

NOTES:

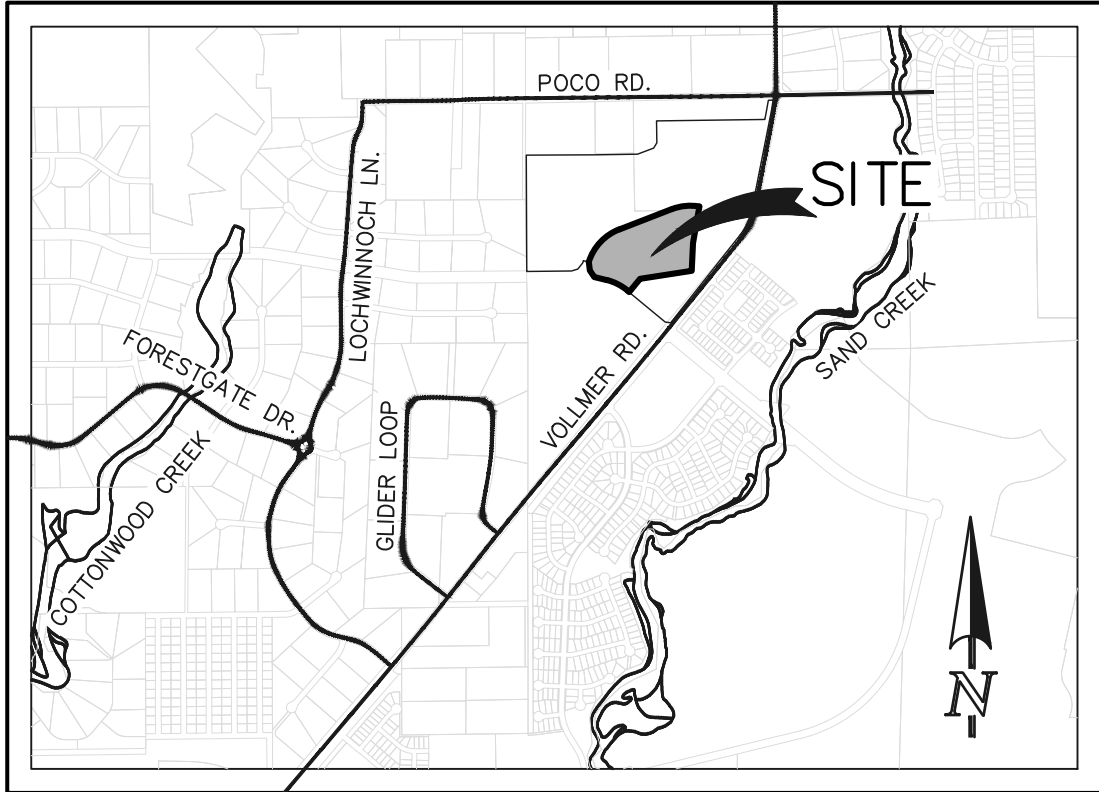
1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA), THE AUTHORITY SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE AUTHORITY AND THE AUTHORITY'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE AUTHORITY. THE AUTHORITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS
5. ALL OVER--LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON WITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
7. DUCTILE IRON AND CARBON STEEL PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
8. ALL DUCTILE IRON AND CARBON STEEL PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON AND CARBON STEEL PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
9. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED. BY THE AUTHORITY OR HIGHER STANDARD AS IMPOSED BY ANOTHER RIGHT-OF-WAY JURISDICTION. ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES, ALL REPORTS SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE AUTHORITY SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE AUTHORITY AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5" FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO SURE LOCATION OF PIPE LINE CONSTRUCTION.
14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
15. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE AUTHORITY AS REQUESTED.
16. AT THE CONTRACTORS EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTORS'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE AUTHORITY AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE AUTHORITY AND THE AUTHORITY ENGINEER PRIOR TO EXECUTION.
18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE AUTHORITY AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE AUTHORITY NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE AUTHORITY'S OFFICE.
20. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, AUTHORITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FAWWA:
- A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE AUTHORITY TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE AUTHORITY.
- B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE AUTHORITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
22. TESTING OF FACILITIES:
- A) THE CONTRACTOR SHALL NOTIFY THE AUTHORITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
- B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
- TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
- C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
- ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH AUTHORITY STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL.
23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN THE TIME THAT AUTHORITY ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE AUTHORITY, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
24. FINAL ACCEPTANCE BY THE AUTHORITY OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
25. ACCEPTANCE:
- A) THE AUTHORITY MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK--THRU HAS OCCURRED.
- B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK--THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE AUTHORITY MAY REQUIRE CLEANING AND RE--VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
26. ALL WATER AND SEWER MAINS, INCLUDING SERVICES LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE AUTHORITY.
27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- WATER SYSTEM INSTALLATION NOTES:**
29. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE--HALF (5.5) FEET.
30. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
31. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENTS. ANY REQUIRED REALIGNMENT (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
32. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND KENNEDY HYDRANT. EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
33. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
34. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE AUTHORITY OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
- A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE AUTHORITY.
- B) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY AND RECORDED.

RETREAT AT PRAIRIERIDGE FILING NO. 4

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION PLANS

JULY 2025



VICINITY MAP

1" = 2000'

NOTE:

EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE FALCON AREA WATER AND WASTEWATER AUTHORITY.

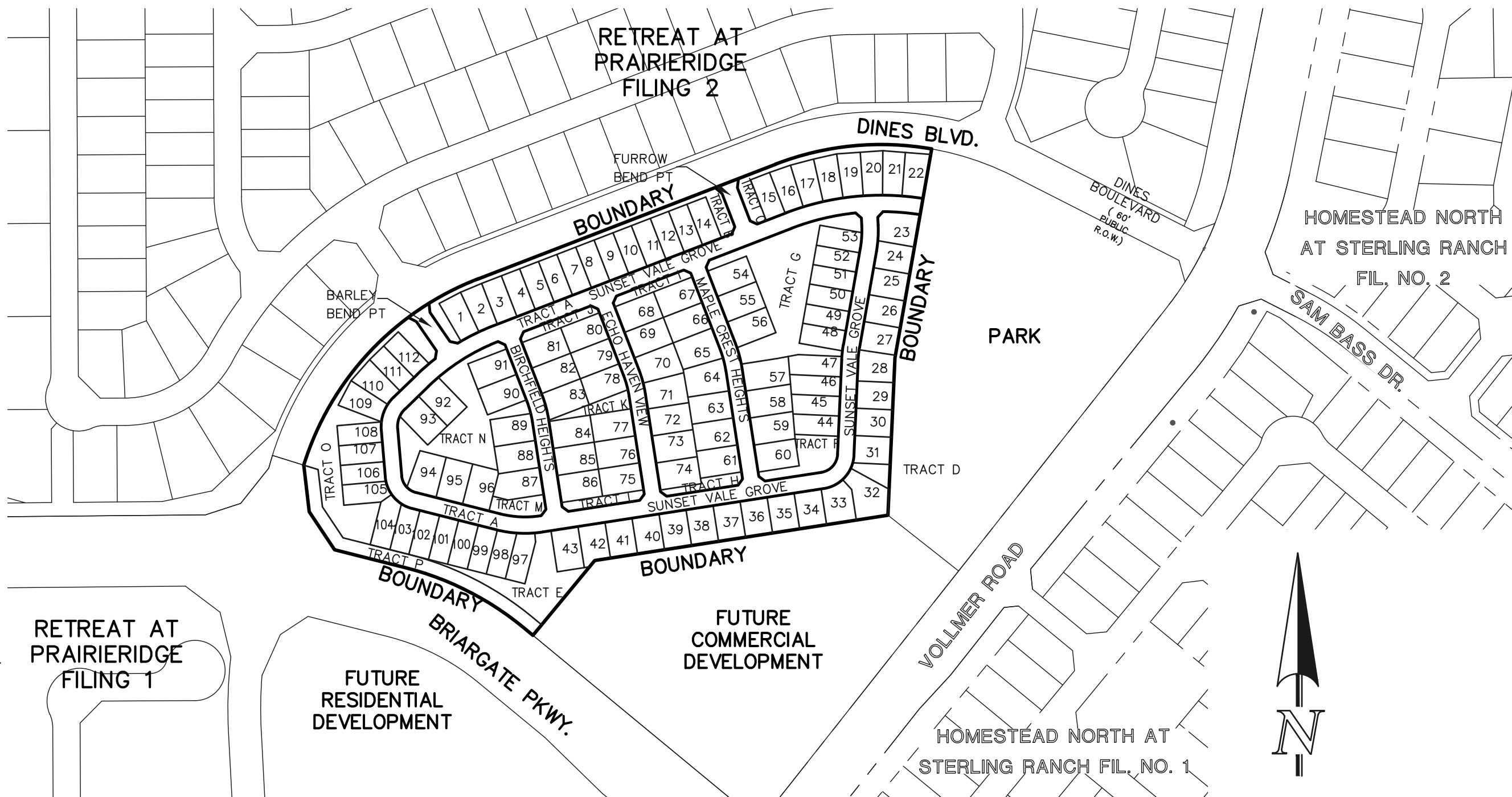
BASIS OF BEARINGS:

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 10376, 2006" AND AT THE EAST END, WHICH IS A 30' 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", DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1326.68 FEET.

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



KEY MAP

SCALE: 1" = 200'

WASTEWATER SYSTEM INSTALLATION NOTES:

38. SANITARY SEWER LENGTHS ARE MH CENTER--MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE AUTHORITY. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 -- RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
- A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE AUTHORITY.
- B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETES PRIOR TO USE OF THE FACILITY.
- C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY, AND RECORDED.
- D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

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. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MS. CHARLENE DURHAM, (719) 520-7951
WATER & SANITATION DISTRICT:	FALCON AREA WATER AND WASTEWATER AUTHORITY
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEAHOUT 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

SHEET INDEX

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SANITARY SEWER PLAN:	SAN SEW 3: 11+50.00 TO END	SHEET 4 OF 9
SANITARY SEWER PLAN:	SAN SEW 4	SHEET 5 OF 9
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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.

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

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 BLACK FOREST FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

DATE

EL PASO COUNTY:

THE 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.

JOSHUA PALMER, P.E. COUNTY ENGINEER / EOM ADMINISTRATOR

DATE

ENGINEERING APPROVALS

THE FALCON AREA WATER AND WASTEWATER AUTHORITY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

**FALCON AREA WATER AND WASTEWATER AUTHORITY
WATER AND WASTEWATER DESIGN APPROVAL**

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER AND/OR WASTEWATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL RULE.

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

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

DATE

CLASSIC
CONSULTING

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

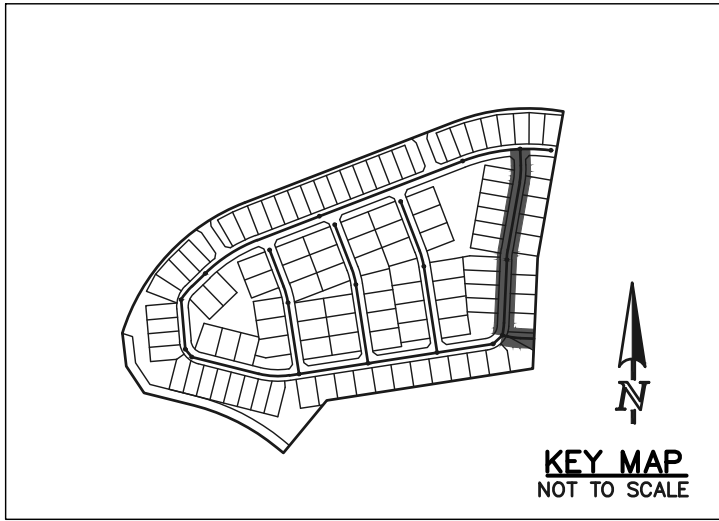
(719)785-0790

RETREAT AT PRAIRIERIDGE FILING NO. 4

UTILITY CONSTRUCTION PLANS

TITLE SHEET

DESIGNED BY	PRA	SCALE	DATE	06/12/2025
DRAWN BY	KES	(H) 1"= N/A	SHEET	1 OF 9
CHECKED BY		(V) 1"= N/A	JOB NO.	1305.40

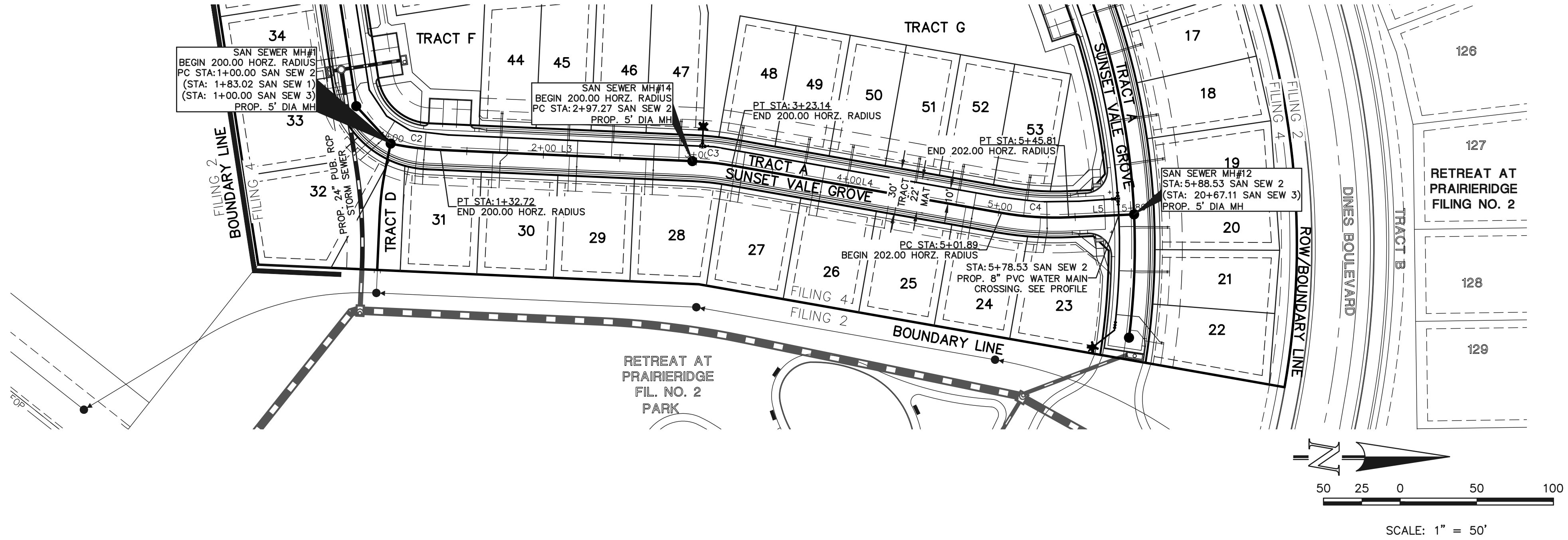
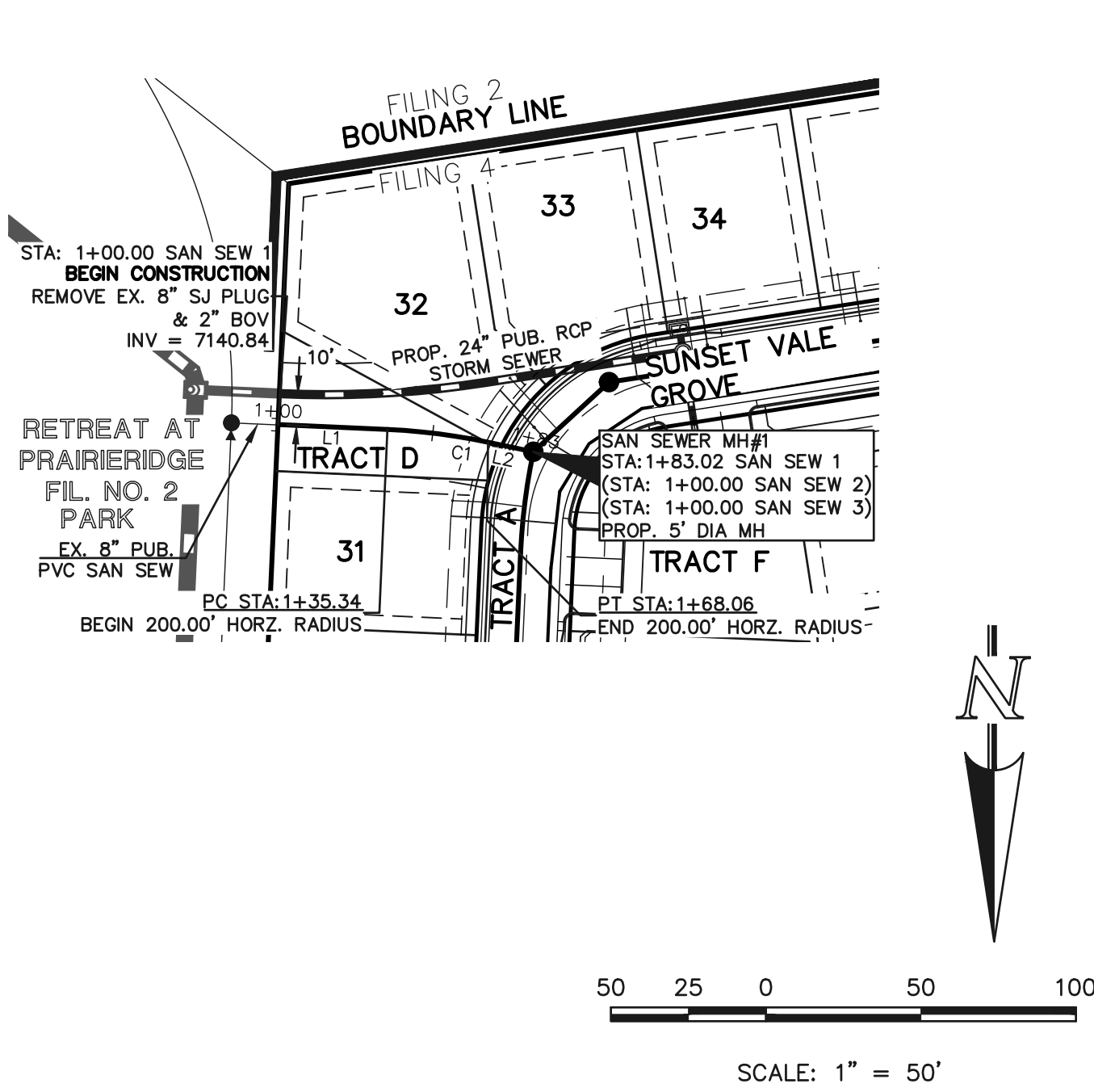


SANITARY MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L1	35.34	S87°27'08"E	8" PVC	
L2	14.96	S78°04'40"E	8" PVC	
L3	164.54	N02°32'52"E	8" PVC	
L4	178.75	N09°57'35"E	8" PVC	
L5	42.72	N02°29'51"W	8" PVC	

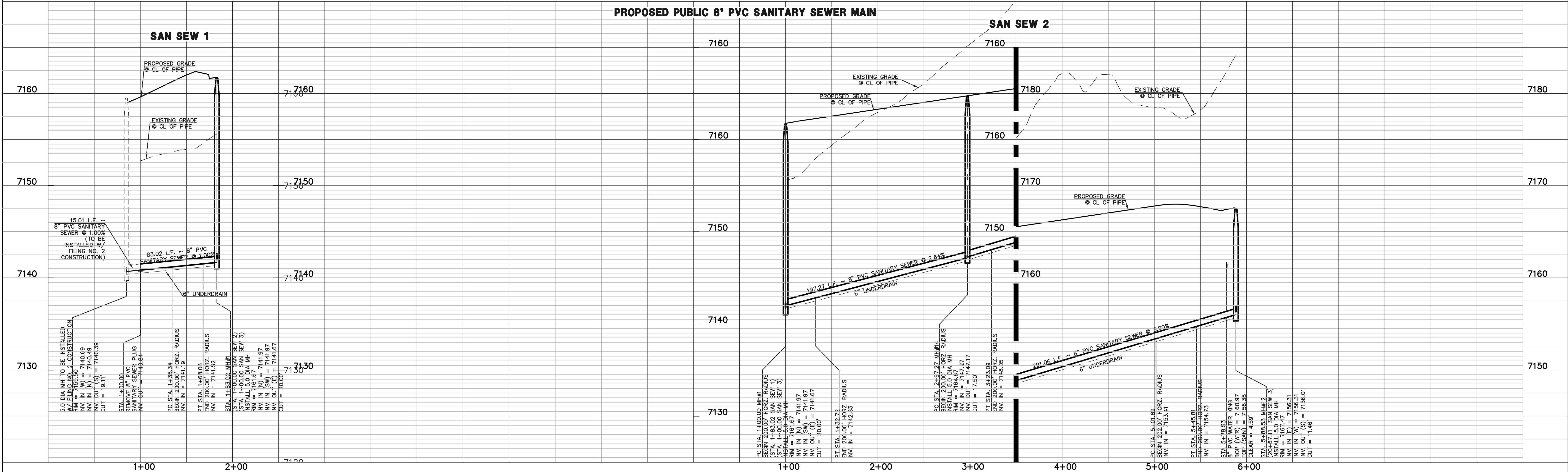
SANITARY MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C1	32.72	200.00	9°22'28"	8" PVC
C2	32.72	200.00	9°22'28"	8" PVC
C3	25.67	200.00	7°24'42"	8" PVC
C4	43.92	202.00	12°27'26"	8" PVC

NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35
PVC UNLESS OTHERWISE SPECIFIED.

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



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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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

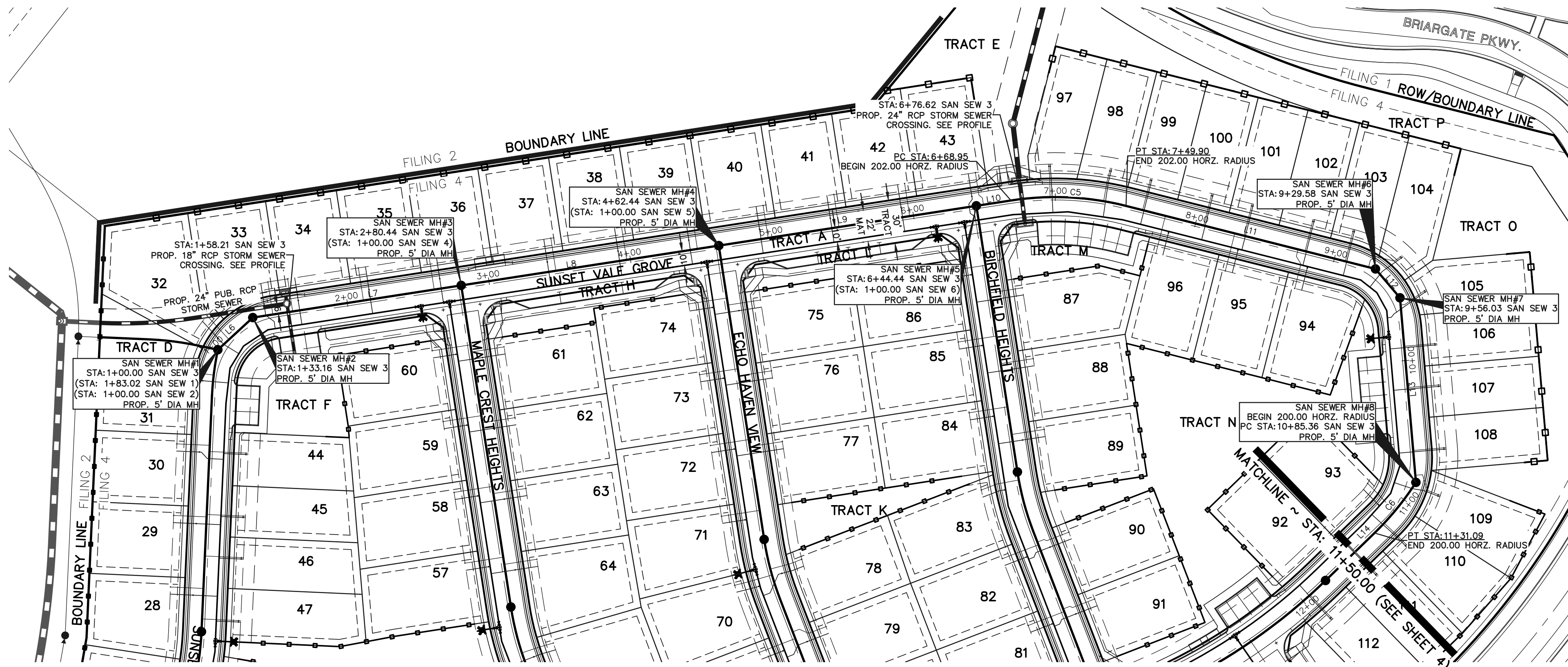
RETREAT AT PRAIRIERIDGE FILING NO. 4
SANITARY SEWER PLAN

SAN SEW 1 & SAN SEWER 2

DESIGNED BY	KES	SCALE	DATE	06/16/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET	2 OF 9
CHECKED BY		(V) 1" = 5'	JOB NO.	1305.40

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

(719) 785-0790



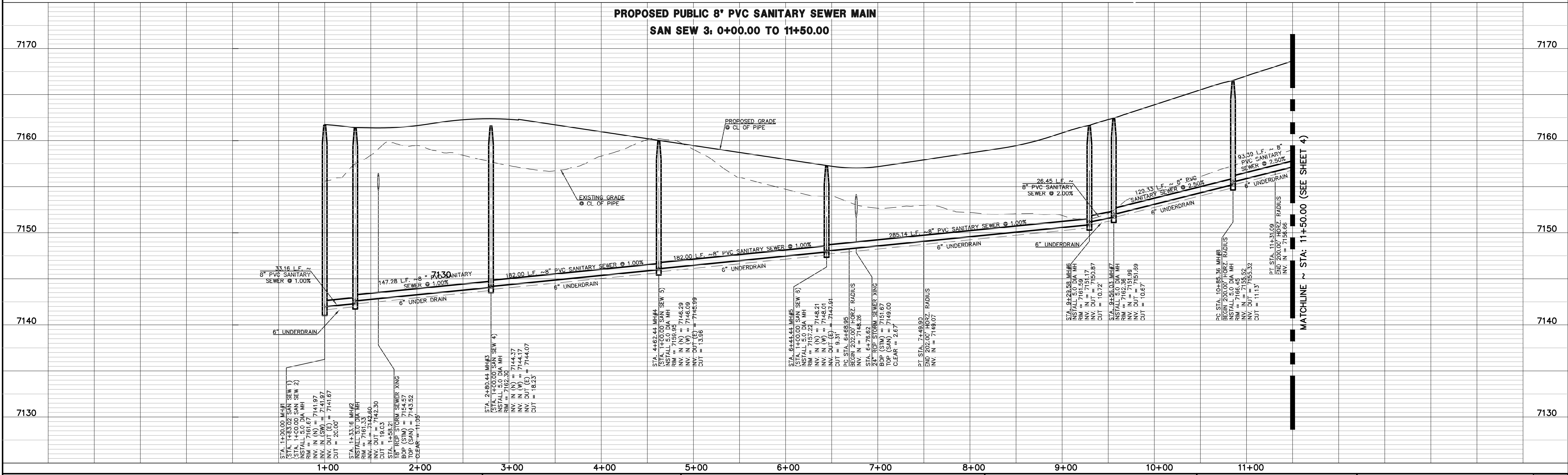
SANITARY MAIN LINE TABLE			
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL
L6	33.16	N47°23'17"E	8" PVC
L7	147.28	N81°13'12"E	8" PVC
L8	182.00	N81°13'12"E	8" PVC
L9	182.00	N81°13'12"E	8" PVC
L10	24.51	N81°13'12"E	8" PVC
L11	179.68	S75°49'05"E	8" PVC
L12	26.45	S40°22'21"E	8" PVC
L13	129.34	S04°55'38"E	8" PVC
L14	47.66	S45°52'15"W	8" PVC

SANITARY MAIN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	80.95	202.00	22°57'43"
C6	45.72	200.00	13°05'57"

NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35
PVC UNLESS OTHERWISE SPECIFIED.

NOTE:
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IN AN APPROXIMATE WAY ONLY. ALL EXISTING
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AND VERIFIED BOTH HORIZONTALLY &
VERTICALLY PRIOR TO CONSTRUCTION &
CONFLICTS REPORTED TO ENGINEER.

PROPOSED PUBLIC 8' PVC SANITARY SEWER MAIN
SAN SEW 3. 0+00.00 TO 11+50.00



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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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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

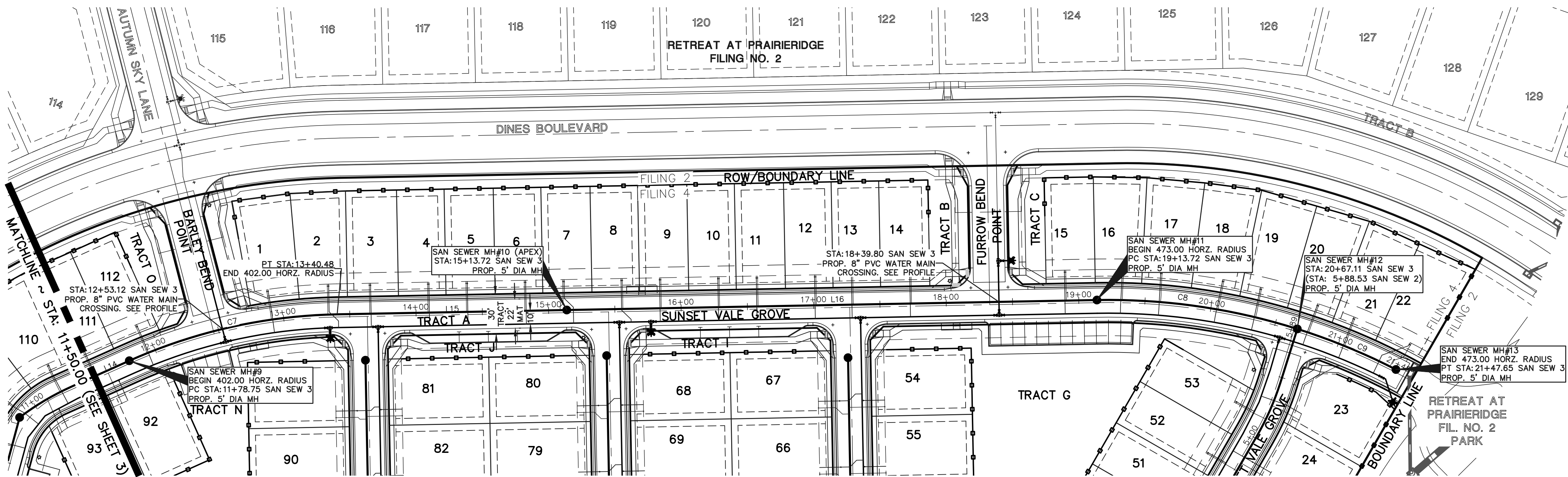
(719)785-0790

RETREAT AT PRAIRIERIDGE FILING NO. 4
SANITARY SEWER PLAN

SAN SEW 3: STA 1+00 TO 11+50

DESIGNED BY	KES	SCALE	DATE
DRAWN BY	KES	(H) 1"= 50'	06/16/2025
CHECKED BY		(V) 1"= 5'	SHEET 3 OF 9
		JOB NO.	1305.40

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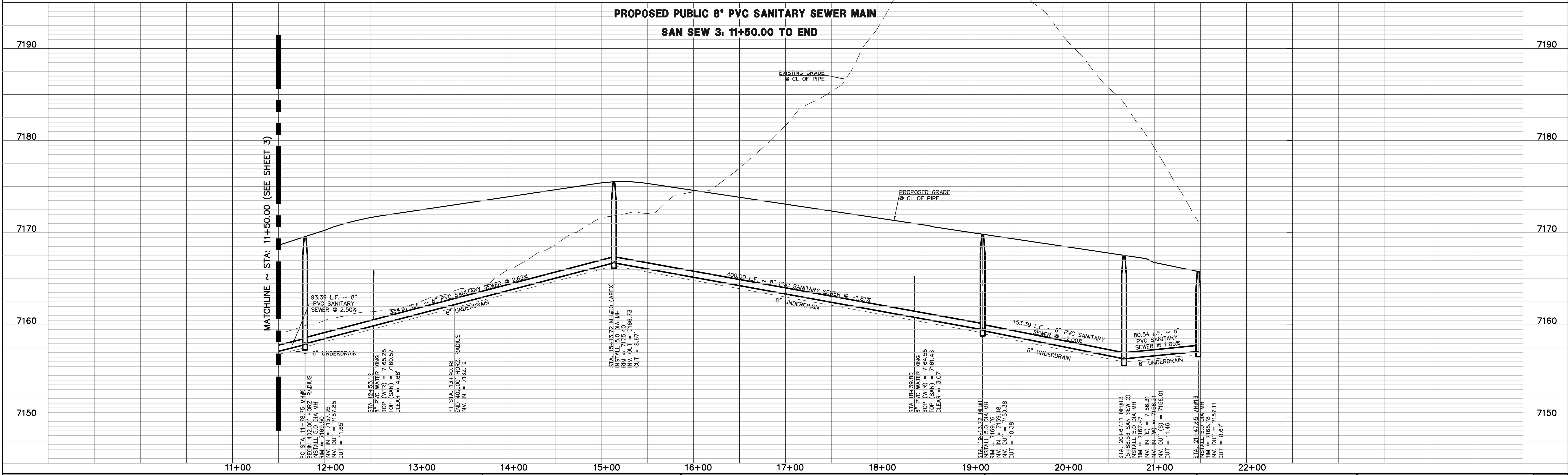
SANITARY MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L14	47.66	S45°52'15"W	8" PVC	
L15	173.25	S68°55'19"W	8" PVC	
L16	400.00	S68°55'19"W	8" PVC	

SANITARY MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C7	161.73	402.00	23°03'04"	8" PVC
C8	153.39	473.00	18°34'50"	8" PVC
C9	80.53	473.00	9°45'18"	8" PVC

NOTE:
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PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN
SAN SEW 3, 11+50.00 TO END



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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CLASSIC CONSULTING

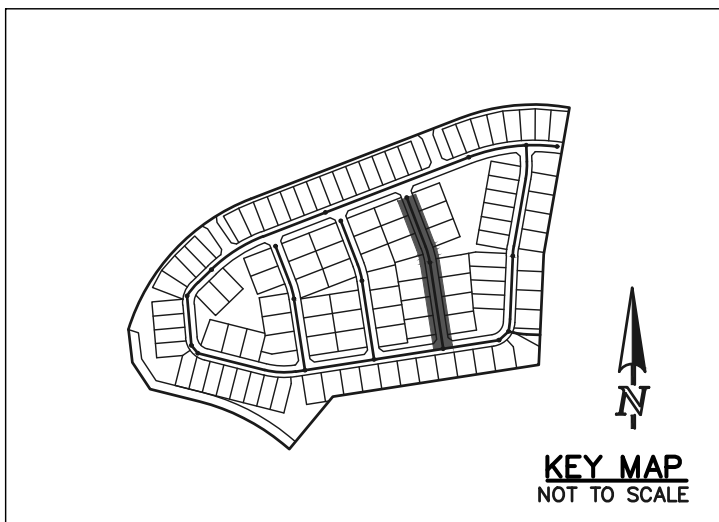
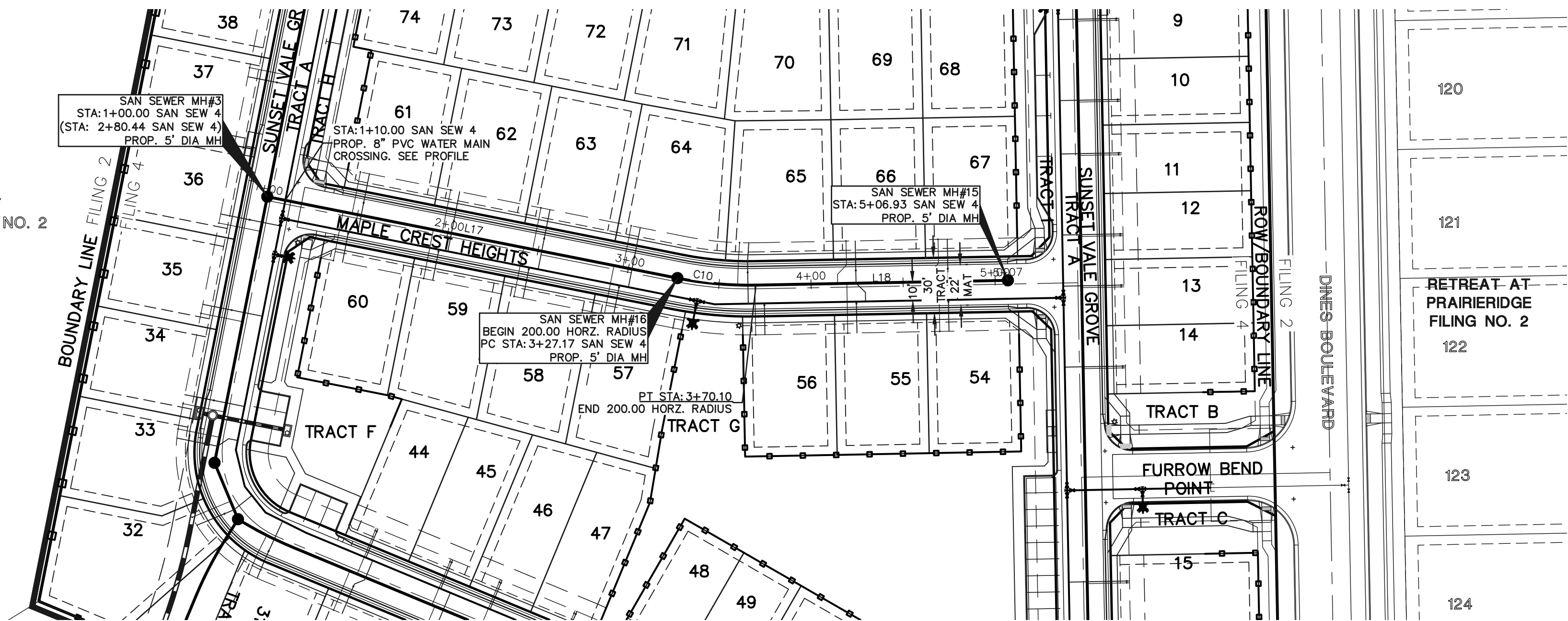
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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RETREAT AT PRAIRIERIDGE FILING NO. 4
SANITARY SEWER PLAN

SAN SEW 3: STA 11+50.00 TO END

DESIGNED BY	KES	SCALE	DATE	06/16/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET	4 OF XX
CHECKED BY		(V) 1" = 5'	JOB NO.	1305.40

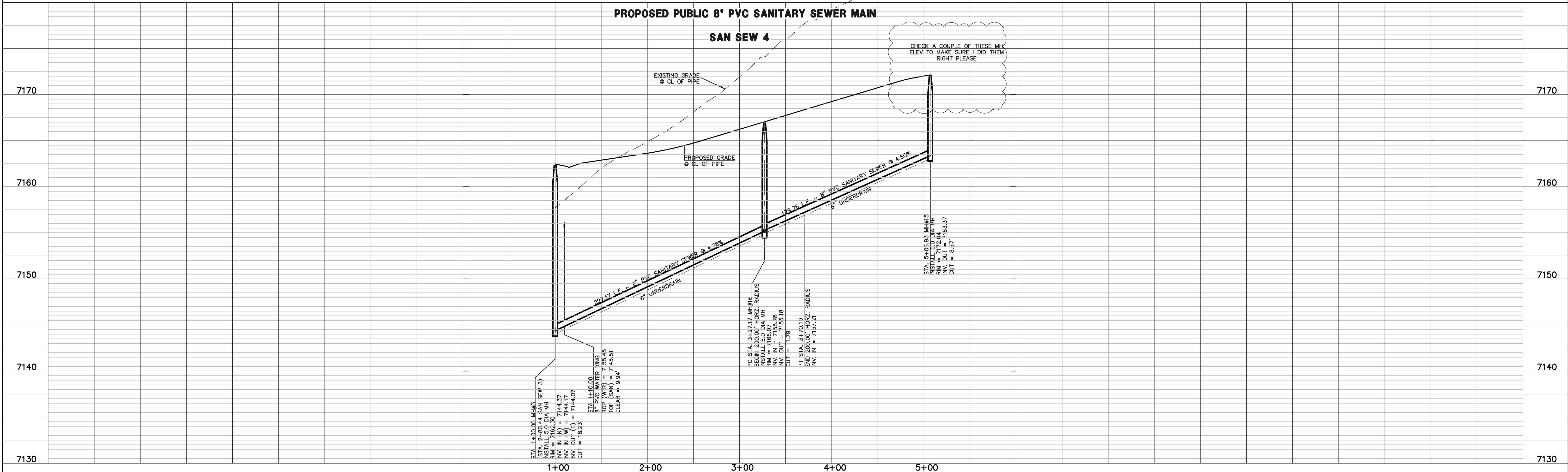
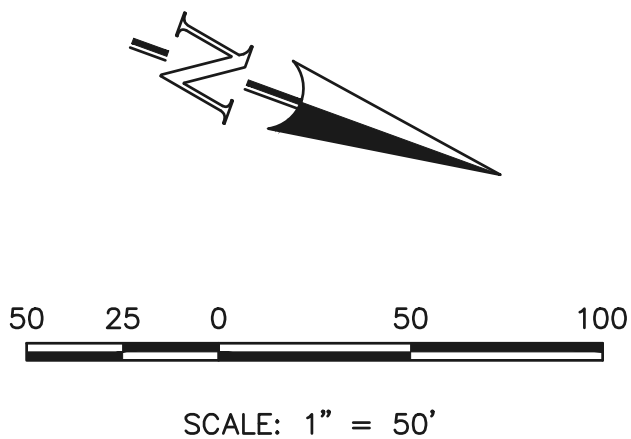


SANITARY MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L17	227.17	N08°46'48"W	8" PVC	
L18	136.83	N21°04'41"W	8" PVC	

SANITARY MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C10	42.93	200.00	121°7'53"	8" PVC

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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

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EXISTING GAS MAIN

EXISTING ELECTRIC

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

DATE

CLASSIC CONSULTING

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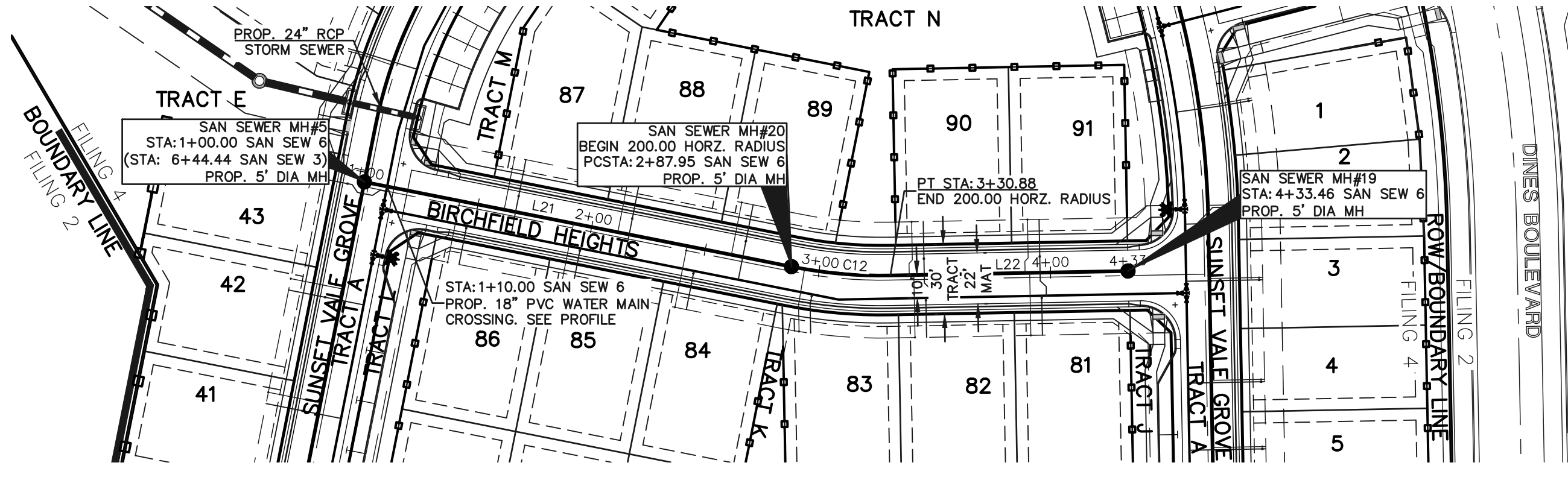
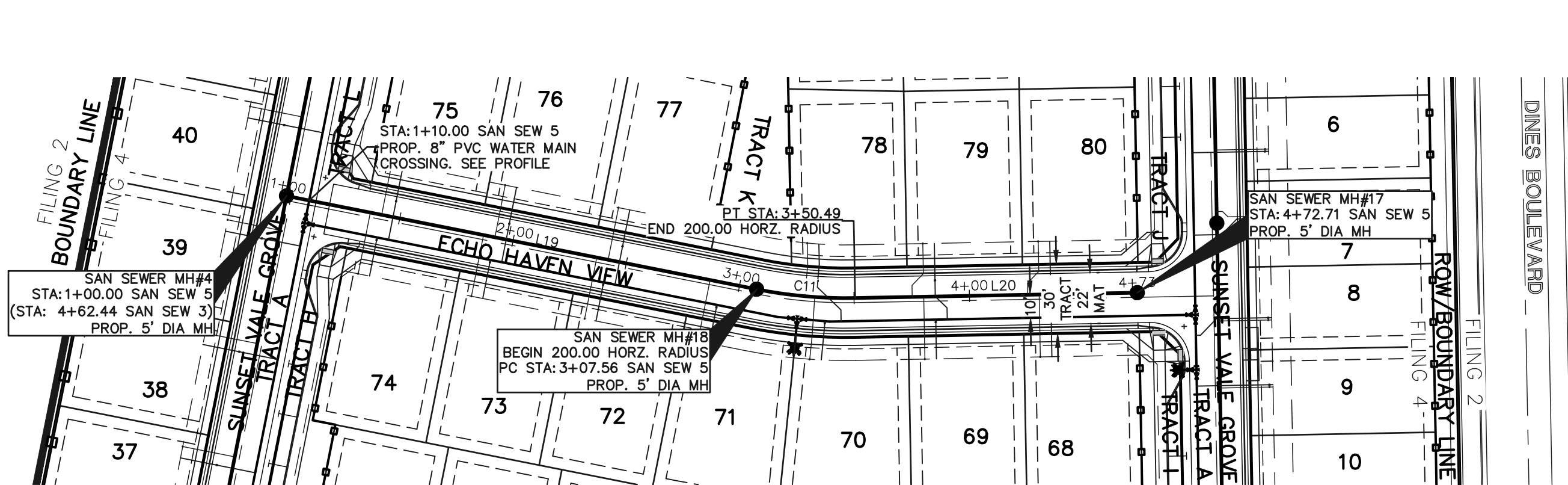
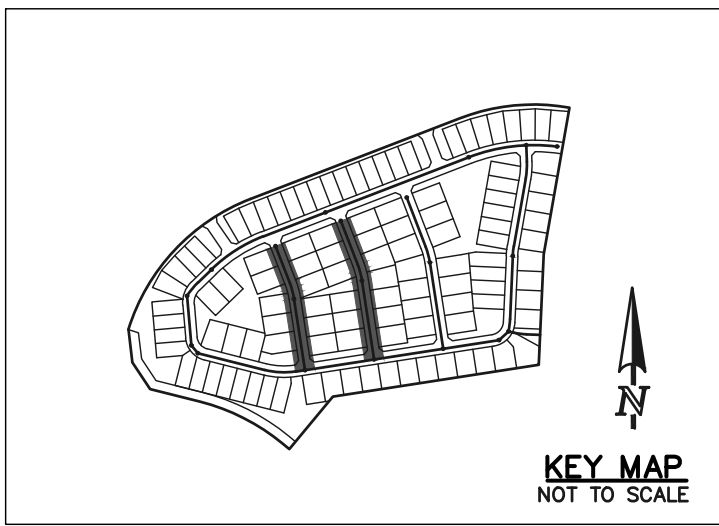
RETREAT AT PRAIRIERIDGE FILING NO. 4
SANITARY SEWER PLAN

SAN SEW 4

DESIGNED BY KES SCALE (H) 1"= 50' DATE 06/16/2025

DRAWN BY KES (V) 1"= 5' SHEET 5 OF 9

CHECKED BY JOB NO. 1305.40

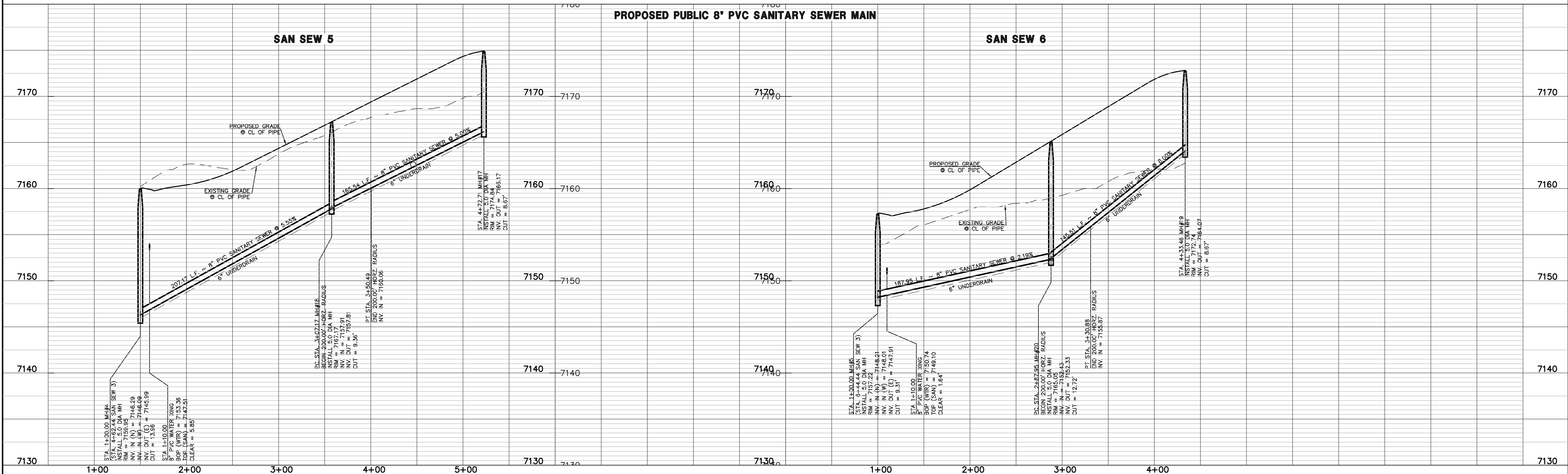


SANITARY MAIN LINE TABLE			
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL
L19	207.56	N08°46'48"W	8" PVC
L20	122.22	N21°04'41"W	8" PVC
L21	187.95	N08°46'48"W	8" PVC
L22	102.58	N21°04'41"W	8" PVC

SANITARY MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C11	42.93	200.00	121°7'53"	8" PVC
C12	42.93	200.00	121°7'53"	8" PVC

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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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RETREAT AT PRAIRIERIDGE FILING NO. 4
SANITARY SEWER PLAN

SAN SEW 5 & SAN SEWER 6

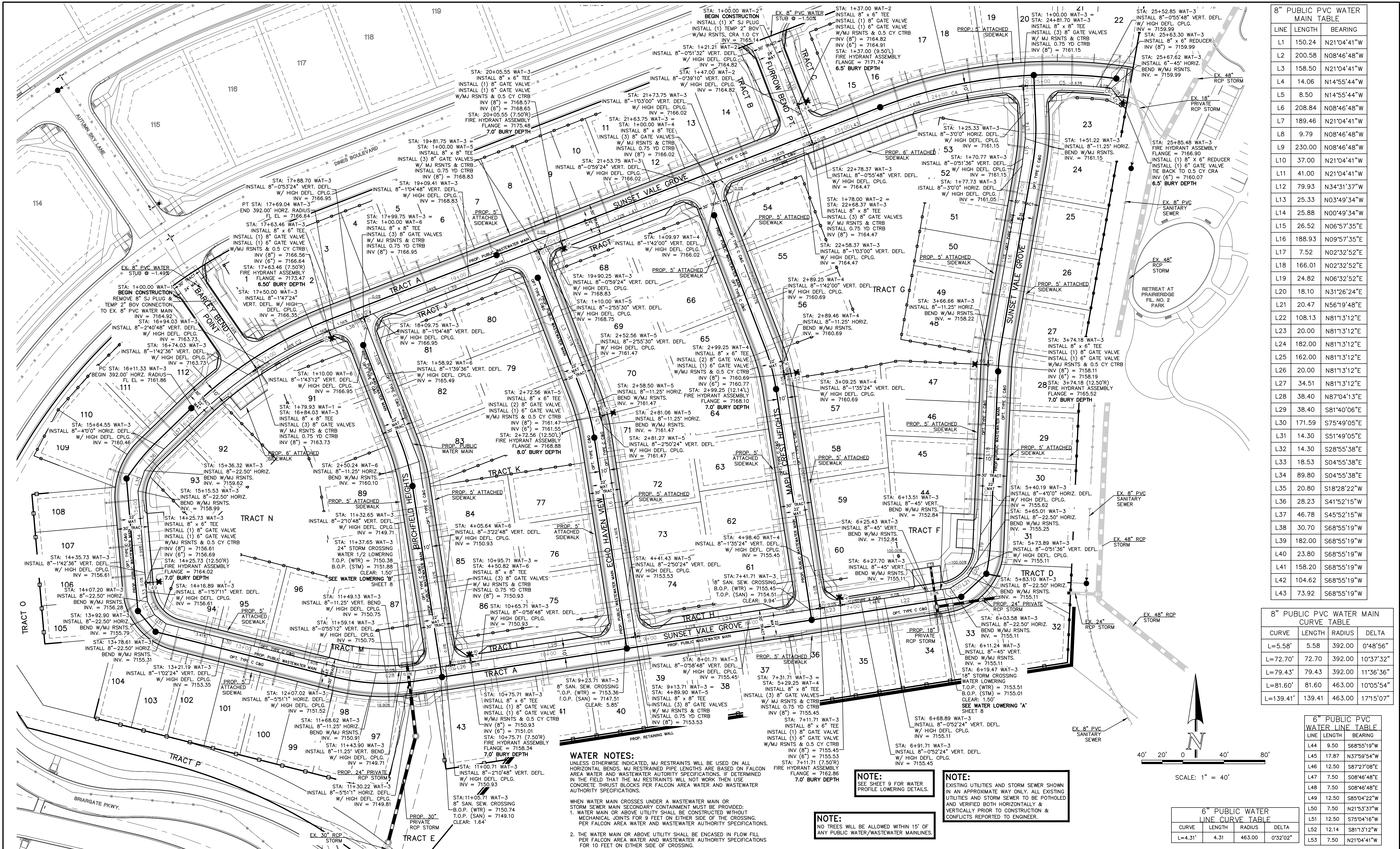
DESIGNED BY	KES	SCALE	DATE	06/16/2025
DRAWN BY	KES	(H) 1"= 50'	SHEET	6 OF 9
CHECKED BY		(V) 1"= 5'	JOB NO.	1305.40

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8" PUBLIC PVC WATER MAIN TABLE			
LINE	LENGTH	BEARING	
L1	150.24	N21°04'41"W	
L2	200.58	N08°46'48"W	
L3	158.50	N21°04'41"W	
L4	14.06	N14°55'44"W	
L5	8.50	N14°55'44"W	
L6	208.84	N08°46'48"W	
L7	189.46	N21°04'41"W	
L8	9.79	N08°46'48"W	
L9	230.00	N08°46'48"W	
L10	37.00	N21°04'41"W	
L11	41.00	N21°04'41"W	
L12	79.93	N34°31'37"W	
L13	25.33	N03°49'34"W	
L14	25.88	N00°49'34"W	
L15	26.52	N06°57'35"E	
L16	188.93	N09°57'35"E	
L17	7.52	N02°32'52"E	
L18	166.01	N02°32'52"E	
L19	24.82	N06°32'52"E	
L20	18.10	N31°26'24"E	
L21	20.47	N56°19'48"E	
L22	108.13	N81°13'12"E	
L23	20.00	N81°13'12"E	
L24	182.00	N81°13'12"E	
L25	162.00	N81°13'12"E	
L26	20.00	N81°13'12"E	
L27	34.51	N81°13'12"E	
L28	38.40	N87°04'13"E	
L29	38.40	S81°40'06"E	
L30	171.59	S75°49'05"E	
L31	14.30	S51°49'05"E	
L32	14.30	S28°55'38"E	
L33	18.53	S04°55'38"E	
L34	89.80	S04°55'38"E	
L35	20.80	S18°28'22"W	
L36	28.23	S14°52'15"W	
L37	46.78	S45°52'15"W	
L38	30.70	S68°55'19"W	
L39	182.00	S68°55'19"W	
L40	23.80	S68°55'19"W	
L41	158.20	S68°55'19"W	
L42	104.62	S68°55'19"W	
L43	73.92	S68°55'19"W	

8" PUBLIC PVC WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
L=5.58'	5.58	392.00	0°48'56"	
L=72.70'	72.70	392.00	10°37'32"	
L=79.43'	79.43	392.00	11°36'36"	
L=81.60'	81.60	463.00	10°05'54"	
L=139.41'	139.41	463.00	17°15'07"	

6" PUBLIC PVC WATER LINE TABLE		
LINE	LENGTH	BEARING
L44	9.50	S68°55'19"W
L45	17.87	N37°59'54"W
L46	12.50	S87°27'08"E
L47	7.50	S08°46'48"E
L48	7.50	S08°46'48"E
L49	12.50	S85°04'22"W
L50	7.50	N21°53'37"W
L51	12.50	S75°04'16"W
L52	12.14	S81°13'12"W
L53	7.50	N21°04'41"W

6" PUBLIC WATER LINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
L=4.31'	4.31	463.00	0°32'02"

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

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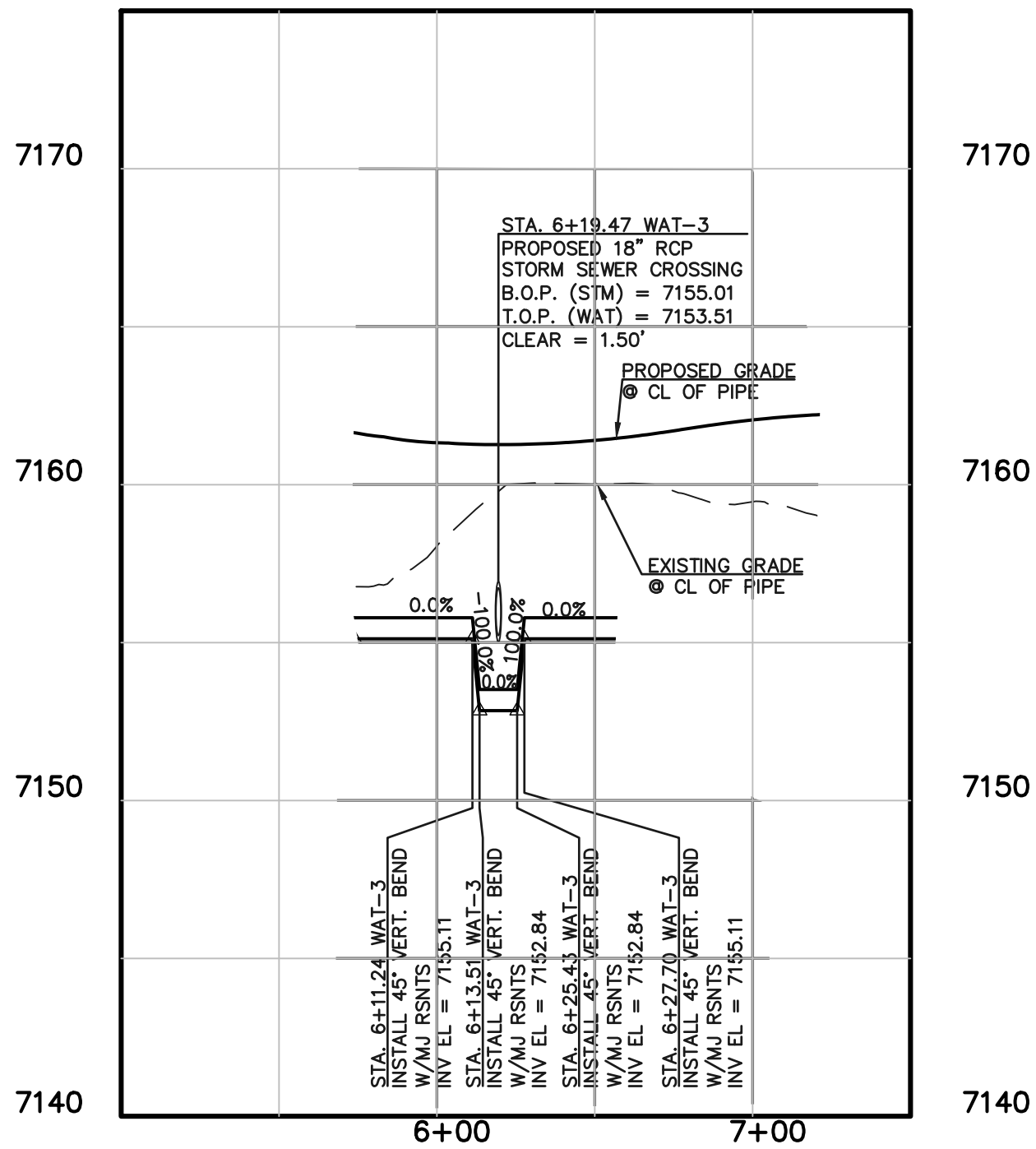
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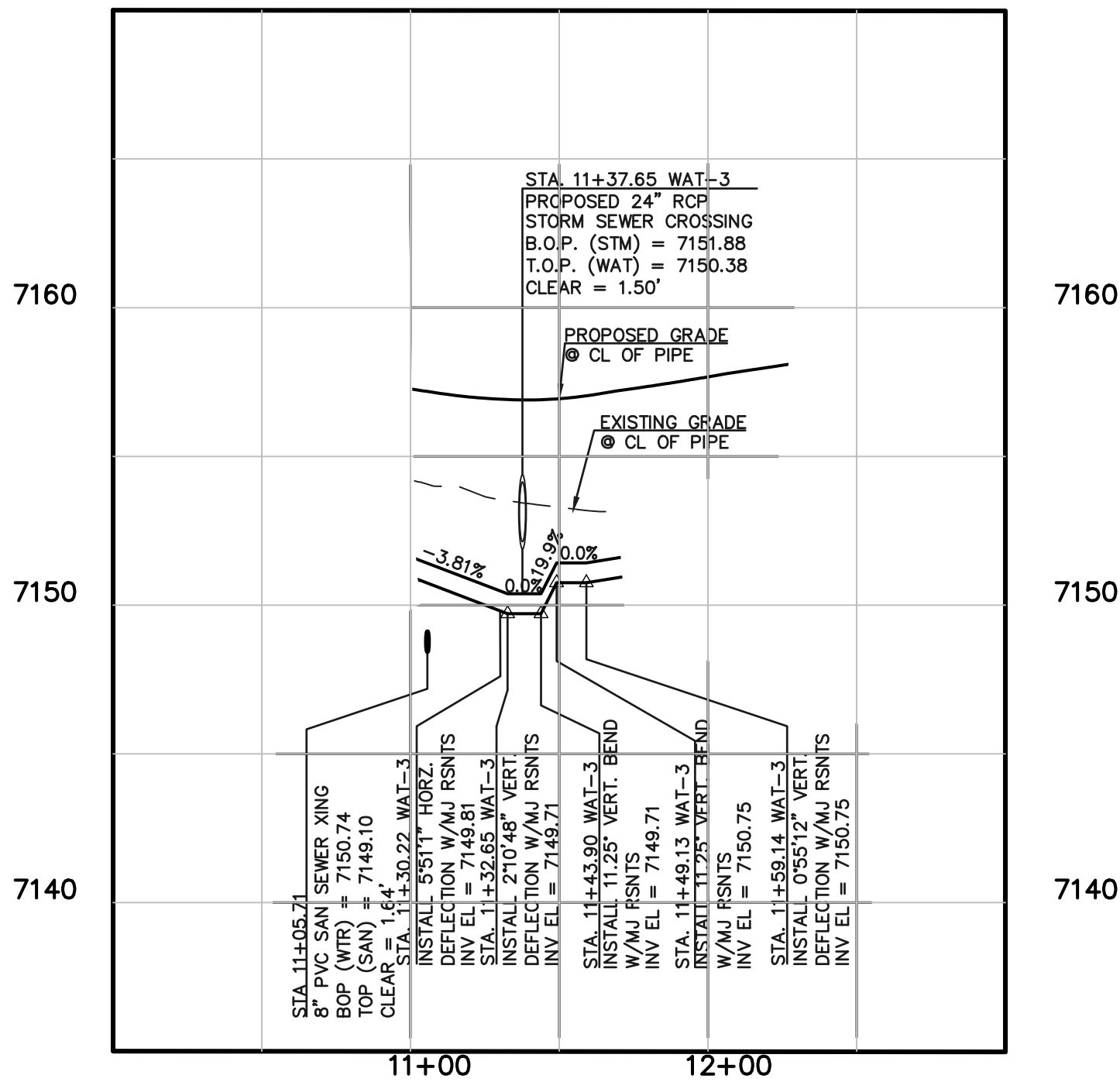
UTILITY CONSTRUCTION PLANS

8" PVC PUBLIC WATER SYSTEM PLAN

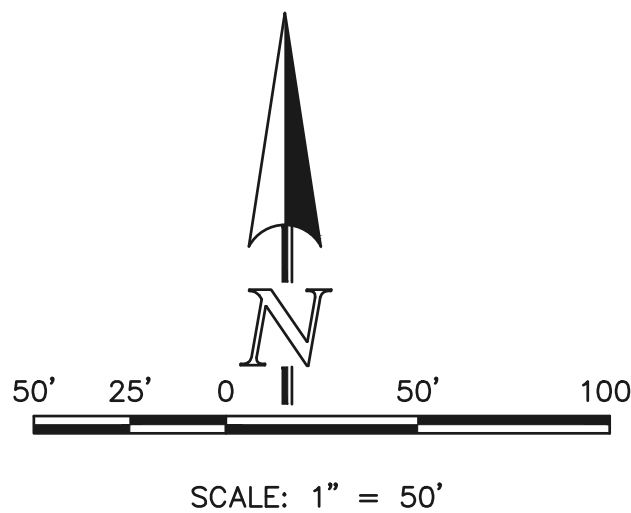
DESIGNED BY	KES	SCALE	DATE	06/16/2025
DRAWN BY	KES	(H) 1"= 40'	SHEET	7 OF 9
CHECKED BY	(V) 1"= N/A	JOB NO.	1305.40	



WATER LOWERING 'A'



WATER LOWERING 'B'



SCALE: 1" = 50'

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
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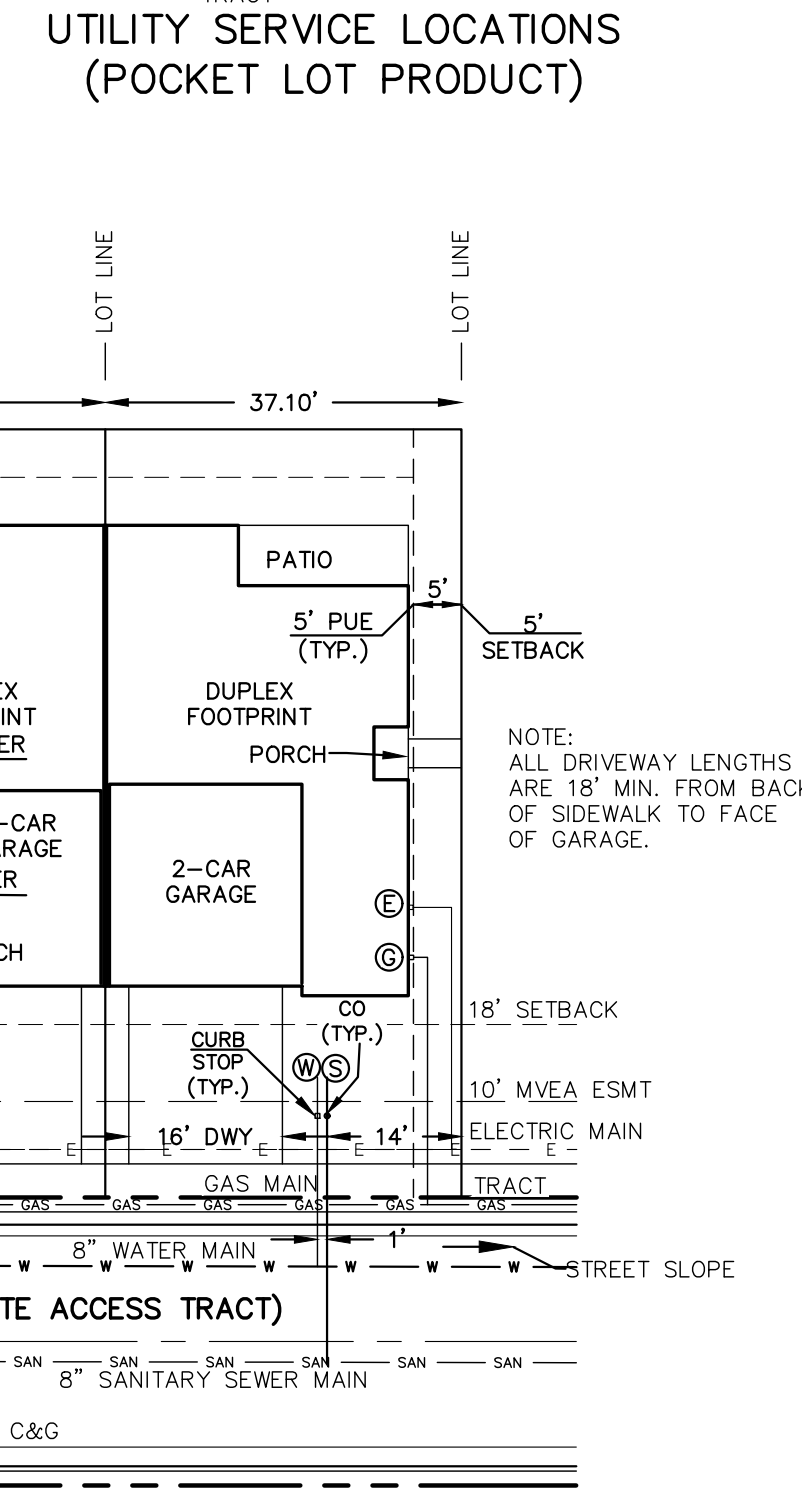
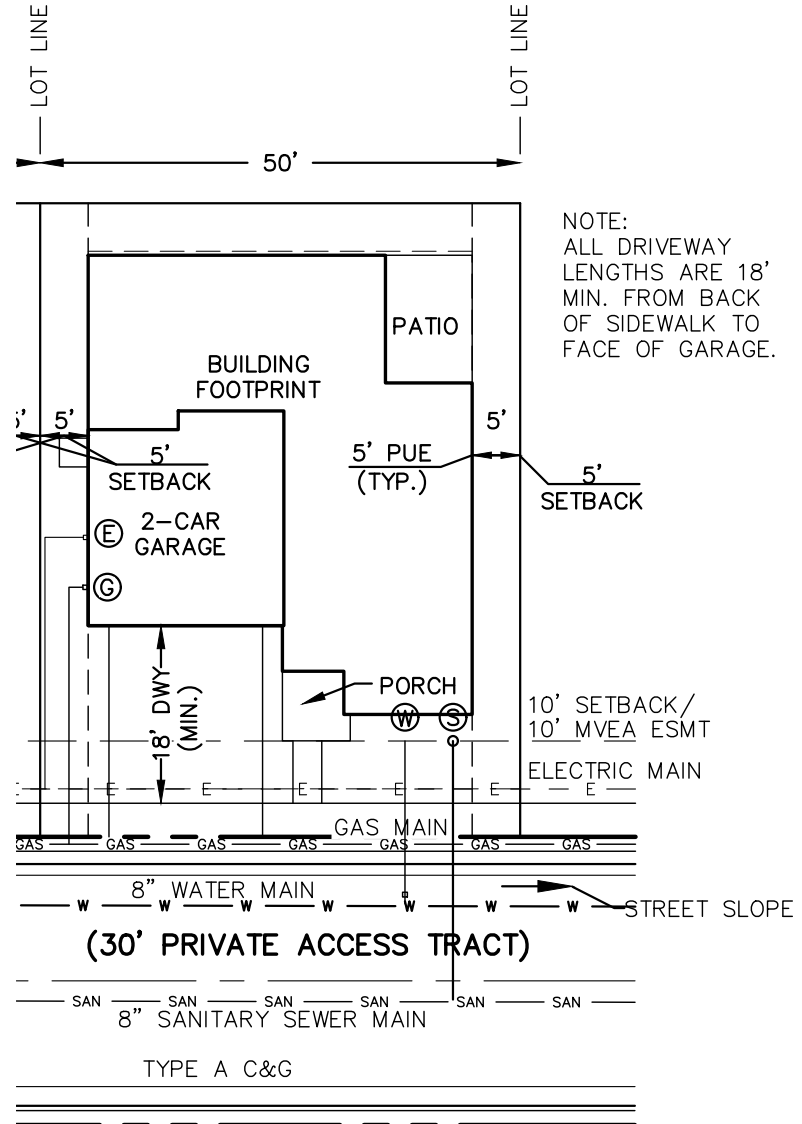


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RETREAT AT PRAIRIERIDGE FILING NO. 4
UTILITY CONSTRUCTION PLANS
8" PVC PUBLIC WATER SYSTEM PLAN
WATER LOWERINGS

DESIGNED BY	KES	SCALE	DATE	06/16/2025
DRAWN BY	KES	(H) 1"= 50'	SHEET	8 OF 9
CHECKED BY		(V) 1"= 5	JOB NO.	1305.40





- 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 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

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UTILITY CONSTRUCTION PLANS
UTILITY SERVICE PLAN

DESIGNED BY	KES	SCALE	DATE
			06/16/2025

DRAWN BY	KES	(H) 1"= 40'	SHEET
			9 OF 9

CHECKED BY	(V) 1"= N/A	JOB NO.
		1305.40