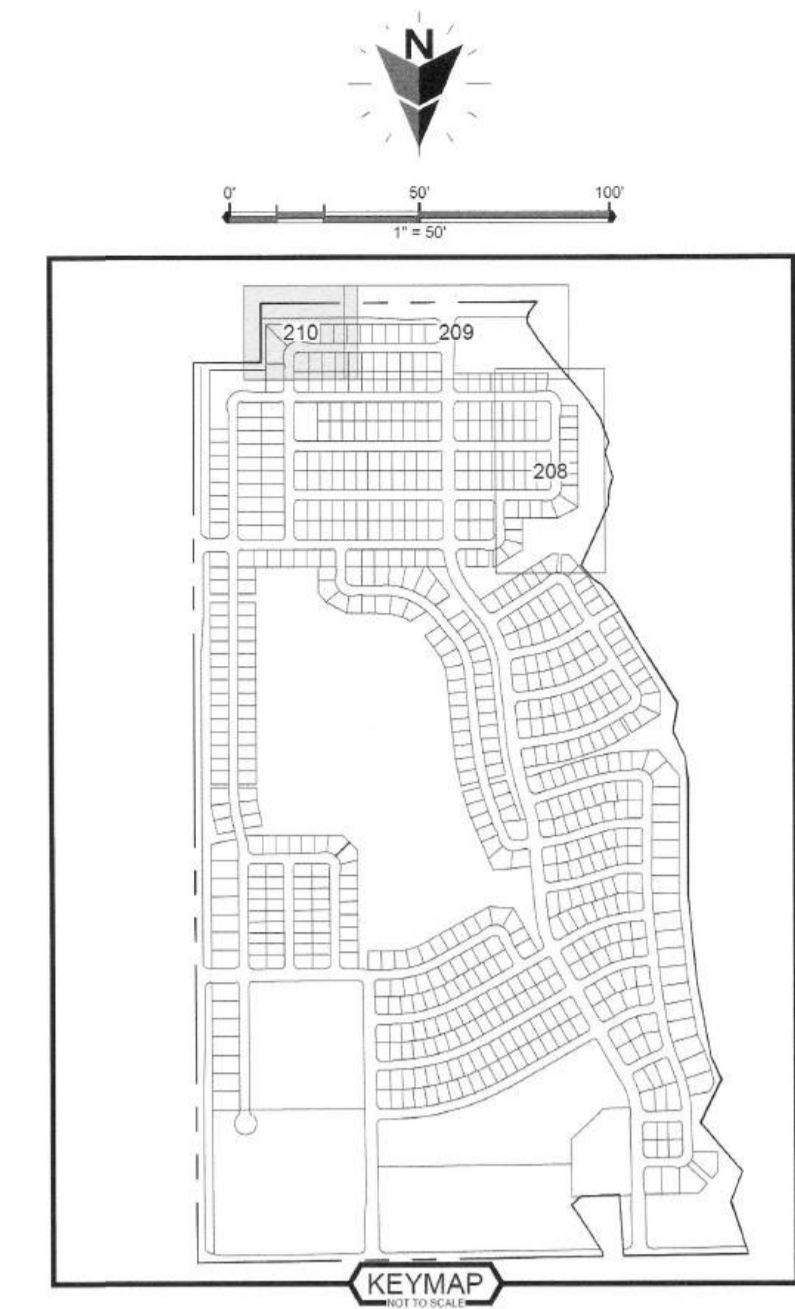
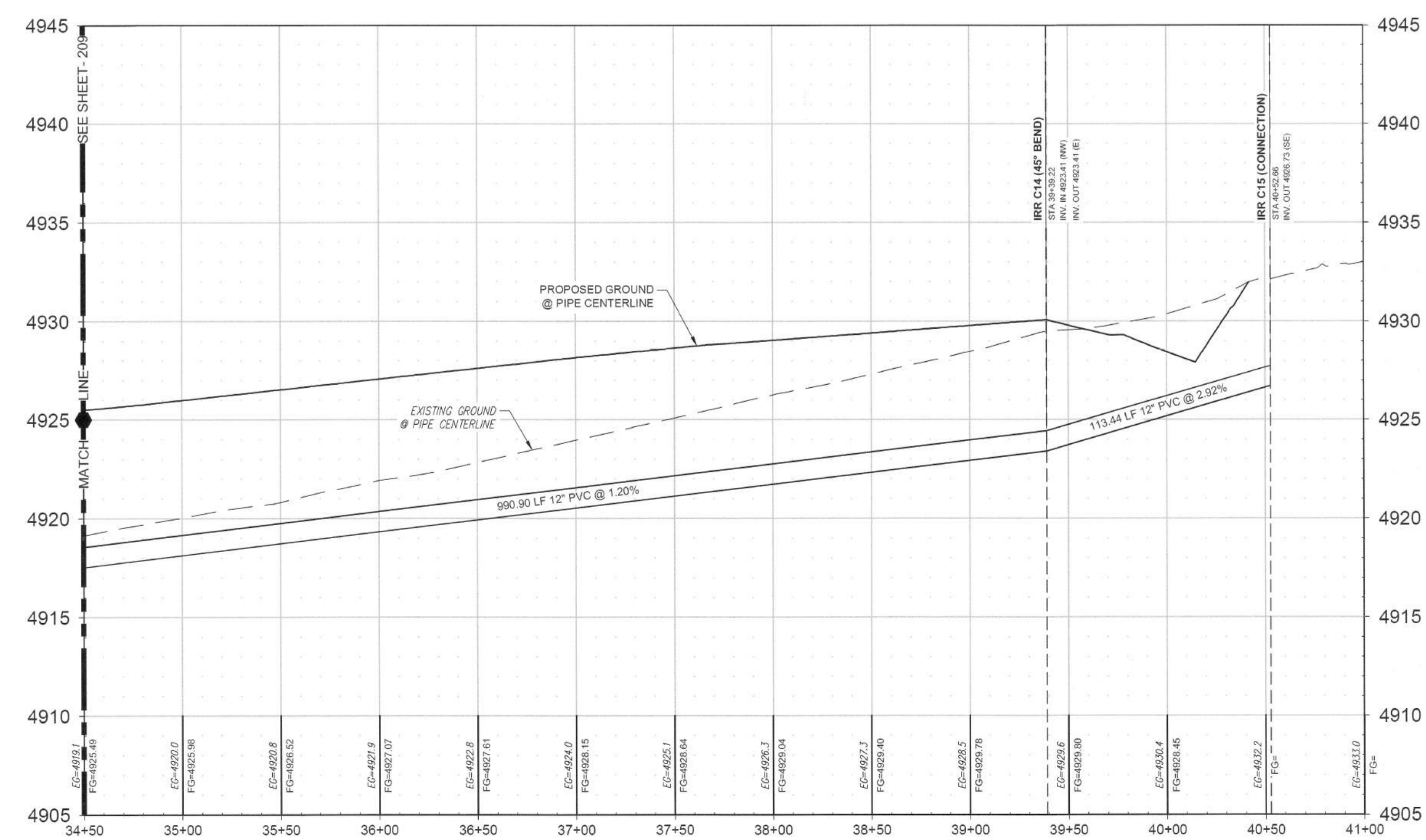


WINTERS IRRIGATION

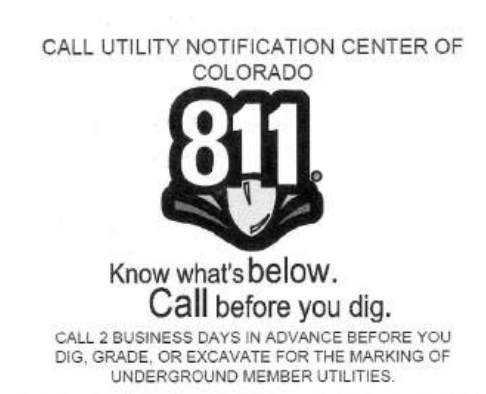


LEGEND

- 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.).



NO.	REVISIONS	BY:	DATE:



PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 11/18/2025

NORTHGATE LAKE SEVERANCE, COLORADO
WINTERS IRRIGATION PLAN & PROFILE

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:
210 OF 341