

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION PLANS

NOVEMBER 2022

(SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

NOTES:

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA), THE AUTHORITY SPECIFICATIONS.
- 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.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- 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.
- ALL OVER-TOP GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- 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.
- 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.
- 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.
- 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.
- 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 AGENCY 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.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS, CONTRACTOR SHALL NOTIFY THE AUTHORITY AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- 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.
- 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.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE AUTHORITY AS REQUESTED.
- AT THE CONTRACTOR'S 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.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE AUTHORITY AND THE AUTHORITY ENGINEER PRIOR TO EXECUTION.
- 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.
- 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.
- 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, UTILITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.

- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FAWWA:
 - 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.
 - 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.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE AUTHORITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - 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 BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL.
 - 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.
 - 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.
 - ACCEPTANCE:
 - THE AUTHORITY MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - 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).
 - ALL WATER AND SEWER MAINS, INCLUDING SERVICES LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE AUTHORITY.
 - 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 AN APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
 - 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:

- 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.
- 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.

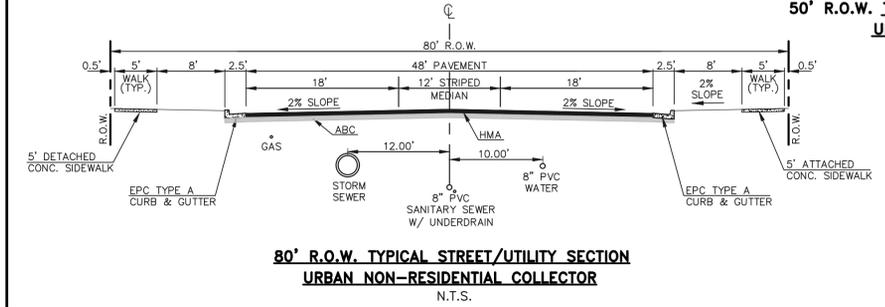
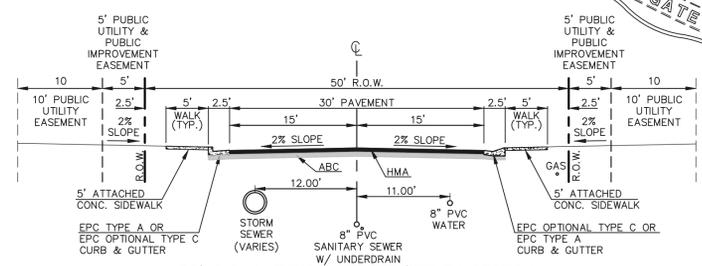
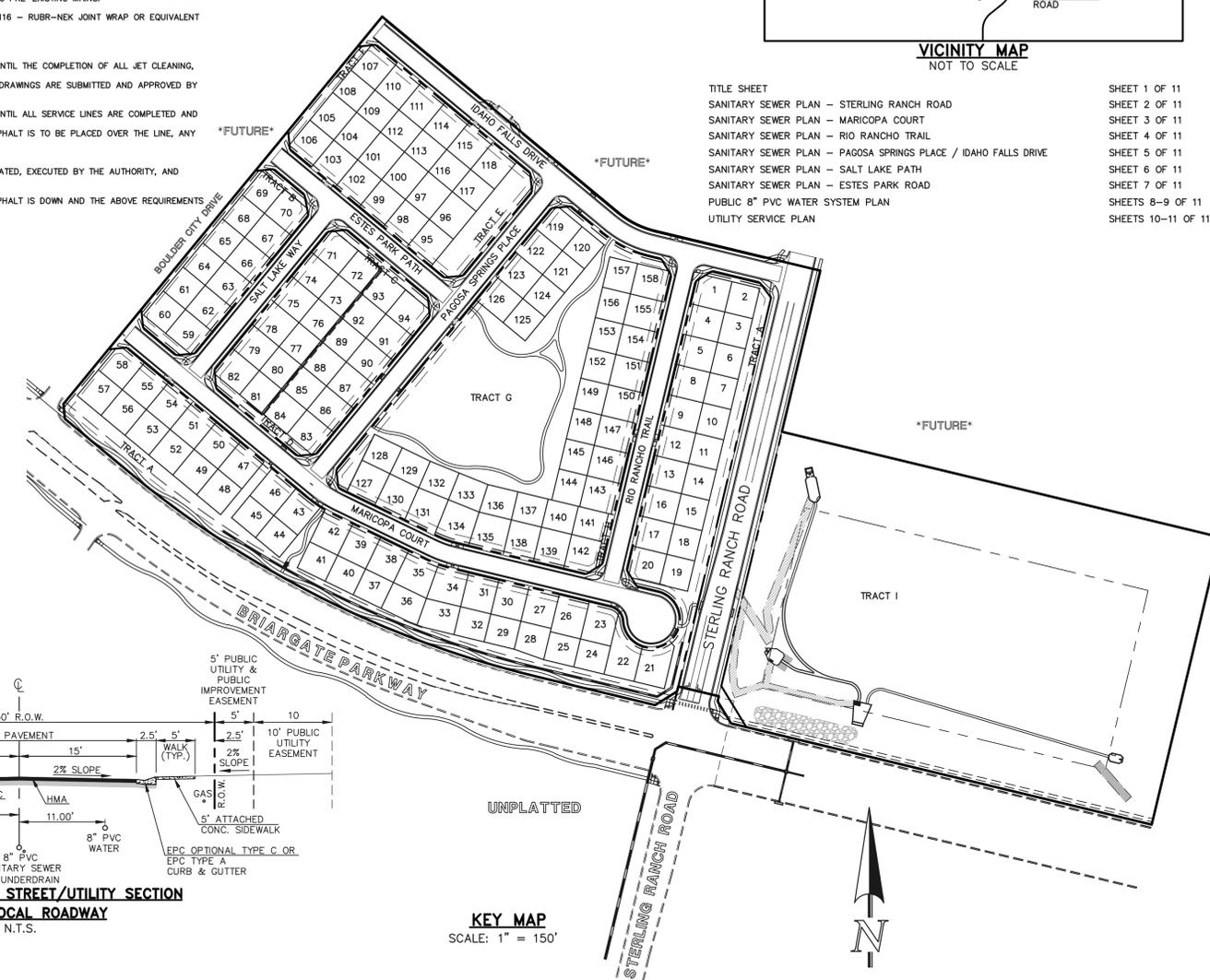
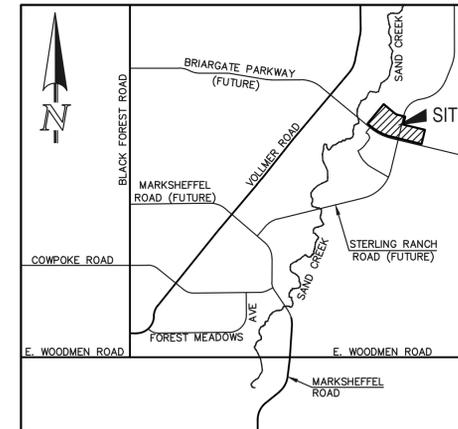
NOTES:

WATER SYSTEM INSTALLATION NOTES:

- 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.
- 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 SERVO 2700 (MODERN) AND KENNEDY GUARDIAN (K810, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
- 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).
- 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.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - 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.
 - 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.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES:

- SANITARY SEWER LENGTHS ARE MH CENTER-TO-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 WELDS. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
 - ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBBER-JOINT WRAP OR EQUIVALENT AND COATED.
 - COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - 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.
 - 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.
 - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY, AND RECORDED.
 - 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. KYLE R. CAMPBELL, P.E. (719) 785-2800
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
MR. JEFF RICE, (719) 520-7877
- WATER & SANITATION DISTRICT: FALCON AREA WATER AND WASTEWATER AUTHORITY
1700 LINCOLN STREET SUITE 2000
DENVER, CO 80203
MR. RUSSELL W. DYKSTRA, ESQ., (303) 839-3800
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK, (719) 495-4300
- GAS COMPANY: BLACK HILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS (LOCATORS)
(800)-922-1987
A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMANCE 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.

DAVID L. GIBSON, COLORADO P.E. #46477
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

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

STERLING RANCH METROPOLITAN DISTRICT:
THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR WATER MAIN, SANITARY SEWER MAIN AND UTILITY SERVICE CONSTRUCTION.

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

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

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

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.

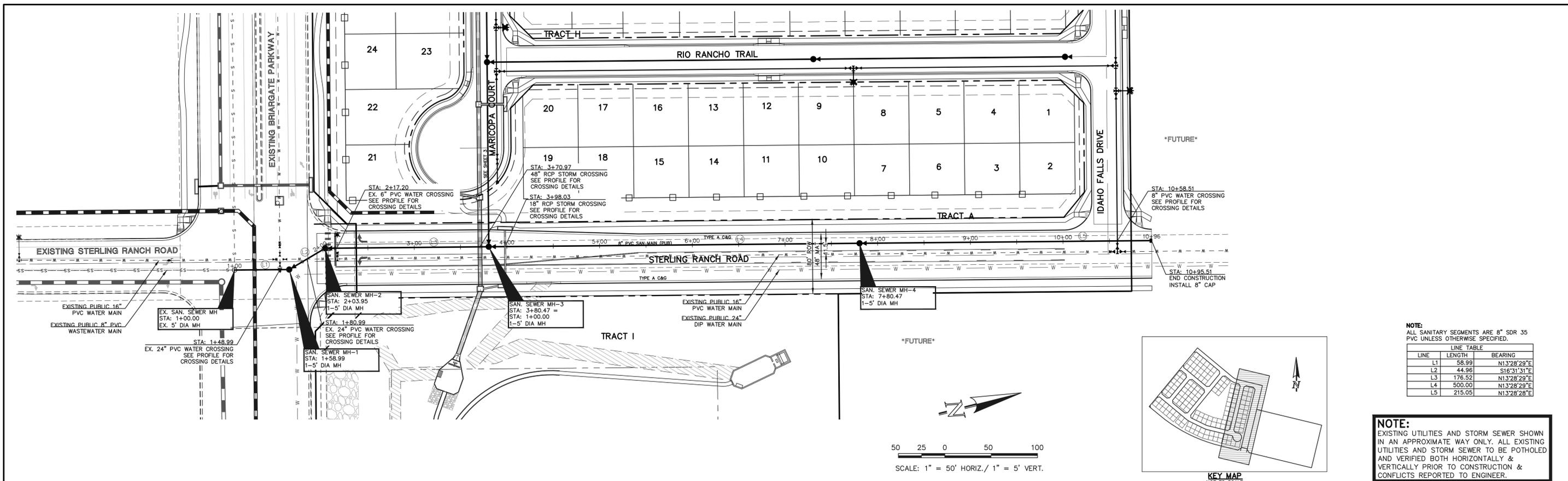
NO.	REVISION	DATE

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

DAVID L. GIBSON, COLORADO P.E. #46477 DATE _____



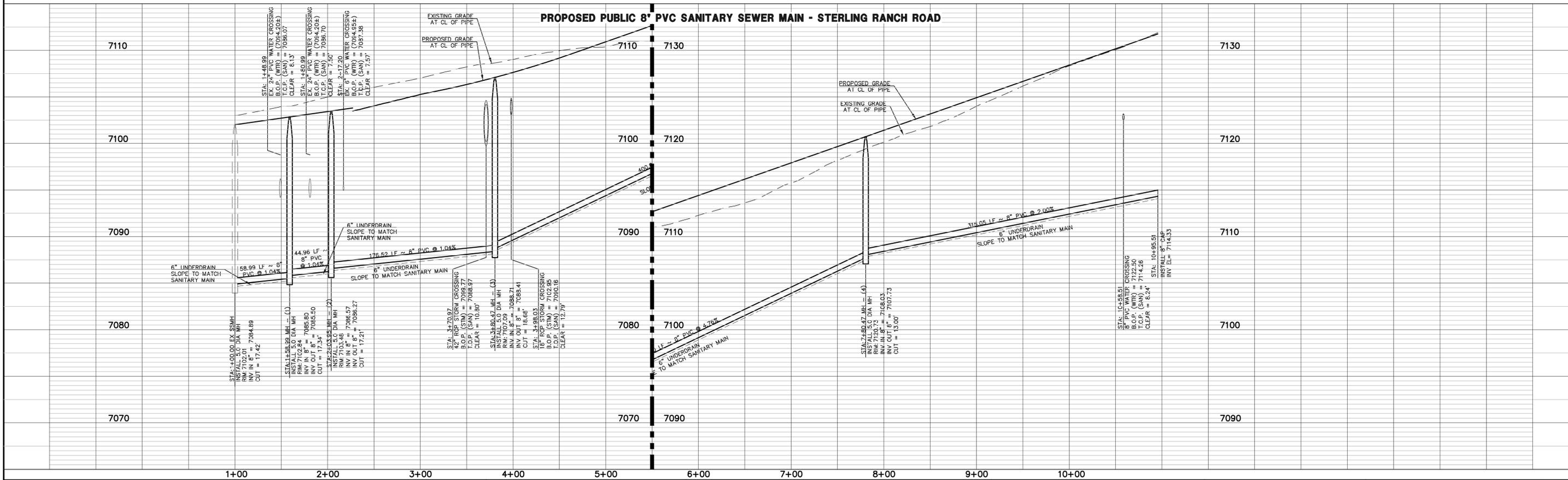
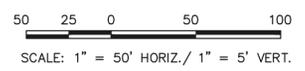
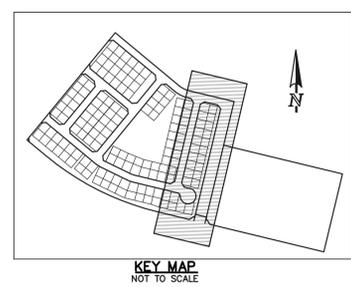
FOURSQUARE AT STERLING RANCH EAST			
FILING NO. 1			
CONSTRUCTION PLANS			
TITLE SHEET			
DESIGNED BY	JRH	SCALE	DATE 09/19/22
DRAWN BY	JRH	(H) 1" = N/A	SHEET 1 OF 11
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.99	N13°28'29"E
L2	44.96	S16°31'31"E
L3	176.52	N13°28'29"E
L4	500.00	N13°28'29"E
L5	215.05	N13°28'28"E

NOTE:
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LEGEND

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

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NO.	REVISION	DATE

REVIEW:

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

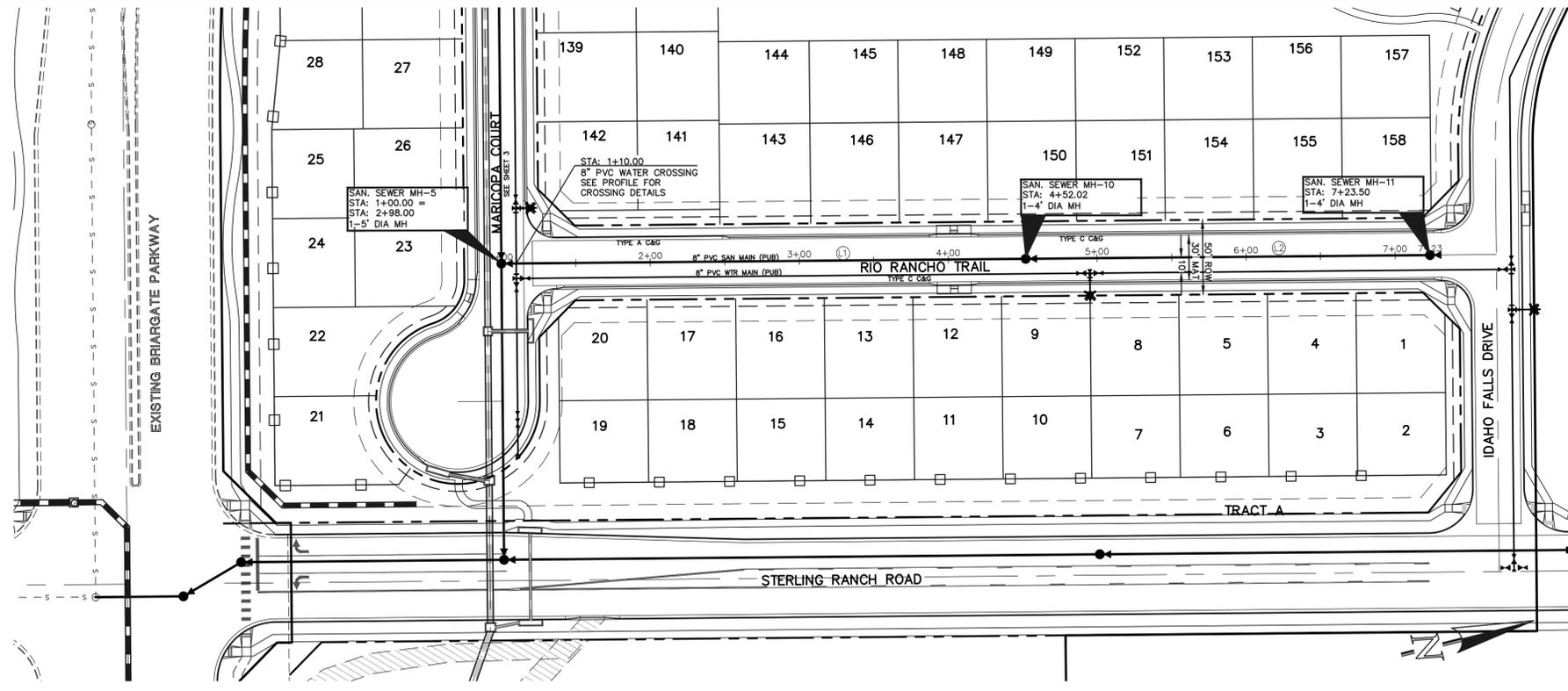
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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

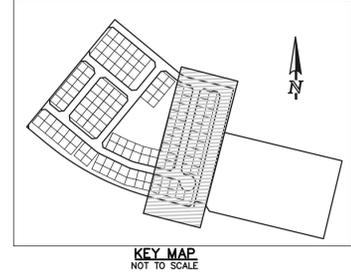
FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	2 OF 11
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	



50 25 0 50 100
SCALE: 1" = 50' HORIZ./ 1" = 5' VERT.

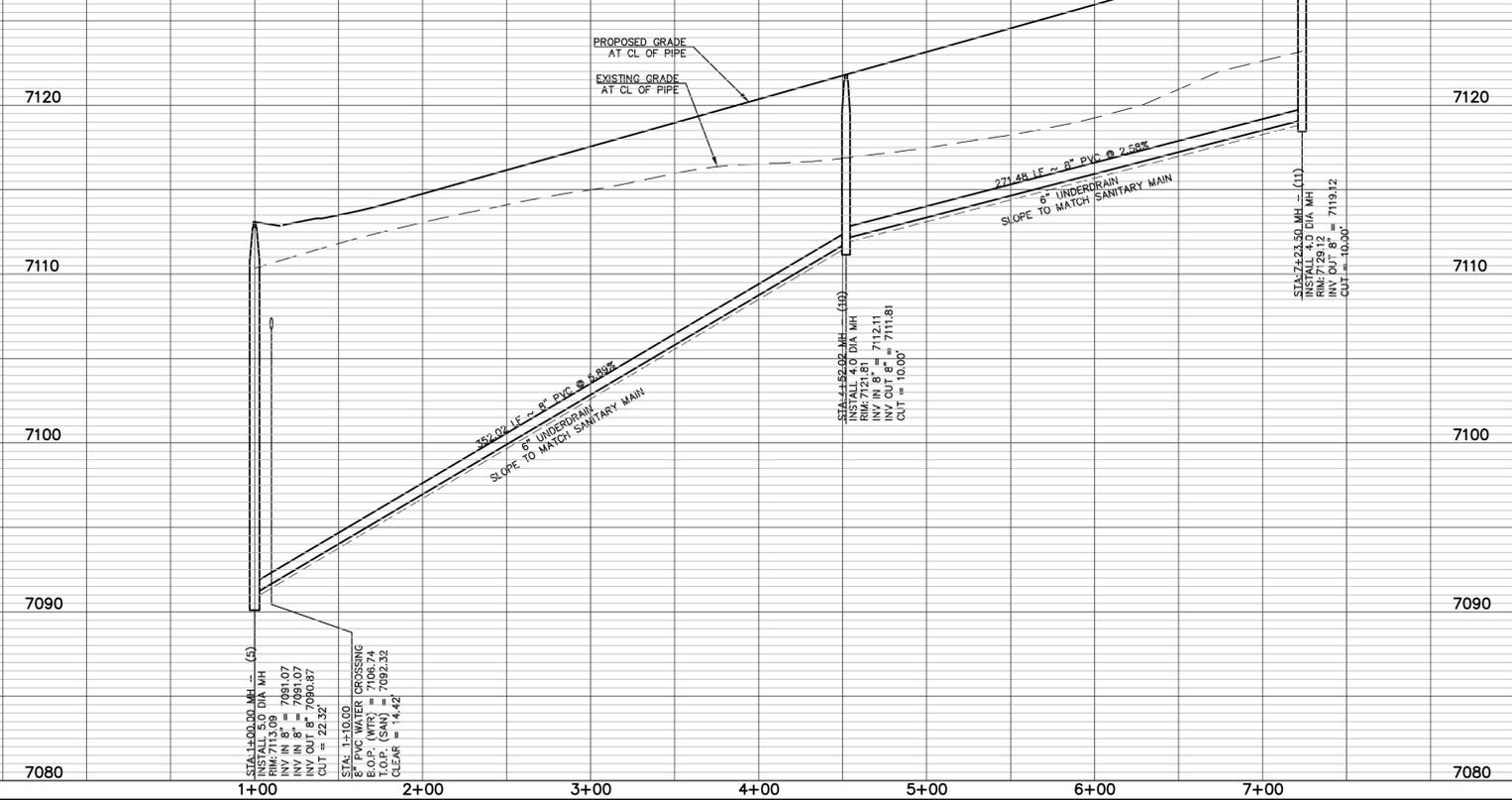


NOTE:
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LINE TABLE		
LINE	LENGTH	BEARING
L1	352.02	N13°28'29"E
L2	271.48	N13°28'29"E

NOTE:
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PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - RIO RANCHO TRAIL



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

DAVID L GIBSON, COLORADO P.E. #46477 DATE

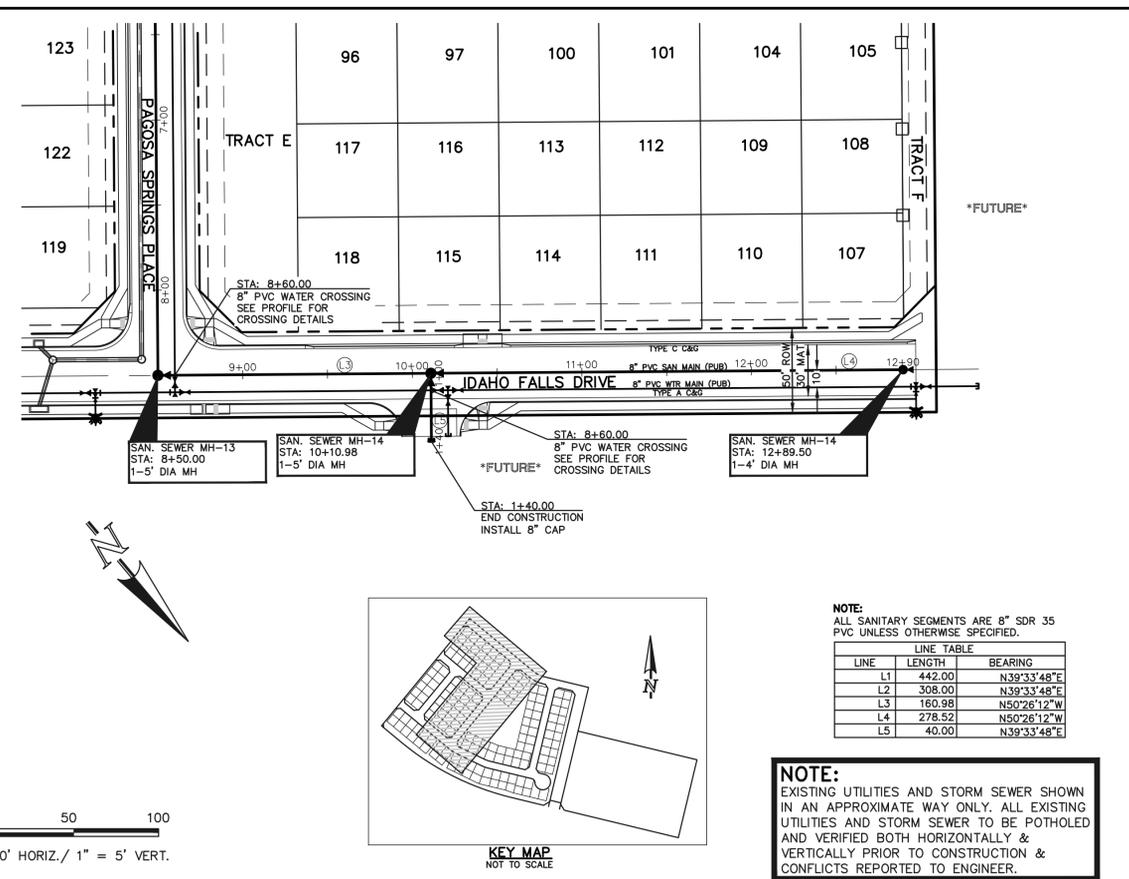
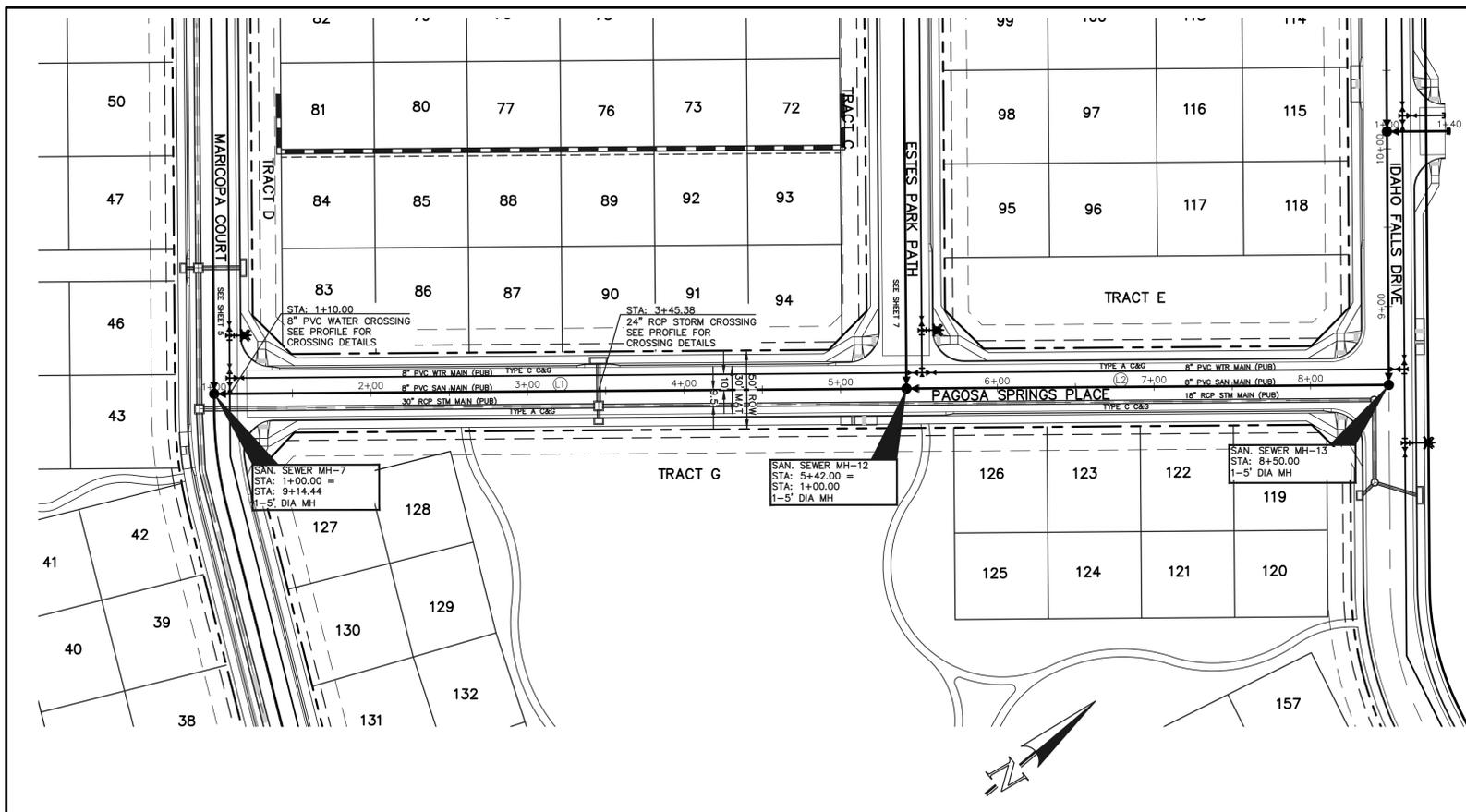


FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	4 OF 11
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

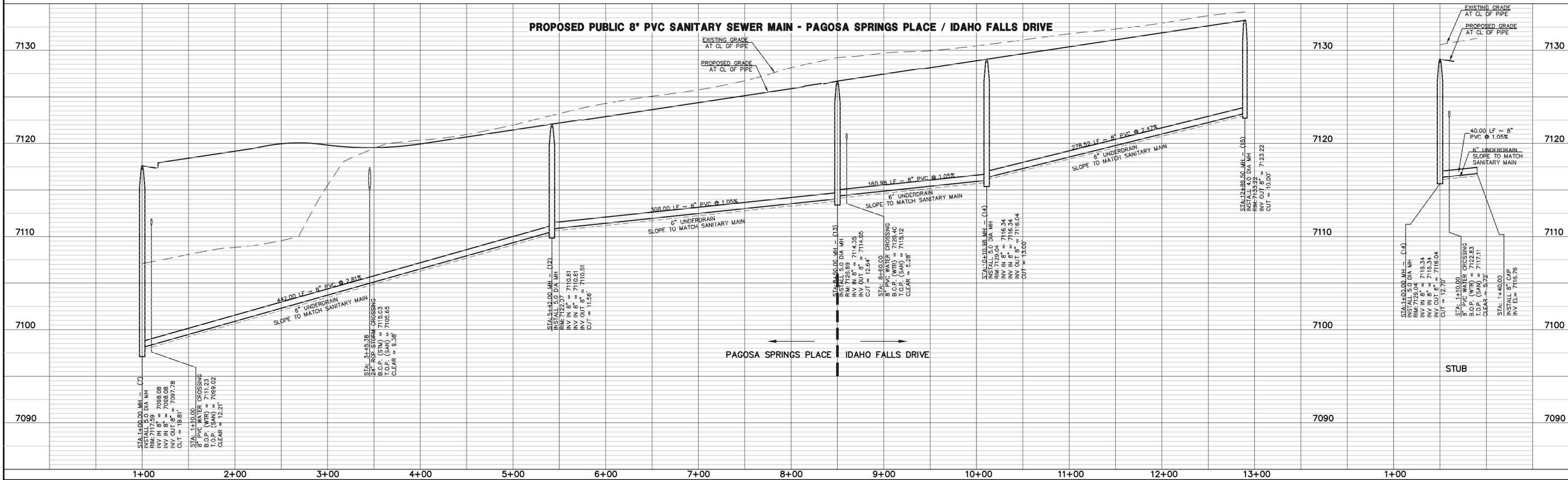
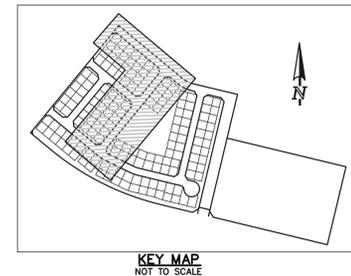
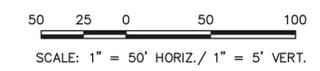




NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

LINE	LENGTH	BEARING
L1	442.00	N39°33'48"E
L2	308.00	N39°33'48"E
L3	160.98	N50°26'12"W
L4	278.52	N50°26'12"W
L5	40.00	N39°33'48"E

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



LEGEND

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

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NO.	REVISION	DATE

REVIEW:

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

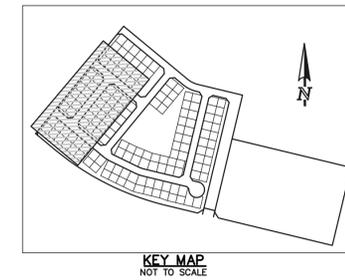
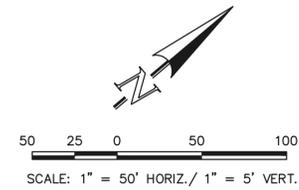
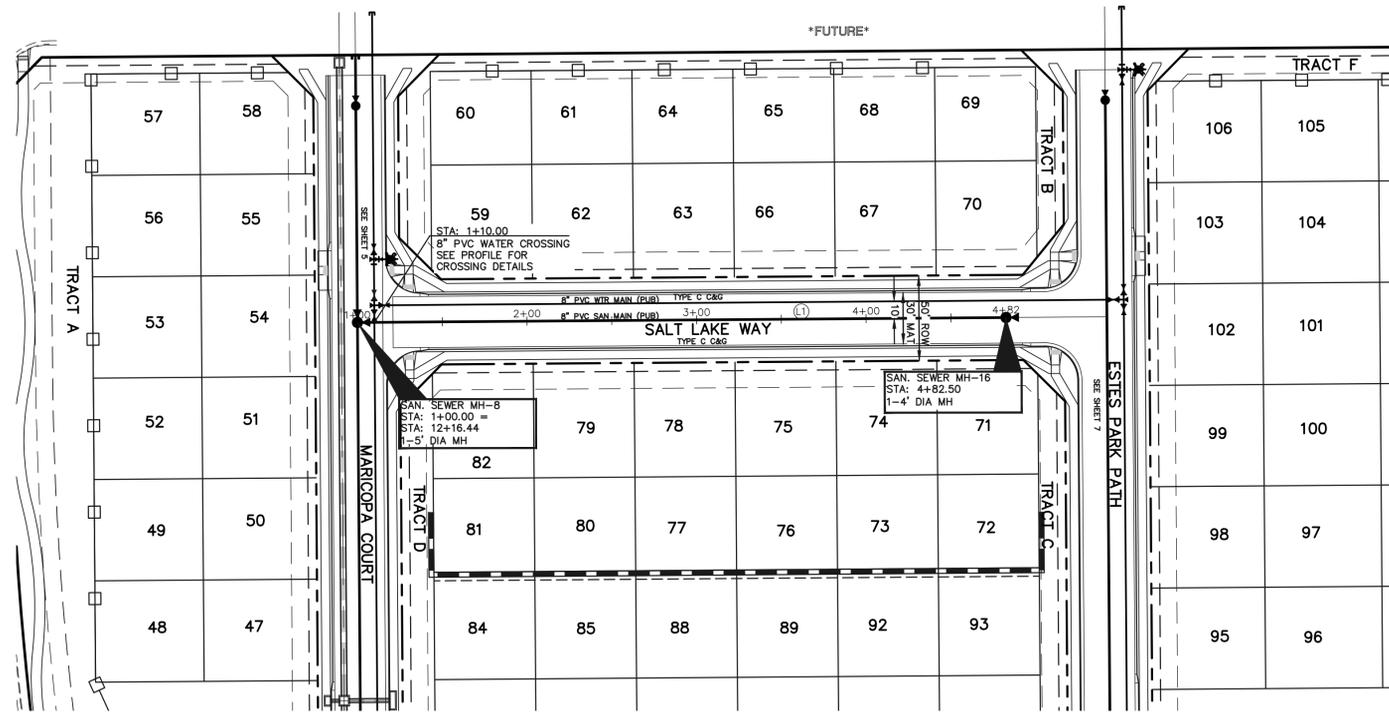
DAVID L GIBSON, COLORADO P.E. #46477

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

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	5 OF 11
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

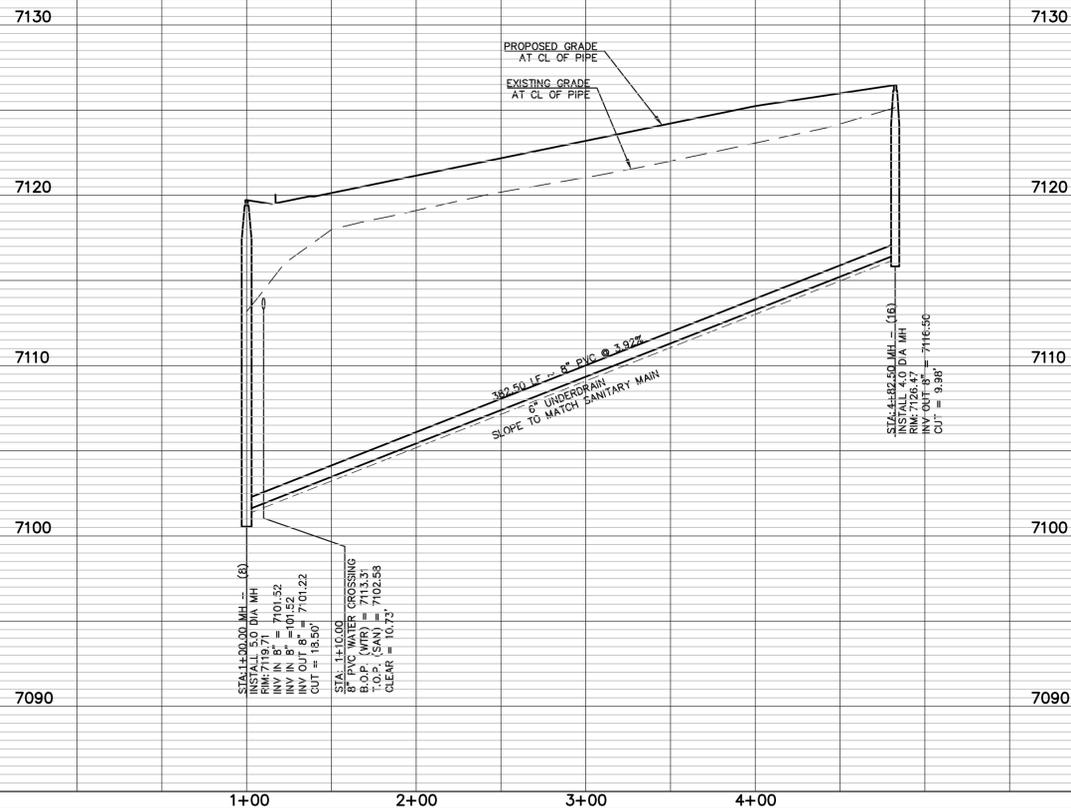


NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	382.50	N39°33'48"E

NOTE:
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PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - SALT LAKE WAY



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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DAVID L GIBSON, COLORADO P.E. #46477 DATE

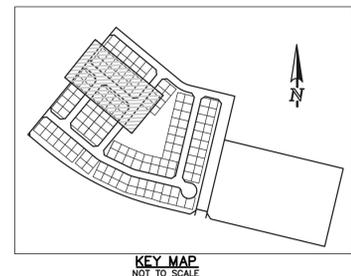
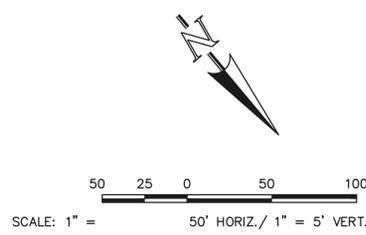
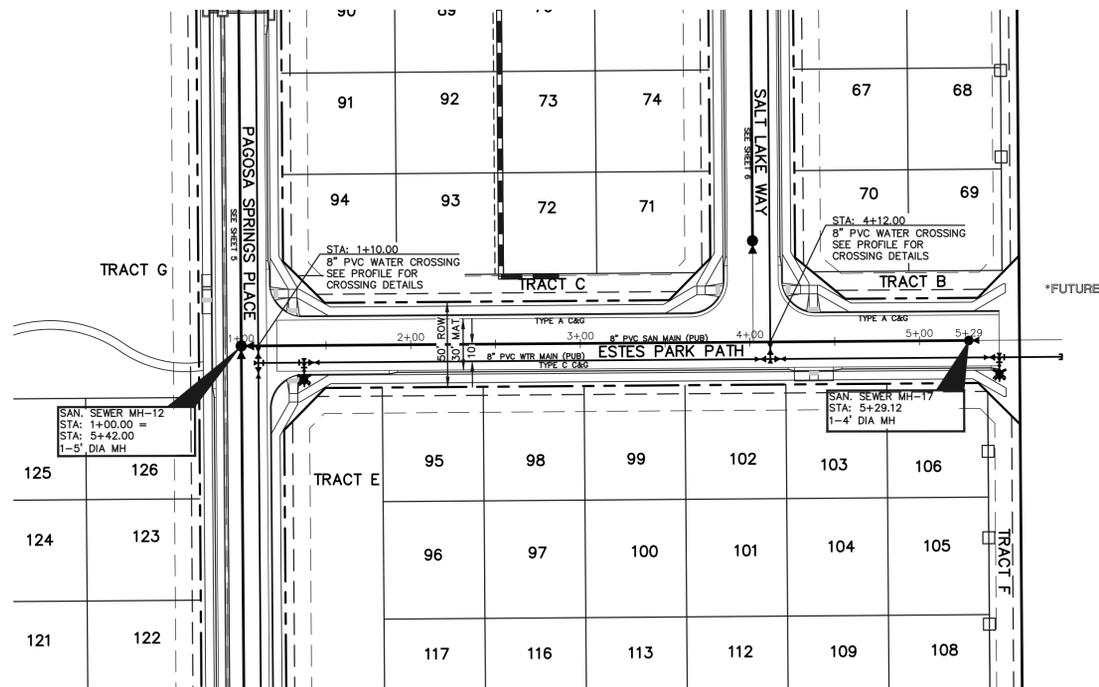
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	6 OF 11
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23



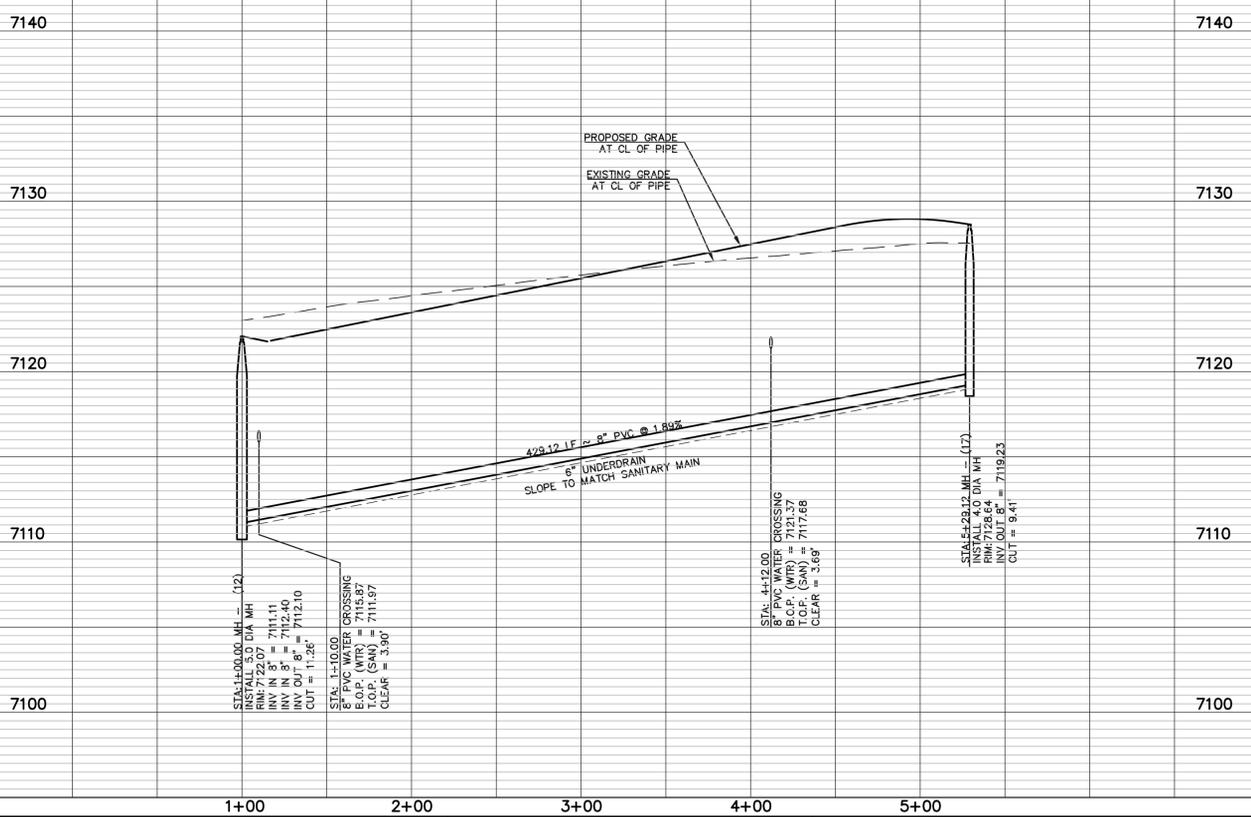


NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.12	N50°26'12"W

NOTE:
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PROPOSED PUBLIC 8' PVC SANITARY SEWER MAIN - ESTES PARK PATH



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

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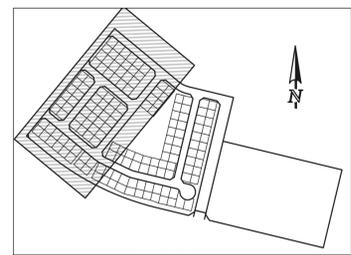
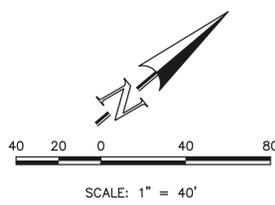
DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	7 OF 11
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23



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

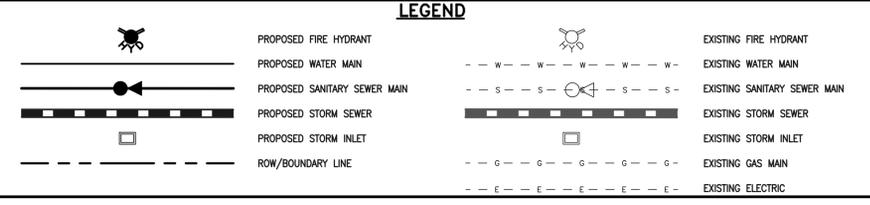
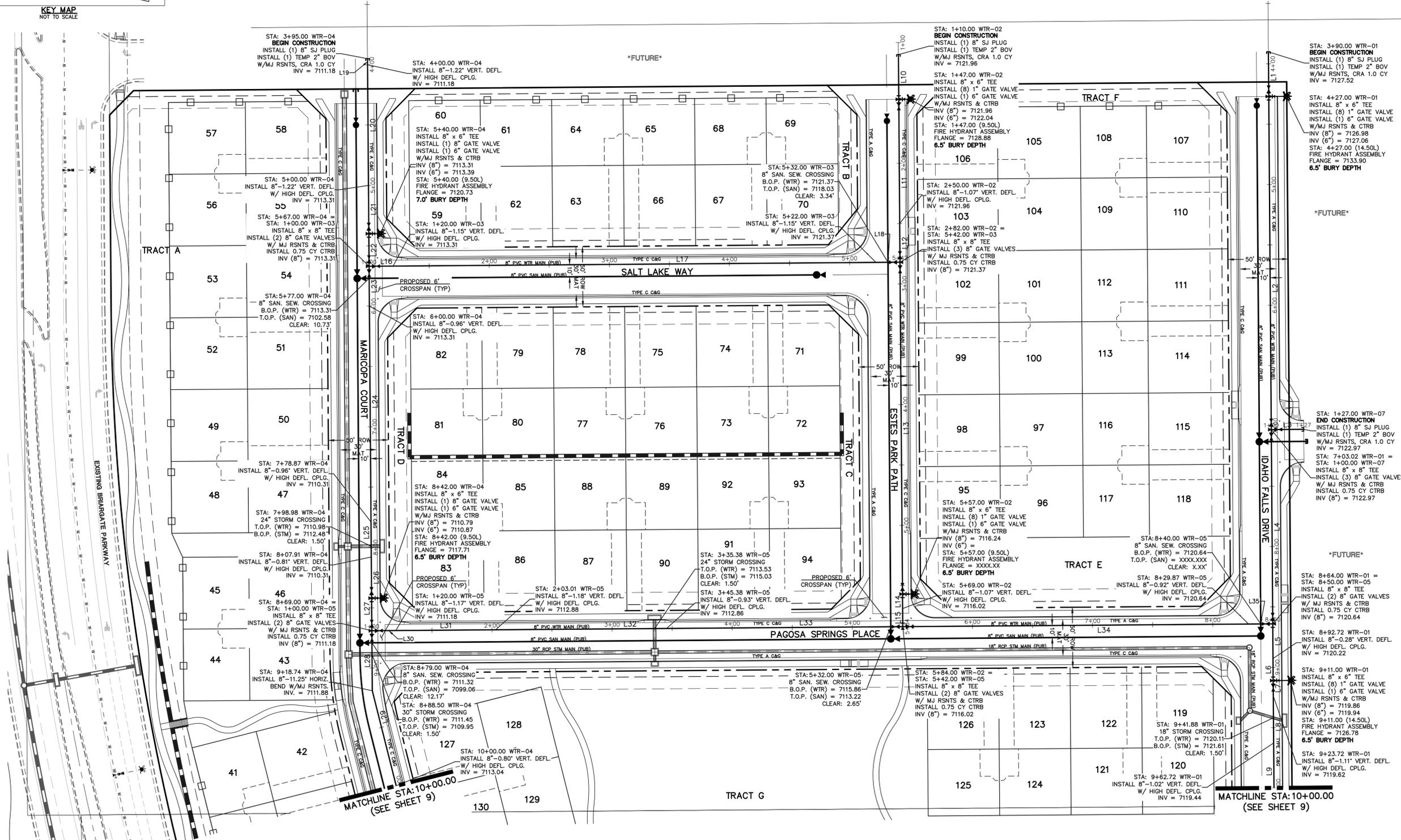
WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
 1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER FALCON AREA WATER AND WASTEWATER AUTHORITY SPECIFICATIONS.
 2. THE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

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

NOTE:
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NOTE:
 ALL WATER SEGMENTS ARE PVC

LINE	LENGTH	BEARING
L1	37.00	S50°26'12"E
L2	276.02	S50°26'12"E
L3	27.00	N39°33'48"E
L4	160.98	S50°26'12"E
L5	28.72	S50°26'12"E
L6	18.28	S50°26'12"E
L7	12.72	S50°26'12"E
L8	39.00	S50°26'12"E
L9	83.47	S50°26'12"E
L10	37.00	S50°26'12"E
L11	103.00	S50°26'12"E
L12	32.00	S50°26'12"E
L13	275.00	S50°26'12"E
L14	12.00	S50°26'12"E
L15	15.00	S50°26'12"E
L16	20.00	N39°33'48"E
L17	402.00	N39°33'48"E
L18	20.00	N39°33'48"E
L19	5.00	S50°26'12"E
L20	100.00	S50°26'12"E
L21	40.00	S50°26'12"E
L22	27.00	S50°26'12"E
L23	33.00	S50°26'12"E
L24	178.87	S50°26'12"E
L25	29.04	S50°26'12"E
L26	34.09	S50°26'12"E
L27	27.00	S50°26'12"E
L28	49.74	S50°26'12"E
L29	81.26	S64°11'17"E
L30	20.00	N39°33'48"E
L31	83.01	N39°33'48"E
L32	142.37	N39°33'48"E
L33	196.62	N39°33'48"E
L34	287.87	N39°33'48"E
L35	20.13	N39°33'48"E



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NO.	REVISION	DATE

REVIEW:

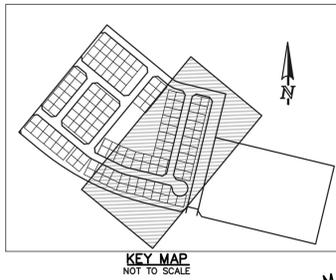
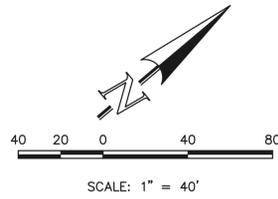
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 PUBLIC WATER SYSTEM PLAN

DESIGNED BY JRH SCALE DATE 09/26/22
 DRAWN BY JRH (H) 1" = 40' SHEET 8 OF 11
 CHECKED BY (V) 1" = N/A JOB NO. 1183.23



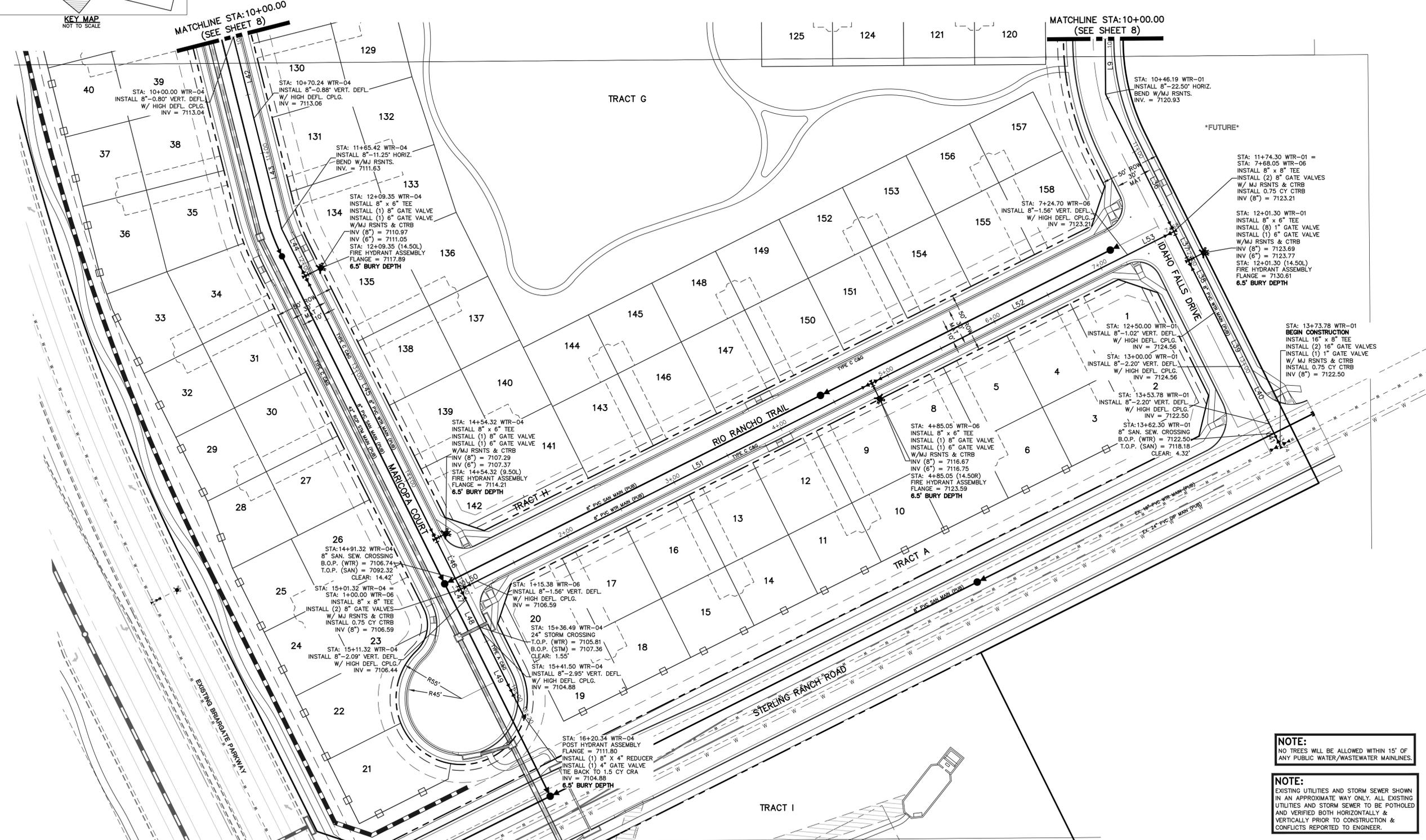
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NOTE:
 ALL WATER SEGMENTS ARE PVC

LINE	LENGTH	BEARING
L9	83.47	S50°26'12"E
L36	128.11	S76°31'31"E
L37	27.00	S76°31'31"E
L38	48.70	S76°31'31"E
L39	50.00	S76°31'31"E
L40	53.78	S76°31'31"E
L41	20.00	S76°31'31"E
L42	70.24	S64°11'17"E
L43	95.18	S64°11'17"E
L44	43.93	S76°31'31"E
L45	244.97	S76°31'31"E
L46	47.00	S76°31'31"E
L47	10.00	S76°31'31"E
L48	30.18	S76°31'31"E
L49	78.84	S76°31'31"E
L50	15.38	N13°28'29"E
L51	369.67	N13°28'29"E
L52	239.65	N13°28'29"E
L53	43.35	N13°28'29"E



NOTE:
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NOTE:
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LEGEND

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

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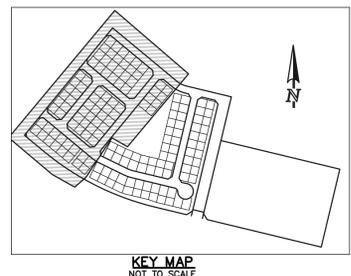
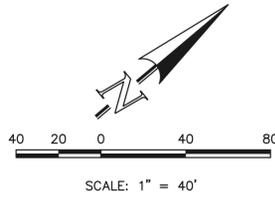
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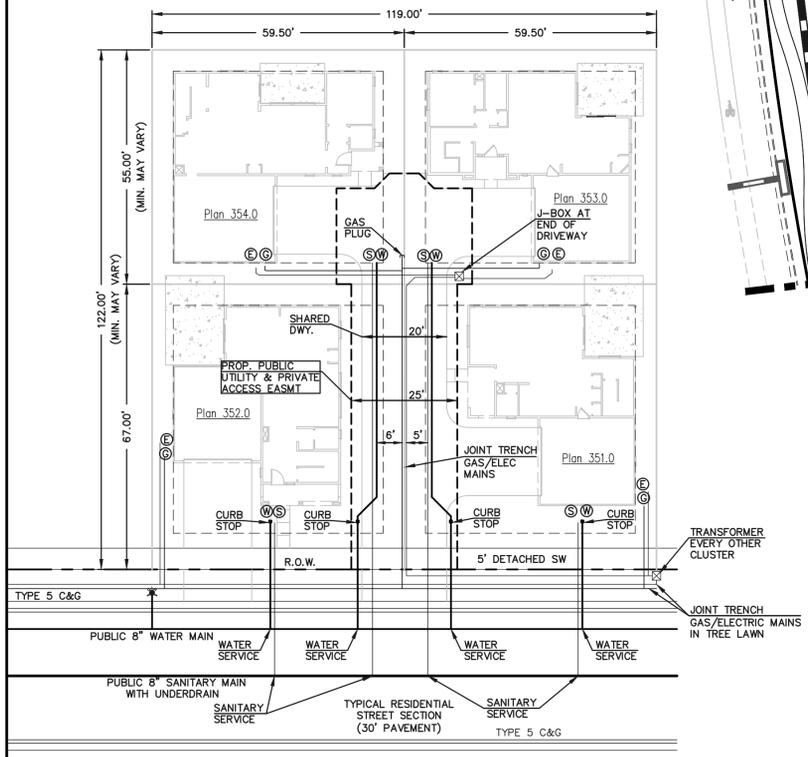
619 N. Cascade Avenue, Suite 200
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FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 PUBLIC WATER SYSTEM PLAN

DESIGNED BY	JRH	SCALE	DATE	09/26/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET	9 OF 11
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	



NOTES:
 MINIMUM BUILDING SETBACK TO PUBLIC STREET IS 15'-0" FROM PROPERTY LINE, EXCEPT THE MINIMUM SETBACK DIRECTLY IN FRONT OF VEHICULAR GARAGE DOORS TO THE PUBLIC STREET IS TO BE 25'-0" FROM THE PROPERTY LINE.
 ALL OTHER BUILDING SETBACKS ARE 5'-0" MINIMUM FROM THE PROPERTY LINE.
 TYPICAL DETAIL SHOWN IS FOR UTILITY SERVICE LOCATIONS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.



TYPICAL FOURSQUARE PRODUCT UTILITY SERVICE DETAIL
 SCALE: 1" = 20'

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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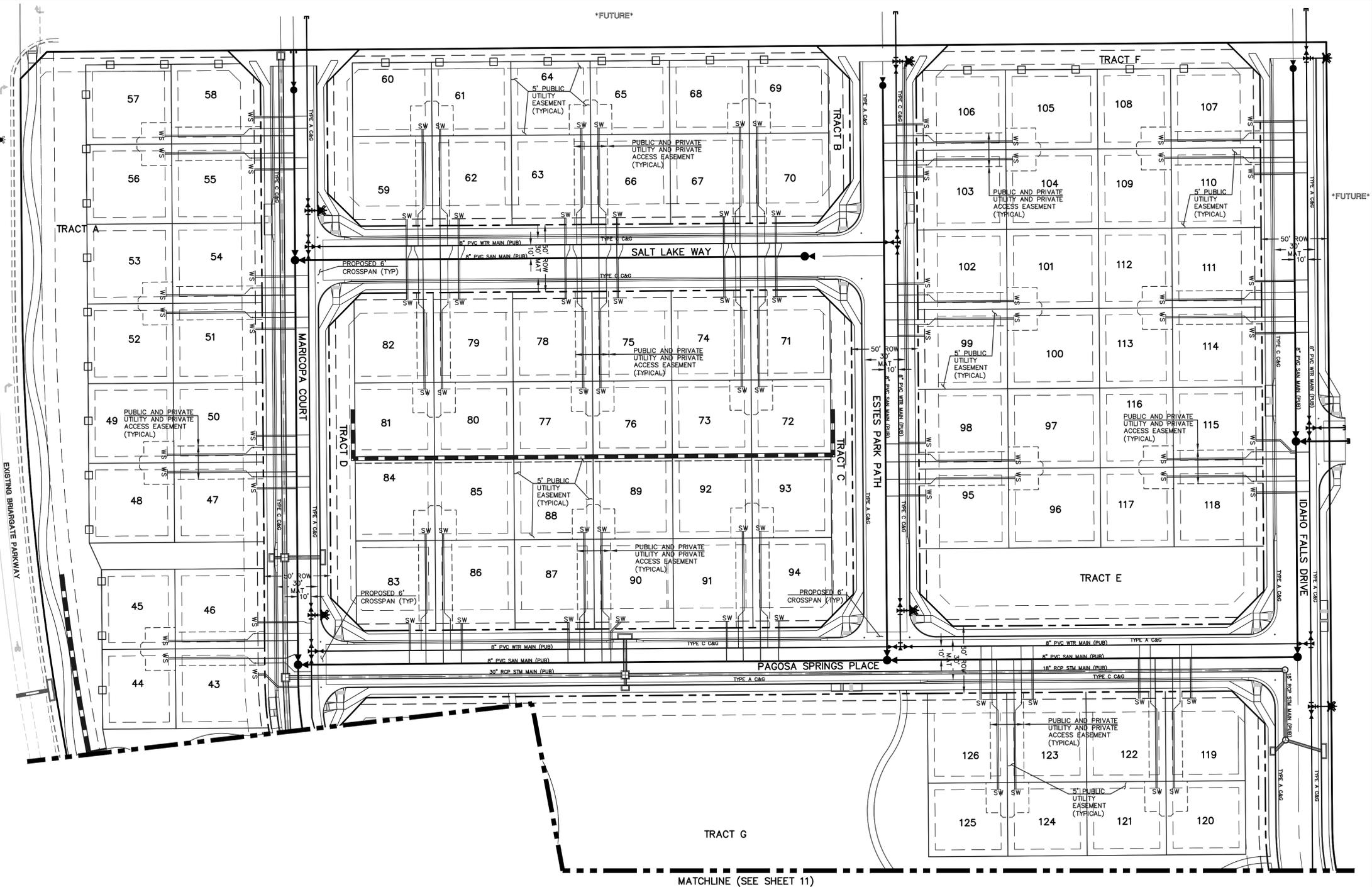
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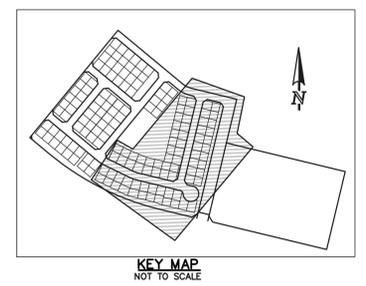
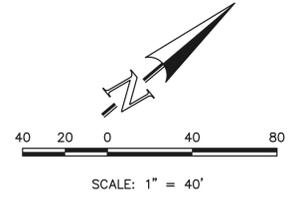
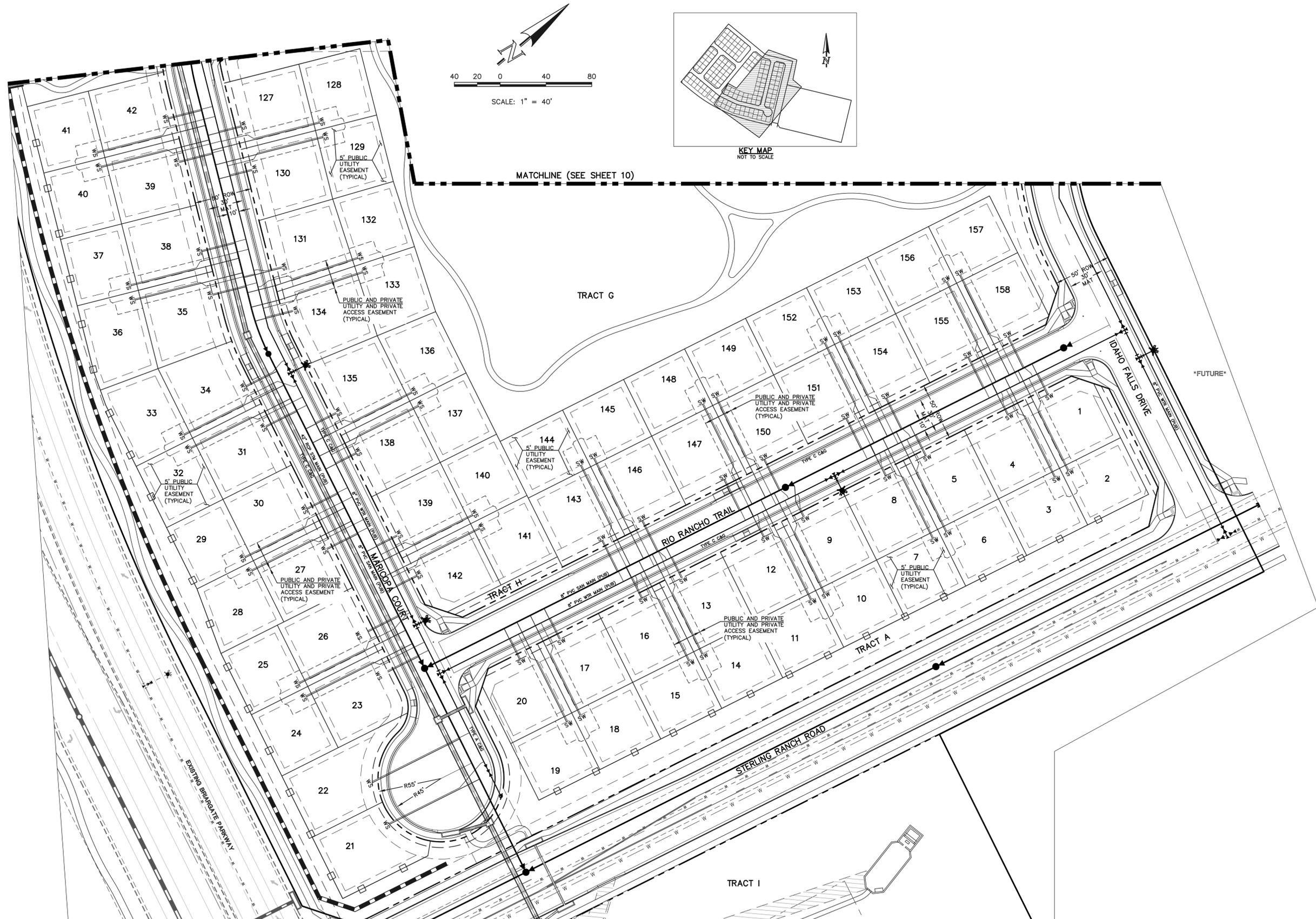
DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST			
FILING NO. 1			
UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 09/28/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET 10 OF 11
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23



MATCHLINE (SEE SHEET 11)



MATCHLINE (SEE SHEET 10)

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
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DAVID L. GIBSON, COLORADO P.E. #46477 DATE

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

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 09/28/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET 11 OF 11
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.23

