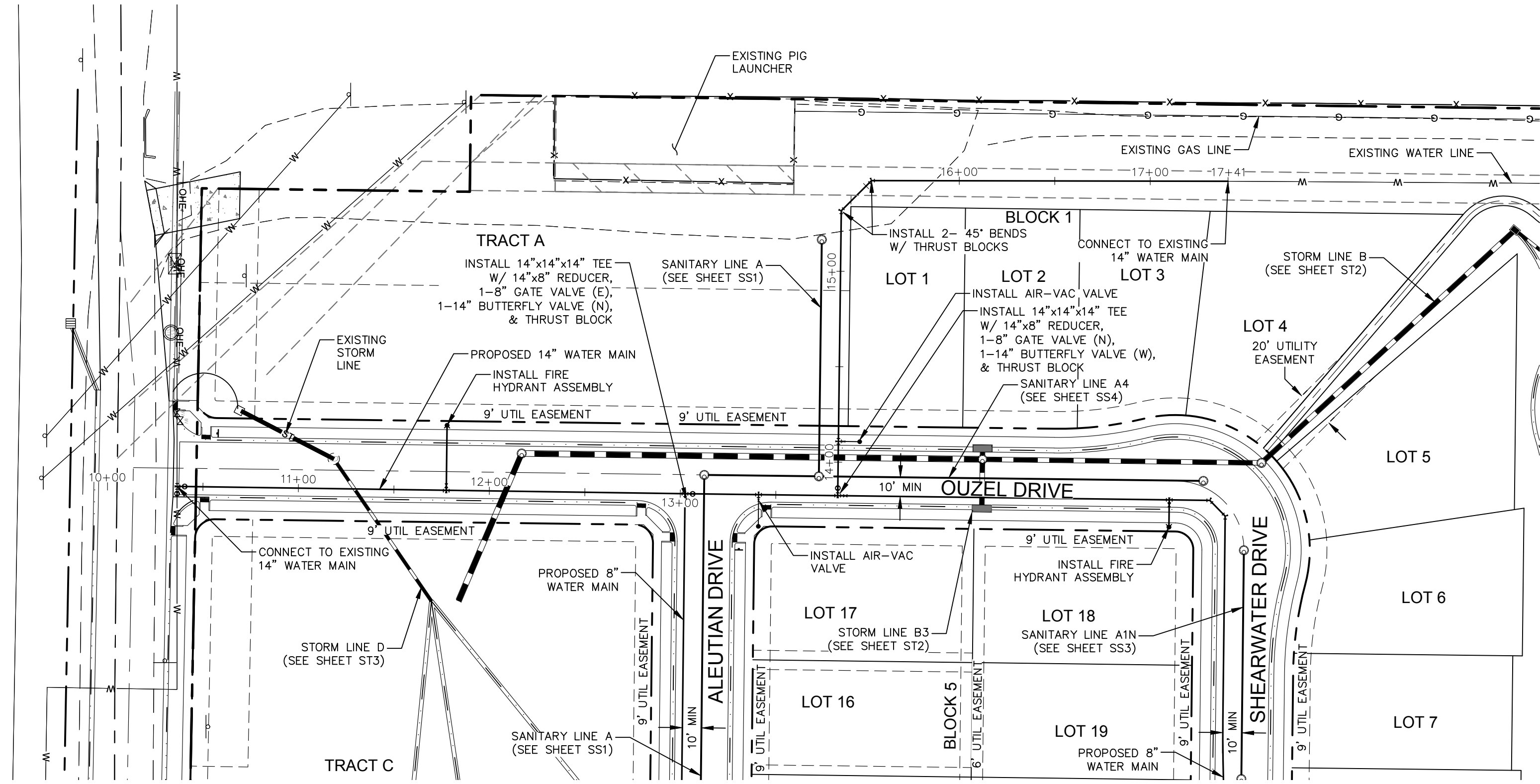
NORTHERN ENGINEERING
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE 970.221.5158 FAX 970.221.4159
www.northernengineering.com

PROJECT: 889-001	DATE: 4/09/14	SCALE: 1"=50'	REVIEWED BY: R. Curfiss
DESIGNED BY: C. Snordon	DRAWN BY: C. Bowen		

WATERFIELD THIRD FILING
**WATERMAIN LINE A1
PLAN & PROFILE**

Sheet
WM3
Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\Drawings\Utility\889-001-WM3A1.dwg LAYOUT NAME: WM3 DATE: Apr 09, 2014 - 10:01am CAD OPERATOR: Comp# LIST OF REVISIONS: (889-001-001) (889-001-001) (889-001-001) (889-001-001) (889-001-001)



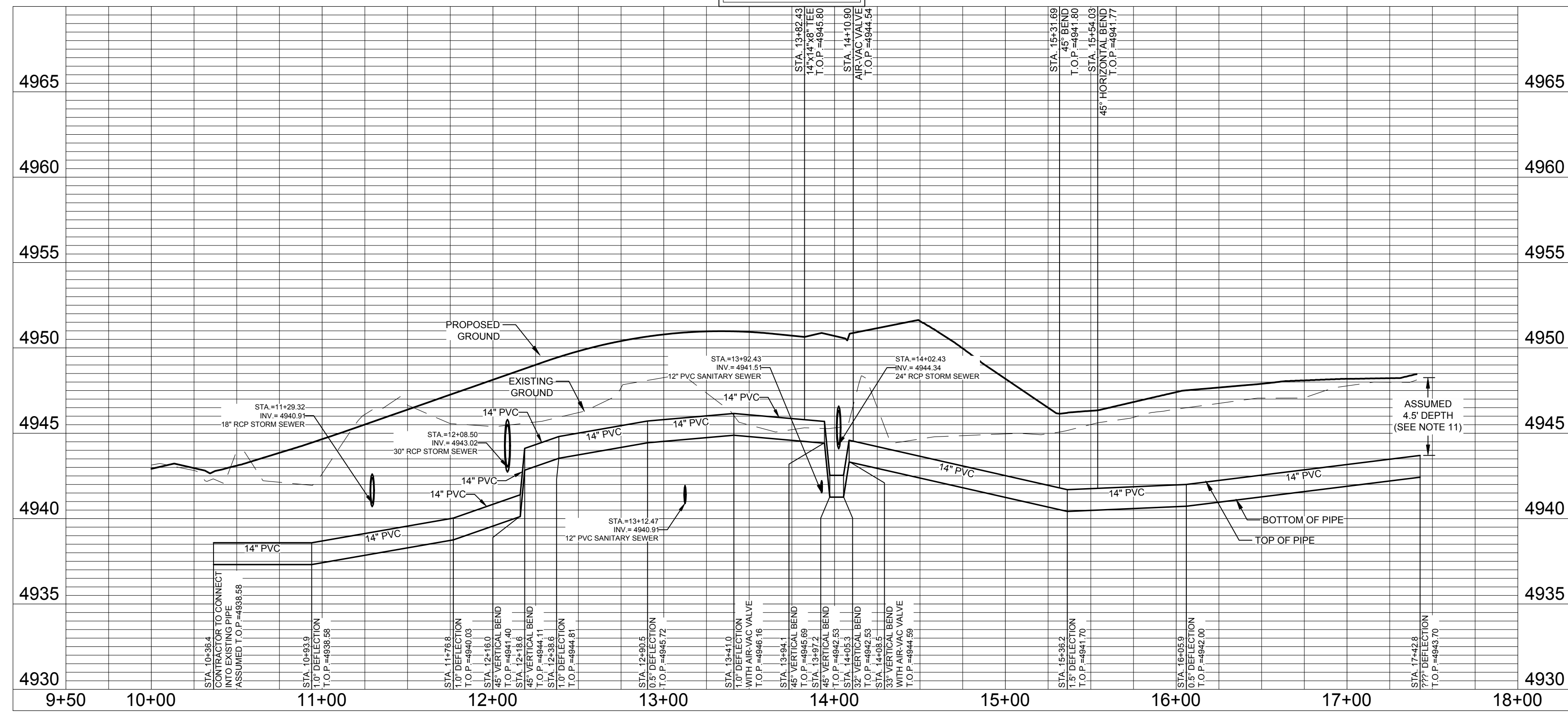
LEGEND:

PROPOSED WATER MAIN	— —
EXISTING WATER MAIN	— —
PROPOSED SANITARY SEWER	— —
EXISTING SANITARY SEWER	— —
PROPOSED SEWER SERVICE	— —
PROPOSED RESIDENTIAL WATER SERVICE (SEE UTILITY DETAIL SHEETS)	— —
PROPOSED CURB STOP & METER PIT	⊙
PROPOSED IRRIGATION CURB STOP & METER PIT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED STORM SEWER	— —
EXISTING STORM SEWER	— —
EXISTING RIGHT OF WAY	— —
PROPOSED CURB & GUTTER	— —
PROJECT BOUNDARY	— —
LOT LINE	— —
EASEMENT LINE	— —
PROPOSED STORM MANHOLE	⊙
PROPOSED STORM INLET	⊙
EXISTING EDGE OF ASPHALT	— —

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WATERMAIN LINE B

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



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 UTILITY PLAN REVIEW**

Reviewed By: _____ Date: _____
 General Manager

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**City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL**

APPROVED: _____ Date: _____
 City Engineer

CHECKED BY: _____ Date: _____
 Water & Wastewater Utility

CHECKED BY: _____ Date: _____
 Stormwater Utility

CHECKED BY: _____ Date: _____
 Parks & Recreation

CHECKED BY: _____ Date: _____
 Traffic Engineer

CHECKED BY: _____ Date: _____
 Environmental Planner

REVISIONS:

No.	Date	Description
1	4/9/14	REVIEW SET FOR CONSTRUCTION

DATE: 4/09/14
SCALE: 1" = 50'
PROJECT: 889-001
DESIGNED BY: C. Snodgrass
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

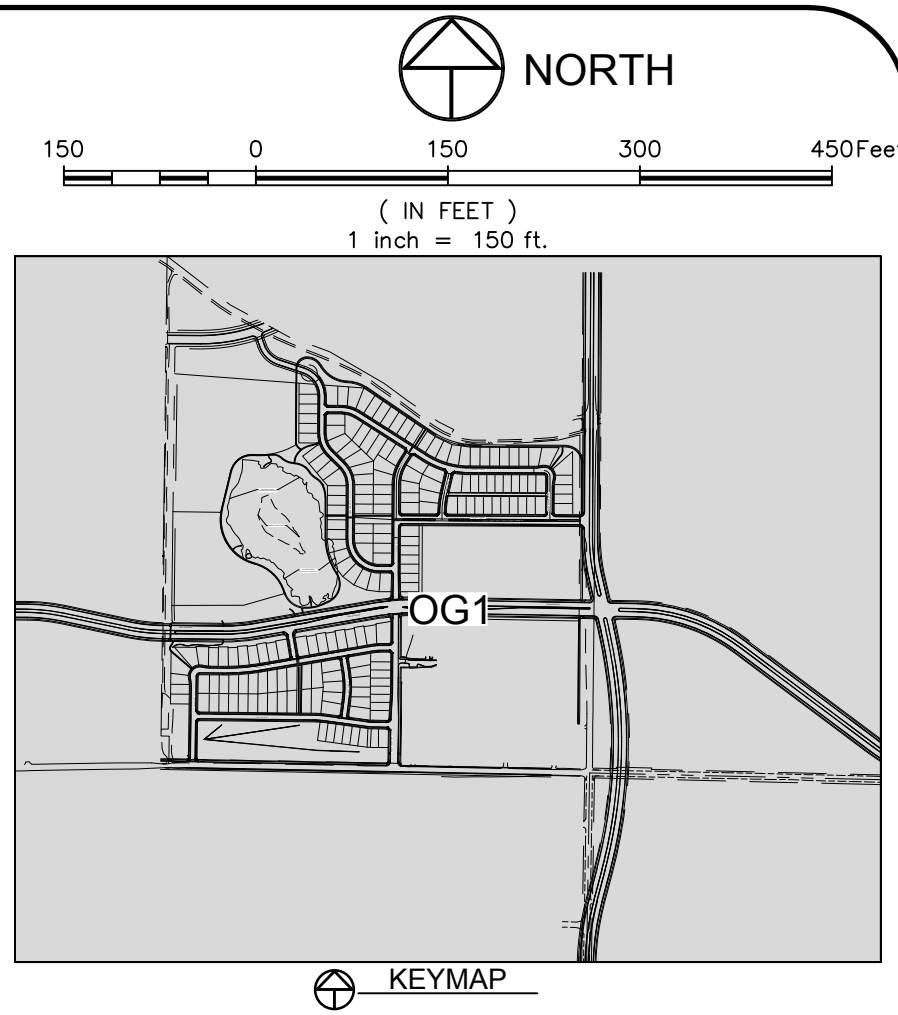
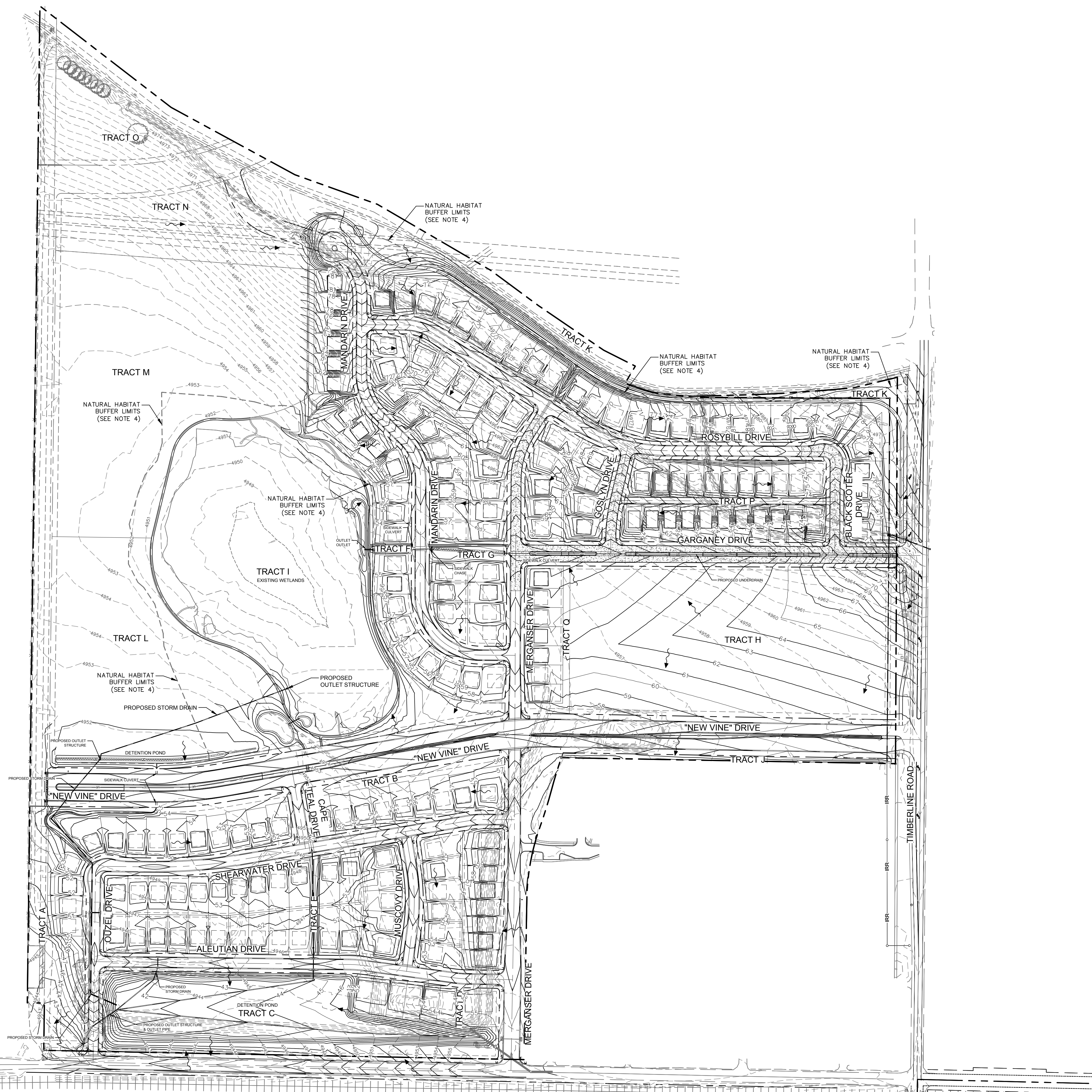
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 Fort Collins, Colorado 80524

**WATERFIELD THIRD FILING
 WATERMAIN LINE B
 PLAN & PROFILE**

Sheet **WM4**
 Of 123 Sheets

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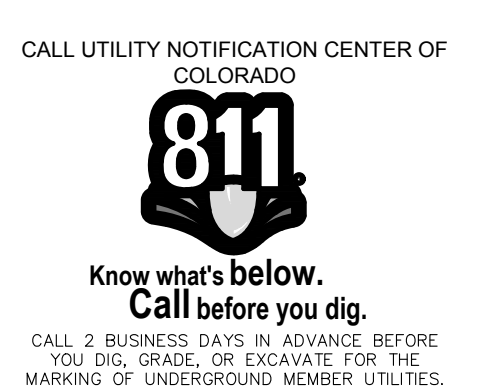
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LEGEND:

EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—S—
PROPOSED STORM INLET	—SI—
PROPOSED CONTOUR	—93—
EXISTING CONTOUR	—5013—
PROPOSED SWALE	—SW—
PROPOSED VERTICAL CURB & GUTTER	—CG—
PROJECT BOUNDARY	—PB—
LOT LINE	—LL—
PROPOSED FIRE HYDRANT	—FH—
PROPOSED ELECTRIC TRANSFORMER	—ET—
PROPOSED SPOT ELEVATION	—SE—
EXISTING SPOT ELEVATION	—(47.85)—
PROPOSED SLOPES	—2.0%—
PEDESTRIAN ACCESS RAMPS	—PAR—
PROPOSED CONCRETE CROSS PAN (TYP.)	—CP—

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 4. SEE SECTION 3.4.1(E) OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE "NATURAL HABITATS BUFFER ZONE." REFER TO PLANNING DOCUMENTS BY RIPLEY DESIGN, INC. FOR ADDITIONAL INFORMATION.



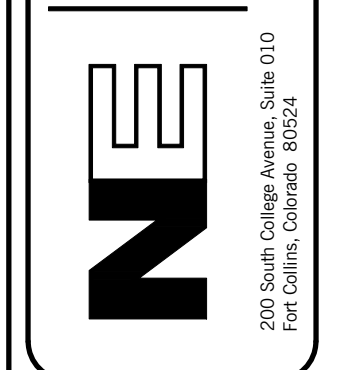
City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
 No. _____
 Date: _____

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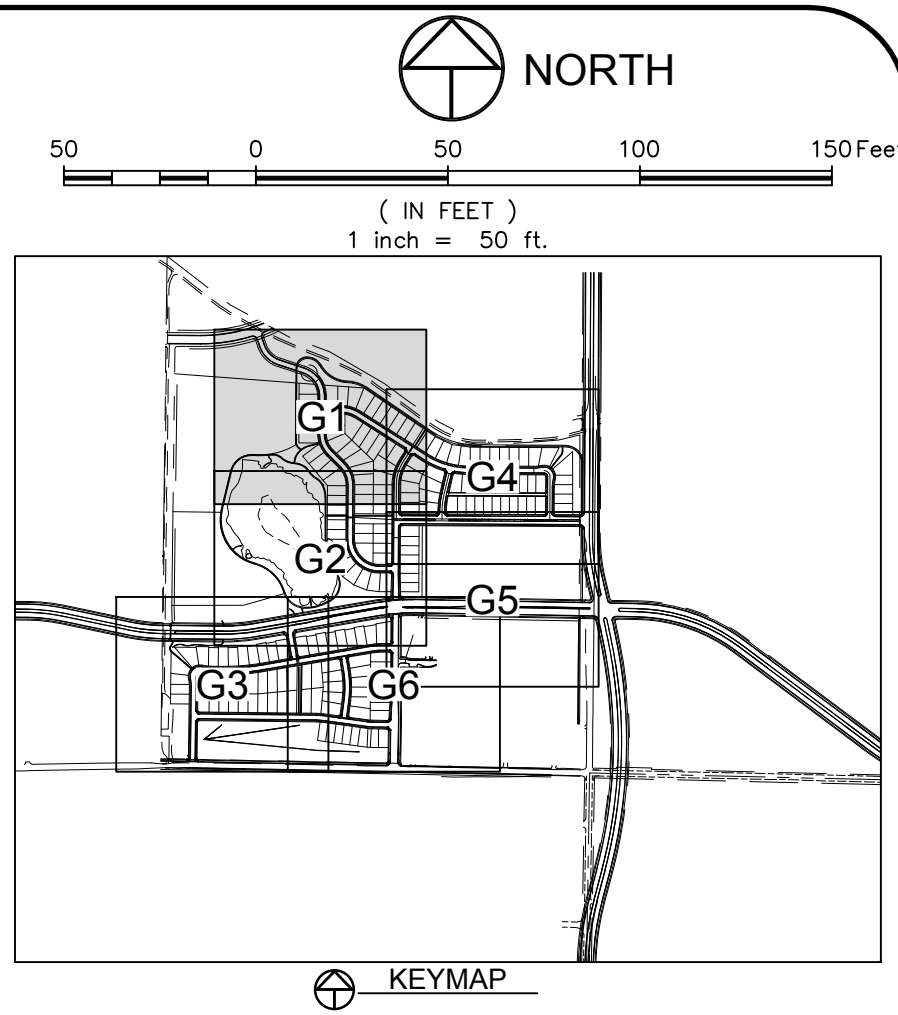
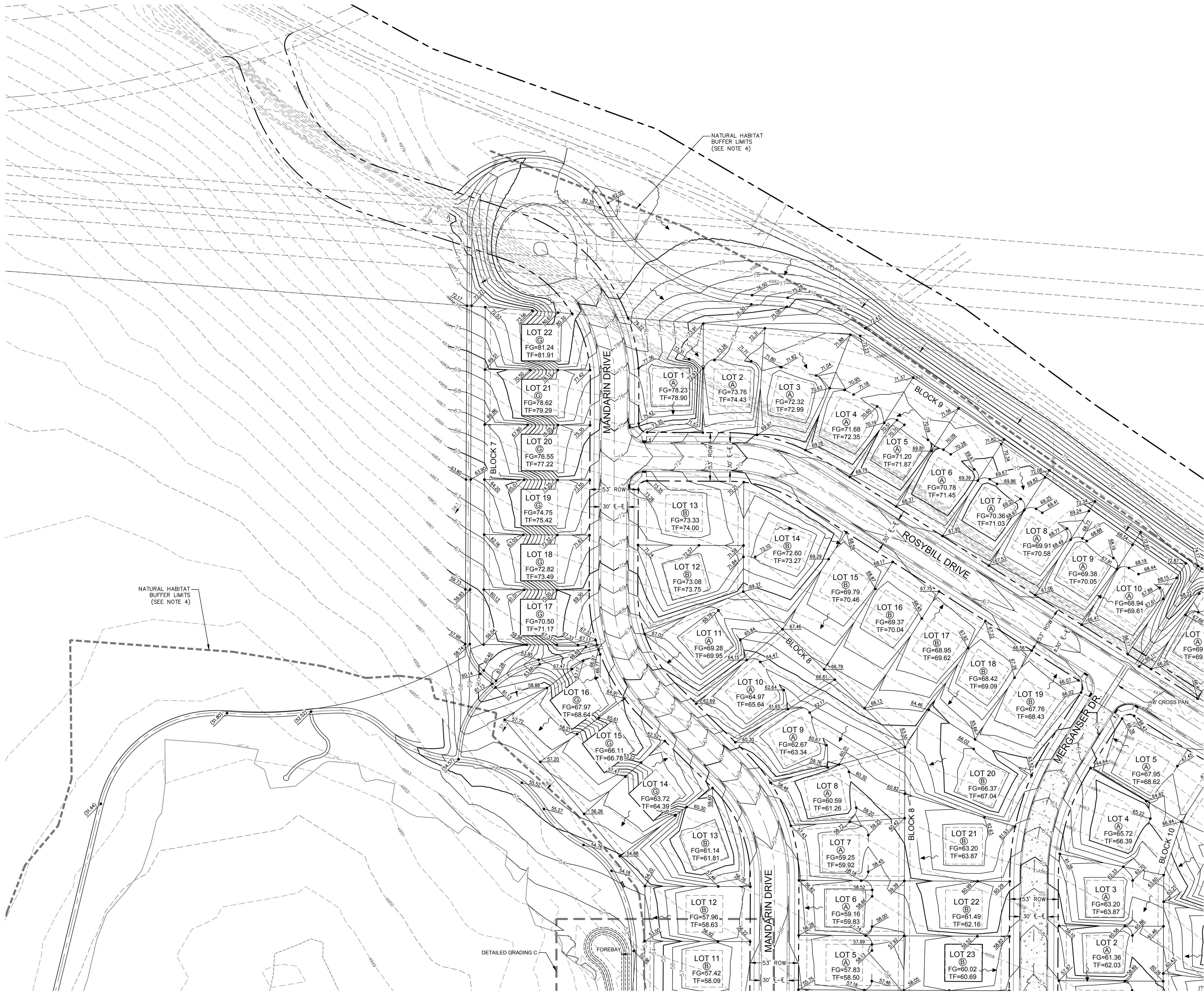


PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. SNOWDON	SCALE:	1" = 150'
DRAWN BY:	C. Bowen	REVIEWED BY:	R. Curfiss

WATERFIELD THIRD FILING
 OVERALL GRADING PLAN

Sheet
OG1
 Of 123 Sheets

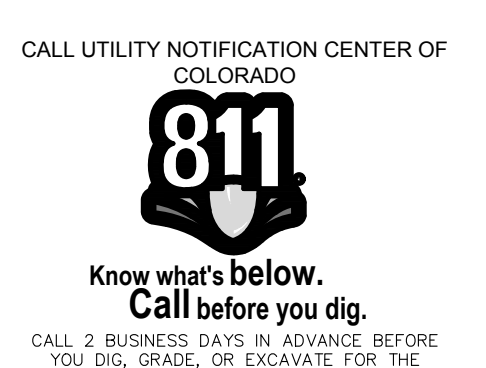
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LEGEND:

EXISTING STORM SEWER	ST
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	□
PROPOSED CONTOUR	93
EXISTING CONTOUR	5013
PROPOSED SWALE	---
PROPOSED VERTICAL CURB & GUTTER	---
PROJECT BOUNDARY	---
LOT LINE	---
PROPOSED FIRE HYDRANT	•
PROPOSED ELECTRIC TRANSFORMER	•
PROPOSED SPOT ELEVATION	53.43 (42.9)
EXISTING SPOT ELEVATION	(42.9)
PROPOSED SLOPES	2.0%
PEDESTRIAN ACCESS RAMPS	---
PROPOSED CONCRETE CROSS PAN (TYP.)	---

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer

CHECKED BY: _____ Date _____
Water & Wastewater Utility

CHECKED BY: _____ Date _____
Stormwater Utility

CHECKED BY: _____ Date _____
Parks & Recreation

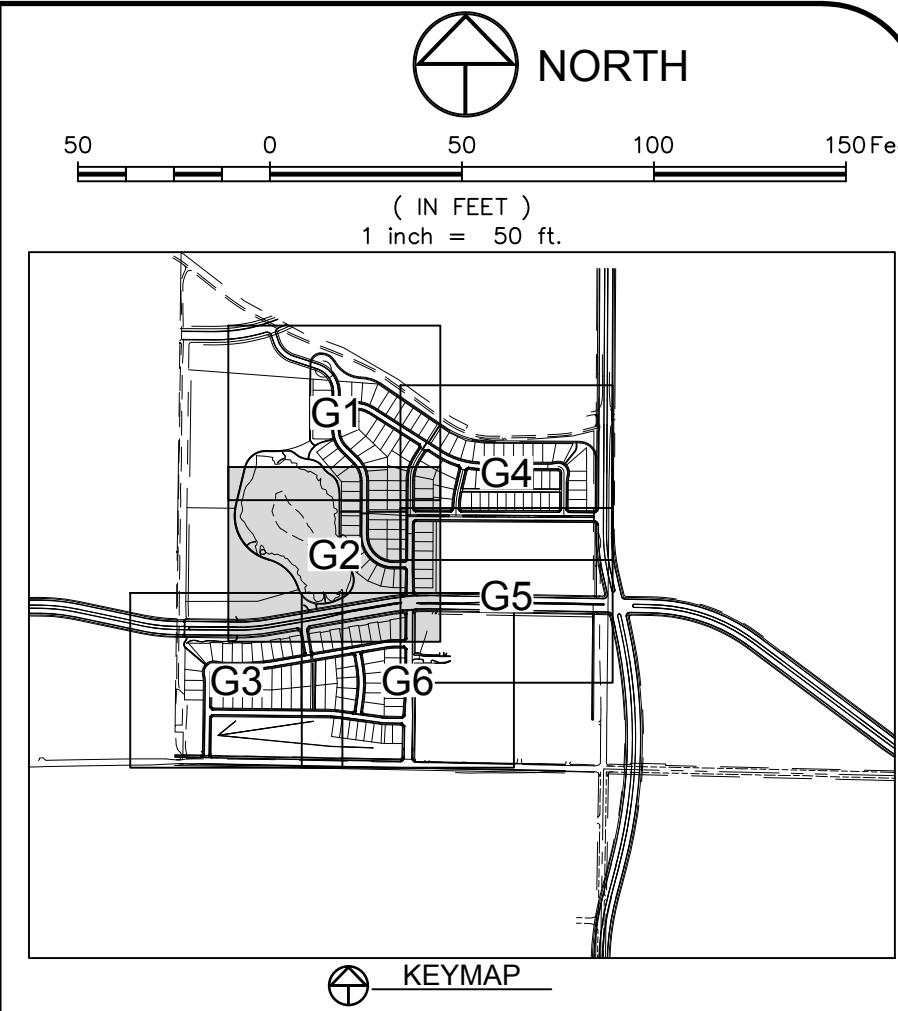
CHECKED BY: _____ Date _____
Traffic Engineer

CHECKED BY: _____ Date _____
Environmental Planner

REVISIONS:
 N.O. _____
 DATE: 4/09/14
 PROJECT: 889-001
 DESIGNED BY: C. Sneedon
 DRAWN BY: D. Fry
 REVIEWED BY: R. Curless
 SCALE: 1" = 50'
 DATE: 4/09/14
 PROJECT: 889-001
 DESIGNED BY: C. Sneedon
 DRAWN BY: D. Fry
 REVIEWED BY: R. Curless
NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com
WATERFIELD THIRD FILING
GRADING PLAN
 Sheet **G1**
 Of 123 Sheets

REVIEW SET
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 4/9/14

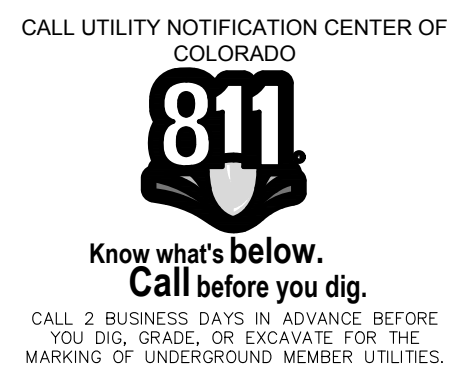
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LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SWALE	
PROPOSED VERTICAL CURB & GUTTER	
PROJECT BOUNDARY	
LOT LINE	
PROPOSED FIRE HYDRANT	
PROPOSED ELECTRIC TRANSFORMER	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SLOPES	
PEDESTRIAN ACCESS RAMPS	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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CHECKED BY:	Water & Wastewater Utility	Date
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CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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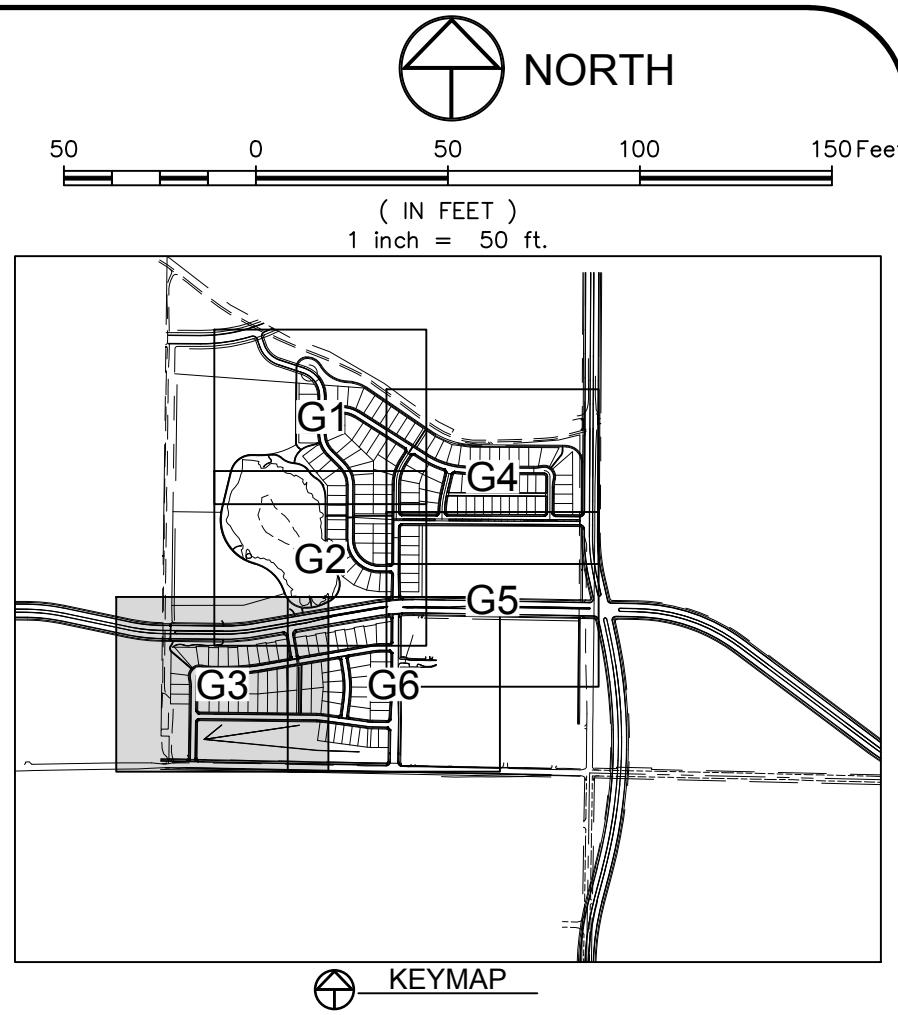
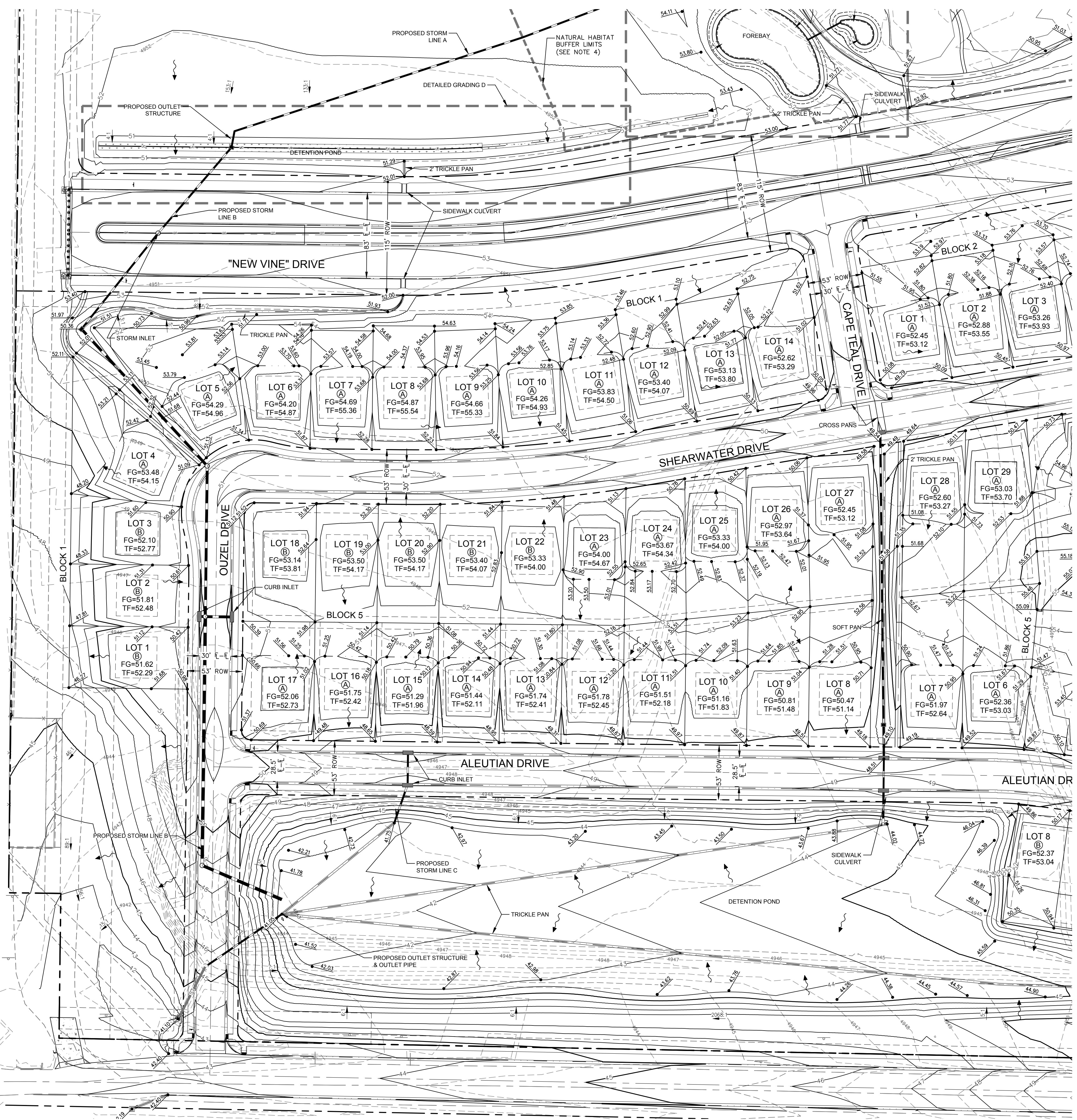
NE

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 50'
DRAWN BY:	D. Fry	REVIEWED BY:	R. Curless

WATERFIELD THIRD FILING
GRADING PLAN

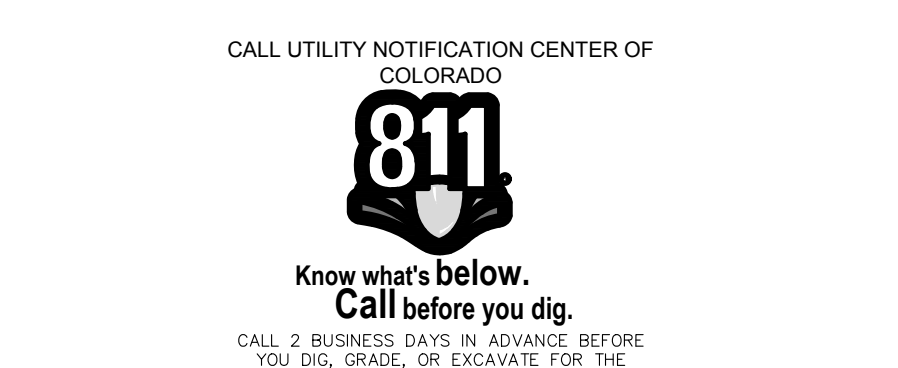
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LEGEND:

EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	□
PROPOSED CONTOUR	—
EXISTING CONTOUR	- - -
PROPOSED SWALE	---
PROPOSED VERTICAL CURB & GUTTER	---
PROJECT BOUNDARY	---
LOT LINE	---
PROPOSED FIRE HYDRANT	•
PROPOSED ELECTRIC TRANSFORMER	•
PROPOSED SPOT ELEVATION	•
EXISTING SPOT ELEVATION	•
PROPOSED SLOPES	↘
PEDESTRIAN ACCESS RAMPS	---
PROPOSED CONCRETE CROSS-PAN (TYP.)	---

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
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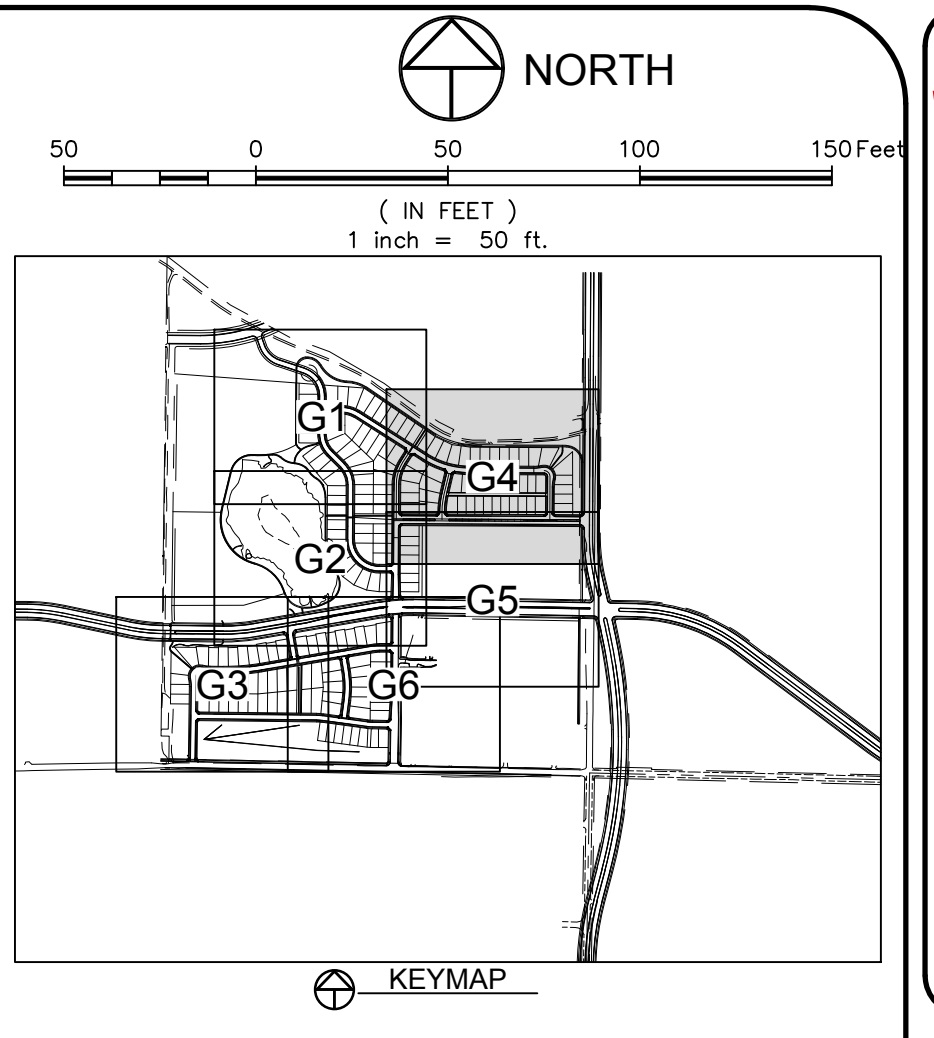
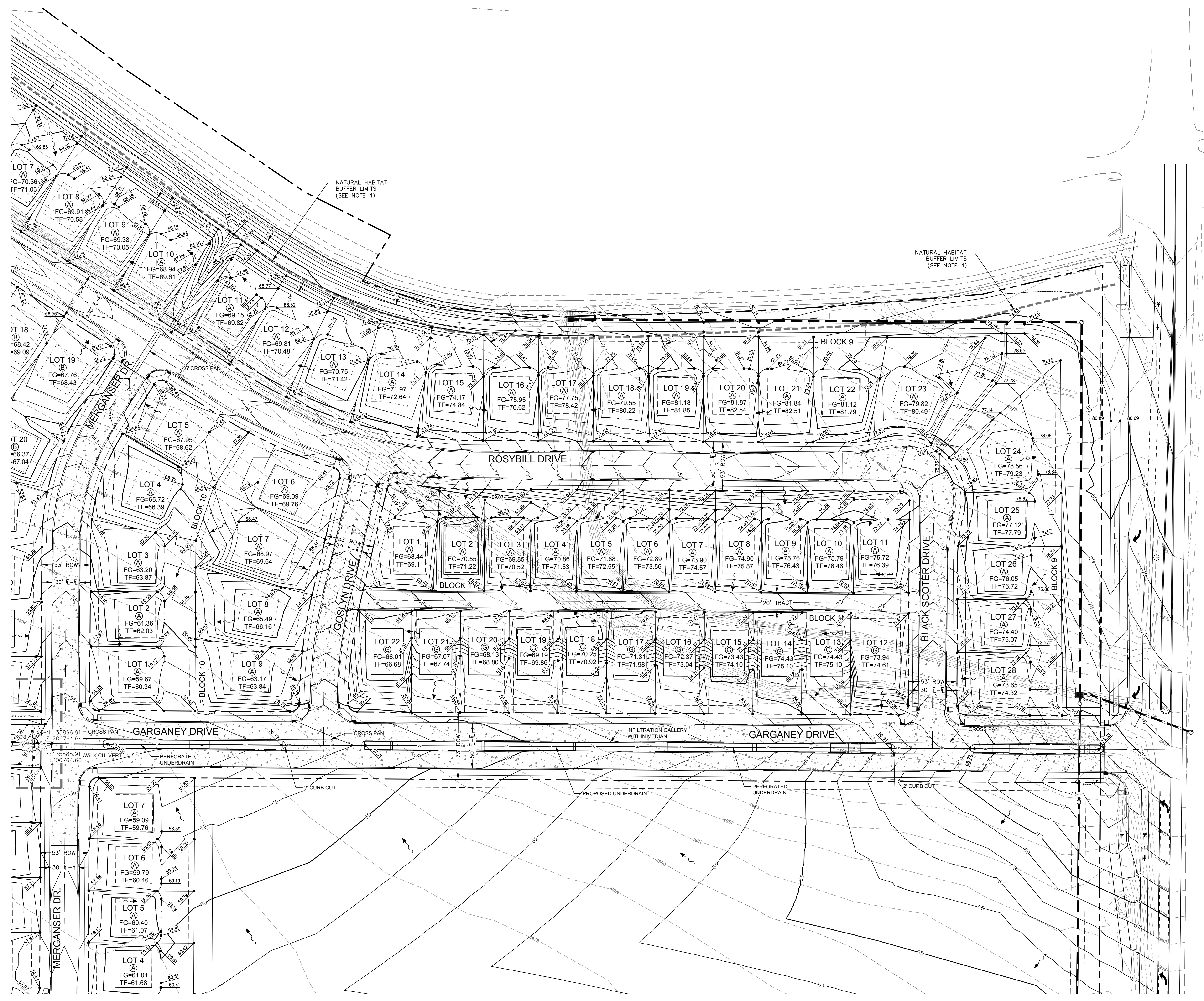
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 www.northernengineering.com

PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. Snordon	SCALE:	1" = 50'
DRAWN BY:	D. Fry	REVIEWED BY:	R. Curless

WATERFIELD THIRD FILING
 GRADING PLAN

Sheet
G3
 Of 123 Sheets

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LEGEND:

EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—S—S—
PROPOSED STORM INLET	—SI—
PROPOSED CONTOUR	—93—
EXISTING CONTOUR	—5013—
PROPOSED SWALE	—SW—
PROPOSED VERTICAL CURB & GUTTER	—CG—
PROJECT BOUNDARY	—PB—
LOT LINE	—LL—
PROPOSED FIRE HYDRANT	—FH—
PROPOSED ELECTRIC TRANSFORMER	—ET—
PROPOSED SPOT ELEVATION	—SE—
EXISTING SPOT ELEVATION	—(42.9)—
PROPOSED SLOPES	—2.0%—
PEDESTRIAN ACCESS RAMPS	—PAR—
PROPOSED CONCRETE CROSS PAN (TFP)	—CP—

- NOTES:**
- 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.
 - REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 - ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES.
 - SEE SECTION 3.4.1(E) OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE "NATURAL HABITATS BUFFER ZONE." REFER TO PLANNING DOCUMENTS BY RIPLEY DESIGN, INC. FOR ADDITIONAL INFORMATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

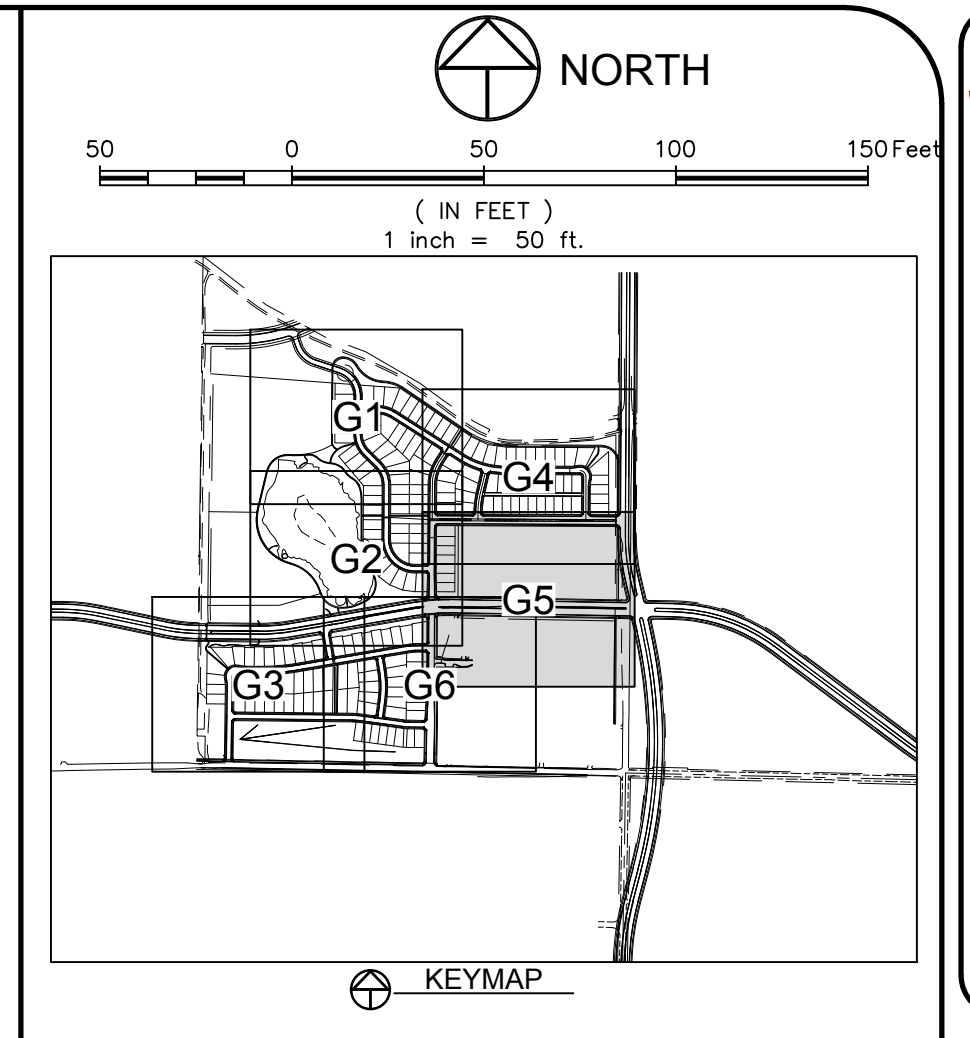
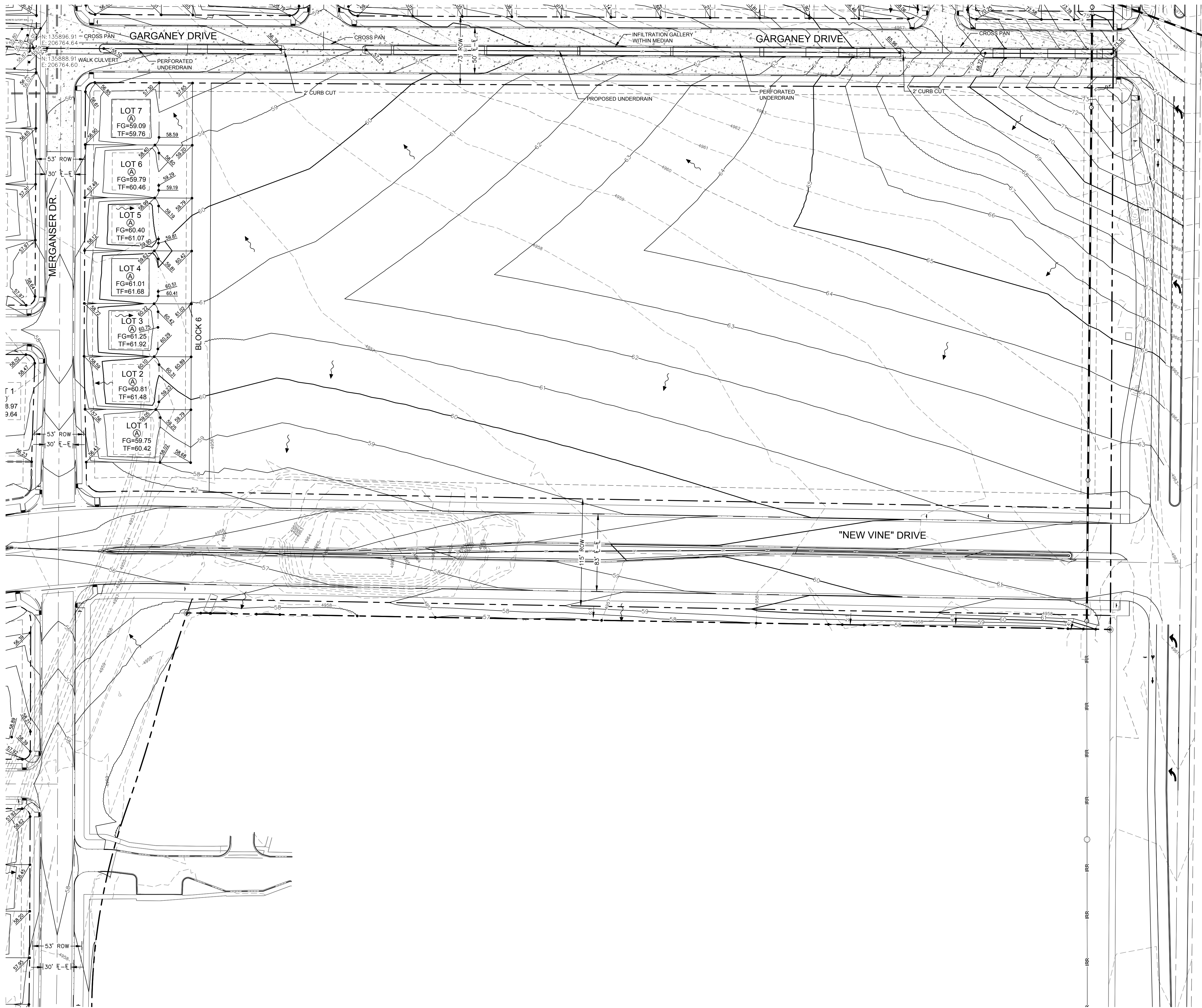
Revisions: **REVIEW SET**
NOT FOR CONSTRUCTION
 4/9/14

These drawings are instruments of service provided by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 889-001 DATE: 4/09/14 SCALE: 1" = 50'
 DESIGNED BY: C. Snordon REVIEWED BY: R. Curless
 DRAWN BY: D. Fry

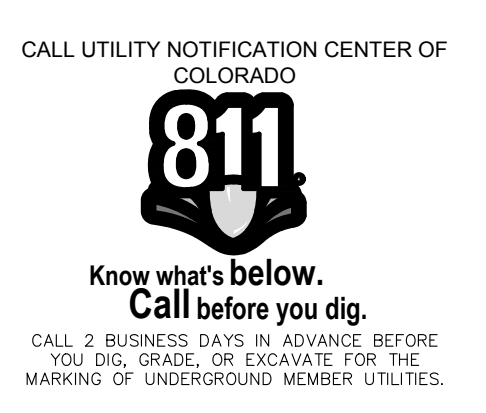
WATERFIELD THIRD FILING GRADING PLAN
 Sheet G4
 Of 123 Sheets



LEGEND:

EXISTING STORM SEWER	— ST —
PROPOSED STORM SEWER	— S —
PROPOSED STORM INLET	— I —
PROPOSED CONTOUR	— 93 —
EXISTING CONTOUR	— 5013 —
PROPOSED SWALE	— SW —
PROPOSED VERTICAL CURB & GUTTER	— CG —
PROJECT BOUNDARY	— P —
LOT LINE	— L —
PROPOSED FIRE HYDRANT	— FH —
PROPOSED ELECTRIC TRANSFORMER	— ET —
PROPOSED SPOT ELEVATION	— 33.43 —
EXISTING SPOT ELEVATION	— (42.85) —
PROPOSED SLOPES	— 2.0% —
PEDESTRIAN ACCESS RAMPS	— PAR —
PROPOSED CONCRETE CROSS PAN (TYP.)	— CP —

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 - SEE SECTION 3.4.1(E) OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE "NATURAL HABITATS BUFFER ZONE." REFER TO PLANNING DOCUMENTS BY RIPLEY DESIGN, INC. FOR ADDITIONAL INFORMATION.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

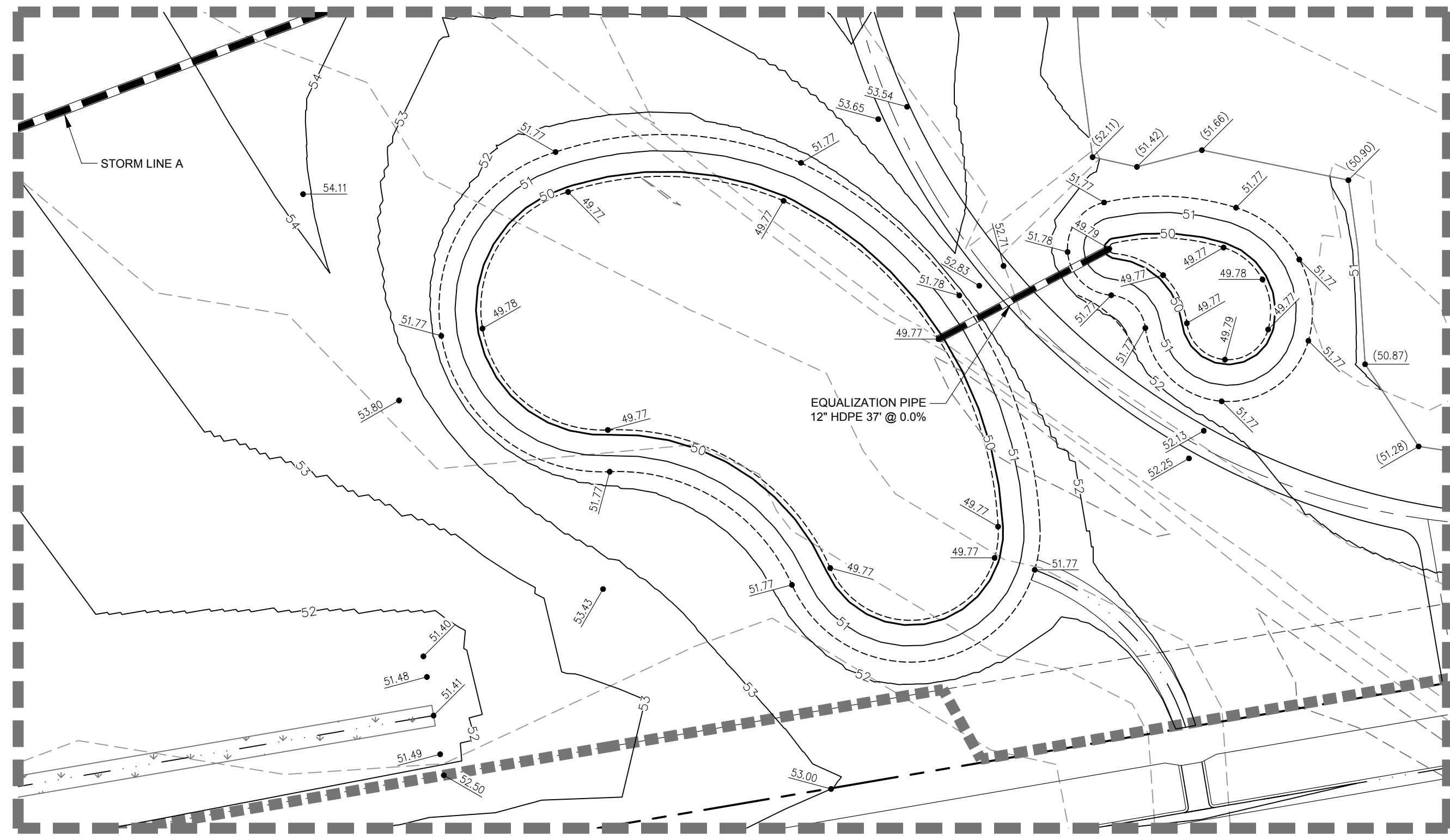
Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

NORTHERN ENGINEERING
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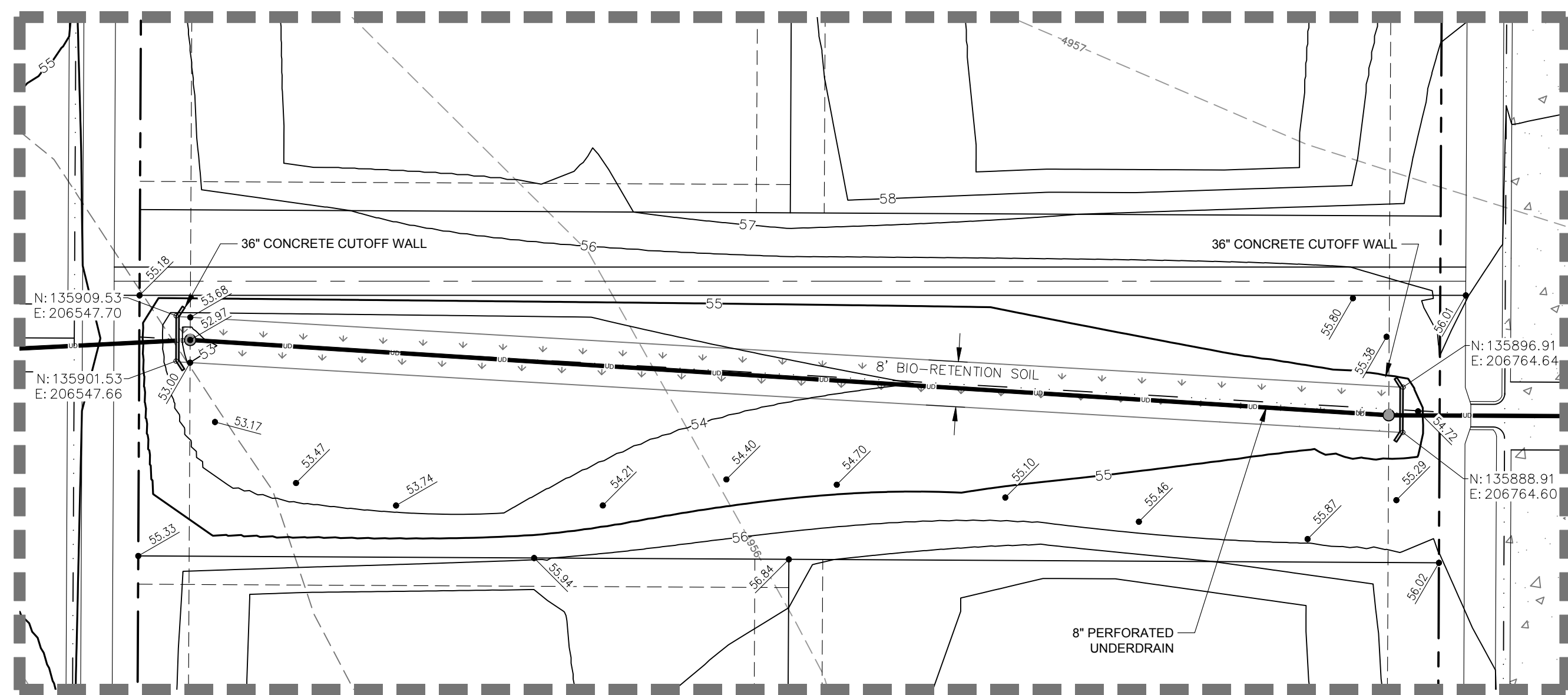
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DESIGNED BY:	C. Sneedon	DRAWN BY:	D. Fry	REVIEWED BY:	R. Curtis

WATERFIELD THIRD FILING
GRADING PLAN
Sheet **G5**
Of 123 Sheets

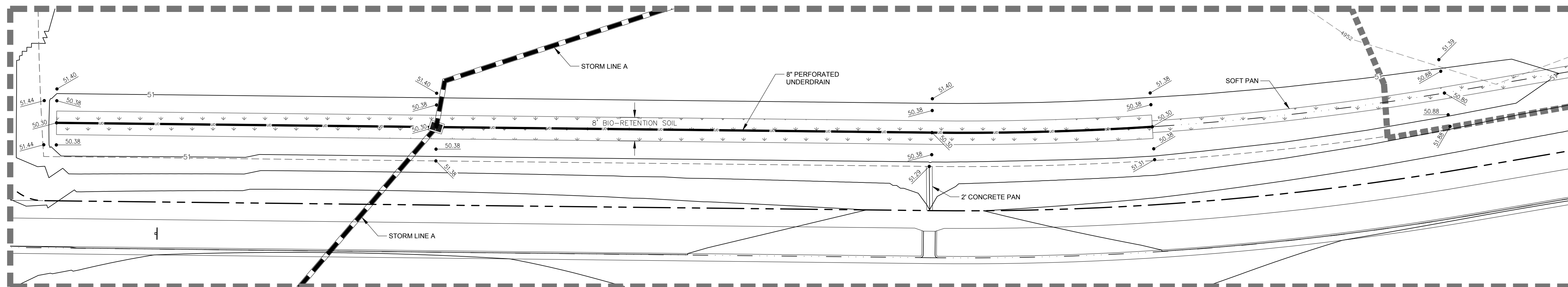
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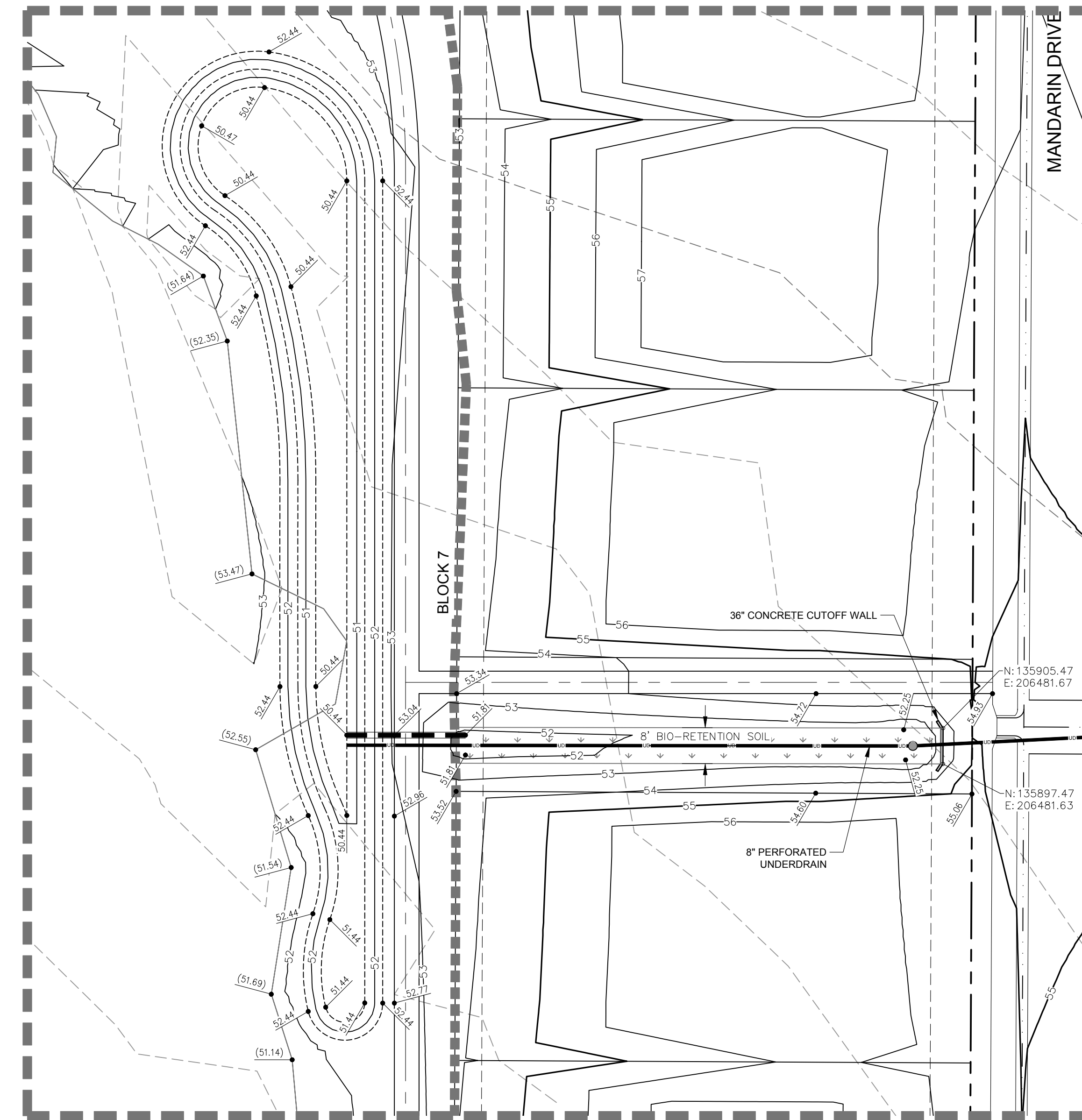
DETAILED GRADING A



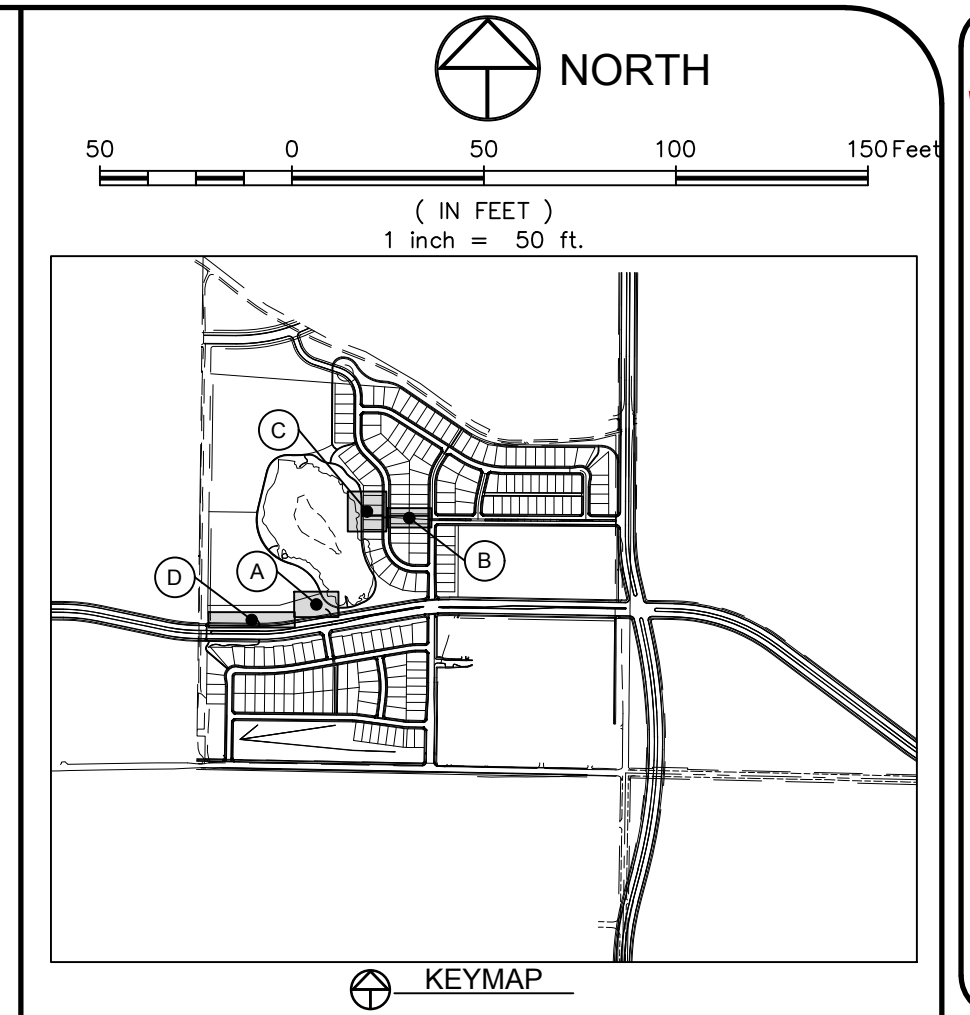
DETAILED GRADING B



DETAILED GRADING D



DETAILED GRADING C

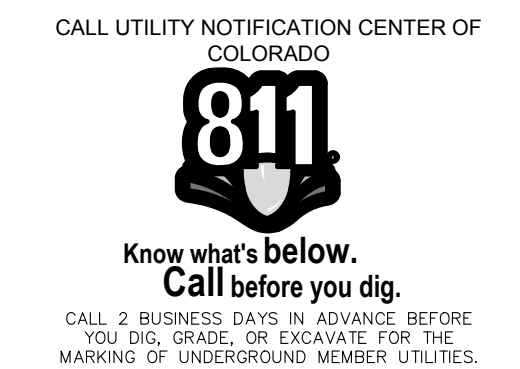


LEGEND:

EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—S—
PROPOSED STORM INLET	—[Symbol]—
PROPOSED CONTOUR	—93—
EXISTING CONTOUR	—5013—
PROPOSED SWALE	—[Symbol]—
PROPOSED VERTICAL CURB & GUTTER	—[Symbol]—
PROJECT BOUNDARY	—[Symbol]—
LOT LINE	—[Symbol]—
PROPOSED FIRE HYDRANT	—[Symbol]—
PROPOSED ELECTRIC TRANSFORMER	—[Symbol]—
PROPOSED SPOT ELEVATION	—[Symbol]—
EXISTING SPOT ELEVATION	—[Symbol]—
PROPOSED SLOPES	—[Symbol]—
PEDESTRIAN ACCESS RAMPS	—[Symbol]—
PROPOSED CONCRETE CROSS PAN (TYP.)	—[Symbol]—

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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
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Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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NORTHERN ENGINEERING
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

NE
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT:	888-001	DATE:	4/09/14	SCALE:	1" = 50'
DESIGNED BY:	C. Snordon	DRAWN BY:	D. Fry	REVIEWED BY:	R. Curless

WATERFIELD THIRD FILING
 DETAILED GRADING PLAN

Sheet
G7

Of 123 Sheets

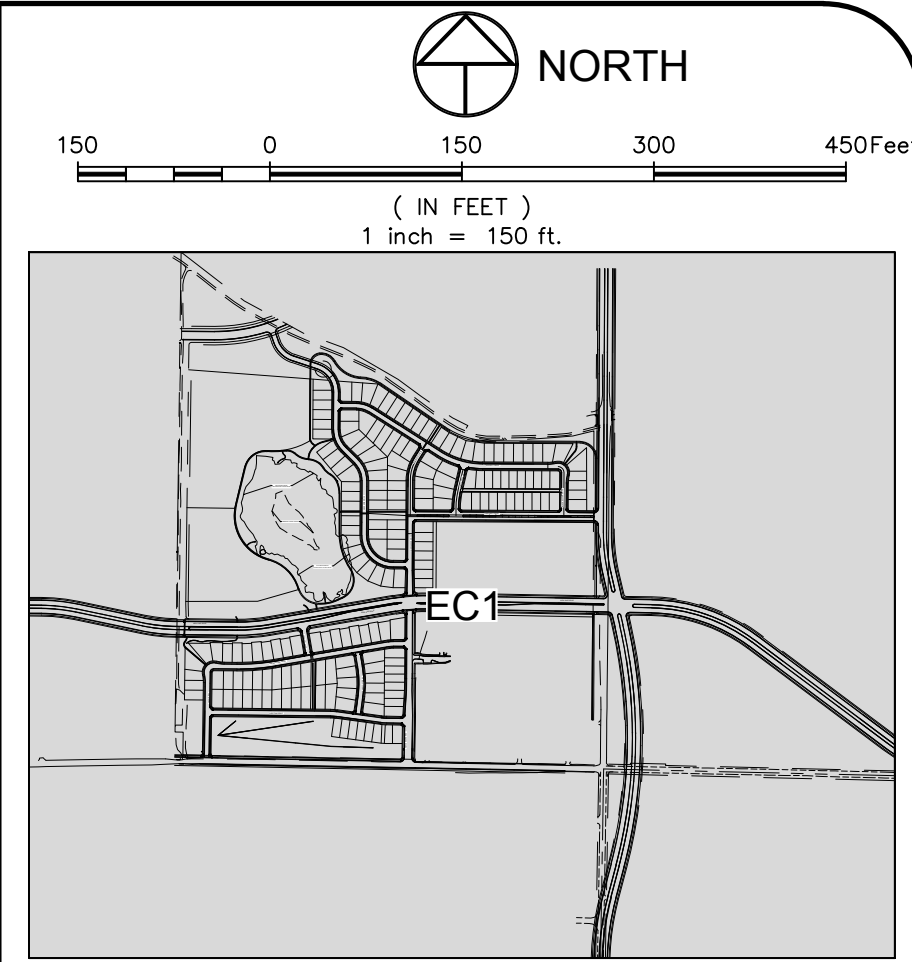
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TABLE OF CONSTRUCTION SEQUENCE AND BMP APPLICATION

Project:	WATERFIELD							
	CONSTRUCTION PHASE	MOBILIZATION	DEMOLITION	GRADING	UTILITIES INSTALLATION	FLAT WORK INSTALLATION	LANDSCAPE	DEMOLITION
BEST MANAGEMENT PRACTICES (BMPs)								
STRUCTURAL "INSTALLATION"								
Construction & Silt Fence Barriers *								
Contour Furrows (Ripping / Disking)								
Sediment Trap								
Vehicle Tracking Pad *								
Flow Barriers (Wattles) *								
Inlet Protection *					Any prior inlets that could use protecting			
Rock Socks *					Any prior inlets that could use protecting			
Rip Rap								
* All Temporary BMPs to be Removed once Construction is Complete								
Vegetative								
Temporary Seeding Planting					Anytime the site will sit dormant longer than 30 Days			
Mulching / Sealant					Anytime the site will sit dormant longer than 30 Days			
Permanent Seeding Planting					Under slope stabilization (erosion products) Reseeding may be required			
Sod Installation								
Roller Products - Netting / Blankets / Mats					Anytime the site will sit dormant longer than 30 Days			
Other:								

EROSION CONTROL NOTES:

- A. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
- B. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
- D. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING TO THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
- E. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORM DRAINS, SWALES, PONDS AND RAIN GARDENS UNTIL SITE IS FULLY STABILIZED.
- F. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (I.E., STAKE-DRIVEN WATTLES FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
- G. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 6: TO CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
- H. ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALKS.
- I. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
- J. CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SAID FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW POLLUTANTS TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON FLAT, STABLE GROUND, AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
- K. CONSTRUCTION STAGING IS GENERALLY EXPECTED TO OCCUR ON TRACT A. THIS INCLUDES TEMPORARY SOIL STOCKPILES, MATERIAL STORAGE, CONSTRUCTION TRAILERS, DUMPSTERS, PORTABLE TOILETS, ETC. PROPER BMPs SHALL BE IMPLEMENTED AND MAINTAINED ACCORDINGLY FOR SAID COMPONENTS, AND ADAPTED AS NECESSARY AS CONSTRUCTION PROGRESSES AND/OR OCCURS IN OTHER LOCATIONS.
- L. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE CITY'S CONSTRUCTION INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
- M. WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.



LEGEND:

EXISTING STORM SEWER	ST
PROPOSED STORM SEWER	ST
PROPOSED STORM INLET	SI
PROPOSED CONTOUR	5013
EXISTING CONTOUR	5013
PROPOSED SWALE	SW
PROPOSED VERTICAL CURB & GUTTER	VC
PROJECT BOUNDARY	PB
LOT LINE	LL
SILT FENCE	SF
INLET PROTECTION	IP
WATTLE	W5
SWALE WATTLE DIKE	SD
ROCK SOCK	RS
CONCRETE WASHOUT AREA	CWA
VEHICLE TRACKING PAD	VT
PLANTED RIPRAP	RR
SEDIMENT TRAP	ST

BENCHMARKS/BASIS OF BEARING:

Project Benchmarks:
 92-1 - Located along East Vine Dr. at the Pleasant Valley and Lake Canal, on a bridge on the top of the northwest headwall.
 Elevation = 4943.13 (NGVD 1929 Datum Unadjusted)

92-3 - Located along Timberline Rd. at Larimer-Weld irrigation ditch on the south end of the east parapet wall.
 Elevation = 4985.68 (NGVD 1929 Datum Unadjusted)

Basis of Bearings
 The Basis of Bearings is the South line of the Southwest Quarter of Section 5 as bearing South 88°53'23" East (assumed bearing).

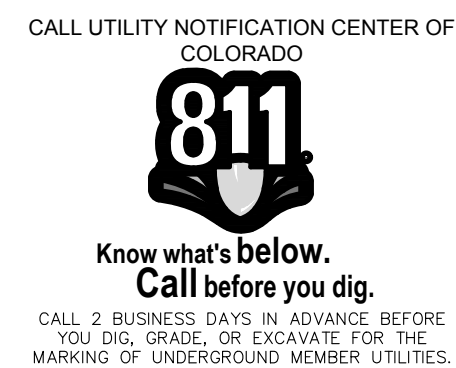
GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS. CONTRACTOR TO USE CDOT STRAW MULCH SPECS UNLESS OTHERWISE DIRECTED.
2. SWMP ADMINISTRATOR:
 Contact _____
 Company _____
 Address _____
 Phone _____
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. DRYWELLS AND BIORETENTION MEDIA TO BE INSTALLED AFTER STABILIZATION OF OVERLOT GRADING.
5. ALL DISTURBED SOILS SHALL BE RESEEDED WITH A COVER CROP UPON COMPLETION OF THE INFRASTRUCTURE IMPROVEMENTS. THE RECOMMENDED SPECIES AND APPLICATION RATES OF PURE LIVE SEED FOR COVER CROPS ARE AS FOLLOWS:
 GREAT BASIN WILLYE 3LBS/ACRE
 GREEN NEEDLEGRASS 2LBS/ACRE
 INDIAN RICEGRASS 1LBS/ACRE
 SLENDER WHEATGRASS 2LBS/ACRE
 THICKSPIKE WHEATGRASS 3LBS/ACRE
 WESTERN WHEATGRASS 4LBS/ACRE
 TRITICALE 10LBS/ACRE
 WINTER WHEAT 5LBS/ACRE
6. REFER TO THE "FINAL DRAINAGE AND EROSION CONTROL REPORT FOR WATERFIELD THIRD FILING" BY NORTHERN ENGINEERING, DATED FEBRUARY 19, 2014 FOR ADDITIONAL INFORMATION.

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____	City Engineer	_____	Date
CHECKED BY: _____	Water & Wastewater Utility	_____	Date
CHECKED BY: _____	Stormwater Utility	_____	Date
CHECKED BY: _____	Parks & Recreation	_____	Date
CHECKED BY: _____	Traffic Engineer	_____	Date
CHECKED BY: _____	Environmental Planner	_____	Date

NOTE:
 ALL BMPs SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATIONS ONLY. FINAL DETERMINATION OF SIZE AND LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND DOCUMENTED ON THE DYNAMIC SITE PLAN.



Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/7/14

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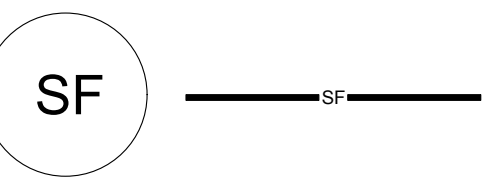
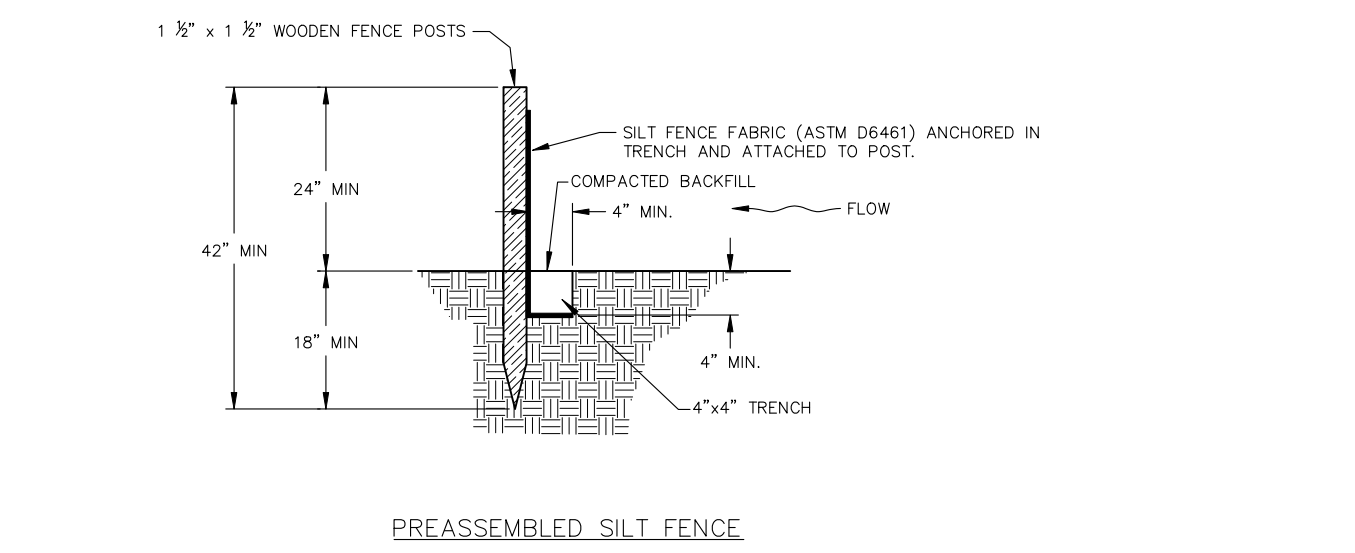
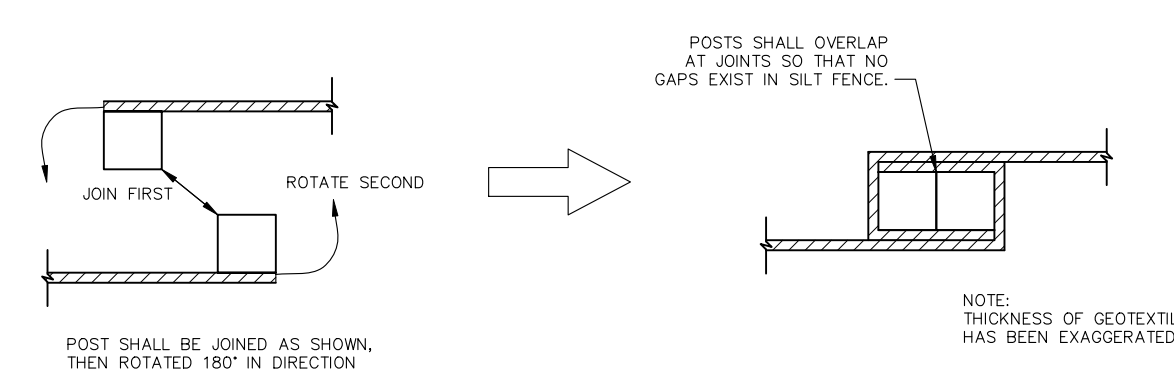
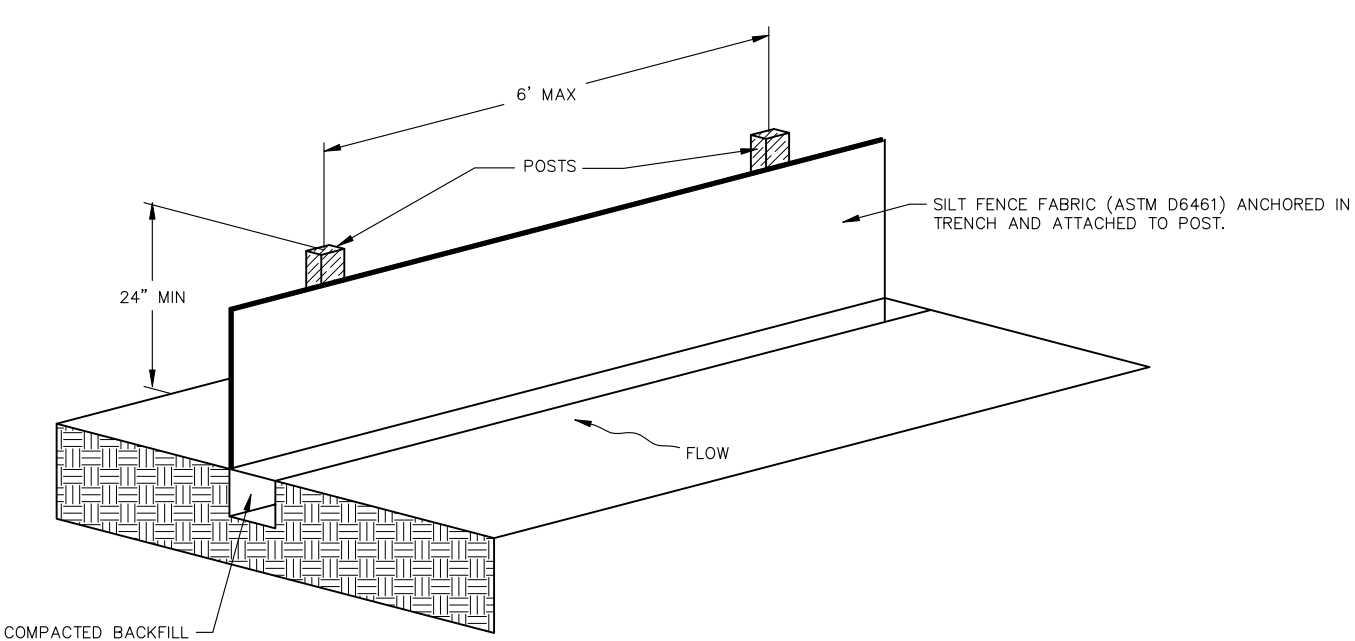
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PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 50'
 DRAWN BY: C. BOWEN
 REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
 STATIC SITE
 EROSION CONTROL PLAN

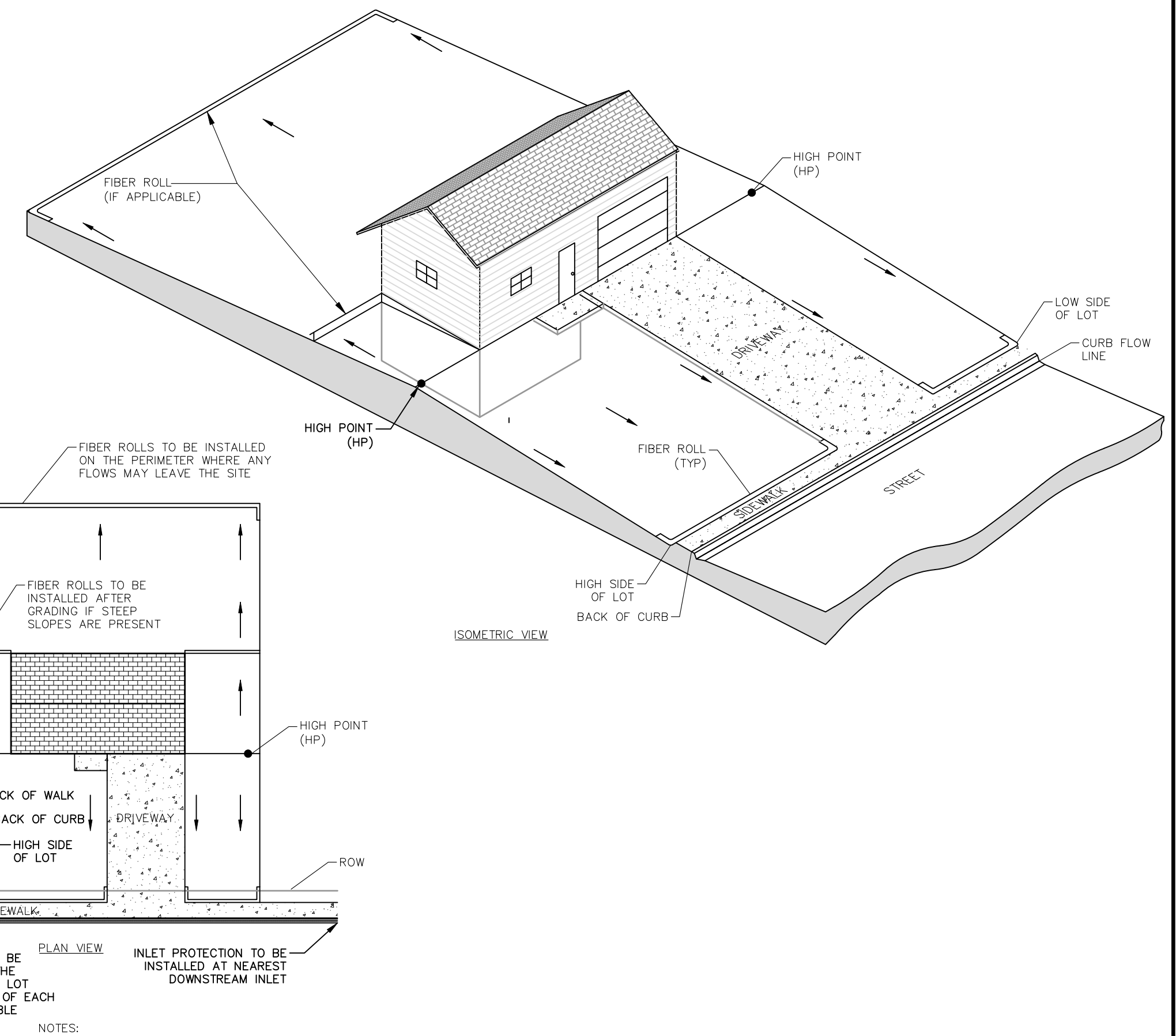
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SILT FENCE

000
SWMP6

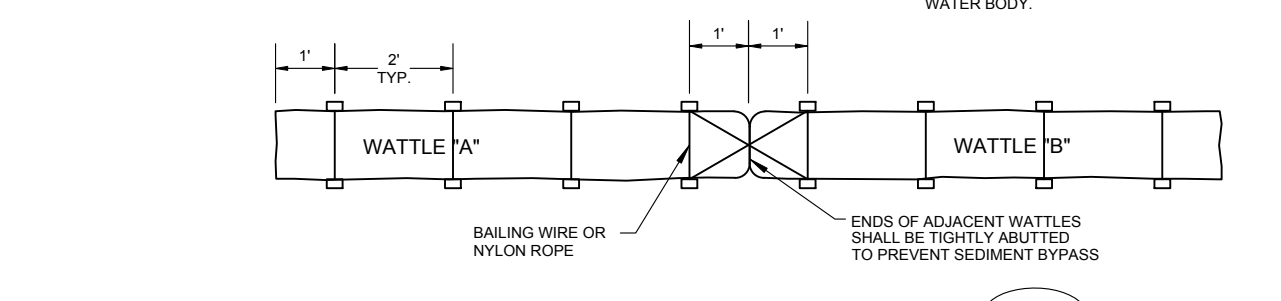
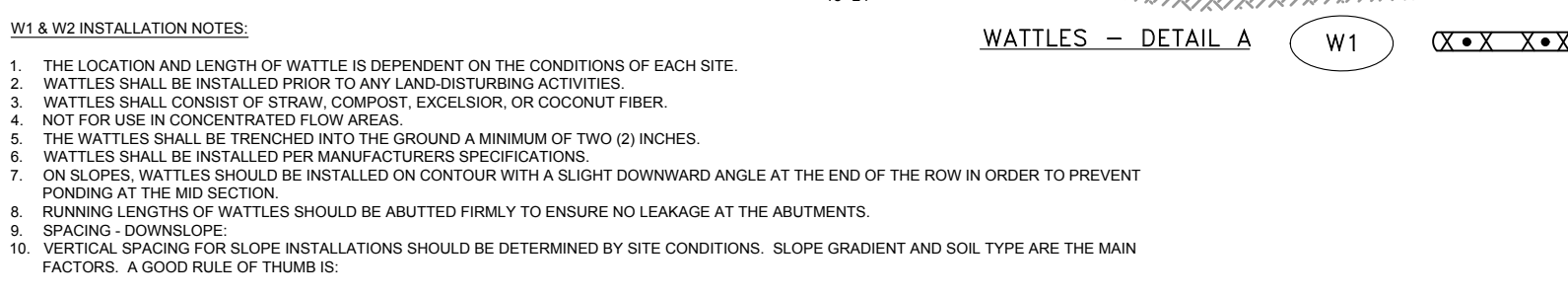
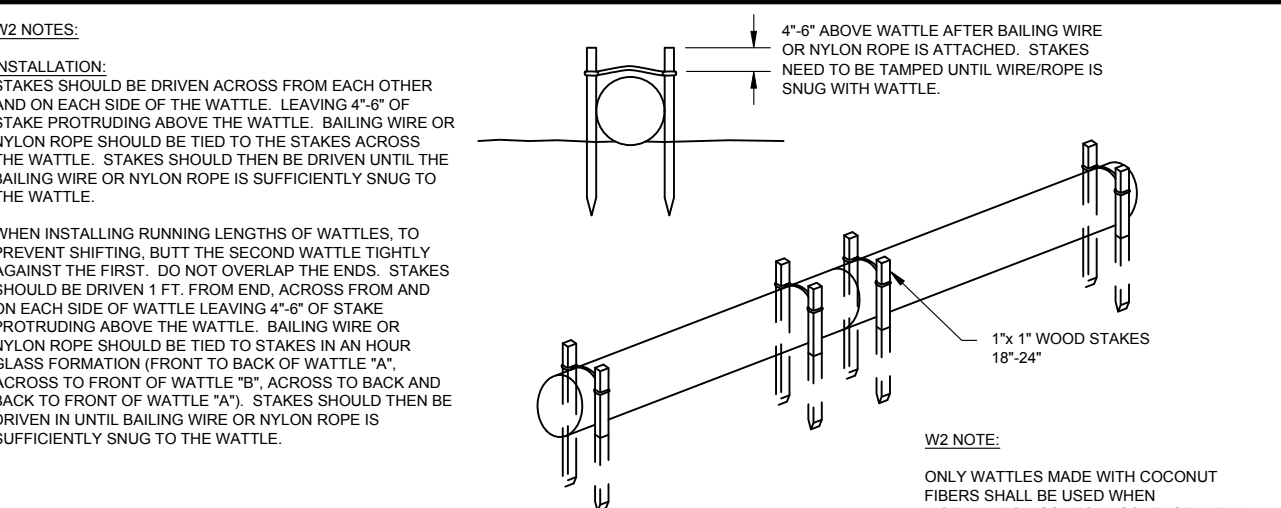
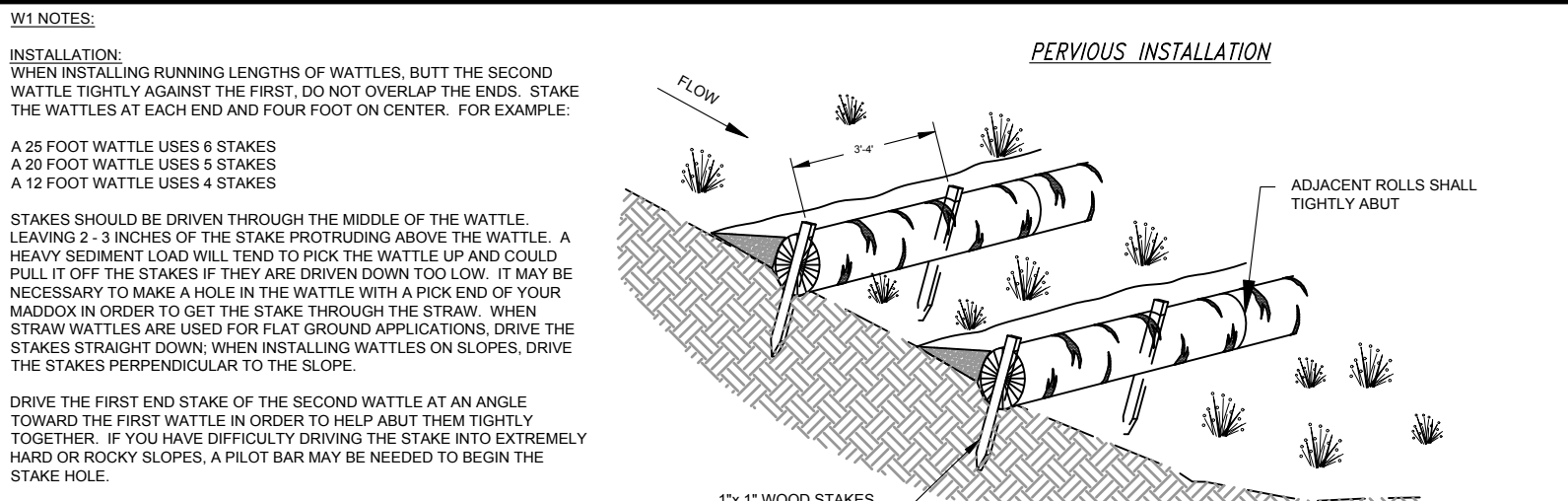


- 1. FIBER ROLLS TO BE STAKED AS REQUIRED.
- 2. FIBER ROLLS TO REMAIN IN-PLACE UNTIL VEGETATION IS ESTABLISHED.

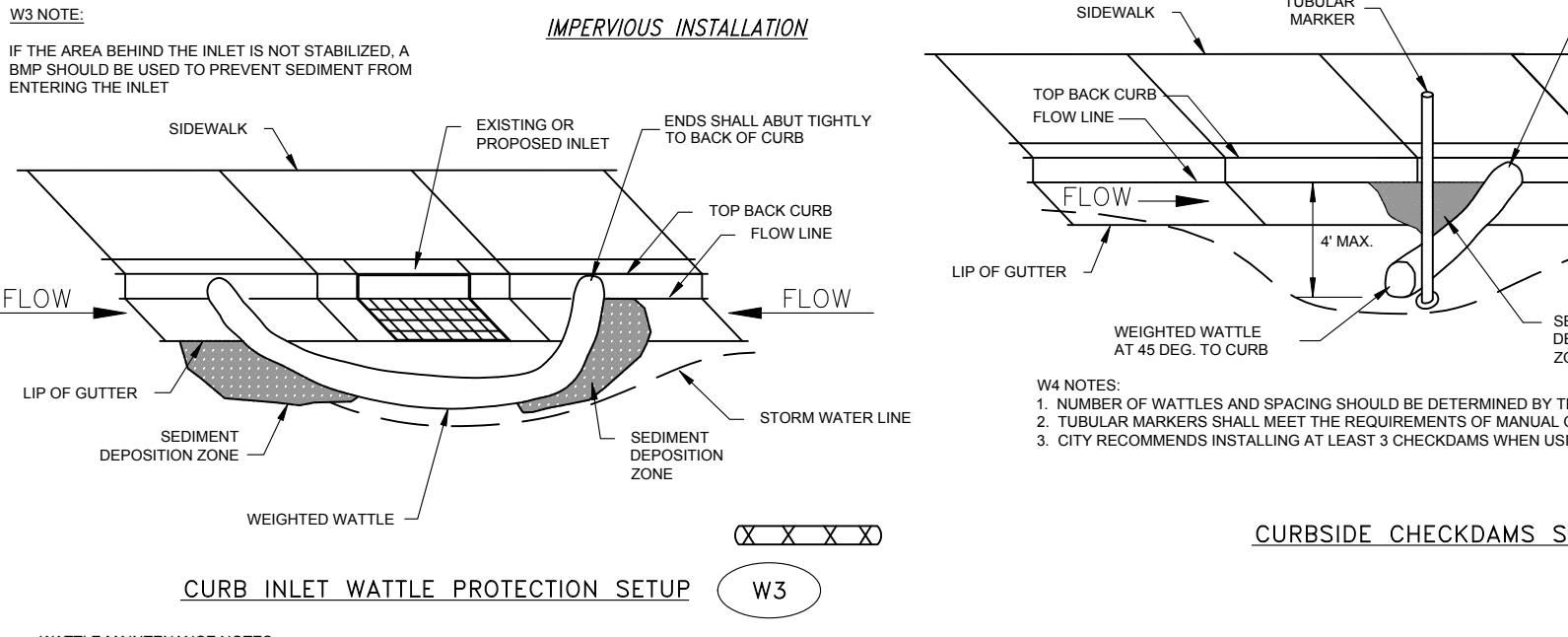
EROSION CONTROL FOR CONSTRUCTION ON INDIVIDUAL RESIDENTIAL LOTS

002
SWMP6

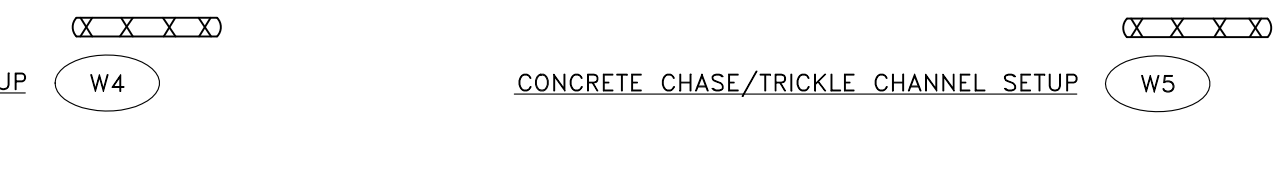
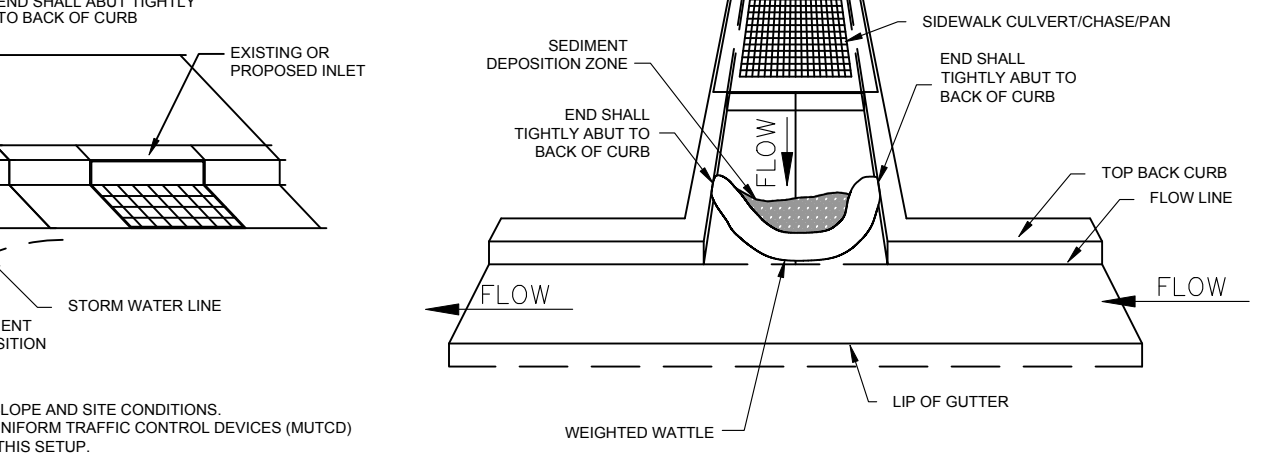
NOT TO SCALE



- W1 & W2 INSTALLATION NOTES:**
- THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
 - WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
 - WATTLES SHALL BE TRACED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
 - NOT FOR USE IN CONCENTRATED FLOW AREAS.
 - WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
 - RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED PROXIMATELY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
 - SPACING - DOWN SLOPE.
 - VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:



- W3, W4 & W5 NOTES:**
- WHEN USING STRAW WATTLE, THE STRAW WATTLE MUST HAVE A WEIGHTED CORE.
 - ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
 - OTHER PRODUCTS MAY BE USED IN PLACE OF WEIGHTED WATTLES UPON WRITTEN APPROVAL FROM THE CITY. NOTE: A COPY OF DETAILS AND SPECIFICATIONS WILL NEED TO BE INCORPORATED INTO THE SWMP.

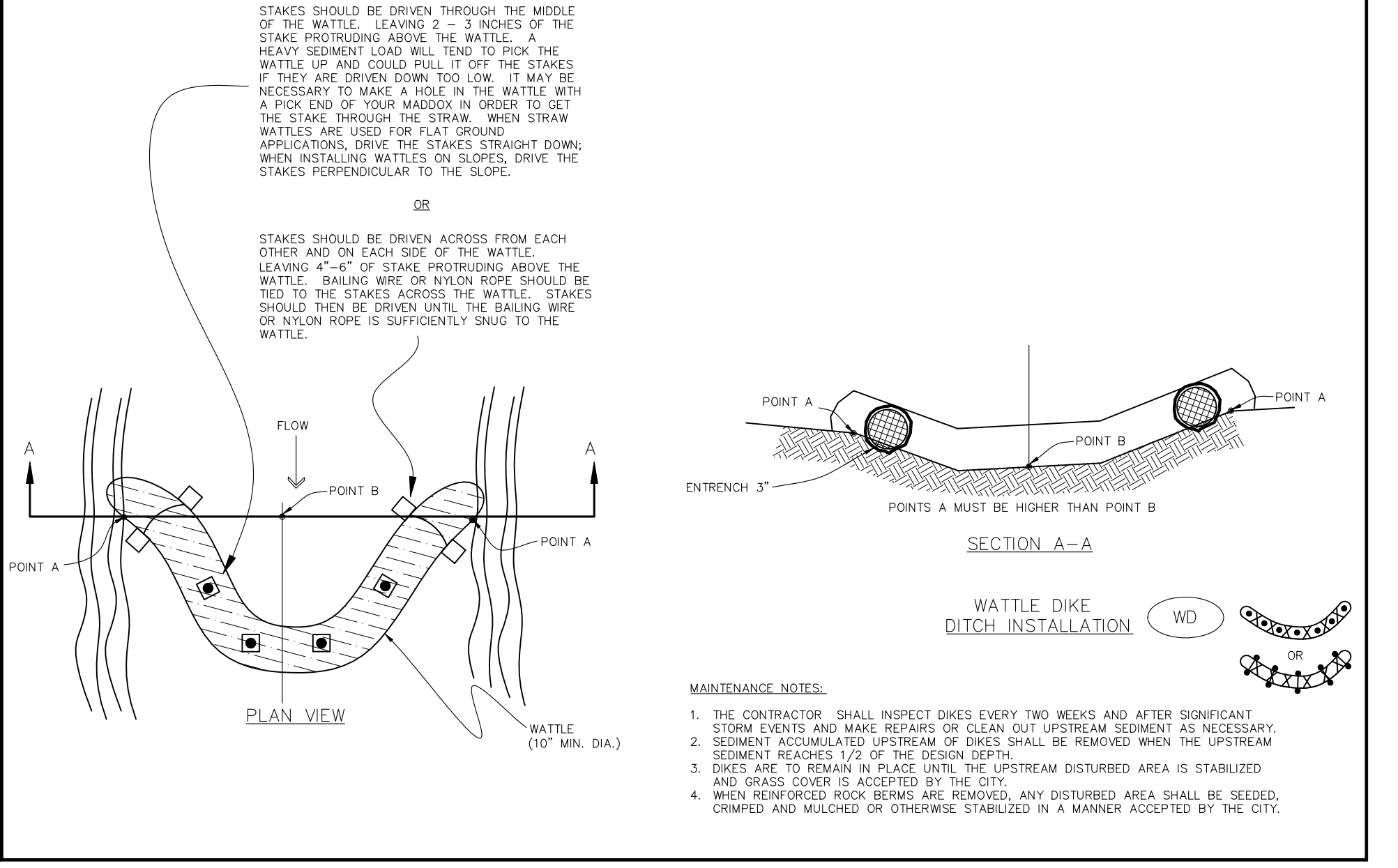


- WATTLE MAINTENANCE NOTES:**
- THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
 - SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
 - WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE INSTALLATION

001
SWMP6

NOT TO SCALE

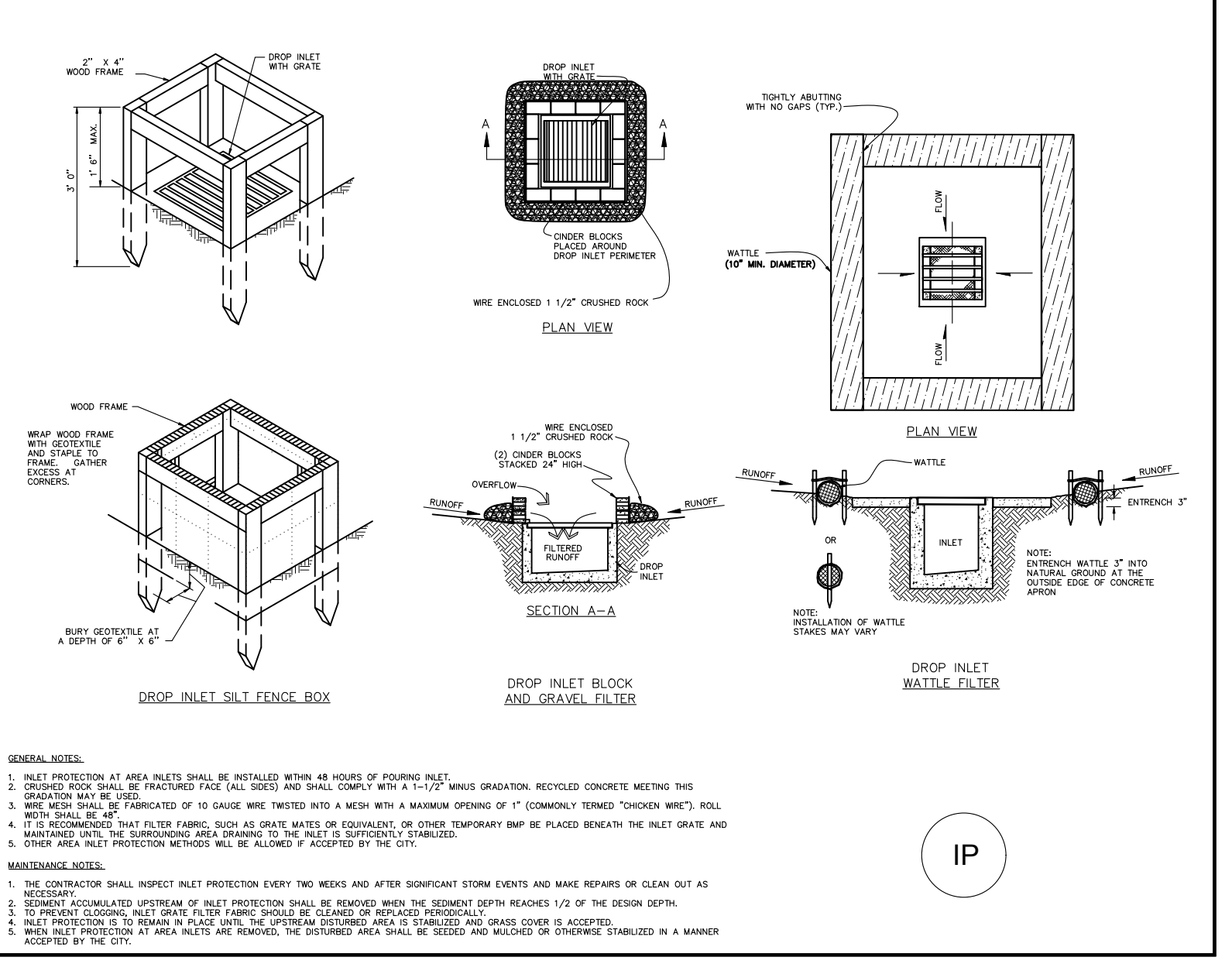


- MAINTENANCE NOTES:**
- THE CONTRACTOR SHALL INSPECT DIKES EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
 - SEDIMENT ACCUMULATED UPSTREAM OF DIKES SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES 1/2 OF THE DESIGN DEPTH.
 - DIKES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE CITY.
 - WHEN REINFORCED ROCK BEAMS ARE REMOVED, ANY DISTURBED AREA SHALL BE SEED, CRIMPED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

SWALE WATTLE DIKE

003
SWMP6

NOT TO SCALE



- GENERAL NOTES:**
- INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48 HOURS OF POURING FOOT.
 - CONCRETE SHALL BE FRACTURED (SEE ALL NOTES) AND SHALL COMPLY WITH A 1-1/2" MIN. CRACK WIDTH. RECYCLED CONCRETE MEETING THIS CRACKING REQUIREMENT IS PERMITTED IF IT HAS BEEN TESTED WITH A HIGH WASH WATER PENETRATION OF 7" (CONCRETE) THROUGH WATTLE SHALL BE ACCEPTED.
 - IF THE SOIL IS NOT PERVIOUS, THE INLET PROTECTION SHALL BE INSTALLED WITH A 1/2" MIN. CRACK WIDTH.
 - OTHER AREA INLET PROTECTION METHODS WILL BE ALLOWED IF ACCEPTED BY THE CITY.
- MAINTENANCE NOTES:**
- THE CONTRACTOR SHALL INSPECT INLET PROTECTION EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH REACHES 1/2 OF THE DESIGN DEPTH.
 - IF THE SOIL IS NOT PERVIOUS, THE INLET PROTECTION SHALL BE INSTALLED WITH A 1/2" MIN. CRACK WIDTH.
 - WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE SEED, CRIMPED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

DROP INLET PROTECTION

004
SWMP6

NOT TO SCALE

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



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Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

WATERFIELD THIRD FILING

EROSION CONTROL DETAILS

Sheet
EC2

Of 123 Sheets

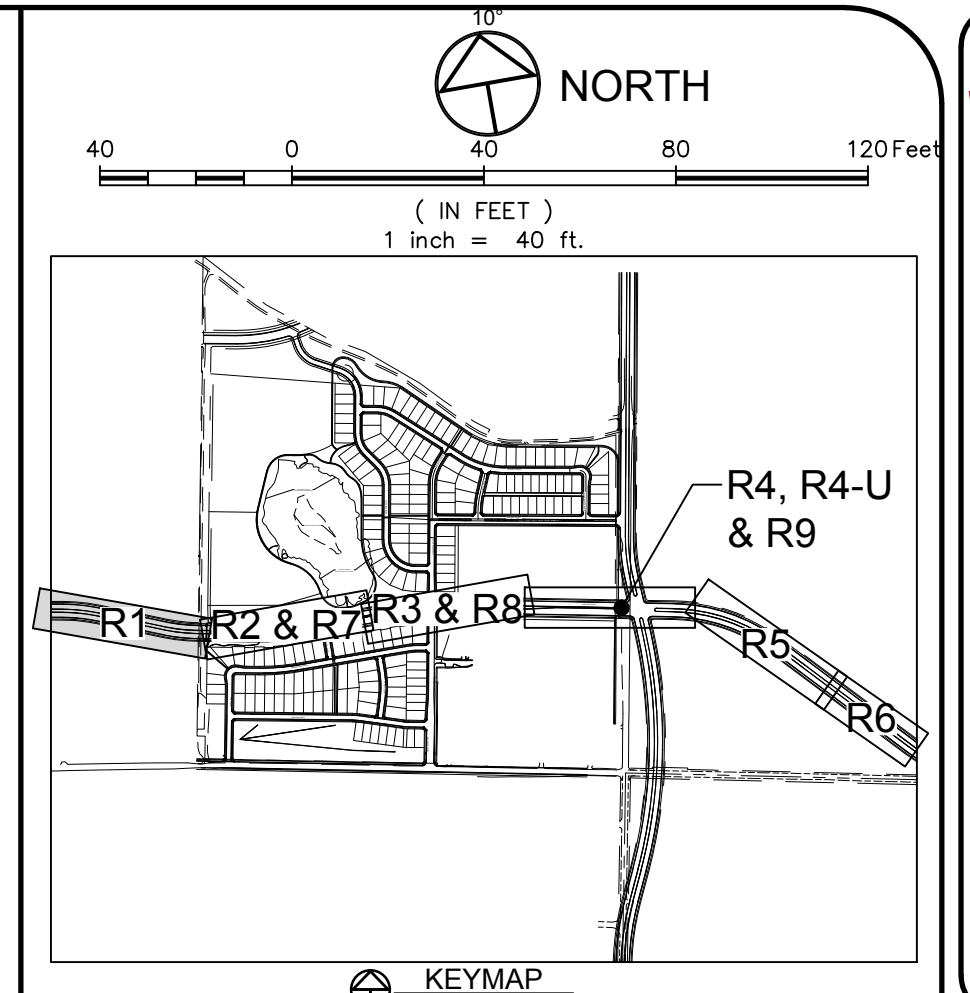
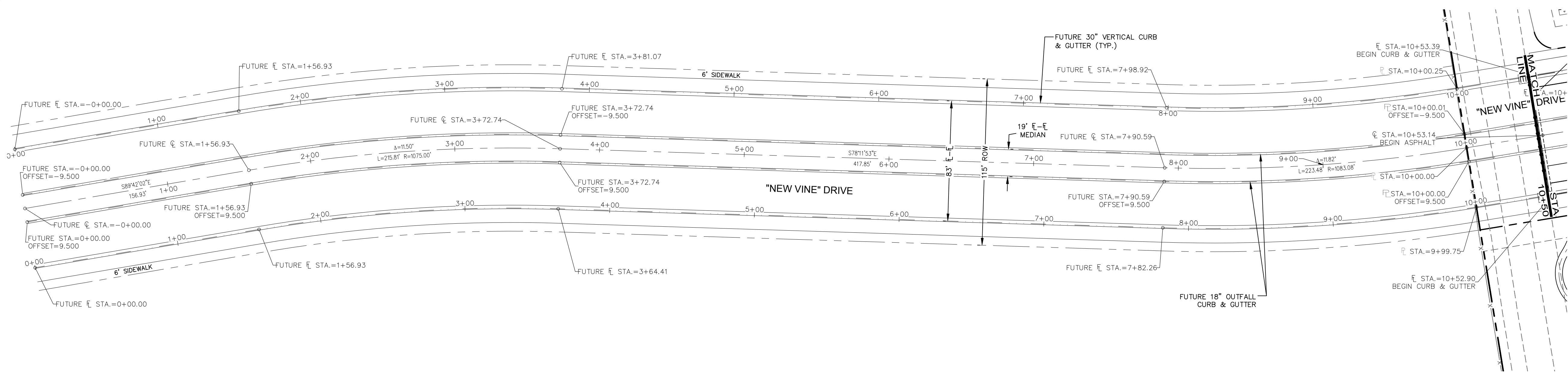
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No. _____ Date _____
1. _____
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11. _____
12. _____

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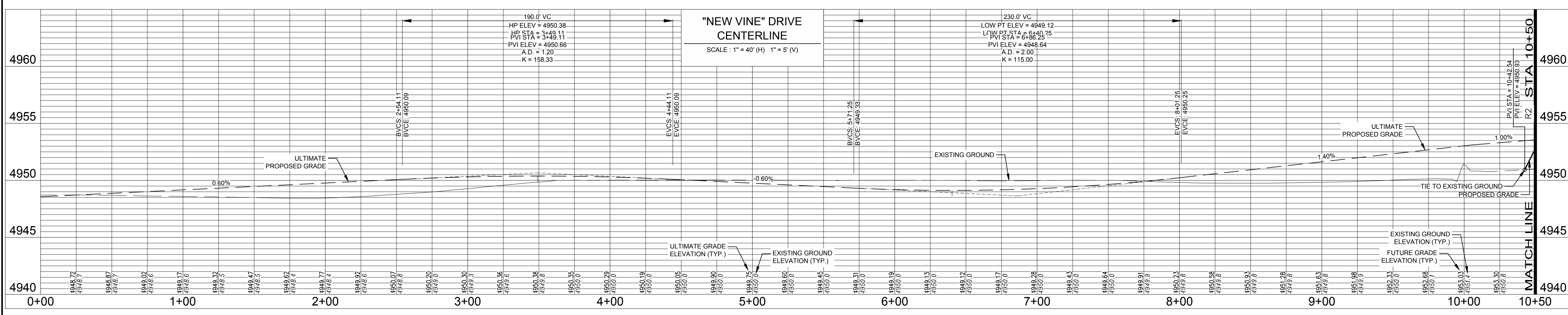
PROJECT: 889-001
DATE: 4/09/14
SCALE: N.A.
DESIGNED BY: C. SNOWDON
DRAWN BY: C. Bowen
REVIEWED BY: R. Curtiss



LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
EXISTING RIGHT-OF-WAY	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
SAWOUT LINE	
INTERIM EDGE OF ASPHALT	
PROPOSED STORM SEWER	
PROPOSED STORM MANHOLE	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING EDGE OF ASPHALT	
PEDESTRIAN ACCESS RAMPS	
PROPOSED CONCRETE CROSSSPAN (TYP.)	
FUTURE CURB & GUTTER	
FUTURE CENTERLINE	
FUTURE RIGHT-OF-WAY	

- NOTES:**
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 - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
 - EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
 - CROSS SPANS ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
 - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 - CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS.
 - SEE DETAIL 1005 ON SHEET D10 FOR STANDARD CONCRETE PAVING JOINT PATTERNS.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

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WATERFIELD THIRD FILING
 ROADWAY PLAN & PROFILE
 "NEW VINE" DRIVE

Revisions:
 No. _____
 Date: 4/09/14
 Scale: 1"=40'
 Reviewed By: R. Curfiss
 Drawn By: C. Bowen
 Designed By: C. Snordon
 Project: 889-001

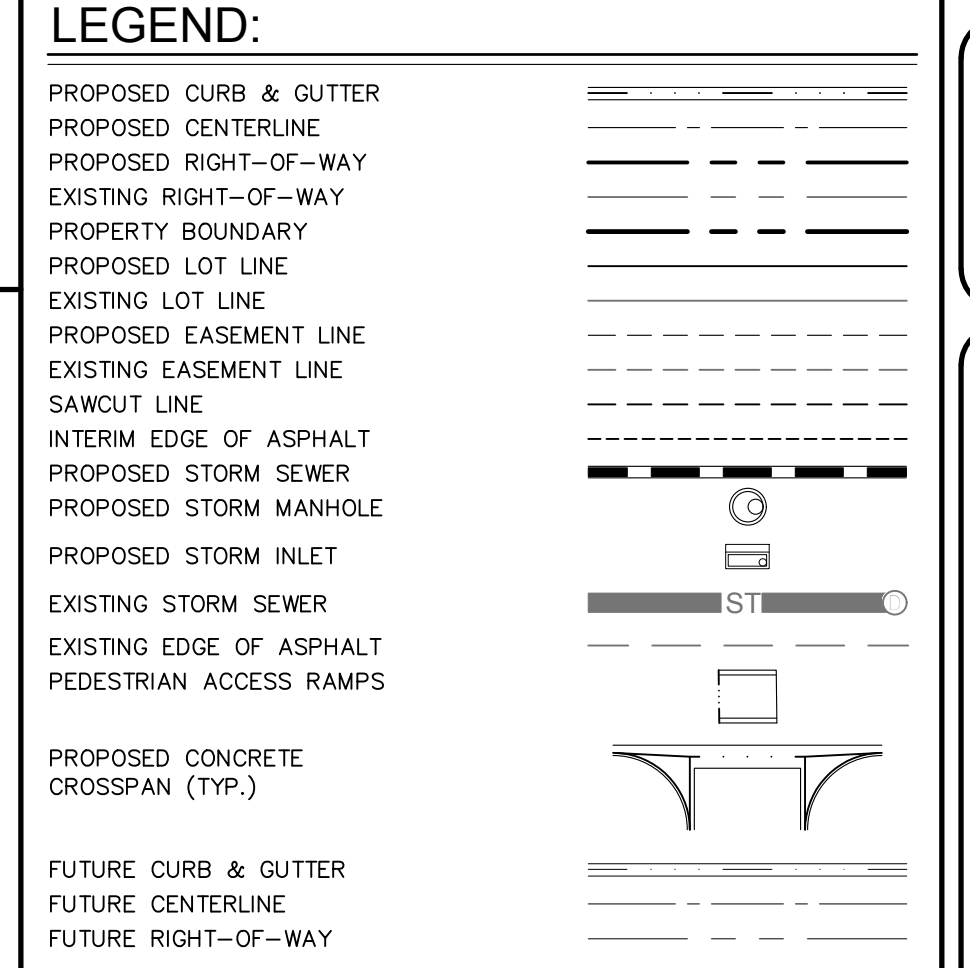
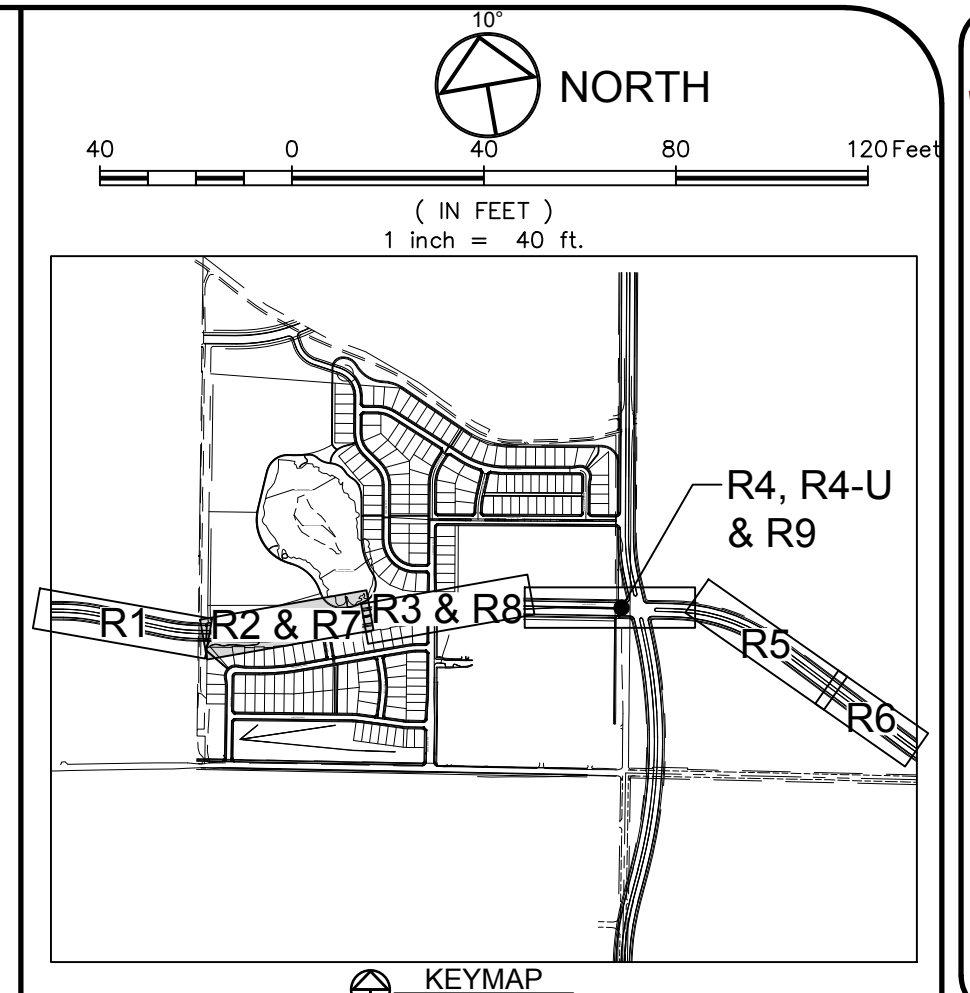
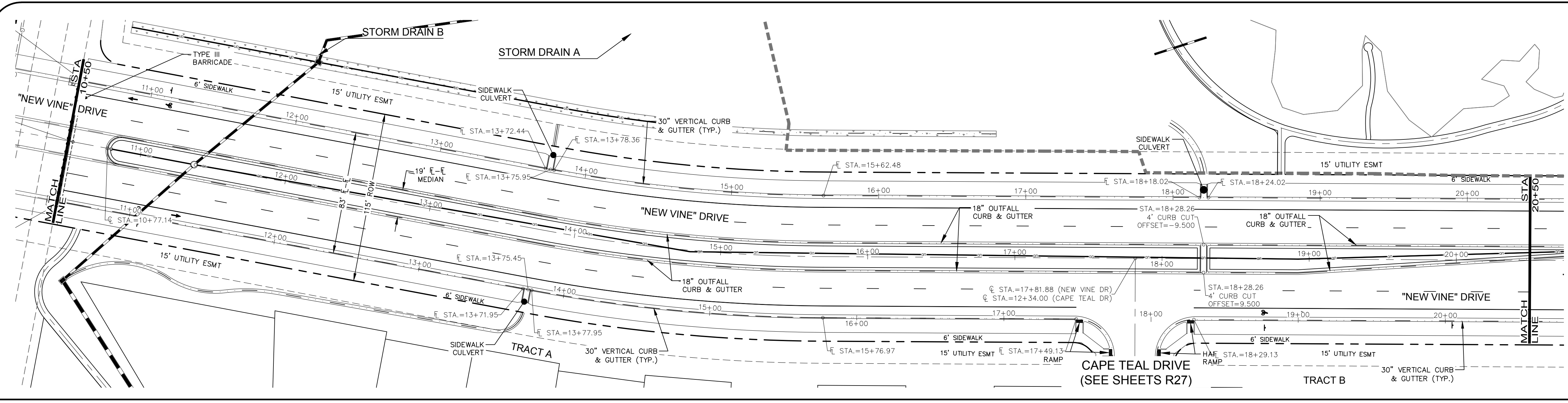
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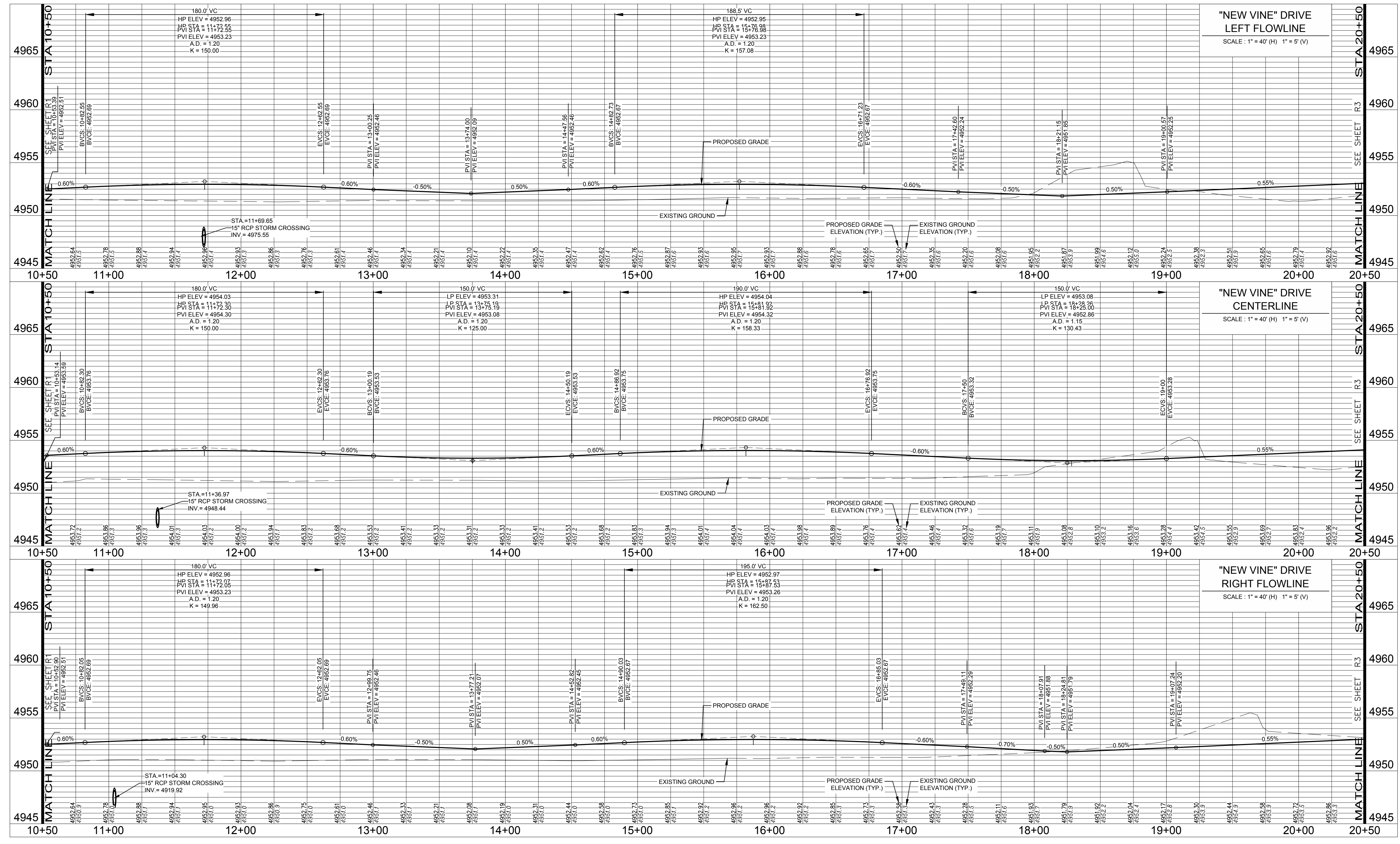
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

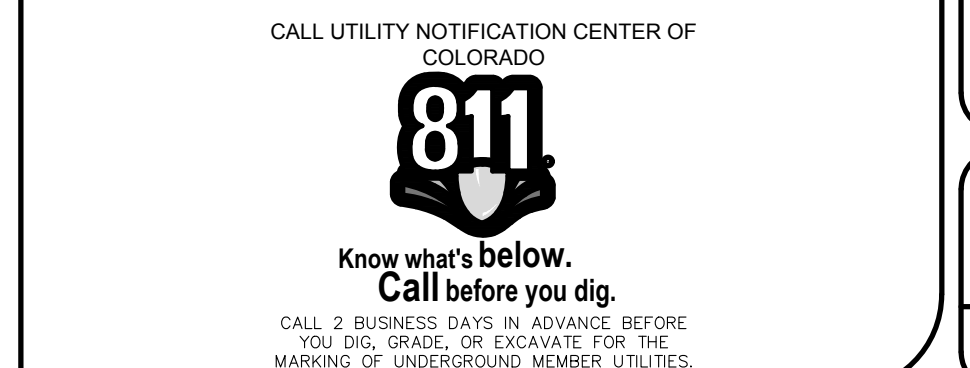
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CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____



Revisions:
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SCALE: 1" = 40'
REVIEWED BY: R. Curless

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4/9/14

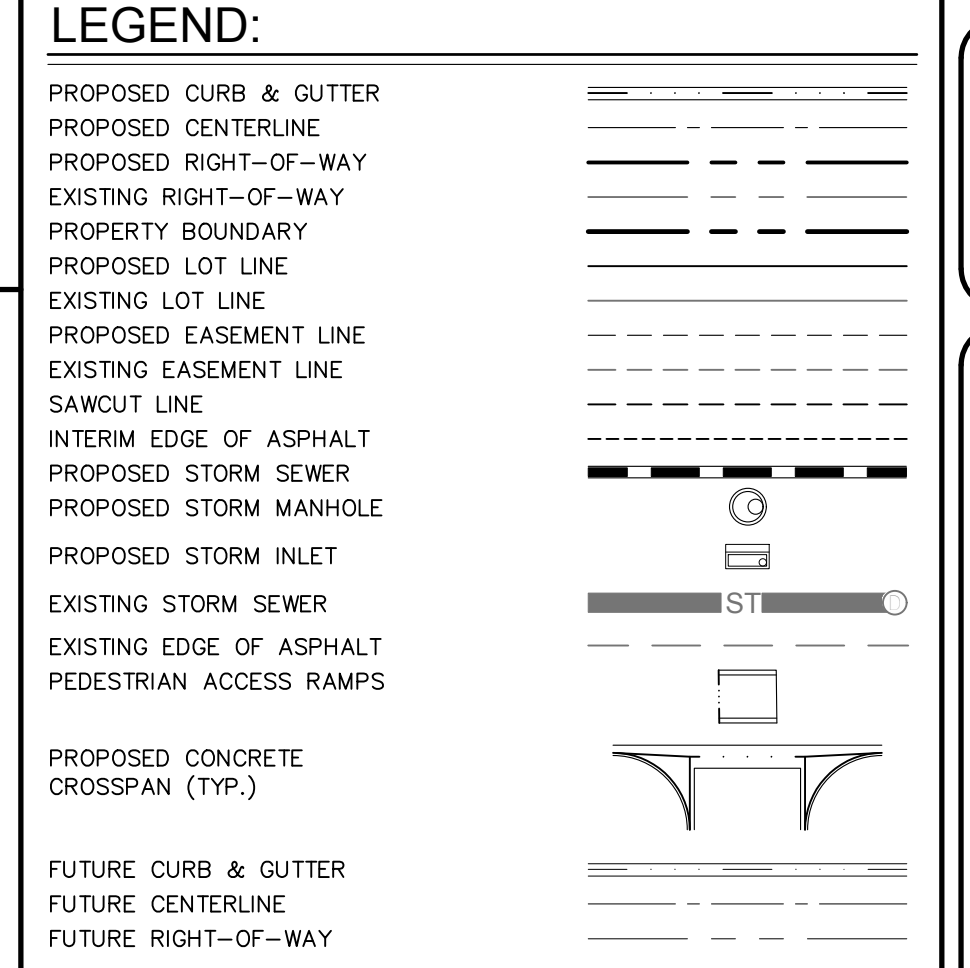
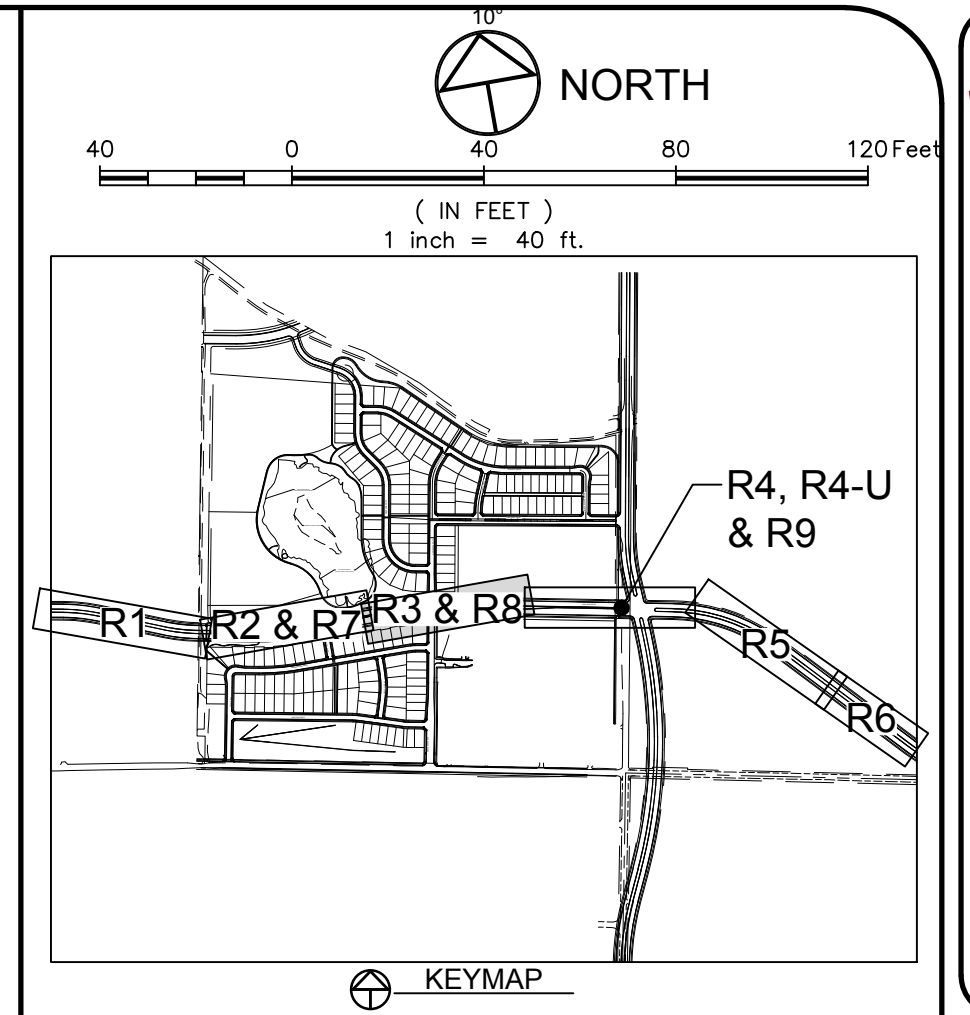
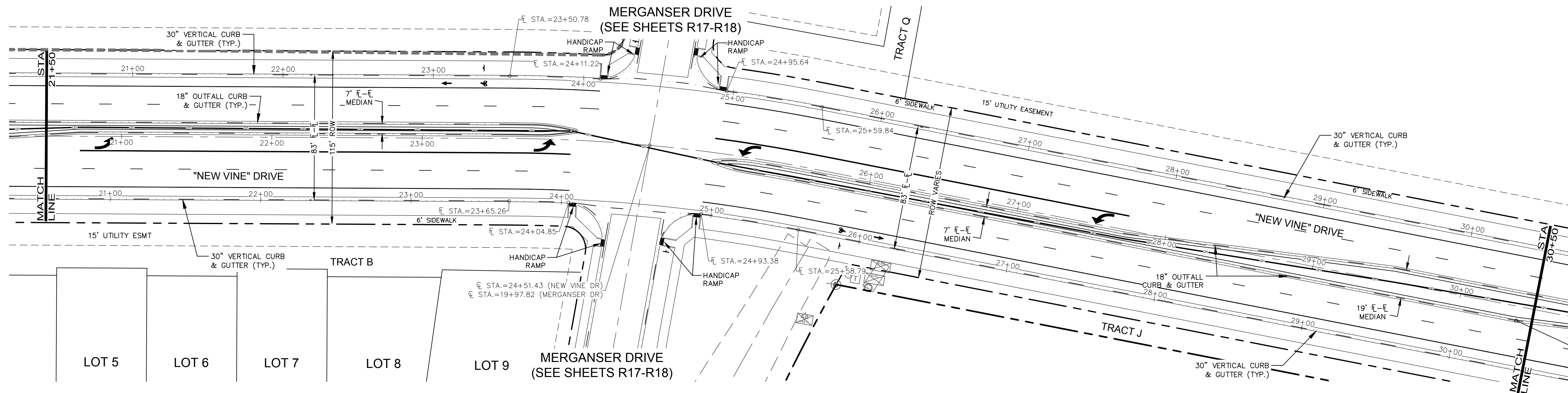
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PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curless

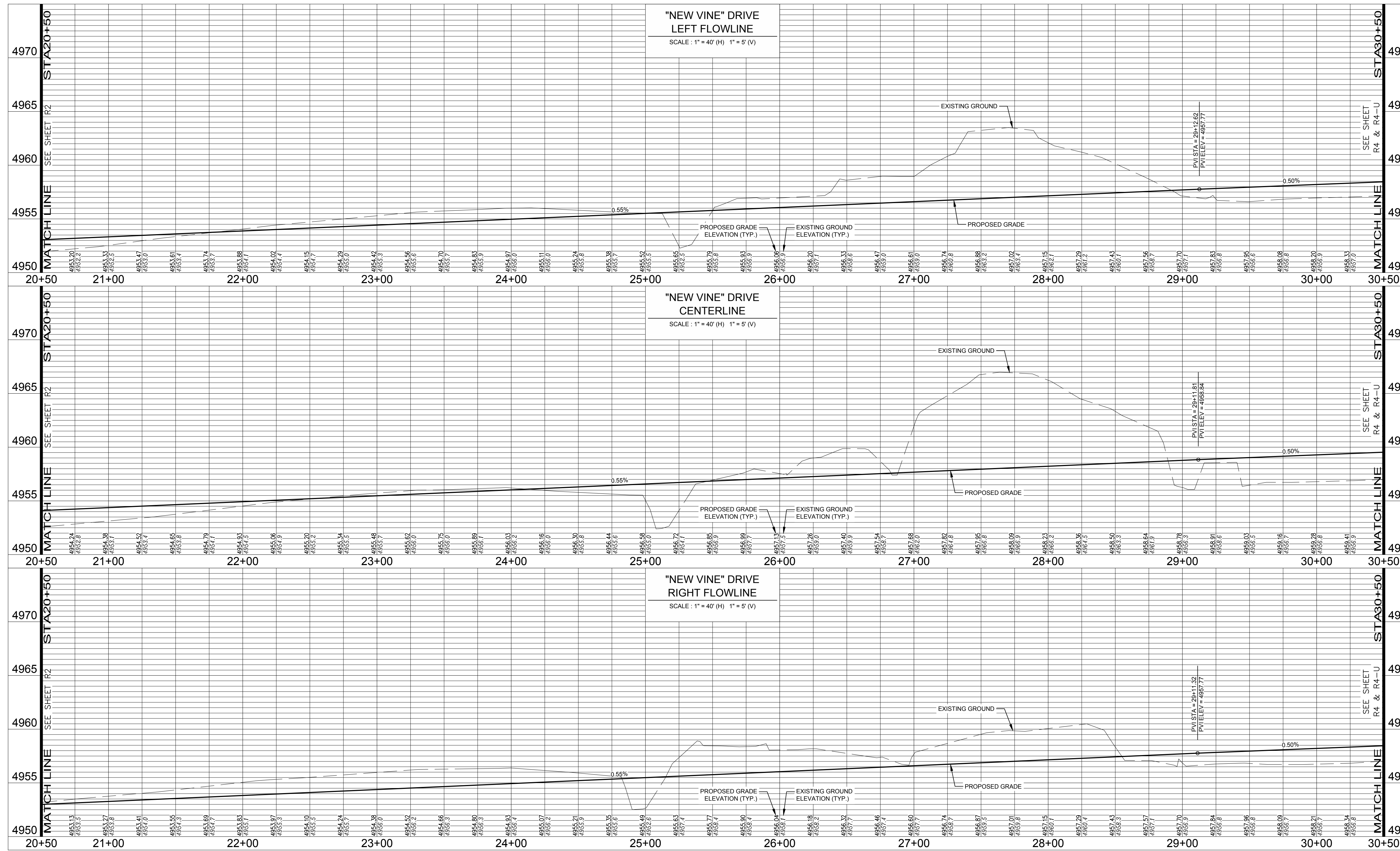
WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
"NEW VINE" DRIVE

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Of 123 Sheets

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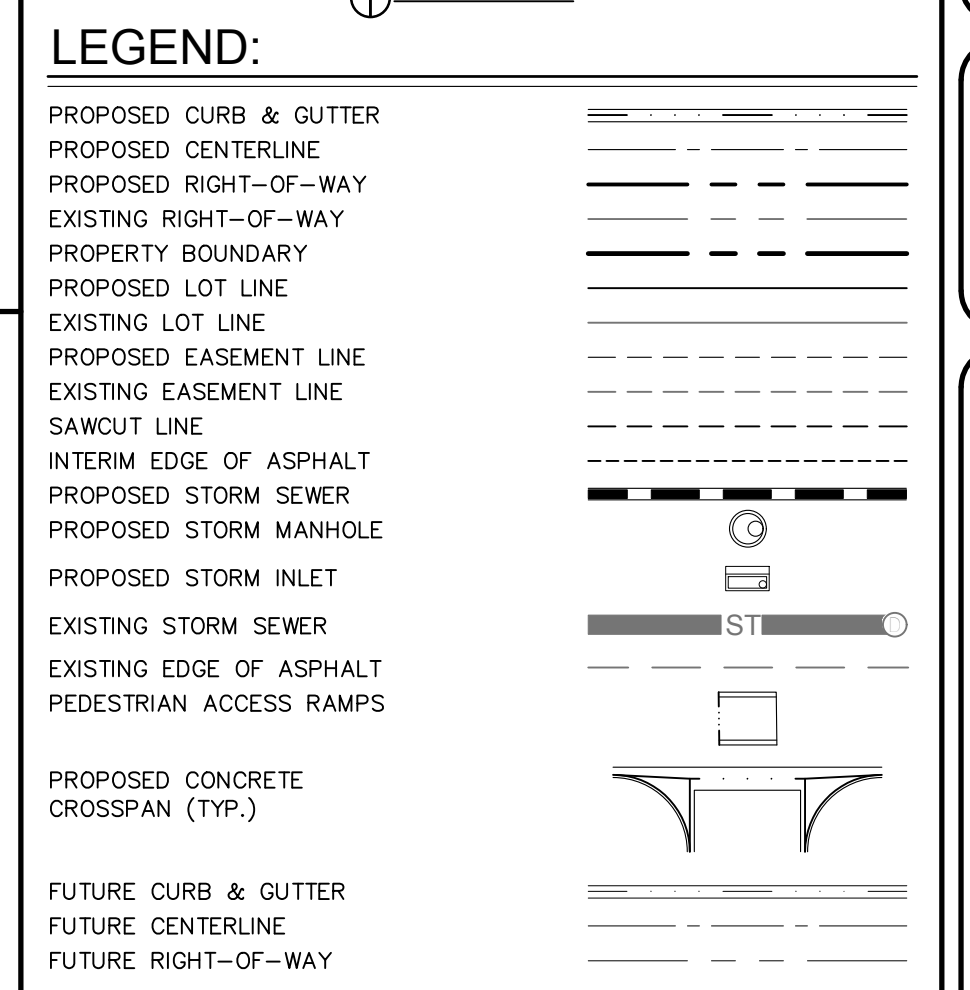
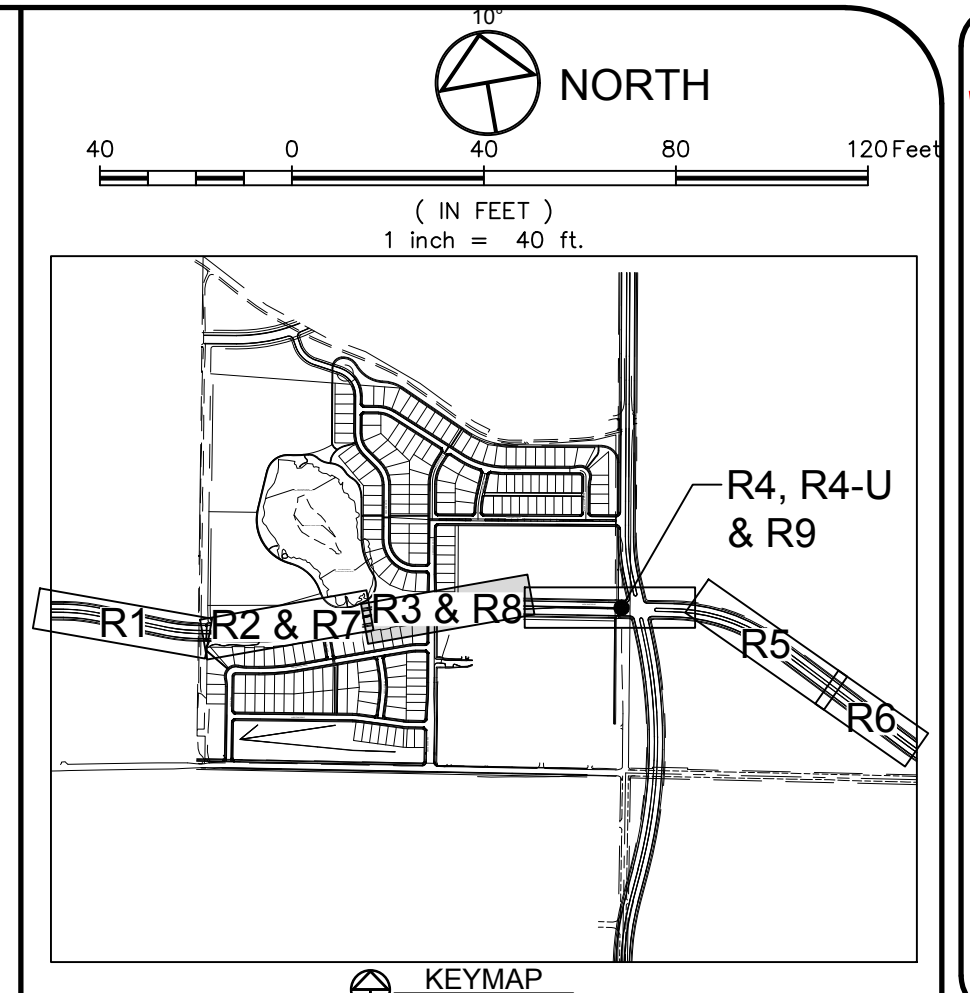
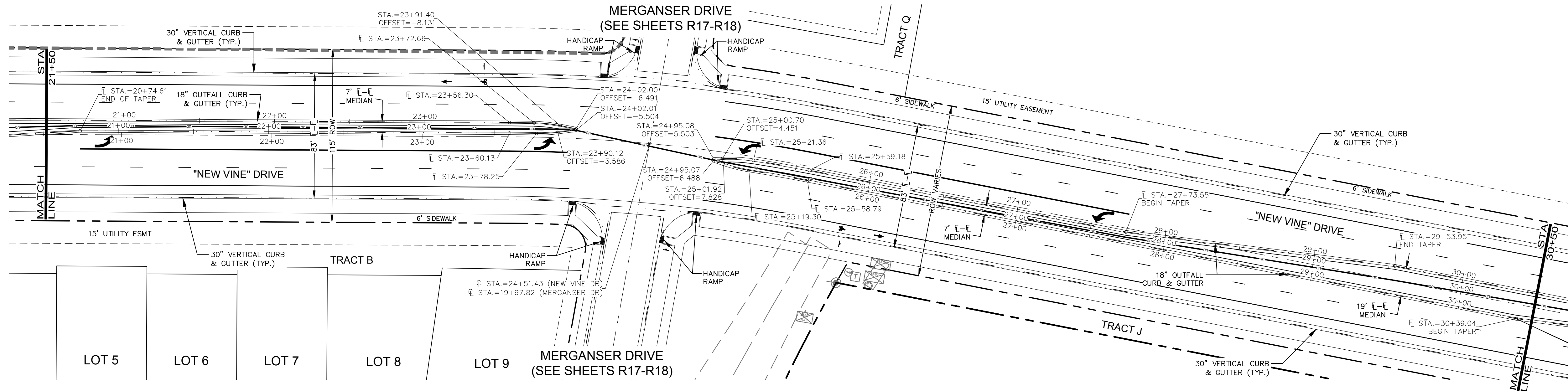
NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT: 889-001
DATE: 4/09/14
SCALE: 1"=40'
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curtiss

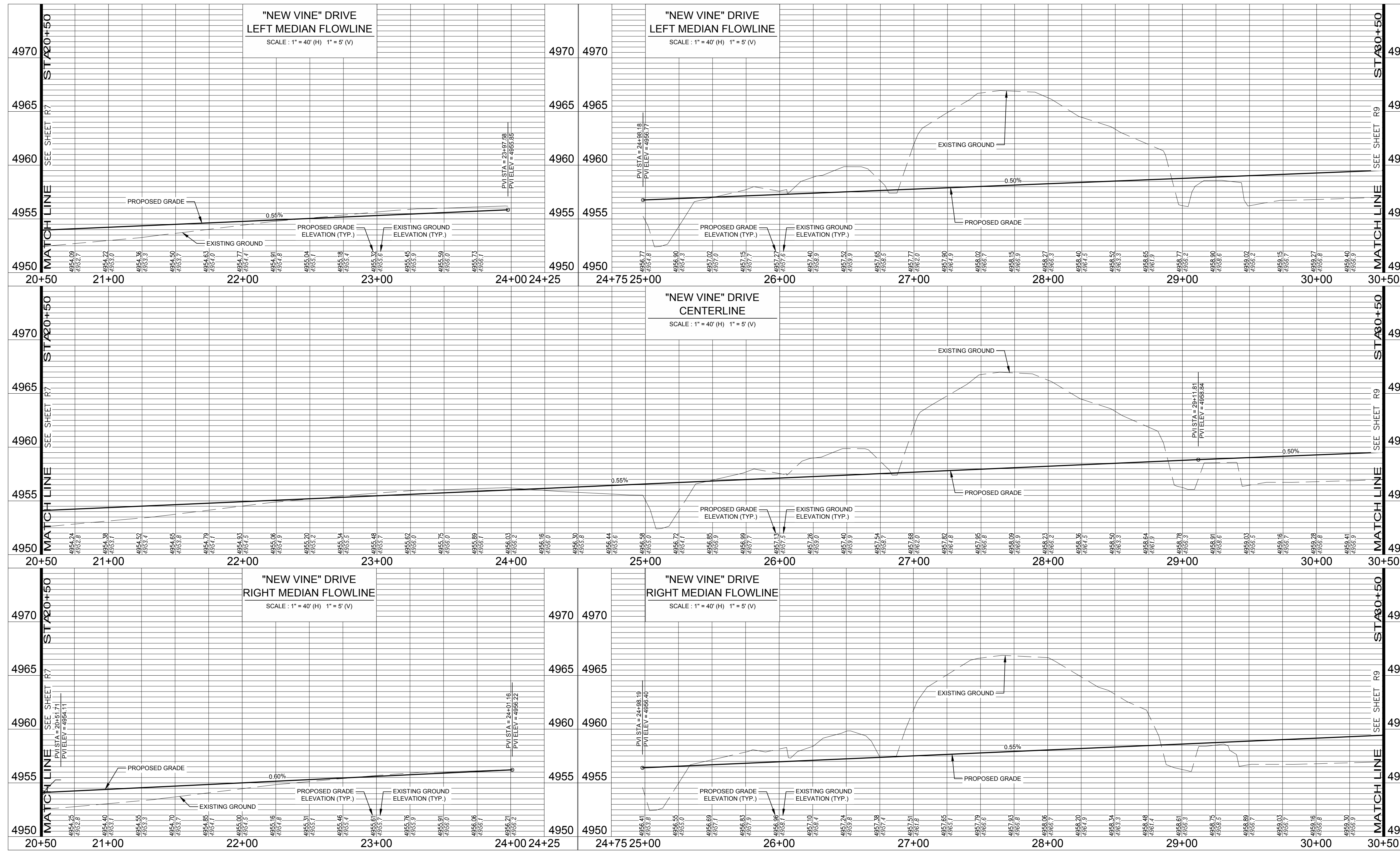
WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
"NEW VINE" DRIVE

Sheet
R3
Of 123 Sheets

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- NOTES:**
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

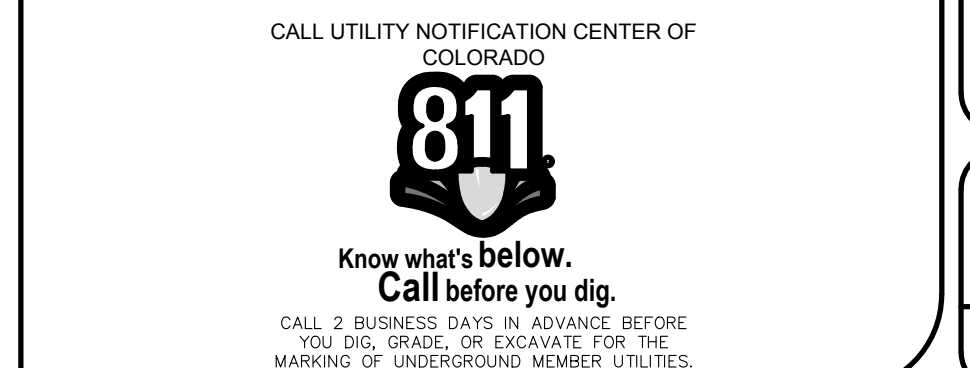
CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner



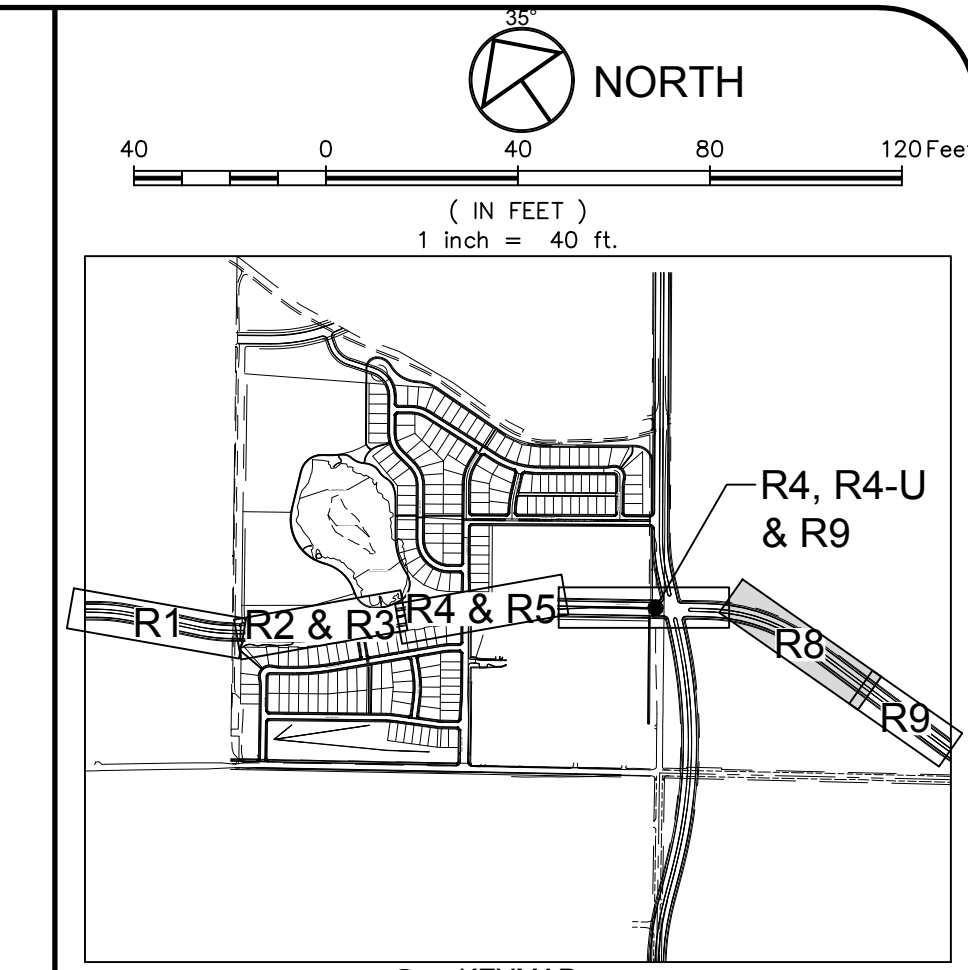
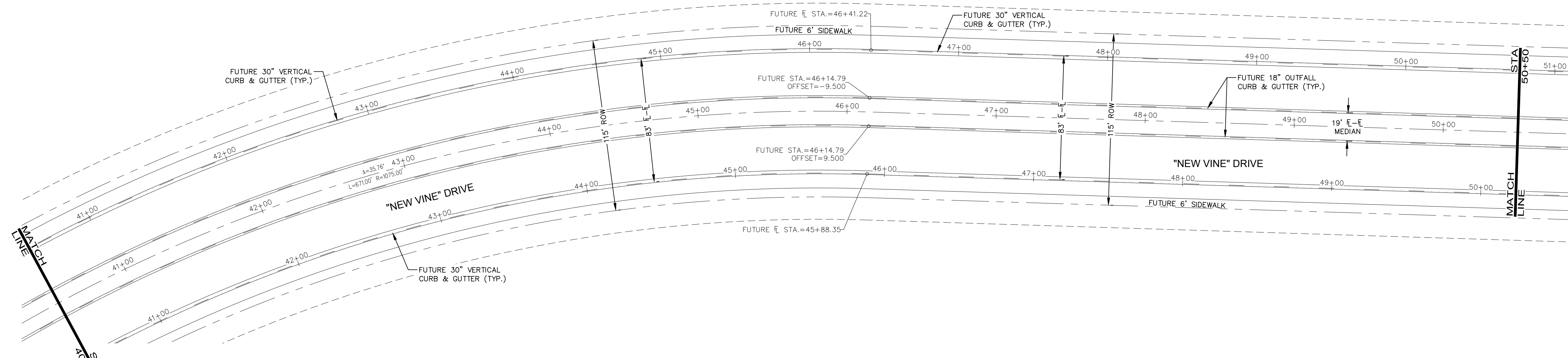
Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snordon
 DRAWN BY: C. Bowen
 SCALE: 1"=40'
 REVIEWED BY: R. Curless

WATERFIELD THIRD FILING
 ROADWAY PLAN & PROFILE
 "NEW VINE" DRIVE
 Sheet R8
 Of 123 Sheets

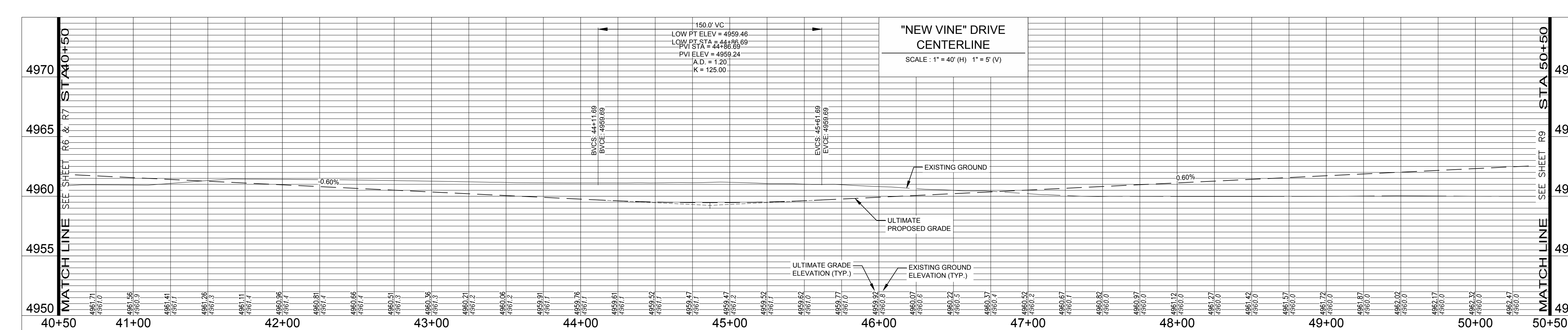
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LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
SAWTOOTH LINE	
INTERIM EDGE OF ASPHALT	
PROPOSED STORM SEWER	
PROPOSED STORM MANHOLE	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING EDGE OF ASPHALT	
PEDESTRIAN ACCESS RAMPS	
PROPOSED CONCRETE CROSSSPAN (TYP.)	
FUTURE CURB & GUTTER	
FUTURE CENTERLINE	
FUTURE RIGHT-OF-WAY	

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Revisions:

DATE 4/7/14

SCALE 1"=40'

REVIEWED BY: R. Curfiss

DESIGNED BY: C. Snordon

DRAWN BY: C. Bowen

PROJECT: 889-001

NORTHERN ENGINEERING

PHONE 970.221.5158 FAX 970.221.4159
www.northernengineering.com

NE

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

WATERFIELD THIRD FILING

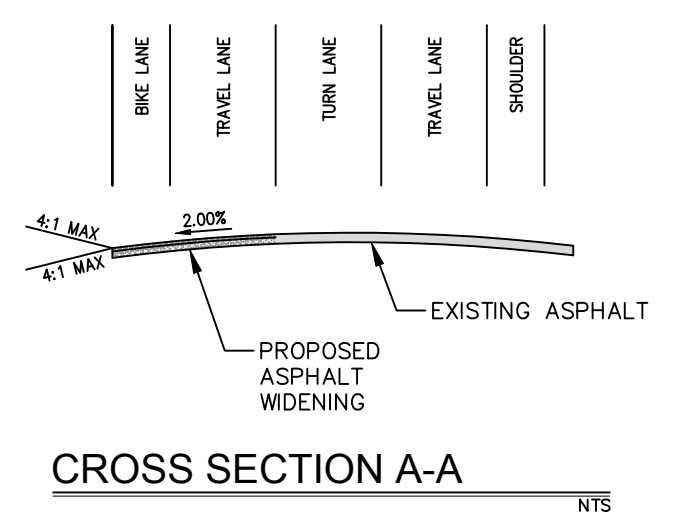
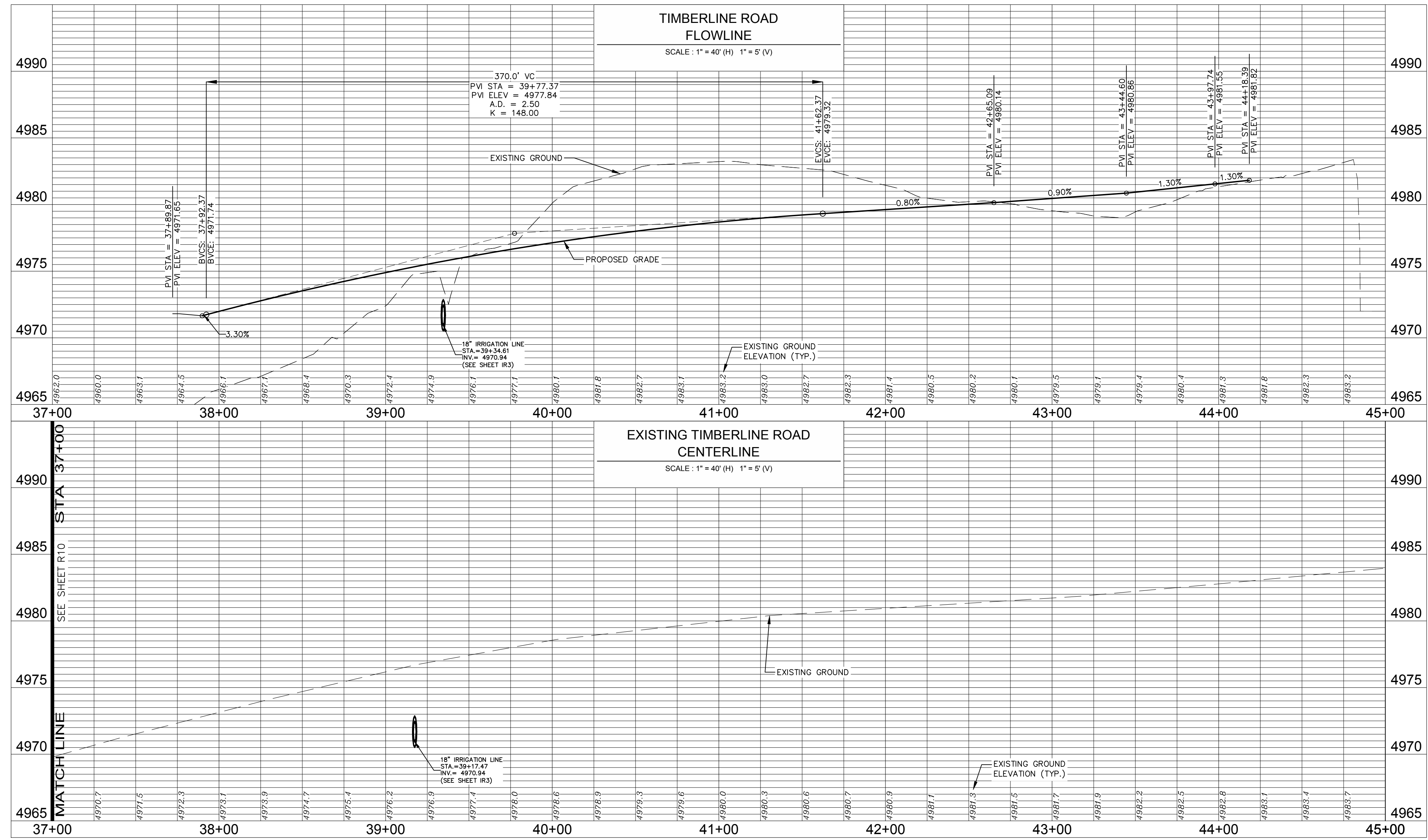
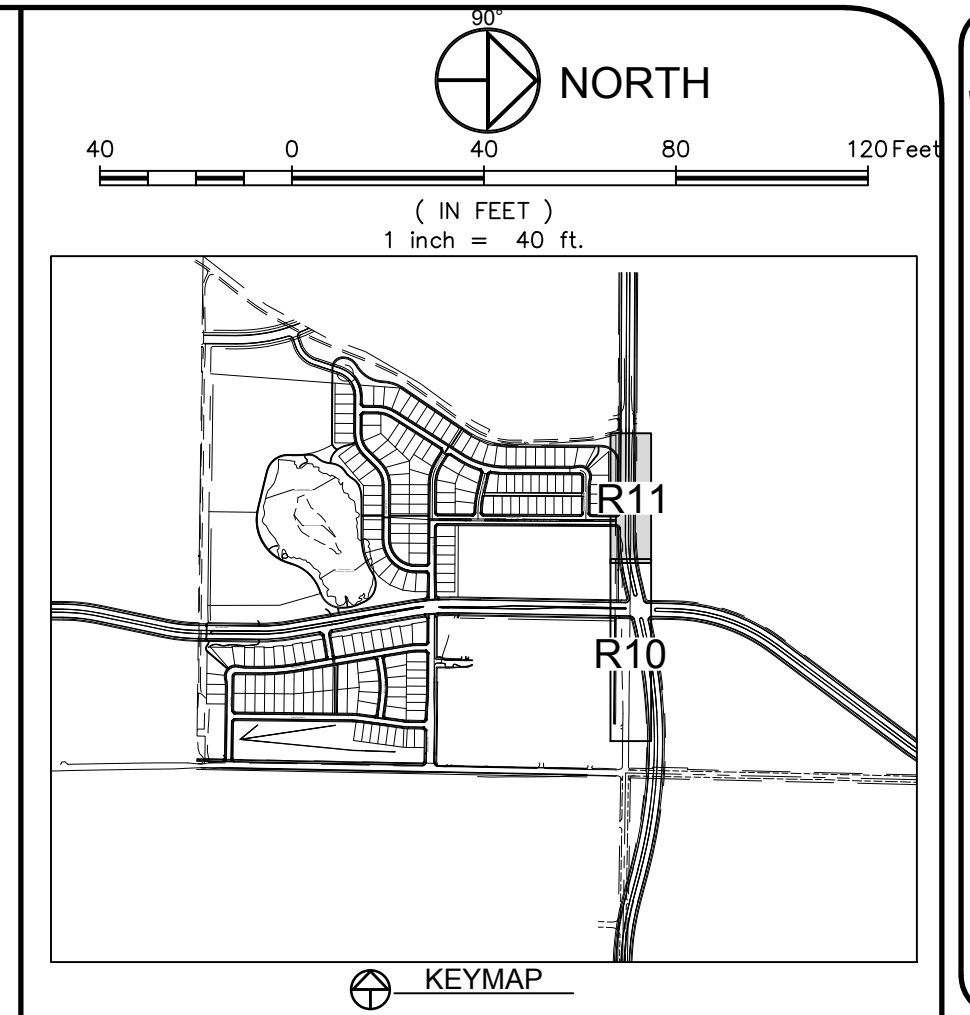
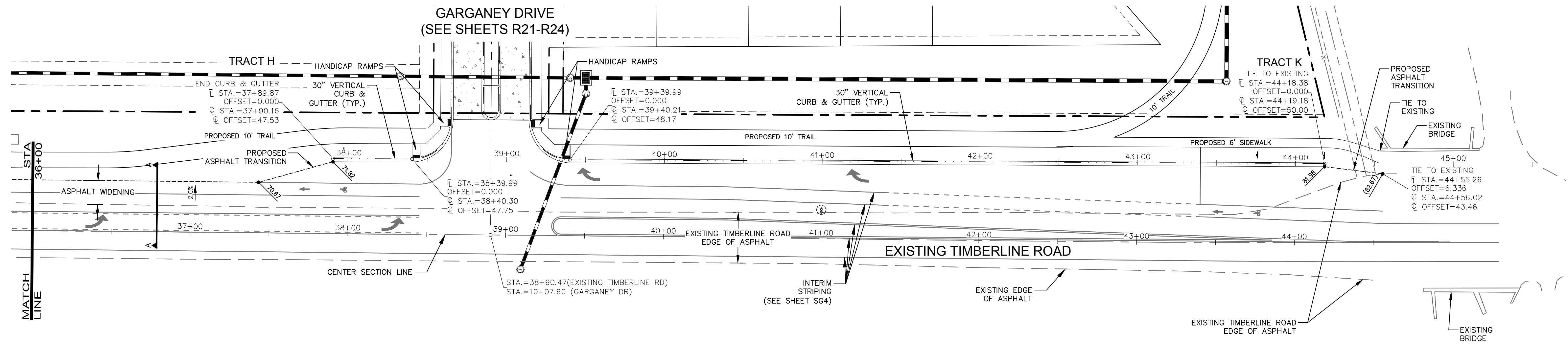
ROADWAY PLAN & PROFILE

"NEW VINE" DRIVE

Sheet
R5
Of 123 Sheets

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

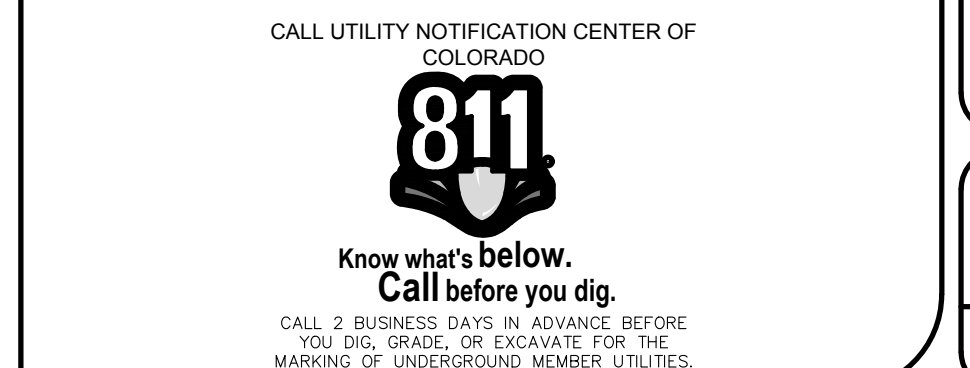
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CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____



REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 4/09/14
SCALE: 1" = 40'
DESIGNED BY: C. Snordon
DRAWN BY: C. Bowen
REVIEWED BY: R. Curfiss

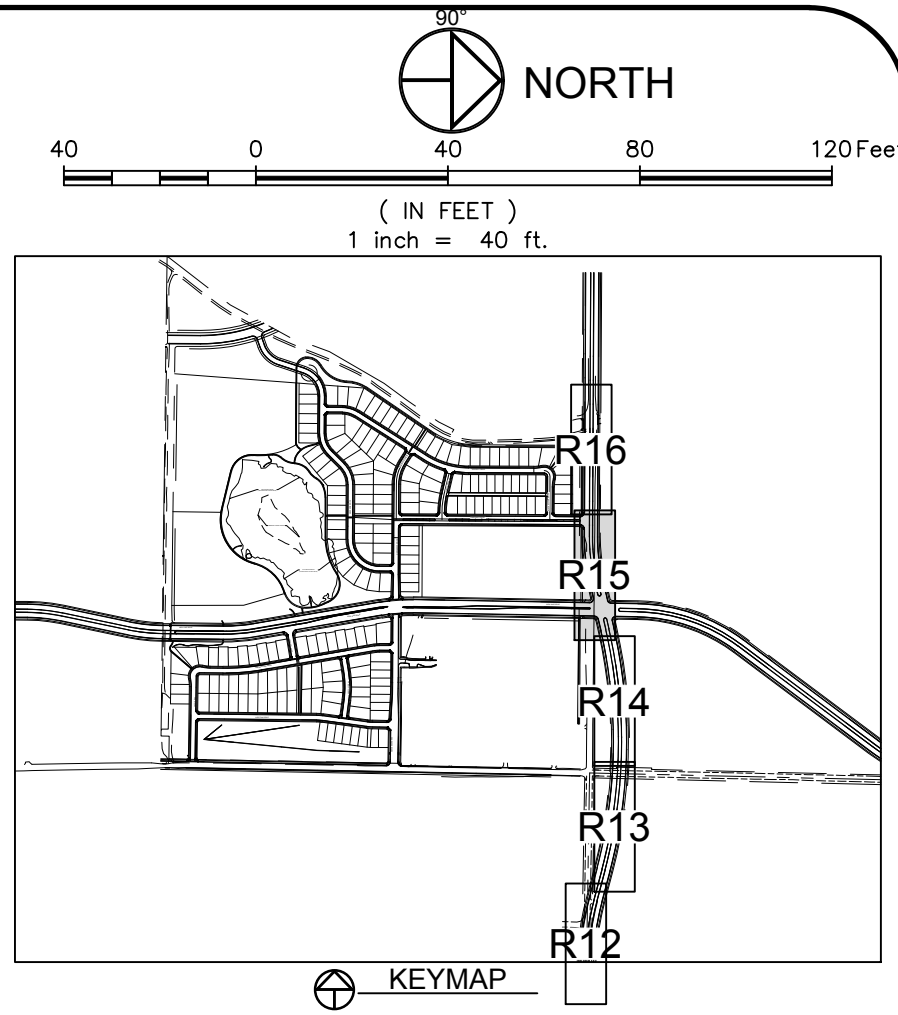
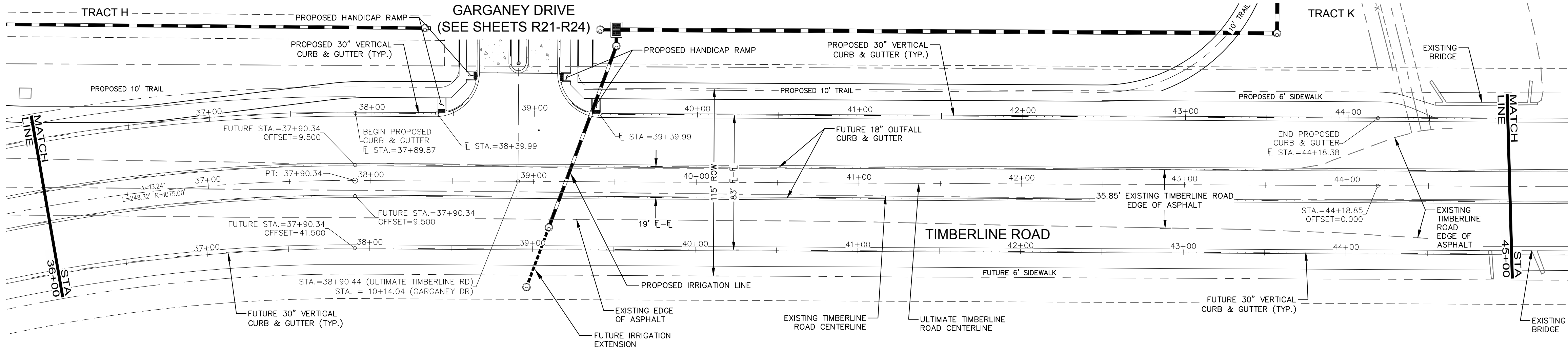
PROJECT: 889-001
WATERFIELD THIRD FILING

ROADWAY PLAN & PROFILE
INTERIM TIMBERLINE ROAD

Sheet **R11**
 Of 123 Sheets

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 200 South College Avenue, Suite 010
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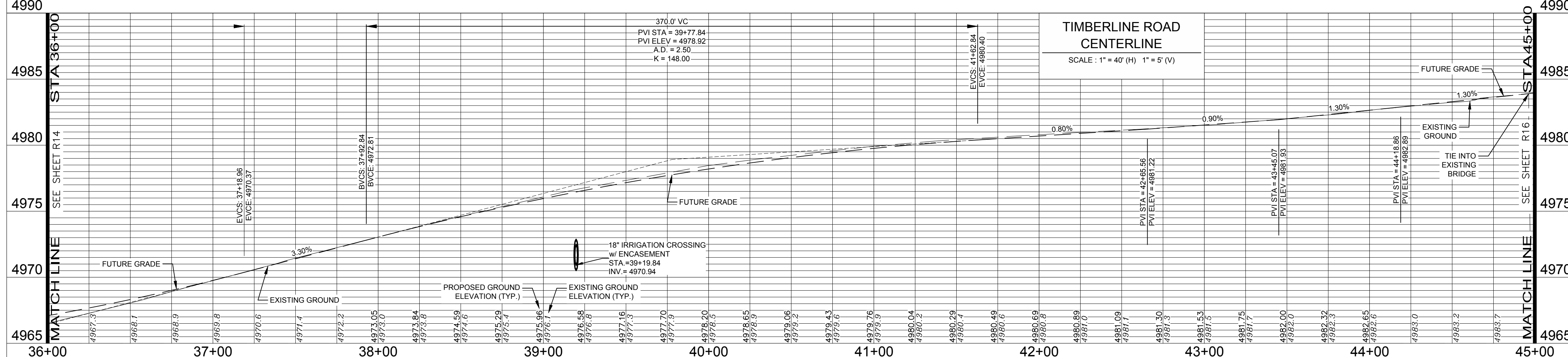
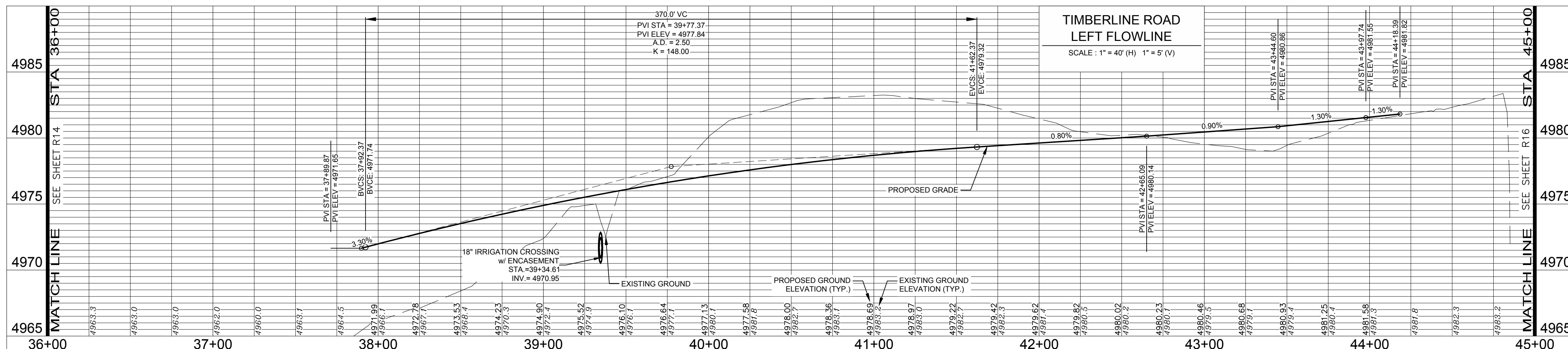
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14



LEGEND:

PROPOSED CURB & GUTTER	---
PROPOSED CENTERLINE	---
PROPOSED RIGHT-OF-WAY	---
EXISTING RIGHT-OF-WAY	---
PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
PROPOSED EASEMENT LINE	---
EXISTING EASEMENT LINE	---
SAWOUT LINE	---
INTERM EDGE OF ASPHALT	---
PROPOSED STORM SEWER	---
PROPOSED STORM MANHOLE	(M)
PROPOSED STORM INLET	(I)
EXISTING STORM SEWER	---
EXISTING EDGE OF ASPHALT	---
PEDESTRIAN ACCESS RAMPS	---
PROPOSED CONCRETE CROSSSPAN (TYP.)	---
FUTURE CURB & GUTTER	---
FUTURE CENTERLINE	---
FUTURE RIGHT-OF-WAY	---

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Revisions: **4/7/14**
REVIEW SET
NOT FOR CONSTRUCTION

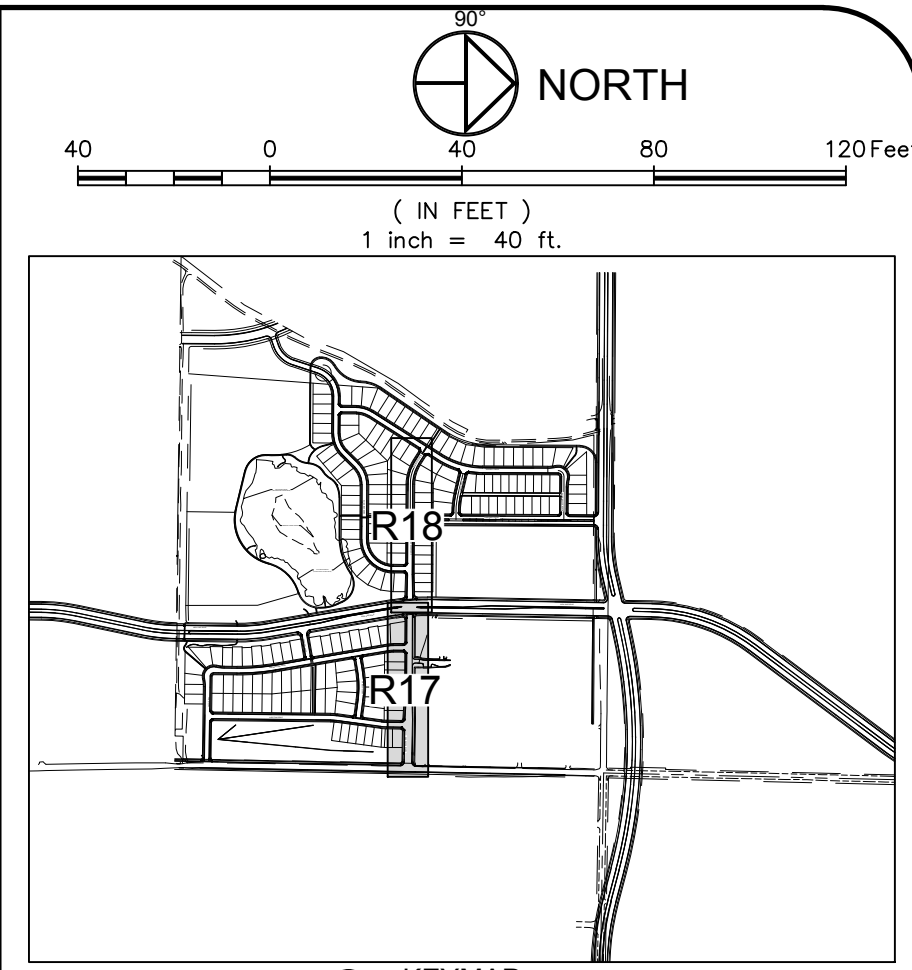
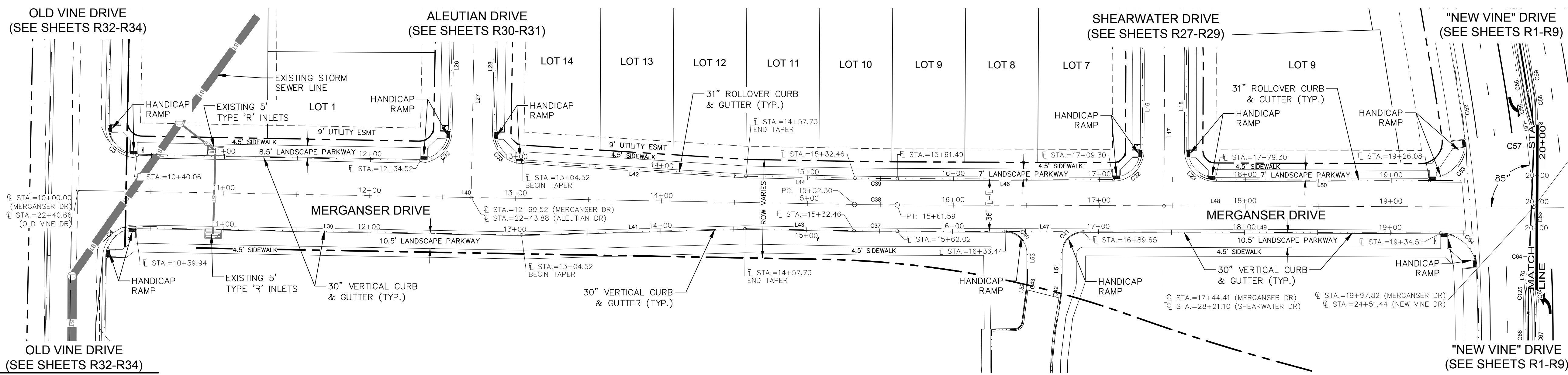
PROJECT: 889-001 DATE: 4/09/14 SCALE: 1"=40' REVIEWED BY: R. Curfiss
 DESIGNED BY: C. Stordand DRAWN BY: C. Bowen
 NORTHERN ENGINEERING PHONE: 970.221.5158 FAX: 970.221.4159 www.northernengineering.com
 200 South College Avenue, Suite 010 Fort Collins, Colorado 80524

WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
ULTIMATE TIMBERLINE ROAD
 Sheet **R15**
 Of 123 Sheets

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
 CHECKED BY: _____ Water & Wastewater Utility _____ Date
 CHECKED BY: _____ Stormwater Utility _____ Date
 CHECKED BY: _____ Parks & Recreation _____ Date
 CHECKED BY: _____ Traffic Engineer _____ Date
 CHECKED BY: _____ Environmental Planner _____ Date

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 Know what's below. Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

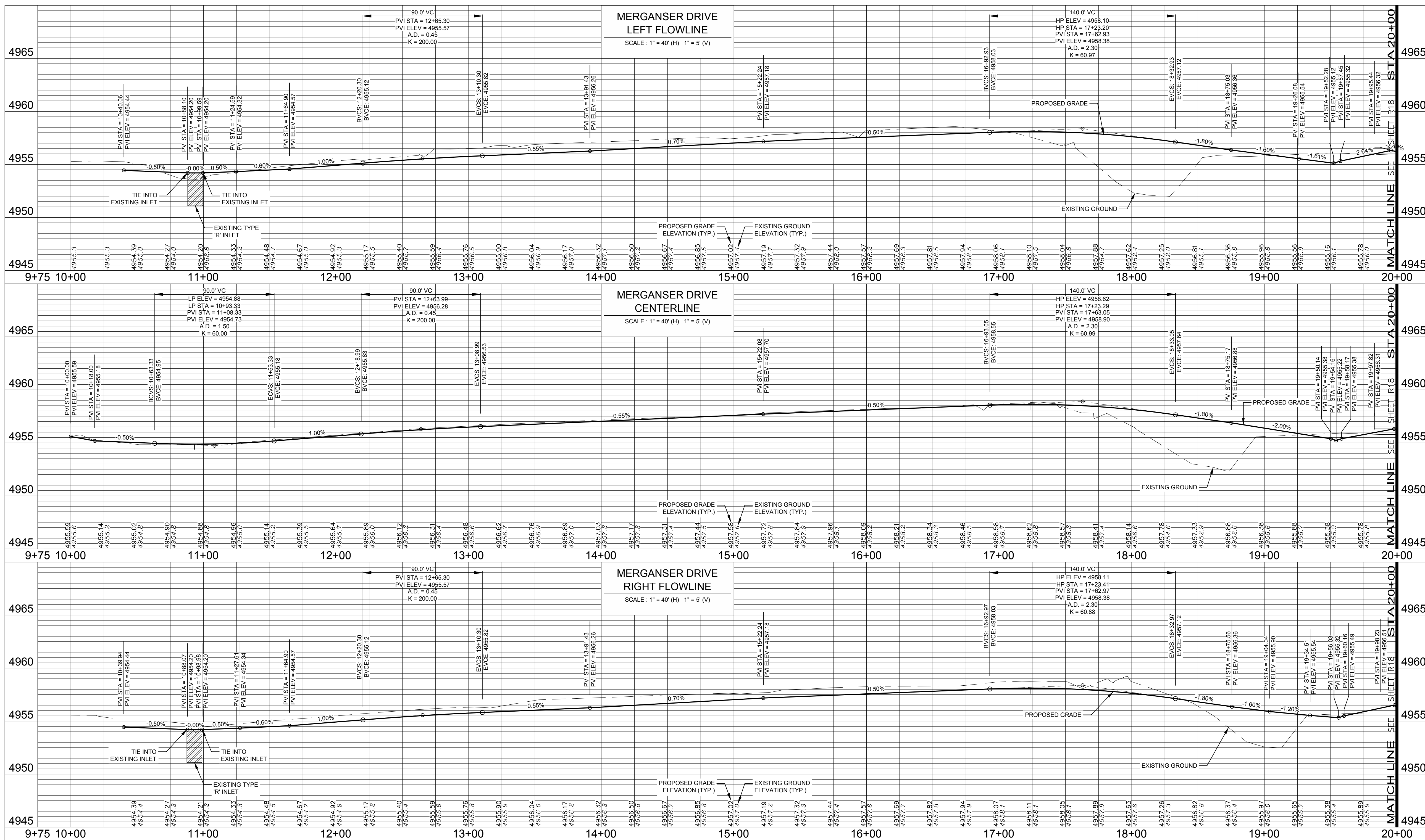


LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- SAWTOOTH LINE
- INTERIM EDGE OF ASPHALT
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- EXISTING EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSSPAN (TYP.)
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- FUTURE CENTERLINE
- FUTURE RIGHT-OF-WAY

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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WATERFIELD THIRD FILING
 ROADWAY PLAN & PROFILE
 MERGANSER DRIVE
 Sheet R17
 Of 123 Sheets

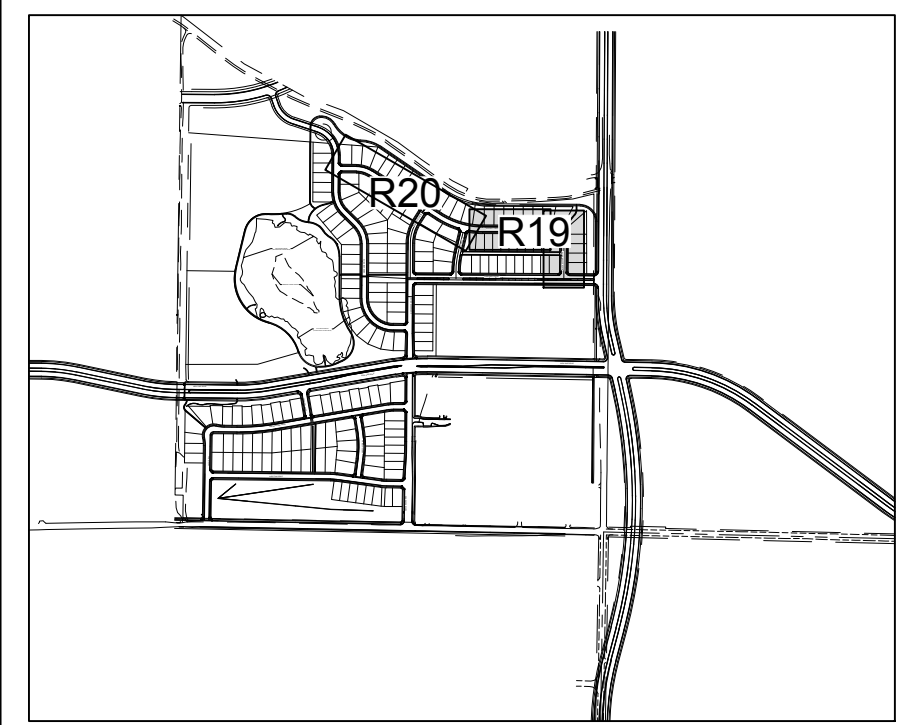
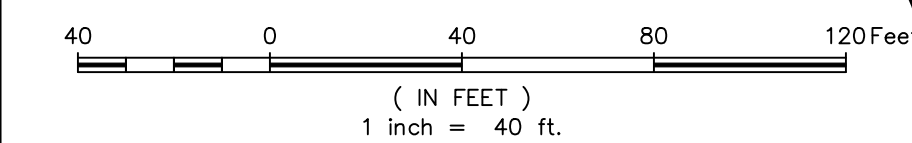
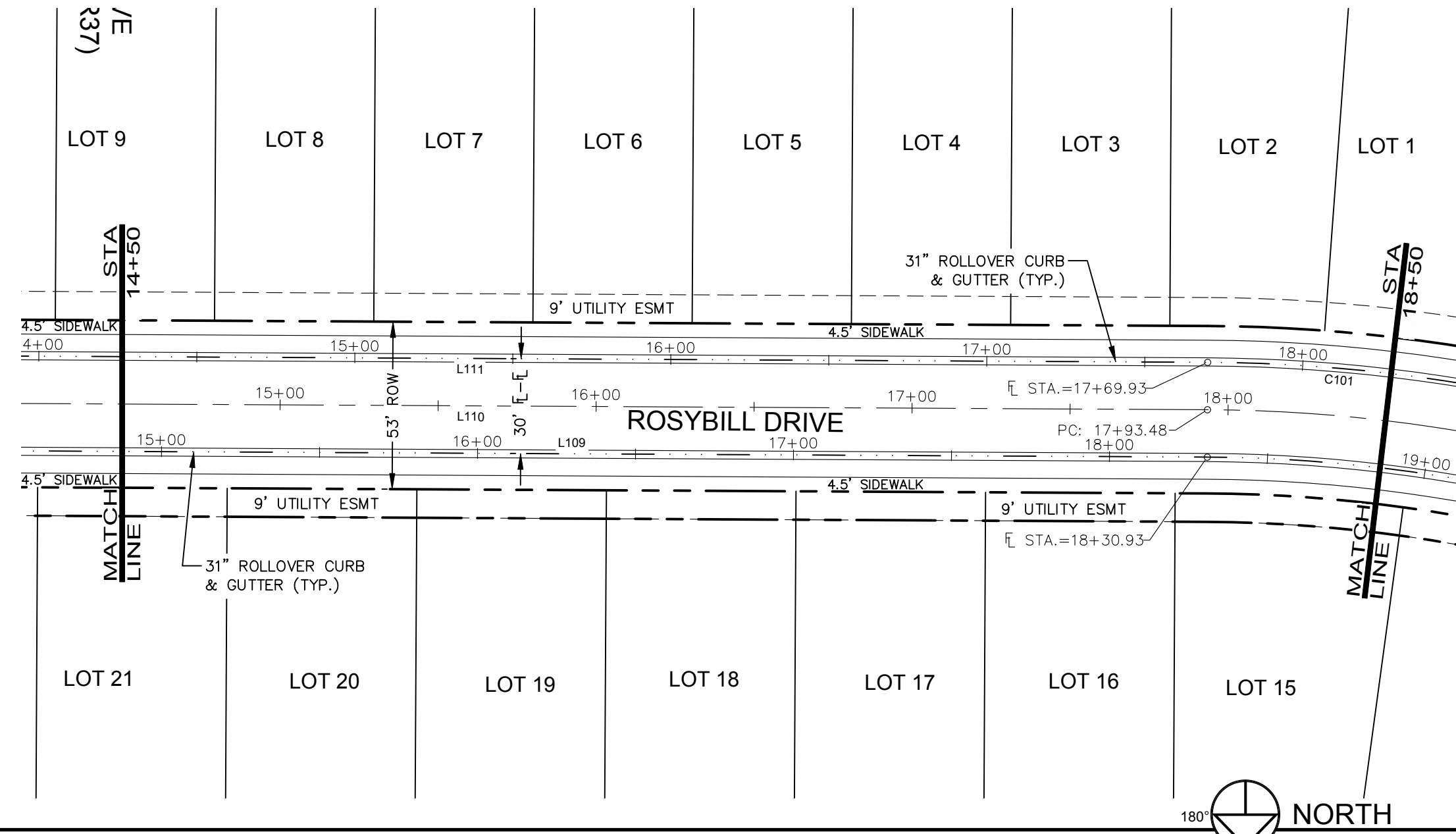
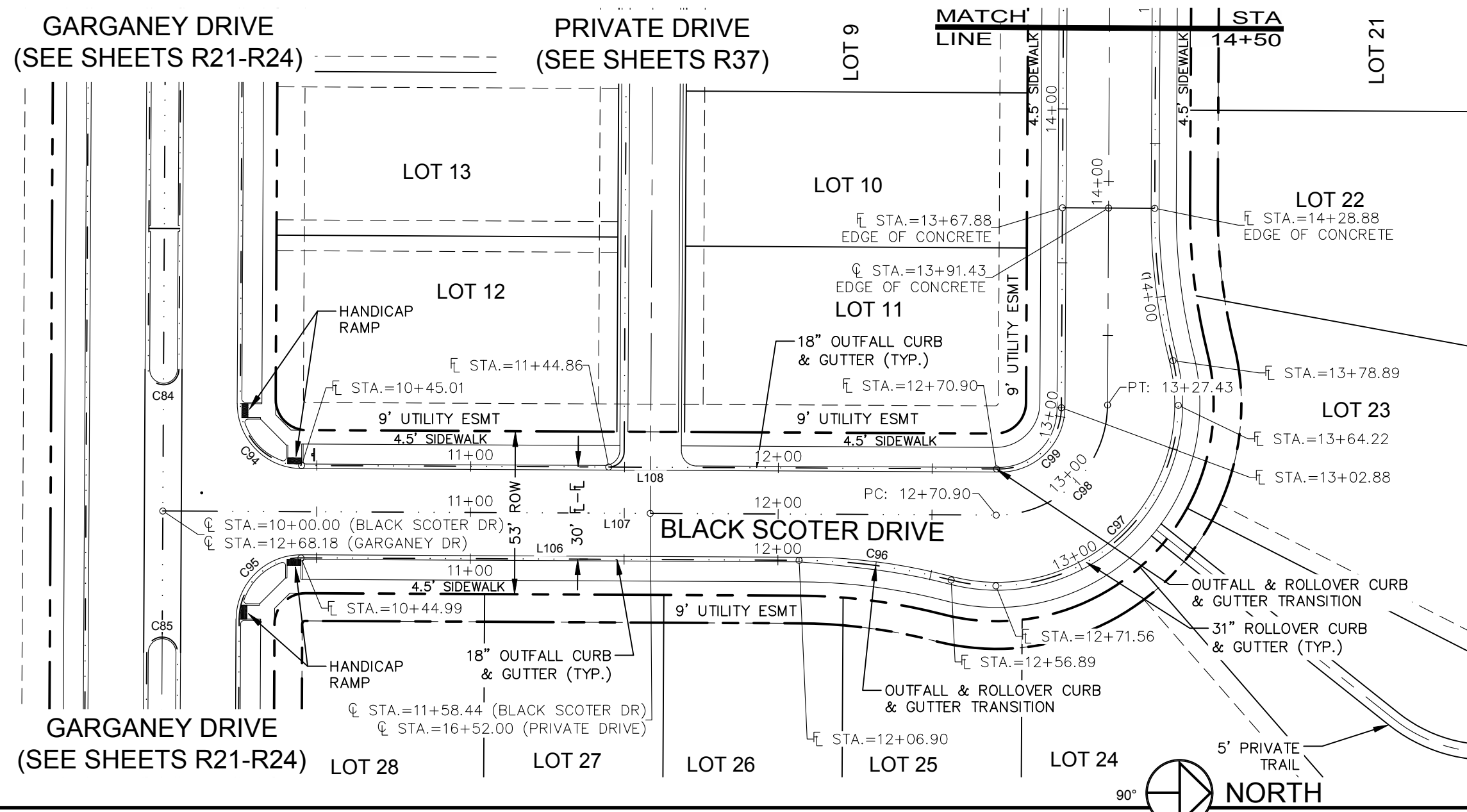
PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snordon
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curless

Revisions:
 4/9/14
 REVIEW SET
 NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. for the use of the contractor in any type of construction project. The contractor shall be responsible for any errors or omissions. The drawings shall not be used for any other purpose without the written consent of Northern Engineering Services, Inc.

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 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
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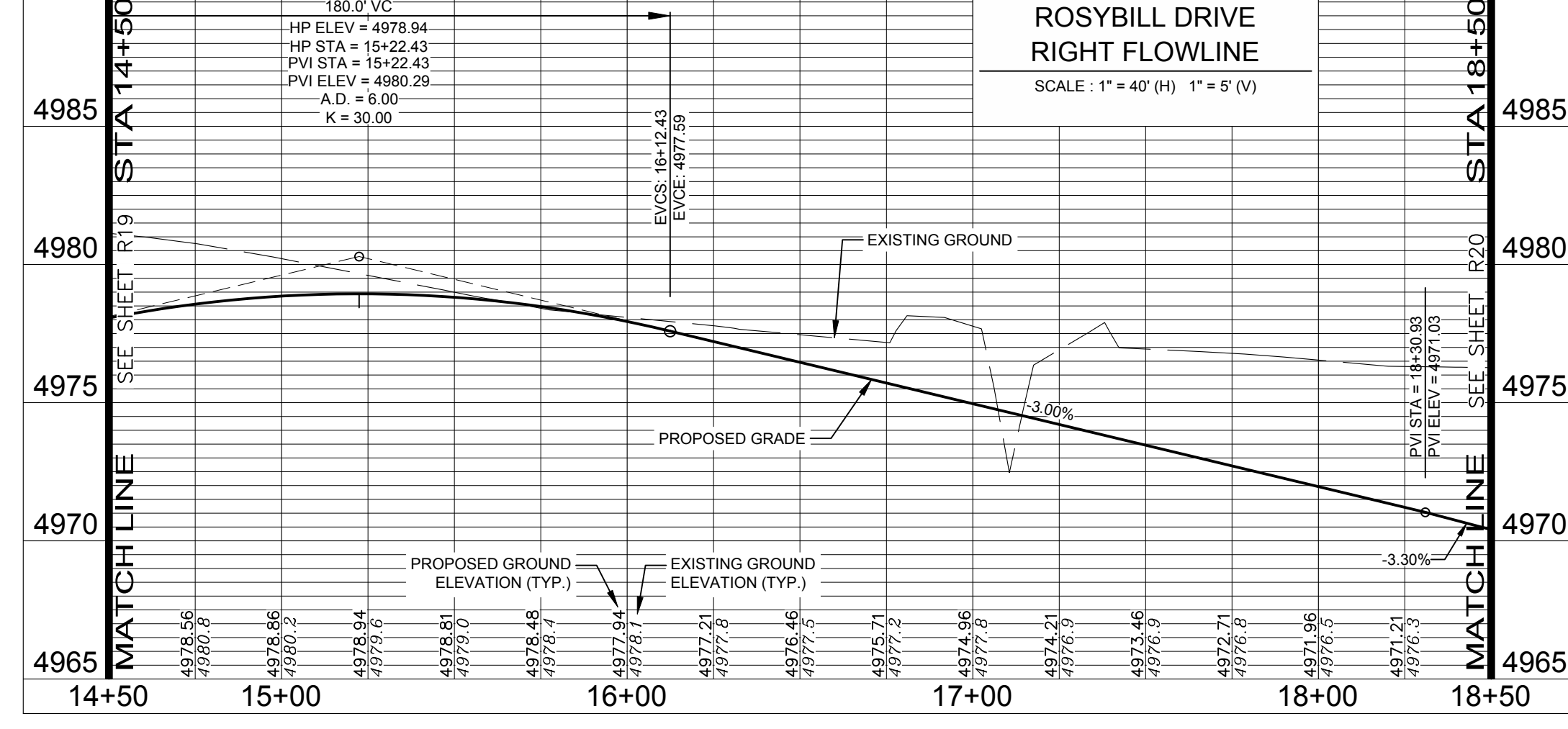
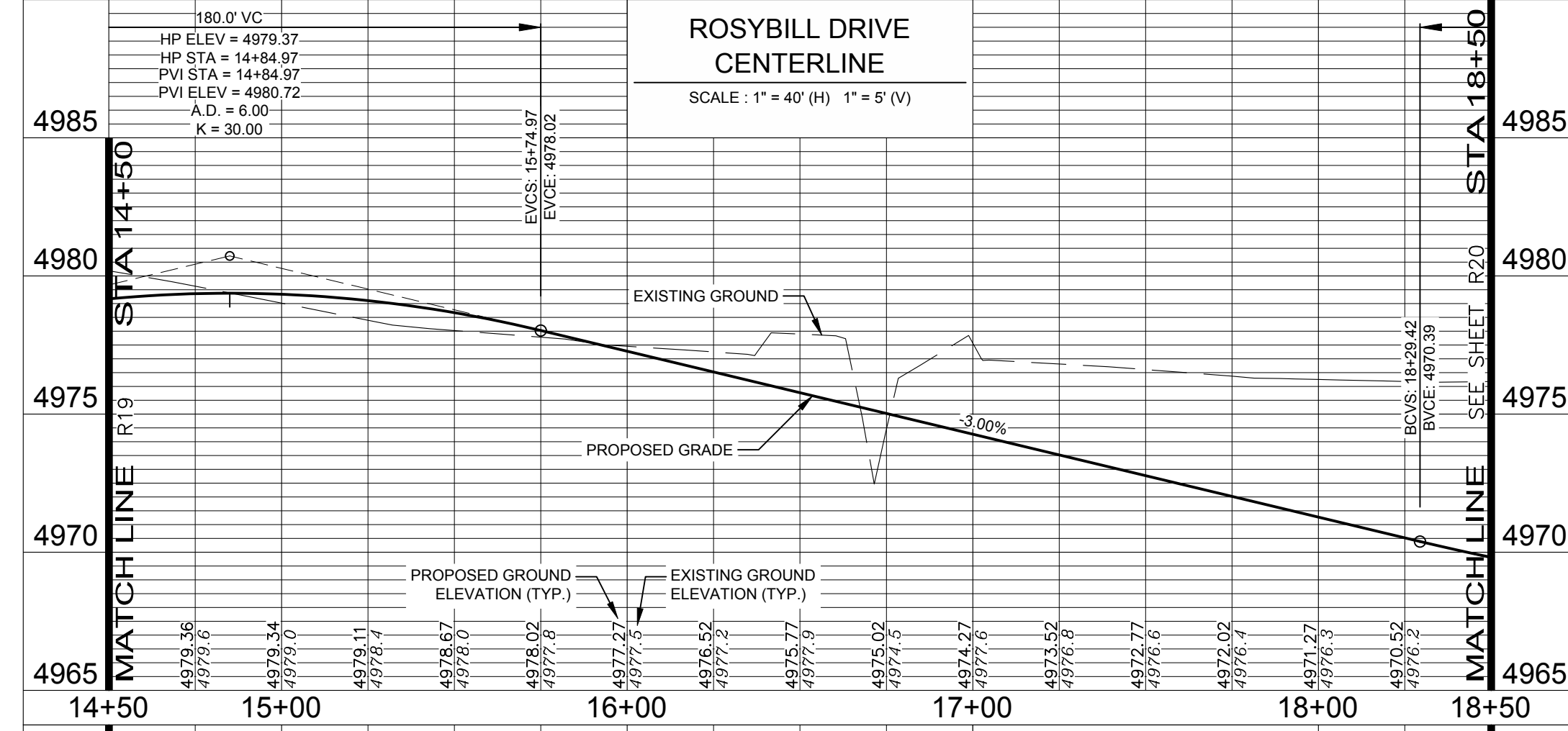
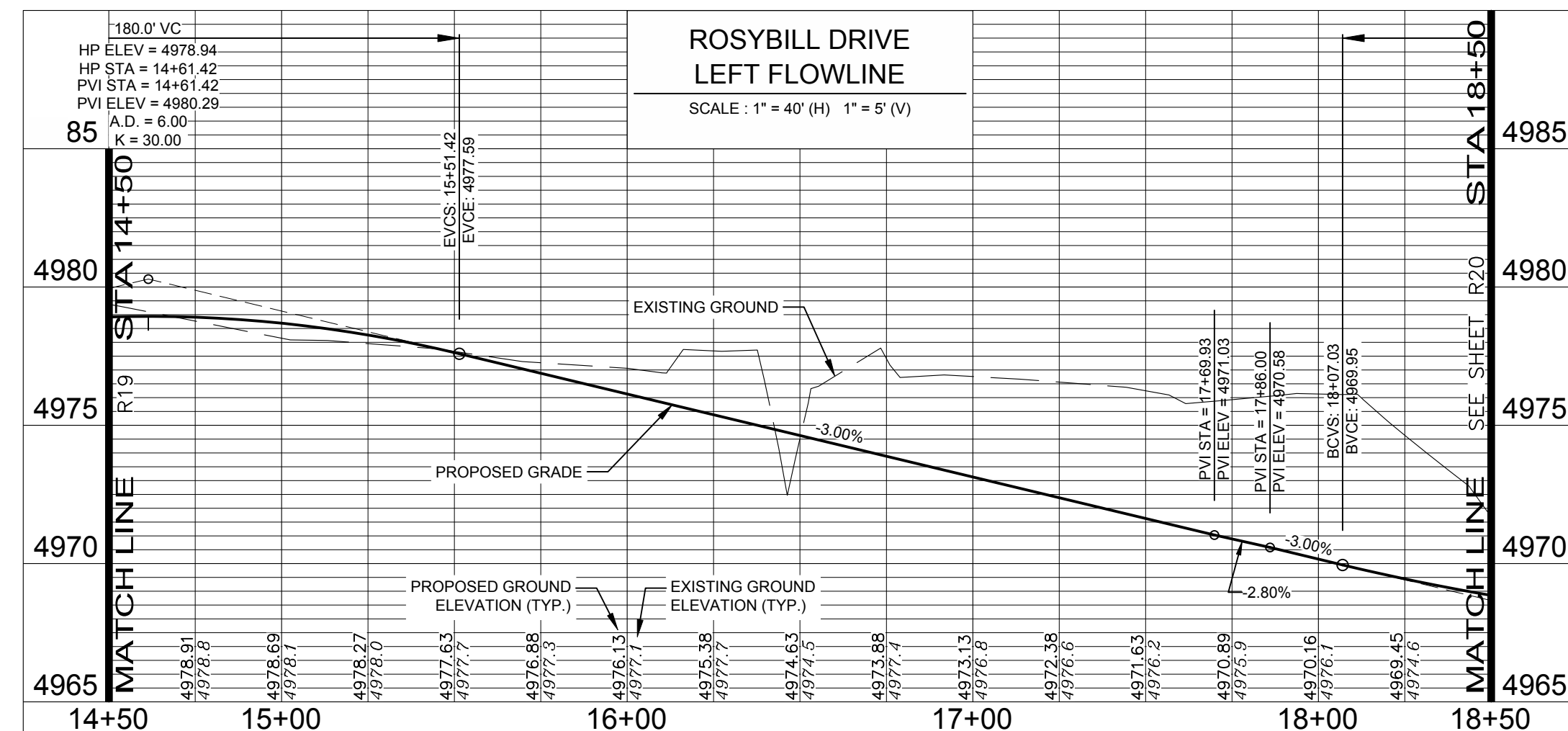
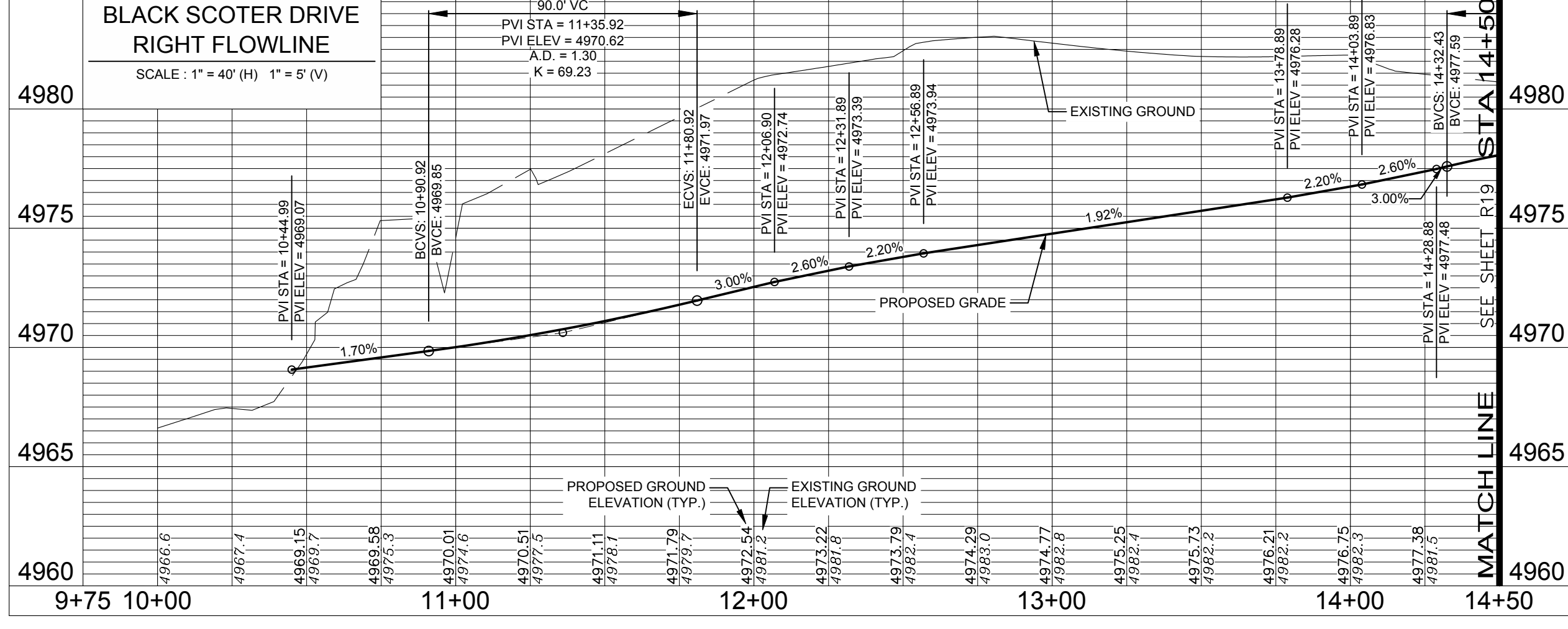
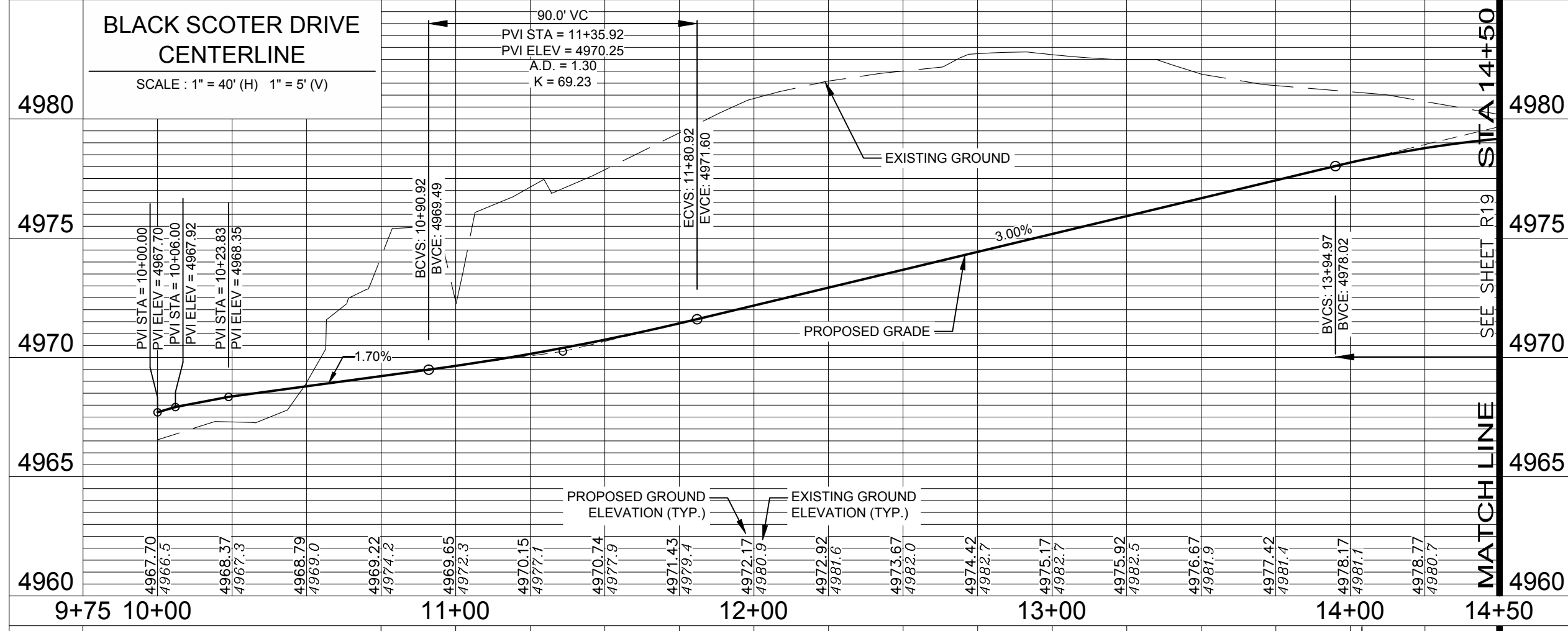
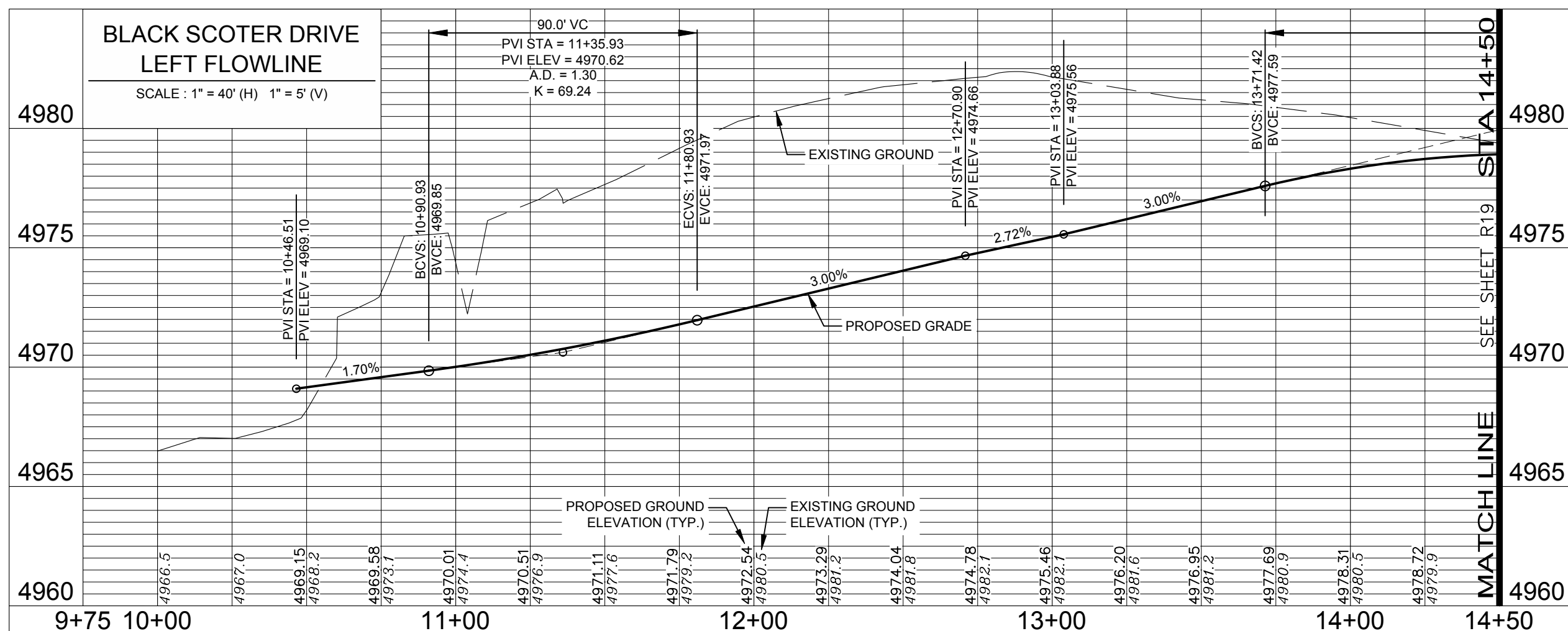


LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
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8. SEE DETAIL 1005 ON SHEET D10 FOR STANDARD CONCRETE PAVING JOINT PATTERNS.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Revisions:
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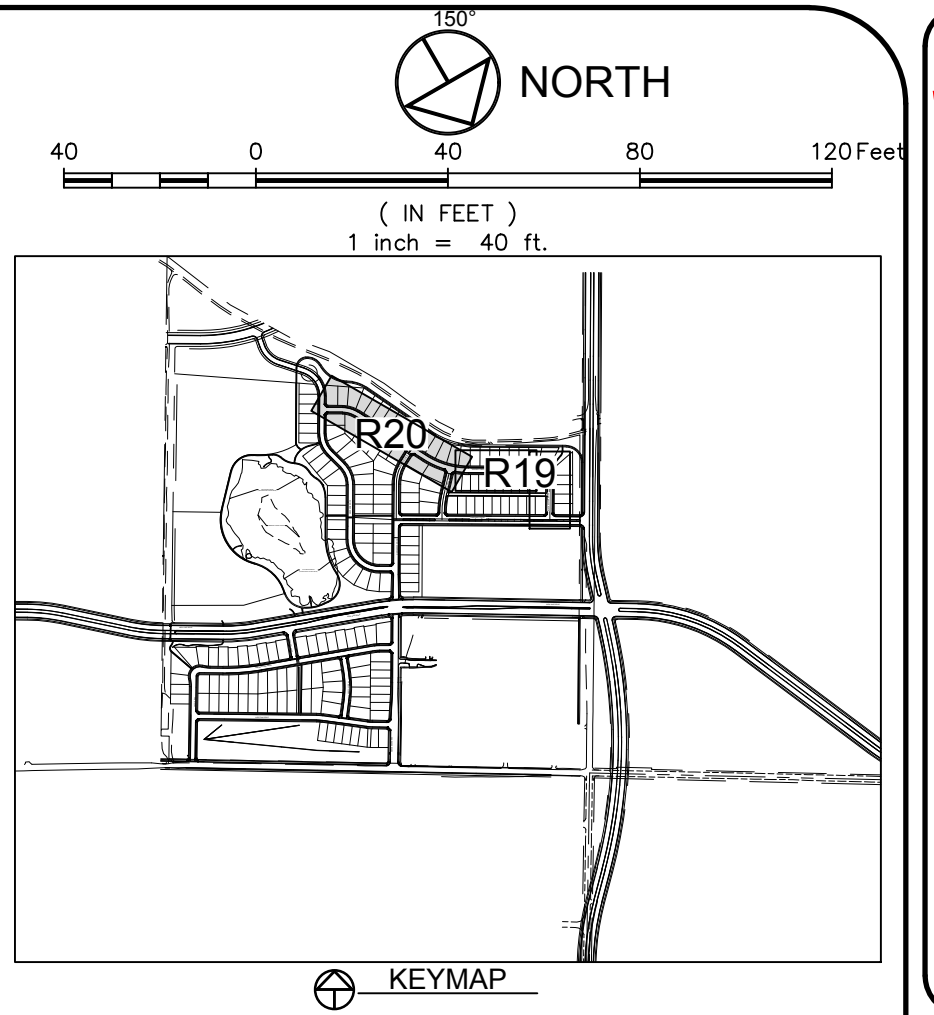
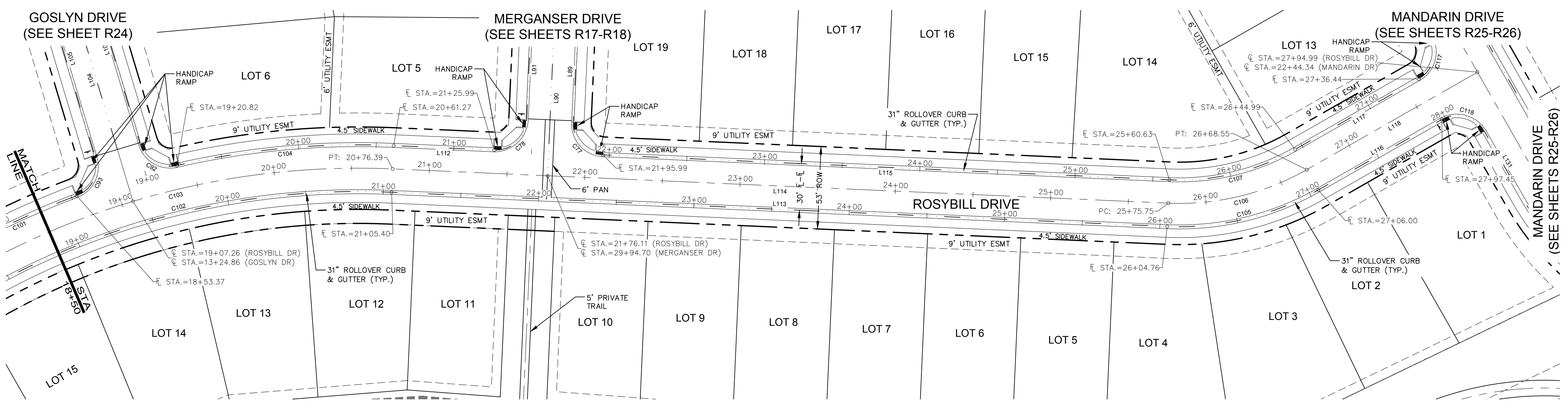
NE
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT: 889-001
 DATE: 4/9/14
 DESIGNED BY: C. Snordon
 SCALE: 1"=40'
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curless

WATERFIELD THIRD FILING
 ROADWAY PLAN & PROFILE
 BLACK SCOTER DR. & ROSYBILL DR.

Sheet
R19
 Of 123 Sheets

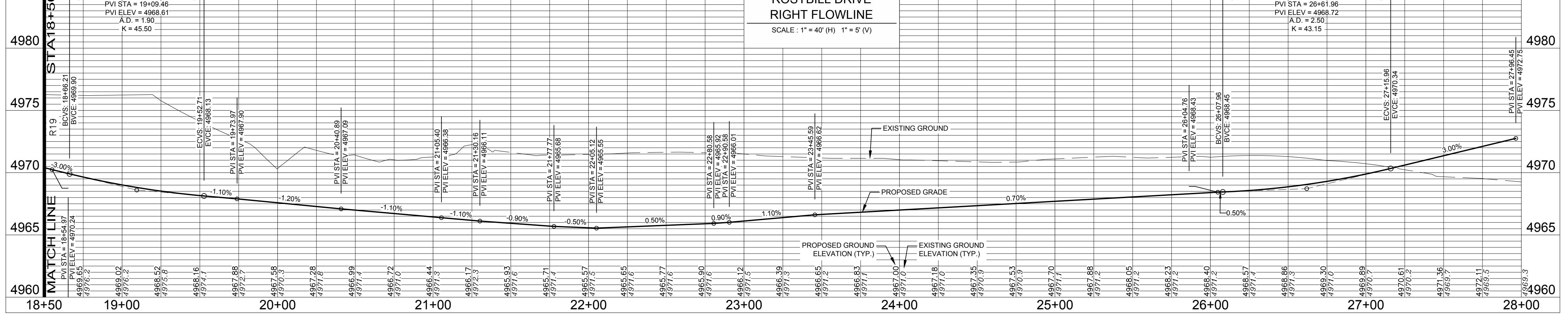
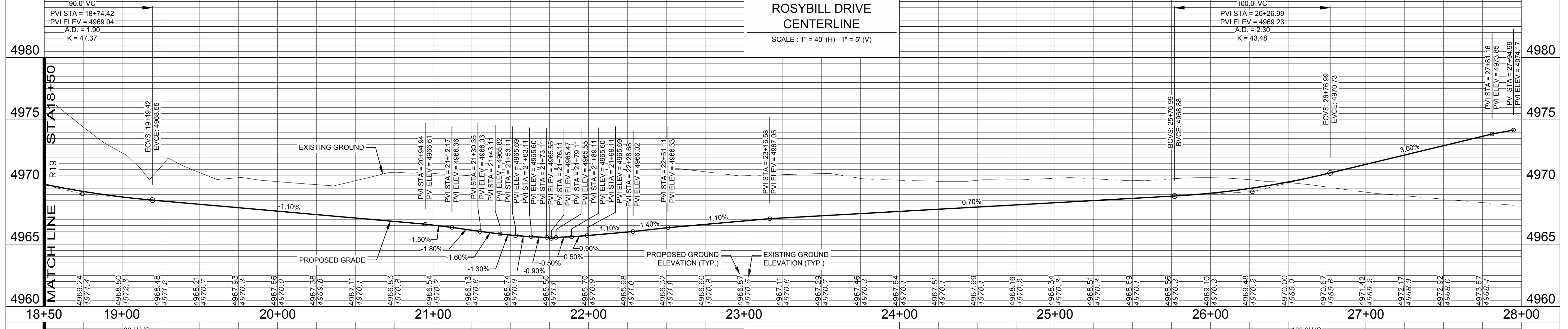
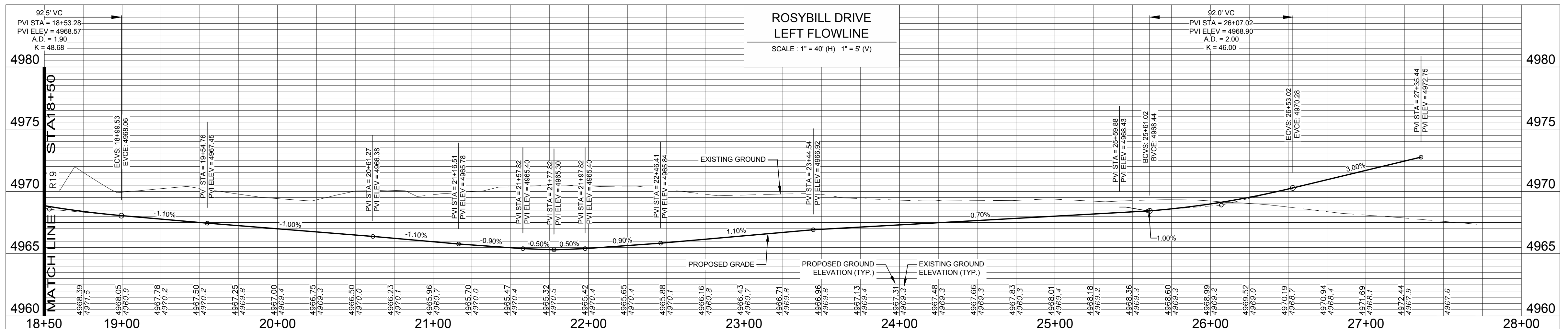
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LEGEND:

PROPOSED CURB & GUTTER	[Symbol]
PROPOSED CENTERLINE	[Symbol]
PROPOSED RIGHT-OF-WAY	[Symbol]
EXISTING RIGHT-OF-WAY	[Symbol]
PROPERTY BOUNDARY	[Symbol]
PROPOSED LOT LINE	[Symbol]
EXISTING LOT LINE	[Symbol]
PROPOSED EASEMENT LINE	[Symbol]
EXISTING EASEMENT LINE	[Symbol]
SAWOUT LINE	[Symbol]
INTERIM EDGE OF ASPHALT	[Symbol]
PROPOSED STORM SEWER	[Symbol]
PROPOSED STORM MANHOLE	[Symbol]
PROPOSED STORM INLET	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING EDGE OF ASPHALT	[Symbol]
PEDESTRIAN ACCESS RAMPS	[Symbol]
PROPOSED CONCRETE CROSSPANS (TYP.)	[Symbol]
FUTURE CURB & GUTTER	[Symbol]
FUTURE CENTERLINE	[Symbol]
FUTURE RIGHT-OF-WAY	[Symbol]

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UTILITY PLAN APPROVAL

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Revisions:
 No. _____ Date _____

REVIEW SET
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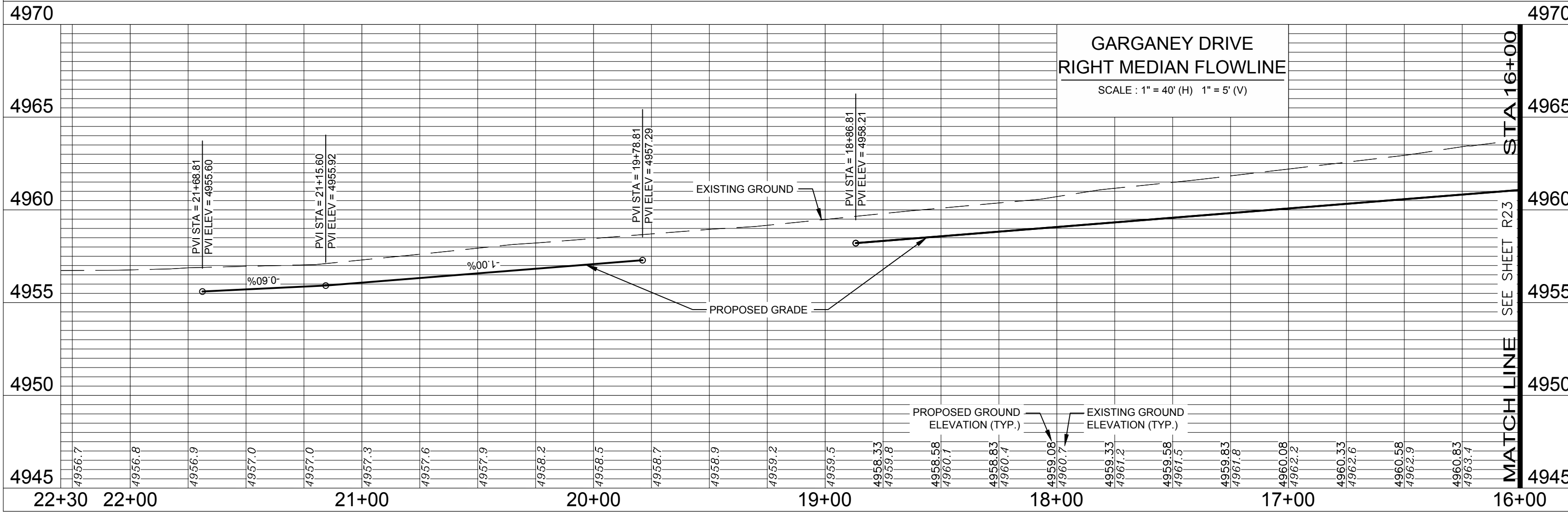
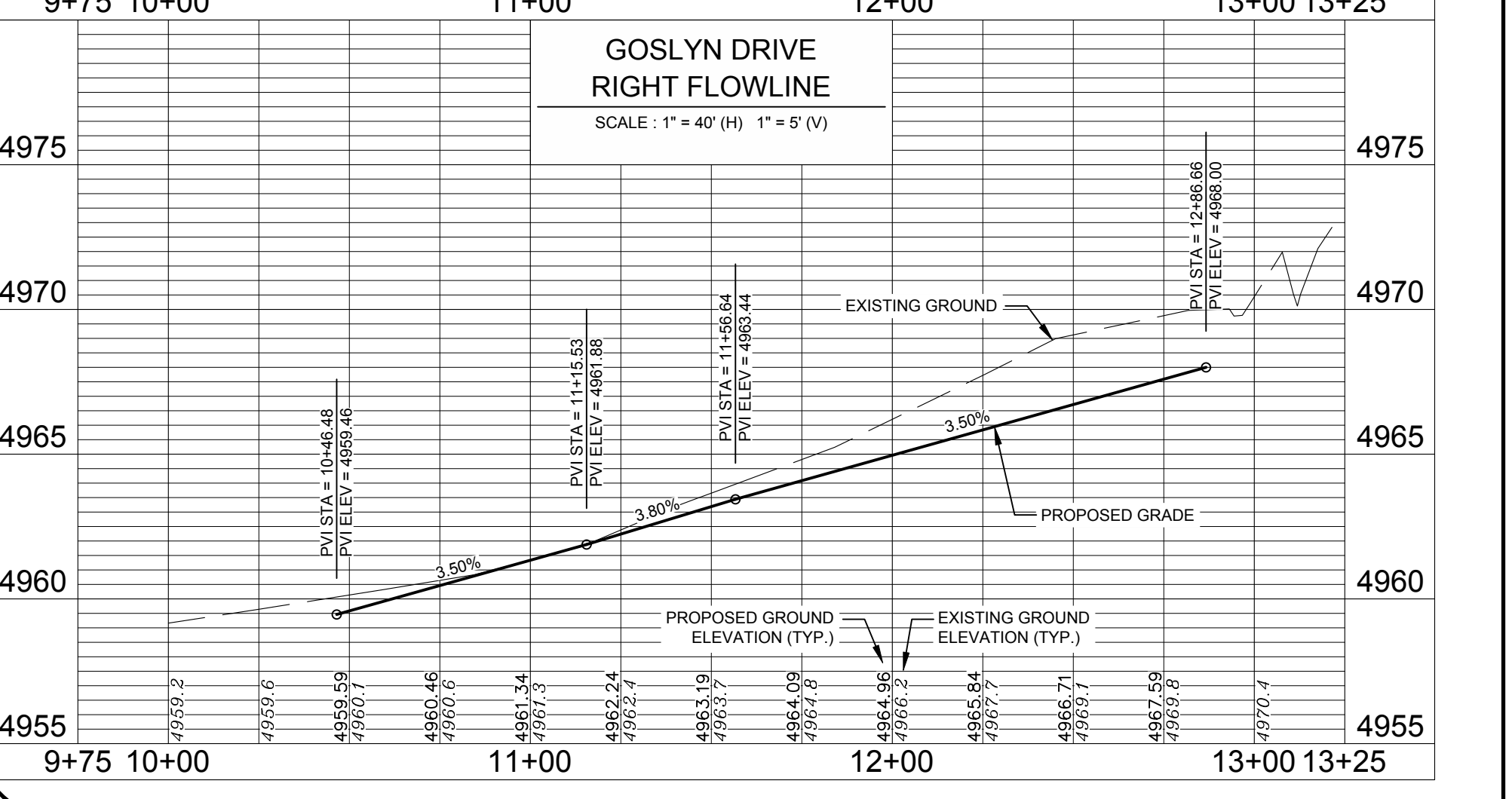
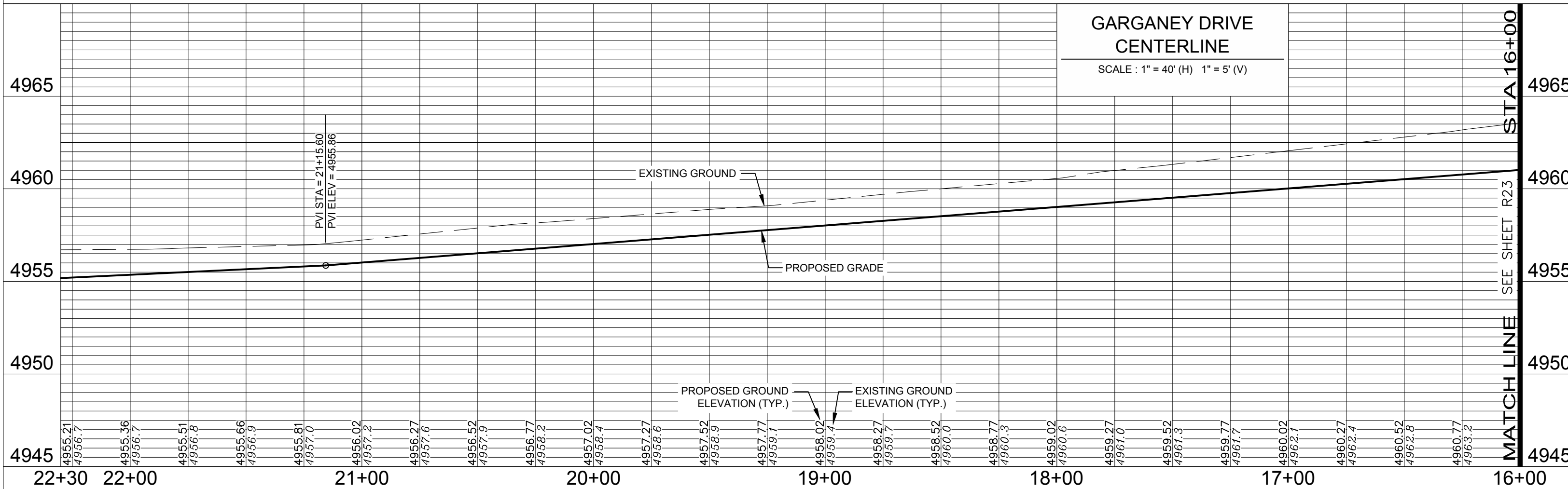
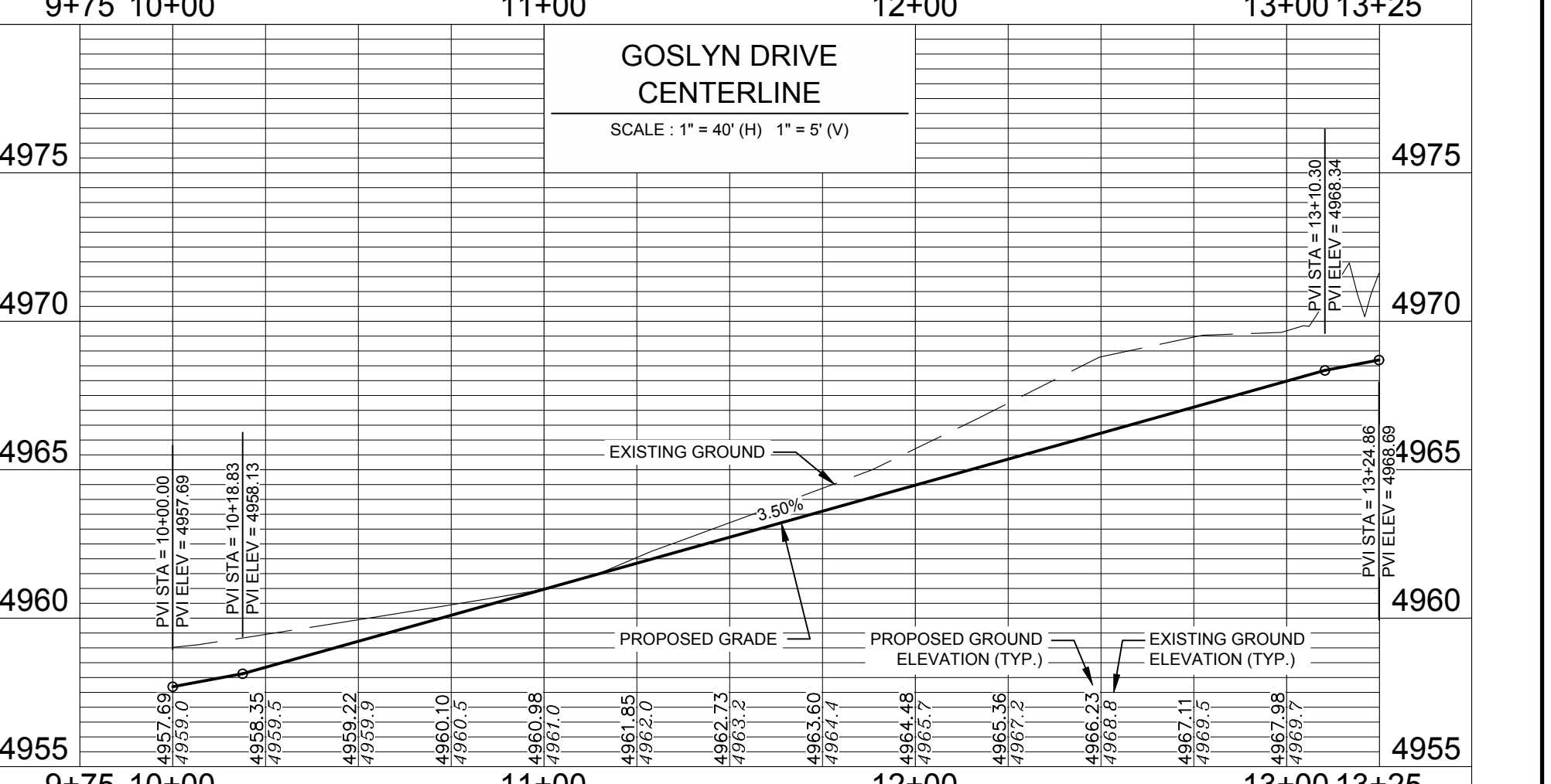
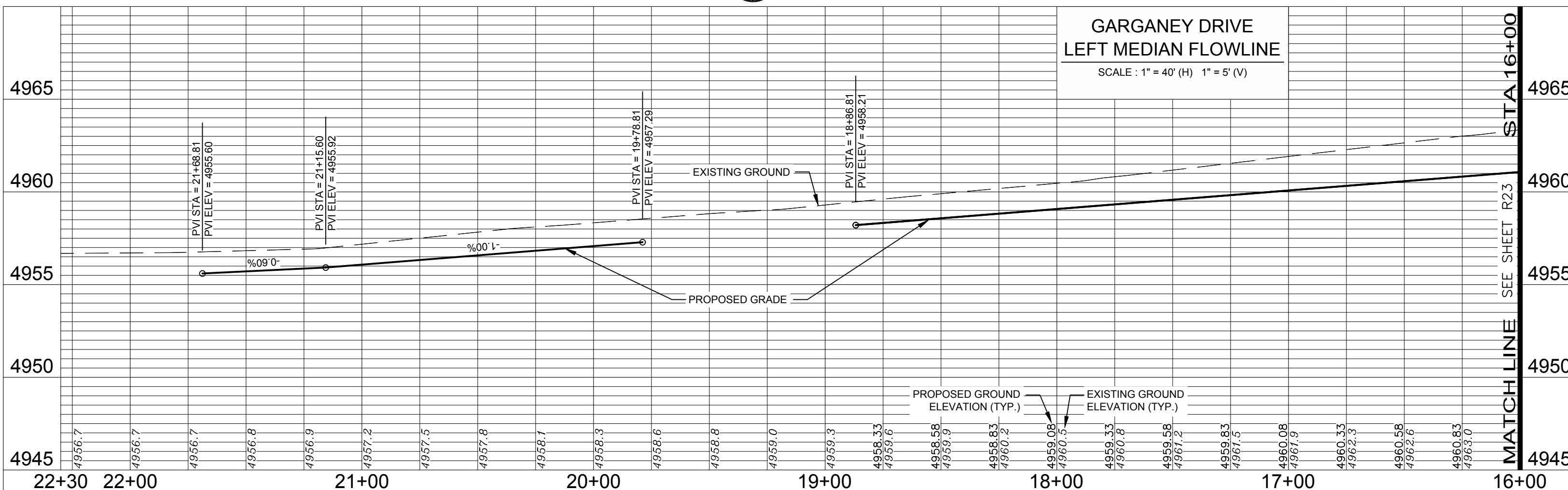
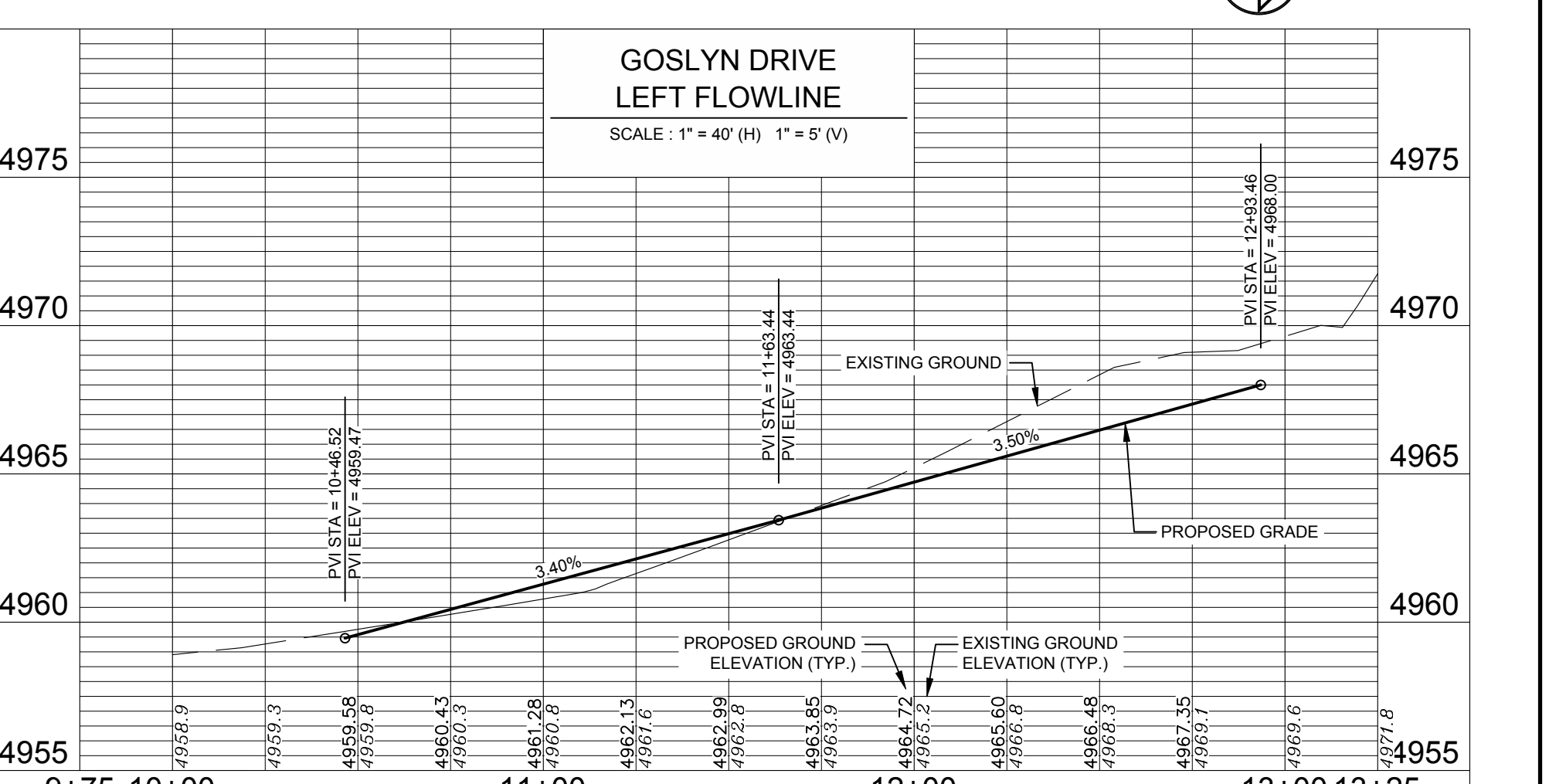
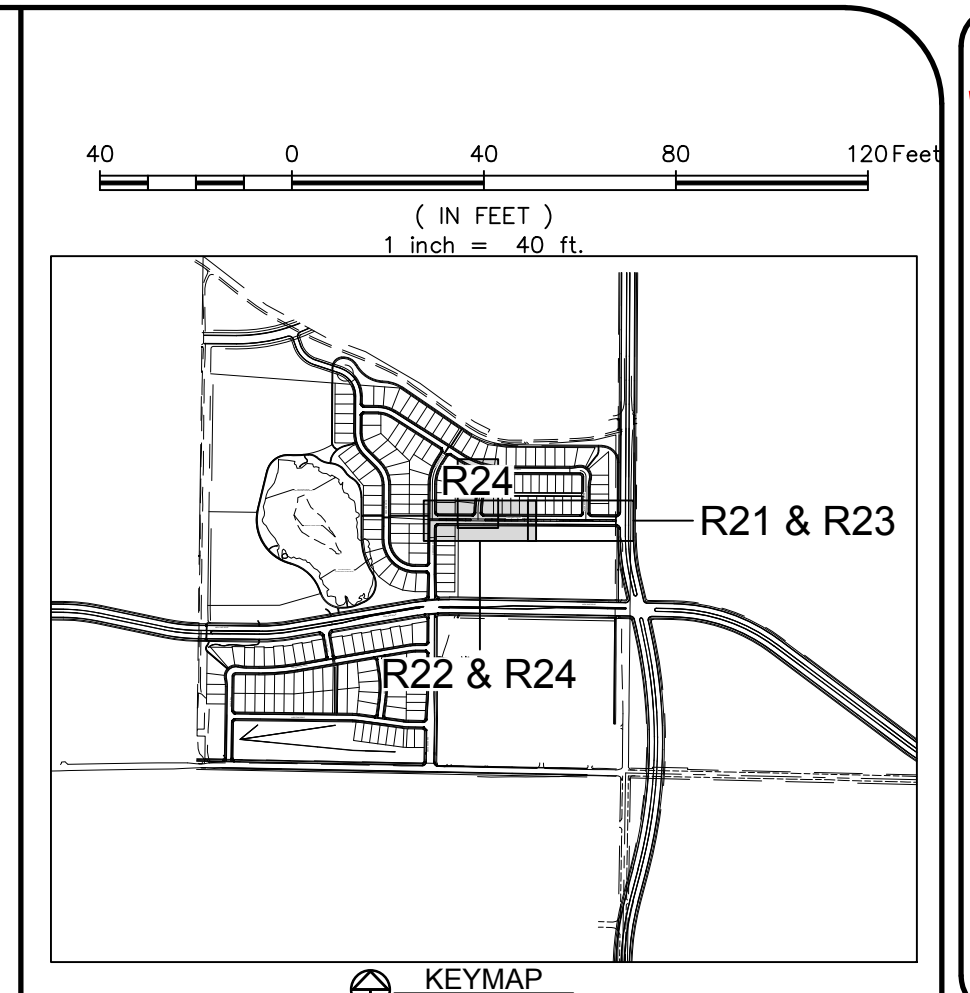
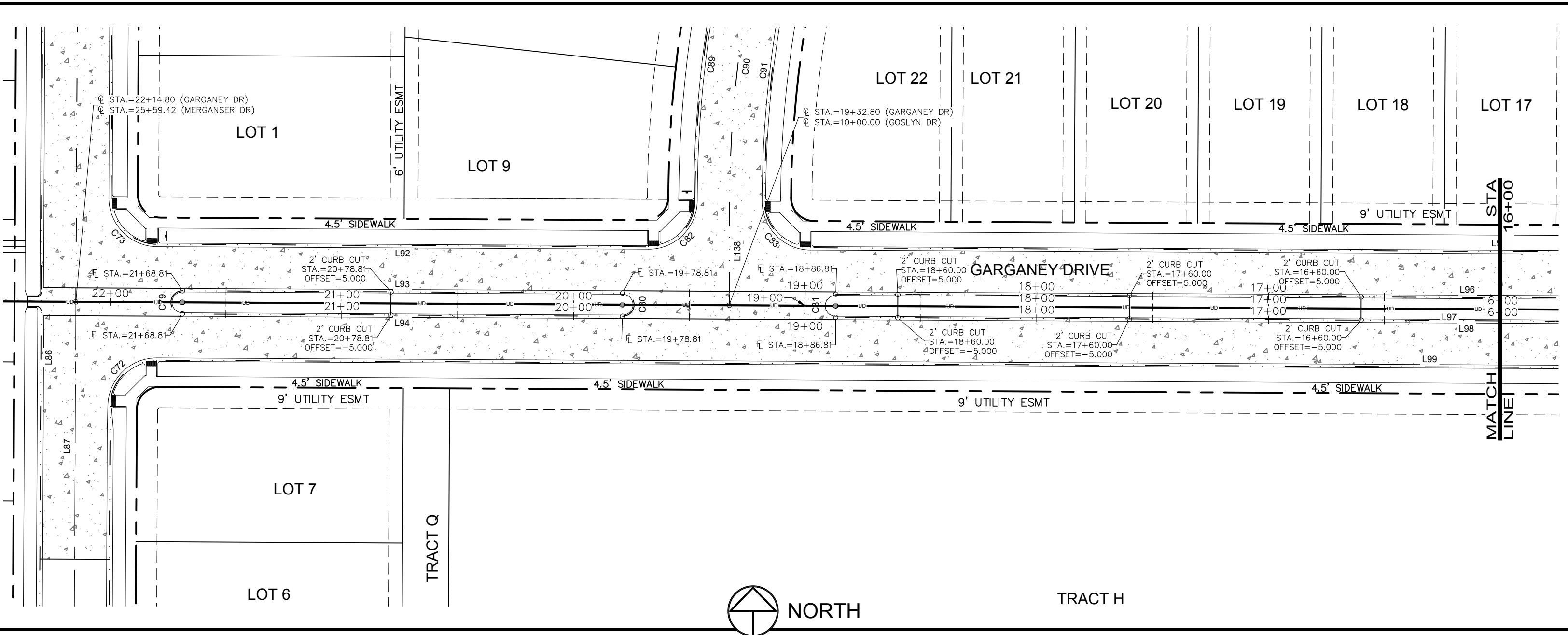
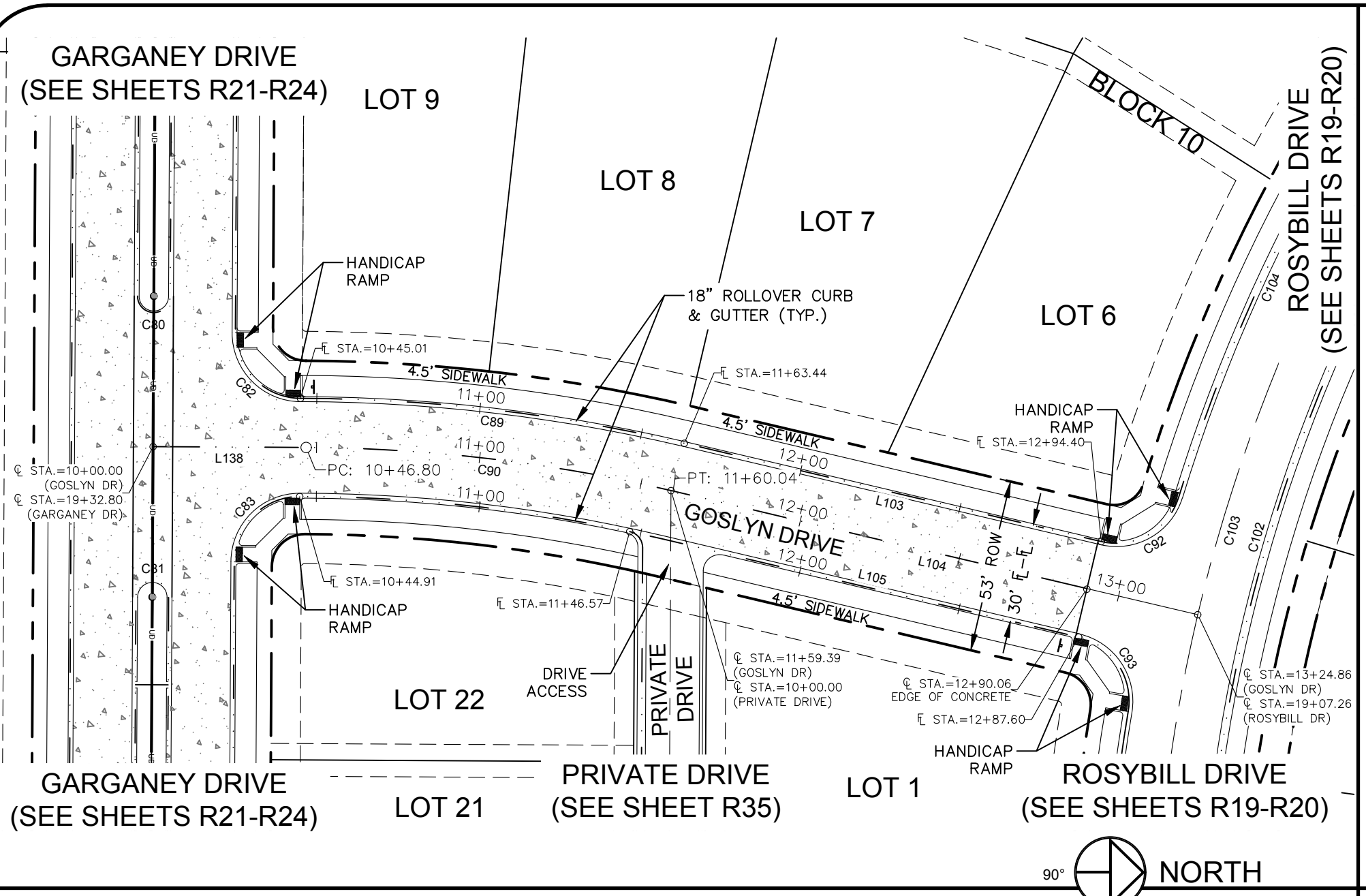
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 www.northernengineering.com

PROJECT: 889-001 DATE: 4/09/14 SCALE: 1"=40'
 DESIGNED BY: C. Snordon DRAWN BY: C. Bowen REVIEWED BY: R. Curless

WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
BLACK SCOTER DR. & ROSYBILL DR.

Sheet **R20**
 Of 123 Sheets

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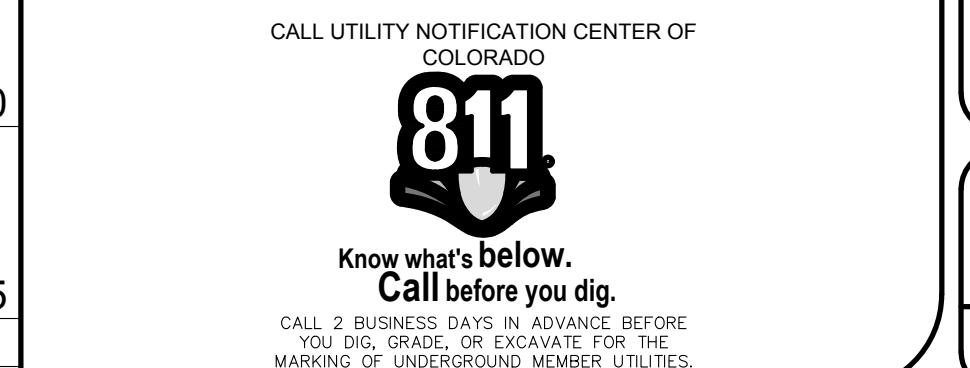
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- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
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- PROPOSED STORM MANHOLE
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- EXISTING STORM SEWER
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



Revisions:
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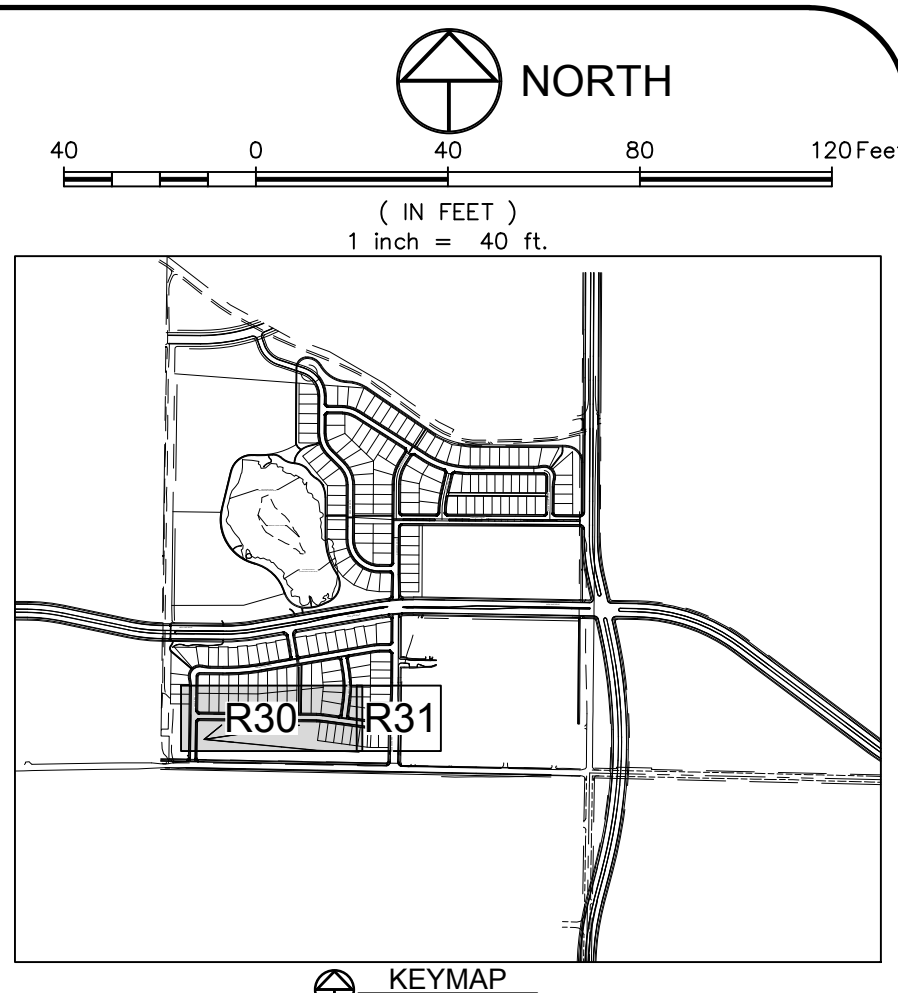
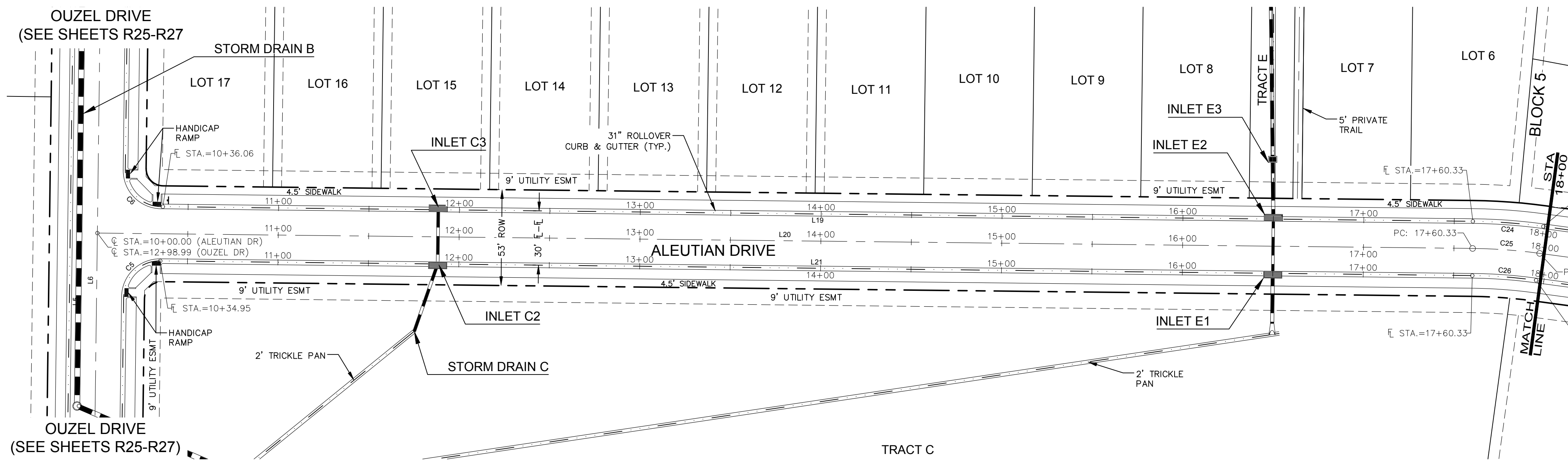
NE

PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. Snordon
SCALE: 1"=40'
DRAWN BY: C. Bowen
REVIEWED BY: R. Curless

WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
GARGANEY DRIVE

Sheet
R24
Of 123 Sheets

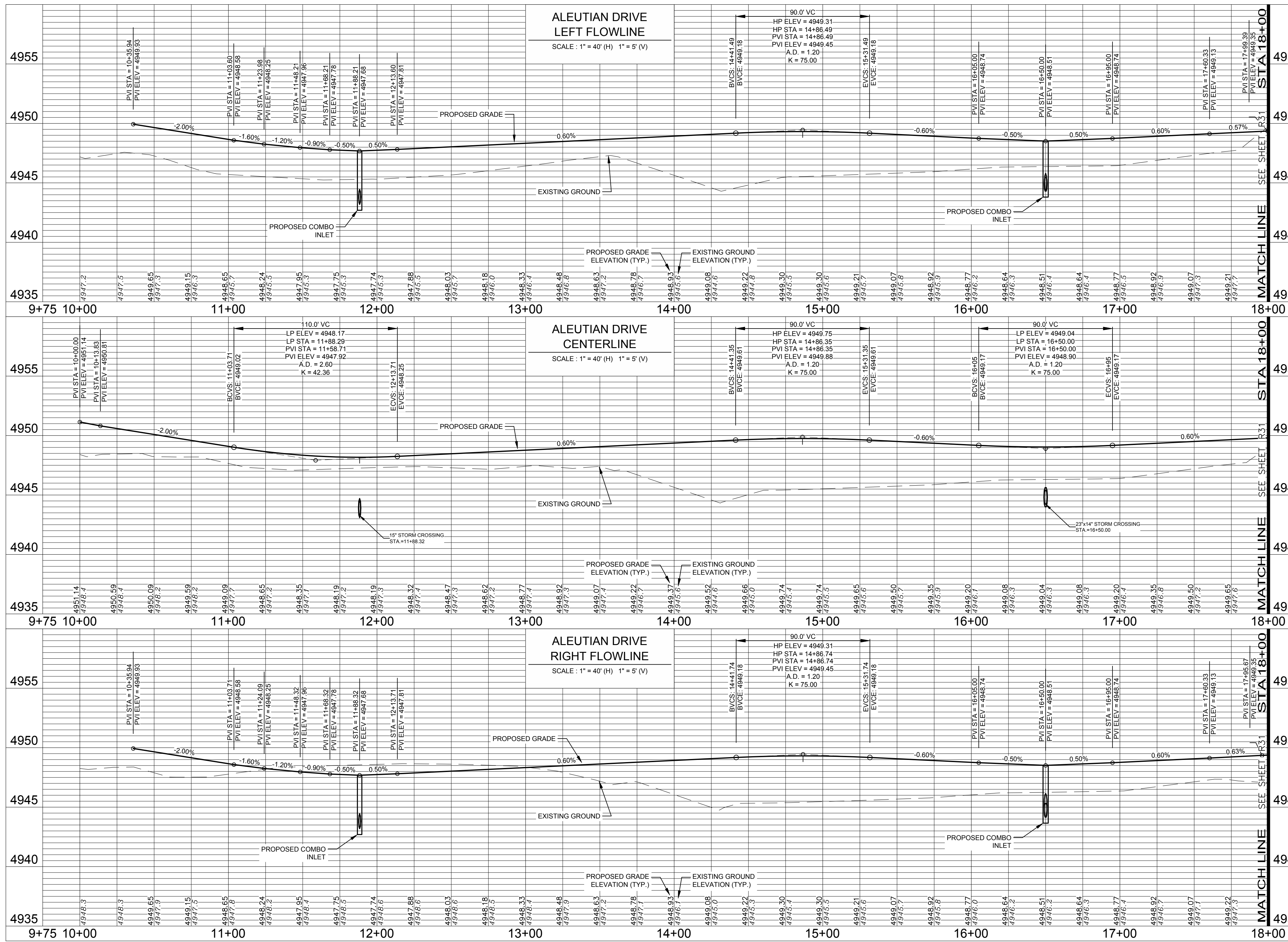
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LEGEND:

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- PROPOSED CENTERLINE
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

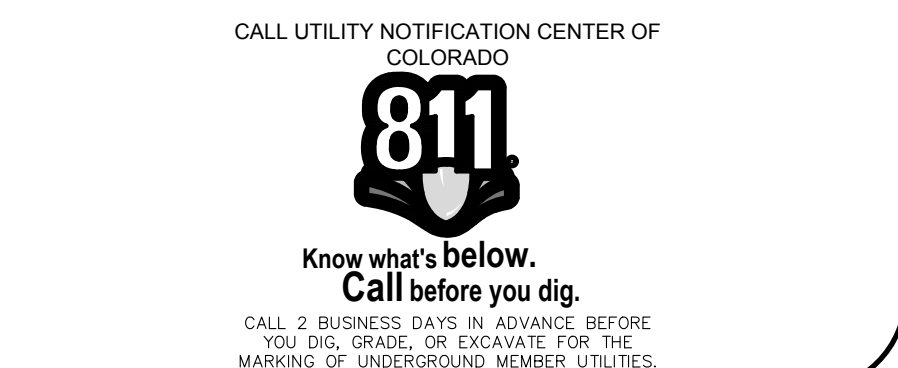
CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
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 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner



Revisions:
REVIEW SET
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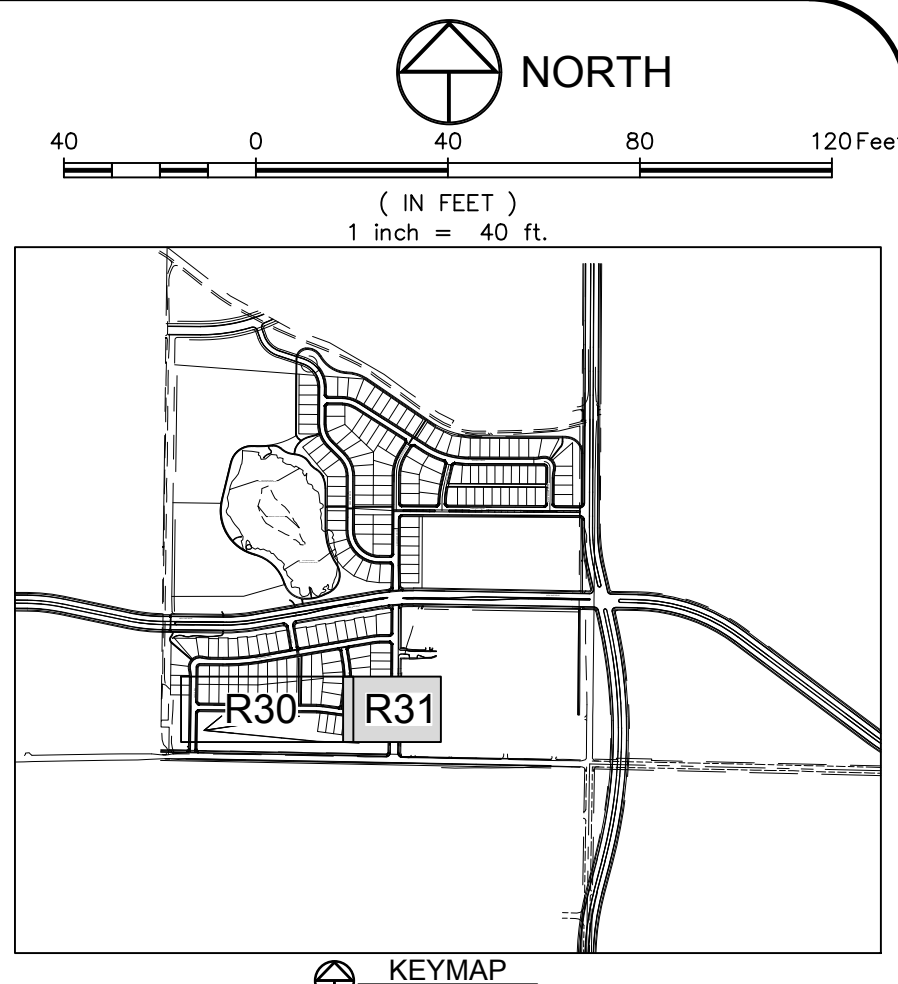
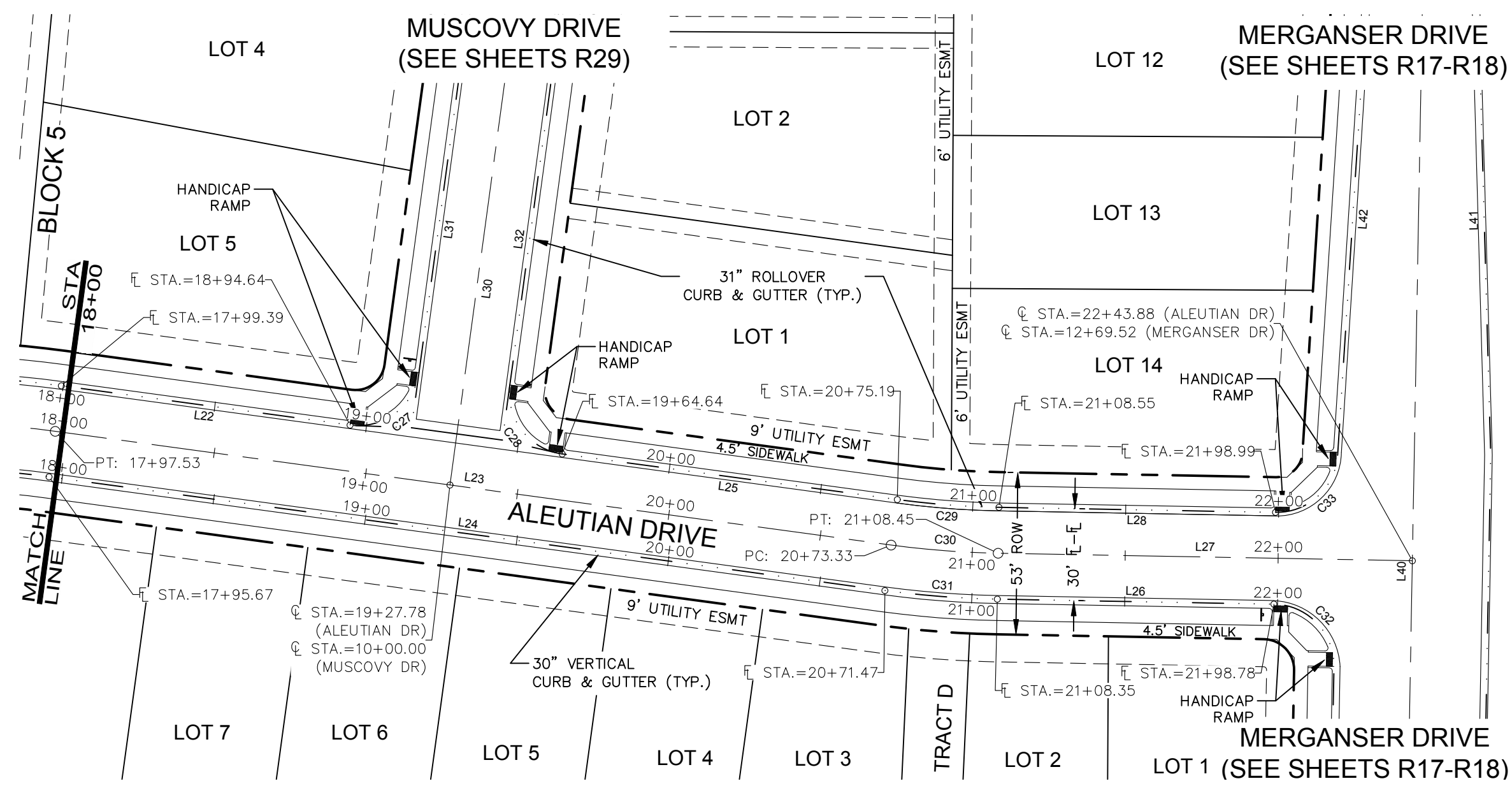
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PROJECT: 889-001
 DATE: 4/09/14
 SCALE: 1"=40'
 DESIGNED BY: C. Snordon
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
ALEUTIAN DRIVE

Sheet
R30
 Of 123 Sheets

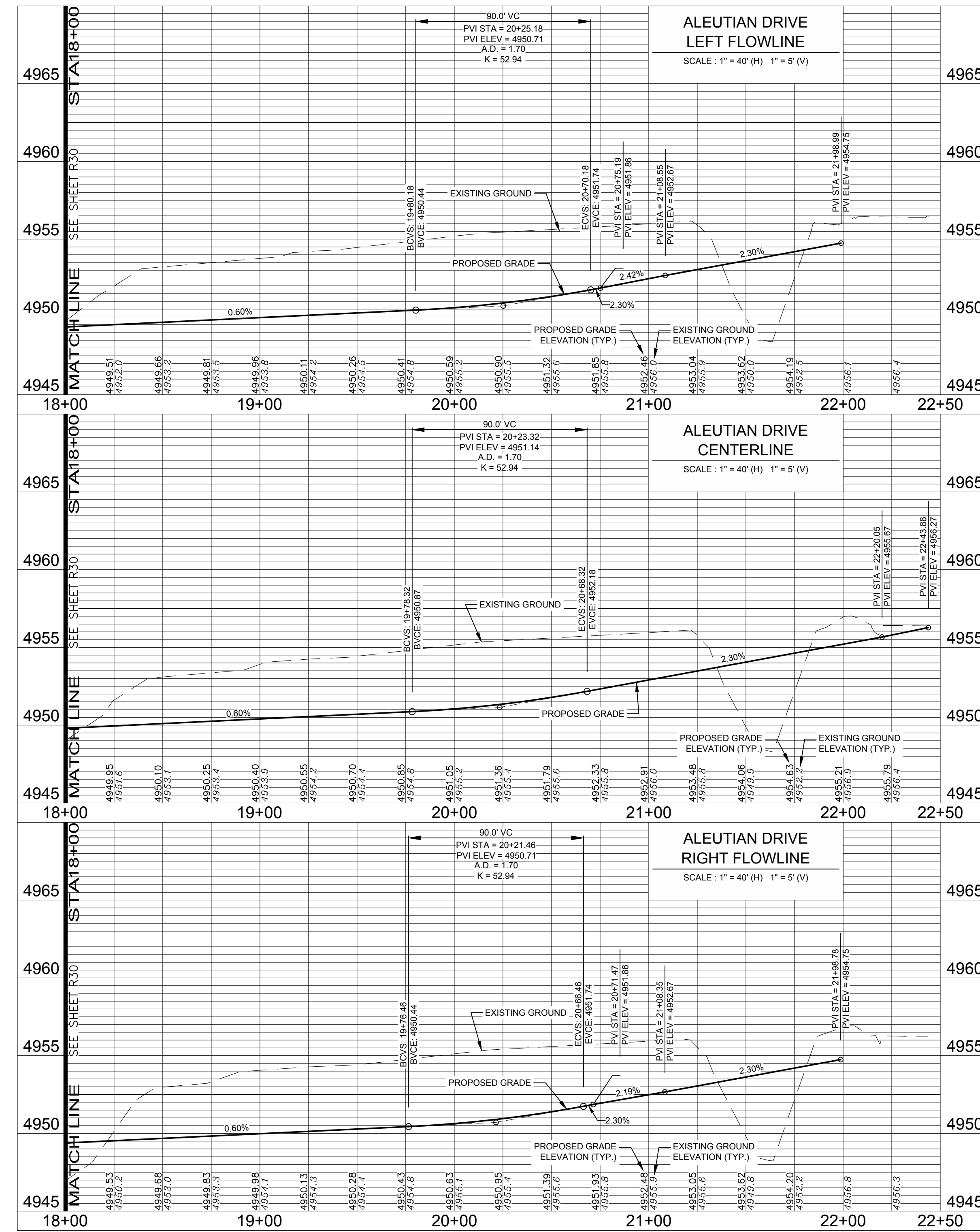
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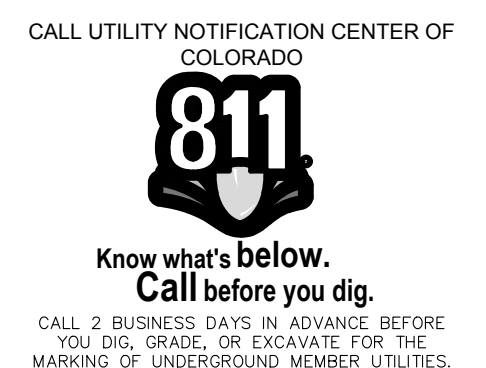
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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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Revisions:
Date:
1 inch = 40 ft.
4/9/14

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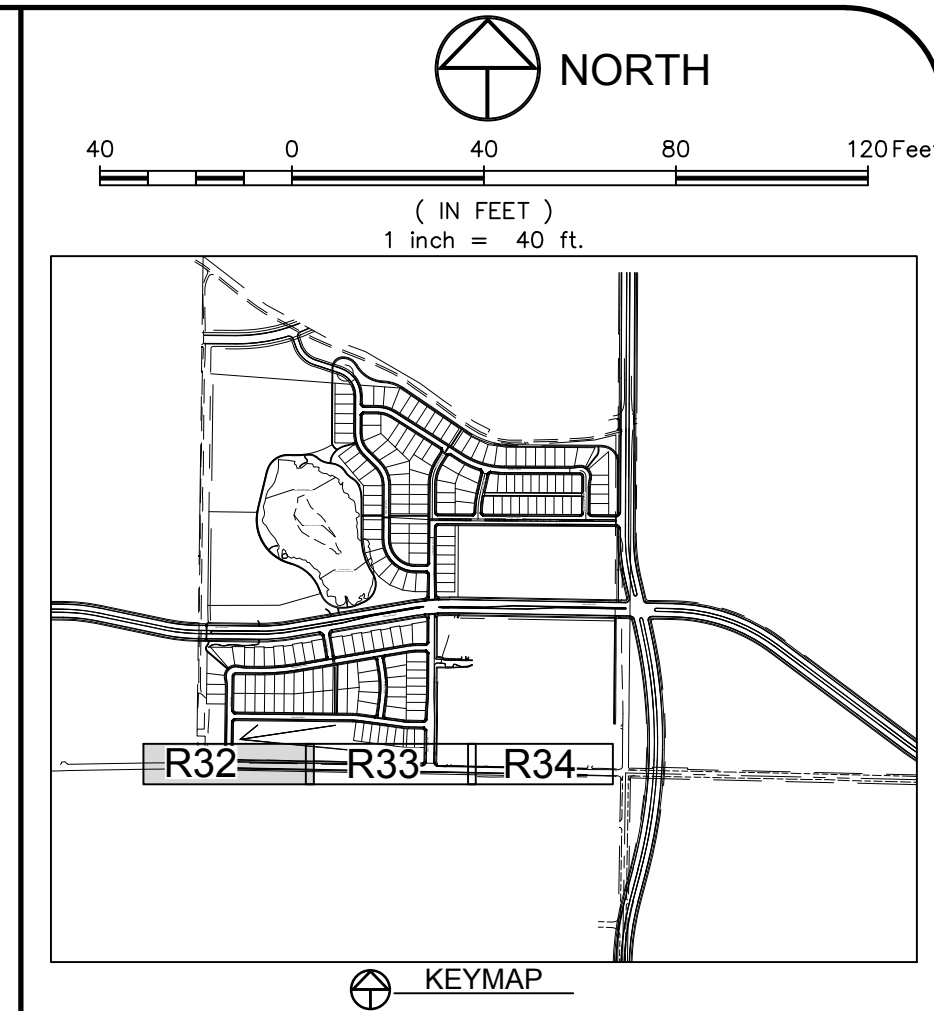
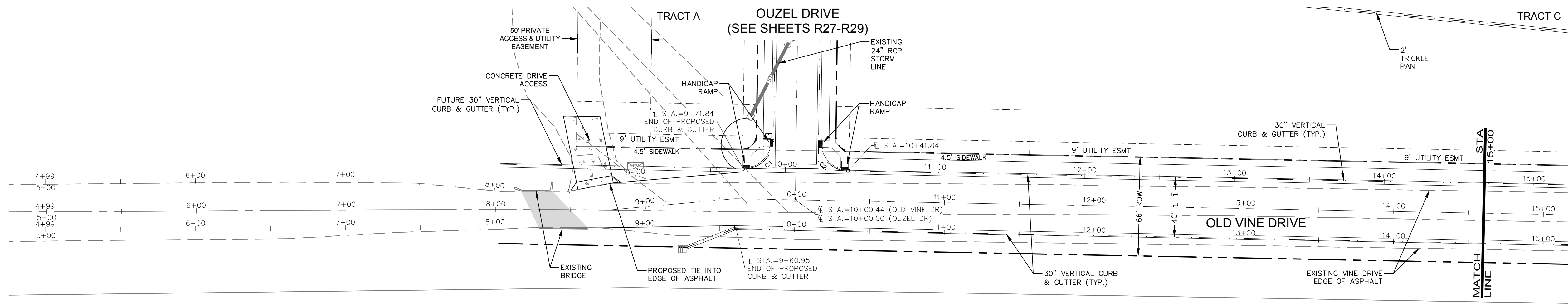
NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT:	889-001	DATE:	4/09/14	SCALE:	1"=40'	REVIEWED BY:	R. Curfiss
DESIGNED BY:	C. Snordon	DRAWN BY:	C. Bowen				

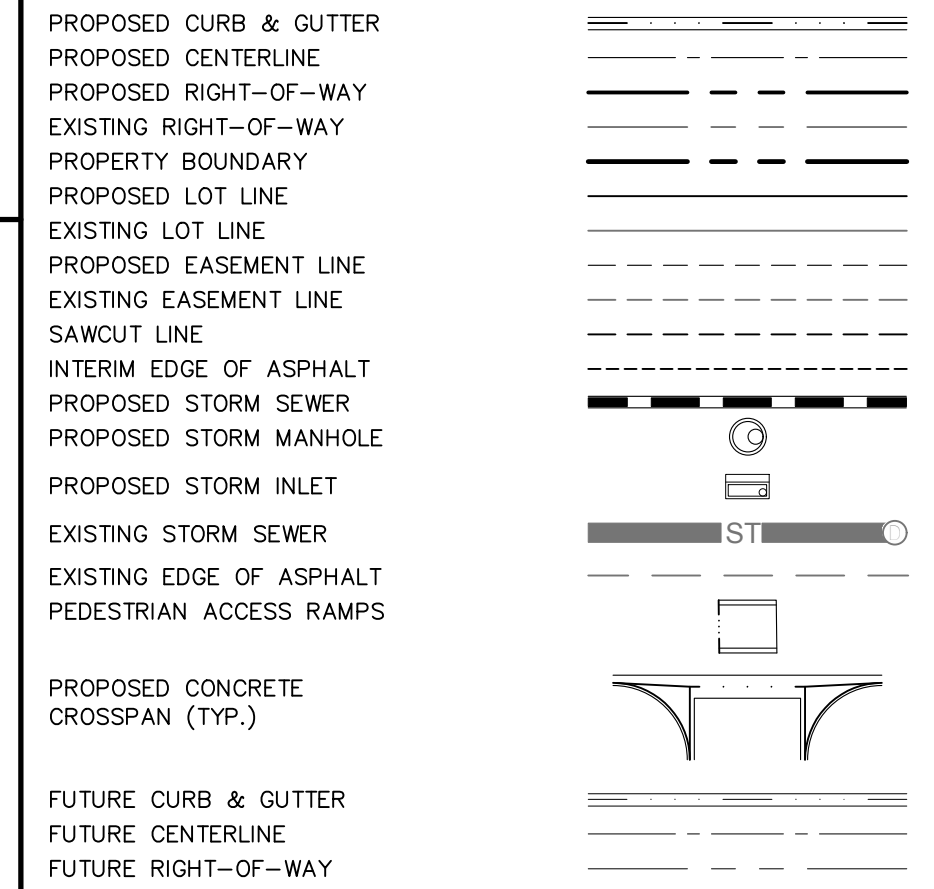
WATERFIELD THIRD FILING
ROADWAY PLAN & PROFILE
ALEUTIAN DRIVE

Sheet
R31
Of 123 Sheets

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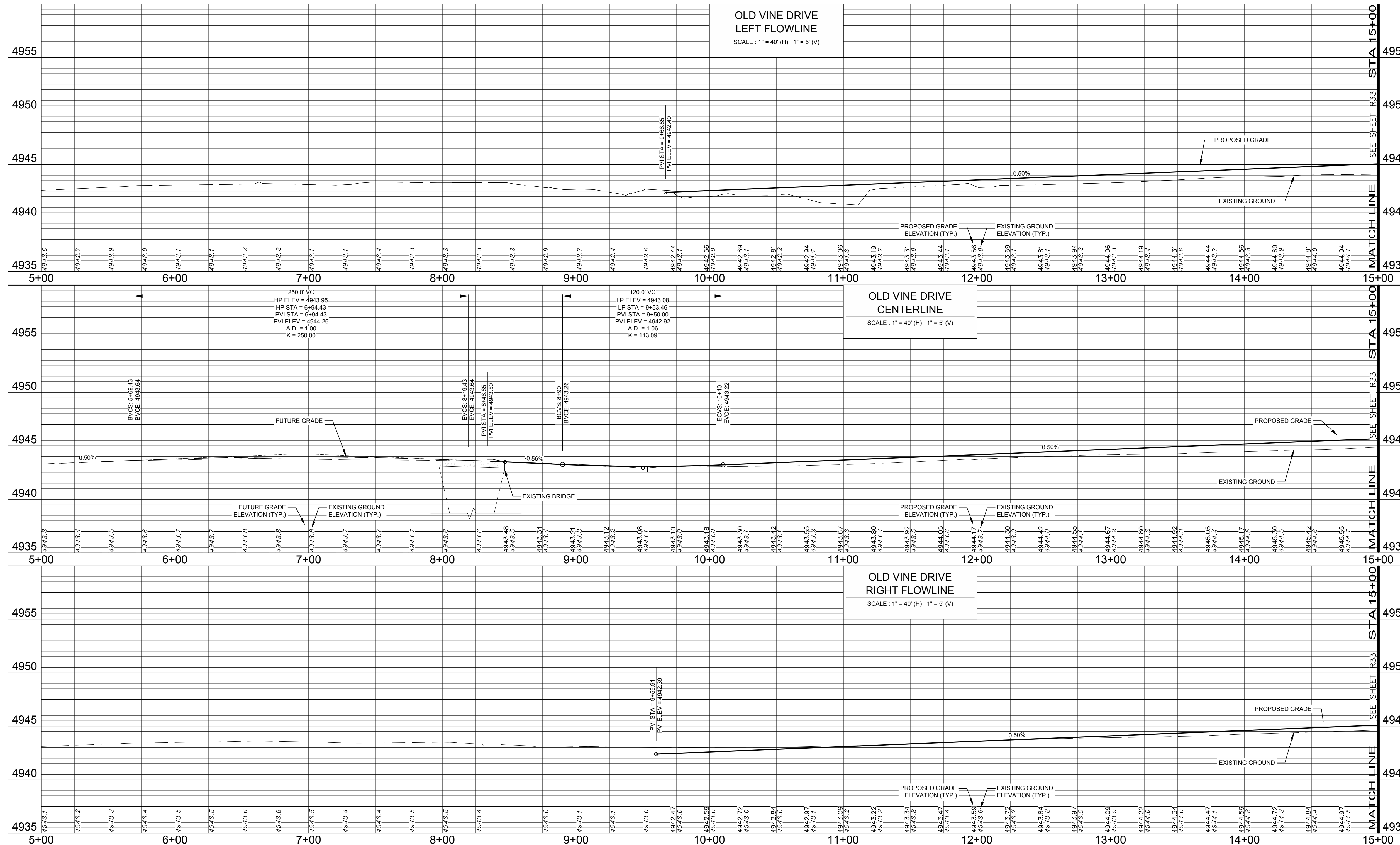


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6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
7. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS.
8. SEE DETAIL 1005 ON SHEET D10 FOR STANDARD CONCRETE PAVING JOINT PATTERNS.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

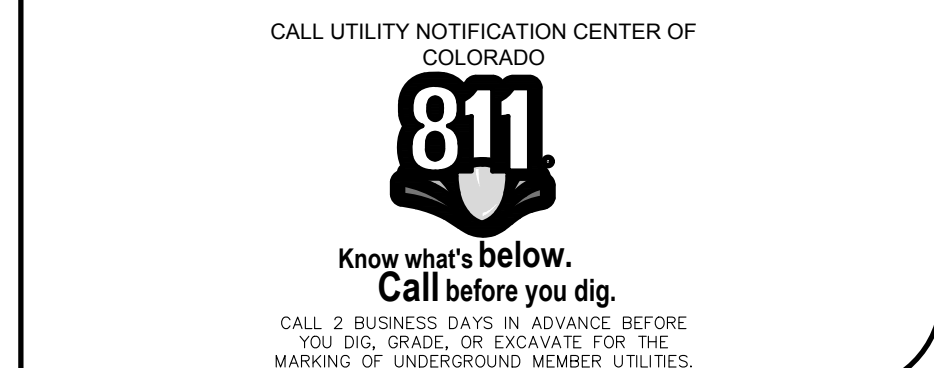
CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____



Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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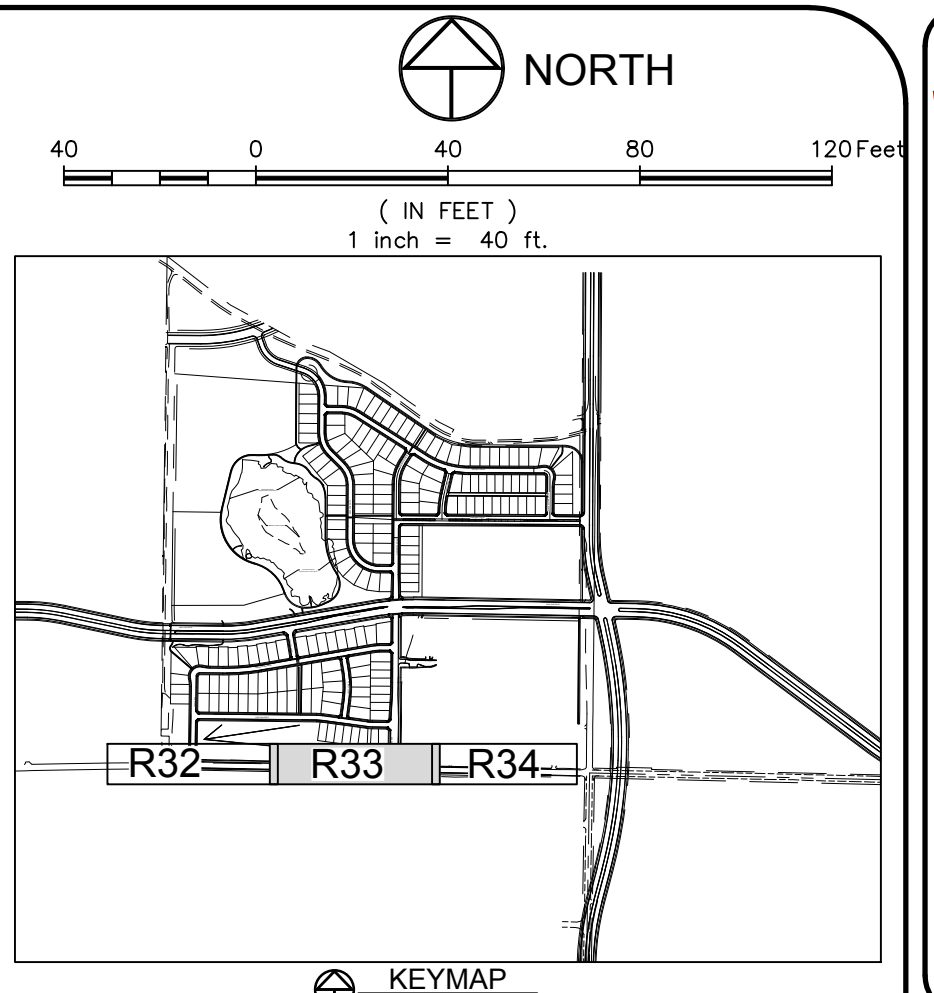
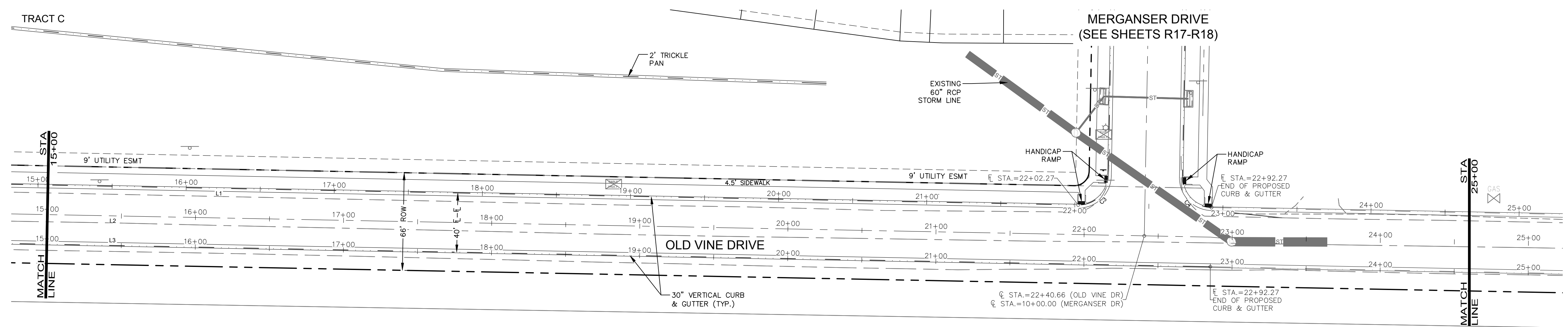
NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Snordon
 SCALE: 1" = 40'
 DRAWN BY: C. Bowen
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
 ROADWAY PLAN & PROFILE
 OLD VINE DRIVE

Sheet
R32
 Of 123 Sheets

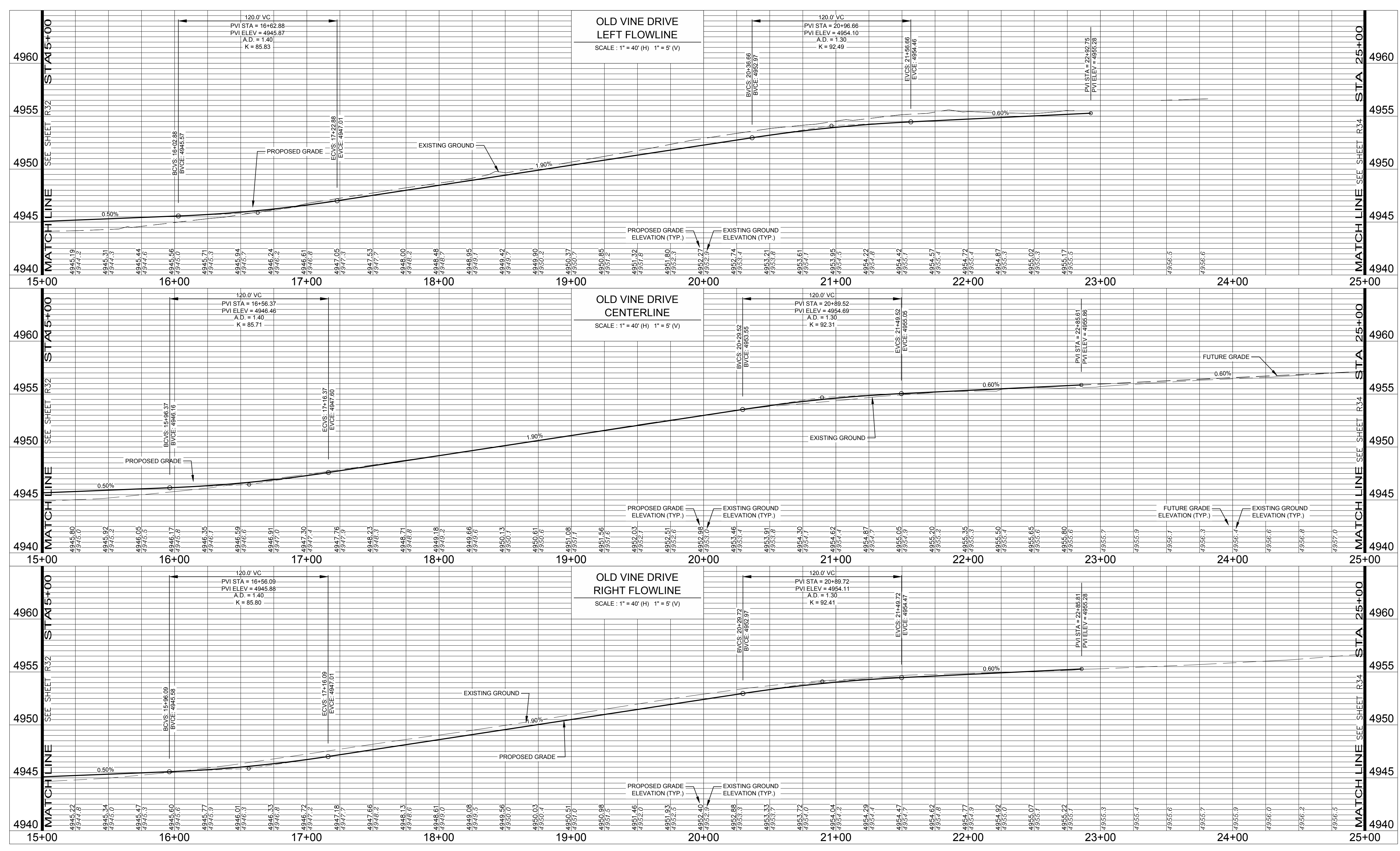
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LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- SAWTOOTH LINE
- INTERIM EDGE OF ASPHALT
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- EXISTING EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSSPAN (TYP.)
- FUTURE CURB & GUTTER
- FUTURE CENTERLINE
- FUTURE RIGHT-OF-WAY

- NOTES:**
- 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.
 - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
 - EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's Below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Revisions:

REVIEW SET

NOT FOR CONSTRUCTION

4/9/14

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NORTHERN ENGINEERING

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www.northernengineering.com

NE

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT: 889-001 DATE: 4/09/14 SCALE: 1" = 40' REVIEWED BY: R. Curfiss

DESIGNED BY: C. Snordon DRAWN BY: C. Bowen

WATERFIELD THIRD FILING

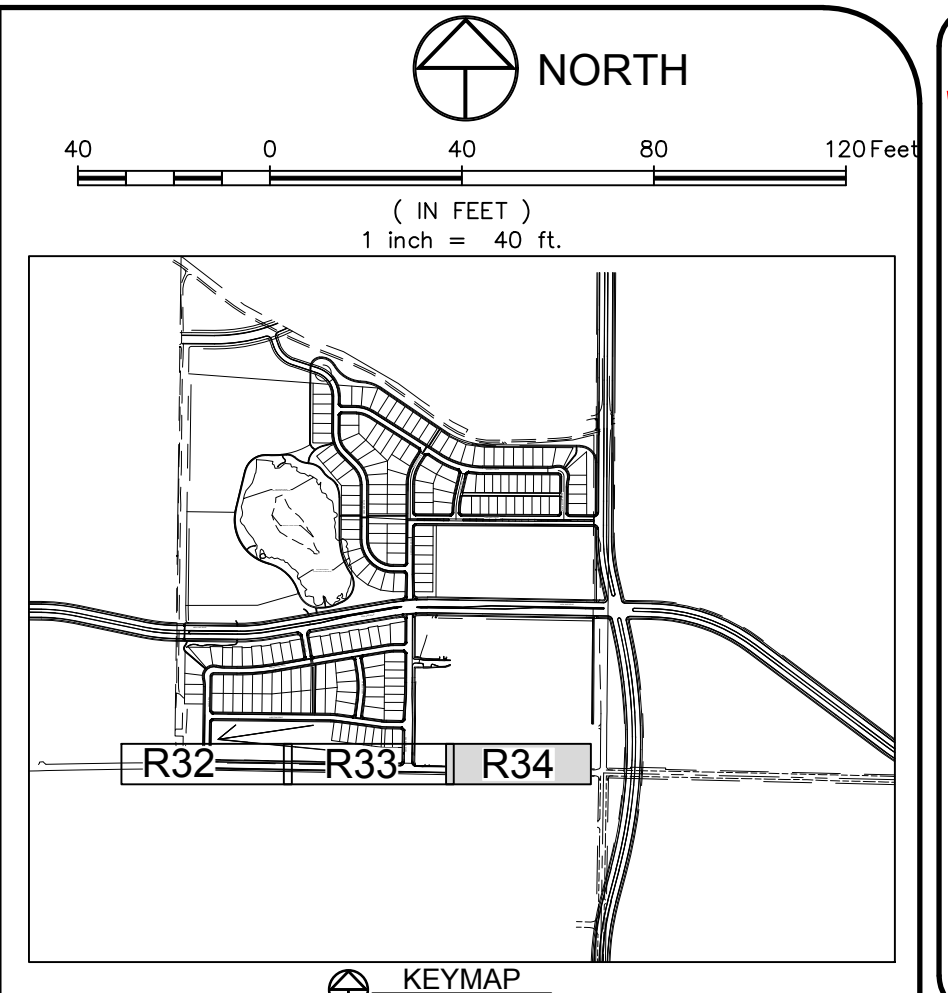
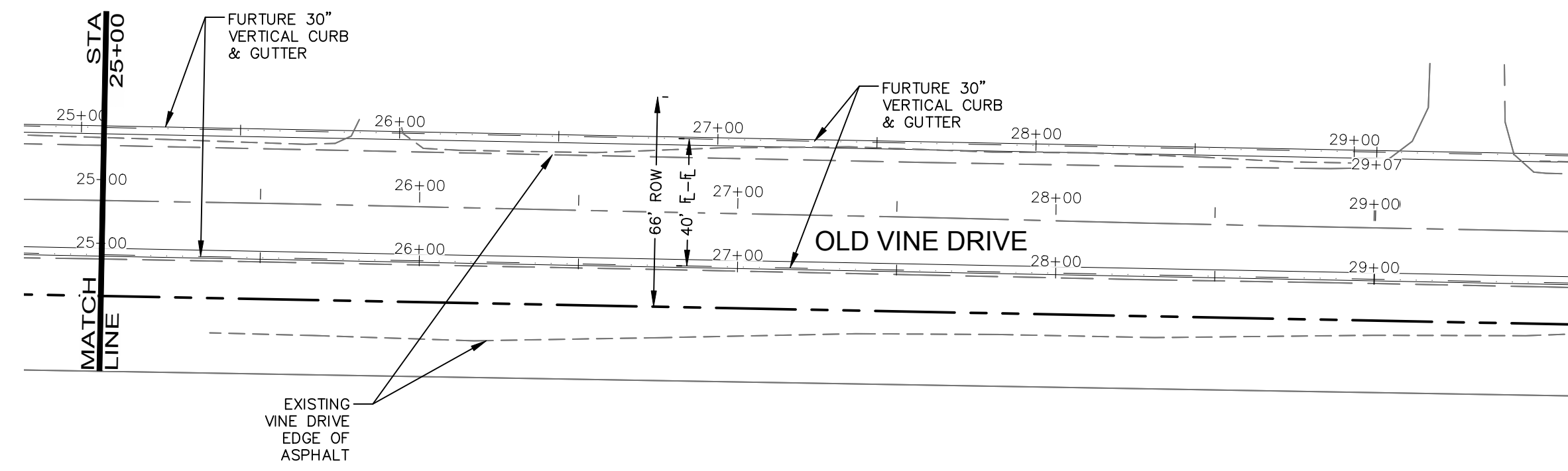
ROADWAY PLAN & PROFILE

OLD VINE DRIVE

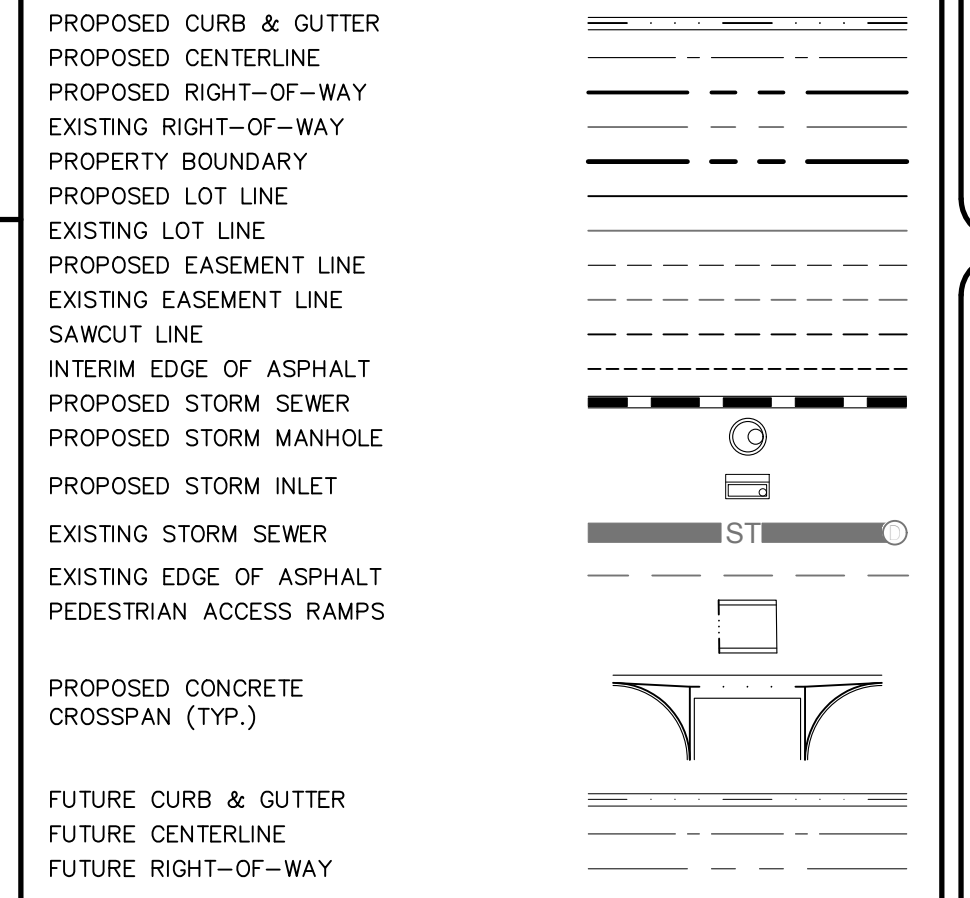
Sheet **R33**

Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\Drawings\RD\RD-001.dwg LAYOUT NAME: R33 DATE: Apr 09, 2014 - 10:10am CAD OPERATOR: Comp
LIST OF REVISIONS: [None]

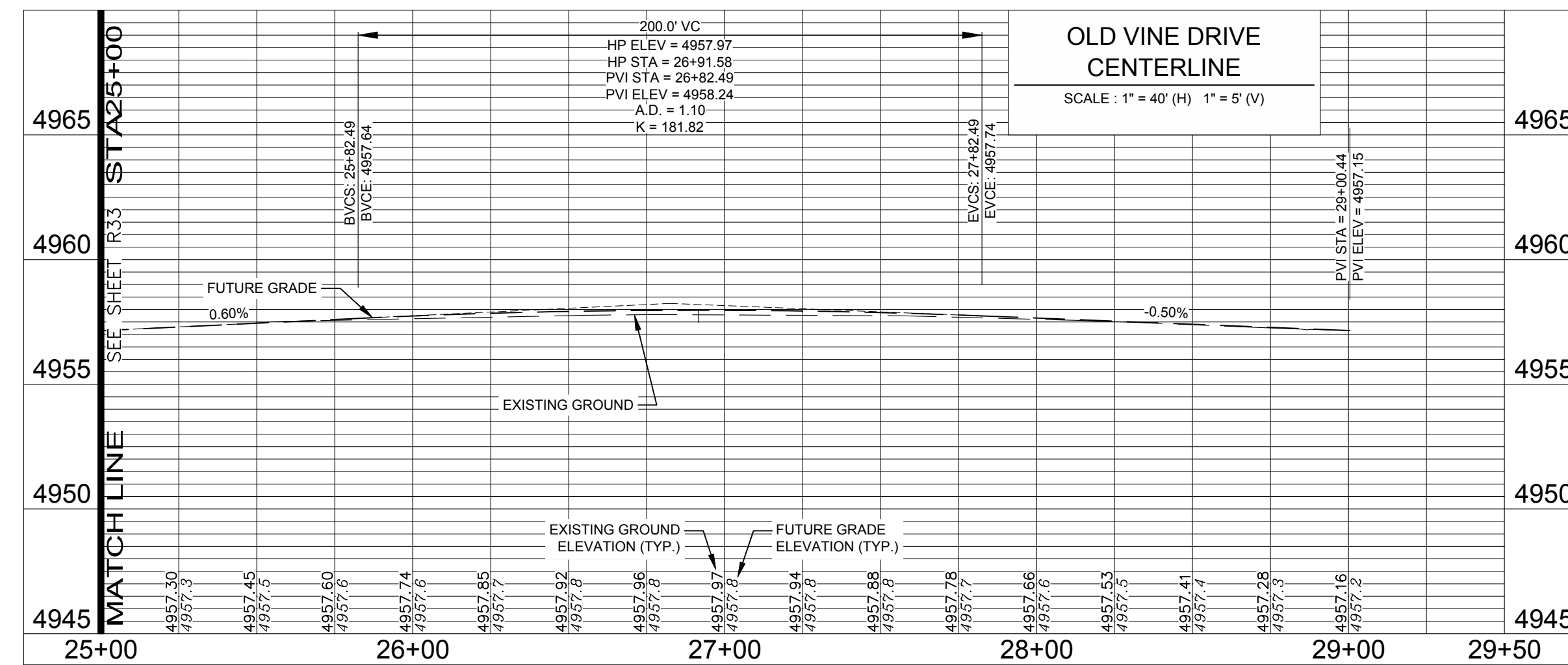


LEGEND:



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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

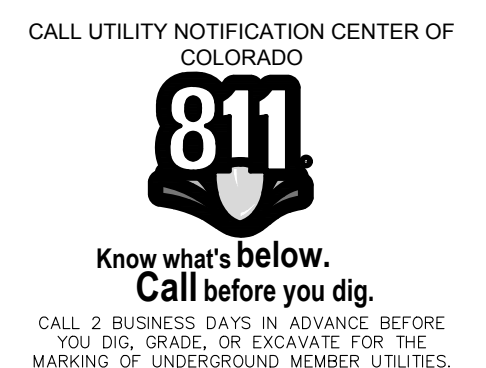
CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____



Revisions:

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PROJECT: 889-001

DATE: 4/09/14

DESIGNED BY: C. Snordon

SCALE: 1"=40'

DRAWN BY: C. Bowen

REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING

ROADWAY PLAN & PROFILE

OLD VINE DRIVE

Sheet
R34
Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\Drawings\Utility\889-001-UTR1_NE_01-10.dwg LAYOUT NAME: R34 DATE: Apr 09, 2014 - 10:18am CAD OPERATOR: Comp
LIST OF REVISIONS: [REVISIONS] [889-001-UTR1.dwg] [889-001-UTR1.dwg] [889-001-UTR1.dwg] [889-001-UTR1.dwg]

LINE TABLE		
LINE	LENGTH	BEARING
L1	1160.43'	S88°53'23.28"E
L2	1482.54'	N88°53'23.28"W
L3	1482.54'	N88°53'23.28"W
L4	224.28'	S00°43'45.33"W
L5	441.81'	S00°43'45.33"W
L6	546.05'	N00°43'45.33"E
L7	211.00'	S00°43'45.33"W
L8	143.13'	N89°21'33.90"W
L9	143.13'	S89°21'33.90"E
L10	79.13'	N89°21'33.90"W
L11	176.66'	S80°17'57.00"W
L12	477.65'	S80°17'57.00"E
L13	710.36'	N80°17'57.00"E
L14	463.70'	N80°17'57.00"E
L15	162.71'	S80°17'57.00"W
L16	65.30'	N89°48'10.20"W
L17	100.30'	S89°48'10.20"E
L18	63.80'	S89°48'10.20"E
L19	724.27'	S89°21'33.90"E
L20	760.33'	S89°21'33.90"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	725.36'	N89°21'33.90"W
L22	95.26'	S82°15'19.24"E
L23	275.80'	S82°15'19.24"E
L24	275.80'	N82°15'19.24"W
L25	110.55'	S82°15'19.24"E
L26	90.43'	N88°57'45.14"W
L27	135.43'	S88°57'45.14"E
L28	90.43'	S88°57'45.14"E
L30	130.43'	S07°44'40.76"W
L31	95.43'	N07°44'40.76"E
L32	95.43'	S07°44'40.76"W
L33	70.07'	S09°42'03.00"E
L34	70.07'	N09°42'03.00"E
L35	105.07'	S09°42'03.00"E
L36	132.50'	S09°42'03.00"E
L37	234.00'	S09°42'03.00"E
L38	132.50'	S09°42'03.00"E
L39	264.57'	S01°02'11.40"W
L40	532.30'	N01°02'11.40"E
L41	153.22'	S01°34'55.35"E

LINE TABLE		
LINE	LENGTH	BEARING
L42	153.22'	N03°39'18.15"E
L43	74.72'	S01°02'11.40"W
L44	74.72'	N01°02'11.40"E
L45	74.42'	S00°11'49.80"W
L46	147.81'	N00°11'49.80"E
L47	53.21'	S00°11'49.80"W
L48	436.23'	N00°11'49.80"E
L49	244.85'	S00°11'49.80"W
L50	146.77'	N00°11'49.80"E
L51	20.73'	N89°48'10.20"W
L52	1.79'	N82°53'52.49"W
L53	17.19'	N89°48'10.20"W
L54	375.64'	N89°21'33.90"W
L55	289.06'	N89°21'33.90"W
L56	322.56'	S89°21'33.90"E
L57	289.06'	S89°21'33.90"E
L58	375.76'	S89°21'33.90"E
L59	172.16'	N80°17'57.00"E
L60	322.77'	N80°17'57.00"E
L61	180.40'	N76°29'06.33"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C1	90°22'51"	20.00'	31.55'	S45°55'11"W	28.38'	
C2	89°37'09"	20.00'	31.28'	S44°04'49"E	28.19'	
C3	90°04'25"	20.00'	31.44'	N46°04'24"E	28.30'	
C4	89°55'35"	20.00'	31.39'	S43°55'36"E	28.27'	
C5	89°54'41"	20.00'	31.38'	S45°41'06"W	28.26'	
C6	95°29'58"	20.08'	33.46'	S44°19'54"E	29.72'	
C7	14°15'00"	201.00'	49.99'	S06°23'45"E	49.86'	
C8	118°24'41"	59.00'	121.93'	S45°41'06"W	101.36'	
C9	89°54'41"	36.00'	56.49'	N45°41'06"E	50.87'	
C10	95°18'20"	20.08'	33.39'	S45°41'06"W	29.68'	
C11	14°15'00"	201.00'	49.99'	N82°14'04"W	49.86'	
C12	10°20'30"	1323.97'	238.97'	S85°28'12"W	238.65'	
C13	10°20'29"	1309.00'	236.26'	N85°28'12"E	235.94'	
C14	10°20'29"	1294.00'	233.56'	S85°28'12"W	233.24'	
C15	90°00'00"	20.00'	31.42'	S38°17'57"W	28.28'	
C16	90°00'00"	20.00'	31.42'	S54°42'03"E	28.28'	
C17	90°00'00"	20.00'	31.42'	N54°42'03"W	28.28'	
C18	90°00'00"	20.00'	31.42'	S35°17'57"W	28.28'	
C19	9°53'53"	150.00'	25.91'	S85°14'53"W	25.88'	
C20	9°53'53"	165.00'	28.50'	N85°14'53"E	28.47'	

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C21	9°53'53"	180.00'	31.10'	N85°14'53"E	31.06'	
C22	79°32'05"	20.52'	28.48'	N40°10'03"W	26.25'	
C23	85°16'40"	20.11'	29.93'	N42°57'58"E	27.24'	
C24	7°06'15"	315.00'	39.06'	S85°48'27"E	39.03'	
C25	7°06'15"	300.00'	37.20'	S85°48'27"E	37.17'	
C26	7°06'15"	285.00'	35.34'	N85°48'27"W	35.31'	
C27	90°00'00"	20.00'	31.42'	N52°44'41"E	28.28'	
C28	90°00'00"	20.00'	31.42'	S37°15'19"E	28.28'	
C29	6°42'26"	285.00'	33.36'	S85°36'32"E	33.34'	
C30	6°42'26"	300.00'	35.12'	S85°36'32"E	35.10'	
C31	6°42'26"	315.00'	36.87'	N85°36'32"W	36.85'	
C32	89°59'57"	20.00'	31.42'	N43°57'47"W	28.28'	
C33	90°00'03"	20.00'	31.42'	N46°02'13"E	28.28'	
C34	17°26'44"	615.00'	187.26'	S00°58'41"E	186.53'	
C35	17°26'44"	600.00'	182.69'	N00°58'41"E	181.98'	
C36	17°26'44"	585.00'	178.12'	S00°58'41"W	177.43'	
C37	0°50'22"	2018.00'	29.56'	S00°37'01"W	29.56'	
C38	0°50'22"	2000.00'	29.30'	N00°37'01"E	29.30'	
C39	0°50'22"	1982.00'	29.03'	N00°37'01"E	29.03'	
C40	90°00'00"	15.00'	23.56'	S45°11'50"W	21.21'	

LINE TABLE		
LINE	LENGTH	BEARING
L62	536.14'	N80°17'57.00"W
L63	788.29'	N80°17'57.00"E
L64	788.29'	S80°17'57.00"W
L65	788.29'	N00°16'59.86"E
L66	285.52'	N80°16'59.86"E
L68	10.80'	N88°54'33.19"W
L69	788.29'	S00°17'57.00"W
L70	6.93'	N81°03'44.91"W
L71	5.69'	N77°06'16.23"E
L72	214.37'	S88°58'19.60"E
L73	480.25'	N88°58'19.60"W
L74	180.40'	N87°12'49.73"E
L75	980.68'	N88°58'19.60"W
L76	980.68'	S88°58'19.60"E
L77	1168.93'	S88°58'19.60"E
L78	180.40'	S87°12'49.73"W
L79	582.81'	S88°58'19.60"E
L80	316.93'	N88°58'19.60"W
L81	22.74'	S00°16'59.86"W
L82	113.47'	S01°48'16.68"W

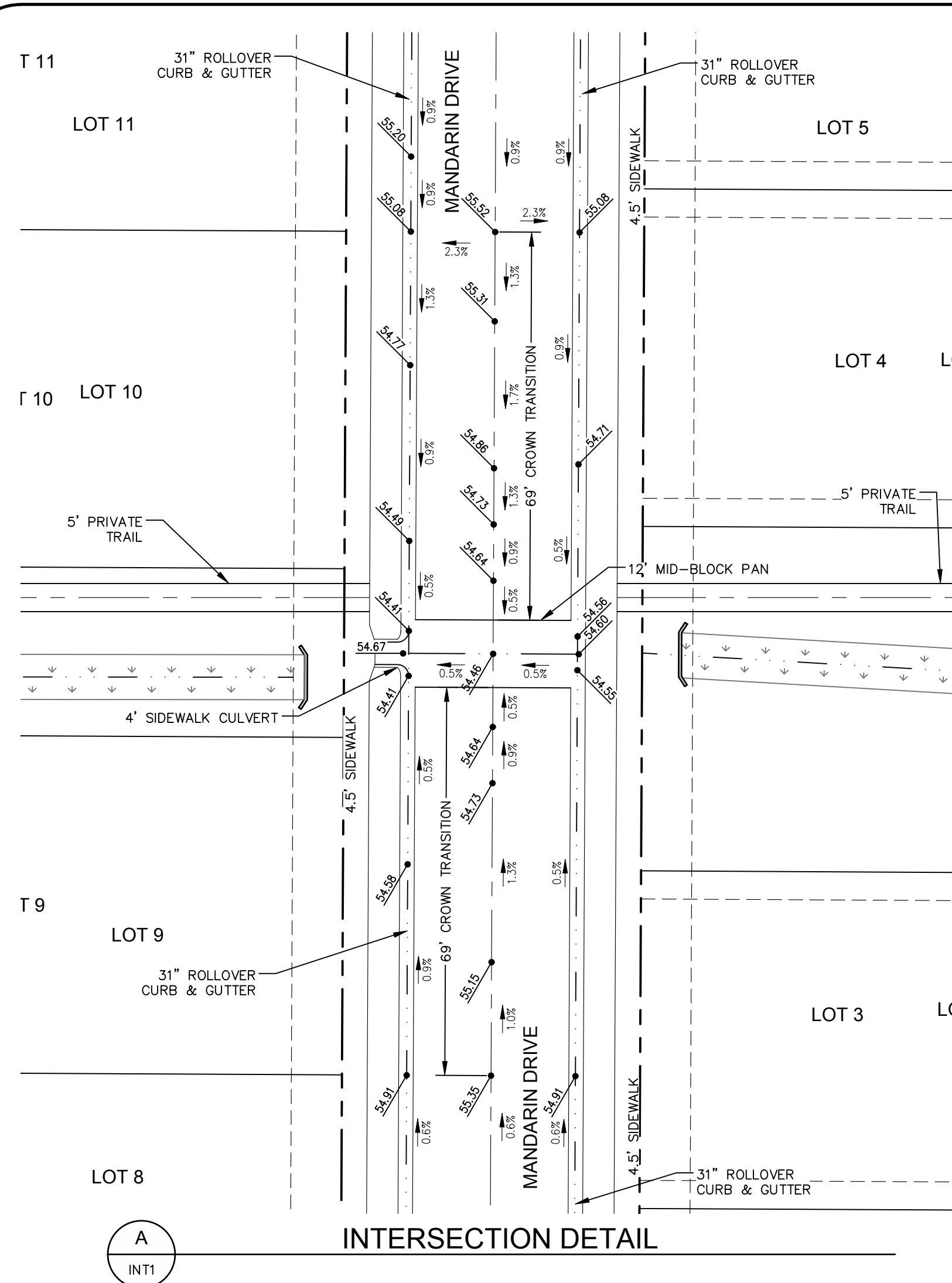
LINE TABLE		
LINE	LENGTH	BEARING
L83	213.29'	N00°17'00.72"E
L84	128.64'	S01°03'10.80"E
L85	293.51'	S00°16'59.86"W
L86	486.85'	N00°16'59.86"E
L87	521.85'	N00°16'59.86"E
L88	174.35'	S00°16'59.86"W
L89	65.27'	N32°31'30.20"E
L90	100.27'	N32°31'30.20"E
L91	65.27'	S32°31'30.20"W
L92	212.00'	S89°42'00.00"E
L93	190.00'	S89°42'00.00"E
L94	190.00'	N89°42'00.00"W
L95	594.62'	S89°42'00.00"E
L96	572.62'	S89°42'00.00"E
L97	1215.60'	N89°42'00.00"W
L98	572.62'	N89°42'00.00"W
L99	1099.20'	N89°42'00.00"W
L100	152.64'	N89°42'00.00"W
L101	135.62'	N89°42'00.00"W
L102	135.62'	S89°42'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L103	130.96'	N13°15'35.80"E
L104	164.82'	S13°15'35.80"W
L105	130.96'	S13°15'35.80"W
L106	161.91'	N00°16'59.86"E
L107	270.97'	S00°16'59.86"W
L108	226.88'	N00°16'59.86"E
L109	402.05'	N89°42'00.00"W
L110	466.05'	S89°42'00.00"E
L111	467.05'	N89°42'00.00"W
L112	64.72'	N57°28'29.80"W
L113	499.36'	N57°28'29.80"W
L114	499.36'	S57°28'29.80"E
L115	364.64'	N57°28'29.80"E
L116	91.44'	N89°42'00.00"W
L117	91.44'	N89°42'00.00"E
L118	126.44'	S89°42'00.00"E
L119	68.00'	S89°43'00.14"E
L120	103.00'	S89°43'00.14"E
L121	68.02'	S89°43'00.14"E
L122	338.29'	S00°16'52.09"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C41	90°00'00"	15.00'	23.56'	N44°48'10"W	21.21'	
C42	9°14'28"	70.00'	11.29'	N85°10'56"W	11.28'	
C43	6°54'18"	50.00'	6.03'	N86°21'01"W	6.02'	
C44	180°00'00"	9.50'	29.85'	S00°38'26"W	19.00'	
C45	10°20'29"	1033.50'	186.54'	S85°28'12"W	186.29'	
C46	10°20'29"	1065.50'	192.31'	S85°28'12"W	192.05'	
C47	10°20'29"	1075.00'	194.03'	N85°28'12"E	193.77'	
C48	10°20'29"	1084.50'	195.74'	N85°28'12"E	195.48'	
C49	10°20'29"	1116.50'	201.52'	N85°28'12"E	201.25'	
C50	90°00'00"	25.00'	39.27'	S54°42'03"E	35.36'	
C51	90°00'00"	25.00'	39.27'	S35°17'57"W	35.36'	
C52	2°11'41"	1033.50'	39.59'	S81°23'48"W	39.59'	
C53	97°42'12"	25.00'	42.63'	N48°39'16"W	37.65'	
C54	87°12'17"	25.00'	38.05'	S43°47'58"W	34.48'	
C55	0°57'48"	1077.50'	18.12'	N80°46'51"E	18.12'	
C56	8°05'13"	100.00'	14.11'	N77°13'09"E	14.10'	
C57	162°06'53"	0.50'	1.41'	N07°51'07"W	0.99'	
C58	9°57'33"	100.00'	17.38'	S86°08'33"W	17.38'	
C59	0°51'50"	1084.50'	16.35'	S80°43'52"W	16.35'	
C60	3°06'59"	1111.19'	60.44'	S81°51'00"W	60.43'	

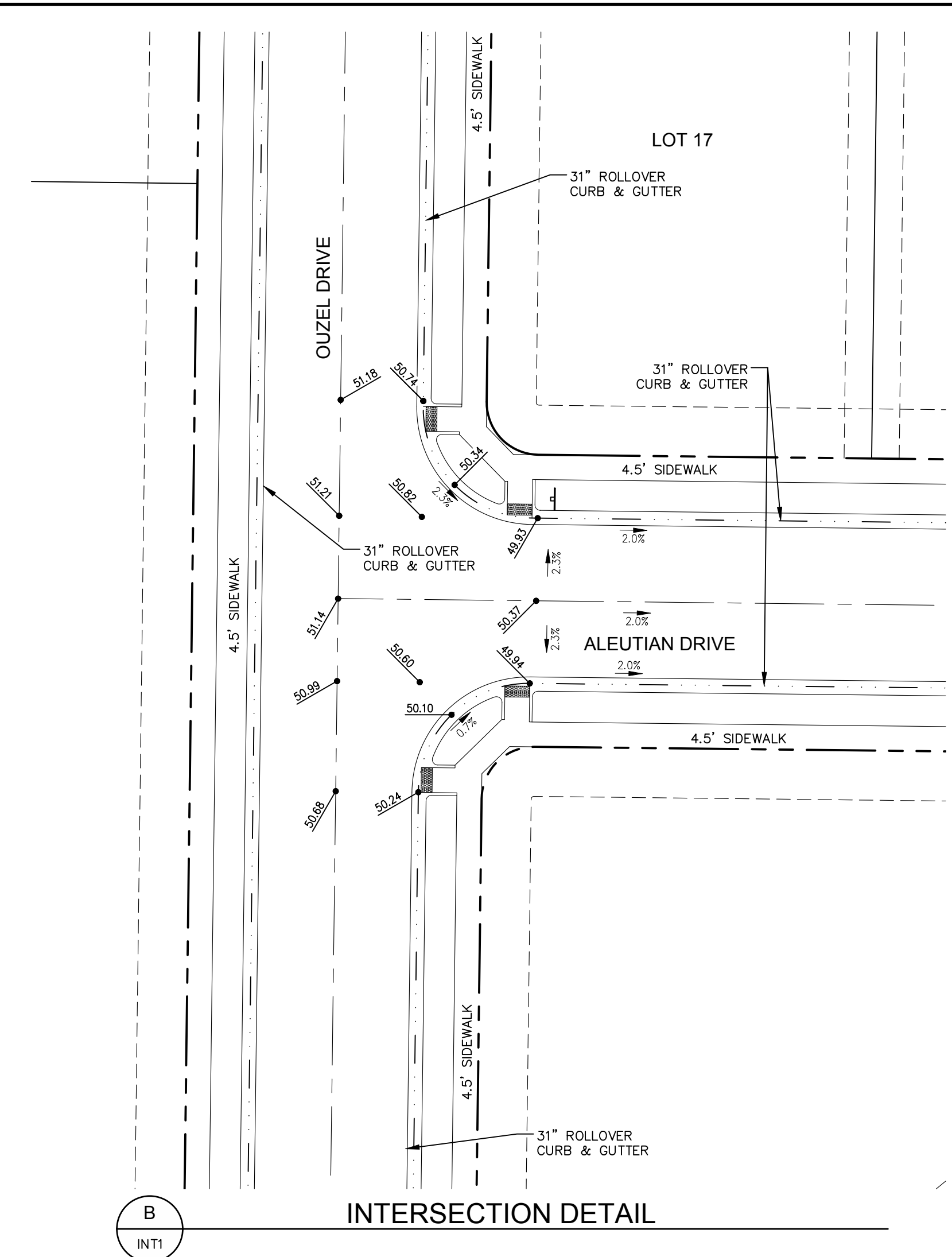
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C61	83°07'03"	25.00'	36.27'	S41°50'31"W	33.17'	
C62	92°33'01"	25.00'	40.38'	S45°59'31"E	36.13'	
C63	10°43'43"	1075.00'	201.30'	N85°39'49"E	201.00'	
C64	157°49'21"	0.50'	1.38'	N01°58'47"W	0.98'	
C65	11°54'11"	100.00'	20.77'	N83°03'22"E	20.74'	
C66	2°07'25"	1065.50'	39.49'	S89°57'58"W	39.49'	
C67	2°01'13"	1072.50'	37.82'	S89°58'56"E	37.82'	
C68	3°17'41"	1116.50'	64.20'	N89°22'50"E	64.20'	
C69	180°00'00"	3.50'	11.00'	S01°01'40"W	7.00'	
C70	91°31'17"	20.00'	31.95'	S43°57'22"E	28.66'	
C71	90°00'00"	20.00'	31.42'	N45°17'00"E	28.28'	
C72	90°01'00"	20.00'	31.42'	S45°17'30"W	28.29'	
C73	89°59'00"	20.00'	31.41'	S44°42'30"E	28.28'	
C74	32°14'30"	265.00'	149.12'	N16°24'15"E	147.16'	
C75	35°55'21"	257.64'	161.53'	N14°19'23"E	158.90'	
C76	32°14'30"	235.00'	132.24'	S16°24'15"W	130.50'	
C77	90°00'00"	20.00'	31.42'	N12°28'30"W	28.28'	
C78	90°00'00"	20.00'	31.42'	S77°31'30"W	28.28'	
C79	180°00'00"	5.00'	15.71'	N00°18'00"E	10.00'	
C80	180°00'00"	5.00'	15.71'	S00°18'00"W	10.00'	

LINE TABLE		
LINE	LENGTH	BEARING
L123	338.29'	S00°16'52.09"W
L124	338.29'	S00°16'52.09"W
L125	108.70'	S45°26'13.12"E
L126	108.70'	S45°26'13.12"E
L127	108.70'	S45°26'13.12"E
L128	113.24'	S00°18'00.00"W
L129	231.63'	S00°18'00.00"W
L130	231.63'	S00°18'00.00"W
L131	48.39'	N00°18'00.00"E
L132	478.40'	S00°17'16.40"W
L137	50.15'	N00°13'03.38"E
L138	48.80'	



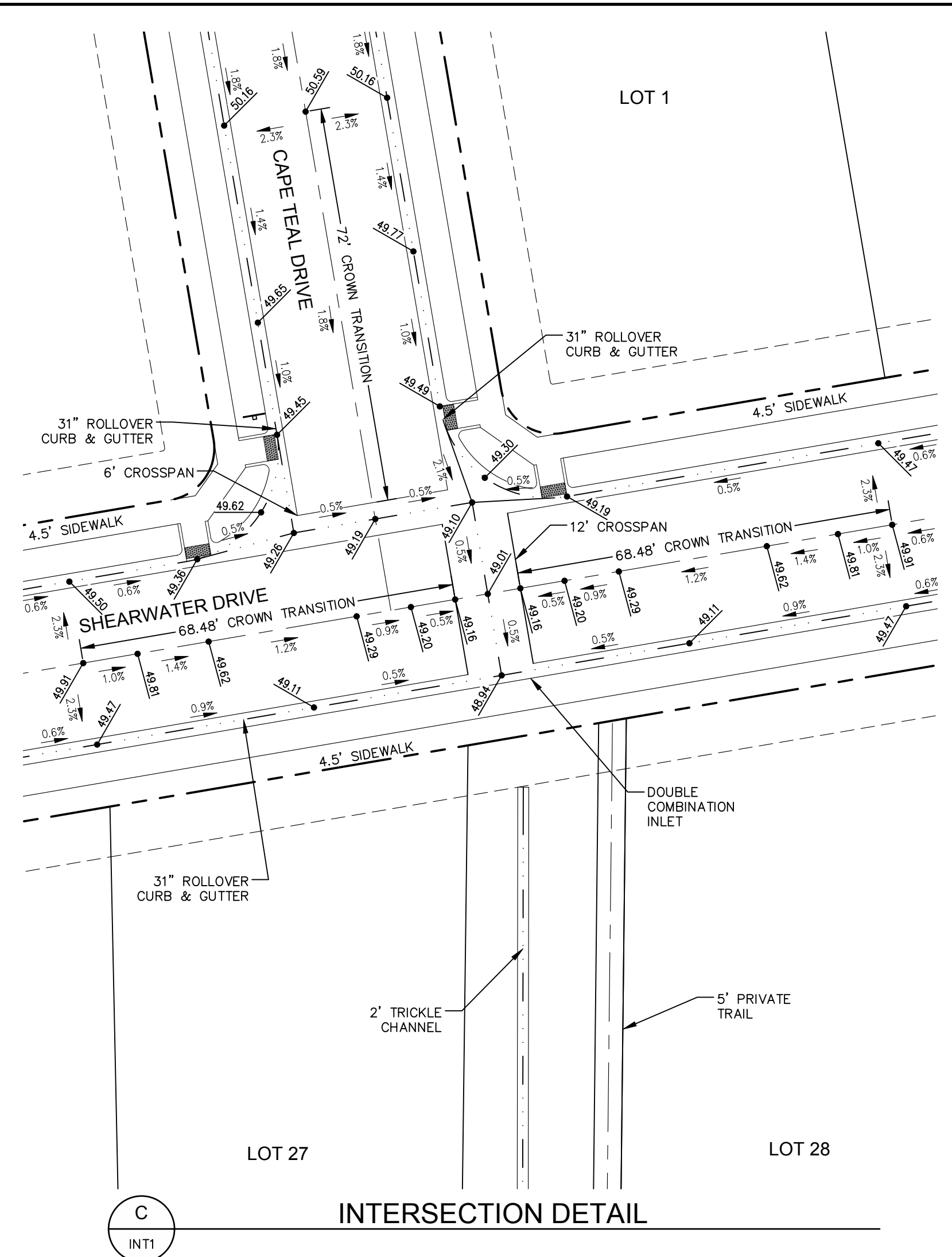
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A INT1



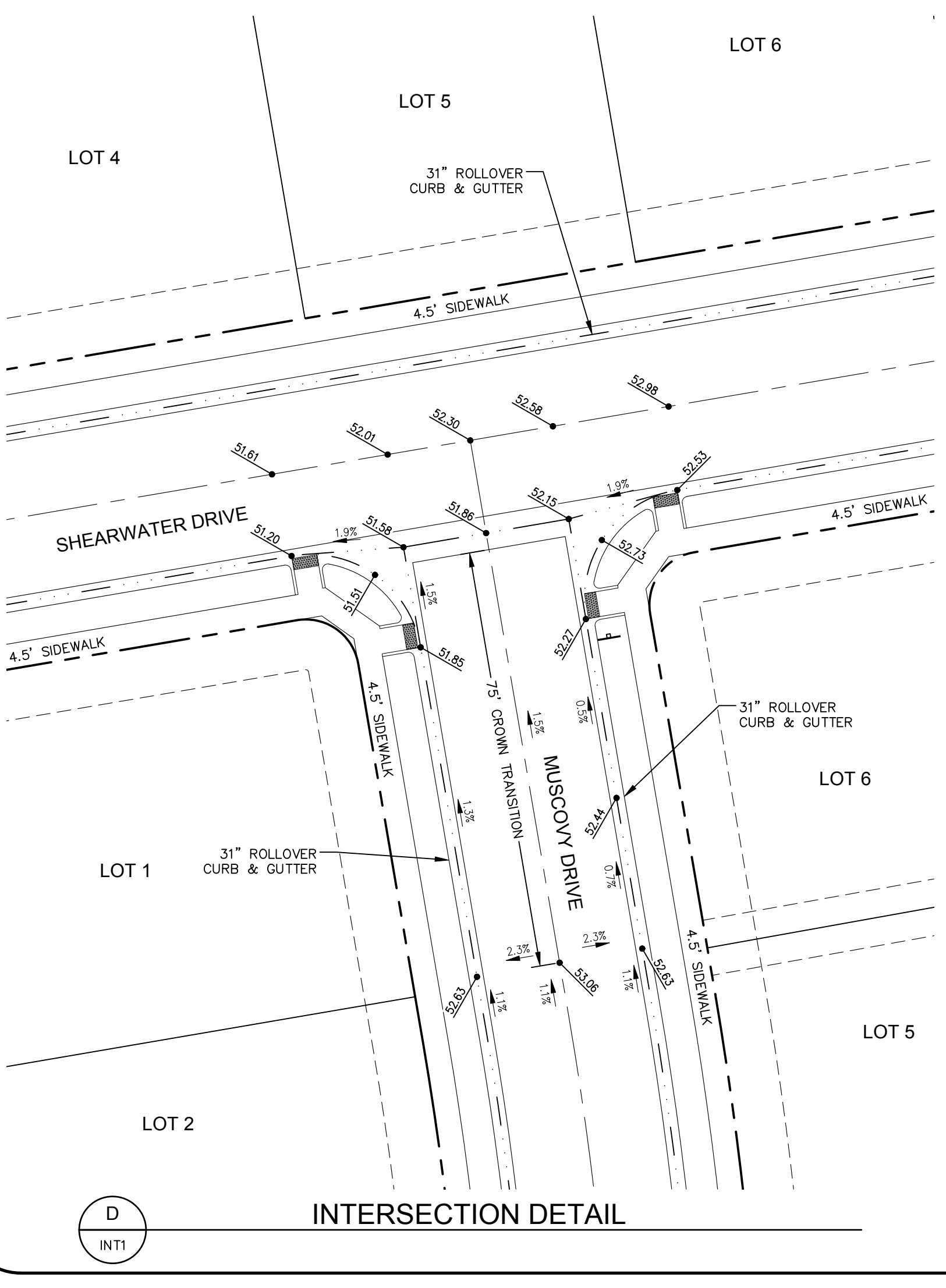
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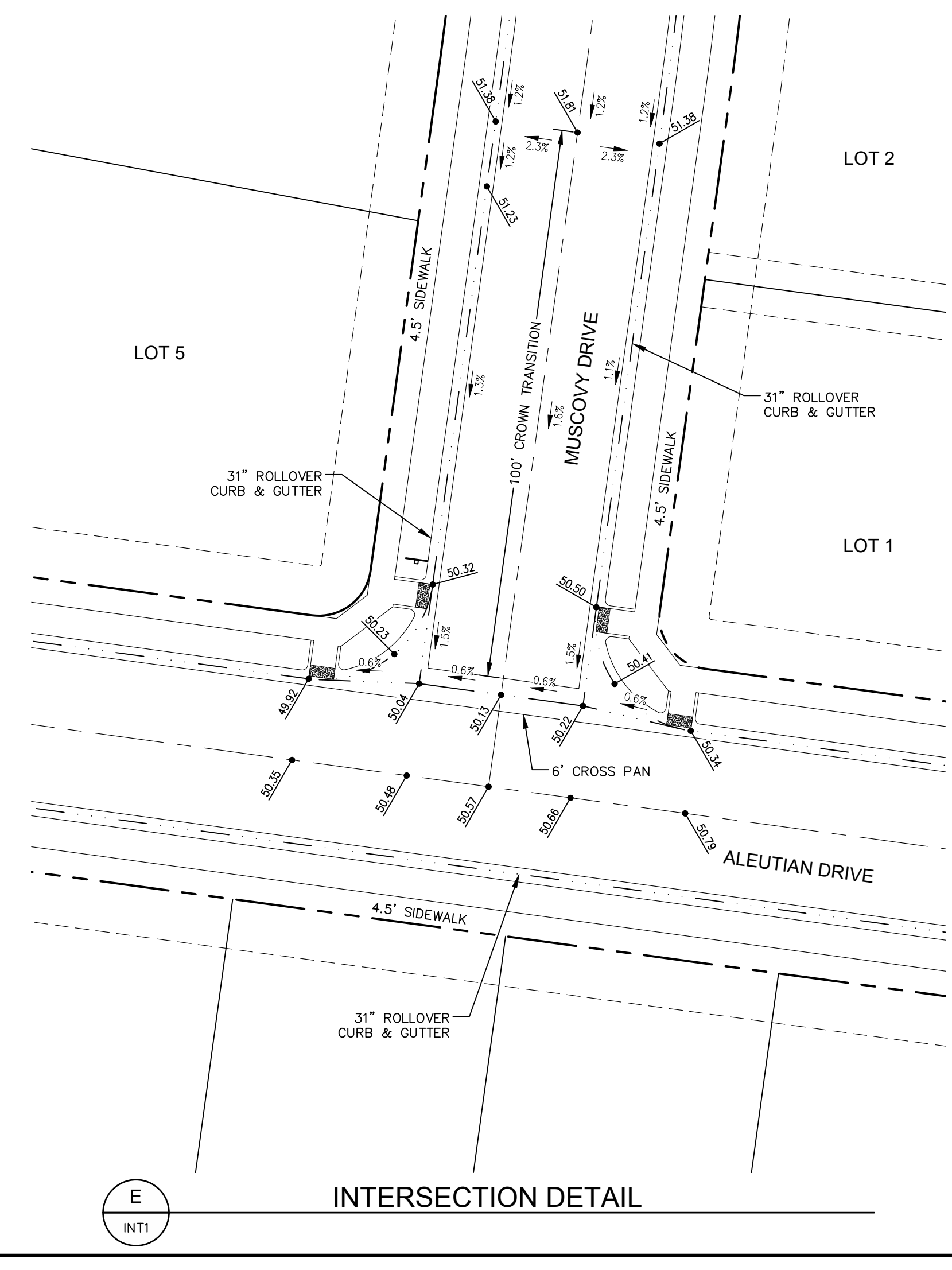
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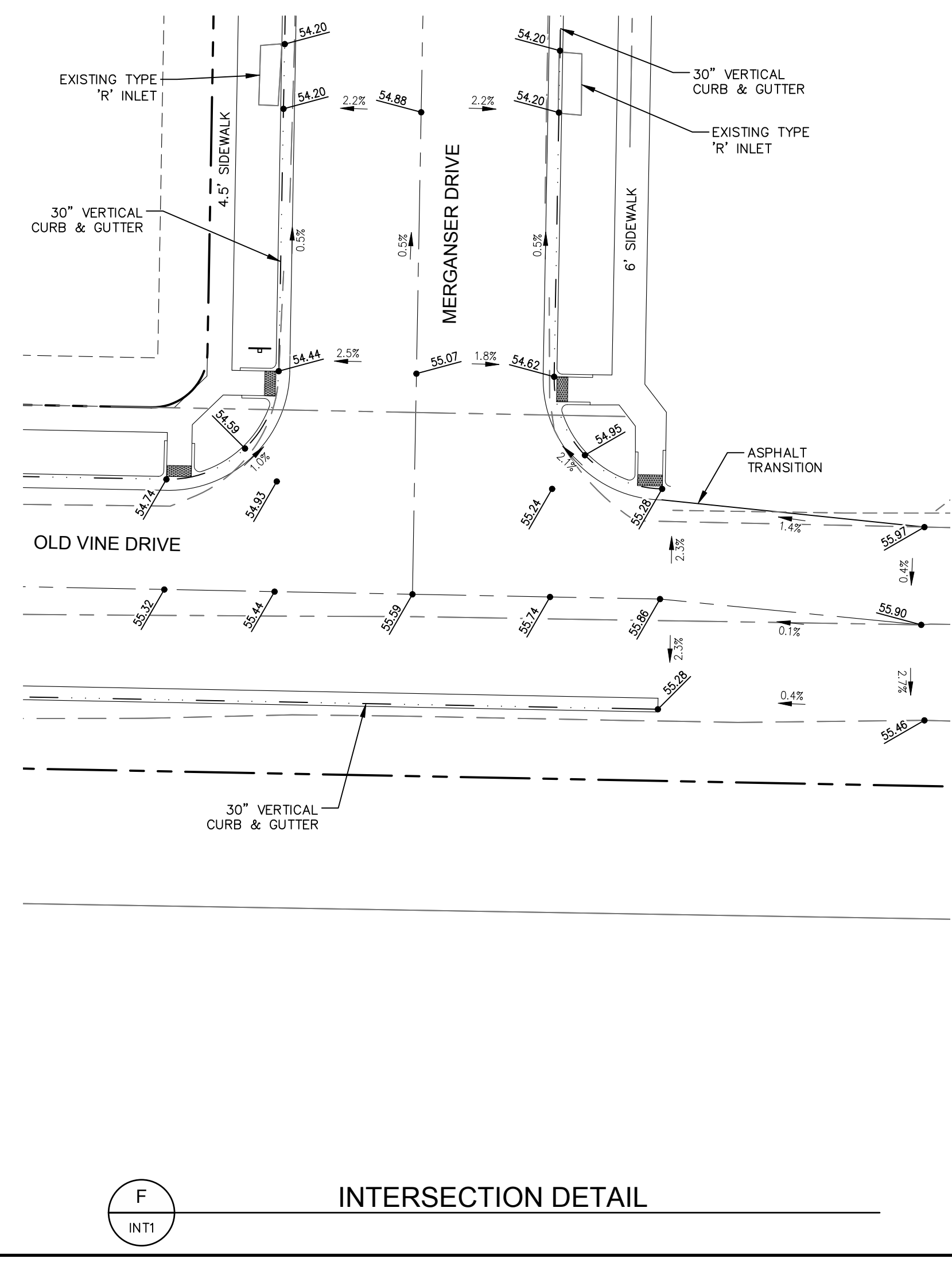
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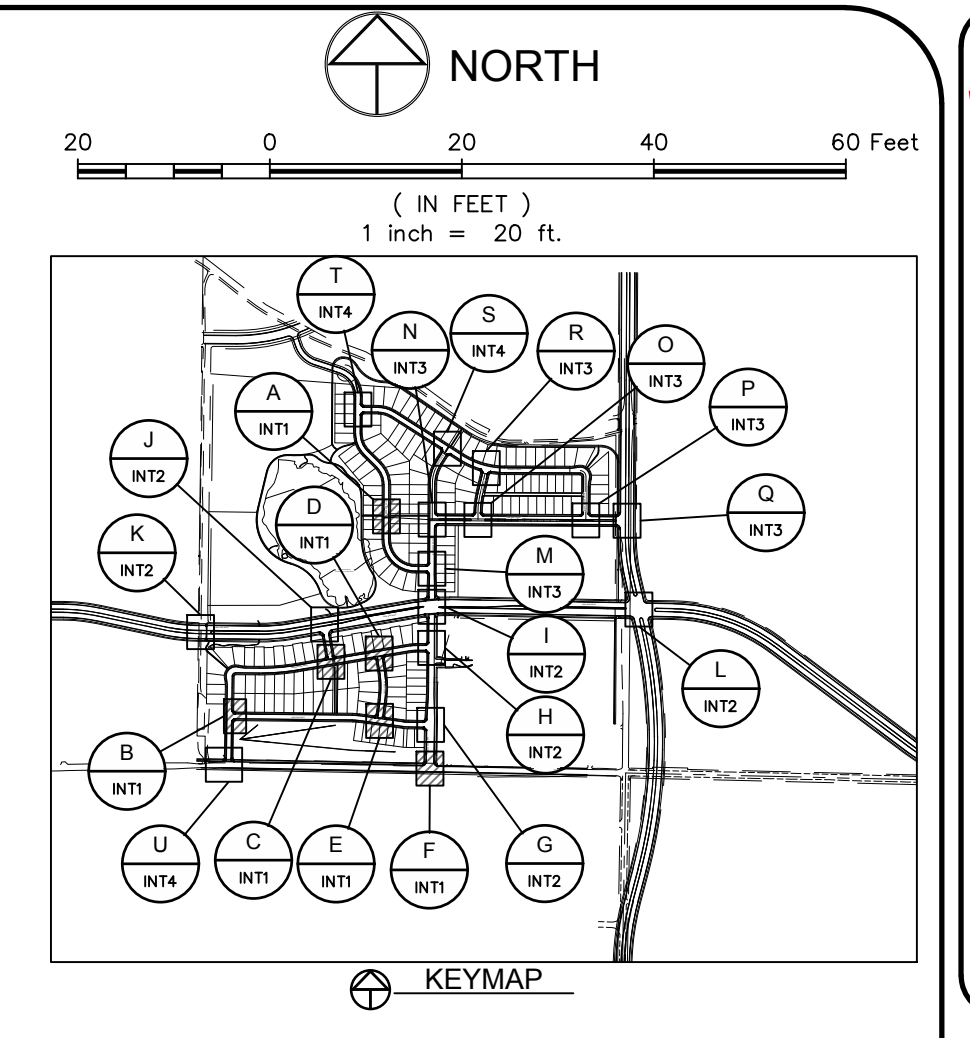
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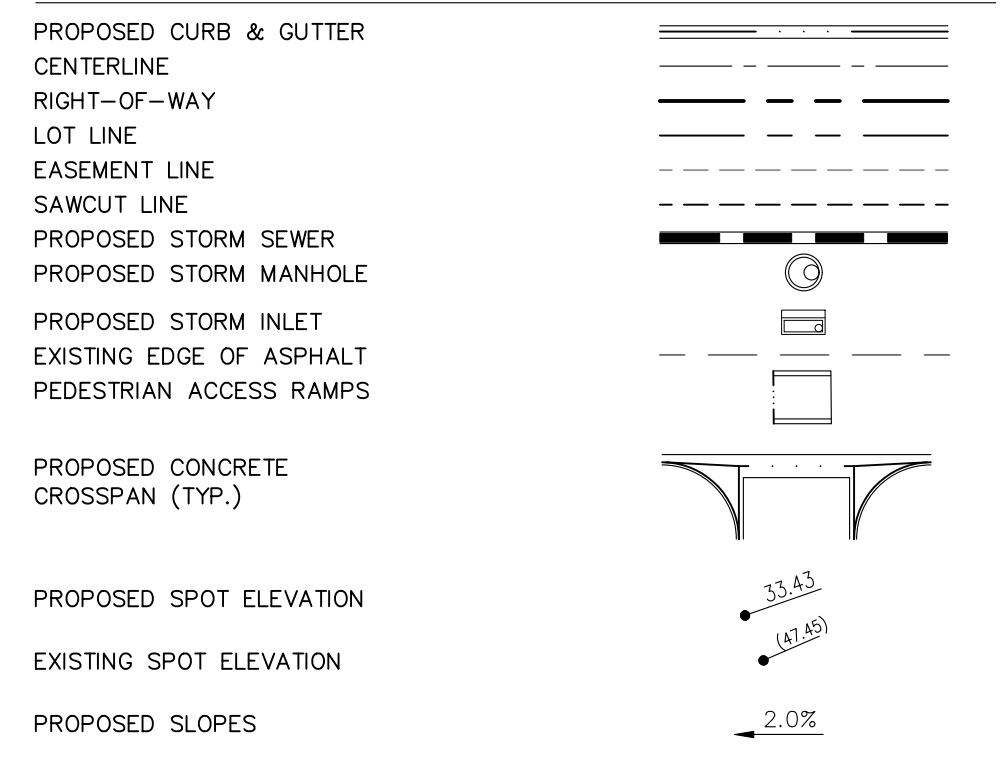
INTERSECTION DETAIL

F INT1



KEYMAP

LEGEND:



NOTES:

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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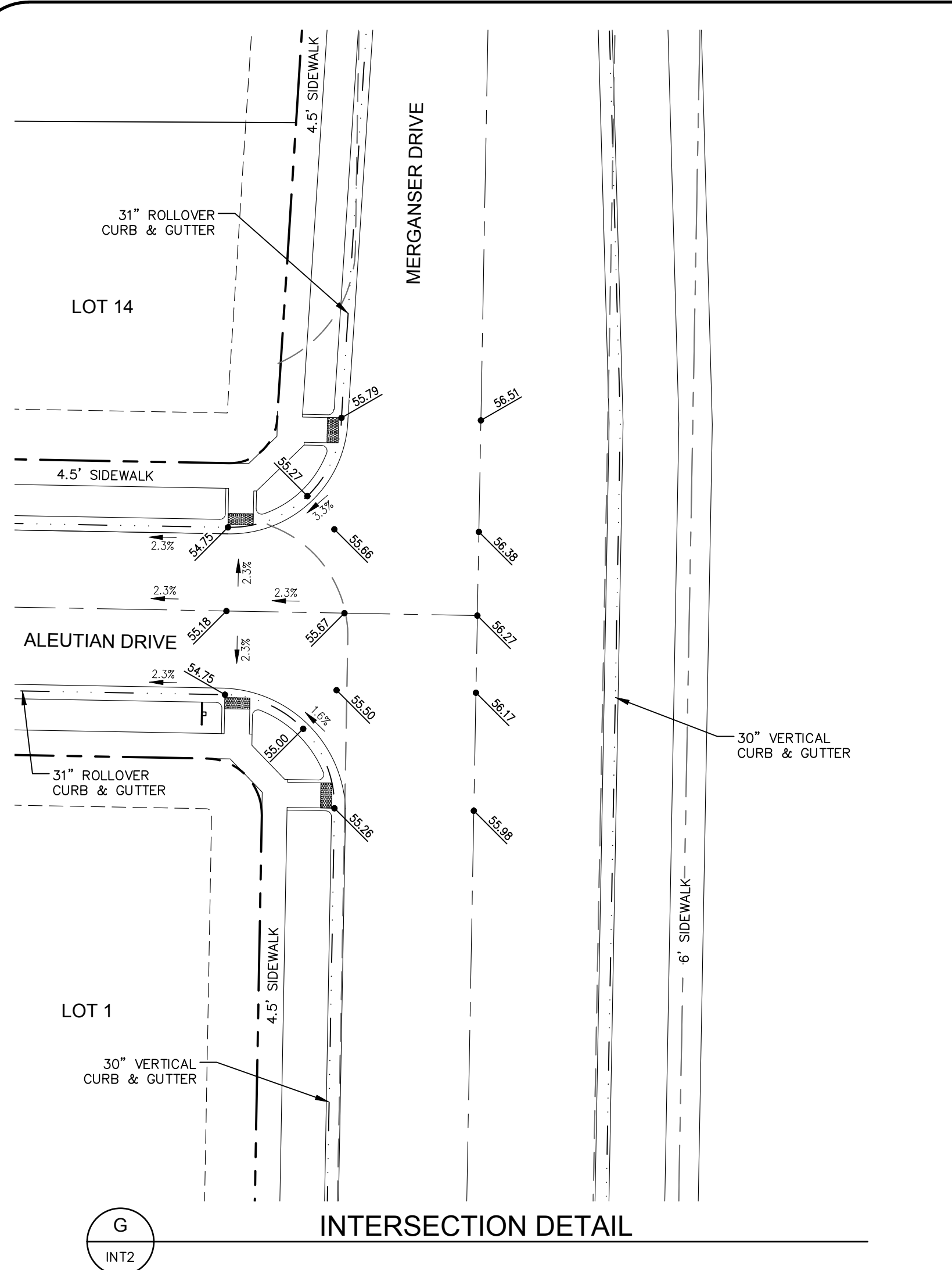
NORTHERN ENGINEERING
 PHONE: 970.221.5158 FAX: 970.221.4159
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	A. Reese	SCALE:	1" = 20'
DRAWN BY:	A. Reese	REVIEWED BY:	R. Curtiss

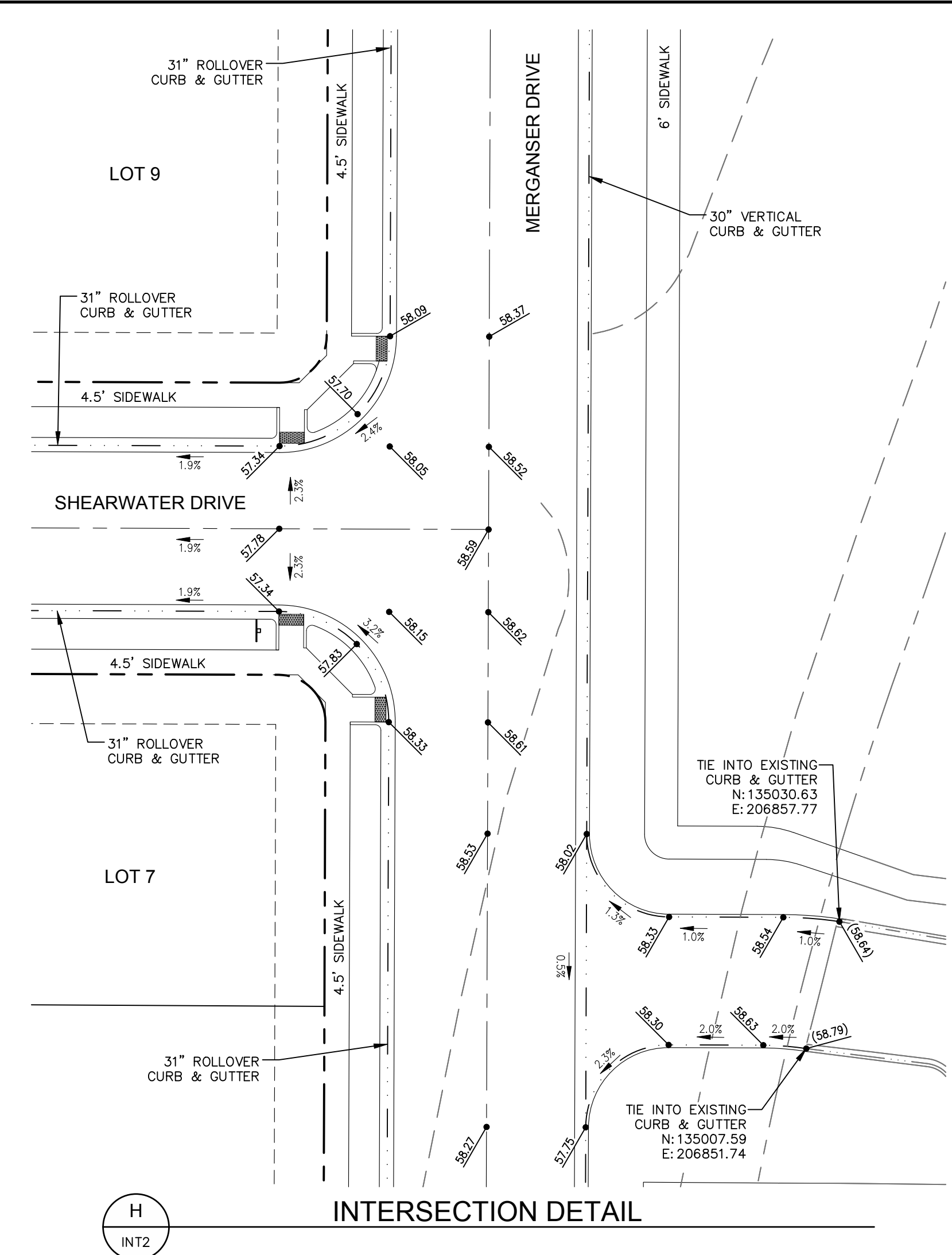
WATERFIELD THIRD FILING
 INTERSECTION DETAILS

Sheet
INT1
 Of 123 Sheets

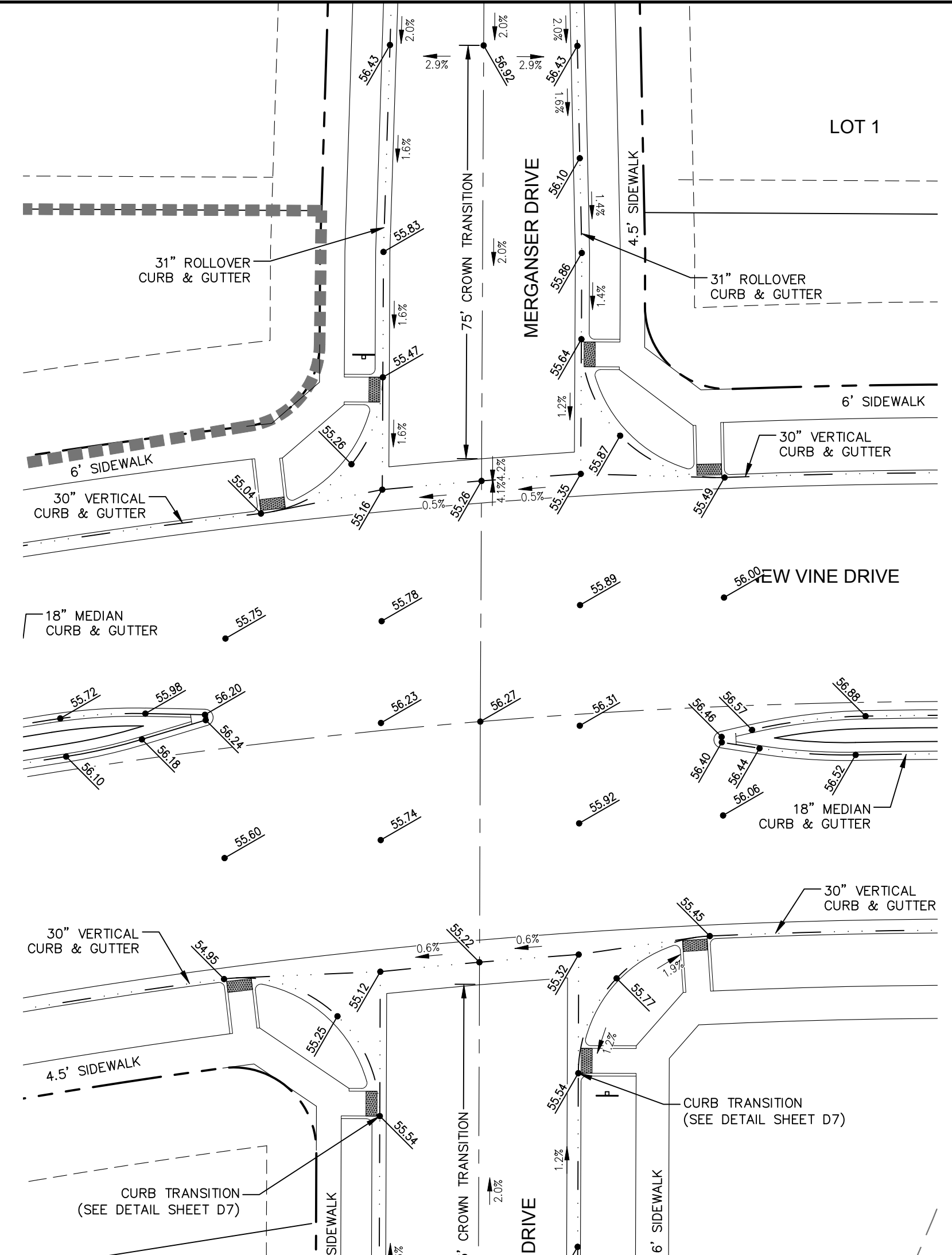
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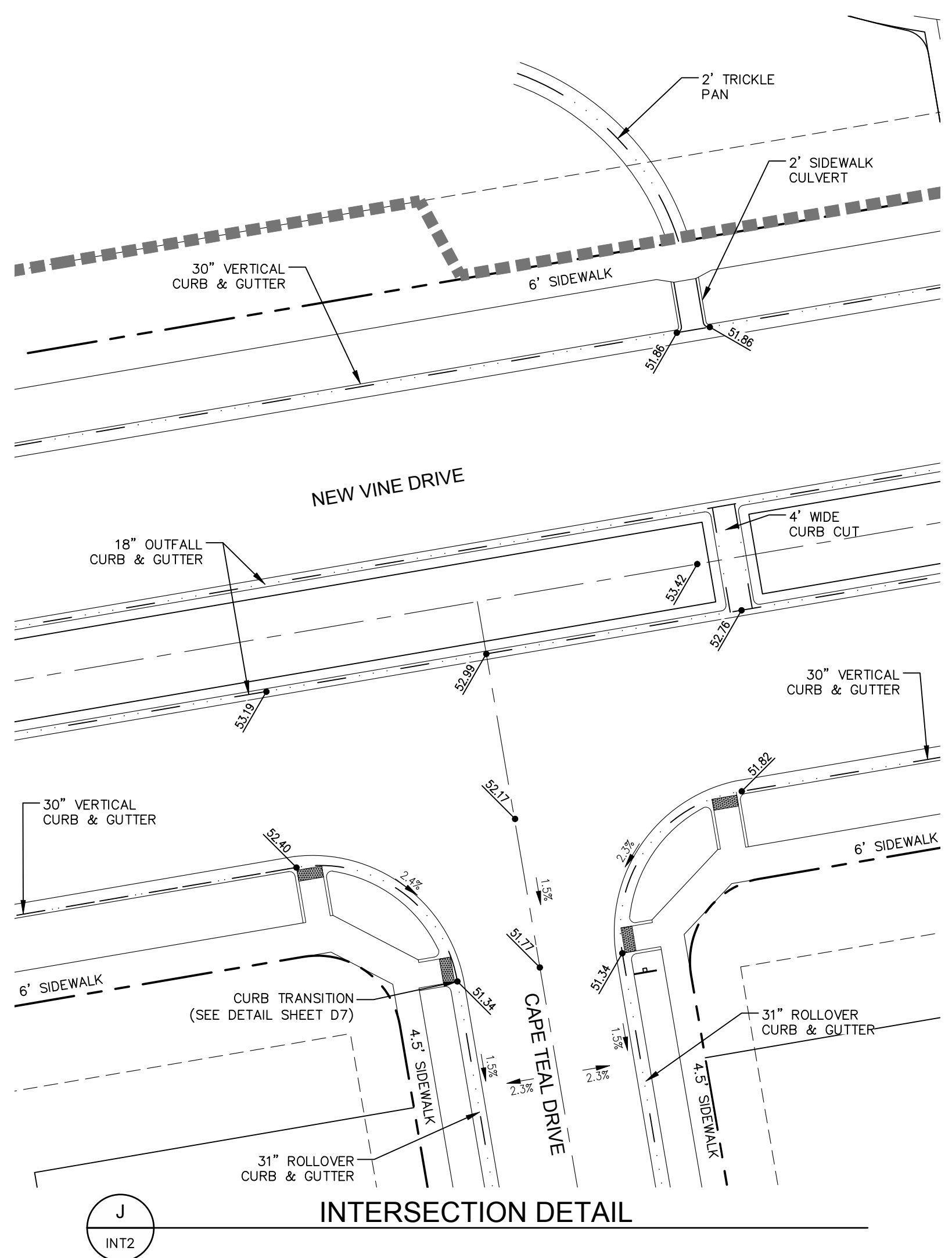
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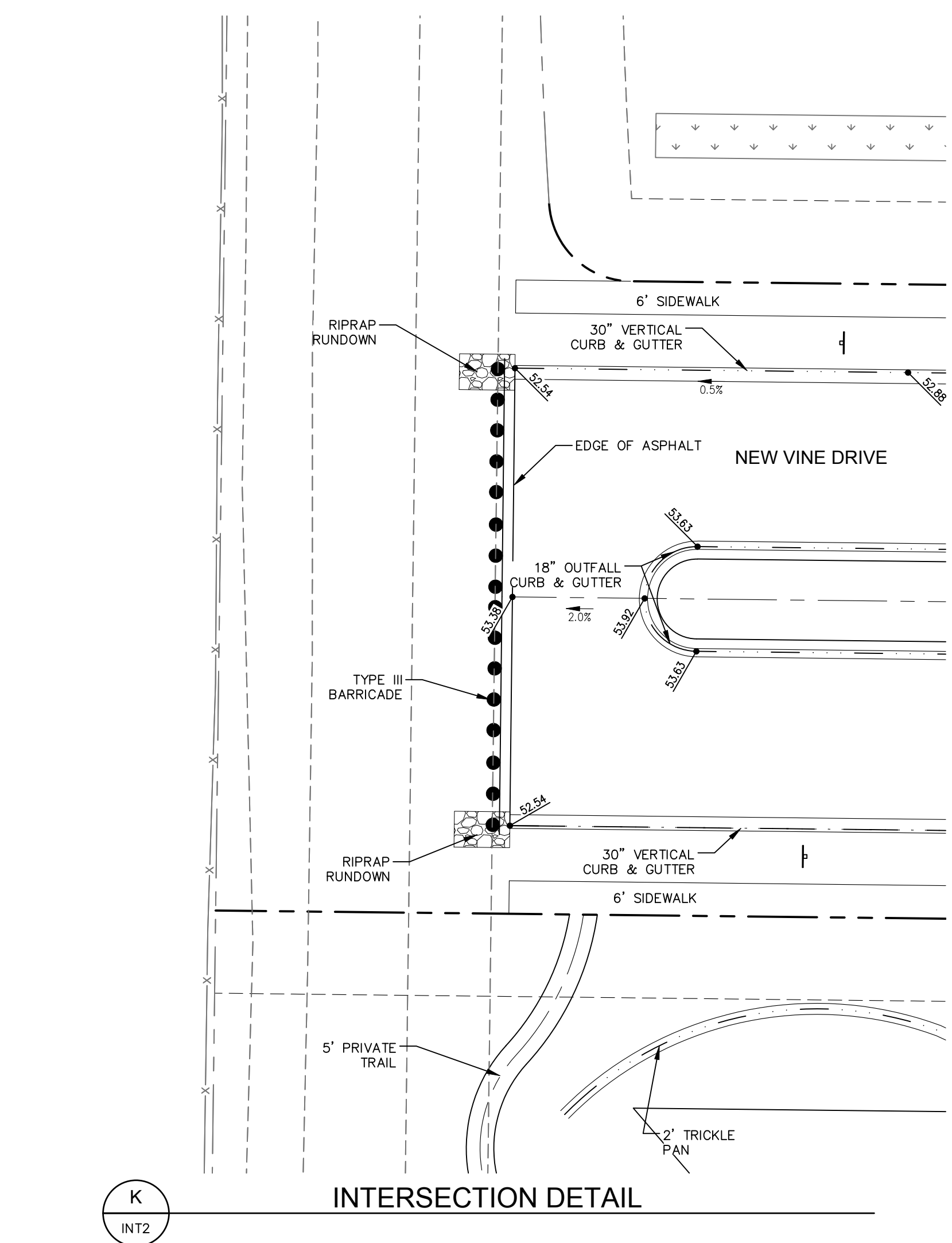
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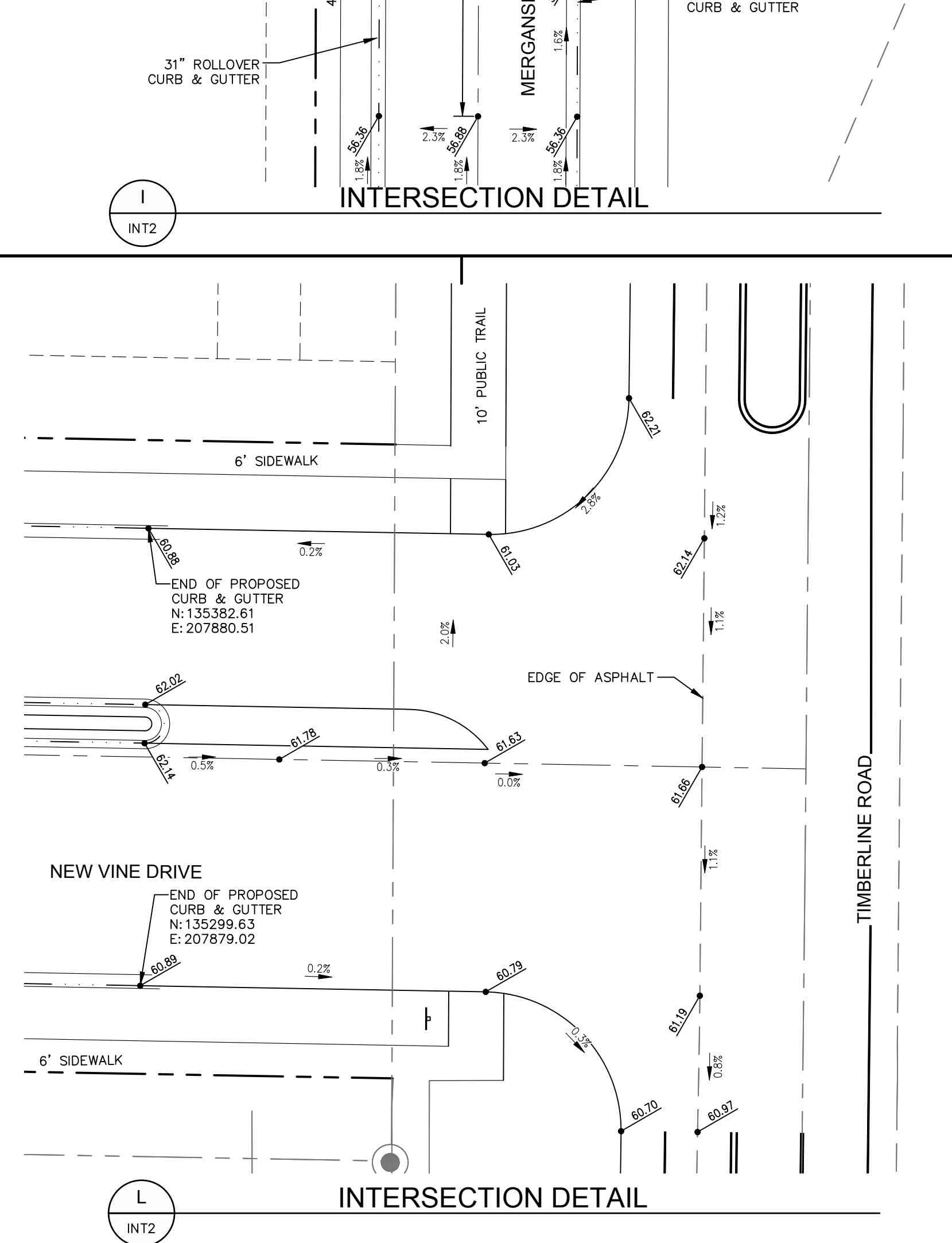
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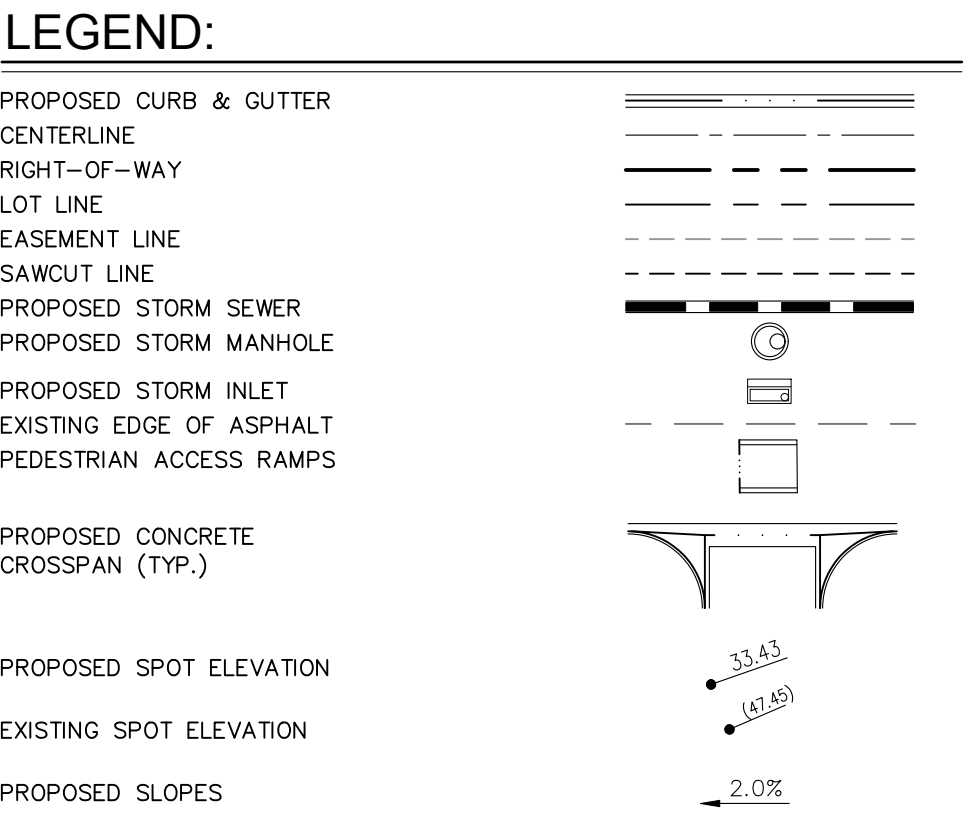
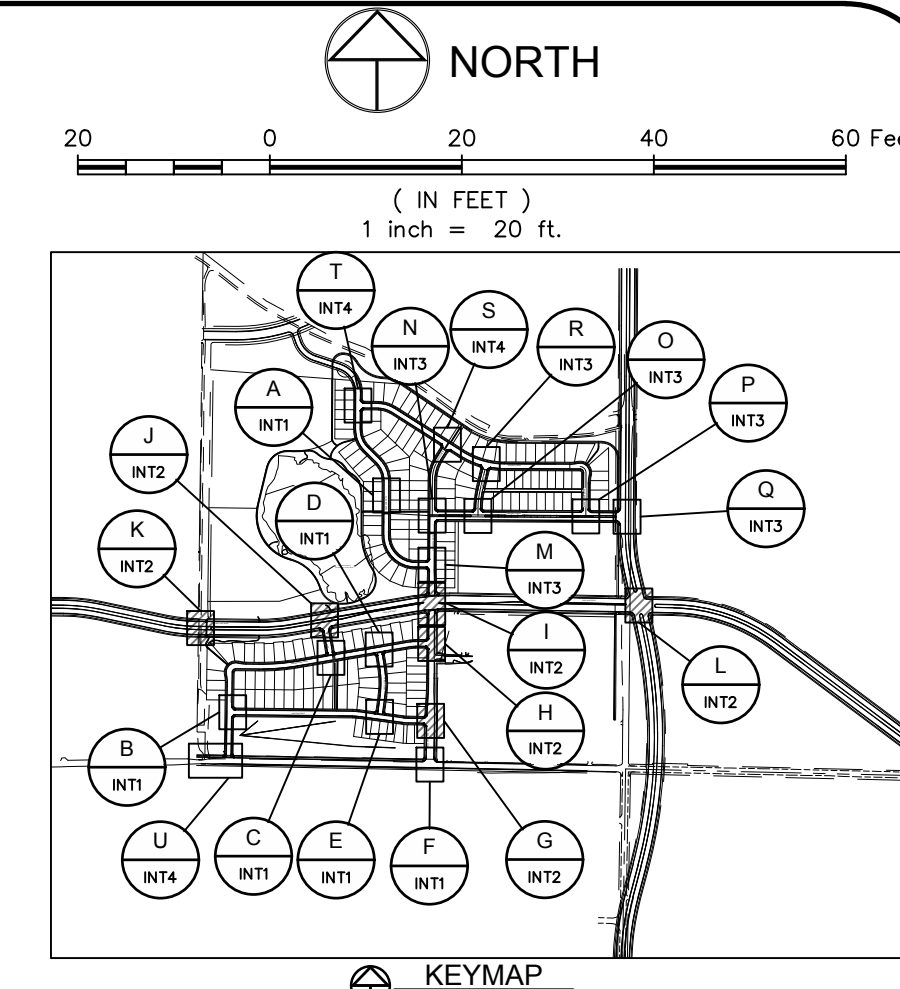
INTERSECTION DETAIL



INTERSECTION DETAIL



INTERSECTION DETAIL



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CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

PROJECT: 889-001 DATE: 4/09/14
 DESIGNED BY: A. Reese SCALE: 1"=20'
 DRAWN BY: A. Reese REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING INTERSECTION DETAILS
 Sheet INT2
 Of 123 Sheets

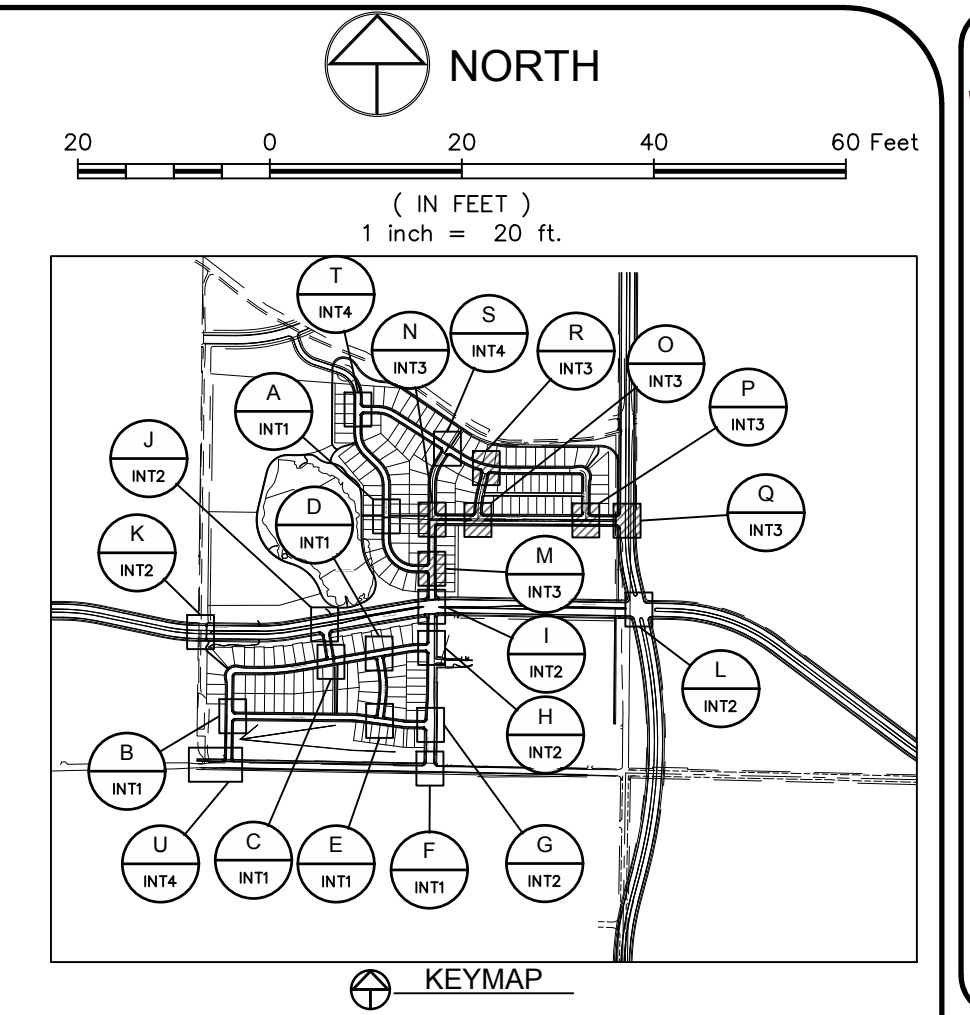
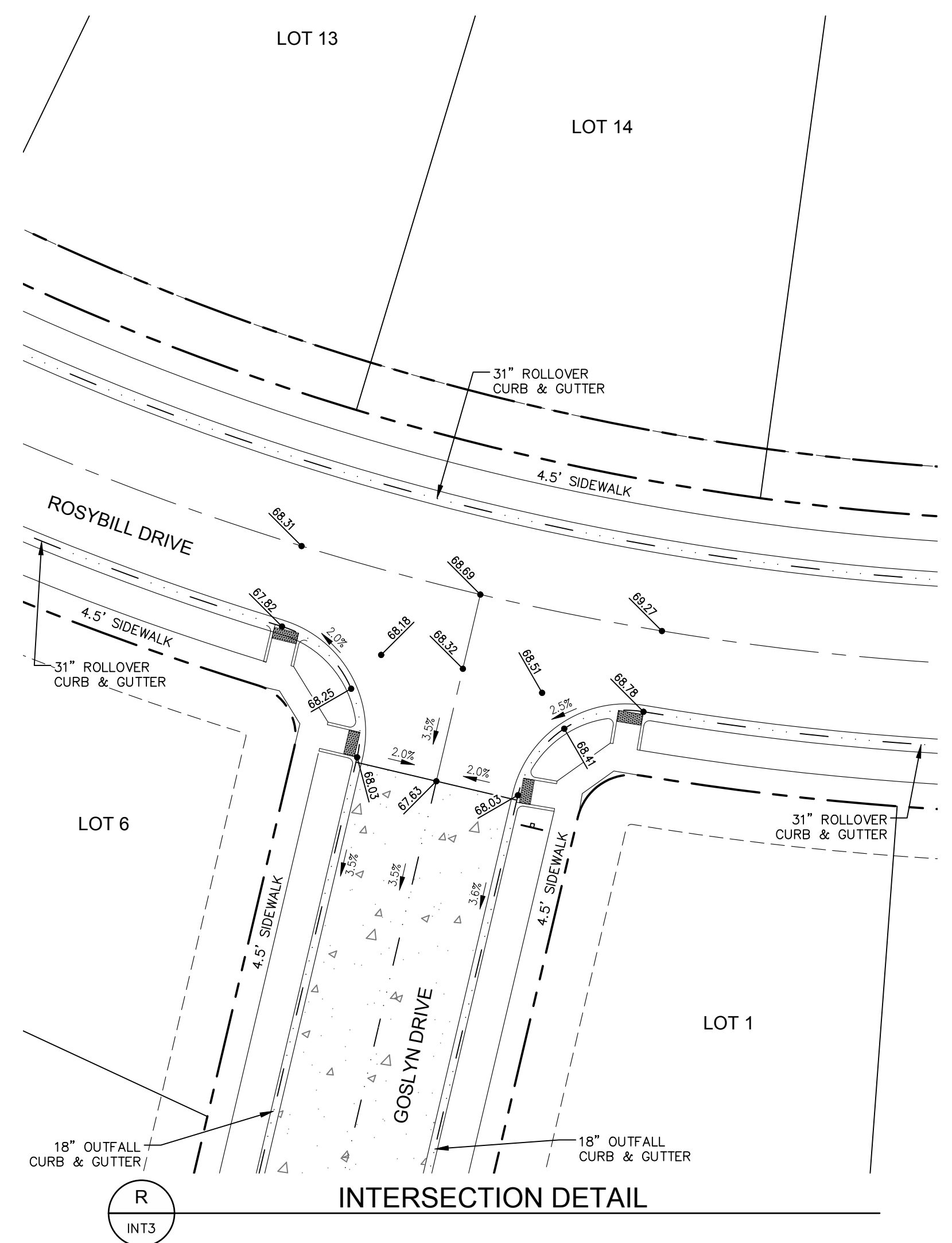
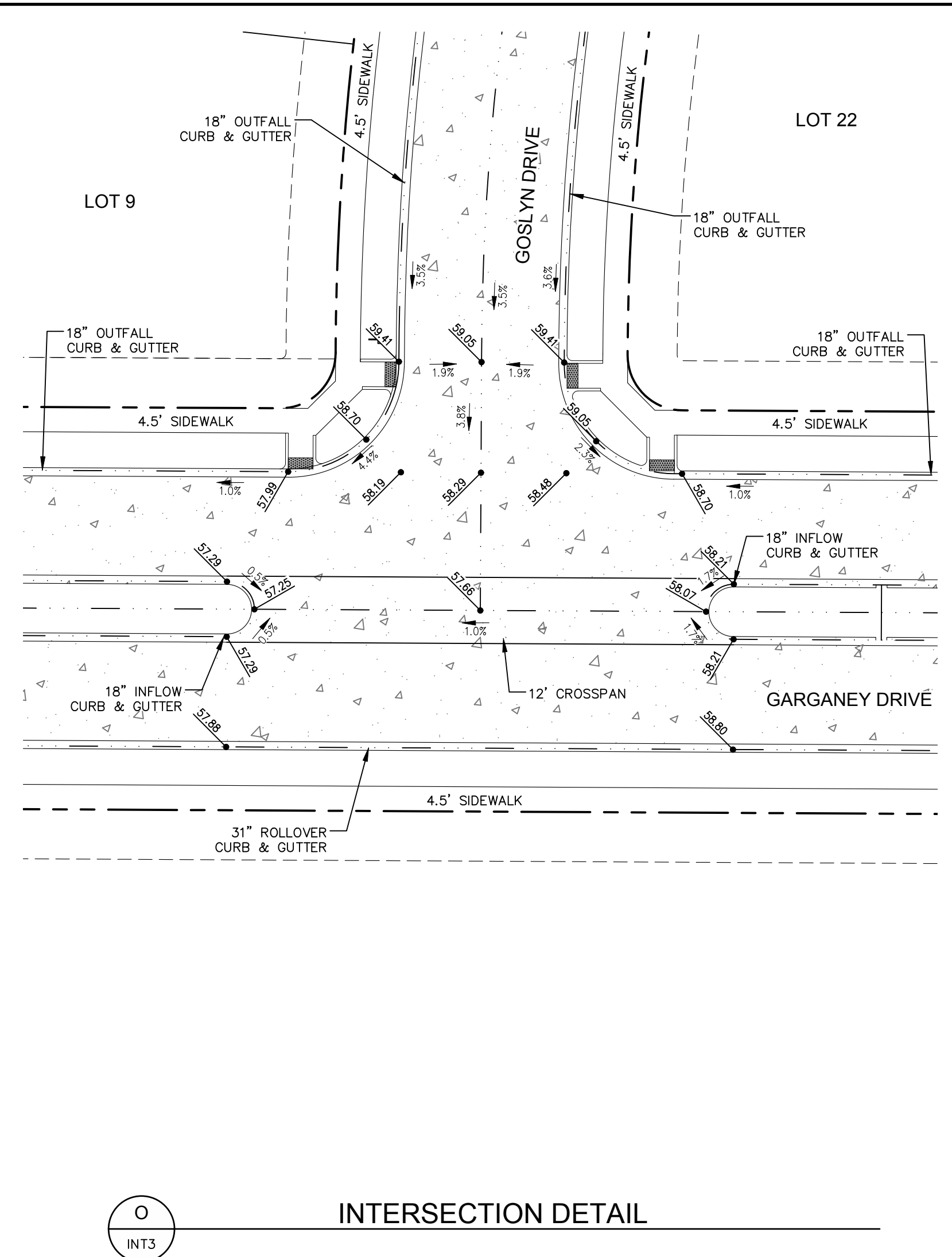
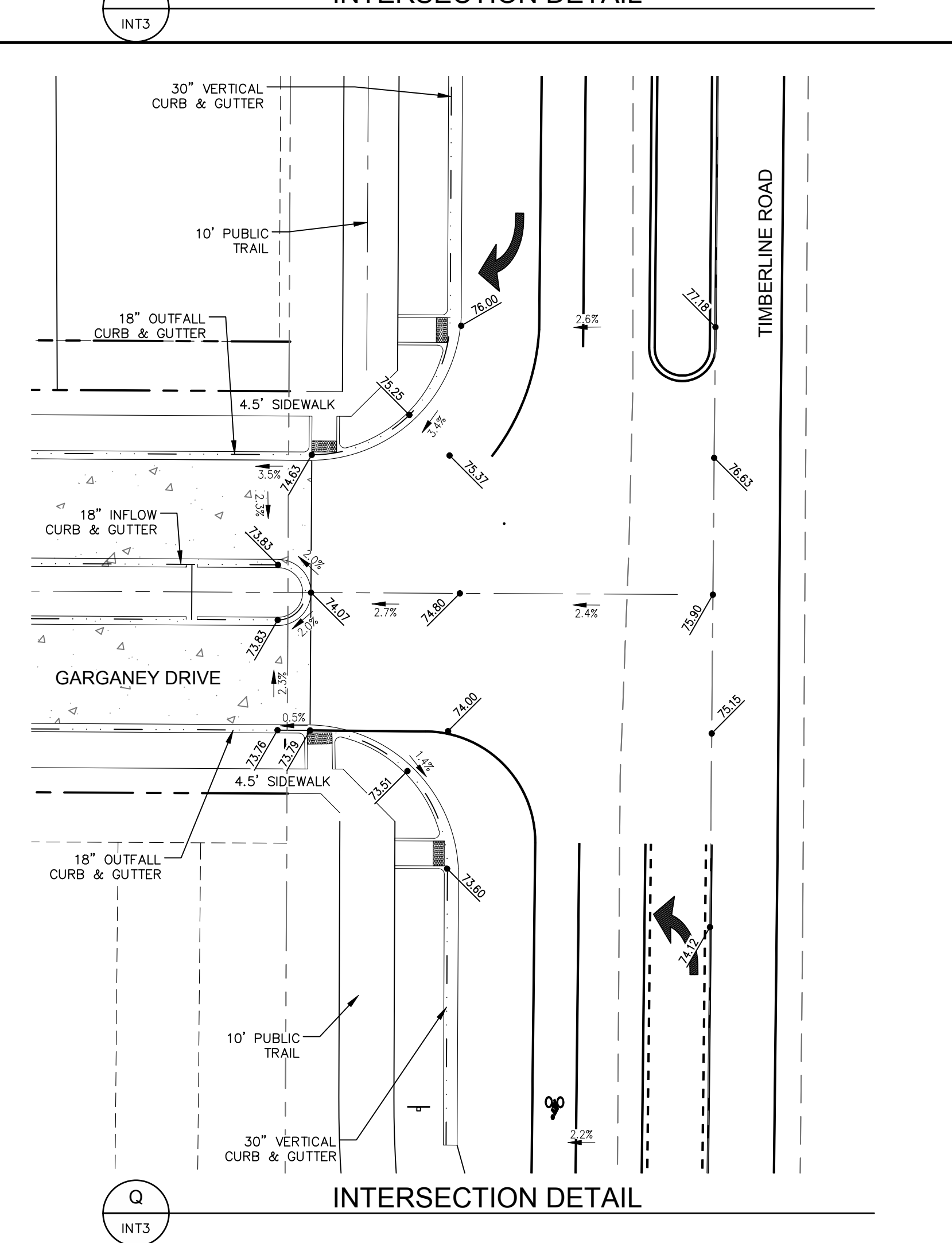
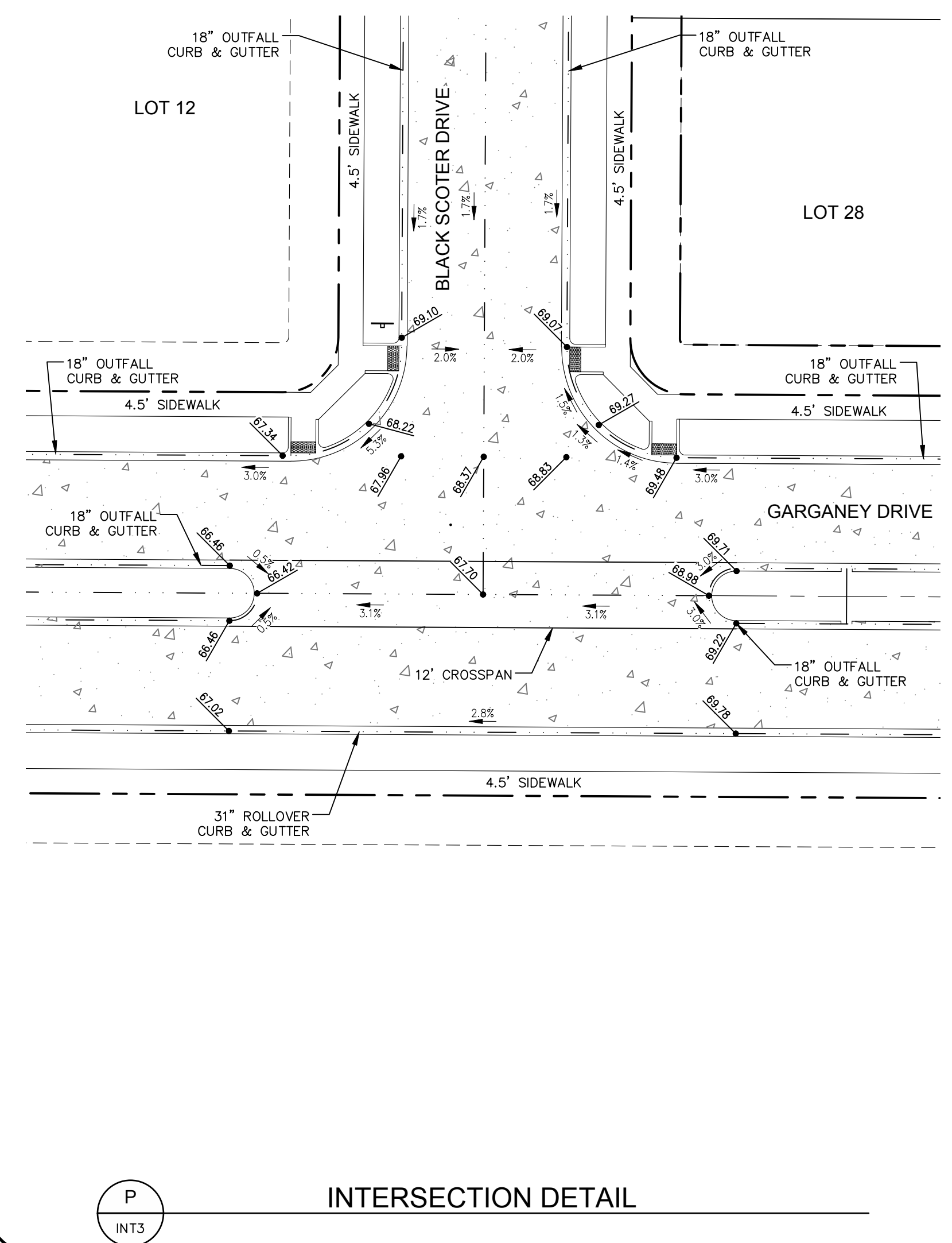
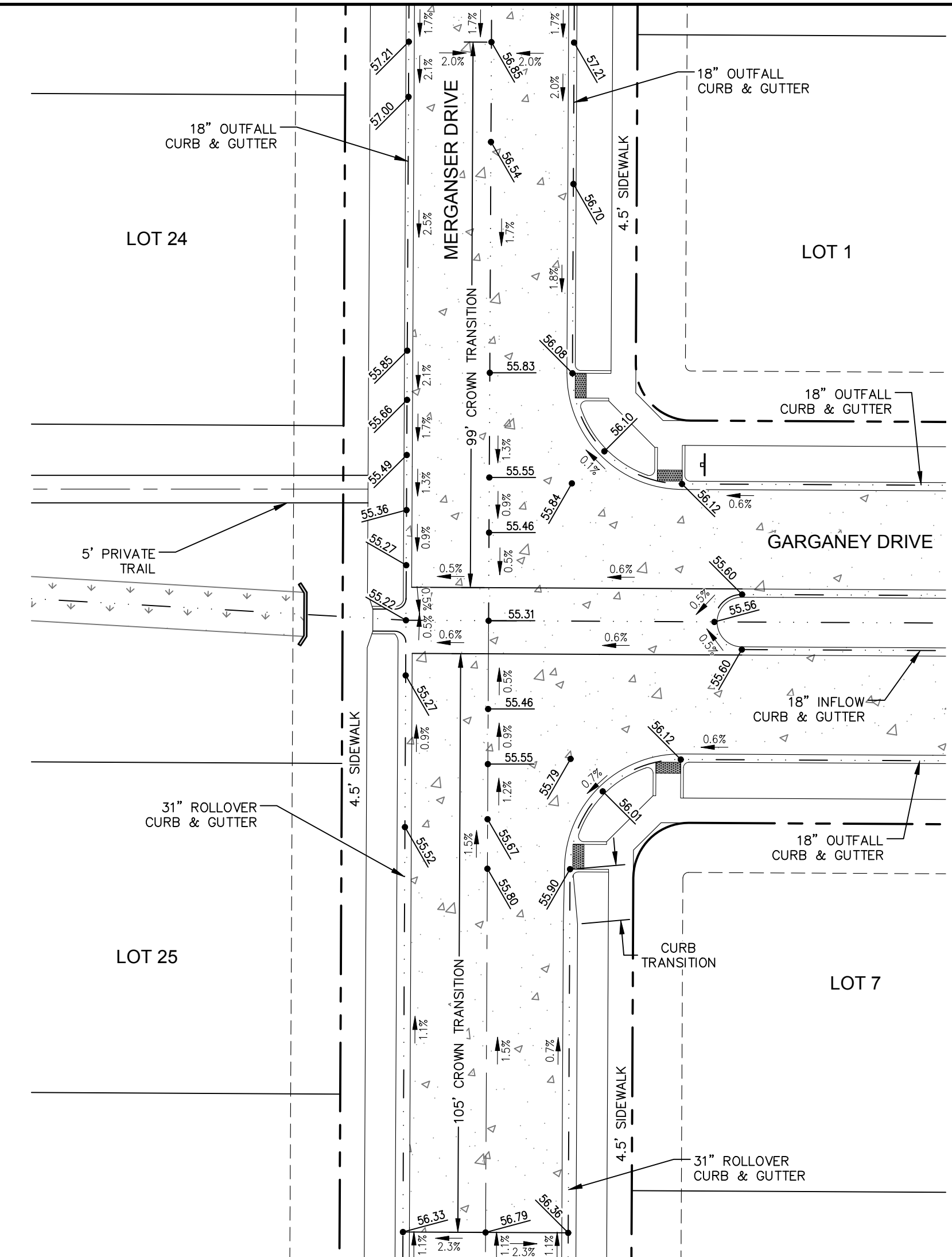
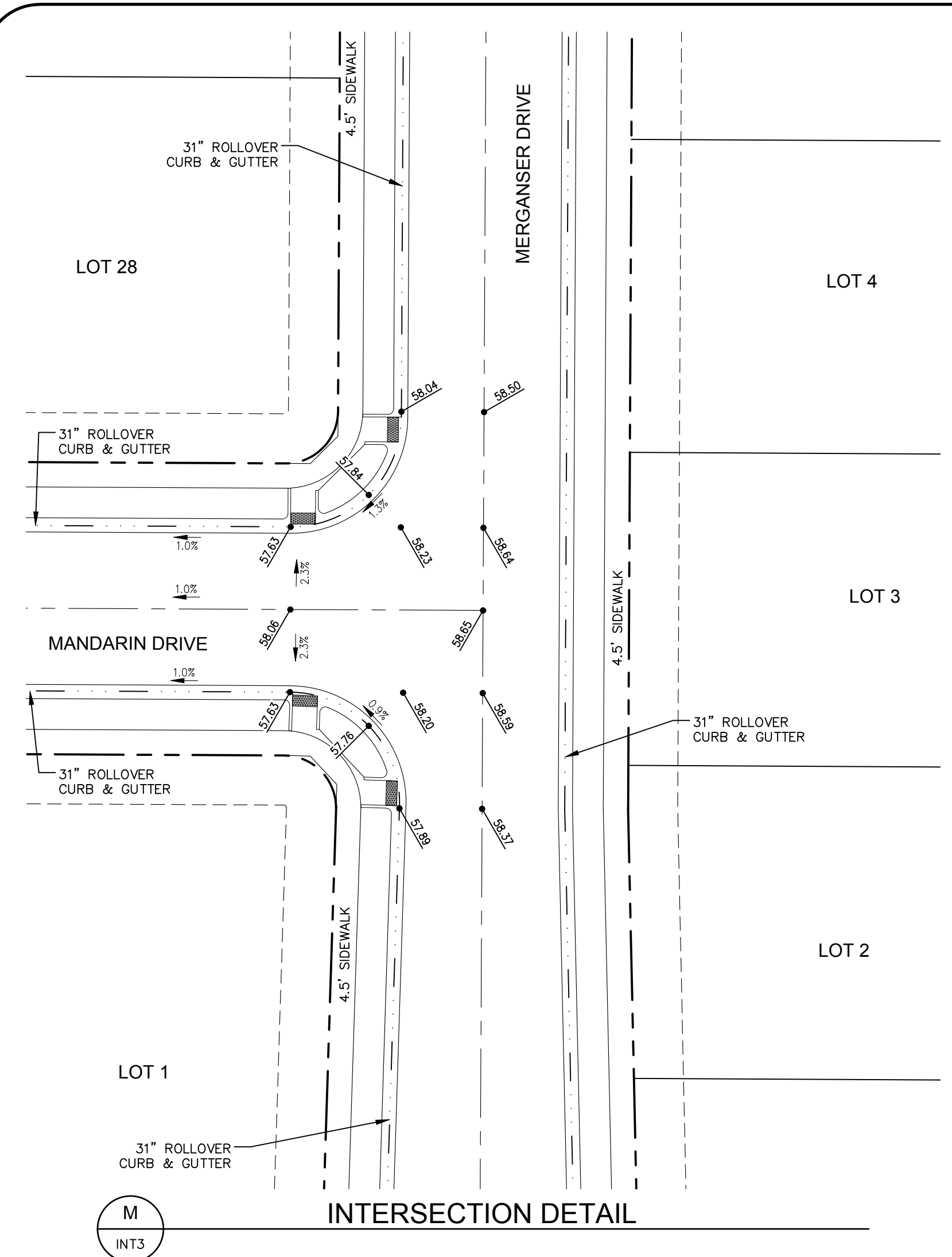
Revisions: 4/9/14
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NORTHERN ENGINEERING
 200 South College Avenue, Suite 010 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159 www.northernengineering.com

DRAWING FILENAME: D:\Projects\889-001\Drawings\INT2\INT2_INTERSECTIONS.dwg LAYOUT NAME: INT2 DATE: Apr 09, 2014 10:18am CAD OPERATOR: csepp
 LIST OF SHEETS: [889-001.dwg] [889-001.dwg] [889-001.dwg] [889-001.dwg] [889-001.dwg]

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LIST OF REVISIONS: [889-001-INT3] [889-001-INT3] [889-001-INT3] [889-001-INT3]



- LEGEND:**
- PROPOSED CURB & GUTTER
 - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT LINE
 - SAWCUT LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - EXISTING EDGE OF ASPHALT
 - PEDESTRIAN ACCESS RAMPS
 - PROPOSED CONCRETE CROSSSPAN (TYP.)
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED SLOPES

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

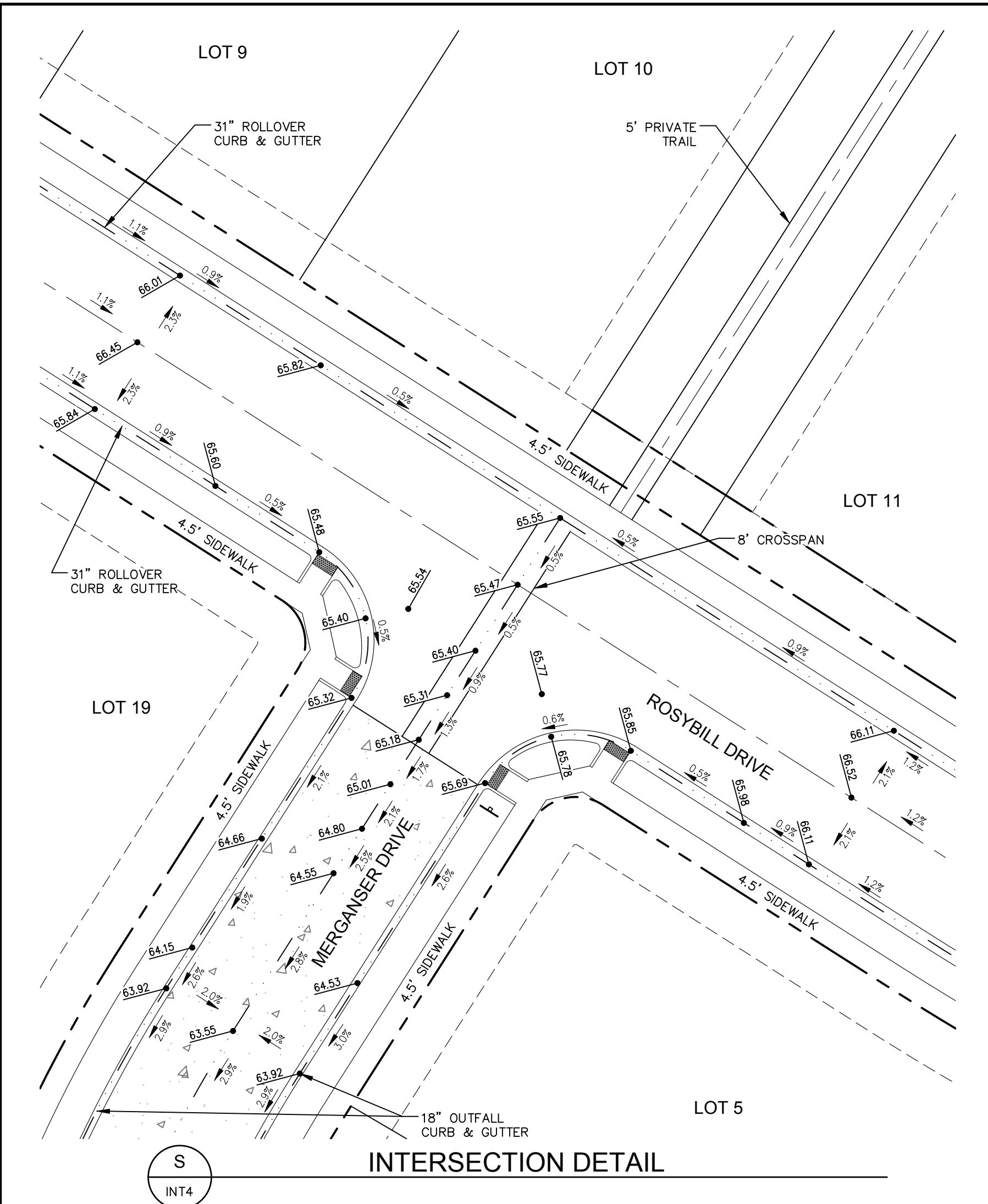
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UTILITY PLAN APPROVAL

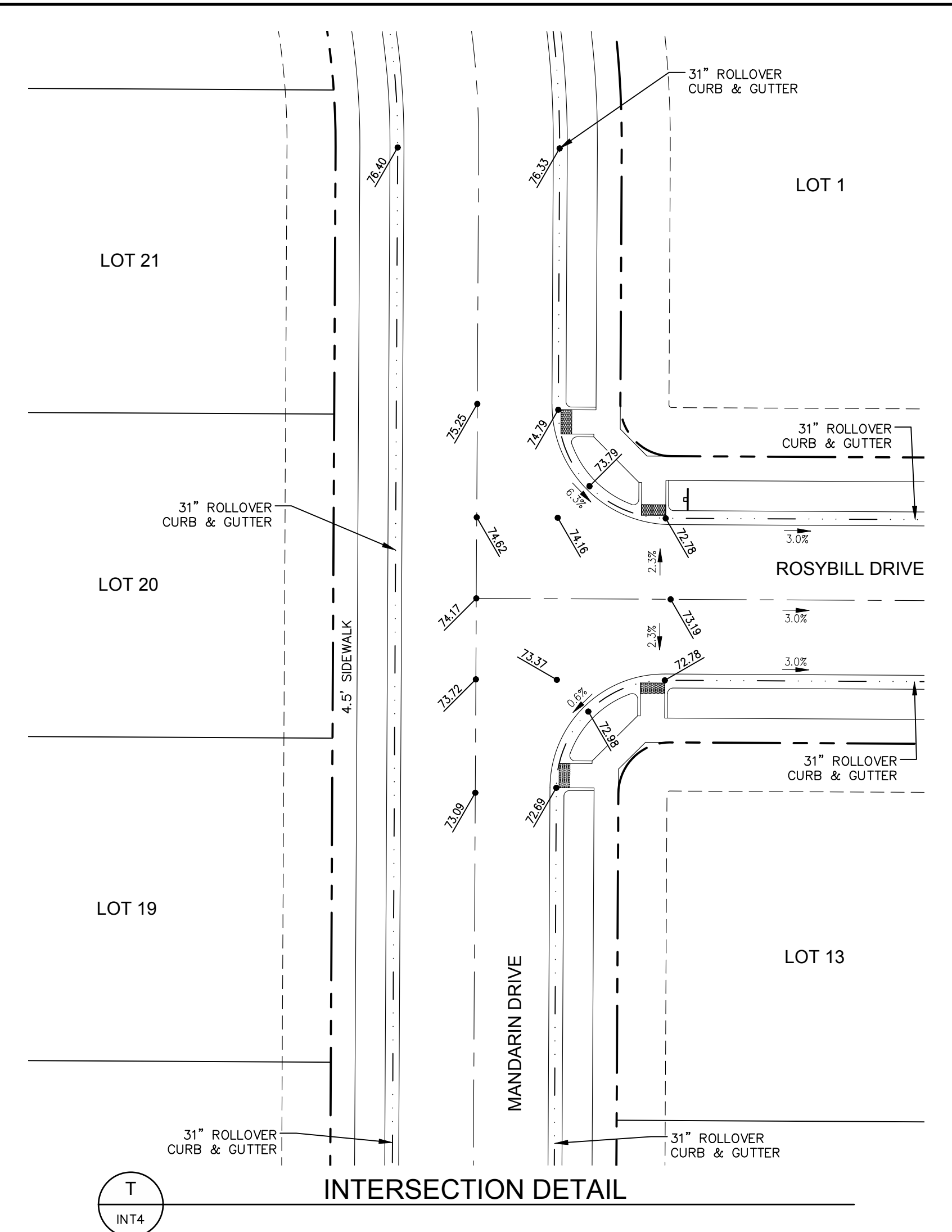
APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
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CHECKED BY:	Traffic Engineer	Date
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Revisions: **REVIEW SET**
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 4/9/14
 NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE 970.221.5158 FAX 970.221.4159 www.northernengineering.com
 PROJECT: 889-001 DATE: 4/09/14 SCALE: 1"=20' REVIEWED BY: A. Reese
 DESIGNED BY: A. Reese DRAWN BY: R. Curtiss
 WATERFIELD THIRD FILING INTERSECTION DETAILS
 Sheet INT3
 Of 123 Sheets

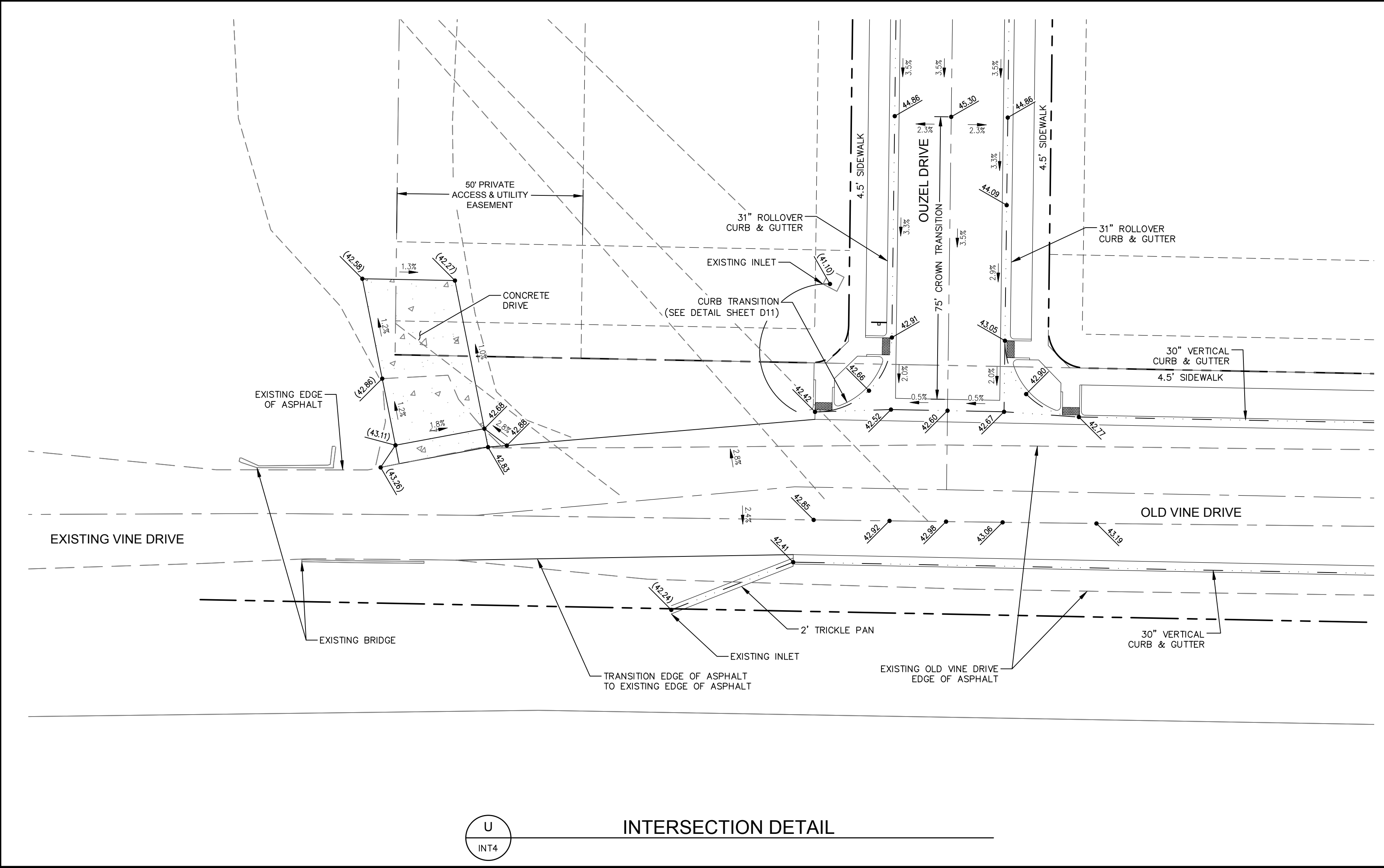
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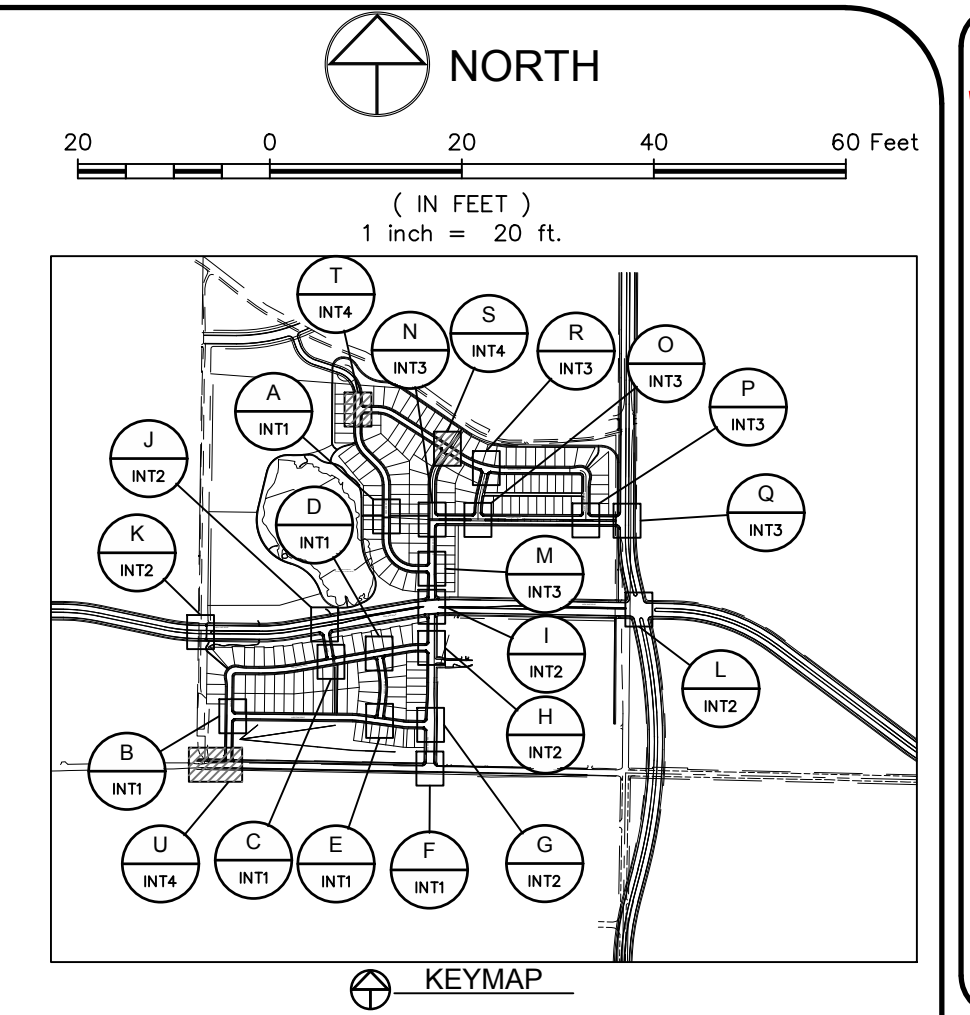
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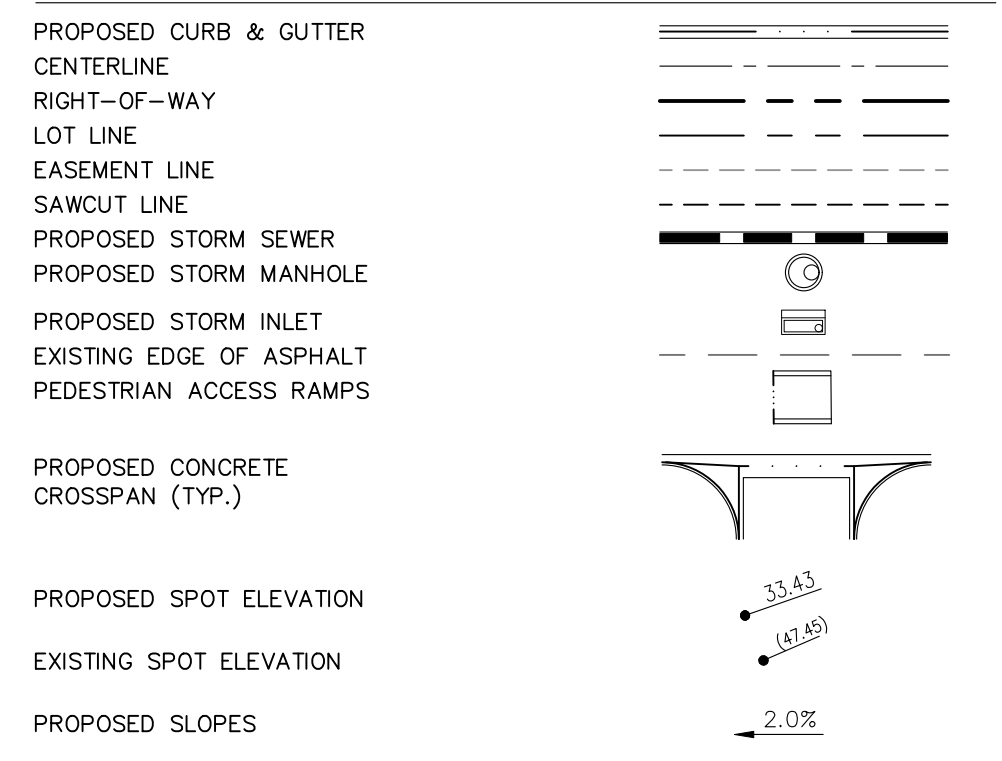
INTERSECTION DETAIL



INTERSECTION DETAIL



LEGEND:



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Revisions:
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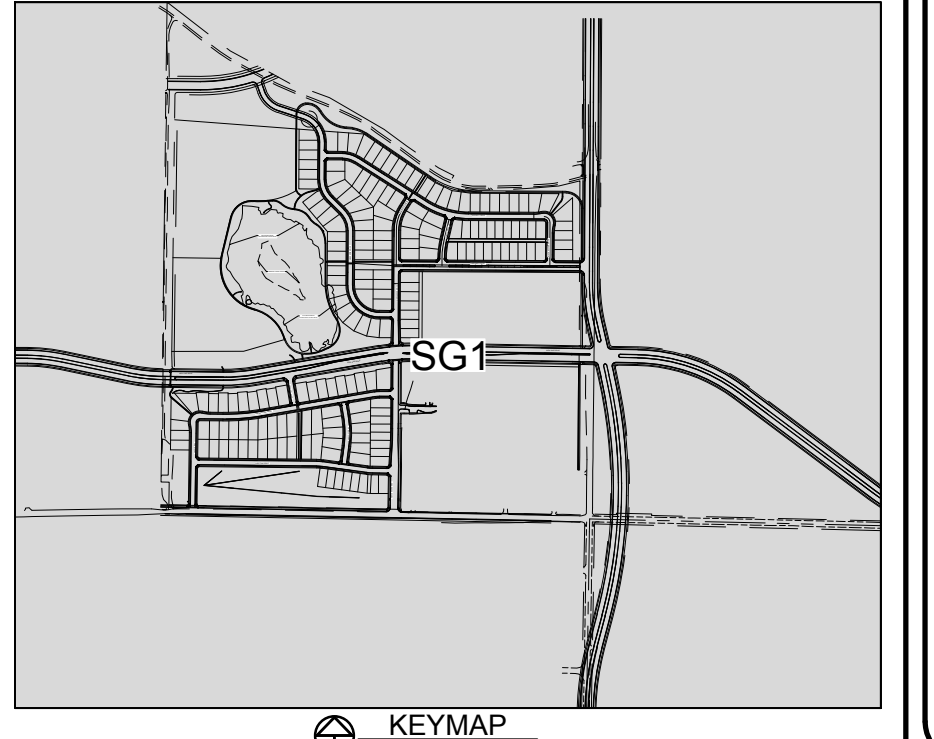
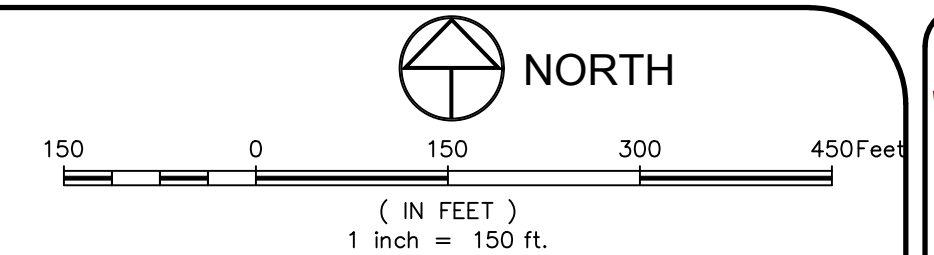
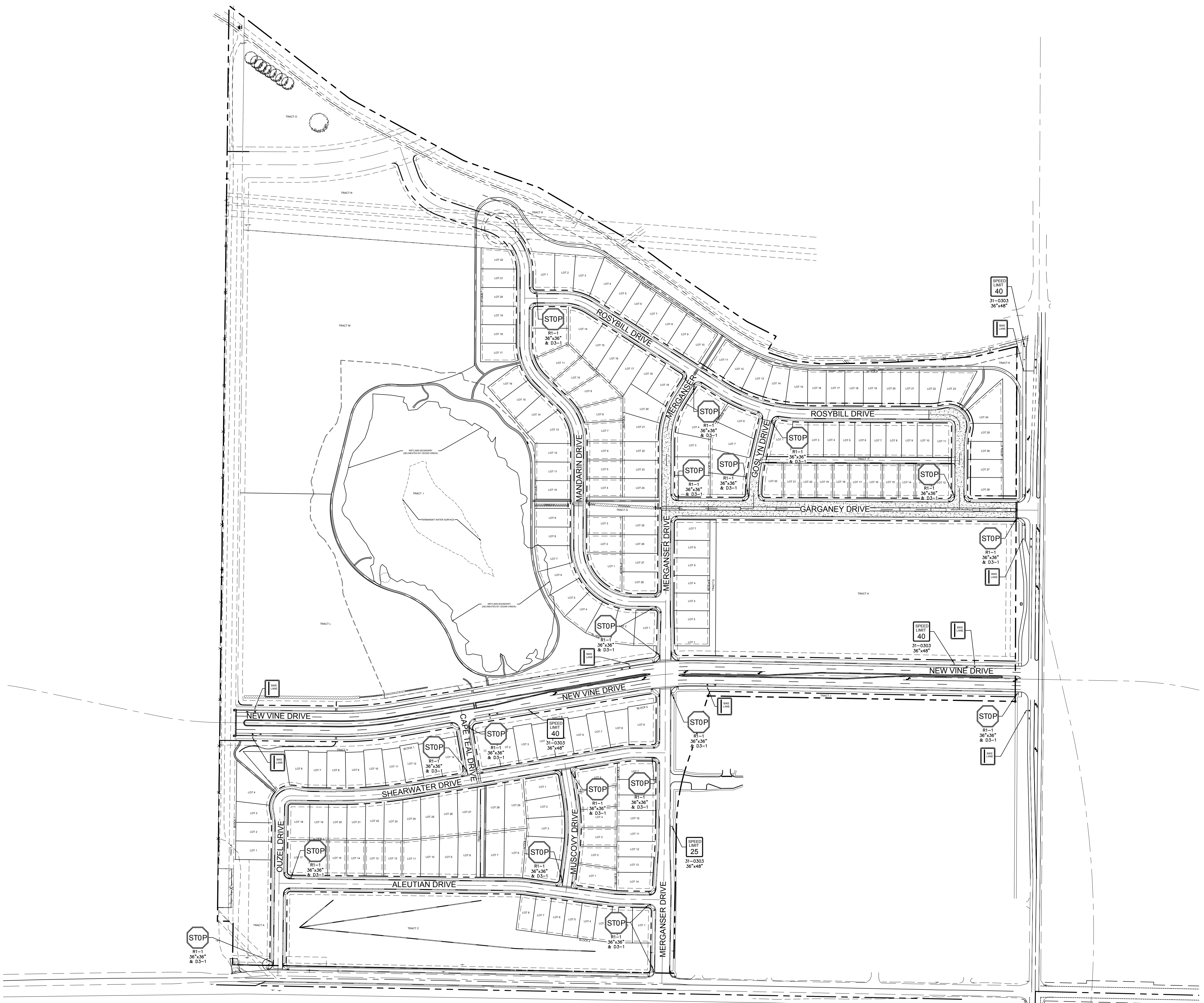
NORTHERN ENGINEERING
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 Fort Collins, Colorado 80524
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 www.northernengineering.com

PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	A. Reese	SCALE:	1" = 20'
DRAWN BY:	A. Reese	REVIEWED BY:	R. Curtiss

WATERFIELD THIRD FILING
 INTERSECTION DETAILS

Sheet
INT4
 Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\DWG\31-0303\PLAN\SG1.dwg LAYOUT NAME: SG1 DATE: Apr 09, 2014 10:35am CAD OPERATOR: Comp#
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LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
LOT LINE	---
ROAD ROW LINE	---
EXISTING FENCE LINE	-x-
EXISTING EDGE OF GRAVEL	---

- SIGNAGE NOTES:**
- ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE LCUASS STANDARDS.
 - A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE CITY OF FORT COLLINS TRAFFIC ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
 - THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
 - SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
 - SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE CITY OF FORT COLLINS RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE CITY OF FORT COLLINS DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE DOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).

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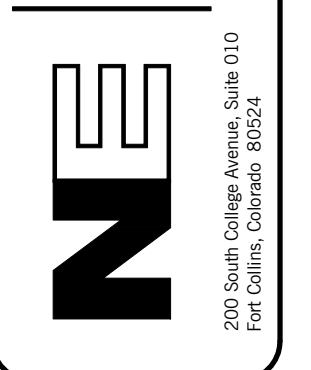
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Revisions:
 No. _____
 Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

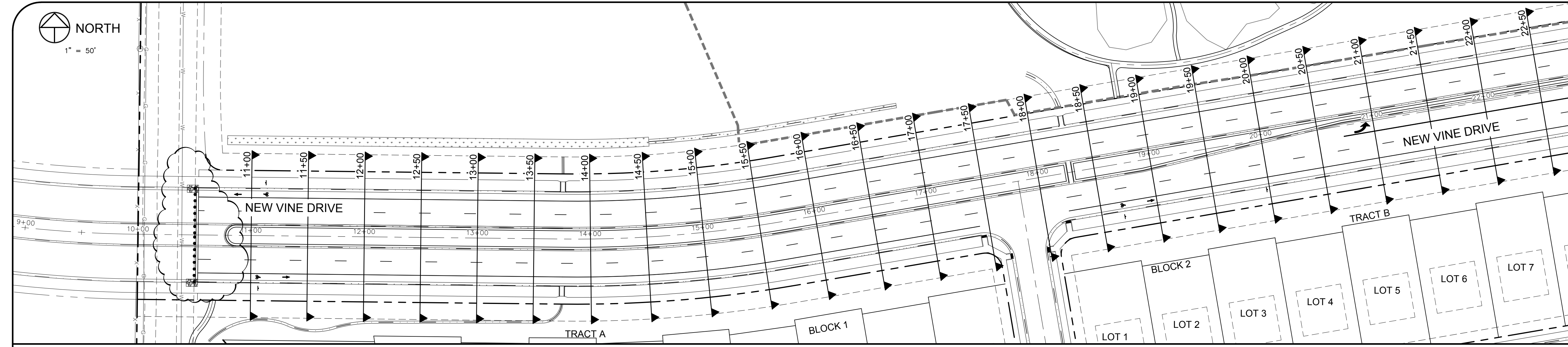
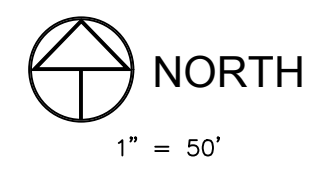
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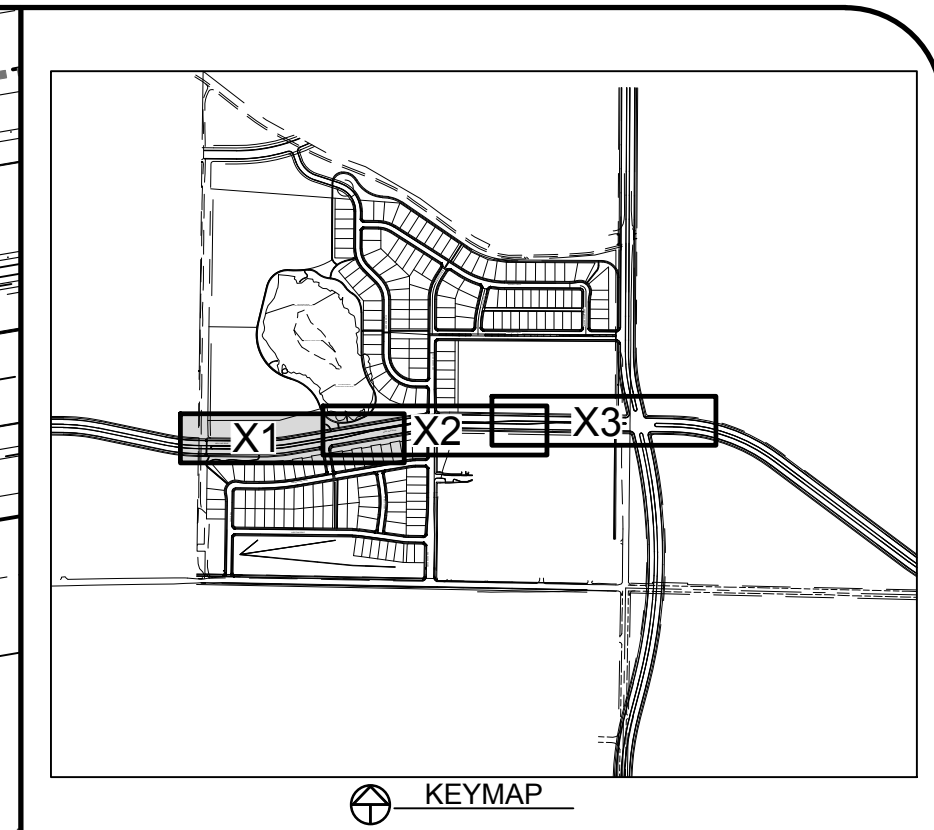


PROJECT:	889-001	DATE:	4/09/14
DESIGNED BY:	C. SNOWDON	SCALE:	1" = 150'
DRAWN BY:	D. FRY	REVIEWED BY:	R. CURTIS

WATERFIELD THIRD FILING
 SIGNAGE PLAN

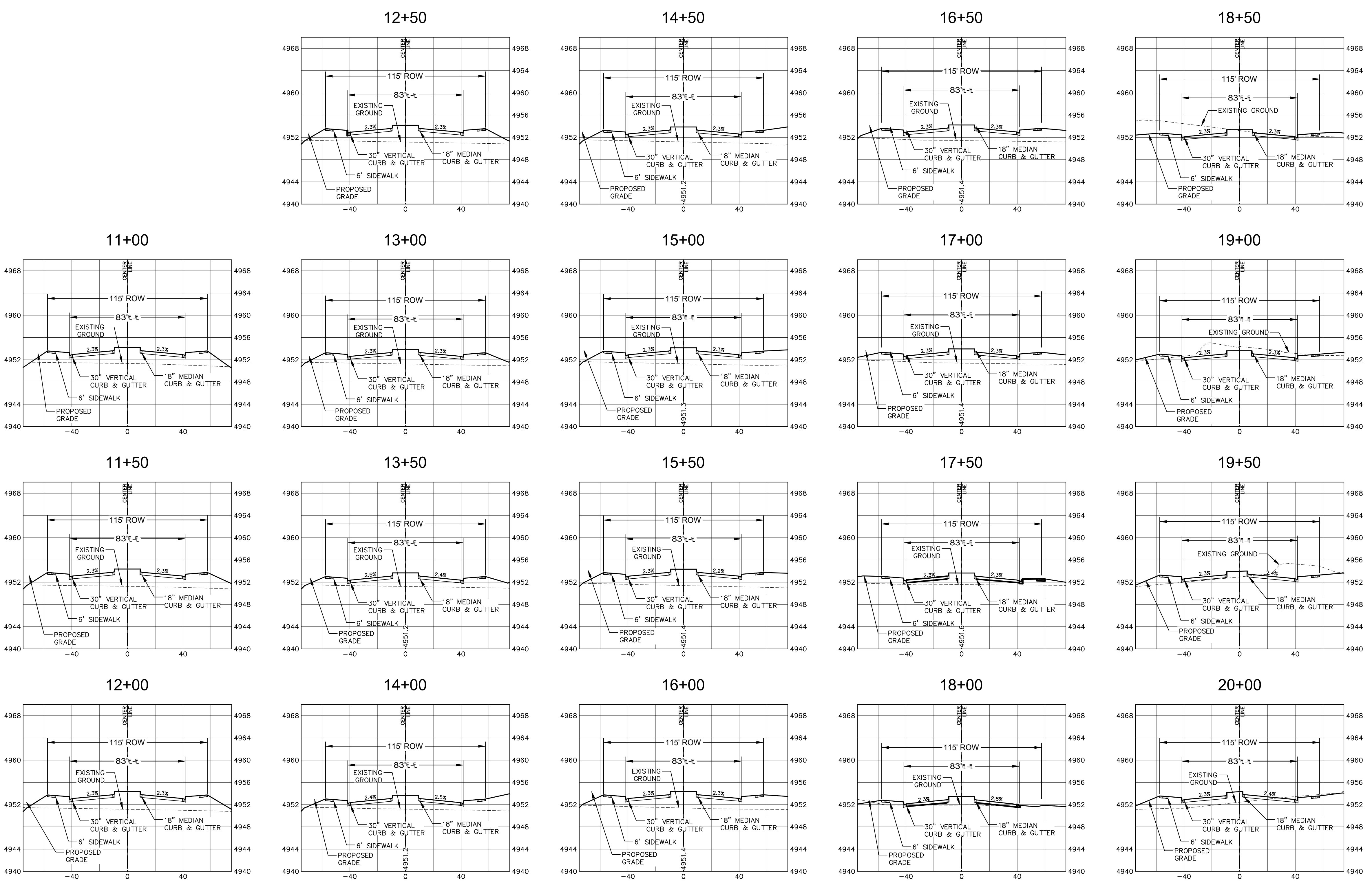


**NEW VINE DRIVE
CROSS-SECTION**
SCALE: 1" = 40' (H) 1" = 5' (V)



- LEGEND:**
- PROPOSED CURB & GUTTER
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SAW CUT LINE
 - INTERMEDIATE EDGE OF ASPHALT
 - PROPOSED STORM SEWER
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - EXISTING STORM SEWER
 - EXISTING EDGE OF ASPHALT
 - PEDESTRIAN ACCESS RAMPS
 - PROPOSED CONCRETE CROSSPAN (TYP.)
 - FUTURE CURB & GUTTER
 - FUTURE CENTERLINE
 - FUTURE RIGHT-OF-WAY

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 8. SEE DETAIL 1005 ON SHEET D10 FOR STANDARD CONCRETE PAVING JOINT PATTERNS.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

Revisions:
DATE: 4/09/14
SCALE: 1" = 40'
DESIGNED BY: C. Stenrod
DRAWN BY: C. Stenrod

REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

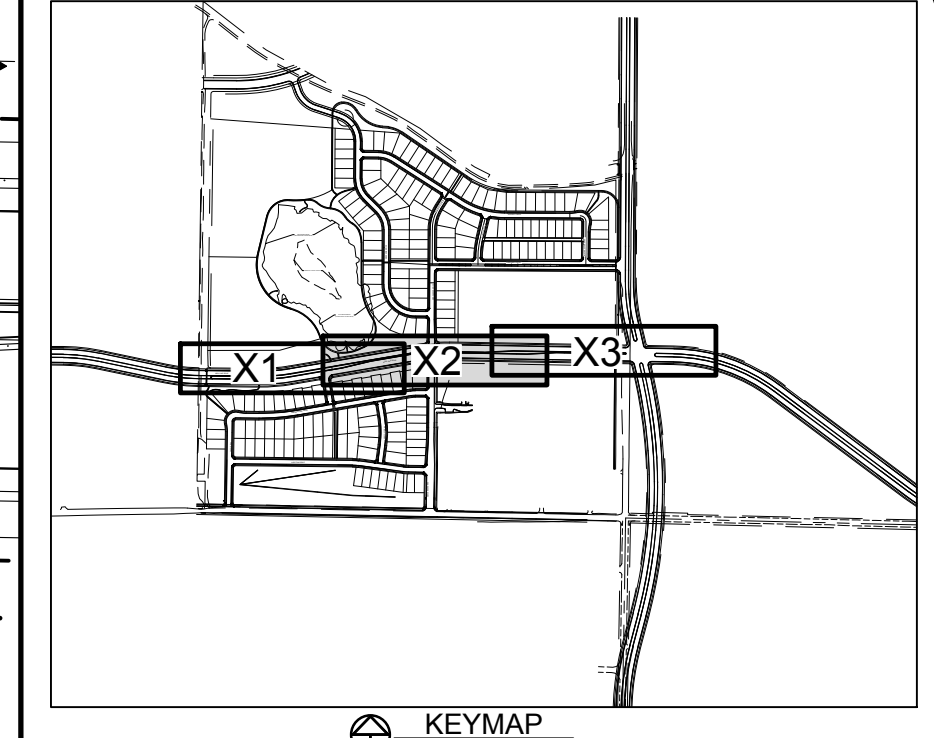
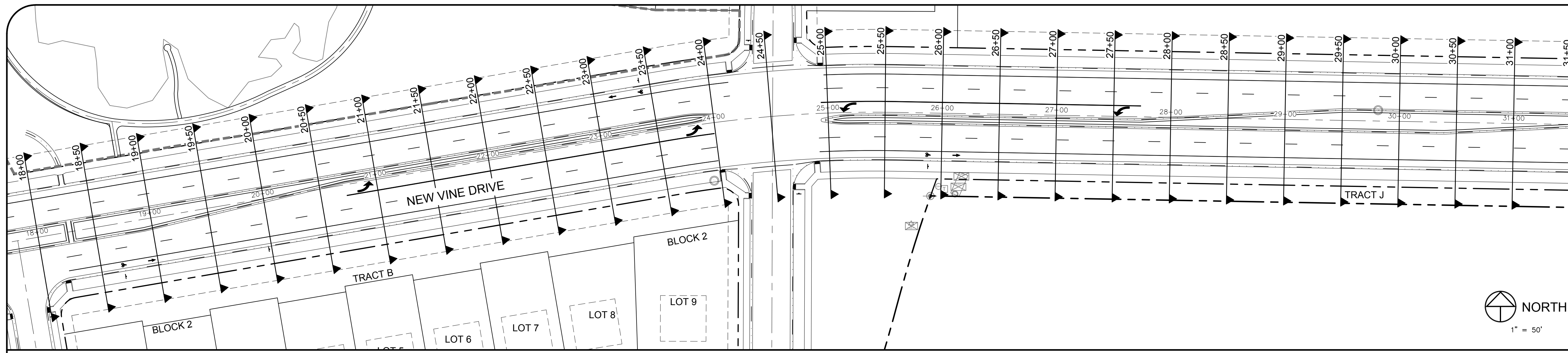
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PROJECT: 889-001
DATE: 4/09/14
SCALE: 1" = 40'
DESIGNED BY: C. Stenrod
DRAWN BY: C. Stenrod
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
**NEW VINE DRIVE
CROSS-SECTIONS**

DRAWING FILENAME: D:\Projects\889-001\Drawings\Utility\889-001-UT-01.dwg LAYOUT NAME: UT DATE: Apr 09, 2014 10:22am CAD OPERATOR: CStenrod LIST OF REVISIONS: [889-001-UT-01.dwg] [889-001-UT-01.dwg] [889-001-UT-01.dwg]



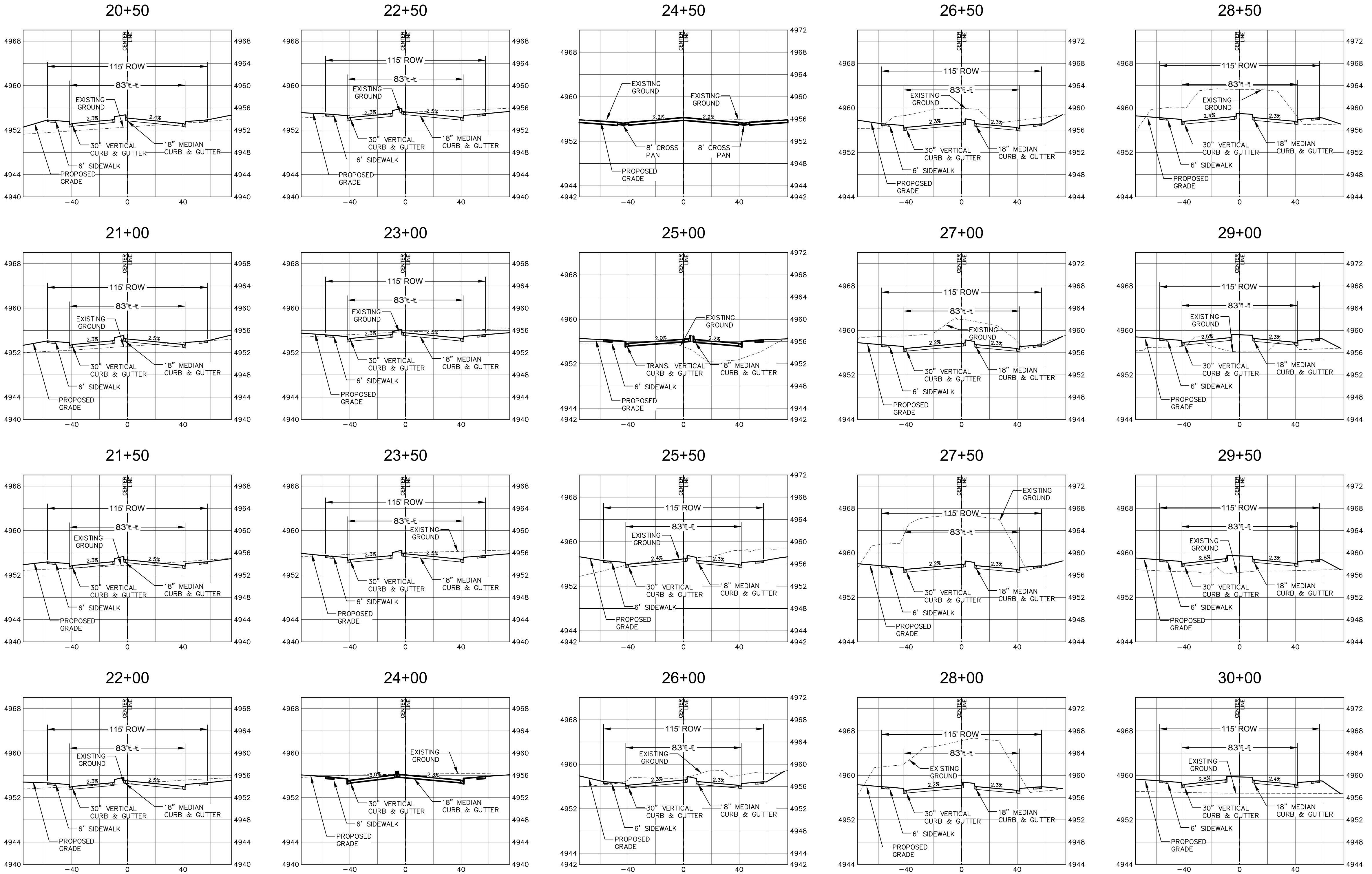
LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
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NEW VINE DRIVE CROSS-SECTION
SCALE: 1" = 40' (H) 1" = 5' (V)



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

Revisions: **REVIEW SET**
NOT FOR CONSTRUCTION
 DATE: 4/7/14

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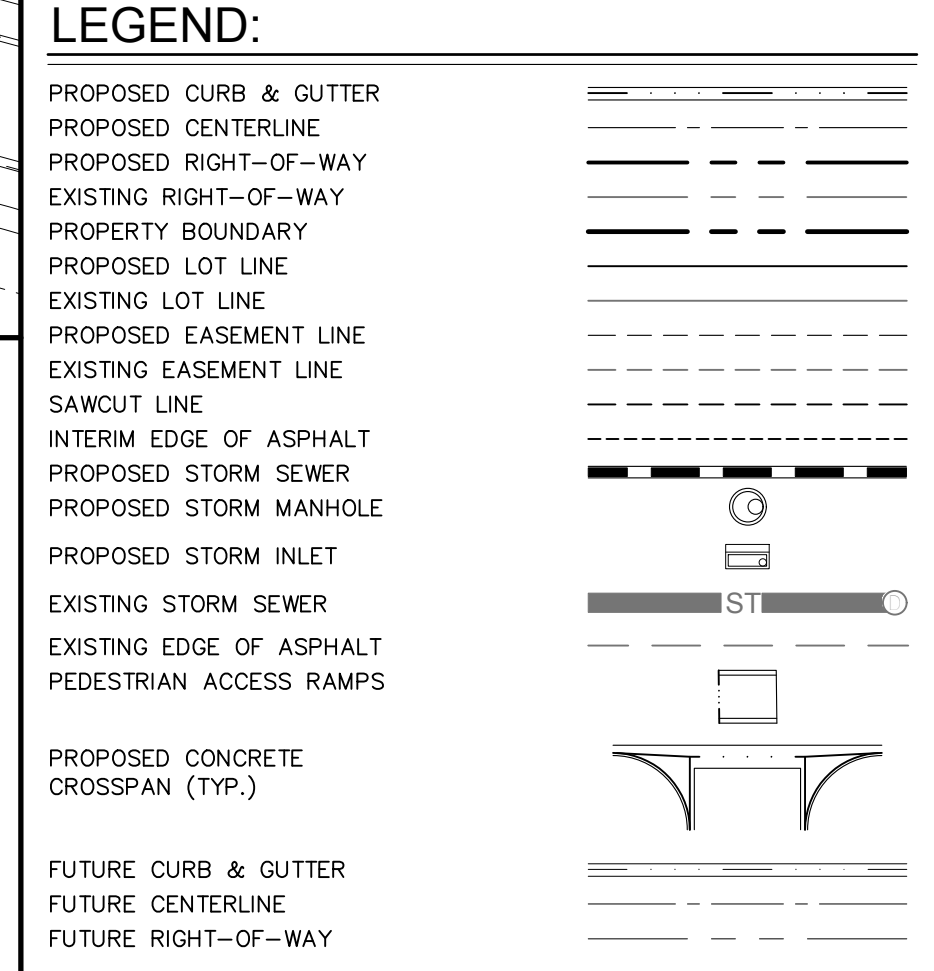
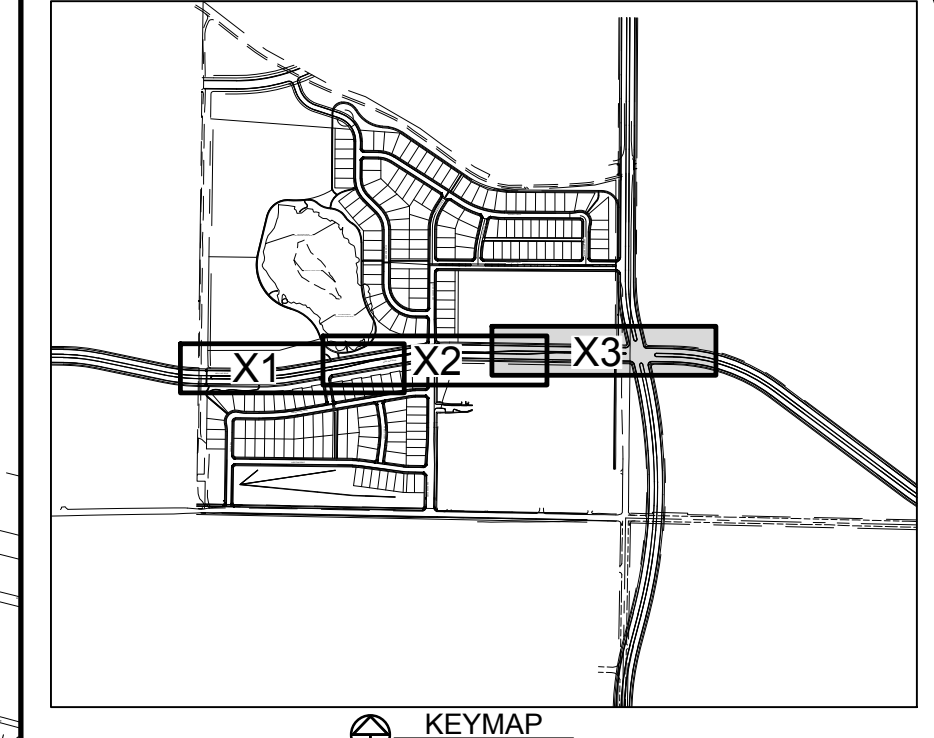
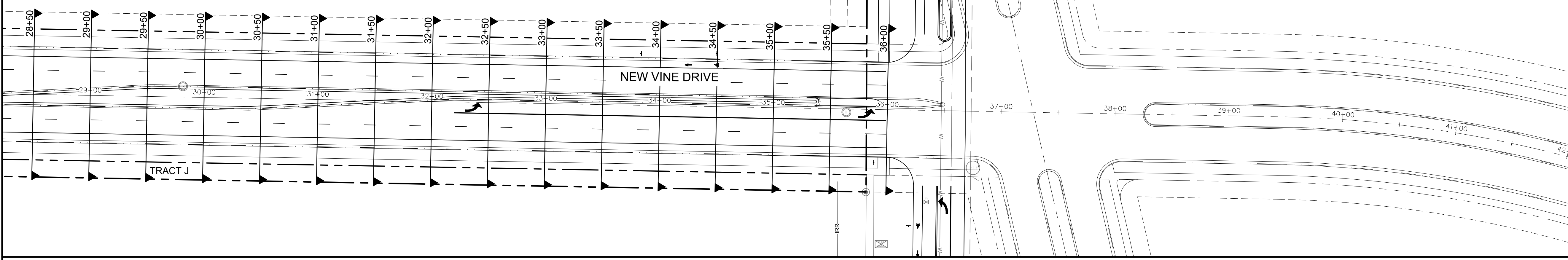
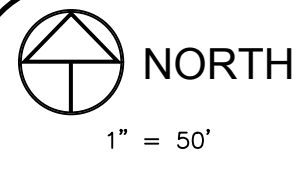
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PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Shorndon
 SCALE: 1"=40'
 DRAWN BY: C. Shorndon
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
NEW VINE DRIVE CROSS-SECTIONS

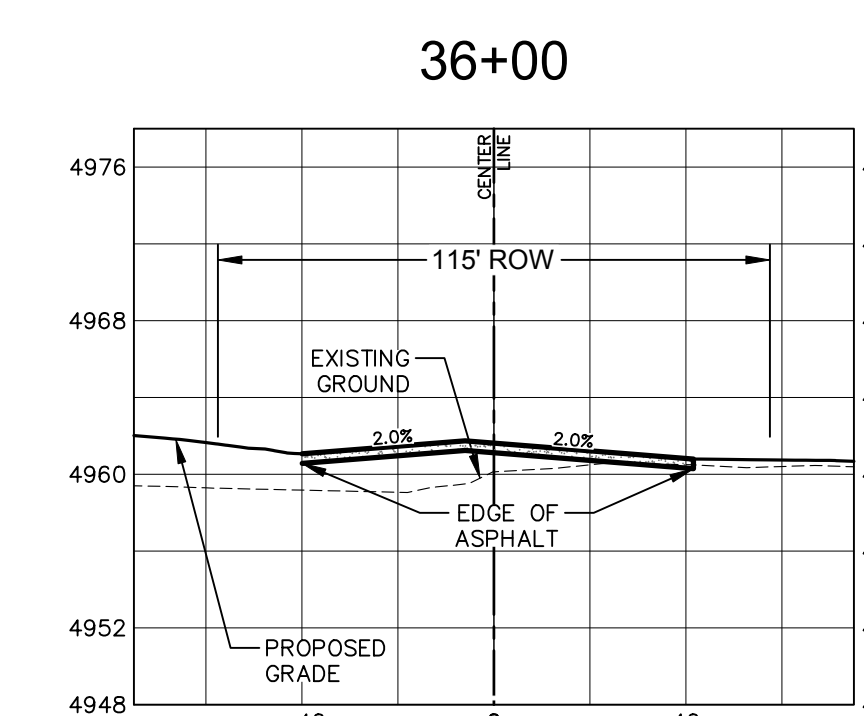
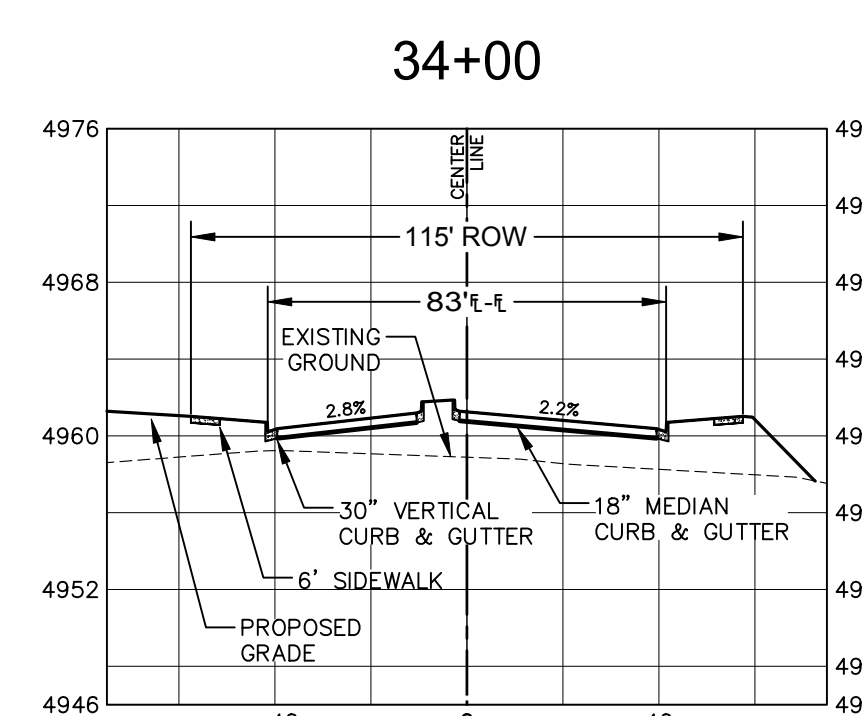
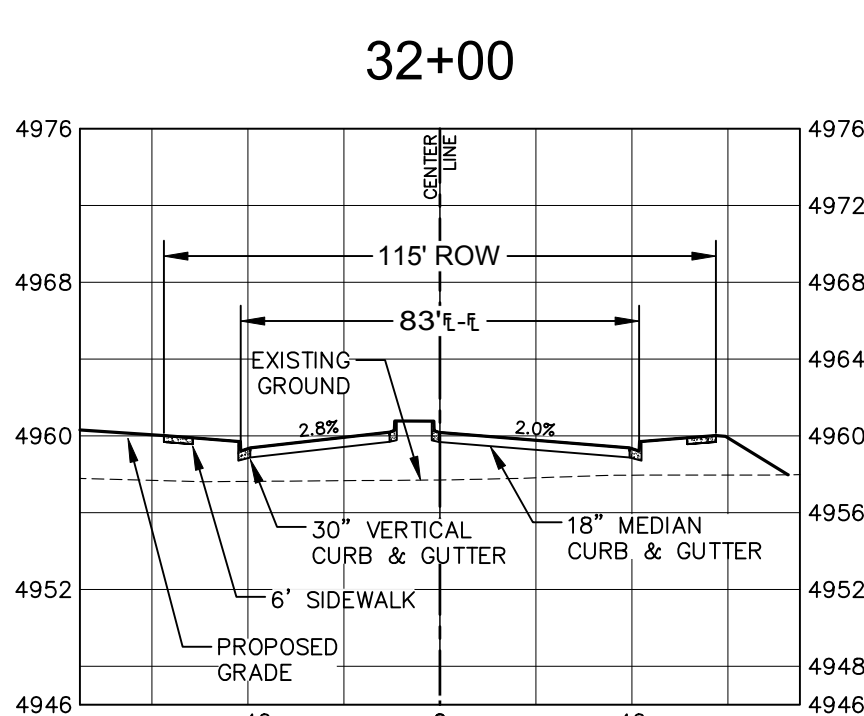
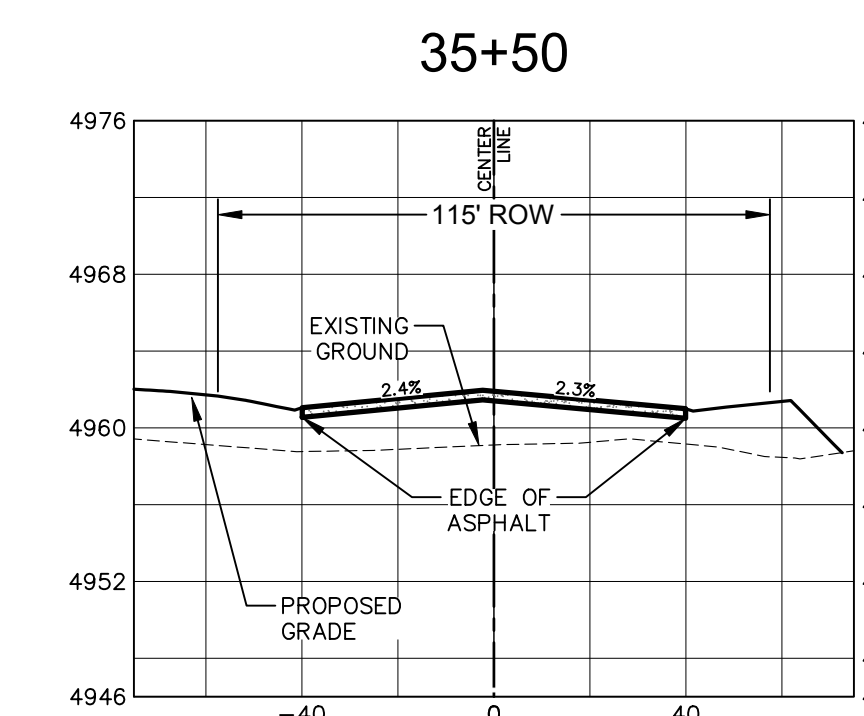
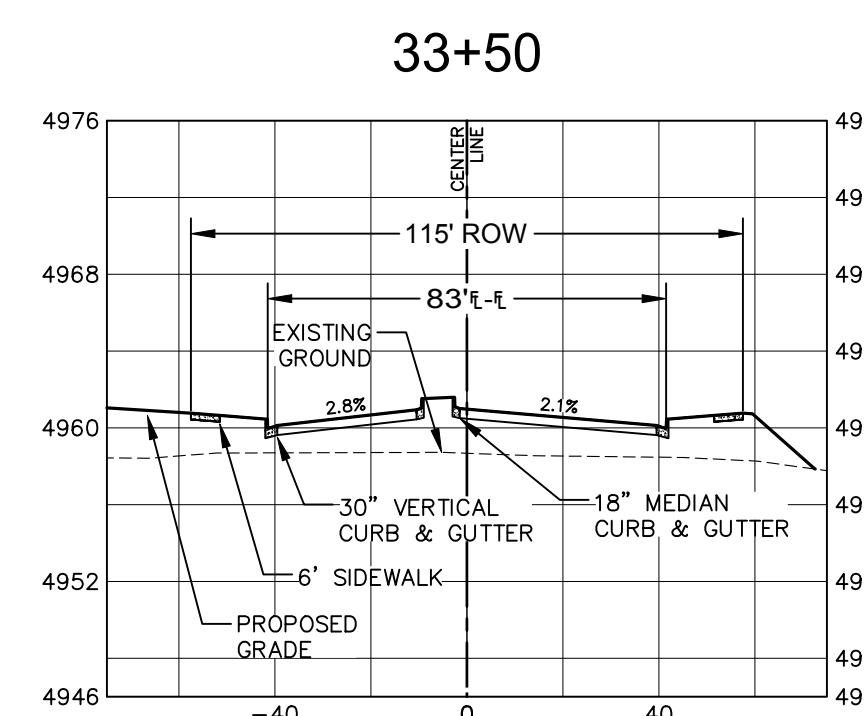
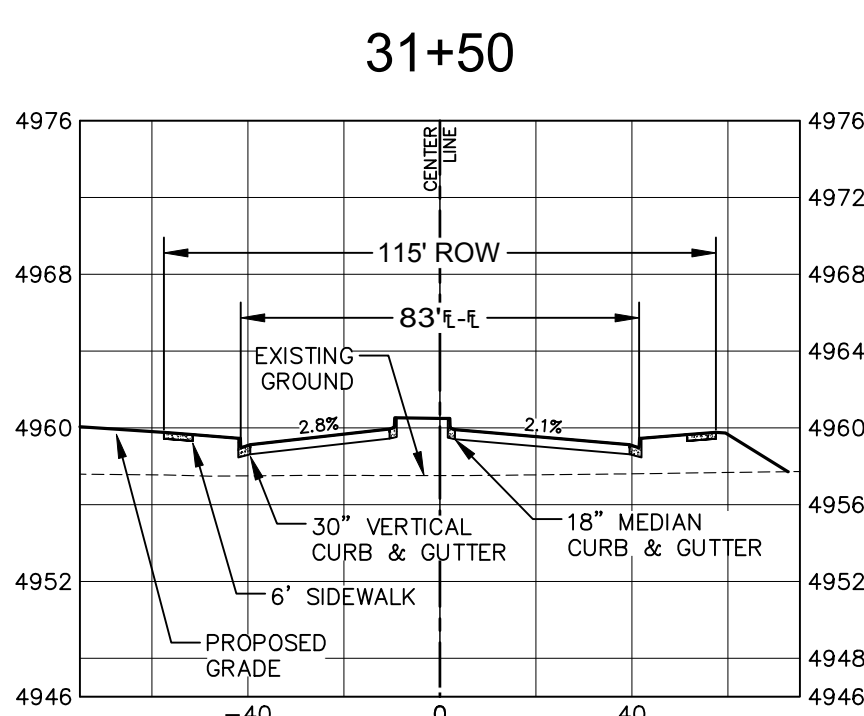
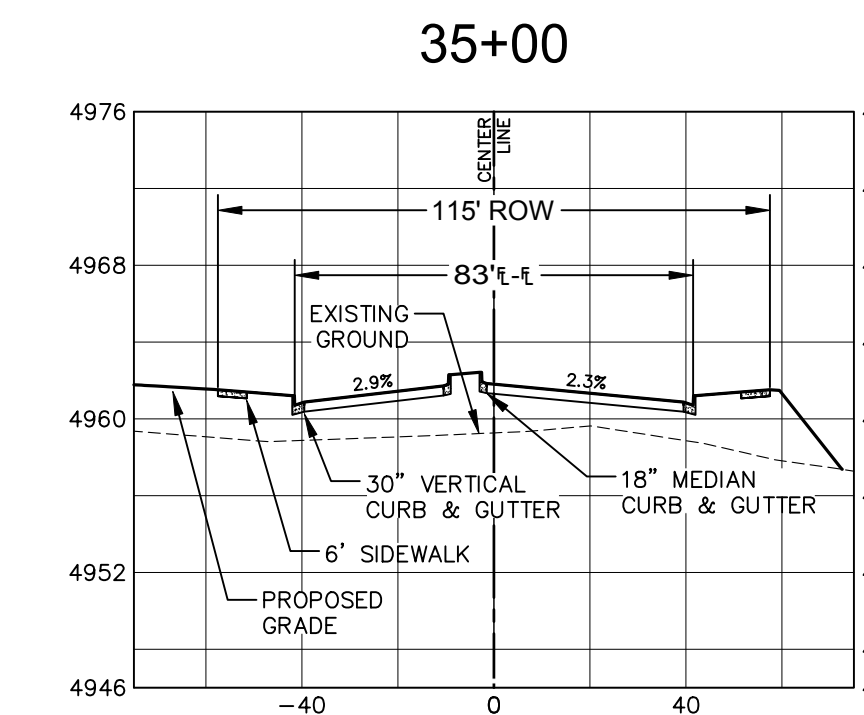
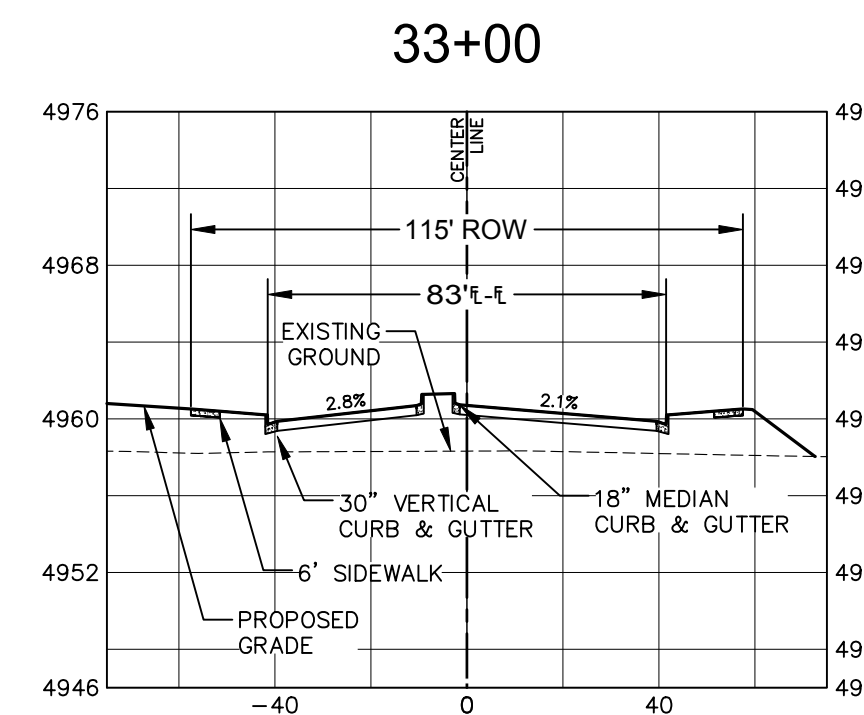
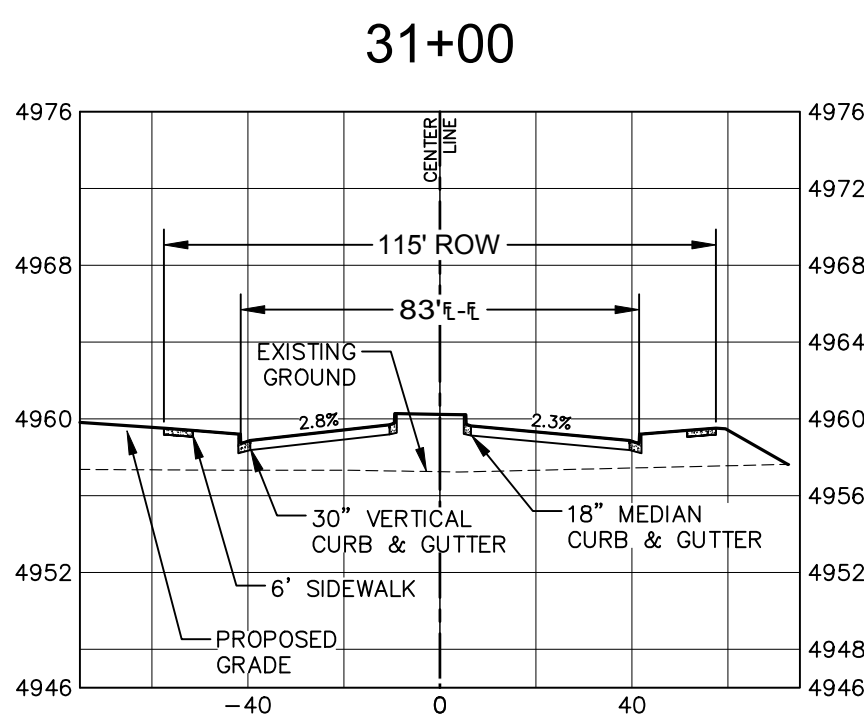
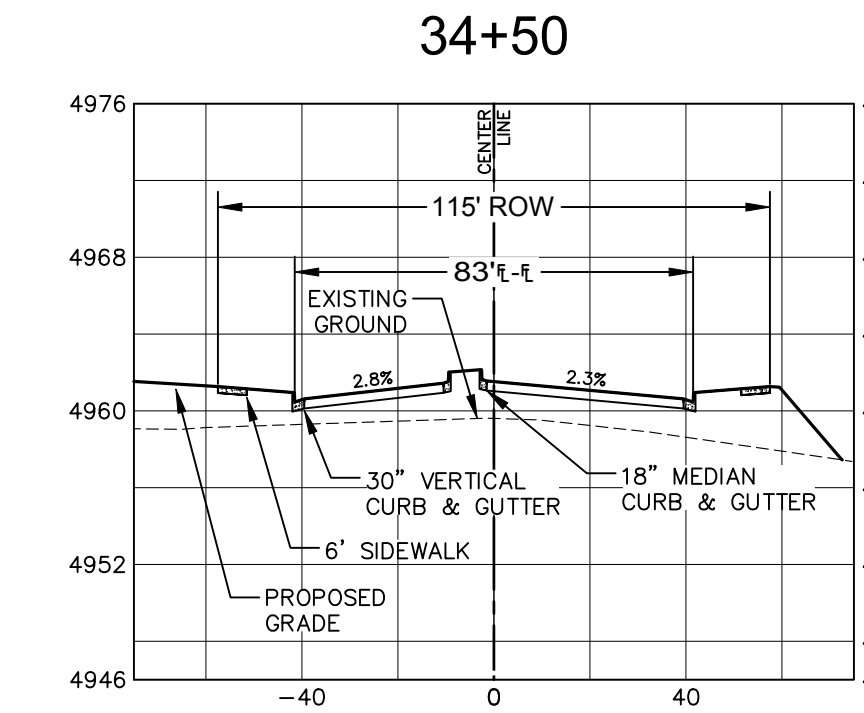
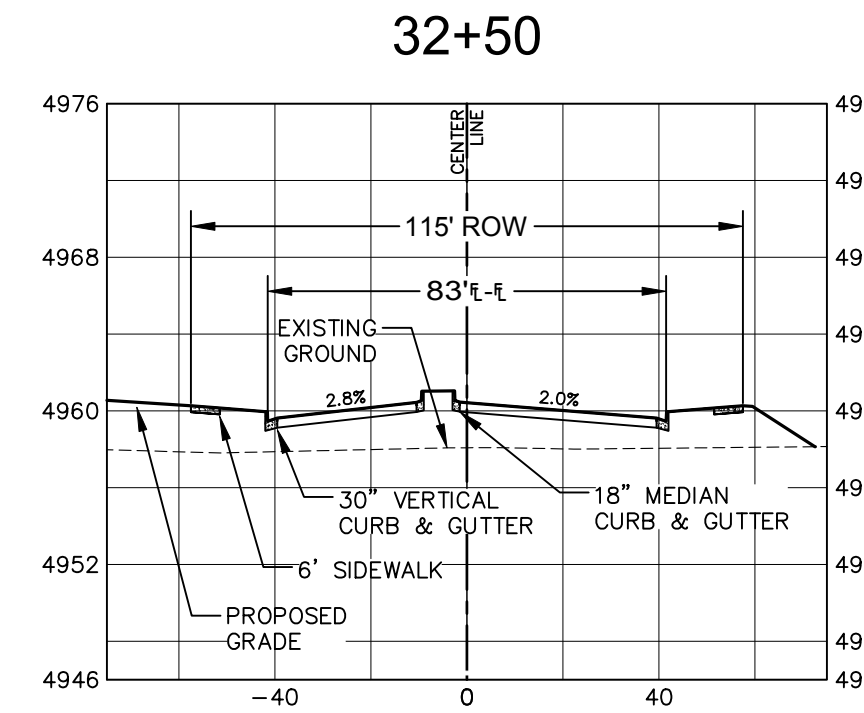
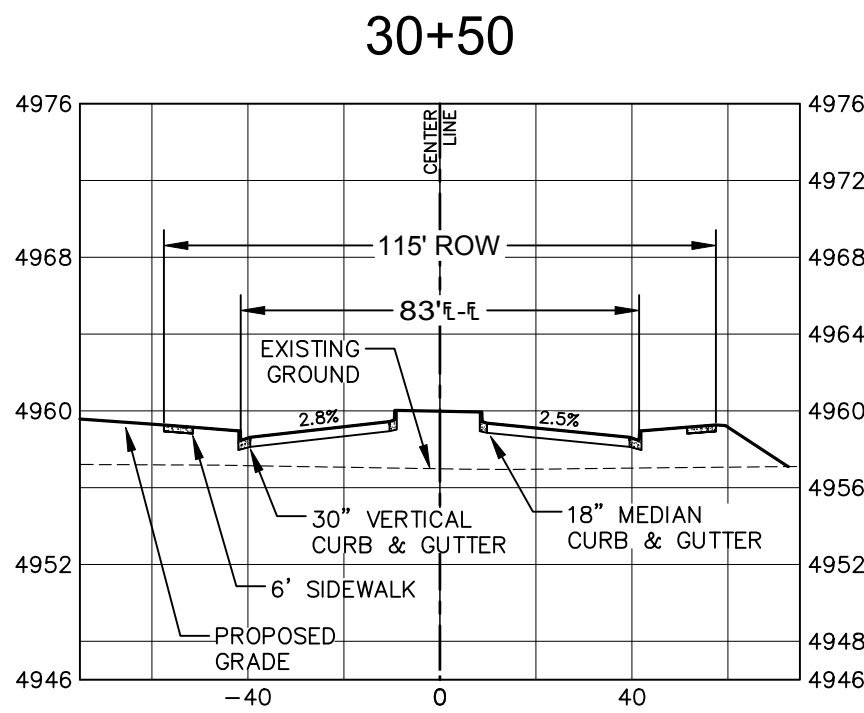
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NEW VINE DRIVE
CROSS-SECTION
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City of Fort Collins, Colorado
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Revisions:
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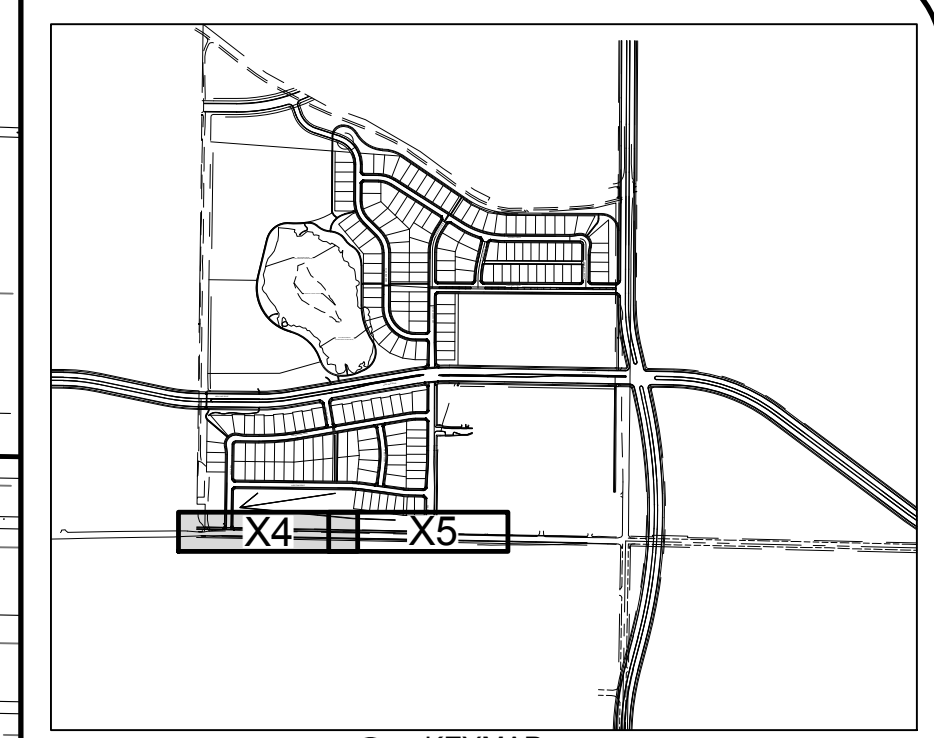
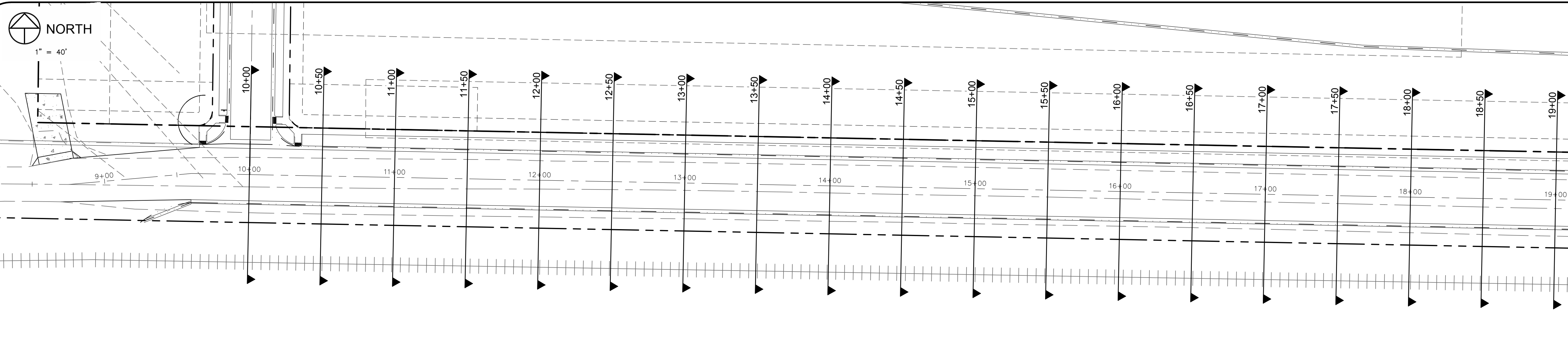
NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT: 888-001
DATE: 4/09/14
DESIGNED BY: C. Shorndon
DRAWN BY: C. Shorndon
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
**NEW VINE DRIVE
CROSS-SECTIONS**

Sheet
X3
Of 123 Sheets

DRAWING FILENAME: D:\Projects\888-001\Drawings\Utility\888-001-UTL-001.dwg DATE: Apr 09, 2014 10:22am CAD OPERATOR: Cshp
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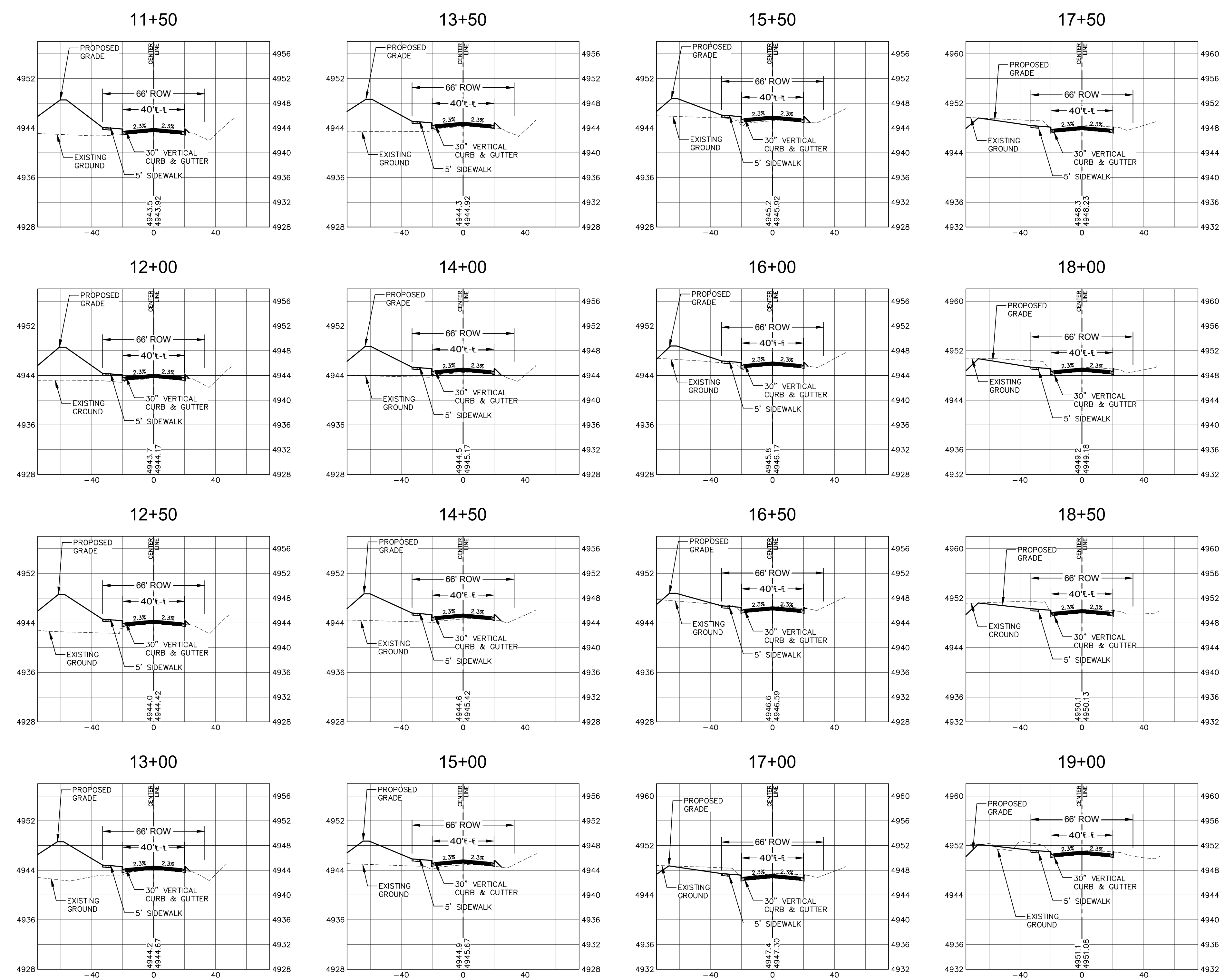


**OLD VINE DRIVE
CROSS-SECTION**
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Date: _____
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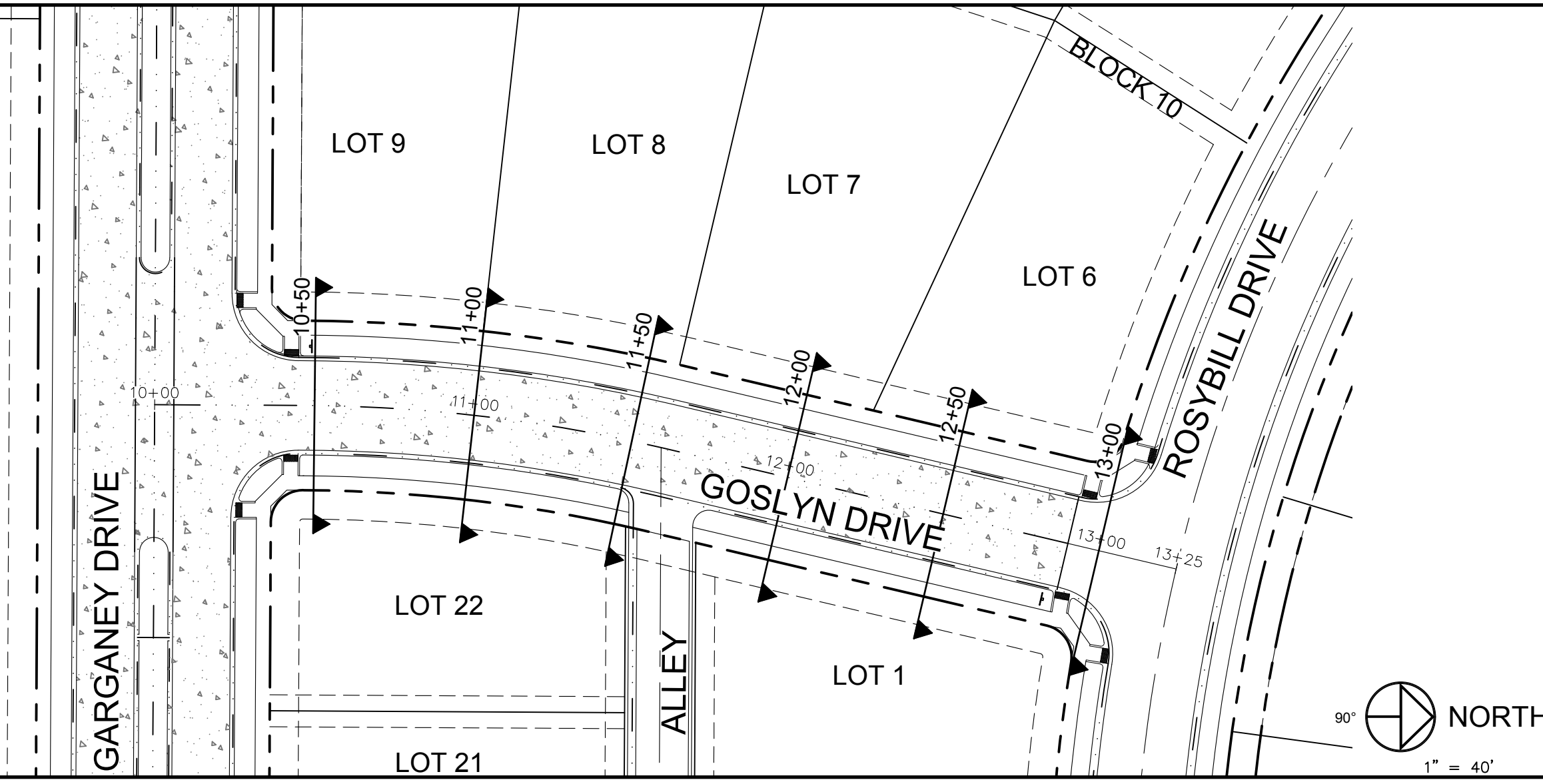
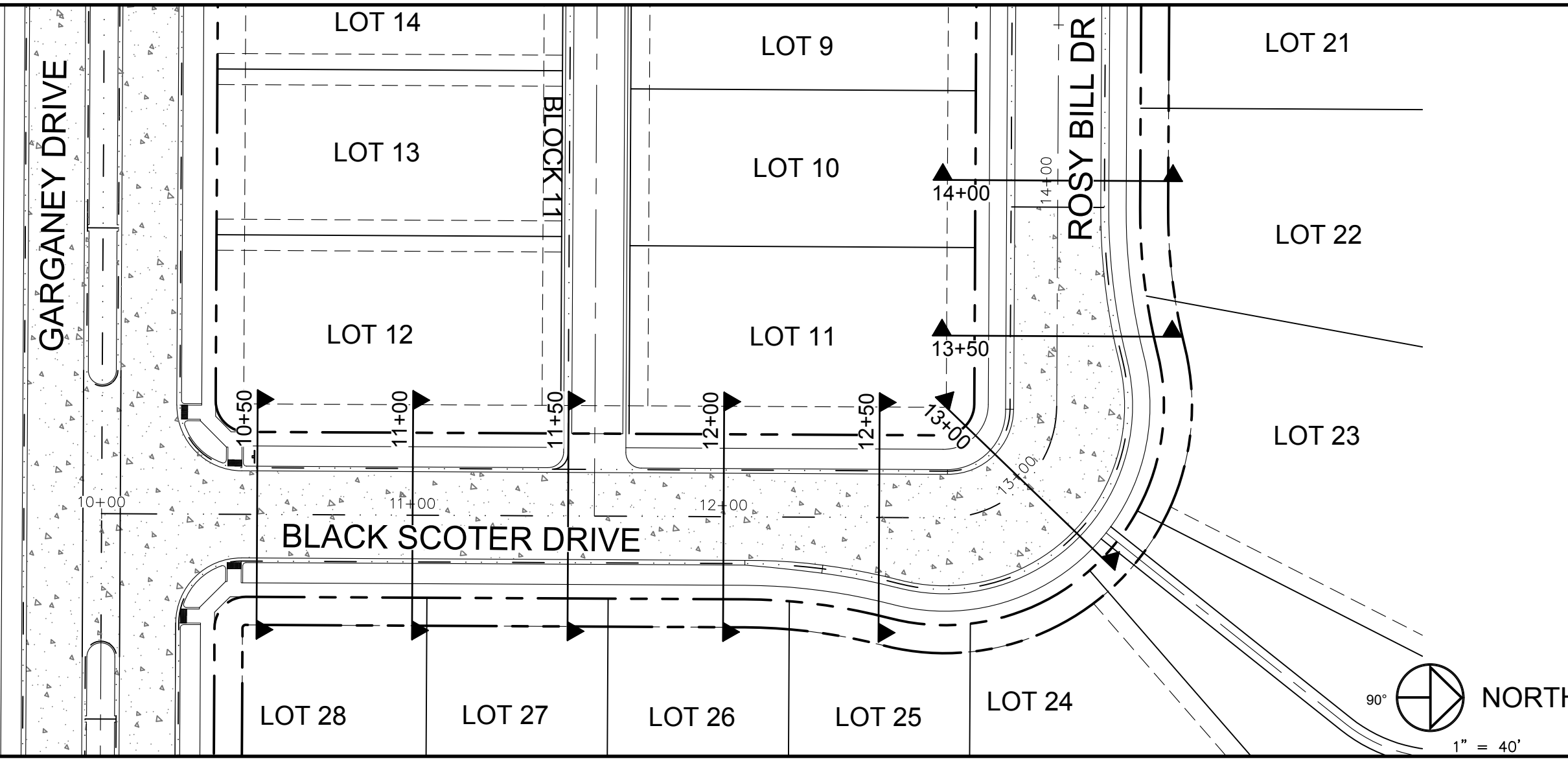
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PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: C. Snordon
DRAWN BY: C. Snordon
SCALE: 1" = 40'
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
**OLD VINE DRIVE
CROSS-SECTIONS**

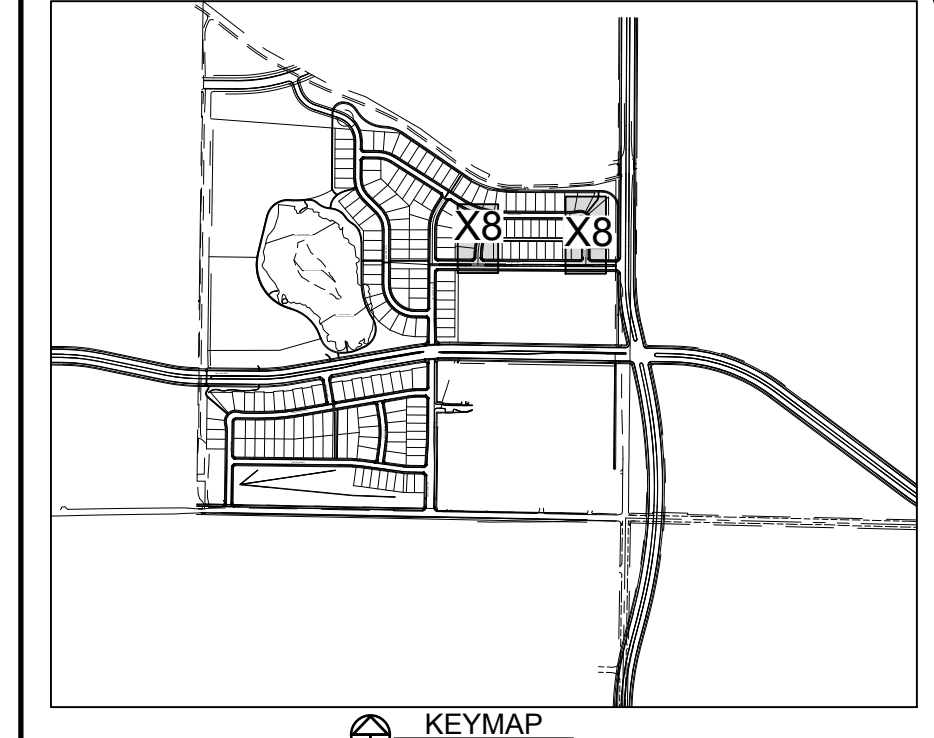
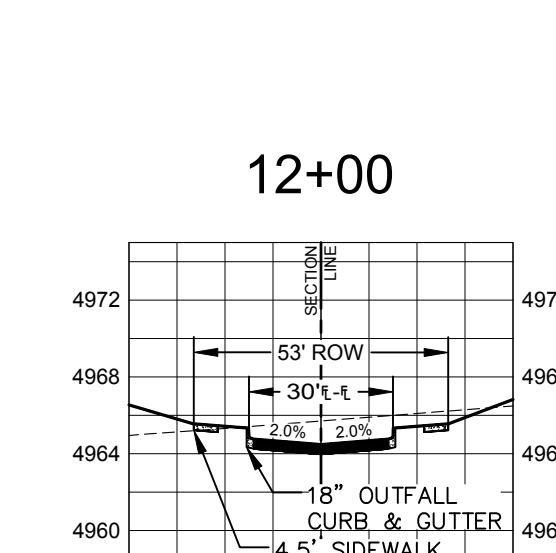
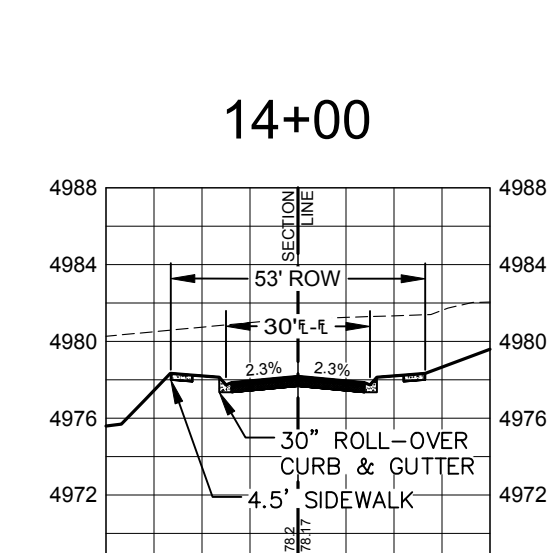
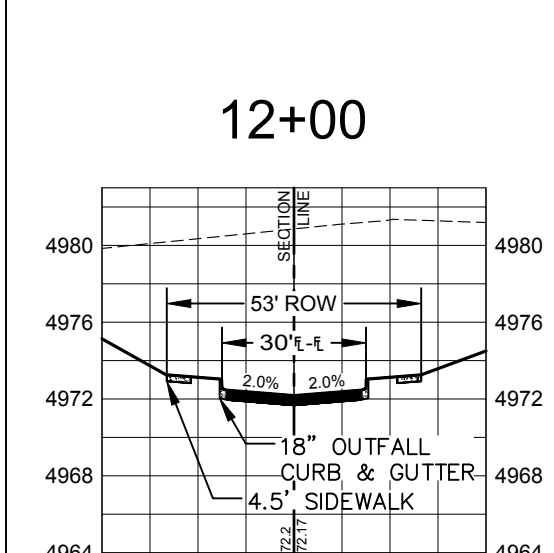
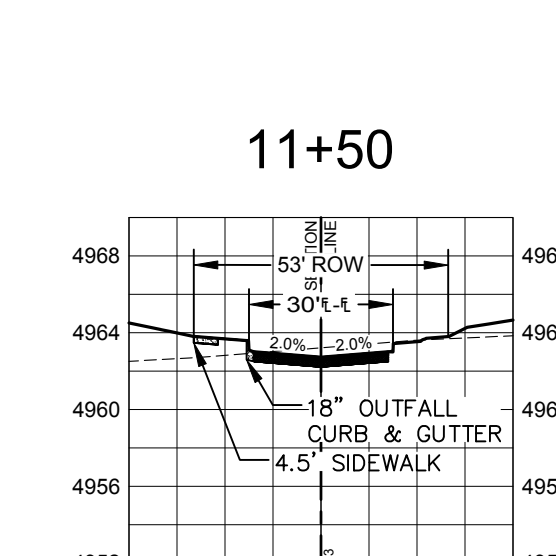
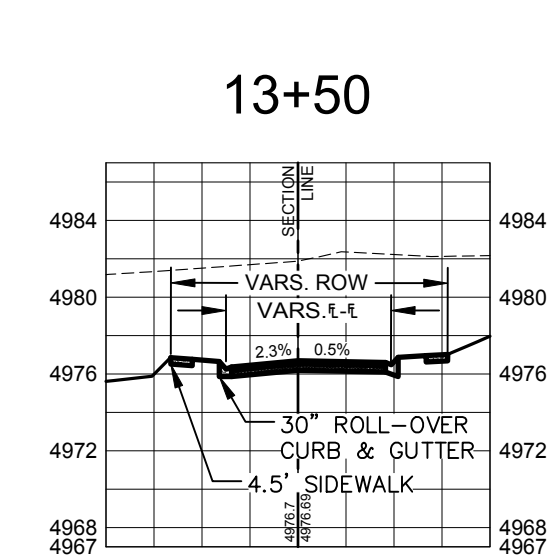
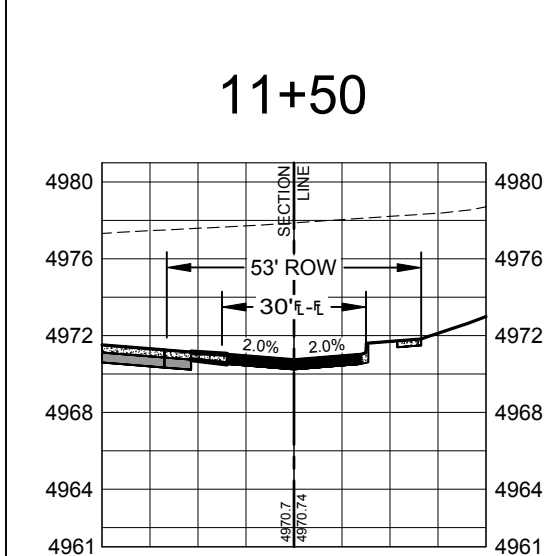
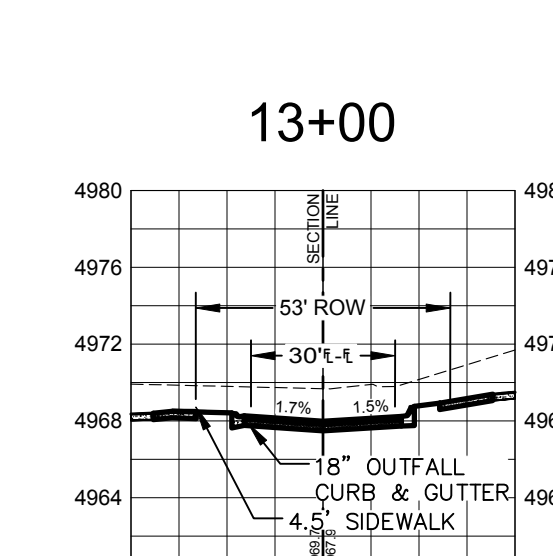
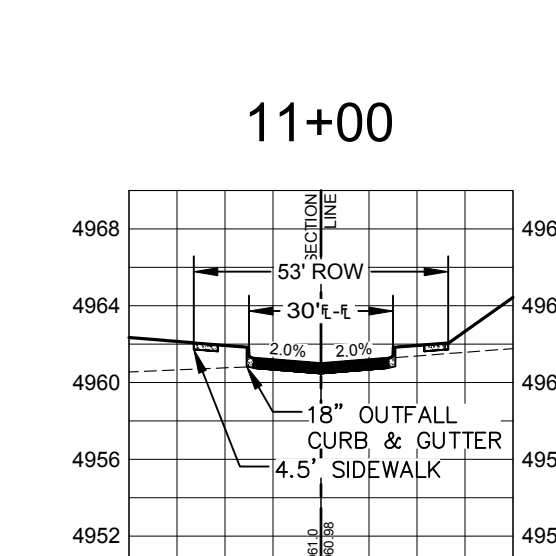
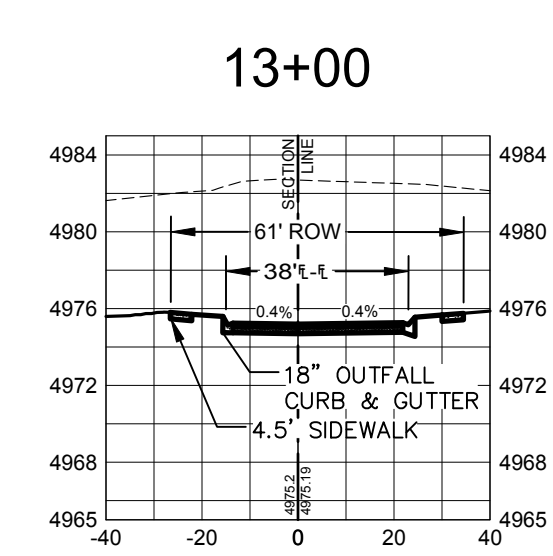
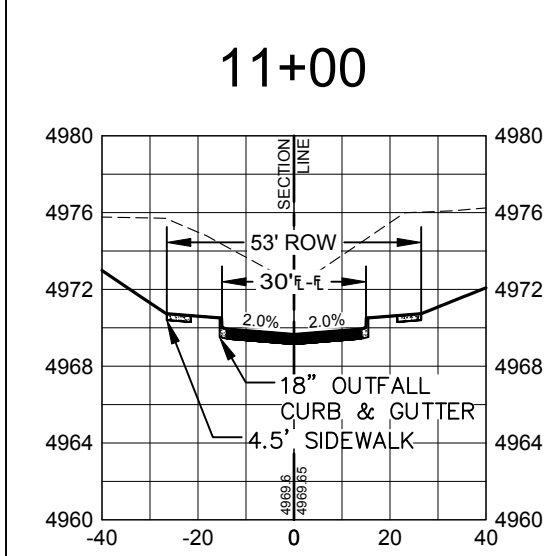
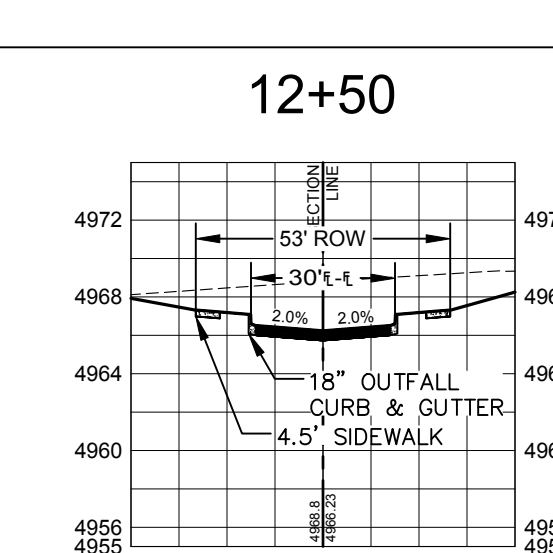
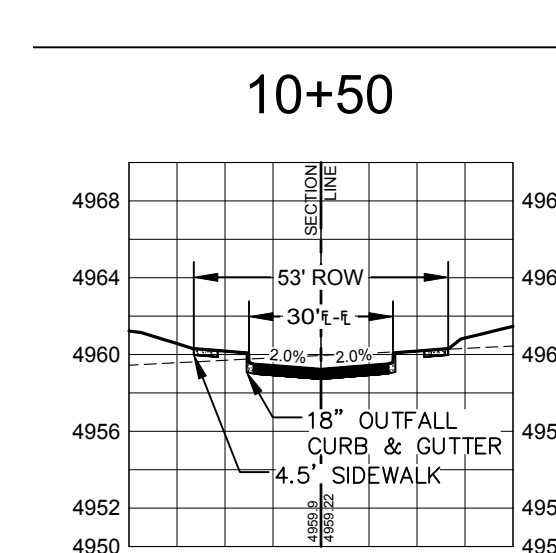
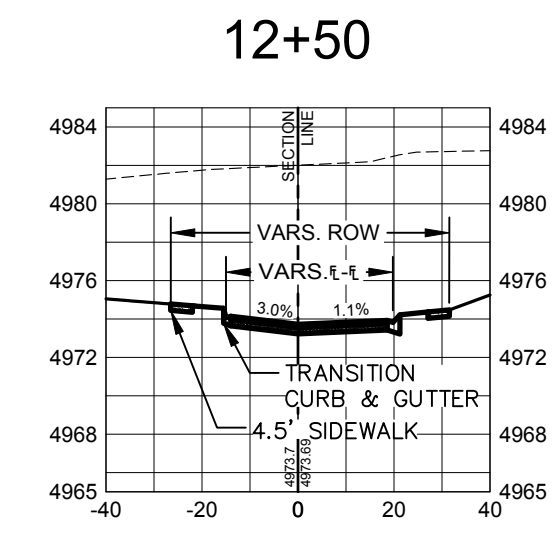
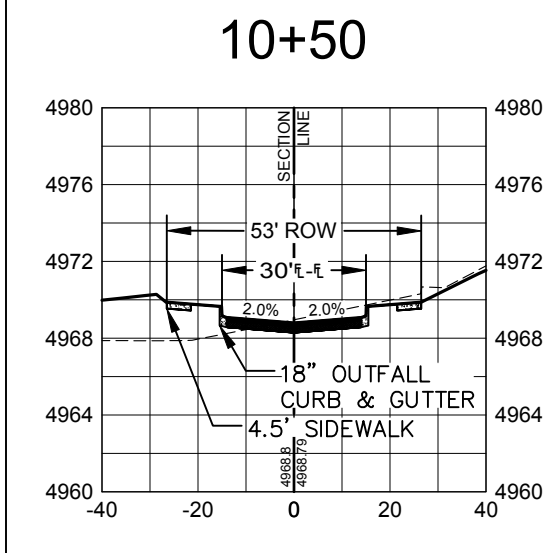
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**BLACK SCOTER DR
CROSS-SECTION**
SCALE: 1" = 40' (H) 1" = 5' (V)

**GOSLYN DR
CROSS-SECTION**
SCALE: 1" = 40' (H) 1" = 5' (V)



- LEGEND:**
- PROPOSED CURB & GUTTER
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SAWCUT LINE
 - INTERIM EDGE OF ASPHALT
 - PROPOSED STORM SEWER
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - EXISTING STORM SEWER
 - EXISTING EDGE OF ASPHALT
 - PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)
- FUTURE CURB & GUTTER
FUTURE CENTERLINE
FUTURE RIGHT-OF-WAY

- NOTES:**
- 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.
 - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
 - EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
 - CROSS PANS ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
 - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 - CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS.
 - SEE DETAIL 1005 ON SHEET D10 FOR STANDARD CONCRETE PAVING JOINT PATTERNS.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

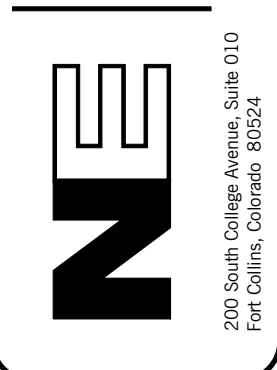
CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

Revisions:
 No. _____
 Description _____
 Date _____

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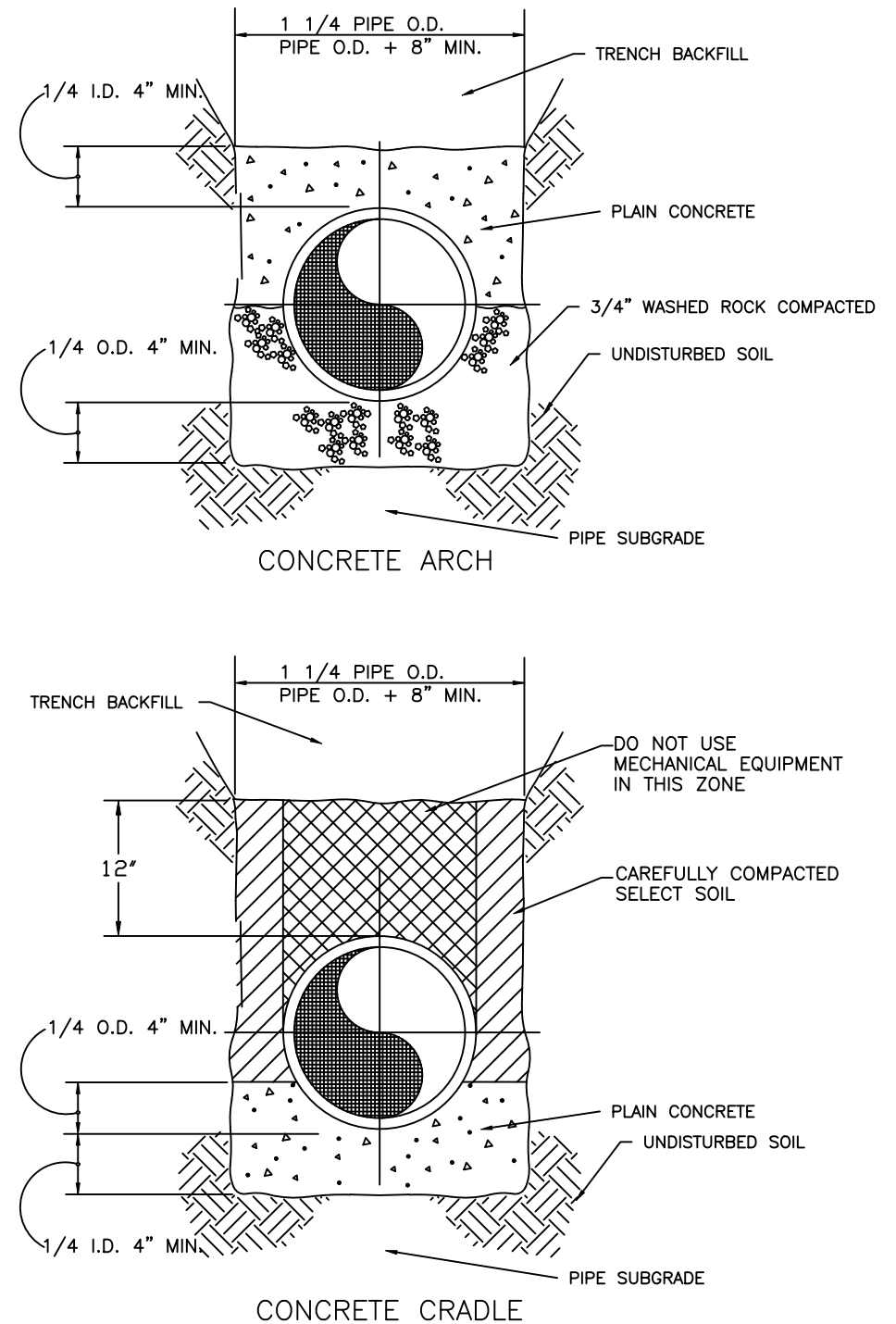


PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. Shorndon
 SCALE: 1" = 40'
 DRAWN BY: C. Shorndon
 REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
**BLACK SCOTER DRIVE & GOSLYN DRIVE
CROSS-SECTIONS**

Sheet
X8
 Of 123 Sheets

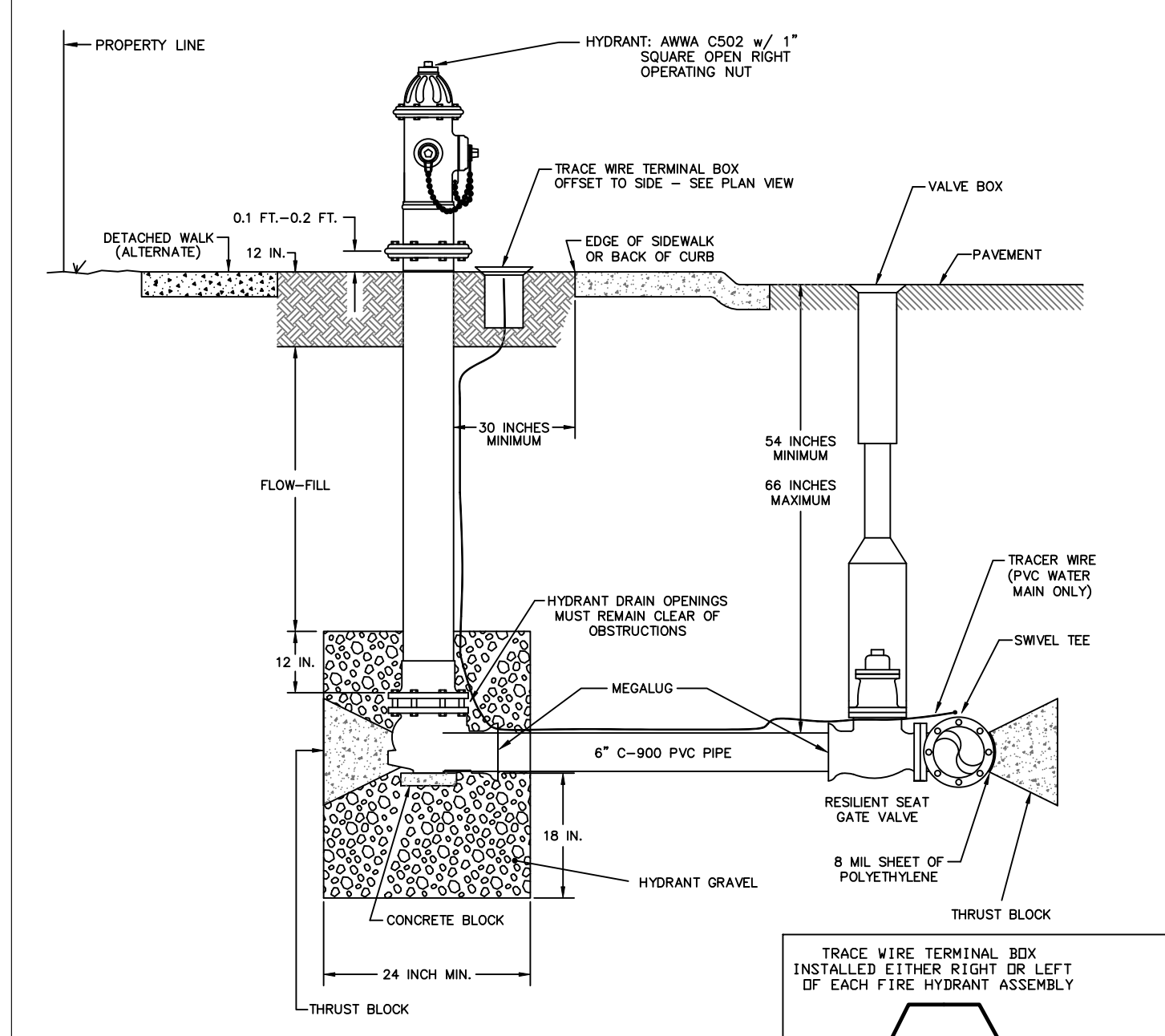
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SPECIFICATION: 02221 REVISED: 5/6/94

ELCO WATER DISTRICT
 DETAIL: CLASS A BEDDING DETAIL DRAWN: RKB DATE: 10/91

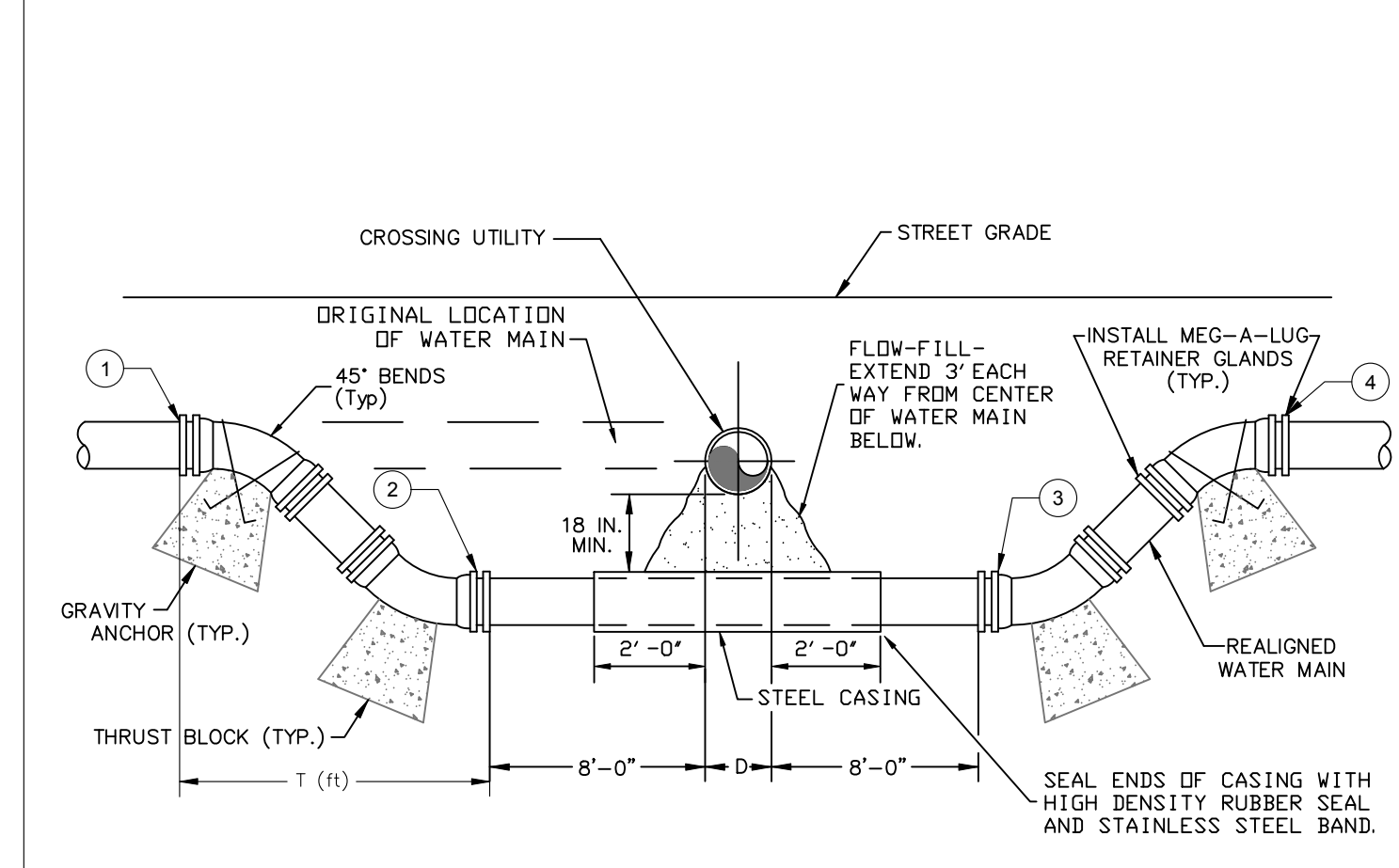
100 BEDDING REQUIREMENTS NOT TO SCALE



NOTES:
 NO LANDSCAPING (TREES, SCRUBS, BOULDERS, ETC.), RETAINING WALLS OR FENCES ALLOWED WITHIN 4 FEET OF FIRE HYDRANT.
 FIRE HYDRANT PIPING, VALVES, ETC. SHALL BE WRAPPED IN POLYETHYLENE.
 ADAPTED FROM CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS.
 Approved Paint:
 Brand: Aerovec Supreme Rust Shield
 Color: #5009 Equipment Yellow

ELCO WATER DISTRICT
 DETAIL: TYPICAL FIRE HYDRANT INSTALLATION HIGH DENSITY DEVELOPMENT AREAS DRAWN: REM DATE: 5/00

101 FIRE HYDRANT NOT TO SCALE



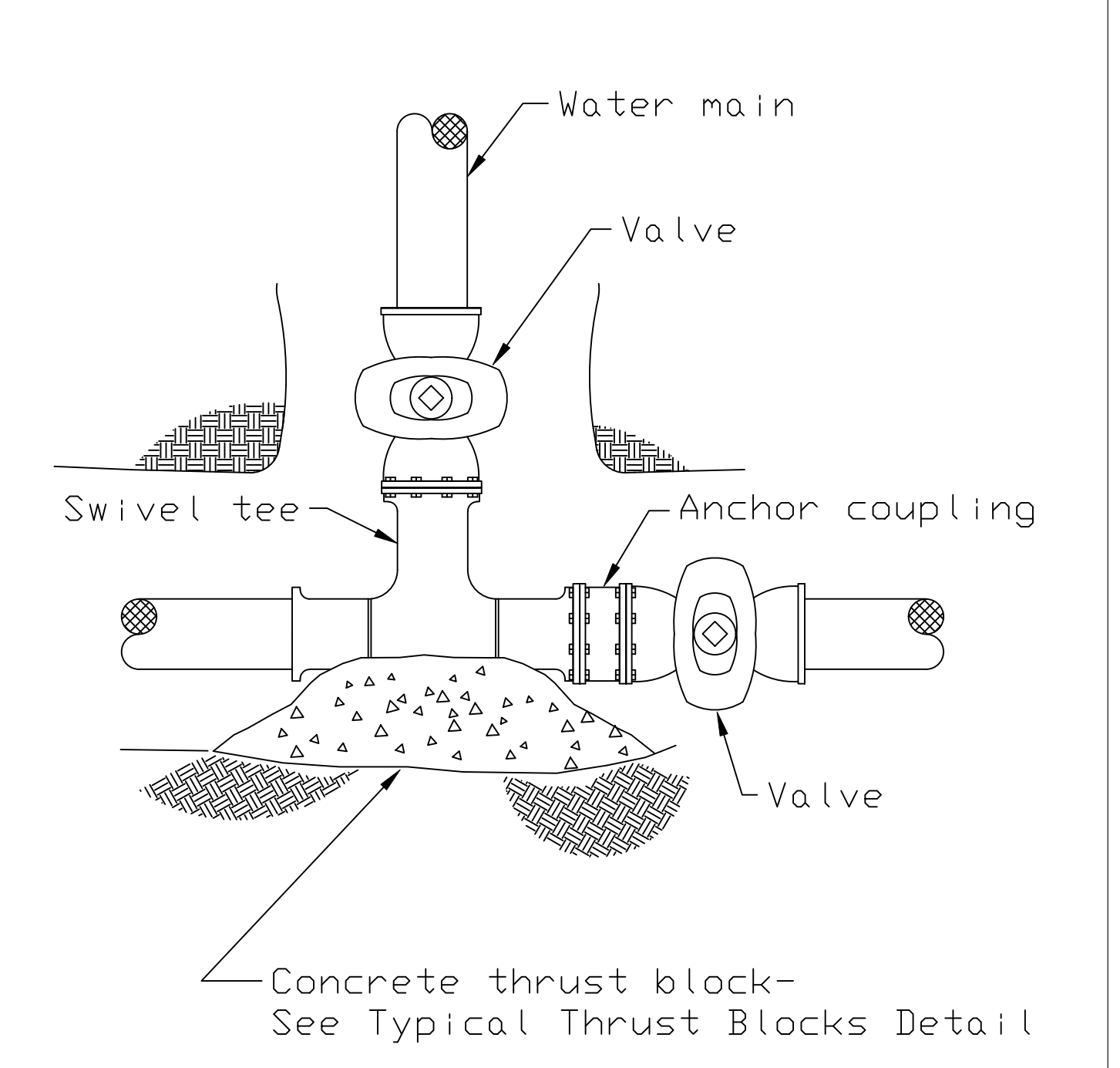
GENERAL NOTES:
 1. SEE THRUST BLOCK DETAIL FOR SIZING. ALL FITTINGS AND JOINTS IN LOWERING AREA
 2. TO BE RESTRAINED IN ACCORDANCE WITH SECTION 02615-2.6A OR SECTION 02622-2.2A AS APPLICABLE.
 3. ALL D.I.P. PIPE AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE ENCASUREMENT.
 4. DETAIL ADAPTED FROM CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS.

WATERLINE LOWERING ELEVATIONS						
CROSSING	1	2	3	4	D	T
STORM LINE B3	4945.06	4943.44	4943.44	4945.06	15"	1.7'
STORM LINE C	4943.10	4941.54	4941.54	4943.10	36"	1.6'

SPECIFICATION: 02713

ELCO WATER DISTRICT
 DETAIL: WATER MAIN LOWERING DETAIL DRAWN: REM DATE: 10/03

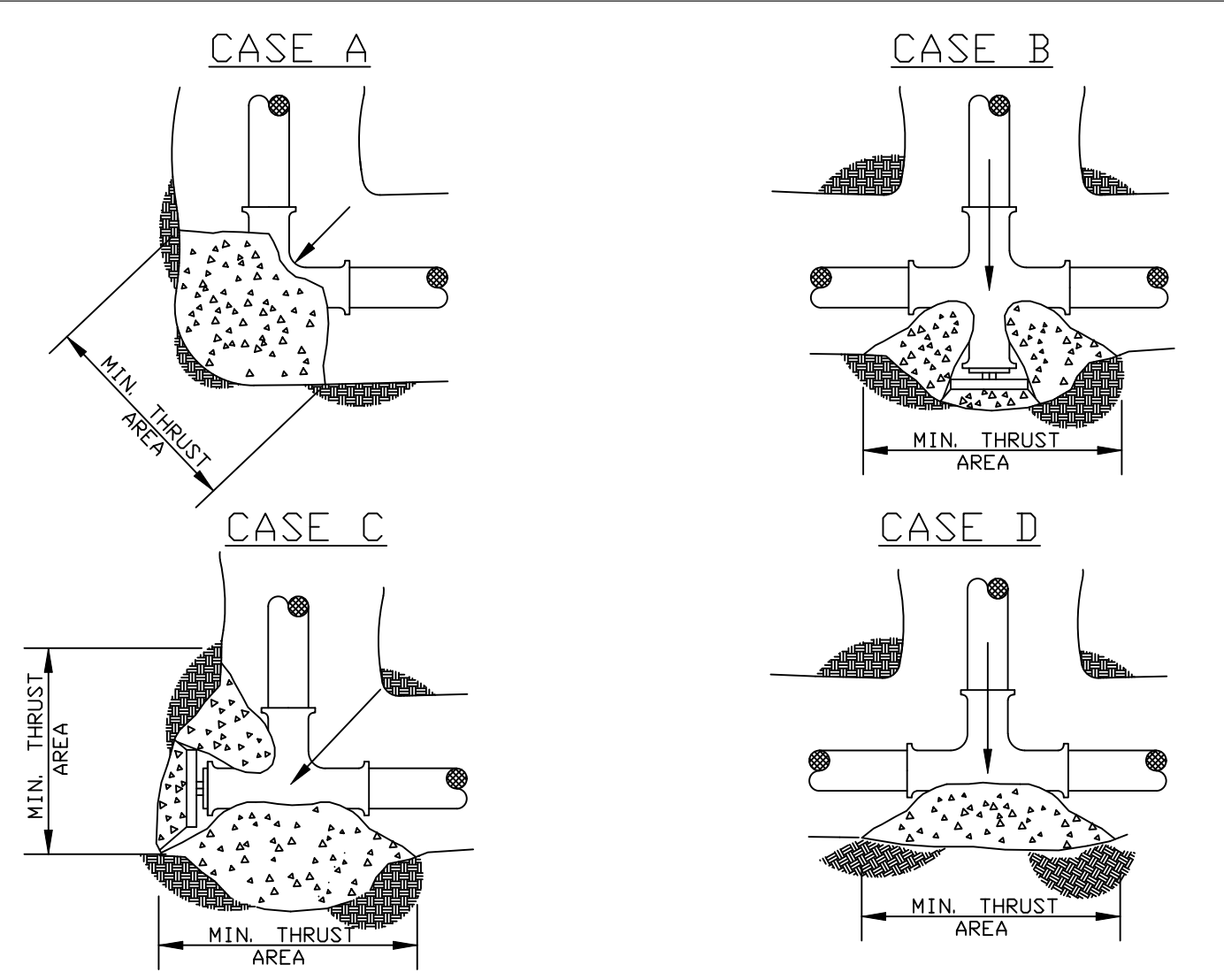
102 WATER MAIN LOWERING NOT TO SCALE



SPECIFICATION: 02713

ELCO WATER DISTRICT
 DETAIL: TYPICAL THRUST RESTRAINT DRAWN: REM DATE: 8/00

103 THRUST RESTRAINT NOT TO SCALE

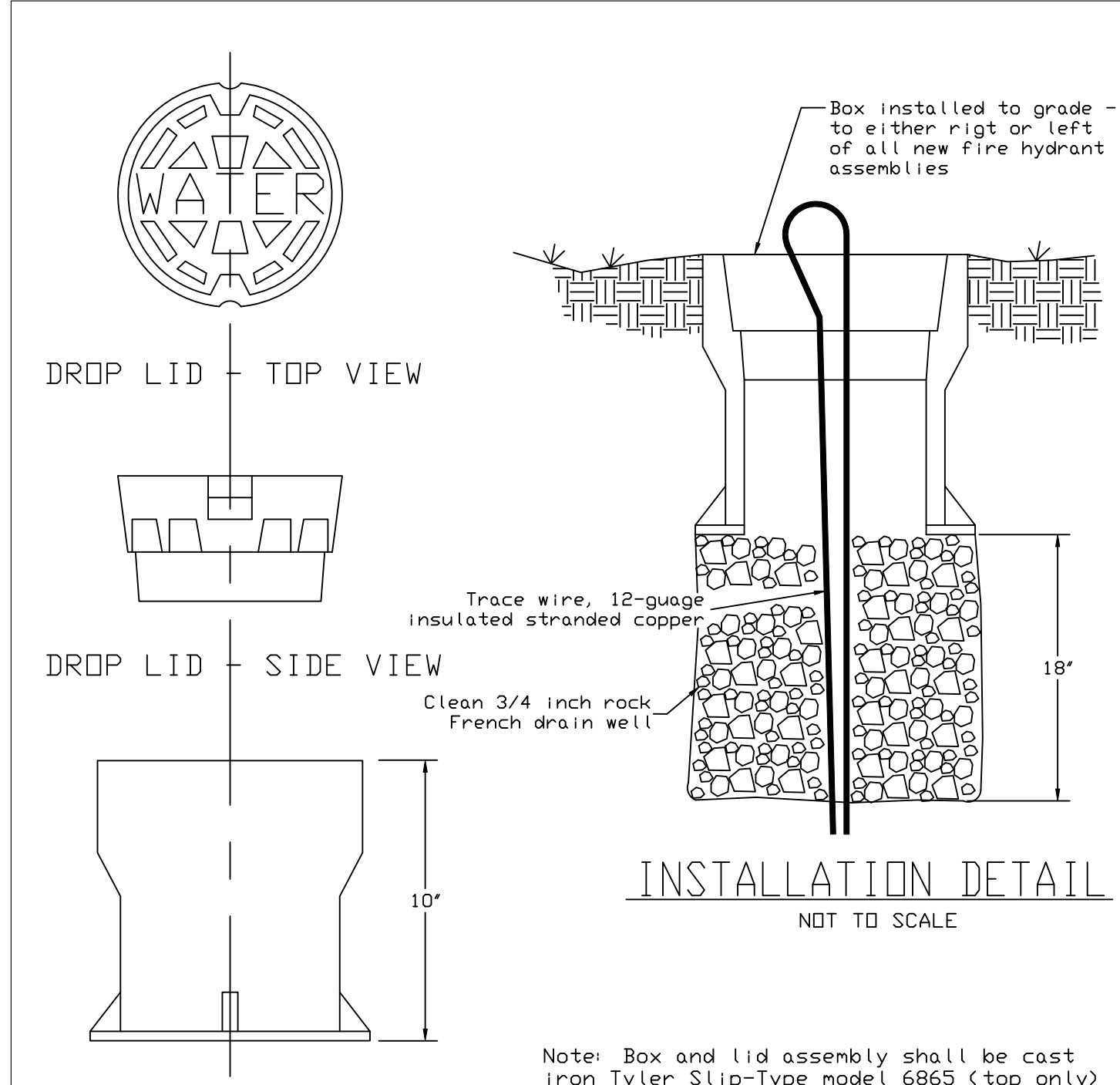


BEARING AREAS FOR VARIOUS FITTINGS (FT ²)						
SIZE	TEE & PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	
6"	4.0	5.3	3.0	1.5	1.0	
8"	6.5	7.0	5.0	2.5	1.9	
10"	10.0	14.0	7.5	4.0	3.0	
12"	14.0	20.0	11.0	5.5	3.0	
14"	19.0	27.0	14.5	7.5	4.0	
16"	25.0	35.0	19.0	10.0	5.0	
18"	31.0	44.0	24.0	13.0	6.5	
20"	38.0	54.0	29.0	15.0	7.5	
24"	55.0	78.0	42.0	22.0	11.0	
30"	86.0	120.0	66.0	34.0	17.0	
36"	124.0	175.0	95.0	48.0	24.0	
42"	168.0	237.0	138.0	68.0	33.0	

NOTE:
 1. ALL CONCRETE SHALL BE Poured AGAINST UNDISTURBED EARTH.
 2. THRUST BLOCKS SHALL BE USED FOR ALL BENDS 2 1/4" & ALL PLUGS.
 3. ALL FITTINGS & PLUGS MUST BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO THE BOLTS OR PIPE.

SPECIFICATION: 02713 & 03300
ELCO WATER DISTRICT
 DETAIL: TYPICAL THRUST BLOCKS DRAWN: RKB DATE: 7/92

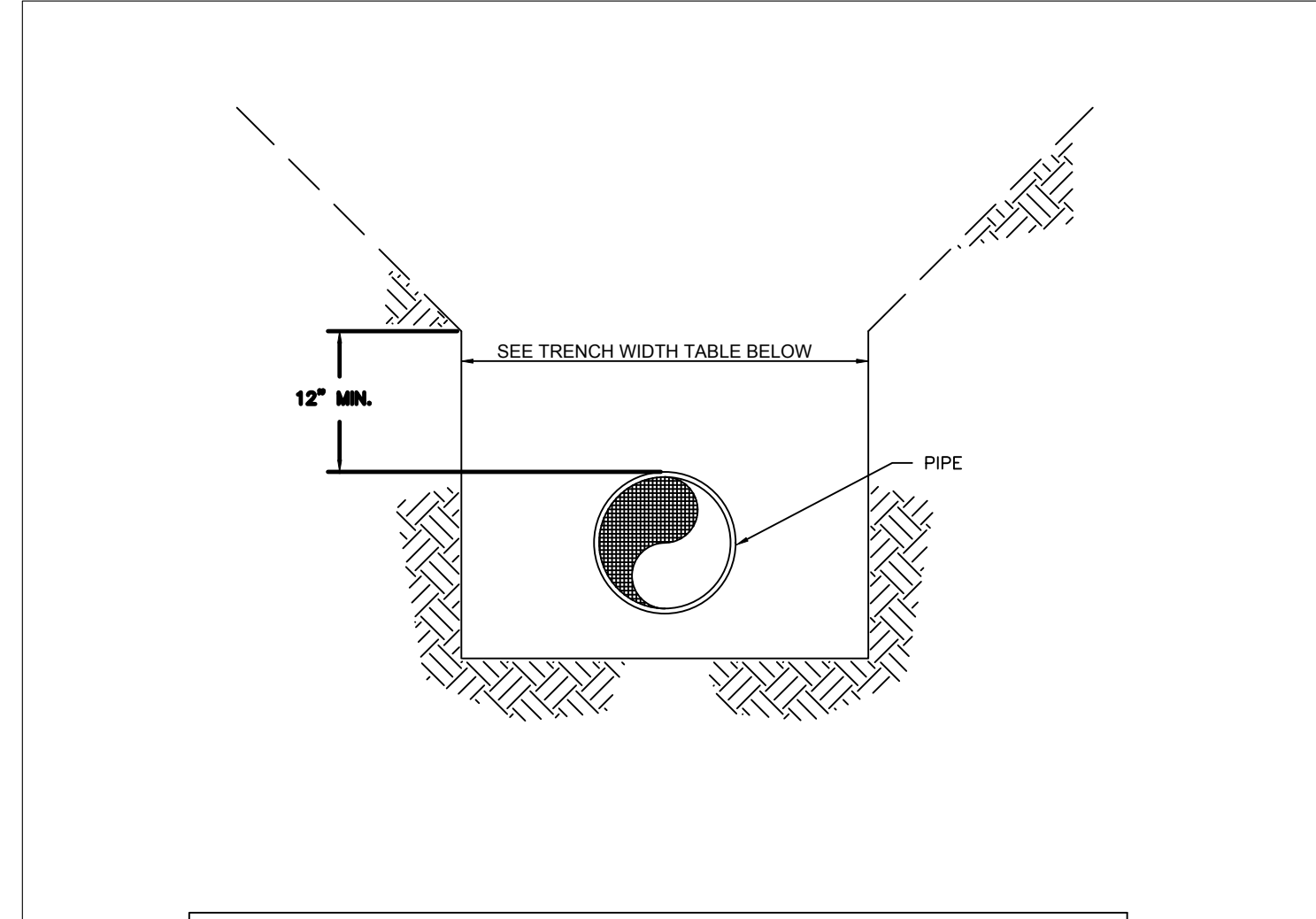
104 THRUST BLOCKS NOT TO SCALE



INSTALLATION DETAIL
 NOT TO SCALE

ELCO WATER DISTRICT
 DETAIL: TRACE WIRE TERMINAL BOX DRAWN: DLS DATE: 10/98

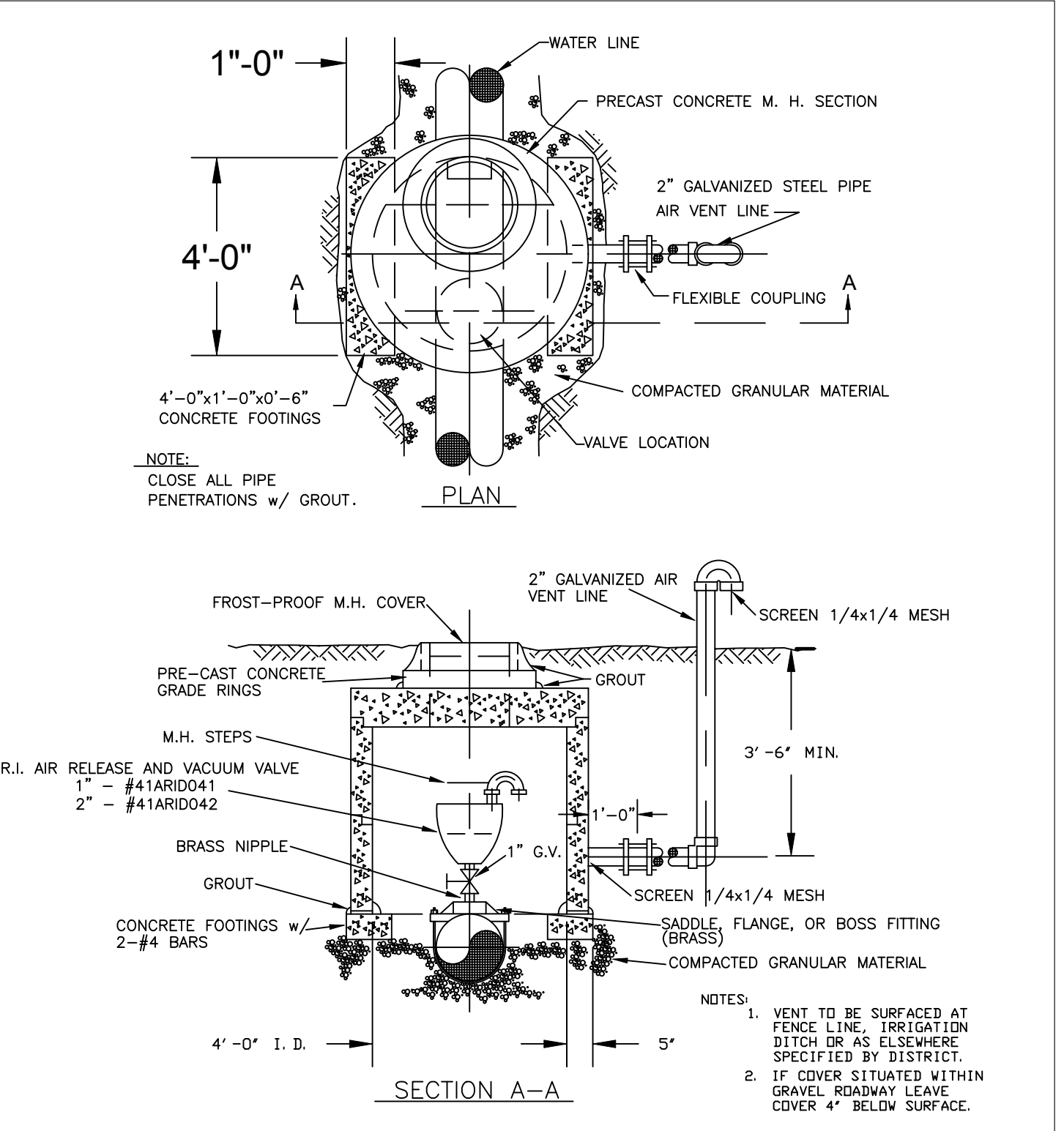
105 TRACE WIRE TERMINAL BOX NOT TO SCALE



TRENCH WIDTH TABLE					
PVC PIPE		DUCTILE IRON PIPE		AC PIPE	
PIPE DIAMETER (inches)	MAXIMUM TRENCH WIDTH (inches)	PIPE DIAMETER (inches)	MAXIMUM TRENCH WIDTH (inches)	PIPE DIAMETER (inches)	MAXIMUM TRENCH WIDTH (inches)
4	28	4	28	4	28
6	30	6	30	6	32
8	32	8	32	8	32
10	34	10	34	10	36
12	36	12	36	12	36
		14	38	14	42
		16	40	16	42
		18	42	18	44
		24	46	24	48

SPECIFICATION: 02221
ELCO WATER DISTRICT
 DETAIL: TRENCH DETAIL DRAWN: RKB DATE: 10/91

106 TRENCH REQUIREMENTS NOT TO SCALE



SPECIFICATION - 02641 REVISED: 04/05
ELCO WATER DISTRICT
 DETAIL: AIR RELIEF/VACUUM VALVE WITH VAULT DRAWN: RKB DATE: 8/91

107 AIR-VACUUM VALVE DETAIL NOT TO SCALE

Revisions:
 No. 1
 Description: REVIEW SET FOR CONSTRUCTION
 DATE: 4/9/14

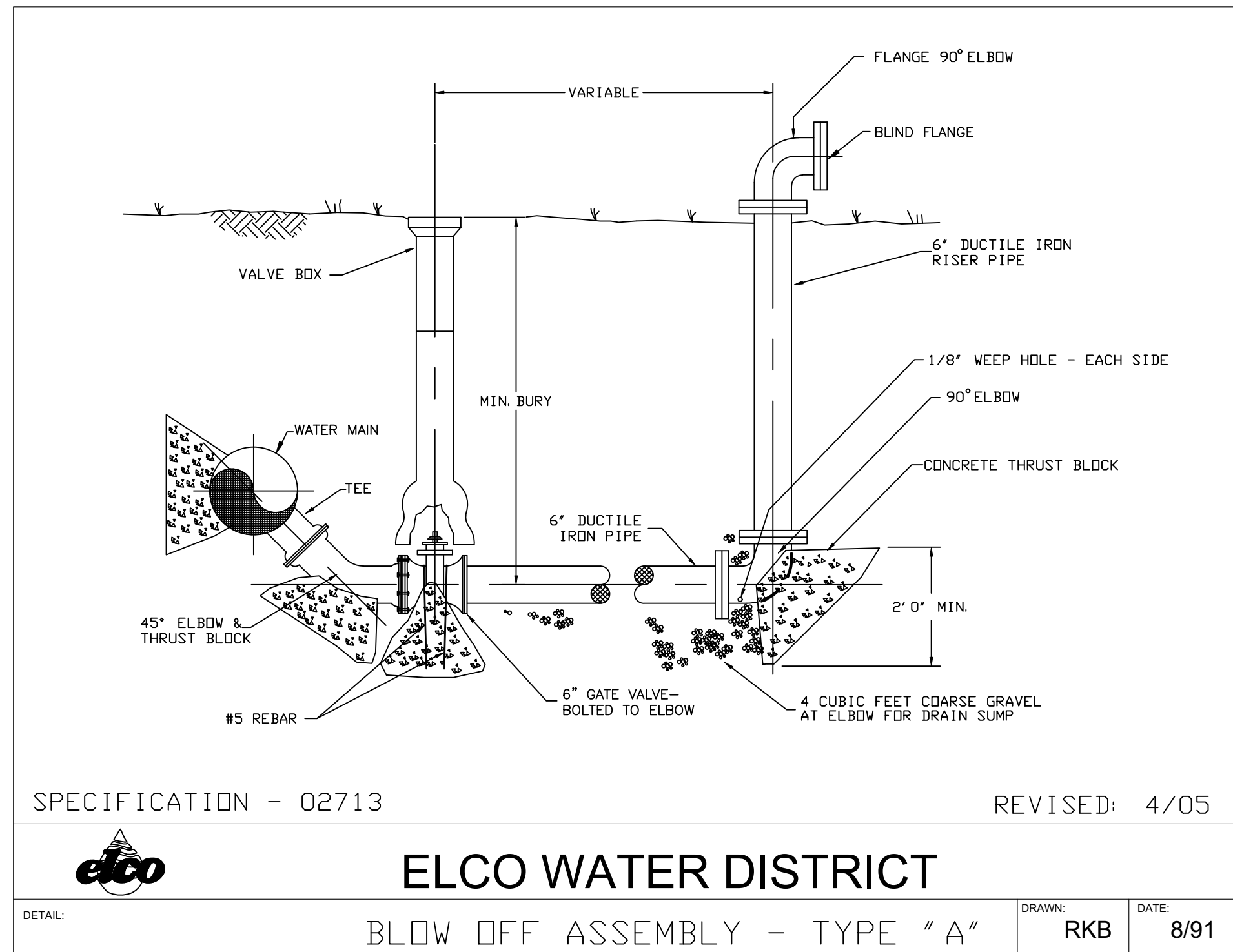
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 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: N.A.
 SCALE: N.A.
 DRAWN BY: N.A.
 REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
 UTILITY DETAILS

DRAWING FILENAME: D:\Projects\889-001\DWG\Utility\889-001-UTL-D1.dwg LAYOUT NAME: D1 DATE: Apr 09, 2014 - 10:58am CAD OPERATOR: ccurry LIST OF SHEETS: [NES-889-001]

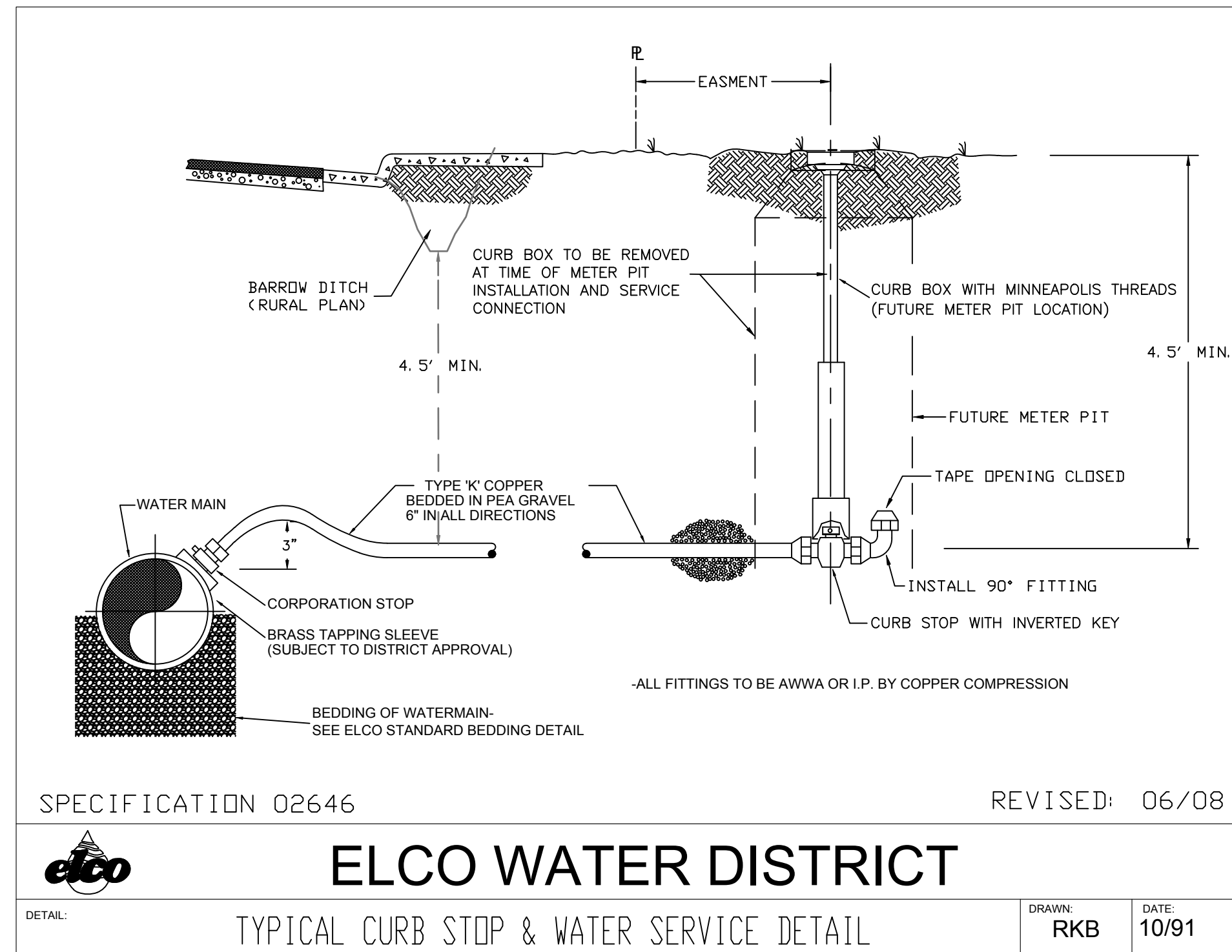


SPECIFICATION - 02713 REVISED: 4/05
ELCO WATER DISTRICT
 BLOW OFF ASSEMBLY - TYPE "A"
 DRAWN: RKB DATE: 8/91

200
D2

BLOW OFF ASSEMBLY

NOT TO SCALE

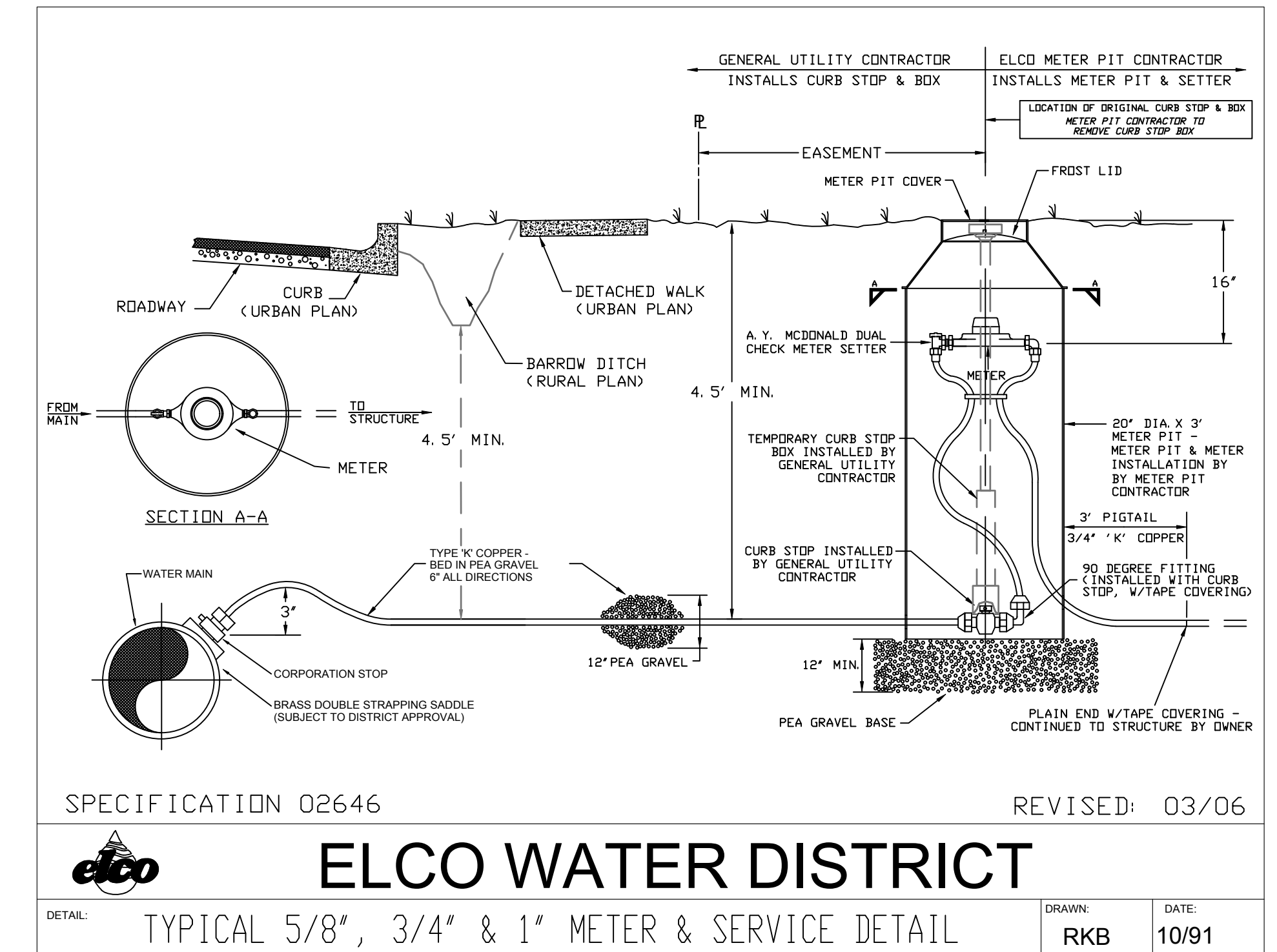


SPECIFICATION 02646 REVISED: 06/08
ELCO WATER DISTRICT
 TYPICAL CURB STOP & WATER SERVICE DETAIL
 DRAWN: RKB DATE: 10/91

201
D2

CURB STOP & WATER SERVICE

NOT TO SCALE

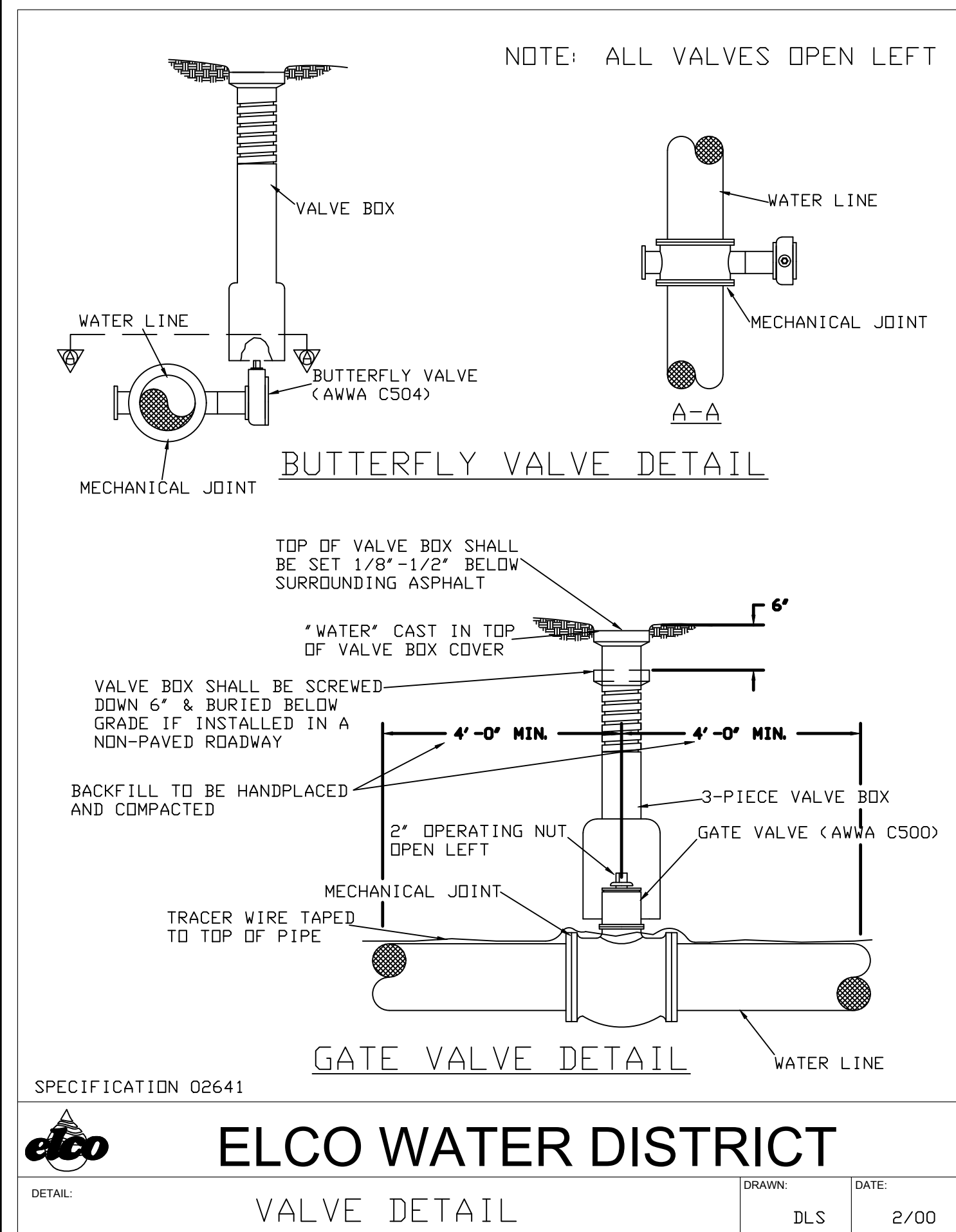


SPECIFICATION 02646 REVISED: 03/06
ELCO WATER DISTRICT
 TYPICAL 5/8", 3/4" & 1" METER & SERVICE DETAIL
 DRAWN: RKB DATE: 10/91

202
D2

WATER METER & SERVICE

NOT TO SCALE

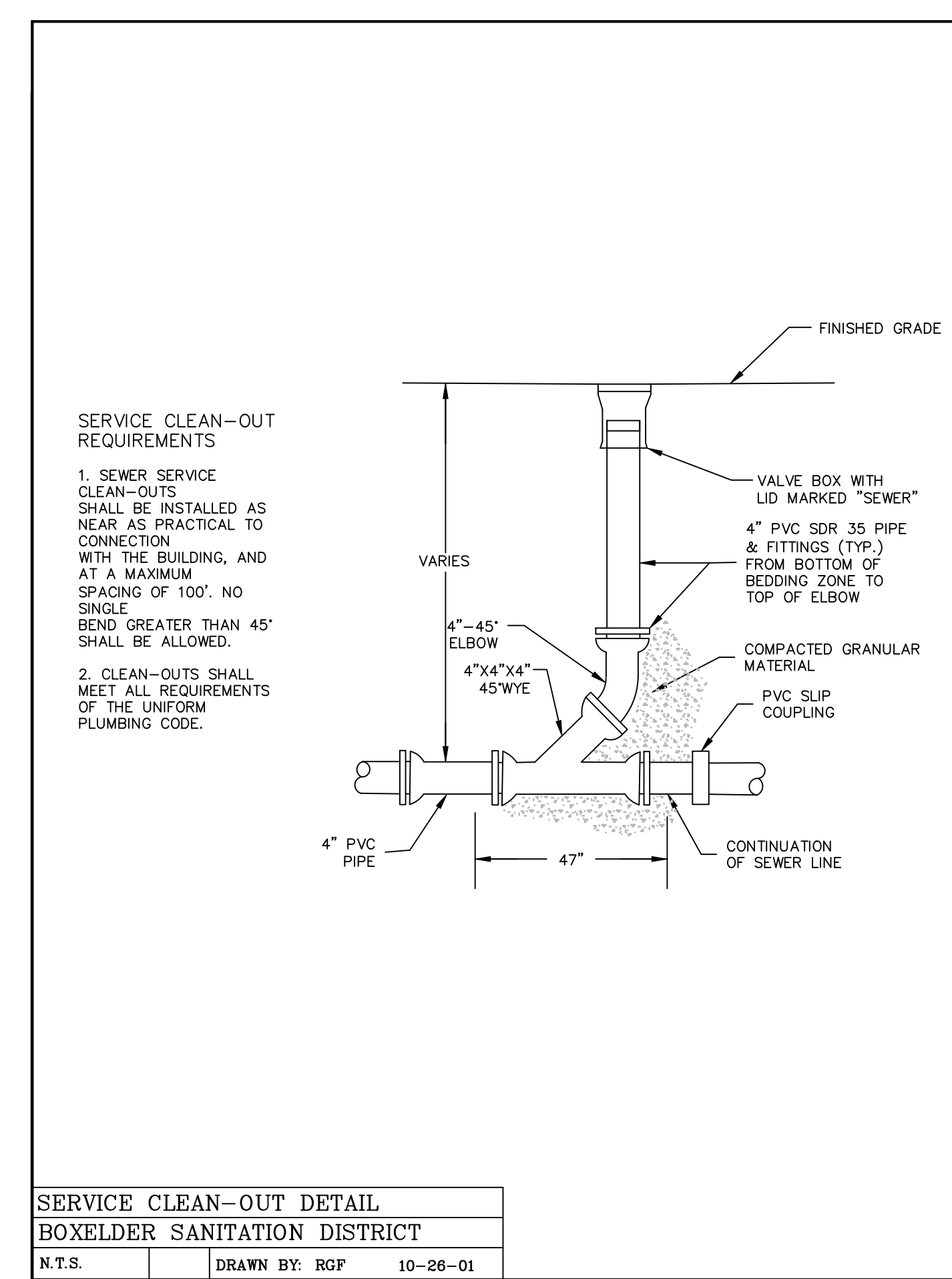


SPECIFICATION 02641
ELCO WATER DISTRICT
 VALVE DETAIL
 DRAWN: DLS DATE: 2/00

203
D2

GATE VALVE

NOT TO SCALE

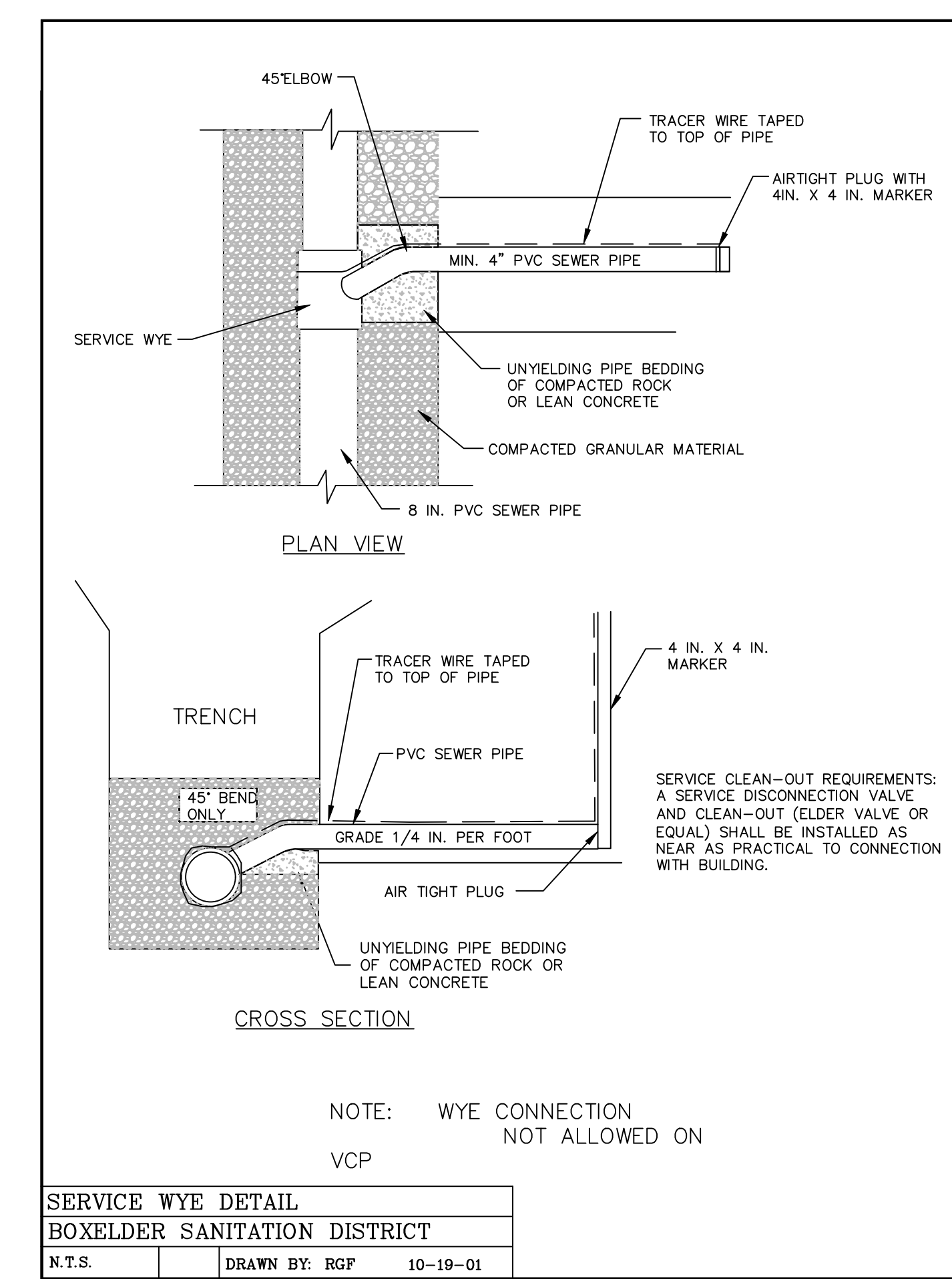


SERVICE CLEAN-OUT DETAIL
 BOXELDER SANITATION DISTRICT
 N.T.S. DRAWN BY: RGF 10-26-01

204
D2

CLEAN-OUT

NOT TO SCALE

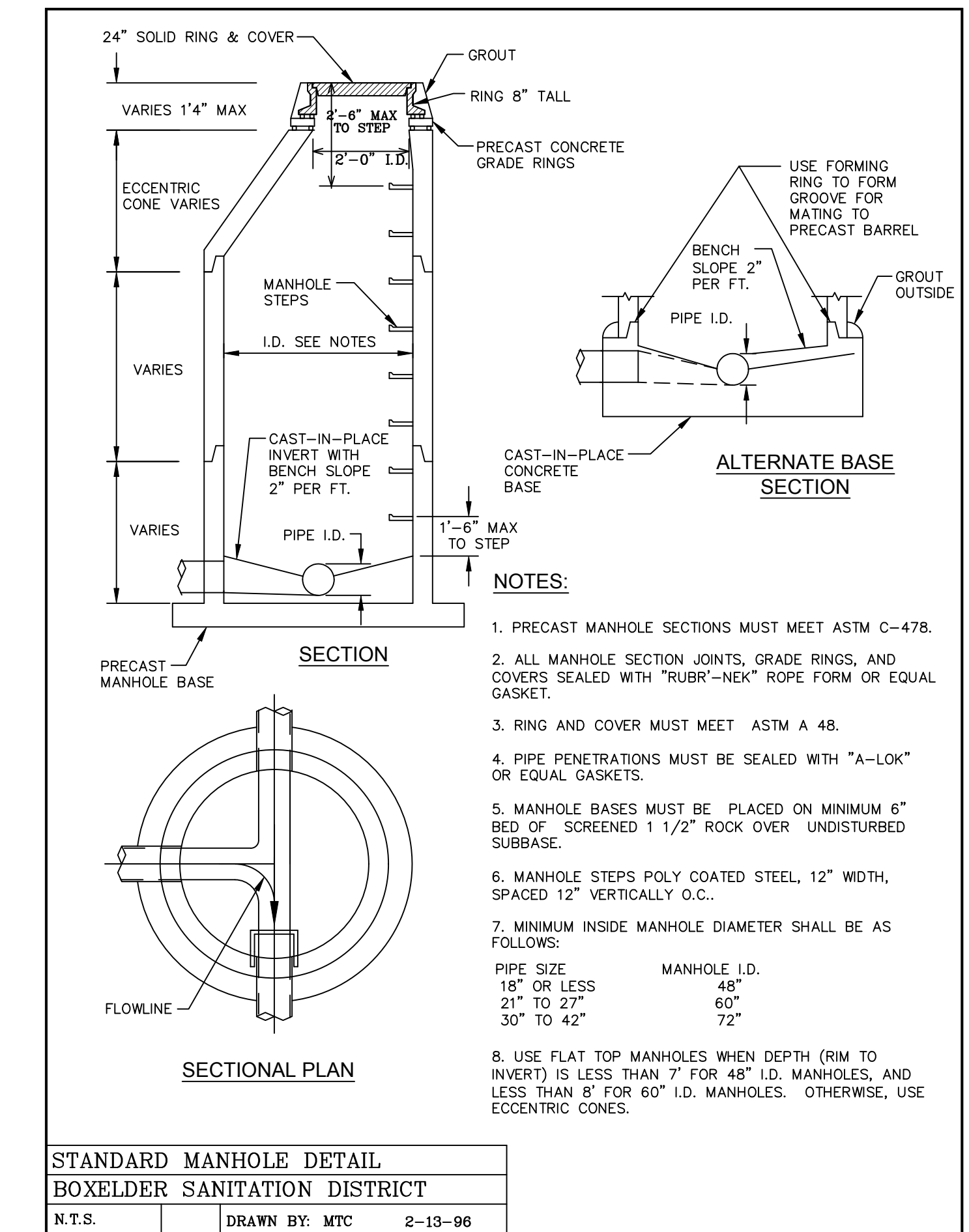


SERVICE WYE DETAIL
 BOXELDER SANITATION DISTRICT
 N.T.S. DRAWN BY: RGF 10-19-01

205
D2

SERVICE WYE

NOT TO SCALE



STANDARD MANHOLE DETAIL
 BOXELDER SANITATION DISTRICT
 N.T.S. DRAWN BY: MTC 2-13-96

206
D2

STANDARD DETAIL

NOT TO SCALE

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: Water & Wastewater Utility _____ Date _____

CHECKED BY: Stormwater Utility _____ Date _____

CHECKED BY: Parks & Recreation _____ Date _____

CHECKED BY: Traffic Engineer _____ Date _____

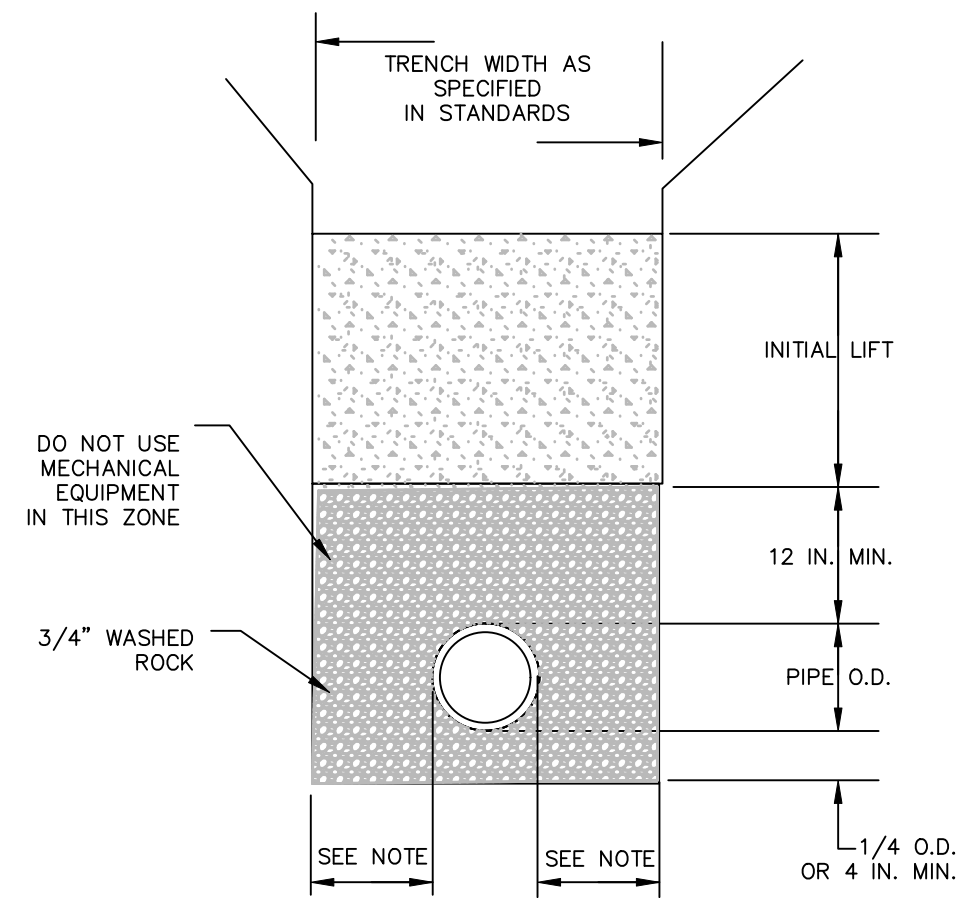
CHECKED BY: Environmental Planner _____ Date _____

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 Know what's below. Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Revisions: 4/7/14
REVIEW SET
 NOT FOR CONSTRUCTION
 4/7/14
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NORTHERN ENGINEERING
 200 South College Avenue, Suite 010 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159 www.northernengineering.com
 PROJECT: 888-001 DATE: 4/09/14 SCALE: N.A. REVIEWED BY: R. Curfiss
 DESIGNED BY: N.A. DRAWN BY: N.A.
 WATERFIELD THIRD FILING
 UTILITY DETAILS
 Sheet D2
 Of 123 Sheets

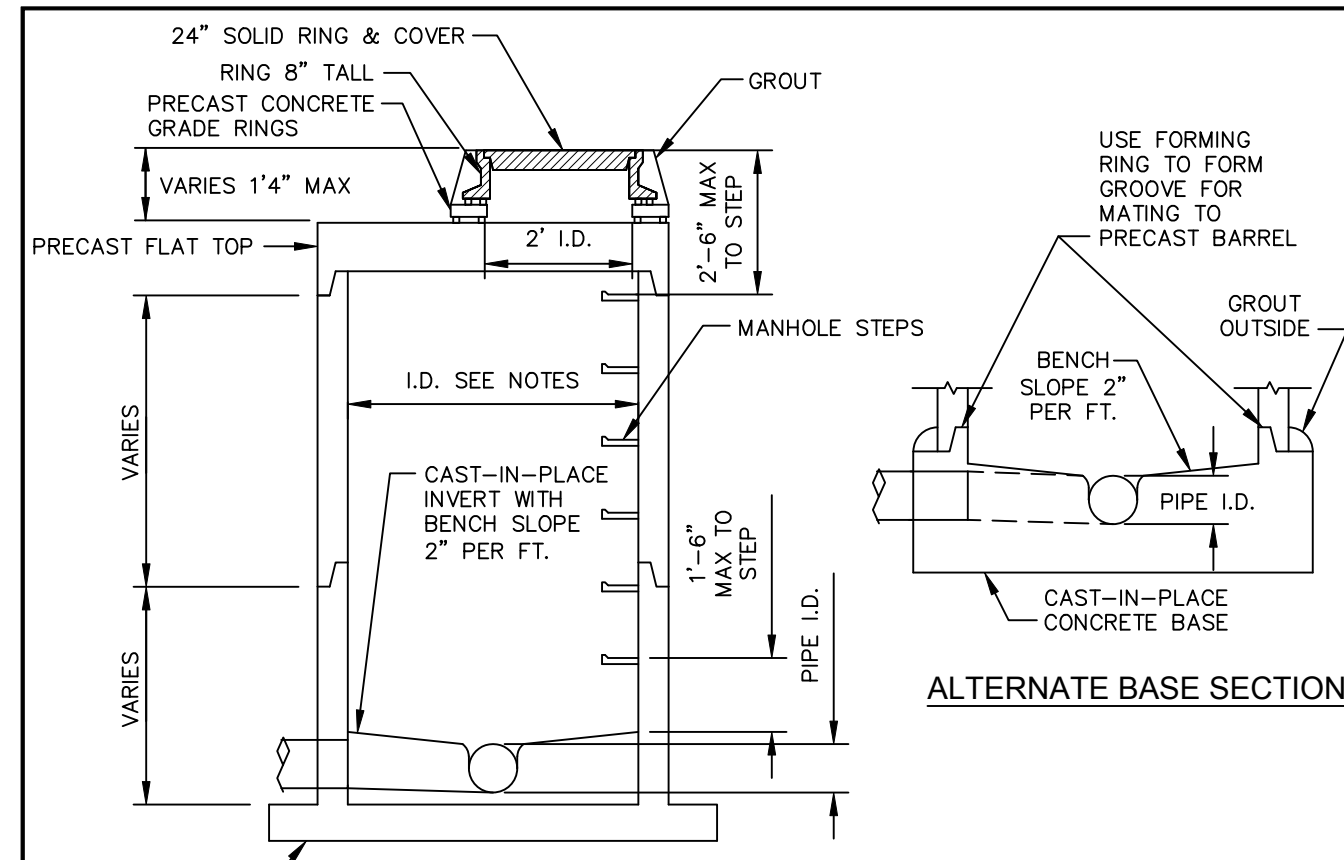
NOTE:
MINIMUM CLEARANCE
ON EACH SIDE OF PIPE AS FOLLOWS:

PIPE DIA.	CLEARANCE
8" TO 12"	6"
14" TO 30"	8"
LARGER THAN 30"	12"



SEWER MAIN BEDDING DETAIL
BOXELDER SANITATION DISTRICT
N.T.S. DRAWN BY: RGF 10-26-01

300 SANITARY SEWER BEDDING
D3 NOT TO SCALE



SECTION
SECTIONAL PLAN

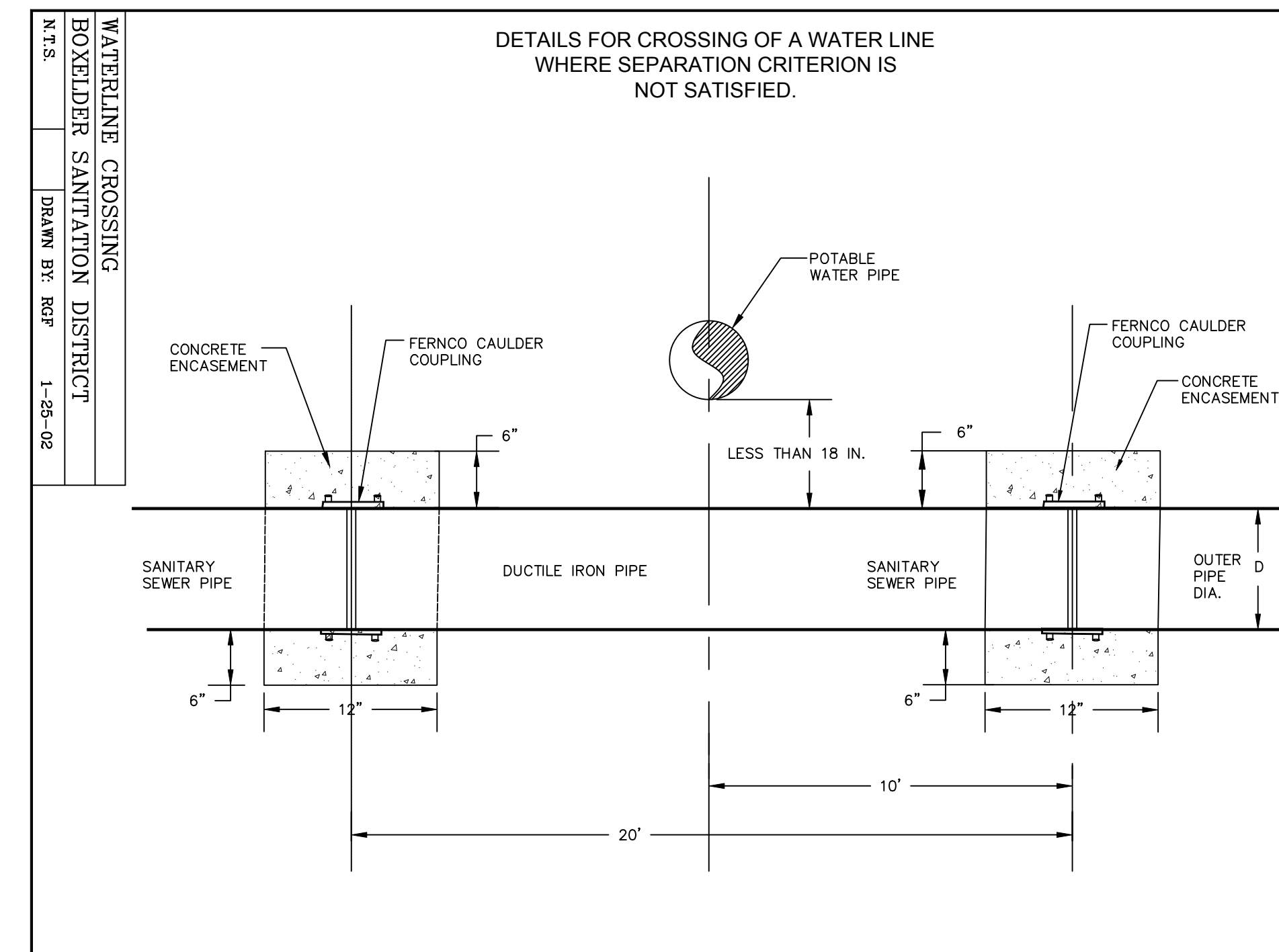
NOTES:

1. PRECAST MANHOLE SECTIONS MUST MEET ASTM C-478.
2. ALL MANHOLE SECTION JOINTS, GRADE RINGS, AND COVERS SEALED WITH "RUBR-NEK" ROPE FORM OR EQUAL GASKET.
3. RING AND COVER MUST MEET ASTM A 48.
4. PIPE PENETRATIONS MUST BE SEALED WITH "A-LOK" OR EQUAL GASKETS.
5. MANHOLE BASES MUST BE PLACED ON MINIMUM 6" BED OF SCREENED 1 1/2" ROCK OVER UNDISTURBED SUBBASE.
6. MANHOLE STEPS POLY COATED STEEL, 12" WIDTH, SPACED 12" VERTICALLY O.C..
7. MINIMUM INSIDE MANHOLE DIAMETER SHALL BE AS FOLLOWS:

PIPE SIZE	MANHOLE I.D.
18" OR LESS	48"
21" TO 27"	60"
30" TO 42"	72"
8. USE FLAT TOP MANHOLES WHEN DEPTH (RIM TO INVERT) IS LESS THAN 7' FOR 48" I.D. MANHOLES, AND LESS THAN 8' FOR 60" I.D. MANHOLES. OTHERWISE, USE ECCENTRIC CONES.

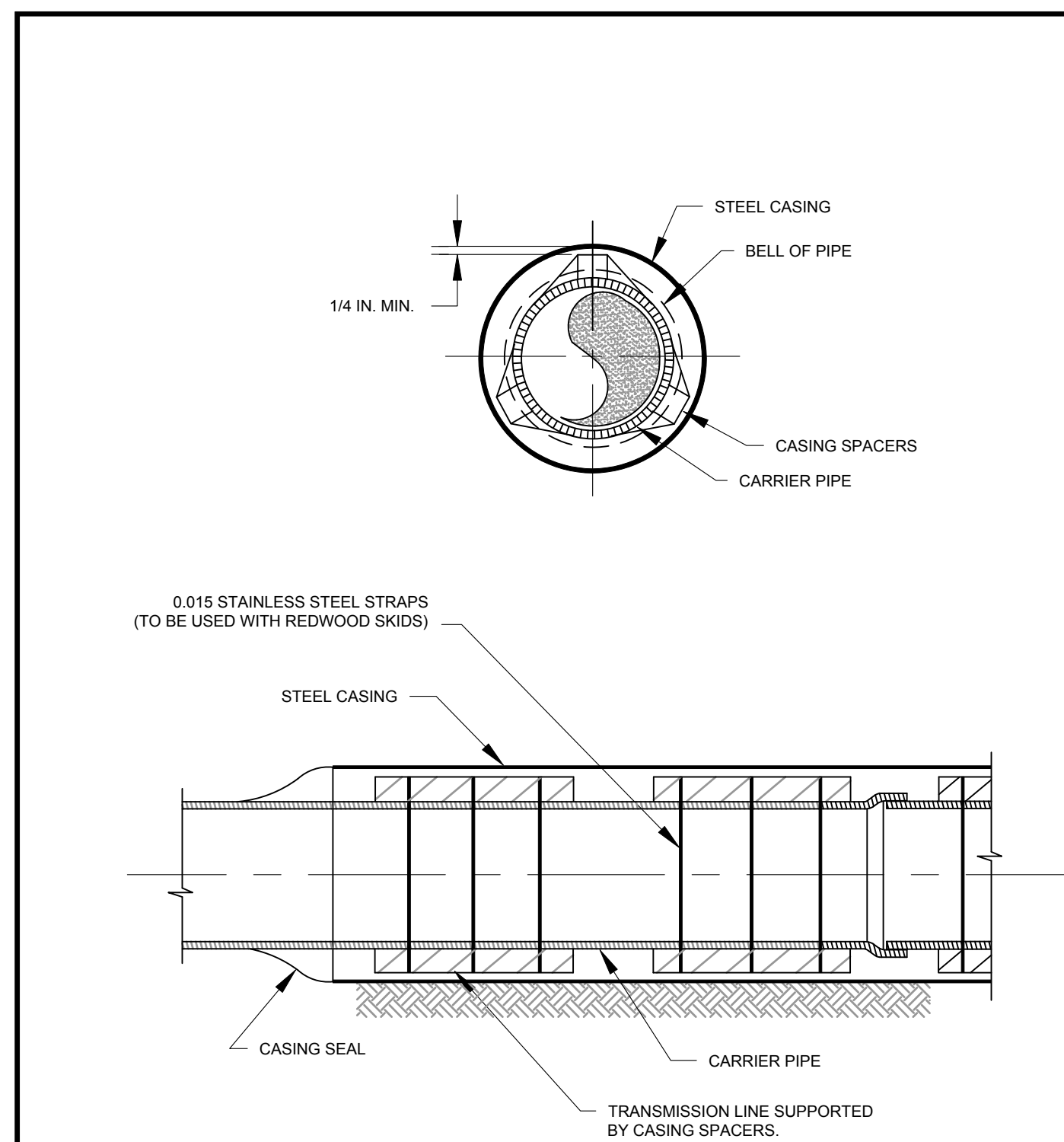
STANDARD FLAT TOP MANHOLE DETAIL
BOXELDER SANITATION DISTRICT
N.T.S. DRAWN BY: MTC 2-13-96

301 STANDARD FLAT TOP MANHOLE
D3 NOT TO SCALE



WATERLINE CROSSING
BOXELDER SANITATION DISTRICT
N.T.S. DRAWN BY: RGF 1-26-02

302 SANITARY SEWER WATER CROSSING
D3 NOT TO SCALE



NOTE: CASING SPACERS MAY BE EITHER REDWOOD OR STAINLESS STEEL WITH POLYMER RUNNERS.

STEEL CASING DETAIL
SEWER CONSTRUCTION DETAILS
APPROVED: DATE REVISID: 4/11/11 DRAWN BY: NEJ
DETAIL WW-2

303 STEEL CASING DETAIL
D3 NOT TO SCALE

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____	City Engineer	_____	Date
CHECKED BY: _____	Water & Wastewater Utility	_____	Date
CHECKED BY: _____	Stormwater Utility	_____	Date
CHECKED BY: _____	Parks & Recreation	_____	Date
CHECKED BY: _____	Traffic Engineer	_____	Date
CHECKED BY: _____	Environmental Planner	_____	Date

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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Know what's below.
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Revisions:
DATE: 4/09/14
SCALE: N.A.
REVIEWED BY: R. CURTIS

REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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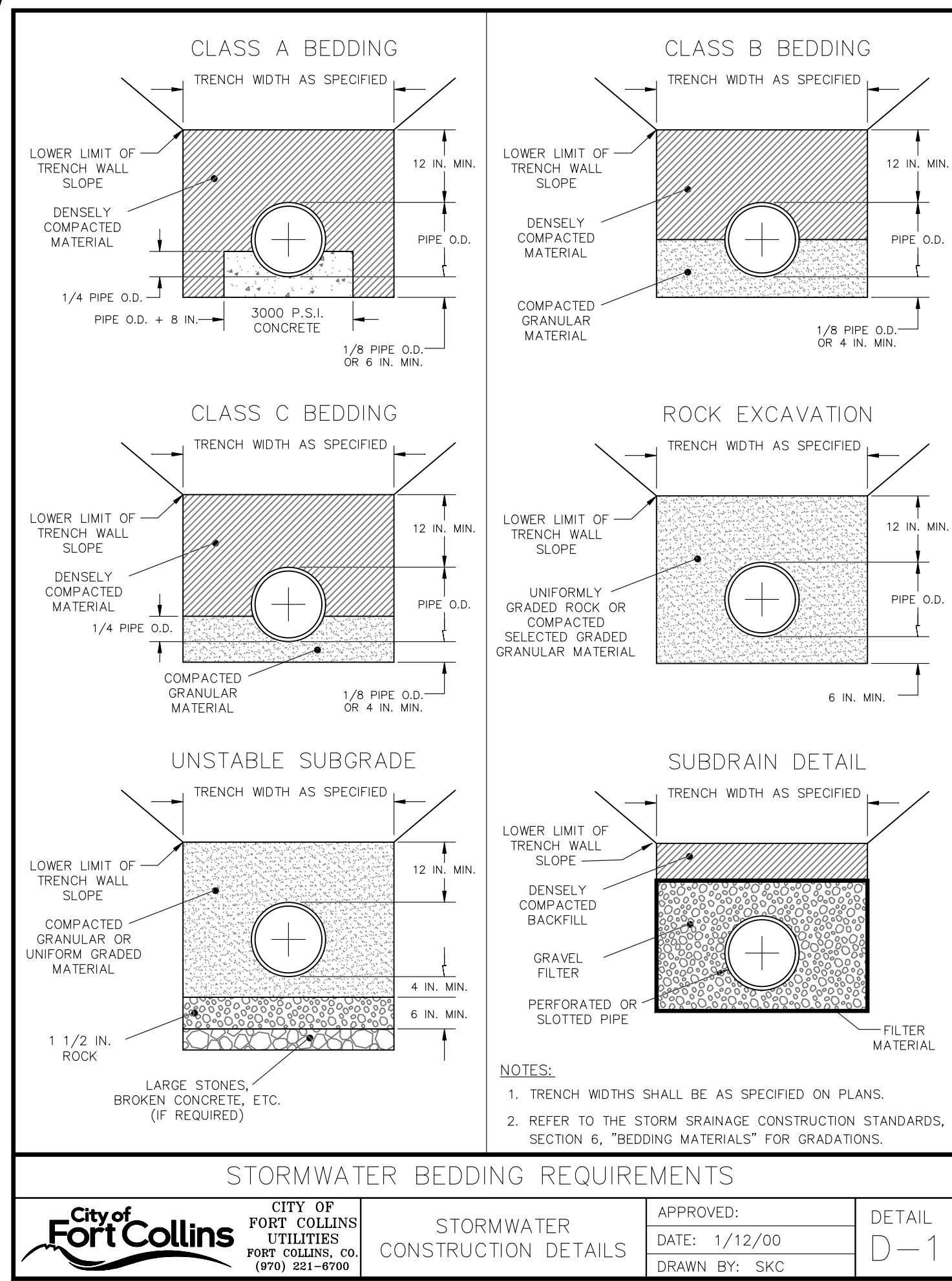
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PROJECT: 889-001
DESIGNED BY: N.A.
DRAWN BY: N.A.

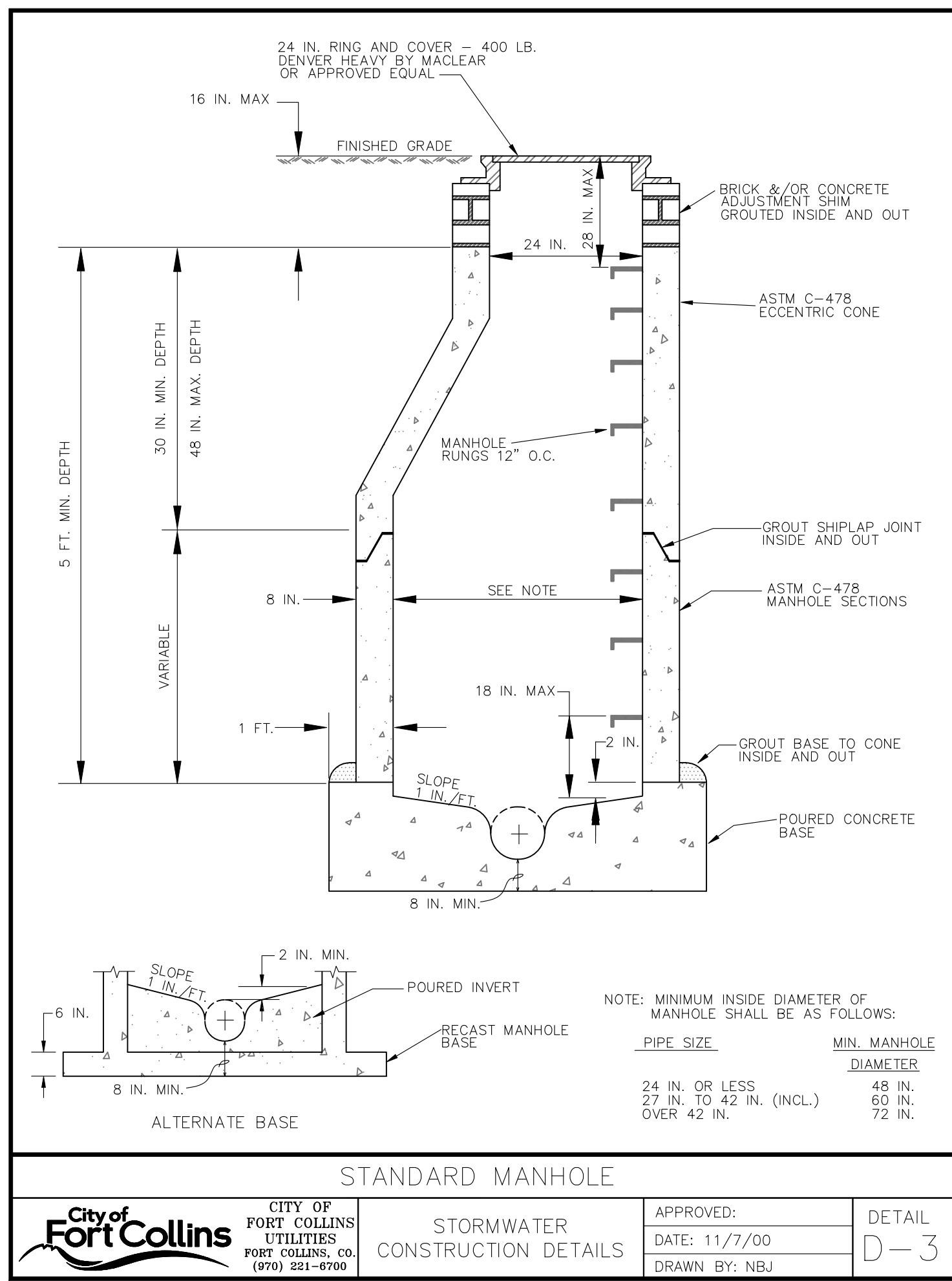
WATERFIELD THIRD FILING
UTILITY DETAILS

Sheet D3
Of 123 Sheets

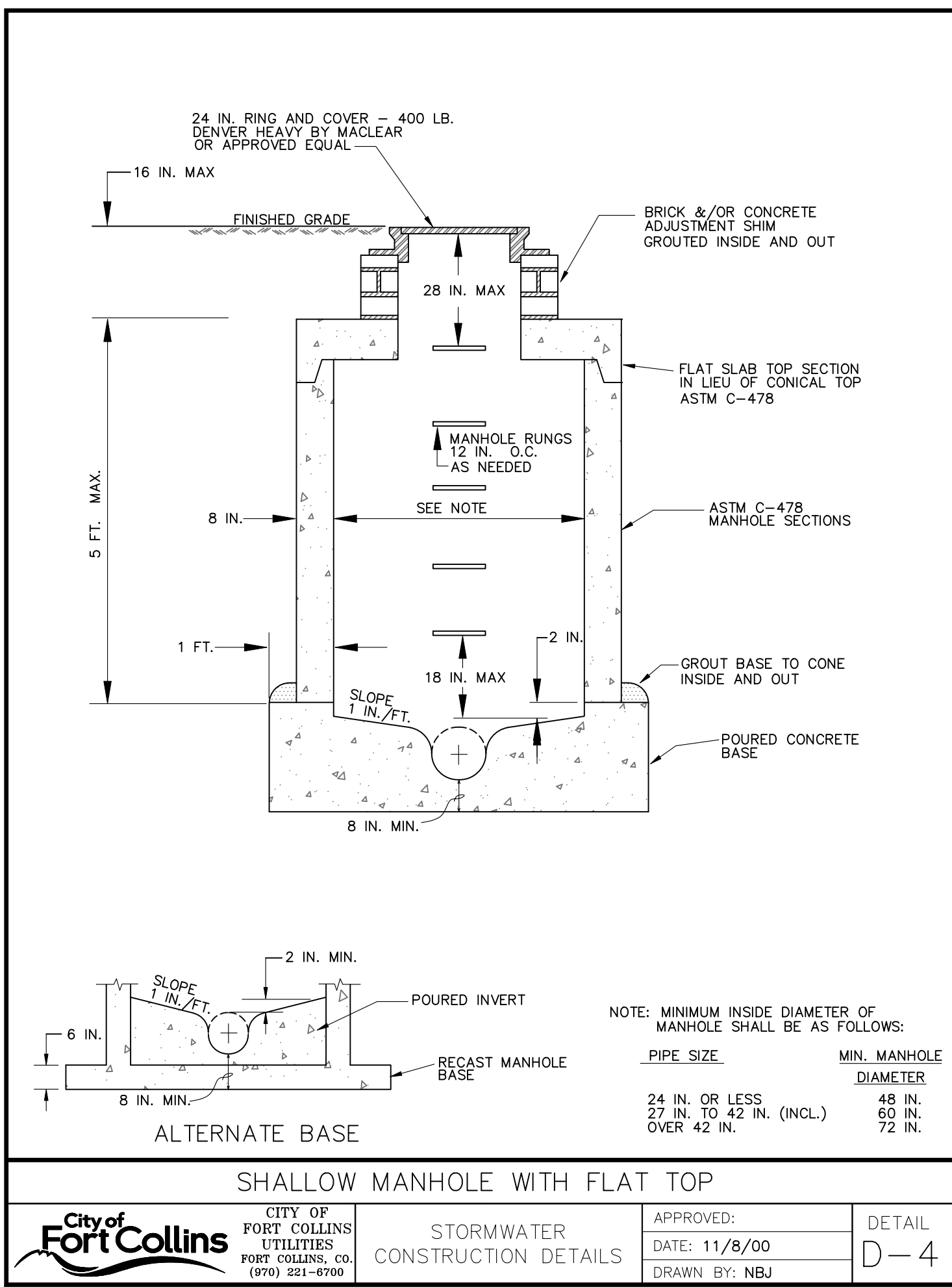
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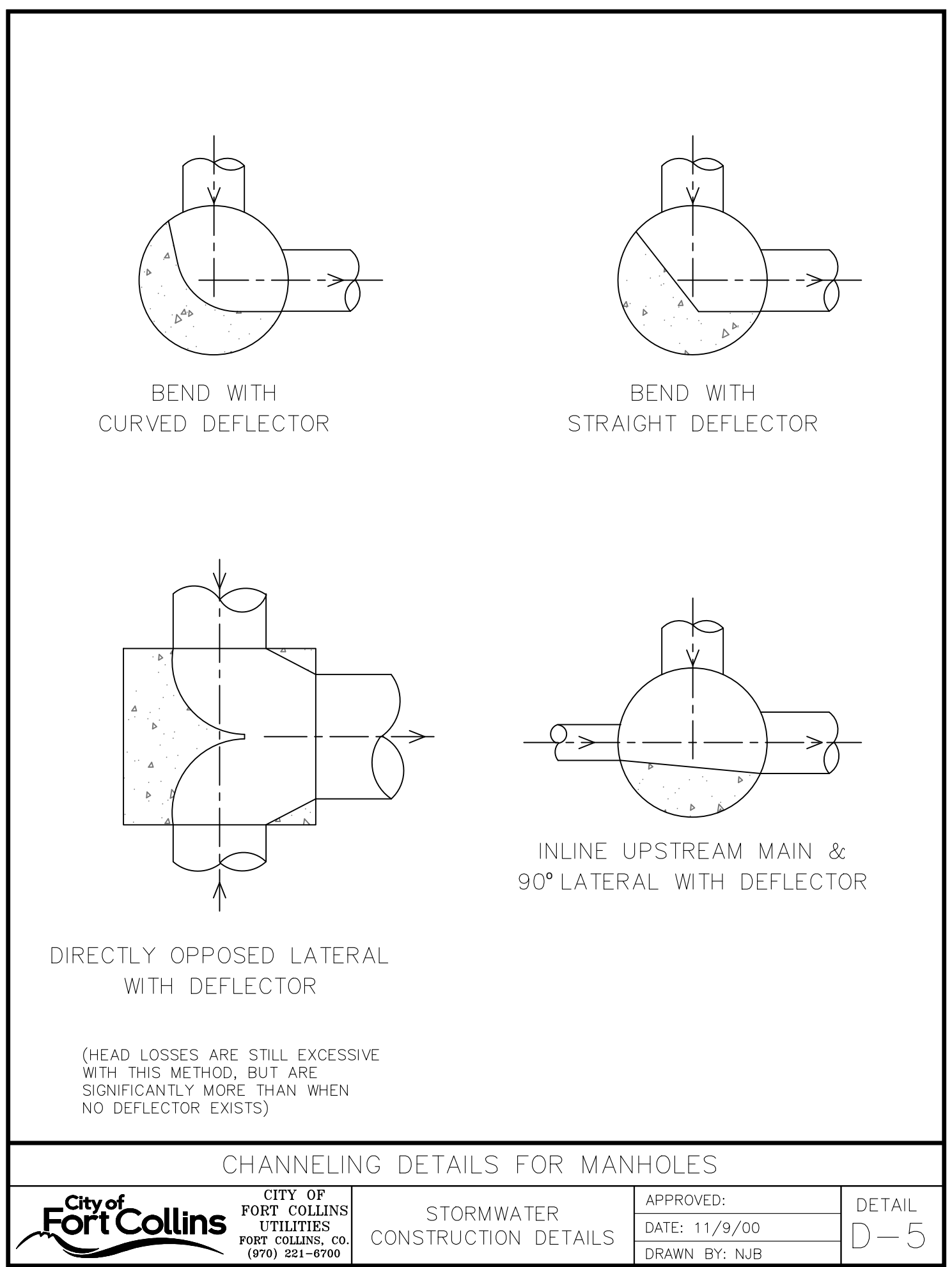
400 STORMWATER BEDDING REQUIREMENTS NOT TO SCALE



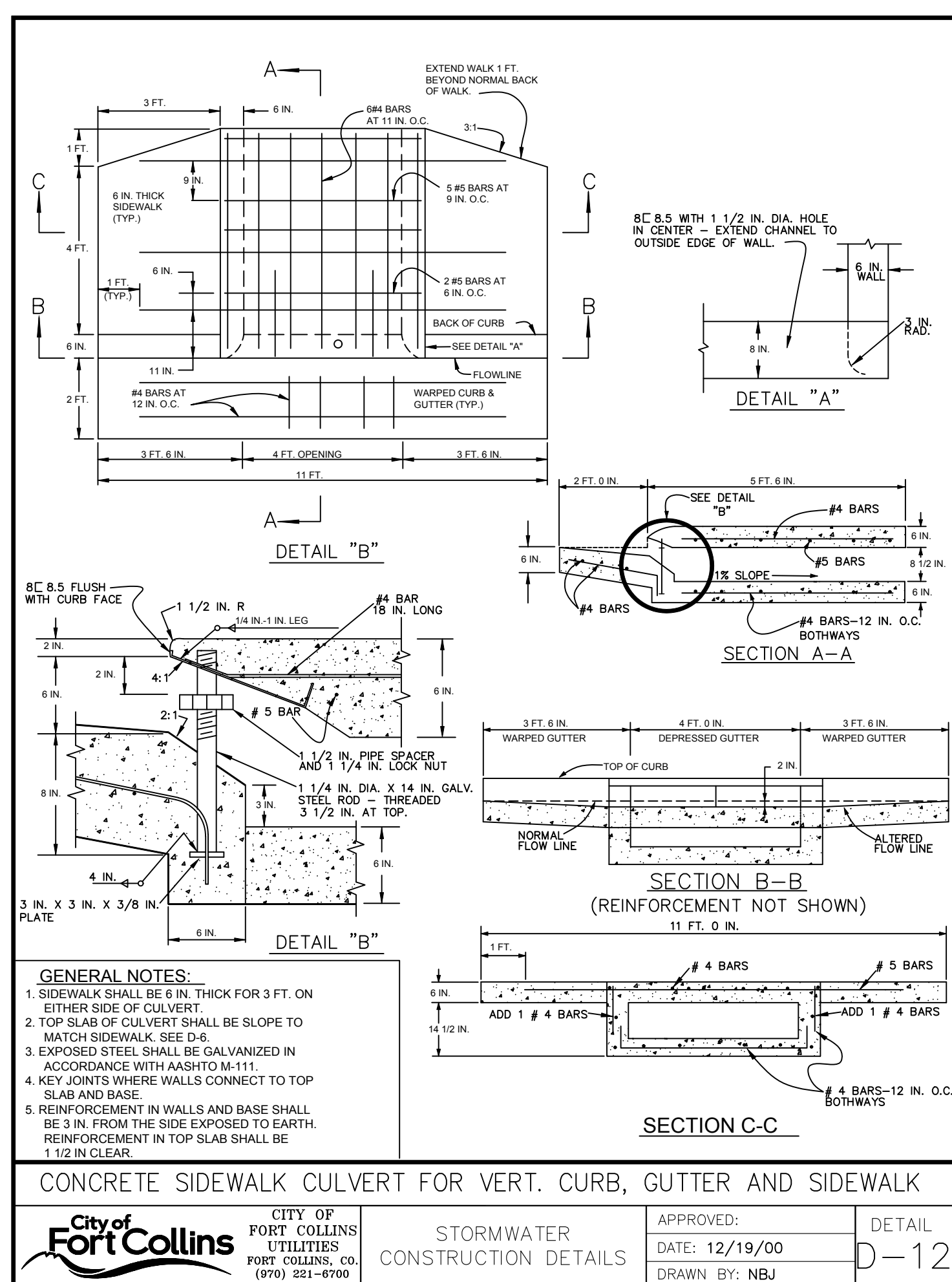
401 STANDARD MANHOLE NOT TO SCALE



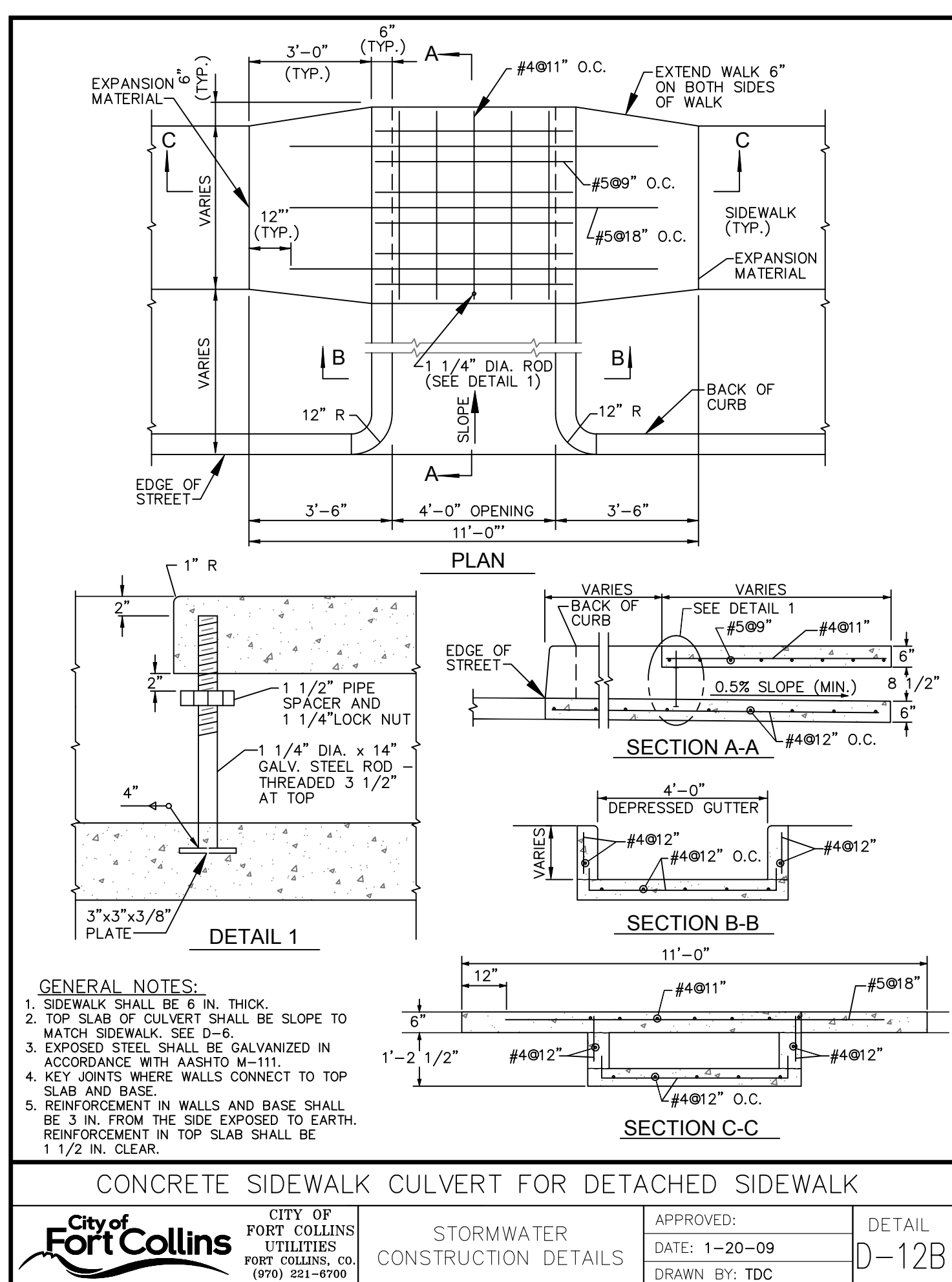
402 SHALLOW MANHOLE WITH FLAT TOP NOT TO SCALE



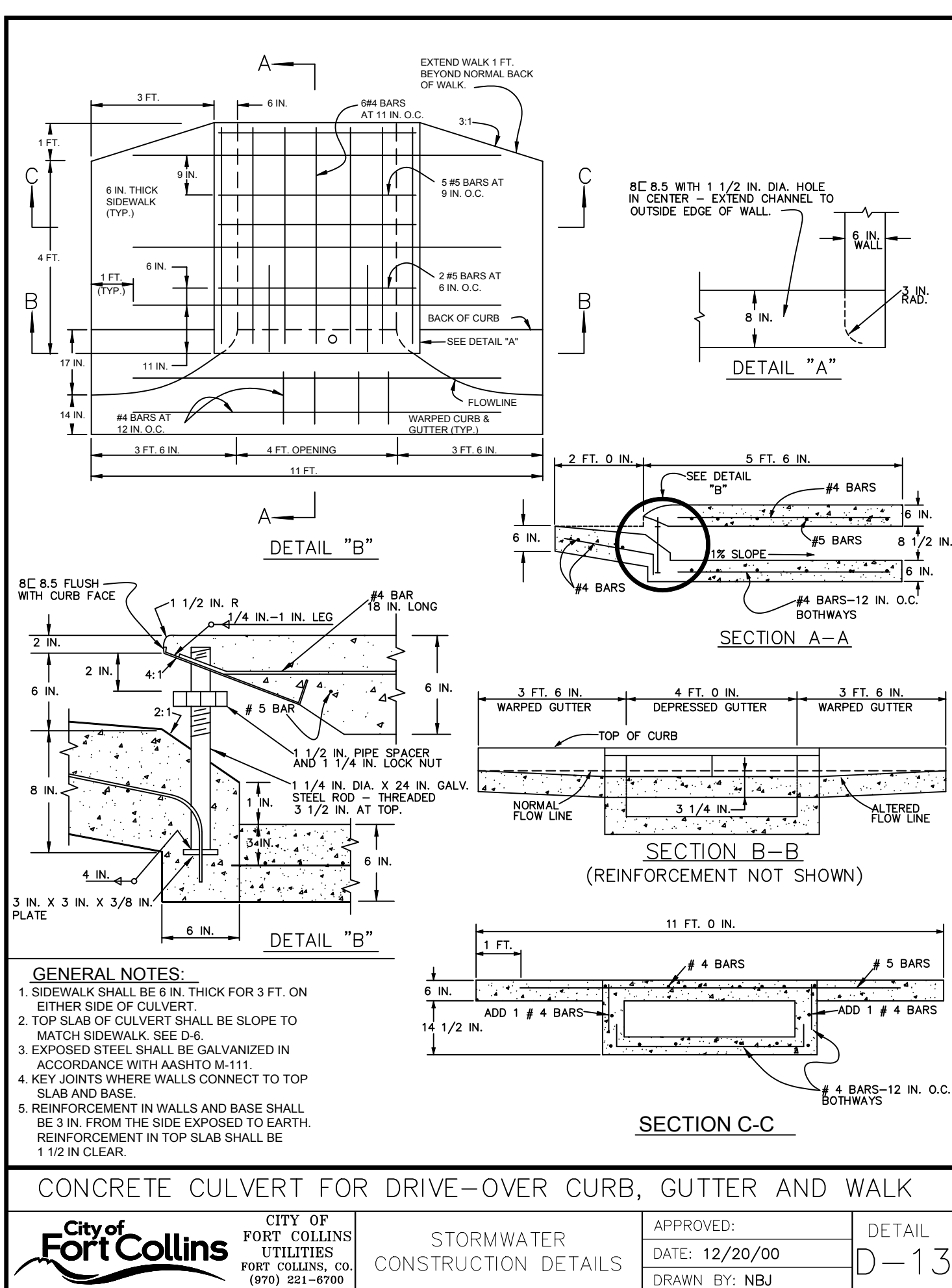
403 CHANNELING FOR MANHOLES NOT TO SCALE



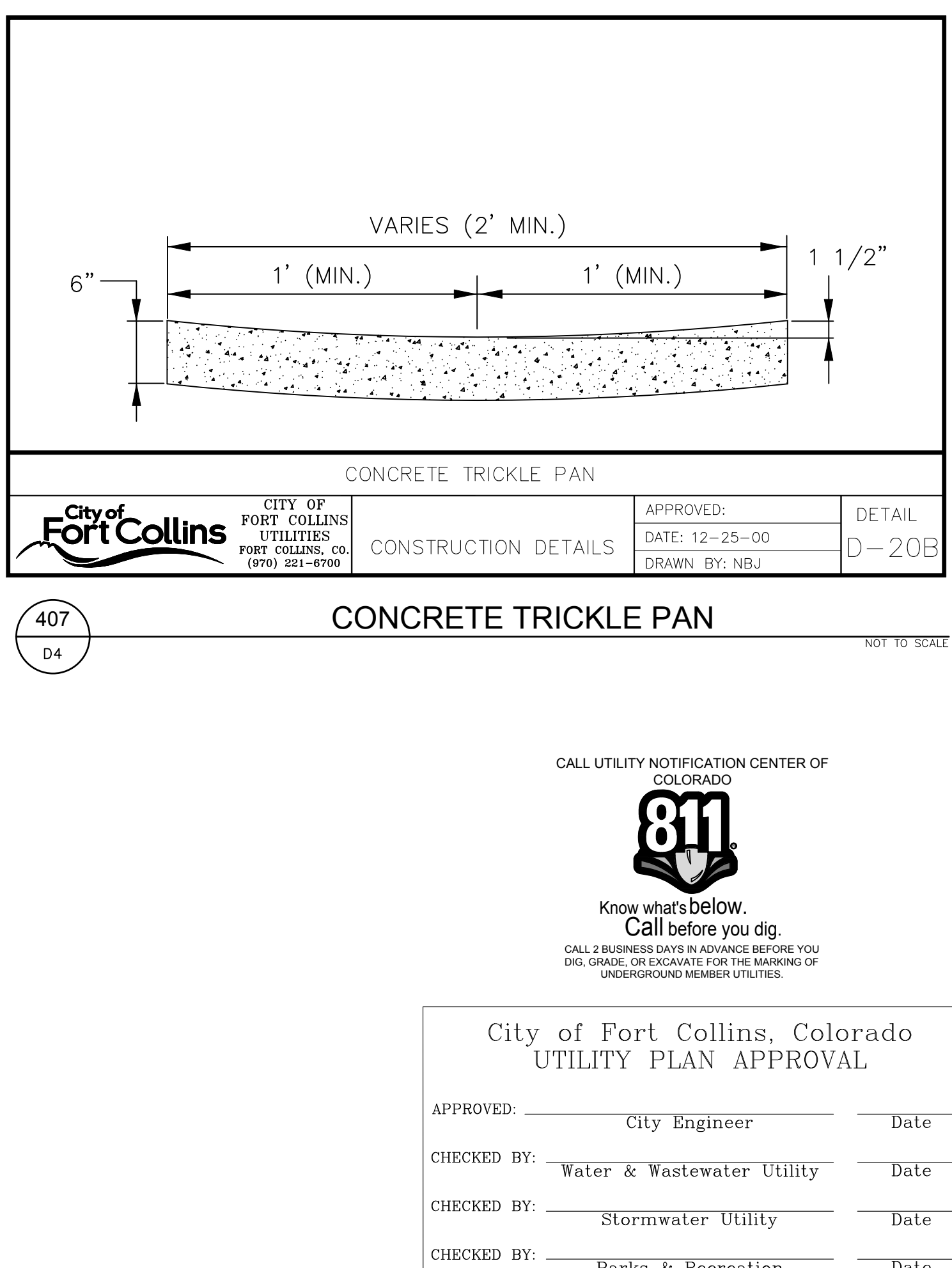
404 SIDEWALK CULVERT FOR VERT. CURB & GUTTER AND ATTACHED SIDEWALK NOT TO SCALE



405 SIDEWALK CULVERT FOR VERT. CURB & GUTTER AND DETACHED SIDEWALK NOT TO SCALE



406 SIDEWALK CULVERT FOR ROLL-OVER CURB & GUTTER AND DETACHED SIDEWALK NOT TO SCALE



407 CONCRETE TRICKLE PAN NOT TO SCALE

Revisions: _____

REVIEW SET
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4/9/14

NORTHERN ENGINEERING
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200 South College Avenue, Suite 010 Fort Collins, Colorado 80524
www.northernengineering.com

PROJECT: 889-001 DATE: 4/09/14 SCALE: N/A REVIEWED BY: R. Curless

WATERFIELD THIRD FILING DRAINAGE DETAILS

Sheet D4 Of 123 Sheets

AREA INLET

GENERAL NOTES:
 1. AREA INLETS MAY BE USED FOR DRAINAGE OTHER THAN STREETS. (EXAMPLE, PARKING LOTS, MEDIANDS, SUMP BASINS)

APPROVED: _____ DATE: 12/8/00 DRAWN BY: NBJ

DETAIL D-9A

500
D5

NOT TO SCALE

STANDARD CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF ACI 318, ACI 304, AND ACI 315.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH 4%-6% ENTRAINED AIR AND TYPE II CEMENT UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE STANDARD UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH = 3"
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER = 2"
 #5 AND SMALLER AND WWF = 1 1/2"
 CONCRETE NOT EXPOSED TO WEATHER NOR CAST AGAINST EARTH:
 SLAB AND WALL = 3/4"
 BEAMS AND COLUMNS = 1 1/2"
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER ICBO AND MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

APPROVED: _____ DATE: 2/22/05 DRAWN BY: TDC

DETAIL D-41

503
D5

NOT TO SCALE

CONCRETE END SECTIONS

GENERAL NOTES:
 1. REVISED CD08 M-603-10
 2. CONCRETE END SECTIONS ARE TO BE FURNISHED WITH TOUGE OR GROOVE AS REQUIRED.
 3. INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
 4. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS, WHEN USED, WILL BE INCLUDED IN THE 15 L.F. REQUIRED.

APPROVED: _____ DATE: 01/31/01 DRAWN BY: NBJ

DETAIL D-15

501
D5

NOT TO SCALE

STANDARD CONCRETE NOTES

1. ALL TRASH RACKS SHALL BE CARDER CONCRETE OR APPROVED EQUIVALENTS.
2. DIMENSIONS ABOVE LISTED IN INCHES.
3. PADLOCKS FOR LOCKING BAR WILL BE FURNISHED AND INSTALLED.
4. TRASH GUARDS ARE NOT DESIGNED TO CARRY WHEEL LOADINGS AND AS SUCH ARE NOT TO BE USED AS SAFETY GRATES.

APPROVED: _____ DATE: 2/22/05 DRAWN BY: TDC

DETAIL D-41

504
D5

NOT TO SCALE

WATER QUALITY OUTLET STRUCTURE DETAILS

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B. MAY BE CAST-IN-PLACE OR PRECAST.
 2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.
 3. STEPS SHALL BE PROVIDED WHEN VERTICAL DIMENSION EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH ASHOTO M 109.
 4. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BRIDGABLE ACCESS PANELS.
 5. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

APPROVED: _____ DATE: 4/7/11 DRAWN BY: T. COX

DETAIL D-46

502
D5

NOT TO SCALE

SINGLE COMBINATION INLET

DESIGN NOTES:
 1. DESIGN LOADINGS:
 A. ASHOTO HS-20-44, W/ IMPACT
 B. SOL WEIGHT = 120 PSF
 C. EQUALIZED FLUID PRESSURE = 45 PSF
 D. 80 PSF LATERAL LIVE LOAD SURCHARGE
 2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 4500 PSF (MIN.)
 3. STEEL REINFORCEMENT:
 A. REBAR, ASTM A-615 GRADE 60, MIN. OF 2" CLR.
 B. WESH, ASTM A-497 GRADE 80
 C. CEMENT, ASTM C-150 SPECIFICATIONS

APPROVED: _____ DATE: 3/5/05 DRAWN BY: T. COX

DETAIL D-43

505
D5

NOT TO SCALE

FLARED END SECTION TRASH RACK

GENERAL NOTES:
 1. ALL TRASH RACKS SHALL BE CARDER CONCRETE OR APPROVED EQUIVALENTS.
 2. DIMENSIONS ABOVE LISTED IN INCHES.
 3. PADLOCKS FOR LOCKING BAR WILL BE FURNISHED AND INSTALLED.
 4. TRASH GUARDS ARE NOT DESIGNED TO CARRY WHEEL LOADINGS AND AS SUCH ARE NOT TO BE USED AS SAFETY GRATES.

APPROVED: _____ DATE: 2/22/05 DRAWN BY: TDC

DETAIL D-41

503
D5

NOT TO SCALE

STANDARD CONCRETE NOTES

1. ALL TRASH RACKS SHALL BE CARDER CONCRETE OR APPROVED EQUIVALENTS.
2. DIMENSIONS ABOVE LISTED IN INCHES.
3. PADLOCKS FOR LOCKING BAR WILL BE FURNISHED AND INSTALLED.
4. TRASH GUARDS ARE NOT DESIGNED TO CARRY WHEEL LOADINGS AND AS SUCH ARE NOT TO BE USED AS SAFETY GRATES.

APPROVED: _____ DATE: 2/22/05 DRAWN BY: TDC

DETAIL D-41

504
D5

NOT TO SCALE

SINGLE CURB INLET

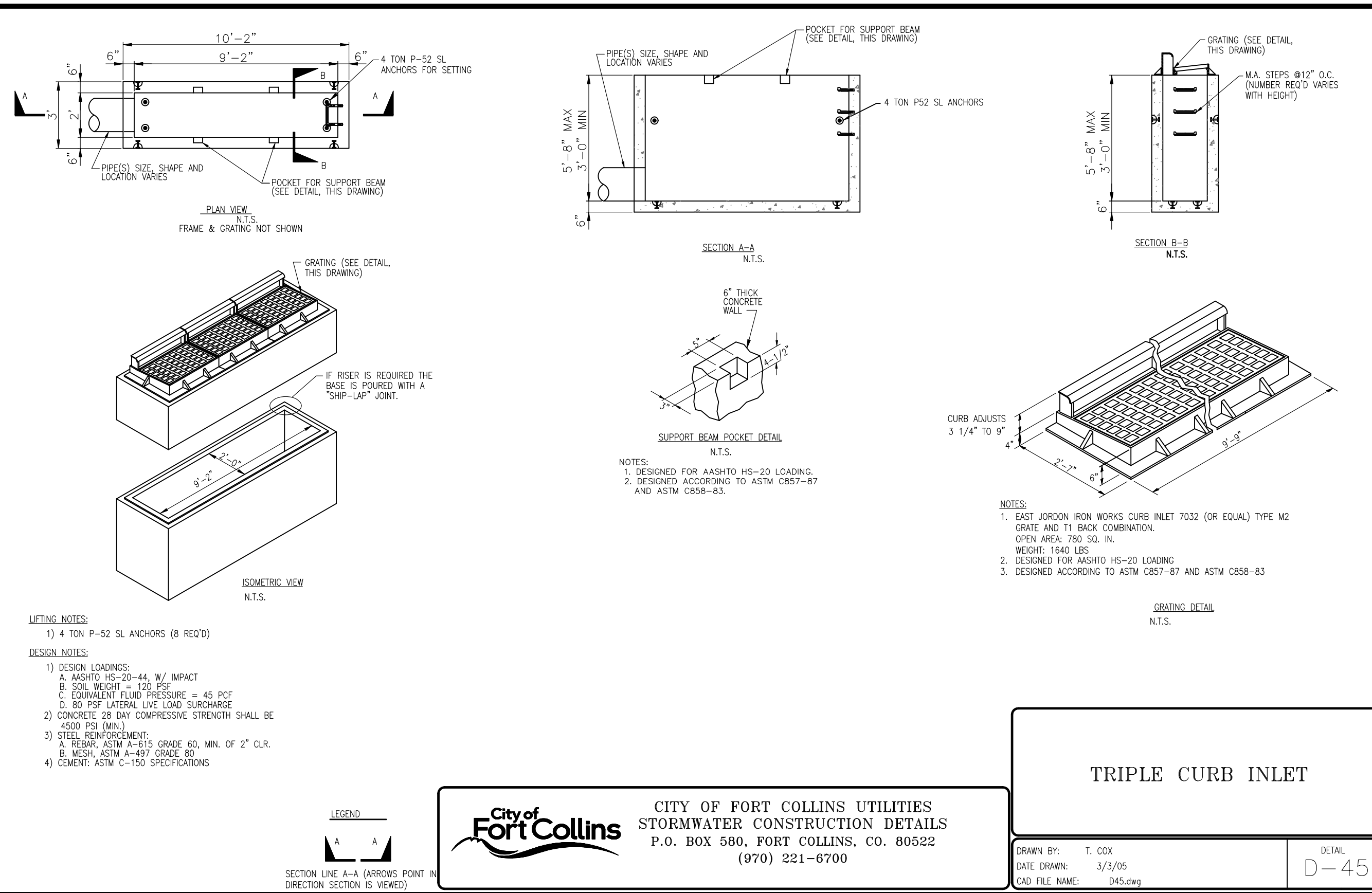
DESIGN NOTES:
 1. DESIGN LOADINGS:
 A. ASHOTO HS-20-44, W/ IMPACT
 B. SOL WEIGHT = 120 PSF
 C. EQUALIZED FLUID PRESSURE = 45 PSF
 D. 80 PSF LATERAL LIVE LOAD SURCHARGE
 2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 4500 PSF (MIN.)
 3. STEEL REINFORCEMENT:
 A. REBAR, ASTM A-615 GRADE 60, MIN. OF 2" CLR.
 B. WESH, ASTM A-497 GRADE 80
 C. CEMENT, ASTM C-150 SPECIFICATIONS

APPROVED: _____ DATE: 3/5/05 DRAWN BY: T. COX

DETAIL D-43

505
D5

NOT TO SCALE



600
D6
TRIPLE COMBINATION INLET
NOT TO SCALE

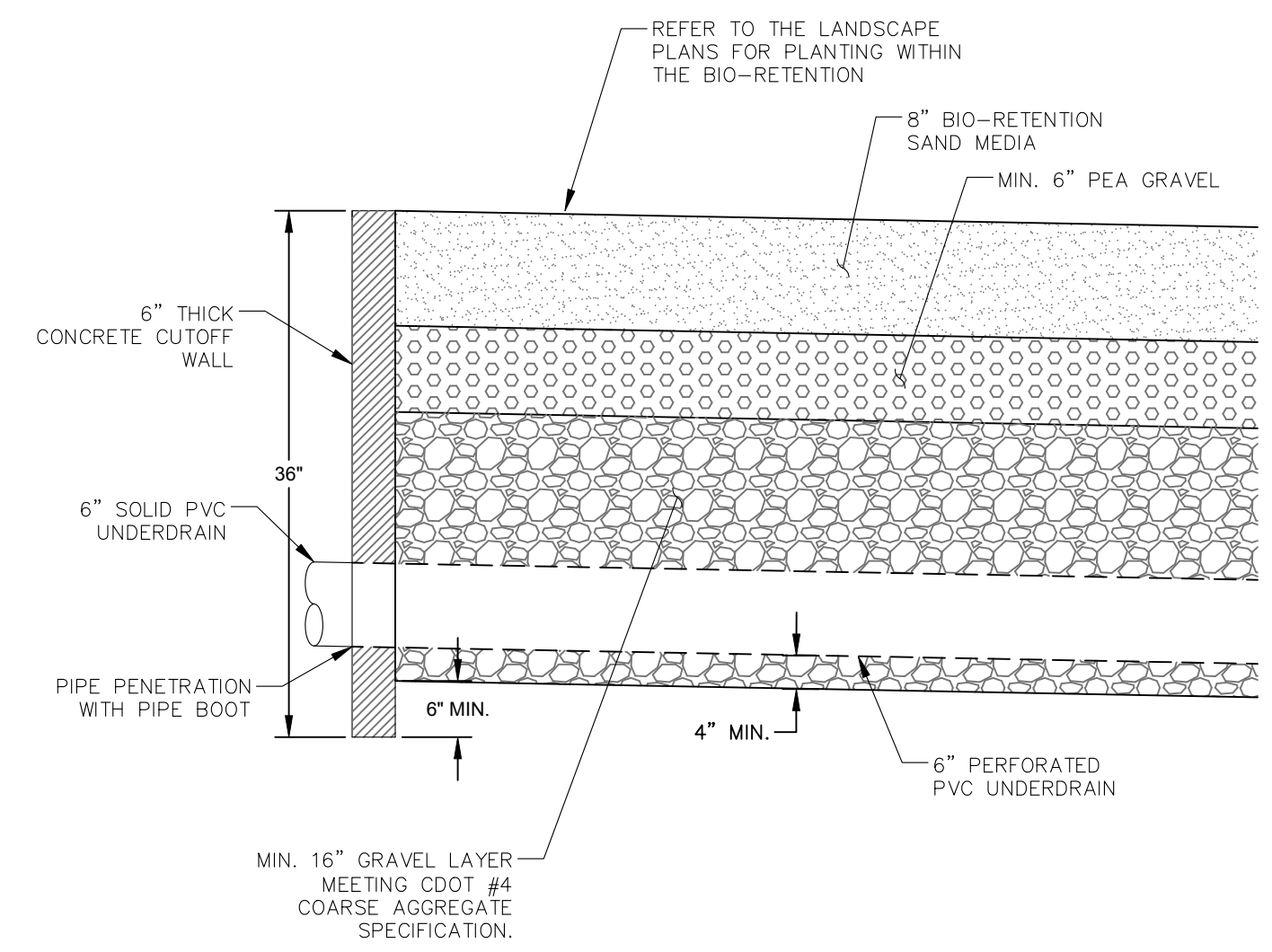
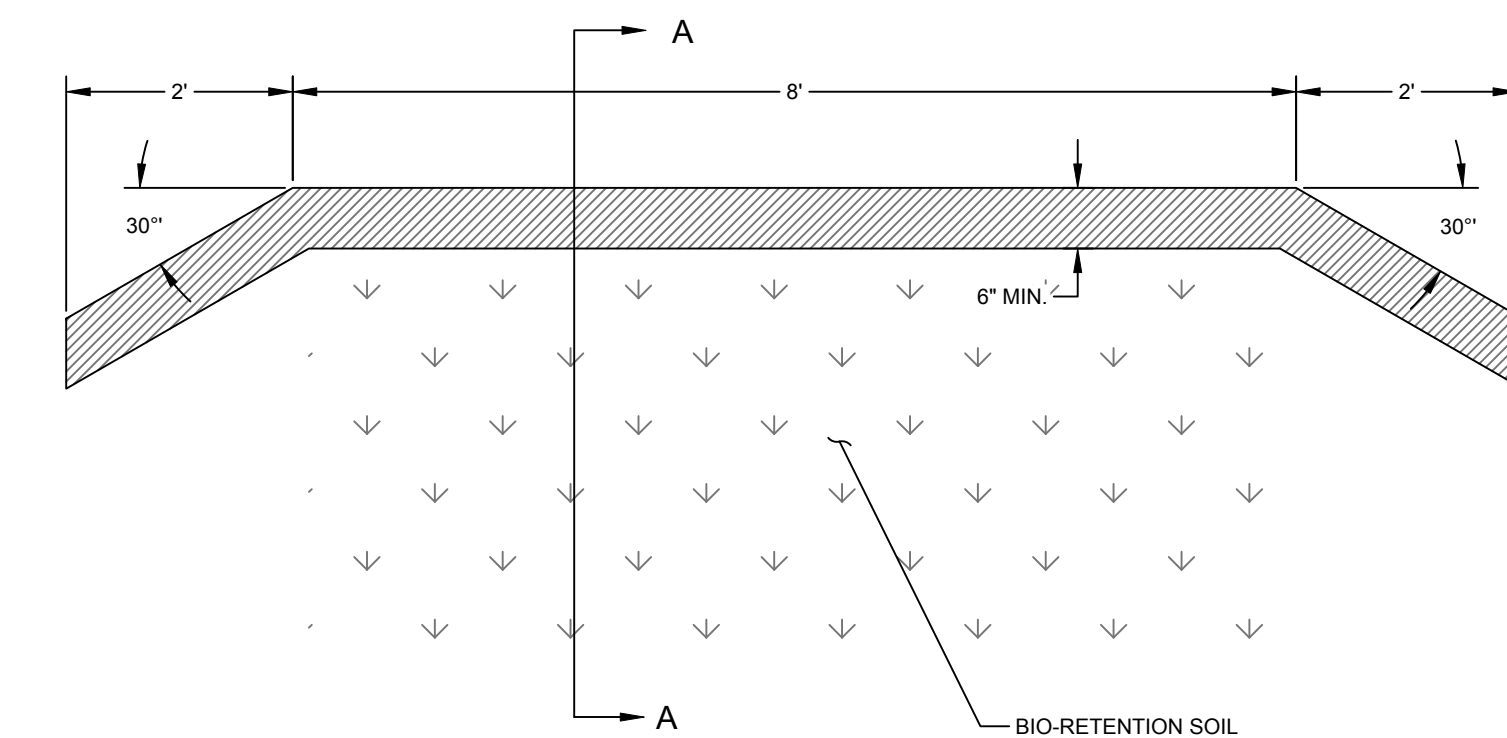
Storm Line	Pipe Diameter (ft)	Ordinary Riprap Type	Length of Riprap (ft)	Width of Riprap (ft)	2*d50, Depth of Riprap (ft)
Storm Line A	1.25	Type M	5.00	7.00	2.0
Storm Line B	2.50	Type M	10.00	12.00	2.0
Storm Line C	1.25	Type M	16.00	14.00	2.0
Storm Line E	2.00	Type M	10.00	12.00	3.0

NOTE: ALL RIPRAP SHALL BE PLANTED, PER DETAIL 009, SHEET EC3

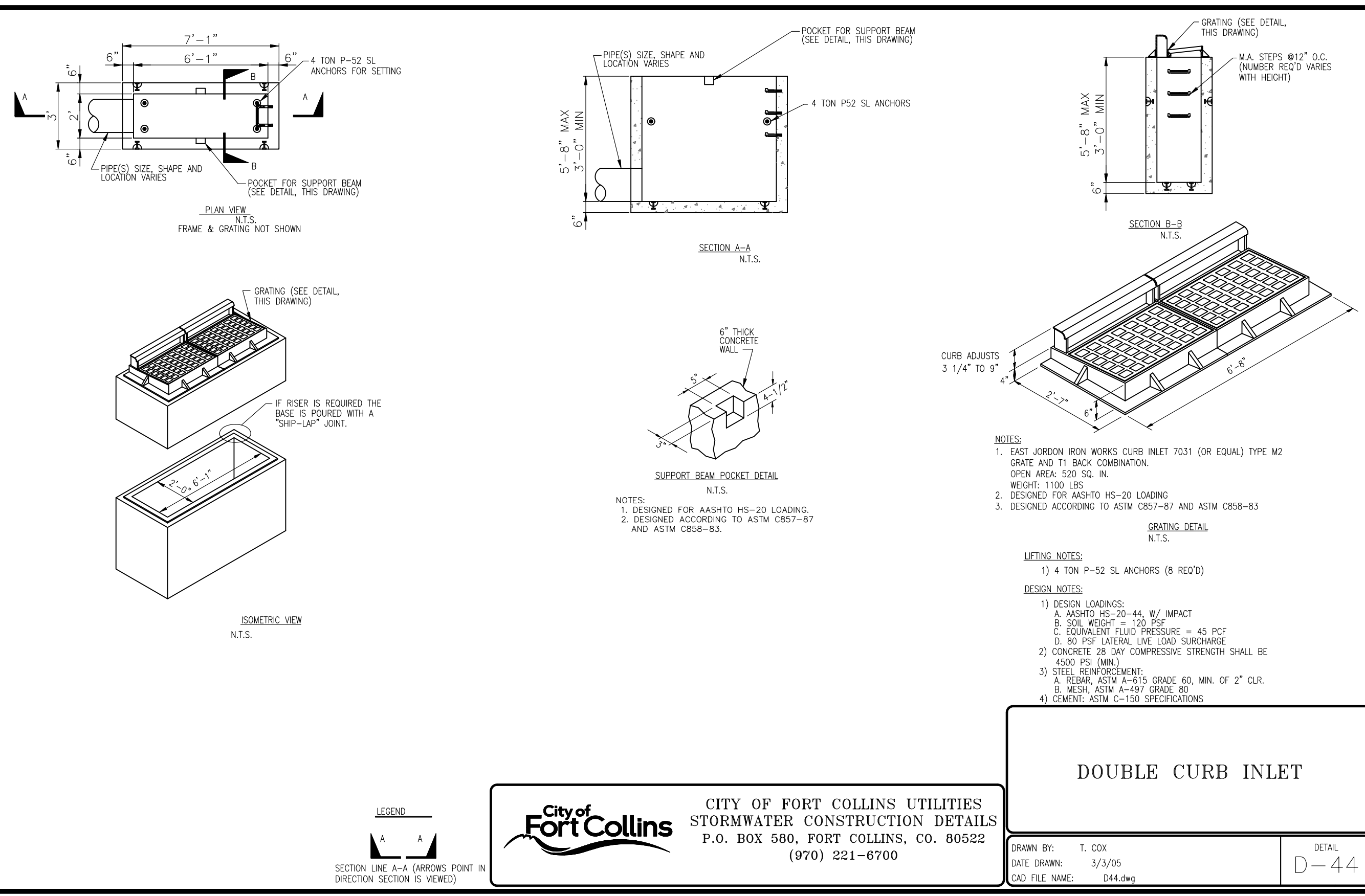
601
D6
BURIED RIPRAP SCHEDULE
NOT TO SCALE

INLET ID	INLET TYPE
B3-1W	Double Combination Inlet
B3-1E	Double Combination Inlet
B5	Double Area Inlet
C5	Double Combination Inlet
C6	Double Combination Inlet
E1	Double Combination Inlet
E2	Single Area Inlet
E3	Double Combination Inlet
E4	Double Combination Inlet

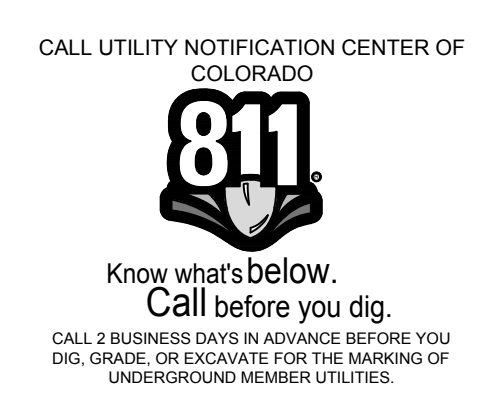
603
D6
INLET SCHEDULE
NOT TO SCALE



603
D6
CONCRETE CUTOFF WALL (TRACTS G & F)
NOT TO SCALE



602
D6
DOUBLE COMBINATION INLET
NOT TO SCALE



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

WATERFIELD THIRD FILING
DRAINAGE DETAILS

Sheet
D6
Of 123 Sheets

Revisions:
No. Description
1. REVIEW SET
2. NOT FOR CONSTRUCTION
4/9/14

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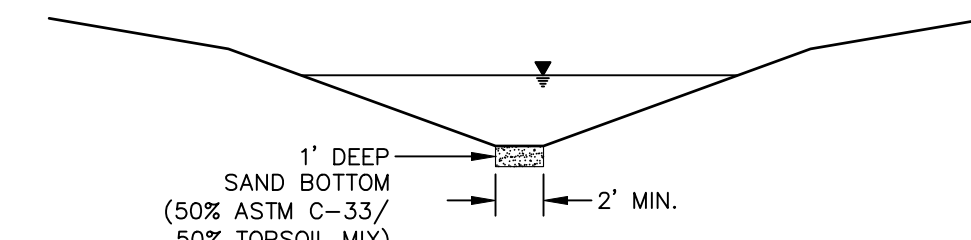
NORTHERN ENGINEERING
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE: 970.221.5158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001
DATE: 4/08/14
DESIGNED BY: A. Reese
SCALE: N/A
DRAWN BY: D. Fry
REVIEWED BY: R. Curfiss

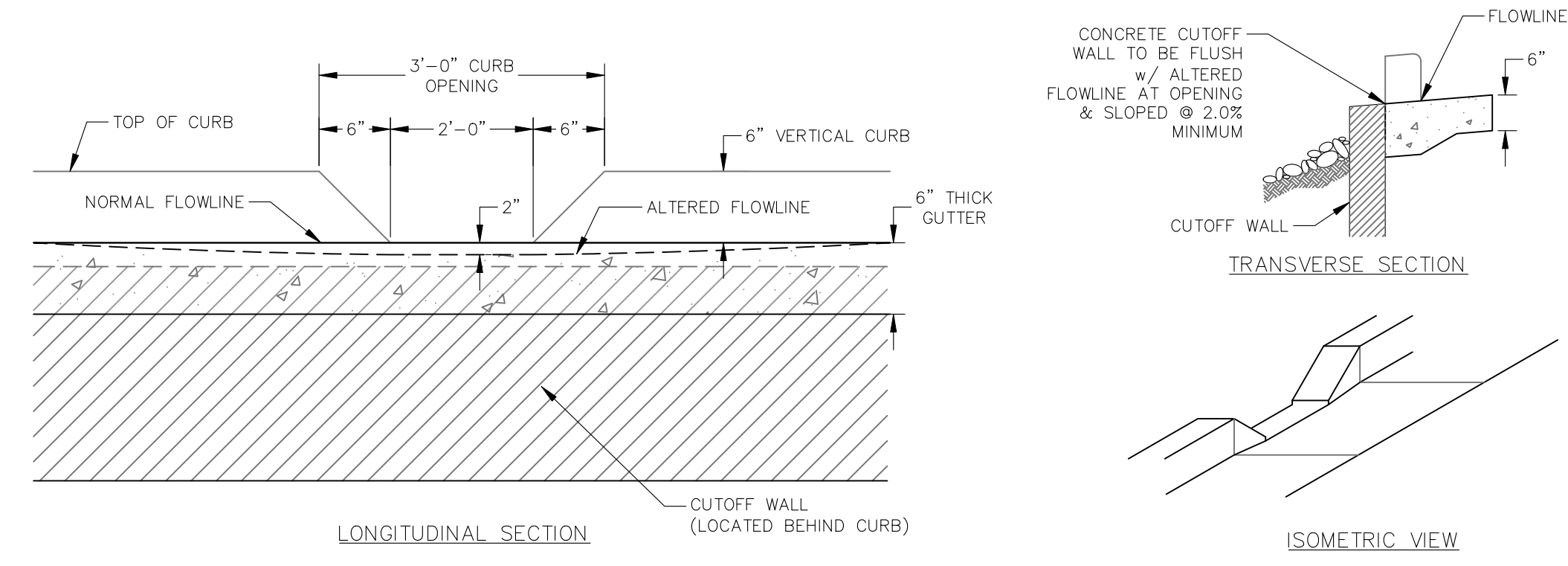
DRAWING FILENAME: D:\Projects\889-001\Drawings\Utility\889-001_UTIL_PLAN.dwg LAYOUT NAME: D6 DATE: Apr 08, 2014 10:28:56 AM CAD OPERATOR: Curfiss LIST OF SHEETS: [D6-80000]

PVC GEOMEMBRANE LINER NOTES:

1. THE PVC GEOMEMBRANE INSTALLER SHALL SUPPLY A DETAILED QA/QC MANUAL.
2. THE PVC MANUFACTURER OF THE ROLL GOODS FROM WHICH THE LINER IS FABRICATED MUST HAVE SUCCESSFULLY PRODUCED A MINIMUM OF 20,000,000 SQUARE FEET THAT MEETS THE CURRENT PVC GEOMEMBRANE INSTITUTE (PGI) SPECIFICATIONS.
3. THE PVC GEOMEMBRANE FABRICATOR SHALL HAVE ASSEMBLED A MINIMUM OF 2,000,000 SQUARE FEET FOR CONTAINMENT PURPOSES. THE FABRICATOR WILL PROVIDE THE MANUFACTURER'S CERTIFICATION THAT THE LINER MATERIAL MEETS THE MANUFACTURER'S SPECIFICATIONS. ADDITIONALLY, THE FABRICATOR, WITHIN A REASONABLE PERIOD OF TIME, WILL PROVIDE COPIES FOR THE FACTORY SEAMING TEST LOGS THAT ARE APPROPRIATE TO THE PANELS BEING SHIPPED TO THE JOB SITE. EACH PANEL SHOULD HAVE A HISTORY OF WHAT TESTS WERE PERFORMED AND WHAT THE TEST RESULTS WERE.
4. THE PVC GEOMEMBRANE INSTALLER SHALL HAVE INSTALLED A MINIMUM OF 1,000,000 SQUARE FEET OF PVC GEOMEMBRANE AND BE AN INTERNATIONAL ASSOCIATION OF GEOSYNTHETICS INSTALLERS (IAGI) MEMBER, AND SHALL BE AN IAGI APPROVED INSTALLATION CONTRACTOR (AIC). THE GEOMEMBRANE INSTALLER SHALL DESIGNATE A CERTIFIED WELDING TECHNICIAN. THE CERTIFIED WELDING TECHNICIAN SHALL BE PRESENT DURING ALL SEAMING OPERATIONS AND SHALL HOLD AN IAGI CERTIFIED WELDING TECHNICIAN (CWT) CERTIFICATION IN BOTH EXTRUSION WELDING AND FUSION WELDING.
5. PROPOSED PANEL LAYOUT PLACEMENT DRAWINGS WILL BE PROVIDED TO THE ENGINEER AND/OR THE INSTALLER PRIOR TO MATERIAL BEING DELIVERED TO THE JOB SITE. THE PROPOSED PANEL PLACEMENT SHOULD SHOW SEAM DIRECTION AND PANEL SIZES DRAWN TO SCALE.
6. FIELD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH IAGI RECOMMENDATIONS. ONE HUNDRED PERCENT OF THE FIELD SEAMS ARE TO BE NON-DESTRUCTIVELY TESTED IN THE FIELD, AS ARE PATCHES AND APPURTENANCES. THE MOST COMMON TYPE OF NON-DESTRUCTIVE SEAM TESTING IS THE AIR LANCE TEST (ASTM D4437). THE TESTING OF SEAMS SHOULD BE WITNESSED BY A REPRESENTATIVE OF THE OWNER OR THE OWNER'S CONSTRUCTION QUALITY ASSURANCE REPRESENTATIVE. THE INSTALLER WILL BE ALLOWED TO CONTINUE AIR LANCE TESTING IF THE OWNER'S REPRESENTATIVE OR CONSTRUCTION QUALITY ASSURANCE REPRESENTATIVE DECLINES TO WITNESS THE TESTING SO LONG AS DETAILED RECORDS ARE KEPT AND SUPPLIED TO THE OWNER PRIOR TO COVERING THE LINER.
7. THE PVC GEOMEMBRANE INSTALLER SHALL MAINTAIN A LOG OF EACH DAY'S WORK. INCLUDED IN THE LOG WILL BE:
 - DATE
 - AMBIENT TEMPERATURE
 - WEATHER CONDITIONS
 - PANELS DEPLOYED
 - FIELD SEAMS CONSTRUCTED
 - SEAMING TECHNICIANS
 - INSPECTIONS

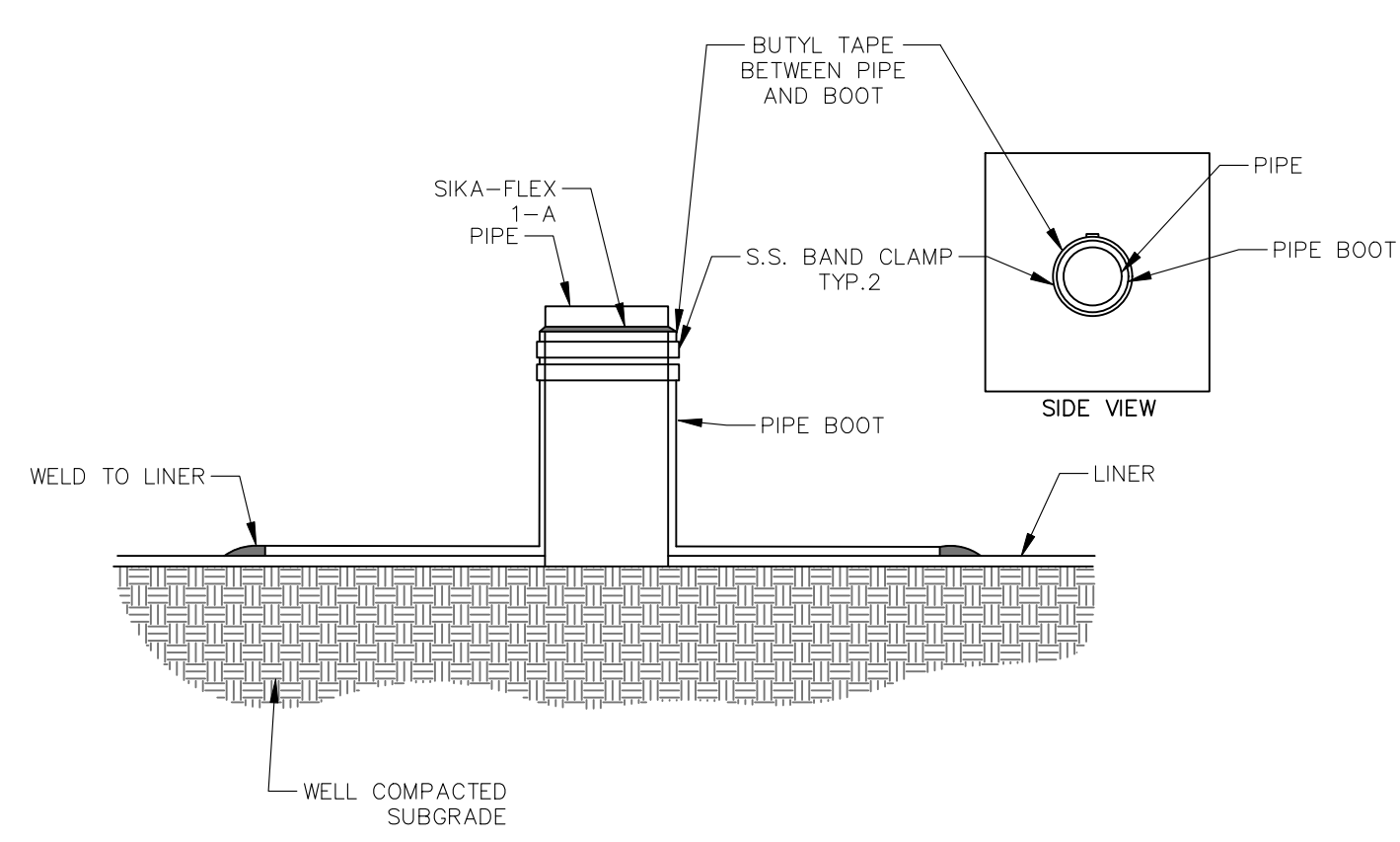


701 SOFT PAN NOT TO SCALE

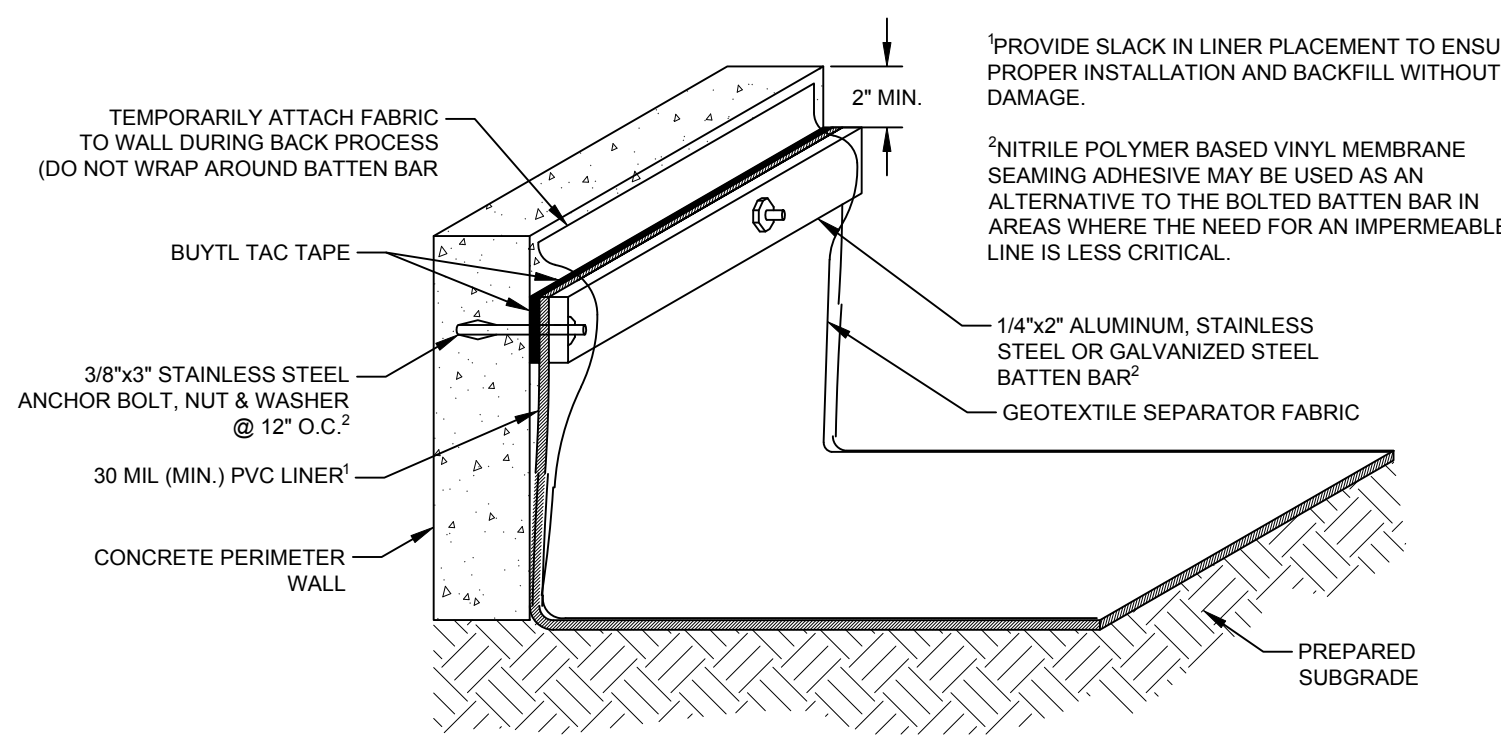


702 CURB OPENING NOT TO SCALE

700 PVC GEOMEMBRANE LINER NOTES NOT TO SCALE



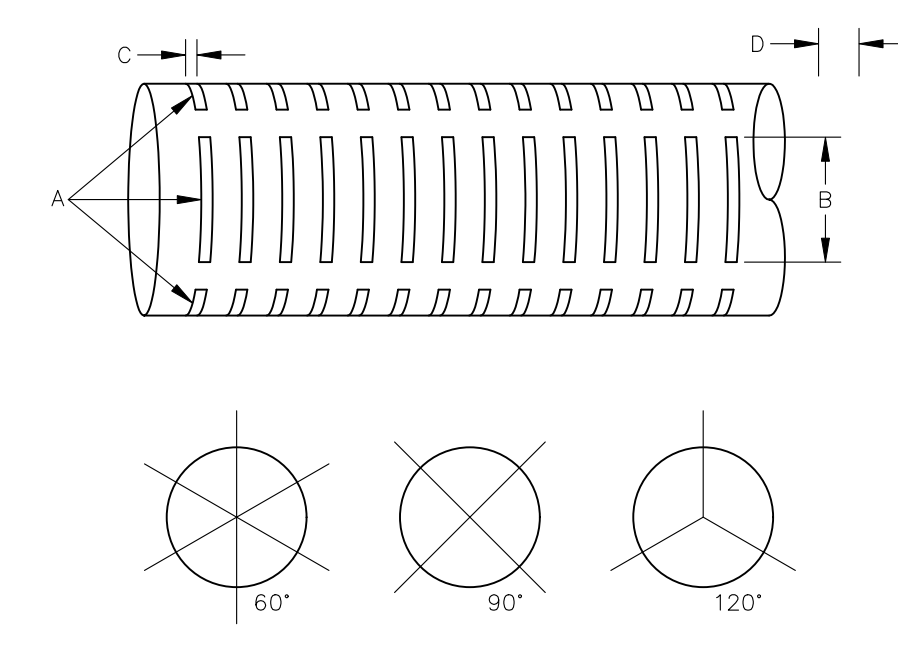
703 PVC PIPE BOOT NOT TO SCALE



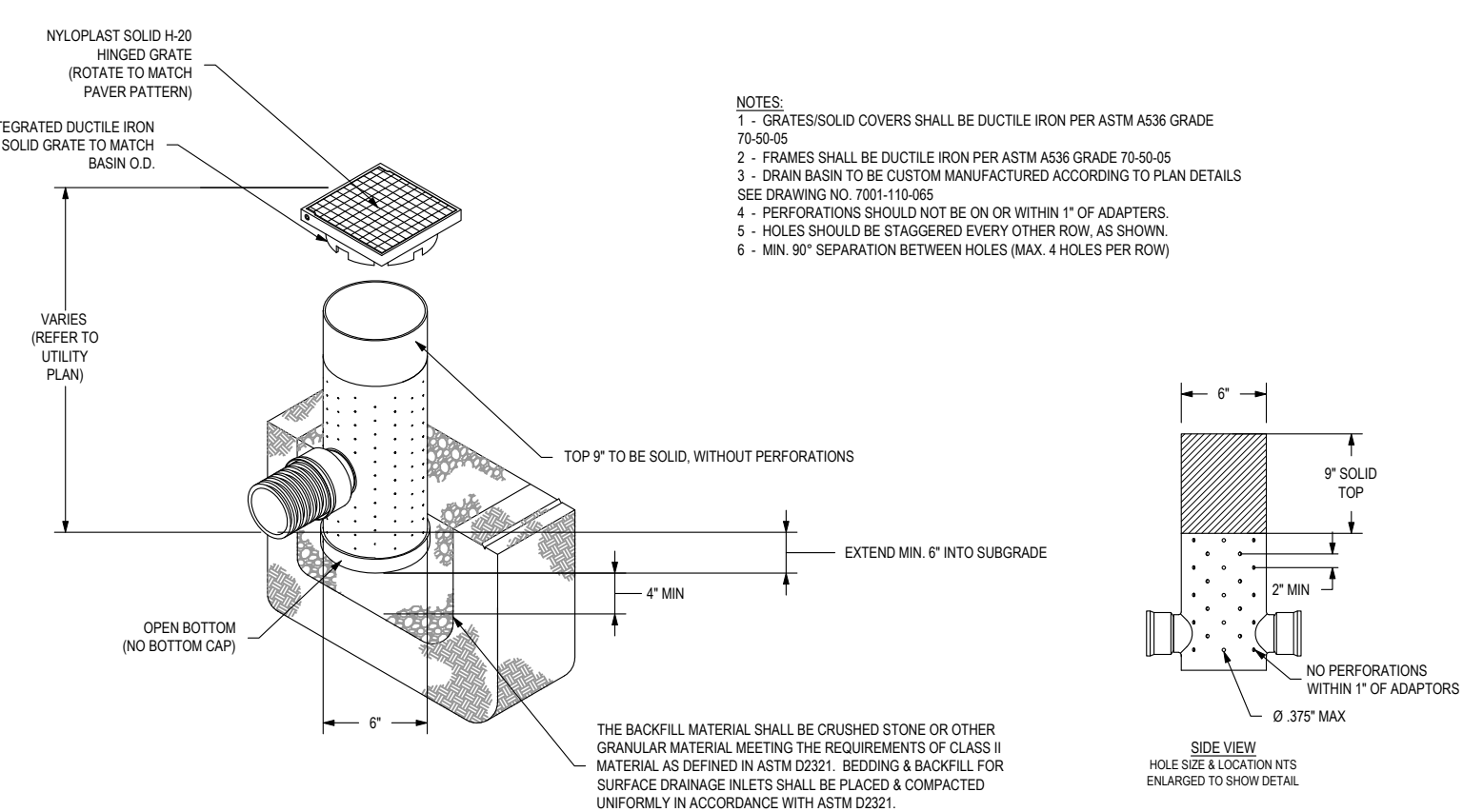
704 GEOMEMBRANE CONNECTION TO CONCRETE NOT TO SCALE

SCREEN SLOT TABLE					
PIPE SIZE	A	B	C	D	E
6"	3 (MIN.) - 6 (MAX.)	1-3/8"	0.032"	0.516"	1.98 SQ. IN.

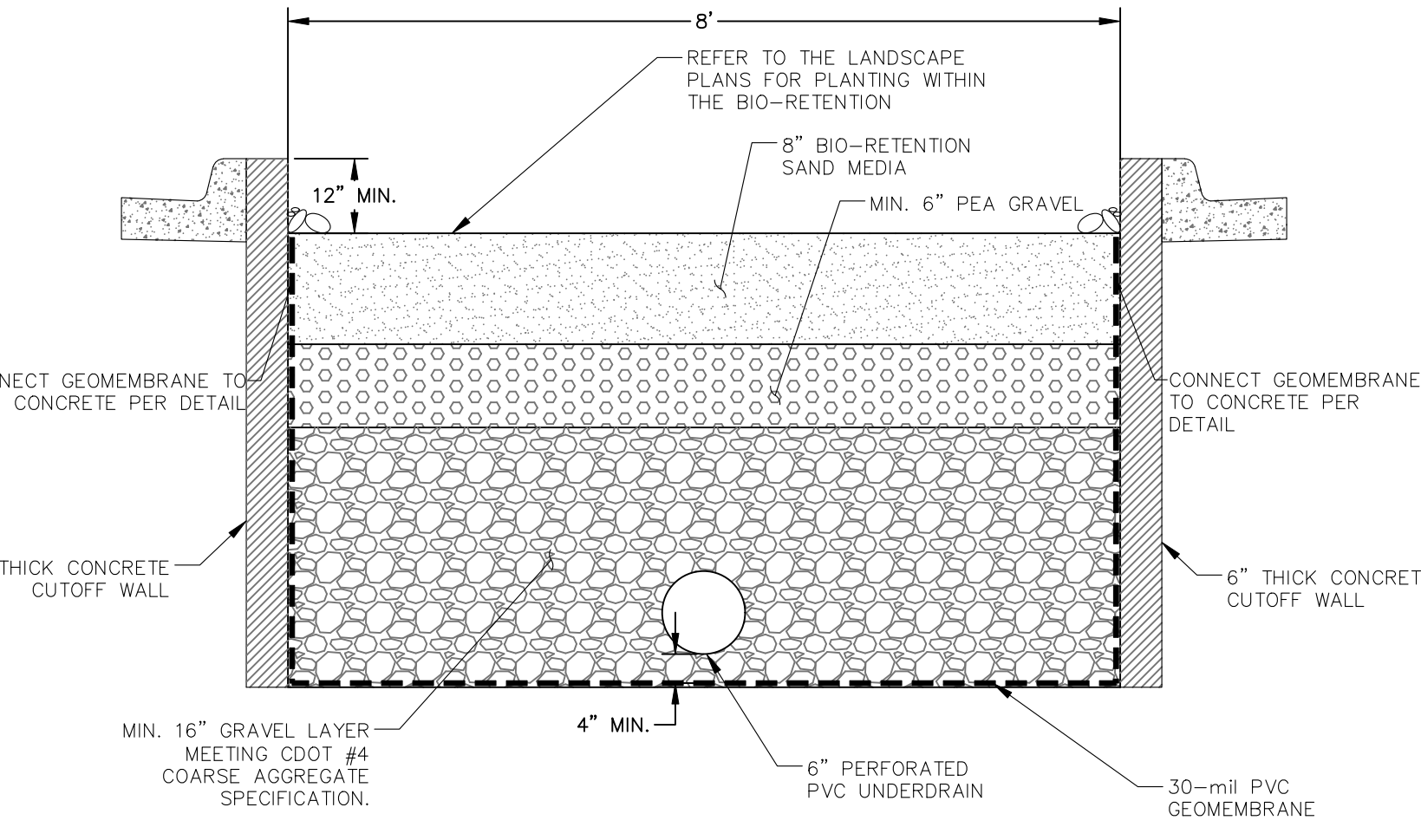
NOTE: "SLOTTED PVC" AND "PERFORATED PVC" SHALL MEAN THE SAME THING WHEN REFERRING TO UNDERDRAINS IN THIS PLAN SET.



705 DIMENSIONS FOR SLOTTED PVC PIPE NOT TO SCALE



706 MEDIAN (GARGANEY) UNDERDRAIN CLEANOUT NOT TO SCALE



- NOTES:
1. REFER TO THE BIORETENTION SAND MEDIA SPECIFICATION FOR MORE INFORMATION ON THE SOIL MIX.
 2. BIORETENTION SAND MEDIA SHALL BE PROVIDED BY HAGEMAN EARTH CYCLE OR APPROVED EQUAL.
 3. THE SOIL SECTION AS SHOWN ON THIS DETAIL SHALL BE PLACED IN ALL LOCATIONS OF THE POND BELOW THE TOP OF THE OUTLET STRUCTURE AT ELEVATION 4971.55.

707 BIO-RETENTION SOIL LAYERING NOT TO SCALE

CITY OF FORT COLLINS BIORETENTION SAND MEDIA SPECIFICATION

- PART 1 - GENERAL
- A. Bioretention Sand Media (BSM) shall be uniformly mixed, uncompacted, free of stones, stumps, roots, or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth or prove a hindrance to the facility's function and maintenance.
 - B. BSM shall be free of plant or seed material of non-native, invasive species, or weeds.
 - C. Fully mixed BSM shall be tested prior to installation and meet the following criteria:
 1. P-index of less than 30
 2. pH of 5.5-8.5. Should pH fall outside of the acceptable range, it may be modified with lime (to raise) or iron sulfate plus sulfur (to lower). The lime or iron sulfate must be mixed uniformly into the BSM prior to use in the bioretention facility.
 3. Cation Exchange Capacity (CEC) greater than 10
 4. Phosphorous (Phosphate, P2O5) not to exceed 69 ppm
 5. BSM that fails to meet the minimum requirements shall be replaced at the Contractor's expense.
 - D. BSM shall be delivered fully mixed in a drum mixer. Onsite mixing of piles will not be allowed. Mixing of the BSM to a homogeneous consistency shall be done to the satisfaction of the Owner.

- PART 2 - SOIL MATERIALS
- A. Sand
 1. BSM shall consist of 60-70% sand by volume meeting ASTM C-33.
 - B. Shredded Paper
 1. BSM shall consist of 5-10% shredded paper by volume.
 2. Shredded paper shall be loosely packed, approximate bulk density of 50-100 lbs/CY.
 3. Shredded paper shall consist of loose leaf paper, not shredded phone books, and shall be thoroughly and mechanically mixed to prevent clumping.
 - C. Topsoil
 1. BSM shall consist of 5-10% topsoil by volume.
 2. Topsoil shall be classified as sandy loam, loamy sand, or loam per USDA textural triangle with less than 5% clay material.
 3. Onsite, native material shall not be used as topsoil.
 4. Textural analysis shall be performed on topsoil, preferably at its source, prior to including topsoil in the mix. Topsoil shall be free of subsoil, debris, foreign matter, and any other material deleterious to plant health.
 5. Topsoil shall have a pH range of 5.5 to 7.5 and moisture content between 25-55%.
 6. Contractor shall certify that topsoil meets these specifications.
 - D. Leaf Compost
 1. BSM shall consist of 10-20% leaf compost by volume.
 2. Leaf compost shall consist of Class 1 organic leaf compost consisting of aged leaf mulch resulting from biological degradation and transformation of plant-derived materials under controlled conditions designed to promote aerobic decomposition.
 3. The material shall be well composted, free of viable weed seeds and contain material of a generally humus nature capable of sustaining growth of vegetation, with no materials toxic to plant growth.
 4. Compost shall be provided by a local US Composting Council Seal of Testing Assurance (STA) member. A copy of the provider's most recent independent STA test report shall be submitted to and approved by the Owner prior to delivery of BSM to the project site.
 5. Compost material shall also meet the following criteria:
 - a. 100 percent of the material shall pass through a 1/2 inch screen
 - b. pH of the material shall be between 6.0 and 8.4
 - c. Moisture content shall be between 35 and 50 percent
 - d. Maturity greater than 80 percent (maturity indicator expressed as percentage of germination/vigor, 80+%)
 - e. Maturity indicator expressed as Carbon to Nitrogen ratio < 12
 - f. Maturity indicator expressed as Ammonium/Nitrate/N Ratio < 4
 - g. Minimum organic matter shall be 40 percent dry weight basis
 - h. Soluble salt content shall be no greater than 5000 parts per million or 0.5 mmhos/cm
 - i. Phosphorus content shall be no greater than 325 parts per million
 - j. Heavy metals (trace) shall not exceed 0.5 parts per million
 - k. Chemical contaminants: meet or exceed US EPA Class A standard, 40 CFR 503.13, Tables 1 & 3 levels
 - l. Pesticides: meet or exceed US EPA Class A standard, 40 CFR 503.32(a) levels

- PART 3 - EXECUTION
- A. General
 1. Refer to project specifications for excavation requirements.
 - B. Placement Method
 1. BSM material shall be spread evenly in horizontal layers.
 2. Thickness of loose material in each layer shall not exceed 9-inches.
 3. Compaction of BSM material is not required.

708 BIORETENTION SAND MEDIA SPECIFICATIONS NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/7/14

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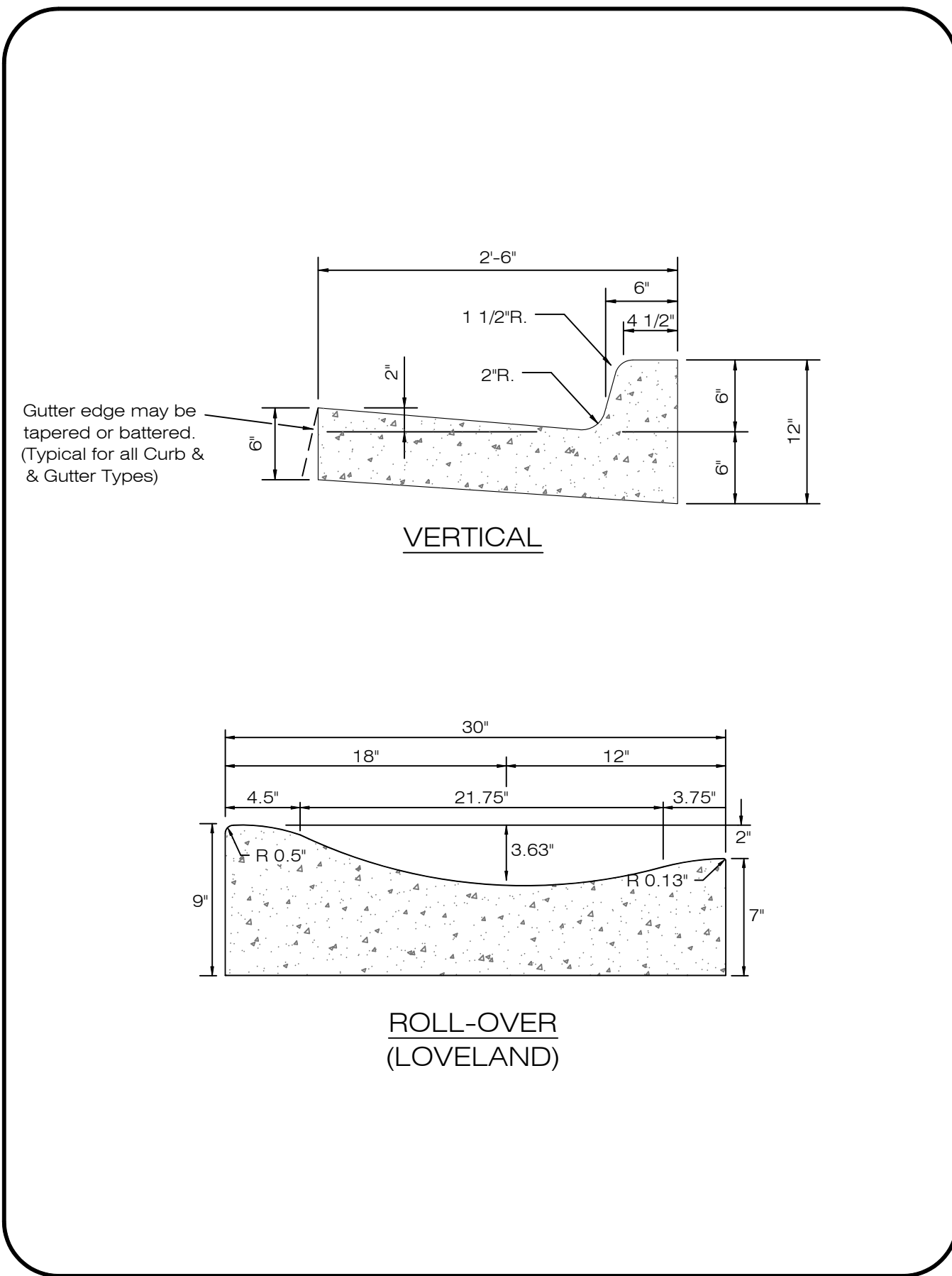
NORTHERN ENGINEERING

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PHONE: 970.221.5158 FAX: 970.221.4159
www.northernengineering.com

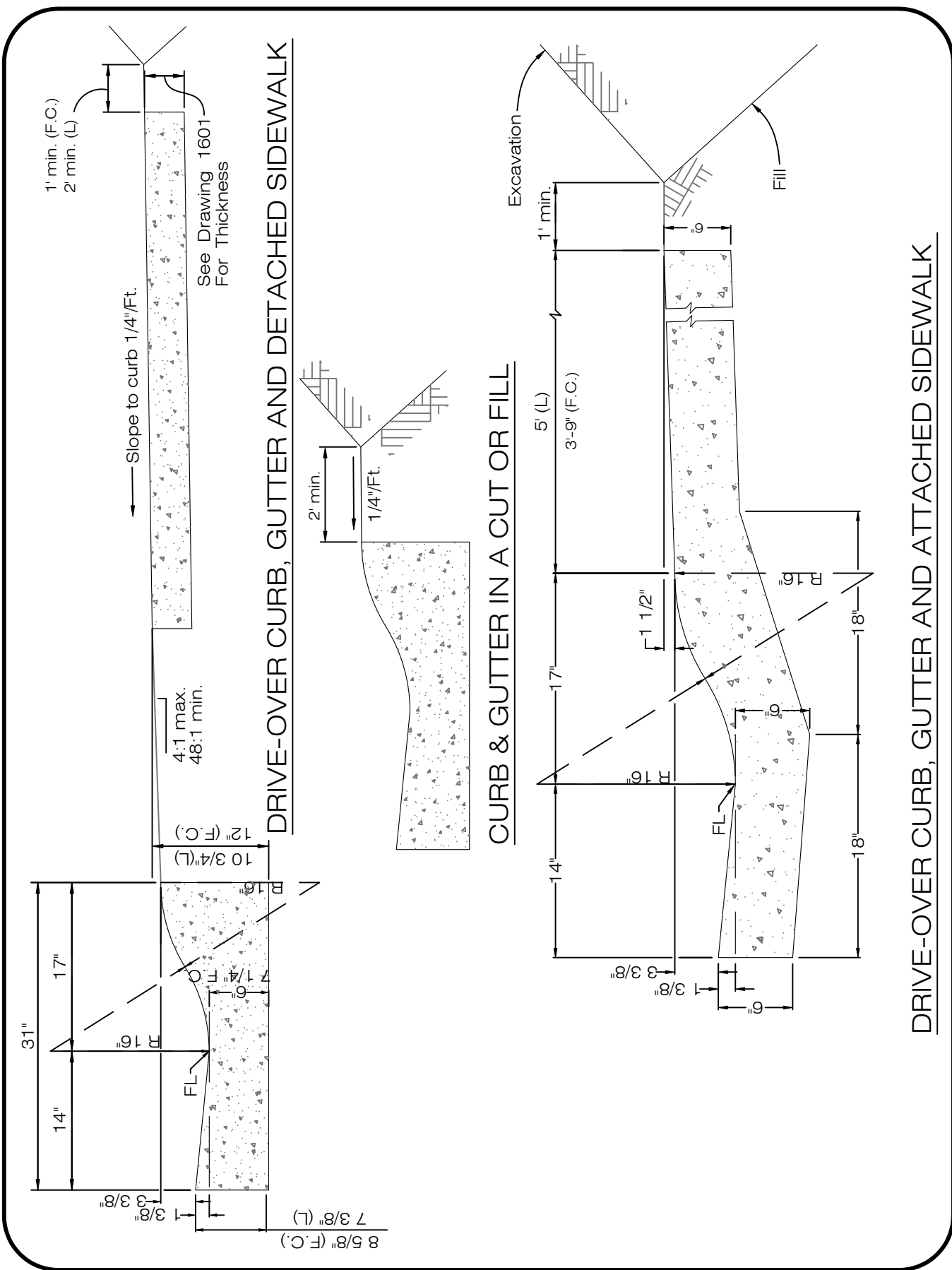
PROJECT:	889-001	DATE:	4/09/14	SCALE:	N/A	REVIEWED BY:	R. Curfiss
DESIGNED BY:	A. Reese	DRAWN BY:	D. Fry				

WATERFIELD THIRD FILING
 DRAINAGE DETAILS



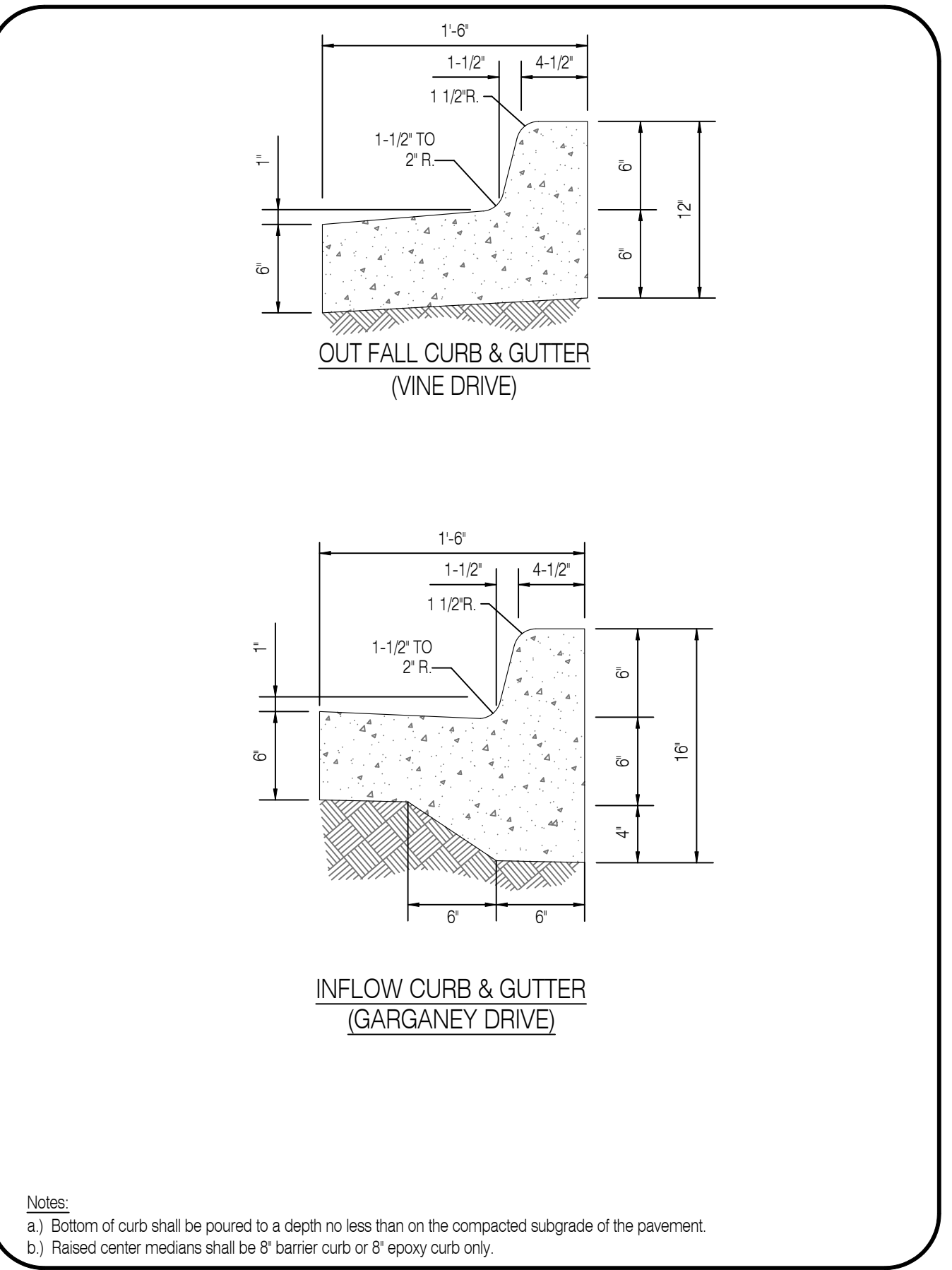
CURB AND GUTTER			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 701

800 CURB AND GUTTER NOT TO SCALE



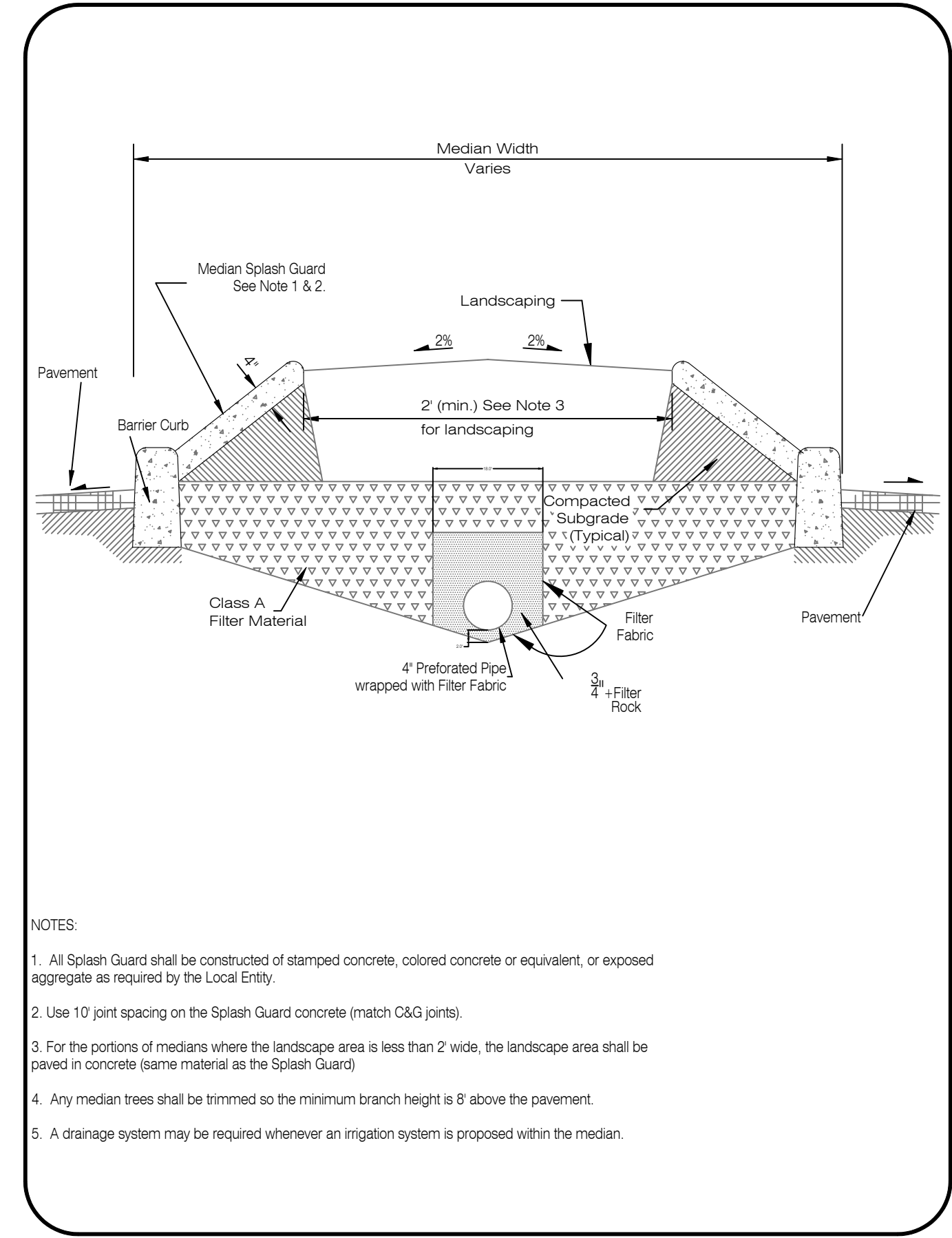
CURB AND GUTTER/SIDEWALK			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 702

801 CURB AND GUTTER / SIDEWALK NOT TO SCALE



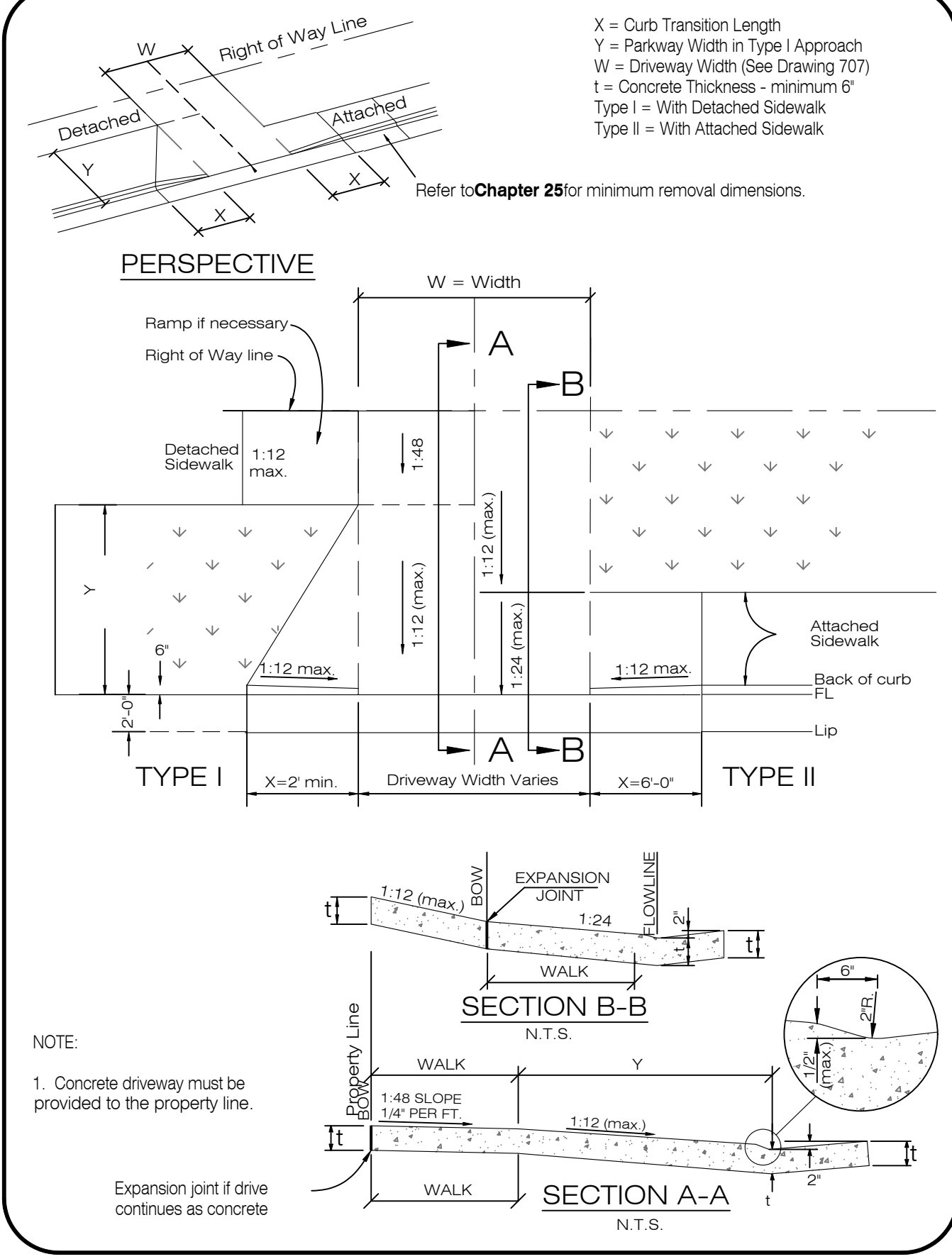
MODIFIED MEDIAN (ISLAND CURBS)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 703

802 MODIFIED MEDIAN CURB & GUTTER NOT TO SCALE



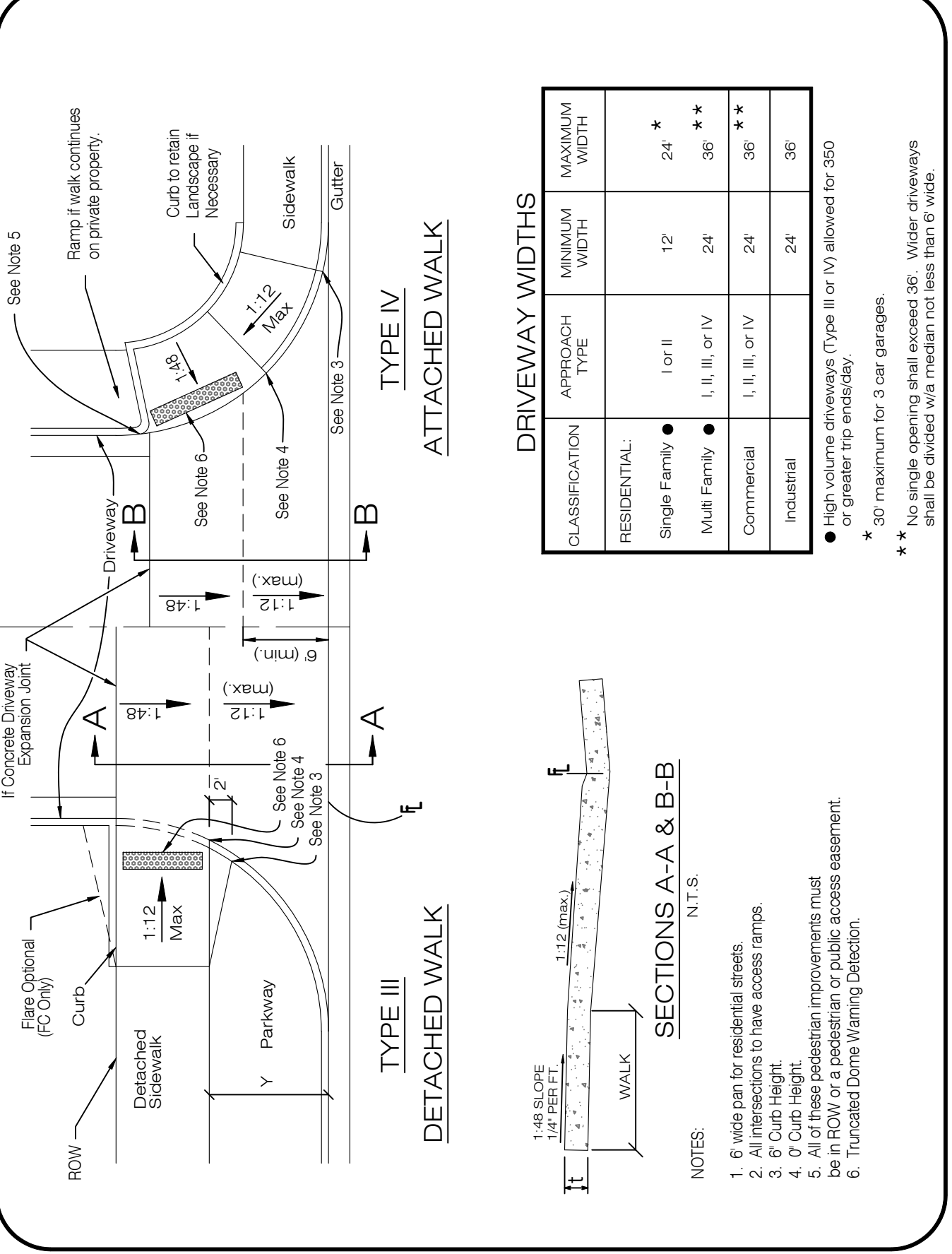
LANDSCAPING AND DRAIN DETAILS FOR RAISED MEDIAN			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 705a

803 RAISED MEDIAN TYPICAL CROSS-SECTION NOT TO SCALE



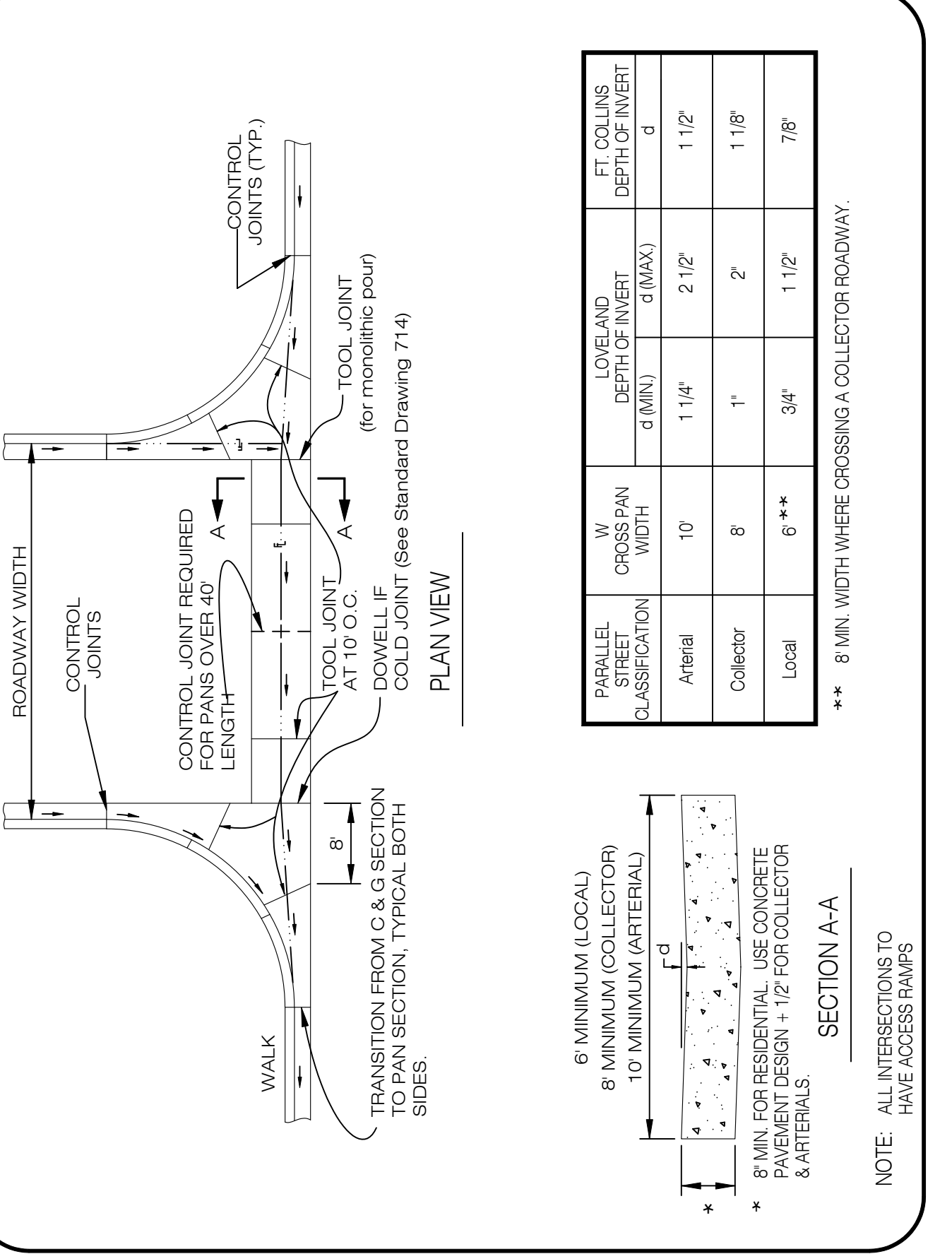
STANDARD DRIVEWAY APPROACH (TYPES I & II)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 706

804 DRIVEWAY CUT NOT TO SCALE



STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPES III & IV)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 707

805 ALLEY DRIVE ACCESS NOT TO SCALE



STREET INTERSECTION CROSSSPAN			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 708

806 TYPICAL INTERSECTION CROSSSPAN NOT TO SCALE

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: Water & Wastewater Utility _____ Date

CHECKED BY: Stormwater Utility _____ Date

CHECKED BY: Parks & Recreation _____ Date

CHECKED BY: Traffic Engineer _____ Date

CHECKED BY: Environmental Planner _____ Date

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

CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

WATERFIELD THIRD FILING ROADWAY DETAILS

Project: 889-001 DATE: 4/08/14

DESIGNED BY: A. Reese SCALE: N/A

DRAWN BY: D. Fry REVIEWED BY: R. Curtis

Sheet D8 Of 123 Sheets

Revisions: _____

DATE: 4/9/14

REVIEW SET FOR CONSTRUCTION

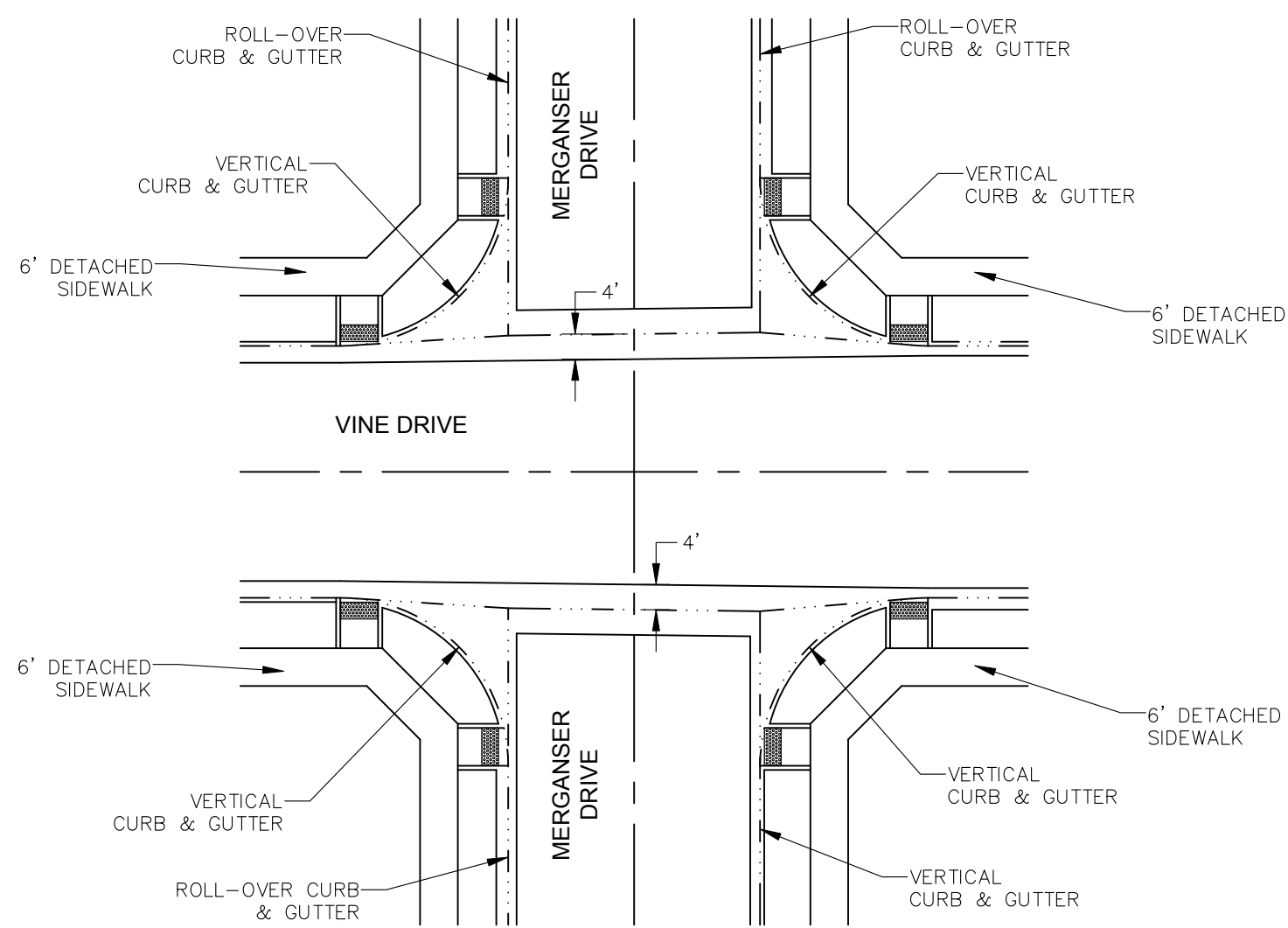
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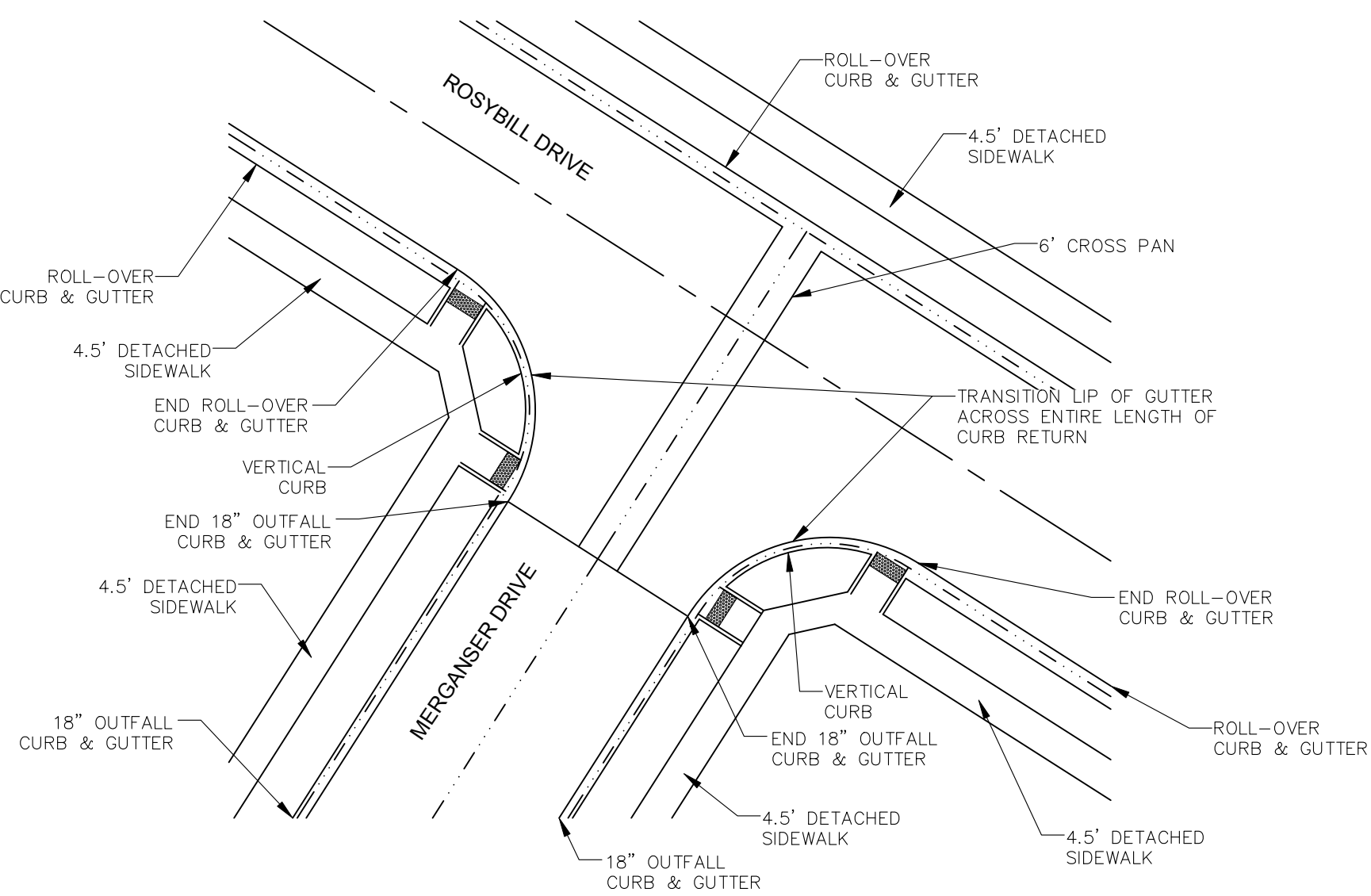
NORTHERN ENGINEERING

PHONE: 970.221.5158 FAX: 970.221.4159

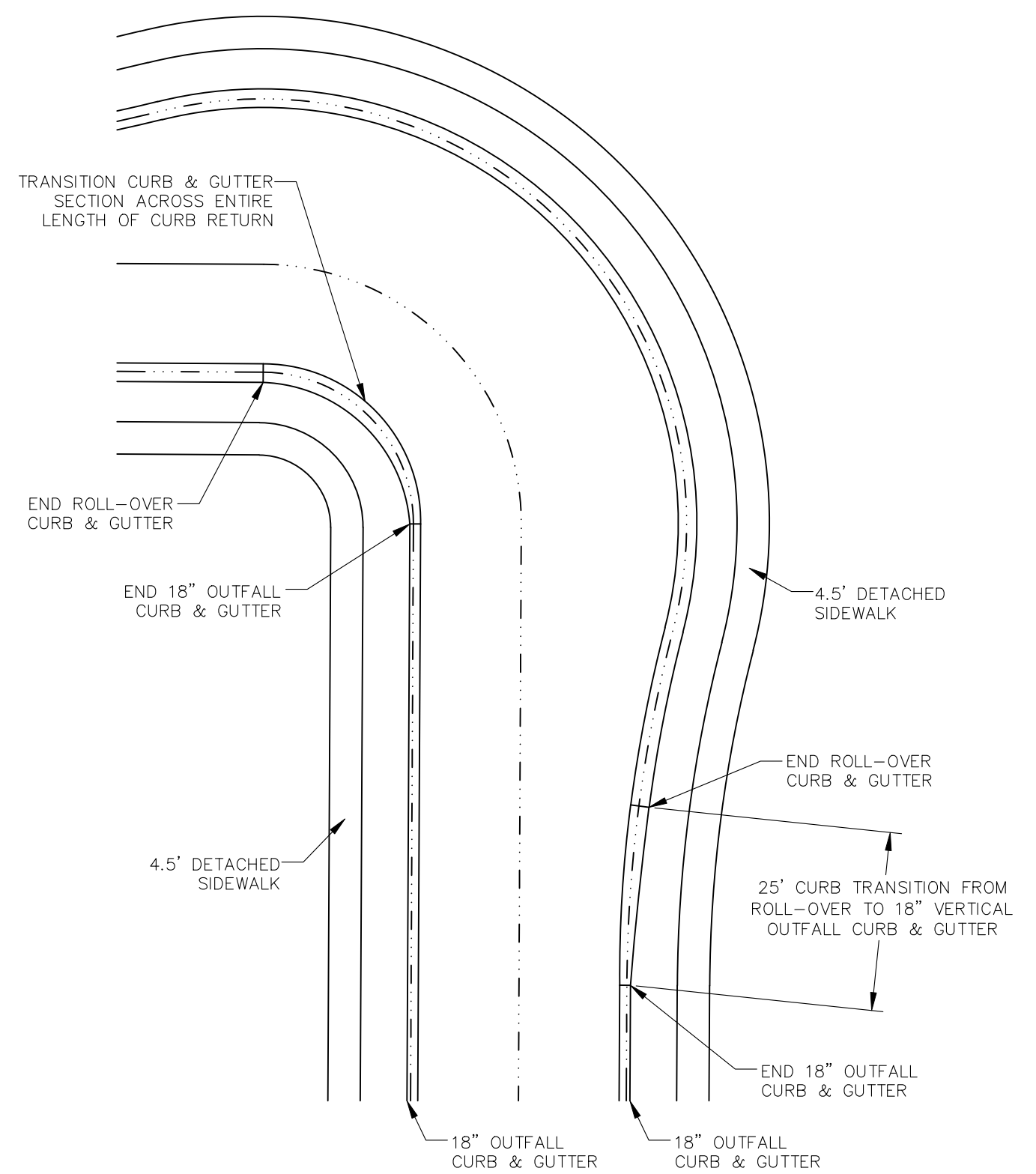
200 South College Avenue, Suite 010 Fort Collins, Colorado 80524



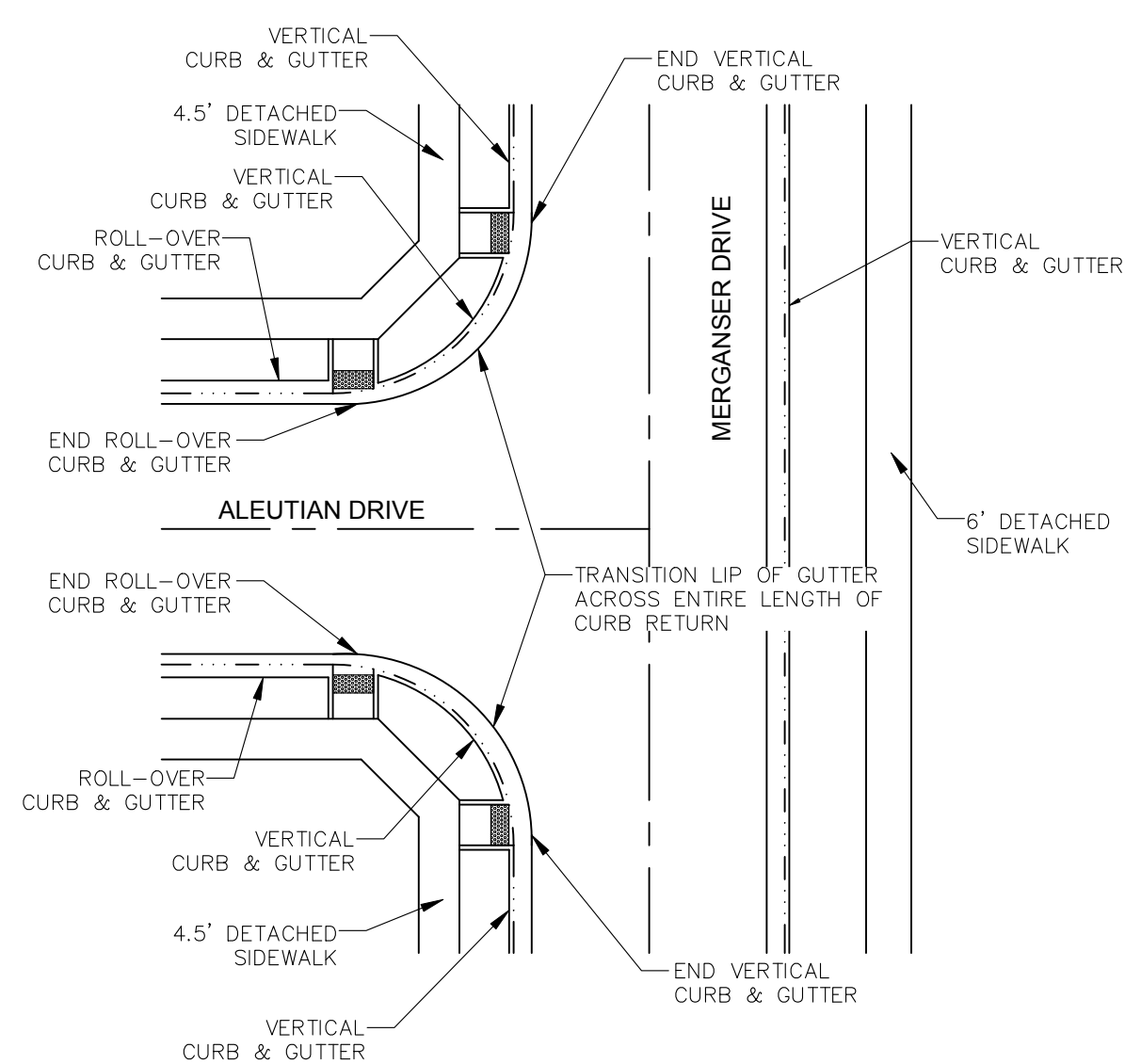
1100 TRANSITION VERTICAL CURB TO ROLL-OVER CURB (INTERSECTION VINE & MERGANSE) NOT TO SCALE
D11



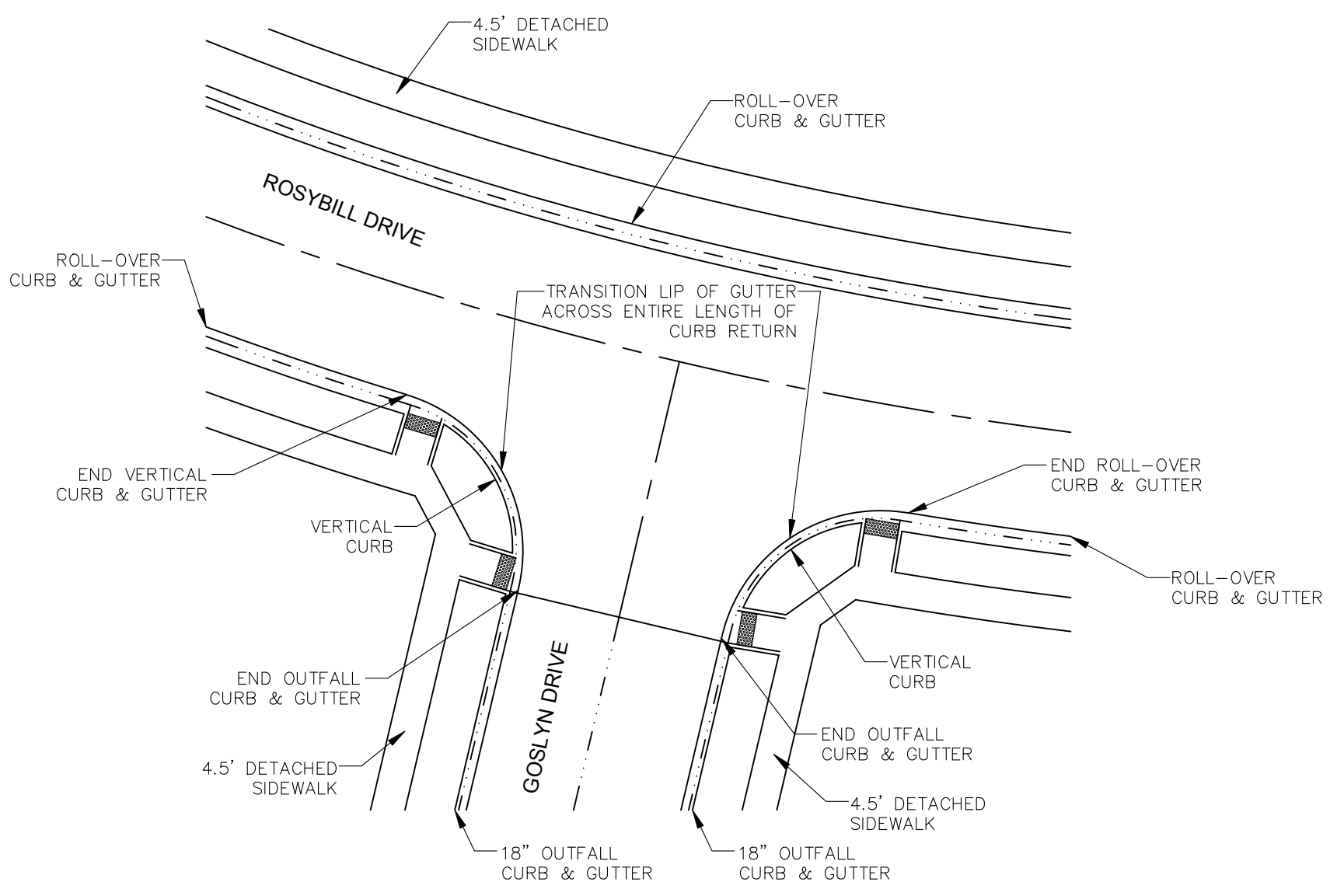
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D11



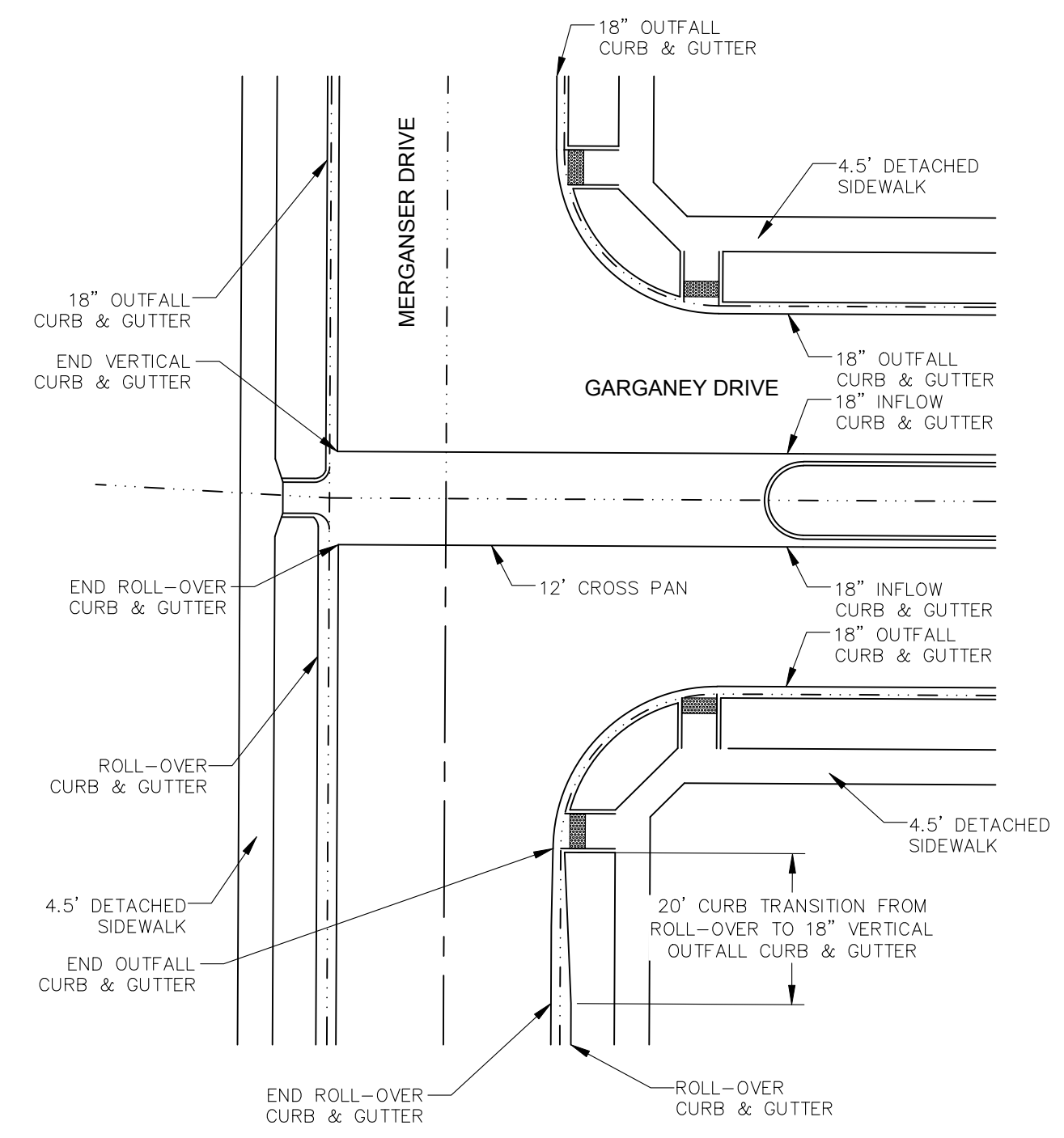
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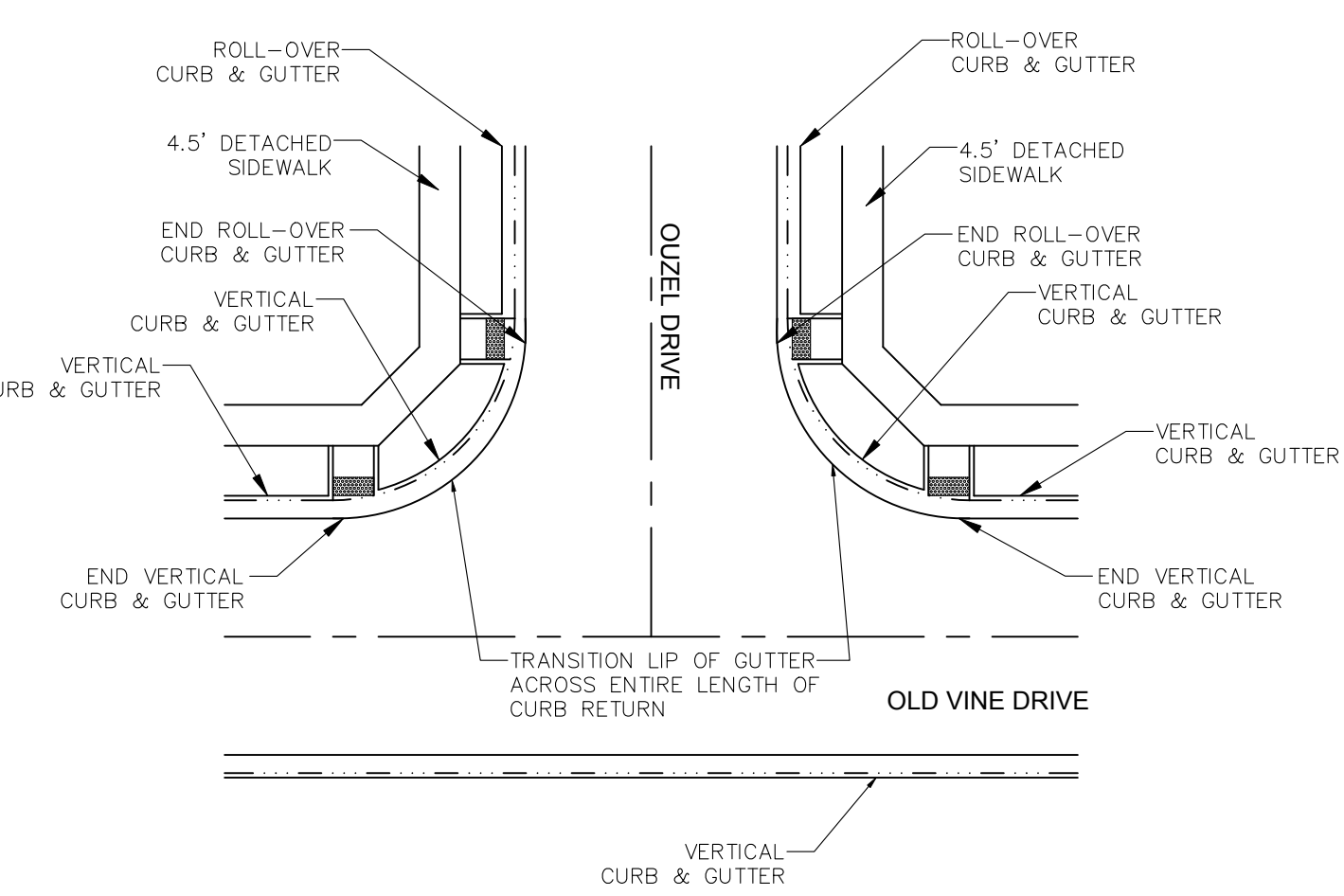
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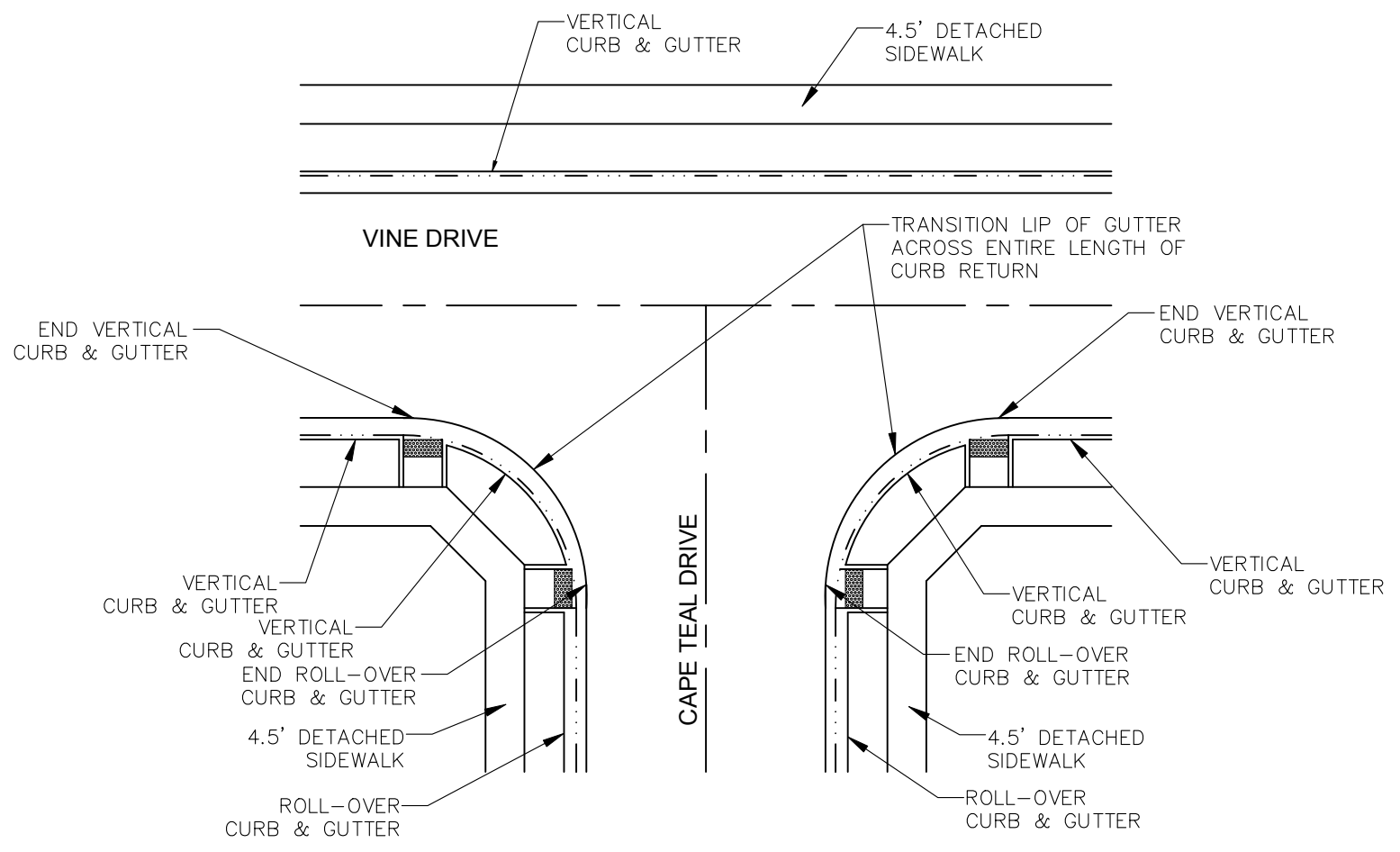
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D11



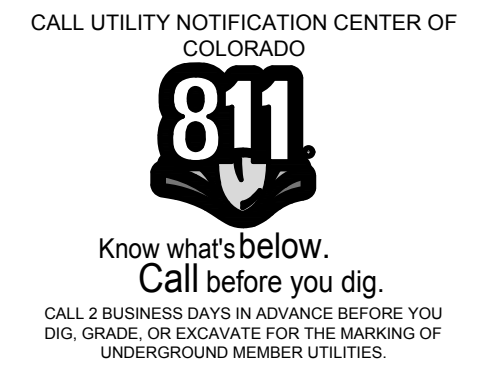
1107 TRANSITION VERTICAL CURB TO ROLL-OVER CURB (INTERSECTION MERGANSE & GARGANEY) NOT TO SCALE
D11



1105 TRANSITION VERTICAL CURB TO ROLL-OVER CURB (INTERSECTION OLD VINE & OUZEL) NOT TO SCALE
D11



1106 TRANSITION VERTICAL CURB TO ROLL-OVER CURB (INTERSECTION VINE & CAPE TEAL) NOT TO SCALE
D11



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions:
No. _____ Date: 4/7/14
REVIEW SET
NOT FOR CONSTRUCTION

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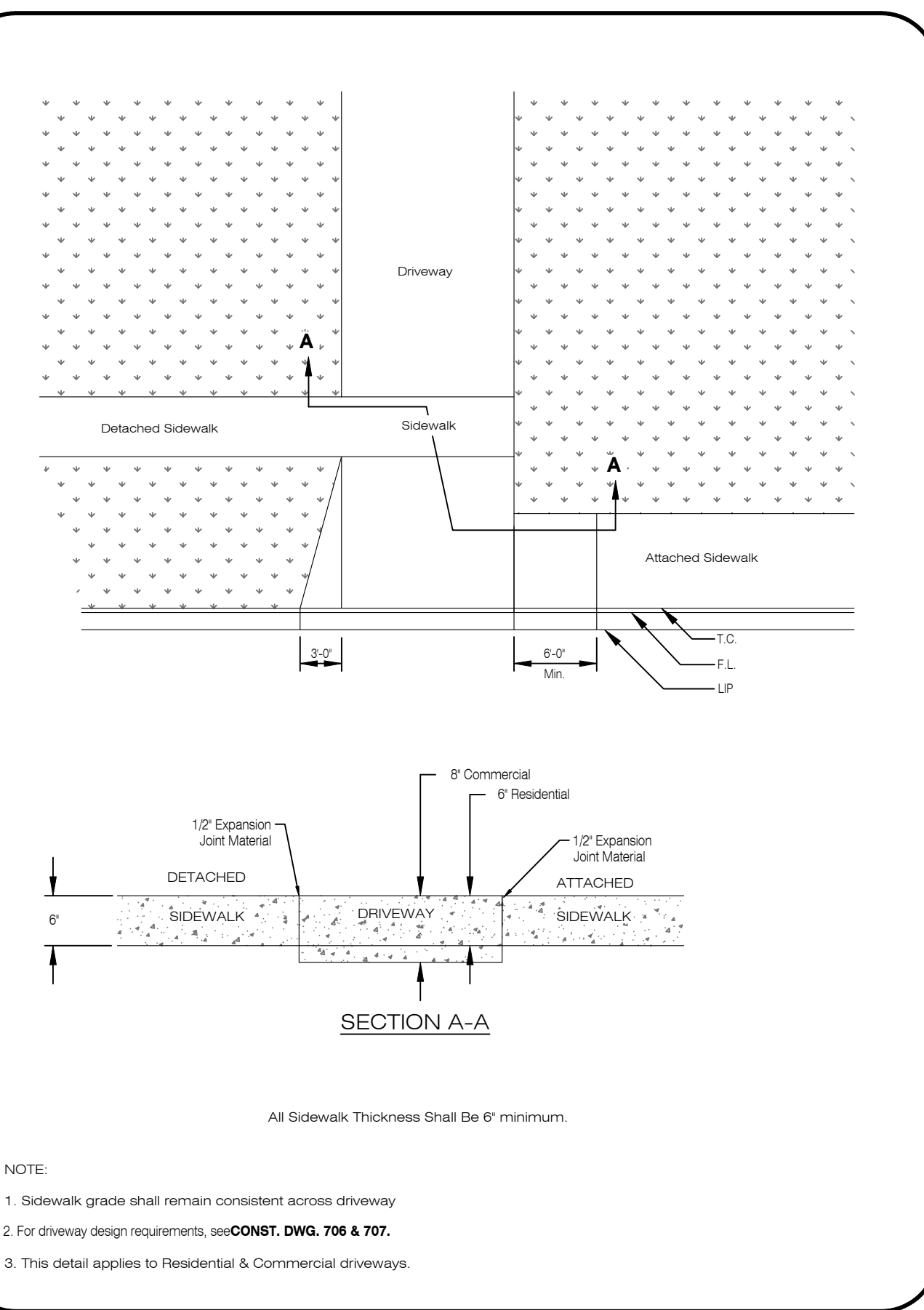
NORTHERN ENGINEERING
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE: 970.221.5158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001
DESIGNED BY: A. Reese
DATE: 4/09/14
SCALE: N/A
DRAWN BY: D. Fry
REVIEWED BY: R. Curfiss

WATERFIELD THIRD FILING
PRIVATE SITE DETAILS

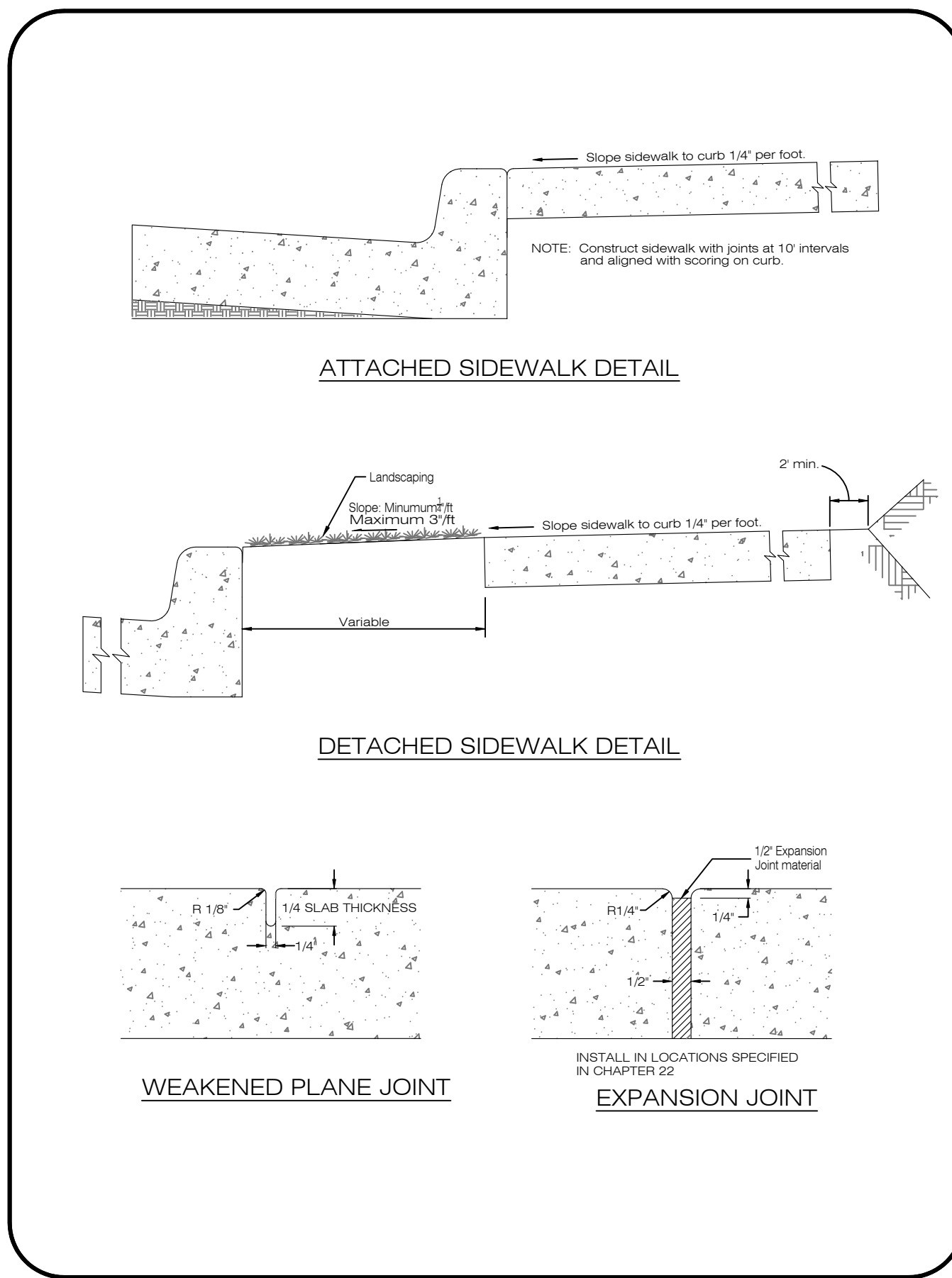
Sheet
D11
Of 123 Sheets

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LIST OF SHEETS: [NES-889001]



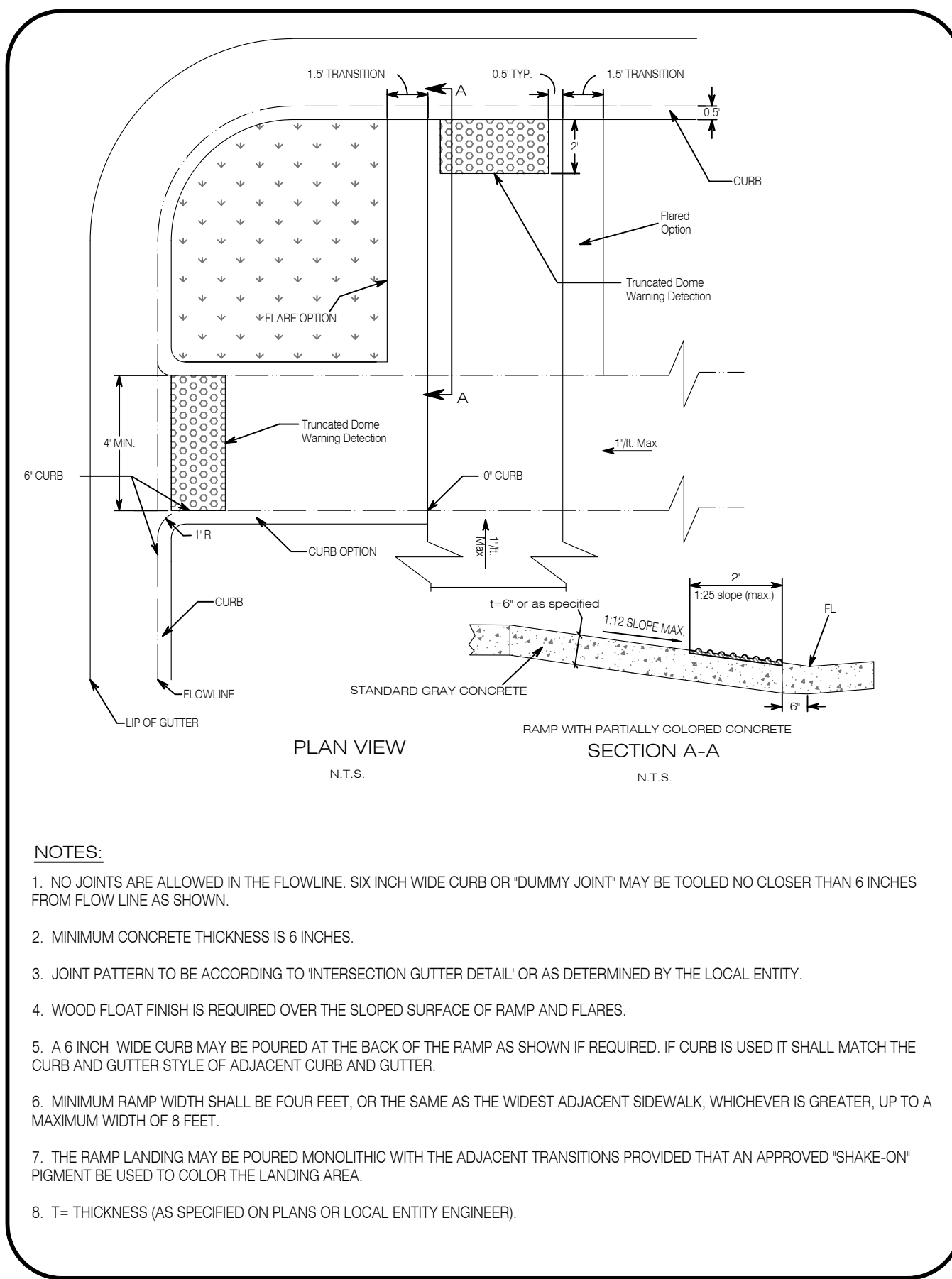
STANDARD SIDEWALK			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 1601

1000 STANDARD SIDEWALK NOT TO SCALE



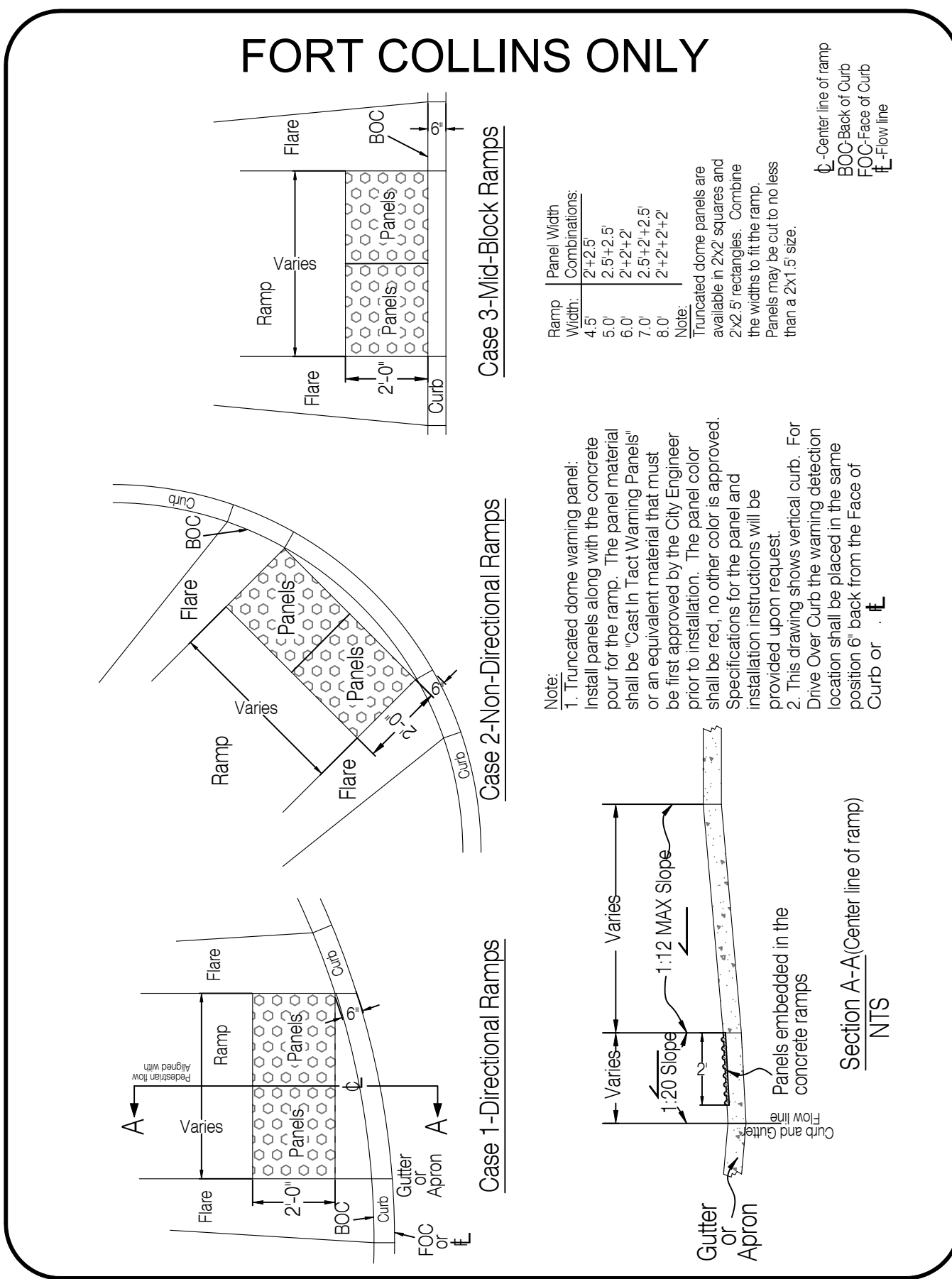
SIDEWALK DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 1602

1001 STANDARD SIDEWALK NOT TO SCALE



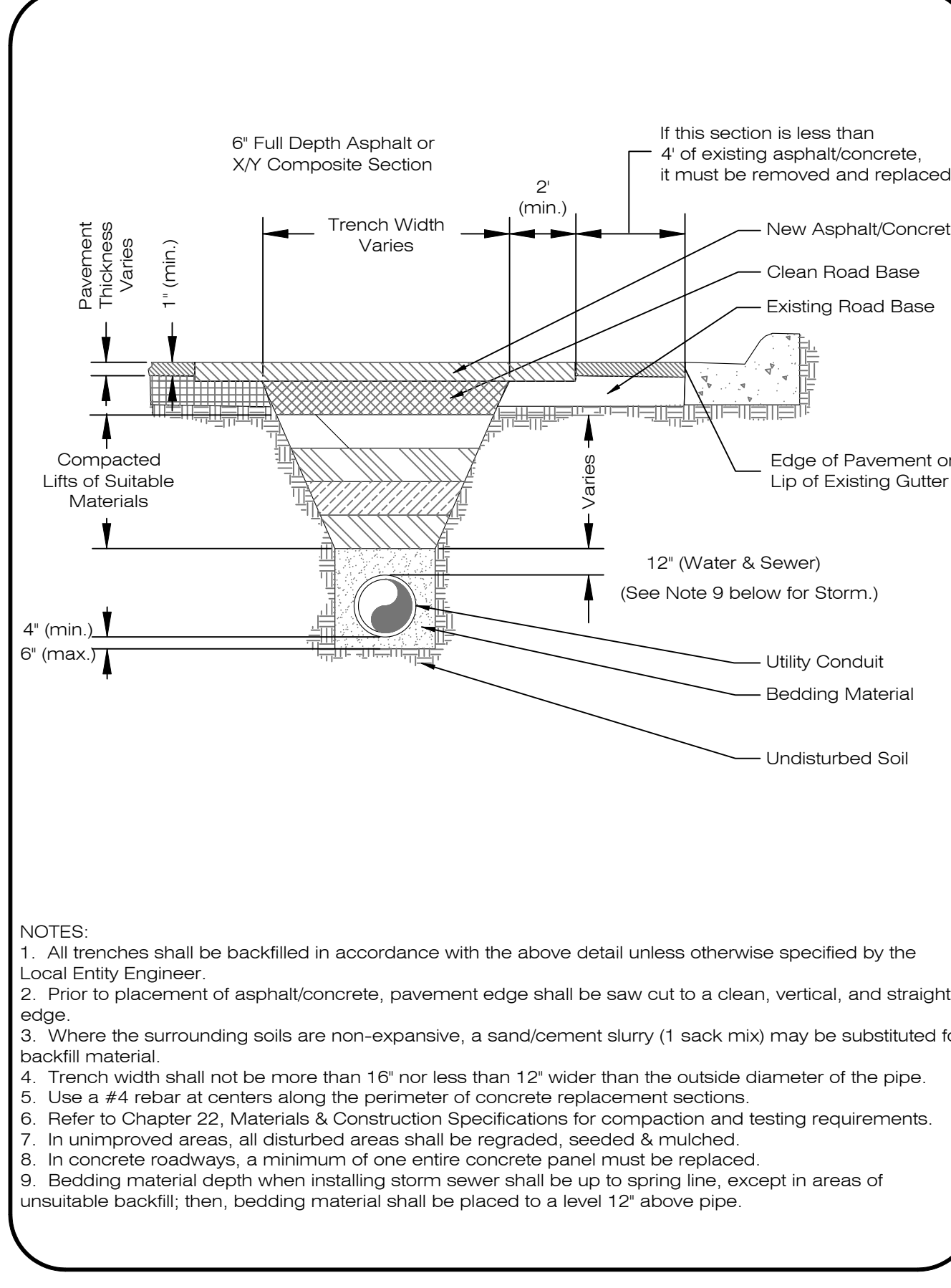
PEDESTRIAN RAMP DETAIL (For New Const. & Alterations)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 1606

1002 PEDESTRIAN RAMP NOT TO SCALE



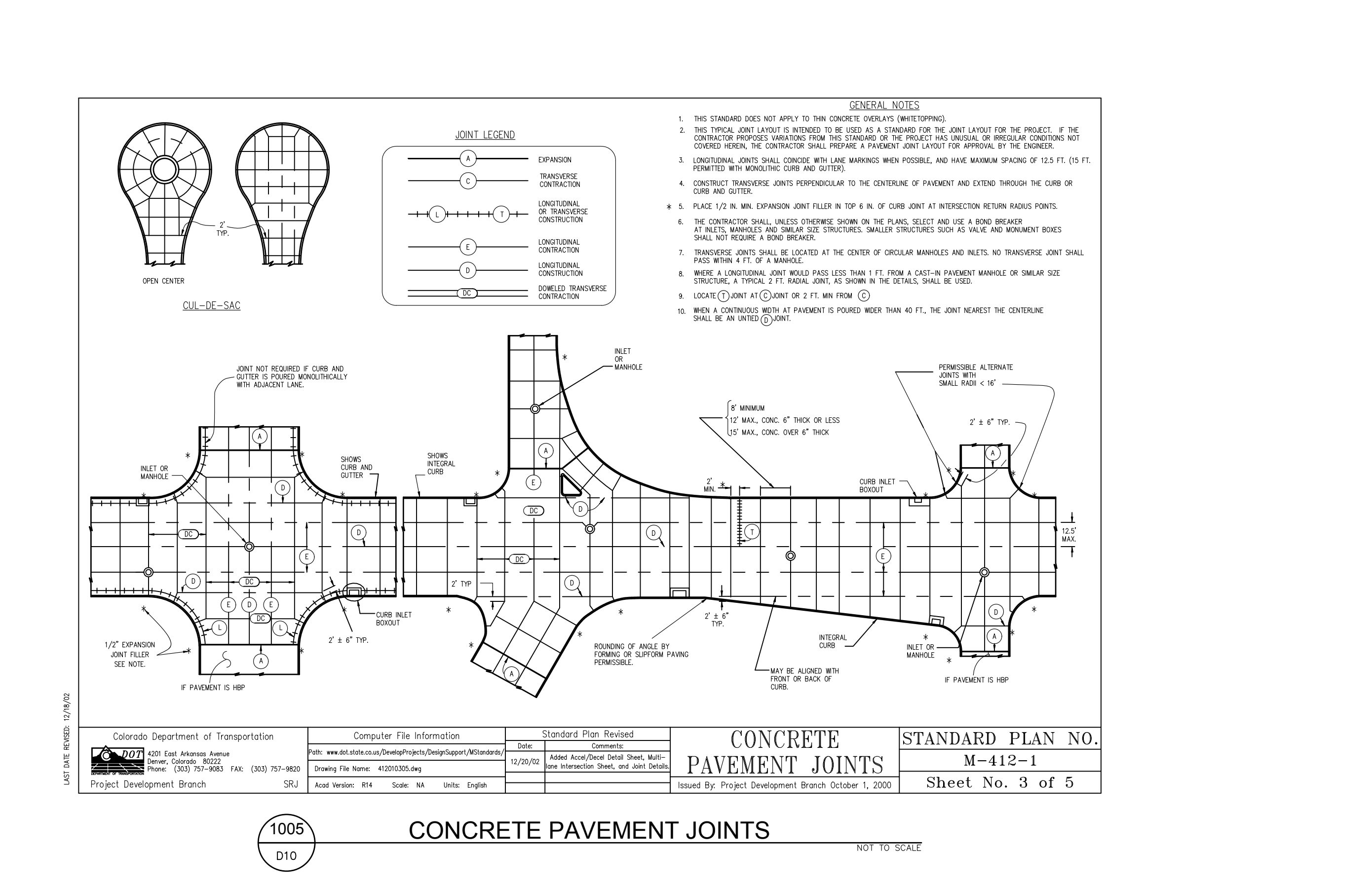
TRUNCATED DOME WARNING FOR ACCESS RAMPS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 1607

1003 TRUNCATED DOMES NOT TO SCALE



TRENCH DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 08/07/00	DRAWING 2201

1004 TRENCH DETAIL NOT TO SCALE



CONCRETE PAVEMENT JOINTS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 1605

1005 CONCRETE PAVEMENT JOINTS NOT TO SCALE

Revisions:

DATE: 4/09/14

SCALE: N/A

DESIGNED BY: A. Reese

DRAWN BY: R. Curless

REVIEWED BY: R. Curless

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NORTHERN ENGINEERING

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200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT: 889-001

DATE: 4/09/14

SCALE: N/A

DESIGNED BY: A. Reese

DRAWN BY: R. Curless

REVIEWED BY: R. Curless

WATERFIELD THIRD FILING

ROADWAY DETAILS

Sheet D10

Of 123 Sheets

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

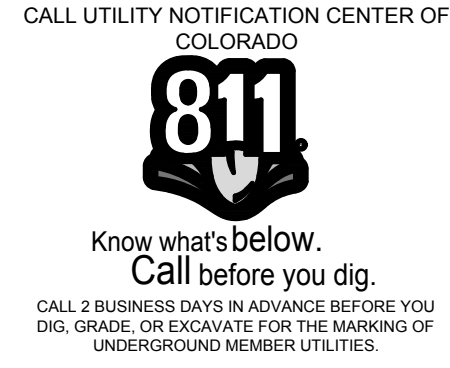
CHECKED BY: Water & Wastewater Utility _____ Date _____

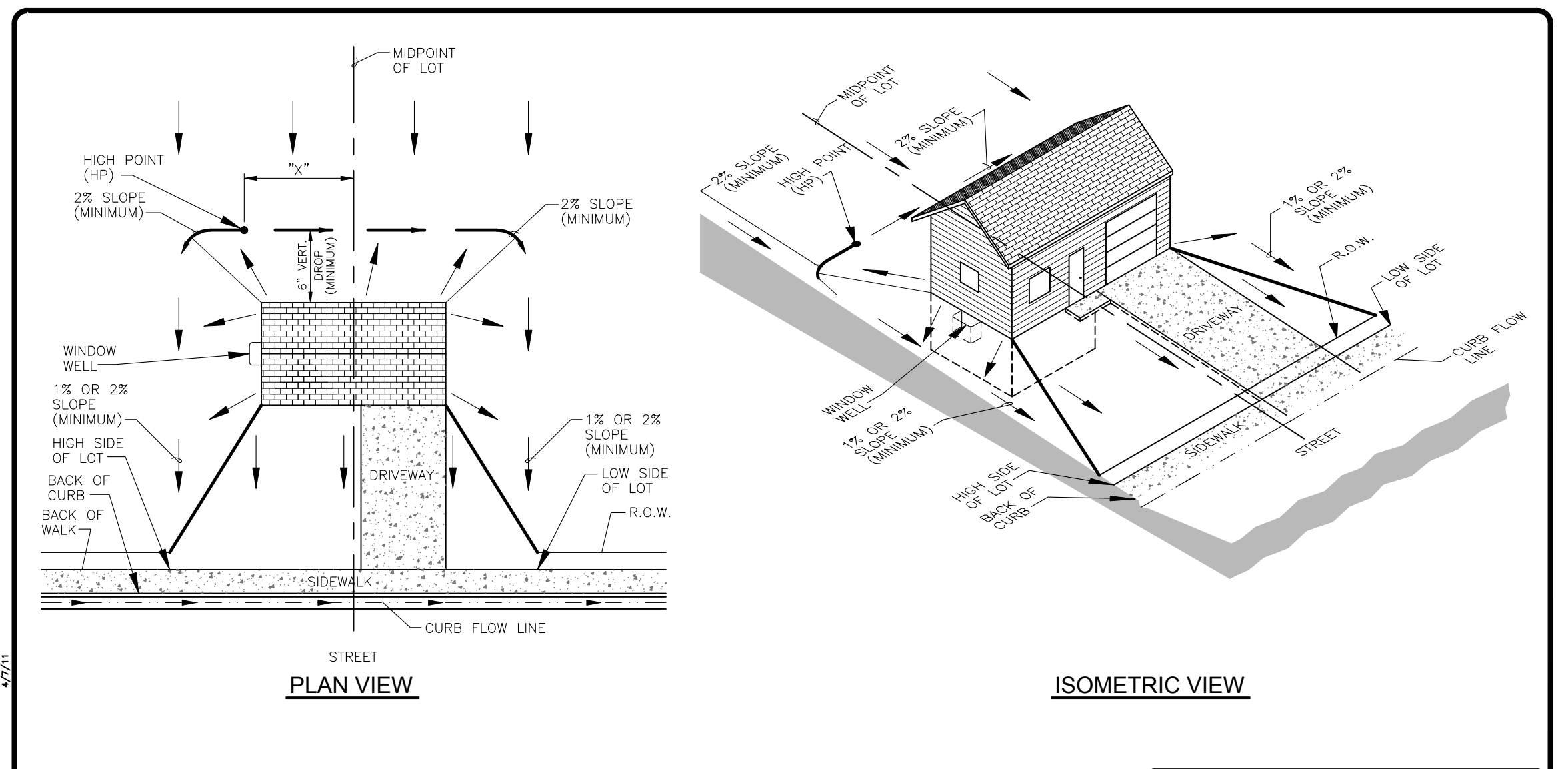
CHECKED BY: Stormwater Utility _____ Date _____

CHECKED BY: Parks & Recreation _____ Date _____

CHECKED BY: Traffic Engineer _____ Date _____

CHECKED BY: Environmental Planner _____ Date _____





TYPE "A" LOT GRADING PLAN

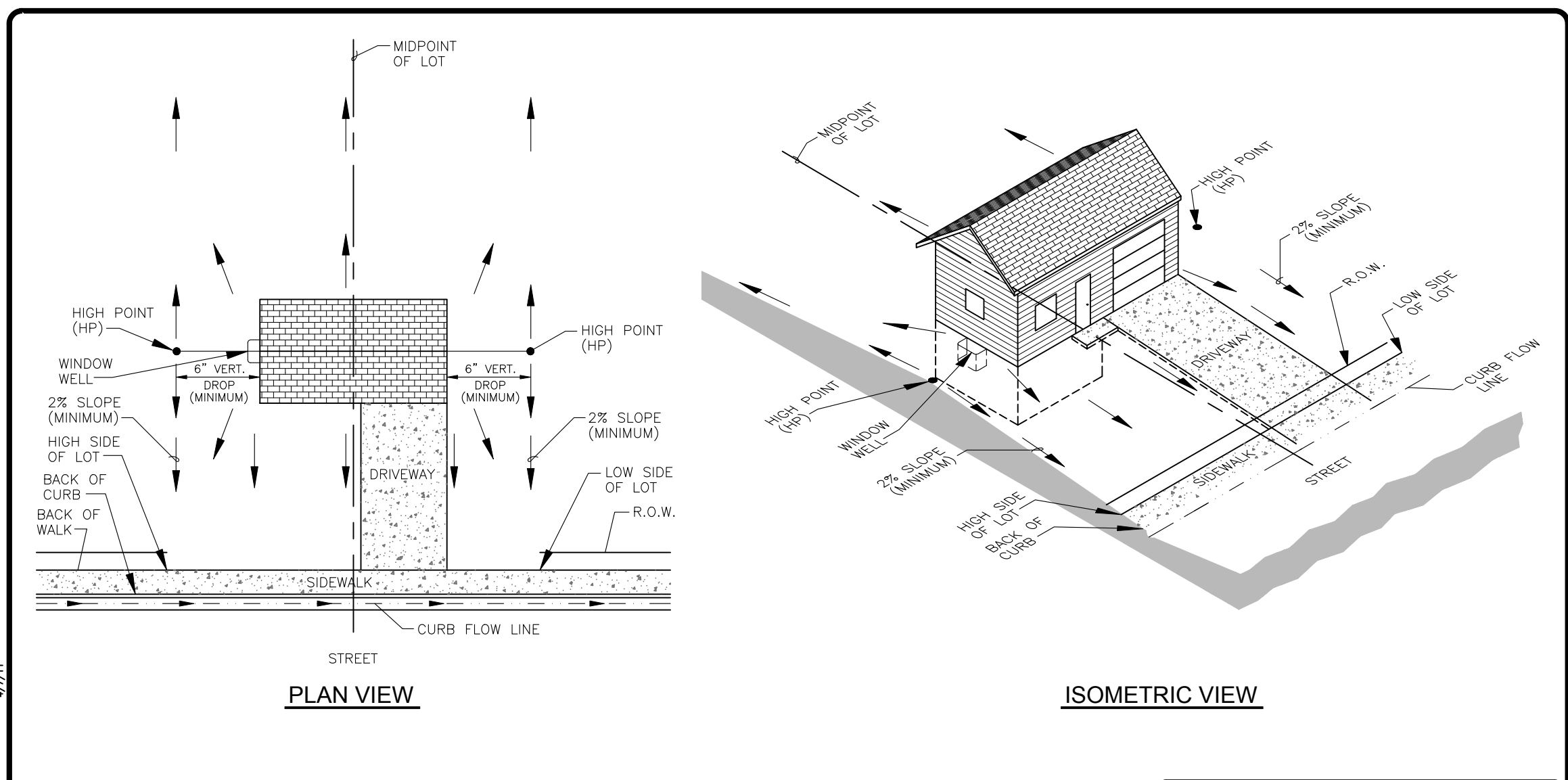
NOTE: $X = 1/2(\text{LOT WIDTH} - (2 \times \text{SWALE TURN RADIUS}) - (\text{LOT WIDTH} \times \text{STREET GRADIENT} / \text{SWALE GRADIENT}))$

CITY OF FORT COLLINS UTILITIES
STORMWATER CONSTRUCTION DETAILS
P.O. BOX 580, FORT COLLINS, CO. 80522
(970) 221-6700

DRAWN BY: T. COX
DATE DRAWN: 4/20/05
CAD FILE NAME: D47.dwg

DETAIL D-47

1200 TYPE "A" LOT GRADING PLAN NOT TO SCALE



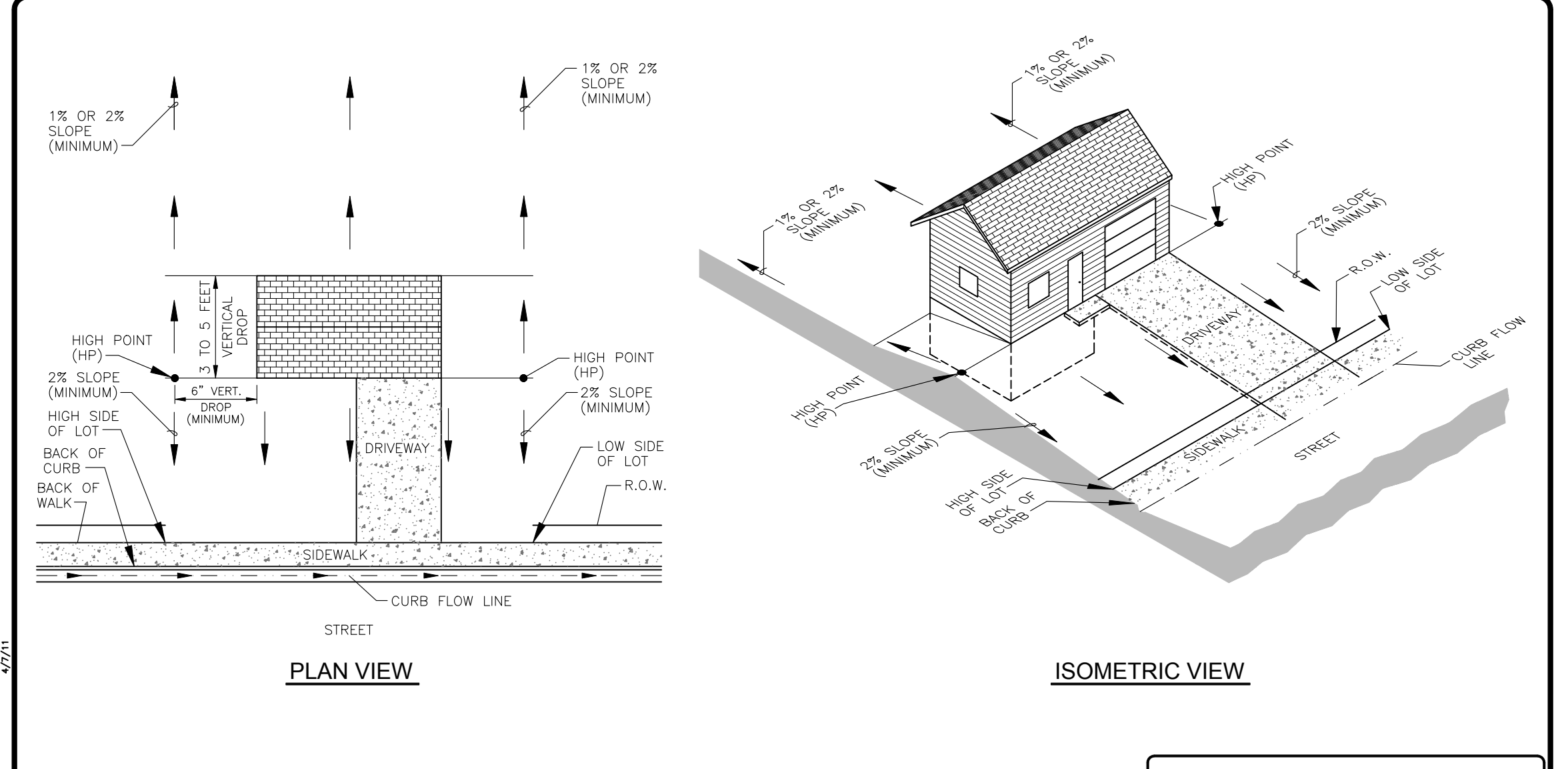
TYPE "B" LOT GRADING PLAN

CITY OF FORT COLLINS UTILITIES
STORMWATER CONSTRUCTION DETAILS
P.O. BOX 580, FORT COLLINS, CO. 80522
(970) 221-6700

DRAWN BY: T. COX
DATE DRAWN: 4/20/05
CAD FILE NAME: D48.dwg

DETAIL D-48

1201 TYPE "B" LOT GRADING PLAN NOT TO SCALE



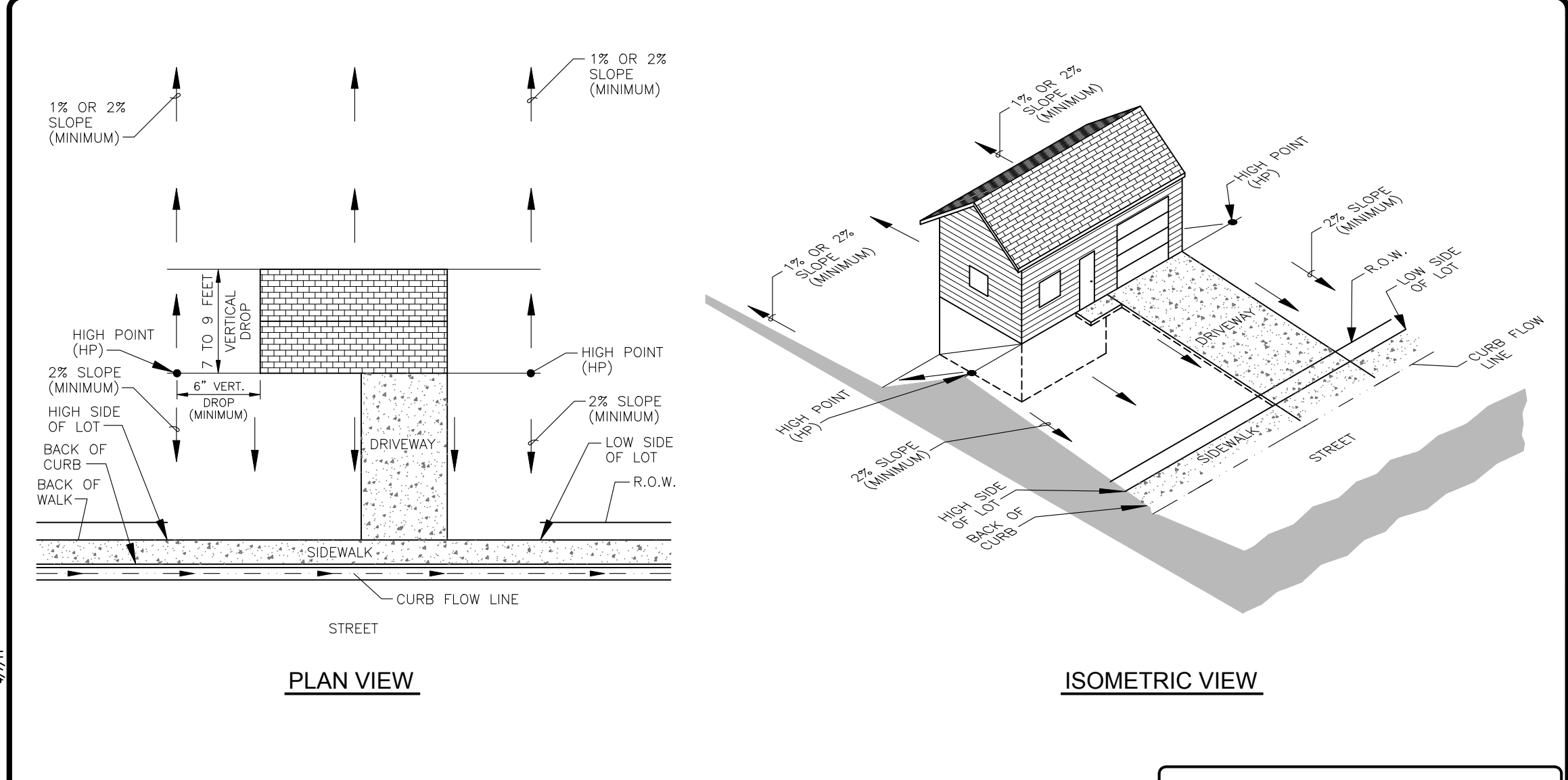
TYPE "G" (GARDEN LEVEL) LOT GRADING PLAN

CITY OF FORT COLLINS UTILITIES
STORMWATER CONSTRUCTION DETAILS
P.O. BOX 580, FORT COLLINS, CO. 80522
(970) 221-6700

DRAWN BY: T. COX
DATE DRAWN: 4/20/05
CAD FILE NAME: D50.dwg

DETAIL D-50

1203 TYPE "G" (GARDEN LEVEL) LOT GRADING PLAN NOT TO SCALE



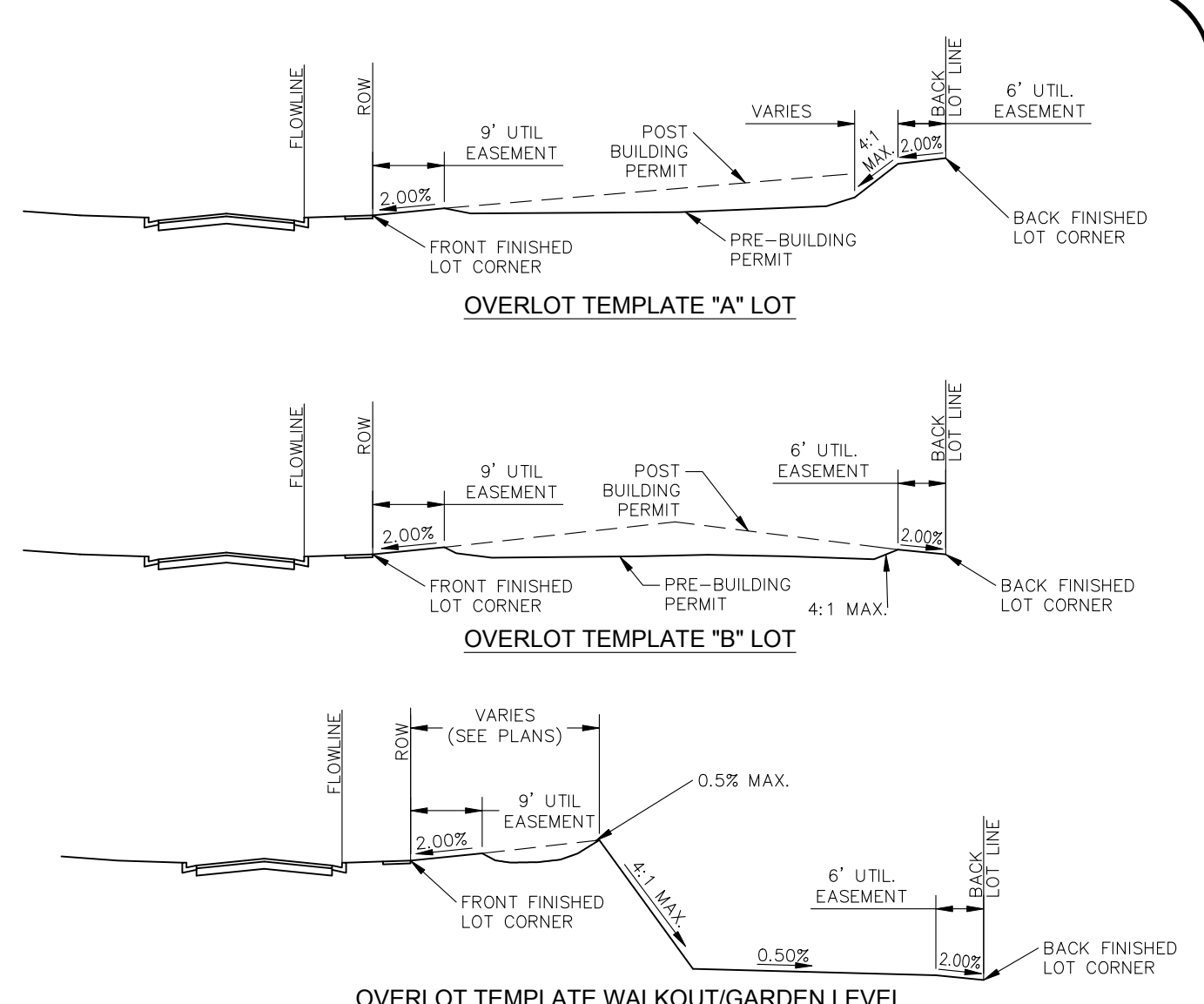
TYPE "W" (WALKOUT LEVEL) LOT GRADING PLAN

CITY OF FORT COLLINS UTILITIES
STORMWATER CONSTRUCTION DETAILS
P.O. BOX 580, FORT COLLINS, CO. 80522
(970) 221-6700

DRAWN BY: T. COX
DATE DRAWN: 4/20/05
CAD FILE NAME: D51.dwg

DETAIL D-51

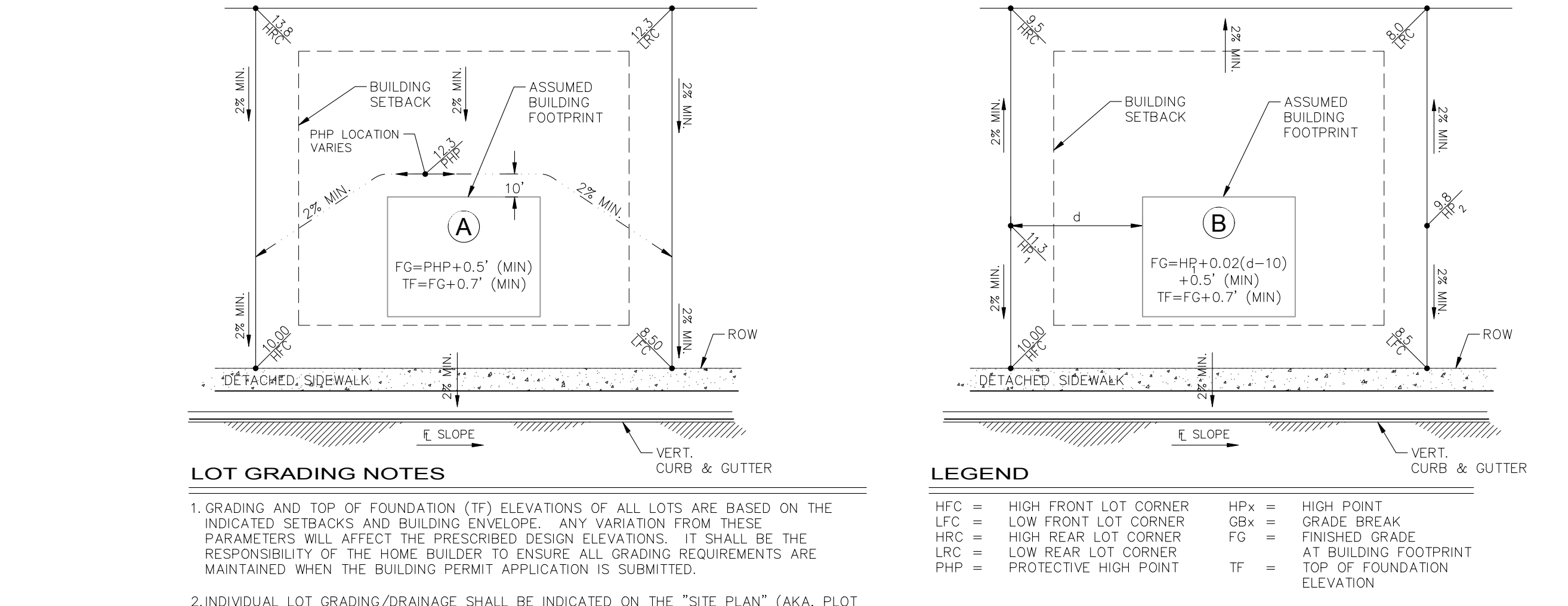
1204 TYPE "W" (WALKOUT LEVEL) LOT GRADING PLAN NOT TO SCALE



OVERLOT GRADING NOTES:

- OVERLOT GRADING WILL UTILIZE FINISHED FRONT AND BACK LOT CORNERS AS SHOWN ON THESE GRADING PLANS. INTERIOR FINISHED LOT GRADES SHOWN ON THESE PLANS ARE EXPECTED TO BE ACHIEVED UTILIZING MATERIAL FROM THE BASEMENT EXCAVATIONS; THEREFORE, ONLY THE LOT CORNER ELEVATIONS NEED TO BE ESTABLISHED PRIOR TO ISSUANCE OF BUILDING PERMITS. INTERIOR AND SIDE LOT ELEVATIONS WILL NOT BE ACHIEVED UNTIL THE HOME IS CONSTRUCTED. INDIVIDUAL LOT GRADING CERTIFICATIONS WILL VERIFY ALL PERTINENT ELEVATIONS AFTER THE HOME HAS BEEN CONSTRUCTED.
- THESE OVERLOT TEMPLATES DO NOT GUARANTEE AN EARTHWORK BALANCE. IMPORT AND/OR EXPORT MAY BE REQUIRED. THE INTENT OF THESE OVERLOT TEMPLATES IS TO PROVIDE GENERAL GUIDANCE FOR OVERLOT GRADING. THESE TEMPLATES MAY NOT APPLY TO ALL LOTS. FIELD CHANGES CAN BE MADE SO LONG AS LOT CORNERS AND DRAINAGE PATTERNS REMAIN PER PLAN.

1202 TYPICAL OVERLOT GRADING NOT TO SCALE



1205 TYPICAL LOT GRADING NOT TO SCALE

LOT GRADING RECOMMENDATIONS:

HOME BUILDERS ARE STRONGLY ENCOURAGED TO FOLLOW THE "SITE GRADING AND DRAINAGE GUIDELINES" AS SPECIFIED IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HANDBOOK NO. 4145.1 REV-2, APPENDIX B. THESE RECOMMENDATIONS INCLUDE, BUT ARE NOT LIMITED TO:

- ALL UNPAVED LOT AREAS, EXCEPT THOSE PRESERVED IN AN APPROPRIATE NATURAL CONDITION, SHOULD BE FINE GRADED TO PROVIDE SMOOTH EVEN SURFACES CONFORMING TO THE ELEVATIONS NOTED BELOW. ALL VISIBLE ROCK AND DEBRIS SHOULD BE REMOVED PRIOR TO FINE GRADING.
 - PROVIDE MINIMUM FALL OF 6 INCHES AWAY FROM STRUCTURE IN 10 FEET (5% GRADIENT), EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER MAJOR CONSIDERATIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.
 - PROVIDE AT LEAST 6 INCHES IN 25 FEET (2% GRADIENT) IN ALL OTHER UNPAVED AREAS.
- DRAINAGE SWALES OR VALLEYS FORMED BY INTERSECTING SLOPES SHOULD HAVE ADEQUATE DEPTH, WIDTH AND LONGITUDINAL GRADIENT TO CARRY AWAY THE MAXIMUM PREDICTABLE VOLUME OF STORM WATER RUNOFF.
 - GRADIENTS OF UNPAVED SWALES SHOULD NOT BE LESS THAN THAT REQUIRED FOR OTHER UNPAVED AREAS.
 - SURFACE EROSION PROTECTION SHOULD BE IN PLACE TO PREVENT ACCUMULATION OF WATER IN CRITICAL DRAINAGE SWALES.
- ROOF DRAINAGE SHOULD DISCHARGE AT LEAST 5 FEET AWAY FROM BUILDING WALLS WHEN EXPANSIVE, COLLAPSIBLE OR ERODIBLE SOILS ARE PRESENT.
- FOR ACCESS AROUND BUILDINGS AND FOR MAINTENANCE OF BUILDING AND LOT IMPROVEMENTS, PROVIDE AN AREA GENERALLY AT LEAST 4 FEET WIDE WITH A GRADIENT AWAY FROM THE BUILDING NO STEEPER THAN 1 IN 10 (10% GRADIENT).
- GRADIENT OF WALKS SHALL NOT BE STEEPER THAN 1 IN 20 (5%) IN AREAS SUBJECT TO FREQUENT FREEZING OR 1 IN 10 (10%) IN OTHER AREAS.
- LONGITUDINAL GRADIENT OF DRIVEWAYS SHOULD NOT BE LESS THAN ONE PERCENT NOR STEEPER THAN PERMITTED FOR WALKS IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, NO LESS THAN ONE PERCENT (1%) AND NO STEEPER THAN 1 IN 7 (14%), EXCEPT THAT IN AREAS OF HEAVY SNOW FALL OR ICE BUILDUP, LONGITUDINAL GRADIENT SHOULD NOT BE STEEPER THAN 7% CROWN, OR CROSS SLOPE, SHOULD NOT BE GREATER THAN 5%.

**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: Water & Wastewater Utility _____ Date _____

CHECKED BY: Stormwater Utility _____ Date _____

CHECKED BY: Parks & Recreation _____ Date _____

CHECKED BY: Traffic Engineer _____ Date _____

CHECKED BY: Environmental Planner _____ Date _____



DATE: 4/7/14
NO. _____
Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
4/9/14

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NORTHERN ENGINEERING
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Fort Collins, Colorado 80524
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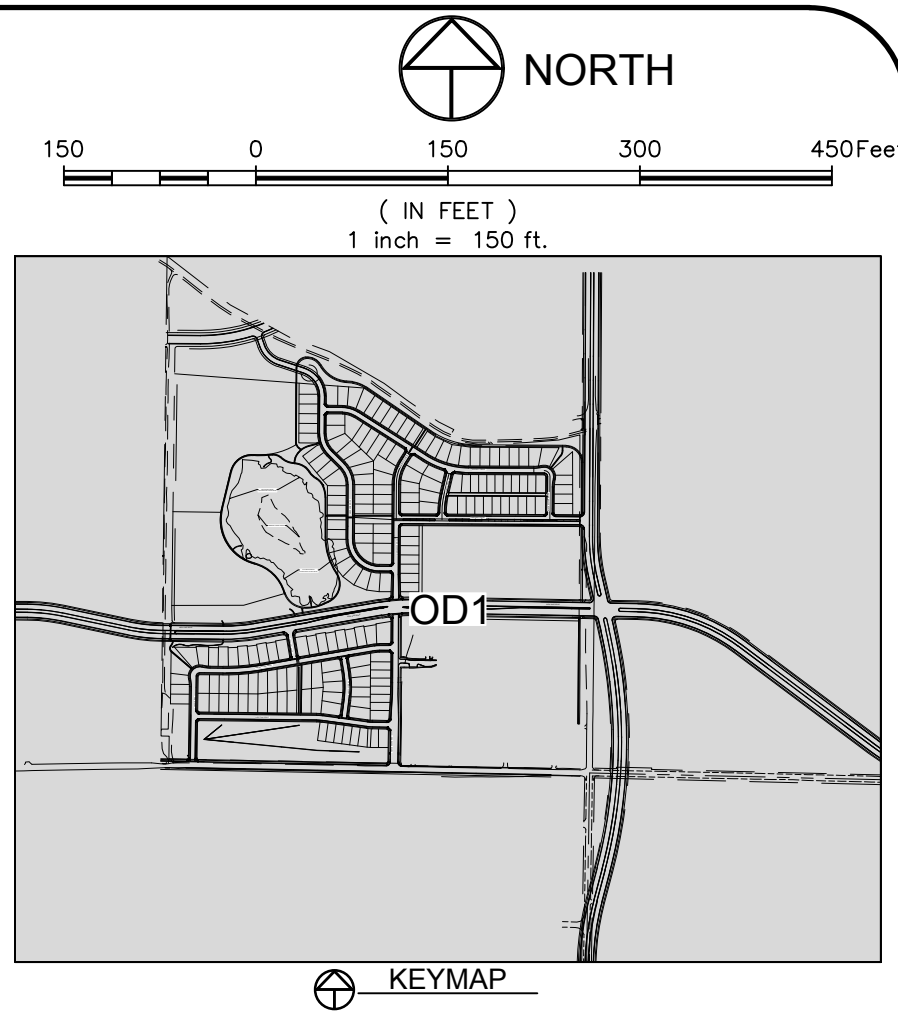
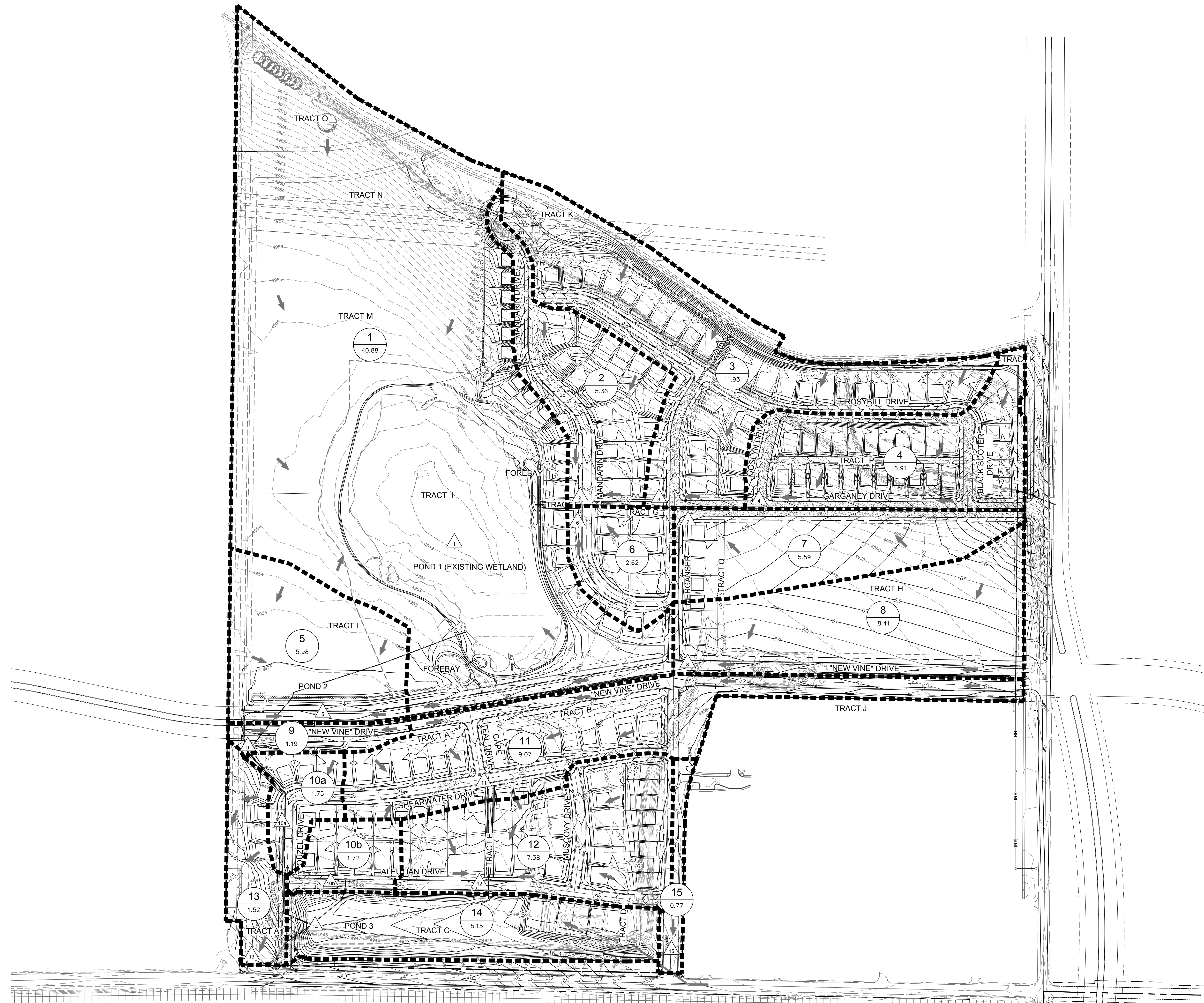
PROJECT: 889-001
DATE: 4/09/14
DESIGNED BY: A. Reese
SCALE: N/A
REVIEWED BY: R. Curless
DRAWN BY: D. Fry

WATERFIELD THIRD FILING
GRADING DETAILS

Sheet D12
Of 123 Sheets

DRAWING FILENAME: D:\Projects\889-001\Drawings\Utility\889-001_UTIL_PLAN.dwg LAYOUT NAME: D12 DATE: Apr 09, 2014 10:29am CAD OPERATOR: Consp LIST OF SHEETS: [NES-889001]

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LEGEND:

PROPOSED STORM SEWER	
PROPOSED INLET	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
DESIGN POINT	
FLOW ARROW	
DRAINAGE BASIN LABEL	
DRAINAGE BASIN BOUNDARY	
PROPOSED SWALE SECTION	



- GENERAL NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE PER THE BEST AVAILABLE INFORMATION PROVIDED 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.
 - ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 - ALL SEWER CONSTRUCTION SHALL BE PER ST. VRAIN SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 - ALL WATER FITTINGS AND VALVES ARE NOT GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
 - MAINTAIN 10" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
 - EXISTING SANITARY SEWER LOCATION IS APPROXIMATE AND WAS SUPPLIED BY MOUNTAIN SHADOWS FILING 1 AND NOT VERIFIED WITHIN THE FIELD SURVEY. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL.
 - LOTS 1-3, BLOCK 1 & LOTS 1-3, BLOCK 3 TO BE SERVICED FROM EXISTING SANITARY SEWER MAIN. CONTRACTOR TO VERIFY IF SERVICES ARE CURRENTLY INSTALLED. IF NO SERVICES EXIST, CONTRACTOR SHALL CONTACT THE ENGINEER.
 - EXISTING SANITARY SEWER MANHOLE LOCATION IS ESTIMATED IN THE SHORES ANNEXATION TO THE TOWN OF FIRESTONE, AND NOT VERIFIED WITHIN THE FIELD SURVEY. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL.

Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 4/9/14

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NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.5158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 889-001
 DATE: 4/09/14
 DESIGNED BY: C. SNOWDON
 SCALE: 1" = 150'
 DRAWN BY: D. FRY
 REVIEWED BY: R. CURTIS

WATERFIELD THIRD FILING
OVERALL DRAINAGE PLAN
 Sheet OD1
 Of 123 Sheets

WATERFIELD THIRD FILING

A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land: A replat of a portion of Waterfield Second Filing, except the South 36' of East Vine Drive right-of-way, a portion of County Road 11 and Conifer Street, also, Waterfield First Filing except Tract A, Tract D, a portion of Merganser Drive and Timberline Road right-of-way all located in the West Half of Section 5, Township 7 North, Range 68 West, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 5 as bearing South 88°53'23" East and with all bearings contained herein relative thereto:

Commencing at the Southwest Corner of said Section 5; thence along the West line of said Southwest Quarter, North 00° 43' 26" East, 176.00 feet to the **POINT OF BEGINNING**; thence continuing along said West line, North 00° 43' 26" East, 583.78 feet; thence, South 89° 21' 34" East, 76.81 feet to a point on the East right-of-way line of County Road 11; thence along said East line the following 2 courses and distances: along a non-tangent curve concave to the east having a central angle of 11° 31' 29" with a radius of 1032.00 feet, an arc length of 207.58 feet and the chord of which bears North 05° 02' 18" West, 207.23 feet; thence, North 00° 43' 26" East, 1597.53 feet to a point on the Southerly right-of-way line of Conifer Street; thence along said Southerly line the following 3 courses and distances: along a curve concave to the southeast having a central angle of 89° 34' 44" with a radius of 15.00 feet, an arc length of 23.45 feet and the chord of which bears North 45° 30' 48" East, 21.14 feet; thence, South 89° 41' 50" East, 143.70 feet; thence along a curve concave to the northwest having a central angle of 25° 31' 24" with a radius of 1075.00 feet, an arc length of 478.87 feet and the chord of which bears North 77° 32' 29" East, 474.92 feet to a point on the Northerly line of Waterfield Second Filing; thence along said Northerly line the following 6 courses and distances: South 61° 27' 39" East, 97.20 feet; thence, South 70° 16' 39" East, 260.00 feet; thence, South 59° 46' 39" East, 389.00 feet; thence, South 53° 31' 39" East, 176.30 feet; thence, South 55° 39' 22" East, 234.78 feet; thence, South 63° 17' 47" East, 104.72 feet to the Northwest corner of Tract A, Waterfield P.U.D First Filing; thence along the West and Southerly lines of said Tract A the following 9 courses and distances: South 30° 54' 04" West, 58.92 feet; thence, South 71° 01' 19" East, 84.38 feet; thence, South 83° 24' 36" East, 102.53 feet; thence, North 88° 36' 19" East, 114.53 feet; thence, North 88° 26' 12" East, 91.49 feet; thence, North 87° 16' 49" East, 86.29 feet; thence, North 85° 50' 12" East, 97.00 feet; thence, North 85° 18' 13" East, 106.93 feet; thence, North 76° 29' 21" East, 134.67 feet to the West right-of-way line of Timberline Road; thence along said West line, South 00° 16' 52" West, 1146.29 feet to the Northeast corner of Tract D, Waterfield First Filing; thence along the North line of said Tract D, North 88° 58' 20" West, 1052.24 feet to the West right-of-way line of Merganser Drive; thence along said West line the following 3 courses and distances: along a non-tangent curve concave to the northwest having a central angle of 03° 38' 47" with a radius of 1157.36 feet, an arc length of 73.65 feet and the chord of which bears South 23° 04' 20" West, 73.64 feet; thence along a curve concave to the southeast having a central angle of 05° 40' 59" with a radius of 1157.36 feet, an arc length of 114.79 feet and the chord of which bears South 22° 03' 14" West, 114.75 feet; thence along a curve concave to the southeast having a central angle of 11° 07' 10" with a radius of 738.94 feet, an arc length of 143.41 feet and the chord of which bears South 14° 45' 13" West, 143.18 feet; thence, South 00° 11' 50" West, 55.06 feet; thence along a curve concave to the west having a central angle of 00° 50' 22" with a radius of 1970.50 feet, an arc length of 28.87 feet and the chord of which bears South 00° 37' 01" West, 28.87 feet; thence, South 01° 02' 11" West, 74.46 feet; thence, South 03° 39' 18" West, 153.27 feet; thence, South 02° 13' 58" West, 71.72 feet; thence, South 01° 02' 11" West, 199.97 feet; thence, North 88° 53' 23" West, 1349.13 feet to the West line of Waterfield P.U.D Second Filing; thence along said West line the following 2 courses and distances: North 00° 43' 26" East, 140.34 feet; thence, North 89° 16' 22" West, 50.67 feet to the Point of Beginning.

also, Commencing at the West Quarter Corner of Section 5; thence along the West line of the Northwest Quarter of Section 5, North 00° 43' 49" East, 88.29 feet to the **POINT OF BEGINNING**; thence continuing along said West line, North 00° 43' 49" East, 471.32 feet to the Northwest corner of Waterfield Second Filing; thence along the Northerly line of said Waterfield Second Filing the following 2 courses and distances: South 52° 19' 39" East, 492.00 feet; thence, South 61° 27' 39" East, 214.17 feet to a point on the Northerly right-of-way line of Conifer Street; thence along said Northerly line and along a non-tangent curve concave to the north having a central angle of 21° 52' 34" with a radius of 991.00 feet, an arc length of 378.37 feet and the chord of which bears South 79° 21' 54" West, 376.08 feet; thence, North 89° 41' 50" West, 213.96 feet to the Point of Beginning.

The above described areas contain 4,939,091 square feet or 113.386 acres more or less and is subject to all easements and rights-of-way now on record or existing.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as WATERFIELD THIRD FILING (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

OWNER:CCF INVESTMENTS, LLC

By: _____

Title: _____

STATE OF COLORADO)
JSS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public _____

LIENHOLDER:

By: _____

Title: _____

STATE OF COLORADO)
JSS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public _____

OWNER:POUDRE R-1 SCHOOL DISTRICT

By: _____

Title: _____

STATE OF COLORADO)
JSS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public _____

OWNER:CITY OF FORT COLLINS

By: _____

Title: _____

STATE OF COLORADO)
JSS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public _____

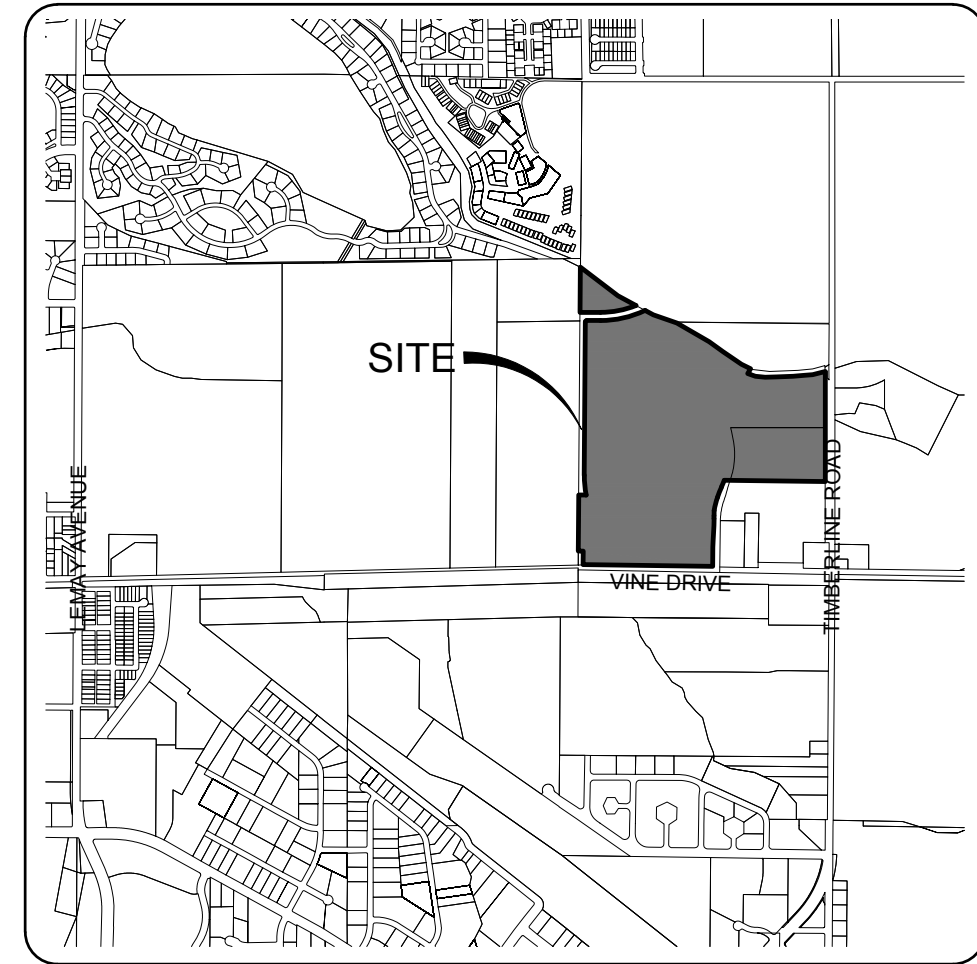
CITY OF GREELEY WATER
PLAT APPROVAL

REVIEWED BY: _____
DATE: _____

BOXELDER SANITATION DISTRICT
PLAT APPROVAL

REVIEWED BY: _____ GENERAL MANAGER
DATE: _____

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.



NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

City Engineer _____

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

Director of Planning _____

NOTES:

- The Basis of Bearings is the South line of the Southwest Quarter of Section 5 as bearing South 88°53'23" East (assumed bearing).
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number FCC25113662, dated January 14, 2013, prepared by Land Title Guarantee Company.
- The lineal unit of measurement for this plat is U. S. Survey Feet.
- Benchmark: City of Fort Collins Benchmark 92-1 - Located along East Vine Dr. at the Pleasant Valley and Lake Canal, on a bridge on the top of the northwest headwall. Elevation = 4943.13 (NGVD 1929 Datum Unadjusted)

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

NOTICE:
According to Colorado law, you must commence any legal action based upon this plat in this survey within three years after its date of recording. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 5
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING

NE

PROJECT: 037-031-0158 File: 037-031-0159
www.northernengineering.com
301 North Hines Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 037-031-0158
DESIGNED BY: N/A
DRAWN BY: L. Smith
DATE: 4/9/14
SCALE: N/A
REVIEWED BY: G. Gilliland

WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

WATERFIELD THIRD FILING

A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

BOXELDER SANITATION DISTRICT NOTES:

- 1) There shall be no erection or construction of any building or other structure, or any permanent obstruction, or decrease or substantial increase in ground level, from the finished elevations on this set of plans, in a manner that will interfere with use of the utility easement or impede access over and across the easement for purposes of operation, maintenance or future installation, repair or replacement of an existing or future sanitary sewer.
- 2) Landscaping in the area of the easement where a sanitary sewer is installed shall not create impediments to ingress and egress, nor shall landscaping material be installed or any trees or shrubs whose height is greater than 2-feet be planted in the easement area that may impinge on the overall operation and maintenance of the infrastructure placed in the easement. Driplines of all trees shall not extend over the sanitary sewer line(s).
- 3) No fence, which may impede access to and across the easement, shall be installed without prior approval from Boxelder Sanitation District. Any such fence, installed with the Boxelder Sanitation District's approval, must have gates to allow access to and across the easement of Boxelder Sanitation District's maintenance vehicles, and must be paid for by the developer or property owner.
- 4) Boxelder Sanitation District, which owns infrastructure installed in the utility easement, has the right from time to time to enlarge, improve, reconstruct, relocate and replace any underground utility lines, improvements or other appurtenance constructed hereunder with any other number or type of underground utilities and pipelines, or other structures either in the original location or at any alternate location or locations within said utility easement.
- 5) Boxelder Sanitation District shall have the right to mark the location of its infrastructure by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use of said utility easement.
- 6) Boxelder Sanitation District shall have the right to install and maintain a gravel access road within the utility easement for use by District personnel, equipment and vehicles.

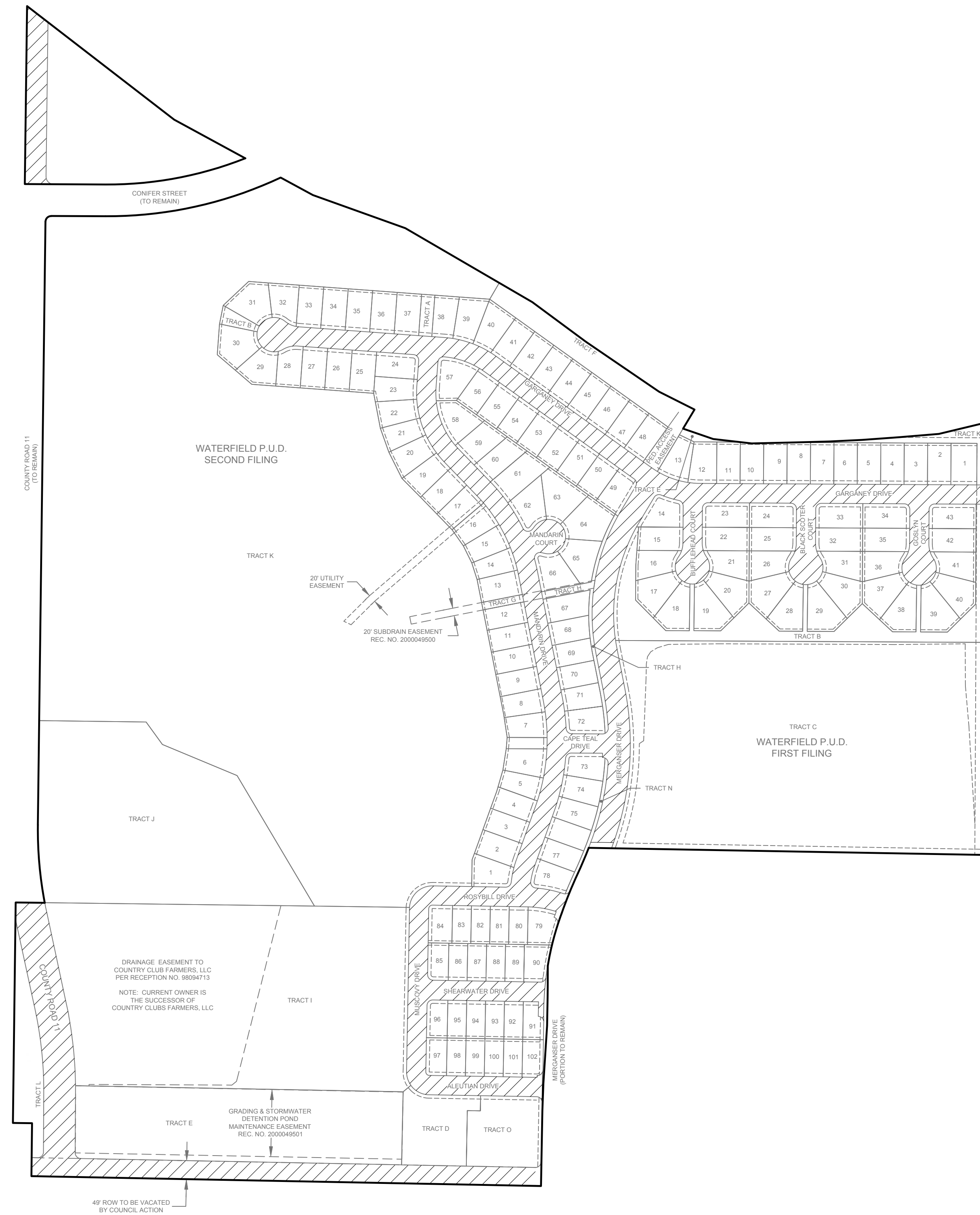
Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°22'51"	10.00'	15.77'	S45°55'11"W	14.19'
C2	3°36'24"	189.50'	11.93'	S01°04'27"E	11.93'
C3	0°06'39"	1970.50'	3.81'	S00°15'09"W	3.81'
C4	18°00'37"	70.50'	22.16'	S04°30'56"E	22.07'
C5	36°30'00"	70.50'	44.91'	S22°44'23"W	44.16'
C6	7°55'46"	70.50'	9.76'	S44°57'16"W	9.75'
C7	36°59'14"	70.50'	45.51'	S67°24'46"W	44.72'
C8	18°59'04"	70.50'	23.36'	N84°36'06"W	23.25'
C9	14°15'00"	189.50'	47.13'	N82°14'04"W	47.01'
C10	3°08'34"	189.50'	10.39'	N87°47'17"W	10.39'
C11	1°28'14"	1282.50'	32.92'	S89°54'19"W	32.92'
C12	2°53'42"	1282.50'	64.80'	S87°43'21"W	64.80'
C13	10°20'29"	1282.50'	231.48'	S85°28'12"W	231.17'
C14	2°53'43"	1282.50'	64.81'	S81°55'56"W	64.80'
C15	0°11'07"	1282.50'	4.15'	S80°23'31"W	4.15'
C16	90°00'00"	9.50'	14.92'	S35°17'57"W	13.44'
C17	4°22'30"	273.50'	20.88'	S81°10'19"E	20.88'
C18	89°59'57"	10.00'	15.71'	S43°57'47"E	14.14'
C22	90°00'00"	15.00'	23.56'	S54°42'03"E	21.21'
C23	90°00'00"	15.00'	23.56'	N35°17'57"E	21.21'
C24	90°00'00"	9.50'	14.92'	N54°42'03"W	13.44'
C25	5°00'10"	191.50'	16.72'	S82°48'02"W	16.72'
C26	9°53'53"	191.50'	33.08'	S85°14'53"W	33.04'
C27	90°00'00"	8.50'	13.35'	S45°11'50"W	12.02'
C29	97°50'10"	15.00'	25.61'	S48°43'15"E	22.61'
C30	2°03'43"	1017.50'	36.62'	N81°19'48"E	36.61'
C31	90°05'19"	9.50'	14.94'	N44°18'54"W	13.45'
C32	89°54'41"	9.50'	14.91'	N45°14'06"W	13.42'
C33	1°36'15"	1335.50'	37.39'	N89°50'19"E	37.39'
C34	2°34'40"	1335.50'	60.09'	N87°44'51"E	60.08'
C35	10°20'29"	1335.50'	241.05'	N85°28'12"E	240.72'
C36	2°36'02"	1335.50'	60.62'	N82°34'19"E	60.61'
C37	0°58'20"	1335.50'	22.86'	N80°47'07"E	22.86'
C38	90°00'00"	9.50'	14.92'	S54°42'03"E	13.44'
C39	17°26'44"	573.50'	174.62'	S00°58'41"E	173.95'
C40	7°11'02"	573.50'	71.91'	S00°00'12"W	71.88'
C41	4°08'58"	573.50'	41.53'	S05°40'12"W	41.52'
C42	90°00'00"	9.50'	14.92'	S52°44'41"W	13.44'
C43	2°37'56"	326.50'	15.00'	N83°34'17"W	15.00'
C44	7°06'15"	326.50'	40.48'	N85°48'27"W	40.46'
C45	89°54'41"	9.50'	14.91'	S45°14'06"W	13.42'
C46	4°22'30"	273.50'	20.88'	N87°10'19"W	20.88'
C47	1°38'54"	326.50'	9.39'	S83°04'46"E	9.39'
C48	6°42'26"	326.50'	38.22'	S85°36'32"E	38.20'
C49	1°32'49"	326.50'	8.82'	S88°11'21"E	8.81'
C54	90°00'00"	9.50'	14.92'	N35°17'57"E	13.44'
C55	9°53'53"	138.50'	23.93'	N85°14'53"E	23.90'
C56	90°00'00"	8.72'	13.70'	S46°00'50"E	12.33'
C57	0°43'43"	1970.50'	25.05'	S00°40'20"W	25.05'
C58	2°43'45"	273.50'	13.03'	S83°37'12"E	13.03'
C59	86°12'35"	8.50'	12.79'	S47°55'57"W	11.62'
C60	6°42'26"	273.50'	32.02'	N85°36'32"W	32.00'
C61	3°23'48"	273.50'	16.21'	N83°57'13"W	16.21'
C62	90°00'00"	9.50'	14.92'	N37°15'19"W	13.44'
C63	2°04'51"	626.50'	22.75'	N06°42'15"E	22.75'
C64	5°29'26"	626.50'	60.04'	N02°55'07"E	60.01'
C65	17°26'44"	626.50'	190.76'	N00°58'41"W	190.02'
C66	4°34'28"	626.50'	50.02'	N07°24'49"W	50.01'
C67	118°24'41"	70.50'	145.70'	S45°14'06"W	121.12'
C68	14°15'00"	189.50'	47.13'	S06°23'45"E	47.01'
C69	10°38'36"	189.50'	35.20'	S08°11'57"E	35.15'
C70	89°54'41"	36.00'	56.49'	N45°14'06"E	50.87'
C71	10°20'29"	1309.00'	236.26'	N85°28'12"E	235.94'
C72	9°53'53"	165.00'	28.50'	N85°14'53"E	28.47'
C73	11°06'27"	189.50'	36.74'	N80°39'47"W	36.68'
C74	2°53'43"	1282.50'	64.80'	S84°49'38"W	64.80'
C75	2°35'12"	1335.50'	60.29'	N85°09'56"E	60.28'
C77	10°20'29"	1075.00'	194.03'	N85°28'12"E	193.77'
C78	10°20'29"	1132.50'	204.41'	N85°28'12"E	204.13'

Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C79	4°53'43"	191.50'	16.36'	S87°44'59"W	16.36'
C80	7°06'15"	300.00'	37.20'	S85°48'27"E	37.17'
C81	6°42'26"	300.00'	35.12'	S85°36'32"E	35.10'
C82	17°26'44"	600.00'	182.69'	S00°58'41"E	181.98'
C84	6°06'43"	573.50'	61.18'	S06°38'41"E	61.15'
C85	5°17'59"	626.50'	57.95'	N02°28'36"W	57.93'
C86	3°18'38"	273.50'	15.80'	N87°18'26"W	15.80'
C87	3°30'43"	326.50'	20.01'	S85°39'35"E	20.01'
C89	4°28'19"	326.50'	25.48'	N87°07'24"W	25.48'
C92	89°37'09"	10.00'	15.64'	N44°04'49"W	14.10'
C93	87°47'32"	15.00'	22.98'	S63°05'30"E	20.80'
C94	52°40'03"	191.50'	176.03'	S45°31'45"E	169.90'
C97	90°01'00"	10.00'	15.71'	S45°17'30"W	14.14'
C98	4°58'44"	1075.00'	93.41'	N82°47'19"E	93.39'
C99	5°44'59"	1075.00'	107.88'	N88°09'11"E	107.84'
C100	3°03'44"	1132.50'	60.53'	S81°49'49"W	60.52'
C101	83°04'41"	15.00'	21.76'	S41°49'21"W	19.89'
C103	90°00'00"	9.50'	14.92'	N45°17'00"E	13.44'
C104	40°46'51"	138.50'	98.58'	S51°28'21"E	96.51'
C105	67°47'01"	138.50'	163.85'	S37°58'16"E	154.46'
C106	4°22'46"	138.50'	10.59'	S01°53'23"E	10.58'
C107	15°51'29"	191.50'	53.00'	S07°37'45"E	52.83'
C108	4°53'52"	191.50'	16.37'	S18°00'25"E	16.36'
C109	16°28'50"	191.50'	55.08'	S28°41'46"E	54.89'
C110	8°25'31"	153.50'	22.57'	S03°55'54"E	22.55'
C111	89°59'52"	153.50'	241.11'	S44°43'04"E	217.08'
C112	14°32'17"	153.50'	38.95'	S82°26'52"E	38.84'
C113	52°40'03"	165.00'	151.67'	S45°31'45"E	146.39'
C116	32°13'30"	165.00'	92.80'	S73°35'15"E	91.58'
C117	19°15'54"	503.00'	169.13'	S67°06'27"E	168.33'
C118	12°57'36"	503.00'	113.78'	S83°13'12"E	113.53'
C119	89°59'00"	36.00'	56.54'	S44°42'30"E	50.90'
C120	32°14'30"	250.00'	140.68'	S16°24'15"W	138.83'
C121	71°08'56"	10.00'	12.42'	N70°41'36"W	11.64'
C122	8°30'02"	191.50'	28.41'	S41°11'12"E	28.39'
C123	45°43'05"	138.50'	110.51'	S22°34'41"E	107.60'
C124	15°19'29"	206.50'	55.23'	S07°22'52"E	55.07'
C125	15°13'21"	206.50'	54.86'	S22°39'17"E	54.70'
C126	19°03'09"	138.50'	46.06'	S09°13'35"E	45.84'
C127	45°44'13"	138.50'	110.56'	S22°34'07"E	107.65'
C128	12°20'24"	191.50'	41.24'	S30°16'01"E	41.16'
C129	45°43'05"	191.50'	152.80'	S22°34'41"E	148.78'
C130	17°43'59"	191.50'	59.27'	S08°35'07"E	59.03'
C131	15°13'21"	206.50'	54.86'	S37°52'38"E	54.70'
C132	15°13'21"	206.50'	54.86'	S53°05'58"E	54.70'
C133	90°00'00"	9.50'	14.92'	N44°42'00"W	13.44'
C134	8°44'36"	191.50'	29.22'	N85°19'42"W	29.19'
C135	90°00'00"	9.50'	14.92'	S45°18'00"W	13.44'
C136	32°13'30"	191.50'	107.71'	N73°35'15"W	106.29'
C137	6°47'33"	191.50'	22.70'	N60°52'16"W	22.69'
C138	6°40'12"	476.50'	55.47'	N60°48'36"W	55.44'
C139	6°14'13"	138.50'	15.08'	N86°34'53"W	15.07'
C140	32°13'30"	138.50'	77.90'	N73°35'15"W	76.87'
C141	90°00'00"	9.50'	14.92'	N12°28'30"W	13.44'
C142	8°34'34"	276.50'	41.39'	N28°14'13"E	41.35'
C143	32°14'30"	276.50'	155.59'	N16°24'15"E	153.55'
C144	11°32'05"	276.50'	55.67'	N06°03'03"E	55.57'
C145	90°00'00"	9.50'	14.92'	S77°31'30"W	13.44'
C146	32°14'30"	223.50'	125.77'	S16°24'15"W	124.12'
C147	6°31'20"	223.50'	25.44'	S03°32'40"W	25.43'
C148	89°59'00"	10.00'	15.71'	S44°42'30"E	14.14'
C149	32°13'30"	476.50'	268.00'	N73°35'15"W	264.48'
C150	9°02'03"	476.50'	75.13'	N77°41'52"W	75.05'
C151	7°29'07"	476.50'	62.25'	N85°57'27"W	62.21'
C152	14°15'00"	189.50'	47.13'	S83°10'30"W	47.01'
C153	15°13'21"	206.50'	54.86'	S68°19'19"E	54.70'
C154	13°47'01"	206.50'	49.68'	S82°49'30"E	49.56'
C155	90°00'00"	9.50'	14.92'	S44°43'00"E	13.44'
C156	86°10'13"	9.50'	14.29'	N29°49'31"W	12.98'

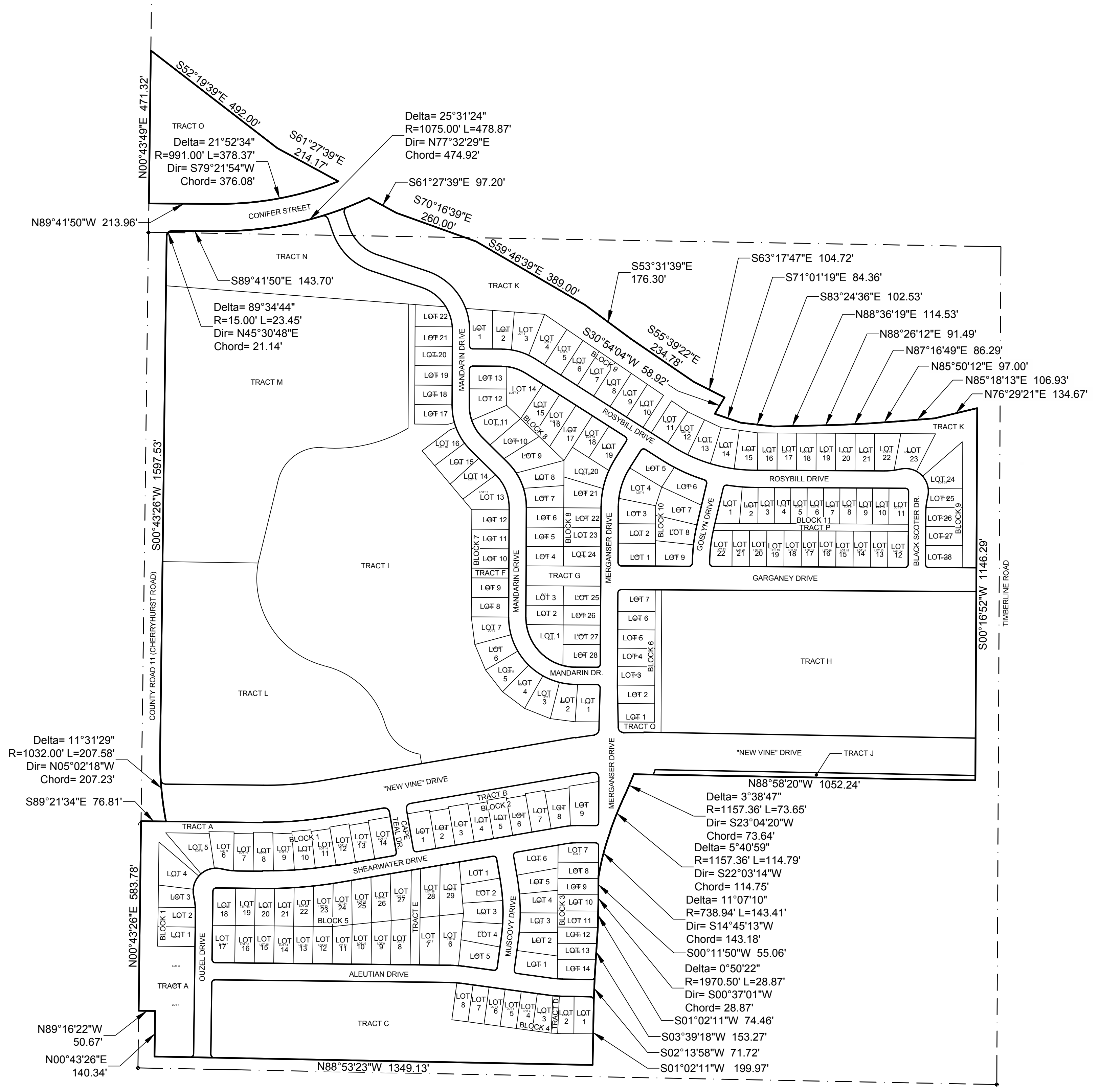
Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C157	15°26'08"	529.50'	142.65'	N65°11'34"W	142.22'
C158	4°31'32"	529.50'	41.82'	N59°44'16"W	41.81'
C159	0°06'06"	526.50'	0.93'	N13°12'33"E	0.93'
C160	12°58'36"	526.50'	119.24'	N06°46'18"E	118.99'
C161	6°05'24"	526.50'	55.96'	N03°19'42"E	55.94'
C162	89°47'38"	10.00'	15.67'	N45°24'11"E	14.12'
C163	0°42'20"	473.50'	5.83'	N12°54'26"E	5.83'
C165	81°55'59"	15.00'	21.45'	N27°40'55"E	19.67'
C166	5°37'52"	189.50'	18.62'	S78°51'56"W	18.62'
C167	42°33'36"	70.50'	52.37'	N82°40'12"W	51.17'
C168	118°29'00"	70.50'	145.79'	N44°42'30"W	121.17'
C169	21°15'02"	70.50'	26.15'	N03°54'29"E	26.00'
C170	14°15'00"	189.50'	47.13'	N07°24'30"E	47.01'
C171	4°20'29"	189.50'	14.36'	N02°27'14"E	14.

WATERFIELD THIRD FILING

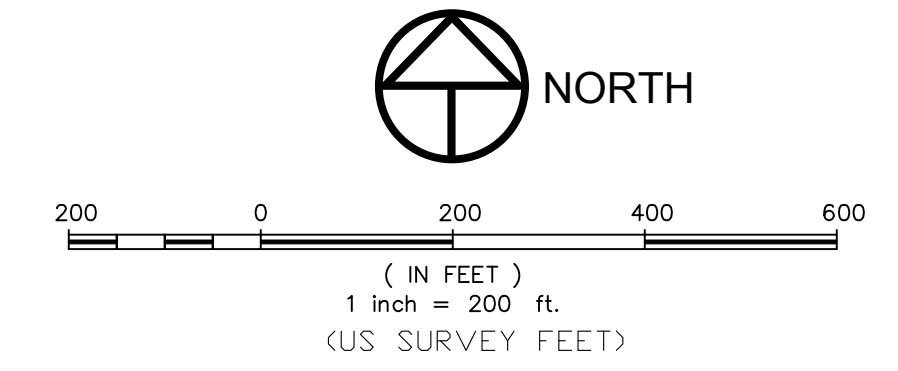
A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



EASEMENTS & LOT LINES TO BE VACATED BY THIS PLAT
(All street right-of-ways, depicted by hatching, to be vacated by Council Action)



PROPOSED LOT LINES & RIGHT OF WAY



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SECTION: 5
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING

PHONE: 970.921.4158 FAX: 970.921.4159
301 North Nelson Street, Suite 100
Fort Collins, Colorado 80521
www.northernengineering.com

PROJECT: 889-001
DESIGNED BY:
DRAWN BY: L. Smith
DATE: 4/9/14
SCALE:
REVIEWED BY: C. Gilliland

WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

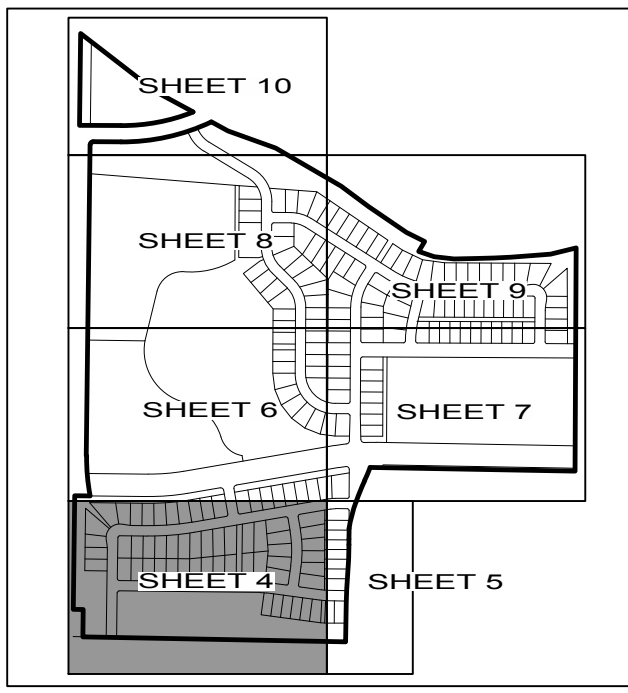
Sheet
3
Of 10 Sheets

WATERFIELD THIRD FILING

A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

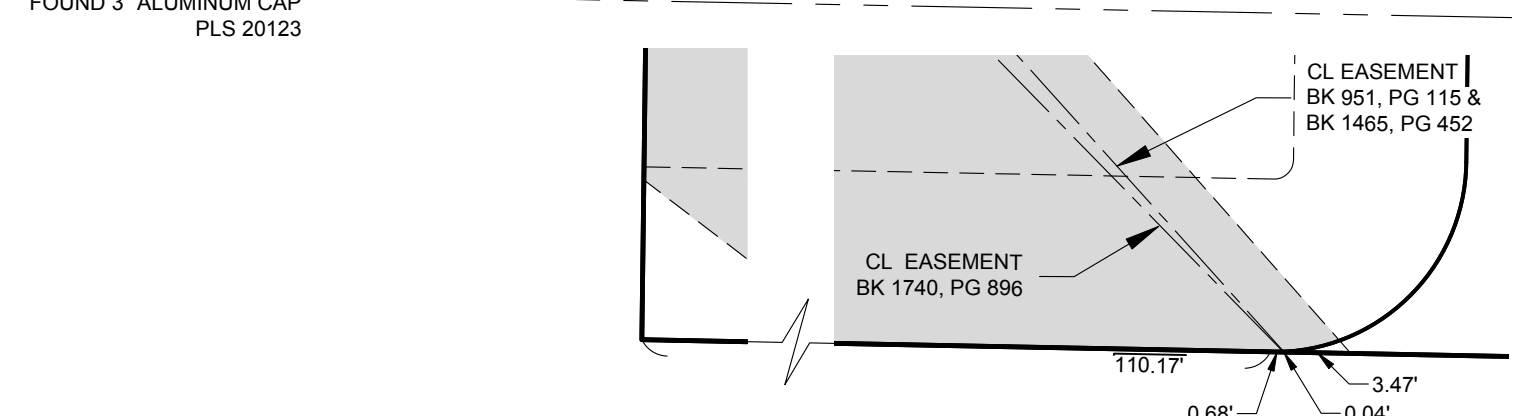
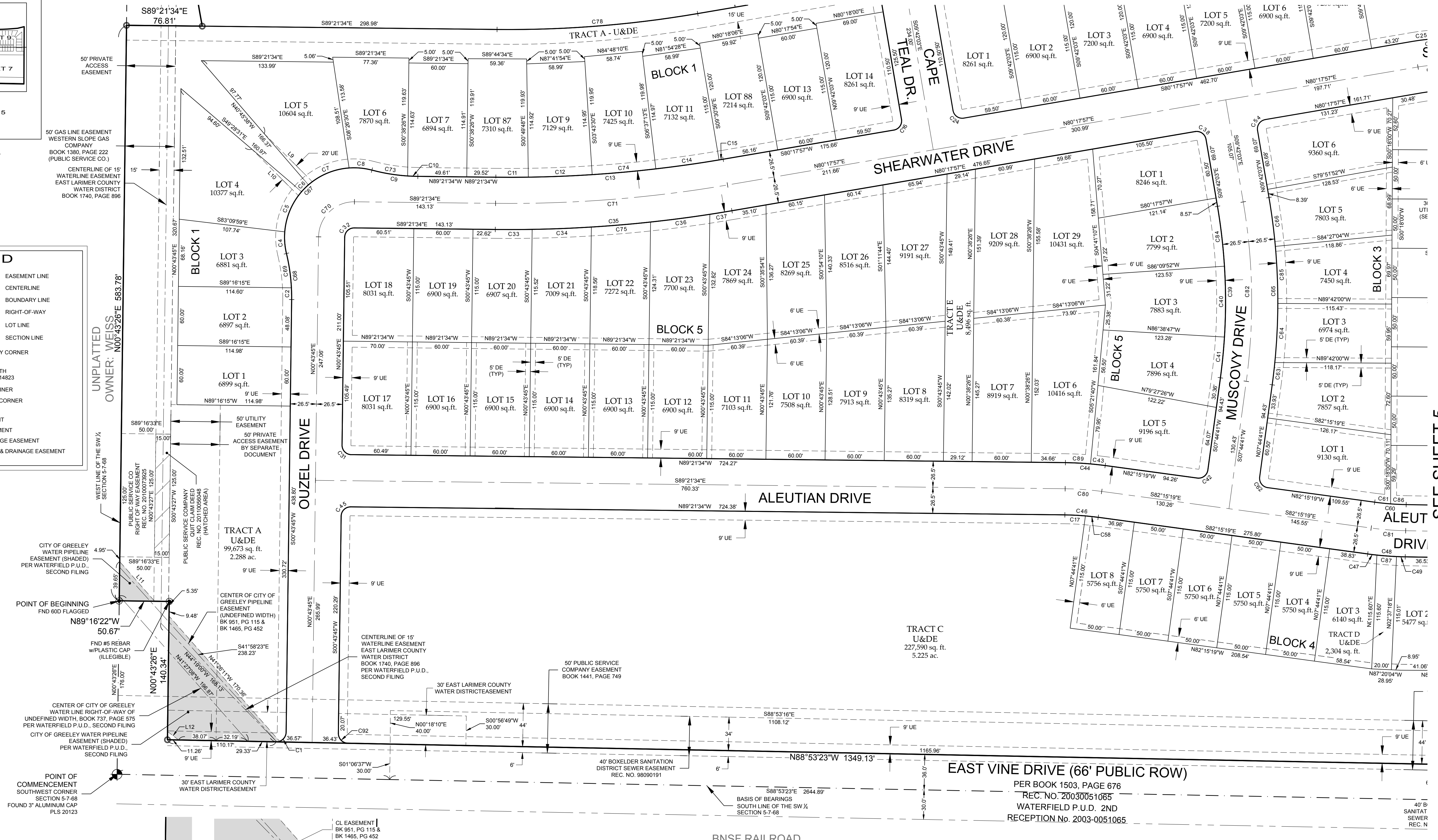
SEE SHEET 6

SEE SHEET 5

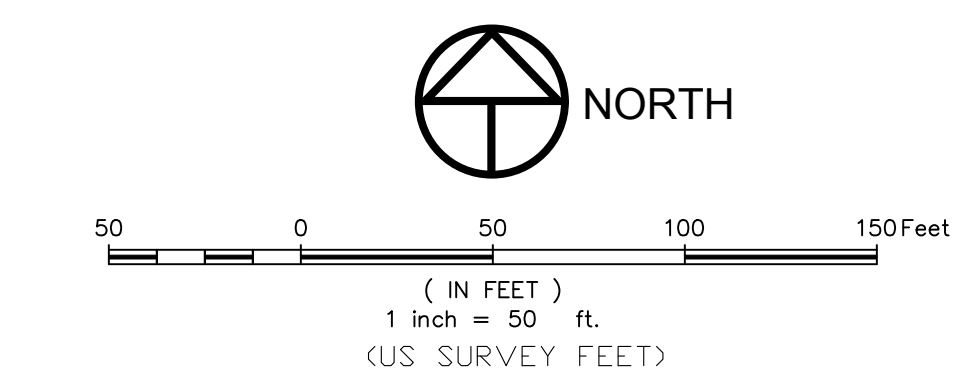


KEYMAP

LEGEND	
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SET #4 REBAR WITH PLASTIC CAP, LS 14823
	SET PK NAIL & SHINER
	FOUND SECTION CORNER AS DESCRIBED
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	UTILITY & DRAINAGE EASEMENT
	AU&DE ACCESS, UTILITY & DRAINAGE EASEMENT



DETAIL (1"=10')



50' PRIVATE ACCESS EASEMENT
50' GAS LINE EASEMENT WESTERN SLOPE GAS COMPANY BOOK 1380, PAGE 222 (PUBLIC SERVICE CO.)
CENTERLINE OF 15' WATERLINE EASEMENT EAST LARIMER COUNTY WATER DISTRICT BOOK 1740, PAGE 896

UNPLATTED OWNER: WEISS N00'43'26"E 583.78'

WEST LINE OF THE SW 1/4 SECTION 5-7-68
RIGHT OF WAY EASEMENT REC. NO. 200'000'3925 N89°45'27"E 125.00'
PUBLIC SERVICE COMPANY OUT CLAIM DEED REC. NO. 14823 (HATCHED AREA)
CITY OF GREELY WATER PIPELINE EASEMENT (SHADED) PER WATERFIELD P.U.D., SECOND FILING
POINT OF BEGINNING FND 600 FLAGGED
N89°16'22"W 50.67'
FND #5 REBAR w/PLASTIC CAP (ILLEGIBLE)
CENTER OF CITY OF GREELY WATER PIPELINE EASEMENT (UNDEFINED WIDTH) BK 951, PG 115 & BK 1465, PG 452
S41°58'23"E 238.23'
CENTER OF CITY OF GREELY WATER PIPELINE EASEMENT (SHADED) PER WATERFIELD P.U.D., SECOND FILING
CITY OF GREELY WATER PIPELINE EASEMENT (SHADED) PER WATERFIELD P.U.D., SECOND FILING
POINT OF COMMENCEMENT SOUTHWEST CORNER SECTION 5-7-68 FOUND 3" ALUMINUM CAP PLS 20123
30' EAST LARIMER COUNTY WATER DISTRICT EASEMENT
CENTERLINE OF 15' WATERLINE EASEMENT EAST LARIMER COUNTY WATER DISTRICT BOOK 1740, PAGE 896
50' PUBLIC SERVICE COMPANY EASEMENT REC. NO. 1441, PAGE 749
40' BOXELDER SANITATION DISTRICT SEWER EASEMENT REC. NO. 98090191
BASIS OF BEARINGS SOUTH LINE OF THE SW 1/4 SECTION 5-7-68
PER BOOK 1503, PAGE 676
REC. NO. 200'300'51065
WATERFIELD P.U.D. 2ND
RECEPTION No. 2003-0051065
40' B SANITAT SEWER REC. N

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SECTION: 5
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING

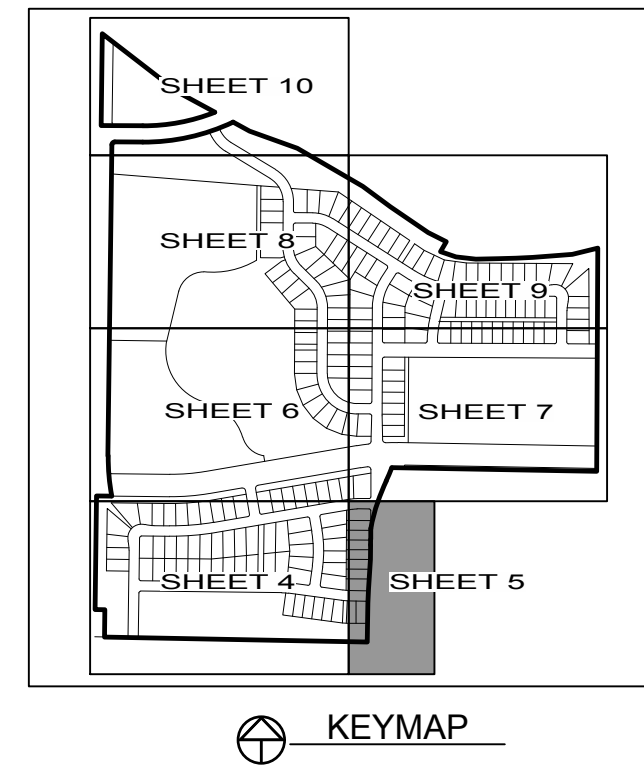
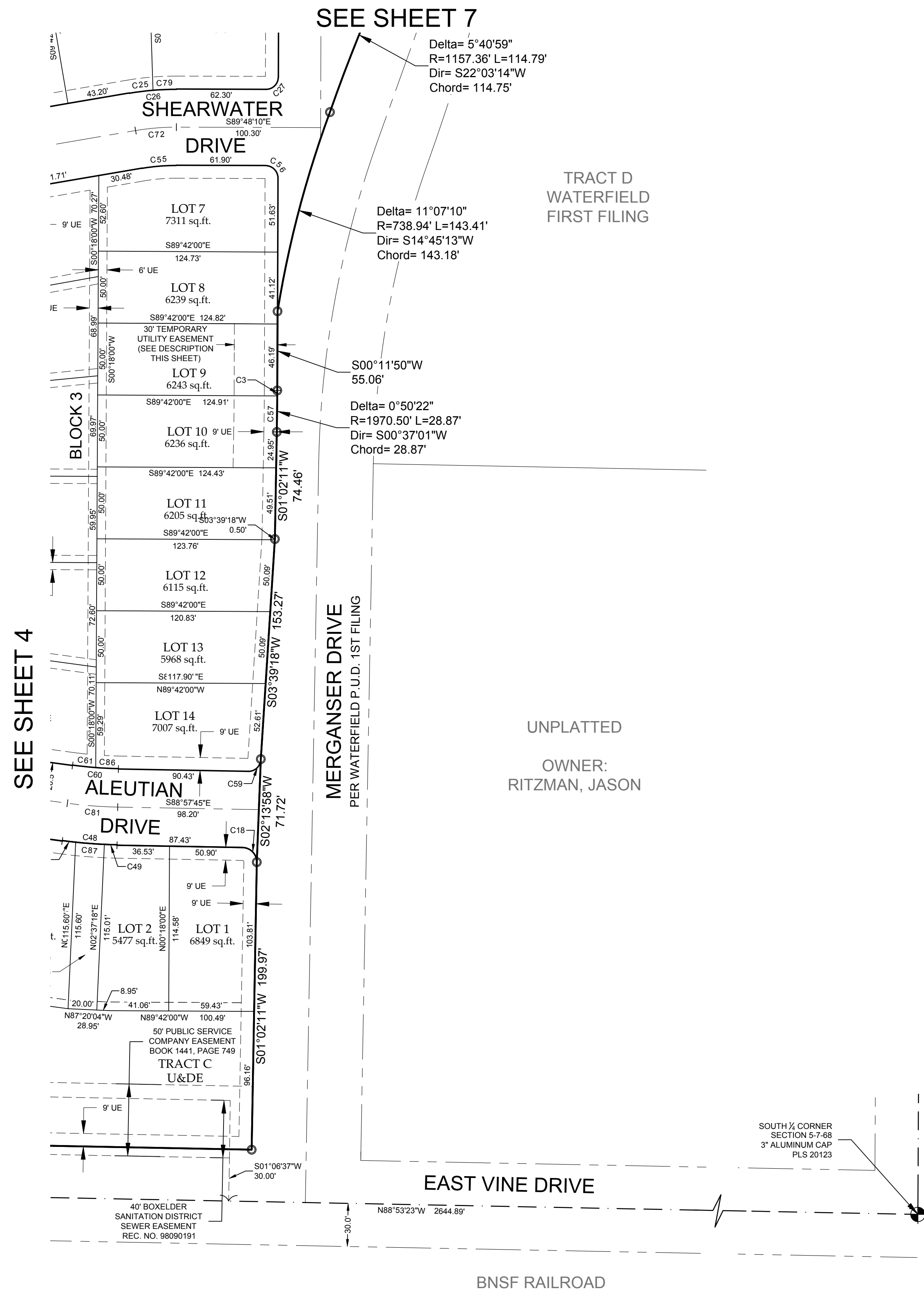
90 North Meade Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001
DATE: 4/9/14
DESIGNED BY: SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: C. Gilliland

WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

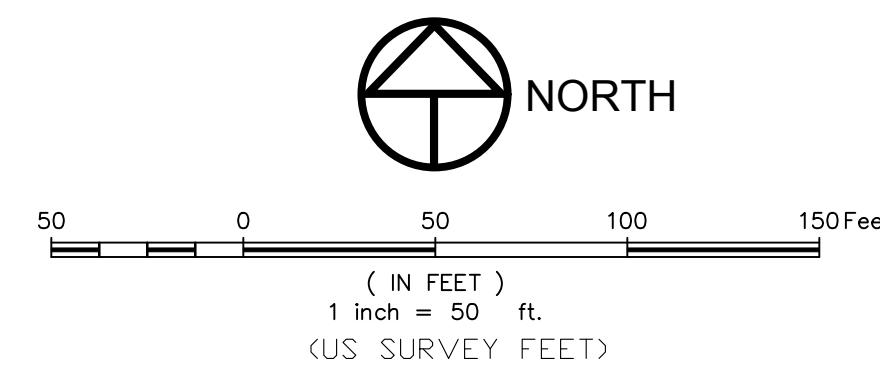
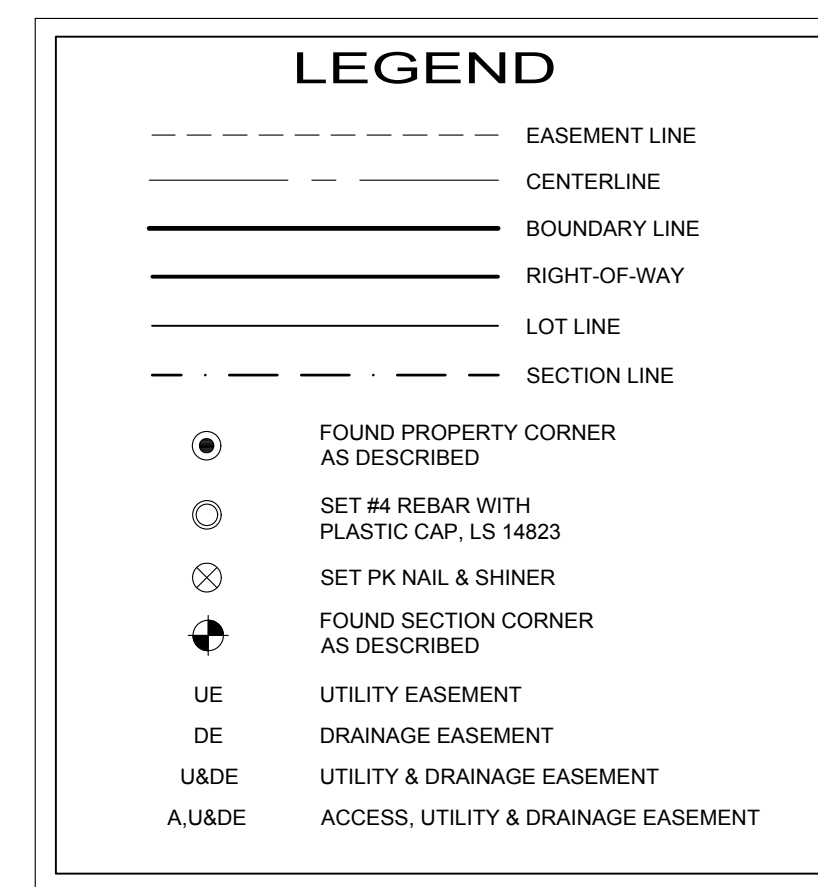
WATERFIELD THIRD FILING

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TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



TEMPORARY UTILITY EASEMENT:

A Temporary Utility Easement being the front 30 feet of Lots 9 & 10, Block 3 as shown on this plat. This Temporary Utility Easement shall expire upon complete and final signoff on all construction improvements to the existing portion of Merganser Drive.



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SECTION: 5
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING

NE

901 North Hobbs Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 889-001
DESIGNED BY: L. Smith
DRAWN BY: L. Smith
DATE: 4/9/14
SCALE: 1"=50'
REVIEWED BY: C. Gilliland

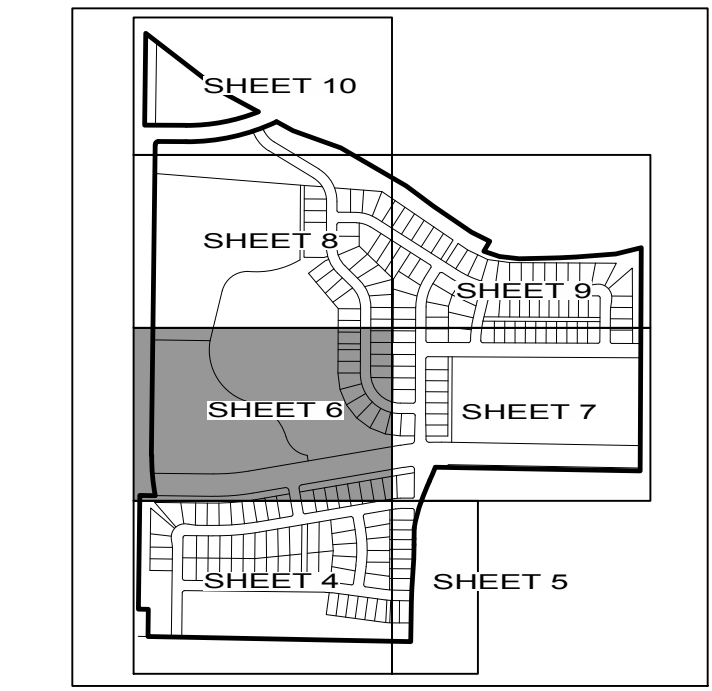
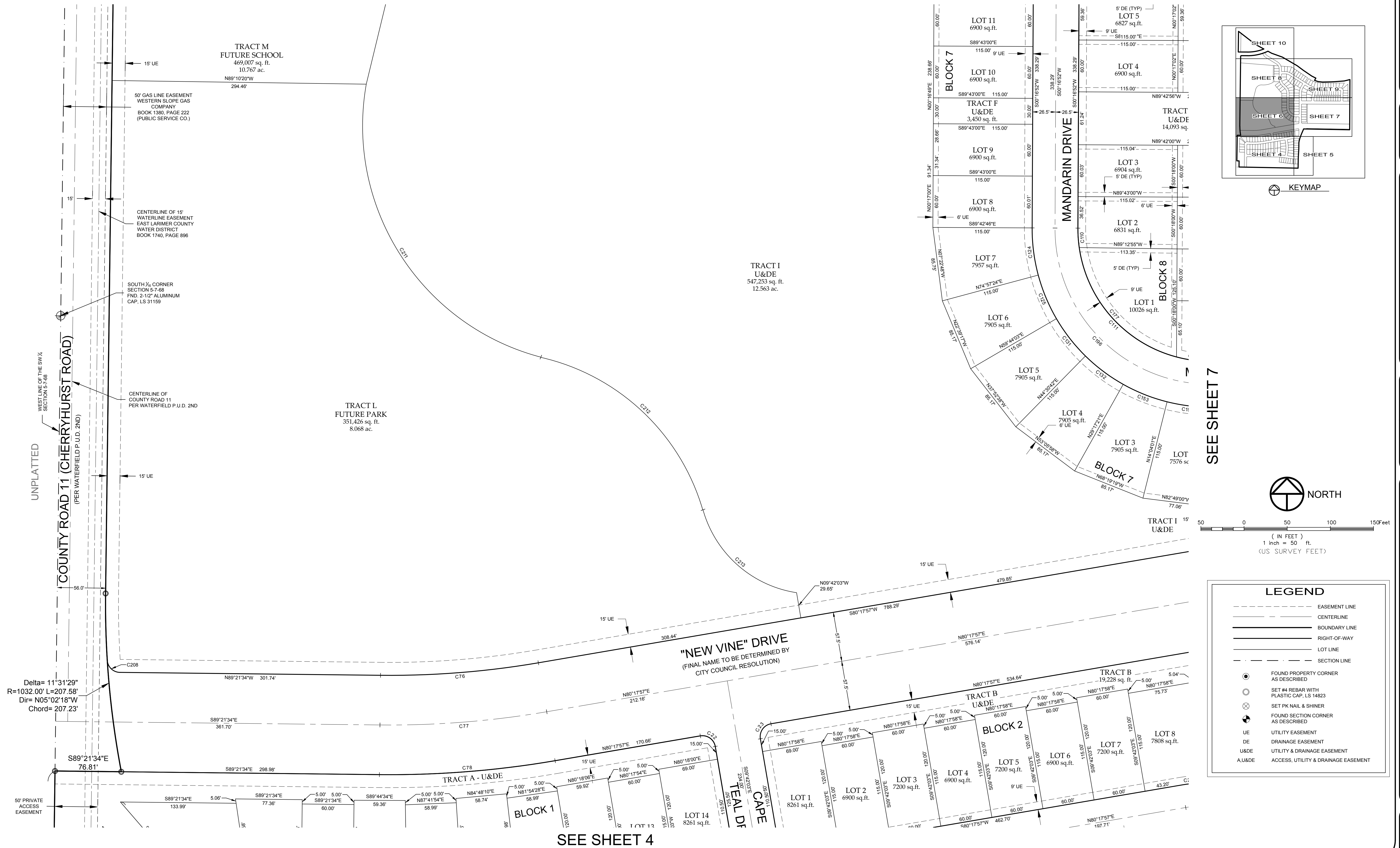
WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
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Of 10 Sheets

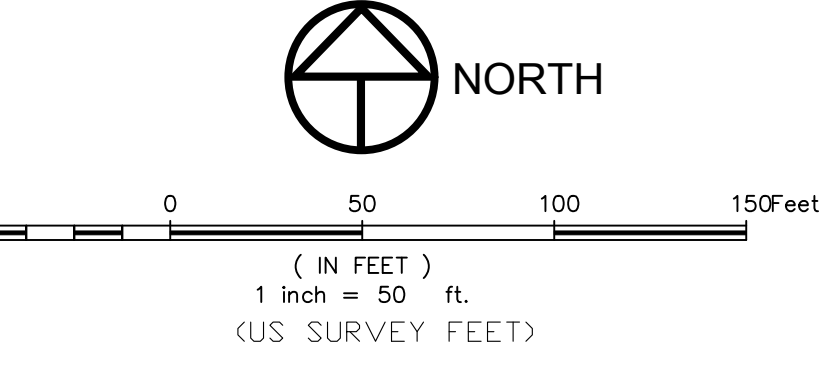
WATERFIELD THIRD FILING

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SEE SHEET 8



SEE SHEET 7



LEGEND

---	EASEMENT LINE
---	CENTERLINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	SECTION LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
○	SET #4 REBAR WITH PLASTIC CAP, LS 14823
⊗	SET PK NAIL & SHINER
⊙	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
U&DE	DRAINAGE EASEMENT
A,U&DE	UTILITY & DRAINAGE EASEMENT
A,U&DE	ACCESS, UTILITY & DRAINAGE EASEMENT

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SECTION: 5
 TOWNSHIP: 7N
 RANGE: 68 W of the 6th PM

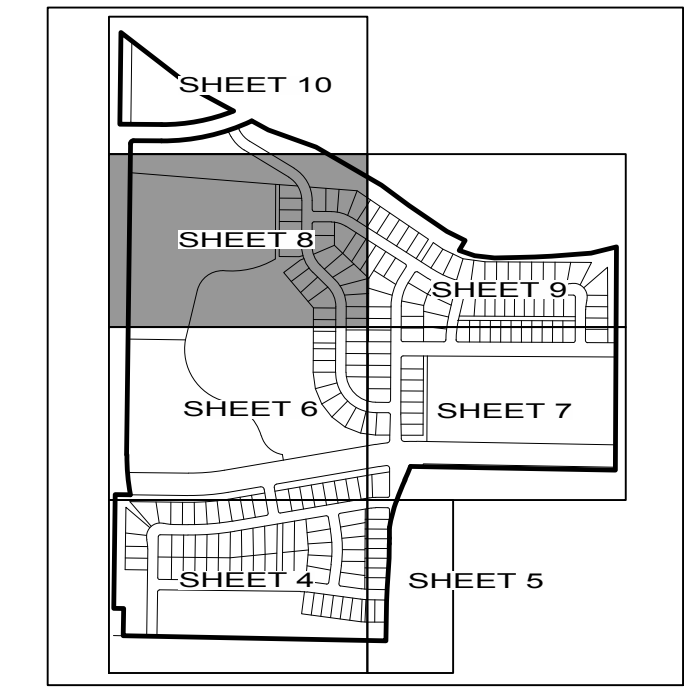
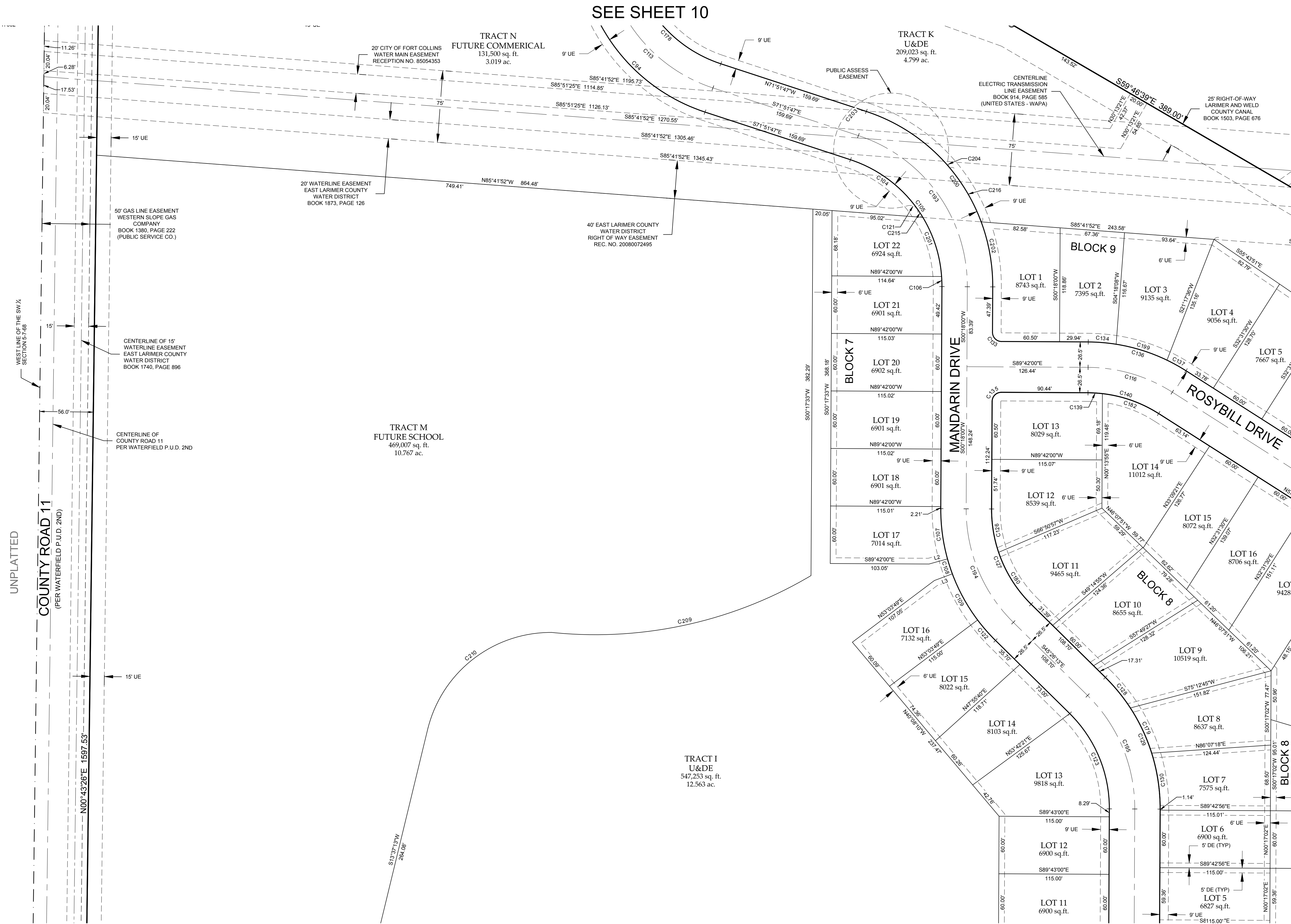
NORTHERN ENGINEERING
 801 North Hesse Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	SSP-001
DESIGNED BY:	
DRAWN BY:	L. Smith
DATE:	4/9/14
SCALE:	1"=50'
REVIEWED BY:	G. Gilliland

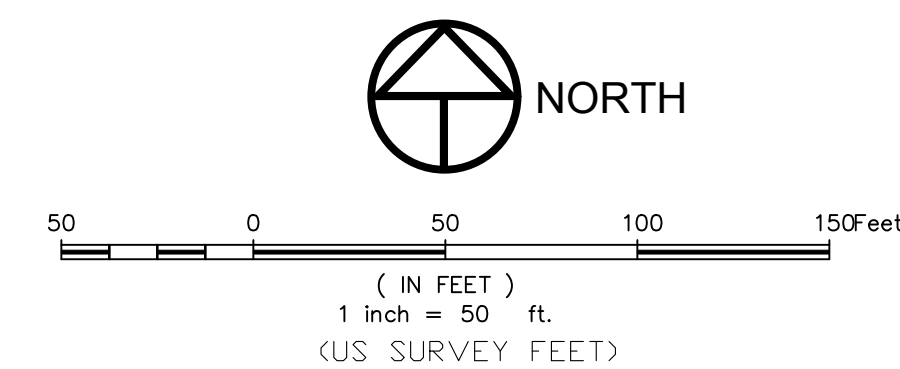
WATERFIELD THIRD FILING
 CITY OF FORT COLLINS
 STATE OF COLORADO

WATERFIELD THIRD FILING

A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 9



LEGEND	
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SET #4 REBAR WITH PLASTIC CAP, LS 14823
	SET PK NAIL & SHINER
	FOUND SECTION CORNER AS DESCRIBED
	UE UTILITY EASEMENT
	DRAINAGE EASEMENT
	U&DE UTILITY & DRAINAGE EASEMENT
	A&U&DE ACCESS, UTILITY & DRAINAGE EASEMENT

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SECTION: 5
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NORTHERN ENGINEERING

90 North Hesse Street, Suite 100
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PHONE: 970.221.4158 FAX: 970.221.4159
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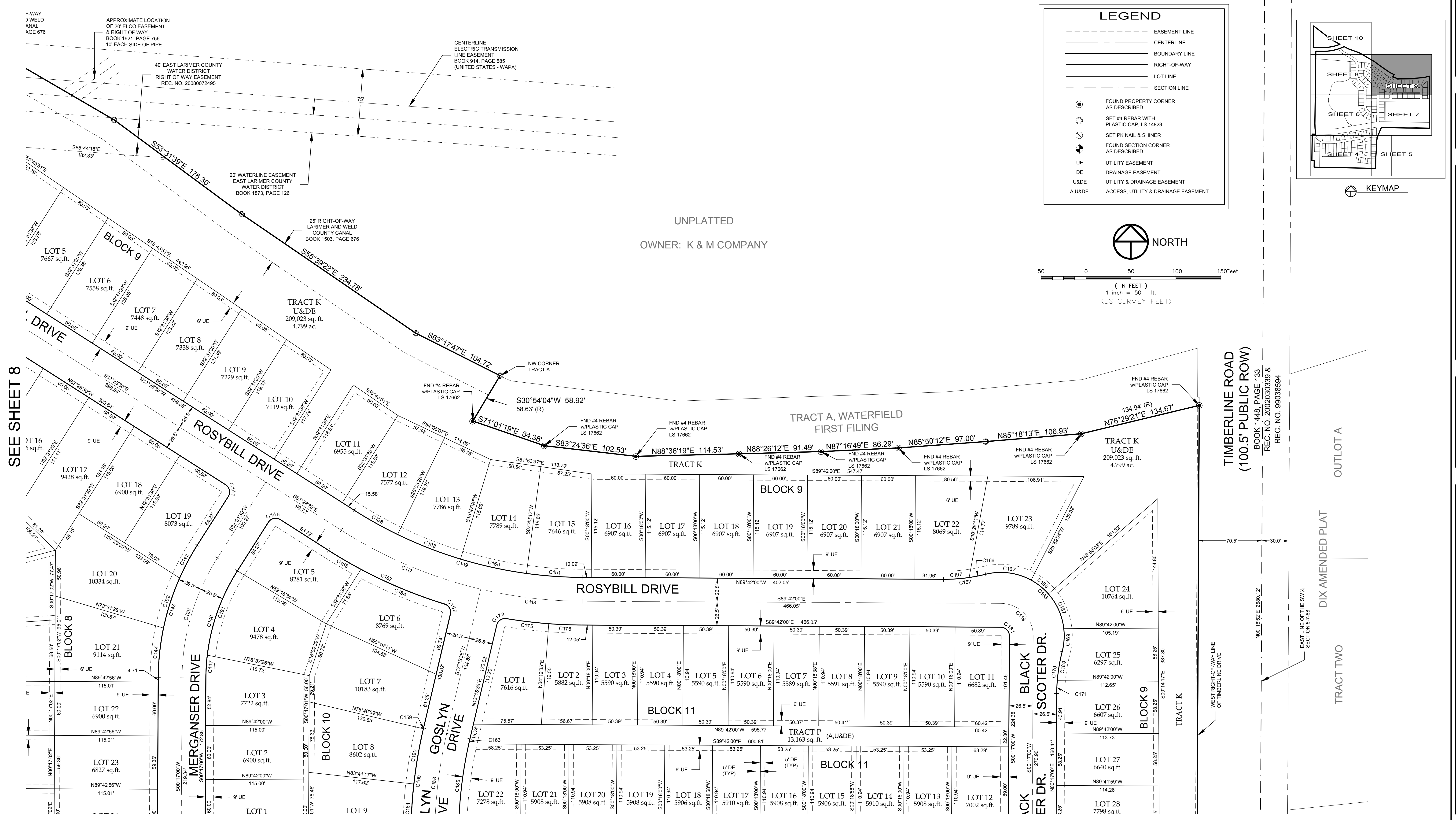
PROJECT: 889-001
DATE: 4/9/14
DESIGNED BY:
DRAWN BY: L. Smith
REVIEWED BY: C. Gilliland

WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

SEE SHEET 6

WATERFIELD THIRD FILING

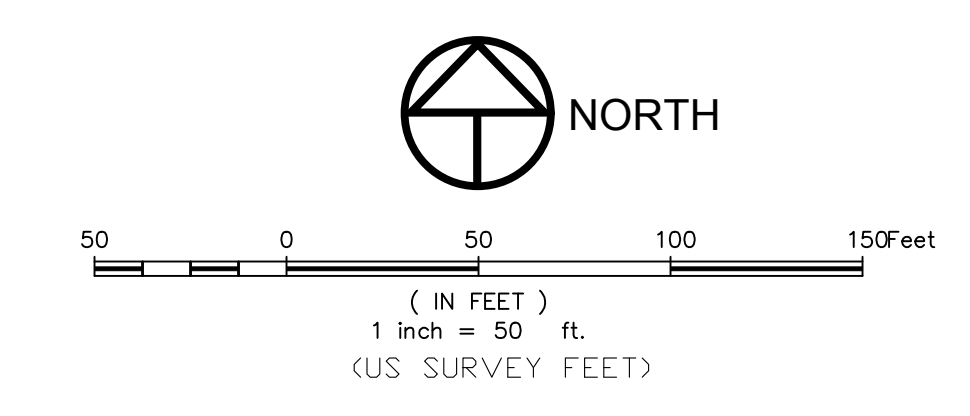
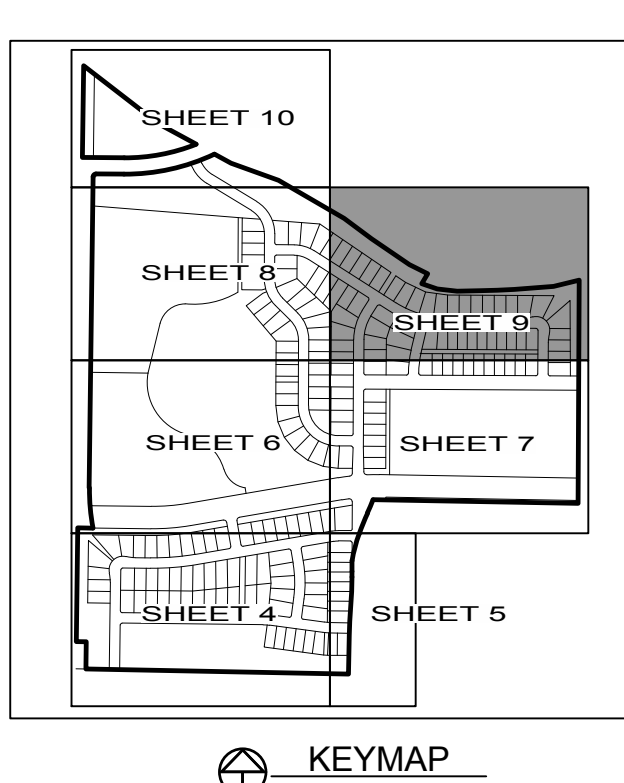
A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE

	FOUND PROPERTY CORNER AS DESCRIBED
	SET #4 REBAR WITH PLASTIC CAP, LS 17662
	SET PK NAIL & SHINER
	FOUND SECTION CORNER AS DESCRIBED
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	UTILITY & DRAINAGE EASEMENT
	ACCESS, UTILITY & DRAINAGE EASEMENT



SEE SHEET 8

SEE SHEET 7

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SECTION: 5
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RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING

90 North Nelson Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158 FAX: 970.221.4159
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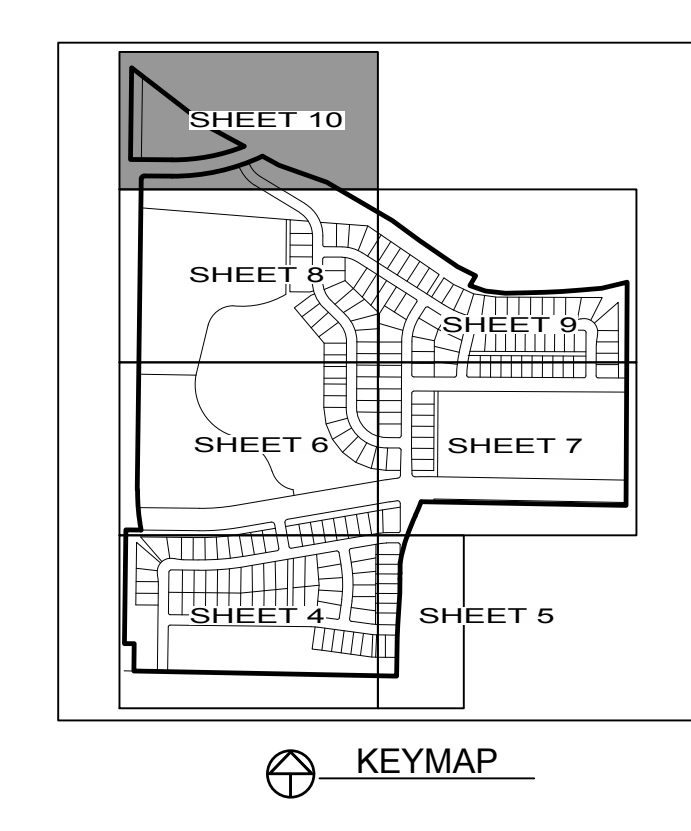
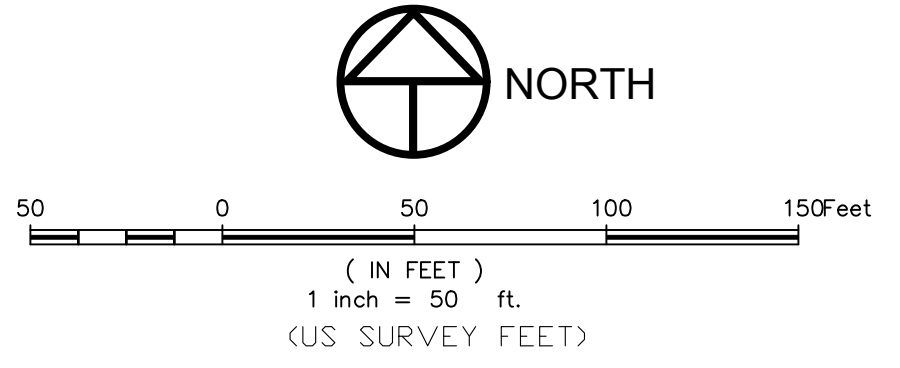
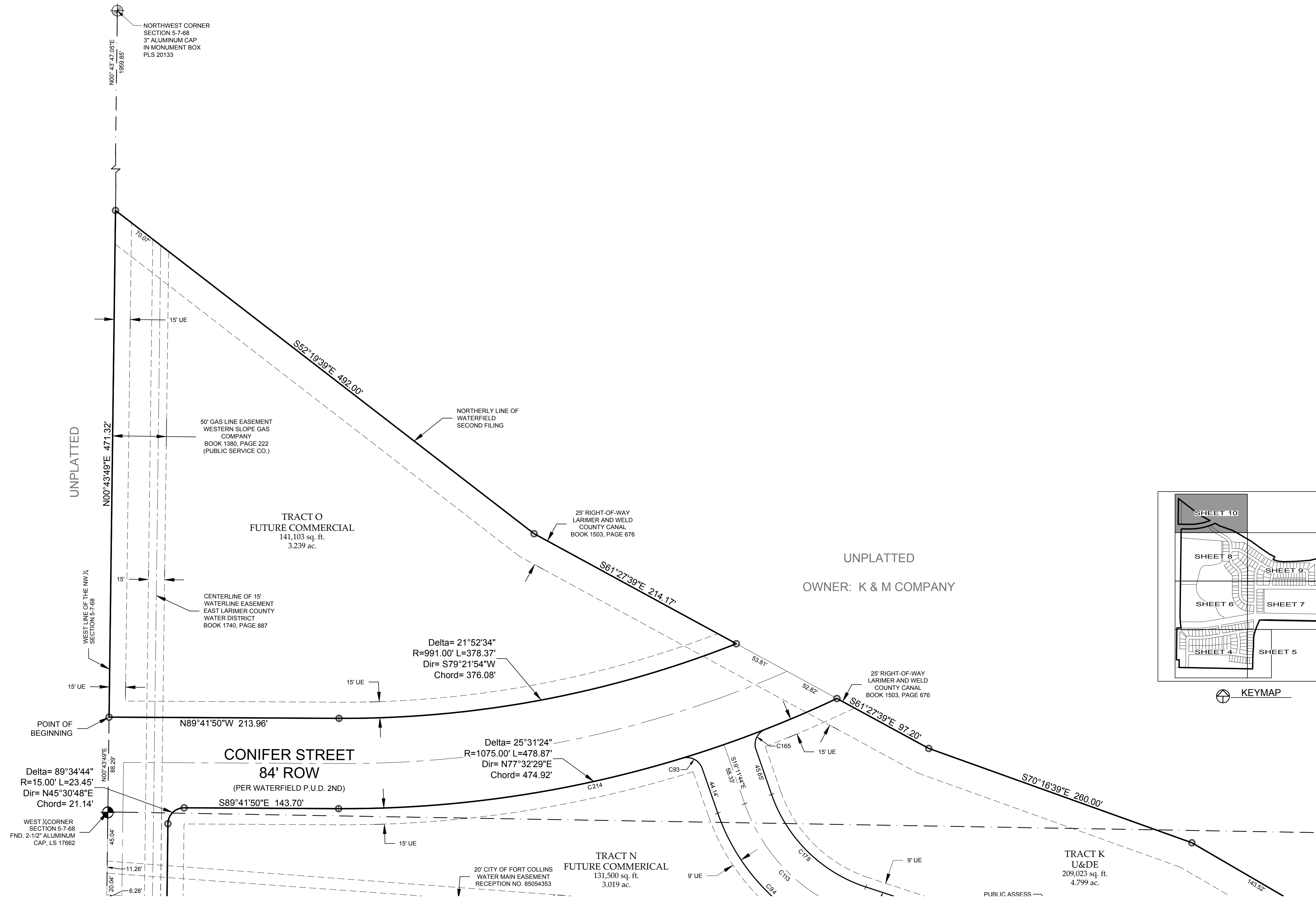
PROJECT: 889-001
DATE: 4/9/14
DESIGNED BY: [blank]
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: C. Gilliland

WATERFIELD THIRD FILING
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
9
Of 10 Sheets

WATERFIELD THIRD FILING

A REPLAT OF A PORTION OF WATERFIELD SECOND FILING AND A PORTION OF WATERFIELD FIRST FILING, LOCATED IN THE WEST HALF OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND	
- - - - -	EASEMENT LINE
- - - - -	CENTERLINE
—————	BOUNDARY LINE
—————	RIGHT-OF-WAY
—————	LOT LINE
- - - - -	SECTION LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
○	SET #4 REBAR WITH PLASTIC CAP, L.S. 14623
⊗	SET PK NAIL & SHINER
⊙	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
U&DE	UTILITY & DRAINAGE EASEMENT
A,U&DE	ACCESS, UTILITY & DRAINAGE EASEMENT

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SECTION: 5
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

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SEE SHEET 8