

STERLING RANCH EAST FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION PLANS

APRIL 2023

(SECTIONS 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

WASTEWATER GENERAL NOTES:

1. ALL D.I.P. SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-WRAPPING, AND INSTALLING 17LB MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.
2. ALL PVC PIPE SHALL BE INSTALLED PER THE TOWN OF MONUMENT SANITARY SEWER COLLECTION SYSTEMS SPECIFICATIONS. ALL TOWN STANDARDS ARE AVAILABLE AT WWW.TOWNOFMONUMENT.ORG
3. IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY THE TOWN AND TRIVIEW METRO DISTRICT PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TRIVIEW METRO DISTRICT OFFICE (719-488-6868) 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, AND CONSTRUCTION STAKING.
5. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE. (SEE SECTION 5-4)
6. ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE CONE SECTION SHALL BE REMOVED AND DISPOSED, THE RING AND COVER REMOVED, AND THE MANHOLE FILLED WITH COMPACTED FILL.
7. IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.
8. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE TOWN INSPECTOR IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE TOWN INSPECTOR.
10. ALL PIPELINES SHALL HAVE "AS-BUILT" RECORD DRAWINGS INCLUDING PLAN AND PROFILE SHEETS, ON MYLAR, AND CD-ROM SUBMITTED TO THE TOWN INSPECTOR PRIOR TO THE COMMENCEMENT OF THE TWO YEAR WARRANTY PERIOD.
11. ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.
12. THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE TOWN/TRIVIEW INSPECTOR'S VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
13. THE CONTRACTOR SHALL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS WITH THE APPROVAL OF THE TOWN/TRIVIEW INSPECTOR. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
14. SANITARY SEWER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST.

WATER GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE TOWN OF MONUMENT & TRIVIEW METRO DISTRICT STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT INSPECTOR AND THE TOWN OF MONUMENT INSPECTOR.
2. ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE P.V.C. UNLESS OTHERWISE NOTED. THE DEPTH OF COVER SHALL BE NO LESS THAN 5.0 FEET AND NO GREATER THAN 6 FEET UNLESS OTHERWISE NOTED. THE VERTICAL CLEARANCE WITH OTHER UTILITIES AND IMPROVEMENTS SHALL BE A MINIMUM OF 18 INCHES.
3. ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED OF ANY REQUIRED REALIGNMENT, EITHER VERTICAL OR HORIZONTAL.
4. WATER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST PRIOR TO EXTENSION TO HOME. (SEE DETAIL 8)
5. THE CONTRACTOR IS REQUIRED TO NOTIFY THE TOWN OF MONUMENT INSPECTOR AT 499-3375 A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, TESTS FOR CORROSIVE SOIL CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THEN THE METHOD OF PROTECTION SHALL BE APPROVED BY THE TOWN/TRIVIEW.
7. ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE DEVELOPER'S EXPENSE.
8. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION. ANY INTERRUPTION OF EXISTING SERVICES MUST BE COORDINATED BY THE CONTRACTOR. ALL NEW 8" PUBLIC MAINS THAT ARE REPLACING EXISTING WATER MAINS TO BE ABANDONED MUST BE INSTALLED PRIOR TO ABANDONMENT SO AS TO MINIMIZE THE INTERRUPTION OF EXISTING SERVICE.

FOR PIPELINES 1.04% OR LESS GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED.

- A. THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAMPED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
- B. SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- C. TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- D. PIPELINES FOR LESS THAN 1.04% SHALL BE "AS CONSTRUCTED" BY A LICENSED SURVEYOR OR A APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO TRIVIEW METRO DISTRICT'S RECORDS MANAGEMENT.

BASIS OF BEARINGS:

EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD.
ELEVATION = 7211.95

BENCHMARKS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 3" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

AGENCIES:

DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-2800
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MR. JEFF RICE, (719) 520-7877
WATER & SANITATION DISTRICT:	STERLING RANCH METROPOLITAN DISTRICT
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
GAS COMPANY:	BLACK HILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL, COLORADO P.E. #29794
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LOREN J. MORELAND
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

DATE

STERLING RANCH METROPOLITAN DISTRICT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR WATER MAIN, SANITARY SEWER MAIN AND UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT

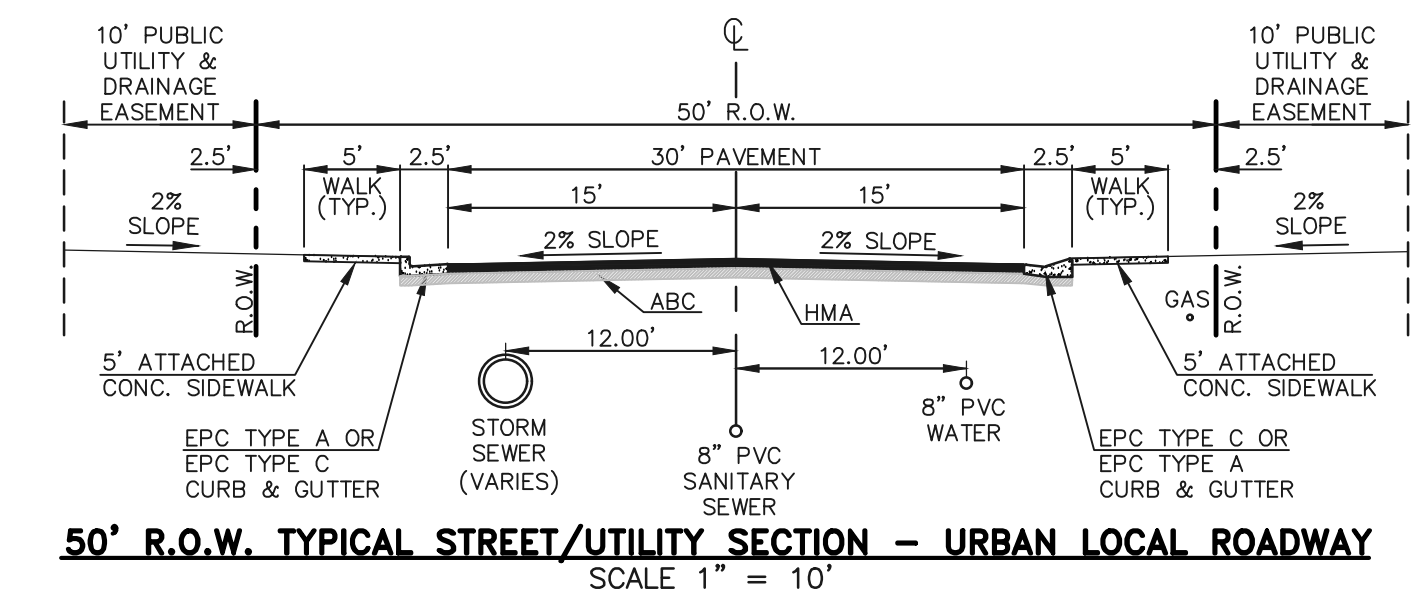
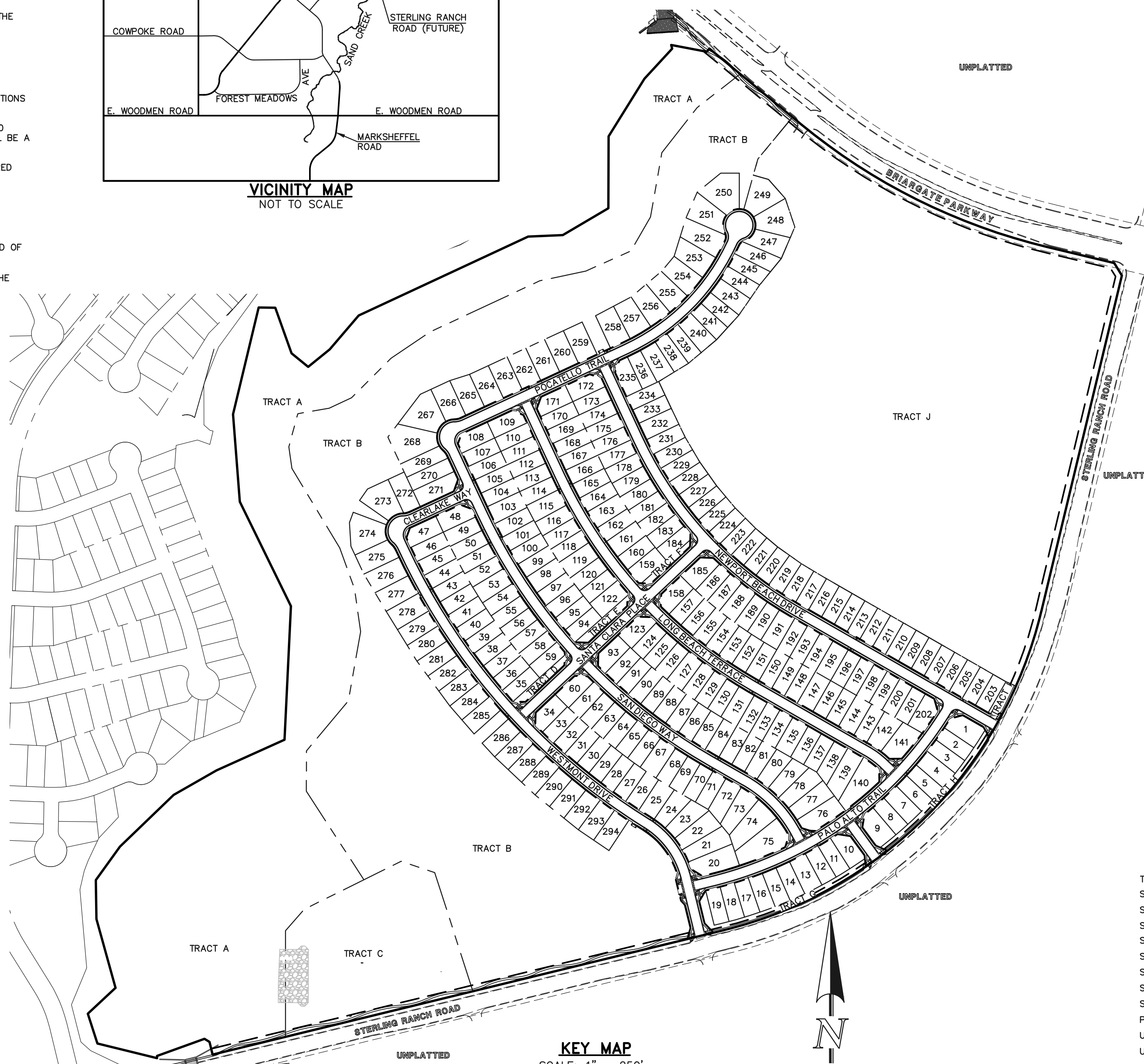
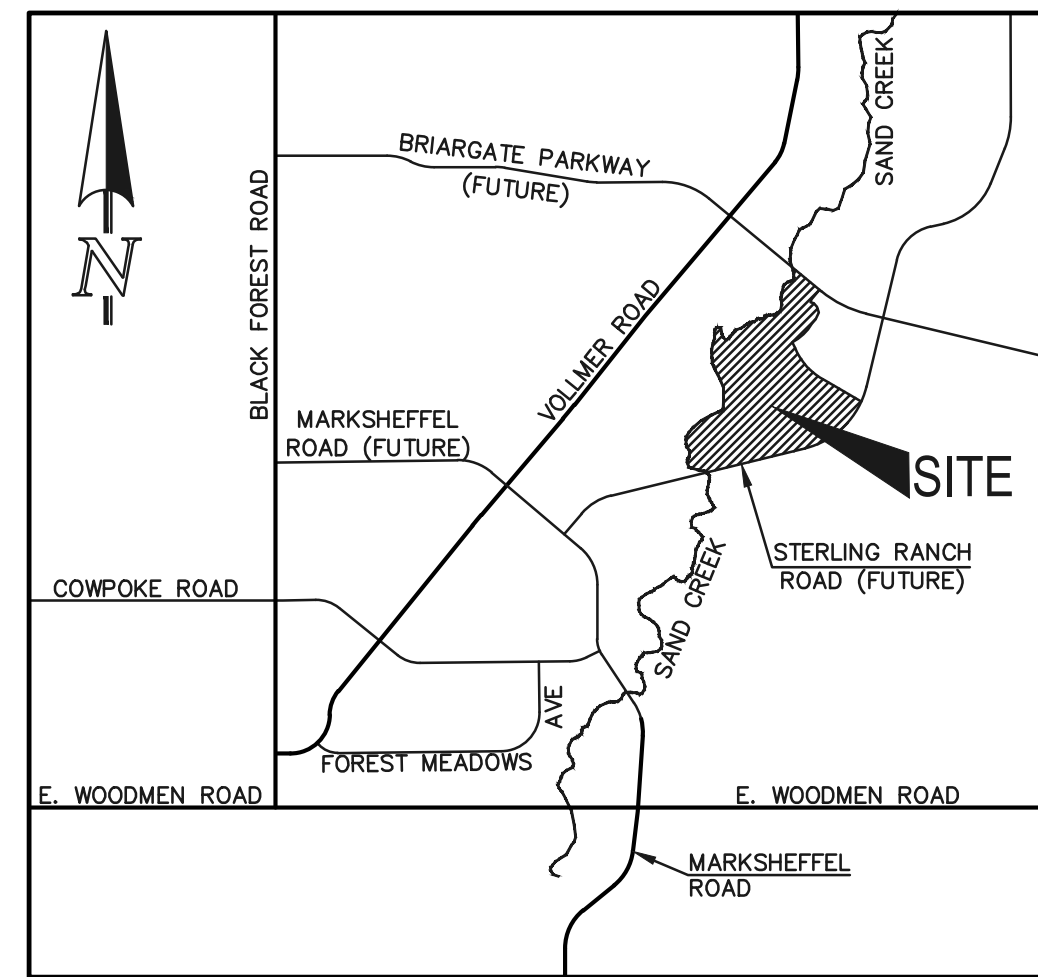
DATE

BLACK FOREST FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

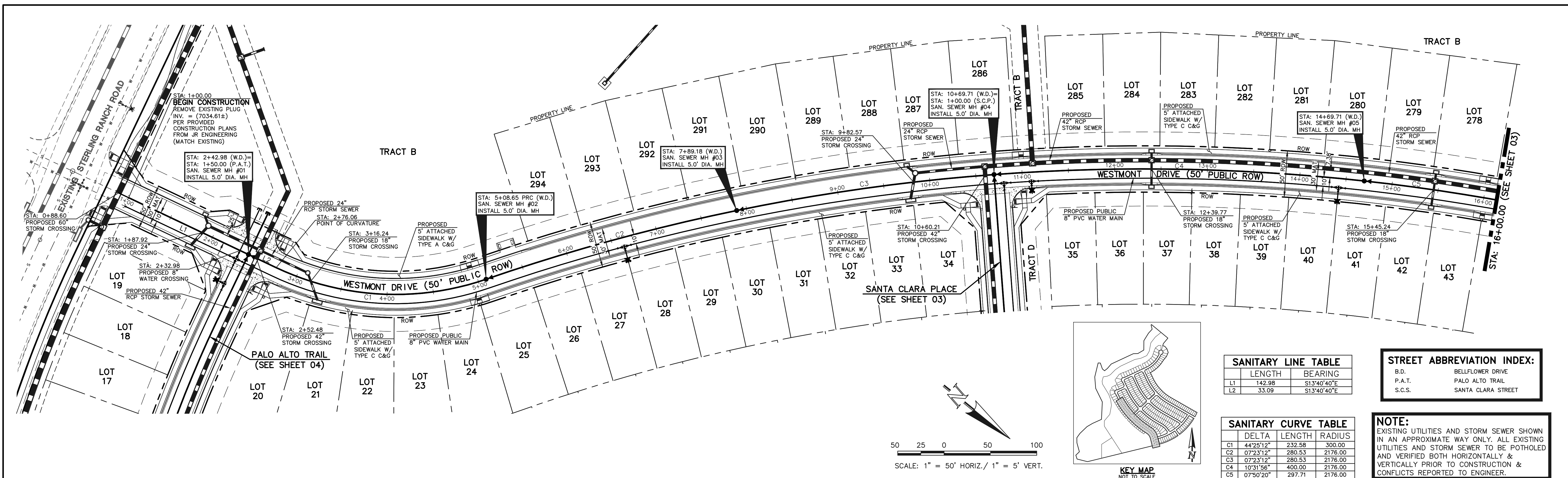
DATE



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1"> <thead> <tr> <th>NO. REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. REVISION	DATE											<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE</p>
NO. REVISION	DATE													

		<p>STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS TITLE SHEET</p>	
DESIGNED BY	BB	SCALE	DATE
DRAWN BY	BB	(H) 1" = N/A	SHEET 1 OF 17
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.30

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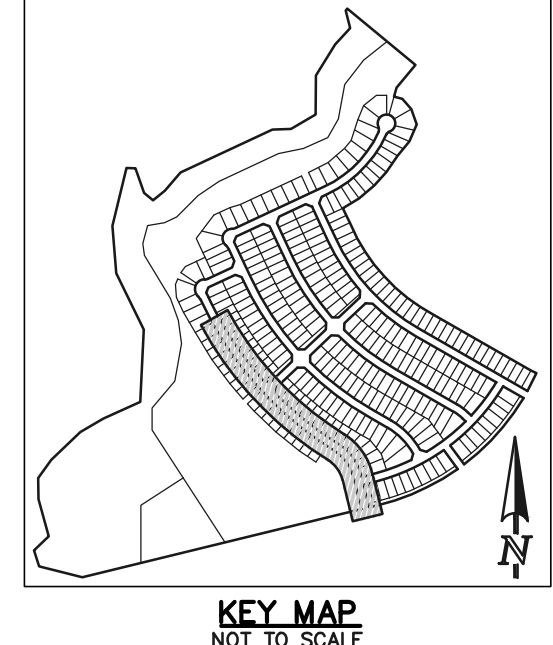
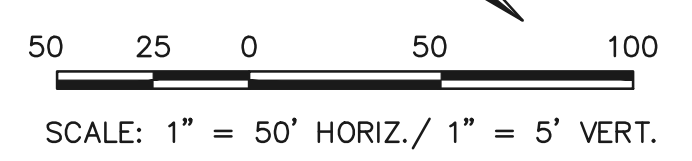


SANITARY LINE TABLE		
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L1	142.98	S13°40'40"E
L2	33.09	S13°40'40"E

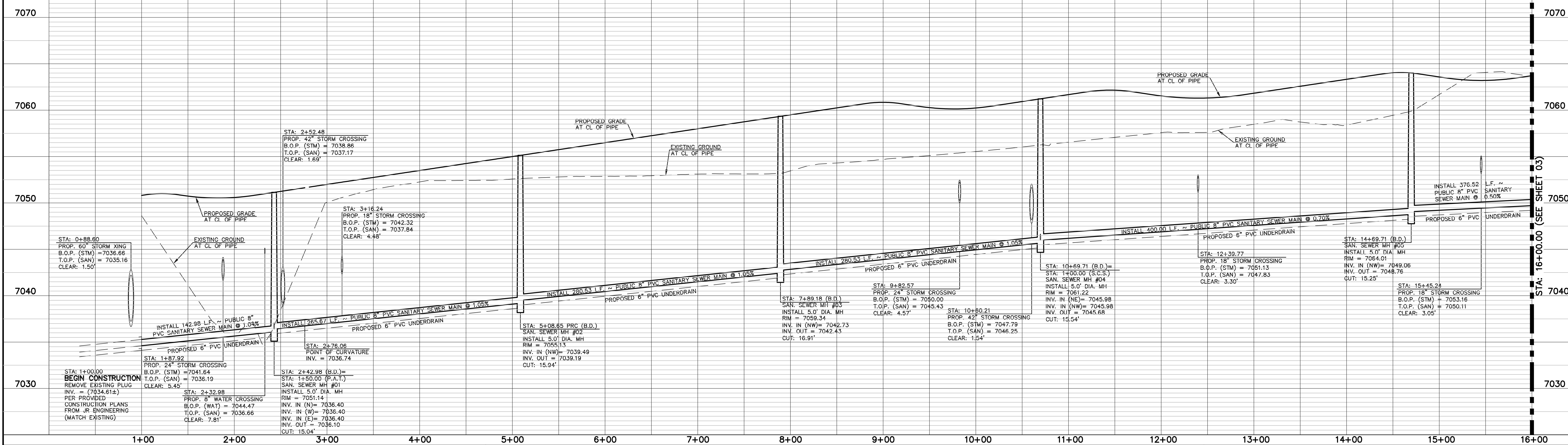
STREET ABBREVIATION INDEX:	
B.D.	BELFLOWER DRIVE
P.A.T.	PALO ALTO TRAIL
S.C.S.	SANTA CLARA STREET

SANITARY CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	44°25'12"	232.58	300.00
C2	07°23'12"	280.53	2176.00
C3	07°23'12"	280.53	2176.00
C4	10°31'56"	400.00	2176.00
C5	07°50'20"	297.71	2176.00

NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - WESTMONT DRIVE



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

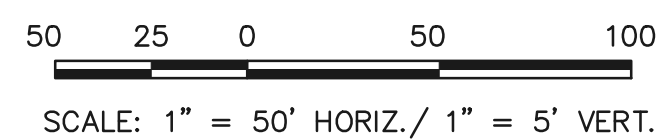
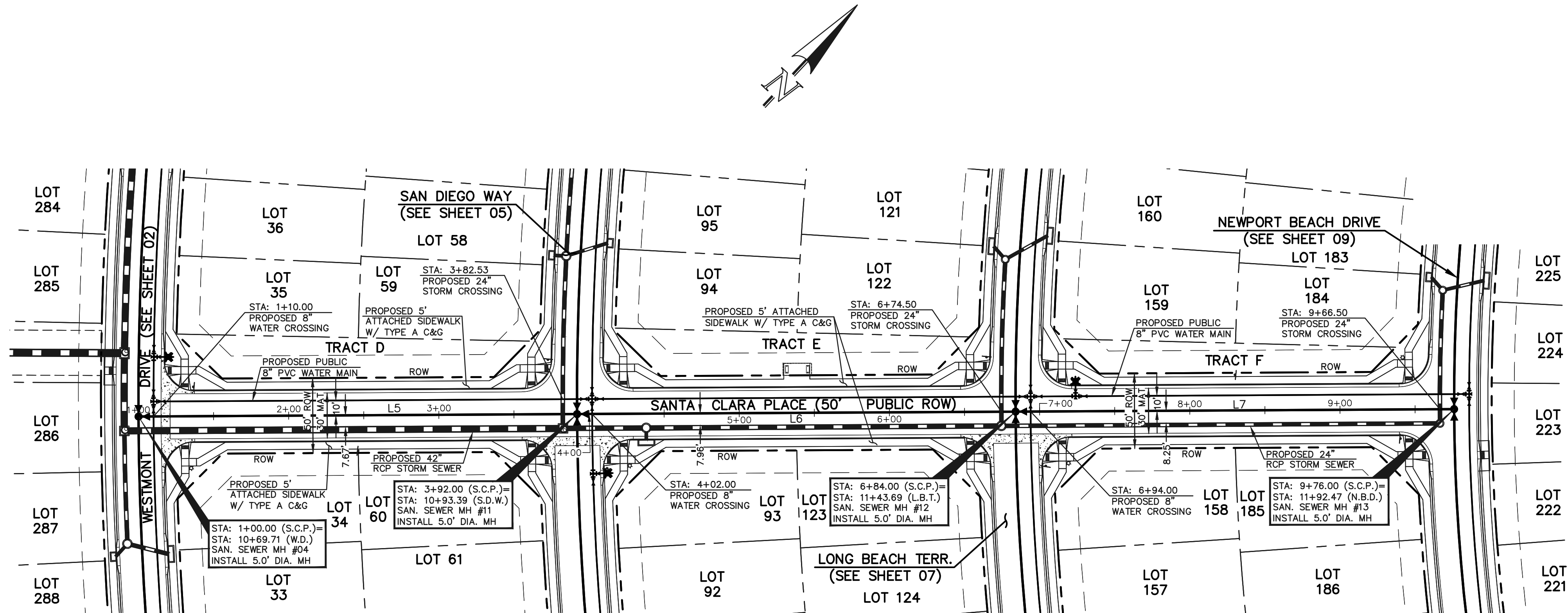
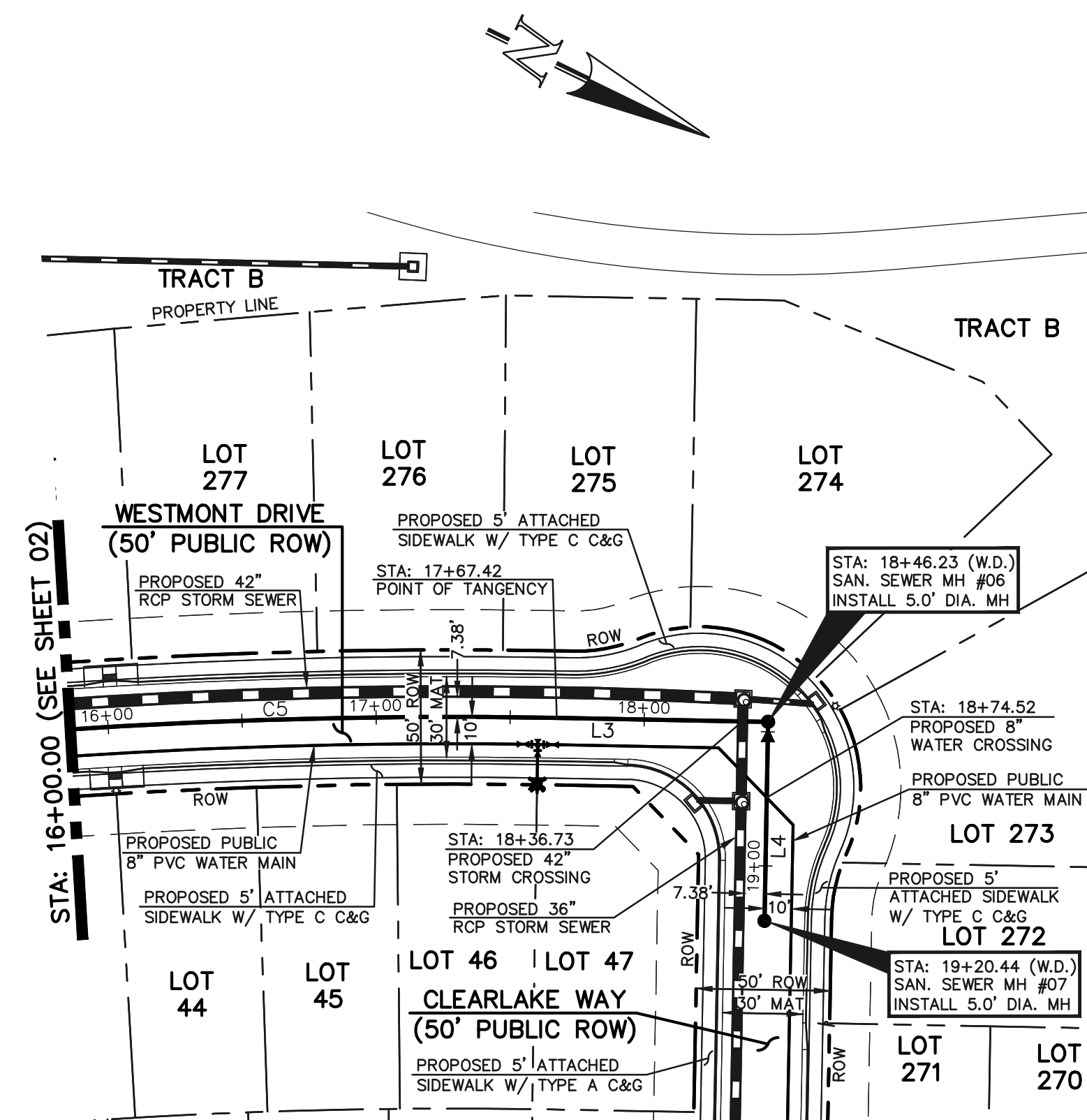
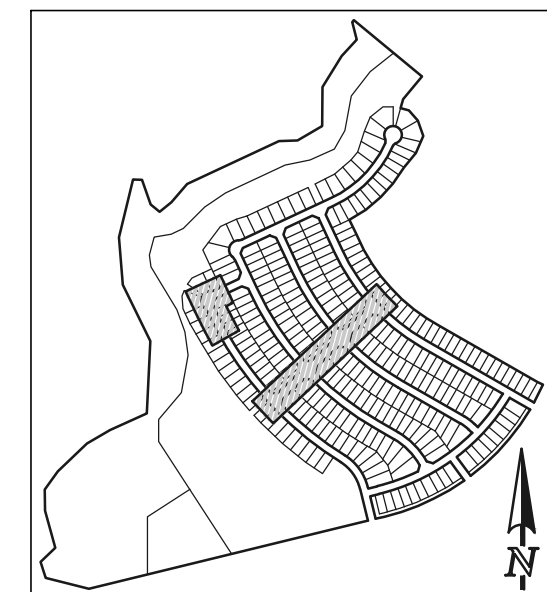
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(fax)

STERLING RANCH EAST FILING NO. 1
WESTMONT DRIVE
PUBLIC 8" PVC SANITARY SEWER PLAN

DESIGNED BY BB SCALE DATE 04/04/23
DRAWN BY BB (H) 1"= 50' SHEET 2 OF 17
CHECKED BY (V) 1"= 5' JOB NO. 1183.30

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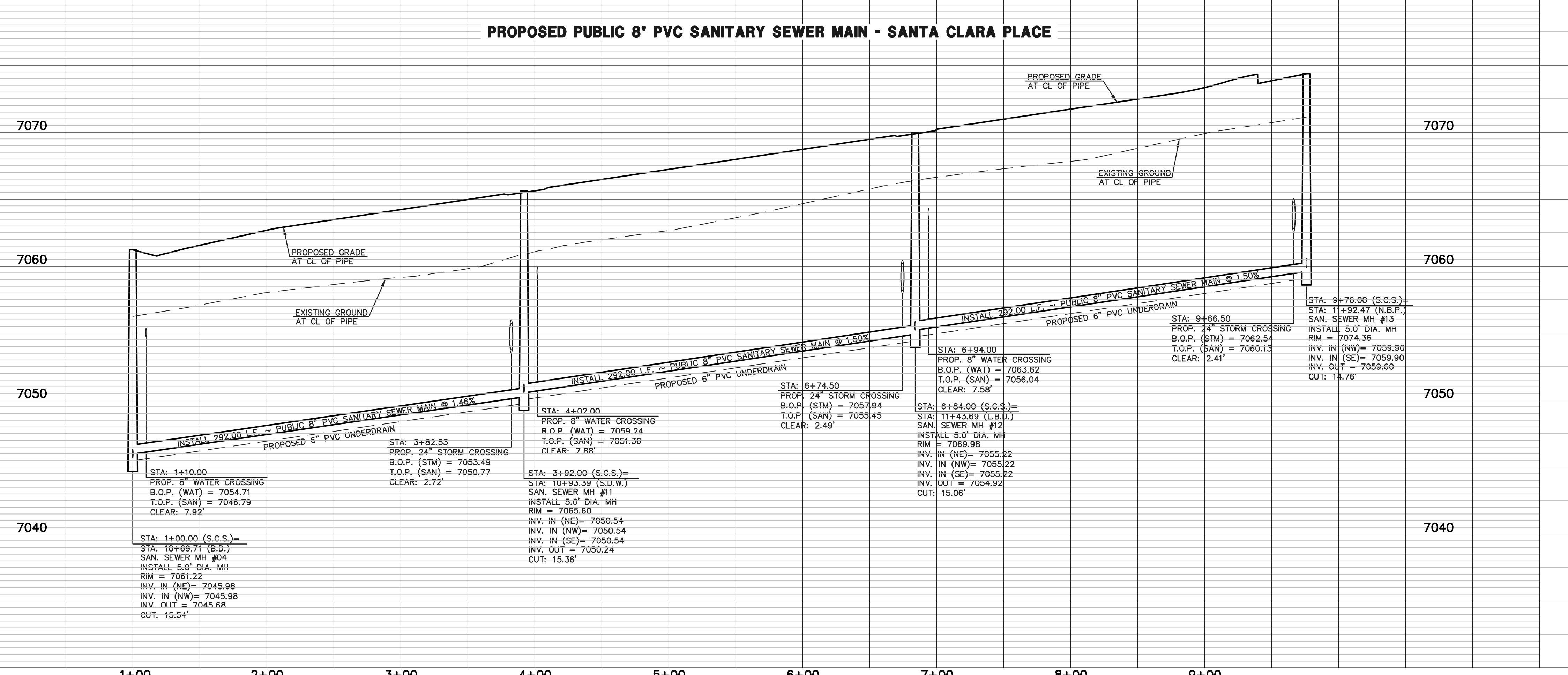
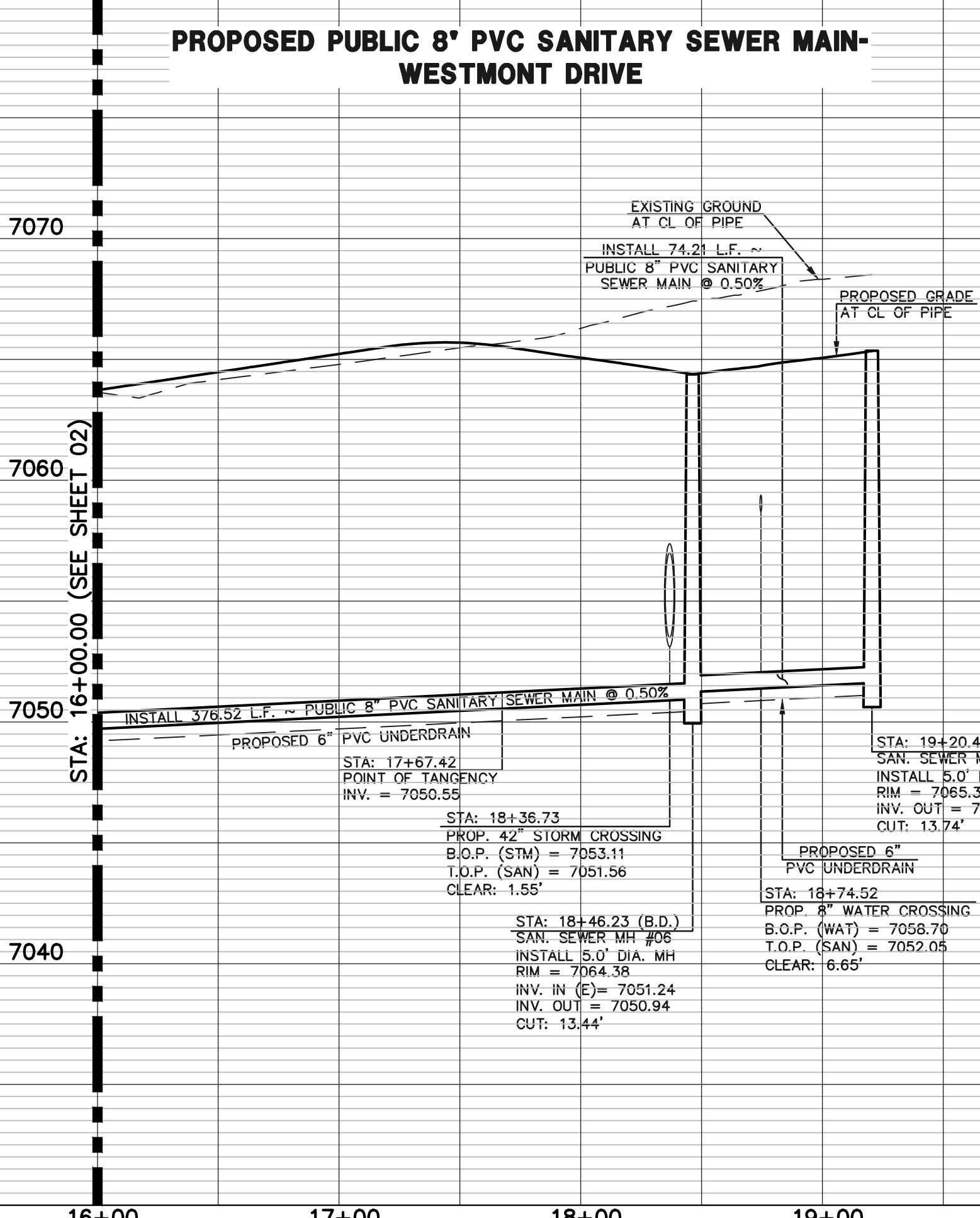


SANITARY CURVE TABLE			
DELTA	LENGTH	RADIUS	
C5	07°50'20"	297.71	2176.00

SANITARY LINE TABLE		
LENGTH	BEARING	
L3	78.82	S24°57'12"E
L4	74.21	S65°02'48"W
L5	292.00	S46°40'32"W
L6	292.00	S46°40'32"W
L7	292.00	S46°40'32"W

STREET ABBREVIATION INDEX:	
W.D.	WESTMONT DRIVE
L.B.T.	LONG BEACH TERRACE
N.B.D.	NEWPORT BEACH DRIVE
S.D.W.	SAN DIEGO WAY
S.C.P.	SANTA CLARA PLACE

NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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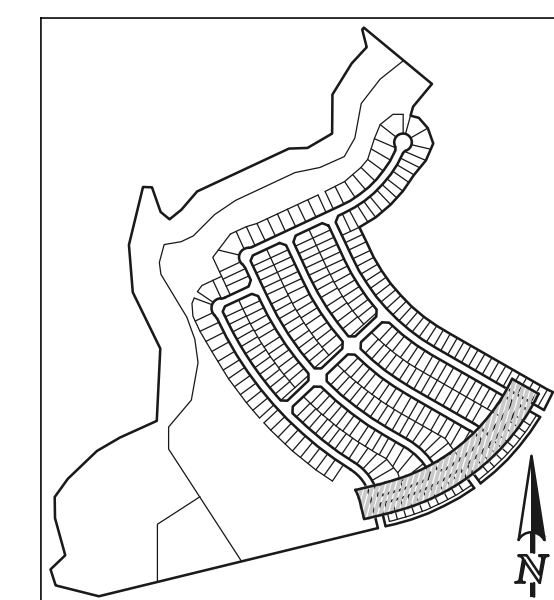
KYLE R. CAMPBELL, COLORADO P.E. #29794

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(fax)

STERLING RANCH EAST FILING NO. 1
PUBLIC 8" PVC SANITARY SEWER PLAN
WESTMONT DRIVE STA: 16+00.00 - END
SANTA CLARA PLACE STA: 1+00.00 - END

DESIGNED BY	BB	SCALE	DATE
DRAWN BY	BB	(H) 1" = 50'	SHEET 3 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30

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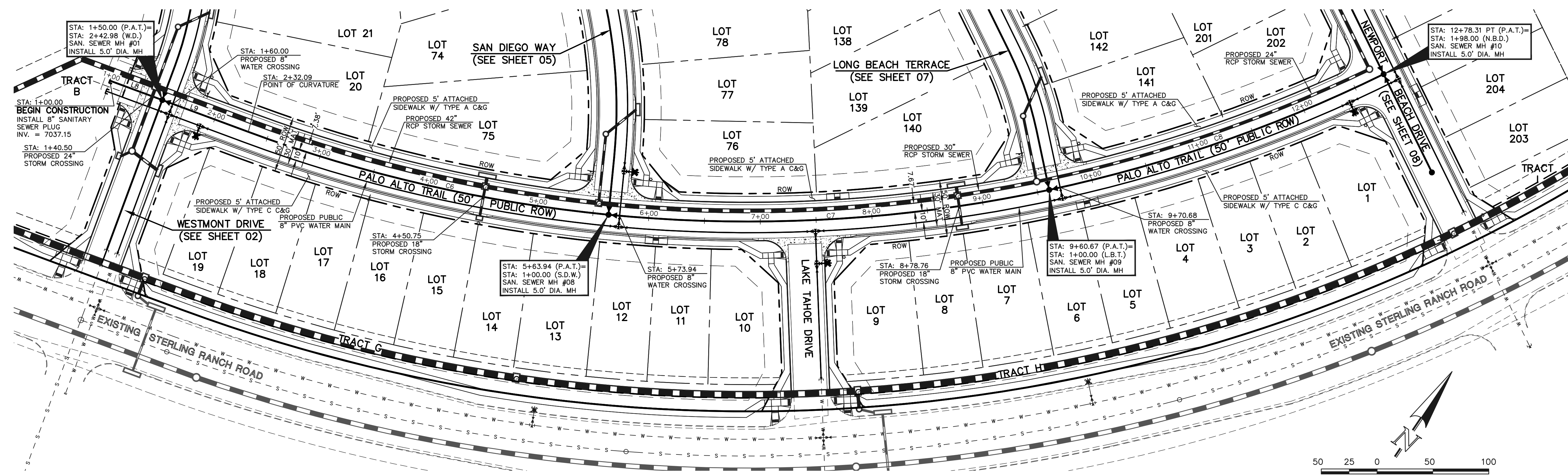


SANITARY LINE TABLE		
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L8	50.00	N76°19'20"E
L9	82.09	N76°19'20"E

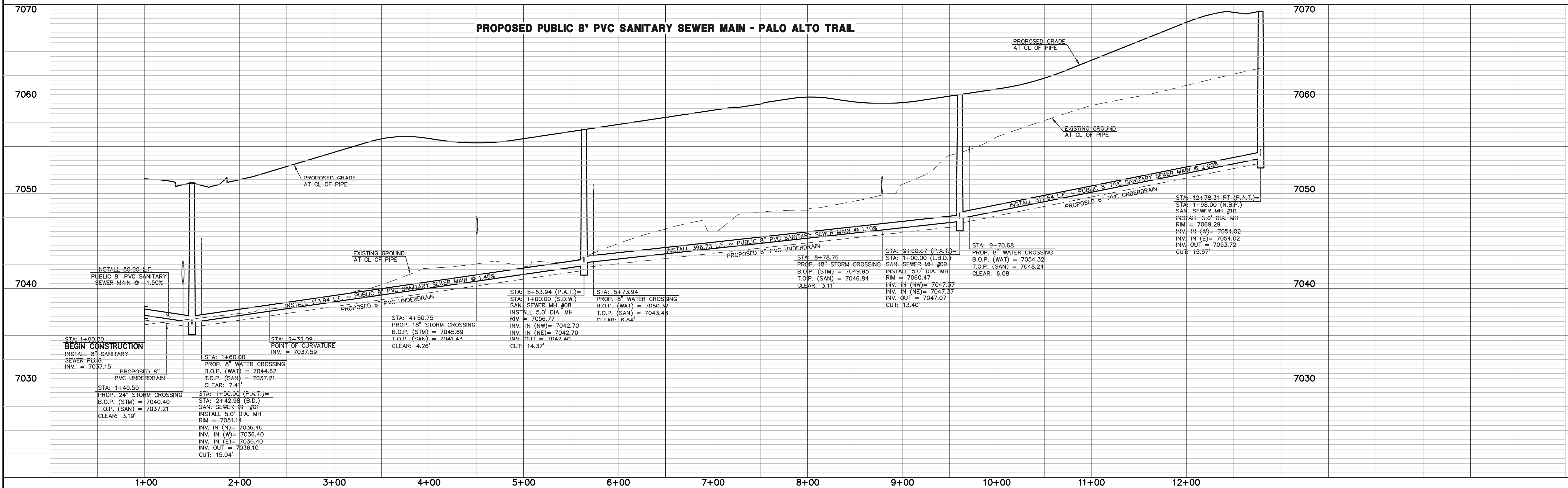
SANITARY CURVE TABLE			
	DELTA	LENGTH	RADIUS
C6	14°44'22"	331.85	1290.00
C7	17°37'16"	396.74	1290.00
C8	14°06'28"	317.63	1290.00

STREET ABBREVIATION INDEX:	
W.D.	WESTMONT DRIVE
L.B.T.	LONG BEACH TERRACE
N.B.D.	NEWPORT BEACH DRIVE
P.A.T.	PALO ALTO TRAIL
S.A.W.	SAN DIEGO WAY

NOTE:
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PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - PALO ALTO TRAIL



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
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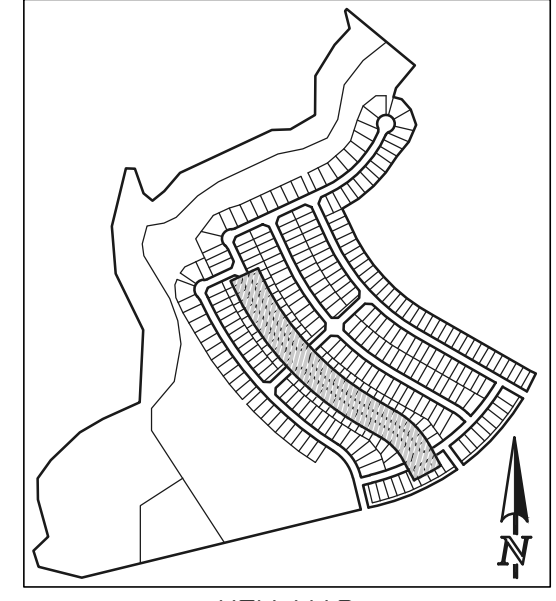
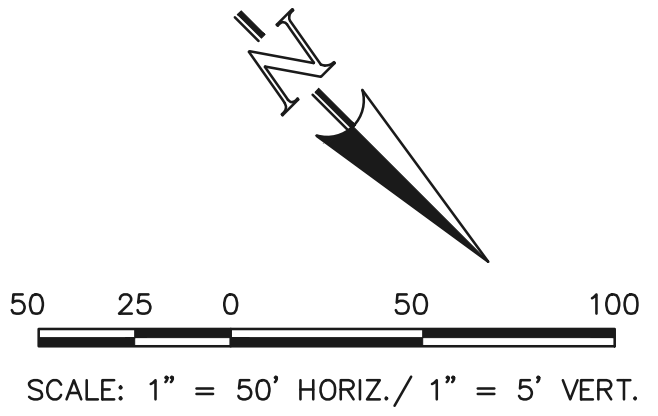
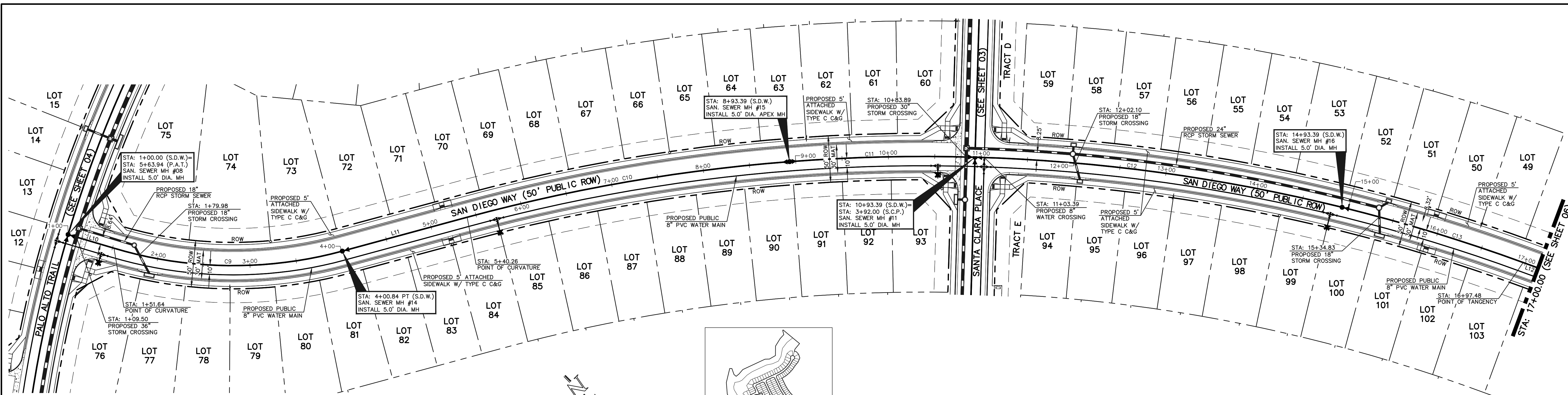
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KYLE R. CAMPBELL, COLORADO P.E. #29794



STERLING RANCH EAST FILING NO. 1 PUBLIC 8" PVC SANITARY SEWER PLAN			
PALO ALTO TRAIL STA: 1+00.00 - END			
DESIGNED BY	BB	SCALE	DATE 04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET 4 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30

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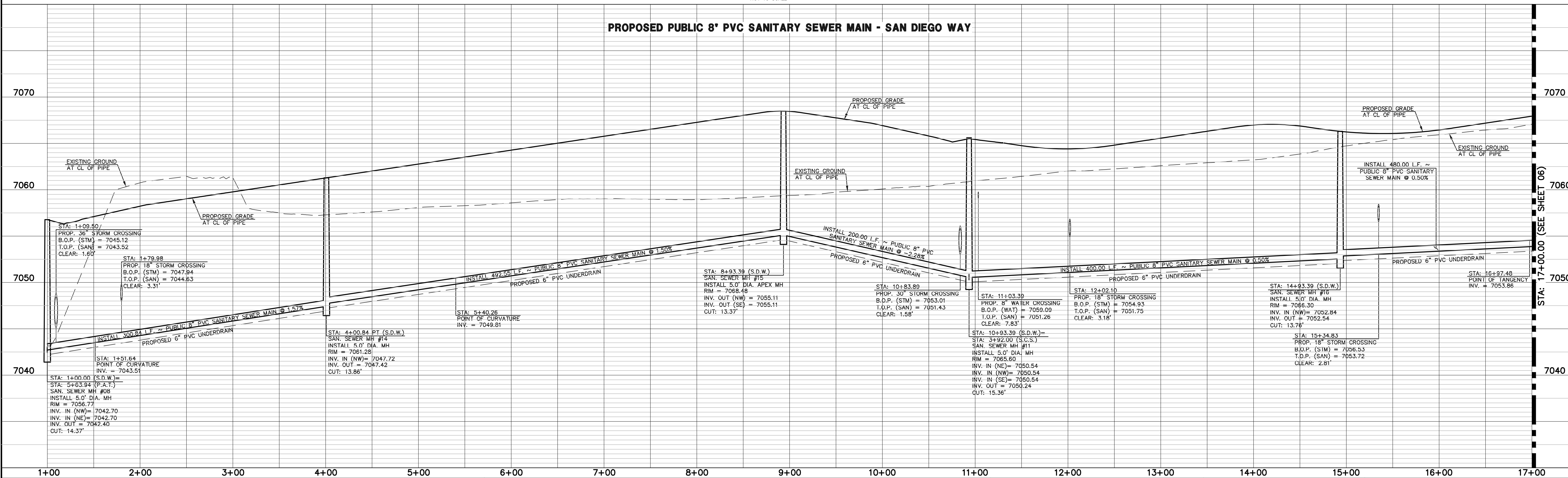
SANITARY LINE TABLE	
LENGTH	BEARING
L10	51.64 S28°25'02"E
L11	139.42 S60°08'46"E
L12	275.92 S24°57'12"E

SANITARY CURVE TABLE		
DELTA	LENGTH	RADIUS
C9	31'43.44"	249.20
C10	10'44'22"	353.13
C11	06'04'56"	200.00
C12	12'09'53"	400.00
C13	06'12'23"	204.08

STREET ABBREVIATION INDEX:	
P.A.T.	PALO ALTO TRAIL
S.D.W.	SAN DIEGO WAY
S.C.P.	SANTA CLARA PLACE

NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.

PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - SAN DIEGO WAY



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

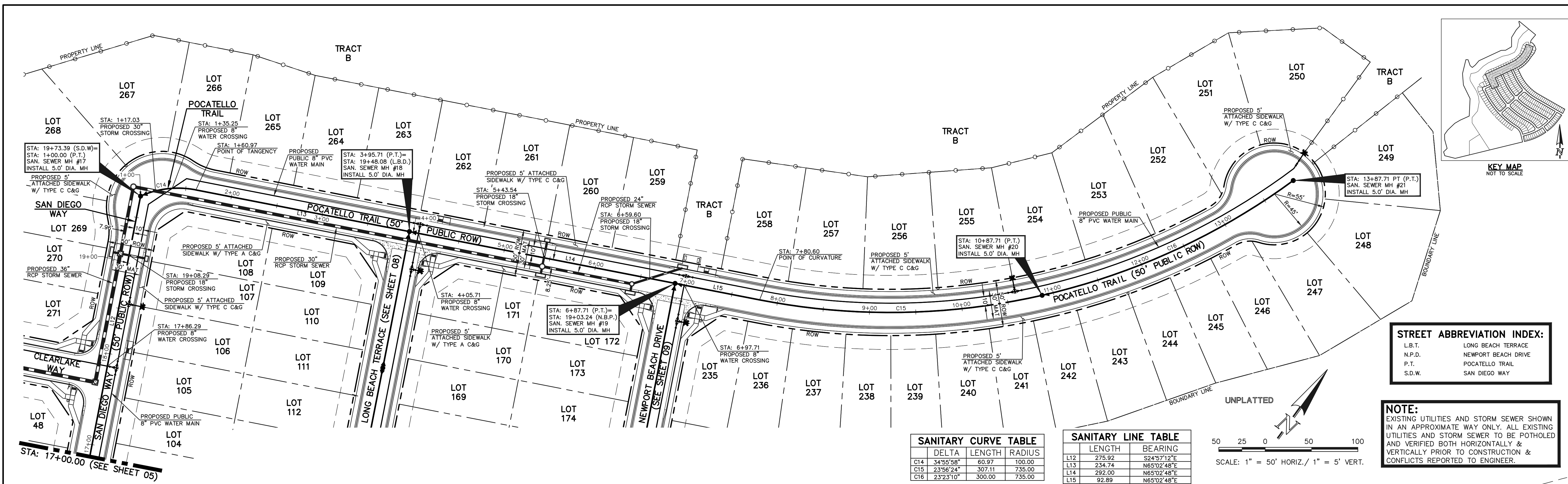
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794



STERLING RANCH EAST FILING NO. 1		PUBLIC 8" PVC SANITARY SEWER PLAN	
SAN DIEGO WAY		STA: 1+00.00 - 17+00.00	
DESIGNED BY	BB	SCALE	DATE 04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET 5 OF 17
CHECKED BY		(V) 1" = 5'	JOB NO. 1183.30

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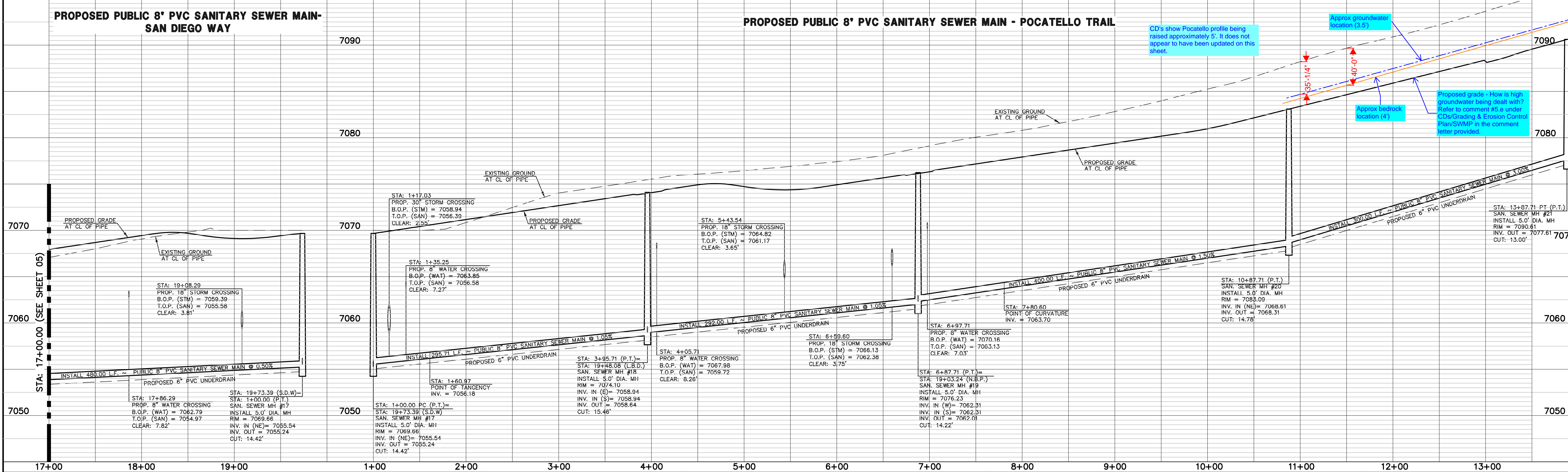
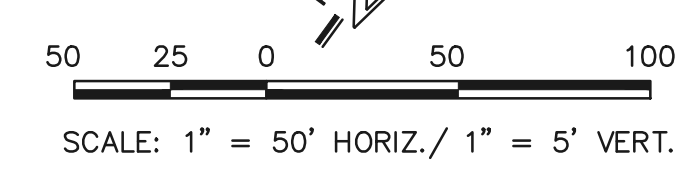


SANITARY CURVE TABLE

DELTA	LENGTH	RADIUS	
C14	34°55'58"	60.97	100.00
C15	23°56'24"	307.11	735.00
C16	23°23'10"	300.00	735.00

SANITARY LINE TABLE

LENGTH	BEARING
L12	275.92 S24°57'12"E
L13	234.74 N65°02'48"E
L14	292.00 N65°02'48"E
L15	92.89 N65°02'48"E



LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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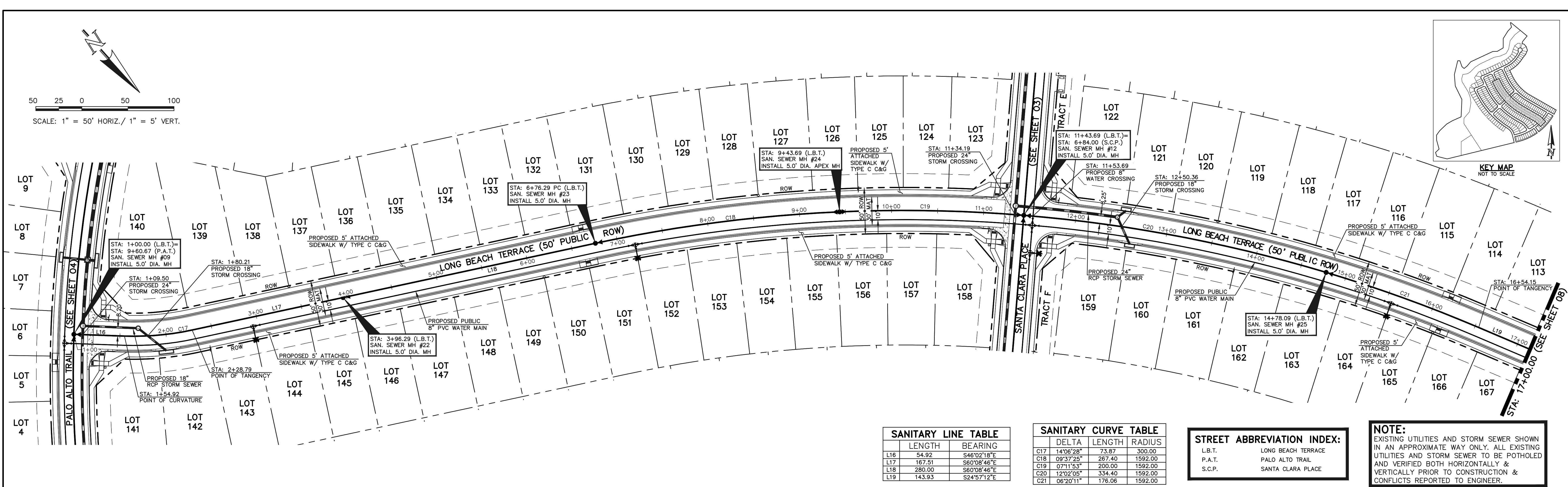
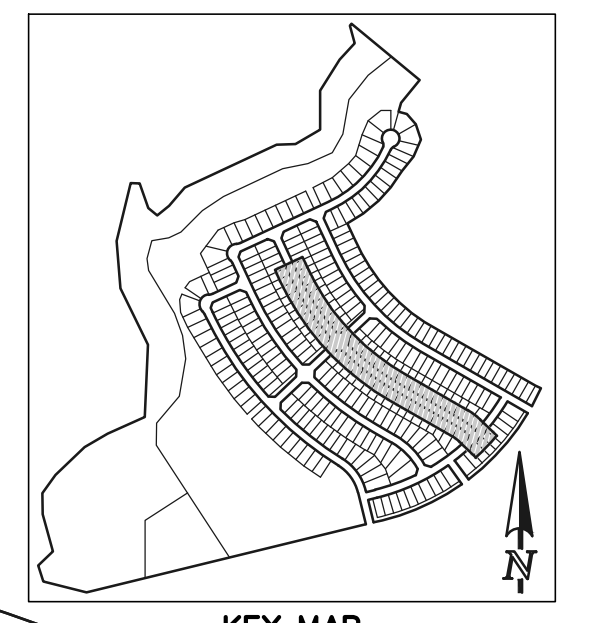
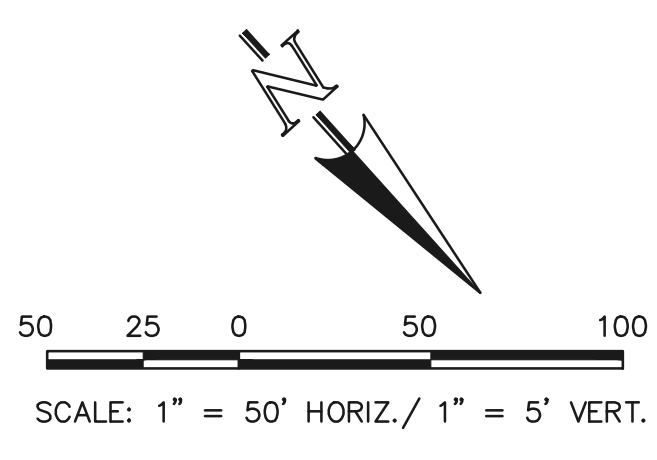
KYLE R. CAMPBELL, COLORADO P.E. #29794

CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 1
 PUBLIC 8' PVC SANITARY SEWER PLAN
 SAN DIEGO WAY STA: 17+00.00 - END
 POCATELLO TRAIL STA: 1+00.00 - END

DESIGNED BY: BB SCALE: DATE: 04/04/23
 DRAWN BY: BB (H) 1" = 50' SHEET 6 OF 17
 CHECKED BY: (V) 1" = 5' JOB NO.: 1183.30

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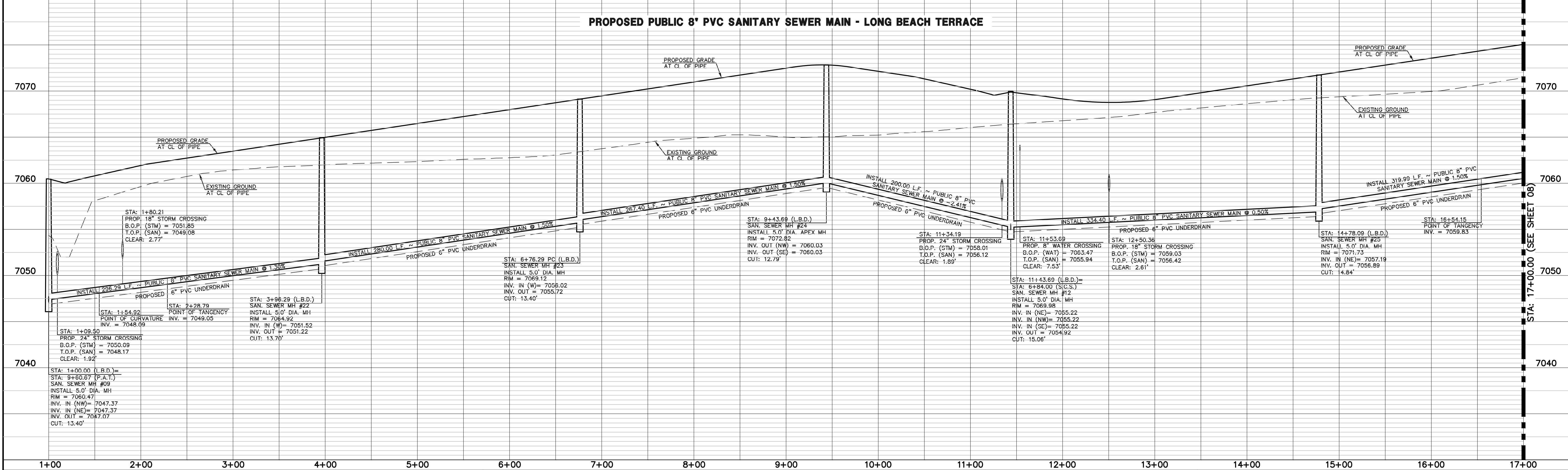


SANITARY LINE TABLE		
	LENGTH	BEARING
L16	54.92	S46°02'18"E
L17	167.51	S60°08'46"E
L18	280.00	S60°08'46"E
L19	143.93	S24°57'12"E

SANITARY CURVE TABLE			
	DELTA	LENGTH	RADIUS
C17	14°06'28"	73.87	300.00
C18	09°37'25"	287.40	1592.00
C19	07°11'53"	200.00	1592.00
C20	12°02'05"	334.40	1592.00
C21	06°20'11"	176.06	1592.00

STREET ABBREVIATION INDEX:	
L.B.T.	LONG BEACH TERRACE
P.A.T.	PALO ALTO TRAIL
S.C.P.	SANTA CLARA PLACE

NOTE:
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LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

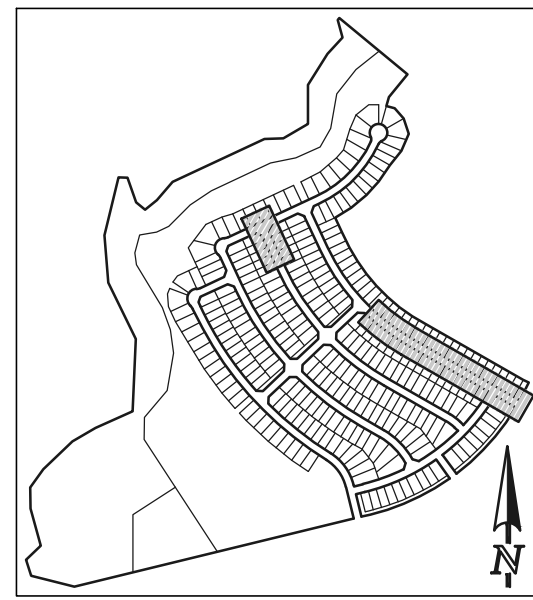
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

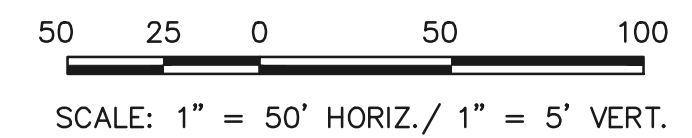
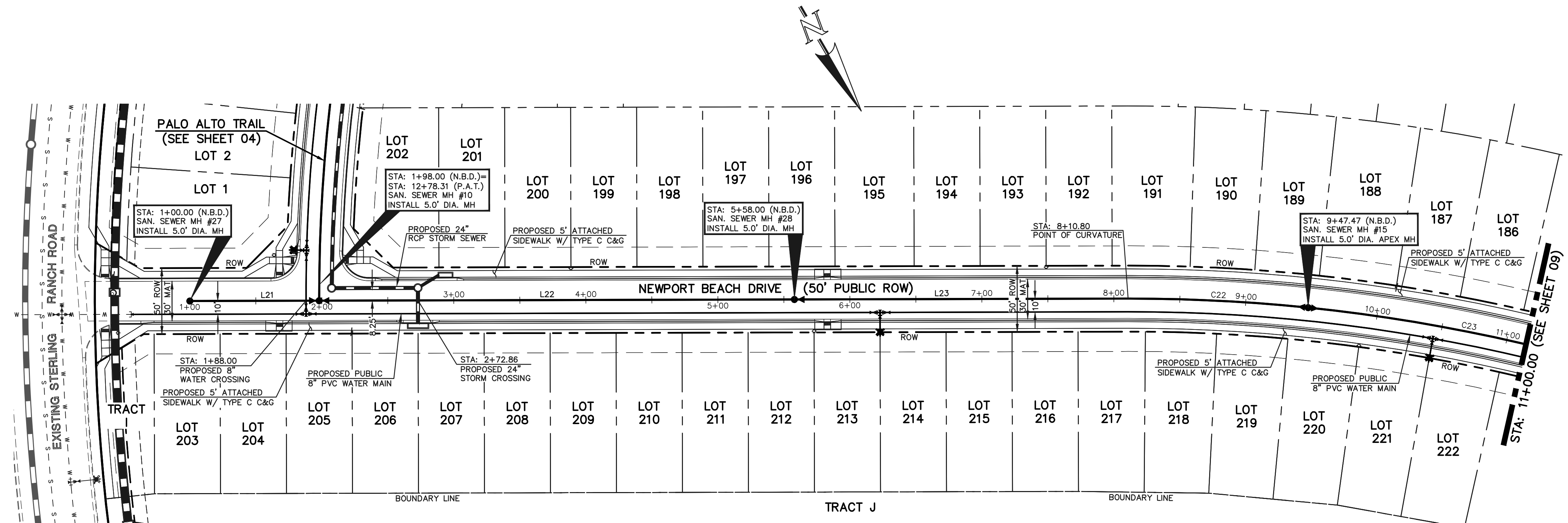
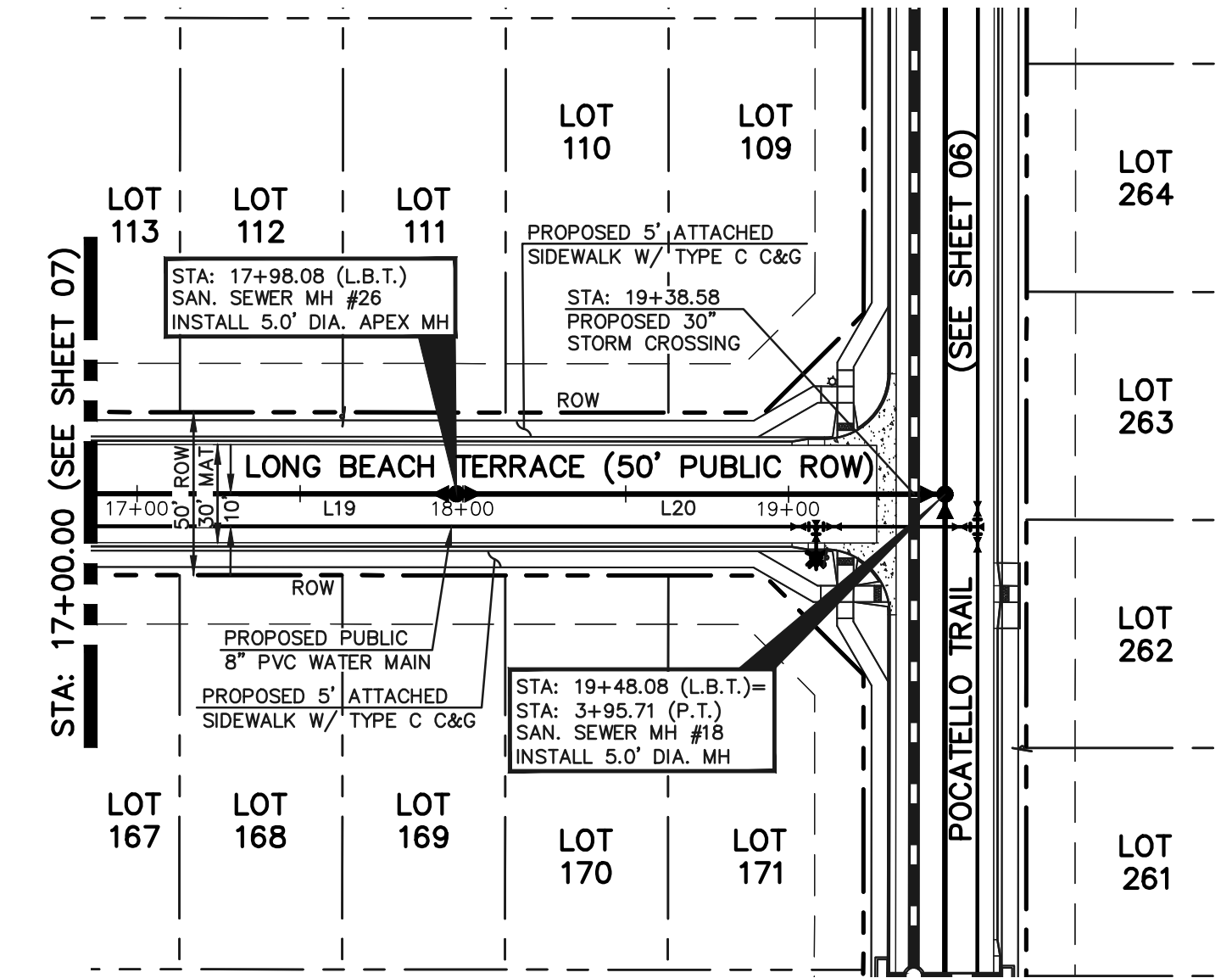
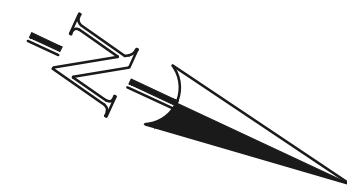


STERLING RANCH EAST FILING NO. 1 LONG 8" PVC SANITARY SEWER PLAN LONG BEACH TERRACE STA: 1+00.00 - 17+00.00			
DESIGNED BY	BB	SCALE	DATE 04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET 7 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30

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KEY MAP
NOT TO SCALE

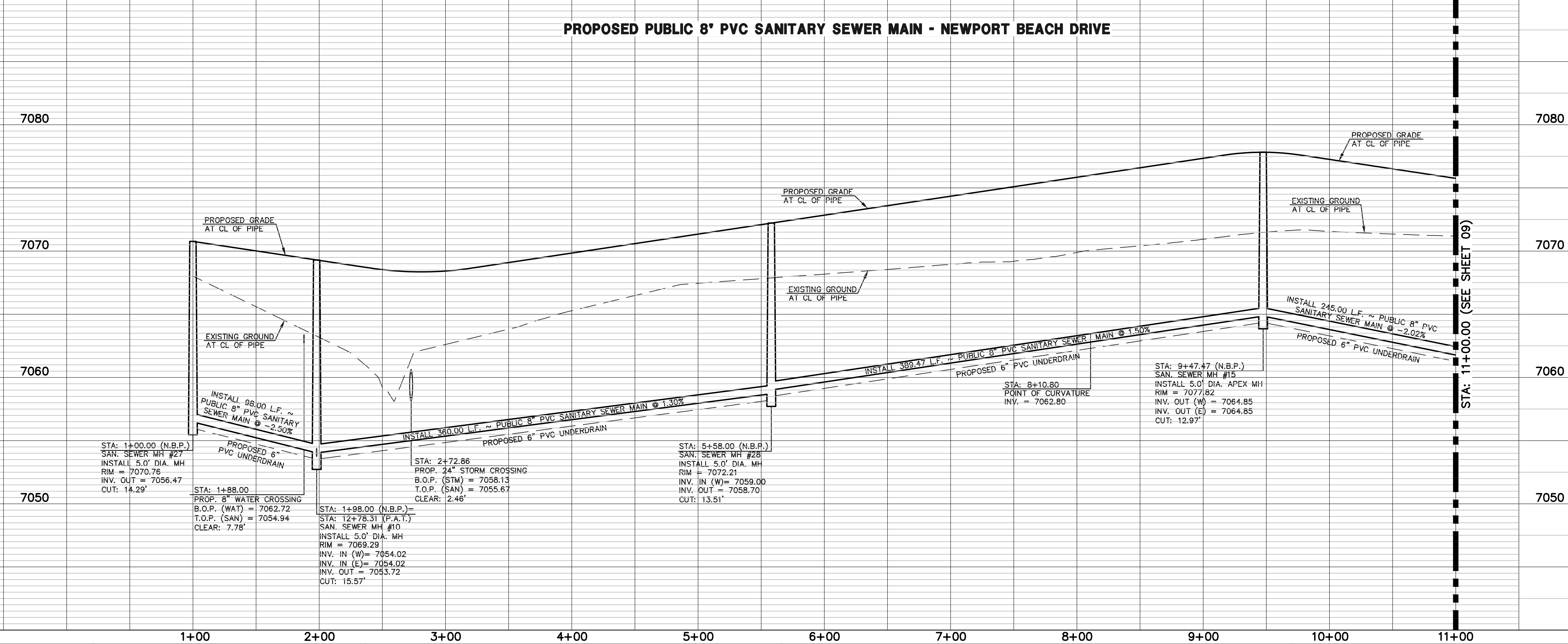
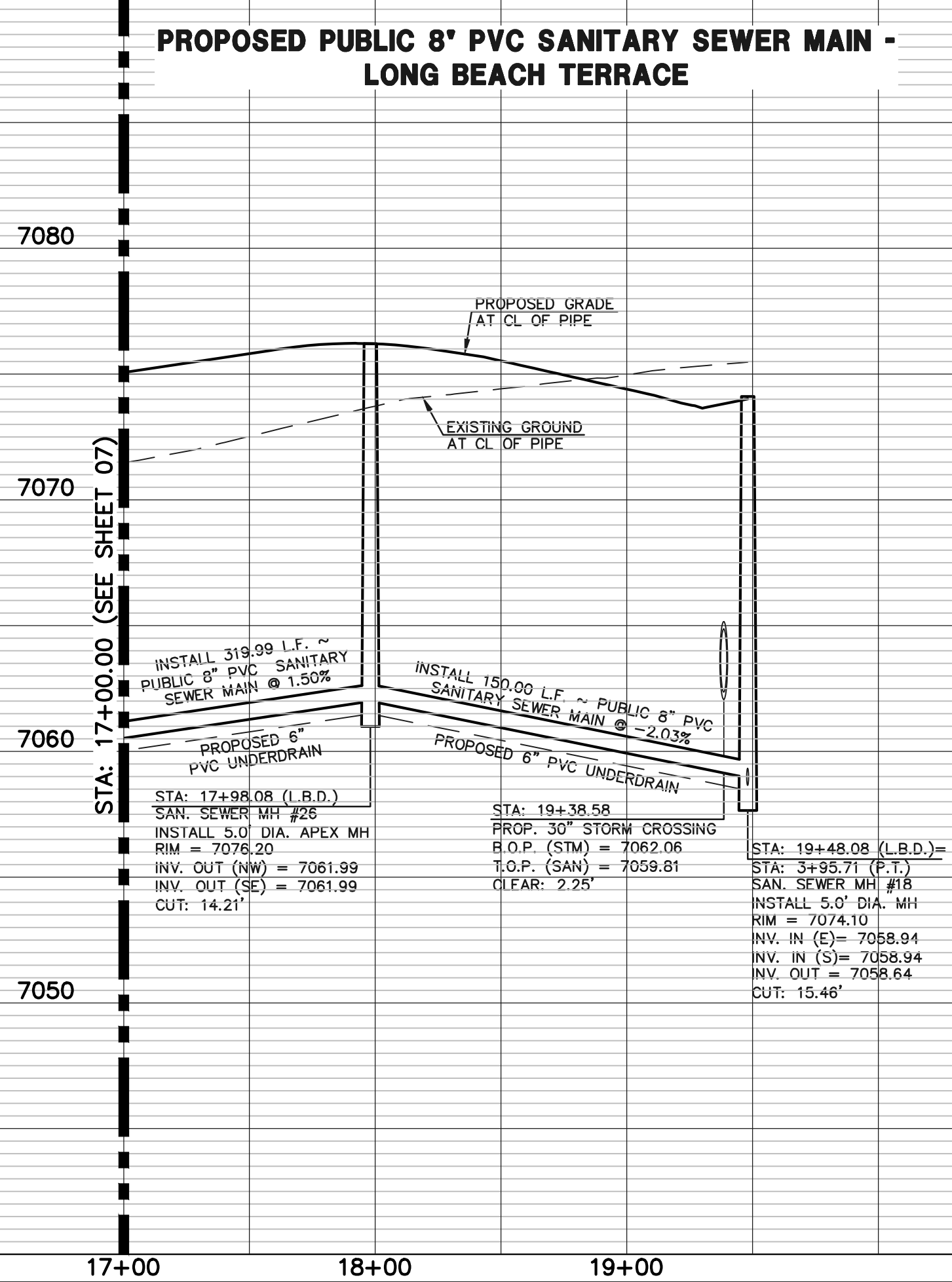


SANITARY CURVE TABLE			
	DELTA	LENGTH	RADIUS
C22	06°01'25"	136.67	1300.00
C23	10°47'53"	245.00	1300.00

SANITARY LINE TABLE		
	LENGTH	BEARING
L19	143.93	S24°57'12"E
L20	150.00	S24°57'12"E
L21	98.00	S60°08'46"E
L22	360.00	S60°08'46"E
L23	252.80	S60°08'46"E

STREET ABBREVIATION INDEX:	
L.B.T.	LONG BEACH TERRACE
N.B.D.	NEWPORT BEACH DRIVE
P.A.T.	PALO ALTO TRAIL
P.T.	POCATELLO TRAIL

NOTE:
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LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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NO.	REVISION	DATE

REVIEW:
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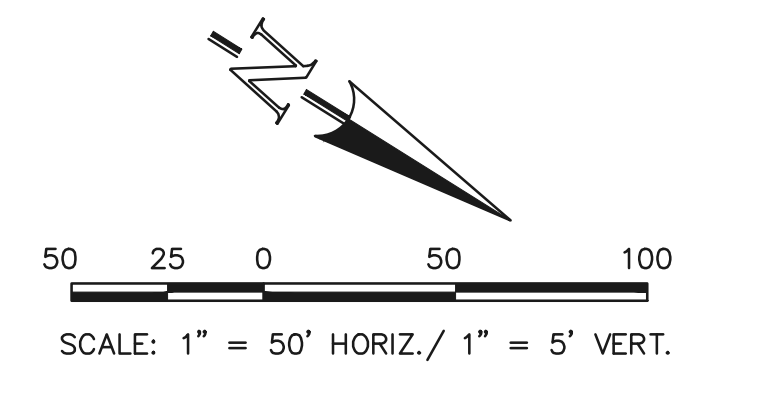
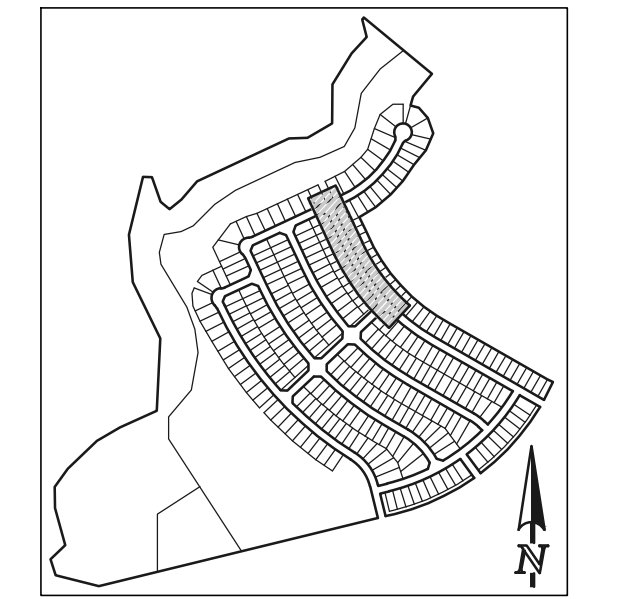
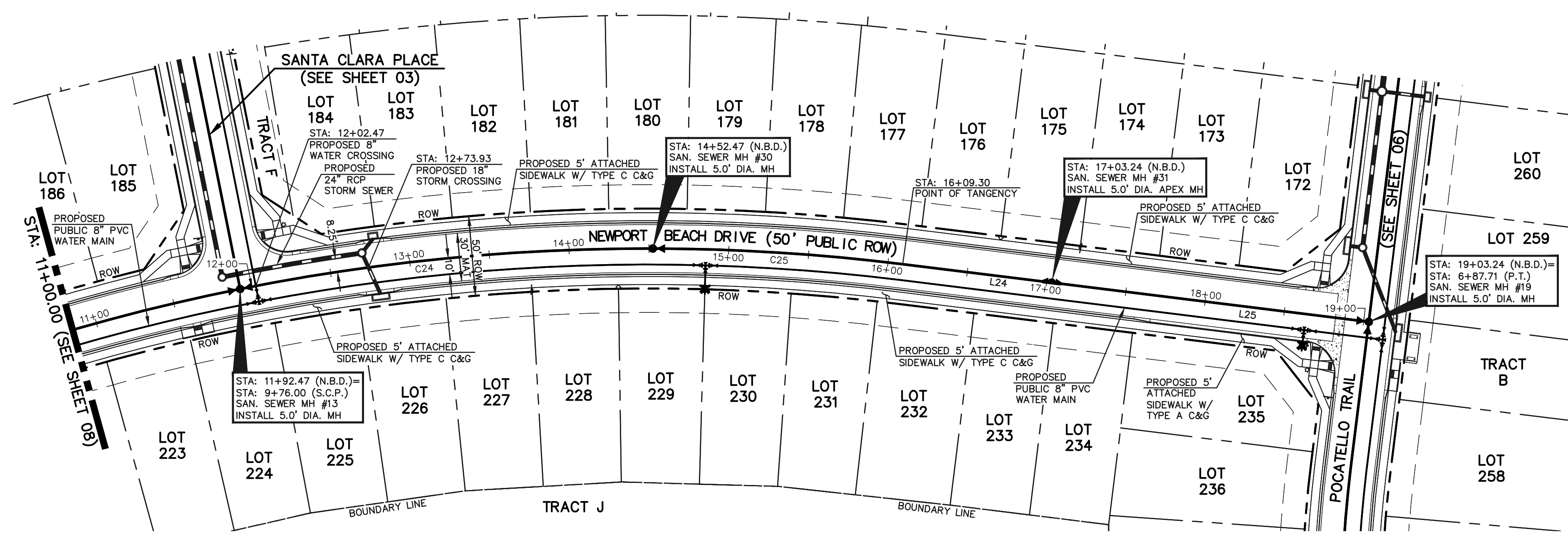
KYLE R. CAMPBELL, COLORADO P.E. #29794



STERLING RANCH EAST FILING NO. 1
PUBLIC 8" PVC SANITARY SEWER PLAN
LONG BEACH TERRACE STA: 17+00.00 - END
NEWPORT BEACH DRIVE STA: 1+00.00 - 11+00.00

DESIGNED BY	BB	SCALE	DATE	04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET	8 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30	

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STREET ABBREVIATION INDEX:

N.B.D.	NEWPORT BEACH DRIVE
P.D.	POCATELLO DRIVE
S.C.P.	SANTA CLARA PLACE

SANITARY LINE TABLE

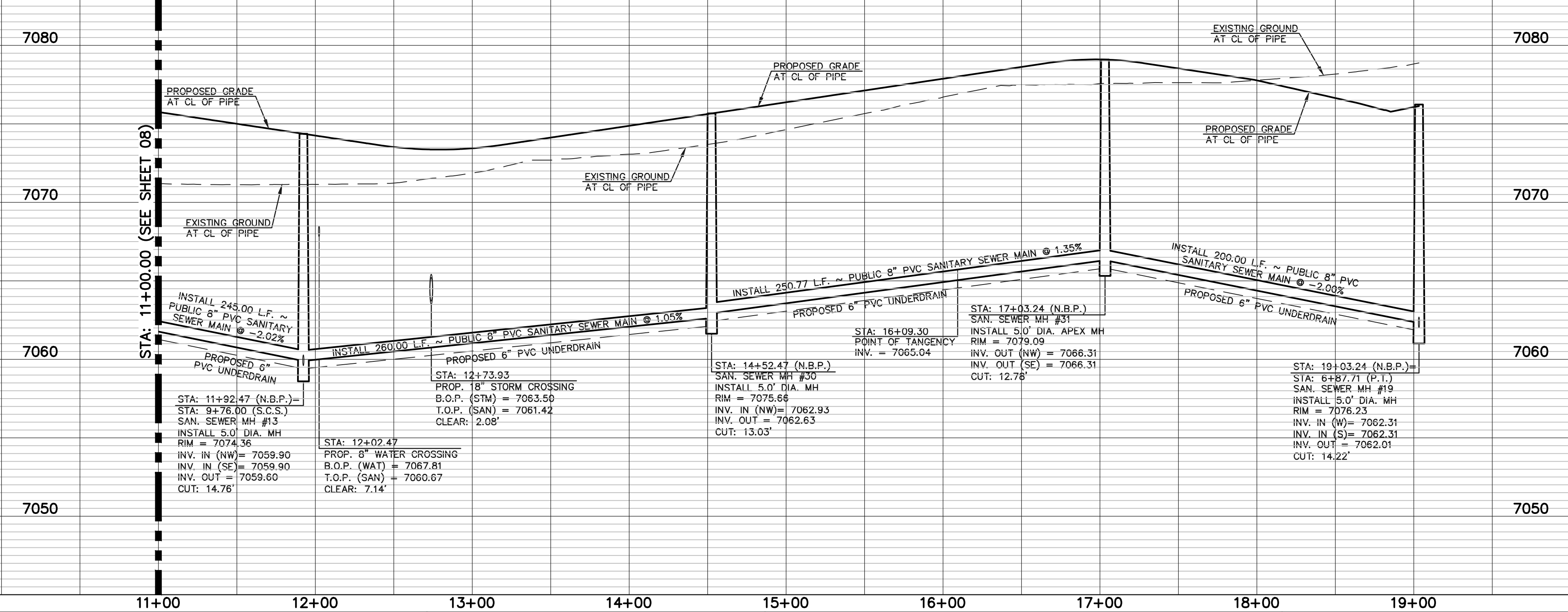
	LENGTH	BEARING
L24	93.93	S24°57'12"E
L25	200.00	S24°57'12"E

SANITARY CURVE TABLE

	DELTA	LENGTH	RADIUS
C23	10°47'53"	245.00	1300.00
C24	11°27'33"	260.00	1300.00
C25	06°54'43"	156.83	1300.00

NOTE:
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PROPOSED PUBLIC 8' PVC SANITARY SEWER MAIN - NEWPORT BEACH DRIVE



LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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NO. REVISION	DATE	REVIEW:

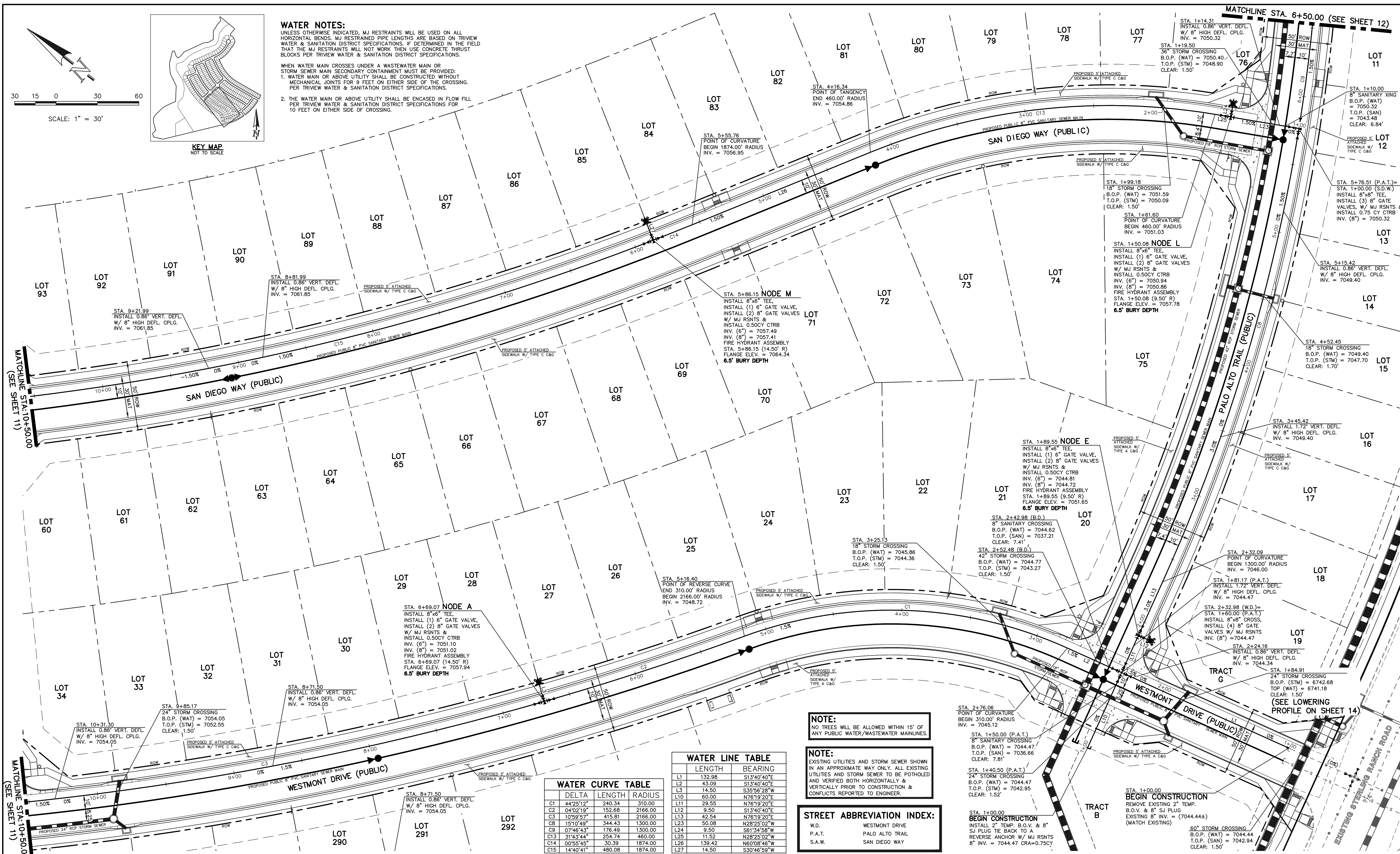
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KYLE R. CAMPBELL, COLORADO P.E. #29794



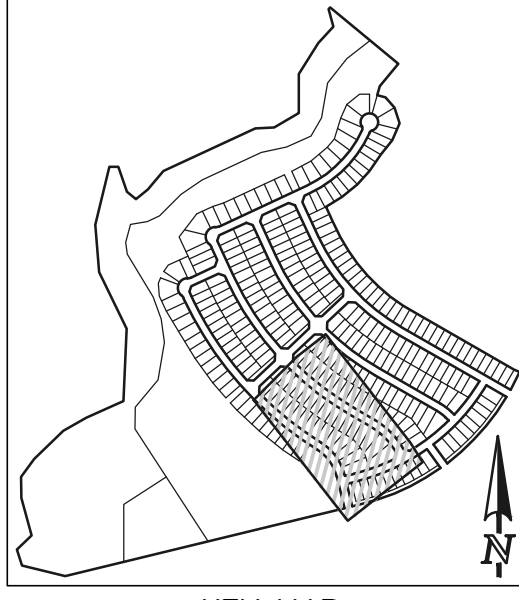
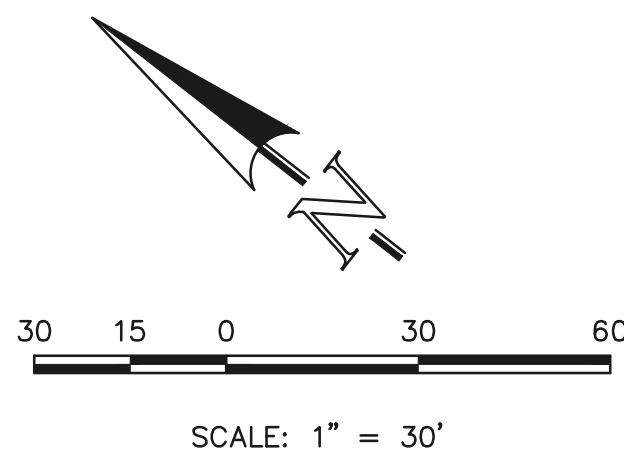
STERLING RANCH EAST FILING NO. 1
PUBLIC 8" PVC SANITARY SEWER PLAN
NEWPORT BEACH DRIVE
STA: 11+00.00 - END

DESIGNED BY	BB	SCALE	DATE	04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET	9 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30	



WATER NOTES:
 UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON TRIVEAU WATER & SANITATION DISTRICT SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK, THEN USE CONCRETE THRUST BLOCKS PER TRIVEAU WATER & SANITATION DISTRICT SPECIFICATIONS.

WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
 1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER TRIVEAU WATER & SANITATION DISTRICT SPECIFICATIONS.
 2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER TRIVEAU WATER & SANITATION DISTRICT SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.



WATER CURVE TABLE

DELTA	LENGTH	RADIUS
C1	44'25.12"	240.34
C2	04'02.19"	152.68
C3	10'59.57"	415.81
C8	15'10.49"	344.43
C9	07'46.43"	176.49
C13	31'43.44"	254.74
C14	00'55.45"	30.39
C15	14'40.41"	480.08

WATER LINE TABLE

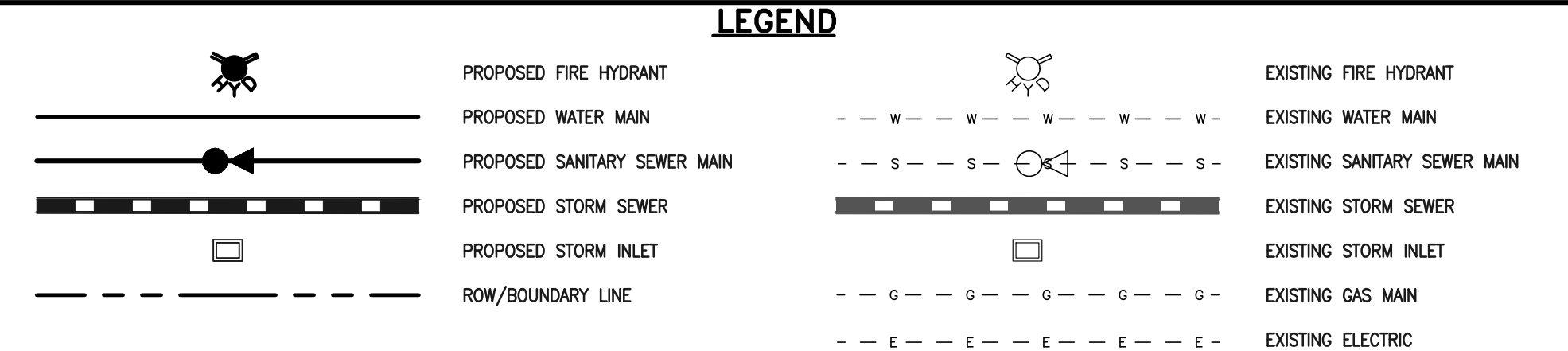
LENGTH	BEARING
L1	132.98 S13°40'40"E
L2	43.09 S13°40'40"E
L3	14.50 S35°56'28"W
L10	60.00 N76°19'20"E
L11	29.55 N76°19'20"E
L12	9.50 S13°40'40"E
L13	42.54 N76°19'20"E
L23	50.08 N28°25'02"W
L24	9.50 S81°34'58"W
L25	11.52 N28°25'02"W
L26	139.42 N60°08'48"W
L27	14.50 S30°46'59"W

NOTE:
 NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

NOTE:
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STREET ABBREVIATION INDEX:

W.D.	WESTMONT DRIVE
P.A.T.	PALO ALTO TRAIL
S.A.W.	SAN DIEGO WAY



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NO.	REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794



STERLING RANCH EAST FILING NO. 1
 PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY: BB SCALE: DATE: 04/04/23
 DRAWN BY: BB (H) 1" = 30' SHEET 10 OF 17
 CHECKED BY: (V) 1" = N/A JOB NO. 1183.30

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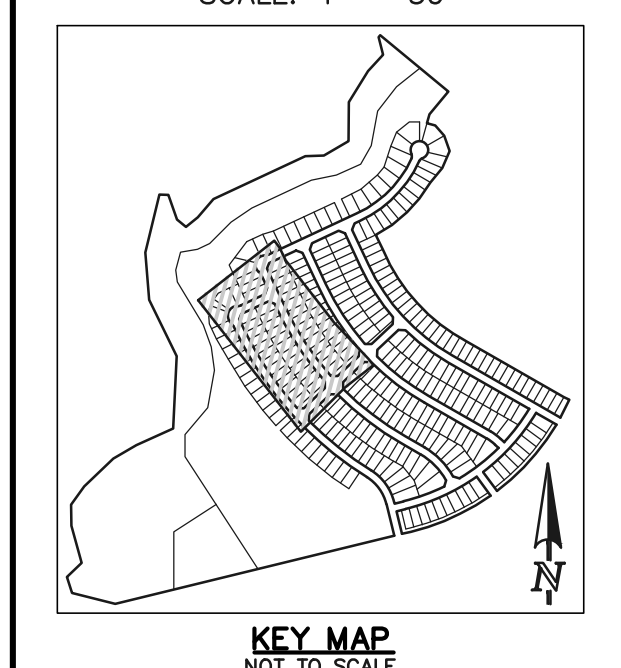
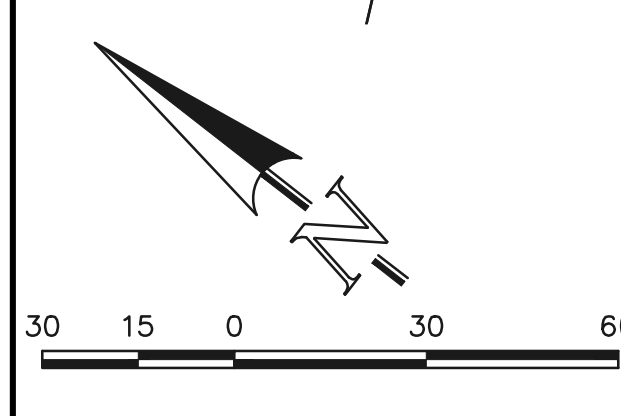
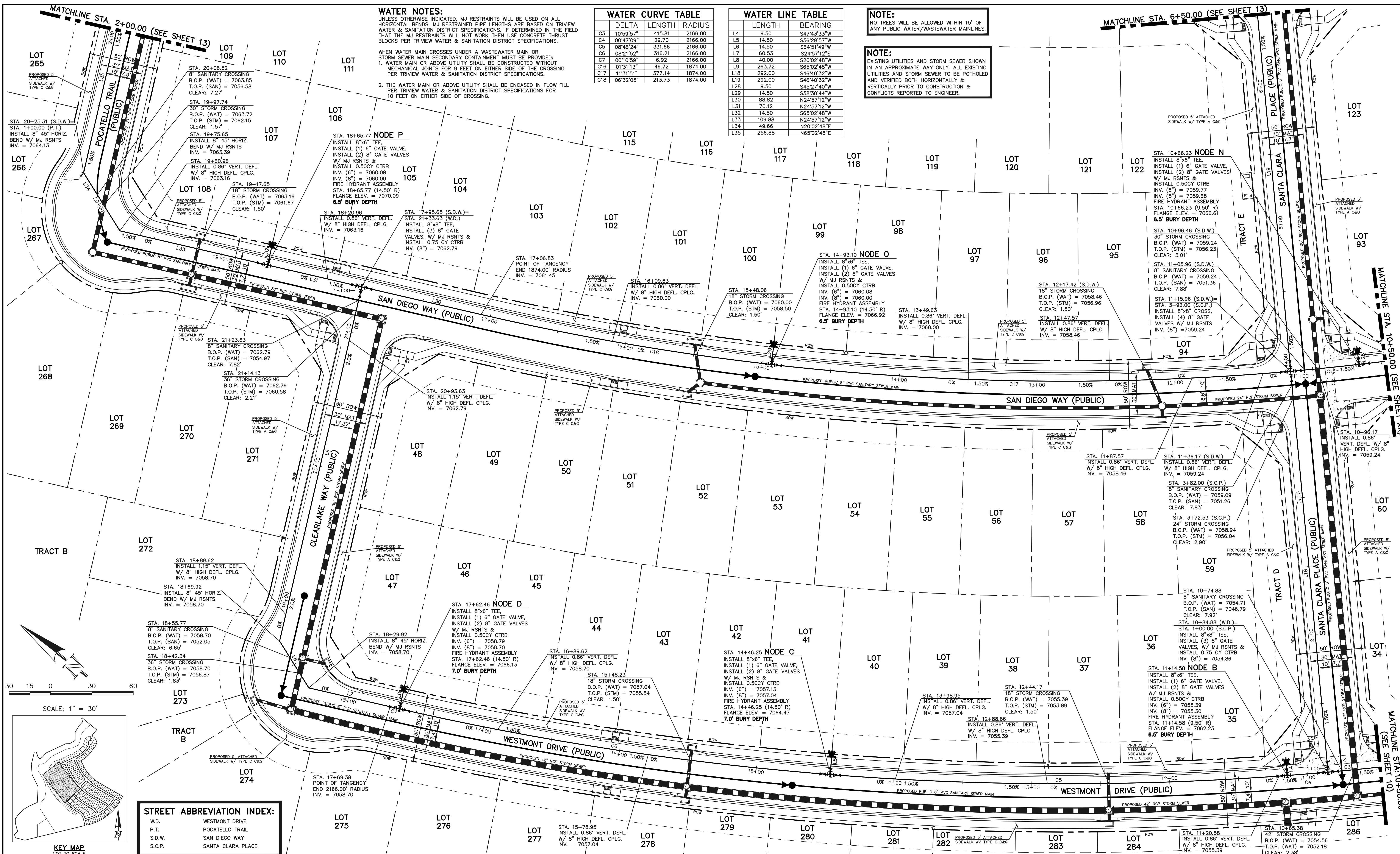
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WATER CURVE TABLE			
DELTA	LENGTH	RADIUS	
C3	10'59.57"	415.81	2166.00
C4	00'47.09"	29.70	2166.00
C5	08'46.24"	331.66	2166.00
C6	08'21.52"	316.21	2166.00
C7	00'10.59"	6.92	2166.00
C16	01'31.13"	49.72	1874.00
C17	11'33.51"	377.14	1874.00
C18	06'32.05"	213.73	1874.00

WATER LINE TABLE		
LENGTH	BEARING	
L4	9.50	S47°43'33"W
L5	14.50	S66°29'57"W
L6	14.50	S64°51'49"W
L7	60.53	S24°57'12"W
L8	40.00	S20°02'48"W
L9	263.72	S65°02'48"W
L18	292.00	S46°40'32"W
L19	292.00	S46°40'32"W
L28	9.50	S45°27'40"W
L29	14.50	S58°30'44"W
L30	88.82	N24°57'12"W
L31	70.12	N24°57'12"W
L32	14.50	S65°02'48"W
L33	109.88	N24°57'12"W
L34	49.66	N20°02'48"E
L35	256.88	N65°02'48"E

NOTE:
 NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

NOTE:
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STREET ABBREVIATION INDEX:

W.D.	WESTMONT DRIVE
P.T.	POCATELLO TRAIL
S.D.W.	SAN DIEGO WAY
S.C.P.	SANTA CLARA PLACE

LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	PROPOSED GAS MAIN		EXISTING GAS MAIN
	PROPOSED ELECTRIC		EXISTING ELECTRIC

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NO.	REVISION	DATE

REVIEW:

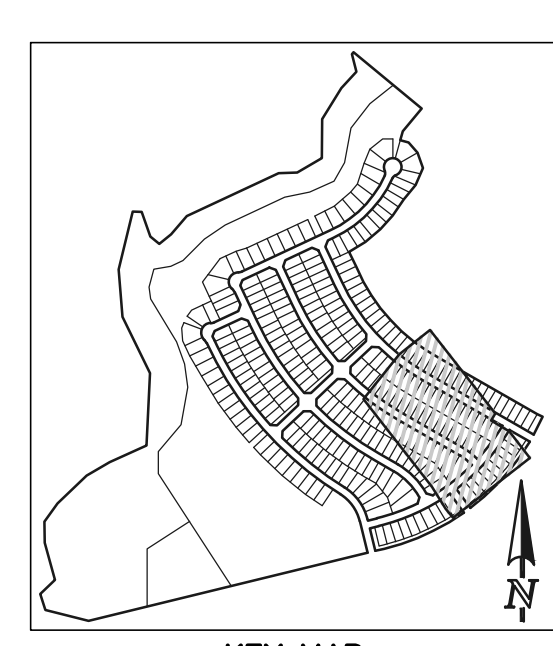
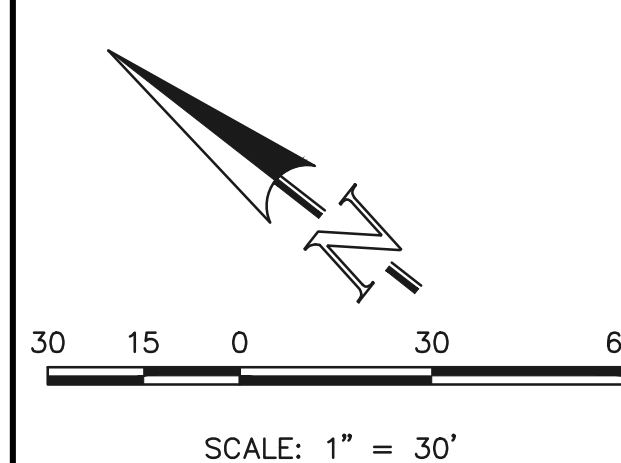
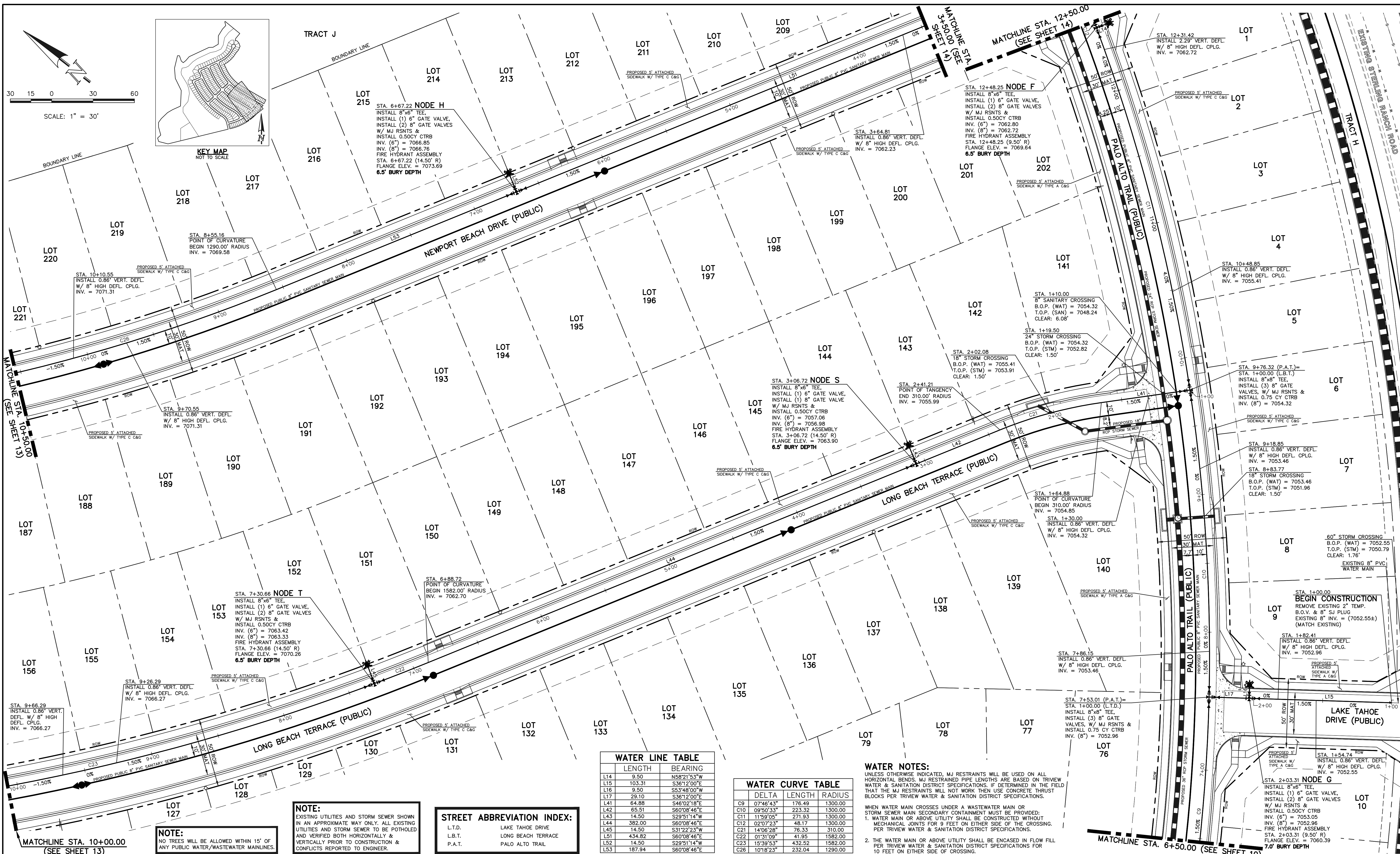
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794



STERLING RANCH EAST FILING NO. 1 PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY: BB SCALE: (H) 1" = 30' DATE: 04/04/23
 DRAWN BY: BB (V) 1" = N/A SHEET: 11 OF 17
 CHECKED BY: JOB NO.: 1183.30



NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

NOTE:
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STREET ABBREVIATION INDEX:
L.T.D. LAKE TAHOE DRIVE
L.B.T. LONG BEACH TERRACE
P.A.T. PALO ALTO TRAIL

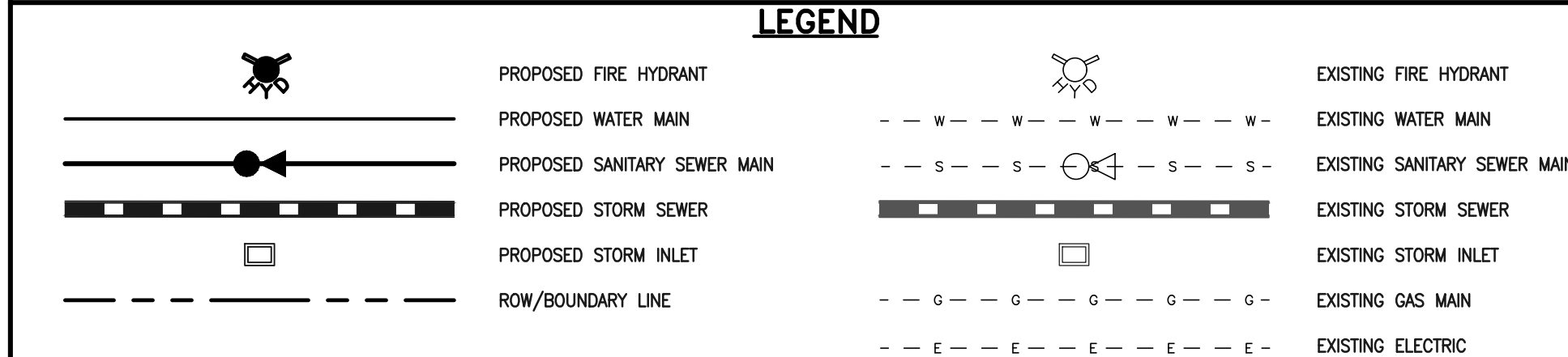
WATER LINE TABLE

LENGTH	BEARING
L14	9.50 N58°21'53"W
L15	103.31 S36°12'00"E
L16	9.50 S53°48'00"W
L17	29.10 S36°12'00"E
L41	64.88 S45°02'18"E
L42	65.51 S6°08'46"E
L43	14.50 S29°51'14"W
L44	382.00 S6°08'46"E
L45	14.50 S31°22'23"W
L51	434.82 S6°08'46"E
L52	14.50 S29°51'14"W
L53	187.94 S6°08'46"E

WATER CURVE TABLE

DELTA	LENGTH	RADIUS
C9	07°46'43"	176.49 1300.00
C10	09°50'33"	223.32 1300.00
C11	11°59'05"	271.93 1300.00
C12	02°07'23"	48.17 1300.00
C21	14°06'28"	76.33 310.00
C22	01°31'09"	41.95 1582.00
C23	15°39'53"	432.52 1582.00
C26	10°18'23"	232.04 1290.00

WATER NOTES:
UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINTED PIPE LENGTHS ARE BASED ON TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS.
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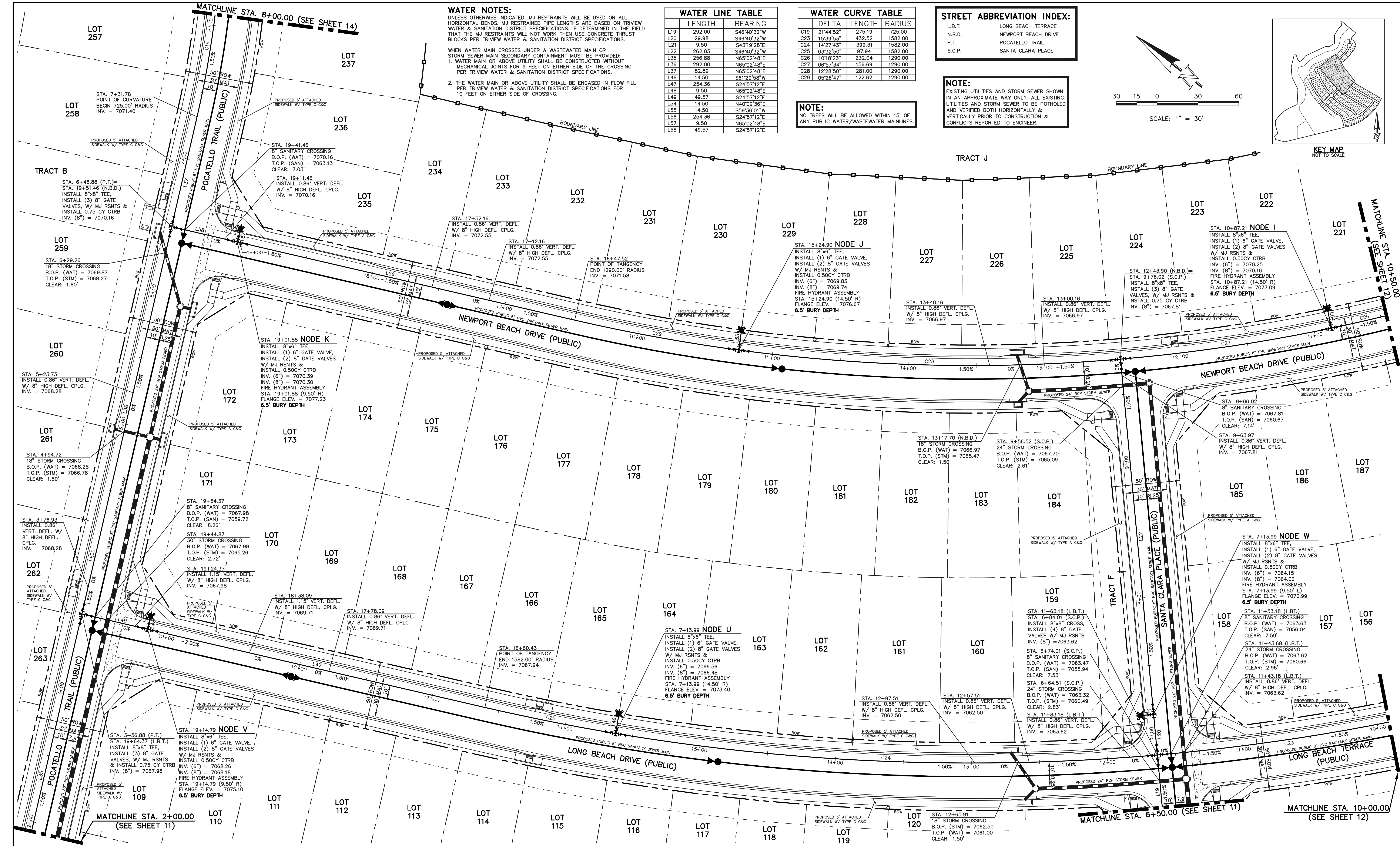
NO. REVISION DATE REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



STERLING RANCH EAST FILING NO. 1
PUBLIC 8" PVC WATER SYSTEM PLAN
DESIGNED BY BB SCALE DATE 08/31/22
DRAWN BY BB (H) 1" = 30' SHEET 12 OF 17
CHECKED BY (V) 1" = N/A JOB NO. 1183.30

N:\11833\DRAWINGS\CONSTRUCTION\UTILITIES\2-11833-01-WA.dwg, 4/10/2024, 4:22:59 PM, 1:1



WATER NOTES:
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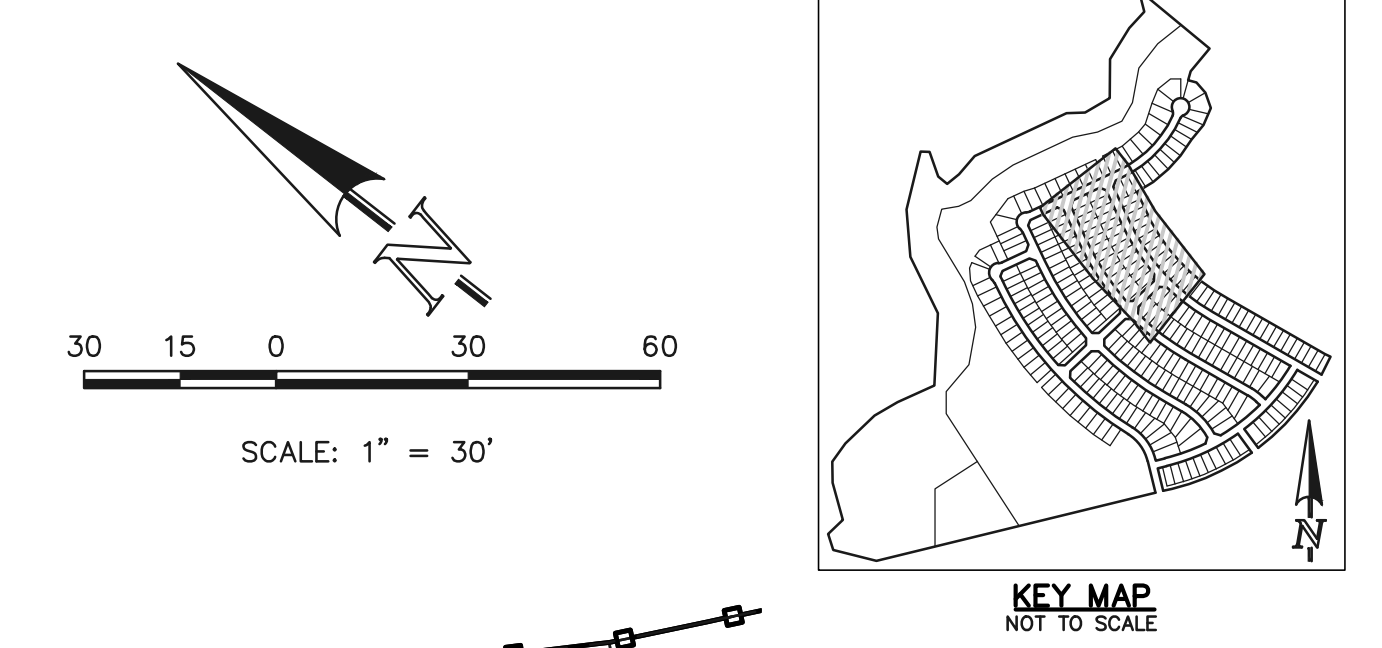
LENGTH	BEARING
L19	292.00
L20	29.98
L21	9.50
L22	262.03
L35	256.88
L38	292.00
L37	82.89
L46	14.50
L47	254.36
L48	9.50
L49	49.57
L54	14.50
L55	14.50
L56	254.36
L57	9.50
L58	49.57

DELTA	LENGTH	RADIUS
C19	21'44.52"	275.19
C23	15'39.53"	432.52
C24	14'27.43"	399.31
C25	0'32.50"	97.94
C26	10'18.23"	232.04
C27	06'57.34"	156.69
C28	12'28.50"	281.00
C29	05'26.47"	122.62

NOTE:
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L.B.T.	LONG BEACH TERRACE
N.B.D.	NEWPORT BEACH DRIVE
P.T.	POCATELLO TRAIL
S.C.P.	SANTA CLARA PLACE

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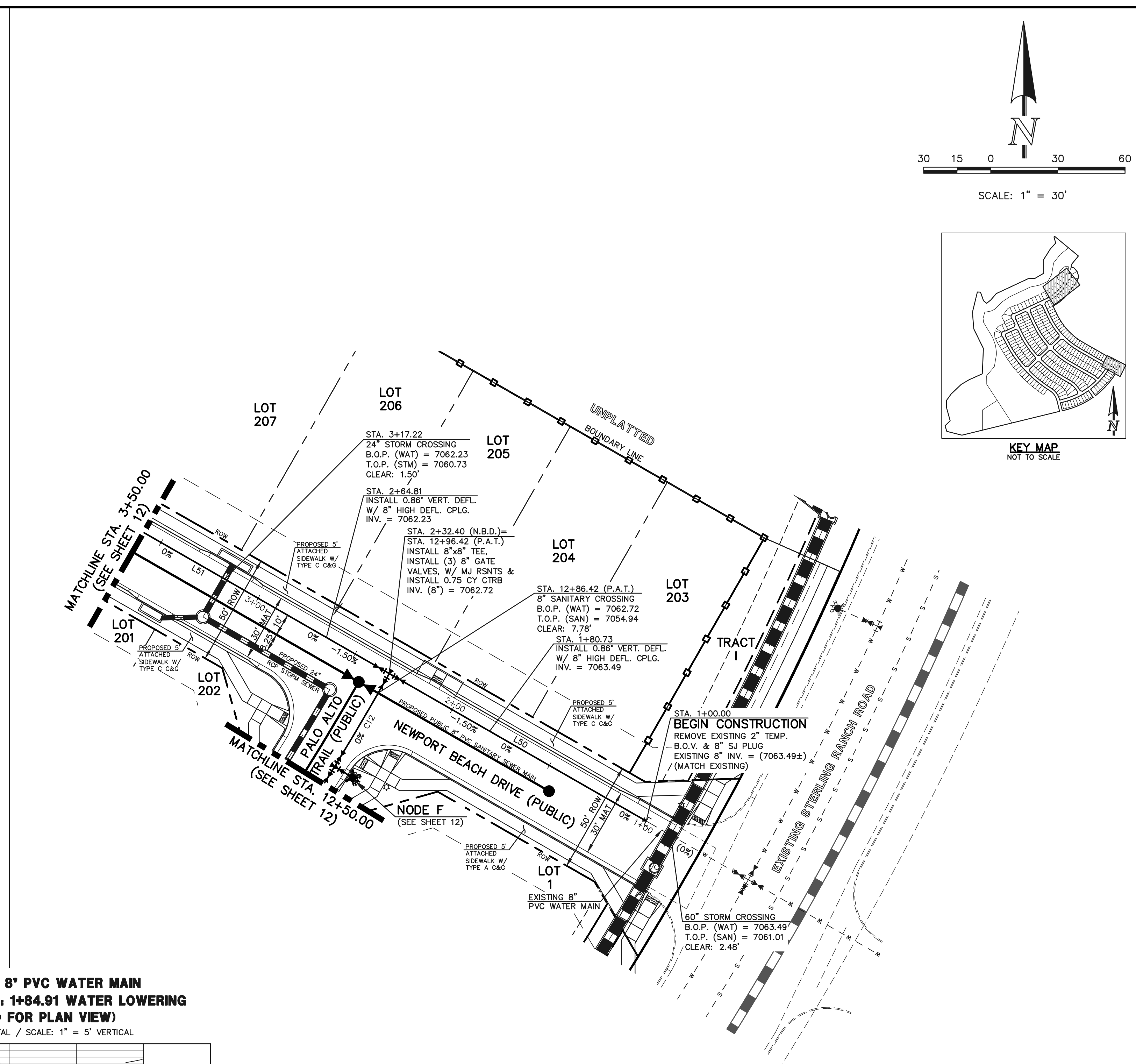
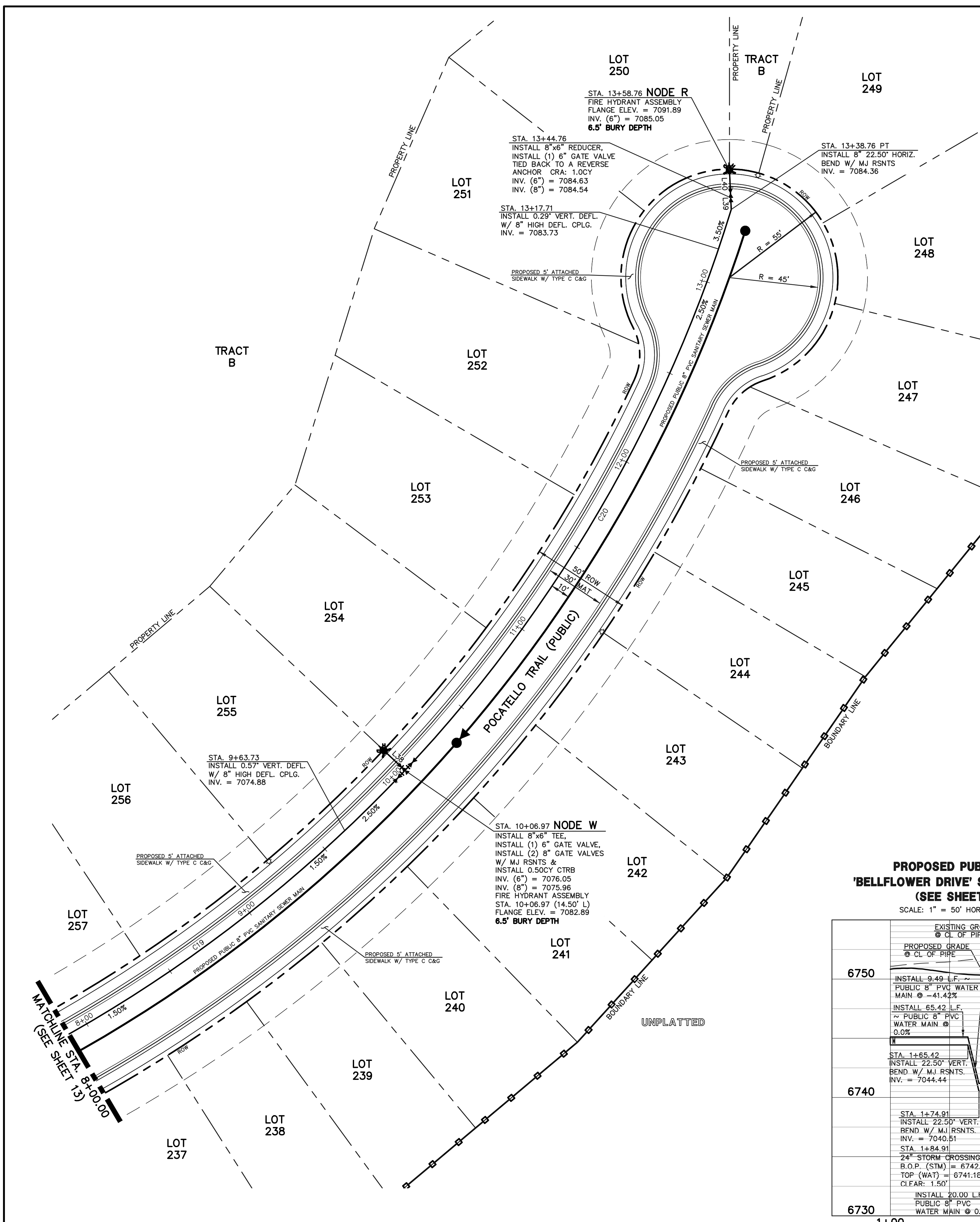
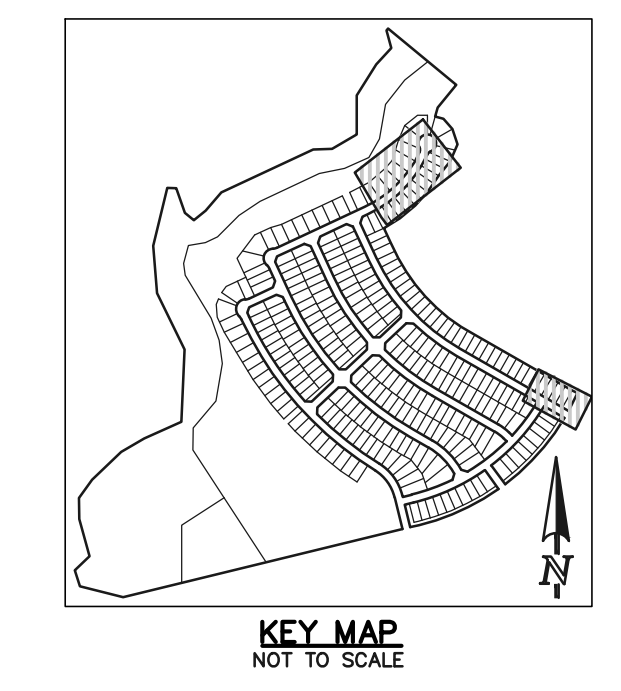
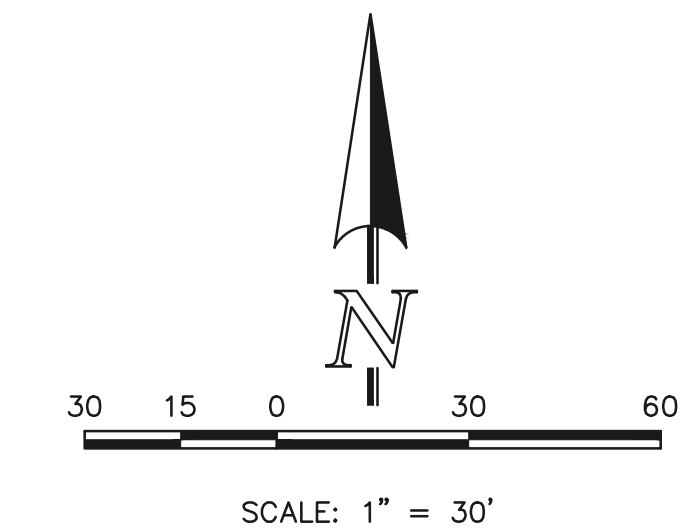
REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

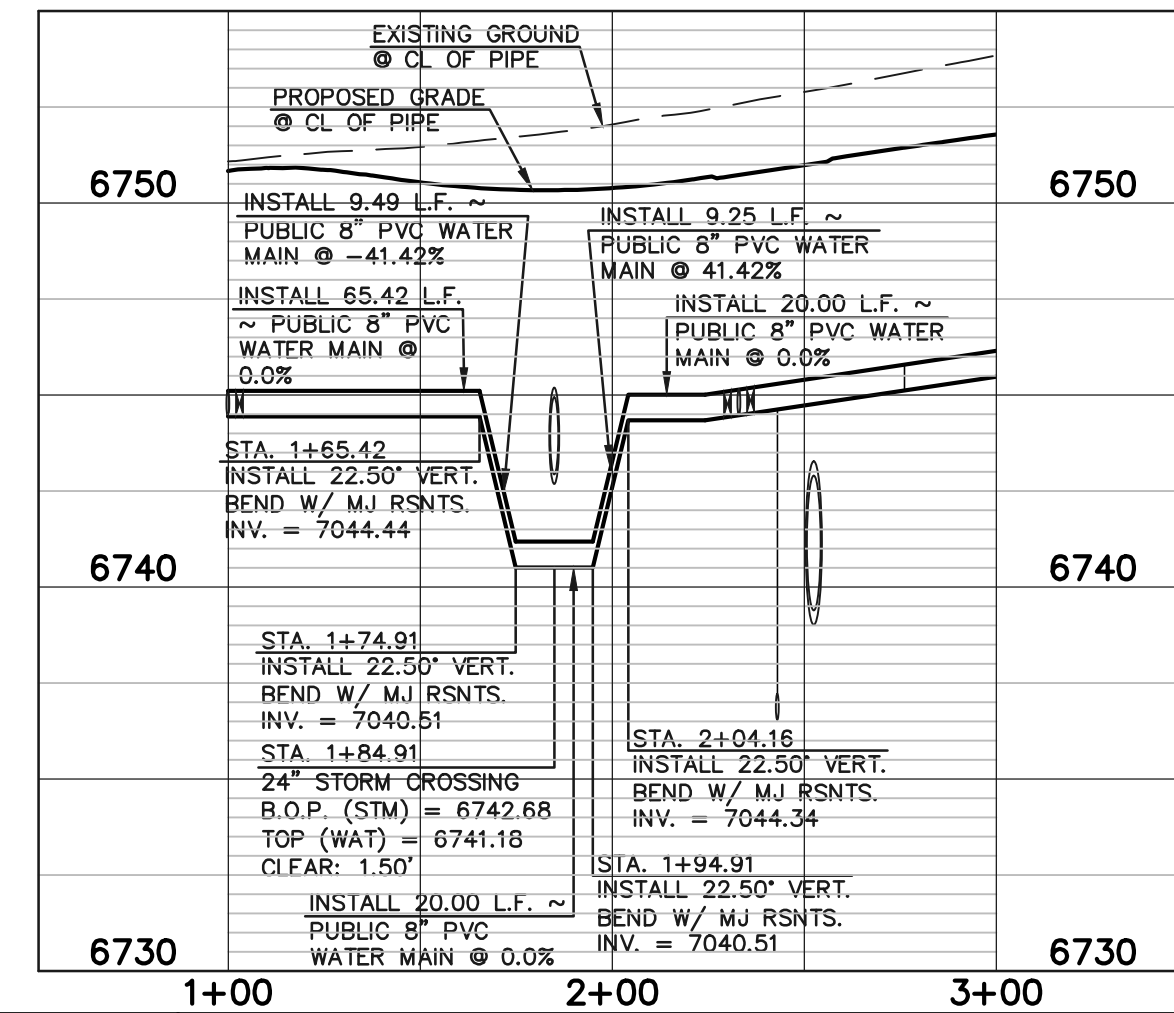
CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 1 PUBLIC 8" PVC WATER SYSTEM PLAN			
DESIGNED BY	BB	SCALE	DATE 04/04/23
DRAWN BY	BB	(H) 1" = 30'	SHEET 13 OF 17
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.30



**PROPOSED PUBLIC 8" PVC WATER MAIN
'BELFLOWER DRIVE' STA: 1+84.91 WATER LOWERING
(SEE SHEET 10 FOR PLAN VIEW)**

SCALE: 1" = 50' HORIZONTAL / SCALE: 1" = 5' VERTICAL



	LENGTH	BEARING
L38	14.50	S46°42'04"E
L39	6.00	N02°38'31"W
L40	14.00	N02°38'31"W
L50	132.40	S60°08'46"E
L51	434.82	S60°08'46"E

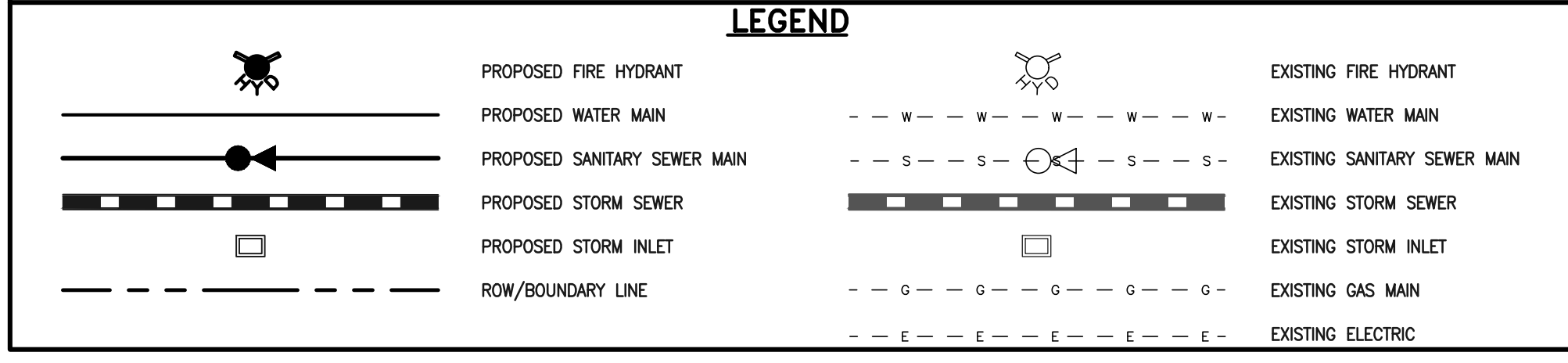
DELTA	LENGTH	RADIUS
C12	02°07'23"	48.17
C19	21°44'52"	275.19
C20	26°13'17"	331.80

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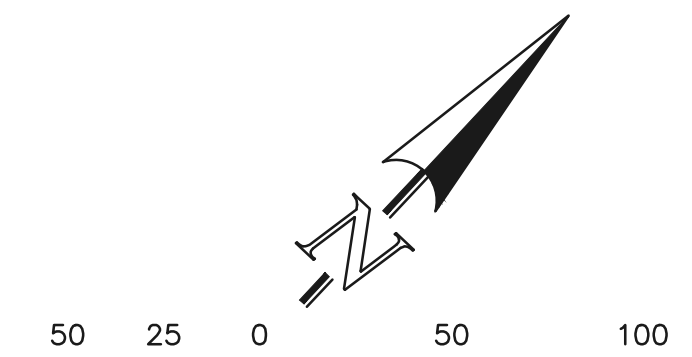
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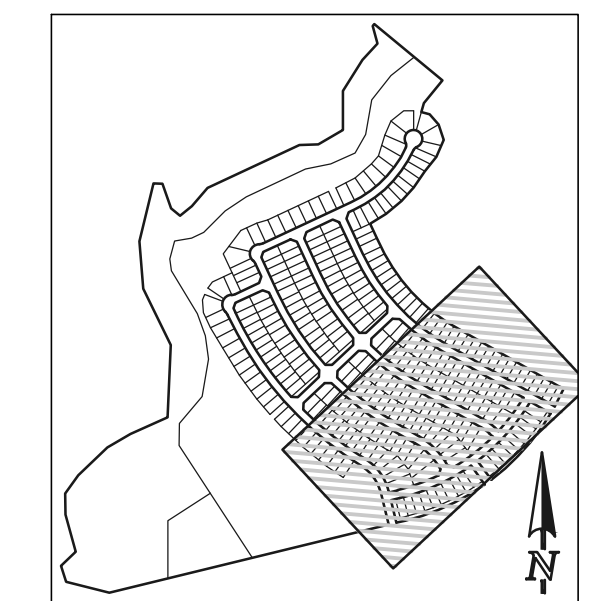
STERLING RANCH EAST FILING NO. 1
PUBLIC 8" PVC WATER SYSTEM PLAN
DESIGNED BY BB SCALE DATE 04/04/23
DRAWN BY BB (H) 1" = 30' SHEET 14 OF 17
CHECKED BY (V) 1" = N/A JOB NO. 1183.30

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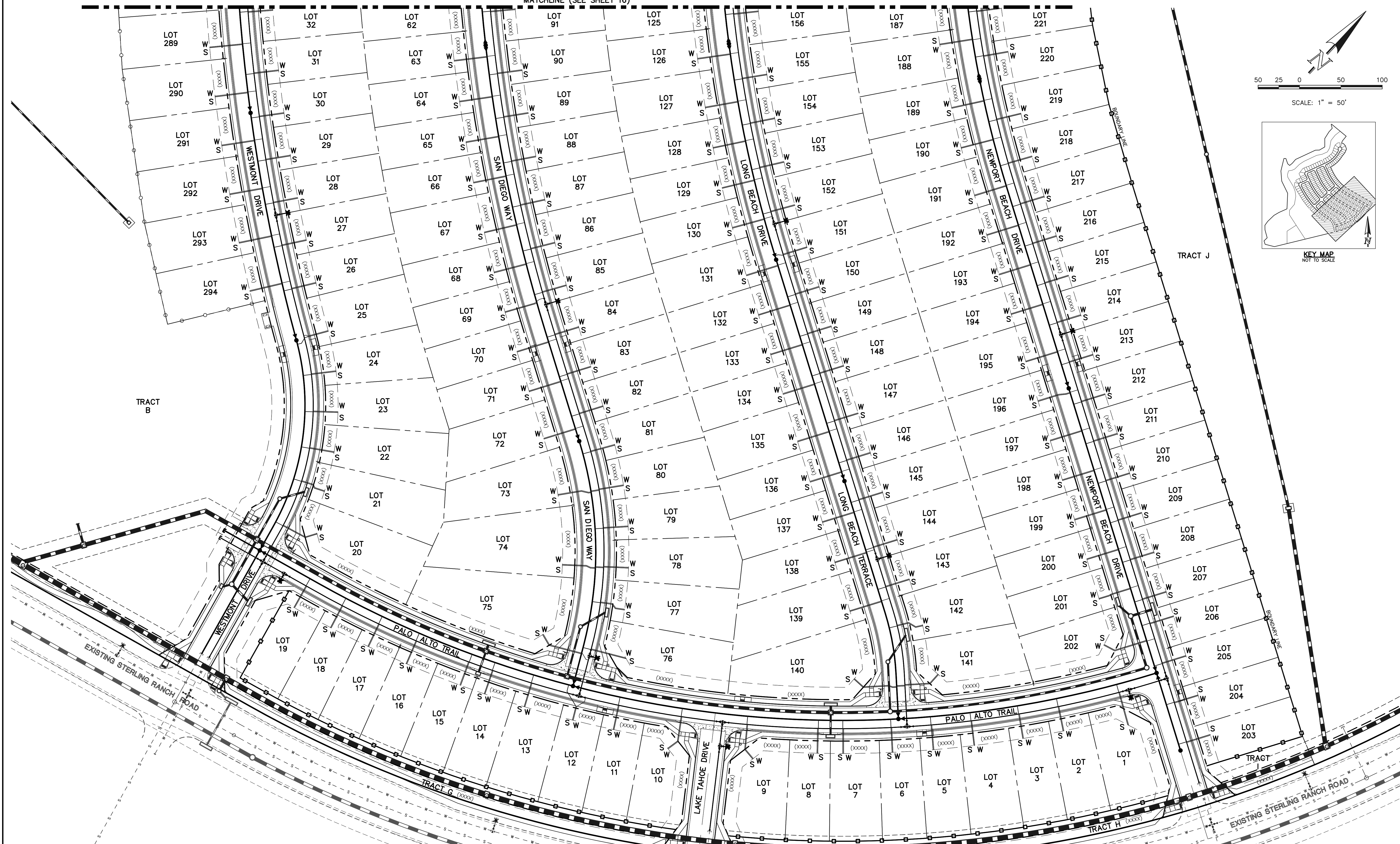
MATCHLINE (SEE SHEET 16)



SCALE: 1" = 50'



KEY MAP NOT TO SCALE



LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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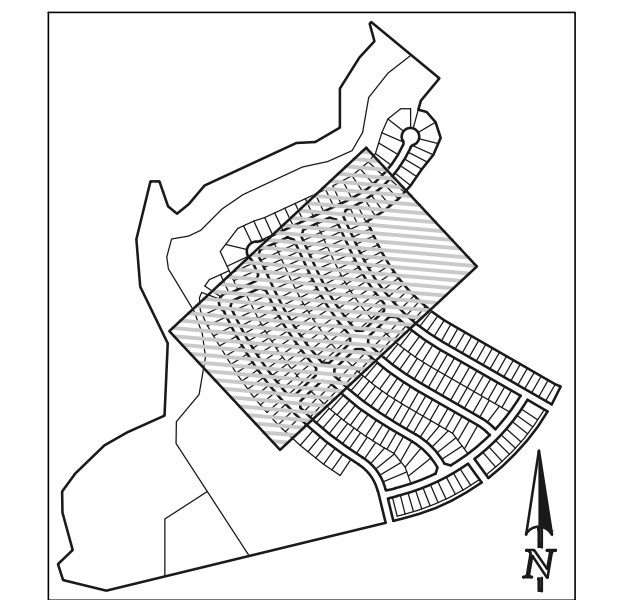
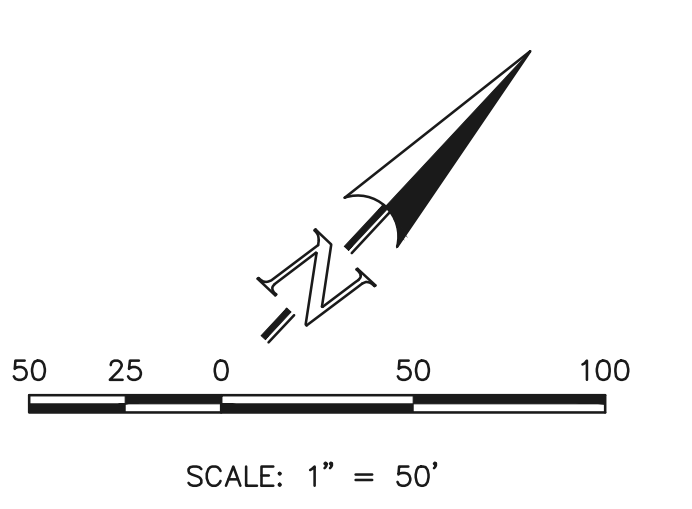
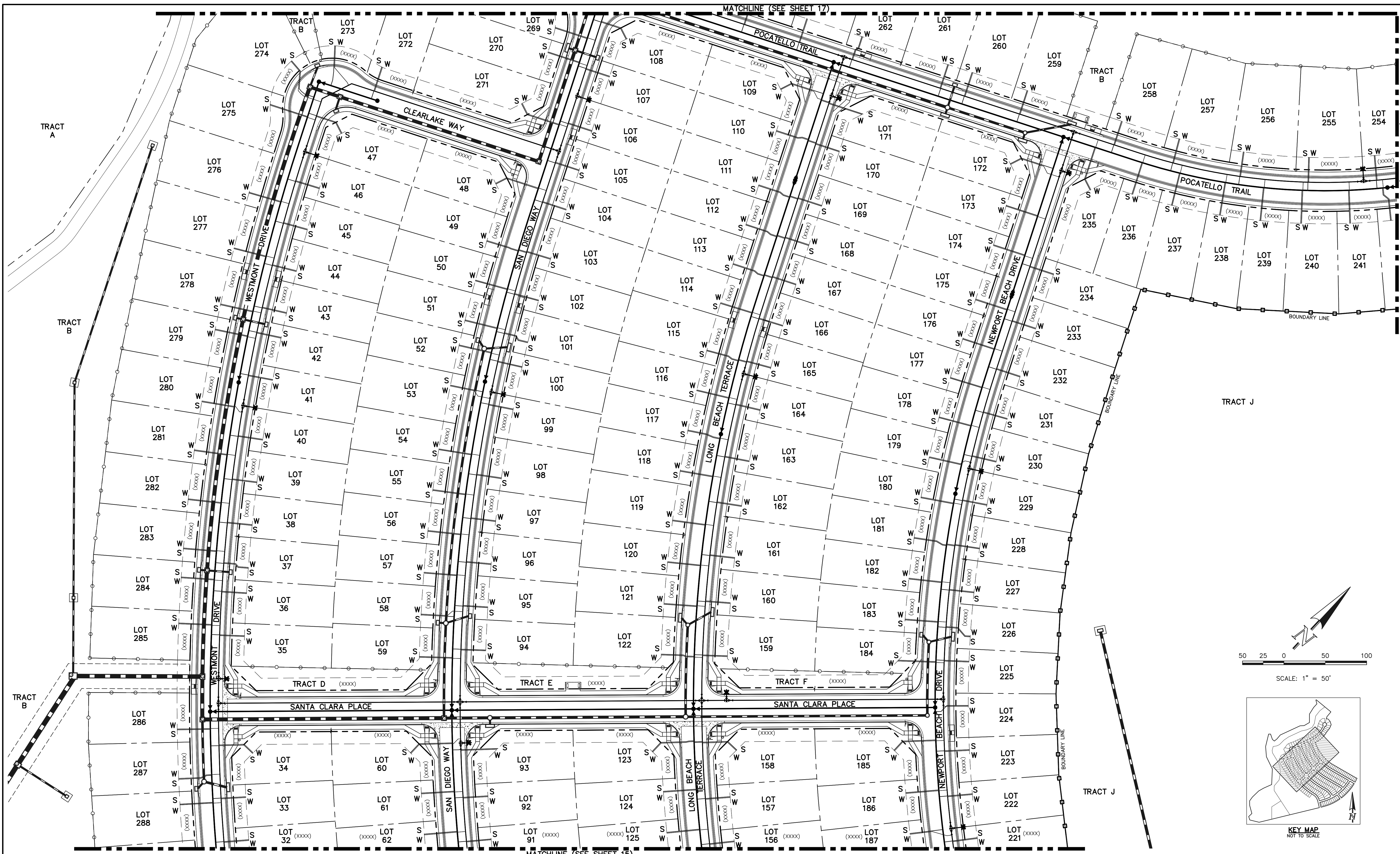


STERLING RANCH EAST FILING NO. 1 UTILITY SERVICE PLAN			
DESIGNED BY	BB	SCALE	DATE 04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET 15 OF 17
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.30

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MATCHLINE (SEE SHEET 17)

MATCHLINE (SEE SHEET XX)



KEY MAP NOT TO SCALE

MATCHLINE (SEE SHEET 15)

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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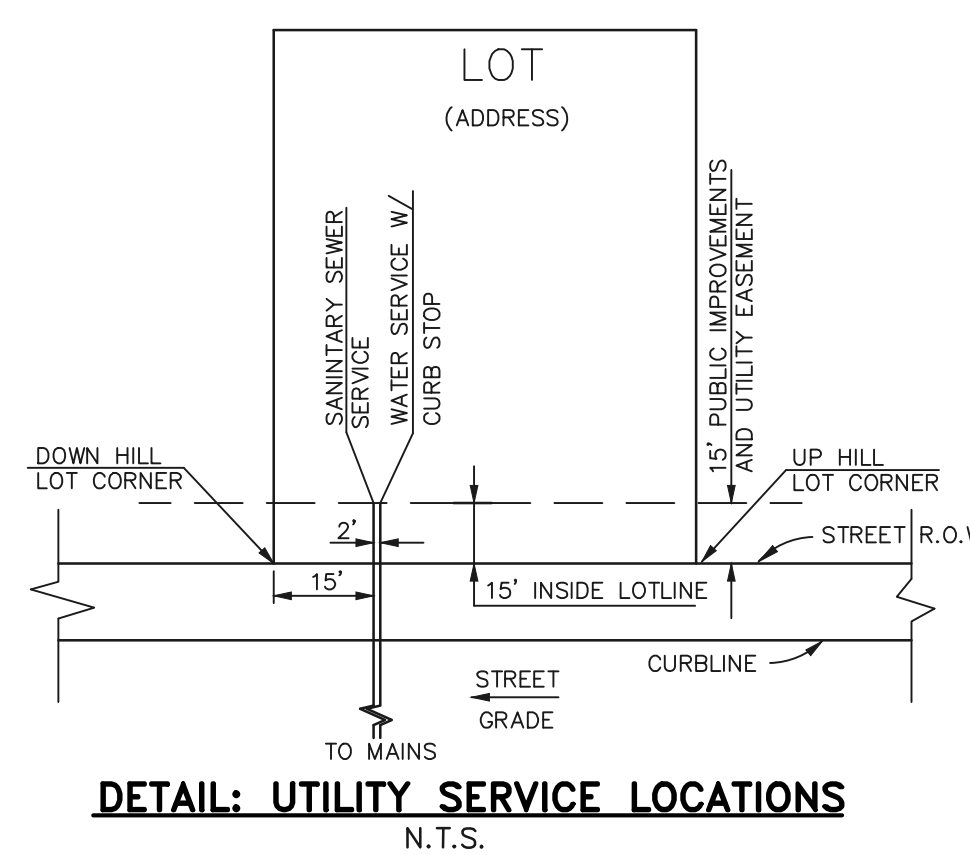
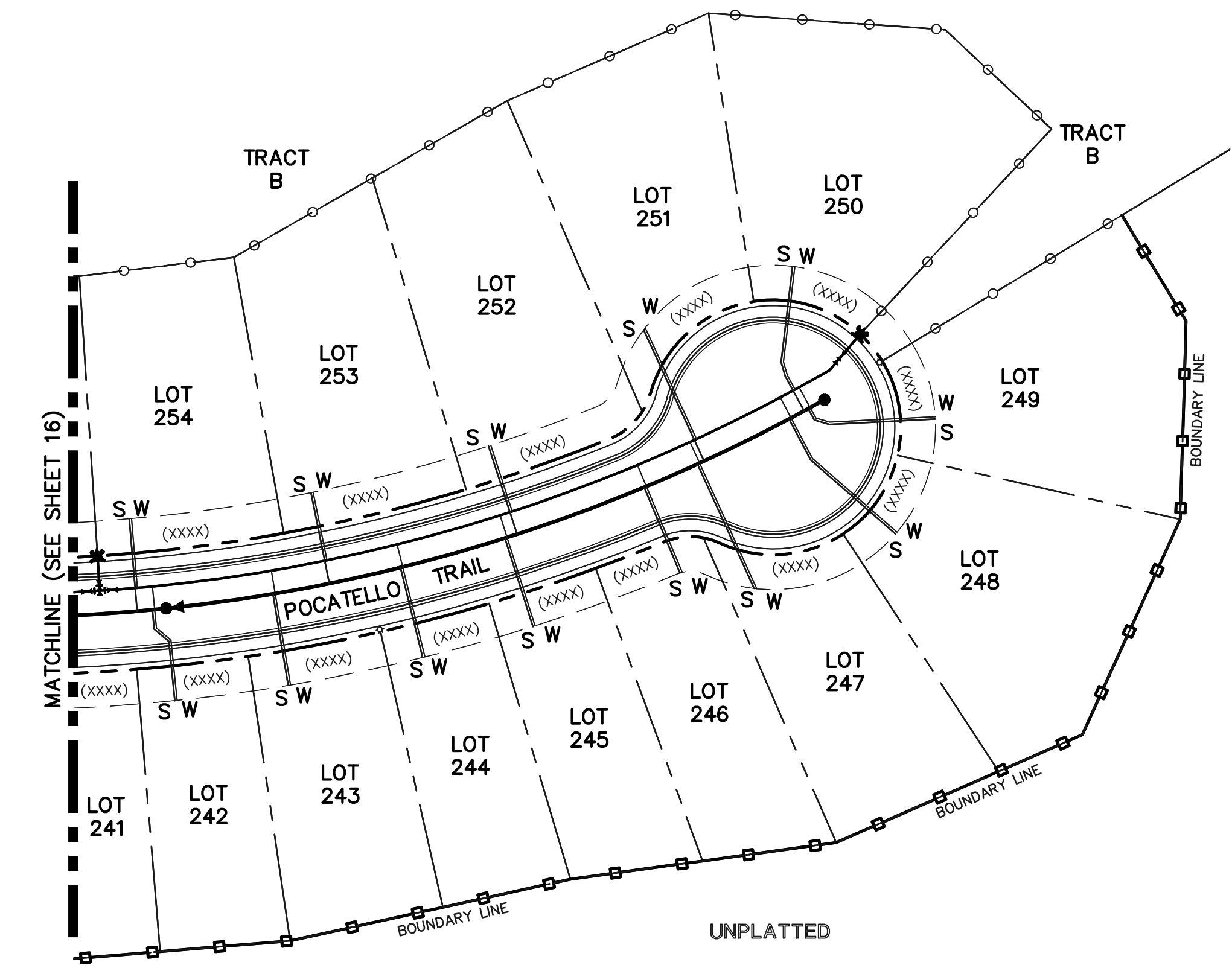
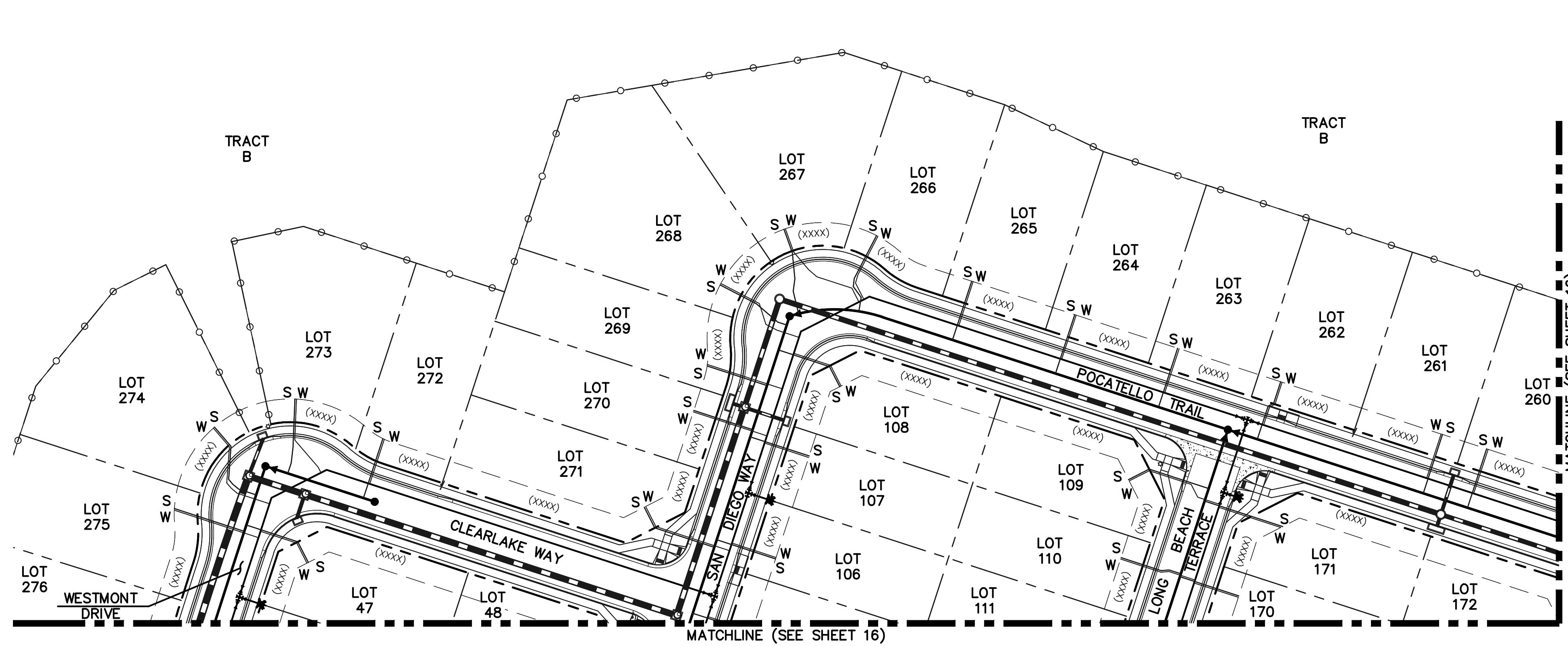
DATE: _____

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

STERLING RANCH EAST FILING NO. 1 UTILITY SERVICE PLAN				
DESIGNED BY	BB	SCALE	DATE	04/04/23
DRAWN BY	BB	(H) 1" = 50'	SHEET	16 OF 17
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.30

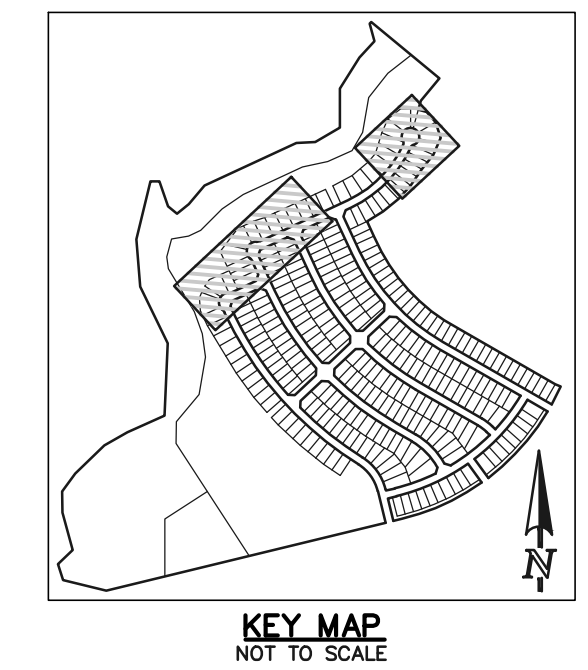
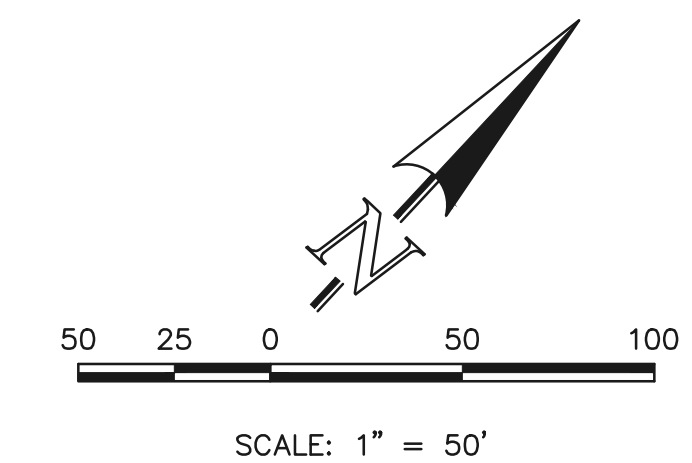
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- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
 - 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
 - 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
 - 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
 - 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
 - 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
 - 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 - 11.) HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.
 - 13.) ALL WATER SERVICES ARE TYP K COPPER WITH 3/4" x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
 - 14.) ALL SANITARY SERVICES ARE 4" PVC WITH TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.

CONTRACTOR TO TAKE CAUTION WHEN CROSSING UTILITY MAINS W/ SERVICES

MINIMUM SLOPES FOR WASTEWATER SERVICE LINES	
4" PVC	2.08% OR 1/4" PER FOOT
4" DUCTILE IRON PIPE	1.04% OR 1/8" PER FOOT
6" PIPE	1.04% OR 1/8" PER FOOT



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
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NO.	REVISION	DATE

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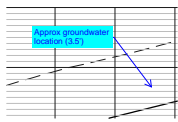
DATE

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DRAWN BY	BB	(H) 1" = 50'	SHEET 17 OF 17
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.30



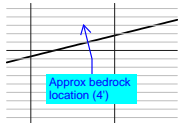
v3_Utility CDs.pdf Markup Summary

Callout (3)



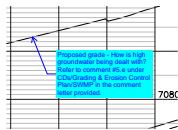
Subject: Callout
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:44:49 PM
Status:
Color: ■
Layer:
Space:

Approx groundwater location (3.5')



Subject: Callout
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:44:41 PM
Status:
Color: ■
Layer:
Space:

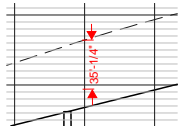
Approx bedrock location (4')



Subject: Callout
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:46:02 PM
Status:
Color: ■
Layer:
Space:

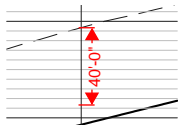
Proposed grade - How is high groundwater being dealt with? Refer to comment #5.e under CDs/Grading & Erosion Control Plan/SWMP in the comment letter provided.

Length Measurement (2)



Subject: Length Measurement
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:42:45 PM
Status:
Color: ■
Layer:
Space:

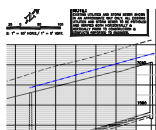
35'-1/4"



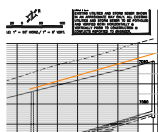
Subject: Length Measurement
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:43:45 PM
Status:
Color: ■
Layer:
Space:

40'-0"

Line (2)

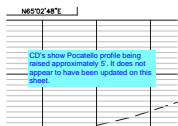


Subject: Line
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:42:35 PM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:43:53 PM
Status:
Color: ■
Layer:
Space:

Text Box (1)



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 9/27/2023 5:46:17 PM
Status:
Color: ■
Layer:
Space:

CD's show Pocatello profile being raised approximately 5'. It does not appear to have been updated on this sheet.