

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

JUNE 2026

THE UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA), THE UTILITY 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 EITHER 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 AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE 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 CONTRACTOR'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 ALIGNMENT (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.

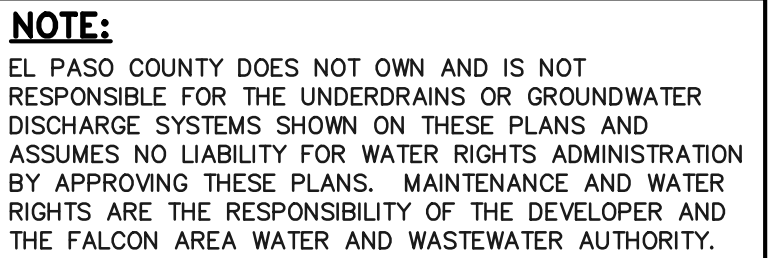
32. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND KENNEDY HYDRANT. EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.

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:



FIMS MONUMENT F_66 IS A 3.25" DIAMETER ALUMINUM FIMS CAP, IN A ROAD BOX, LOCATED ON THE NORTH SIDE OF OLD RANCH ROAD, ABOUT 0.5 MILES WEST OF BLACK FOREST ROAD.
ELEV= 7251.28

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

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

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 COMPLETED 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
MR. JEFF RICE, (719) 520-7877

WATER & SANITATION DISTRICT: FALCON AREA WATER AND WASTEWATER AUTHORITY
1700N LINCOLN STREET SUITE 2000
DENVER, CO 80203
MR. RUSSELL W. DYKSTRA, ESQ., (303) 839-3800

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK, (719) 495-4300

GAS COMPANY: BLACK HILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491

ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283

TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS
(LOCATORS) (800)-922-1987
A.T.&T. (LOCATORS) (719) 635-3674

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 BOARD OF SUPERVISORS, ROADWAY DESIGN, CONSTRUCTION, 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

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

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT

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

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 J. PALMER, P.E. COUNTY ENGINEER / ECM
ADMINISTRATOR

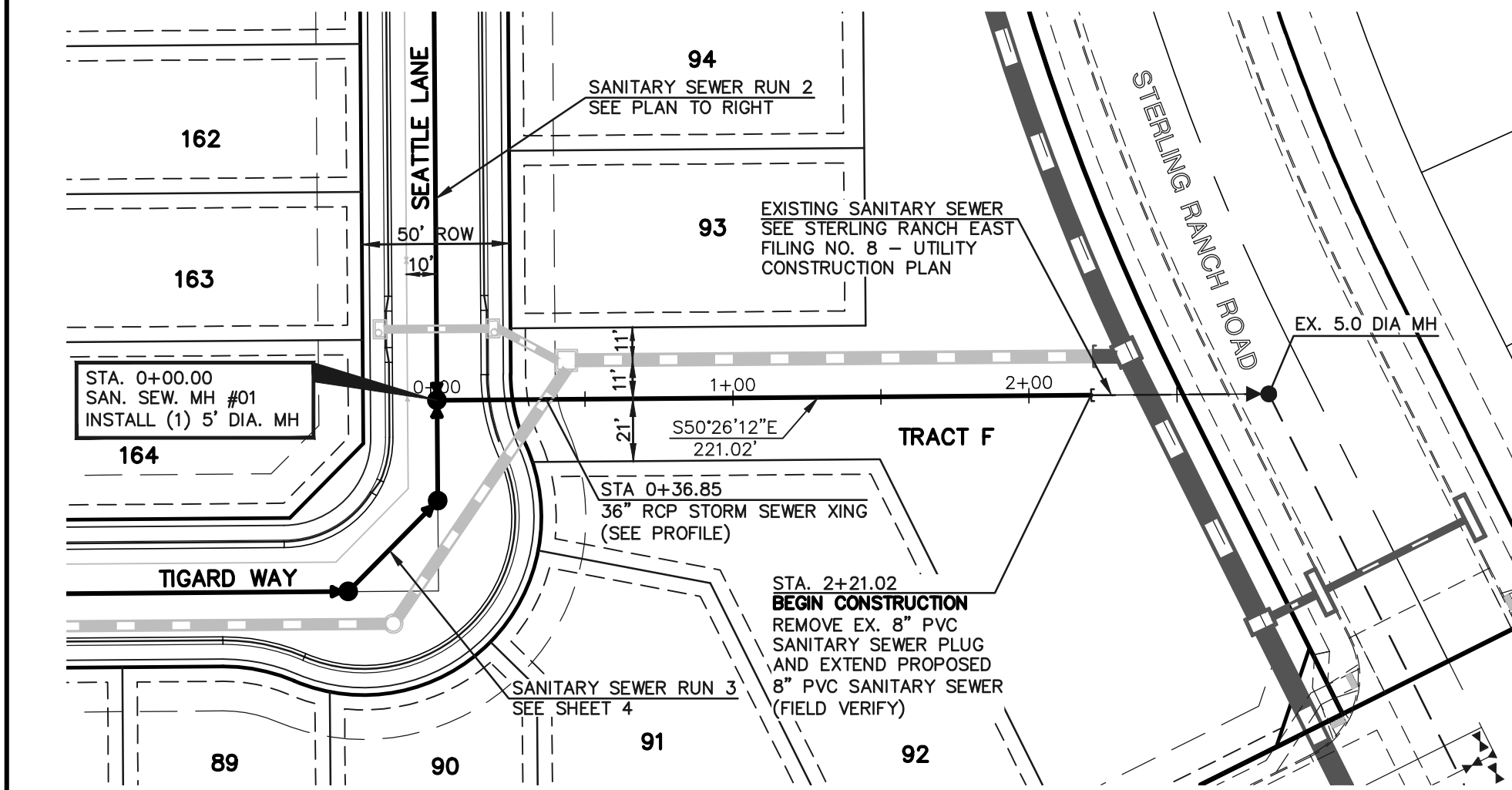
THE FALCON AREA WATER AND WASTEWATER AUTHORITY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

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

DATE: _____ BY: _____

PROJECT NO. _____

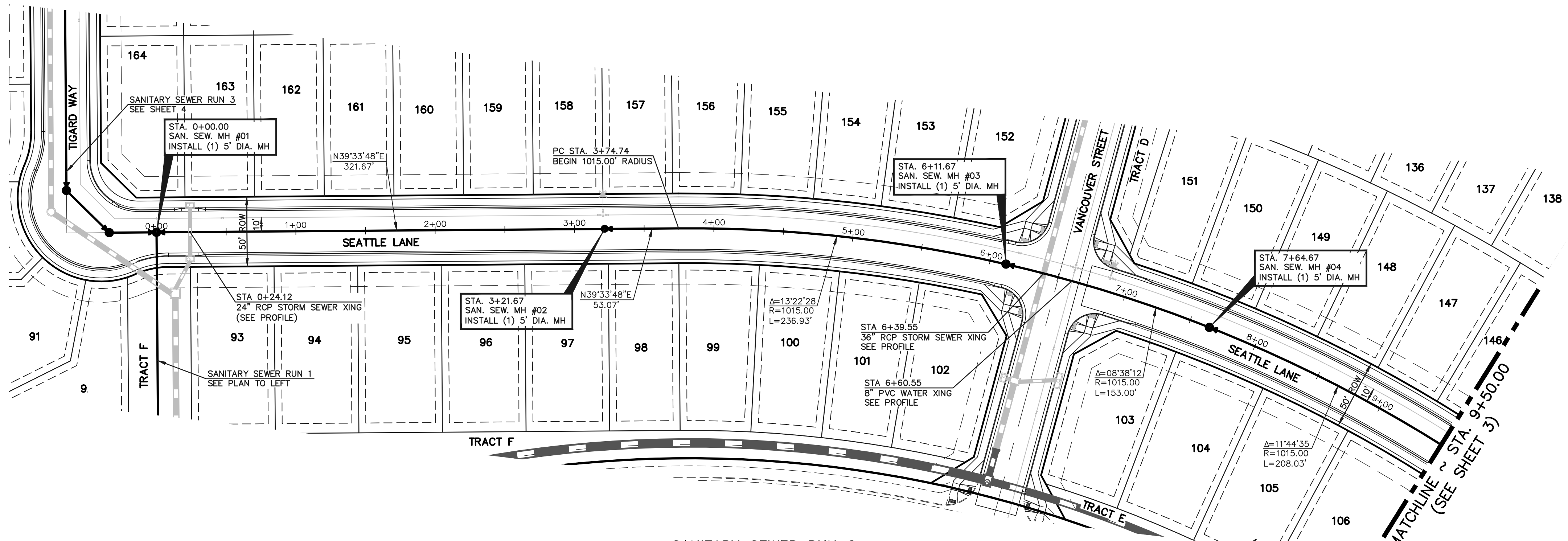
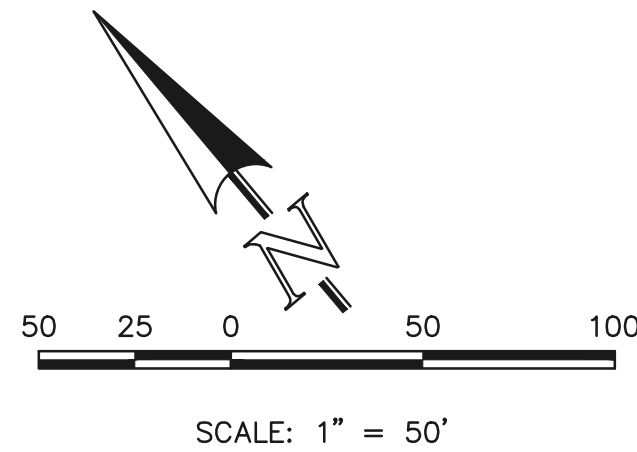
IN CASE OF ERRORS OR OMISSIONS WITH THE WATER AND/OR WASTEWATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL RULE.



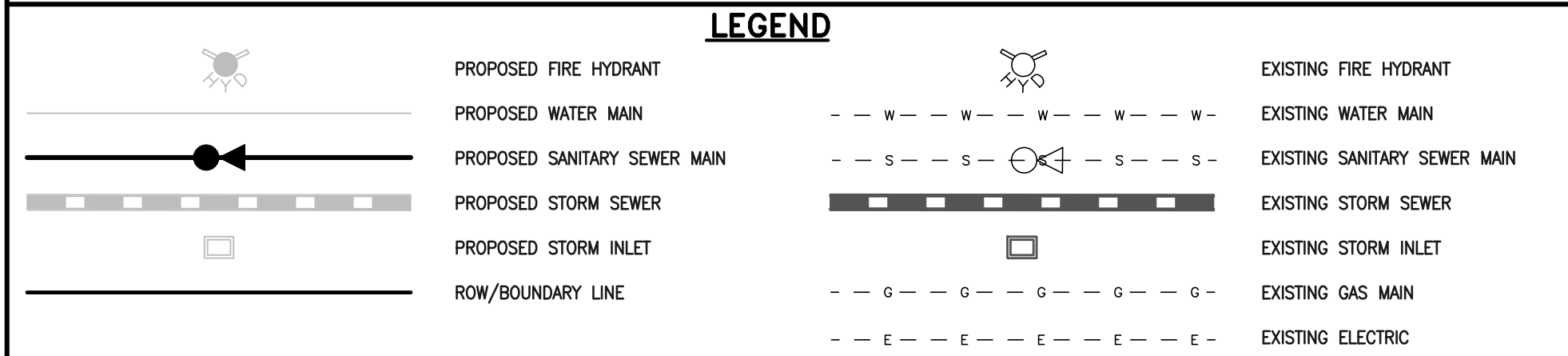
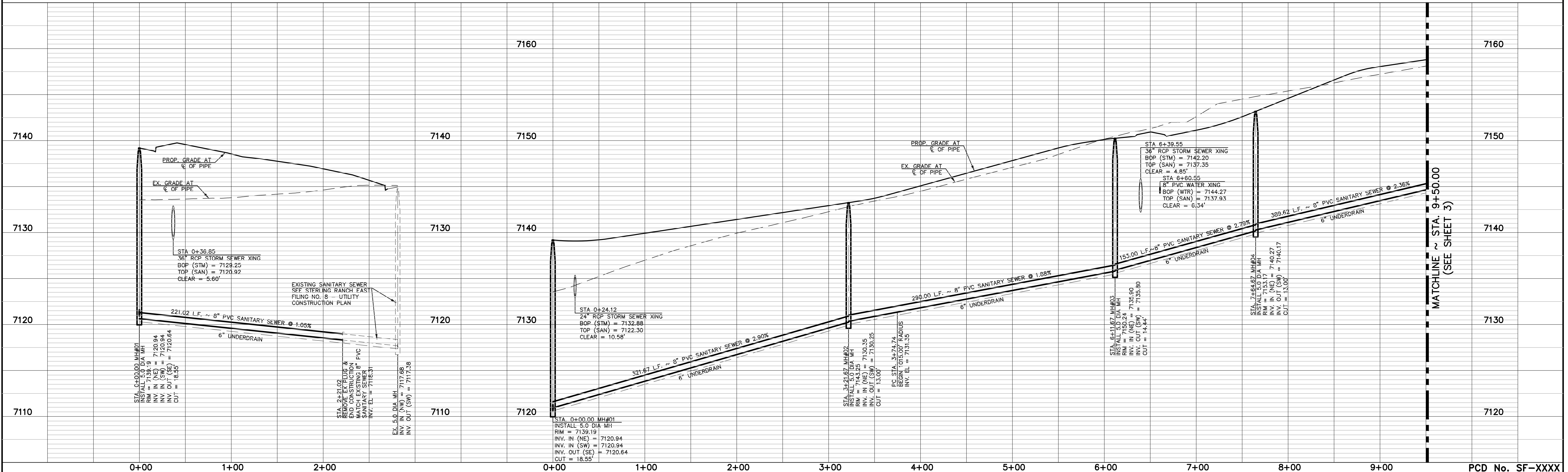
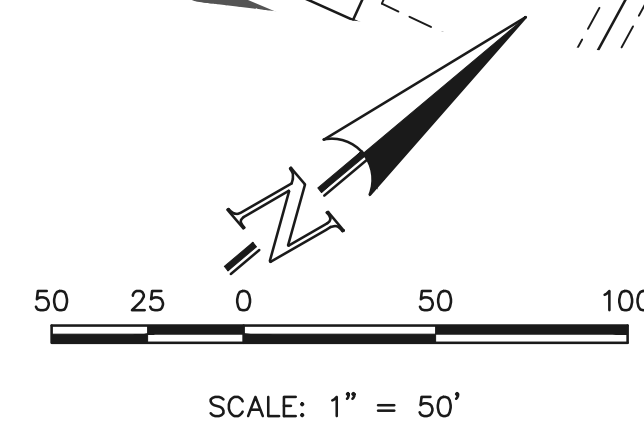
SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER

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.



SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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

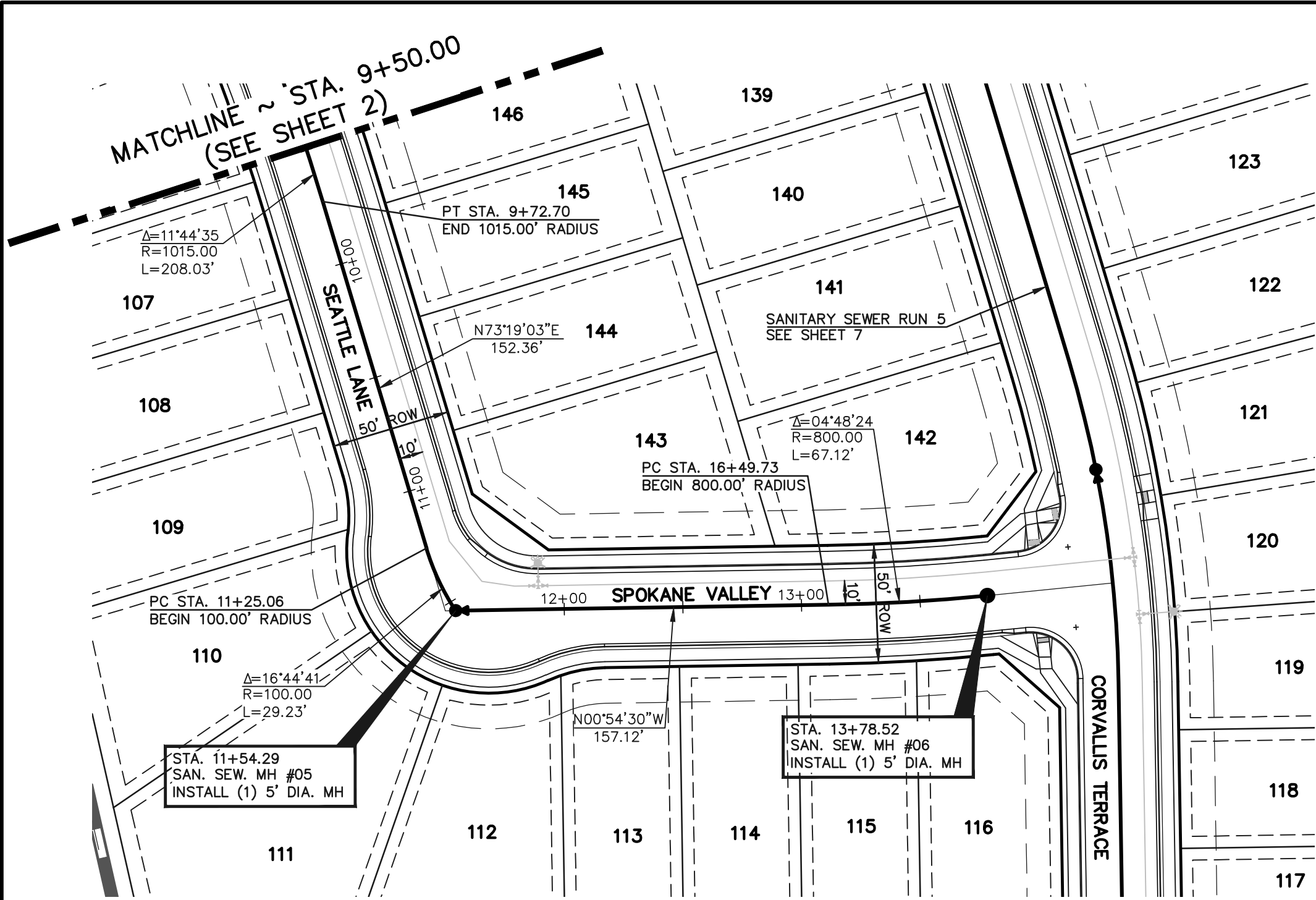
REVIEW:

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

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



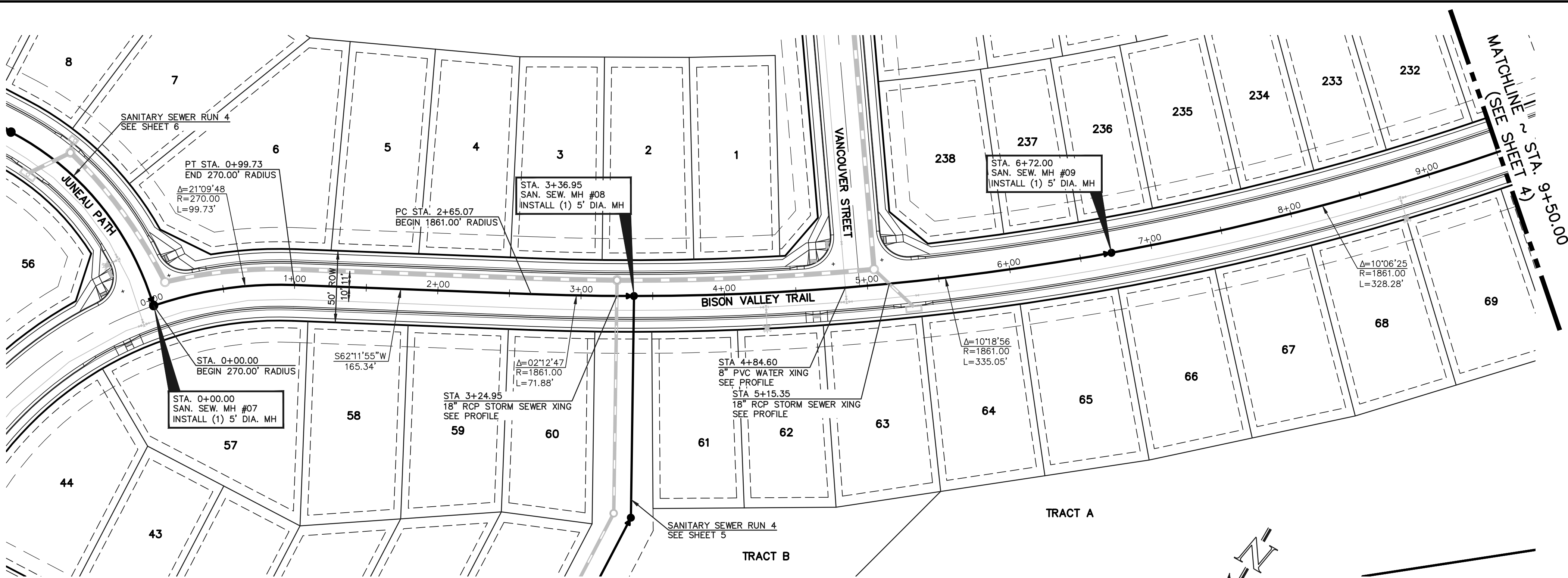
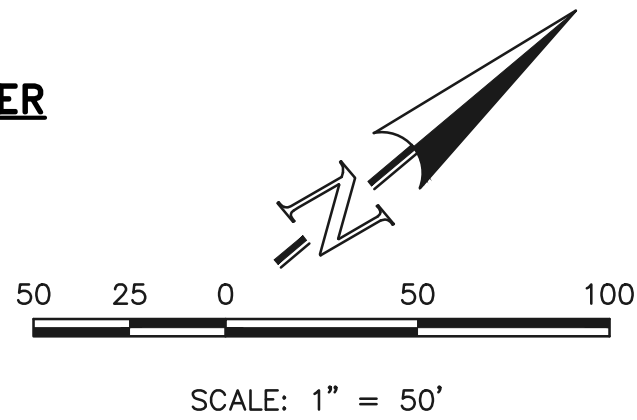
STERLING RANCH EAST FILING NO. 4 PUBLIC 8" PVC SANITARY SEWER PLAN			
SANITARY SEWER PLAN			
DESIGNED BY	PRA	SCALE	DATE 5/01/2026
DRAWN BY	PRA	(H) 1"= 50'	SHEET 2 OF 16
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.41



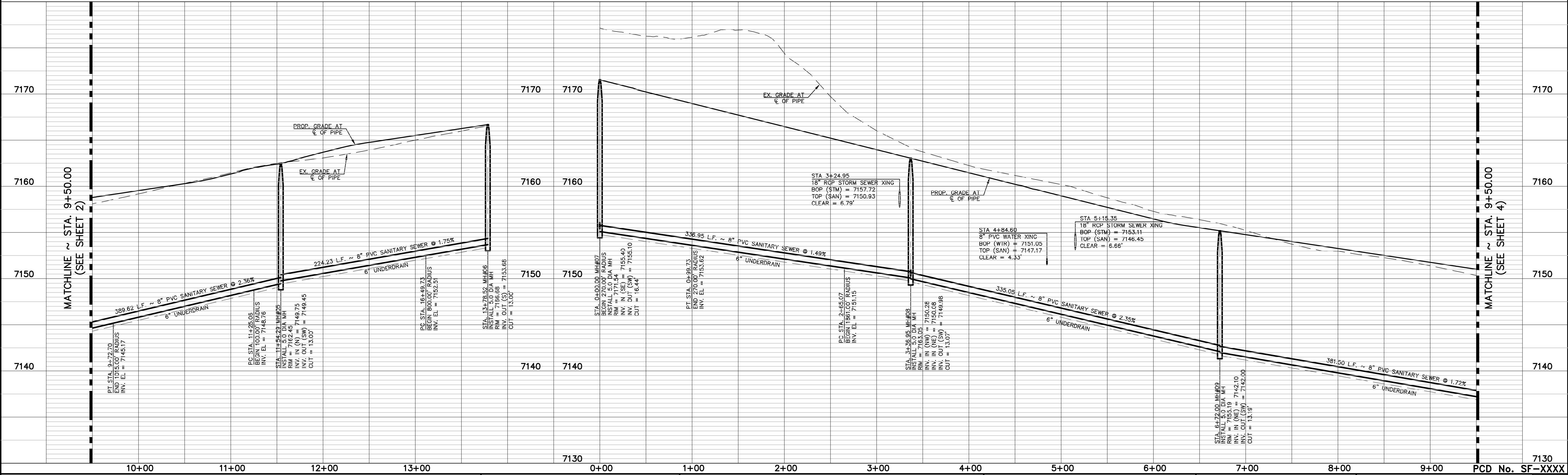
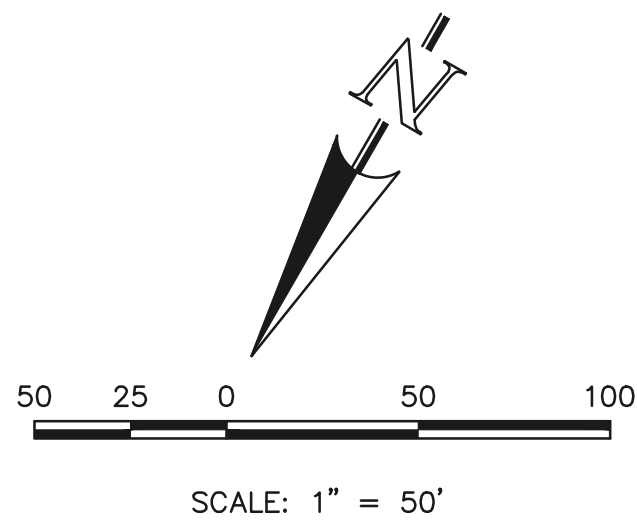
SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER

NOTE:
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PVC UNLESS OTHERWISE SPECIFIED.

NOTE:
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HORIZONTALLY & VERTICALLY PRIOR TO
CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



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										

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)

DESIGNED BY PRA

DRAWN BY PRA

CHECKED BY

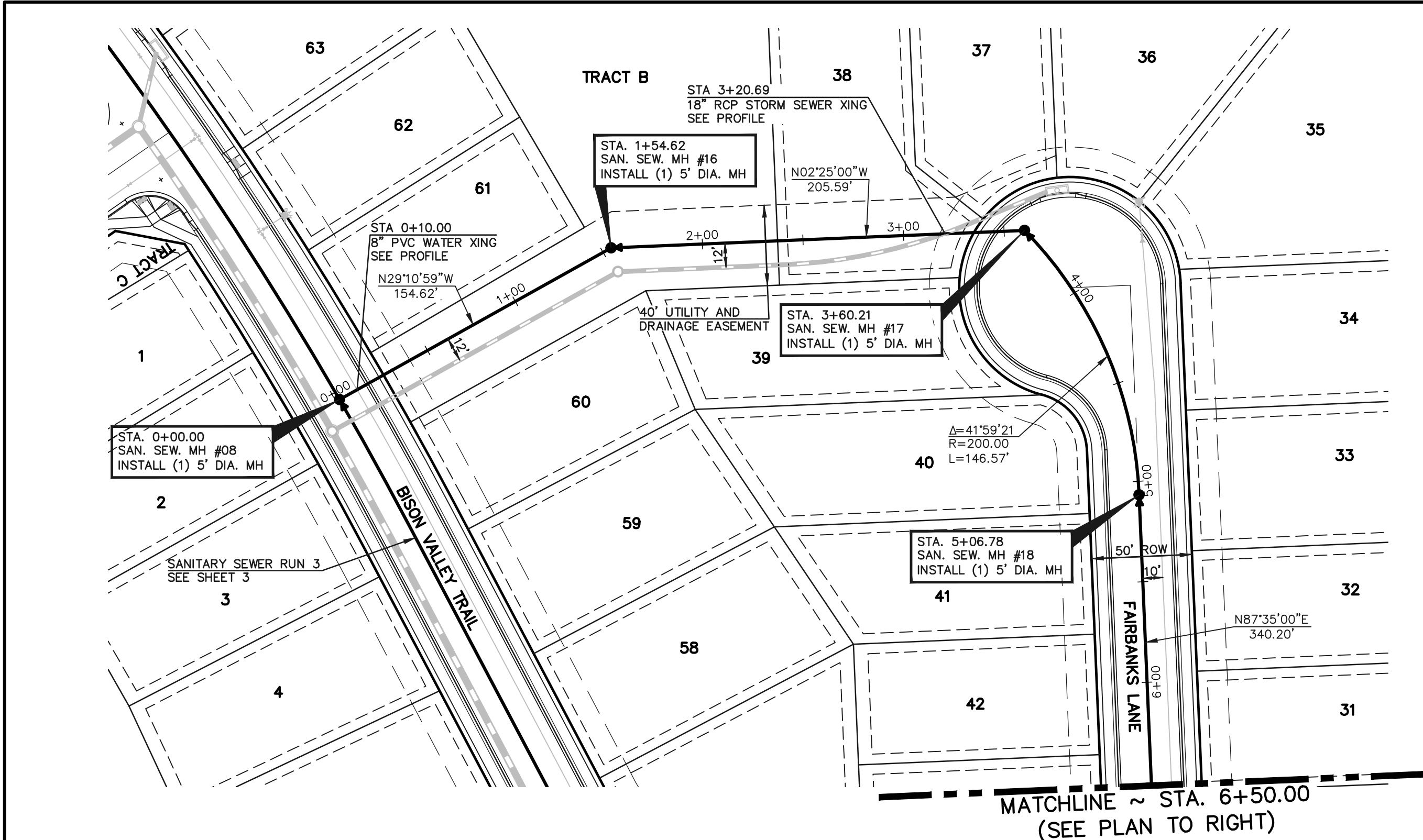
SCALE (H) 1"= 50'

SCALE (V) 1"= 5'

DATE 5/01/2026

SHEET 3 OF 16

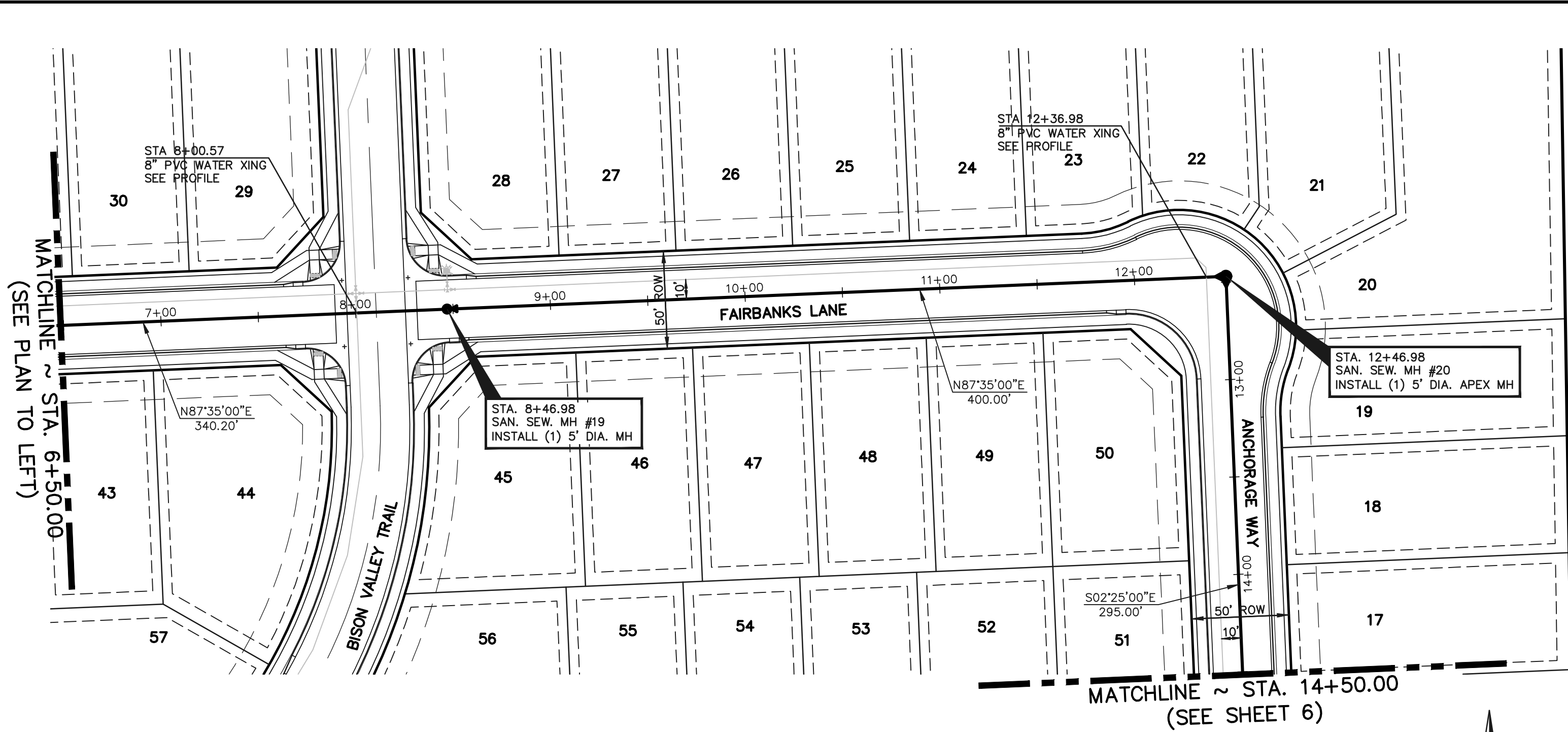
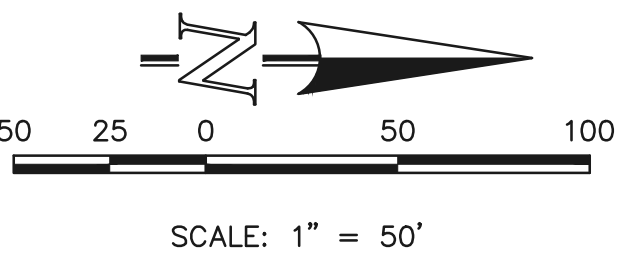
JOB NO. 1183.41



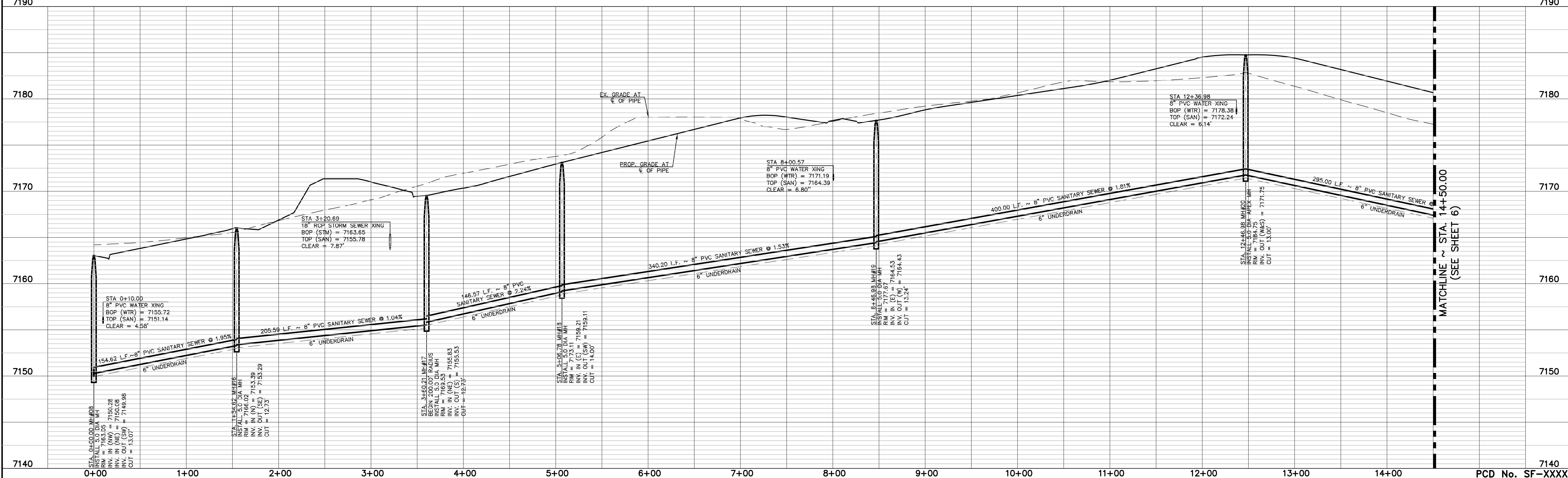
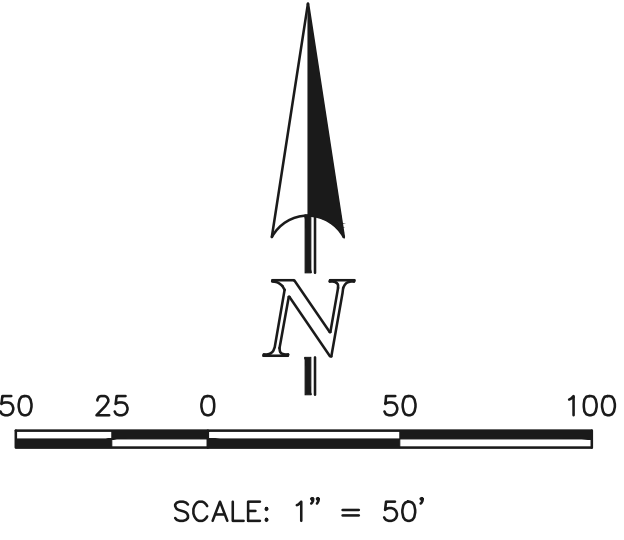
NOTE:
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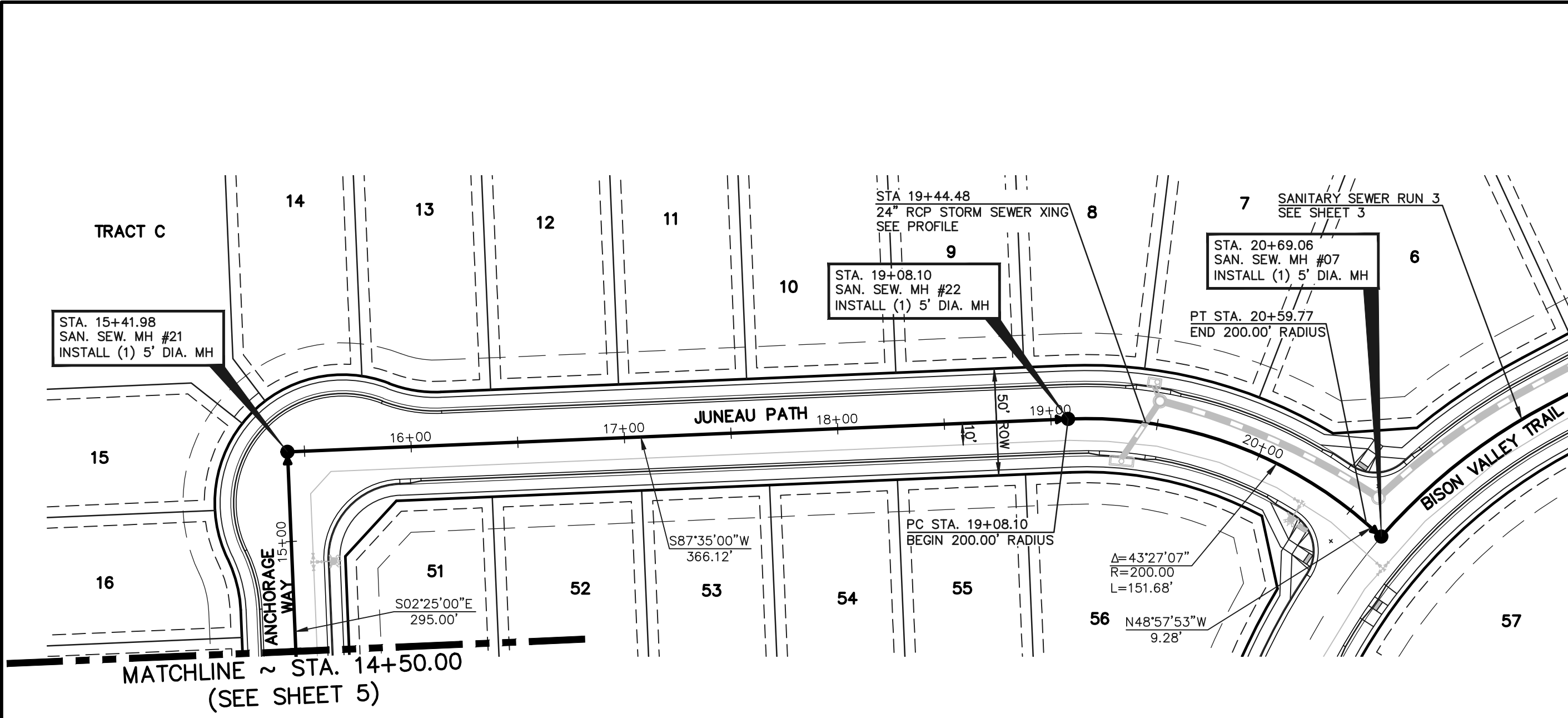
**SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



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



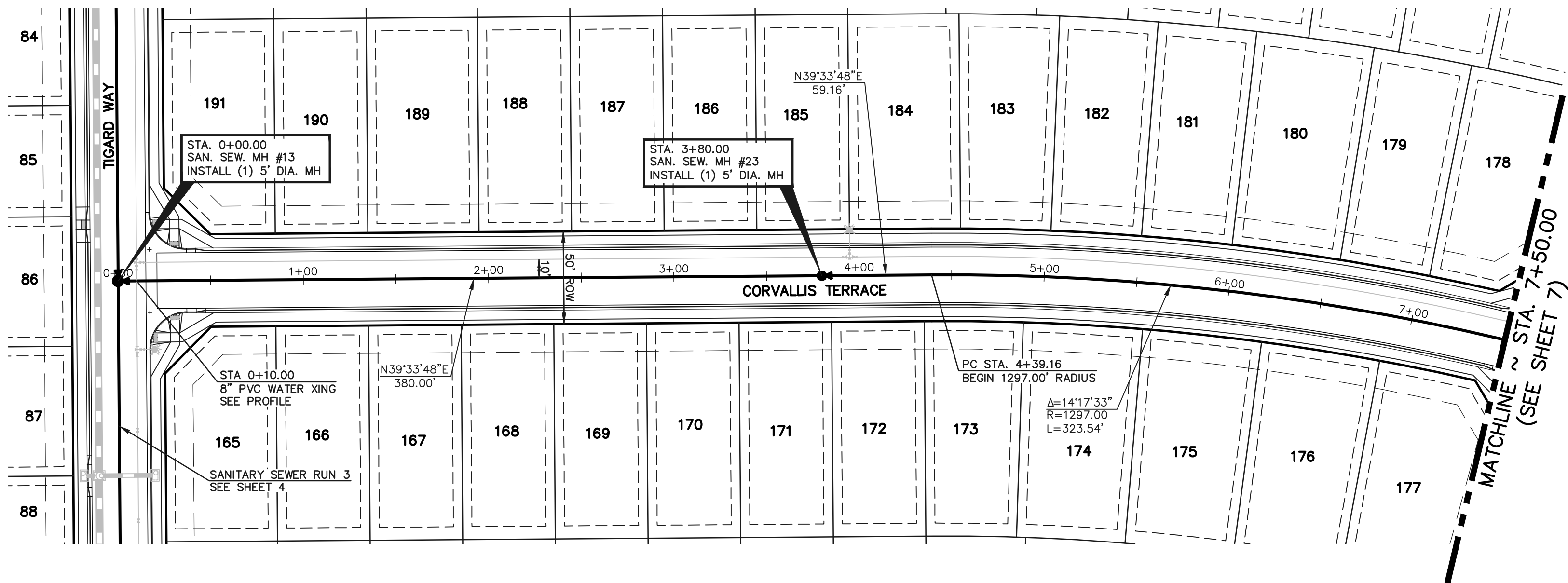
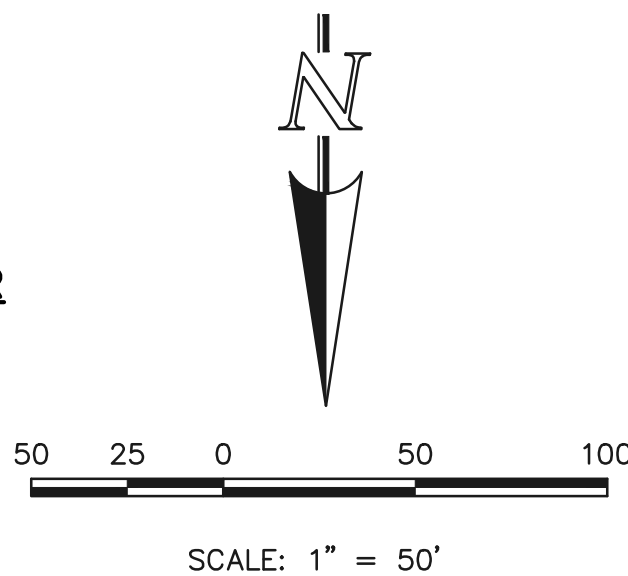
LEGEND		48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION		DATE		REVIEW:		CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)		STERLING RANCH EAST FILING NO. 4 PUBLIC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



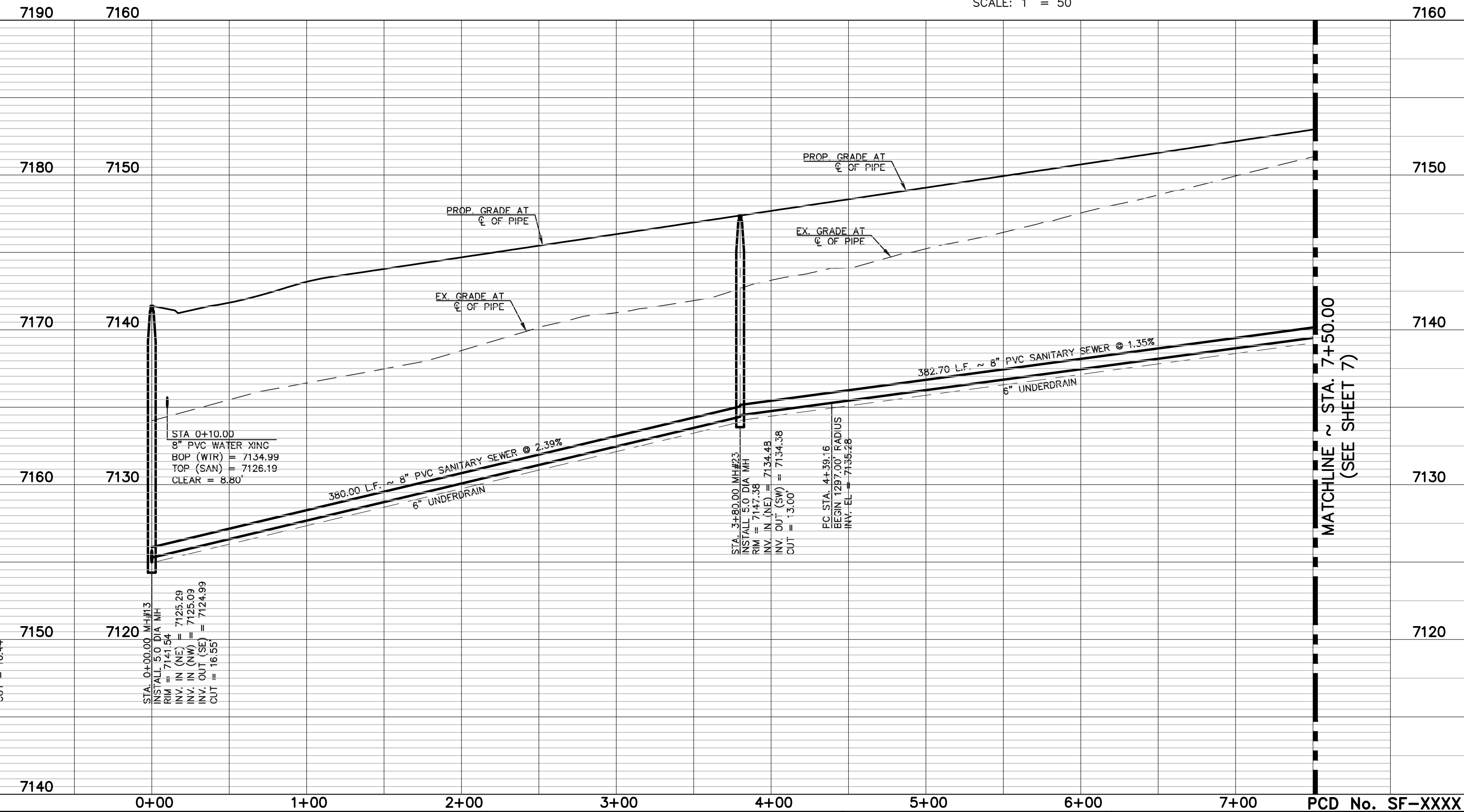
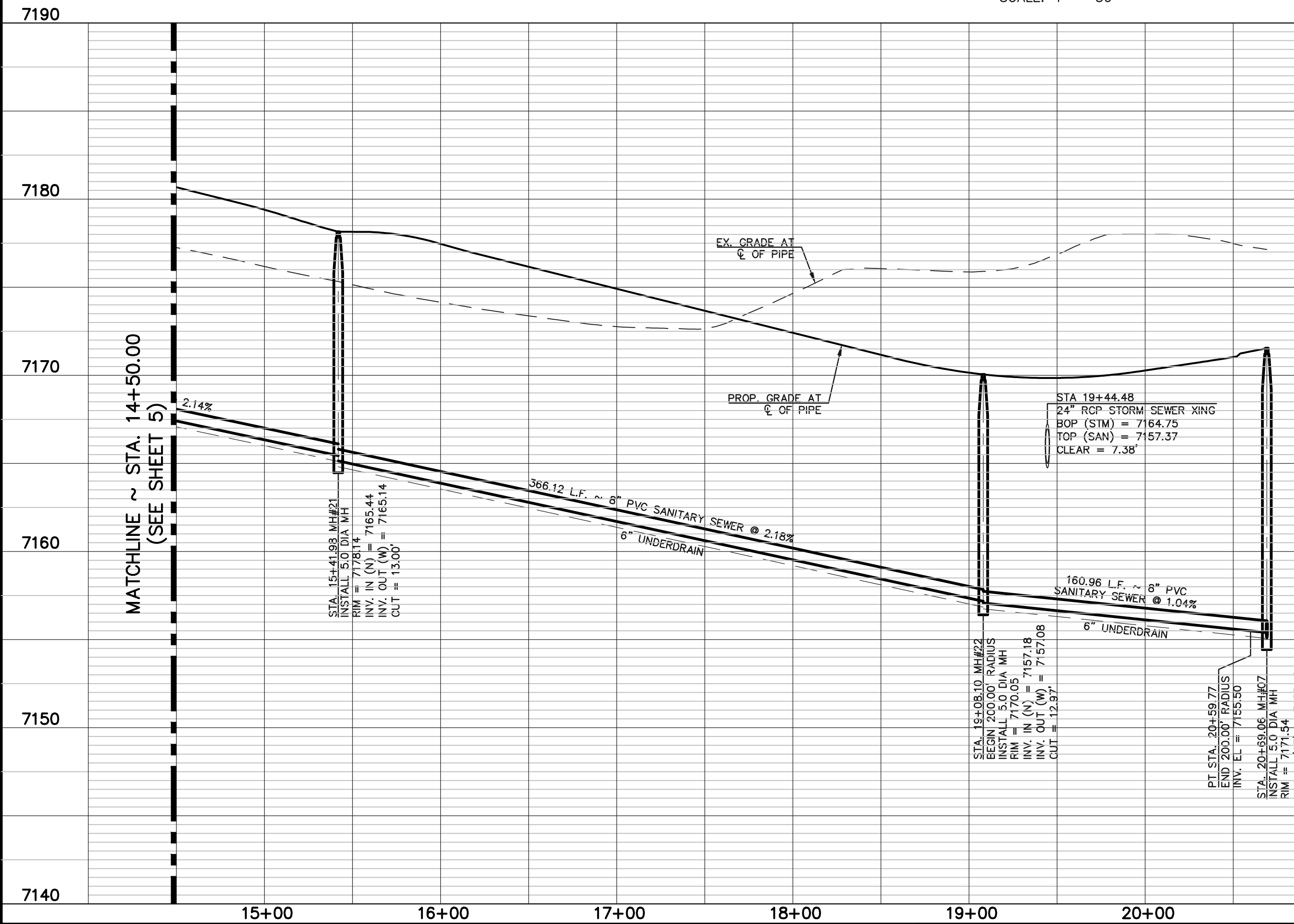
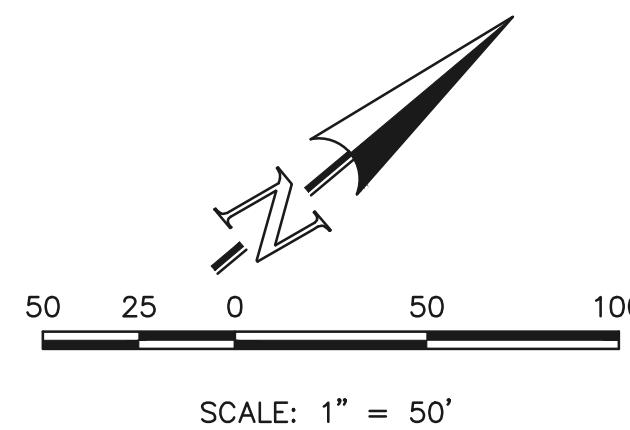
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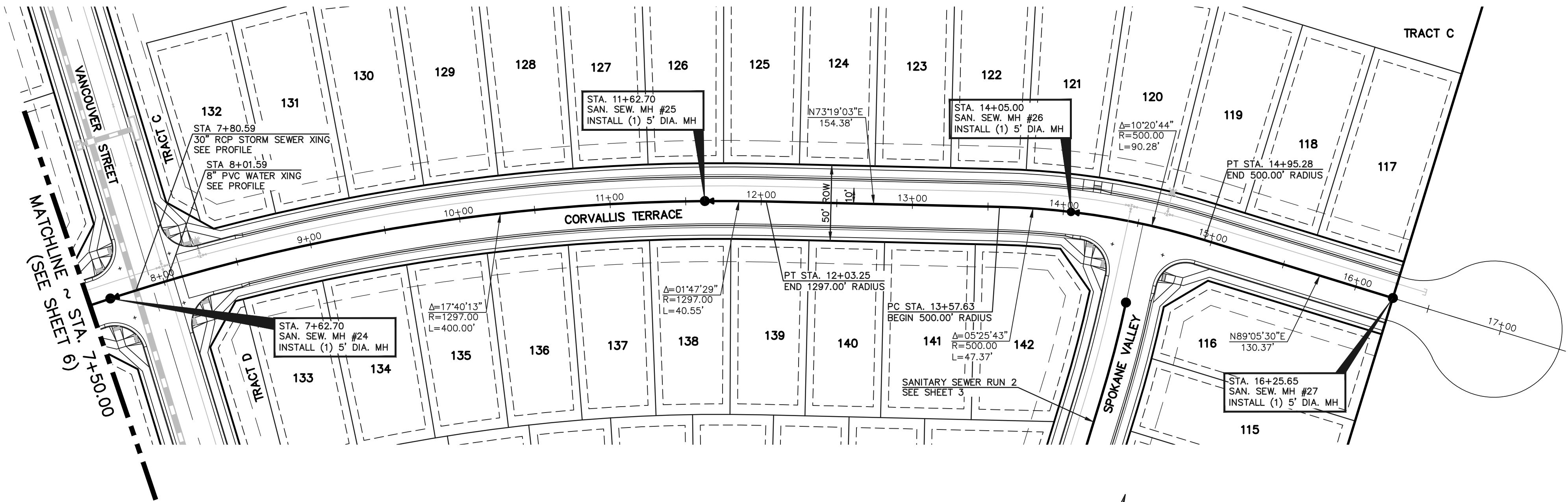
**SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



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



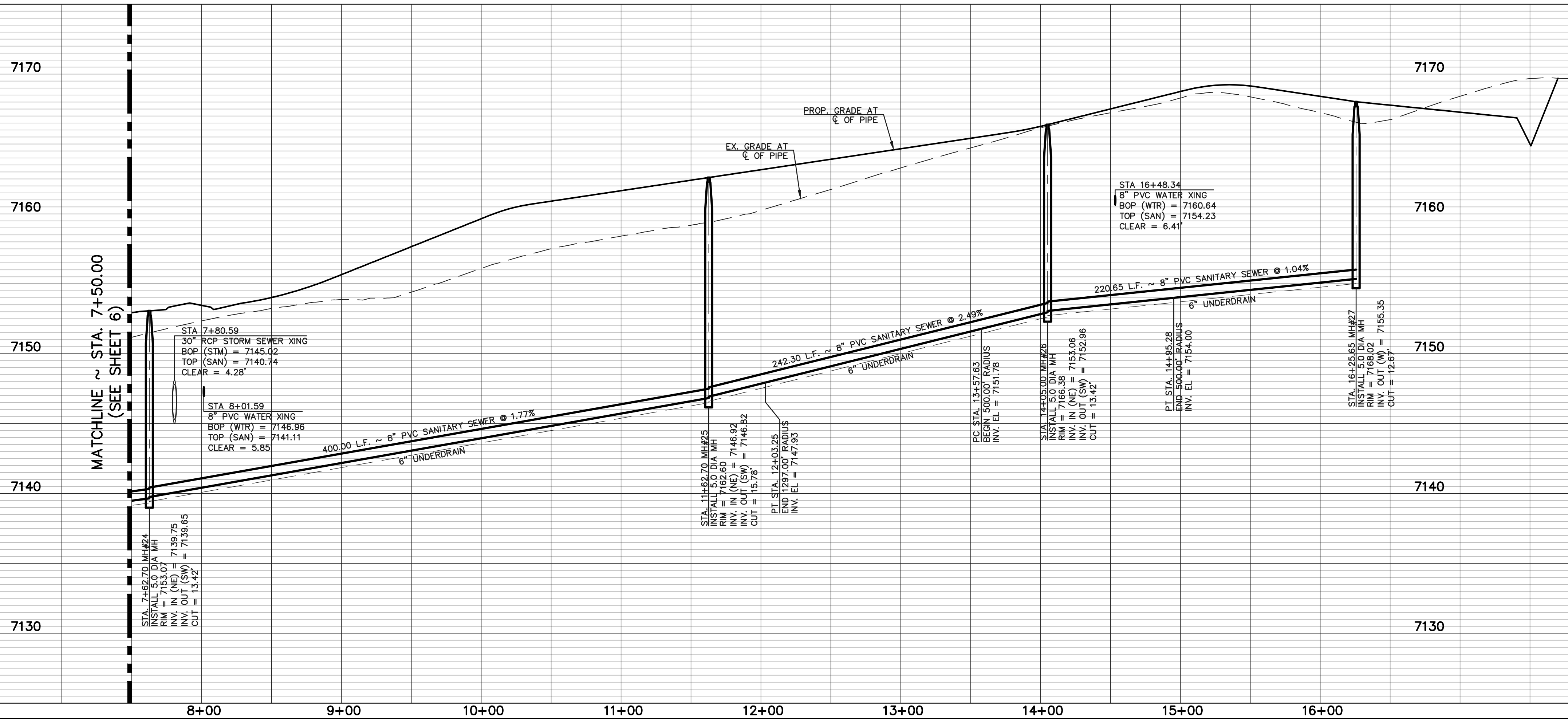
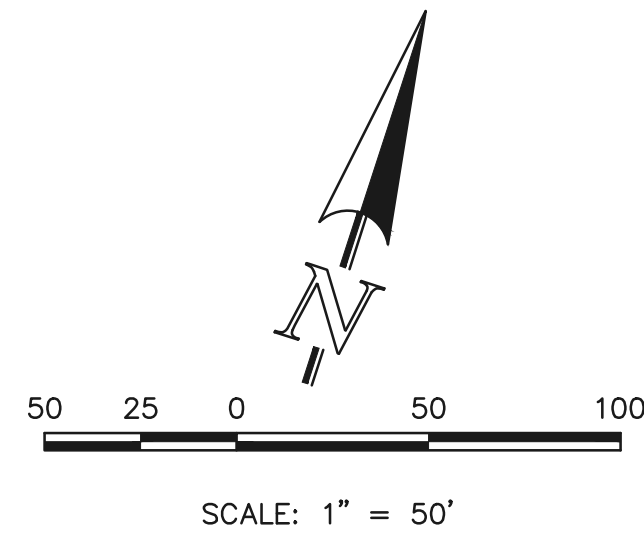
LEGEND PROPOSED FIRE HYDRANT PROPOSED WATER MAIN PROPOSED SANITARY SEWER MAIN PROPOSED STORM SEWER PROPOSED STORM INLET ROW/BOUNDARY LINE EXISTING FIRE HYDRANT EXISTING WATER MAIN EXISTING SANITARY SEWER MAIN EXISTING STORM SEWER EXISTING STORM INLET EXISTING GAS MAIN EXISTING ELECTRIC	48 HOURS BEFORE 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 (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 6 OF 16 CHECKED BY (V) 1"= 5' JOB NO. 1183.41
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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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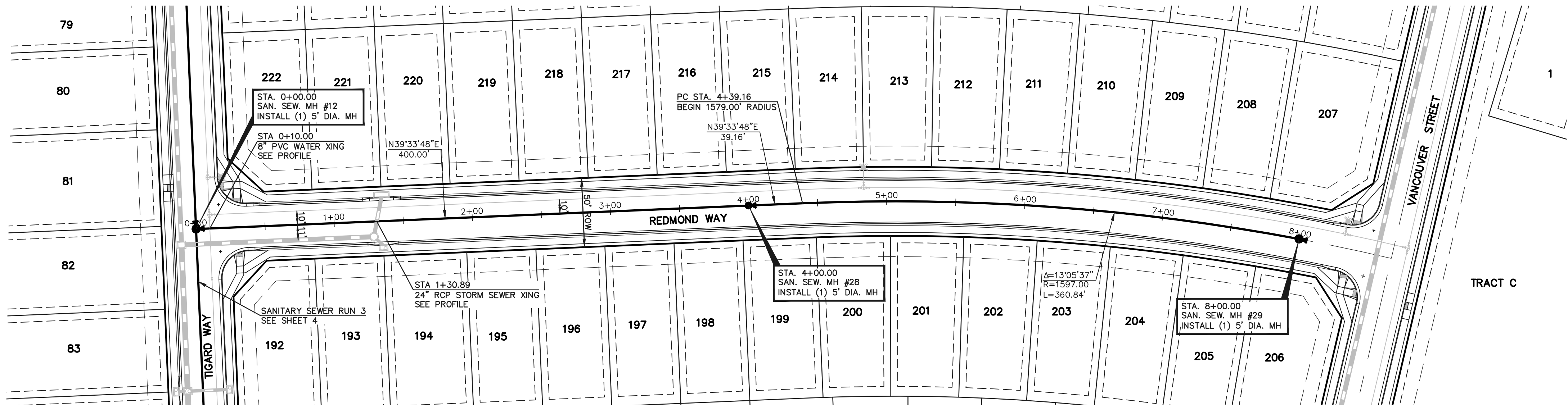
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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 6/01/2026
DRAWN BY	PRA	(H) 1"= 50'	SHEET 7 OF 16
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.41

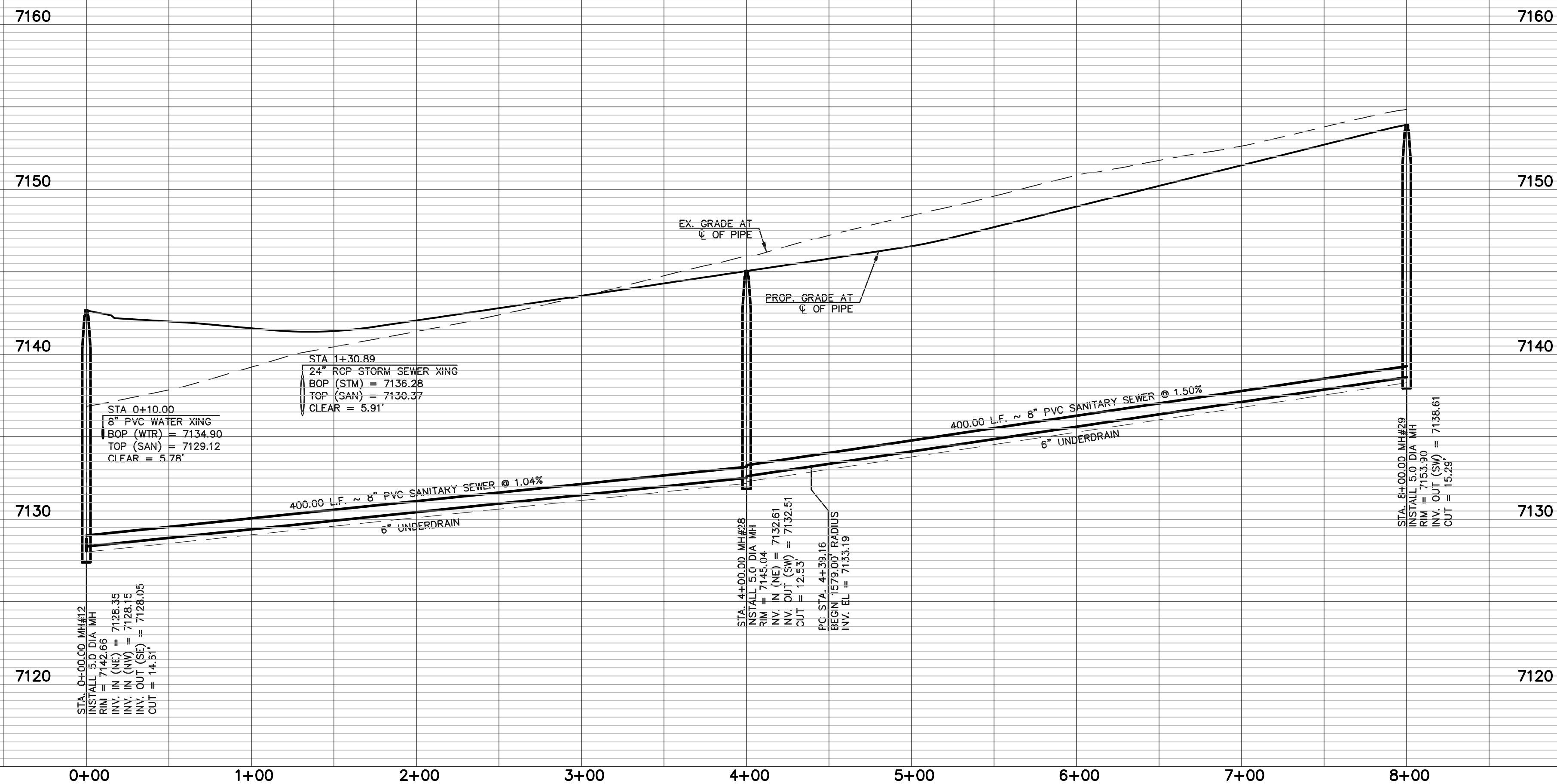
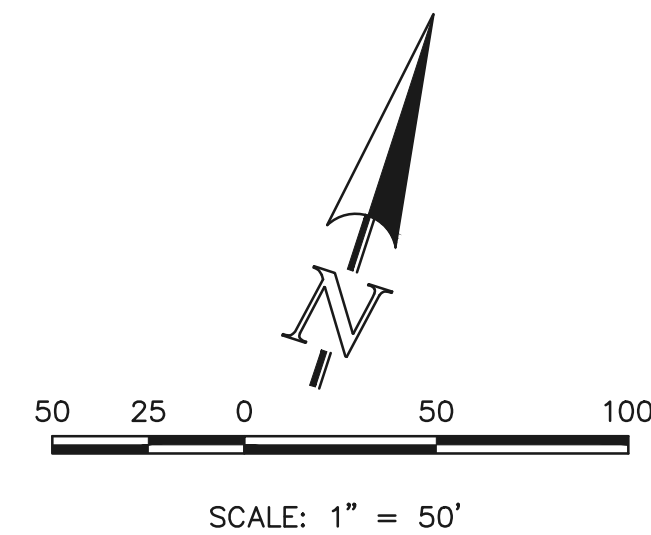




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SANITARY SEWER RUN 6
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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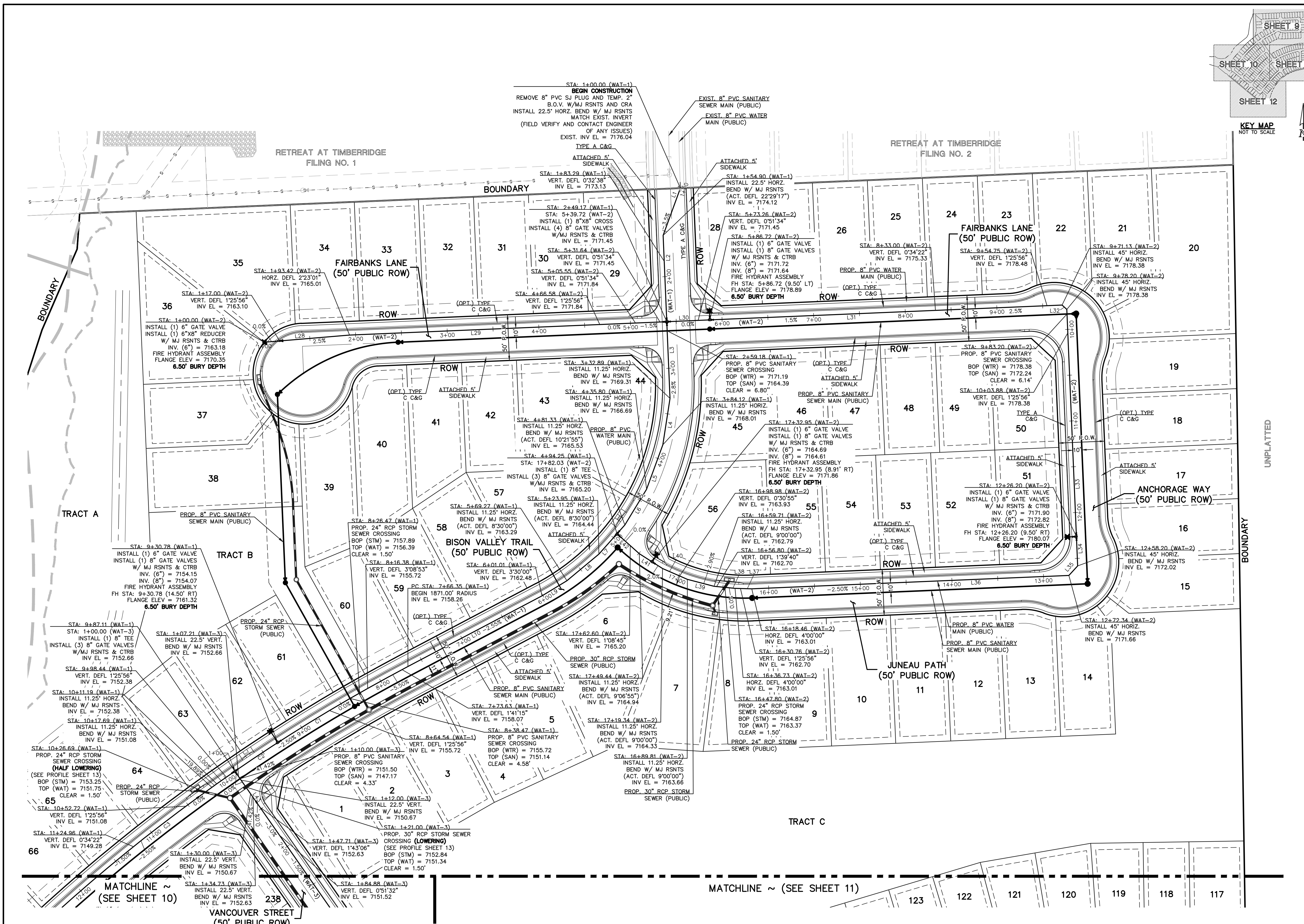
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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC A. WHORTON, COLORADO P.E. #37155	DATE

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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

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 8 OF 16
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.41





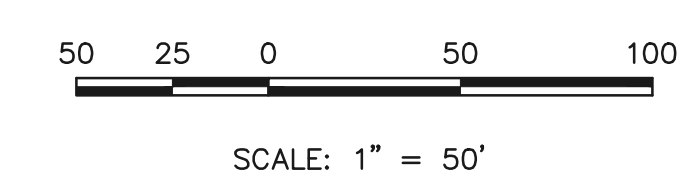
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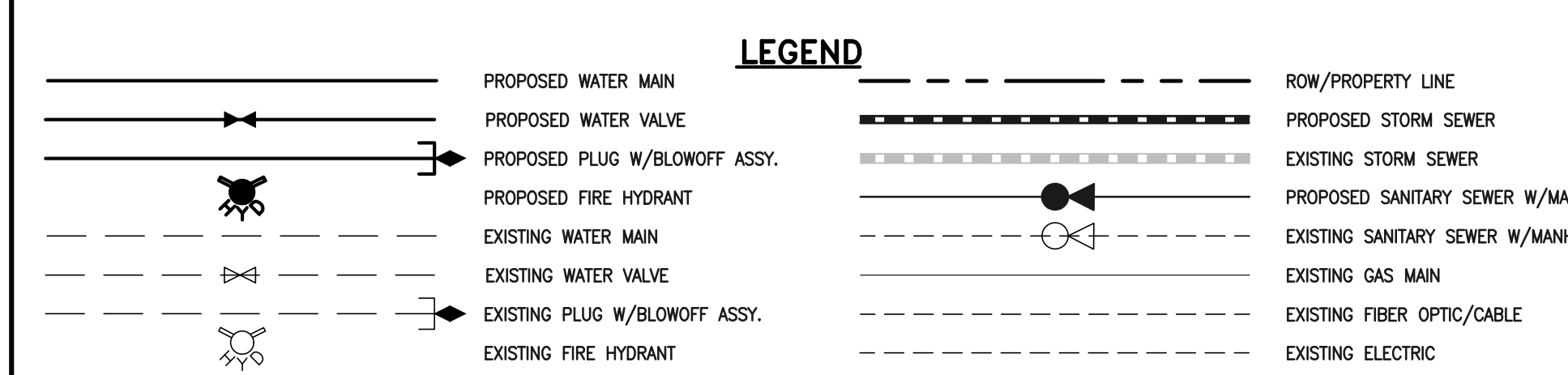
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WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C1	164.43	1871.00	5'02'07"	8" PUBLIC PVC
C2	56.33	1871.00	1'43'30"	8" PUBLIC PVC
C3	393.85	1871.00	12'03'39"	8" PUBLIC PVC

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



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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 9 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.41

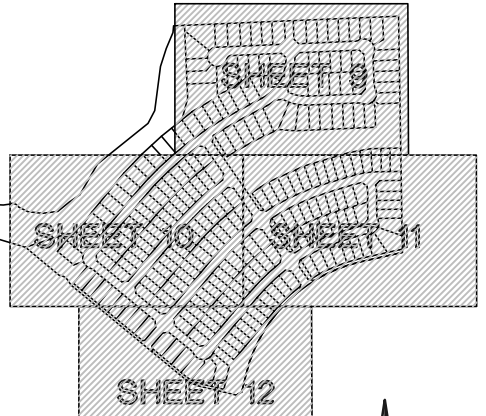
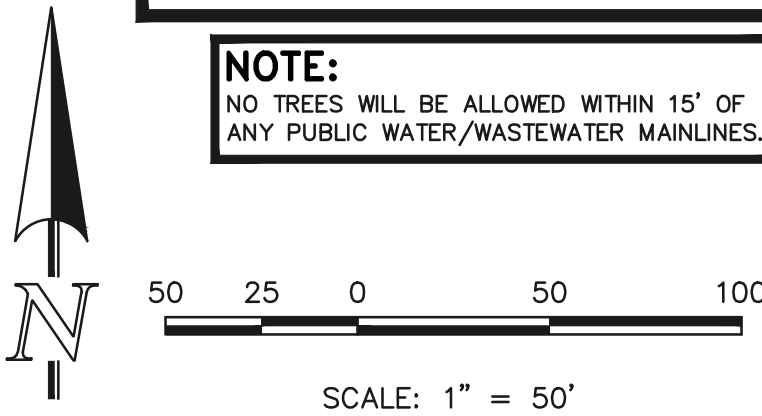
PCD No. SF-XXXX

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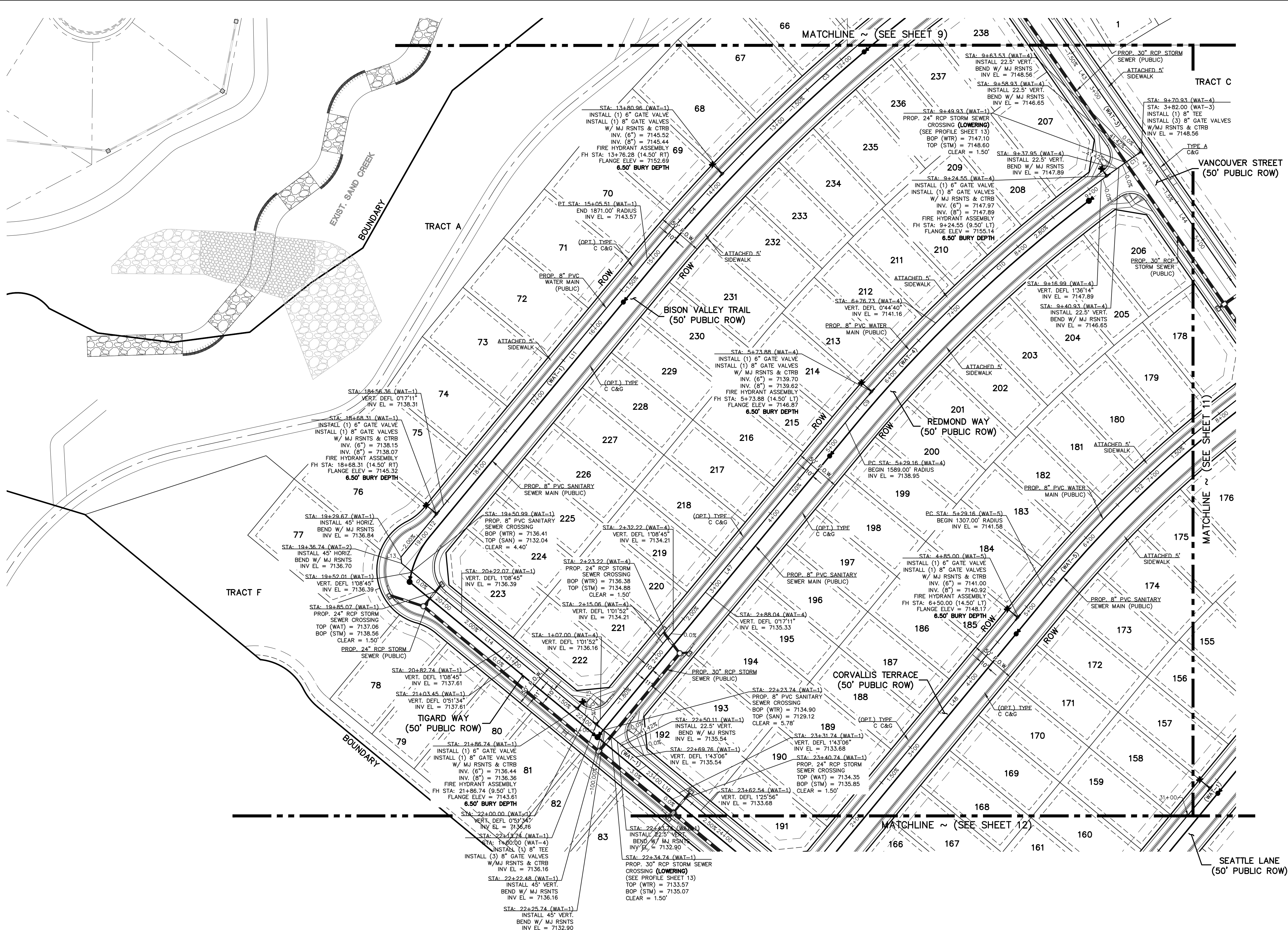
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WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C3	393.85	1871.00	12°03'39"	8" PUBLIC PVC
C4	124.55	1871.00	3°48'51"	8" PUBLIC PVC
C9	44.72	1589.00	1°36'45"	8" PUBLIC PVC
C10	350.67	1589.00	12°38'40"	8" PUBLIC PVC
C11	46.39	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		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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Colorado Springs, Colorado 80903

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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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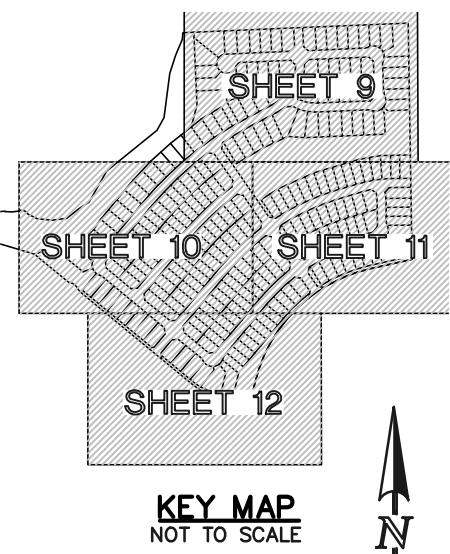
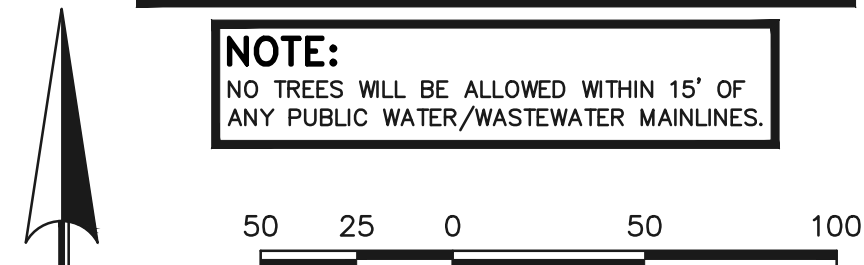
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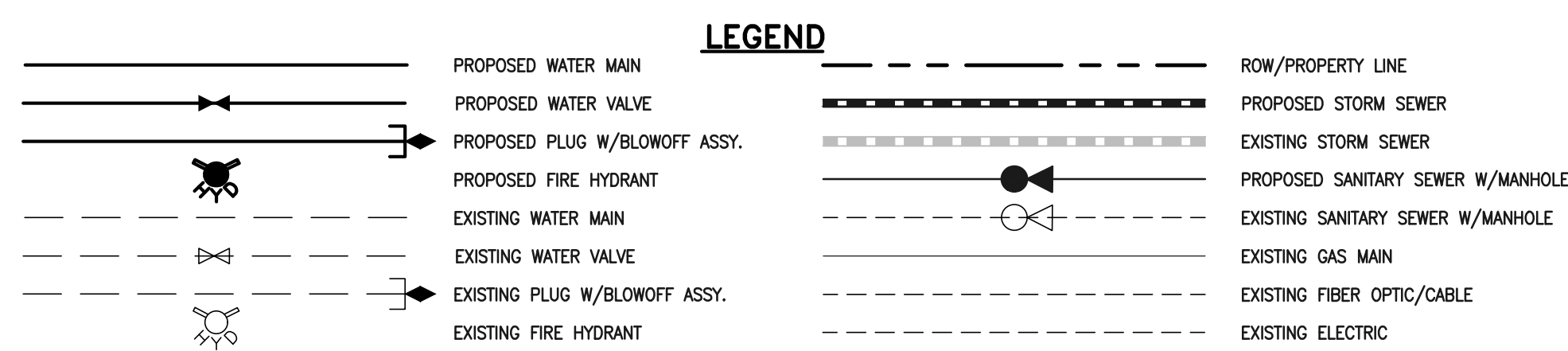
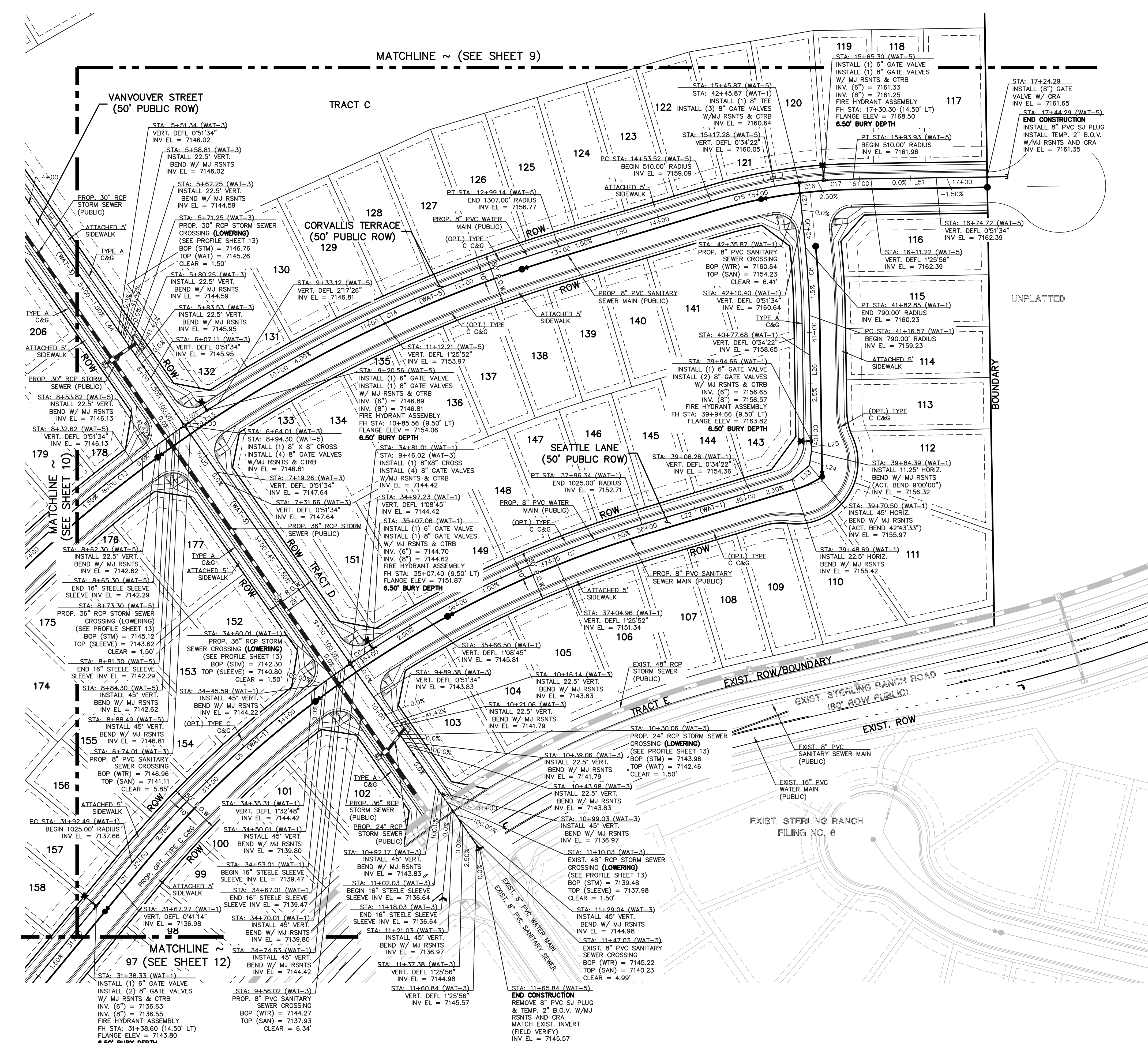
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WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C5	288.52	1025.00	15°34'08"	8" PUBLIC PVC
C6	26.06	1025.00	1°27'24"	8" PUBLIC PVC
C7	289.27	1025.00	16°10'12"	8" PUBLIC PVC
C8	66.28	790.00	4°48'24"	8" PUBLIC PVC
C12	365.15	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:

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 11 OF 18
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.41

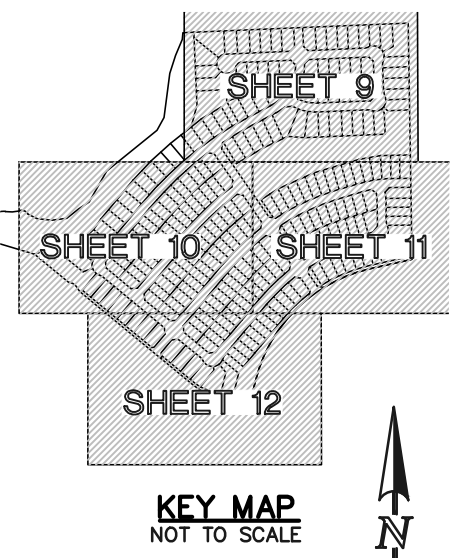
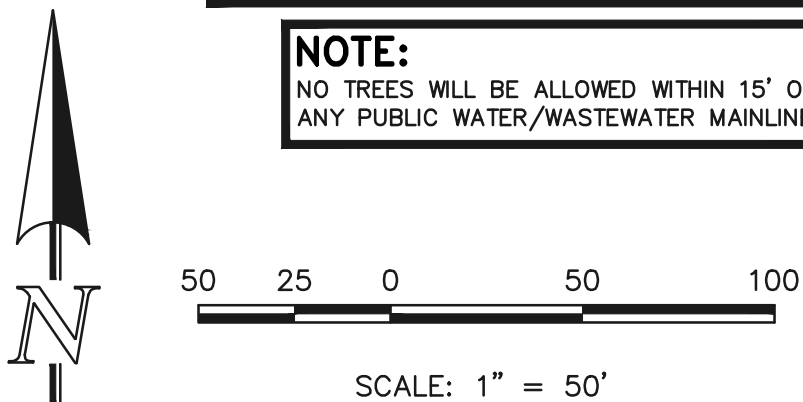
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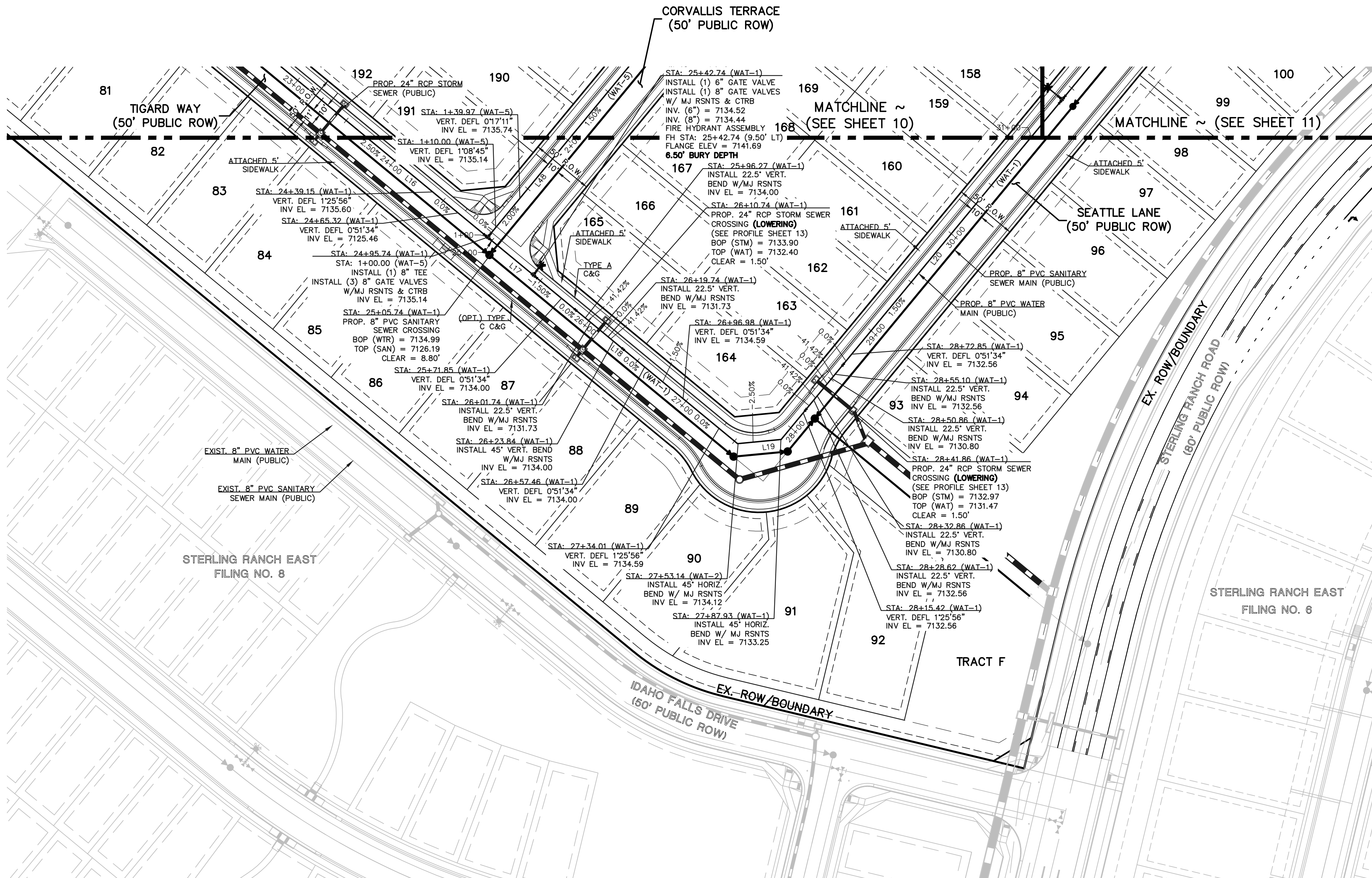
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NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.



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
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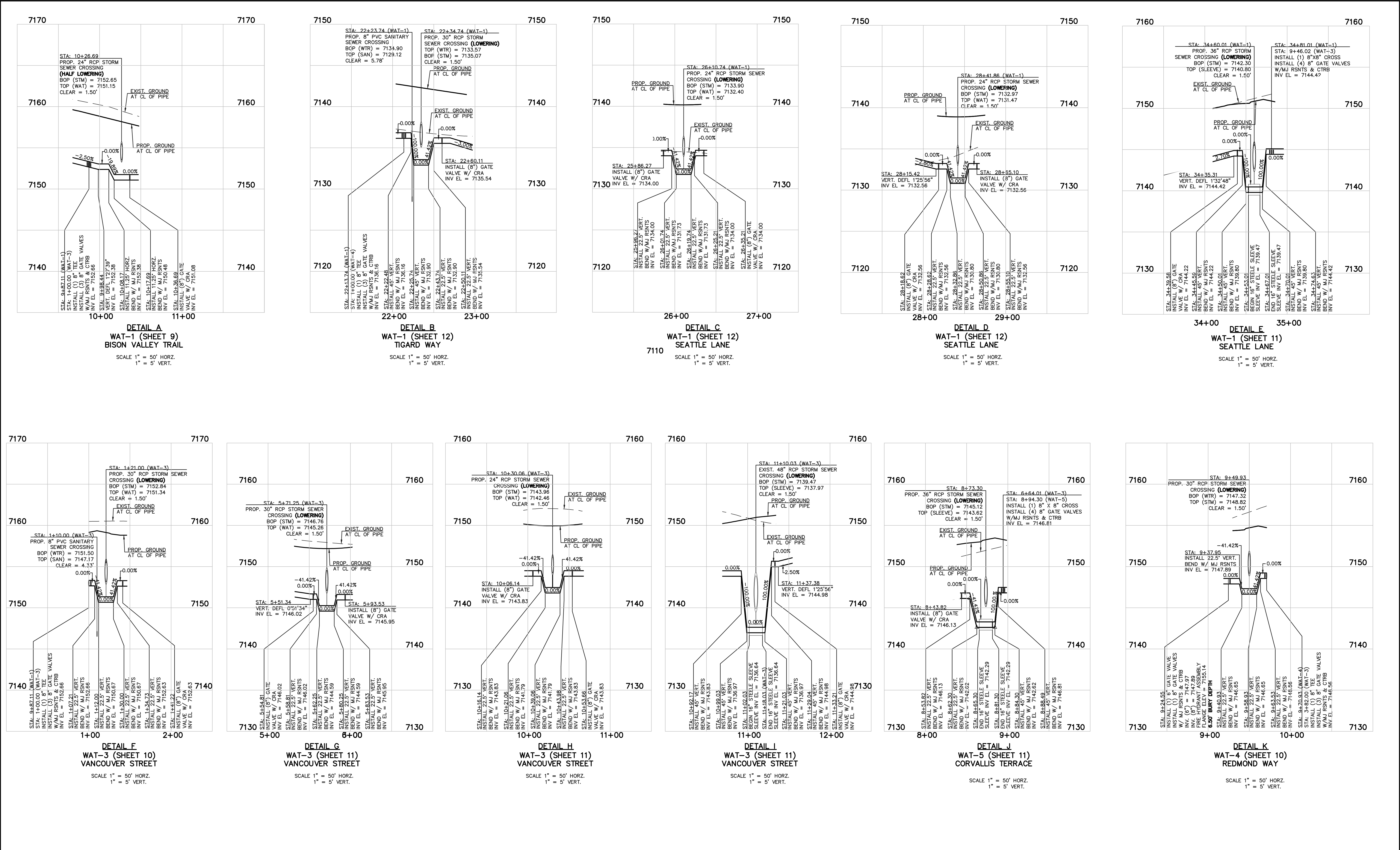
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Colorado Springs, Colorado 80903

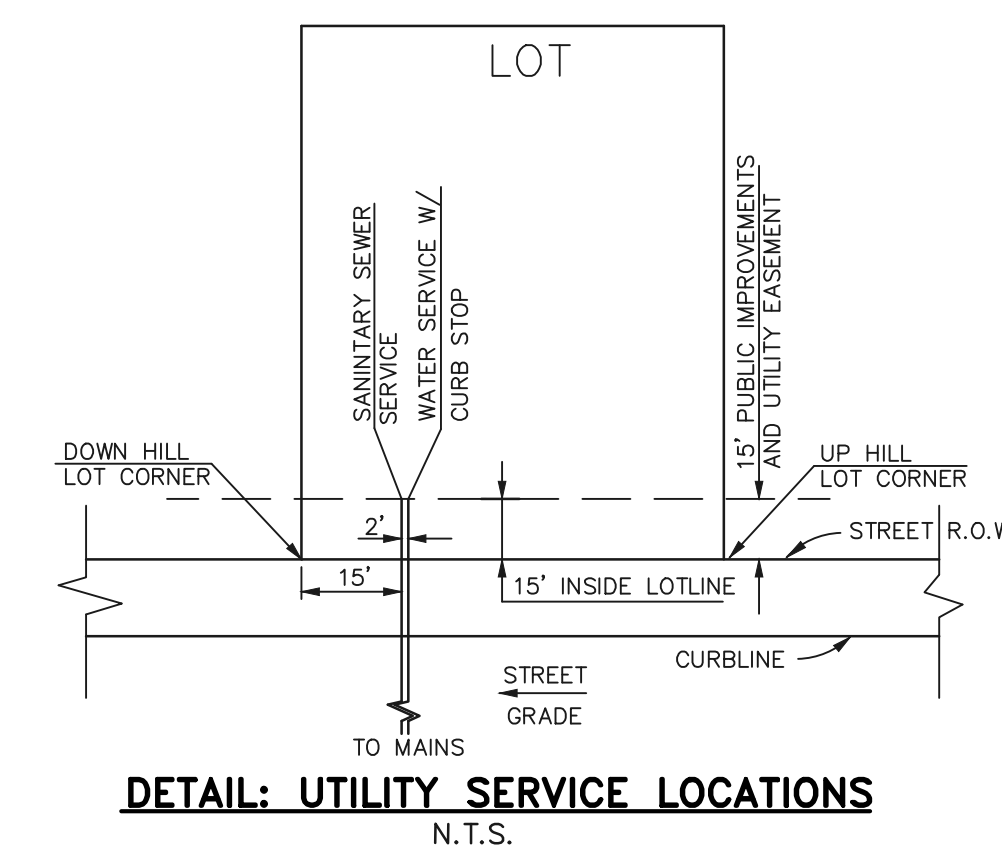
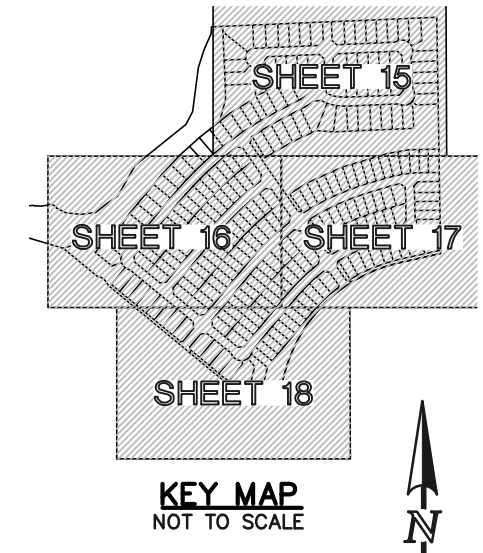
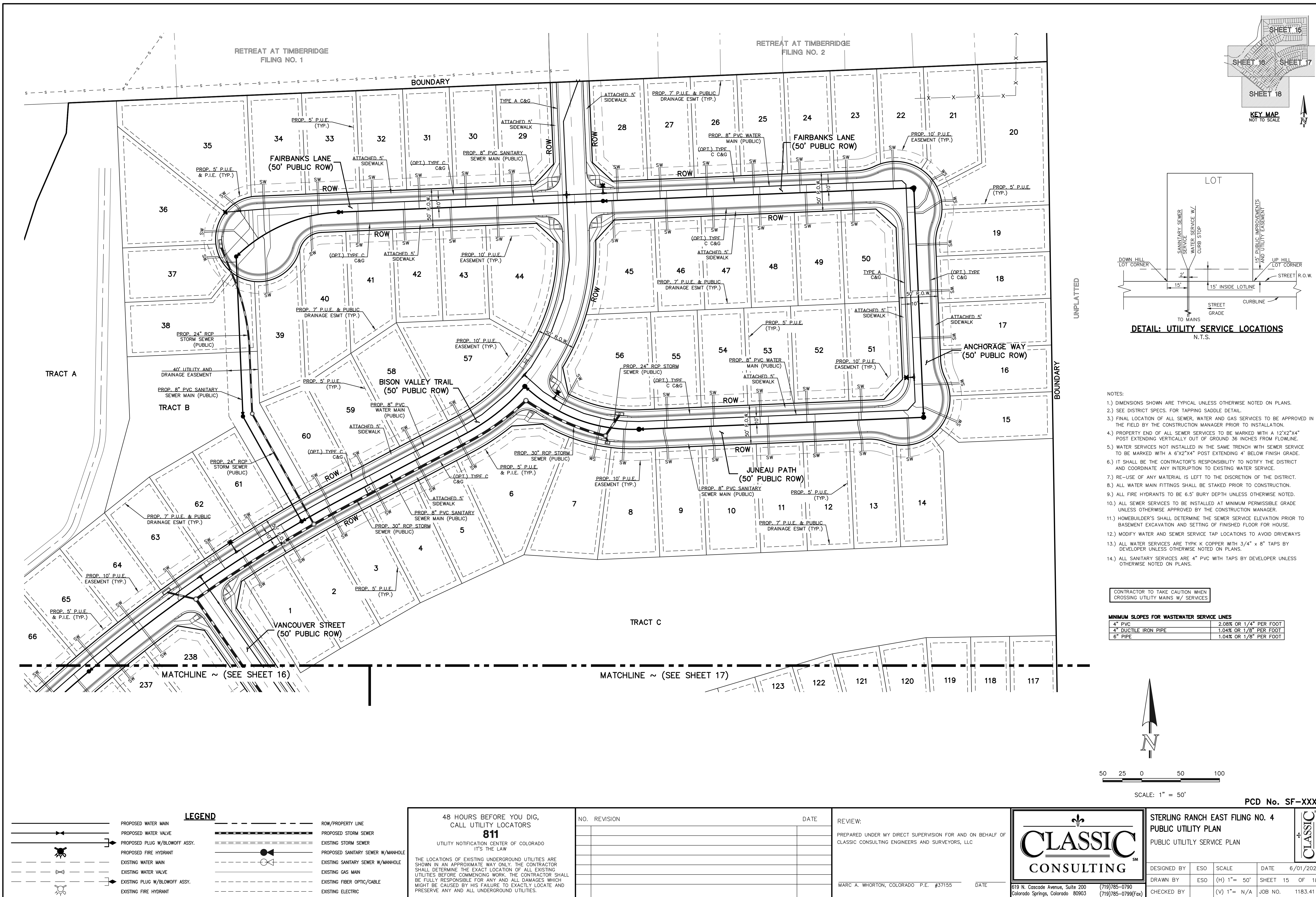
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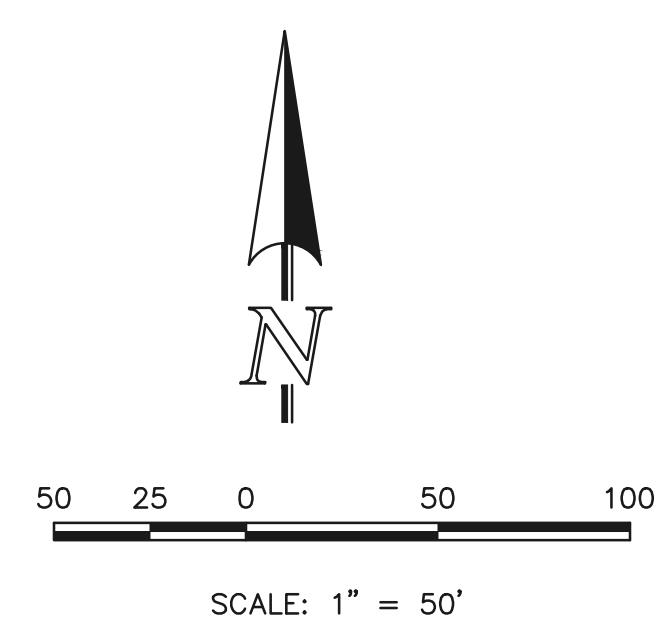
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LEGEND

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

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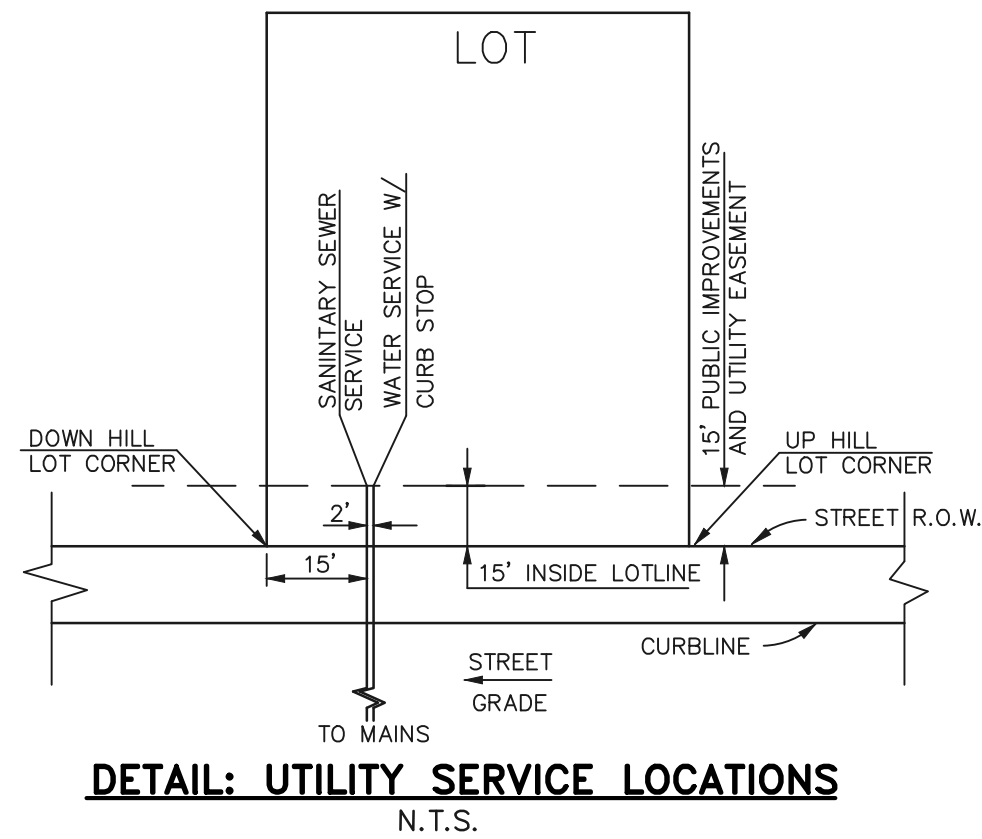
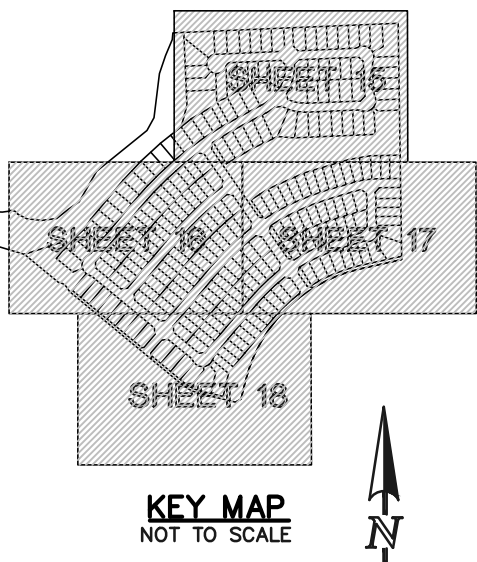
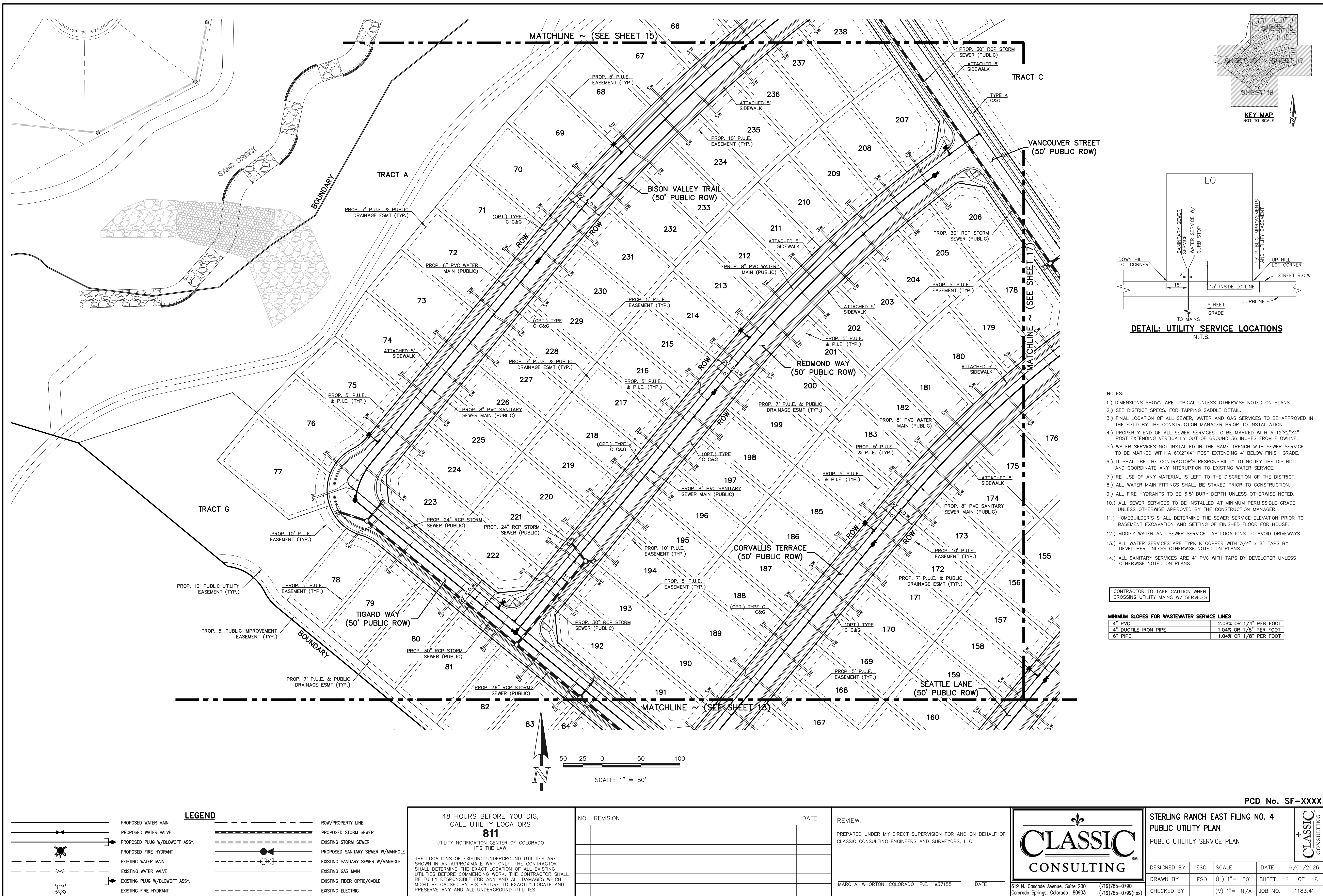
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STERLING RANCH EAST FILING NO. 4
PUBLIC UTILITY PLAN
PUBLIC UTILITY SERVICE PLAN

DESIGNED BY	ESO	SCALE	DATE	6/01/2026
DRAWN BY	ESO	(H) 1"= 50'	SHEET 15	OF 18
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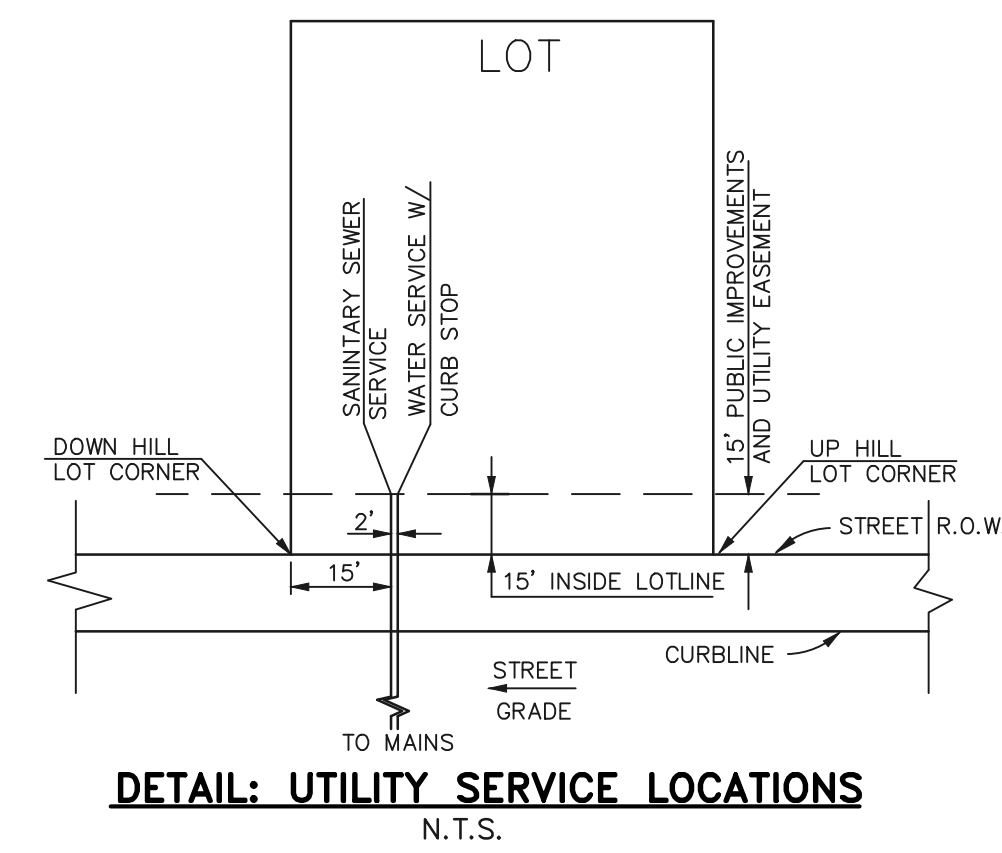
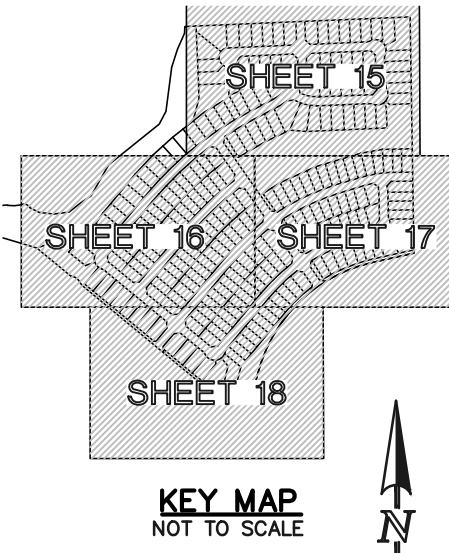
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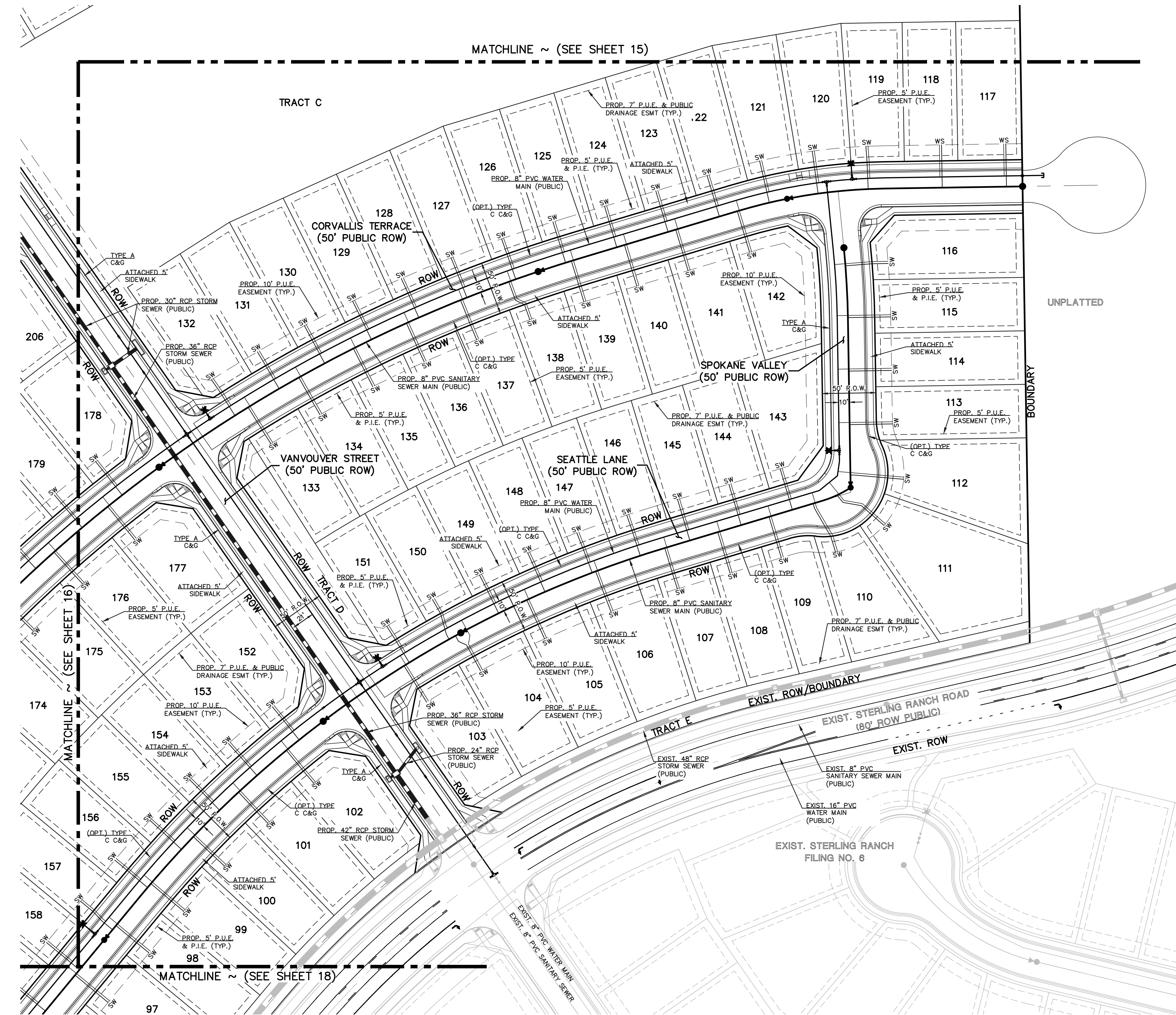
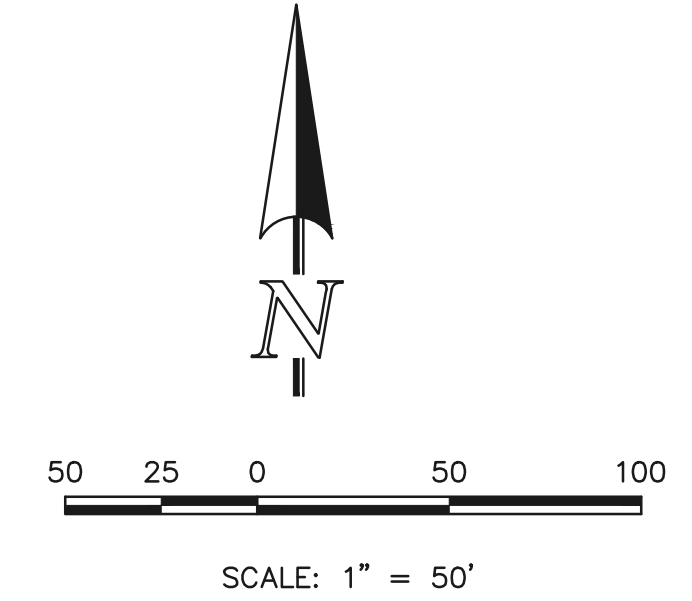




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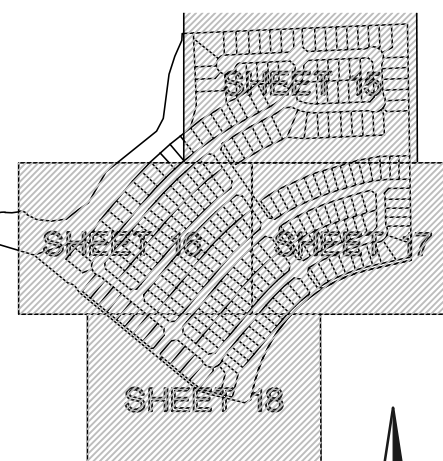
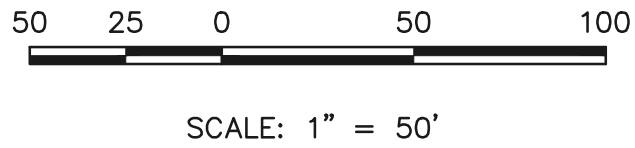
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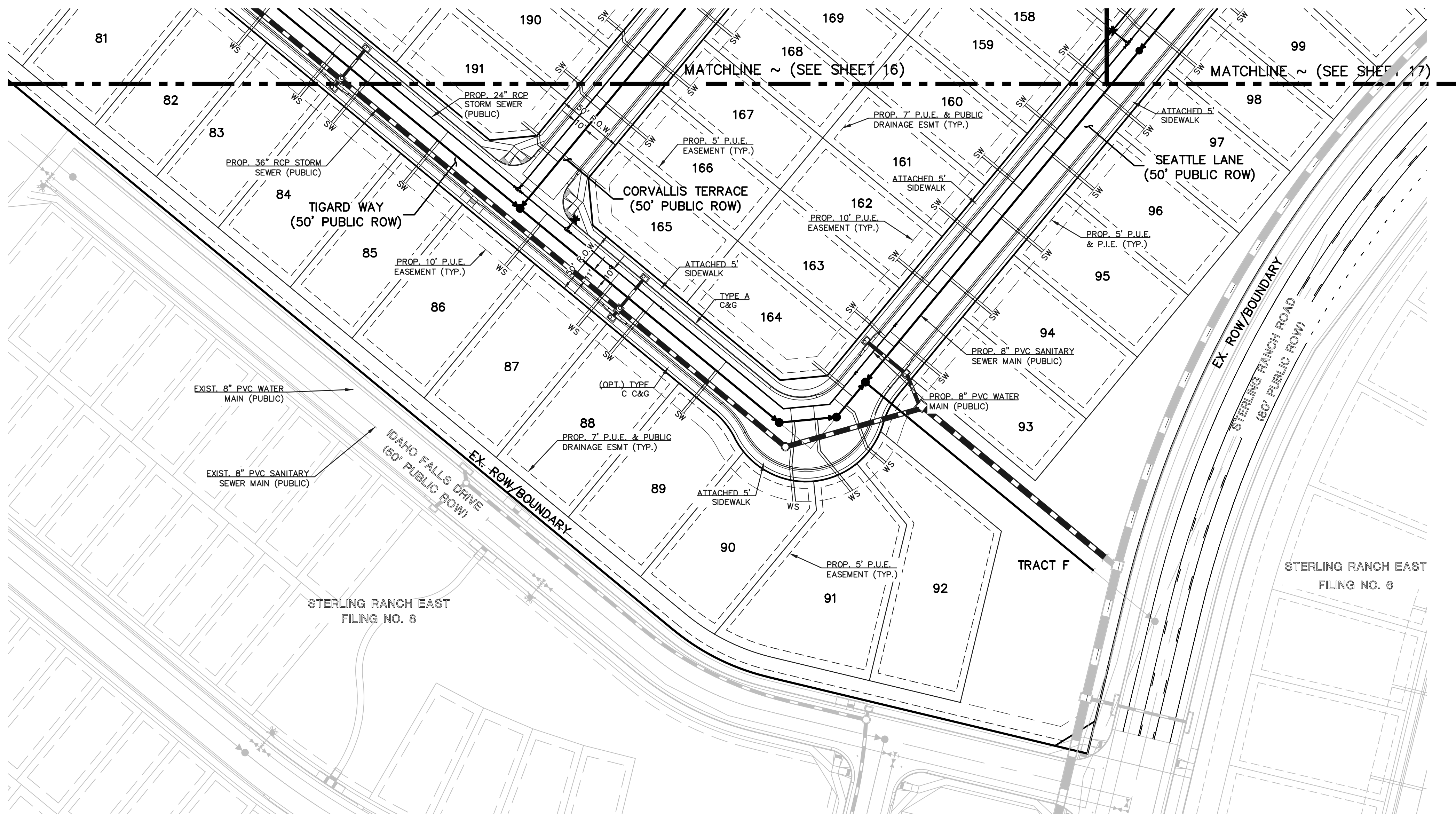
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EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.

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
	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:	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)

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 18 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.41

PCD No. SF-XXXX

