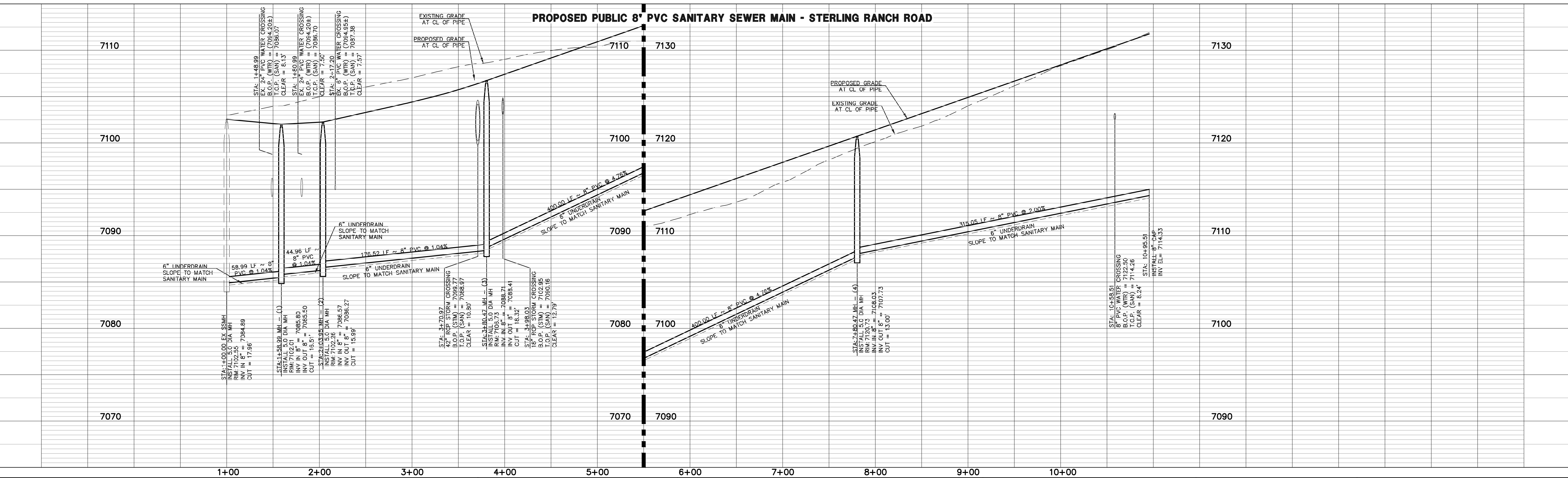
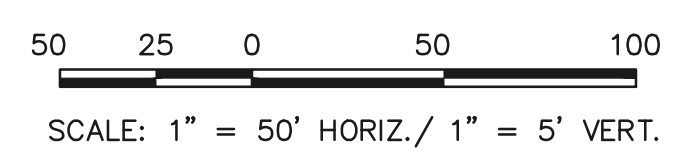


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.99	N13°28'29"E
L2	44.96	S18°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.



**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: 08-13-2024

**CLASSIC CONSULTING**

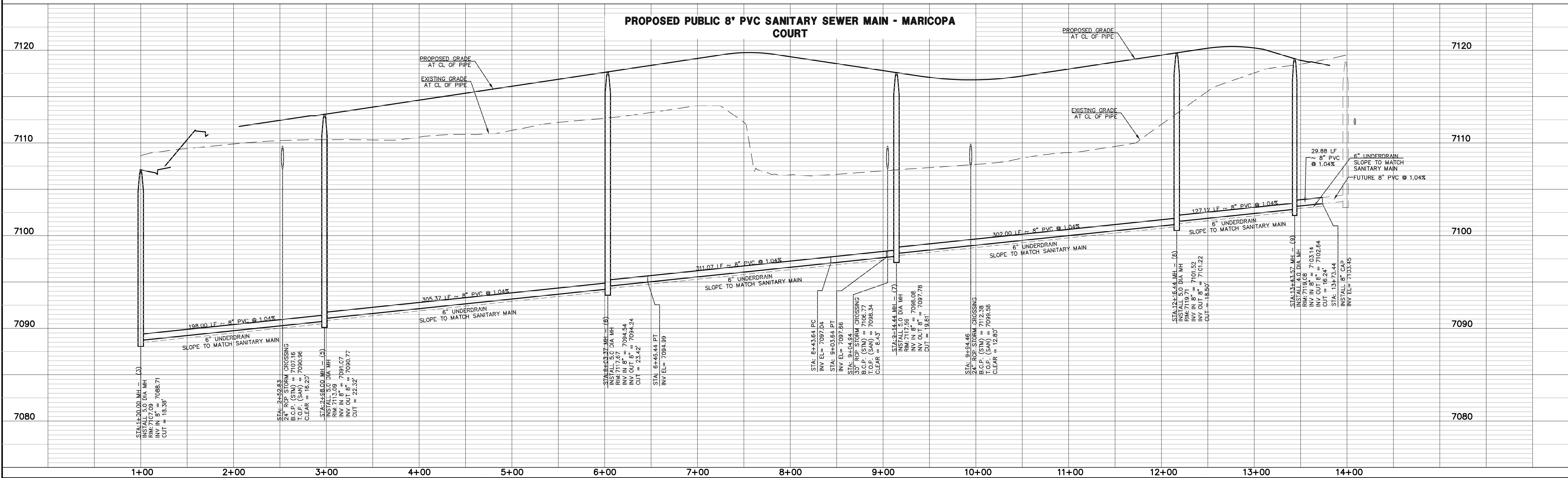
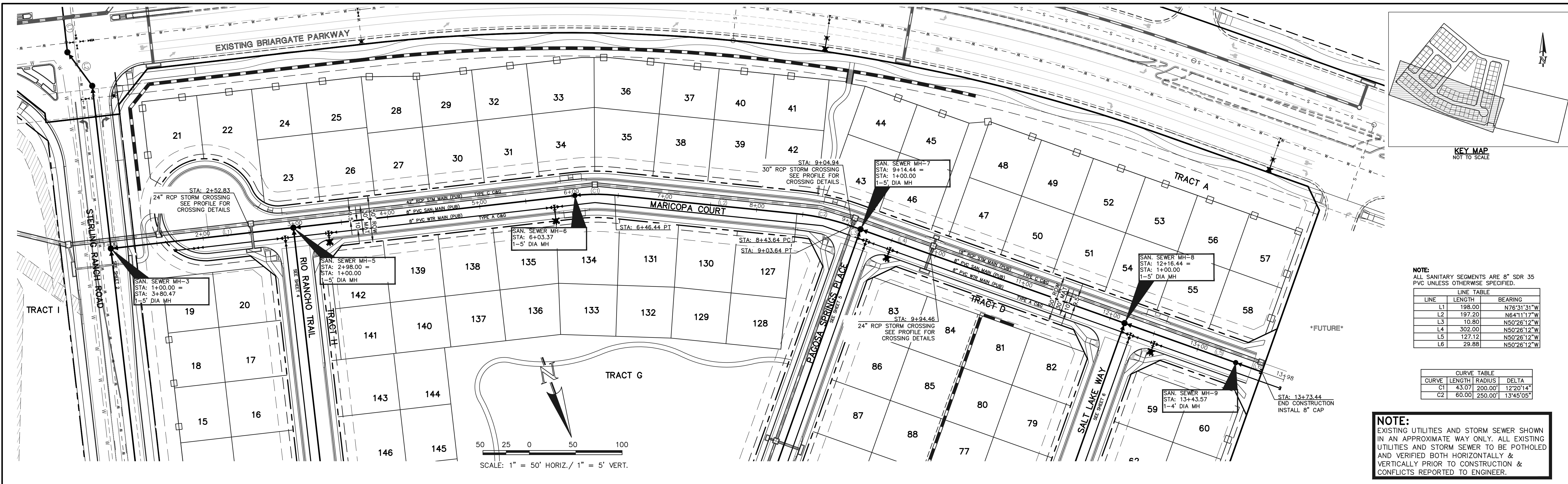
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

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

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	08/13/24
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
	PROPOSED STORM INLET		EXISTING STORM INLET
	PROPOSED GAS MAIN		EXISTING GAS MAIN
	PROPOSED ELECTRIC		EXISTING ELECTRIC

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NO.	REVISION	DATE

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

08-13-2024

**CLASSIC CONSULTING**

FOURSQUARE AT STERLING RANCH EAST  
FILING NO. 1

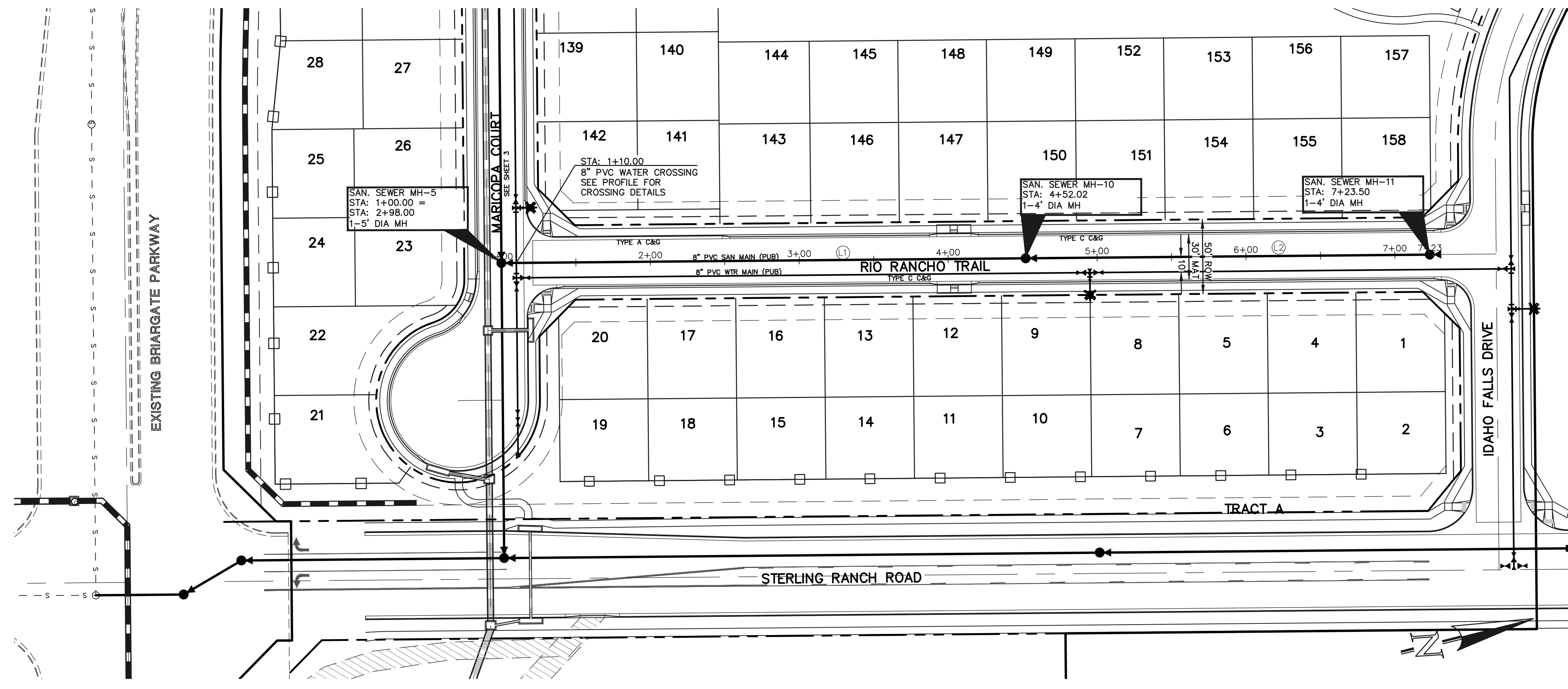
SANITARY SEWER PLAN

DESIGNED BY: JRH    SCALE: (H) 1" = 50'    DATE: 08/13/24

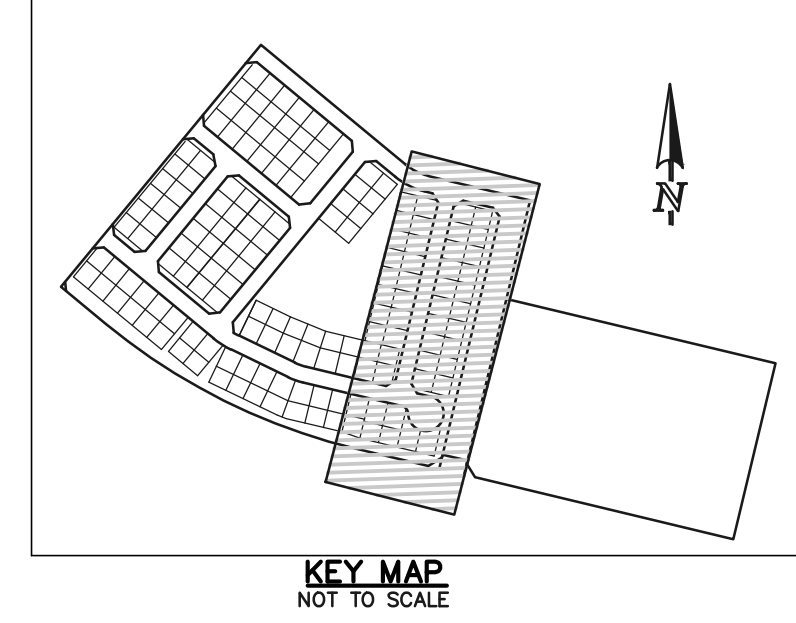
DRAWN BY: JRH    (V) 1" = 5'    SHEET 3 OF 11

CHECKED BY:    JOB NO. 1183.23

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



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

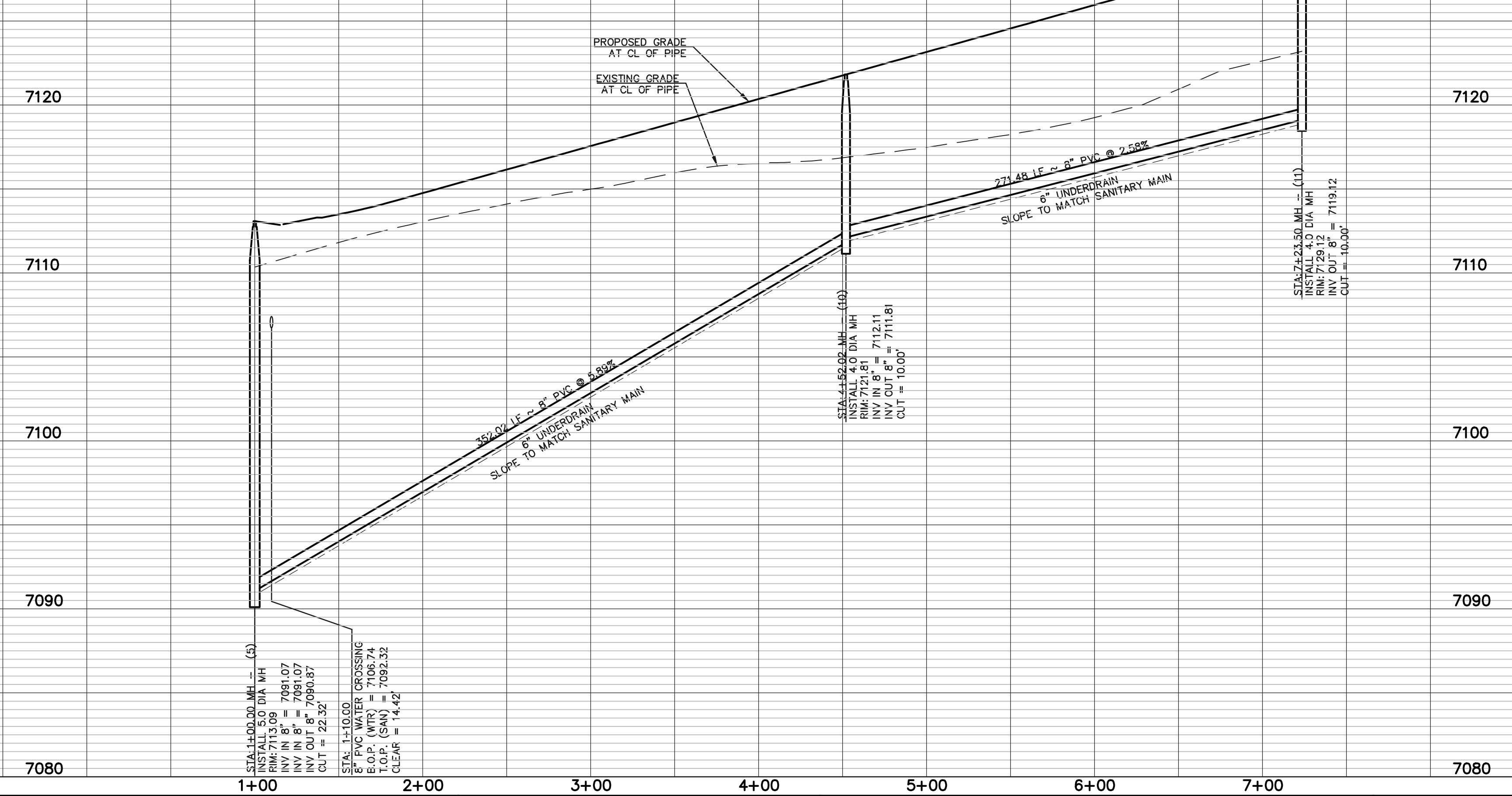


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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.

**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

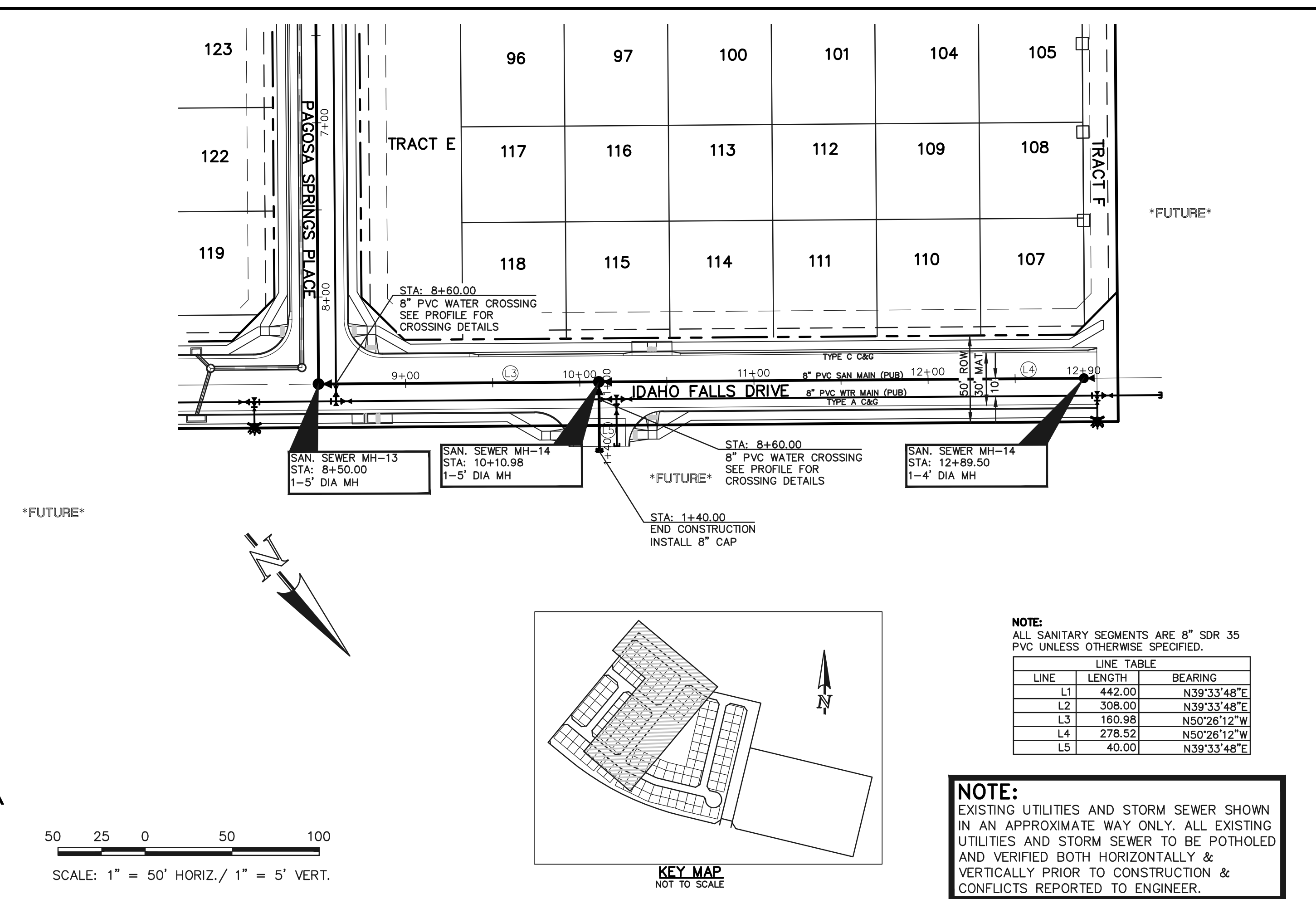
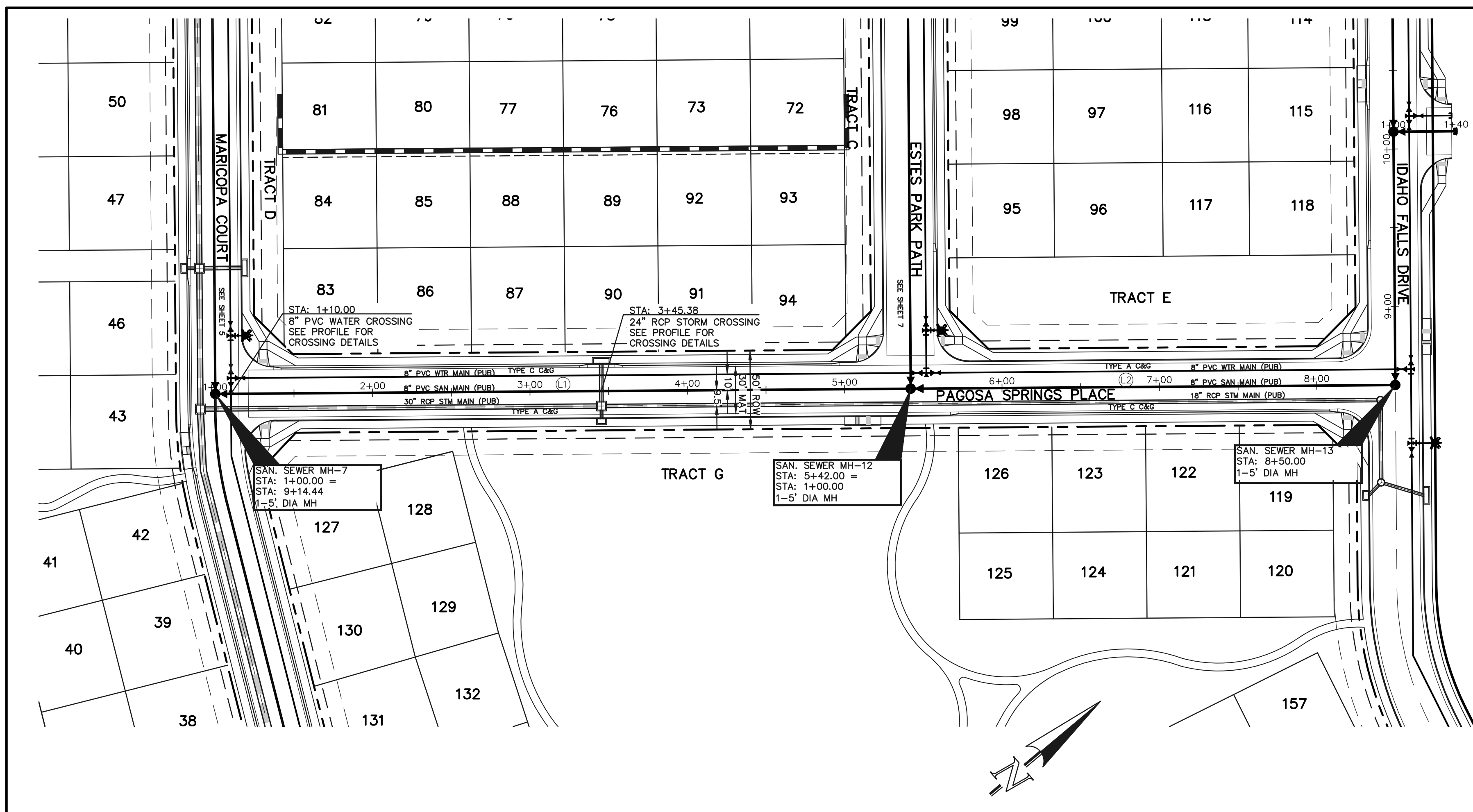
08-13-2024

CLASSIC CONSULTING

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

SANITARY SEWER PLAN

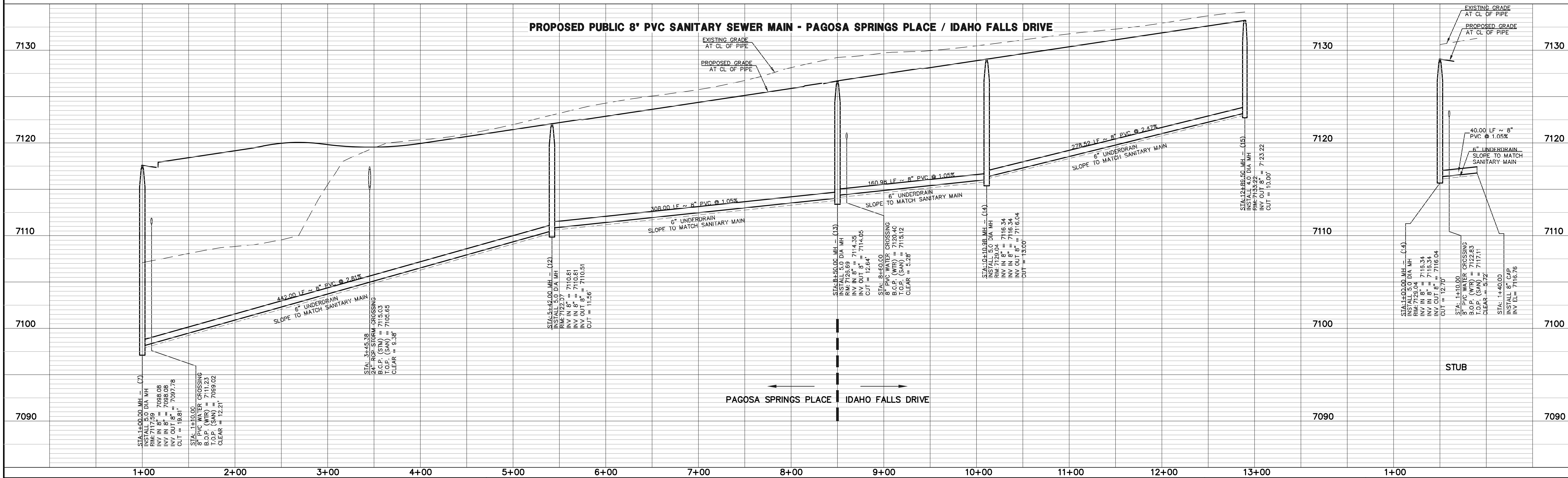
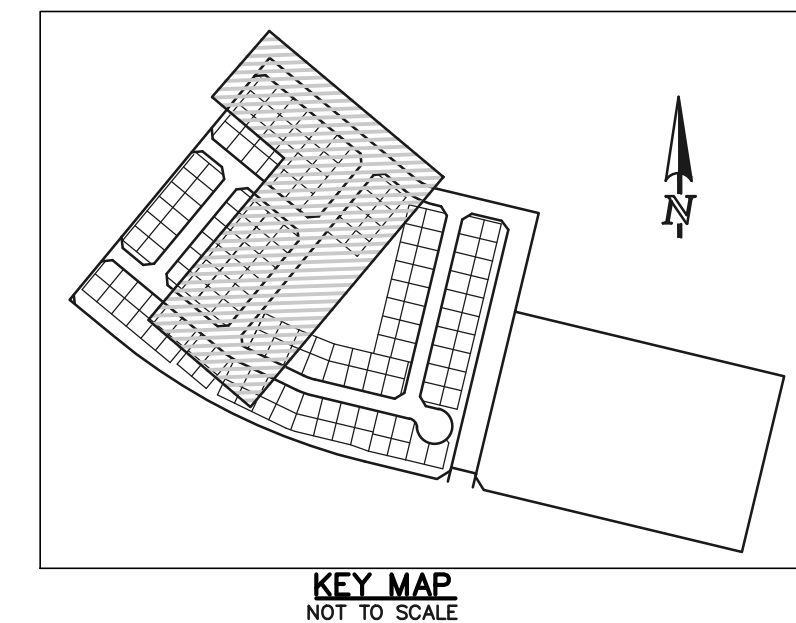
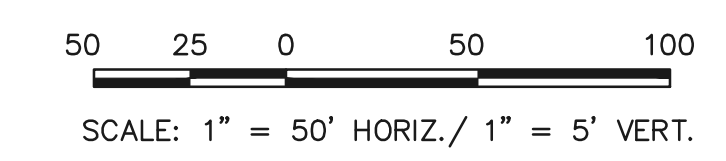
DESIGNED BY	JRH	SCALE	DATE	08/13/24
DRAWN BY	JRH	(H) 1" = 50'	SHEET	4 OF 11
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	



**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:**  
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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

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DAVID D. GIBSON, COLORADO, P.E. #46477

08-13-2024

**CLASSIC CONSULTING**

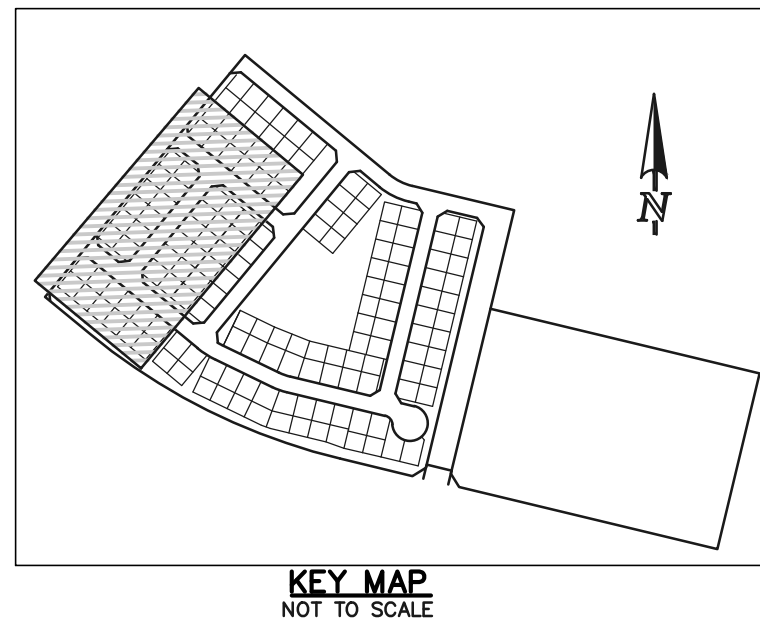
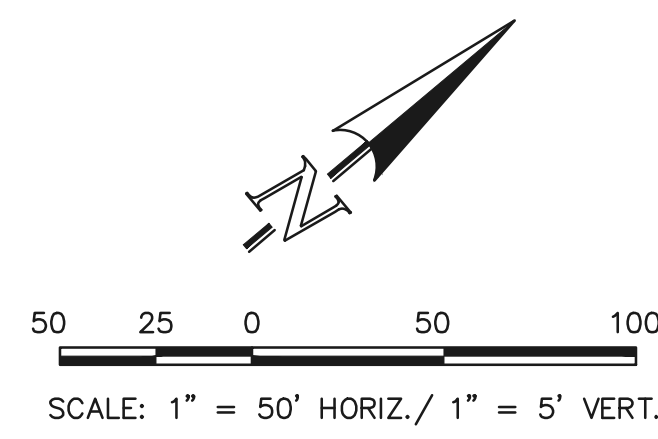
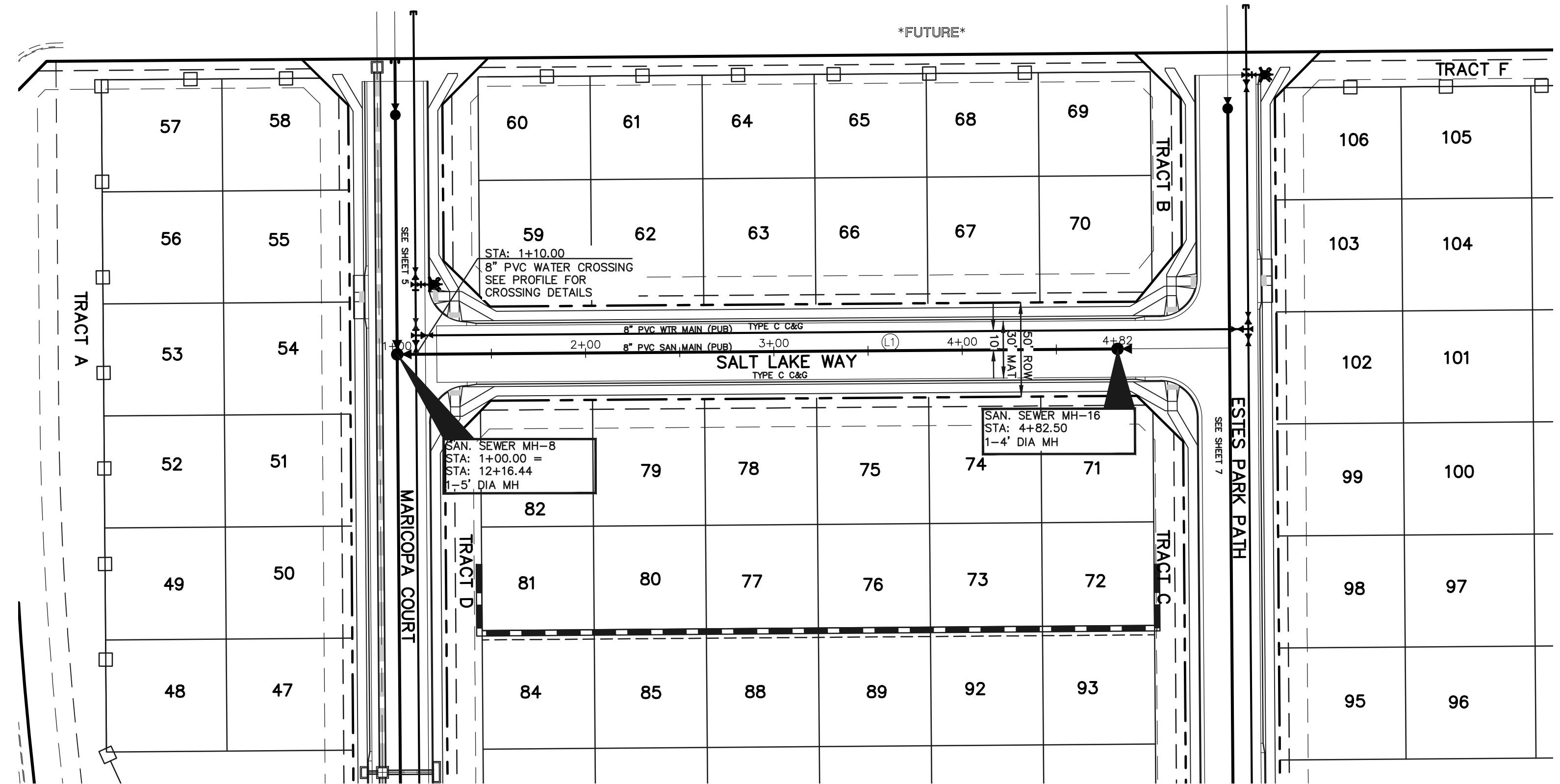
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

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

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	08/13/24
DRAWN BY	JRH	(H) 1" = 50'	SHEET	5 OF 11
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

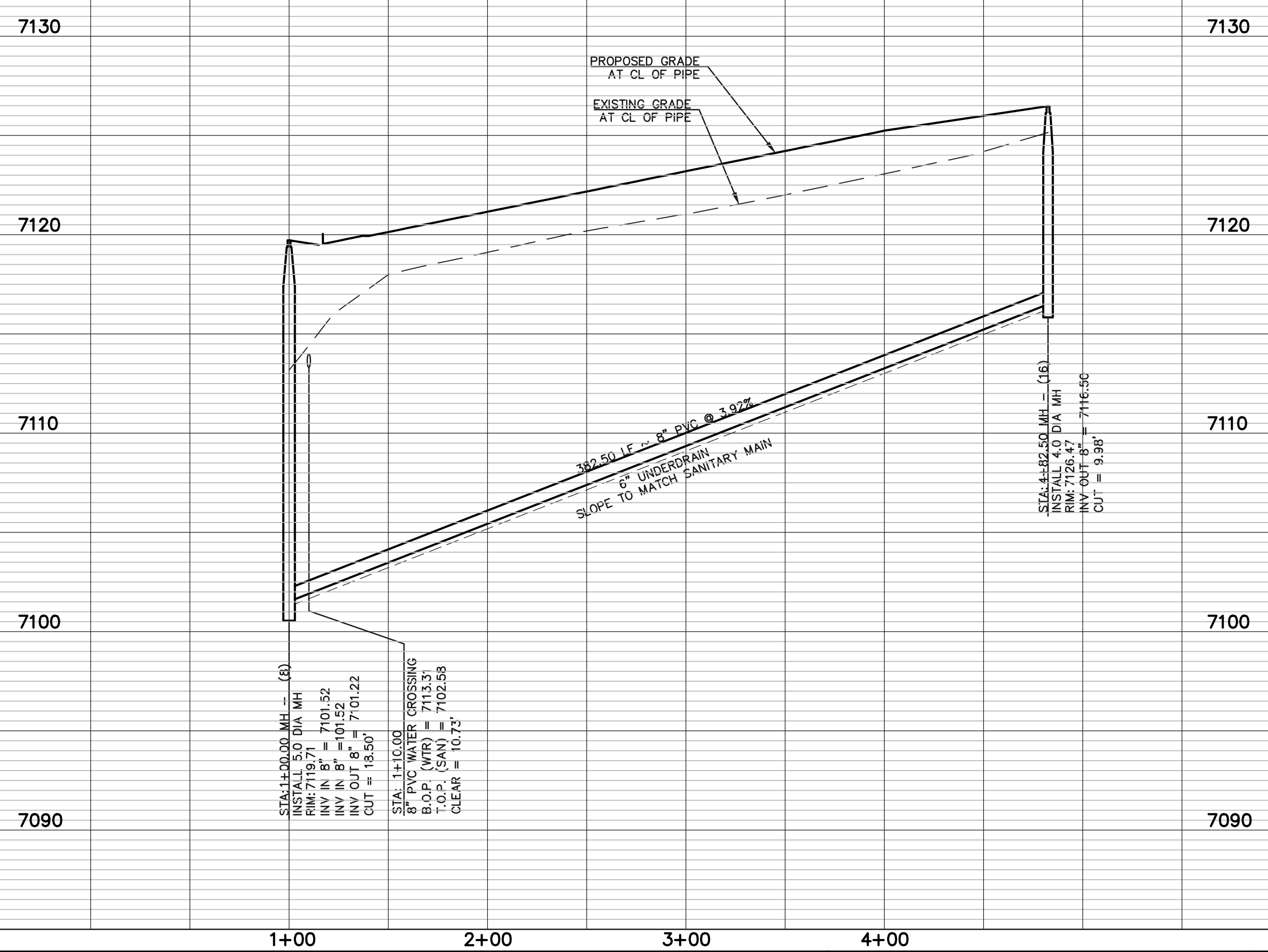


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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.

**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

48 HOURS BEFORE YOU DIG,  
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NO.	REVISION	DATE

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

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

08-13-2024

**CLASSIC CONSULTING**

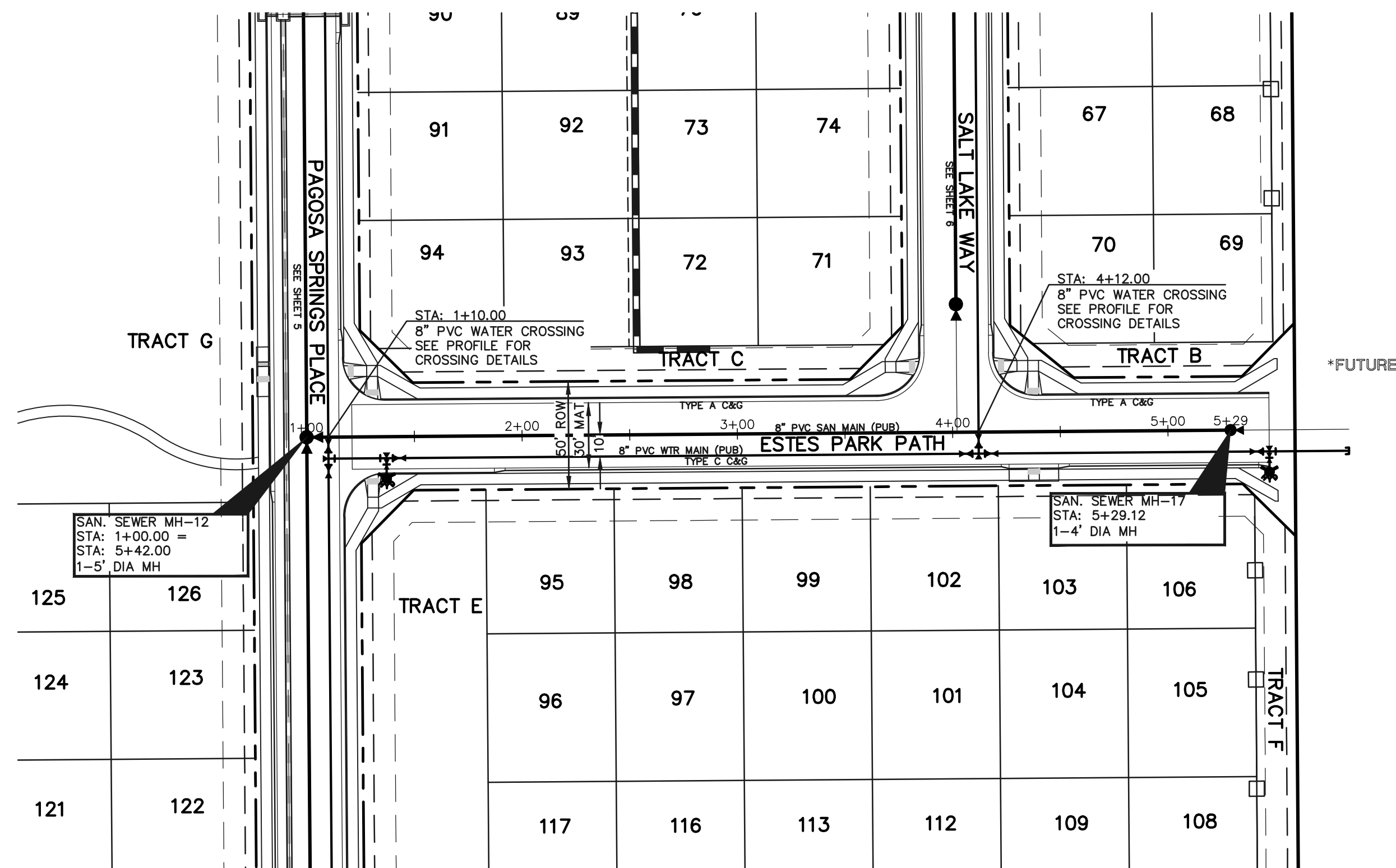
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
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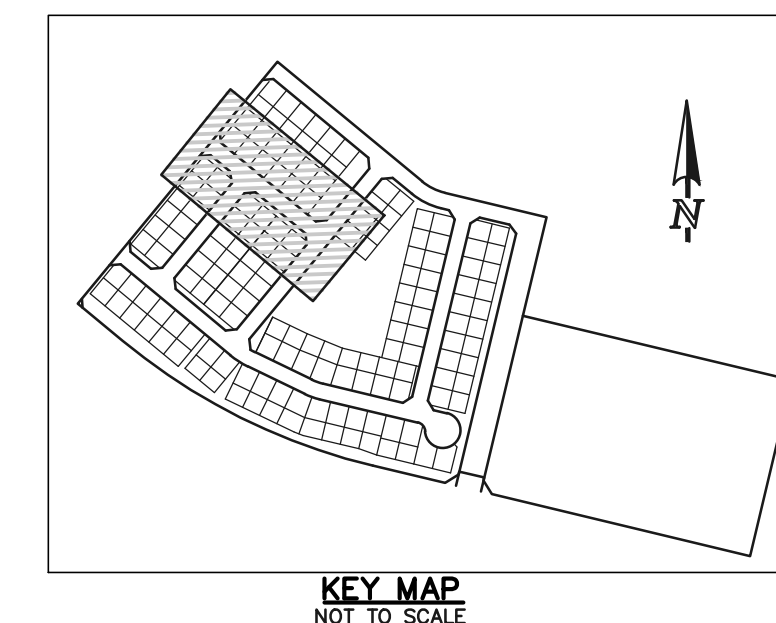
**FOURSQUARE AT STERLING RANCH EAST**  
FILING NO. 1

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	08/13/24
DRAWN BY	JRH	(H) 1" = 50'	SHEET	6 OF 11
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23



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

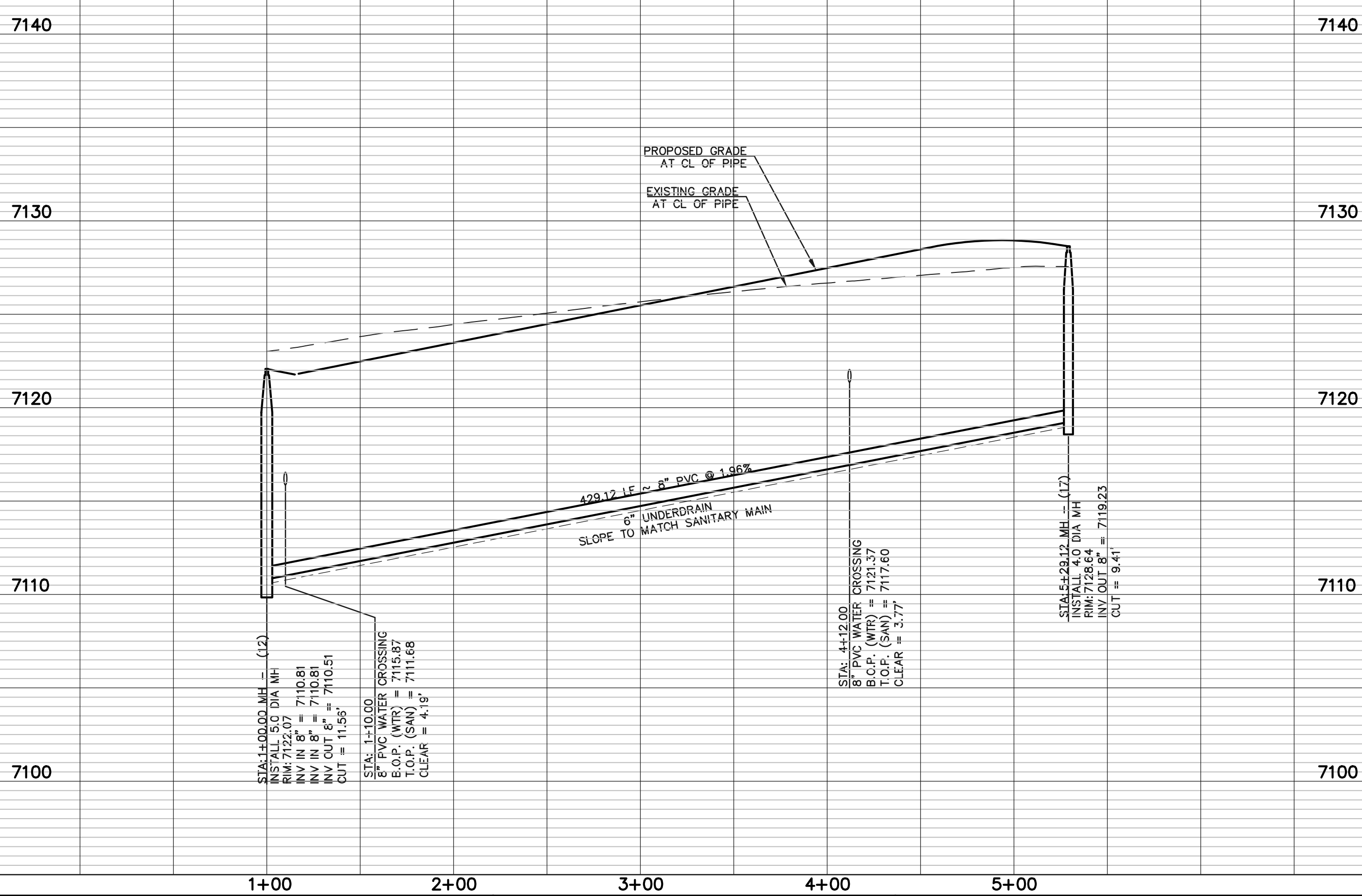


**NOTE:**  
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

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
	EXISTING GAS MAIN		EXISTING ELECTRIC
	ROW/BOUNDARY LINE		

48 HOURS BEFORE YOU DIG,  
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NO.	REVISION	DATE

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

DAVID D. GIBSON, COLORADO, P.E. #46477

**CLASSIC CONSULTING**

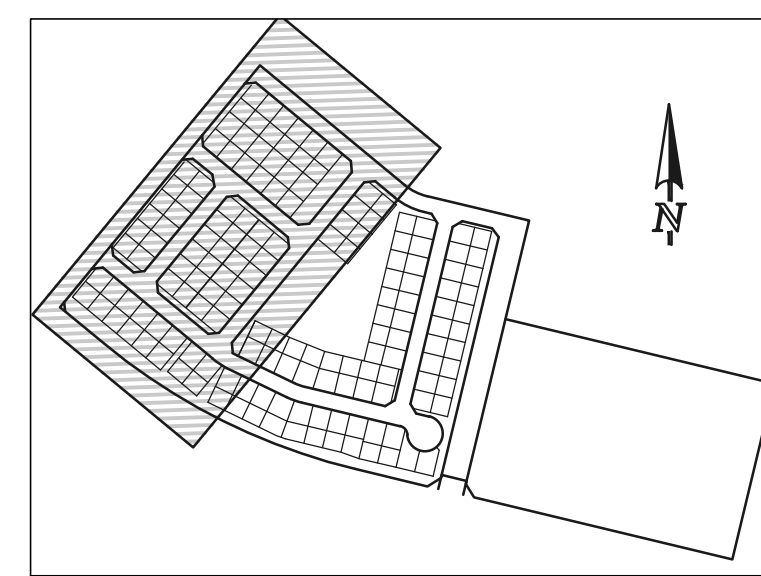
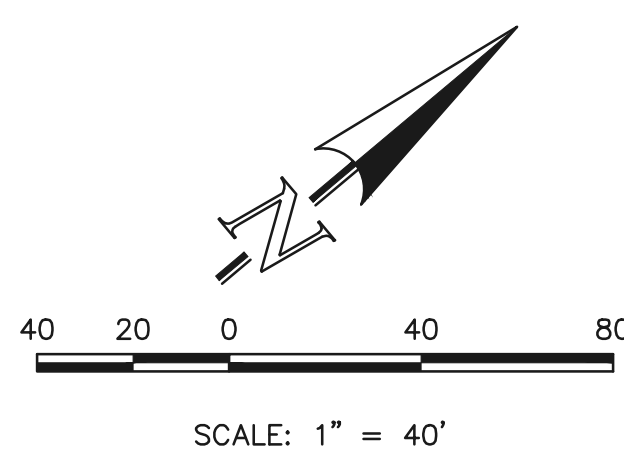
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

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

SANITARY SEWER PLAN

DESIGNED BY	JRH	SCALE	DATE	08/13/24
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.

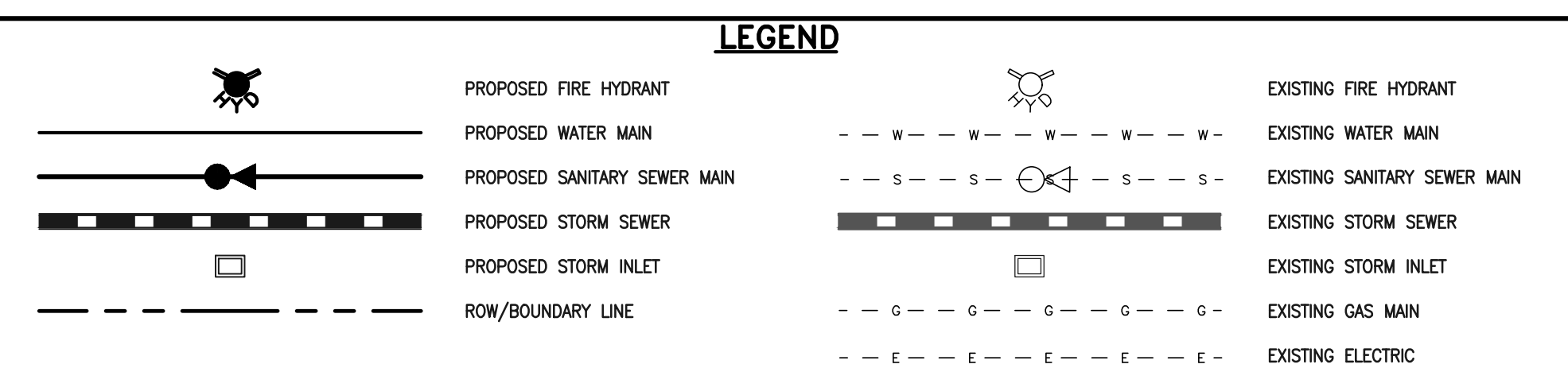
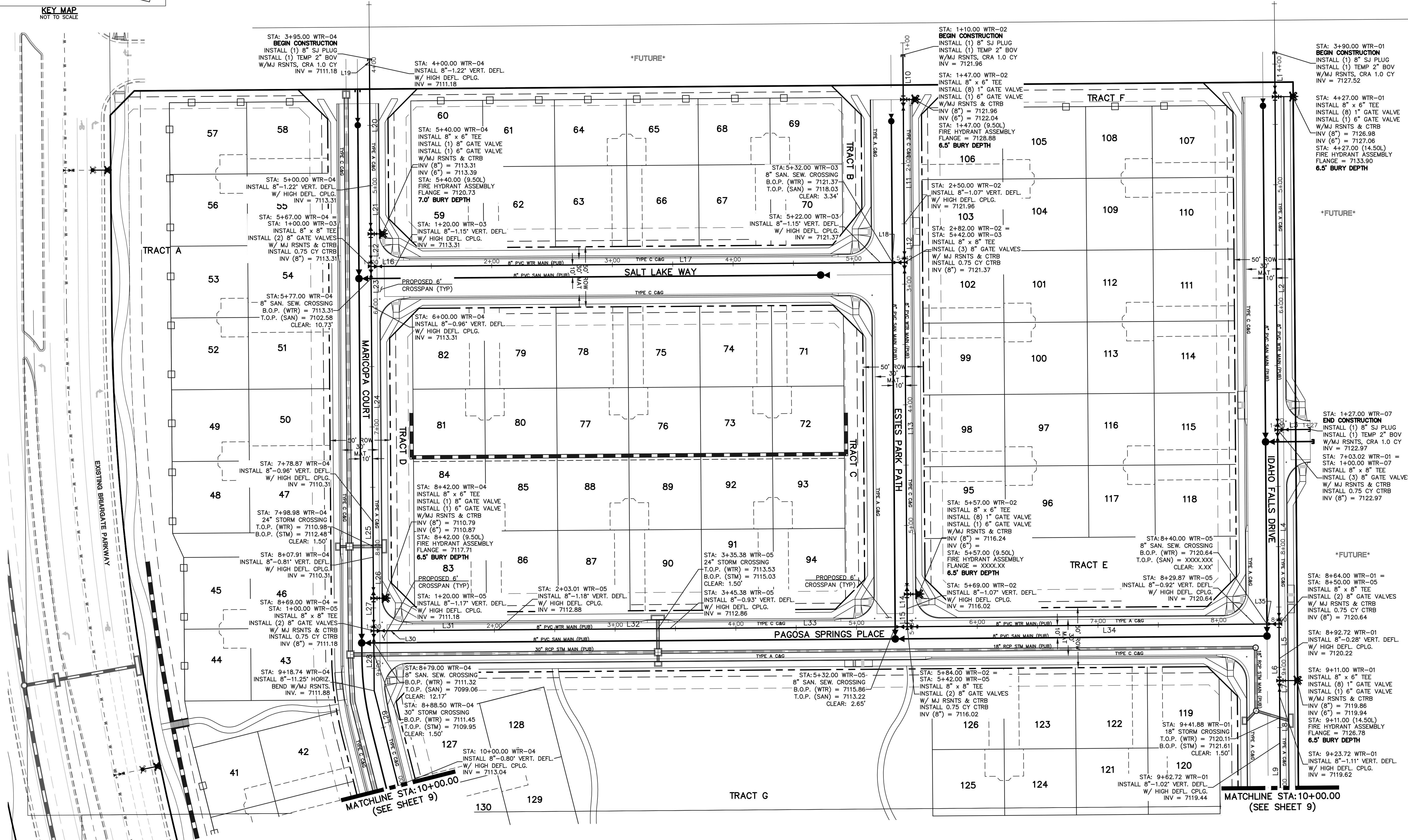
WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:  
 1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER FALCON AREA WATER AND WASTEWATER AUTHORITY SPECIFICATIONS.  
 2.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

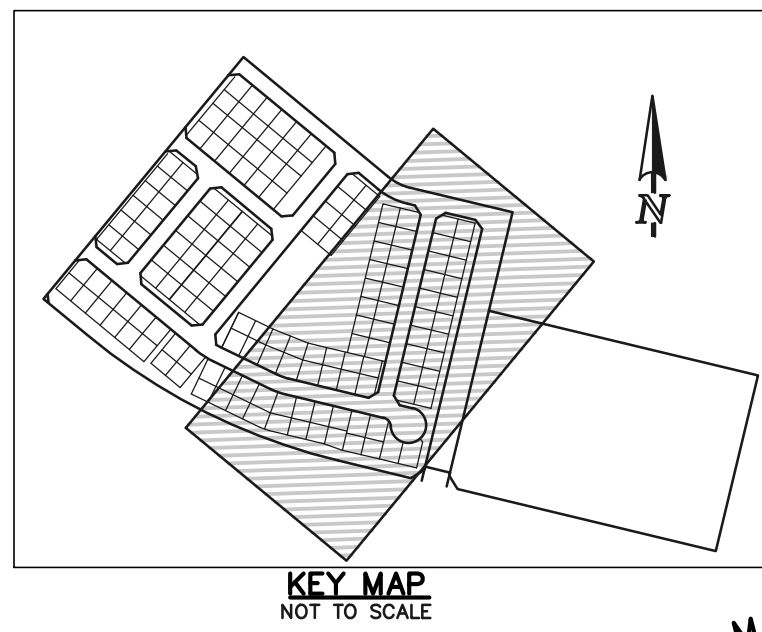
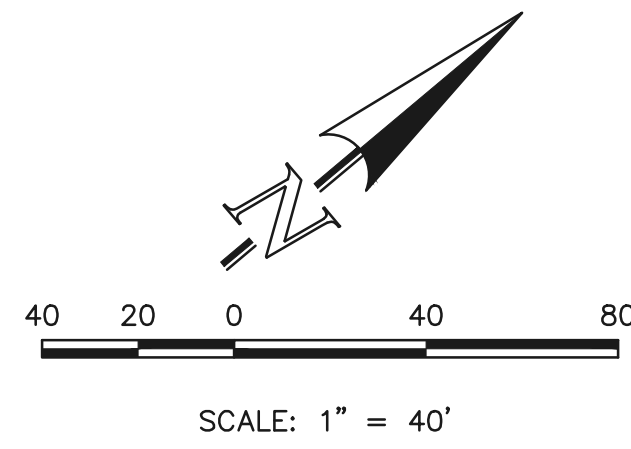
08-13-2024 DATE



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

DESIGNED BY JRH SCALE DATE 08/13/24  
 DRAWN BY JRH (H) 1" = 40' SHEET 8 OF 11  
 CHECKED BY (V) 1" = N/A JOB NO. 1183.23





**WATER NOTES:**

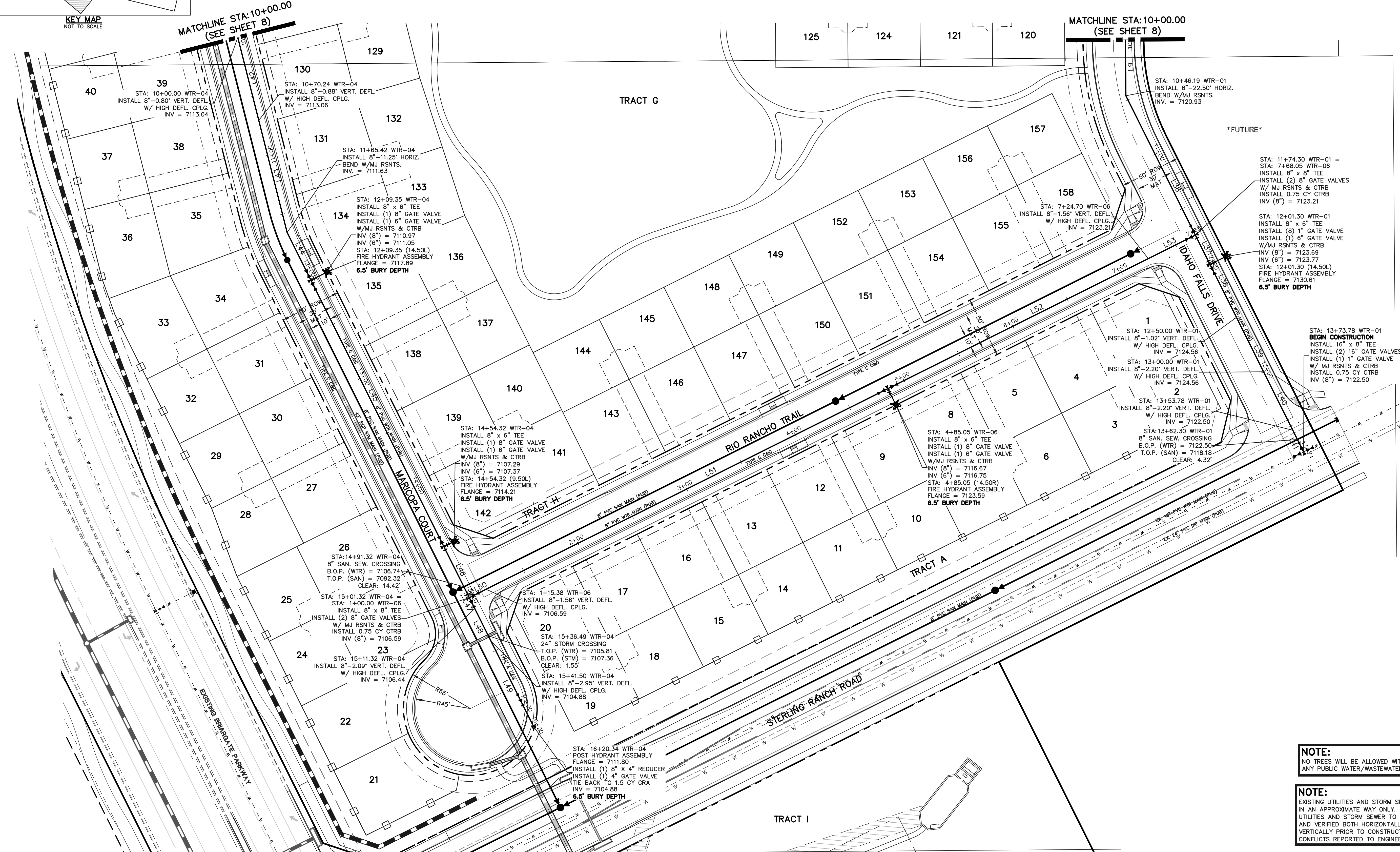
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WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:

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

**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

08-13-2024

**CLASSIC CONSULTING**

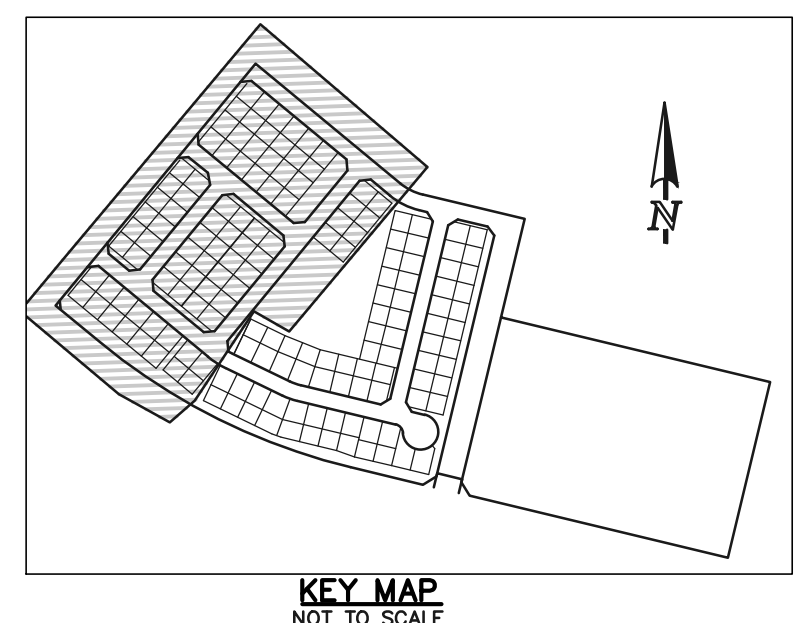
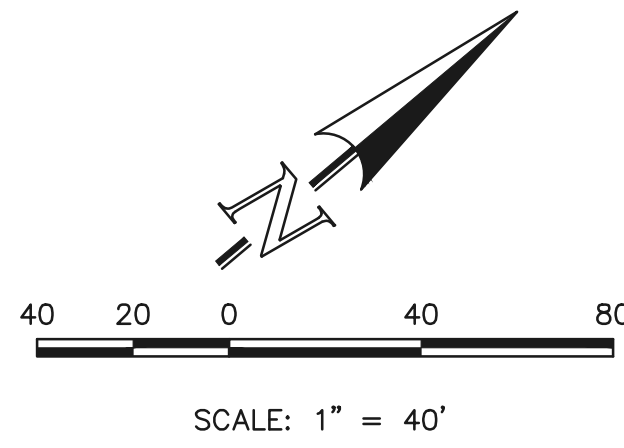
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

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

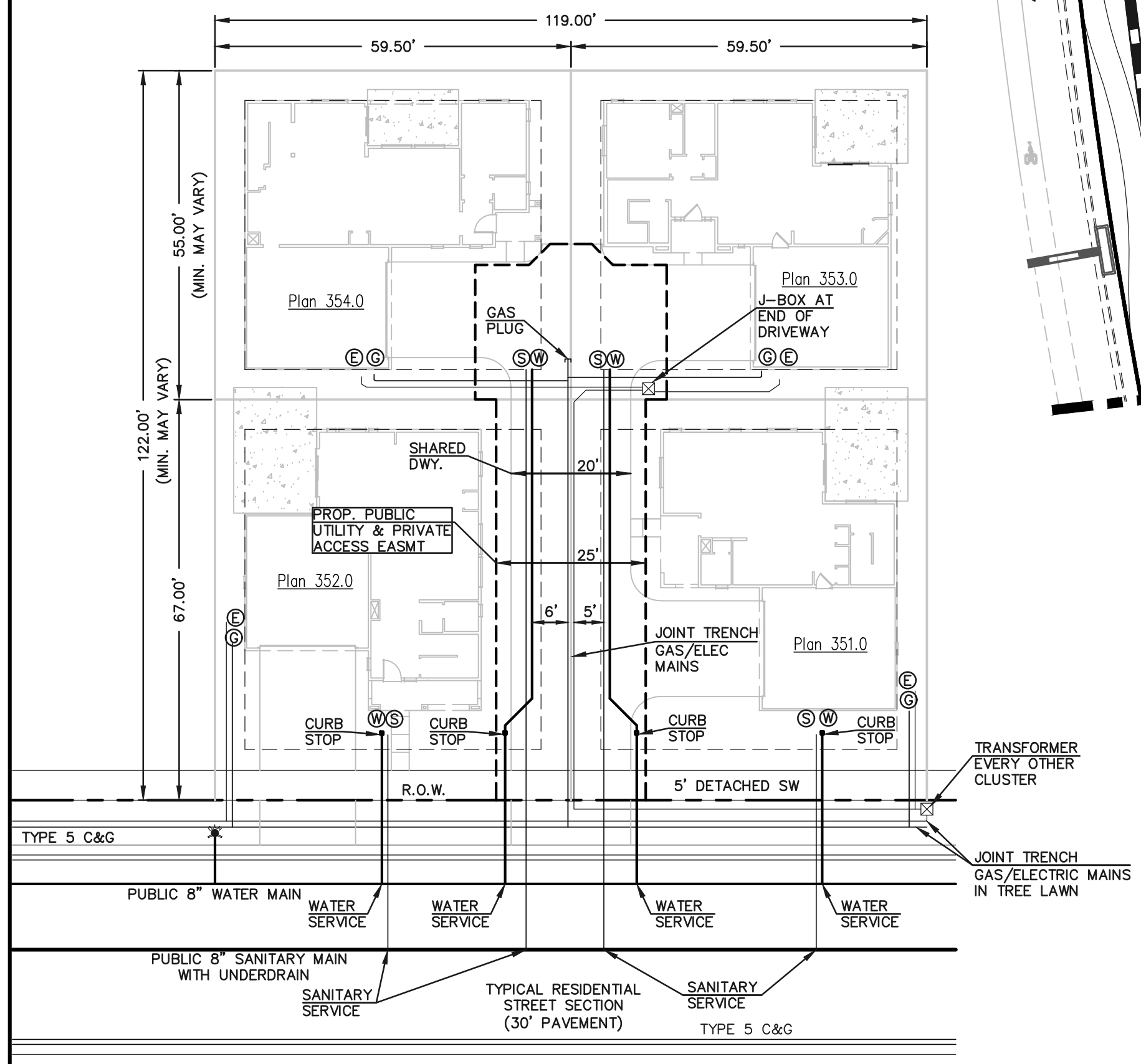
DESIGNED BY	JRH	SCALE	DATE	08/13/24
DRAWN BY	JRH	(H) 1" = 40'	SHEET	9 OF 11
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	

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KEY MAP  
NOT TO SCALE

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

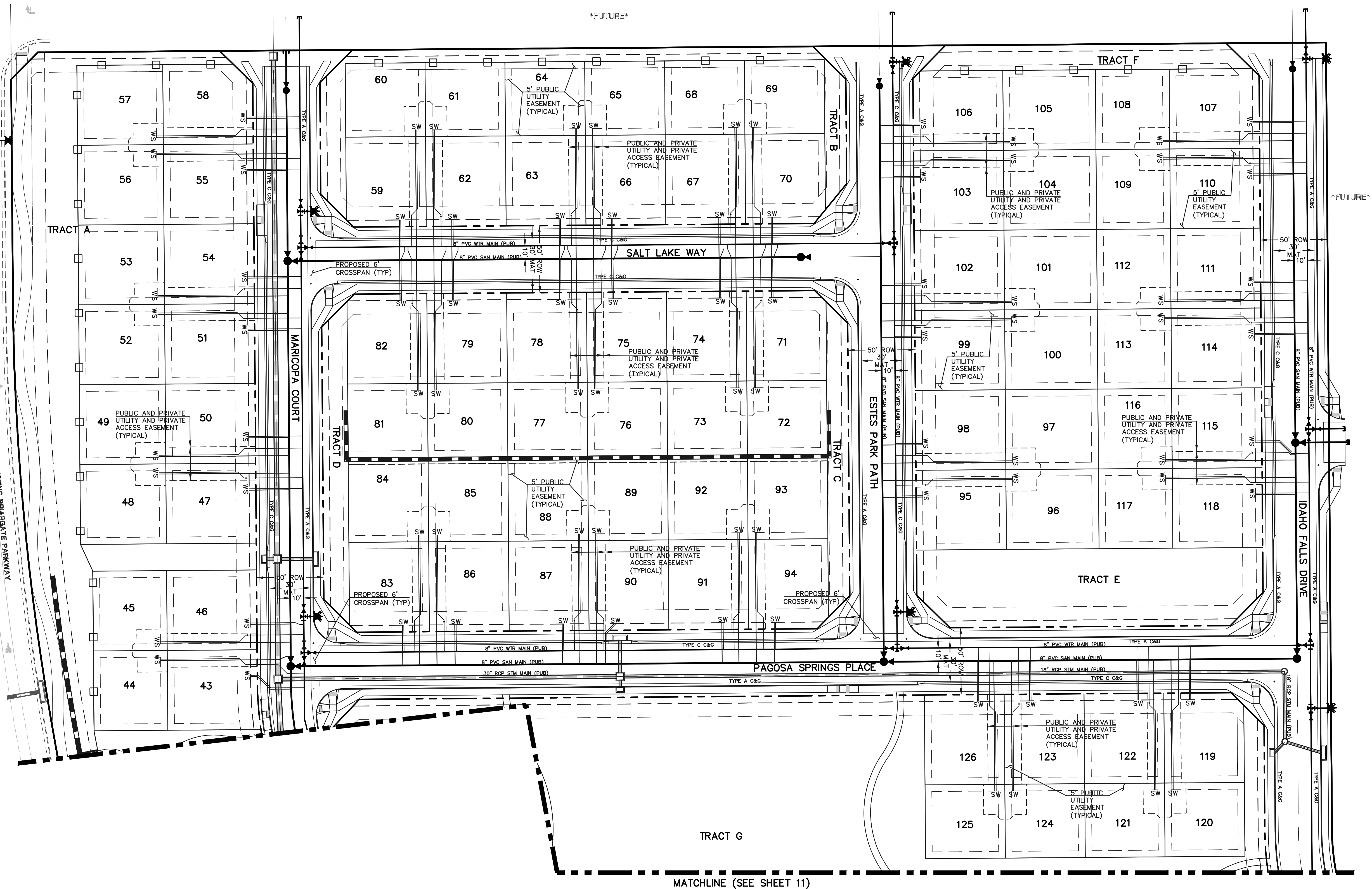
REVIEW:  
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DAVID L. GIBSON, COLORADO P.E. #46477

08-13-2024  
 DATE

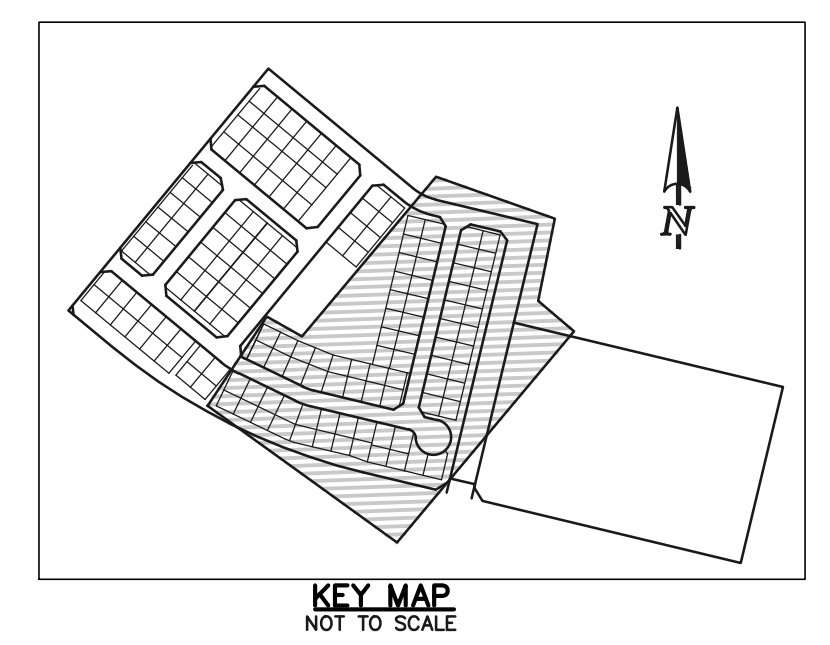
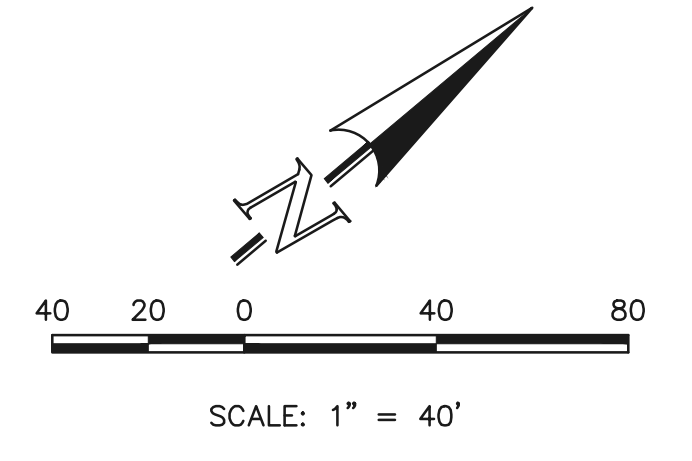
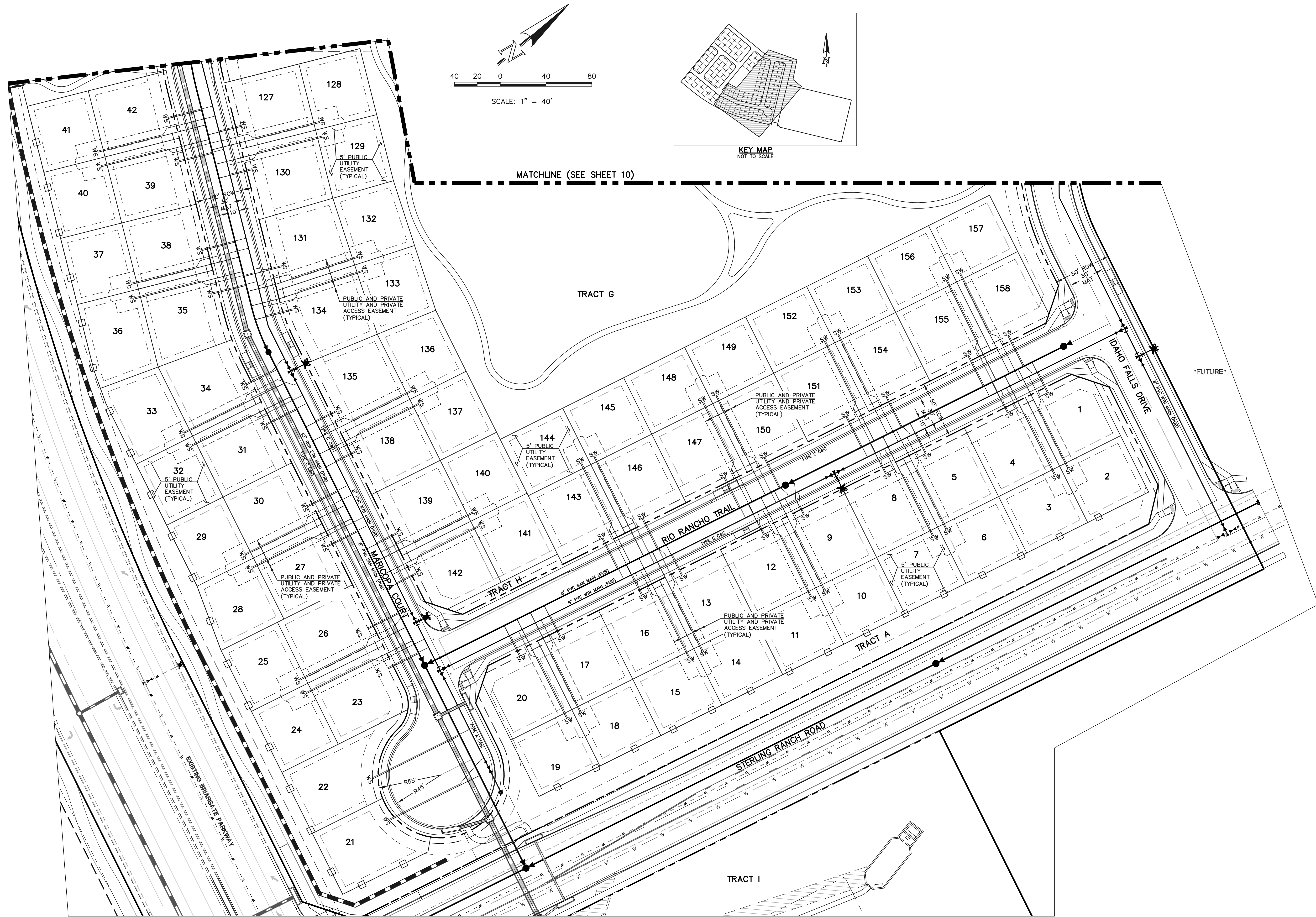


FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 08/13/24
DRAWN BY	JRH	(H) 1" = 40'	SHEET 10 OF 11
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23



MATCHLINE (SEE SHEET 11)

N:\118323\DRAWINGS\CONSTRUCTION\UTILITIES\118323-10-35-DR\_01.dwg, 8/13/2024 10:35:06 AM, 1:1



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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FILING NO. 1			
UTILITY SERVICE PLAN			
DESIGNED BY	JRH	SCALE	DATE 08/13/24
DRAWN BY	JRH	(H) 1" = 40'	SHEET 11 OF 11
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23

CLASSIC CONSULTING

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