

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 FALCON AREA WATER AND WASTEWATER AUTHORITY SANITARY SEWER COLLECTION SYSTEMS SPECIFICATIONS.
- IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY FALCON AREA WATER AND WASTEWATER AUTHORITY 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 FALCON AREA WATER AND WASTEWATER AUTHORITY OFFICE 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 FALCON AREA WATER AND WASTEWATER AUTHORITY 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 FALCON AREA WATER AND WASTEWATER AUTHORITY INSPECTOR PRIOR TO THE COMMENCEMENT OF THE TWO YEAR WARRANTY PERIOD.
- ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE 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 FALCON AREA WATER AND WASTEWATER AUTHORITY 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 FALCON AREA WATER AND WASTEWATER AUTHORITY 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 FALCON AREA WATER AND WASTEWATER AUTHORITY STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT INSPECTOR AND EL PASO COUNTY 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 FALCON AREA WATER AND WASTEWATER AUTHORITY INSPECTOR 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 FALCON AREA WATER AND WASTEWATER AUTHORITY.
- 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

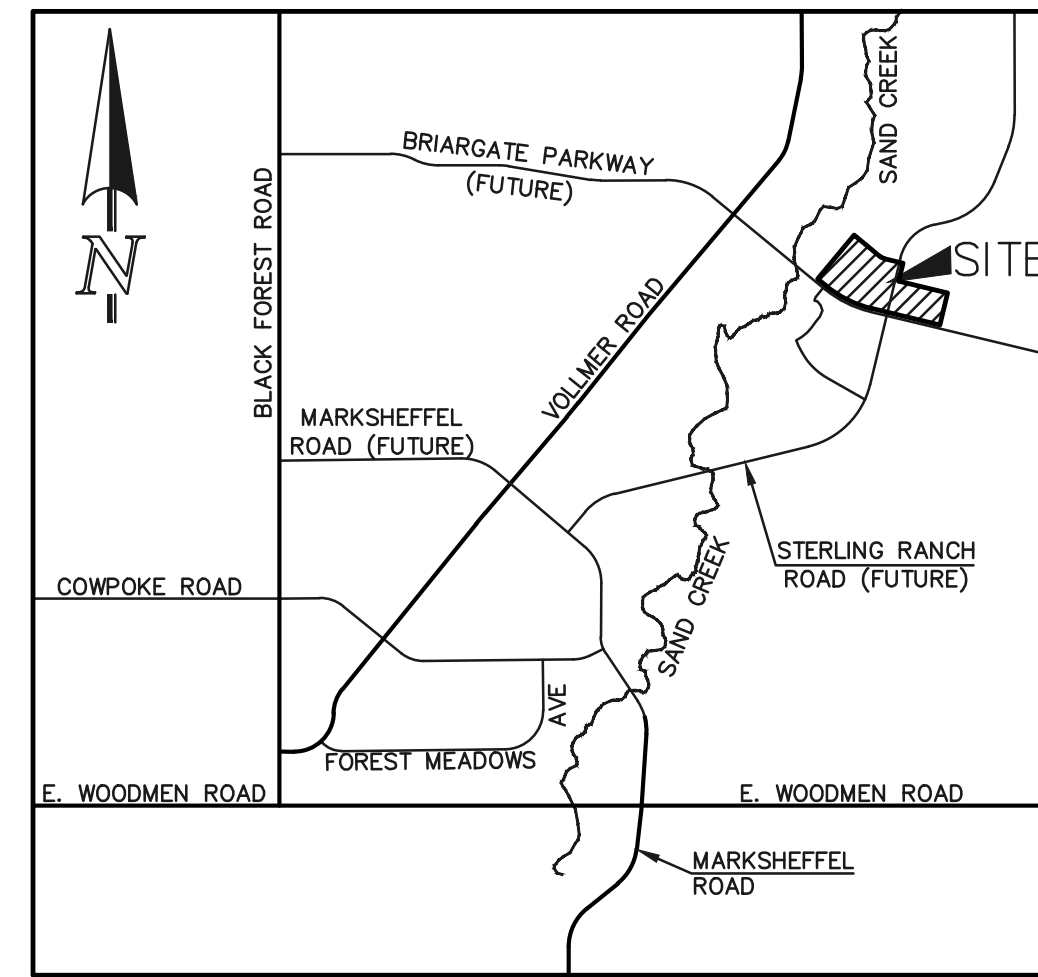
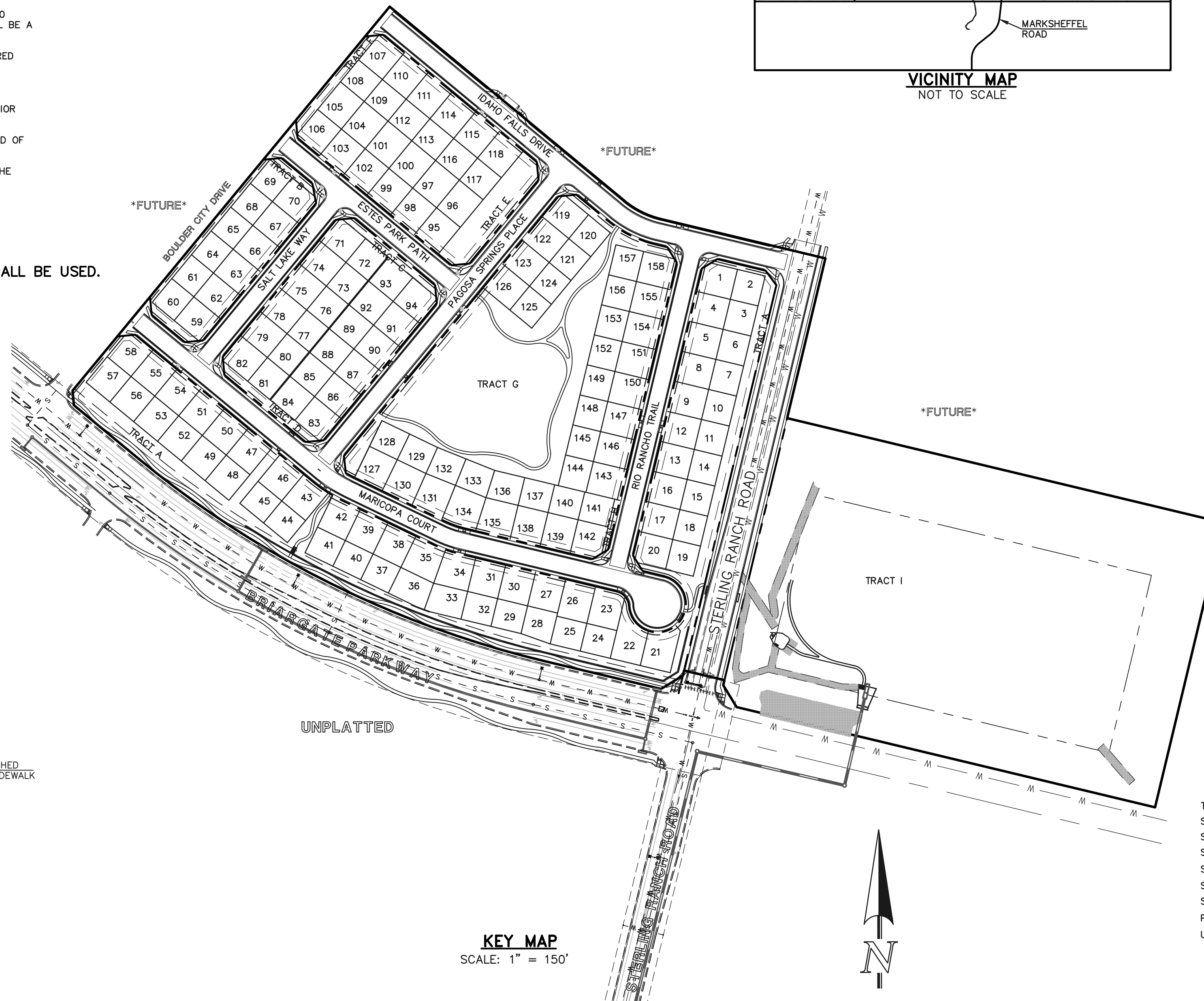
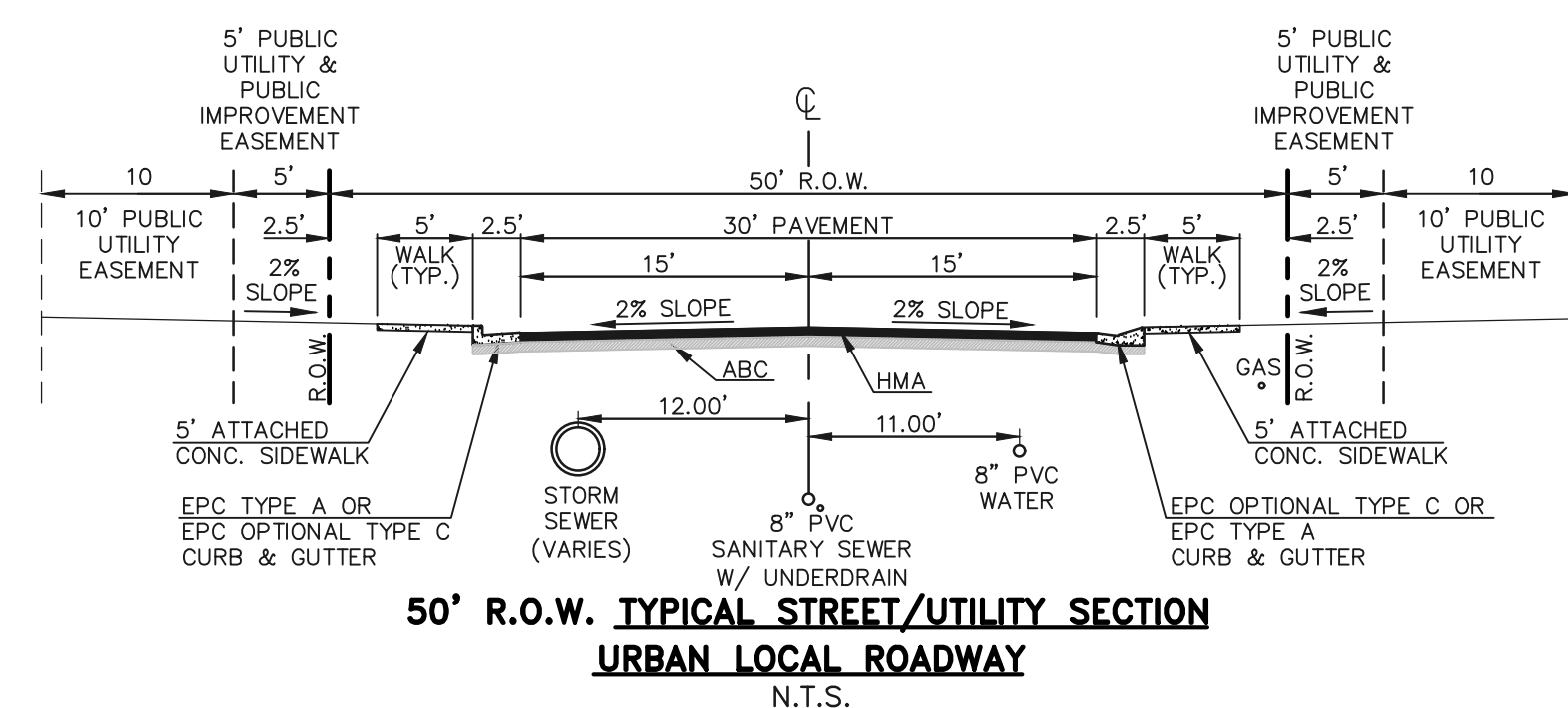
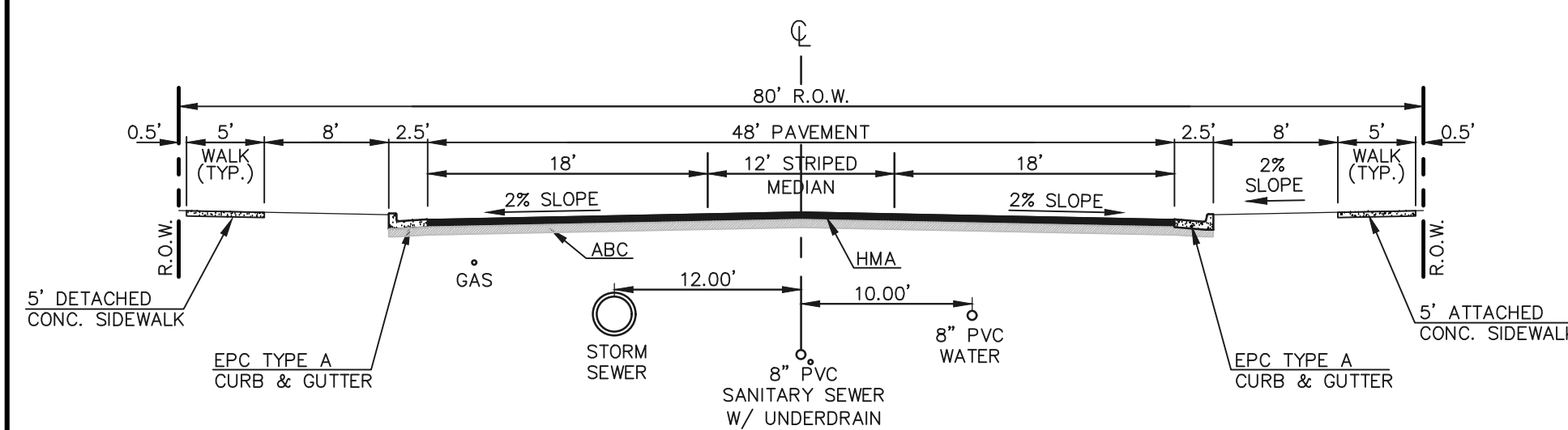
Verify

Unresolved, Add information for Basis of Bearings & Benchmarks

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: 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 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.

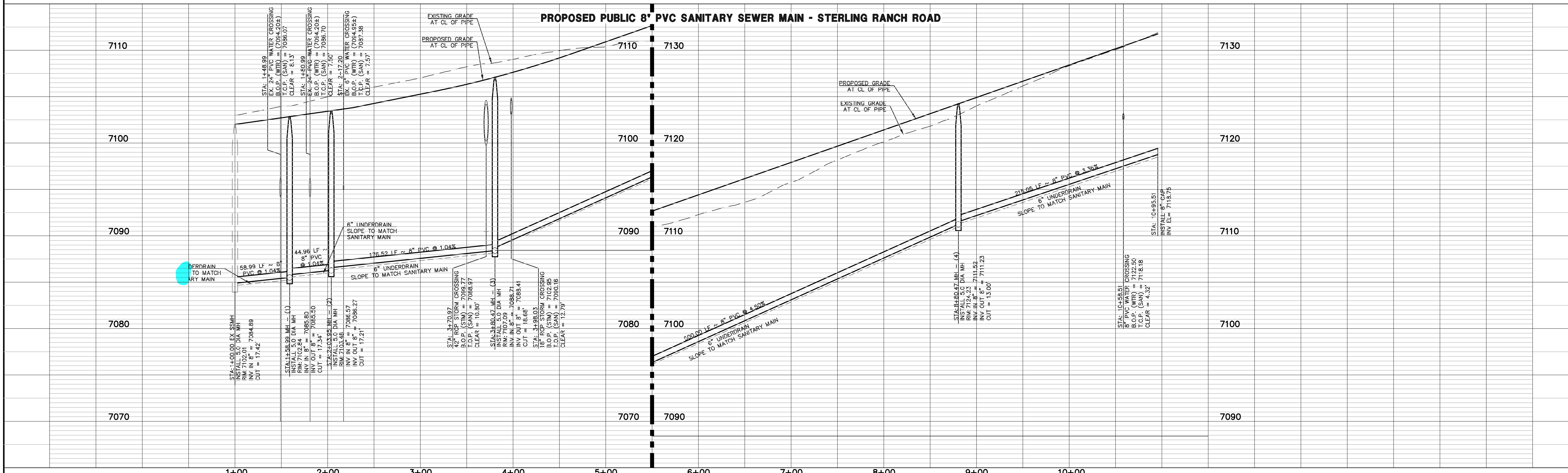
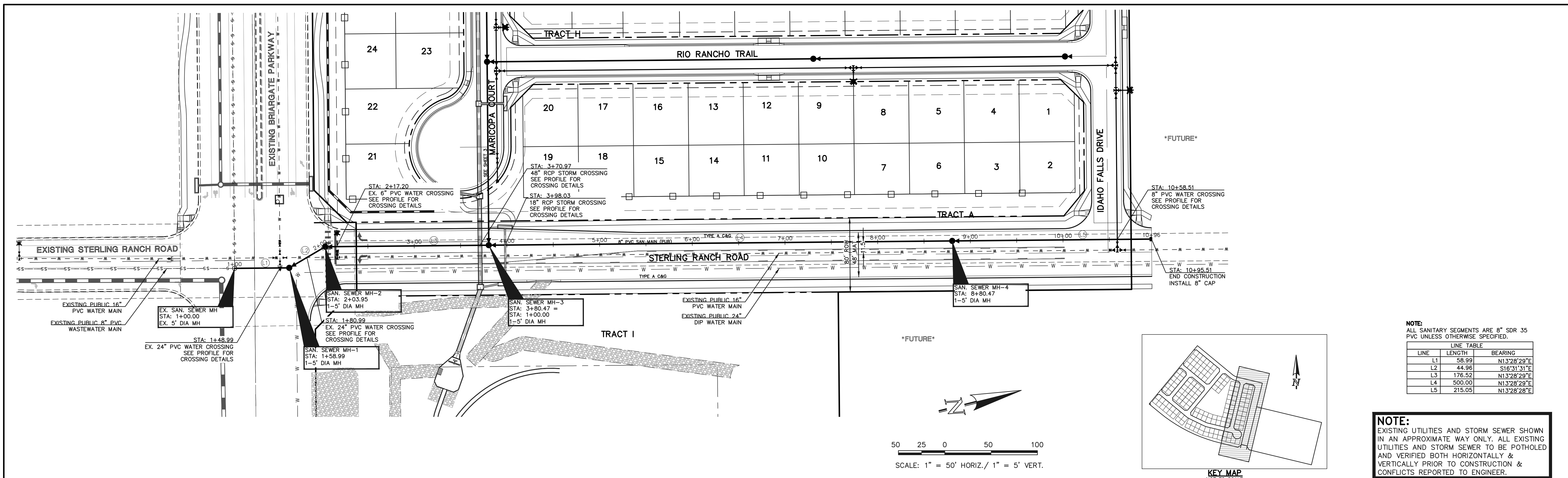
FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

DATE

Add County signature block

| | |
|--|--------------------|
| TITLE SHEET | SHEET 1 OF 11 |
| SANITARY SEWER PLAN - STERLING RANCH ROAD | SHEET 2 OF 11 |
| SANITARY SEWER PLAN - MARICOPA COURT | SHEET 3 OF 11 |
| SANITARY SEWER PLAN - RIO RANCHO TRAIL | SHEET 4 OF 11 |
| SANITARY SEWER PLAN - PAGOSA SPRINGS PLACE / IDAHO FALLS DRIVE | SHEET 5 OF 11 |
| SANITARY SEWER PLAN - SALT LAKE PATH | SHEET 6 OF 11 |
| SANITARY SEWER PLAN - ESTES PARK ROAD | SHEET 7 OF 11 |
| PUBLIC 8" PVC WATER SYSTEM PLAN | SHEETS 8-9 OF 11 |
| UTILITY SERVICE PLAN | SHEETS 10-11 OF 11 |

| <p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 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"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </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 11</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">1183.23</td> </tr> </table> | 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 | |
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| CHECKED BY | (V) 1" = N/A | JOB NO. | 1183.23 | | | | | | | | | | | | | | | | | | | | | | | | | | | |



LEGEND

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|--|------------------------------|--|------------------------------|
| | 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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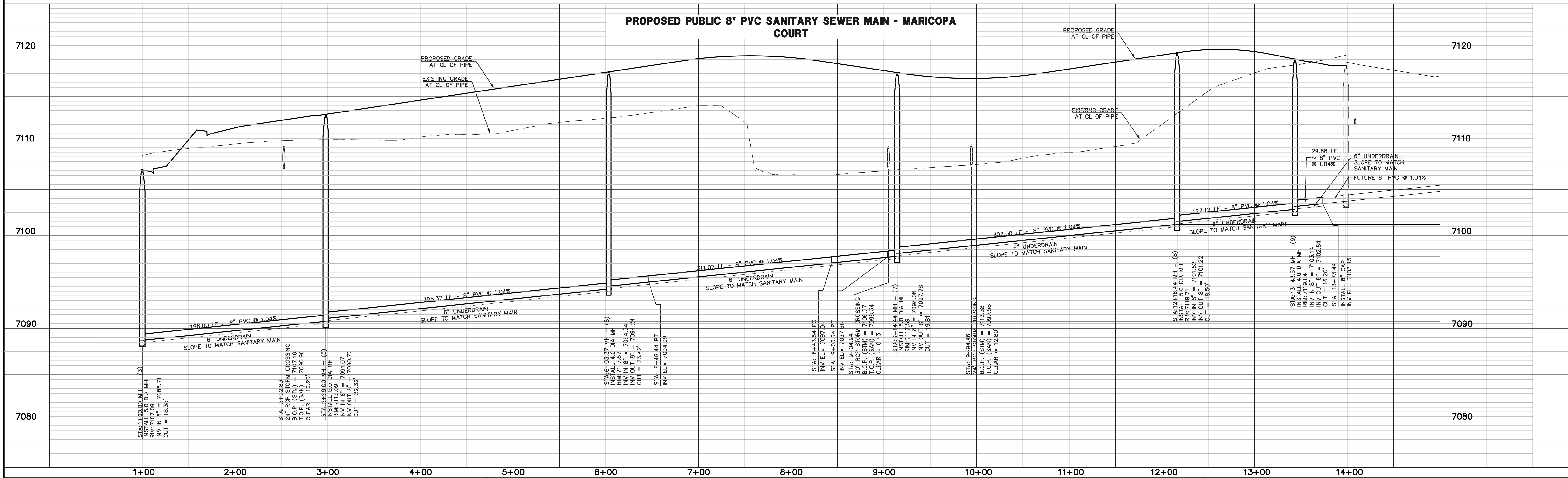
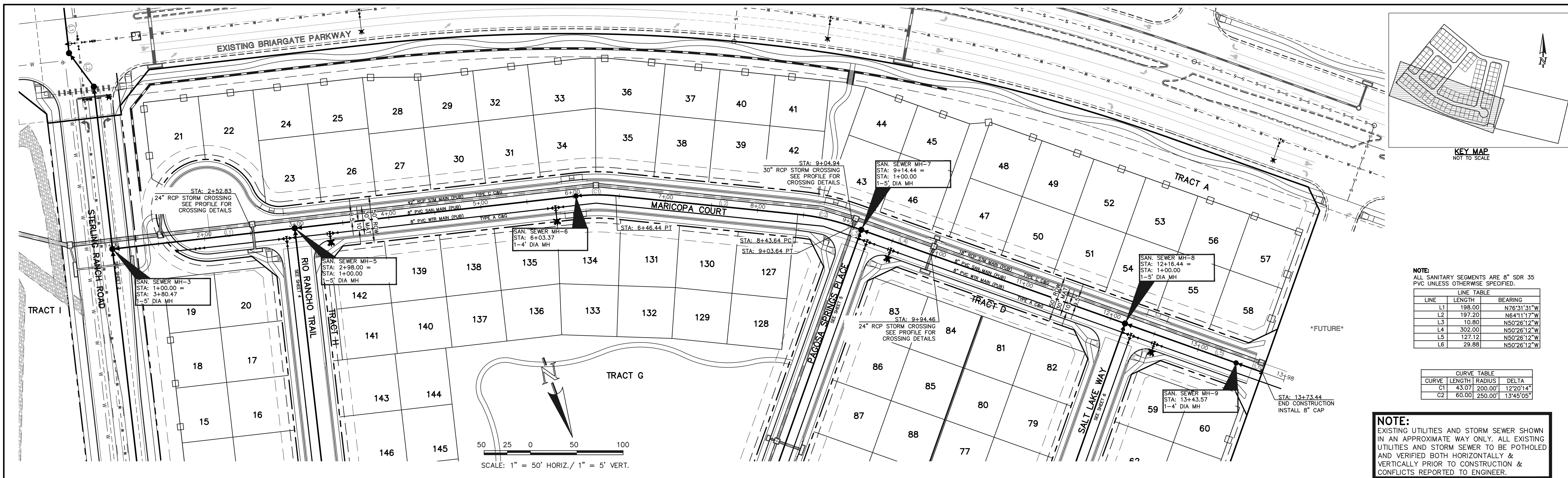
DAVID L GIBSON, COLORADO P.E. #46477



FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

SANITARY SEWER PLAN

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|-------------|-------------|--------------|---------|----------|
| 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 | |



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 |
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| | PROPOSED GAS MAIN | | EXISTING GAS MAIN |
| | PROPOSED ELECTRIC | | EXISTING ELECTRIC |

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DAVID L GIBSON, COLORADO P.E. #46477

CLASSIC CONSULTING

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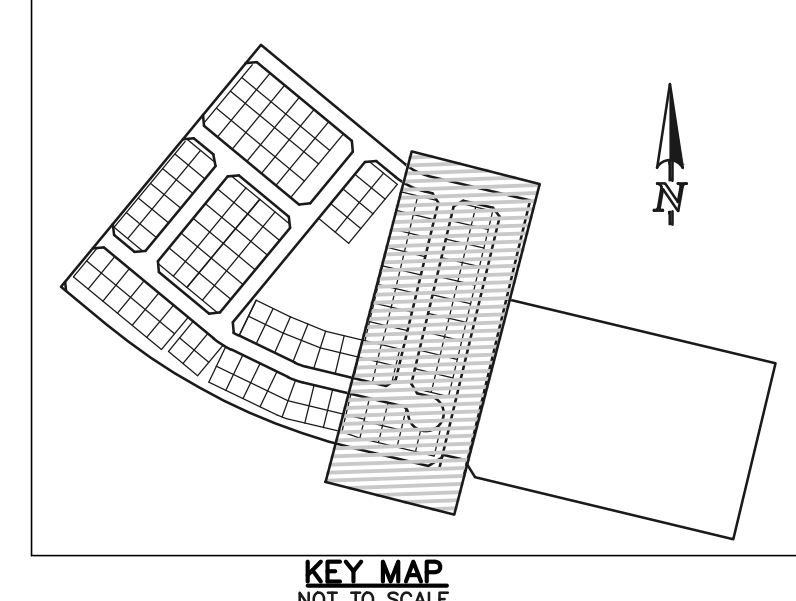
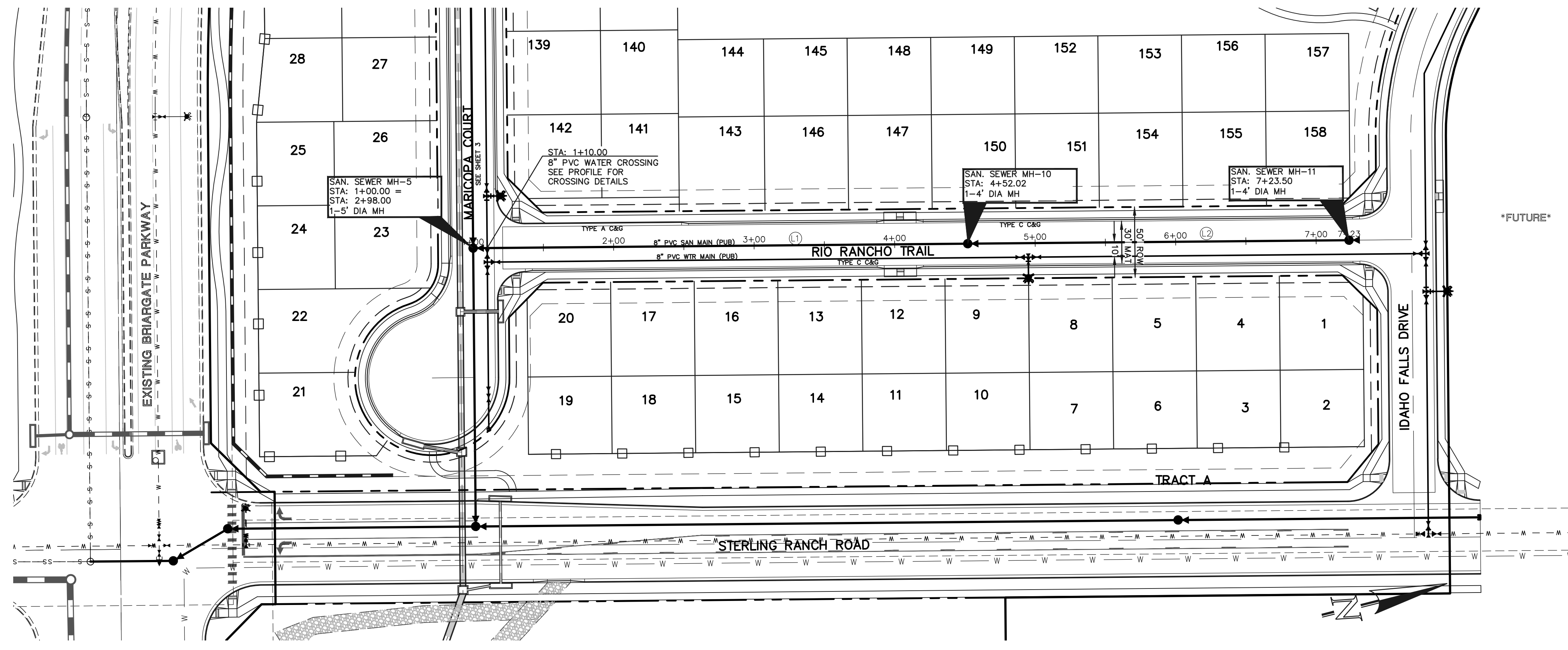
SANITARY SEWER PLAN

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

DRAWN BY: JRH (V) 1" = 5' SHEET 3 OF 11

CHECKED BY: JOB NO. 1183.23

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



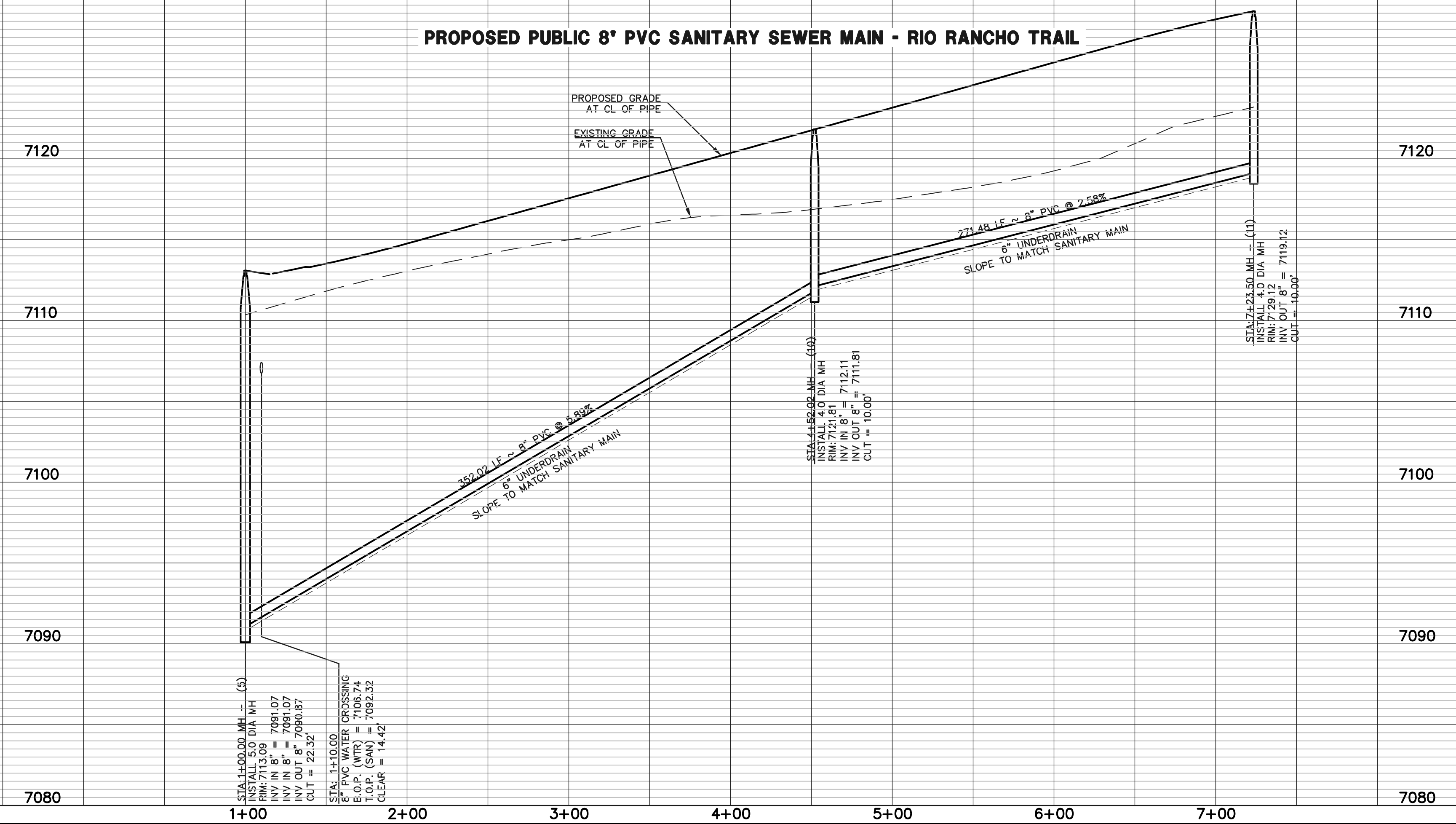
NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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

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.

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

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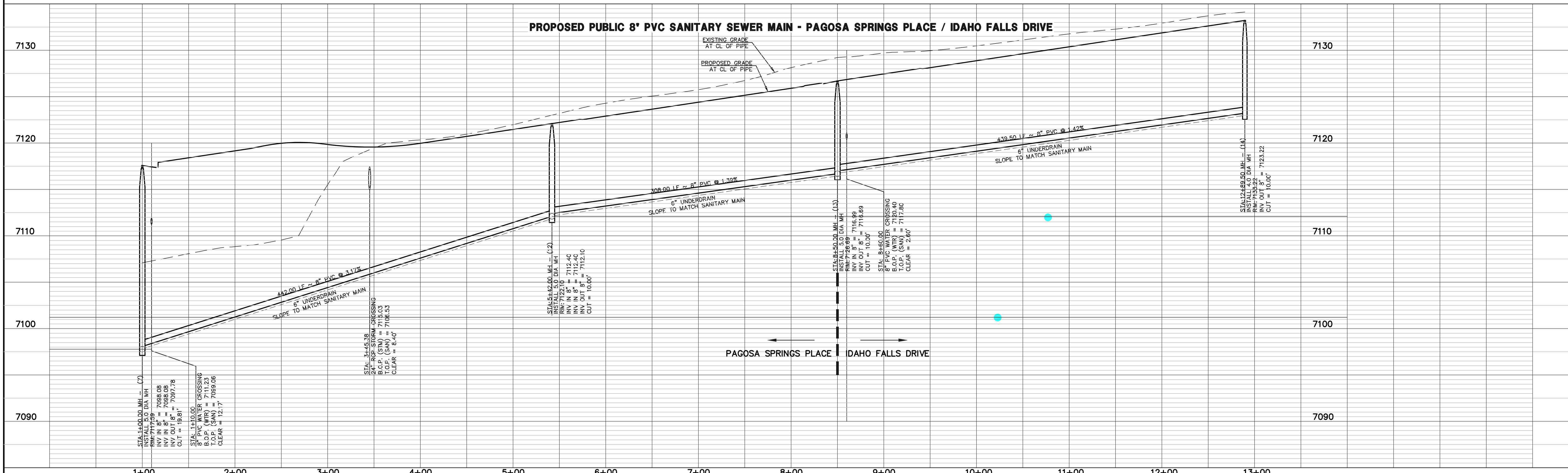
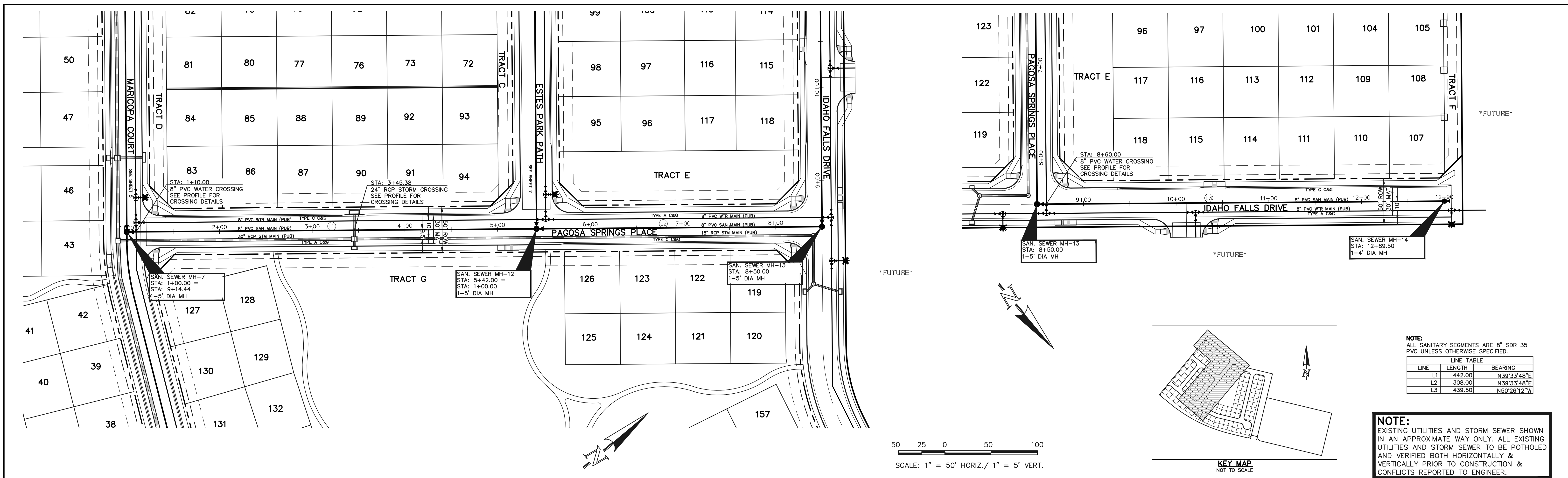
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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

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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 | |



LEGEND

| | | | |
|--|------------------------------|--|------------------------------|
| | PROPOSED FIRE HYDRANT | | EXISTING FIRE HYDRANT |
| | PROPOSED WATER MAIN | | EXISTING WATER MAIN |
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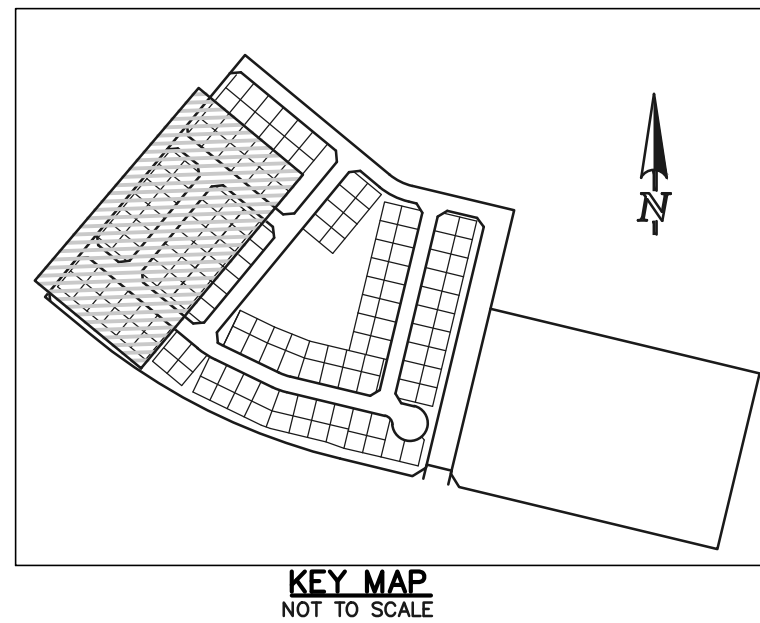
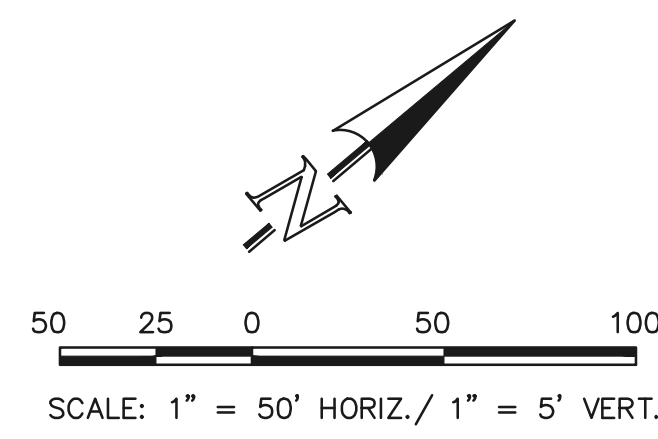
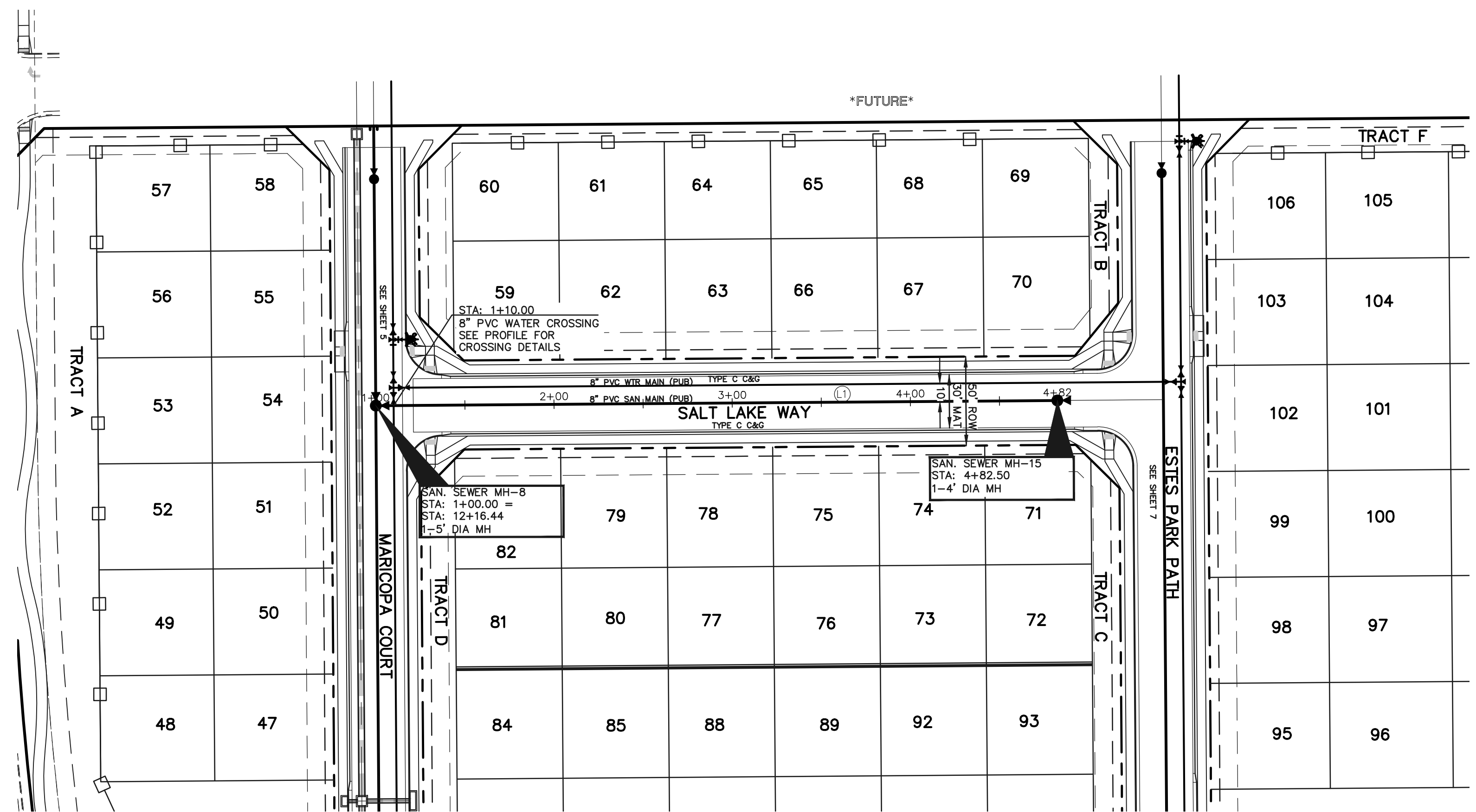
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FILING NO. 1

SANITARY SEWER PLAN

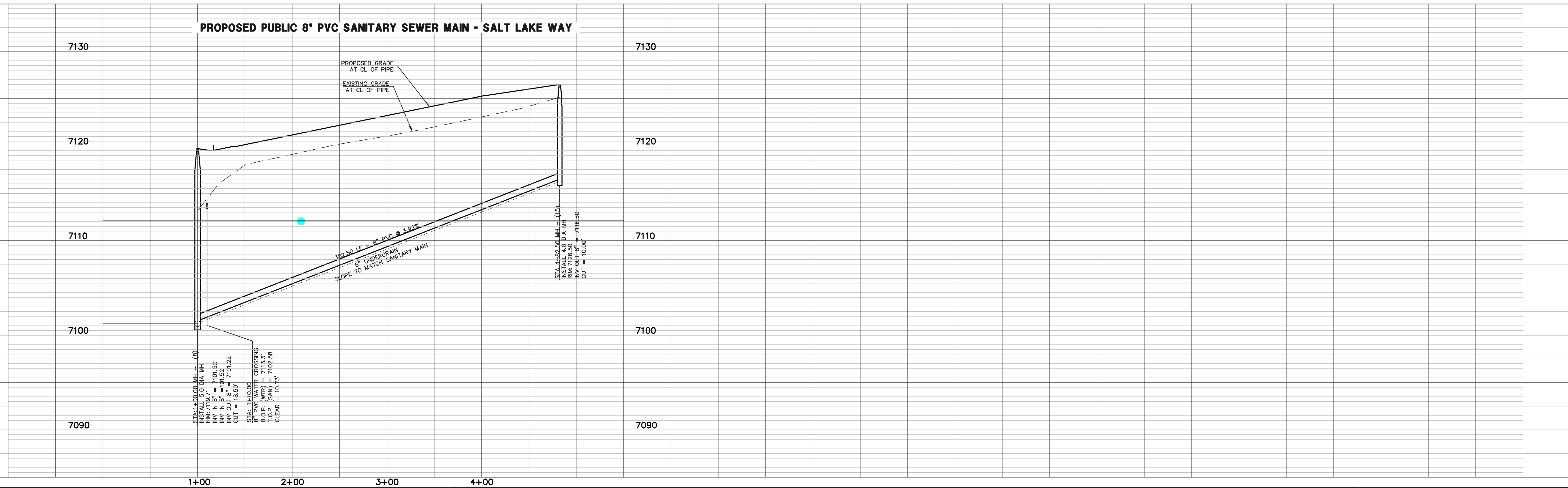
| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JRH | SCALE | DATE | 09/19/22 |
| DRAWN BY | JRH | (H) 1" = 50' | SHEET | 5 OF 11 |
| CHECKED BY | (V) | 1" = 5' | JOB NO. | 1183.23 |



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:
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,
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| NO. | REVISION | DATE |
|-----|----------|------|
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REVIEW:

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

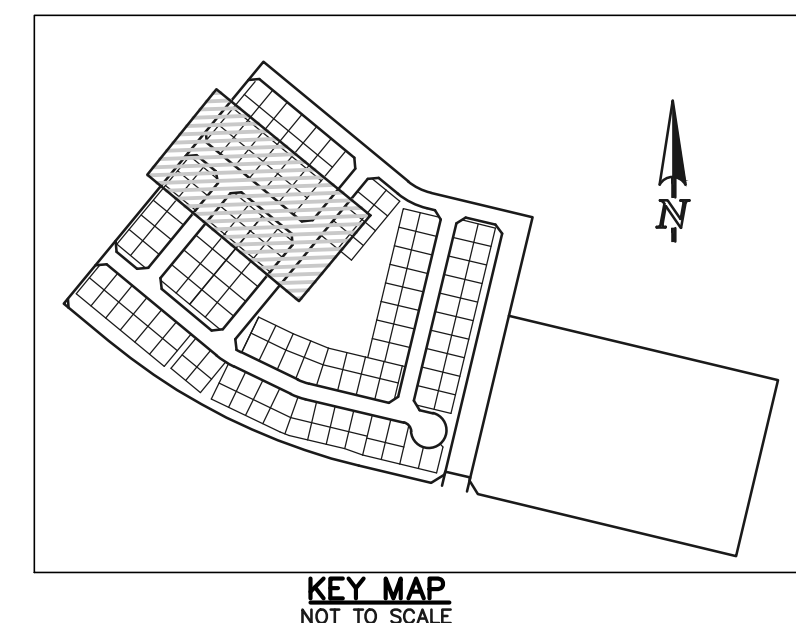
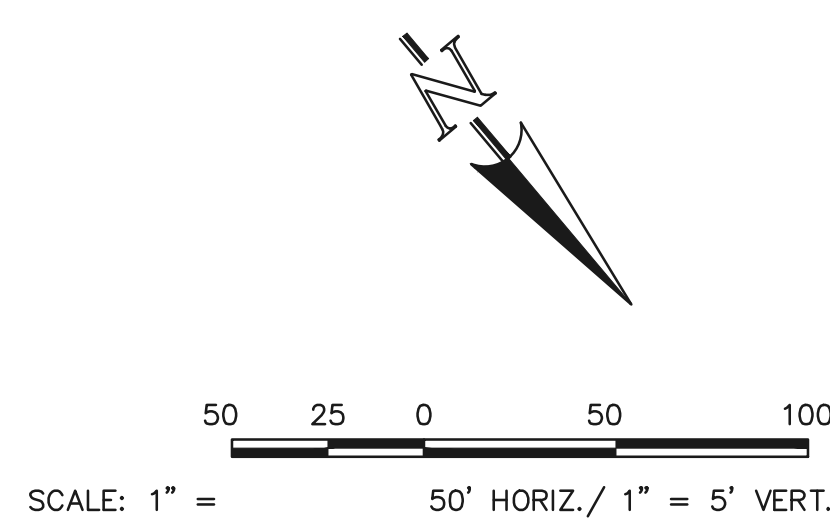
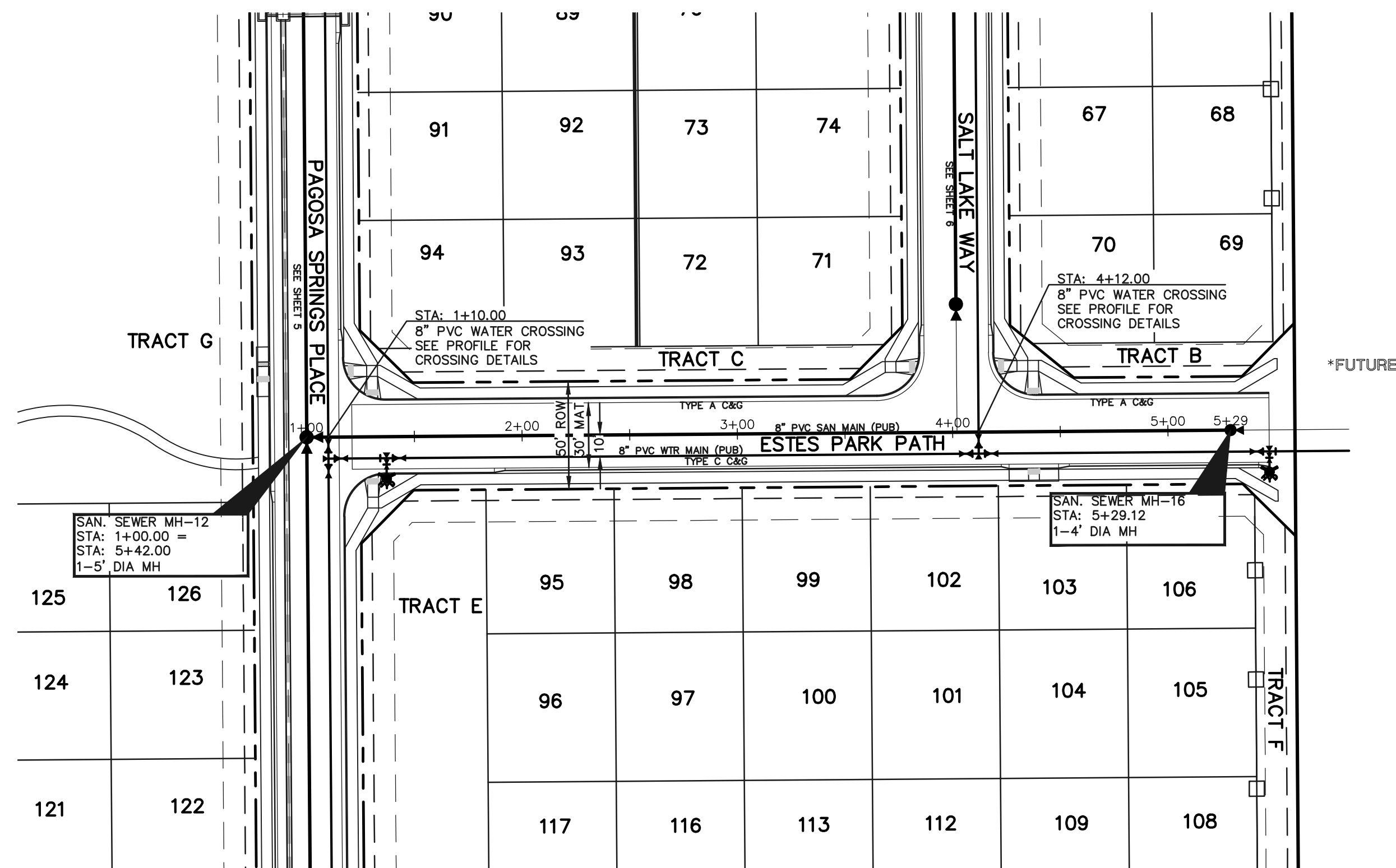
DAVID L GIBSON, COLORADO P.E. #46477 DATE



**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 11 |
| CHECKED BY | | (V) 1" = 5' | JOB NO. | 1183.23 |

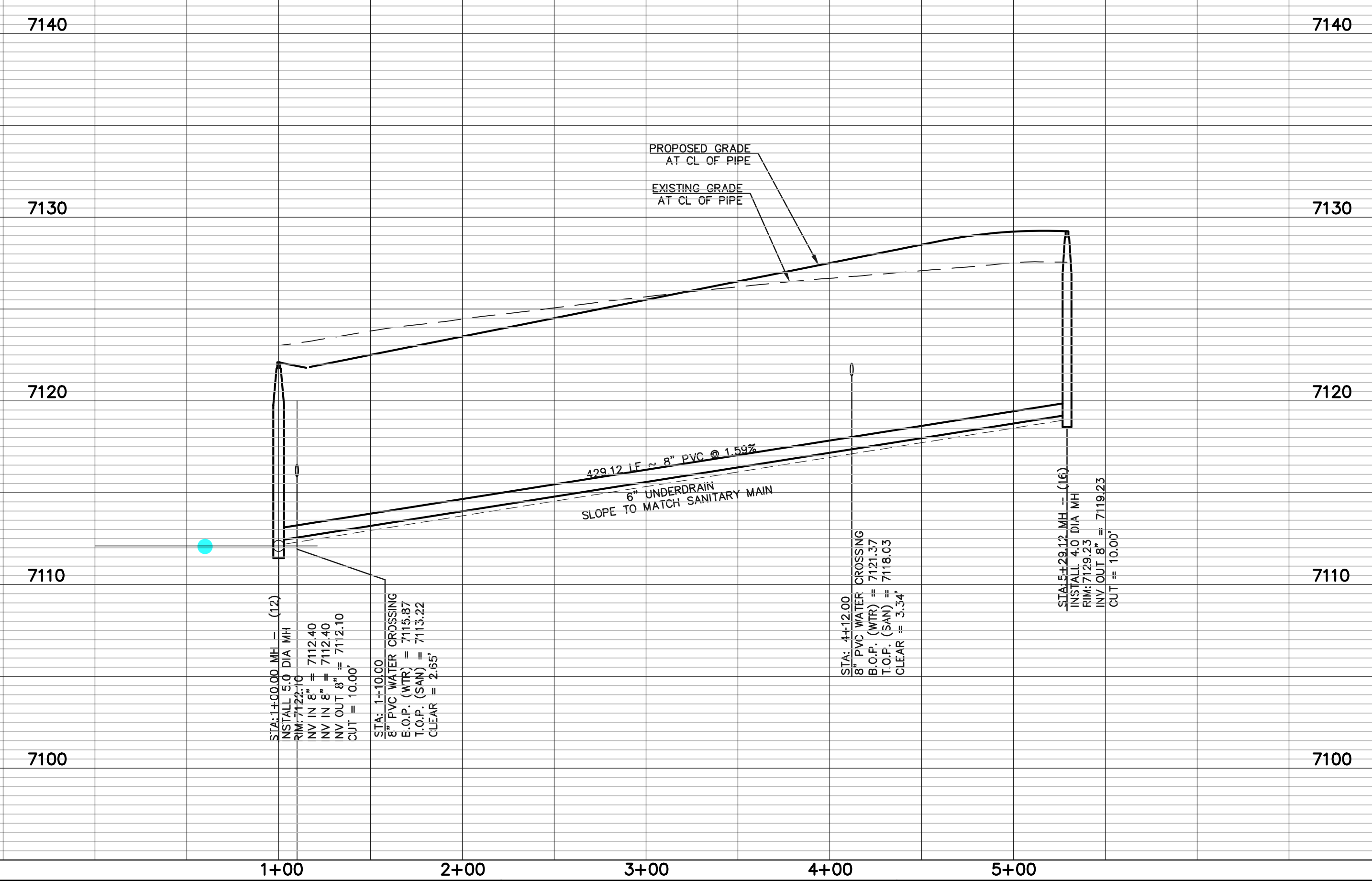


NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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

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

PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - 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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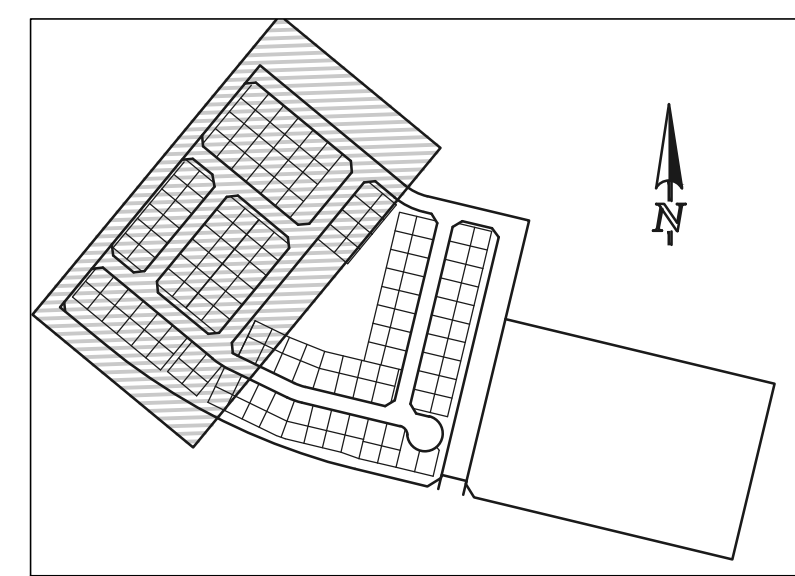
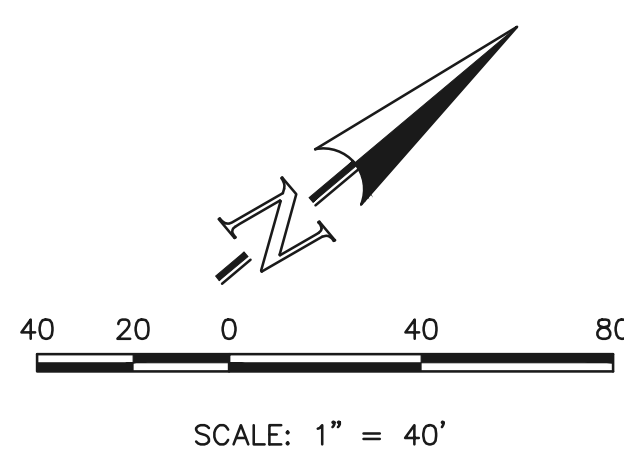
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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 | 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 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 FALCON AREA WATER AND WASTEWATER AUTHORITY SPECIFICATIONS.

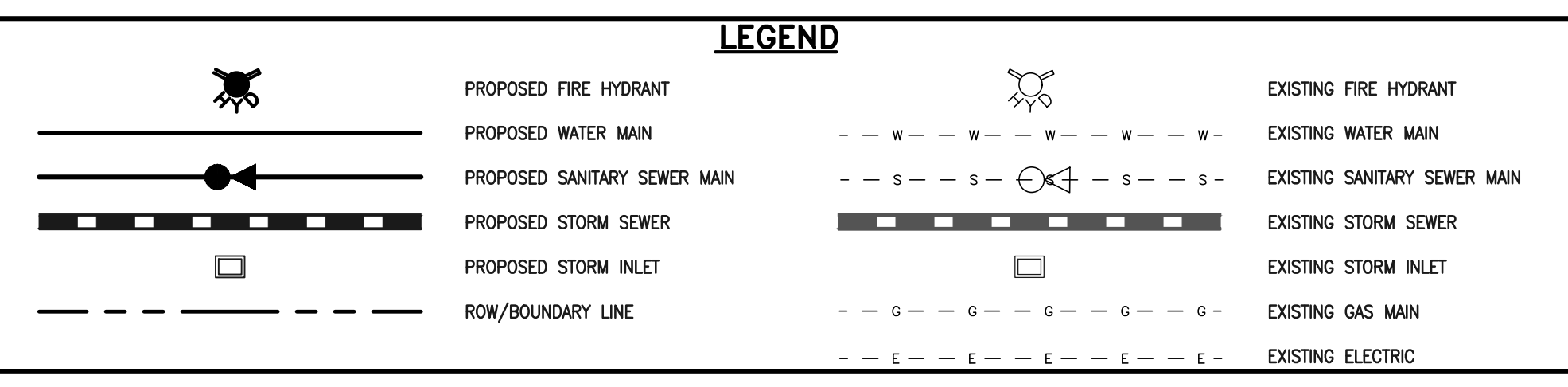
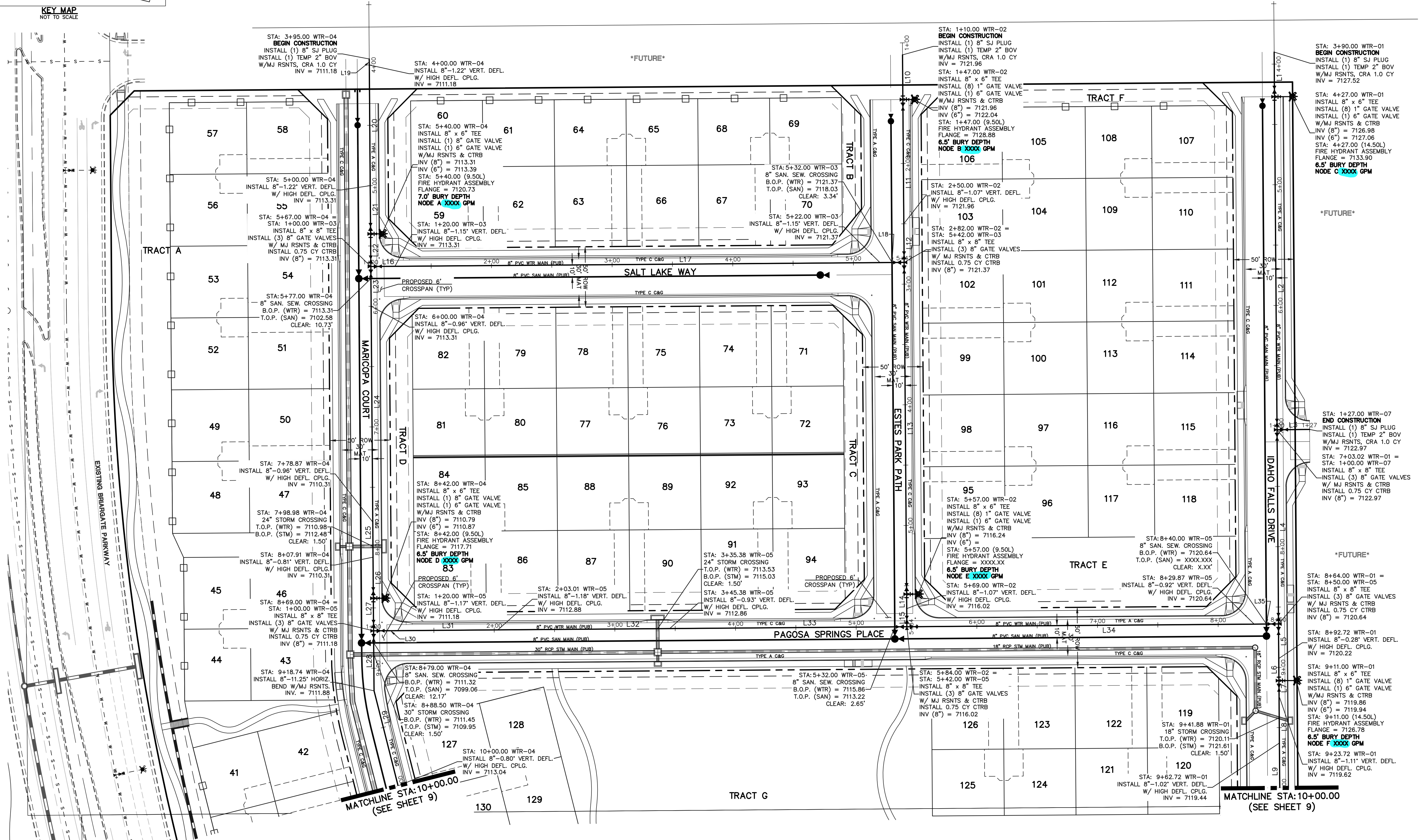
WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
 1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER FALCON AREA WATER AND WASTEWATER AUTHORITY SPECIFICATIONS.
 2. THE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

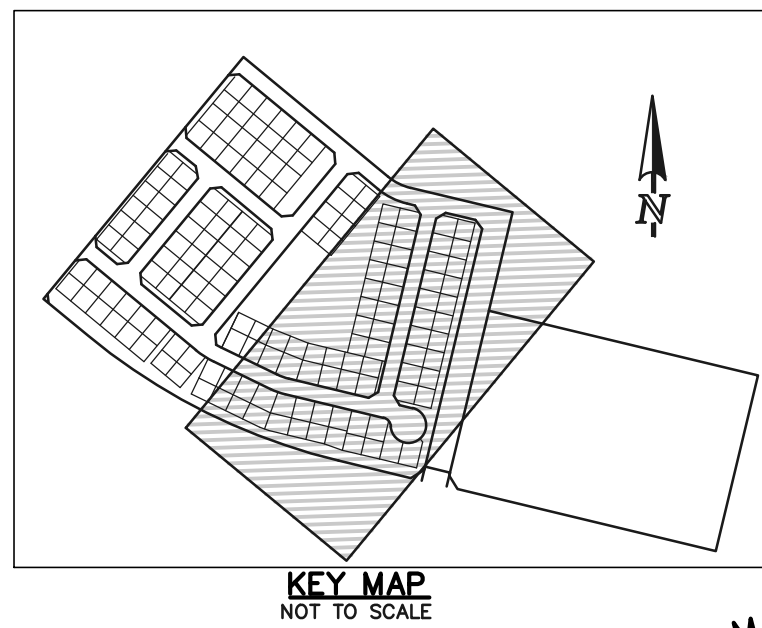
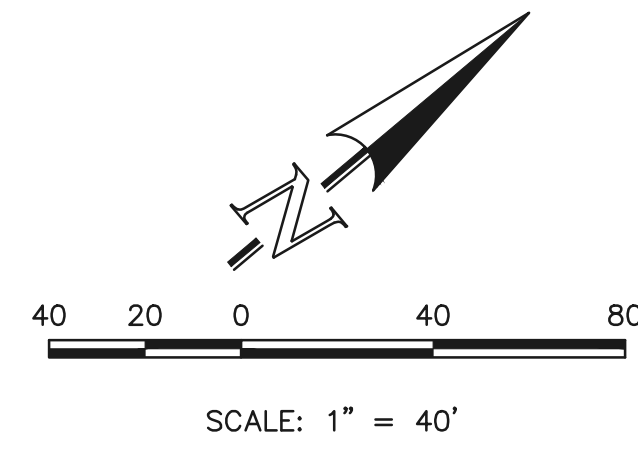
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L GIBSON, COLORADO P.E. #46477



FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 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

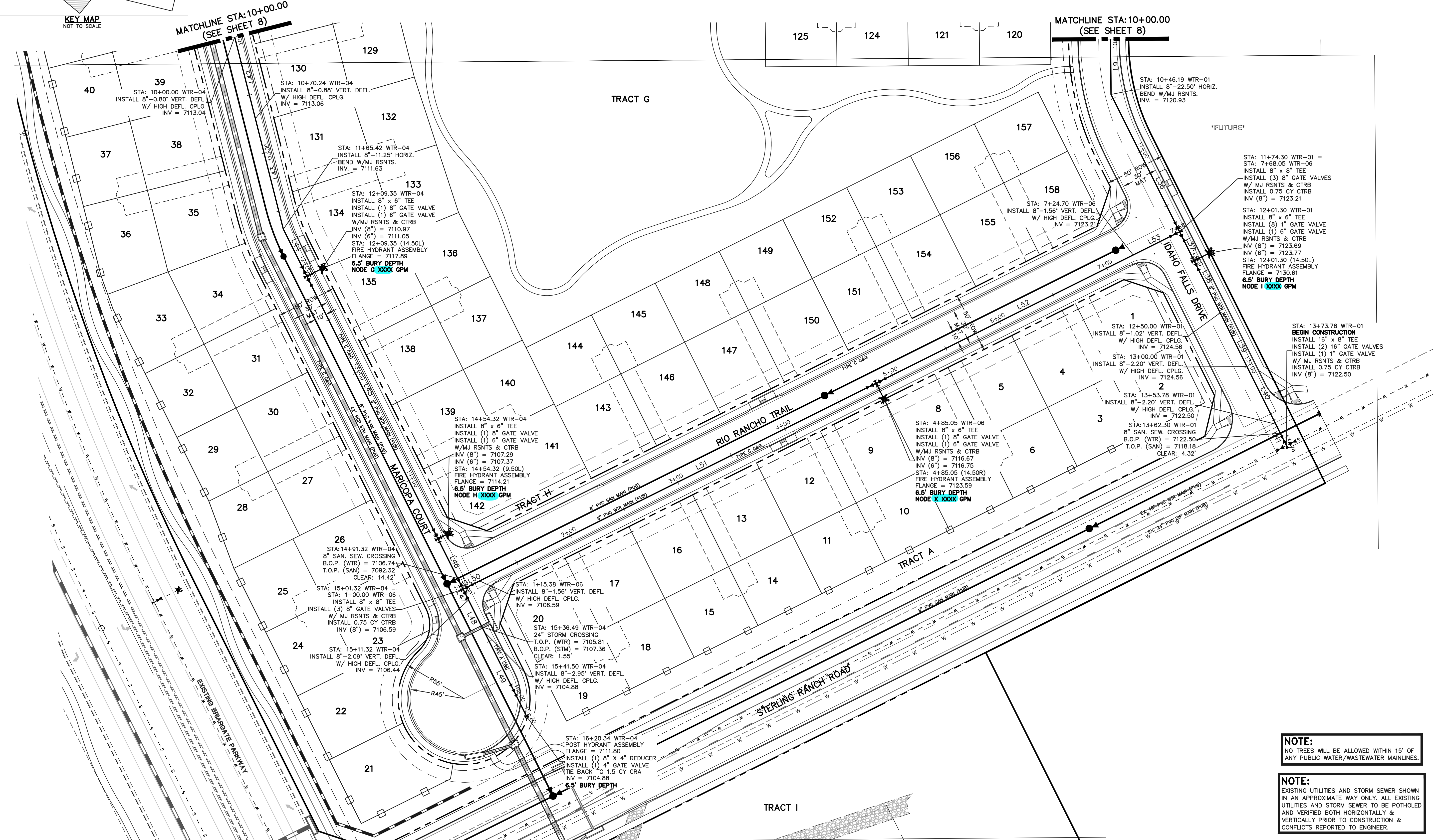


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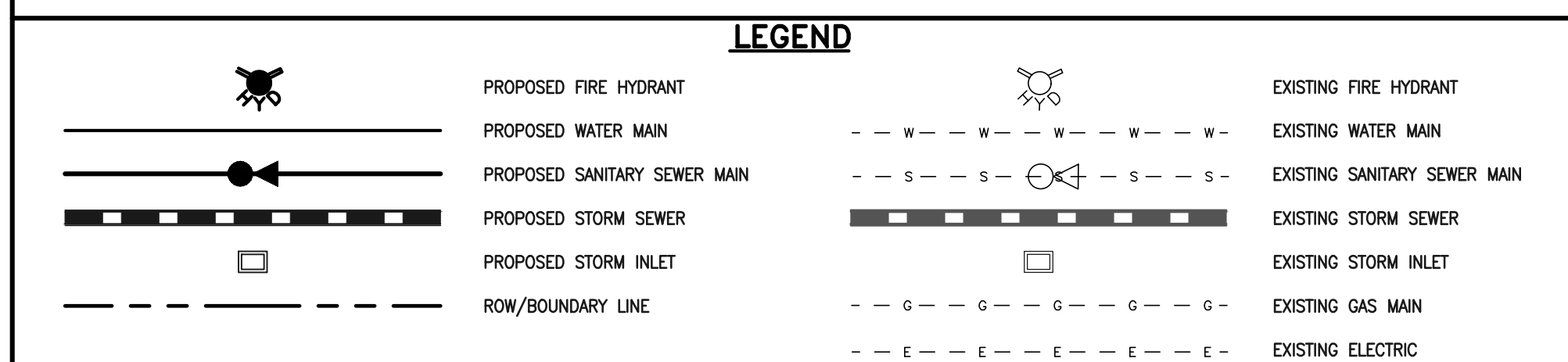
NOTE:
 ALL WATER SEGMENTS ARE PVC

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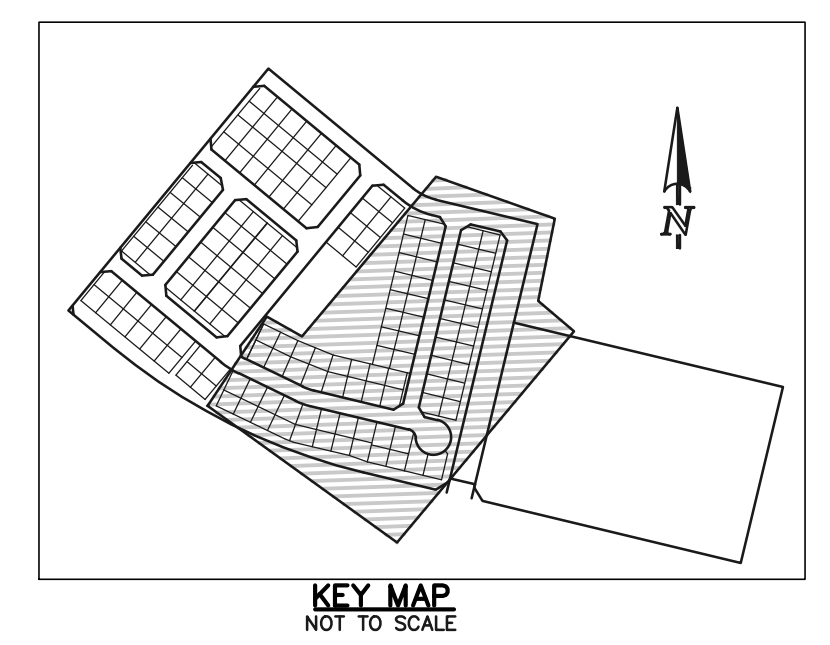
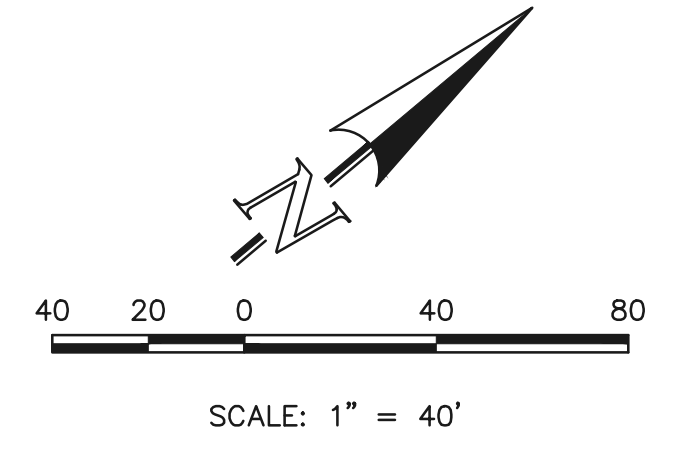
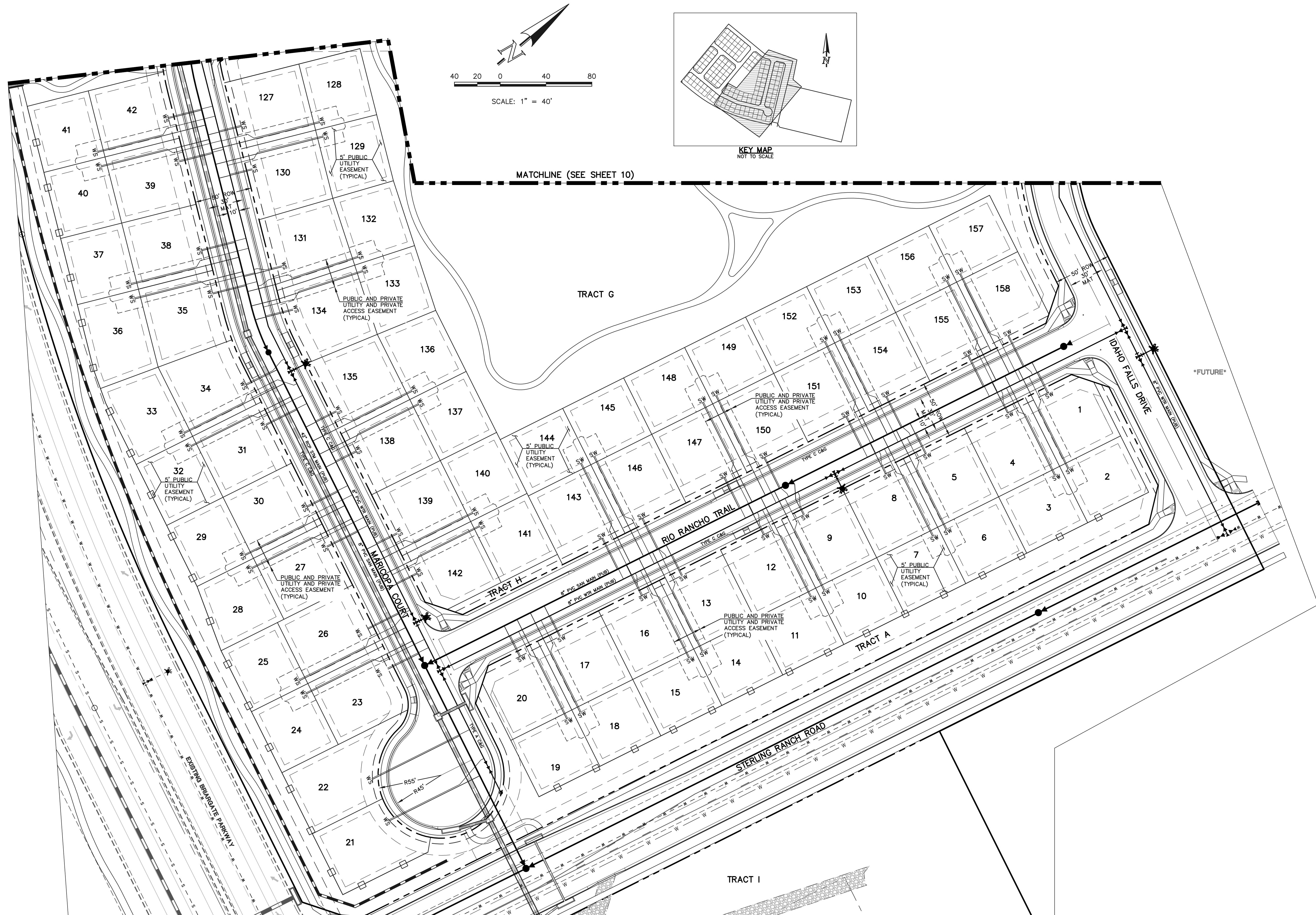
DAVID L GIBSON, COLORADO P.E. #46477



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





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 |
| | EXISTING ELECTRIC |

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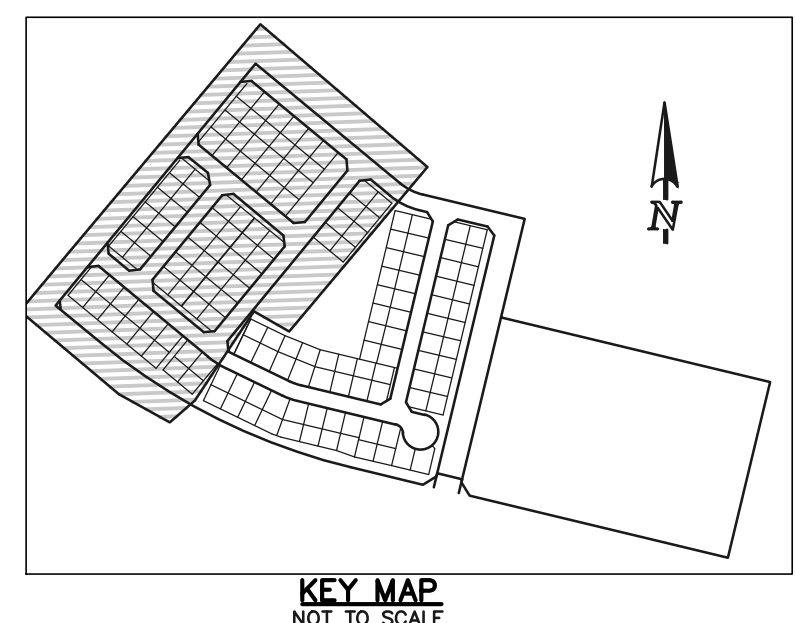
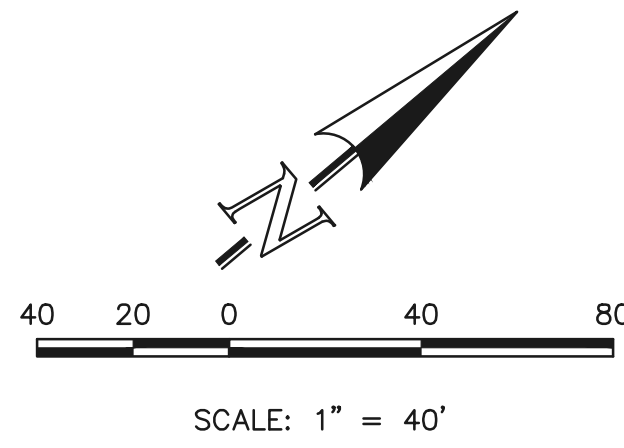
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DAVID L GIBSON, COLORADO P.E. #46477 DATE

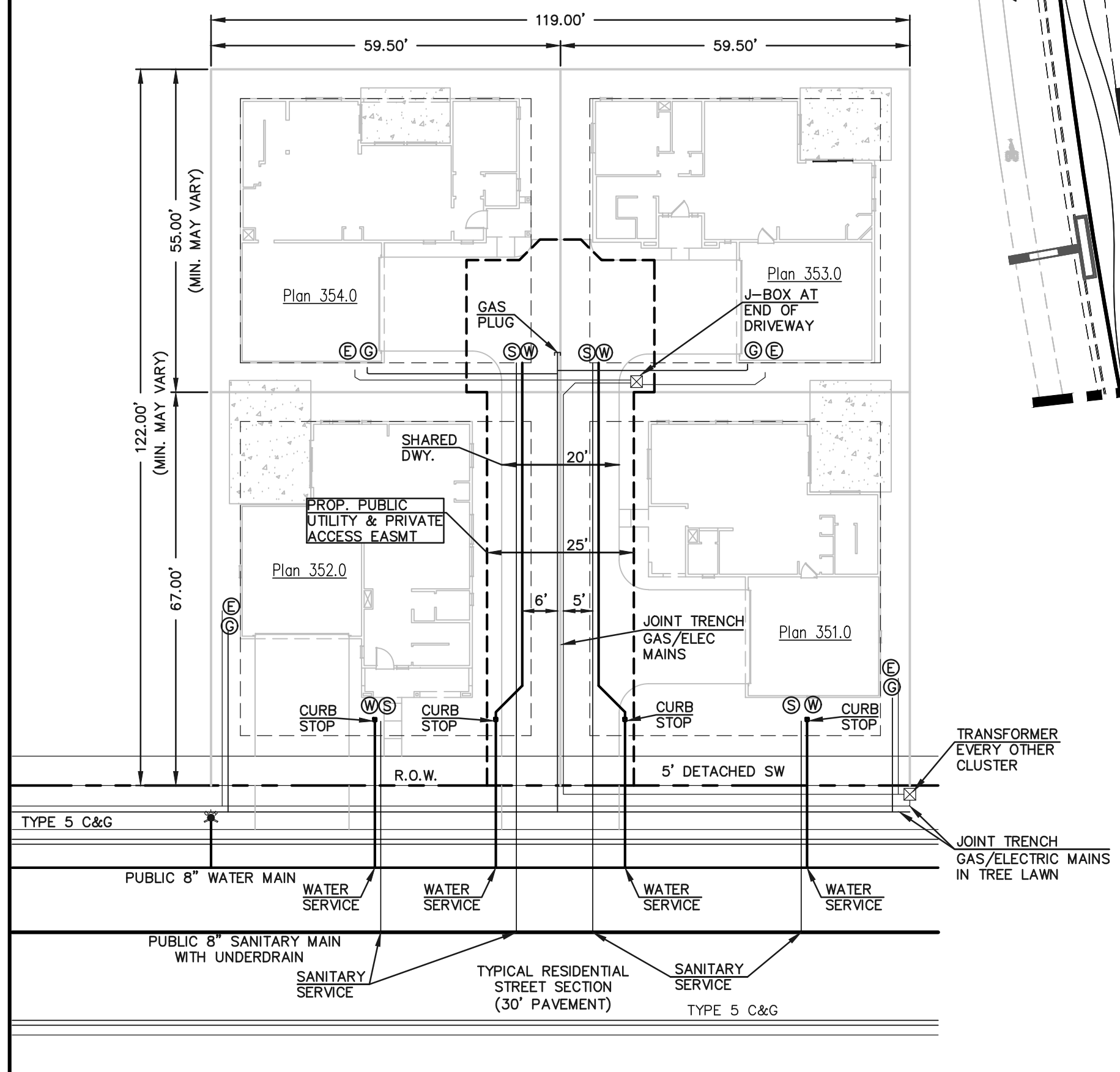
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

| | | | |
|---|-----|--------------|-----------------|
| FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 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 |





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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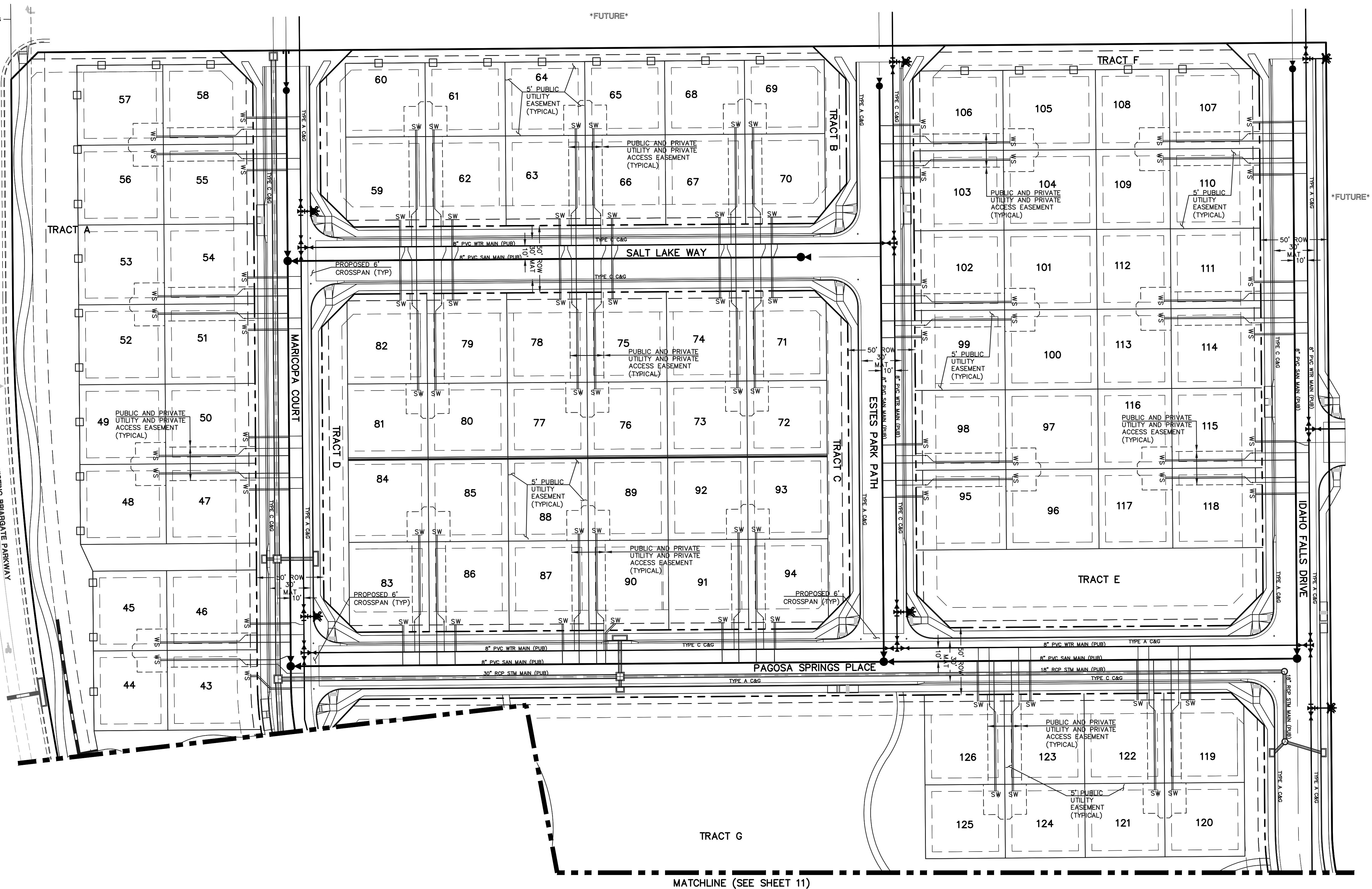
| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |

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 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)