

# 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)

### WASTEWATER GENERAL NOTES:

- ALL D.I.P. SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-WRAPPING, AND INSTALLING 17LB MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.
- ALL PVC PIPE SHALL BE INSTALLED PER THE **TOWN OF MONUMENT** SANITARY SEWER COLLECTION SYSTEMS SPECIFICATIONS. ALL TOWN STANDARDS ARE AVAILABLE AT [WWW.TOWNOFMONUMENT.ORG](http://WWW.TOWNOFMONUMENT.ORG).
- IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY THE **TOWN AND TRIVIEW METRO DISTRICT** PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE **TRIVIEW METRO DISTRICT OFFICE (719-488-6888)** 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, AND CONSTRUCTION STAKING.
- ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE. (SEE SECTION 5-4)
- ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE CONE SECTION SHALL BE REMOVED AND DISPOSED, THE RING AND COVER REMOVED, AND THE MANHOLE FILLED WITH COMPACTED FILL.
- IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE **TOWN INSPECTOR** IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE **TOWN INSPECTOR**.
- ALL PIPELINES SHALL HAVE "AS-BUILT" RECORD DRAWINGS INCLUDING PLAN AND PROFILE SHEETS, ON MYLAR, AND CD-ROM SUBMITTED TO THE **TOWN INSPECTOR** PRIOR TO THE COMMENCEMENT OF THE TWO YEAR WARRANTY PERIOD.
- ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.
- THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE **TOWN/TRIVIEW INSPECTOR'S** VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
- THE CONTRACTOR WILL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS WITH THE APPROVAL OF THE **TOWN/TRIVIEW INSPECTOR**. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
- SANITARY SEWER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST.

### WATER GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE **TOWN OF MONUMENT & TRIVIEW METRO DISTRICT** STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT INSPECTOR AND THE **TOWN OF MONUMENT INSPECTOR**.
- ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE P.V.C. UNLESS OTHERWISE NOTED. THE DEPTH OF COVER SHALL BE NO LESS THAN 5.0 FEET AND NO GREATER THAN 6 FEET UNLESS OTHERWISE NOTED. THE VERTICAL CLEARANCE WITH OTHER UTILITIES AND IMPROVEMENTS SHALL BE A MINIMUM OF 18 INCHES.
- ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED OF ANY REQUIRED REALIGNMENT, EITHER VERTICAL OR HORIZONTAL.
- WATER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST PRIOR TO EXTENSION TO HOME. (SEE DETAIL 8)
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE **TOWN OF MONUMENT INSPECTOR** AT 499-3375 A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, TESTS FOR CORROSIVE SOIL CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THEN THE METHOD OF PROTECTION SHALL BE APPROVED BY THE **TOWN/TRIVIEW**.
- ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE DEVELOPER'S EXPENSE.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION. ANY INTERRUPTION OF EXISTING SERVICES MUST BE COORDINATED BY THE CONTRACTOR. ALL NEW 8" PUBLIC MAINS THAT ARE REPLACING EXISTING WATER MAINS TO BE ABANDONED MUST BE INSTALLED PRIOR TO ABANDONMENT SO AS TO MINIMIZE THE INTERRUPTION OF EXISTING SERVICE.

### FOR PIPELINES 1.04% OR LESS GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED.

- THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAMPED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
- SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- PIPELINES FOR LESS THAN 1.04% SHALL BE "AS CONSTRUCTED" BY A LICENSED SURVEYOR OR A APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO **TRIVIEW METRO DISTRICT'S** RECORDS MANAGEMENT.

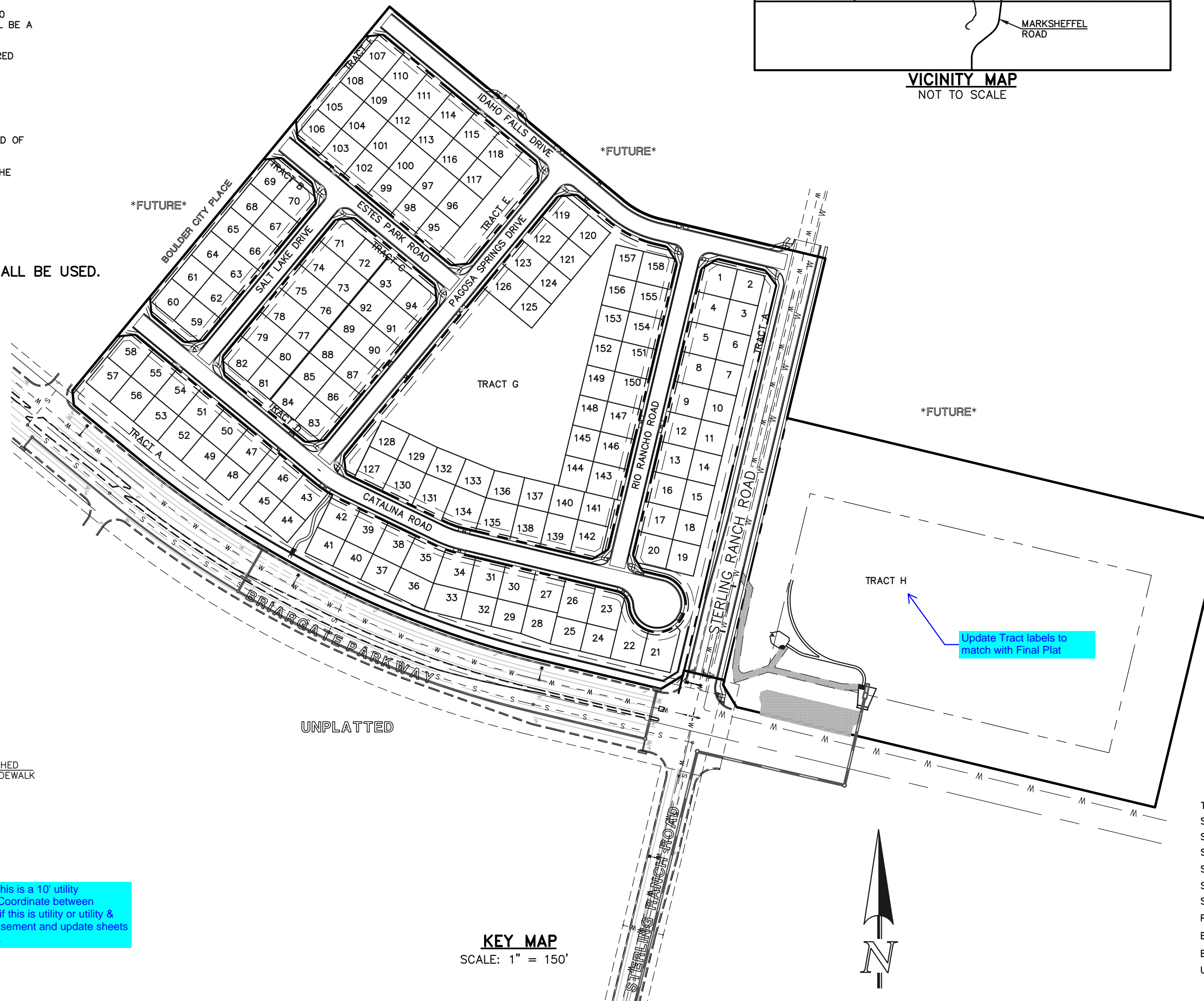
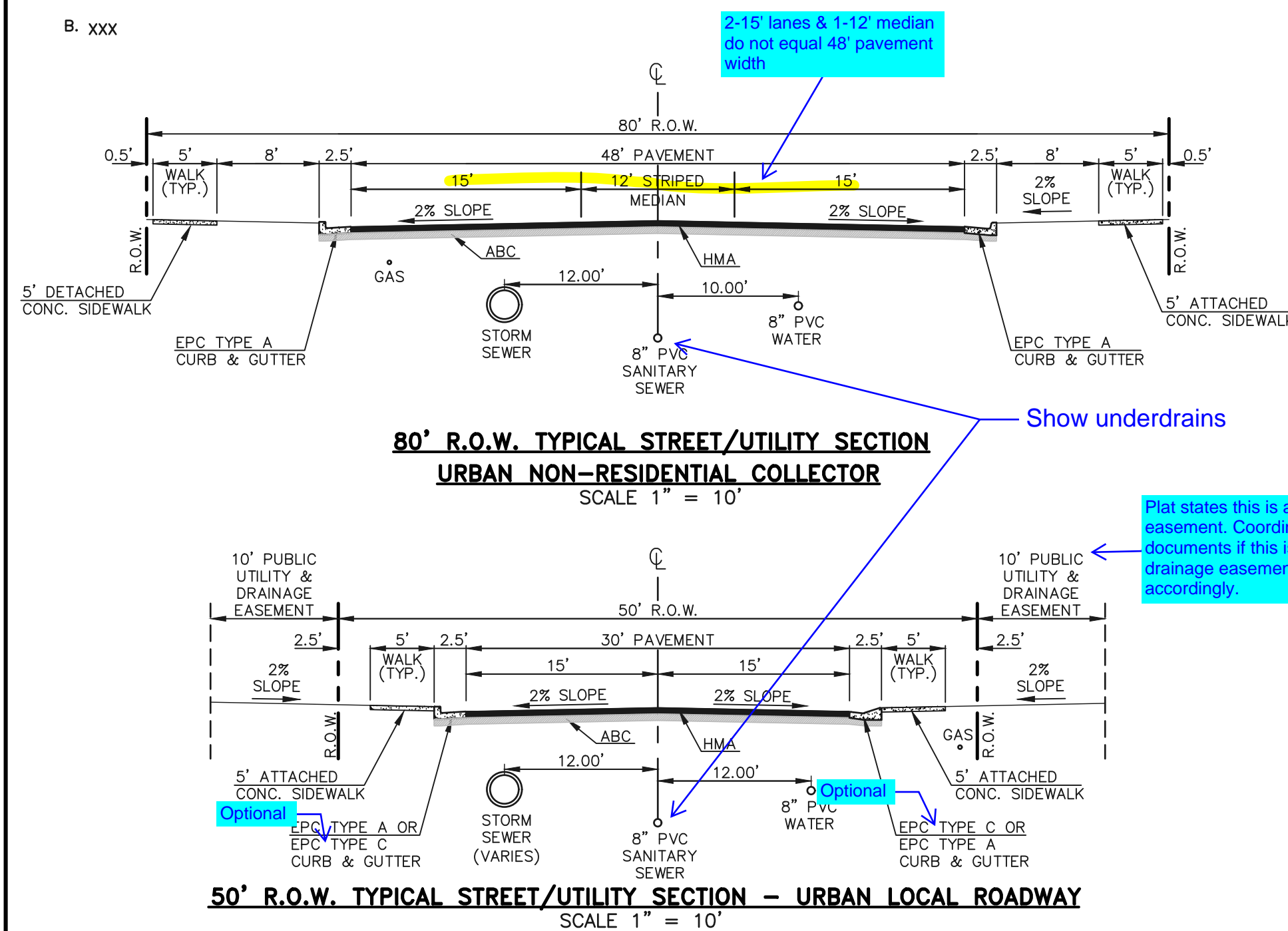
### BASIS OF BEARINGS:

XXXXXXXXXX

### BENCHMARKS:

A. XXX

B. XXX



### 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: STERLING RANCH METROPOLITAN DISTRICT
- 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

### APPROVALS:

#### DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DATE

#### OWNER/DEVELOPER STATEMENT:

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

LOREN J. MORELAND  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DR.  
COLORADO SPRINGS, CO 80921

DATE

#### STERLING RANCH METROPOLITAN DISTRICT:

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

DATE

#### BLACK FOREST FIRE PROTECTION DISTRICT:

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

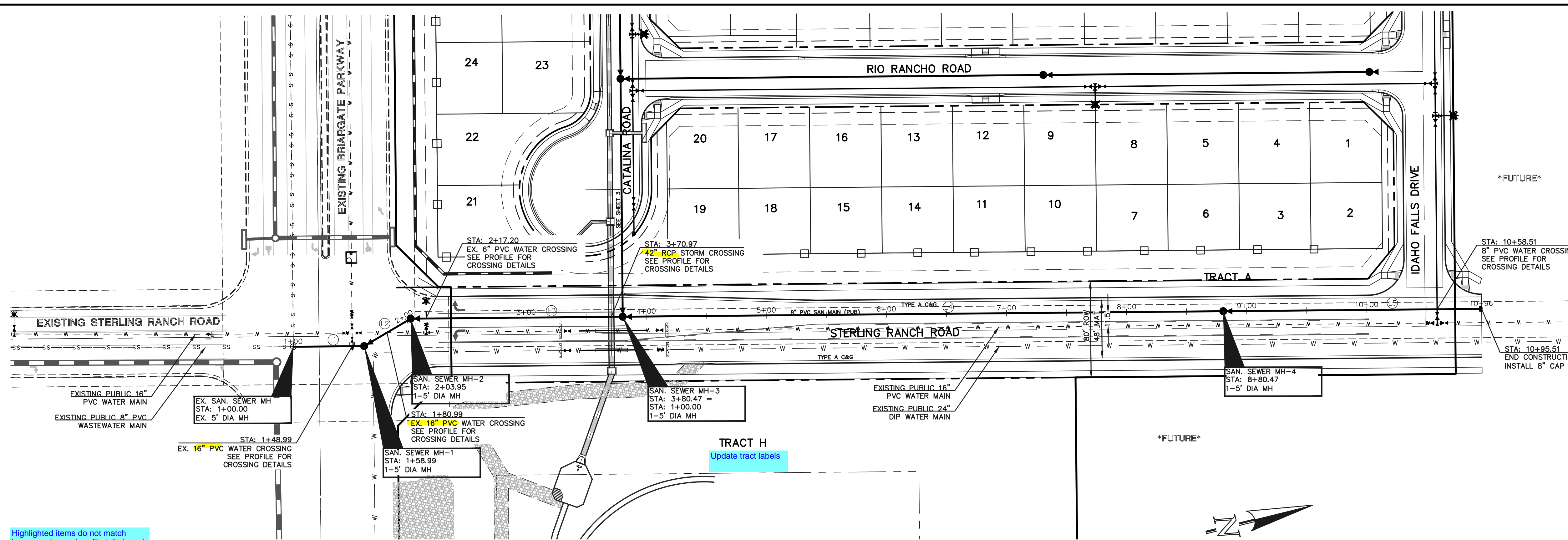
FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

DATE

TITLE SHEET	SHEET 1 OF 13
SANITARY SEWER PLAN - STERLING RANCH ROAD	SHEET 2 OF 13
SANITARY SEWER PLAN - CATALINA ROAD	SHEET 3 OF 13
SANITARY SEWER PLAN - RIO RANCHO ROAD	SHEET 4 OF 13
SANITARY SEWER PLAN - PAGOSA SPRINGS DRIVE / IDAHO FALLS DRIVE	SHEET 5 OF 13
SANITARY SEWER PLAN - SALT LAKE DRIVE	SHEET 6 OF 13
SANITARY SEWER PLAN - ESTES PARK ROAD	SHEET 7 OF 13
PUBLIC 8" PVC WATER SYSTEM PLAN	SHEETS 8-9 OF 13
EX. PUBLIC 24" PVC WATER SYSTEM PLAN	SHEET 10 OF 13
EX. PUBLIC 24" DIP WATER SYSTEM PLAN	SHEET 11 OF 13
UTILITY SERVICE PLAN	SHEETS 12-13 OF 13

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE										<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>DAVID L. GIBSON, COLORADO P.E. #46477</p> <p>DATE</p>	<p>FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS TITLE SHEET</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>JRH</td> <td>SCALE</td> <td>DATE</td> <td>09/19/22</td> </tr> <tr> <td>DRAWN BY</td> <td>JRH</td> <td>(H) 1" = N/A</td> <td>SHEET</td> <td>1 OF 13</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td>1183.23</td> </tr> </table>	DESIGNED BY	JRH	SCALE	DATE	09/19/22	DRAWN BY	JRH	(H) 1" = N/A	SHEET	1 OF 13	CHECKED BY		(V) 1" = N/A	JOB NO.	1183.23
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<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>																														



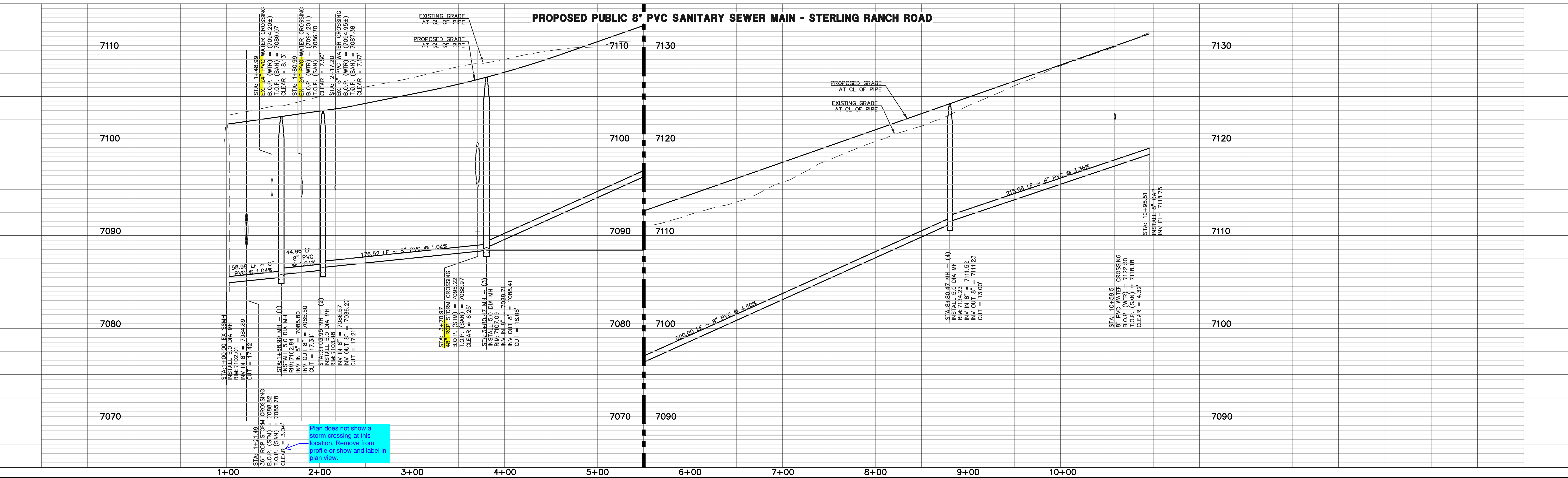


Highlighted items do not match between plan and profile (all sheets)

**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:**  
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.



Plan does not show a storm crossing at this location. Remove from profile or show and label in plan view.

**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

**FOURSQUARE AT STERLING RANCH EAST**  
FILING NO. 1

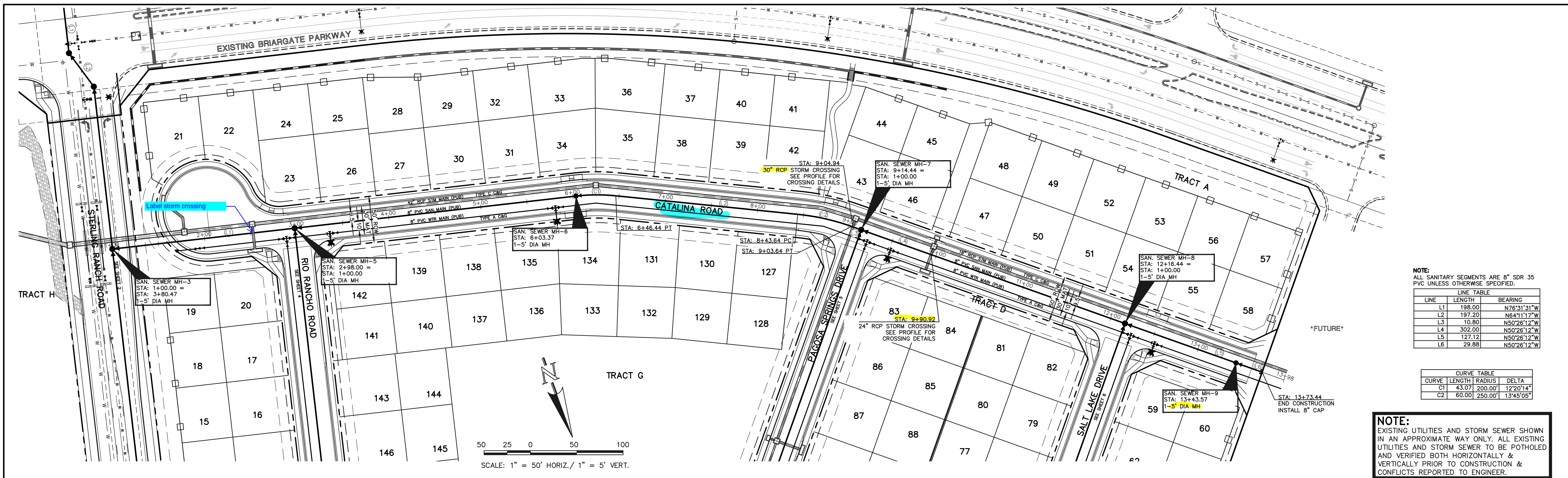
SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	2 OF 13
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

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

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



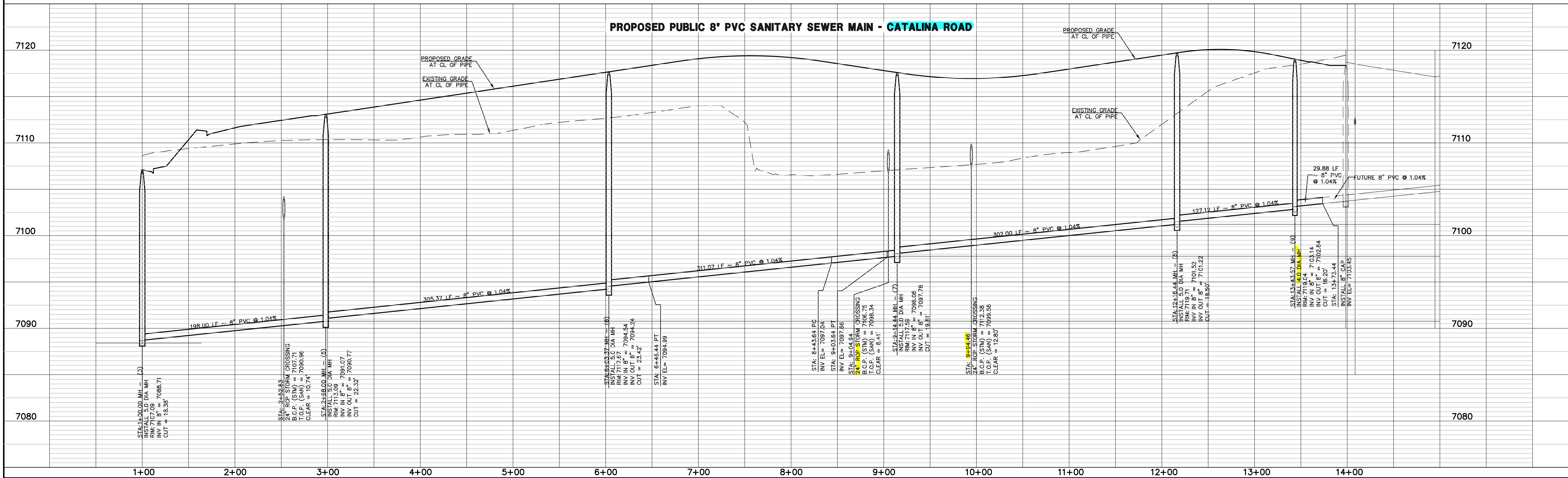


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

LINE	LENGTH	BEARING
L1	198.00	N76°31'31"W
L2	197.20	N64°11'17"W
L3	10.80	N50°26'12"W
L4	302.00	N50°26'12"W
L5	127.12	N50°26'12"W
L6	29.88	N50°26'12"W

CURVE	LENGTH	RADIUS	DELTA
C1	43.07	200.00'	12°20'14"
C2	60.00	250.00'	13°45'05"

**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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**CLASSIC CONSULTING**

FOURSQUARE AT STERLING RANCH EAST  
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SANITARY SEWER PLAN

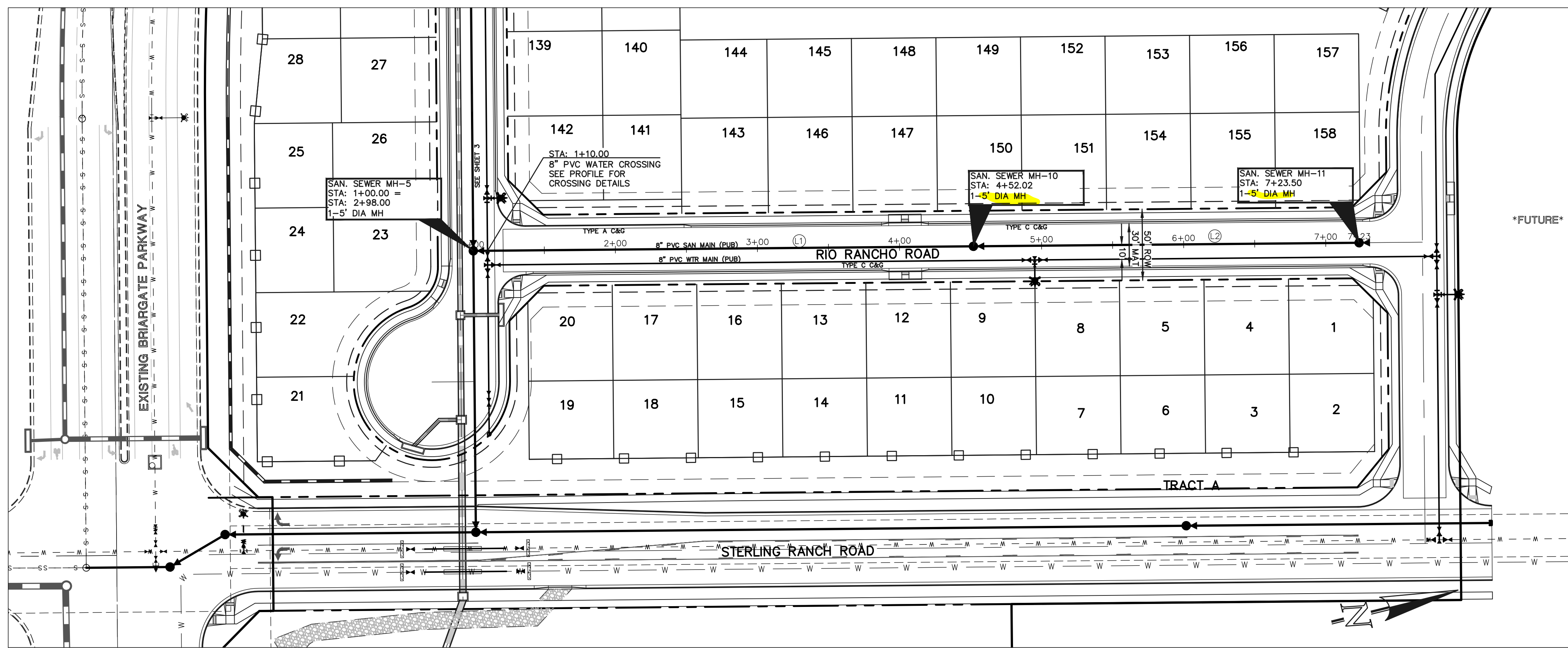
DESIGNED BY: JRH    SCALE: (H) 1" = 50'    DATE: 09/19/22

DRAWN BY: JRH    (V) 1" = 5'    SHEET 3 OF 13

CHECKED BY:    JOB NO. 1183.23

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

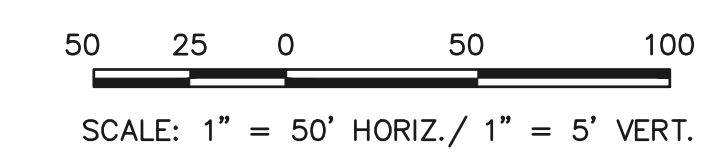




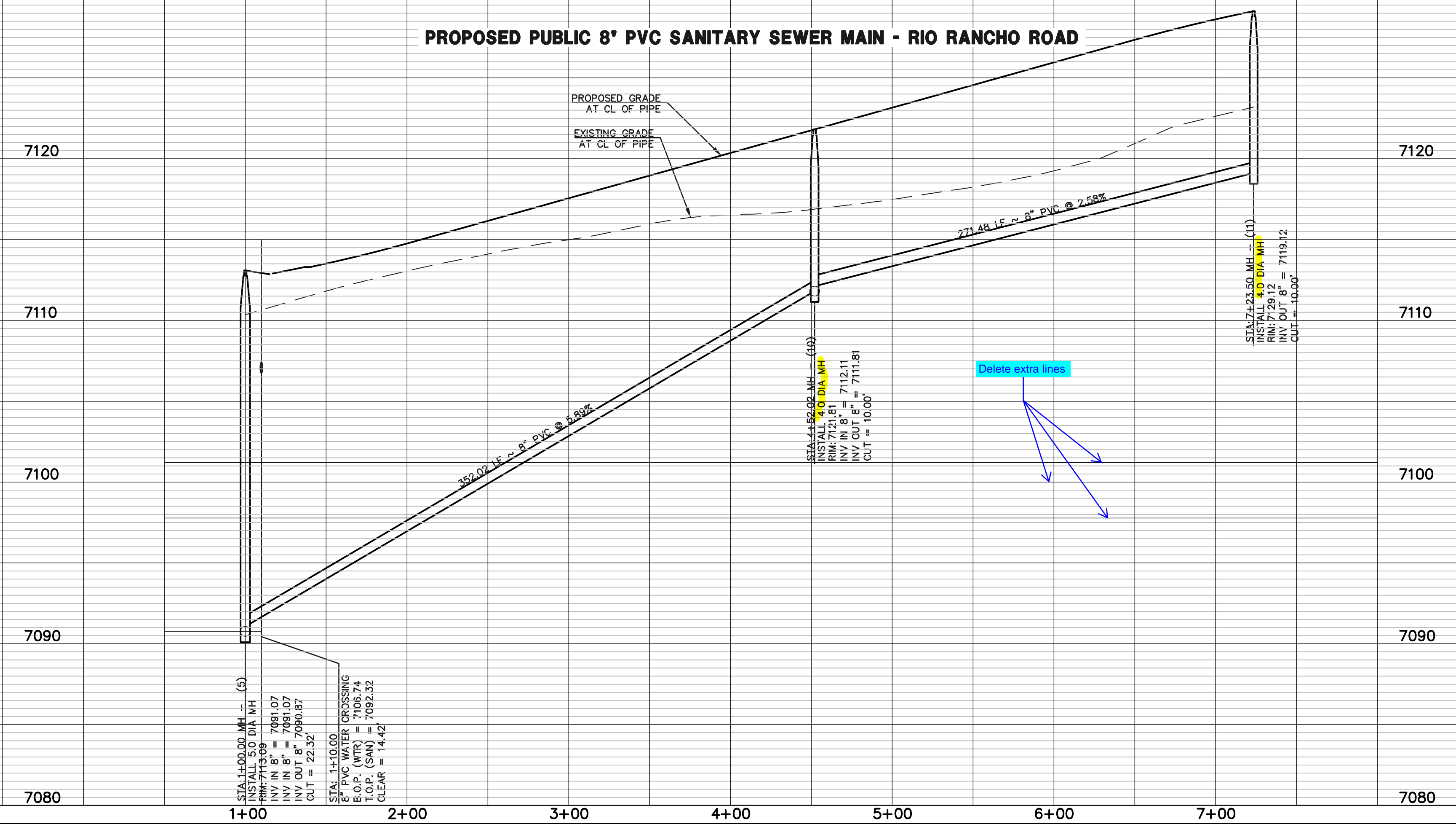
**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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

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**PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - RIO RANCHO ROAD**



**LEGEND**

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
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DAVID L GIBSON, COLORADO P.E. #46477      DATE



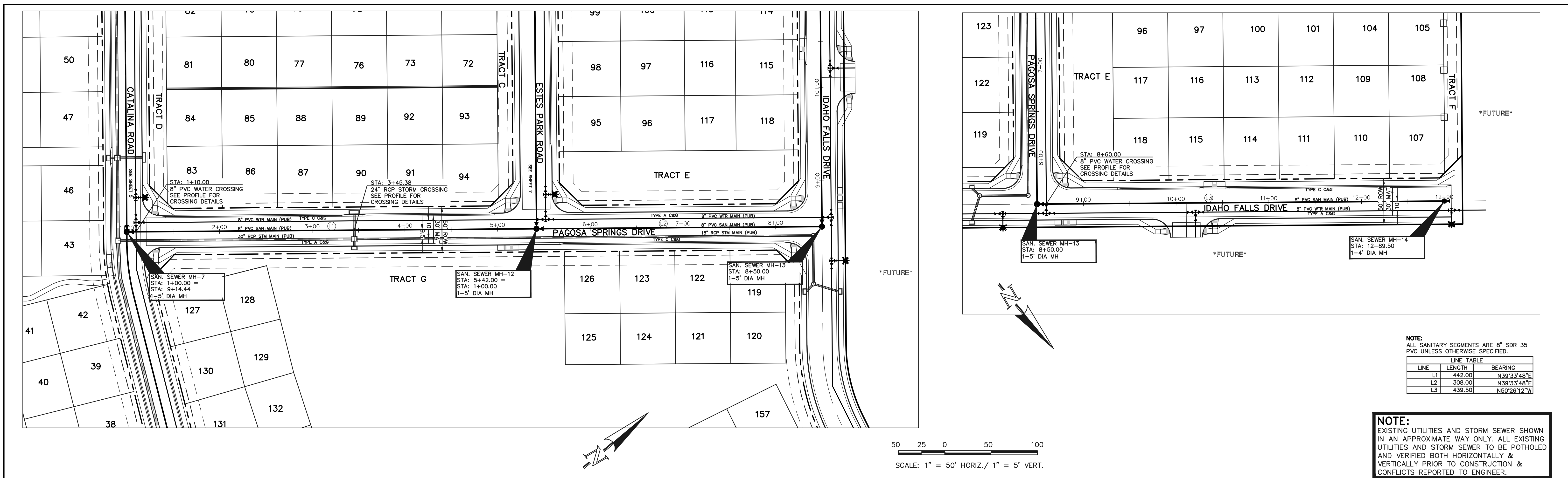
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SANITARY SEWER PLAN

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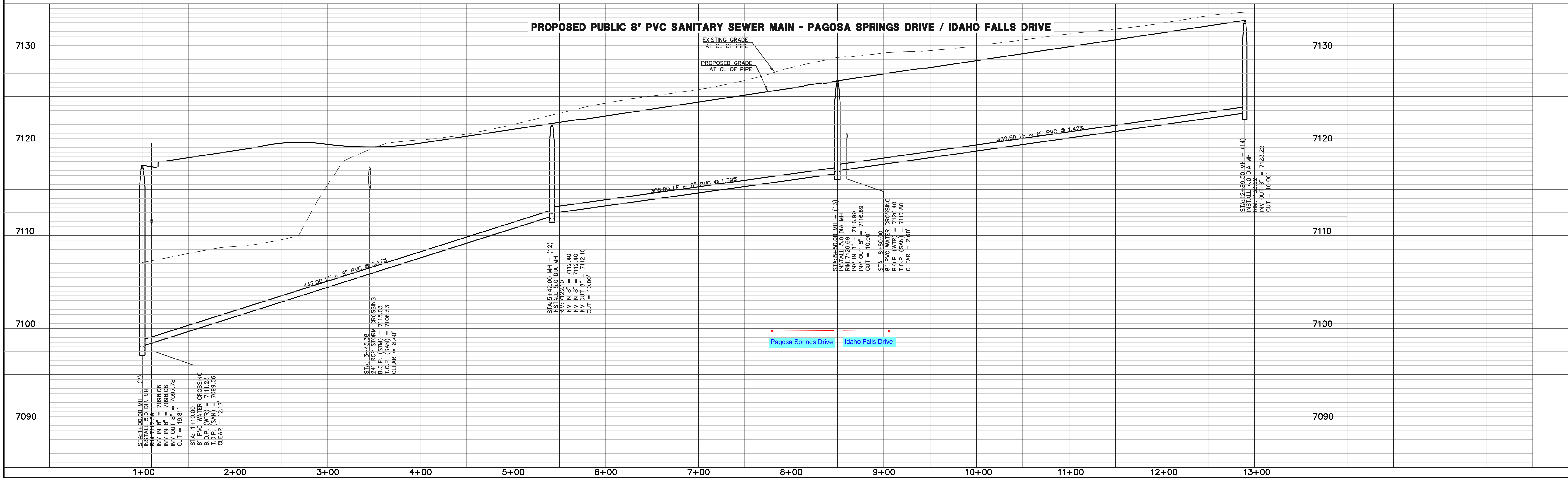
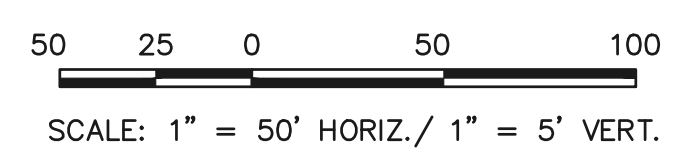




**NOTE:**  
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LINE	LENGTH	BEARING
L1	442.00	N39°33'48"E
L2	308.00	N39°33'48"E
L3	439.50	N50°26'12"W

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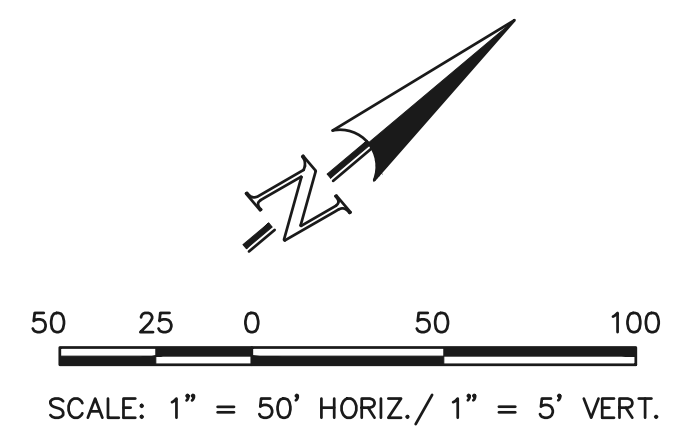
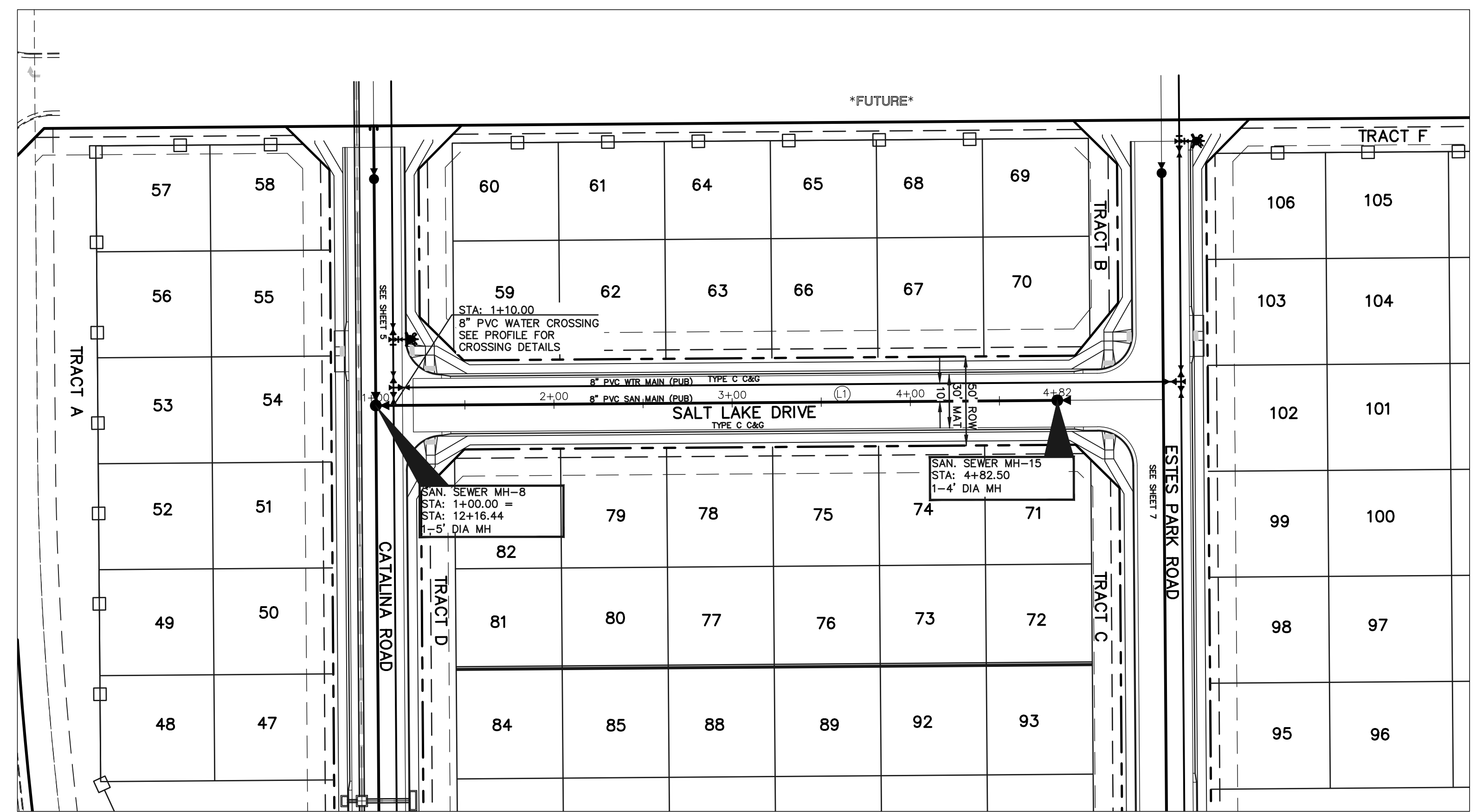
DAVID L GIBSON, COLORADO P.E. #46477

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

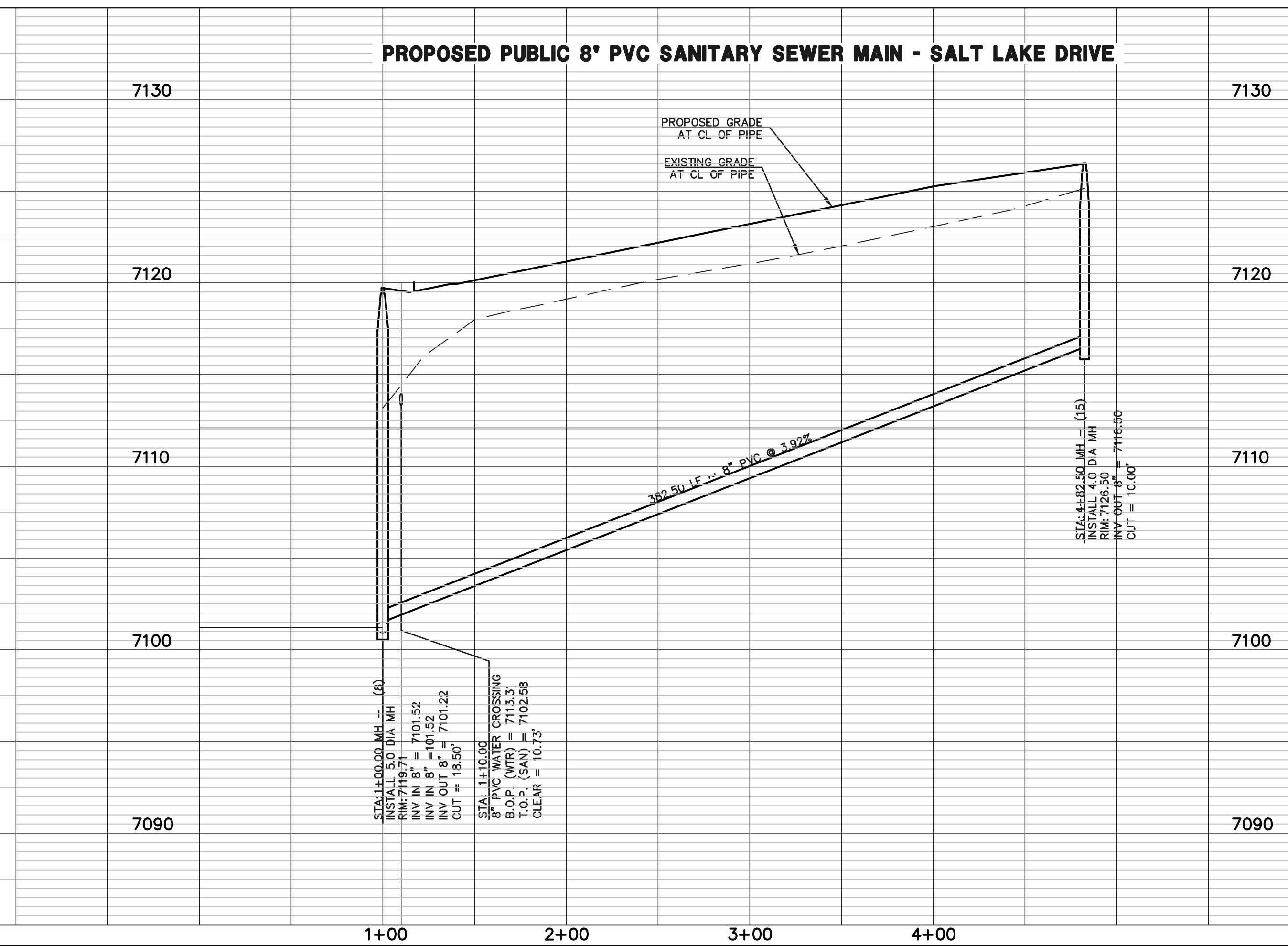
DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	5 OF 13
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	



**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:**  
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

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

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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

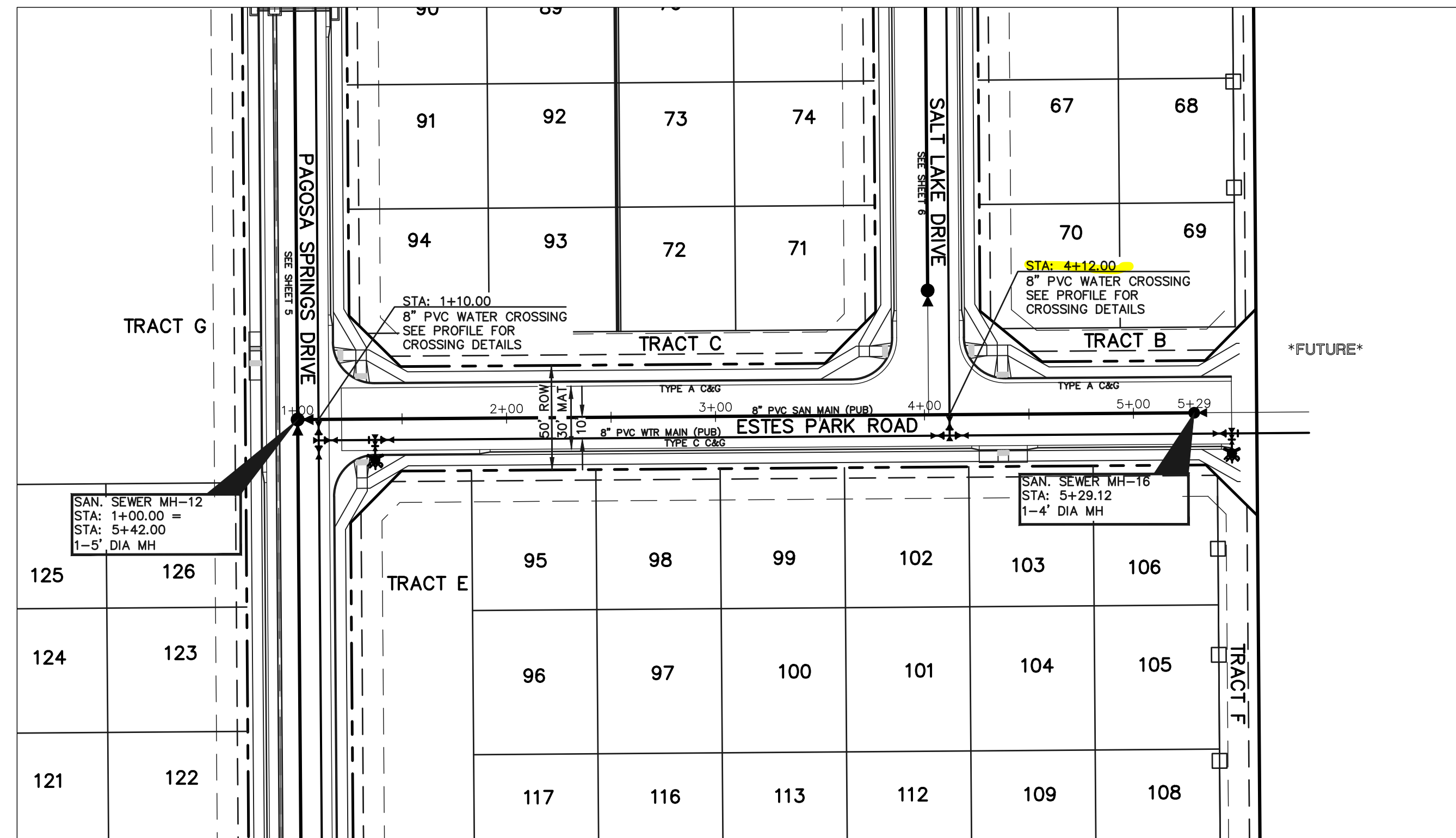


**FOURSQUARE AT STERLING RANCH EAST**  
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	09/19/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	6 OF 13
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23



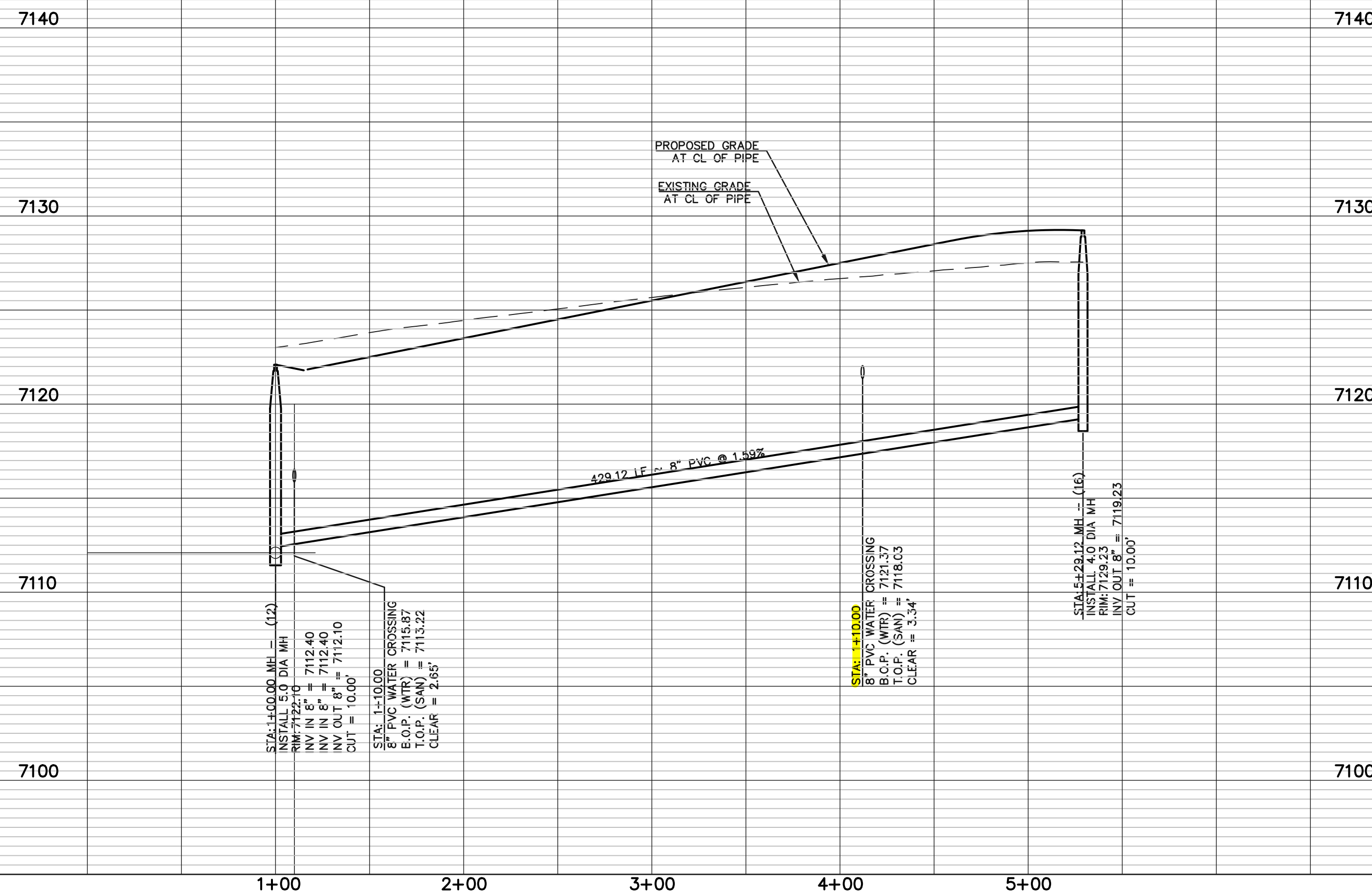


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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 ROAD**



**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
	EXISTING GAS MAIN		EXISTING ELECTRIC
	ROW/BOUNDARY LINE		

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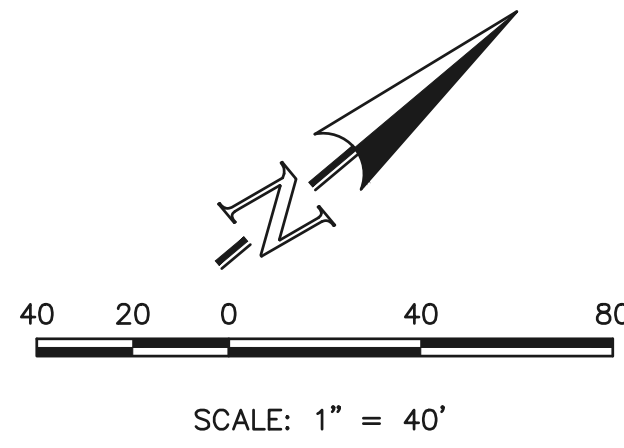
619 N. Cascade Avenue, Suite 200  
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(719) 785-0790  
(719) 785-0799 (Fax)

**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	7 OF 13
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 TRIVEW WATER & SANITATION DISTRICT SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK, THEN USE CONCRETE THRUST BLOCKS PER TRIVEW WATER & SANITATION DISTRICT 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 TRIVEW WATER & SANITATION DISTRICT SPECIFICATIONS.
2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILT PER TRIVEW WATER & SANITATION DISTRICT SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

**NOTE:**

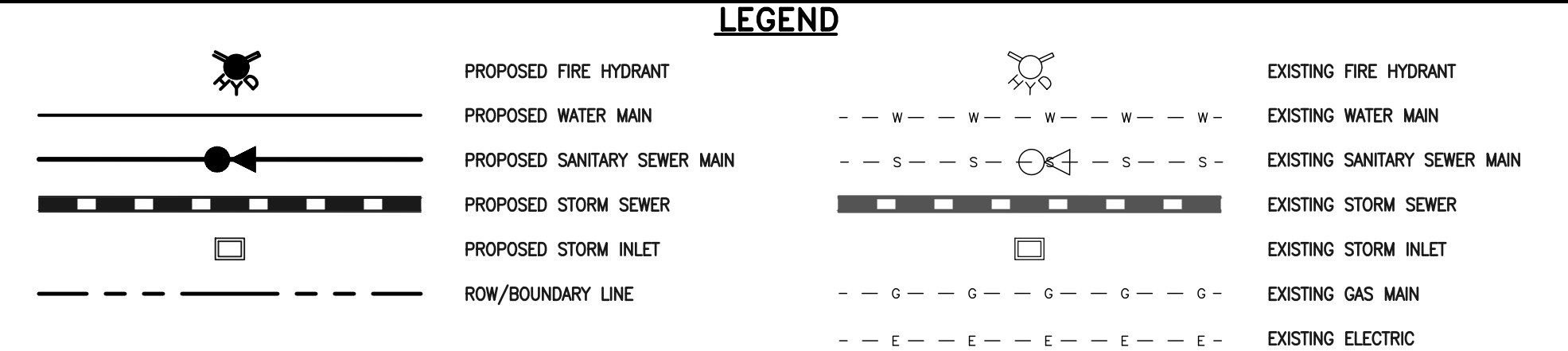
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

**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

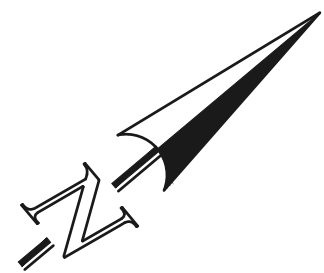
DAVID L GIBSON, COLORADO P.E. #46477      DATE



**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 13  
CHECKED BY: (V) 1" = N/A      JOB NO. 1183.23





SCALE: 1" = 40'

**WATER NOTES:**

UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED 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 TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS.

WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:

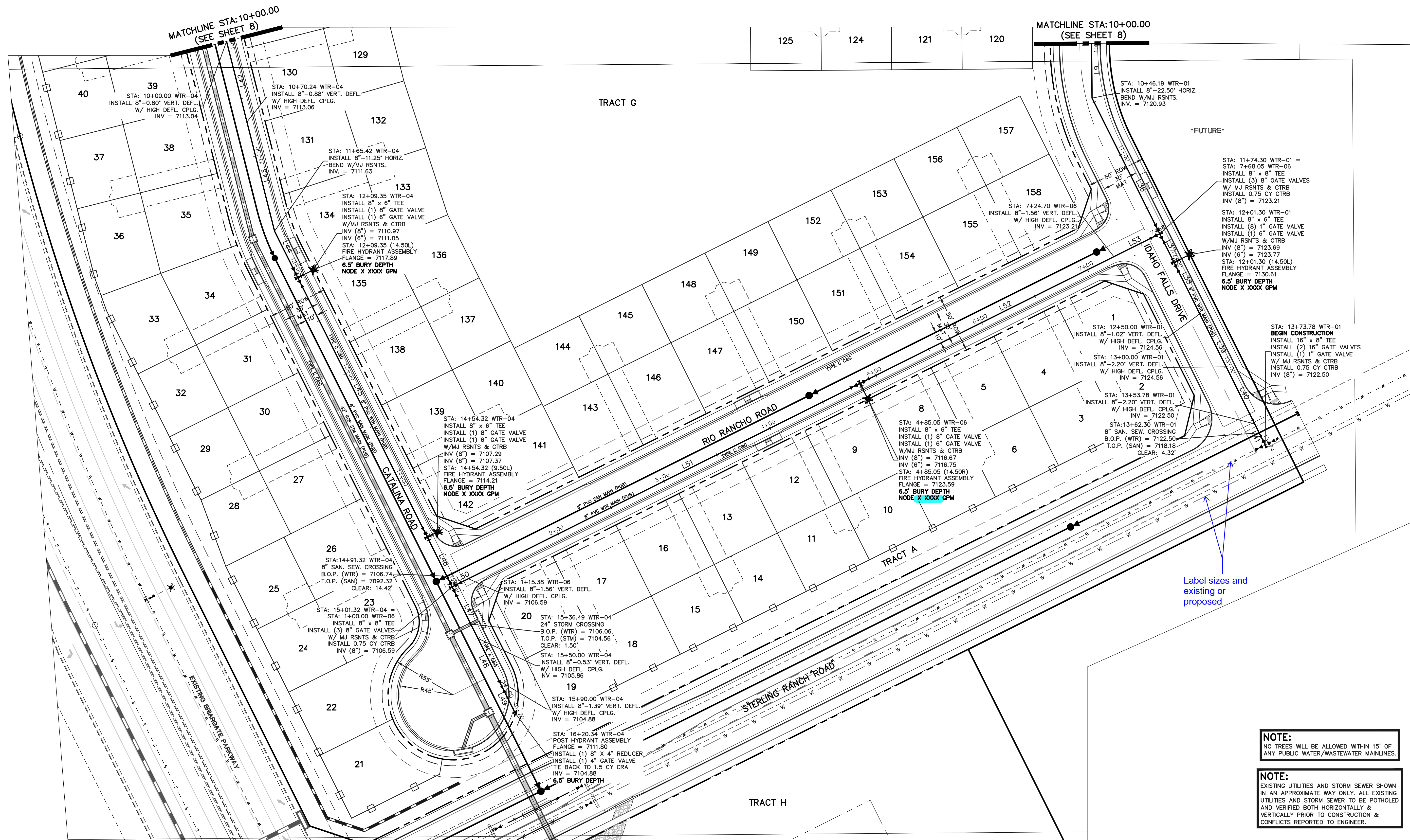
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2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILT PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

NOTE:  
ALL WATER SEGMENTS ARE PVC

**LINE TABLE**

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	48.68	S76°31'31"E
L48	40.00	S76°31'31"E
L49	30.34	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



Label sizes and existing or proposed

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

**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

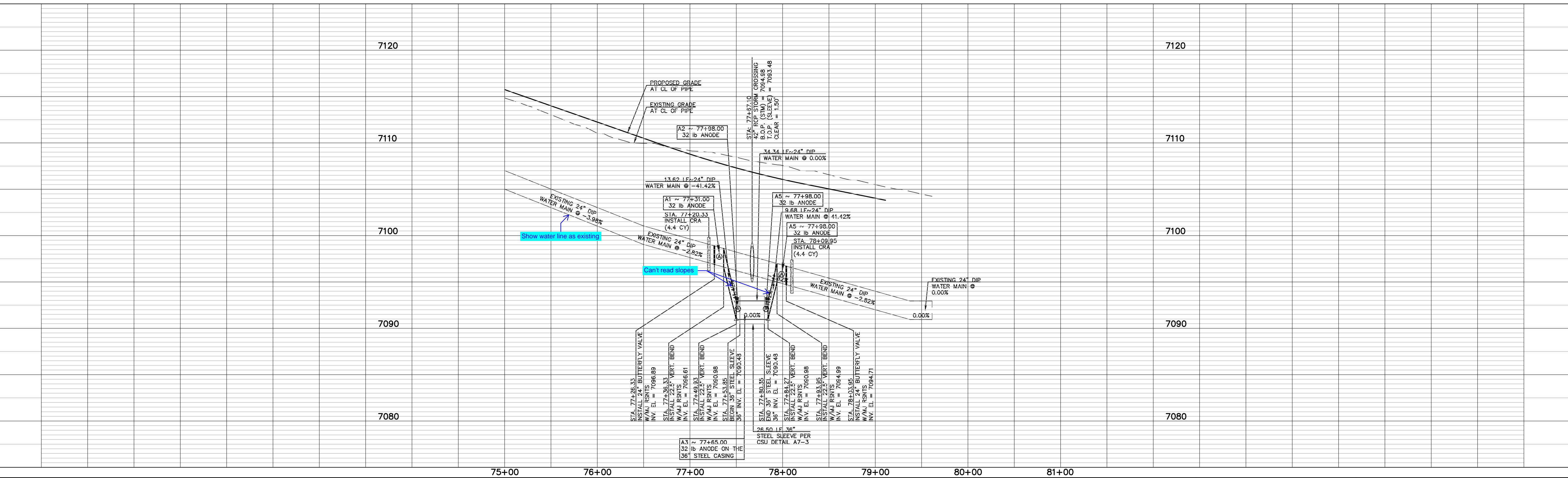
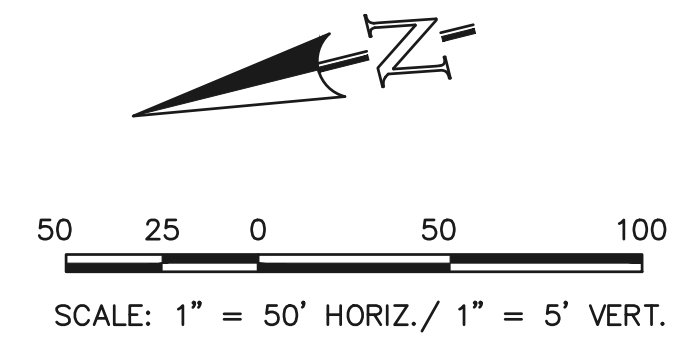
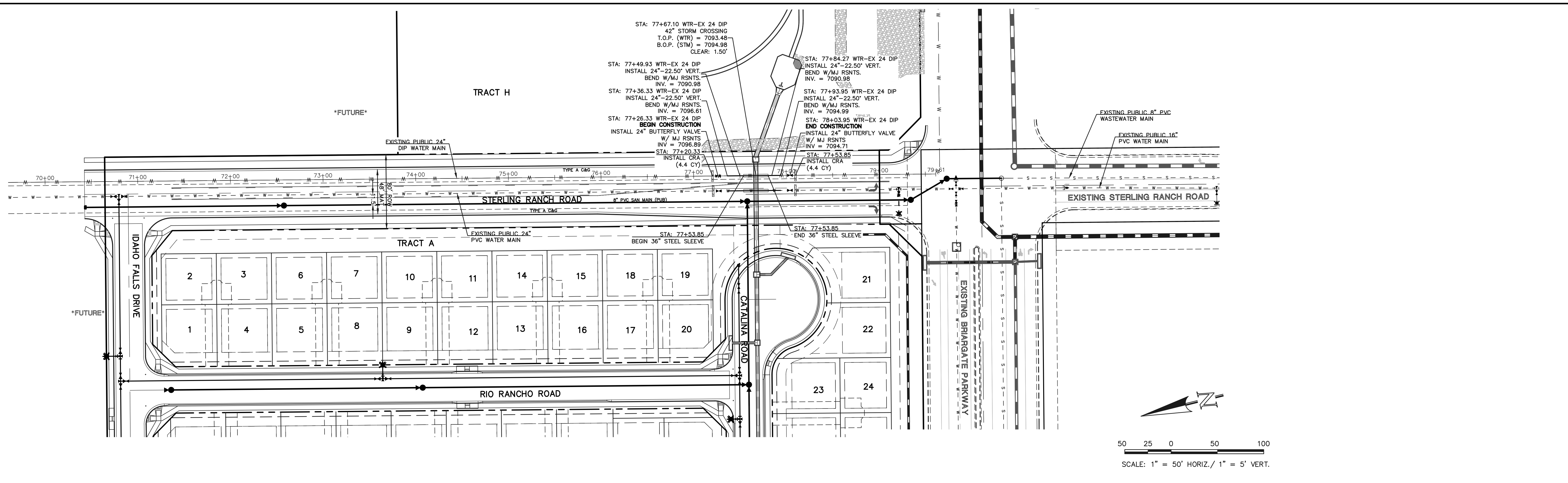
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

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

DESIGNED BY	JRH	SCALE	DATE	09/26/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET	9 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	





**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
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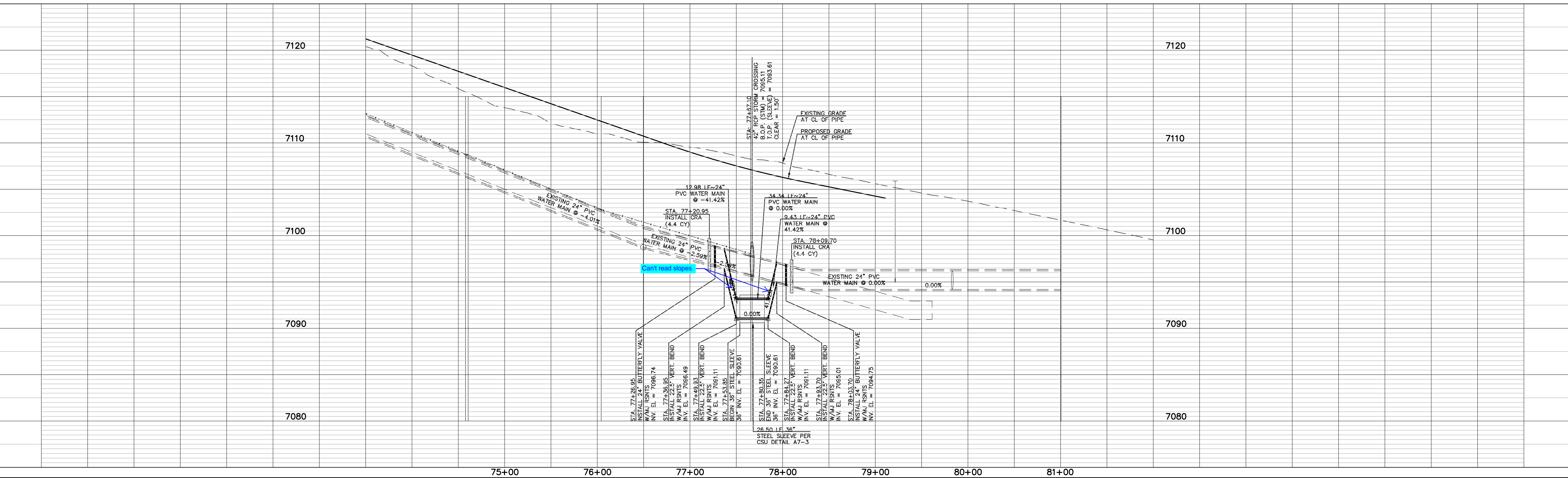
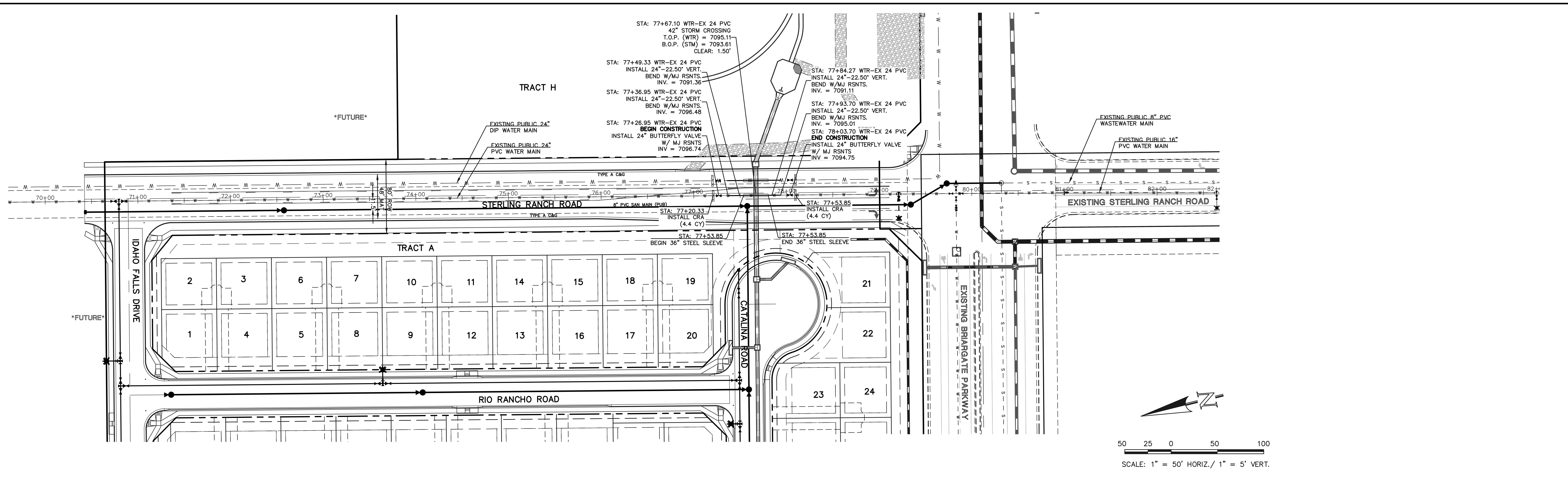


**FOURSQUARE AT STERLING RANCH EAST**  
FILING NO. 1

EX. 24" DIP PUBLIC WATER SYSTEM PLAN

DESIGNED BY	JRH	SCALE	DATE	11/27/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	11 OF 13
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23





**LEGEND**

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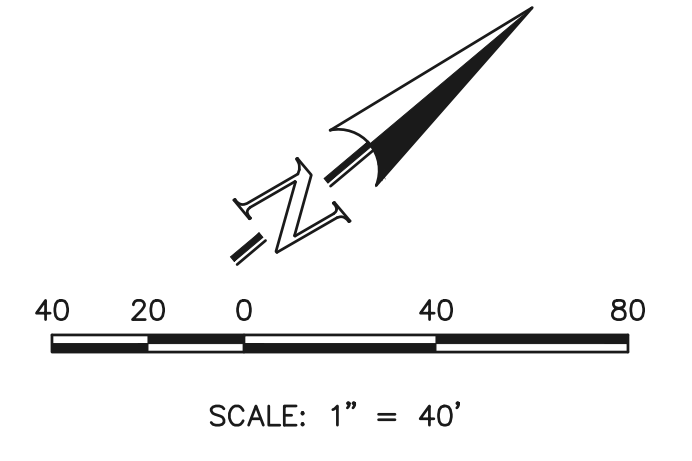
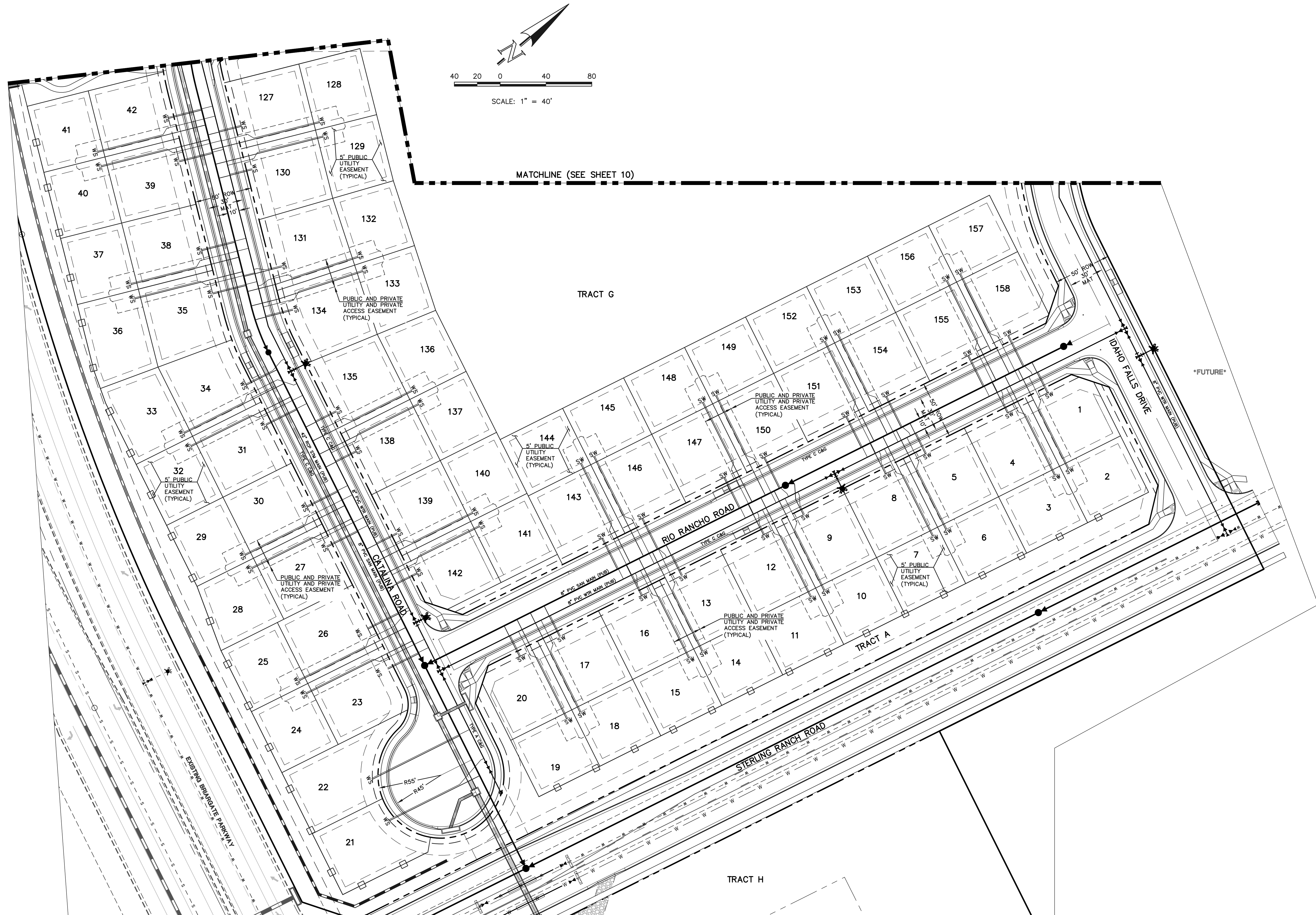


FOURSQUARE AT STERLING RANCH EAST  
FILING NO. 1

EX. 24" PVC PUBLIC WATER SYSTEM PLAN

DESIGNED BY	JRH	SCALE	DATE	11/27/22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	10 OF 13
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23





MATCHLINE (SEE SHEET 10)

TRACT G

TRACT A

TRACT H

\*FUTURE\*

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
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CLASSIC CONSULTING

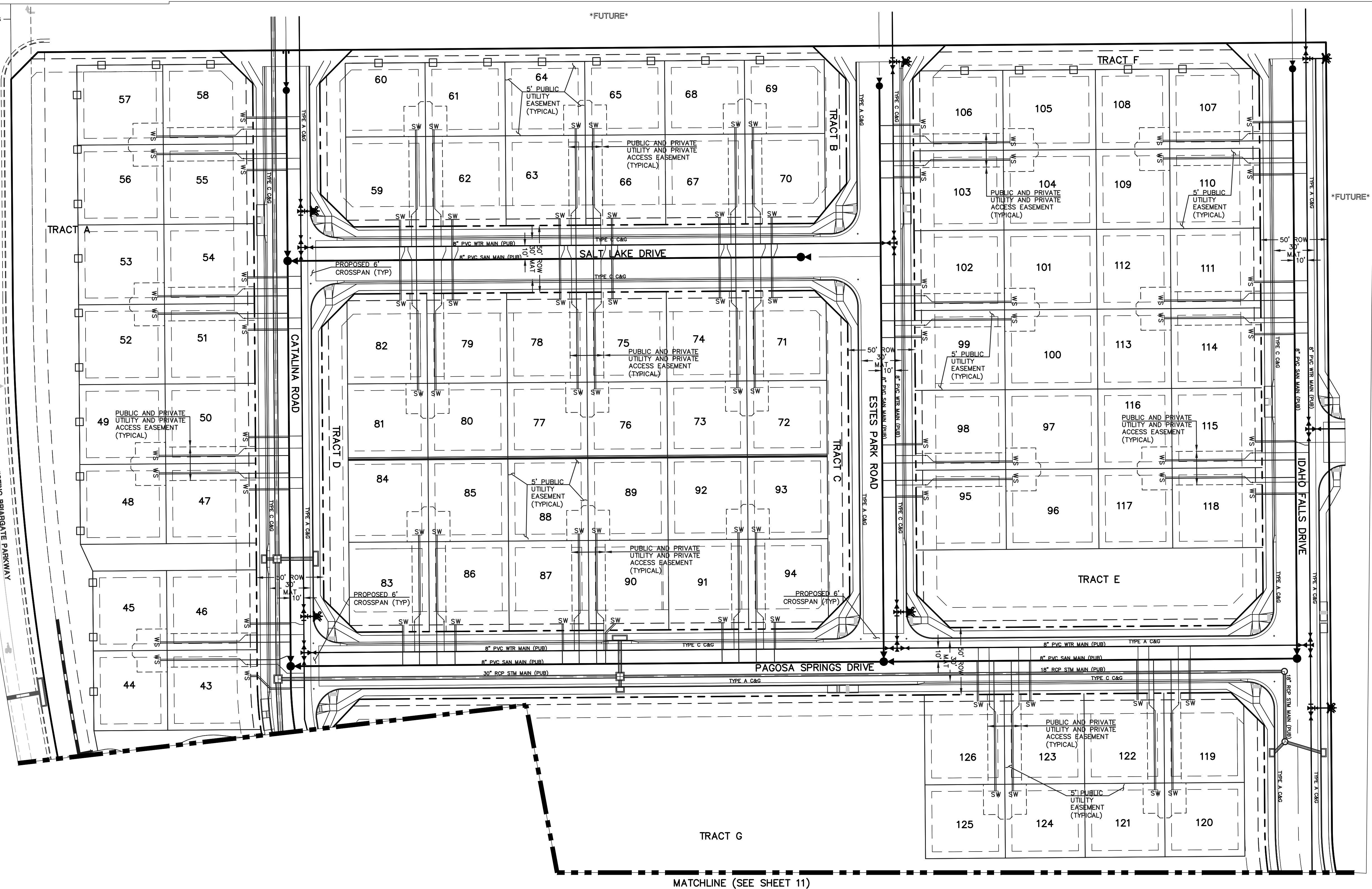
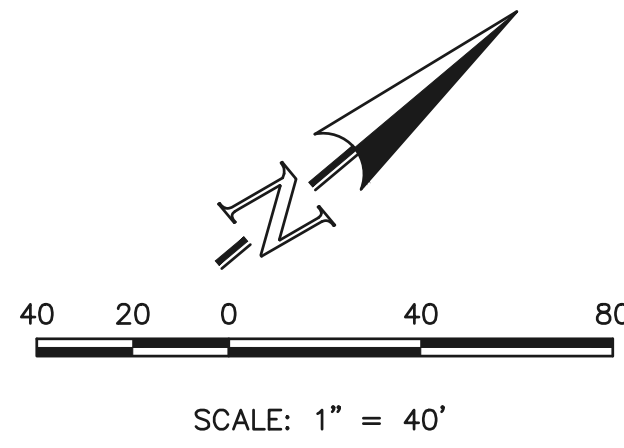
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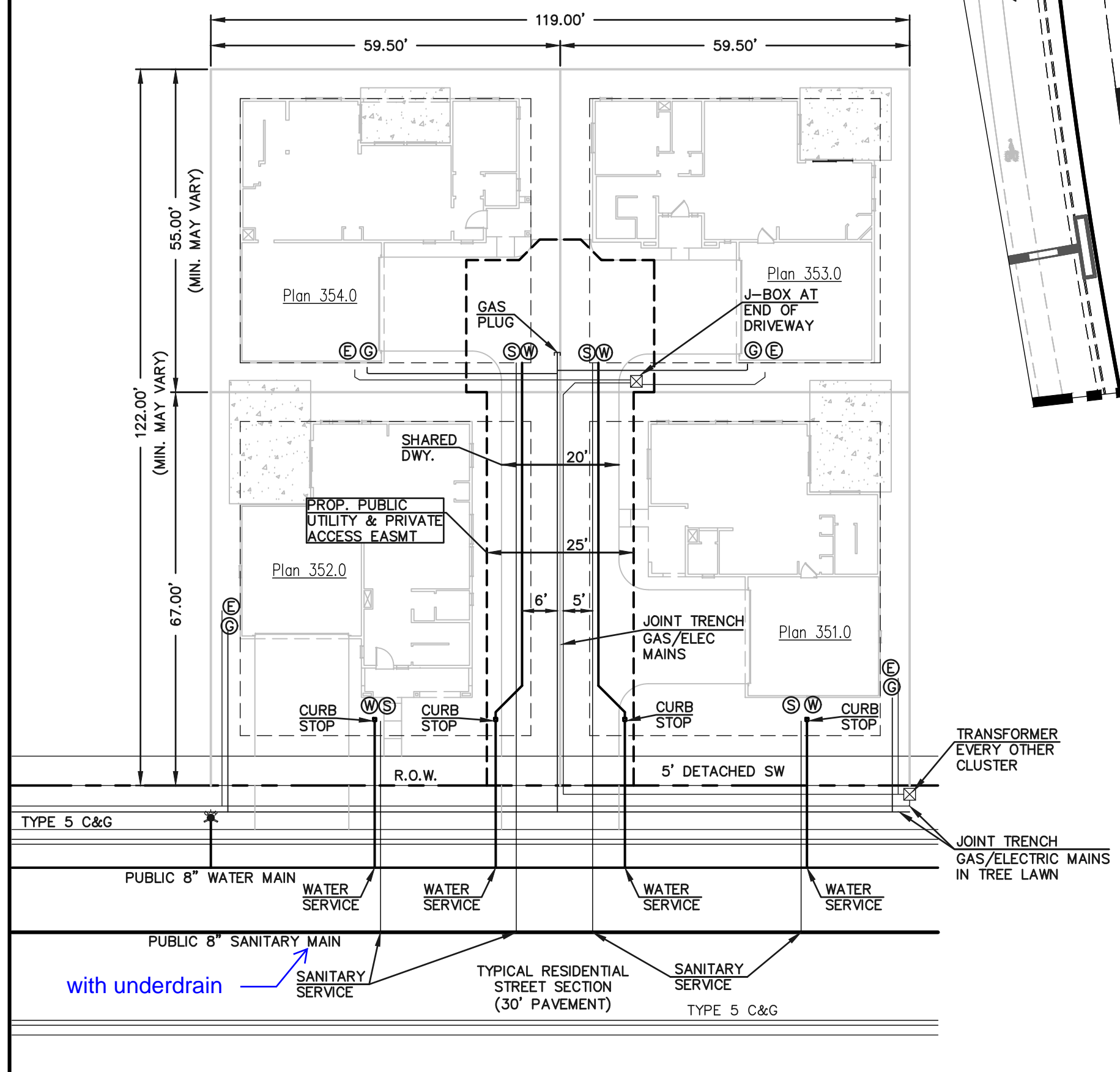
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 09/28/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET 13 OF 13
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.23







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

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<b>FOURSQUARE AT STERLING RANCH EAST</b>			
FILING NO. 1			
UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 09/28/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET 12 OF 13
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23

CLASSIC CONSULTING