

# STERLING RECYCLING FACILITY

## COUNTY OF EL PASO, STATE OF COLORADO STREET IMPROVEMENT PLAN



Know what's below.  
Call before you dig.

### GENERAL CONSTRUCTION NOTES:

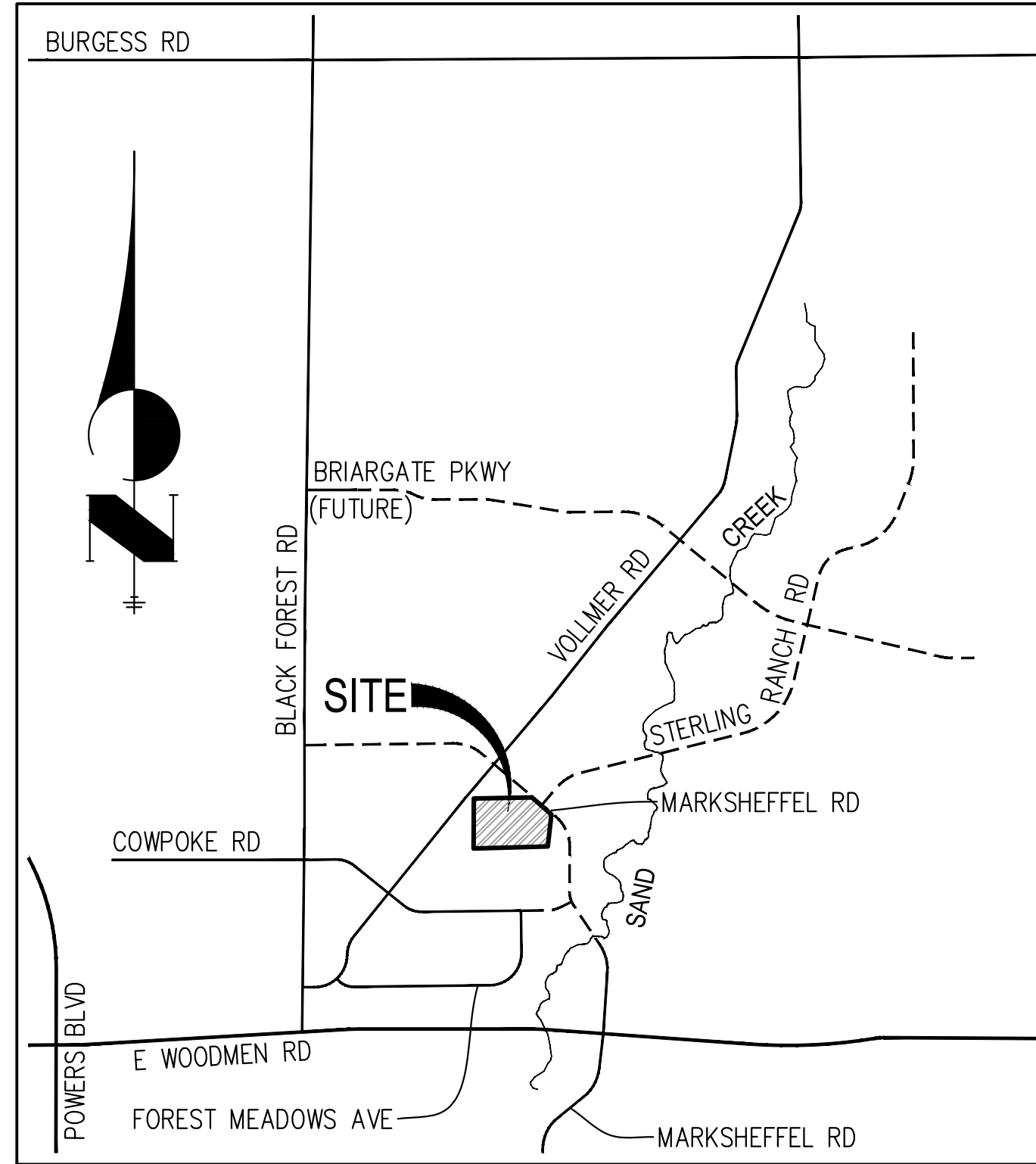
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

### SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE SIGNING AND STRIPING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP  
1"=1000'

### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

### SHEET INDEX

1	-	COVER SHEET
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7-8	-	SIGNAGE & STRIPING
9-10	-	DETAIL SHEETS
10	-	TOTAL SHEETS

STREET DESIGN FOR CITY ENGINEERING:

TRAFFIC REVIEW: Zaker Nazzeq DATE: 10-8-24

CURB AND GUTTER REVIEW: John A. Kelly DATE: 10-8-24

FINAL REVIEW: John A. Kelly DATE: 10-8-24

DRAINAGE DESIGN: N/A DATE: \_\_\_\_\_

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

### AGENCIES

OWNER/DEVELOPER: RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 ERIC HOWARD (719) 964-0064	FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER: JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN T. LAW P.E. (303) 267-6254	GAS DEPARTMENT: COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	ARCHITECT/PLANNER: NES LANDSCAPE ARCHITECTS 619 N CASCADE AVE COLORADO SPRINGS, CO 80903 JENNIFER SHAGIN (719) 884-1374
WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769	

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

Bryan T. Law 9/09/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

### EL PASO COUNTY STATEMENT

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.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER/ECM ADMINISTRATOR

### DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

Janet Kordy 7/26/2024  
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

Eric Howard 7-26-24  
ERIC HOWARD Charles Collins DATE

RHETORIC, LLC  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO 80903

PCD FILING NO.: PPR2341 & SF2325

STM-REV24-1007

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
RHETORIC, LLC  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ATTN: ERIC HOWARD  
EHOWARD@MAIL.COM  
(719) 964-0064

J.R. ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	STERLING RECYCLING FACILITY	COVER SHEET	SHEET	OF	JOB NO.
													1	10	25188.14



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RHETORIC, LLC**  
 20 BOULDER CRESCENT, SUITE 200  
 COLORADO SPRINGS, CO  
 ATTN: ERIC HOWARD  
 EHOWARD@MAIL.COM  
 (719) 964-0064

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	08/22/24	DESIGNED BY	N/A	DRAWN BY	GAG	CHECKED BY
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STERLING RECYCLING FACILITY LEGEND	SHEET	2	OF	10
	JOB NO.	25188.14		

**LAYER LINETYPE LEGEND**

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr San <sup>o</sup>	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	
FIRE CONNECTION	⊕	
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	○	●
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	▢	
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	▢	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊙	
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	▢	
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	▢	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	○	●
GUY ANCHOR	⊕	
GUY POLE	○	●
<b>MISC. UTILITIES</b>		
VENT PIPE	VP	●
TEST HOLE DESIGNATOR	TH# FIRM/AGENCY	

**LANDSCAPE LEGEND**

	EXISTING	PROPOSED
TREE - CONIFEROUS	☀	☀
TREE - DECIDUOUS	☀	☀
SHRUB/BUSH	☀	☀
SHRUBS AND BUSHES	☀	☀
IRRIGATION BOX	⊕	
IRRIGATION SPRINKLER	⊕	
IRRIGATION VALVE	⊕	
BOLLARD	⊕	
FLAGPOLE	FP	



Know what's below.  
Call before you dig.

N: 410053.68  
E: 232267.05

N89°12'38"E 792.39'

N: 410067.96  
E: 233318.69

UNPLATTED  
REC. NO. 217051682

30.00' PROPOSED  
UTILITY & DRAINAGE EASEMENT

DRAINAGE EASEMENT  
REC. NO. 2284762  
(WIDTH VARIES)

20.00' ELECTRIC EASEMENT  
REC. NO. 218954783

CL-CL INTERSECTION/BEGIN  
STERLING RANCH ROAD ALIGN.  
STA: 1+00.00 =  
N: 409863.10  
E: 233683.29

160.00' ACCESS & UTILITY EASEMENT  
REC. NO. 215021140

LOT 2  
24.1 AC

STERLING RANCH ROAD  
S49°38'29"E 80.00'  
S49°38'29"E 187.92'  
20.00' ELECTRIC EASEMENT  
REC. NO. 218954783

N: 409654.55  
E: 233805.16

FUTURE 5' SIDEWALK TO BE INSTALLED WITH  
DEVELOPMENT OF LOTS 1 & 2 PER PPR2341

FUTURE 5' SIDEWALK TO BE INSTALLED WITH  
DEVELOPMENT OF LOTS 1 & 2 PER PPR2341

LOT 1  
4.7 AC

TEMPORARY GRAVEL  
CUL-DE-SAC CENTER  
STA: 7+80.01 (30.00'LT) =  
N: 409325.50  
E: 233265.79

UNPLATTED  
PROPERTY RECORD # 5300000764  
OWNER SR LAND LLC

PROP. LOT  
LINE (TYP.)

DETENTION POND EASMENT

TRACT A  
1.8 AC

30.00' SANITARY EASEMENT  
REC. NO. 219058065

LIFT STATION EASEMENT (WIDTH VARIES)  
REC. NO. 21501140

N: 409053.33  
E: 232279.75

END STERLING RANCH ROAD ALIGN.  
STA: 11+50.84 =  
N: 409062.51  
E: 233002.92

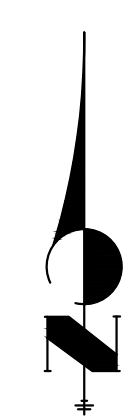
30.00' PROPOSED  
UTILITY & DRAINAGE EASEMENT

PIONEER LANDSCAPE CENTERS  
8335 VOLLMER ROAD  
OWNER: 8335 VOLLMER ROAD LLC

50.02' CONSTRUCTION EASEMENT  
REC. NO. 219085065



Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING  
*[Signature]*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, INC.  
DATE: 9/09/24

No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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								08/22/24	GAG	GAG	

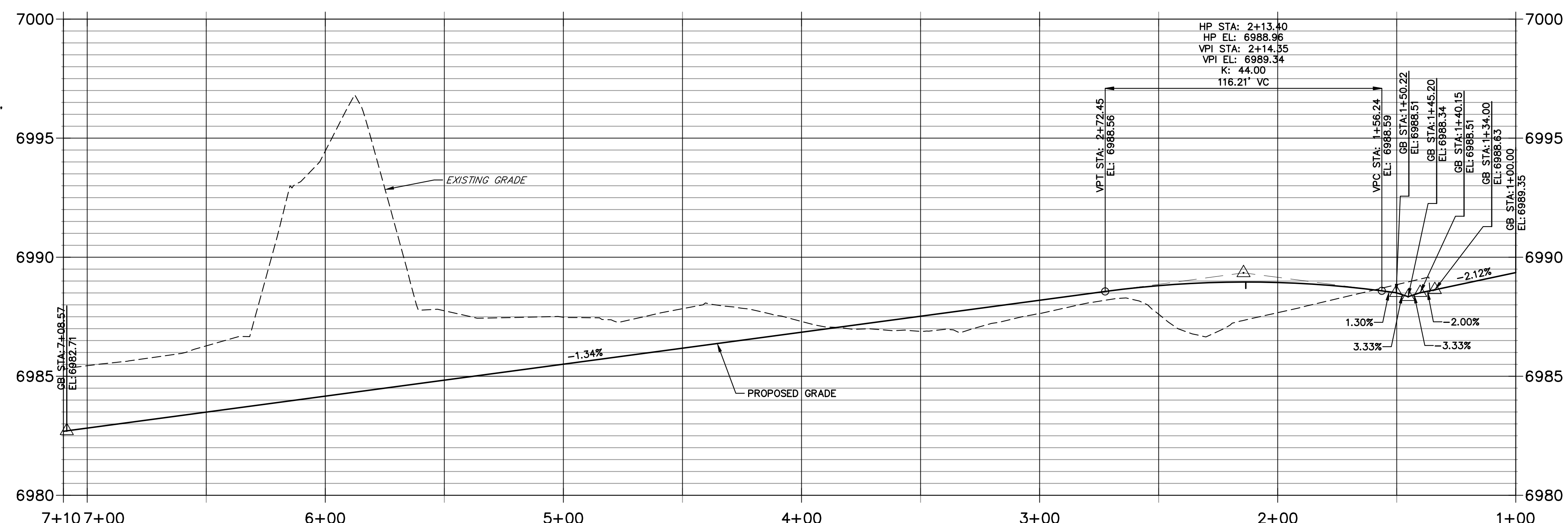
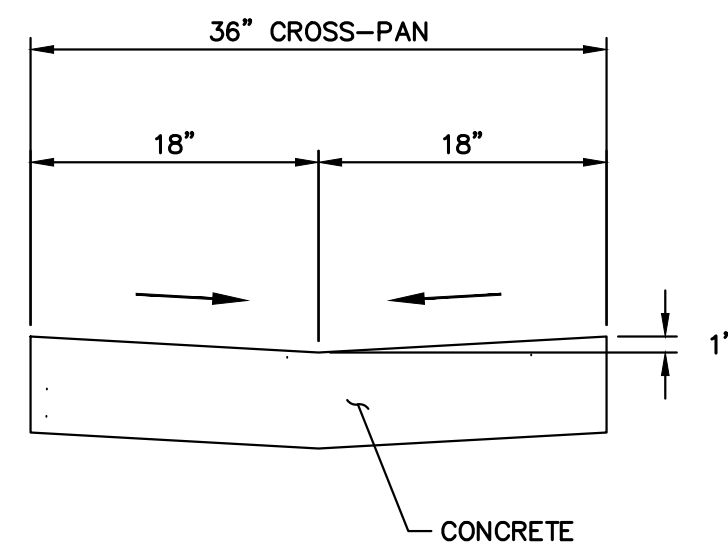
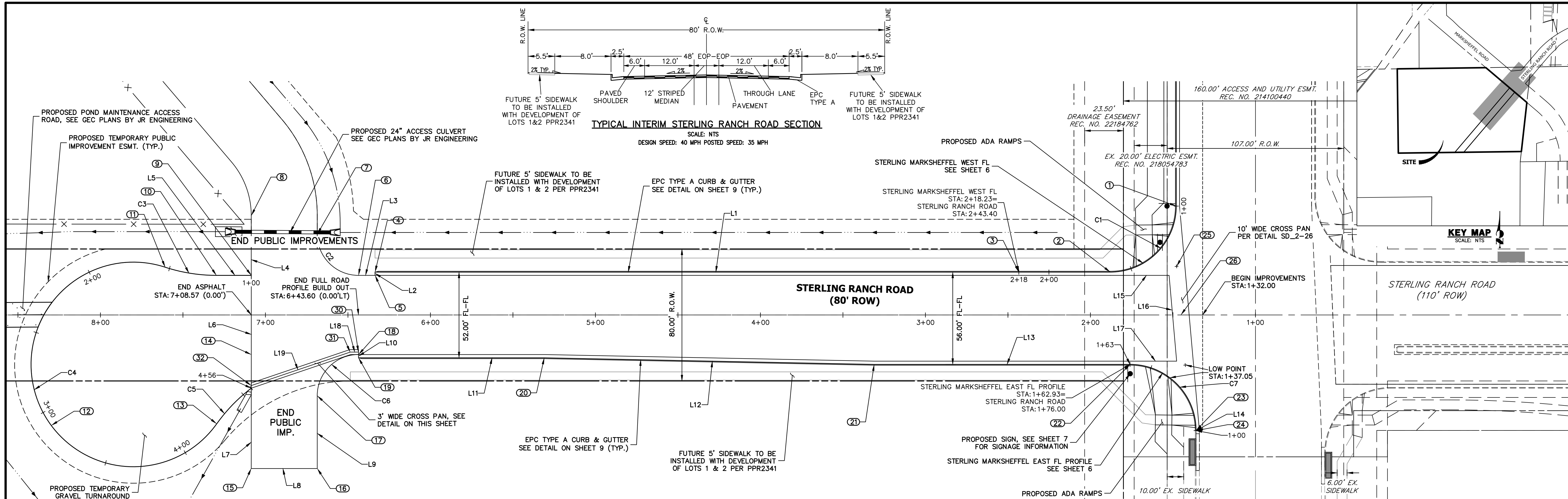
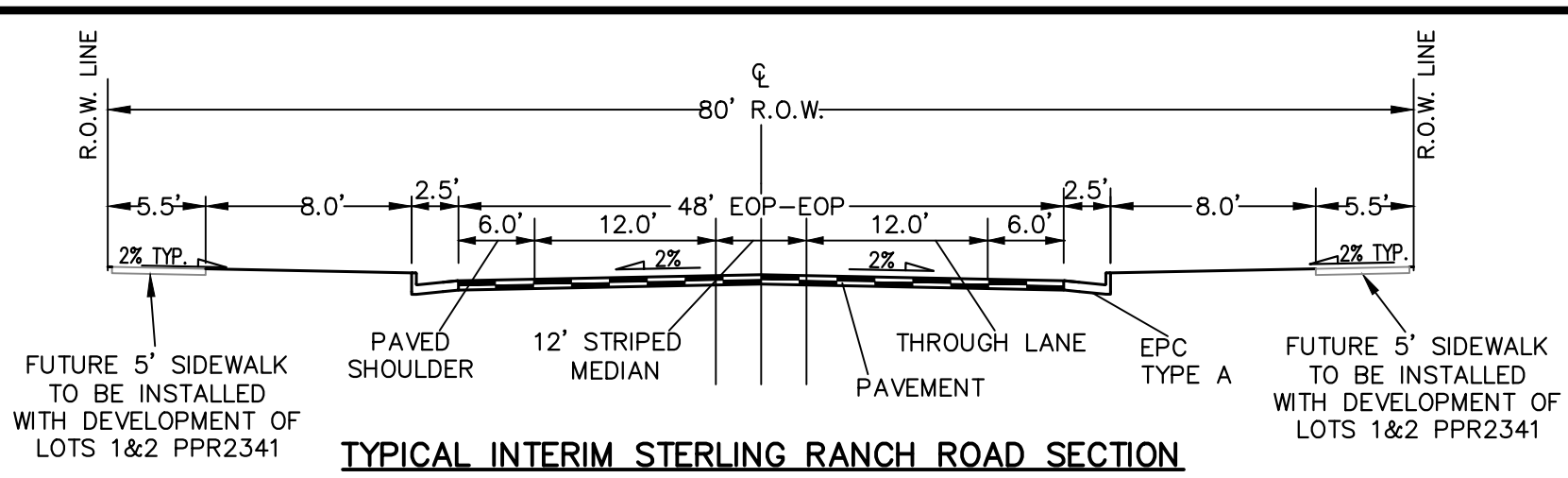
STERLING RECYCLING FACILITY  
HORIZONTAL CONTROL PLAN

SHEET 3 OF 10  
JOB NO. 25188.14

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR  
**RHETORIC, LLC**  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ATTN: ERIC HOWARD  
EHOWARD@MAIL.COM  
(719) 964-0064

UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S40°21'31"W	445.60'	C1	90°00'00"	40.00'	62.83'
L2	S49°38'29"E	2.00'	C2	90°00'02"	25.00'	39.27'
L3	N40°21'29"E	10.00'	C3	18°04'52"	100.00'	31.56'
L4	N49°40'37"W	36.26'	C4	252°36'48"	62.00'	273.35'
L5	N40°21'31"E	21.16'	C5	171°7'48"	100.00'	30.19'
L6	N49°38'29"W	48.00'	C6	90°00'00"	25.00'	39.27'
L7	S49°37'22"E	69.11'	C7	89°59'59"	40.00'	62.83'
L8	S40°21'31"W	40.00'				
L9	S49°38'29"E	44.11'				
L10	N49°38'54"W	2.00'				
L11	S40°21'31"W	112.60'				
L12	S41°30'17"W	199.99'				
L13	S40°21'31"W	155.05'				
L14	N49°38'29"W	0.10'				
L15	S40°21'31"W	35.66'				
L16	N54°40'49"W	52.20'				
L17	S40°21'31"W	28.25'				
L18	S40°21'31"W	5.00'				
L19	S21°39'35"W	63.32'				

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	1+48.00	66.00' (RT)	STERLING RANCH ROAD	6989.03	PCR/ CONNECT TO FL
2	1+88.00	26.00' (RT)	STERLING RANCH ROAD	6989.12	PCR (FL)
3	2+43.40	26.00' (RT)	STERLING RANCH ROAD	6988.21	END TRANSTION FL
4	6+33.60	26.00' (RT)	STERLING RANCH ROAD	6983.07	END C&G (FL)
5	6+33.60	24.00' (RT)	STERLING RANCH ROAD	6983.23	END C&G (LIP)
6	6+43.60	24.00' (RT)	STERLING RANCH ROAD	6983.10	PC (EOA)
7	6+68.60	49.00' (RT)	STERLING RANCH ROAD	6982.53	PT (EOA)
8	7+08.60	60.26' (RT)	STERLING RANCH ROAD	6982.21	PT (EOA)
9	7+08.57	24.00' (RT)	STERLING RANCH ROAD	6982.23	BEGIN GRAVEL
10	7+29.73	24.00' (RT)	STERLING RANCH ROAD	6982.01	PC (GRAVEL)

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
11	7+60.77	28.94' (RT)	STERLING RANCH ROAD	6981.69	PCC (GRAVEL)
12	8+29.80	66.95' (LT)	STERLING RANCH ROAD	6980.35	LP (GRAVEL)
13	7+29.52	65.98' (LT)	STERLING RANCH ROAD	6981.25	PCC (GRAVEL)
14	7+08.57	24.00' (LT)	STERLING RANCH ROAD	6982.04	END ASPHALT
15	7+08.60	93.11' (LT)	STERLING RANCH ROAD	6980.85	END ASPHALT
16	6+68.60	93.11' (LT)	STERLING RANCH ROAD	6981.85	END ASPHALT
17	6+68.60	49.00' (LT)	STERLING RANCH ROAD	6982.51	PC (EOA)
18	6+43.60	24.00' (LT)	STERLING RANCH ROAD	6983.10	END C&G (LIP)
19	6+43.60	26.00' (LT)	STERLING RANCH ROAD	6982.93	END C&G (FL)
20	5+31.00	26.00' (LT)	STERLING RANCH ROAD	6984.44	PI (FL)

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21	3+31.05	30.00' (LT)	STERLING RANCH ROAD	6987.05	PI (FL)
22	1+76.00	30.00' (LT)	STERLING RANCH ROAD	6988.05	PCR (FL)
23	1+36.00	70.00' (LT)	STERLING RANCH ROAD	6987.65	PCR (FL)
24	1+36.00	70.10' (LT)	STERLING RANCH ROAD	6987.65	CONNECT TO EX. FL
25	1+47.80	29.47' (RT)	STERLING RANCH ROAD	6988.65	FL-FL INTERCEPT
26	1+45.20	0.00' (I)	STERLING RANCH ROAD	6988.34	FL-FL INTERCEPT
27	1+42.52	30.35' (LT)	STERLING RANCH ROAD	6987.87	FL-FL INTERCEPT
30	6+43.60	22.50' (LT)	STERLING RANCH ROAD	6983.02	FL CROSS-PAN
31	6+48.60	22.50' (LT)	STERLING RANCH ROAD	6982.91	FL CROSS-PAN
32	7+08.58	42.80' (LT)	STERLING RANCH ROAD	6981.47	FL CROSS-PAN

**811**  
Know what's below.  
Call before you dig.

HORIZONTAL ORIGINAL SCALE: 1" = 30'  
VERTICAL ORIGINAL SCALE: 1" = 3'

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*[Signature]*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING

9/09/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RHETORIC, LLC**  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ATTN: ERIC HOWARD  
EHOWARD@MAIL.COM  
(719) 964-0064

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Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RECYCLING FACILITY  
STREET PLAN & PROFILE

SHEET 4 OF 10  
JOB NO. 25188.14



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PREPARED FOR  
RHECTOR, LLC  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ATTN: ERIC HOWARD  
EHOWARD@MAIL.COM  
(719) 964-0064

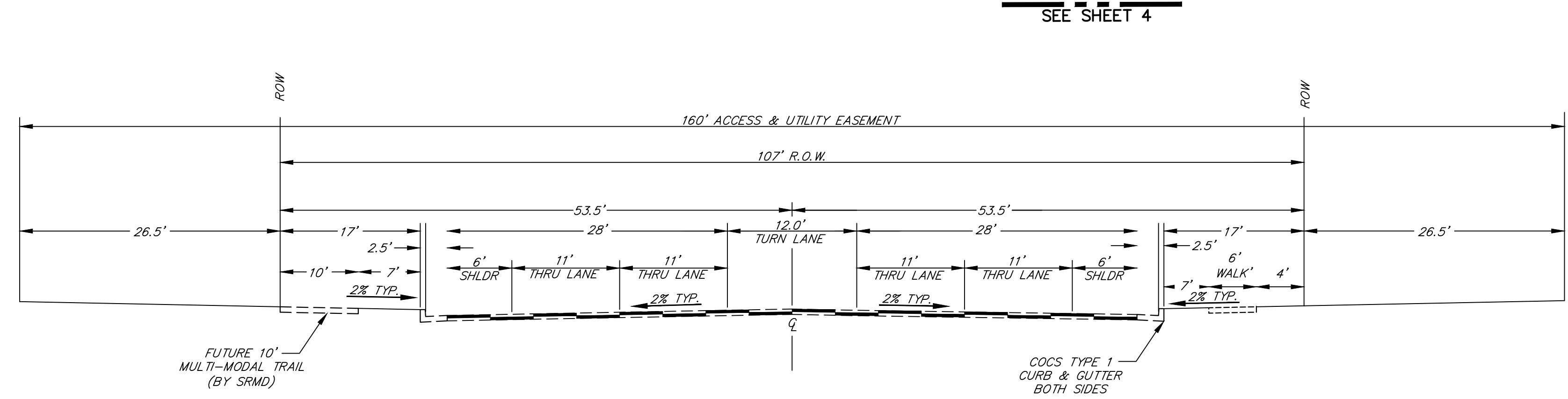
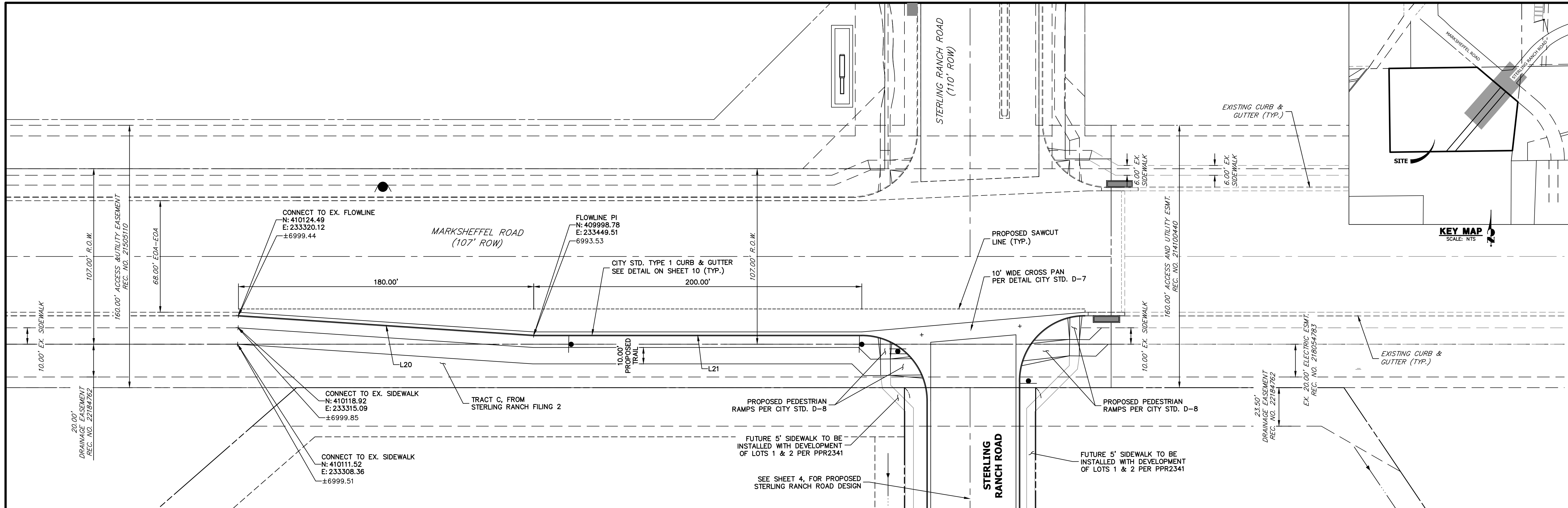
**J.R. ENGINEERING**  
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BY	DATE

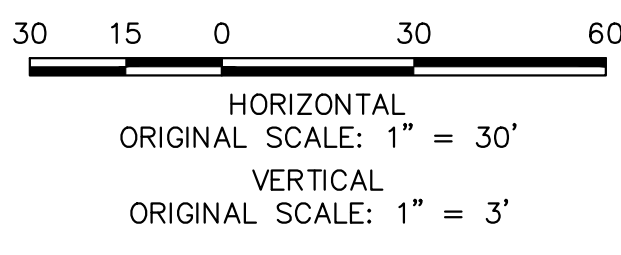
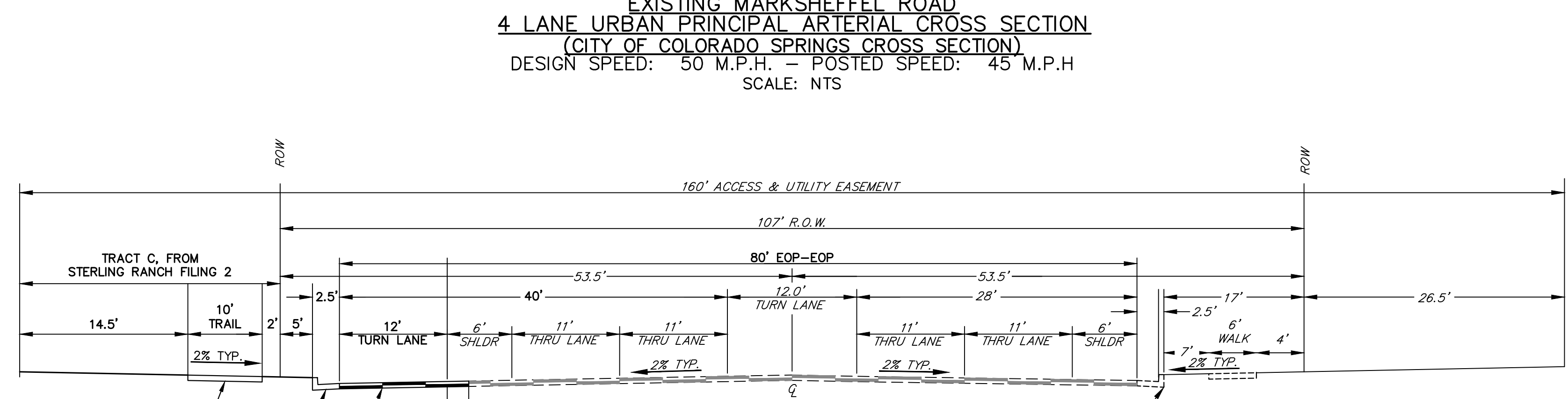
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	08/22/24	GAG	GAG	

STERLING RECYCLING FACILITY	STREET PLAN & PROFILE
SHEET 5 OF 10	JOB NO. 25188.14



LINE	BEARING	DISTANCE
L20	S45°49'38"E	180.40'
L21	S49°38'29"E	200.00'



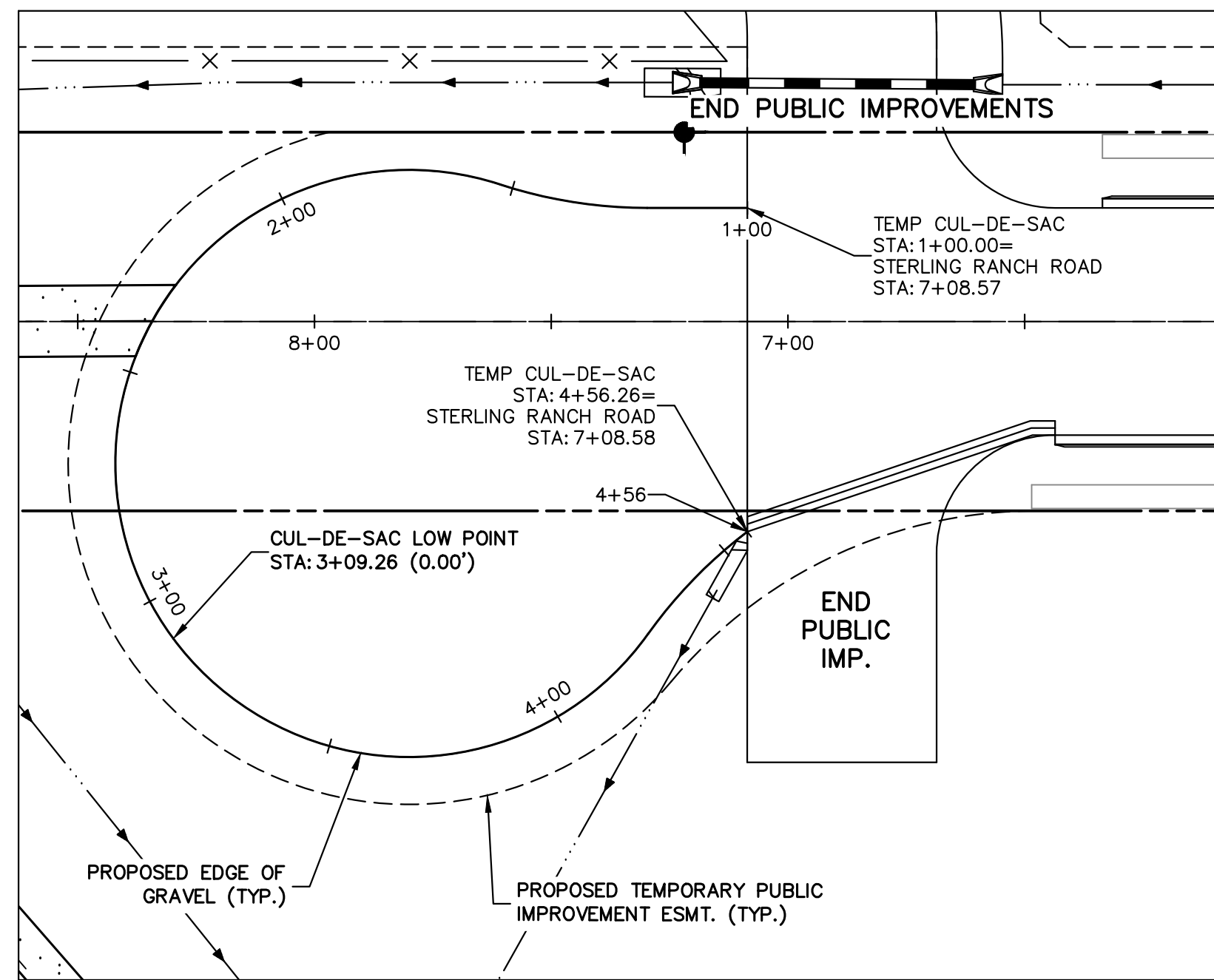
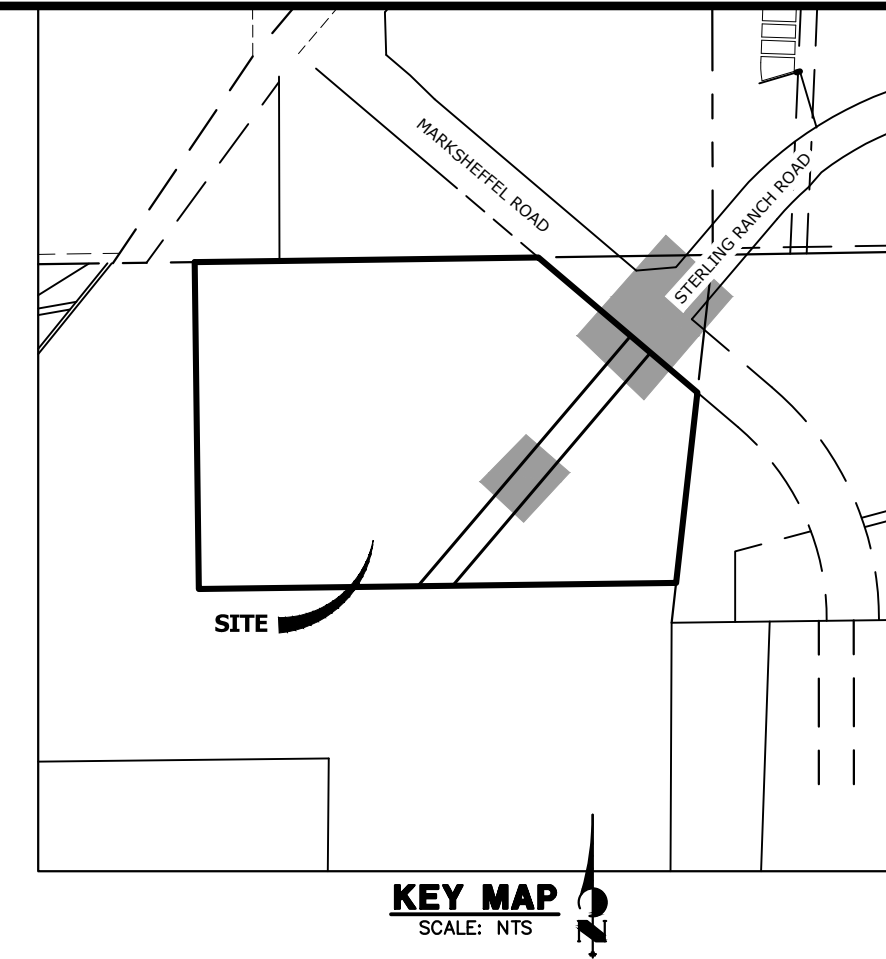
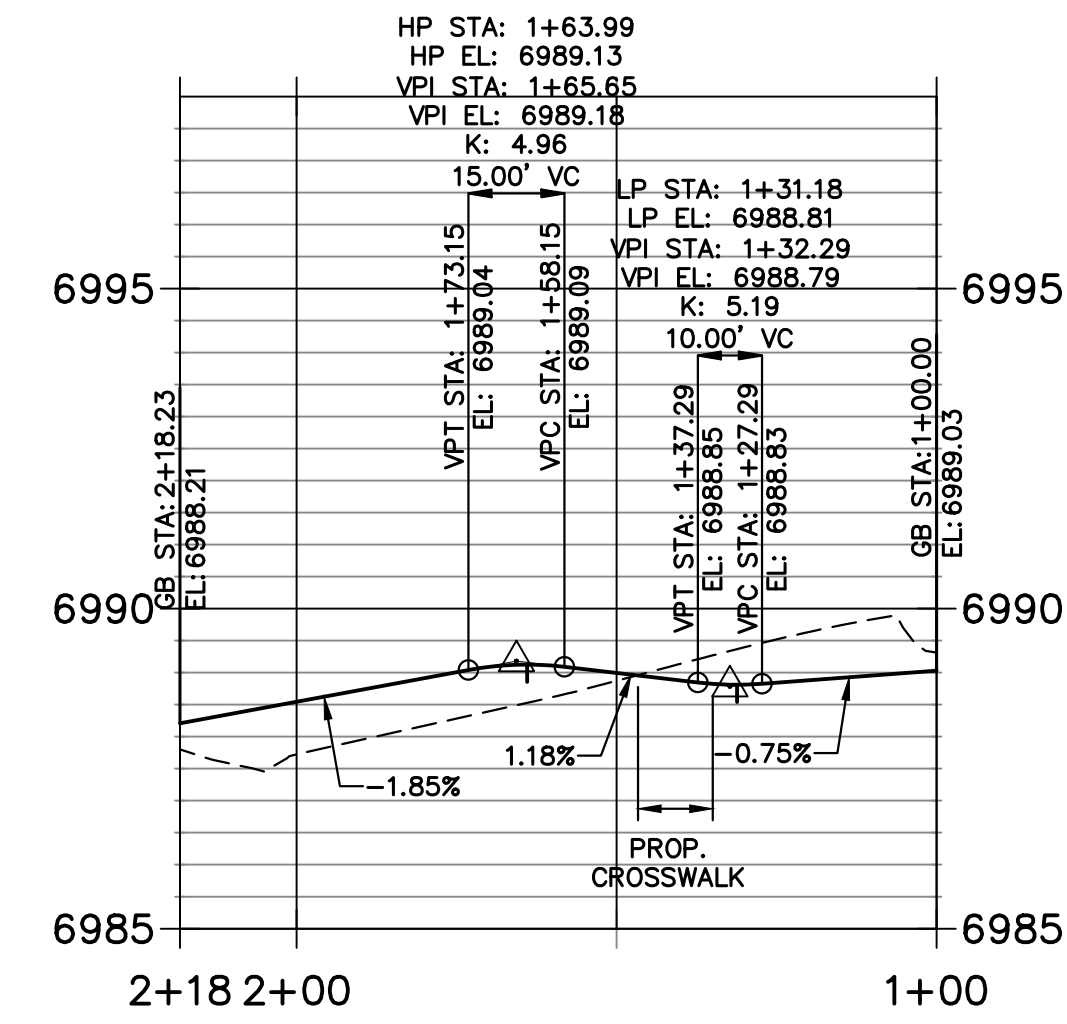
ITEM	UNIT \$	UNIT	QTY	COST
TURN LANE	\$ 165.00	LF	380	\$ 62,700
CONCRETE CROSSSPAN	\$ 138.00	SY	171	\$ 23,598
PEDESTRIAN RAMP	\$ 39.00	SF	675	\$ 26,325
SIDEWALK/TRAIL (10' WIDE W/ FIBER)	\$ 81.00	SY	445	\$ 36,045
<b>SUBTOTAL</b>				<b>\$ 148,668</b>
20% CONTINGENCY				\$ 29,734
<b>TOTAL</b>				<b>\$ 178,402</b>

STREET DESIGN FOR CITY ENGINEERING:  
TRAFFIC REVIEW: *Zaker Alazeeh* DATE: 10-8-24  
CURB AND GUTTER REVIEW: *A.A. B...* DATE: 10-8-24  
FINAL REVIEW: *A.A. B...* DATE: 10-8-24  
DRAINAGE DESIGN: *N/A* DATE:  
THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

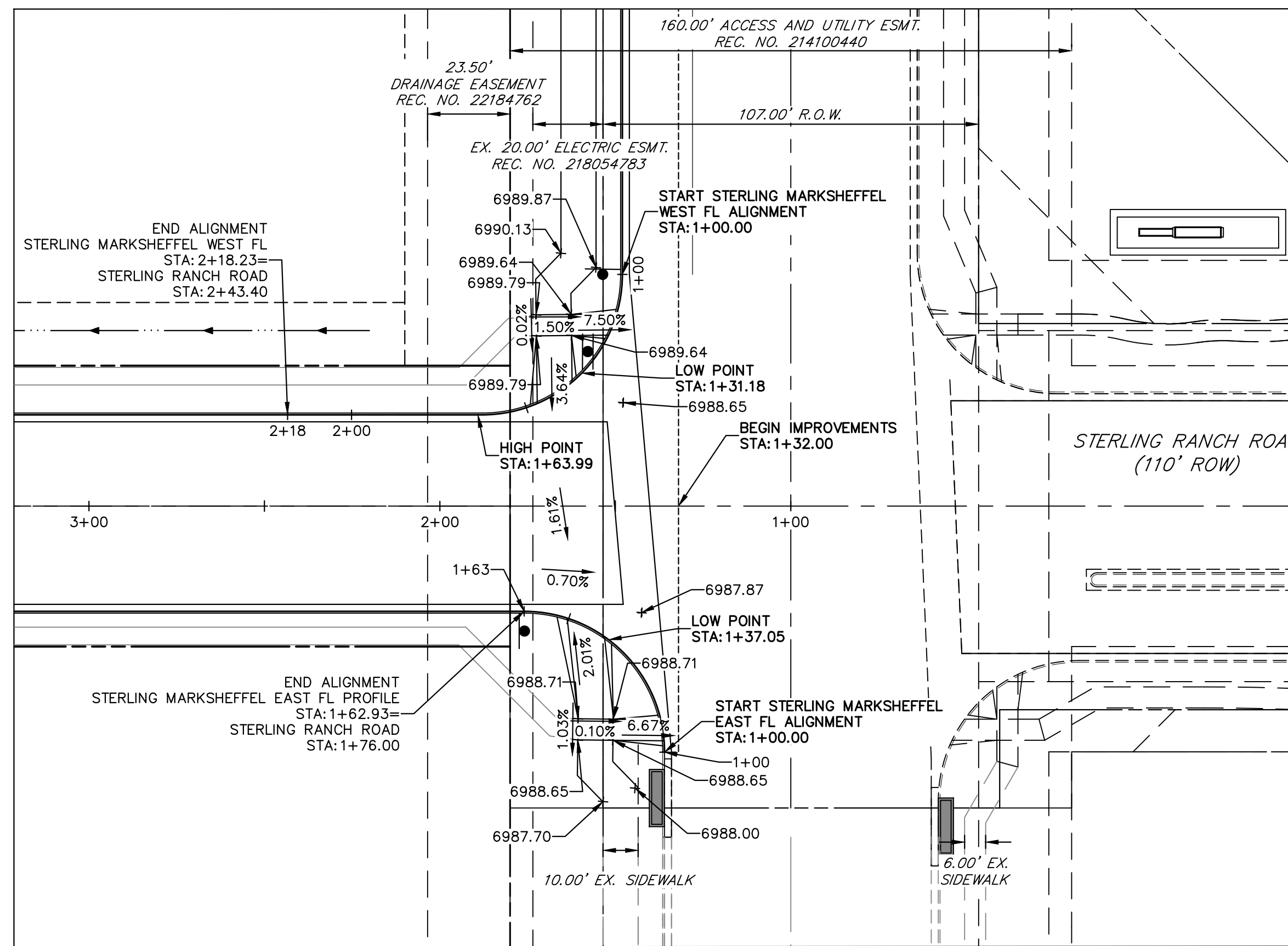
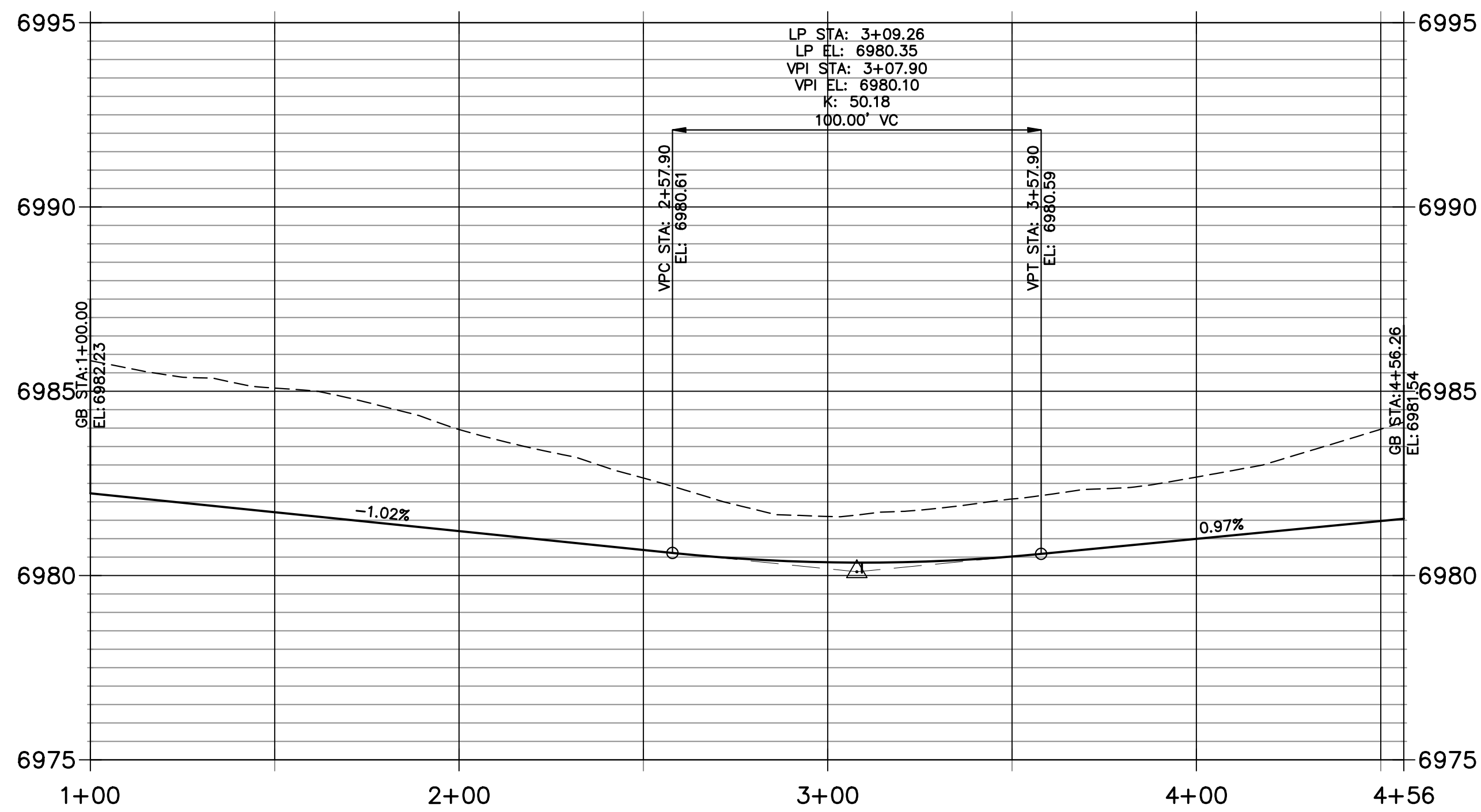
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING  
DATE: 9/09/24



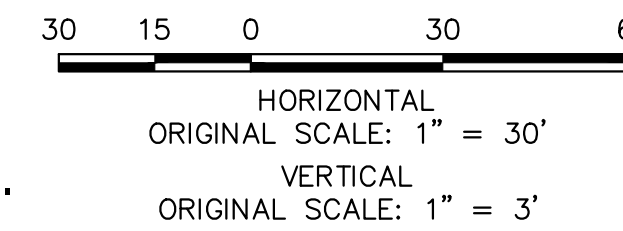
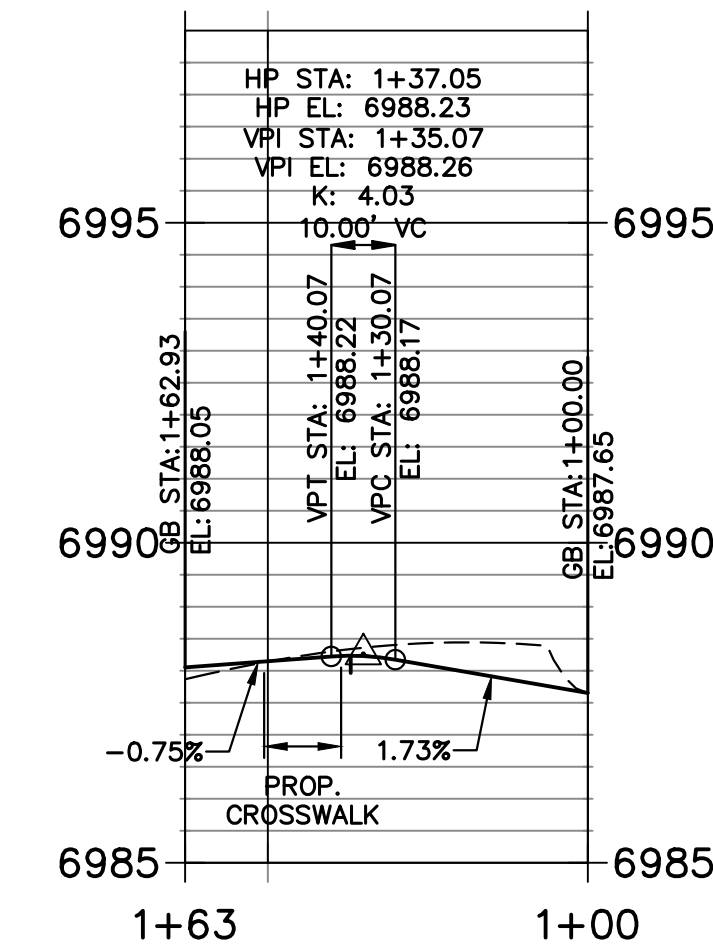
**STERLING MARKSHEFFEL WEST FL PROFILE  
STA 1+00.00 TO 2+18.23**



**TEMP CUL-DE-SAC PROFILE  
STA 1+00.00 TO 4+56.26**



**STERLING MARKSHEFFEL EAST FL PROFILE PROFILE  
STA 1+00.00 TO 1+62.93**



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: 9/09/24

STREET DESIGN FOR CITY ENGINEERING:

TRAFFIC REVIEW:	<i>Zaker Alazeeh</i>	DATE:	10-8-24
CURB AND GUTTER REVIEW:	<i>A.A. B...</i>	DATE:	10-8-24
FINAL REVIEW:	<i>A.A. B...</i>	DATE:	10-8-24
DRAINAGE DESIGN:	N/A	DATE:	

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PREPARED FOR  
**RHECTOR, LLC**  
 20 BOULDER CRESCENT, SUITE 200  
 COLORADO SPRINGS, CO  
 ATTN: ERIC HOWARD  
 EHOWARD@MAIL.COM  
 (719) 964-0064

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE: 1"=30'  
 V-SCALE: 1"=3'  
 DATE: 08/22/24  
 DESIGNED BY: GAG  
 DRAWN BY: GAG  
 CHECKED BY: GAG

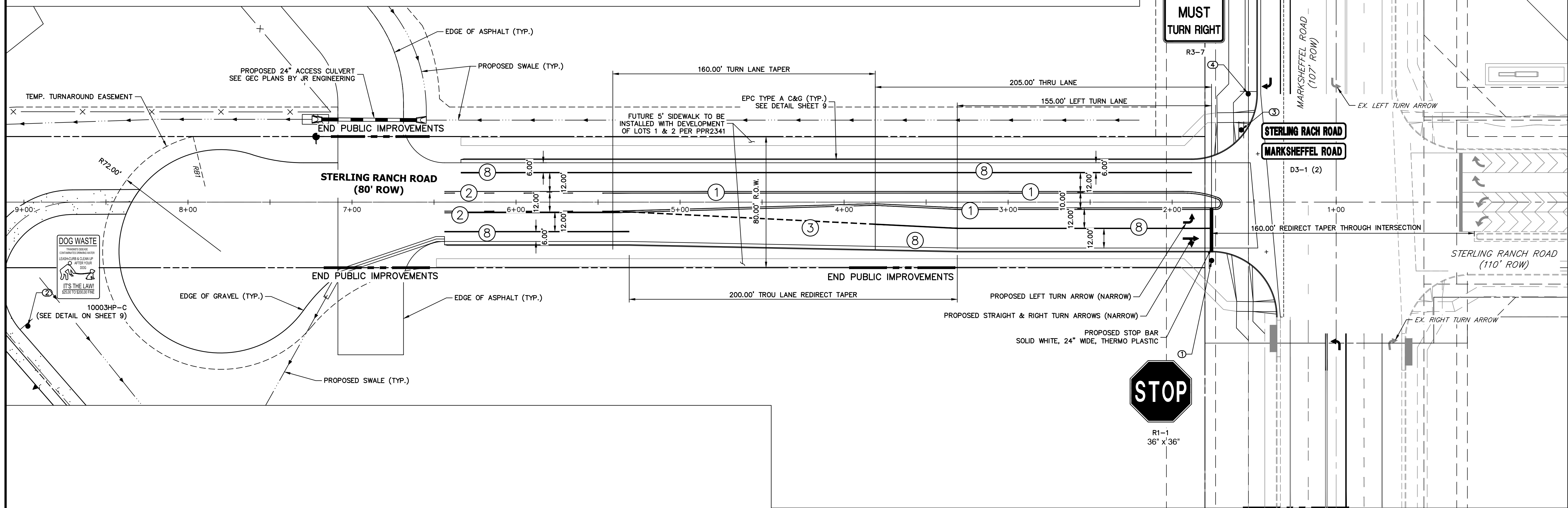
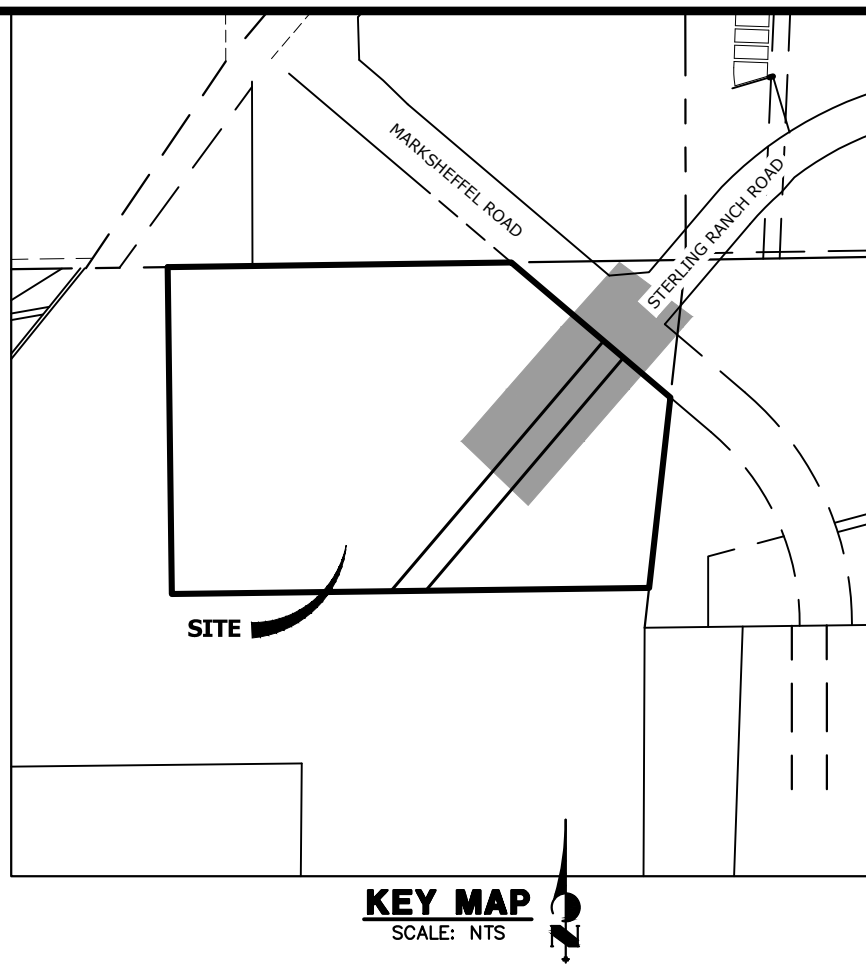
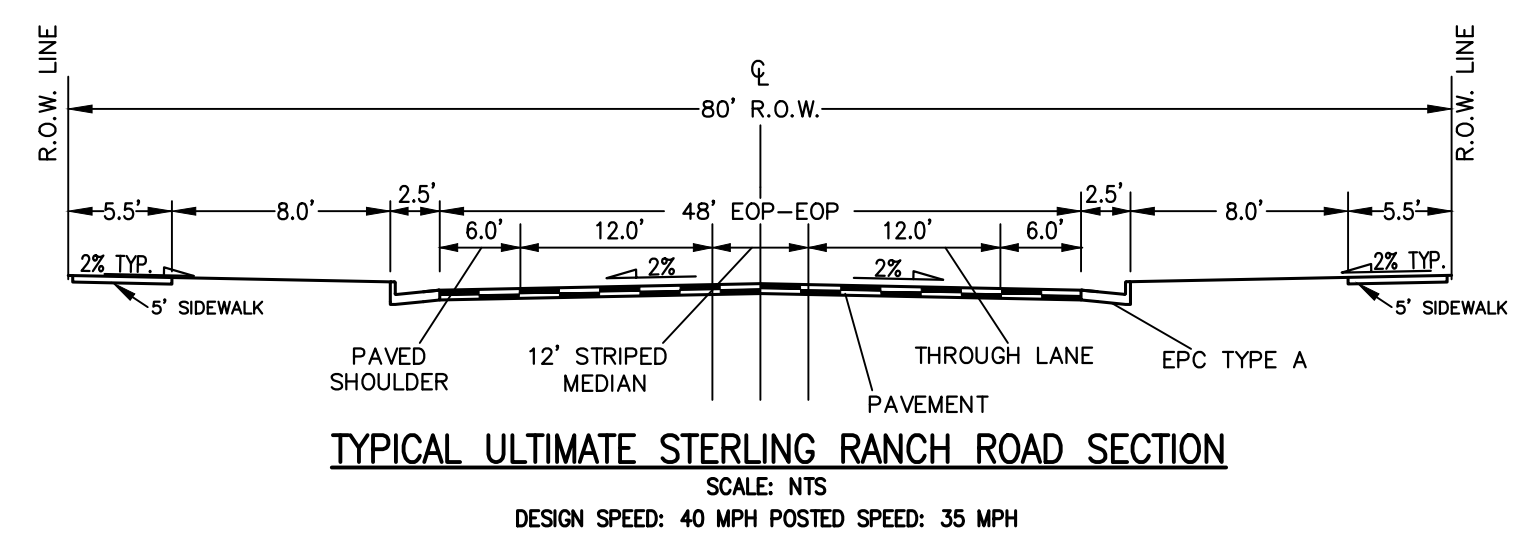
**STERLING RECYCLING FACILITY**  
**STREET PLAN & PROFILE**

SHEET 6 OF 10  
 JOB NO. 25188.14



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	LANE DROP LINES (EPOXY)	BROKEN WHITE, 6" WIDE, 6' SEGMENTS WITH 3' GAPS
⑤	LANE DROP LINES (EPOXY)	BROKEN WHITE, 8" WIDE, 12' SEGMENTS WITH 6' GAPS
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑧	EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑨	EX. 2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
⑩	EX. LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
⑪	EX. BROKEN EDGE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
⑫	EX. EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑬	EX. CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



SIGN TABULATION			
POINT NUMBER	Northing	Easting	DESCRIPTION
1	409782.2041	233661.2540	R1-1 (36" x 36")
2	409206.3482	233224.4145	10003HP-C (SEE DETAIL ON SHEET 9)
3	409847.5274	233612.2647	D3-1
4	409864.9991	233598.2854	R3-7
5	409979.7363	233463.2721	R3-17

SEE INSERT 1 NEXT SHEET

HORIZONTAL ORIGINAL SCALE: 1" = 30'  
VERTICAL ORIGINAL SCALE: 1" = 3'

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 9/09/24

STREET DESIGN FOR CITY ENGINEERING:

TRAFFIC REVIEW: *Zaker Alazeeh* DATE: 10-8-24

CURB AND GUTTER REVIEW: *John A. Bell* DATE: 10-8-24

FINAL REVIEW: *John A. Bell* DATE: 10-8-24

DRAINAGE DESIGN: *N/A* DATE:

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

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NO.	REVISION	DATE

H-SCALE: 1"=30'  
V-SCALE: 1"=3'  
DATE: 08/22/24  
DESIGNED BY: APL  
DRAWN BY: APL  
CHECKED BY:

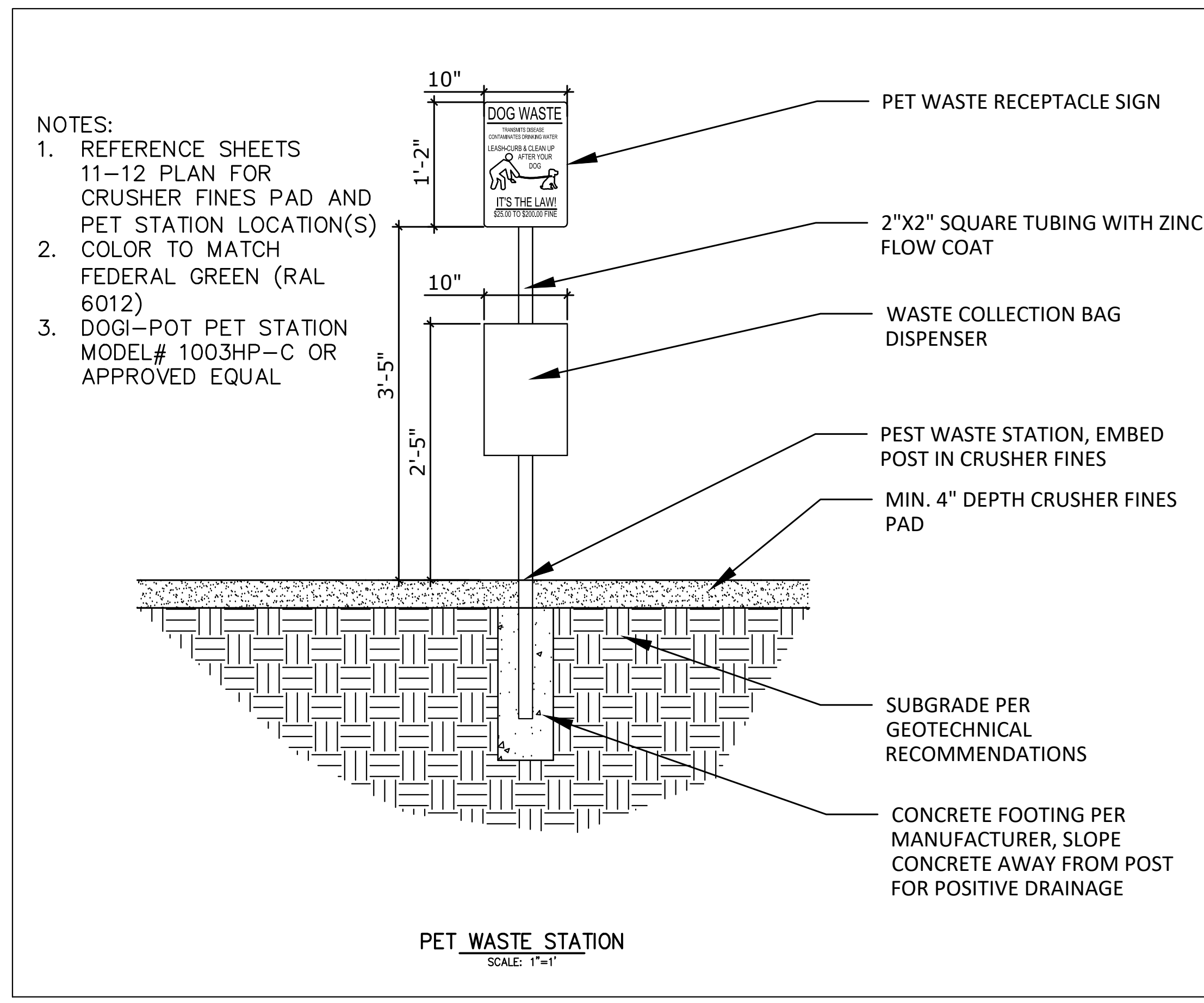
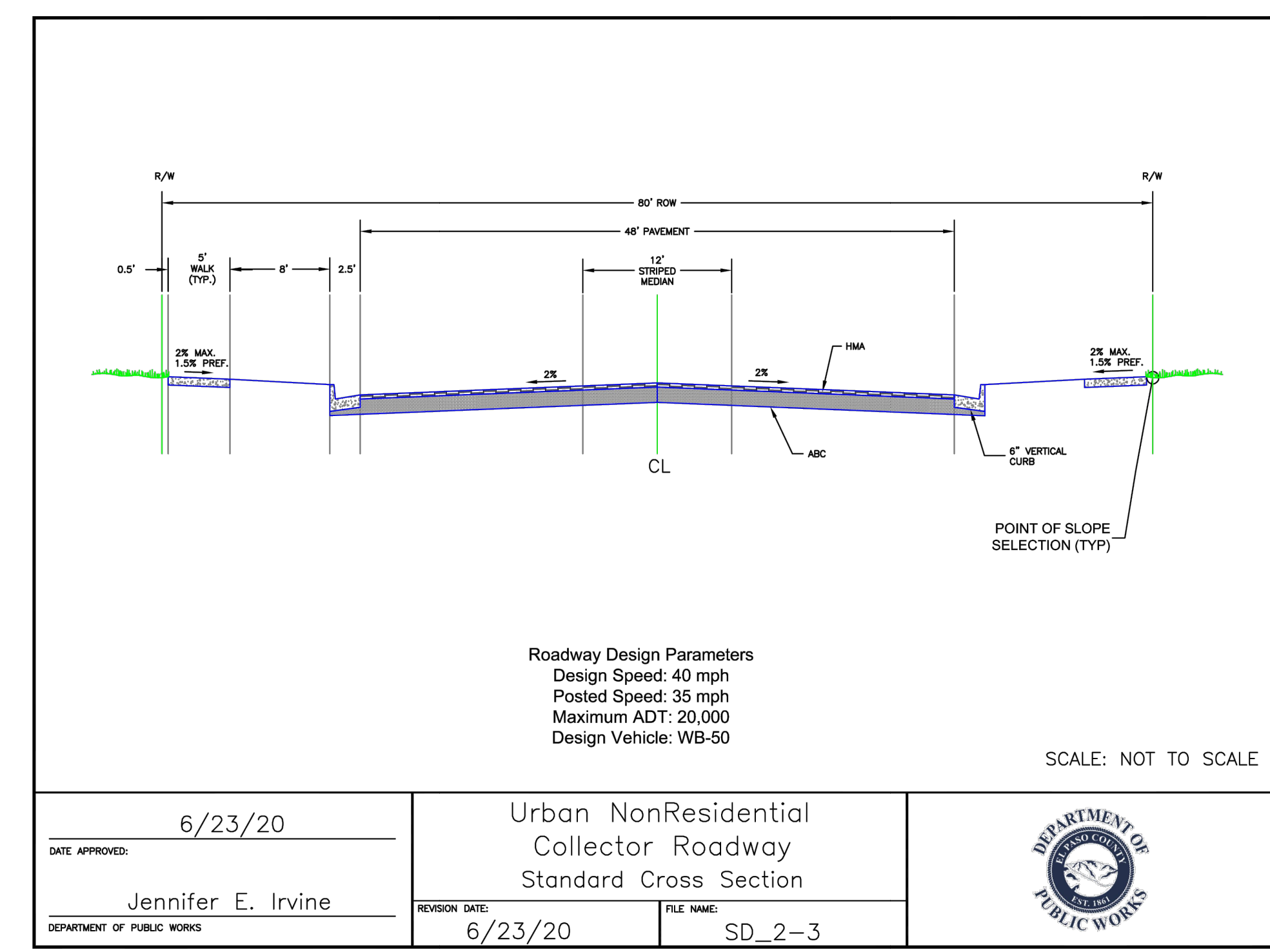
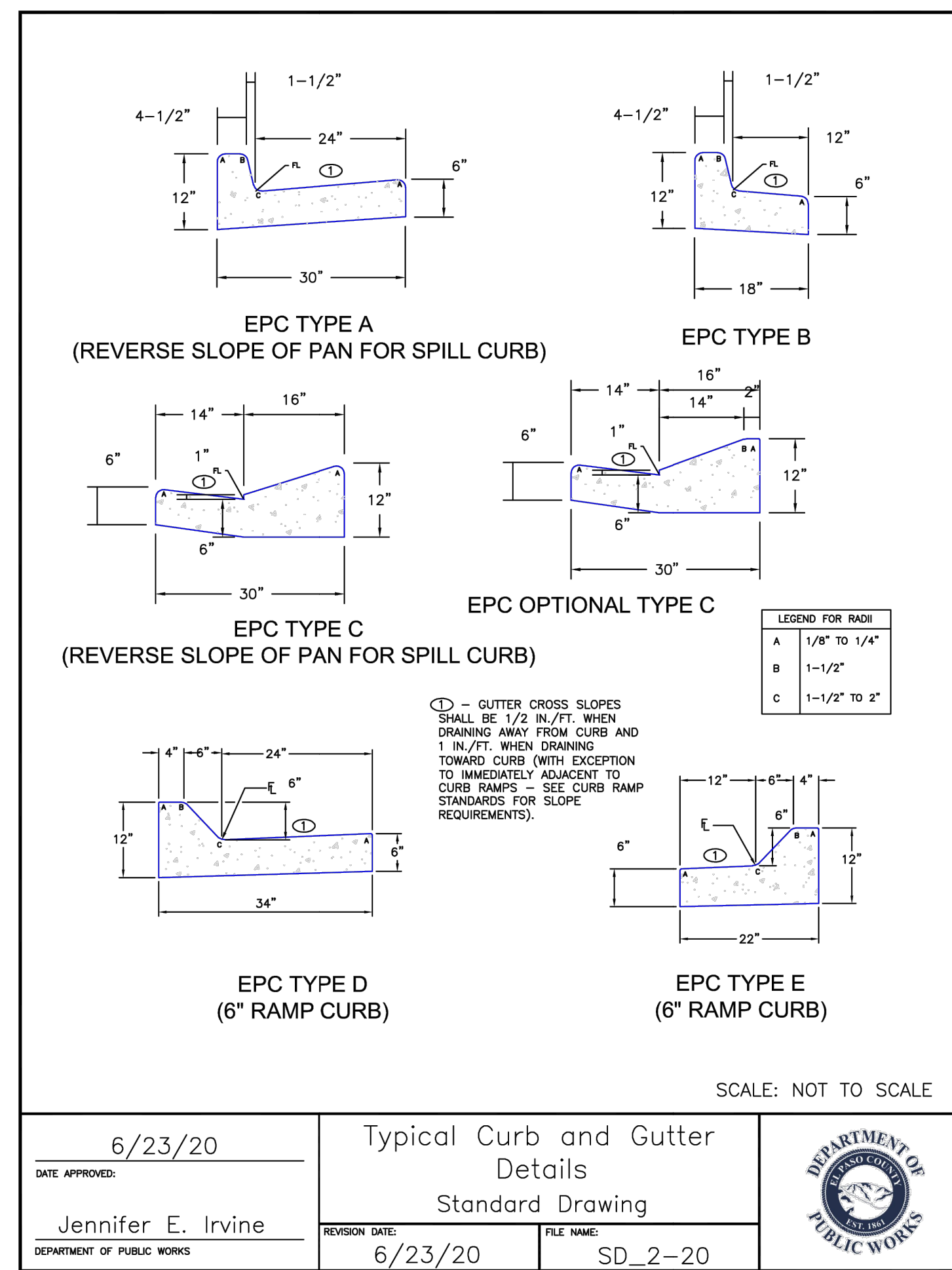
STERLING RECYCLING FACILITY  
SIGNAGE & STRIPING

SHEET 7 OF 10  
JOB NO. 25188.14









**ENGINEER'S STATEMENT**  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

*Bryan T. Law*  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING

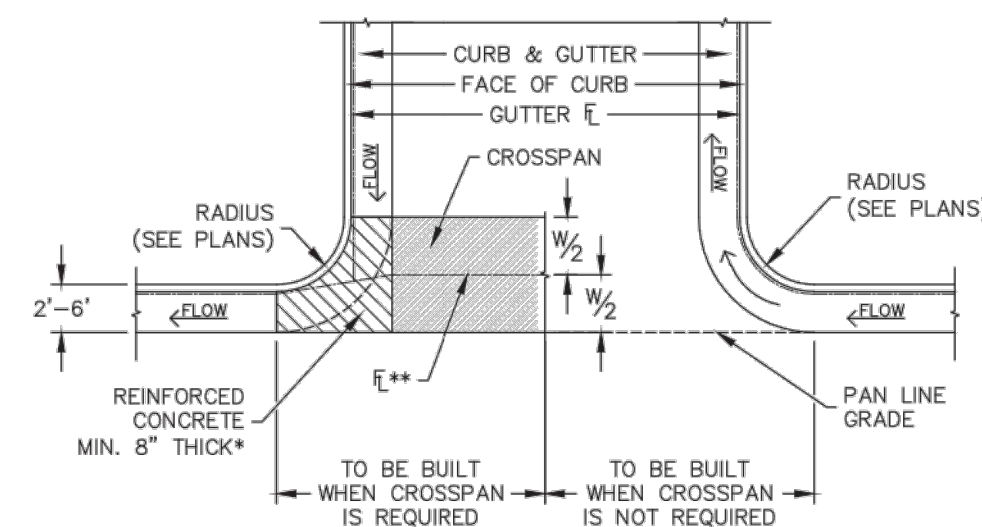
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PREPARED FOR	RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ATTN: ERIC HOWARD EHOWARD@MAIL.COM (719) 964-0064
BY	DATE
No.	REVISION
H-SCALE	N/A
V-SCALE	N/A
DATE	08/22/24
DESIGNED BY	N/A
DRAWN BY	GAG
CHECKED BY	
STERLING RECYCLING FACILITY DETAIL SHEETS	
SHEET	9 OF 10
JOB NO.	25188.14



**GENERAL NOTES:**

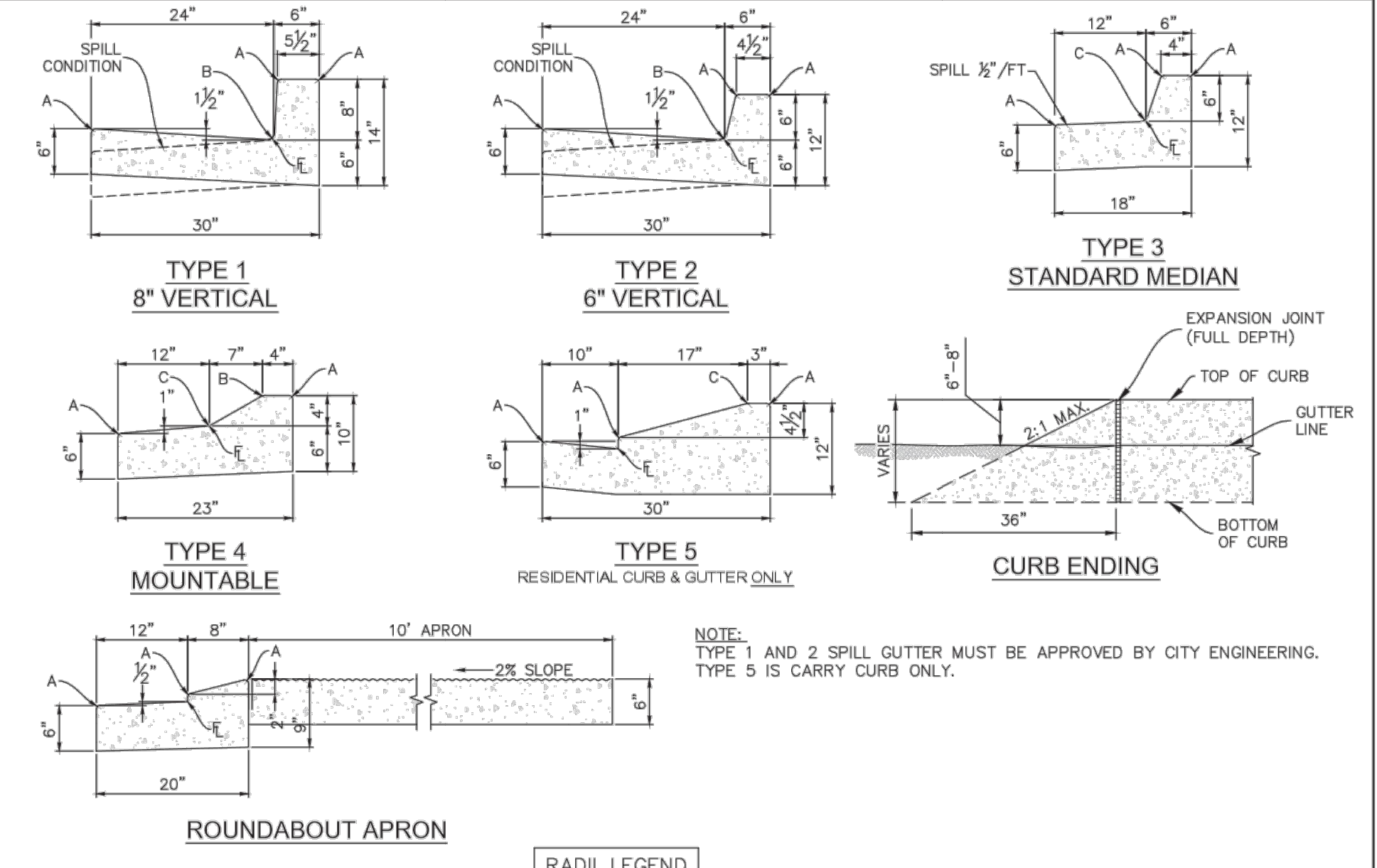
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACELA.
3. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS, AND USE A CITY APPROVED CONCRETE MIX.
4. 1-INCH DEEP TOOL JOINTS SHALL BE INSTALLED AT 10-FOOT SPACING.
5. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW SHALL BE APPLIED TO ALL GUTTER PANS.
6. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE A MINIMUM EVERY 100-FEET OR FRACTION THEREOF ON FRONT FACE OF CURB.
7. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. ALL CURB TRANSITIONS (ONE TYPE TO ANOTHER) WILL BE 10-FOOT UNLESS OTHERWISE NOTED.
9. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.
11. GUTTER IN/OUT SLOPES AT CURB CUTS FOR CURB RAMPS SHALL BE LESS THAN 5% AND BE A.D.A. COMPLIANT (SEE CURB RAMP DETAILS).
12. CURB ENDINGS SHALL BE PLACED WHERE CURB AND GUTTER DEAD-ENDS.
13. CURB CUTS FOR DRIVEWAYS ARE SHOWN ON THE DRIVEWAY DETAILS.



\*THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS REINFORCED CONCRETE 8".  
 \*\*FLOW LINE IN CROSSPAN ESTABLISHED BY W/2.

**CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION**

	<b>CURB &amp; GUTTER GENERAL NOTES &amp; DETAILS</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 2/16/20	REVISOR: DRAWING NO. 6A

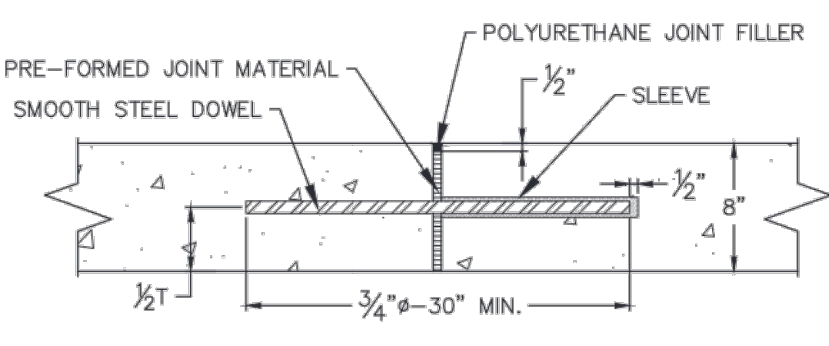


RADI LEGEND	
A	1/2" - 3/4"
B	1 1/2"
C	1 1/2" - 2"

	<b>CURB &amp; GUTTER DETAILS</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 2/16/20	REVISOR: DRAWING NO. 6B

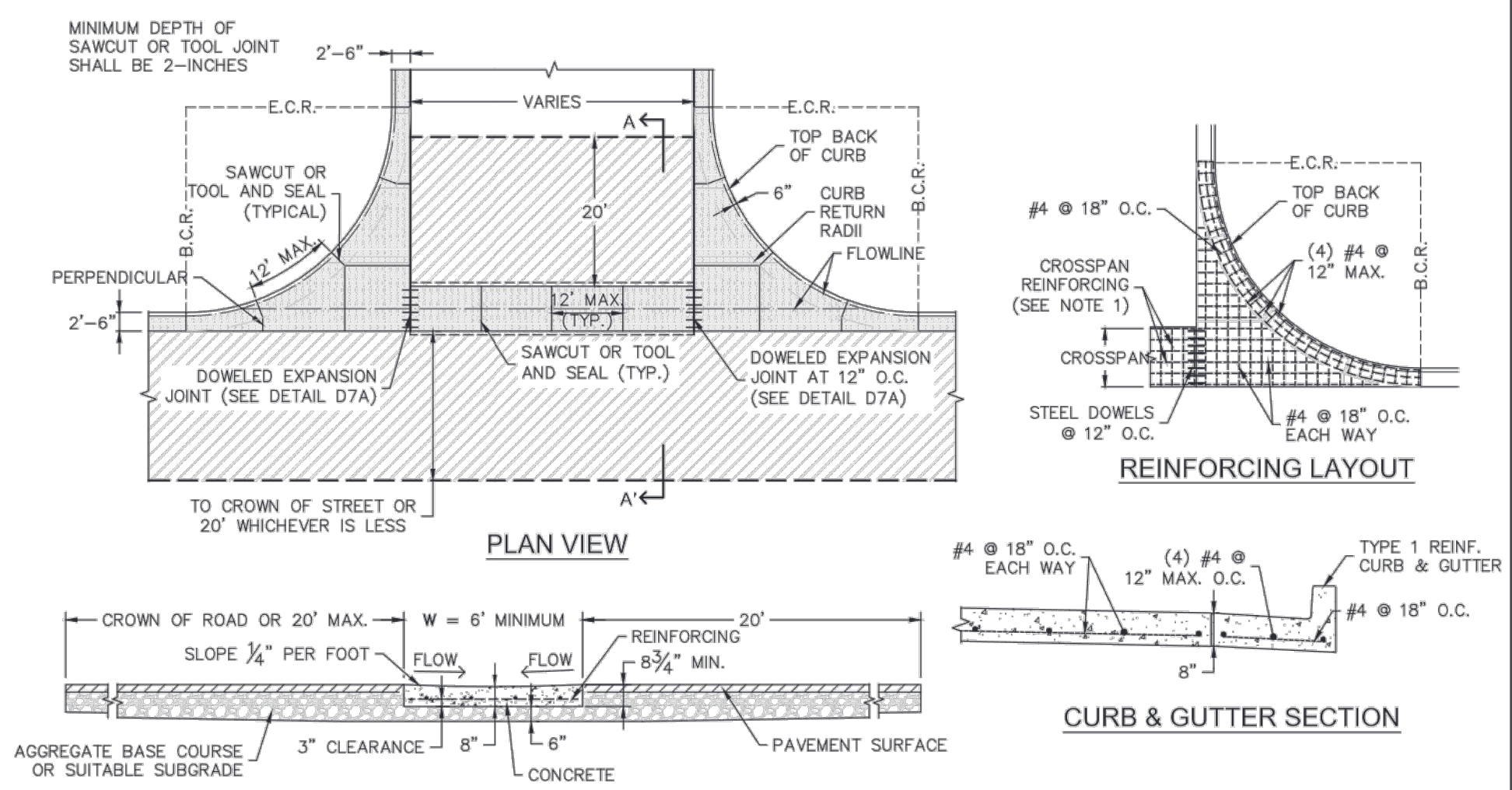
**GENERAL NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACELA.
3. CONTACT CITY PARKS PRIOR TO STARTING WORK IF IT IS NECESSARY TO DISTURB MEDIAN LANDSCAPING OR WORK IS ADJACENT TO AN EXISTING PARK.
4. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND BE A CITY APPROVED CONCRETE MIX DESIGN.
6. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW, SHALL BE APPLIED TO ALL GUTTER AND CROSS PANS.
7. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS. WHERE PATCHING IN AN EXISTING ROADWAY, PATCHING SHALL BE IN ACCORDANCE WITH ASPHALT REPAIR DRAWINGS.
9. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE ON FRONT FACE OF CURB.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.



**EXPANSION JOINT DETAIL**

	<b>CROSS PAN NOTES</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 8/4/21	REVISOR: DRAWING NO. D7A



- NOTES:**
1. SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8-INCHES P.C.C. MINIMUM WITH #4 AT 18-INCHES EACH WAY.
  2. ASPHALT PATCH SHALL BE PER 'ASPHALT PAVEMENT REPAIR' DETAIL.
  3. SQUARED-OFF RETURN AREAS REQUIRE REINFORCING FROM B.C.R. TO E.C.R.
  4. POLYURETHANE JOINT FILLER REQUIRED OVER EXPANSION JOINTS.
  5. MINIMUM DEPTH OF SAWCUT OR TOOL JOINT SHALL BE 2-INCHES.
  6. CURB RAMPS SHALL BE LOCATED OUTSIDE OF CROSSPAN FLOWLINE.
  7. DOWELED EXPANSION JOINT SHALL BE INSTALLED WHEN POURING HALF PANS.

	<b>CROSS PAN</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 6/4/21	REVISOR: DRAWING NO. D7B

**General Notes**

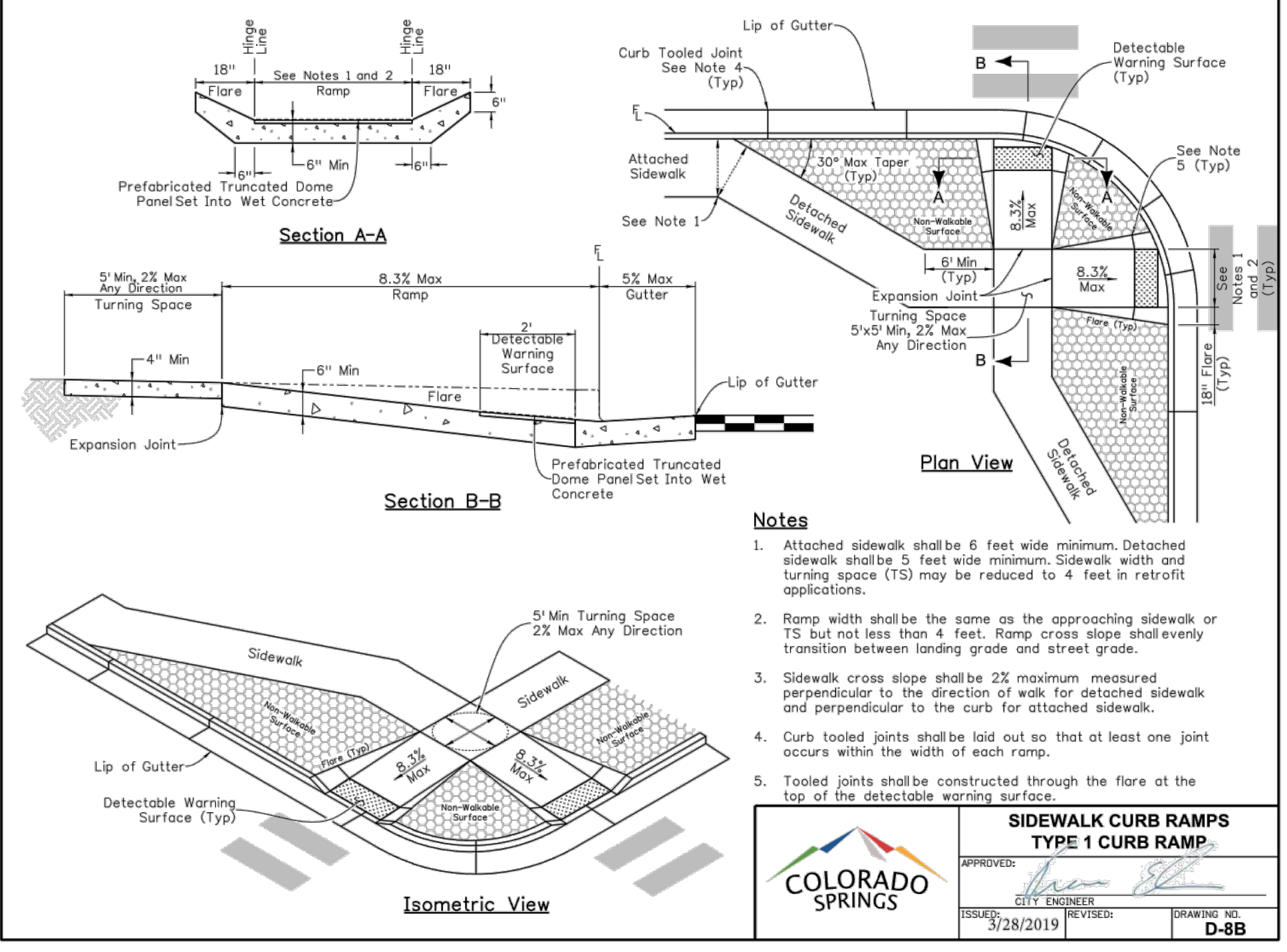
1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush (0"±1/4"). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid changing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.
17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches and 2.0%.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

**Slope Table**  
 The table below is intended to be used to convert between the percent (rise/run) and ratio (run/rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1

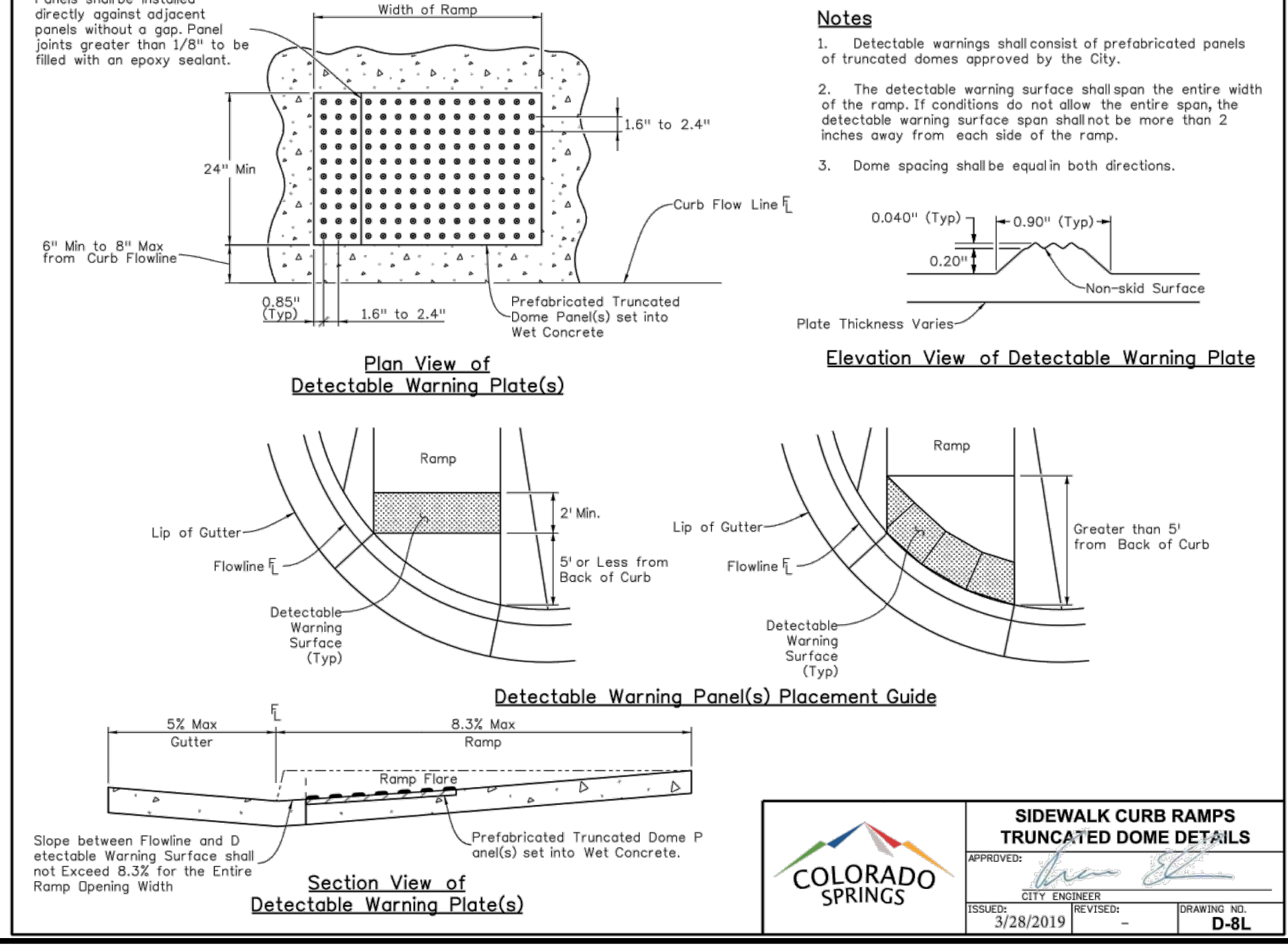
**Ramp Cross Slope Transition To Match Roadway Profile**  
 Ramp cross slopes and turning spaces shall be:  
 A. 2% max when a yield or stop controls is present.  
 B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

	<b>SIDEWALK CURB RAMPS GENERAL NOTES AND DETAILS</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 3/28/2019	REVISOR: DRAWING NO. D-8A



- Notes**
1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
  2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
  3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
  4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
  5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

	<b>SIDEWALK CURB RAMPS TYPE 1 CURB RAMP</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 3/28/2019	REVISOR: DRAWING NO. D-8B



- Notes**
1. Detectable warnings shall consist of prefabricated panels of truncated domes approved by the City.
  2. The detectable warning surface shall span the entire width of the ramp. If conditions do not allow the entire span, the detectable warning surface span shall not be more than 2 inches away from each side of the ramp.
  3. Dome spacing shall be equin in both directions.

	<b>SIDEWALK CURB RAMPS TRUNCATED DOME DETAILS</b>	
	APPROVED: <i>Jayle Stindviant</i>	CITY ENGINEER
	ISSUED: 3/28/2019	REVISOR: DRAWING NO. D-8L



**ENGINEER'S STATEMENT**  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

*Bryan T. Law* 25043 DATE 9/09/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>RHETORIC, LLC</b> 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ATTN: ERIC HOWARD EHOWARD@MAIL.COM (719) 964-0064
	J.R. ENGINEERING A Westman Company Centennial 300-740-9883 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE NO. REVISION H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	N/A N/A 08/22/24 N/A GAG
STERLING RECYCLING FACILITY DETAIL SHEETS	SHEET 10 OF 10 JOB NO. 25188.14



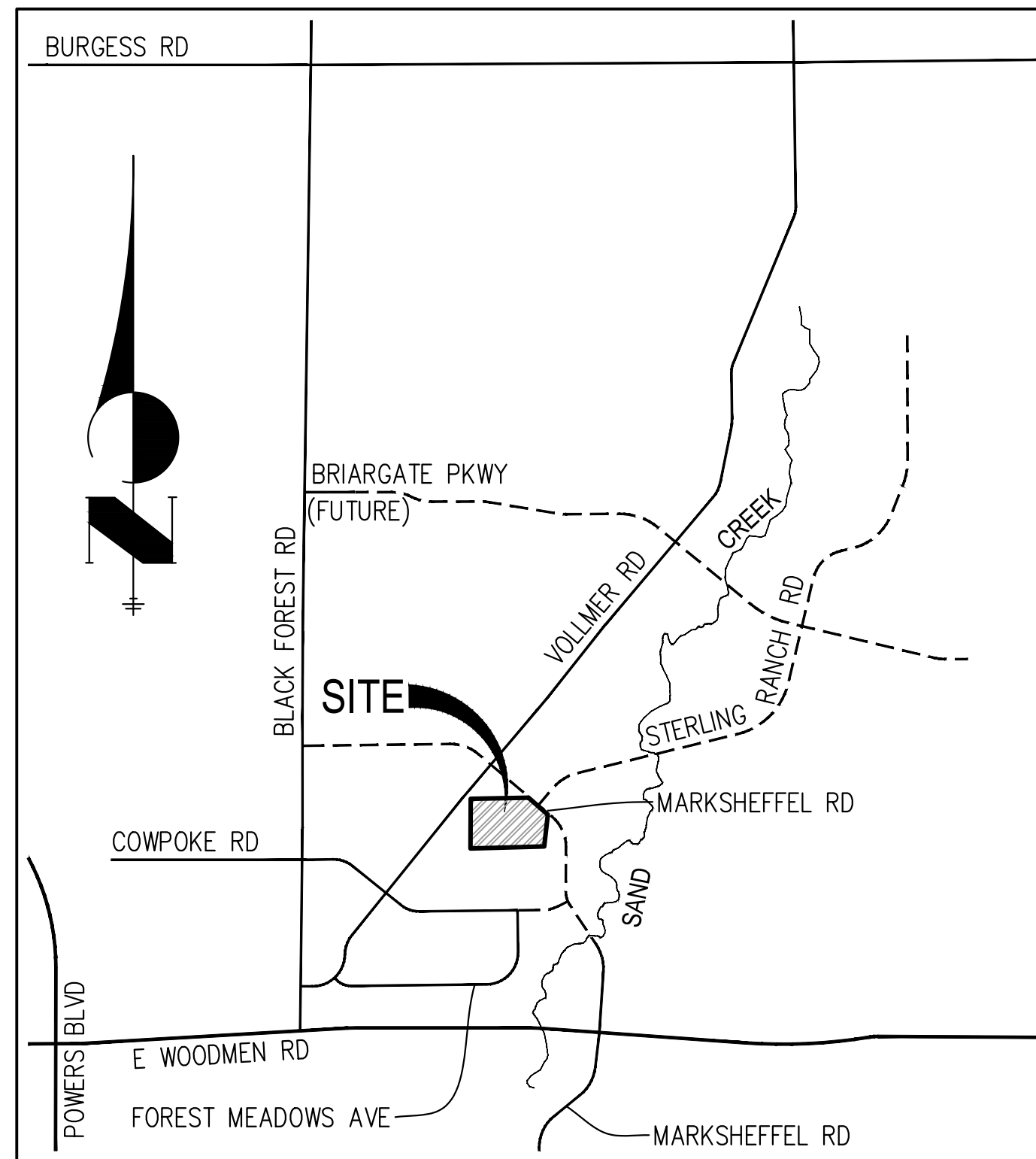
# STERLING RECYCLING FACILITY

## LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 4 & THE N1/2 OF SECTION 5, SANITARY SYSTEM PLAN

### COUNTY OF EL PASO, STATE OF COLORADO

#### GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER & 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 CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE 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 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 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 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 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 AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE AUTHORITY SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE AUTHORITY AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- 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 ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE GAP 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 LINE) 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, AUTHORITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE AUTHORITY.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE AUTHORITY:
  - 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:
    - TEST 100% OF ALL LINES
    - 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 DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
    - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
    - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE 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 DISTRICT 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 DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE 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 THE 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.
- INSPECTION FEES: CALL THE AUTHORITY (719-495-2500) FOR FEE SCHEDULE.



**VICINITY MAP**  
1"=1000'

#### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

#### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

#### WASTEWATER SYSTEM INSTALLATION NOTES

- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE AUTHORITY. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK 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 AFTER THE COMPLETION OF ALL JET CLEANING, PRESSURE 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.

#### AGENCIES

OWNER/DEVELOPER:	RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 ERIC HOWARD (719) 964-0064	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN T. LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	ARCHITECT/PLANNER:	NES LANDSCAPE ARCHITECTS 619 N CASCADE AVE COLORADO SPRINGS, CO 80903 JENNIFER SHAGIN (719) 884-1374
WATER RESOURCES:	FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER RESPEC 5540 TECH CENTER DRIVE, SUITE 100 COLORADO SPRINGS, CO 80919 JOHN MCGINN (719) 227-0072		

#### SHEET INDEX

- 1 : COVER
- 2 : LEGEND
- 3-5 : SANITARY SEWER PLANS
- 6 : DETAIL SHEET

#### EL PASO COUNTY STATEMENT

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.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ENGINEER/ECM ADMINISTRATOR

#### WATER & SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED *James F. Morley* DATE 7-25-29

SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
(719) 471-1742

#### FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR THE SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION. RESPONSIBILITY FOR COMPLETENESS AND ACCURACY REMAINS WITH THE DESIGN ENGINEER.

SIGNED *John Palmer* DATE 10/25/29

#### ENGINEER'S STATEMENT

THIS WASTEWATER SYSTEM PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR WASTEWATER SYSTEM PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE 10/25/24

PCD FILING NO.: SF2325

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
RHETORIC, LLC  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ERIC HOWARD  
EHOWARDPC@GMAIL.COM  
(719) 964-0064

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RECYCLING FACILITY	COVER
SHEET 1 OF 6	JOB NO. 25188.14



Know what's below.  
Call before you dig.



**LAYER LINETYPE LEGEND**

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A ---	A ---
CENTERLINE	---	---
CITY LIMITS		
WIRE FENCE	-x-x-	-x-x-
CHAIN LINK FENCE	-o-o-	-o-o-
WOOD FENCE	-◇-◇-	-◇-◇-
MASONRY FENCE	-□-□-	-□-□-
GUARDRAIL	- _	- _
CONC. BARRIER	-□-□-	-□-□-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-T-T-	-T-T-
TELEPHONE	-W-W-	-W-W-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	~	~
DIVERSION DITCH	~	~
DIVERSION CHANNEL	~	~
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE	∇	∇
TOE OF SLOPE	∇	∇
EDGE OF WATER	~	~
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6100	6100
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	6100	6100
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	C/F	C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	~	~
EDGE OF WETLANDS	~	~
STONE WALL	o-o-o	o-o-o

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▒	▒
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr San°	
SERVICE MARKER	△	●
CLEAN-OUT	⊖	⊖
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W°	
SERVICE MARKER	△	●
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION		⊕
MANHOLE	⊙	●
BEND		⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊙	●
VALVE	▷	●
REDUCER		⊕
THRUST BLOCK		⊕
CROSS		⊕
PLUG W/ THRUST BLOCK		⊕
TEE		⊕
REVERSE ANCHOR		⊕
ANODE		⊕
AIR & VACUUM VALVE ASSEMBLY		⊕
TRANSMISSION BLOW-OFF ASSEMBLY		⊕
<b>GAS LINE</b>		
MARKER	Mkr G°	
SERVICE MARKER	△	●
METER	⊙	●
VALVE	▷	●
PLUG	⊖	⊖
TEE		⊕
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV°	
CABLE TELEVISION PEDESTAL	⊕	●
ELECTRIC MARKER	Mkr E°	
ELECTRIC SERVICE MARKER	△	●
ELECTRICAL PEDESTAL	⊕	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO°	
IRRIGATION PEDESTAL	⊕	●
TELEPHONE MARKER	Mkr T°	
TELEPHONE PEDESTAL	⊕	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊖	⊖
GUY ANCHOR	⊖	⊖
GUY POLE	⊖	⊖
<b>MISC. UTILITIES</b>		
VENT PIPE	1/8" VP	●
TEST HOLE DESIGNATOR	TH#	●
	FIRM	●
	FIRM/AGENCY	●

**LANDSCAPE LEGEND**

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	⊙
TREE - DECIDUOUS	⊙	⊙
SHRUB/BUSH	⊙	⊙
SHRUBS AND BUSHES	☁	☁
IRRIGATION BOX	⊕	⊕
IRRIGATION SPRINKLER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BOLLARD	⊕	⊕
FLAGPOLE	⊕	⊕

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PREPARED FOR  
**RHECTOR, LLC**  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ERIC HOWARD  
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No.	REVISION	BY	DATE

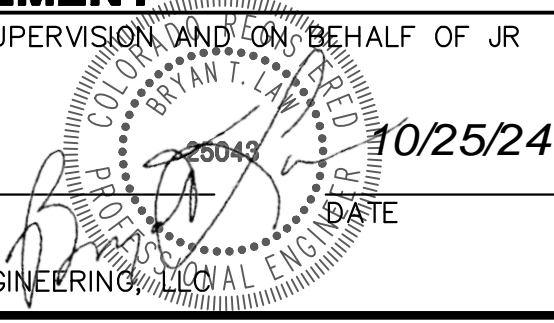
H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				07/25/24	PAL	PAL	

STERLING RECYCLING  
FACILITY  
LEGEND

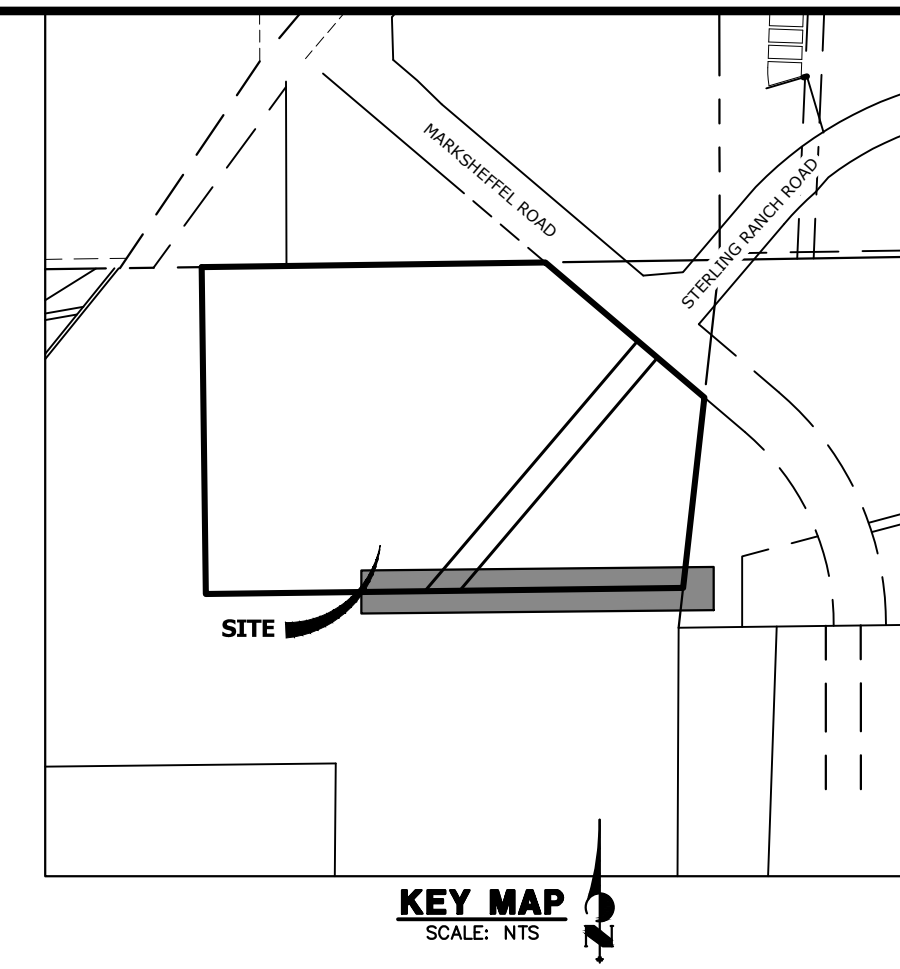
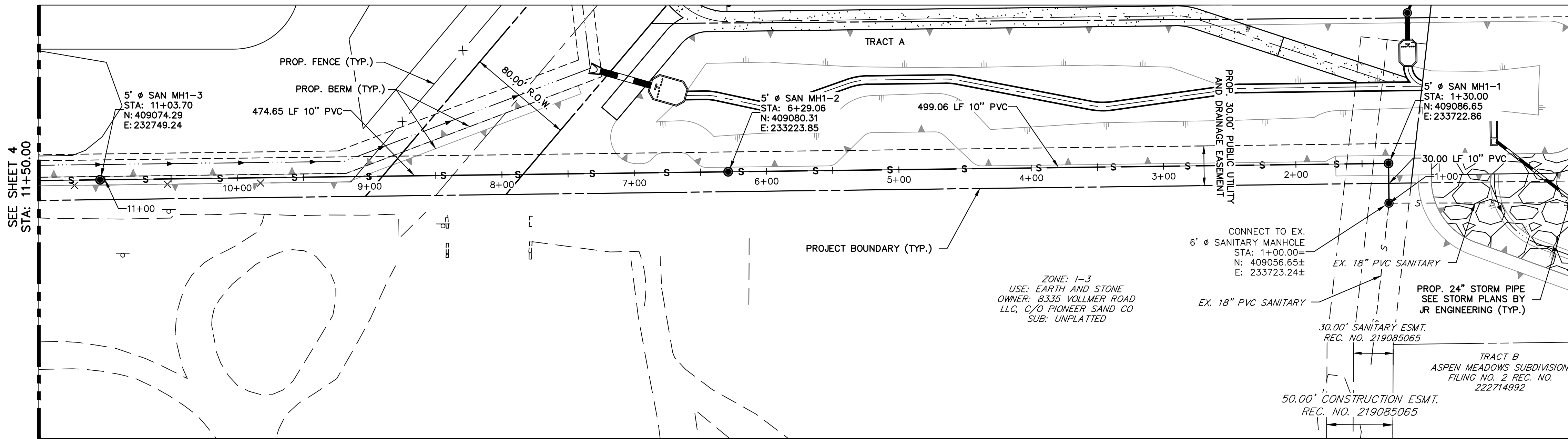
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

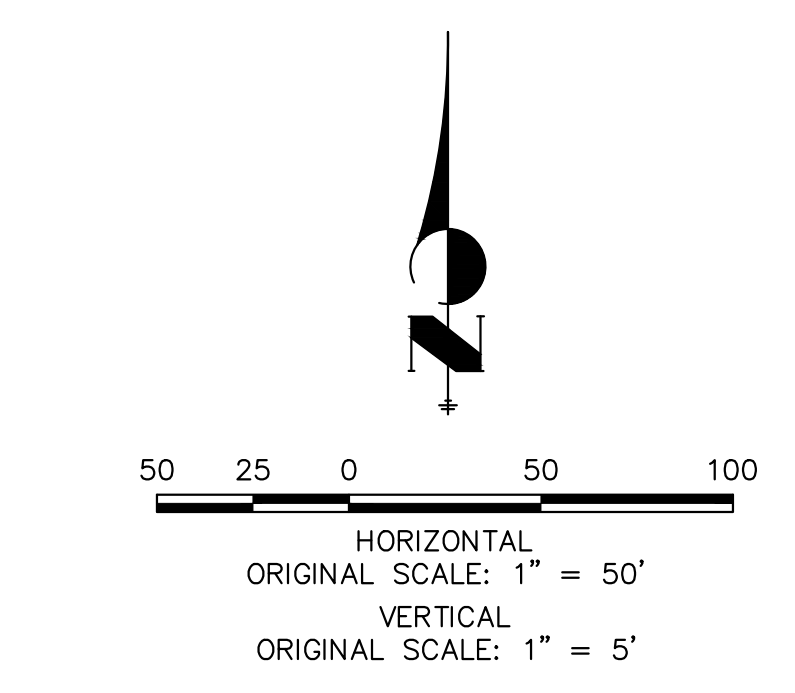
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC







**ALIGNMENT SP01 PROFILE  
STA 1+00.00 TO 11+50.00**

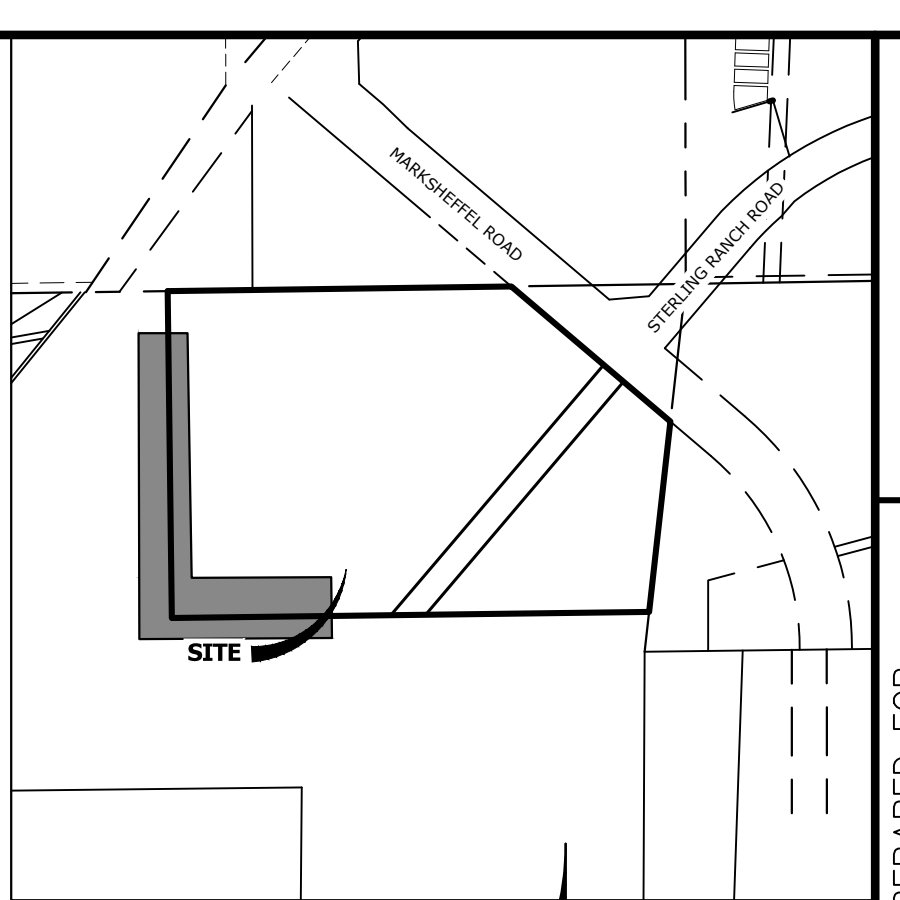
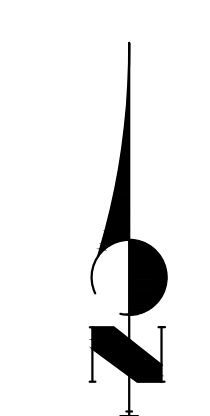


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



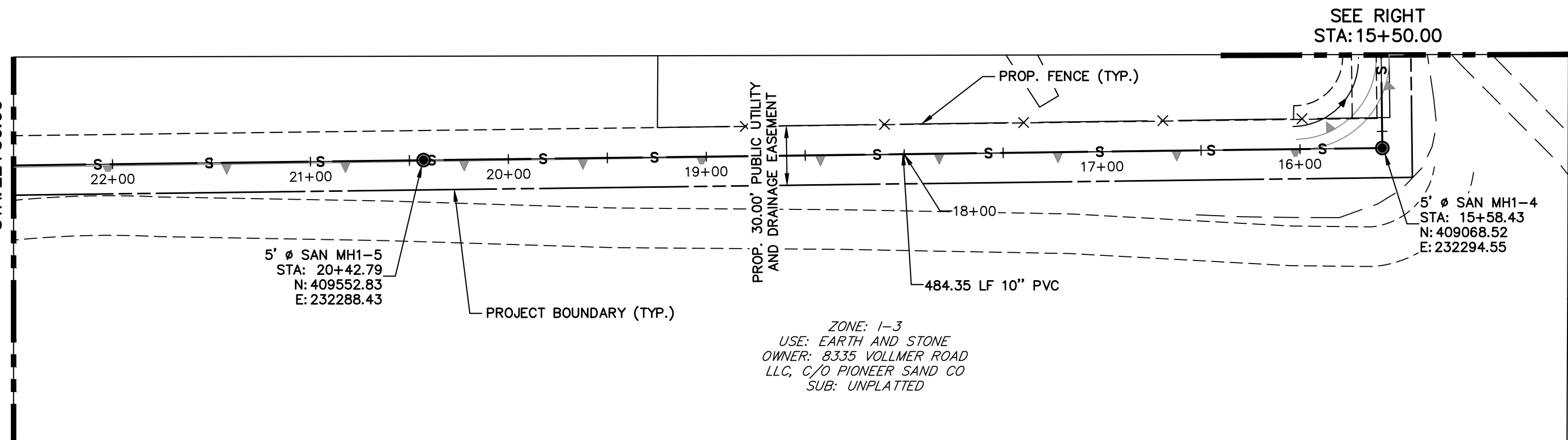
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 10/25/24

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PREPARED FOR	RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064
<p><b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 07/25/24	DESIGNED BY PAL
DRAWN BY PAL	CHECKED BY PAL
STERLING RECYCLING FACILITY	
SANITARY SEWER PLANS	
SHEET 3	OF 6
JOB NO. 25188.14	



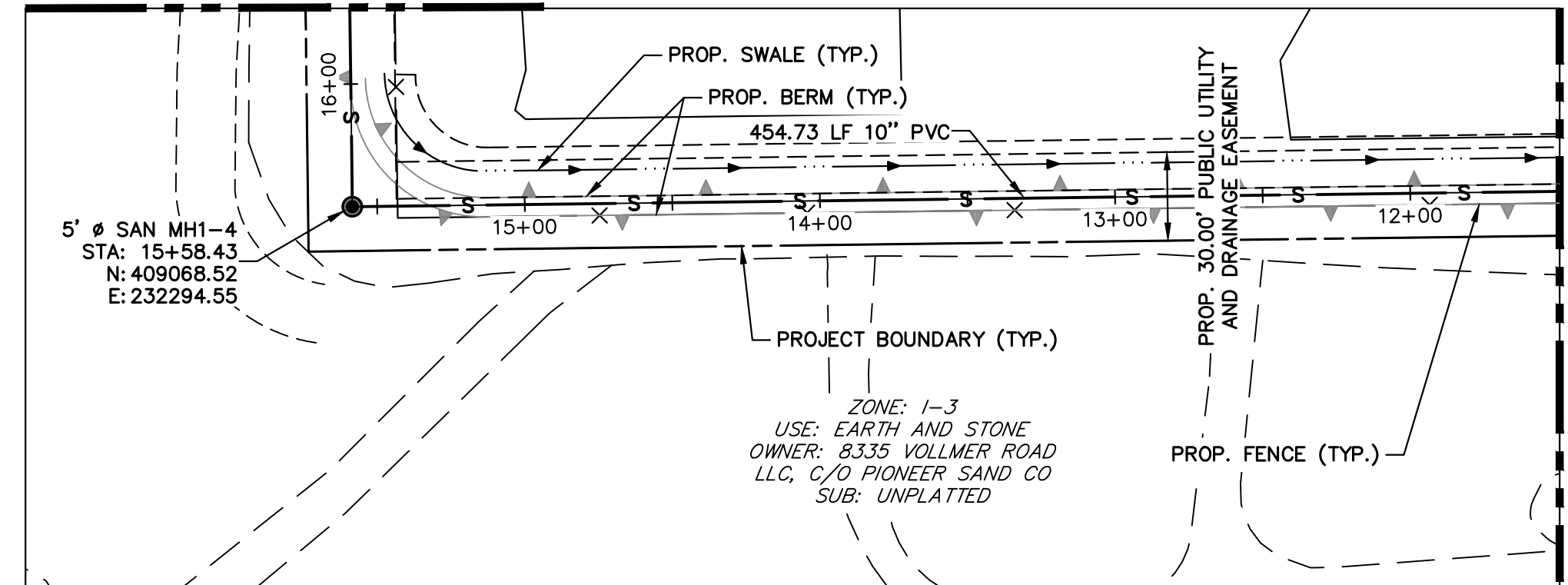
KEY MAP  
SCALE: NTS

SEE SHEET 5  
STA: 22+50.00



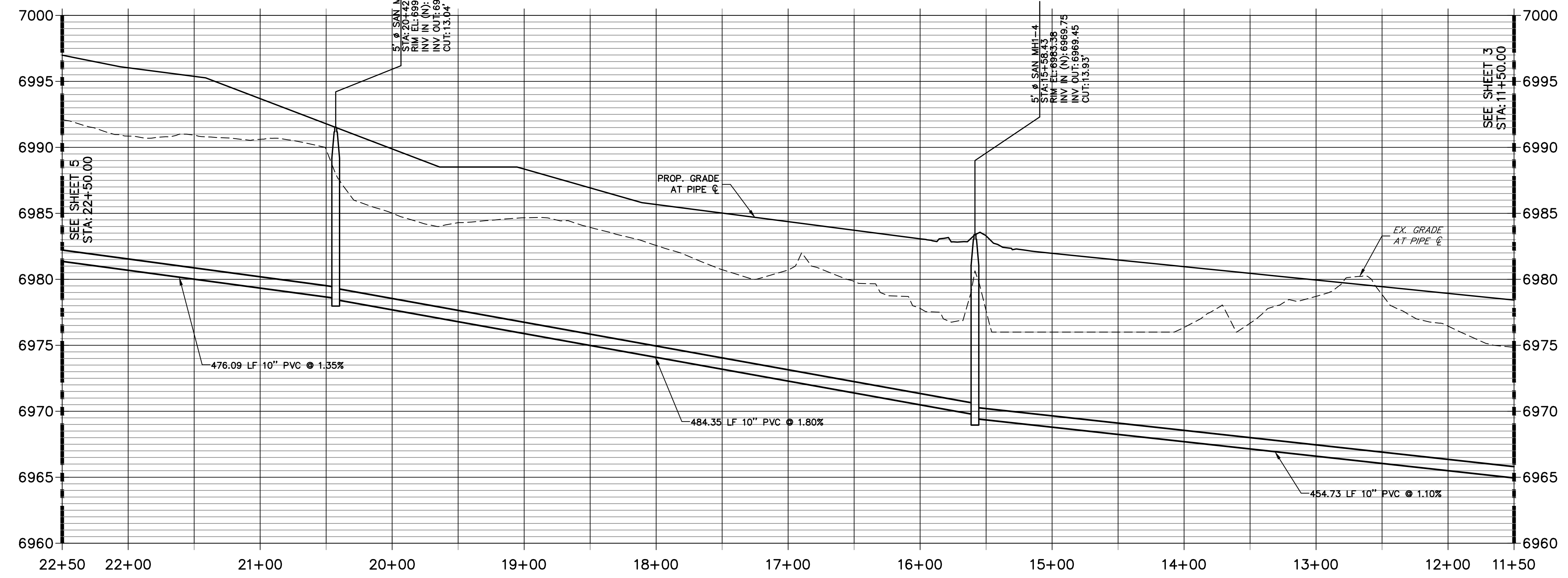
SEE RIGHT  
STA: 15+50.00

SEE LEFT  
STA: 15+50.00



SEE SHEET 3  
STA: 11+50.00

### ALIGNMENT SP01 PROFILE STA 11+50.00 TO 22+50.00



HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

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#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
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DATE: 10/25/24

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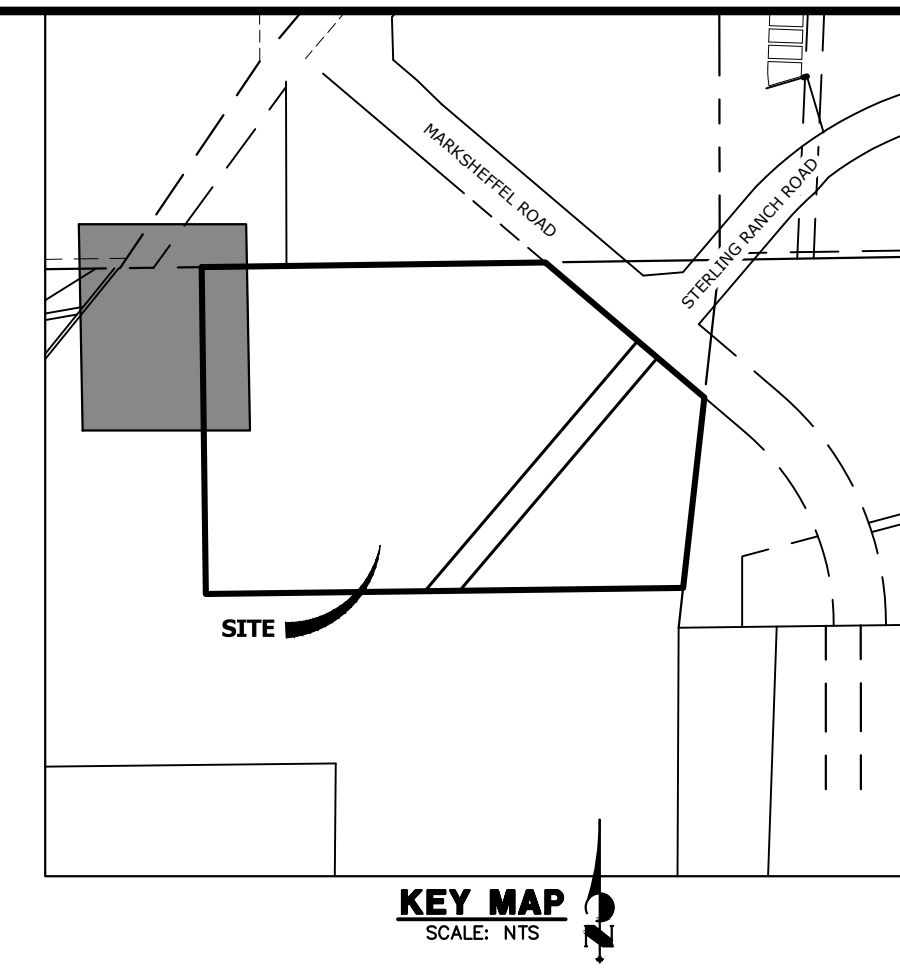
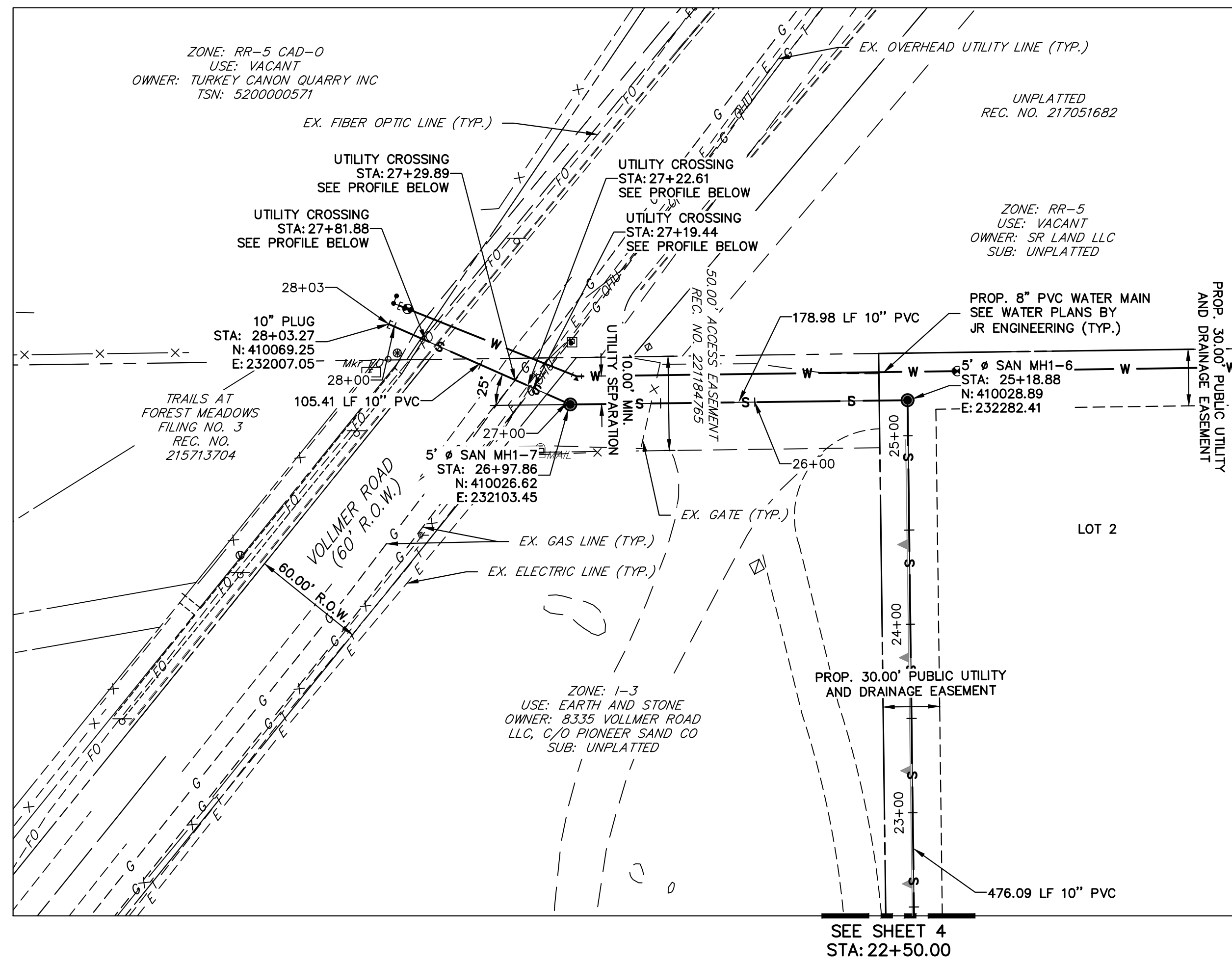
PREPARED FOR  
**RHETORIC, LLC**  
20 BOULDER CRESCENT, SUITE 200  
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ERIC HOWARD  
EHOWARDPC@GMAIL.COM  
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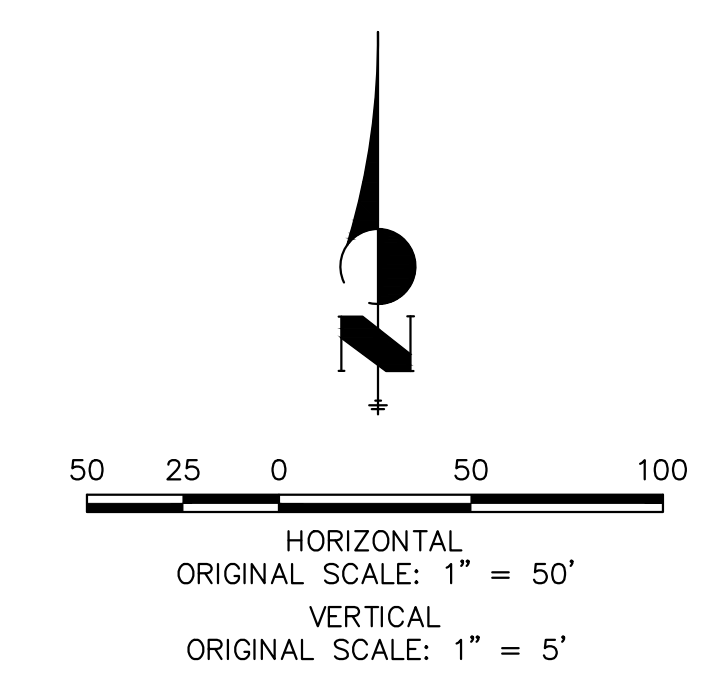
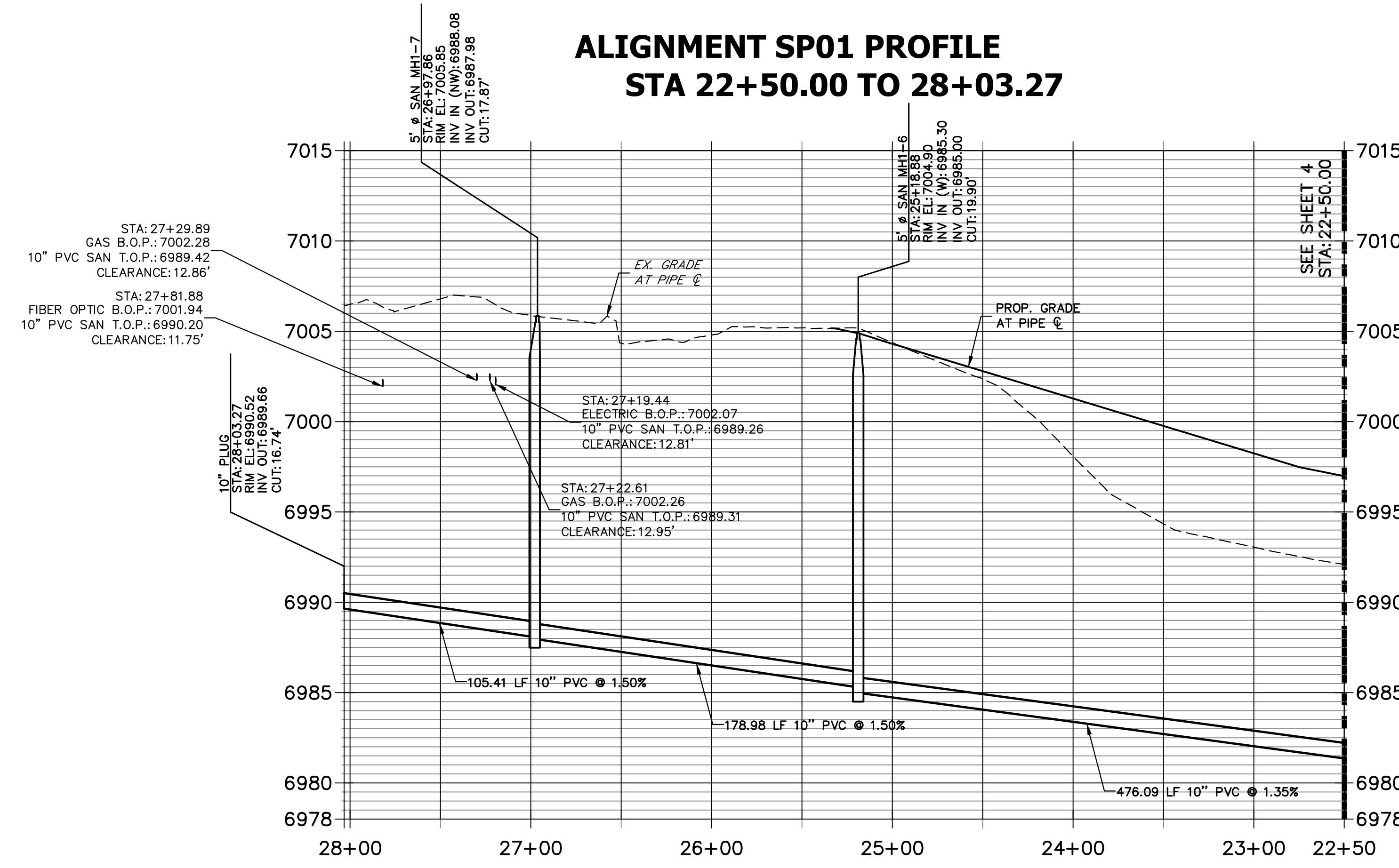
No.	REVISION	BY	DATE

STERLING RECYCLING FACILITY	DESIGNED BY	PAL
SANITARY SEWER PLANS	DRAWN BY	PAL
	CHECKED BY	





**ALIGNMENT SP01 PROFILE  
STA 22+50.00 TO 28+03.27**



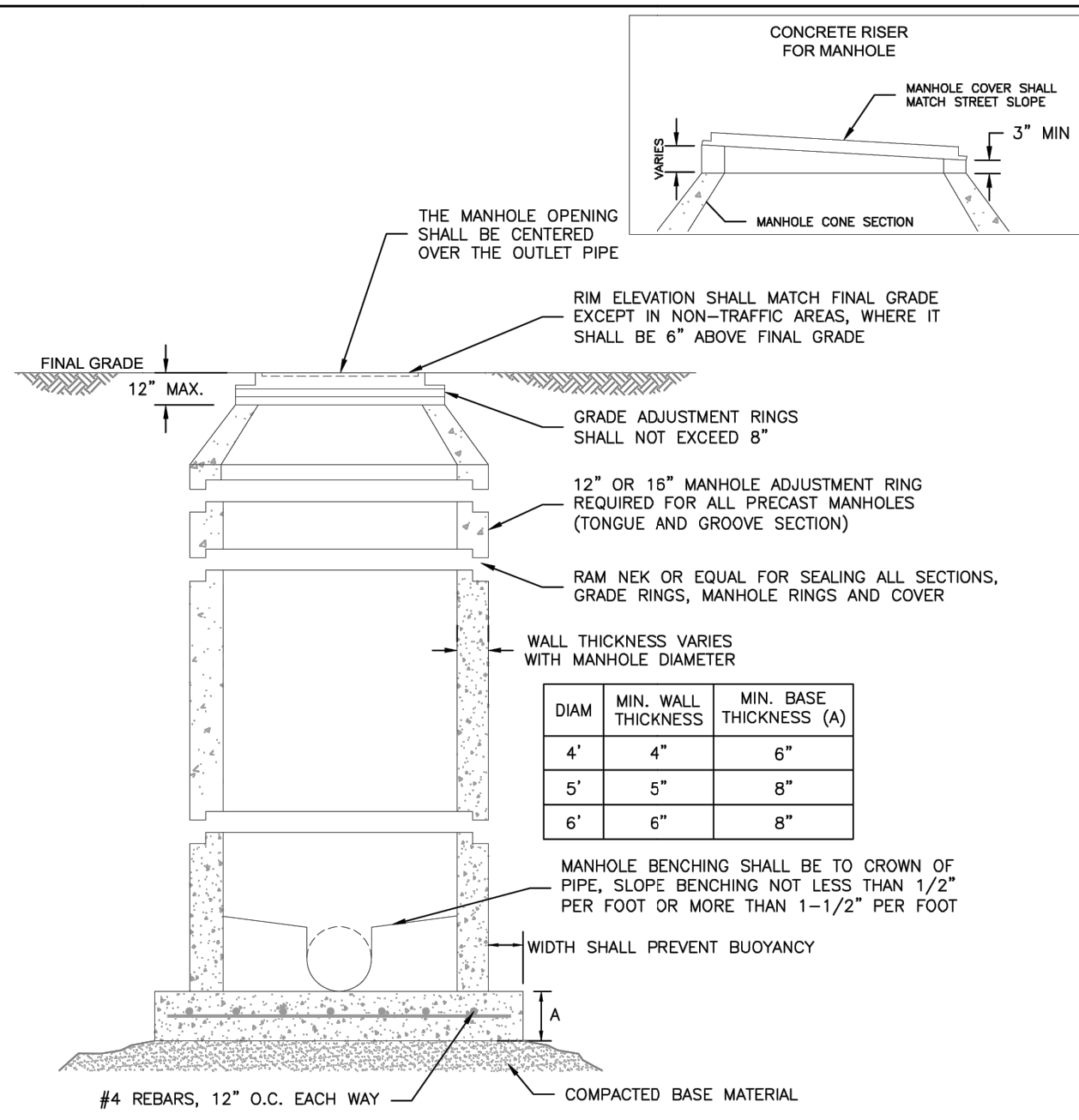
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
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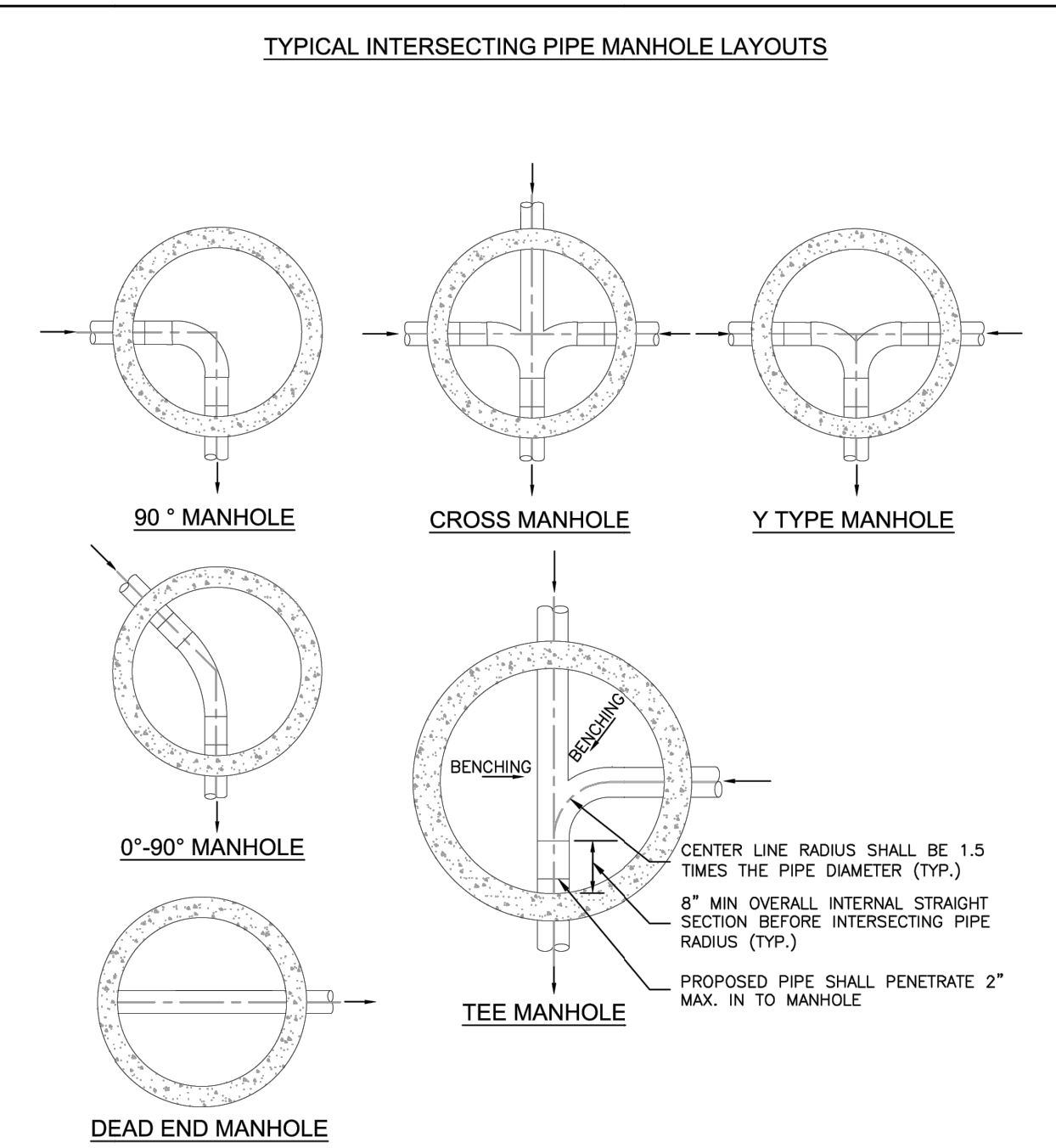
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>RHETORIC, LLC</b> 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
H-SCALE	1"=50'	DESIGNED BY	PAL
V-SCALE	1"=5'	DRAWN BY	PAL
DATE	07/25/24	CHECKED BY	
STERLING RECYCLING FACILITY			
SANITARY SEWER PLANS			
SHEET	5	OF	6
JOB NO.	25188.14		





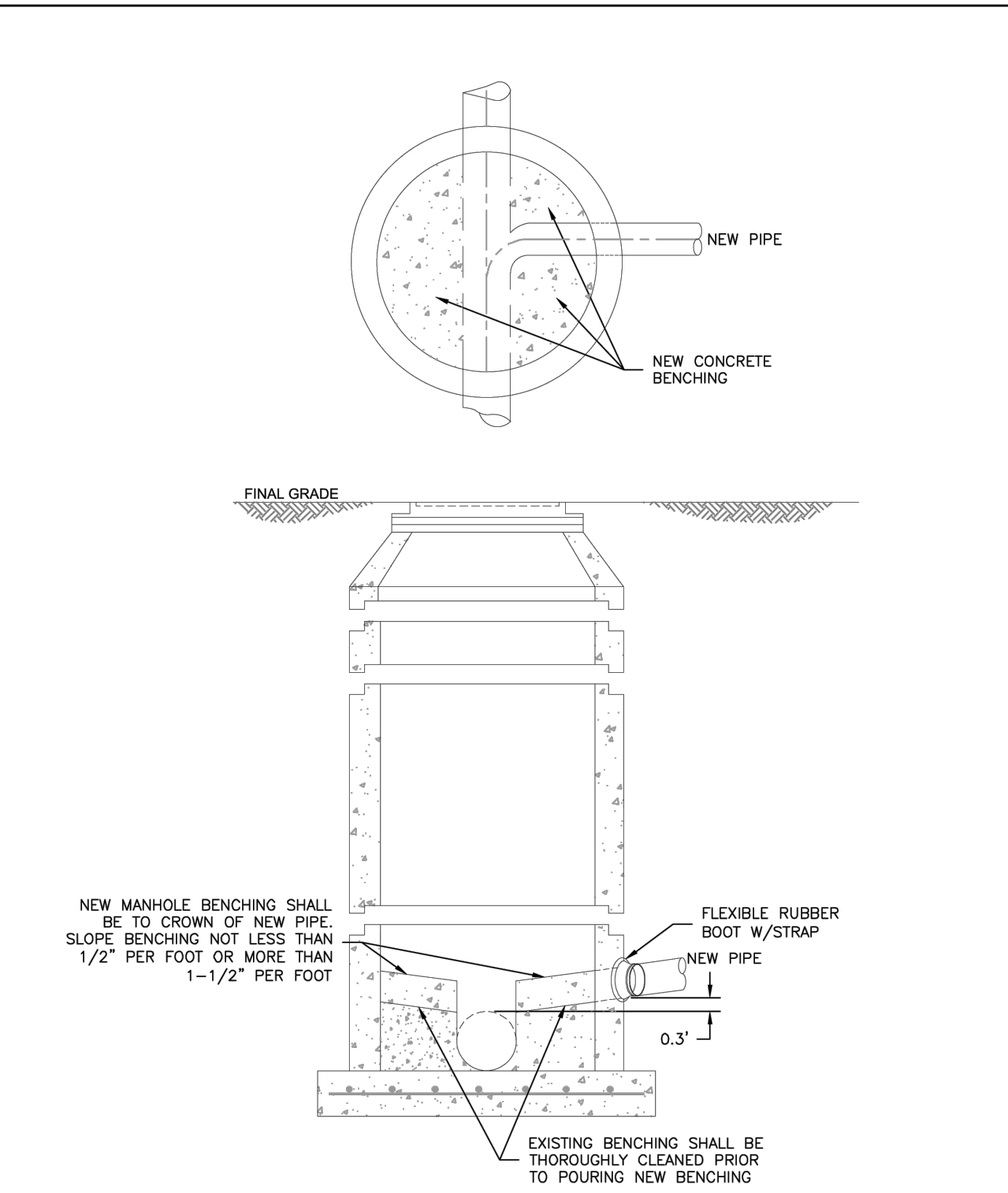
- NOTES:**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
  2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
  3. FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.
  4. 3/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 6" UP TO SPRINGLINE OF PIPE, 2'-3" RADIUS AROUND BASE.
  5. ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION.
  6. STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478. ASTM C-478 SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.

Colorado Springs Utilities  
STANDARD CONCRETE MANHOLE  
C3-1  
DATED: 5/2015



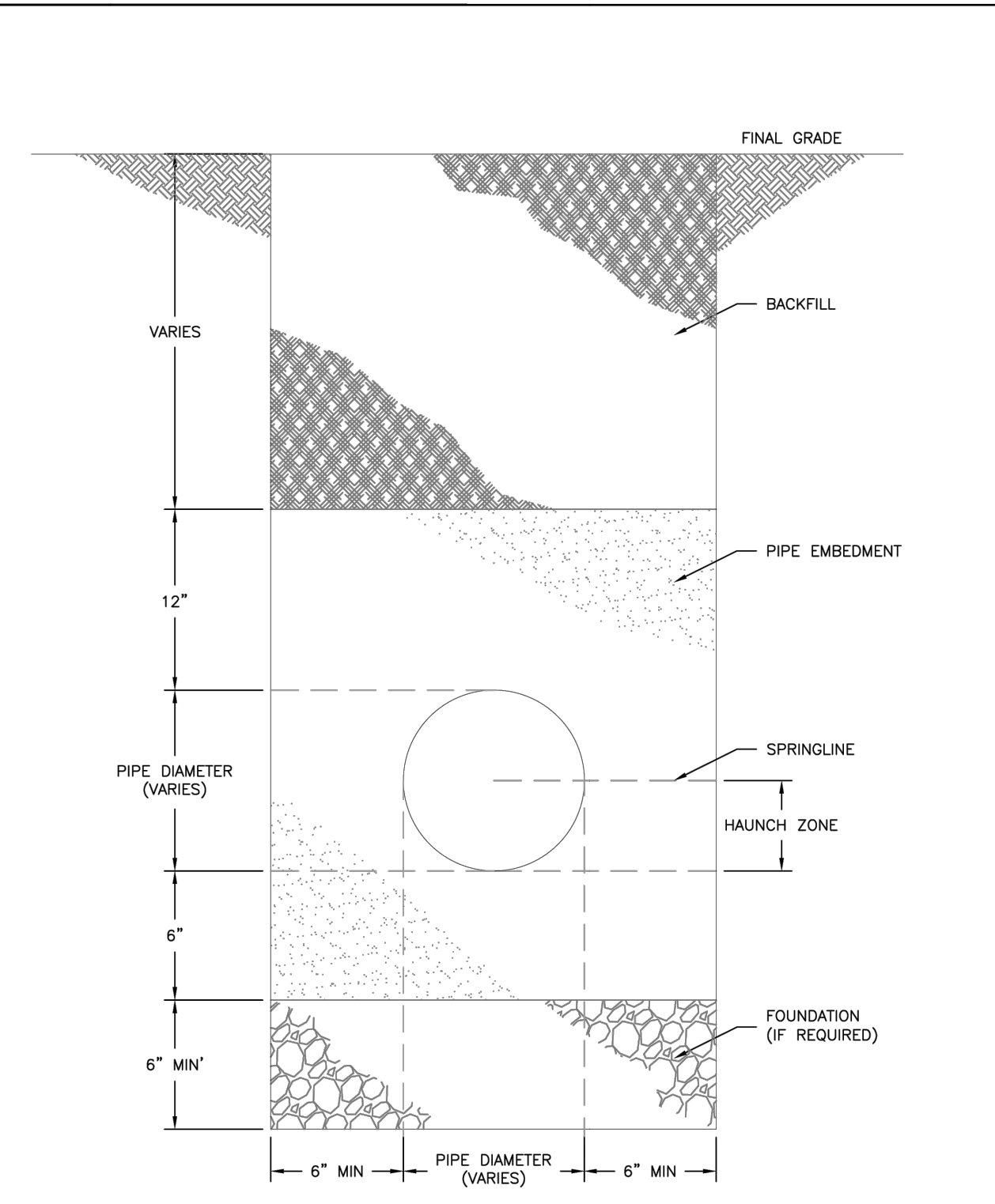
- NOTES:**
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
  2. LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
  3. TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.

Colorado Springs Utilities  
TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS  
C3-2  
DATED: 5/2015



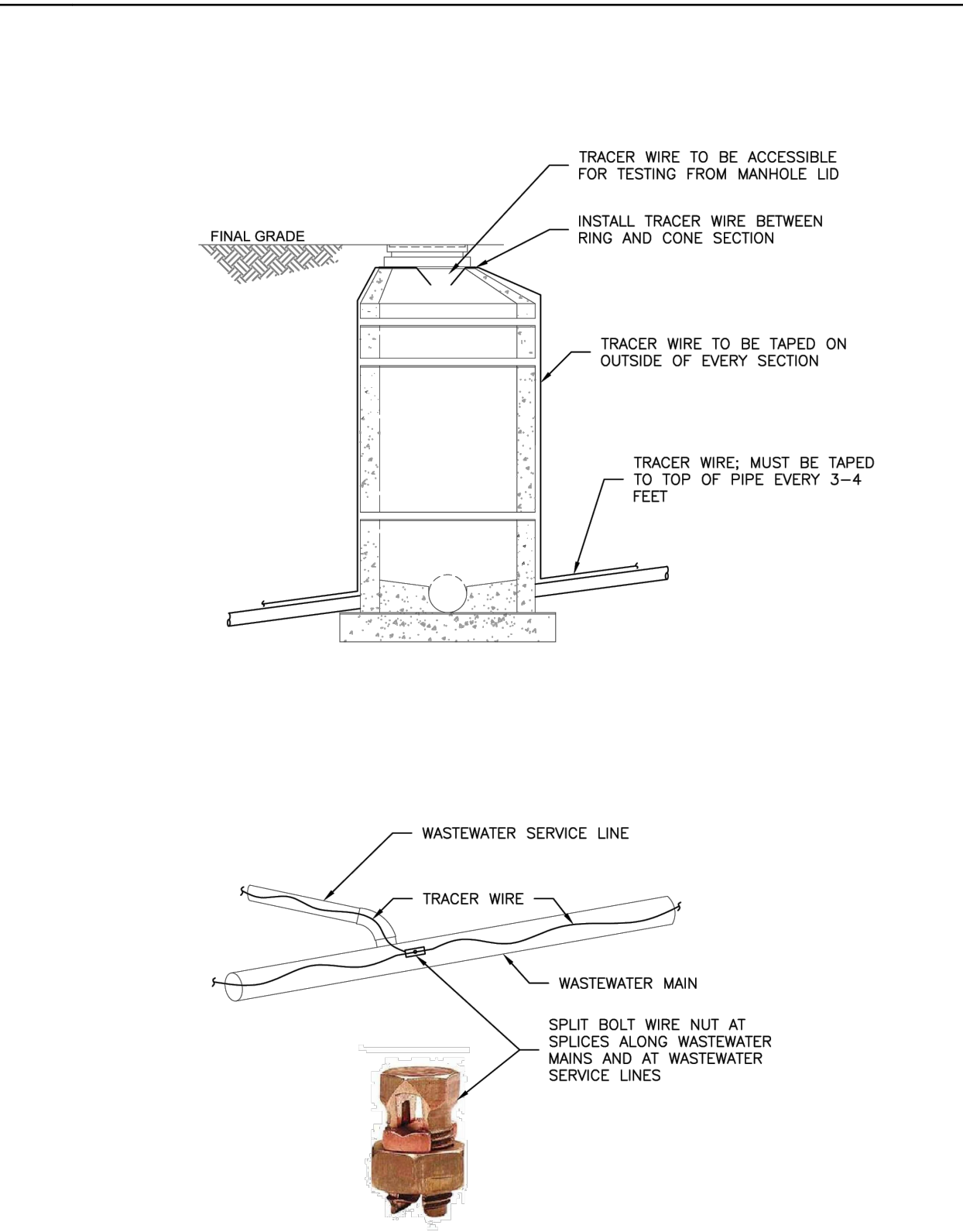
- NOTES:**
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

Colorado Springs Utilities  
CORE DRILLING INTO AN EXISTING MANHOLE  
C3-3  
DATED: 5/2015



- NOTE:**
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

Colorado Springs Utilities  
TYPICAL TRENCH SECTION  
C2-1  
DATED: 5/2015



Colorado Springs Utilities  
TRACER WIRE ON PVC OR HDPE PIPE  
C2-3  
DATED: 5/2015



**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 10/25/24

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BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				07/25/24 <td> </td> <td> </td> <td> </td>			

STERLING RECYCLING FACILITY  
DETAILS

SHEET 6 OF 6  
JOB NO. 25188.14



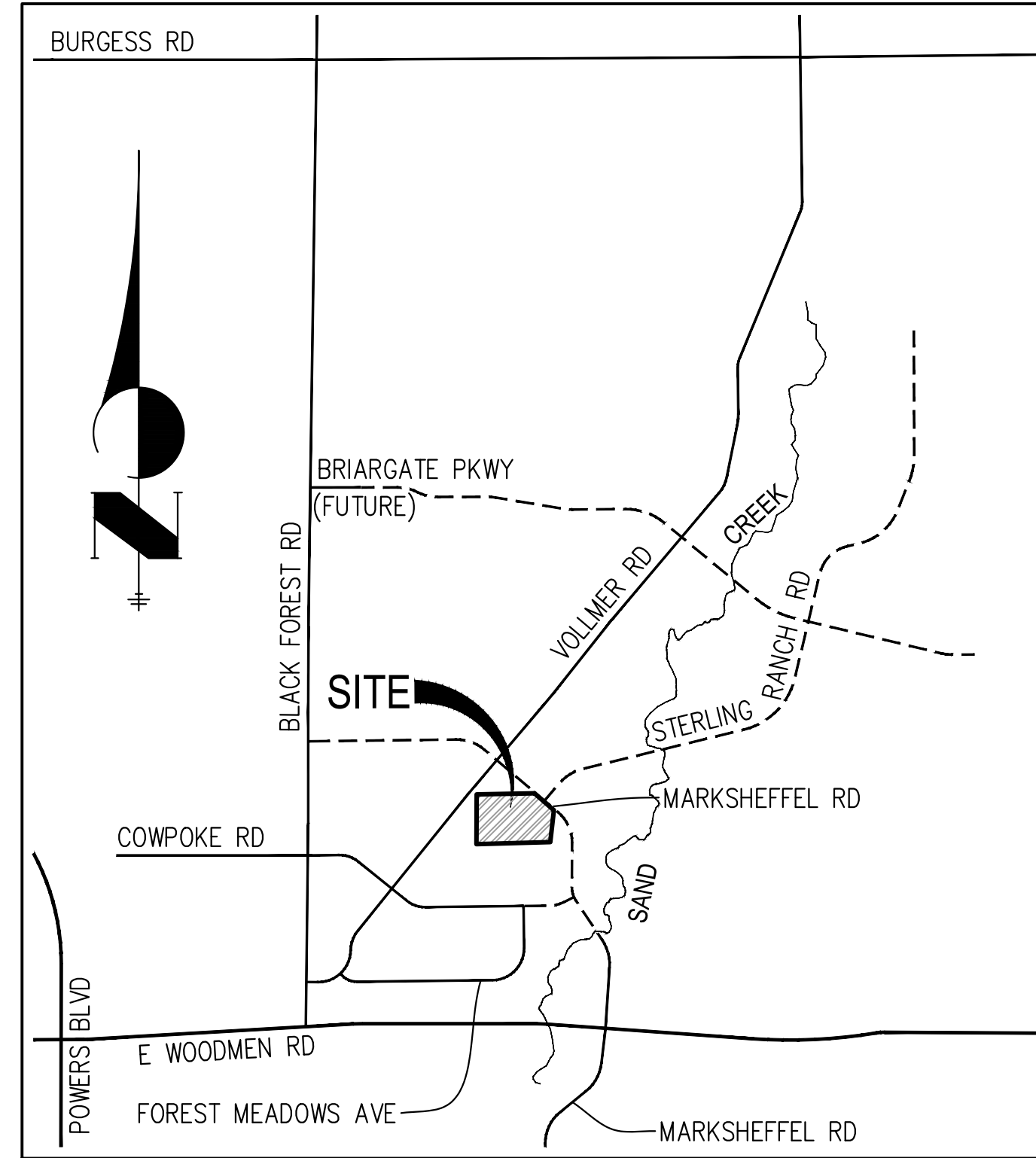
# STERLING RECYCLING FACILITY

## LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 4 & THE N1/2 OF SECTION 5, WATER SYSTEM PLAN

### COUNTY OF EL PASO, STATE OF COLORADO

#### GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER & 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 CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE 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 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 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 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 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 AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE AUTHORITY SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE AUTHORITY AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- 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 ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE GAP 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 LINE) 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, AUTHORITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE AUTHORITY.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE AUTHORITY:
  - 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:
      - TEST 100% OF ALL LINES
      - 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 DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
      - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
      - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
  - PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE 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 CONTRACTOR'S COST.
  - FINAL ACCEPTANCE BY THE DISTRICT 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 DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE 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 THE 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.
- INSPECTION FEES: CALL THE AUTHORITY (719-495-2500) FOR FEE SCHEDULE.



**VICINITY MAP**  
1"=1000'

#### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

#### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

#### 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 RESTRAINS 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.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. 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 SERIES 2700 (MODERN).
- 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.

#### AGENCIES

OWNER/DEVELOPER:	RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 ERIC HOWARD (719) 964-0064	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN T. LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 1140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	ARCHITECT/PLANNER:	NES LANDSCAPE ARCHITECTS 619 N CASCADE AVE COLORADO SPRINGS, CO 80903 JENNIFER SHAGIN (719) 884-1374
WATER RESOURCES:	FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER RESPEC 5540 TECH CENTER DRIVE, SUITE 100 COLORADO SPRINGS, CO 80919 JOHN MCGINN (719) 227-0072		

#### SHEET INDEX

- COVER
- LEGEND
- WATER PLANS
- DETAIL SHEET

#### EL PASO COUNTY STATEMENT

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.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER/ECM ADMINISTRATOR

#### WATER & SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED *James F. Morley* DATE 7-25-24  
JAMES F. MORLEY

SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
(719) 471-1742

#### FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR THE SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION. RESPONSIBILITY FOR COMPLETENESS AND ACCURACY REMAINS WITH THE DESIGN ENGINEER.

SIGNED *Bryan T. Law* DATE 10/25/24  
BRYAN T. LAW, P.E.

#### FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT \_\_\_\_\_  
**Note: Black Forest Fire Protection District is not currently reviewing or signing construction plans.**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
FIRE PROTECTION DISTRICT

#### ENGINEER'S STATEMENT

THIS WATER SYSTEM PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR WASTEWATER SYSTEM PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PROFESSIONAL ENGINEER  
10/25/24

PCD FILING NO.: SF2325

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
RHETORIC, LLC  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ERIC HOWARD  
EHOWARDPC@GMAIL.COM  
(719) 964-0064

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=1000'	N/A	07/25/24	PAL	PAL	

STERLING RECYCLING FACILITY  
COVER



Know what's below.  
Call before you dig.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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 20 BOULDER CRESCENT, SUITE 200  
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**LAYER LINETYPE LEGEND**

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	-----	-----
WIRE FENCE	---x---	---x---
CHAIN LINK FENCE	---o---	---o---
WOOD FENCE	---◇---	---◇---
MASONRY FENCE	---□---	---□---
GUARDRAIL	---u---	---u---
CONC. BARRIER	---□---	---□---
CABLE TV	---TV---	---TV---
ELECTRIC	---E---	---E---
FIBER OPTIC	---FO---	---FO---
GAS MAIN	---G---	---G---
IRRIGATION MAIN	---IRR---	---IRR---
OIL/PETRO. MAIN	---O---	---O---
OVERHEAD UTILITY	---OHU---	---OHU---
SANITARY SEWER	---S---	---S---
STORM DRAIN	---T---	---T---
TELEPHONE	---W---	---W---
WATER MAIN	---W---	---W---
RAW WATER LINE	---RWL---	---RWL---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr San <sup>o</sup>	
SERVICE MARKER	△	
CLEAN-OUT	+	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊕	
TELEPHONE MANHOLE	⊕	
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
<b>MISC. UTILITIES</b>		
VENT PIPE	⊕	⊕
TEST HOLE DESIGNATOR	⊕	⊕

**LANDSCAPE LEGEND**

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	●
TREE - DECIDUOUS	⊙	●
SHRUB/BUSH	⊙	●
SHRUBS AND BUSHES	⊙	●
IRRIGATION BOX	⊕	⊕
IRRIGATION SPRINKLER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BOLLARD	⊕	⊕
FLAGPOLE	⊕	⊕

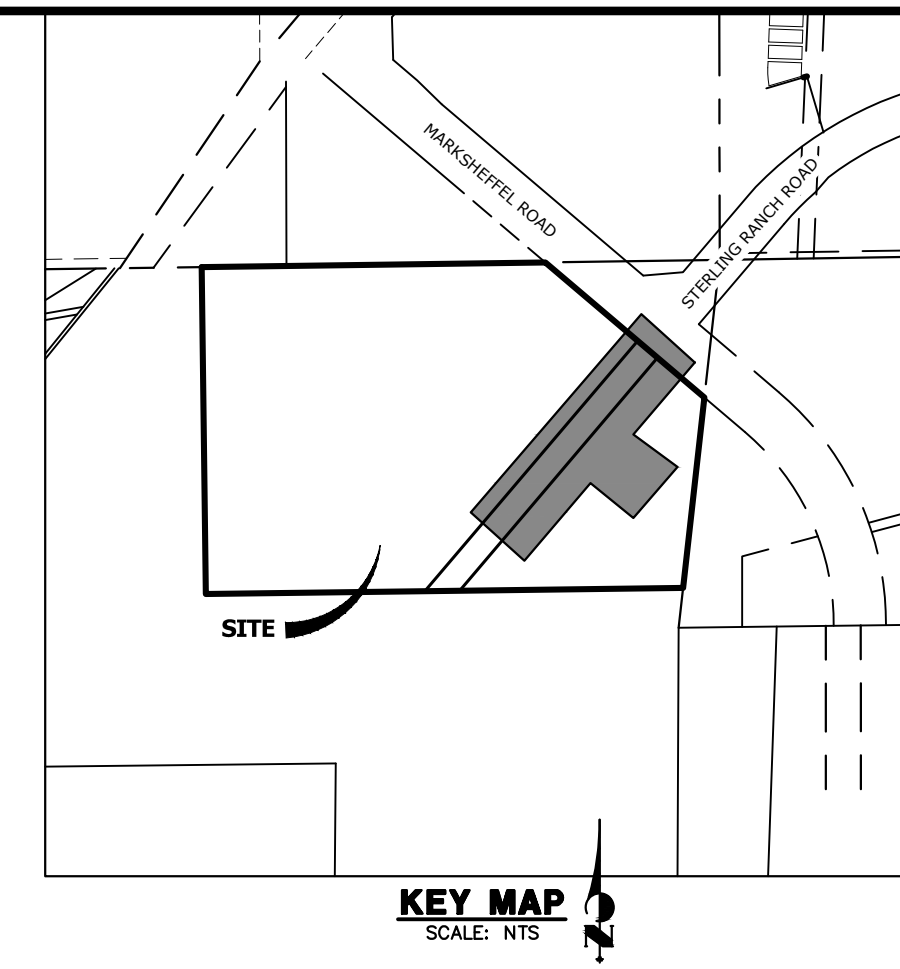
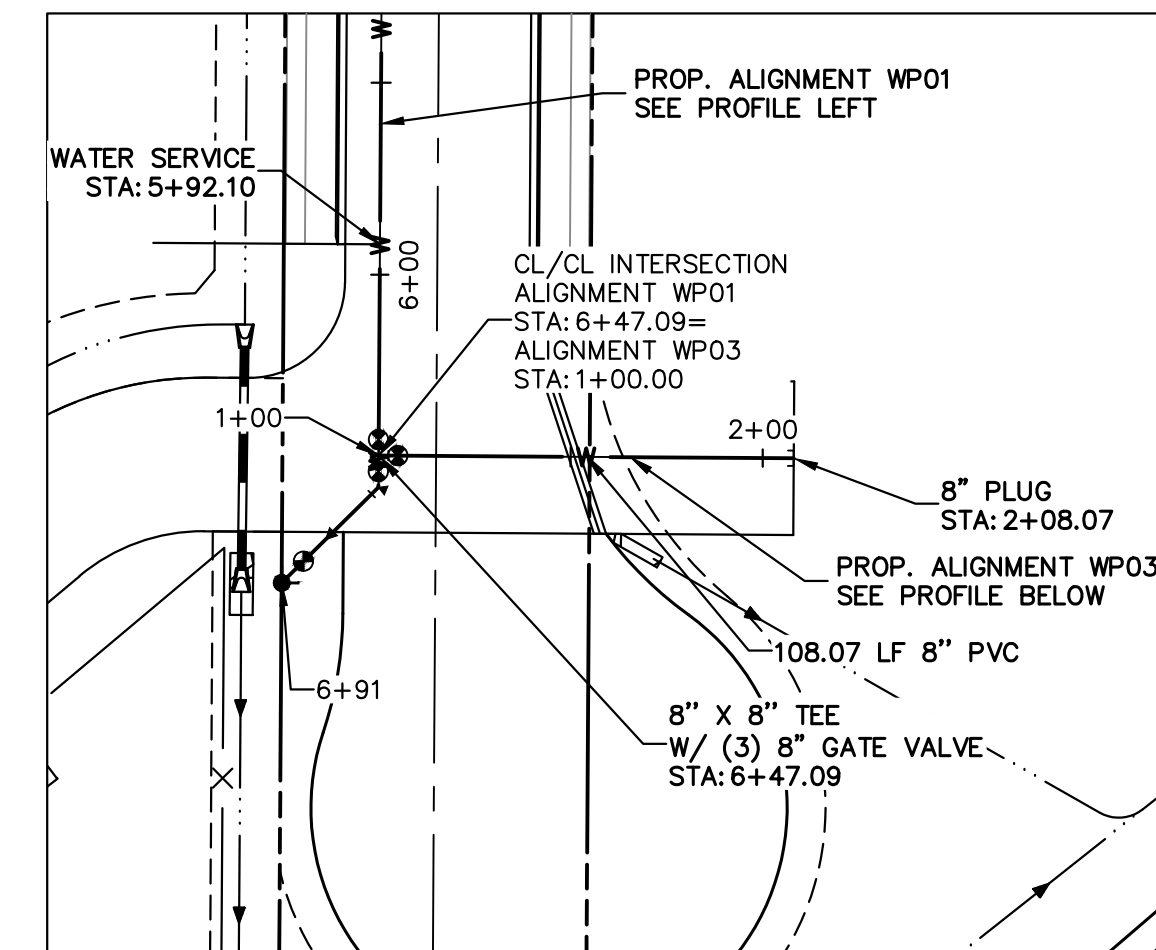
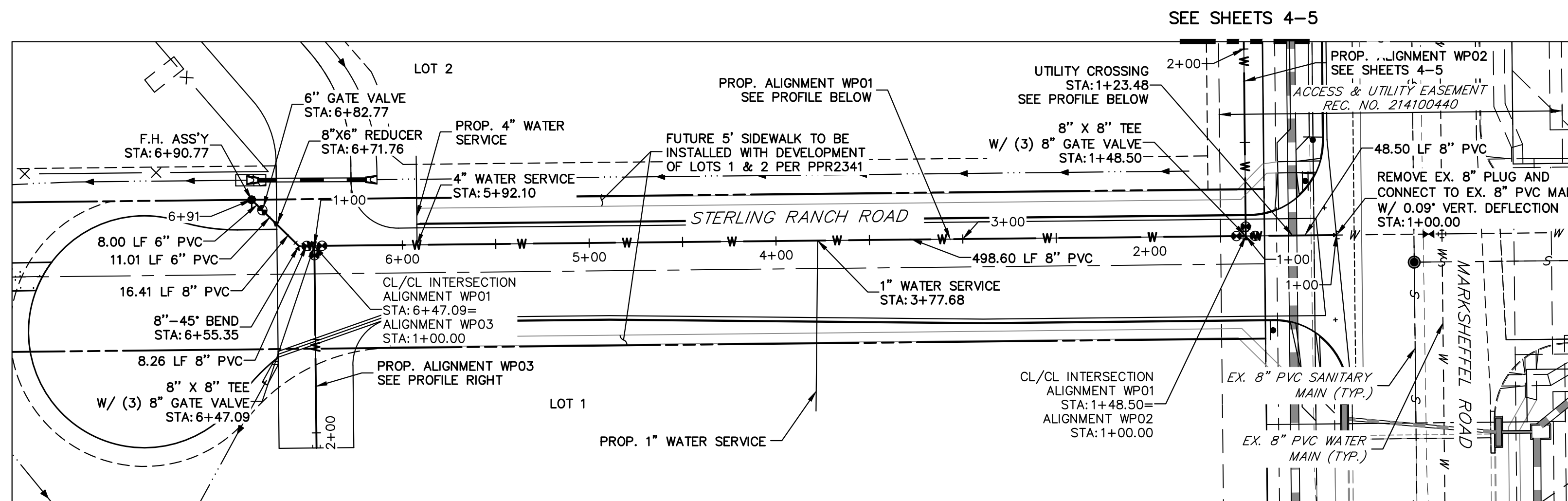


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 10/25/24

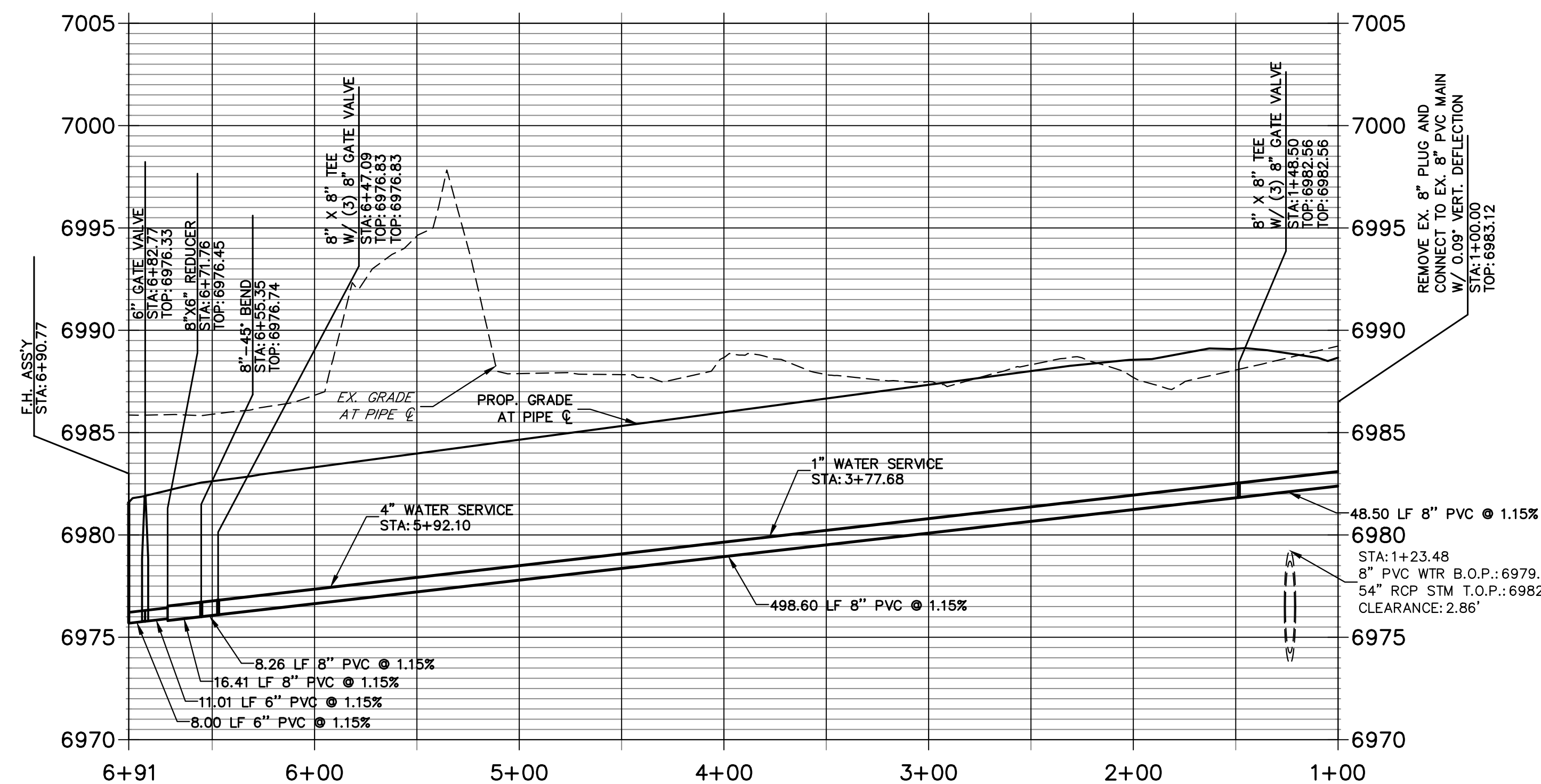
No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

STERLING RECYCLING FACILITY  
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 SHEET 2 OF 6  
 JOB NO. 25188.14

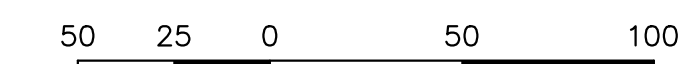
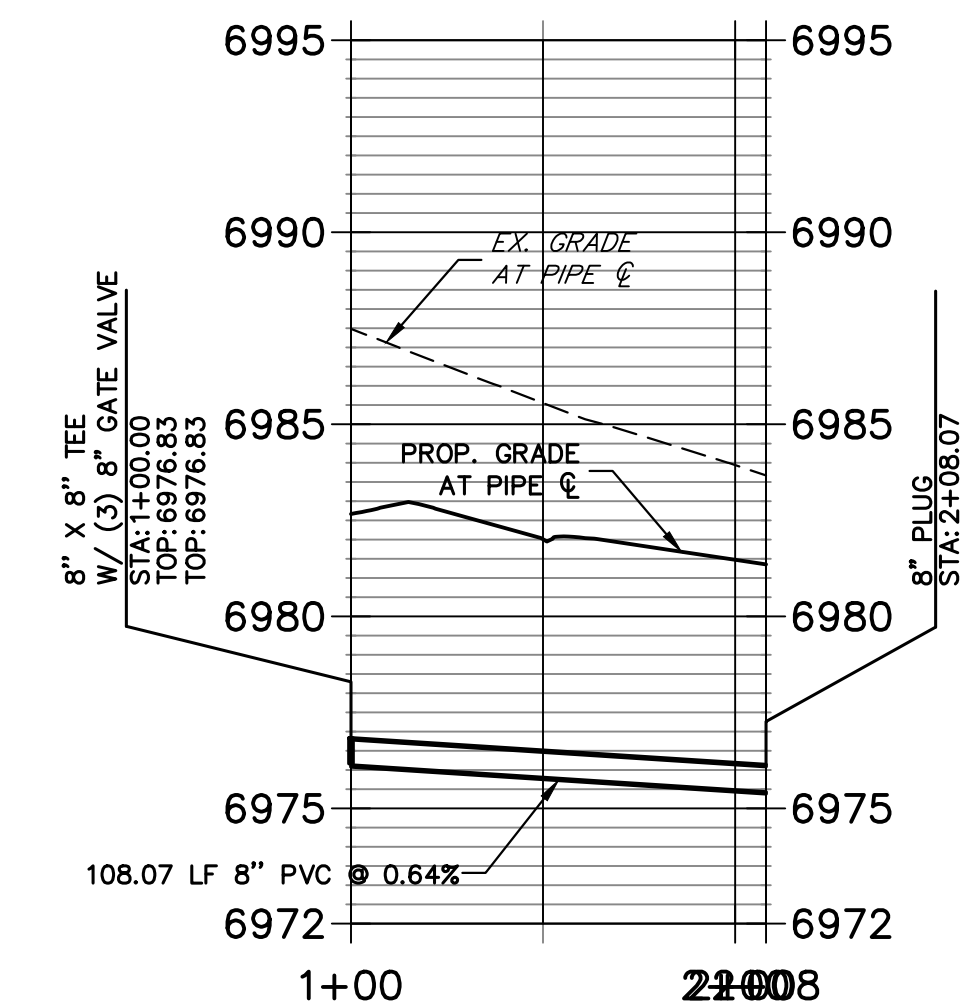




**ALIGNMENT WP01 PROFILE  
STA 1+00.00 TO 6+90.77**



**ALIGNMENT WP03 PROFILE  
STA 1+00.00 TO 2+08.07**



HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND 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 ABOVE GROUND AND UNDERGROUND UTILITIES.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043

10/25/24

FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RHETORIC, LLC**  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ERIC HOWARD  
EHOWARDPC@GMAIL.COM  
(719) 964-0064

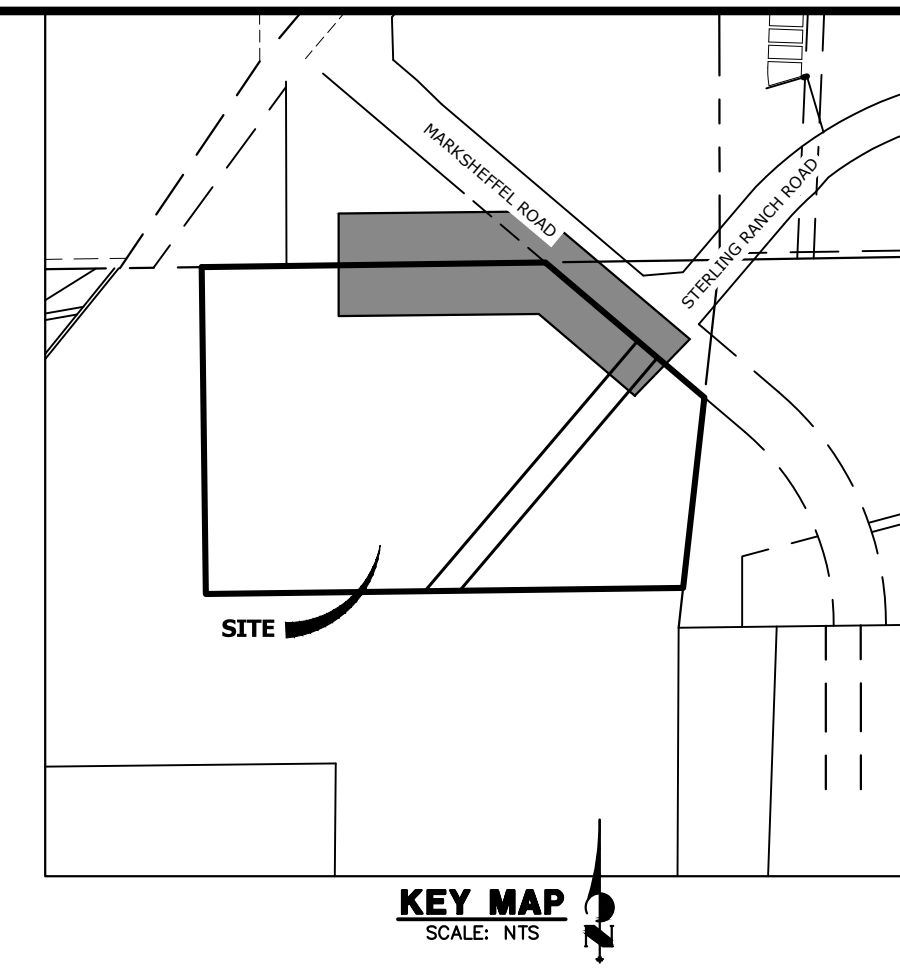
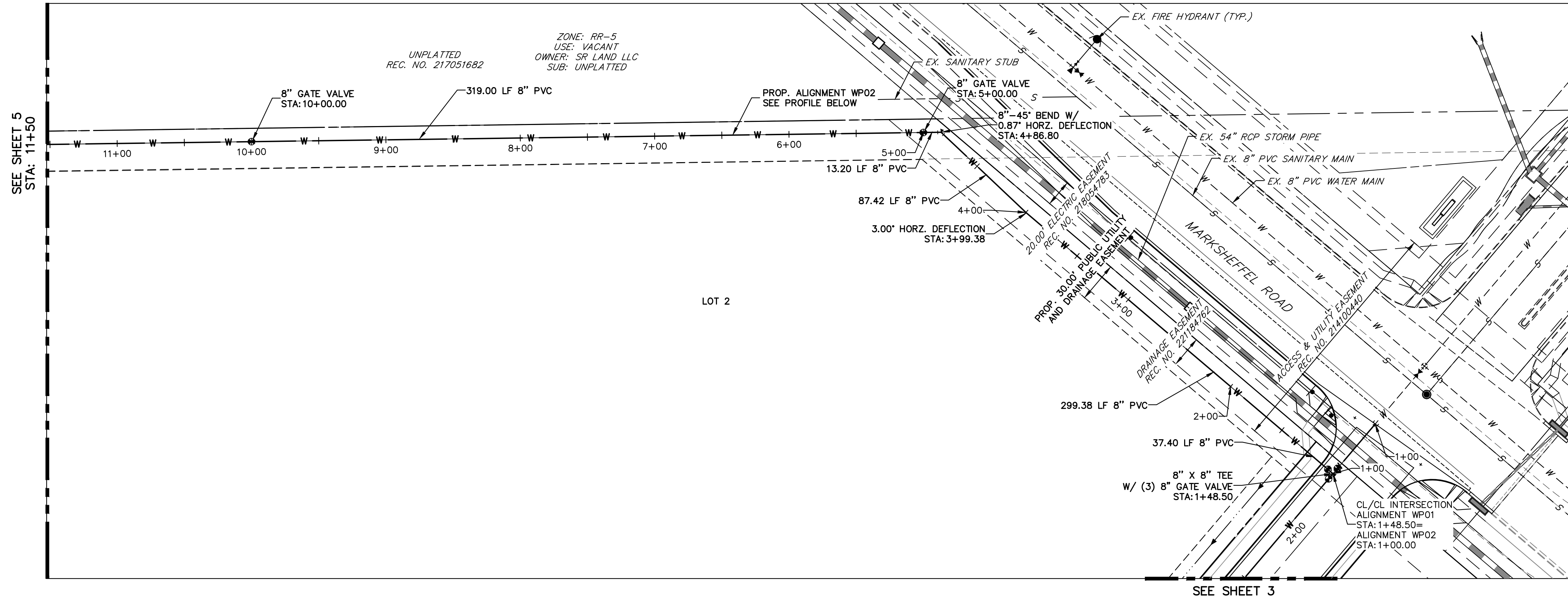
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BY	DATE	No.	REVISION

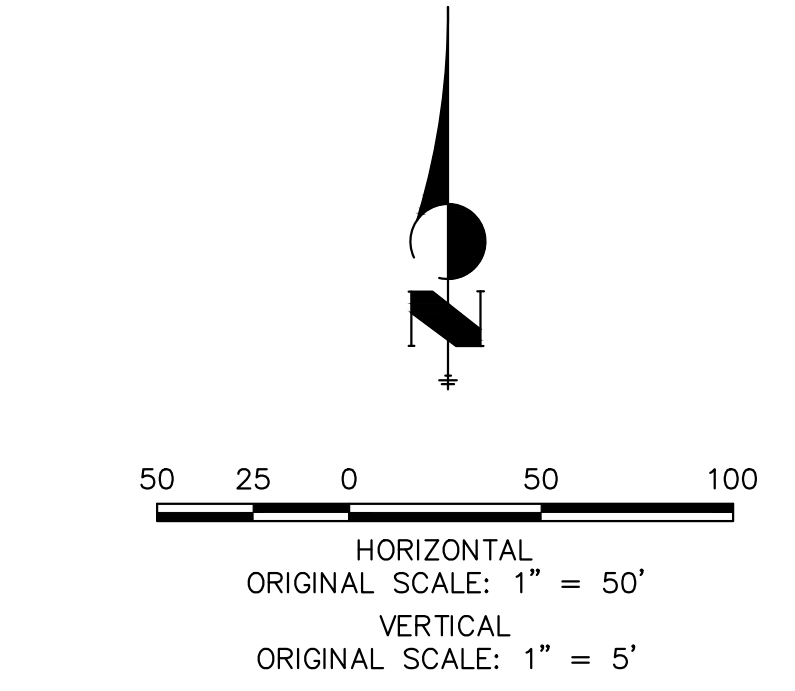
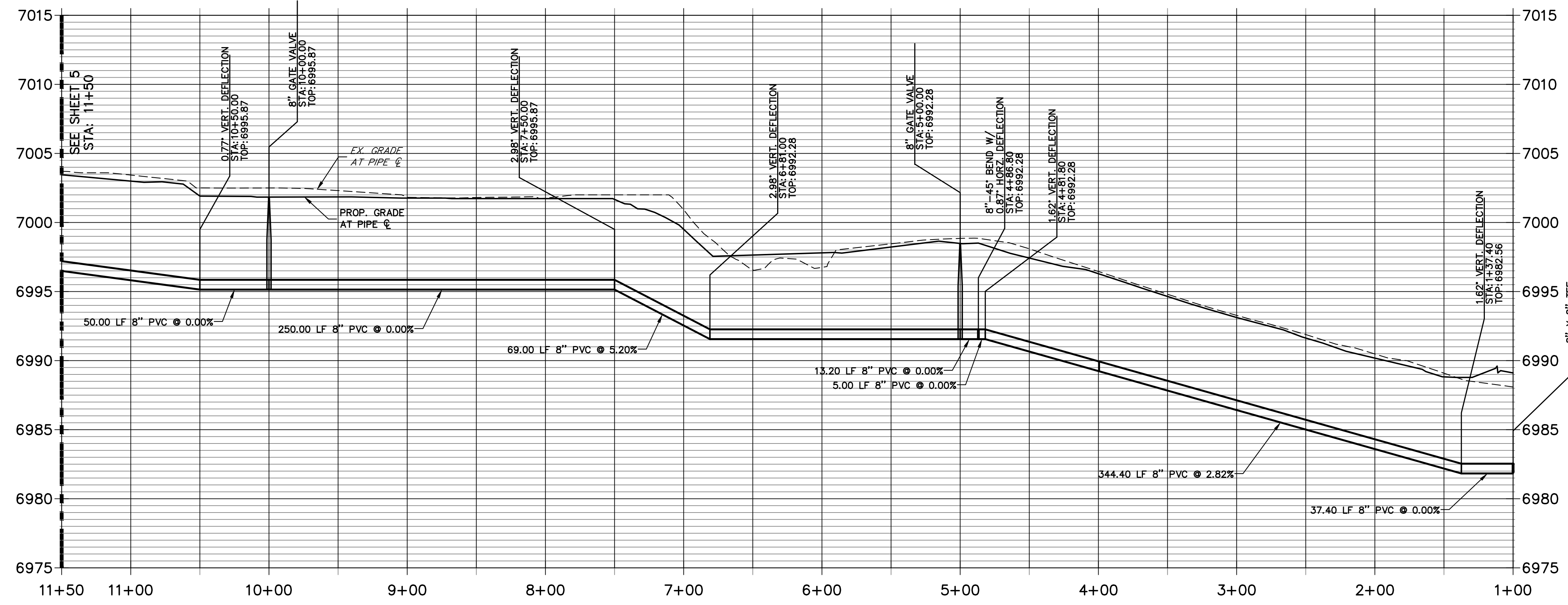
STERLING RECYCLING FACILITY  
**WATER PLANS**

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 07/25/24  
DESIGNED BY PAL  
DRAWN BY PAL  
CHECKED BY

SHEET 3 OF 6  
JOB NO. 25188.14



**ALIGNMENT WP02 PROFILE  
STA 1+00.00 TO 11+50.00**



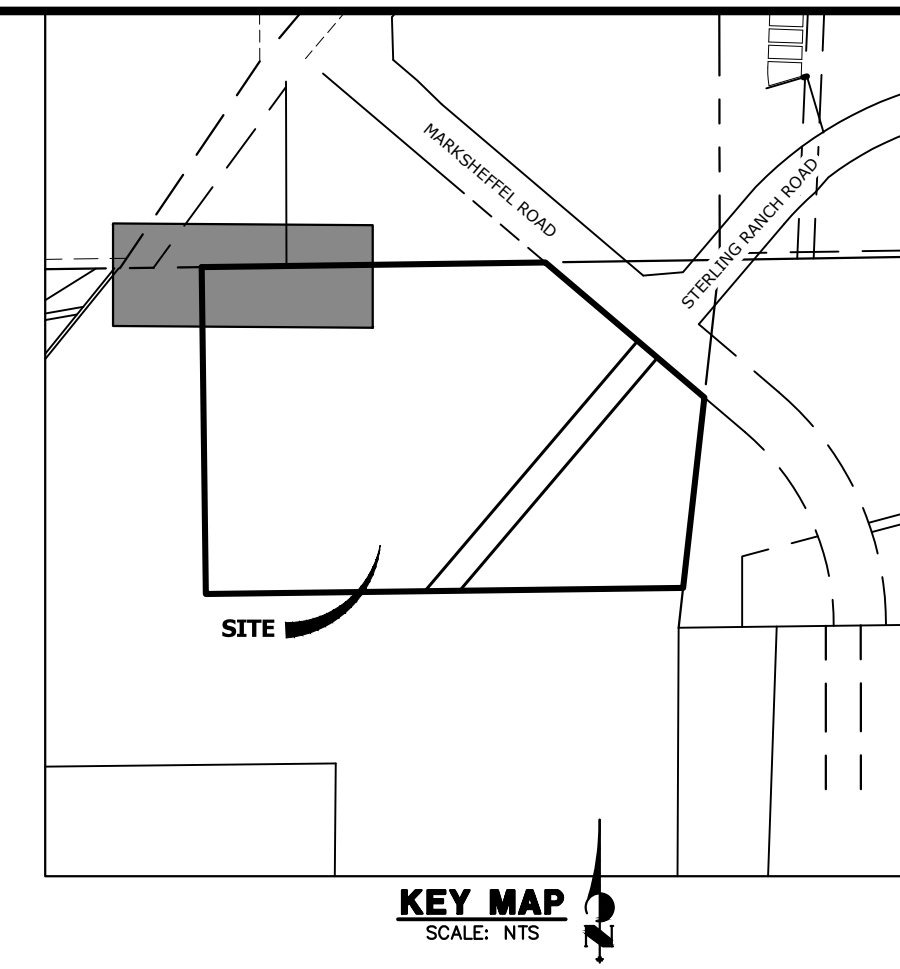
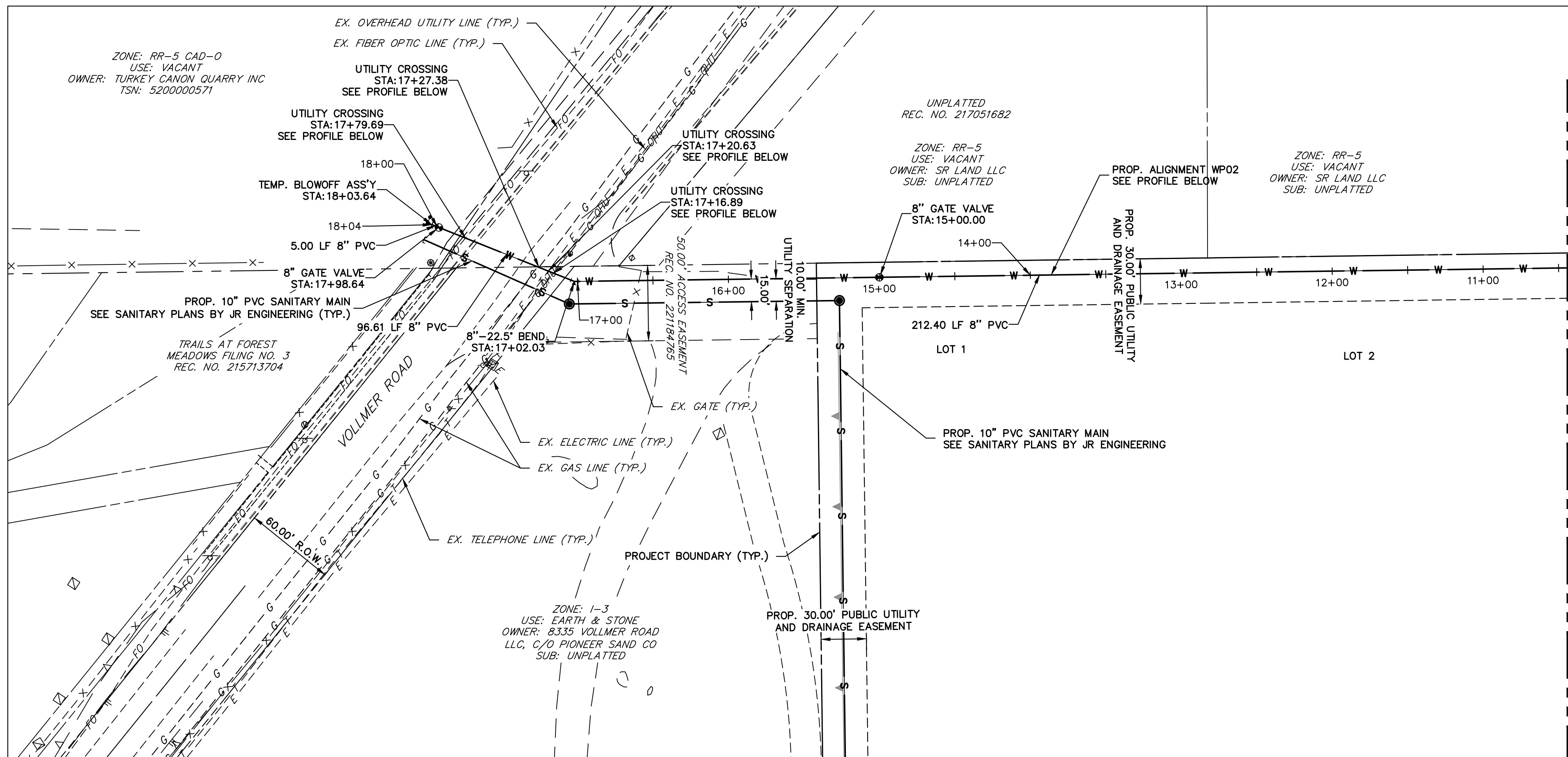
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



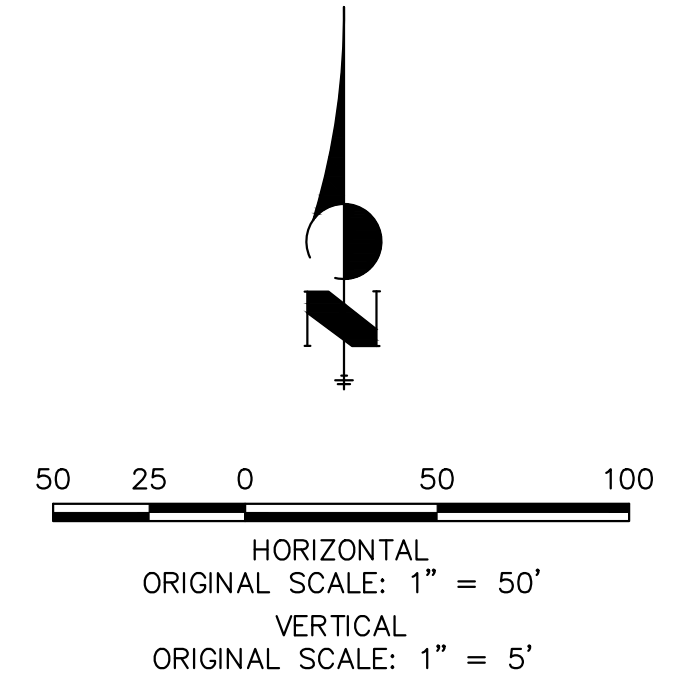
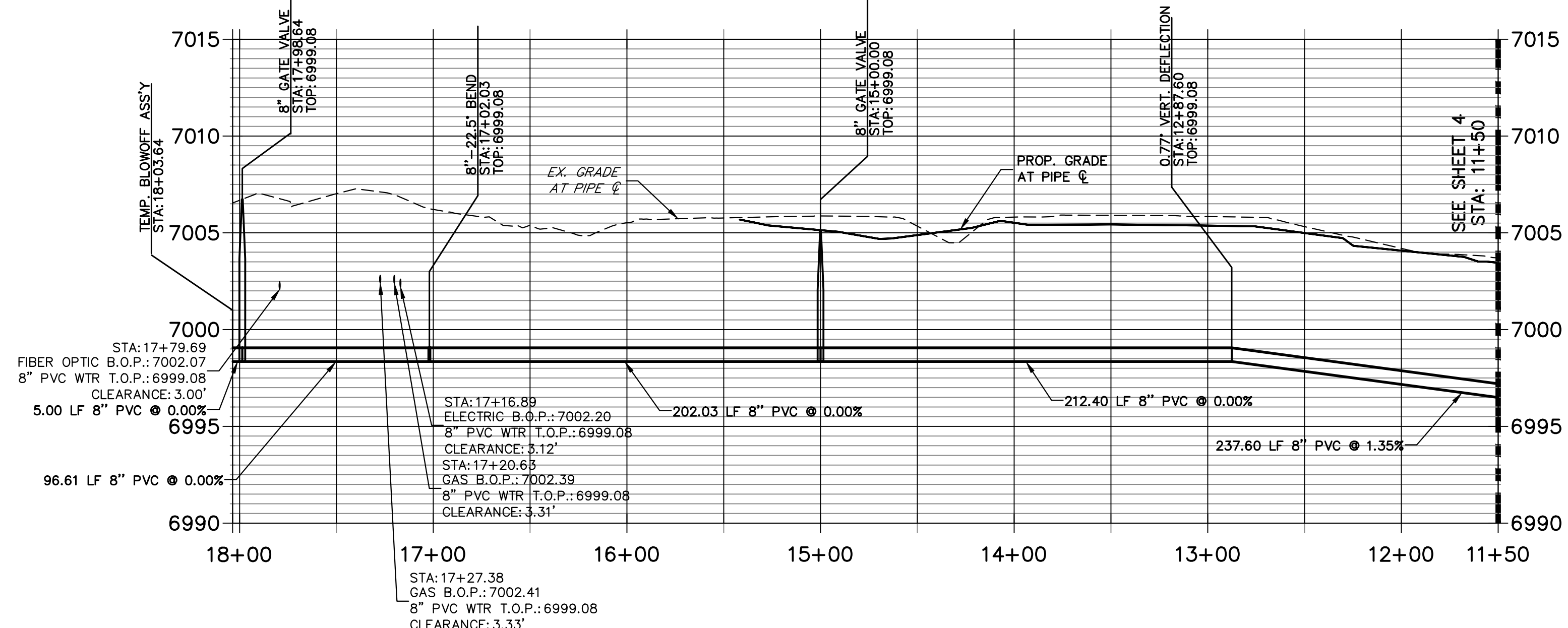
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 10/25/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>RHETORIC, LLC</b> 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
H-SCALE	1"=50'	DESIGNED BY	PAL
V-SCALE	1"=5'	DRAWN BY	PAL
DATE	07/25/24	CHECKED BY	
STERLING RECYCLING FACILITY			
WATER PLANS			
SHEET	4	OF	6
JOB NO.	25188.14		





**ALIGNMENT WP02 PROFILE (2)  
STA 11+50.00 TO 18+03.64**



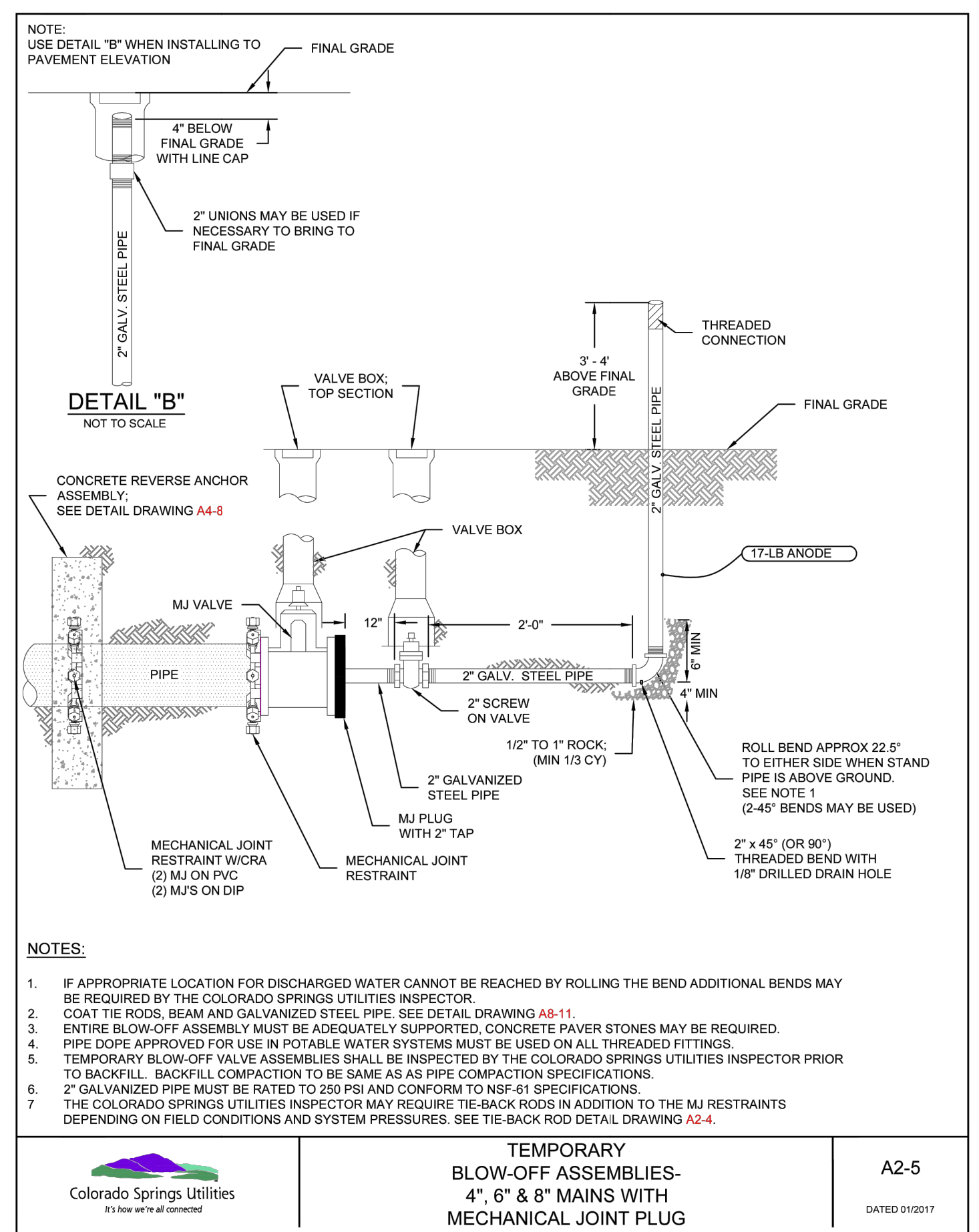
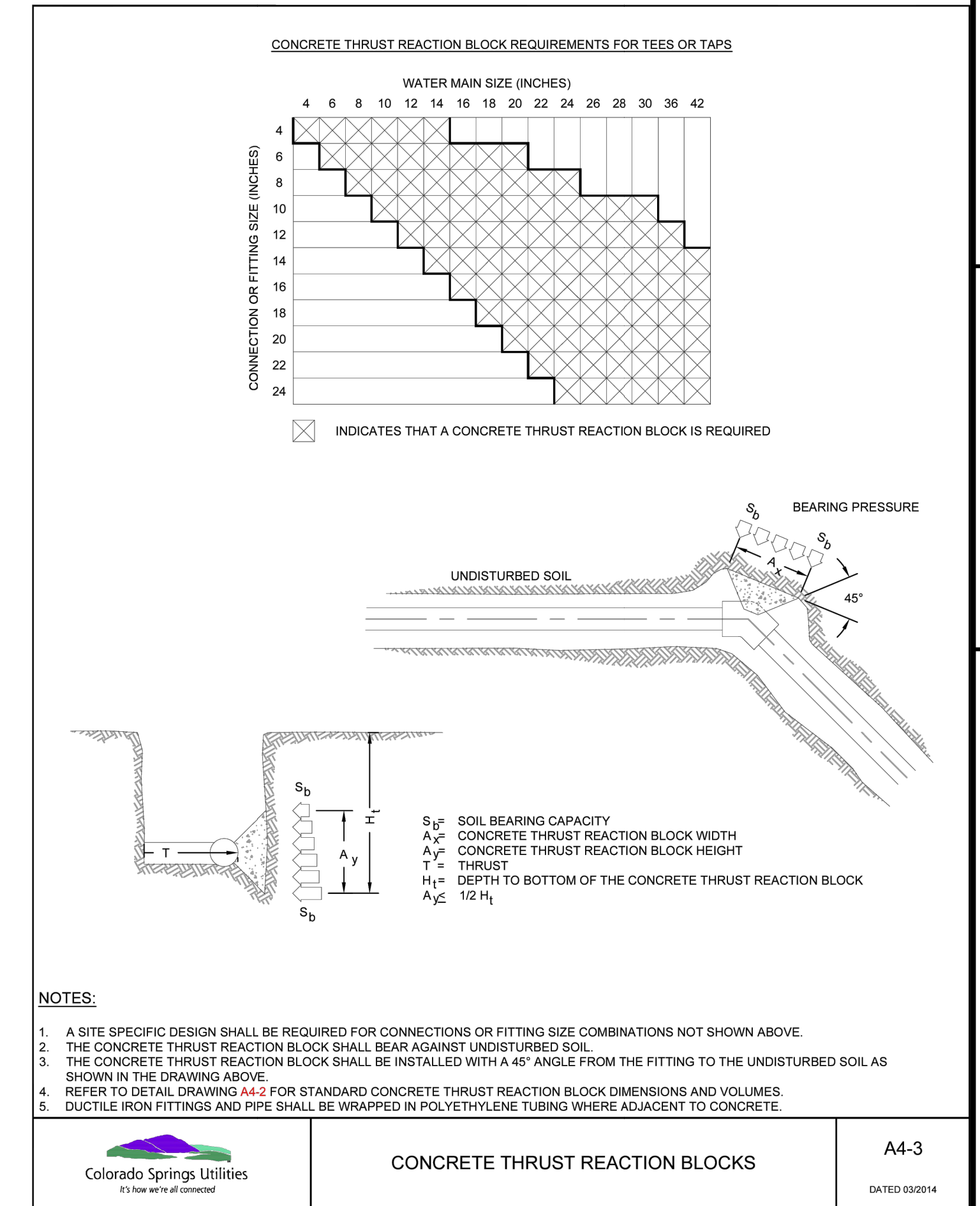
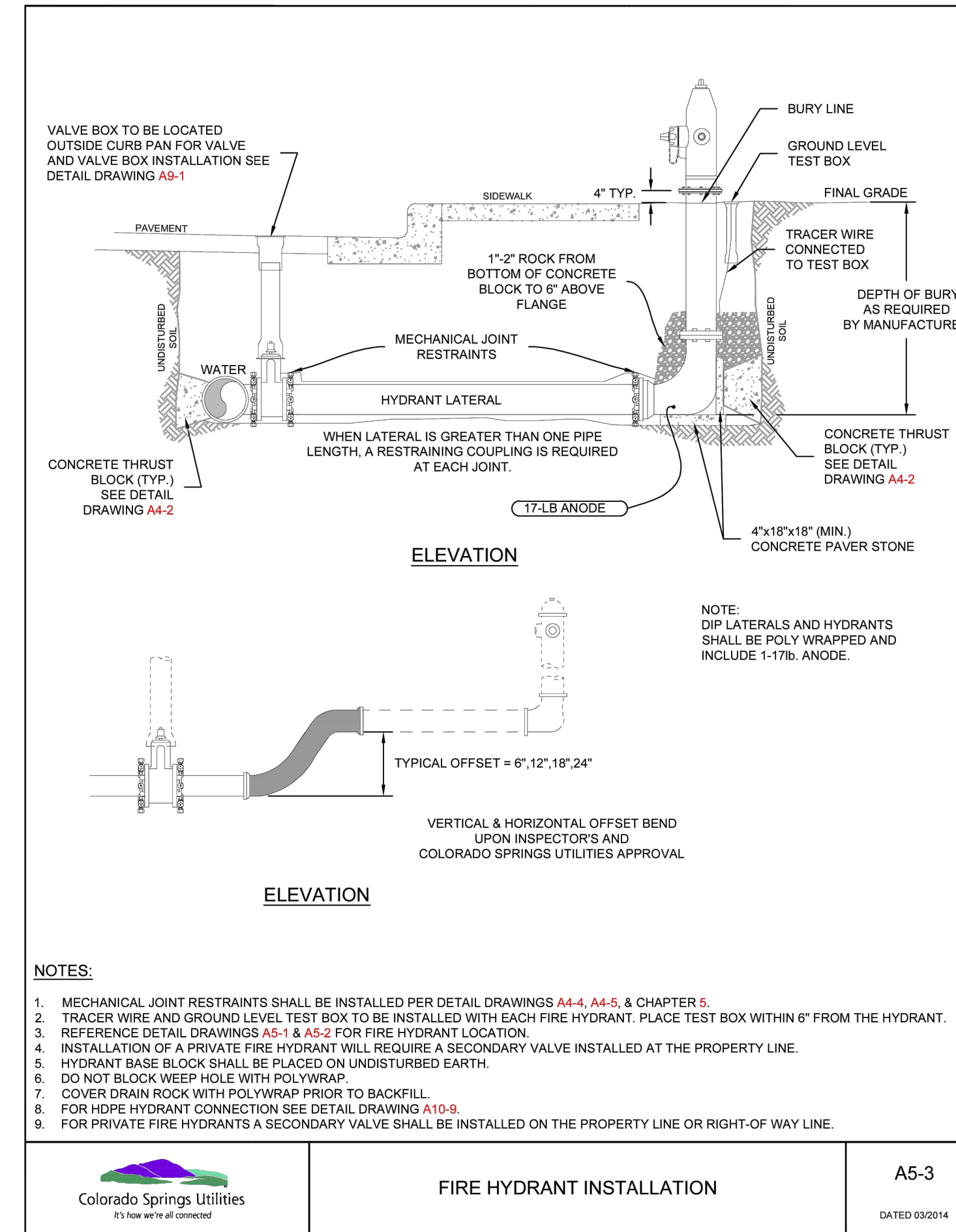
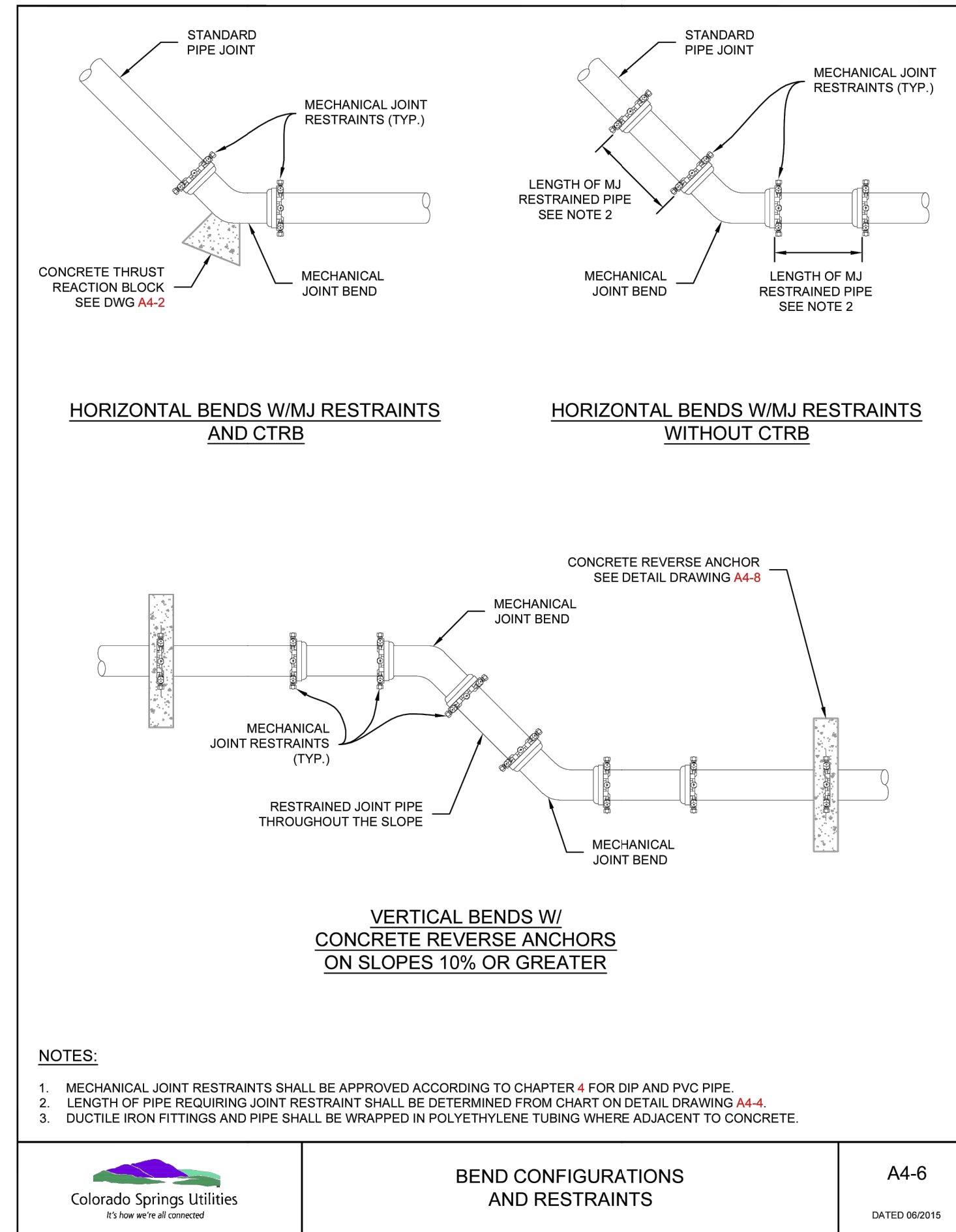
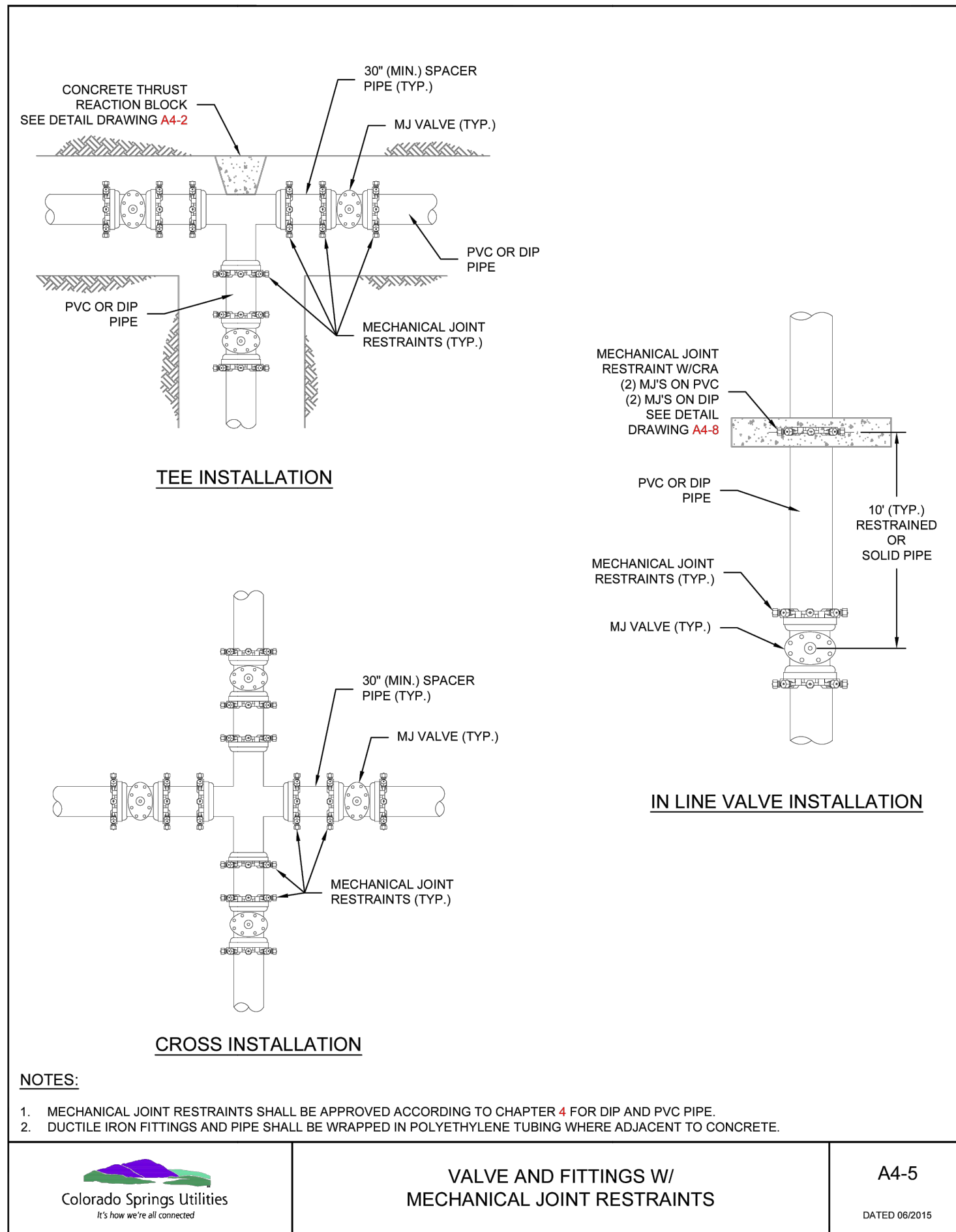
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE: 10/25/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. APPROVED USES DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>RHETORIC, LLC</b> 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064	<b>J.R. ENGINEERING</b> A Westman Company  Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
STERLING RECYCLING FACILITY WATER PLANS	No.	REVISION	
	H-SCALE	1"=50'	
	V-SCALE	1"=5'	
	DATE	07/25/24	
DESIGNED BY	PAL		
DRAWN BY	PAL		
CHECKED BY			
SHEET 5 OF 6	JOB NO. 25188.14		





**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

**811**  
Know what's below.  
Call before you dig.

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

10/25/24  
DATE

PREPARED FOR  
**RHETORIC, LLC**  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO  
ERIC HOWARD  
EHOWARDPC@GMAIL.COM  
(719) 964-0064

**J.R. ENGINEERING**  
A Westman Company  
Centennial 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	07/25/24	PAL	PAL	

STERLING RECYCLING FACILITY  
DETAILS

SHEET 6 OF 6  
JOB NO. 25188.14