



Project Information Summary

Project Name: Sugar Creek - Easement Vacations **Last Update:** 5/5/2026

Project Number: PZ-26-00063

General Location: Located on the southeast corner of US 287 and 65th St.

Project Description:

Proposal to vacate a Utility Easement for an abandoned sanitary sewer that is being re-routed with Sugar Creek First Subdivision. Located on the southeast corner of US 287 and 65th St.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 31.681

Existing Use: Vacant

Application Type:

Vacation of Easement

Choose Type

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Danny Weber

City Planner

Name: Troy Bliss

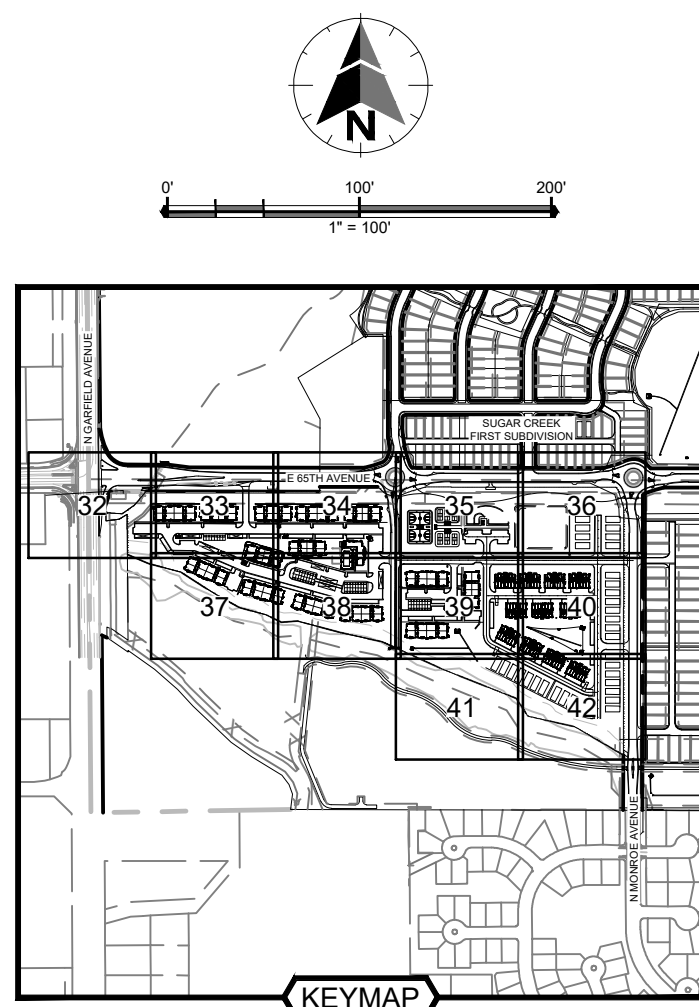
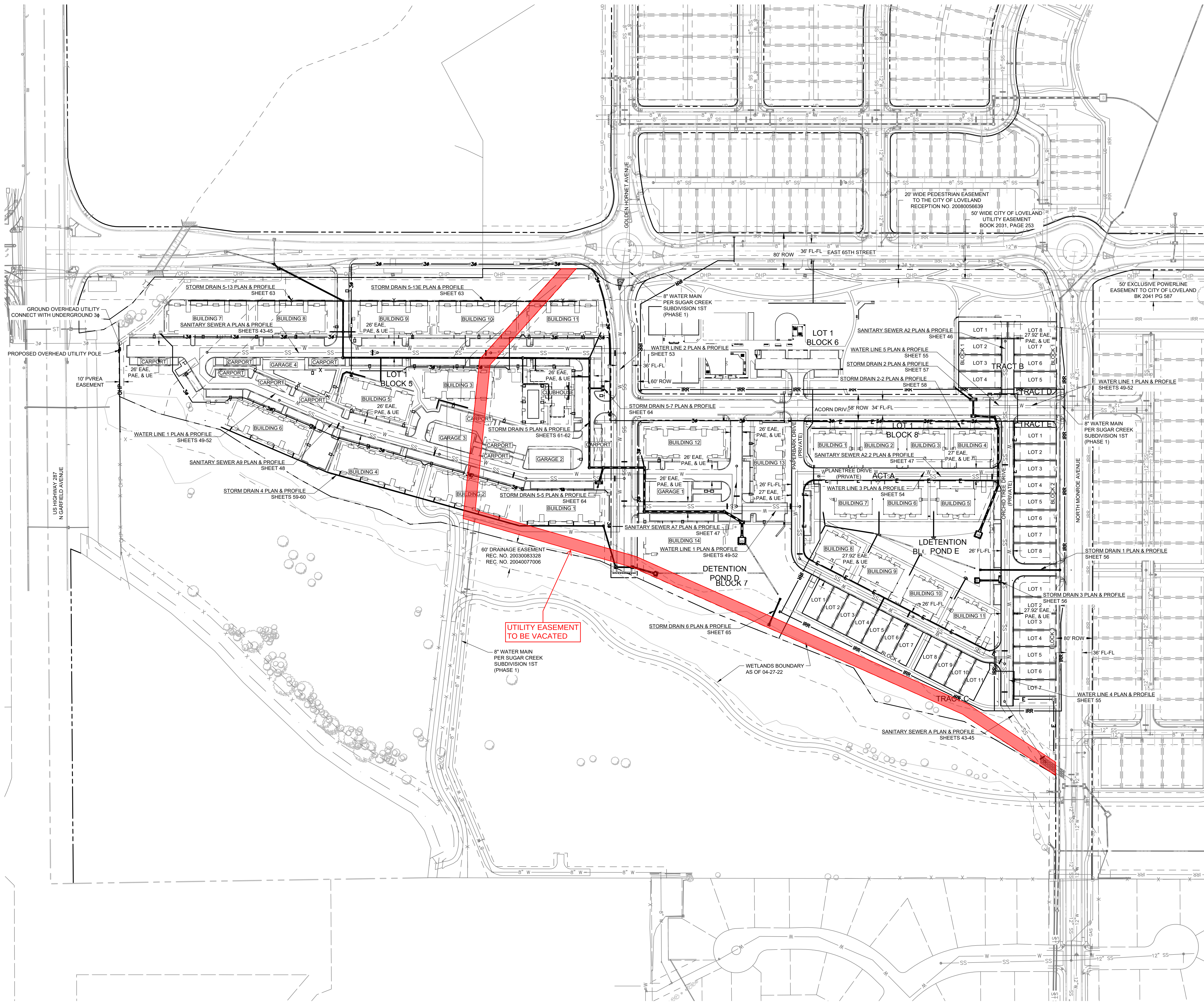
Phone: 970-962-2579

Email: Troy.Bliss@cityofloveland.org

Attachment (s): Site Plan

The above information was current at the time of initial project submittal and is subject to change

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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
- NON-POTABLE IRRIGATION
- PRIMARY POWER
- SECONDARY POWER
- TRANSFORMER
- HANDHOLE
- GROUNDWATER BARRIER
- STREET LIGHT

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

- MINIMUM HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN SANITARY SEWER & WATER LINES IS 10 FEET.
- WATER MAINS CROSSING OVER A SANITARY SEWER MAIN, STORM SEWER, SUBDRAIN/UNDERDRAIN, OR NON-POTABLE IRRIGATION MAIN SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL HAVE JOINT WRAPPING INSTALLED PER COL DRAWING W-102.
- MINIMUM COVER ON WATER LINES IS 4'.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- REFER TO PLAN AND PROFILES FOR MORE INFORMATION.
- ALL SINGLE-FAMILY DETACHED SEWER SERVICES SHALL BE 4".
- ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- THE ABBREVIATION "PAE" IN THESE PLANS SHALL STAND FOR "PUBLIC ACCESS EASEMENT". THE ABBREVIATION "EAE" IN THESE PLANS SHALL STAND FOR "EMERGENCY ACCESS EASEMENT". THE ABBREVIATION "UE" IN THESE PLANS SHALL STAND FOR "UTILITY EASEMENT".

CALL UTILITY NOTIFICATION CENTER OF



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SUGAR CREEK SECOND SUBDIVISION

OVERALL UTILITY PLAN

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" = 100'
VERT: N/A

SHEET:

31 OF 101

PROJECT NO. 2414

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 04/06/2026



NO. REVISIONS

BY: DATE: