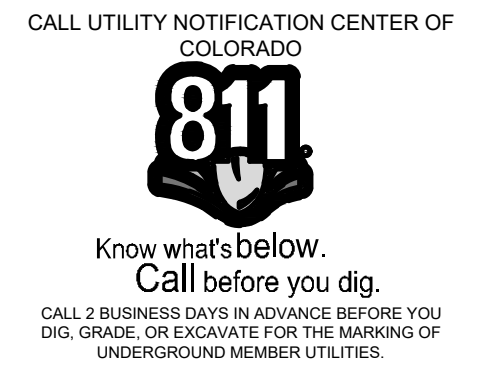


LEGEND:

PROJECT BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING MAJOR CONTOUR	-5015-
EXISTING MINOR CONTOUR	-5013-
EXISTING STORM SEWER	---
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING FIBER OPTIC	FO
EXISTING CABLE	CTV
EXISTING OVERHEAD UTILITY	OHE
EXISTING FENCE	X
EXISTING ELECTRIC VAULT	EV
EXISTING FIRE HYDRANT	EH
EXISTING IRRIGATION BOX	IB
EXISTING WATER METER	WM
EXISTING GAS METER	GM
EXISTING TELEPHONE PEDESTAL	TP
EXISTING TREES (TO REMAIN)	○
EXISTING TREES (TO BE REMOVED)	⊗

FIELD SURVEY BY:
 NORTHERN ENGINEERING
 PROJECT NO. 1659-001
 DATE: MAY 26, 2021

- NOTES:**
1. 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.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
 3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
 4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.



Date: 11/12/21
 Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 11/12/21

These drawings are instruments of service provided by Northern Engineering Services, Inc. in accordance with the contract documents. No liability is assumed by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the engineer of record.

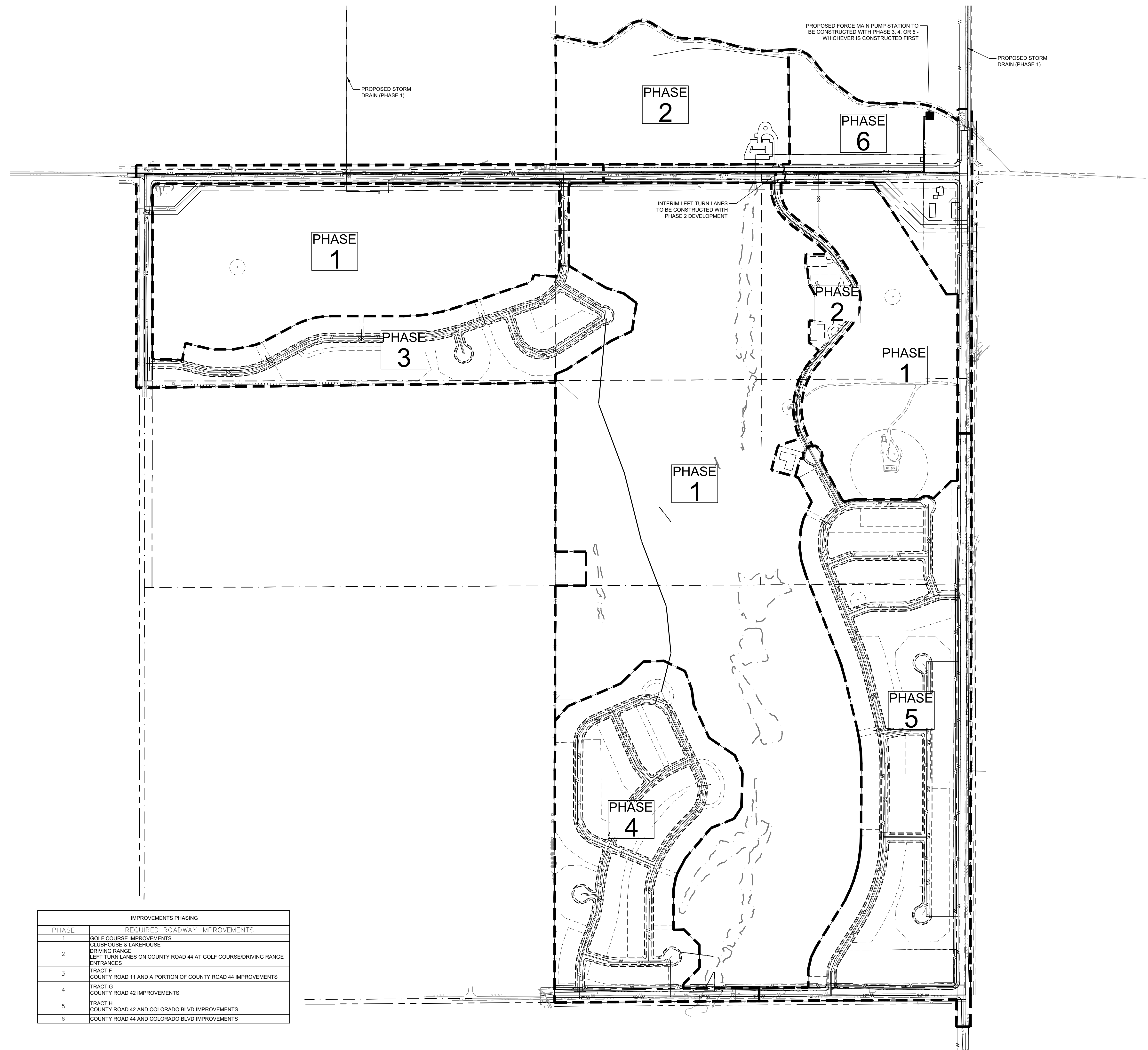
NORTHERN ENGINEERING
 970.231.4158
 nortneng.com
 301 North Hovey Street, Suite 100, 80521
 Greeley, CO 80631

PROJECT: 1659-001
 DATE: 11/12/21
 DESIGNED BY: B. Ruch
 SCALE: 1" = 100'
 DRAWN BY: C. Ungermann
 P. MANAGER: D. Weber

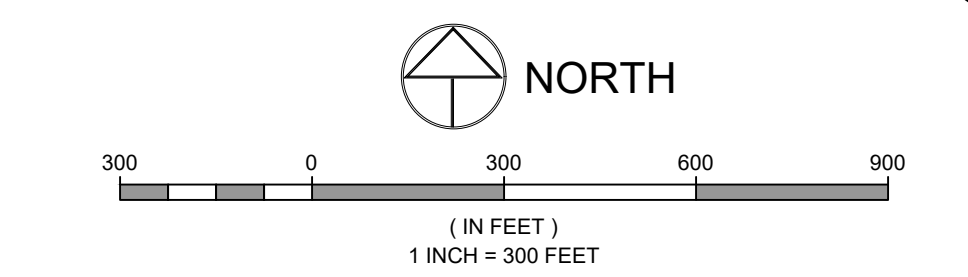
PODTBURG PROPERTY
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING FILENAME: P:\1659-001\Drawings\1659-001-EDM.dwg LAYOUT NAME: EX1 DATE: Nov 16, 2021 - 11:30am CAD OPERATOR: haw
 LIST OF REVISIONS: [1659-001-EDM] [1659-001-EDM] [1659-001-EDM] [1659-001-EDM] [1659-001-EDM]

DRAWING FILENAME: P:\1659-001\1659-001_PHASE.dwg LAYOUT NAME: PH1 DATE: Nov 12, 2021 11:17am CAD OPERATOR: km
 LIST OF SHEETS: [1659-001_01] [1659-001_02] [1659-001_03] [1659-001_04] [1659-001_05] [1659-001_06] [1659-001_07] [1659-001_08] [1659-001_09] [1659-001_10] [1659-001_11] [1659-001_12] [1659-001_13] [1659-001_14] [1659-001_15] [1659-001_16] [1659-001_17] [1659-001_18] [1659-001_19] [1659-001_20] [1659-001_21] [1659-001_22] [1659-001_23] [1659-001_24] [1659-001_25] [1659-001_26] [1659-001_27] [1659-001_28] [1659-001_29] [1659-001_30] [1659-001_31] [1659-001_32] [1659-001_33] [1659-001_34] [1659-001_35] [1659-001_36] [1659-001_37] [1659-001_38] [1659-001_39] [1659-001_40] [1659-001_41] [1659-001_42] [1659-001_43] [1659-001_44] [1659-001_45] [1659-001_46] [1659-001_47] [1659-001_48] [1659-001_49] [1659-001_50] [1659-001_51] [1659-001_52] [1659-001_53] [1659-001_54] [1659-001_55] [1659-001_56] [1659-001_57] [1659-001_58] [1659-001_59] [1659-001_60] [1659-001_61] [1659-001_62] [1659-001_63] [1659-001_64] [1659-001_65] [1659-001_66] [1659-001_67] [1659-001_68] [1659-001_69] [1659-001_70] [1659-001_71] [1659-001_72] [1659-001_73] [1659-001_74] [1659-001_75] [1659-001_76] [1659-001_77] [1659-001_78] [1659-001_79] [1659-001_80] [1659-001_81] [1659-001_82] [1659-001_83] [1659-001_84] [1659-001_85] [1659-001_86] [1659-001_87] [1659-001_88] [1659-001_89] [1659-001_90] [1659-001_91] [1659-001_92] [1659-001_93] [1659-001_94] [1659-001_95] [1659-001_96] [1659-001_97] [1659-001_98] [1659-001_99] [1659-001_100]



PHASE	REQUIRED ROADWAY IMPROVEMENTS
1	GOLF COURSE IMPROVEMENTS CLUBHOUSE & LAKEHOUSE DRIVING RANGE LEFT TURN LANES ON COUNTY ROAD 44 AT GOLF COURSE/DRIVING RANGE ENTRANCES
2	TRACT F COUNTY ROAD 11 AND A PORTION OF COUNTY ROAD 44 IMPROVEMENTS
3	TRACT G COUNTY ROAD 42 IMPROVEMENTS
4	TRACT H COUNTY ROAD 42 AND COLORADO BLVD IMPROVEMENTS
5	COUNTY ROAD 44 AND COLORADO BLVD IMPROVEMENTS
6	



- LEGEND:**
- PROJECT BOUNDARY
 - PHASE LINE
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER

- NOTES:**
- PHASE LINES SHOWN DELINEATE THE LOTS AND/OR AREAS THAT ARE INCLUDED WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
 - DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.
 - THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL ORDER OF CONSTRUCTION.

Revisions:
 Date: 11/12/21
REVIEW SET
NOT FOR CONSTRUCTION

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NORTHERN ENGINEERING

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 northernengineering.com

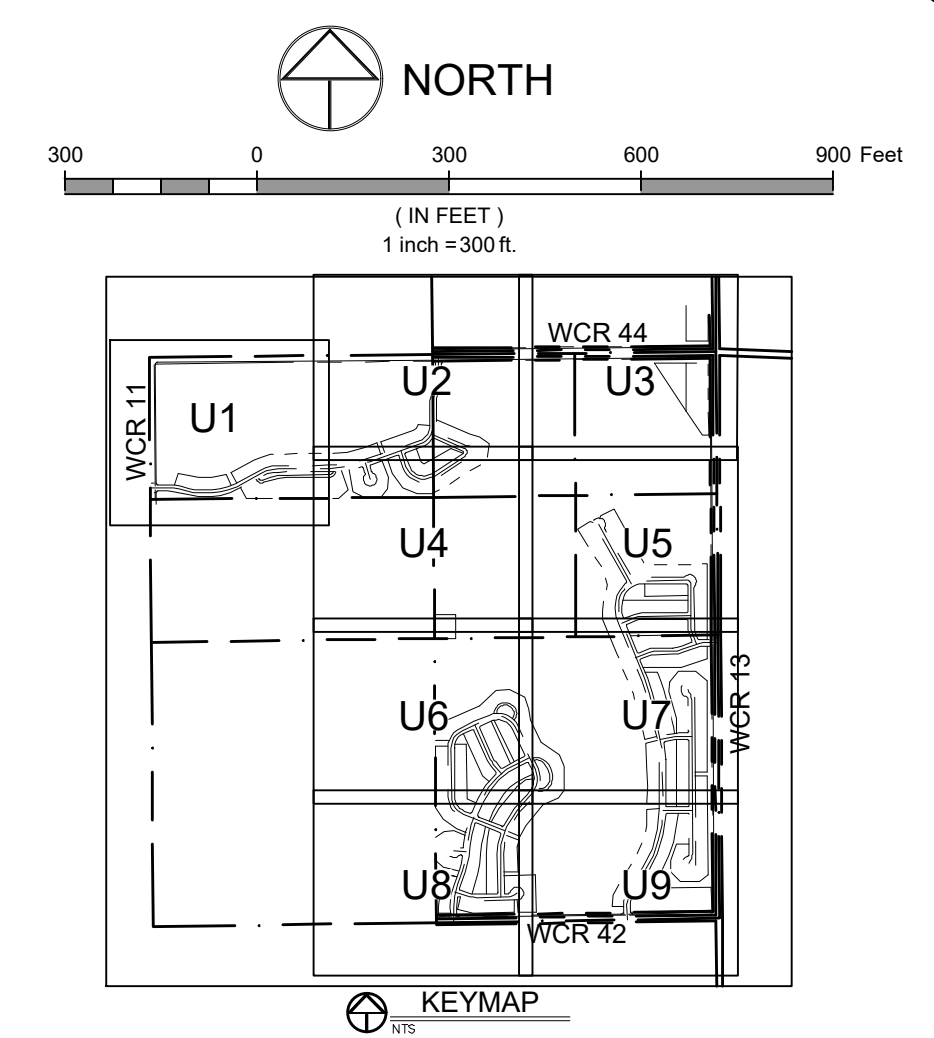
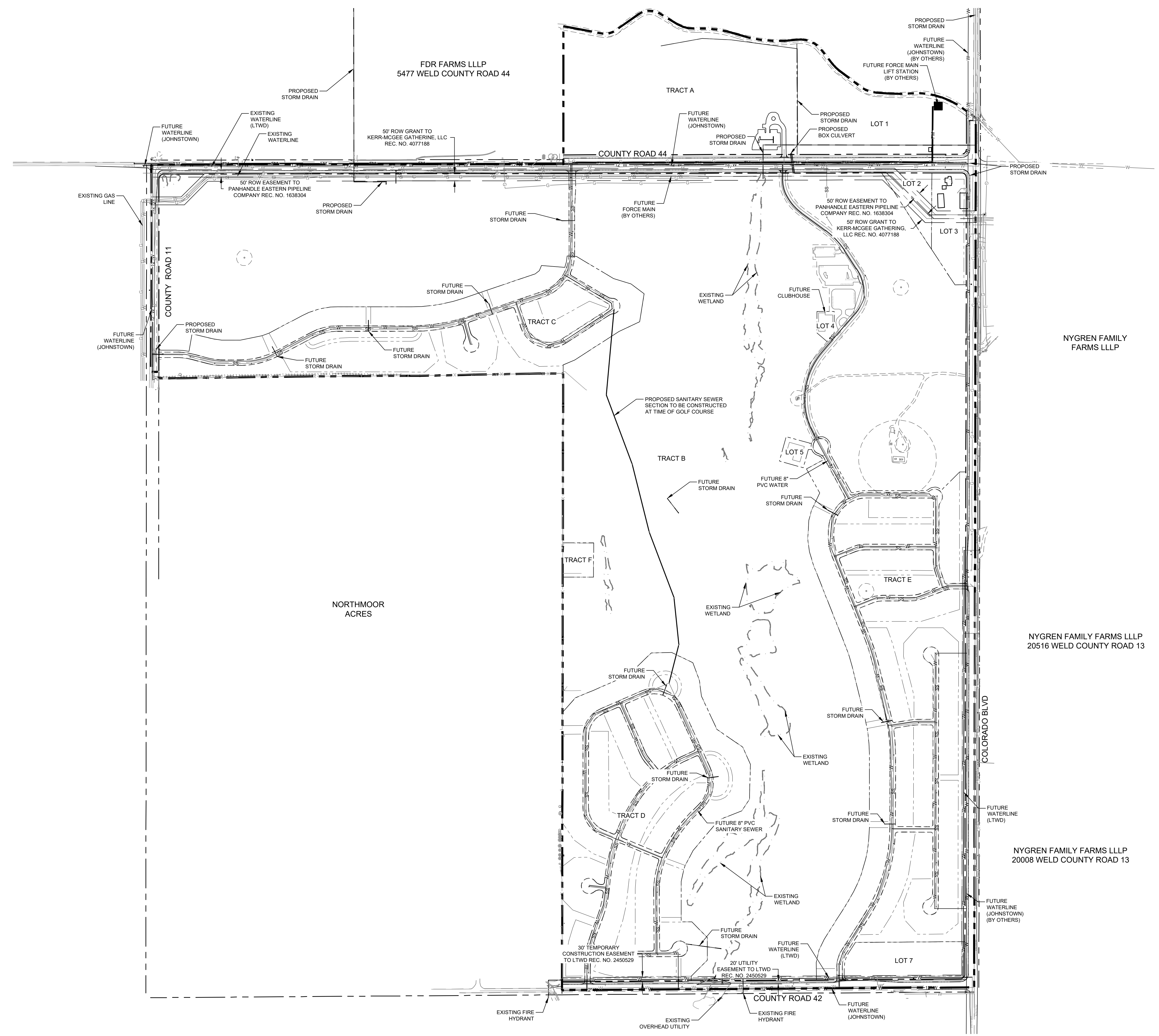
FOOT COLLINS, 301 North Hovea Street, Suite 100, 80521
 GREELEY, 820 8th Street, 80631

PROJECT:	1659-001	DATE:	11/12/21
DESIGNED BY:	B. Ruch	SCALE:	1" = 300'
DRAWN BY:	C. Ungerman	P. MANAGER:	D. Weber

POTDURG PROPERTY
 PHASING PLAN

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.

DRAWING FILENAME: P:\1659-001\1659-001_Overall_4.dwg LAYOUT NAME: 01 DATE: Nov 12, 2021 11:17am CAD OPERATOR: baw
 LIST OF SHEETS: [1659-001_Overall] [1659-001_Overall] [1659-001_Overall] [1659-001_Overall] [1659-001_Overall]



LEGEND:

PROPOSED WATER MAIN	---
EXISTING WATER MAIN	---
PROPOSED SANITARY SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SEWER SERVICE	---
EXISTING SEWER SERVICE	---
PROPOSED WATER SERVICE	---
PROPOSED FIRE HYDRANT	---
EXISTING FIRE HYDRANT	---
PROPOSED STORM DRAIN	---
EXISTING STORM DRAIN	---
EXISTING TELEPHONE	---
EXISTING GAS	---
EXISTING CABLE	---
PROPOSED CURB & GUTTER	---
PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
PROPOSED ROW	---
EXISTING ROW	---
EASEMENT LINE	---
PROPOSED STORM INLET	---
PROPOSED STREET LIGHT	---
EXISTING TELEPHONE PEDESTAL	---

- NOTES:**
1. 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.
 2. ALL WATER CONSTRUCTION SHALL BE PER TOWN OF JOHNSTOWN WATER DESIGN STANDARDS, LATEST EDITION.
 3. ALL SEWER CONSTRUCTION SHALL BE PER TOWN OF JOHNSTOWN SANITARY SEWER DESIGN STANDARDS, LATEST EDITION.
 4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 5. ALL WATERLINES SHALL HAVE A MINIMUM 5' COVER FROM FINISHED GRADE TO TOP OF PIPE.
 6. 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.
 7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
 8. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF JOHNSTOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF JOHNSTOWN STREET REPAIR STANDARDS.
 10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO 1' BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
 11. EXISTING LTDW SERVICES FOR PODTBURG PROPERTY SHALL BE ABANDONED PER DISTRICT STANDARDS AND RELINQUISHED FROM THE DISTRICT. EXISTING LTDW SERVICES SHALL BE RECONNECTED TO RELOCATED DISTRICT WATER LINES.



DATE: 11/12/21
 Revisions:
REVIEW SET
NOT FOR CONSTRUCTION
 11/12/21

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NORTHERN ENGINEERING
 970.231.4188
 nortneng.com
 FORT COLLINS, CO 10th Hesse Street, Suite 100, 80521
 GREELEY, CO 8th Street, 80531

PROJECT: 1659-001	DATE: 11/12/21	SCALE: 1"=300'	P. MANAGER: D. Weber
DESIGNED BY: B. Ruch	DRAWN BY: C. Ungermann		

PODTBURG PROPERTY
OVERALL UTILITY PLAN

