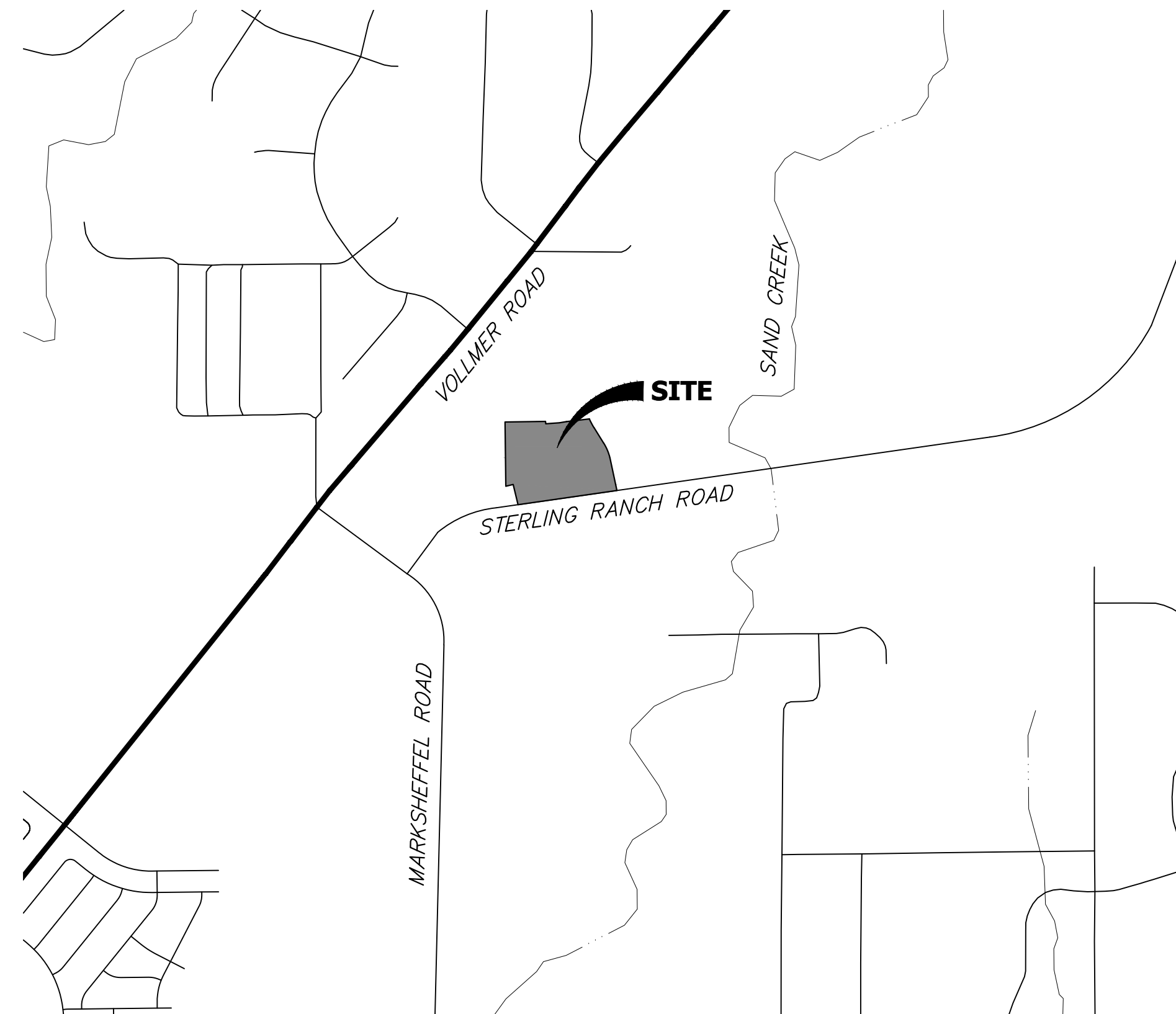


# STERLING RANCH FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

### STREET IMPROVEMENT PLAN PLAN

#### MARCH 2024



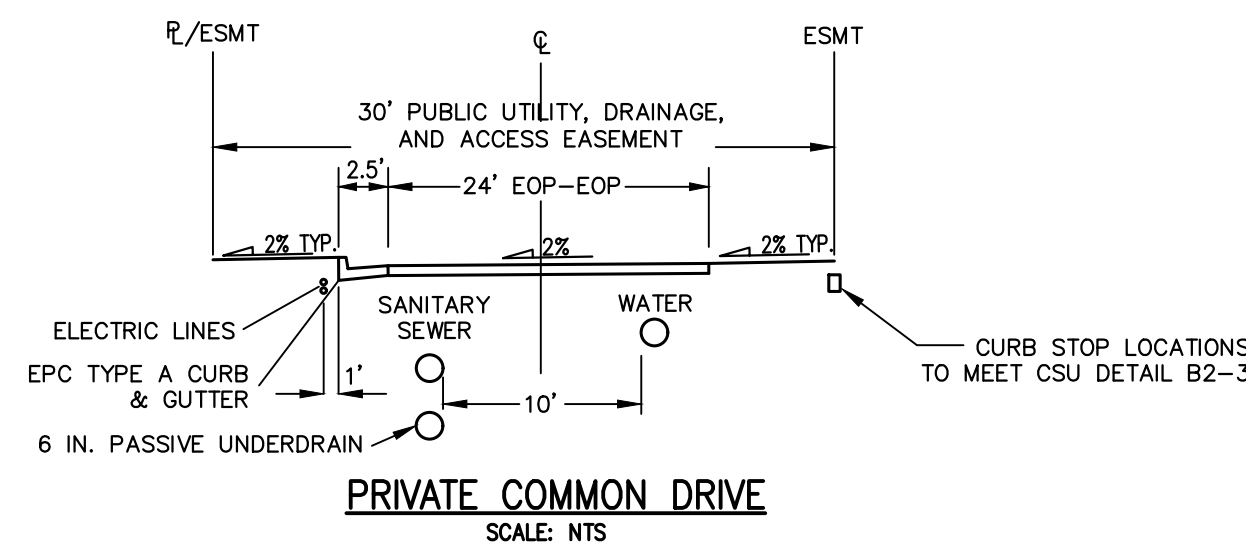
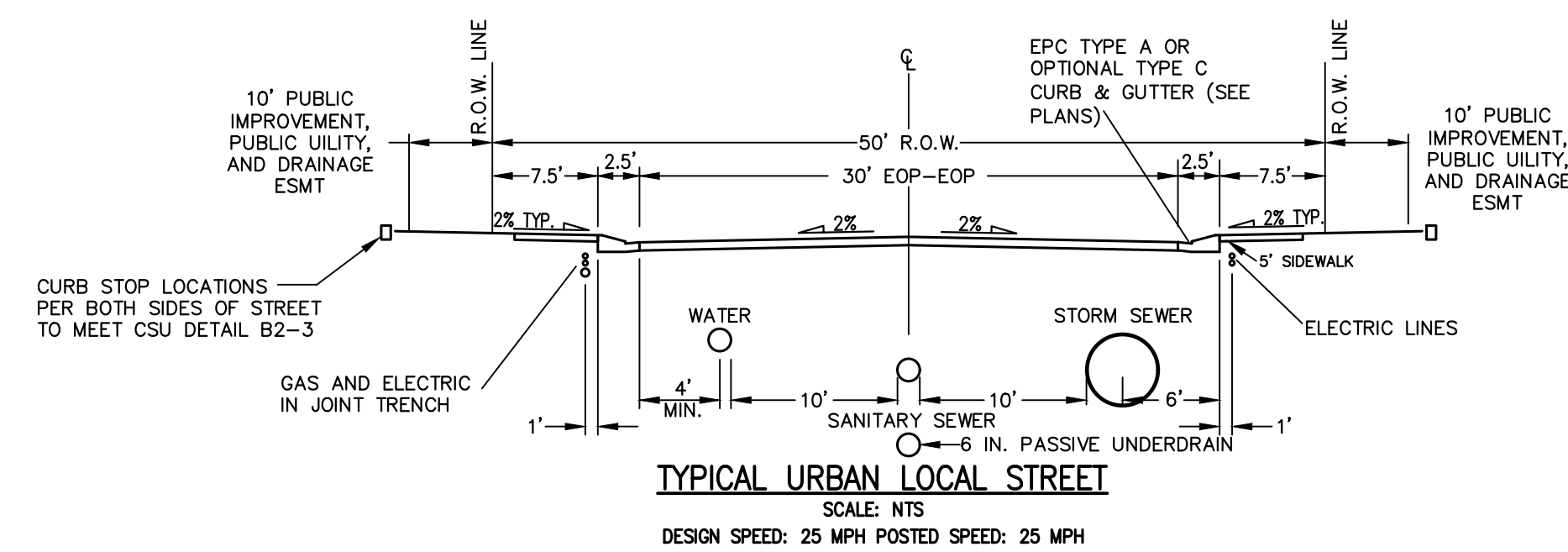
VICINITY MAP  
SCALE: 1"=1,000'

#### SHEET INDEX

1	-	COVER SHEET
2	-	GENERAL NOTES
3	-	HORIZONTAL CONTROL
4-9	-	STREET IMPROVEMENT PLAN
11	-	SIGNAGE PLAN
12-13	-	DETAILS
13	-	TOTAL SHEETS

#### AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	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 MIKE BRAMLETT P.E. (303) 267-6240	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 DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
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		



#### BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

#### BENCHMARKS

1. 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
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANTEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
3. 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

#### OWNER/DEVELOPER STATEMENT

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

*Loren Moreland* V.P. 3/15/2024  
LOREN MORELAND, MANAGER DATE

#### 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

#### 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.

*Ryan E. Burns* 3/14/24  
RYAN E. BURNS, P.E. 0054412 DATE  
FOR AND ON BEHALF OF JR ENGINEERING



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

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.

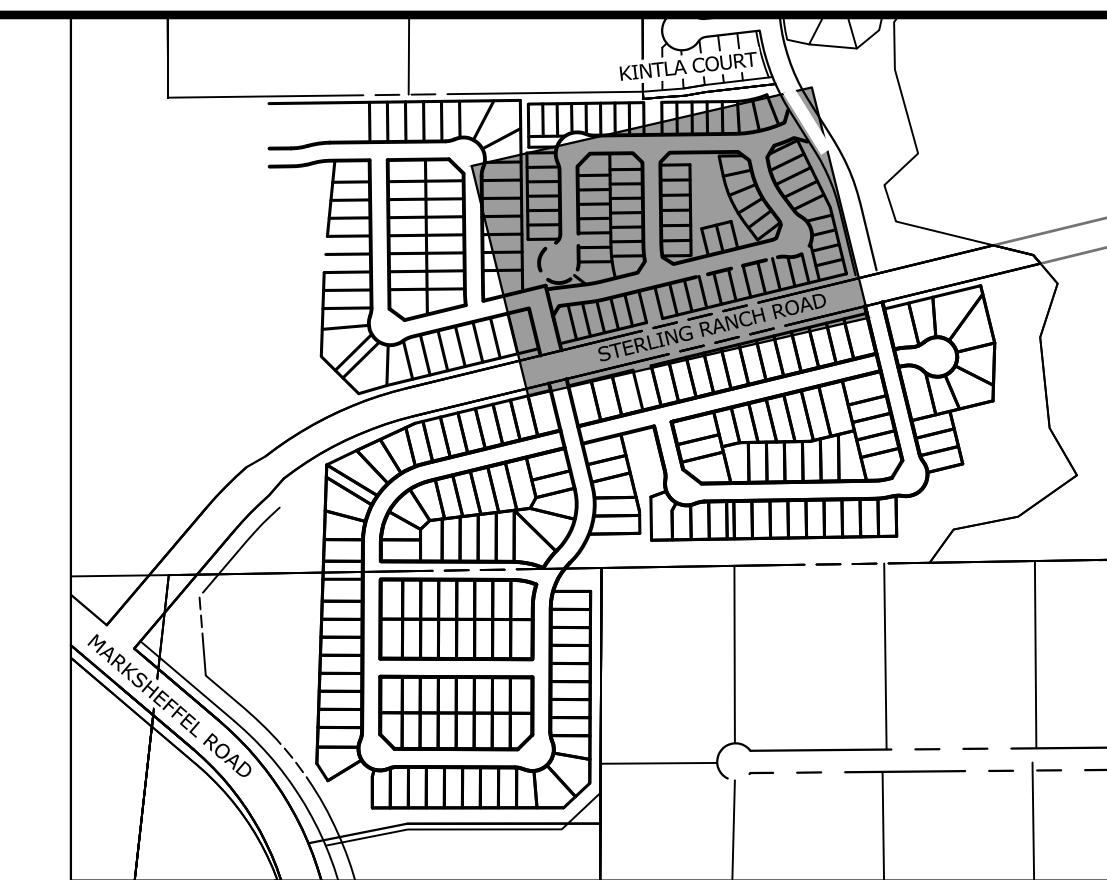
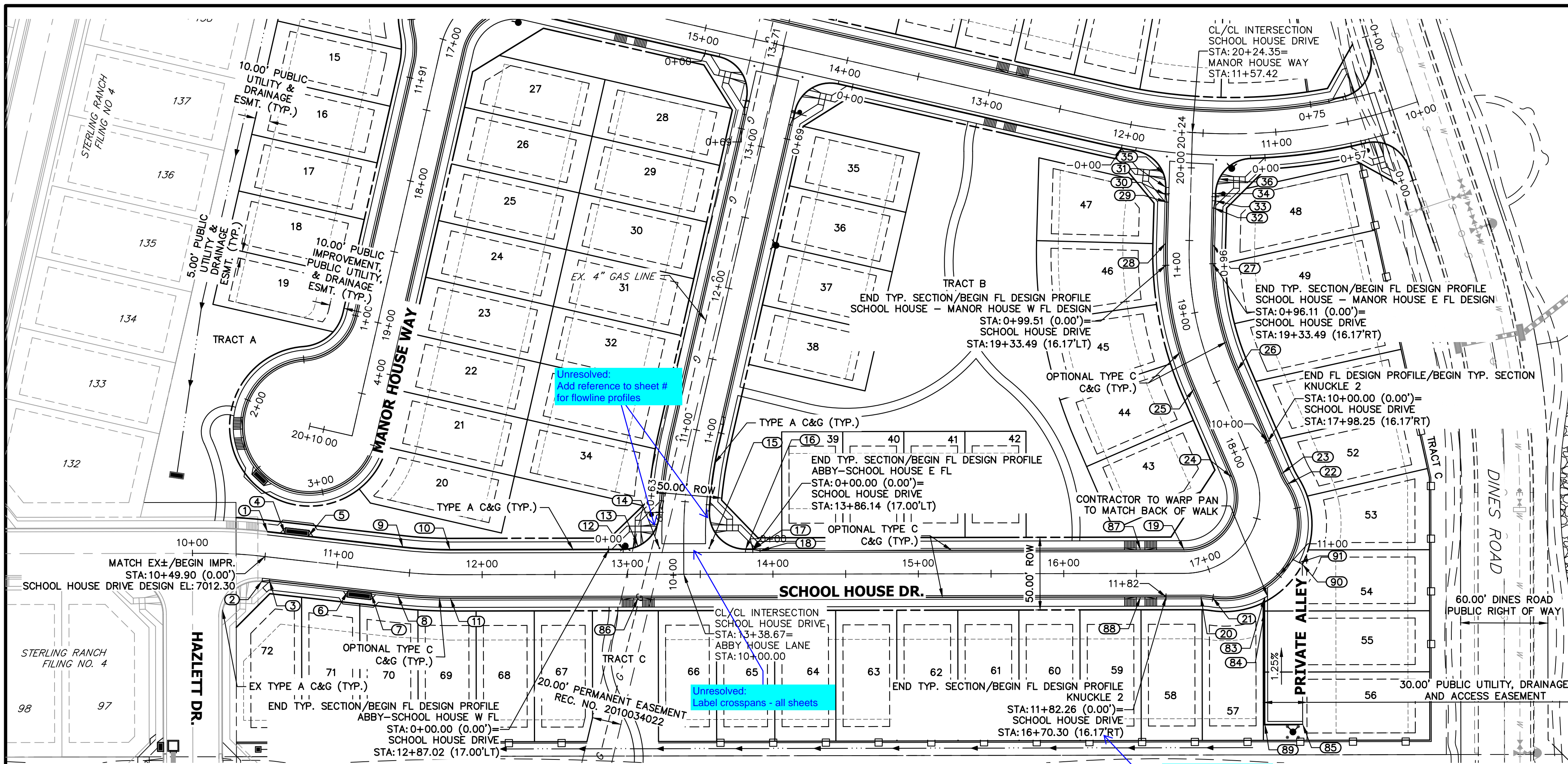
PREPARED FOR  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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

BY	DATE	REVISION	No.	1"=1000'	H-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							3/14/24	PAL	PAL	
STERLING RANCH FILING NO. 5 COVER SHEET										
SHEET 1 OF 13										
JOB NO. 25188.16										

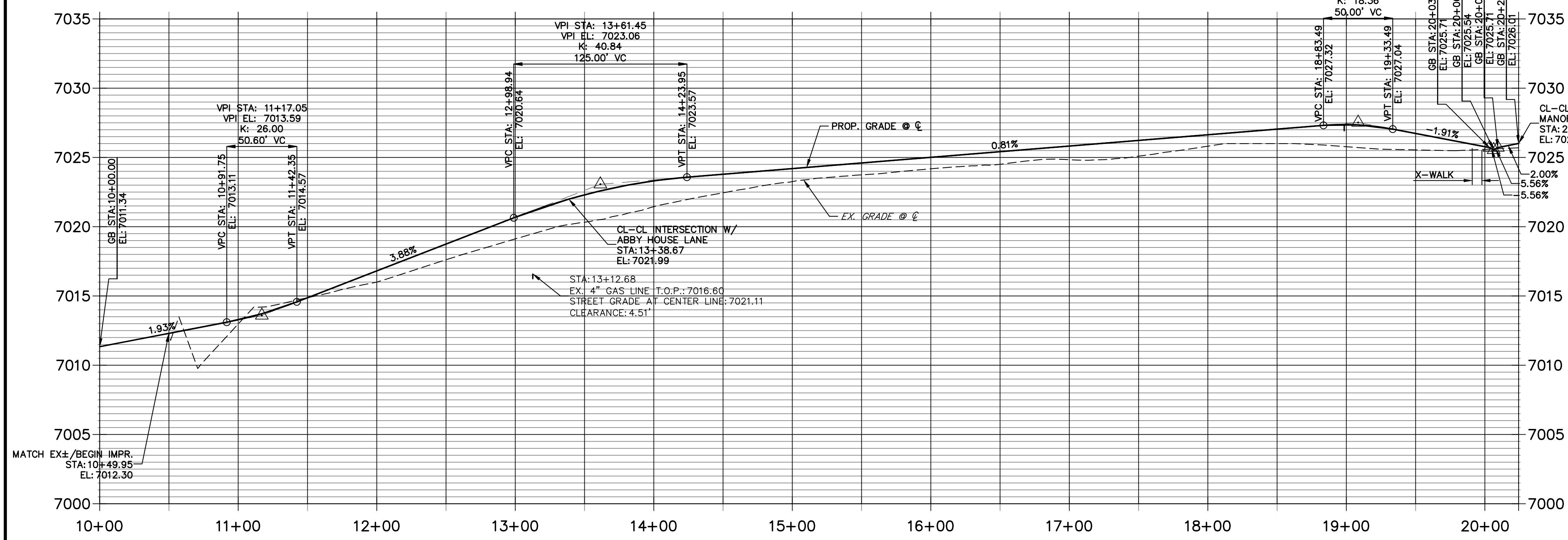






POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+49.90	17.00' (LT)	SCHOOL HOUSE DRIVE	7011.83	MATCH EX C&G ± BEGIN STREET IMPR.
2	10+49.90	17.00' (RT)	SCHOOL HOUSE DRIVE	7012.26	MATCH EX C&G ± BEGIN STREET IMPR. CURB TRANSITION/PCR
3	10+54.90	16.17' (RT)	SCHOOL HOUSE DRIVE	7012.18	CURB TRANSITION
4	10+61.74	17.50' (LT)	SCHOOL HOUSE DRIVE	7012.52	INLET SIDE TBC
5	10+78.07	17.50' (LT)	SCHOOL HOUSE DRIVE	7012.86	INLET SIDE TBC
6	11+09.23	17.50' (RT)	SCHOOL HOUSE DRIVE	7013.63	INLET SIDE TBC
7	11+25.56	17.50' (RT)	SCHOOL HOUSE DRIVE	7014.11	INLET SIDE TBC
8	11+43.57	16.17' (RT)	SCHOOL HOUSE DRIVE	7014.23	PC
9	11+43.57	17.00' (LT)	SCHOOL HOUSE DRIVE	7014.15	PC
10	11+78.04	17.00' (LT)	SCHOOL HOUSE DRIVE	7015.49	PT
11	11+78.04	16.17' (RT)	SCHOOL HOUSE DRIVE	7015.56	PT
12	12+97.02	17.00' (LT)	SCHOOL HOUSE DRIVE	7020.10	PCR
13	13+07.30	19.21' (LT)	SCHOOL HOUSE DRIVE	7020.56	HC RAMP MID PT
14	13+21.99	18.00' (LT)	SCHOOL HOUSE DRIVE	7020.96	FL-FL INTERCEPT
15	13+56.18	18.00' (LT)	SCHOOL HOUSE DRIVE	7021.98	FL-FL INTERCEPT
16	13+81.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.52	PCR
17	13+86.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.61	CURB TRANSITION
18	13+91.14	16.17' (LT)	SCHOOL HOUSE DRIVE	7022.76	CURB TRANSITION
19	16+82.86	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.29	PC
20	16+91.45	17.11' (RT)	SCHOOL HOUSE DRIVE	7025.32	PC
21	16+97.24	19.56' (RT)	SCHOOL HOUSE DRIVE	7025.36	PCR
22	17+71.31	19.56' (RT)	SCHOOL HOUSE DRIVE	7026.04	PCR
23	17+77.09	17.11' (RT)	SCHOOL HOUSE DRIVE	7026.08	PT
24	17+85.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.12	PT
25	18+51.62	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.66	PC
26	18+51.62	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.65	PC
27	19+47.69	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.48	PT
28	19+47.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.38	PT
29	19+76.00	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.84	CURB TRANSITION
30	19+81.00	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.67	CURB TRANSITION
31	19+86.07	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.57	PCR
32	19+72.79	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.16	CURB TRANSITION
33	19+77.79	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.10	CURB TRANSITION
34	19+82.83	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.03	PCR
35	19+95.00	18.65' (LT)	SCHOOL HOUSE DRIVE	7025.50	HC RAMP MID PT
36	19+92.89	19.11' (RT)	SCHOOL HOUSE DRIVE	7025.90	HC RAMP MID PT
83	17+17.97	36.34' (RT)	SCHOOL HOUSE DRIVE	7026.12	BEGIN ALLEY C&G
84	17+14.62	44.28' (RT)	SCHOOL HOUSE DRIVE	7026.16	GB
85	17+07.82	123.88' (RT)	SCHOOL HOUSE DRIVE	7027.48	END ALLEY C&G
86	13+07.26	16.17' (RT)	SCHOOL HOUSE DRIVE	7020.53	HC RAMP MID PT
87	16+52.81	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
88	16+52.81	16.17' (RT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
89	17+00.55	113.48' (RT)	SCHOOL HOUSE DRIVE	7026.94	PI/GB
90	17+37.80	41.28' (RT)	SCHOOL HOUSE DRIVE	7026.27	PI/EDGE OF CONC. DRIVE
91	17+37.74	38.79' (RT)	SCHOOL HOUSE DRIVE	7026.25	EDGE OF CONC. DRIVE BACK FO WALK

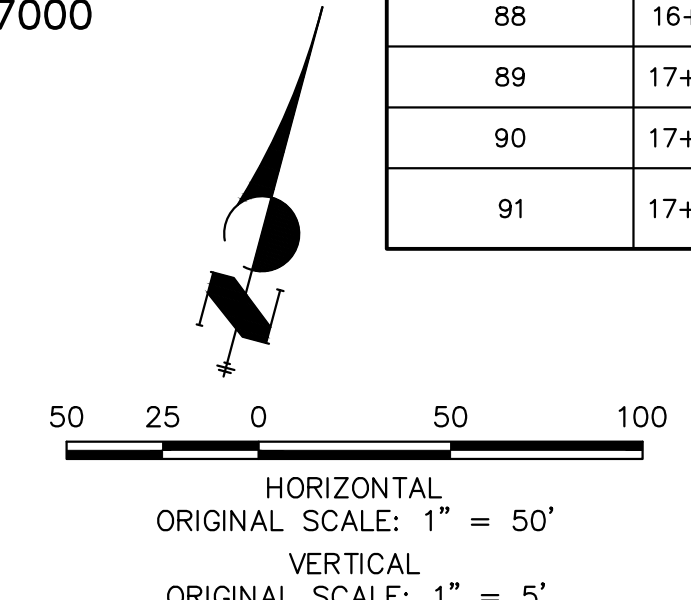
**SCHOOL HOUSE DRIVE PROFILE  
STA 10+00.00 TO 20+24.35**



- NOTES**
- ALL CROSS PANS ARE 6" TYP. CROSS PANS (SEE DETAIL SHEET 12).
  - ALL CURB AND GUTTERS (C&G) ARE EPC TYPE A OR EPC OPTIONAL TYPE C (SEE DETAIL SHEET 12).
  - CURB AND GUTTER TRANSITION LOCATIONS ARE SHOWN ON HORIZONTAL CONTROL SHEET 3.
  - KNUCKLE FLOWLINE PROFILES ARE SHOWN ON SHEET 7.
  - GENERAL FLOWLINE PROFILES ARE SHOWN ON SHEETS 8-9.
  - CUL-DE-SAC FLOWLINE PROFILES ARE SHOWN ON SHEET 10.



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 MAY 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  
 RYAN E. BURNS, P.E.  
 COLORADO P.E. 0054412  
 FOR AND ON BEHALF OF JR ENGINEERING

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

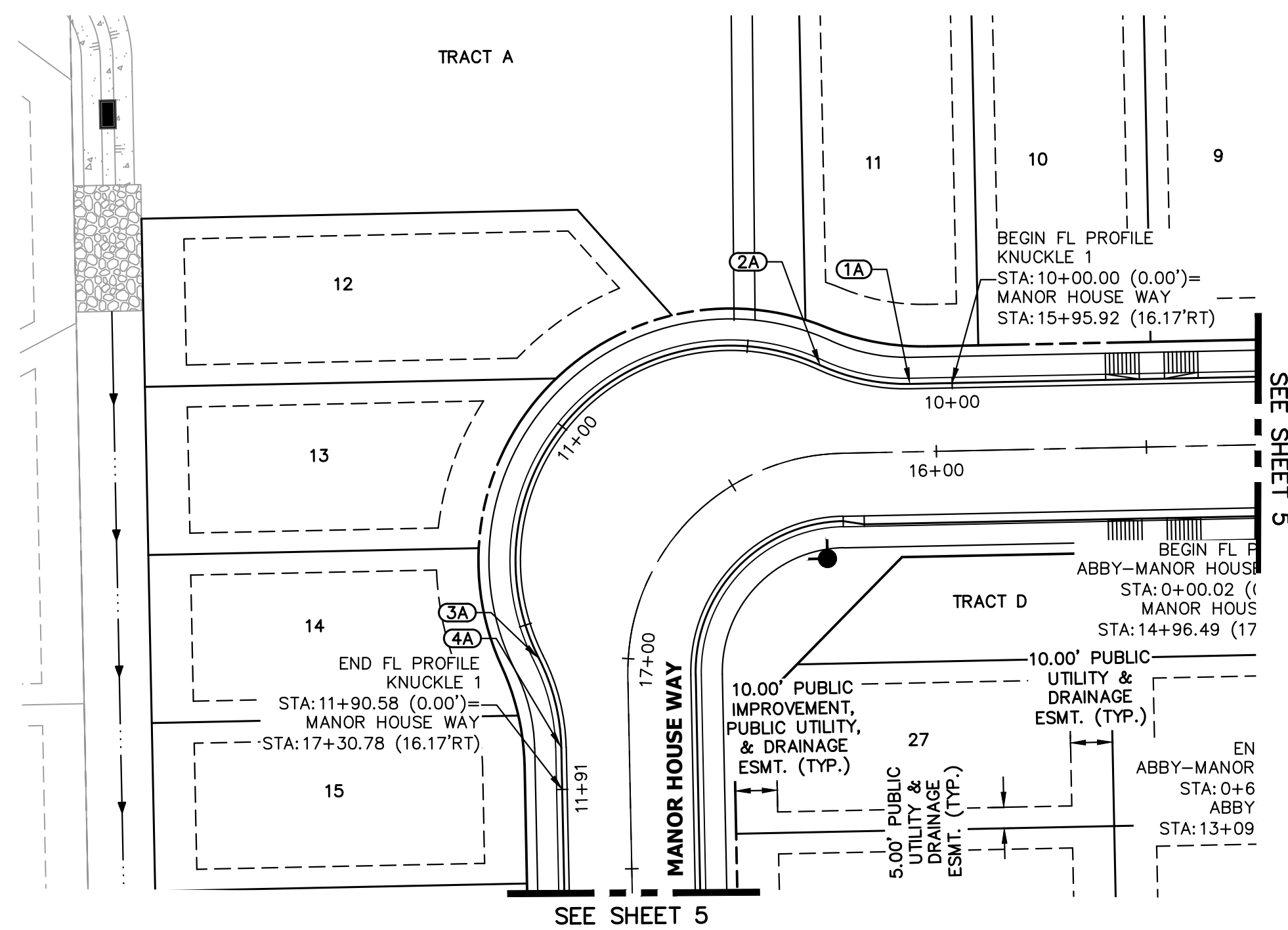
PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
 2138 FLYING HORSE CLUB DRIVE  
 COLORADO SPRINGS, CO 80921  
 ATTN: LOREN MORELAND  
 (719) 785-3270

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 Centennial 303-740-9888 • Colorado Springs 719-583-2593  
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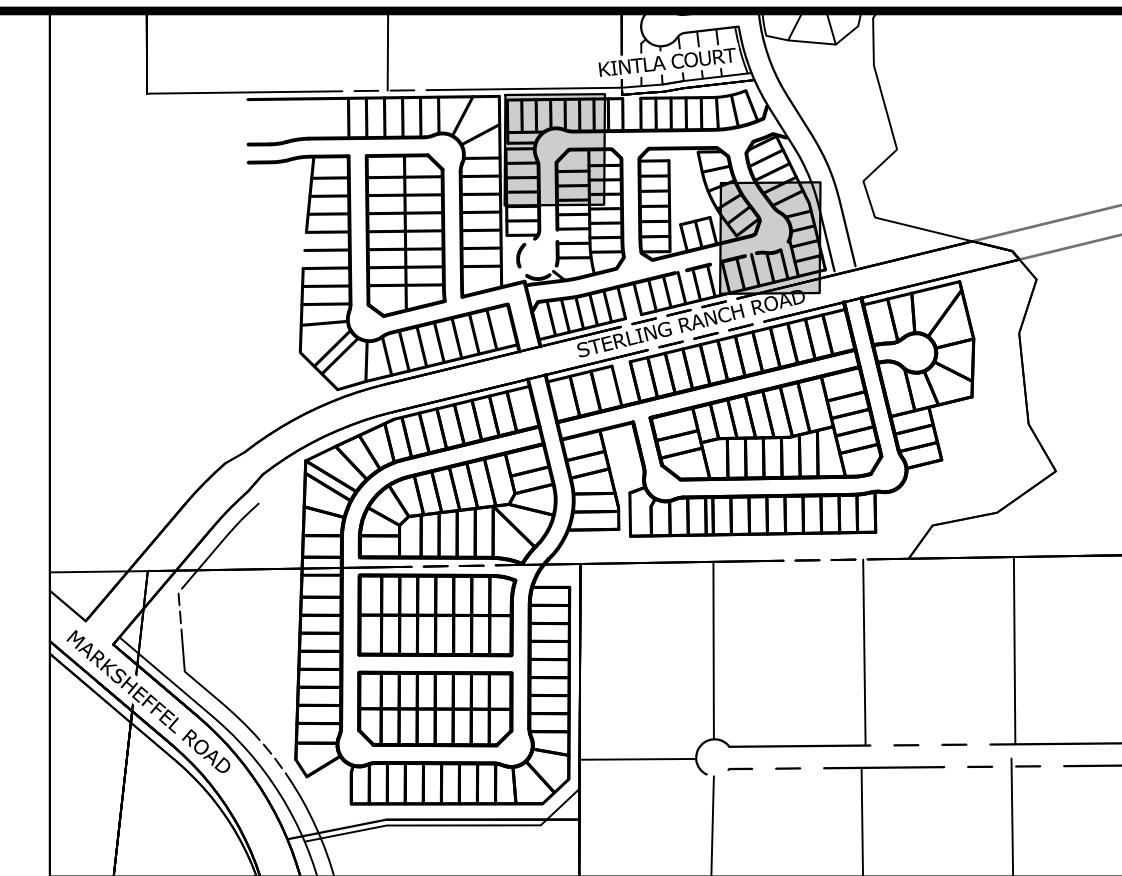
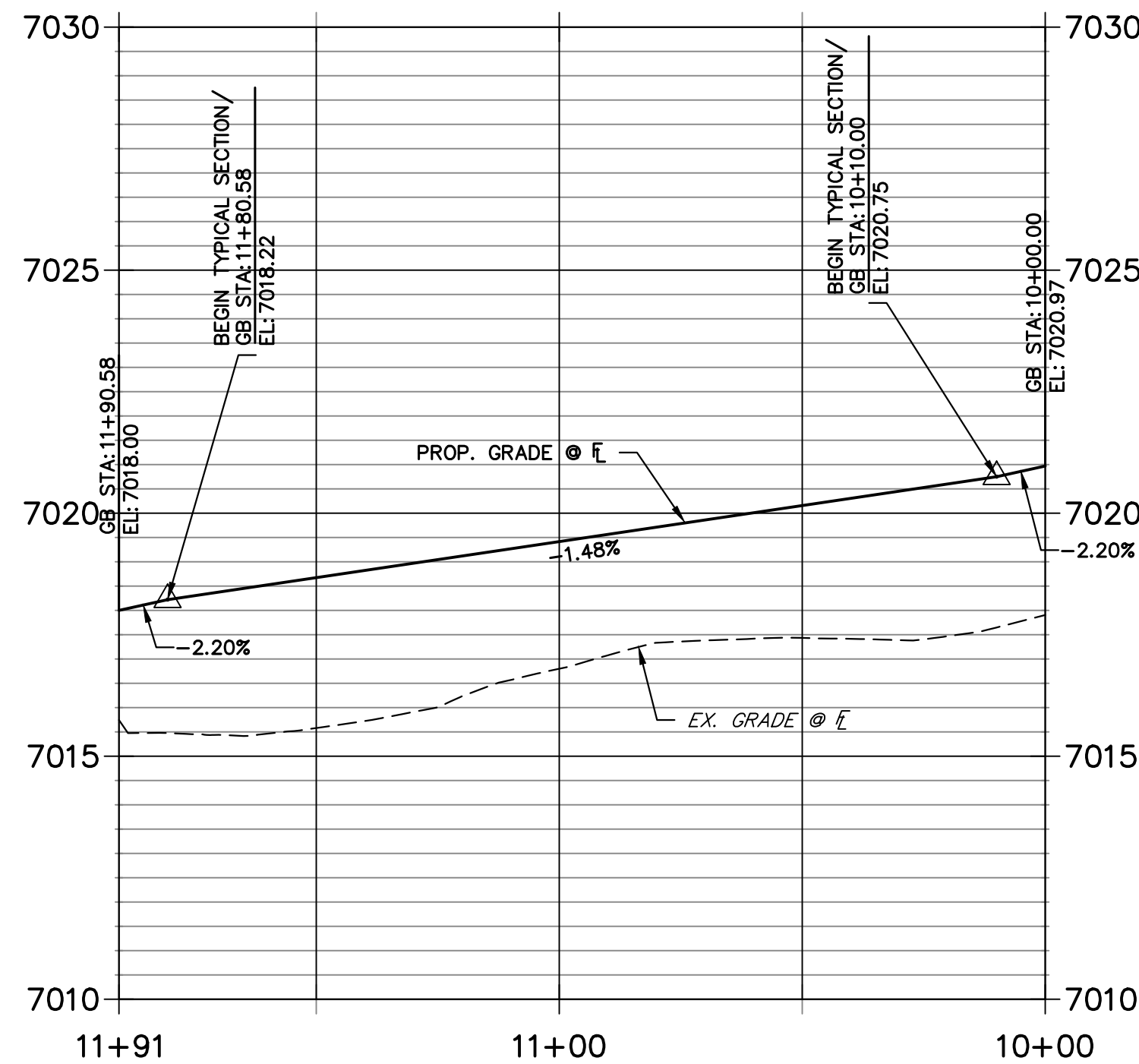
STERLING RANCH FILING NO. 5  
 STREET IMPROVEMENT PLAN  
 SHEET 4 OF 13  
 JOB NO. 25188.16







**KNUCKLE 1 PROFILE  
STA 10+00.00 TO 11+90.58**

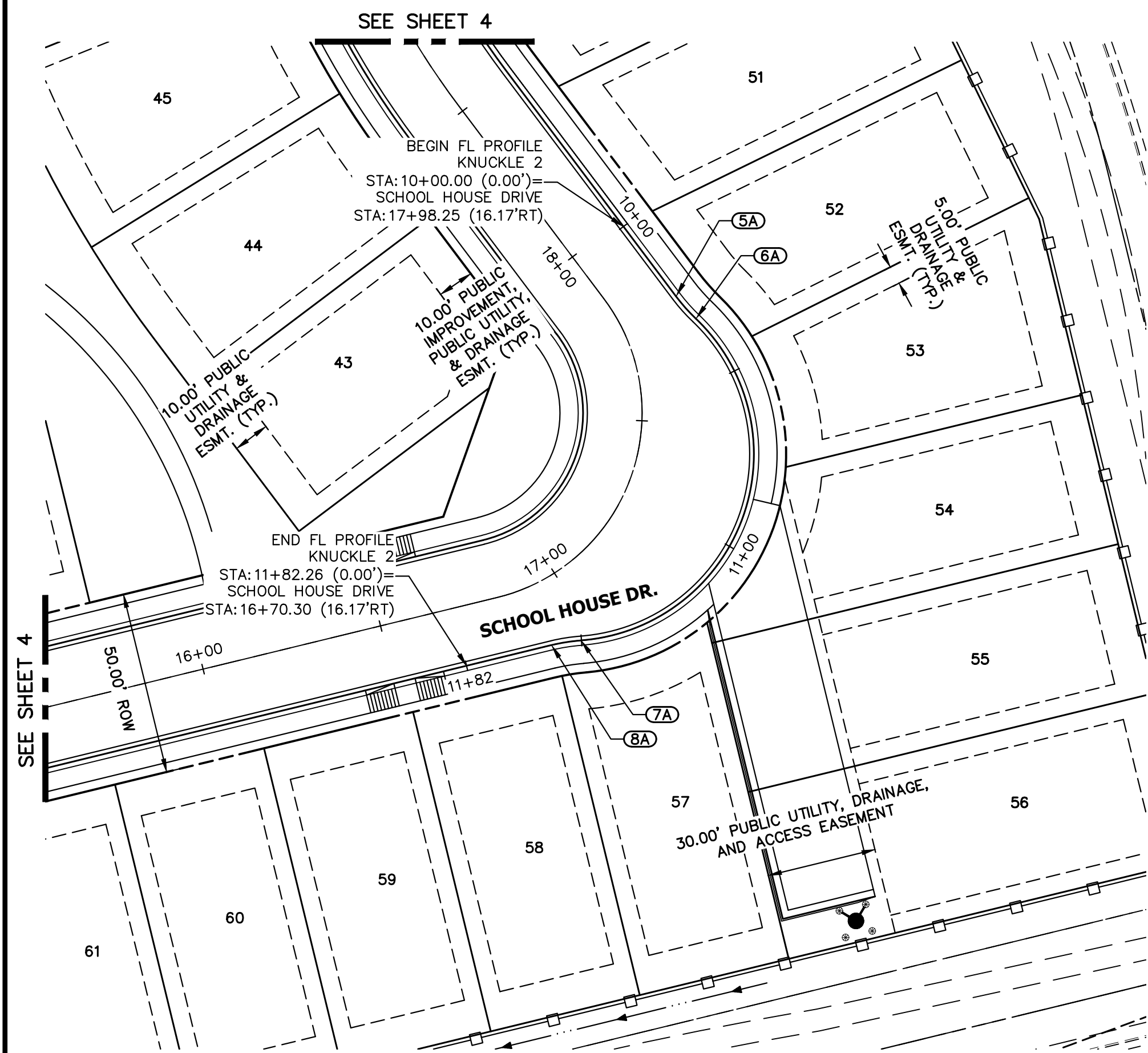


**KEY MAP**  
SCALE: NTS

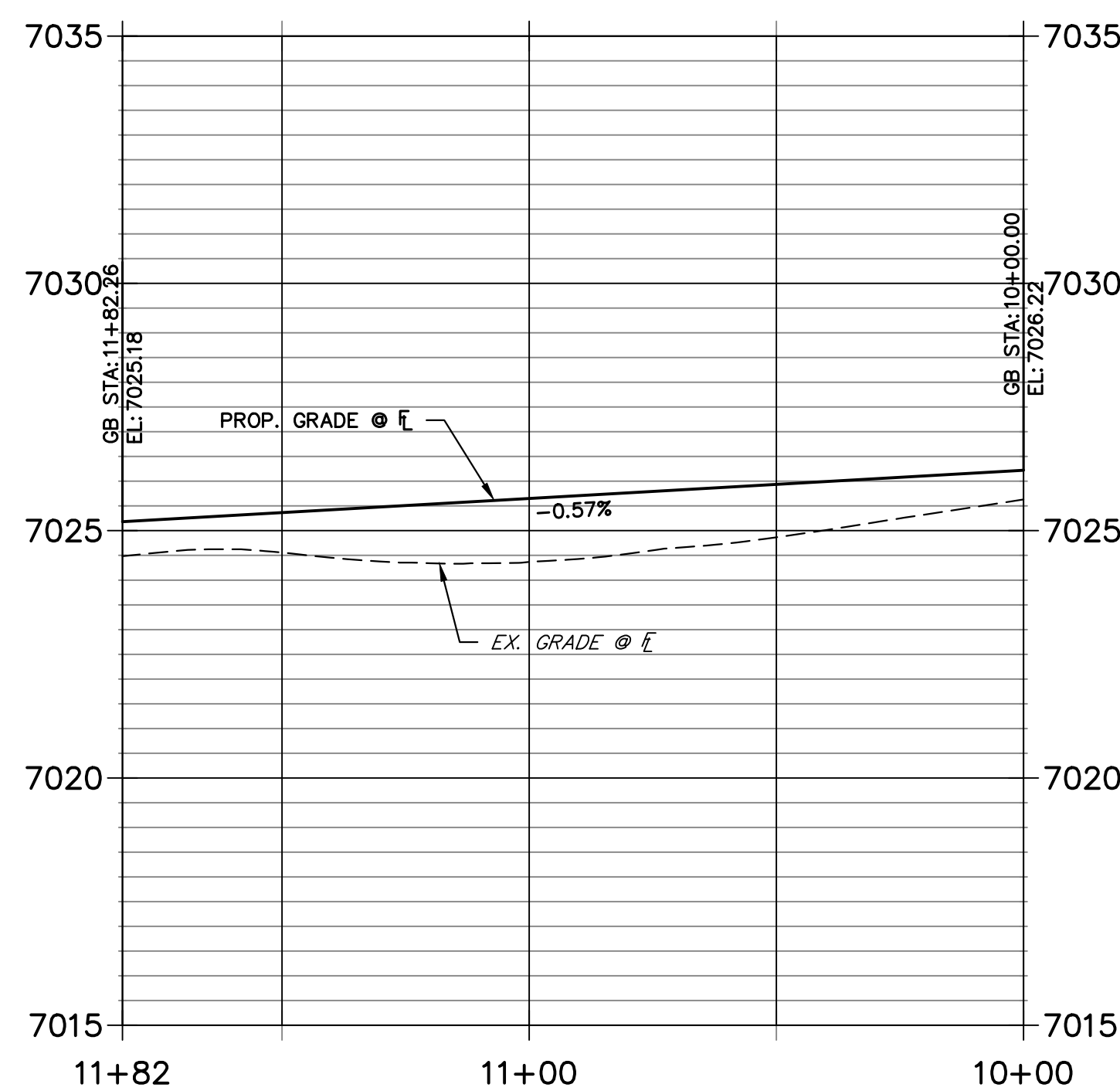
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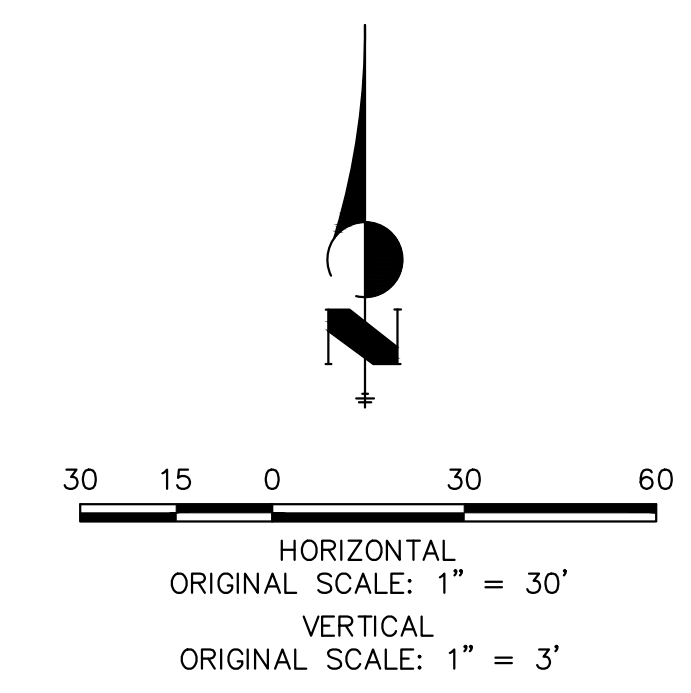


**KNUCKLE 2 PROFILE  
STA 10+00.00 TO 11+82.26**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1A	16+05.92	16.17' (RT)	MANOR HOUSE WAY	7020.75	PC/END TYPICAL SECTION
2A	16+25.85	21.20' (RT)	MANOR HOUSE WAY	7020.42	PRC
3A	17+00.85	21.20' (RT)	MANOR HOUSE WAY	7018.55	PRC
4A	17+20.78	16.17' (RT)	MANOR HOUSE WAY	7018.22	PT/BEGIN TYPICAL SECTION
5A	17+77.10	17.11' (RT)	SCHOOL HOUSE DRIVE	7026.08	PC/ END TYPICAL SECTION
6A	17+71.31	19.56' (RT)	SCHOOL HOUSE DRIVE	7026.04	PRC
7A	16+97.24	19.56' (RT)	SCHOOL HOUSE DRIVE	7025.36	PRC
8A	16+91.45	17.11' (RT)	SCHOOL HOUSE DRIVE	7025.32	PT/ BEGIN TYPICAL SECTION

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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

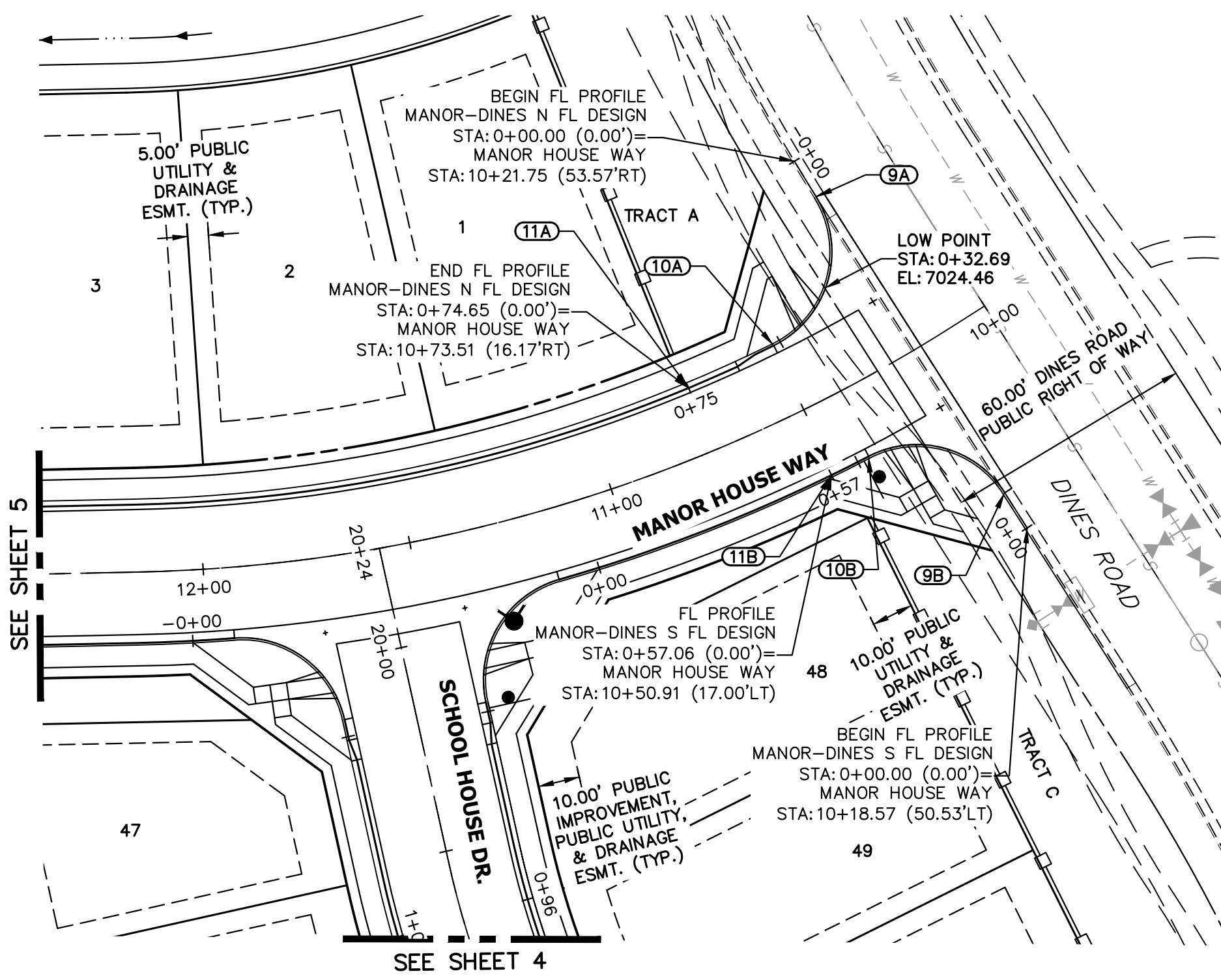
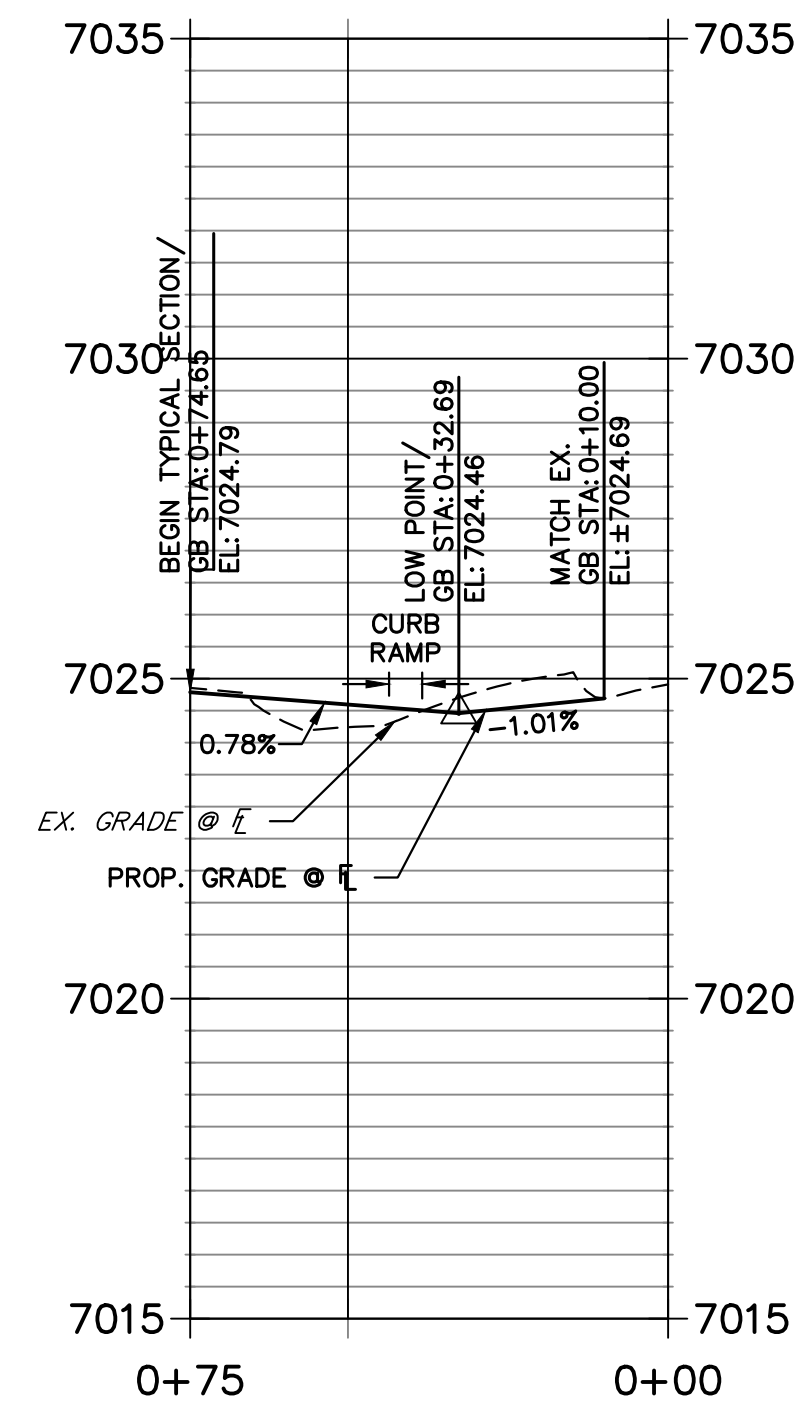


BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	3/14/24	PAL	PAL	

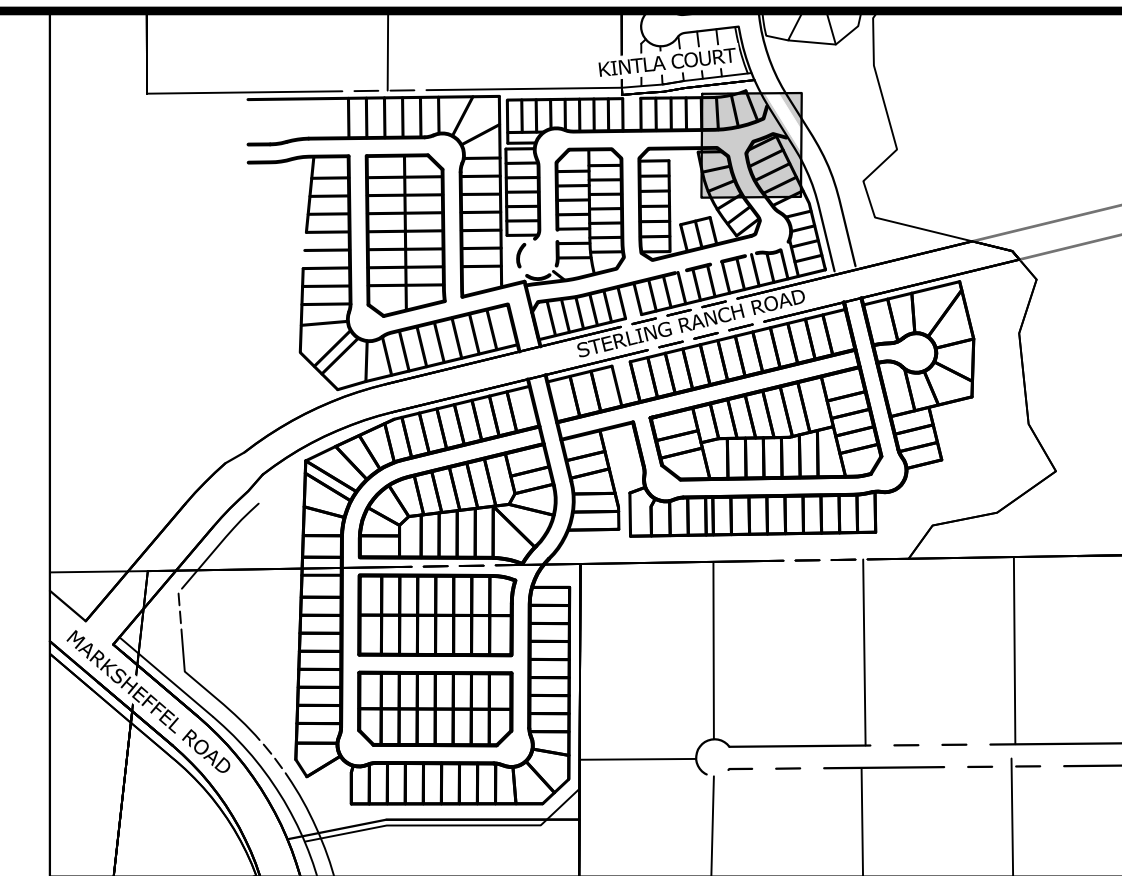
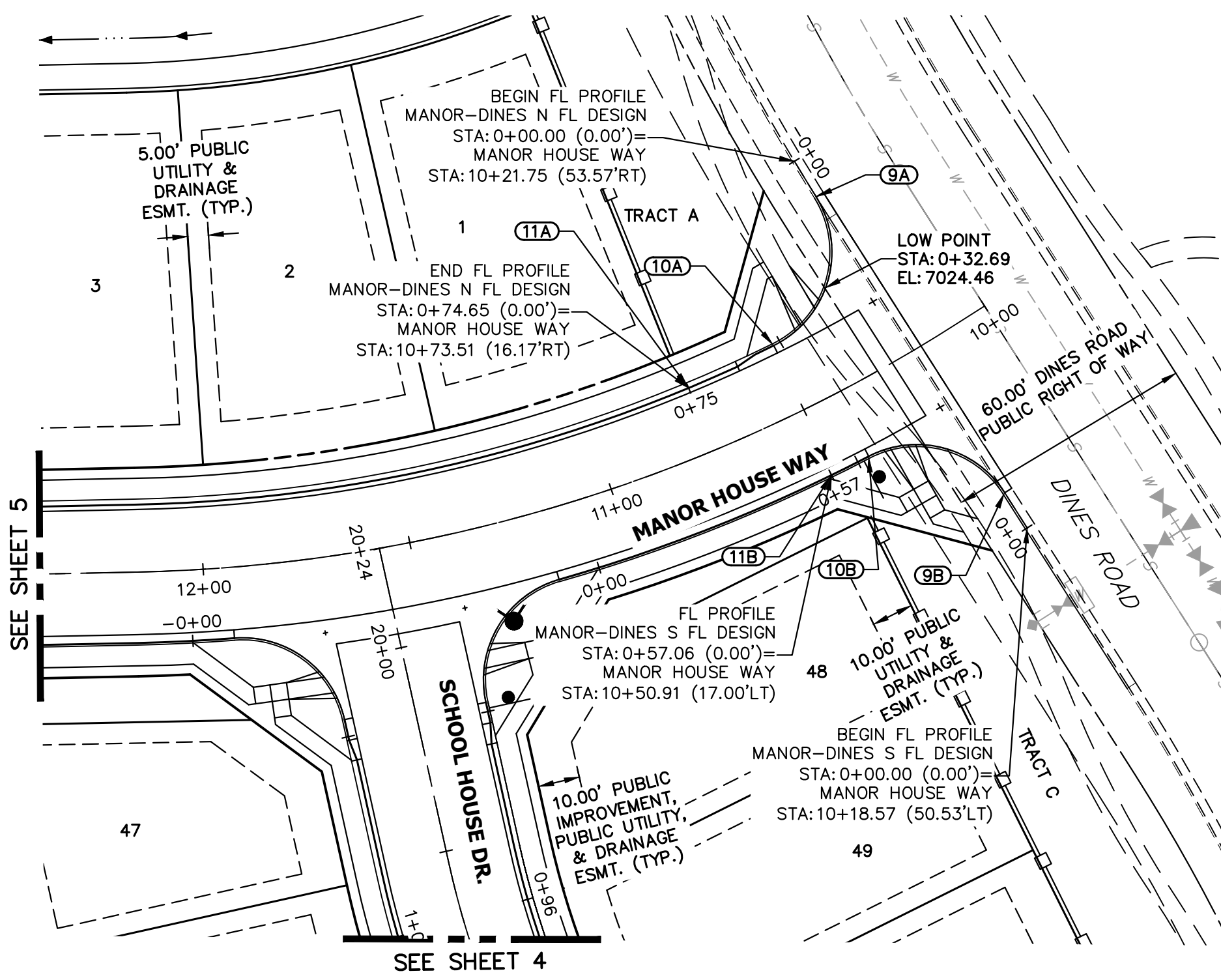
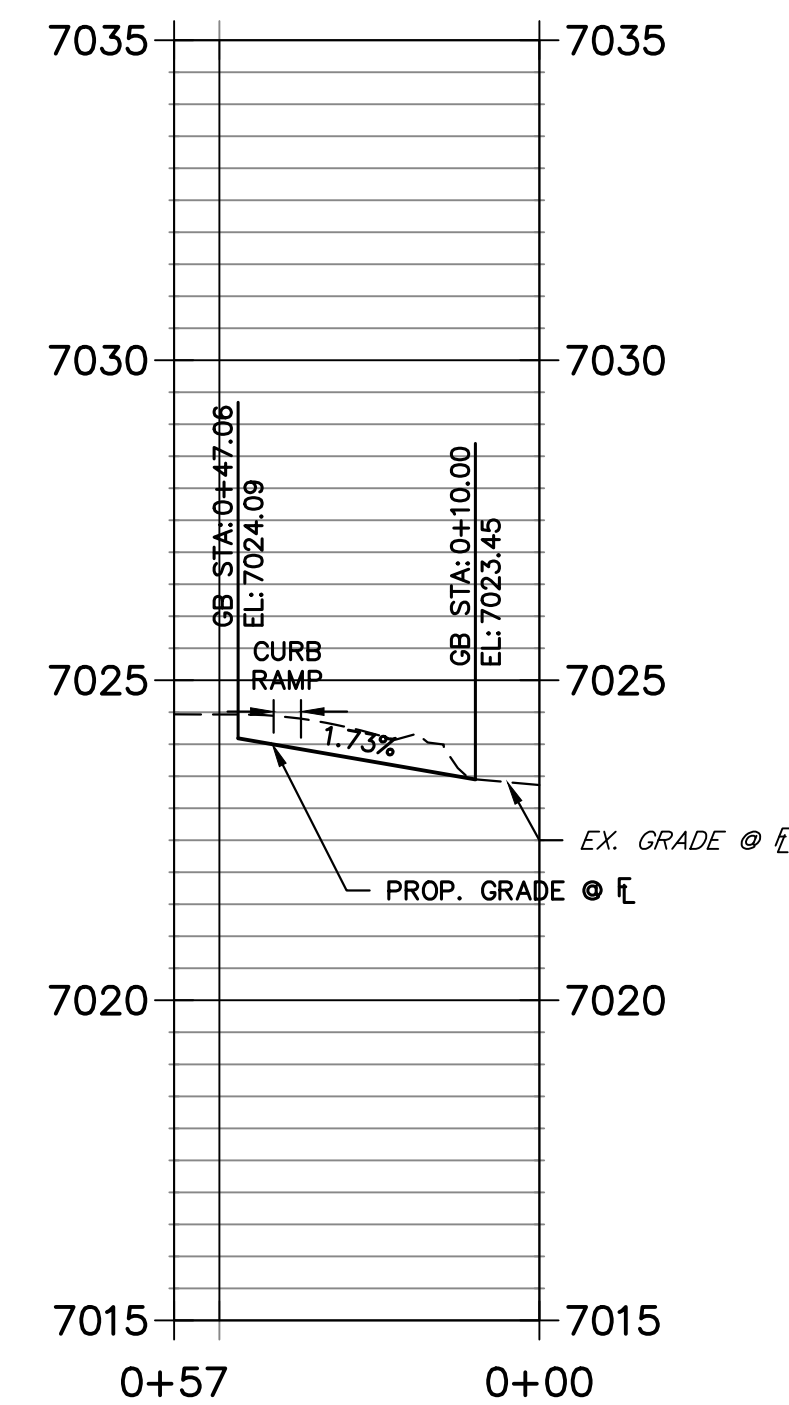
STERLING RANCH FILING NO. 5  
STREET IMPROVEMENT PLAN

SHEET 7 OF 13  
JOB NO. 25188.16

**MANOR HOUSE - DINES N FL DESIGN PROFILE**  
STA 0+00.00 TO 0+74.65



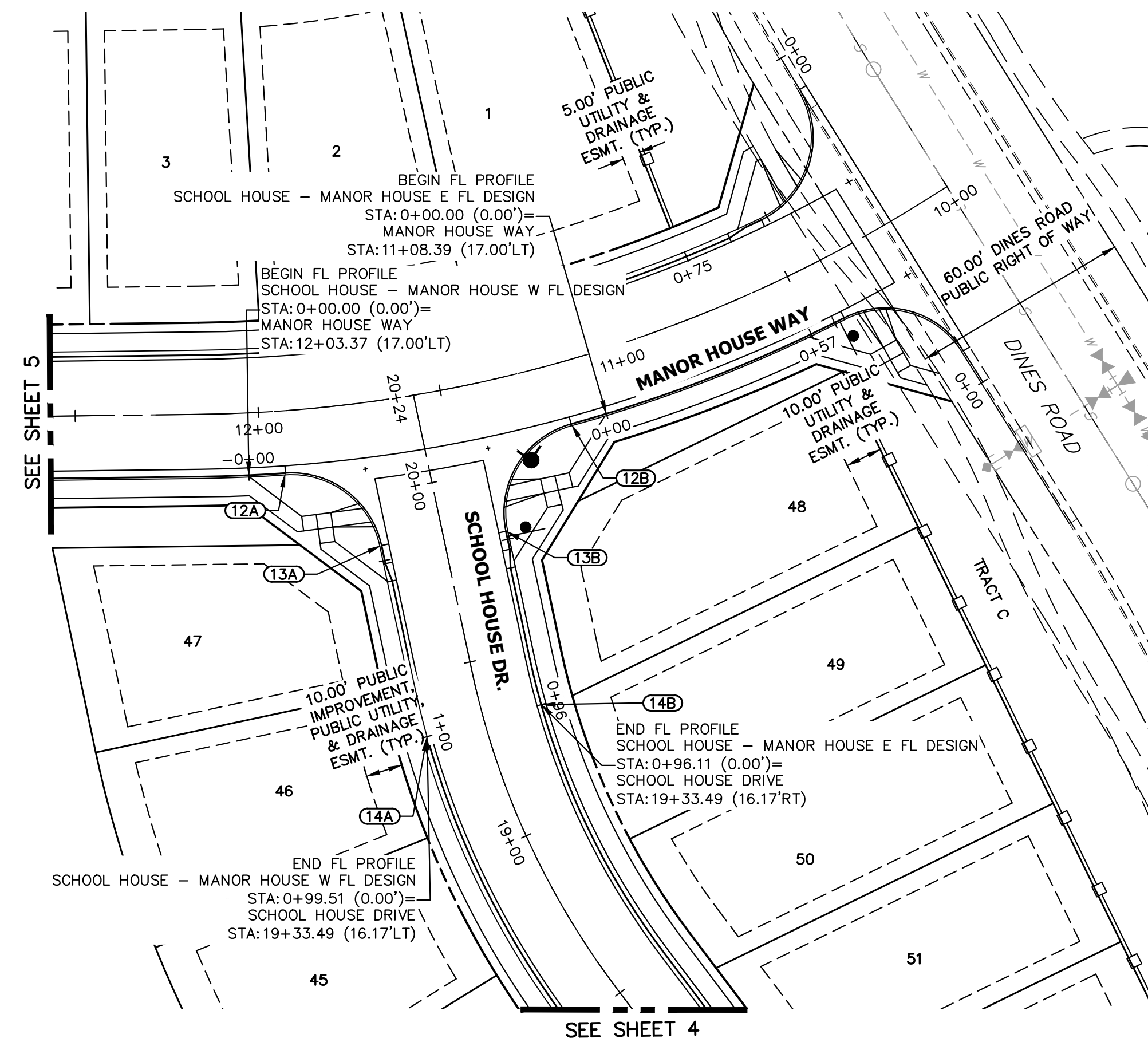
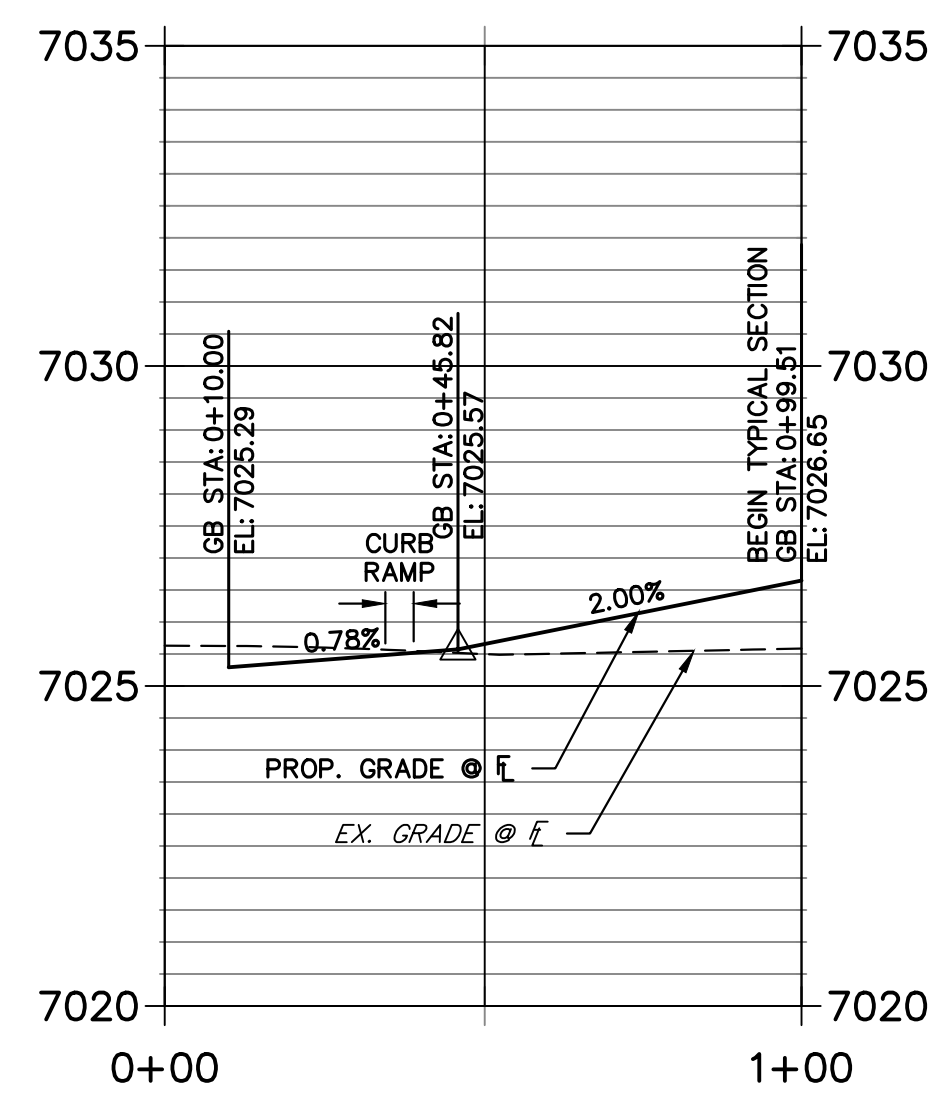
**MANOR HOUSE - DINES S FL DESIGN PROFILE**  
STA 0+00.00 TO 0+57.06



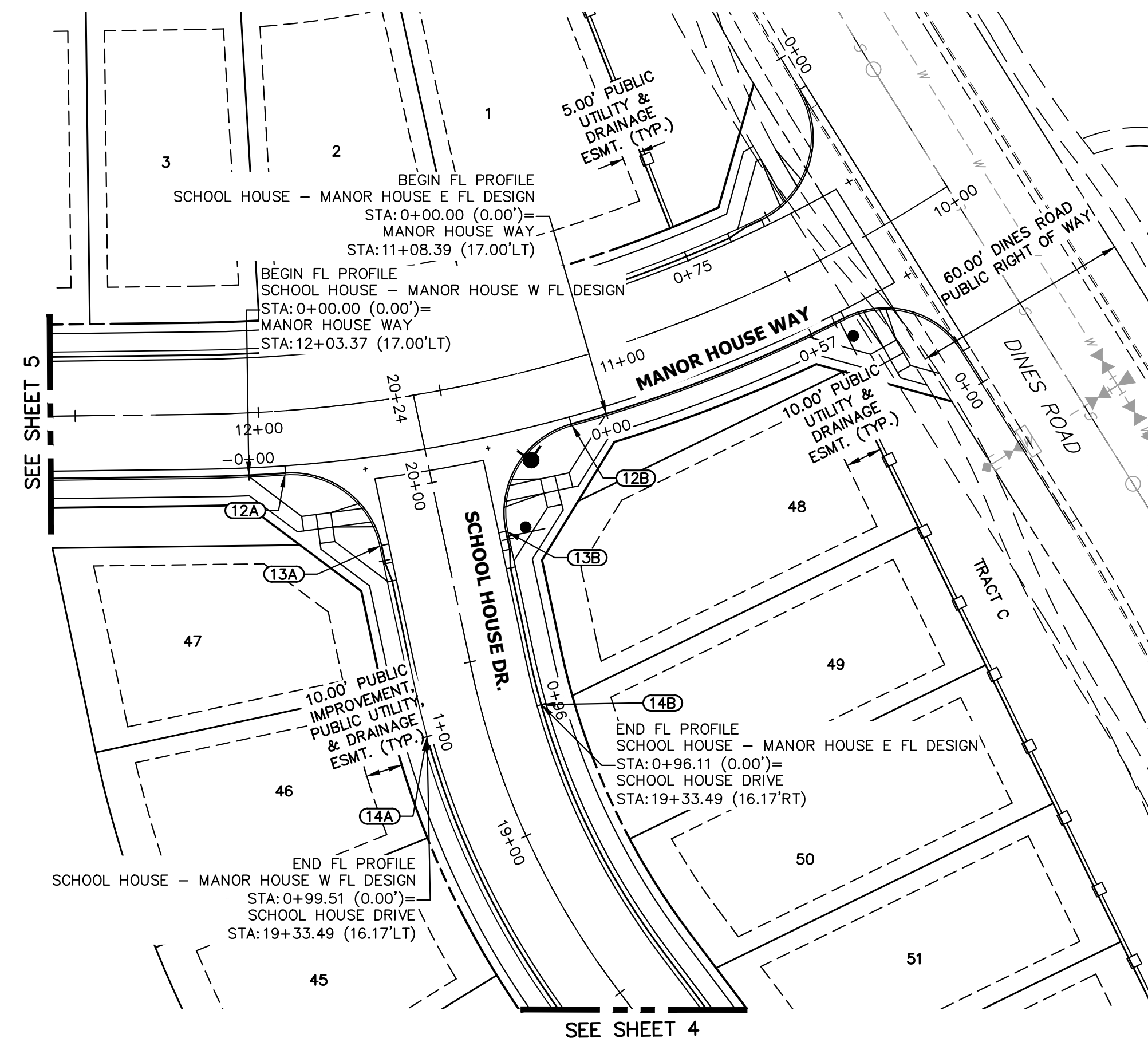
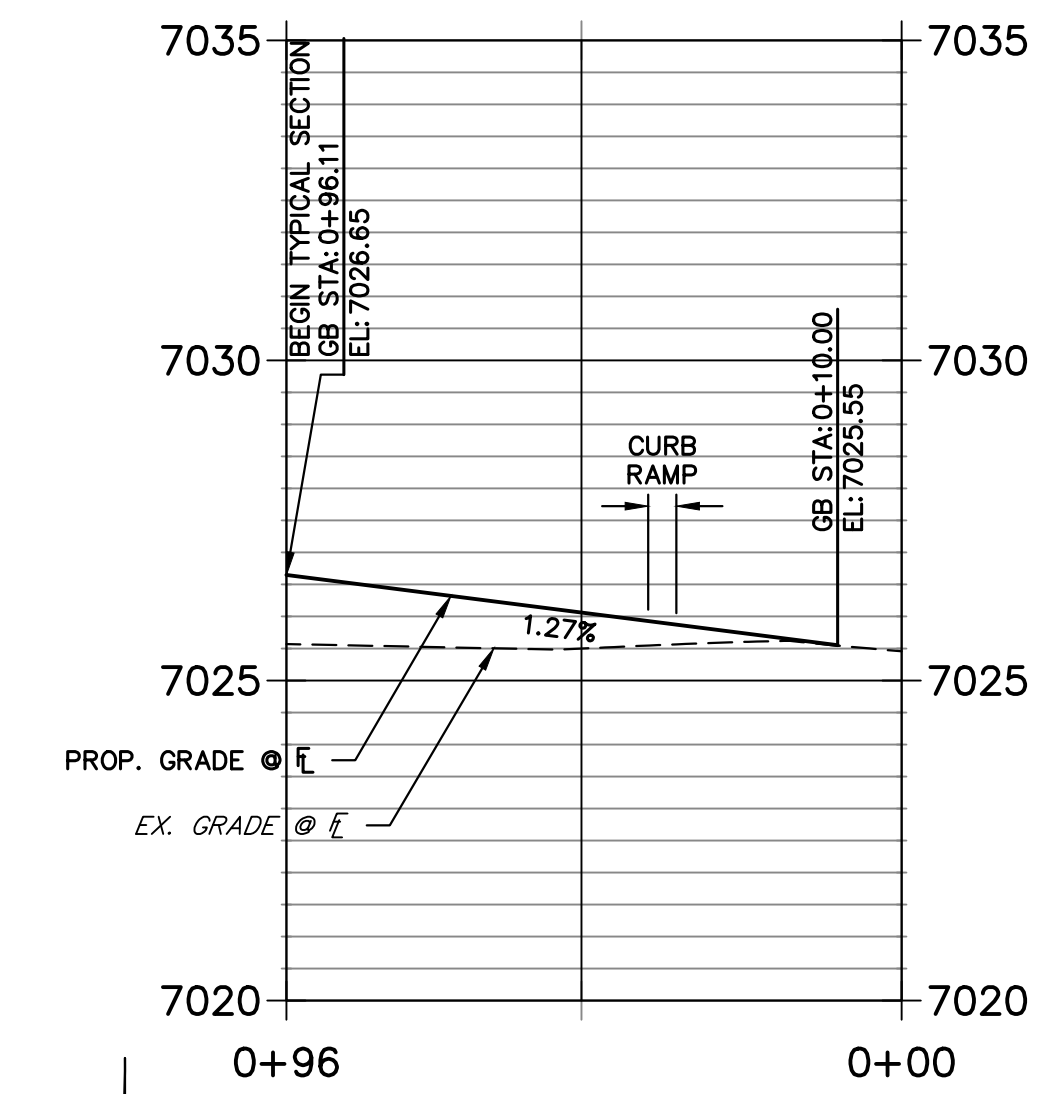
**KEY MAP**  
SCALE: NTS

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
9A	10+21.55	43.57' (RT)	MANOR HOUSE WAY	7024.69	PCR
9B	10+18.82	40.53' (LT)	MANOR HOUSE WAY	7023.45	PCR
10A	10+49.65	17.00' (RT)	MANOR HOUSE WAY	7024.61	PCR/BEGIN TYPICAL SECTION
10B	10+41.34	17.00' (LT)	MANOR HOUSE WAY	7024.09	PCR/BEGIN TYPICAL SECTION
11A	10+73.51	16.17' (RT)	MANOR HOUSE WAY	7024.79	BEGIN TYPICAL SECTION
11B	10+50.91	17.00' (LT)	MANOR HOUSE WAY	7024.32	BEGIN TYPICAL SECTION
12A	11+93.80	17.00' (LT)	MANOR HOUSE WAY	7025.29	PCR/END TYPICAL SECTION
12B	11+17.96	17.00' (LT)	MANOR HOUSE WAY	7025.55	PCR/END TYPICAL SECTION
13A	19+86.07	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.57	PCR
13B	19+82.83	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.03	PCR
14A	19+33.49	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.65	BEGIN TYPICAL SECTION
14B	19+33.49	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.65	BEGIN TYPICAL SECTION

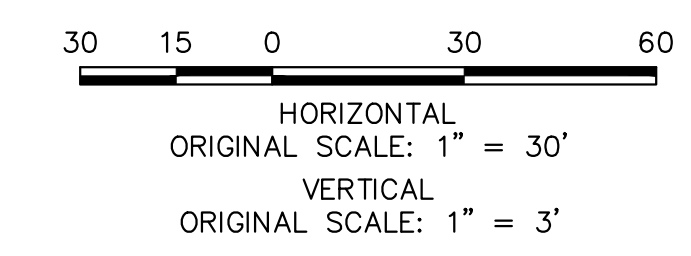
**SCHOOL HOUSE - MANOR HOUSE W FL DESIGN PROFILE**  
STA 0+00.00 TO 0+99.51



**SCHOOL HOUSE - MANOR HOUSE E FL DESIGN PROFILE**  
STA 0+00.00 TO 0+96.11



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

BY	DATE	NO.	REVISION

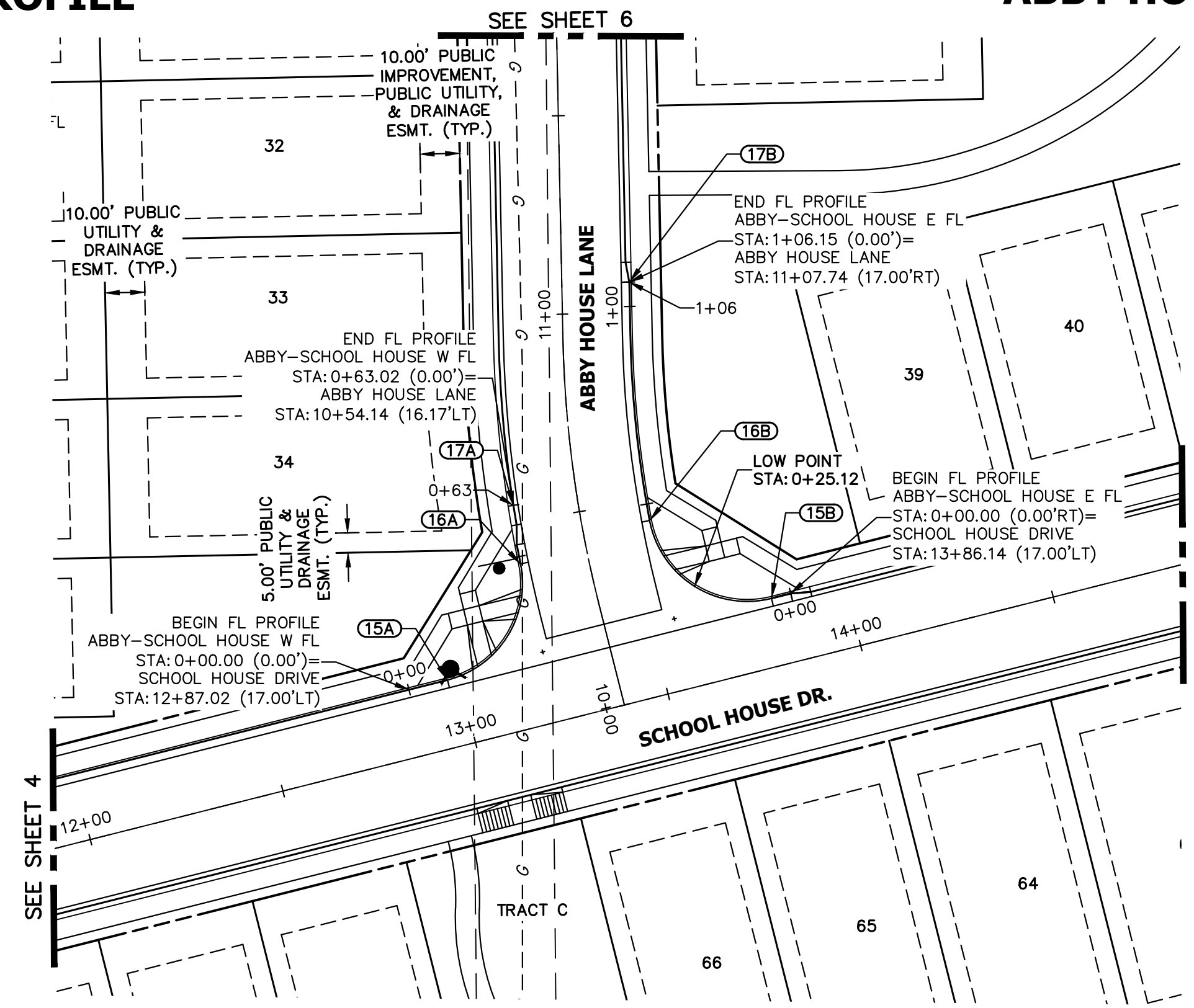
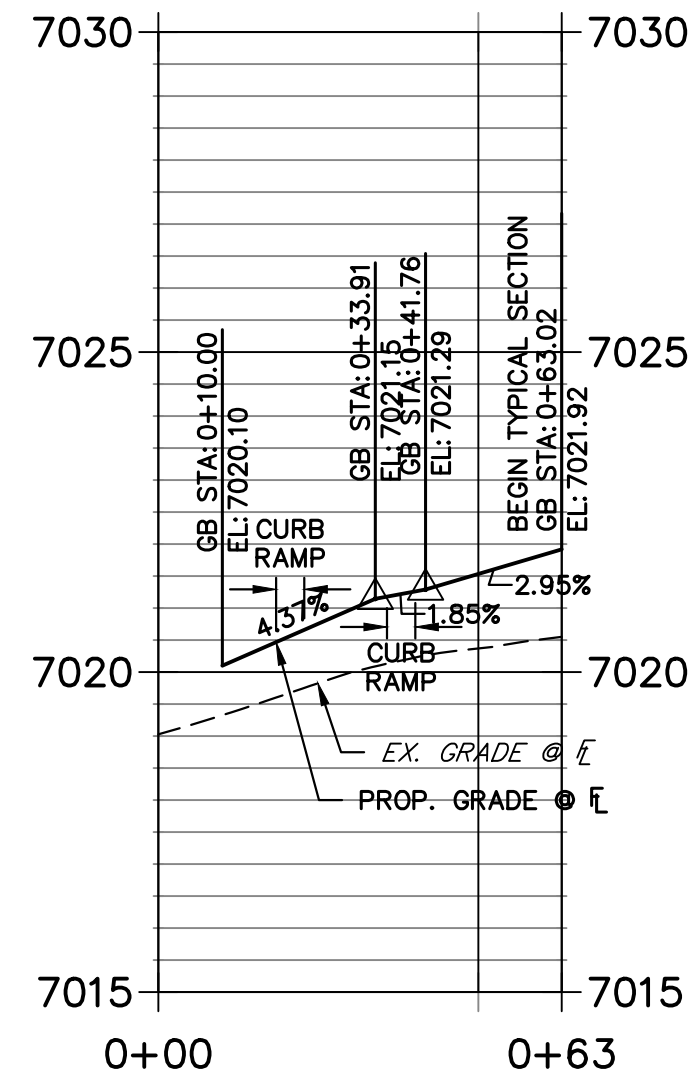
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V-SCALE 1"=5'  
DATE 3/14/24  
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STERLING RANCH FILING NO. 5  
STREET IMPROVEMENT PLAN

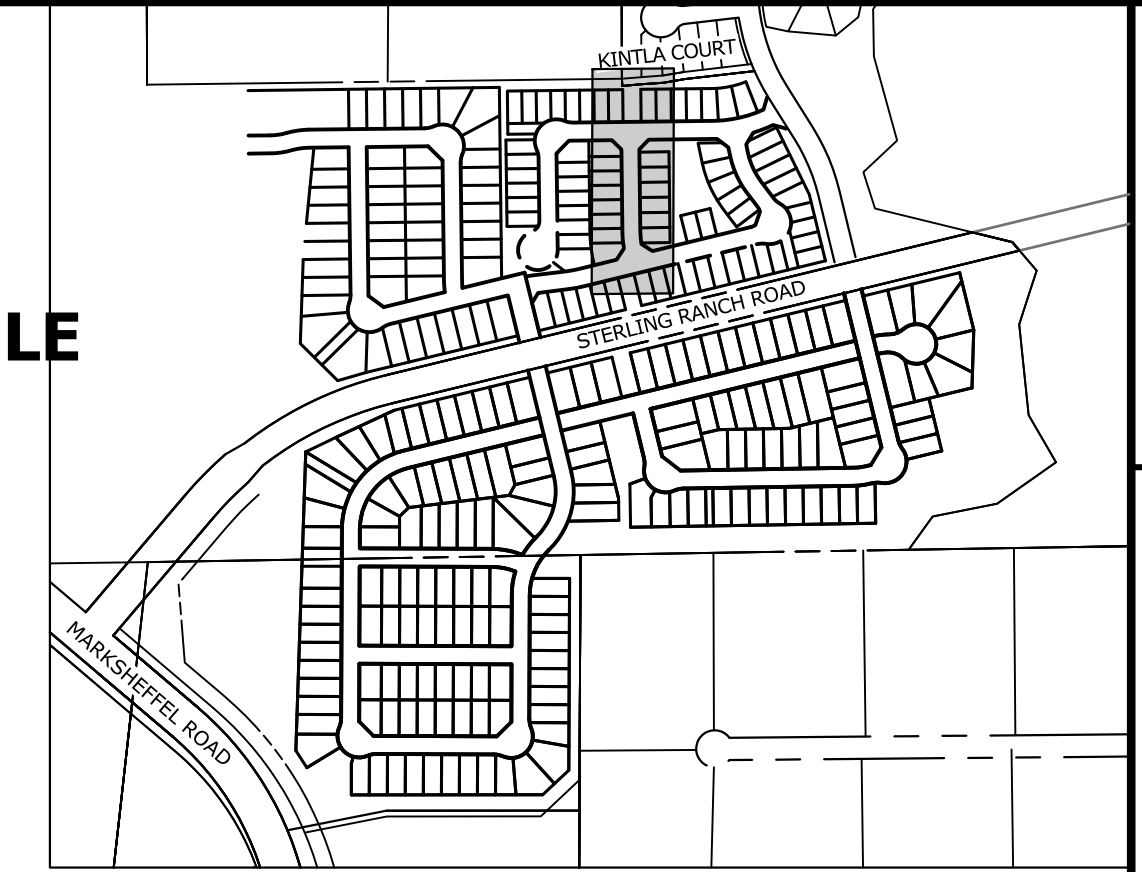
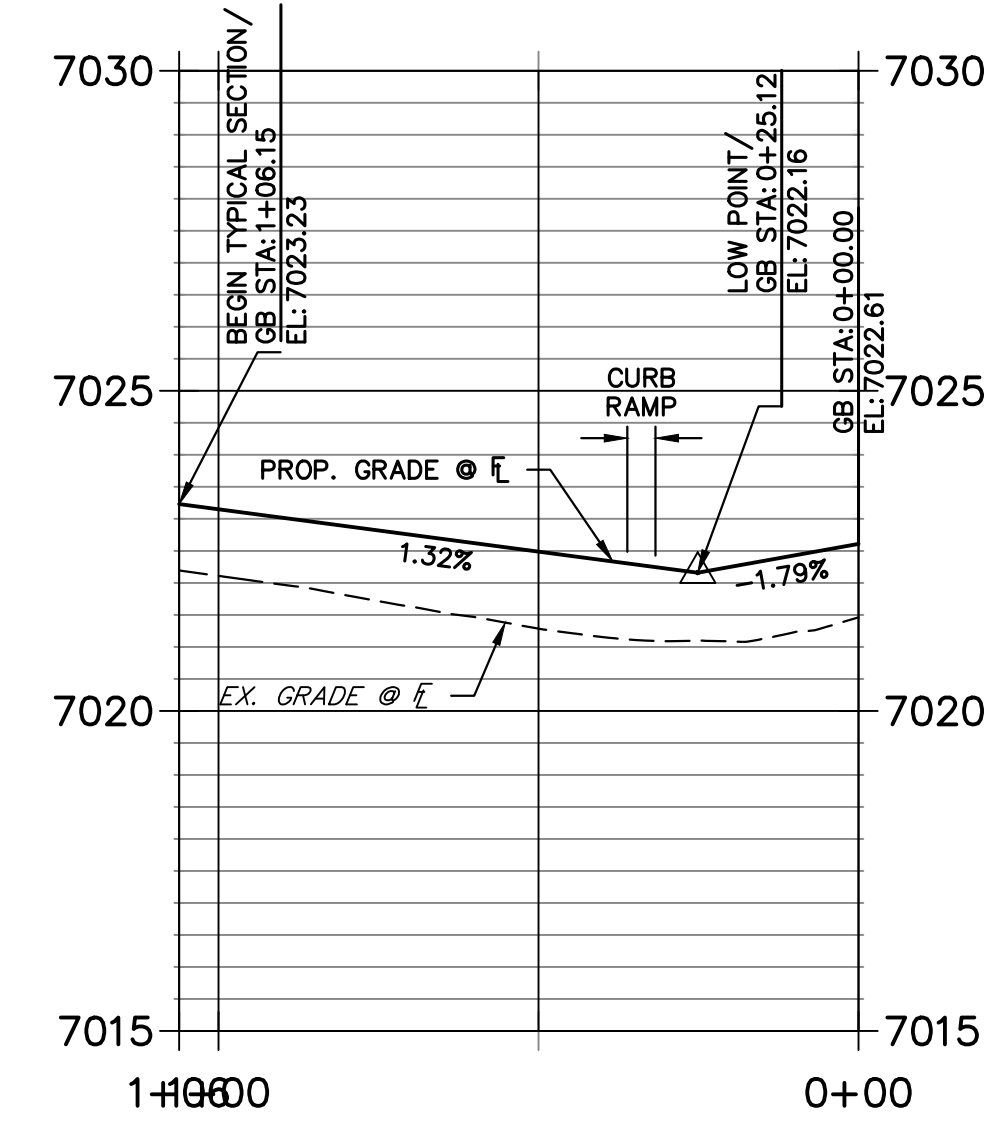
SHEET 8 OF 13  
JOB NO. 25188.16



**ABBY HOUSE - SCHOOL HOUSE W FL DESIGN PROFILE  
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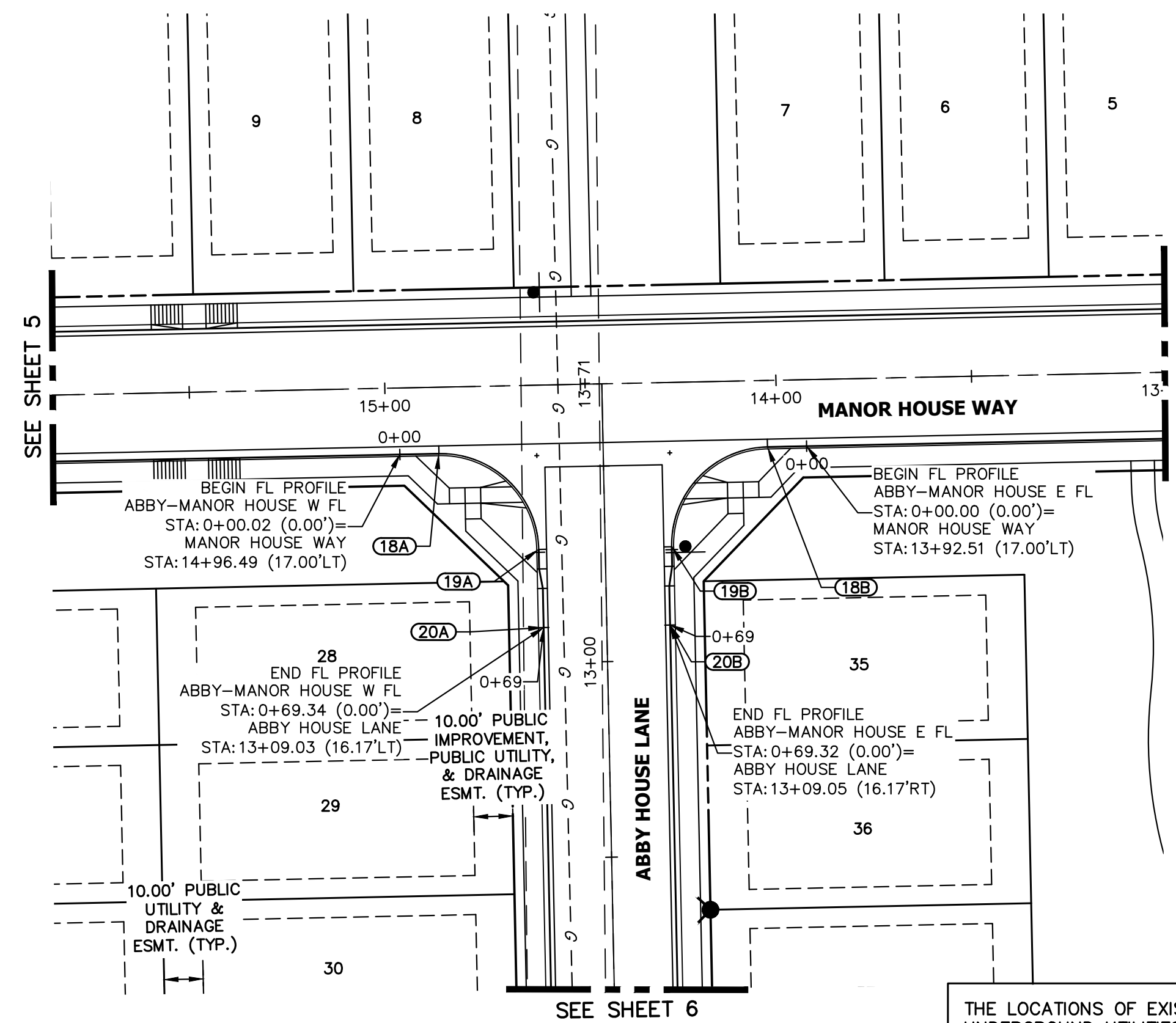
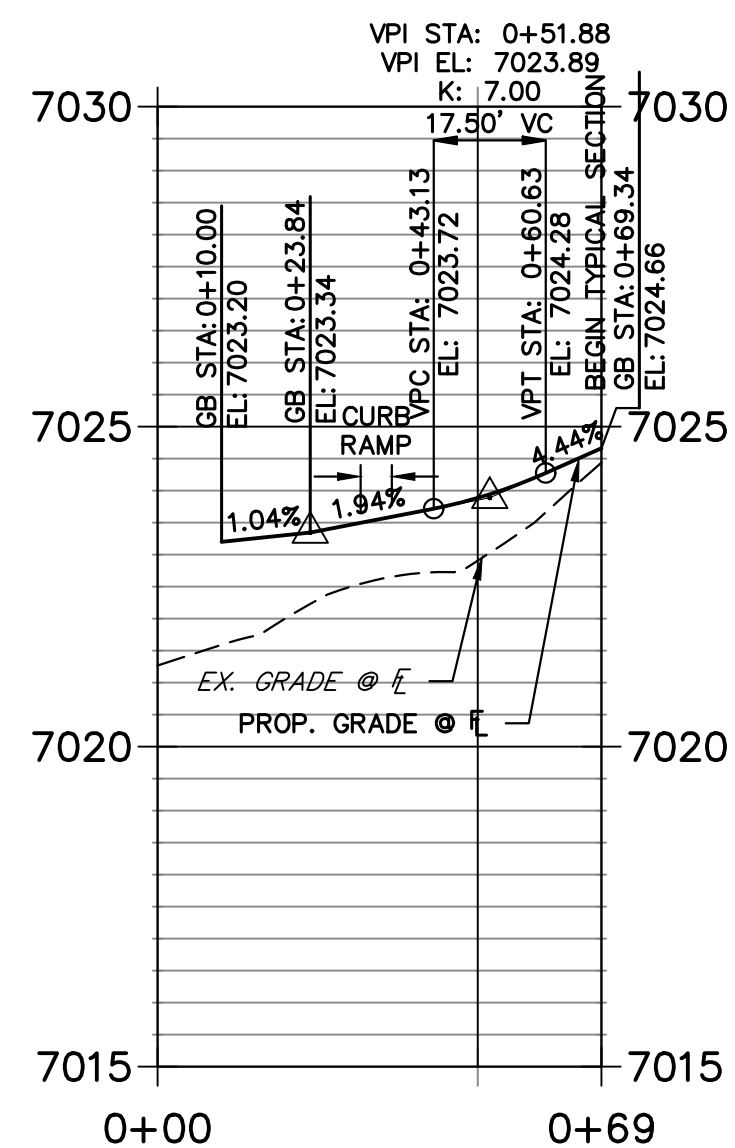
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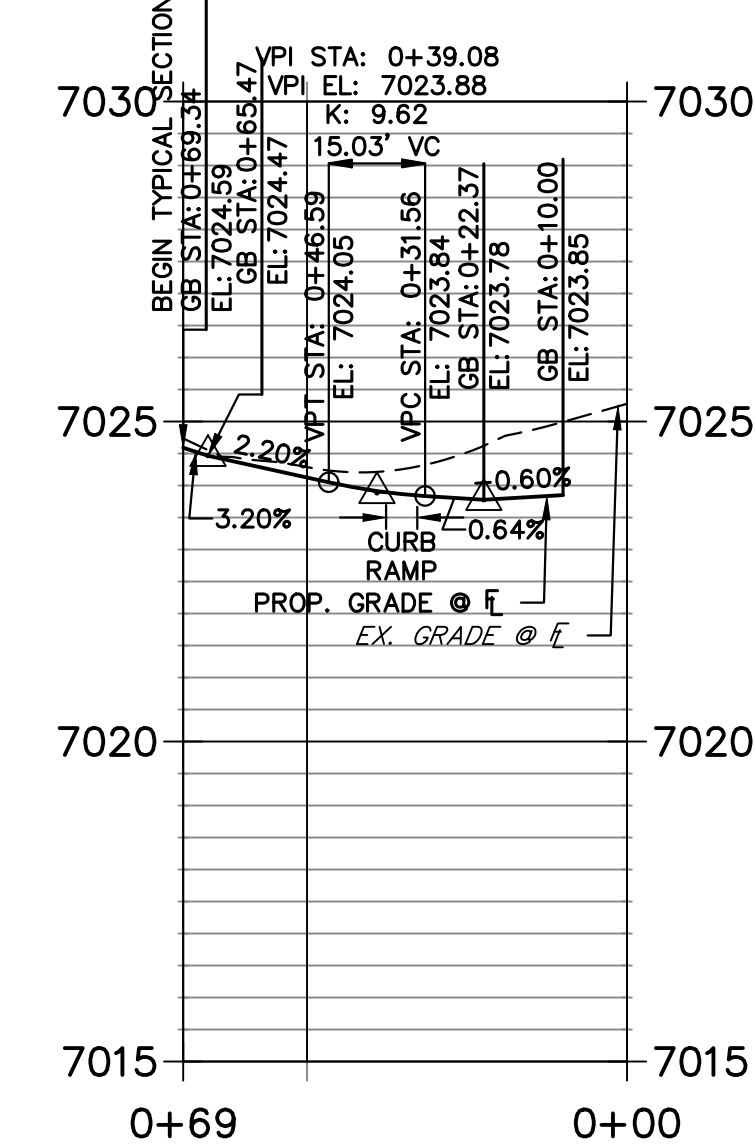
**KEY MAP**  
SCALE: NTS

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
15A	12+97.02	17.00' (LT)	SCHOOL HOUSE DRIVE	7020.10	PCR
15B	13+81.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.52	PCR
16A	10+40.10	17.00' (LT)	ABBY HOUSE LANE	7021.48	PCR
16B	10+44.54	17.00' (RT)	ABBY HOUSE LANE	7022.43	PCR
17A	10+54.14	16.17' (LT)	ABBY HOUSE LANE	7021.91	BEGIN TYPICAL SECTION
17B	11+07.74	17.00' (RT)	ABBY HOUSE LANE	7023.23	BEGIN TYPICAL SECTION
18A	14+86.51	17.00' (LT)	MANOR HOUSE WAY	7023.20	PCR
18B	14+02.51	17.00' (LT)	MANOR HOUSE WAY	7023.86	PCR
19A	13+29.03	17.00' (LT)	ABBY HOUSE LANE	7023.85	PCR
19B	13+29.03	17.00' (RT)	ABBY HOUSE LANE	7024.11	PCR
20A	13+09.03	16.17' (RT)	ABBY HOUSE LANE	7024.66	BEGIN TYPICAL SECTION
20B	13+09.03	16.17' (RT)	ABBY HOUSE LANE	7024.59	BEGIN TYPICAL SECTION

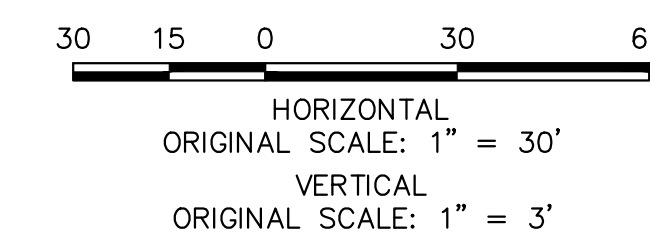
**ABBY HOUSE - MANOR HOUSE W FL DESIGN PROFILE  
STA 0+00.00 TO 0+69.34**



**ABBY HOUSE - MANOR HOUSE E FL DESIGN PROFILE  
STA 0+00.00 TO 0+69.34**



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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING



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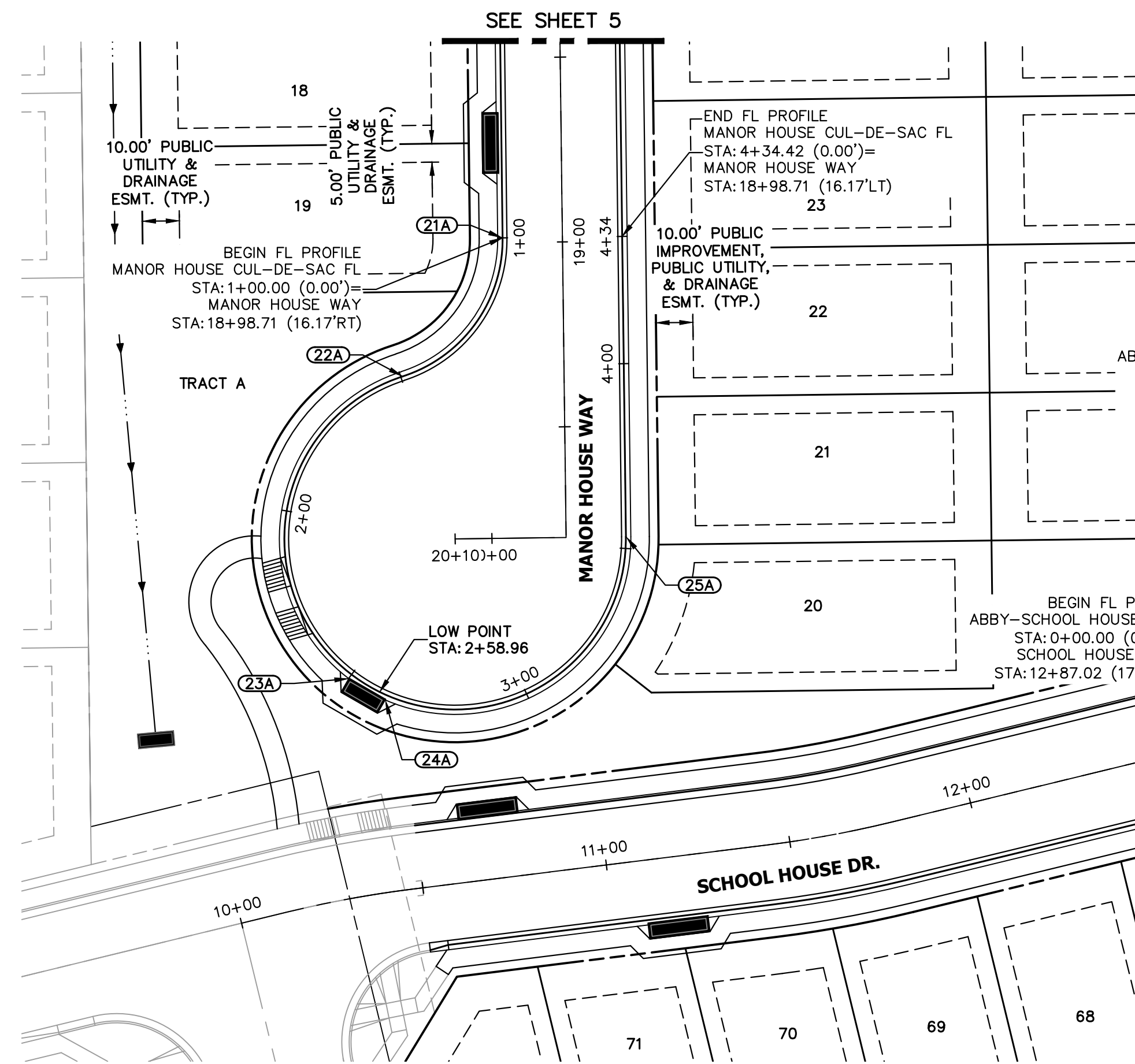
PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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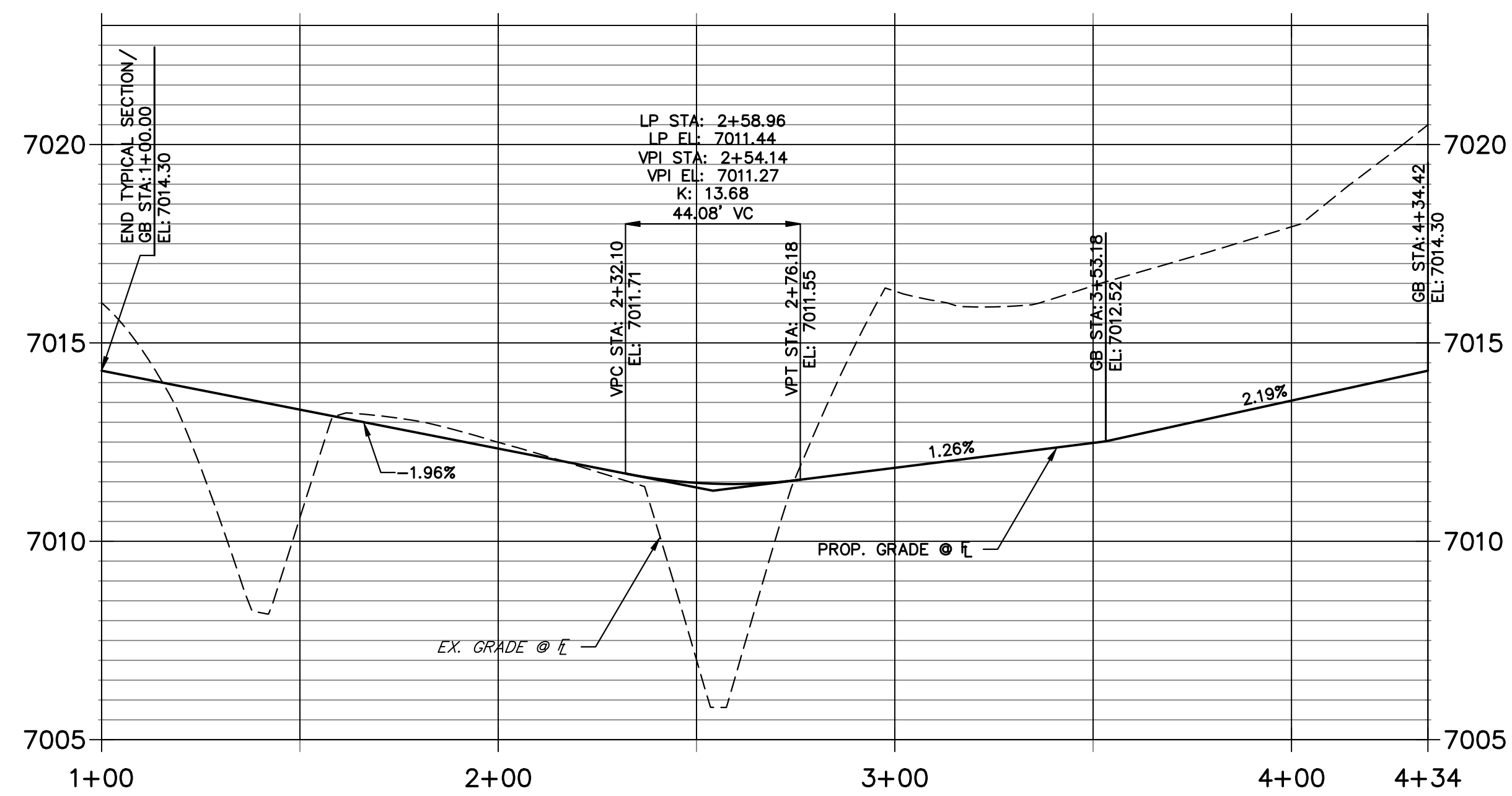
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STERLING RANCH FILING NO. 5  
STREET IMPROVEMENT PLAN

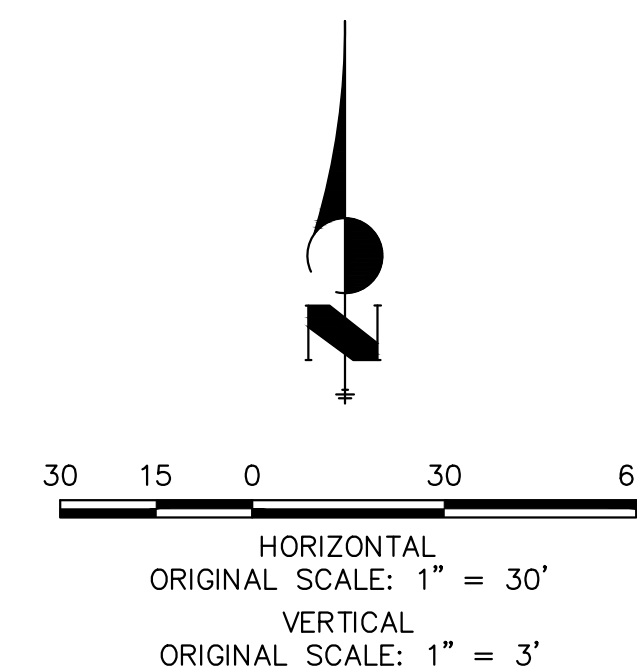


### MANOR HOUSE CUL-DE-SAC FL PROFILE STA 1+00.00 TO 4+34.42



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21A	18+98.71	16.17' (RT)	MANOR HOUSE WAY	7014.30	PC/END TYPICAL SECTION
22A	19+35.82	43.58' (RT)	MANOR HOUSE WAY	7013.33	PRC
23A	2+50.10	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.97	INLET SIDE TBC
24A	2+61.14	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.95	INLET SIDE TBC
25A	19+79.95	16.17' (LT)	MANOR HOUSE WAY	7012.51	PT/BEGIN TYPICAL SECTION

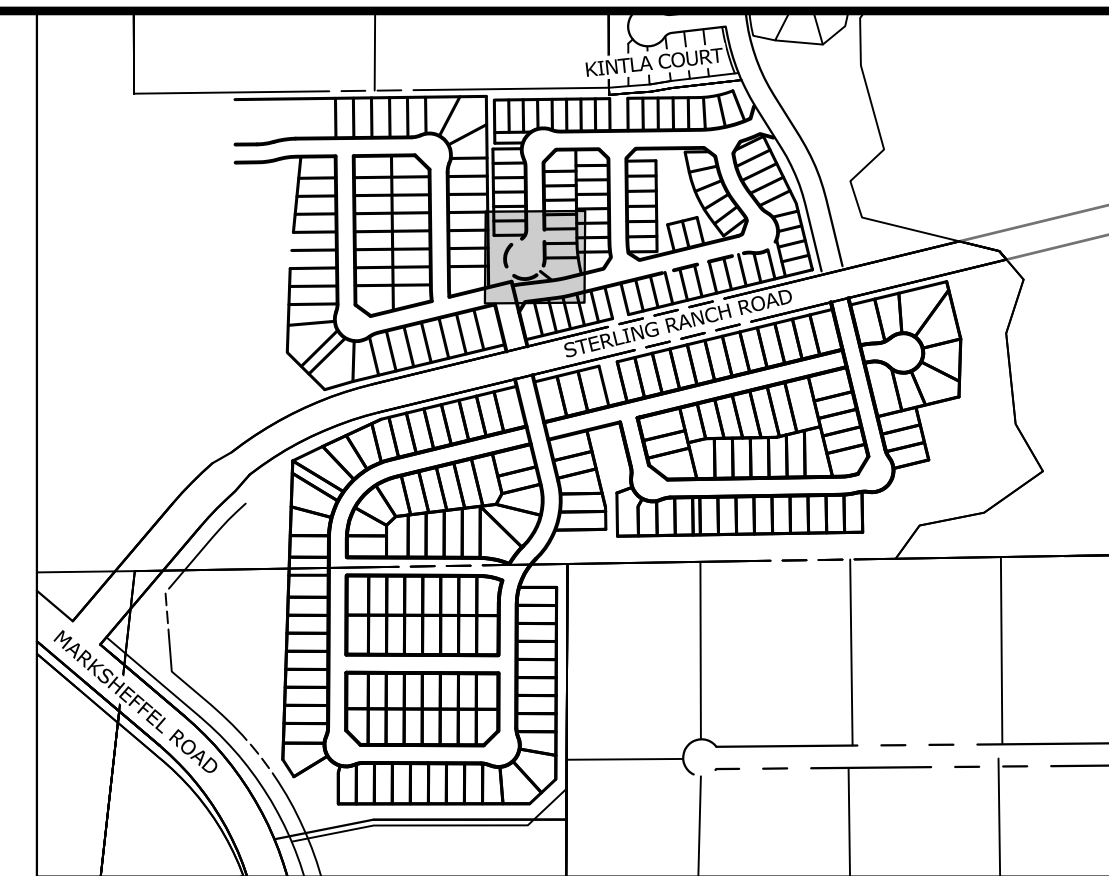
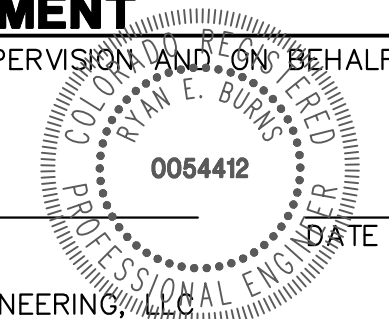
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COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING



**KEY MAP**  
SCALE: NTS

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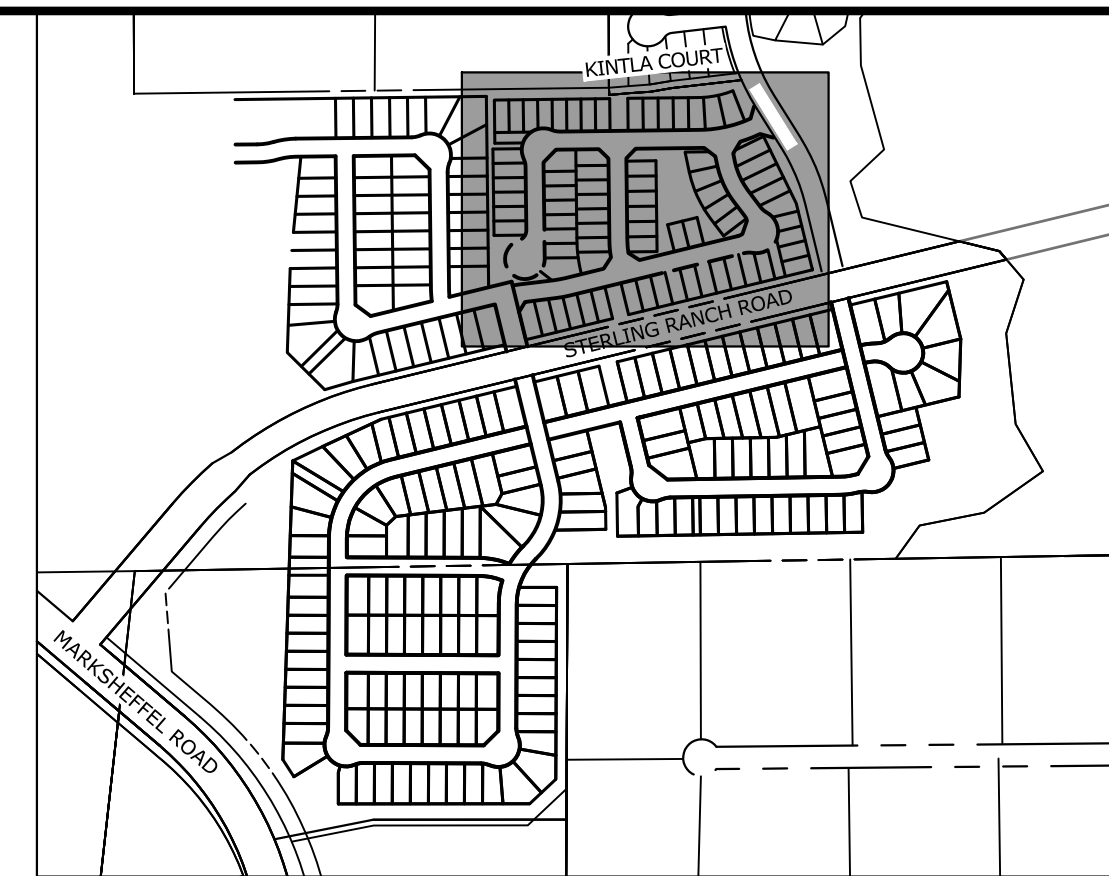
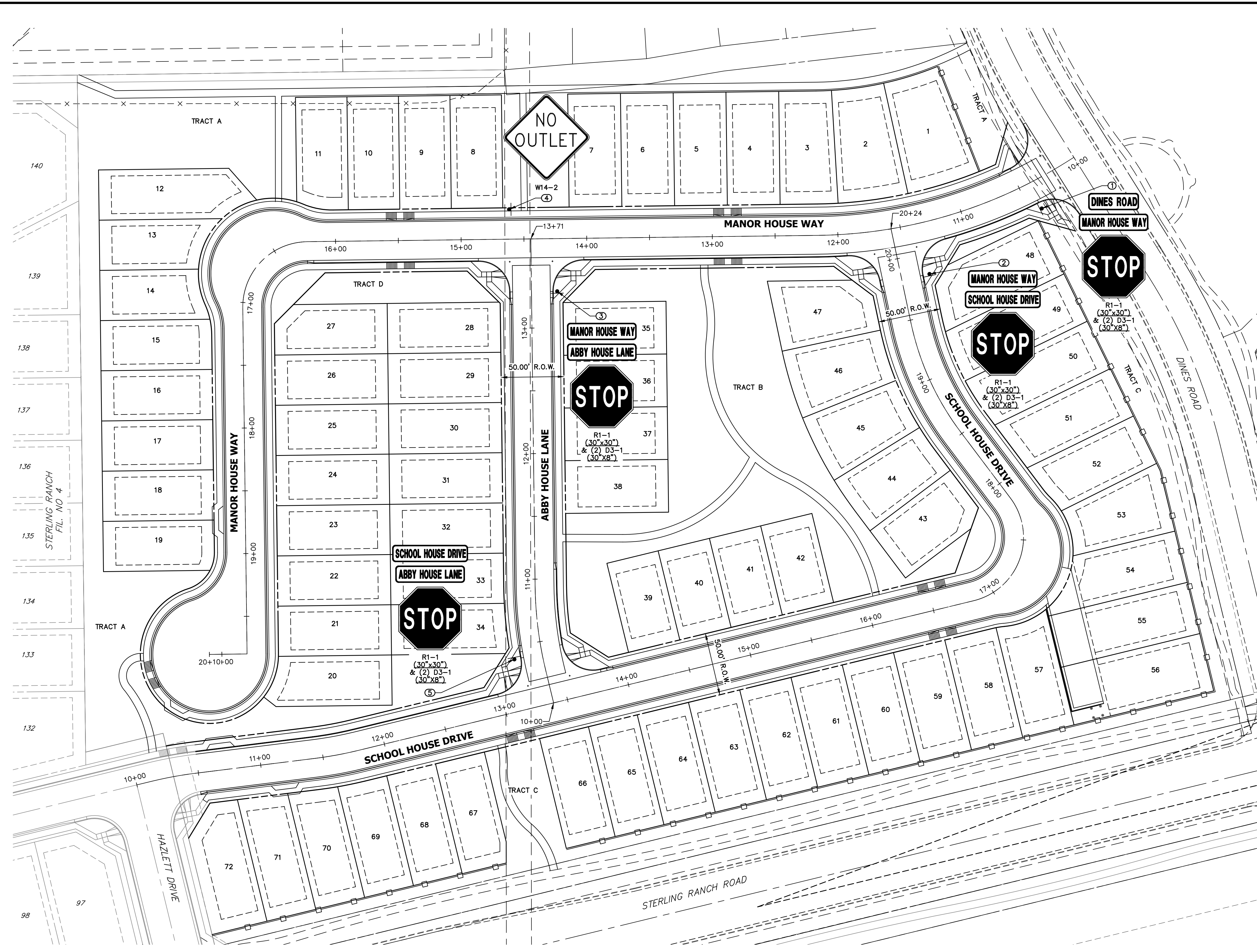
PREPARED FOR  
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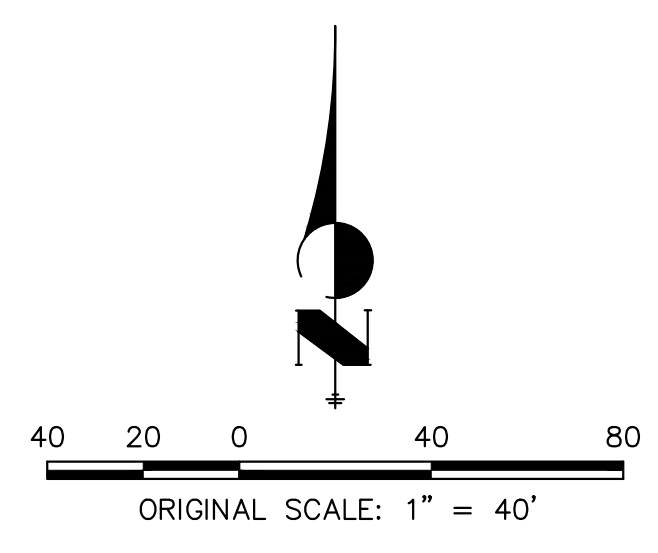
STERLING RANCH FILING NO. 5  
STREET IMPROVEMENT PLAN  
SHEET 10 OF 13  
JOB NO. 25188.16



**KEY MAP**  
SCALE: NTS

- NOTES**
1. STOP AND STREET SIGNS ARE DOUBLE ALL DOUBLE SIDED.
  2. ALL CROSS PANS ARE 6' TYP. CROSS PANS (SEE DETAIL SHEET 12).
  3. ALL CURB AND GUTTERS (C&G) ARE EPC TYPE A OR EPC OPTIONAL TYPE C (SEE DETAIL SHEET 12).
  4. CURB AND GUTTER TRANSITION LOCATIONS ARE SHOWN ON HORIZONTAL CONTROL SHEET 3.
  5. KNUCKLE FLOWLINE PROFILES ARE SHOWN ON SHEET 7.
  6. GENERAL FLOWLINE PROFILES ARE SHOWN ON SHEETS 8-9.
  7. CUL-DE-SAC FLOWLINE PROFILES ARE SHOWN ON SHEET 10.

POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+41.34	22.50' (LT)	MANOR HOUSE WAY	STOP SIGN AND STREET SIGNS
2	19+82.83	22.50' (RT)	SCHOOL HOUSE DRIVE	STOP SIGN AND STREET SIGNS
3	13+29.03	20.50' (RT)	ABBY HOUSE LANE	STOP SIGN AND STREET SIGNS
4	14+61.51	23.75' (RT)	MANOR HOUSE WAY	NO OUTLET SIGN
5	10+40.10	22.50' (LT)	ABBY HOUSE LANE	STOP SIGN AND STREET SIGNS



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

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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

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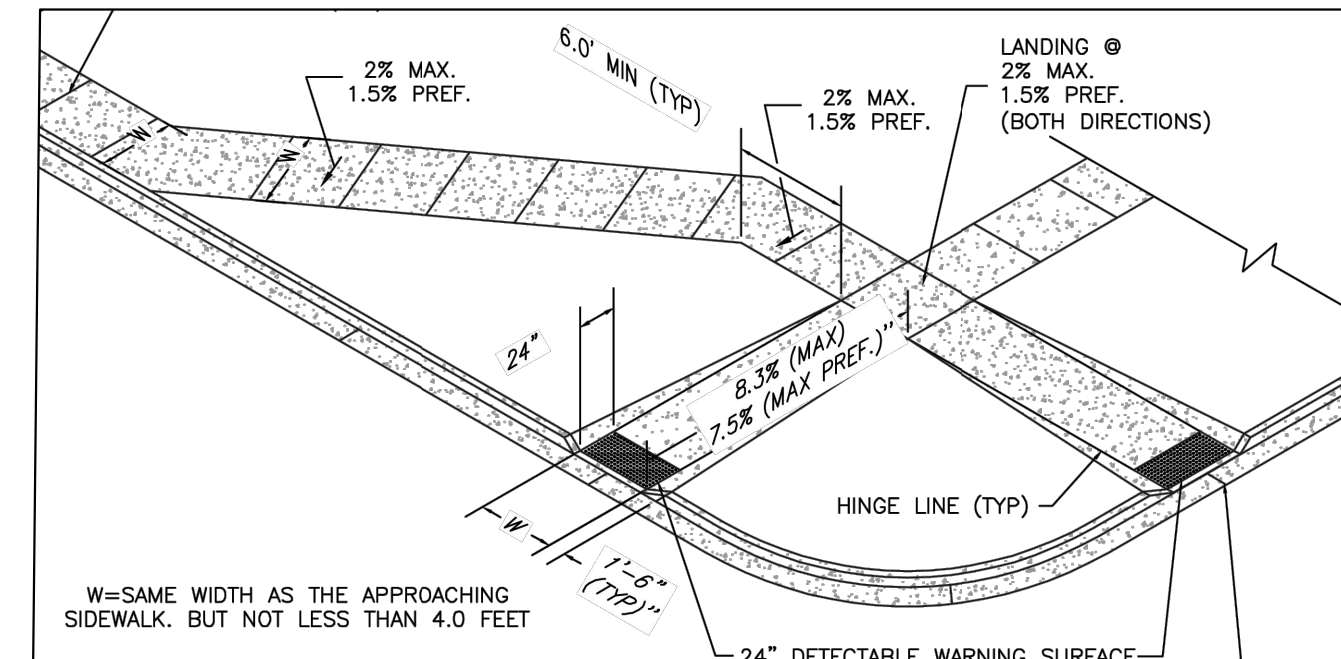
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No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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STERLING RANCH FILING NO. 5  
SIGNAGE PLAN

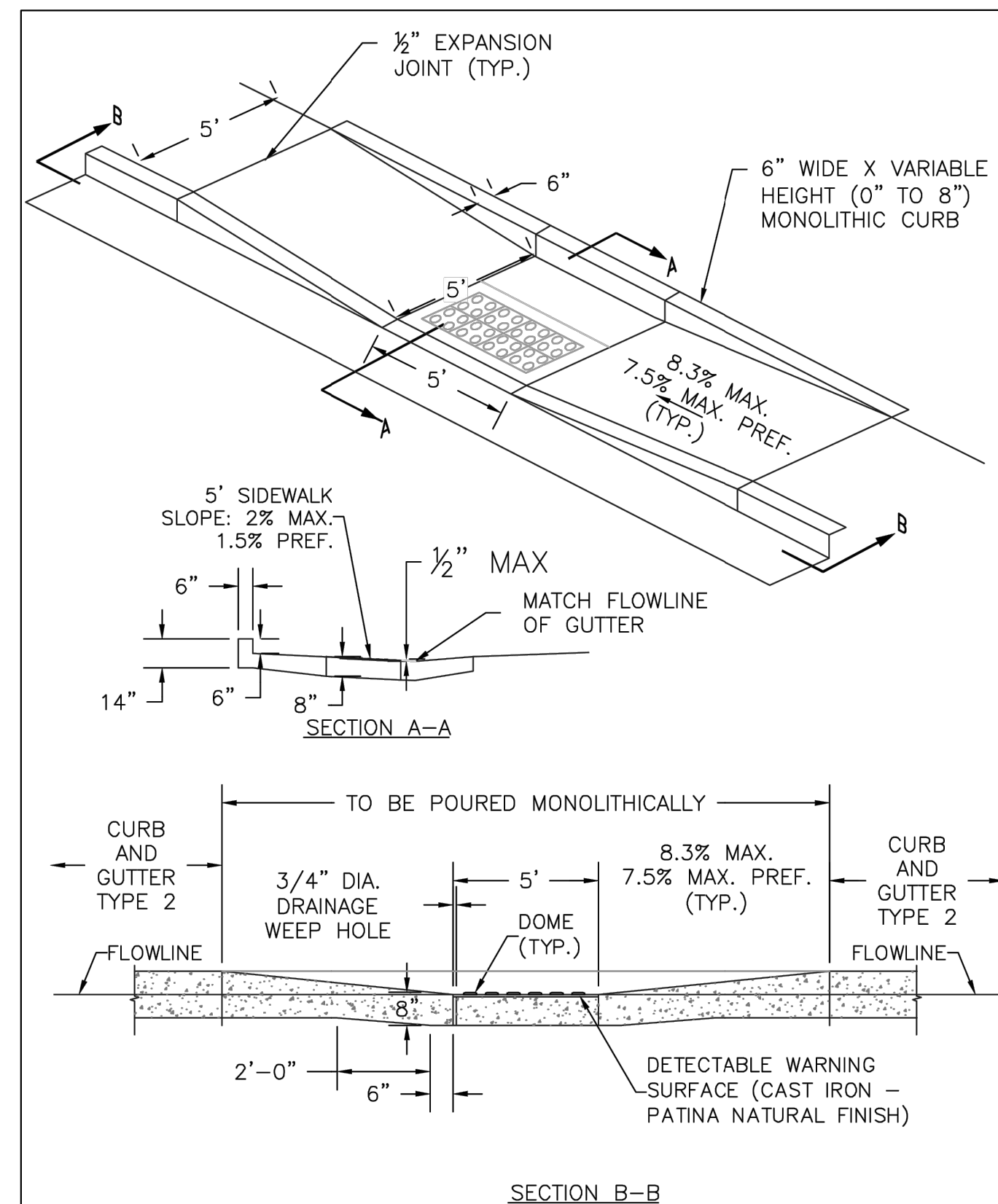
SHEET 11 OF 13  
JOB NO. 25188.16

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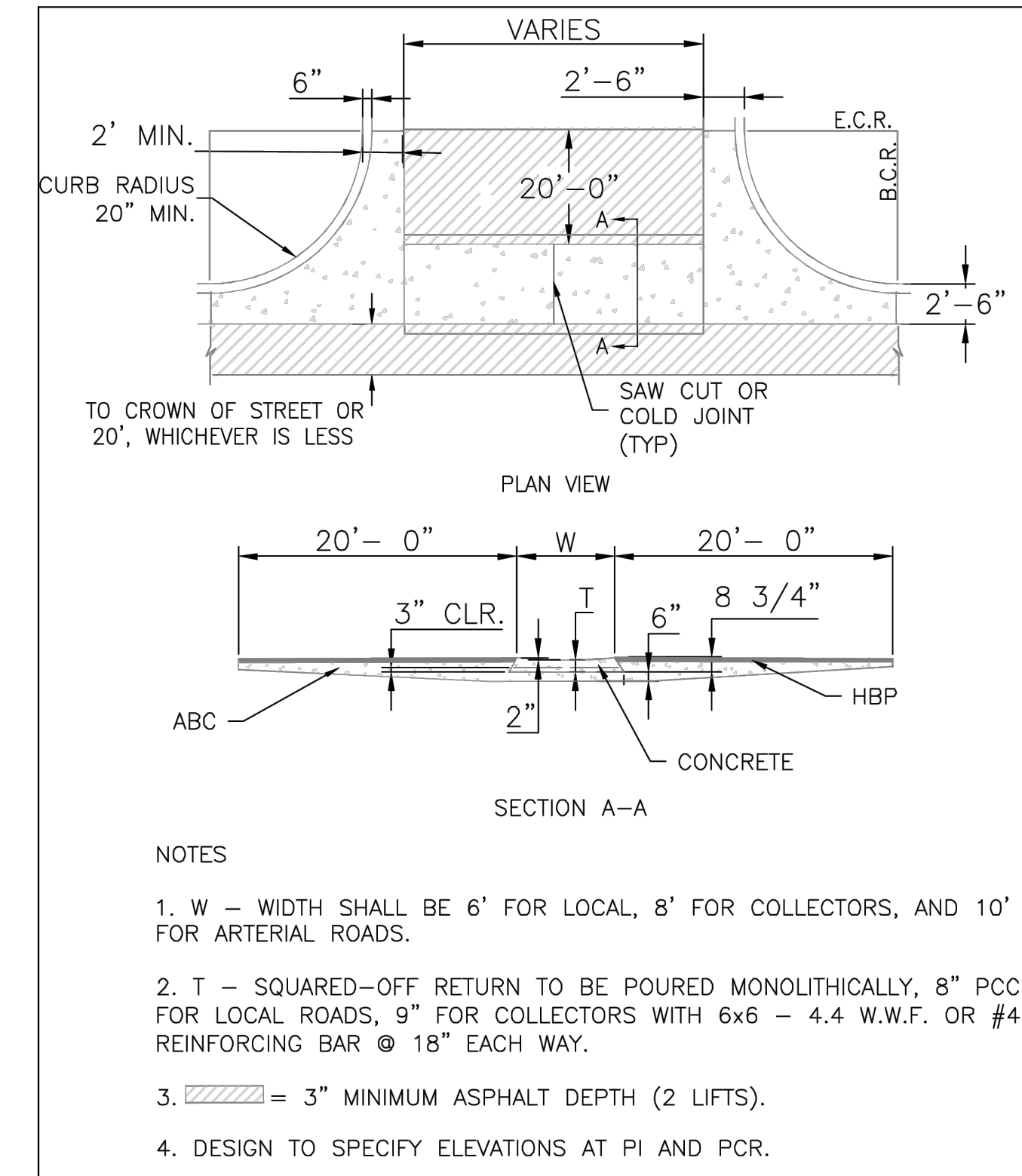


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  - PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADINGS AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
  - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  - DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
  - THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  - PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4" MINIMUM.
  - ALL PEDESTRIAN CURB RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
  - DYNAMIC STRUCTURES, TRAFFIC SIGNAL/SIGNAL, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
  - THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HAND SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  - PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
  - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSION OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT**

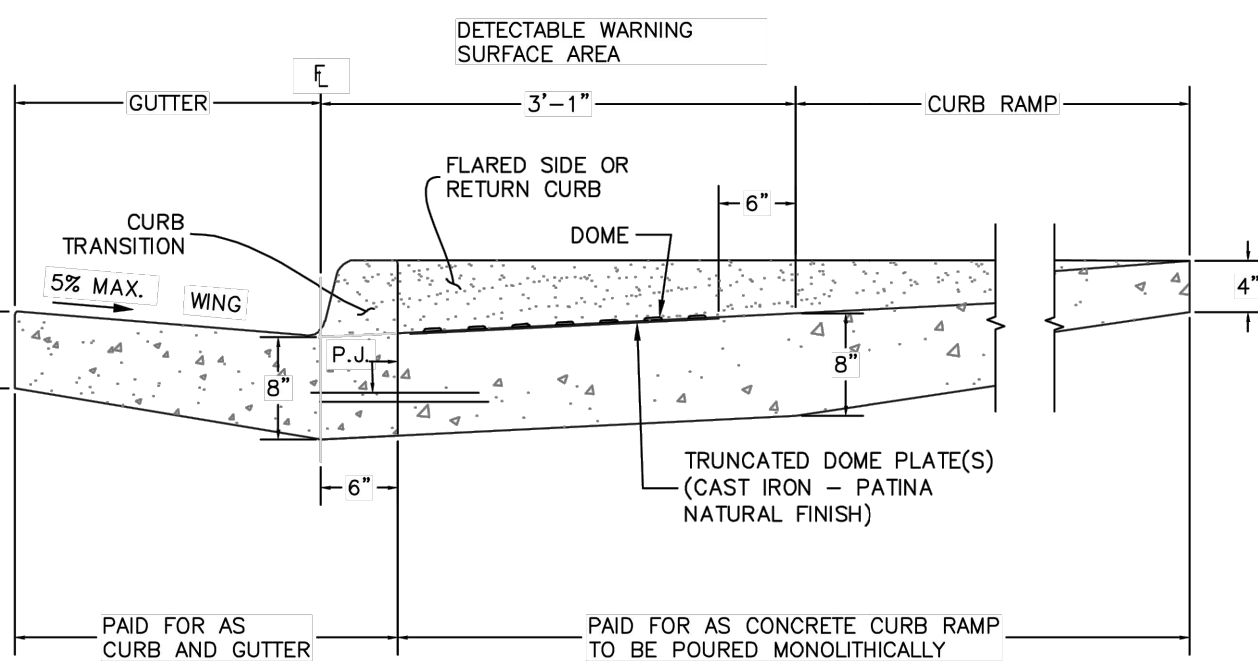
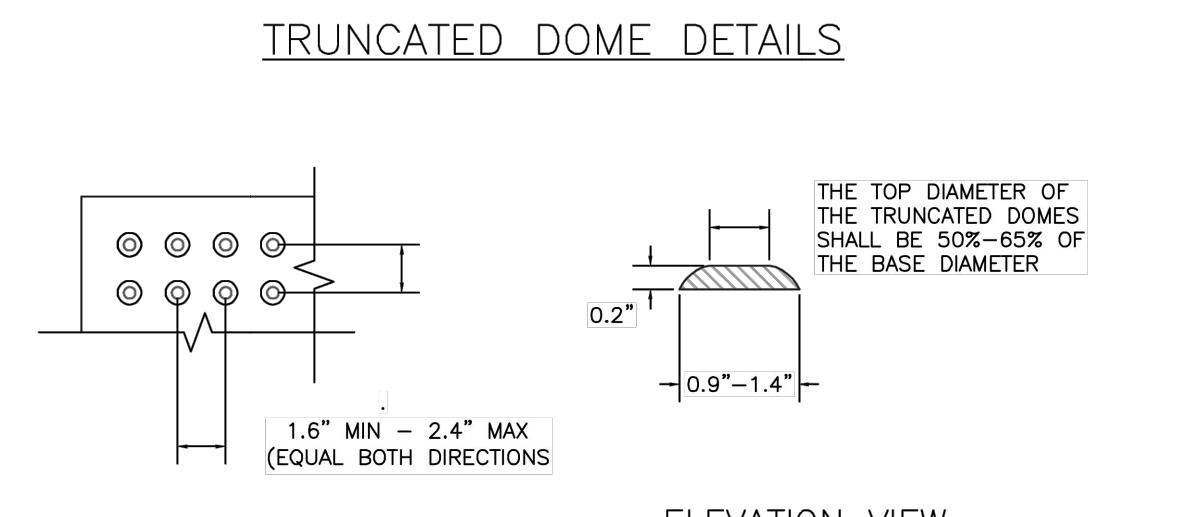
**PEDESTRIAN INTERSECTION RAMP (SD 2-41)**  
SCALE: NTS



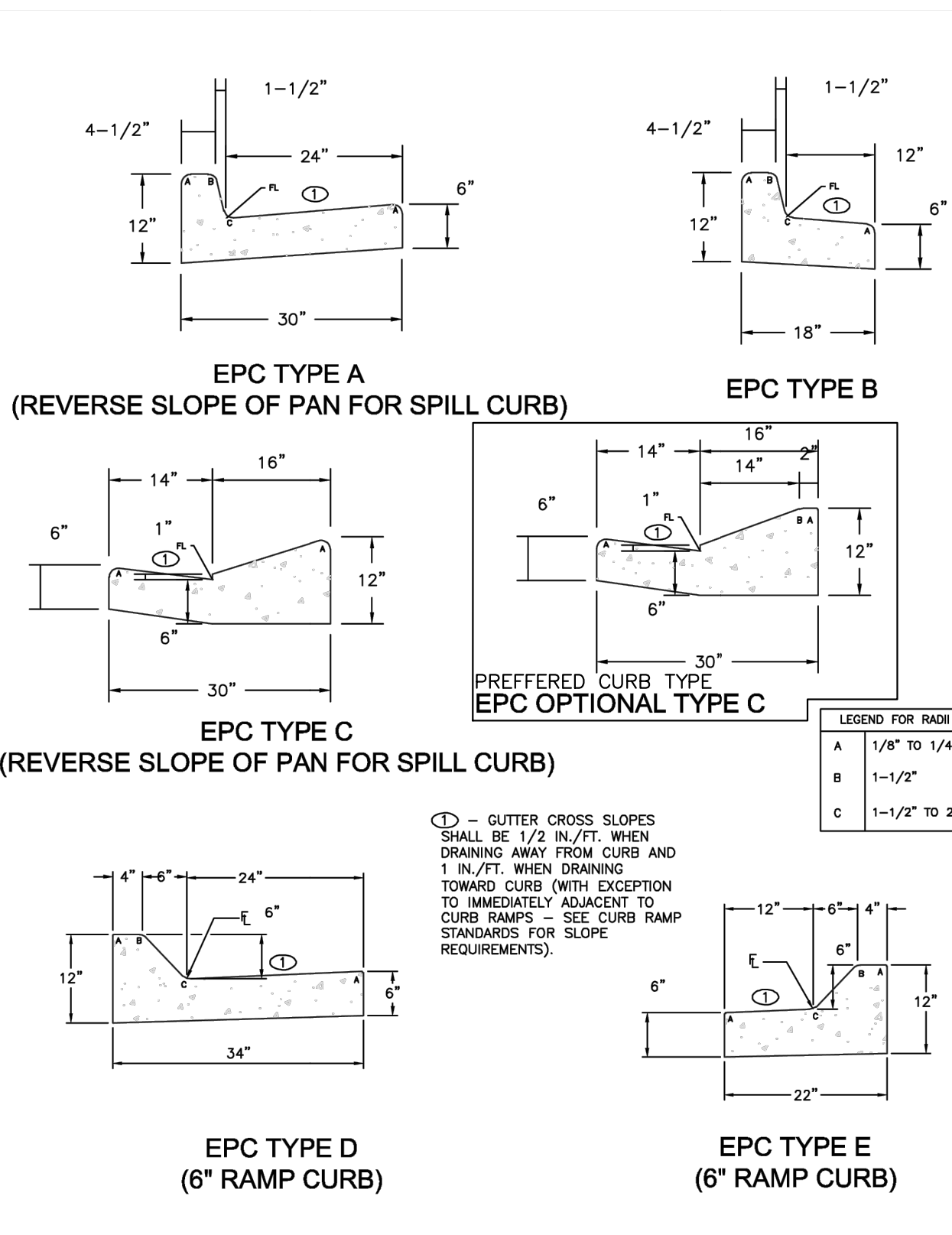
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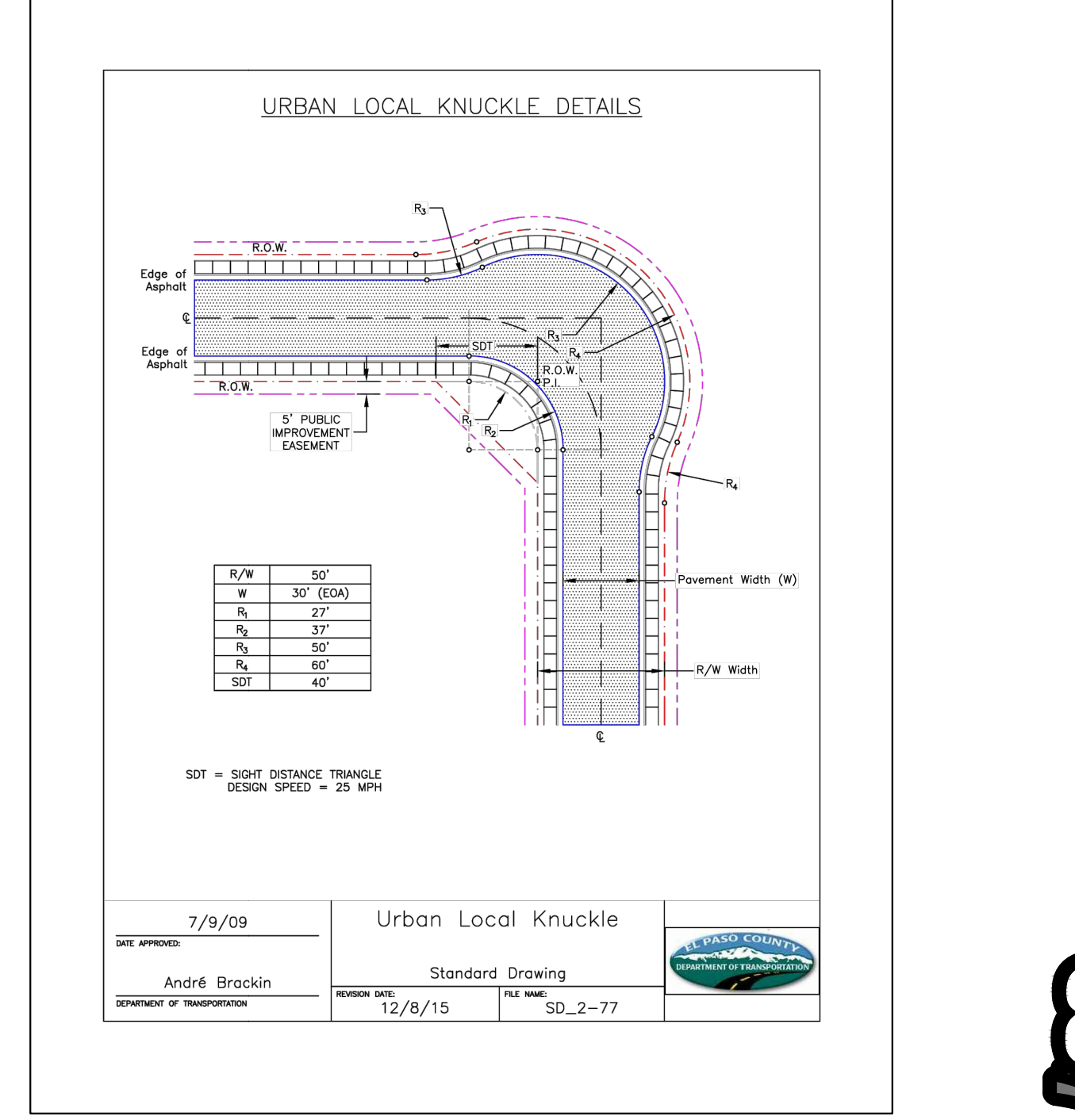
**TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)**  
SCALE: NTS



**DETECTABLE WARNING SURFACE DETAILS (SD 2-42)**  
SCALE: NTS



**TYPICAL CURB AND GUTTER DETAILS (SD 2-20)**  
SCALE: NTS



**URBAN LOCAL KNUCKLE DETAIL (SD 2-77)**  
SCALE: NTS



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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

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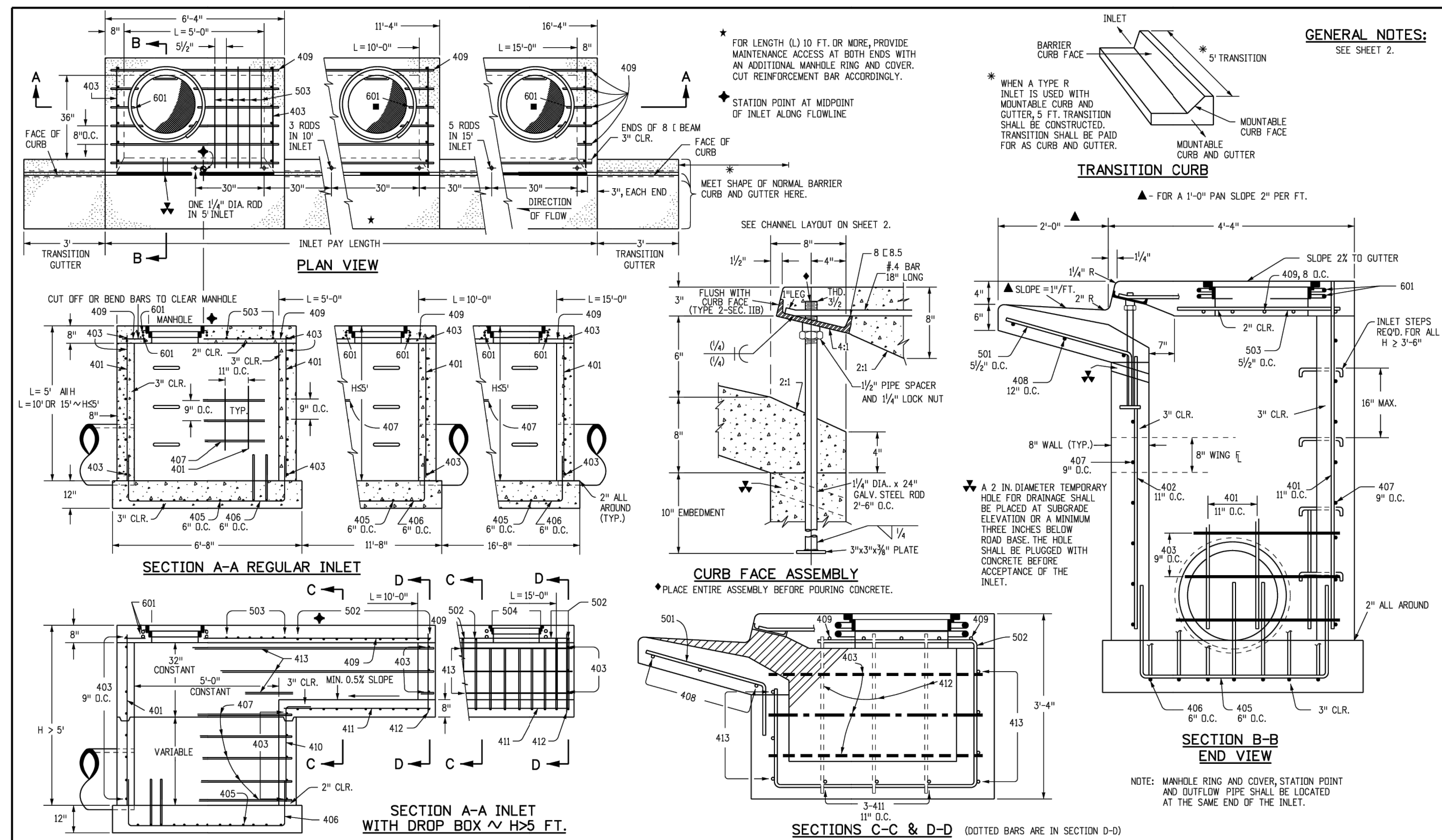
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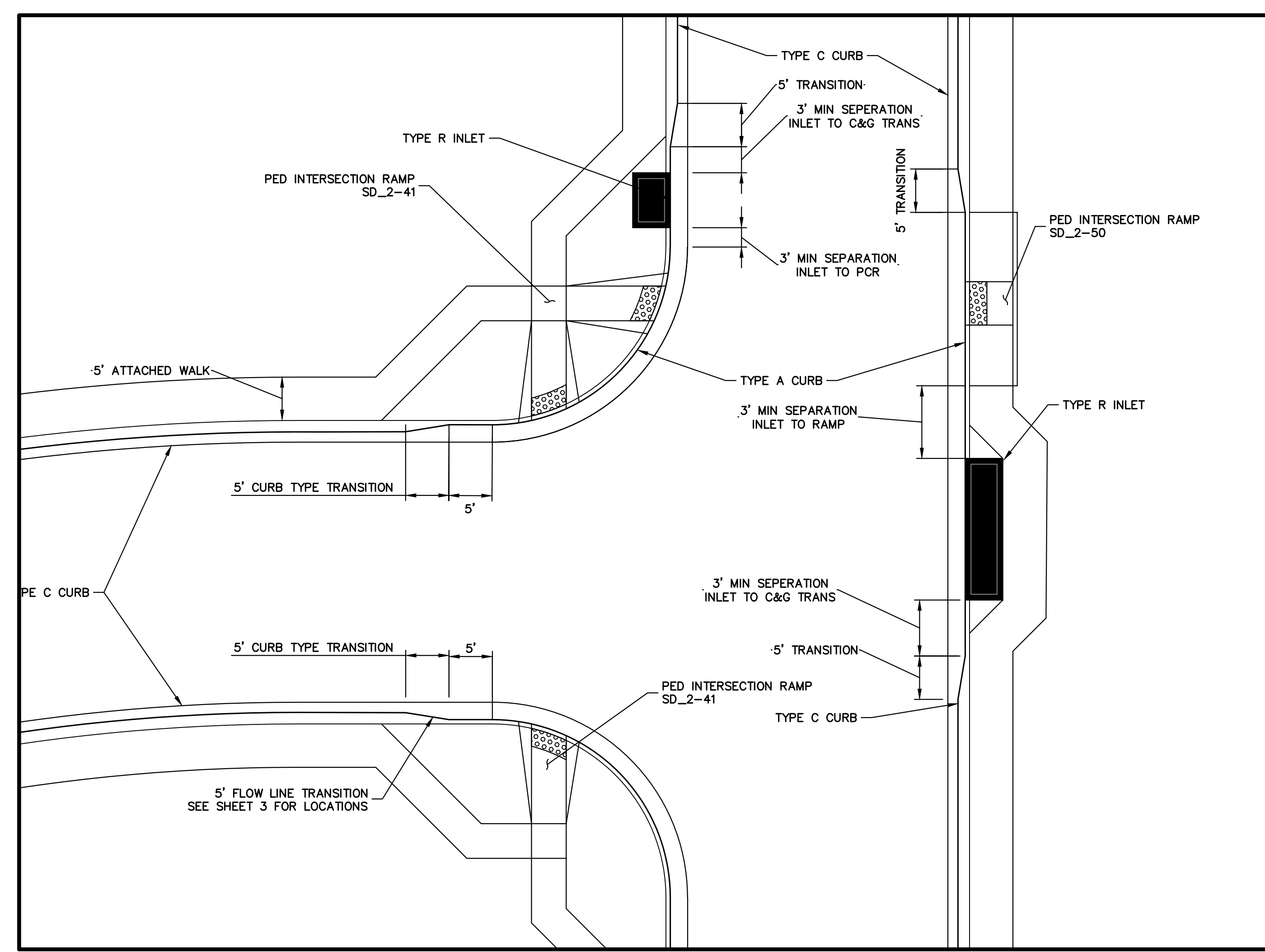
BY	DATE	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	N/A	DRAWN BY	PAL	CHECKED BY
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STERLING RANCH FILING NO. 5  
DETAILS

SHEET 12 OF 13  
JOB NO. 25188.16

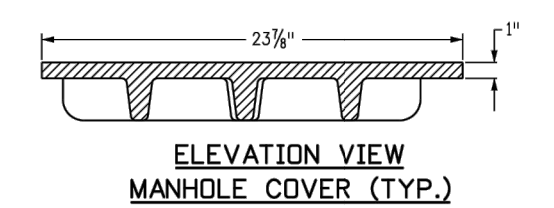
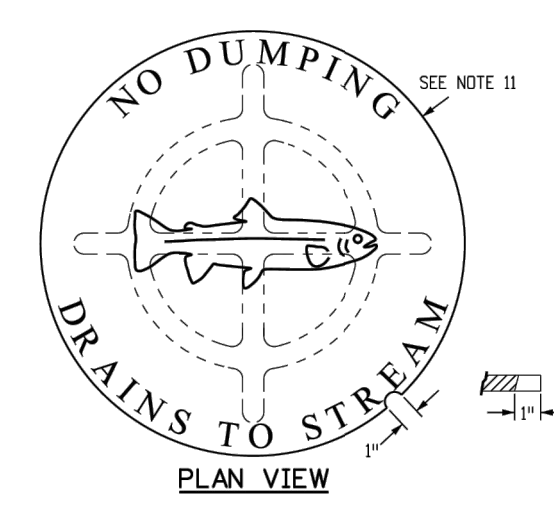


<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>CURB INLET TYPE R</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:	2829 West Howard Place	COOT, HD, 3rd Floor	M-604-12	Standard Sheet No. 1 of 2	Project Sheet Number:	
Last Modification Date: 07/31/19	Detailer: LTA			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9888				
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			



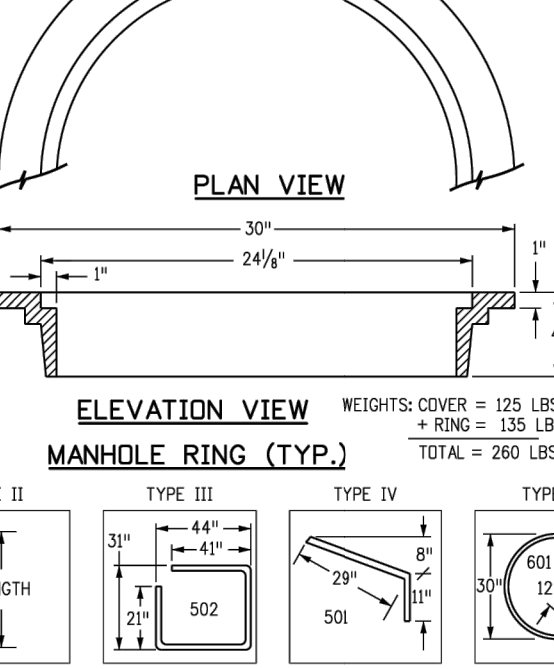
**CURB RETURN TRANSITION DETAIL**  
SCALE: NTS

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS							
				L = 5 FT.		L = 10 FT.		L = 15 FT.			
				NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH
401	4	11"	II	15	21	26	31	11	11	11	11
402	4	11"	II	7	13	18	23	7	7	7	7
403	4	9"	II	4	7	10	13	4	4	4	4
405	4	8"	VI	11	16	21	26	11	11	11	11
406	4	8"	VIII	3	5	7	9	3	3	3	3
407	4	9"	II	5	7	9	11	5	5	5	5
408	4	12"	II	3	5	7	9	3	3	3	3
409	4	8"	II	6	9	12	15	6	6	6	6
410	4	11"	VII	6	9	12	15	3	3	3	3
411	4	11"	II	11	16	21	26	3	3	3	3
412	4	11"	II	11	16	21	26	3	3	3	3
413	4	9"	II	11	16	21	26	7	7	7	7
501	5	2 1/2"	IV	11	3-4"	22	3-4"	33	3-4"	33	3-4"
502	5	2 1/2"	III	11	3-4"	22	3-4"	17	11-10"	17	11-10"
503	5	2 1/2"	II	5	3-6"	16	3-6"	27	3-6"	6	3-6"
504	5	2 1/2"	IX	11	3-4"	22	3-4"	5	8-4"	5	8-4"
601	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
BAR 5				1	5-10"	1	10-10"	1	15-10"	1	15-10"



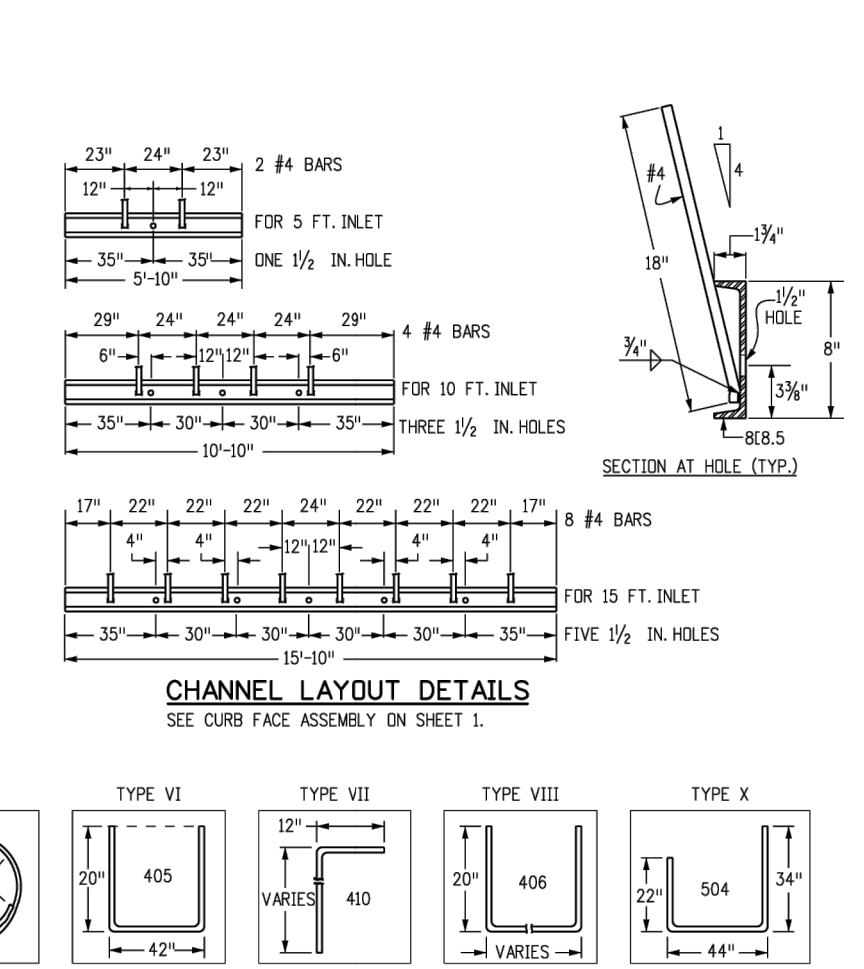
**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

H"	LENGTH		NO. REQ.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	REGULAR	DROP BOX	REGULAR	DROP BOX	CONC. CU. YDS.	ST. STEEL LBS.	CONC. CU. YDS.	ST. STEEL LBS.	CONC. CU. YDS.	ST. STEEL LBS.
3-0"	2-0"	3-0"	10	7	3.2	285	5.3	487	7.4	706
3-6"	3-2"	3-2"	10	7	3.4	300	5.7	520	7.9	747
4-0"	3-8"	3-8"	12	9	3.7	326	6.0	559	8.4	786
4-6"	4-2"	3-2"	12	9	3.9	354	6.4	571	8.8	803
5-0"	4-8"	3-8"	14	11	4.1	384	6.7	602	9.3	844
5-6"	5-2"	4-2"	16	13	4.4	415	7.1	635	9.8	885
6-0"	5-8"	4-8"	18	15	4.6	446	7.5	656	10.3	926
6-6"	6-2"	5-2"	18	15	4.8	478	7.9	677	10.8	967
7-0"	6-8"	5-8"	20	17	5.0	510	8.3	700	11.3	1008
7-6"	7-2"	6-2"	20	17	5.2	542	8.7	721	11.8	1049
8-0"	7-8"	6-8"	22	19	5.4	574	9.1	742	12.3	1090
8-6"	8-2"	7-2"	24	21	5.7	606	9.5	763	12.8	1131
9-0"	8-8"	7-8"	24	21	6.0	638	9.9	784	13.3	1172
9-6"	9-2"	8-2"	26	23	6.2	670	10.3	805	13.8	1213
10-0"	9-8"	8-8"	28	25	6.4	702	10.7	826	14.3	1254
10-6"	10-2"	9-2"	28	25	6.7	734	11.1	847	14.8	1295
11-0"	10-8"	9-8"	30	27	7.0	766	11.5	868	15.3	1336

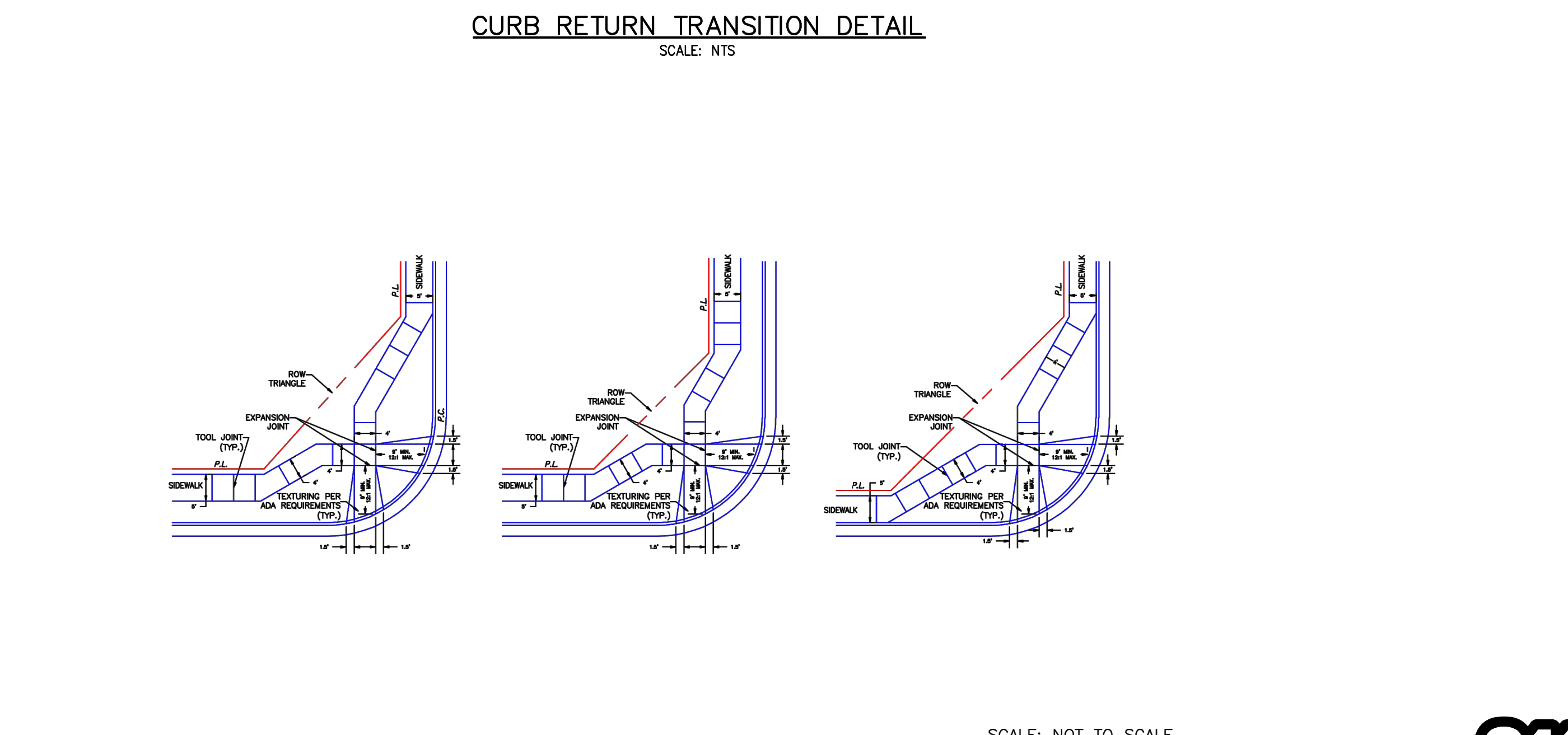


**GENERAL NOTES**

- CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
- CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
- INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
- CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4 OF A INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
- REINFORCING BARS SHALL BE DETERMINED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
- DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
- SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
- STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>CURB INLET TYPE R</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:	2829 West Howard Place	COOT, HD, 3rd Floor	M-604-12	Standard Sheet No. 2 of 2	Project Sheet Number:	
Last Modification Date: 07/31/19	Detailer: LTA			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9888				
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			



**PEDESTRIAN INTERSECTION RAMP DETAIL (SD 2-40)**  
SCALE: NTS



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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

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

PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-0888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE: N/A  
V-SCALE: N/A  
DATE: 3/14/24  
DESIGNED BY: N/A  
DRAWN BY: PAL  
CHECKED BY:

STERLING RANCH FILING NO. 5  
DETAILS  
SHEET 13 OF 13  
JOB NO. 25188.16

# STERLING RANCH FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

### STORM SEWER PLANS

#### MARCH 2024



Know what's below.  
Call before you dig.

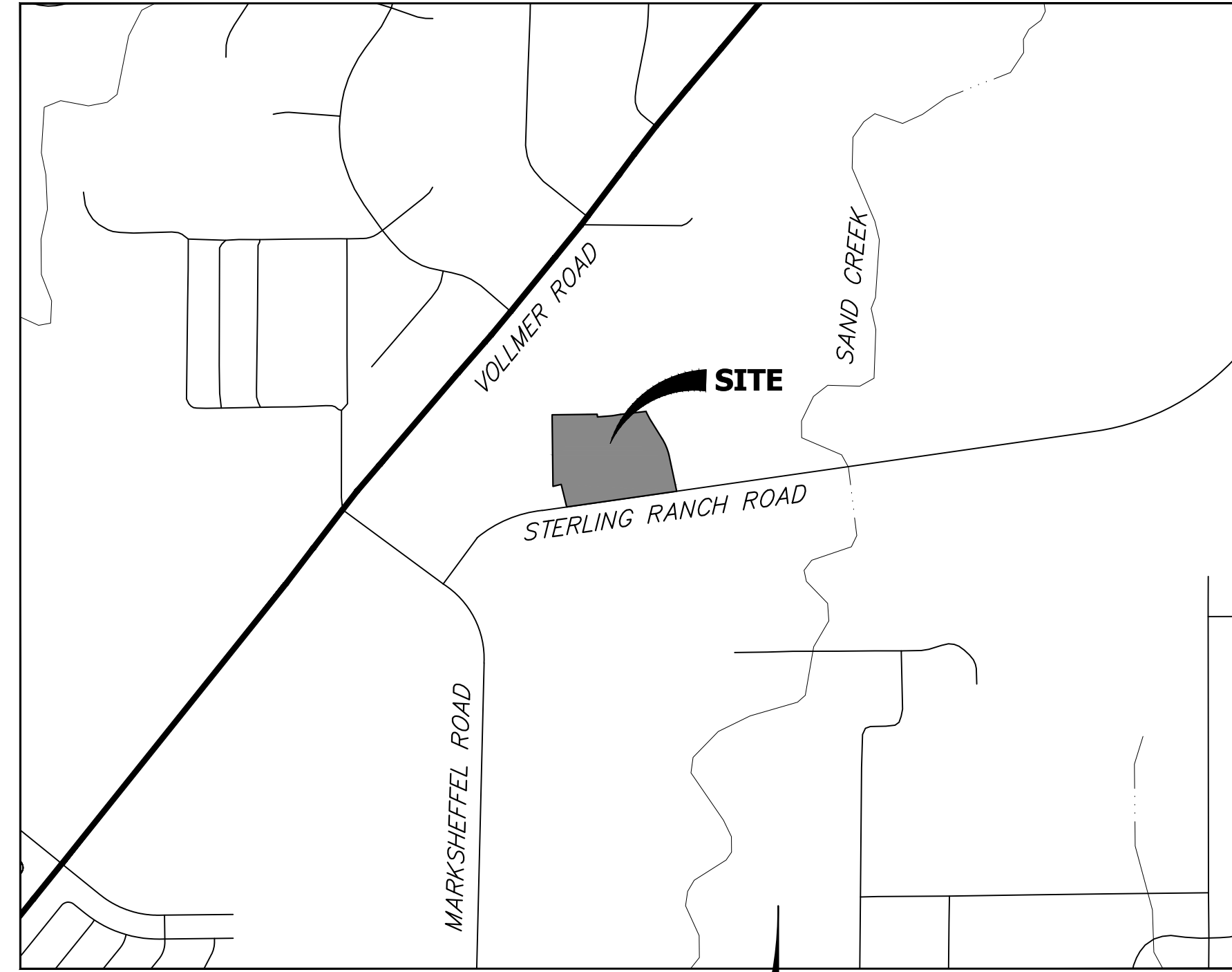
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
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A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

### AGENCIES

<p><b>OWNER/DEVELOPER:</b> CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270</p> <p><b>CIVIL ENGINEER:</b> JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240</p> <p><b>COUNTY ENGINEERING:</b> EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300</p> <p><b>TRAFFIC ENGINEERING:</b> EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460</p> <p><b>WATER RESOURCES:</b> STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769</p>	<p><b>FIRE DISTRICT:</b> BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300</p> <p><b>GAS DEPARTMENT:</b> COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556</p> <p><b>ELECTRIC DEPARTMENT:</b> MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283</p> <p><b>COMMUNICATIONS:</b> QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&amp;T (LOCATORS) (719) 635-3674</p>
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VICINITY MAP  
SCALE: 1"=1000'



### SHEET INDEX:

1	-	COVER SHEET
2	-	LEGEND AND GENERAL NOTES
5-6	-	STORM SEWER PLAN & PROFILE
5-6	-	DETAILS
6	-	TOTAL SHEETS

### BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

### BENCHMARKS

1. 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
2. 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
3. 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

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.

### OWNER/DEVELOPER STATEMENT

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

*Loren Moreland* v.p.      3/15/2024  
LOREN MORELAND, MANAGER      DATE

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921

### 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 EOM 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.

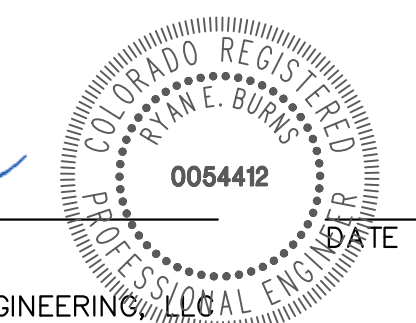
JOSHUA PALMER, P.E.      DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

### 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.

*Ryan E. Burns*      3/14/24  
RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING



BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=1000'	N/A	03/13/24	N/A	N/A	N/A

STERLING RANCH FILING NO. 5  
COVER SHEET  
SHEET 1 OF 6  
JOB NO. 25188.16









**GENERAL NOTES:**  
 \* FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.  
 \* STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.  
 \* WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.  
 \* MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.  
 \* FOR A 1" PAN SLOPE 2" PER FT.  
 \* PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.  
 \* NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

**Computer File Information**  
 Creation Date: 07/31/19  
 Designer Initials: JBK  
 Last Modification Date: 07/31/19  
 Detailer Initials: LTA  
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

**Colorado Department of Transportation**  
 2829 West Howard Place  
 Denver, CO 80204  
 Phone: 303-757-9021 FAX: 303-757-9868  
 Project Development Branch JBK

**CURB INLET TYPE R**  
 STANDARD PLAN NO. M-604-12  
 Standard Sheet No. 1 of 2  
 Issued by the Project Development Branch July 31, 2019

**GENERAL NOTES:**  
 1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.  
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.  
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.  
 4. CURB FACE ASSEMBLY SHALL BE CHAMFERED AFTER WELDING.  
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" OF AN INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.  
 6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.  
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.  
 8. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.  
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**Sheet Revisions**

**Colorado Department of Transportation**  
 2829 West Howard Place  
 Denver, CO 80204  
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 Project Development Branch JBK

**CURB INLET TYPE R**  
 STANDARD PLAN NO. M-604-12  
 Standard Sheet No. 2 of 2  
 Issued by the Project Development Branch July 31, 2019

**STEEL GRATE QUANTITIES**

NO. PIECES	DESCRIPTION	LENGTH	WEIGHT PER FT. (LBS.)	TOTAL WEIGHT (LBS.)
4	5/8" x 7.7" BEAM	41"	7.90	106
2	3/4" x 1/4" FLAT	26 1/2"	2.98	13
2	3/4" x 1/4" FLAT	26 1/2"	2.98	13
TOTAL LBS. - 131				

**QUANTITIES FOR ONE INLET**

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-0"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-0"	3.3	252	6

**Computer File Information**  
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 Last Modification Date: 07/31/19  
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 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

**Colorado Department of Transportation**  
 2829 West Howard Place  
 Denver, CO 80204  
 Phone: 303-757-9021 FAX: 303-757-9868  
 Project Development Branch JBK

**INLET, TYPE C**  
 STANDARD PLAN NO. M-604-10  
 Standard Sheet No. 1 of 1  
 Issued by the Project Development Branch July 31, 2019

**Computer File Information**  
 Creation Date: 07/31/19  
 Designer Initials: JBK  
 Last Modification Date: 07/31/19  
 Detailer Initials: LTA  
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

**Colorado Department of Transportation**  
 2829 West Howard Place  
 Denver, CO 80204  
 Phone: 303-757-9021 FAX: 303-757-9868  
 Project Development Branch JBK

**INLET, TYPE C**  
 STANDARD PLAN NO. M-604-10  
 Standard Sheet No. 1 of 1  
 Issued by the Project Development Branch July 31, 2019

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING SERVICES, THEIR USE IS PROHIBITED. REVISED DESIGNED BY: JWB/MSB AUTHORIZATION.

PREPARED FOR  
**CLASSIC SRU LAND, LLC**  
 2138 FLYING HORSE CLUB DRIVE  
 COLORADO SPRINGS, CO 80921  
 ATTN: LOREN MORELAND  
 (719) 785-3270

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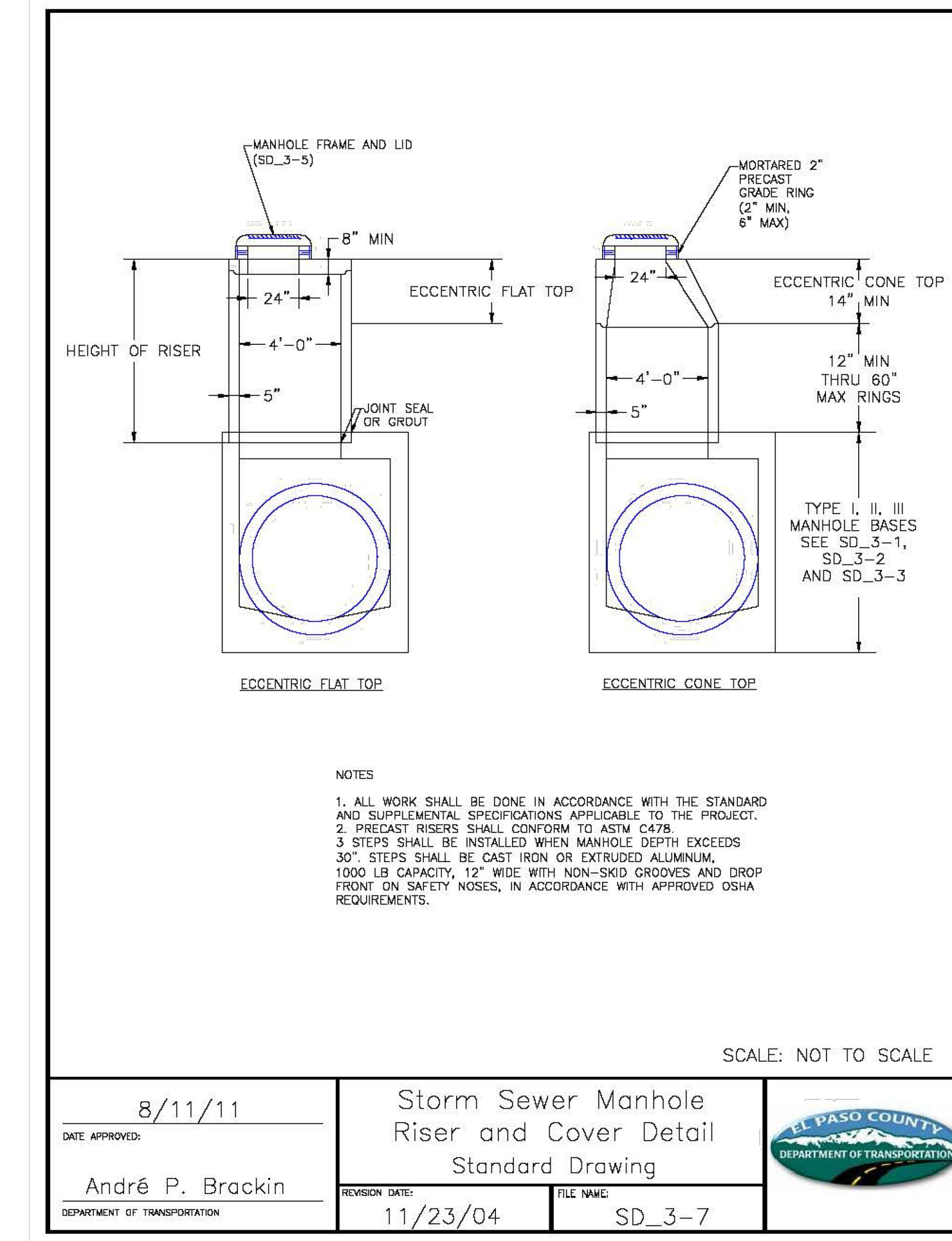
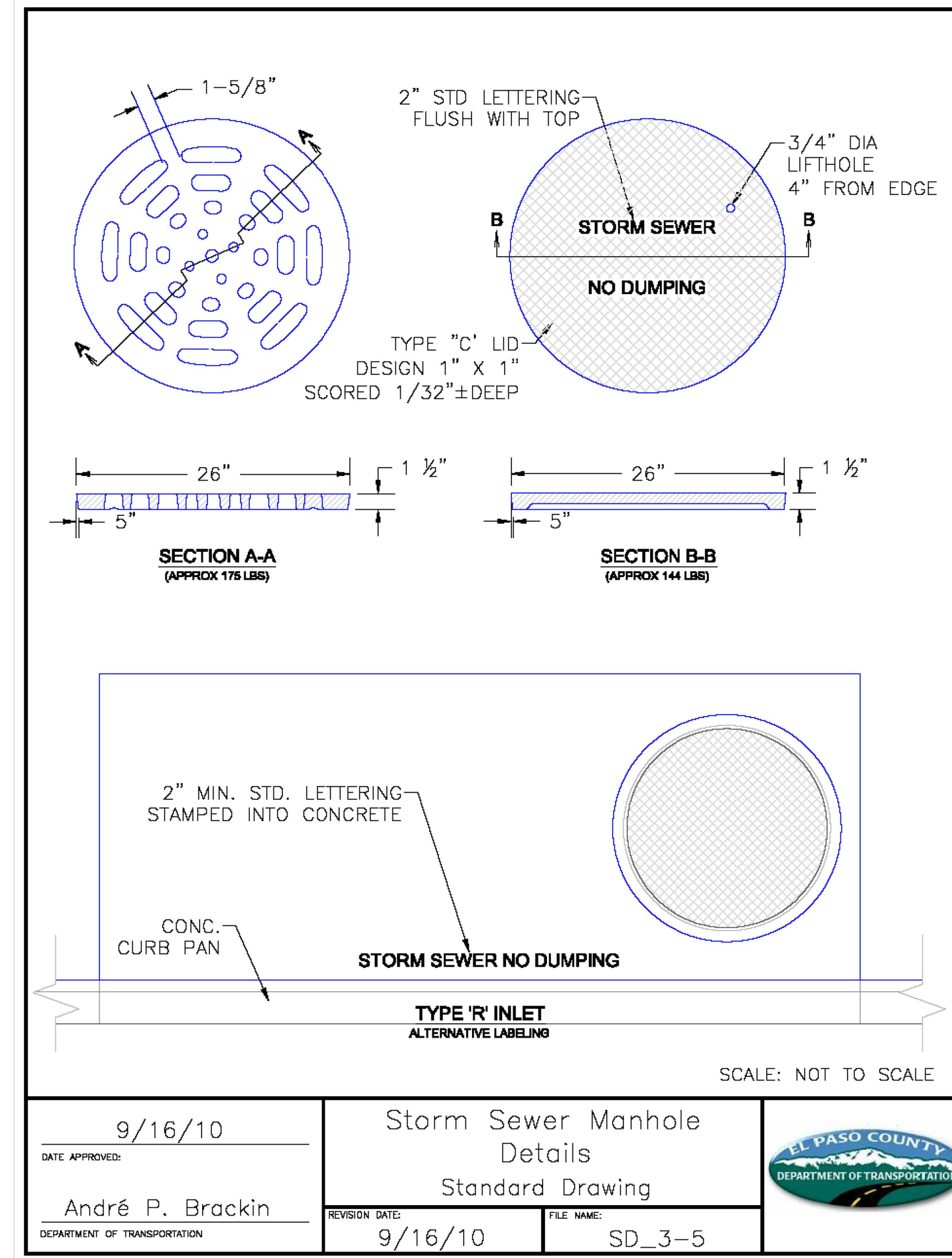
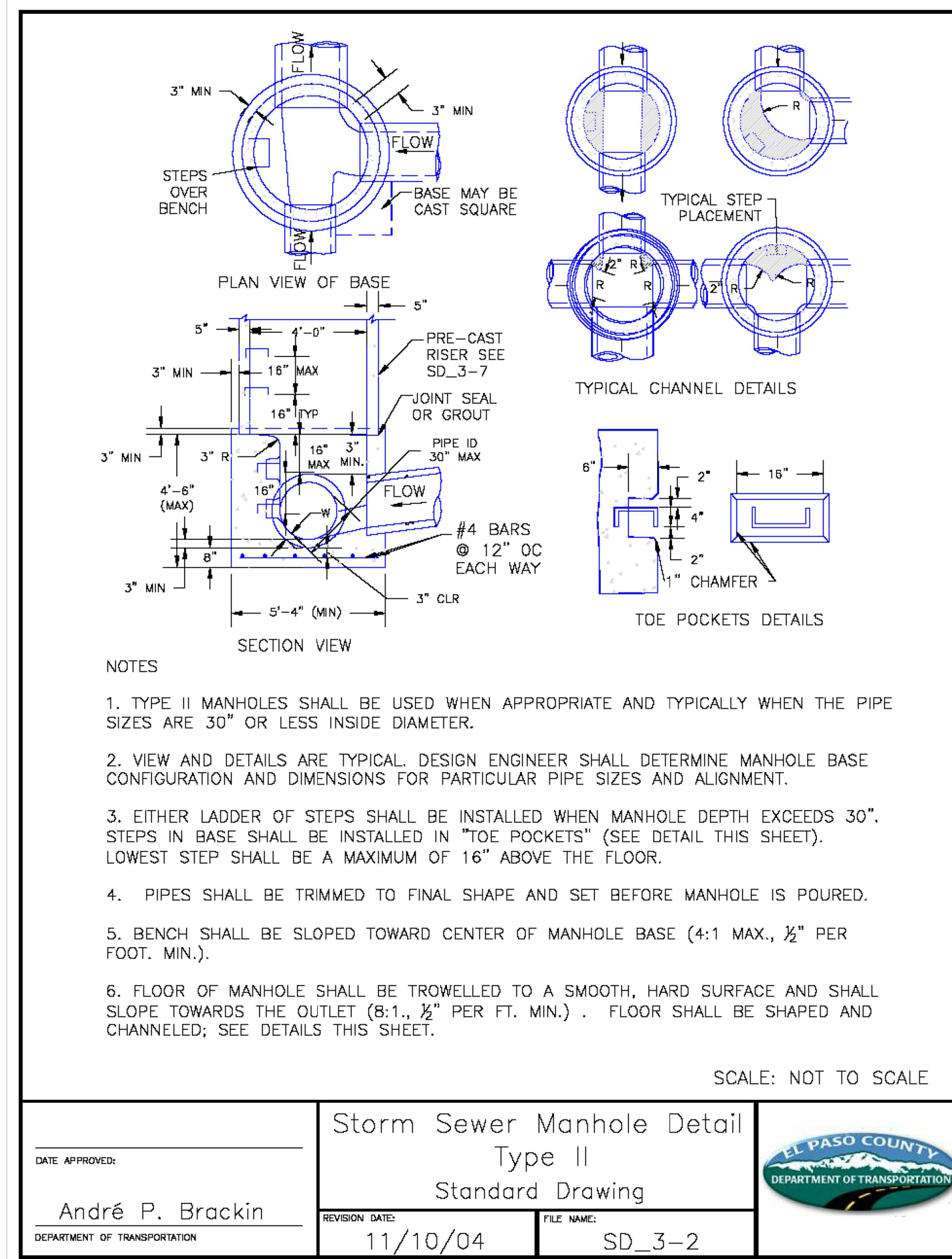
BY DATE

NO. REVISION

H-SCALE N/A  
 V-SCALE N/A  
 DATE 03/13/24  
 DESIGNED BY N/A  
 DRAWN BY N/A  
 CHECKED BY

STERLING RANCH FILING NO. 5  
 DETAILS

SHEET 5 OF 6  
 JOB NO. 25188.16



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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

0054412

STERLING RANCH FILING NO. 5 DETAILS	SHEET 6 OF 6	JOB NO. 25188.16	BY DATE	No. REVISION	H-SCALE	N/A	DESIGNED BY	DRAWN BY	CHECKED BY
					V-SCALE	N/A			

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

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**GENERAL NOTES**

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'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 DISTRICT. THE DISTRICT 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 DISTRICT 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 DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT 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 CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT 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 DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT 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 DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT 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, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
  - 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 DISTRICT 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 DISTRICT.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT 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 DISTRICT 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 DISTRICT 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 DISTRICT, 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 DISTRICT 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 DISTRICT.
- 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 DISTRICT (719-495-2500) FOR FEE SCHEDULE.

**WASTEWATER SYSTEM INSTALLATION NOTES**

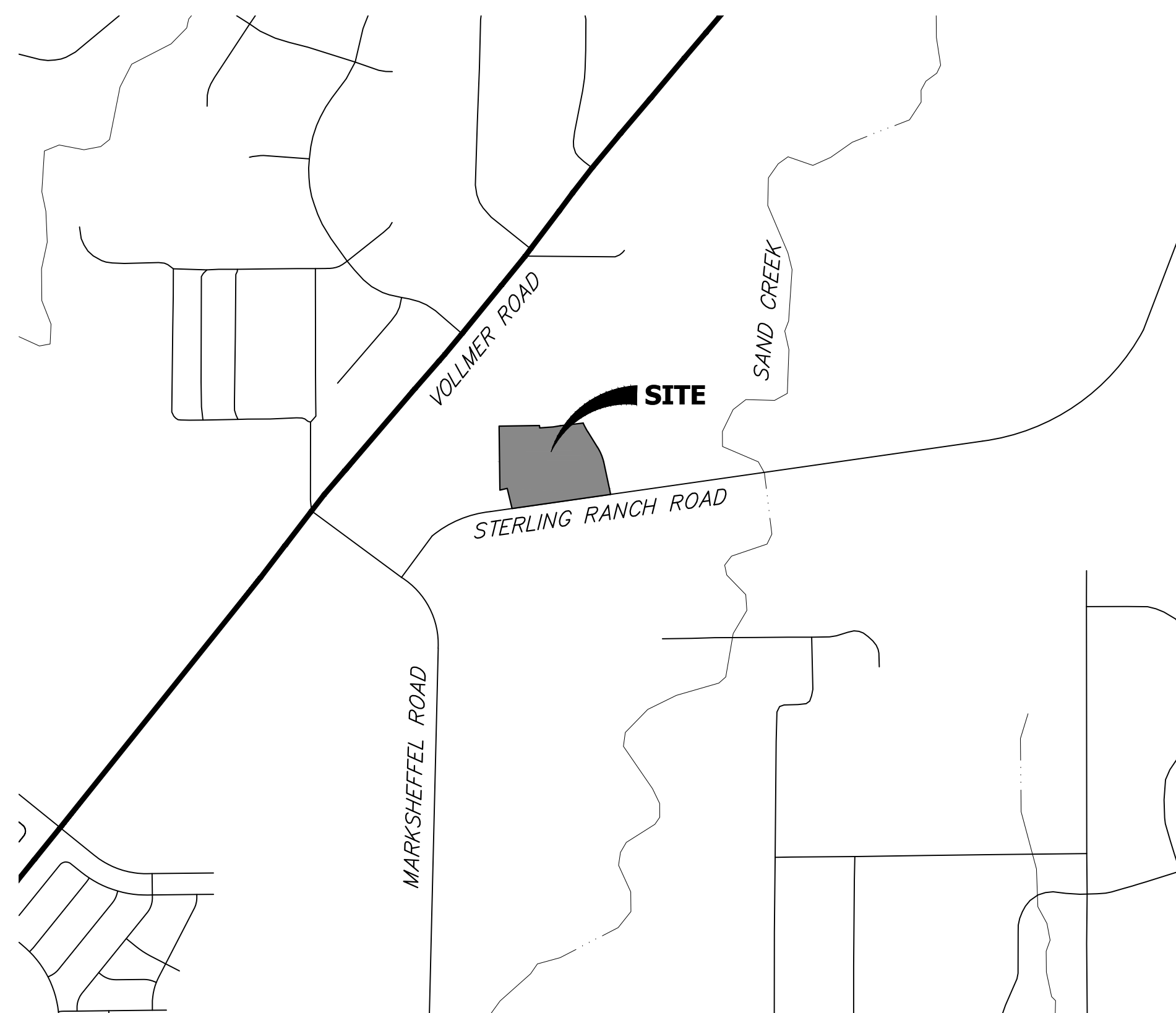
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED 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 DISTRICT.
  - 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 SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
  - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
  - DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

# STERLING RANCH FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

### SANITARY SEWER PLAN

MARCH 2024



**VICINITY MAP**  
SCALE : 1"=1,000'

**SHEET INDEX**

- 1 - COVER SHEET
- 2-7 - SANITARY SEWER PLANS
- 8 - UTILITY SERVICE PLAN
- 9 - SANITARY DETAILS
- 9 - TOTAL SHEETS

**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

**LEGEND**

- ROW RIGHT OF WAY
- FL-FL FLOWLINE TO FLOWLINE
- BOP BOTTOM OF PIPE
- TOP TOP OF PIPE
- SS SANITARY SEWER
- STM STORM SEWER
- WL WATER
- STA STATION
- 9 LOT NUMBER
- BT BEGIN TRANSITION
- ET END TRANSITION
- PCR POINT OF CURB RETURN
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- PC POINT OF CURVE
- PT POINT OF TANGENT
- \* SPECIAL BEDDING NOTES

**AGENCIES**

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	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 MIKE BRAMLETT P.E. (303) 267-6240	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 DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
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		

**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 Loren Moreland v.e. DATE 3/15/2024

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
(719) 785-3270

**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 \_\_\_\_\_ DATE \_\_\_\_\_  
FAWWA ENGINEER

**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.

RYAN E. BURNS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

PREPARED FOR  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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

BY	DATE	REVISION

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V-SCALE	3/14/24	PAL	PAL
DESIGNED BY			
DRAWN BY			
CHECKED BY			

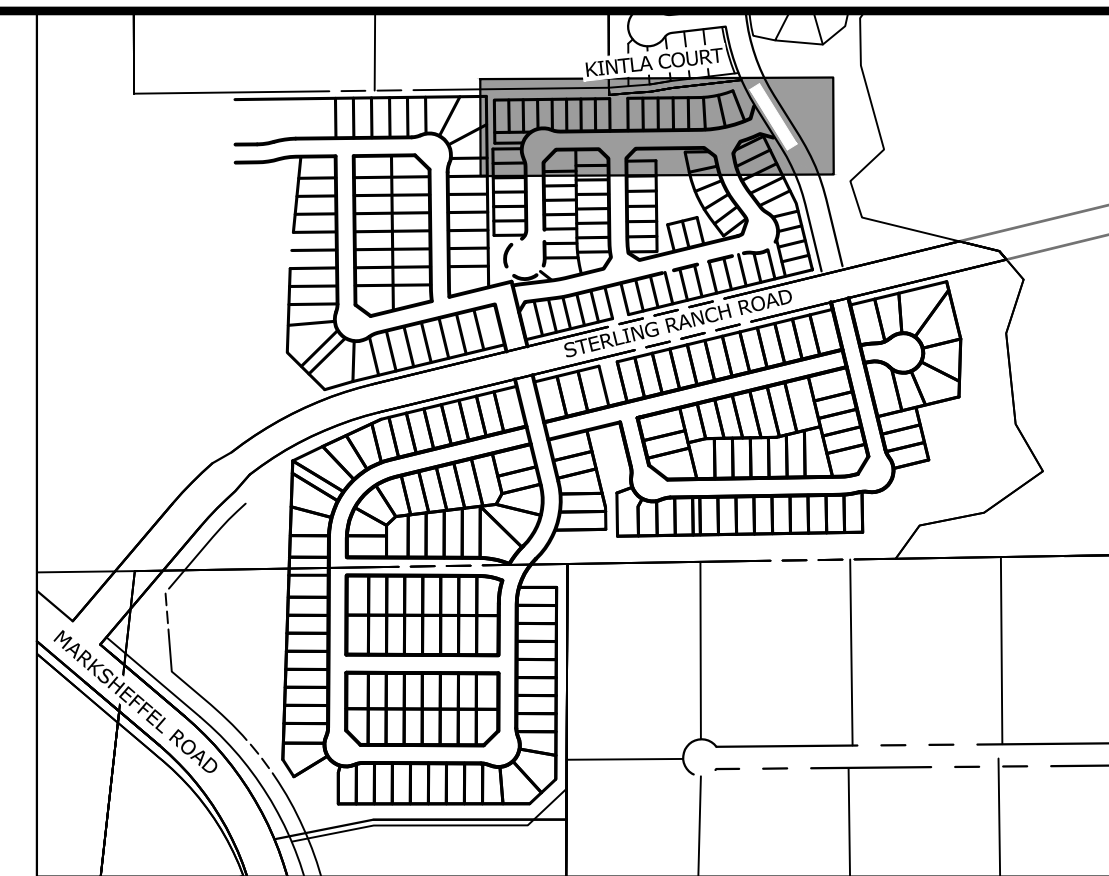
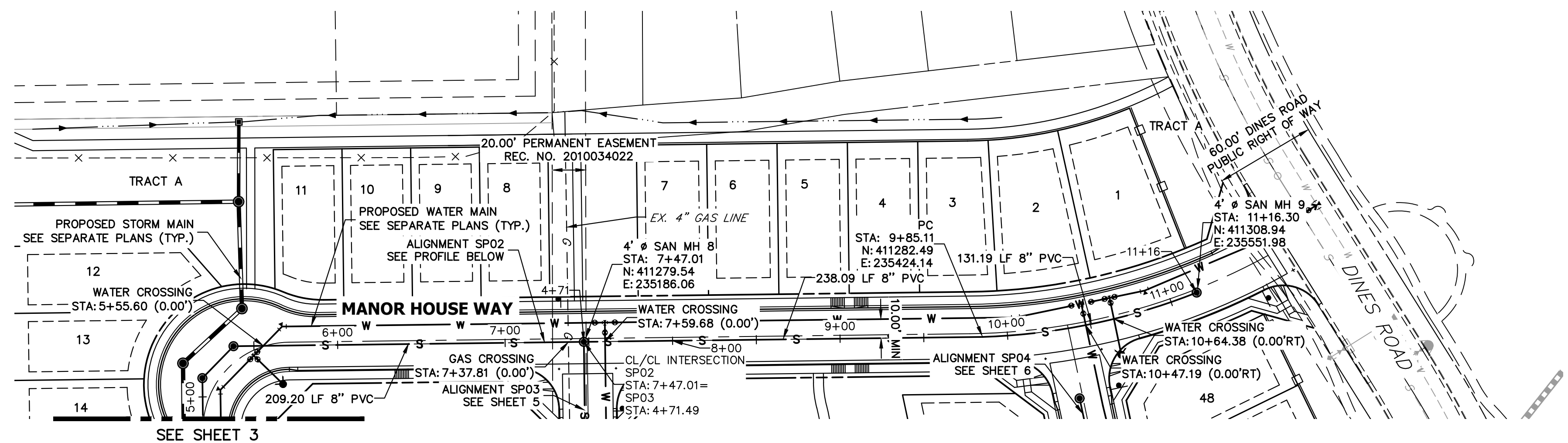
STERLING RANCH FILING NO. 5  
COVER SHEET

SHEET 1 OF 9  
JOB NO. 25188.16









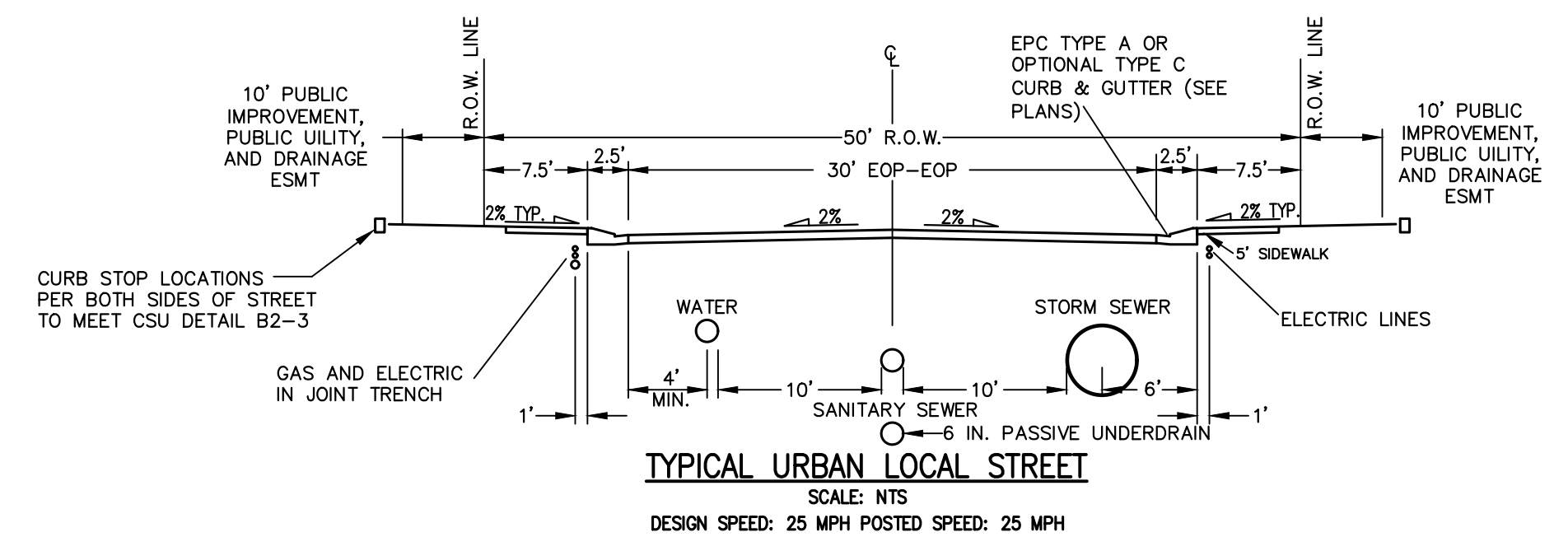
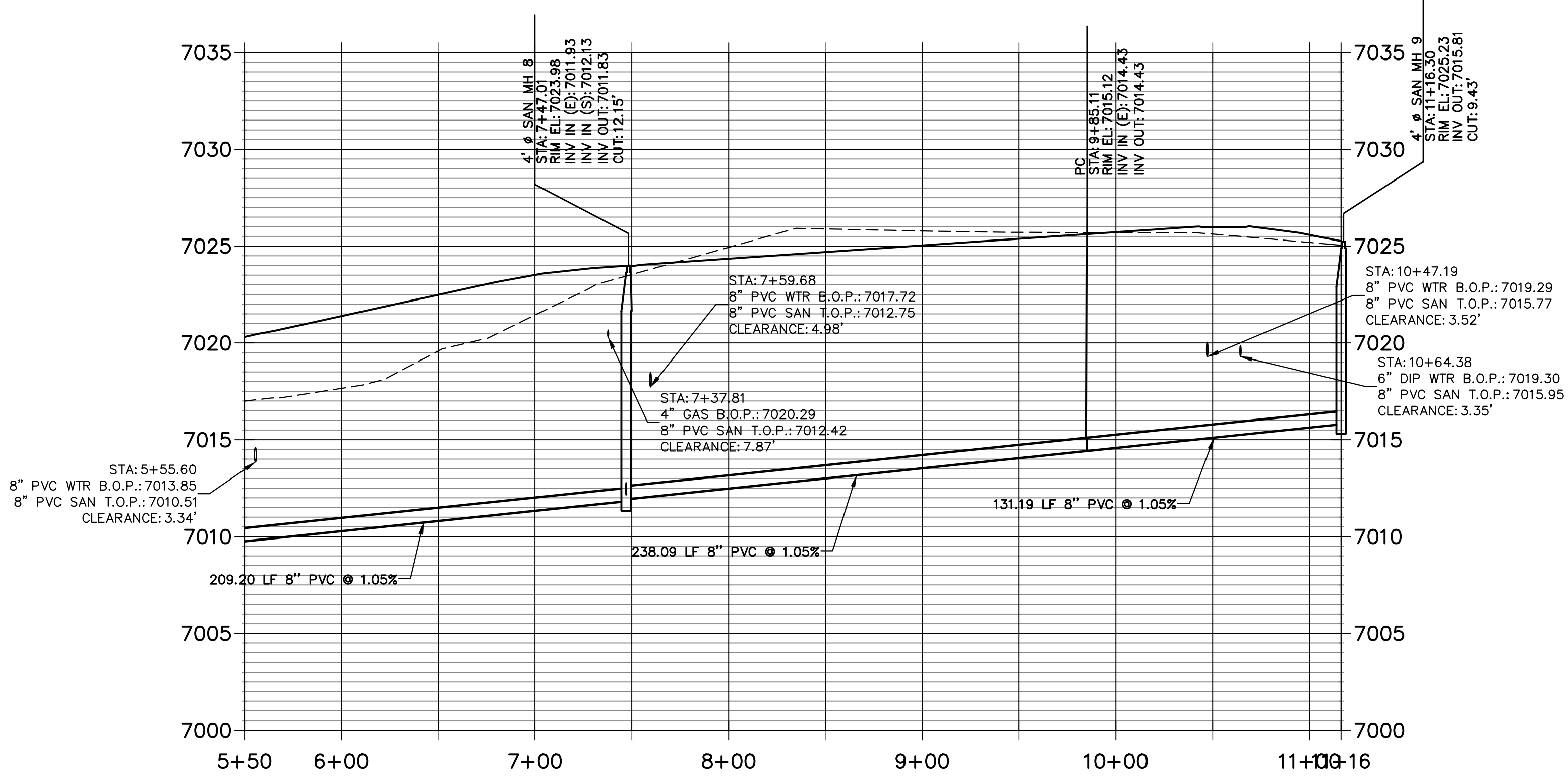
**KEY MAP**  
SCALE: NTS

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.

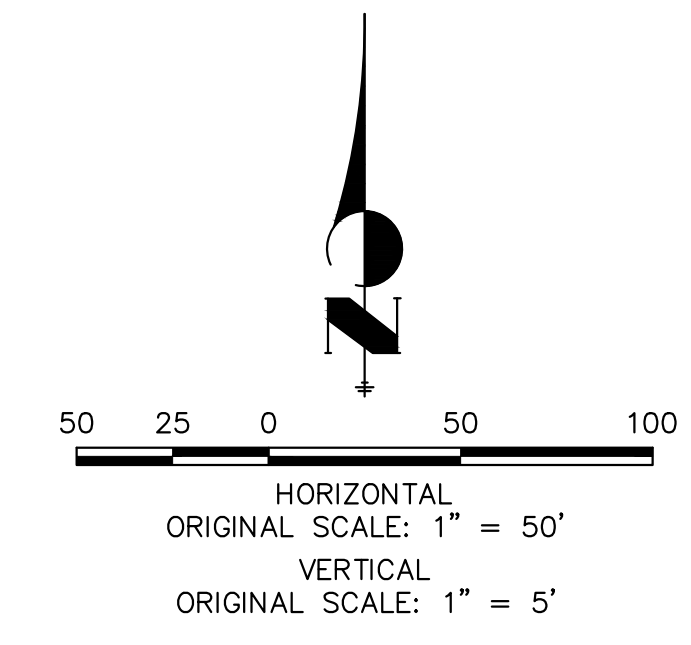
PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
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Fort Collins 970-491-9888 • www.jrengineering.com

**SP02 PROFILE (1)**  
**STA 5+50.00 TO 11+16.30**



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.

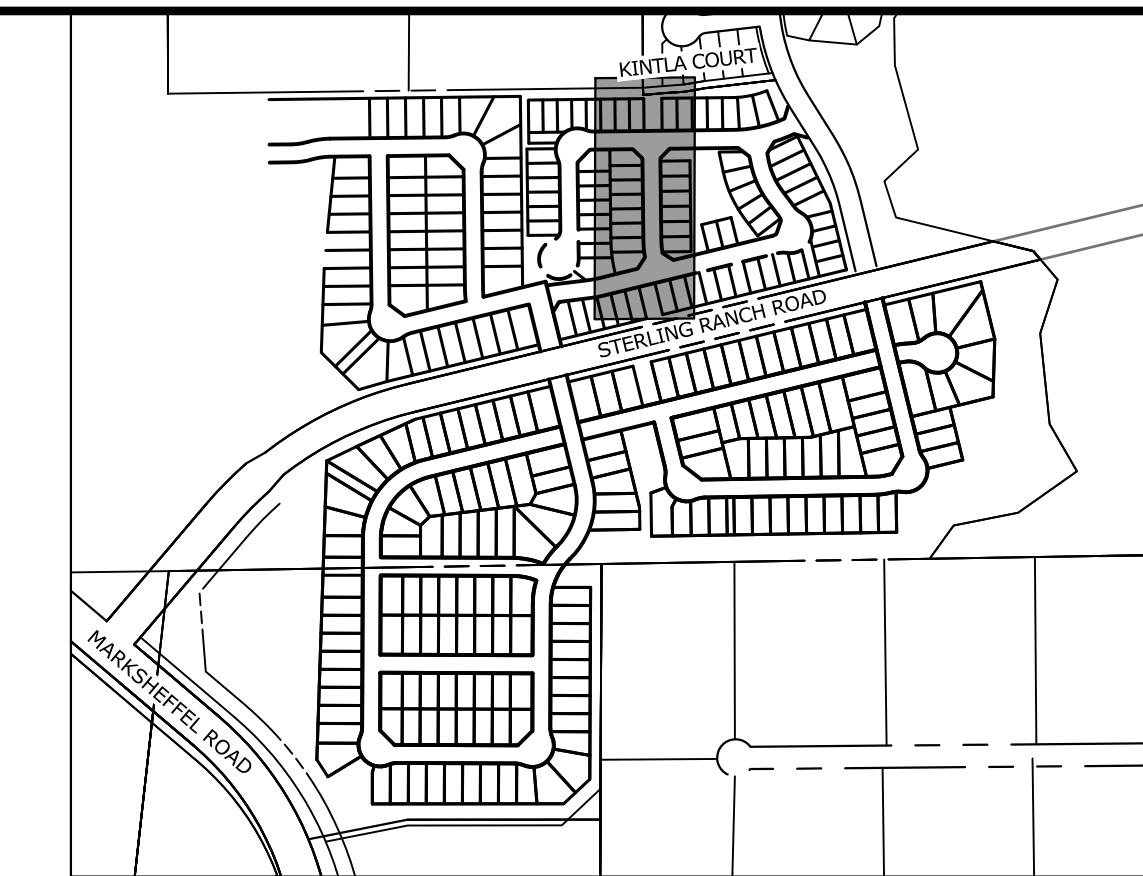
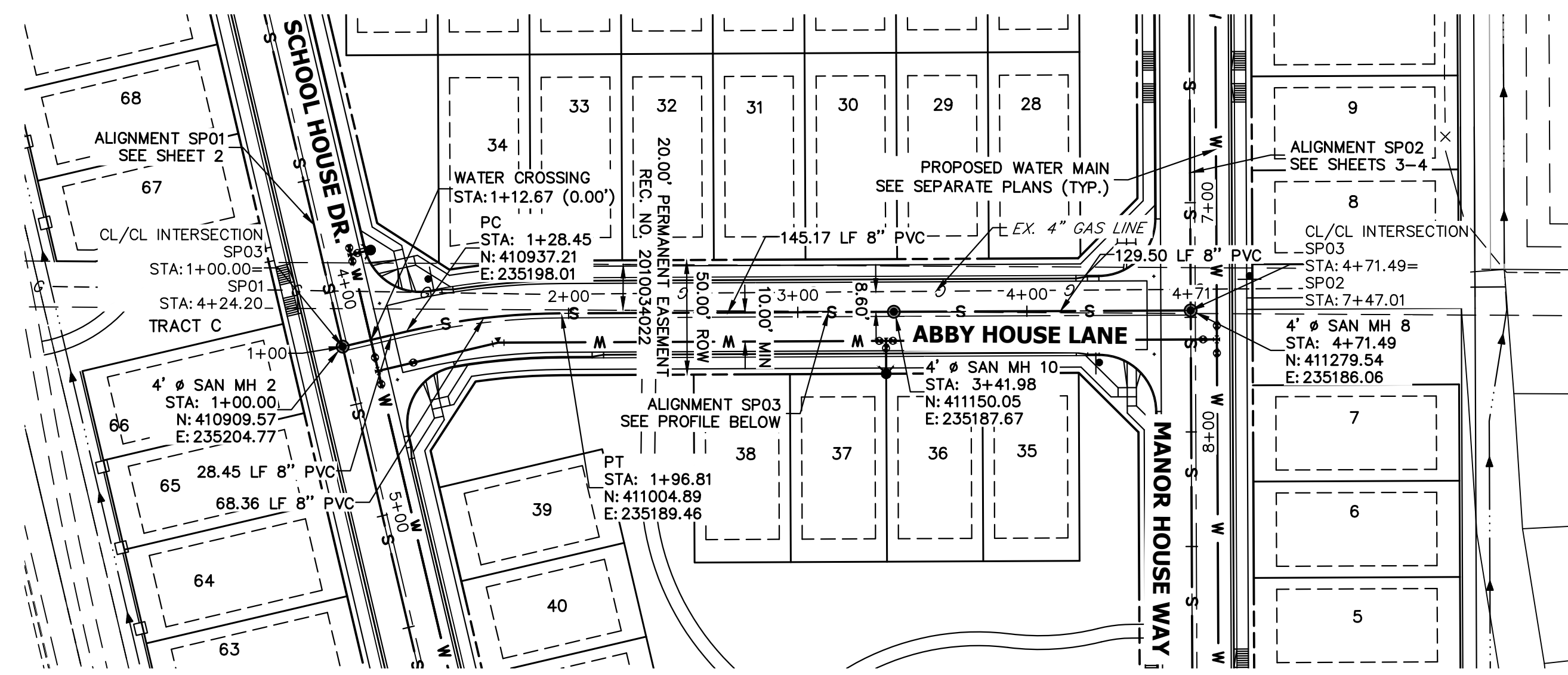


**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

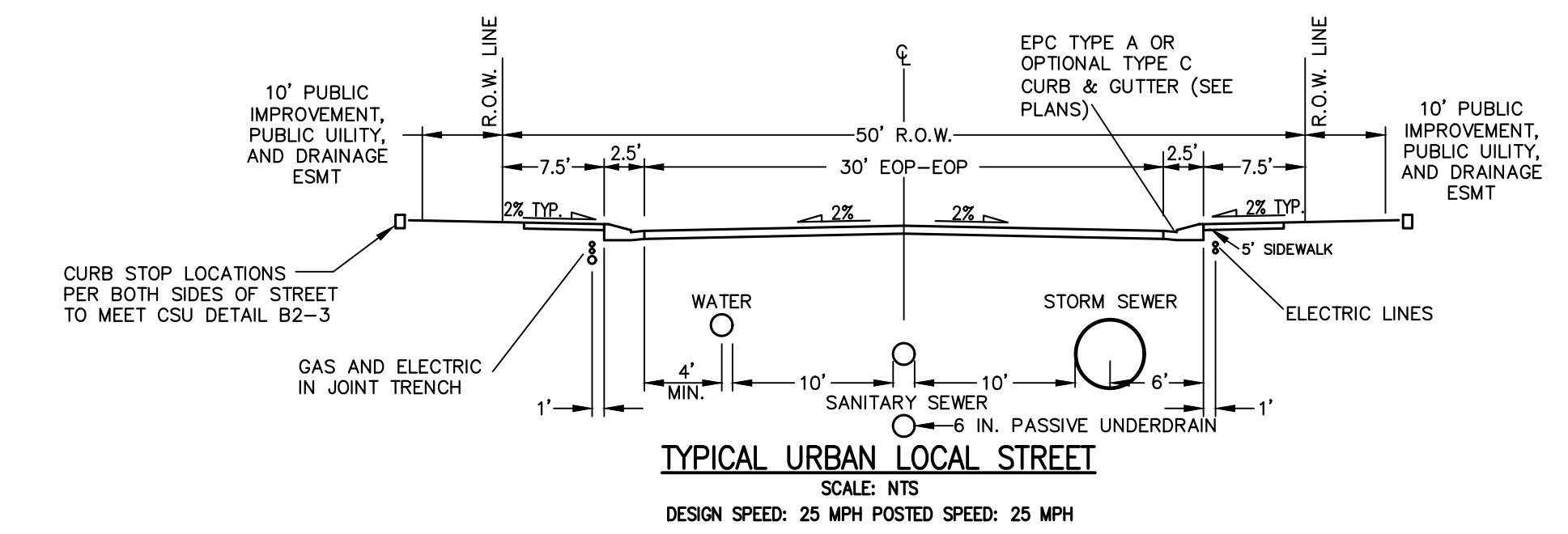
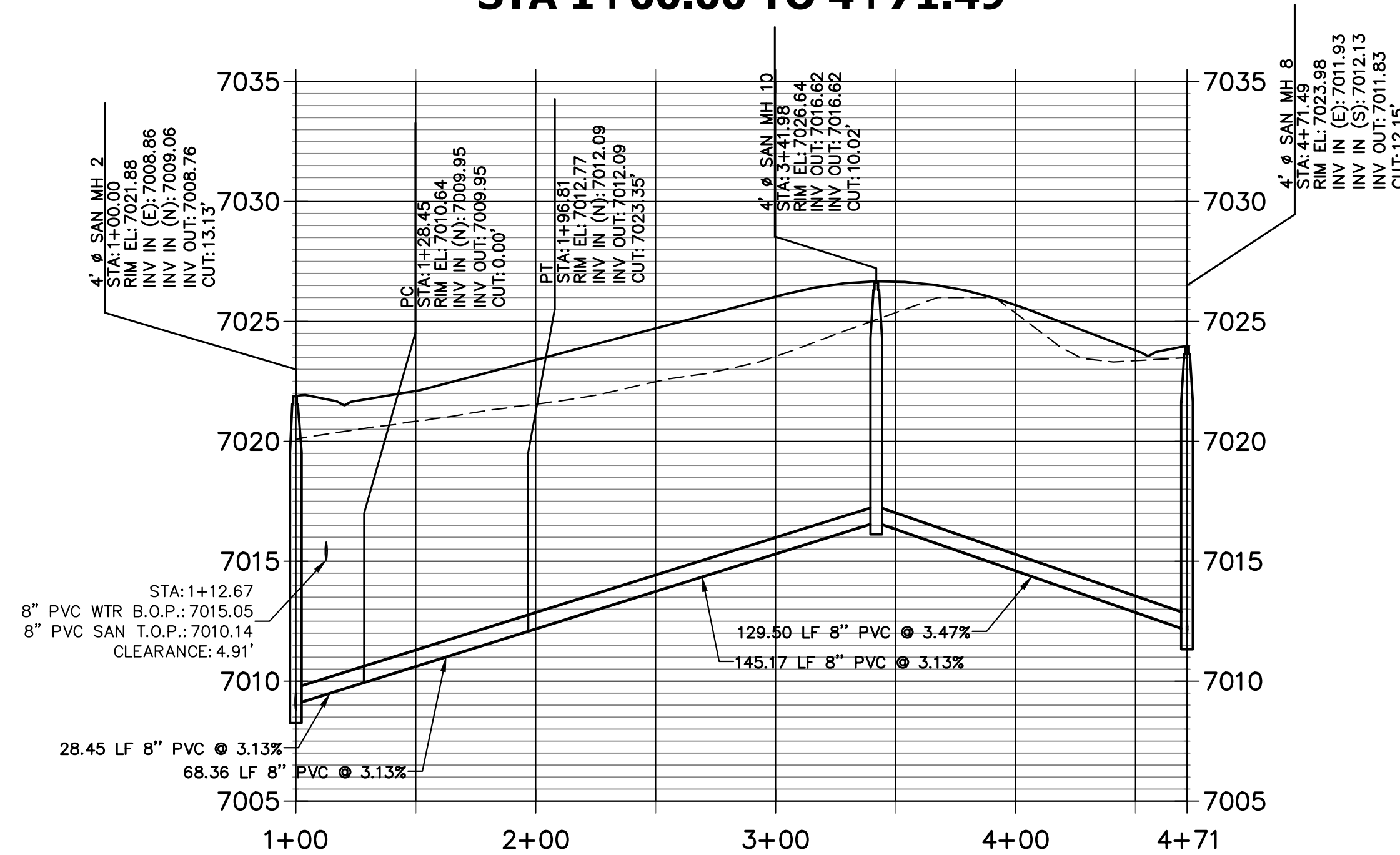
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SANITARY SEWER PLANS									
SHEET 4 OF 9									
JOB NO. 25188.16									

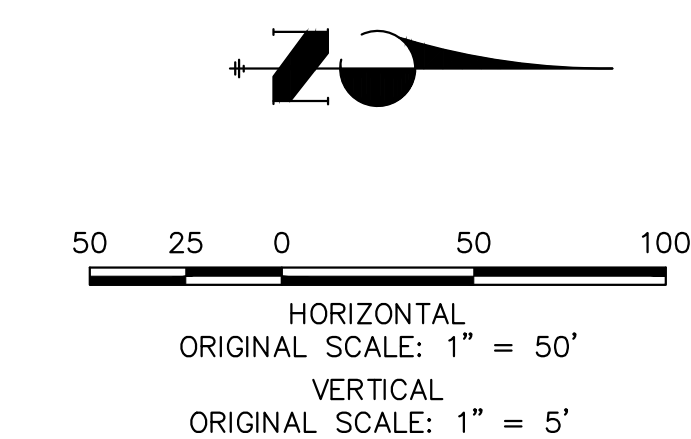


**KEY MAP**  
SCALE: NTS

**SP03 PROFILE**  
STA 1+00.00 TO 4+71.49



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  
RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING



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	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
 J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	3/14/24
DESIGNED BY	PAL
DRAWN BY	PAL
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STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	5 OF 9
JOB NO.	25188.16





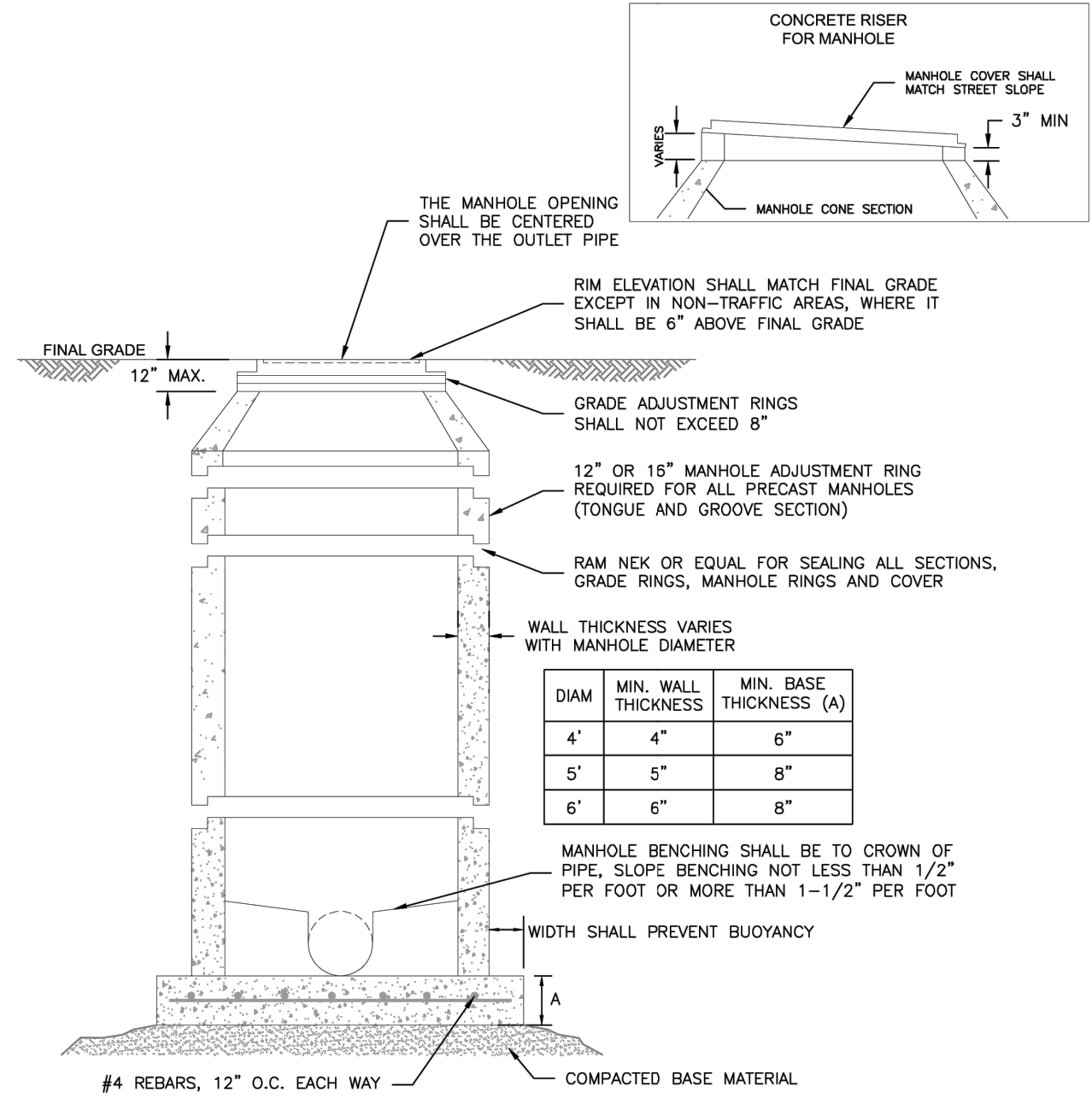




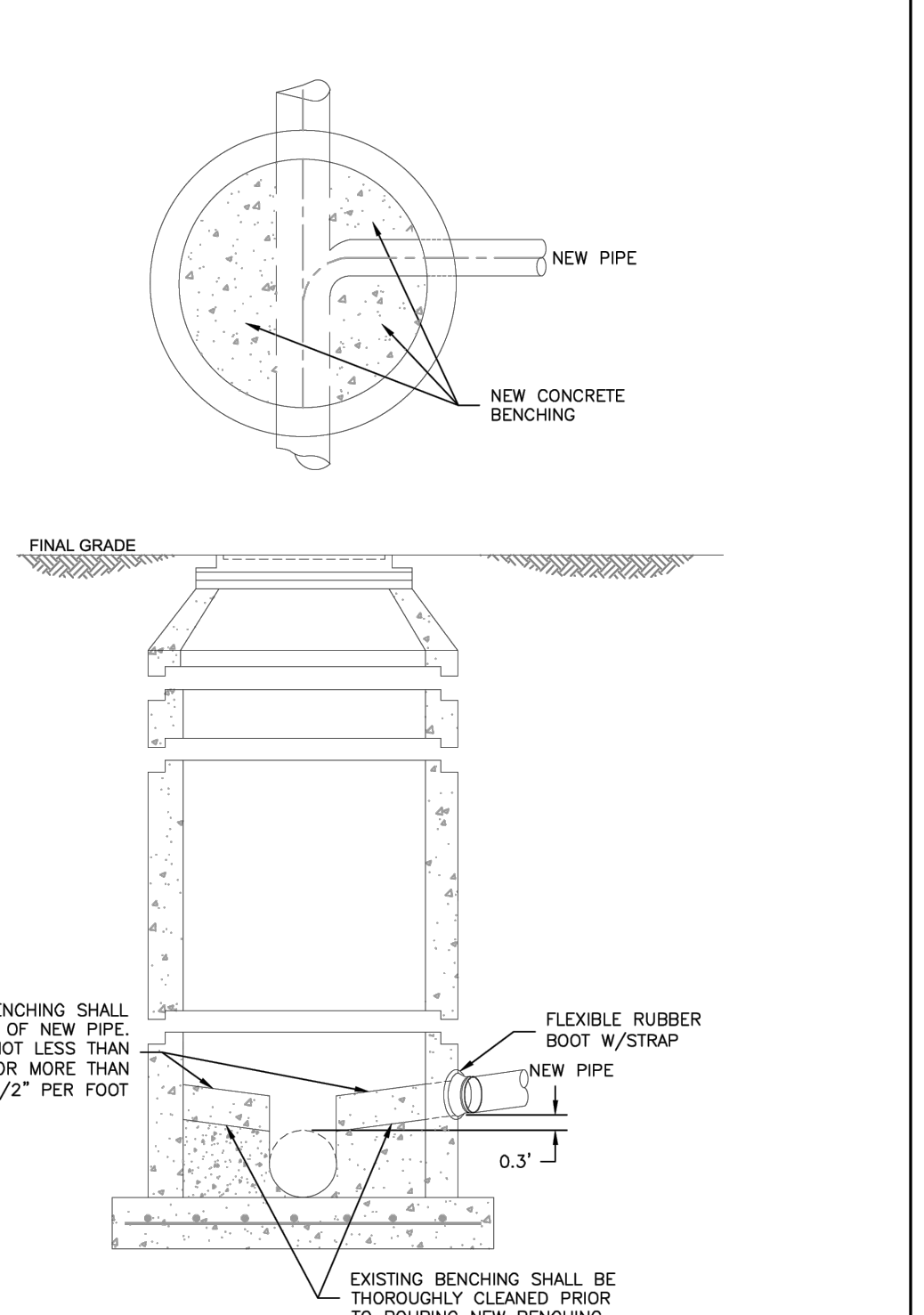
PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00'	286'	256'	229'	200'	172'	143'	116'	100'	100'	
14" - 18" DIP	3"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24'	477'	430'	382'	334'	286'	239'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"00'	382'	344'	306'	267'	230'	191'	153'	115'	100'	

- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
  - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3" BENDS.
  - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

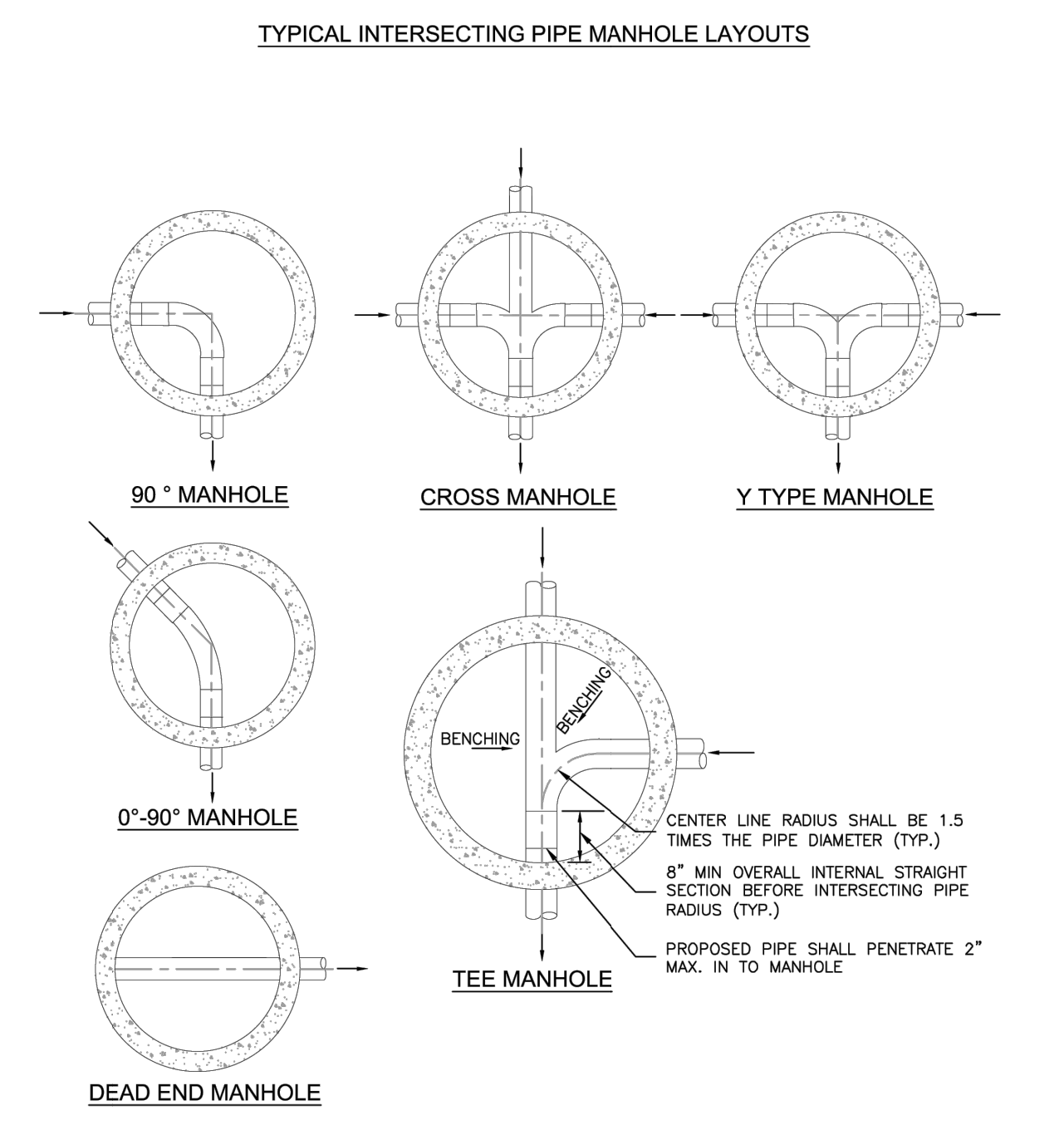
Colorado Springs Utilities **MINIMUM RADIUS FOR DIP AND PVC PIPE** C2-2  
DATED: 5/2015



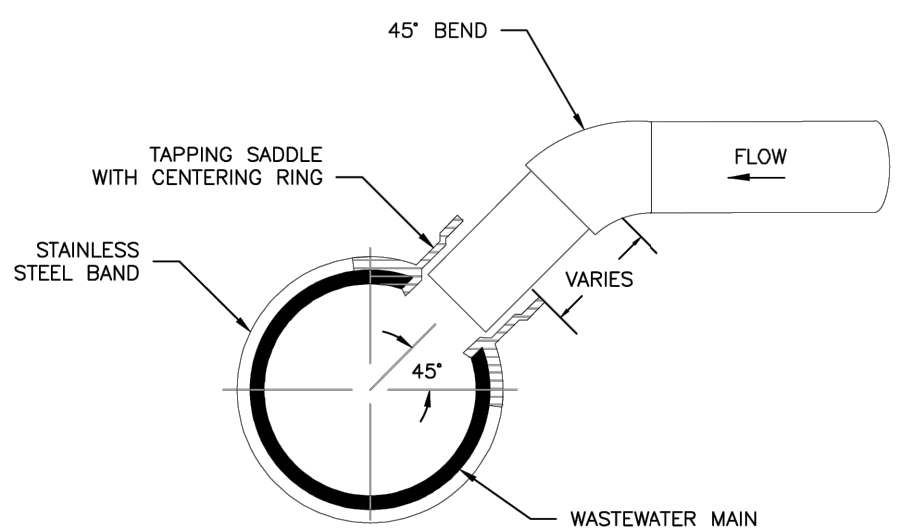
Colorado Springs Utilities **STANDARD CONCRETE MANHOLE** C3-1  
DATED: 5/2015



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

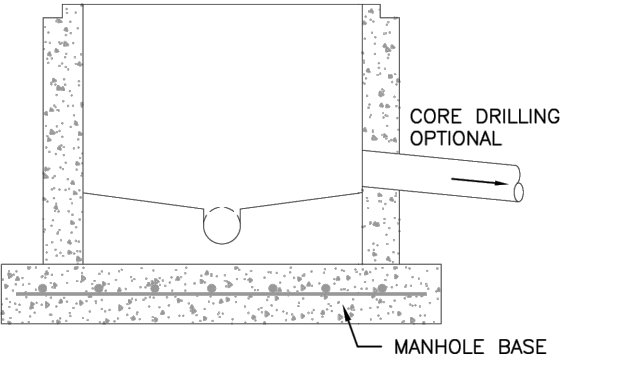
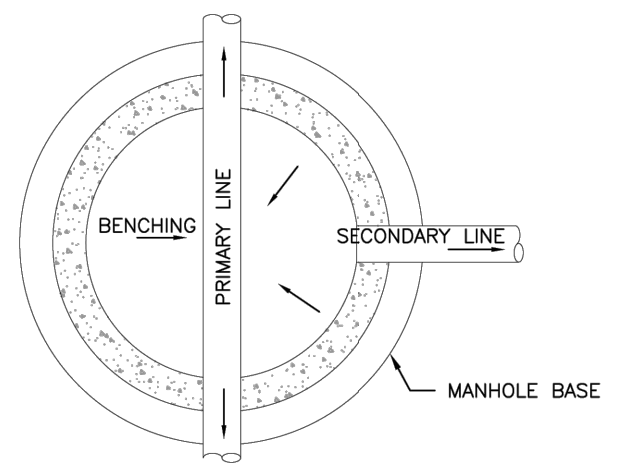


Colorado Springs Utilities **TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS** C3-2  
DATED: 5/2015

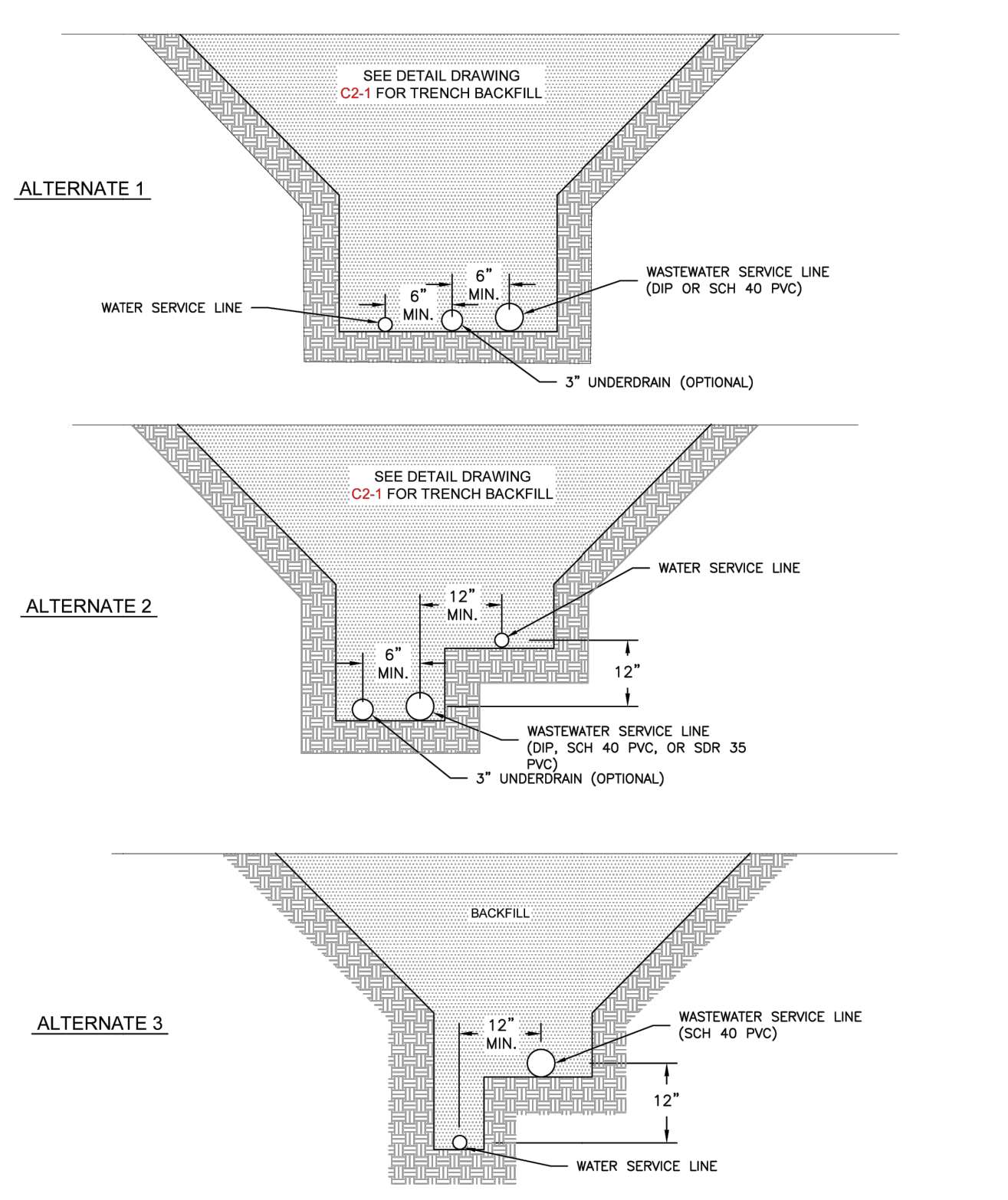


- NOTES:
- WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
  - PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
  - ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
  - WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
  - A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities **TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD** D1-6  
DATED: 5/2015



Colorado Springs Utilities **APEX MANHOLE** C3-12  
DATED: 1/2017



Colorado Springs Utilities **TYPICAL COMMON SERVICE TRENCH SECTION** D1-5  
DATED: 07/2022



**ENGINEER'S STATEMENT**

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

0054412

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  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-8888 • 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	3/14/24	N/A	PAL	

STERLING RANCH FILING NO. 5

DETAILS

SHEET 9 OF 9

JOB NO. 25188.16

# STERLING RANCH FILING 5

## COUNTY OF EL PASO, STATE OF COLORADO

### WATER SYSTEMS PLAN

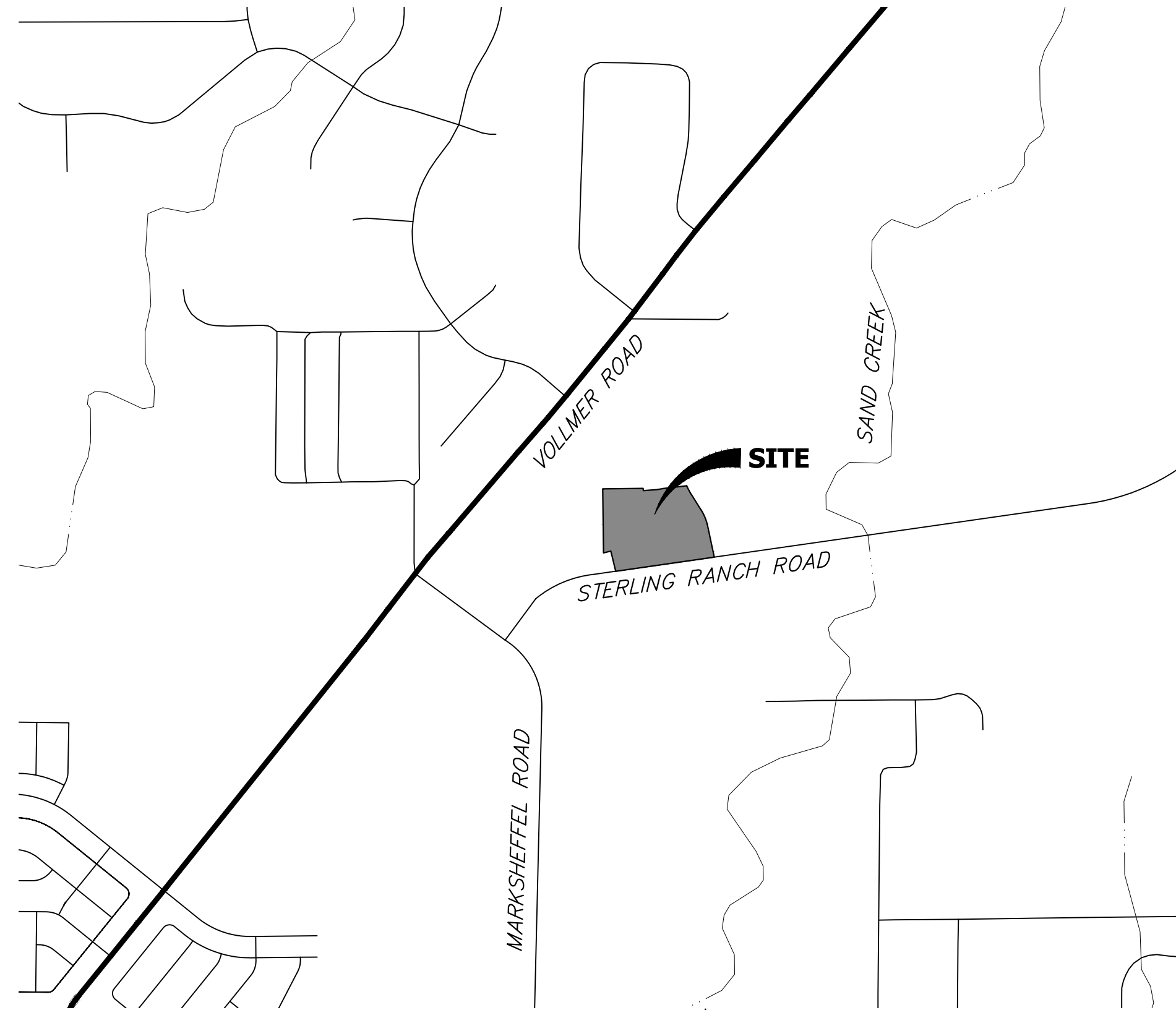
#### MARCH 2024

#### GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'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 DISTRICT. THE DISTRICT 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 DISTRICT 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 DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT 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 CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT 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 DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT 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 DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT 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, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
  - 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 DISTRICT 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 DISTRICT.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT 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 DISTRICT 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 DISTRICT 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 DISTRICT, 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 DISTRICT 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 DISTRICT.
- 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 DISTRICT (719-495-2500) FOR FEE SCHEDULE.

#### WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ON-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) AND MUELLER SUPER CENTURION 250.
- 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 DISTRICT 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 DISTRICT.
  - 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 DISTRICT, AND RECORDED.



VICINITY MAP  
SCALE : 1"=1,000'

#### SHEET INDEX

1	-	COVER SHEET
2-7	-	WATER PLANS
8	-	UTILITY SERVICE PLAN
9-10	-	STANDARD DETAILS
10	-	TOTAL SHEETS

#### 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 PANNEE 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

#### LEGEND

ROW	RIGHT OF WAY
FL-FL	FLOWLINE TO FLOWLINE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
SS	SANITARY SEWER
STM	STORM SEWER
WL	WATER
STA	STATION
9	LOT NUMBER
BT	BEGIN TRANSITION
ET	END TRANSITION
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENT
*	SPECIAL BEDDING NOTES

#### AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	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 MIKE BRAMLETT P.E. (303) 267-6240	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 DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
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		

#### 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 *Loren Moreland* V.P. DATE 3/15/2024  
LOREN MORELAND, MANAGER

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921

#### 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 \_\_\_\_\_ DATE \_\_\_\_\_  
FAWWA ENGINEER

#### 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 \_\_\_\_\_

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.

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412 DATE 3/14/24  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

J.R. ENGINEERING  
A Westman Company



Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE								
	REVISION	No.	1"=1000'	N/A	3/14/24	PAL	PAL		
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY				

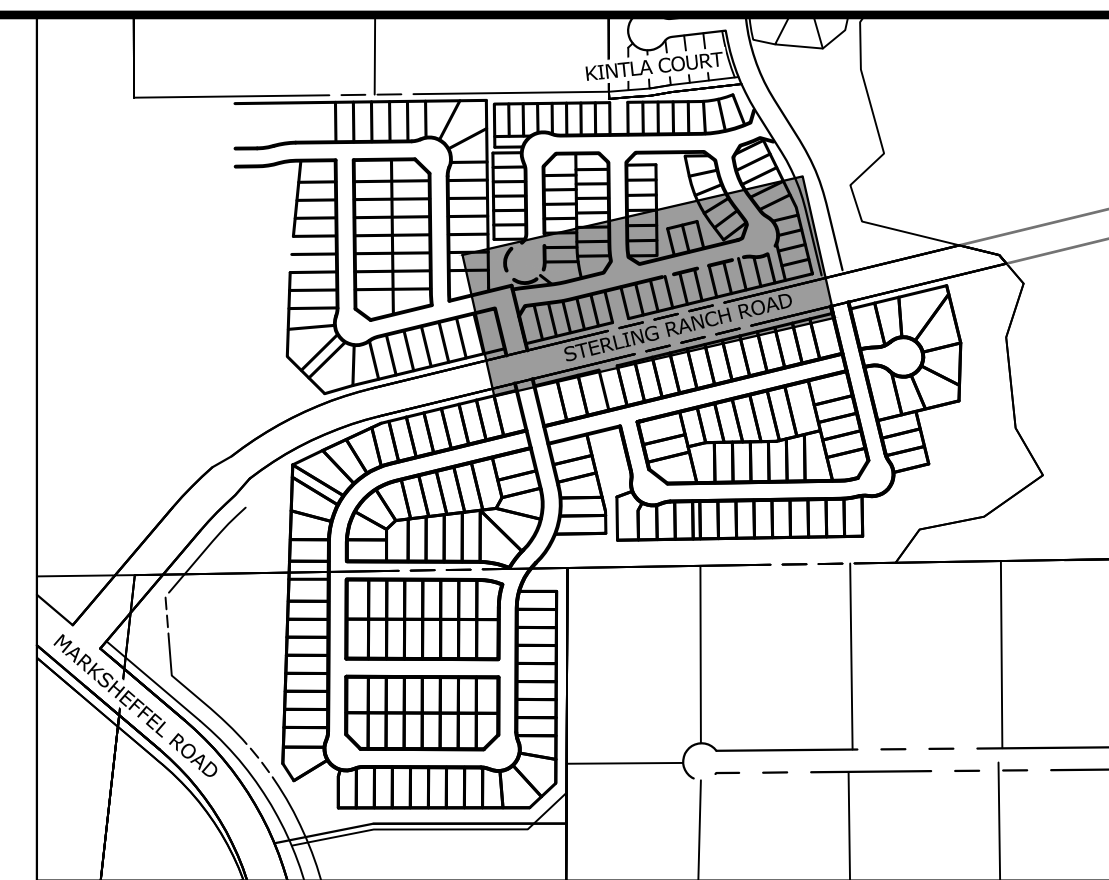
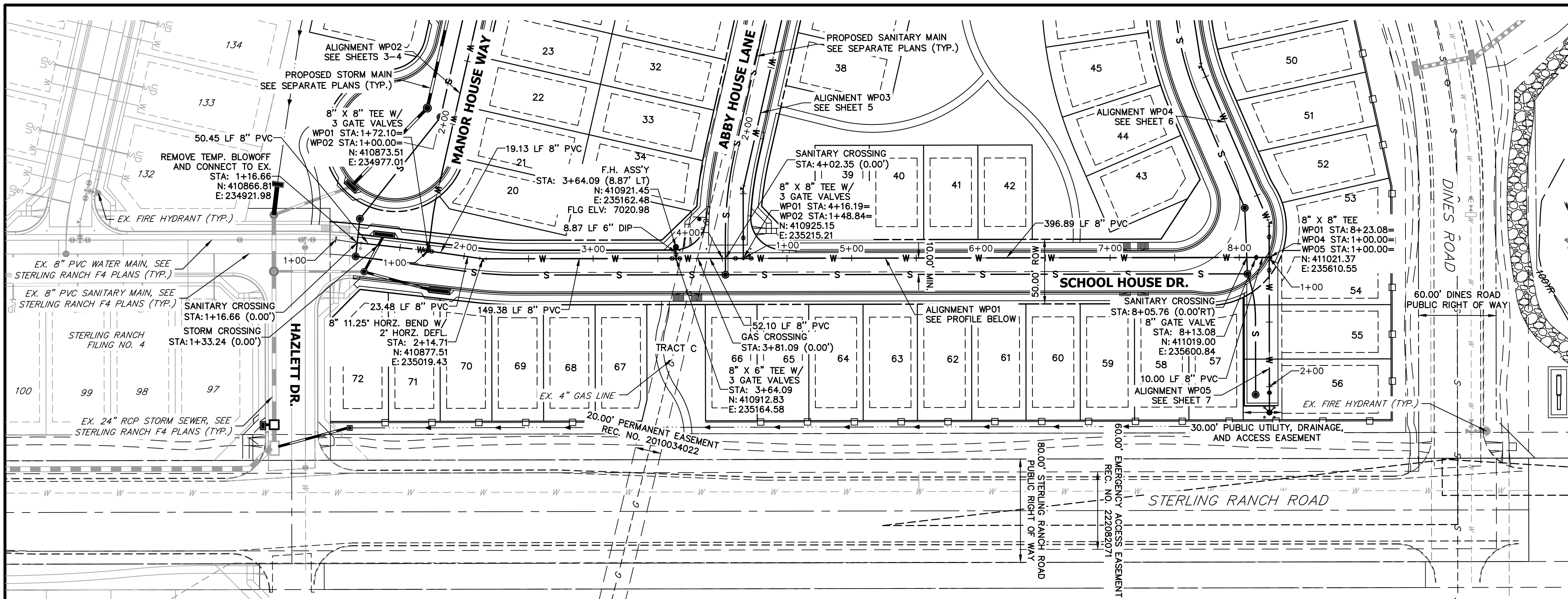
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COVER SHEET

SHEET 1 OF 10

JOB NO. 25188.16

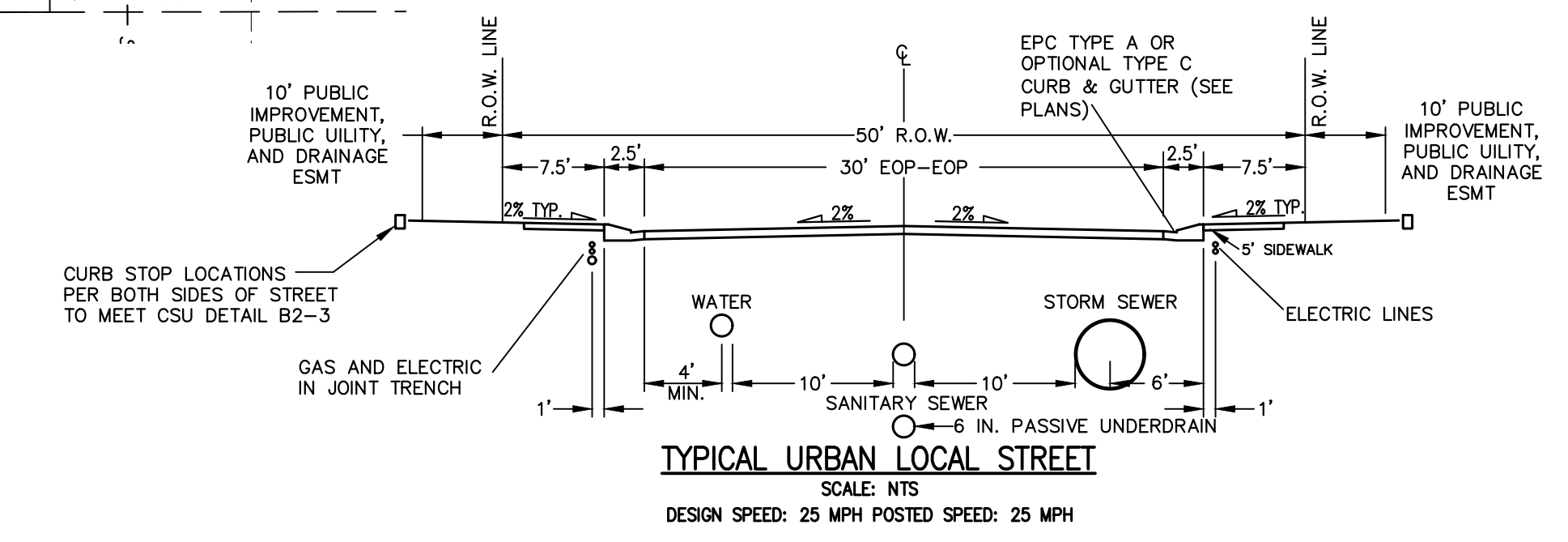
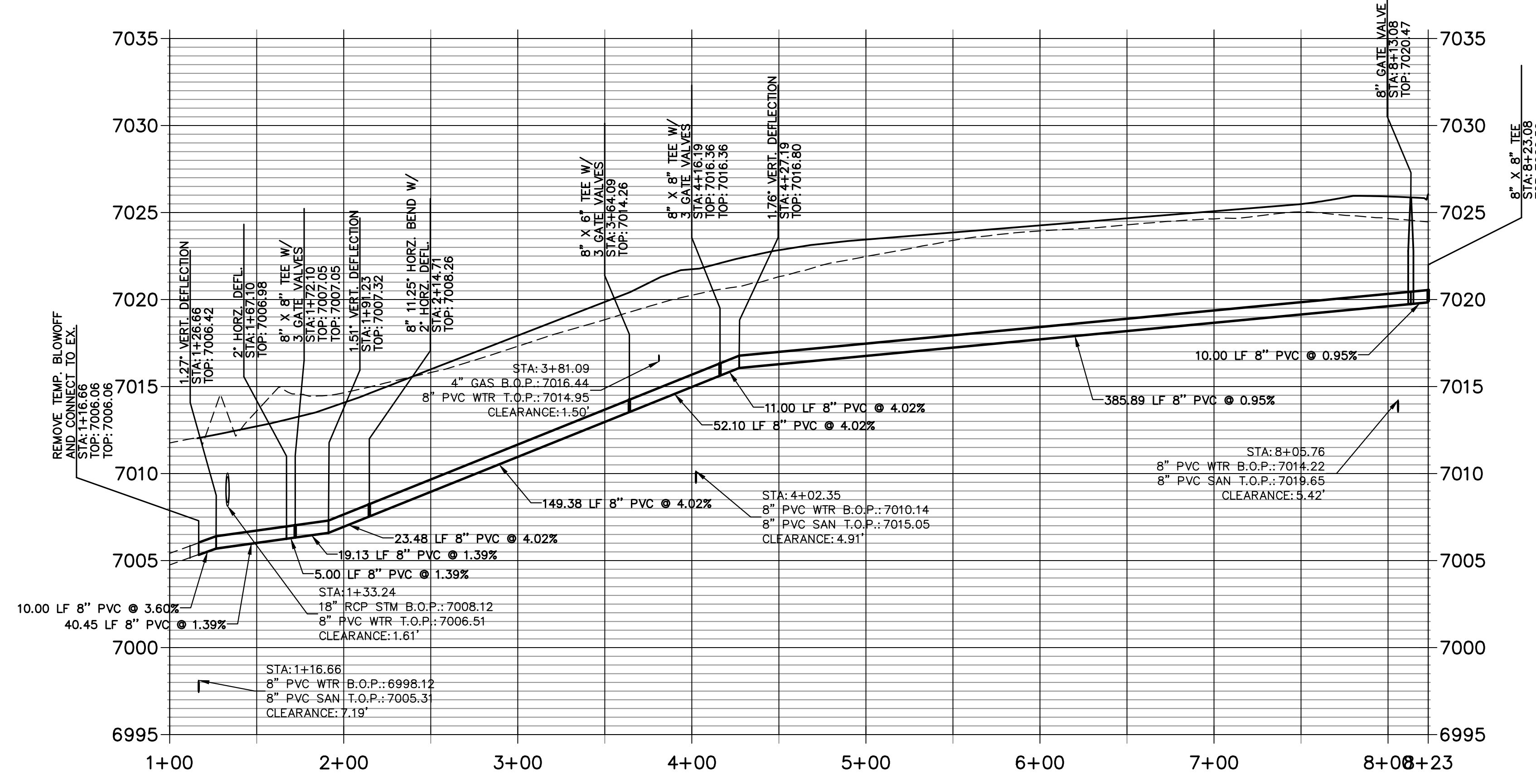


Know what's below.  
Call before you dig.



**KEY MAP**  
SCALE: NTS

**WP01 PROFILE**  
STA 1+00.00 TO 8+23.08



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.

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  3. MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES

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

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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

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.

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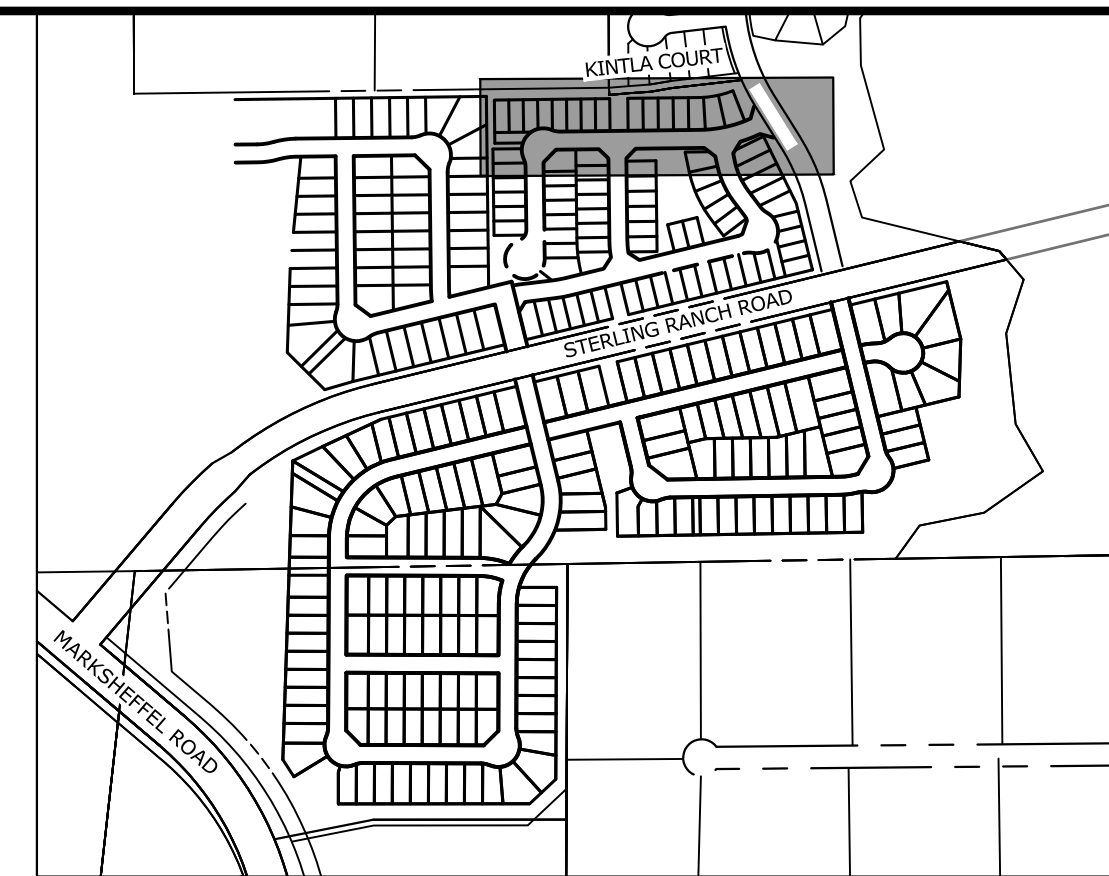
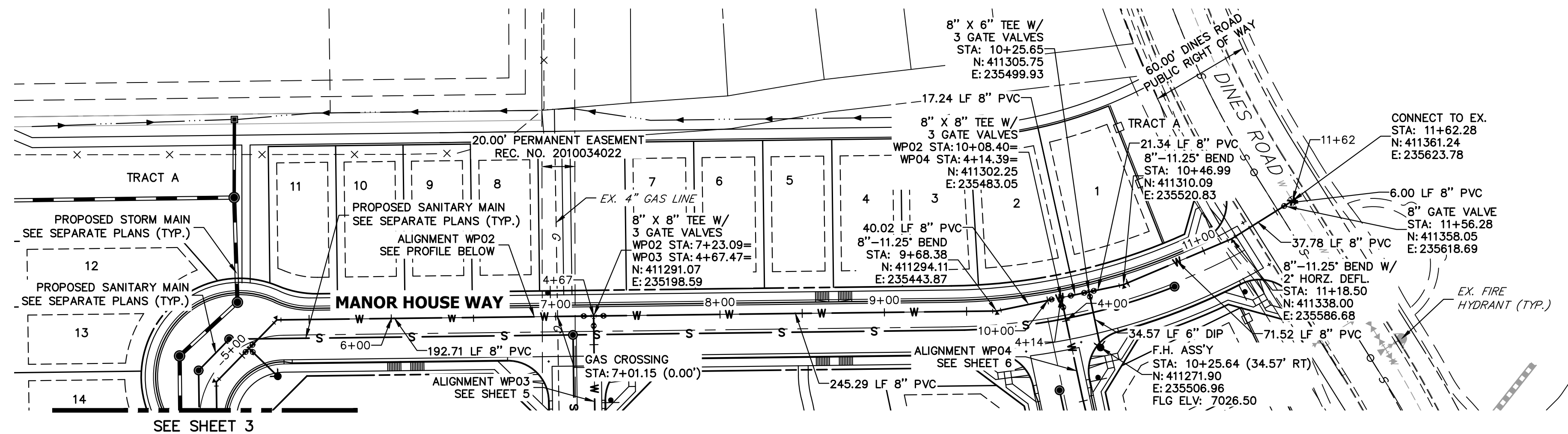
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WATER PLAN AND PROFILE

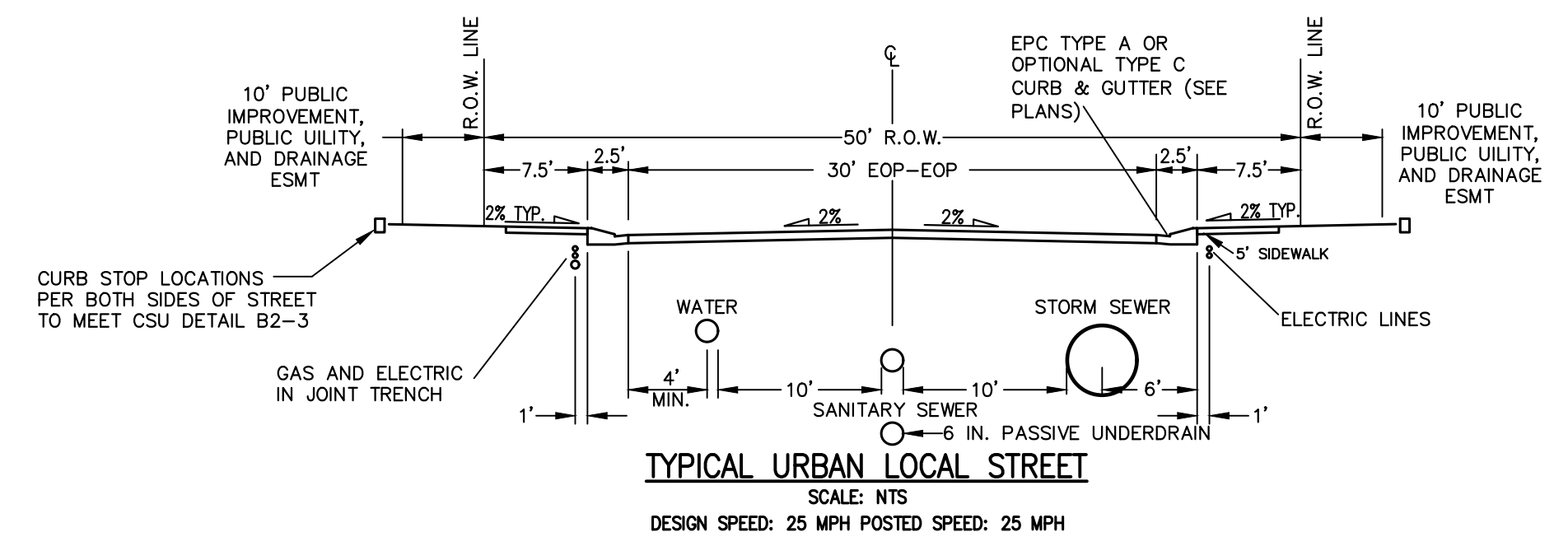
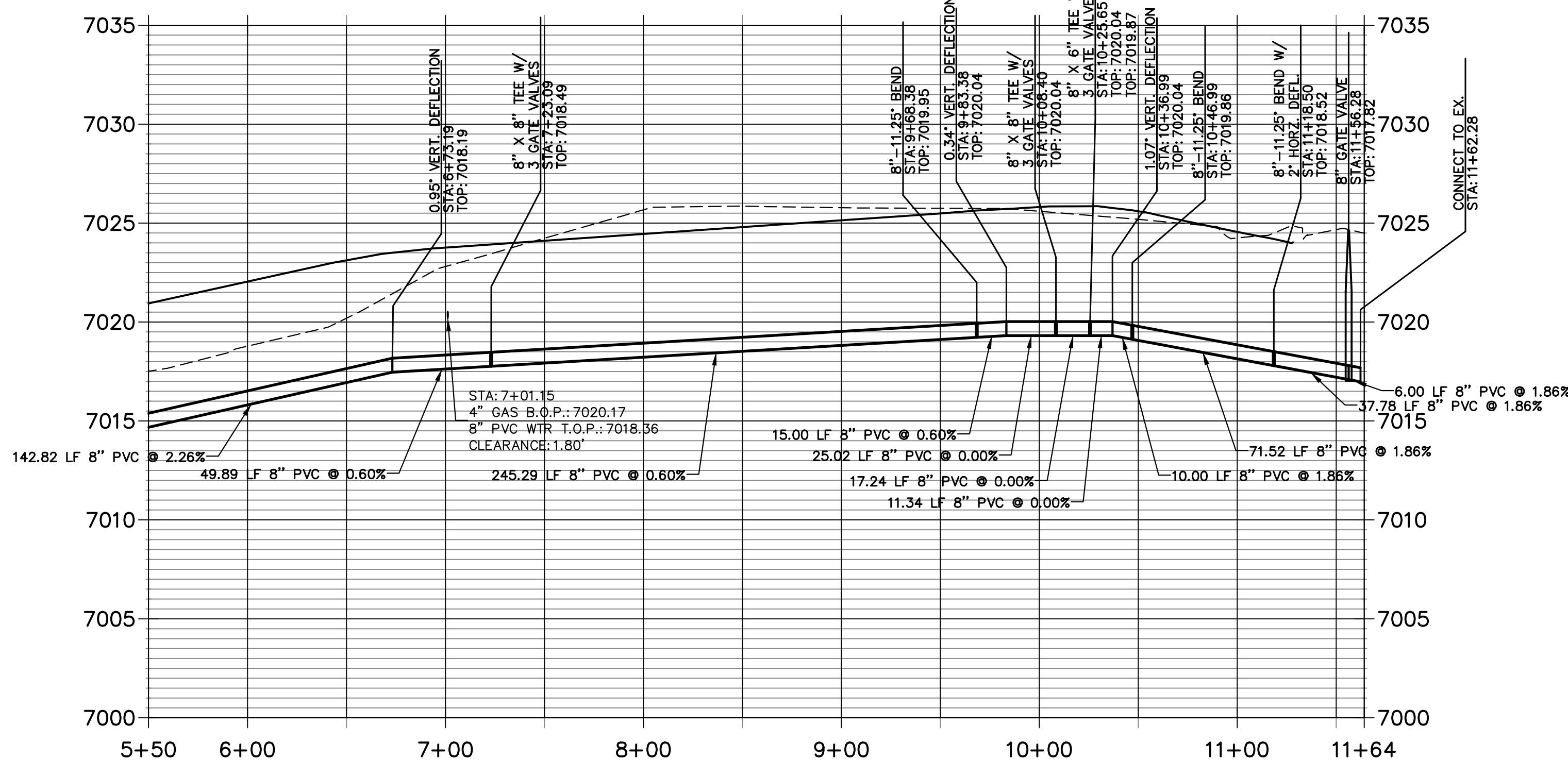
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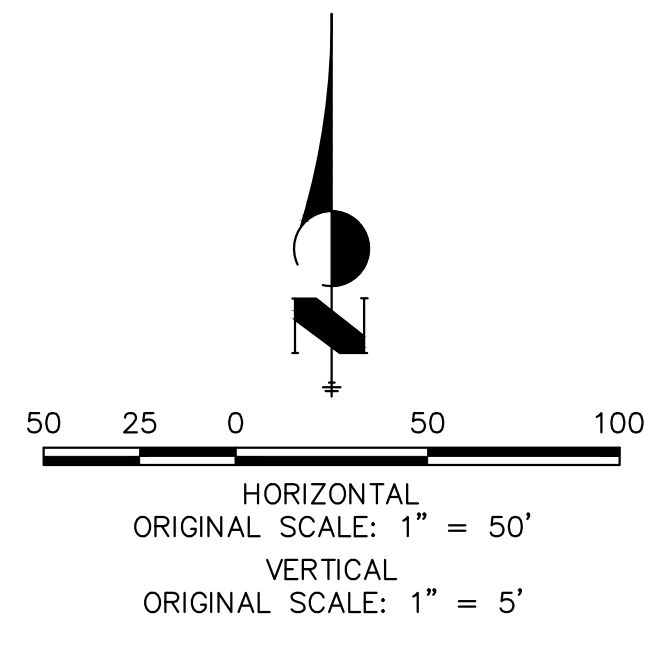
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**WP02 PROFILE (1)**  
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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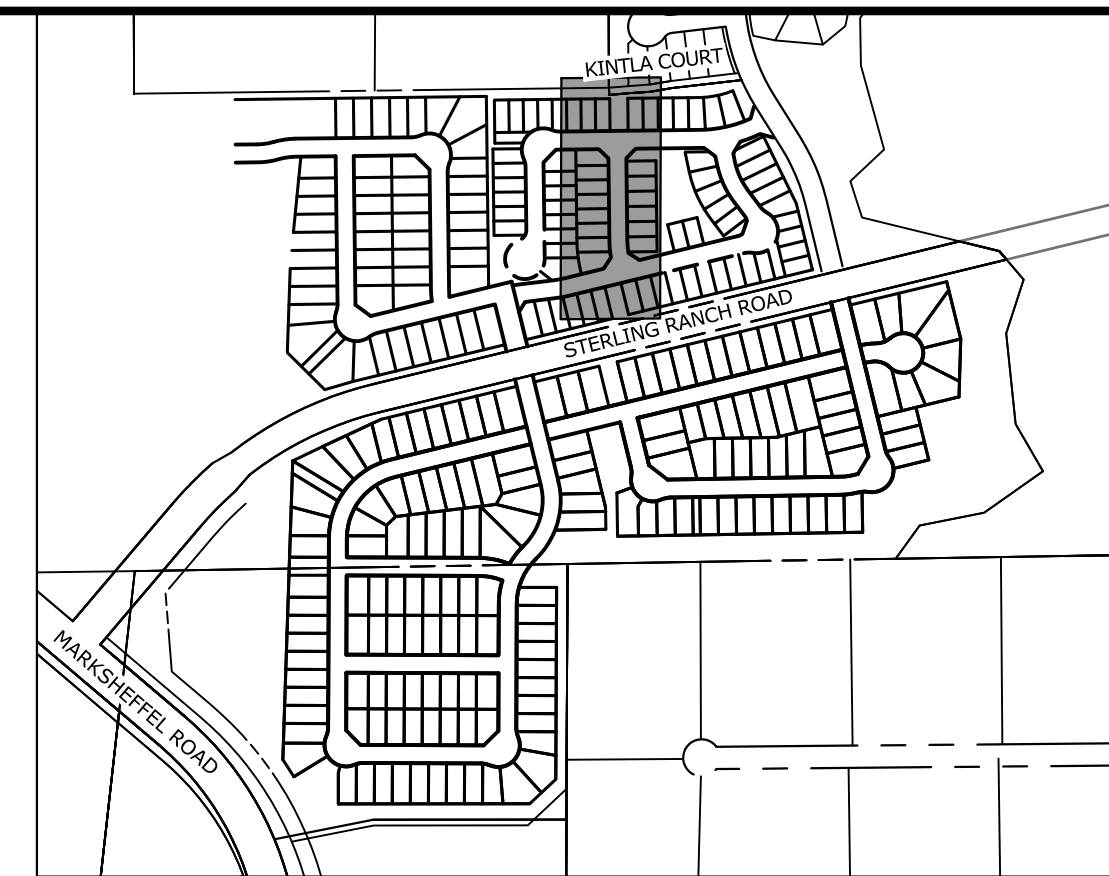
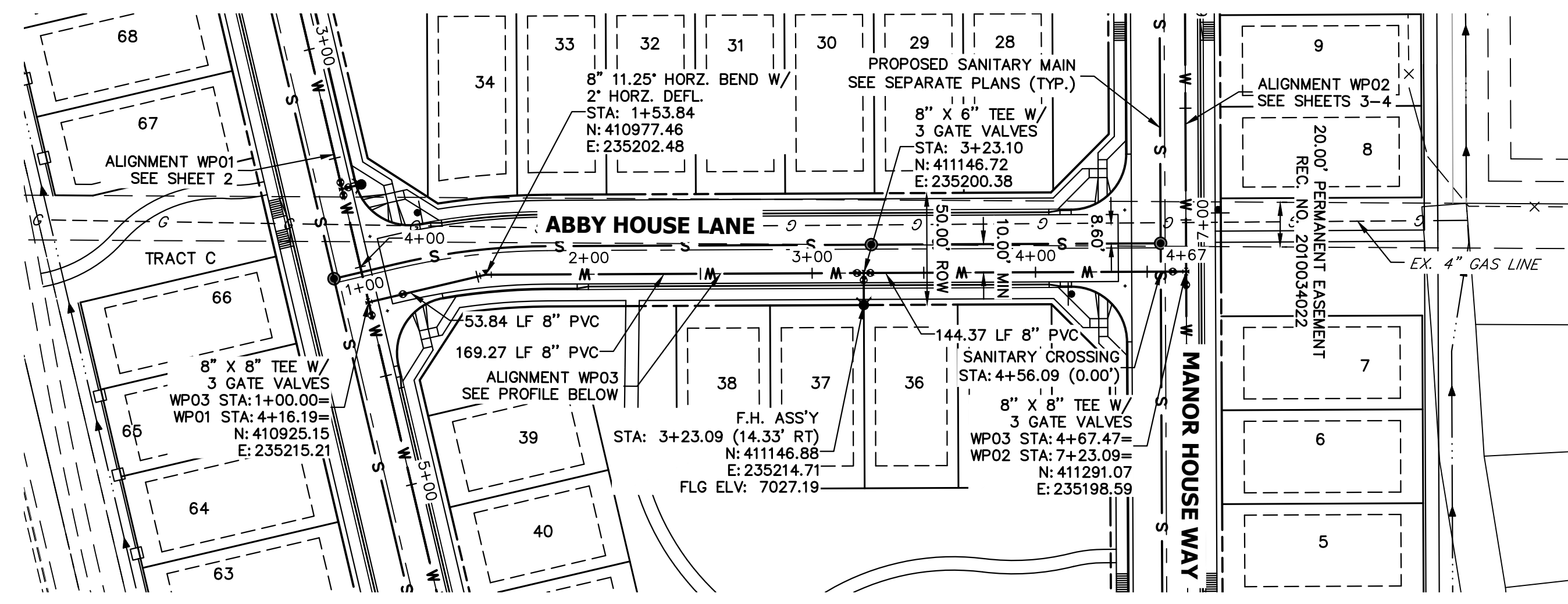
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WATER PLAN AND PROFILE

SHEET 4 OF 10

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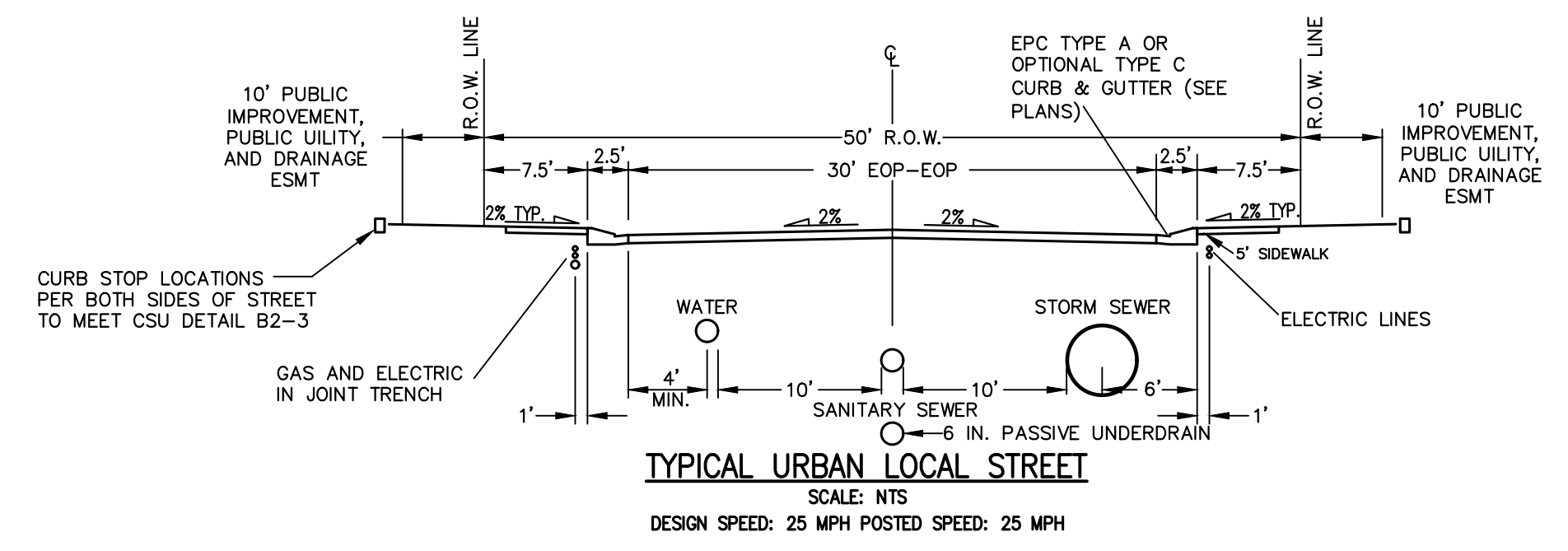


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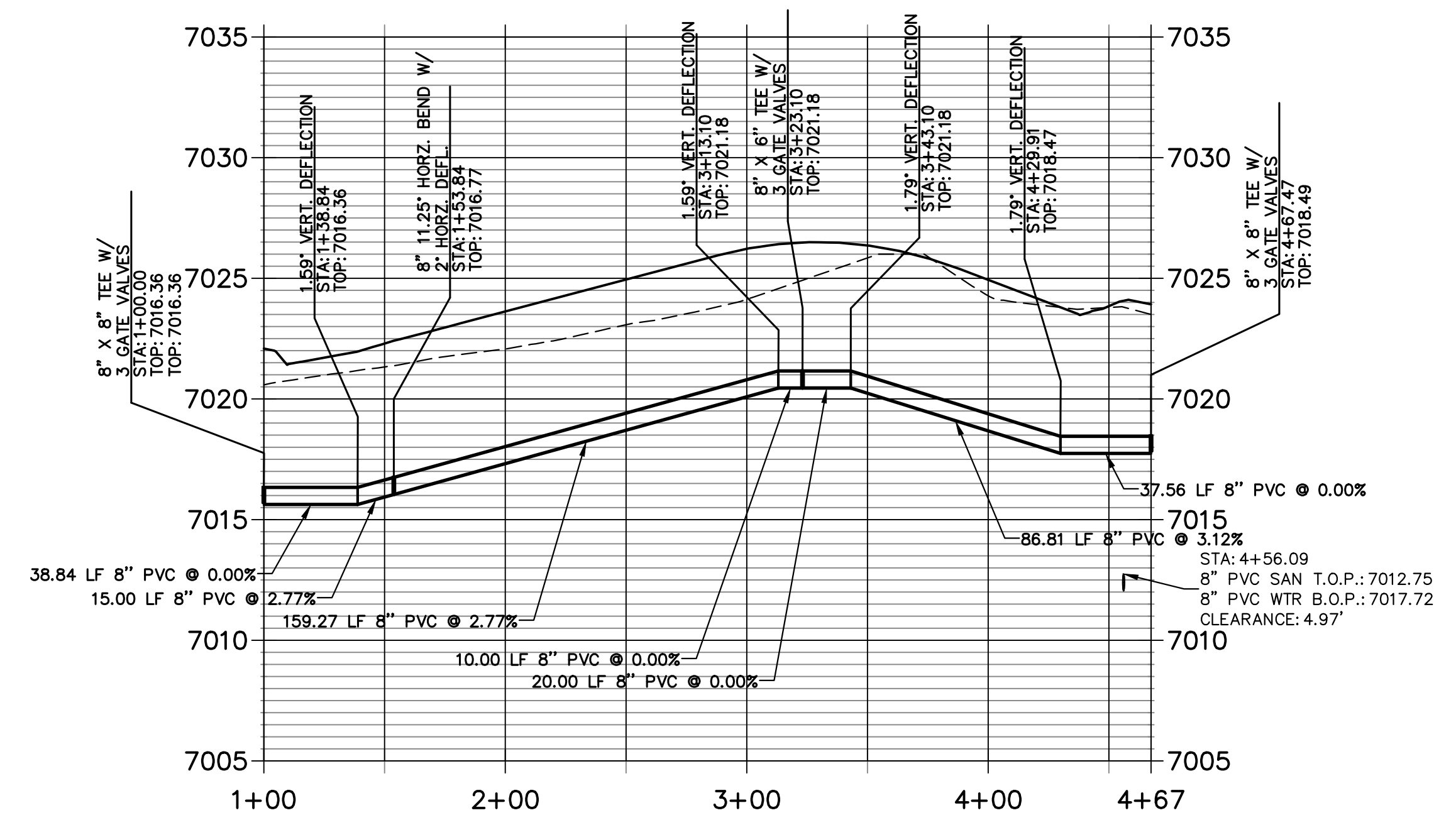
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**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
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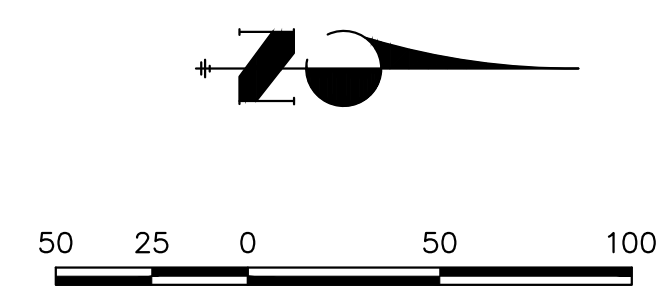


**WP03 PROFILE**  
**STA 1+00.00 TO 4+67.47**



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.

- WATER NOTES**
1. ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED
  2. ALL WATER MAINS SHALL BE INSTALLED AT A STANDARD DEPTH OF 5'-6' UNLESS OTHERWISE SHOWN
  3. MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES



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

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING

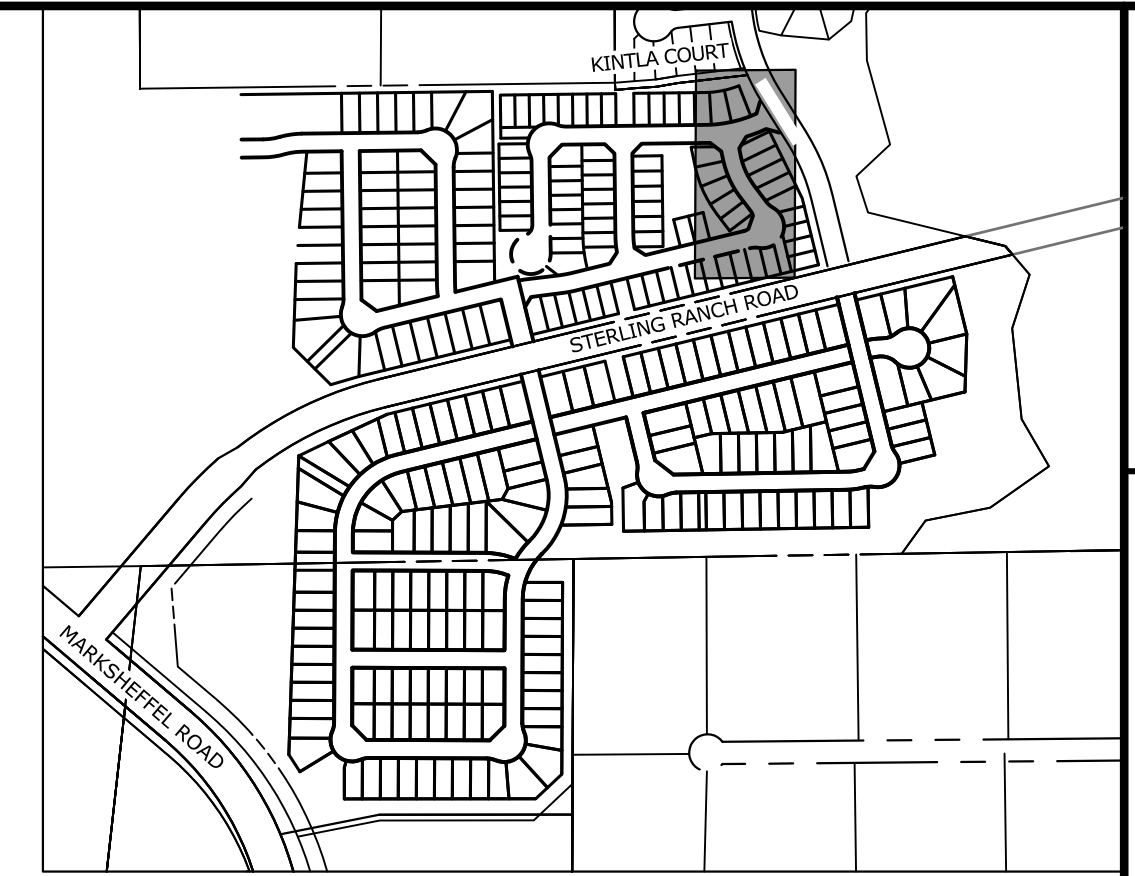
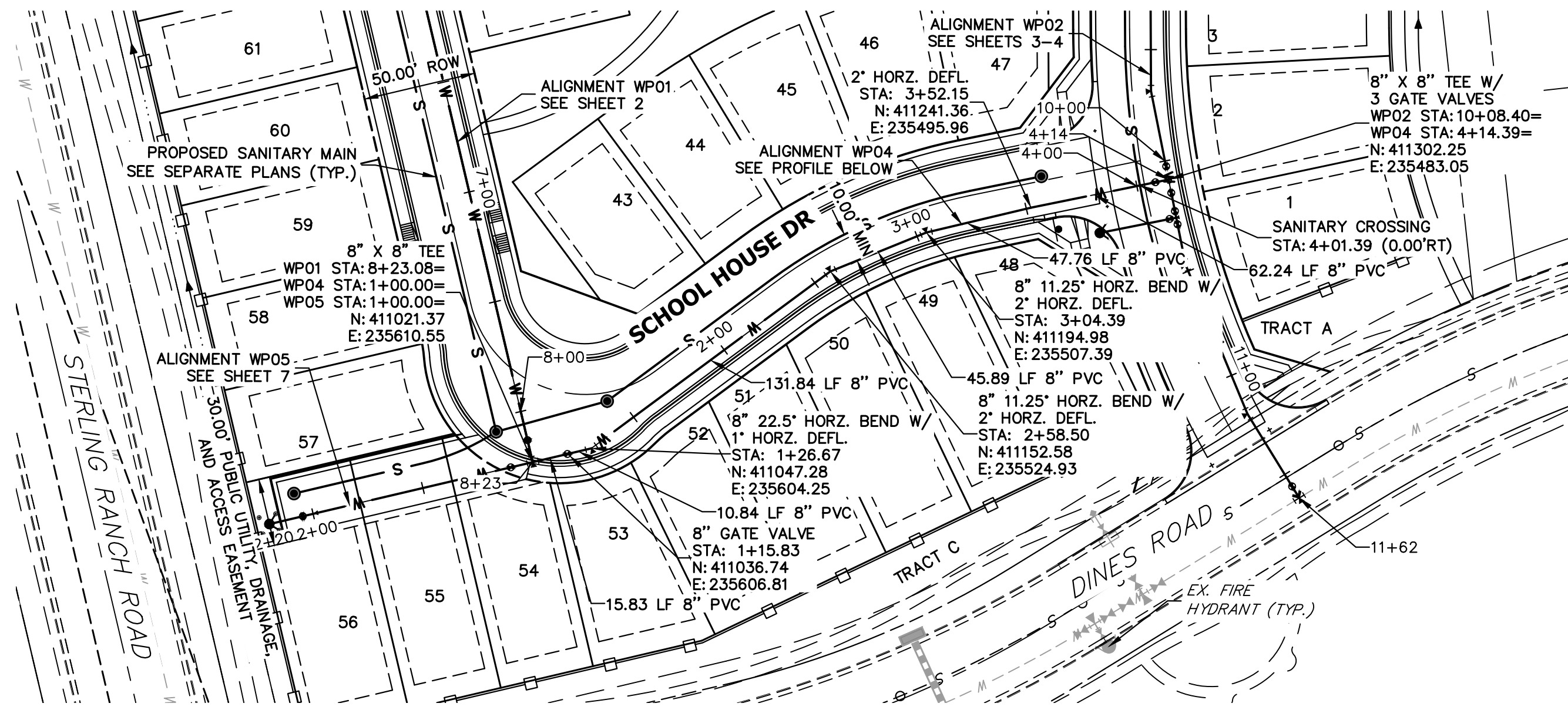
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STERLING RANCH FILING 5

WATER PLAN AND PROFILE

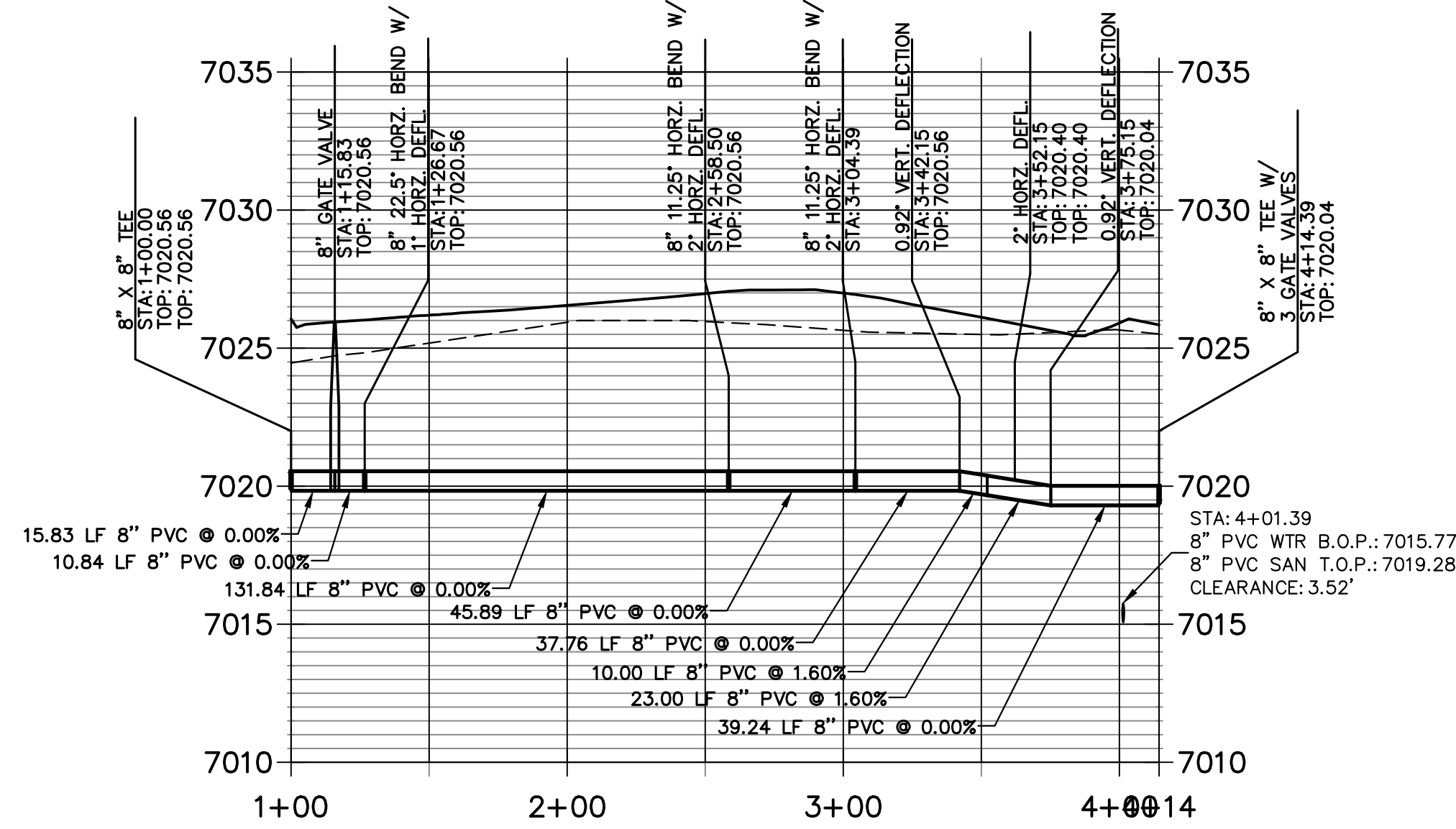
SHEET 5 OF 10

JOB NO. 25188.16



**KEY MAP**  
SCALE: NTS

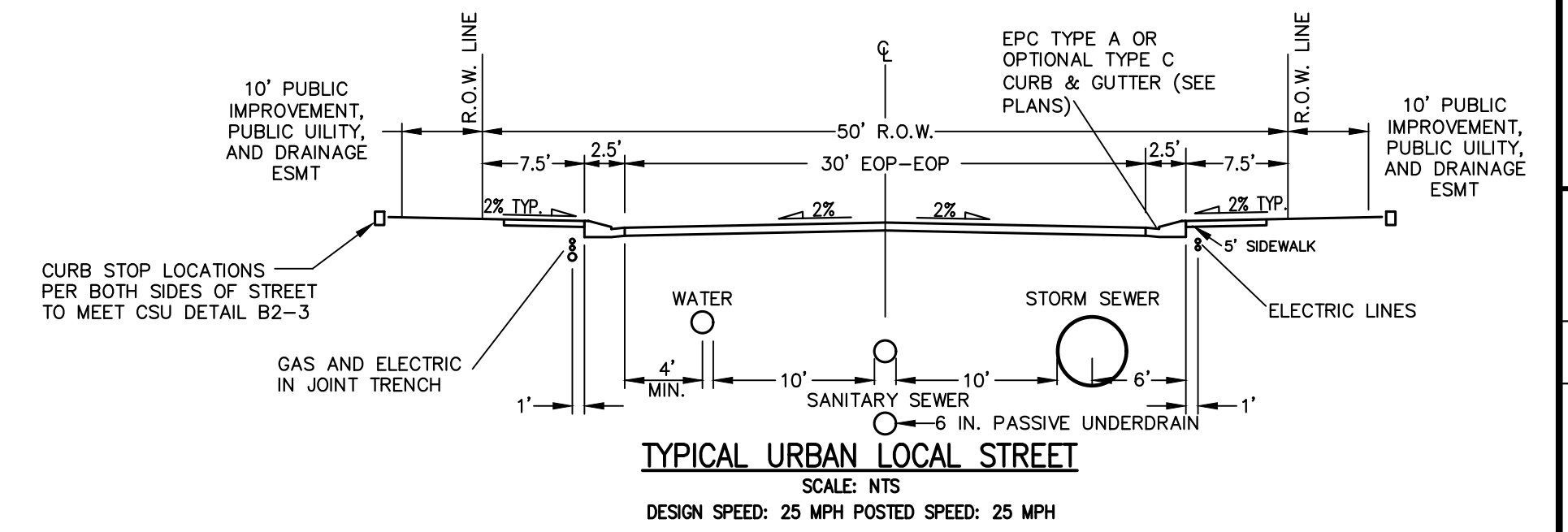
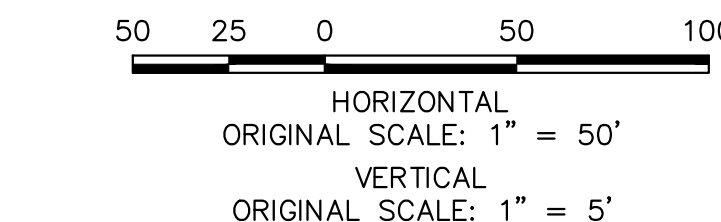
**WP04 PROFILE  
STA 1+00.00 TO 4+14.39**



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.

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

RYAN E. BURNS, P.E.  
COLORADO P.E. 0054412  
FOR AND ON BEHALF OF JR ENGINEERING



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.

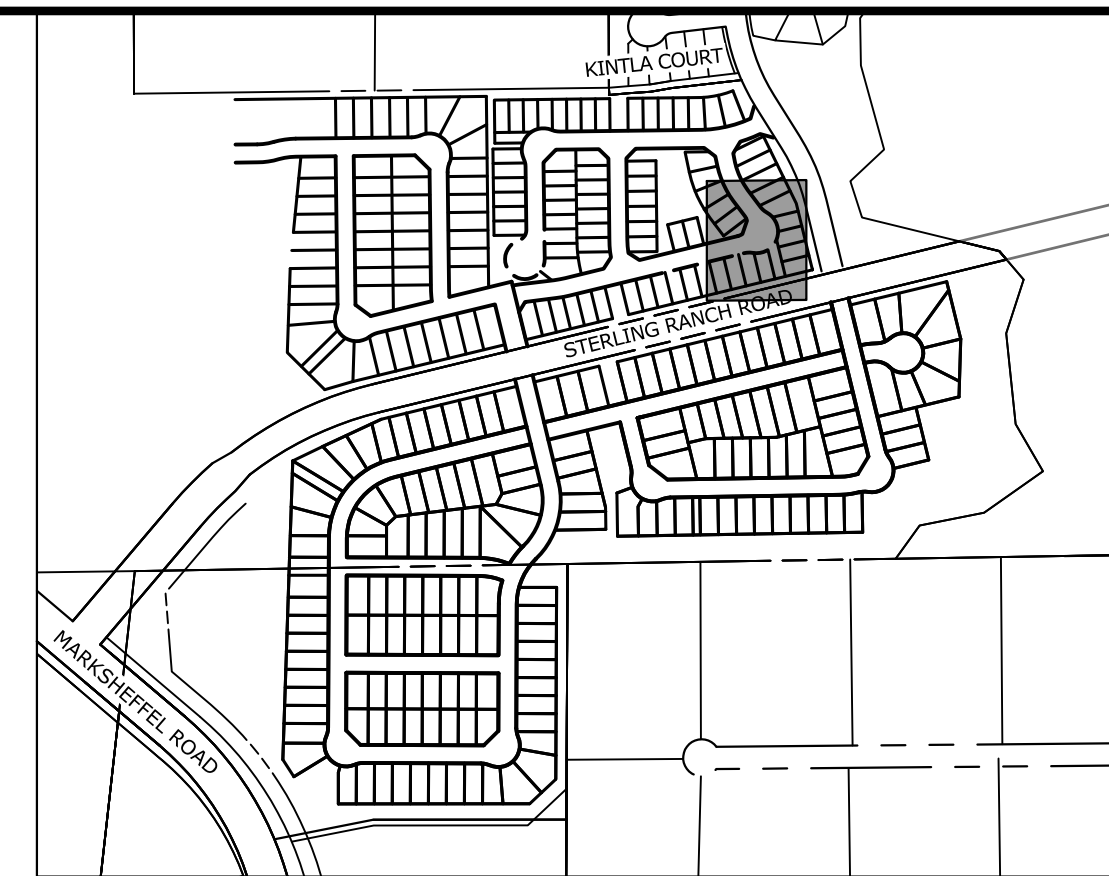
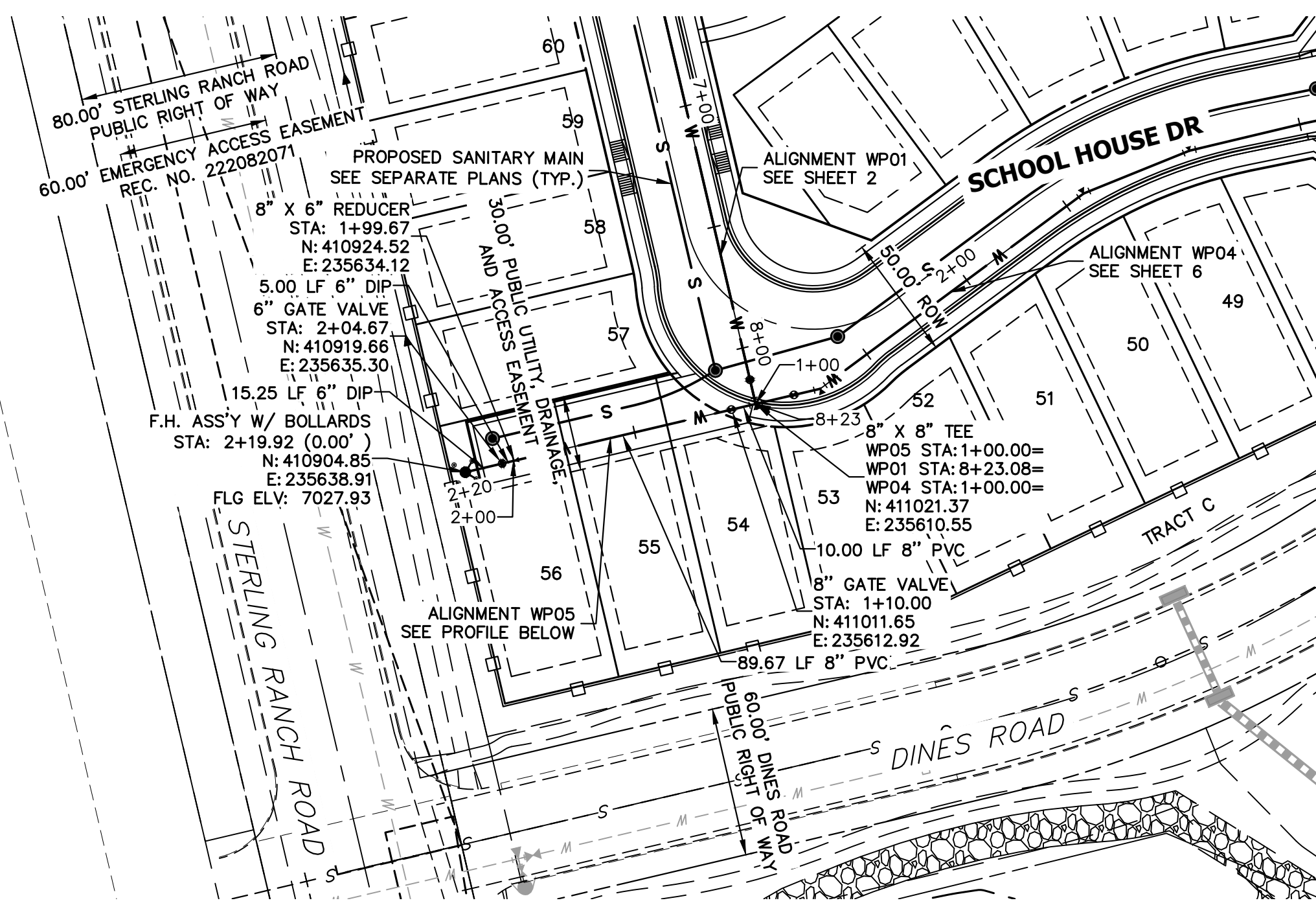
PREPARED FOR  
**CLASSIC SRJ LAND, LLC**  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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No.	REVISION	DATE

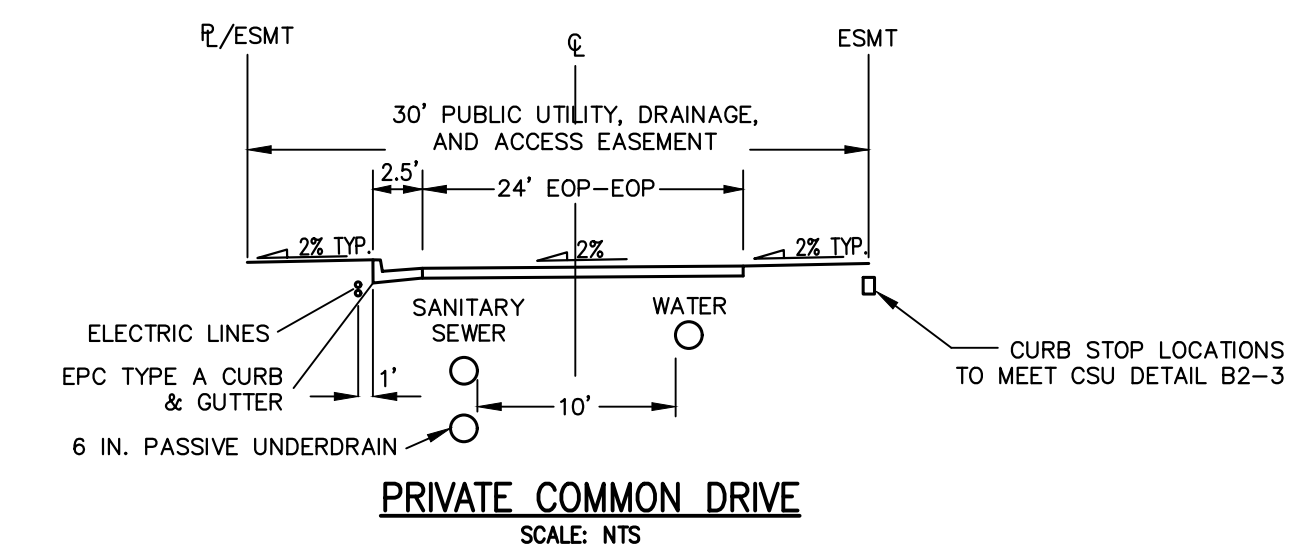
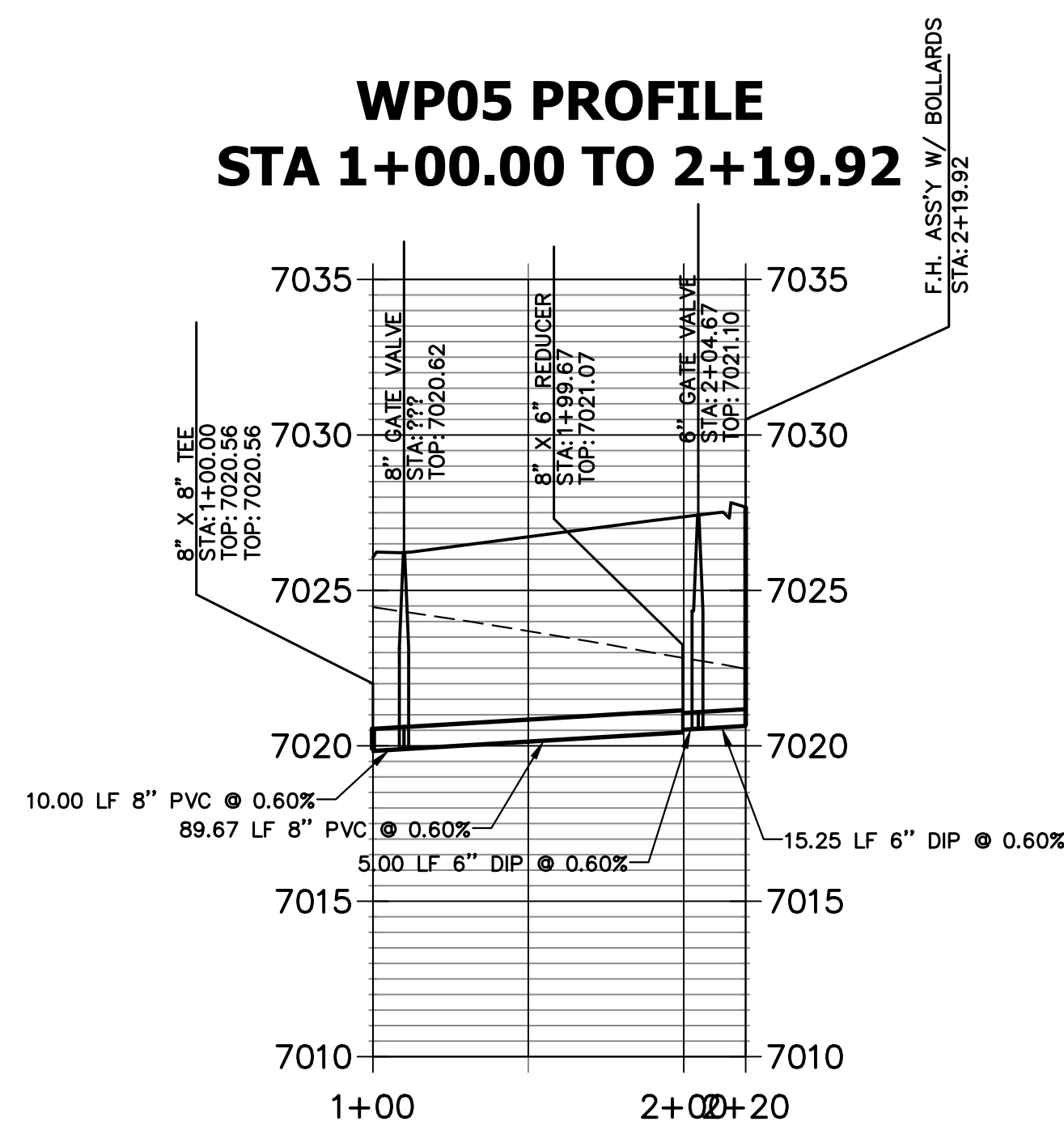
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V-SCALE	1"=5'
DATE	3/14/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING 5  
WATER PLAN AND PROFILE



**KEY MAP**  
SCALE: NTS

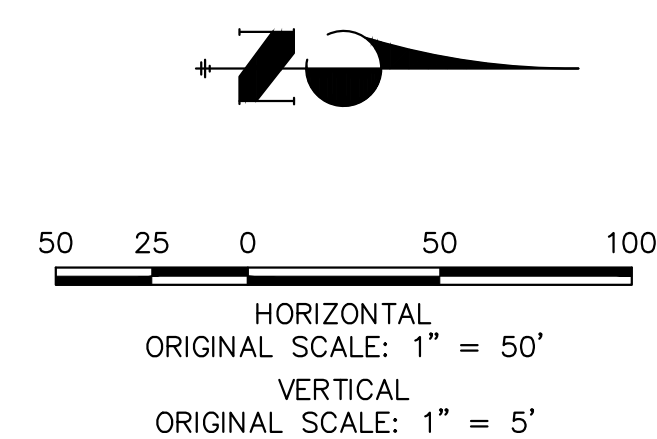
**WP05 PROFILE  
STA 1+00.00 TO 2+19.92**



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.

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**ENGINEER'S STATEMENT**

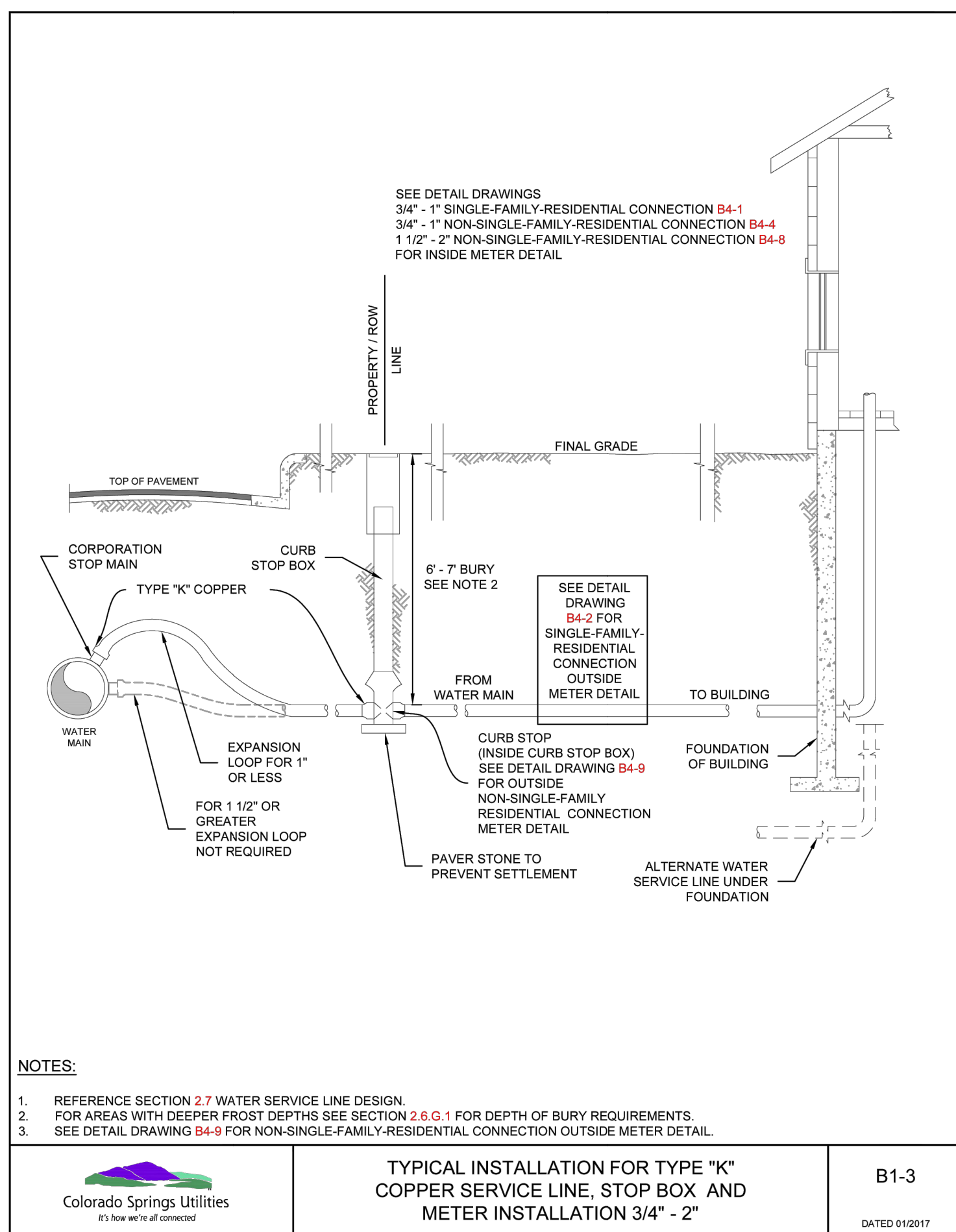
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 RYAN E. BURNS, P.E.  
 COLORADO P.E. 0054412  
 FOR AND ON BEHALF OF JR ENGINEERING



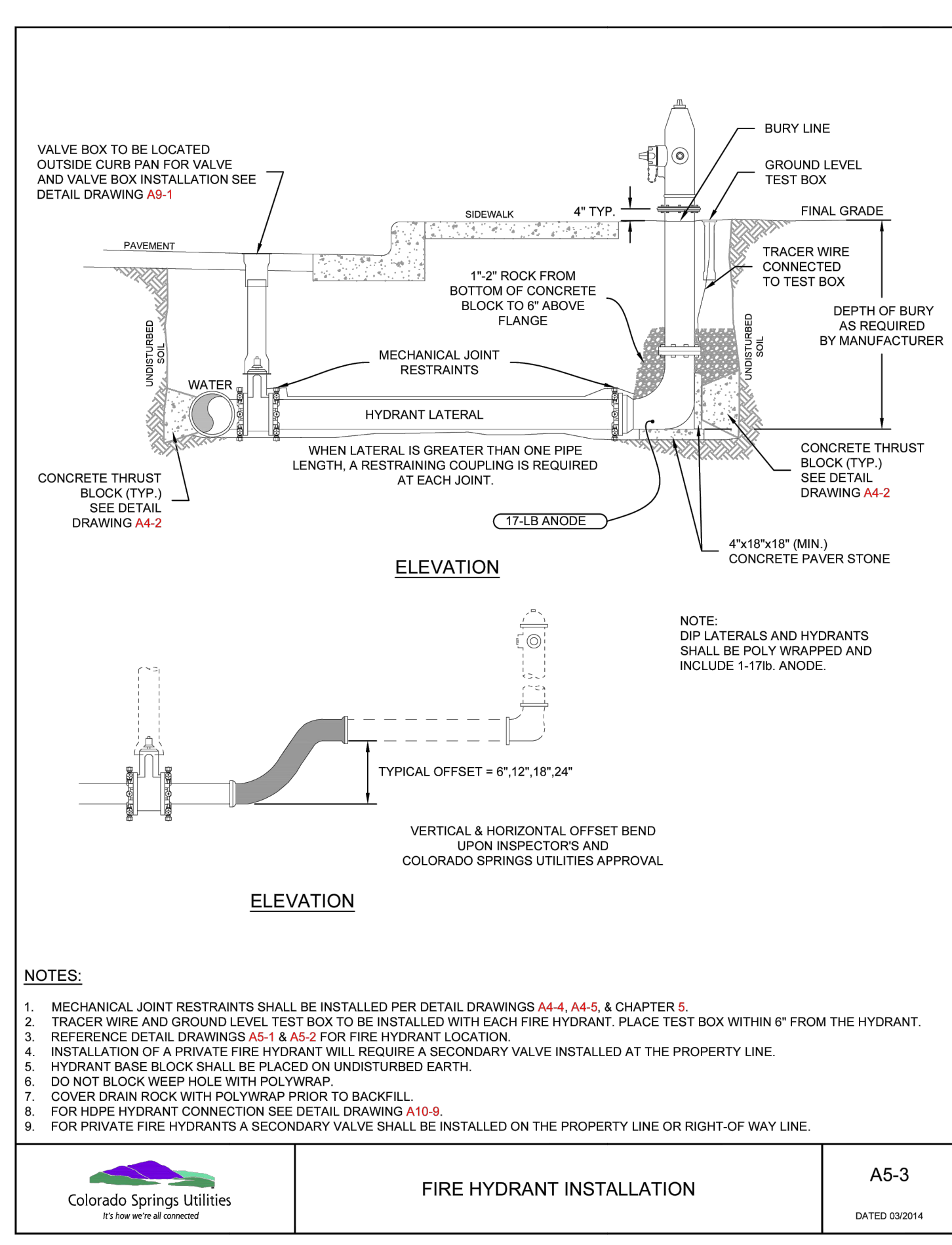
STERLING RANCH FILING 5	WATER PLAN AND PROFILE	SHEET 7 OF 10	JOB NO. 25188.16	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>CLASSIC SRJ LAND, LLC</b> 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
No.	REVISION	BY	DATE	
H-SCALE	1"=50'			
V-SCALE	1"=5'			
DATE	3/14/24			
DESIGNED BY	PAL			
DRAWN BY	PAL			
CHECKED BY				



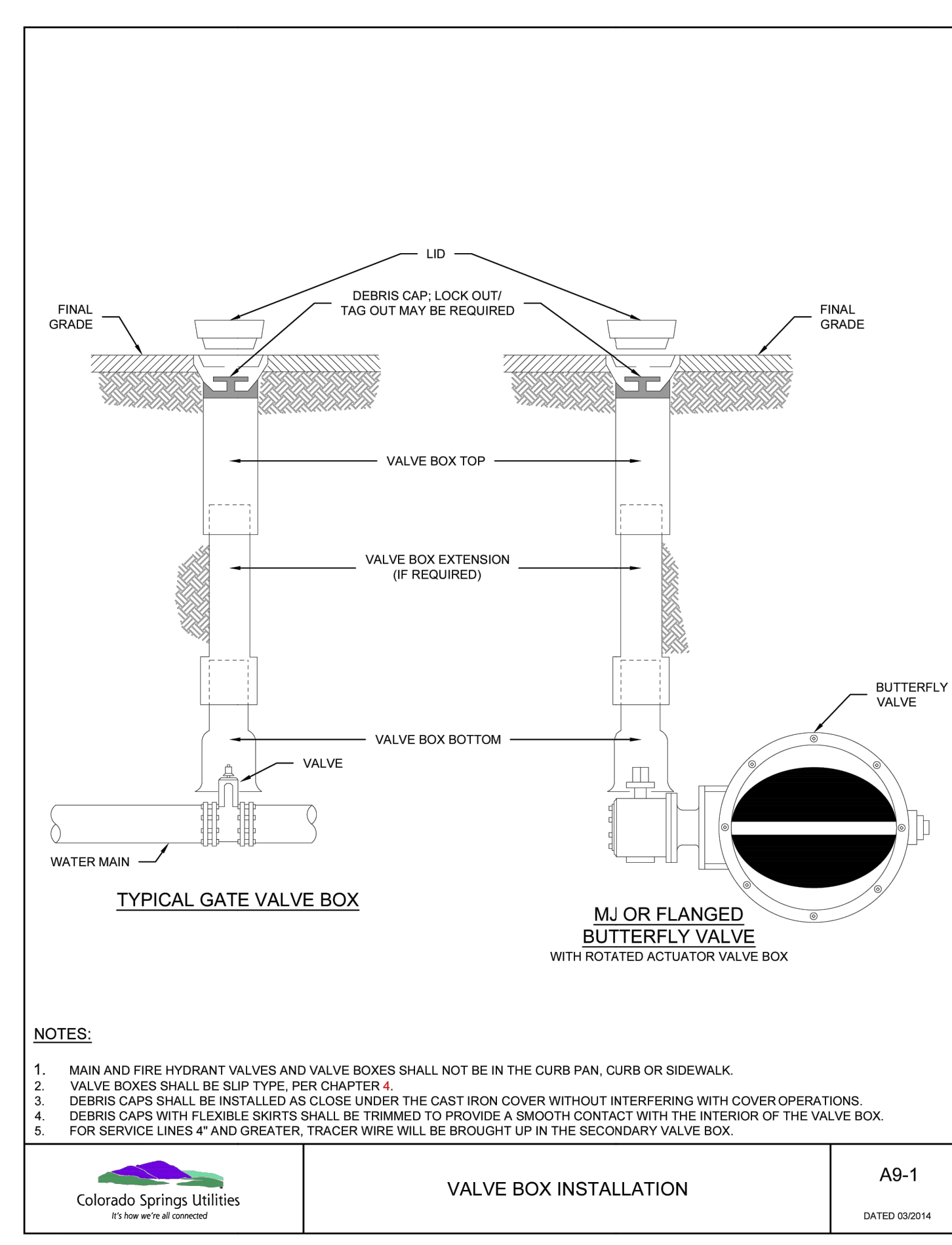




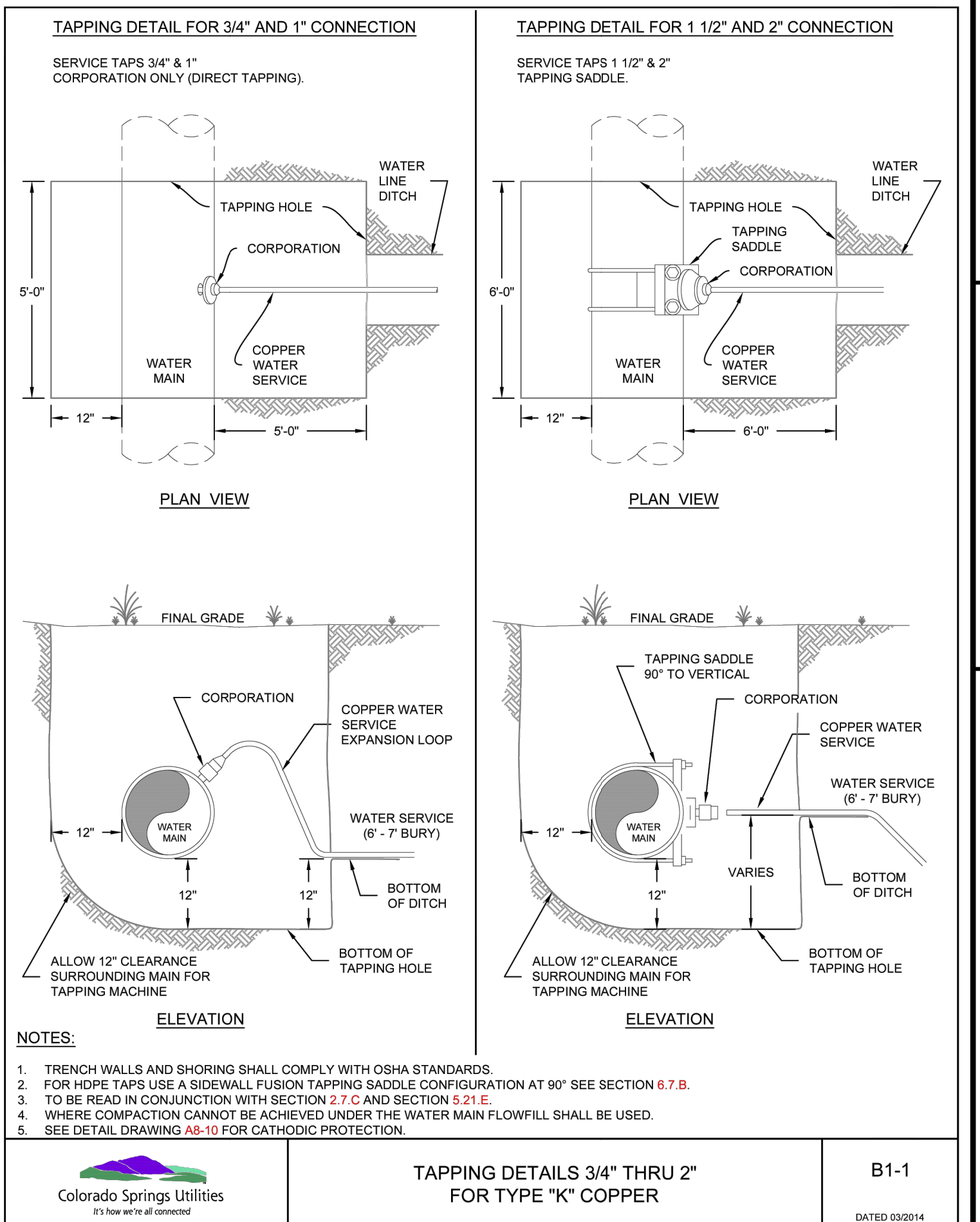
**TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"**  
 Colorado Springs Utilities  
 B1-3  
 DATED 01/2017



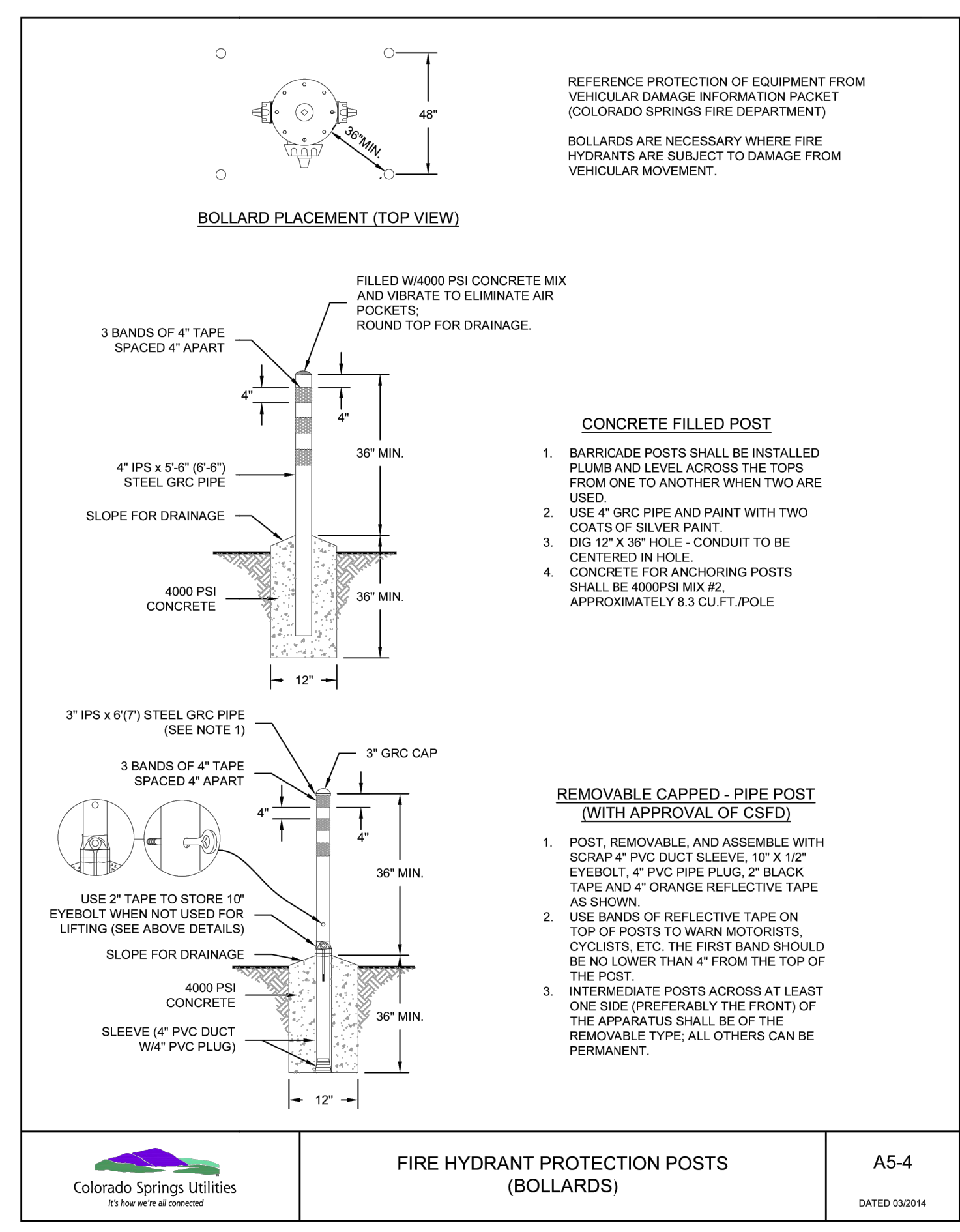
**FIRE HYDRANT INSTALLATION**  
 Colorado Springs Utilities  
 A5-3  
 DATED 03/2014



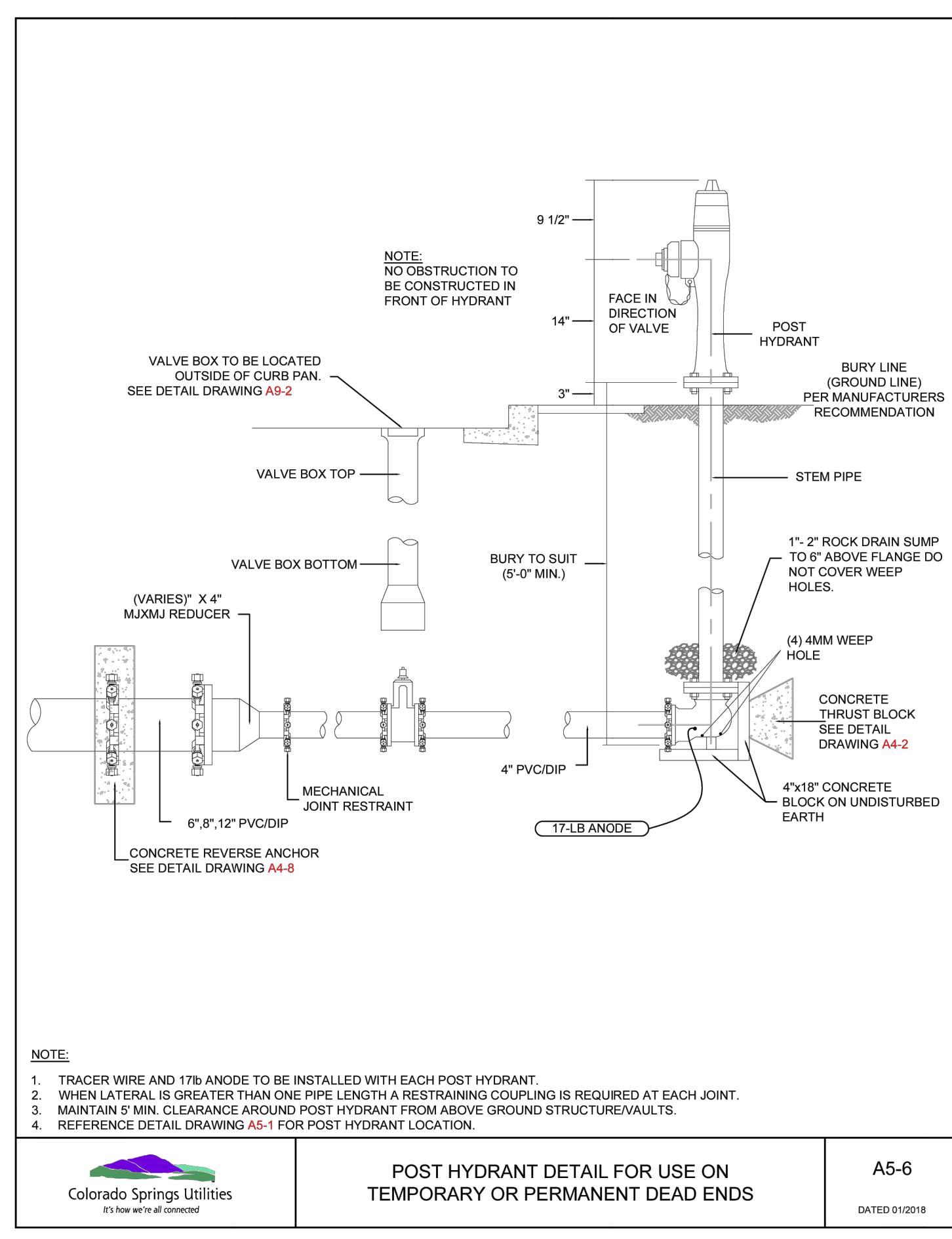
**VALVE BOX INSTALLATION**  
 Colorado Springs Utilities  
 A9-1  
 DATED 03/2014



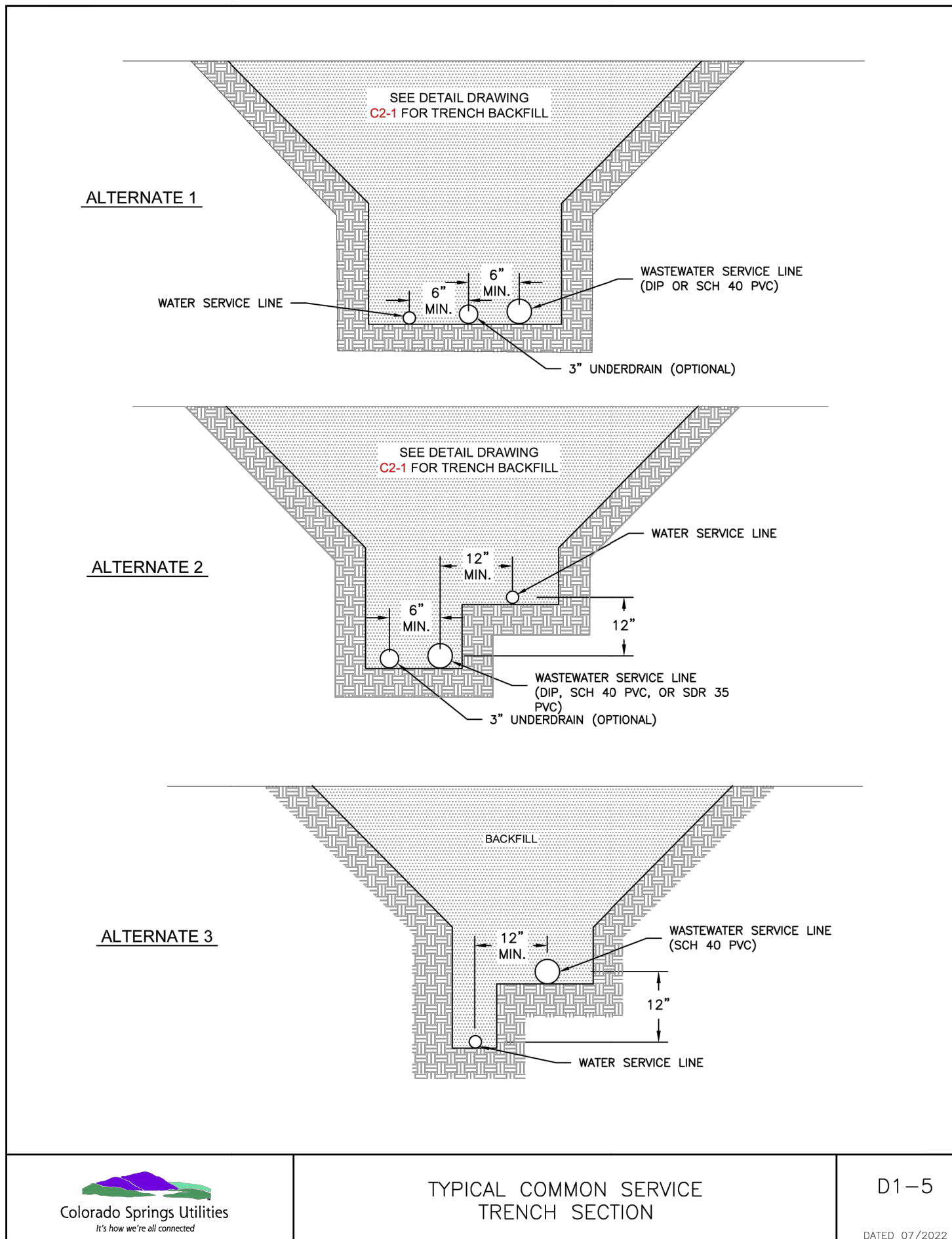
**TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER**  
 Colorado Springs Utilities  
 B1-1  
 DATED 03/2014



**FIRE HYDRANT PROTECTION POSTS (BOLLARDS)**  
 Colorado Springs Utilities  
 A5-4  
 DATED 03/2014



**POST HYDRANT DETAIL FOR USE ON TEMPORARY OR PERMANENT DEAD ENDS**  
 Colorado Springs Utilities  
 A5-6  
 DATED 01/2016



**TYPICAL COMMON SERVICE TRENCH SECTION**  
 Colorado Springs Utilities  
 D1-5  
 DATED 07/2022

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  
**CLASSIC SRJ LAND, LLC**  
 2138 FLYING HORSE CLUB DRIVE  
 COLORADO SPRINGS, CO 80921  
 ATTN: LOREN MORELAND  
 (719) 785-3270

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 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	3/14/24	N/A	PAL	
<b>STERLING RANCH FILING 5</b>									
<b>DETAILS</b>									
SHEET 10 OF 10 JOB NO. 25188.16									

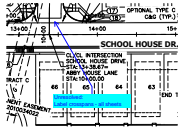


**ENGINEER'S STATEMENT**  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

RYAN E. BURNS, P.E.  
 COLORADO P.E. 0054412  
 FOR AND ON BEHALF OF JR ENGINEERING

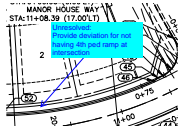
# V\_2 Construction Drawings (Plans-Profiles).pdf Markup Summary

## Callout (8)



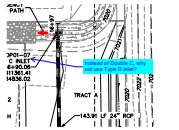
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Unresolved:  
Label crosspans - all sheets



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Provide deviation for not having 4th ped ramp at intersection



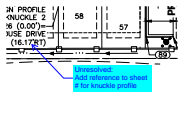
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Instead of Double C, why not use Type D inlet?



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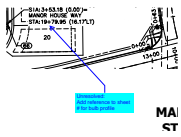
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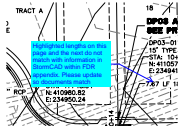
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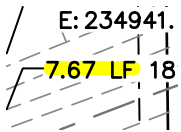
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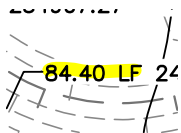
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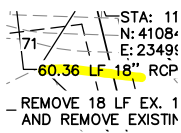
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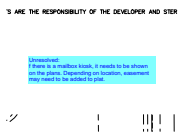


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Text Box (1)



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Unresolved:  
 f there is a mailbox kiosk, it needs to be shown on the plans. Depending on location, easement may need to be added to plat.