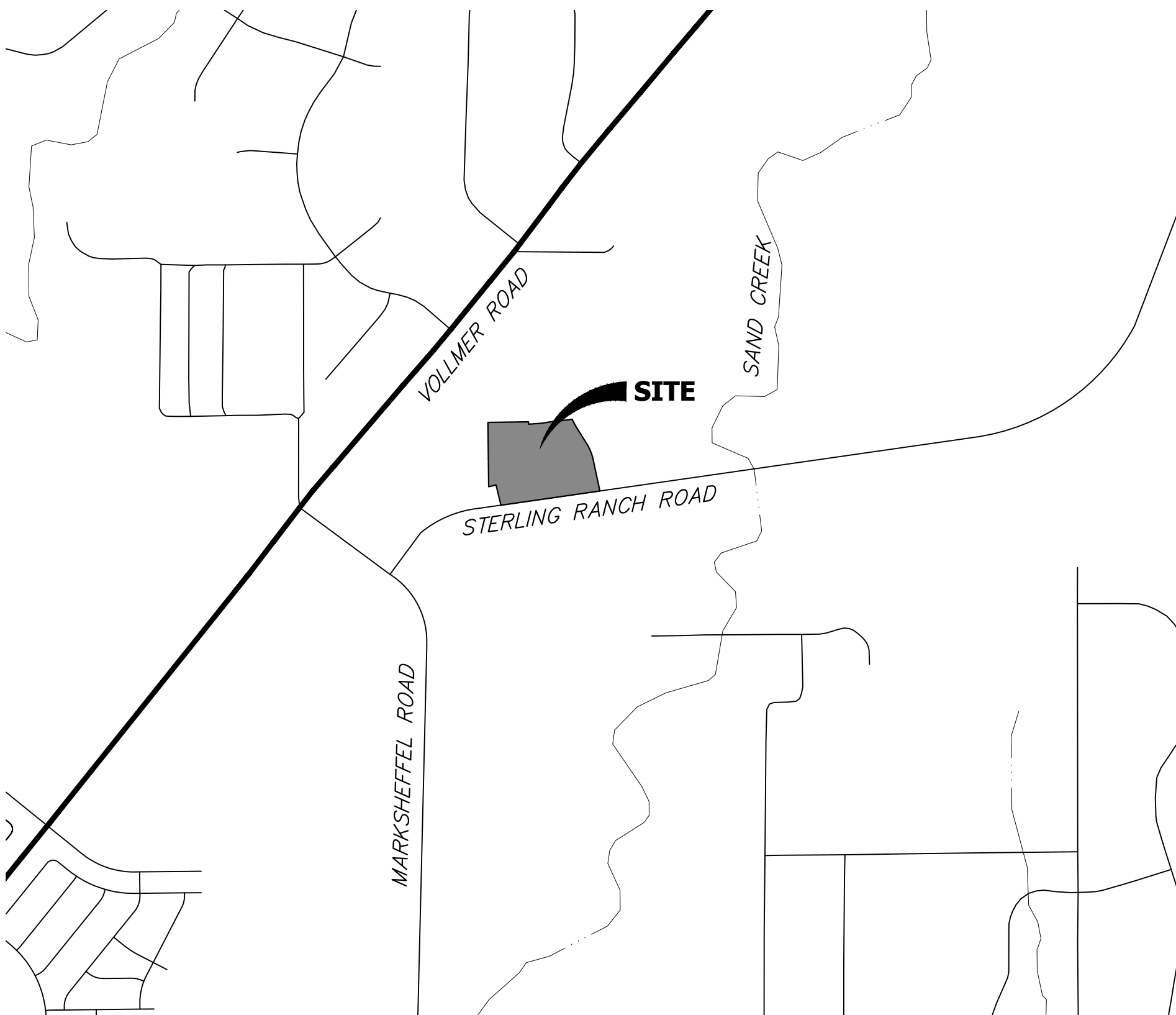


STERLING RANCH FILING NO. 5  
COUNTY OF EL PASO, STATE OF COLORADO  
STREET IMPROVEMENT PLAN PLAN  
APRIL 2024

AGENCIES

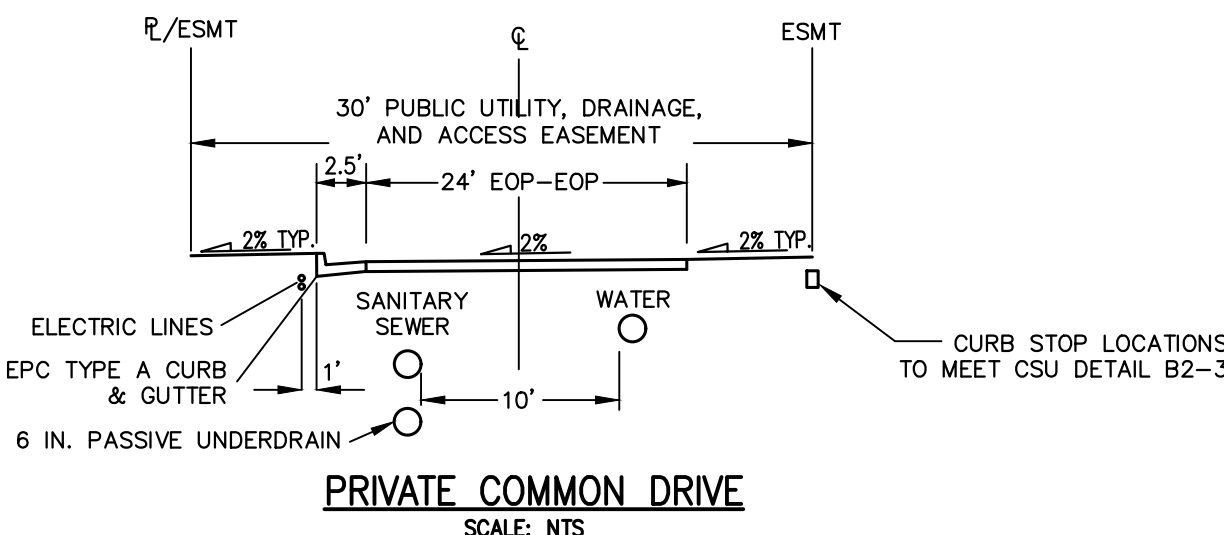
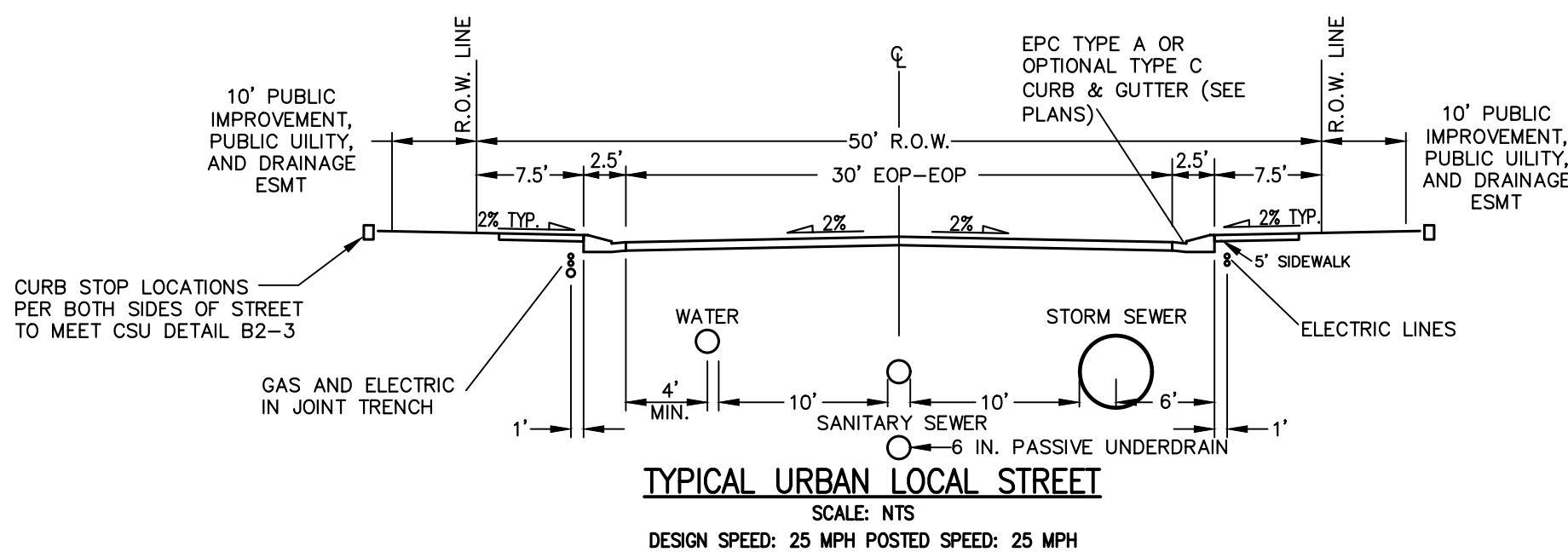
OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		



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



BASIS OF BEARINGS

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

BENCHMARKS

1.THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42

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

3.THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

OWNER/DEVELOPER STATEMENT

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

*Loren Moreland* V.P.  
LOREN MORELAND, MANAGER

3/15/2024  
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.

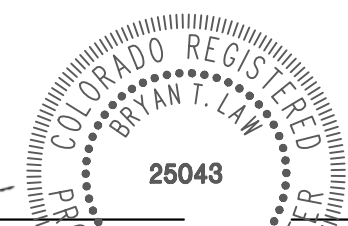
DATE

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



4/26/24  
DATE

FOR AND ON BEHALF OF JR ENGINEERING



Know what's below.  
Call before you dig.

PCD FILE NO. SF-24-001

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.

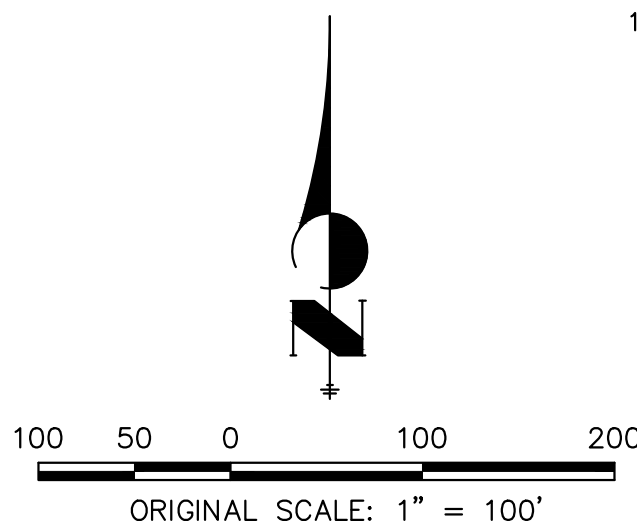
PREPARED FOR  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

J.R. ENGINEERING  
A Western Company  
Central 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	STERLING RANCH FILING NO.	5	COVER SHEET	SHEET 1 OF 13	JOB NO. 25188.16
				1"=1000'	N/A	04/26/24	PAL	PAL						



3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND DRAIN STRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.
10. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
11. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END FOLLOWING STREET GRADES. ALL SUMP INLETS ARE TO MATCH TBC ELEVATIONS AT THE CENTER OF THE STRUCTURE. SEE SUMP SEWER PLANS BY JR ENGINEERING FOR REQUIRED INLET TYPES.
12. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND STERLING RANCH METROPOLITAN DISTRICT # 3.



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

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER--THE--FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE--CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -- INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS--ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR MUST NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT--OF--WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF--SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND STERLING RANCH METROPOLITAN DISTRICT # 3.



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

JOB NO. 25188.16

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



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jengineering.com](http://www.jengineering.com)

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES 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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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°34'55"	283.00'	32.51'
C2	6°34'55"	316.17'	36.32'
C3	8°23'42"	25.00'	38.13'
C4	93°27'13"	25.00'	40.78'
C5	9°24'36"	50.00'	8.21'
C6	132°07'42"	51.17'	118.00'
C7	9°24'36"	50.00'	8.21'
C8	113°18'31"	35.83'	70.86'
C9	25°01'12"	236.17'	103.13'
C10	25°01'12"	203.83'	89.01'
C11	86°29'50"	25.00'	37.74'
C12	11°32'08"	397.57'	80.04'
C13	84°56'37"	25.00'	37.06'
C14	95°41'21"	25.00'	41.75'
C15	0°47'17"	363.50'	5.00'
C16	23°28'04"	364.40'	149.26'
C17	82°05'09"	25.00'	35.82'
C18	3°20'34"	397.57'	23.20'
C19	90°00'00"	25.00'	39.27'
C20	9°30'51"	283.00'	46.99'
C21	0°52'57"	317.00'	4.88'
C22	8°34'51"	316.17'	47.35'
C23	90°00'00"	25.00'	39.27'
C24	25°50'31"	48.83'	22.03'
C25	141°41'02"	51.17'	126.53'
C26	25°50'31"	48.83'	22.03'
C27	90°00'00"	35.83'	56.29'
C28	72°53'43"	38.83'	49.41'
C29	252°53'43"	46.17'	203.77'

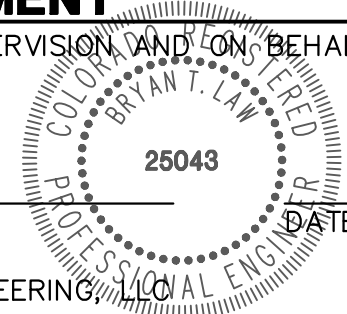


Know what's **below**.  
**Call** before you dig.

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

 25043  
DATE 4/26/2018



STERLING RANCH FILING NO.

HORIZONTAL CONTROL

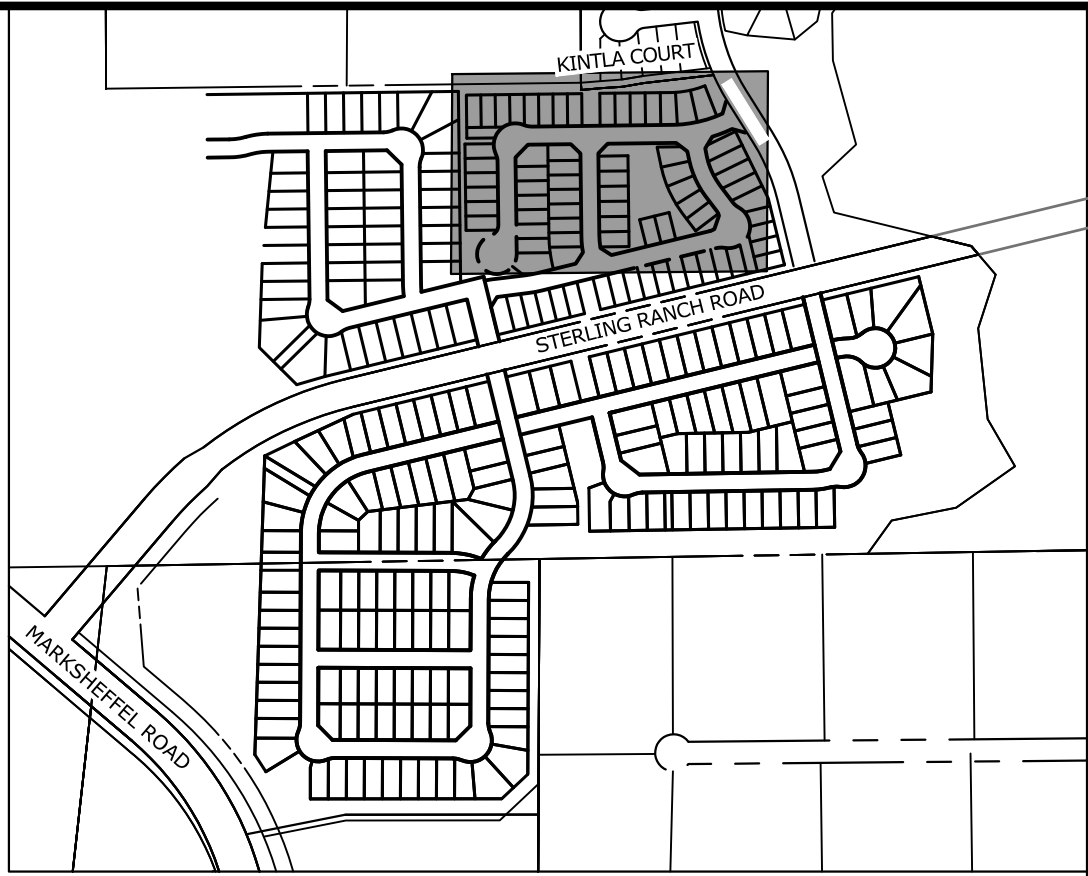
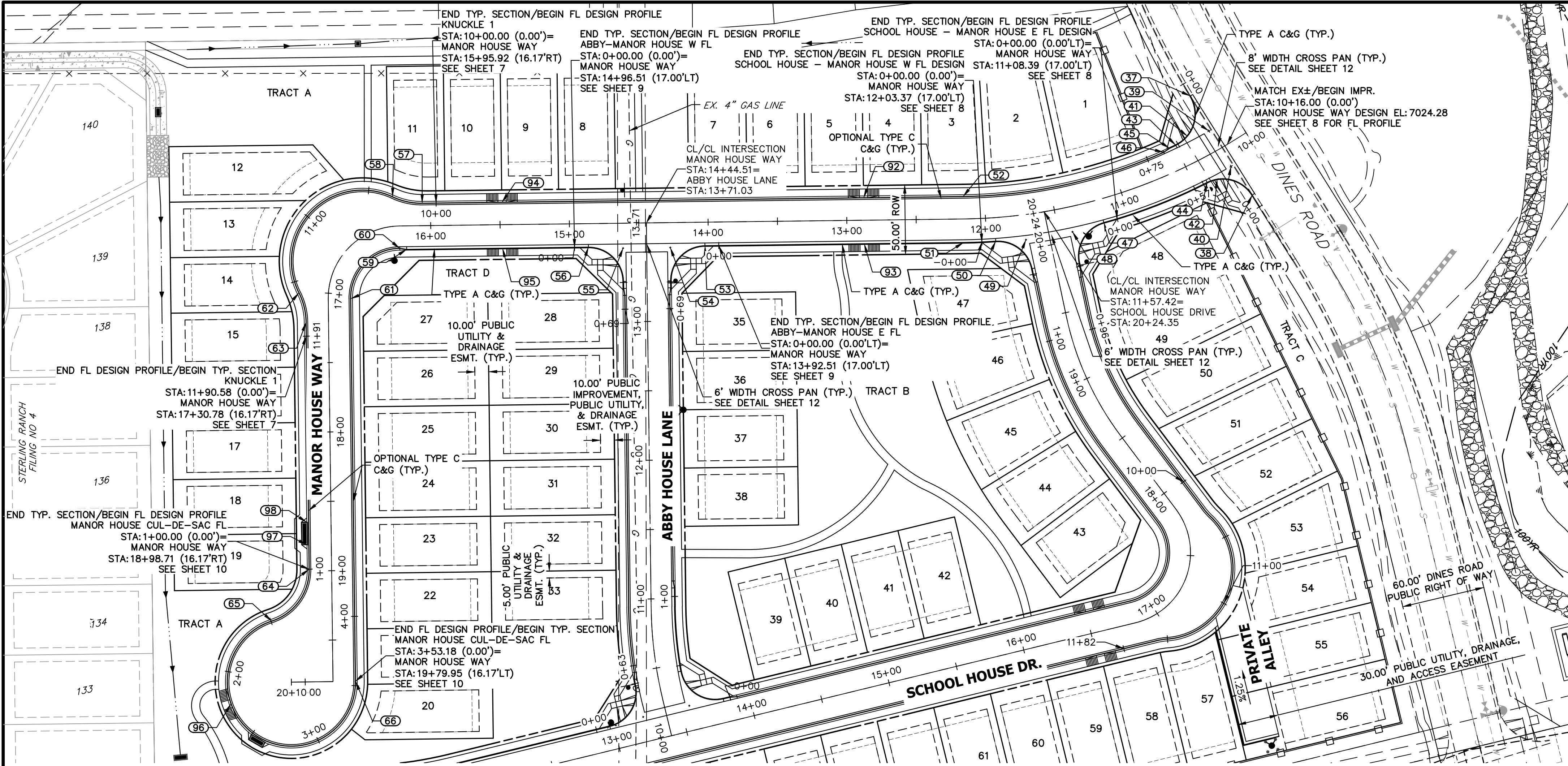
SHEET 3 OF 13

JOB NO. 25188.16



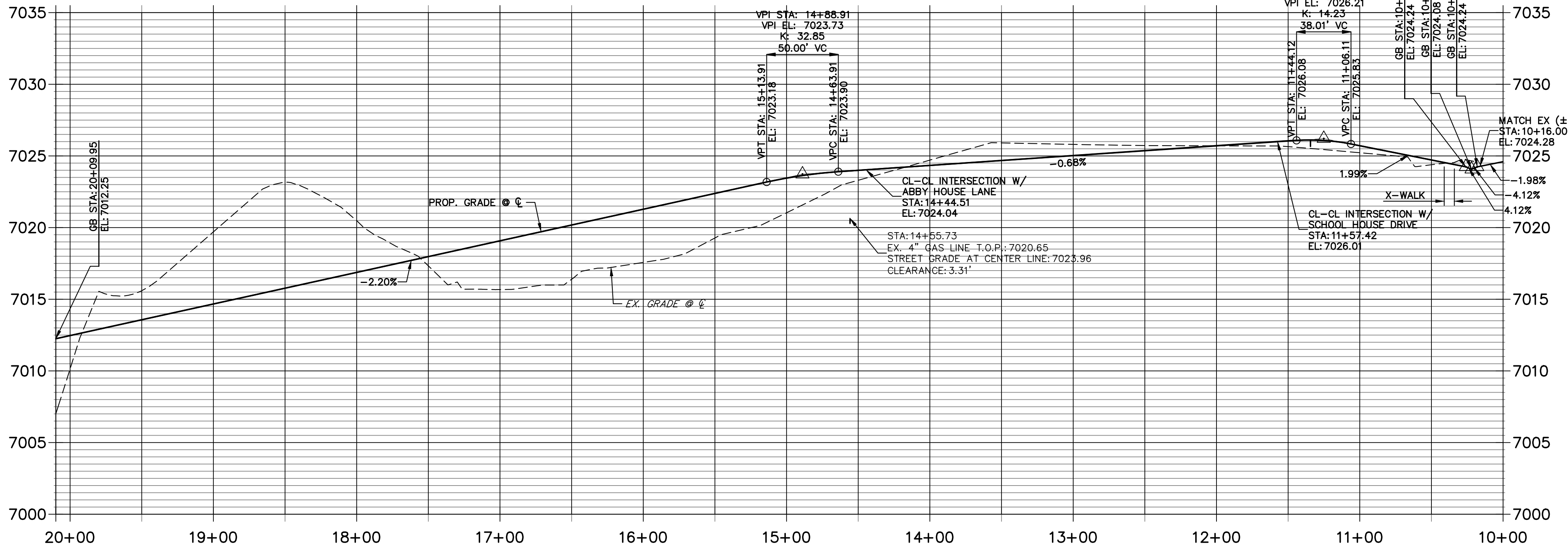






KEY MAP  
SCALE: NTS

MANOR HOUSE WAY PROFILE  
STA 10+00.00 TO 20+09.95



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.

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
37	10+21.55	43.57' (RT)	MANOR HOUSE WAY	7024.69	MATCH EX± C&G/PCR
38	10+18.82	40.53' (LT)	MANOR HOUSE WAY	7023.45	MATCH EX± C&G/PCR
39	10+22.59	15.00' (RT)	MANOR HOUSE WAY	7024.28	FL-FL INTERCEPT
40	10+21.46	15.00' (LT)	MANOR HOUSE WAY	7023.87	FL-FL INTERCEPT
41	10+38.68	19.13' (RT)	MANOR HOUSE WAY	7024.53	HC RAMP MID PT
42	10+34.13	18.24' (LT)	MANOR HOUSE WAY	7023.96	HC RAMP MID PT
43	10+49.65	17.00' (RT)	MANOR HOUSE WAY	7024.61	PCR
44	10+41.34	17.00' (LT)	MANOR HOUSE WAY	7024.09	PCR
45	10+54.89	17.00' (RT)	MANOR HOUSE WAY	7024.65	CURB TRANSITION
46	10+60.12	16.17' (RT)	MANOR HOUSE WAY	7024.69	PC
47	11+17.96	17.00' (LT)	MANOR HOUSE WAY	7025.55	PCR
48	11+40.50	18.05' (LT)	MANOR HOUSE WAY	7025.64	FL-FL INTERCEPT
49	11+72.95	18.06' (LT)	MANOR HOUSE WAY	7025.44	FL-FL INTERCEPT
50	11+93.80	17.00' (LT)	MANOR HOUSE WAY	7025.29	PCR
51	12+16.00	17.00' (LT)	MANOR HOUSE WAY	7025.14	PT
52	12+16.00	16.17' (RT)	MANOR HOUSE WAY	7025.21	PT
53	14+02.51	17.00' (LT)	MANOR HOUSE WAY	7023.86	PCR
54	14+27.51	18.00' (LT)	MANOR HOUSE WAY	7023.69	FL-FL INTERCEPT
55	14+61.51	18.00' (LT)	MANOR HOUSE WAY	7023.45	FL-FL INTERCEPT
56	14+86.51	17.00' (LT)	MANOR HOUSE WAY	7023.20	PCR
57	16+05.92	16.17' (RT)	MANOR HOUSE WAY	7020.75	PC
58	16+25.85	21.20' (RT)	MANOR HOUSE WAY	7020.42	PCR
59	16+17.51	17.00' (LT)	MANOR HOUSE WAY	7020.43	CURB TRANSITION
60	16+22.51	16.17' (LT)	MANOR HOUSE WAY	7020.39	CURB TRANSITION/PC
61	17+04.19	16.17' (LT)	MANOR HOUSE WAY	7018.59	PT
62	17+00.85	21.20' (RT)	MANOR HOUSE WAY	7018.55	PCR
63	17+20.78	16.17' (RT)	MANOR HOUSE WAY	7018.22	PT
64	18+98.71	16.17' (RT)	MANOR HOUSE WAY	7014.30	PC
65	19+35.82	43.58' (RT)	MANOR HOUSE WAY	7013.33	PCR
66	19+79.95	16.17' (LT)	MANOR HOUSE WAY	7012.51	PT
92	12+87.71	16.17' (RT)	MANOR HOUSE WAY	7024.72	HC RAMP MID PT
93	12+87.71	17.00' (LT)	MANOR HOUSE WAY	7024.65	HC RAMP MID PT
94	15+48.47	16.17' (RT)	MANOR HOUSE WAY	7022.02	HC RAMP MID PT
95	15+48.47	17.00' (LT)	MANOR HOUSE WAY	7021.95	HC RAMP MID PT
96	2+23.44	0.00' ( )	MANOR HOUSE CUL-DE-SAC FL	7011.89	HC RAMP MID PT
97	18+81.16	17.50' (RT)	MANOR HOUSE WAY	7015.19	INLET SIDE TBC
98	18+64.82	17.50' (RT)	MANOR HOUSE WAY	7015.55	INLET SIDE TBC

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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 4/26/24

J.R. ENGINEERING  
A Western Company

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

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 04/26/24

DESIGNED BY PAL

DRAWN BY PAL

CHECKED BY

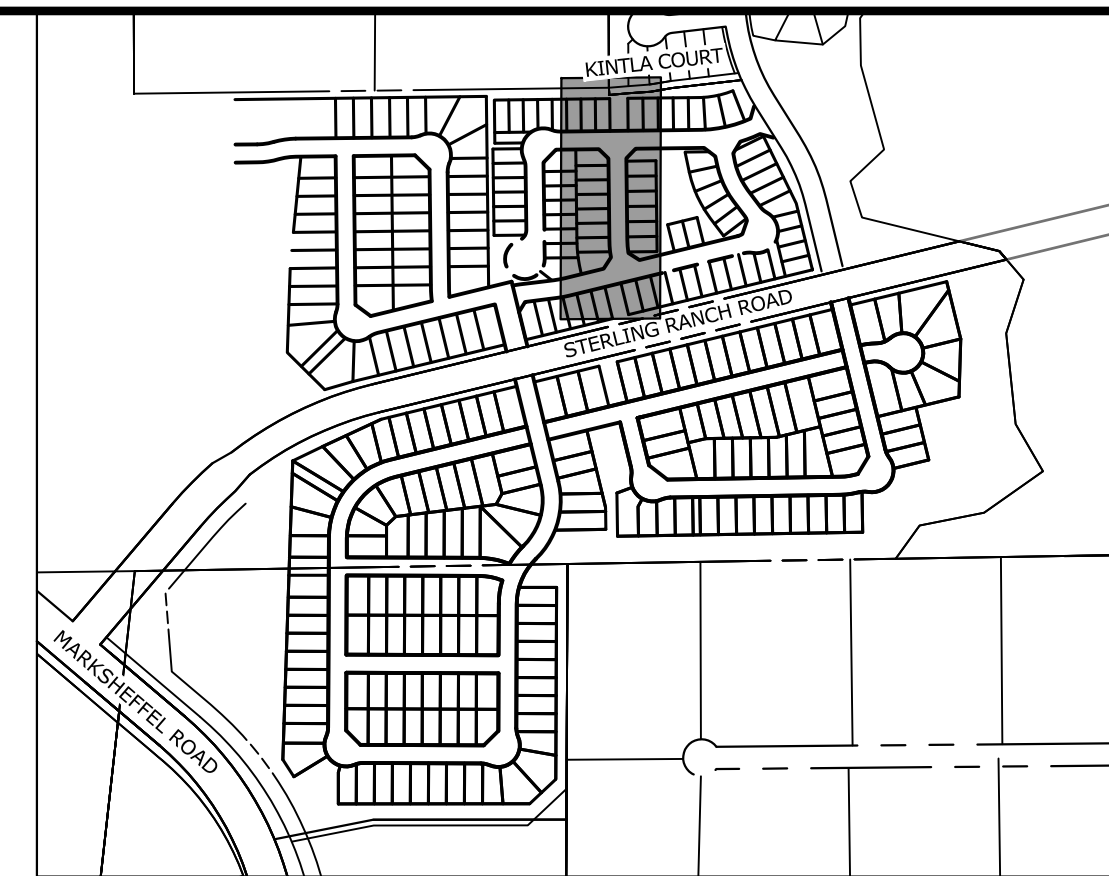
STERLING RANCH FILING NO. 5

STREET IMPROVEMENT PLAN

SHEET 5 OF 13

JOB NO. 25188.16





**KEY MAP**  
SCALE: NTS

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/PCR
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

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

**PROPOSED GRADE:**

- HP STA: 12+39.82
- HP EL: 7026.68
- VPI STA: 12+51.33
- VPI EL: 7027.49
- K: 14.58
- 100.00' VC

**EXISTING GRADE:**

- HP STA: 13+32.67
- HP EL: 7024.06
- VPI STA: 13+40.95
- VPI EL: 7023.69
- K: 7.00
- 16.56' VC

**VERTICAL CURVE DATA:**

- VPC STA: 12+01.33, EL: 7026.17
- VPT STA: 13+01.33, EL: 7025.38
- VPC STA: 13+24.39, EL: 7024.41
- VPT STA: 13+40.95, EL: 7023.69

**CL-CL INTERSECTIONS:**

- CL-CL INTERSECTION W/ MANOR HOUSE WAY STA: 10+00.00, EL: 7021.99
- CL-CL INTERSECTION W/ MANOR HOUSE WAY STA: 13+71.03, EL: 7024.04

**GRADES:**

- 2.00%
- 2.64%
- 5.56%
- 2.00%

**OTHER DATA:**

- GB STA: 10+00.00, EL: 7021.99
- GB STA: 10+15.00, EL: 7021.69
- GB STA: 10+18.00, EL: 7021.52
- GB STA: 10+21.00, EL: 7021.89
- GB STA: 10+50.00, EL: 7022.18
- GB STA: 13+50.03, EL: 7023.57
- GB STA: 13+53.03, EL: 7023.97
- CL-CL INTERSECTION STA: 13+71.03, EL: 7024.04

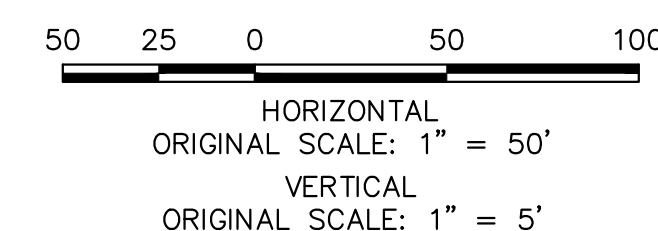
**X-WALK**

1. ALL CROSS PANS ARE 6' TYP. CROSS PANS  
(SEE DETAIL SHEET 12).
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6. CUL-DE-SAC FLOWLINE PROFILES ARE SHOWN ON SHEET 10.



Know what's **below**.  
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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.

JOB NO.	25188.1	SHEET	6	OF	13	STERLING RANCH FILING NO. 5	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 04/26/24	DESIGNED BY PAL	DRAWN BY PAL	CHECKED BY	NO.	REVISION	BY	DATE
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**J·R ENGINEERING**  
A Westrian Company

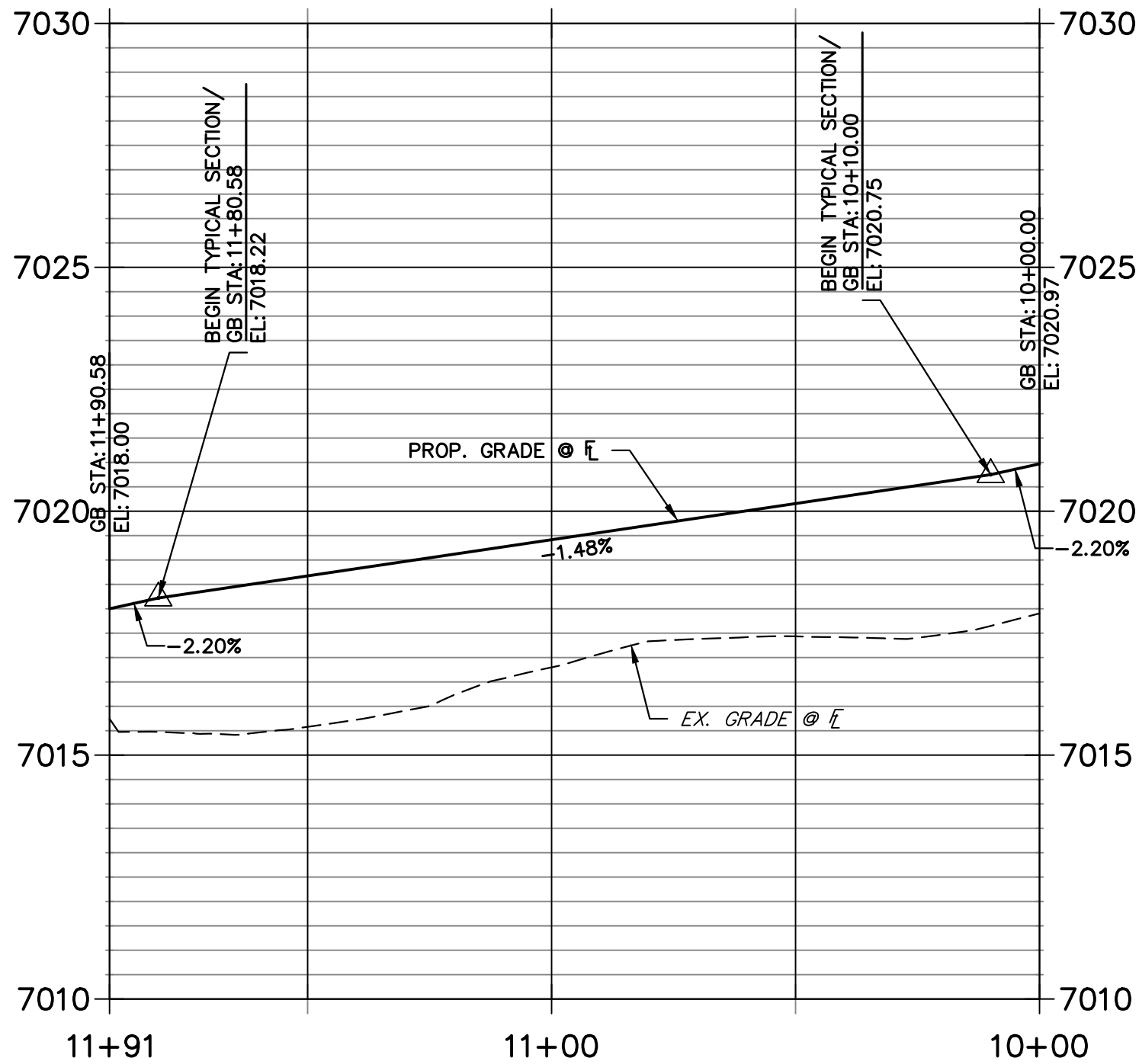


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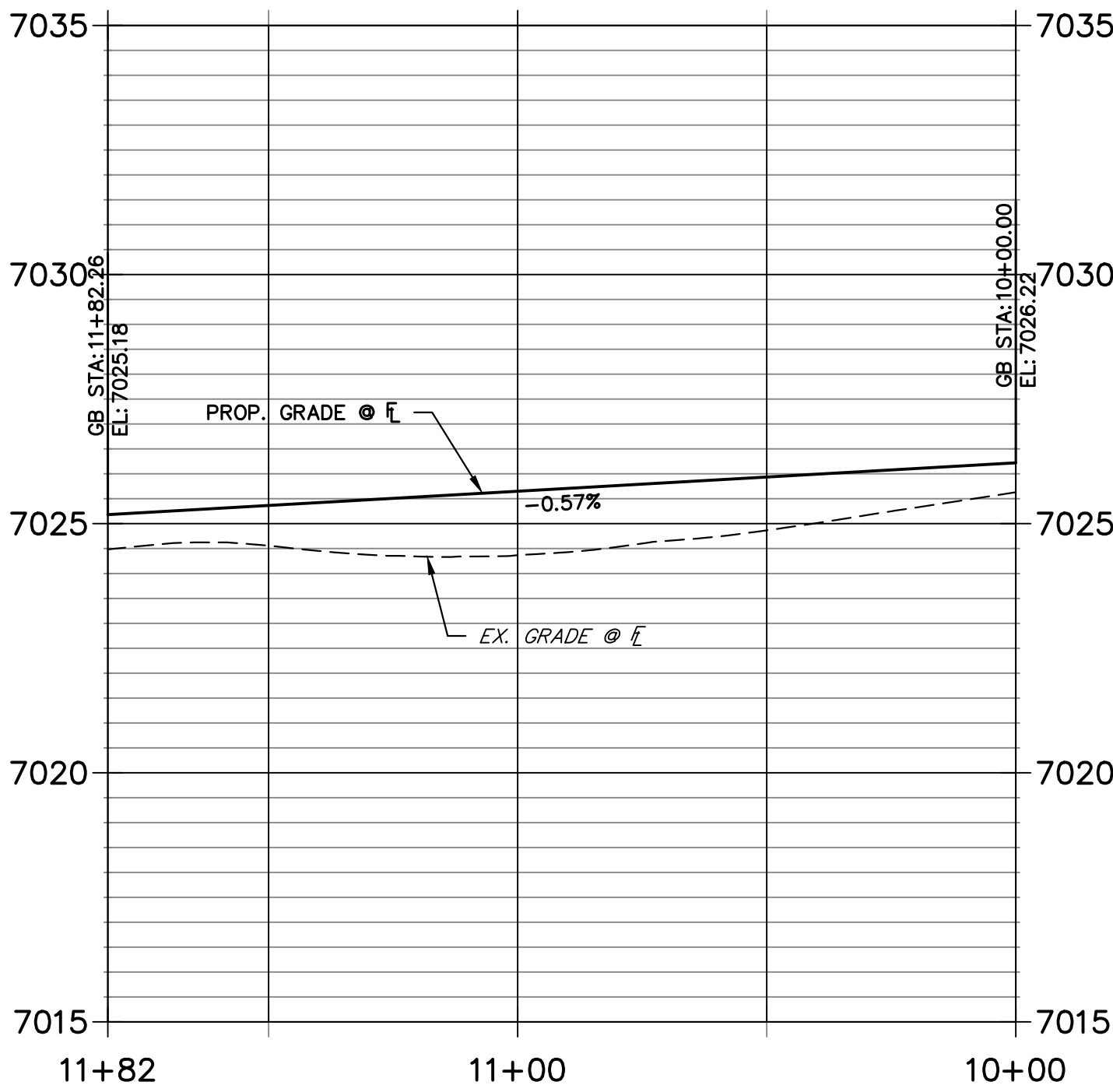
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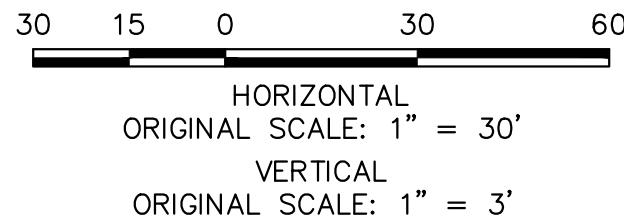
KNUCKLE 1 PROFILE  
 STA 10+00.00 TO 11+90.58



KNUCKLE 2 PROFILE  
 STA 10+00.00 TO 11+82.26



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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

4/26/24  
 DATE

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



STERLING RANCH FILING NO. 5

STREET IMPROVEMENT PLAN

SHEET 7 OF 13

JOB NO. 25188.16

BY	DATE	No.	REVISION	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						04/26/24	PAL	PAL	

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 A Western Company

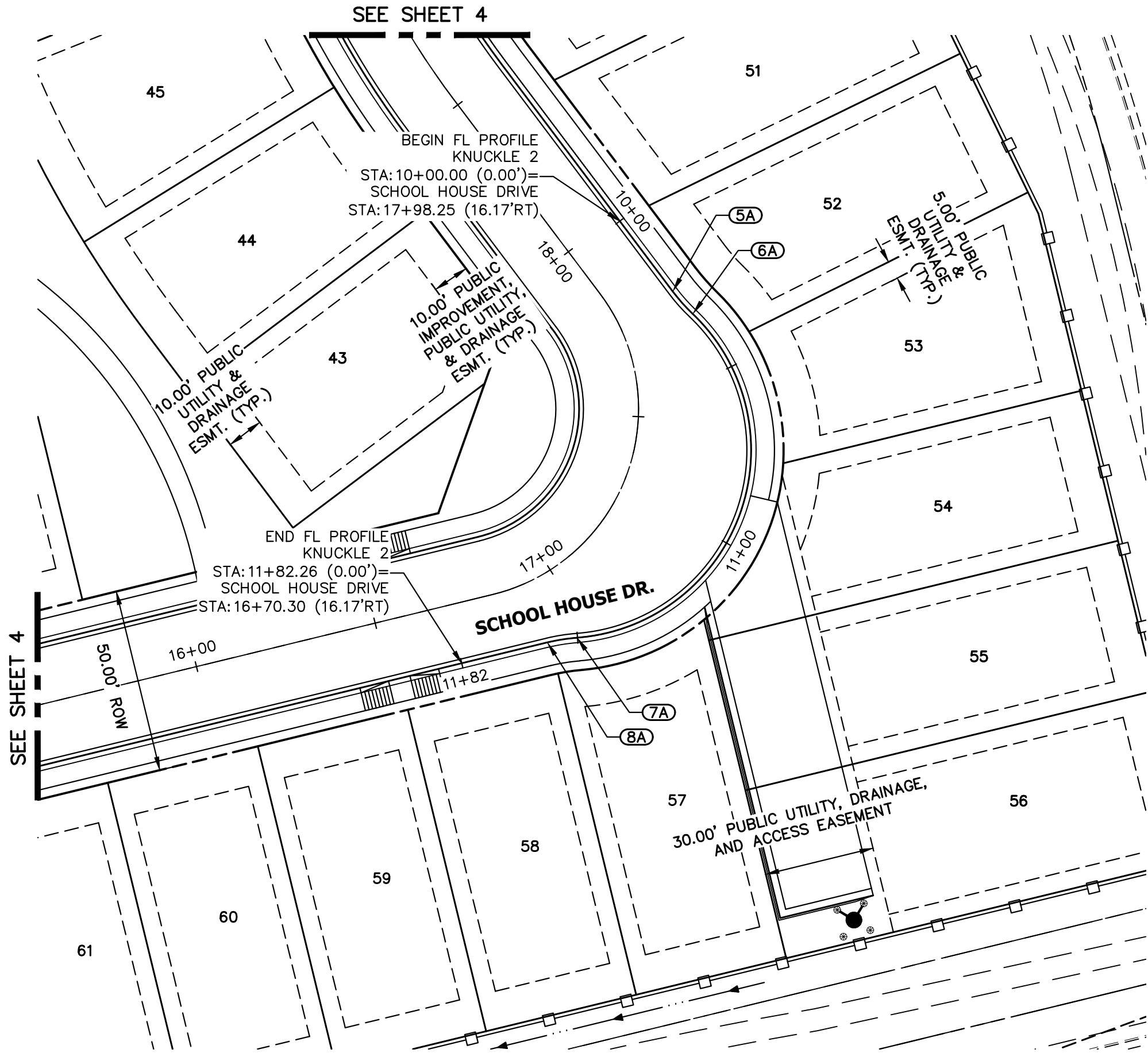
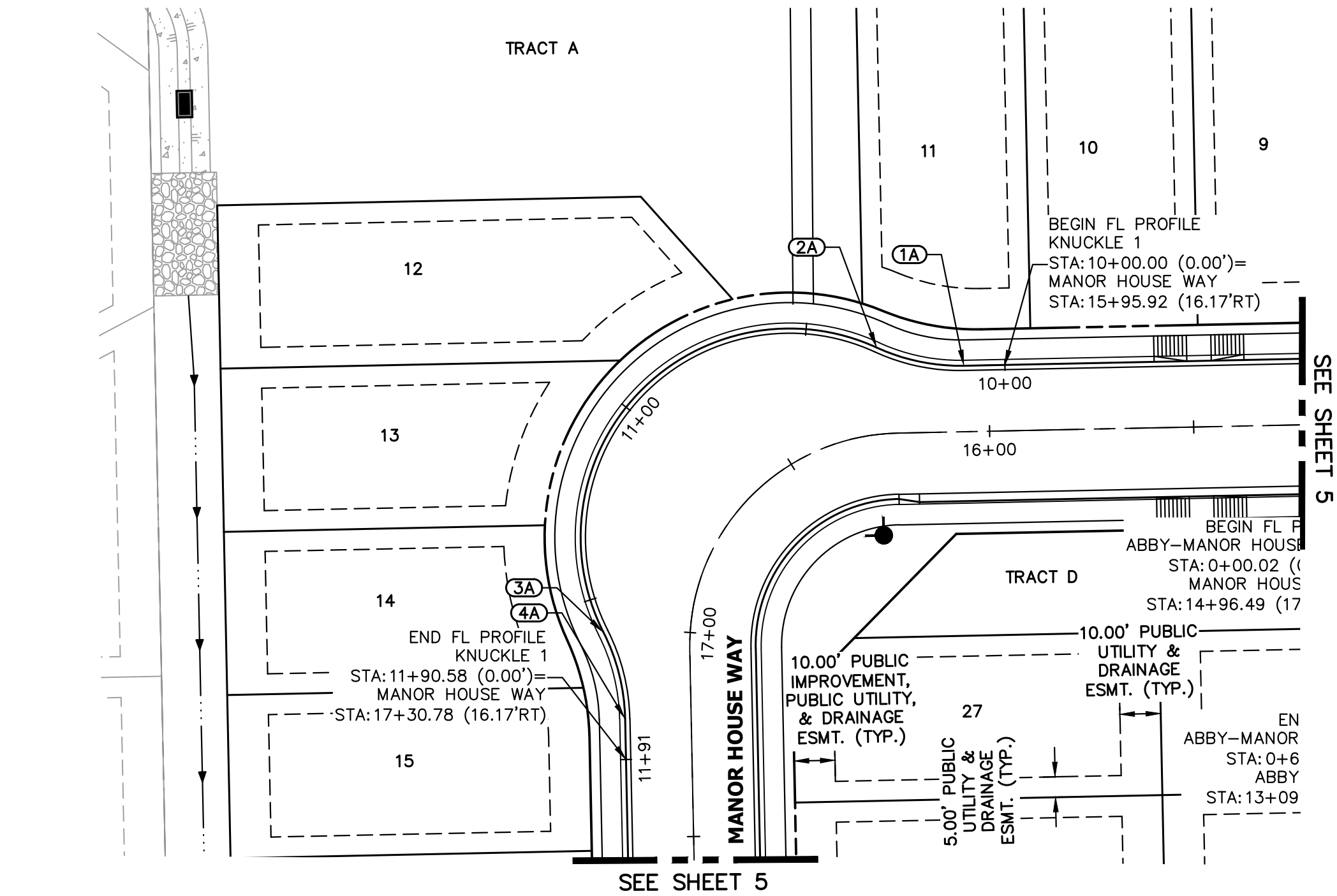


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PREPARED FOR  
 CLASSIC SRJ LAND, LLC  
 2138 FLYING HORSE CLUB DRIVE  
 COLORADO SPRINGS, CO 80921  
 ATTN: LOREN MORELAND  
 (719) 785-3270

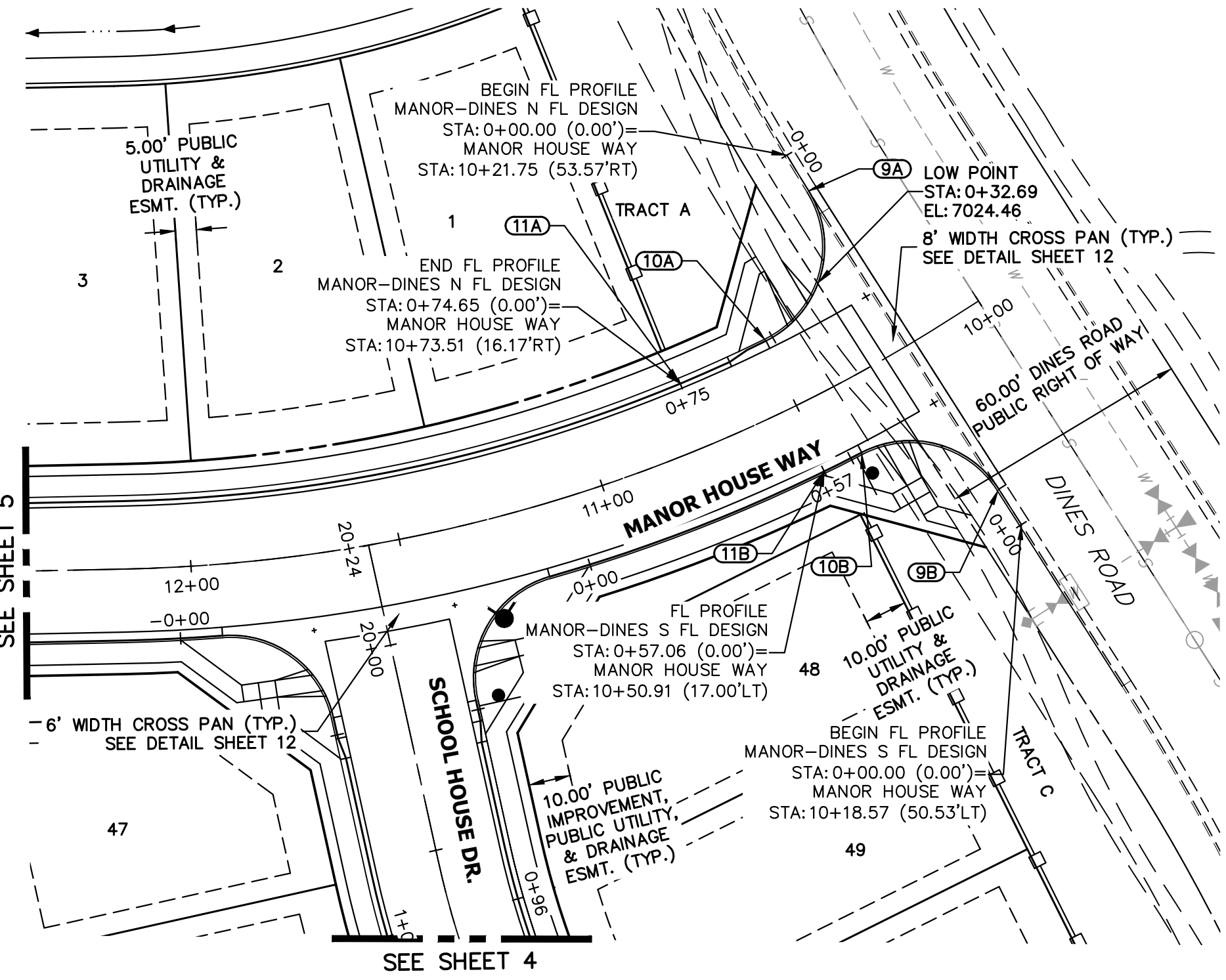
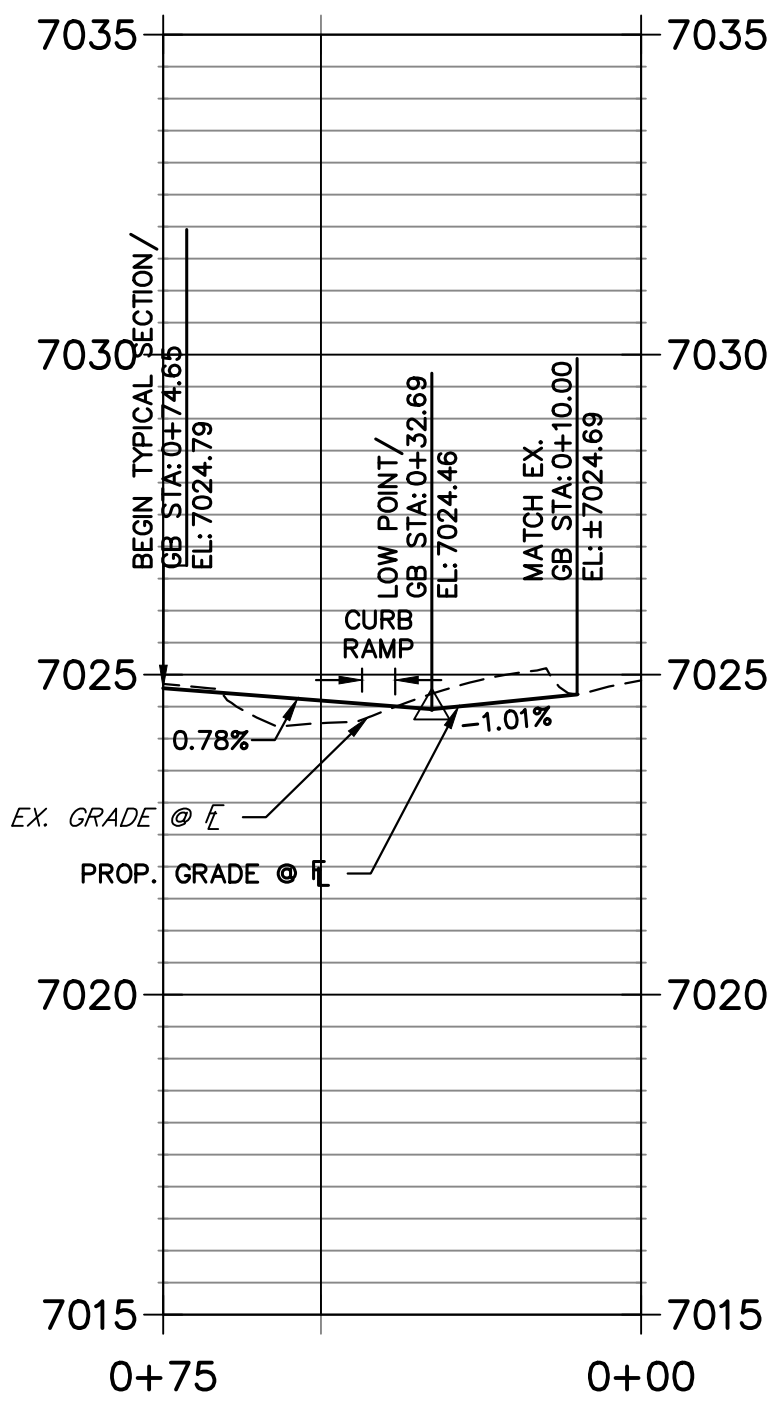
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KEY MAP  
 SCALE: NTS

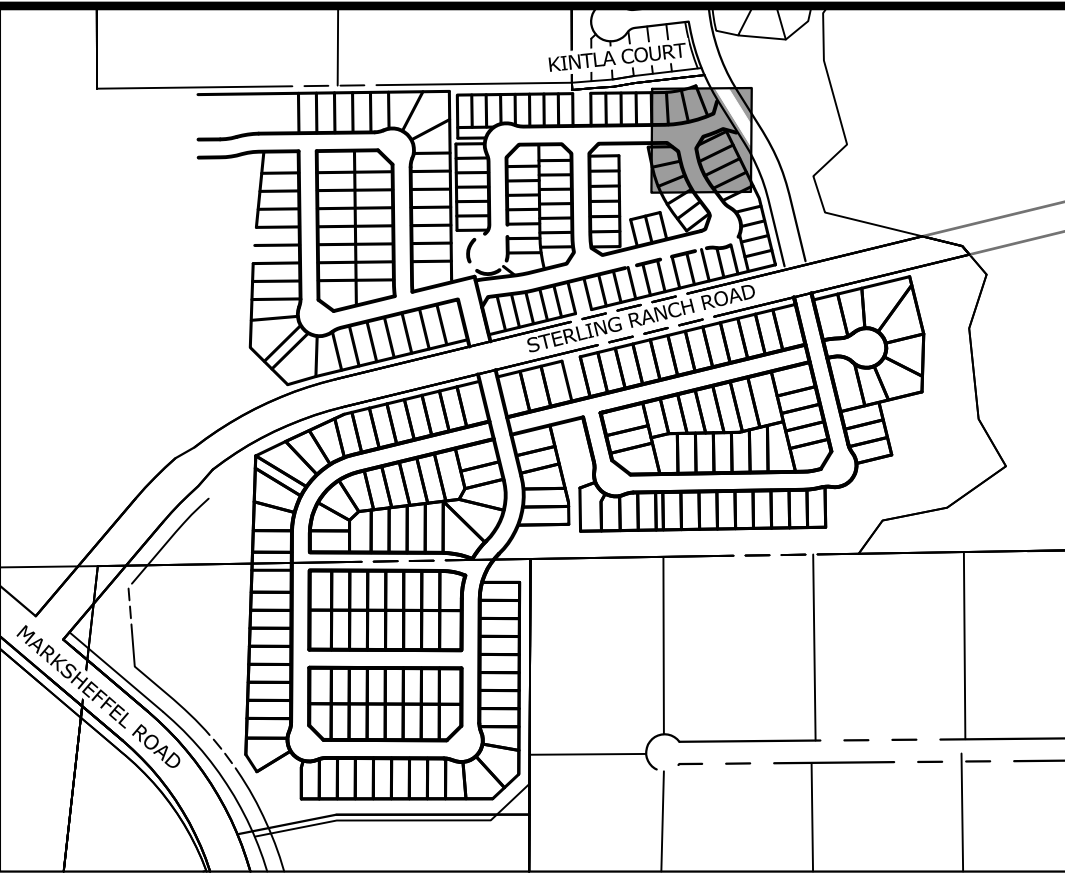
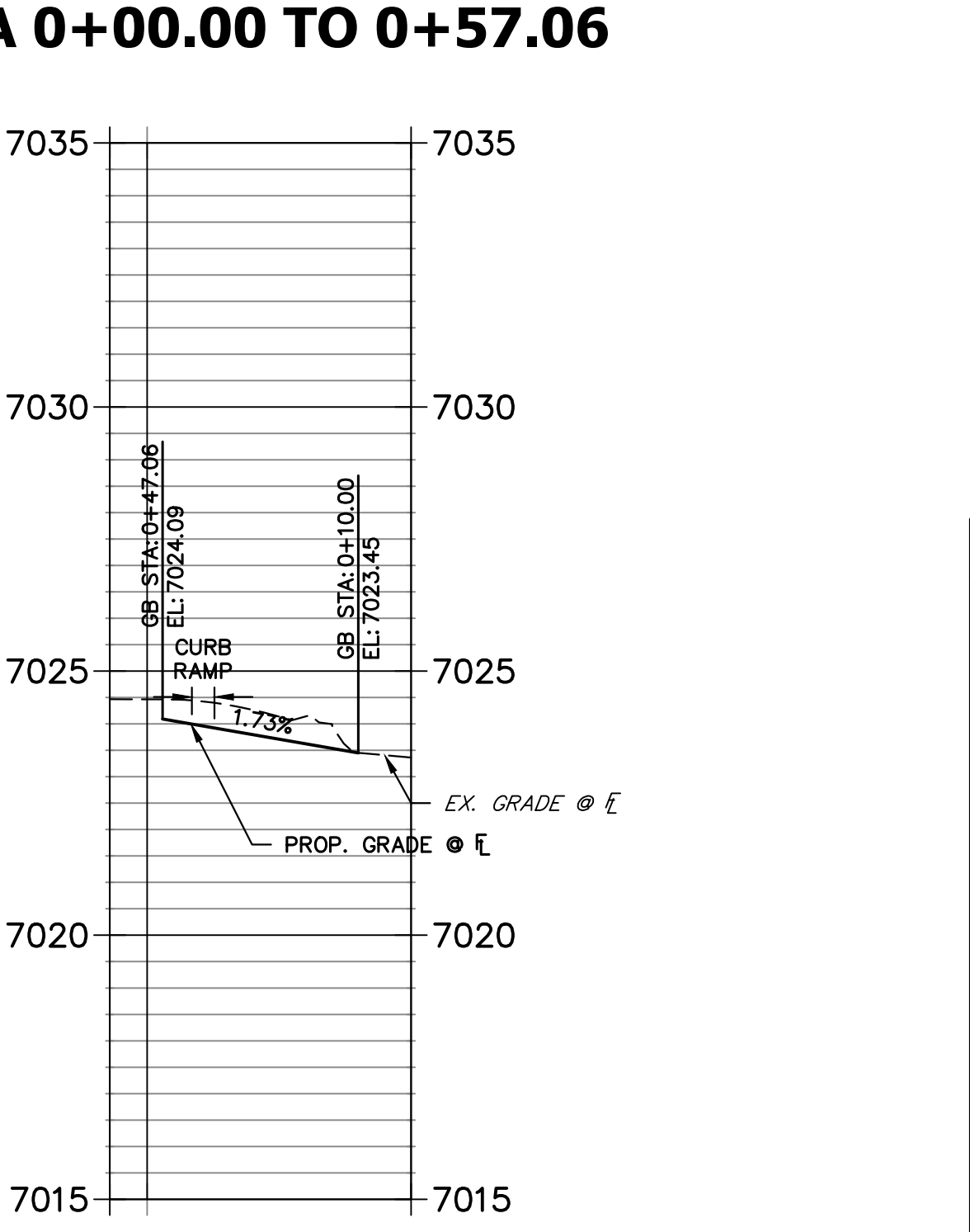
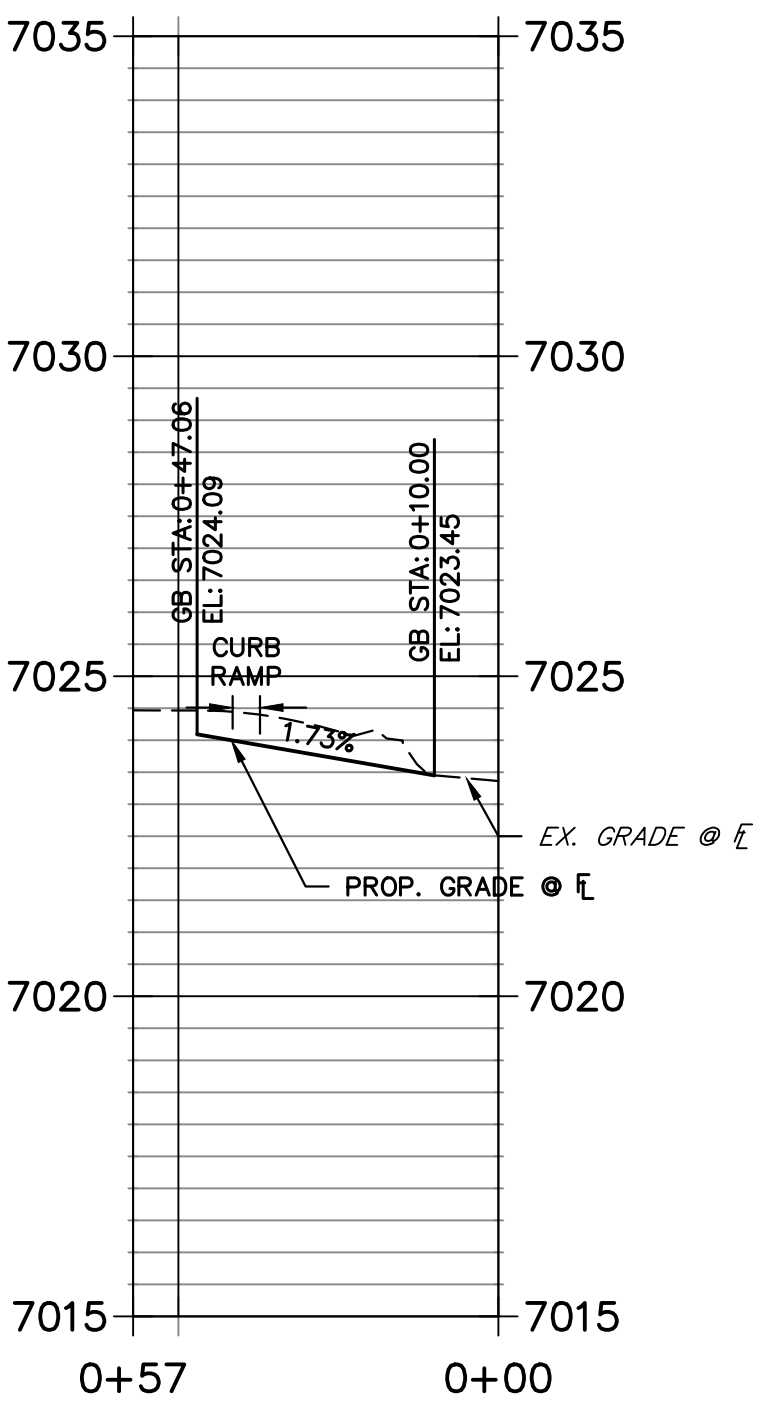




MANOR HOUSE - DINES N FL DESIGN PROFILE  
STA 0+00.00 TO 0+74.65



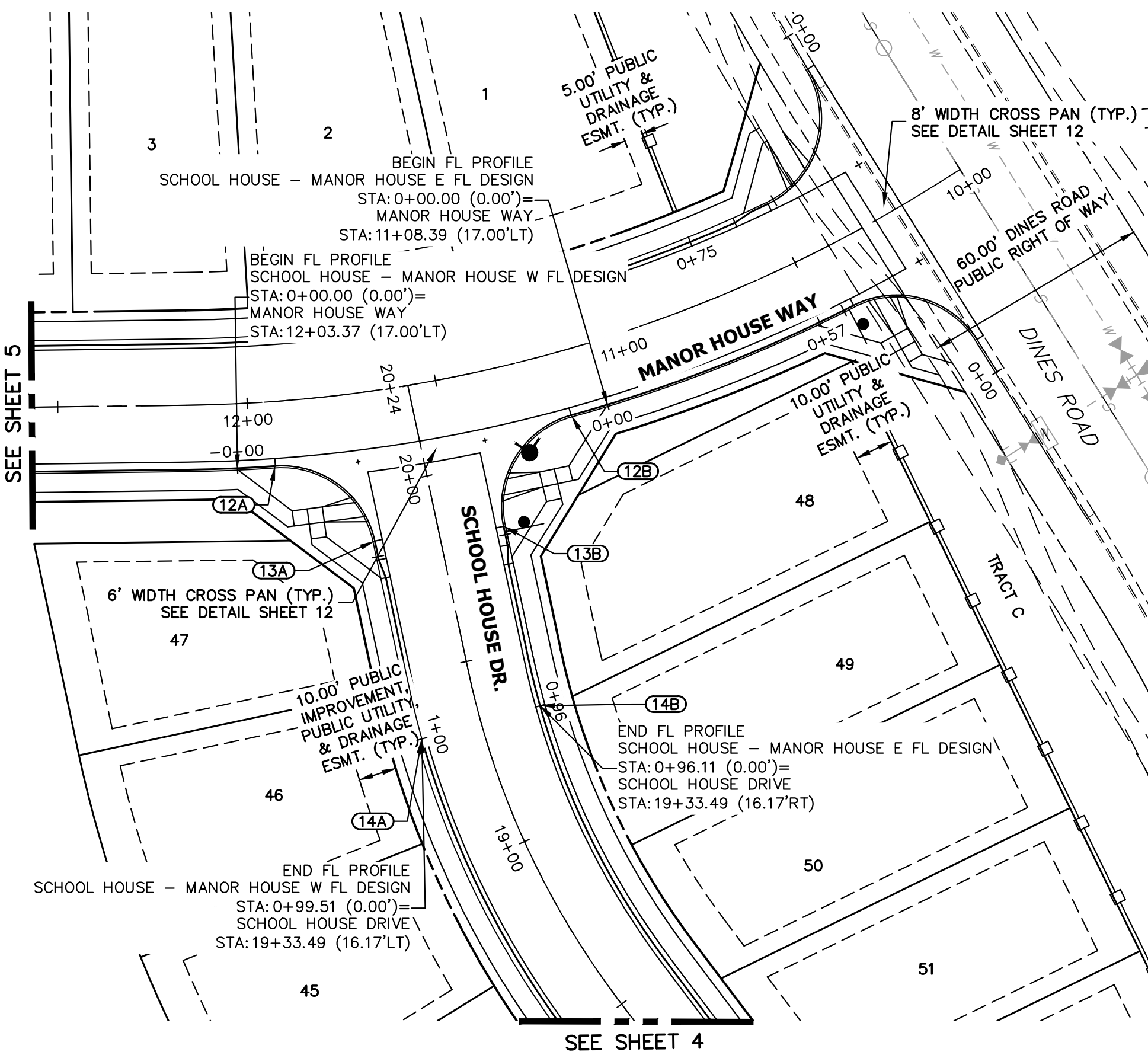
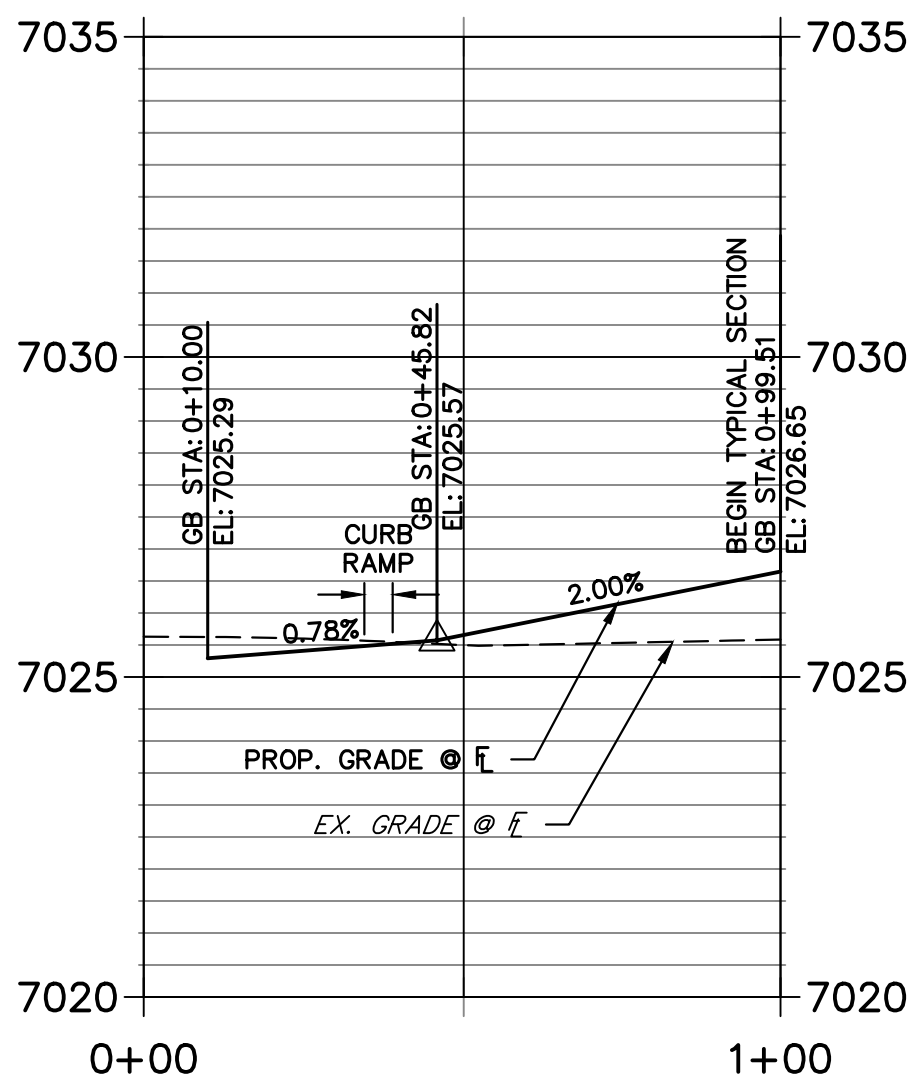
MANOR HOUSE - DINES S FL DESIGN PROFILE  
STA 0+00.00 TO 0+57.06



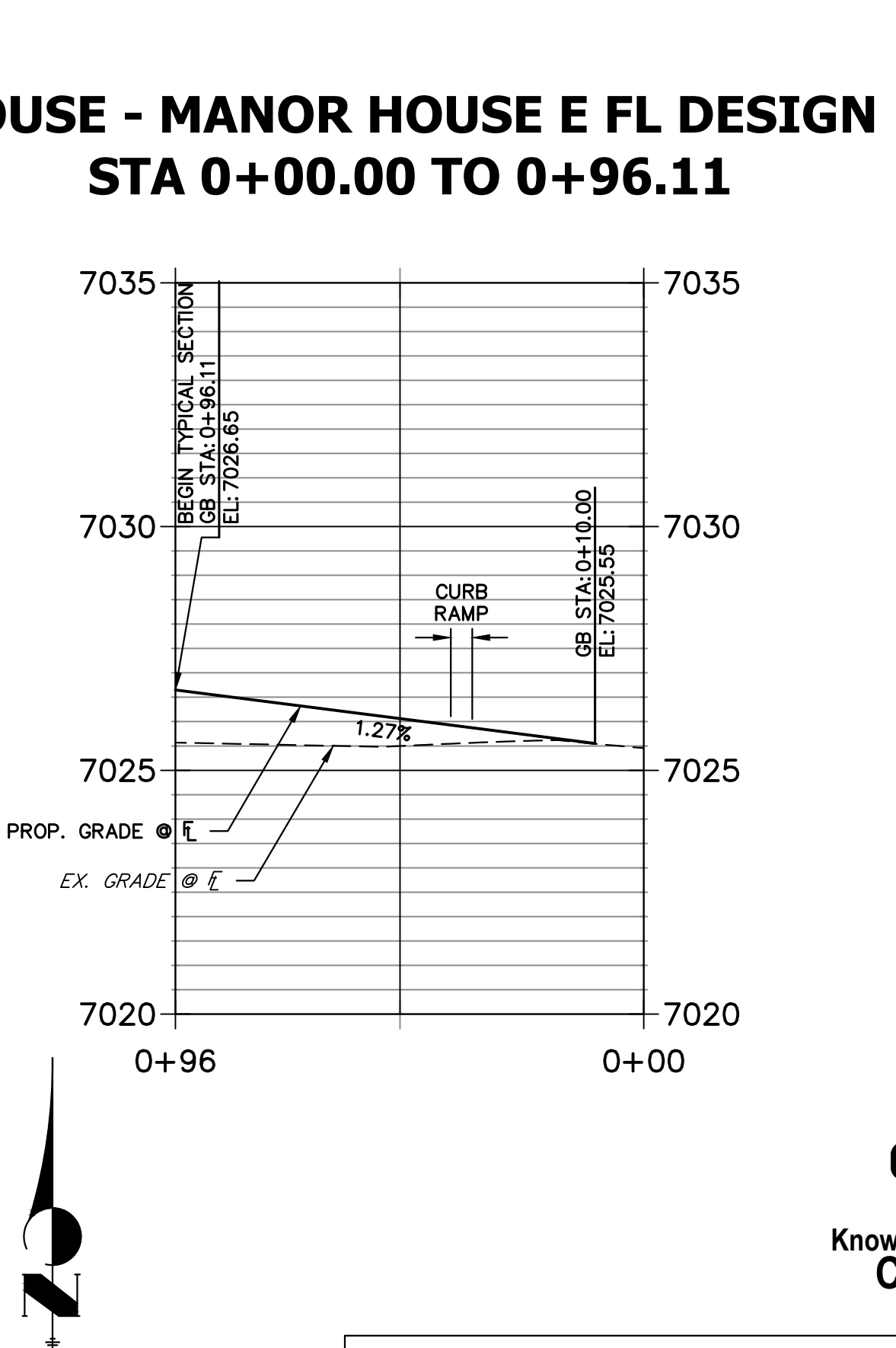
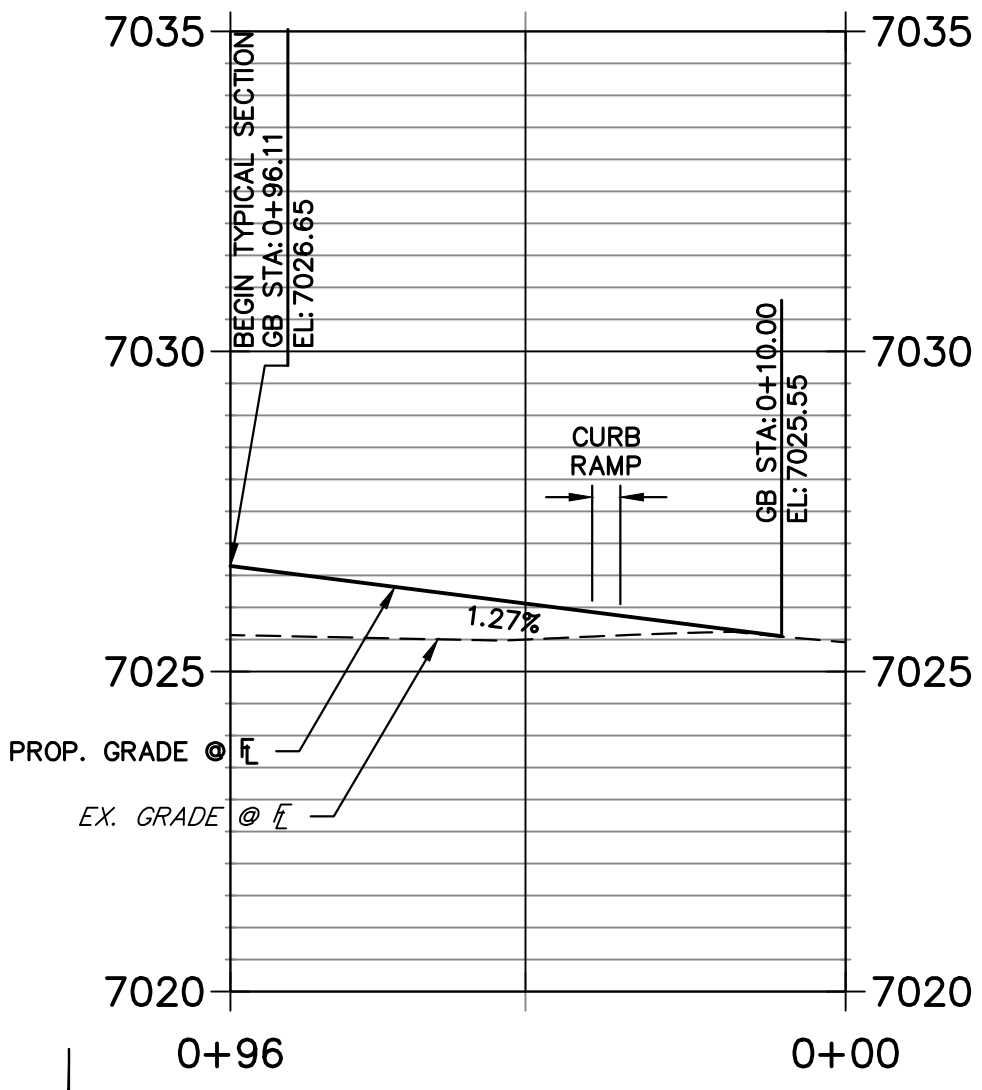
KEY MAP  
SCALE: NTS

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

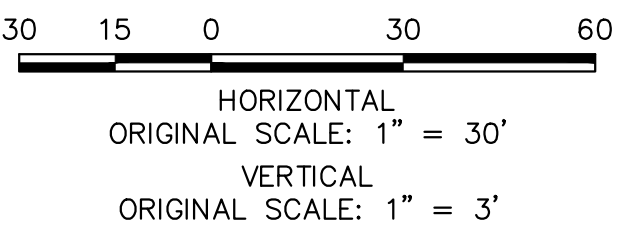
SCHOOL HOUSE - MANOR HOUSE W FL DESIGN PROFILE  
STA 0+00.00 TO 0+99.51



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



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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



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

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

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				1"=50'	1"=5'	04/26/24	PAL	PAL	

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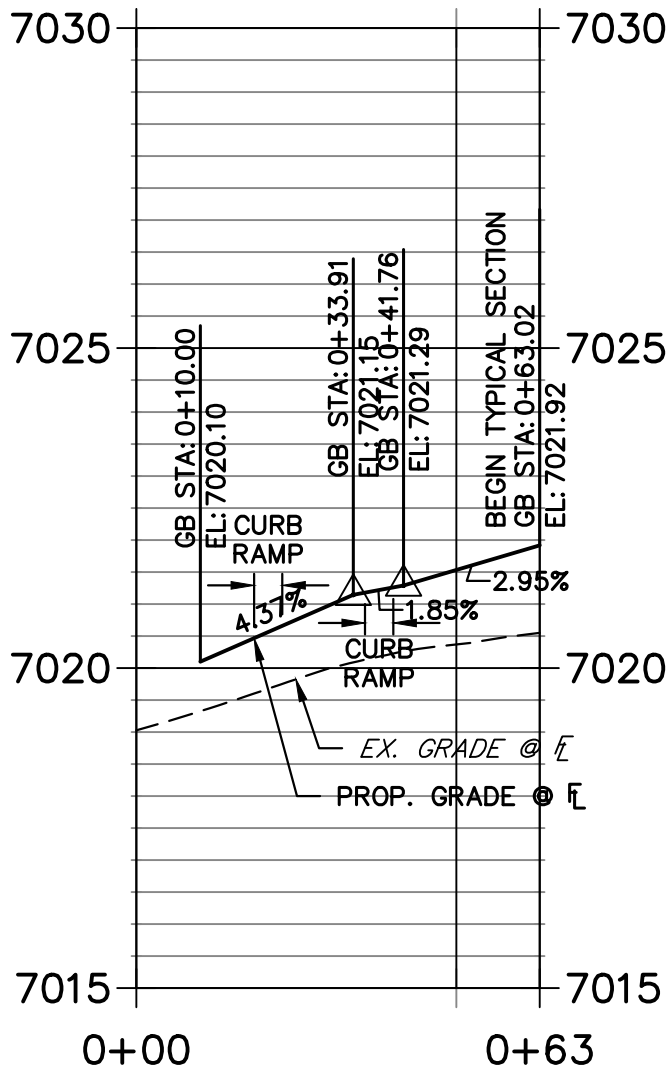
STREET IMPROVEMENT PLAN

SHEET 8 OF 13

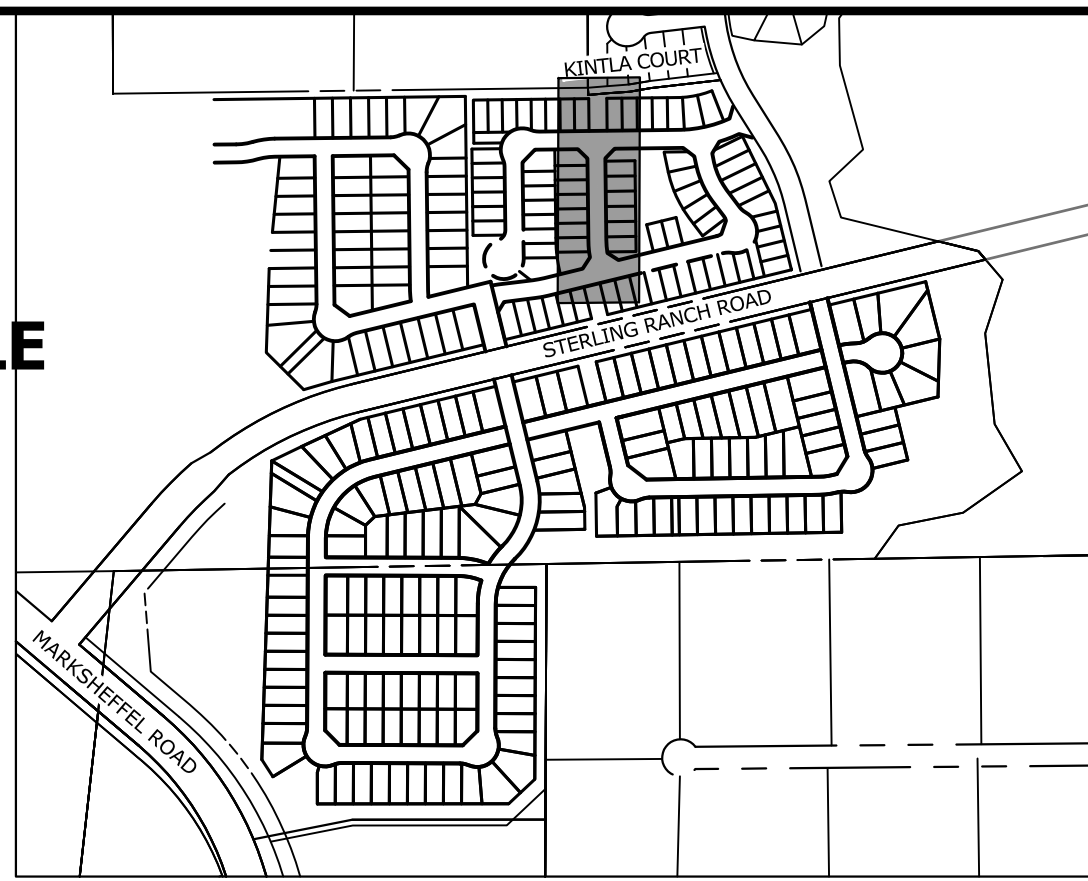
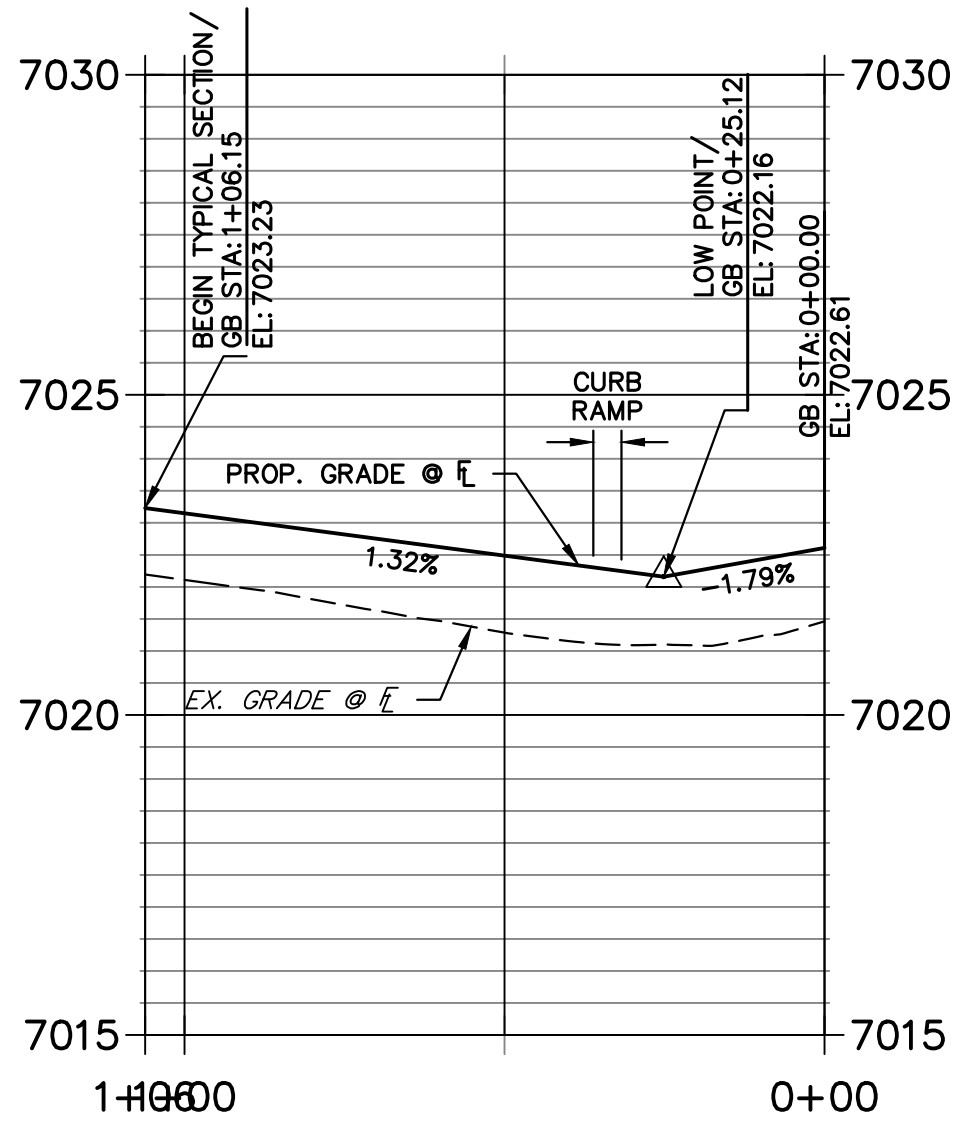
JOB NO. 25188.16



## STA 0+00.00 TO 0+63.02

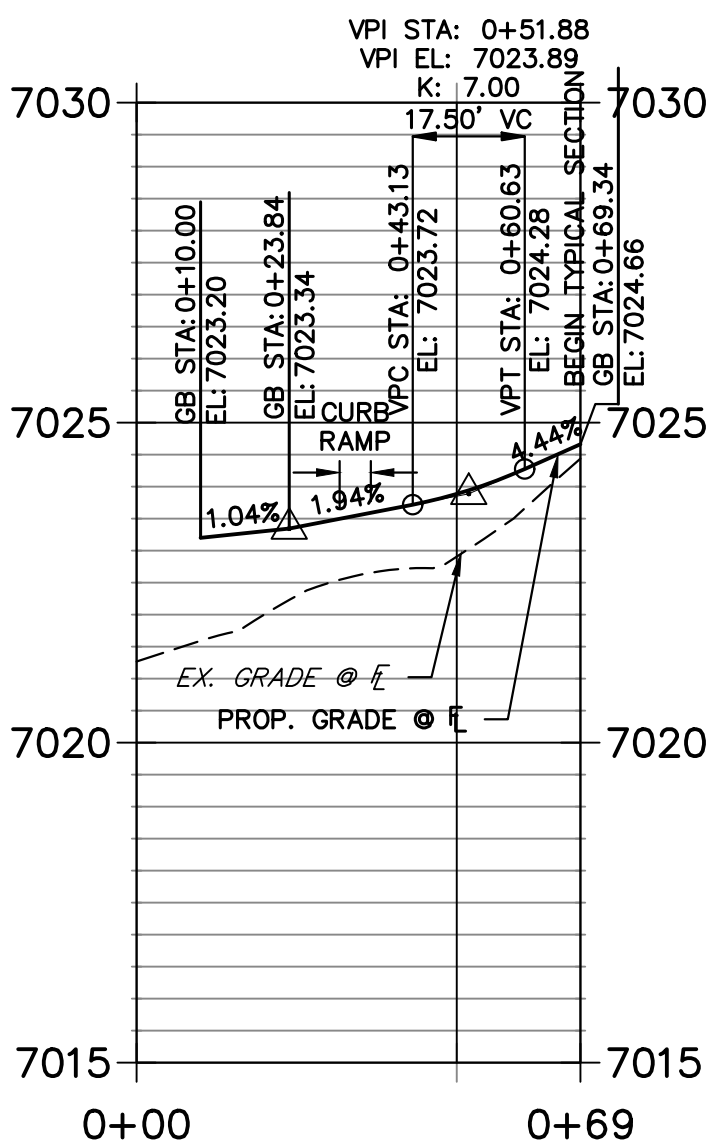
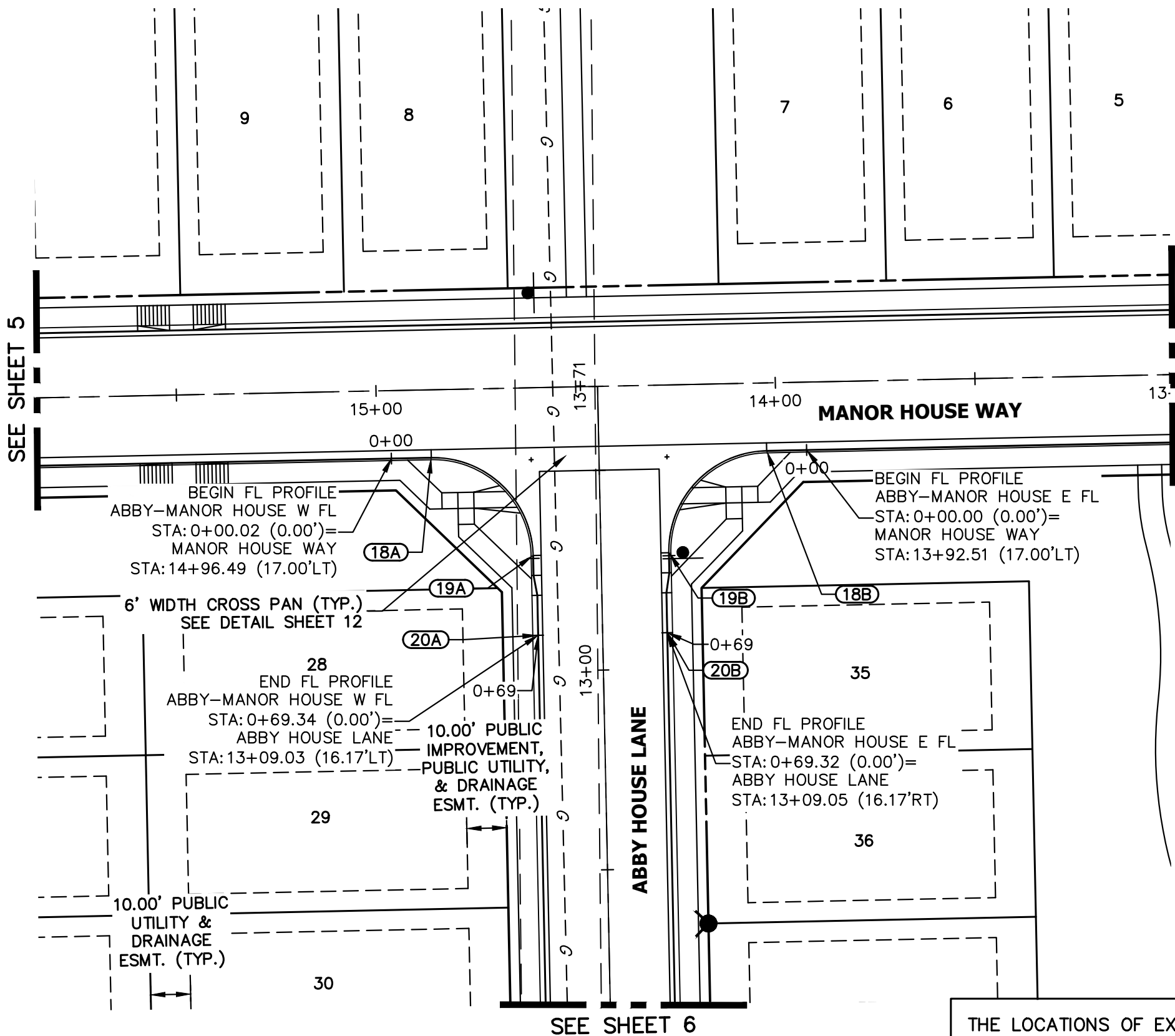
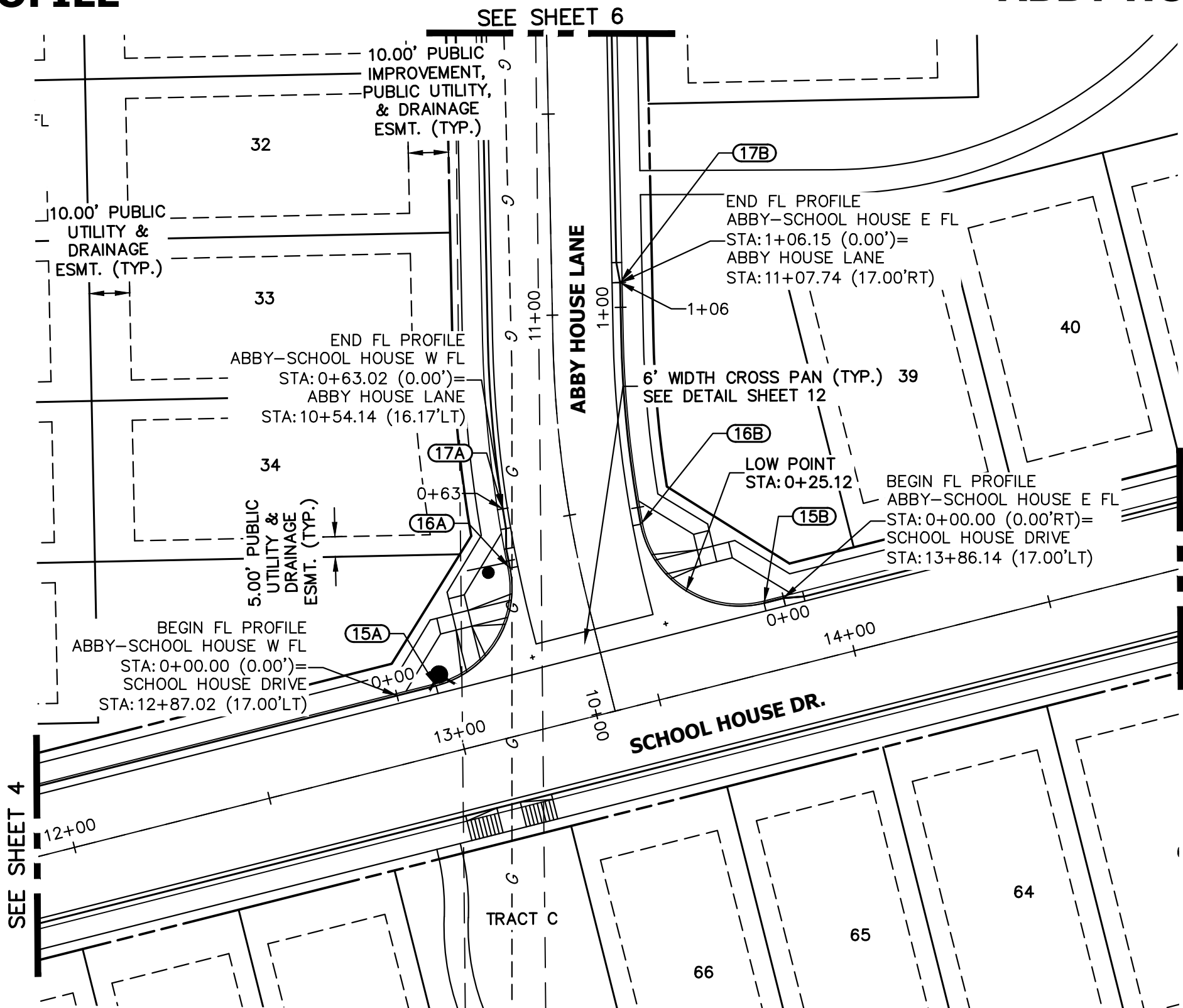
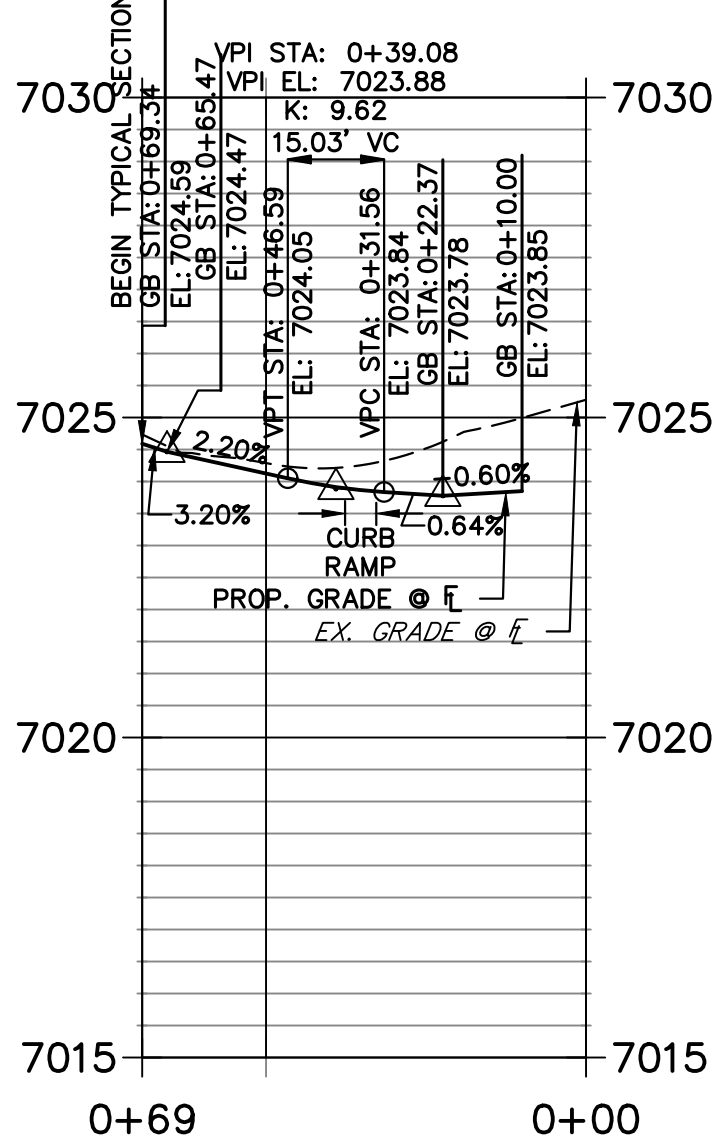


# STA 0+00.00 TO 1+06.15

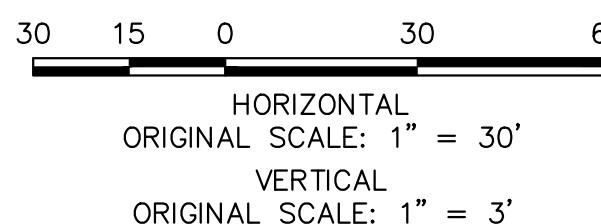


**KEY MAP**  
SCALE: NTS

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' (LT)	ABBY HOUSE LANE	7024.66	BEGIN TYPICAL SECTION
20B	13+09.03	16.17' (RT)	ABBY HOUSE LANE	7024.59	BEGIN TYPICAL SECTION

**STA 0+00.00 TO 0+69.34****STA 0+00.00 TO 0+69.34**


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**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, LLC

PREPARED FOR

THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
ONLY FOR THE PURPOSES  
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BY	DATE
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No.	REVISION
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H-SCALE	1"=50'
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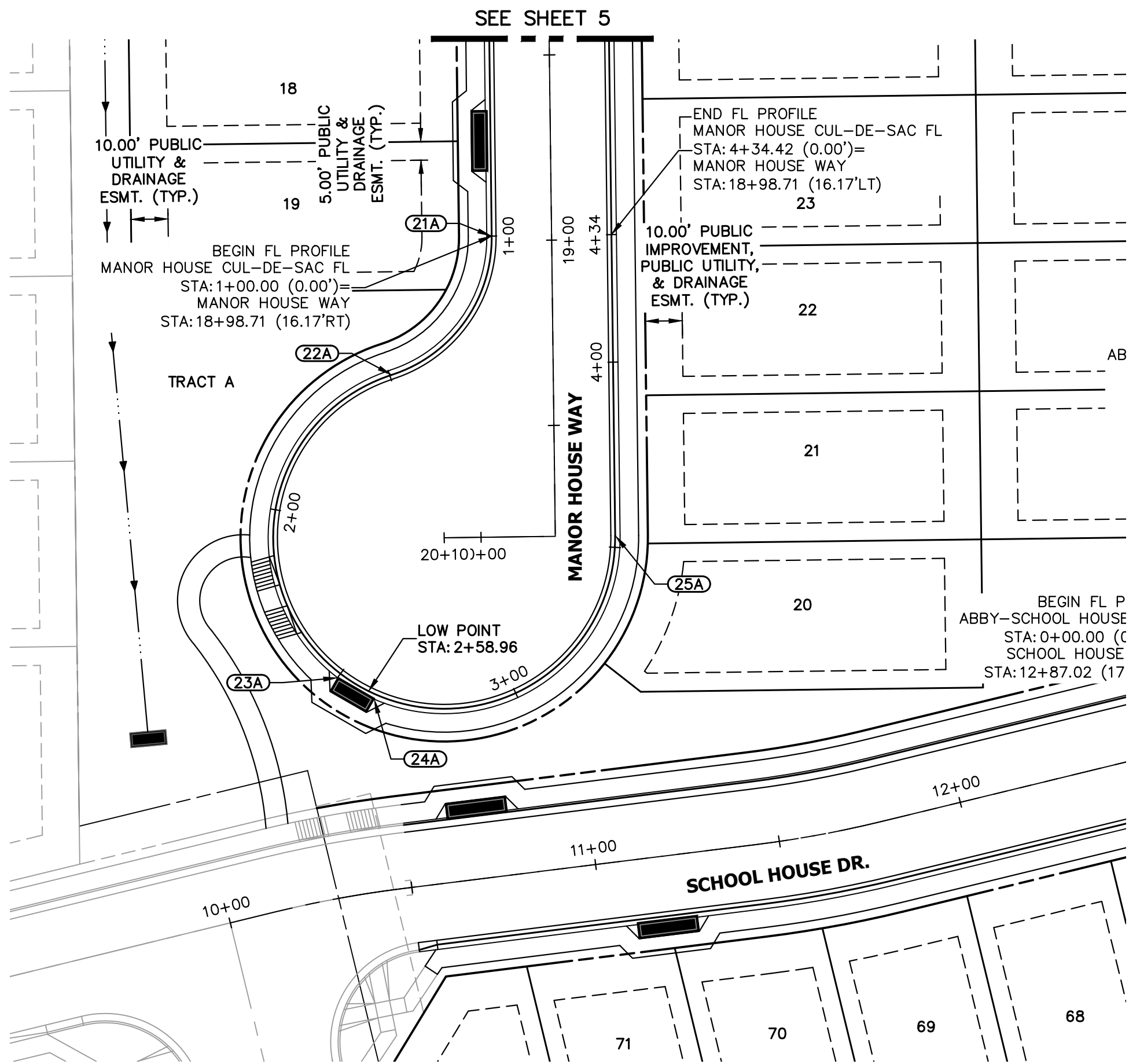
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STREET IMPROVEMENT PLAN

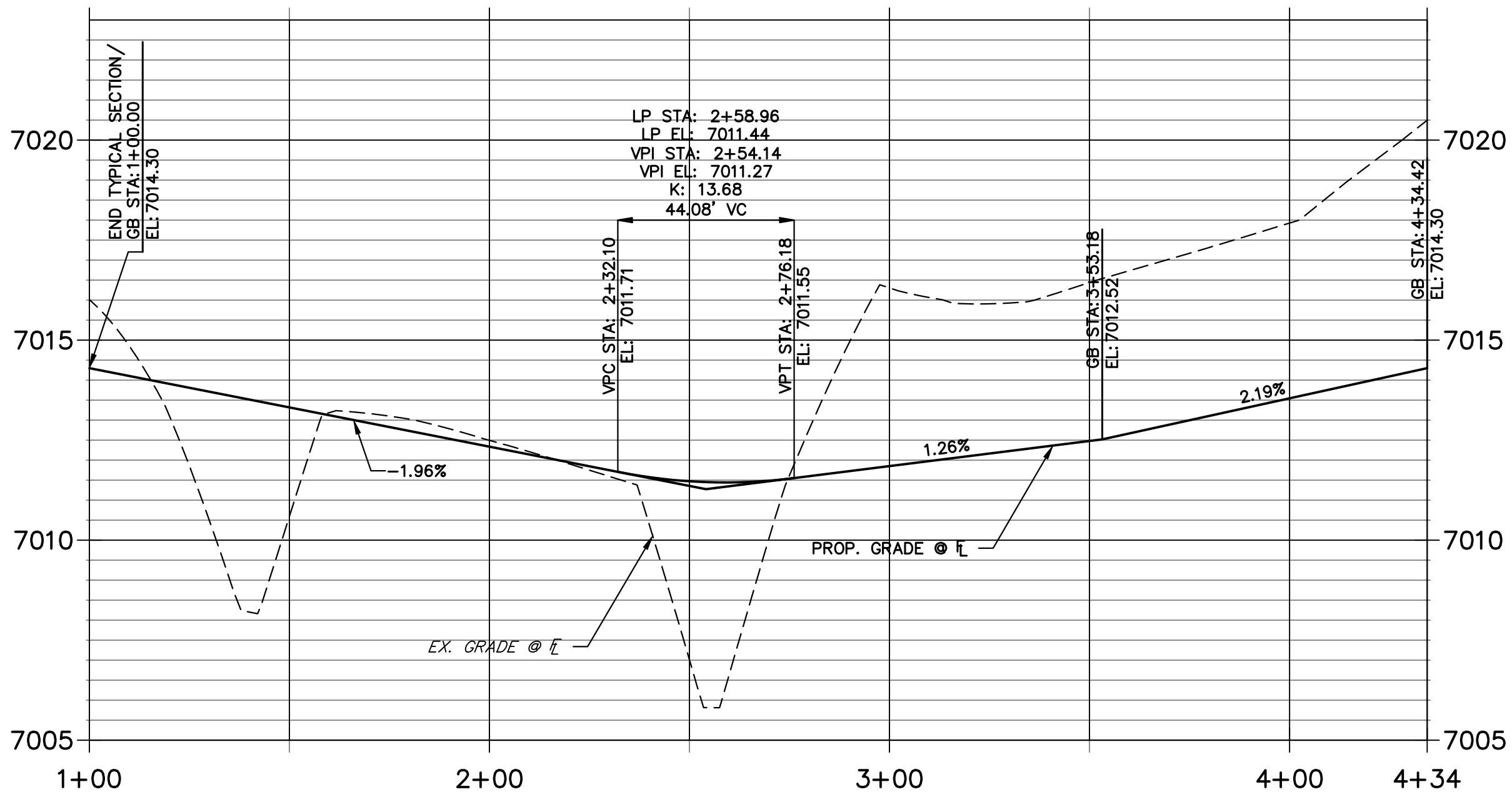
SHEET 9 OF 13

JOB NO. 25188.16



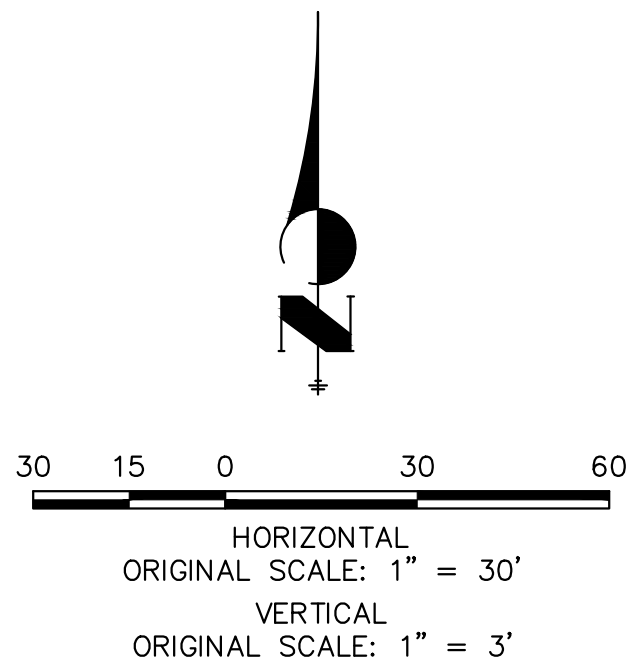


MANOR HOUSE CUL-DE-SAC FL PROFILE  
STA 1+00.00 TO 4+34.42



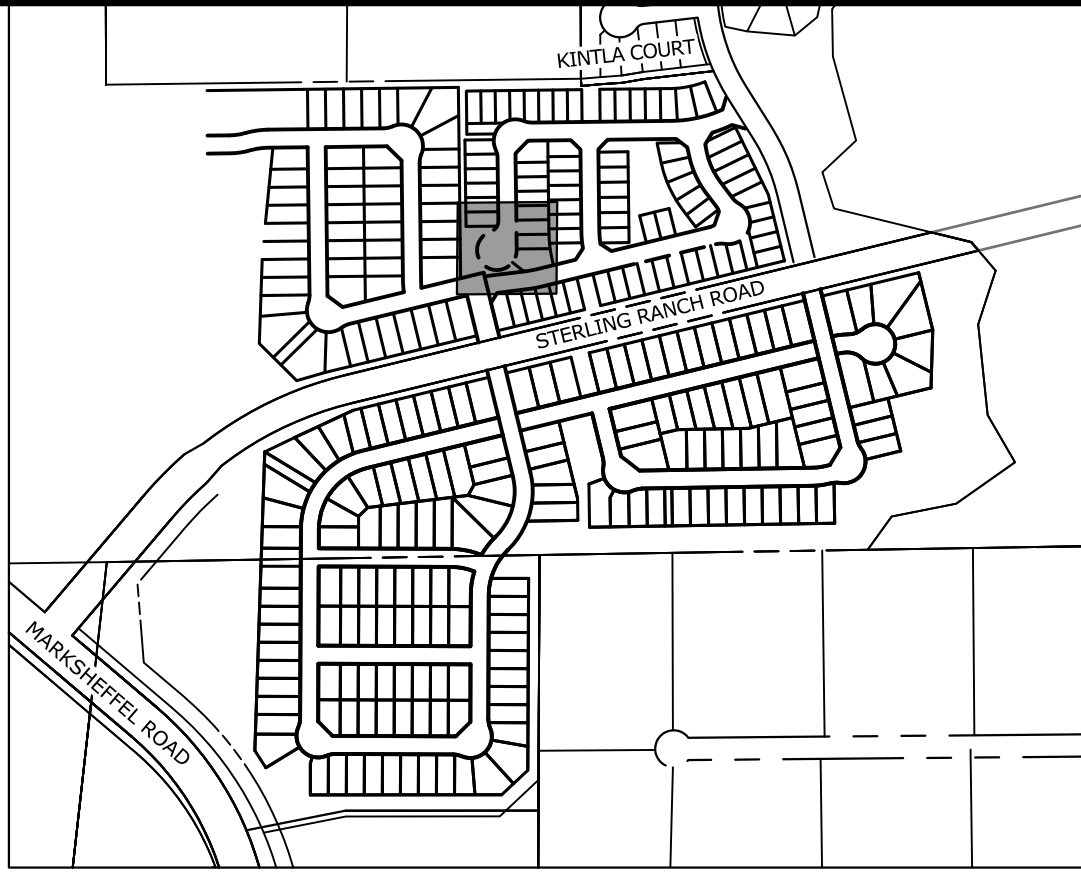
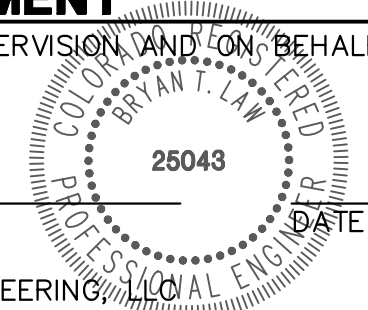
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21A	18+98.71	16.17' (RT)	MANOR HOUSE WAY	7014.30	PC/END TYPICAL SECTION
22A	19+35.82	43.58' (RT)	MANOR HOUSE WAY	7013.33	PRC
23A	2+50.10	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.97	INLET SIDE TBC
24A	2+61.14	1.33' (RT)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

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



KEY MAP  
SCALE: NTS

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

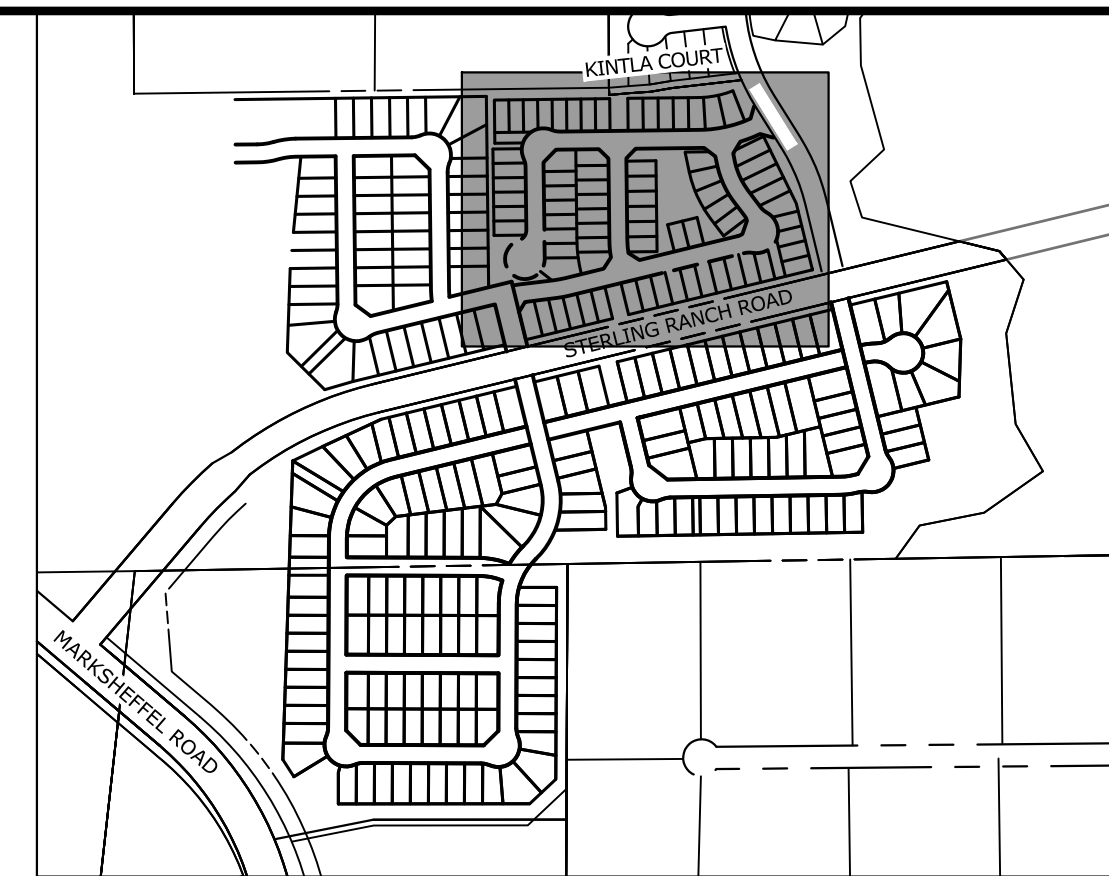
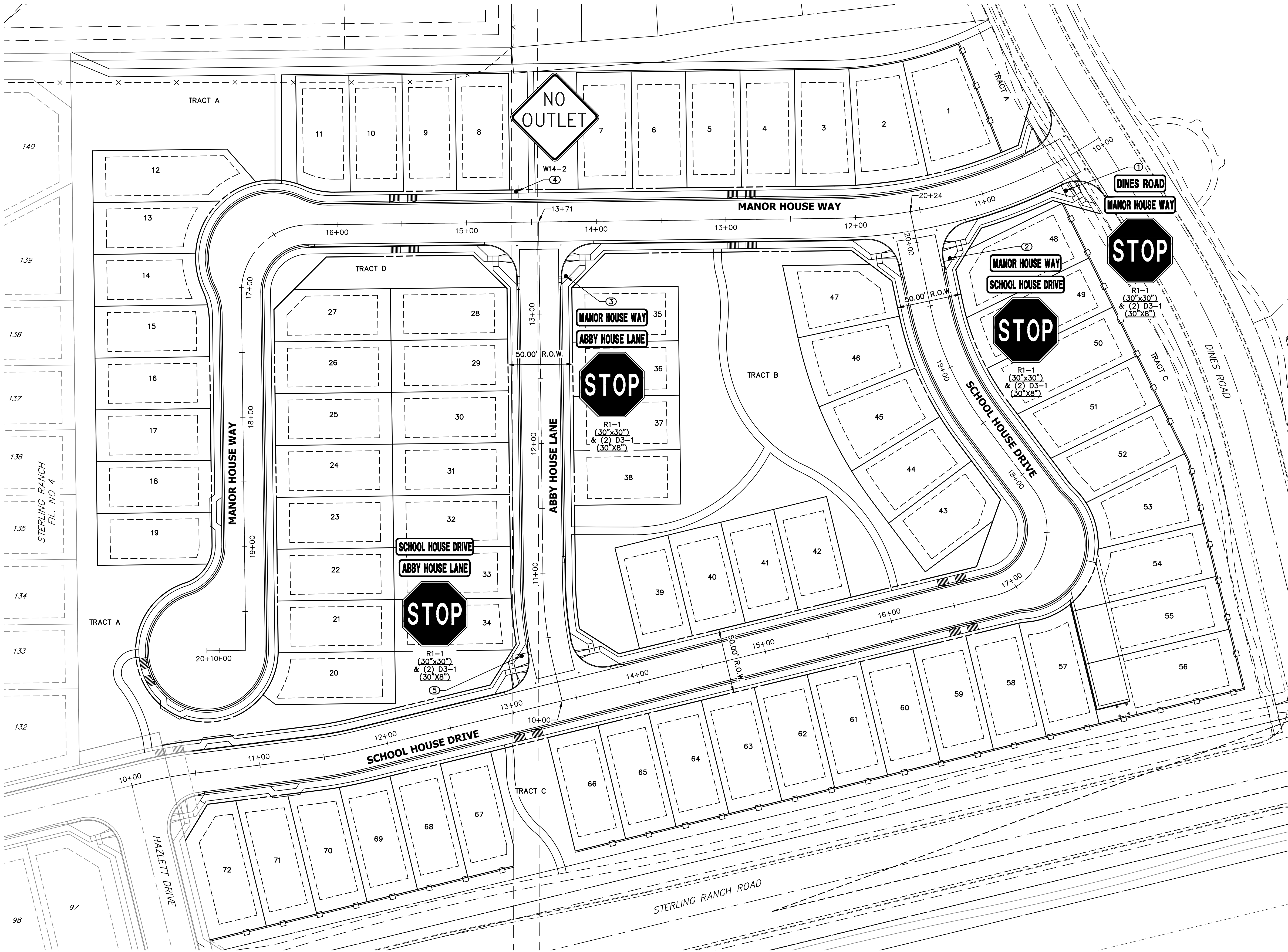
PREPARED FOR  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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

BY		DATE		No.	REVISION
H-SCALE	V-SCALE	DATE	DESIGNED BY		
1"=50'	1"=5'	04/26/24	PAL		
			DRAWN BY		
			CHECKED BY		

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

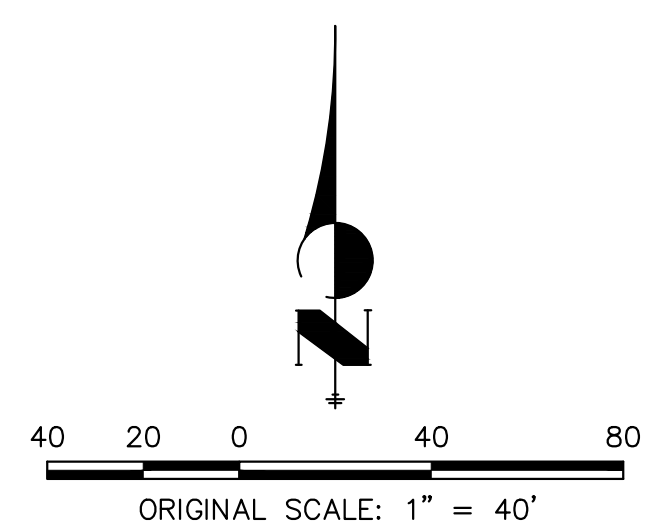




KEY MAP  
SCALE: NTS

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

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



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

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING  
DATE 4/26/24

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

No.	REVISION	BY	DATE

H-SCALE 1"=40'	V-SCALE N/A	DATE 04/26/24	DESIGNED BY GAG	DRAWN BY GAG	CHECKED BY
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STERLING RANCH FILING NO. 5

SIGNAGE PLAN

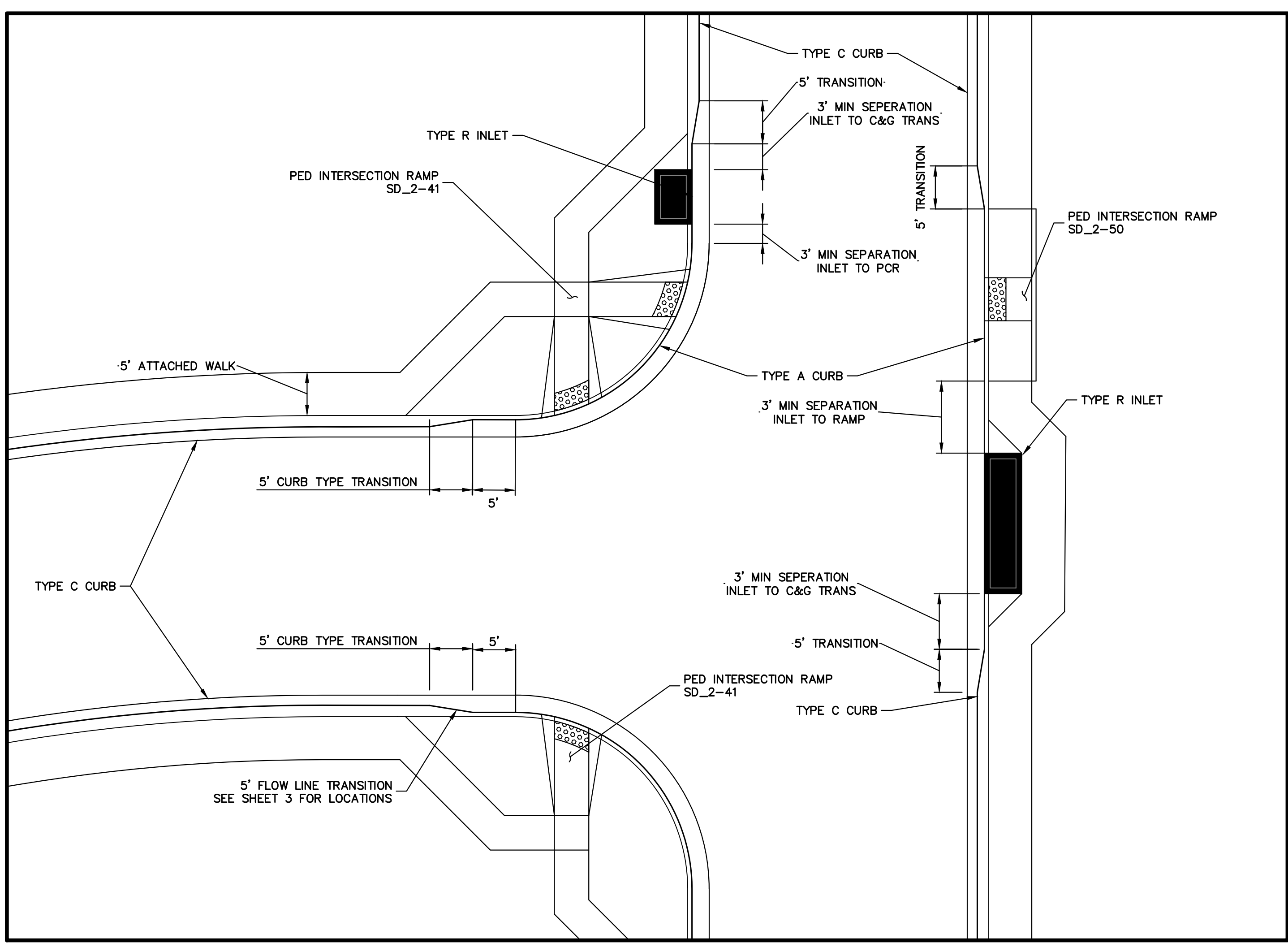
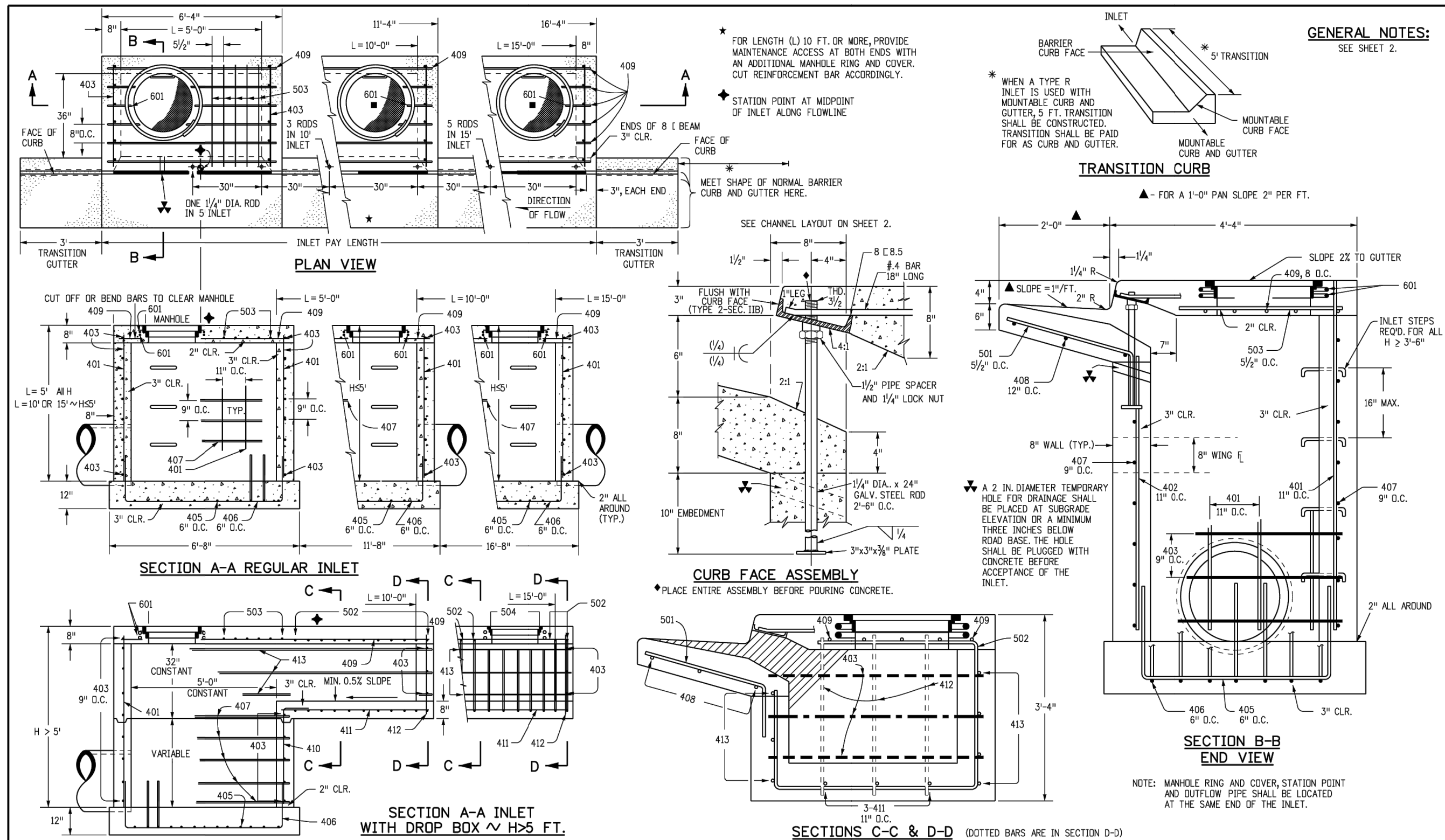
SHEET 11 OF 13

JOB NO. 25188.16









CURB RETURN TRANSITION DETAIL

SCALE: NTS

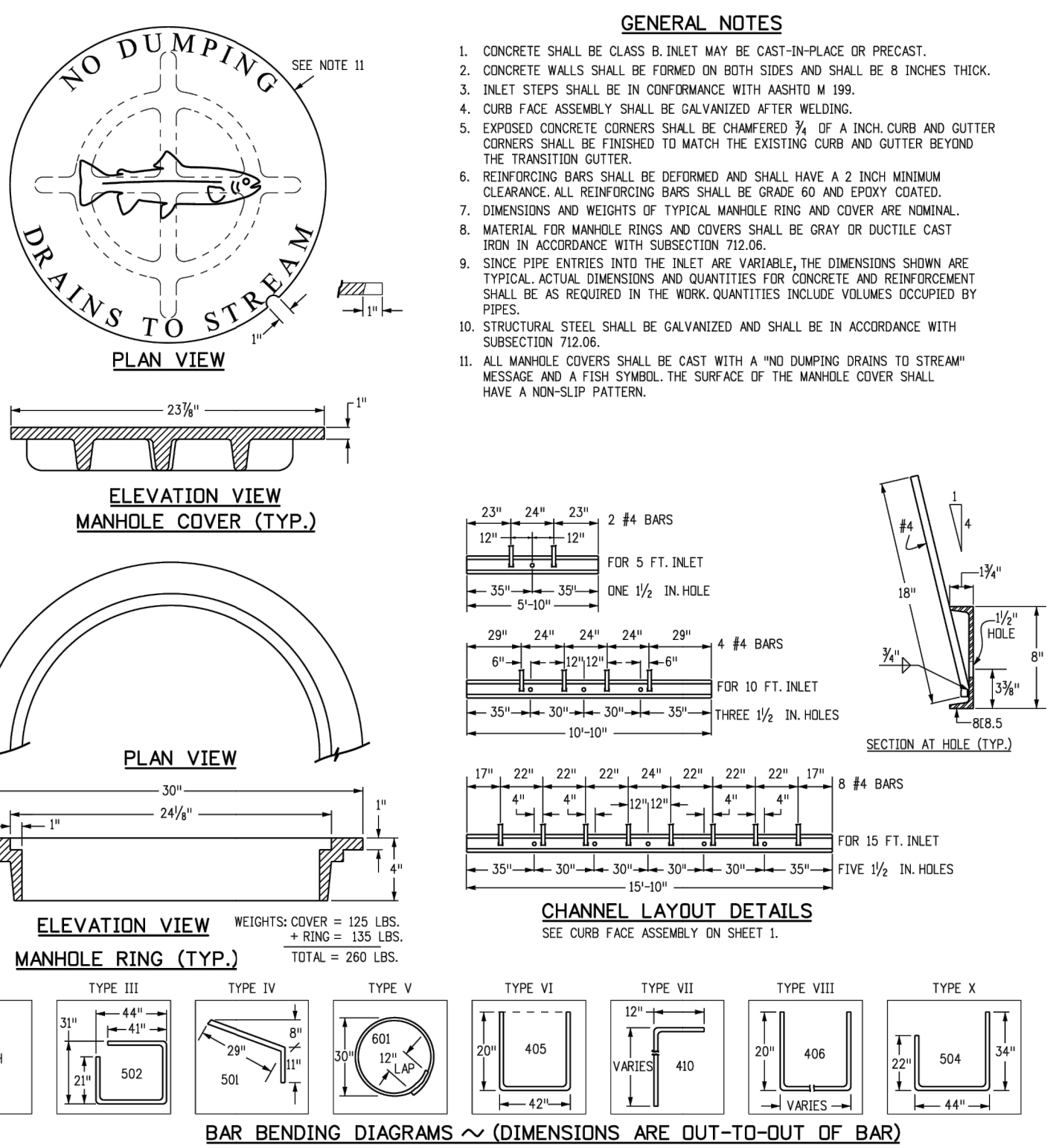
MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS						INLETS: H ≤ 5 FT.						INLETS: H > 5 FT.					
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.
401	4	11"	II	15	*	21	*	26	*	11	*	11	*	11	*	11	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*	7	*	7	*	7	*	7	*
403	4	9"	II	4	*	7	*	10	*	4	*	4	*	4	*	4	*	4	*	4	*
405	4	6"	VI	11	6-10"	21	6-10"	31	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"
406	4	6"	VII	11	6-10"	21	6-10"	31	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"
407	4	9"	II	7	5-10"	13	5-10"	18	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"
408	4	12"	II	3	6-10"	3	11-10"	3	16-10"	3	11-10"	3	16-10"	3	16-10"	3	16-10"	3	16-10"	3	16-10"
409	4	8"	II	6	5-10"	6	10-10"	6	10-10"	6	10-10"	6	10-10"	6	10-10"	6	10-10"	6	10-10"	6	10-10"
410	4	11"	VII	11	6-10"	21	6-10"	31	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"	11	6-10"
411	4	11"	II	7	5-10"	13	5-10"	18	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"
412	4	11"	II	7	5-10"	13	5-10"	18	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"	7	5-10"
413	4	9"	II	4	5-10"	7	5-10"	10	5-10"	4	5-10"	4	5-10"	4	5-10"	4	5-10"	4	5-10"	4	5-10"
501	5	5/8"	IV	11	3-4"	22	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"
502	5	5/8"	III	11	3-4"	22	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"
503	5	5/8"	II	5	3-6"	16	3-6"	27	3-6"	5	3-6"	16	3-6"	27	3-6"	5	3-6"	16	3-6"	27	3-6"
504	5	5/8"	IX	11	3-4"	22	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"	22	3-4"	33	3-4"	33	3-4"
601	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	2	8-10"	2	8-10"	2	8-10"	2	8-10"	2	8-10"	2	8-10"
REB.5				1	5-10"	1	10-10"	1	15-10"	1	10-10"	1	15-10"	1	15-10"	1	10-10"	1	15-10"	1	15-10"

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

H"	LENGTH	NO. REQ'D.			L = 5 FT.			L = 10 FT.			L = 15 FT.		
		REGULAR	DROP BOX	CONC. CO. YDS.	CONC. CO. YDS.	STEEL LBS.	CONC. CO. YDS.	CONC. CO. YDS.	STEEL LBS.	CONC. CO. YDS.	CONC. CO. YDS.	STEEL LBS.	CONC. CO. YDS.
3'-0"	2'-0"	1-0"	10	7	3.2	285	5.3	497	7.4	706			
3'-0"	3'-0"	2'-0"	10	7	3.4	305	5.7	528	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	9.1	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	4.9	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	499	7.8	733	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			
10'-0"	10'-0"	9'-0"	30	27	6.9	547	8.5	779	9.9	1022			

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT. REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE. DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE. STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date:	07/31/19	Date:		2829 West Howard Place		M-604-12		M-604-12	
Designer Initials:	JBK	Comments:		COOT, H2, 3rd Floor		Standard Sheet No. 2 of 2		Standard Sheet No. 2 of 2	
Last Modification Date:	07/31/19			Denver, CO 80204					
Detailer Initials:	LTA			Phone: 303-757-9021 FAX: 303-757-9888					
CAD Ver:	MicroStation V8	Scale:	Not to Scale	Project Development Branch	JBK				



PEDESTRIAN INTERSECTION RAMP DETAIL (SD 2-40)

SCALE: NTS

SCALE: NOT TO SCALE



Know what's below. Call before you dig.

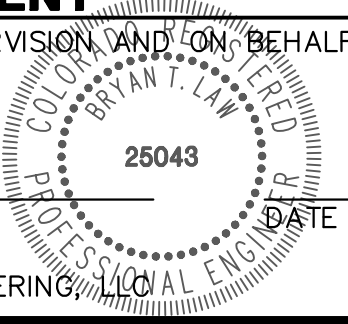
ENGINEER'S STATEMENT

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



4/26/24

STERLING RANCH FILING NO. 5

DETAILS

SHEET 13 OF 13

JOB NO. 25188.16

PREPARED FOR

J.R. ENGINEERING  
A Western Company

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

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



STERLING RANCH FILING NO. 5  
COUNTY OF EL PASO, STATE OF COLORADO  
STORM SEWER PLANS  
APRIL 2024



Know what's below.  
Call before you dig.

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

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

BY	DATE

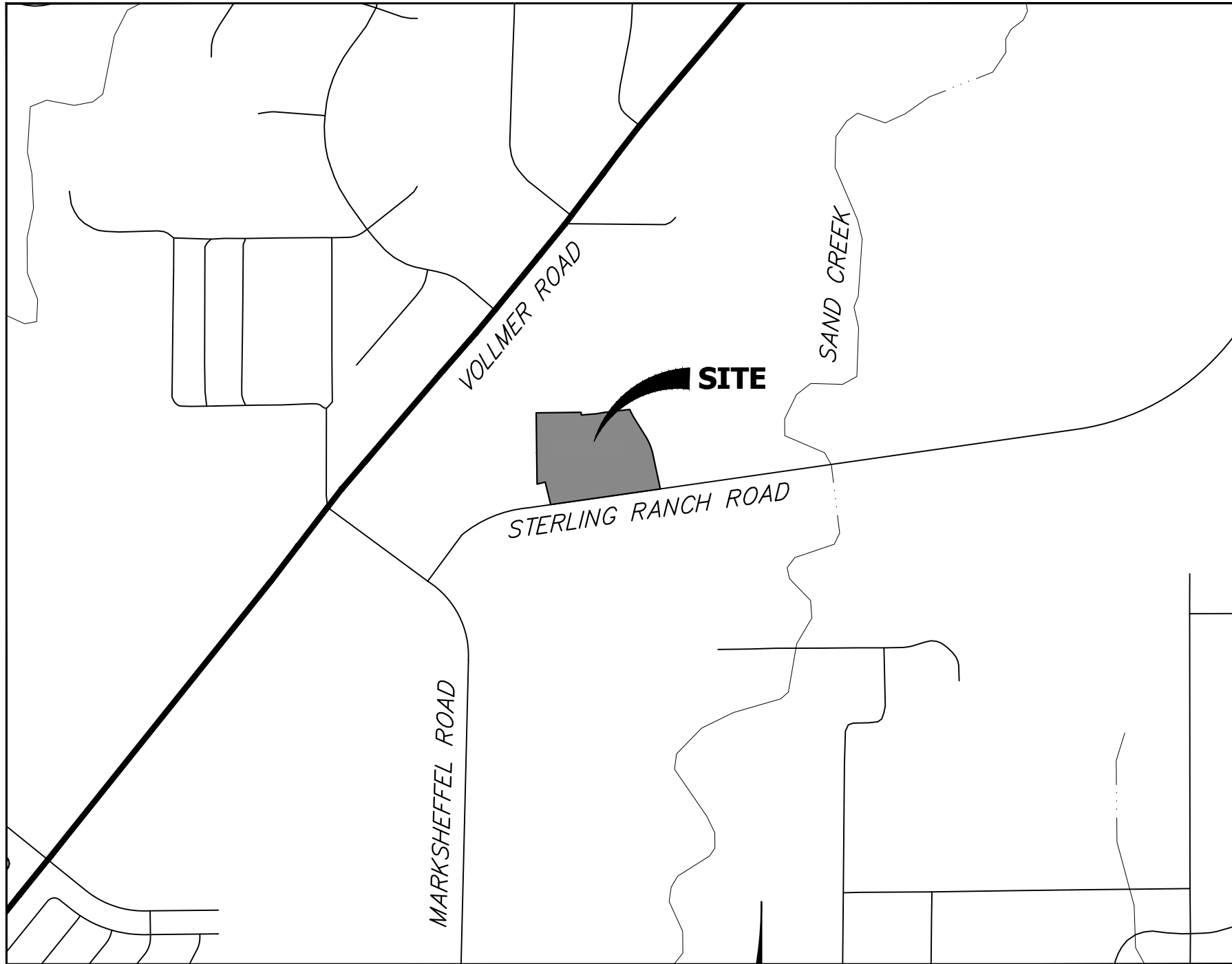
REVISION	No.	1"=1000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		N/A			04/26/24	N/A	N/A	

STERLING RANCH FILING NO.	5
COVER SHEET	

SHEET	1	OF	6
JOB NO.	25188.16		

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		



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 SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

BENCHMARKS

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

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

OWNER/DEVELOPER STATEMENT

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

*Loren Moreland* V.P.  
LOREN MORELAND, MANAGER

3/15/2024  
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.

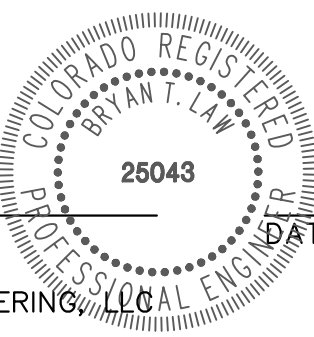
DATE

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



4/26/24

FOR AND ON BEHALF OF JR ENGINEERING

PCD FILE NO. SF-24-001



EXISTING

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

EXISTING PROP

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

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS, AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - 3.4. CDOT M&S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
15. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE STERLING RANCH METROPOLITAN DISTRICT.

1 SEE SHEET 1 FOR BENCHMARK SEE SH

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
3. ALL SEWER LAYING, IS PIPE MATERIAL, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
5. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
6. WHERE PIPES ENTER STRUCTURES, THE CENTERLINE STATION CALLED OUT ON THE PLANS IS TO THE CENTER OF STRUCTURE. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE.
7. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY MATERIALS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS.
9. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
10. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
11. PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE A67122 NO. 57/40 CRUSHED ROP SQUEEGER OR MIXTURES CONTAINING SQUEEGER SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
12. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
13. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE SEPARATE ROADWAY PLANS (PUBLIC AND PRIVATE) BY JR ENGINEERING FOR REQUIRED ELEVATIONS.
14. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL TYPED HEREIN) DETAIL. SEE TBC FOR REQUIRED ELEVATIONS. SEE SEPARATE ROADWAY PLAN SHEETS (PUBLIC AND PRIVATE) BY JR ENGINEERING.
15. WATER LINE AND SANITARY SEWER LINE SHOWN FOR GRAPHICAL PURPOSES ONLY. SEE WATER, WASTEWATER, UTILITY, GRADING AND EROSION CONTROL, AND STREET IMPROVEMENT PLANS FOR CONSTRUCTION USE.
16. SEE DETAIL SHEETS 5-6 FOR APPLICABLE DETAILS.

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

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

**J.R. ENGINEERING**  
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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

H-SCALE	N/A	NO.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	04/26/24				
DESIGNED BY	N/A				
DRAWN BY	N/A				
CHECKED BY					

STERLING RANCH FILING NO. 5

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LEGEND AND GENERAL NOTES

SHEET 2 OF 6


JOB NO. 25188.16

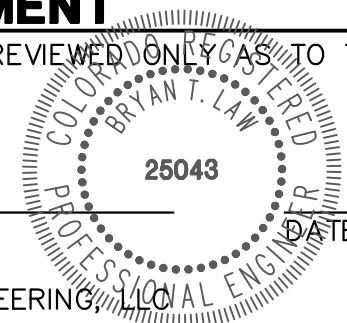


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## STANDARD DETAILS SHOWN WERE REVIEWED

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

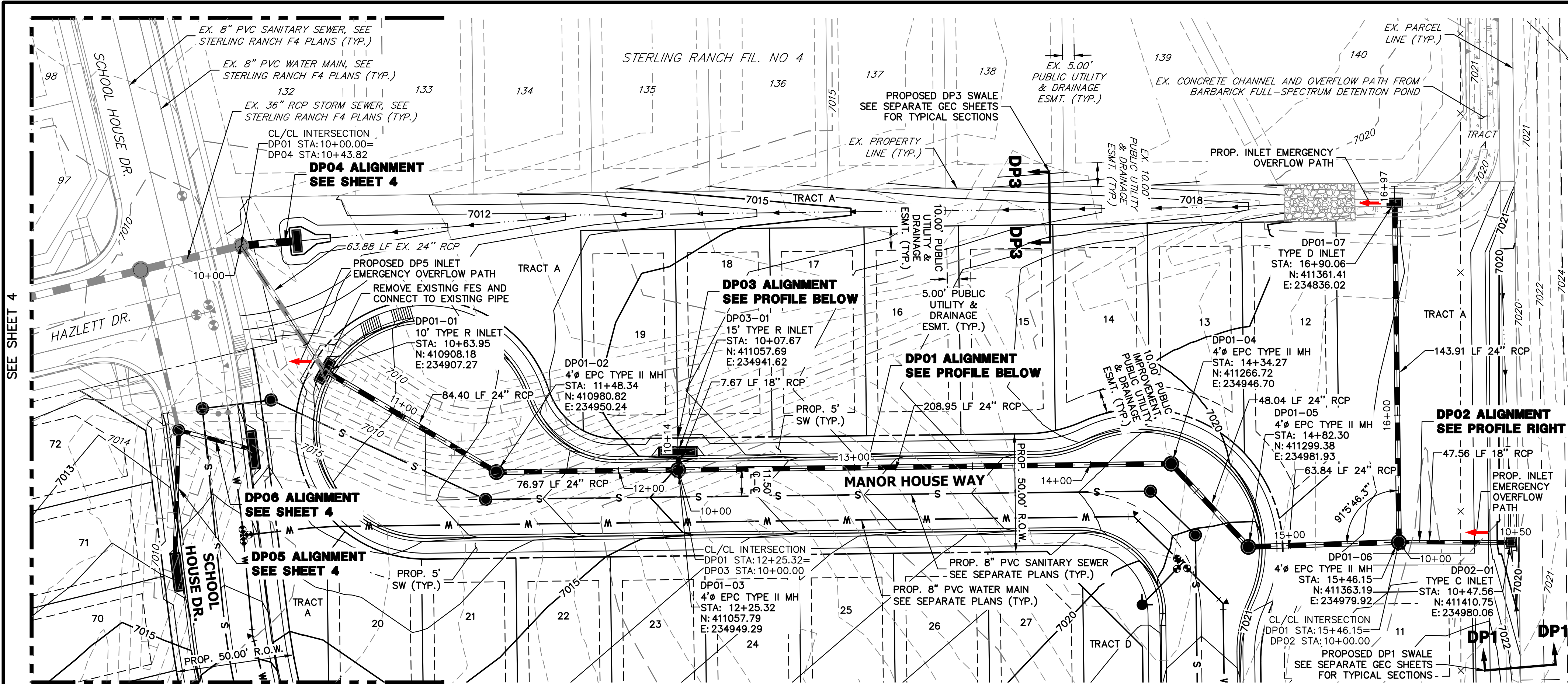
  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043



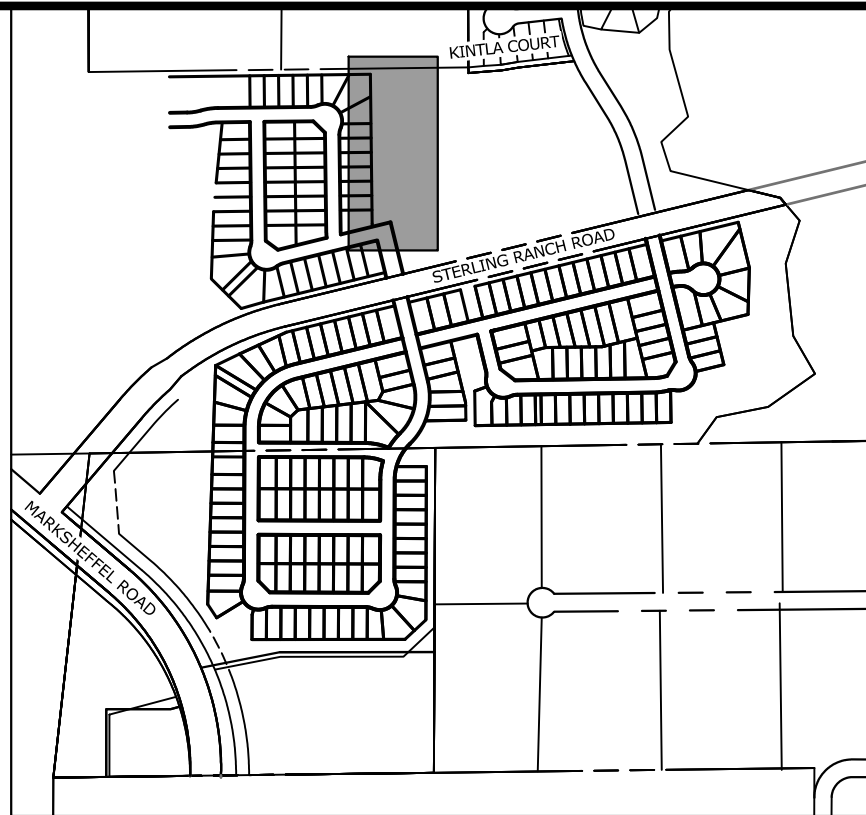
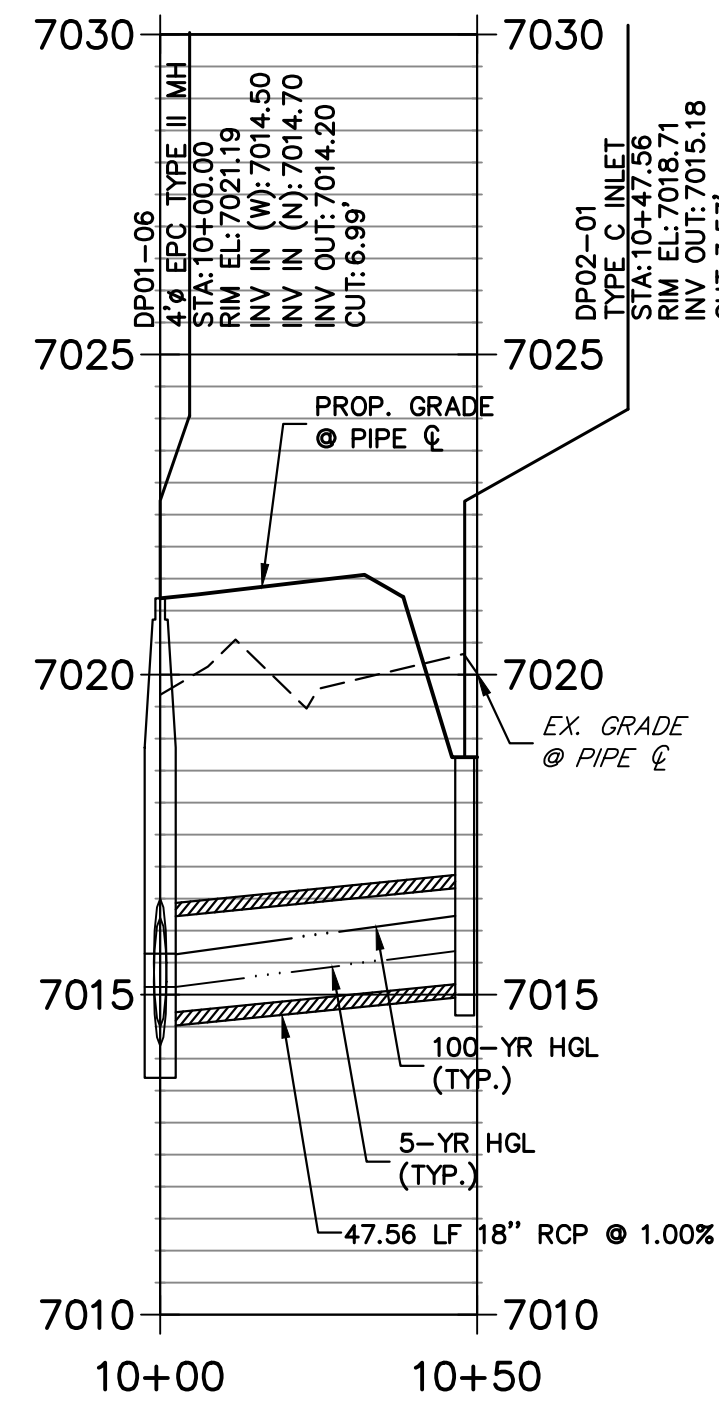
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**DP02 PROFILE**  
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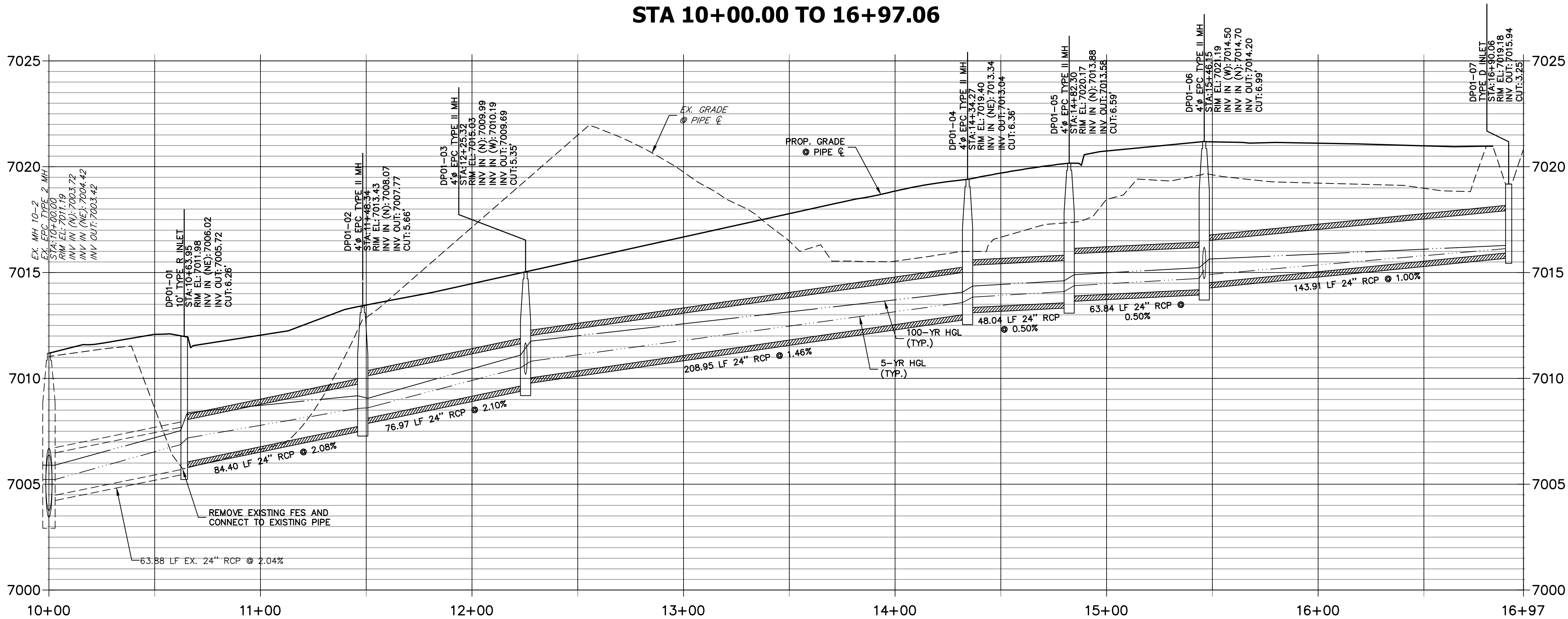


**KEY MAP**  
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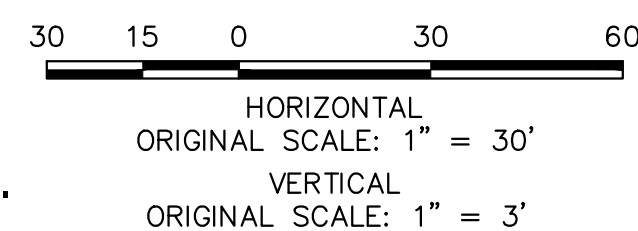
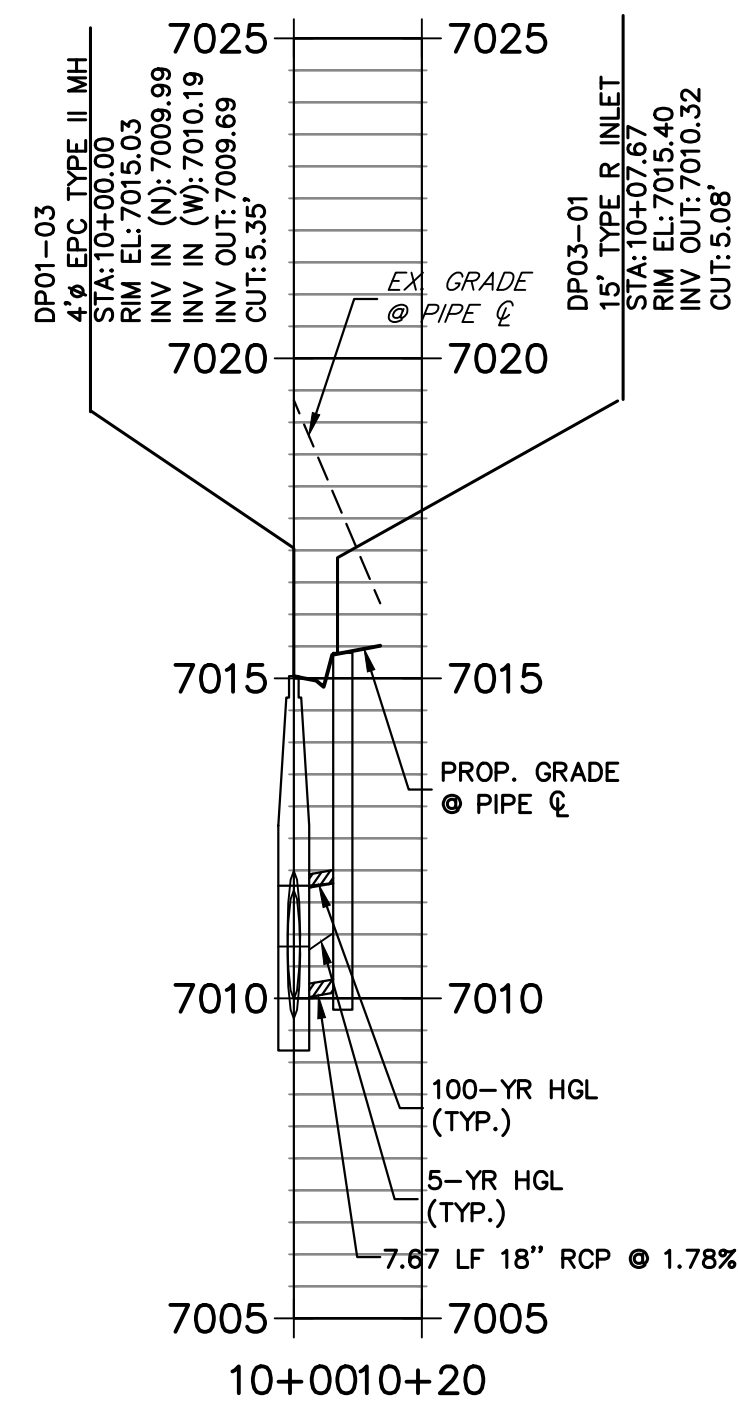
**STORM SEWER NOTES**

1. SEE SHEET 2 FOR JR STORM SEWER NOTES

**DP01 PROFILE**  
**STA 10+00.00 TO 16+97.06**



**DP03 PROFILE**  
**STA 10+00.00 TO 10+20.00**



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

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

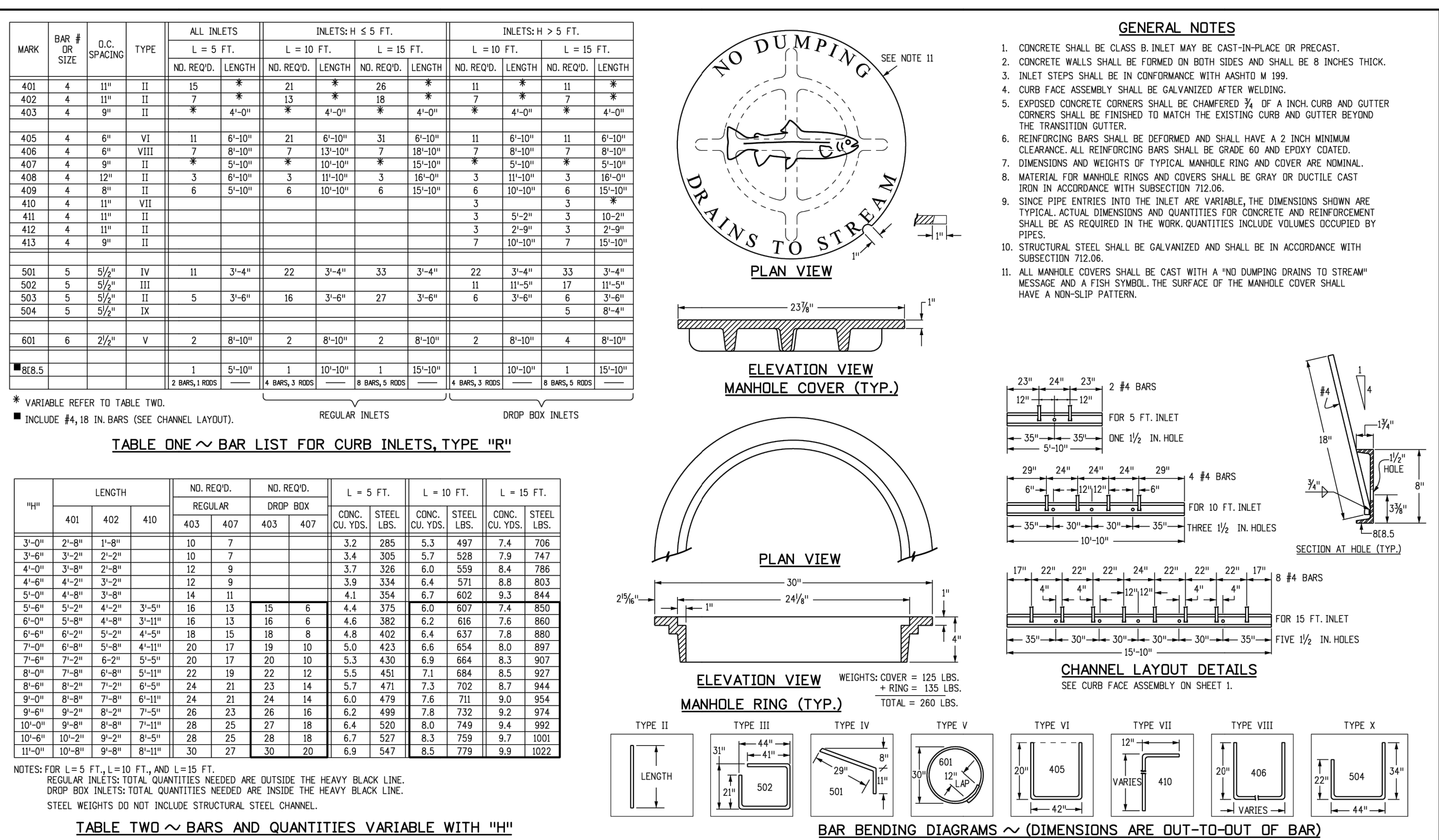
4/26/24

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 303-740-9383 • COLORADO SPRINGS 719-583-2583 FORT COLLINS 970-491-9888 • WWW.JRENGINEERING.COM	
STERLING RANCH FILING NO.	5	DESIGNED BY	GAG
STORM SEWER PLAN & PROFILE		DRAWN BY	GAG
SHEET 3 OF 6		CHECKED BY	
JOB NO.	25188.16	DATE	4/26/24

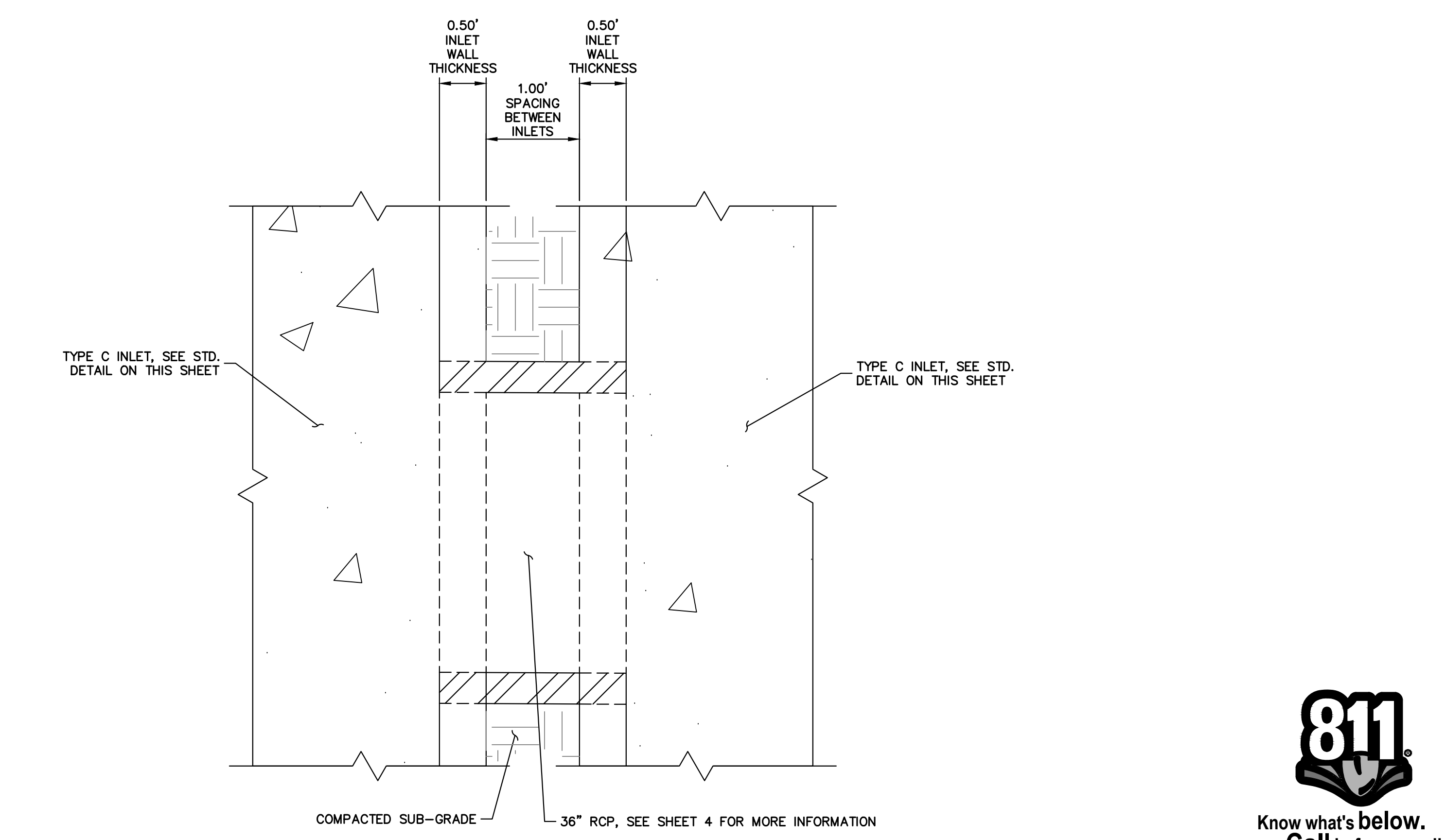








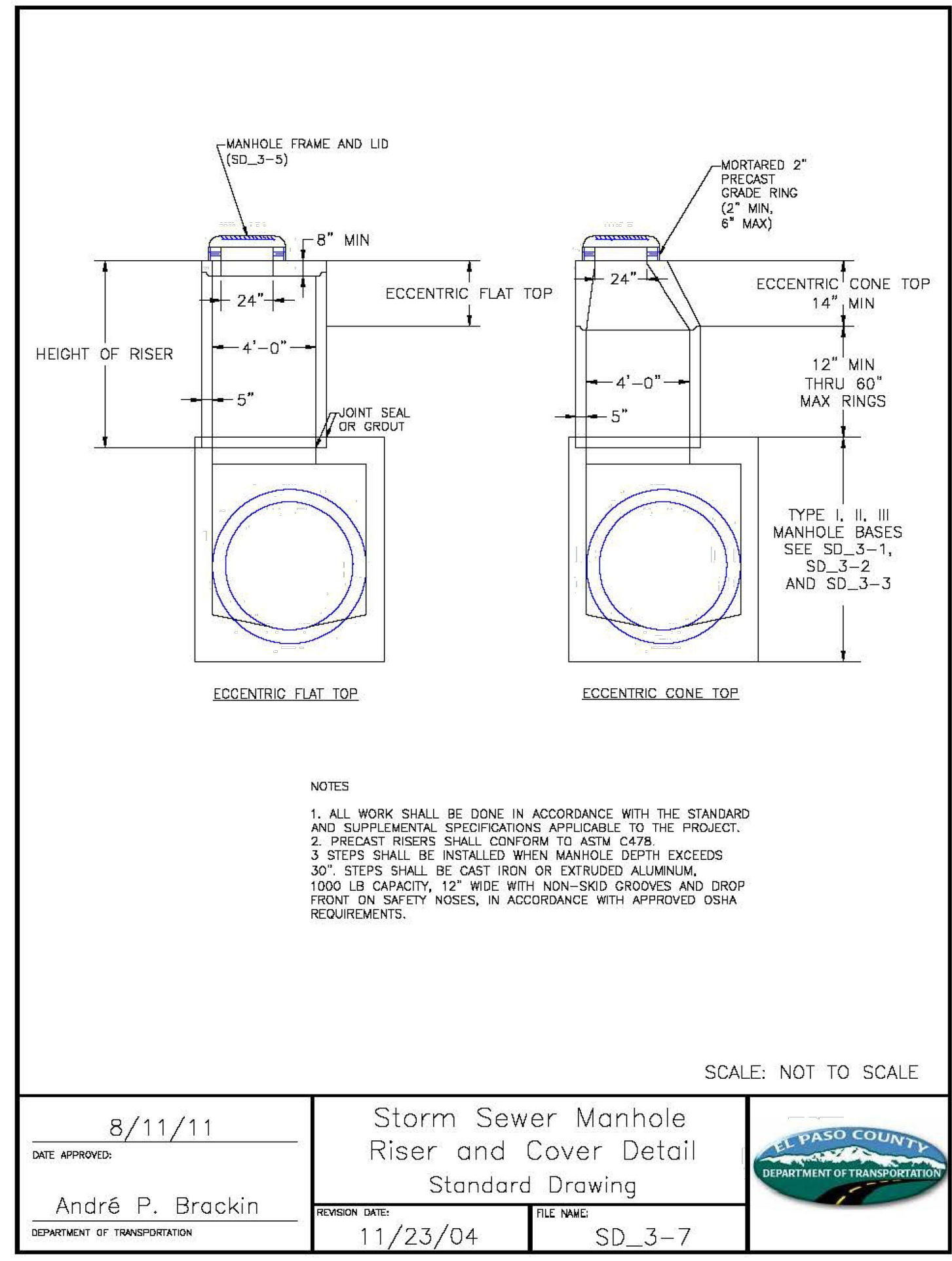
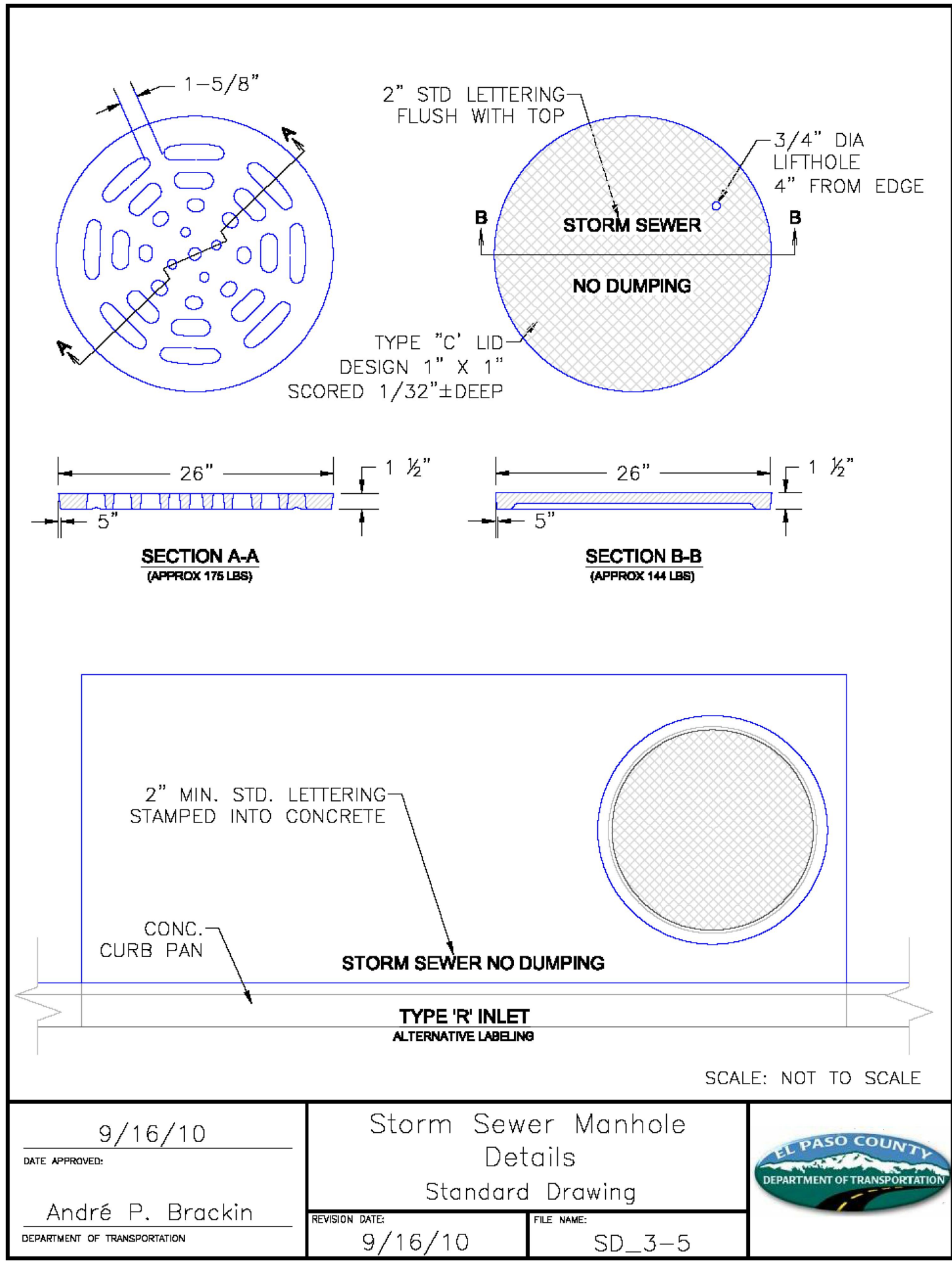
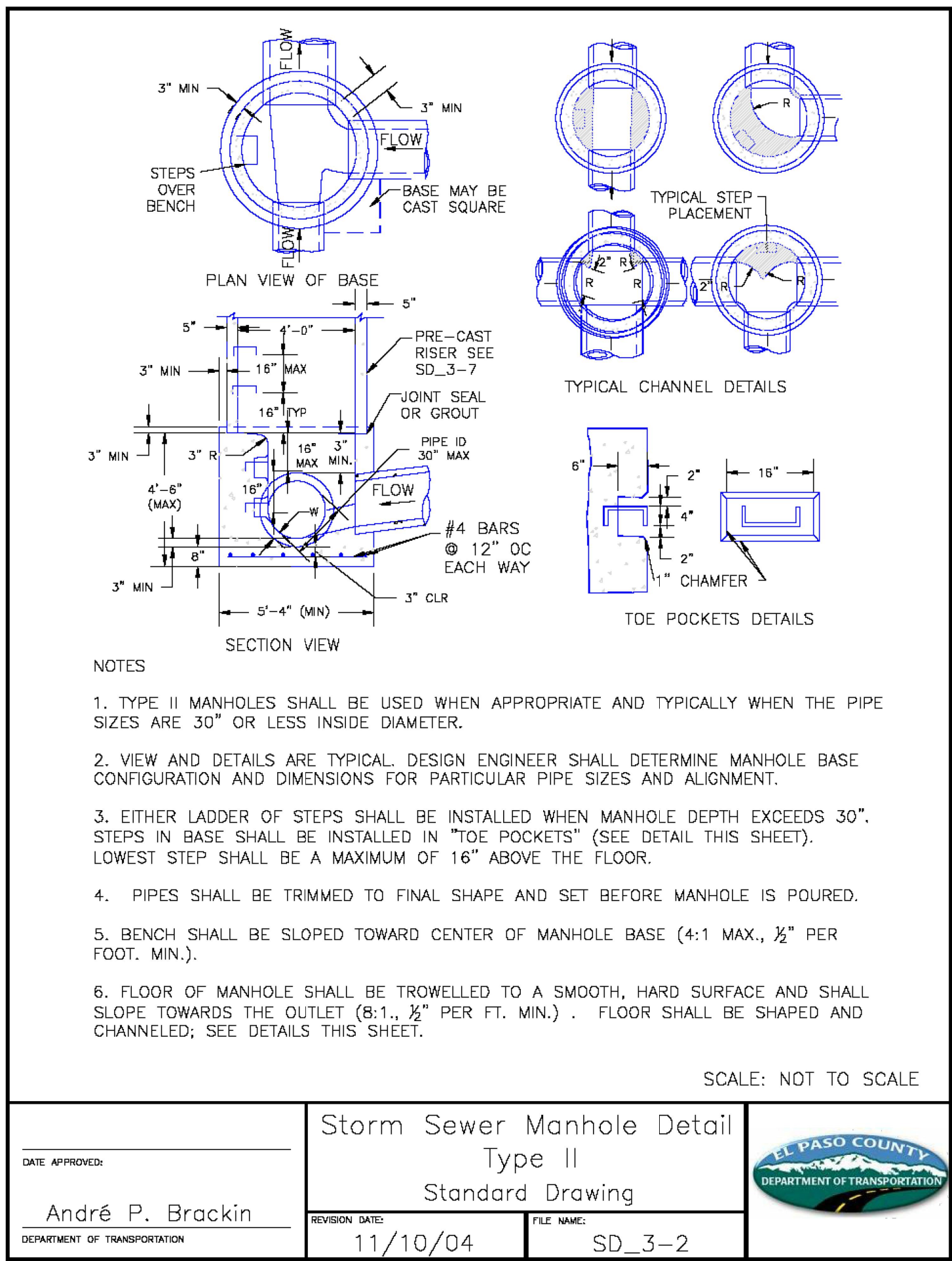
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Designer Initials: JBK			(X)						Standard Sheet No. 2 of 2	
Last Modification Date: 07/31/19			(X)							
Detailer Initials: LTA			(X)							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			(X)		Project Development Branch		JBK		Issued by the Project Development Branch: July 31, 2019	
									Project Sheet Number:	



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

STERLING RANCH FILING NO.		5		SHEET 5 OF 6	
DETAILS		H-SCALE		N/A	
		V-SCALE		N/A	
		DATE		04/26/24	
		DESIGNED BY		N/A	
		DRAWN BY		N/A	
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		No.		REVISION	
		BY		DATE	





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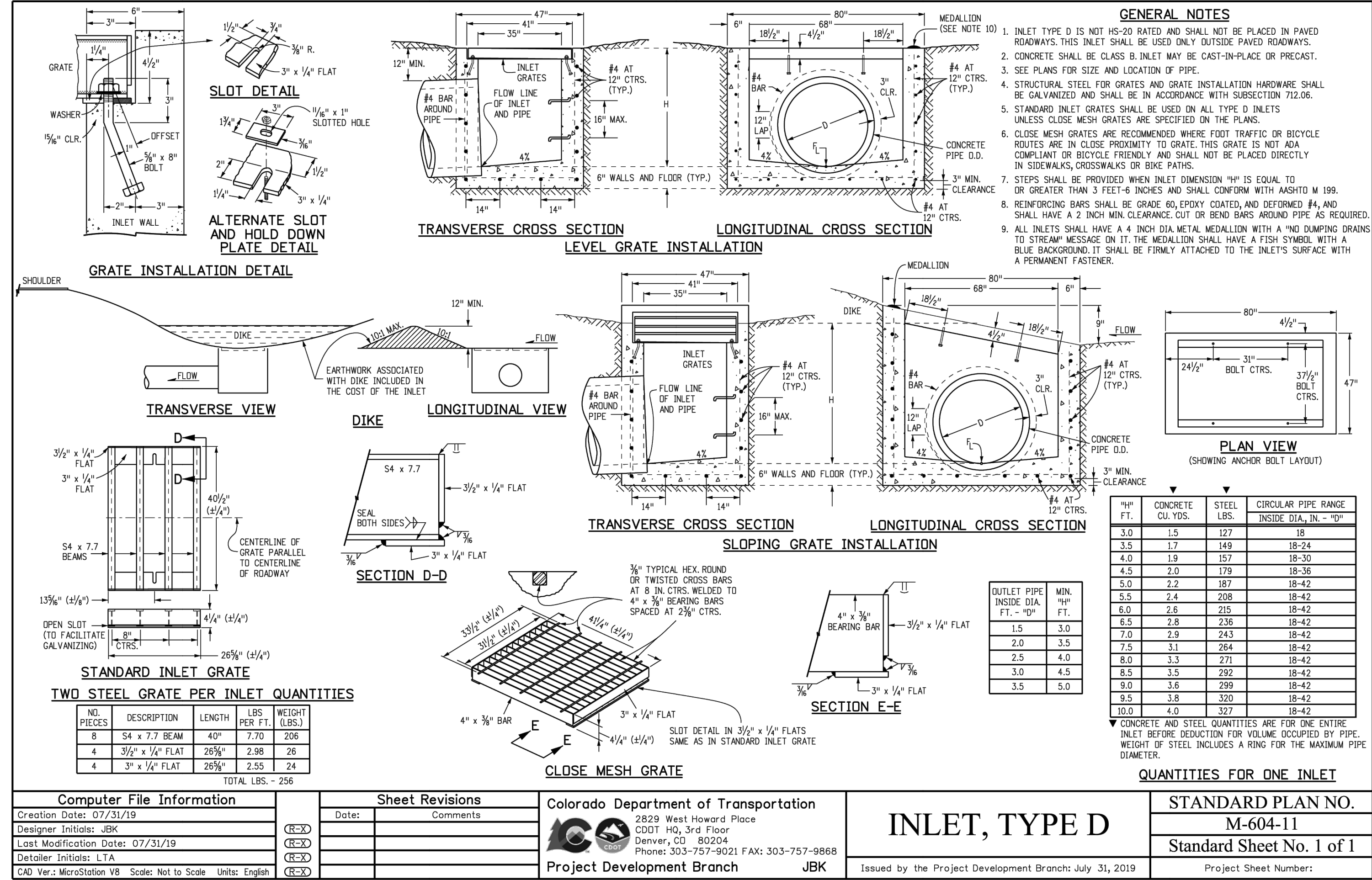
PREPARED FOR  
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BY	DATE	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	N/A	DRAWN BY	N/A	CHECKED BY
								04/26/24					

STERLING RANCH FILING NO. 5  
DETAILS

SHEET 6 OF 6  
JOB NO. 25188.16



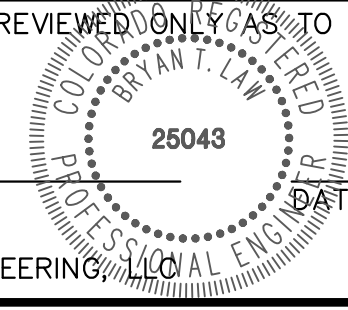
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ENGINEER'S STATEMENT

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



4/26/24



## 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 AGENCY HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
  - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. THE CONTRACTOR SHALL NOTIFY THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS BEING 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 UTILITIES.
- 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 CARBONITE 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

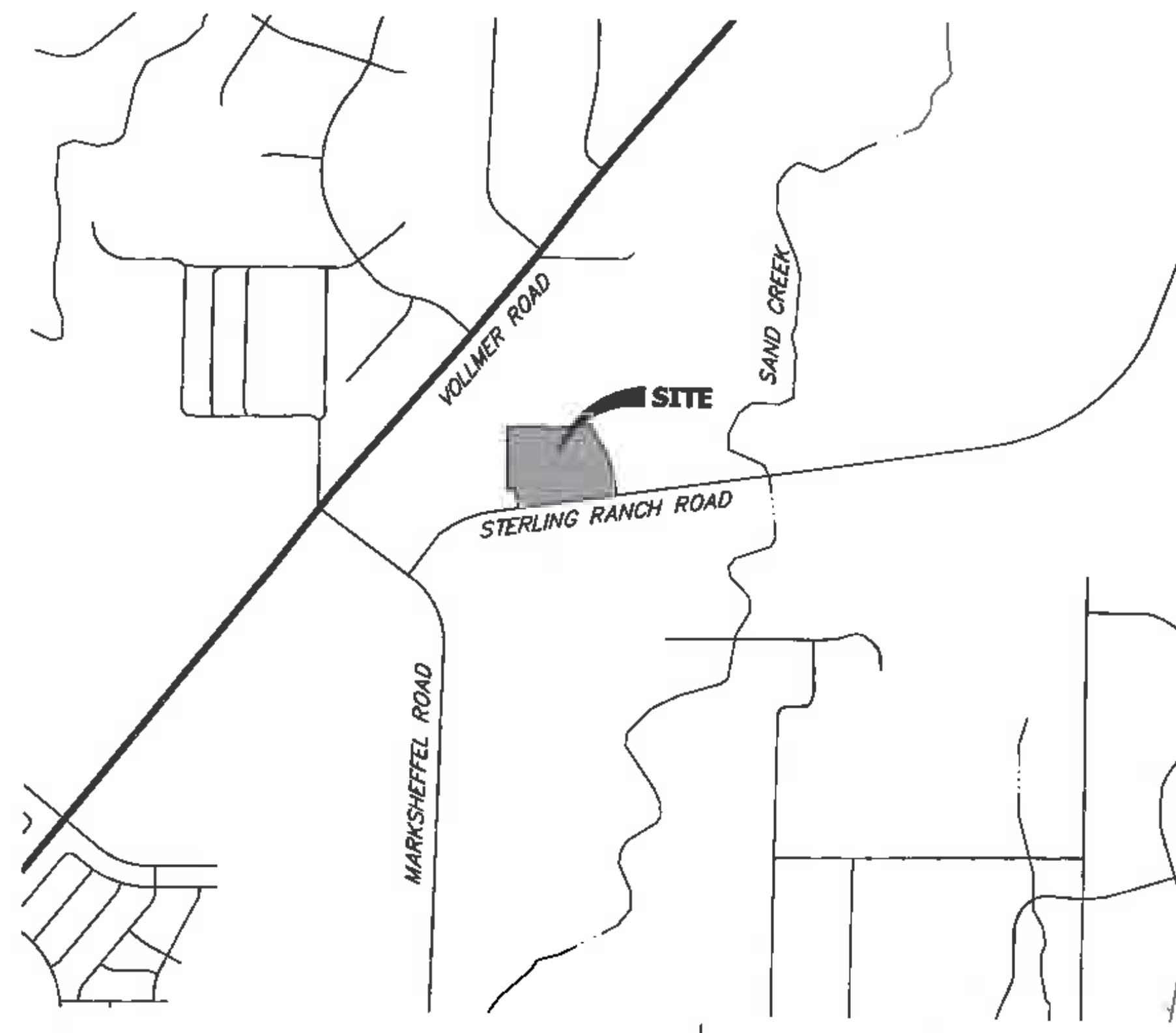
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED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

#### MAY 2024



VICINITY MAP  
SCALE: 1"=1,000'

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

## BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAINEE RANCHEROS SUBDIVISION  
NORTHING = 410685.404  
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 TEACOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 868-3556
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 JOS-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 EGM 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: *[Signature]* L. MORELAND, MANAGER

DATE: 3/15/2024

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

## FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED: *[Signature]* BRYAN T. LAW, P.E.

DATE: 5/30/24

## 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



05/29/24

DATE

STERLING RANCH FILING NO. 5

COVER SHEET

SHEET 1 OF 9

JOB NO. 25188.16

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR

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

JR ENGINEERING  
A Weithman Company

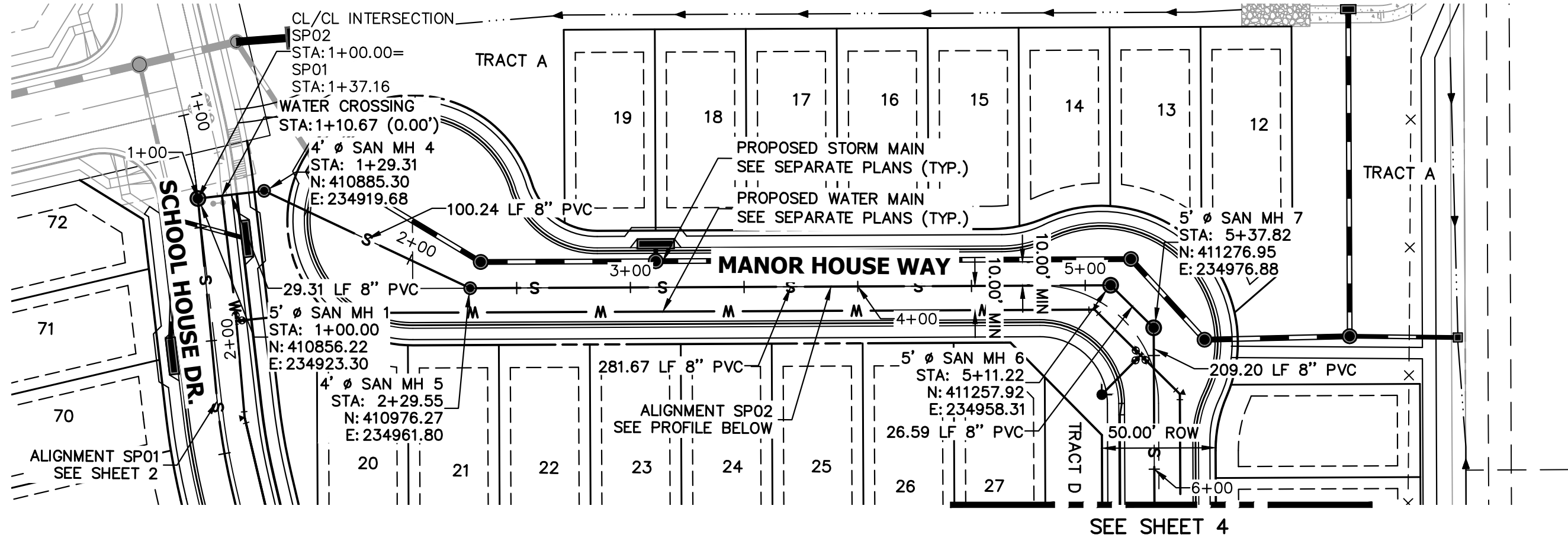


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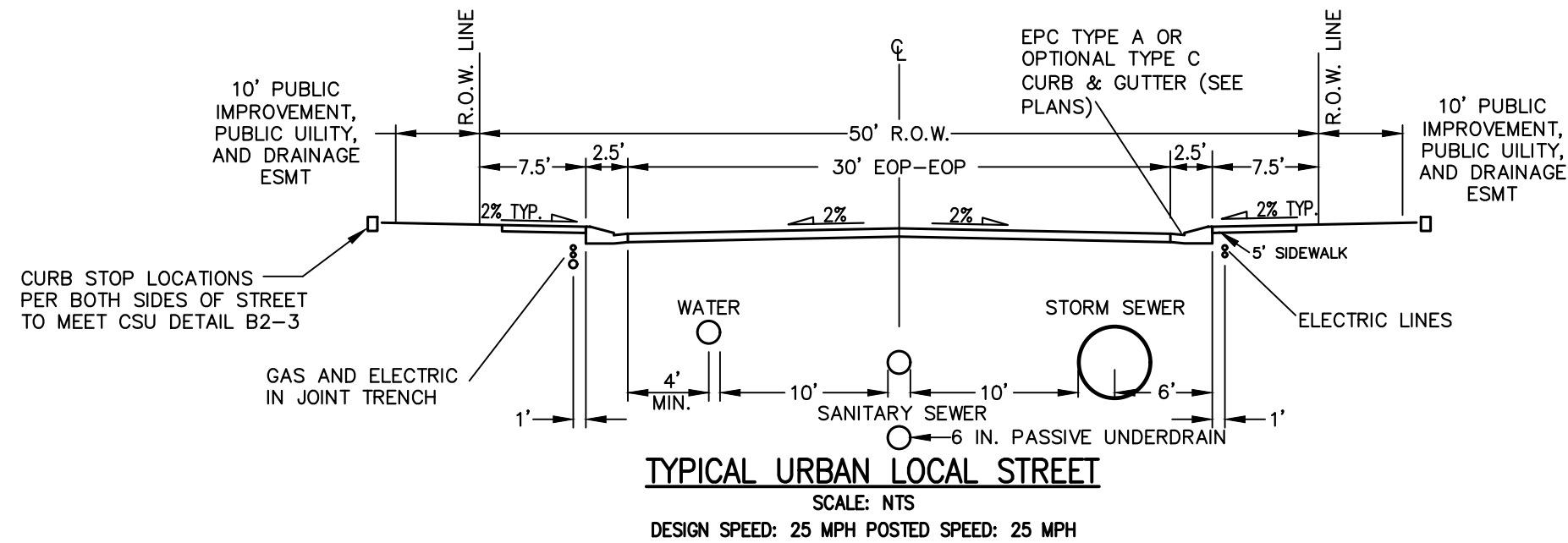
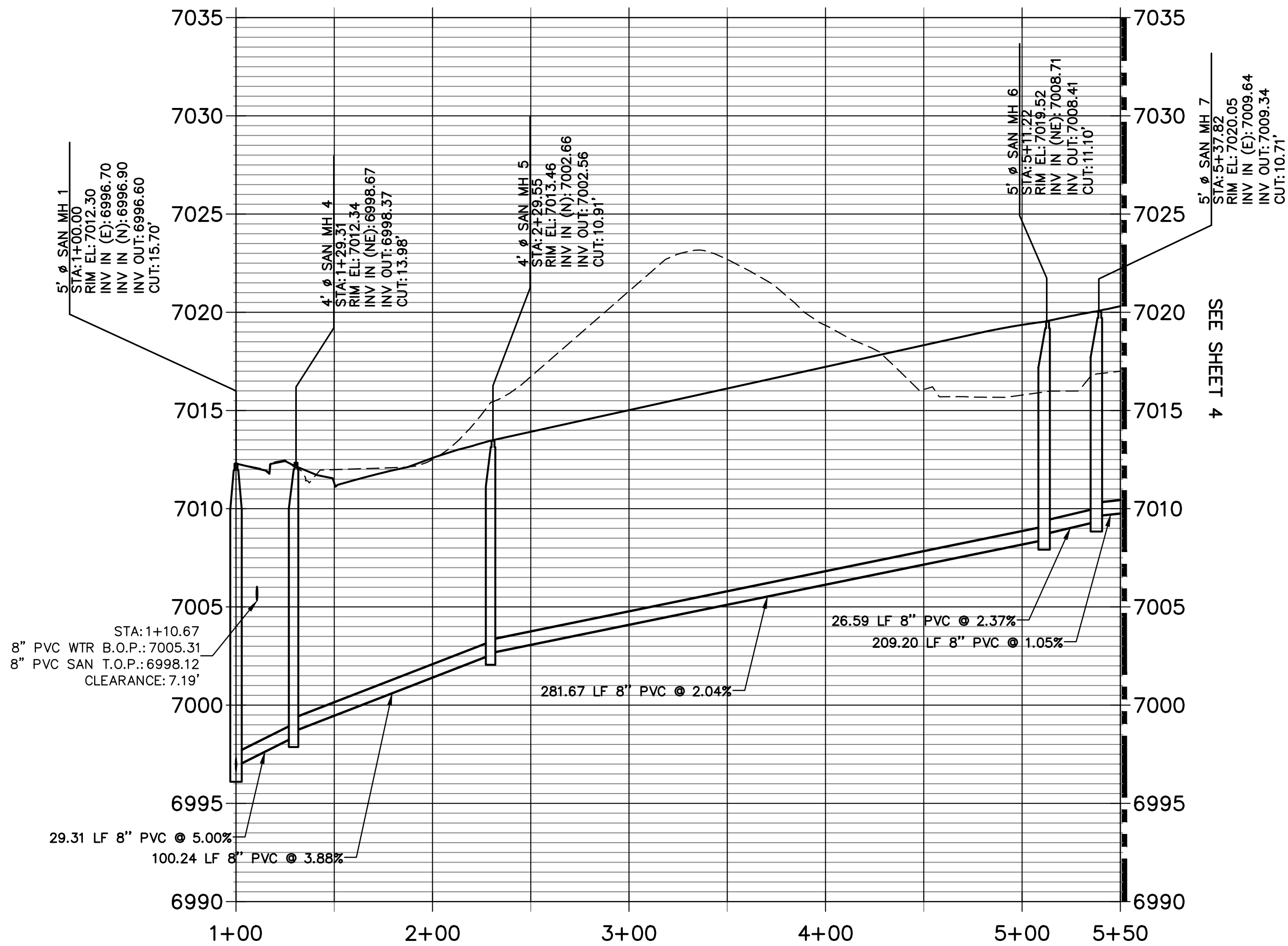








SP02 PROFILE  
STA 1+00.00 TO 5+50.00



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 05/29/24

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

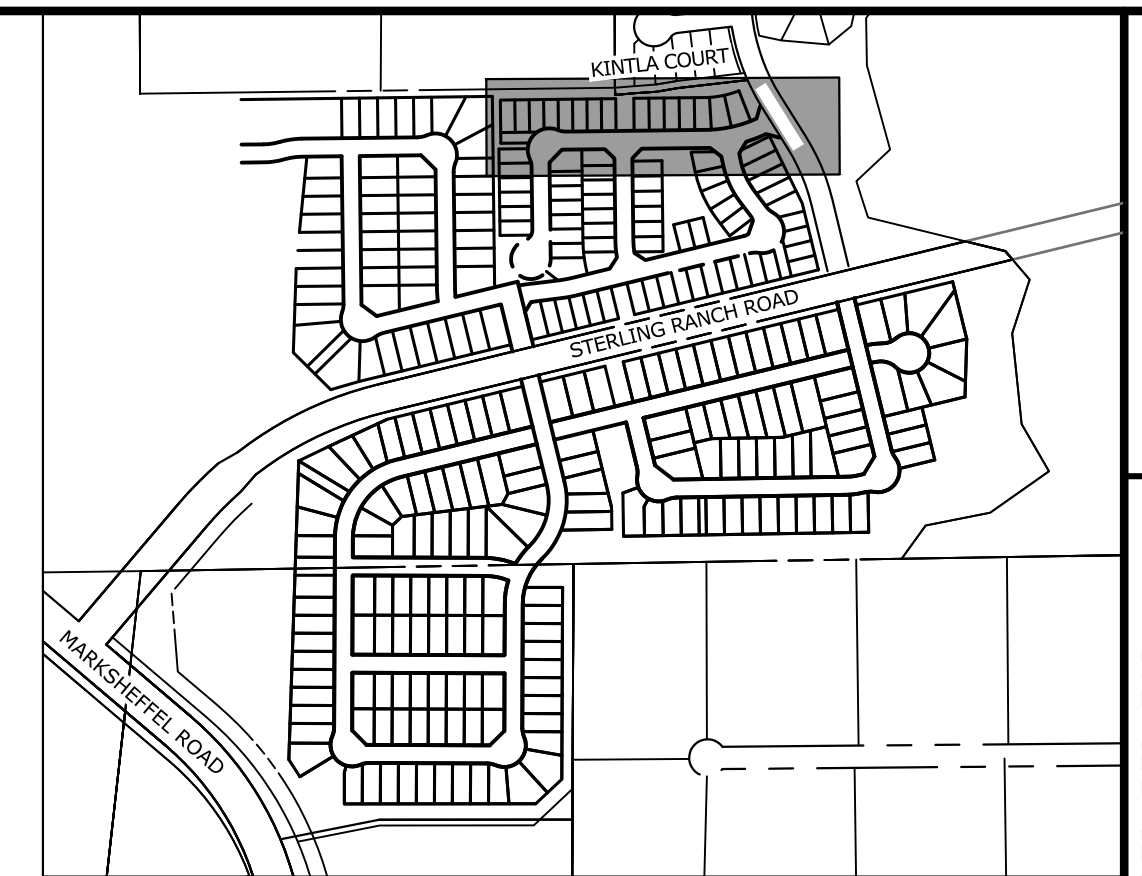
J.R. ENGINEERING  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/29/24	PAL	PAL	
STERLING RANCH FILING NO. 5					
SANITARY SEWER PLANS					
SHEET 3 OF 9					
JOB NO. 25188.16					





**KEY MAP**  
SCALE: NTS

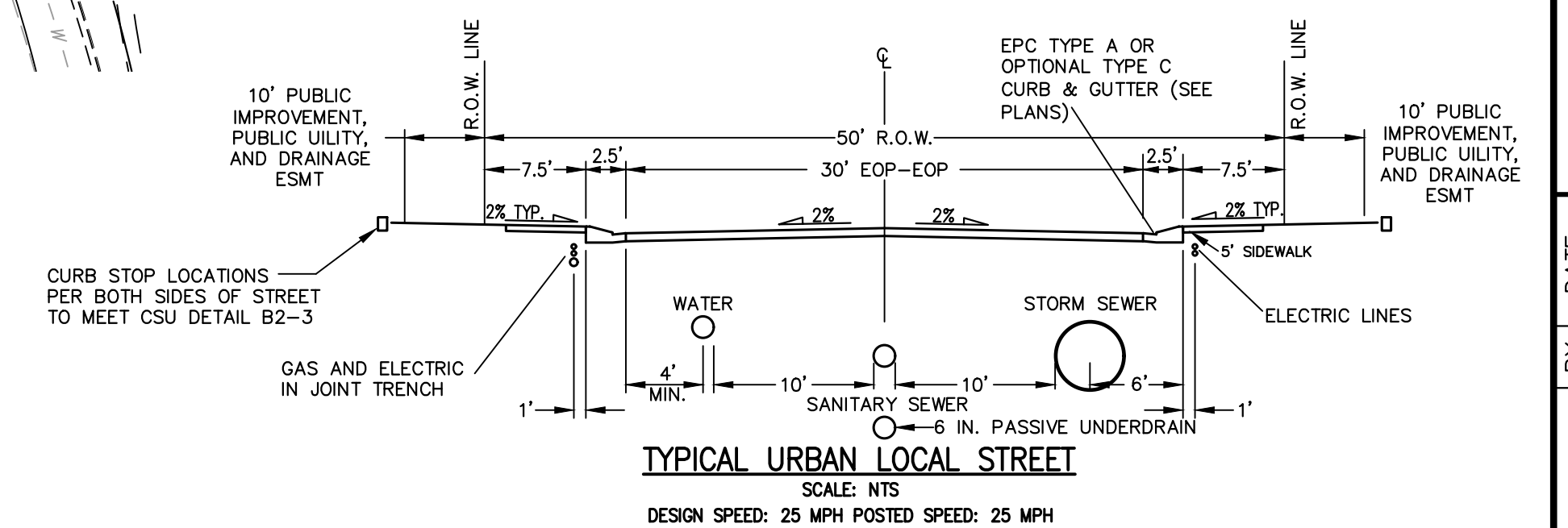
PREPARED FOR

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80905  
ATTN: LOREN MORELAND  
(719) 785-3270

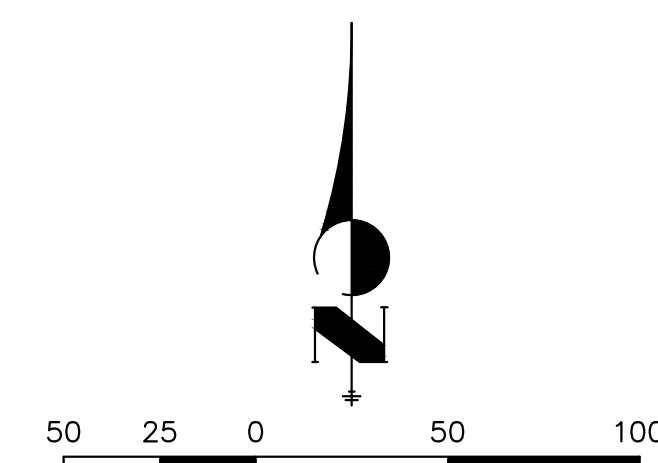
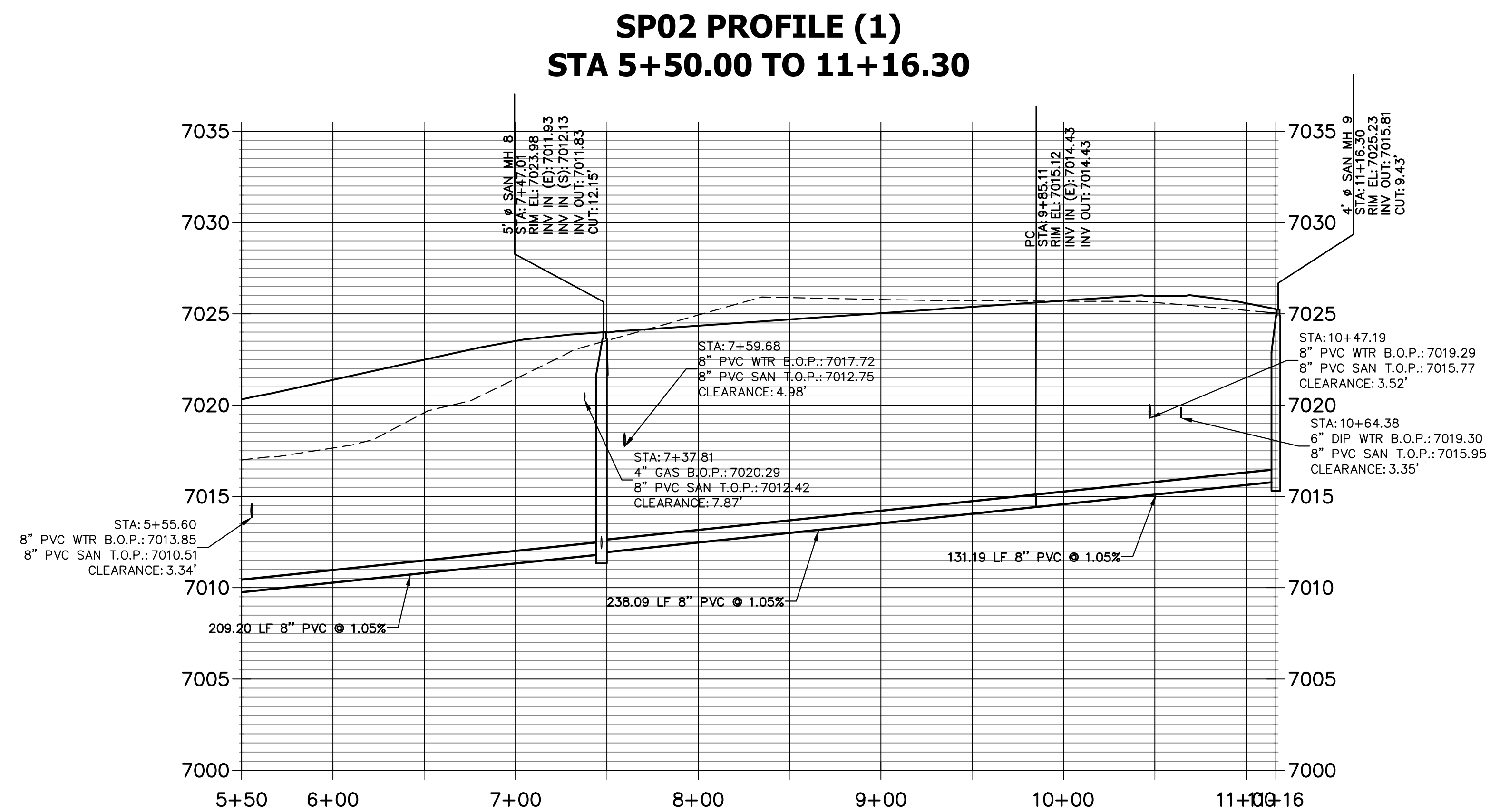
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Know what's **below**.  
Call before you dig.

25043

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING



25043

05/29/20

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

FOR AND ON BEHALF OF JR ENGINEERING

DATE

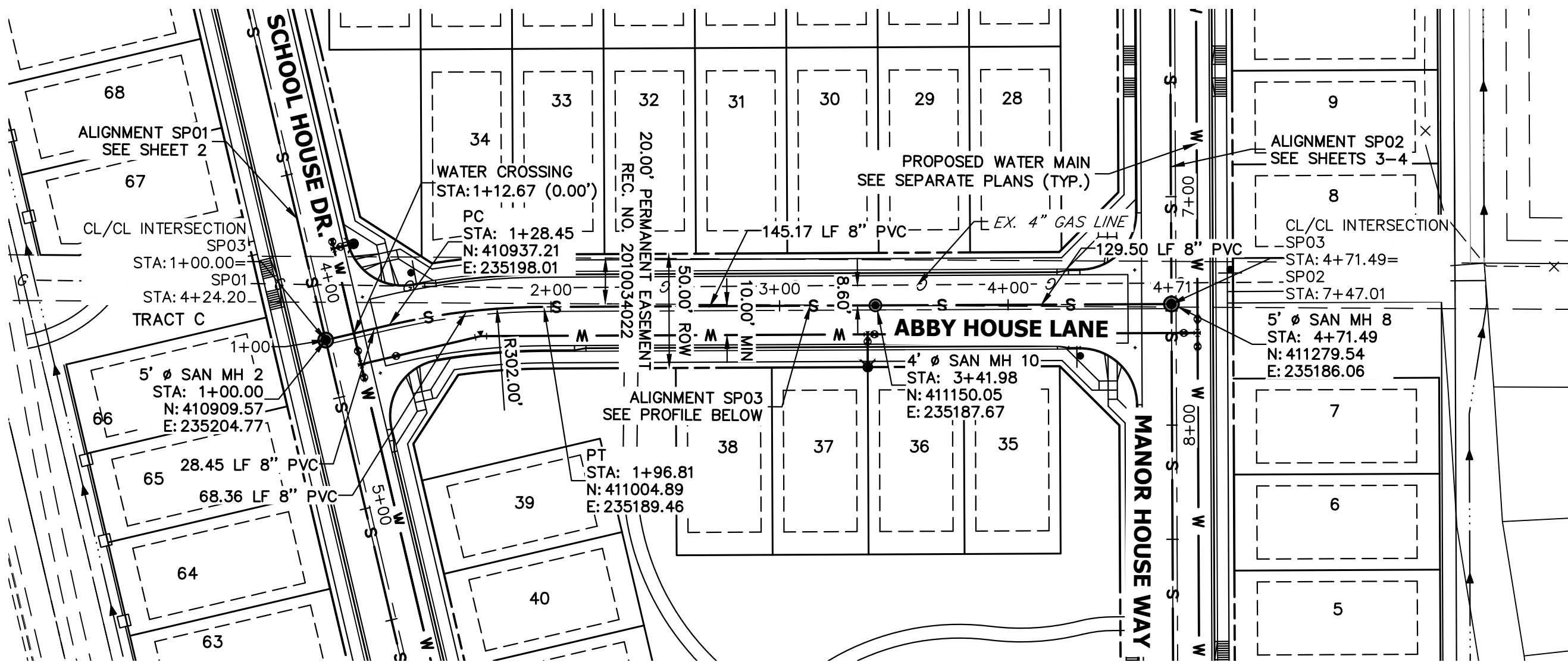
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SANITARY SEWER PLANS

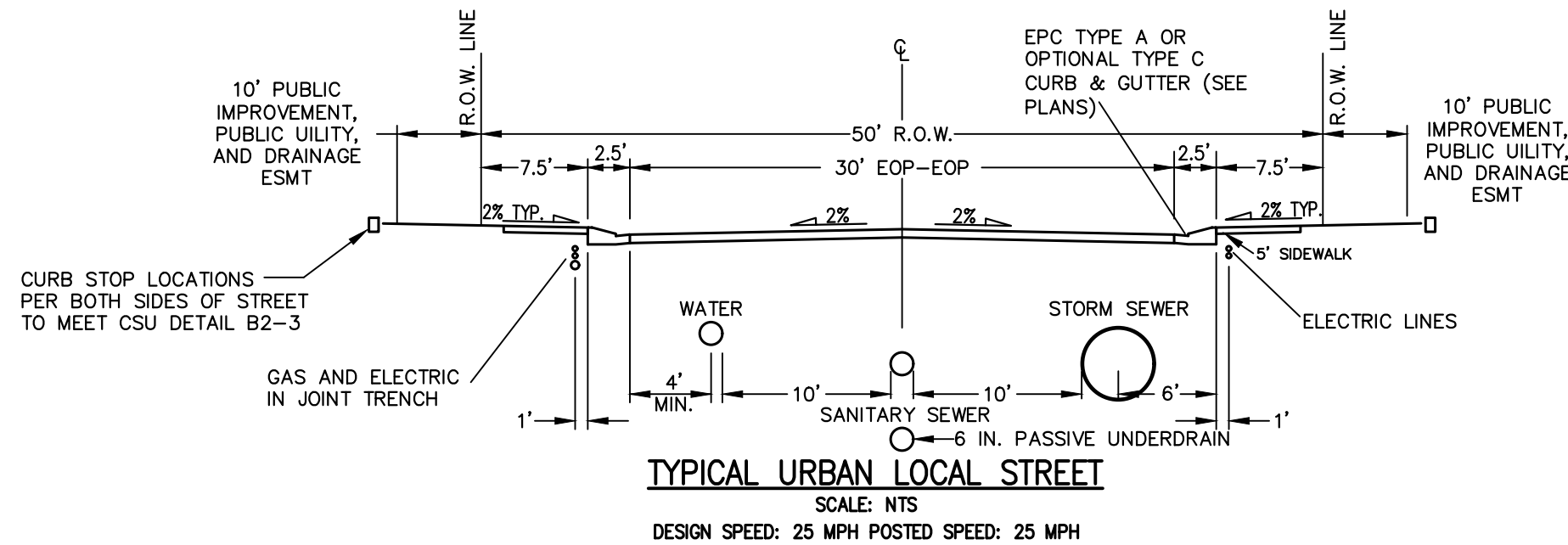
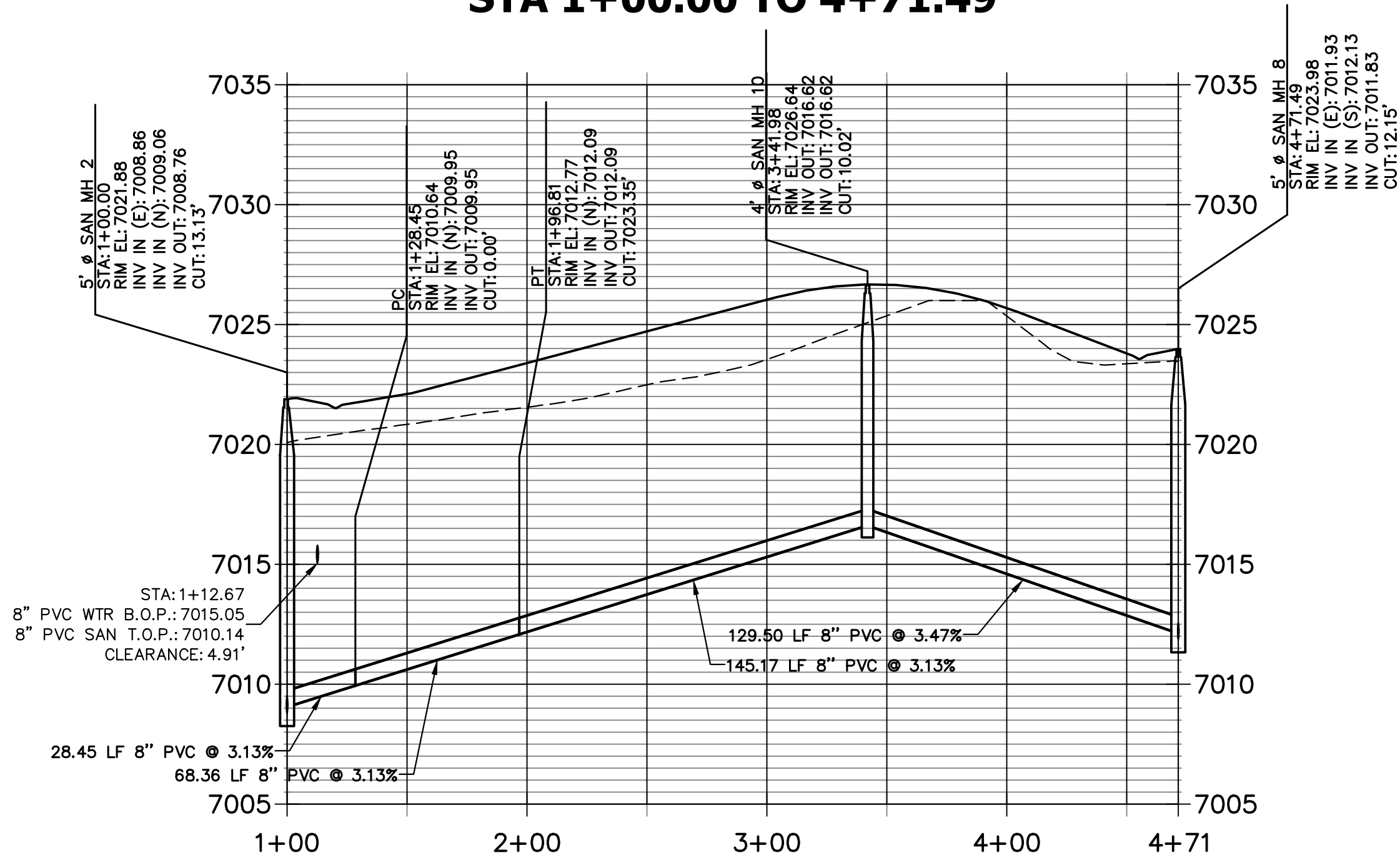
SHEET 4 OF 9

JOB NO. 25188.16

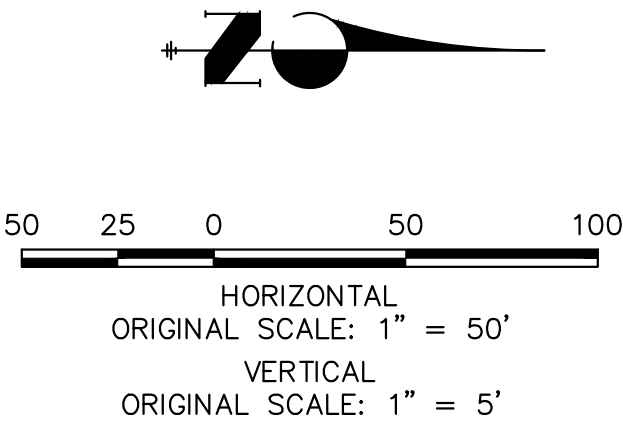




SP03 PROFILE  
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Know what's below.  
Call before you dig.

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

DATE 05/29/24

STERLING RANCH FILING NO. 5

SANITARY SEWER PLANS

SHEET 5 OF 9

JOB NO. 25188.16

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 05/29/24

DESIGNED BY PAL

DRAWN BY PAL

CHECKED BY

BY DATE

J.R. ENGINEERING  
A Western Company

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PREPARED FOR

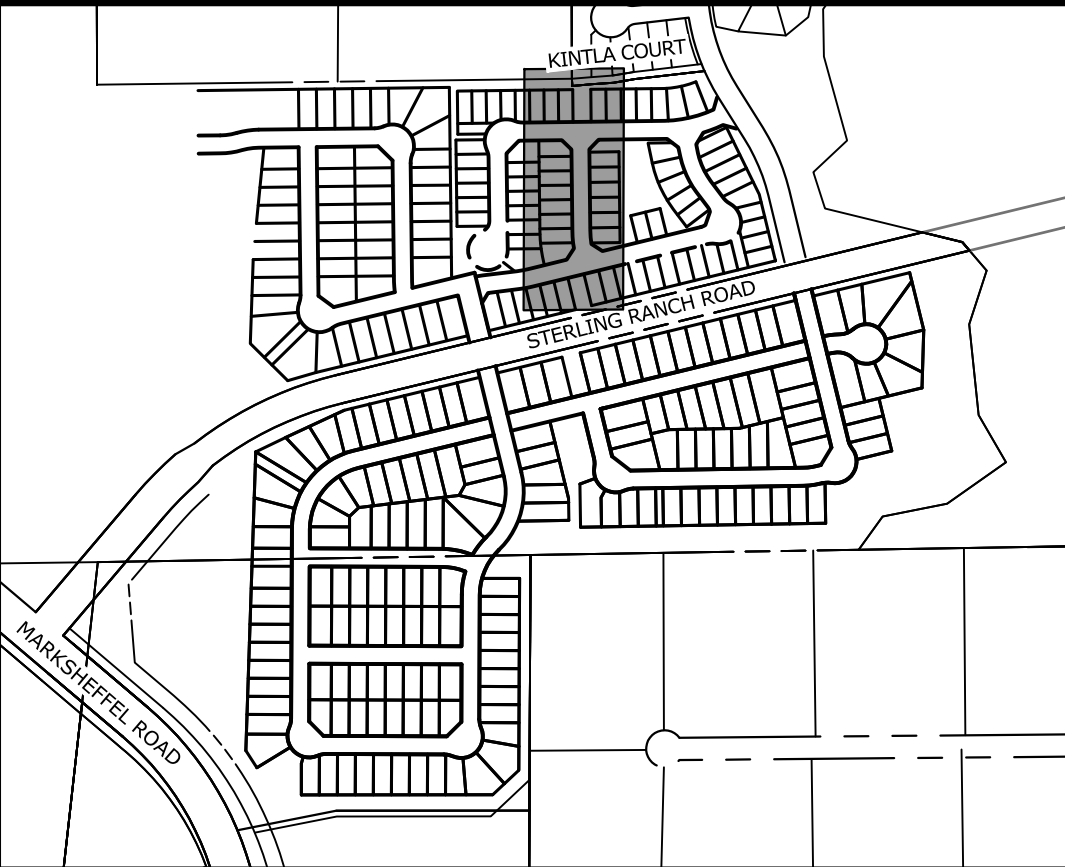
CLASSIC SRJ LAND, LLC

2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921

ATTN: LOREN MORELAND

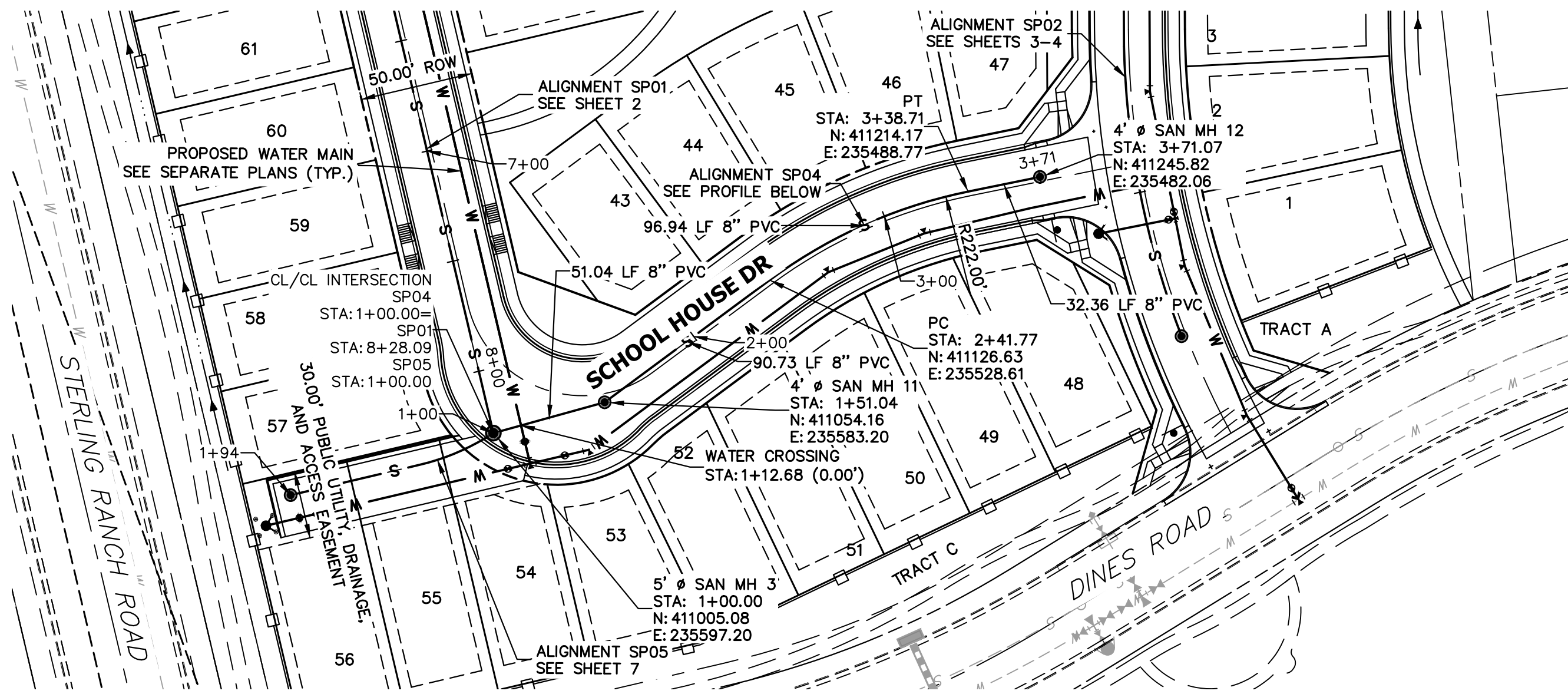
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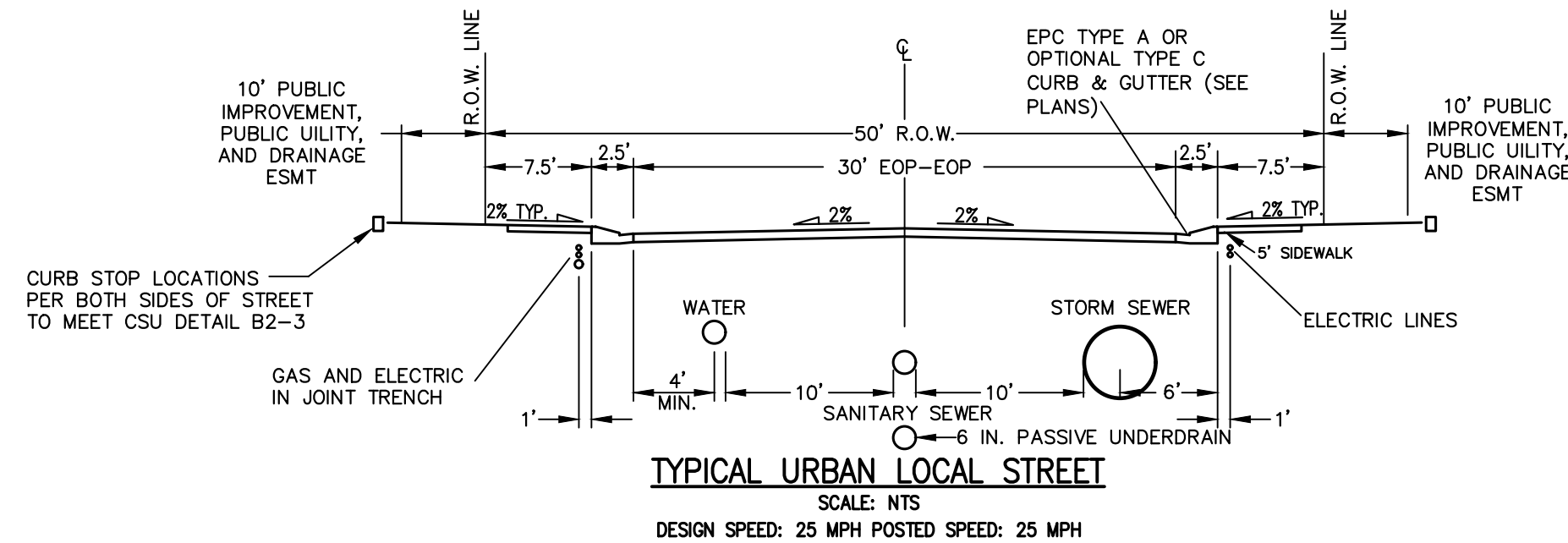
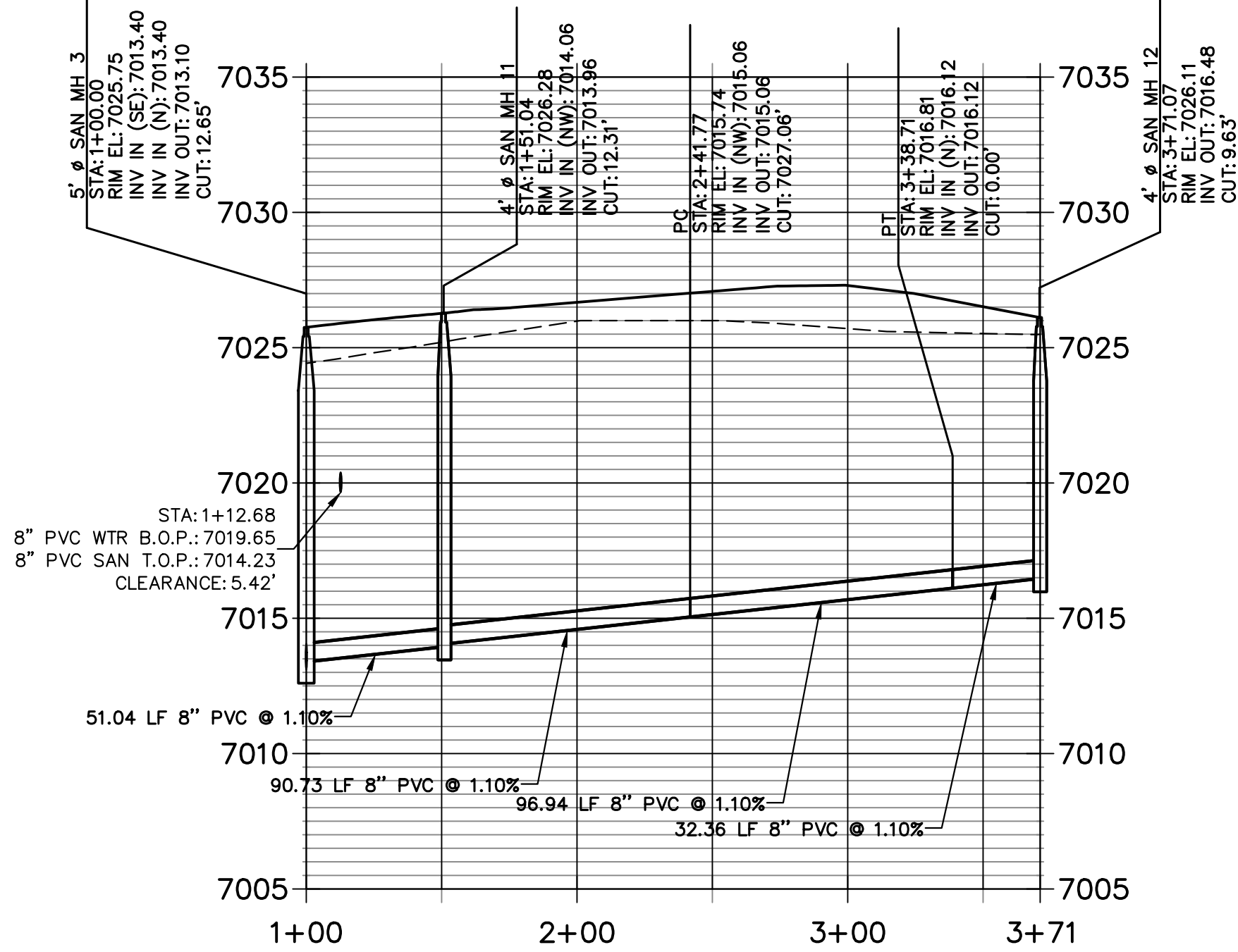


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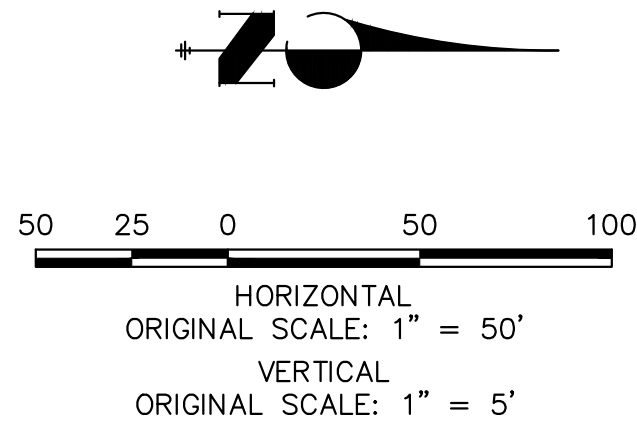




SP04 PROFILE  
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ENGINEER'S STATEMENT

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

DATE 05/29/24

STERLING RANCH FILING NO. 5

SANITARY SEWER PLANS

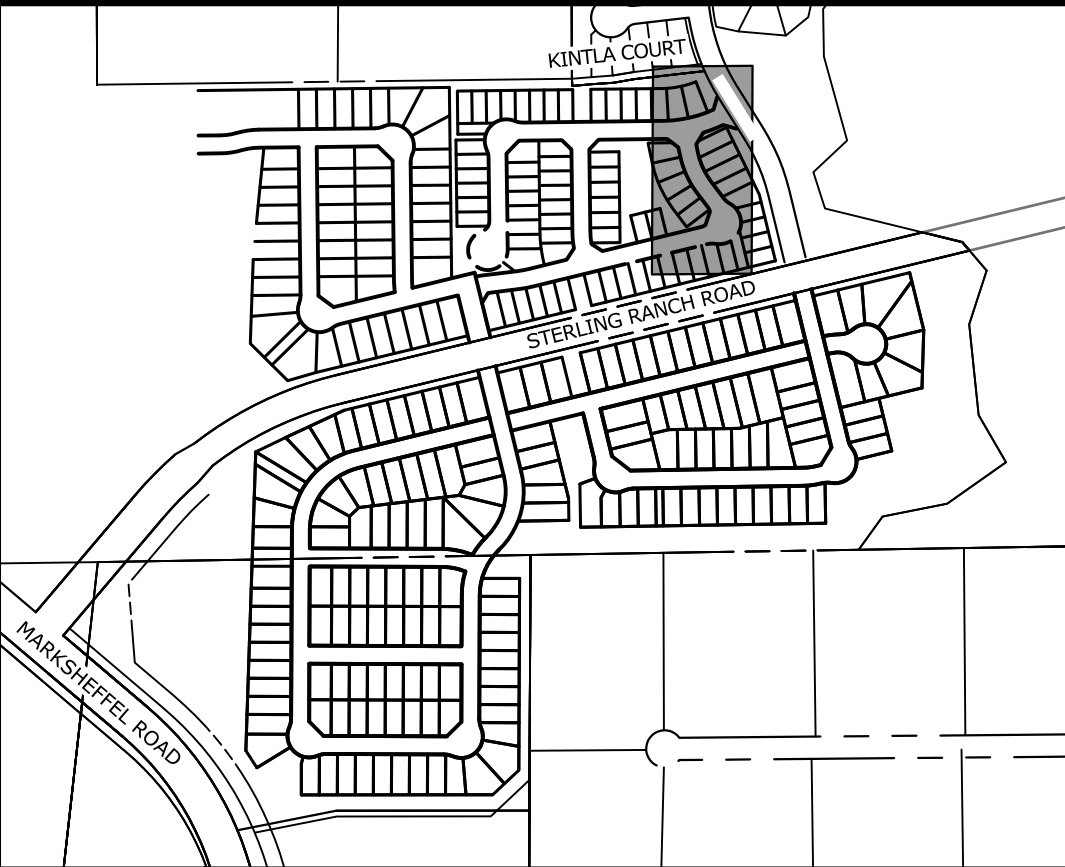
SHEET 6 OF 9

JOB NO. 25188.16

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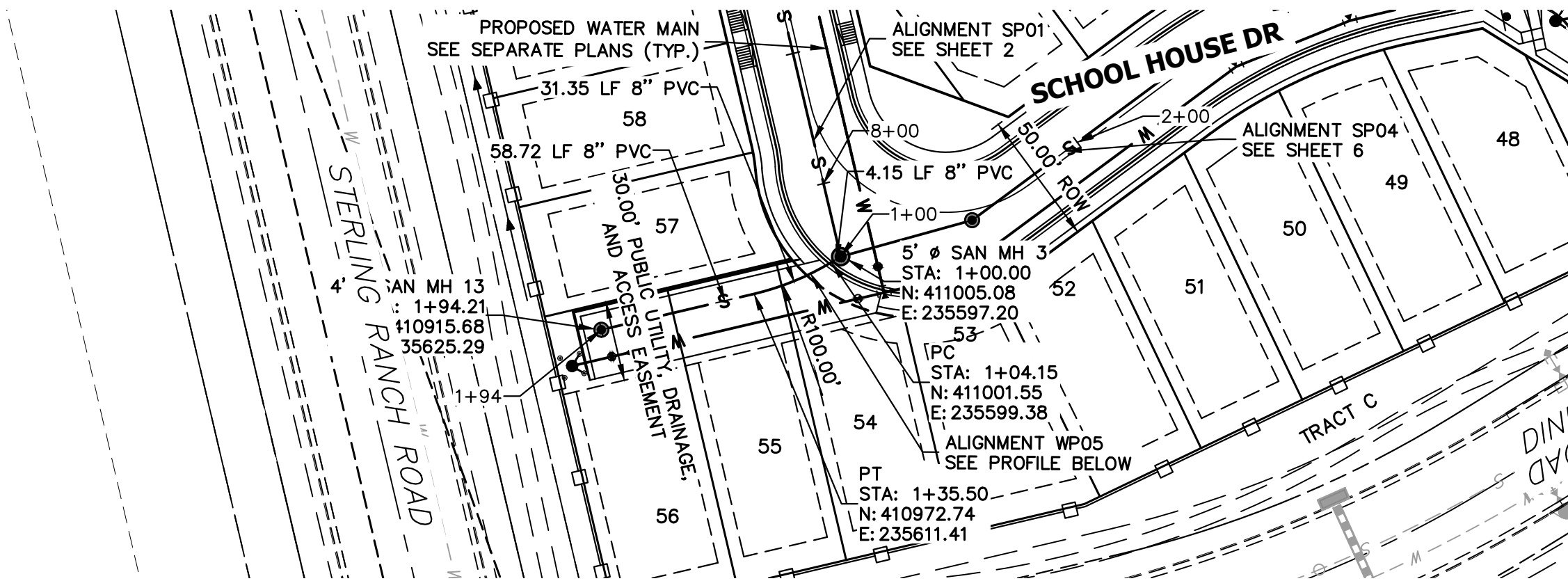
PREPARED FOR  
CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
ATTN: LOREN MORELAND  
(719) 785-3270

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

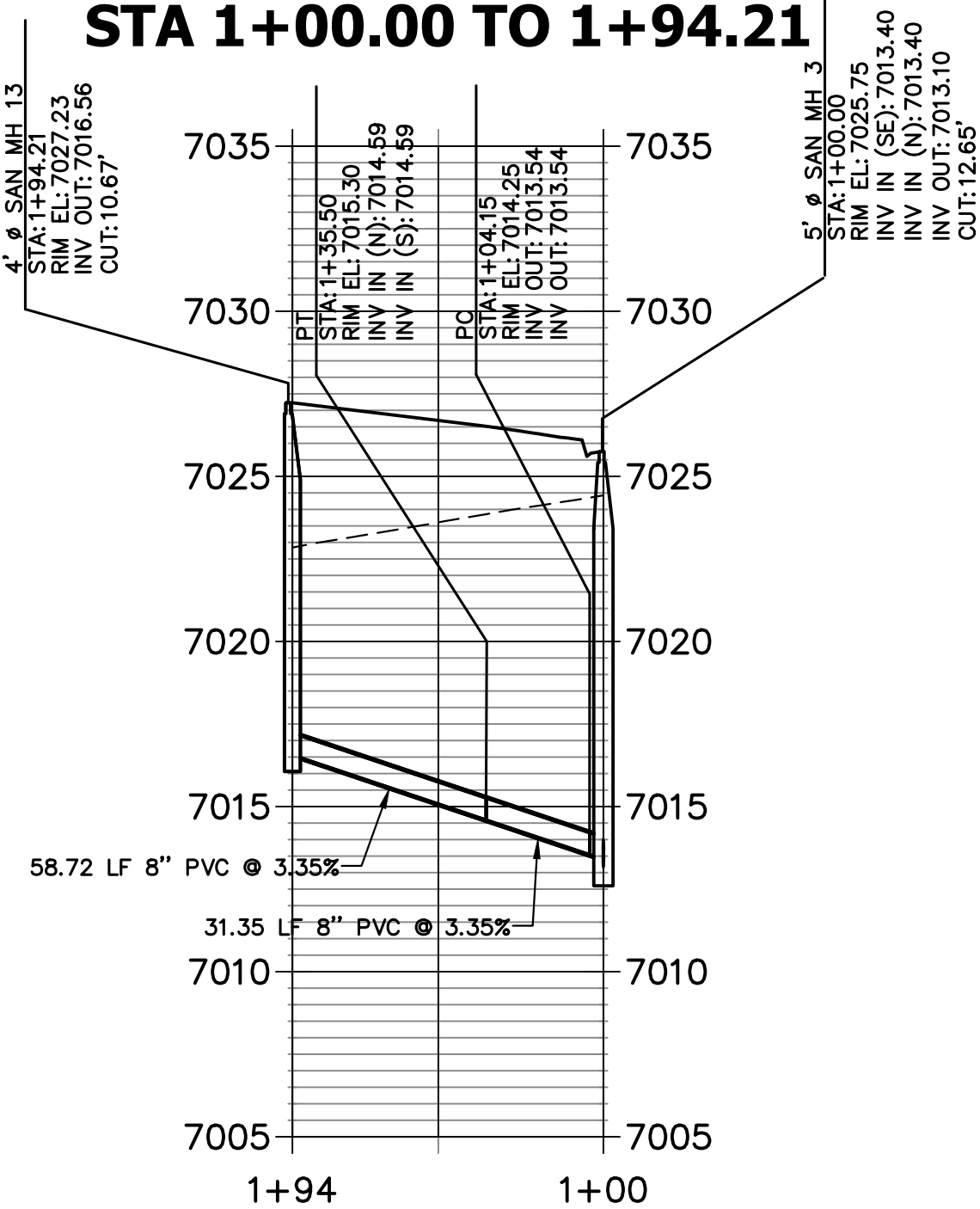


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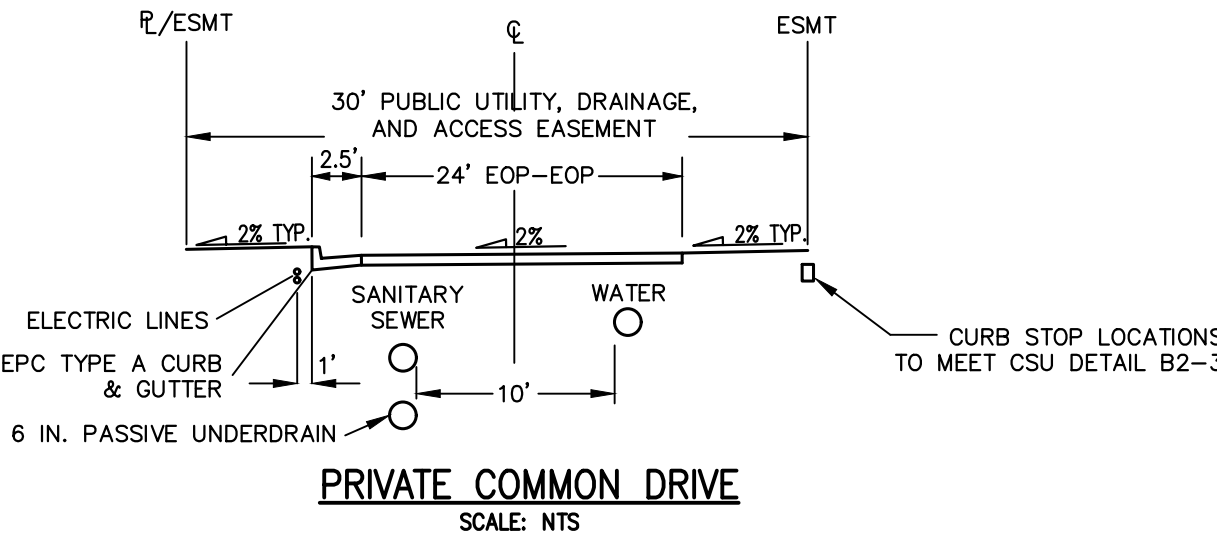




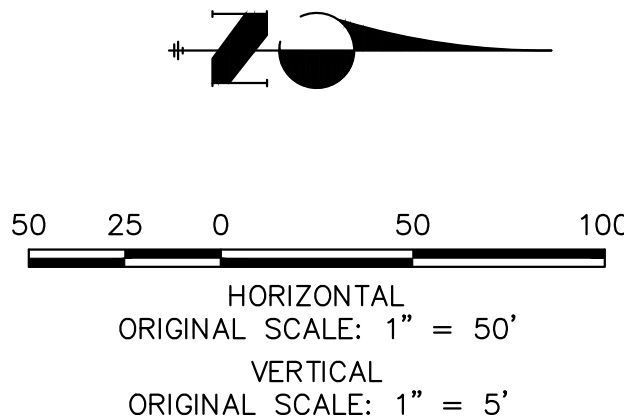
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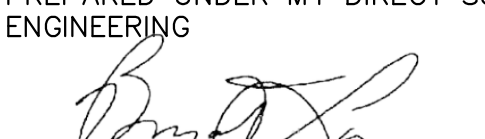


KEY MAP  
SCALE: NTS



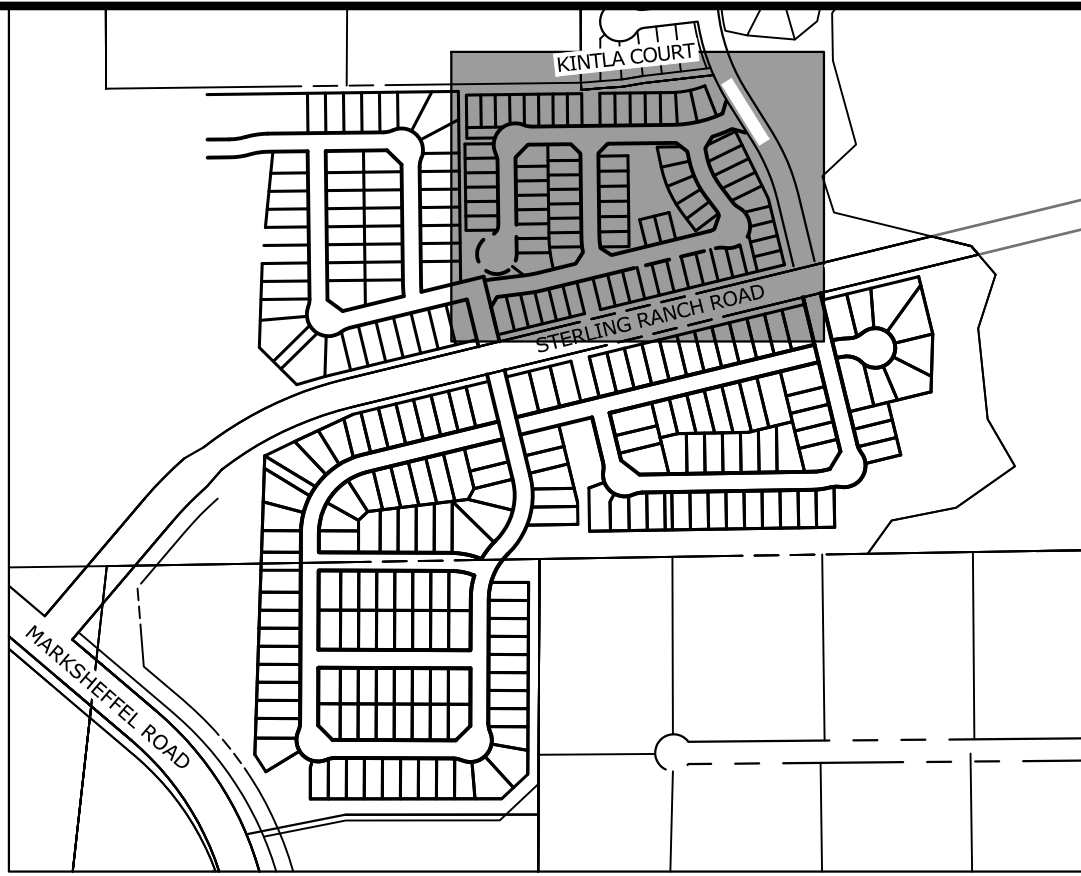
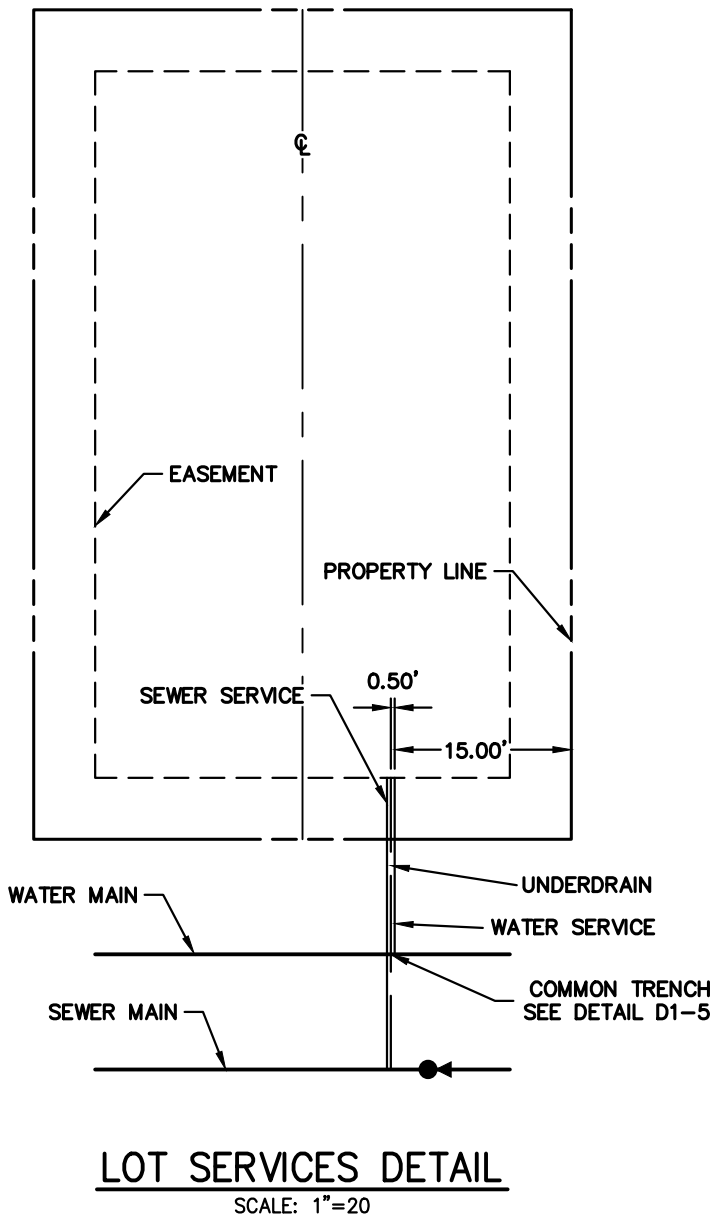
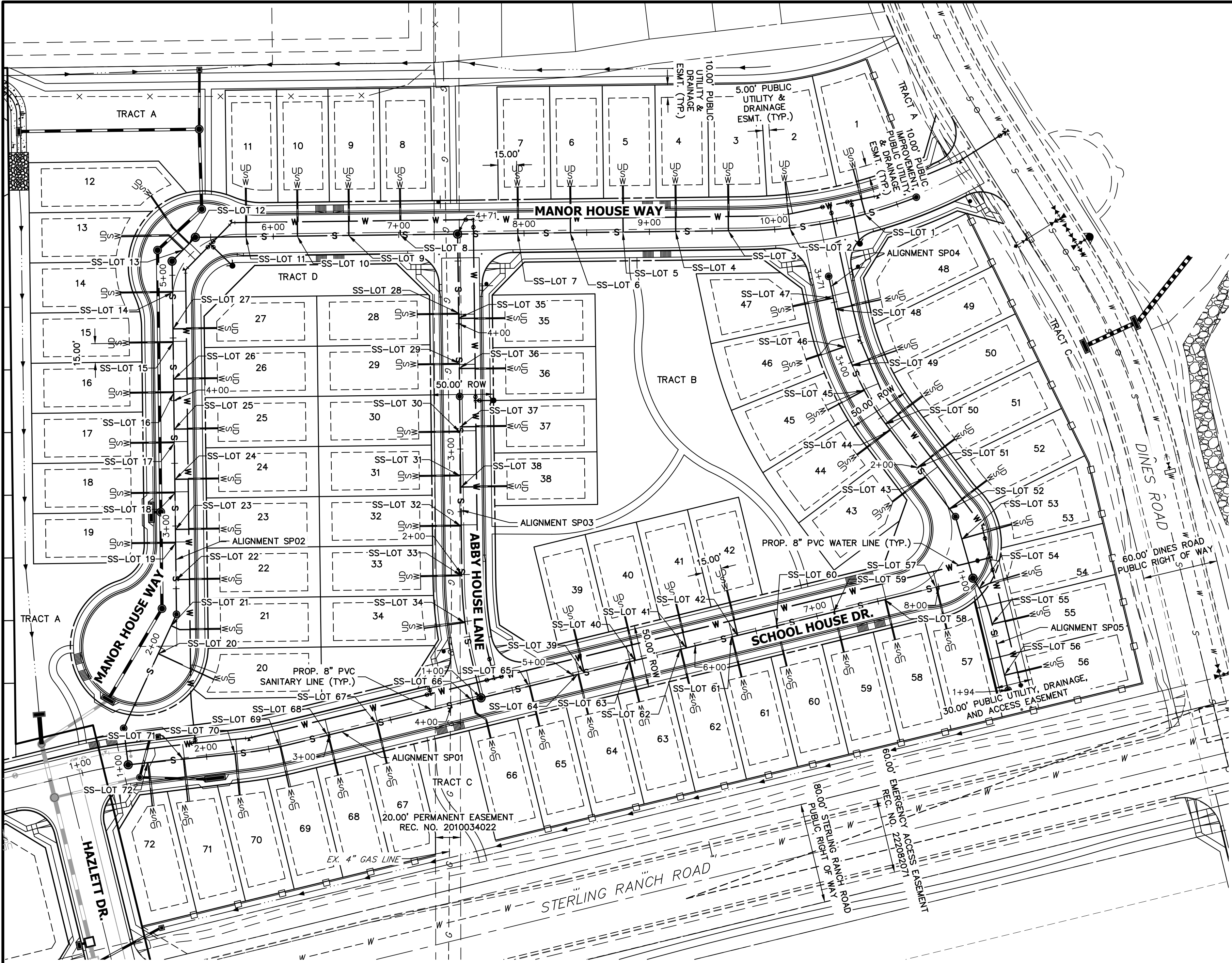
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



<b>ENGINEER'S STATEMENT</b>	
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING	
	DATE 05/29/24
BRYAN T. LAW, P.E. COLORADO P.E. 25043	
FOR AND ON BEHALF OF JR ENGINEERING	

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
 <b>J.R. ENGINEERING</b> A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
REVISION	
No.	
1"=50'	05/29/24
V-SCALE	1"=5'
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	
STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	7 OF 9
JOB NO.	25188.16





KEY MAP  
SCALE: NTS

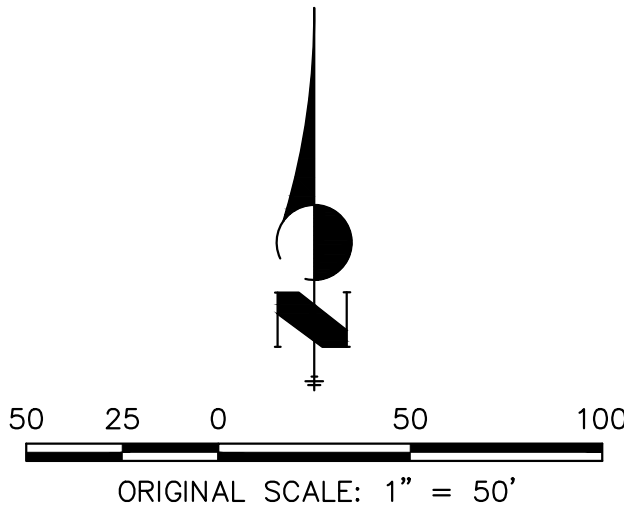
SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 1	10+73.12	SP02
SS-LOT 2	10+11.91	SP02
SS-LOT 3	9+62.81	SP02
SS-LOT 4	9+20.81	SP02
SS-LOT 5	8+78.81	SP02
SS-LOT 6	8+36.81	SP02
SS-LOT 7	7+94.81	SP02
SS-LOT 8	7+01.01	SP02
SS-LOT 9	6+60.00	SP02
SS-LOT 10	6+19.01	SP02
SS-LOT 11	5+78.01	SP02
SS-LOT 12	5+30.32	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	SP02
SS-LOT 28	4+08.48	SP03
SS-LOT 29	3+68.48	SP03
SS-LOT 30	3+13.48	SP03
SS-LOT 31	2+78.48	SP03
SS-LOT 32	2+38.48	SP03
SS-LOT 33	1+98.81	SP03
SS-LOT 34	1+61.35	SP03
SS-LOT 35	4+04.48	SP03
SS-LOT 36	3+64.48	SP03
SS-LOT 37	3+17.48	SP03
SS-LOT 38	2+69.48	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	SP01
SS-LOT 60	6+66.58	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	SP01
SS-LOT 71	1+81.27	SP01
SS-LOT 72	1+52.65	SP01

NOTES:

- SANITARY SEWER SERVICE TO BE 15' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
- WATER SERVICE TO BE CONSTRUCTED USING COMMON TRENCH PER CSU DETAIL D1-5 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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 05/29/24

STERLING RANCH FILING NO. 5

UTILITY SERVICE PLAN

SHEET 8 OF 9

JOB NO. 25188.16

J.R. ENGINEERING  
A Westman Company

Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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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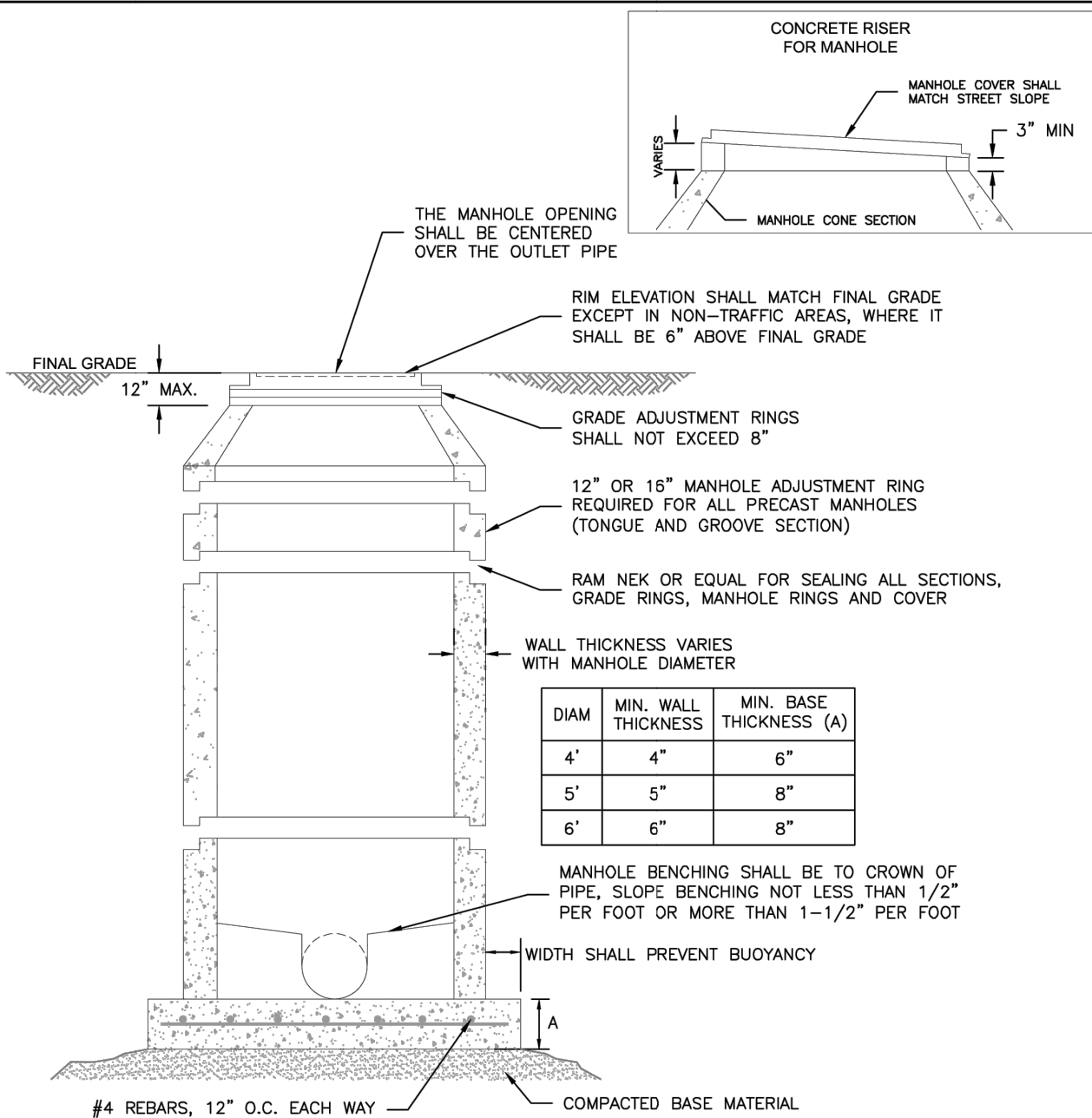
PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00"	286'	256'	229'	200'	172'	143'	115'	100'	100'	
14" - 18" DIP	5"12"	358'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24"	477'	430'	362'	334'	286'	239'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"00"	382'	344'	306'	267'	230'	191'	153'	115'	100'	

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



MINIMUM RADIUS FOR DIP AND PVC PIPE

C2-2  
DATED: 5/2015

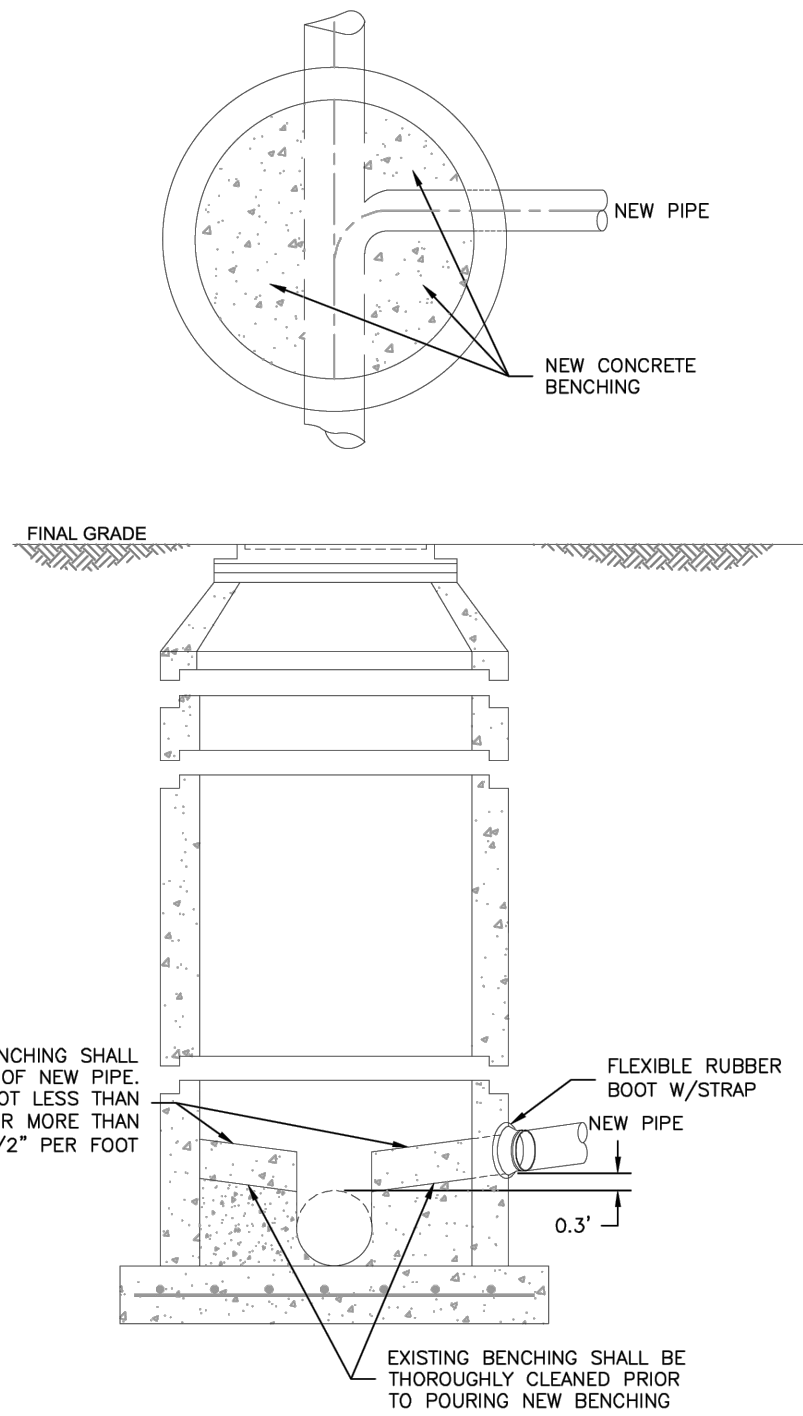


- NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
  - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
  - FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO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



STANDARD CONCRETE MANHOLE

C3-1  
DATED: 5/2015

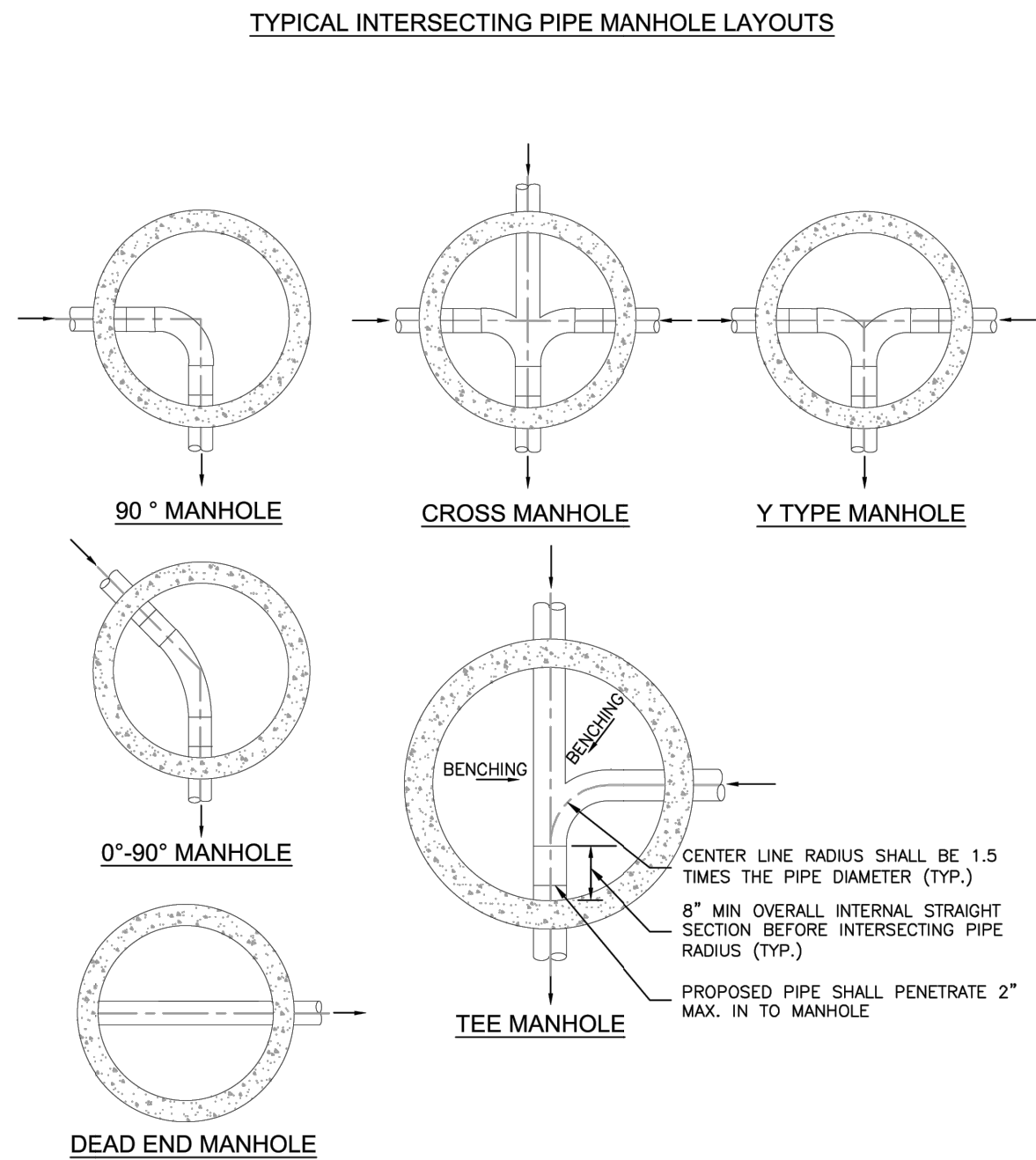


- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.



CORE DRILLING INTO AN EXISTING MANHOLE

C3-3  
DATED: 5/2015

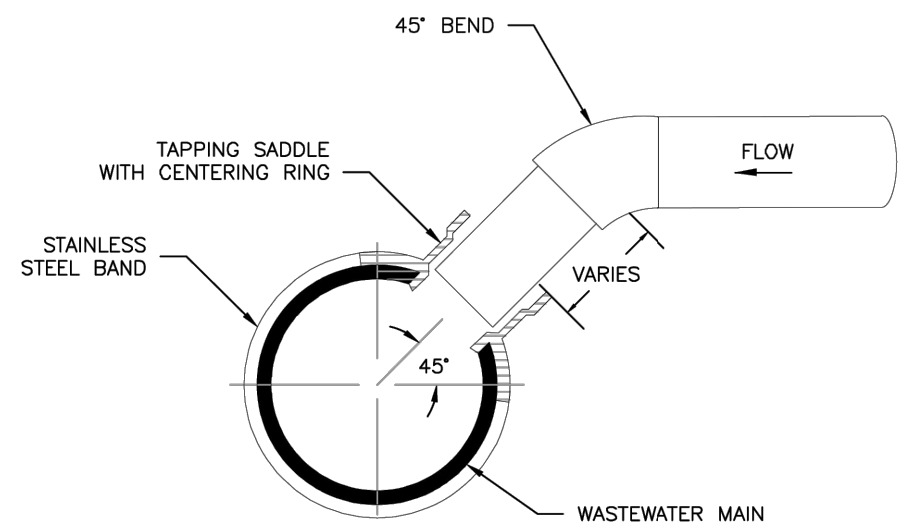


- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
  - LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
  - TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.



TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS

C3-2  
DATED: 5/2015



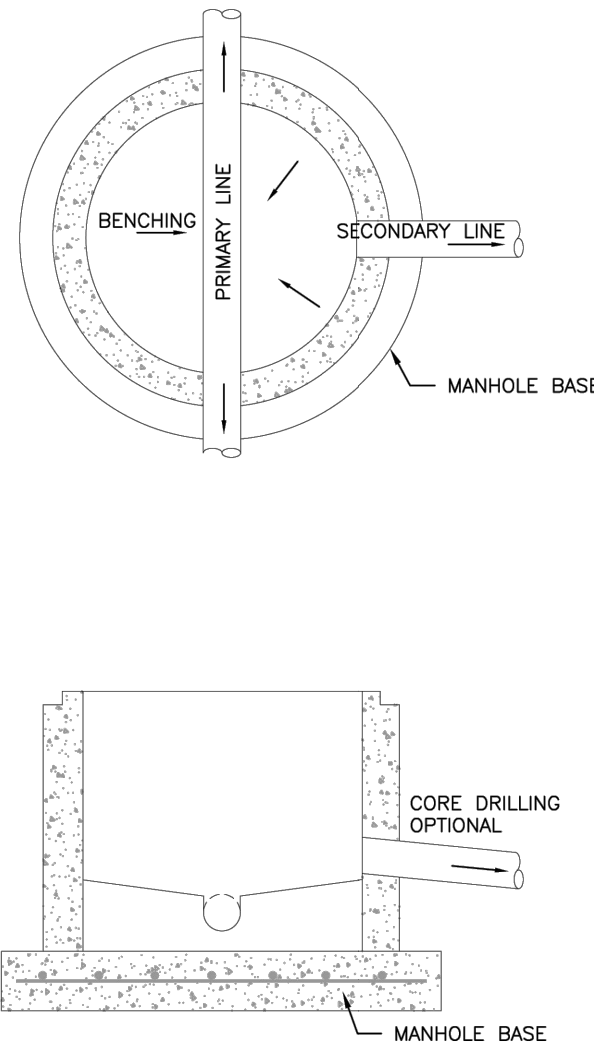
TYPICAL WASTEWATER SERVICE TAPPING SADDLE

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



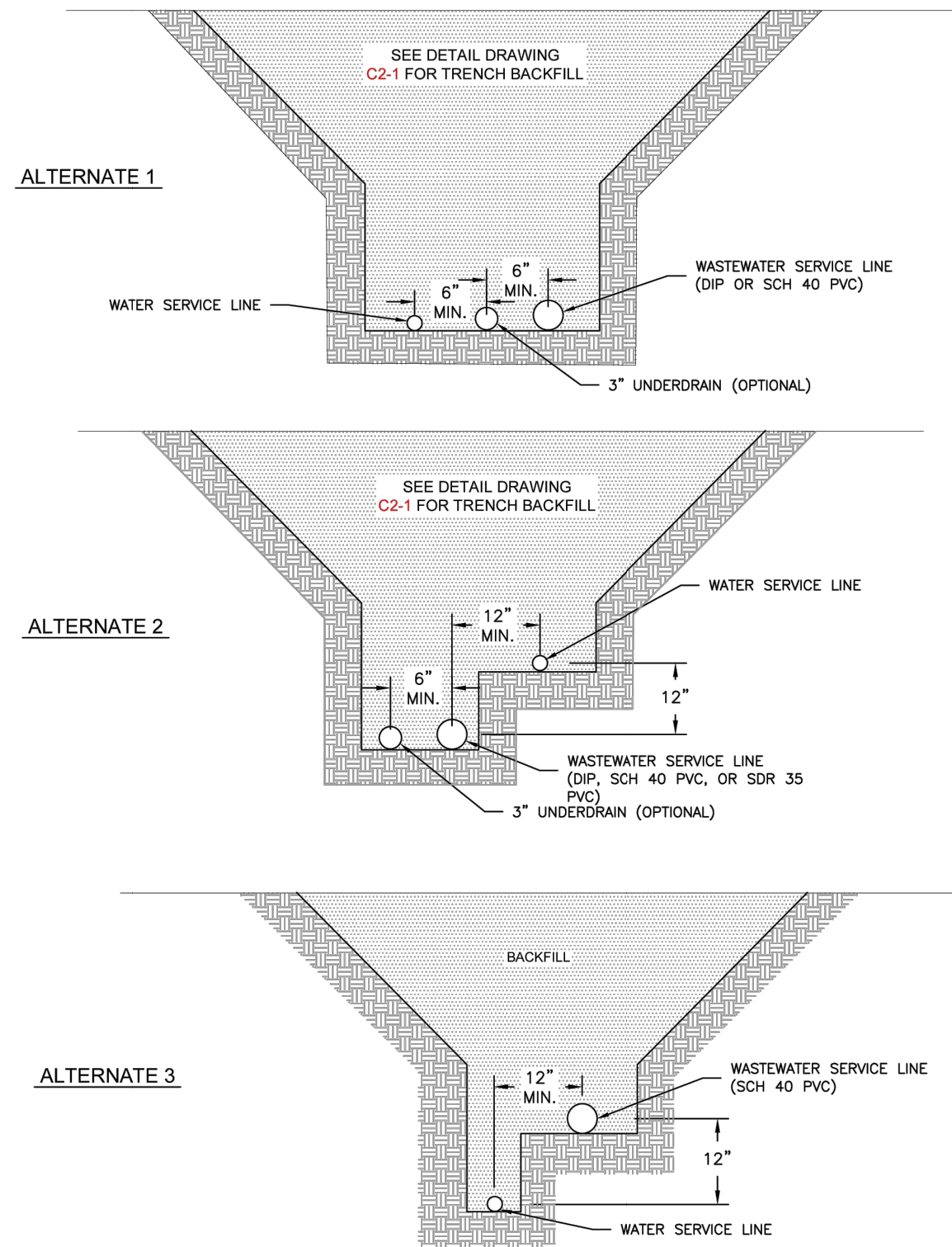
TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1-6  
DATED: 5/2015



APEX MANHOLE

C3-12  
DATED: 1/2017



TYPICAL COMMON SERVICE TRENCH SECTION

D1-5  
DATED: 07/2022



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

DATE 05/29/24

STERLING RANCH FILING NO. 5

DETAILS

SHEET 9 OF 9

JOB NO. 25188.16

PREPARED FOR

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
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STERLING RANCH FILING NO. 5  
COUNTY OF EL PASO, STATE OF COLORADO  
WATER SYSTEMS PLAN  
APRIL 2024

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
  - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
  - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
  - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
    - TEST 100% OF ALL LINES
    - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
  - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
    - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
    - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
    - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
    - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL 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 CARBONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPEMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AWK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
  - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
  - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
  - ALL EASEMENTS (PLATTED OR DEEDDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.



VICINITY MAP  
SCALE : 1"=1,000'

SHEET INDEX

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

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANWEE 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 = 233949.817  
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
LOT	LOT NUMBER
BT	BEGIN TRANSITION
ET	END TRANSITION
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENT
*	SPECIAL BEDDING NOTES

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-8240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR COLORADO SPRINGS, CO 80947 TIM WENDT (719) 688-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-8300	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) 520-6480	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JOS-HYDRO CONSULTANTS 848 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCQUINN (719) 688-8769		

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, Manager V.P. DATE 3/15/2024

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 FAWNA ENGINEER

DATE 5/30/24

FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT

SIGNED FIRE PROTECTION DISTRICT

DATE

ENGINEER'S STATEMENT

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

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



05/29/24

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

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

JR ENGINEERING  
A Wustman Company  
Central 303-740-8888 • Colorado Springs 719-592-2668  
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=1000'	N/A	05/29/24	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

STERLING RANCH FILING NO. 5

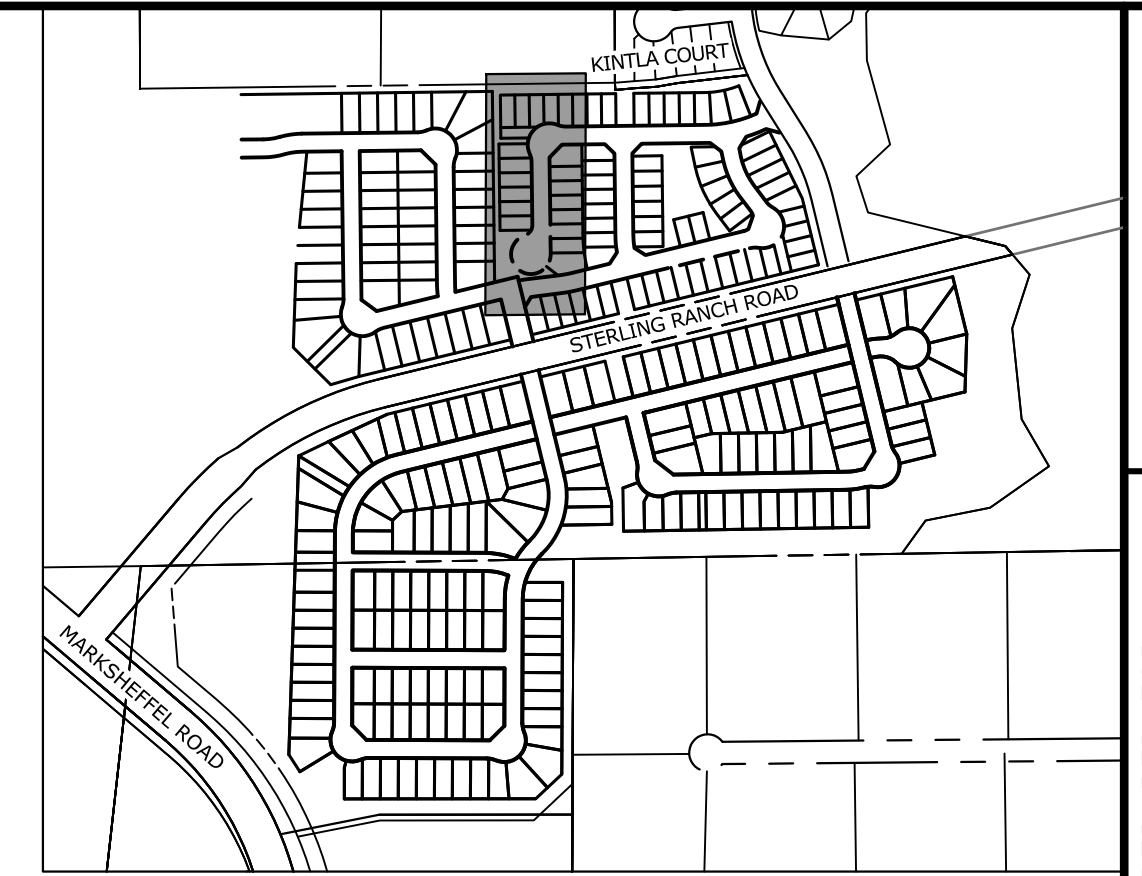
COVER SHEET

SHEET 1 of 10  
JOB NO. 25188.16









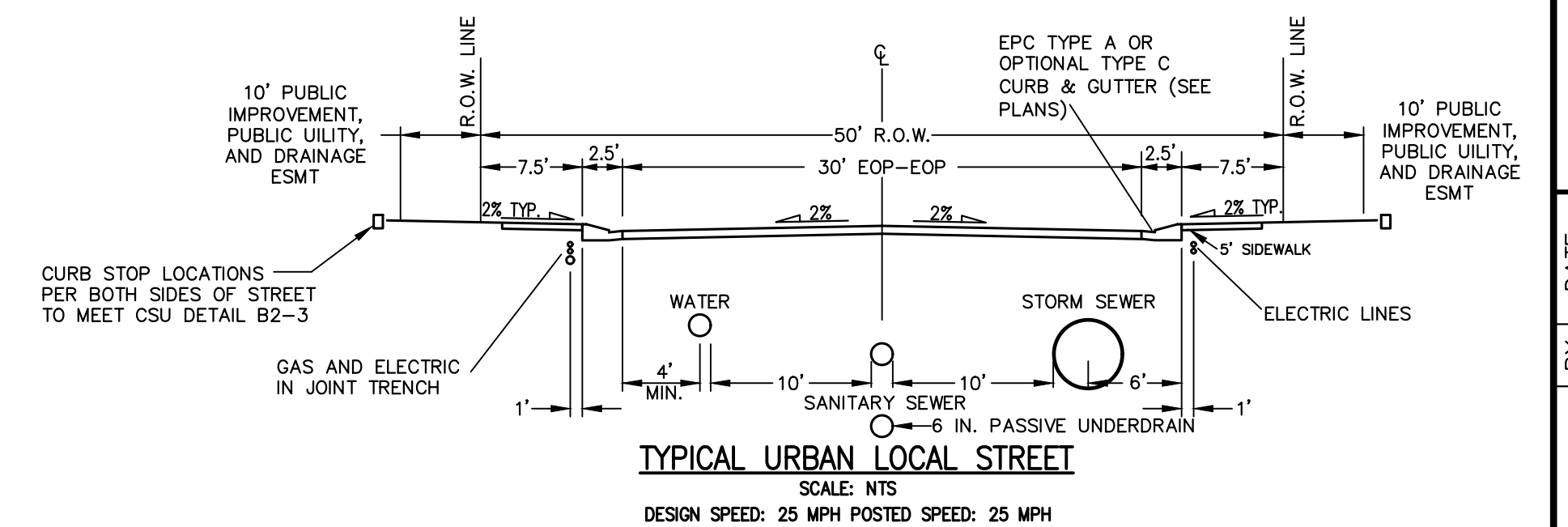
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**J·R ENGINEERING**  
A Westrian Company

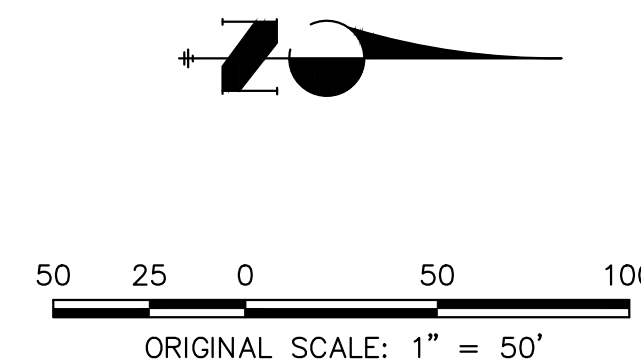


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Fort Collins 970-491-9888 • [www.jirandmeeringa.com](http://www.jirandmeeringa.com)




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.

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



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

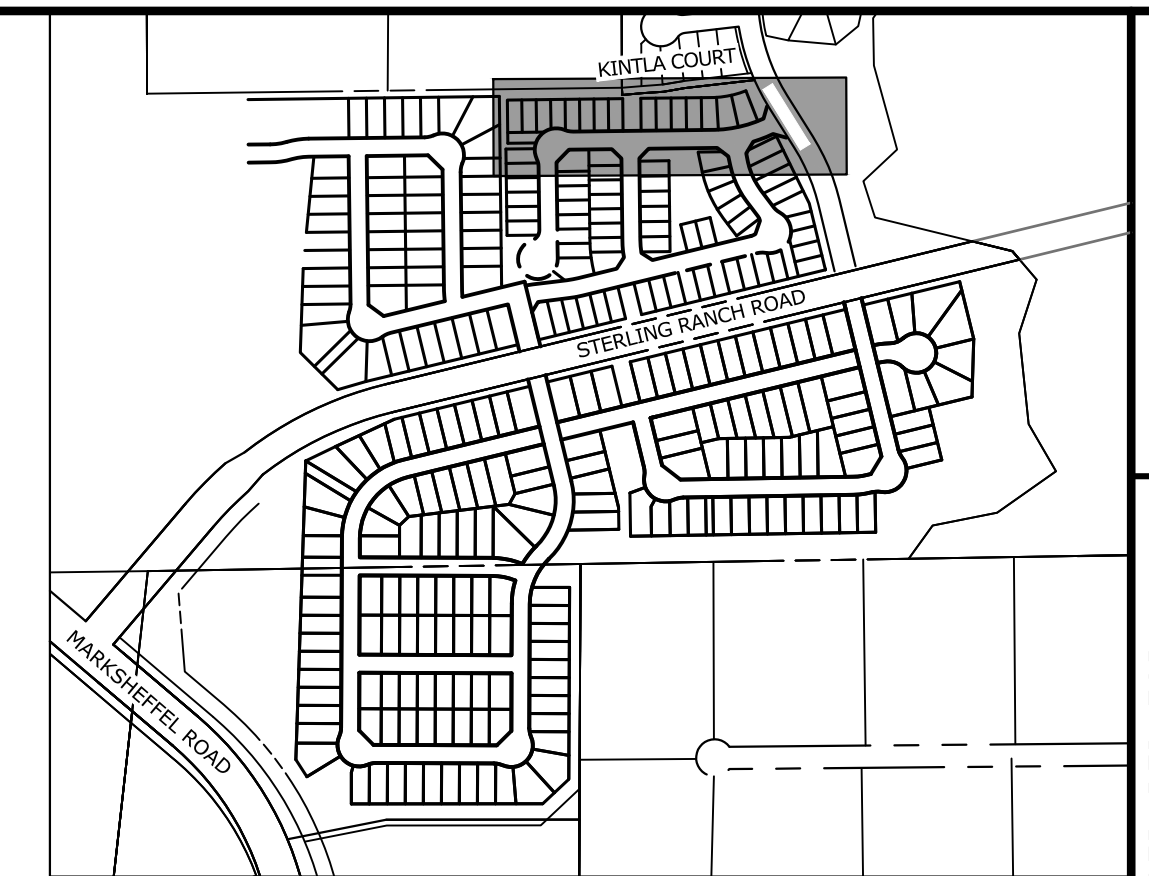
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR.  
ENGINEERING

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

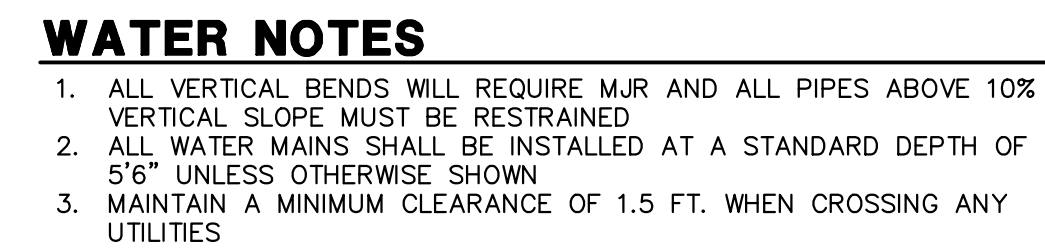
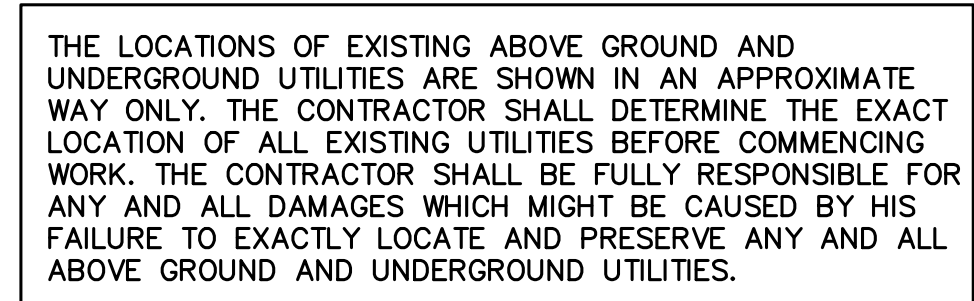
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 05/29/2018  
 DATE

JOB NO.	25188.1	SHEET	3	OF	10	STERLING RANCH FILING NO. 5	H-SCALE 1"=50'	No.	REVISION	BY	DATE
							V-SCALE 1"=5'				
							DATE 05/29/24				
							DESIGNED BY PAL				
							DRAWN BY PAL				
							CHECKED BY				





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DESIGNATED BY WRITTEN  
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Bryan T. Law*

25043

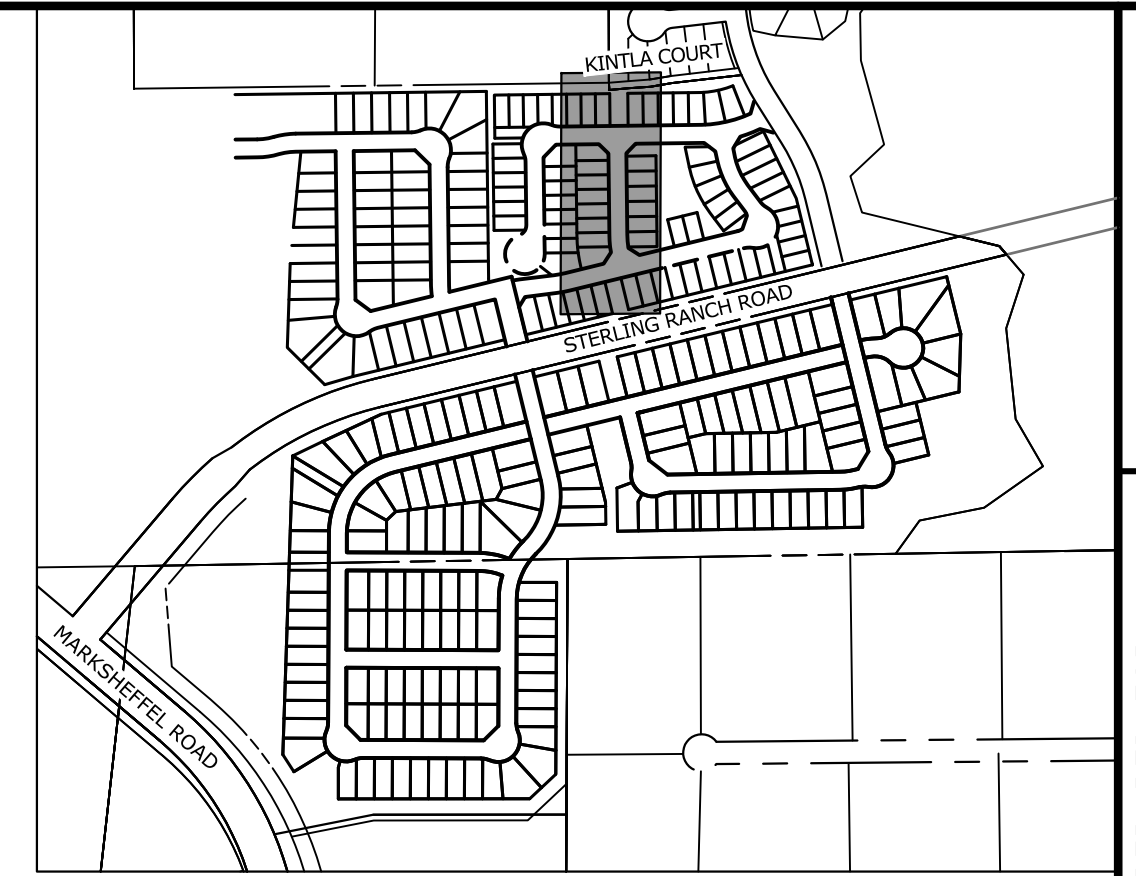
05/29/24

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

JOB NO.	25188.16
SHEET	4 OF 10
STERLING RANCH FILING NO. 5	
WATER PLAN AND PROFILE	



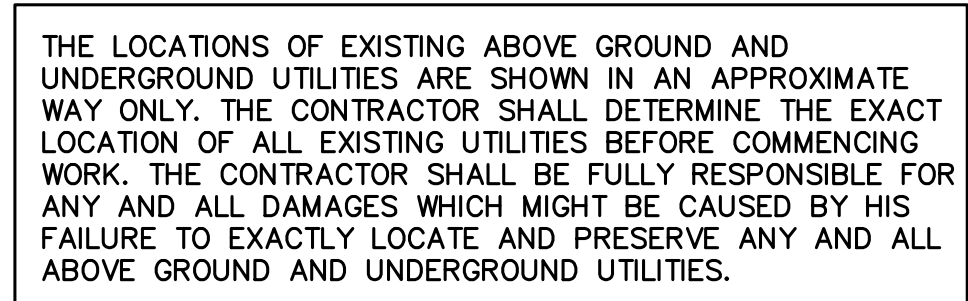


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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

25043

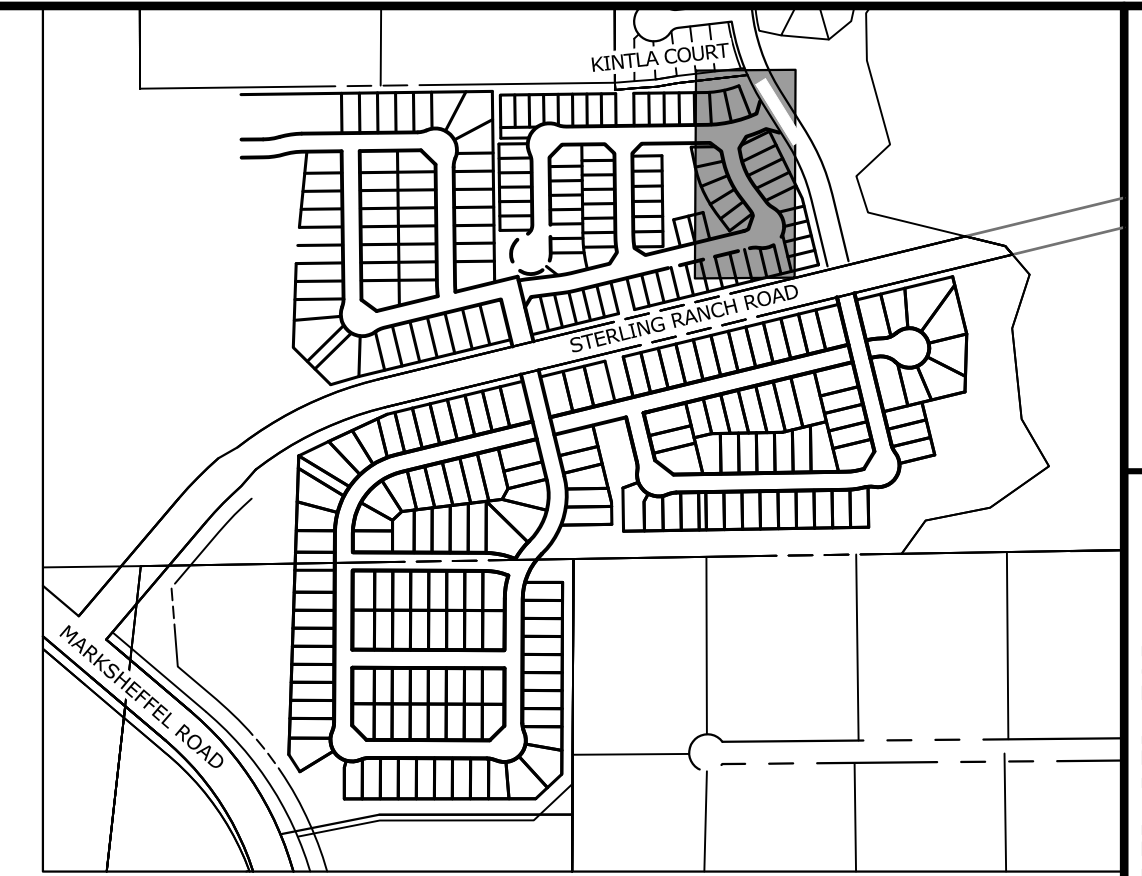
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WATER PLAN AND PROFILE

SHEET 5 OF 10

JOB NO. 25188.16

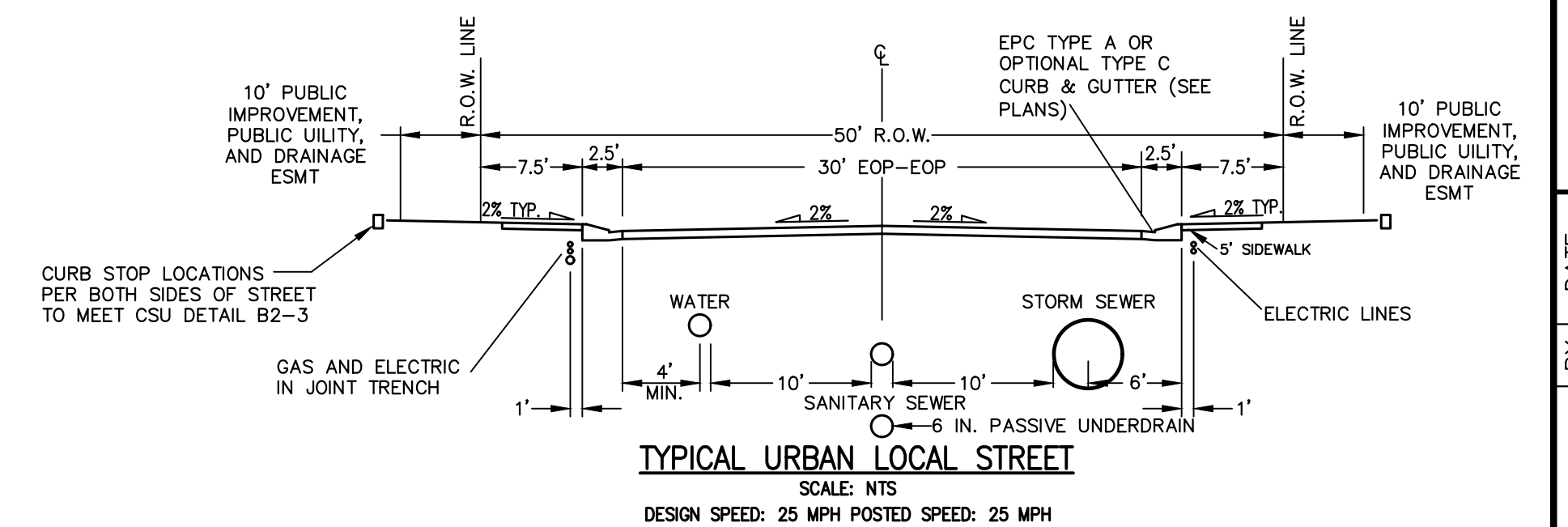




PREPARED FOR

**J.R. ENGINEERING**  
A Westrian Company

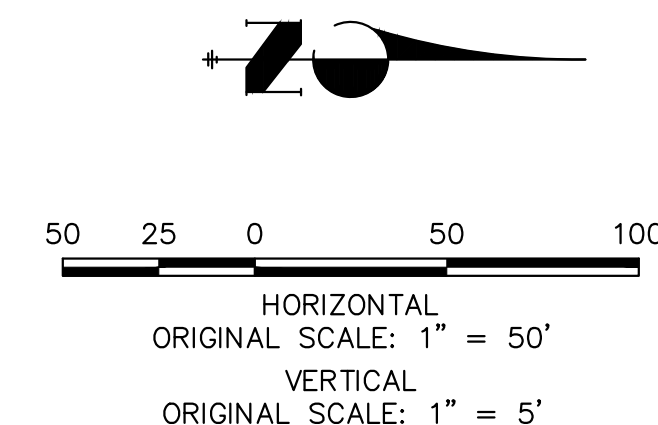
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## WATER NOTES

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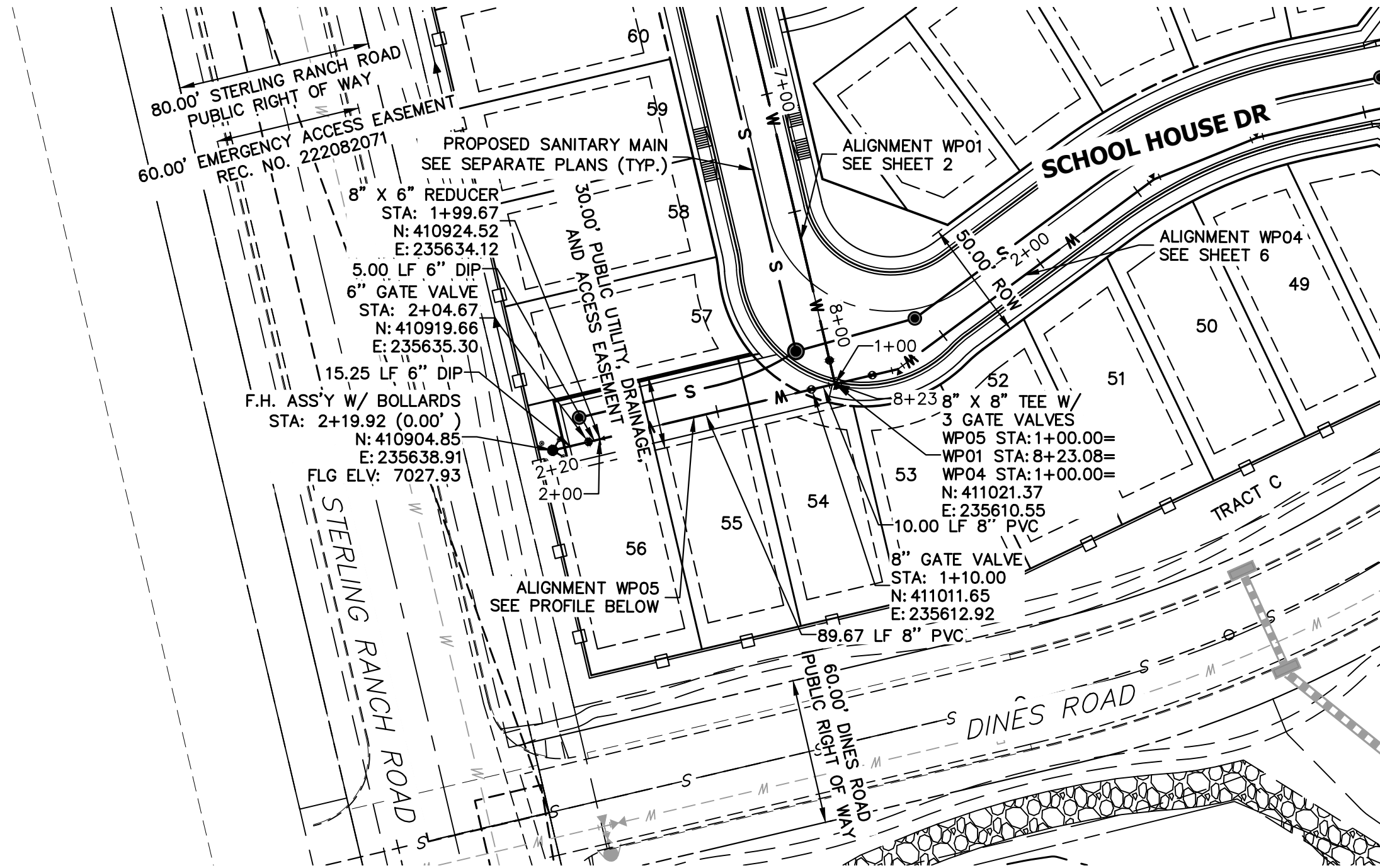


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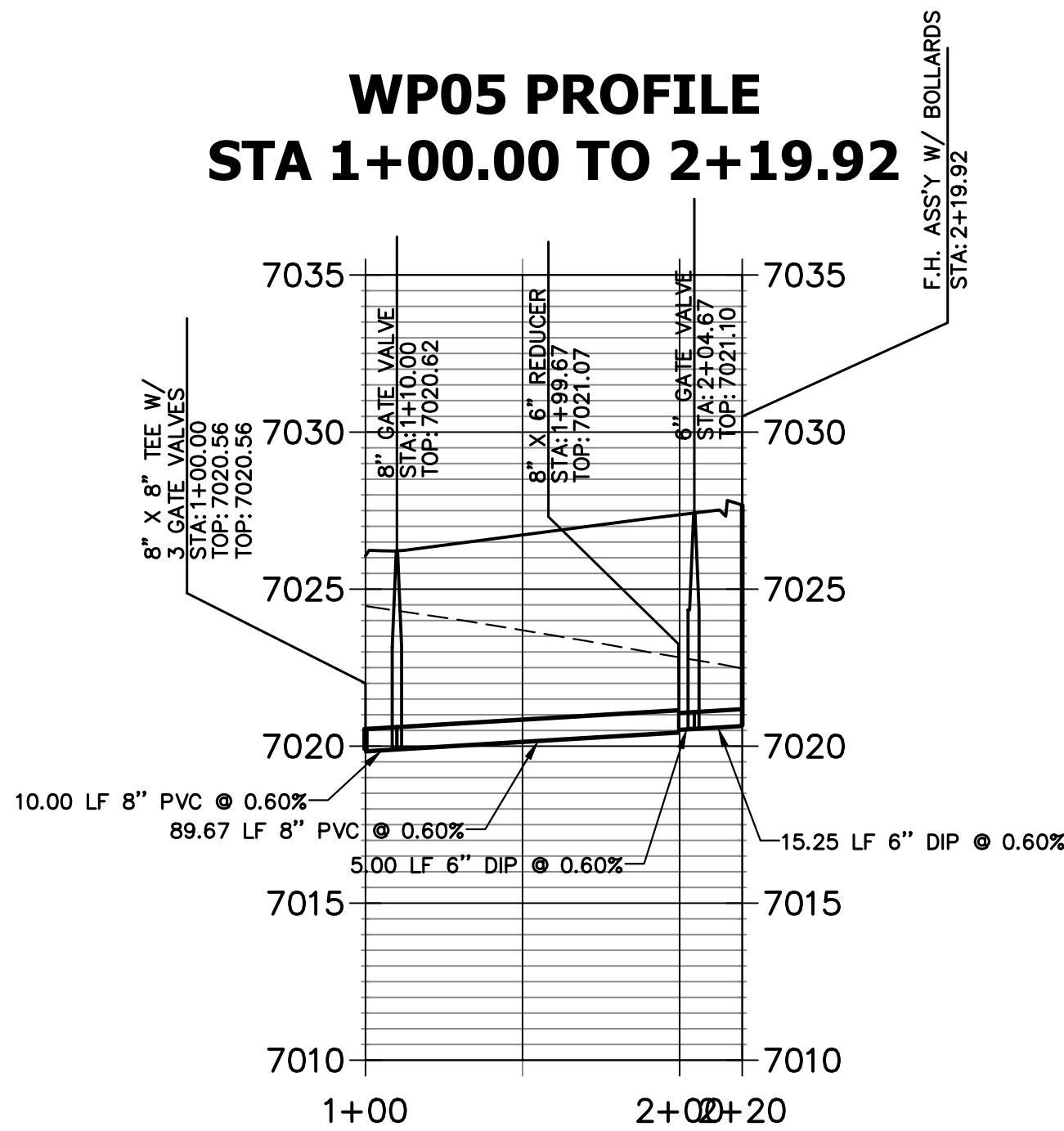
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FOR AND ON BEHALF OF JR ENGINEERING, LLC

STERLING RANCH FILING NO. 5	H-SCALE	1"=50'	No.	REVISION	BY	DATE
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	DATE	05/29/24				
	DESIGNED BY	PAL				
WATER PLAN AND PROFILE	DRAWN BY	PAL				
	CHECKED BY					
SHEET	6	OF	10			
JOB NO.	25188.16					

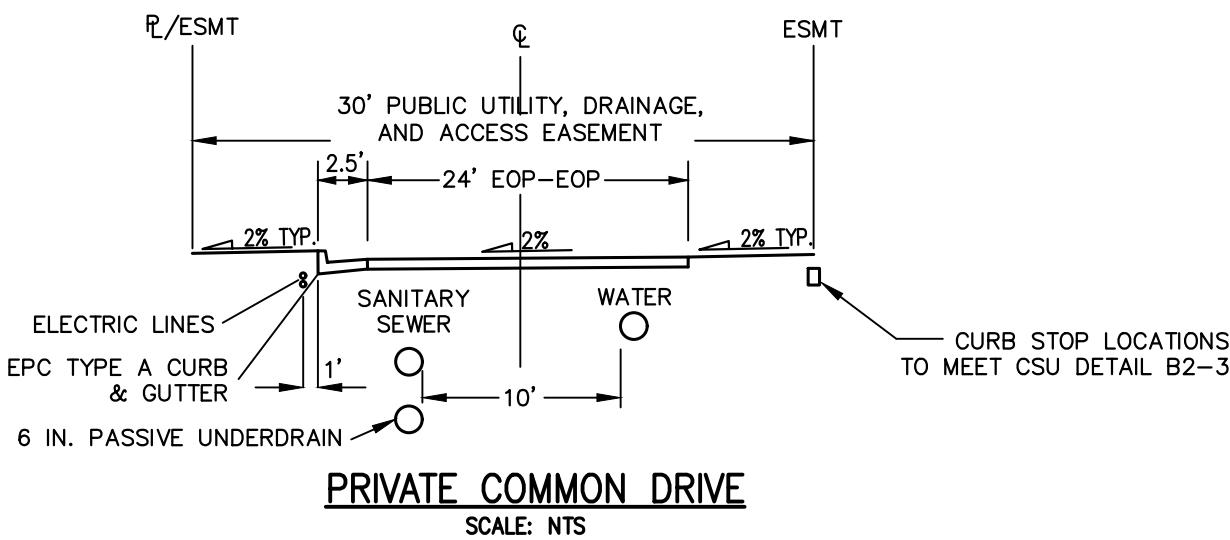




**WP05 PROFILE  
STA 1+00.00 TO 2+19.92**



**KEY MAP**  
SCALE: NTS



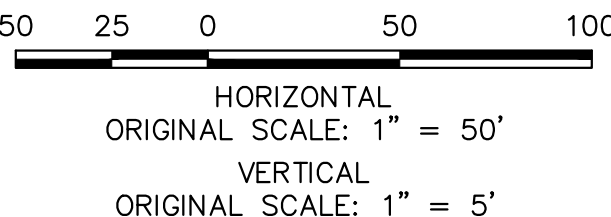
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**WATER NOTES**

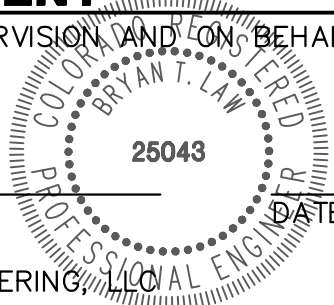
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**ENGINEER'S STATEMENT**

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



STERLING RANCH FILING NO. 5

WATER PLAN AND PROFILE

SHEET 7 OF 10

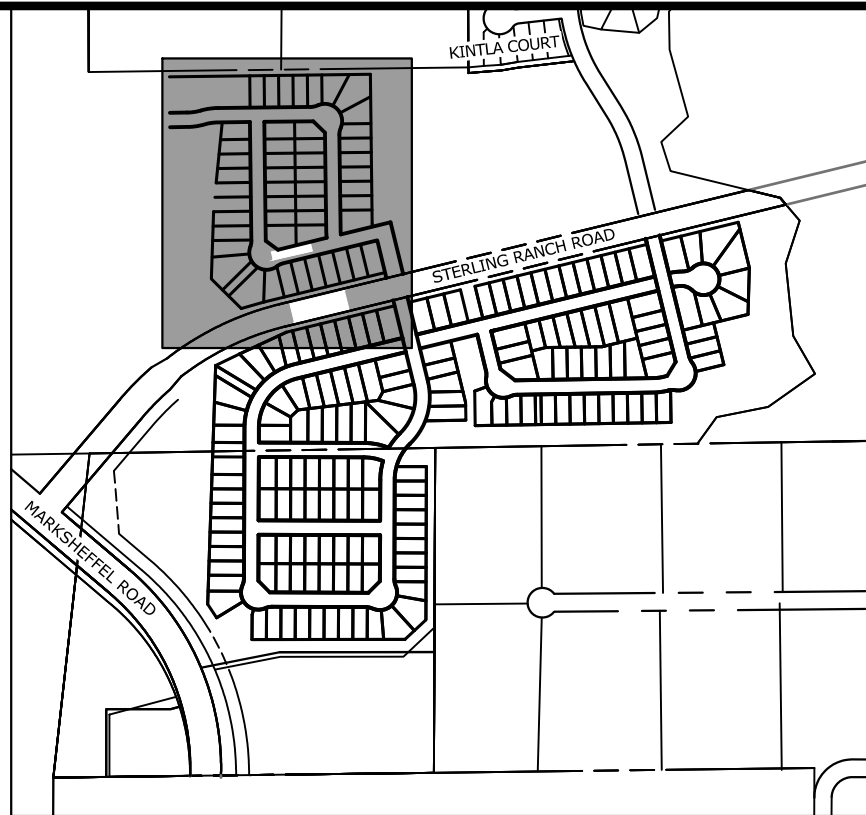
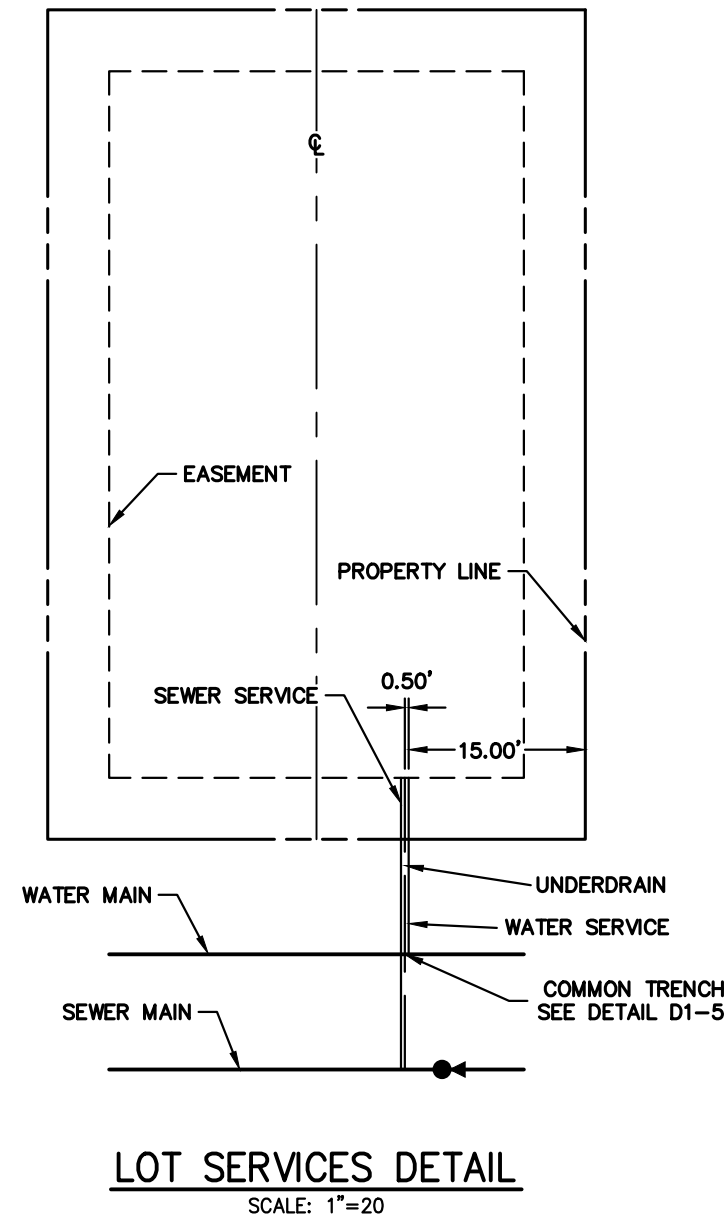
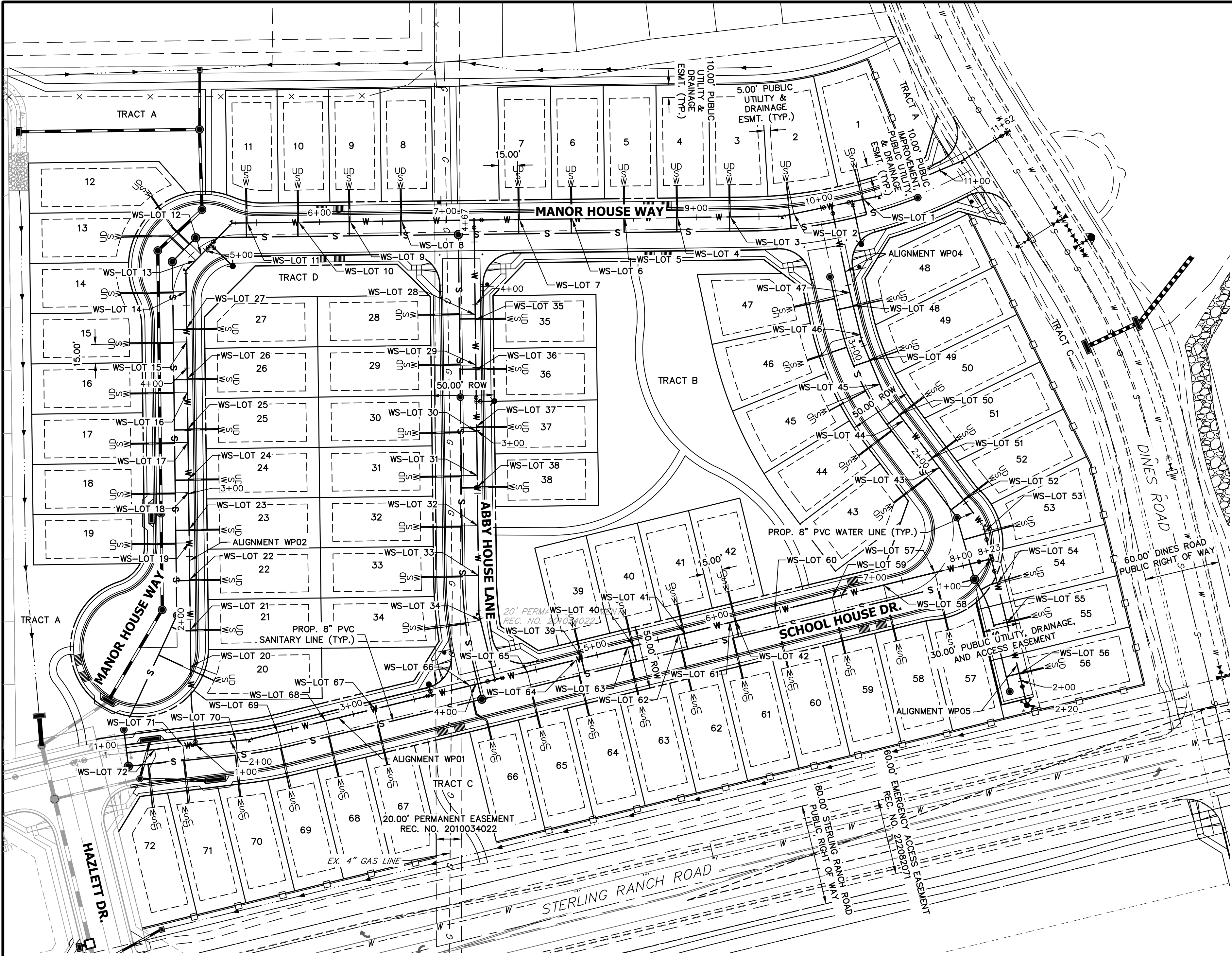
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**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

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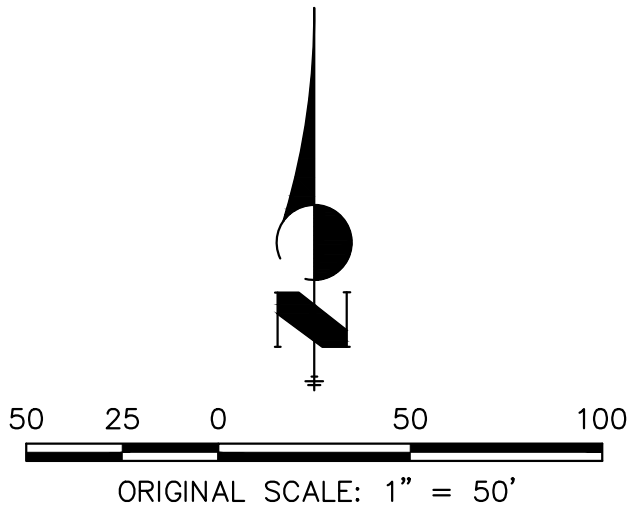
WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-Lot 1	10+34.68	WP02
WS-Lot 2	9+78.02	WP02
WS-Lot 3	9+27.23	WP02
WS-Lot 4	8+85.22	WP02
WS-Lot 5	8+43.22	WP02
WS-Lot 6	8+01.22	WP02
WS-Lot 7	7+59.22	WP02
WS-Lot 8	6+65.42	WP02
WS-Lot 9	6+24.41	WP02
WS-Lot 10	5+83.42	WP02
WS-Lot 11	5+42.42	WP02
WS-Lot 12	4+95.22	WP02
WS-Lot 13	4+88.85	WP02
WS-Lot 14	4+60.77	WP02
WS-Lot 15	4+20.76	WP02
WS-Lot 16	3+80.73	WP02
WS-Lot 17	3+40.76	WP02
WS-Lot 18	3+00.76	WP02
WS-Lot 19	2+60.76	WP02
WS-Lot 20	1+62.44	WP02
WS-Lot 21	1+91.56	WP02
WS-Lot 22	2+31.55	WP02
WS-Lot 23	2+71.55	WP02
WS-Lot 24	3+11.55	WP02
WS-Lot 25	3+51.56	WP02

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-Lot 26	3+91.55	WP02
WS-Lot 27	4+31.55	WP02
WS-Lot 28	3+92.09	WP03
WS-Lot 29	3+52.09	WP03
WS-Lot 30	2+99.09	WP03
WS-Lot 31	2+64.09	WP03
WS-Lot 32	2+24.09	WP03
WS-Lot 33	1+84.54	WP03
WS-Lot 34	1+48.84	WP03
WS-Lot 35	3+88.09	WP03
WS-Lot 36	3+48.09	WP03
WS-Lot 37	3+03.09	WP03
WS-Lot 38	2+55.09	WP03
WS-Lot 39	4+87.81	WP01
WS-Lot 40	5+29.81	WP01
WS-Lot 41	5+71.81	WP01
WS-Lot 42	6+13.81	WP01
WS-Lot 43	1+85.12	WP04
WS-Lot 44	2+32.02	WP04
WS-Lot 45	2+66.91	WP04
WS-Lot 46	3+09.39	WP04
WS-Lot 47	3+44.00	WP04
WS-Lot 48	3+33.41	WP04
WS-Lot 49	2+88.10	WP04
WS-Lot 50	2+38.16	WP04

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-Lot 51	1+95.14	WP04
WS-Lot 53	1+22.33	WP04
WS-Lot 54	1+20.25	WP05
WS-Lot 55	1+52.67	WP05
WS-Lot 56	1+94.67	WP05
WS-Lot 57	7+76.75	WP01
WS-Lot 58	7+34.75	WP01
WS-Lot 59	6+92.75	WP01
WS-Lot 60	6+45.75	WP01
WS-Lot 61	6+08.75	WP01
WS-Lot 62	5+66.75	WP01
WS-Lot 63	5+24.75	WP01
WS-Lot 64	4+82.75	WP01
WS-Lot 65	4+42.75	WP01
WS-Lot 66	3+95.83	WP01
WS-Lot 67	3+17.45	WP01
WS-Lot 68	2+77.45	WP01
WS-Lot 69	2+38.16	WP01
WS-Lot 70	2+04.33	WP01
WS-Lot 71	1+61.76	WP01
WS-Lot 72	1+39.05	WP01

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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 05/29/24

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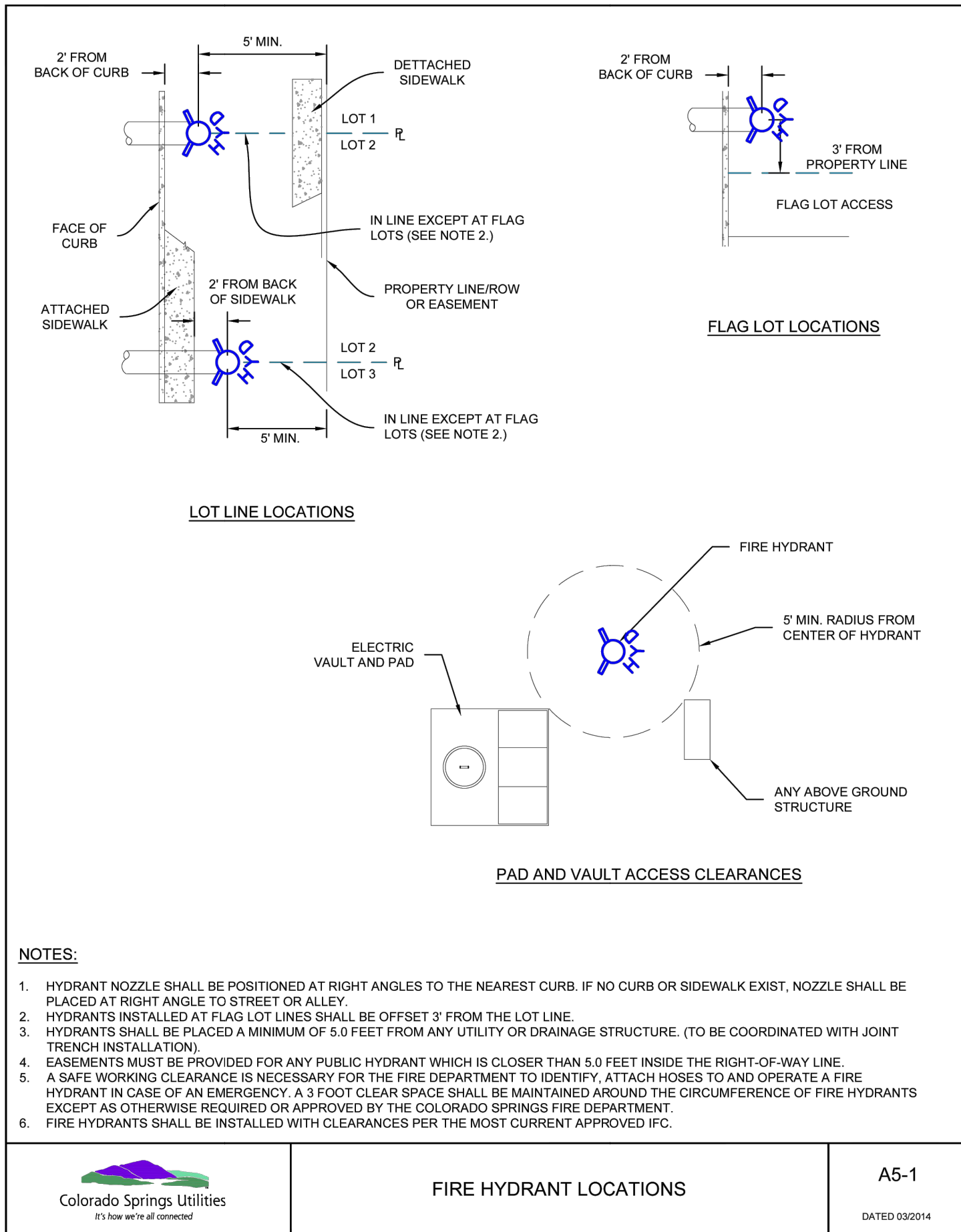
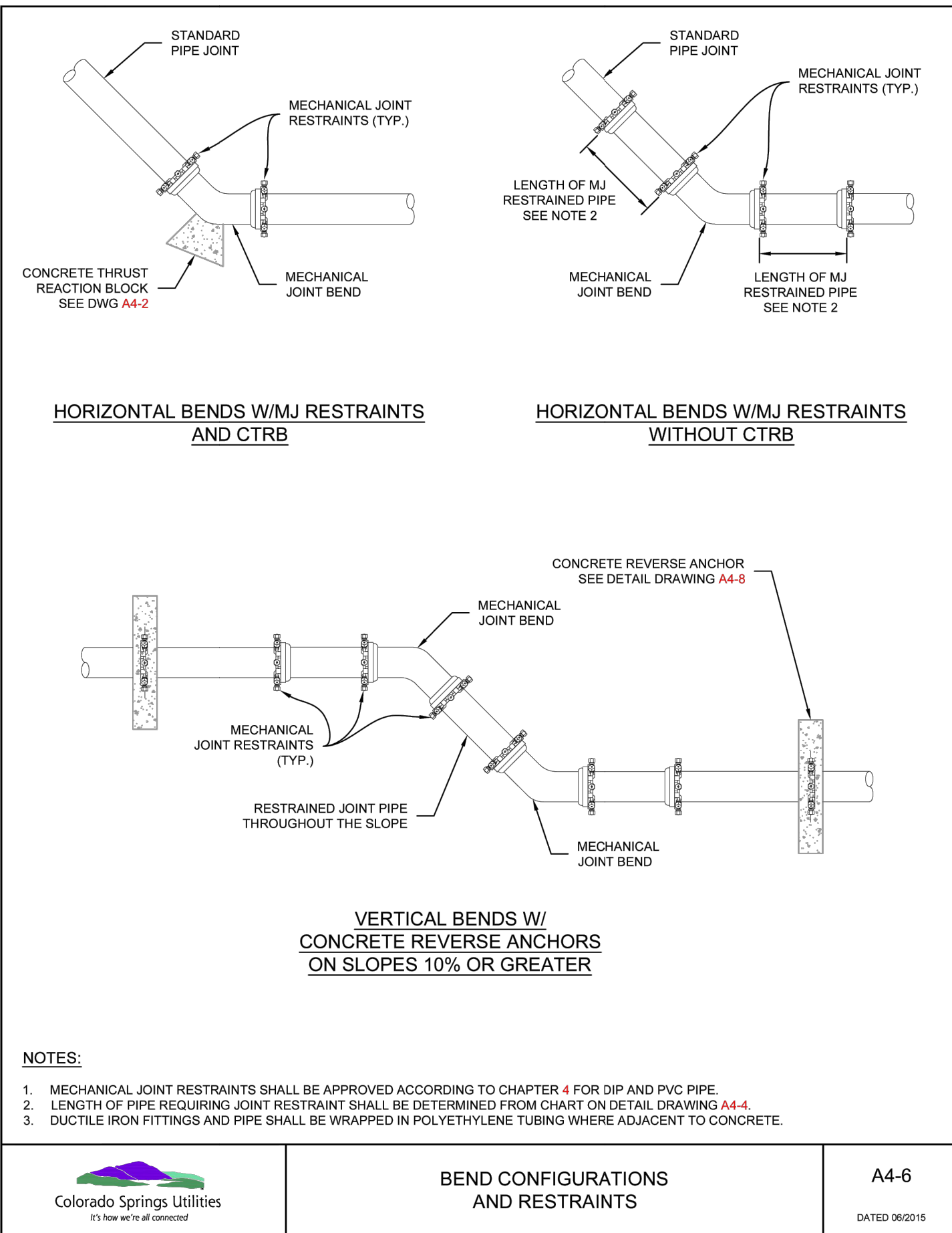
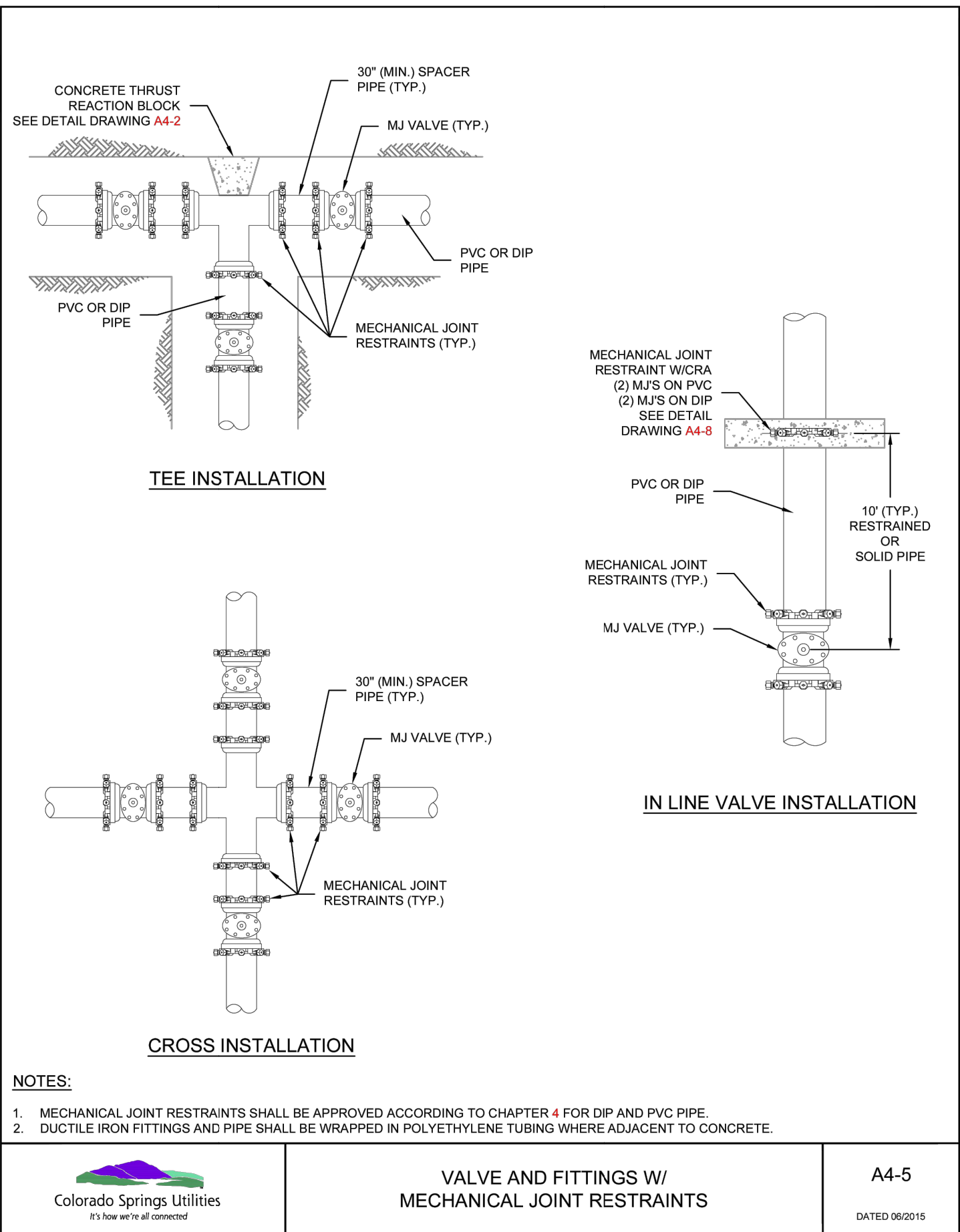
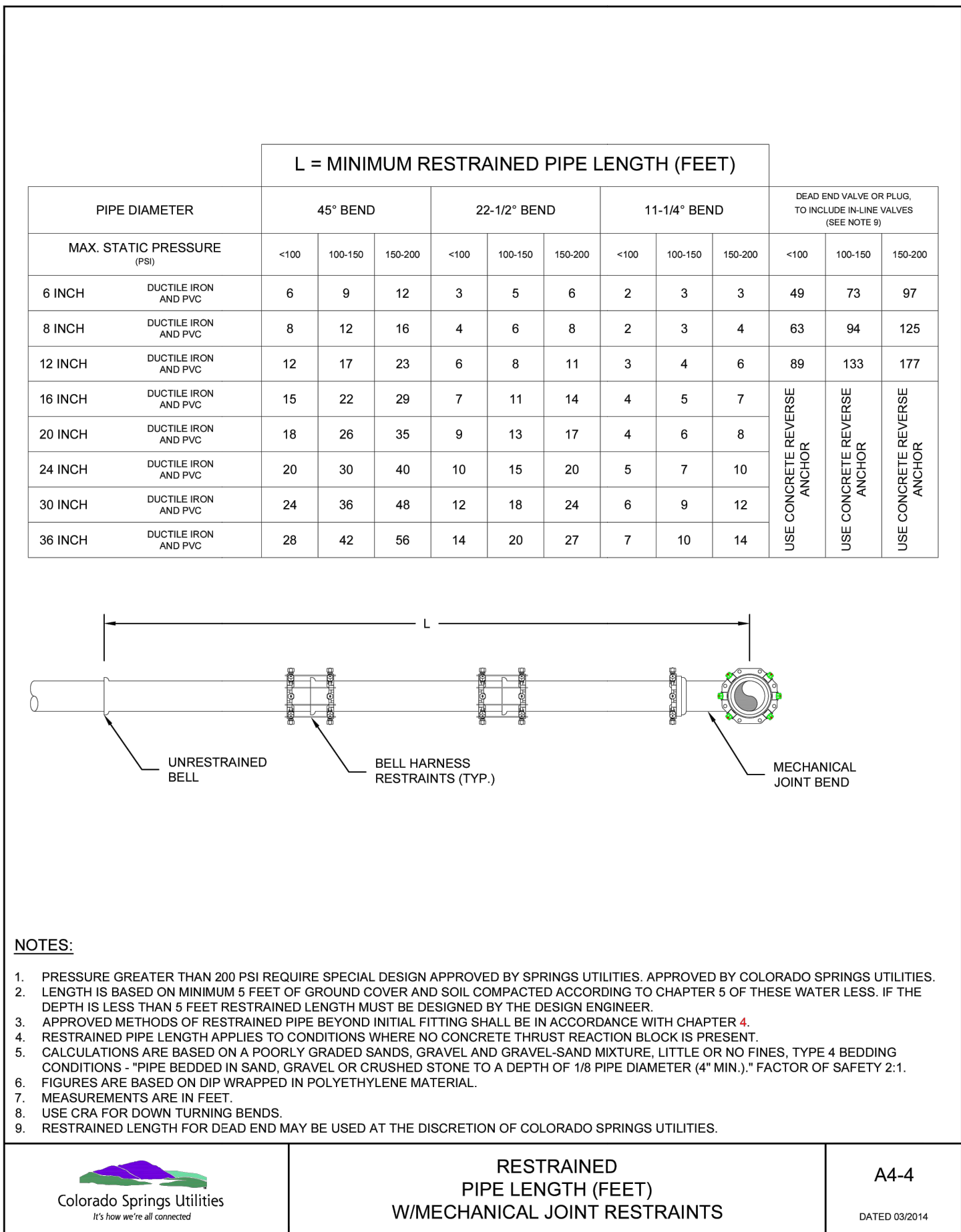
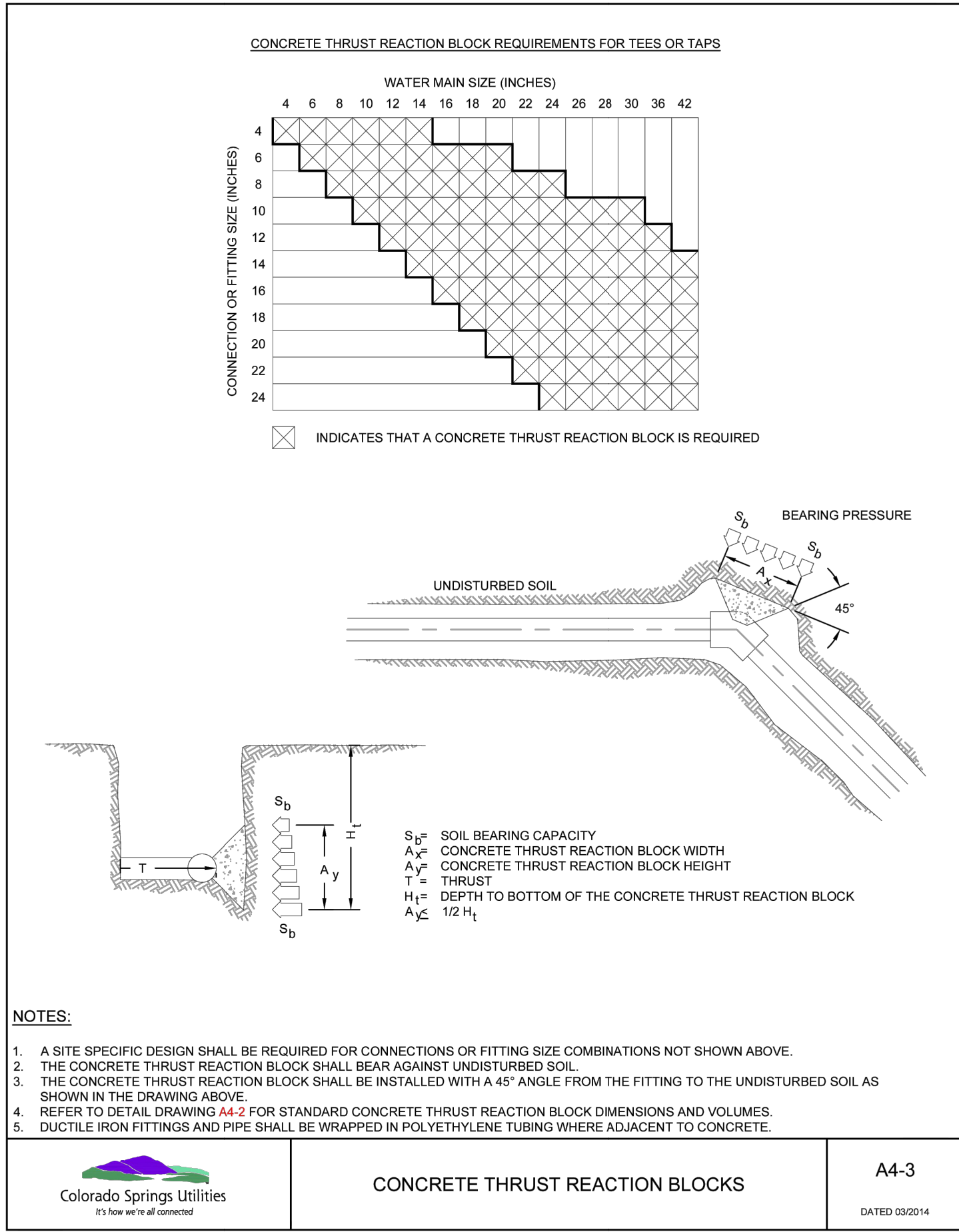
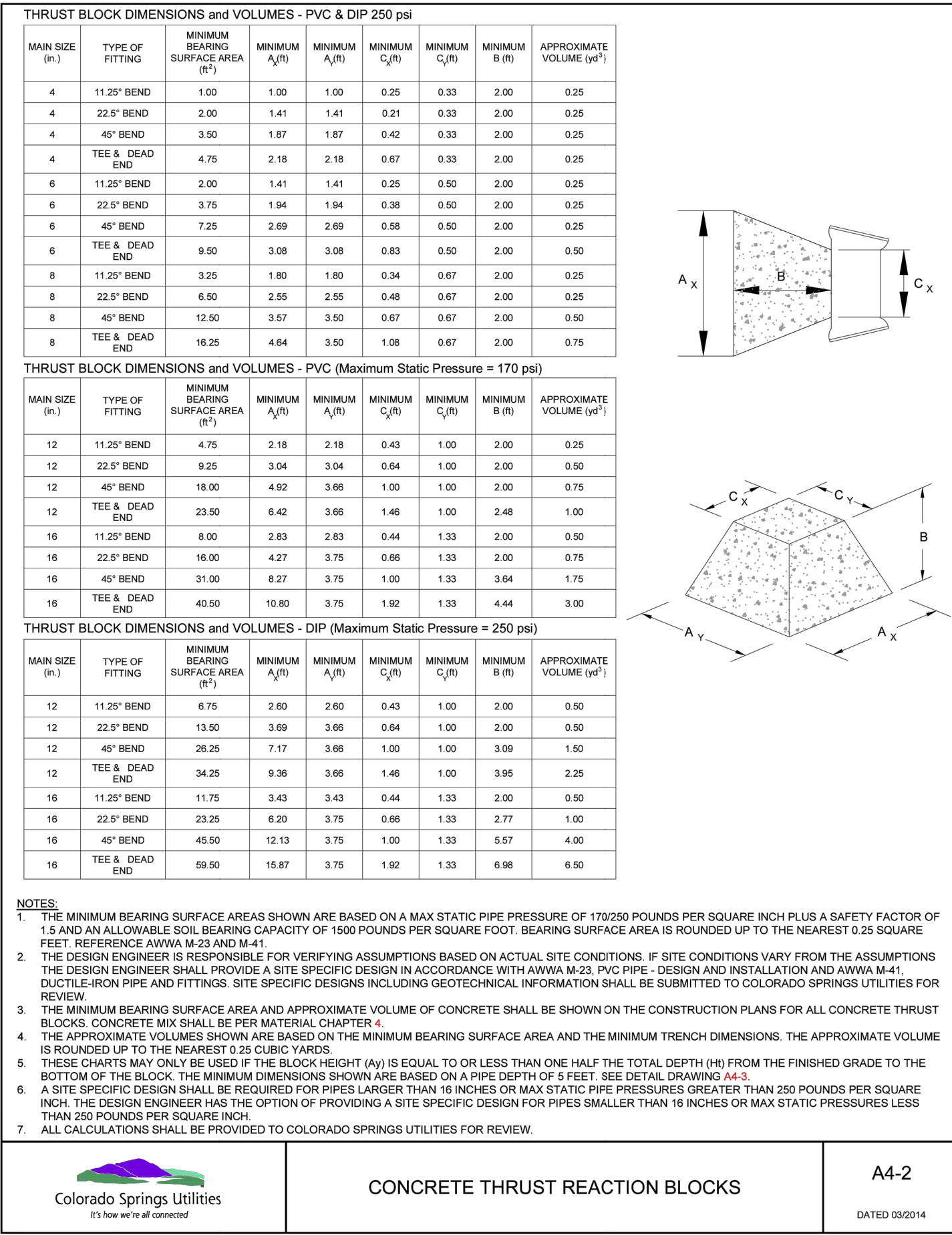
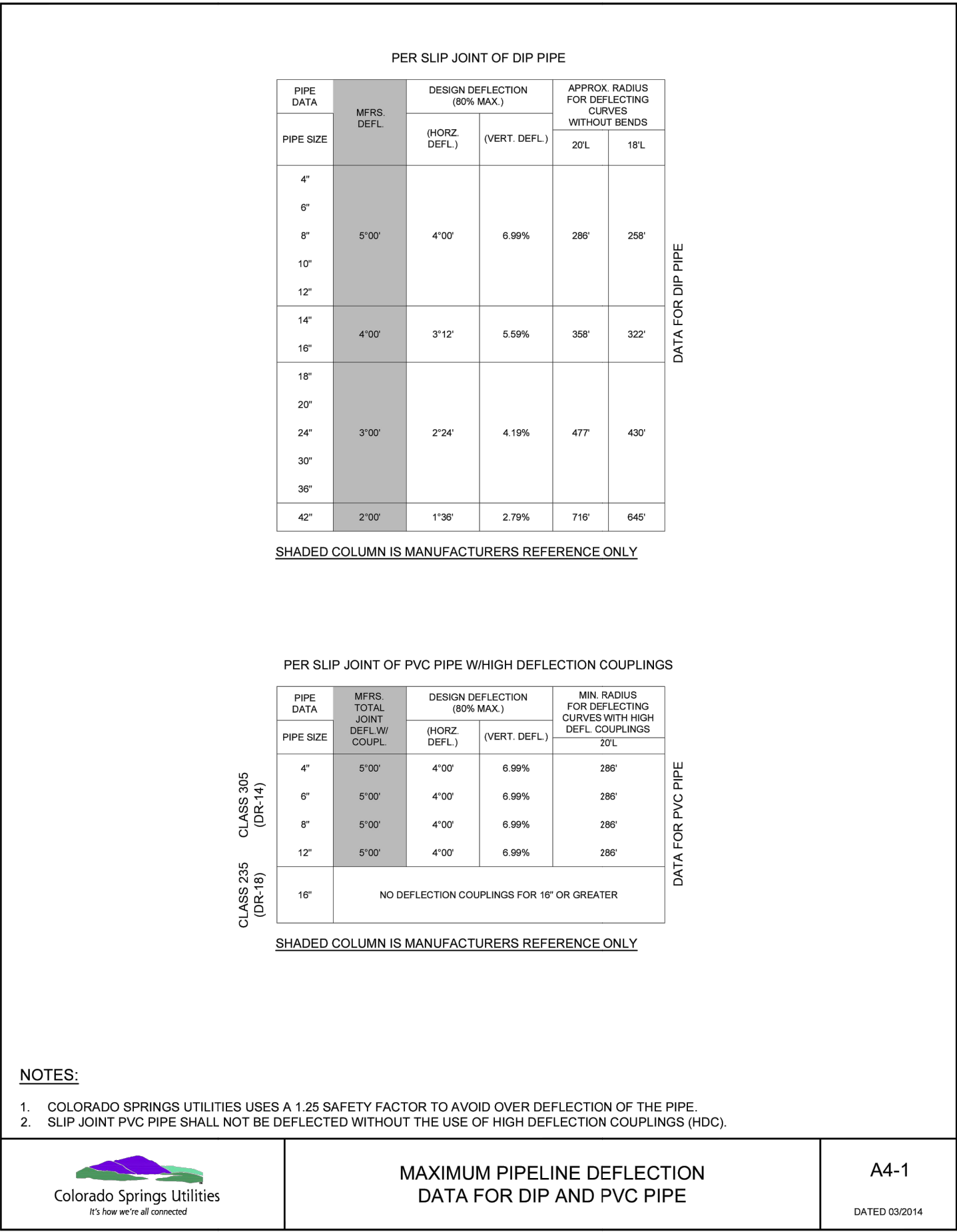
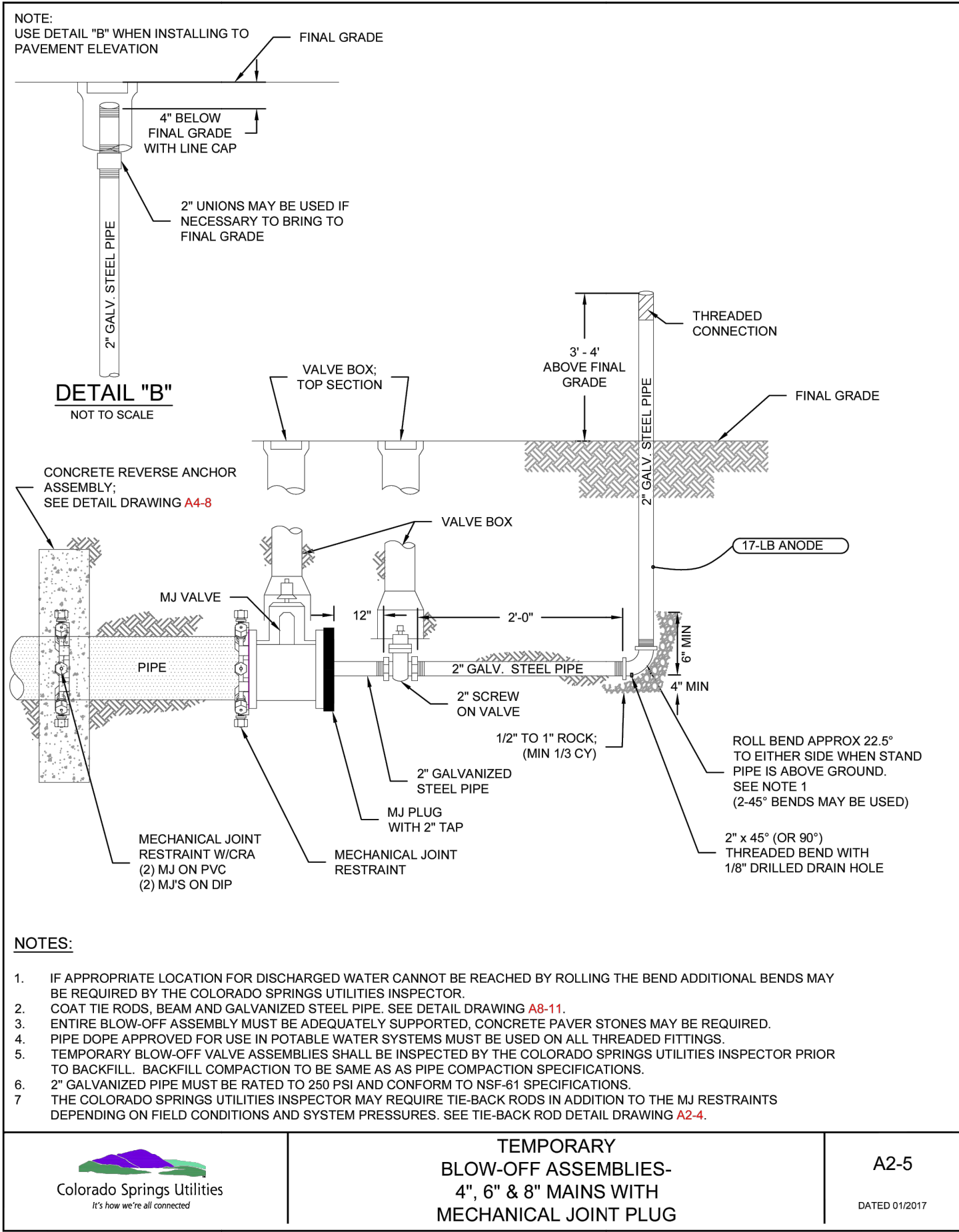
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

No. \_\_\_\_\_ REVISION: \_\_\_\_\_

H-SCALE 1"=50'  
V-SCALE N/A  
DATE 05/29/24  
DESIGNED BY PAL  
DRAWN BY PAL  
CHECKED BY \_\_\_\_\_

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





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

25043  
DATE 05/29/24

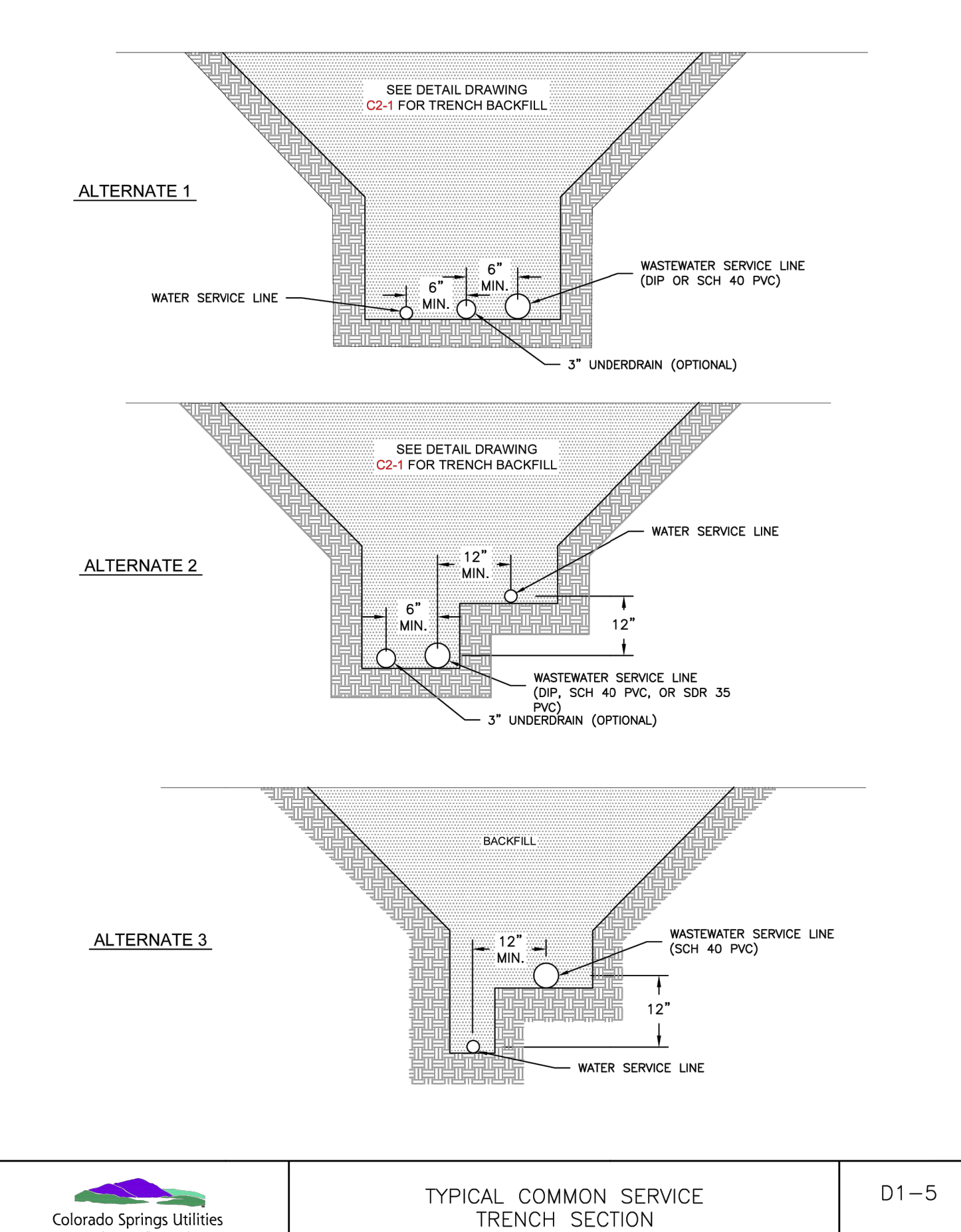
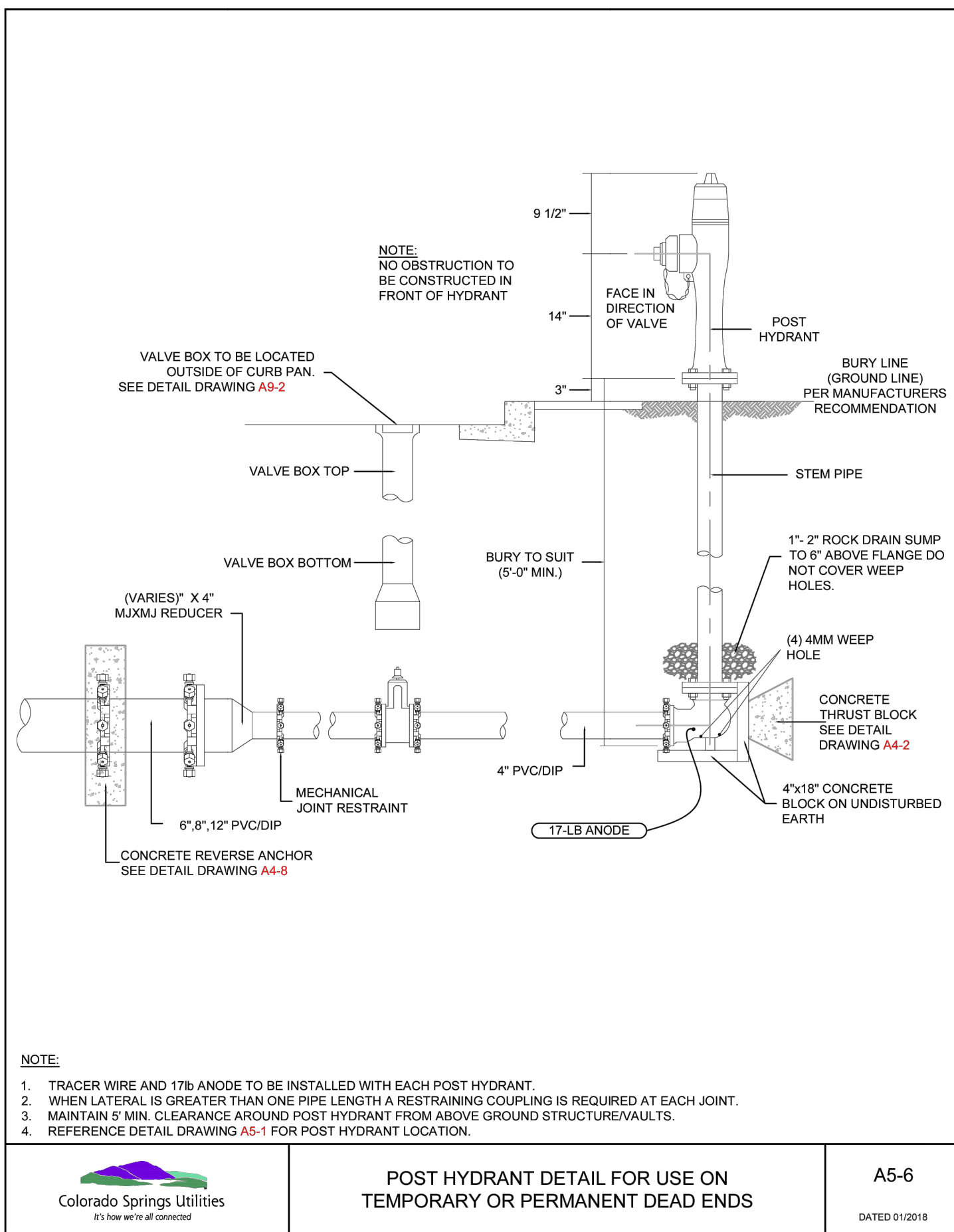
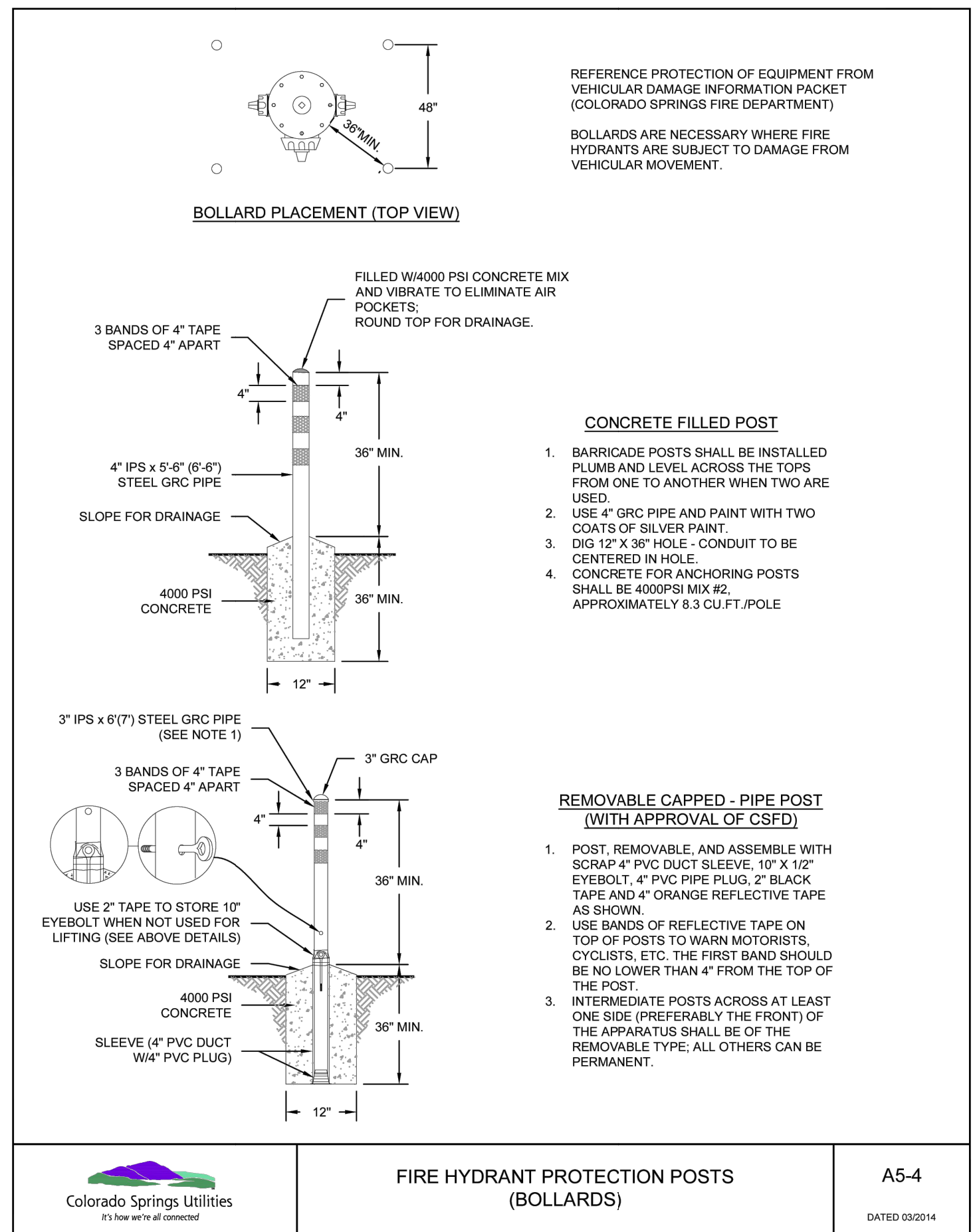
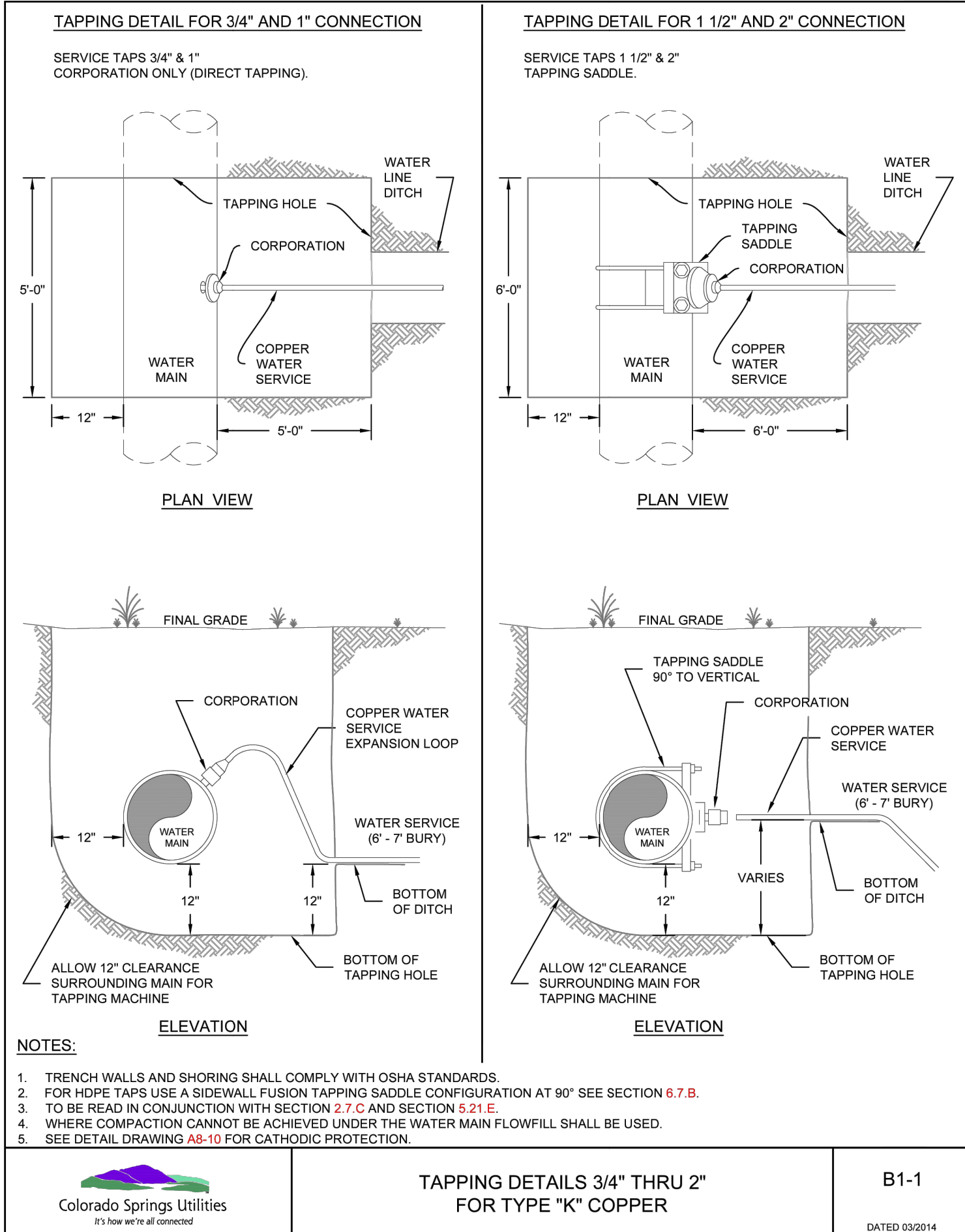
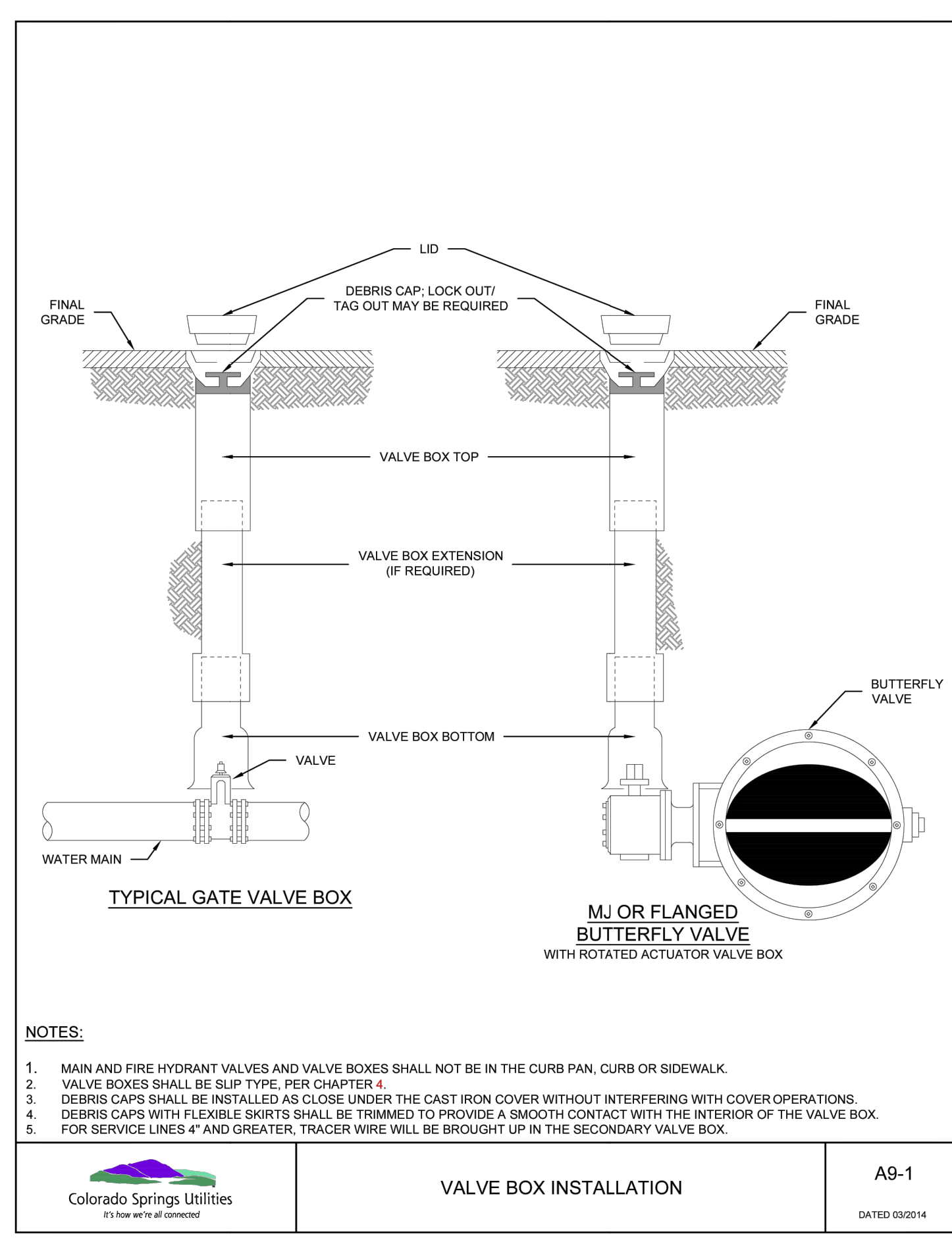
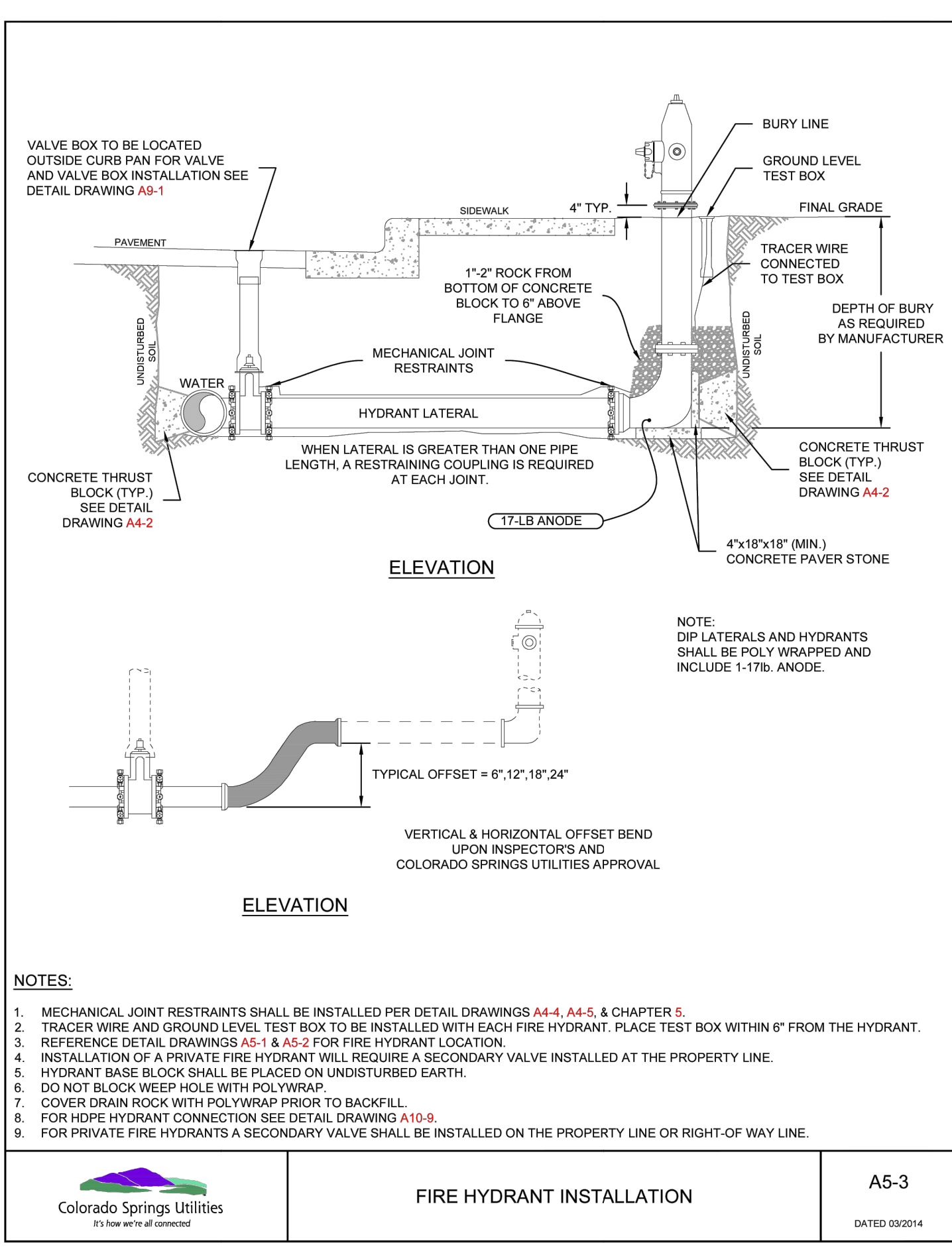
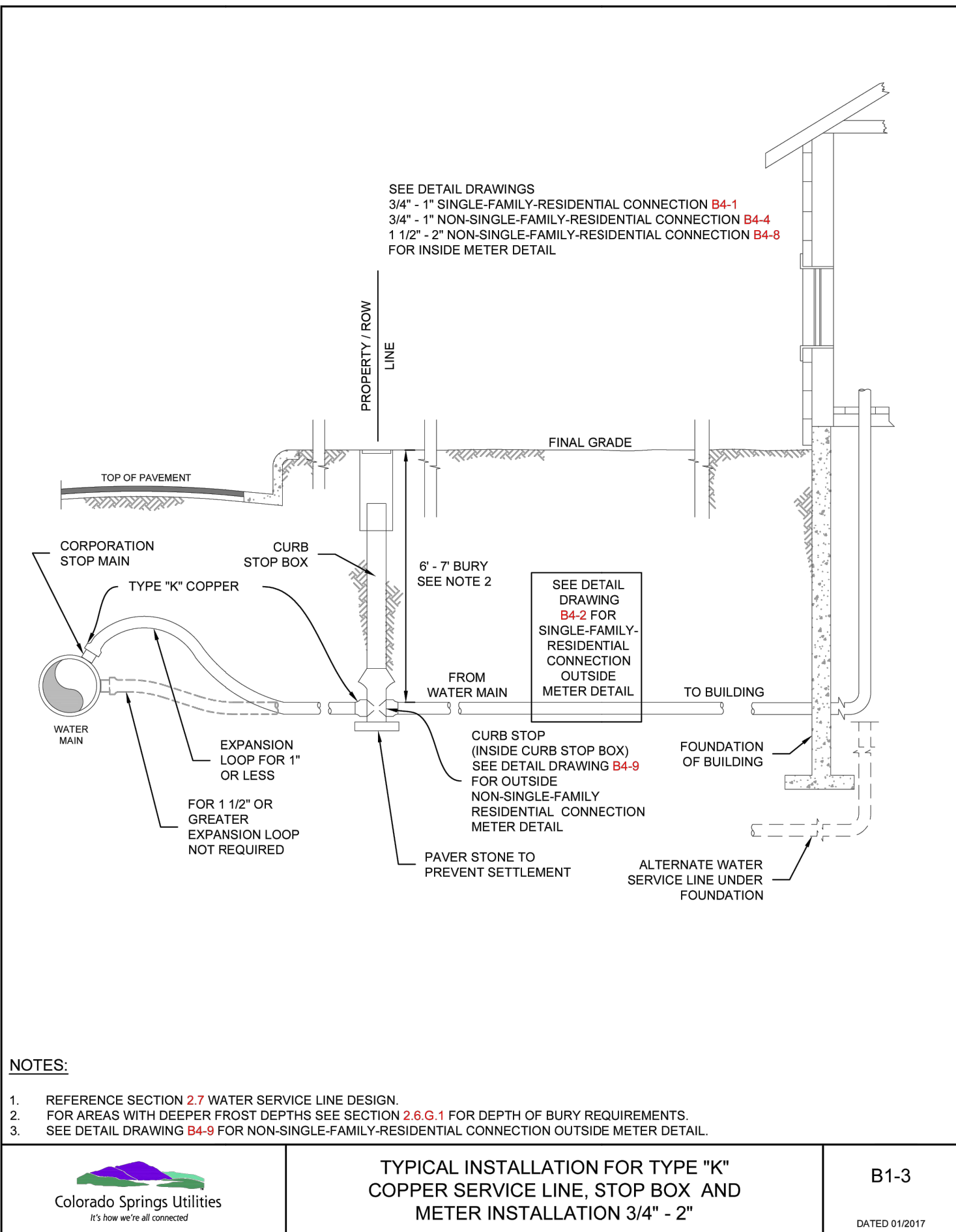
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO.	5	DETAILS
SHEET	9	OF 10
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

05/29/24  
DATE

STERLING RANCH FILING NO. 5

DETAILS

SHEET 10 OF 10

JOB NO. 25188.16

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	05/29/24	N/A	PAL	

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				N/A	N/A	05/29/24	N/A	PAL	

SHEET 10 OF 10

JOB NO. 25188.16