

KIEWIT MAINTENANCE FACILITY SITE PLAN AMENDMENT 2401 PICADILLY ROAD

PART U.S. PIPE AND FOUNDRY SUBDIVISION, FILING NO.1, LOT 1, BLOCK 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENTS

NOT FOR
CONSTRUCTION

UTILITY PLAN

SHEET 7 OF 16

LEGEND

- PROPERTY LINE
- EXIST TELEPHONE
- EXIST FENCE CHAINLINK
- EXIST FENCE ALUMINUM
- EXIST CONTOUR
- EXIST OVERHEAD ELECTRIC
- EXIST FIBER
- EXIST GAS
- EXIST STORM SEWER
- EXIST STORM MANHOLE
- EXIST SANITARY SEWER
- EXIST SANITARY MANHOLE
- EXIST WATER LINE
- EXIST GATE VALVE
- EXIST FIRE HYDRANT
- GATE VALVE
- CURB STOP
- WATER METER
- DOMESTIC WATER
- SANITARY SEWER
- BUILDING
- BUILDING DOOR
- CONCRETE
- RECYCLED ASPHALT
- KNOX BOX WITH APPROVED HARDWARE
- PDC WITH APPROVED KNOX COPS
- STORM SEWER
- EXIST TREE
- EXIST UNDERGROUND ELECTRIC
- EXIST RIPRAP

UTILITY NOTES

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATERLINE CONSTRUCTION SHALL CONFORM TO STANDARD PIPE SPECIFICATIONS REGARDING WATER, SANITARY SEWER, AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
 - ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SITES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN STORMS.
 - ALL HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
 - ALL UTILITY EASEMENTS MUST REMAIN UNOBTAINED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER, AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. METEORUS OR UNI-FLANGE MAY BE USED IN PLACE OF HOUS AND CLAMPS.
 - WATER MAIN LINES ARE NOT ALLOWED IN CROSS PANS.
 - ALL UTILITY EASEMENTS SHALL BE MAINTAINED AND REMAIN ACCESSIBLE TO ALL SANITARY SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
 - ALL SANITARY SERVICE LINES SHALL BE TIES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
 - REDUCING VALVE (PVC) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (60) PSI. PVS ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED WATER PIPES.
 - ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NEEDED.
 - ALL SANITARY LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE
1. THE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

GENERAL NOTES

- ALL PROPOSED EASEMENTS TO BE DEDICATED SEPARATE DOCUMENT.
- ALL STORM, SANITARY AND WATER FACILITIES ARE PRIVATE, UNLESS NOTED, TO BE MAINTAINED BY THE PROPERTY OWNER.

ABBREVIATIONS

- ST STORM SEWER
- UE UNDERGROUND ELECTRIC
- SS SANITARY SEWER
- W WATER LINE
- GAS UNDERGROUND GAS
- OE OVERHEAD ELECTRIC
- UC UNDERGROUND COMMUNICATION
- EXIST EXISTING

