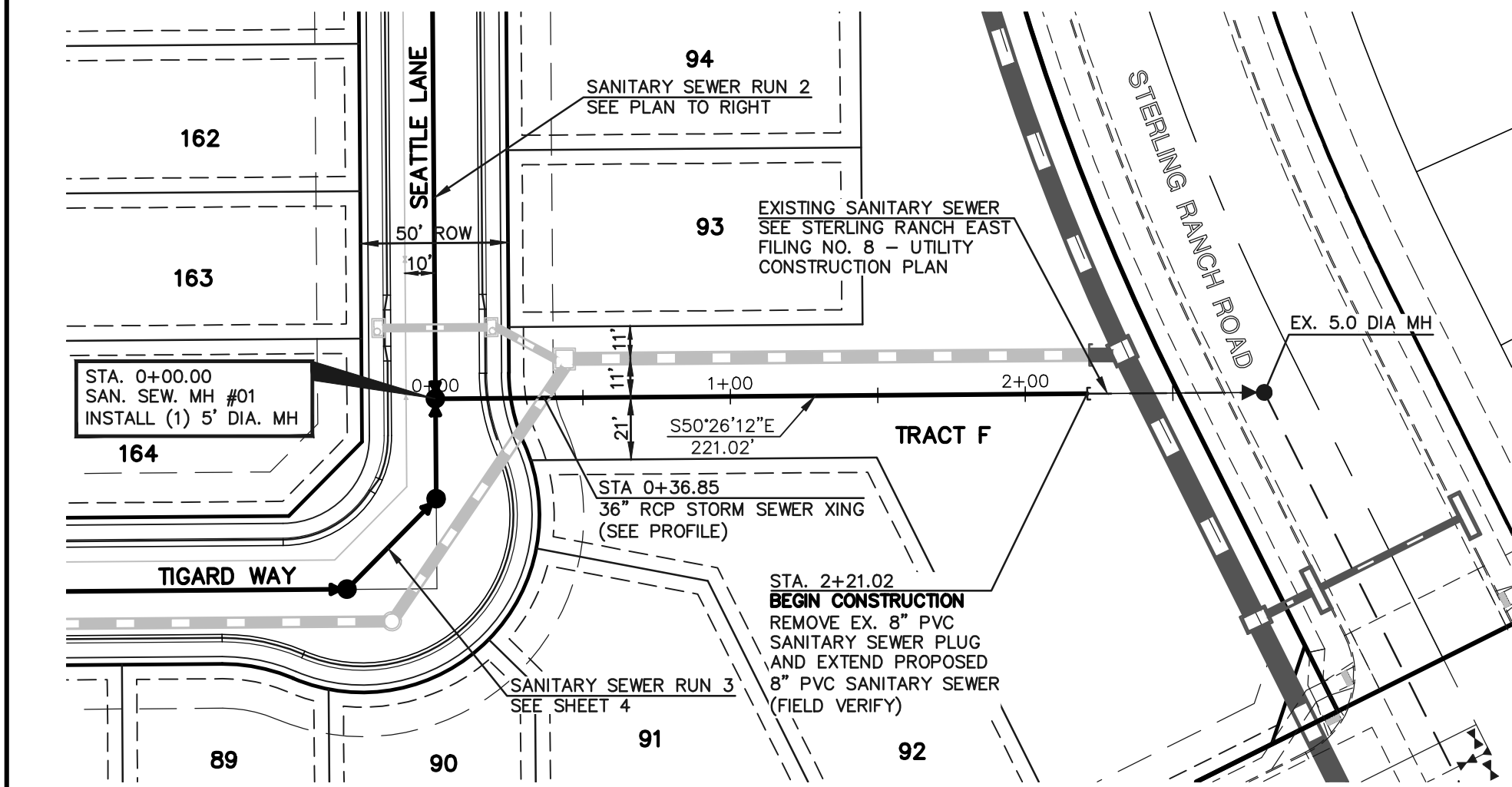
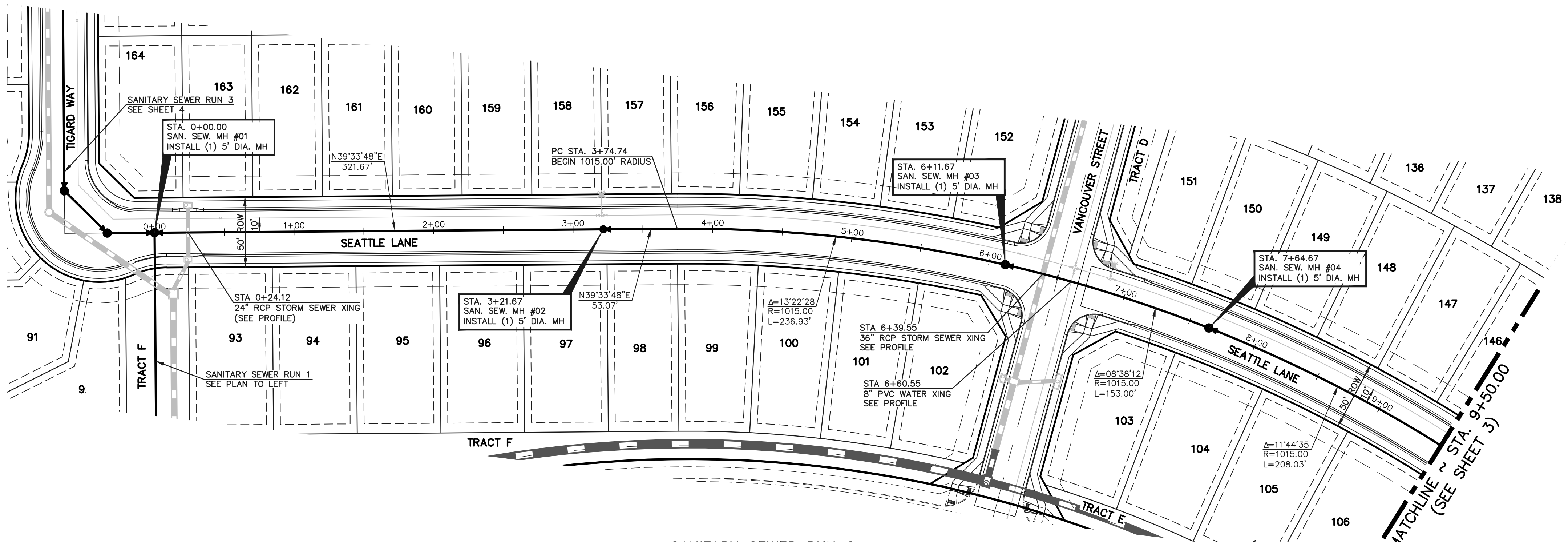
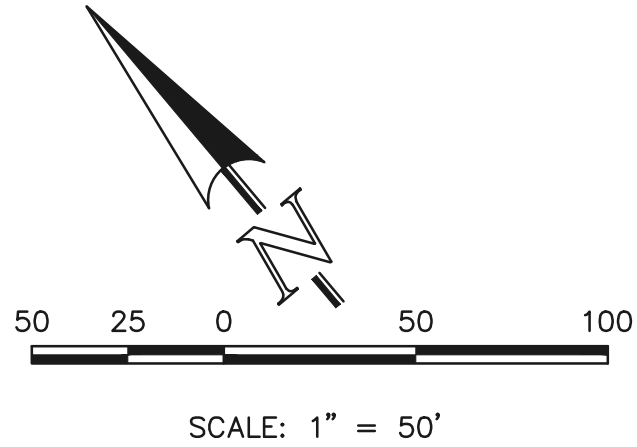




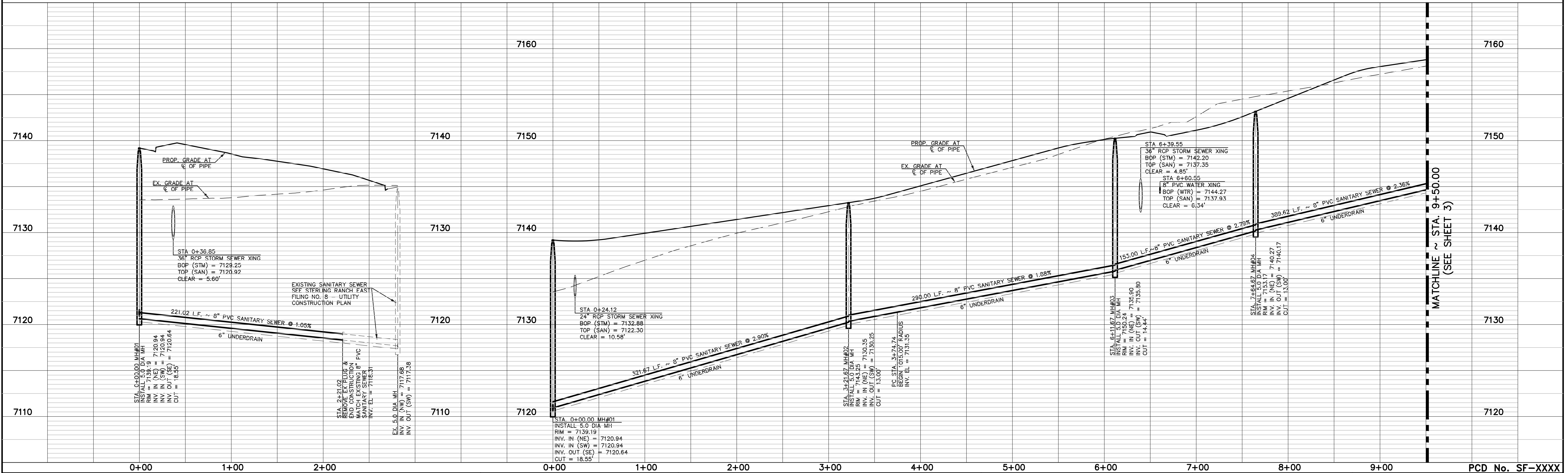
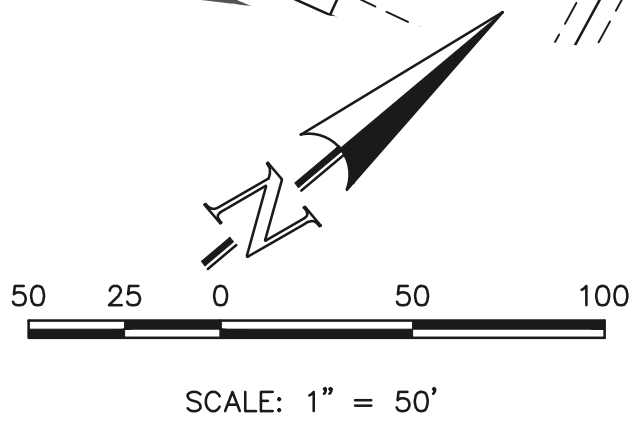
SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER

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

NOTE:
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CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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:

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

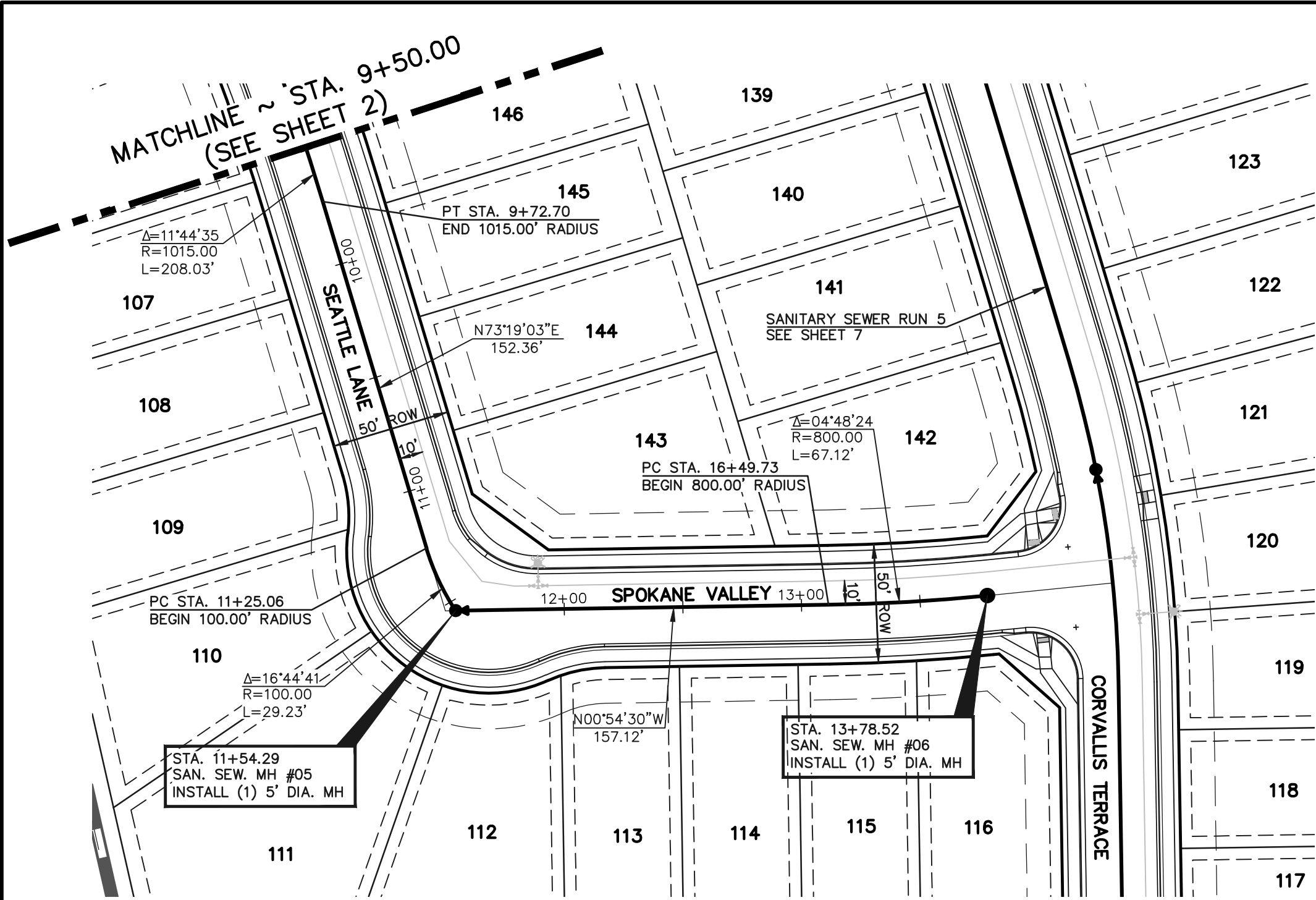
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

STERLING RANCH EAST FILING NO. 4
PUBLIC 8" PVC SANITARY SEWER PLAN

SANITARY SEWER PLAN

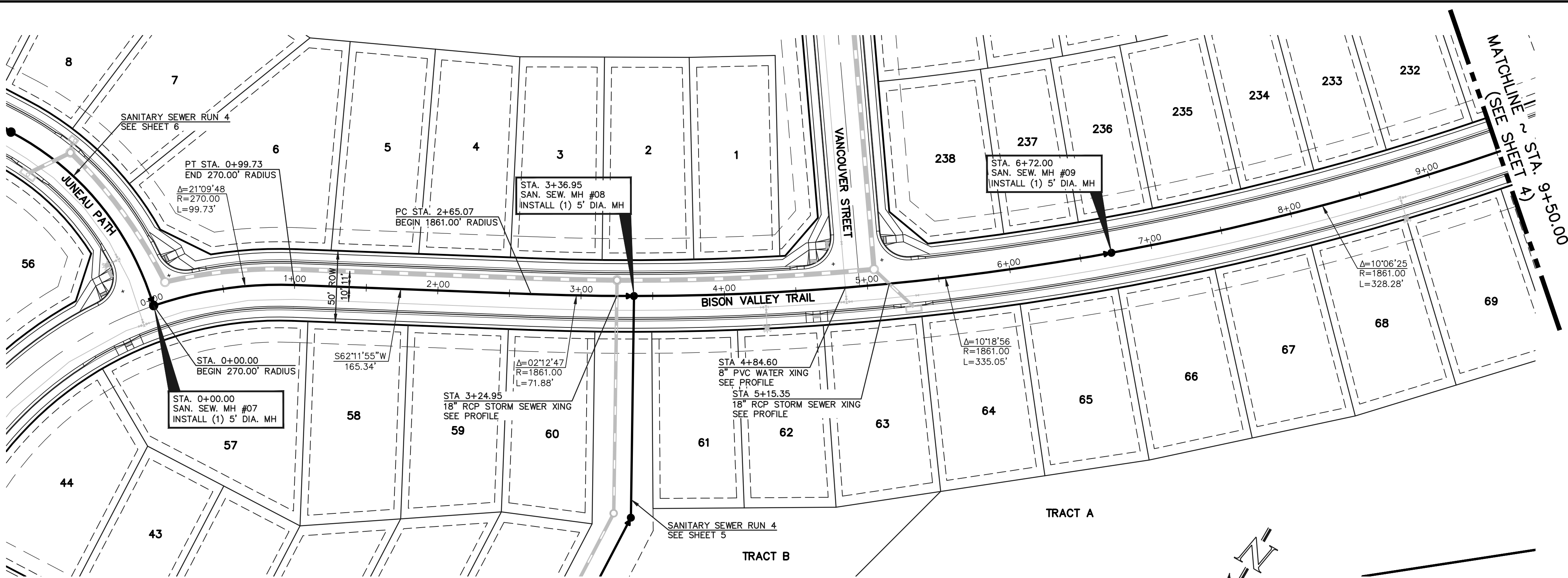
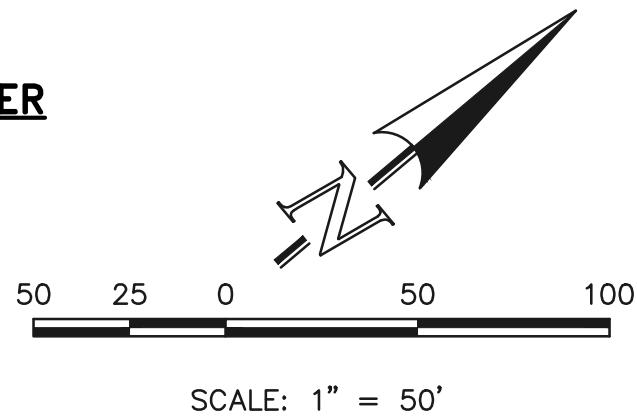
DESIGNED BY	PRA	SCALE	DATE	5/01/2026
DRAWN BY	PRA	(H) 1" = 50'	SHEET	2 OF 16
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.41	



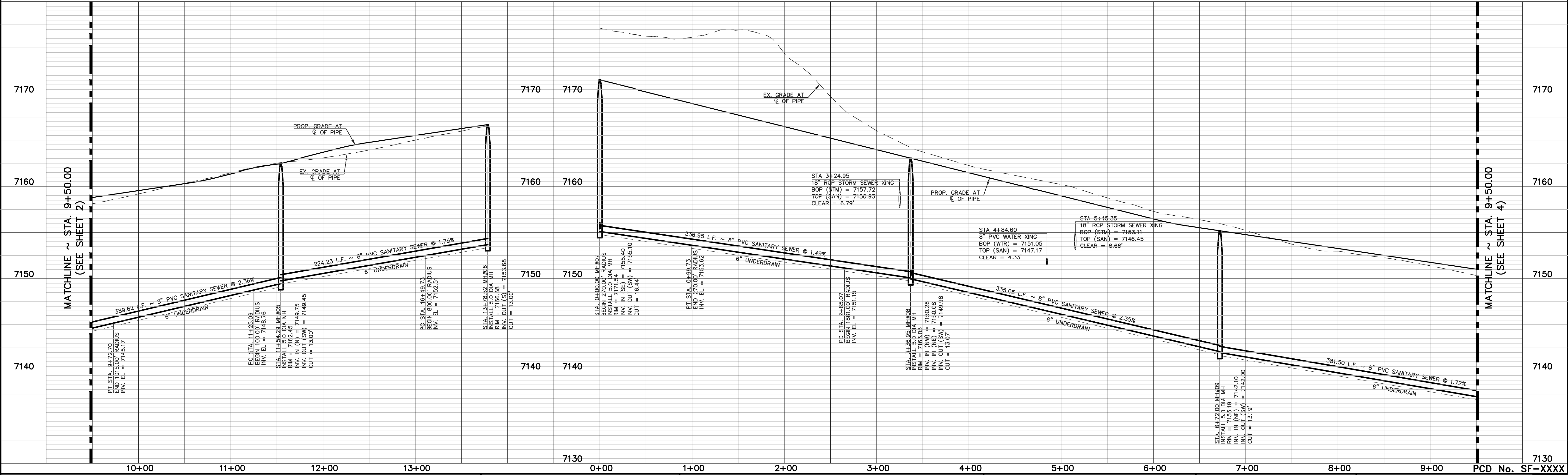
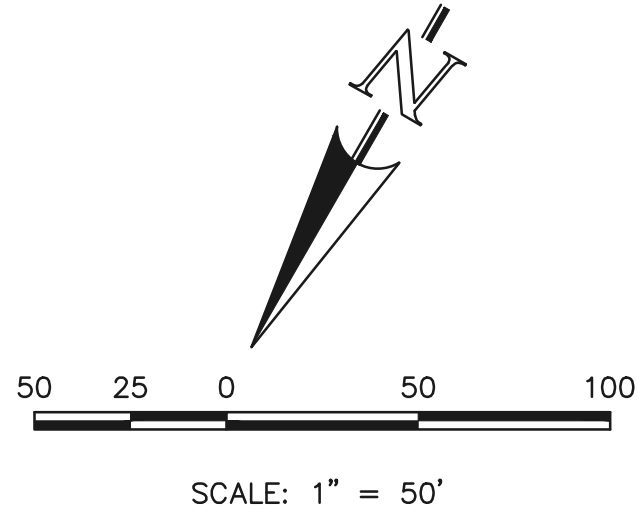
SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER

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SANITARY SEWER RUN 3
PROPOSED 8" PVC PUBLIC SANITARY SEWER



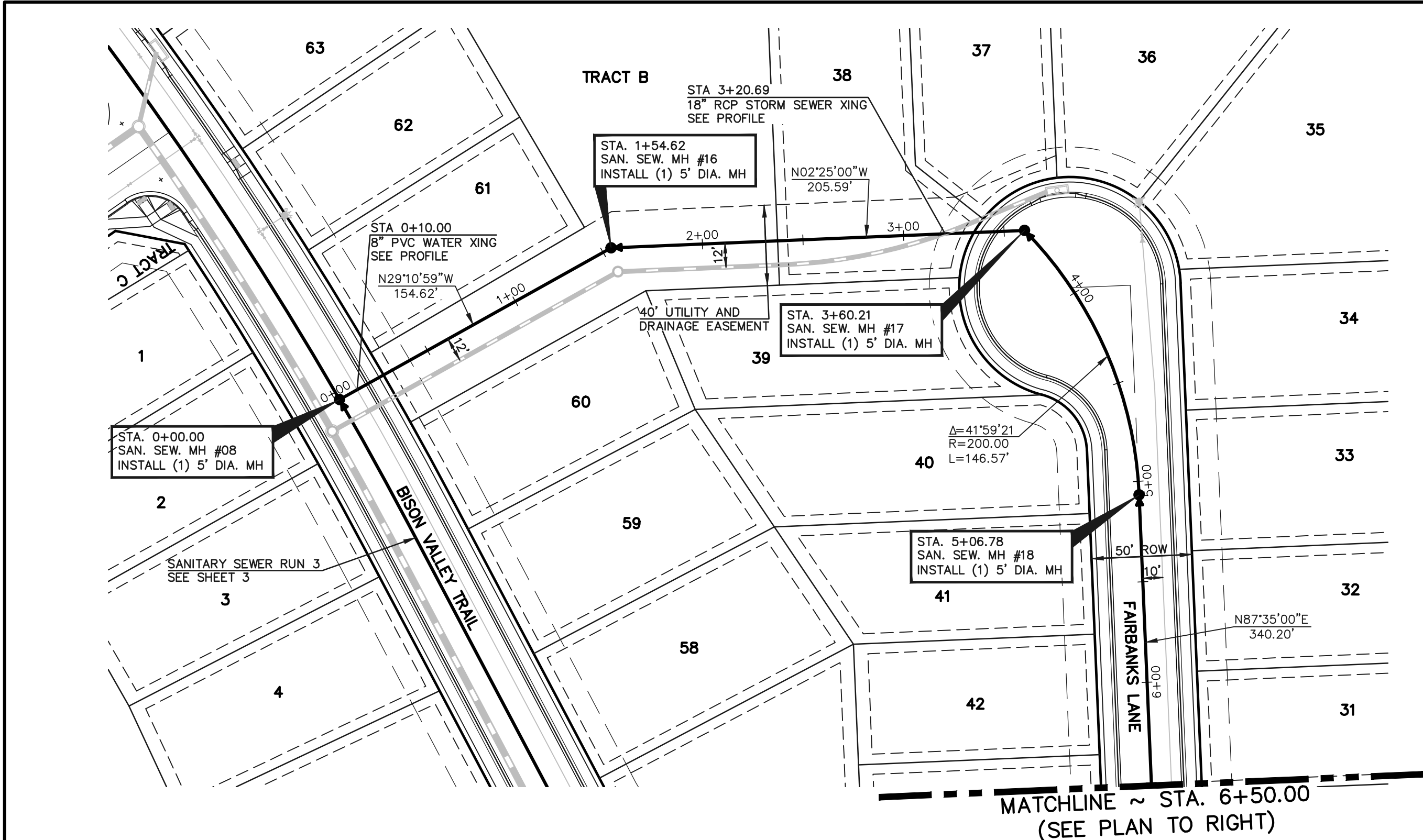
LEGEND		48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION		DATE		REVIEW:		STERLING RANCH EAST FILING NO. 4 PUBLIC 8" PVC SANITARY SEWER PLAN	
PROPOSED FIRE HYDRANT	EXISTING FIRE HYDRANT	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES 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.									
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										

CLASSIC CONSULTING

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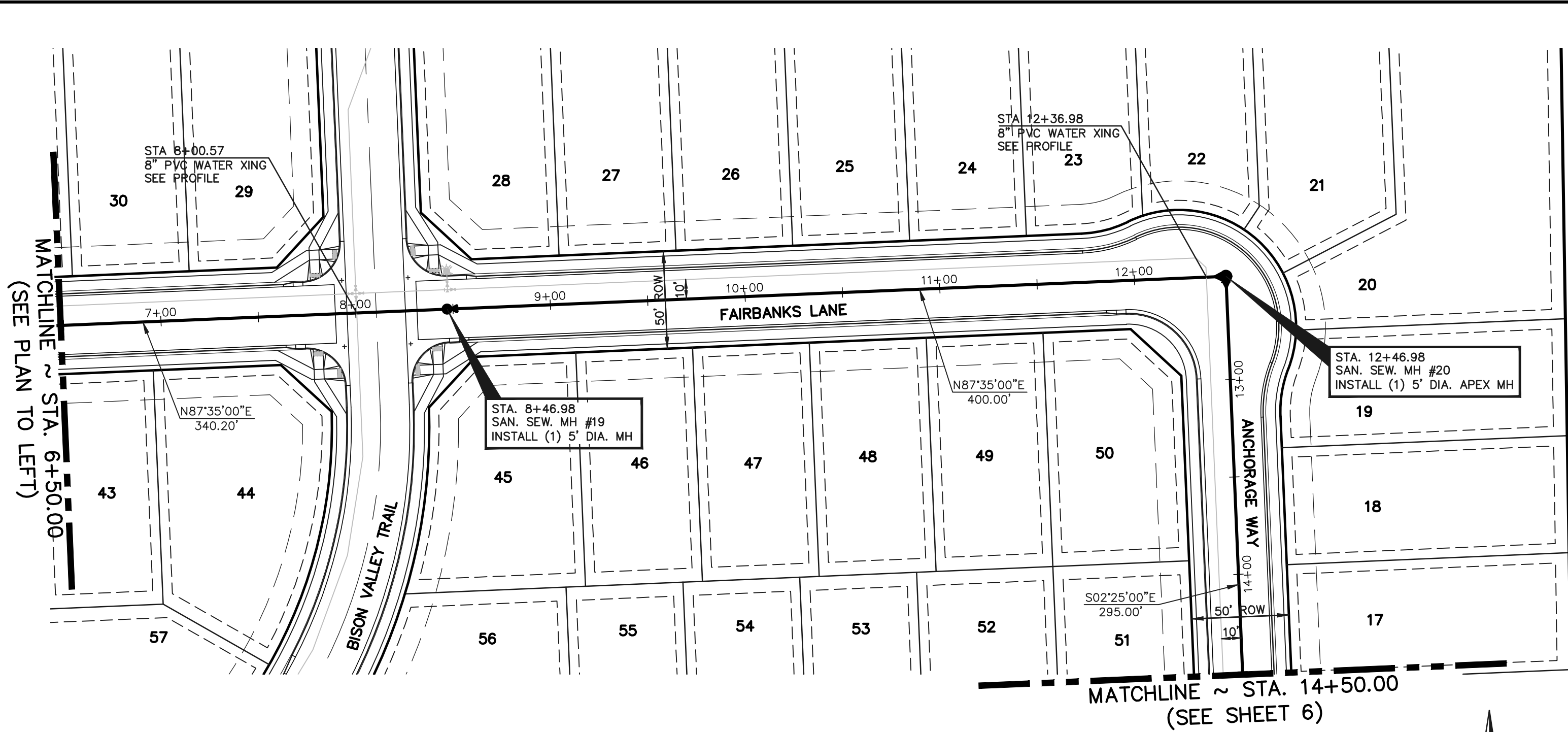
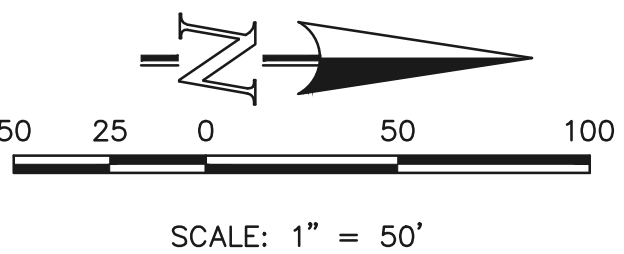
DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 50'	SHEET 3 OF 16
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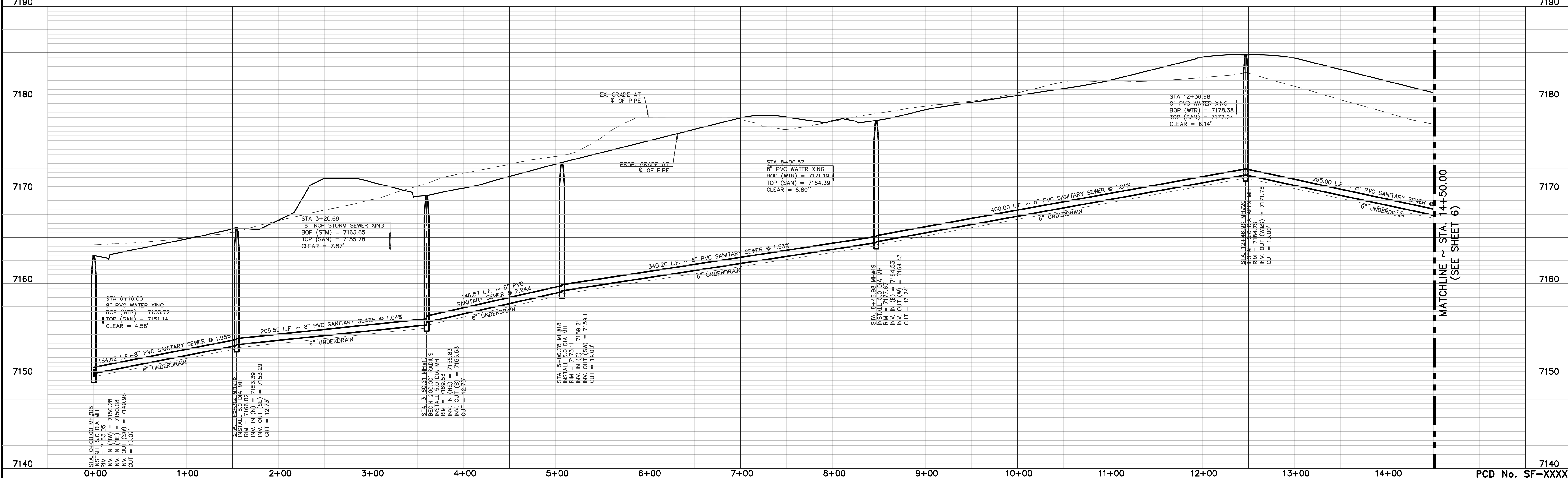
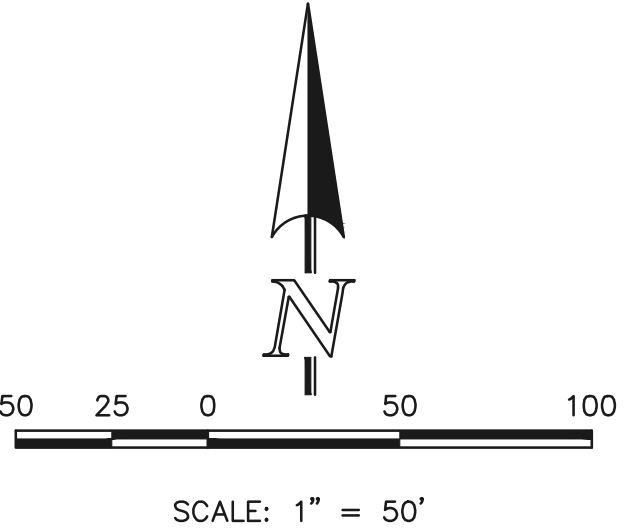
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SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER



SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER



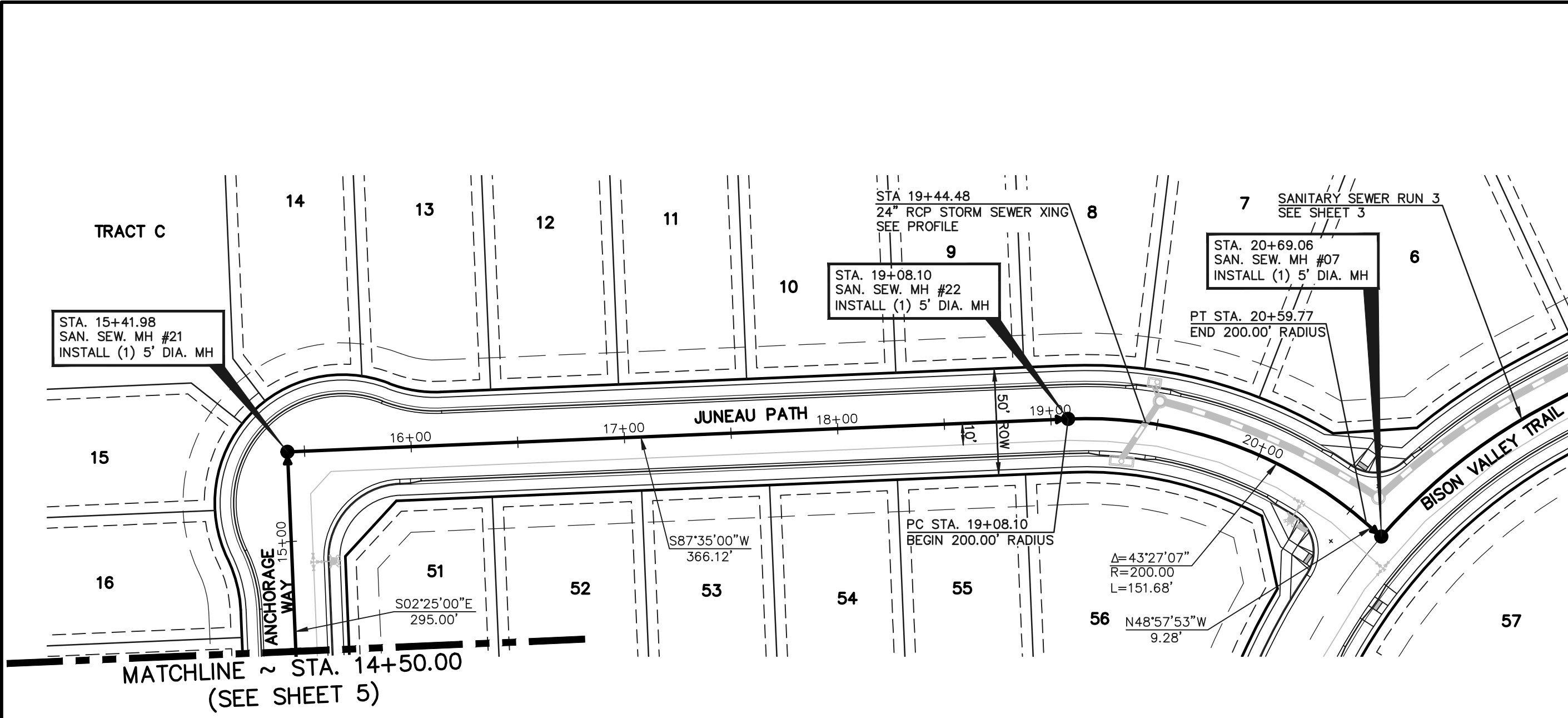
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	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT								DESIGNED BY PRA	SCALE (H) 1"= 50'	DATE 5/01/2026
	PROPOSED WATER MAIN		EXISTING WATER MAIN										
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN										
	PROPOSED STORM SEWER		EXISTING STORM SEWER										
	PROPOSED STORM INLET		EXISTING STORM INLET										
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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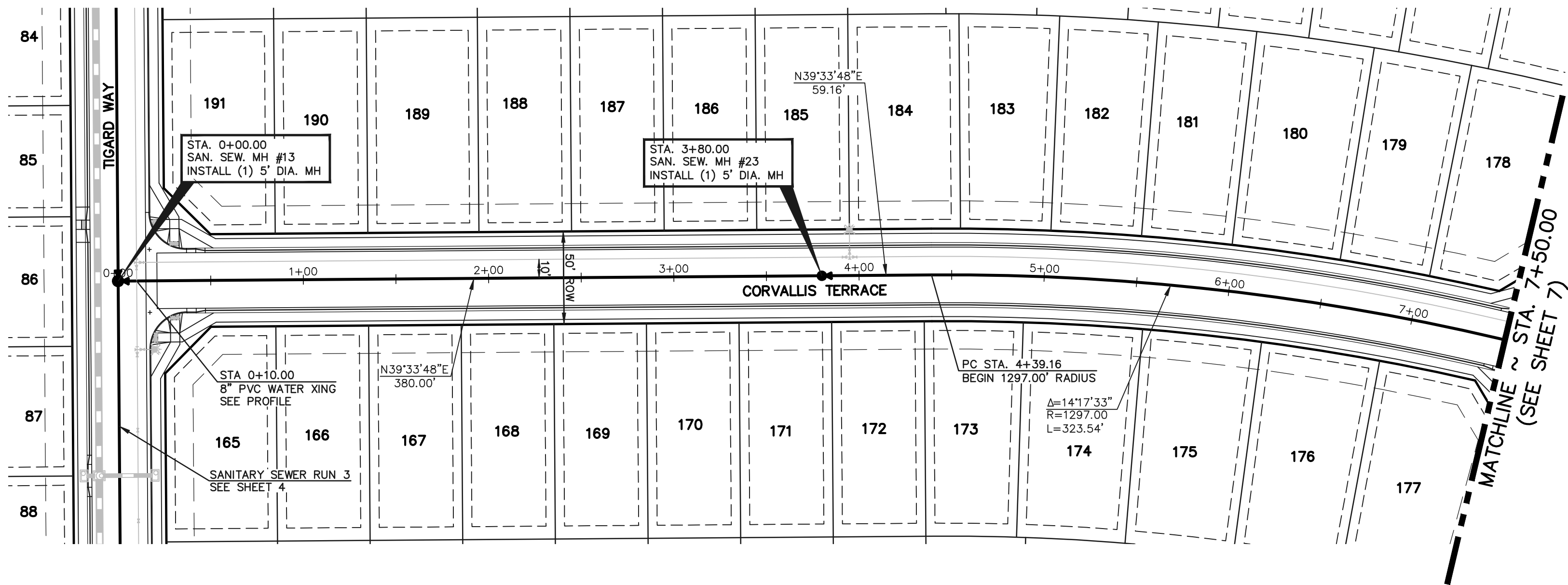
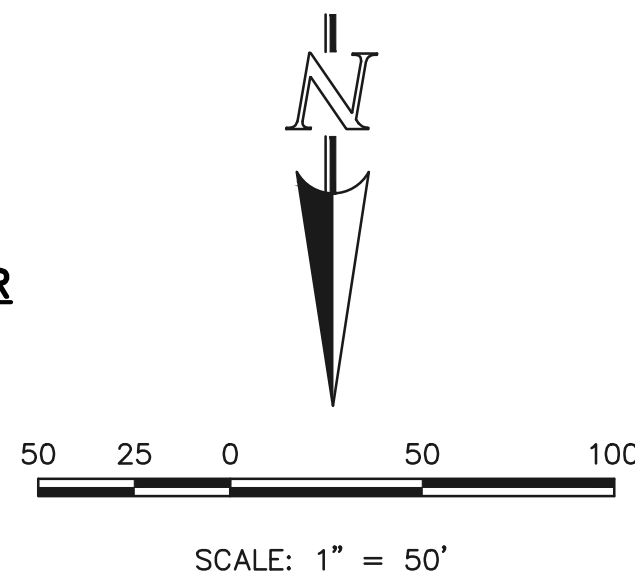
CHECKED BY PRA (V) 1"= 5' JOB NO. 1183.41



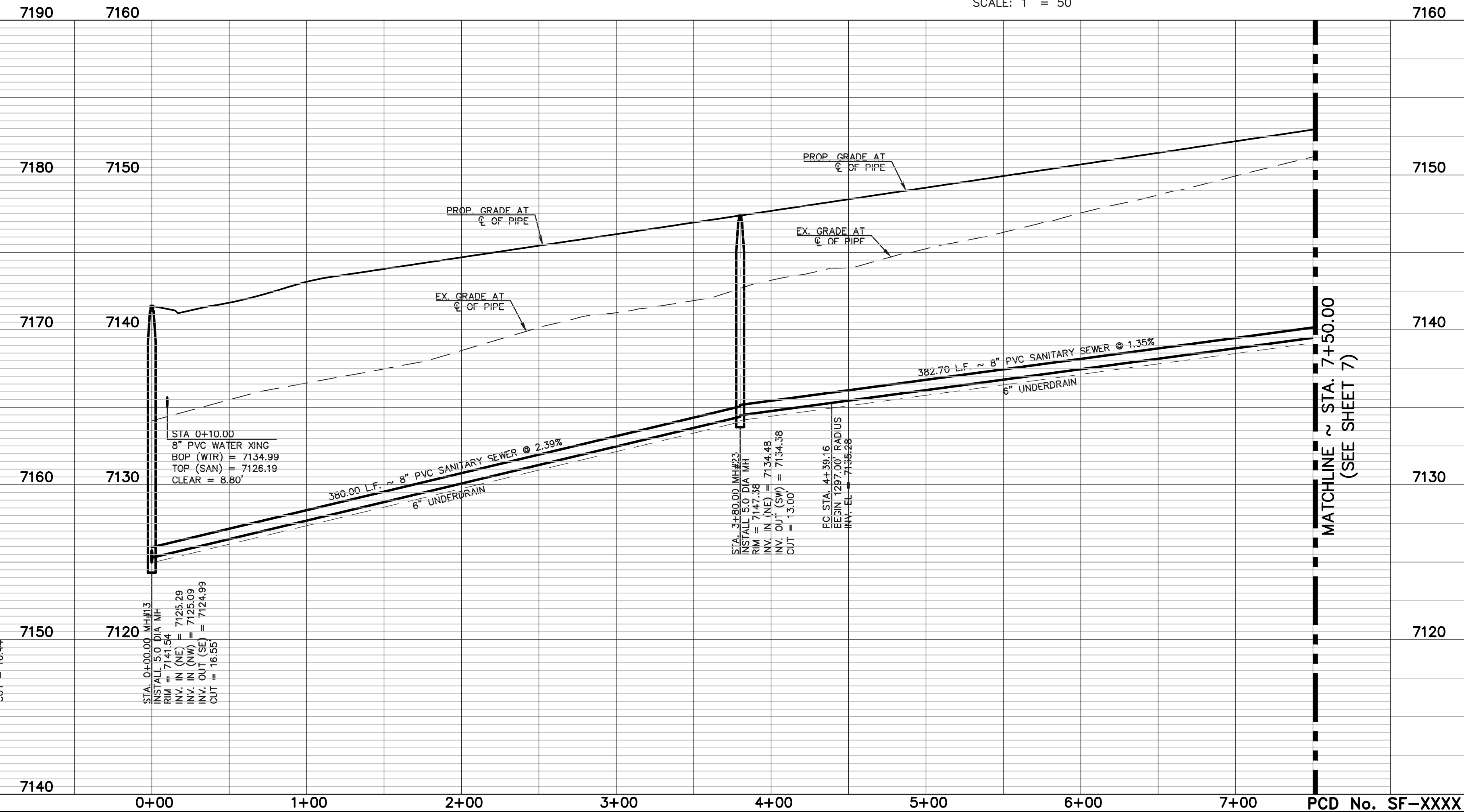
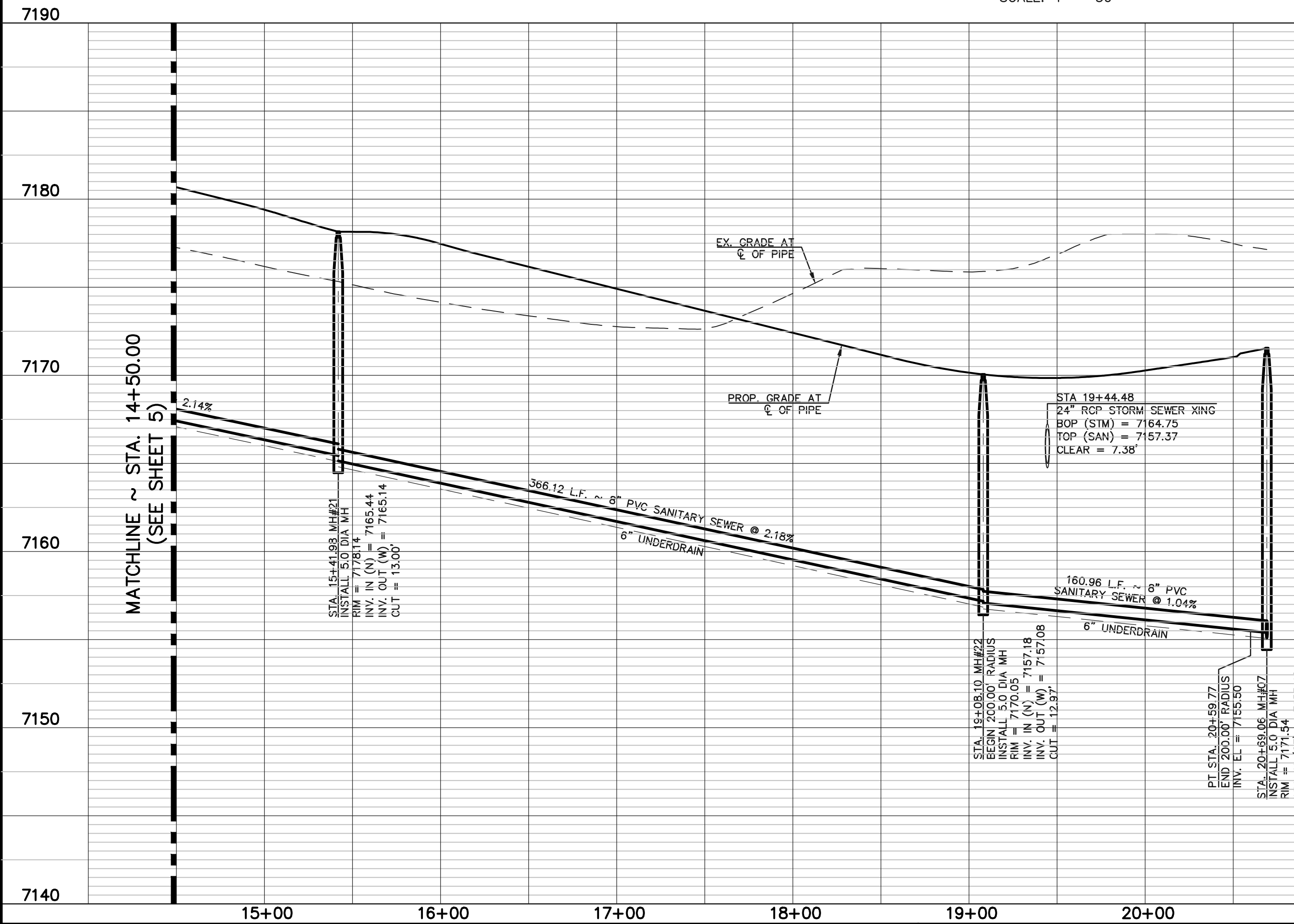
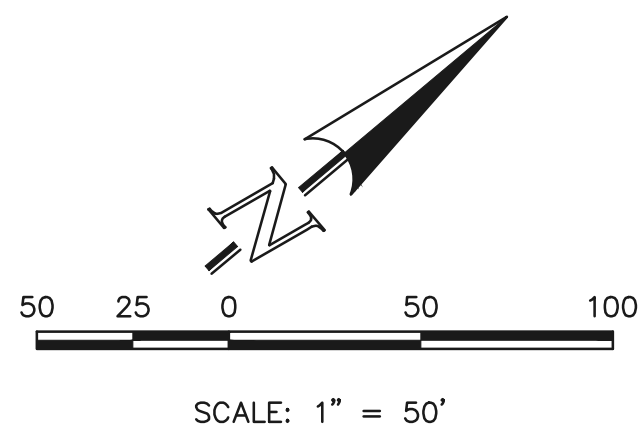
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**SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

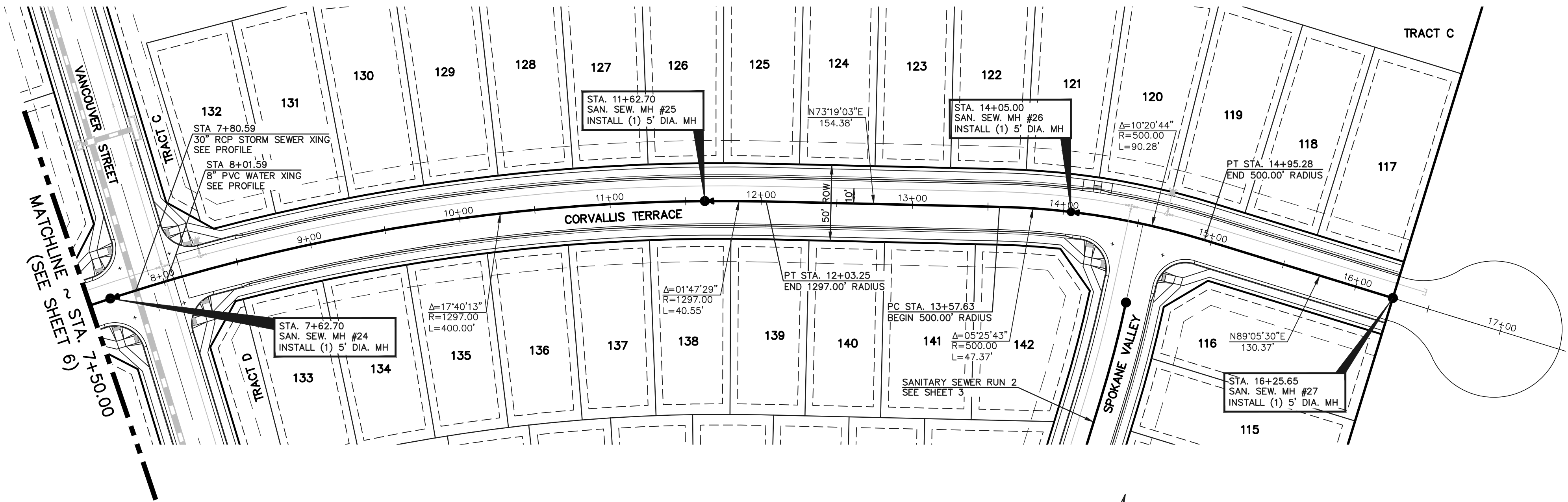


**SANITARY SEWER RUN 5
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



LEGEND		48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION		DATE		REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC		CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)		STERLING RANCH EAST FILING NO. 4 PUBLIC 8" PVC SANITARY SEWER PLAN		DESIGNED BY PRA DRAWN BY PRA CHECKED BY		SCALE (H) 1"= 50' (V) 1"= 5'		DATE 5/01/2026 SHEET 6 OF 16 JOB NO. 1183.41	
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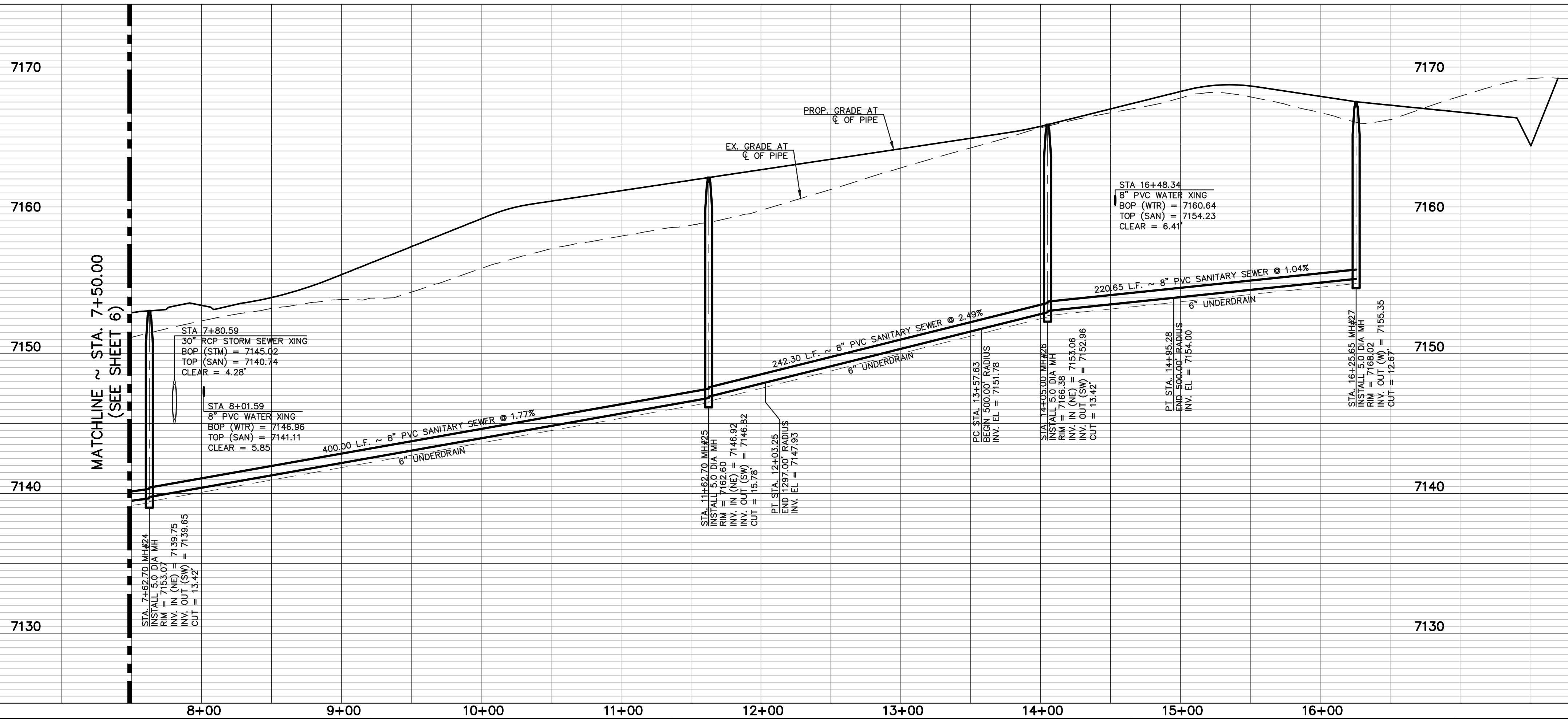
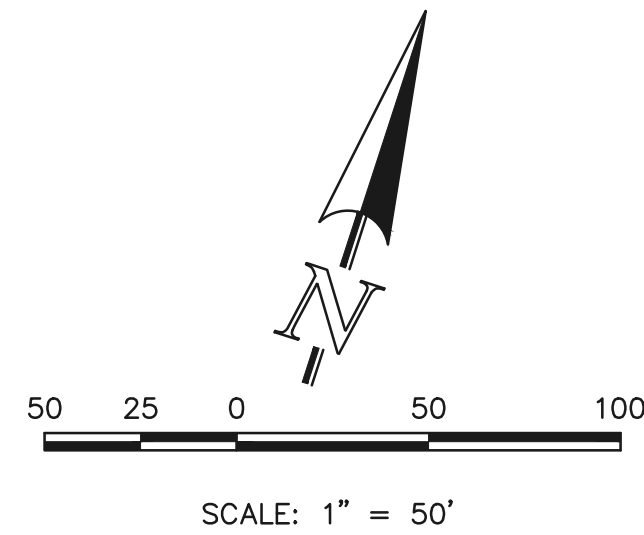
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SANITARY SEWER RUN 5
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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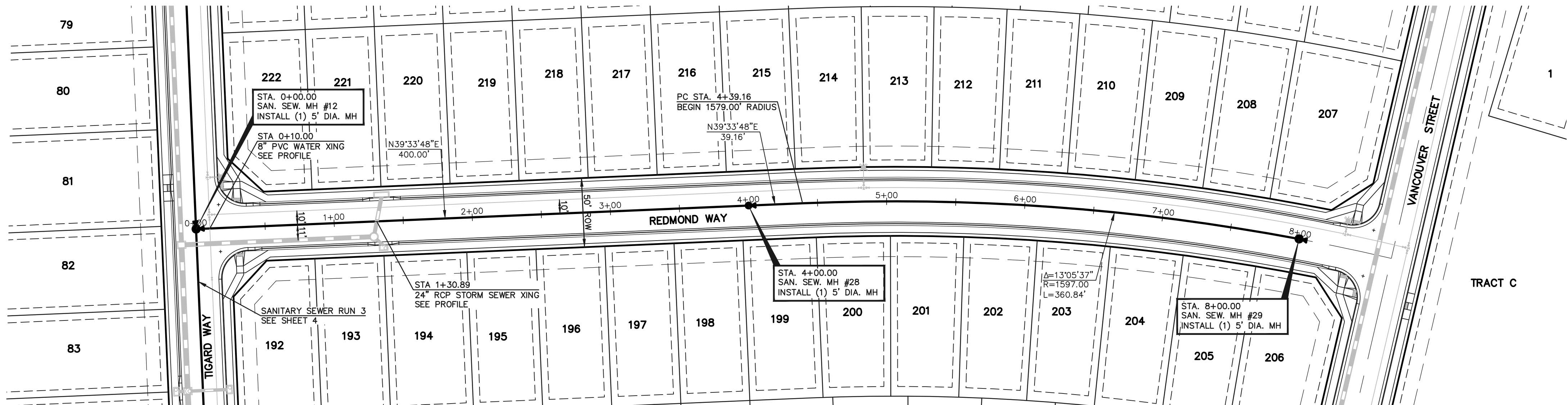
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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STERLING RANCH EAST FILING NO. 4 PUBLIC 8" PVC SANITARY SEWER PLAN			
SANITARY SEWER PLAN			
DESIGNED BY	PRA	SCALE	DATE 6/01/2026
DRAWN BY	PRA	(H) 1"= 50'	SHEET 7 OF 16
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.41

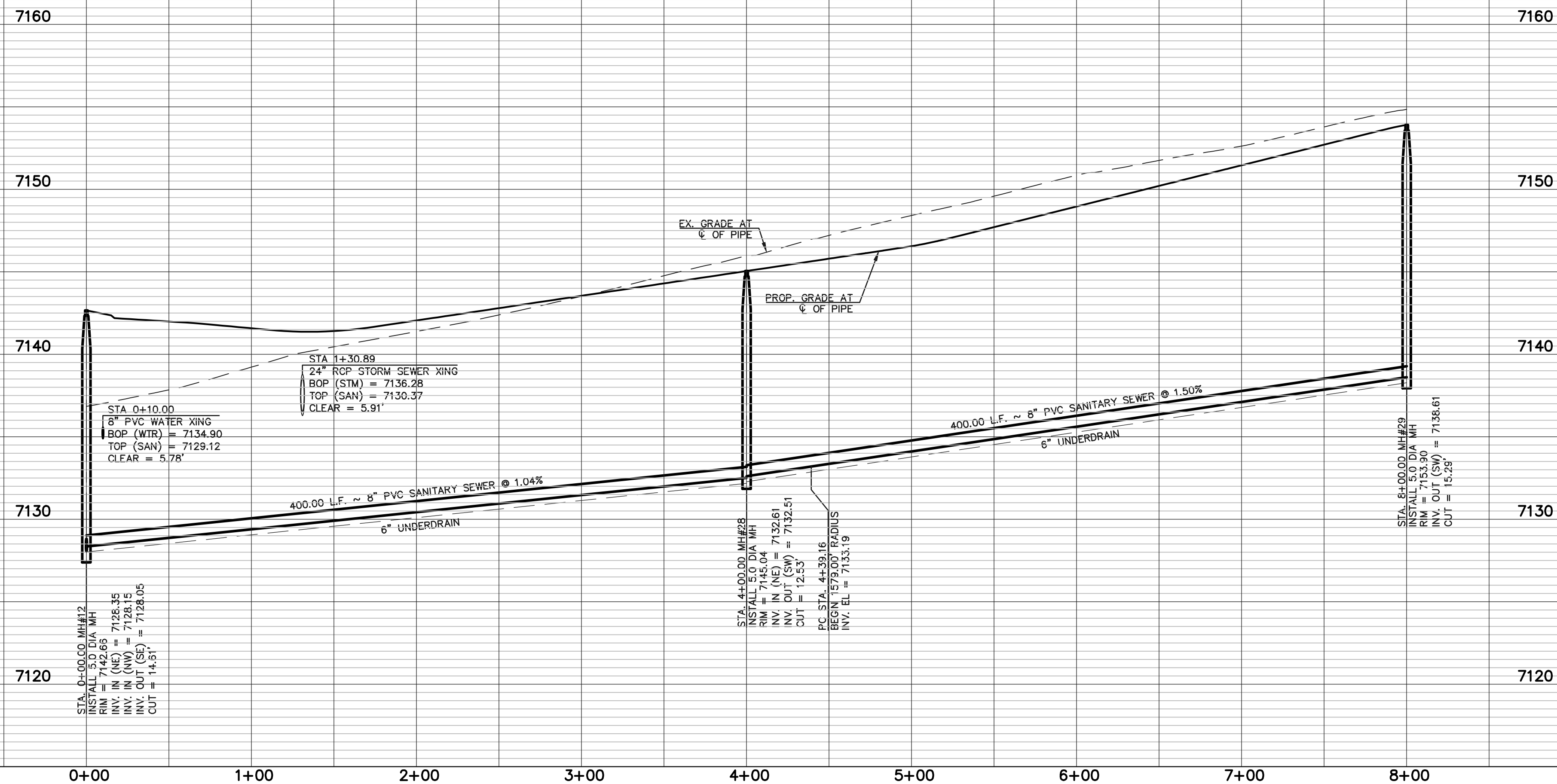
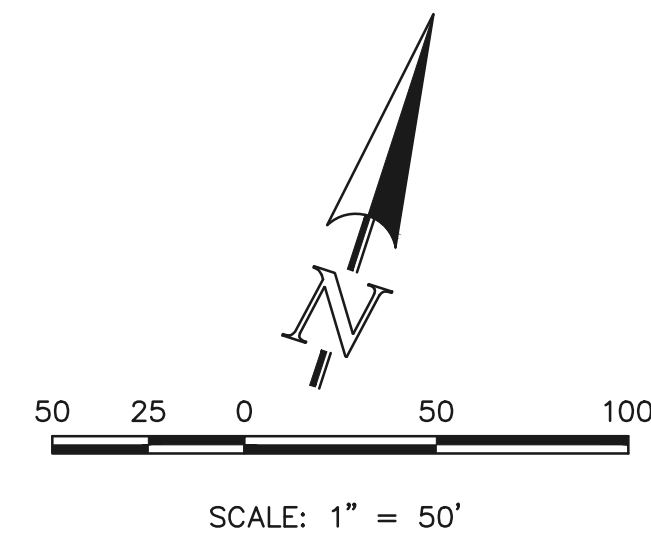




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SANITARY SEWER RUN 6
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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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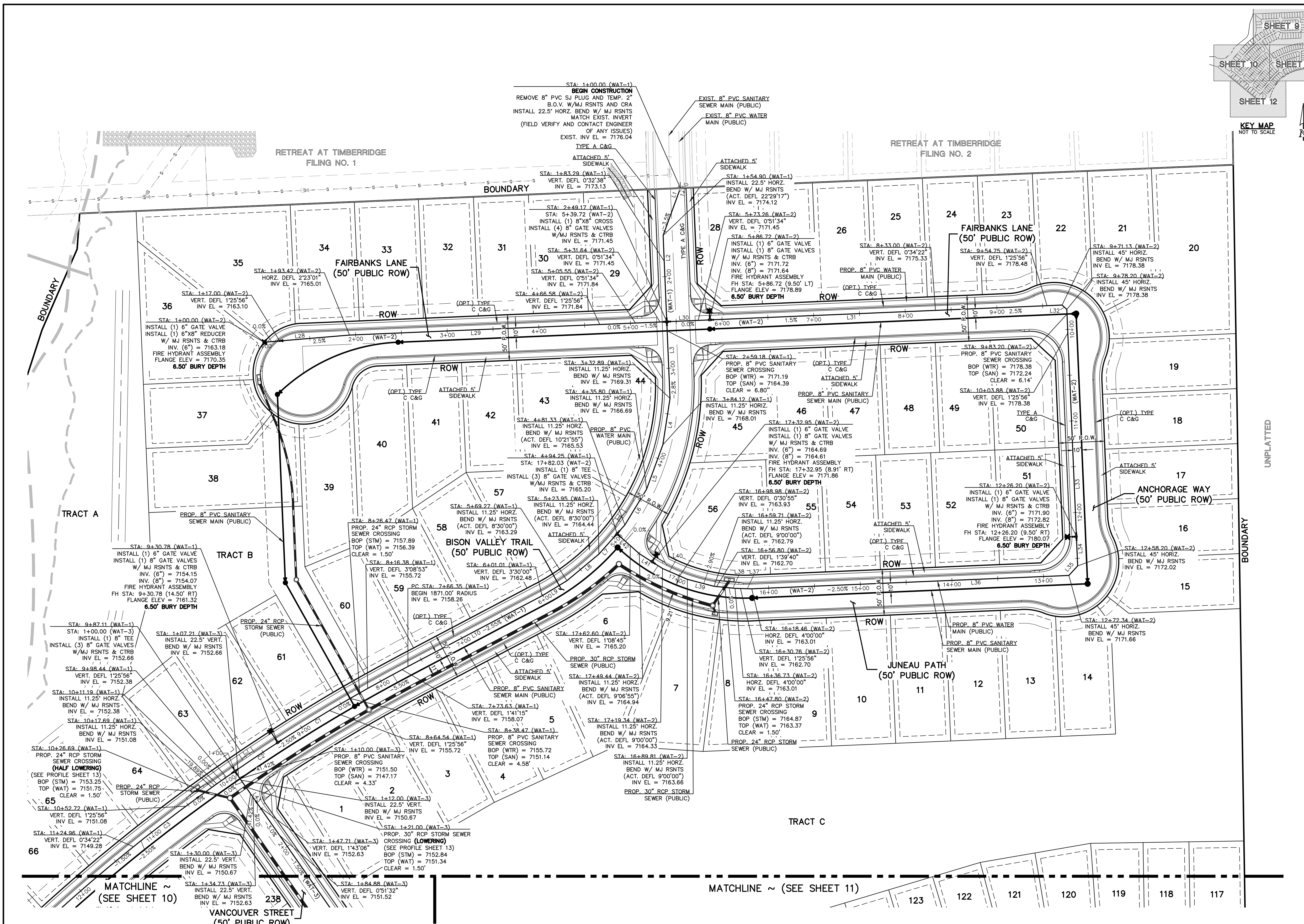
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SANITARY SEWER PLAN			
DESIGNED BY	PRA	SCALE	DATE 6/01/2026
DRAWN BY	PRA	(H) 1"= 50'	SHEET 8 OF 16
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.41





WATER NOTES:

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

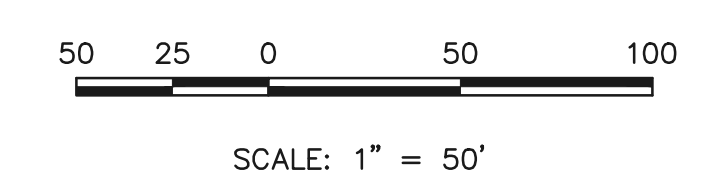
2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

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NOTE:

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



WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C1	164.43	1871.00	5'02"07"	8" PUBLIC PVC
C2	56.33	1871.00	1'43"30"	8" PUBLIC PVC
C3	393.85	1871.00	12'03"39"	8" PUBLIC PVC

WATER MAIN LINE TABLE			
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL
L1	54.90	S20°04'17"W	8" PUBLIC PVC
L2	94.27	S02°25'00"E	8" PUBLIC PVC
L3	83.72	S02°25'00"E	8" PUBLIC PVC
L4	51.24	S08°50'00"W	8" PUBLIC PVC
L5	51.67	S20°05'00"W	8" PUBLIC PVC
L6	45.54	S31°20'00"W	8" PUBLIC PVC
L7	42.62	S41°41'55"W	8" PUBLIC PVC
L8	45.32	S50°11'55"W	8" PUBLIC PVC
L9	31.75	S58°41'55"W	8" PUBLIC PVC
L10	165.34	S62°11'55"W	8" PUBLIC PVC
L28	93.42	N85°11'59"E	8" PUBLIC PVC
L29	346.30	N87°35'00"E	8" PUBLIC PVC
L30	47.00	N87°35'00"E	8" PUBLIC PVC
L31	384.41	N87°35'00"E	8" PUBLIC PVC
L32	7.07	S47°25'00"E	8" PUBLIC PVC
L33	248.00	S02°25'00"E	8" PUBLIC PVC
L34	32.00	S02°25'00"E	8" PUBLIC PVC
L35	14.14	S42°35'00"W	8" PUBLIC PVC
L36	346.12	S87°35'00"W	8" PUBLIC PVC
L37	18.27	N88°25'00"W	8" PUBLIC PVC
L38	22.98	N84°52'00"W	8" PUBLIC PVC
L39	30.10	N75°25'00"W	8" PUBLIC PVC
L40	29.53	N66°25'00"W	8" PUBLIC PVC
L41	30.10	N57°25'00"W	8" PUBLIC PVC
L42	32.58	N48°18'05"W	8" PUBLIC PVC
L43	282.00	S34°52'04"E	8" PUBLIC PVC

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 GAS MAIN
EXISTING PLUG W/BLOWOFF ASSY.	EXISTING FIBER OPTIC/CABLE
EXISTING FIRE HYDRANT	EXISTING ELECTRIC

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PCD No. SF-XXXX

STERLING RANCH EAST FILING NO. 4

PUBLIC UTILITY PLAN

PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1" = 50'	SHEET	9 OF 18
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.41

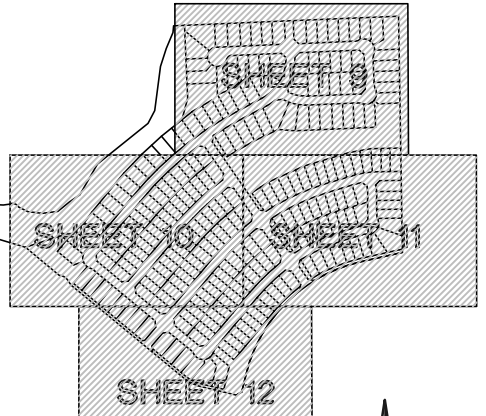
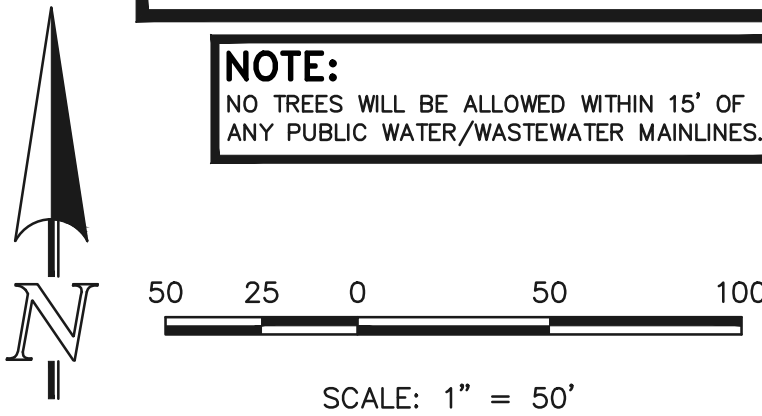
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WATER NOTES:
UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER FALCON AREA WATER & WASTEWATER AUTHORITY 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 FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.
2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

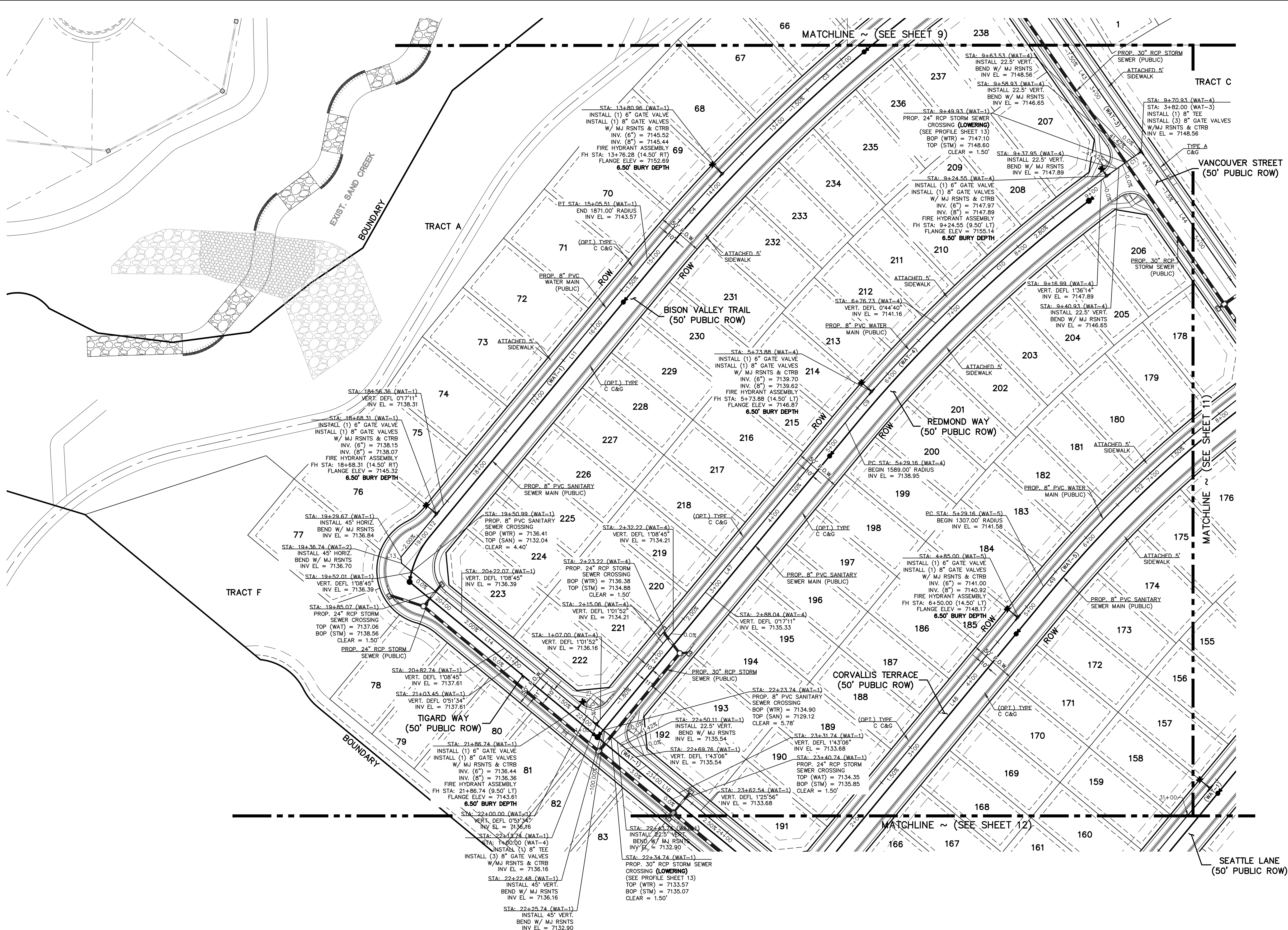
NOTE:
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NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.



WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C3	393.85	1871.00	12°03'39"	8" PUBLIC PVC
C4	124.55	1871.00	3°48'51"	8" PUBLIC PVC
C9	44.72	1589.00	1°36'45"	8" PUBLIC PVC
C10	350.67	1589.00	12°38'40"	8" PUBLIC PVC
C11	46.39	1589.00	1°40'21"	8" PUBLIC PVC
C12	365.15	1307.00	16°00'26"	8" PUBLIC PVC

WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L11	362.80	S39°33'48"W	8" PUBLIC PVC	
L12	61.36	S39°33'48"W	8" PUBLIC PVC	
L13	7.07	S05°26'12"E	8" PUBLIC PVC	
L14	250.00	S50°26'12"E	8" PUBLIC PVC	
L15	27.00	S50°26'12"E	8" PUBLIC PVC	
L16	282.00	S50°26'12"E	8" PUBLIC PVC	
L43	282.00	S34°52'04"E	8" PUBLIC PVC	
L44	282.01	S34°52'04"E	8" PUBLIC PVC	
L47	429.16	N39°33'48"E	8" PUBLIC PVC	
L48	385.00	N39°33'48"E	8" PUBLIC PVC	
L49	44.16	N39°33'48"E	8" PUBLIC PVC	



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 GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	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

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



STERLING RANCH EAST FILING NO. 4 PUBLIC UTILITY PLAN PUBLIC 8" PVC WATER SYSTEM PLAN				
DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET 10 OF 18	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.41

PCD No. SF-XXXX



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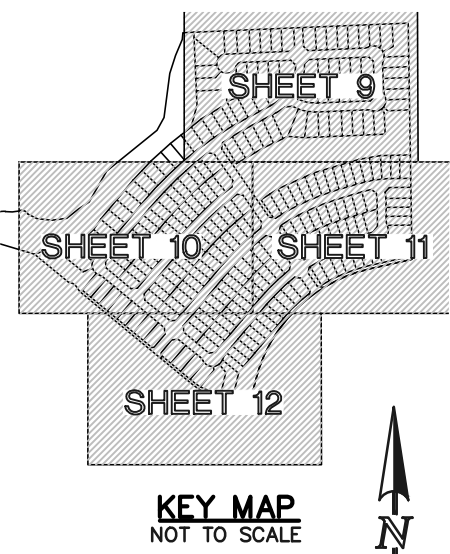
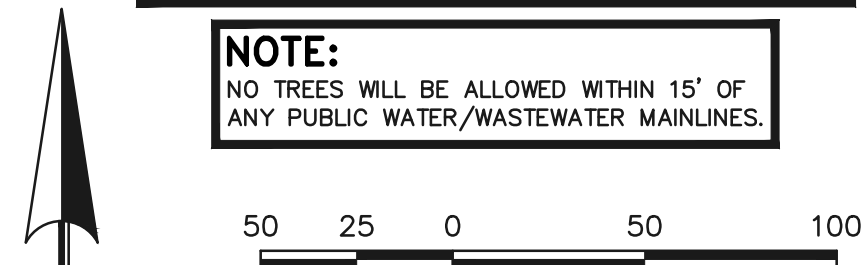
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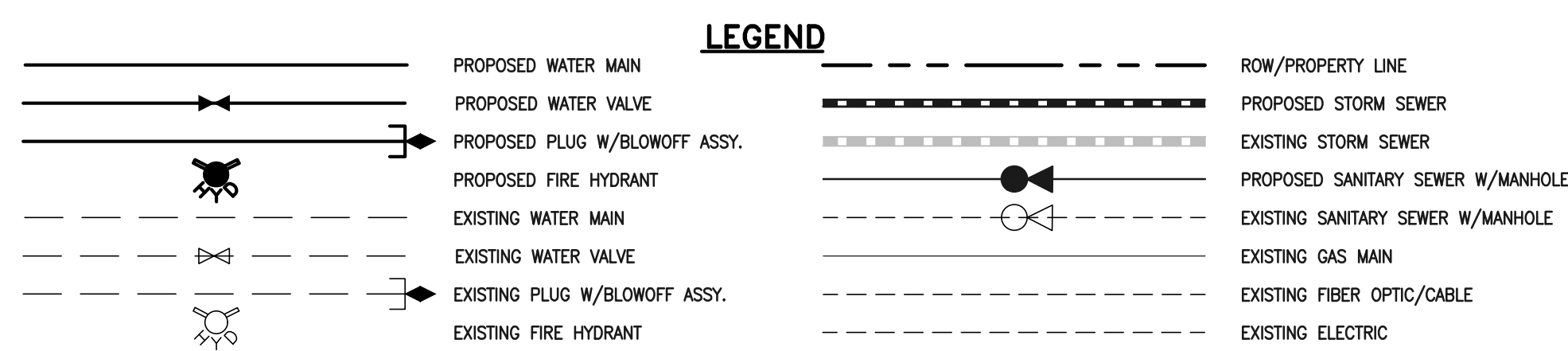
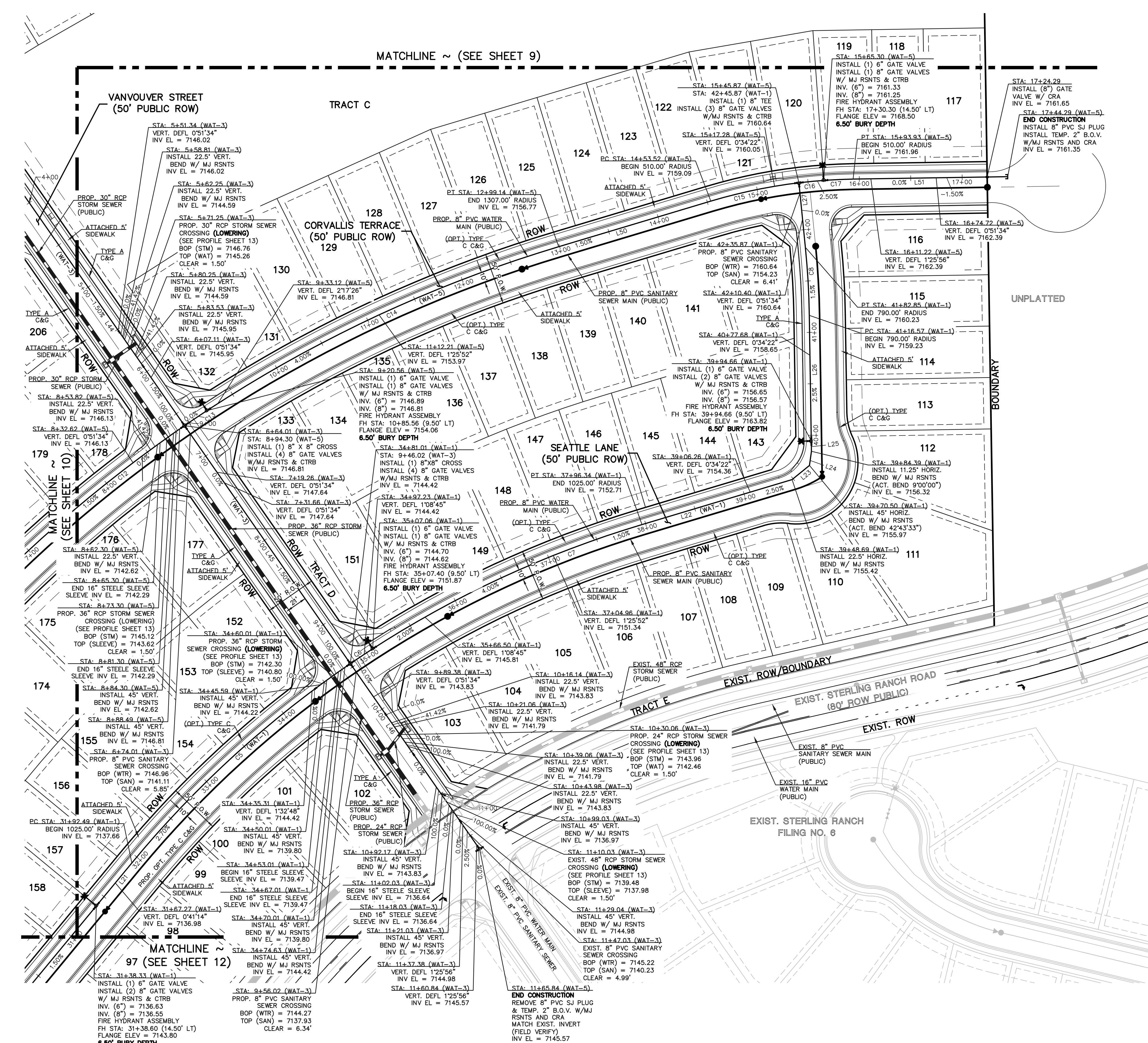
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WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C5	288.52	1025.00	15°34'08"	8" PUBLIC PVC
C6	26.06	1025.00	1°27'24"	8" PUBLIC PVC
C7	289.27	1025.00	16°10'12"	8" PUBLIC PVC
C8	66.28	790.00	4°48'24"	8" PUBLIC PVC
C12	365.15	1307.00	16°00'26"	8" PUBLIC PVC
C13	26.26	1307.00	1°09'04"	8" PUBLIC PVC
C14	378.58	1307.00	16°35'46"	8" PUBLIC PVC
C15	87.62	510.00	9°50'38"	8" PUBLIC PVC
C16	24.16	510.00	2°42'52"	8" PUBLIC PVC
C17	28.63	510.00	3°12'57"	8" PUBLIC PVC

WATER MAIN LINE TABLE			
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL
L21	54.16	N39°33'48"E	8" PUBLIC PVC
L22	152.36	N73°19'03"E	8" PUBLIC PVC
L23	21.81	N50°49'03"E	8" PUBLIC PVC
L24	13.89	N08°05'30"E	8" PUBLIC PVC
L25	10.00	N00°54'30"W	8" PUBLIC PVC
L26	122.18	N00°54'30"W	8" PUBLIC PVC
L27	63.02	N05°42'54"W	8" PUBLIC PVC
L44	282.01	S34°52'04"E	8" PUBLIC PVC
L45	282.01	S34°52'04"E	8" PUBLIC PVC
L46	219.82	S34°52'04"E	8" PUBLIC PVC
L50	154.38	N73°19'03"E	8" PUBLIC PVC
L51	130.37	N89°05'30"E	8" PUBLIC PVC



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NO.	REVISION	DATE

REVIEW:
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



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DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET 11 OF 18	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.41

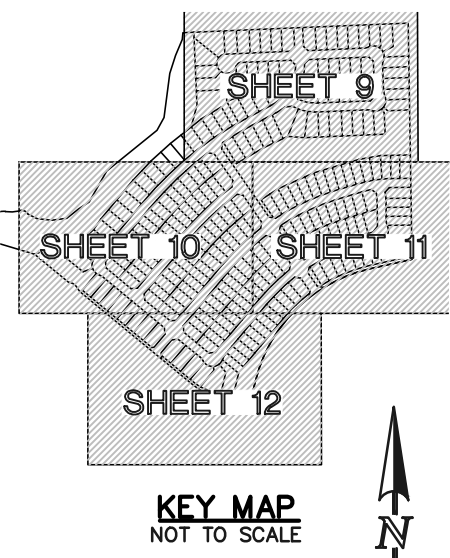
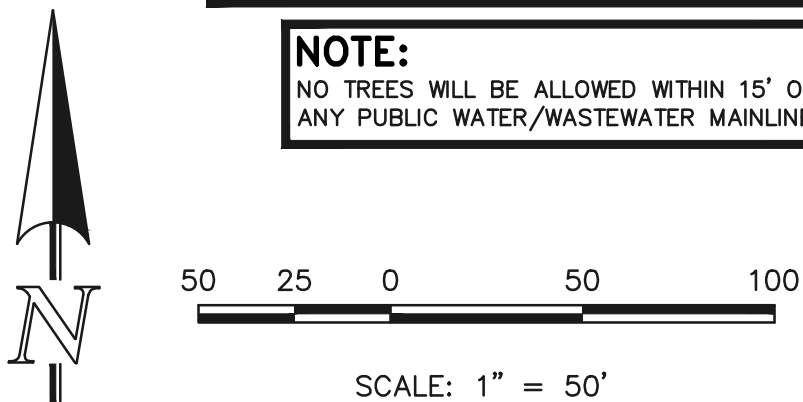
PCD No. SF-XXXX

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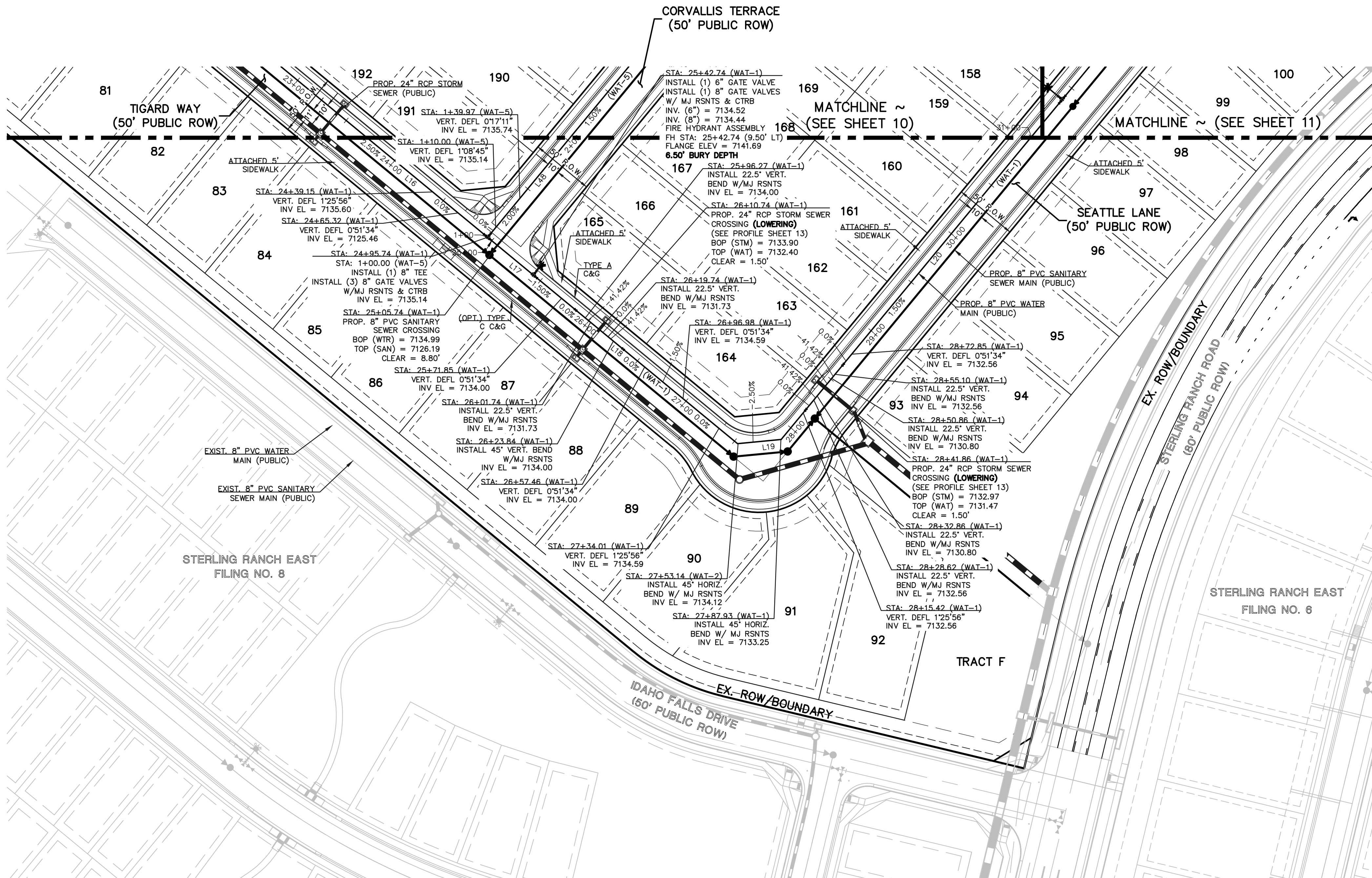
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WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L16	282.00	S50°26'12"E	8" PUBLIC PVC	
L17	47.00	S50°26'12"E	8" PUBLIC PVC	
L18	210.86	S50°26'12"E	8" PUBLIC PVC	
L19	34.14	N84°33'48"E	8" PUBLIC PVC	
L20	350.86	N39°33'48"E	8" PUBLIC PVC	
L48	385.00	N39°33'48"E	8" PUBLIC PVC	



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 GAS MAIN
	EXISTING PLUG W/BLOWOFF ASSY.	EXISTING FIBER OPTIC/CABLE
	EXISTING FIRE HYDRANT	EXISTING ELECTRIC

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NO. REVISION	DATE	

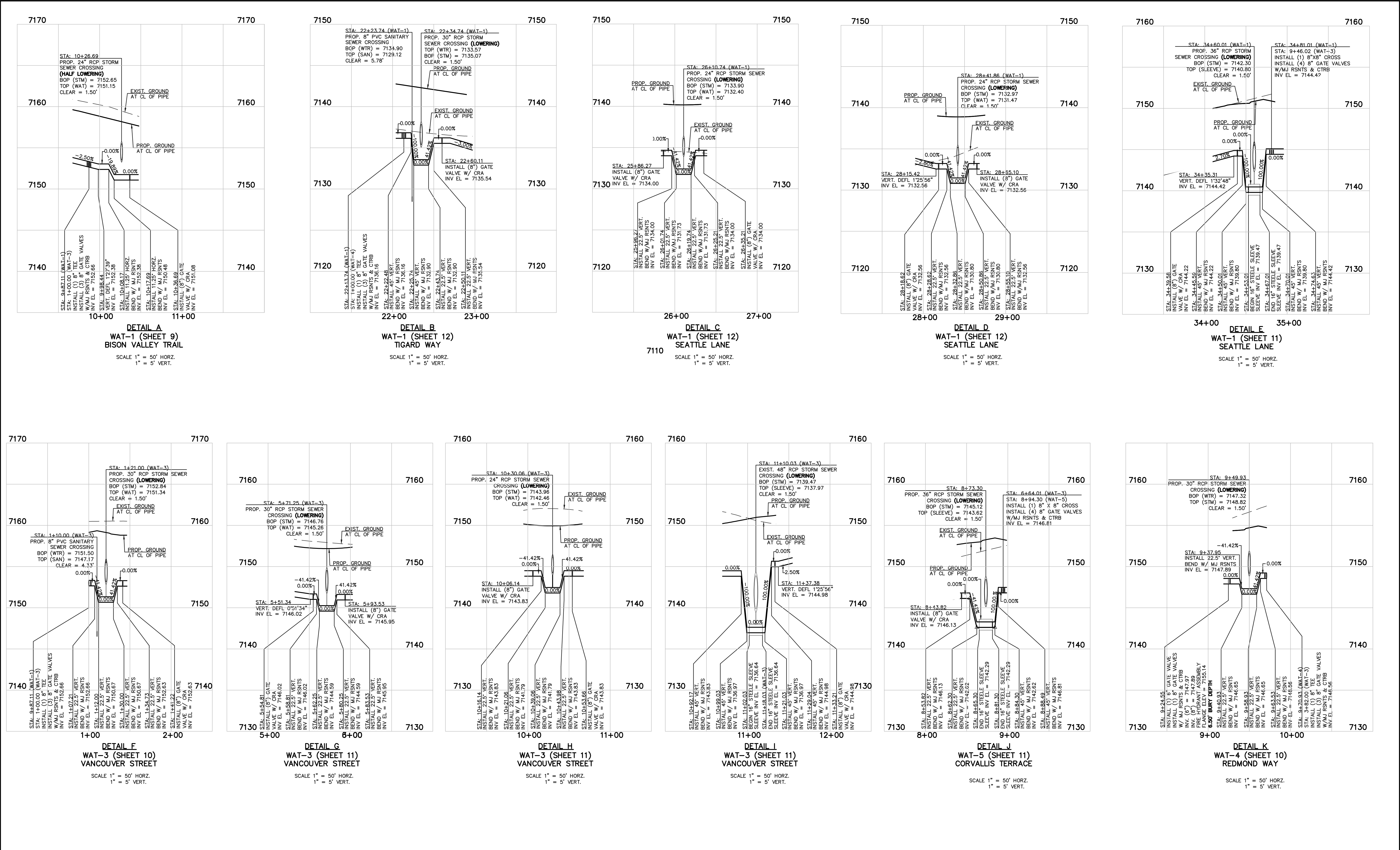
REVIEW:	DATE	
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC		
MARC A. WHORTON, COLORADO P.E. #37155	DATE	

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

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

PCD No. SF-XXXX				
STERLING RANCH EAST FILING NO. 4 PUBLIC UTILITY PLAN PUBLIC 8" PVC WATER SYSTEM PLAN				
DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET 12 OF 18	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.41

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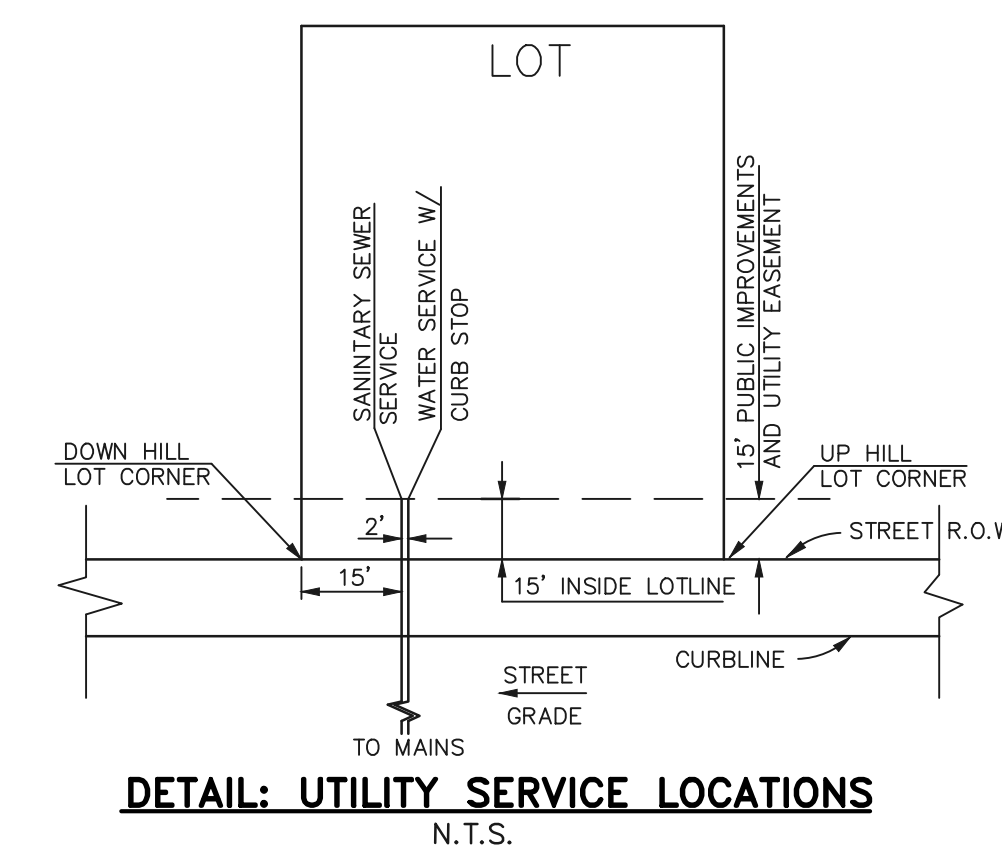
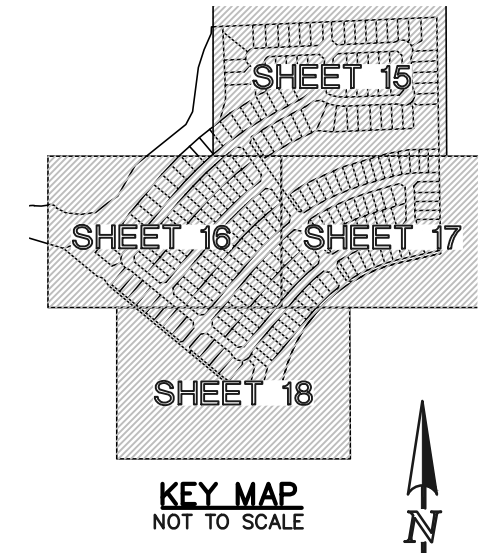
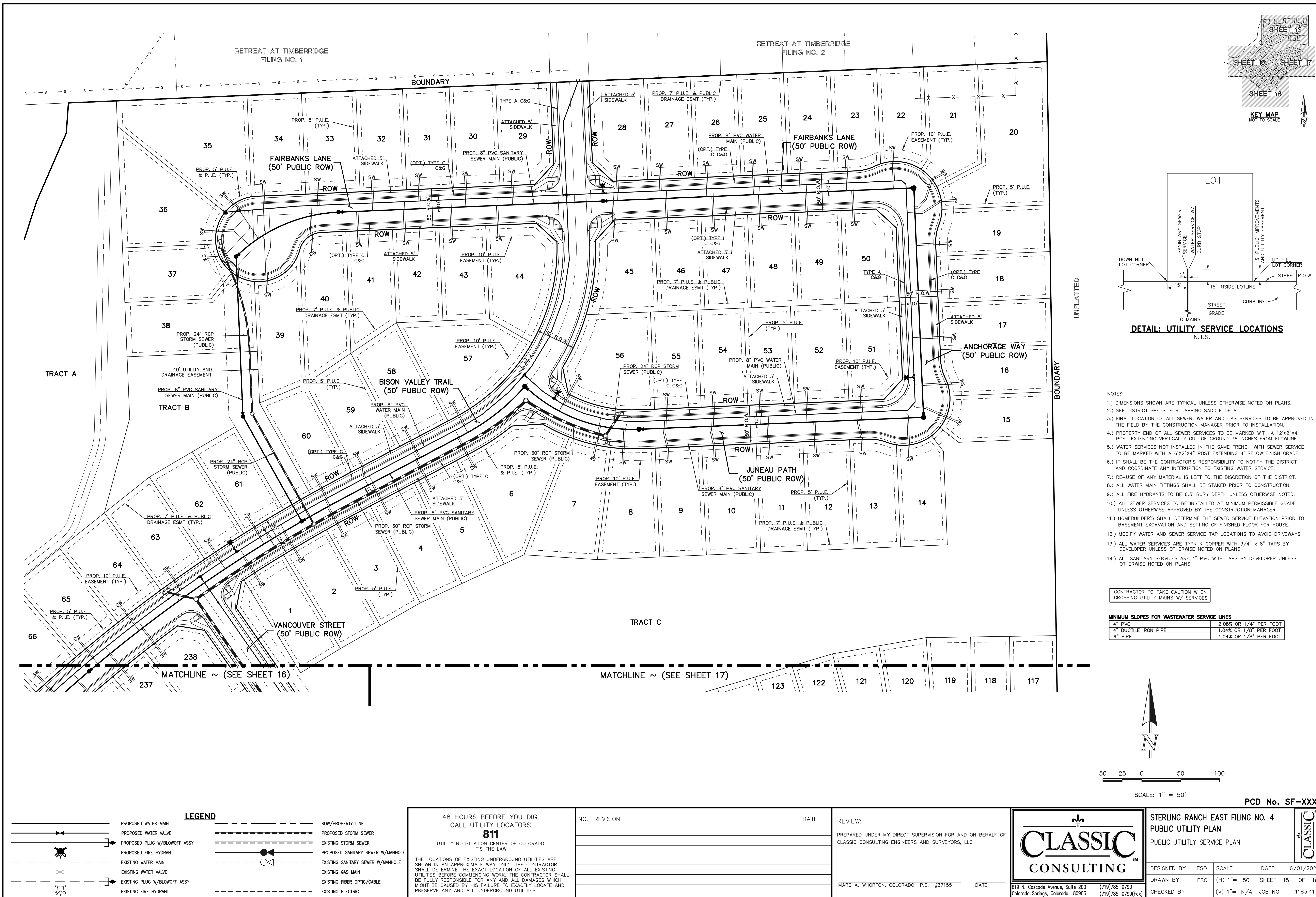
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STERLING RANCH EAST FILING NO. 4
PUBLIC UTILITY PLAN

PUBLIC WATER LOWERINGS

DESIGNED BY ESO SCALE DATE 6/01/2026
DRAWN BY ESO (H) 1" = 50' SHEET 14 OF 18
CHECKED BY (V) 1" = 5' JOB NO. 1183.41

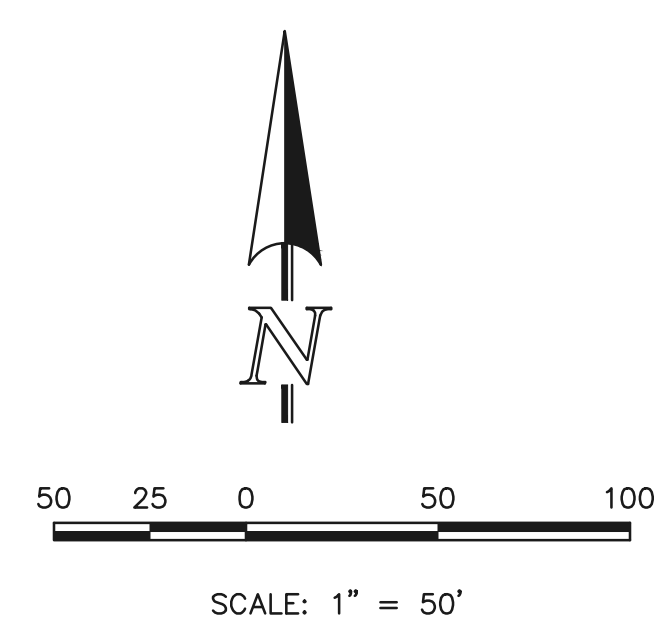
619 N. Cascade Avenue, Suite 200
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- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD 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.) HOMEBUILDER'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 TYPK 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 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

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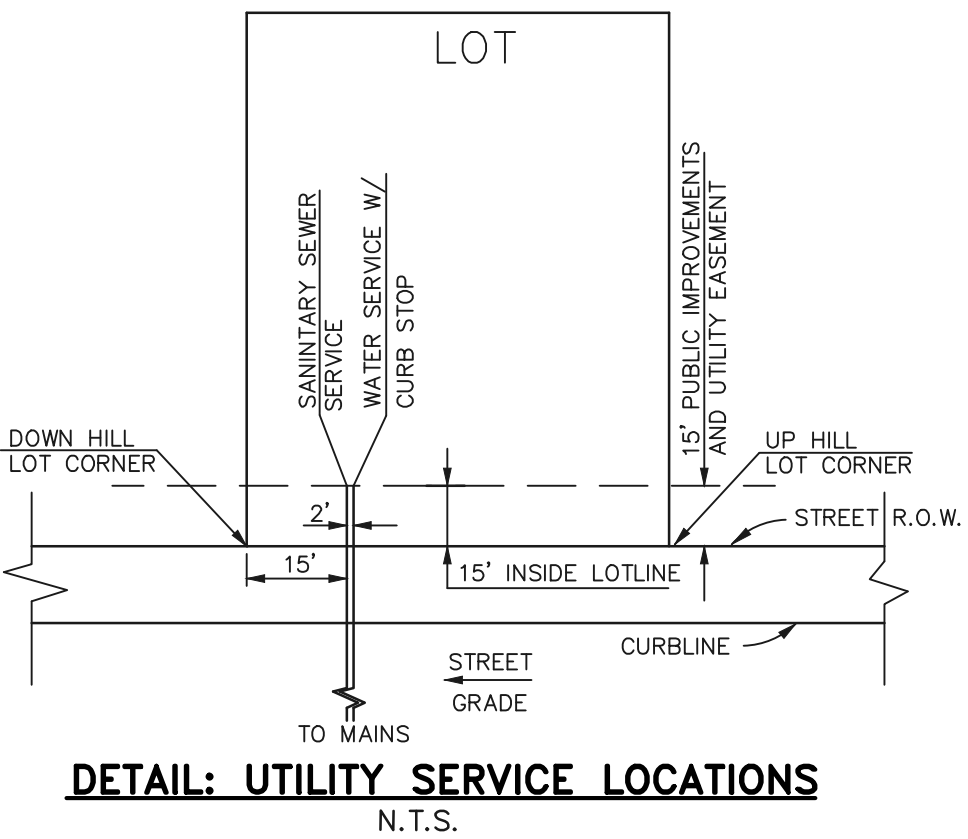
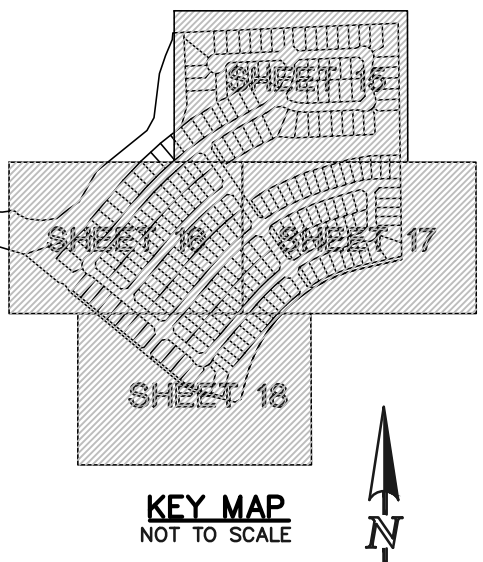
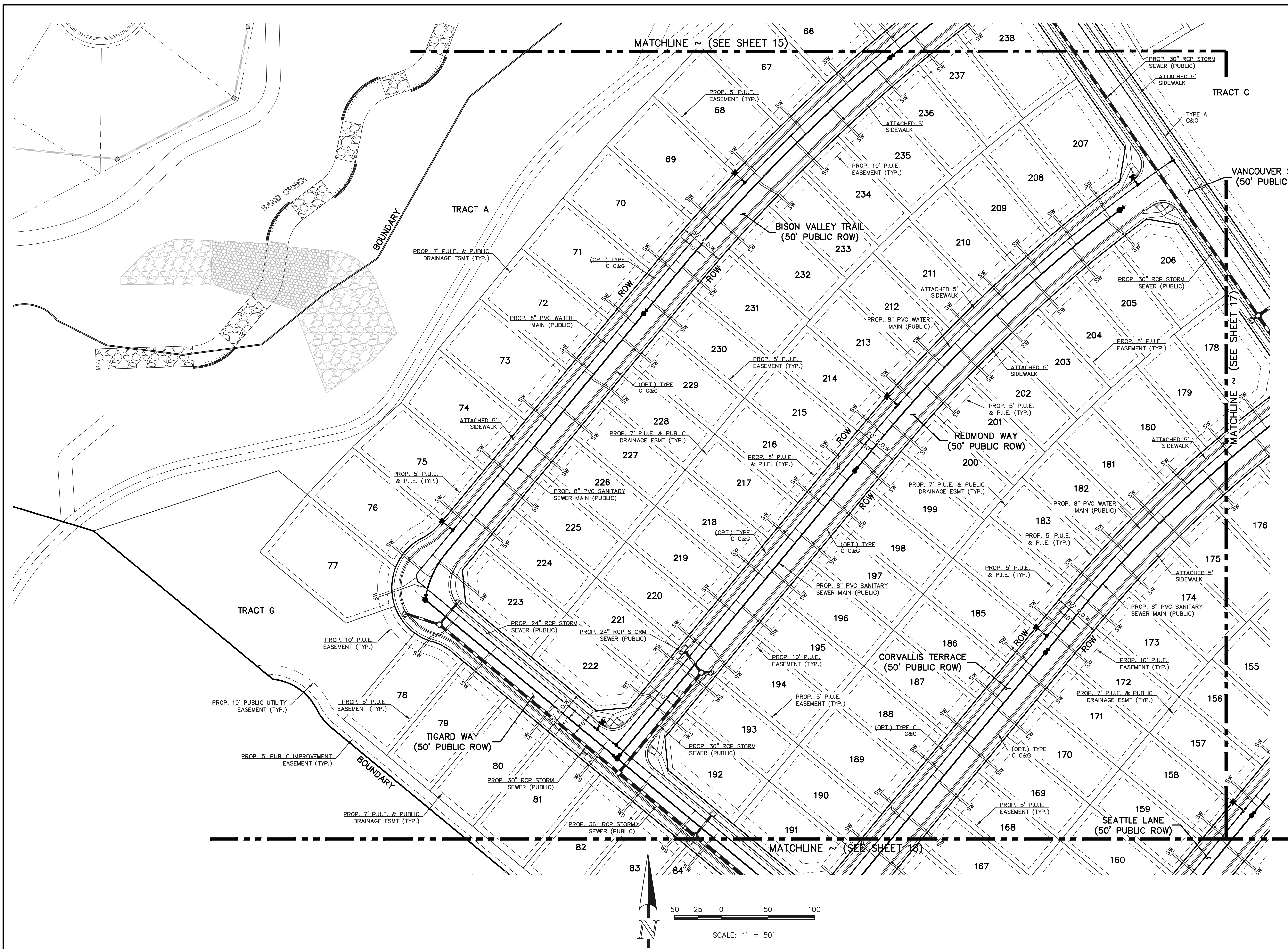
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PCD No. SF-XXXX

STERLING RANCH EAST FILING NO. 4
PUBLIC UTILITY PLAN
PUBLIC UTILITY SERVICE PLAN

DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET 15	OF 18
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.41	



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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

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

CLASSIC CONSULTING

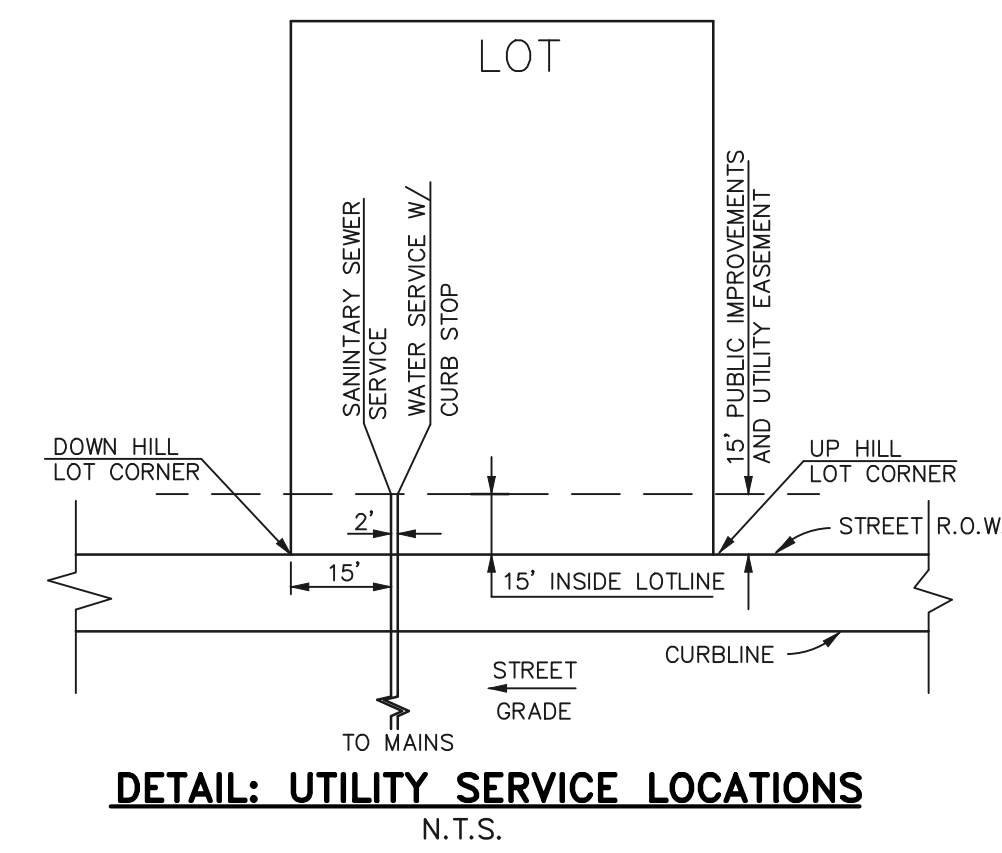
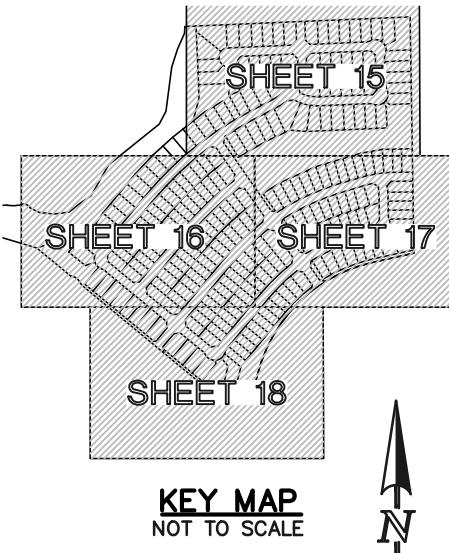
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

PCD No. SF-XXXX

STERLING RANCH EAST FILING NO. 4
PUBLIC UTILITY PLAN
PUBLIC UTILITY SERVICE PLAN

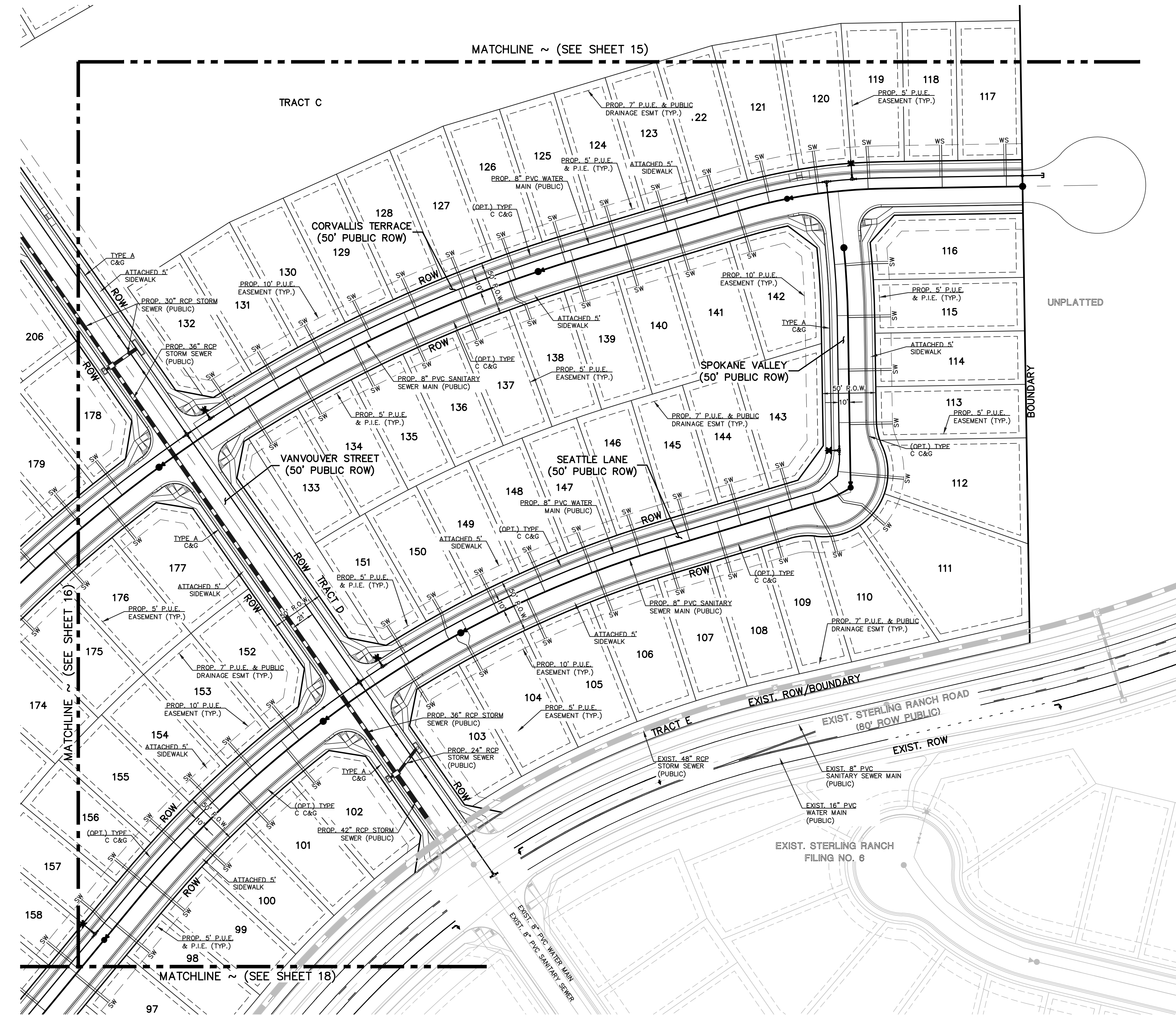
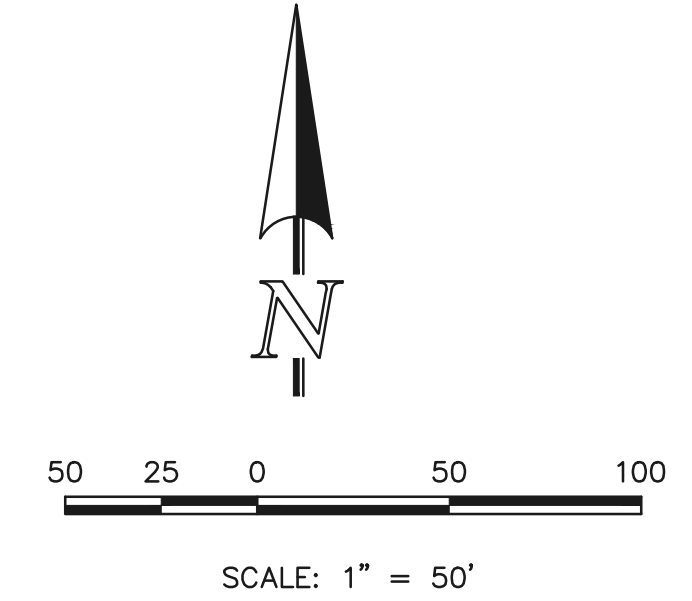
DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET	16 OF 18
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.41	



- 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 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 GAS MAIN
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING FIBER OPTIC/CABLE
	EXISTING FIRE HYDRANT		EXISTING ELECTRIC

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

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**STERLING RANCH EAST FILING NO. 4
PUBLIC UTILITY PLAN**

PUBLIC UTILITY SERVICE PLAN

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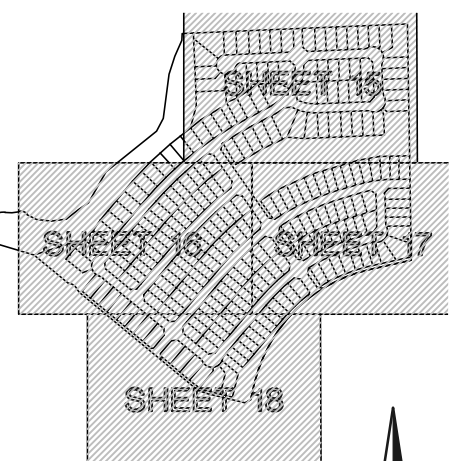
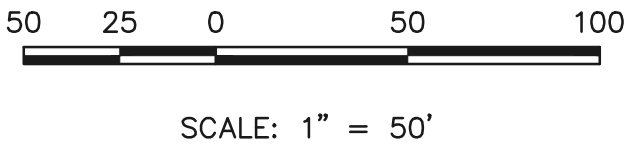
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WATER NOTES:
UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT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

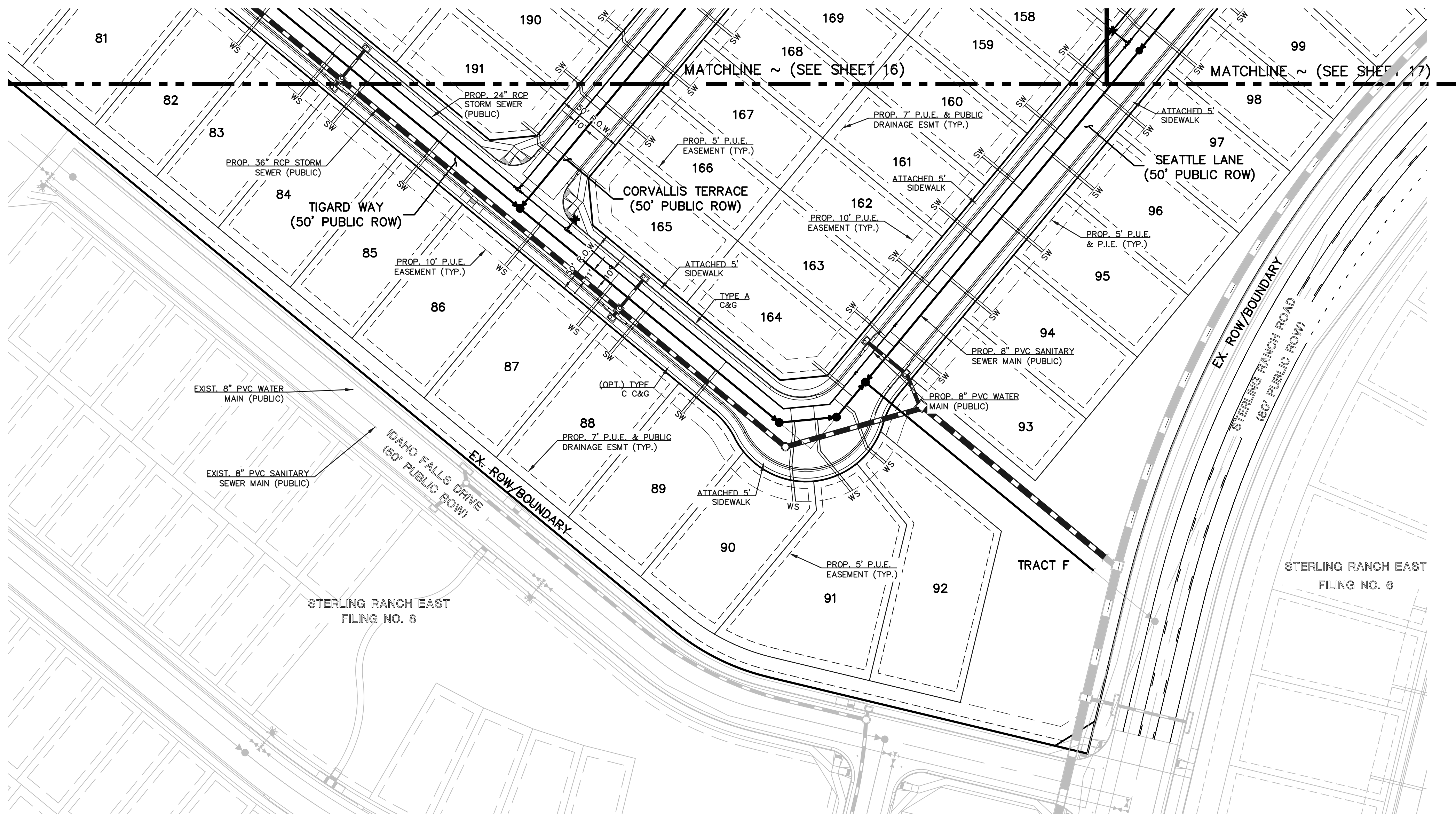
WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.
2. THE WATER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

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.

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



KEY MAP
NOT TO SCALE



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
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