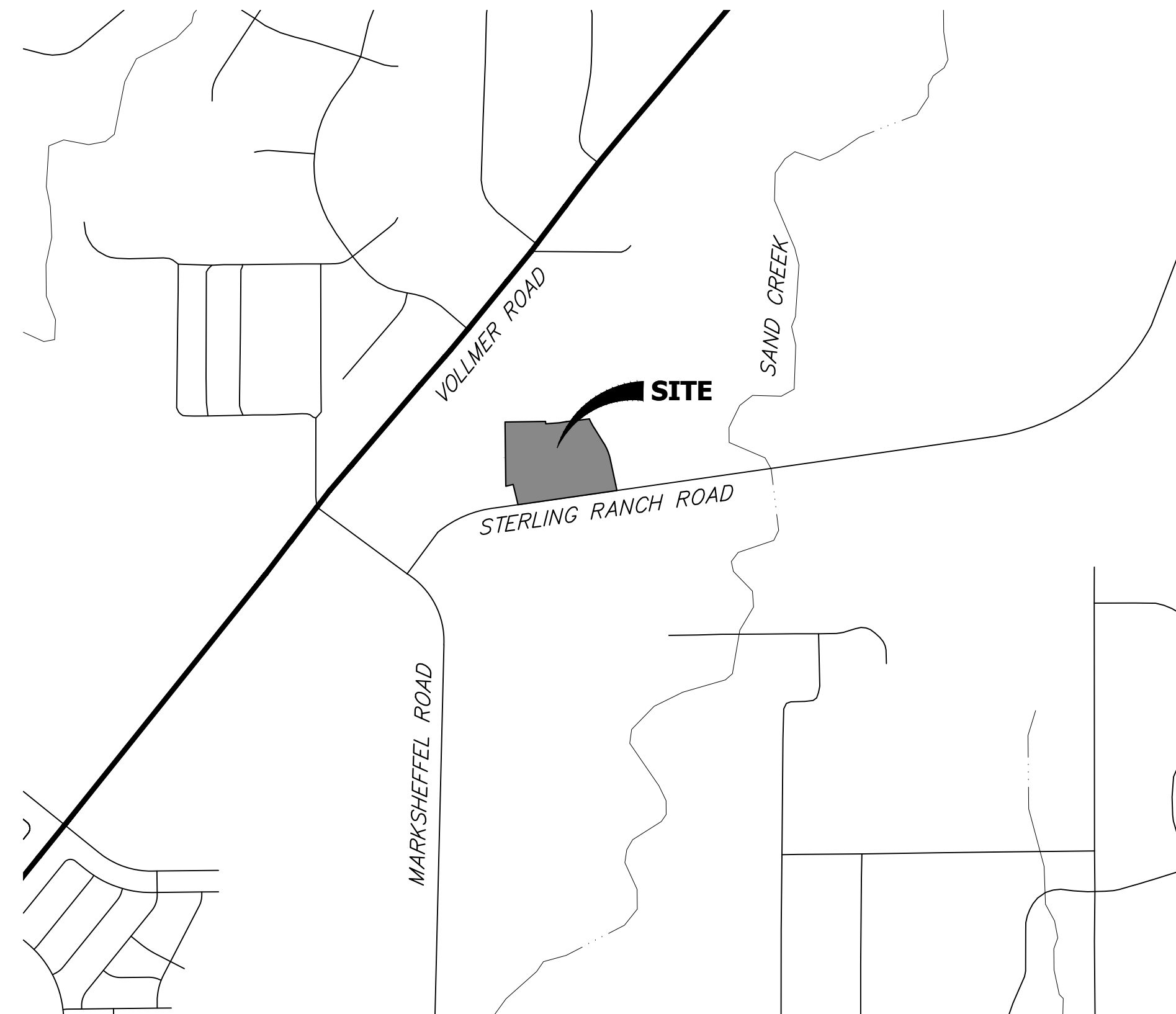


STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN PLAN

JULY 2024



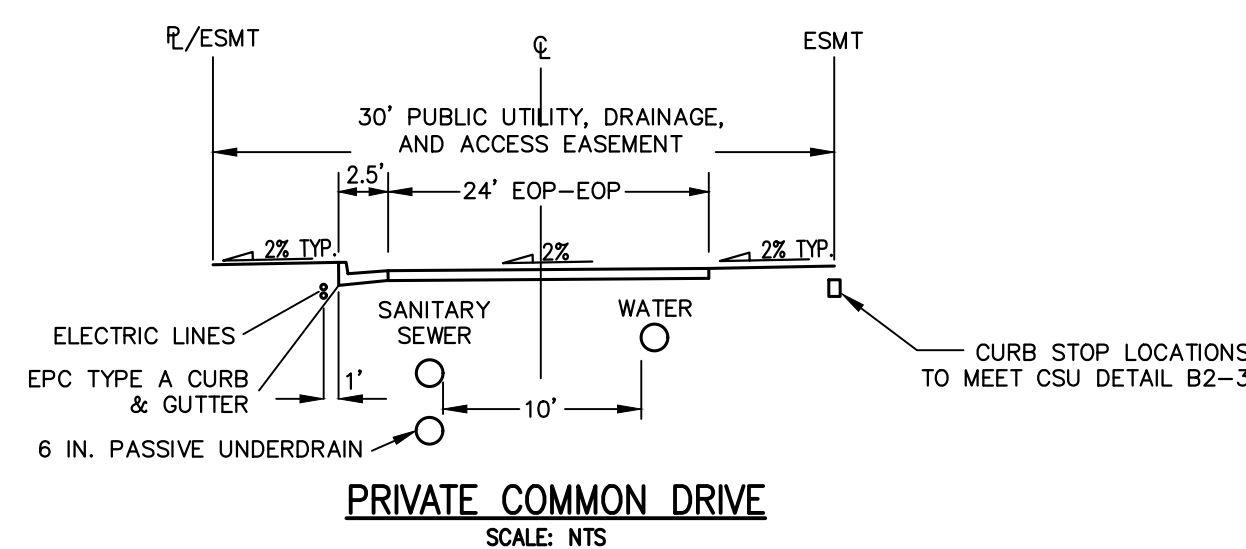
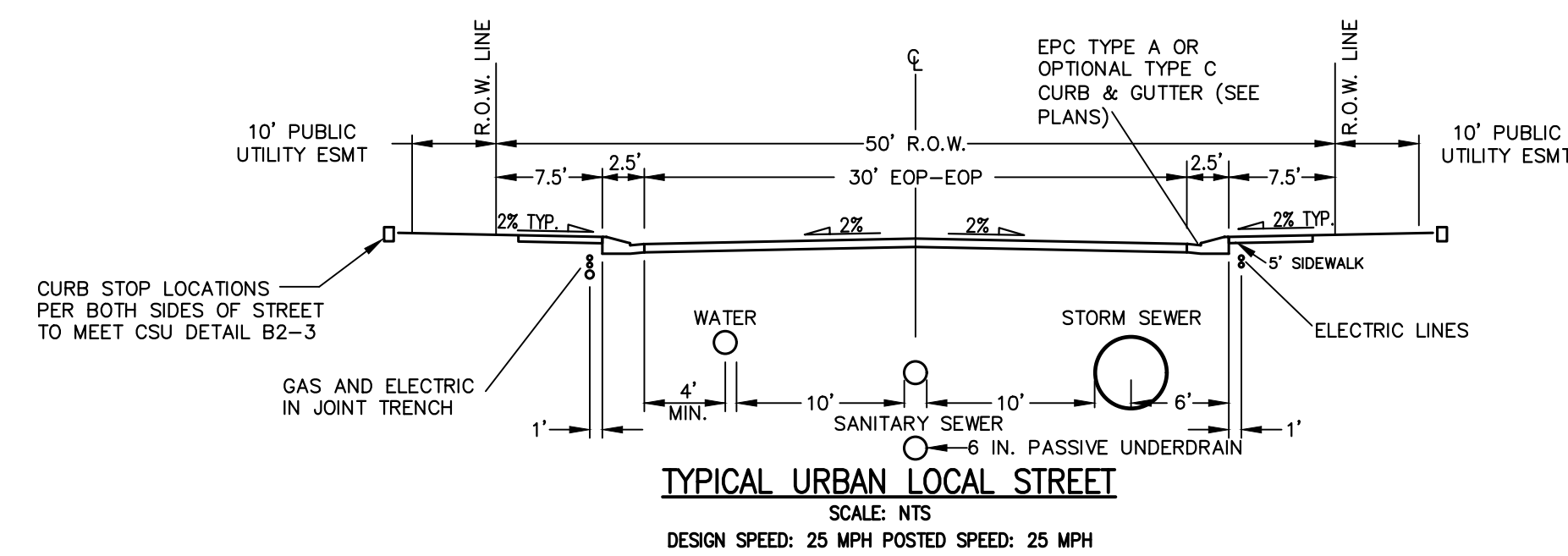
VICINITY MAP
SCALE: 1"=1,000'

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 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY 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 SOUTHWEST 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 SOUTHWEST 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

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 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.

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



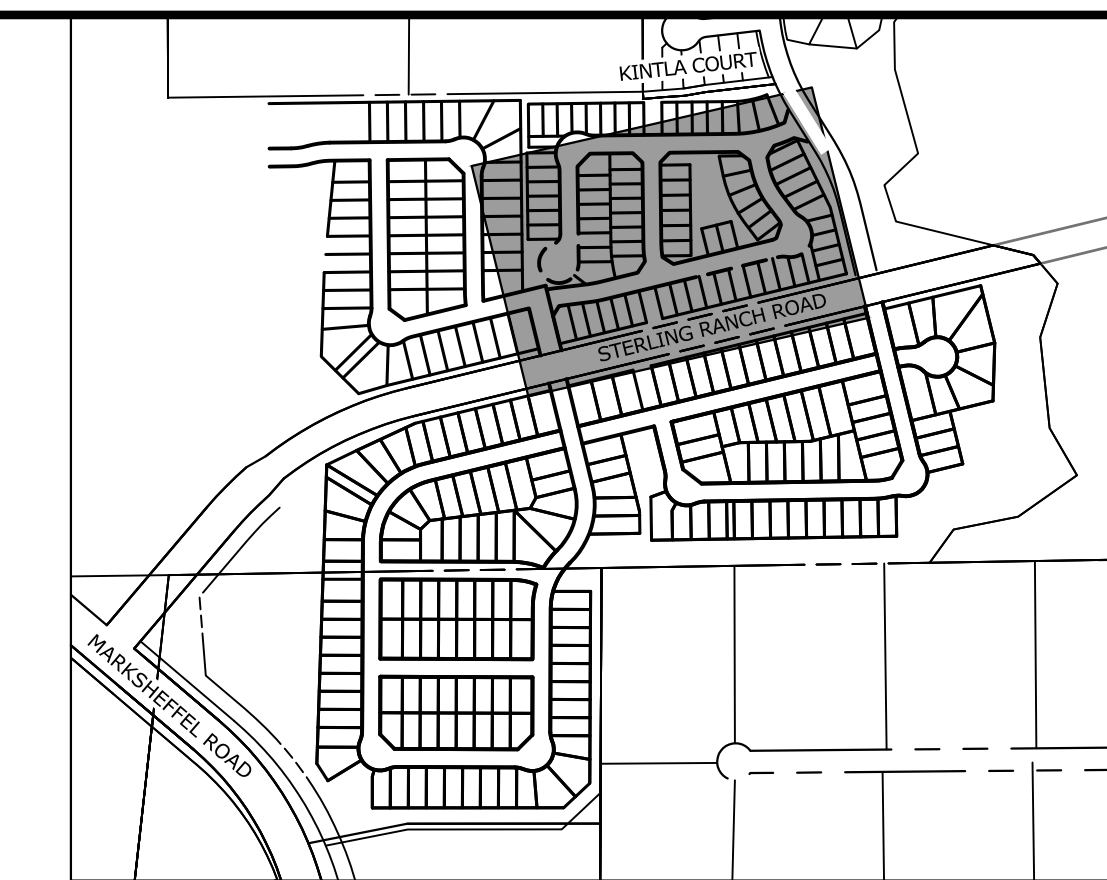
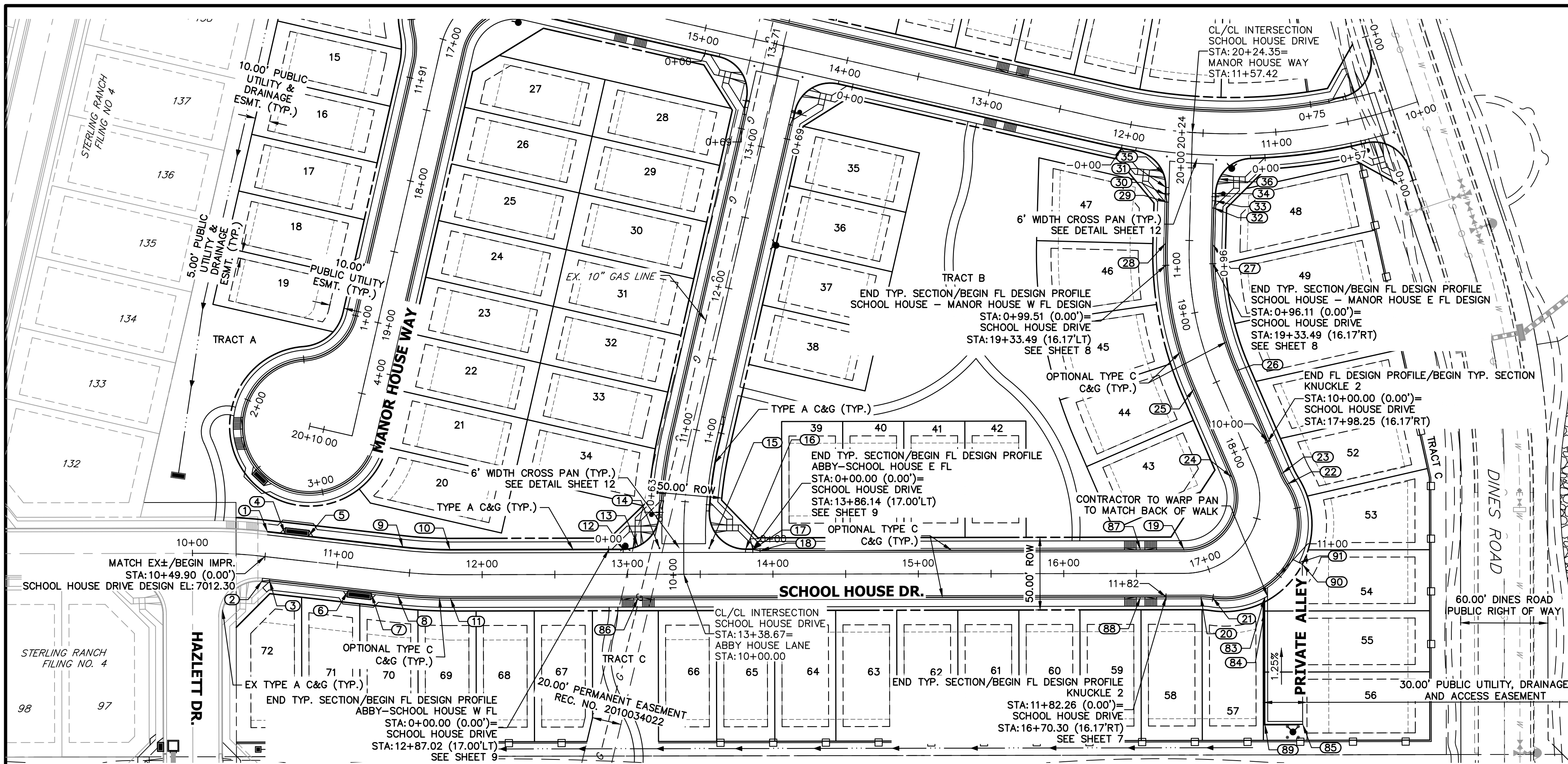
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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 719-588-2683
Fort Collins 970-491-9888 • www.jrengineering.com

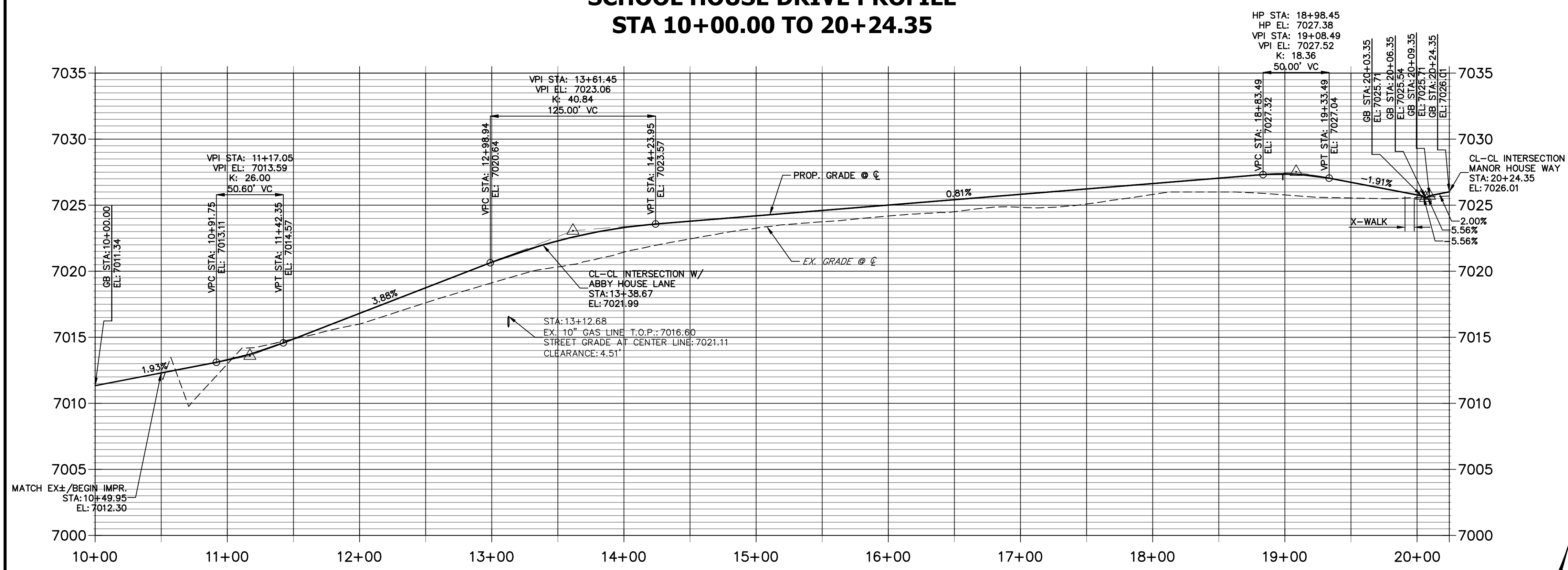
BY	DATE	REVISION	No.	1"=1000'	H-SCALE	N/A	DESIGNED BY	PAL	DRAWN BY	PAL	CHECKED BY
STERLING RANCH FILING NO. 5											
COVER SHEET											
SHEET 1 OF 13											
JOB NO. 25188.16											





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

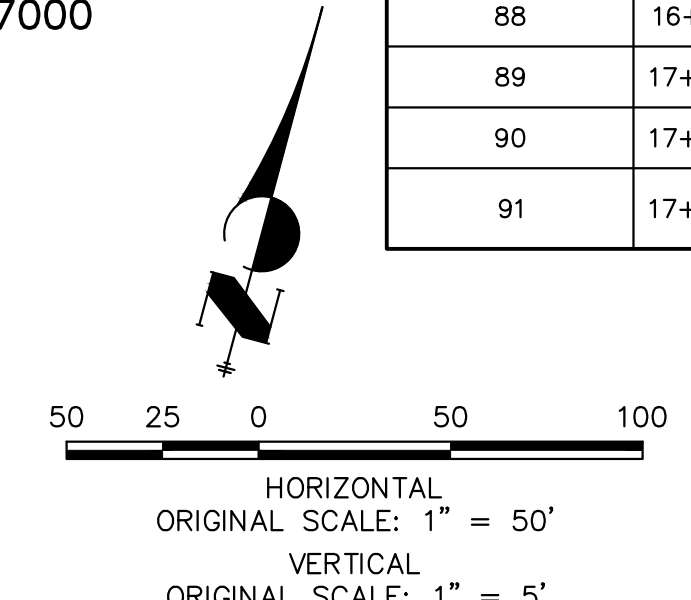
**SCHOOL HOUSE DRIVE PROFILE
STA 10+00.00 TO 20+24.35**



- 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.



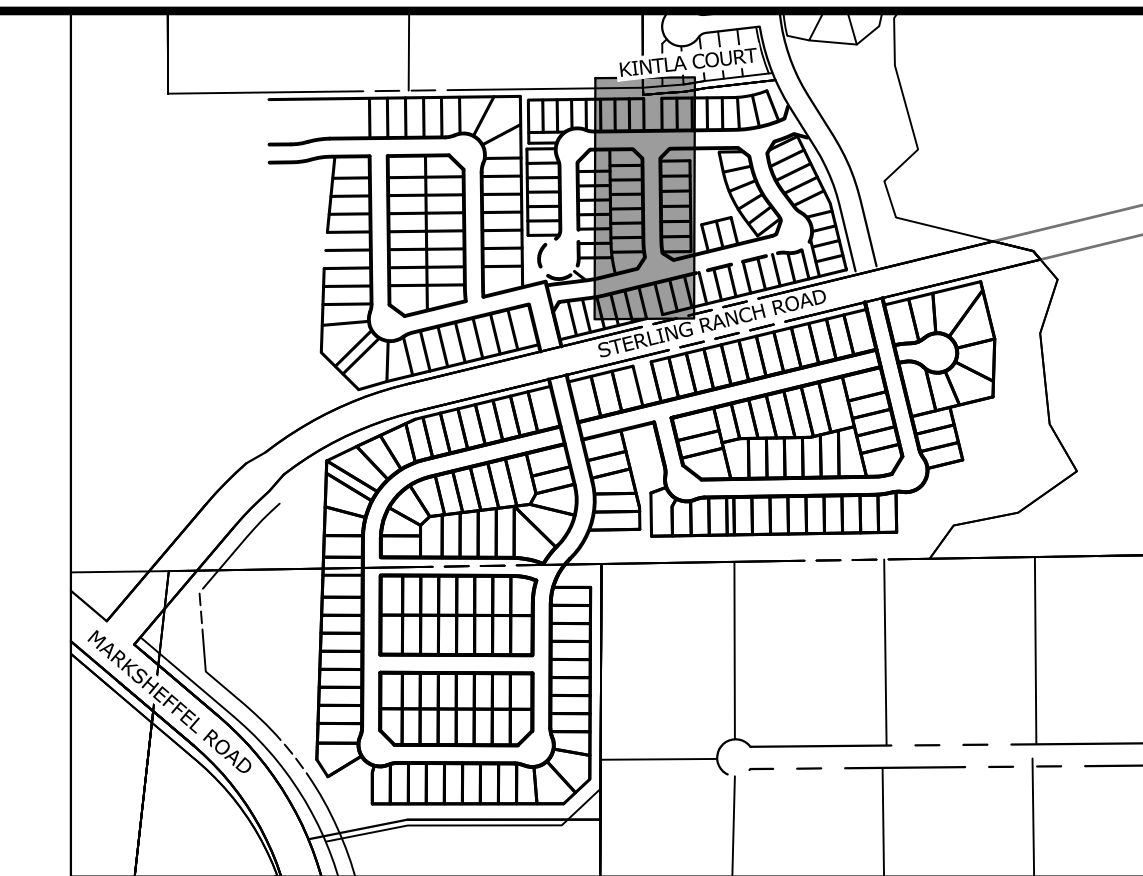
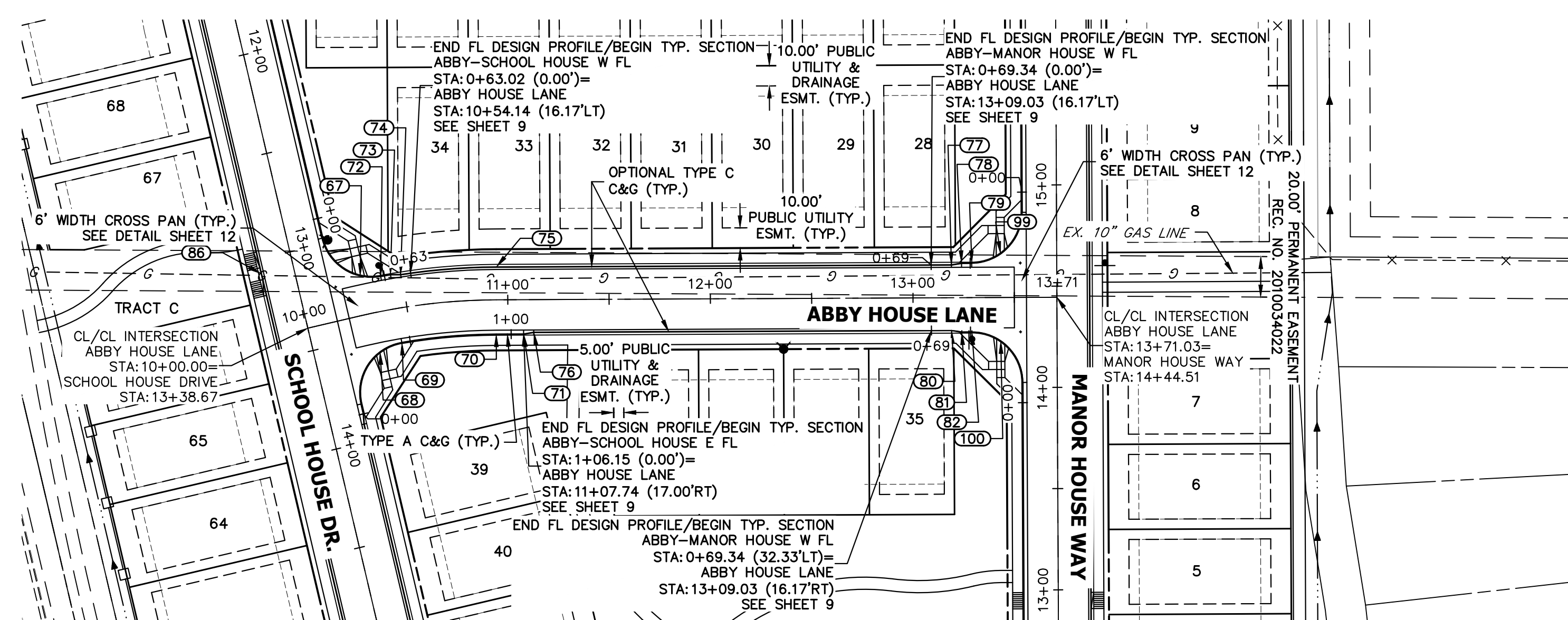
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE 07/25/24

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO. 5
 STREET IMPROVEMENT PLAN
 SHEET 4 OF 13
 JOB NO. 25188.16



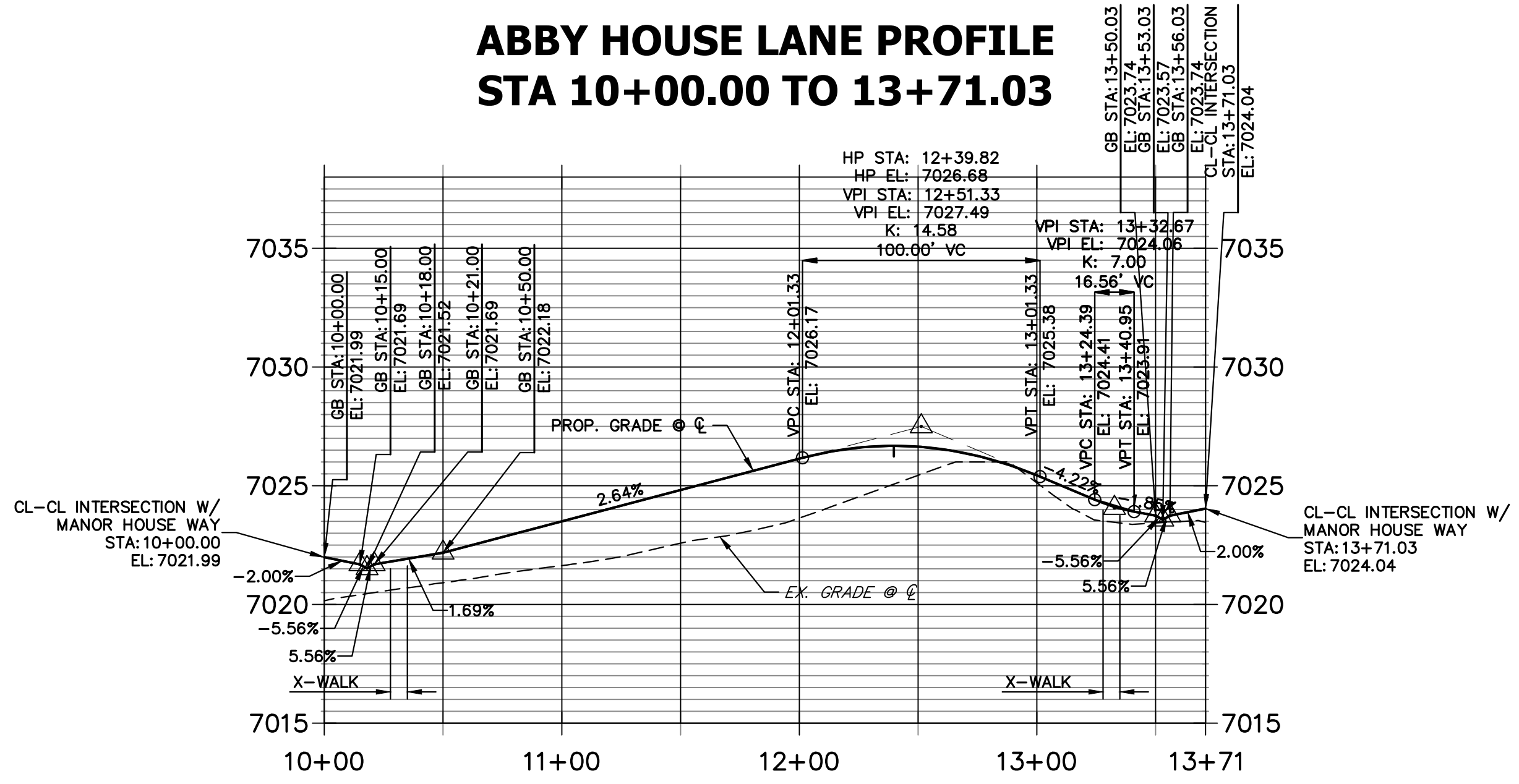
KEY MAP
SCALE: NTS

UNLIT 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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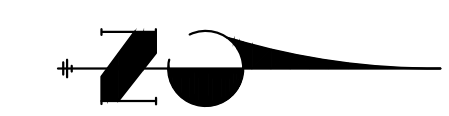
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
67	10+30.78	19.20' (LT)	ABBY HOUSE LANE	7021.22	HC RAMP MID PT
68	10+32.32	19.53' (RT)	ABBY HOUSE LANE	7022.28	HC RAMP MID PT
69	10+44.54	17.00' (RT)	ABBY HOUSE LANE	7022.43	PCC
70	10+94.36	17.00' (RT)	ABBY HOUSE LANE	7023.05	CURB TRANSITION
71	11+07.74	17.00' (RT)	ABBY HOUSE LANE	7023.23	CURB TRANSITION
72	10+40.10	17.00' (LT)	ABBY HOUSE LANE	7021.48	PCR
73	10+44.72	17.00' (LT)	ABBY HOUSE LANE	7021.62	CURB TRANSITION
74	10+49.43	16.17' (LT)	ABBY HOUSE LANE	7021.77	CURB TRANSITION/PC
75	10+94.36	16.17' (LT)	ABBY HOUSE LANE	7022.95	PT
76	11+12.74	16.17' (RT)	ABBY HOUSE LANE	7023.44	PT
77	13+19.03	16.17' (LT)	ABBY HOUSE LANE	7024.18	CURB TRANSITION
78	13+24.03	17.00' (LT)	ABBY HOUSE LANE	7024.00	CURB TRANSITION
79	13+29.03	17.00' (LT)	ABBY HOUSE LANE	7023.85	PCR
80	13+19.03	16.17' (RT)	ABBY HOUSE LANE	7024.33	CURB TRANSITION
81	13+24.03	17.00' (RT)	ABBY HOUSE LANE	7024.22	CURB TRANSITION
82	13+29.03	17.00' (RT)	ABBY HOUSE LANE	7024.11	PCR
99	13+43.25	21.44' (LT)	ABBY HOUSE LANE	7023.55	HC RAMP MID PT
100	13+43.26	21.44' (RT)	ABBY HOUSE LANE	7023.87	HC RAMP MID PT

**ABBY HOUSE LANE PROFILE
 STA 10+00.00 TO 13+71.03**



NOTES

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



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

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

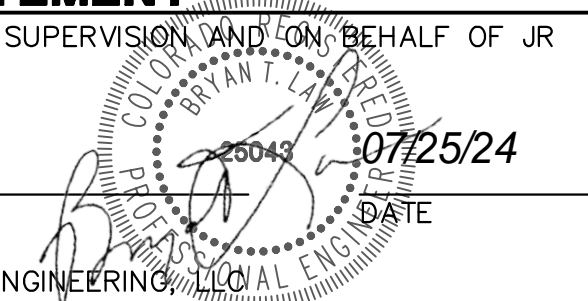


Know what's below.
 Call before you dig.

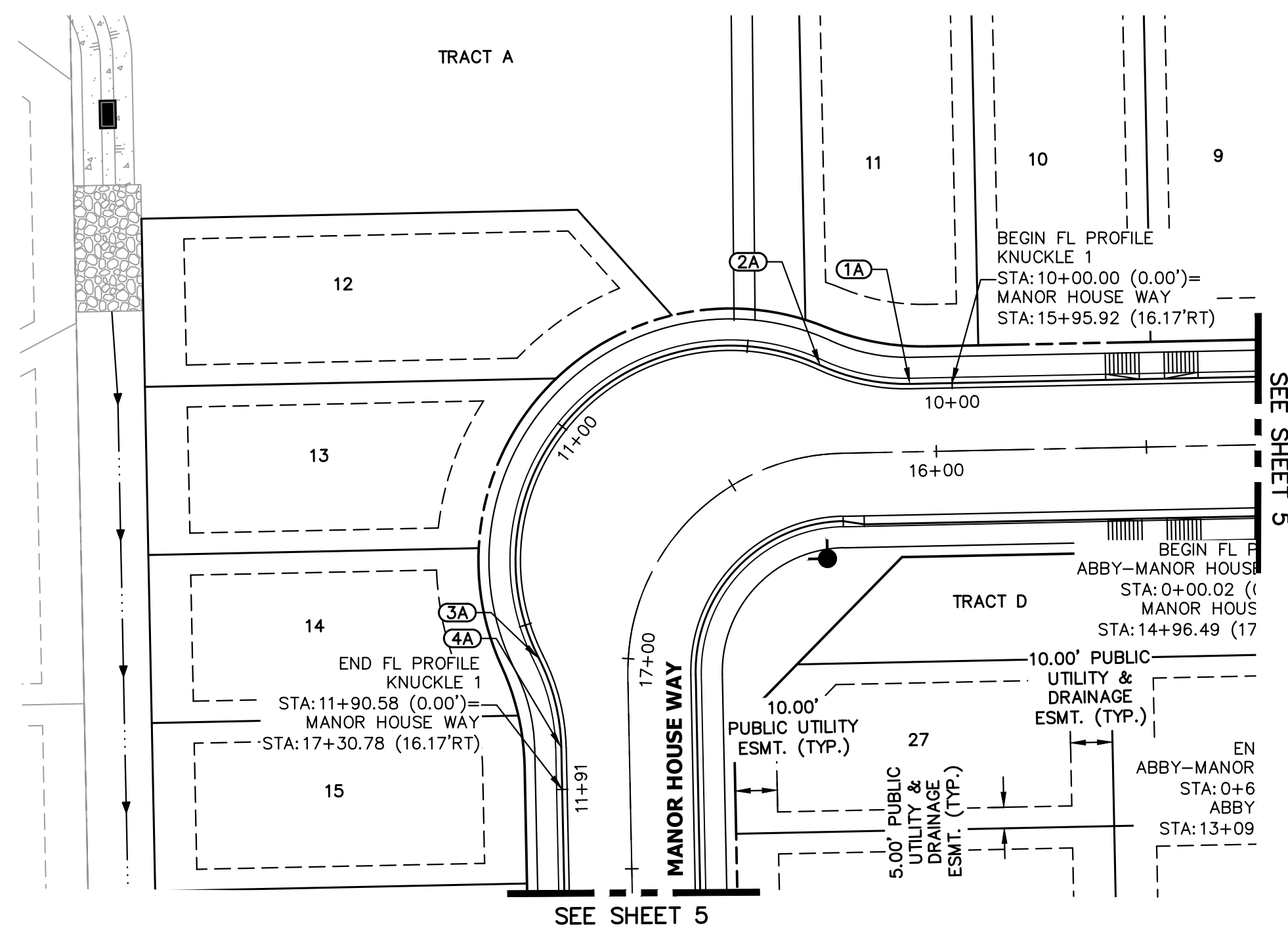
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

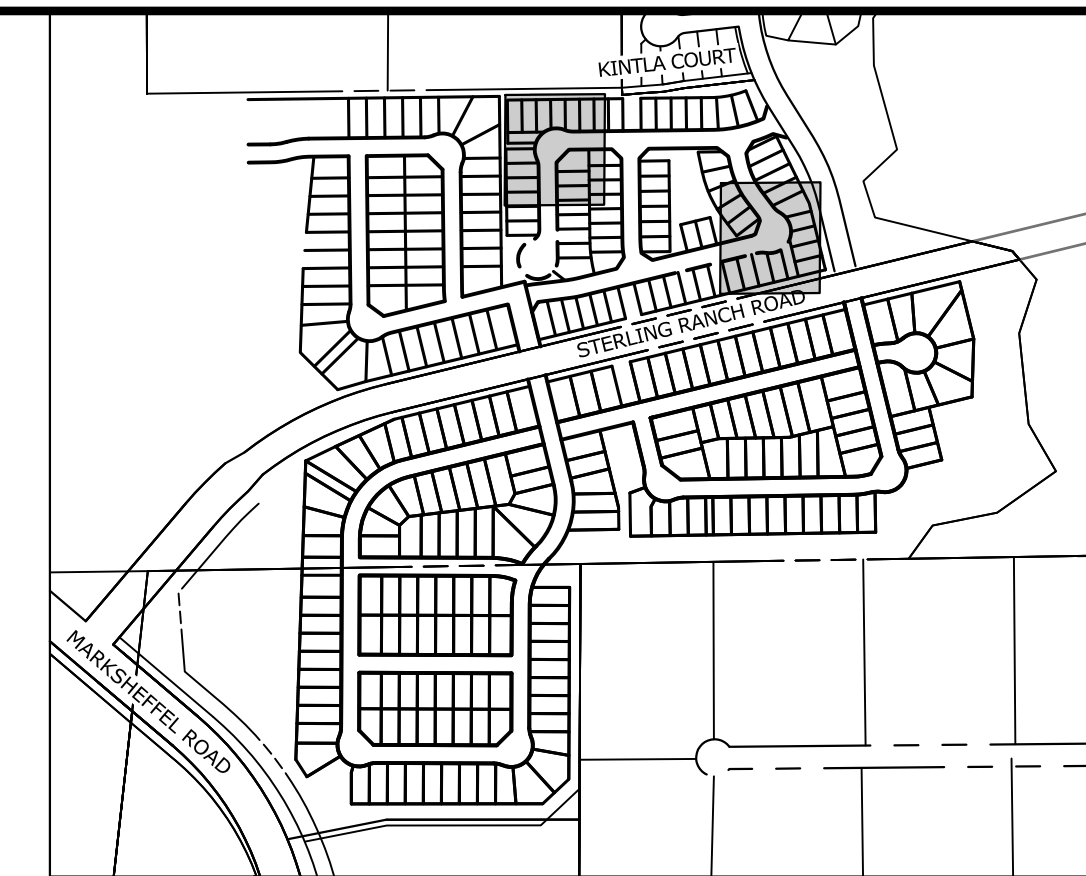
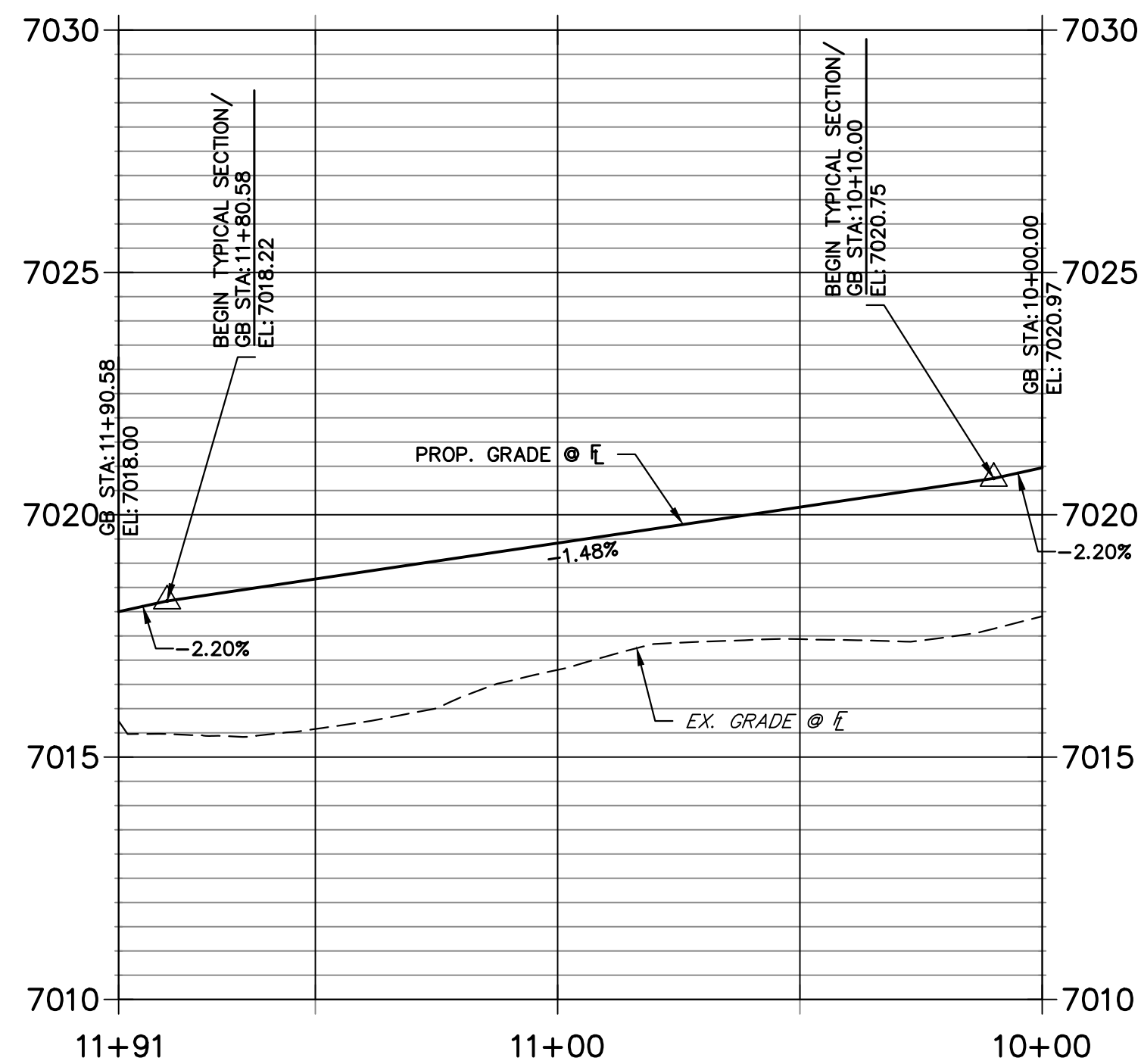
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC.



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
STERLING RANCH FILING NO. 5									
STREET IMPROVEMENT PLAN									
SHEET 6 OF 13									
JOB NO. 25188.16									

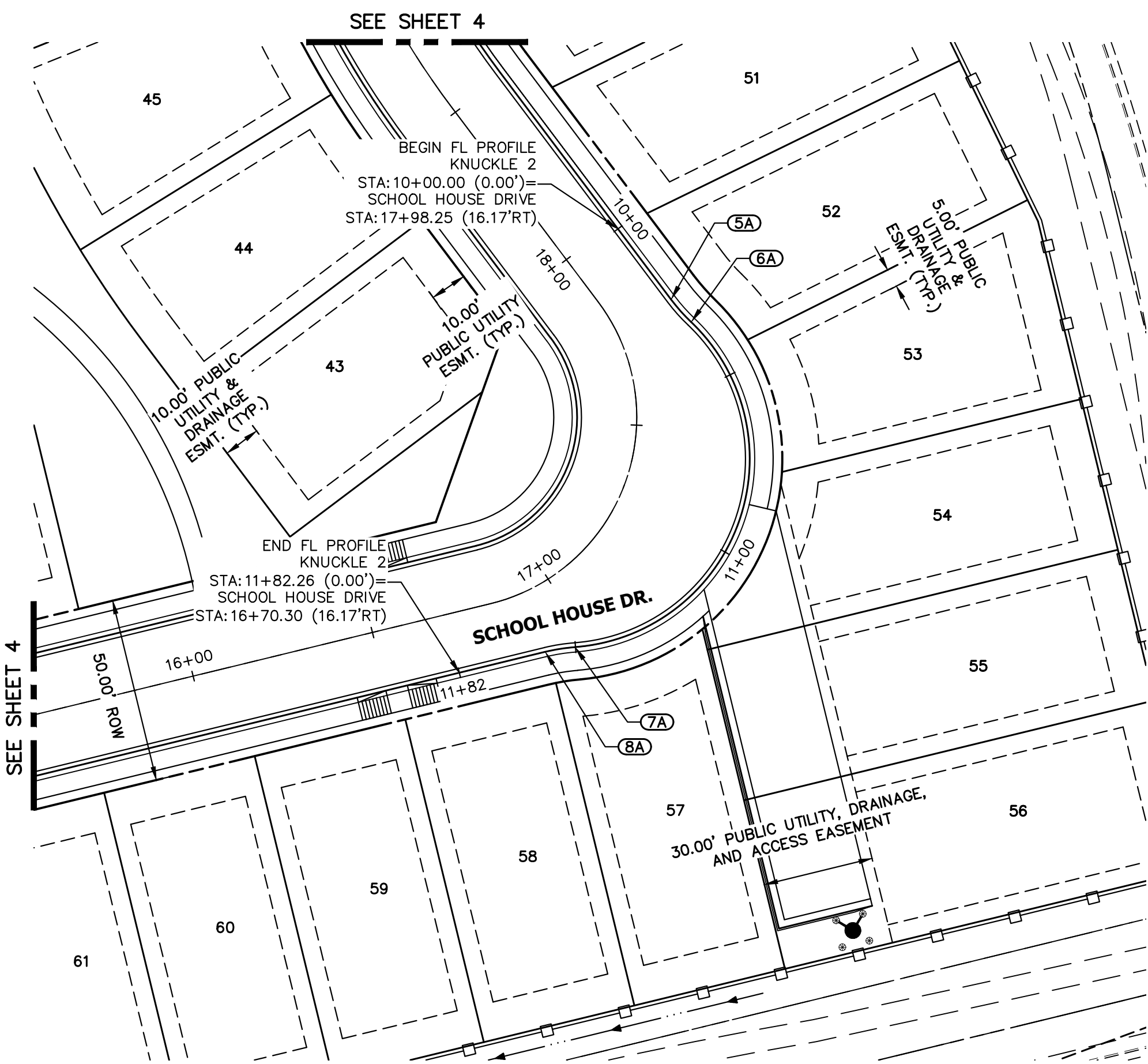


**KNUCKLE 1 PROFILE
STA 10+00.00 TO 11+90.58**

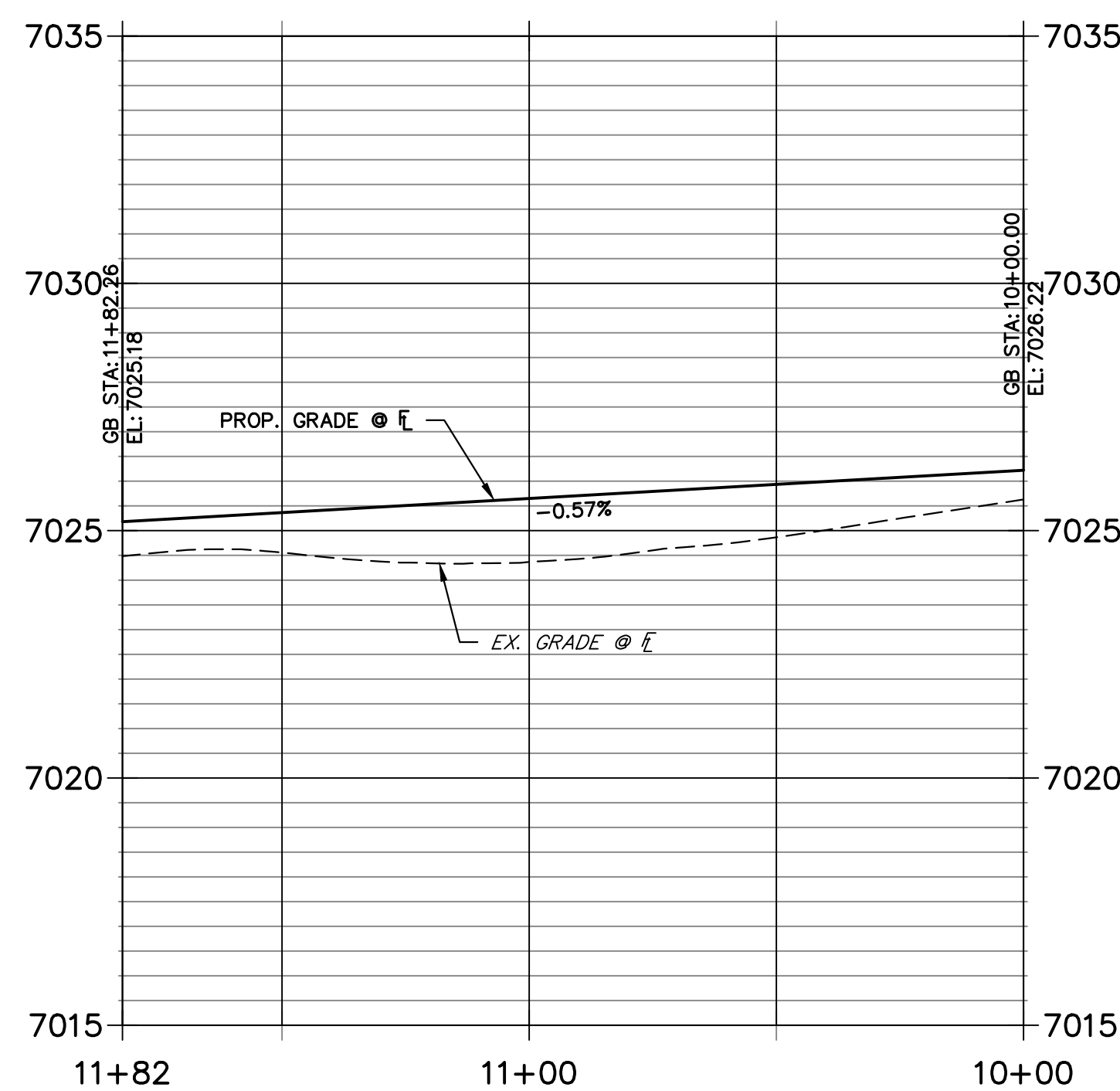


KEY MAP
SCALE: NTS

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
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2138 FLYING HORSE CLUB DRIVE
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ATTN: LOREN MORELAND
(719) 785-3270

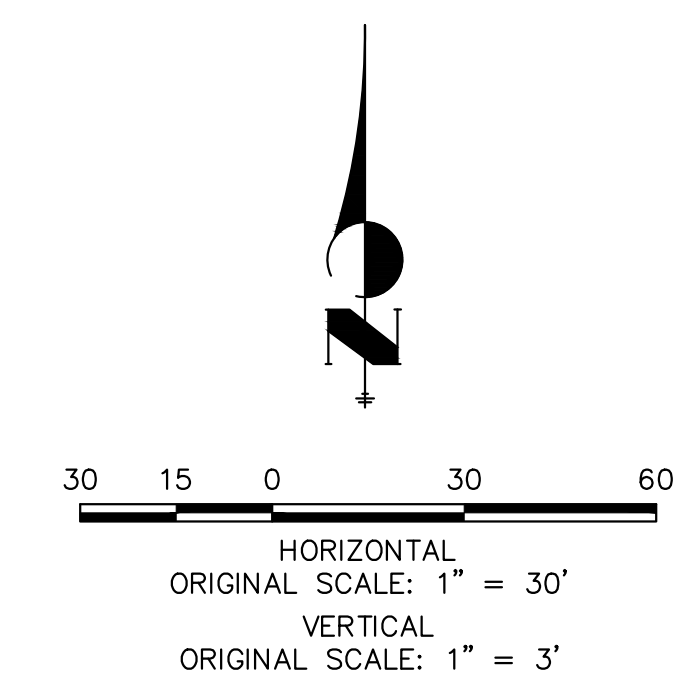


**KNUCKLE 2 PROFILE
STA 10+00.00 TO 11+82.26**



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.



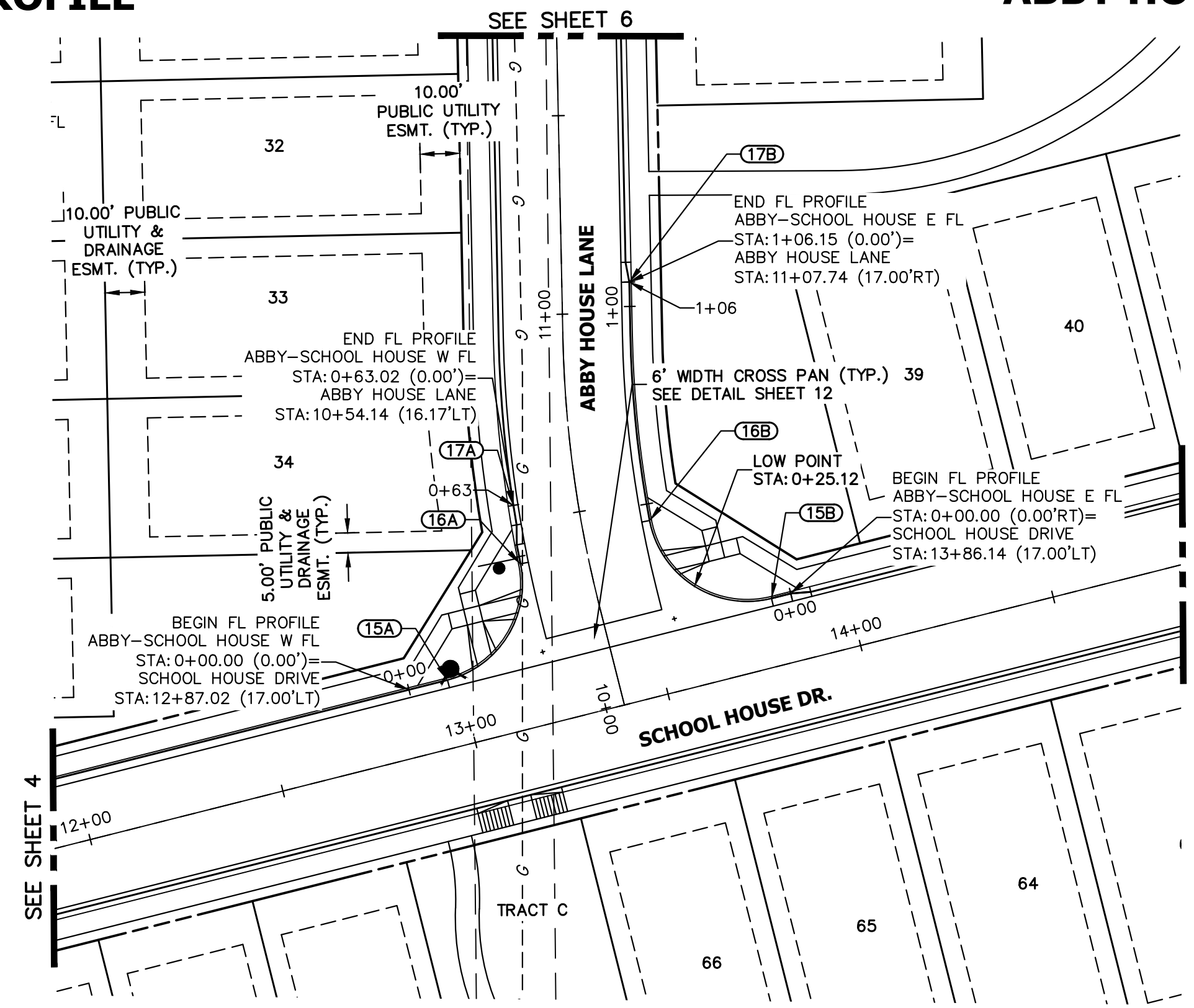
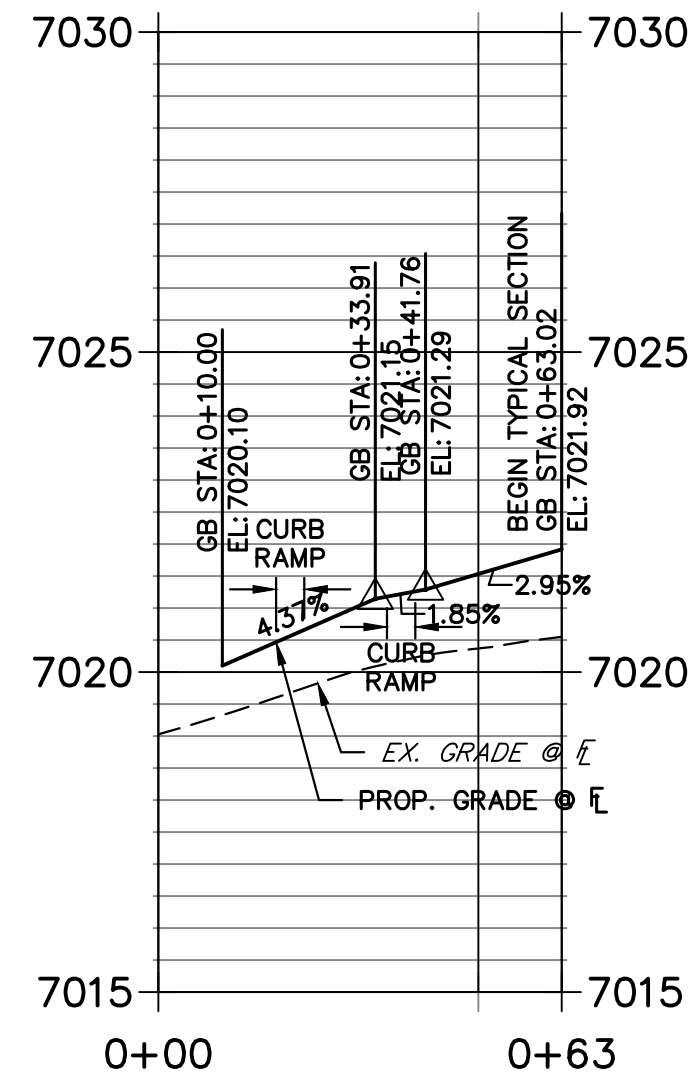
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
DATE: 07/25/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC. (LOCAL ENGINEER)



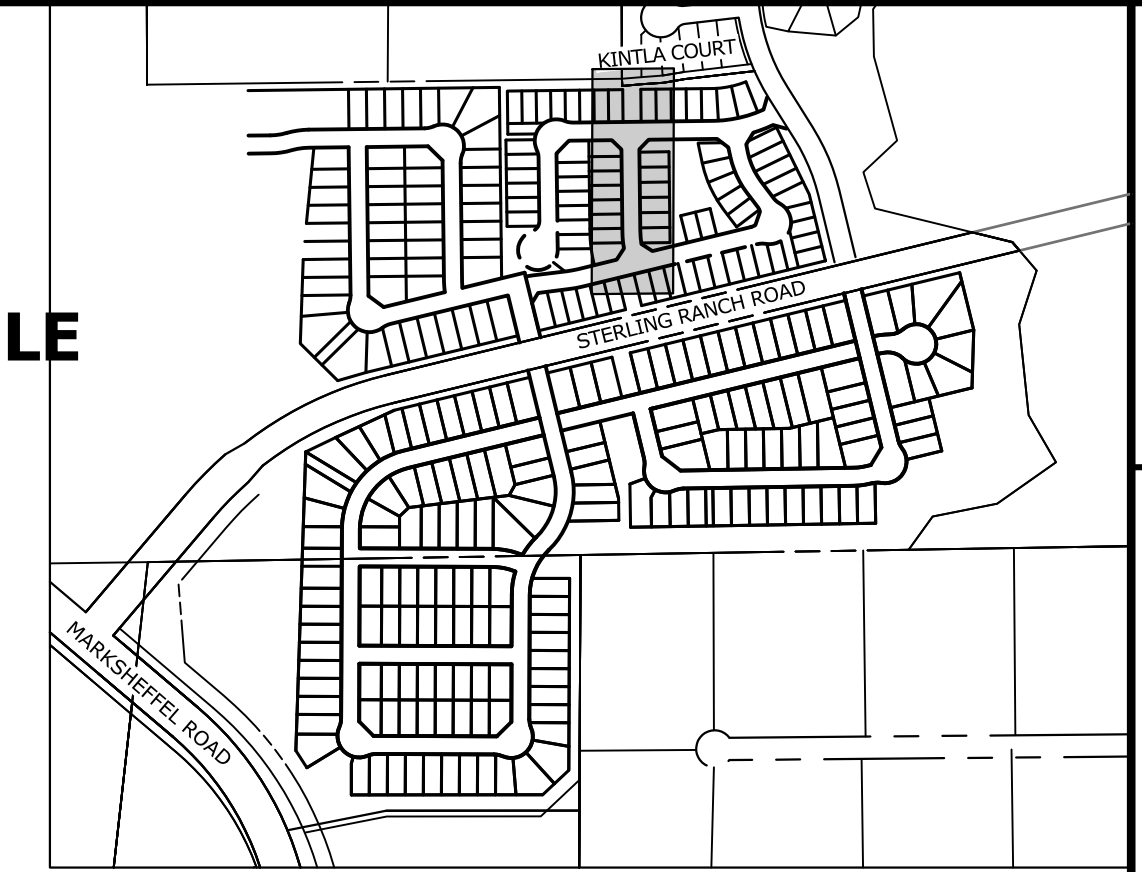
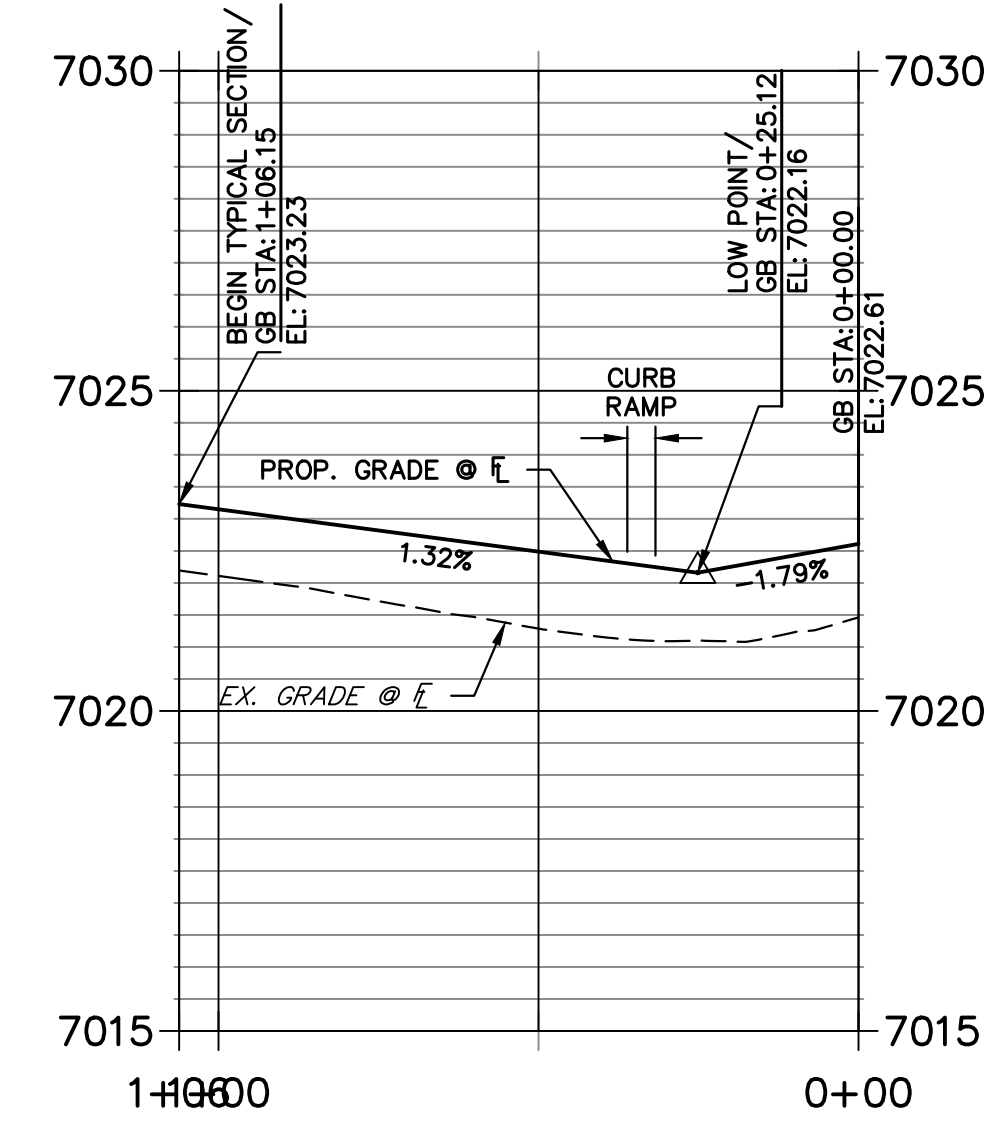
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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	07/25/24	PAL	PAL	
STERLING RANCH FILING NO. 5									
STREET IMPROVEMENT PLAN									
SHEET 7 OF 13									
JOB NO. 25188.16									

ABBY HOUSE - SCHOOL HOUSE W FL DESIGN PROFILE
STA 0+00.00 TO 0+63.02



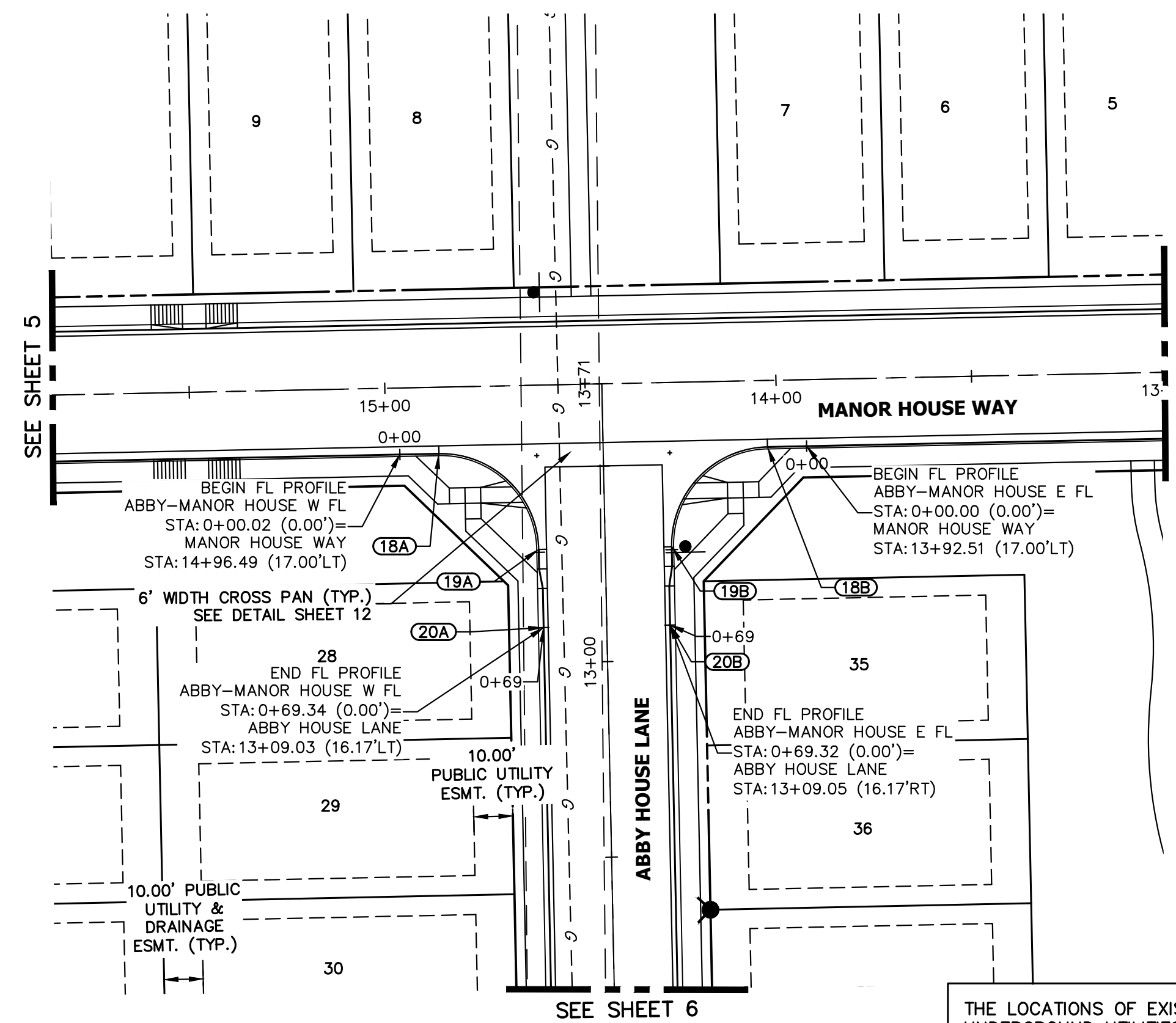
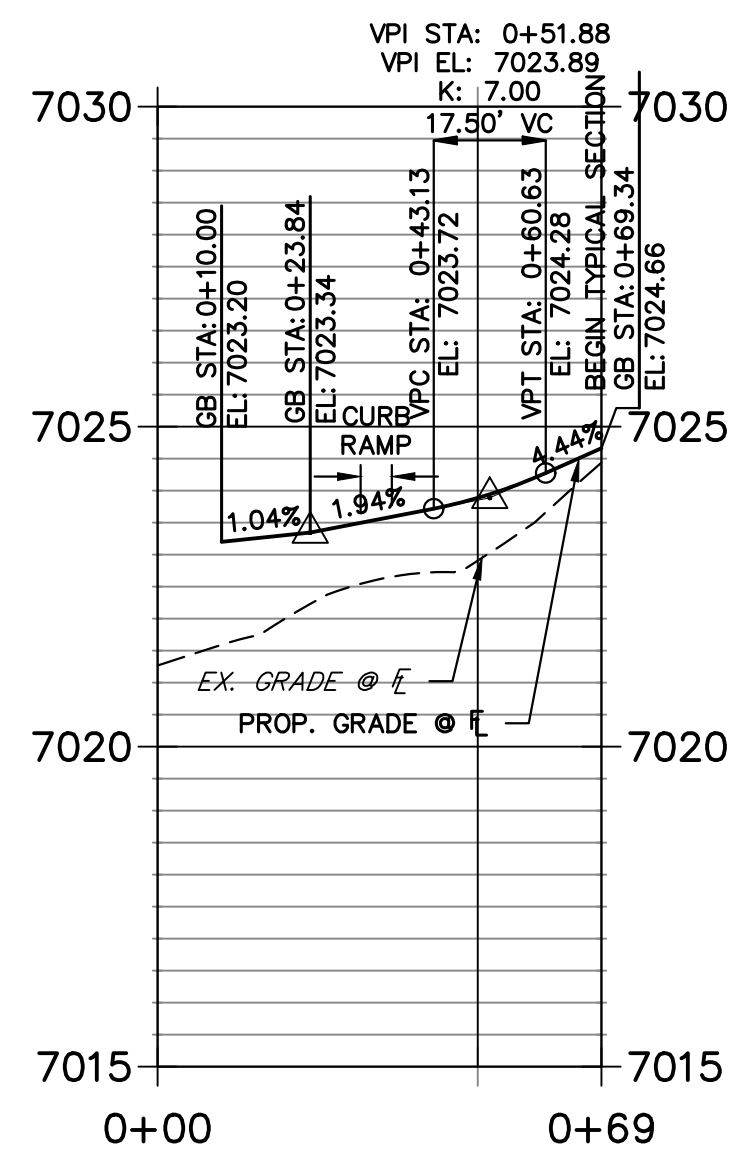
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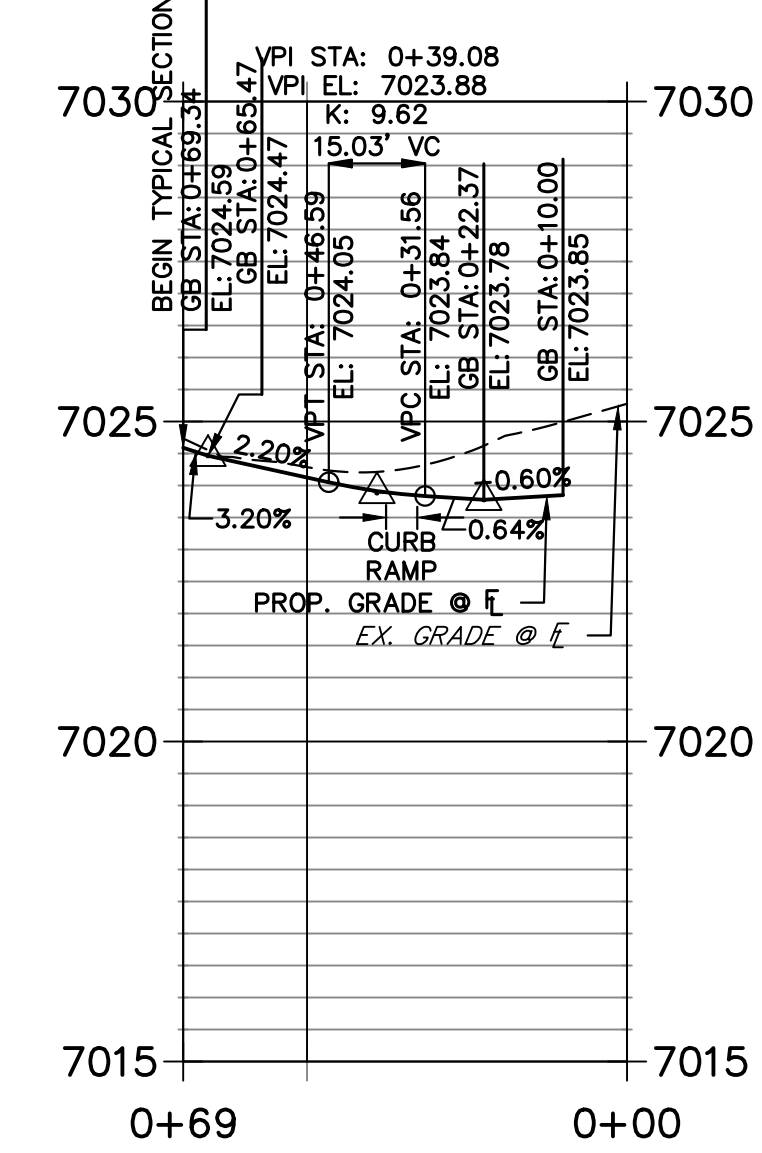
KEY MAP
 SCALE: NTS

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

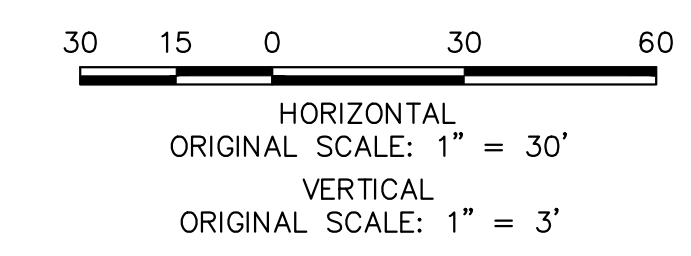
ABBY HOUSE - MANOR HOUSE W FL DESIGN PROFILE
STA 0+00.00 TO 0+69.34



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
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE: 07/25/24

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

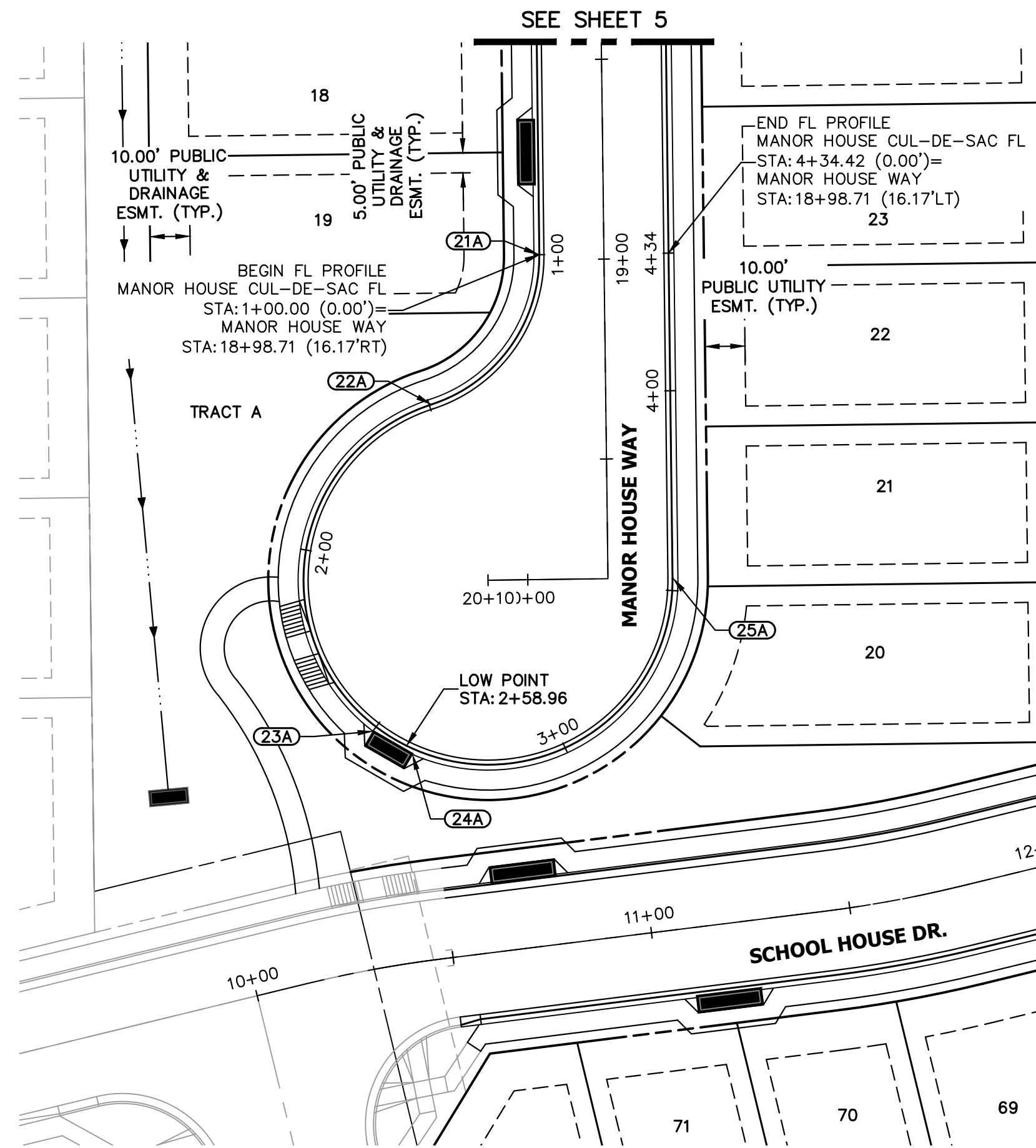
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CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

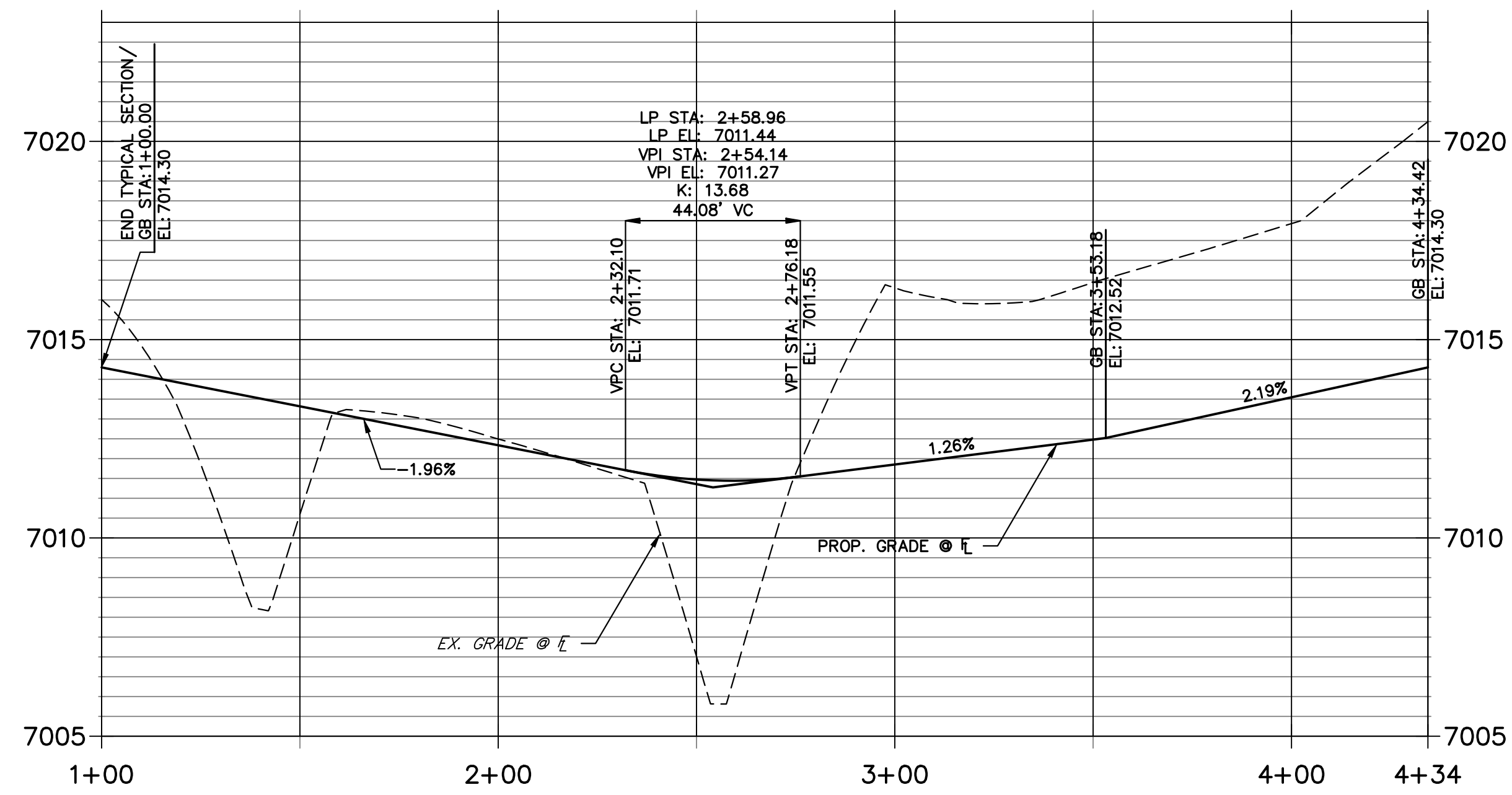
BY	DATE	No.	REVISION

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

STERLING RANCH FILING NO. 5
 STREET IMPROVEMENT PLAN
 SHEET 9 OF 13
 JOB NO. 25188.16

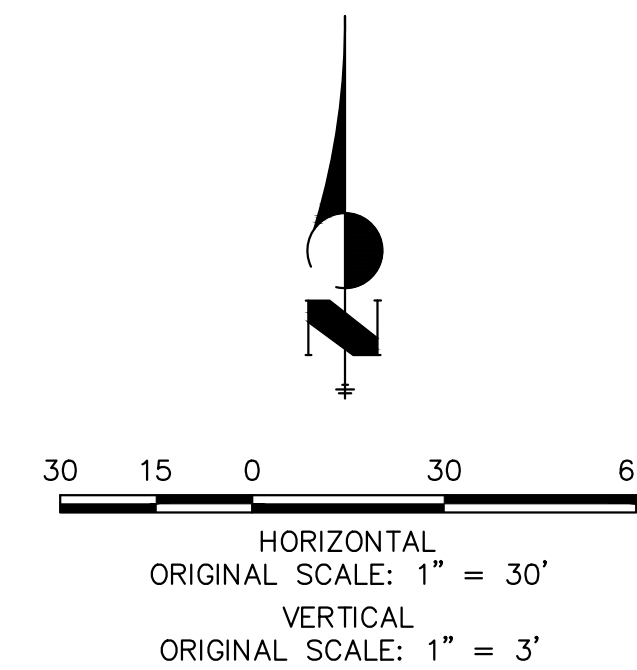


MANOR HOUSE CUL-DE-SAC FL PROFILE STA 1+00.00 TO 4+34.42



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

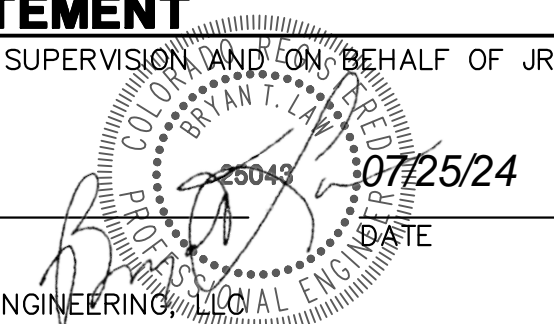
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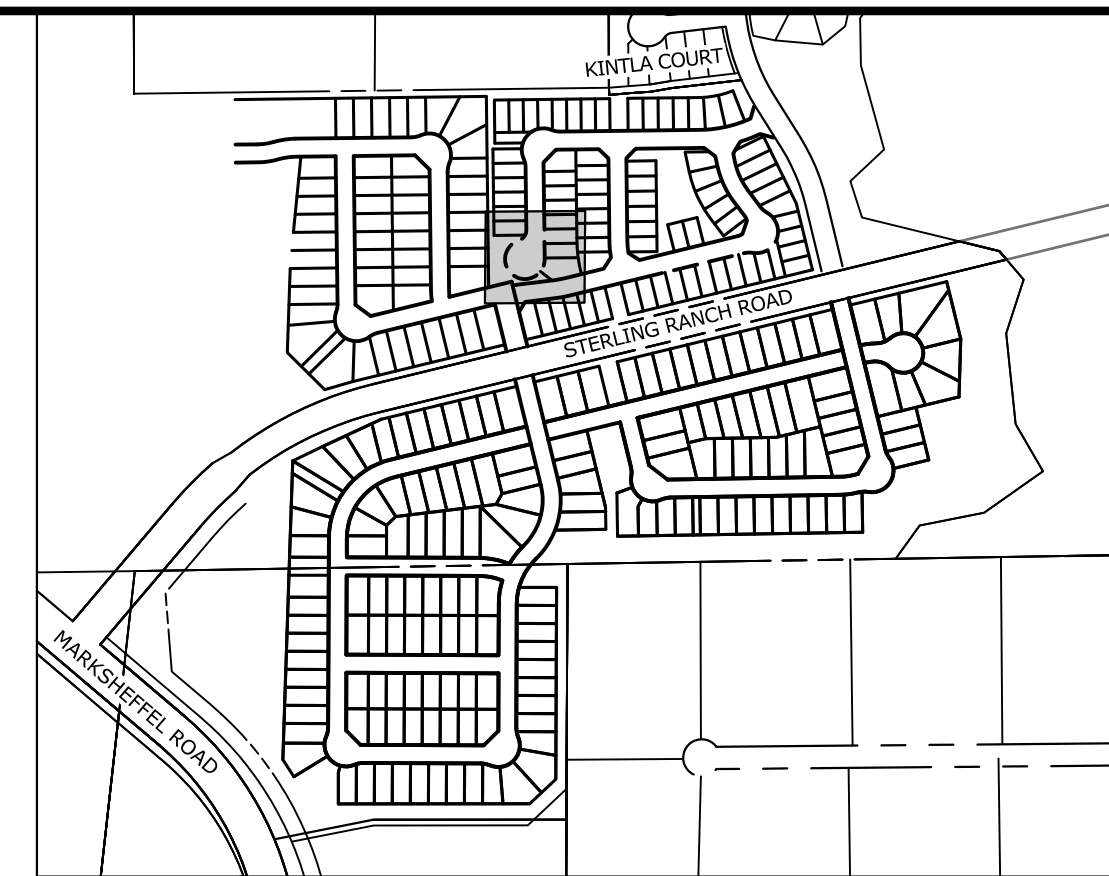
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE



KEY MAP
SCALE: NTS

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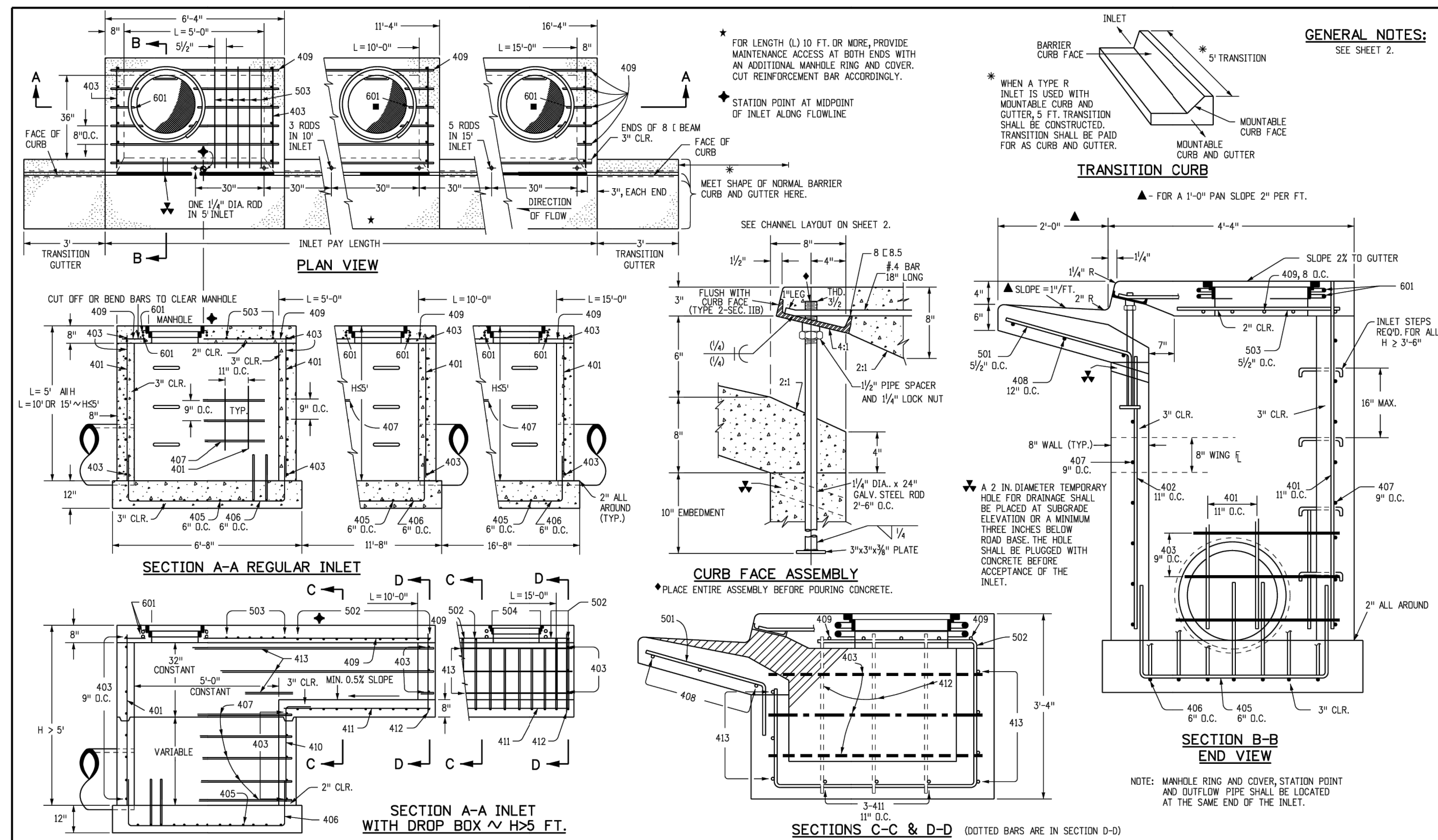
PREPARED FOR
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COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
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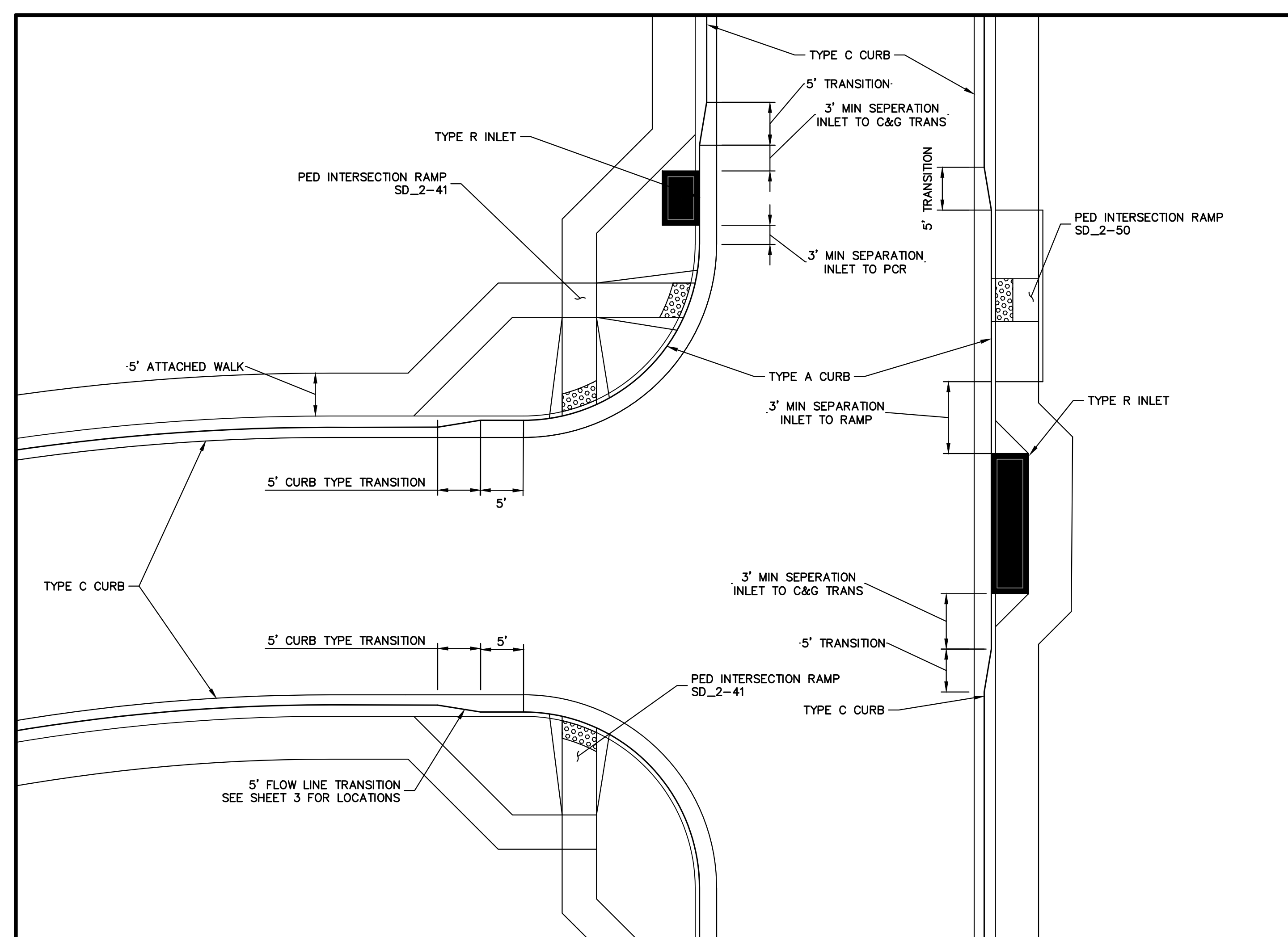
BY	DATE	No.	REVISION

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

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

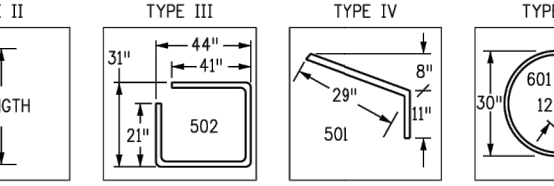
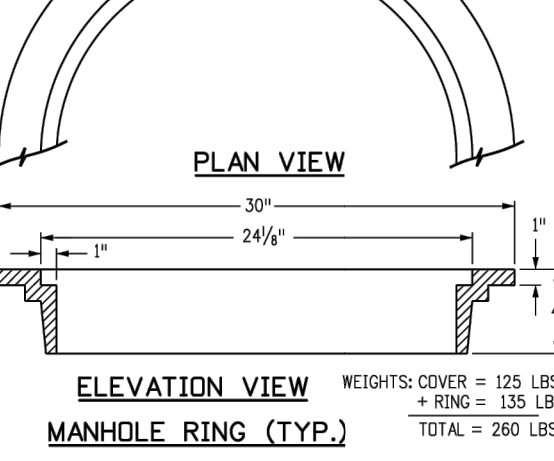
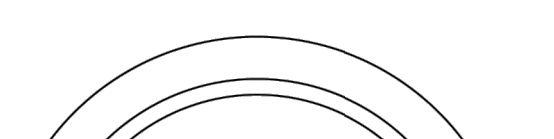
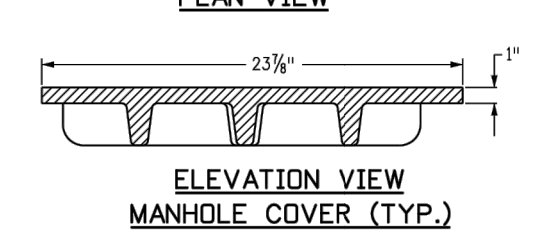
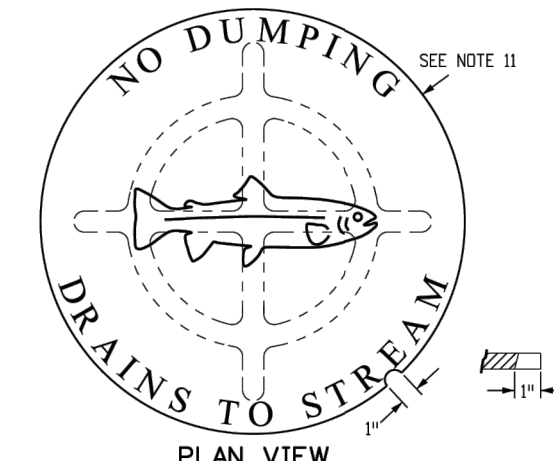


Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO. M-604-12	
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:	2829 West Howard Place	COOT, HD, 3rd Floor	Issued by the Project Development Branch: July 31, 2019	Project Sheet No. 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			Project Development Branch					



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
401	4	11"	II	15	21	26	26	11	11
402	4	11"	II	7	13	18	18	7	7
403	4	9"	II	4	4	4	4	4	4
405	4	8"	VI	11	8	31	6	11	6
406	4	8"	VIII	3	13	7	18	7	8
407	4	9"	II	5	10	15	15	5	5
408	4	12"	II	3	8	3	18	3	18
409	4	8"	II	6	5	6	15	6	15
410	4	11"	VII	6	10	6	15	3	3
411	4	11"	II	3	3	3	5	3	15
412	4	11"	II	3	3	3	5	3	5
413	4	9"	II	7	7	7	15	7	15
501	5	2 1/2"	IV	11	3	33	3	33	3
502	5	2 1/2"	III	5	3	16	3	17	17
503	5	2 1/2"	IX	5	3	27	3	6	6
504	5	2 1/2"	IX	5	3	27	3	6	6
601	6	2 1/2"	V	2	2	2	8	4	8
BAR S	1	5	1	1	1	1	1	1	1



- 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 A191.199.
 - 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 ON THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

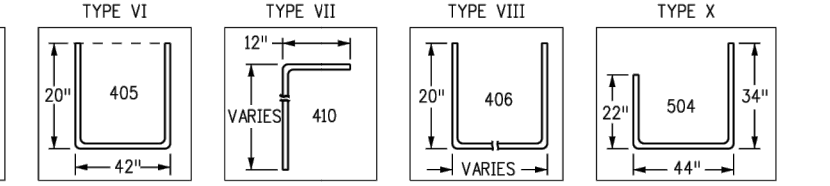
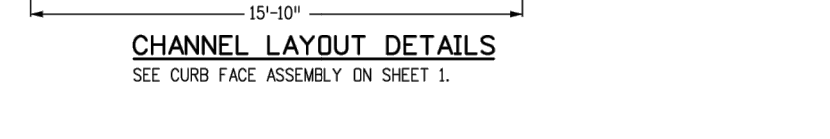
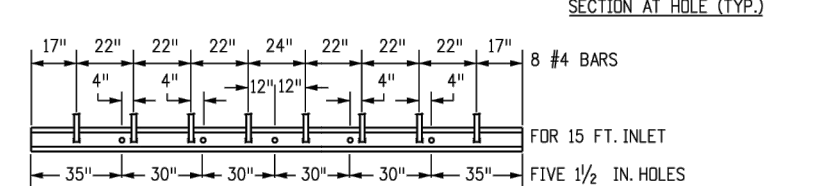
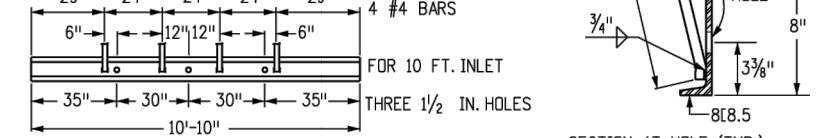
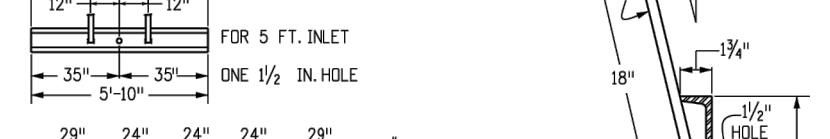
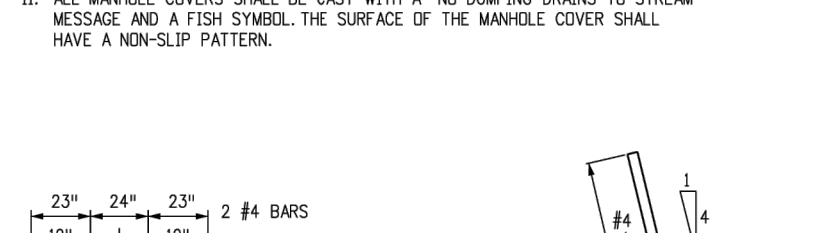
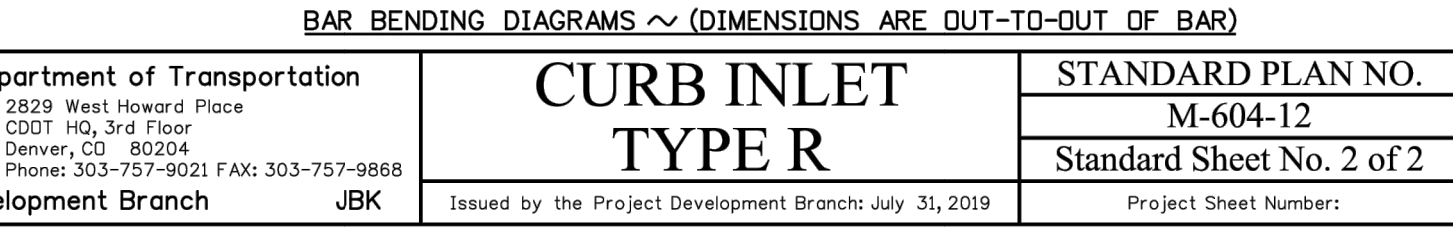


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

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'-0"	3'-0"	2'-0"	10	7	3.4	300	5.7	520	7.9	747
4'-0"	3'-0"	2'-0"	12	9	3.7	326	6.0	559	8.4	786
4'-0"	4'-0"	3'-0"	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-0"	3'-0"	14	11	4.1	354	6.7	602	9.3	844
5'-0"	5'-0"	4'-0"	16	13	4.4	375	6.0	607	7.4	850
6'-0"	5'-0"	4'-0"	16	13	4.6	382	6.2	616	7.6	860
6'-0"	6'-0"	5'-0"	18	15	4.8	402	6.4	637	7.8	880
7'-0"	6'-0"	5'-0"	20	17	5.0	423	6.6	654	8.0	897
7'-0"	7'-0"	6'-0"	20	17	5.3	430	6.9	664	8.3	907
8'-0"	7'-0"	6'-0"	22	19	5.5	451	7.1	684	8.5	927
8'-0"	8'-0"	7'-0"	24	21	5.7	471	7.3	702	8.7	944
9'-0"	8'-0"	7'-0"	24	21	6.0	479	7.6	711	9.0	954
9'-0"	9'-0"	8'-0"	26	23	6.2	498	7.8	732	9.2	974
10'-0"	9'-0"	8'-0"	28	25	6.4	520	8.0	749	9.4	992
10'-0"	10'-0"	9'-0"	28	25	6.7	527	8.3	759	9.7	1001
11'-0"	10'-0"	9'-0"	30	27	6.9	547	8.5	779	9.9	1022

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

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'-0"	3'-0"	2'-0"	10	7	3.4	300	5.7	520	7.9	747
4'-0"	3'-0"	2'-0"	12	9	3.7	326	6.0	559	8.4	786
4'-0"	4'-0"	3'-0"	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-0"	3'-0"	14	11	4.1	354	6.7	602	9.3	844
5'-0"	5'-0"	4'-0"	16	13	4.4	375	6.0	607	7.4	850
6'-0"	5'-0"	4'-0"	16	13	4.6	382	6.2	616	7.6	860
6'-0"	6'-0"	5'-0"	18	15	4.8	402	6.4	637	7.8	880
7'-0"	6'-0"	5'-0"	20	17	5.0	423	6.6	654	8.0	897
7'-0"	7'-0"	6'-0"	20	17	5.3	430	6.9	664	8.3	907
8'-0"	7'-0"	6'-0"	22	19	5.5	451	7.1	684	8.5	927
8'-0"	8'-0"	7'-0"	24	21	5.7	471	7.3	702	8.7	944
9'-0"	8'-0"	7'-0"	24	21	6.0	479	7.6	711	9.0	954
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10'-0"	9'-0"	8'-0"	28	25	6.4	520	8.0	749	9.4	992
10'-0"	10'-0"	9'-0"	28	25	6.7	527	8.3	759	9.7	1001
11'-0"	10'-0"	9'-0"	30	27	6.9	547	8.5	779	9.9	1022



Computer File Information

Creation Date: 07/31/19
 Designer: JBK
 Last Modification Date: 07/31/19
 Detailer: LTA
 CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date: _____ Comments: _____

Colorado Department of Transportation
 2829 West Howard Place
 COOT, HD, 3rd Floor
 Denver, CO 80204
 Phone: 303-757-9021 FAX: 303-757-9888

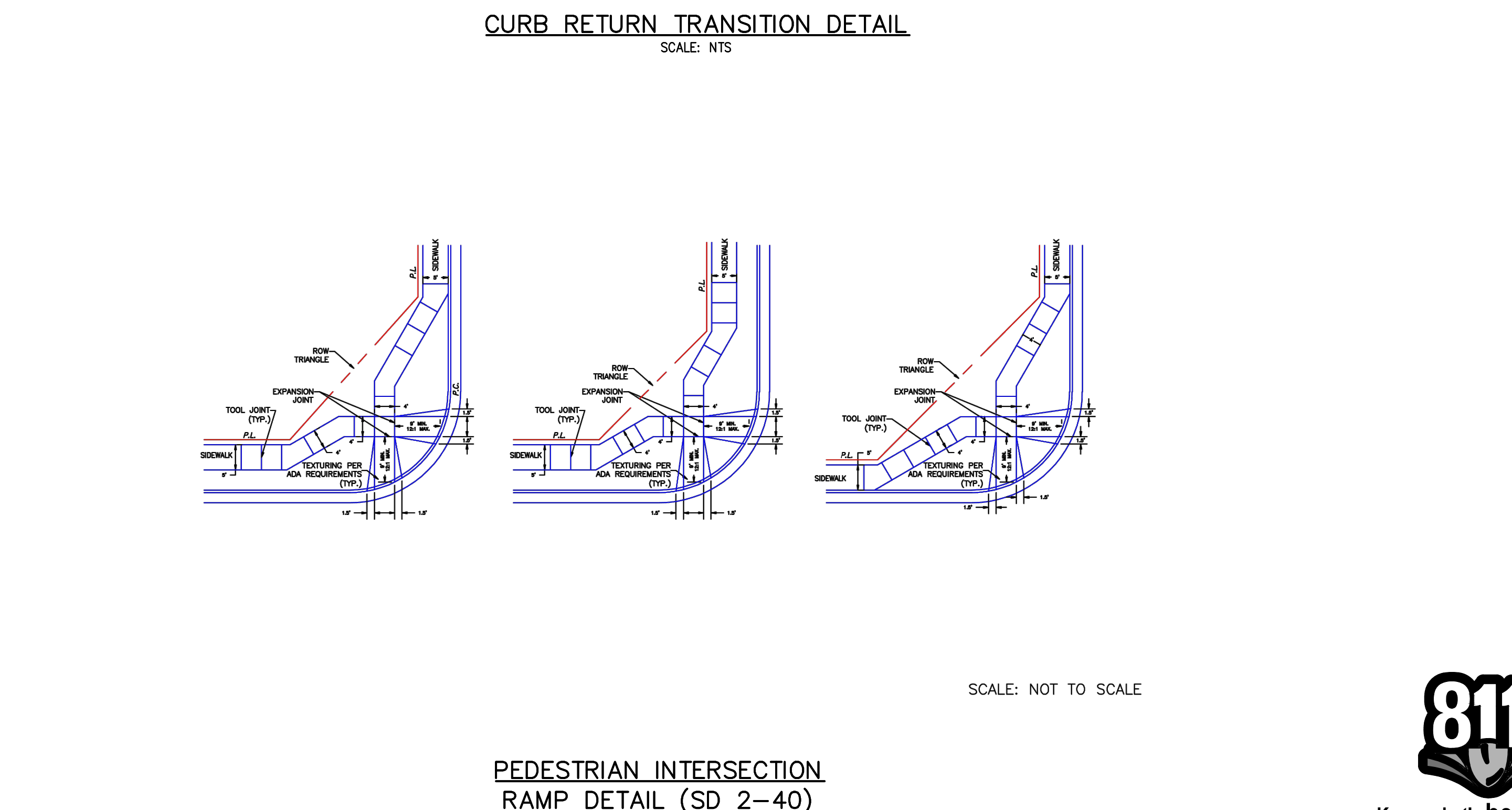
Project Development Branch **JBK**

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
 Standard Sheet No. 2 of 2

Project Sheet Number: _____



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

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. (A PROFESSIONAL ENGINEERING FIRM)

DATE: 07/25/24

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

PREPARED FOR
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: N/A
 V-SCALE: N/A
 DATE: 07/25/24
 DESIGNED BY: N/A
 DRAWN BY: N/A
 CHECKED BY: N/A

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

JULY 2024



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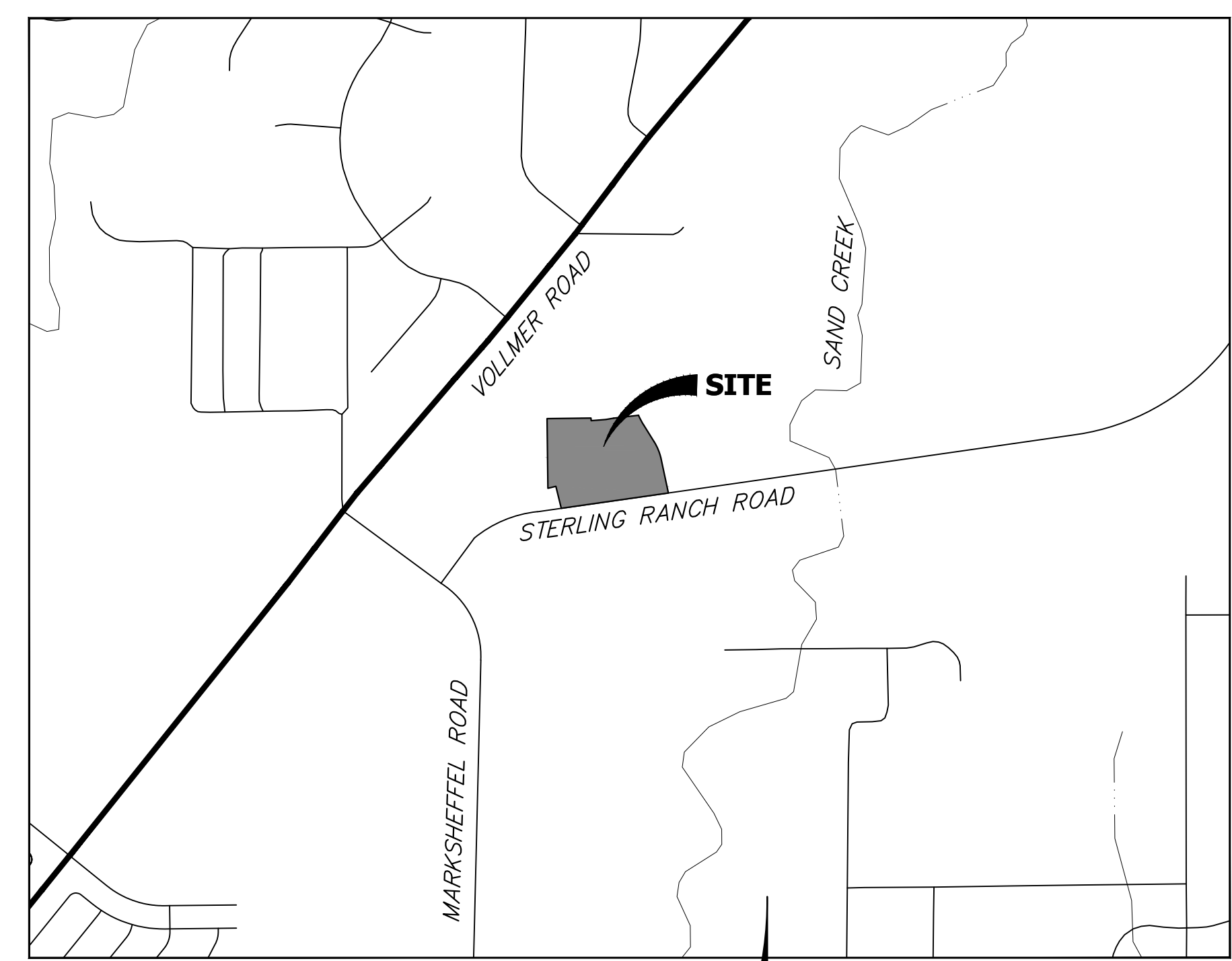
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AGENCIES

<p>OWNER/DEVELOPER: CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270</p> <p>CIVIL ENGINEER: JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254</p> <p>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</p> <p>TRAFFIC ENGINEERING: EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460</p> <p>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</p>	<p>FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300</p> <p>GAS DEPARTMENT: COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556</p> <p>ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283</p> <p>COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674</p>
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VICINITY MAP
SCALE: 1"=1000'

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 SOUTHWEST 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.

SHEET INDEX:

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

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.

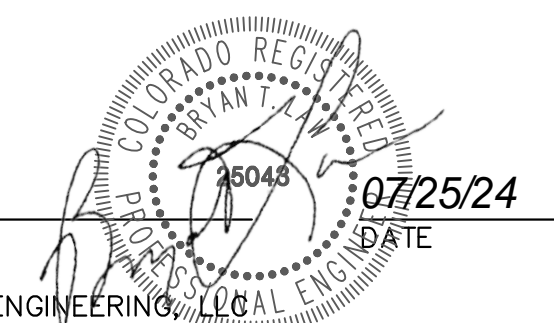
IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF 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.

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
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	07/25/24	N/A	N/A	N/A

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

PCD FILE NO. SF-24-001

GENERAL NOTES:
 1. FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
 2. STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.
 3. 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.
 4. MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.
 5. FOR A 1°-00' PAN SLOPE 2" PER FT.
 6. PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.
 7. NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDERS 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.
 9. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 10. 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.

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
 Date: _____ Comments: _____

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
 Project Sheet Number: _____

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDERS 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.
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 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions
 Date: _____ Comments: _____

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. 2 of 2
 Issued by the Project Development Branch July 31, 2019
 Project Sheet Number: _____

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	3/2" x 1/2" FLAT	26 1/2"	2.98	13
2	3" x 1/2" FLAT	26 1/2"	2.55	12
				TOTAL LBS. - 131

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	87	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
 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
 Date: _____ Comments: _____

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
 Project Sheet Number: _____

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
 Date: _____ Comments: _____

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 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
 Project Sheet Number: _____

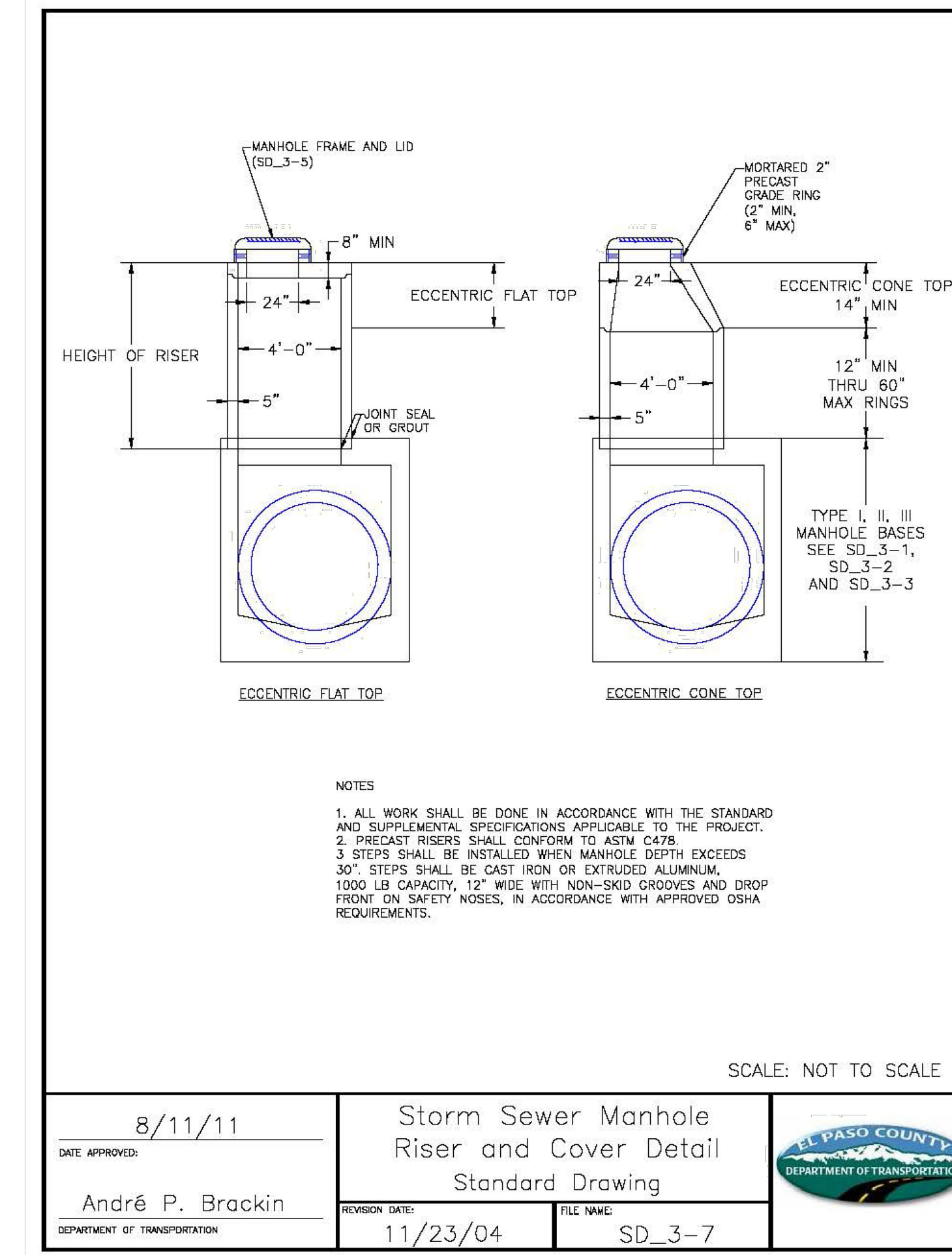
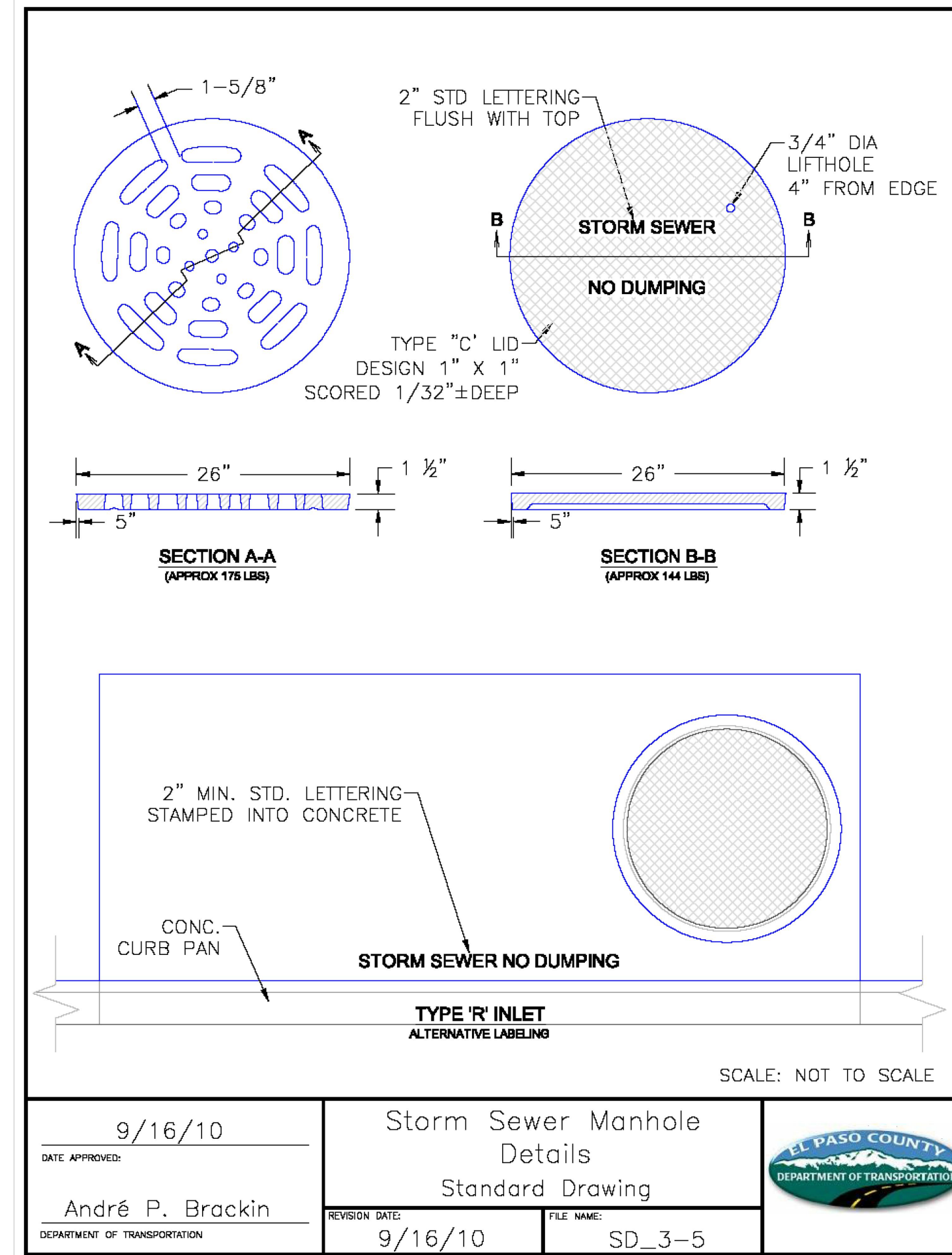
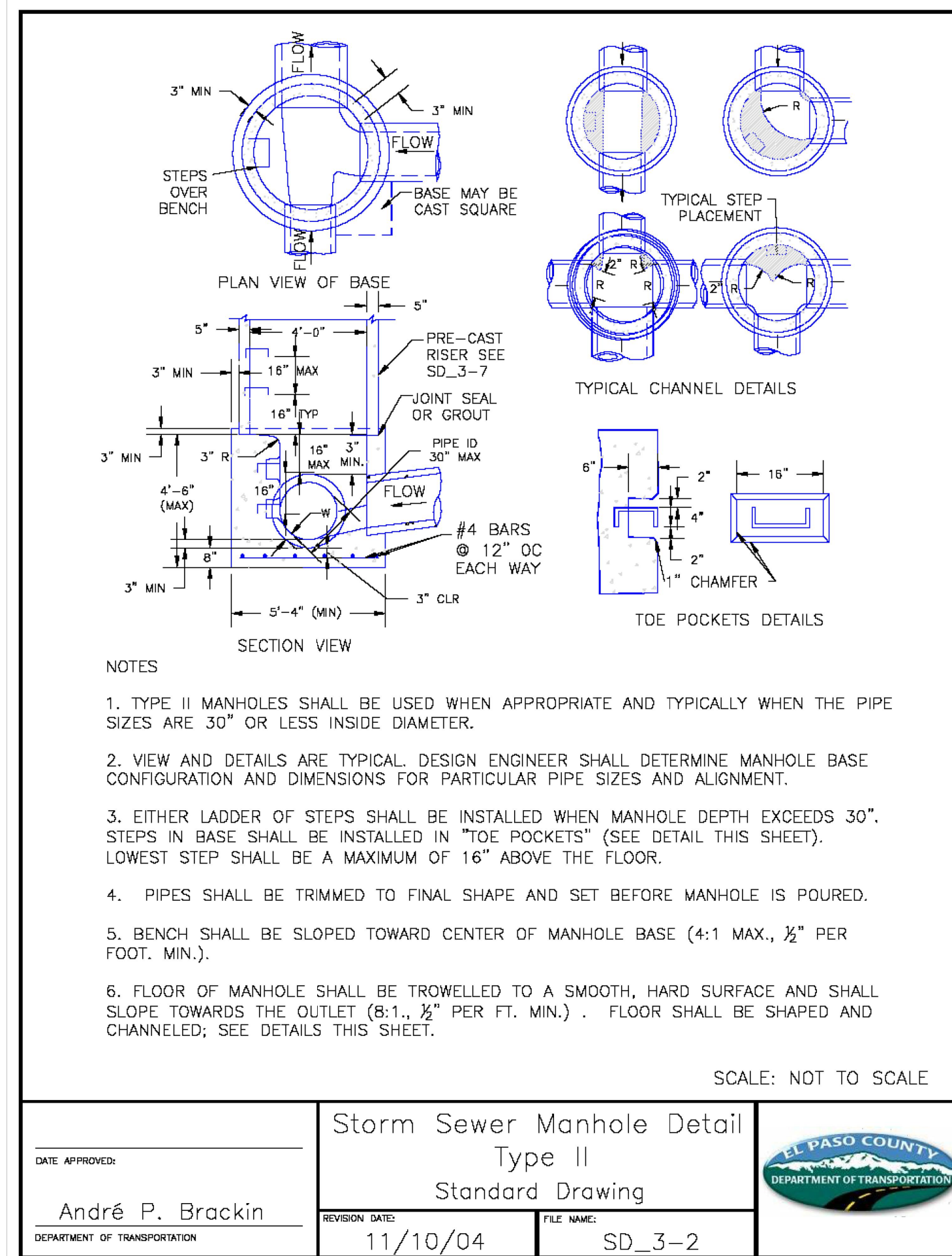
PREPARED FOR
CLASSIC SRU LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-0888 • Colorado Springs 719-583-2893
 Fort Collins 970-491-9888 • www.jrengineering.com

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

STERLING RANCH FILING NO. 5
 DETAILS

SHEET 5 OF 6
 JOB NO. 25188.16



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.

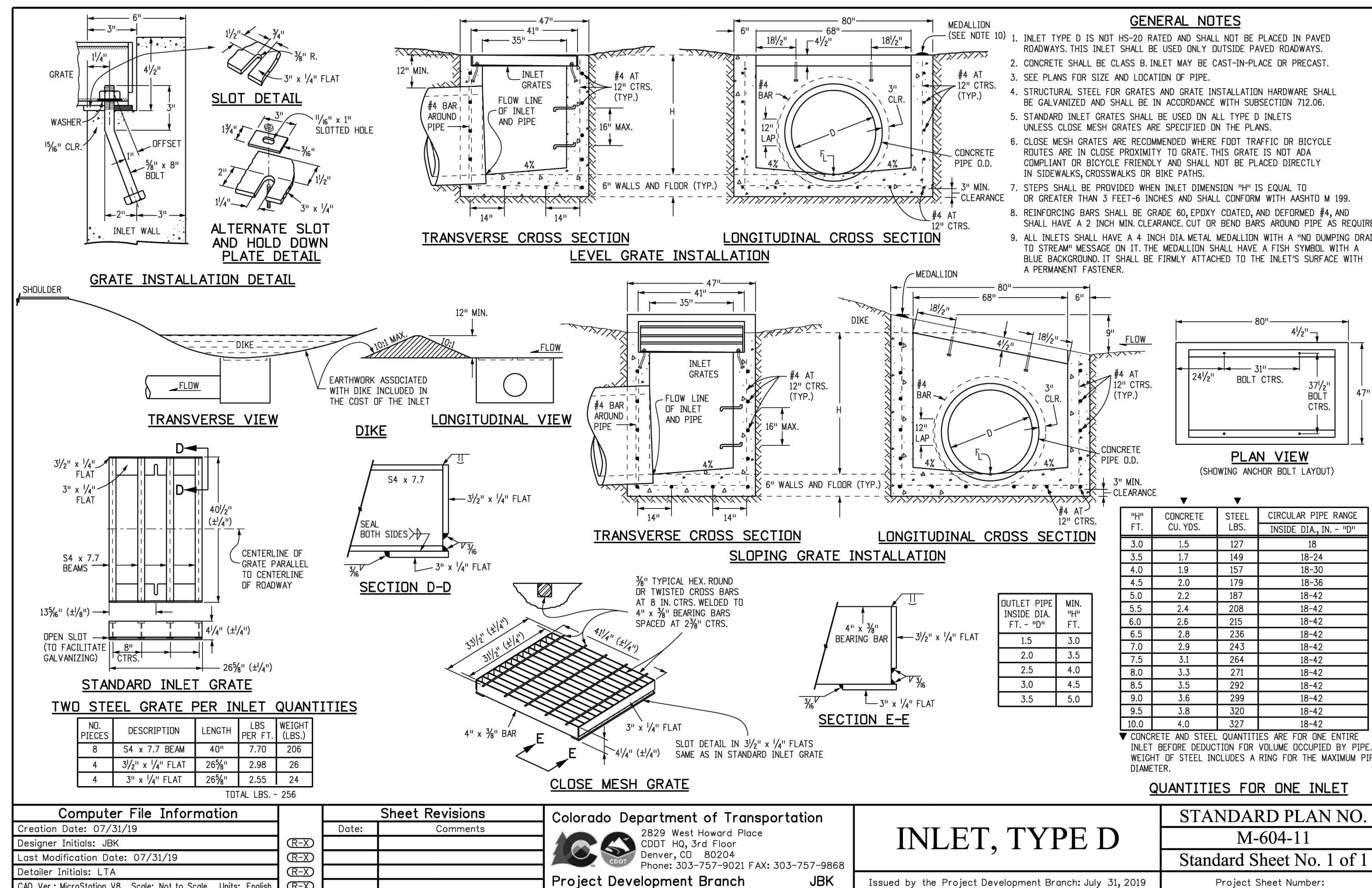
PREPARED FOR
CLASSIC SRU LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

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

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

STERLING RANCH FILING NO. 5
 DETAILS

SHEET 6 OF 6
 JOB NO. 25188.16



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

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. (LOCAL ENGINEER)

DATE: 07/25/24

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER & WASTEWATER AUTHORITY 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

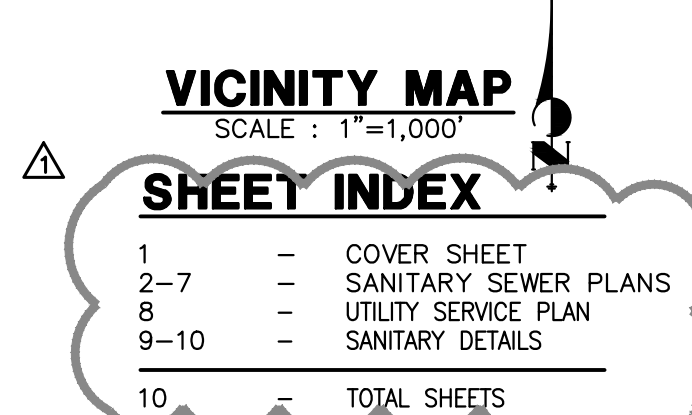
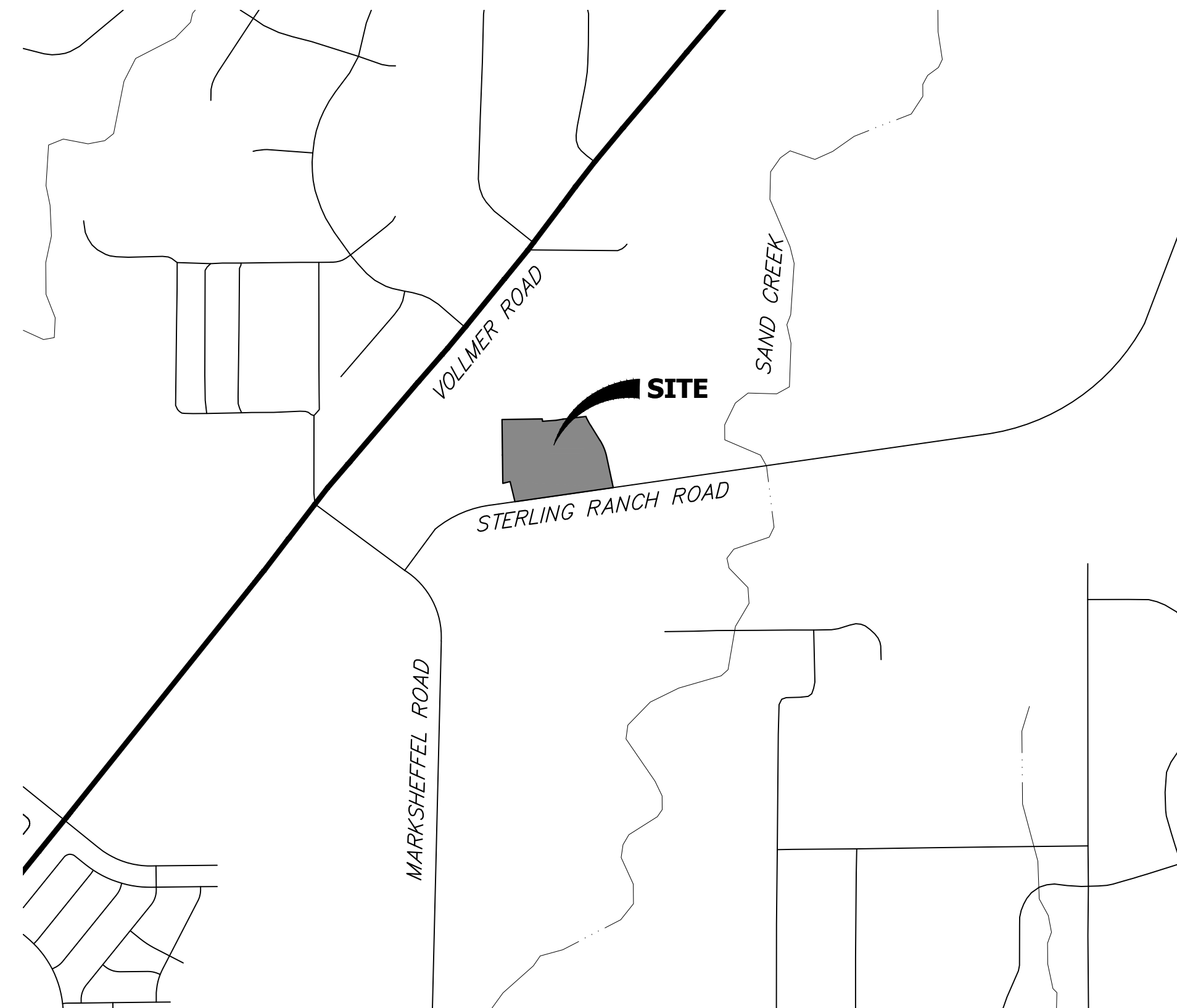
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED 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

JULY 2024



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 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY 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
 LOREN MORELAND, MANAGER

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: *Bryan T. Law* DATE: 5/30/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043

ENGINEER'S STATEMENT

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

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

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.

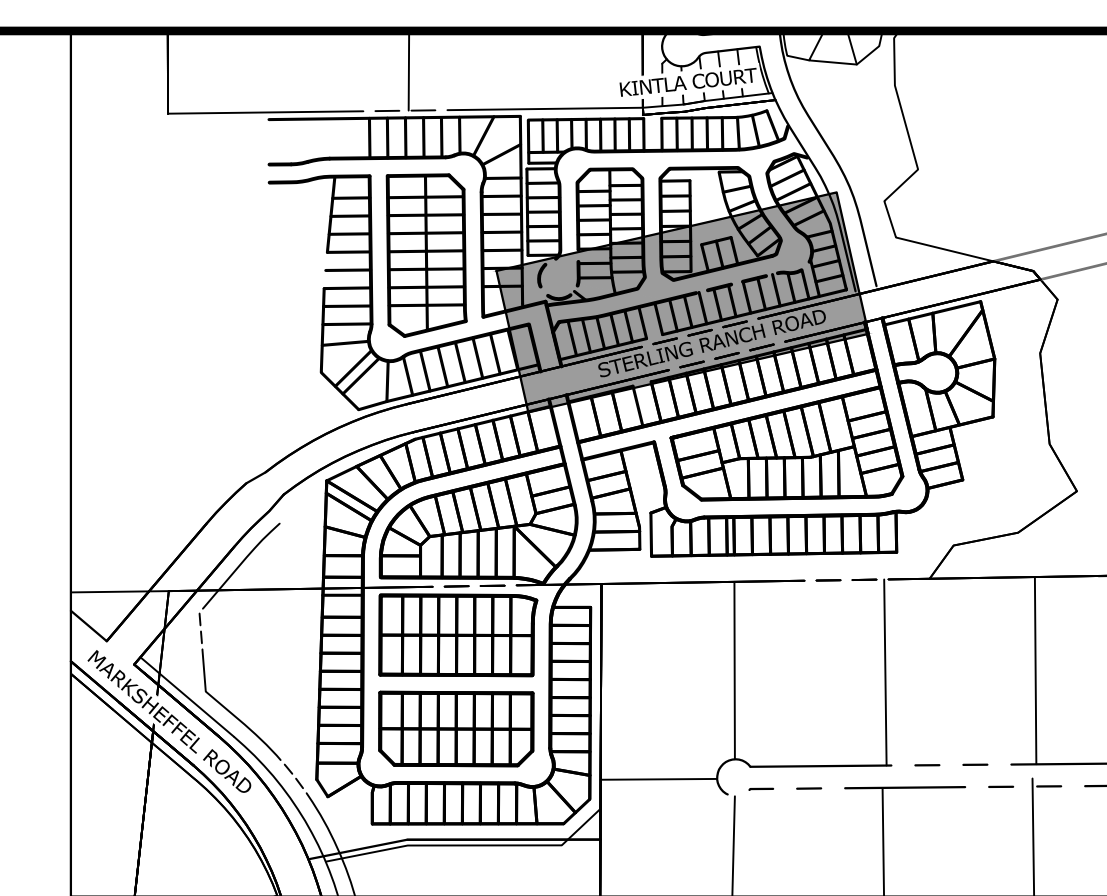
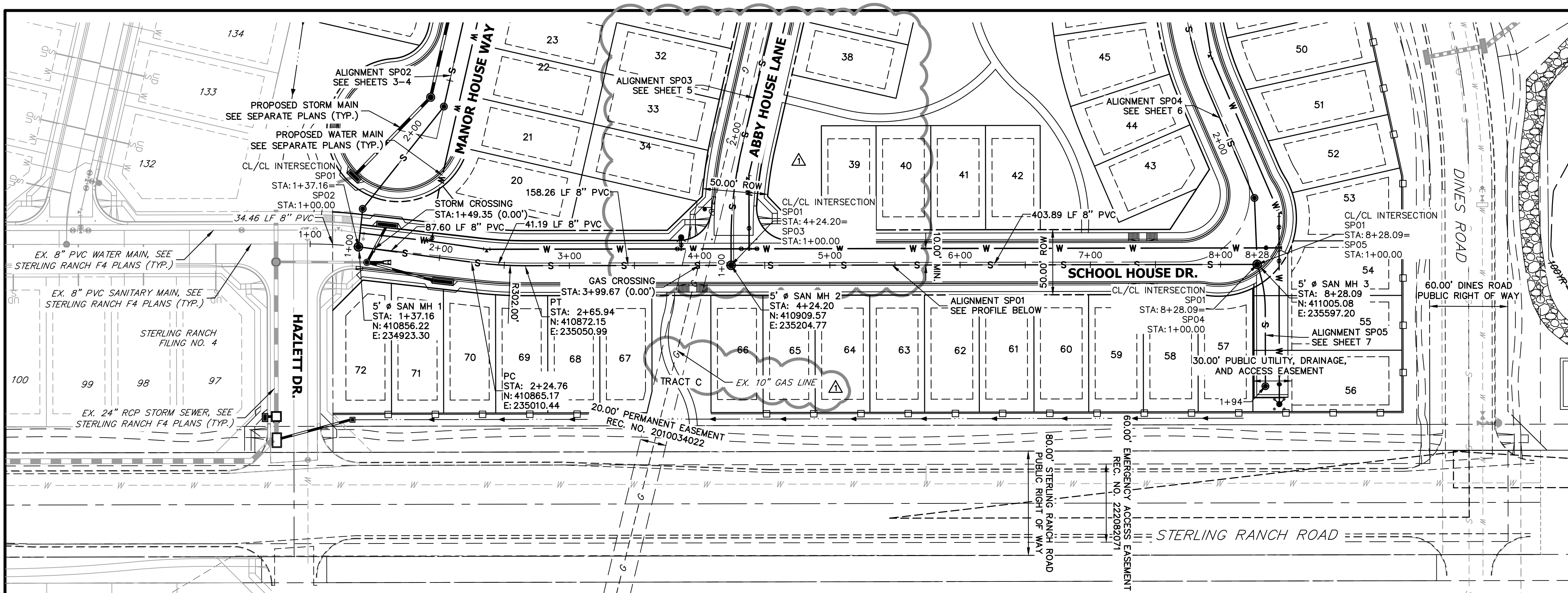
PREPARED FOR
 CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	NO.	1"=1000'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
SAC	06/21/24	1	1					07/25/24	PAL	PAL	

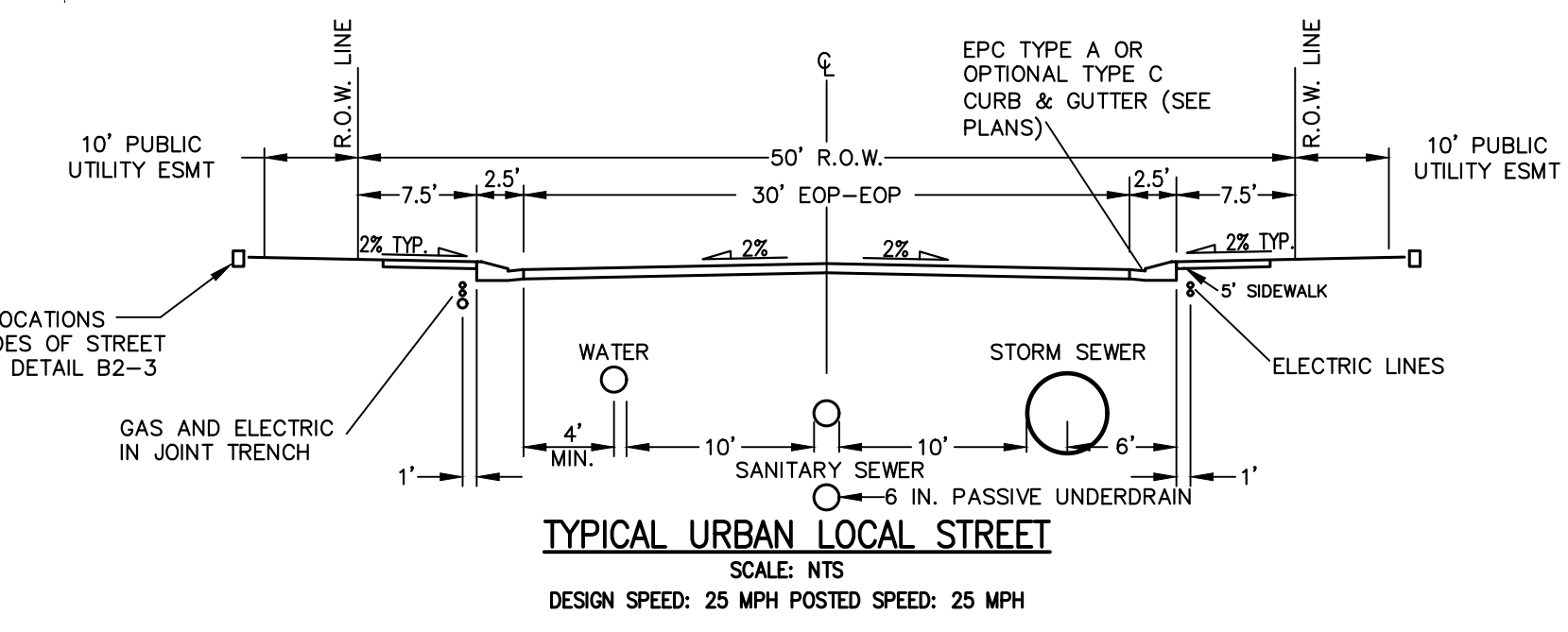
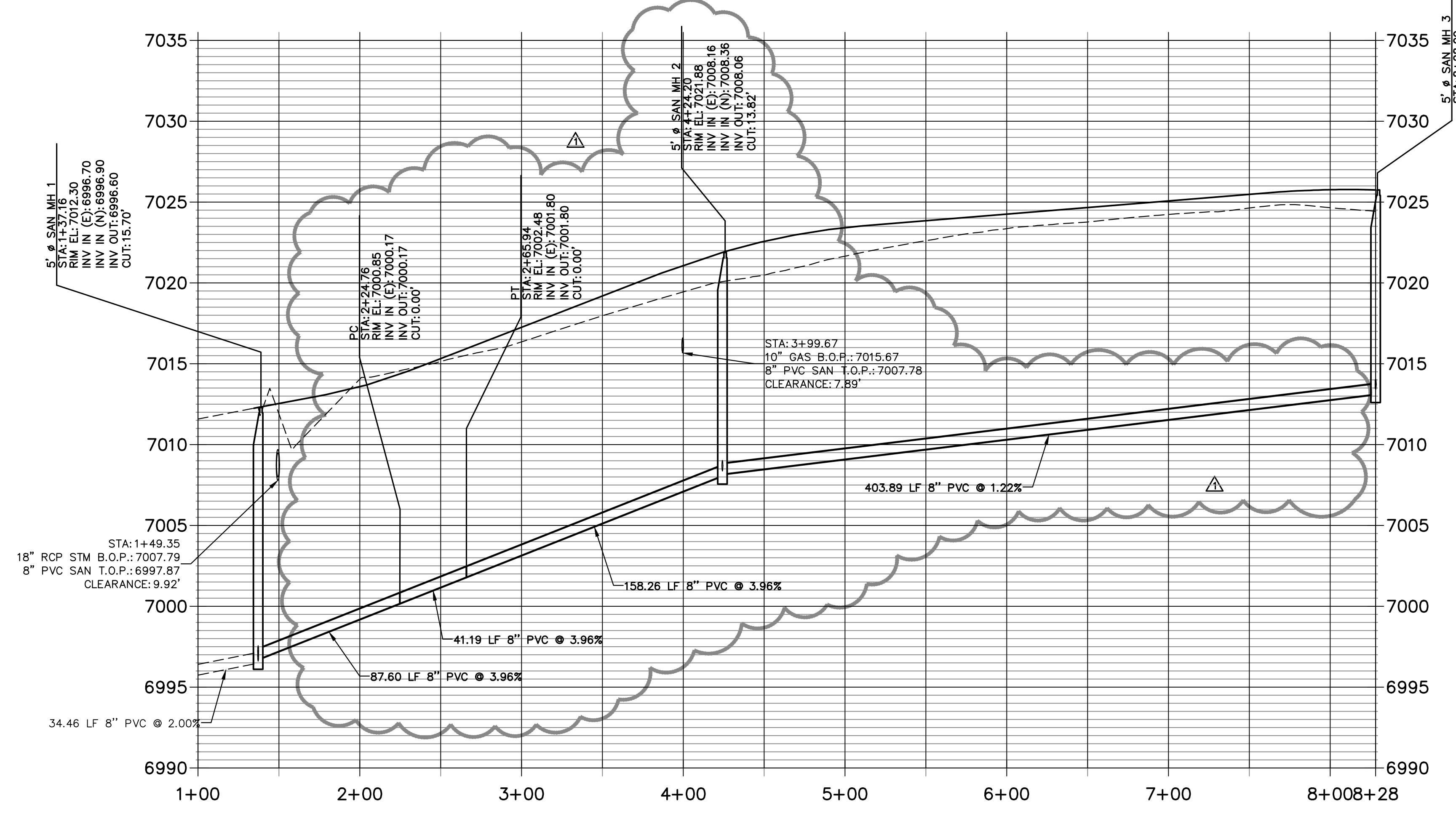
STERLING RANCH FILING NO. 5
 COVER SHEET
 SHEET 1 OF 10
 JOB NO. 25188.16





KEY MAP
SCALE: NTS

SP01 PROFILE
STA 1+00.00 TO 8+28.09



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 07/25/24

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

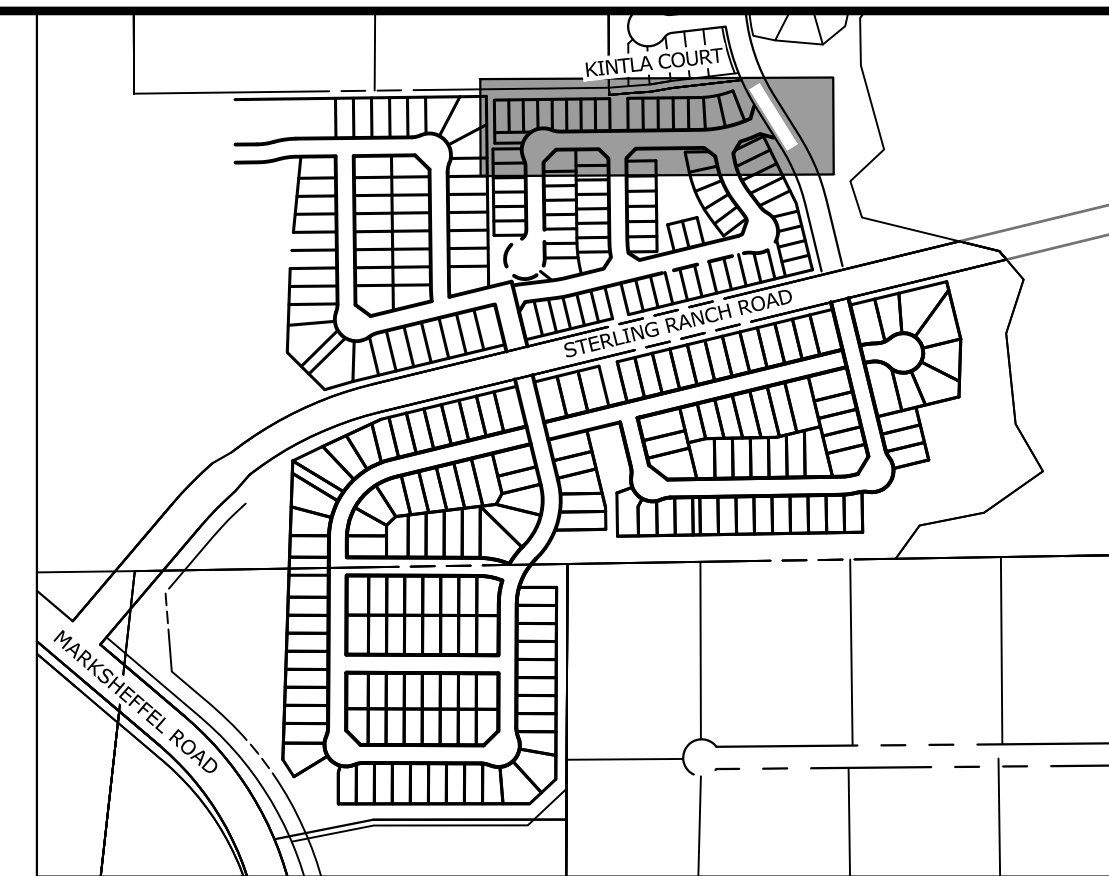
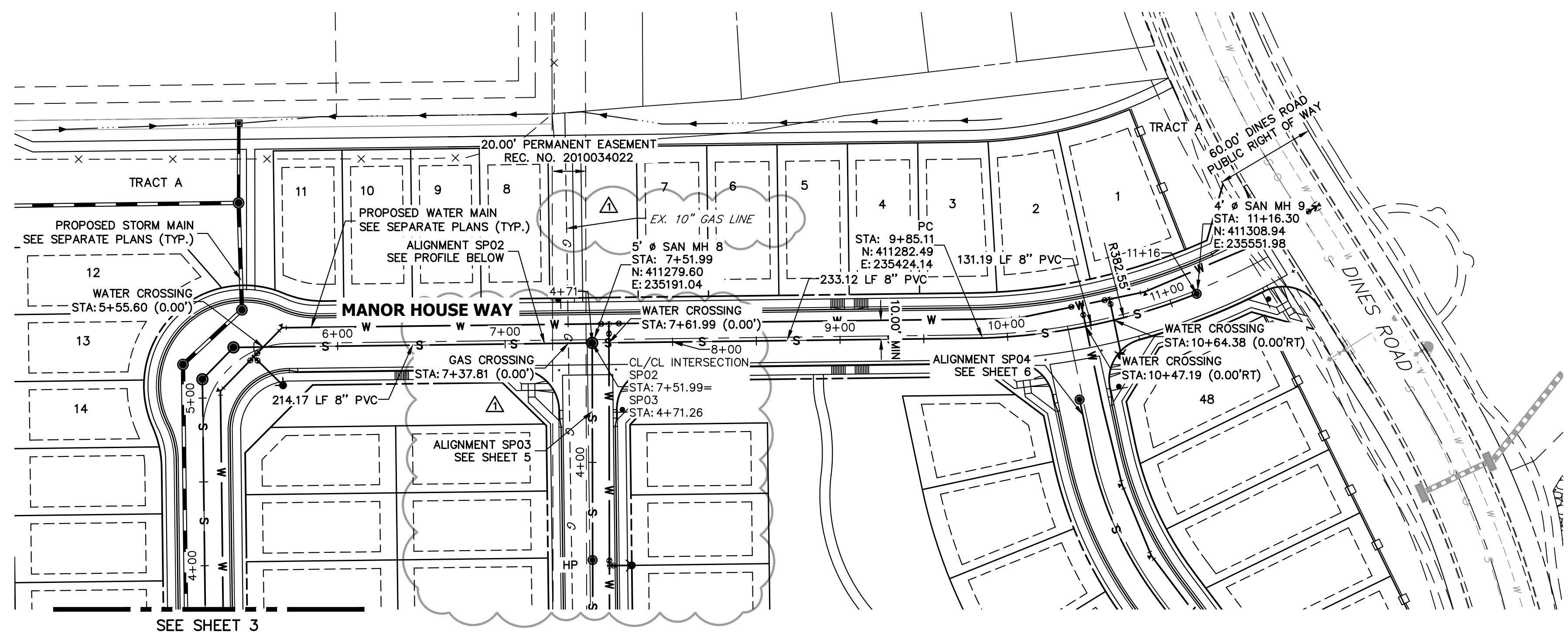
PREPARED FOR
CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
PAL	06/21/24	1

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

STERLING RANCH FILING NO. 5
 SANITARY SEWER PLANS
 SHEET 2 OF 10
 JOB NO. 25188.16

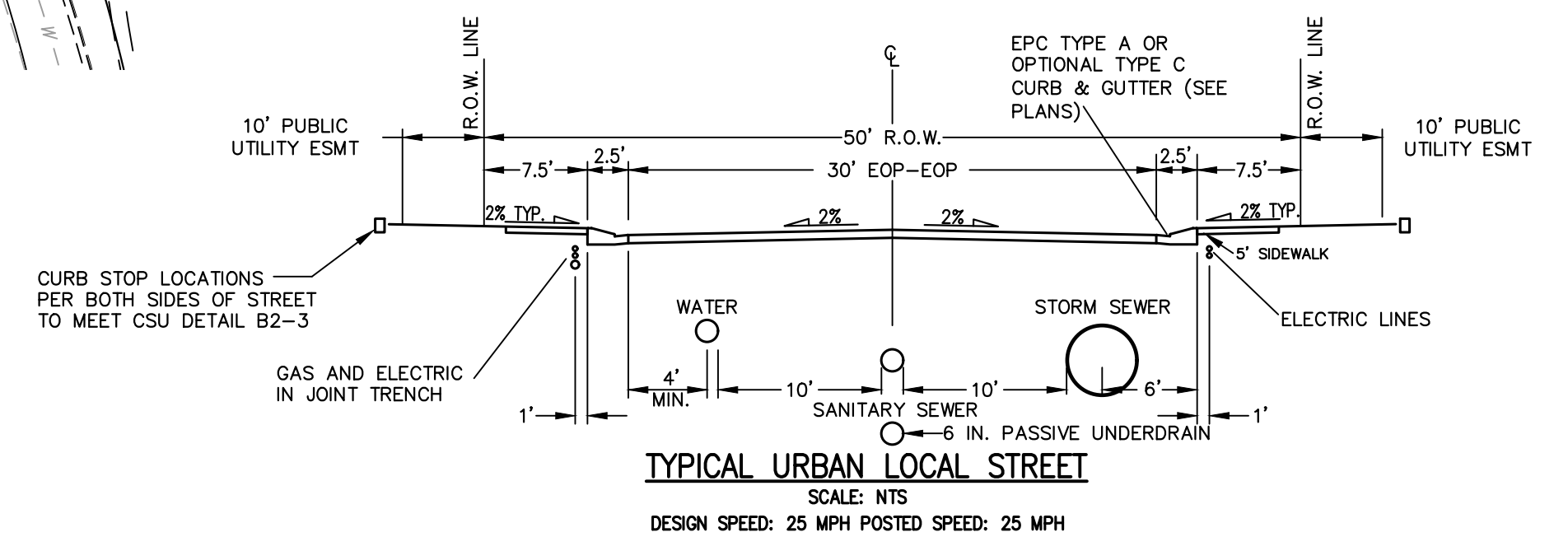
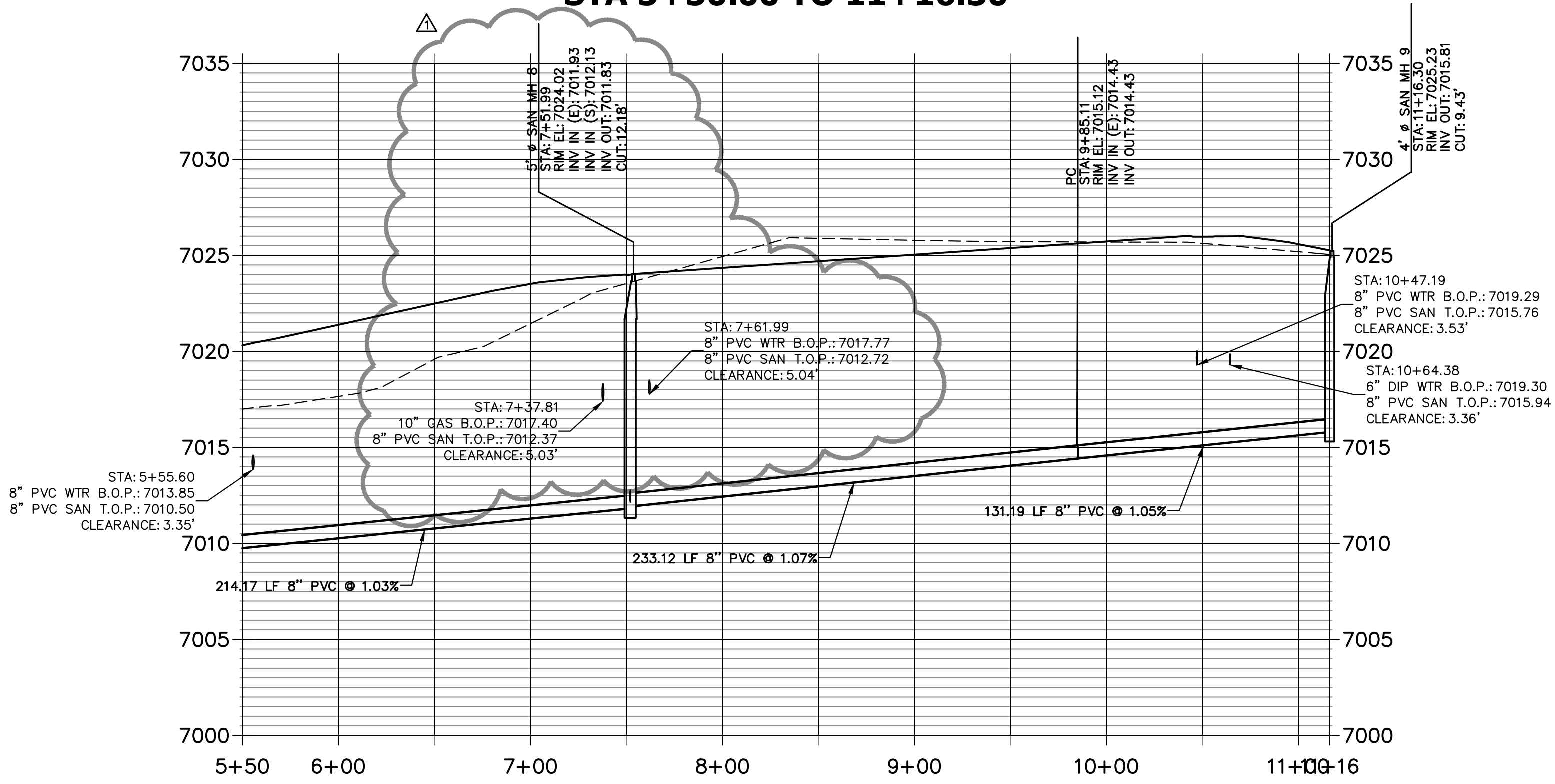


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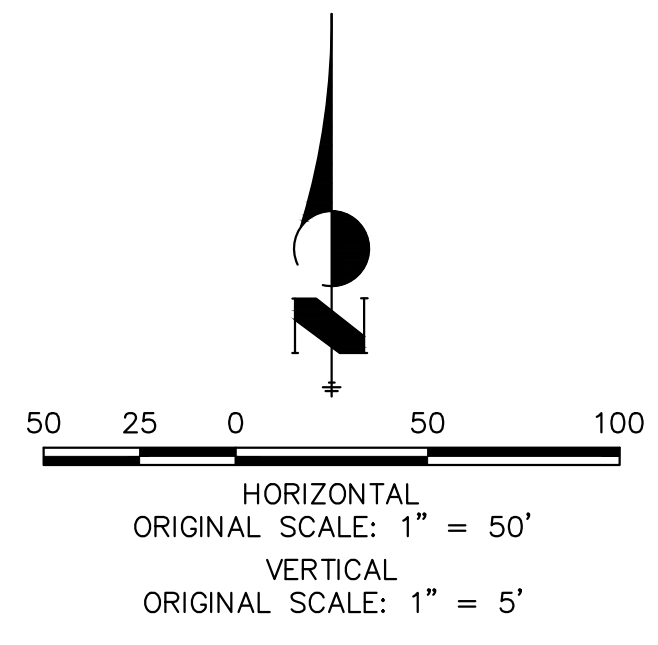
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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

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



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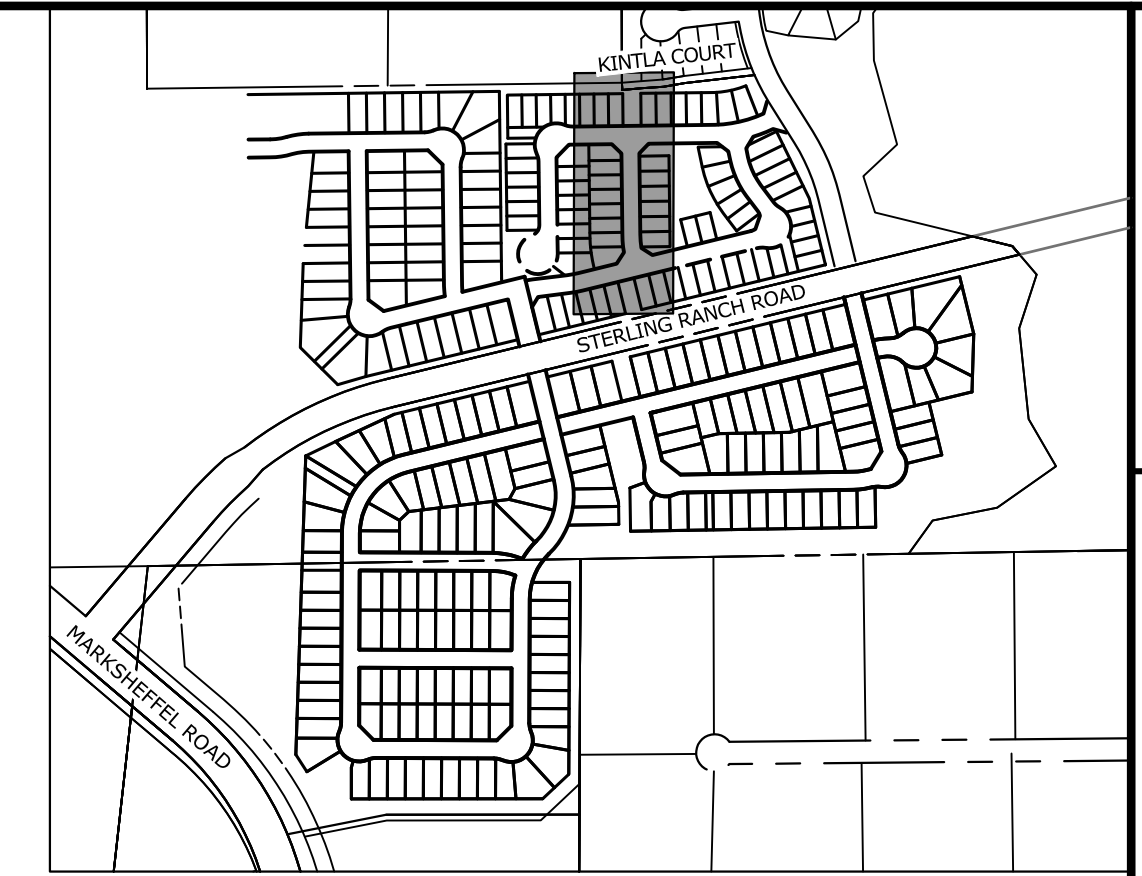
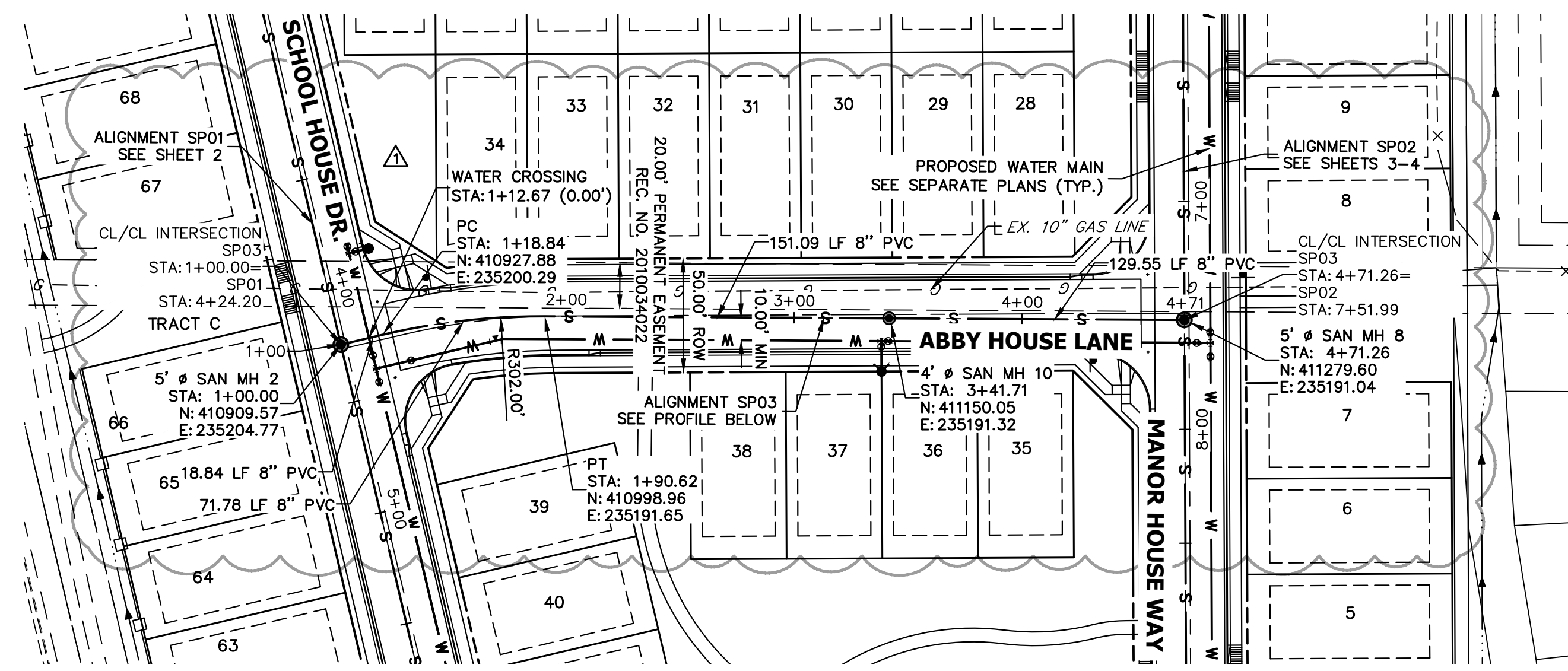
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

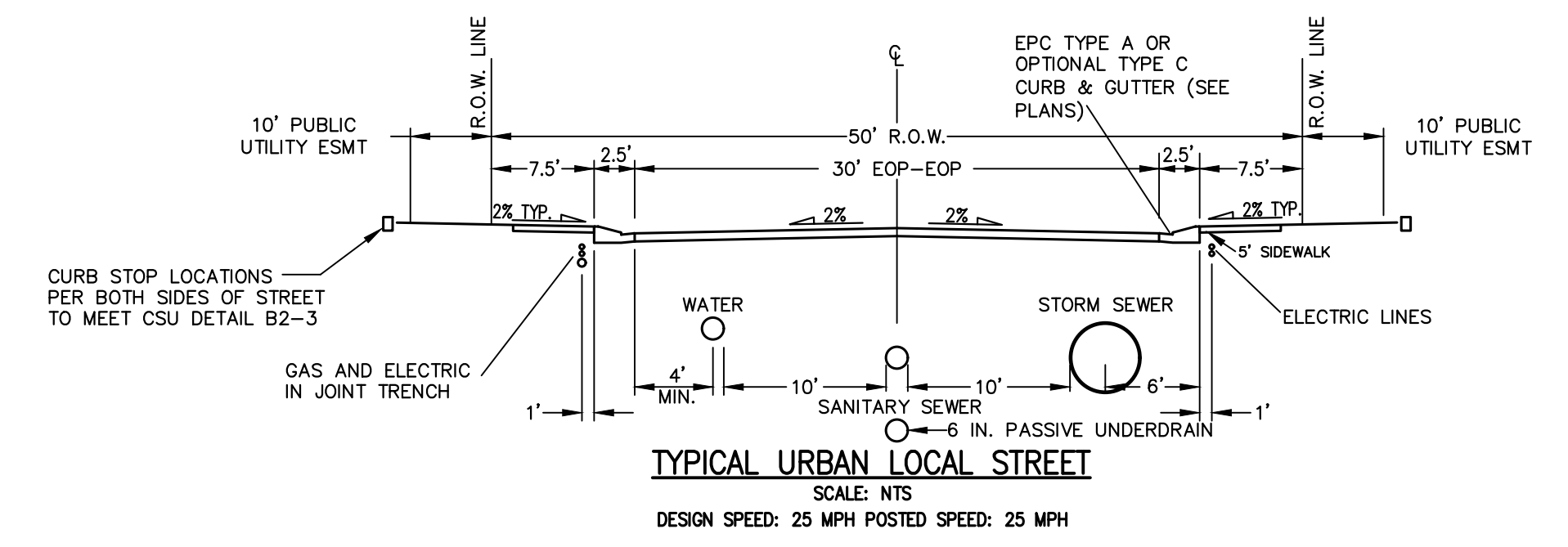
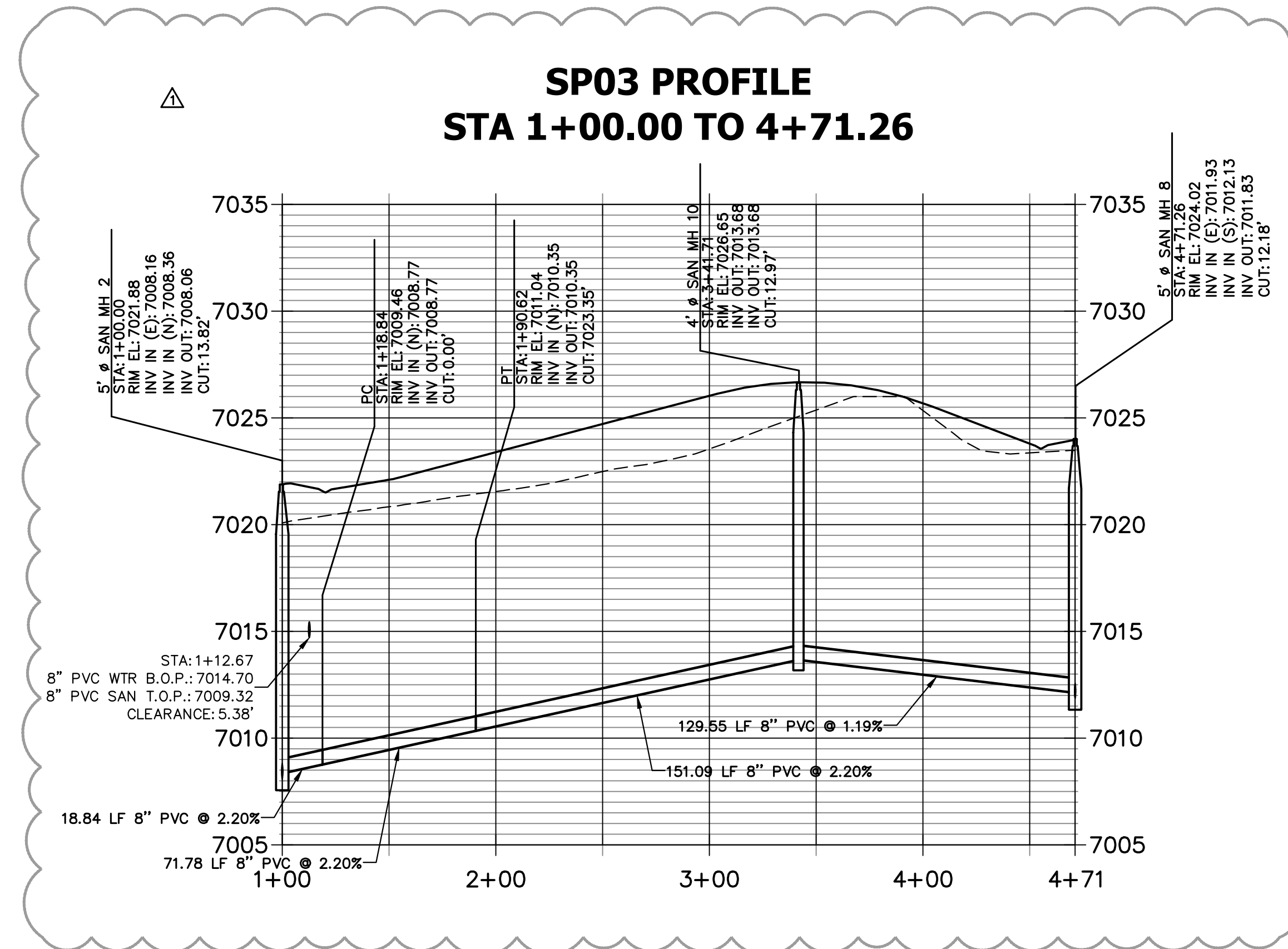
DATE: 07/25/24

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								DATE	DATE	DATE	DATE
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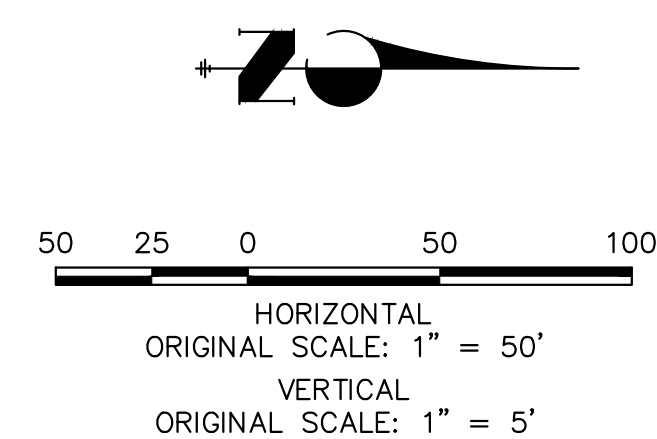
STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS
SHEET 4 OF 10
JOB NO. 25188.16



KEY MAP
SCALE: NTS



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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 07/25/24

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

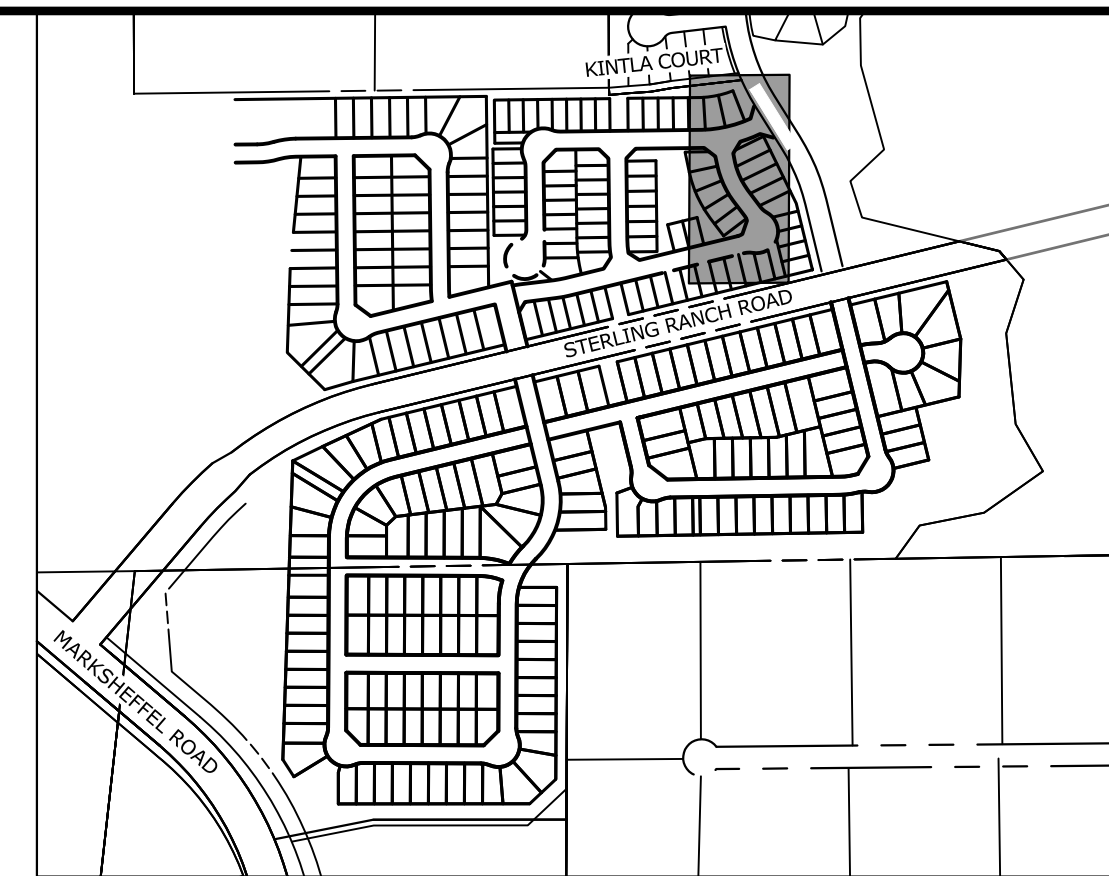
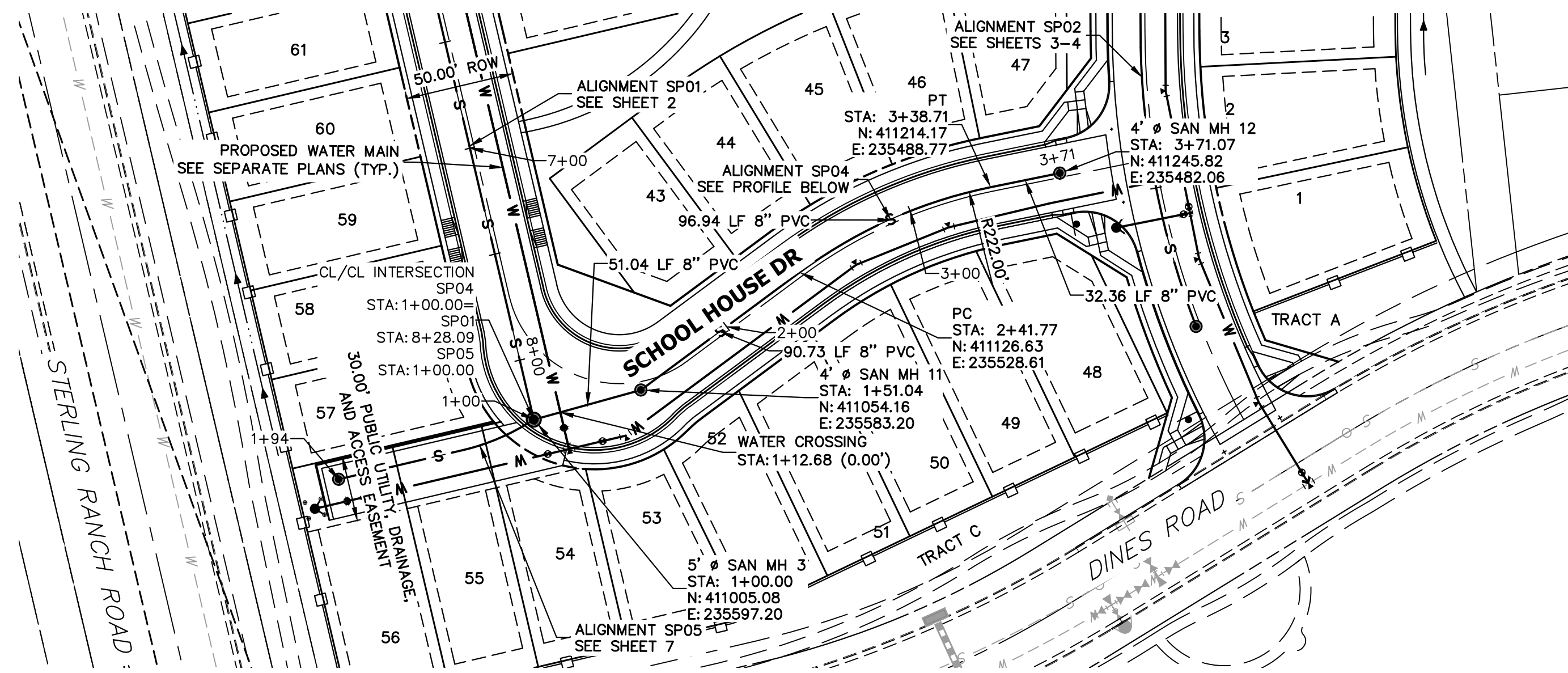
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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
PAL	06/21/24	1 SANITARY REVISIONS DUE TO EXISTING GAS

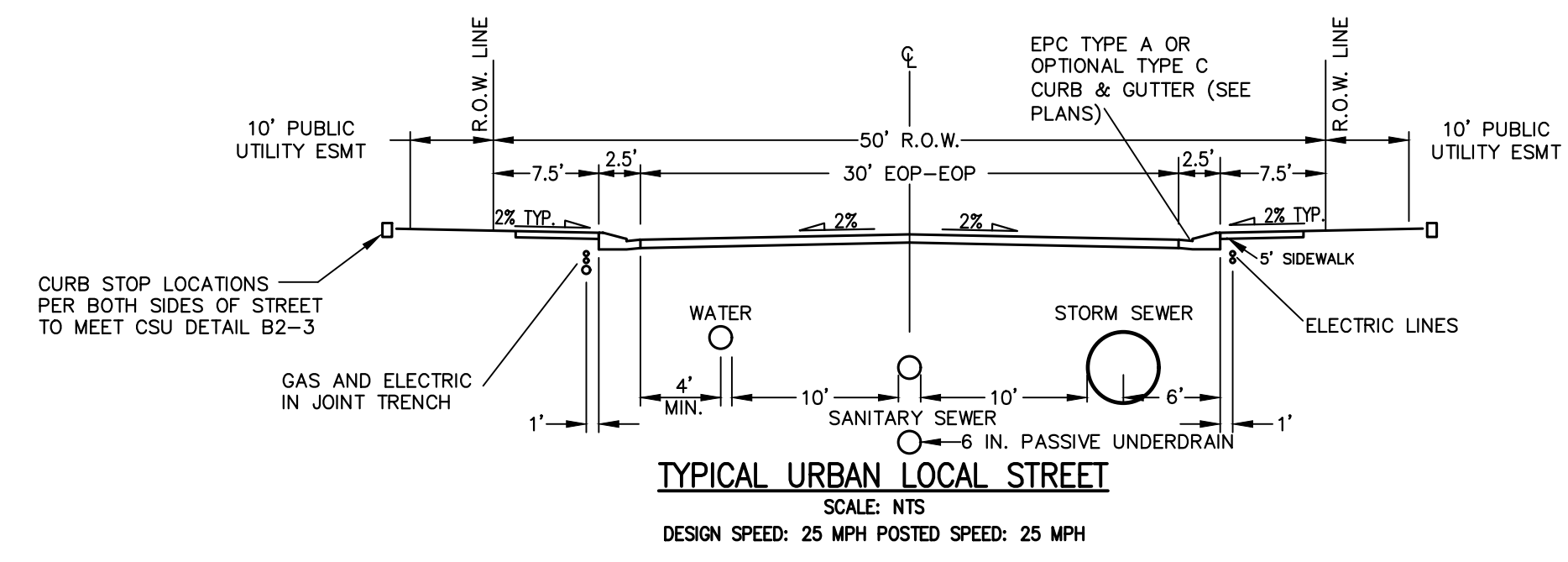
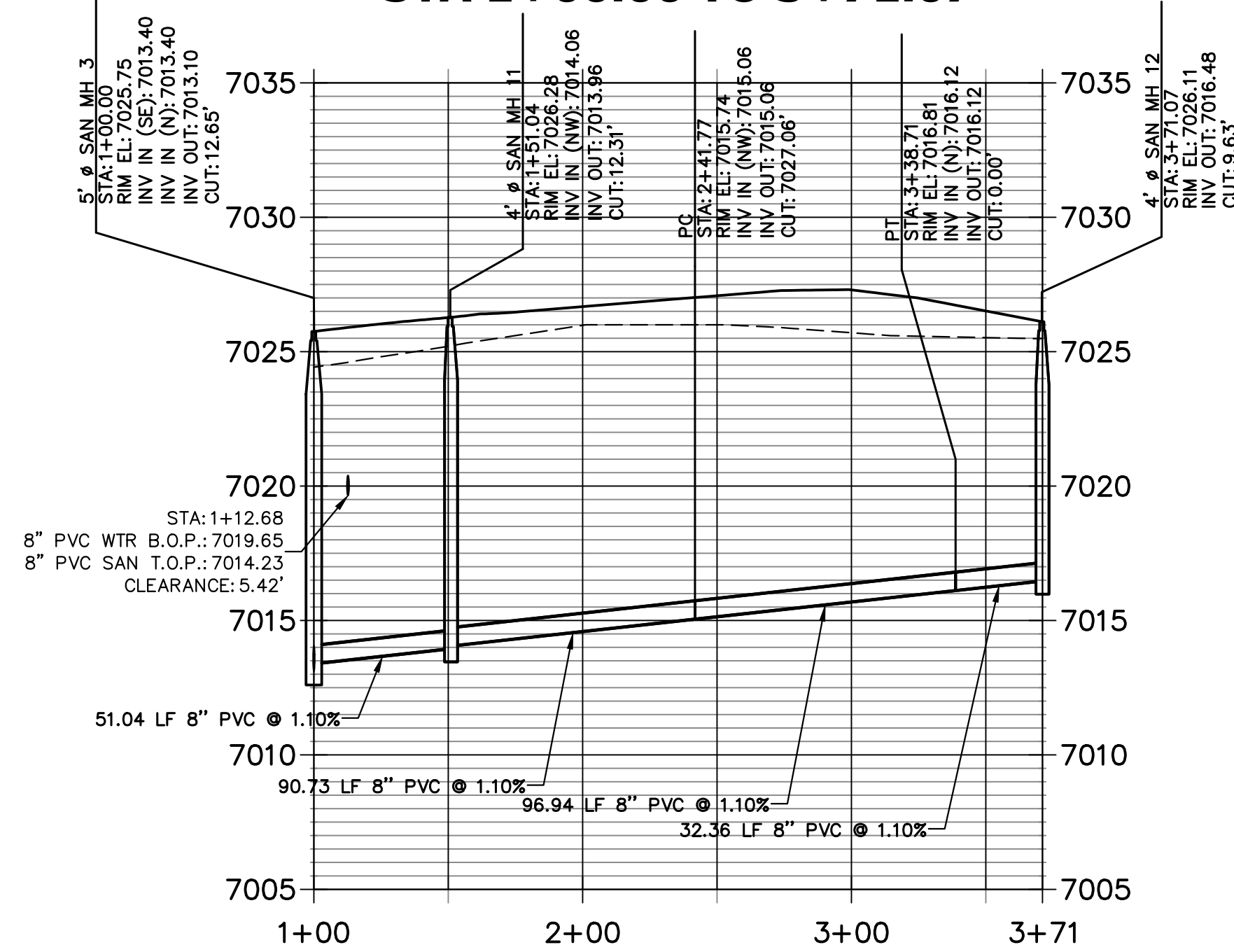
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STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS
SHEET 5 OF 10
JOB NO. 25188.16

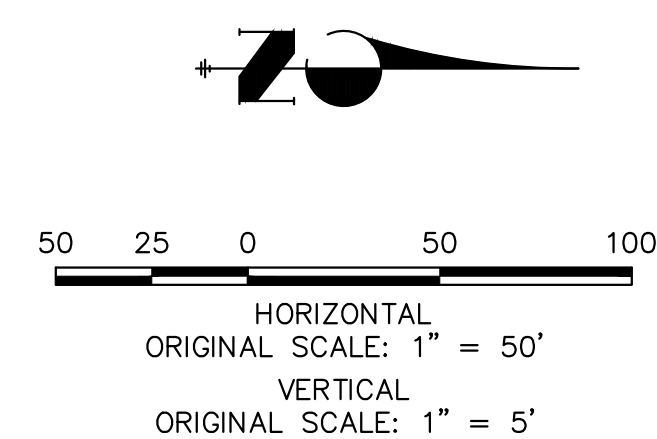


KEY MAP
SCALE: NTS

SP04 PROFILE
STA 1+00.00 TO 3+71.07



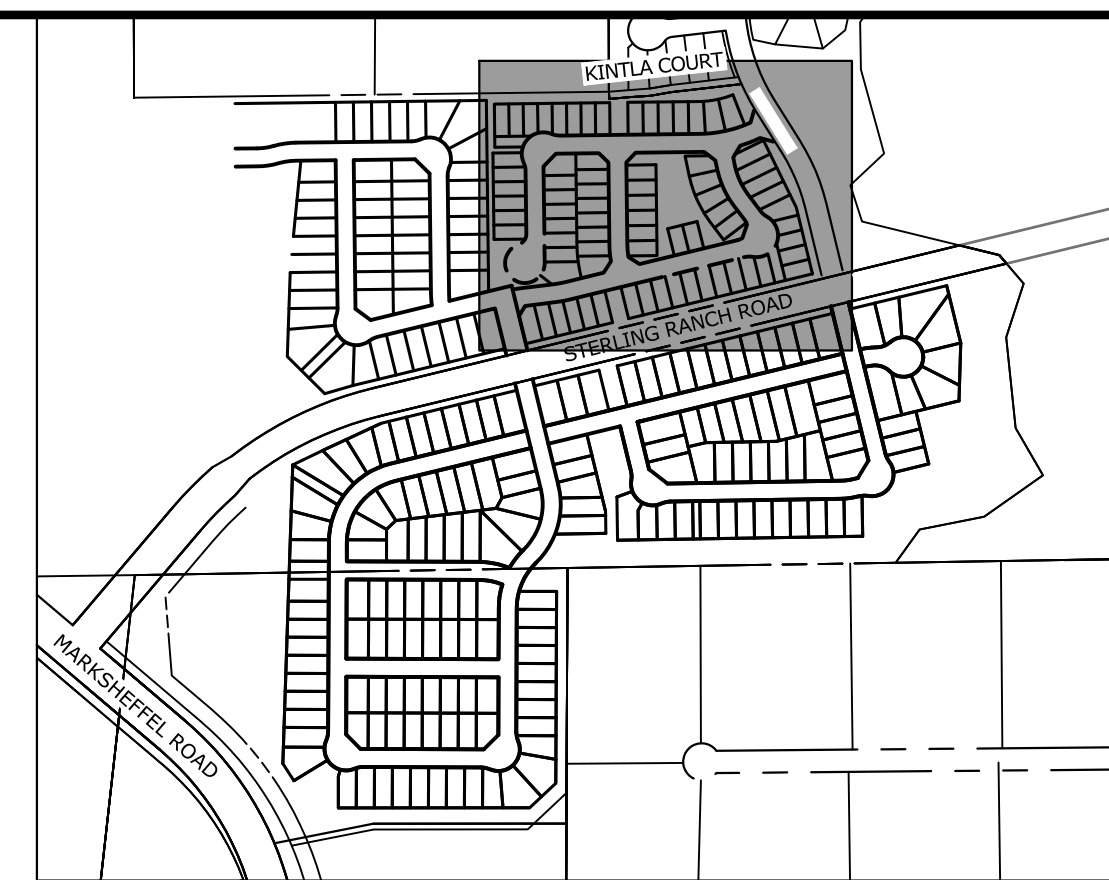
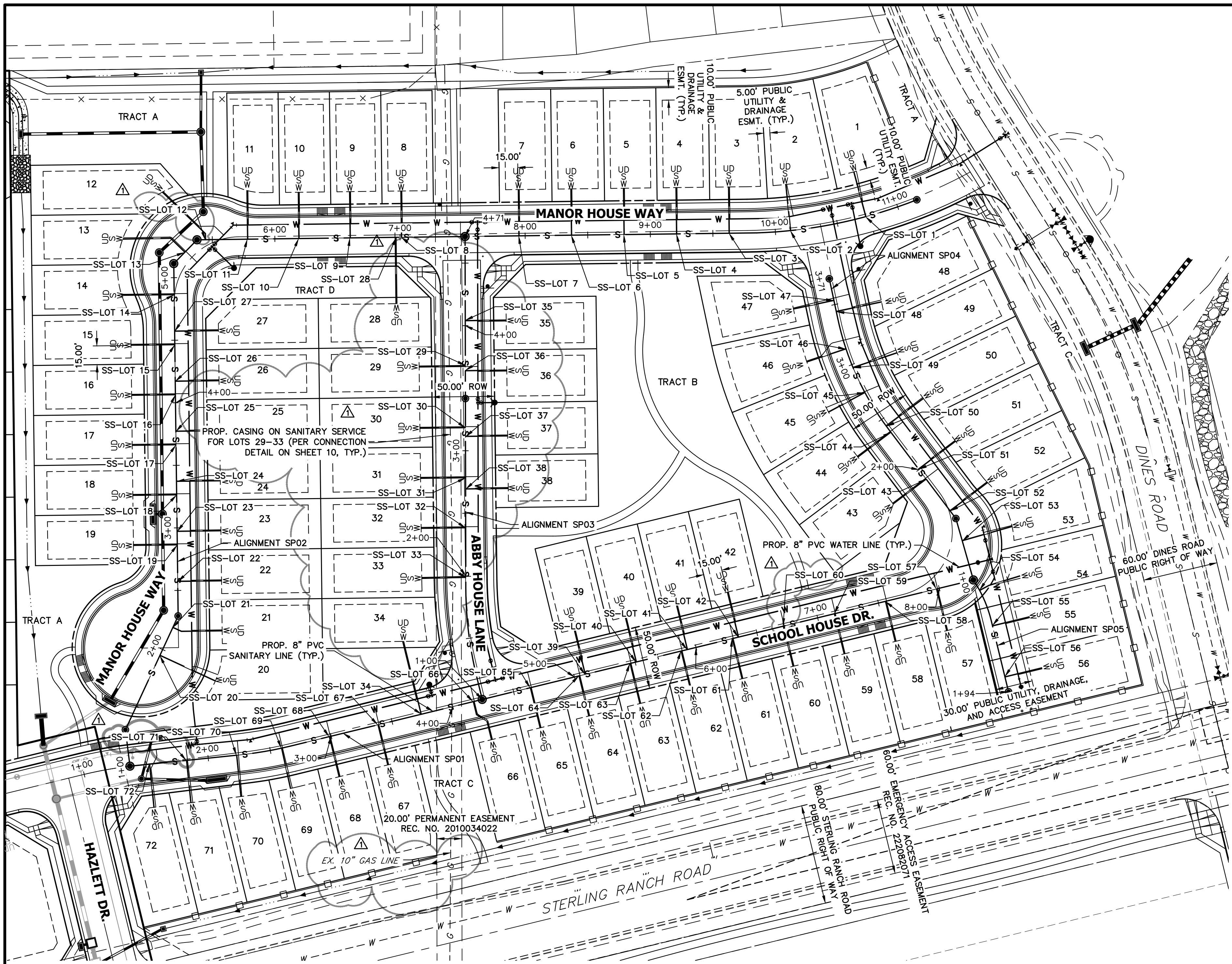
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	07/25/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	
STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	6 OF 10
JOB NO.	25188.16



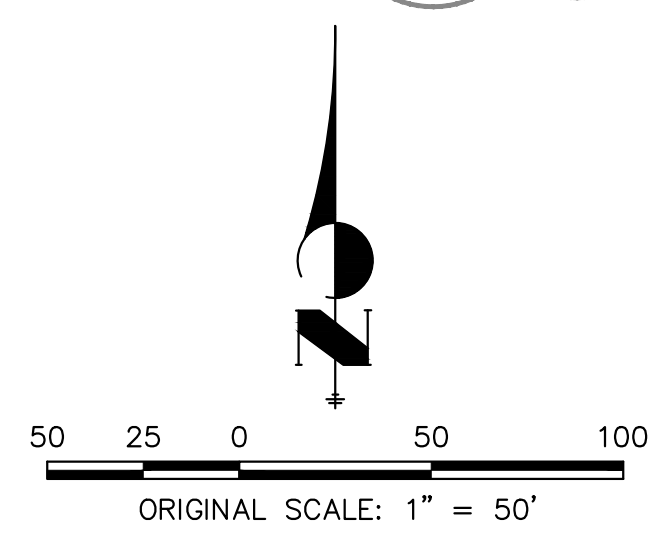
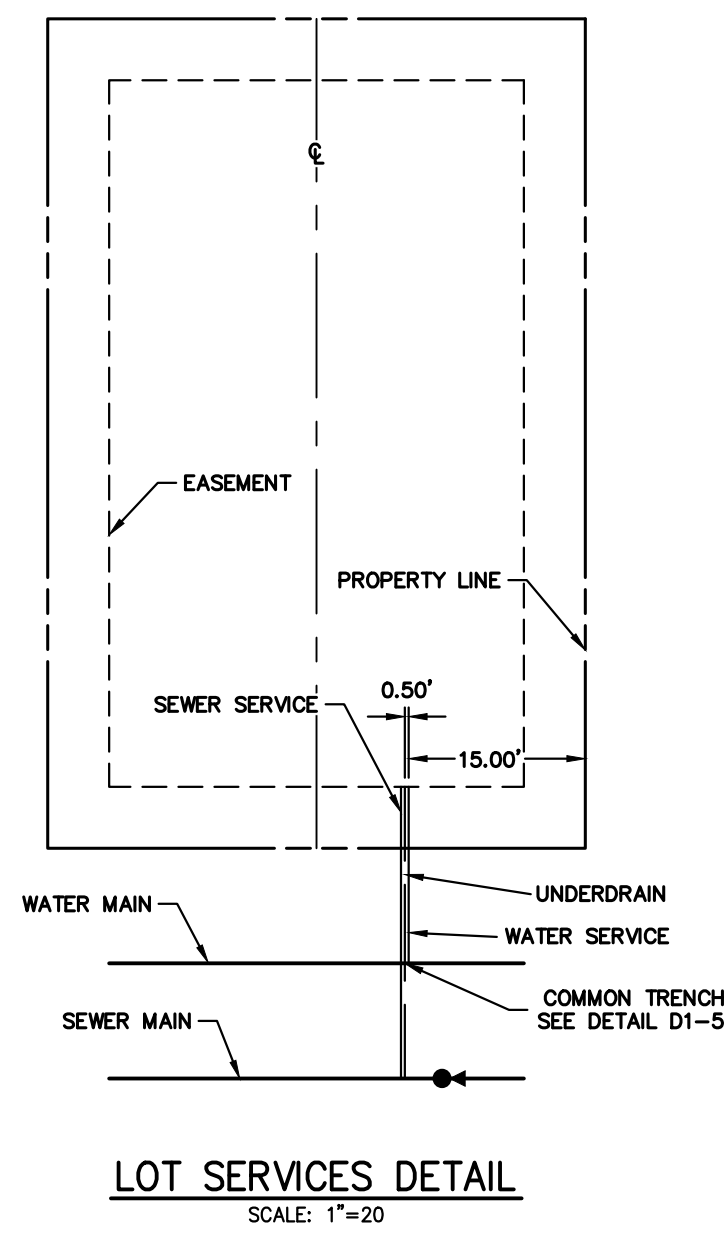
KEY MAP
SCALE: NTS

SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 1	10+73.12	SP02	
SS-LOT 2	10+11.91	SP02	
SS-LOT 3	9+62.81	SP02	
SS-LOT 4	9+20.81	SP02	
SS-LOT 5	8+78.81	SP02	
SS-LOT 6	8+36.81	SP02	
SS-LOT 7	7+94.81	SP02	
SS-LOT 8	7+01.01	SP02	
SS-LOT 9	6+60.00	SP02	
SS-LOT 10	6+19.01	SP02	
SS-LOT 11	5+78.01	SP02	
SS-LOT 12	5+44.32	SP02	
SS-LOT 13	5+23.72	SP02	
SS-LOT 14	4+86.23	SP02	
SS-LOT 15	4+46.22	SP02	
SS-LOT 16	4+06.22	SP02	
SS-LOT 17	3+66.22	SP02	
SS-LOT 18	3+26.22	SP02	
SS-LOT 19	2+86.22	SP02	
SS-LOT 20	1+94.68	SP02	
SS-LOT 21	2+19.28	SP02	
SS-LOT 22	2+57.02	SP02	
SS-LOT 23	2+97.02	SP02	
SS-LOT 24	3+37.02	SP02	
SS-LOT 25	3+77.02	SP02	

SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 26	4+17.02	SP02	
SS-LOT 27	4+57.02	SR02	
SS-LOT 28	6+97.01	SP02	
SS-LOT 29	3+68.25	SP03	
SS-LOT 30	3+18.25	SP03	
SS-LOT 31	2+78.25	SP03	
SS-LOT 32	2+38.25	SP03	
SS-LOT 33	1+98.59	SP03	
SS-LOT 34	3+74.25	SP01	
SS-LOT 35	4+04.25	SP03	
SS-LOT 36	3+64.25	SP03	
SS-LOT 37	3+11.25	SP03	
SS-LOT 38	2+69.25	SP03	
SS-LOT 39	5+08.65	SP01	
SS-LOT 40	5+50.65	SP01	
SS-LOT 41	5+92.65	SP01	
SS-LOT 42	6+34.65	SP01	
SS-LOT 43	1+90.33	SP04	
SS-LOT 44	2+37.23	SP04	
SS-LOT 45	2+75.19	SP04	
SS-LOT 46	3+13.25	SP04	
SS-LOT 47	3+53.17	SP04	
SS-LOT 48	3+44.09	SP04	
SS-LOT 49	2+97.29	SP04	
SS-LOT 50	2+43.40	SP04	

SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 51	2+00.35	SP04	
SS-LOT 53	1+32.40	SP04	
SS-LOT 54	1+09.47	SP05	
SS-LOT 55	1+39.71	SP05	
SS-LOT 56	1+81.71	SP05	
SS-LOT 57	7+97.58	SP01	
SS-LOT 58	7+55.58	SP01	
SS-LOT 59	7+13.58	SR01	
SS-LOT 60	6+71.58	SP01	
SS-LOT 61	6+29.58	SP01	
SS-LOT 62	5+87.58	SP01	
SS-LOT 63	5+45.58	SP01	
SS-LOT 64	5+03.58	SP01	
SS-LOT 65	4+63.58	SP01	
SS-LOT 66	4+16.67	SP01	
SS-LOT 67	3+38.29	SP01	
SS-LOT 68	2+98.29	SP01	
SS-LOT 69	2+59.04	SP01	
SS-LOT 70	2+22.65	SR01	
SS-LOT 71	1+82.40	SP01	
SS-LOT 72	1+52.65	SP01	

- NOTES:**
- WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 - SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 - SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
 - SERVICES FOR LOTS 29-33 SHALL BE SLEEVED IN CASING PER DETAIL ON SHEET 10 FOR THE EXTENTS WHICH THEY CROSS INTO THE GAS EASEMENT.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 07/25/24

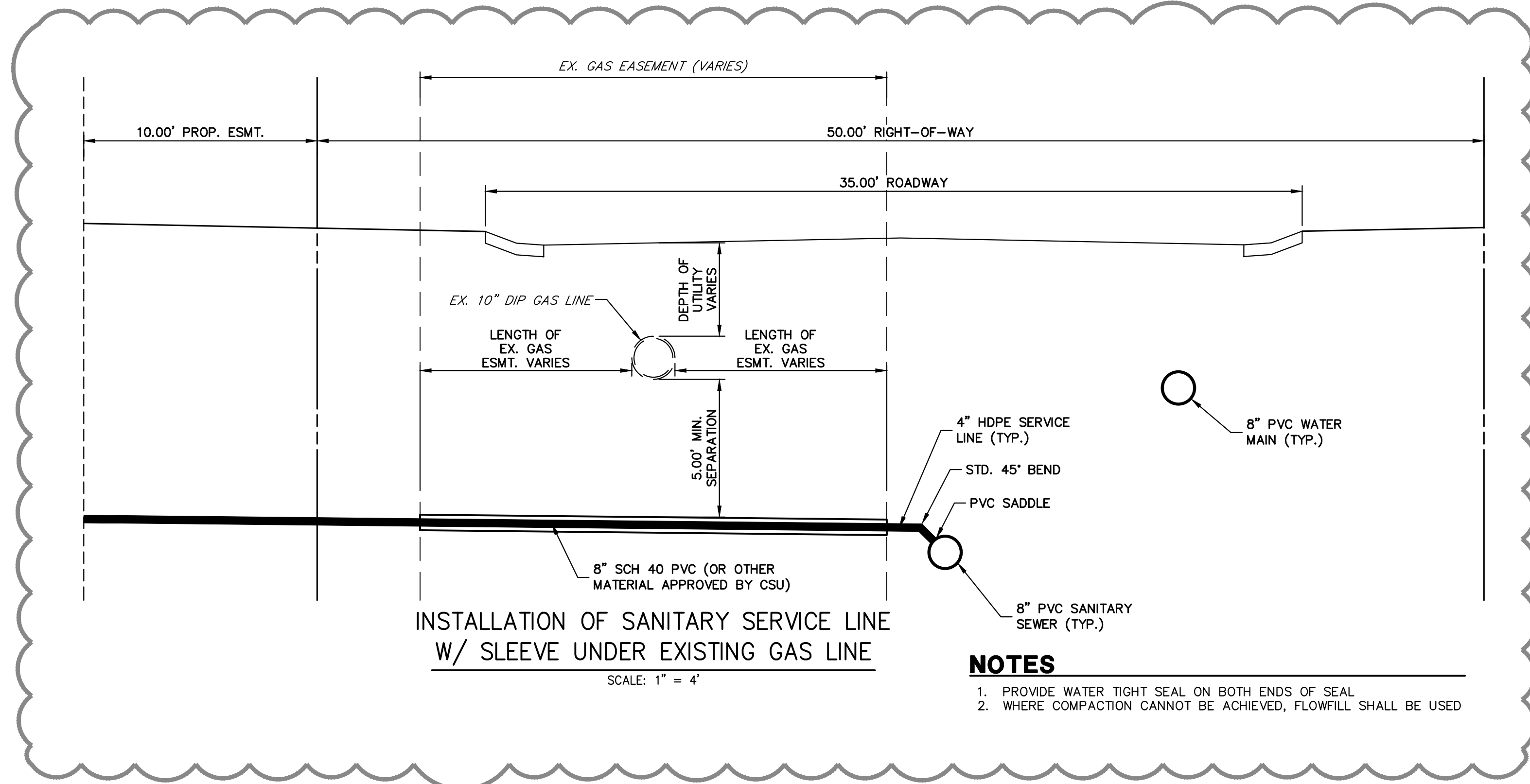
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	SANITARY REVISIONS DUE TO EXISTING GAS	PAL	06/19/24

STERLING RANCH FILING NO. 5
 UTILITY SERVICE PLAN
 SHEET 8 OF 10
 JOB NO. 25188.16



NOTES

1. PROVIDE WATER TIGHT SEAL ON BOTH ENDS OF SEAL
2. WHERE COMPACTION CANNOT BE ACHIEVED, FLOWFILL SHALL BE USED

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

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No.	REVISION	BY		DATE	
		DESIGNED BY	CHECKED BY	DATE	DATE
1	SANITARY REVISIONS DUE TO EXISTING GAS	N/A	N/A	PAL	06/21/24
		N/A	N/A		
		N/A	N/A		
		N/A	N/A		
		N/A	N/A		
		N/A	N/A		

STERLING RANCH FILING NO. 5
 DETAILS



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

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

DATE: 07/25/24

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

JULY 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 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 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.



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

1	COVER SHEET
2-7	WATER PLANS
8	UTILITY SERVICE PLAN
9-11	STANDARD DETAILS
11	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 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY 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* P.E. DATE: 3/15/2024
LOREN MORELAND, MGRANGER

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: *Alan Palmer* P.E. DATE: 5/30/24
FALCON 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: *Black Forest Fire Rescue*

SIGNED: _____ DATE: 8/13/24
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.

SIGNED: *Bryan T. Law* P.E. DATE: 07/25/24
PROFESSIONAL ENGINEER

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



Know what's below.
Call before you dig.

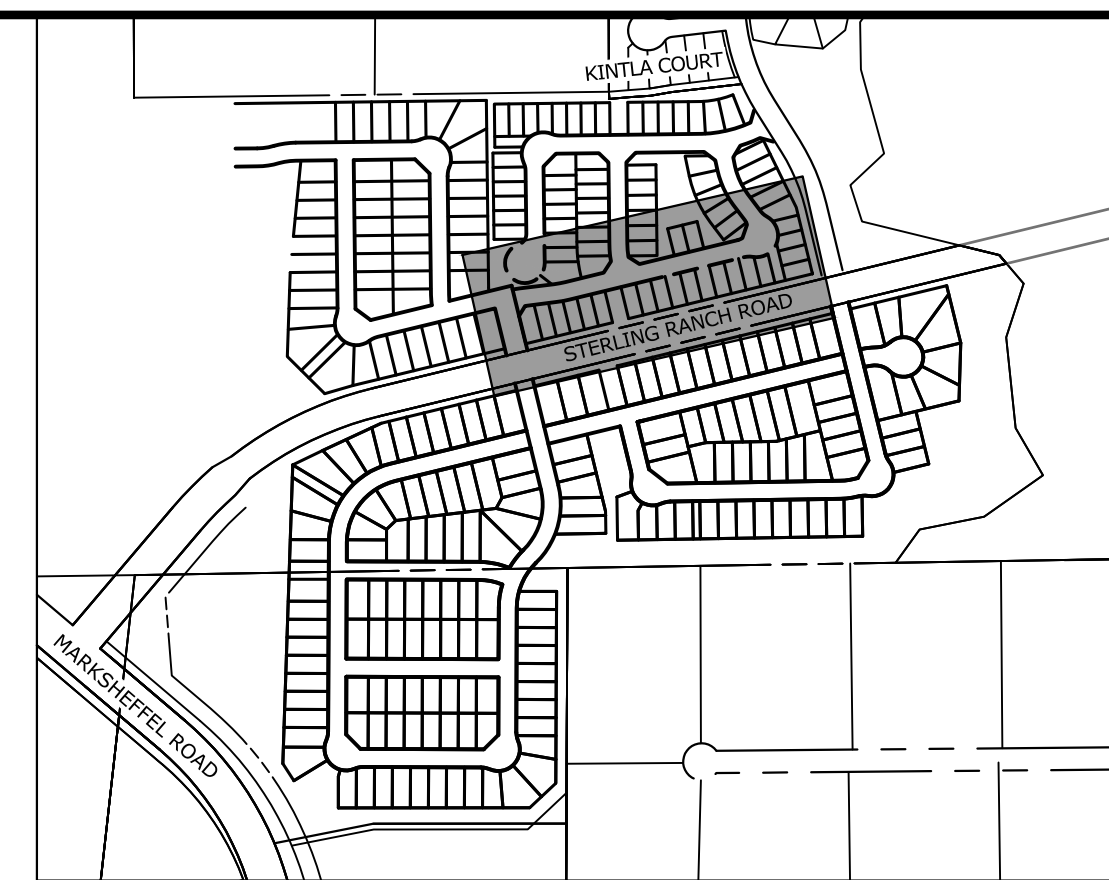
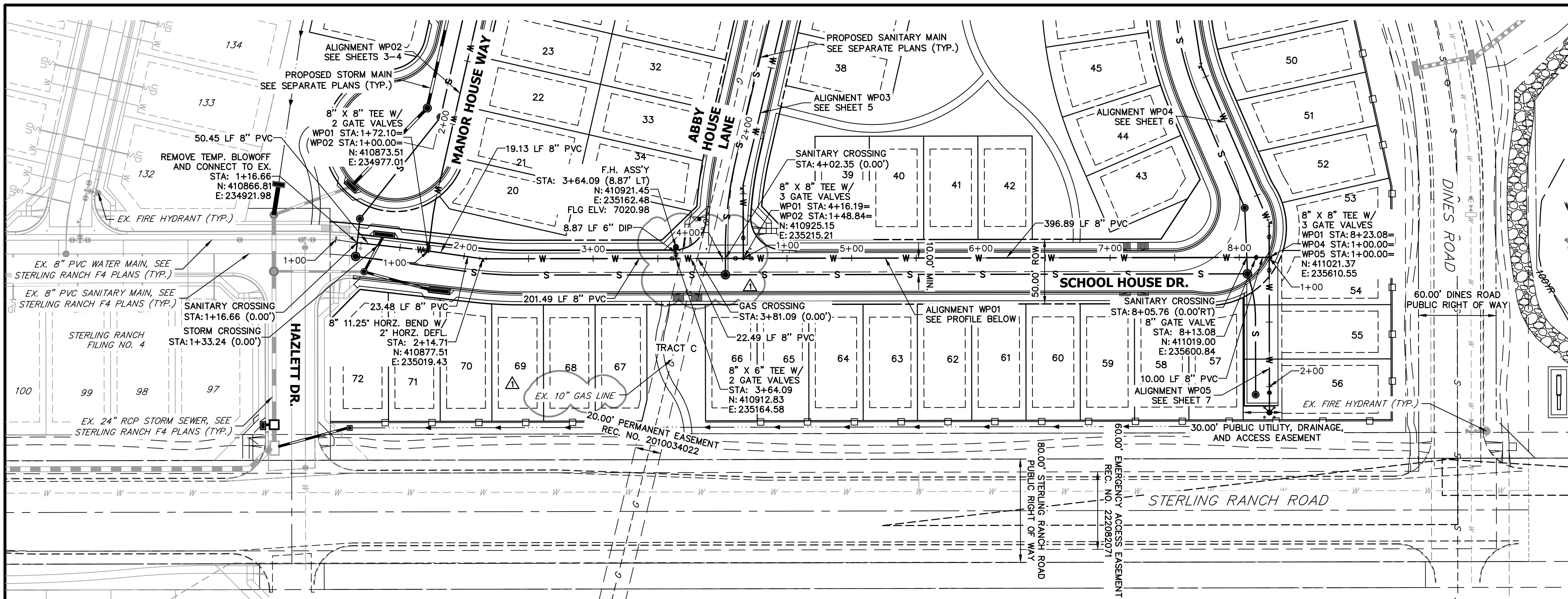
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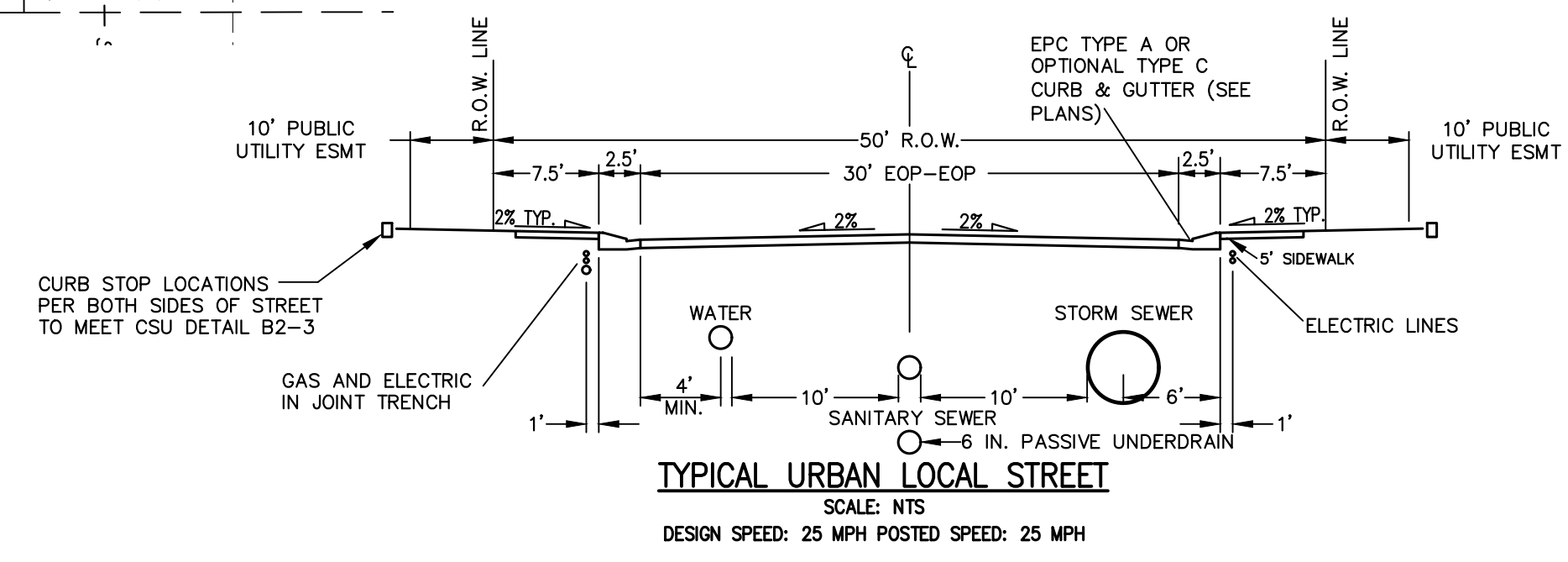
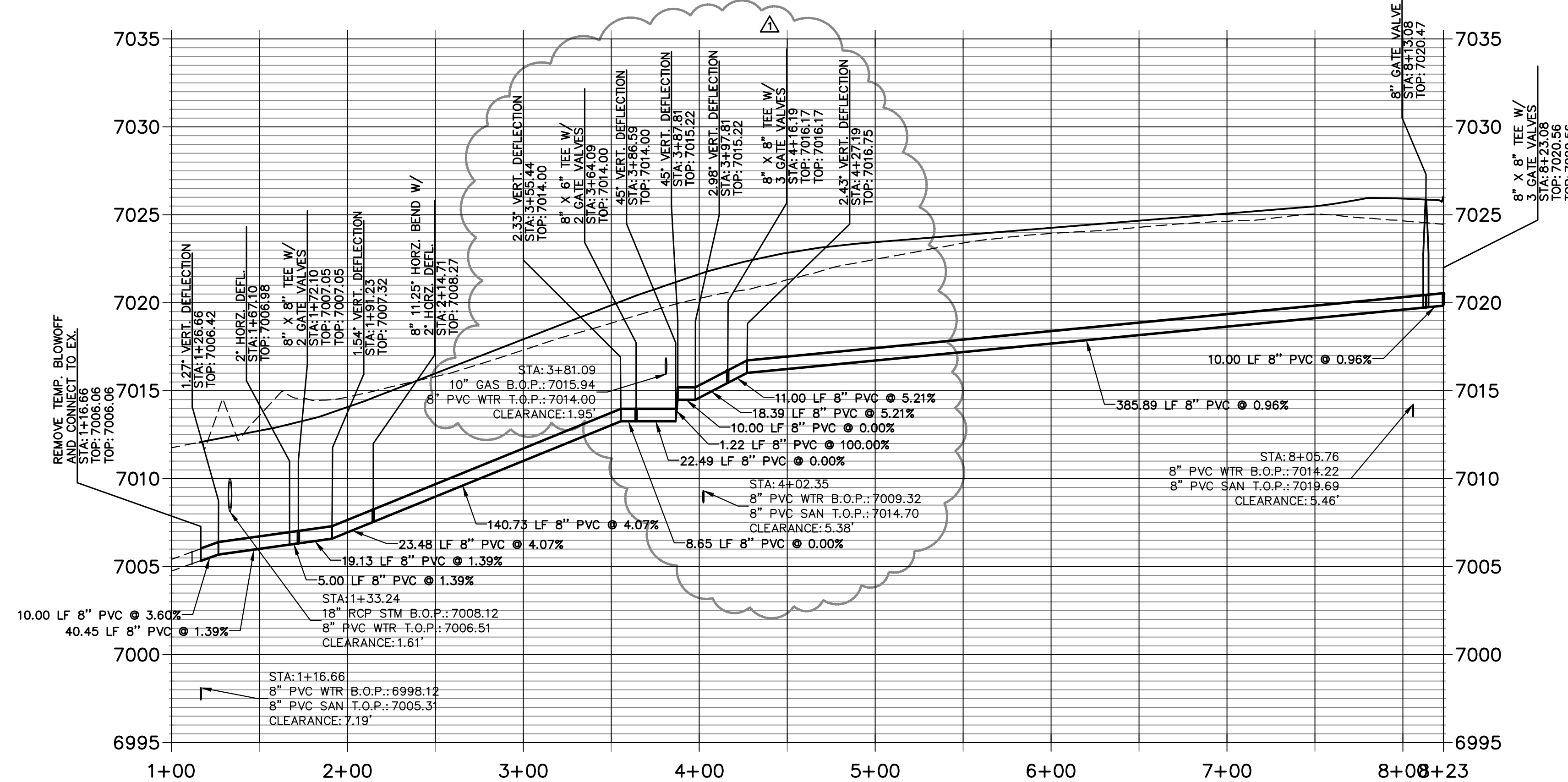
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06/21/24	GAG	1	1			07/25/24	PAL	PAL	

STERLING RANCH FILING NO. 5
COVER SHEET
SHEET 1 OF 11
JOB NO. 25188.16



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.

- 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

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

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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

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

DATE: 07/25/24

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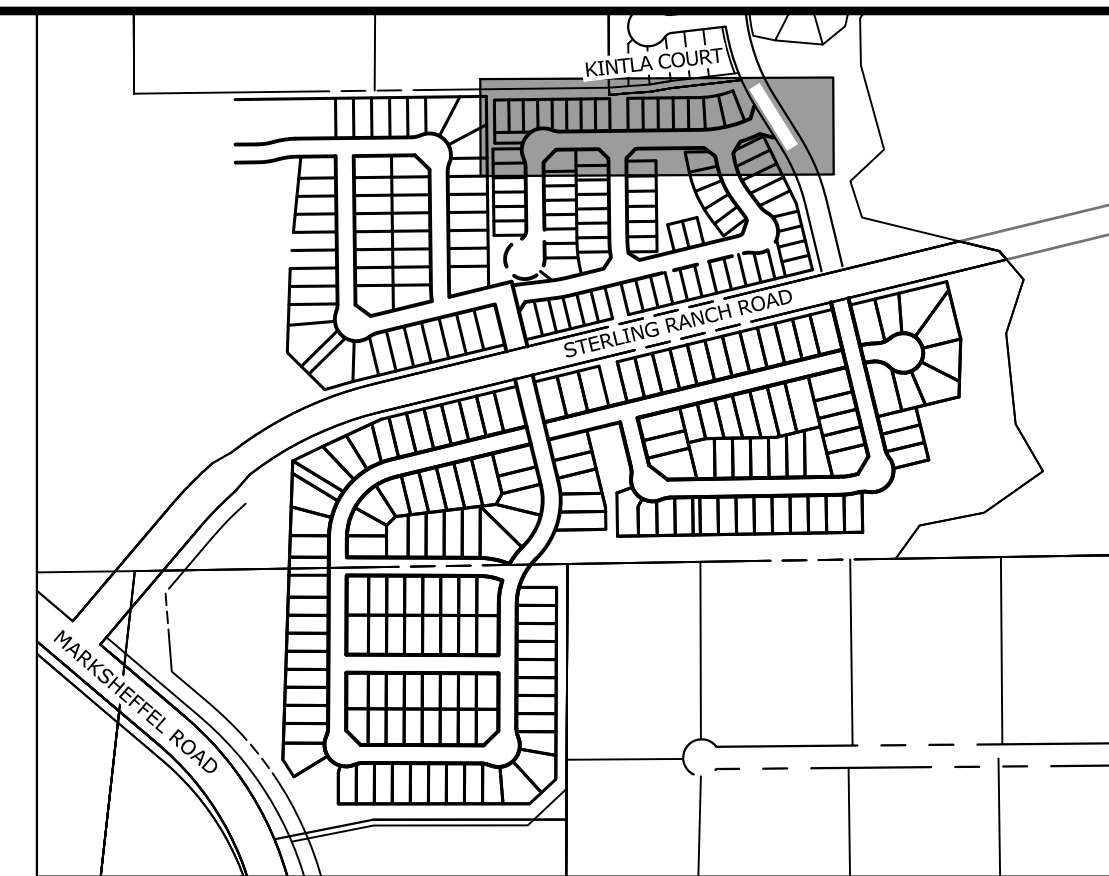
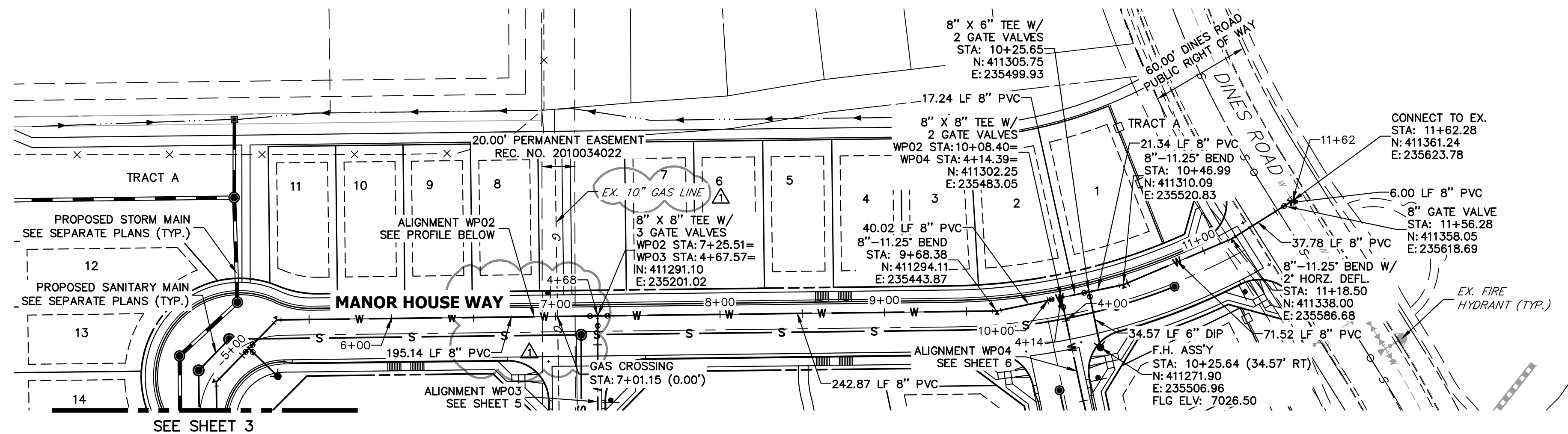
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NO.	REVISION	DATE	BY
1	WATER REVISIONS DUE TO EXISTING GAS	06/21/24	SAC

STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE

DESIGNED BY PAL
DRAWN BY PAL
CHECKED BY

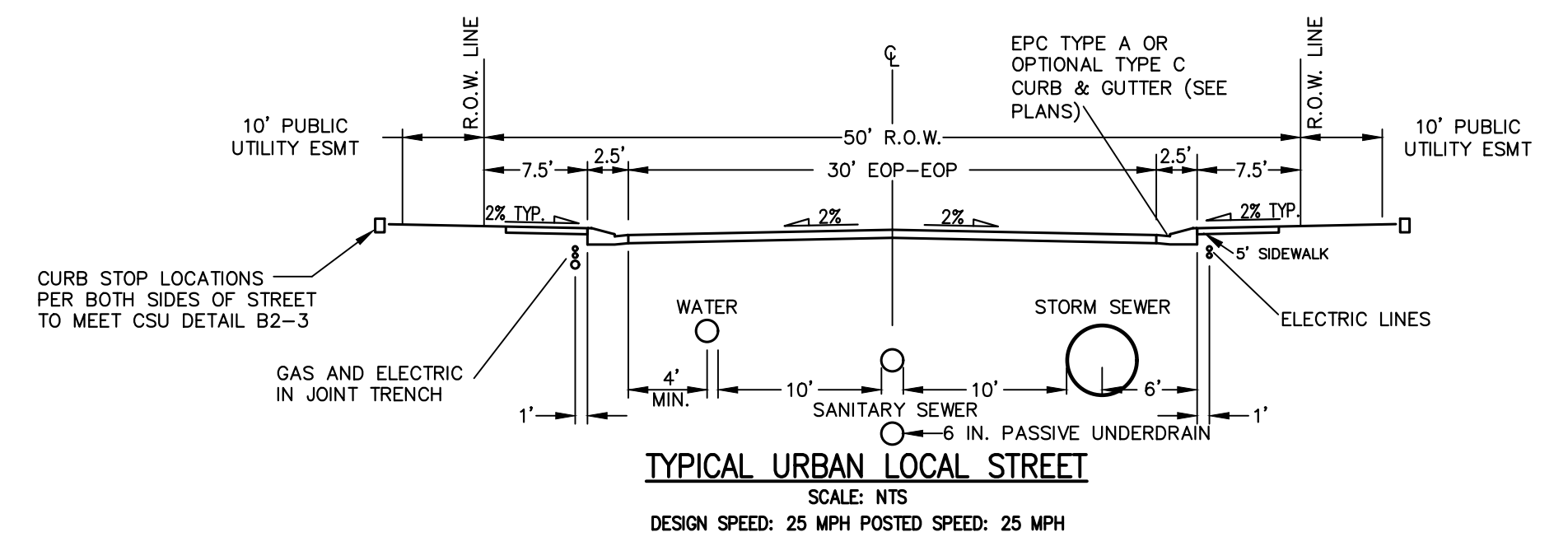
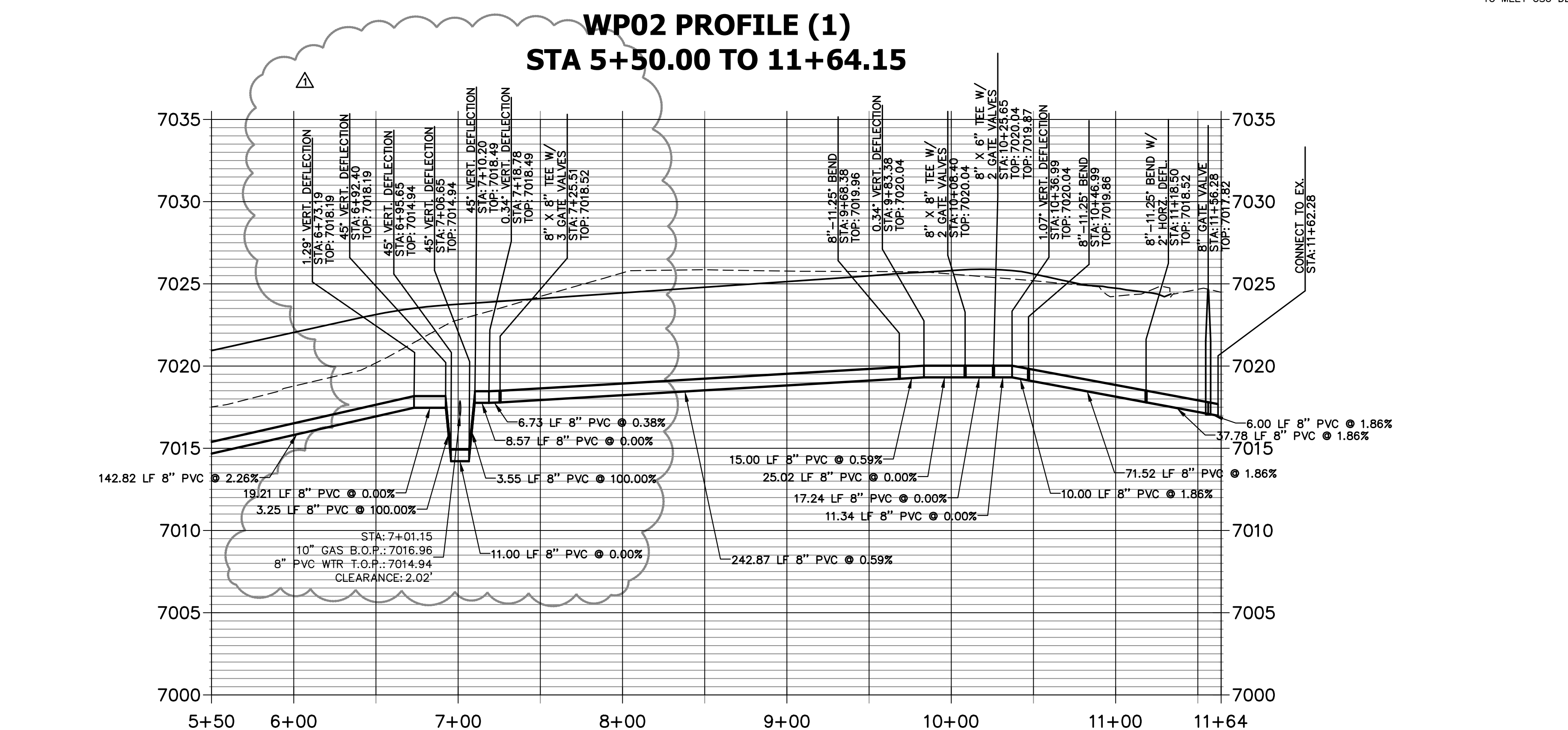
SHEET 2 OF 11
JOB NO. 25188.16



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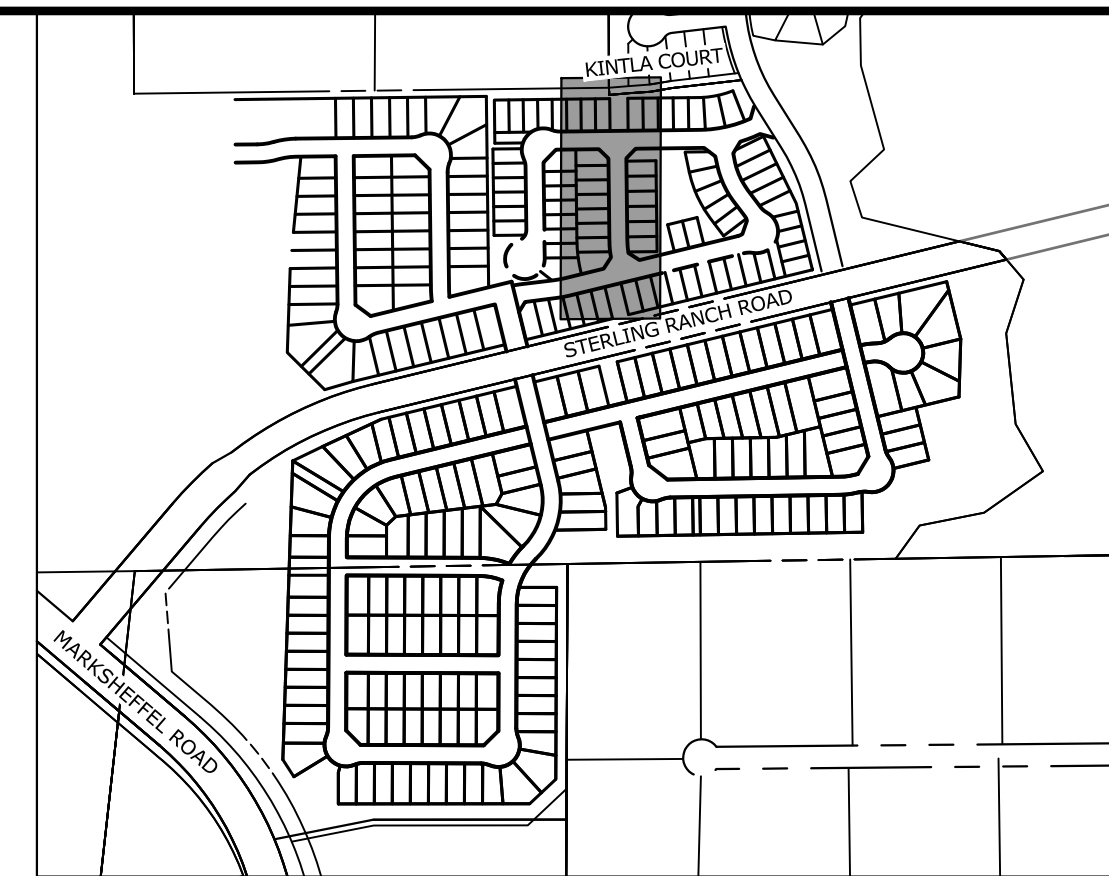
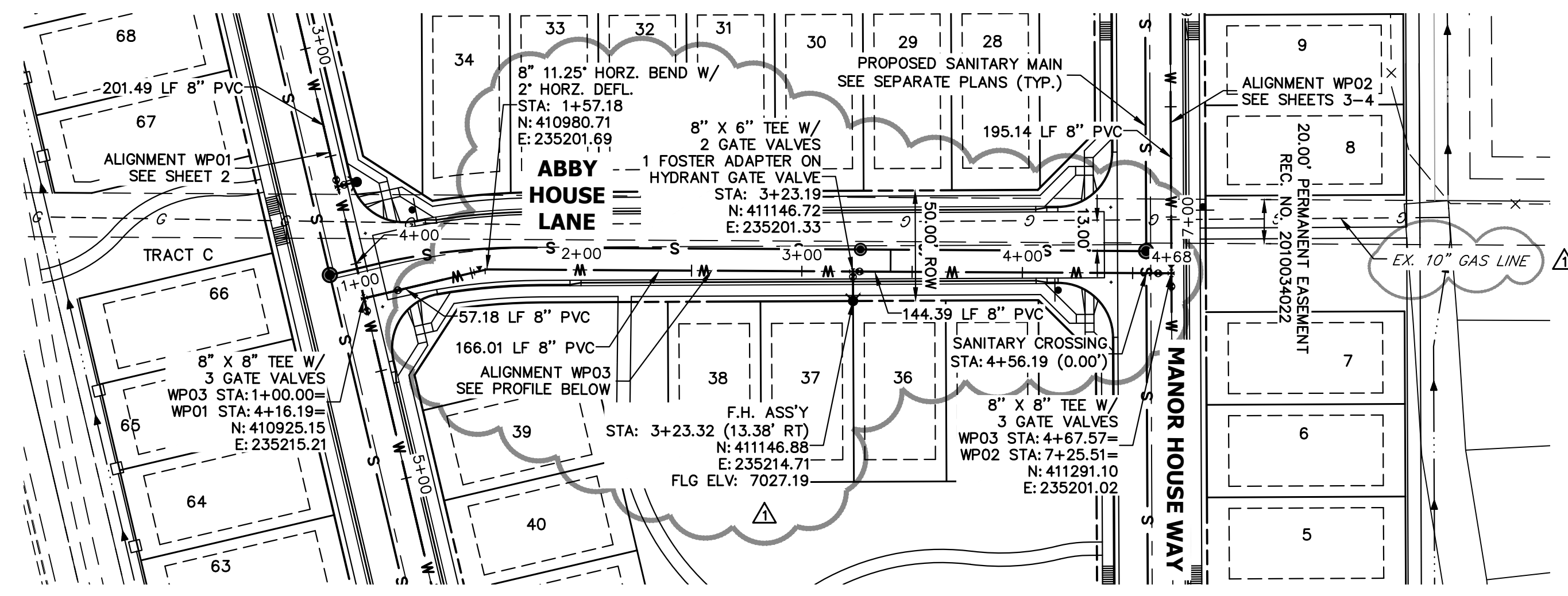
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- ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED
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 - MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 07/25/24

NO.	REVISION	DATE
1	WATER REVISIONS DUE TO EXISTING GAS	GAC 06/21/24

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

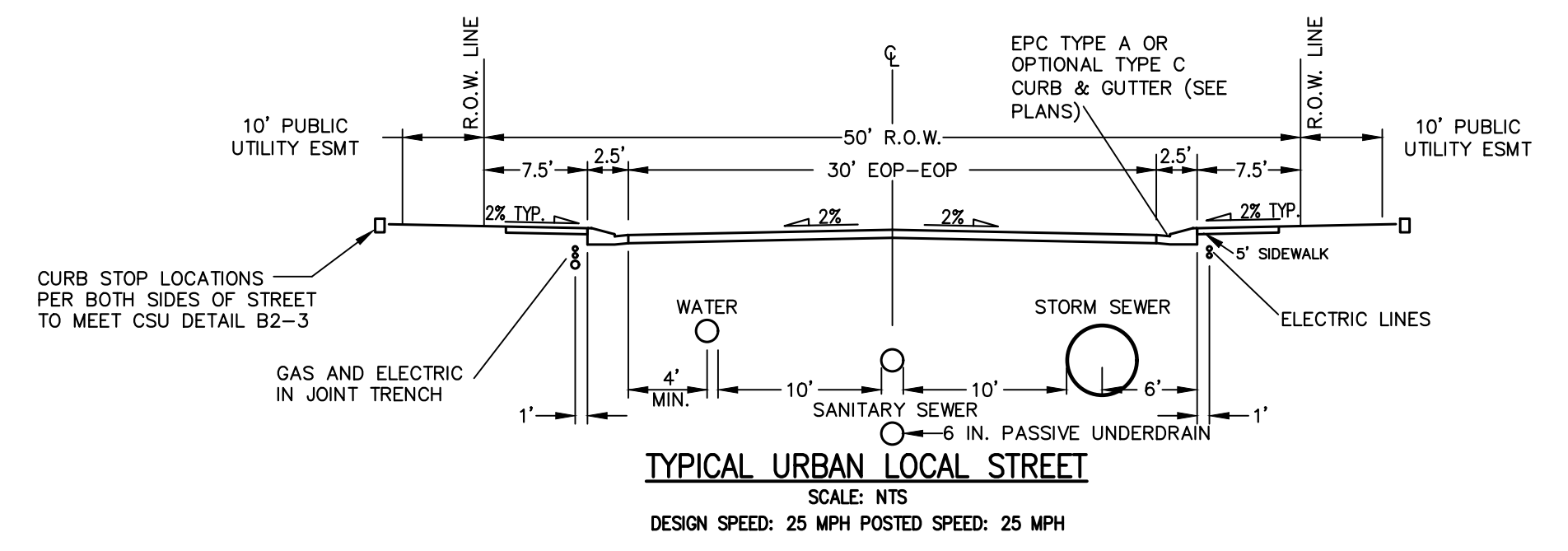
STERLING RANCH FILING NO.	5
WATER PLAN AND PROFILE	
SHEET	4 OF 11
JOB NO.	25188.16



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

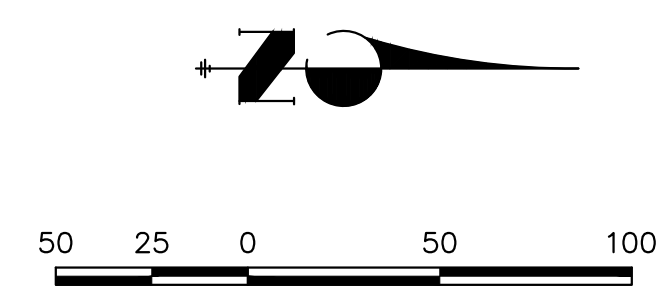
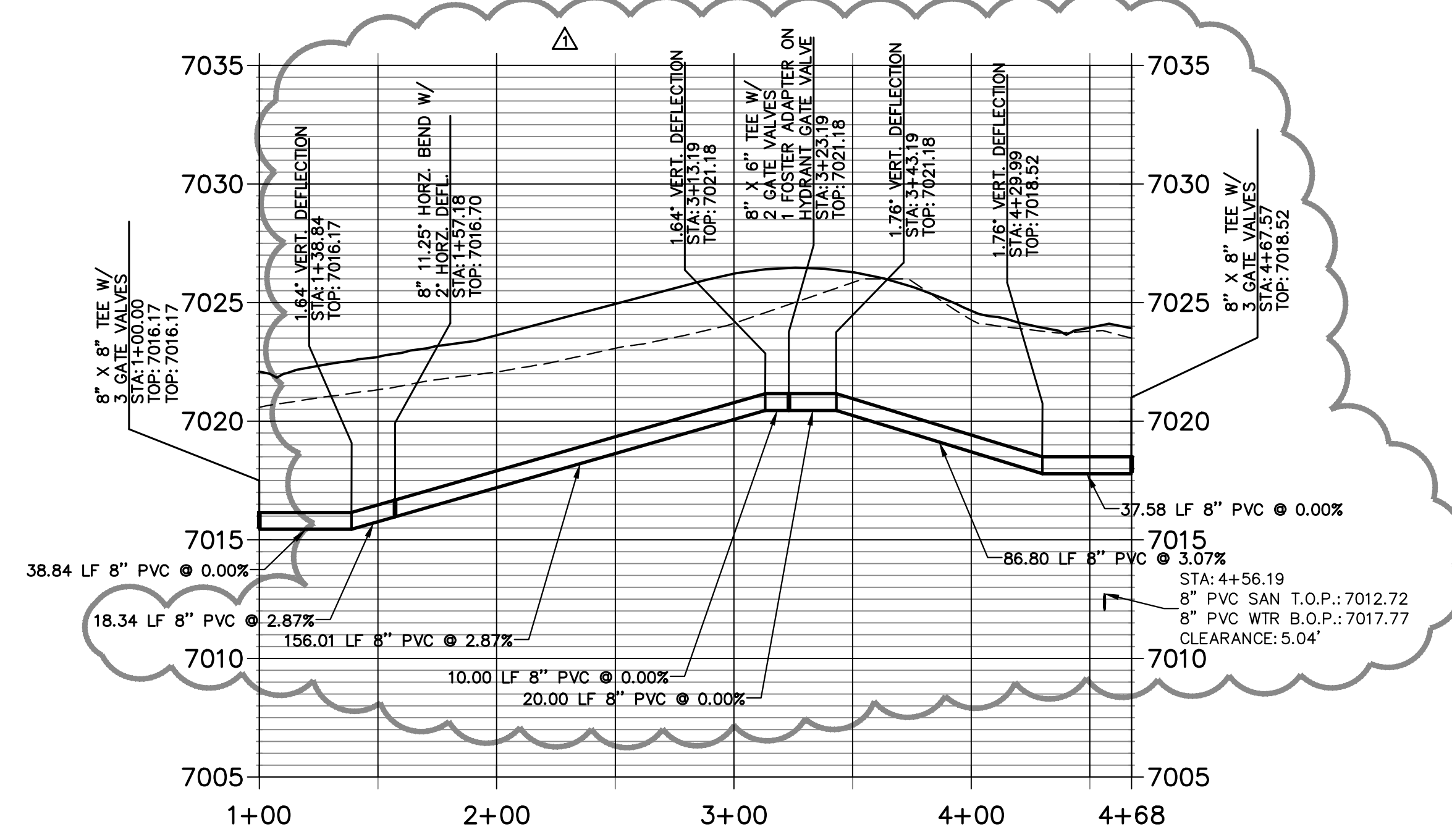
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



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

**WP03 PROFILE
STA 1+00.00 TO 4+67.57**



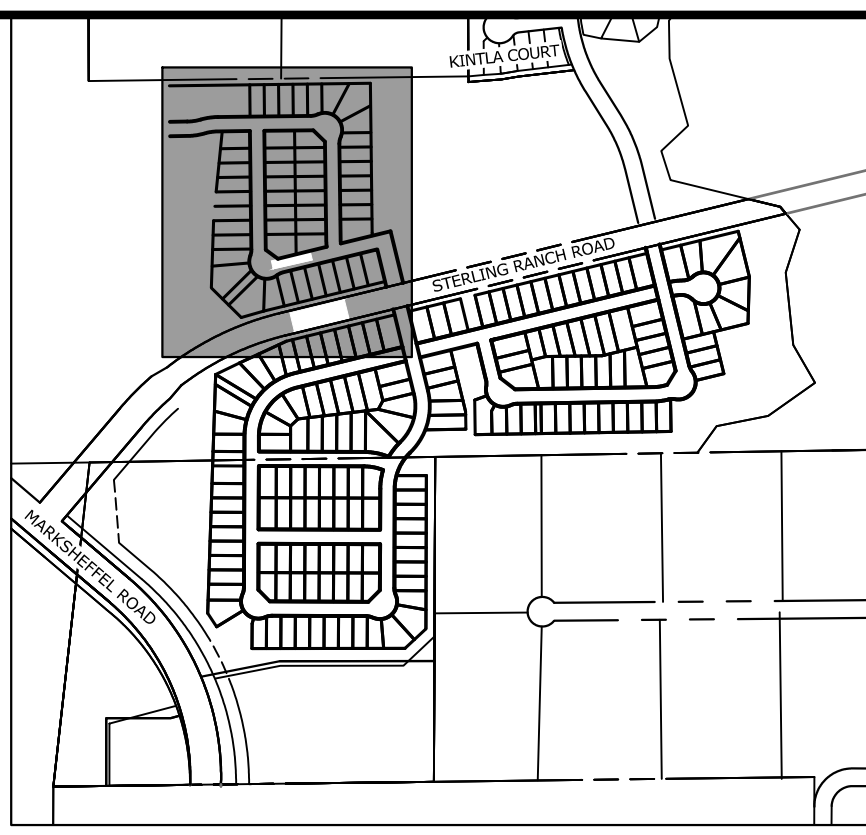
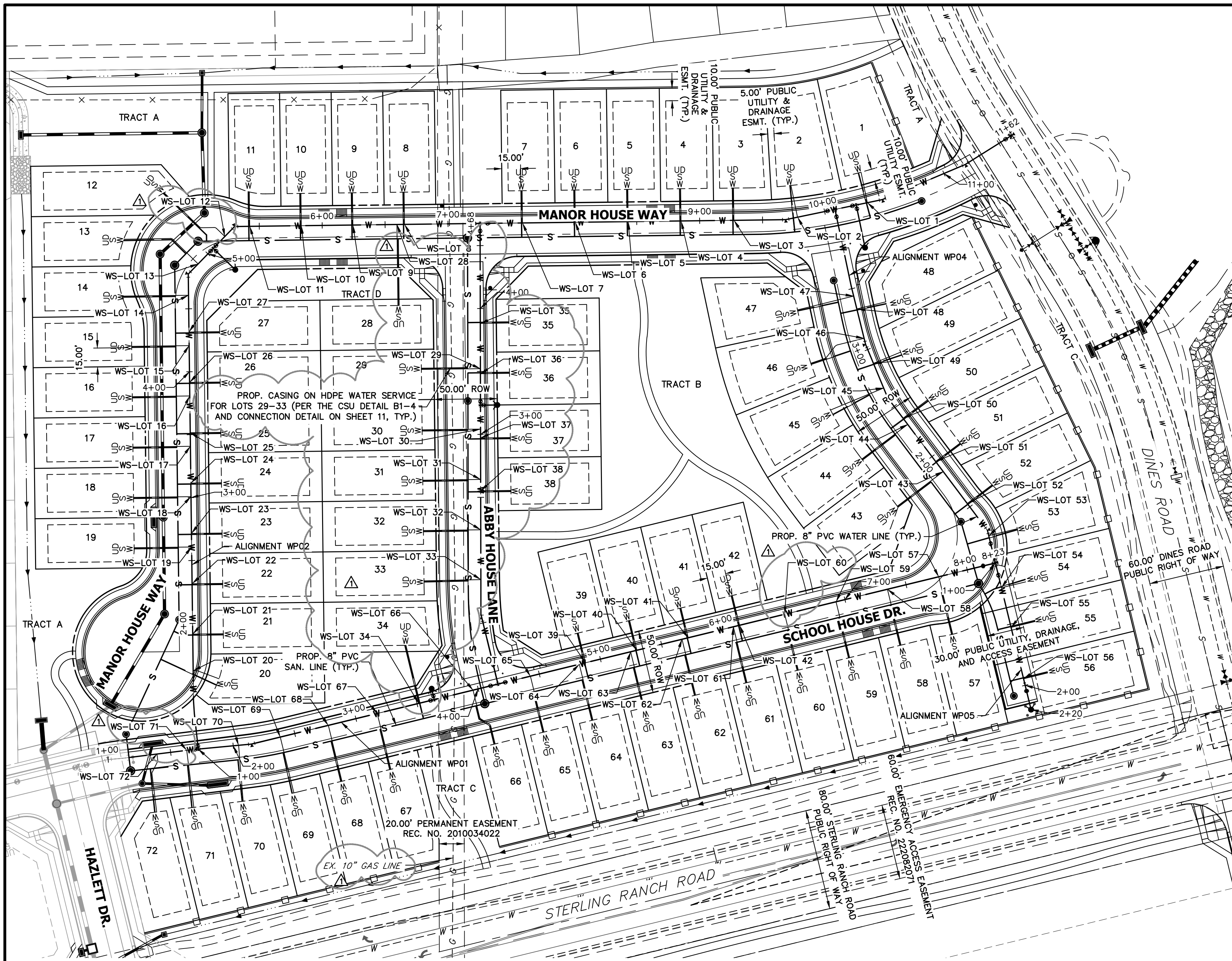
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 07/25/24

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
GAC	06/21/24	1	1	1"=50'	1"=5'	07/25/24	PAL	PAL	

STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE
SHEET 5 OF 11
JOB NO. 25188.16

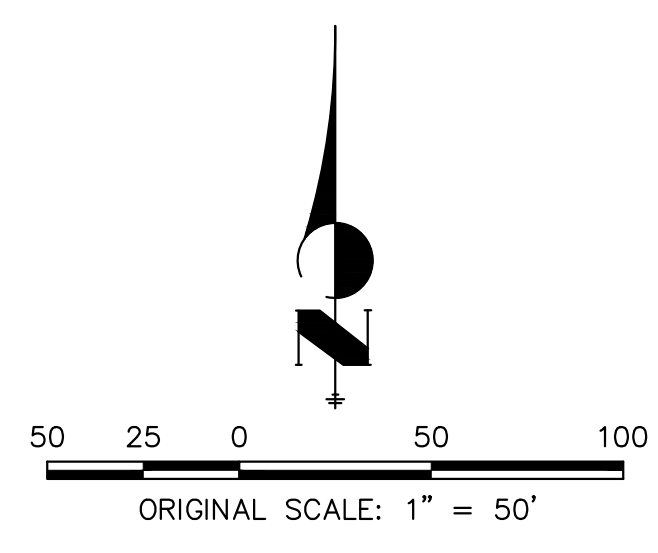
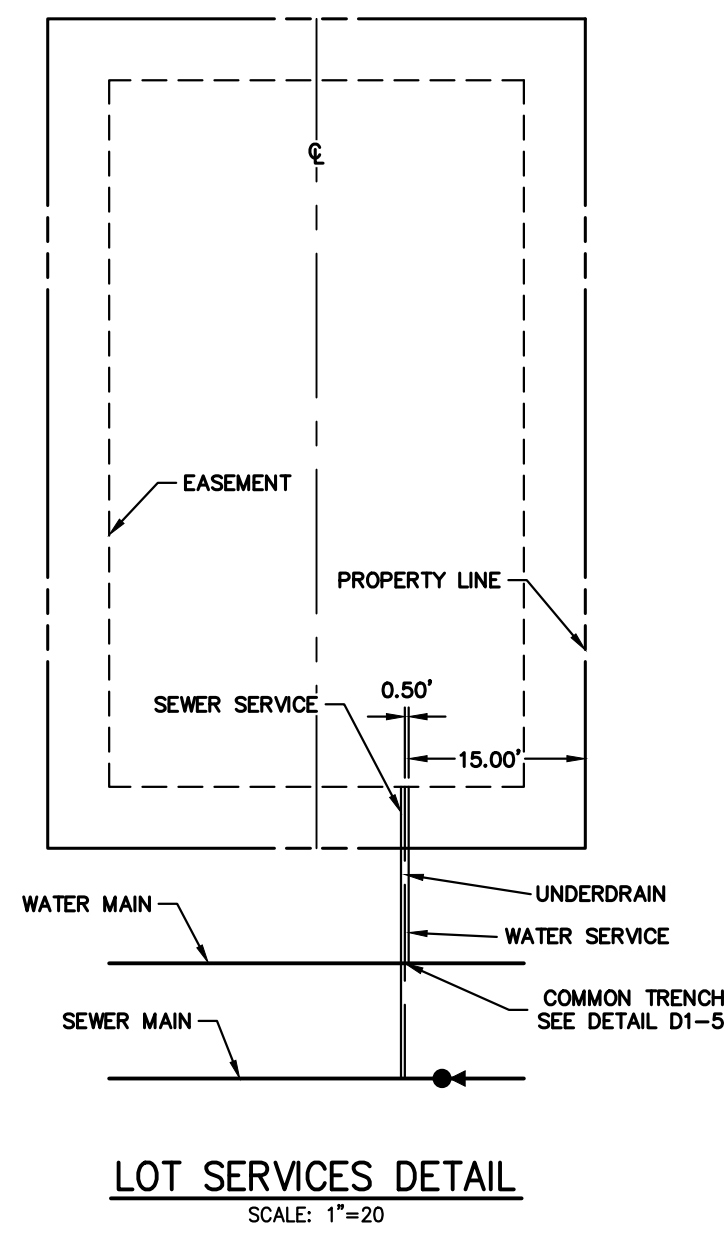


KEY MAP
SCALE: NTS

WATER SERVICE TABULATION			WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 1	10+34.68	WPO2	WS-LOT 26	3+91.55	WPO2	WS-LOT 51	1+95.14	WPO4
WS-LOT 2	9+78.02	WPO2	WS-LOT 27	4+31.55	WPO2	WS-LOT 53	1+22.33	WPO4
WS-LOT 3	9+27.23	WPO2	WS-LOT 28	6+59.42	WPO2	WS-LOT 54	1+20.25	WPO5
WS-LOT 4	8+85.22	WPO2	WS-LOT 29	3+52.19	WPO3	WS-LOT 55	1+52.67	WPO5
WS-LOT 5	8+43.22	WPO2	WS-LOT 30	3+04.18	WPO3	WS-LOT 56	1+94.67	WPO5
WS-LOT 6	8+01.22	WPO2	WS-LOT 31	2+64.18	WPO3	WS-LOT 57	7+76.75	WPO1
WS-LOT 7	7+59.22	WPO2	WS-LOT 32	2+24.18	WPO3	WS-LOT 58	7+34.75	WPO1
WS-LOT 8	6+65.42	WPO2	WS-LOT 33	1+84.63	WPO3	WS-LOT 59	6+92.75	WPO1
WS-LOT 9	6+24.41	WPO2	WS-LOT 34	3+51.42	WPO1	WS-LOT 60	6+50.75	WPO1
WS-LOT 10	5+83.42	WPO2	WS-LOT 35	3+88.19	WPO3	WS-LOT 61	6+08.75	WPO1
WS-LOT 11	5+42.42	WPO2	WS-LOT 36	3+48.19	WPO3	WS-LOT 62	5+66.75	WPO1
WS-LOT 12	5+19.29	WPO2	WS-LOT 37	2+97.18	WPO3	WS-LOT 63	5+24.75	WPO1
WS-LOT 13	4+88.88	WPO2	WS-LOT 38	2+55.18	WPO3	WS-LOT 64	4+82.75	WPO1
WS-LOT 14	4+60.77	WPO2	WS-LOT 39	4+87.81	WPO4	WS-LOT 65	4+42.75	WPO1
WS-LOT 15	4+20.76	WPO2	WS-LOT 40	5+29.81	WPO1	WS-LOT 66	3+95.83	WPO1
WS-LOT 16	3+80.73	WPO2	WS-LOT 41	5+71.81	WPO1	WS-LOT 67	3+17.45	WPO1
WS-LOT 17	3+40.76	WPO2	WS-LOT 42	6+13.81	WPO1	WS-LOT 68	2+77.45	WPO1
WS-LOT 18	3+00.76	WPO2	WS-LOT 43	1+85.12	WPO4	WS-LOT 69	2+38.16	WPO1
WS-LOT 19	2+60.76	WPO2	WS-LOT 44	2+32.02	WPO4	WS-LOT 70	2+04.33	WPO1
WS-LOT 20	1+62.44	WPO2	WS-LOT 45	2+66.91	WPO4	WS-LOT 71	1+62.89	WPO1
WS-LOT 21	1+91.56	WPO2	WS-LOT 46	3+09.39	WPO4	WS-LOT 72	1+39.05	WPO1
WS-LOT 22	2+31.55	WPO2	WS-LOT 47	3+44.00	WPO4			
WS-LOT 23	2+71.55	WPO2	WS-LOT 48	3+33.41	WPO4			
WS-LOT 24	3+11.55	WPO2	WS-LOT 49	2+88.10	WPO4			
WS-LOT 25	3+51.56	WPO2	WS-LOT 50	2+38.16	WPO4			

NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
4. SERVICES FOR LOTS 29-33 SHALL BE HDPE PER CSU DETAIL B1-4. THE SERVICES SHALL BE SLEEVED IN CASING PER THE DETAIL ON SHEET 11 FOR THE EXTENTS WHICH THEY CROSS INTO THE GAS EASEMENT.



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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
DATE: 07/25/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

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

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No.	REVISION	DATE	BY
1	WATER REVISIONS DUE TO EXISTING GAS	06/21/24	SAC

STERLING RANCH FILING NO. 5
UTILITY SERVICE PLAN
SHEET 8 OF 11
JOB NO. 25188.16

NOTE: USE DETAIL "B" WHEN INSTALLING TO PAVEMENT ELEVATION

FINAL GRADE
4" BELOW FINAL GRADE WITH LINE CAP
2" GALV. STEEL PIPE
2" UNIONS MAY BE USED IF NECESSARY TO BRING TO FINAL GRADE

VALVE BOX TOP SECTION
3'-4" ABOVE FINAL GRADE
FINAL GRADE
2" GALV. STEEL PIPE
THREADED CONNECTION
17-LB ANODE

DETAIL "B" NOT TO SCALE
CONCRETE REVERSE ANCHOR ASSEMBLY SEE DETAIL DRAWING A4-8
VALVE BOX
MJ VALVE
PIPE
2" GALV. STEEL PIPE
2" SCREW ON VALVE
1/2" TO 1" ROCK (MIN 1/3 CY)
4" MIN
ROLL BEND APPROX 22.5' TO EITHER SIDE WHEN STAND PIPE IS ABOVE GROUND. SEE NOTE 1 (2-45° BENDS MAY BE USED)

MECHANICAL JOINT RESTRAINT W/CRA (2) MJS ON PVC (2) MJS ON DIP
MECHANICAL JOINT RESTRAINT

NOTES:
1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND ADDITIONAL BENDS MAY BE REQUIRED BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
2. COAT THE RODS, BEAM AND GALVANIZED STEEL PIPE. SEE DETAIL DRAWING A8-11.
3. ENTIRE BLOW-OFF ASSEMBLY MUST BE ADEQUATELY SUPPORTED. CONCRETE PAVER STONES MAY BE REQUIRED.
4. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED FITTINGS.
5. TEMPORARY BLOW-OFF VALVE ASSEMBLIES SHALL BE INSPECTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR PRIOR TO BACKFILL. BACKFILL COMPACTION TO BE SAME AS AS PIPE COMPACTION SPECIFICATIONS.
6. 2" GALVANIZED PIPE MUST BE RATED TO 250 PSI AND CONFORM TO NSF-61 SPECIFICATIONS.
7. THE COLORADO SPRINGS UTILITIES INSPECTOR MAY REQUIRE TIE-BACK RODS IN ADDITION TO THE MJ RESTRAINTS DEPENDING ON FIELD CONDITIONS AND SYSTEM PRESSURES. SEE THE BACK-ROD DETAIL DRAWING A2-4.

TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH MECHANICAL JOINT PLUG

A4-5
DATED 01/01/17

PER SLIP JOINT OF DIP PIPE

PIPE DATA	MPRS DEFLECT.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADII FOR DEFLECTING CURVES WITHOUT BENDS	
		HORIZ. DEFLECT.	VERT. DEFLECT.	20L	18L
4"	9'00"	4'00"	6.99%	286'	298'
6"	9'00"	4'00"	6.99%	386'	322'
8"	9'00"	4'00"	6.99%	477'	430'
10"	9'00"	4'00"	6.99%	568'	521'
12"	9'00"	4'00"	6.99%	659'	612'
14"	9'00"	4'00"	6.99%	750'	703'
16"	9'00"	4'00"	6.99%	841'	794'
18"	9'00"	4'00"	6.99%	932'	885'
20"	9'00"	4'00"	6.99%	1023'	976'
24"	9'00"	4'00"	6.99%	1204'	1157'
30"	9'00"	4'00"	6.99%	1505'	1458'
36"	9'00"	4'00"	6.99%	1806'	1759'

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS

PIPE DATA	MPRS DEFLECT.	DESIGN DEFLECTION (80% MAX.)		MIN. RADII FOR DEFLECTING CURVES WITH HIGH DEFLECT. COUPLINGS	
		HORIZ. DEFLECT.	VERT. DEFLECT.	20L	18L
4"	9'00"	4'00"	6.99%	286'	298'
6"	9'00"	4'00"	6.99%	386'	322'
8"	9'00"	4'00"	6.99%	477'	430'
10"	9'00"	4'00"	6.99%	568'	521'
12"	9'00"	4'00"	6.99%	659'	612'
14"	9'00"	4'00"	6.99%	750'	703'
16"	9'00"	4'00"	6.99%	841'	794'
18"	9'00"	4'00"	6.99%	932'	885'
20"	9'00"	4'00"	6.99%	1023'	976'
24"	9'00"	4'00"	6.99%	1204'	1157'
30"	9'00"	4'00"	6.99%	1505'	1458'
36"	9'00"	4'00"	6.99%	1806'	1759'

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

NOTES:
1. COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR TO AVOID OVER DEFLECTION OF THE PIPE.
2. SLIP JOINT PVC PIPE SHALL NOT BE DEFLECTED WITHOUT THE USE OF HIGH DEFLECTION COUPLINGS (HDC).

MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE

A4-1
DATED 03/02/14

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 250 PSI

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (R)	MINIMUM A ₂ (R)	MINIMUM C ₁ (R)	MINIMUM C ₂ (R)	MINIMUM B (R)	APPROXIMATE VOLUME (CU FT.)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25
4	45° BEND	3.00	1.87	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.25
6	11.25° BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.25
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	2.89	2.89	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50
8	11.25° BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25
8	22.5° BEND	6.50	2.55	2.55	0.48	0.67	2.00	0.25
8	45° BEND	12.50	3.57	3.57	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	4.64	4.64	1.08	0.67	2.00	0.75

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC (Maximum Static Pressure = 170 PSI)

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (R)	MINIMUM A ₂ (R)	MINIMUM C ₁ (R)	MINIMUM C ₂ (R)	MINIMUM B (R)	APPROXIMATE VOLUME (CU FT.)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.92	4.92	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	6.42	1.48	1.00	2.48	1.00
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5° BEND	16.00	4.27	4.27	0.66	1.33	2.00	0.75
16	45° BEND	31.00	8.27	8.27	1.00	1.33	2.44	1.75
16	TEE & DEAD END	40.50	10.80	10.80	1.33	1.33	4.44	3.00

THRUST BLOCK DIMENSIONS AND VOLUMES - DIP (Maximum Static Pressure = 250 PSI)

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (R)	MINIMUM A ₂ (R)	MINIMUM C ₁ (R)	MINIMUM C ₂ (R)	MINIMUM B (R)	APPROXIMATE VOLUME (CU FT.)
12	11.25° BEND	6.75	2.80	2.80	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.89	3.89	0.64	1.00	2.00	0.75
12	45° BEND	26.25	7.17	7.17	1.00	1.00	2.00	1.50
12	TEE & DEAD END	34.25	9.38	9.38	1.48	1.00	3.95	2.25
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	5.20	5.20	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	12.13	1.00	1.33	3.67	4.00
16	TEE & DEAD END	58.50	15.87	15.87	1.92	1.33	6.98	6.50

NOTES:
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1000 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MAX. SHALL BE PER MATERIAL CHAPTER 4.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (H₁) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H₂) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 18 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 18 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

CONCRETE THRUST REACTION BLOCKS

A4-2
DATED 03/02/14

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS

WATER MAIN SIZE (INCHES)
4 6 8 10 12 14 16 18 20 22 24 26 28 30 36 42

CONNECTION OR FITTING SIZE (INCHES)
4 6 8 10 12 14 16 18 20 22 24 26 28 30 36 42

BEARING PRESSURE
UNDISTURBED SOIL

NOTES:
1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
4. REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
5. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

CONCRETE THRUST REACTION BLOCKS

A4-3
DATED 03/02/14

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)

PIPE DIAMETER	45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR PLUGS TO INCLUDE IN LINE VALVES (SEE NOTE 9)			
	MAX. STATIC PRESSURE (PSI)	100-150	150-200	100-150	150-200	100-150	150-200	100-150	150-200				
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8 INCH	DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125
12 INCH	DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177
16 INCH	DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
20 INCH	DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
24 INCH	DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
30 INCH	DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
36 INCH	DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR

UNRESTRAINED BELL
BELL HARNESS RESTRAINTS (TYP.)
MECHANICAL JOINT BEND

NOTES:
1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 4.
4. RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
5. CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL, AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS - PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO A DEPTH OF 18 PIPE DIAMETER (4" MIN.), FACTOR OF SAFETY 2.1.
6. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
7. MEASUREMENTS ARE IN FEET.
8. USE CRA FOR DOWN TURNING BENDS.
9. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS

A4-4
DATED 02/01/14

TEE INSTALLATION

CONCRETE THRUST REACTION BLOCK SEE DETAIL DRAWING A4-2
30" (MIN.) SPACER PIPE (TYP.)
MJ VALVE (TYP.)
PVC OR DIP PIPE
MECHANICAL JOINT RESTRAINTS (TYP.)

IN LINE VALVE INSTALLATION

PVC OR DIP PIPE
10" (TYP.) RESTRAINED OR SOLID PIPE
MECHANICAL JOINT RESTRAINTS (TYP.)
MJ VALVE (TYP.)
30" (MIN.) SPACER PIPE (TYP.)
MJ VALVE (TYP.)
MECHANICAL JOINT RESTRAINTS (TYP.)

CROSS INSTALLATION

MECHANICAL JOINT RESTRAINT W/CRA (2) MJS ON PVC (2) MJS ON DIP SEE DETAIL DRAWING A4-8
10" (TYP.) RESTRAINED OR SOLID PIPE
MECHANICAL JOINT RESTRAINTS (TYP.)
MJ VALVE (TYP.)
30" (MIN.) SPACER PIPE (TYP.)
MJ VALVE (TYP.)
MECHANICAL JOINT RESTRAINTS (TYP.)

NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS

A4-5
DATED 06/02/15

HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB

STANDARD PIPE JOINT
MECHANICAL JOINT RESTRAINTS (TYP.)
CONCRETE THRUST REACTION BLOCK SEE DWG A4-2
MECHANICAL JOINT BEND

HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB

STANDARD PIPE JOINT
MECHANICAL JOINT RESTRAINTS (TYP.)
LENGTH OF MJ RESTRAINED PIPE SEE NOTE 2
MECHANICAL JOINT BEND

VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

CONCRETE REVERSE ANCHOR SEE DETAIL DRAWING A4-8
MECHANICAL JOINT RESTRAINTS (TYP.)
MECHANICAL JOINT BEND
RESTRAINED JOINT PIPE THROUGHOUT THE SLOPE
MECHANICAL JOINT BEND

NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

BEND CONFIGURATIONS AND RESTRAINTS

A4-6
DATED 06/02/15

LOT LINE LOCATIONS

2' FROM BACK OF CURB
5' MIN.
DETACHED SIDEWALK
LOT 1
LOT 2
FACE OF CURB
ATTACHED SIDEWALK
2' FROM BACK OF SIDEWALK
5' MIN.
PROPERTY LINE/ROW OR EASEMENT
FLAG LOT ACCESS
3' FROM PROPERTY LINE

FLAG LOT LOCATIONS

LOT LINE LOCATIONS

2' FROM BACK OF CURB
5' MIN.
DETACHED SIDEWALK
LOT 1
LOT 2
FACE OF CURB
ATTACHED SIDEWALK
2' FROM BACK OF SIDEWALK
5' MIN.
PROPERTY LINE/ROW OR EASEMENT
FLAG LOT ACCESS
3' FROM PROPERTY LINE

PAD AND VAULT ACCESS CLEARANCES

FIRE HYDRANT
5' MIN. RADIUS FROM CENTER OF HYDRANT
ELECTRIC VAULT AND PAD
ANY ABOVE GROUND STRUCTURE

NOTES:
1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE.
3. HYDRANTS SHALL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE. (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION).
4. EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FEET INSIDE THE RIGHT-OF-WAY LINE.
5. A SAFE WORKING CLEARANCE IS NECESSARY FOR THE FIRE DEPARTMENT TO IDENTIFY, ATTACH HOSES TO AND OPERATE A FIRE HYDRANT IN CASE OF AN EMERGENCY. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE COLORADO SPRINGS FIRE DEPARTMENT.
6. FIRE HYDRANTS SHALL BE INSTALLED WITH CLEARANCES PER THE MOST CURRENT APPROVED IFC.

FIRE HYDRANT LOCATIONS

A5-1
DATED 03/02/14

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

ENGINEER'S STATEMENT

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

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

DATE 07/25/24

STERLING RANCH FILING NO. 5

DESIGNED BY N/A
DRAWN BY PAL
CHECKED BY

DATE 07/25/24

SHEET 9 OF 11

JOB NO. 25188.16

PREPARED FOR

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

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

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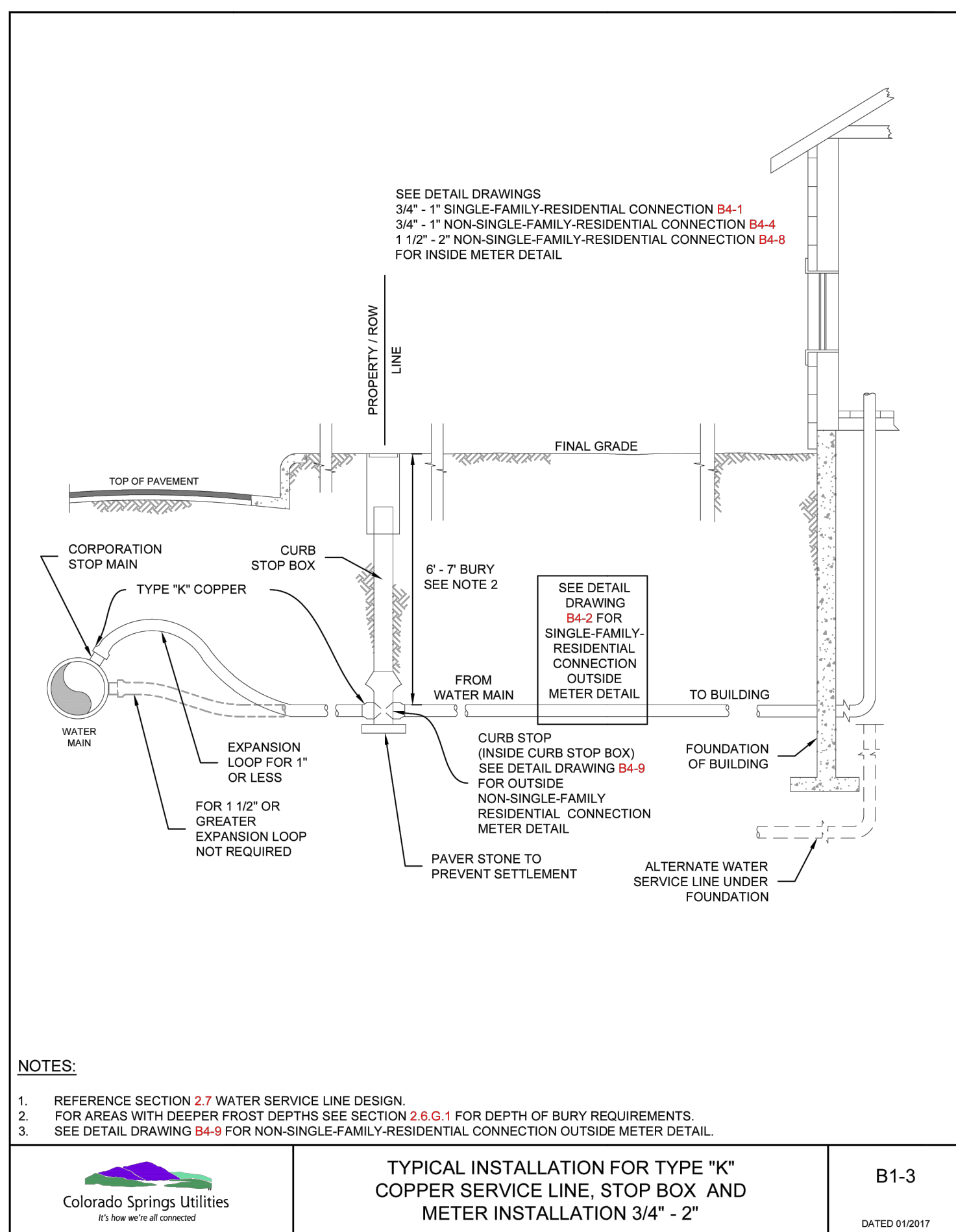
STERLING RANCH FILING NO. 5

DESIGNED BY N/A
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CHECKED BY

DATE 07/25/24

SHEET 9 OF 11

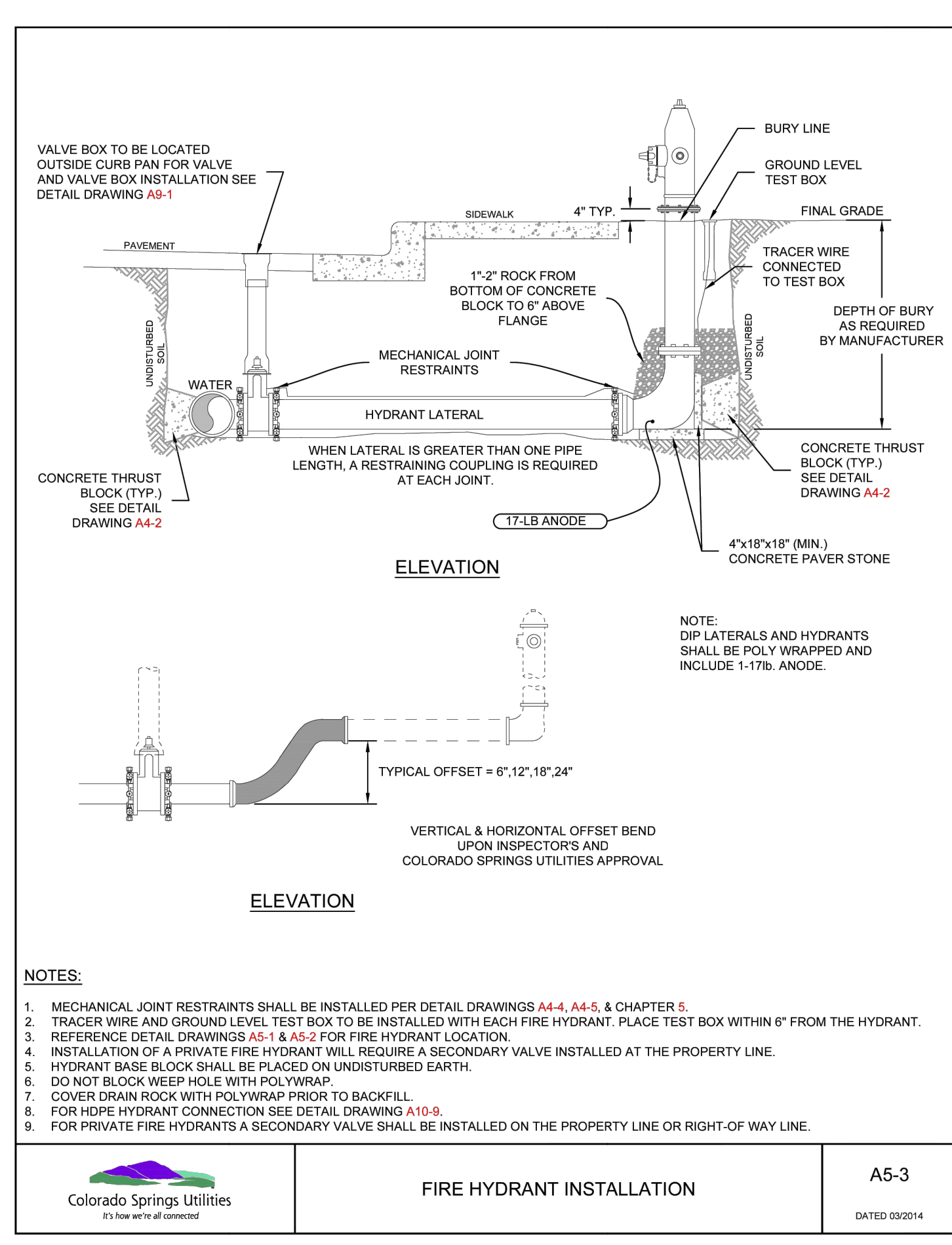
JOB NO. 25188.16



TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"

Colorado Springs Utilities
It's how we're all connected

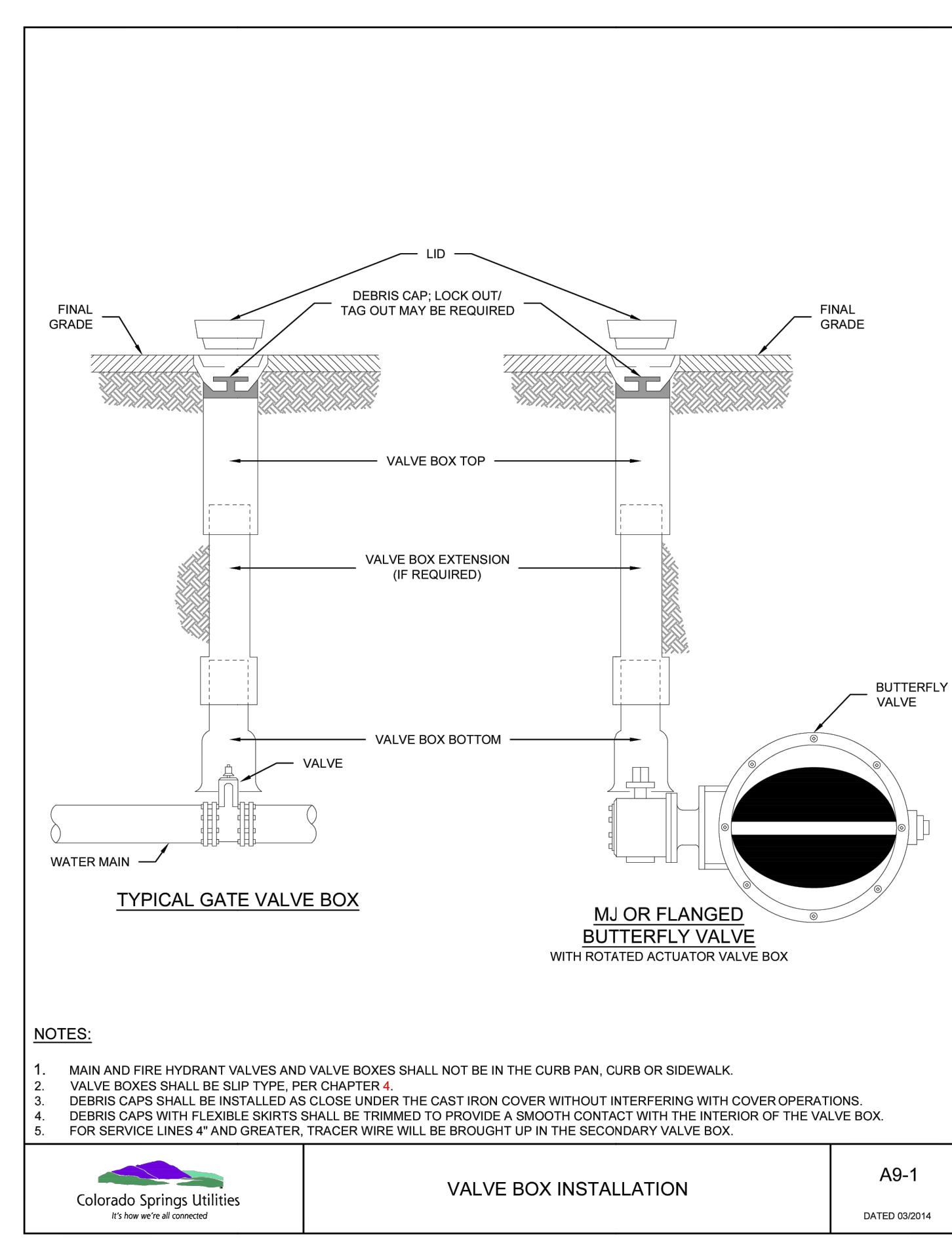
B1-3
DATED 01/2017



FIRE HYDRANT INSTALLATION

Colorado Springs Utilities
It's how we're all connected

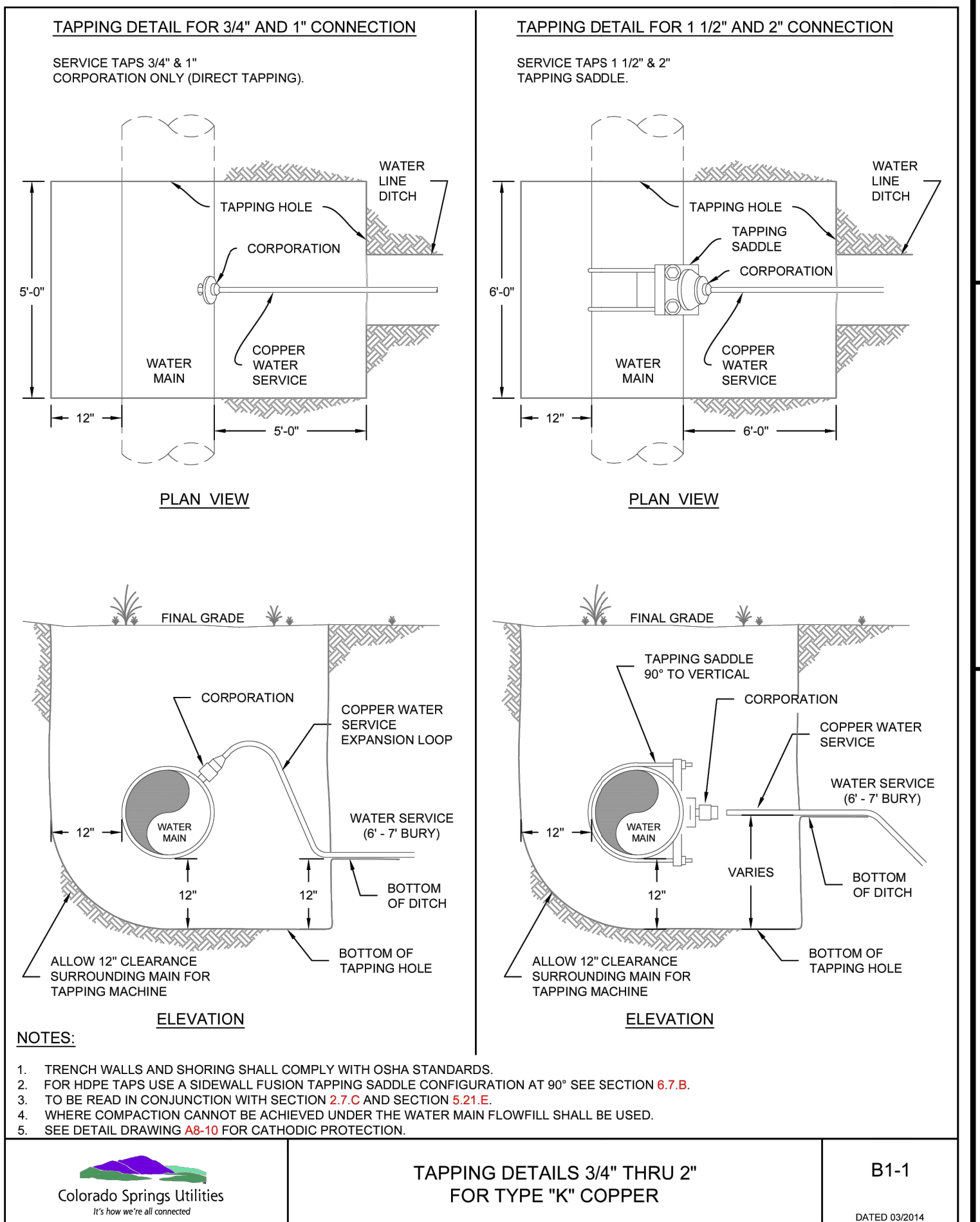
A5-3
DATED 03/2014



VALVE BOX INSTALLATION

Colorado Springs Utilities
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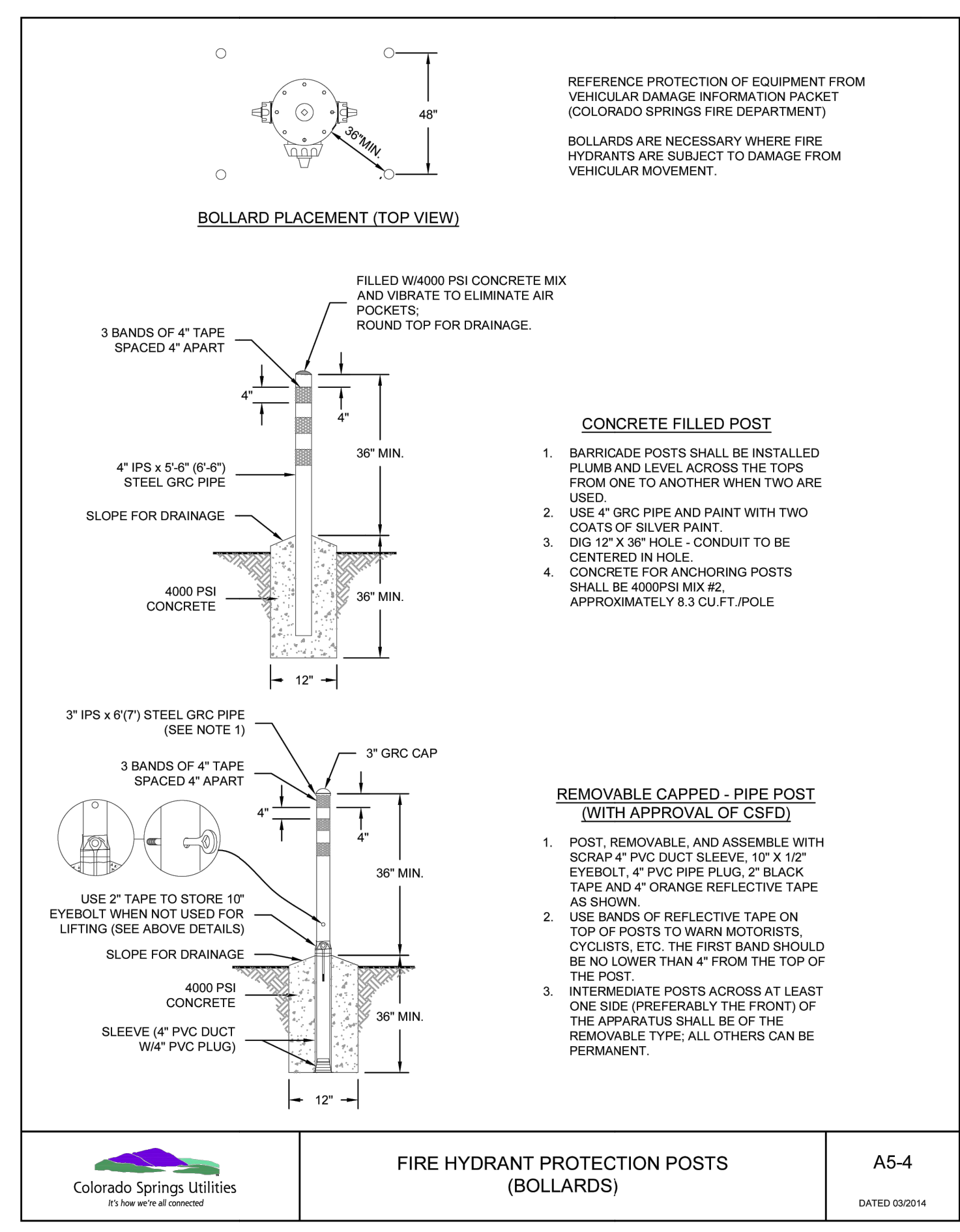
A9-1
DATED 03/2014



TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER

Colorado Springs Utilities
It's how we're all connected

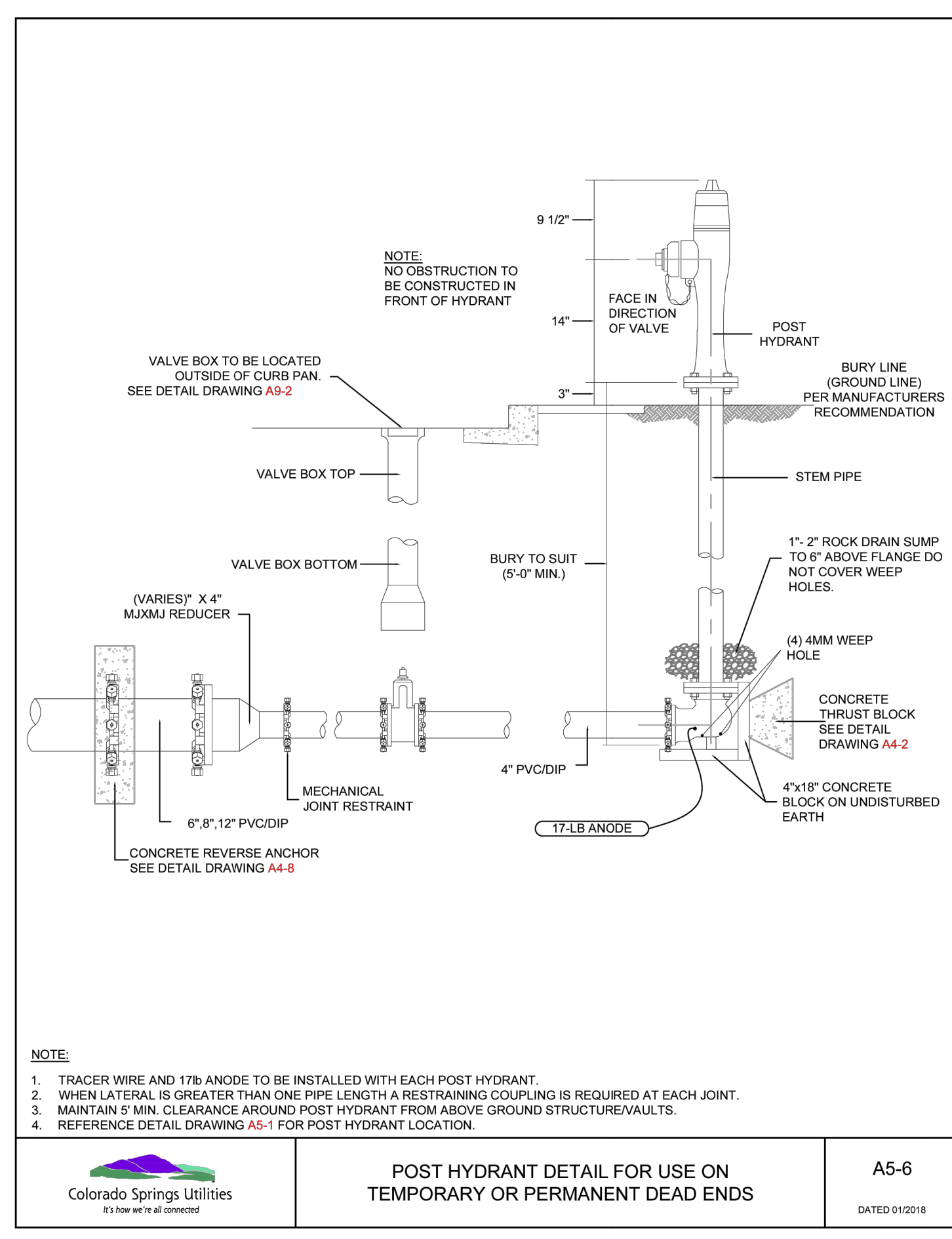
B1-1
DATED 03/2014



FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

Colorado Springs Utilities
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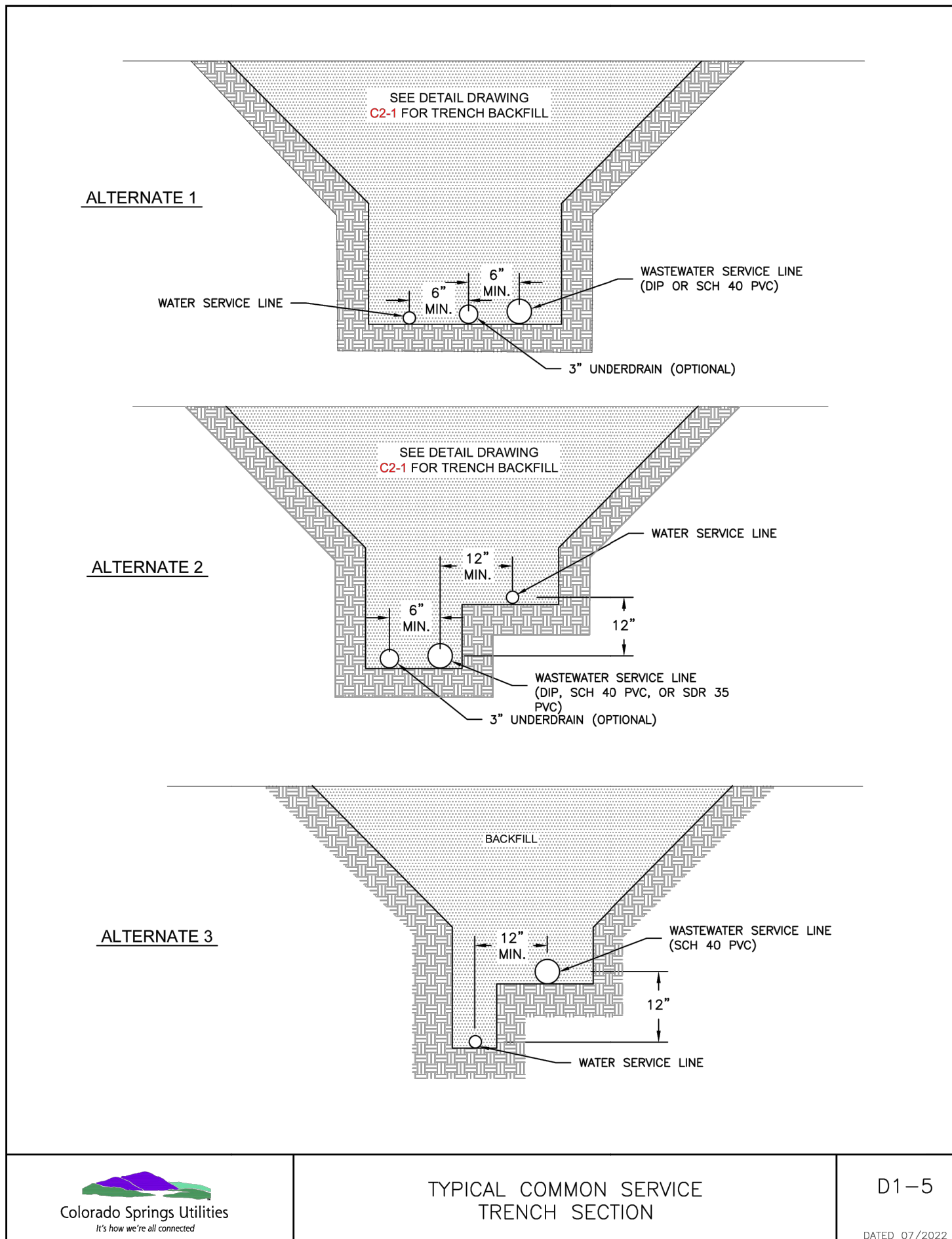
A5-4
DATED 03/2014



POST HYDRANT DETAIL FOR USE ON TEMPORARY OR PERMANENT DEAD ENDS

Colorado Springs Utilities
It's how we're all connected

A5-6
DATED 01/2016



TYPICAL COMMON SERVICE TRENCH SECTION

Colorado Springs Utilities
It's how we're all connected

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
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STERLING RANCH FILING NO.	5	DETAILS	BY DATE		REVISION	
			BY	DATE	No.	REVISION
			H-SCALE	N/A	N/A	
			V-SCALE	N/A	N/A	
			DATE	07/25/24		
			DESIGNED BY	N/A		
			DRAWN BY	PAL		
			CHECKED BY			



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

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

DATE: 07/25/24

