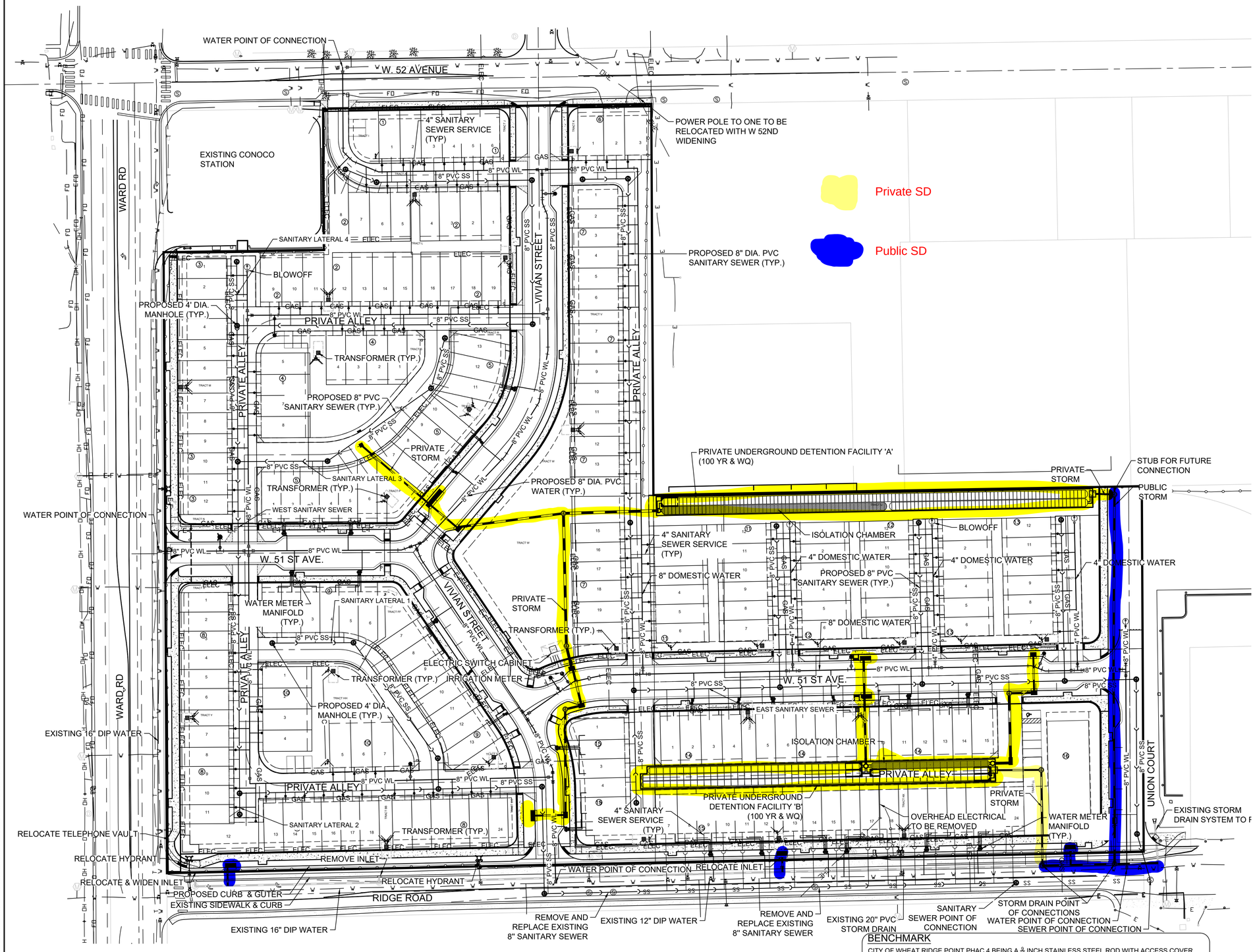


50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PEDESTRIAN LIGHT
- STREET LIGHT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- PROPOSED WATER METER MANIFOLD
- PROPOSED TRANSFORMER W/CLEAR SPACE HATCHED
- PROPOSED SWITCH CABINET W/CLEAR SPACE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PEDESTALS - CENTURY LINK, COMCAST, XCEL W/FEEDERS
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF WHEAT RIDGE HORIZONTAL CONTROL SYSTEM BETWEEN THE CENTER QUARTER OF SECTION 17 (POINT NO. 12109) BEING MONUMENTED BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 27609 AND THE EAST QUARTER CORNER OF SECTION 17 (POINT NO. 12209) BEING MONUMENTED BY A 2" PIPE AND 3-1/4" BRASS CAP IN RANGE BOX STAMPED LS 13212 HAVING AN ASSUMED BEARING OF NORTH 89°11'13" EAST

BENCHMARK

CITY OF WHEAT RIDGE POINT PHAC 4 BEING A ¾ INCH STAINLESS STEEL ROD WITH ACCESS COVER LOCATED EAST OF THE INTERSECTION OF W. 47TH AVENUE AND MILLER STREET. MONUMENT IS LOCATED APPROXIMATELY 10' WEST OF THE NORTHWEST CORNER OF THE FRUITDALE PARK PARKING LOT. ELEVATION IS 5375.38 FEET (NAVD88 DATUM).

1) BENCHMARK IS BASED ON THE CURRENT CITY DATUM, WHICH USES A HORIZONTAL COORDINATE SYSTEM THAT IS GROUND-BASED, MODIFIED FORM OF THE NAD83/92 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2) THE GROUND TO STATE PLANE GRID COMBINED SCALE FACTOR IS 0.9974780300, SCALED FROM BASE POINT PHAC 1 (PERMANENT HIGH ACCURACY CONTROL POINT #1) HAVING THE FOLLOWING NAD83/92 (NAD83 HARN) STATE PLANE COORDINATES: PHAC 1: NORTHING: 1701258.75, EASTING: 3118217.58, ELEVATION 5471.62 (NACD 88).

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

No.	Revisions	Date	Init.	Appr.	Date

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ENGLEWOOD, COLORADO 80112

THE RIDGE AT WARD STATION
WHEAT RIDGE, COLORADO
CONSTRUCTION PLANS
OVERALL UTILITY PLAN

SCALE: AS SHOWN
FILE NO: 8130306502
DRAWN BY:
CHECKED BY:
DATE: 03/15/2019
SHEET NUMBER 3.0

PREPARED UNDER THE SUPERVISION OF

THOMAS J. ODLE
COLORADO P.E. 52802

N:\PROJECTS\JOLLY RANCHER SITE\CAD\ENGINEERING\SHEET SETS\ON-SITE\OVERALL UTILITY PLAN.DWG, DOUGK, 3/15/19