

# RETREAT AT TIMBERRIDGE FILING NO. 1

## COUNTY OF EL PASO, STATE OF COLORADO

# UTILITY CONSTRUCTION DRAWINGS

APRIL 2019

### GENERAL CONSTRUCTION NOTES:

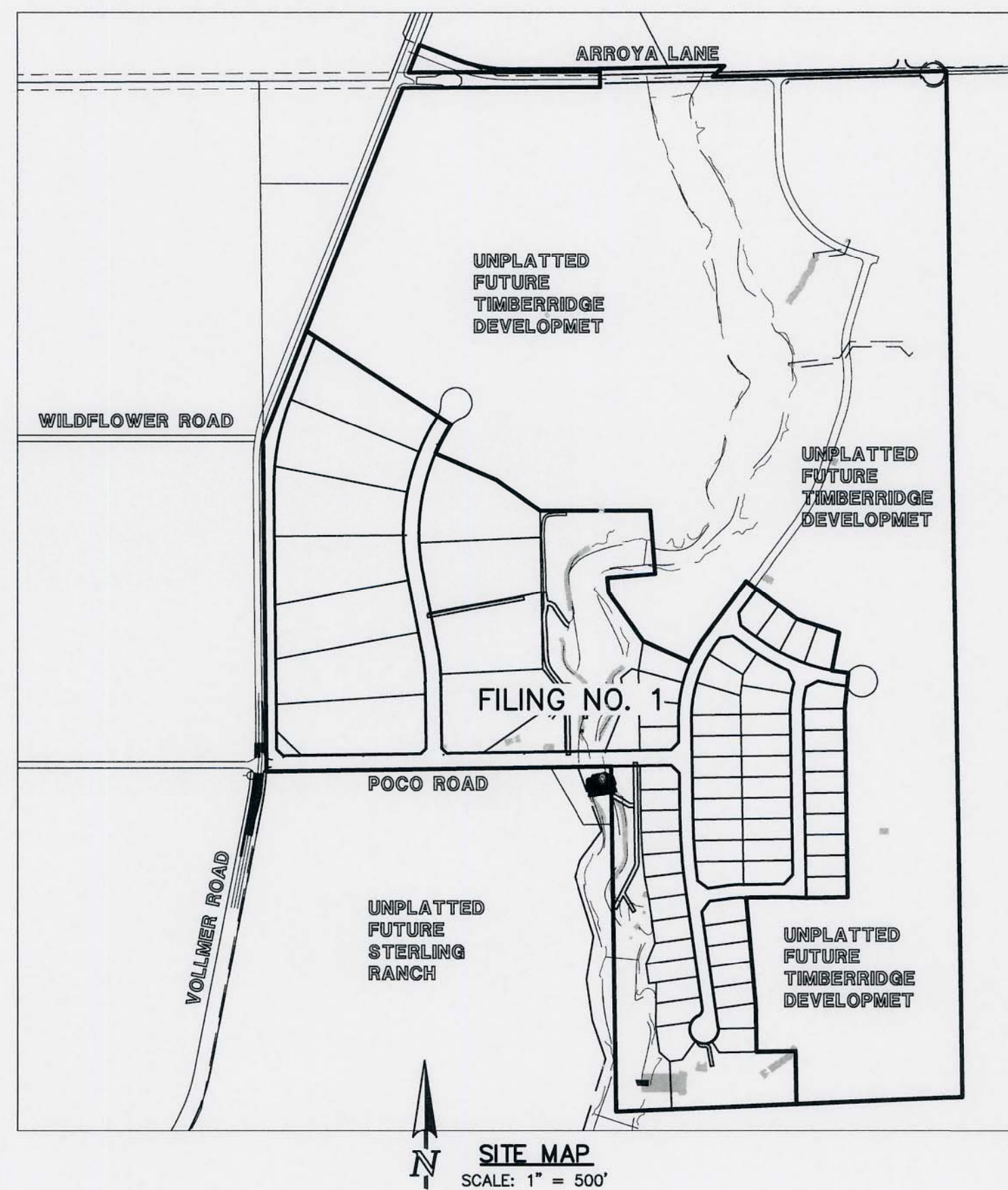
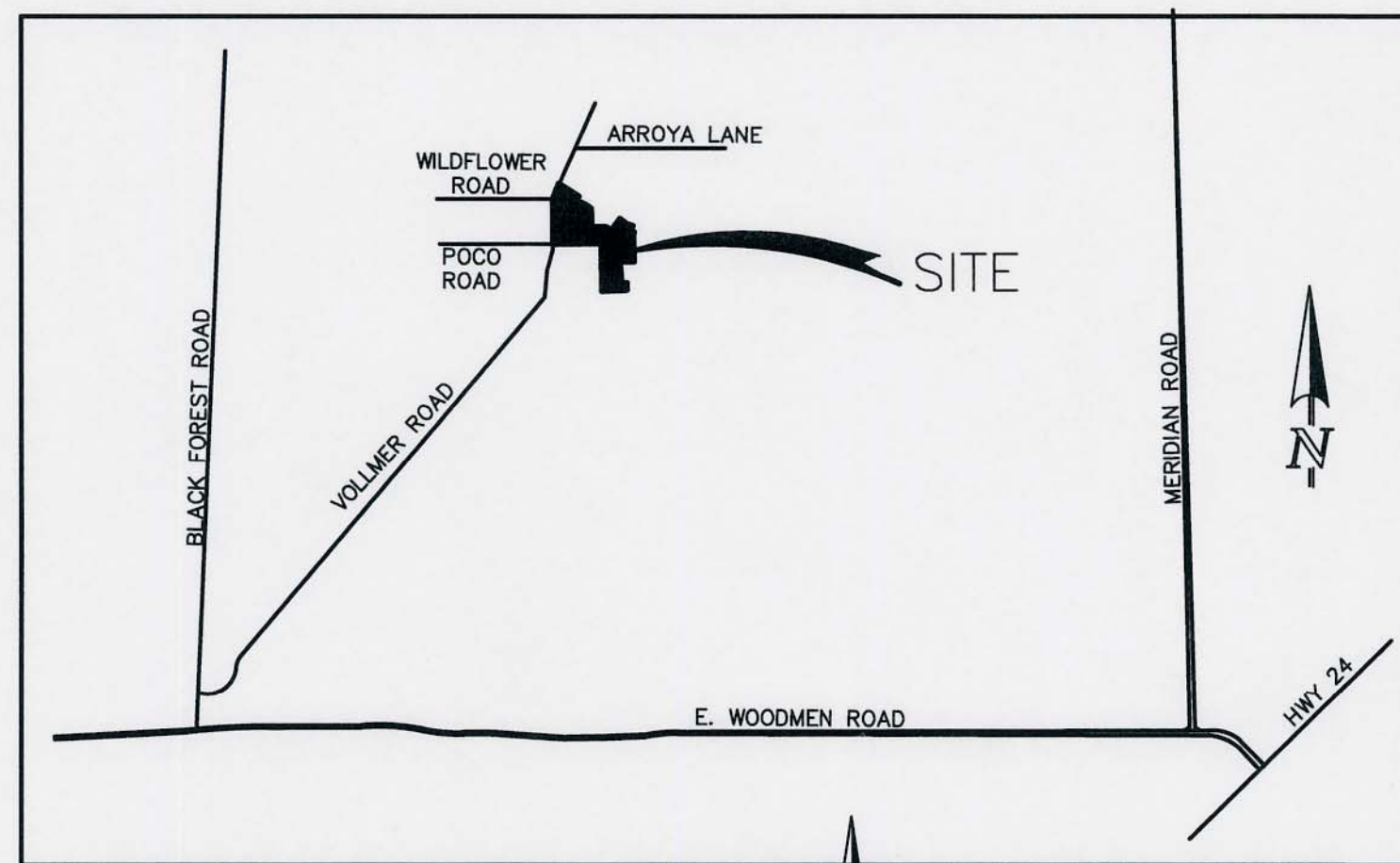
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH STERLING RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE STERLING RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN)

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

### SHEET INDEX

SHEET 1 OF 16	TITLE SHEET
SHEET 2-6 OF 16	ON-SITE SANITARY SEWER PLAN AND PROFILE
SHEET 2&6 OF 6	OFF-SITE SANITARY PLANS - STERLING RANCH HOMESTEAD NORTH (JR ENGINEERING PLANS)
SHEET 8-9 OF 16	OFF-SITE SANITARY SEWER PLAN AND PROFILE
SHEET 10-13 OF 16	ON-SITE WATER SYSTEM PLAN
SHEET 14 OF 16	OFF-SITE WATER SYSTEM PLAN
SHEET 15-16 OF 16	UTILITY SERVICE PLAN



### BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED 'WC 30 2006 PLS 10376' LOCATED 30 EAST OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7168.20

BENCH MARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED '2006 PLS 10376' LOCATED AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

48 HOURS BEFORE YOU DIG,  
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NO. REVISION	DATE	REVIEW:

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

11/9/2020  
DATE

MARC A. WHORTON, COLORADO P.E. #37155

### AGENCIES:

- OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
MR. LOREN J. MORELAND, (719) 592-9333
- CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, COLORADO 80903  
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
MR. JEFF RICE (719) 520-7877
- REVIEW ENGINEER: STERLING RANCH METROPOLITAN DISTRICT  
102 E. PIKES PEAK AVE, SUITE 500  
COLORADO SPRINGS, COLORADO 80903  
MR. DARIN MOFFETT (719) 955-5485
- GAS COMPANY: BLACKHILLS 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
- FIRE DISTRICT: BLACK FOREST FIRE RESCUE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF PJ LANGMAID, (719) 495-4300
- TELEPHONE COMPANY: CENTURY LINK (LOCATORS) 811  
AT & T (LOCATORS) 811

### 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 DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155  
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

11/9/2020  
DATE

#### OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND  
DATE 11/5/2020

#### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

#### STERLING RANCH METROPOLITAN DISTRICT

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT

DATE 10/18/2020

#### BLACK FOREST FIRE RESCUE PROTECTION DISTRICT

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

FOR AND ON BEHALF OF BLACK FOREST FIRE RESCUE PROTECTION DISTRICT

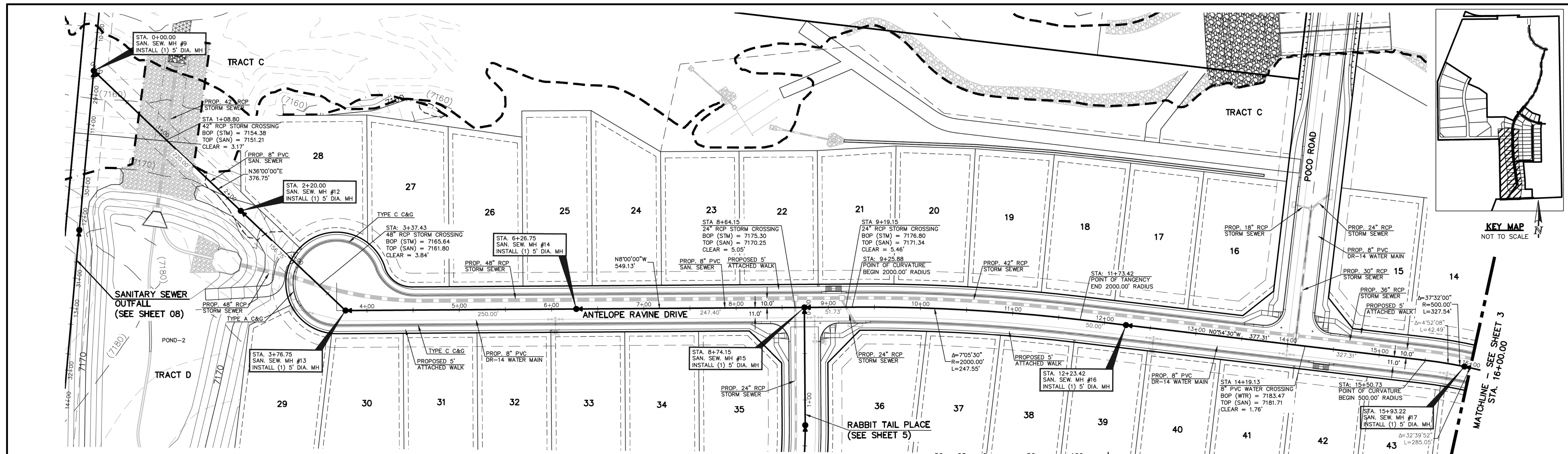
DATE 11/5/2020

PCD No. SF-19-009

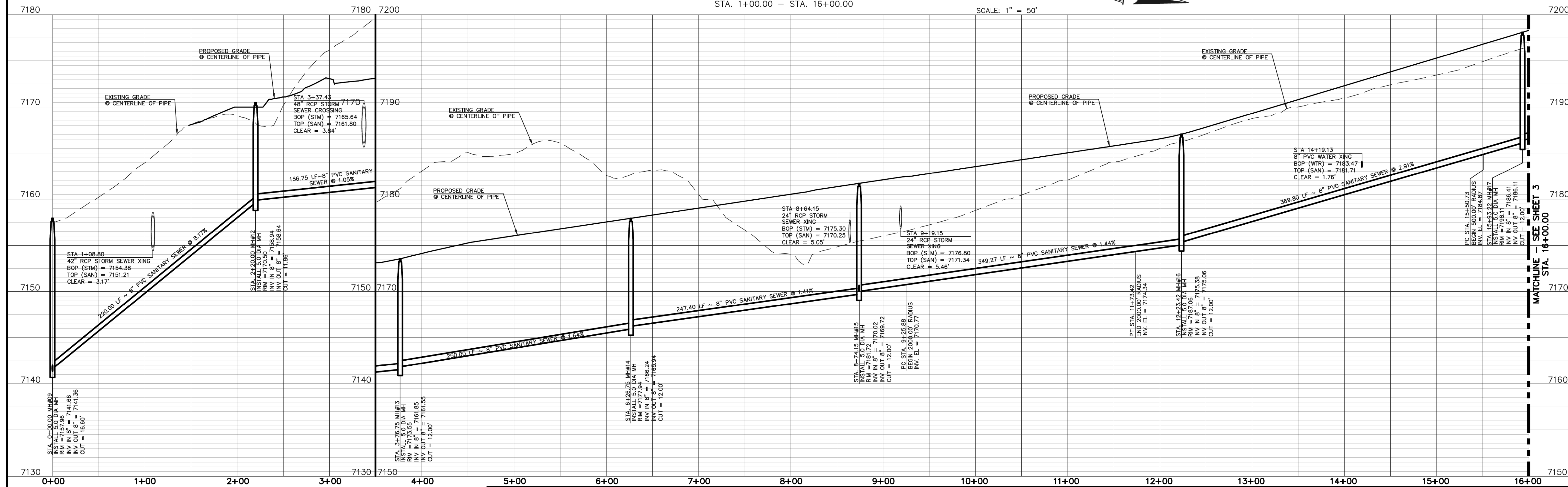
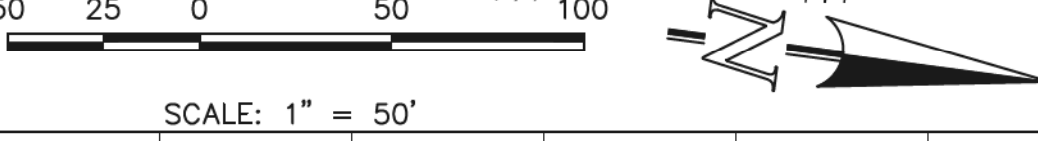


RETREAT AT TIMBERRIDGE FILING NO. 1 UTILITY CONSTRUCTION DRAWINGS			
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CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00





ANTELOPE RAVINE DRIVE SANITARY SEWER  
STA. 1+00.00 - STA. 16+00.00



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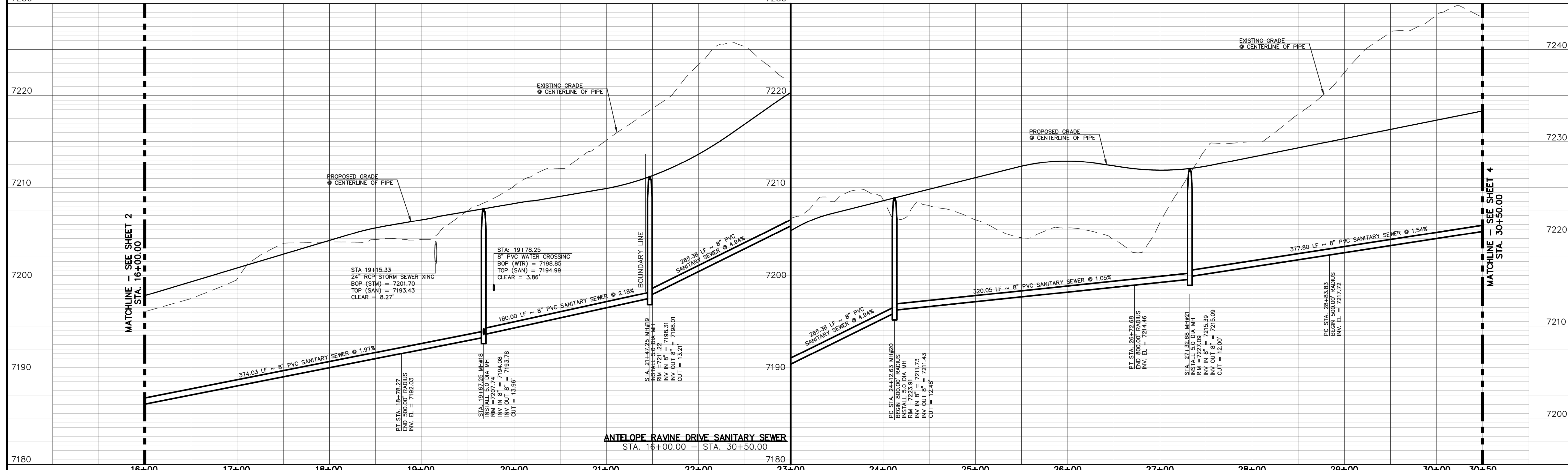
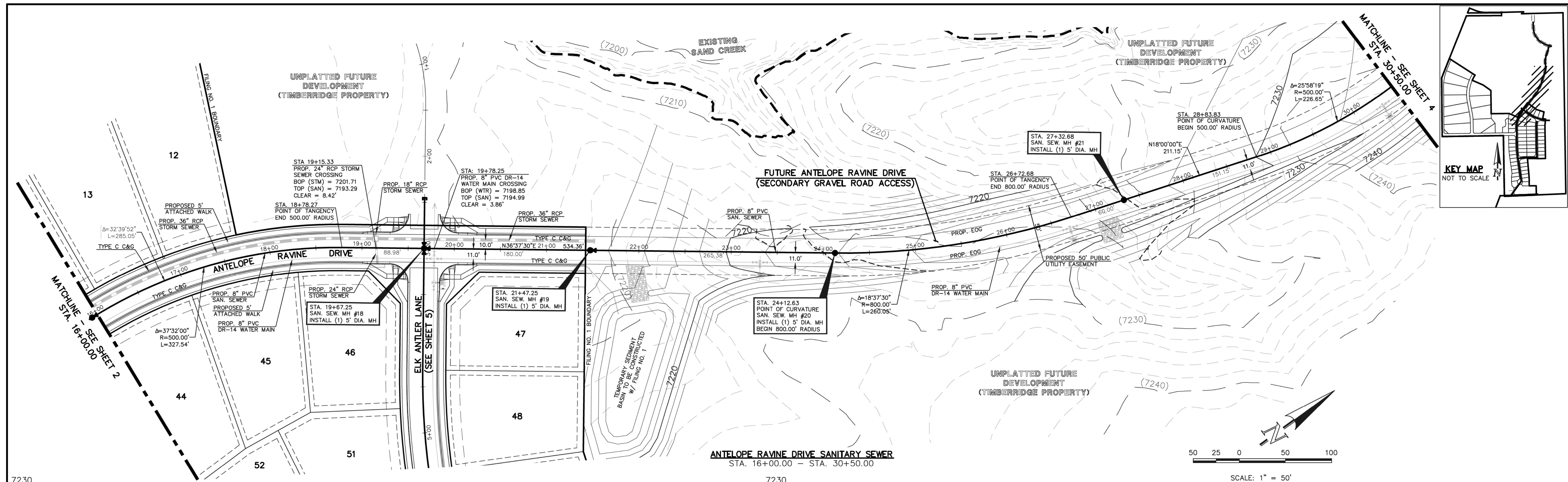
MARC. A. WHORTON/IGGO GRADO P.E. #37155

DATE: 11/9/2020

RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
8" PVC PUBLIC SANITARY SEWER PLANS  
ANTELOPE RAVINE DRIVE

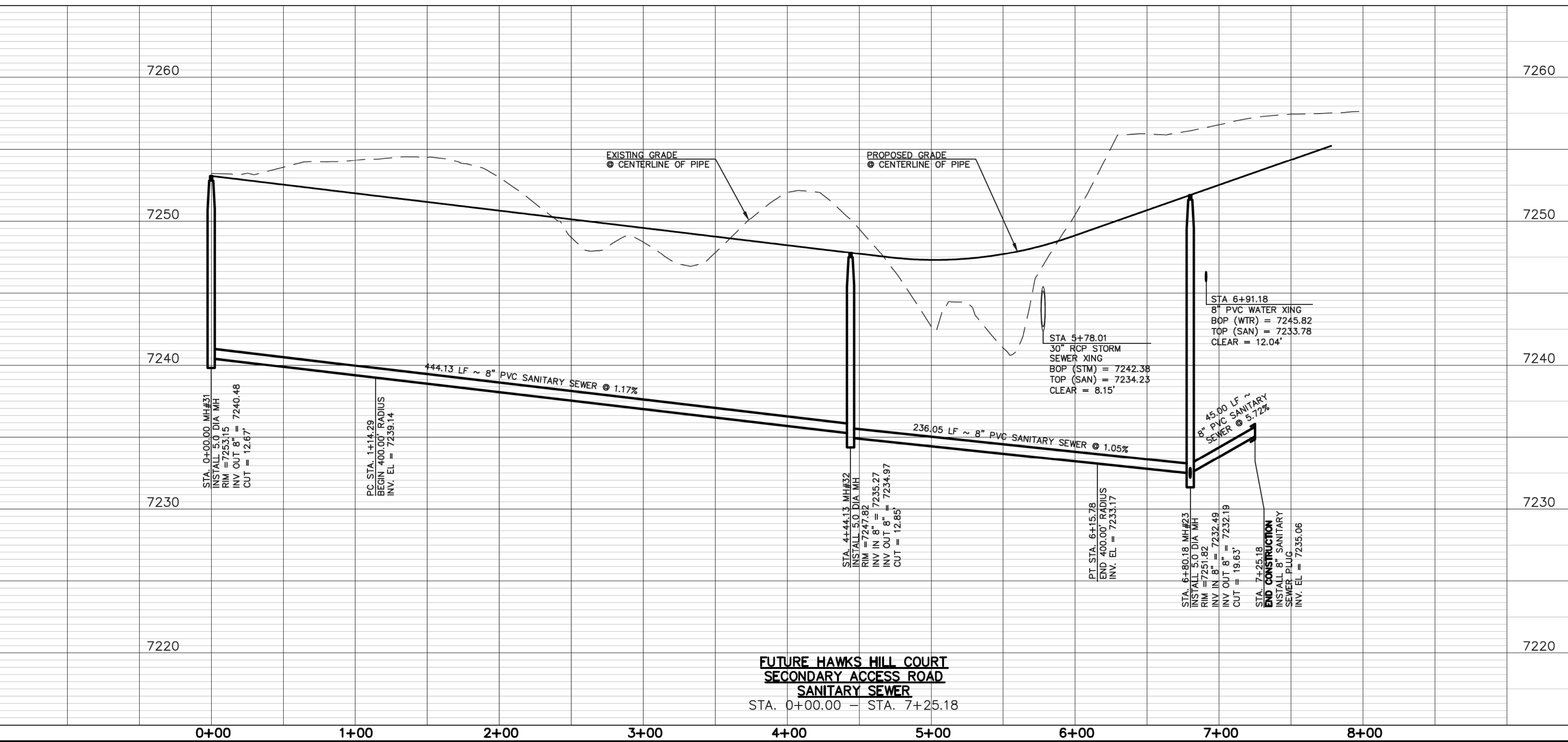
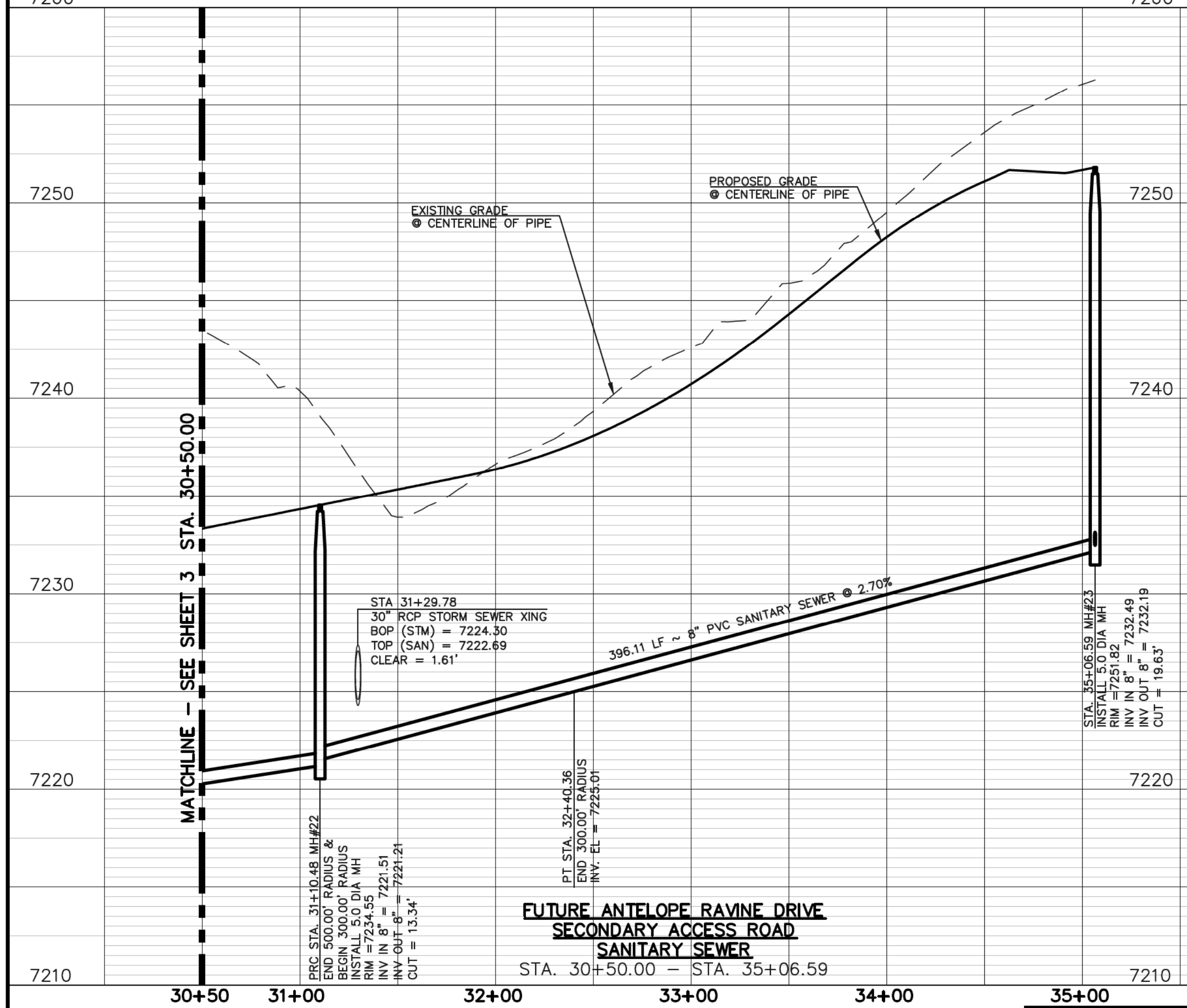
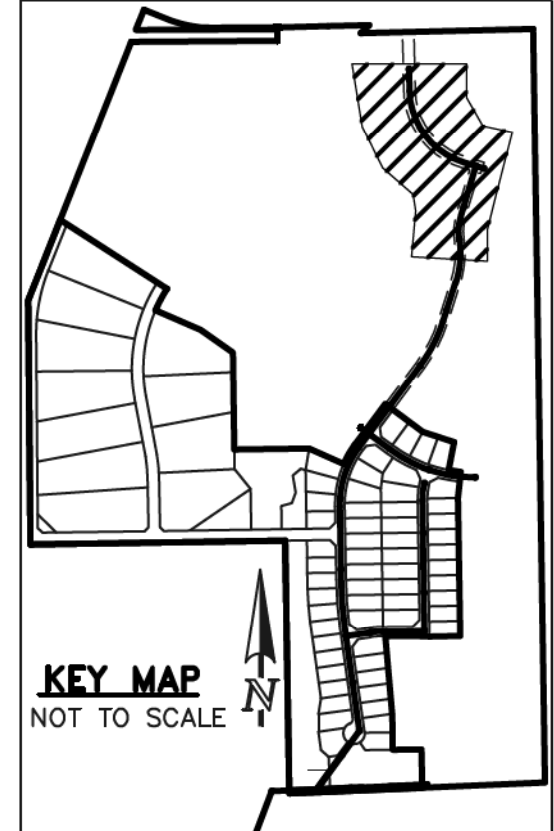
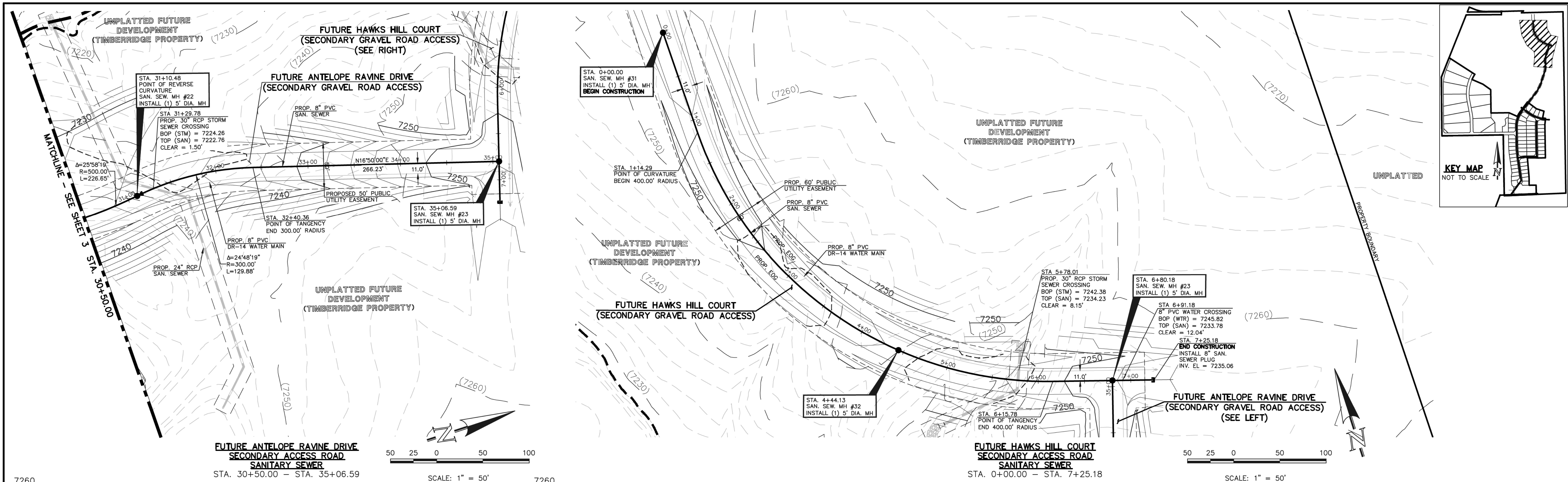
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CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

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<p style="text-align: center;"><b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</b></p> <p style="text-align: center;"><b>811</b></p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">NO. REVISION</th> <th style="font-size: x-small;">DATE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	NO. REVISION	DATE					<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> </div> <p style="font-size: x-small;">MARC. A. WHORTON, COLORADO P.E. #37155      DATE 11/9/2020</p>	<div style="text-align: center;"> <p><b>CLASSIC</b> CONSULTING ENGINEERS &amp; SURVEYORS</p> </div> <p style="font-size: x-small;">RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS 8" PVC PUBLIC SANITARY SEWER PLANS ANTELOPE RAVINE DRIVE</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>04-29-19</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 50'</td> <td>SHEET</td> <td>3 OF 16</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>JOB NO.</td> <td colspan="2">1185.00</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	04-29-19	DRAWN BY	ESO	(H) 1" = 50'	SHEET	3 OF 16	CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	
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48 HOURS BEFORE YOU DIG,  
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**811**

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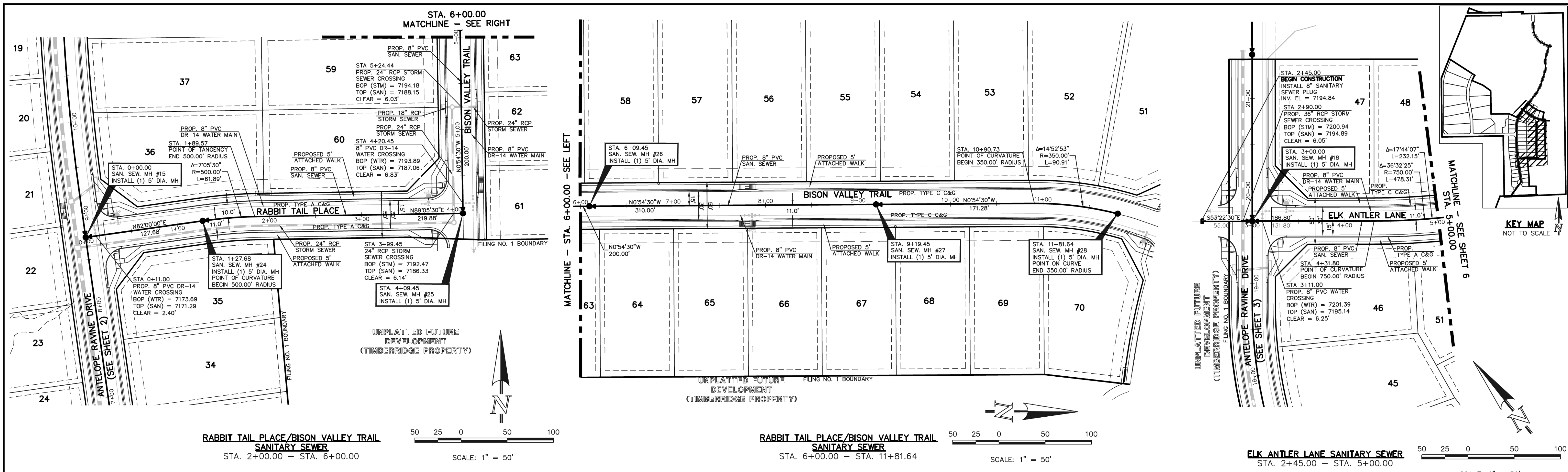


RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS

8" PVC PUBLIC SANITARY SEWER PLANS  
FUT. ANTELOPE RAVINE DR. & HAWKS HILL CT.

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DRAWN BY	ESO	(H) 1" = 50'	SHEET	4 OF 16
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N:\118500\DRAWINGS\CONSTRUCTION UTILITIES\04-118500-SAN-03.dwg, 10/09/2020 10:41:36 AM, 1:1



**RABBIT TAIL PLACE/BISON VALLEY TRAIL  
SANITARY SEWER**  
STA. 2+00.00 - STA. 6+00.00

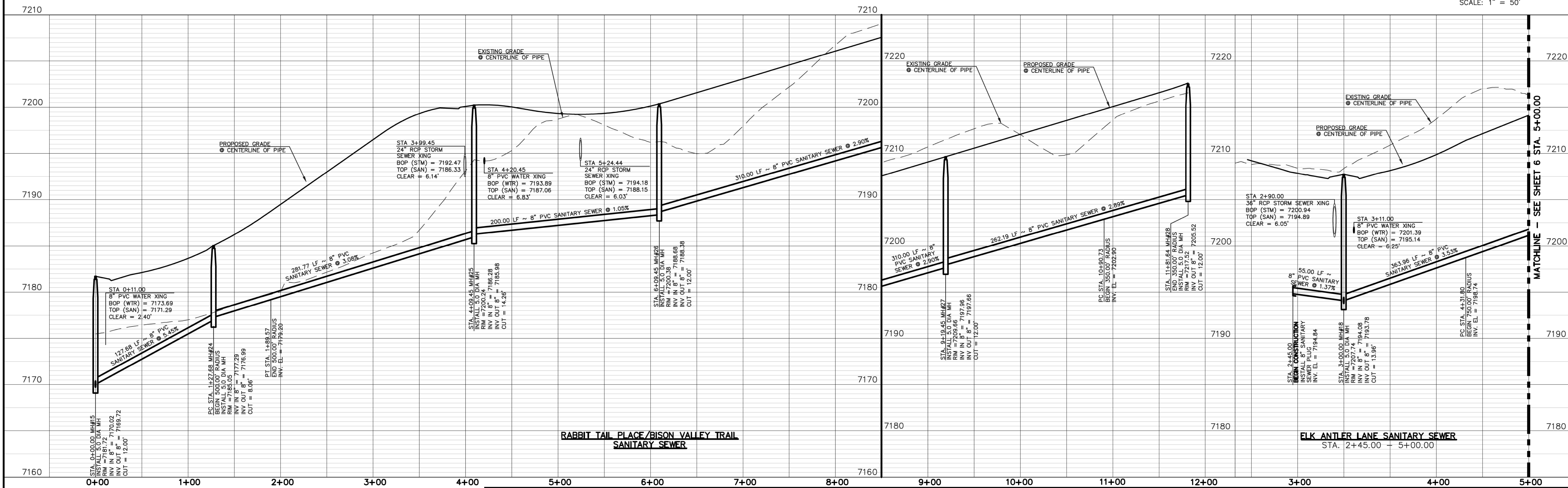
SCALE: 1" = 50'

**RABBIT TAIL PLACE/BISON VALLEY TRAIL  
SANITARY SEWER**  
STA. 6+00.00 - STA. 11+81.64

SCALE: 1" = 50'

**ELK ANTLER LANE SANITARY SEWER**  
STA. 2+45.00 - STA. 5+00.00

SCALE: 1" = 50'



**RABBIT TAIL PLACE/BISON VALLEY TRAIL  
SANITARY SEWER**

**ELK ANTLER LANE SANITARY SEWER**  
STA. 2+45.00 - 5+00.00

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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.			

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC. A. WIORTON, COLORADO P.E. #37155	DATE

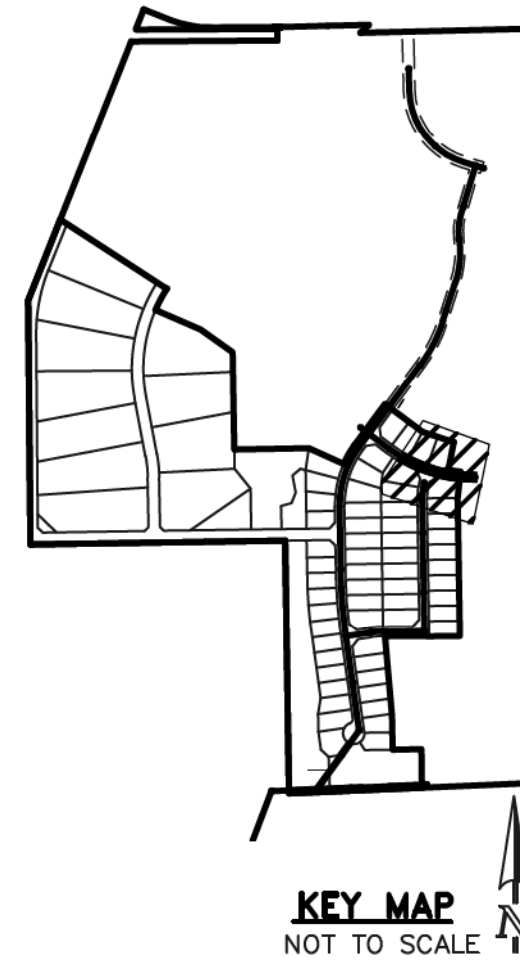
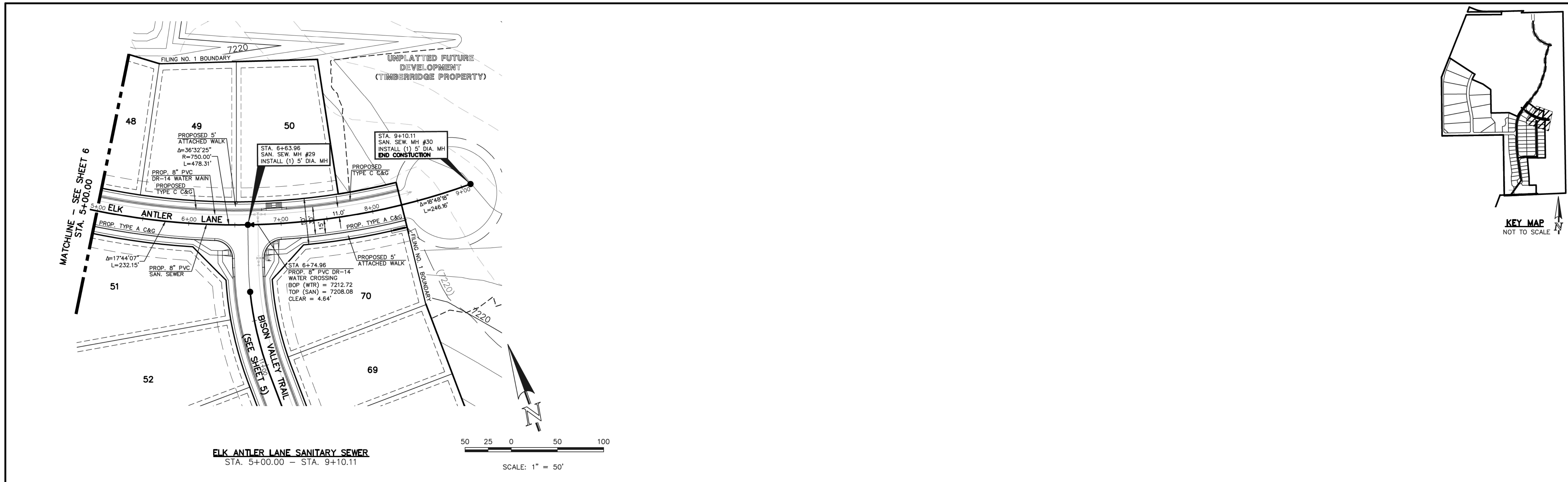
11/9/2020

**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

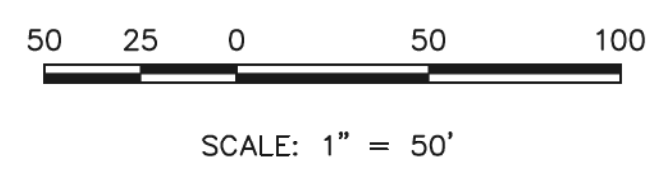
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(fax)

<b>RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS</b>			
8" PVC PUBLIC SANITARY SEWER PLANS RABBIT TAIL PL./BISON VALLEY, ELK ANTLER LN.			
DESIGNED BY	PRA	SCALE	DATE 04-29-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 5 OF 16
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\UTILITIES\05-118500-SAN-04.dwg, 10/18/2020 10:43:17 AM, 1:1



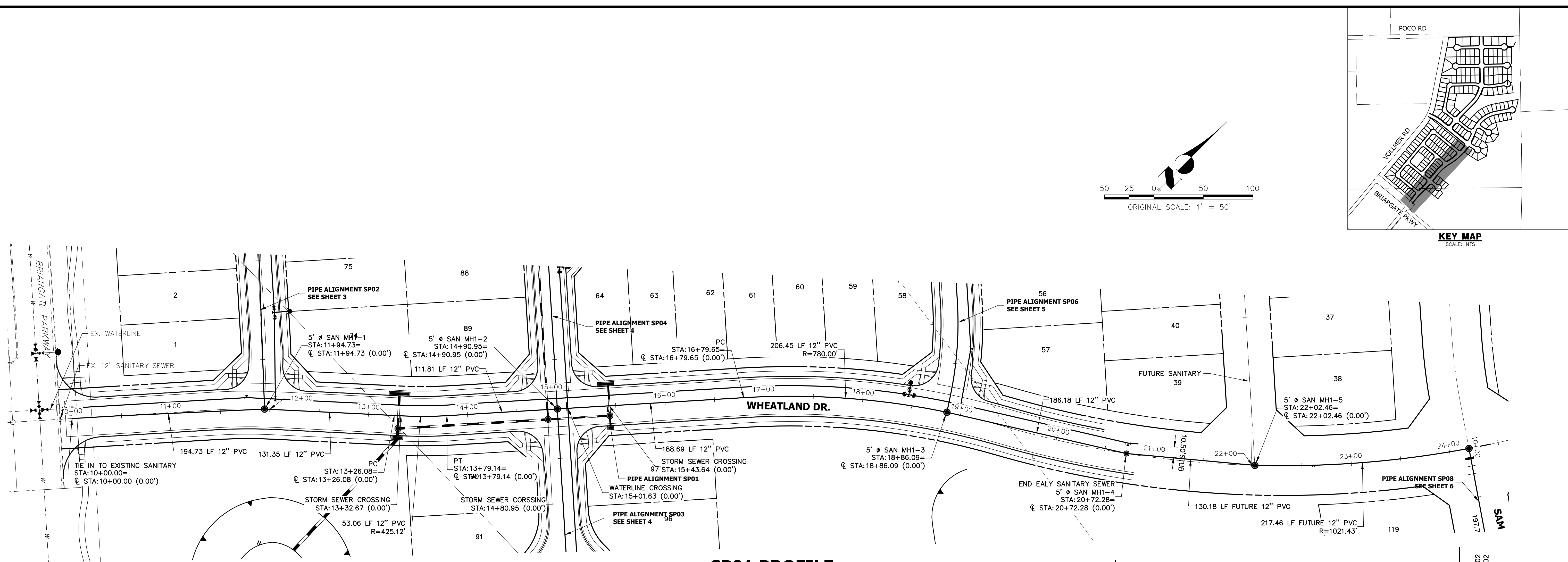
**ELK ANTLER LANE SANITARY SEWER**  
STA. 5+00.00 - STA. 9+10.11



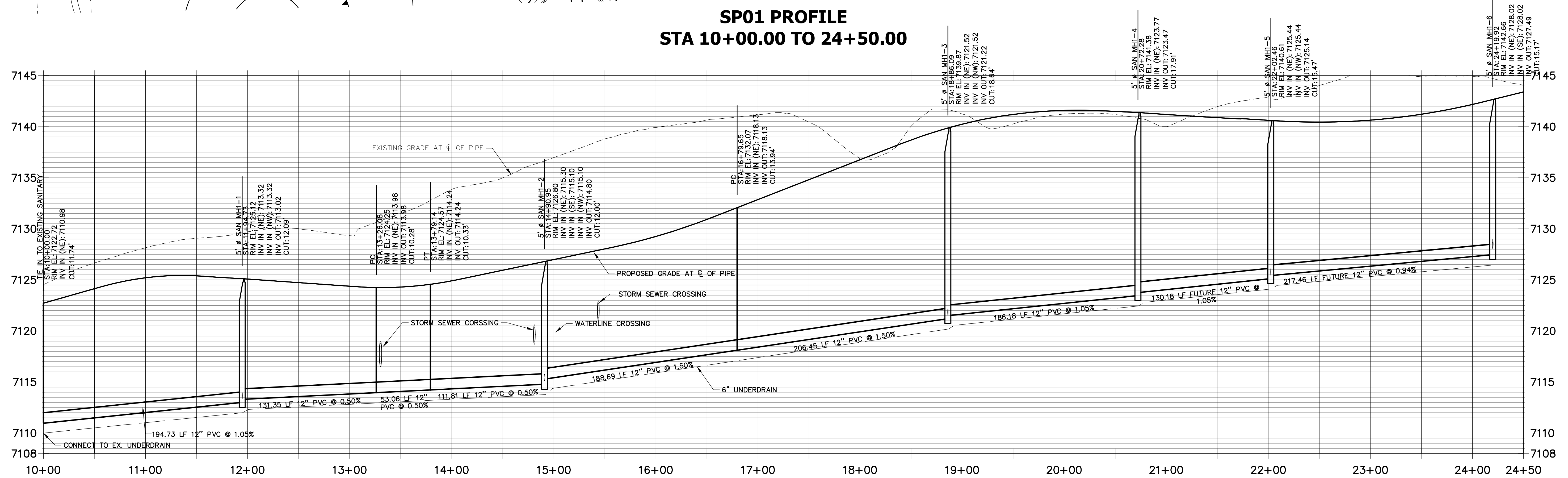
**ELK ANTLER LANE SANITARY SEWER**  
STA. 5+00.00 - STA. 9+10.11

<p style="text-align: center;"><b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</b></p> <p style="text-align: center;"><b>811</b></p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">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" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">NO.</th> <th style="font-size: x-small;">REVISION</th> <th style="font-size: x-small;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE				<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> </div> <p style="font-size: x-small;">MARC. A. WHORTON, COLORADO P.E. #37155      DATE 11/9/2020</p>		<p><b>RETREAT AT TIMBERRIDGE FILING NO. 1</b></p> <p><b>CONSTRUCTION PLANS</b></p> <p>8" PVC PUBLIC SANITARY SEWER PLANS ELK ANTLER LANE</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>04-29-19</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 50'</td> <td>SHEET</td> <td>6 OF 16</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>JOB NO.</td> <td colspan="2">1185.00</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	04-29-19	DRAWN BY	ESO	(H) 1" = 50'	SHEET	6 OF 16	CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	
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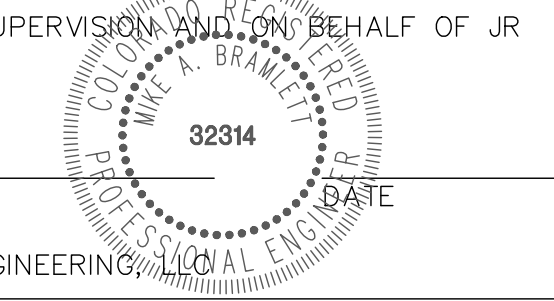
**SP01 PROFILE  
STA 10+00.00 TO 24+50.00**



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

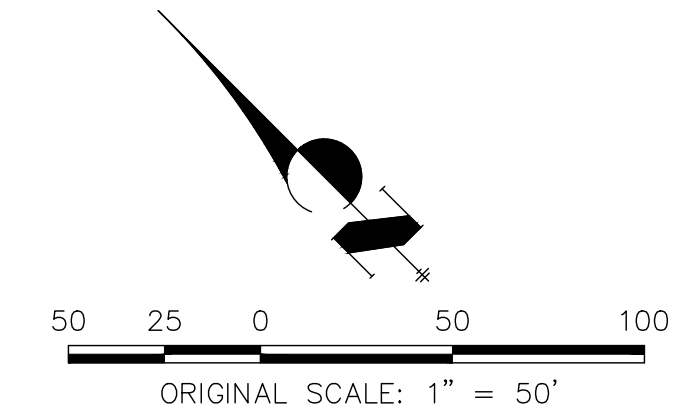
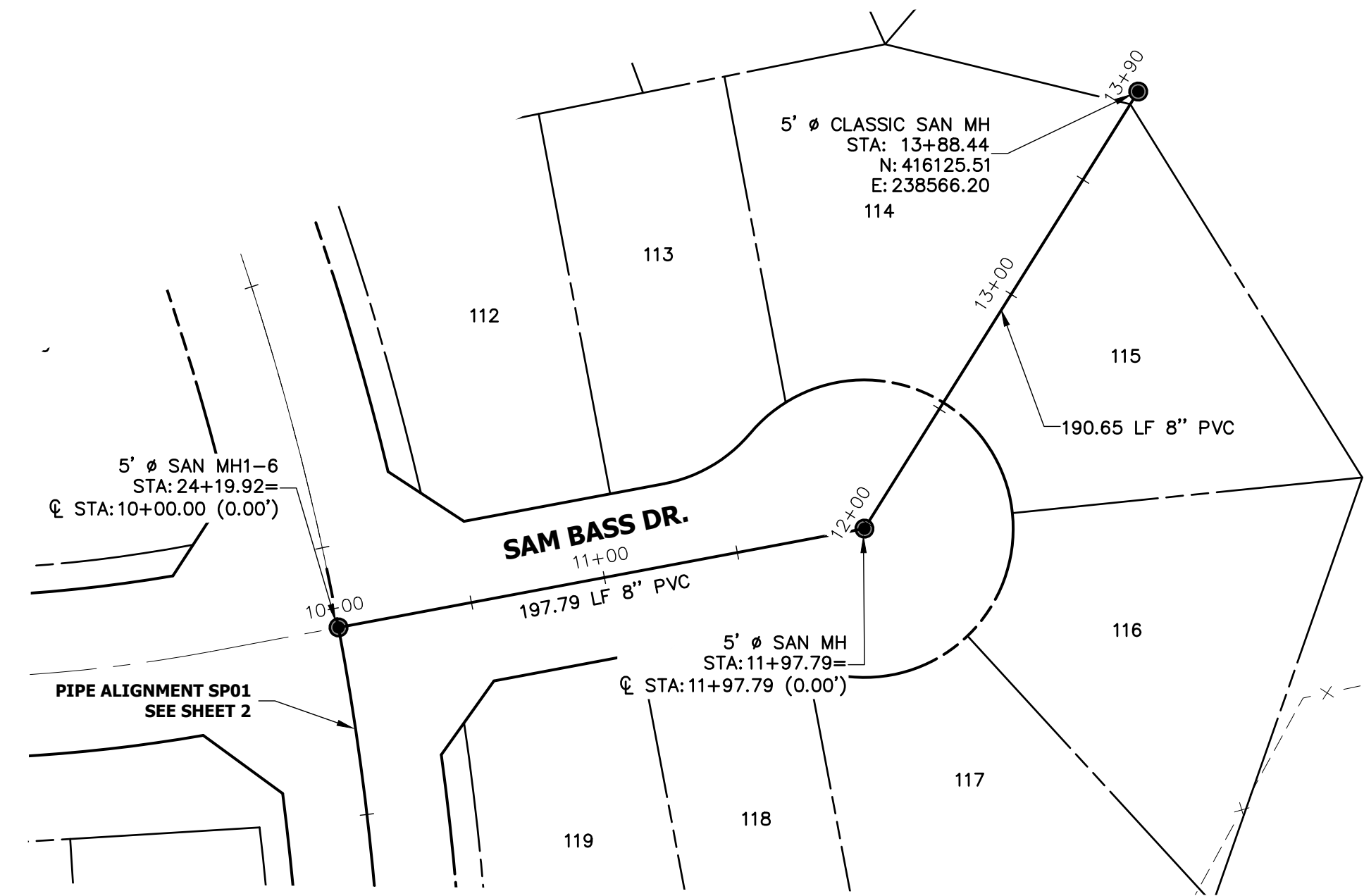
BY	DATE	No.	REVISION

STERLING RANCH HOMESTEAD NORTH  
SANITARY SEWER PLAN

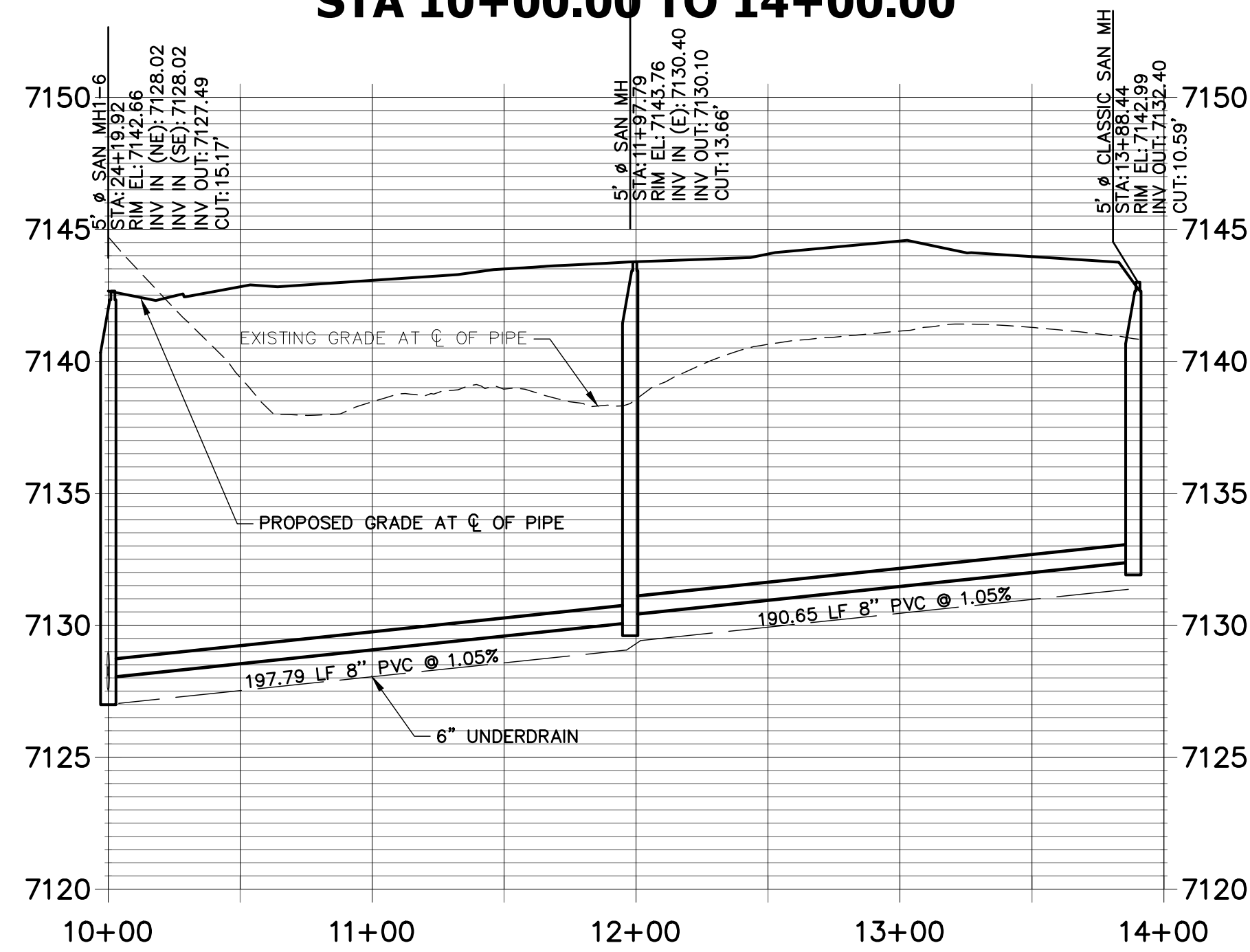
H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 06/24/20  
DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

SHEET 2 OF 6  
JOB NO. 25188.00

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**SP08 PROFILE  
STA 10+00.00 TO 14+00.00**

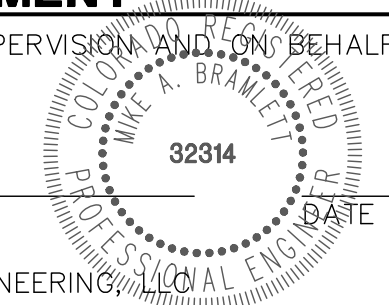


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
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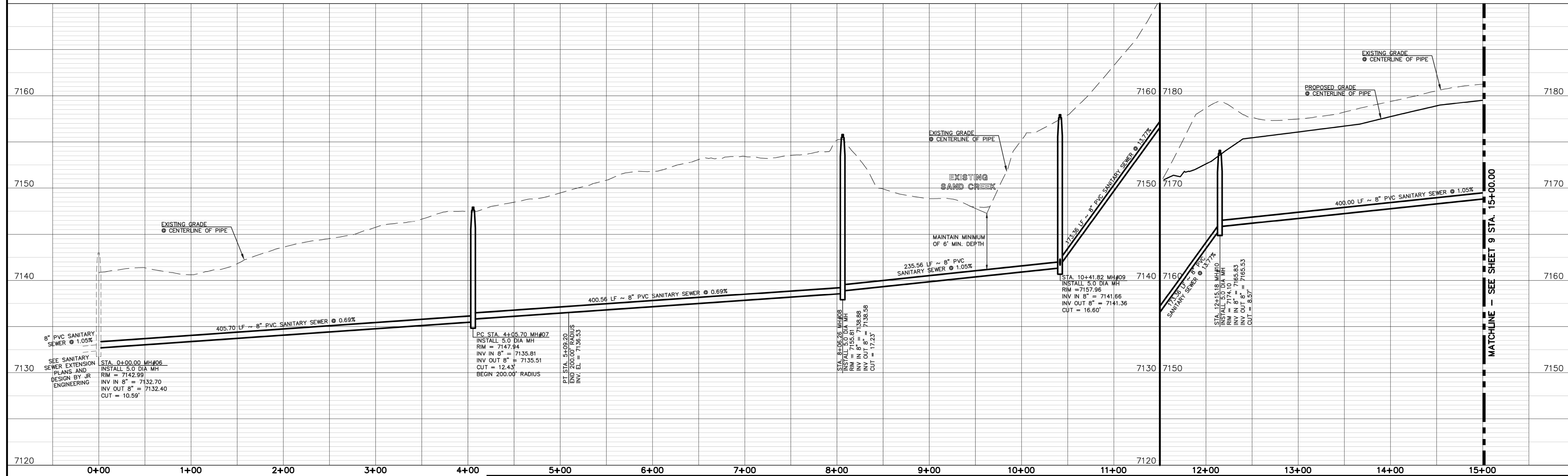
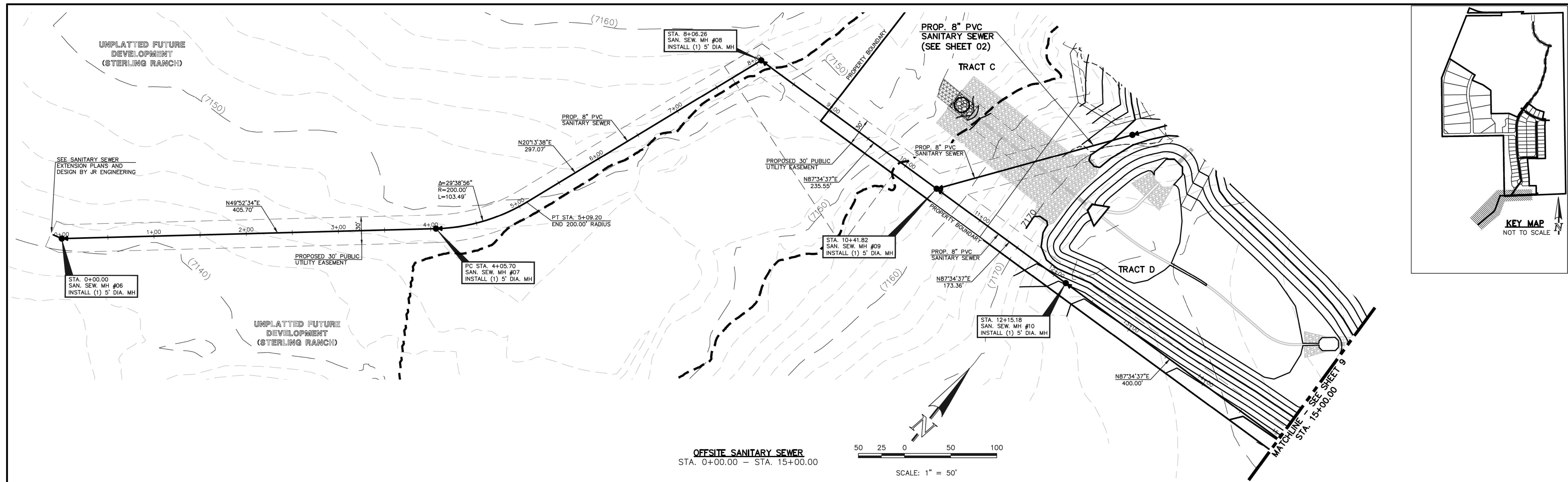
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H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 06/24/20  
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CHECKED BY

STERLING RANCH HOMESTEAD NORTH  
SANITARY SEWER PLAN  
SHEET 6 OF 6  
JOB NO. 25188.00

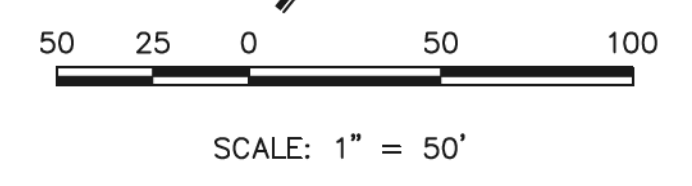
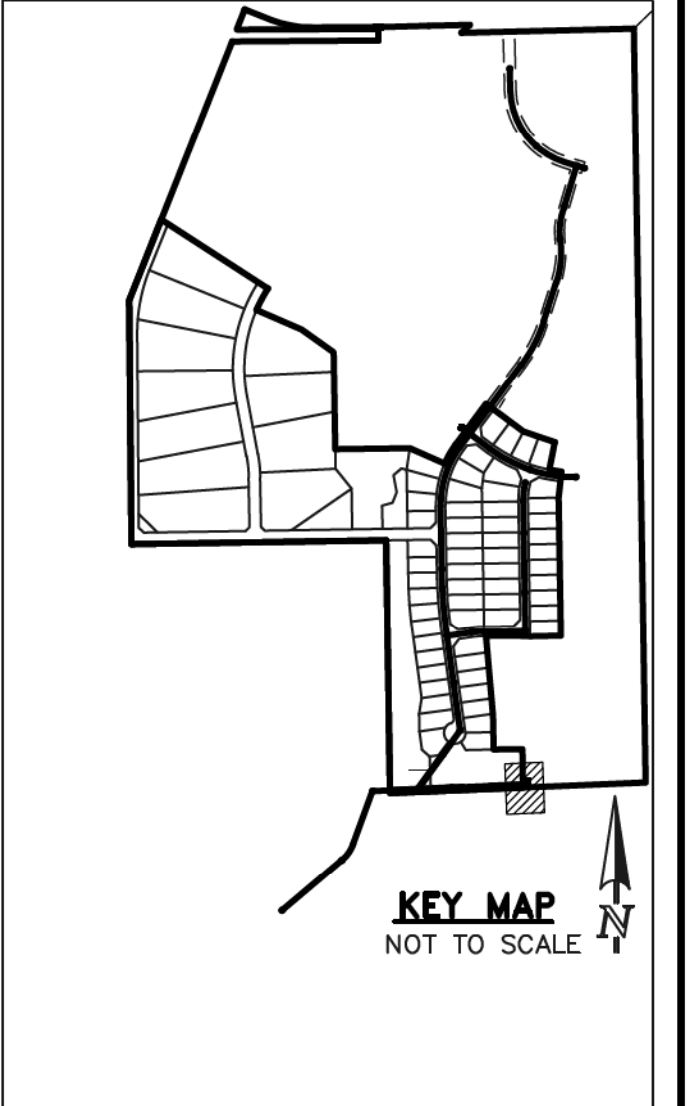
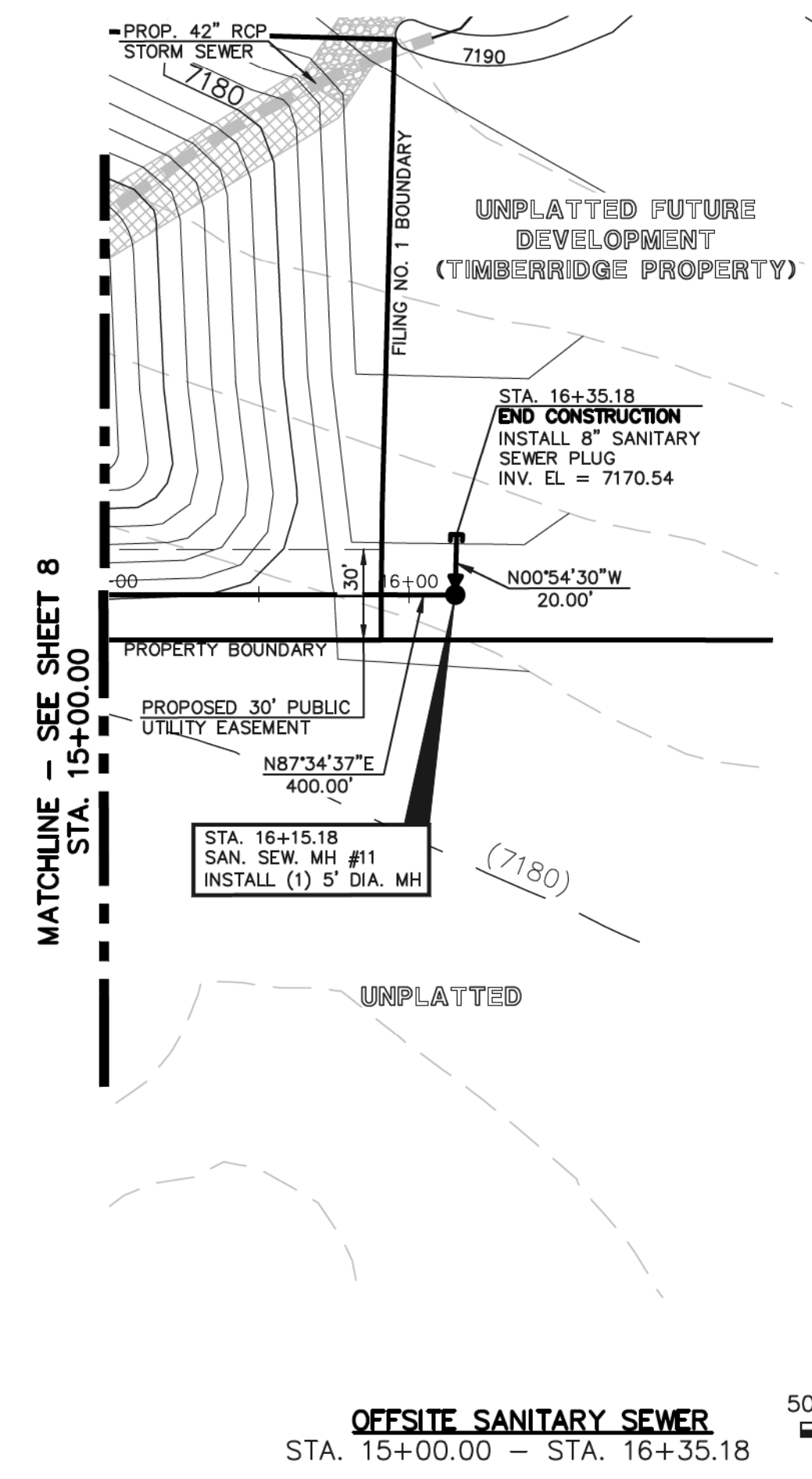
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<p>SEE SANITARY SEWER EXTENSION PLANS AND DESIGN BY JR ENGINEERING</p> <p>STA. 0+00.00 MH#06 INSTALL 5.0 DIA MH RIM = 7142.99 INV IN 8" = 7132.70 INV OUT 8" = 7132.40 CUT = 10.59'</p>	<p>PT STA. 5+09.20 END 200.00' RADIUS INV. EL = 7136.53</p>	<p>STA. 12+15.18 MH#10 INSTALL 5.0 DIA MH RIM = 7174.10 INV IN 8" = 7158.83 INV OUT 8" = 7165.53 CUT = 8.57'</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>							

N:\118500\DRAWINGS\CONSTRUCT\UTILITIES\08-118500-SAN-OFFSITE-02.dwg, 10/19/2020 8:55:06 AM, 1:1



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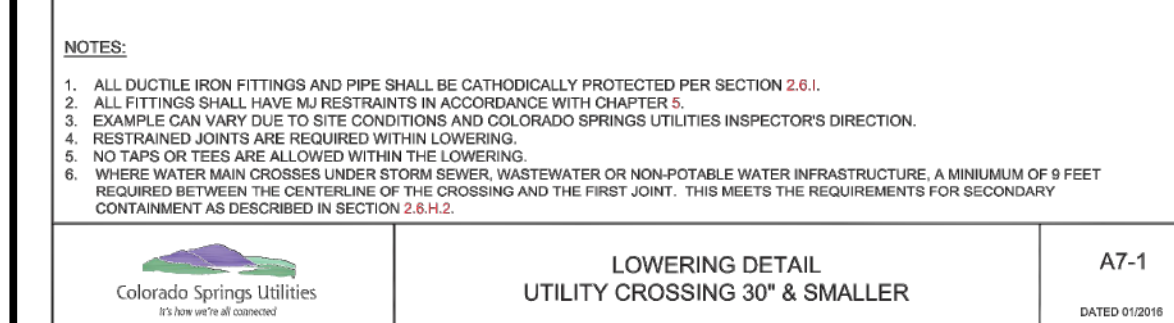
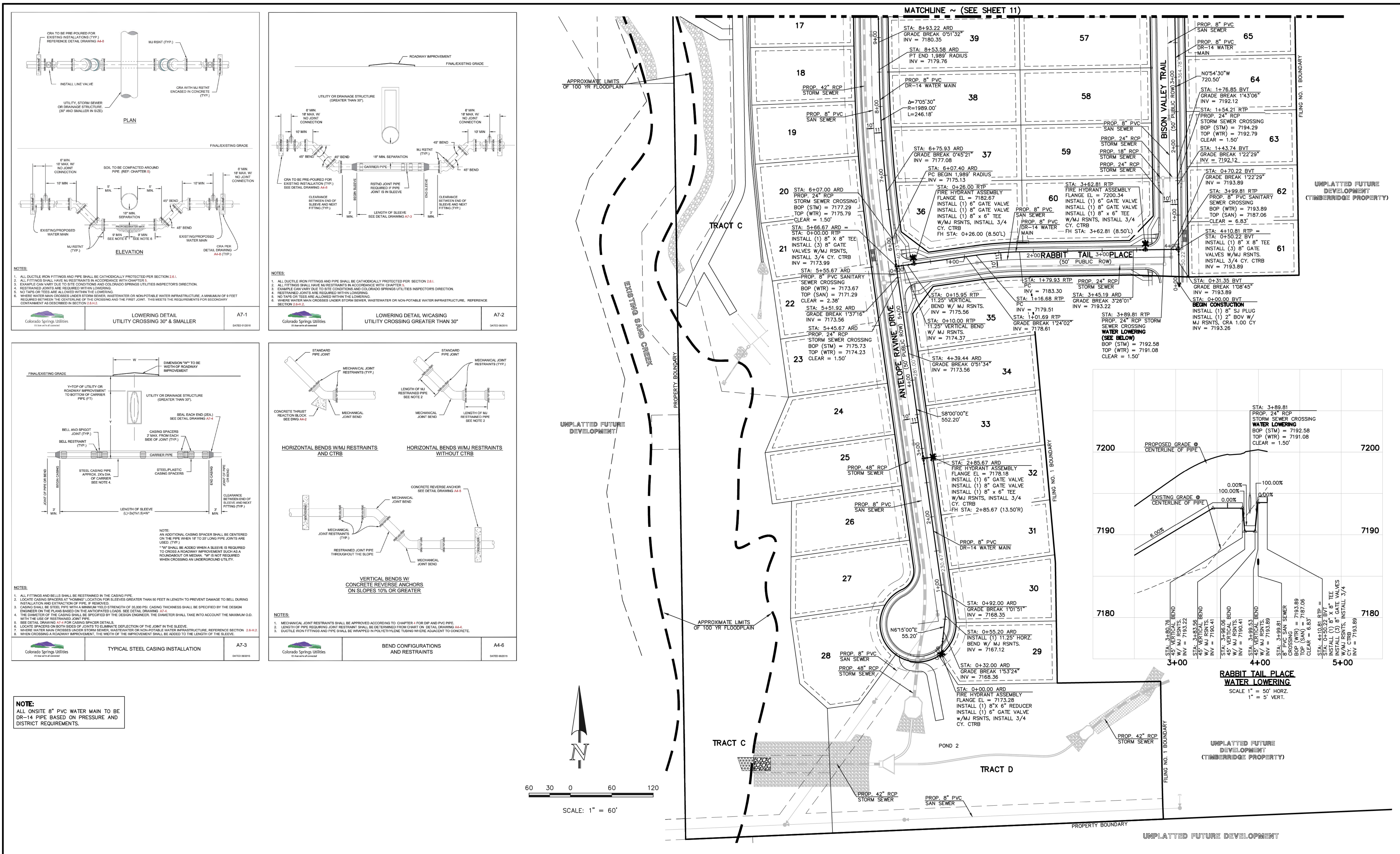
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PREPARED UNDER THE DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

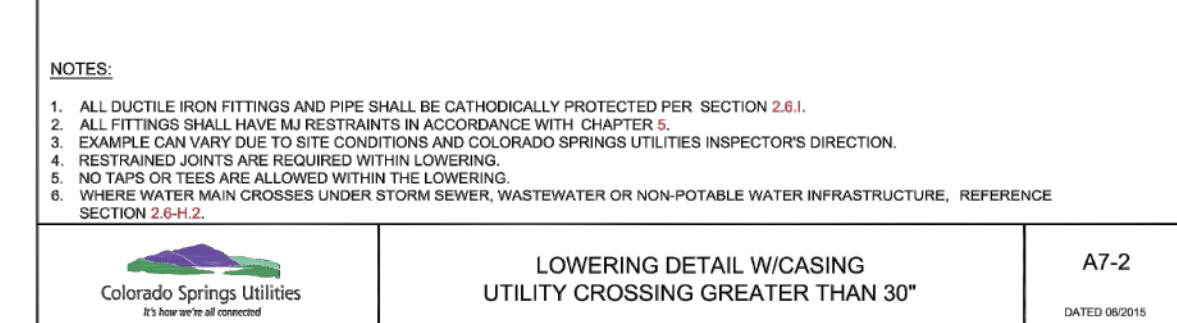
MARC. A. WHORTON, COLORADO P.E. #37155      DATE 11/9/2020

<p>RETREAT AT TIMBERRIDGE FILING NO. 1</p> <p>CONSTRUCTION PLANS</p> <p>8" PVC PUBLIC SANITARY SEWER PLANS</p> <p>OFFSITE SYSTEM</p>			
DESIGNED BY	PRA	SCALE	DATE 04-29-19
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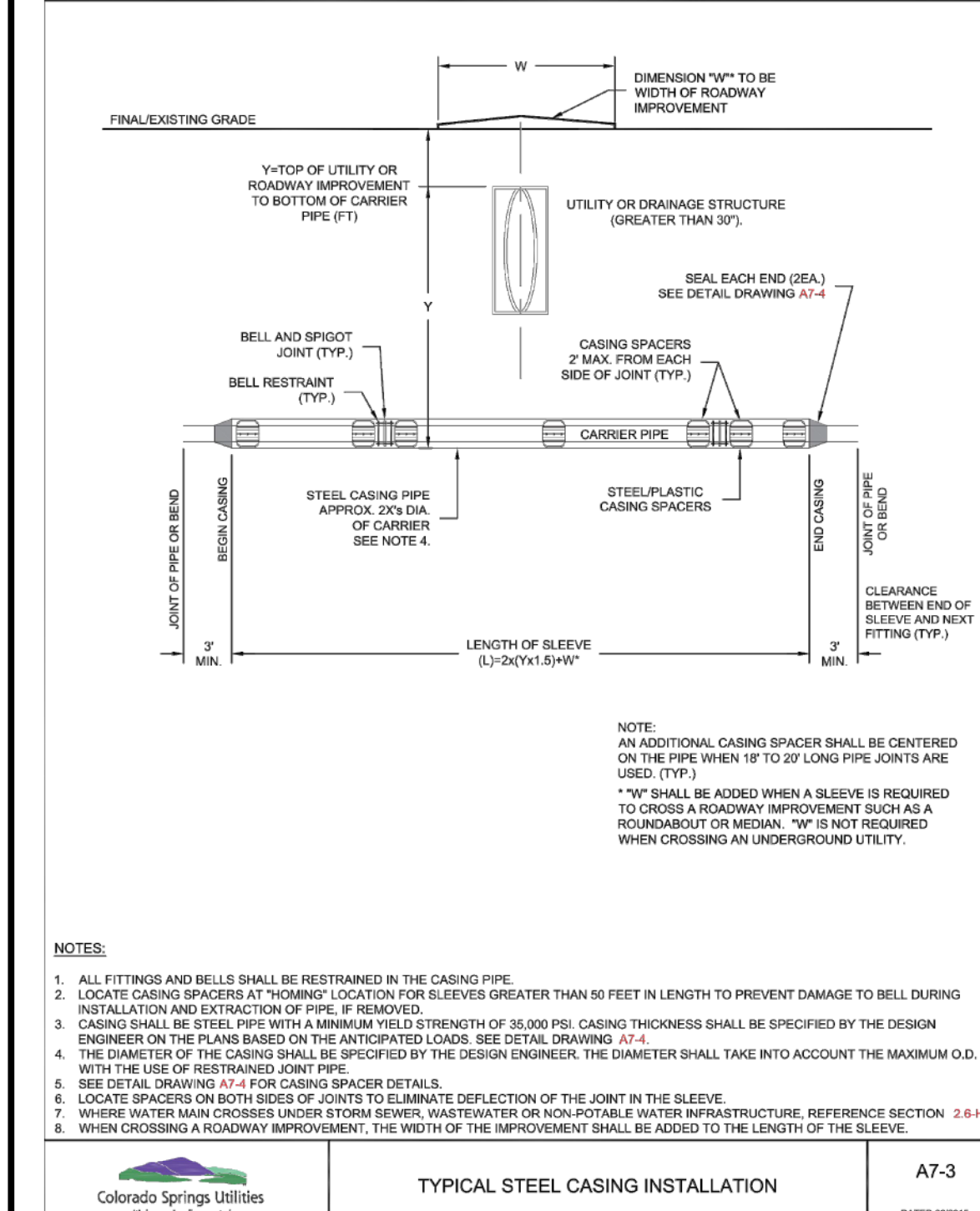
CLASSIC CONSULTING



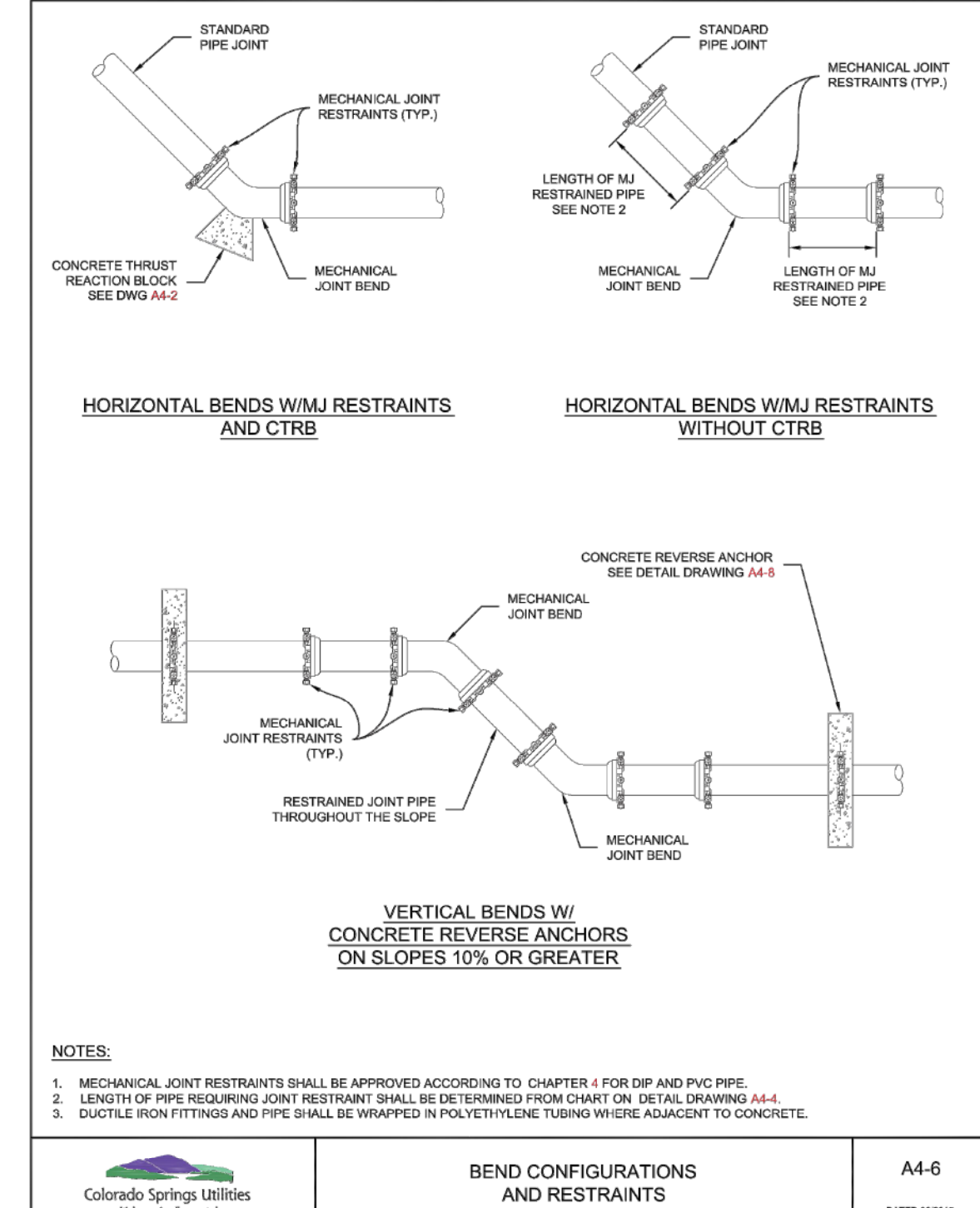
LOWER DETAIL UTILITY CROSSING 30' & SMALLER A7-1



LOWER DETAIL W/CASING UTILITY CROSSING GREATER THAN 30' A7-2



TYPICAL STEEL CASING INSTALLATION A7-3



BEND CONFIGURATIONS AND RESTRAINTS A4-6

**NOTE:**  
ALL ON-SITE 8" PVC WATER MAIN TO BE DR-14 PIPE BASED ON PRESSURE AND DISTRICT REQUIREMENTS.

LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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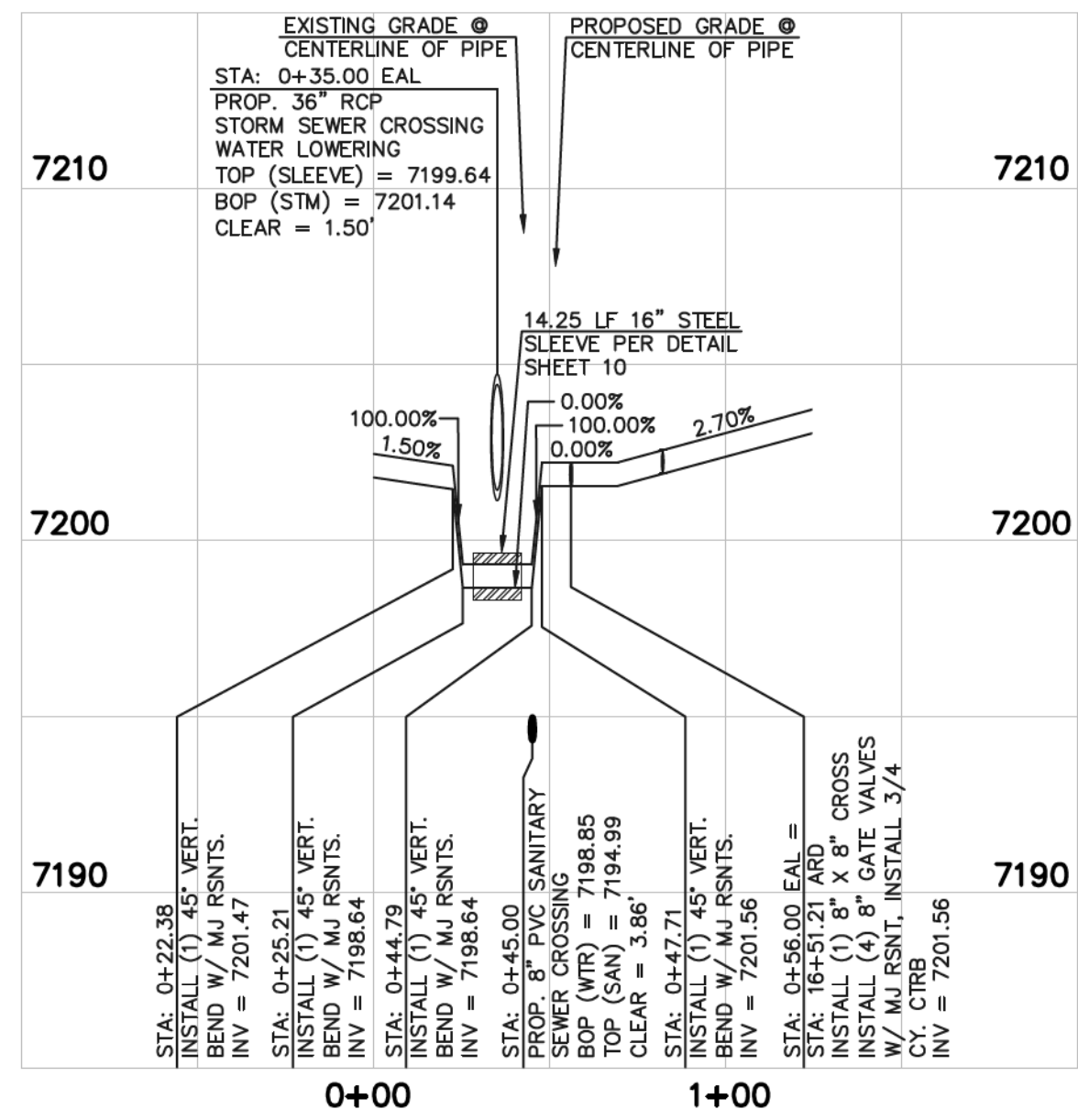
DATE: 11/9/2020

**CLASSIC CONSULTING**

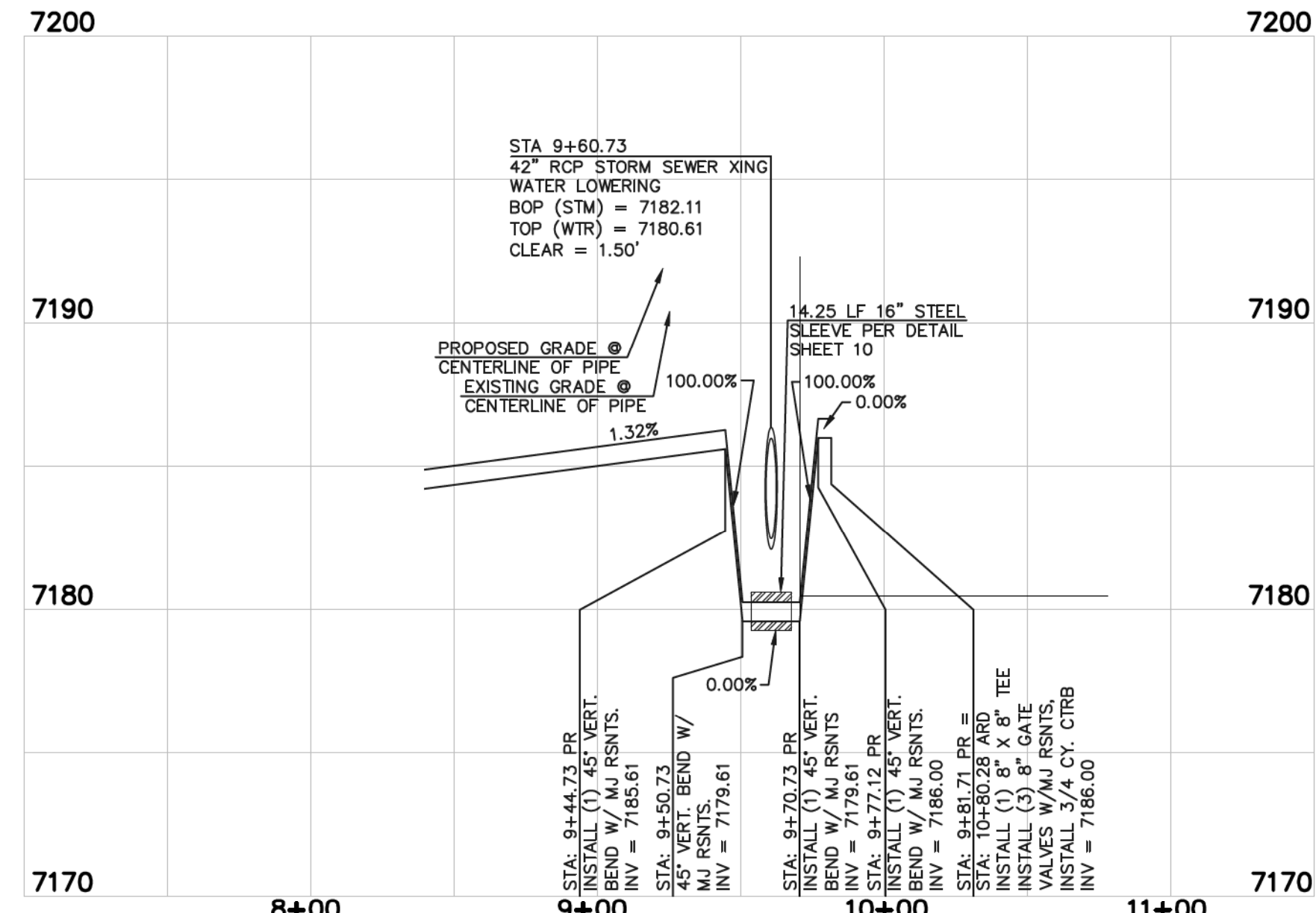
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
8" PUBLIC WATER PLAN

DESIGNED BY: PRA    SCALE: (H) 1" = 60'    DATE: 04-29-19  
DRAWN BY: ESO    (V) 1" = N/A    SHEET 10 OF 16  
CHECKED BY:    JOB NO. 1185.00

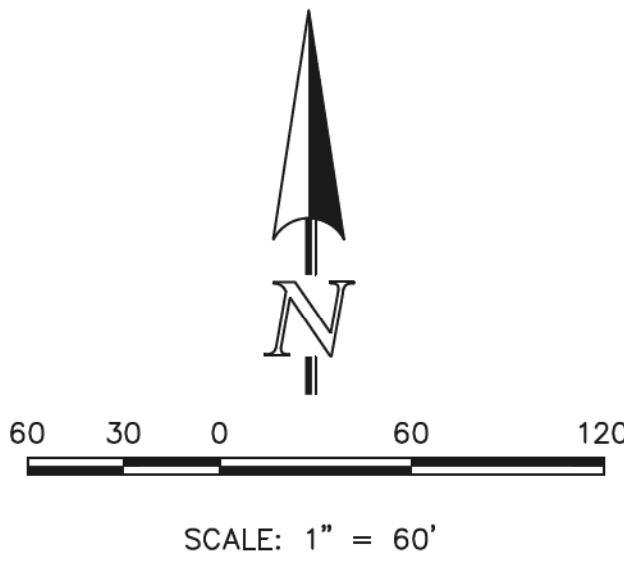
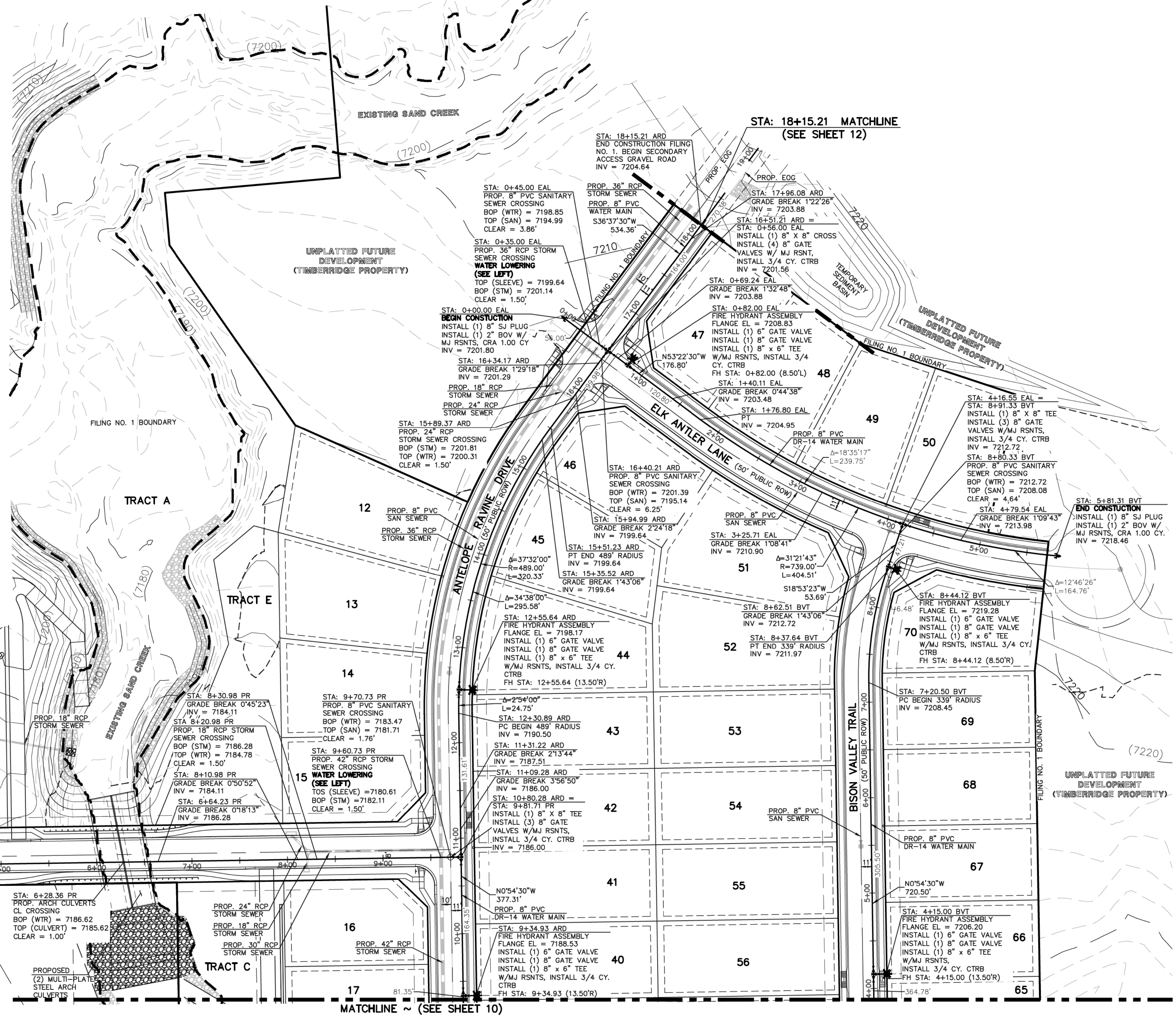
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**ELK ANTLER LANE WATER LOWERING**  
SCALE 1" = 50' HORIZ.  
1" = 5' VERT.



**POCO ROAD WATER LOWERING AND DEFLECTION**  
SCALE 1" = 50' HORIZ.  
1" = 5' VERT.



**LEGEND**

	PROPOSED WATER MAIN		ROW/PROPERTY LINE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED PLUG W/BLOWOFF ASSY.		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER VALVE		EXISTING FIBER OPTIC/CABLE
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		

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NO.	REVISION	DATE
1	ADD HYDRANT ON POCO ROAD PER FIRE DISTRICT	10-27-20

REVIEW:

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

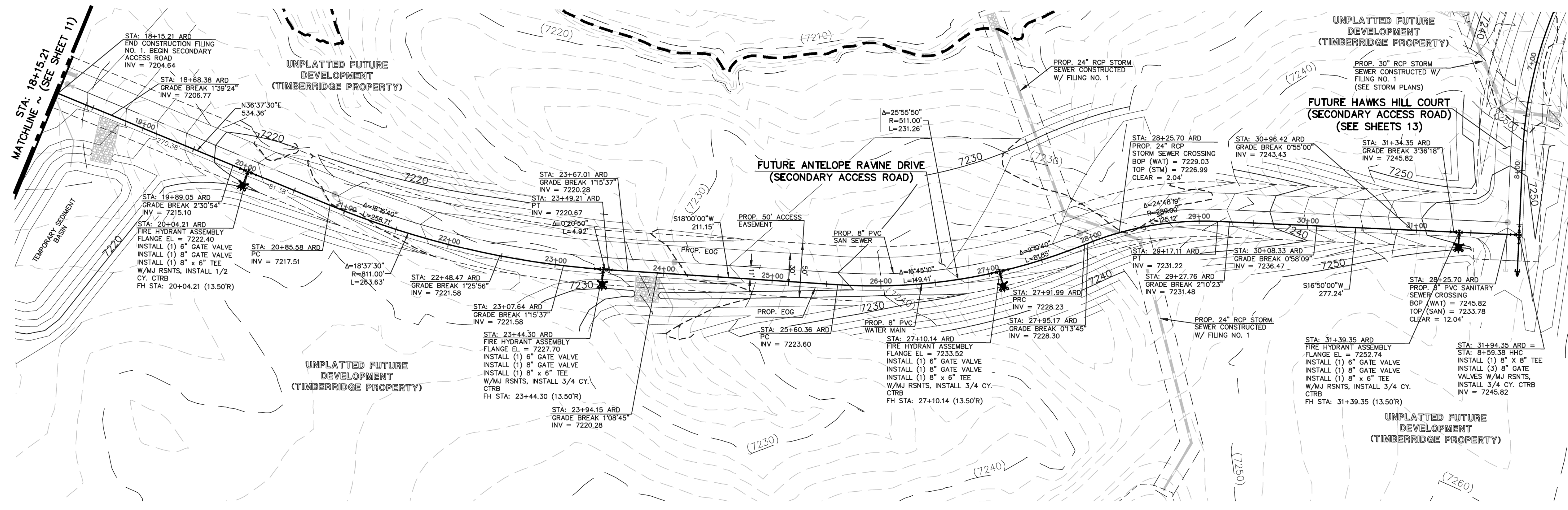
MARC A. WHORTON, COLORADO P.E. #37155 DATE 11/9/2020



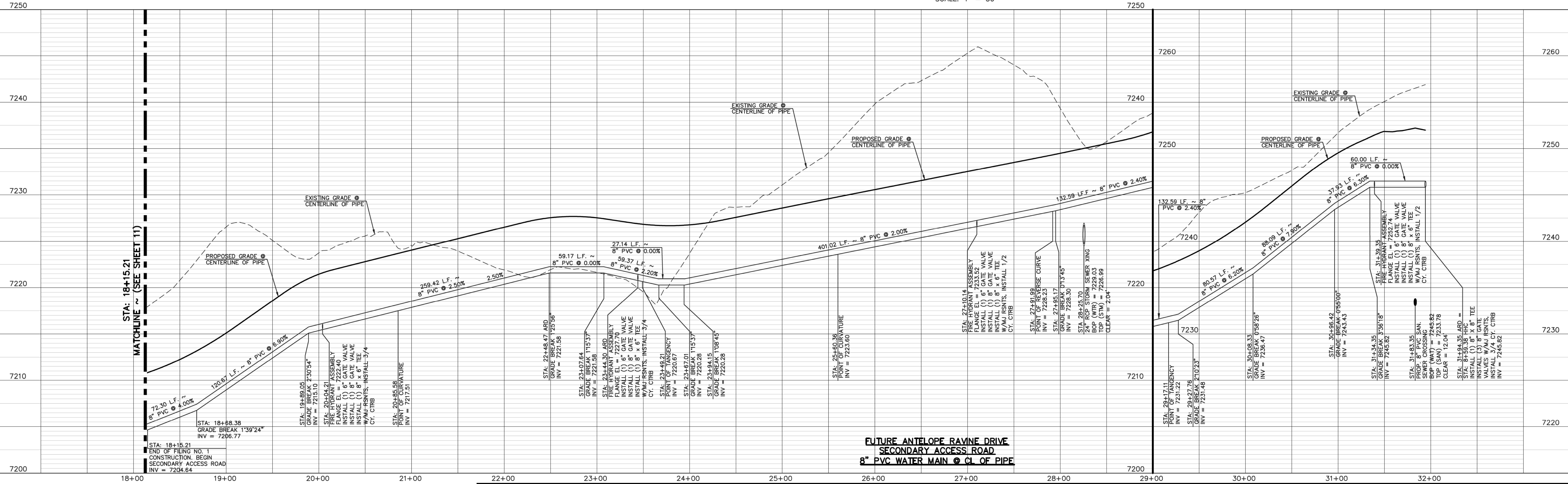
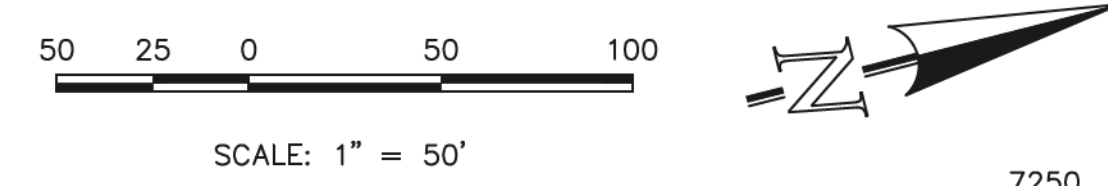
**RETREAT AT TIMBERIDGE FILING NO. 1**  
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8" PUBLIC WATER PLAN

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DRAWN BY ESO (H) 1"= 60' SHEET 11 OF 16  
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**FUTURE ANTELOPE RAVINE DRIVE  
SECONDARY ACCESS ROAD  
8" PVC WATER MAIN @ CL OF PIPE**



**FUTURE ANTELOPE RAVINE DRIVE  
SECONDARY ACCESS ROAD  
8" PVC WATER MAIN @ CL OF PIPE**

STA: 18+15.21  
END OF FILING NO. 1  
CONSTRUCTION, BEGIN  
SECONDARY ACCESS ROAD  
INV = 7204.64

STA: 18+15.21  
MATCHLINE ~ (SEE SHEET 11)

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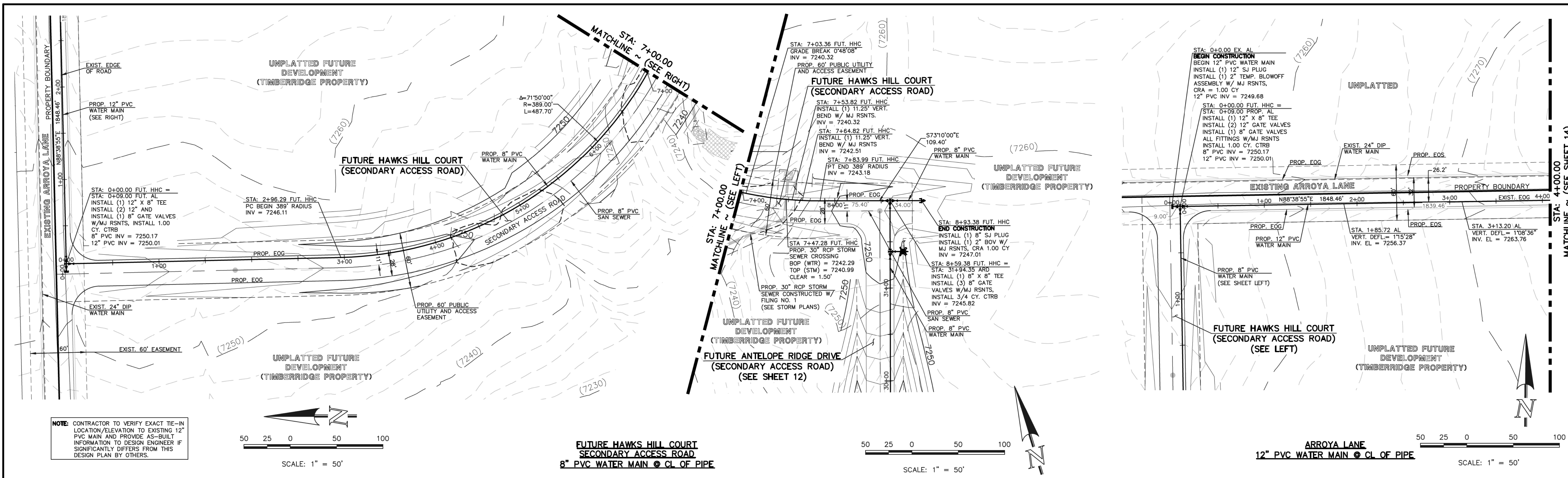
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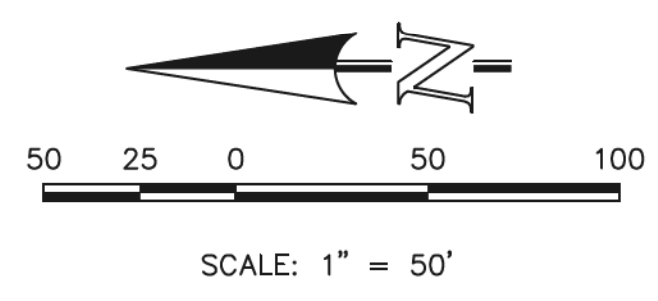
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CONSTRUCTION PLANS**

8" PUBLIC WATER PLAN

DESIGNED BY	PRA	SCALE	DATE	04-29-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	12 OF 16
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	



**NOTE:** CONTRACTOR TO VERIFY EXACT TIE-IN LOCATION/ELEVATION TO EXISTING 12" PVC MAIN AND PROVIDE AS-BUILT INFORMATION TO DESIGN ENGINEER IF SIGNIFICANTLY DIFFERS FROM THIS DESIGN PLAN BY OTHERS.

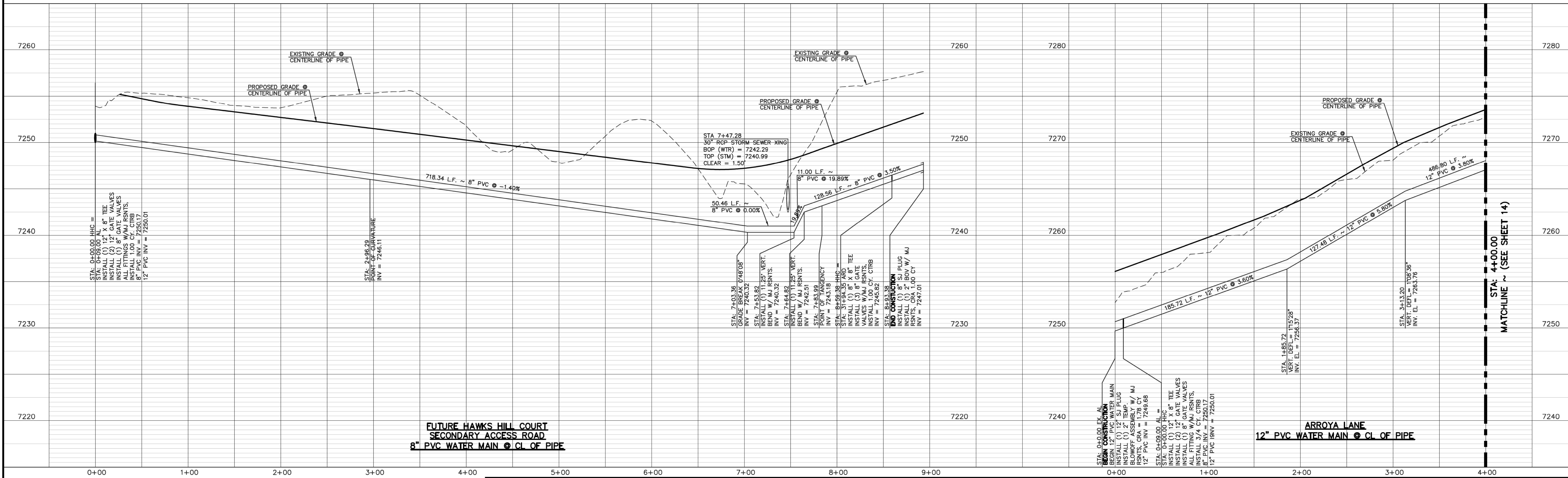


**FUTURE HAWKS HILL COURT  
SECONDARY ACCESS ROAD  
8" PVC WATER MAIN @ CL. OF PIPE**

**FUTURE HAWKS HILL COURT  
SECONDARY ACCESS ROAD  
8" PVC WATER MAIN @ CL. OF PIPE**

**ARROYO LANE  
12" PVC WATER MAIN @ CL. OF PIPE**

**ARROYO LANE  
12" PVC WATER MAIN @ CL. OF PIPE**



**FUTURE HAWKS HILL COURT  
SECONDARY ACCESS ROAD  
8" PVC WATER MAIN @ CL. OF PIPE**

**ARROYO LANE  
12" PVC WATER MAIN @ CL. OF PIPE**

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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.

NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155

DATE: 11/9/2020



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
8" AND 12" PVC PUBLIC WATER PLAN

DESIGNED BY: PRA  
DRAWN BY: ESO  
CHECKED BY: (V)

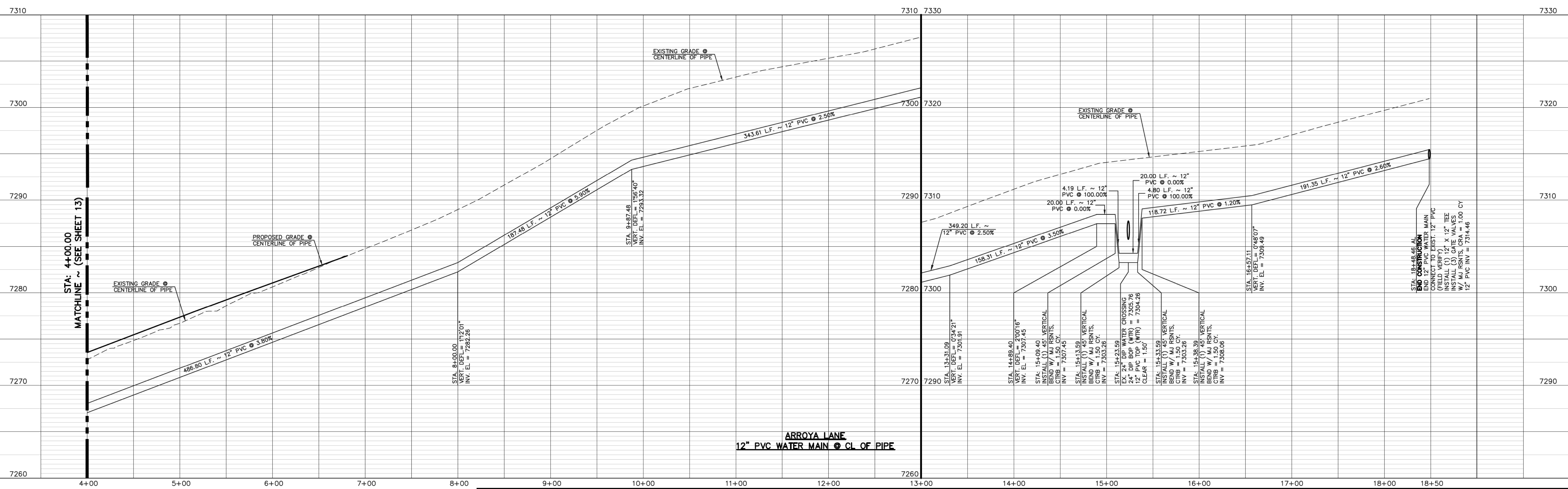
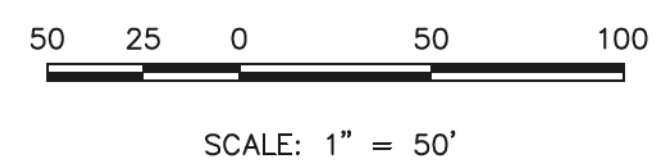
SCALE: (H) 1" = 50'  
(V) 1" = 5'

DATE: 04-29-19  
SHEET 13 OF 16  
JOB NO. 1185.00

STA: 4+00.00  
MATCHLINE ~ (SEE SHEET 13)

**NOTE:** CONTRACTOR TO VERIFY EXACT TIE-IN LOCATION/ELEVATION TO EXISTING 12" PVC MAIN AND PROVIDE AS-BUILT INFORMATION TO DESIGN ENGINEER IF SIGNIFICANTLY DIFFERS FROM THIS DESIGN PLAN BY OTHERS.

**ARROYA LANE  
12" PVC WATER MAIN @ CL. OF PIPE**



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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155

DATE: 11/9/2020

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

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

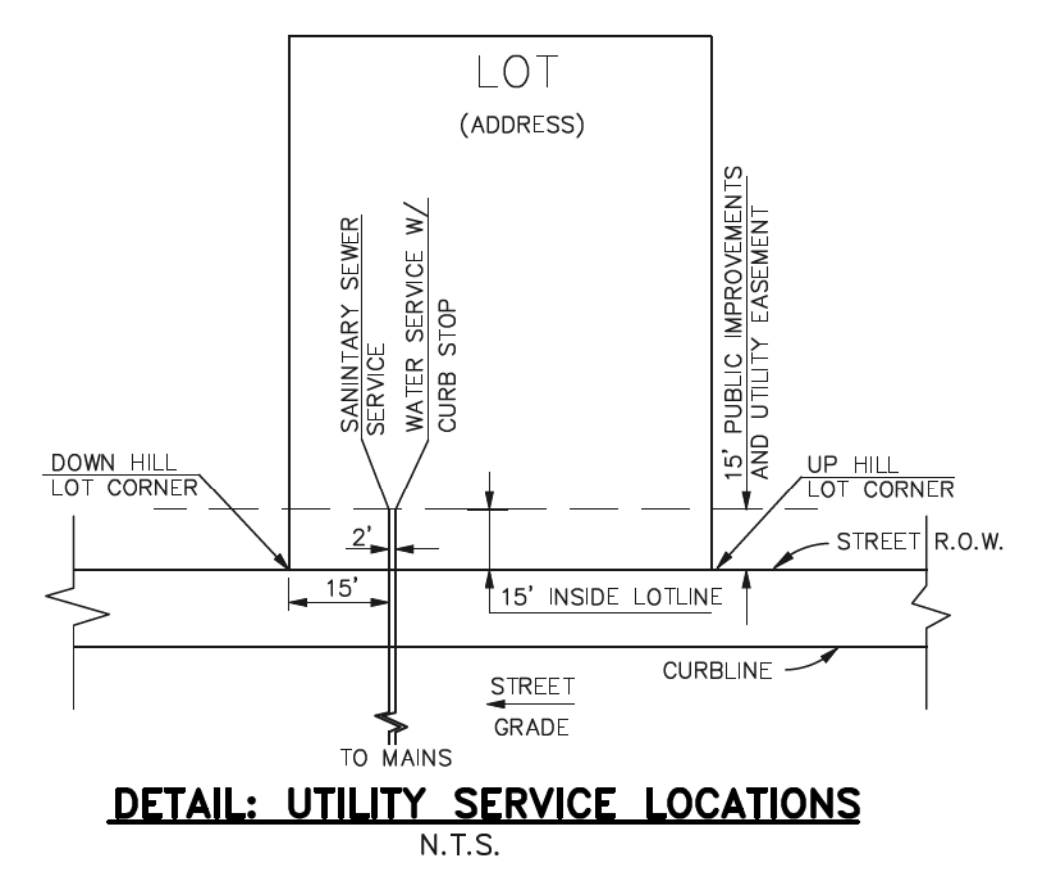
**RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS**

12" PVC PUBLIC WATER PLAN

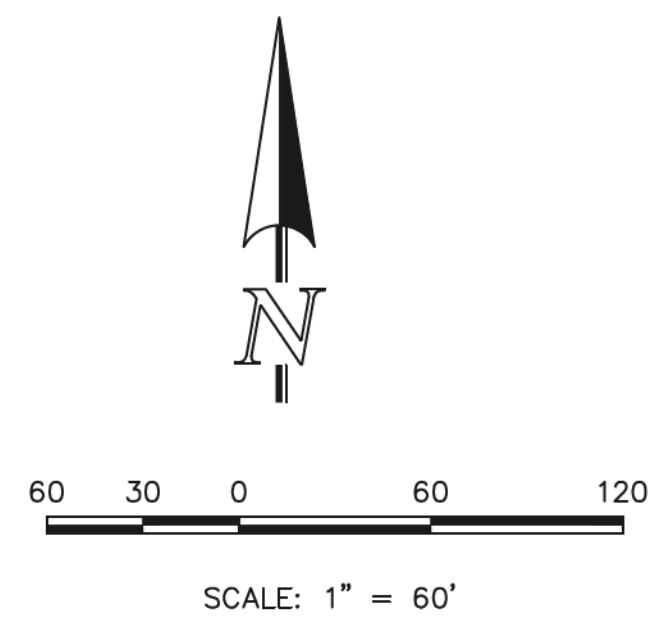
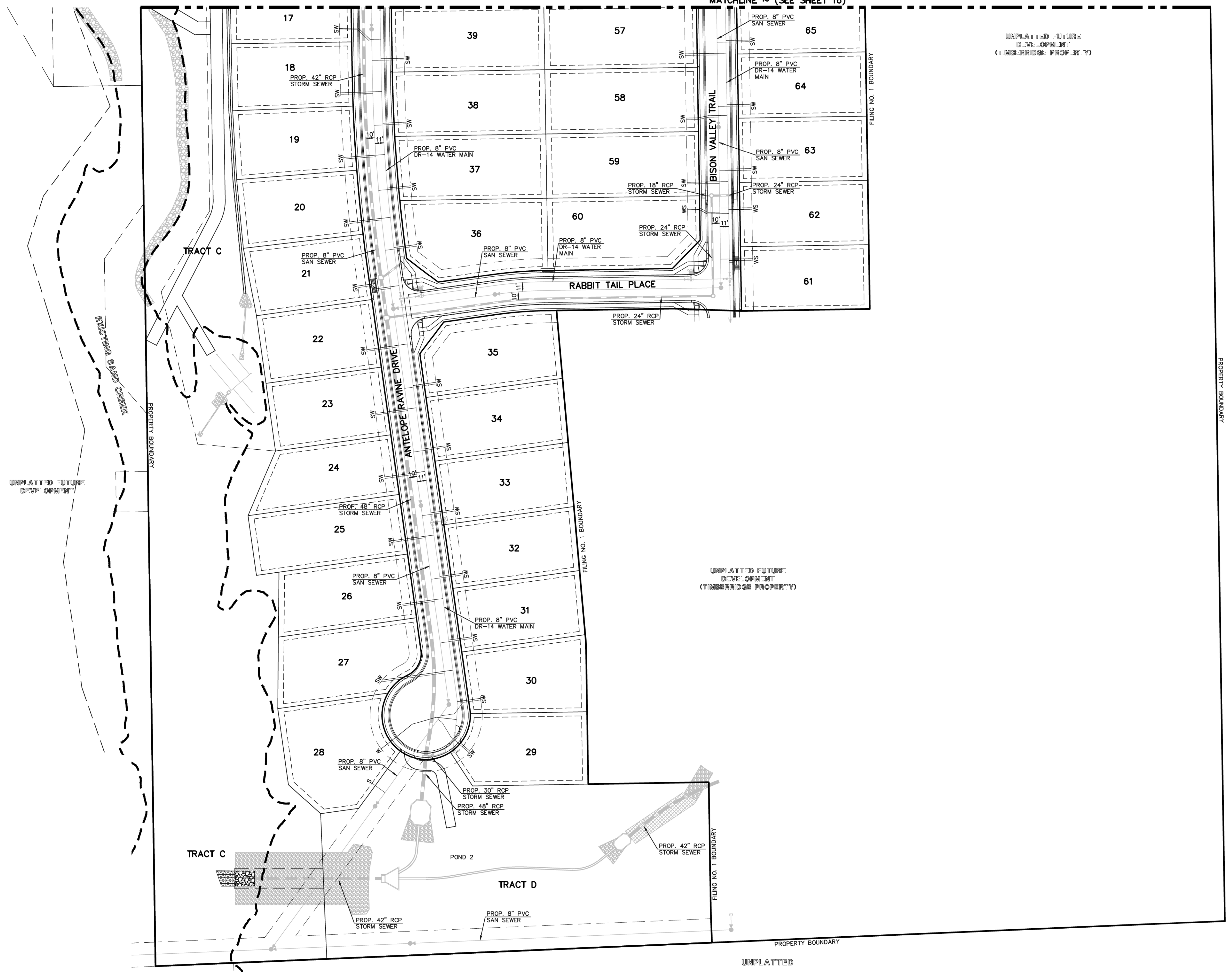
DESIGNED BY	PRA	SCALE	DATE	04-29-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	14 OF 16
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

N:\118500\DRAWINGS\CONSTRUCTION\UTILITIES\14-118500-WA-05.dwg, 10/19/2020 11:28:46 AM, 1:1

MATCHLINE ~ (SEE SHEET 16)



- 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



**LEGEND**

- |  |                               |  |                                   |
|--|-------------------------------|--|-----------------------------------|
|  | PROPOSED WATER MAIN           |  | ROW/PROPERTY LINE                 |
|  | PROPOSED WATER VALVE          |  | PROPOSED STORM SEWER              |
|  | PROPOSED PLUG W/BLOWOFF ASSY. |  | EXISTING STORM SEWER              |
|  | PROPOSED FIRE HYDRANT         |  | PROPOSED SANITARY SEWER W/MANHOLE |
|  | EXISTING WATER MAIN           |  | EXISTING SANITARY SEWER W/MANHOLE |
|  | EXISTING WATER VALVE          |  | EXISTING FIBER OPTIC/CABLE        |
|  | EXISTING PLUG W/BLOWOFF ASSY. |  | EXISTING ELECTRIC                 |
|  | EXISTING FIRE HYDRANT         |  |                                   |

48 HOURS BEFORE YOU DIG,  
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NO. REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE 11/9/2020

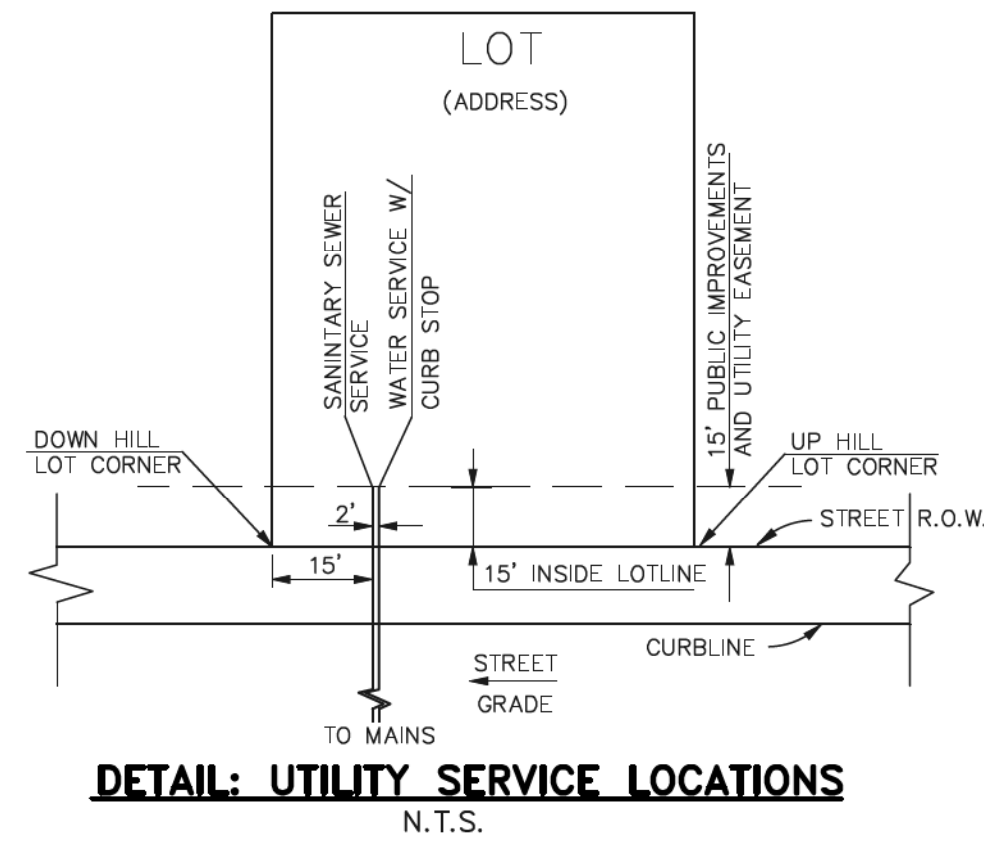
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (fax)

RETREAT AT TIMBERRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
UTILITY SERVICE PLAN

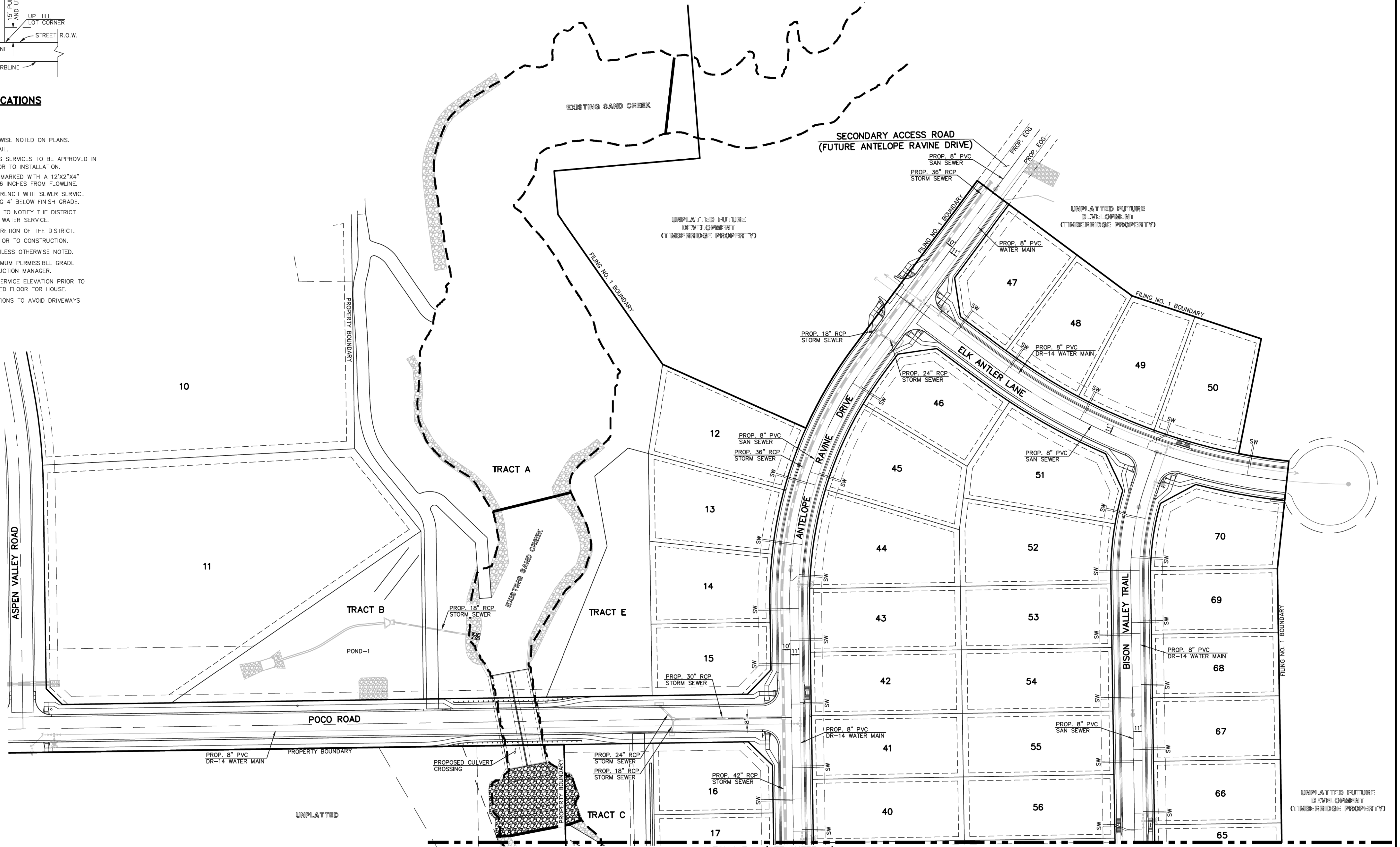
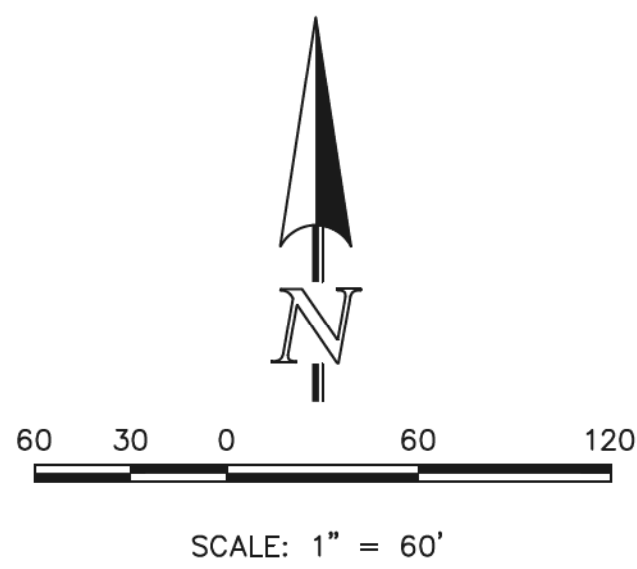
DESIGNED BY	PRA	SCALE	DATE	04-29-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	15 OF 16
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\UTILITIES\15-118500-US-C01.dwg, 10/8/2020 11:30:13 AM, 1:1





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**LEGEND**

	PROPOSED WATER MAIN		ROW/PROPERTY LINE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED PLUG W/BLOWOFF ASSY.		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER VALVE		EXISTING FIBER OPTIC/CABLE
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		

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**CLASSIC CONSULTING**

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(719)785-0790  
(719)785-0799(Fax)

**RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS UTILITY SERVICE PLAN**

DESIGNED BY	PRA	SCALE	DATE	04-29-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	16 OF 16
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

CLASSIC CONSULTING