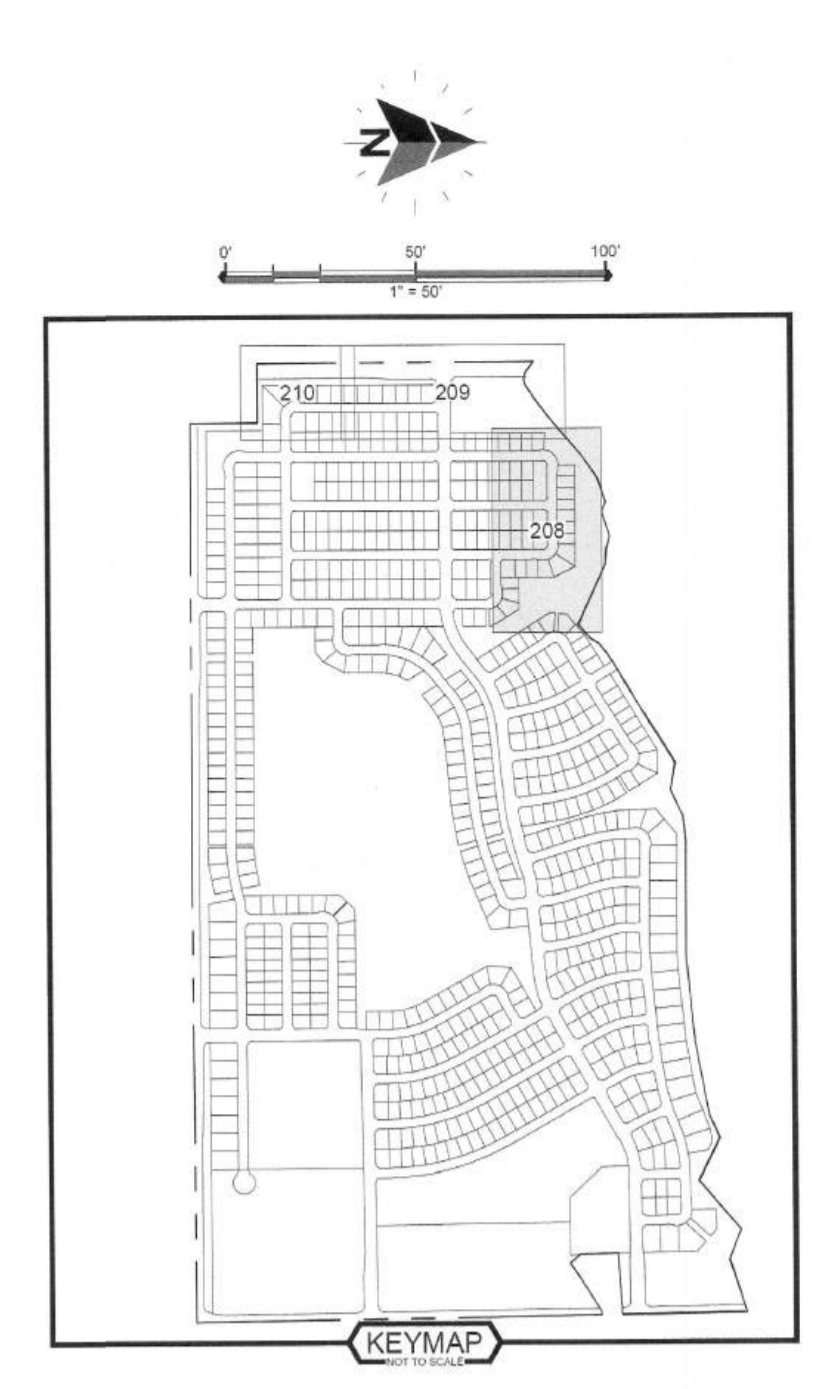
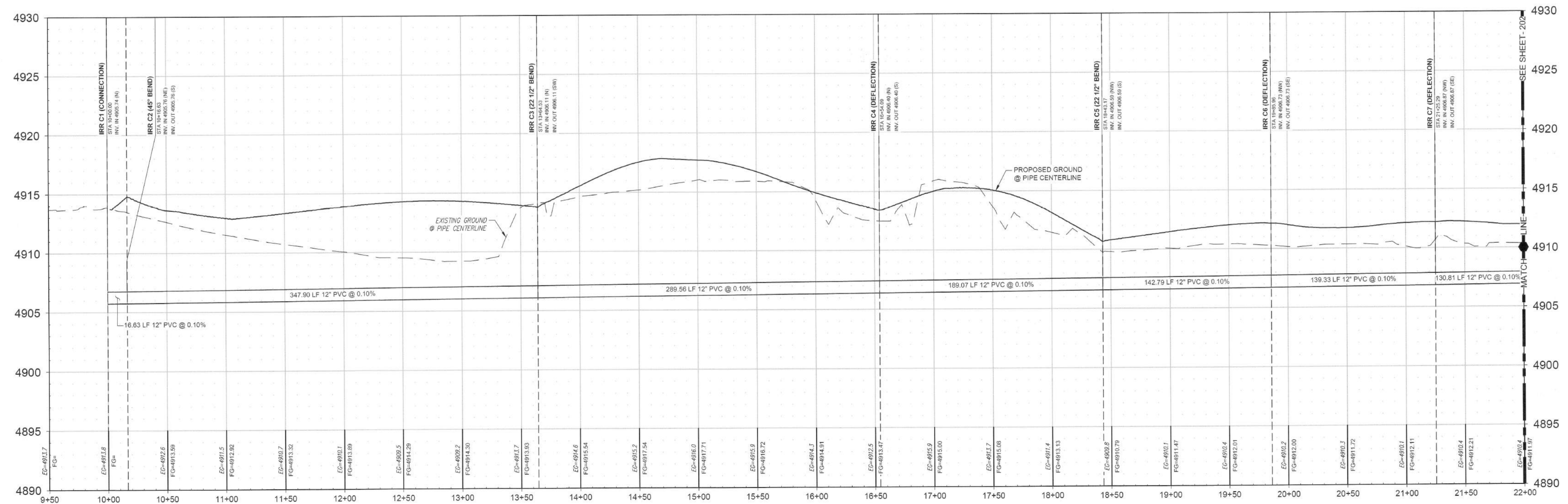


WINTERS IRRIGATION



LEGEND

MAPPING / SITE	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINES
	EASEMENTS
	CURB AND GUTTER

PROPOSED UTILITIES

	WATER LINE
	WATER SERVICE
	FIRE HYDRANT
	FIRE SERVICE
	SANITARY LINE
	SANITARY SERVICE
	STORM DRAIN PIPE
	FLARED END SECTION
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	RIP RAP
	UNDERDRAIN

EXISTING UTILITIES

	IRRIGATION MANHOLE
	IRRIGATION PIPE
	STORM DRAIN PIPE
	FLARED END SECTION
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	RIP RAP
	EXISTING WATERLINE
	EXISTING SANITARY LINE
	OVERHEAD UTILITY POLE (3' AND 6')

- 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.
 - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
 - PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
 - ALL RCP SHALL BE CLASS III OR GREATER, PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY TOWN OF SEVERANCE ALTERNATES (SUCH AS ADS N-12 OR RIP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE "WATERTIGHT" USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
 - CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP

1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.296.7995
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 11/18/2025

**NORTHGATE LAKE
SEVERANCE, COLORADO
WINTERS IRRIGATION PLAN & PROFILE**

PROJECT MANAGER: R. LAUER

**REVIEW SET
NOT FOR
CONSTRUCTION**

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

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

SHEET:
208 OF 341

PROJECT NO. 1155-003

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