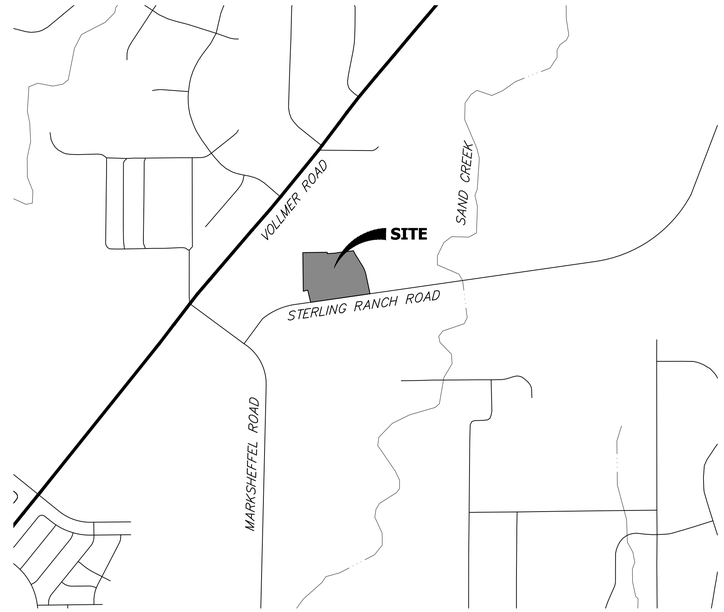
STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN PLAN

DECEMBER 2023

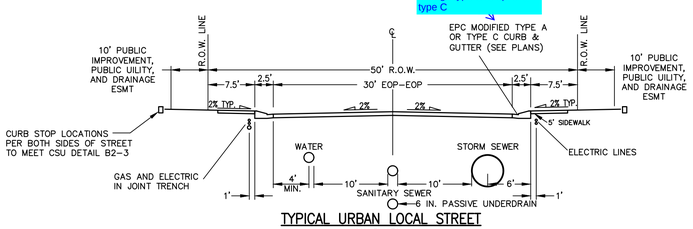


VICINITY MAP
SCALE : 1"=1,000'

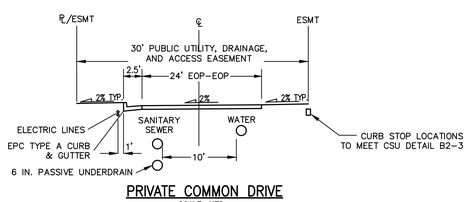
AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785–3270
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267–6240
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
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520–6460
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
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495–4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668–3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495–2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922–1987 AT&T (LOCATORS) (719) 635–3674

delete "modified" and change type C to optional type C



TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH



PRIVATE COMMON DRIVE
SCALE: NTS

SHEET INDEX

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

BASIS OF BEARINGS

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

BENCHMARKS

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

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

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

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

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, MANAGER — DATE

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

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

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

JOSHUA PALMER, P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=1000'
V–SCALE	N/A
DATE	12/22/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	AS

STERLING RANCH FILING NO. 5
COVER SHEET

SHEET 1 OF 12
JOB NO. 25188.16

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GENERAL CONSTRUCTION NOTES:

1. 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.

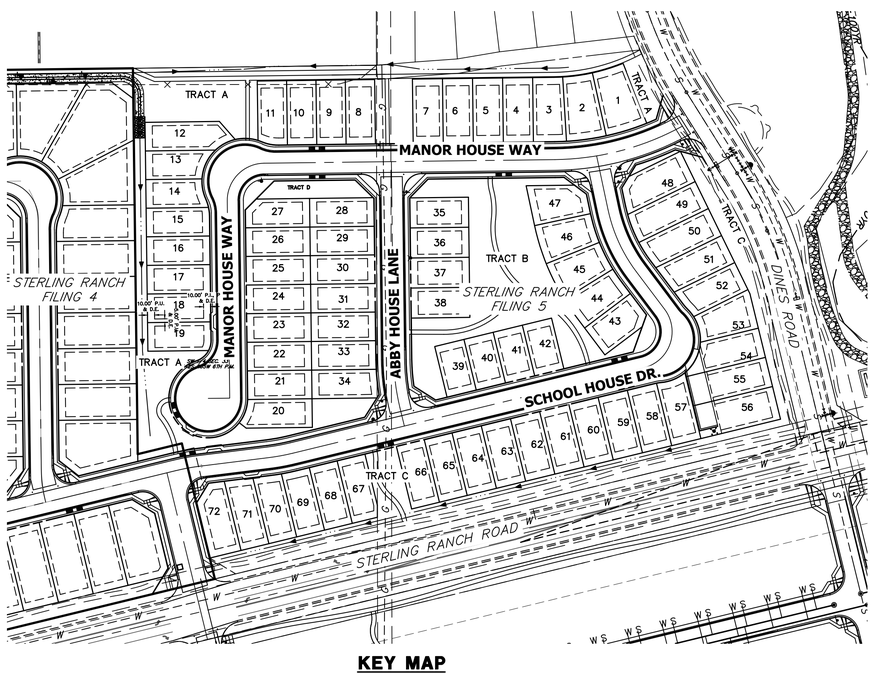
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST 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 STORM SEWER PLANS BY JR ENGINEERING FOR REQUIRED INLET TYPES.

If there is a mailbox kiosk, it needs to be shown on the plans. Depending on location, easement may need to be added to play.



KEY MAP

Key map shows what areas are located on which sheets

N

100 50 0 100 200

ORIGINAL SCALE: 1" = 100'

SIGNING AND STRIPING NOTES:

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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
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 SLIPBASE 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 BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
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.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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 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. 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.

Provide the following note:
-El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these and plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and _____ (xx metropolitan district or yy property owner's association)____.

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

ENGINEER'S STATEMENT

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

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

DATE

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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.

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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	12/22/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5

GENERAL NOTES

SHEET 2 OF 12

JOB NO. 25188.16

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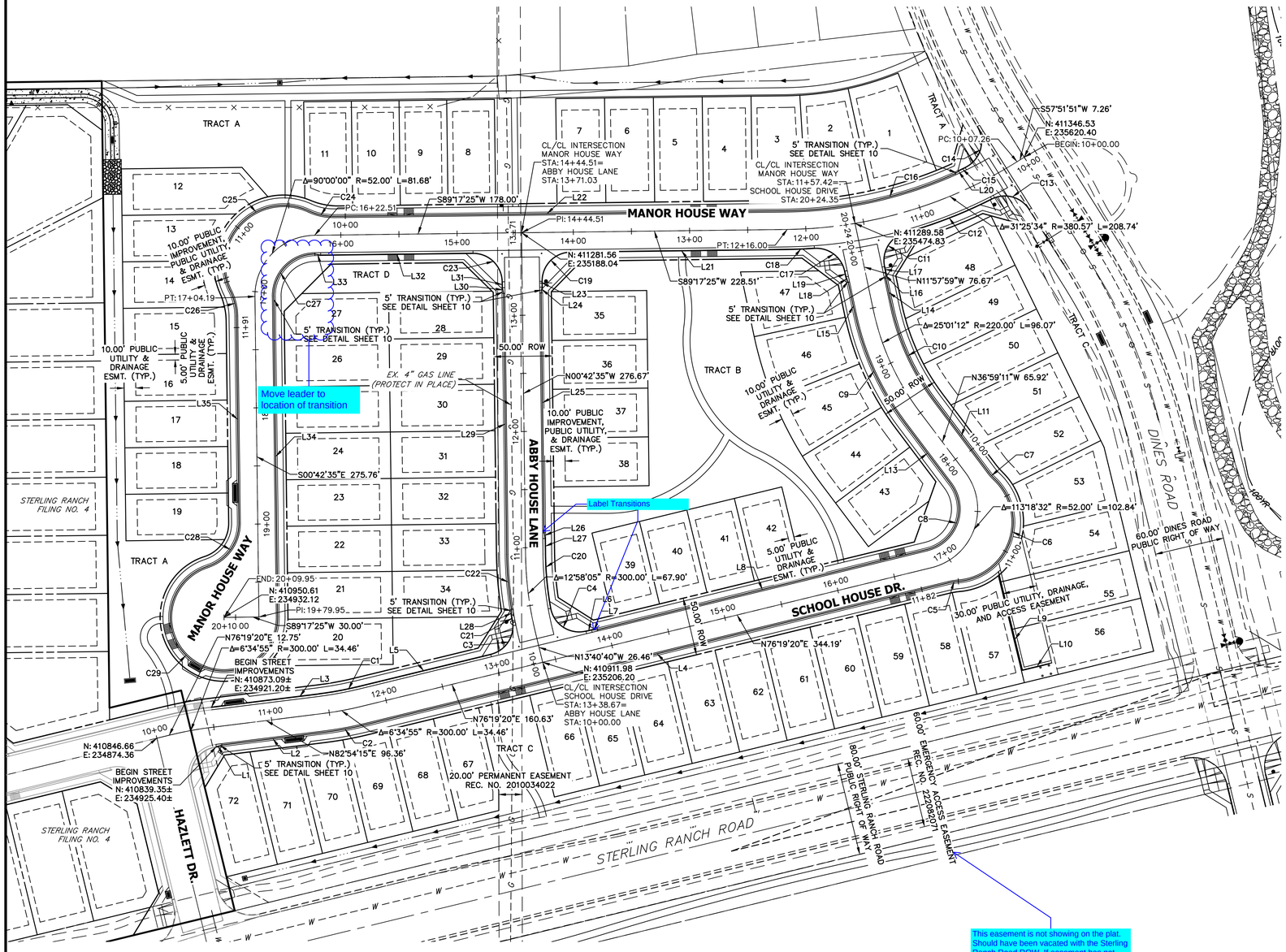

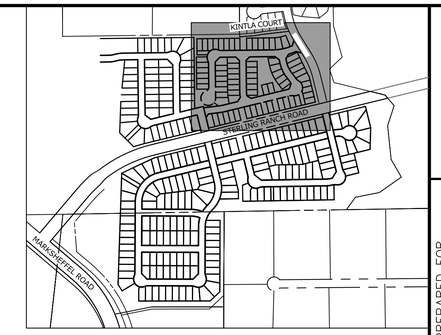

KEY MAP
SCALE: NTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°28'45"E	5.07'
L2	N82°54'15"E	88.67'
L3	N82°54'15"E	93.67'
L4	N76°19'20"E	516.18'
L5	N76°19'20"E	118.99'
L6	N76°19'20"E	5.00'
L7	N85°44'49"E	5.07'
L8	N76°19'20"E	291.72'
L9	S13°40'40"E	87.04'
L10	N76°19'20"E	26.00'
L13	N36°59'11"W	65.92'
L14	N11°57'59"W	25.11'
L15	N11°57'59"W	28.31'
L16	N02°32'29"W	5.07'
L17	N11°57'59"W	5.04'
L18	N21°23'30"W	5.07'
L19	N11°57'59"W	5.07'
L20	N55°58'34"E	5.07'
L21	S89°17'25"W	186.51'
L22	N89°17'25"E	389.92'
L23	S00°42'35"E	5.00'
L24	S08°45'10"W	5.07'
L25	S00°42'35"E	206.29'
L26	S10°10'19"E	5.07'
L27	S00°42'35"E	13.38'
L28	N00°13'36"W	5.04'
L29	N00°42'35"W	224.67'
L30	N10°10'19"W	5.07'
L31	N00°42'35"W	5.00'
L32	S89°17'25"W	131.00'
L33	N81°14'50"W	5.07'
L34	S00°42'35"E	275.76'
L35	N00°42'35"W	177.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°34'55"	283.00'	32.51'
C2	6°34'55"	316.17'	36.32'
C3	87°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'

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	12/22/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5

HORIZONTAL CONTROL

SHEET 3 OF 12

JOB NO. 25188.16

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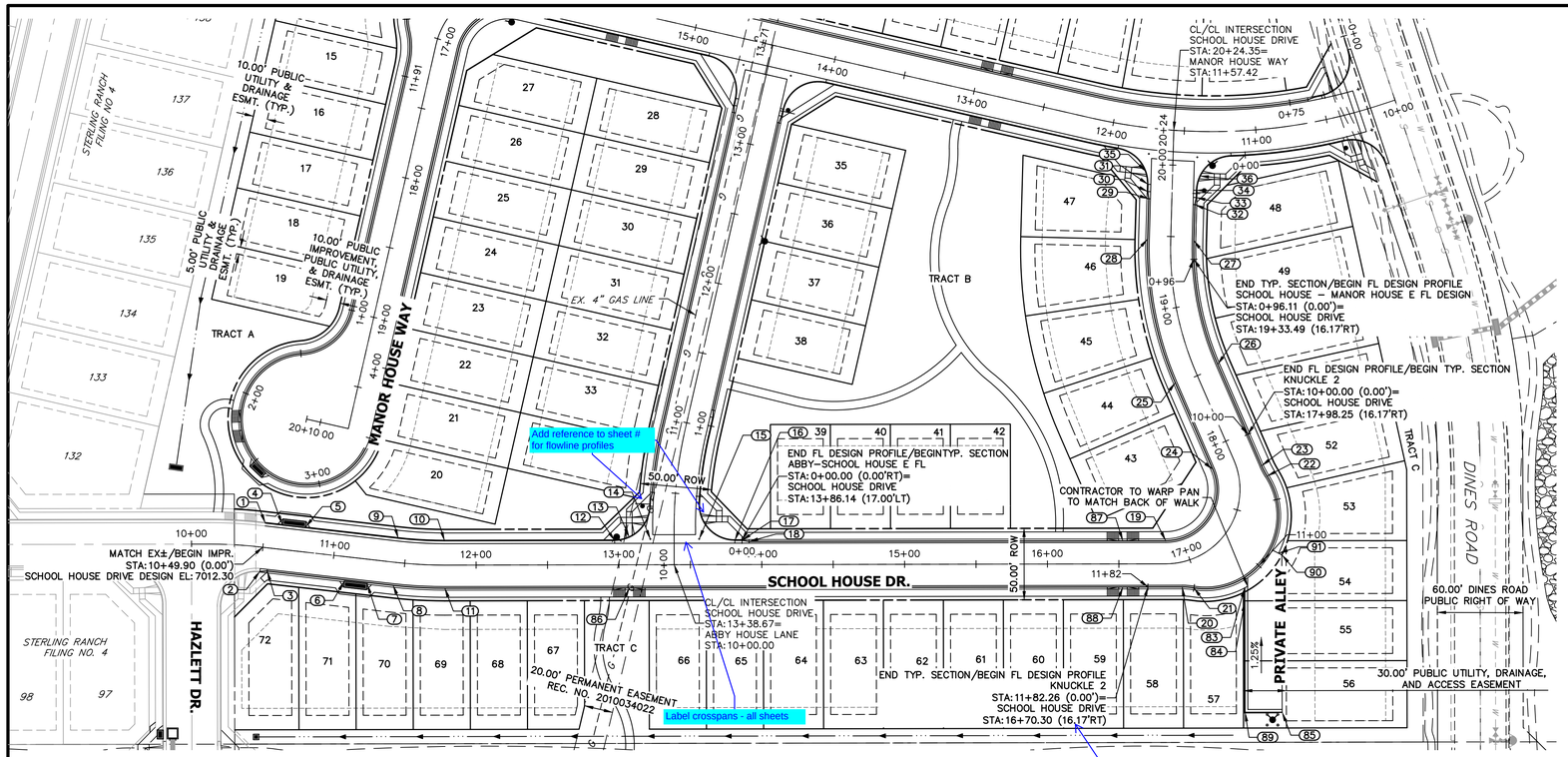
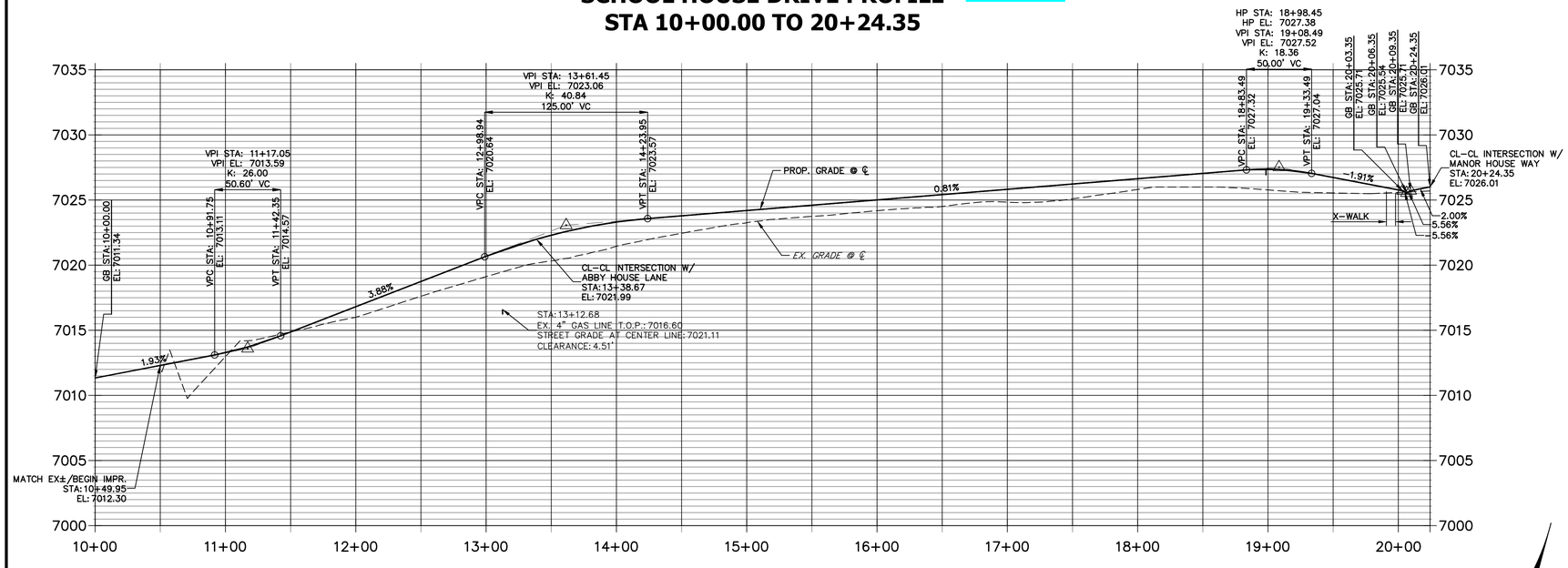
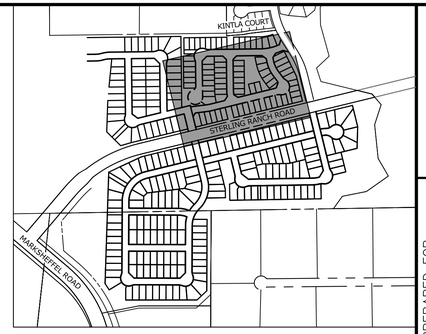


SCHOOL HOUSE DRIVE PROFILE
STA 10+00.00 TO 20+24.35





KEY MAP
SCALE: NTS

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+49.90	17.00' (LT)	SCHOOL HOUSE DRIVE	7011.83	MATCH EX C&G ± BEGIN STREET IMPR.
2	10+49.90	17.00' (RT)	SCHOOL HOUSE DRIVE	7012.26	MATCH EX C&G± BEGIN STREET IMPR. CURB TRANSITION/PCR
3	10+54.90	16.17' (RT)	SCHOOL HOUSE DRIVE	7012.18	CURB TRANSITION
4	10+61.74	17.50' (LT)	SCHOOL HOUSE DRIVE	7012.52	INLET SIDE TBC
5	10+78.07	17.50' (LT)	SCHOOL HOUSE DRIVE	7012.86	INLET SIDE TBC
6	11+09.23	17.50' (RT)	SCHOOL HOUSE DRIVE	7013.63	INLET SIDE TBC
7	11+25.56	17.50' (RT)	SCHOOL HOUSE DRIVE	7014.11	INLET SIDE TBC
8	11+43.57	16.17' (RT)	SCHOOL HOUSE DRIVE	7014.23	PC
9	11+43.57	17.00' (LT)	SCHOOL HOUSE DRIVE	7014.15	PC
10	11+78.04	17.00' (LT)	SCHOOL HOUSE DRIVE	7015.49	PT
11	11+78.04	16.17' (RT)	SCHOOL HOUSE DRIVE	7015.56	PT
12	12+97.02	17.00' (LT)	SCHOOL HOUSE DRIVE	7020.10	PCR
13	13+07.30	19.21' (LT)	SCHOOL HOUSE DRIVE	7020.58	HC RAMP MID PT
14	13+21.99	18.00' (LT)	SCHOOL HOUSE DRIVE	7020.96	FL–FL INTERCEPT
15	13+56.18	18.00' (LT)	SCHOOL HOUSE DRIVE	7021.98	FL–FL INTERCEPT
16	13+81.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.52	PCR
17	13+86.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.61	CURB TRANSITION
18	13+91.14	16.17' (LT)	SCHOOL HOUSE DRIVE	7022.76	CURB TRANSITION
19	16+82.86	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.29	PC
20	16+91.45	17.11' (RT)	SCHOOL HOUSE DRIVE	7025.32	PC
21	16+97.24	19.56' (RT)	SCHOOL HOUSE DRIVE	7025.36	PRC
22	17+71.31	19.56' (RT)	SCHOOL HOUSE DRIVE	7026.04	PRC
23	17+77.09	17.11' (RT)	SCHOOL HOUSE DRIVE	7026.08	PT
24	17+85.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.12	PT
25	18+51.62	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.66	PC
26	18+51.62	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.65	PC
27	19+47.69	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.48	PT
28	19+47.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.38	PT
29	19+76.00	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.84	CURB TRANSITION
30	19+81.00	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.67	CURB TRANSITION
31	19+86.07	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.57	PCR
32	19+72.79	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.16	CURB TRANSITION
33	19+77.79	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.10	CURB TRANSITION
34	19+82.83	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.03	PCR
35	19+95.00	18.65' (LT)	SCHOOL HOUSE DRIVE	7025.50	HC RAMP MID PT
36	19+92.89	19.11' (RT)	SCHOOL HOUSE DRIVE	7025.90	HC RAMP MID PT
83	17+17.97	36.34' (RT)	SCHOOL HOUSE DRIVE	7026.12	BEGIN ALLEY C&G
84	17+14.62	44.28' (RT)	SCHOOL HOUSE DRIVE	7026.16	GB
85	17+07.82	123.88' (RT)	SCHOOL HOUSE DRIVE	7027.48	END ALLEY C&G
86	13+07.26	16.17' (RT)	SCHOOL HOUSE DRIVE	7020.53	HC RAMP MID PT
87	16+52.81	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
88	16+52.81	16.17' (RT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
89	17+00.55	113.48' (RT)	SCHOOL HOUSE DRIVE	7026.94	PI/GB
90	17+37.80	41.28' (RT)	SCHOOL HOUSE DRIVE	7026.27	PI/EDGE OF CONC. DRIVE
91	17+37.74	38.79' (RT)	SCHOOL HOUSE DRIVE	7026.25	EDGE OF CONC. DRIVE BACK FO WALK

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

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.

50 25 0 50 100
HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'

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

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STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN

SHEET 4 OF 12
JOB NO. 25188.16

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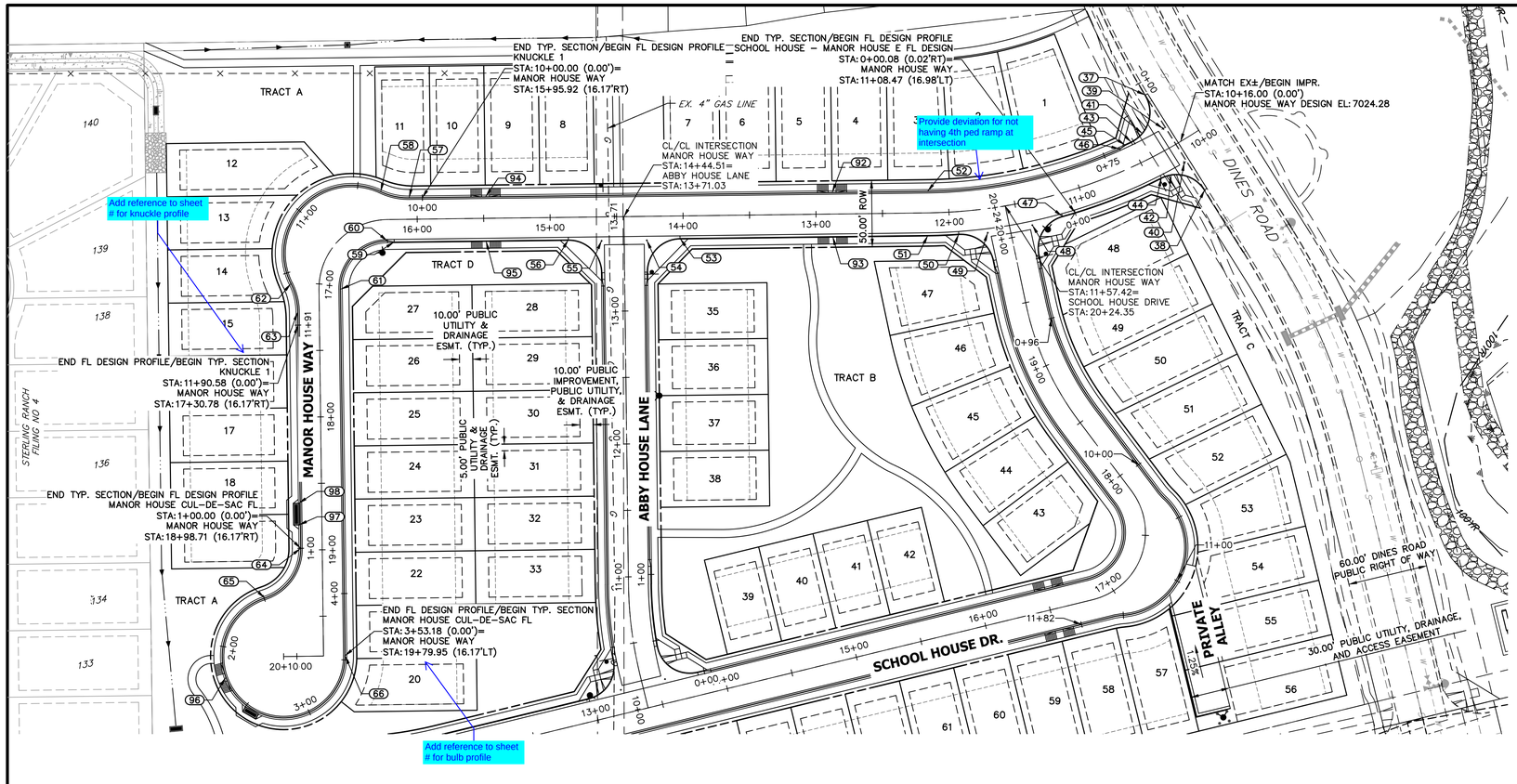
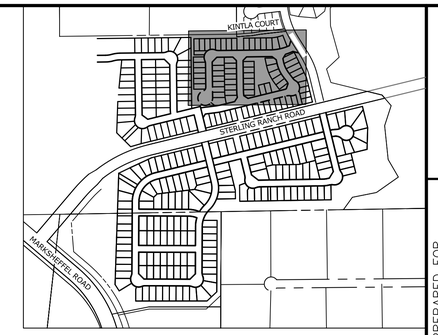
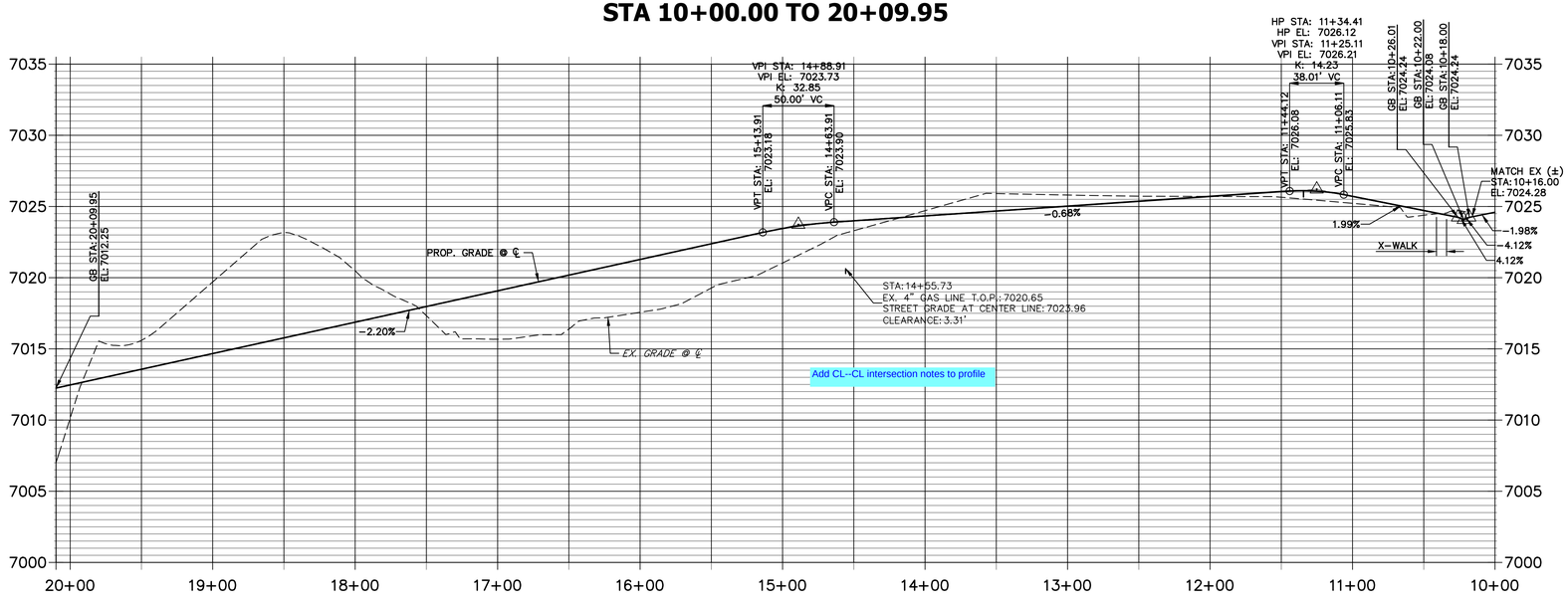




KEY MAP
SCALE: NTS

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	7024.62	PCR
44	10+41.34	17.00' (LT)	MANOR HOUSE WAY	7024.09	PRC
45	10+54.89	17.00' (RT)	MANOR HOUSE WAY	7024.67	CURB TRANSITION
46	10+60.12	16.17' (RT)	MANOR HOUSE WAY	7024.71	PC
47	11+17.96	17.00' (LT)	MANOR HOUSE WAY	7025.55	PRC
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	PRC
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	7023.19	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	PRC
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	PRC
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	PRC
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	7021.94	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

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



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N

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
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STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN

SHEET 5 OF 12
JOB NO. 25188.16

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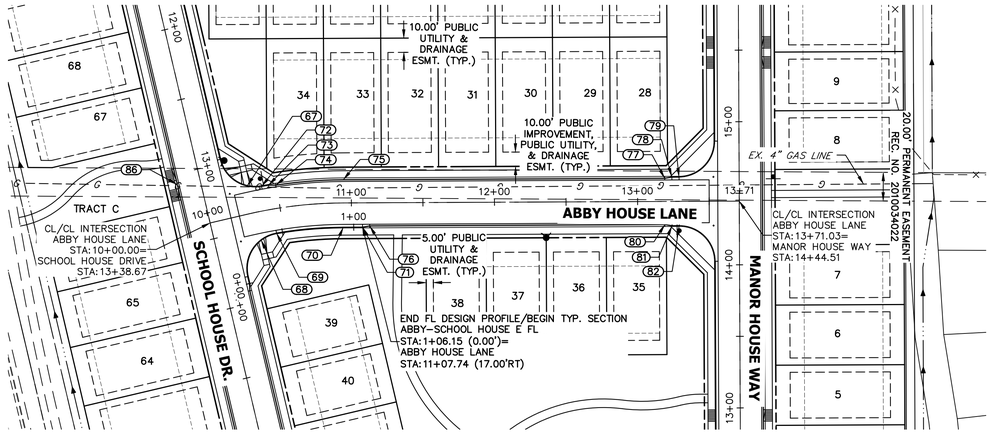
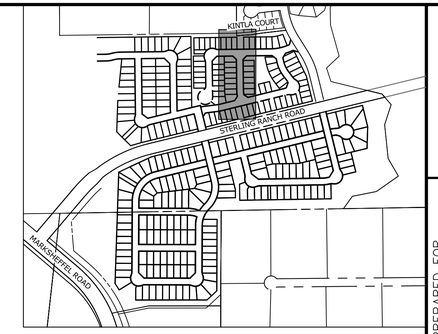
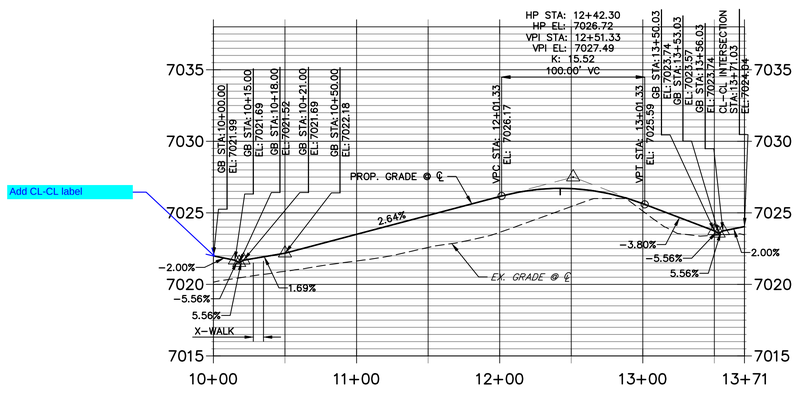




KEY MAP
SCALE: NTS

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	7021.55	PCR
73	10+44.72	17.00' (LT)	ABBY HOUSE LANE	7021.62	CURB TRANSITION
74	10+49.43	16.17' (LT)	ABBY HOUSE LANE	7021.77	CURB TRANSITION/PC
75	10+94.36	16.17' (LT)	ABBY HOUSE LANE	7022.95	PT
76	11+12.74	16.17' (RT)	ABBY HOUSE LANE	7023.44	PT
77	13+19.03	16.17' (LT)	ABBY HOUSE LANE	7024.52	CURB TRANSITION
78	13+24.03	17.00' (LT)	ABBY HOUSE LANE	7024.35	CURB TRANSITION
79	13+29.03	17.00' (LT)	ABBY HOUSE LANE	7024.18	PCR
80	13+19.03	16.17' (RT)	ABBY HOUSE LANE	7024.52	CURB TRANSITION
81	13+24.03	17.00' (RT)	ABBY HOUSE LANE	7024.26	CURB TRANSITION
82	13+29.03	17.00' (RT)	ABBY HOUSE LANE	7024.07	PCR

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



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STREET IMPROVEMENT PLAN

SHEET 6 OF 12
JOB NO. 25188.16

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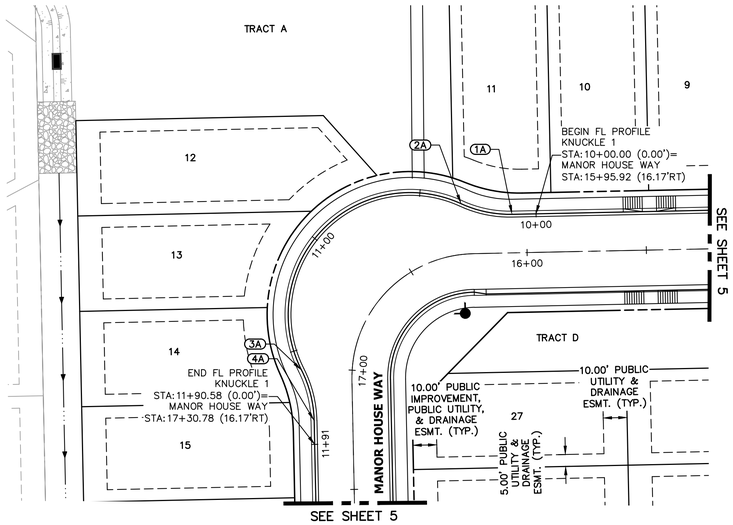
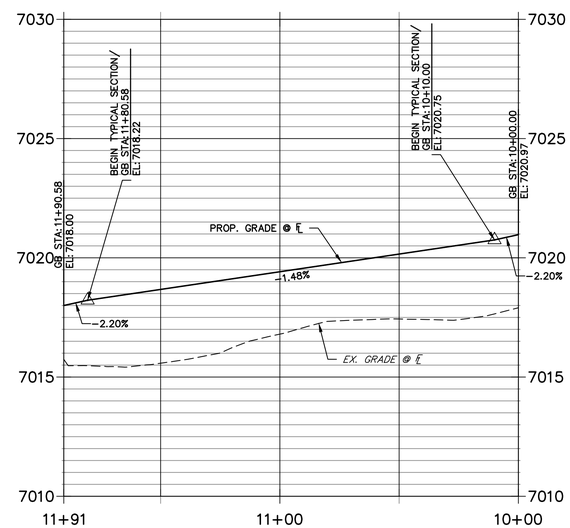
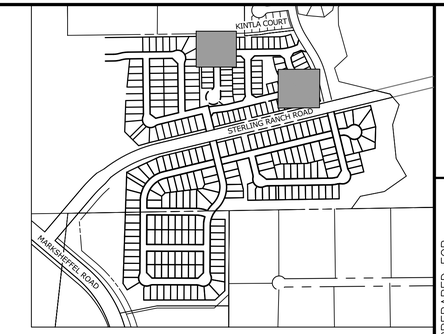
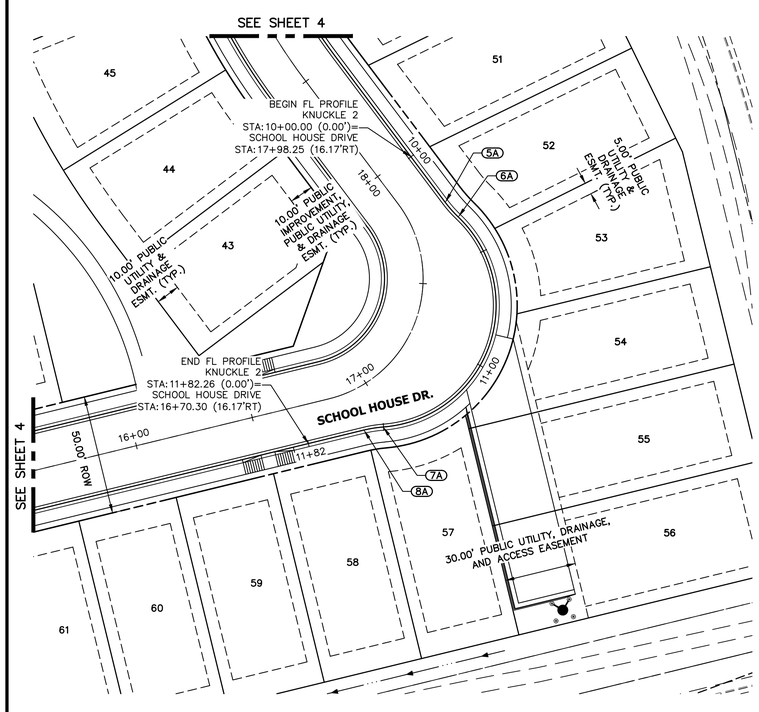


KNUCKLE 1 PROFILE
STA 10+00.00 TO 11+90.58





KEY MAP
SCALE: NTS



KNUCKLE 2 PROFILE
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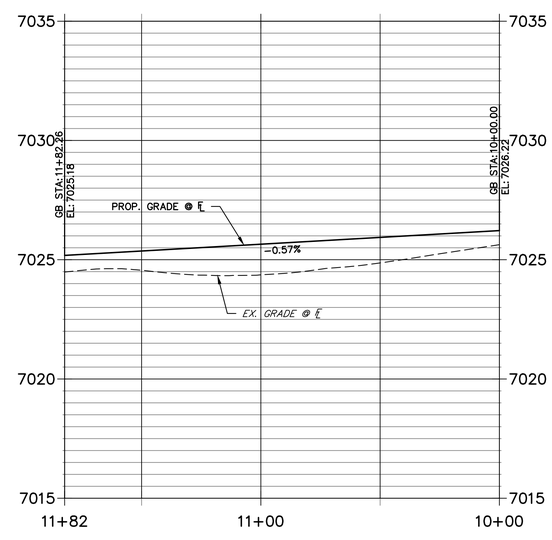

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1A	16+05.92	16.17' (RT)	MANOR HOUSE WAY	7020.75	PC/END TYPICAL SECTION
2A	16+25.85	21.20' (RT)	MANOR HOUSE WAY	7020.42	PRC
3A	17+00.85	21.20' (RT)	MANOR HOUSE WAY	7018.55	PRC
4A	17+20.78	16.17' (RT)	MANOR HOUSE WAY	7018.22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

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

N

30 15 0 30 60

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
RYAN E. BURNS
0054412

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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DATE	12/22/23
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STERLING RANCH FILING NO. 5

STREET IMPROVEMENT PLAN

SHEET 7 OF 12

JOB NO. 25188.16

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MANOR-DINES N FL DESIGN PROFILE
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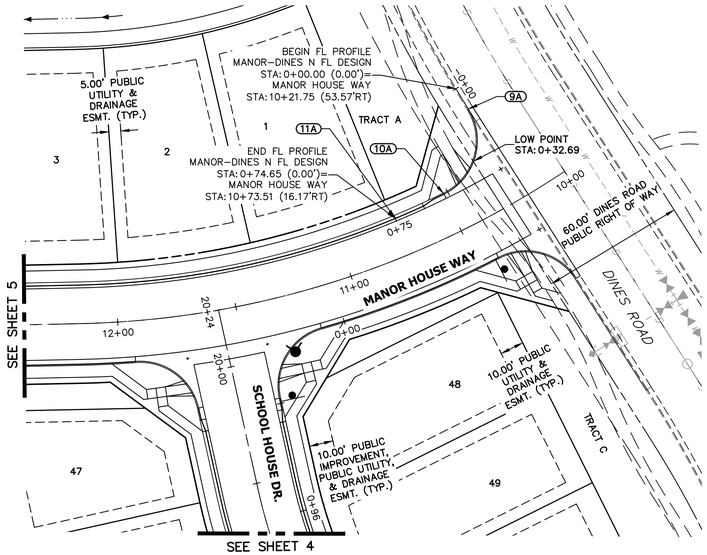

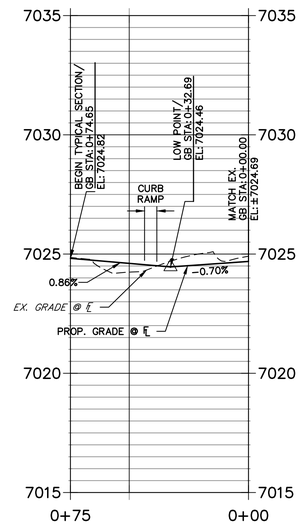

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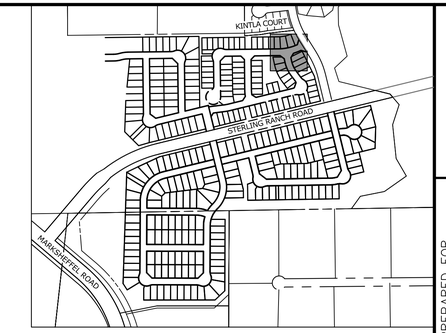
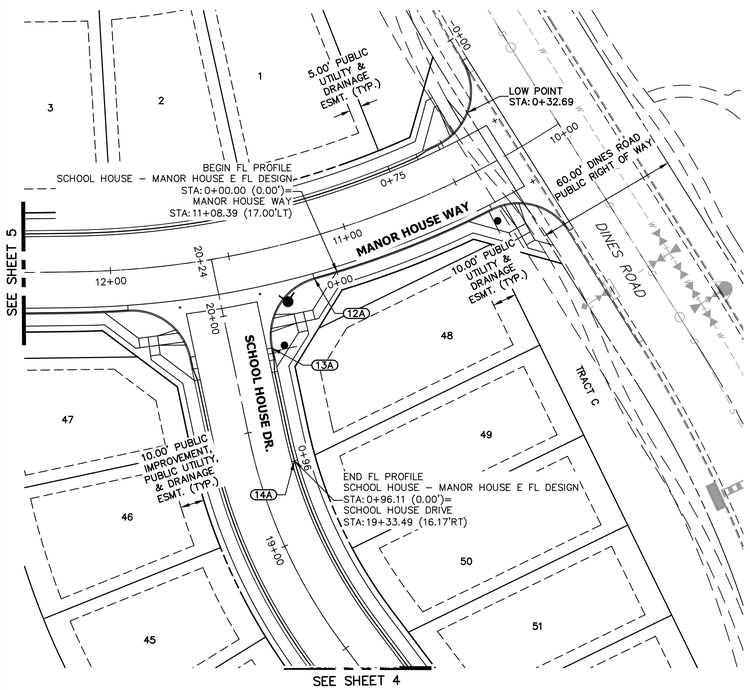
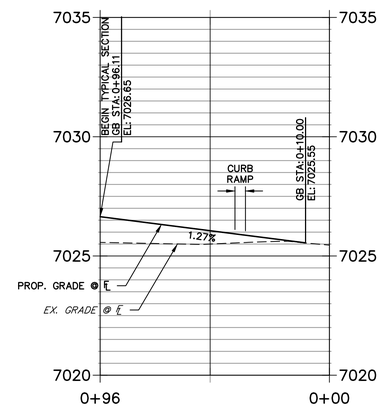


KEY MAP
SCALE: NTS

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
9A	10+21.55	43.57' (RT)	MANOR HOUSE WAY	7024.69	PCR
10A	10+49.65	17.00' (RT)	MANOR HOUSE WAY	7024.62	PCR/BEGIN TYPICAL SECTION
11A	10+73.51	16.17' (RT)	MANOR HOUSE WAY	7024.79	BEGIN TYPICAL SECTION
12A	11+17.96	17.00' (LT)	MANOR HOUSE WAY	7025.55	PCR/END TYPICAL SECTION
13A	19+82.83	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.03	PCR
14A	19+33.49	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.65	BEGIN TYPICAL SECTION

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





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VERTICAL
ORIGINAL SCALE: 1" = 3'

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN

SHEET 8 OF 12
JOB NO. 25188.16

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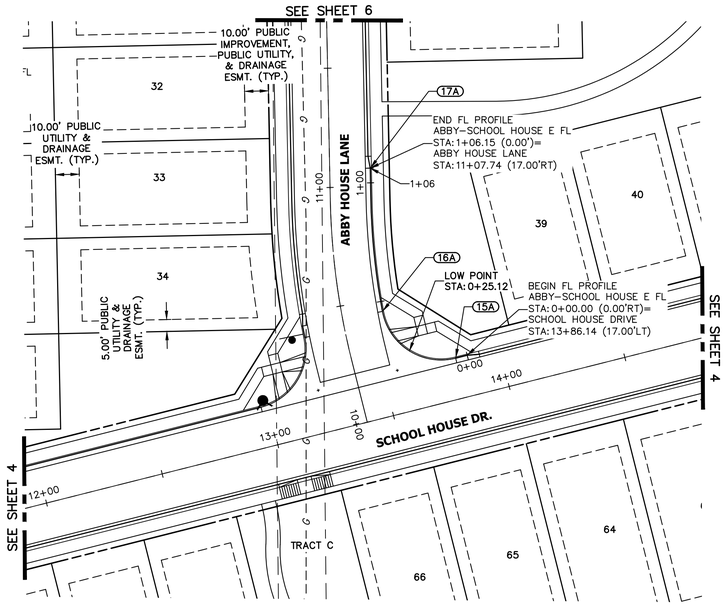

ABBY-SCHOOL HOUSE E FL PROFILE
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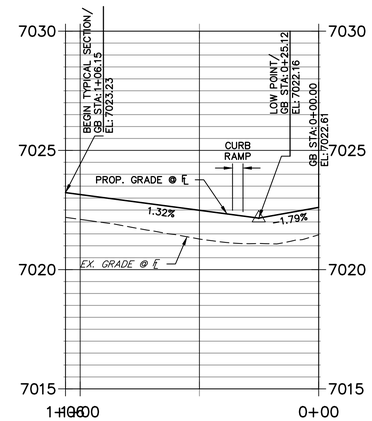
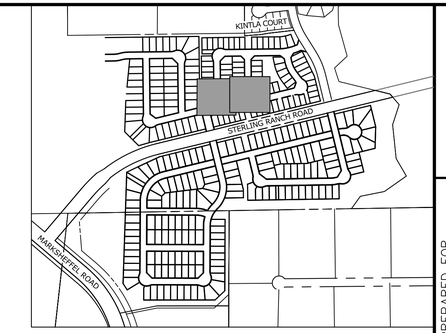
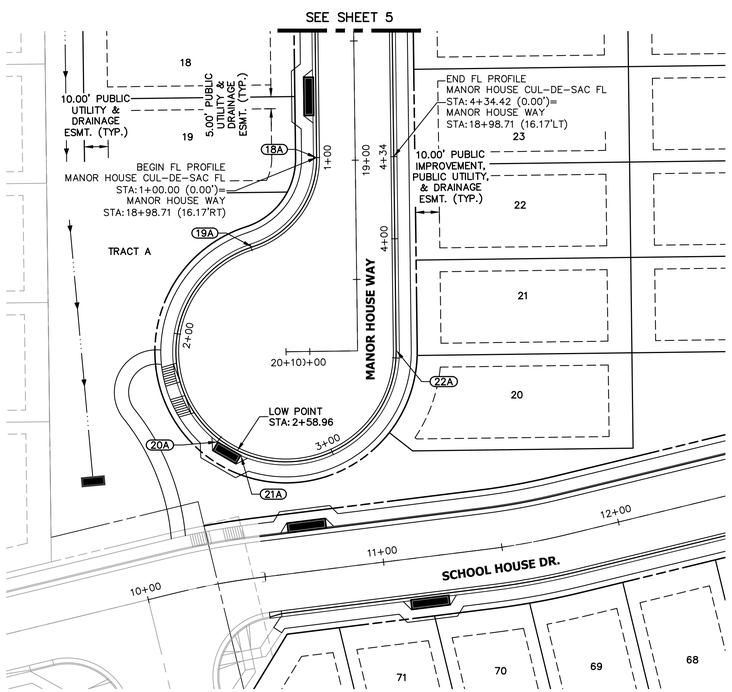


Add second fl profiles at each intersection.



KEY MAP
SCALE: NTS



MANOR HOUSE CUL-DE-SAC FL PROFILE
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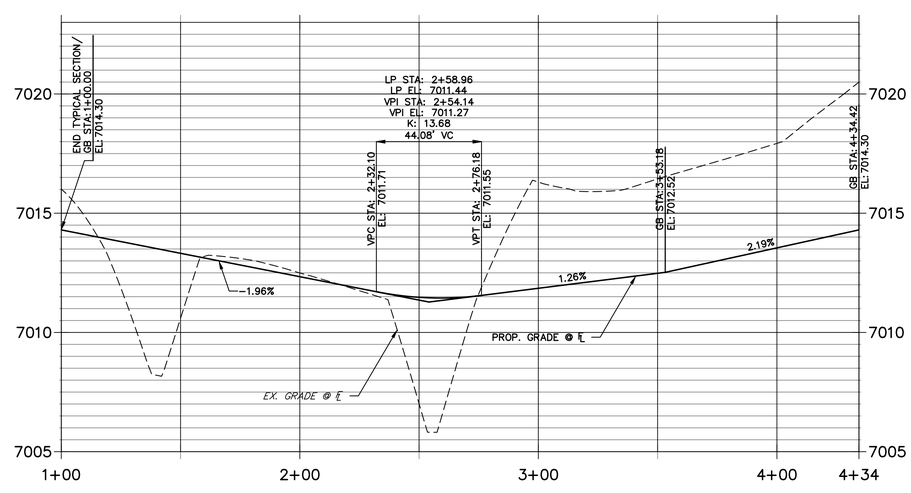

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
15A	13+81.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.52	PCR
16A	10+44.54	17.00' (RT)	ABBY HOUSE LANE	7022.43	PCR
17A	11+07.74	17.00' (RT)	ABBY HOUSE LANE	7023.23	BEGIN TYPICAL SECTION
18A	18+98.71	16.17' (RT)	MANOR HOUSE WAY	7014.30	PC/END TYPICAL SECTION
19A	19+35.82	43.58' (RT)	MANOR HOUSE WAY	7013.33	PRC
20A	2+50.10	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.97	INLET SIDE TBC
21A	2+61.14	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.95	INLET SIDE TBC
22A	19+79.95	16.17' (LT)	MANOR HOUSE WAY	7012.51	PT/BEGIN TYPICAL SECTION

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VERTICAL
ORIGINAL SCALE: 1" = 3'

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STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN

SHEET 9 OF 12
JOB NO. 25188.16

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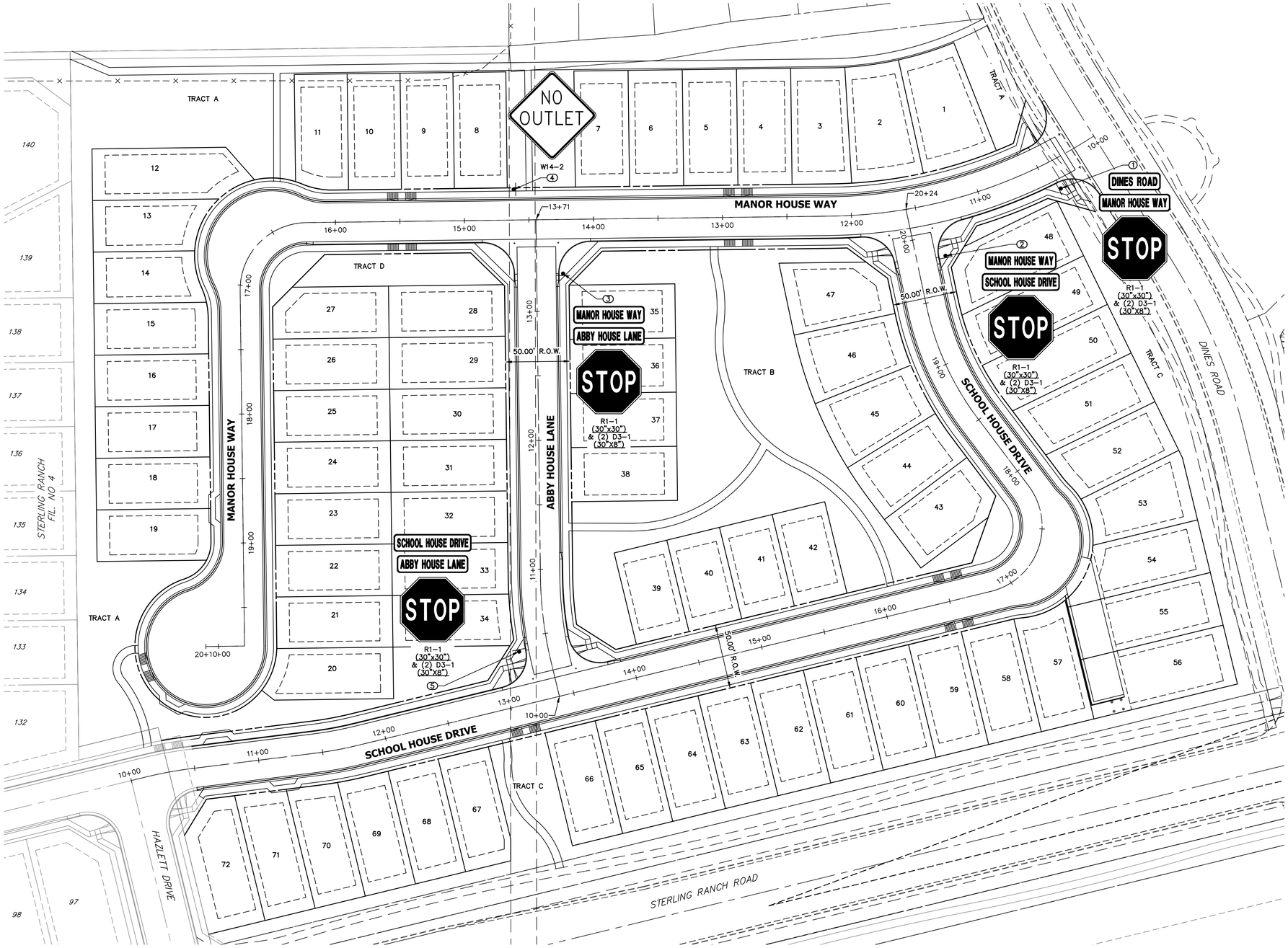

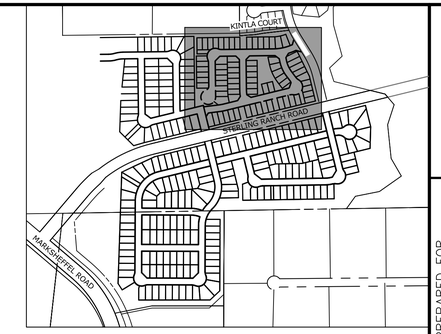

KEY MAP
SCALE: NTS

NOTES

1. STOP AND STREET SIGNS ARE DOUBLE ALL DOUBLE SIDED.

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

N

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

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STERLING RANCH FILING NO. 5

SIGNAGE PLAN

SHEET 10 OF 12

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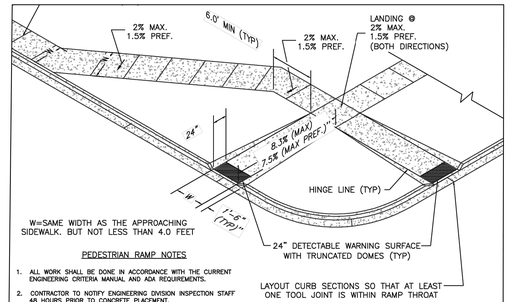


PEDESTRIAN RAMP NOTES

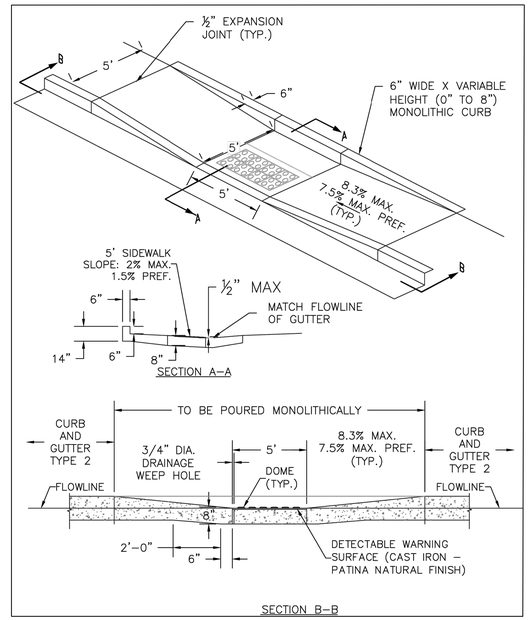
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

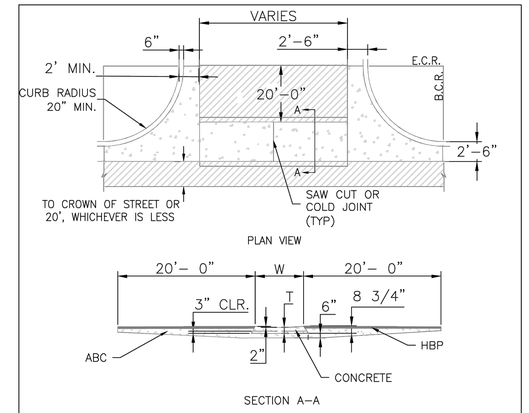
PEDESTRIAN INTERSECTION RAMP (SD 2-41)

SCALE: NTS



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS



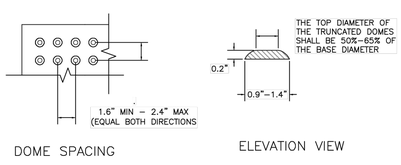
NOTES

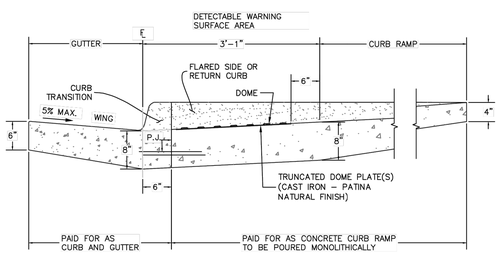
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS

TRUNCATED DOME DETAILS

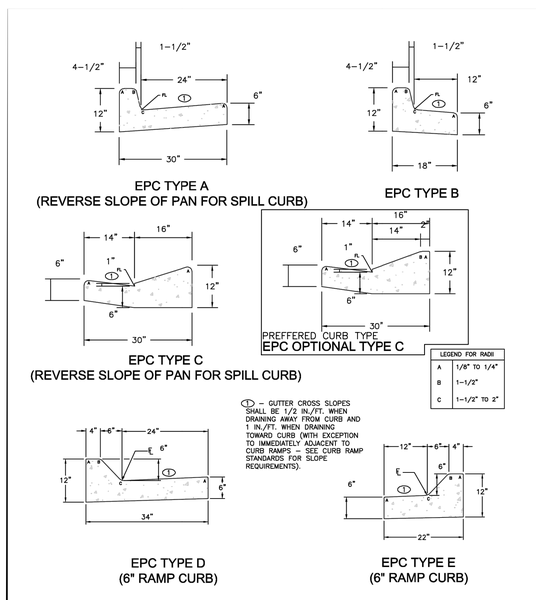




P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

DETECTABLE WARNING SURFACE DETAILS (SD 2-42)

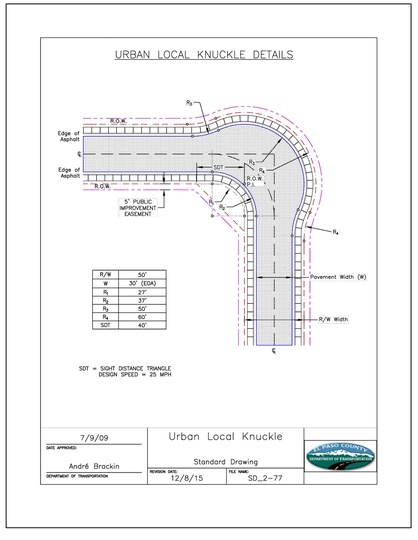
SCALE: NTS



SCALE: NOT TO SCALE

TYPICAL CURB AND GUTTER DETAILS (SD 2-20)

SCALE: NTS



URBAN LOCAL KNUCKLE DETAIL (SD 2-77)

SCALE: NTS

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ENGINEER'S STATEMENT

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

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

DATE

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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STERLING RANCH FILING NO. 5

DETAILS

SHEET 11 OF 12

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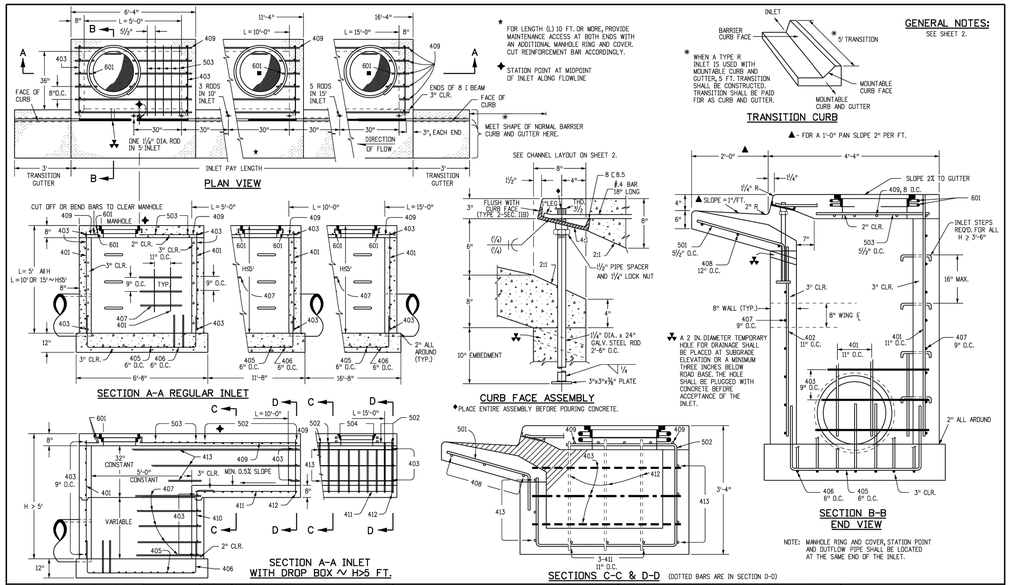

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Designer Initials: JBK			
Last Modification Date: 07/31/19			
Detailer Initials: LTA			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
413	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■R8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 3 RODS	—	4 BARS, 3 RODS	—	8 BARS, 3 RODS	—

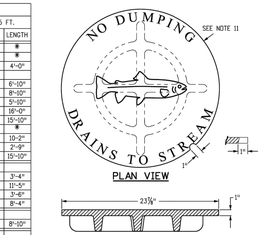
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

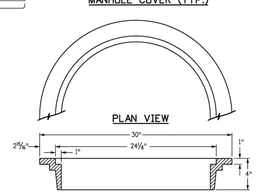
REGULAR INLETS — DROP BOX INLETS

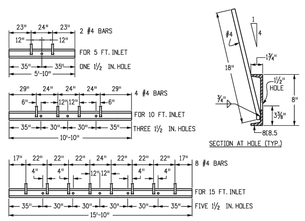
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



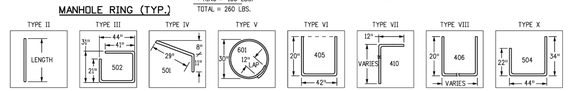




H	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	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.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



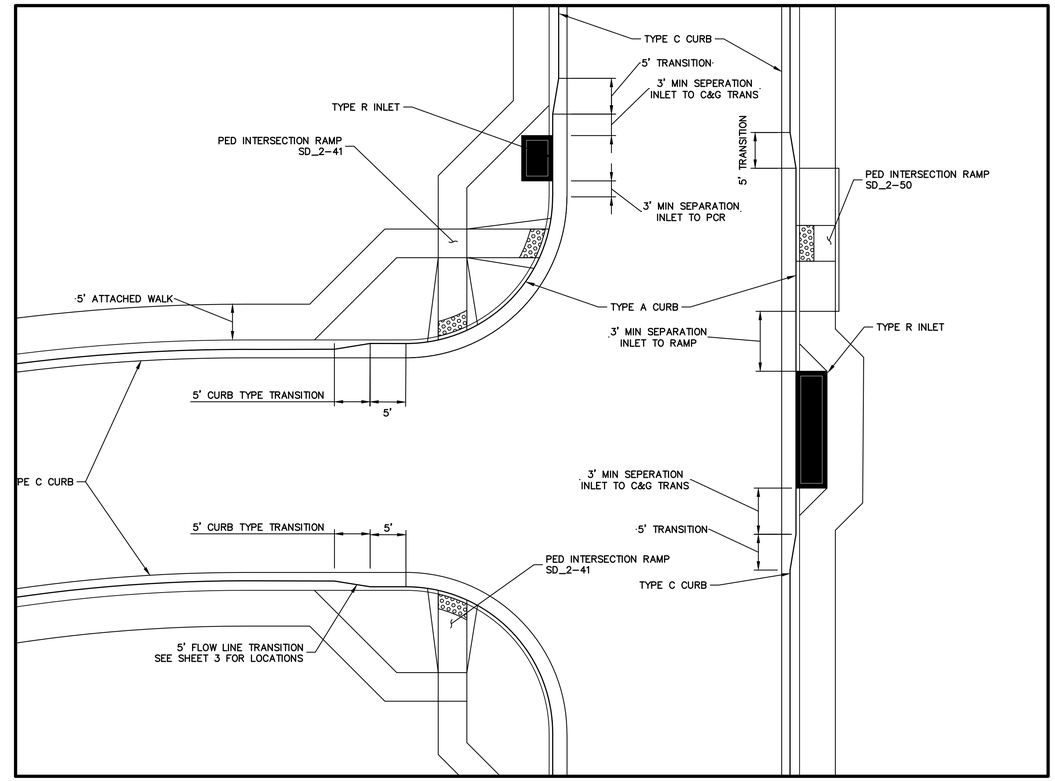
BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

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

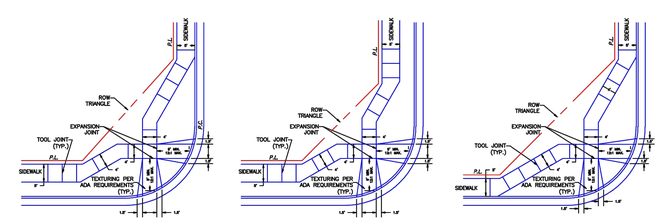
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:



CURB RETURN TRANSITION DETAIL
SCALE: NTS



SCALE: NOT TO SCALE

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

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

DATE

UNTIL SUCH TIME AS THESE DOCUMENTS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING 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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	12/22/23
DESIGNED BY	N/A
DRAWN BY	P.AL
CHECKED BY	

STERLING RANCH FILING NO. 5

DETAILS

SHEET 12 OF 12

JOB NO. 25188.16

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STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

DECEMBER 2023

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

AGENCIES

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

CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240

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

TRAFFIC ENGINEERING: EL PASO COUNTY DEPT. OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER, P.E. (719) 520-6460

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

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX:

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

6 – TOTAL SHEETS

BASIS OF BEARINGS

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

BENCHMARKS

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

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

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

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

SF-24-001

PCD FILE NO. SF-23-XXX

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, MANAGER — DATE

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

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

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

JOSHUA PALMER, P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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

No.	REVISION	BY	DATE

H-SCALE	1"=1000'
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

STERLING RANCH FILING NO. 5
COVER SHEET

SHEET 1 OF 6

JOB NO. 25188.16

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LAYER LINETYPE LEGEND

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

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	Ⓓ	●
STORM INLET		■
AREA INLET – SQUARE	□	
AREA INLET – ROUND	○	
FLARED END SECTION	▷	
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr San	
SERVICE MARKER	Ⓢ	
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW	Ⓢ	
WATER LINE		
LINE MARKER	Mkr W	
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		
GAS LINE		
MARKER	Mkr G	
SERVICE MARKER	Ⓖ	
METER	Ⓖ	●
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL	TV	
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER	Ⓔ	
ELECTRICAL PEDESTAL	E	
ELECTRICAL METER	E	
ELECTRICAL MANHOLE	E	
FIBER-OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL	I	
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM AGENCY	

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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 OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

Provide the following note:
-El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these and plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and _____ (xx metropolitan district or yy property owner's association)____.

STORM SEWER NOTES

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 STATIONING IS PIPE CENTERLINE 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.
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11. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
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15. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT M-604-12 TYPE R INLET DETAIL. SEE SEPARATE ROADWAY PLAN SHEETS (PUBLIC AND PRIVATE) BY JR ENGINEERING.
16. 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.
17. SEE DETAIL SHEETS 5-6 FOR APPLICABLE DETAILS.

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

ENGINEER'S STATEMENT

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

DATE

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.

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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

STERLING RANCH FILING NO. 5

LEGEND AND GENERAL NOTES

SHEET 2 OF 6

JOB NO. 25188.16

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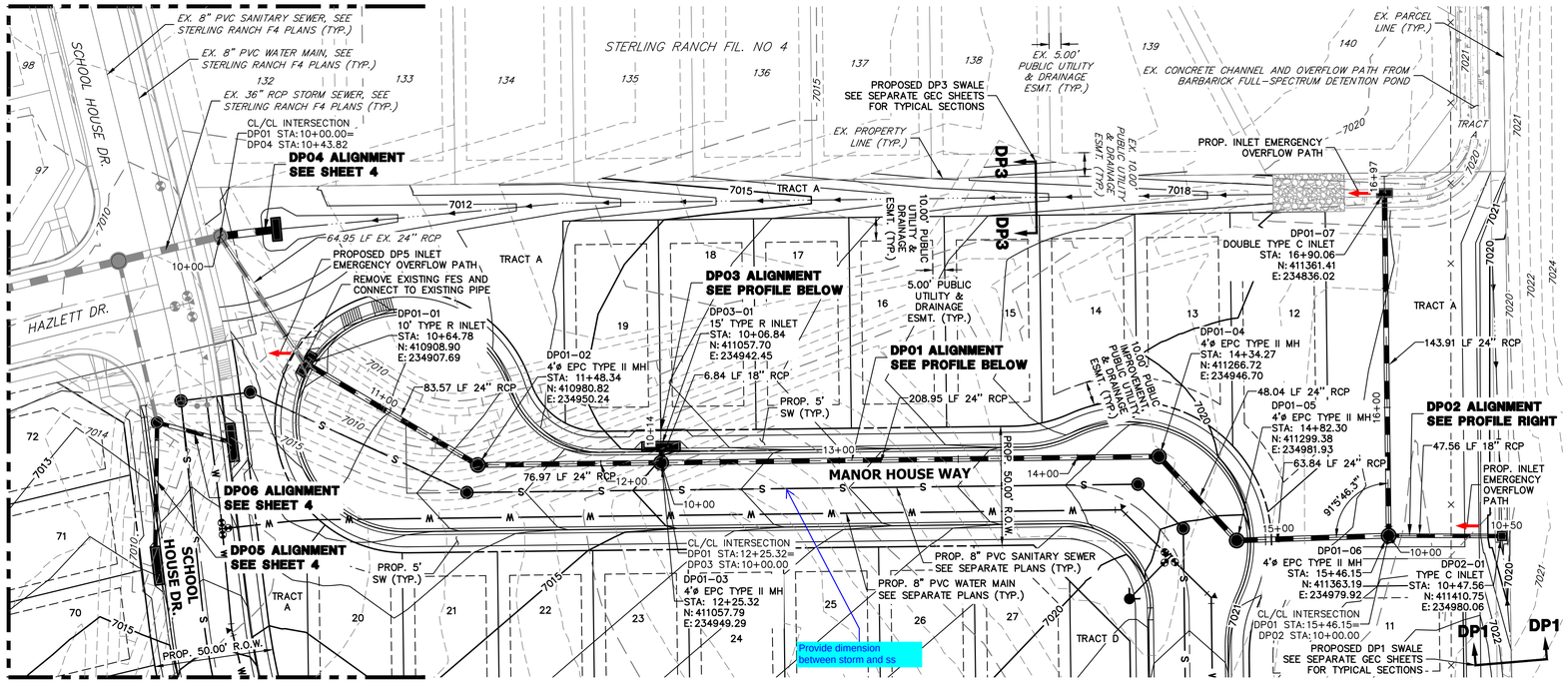

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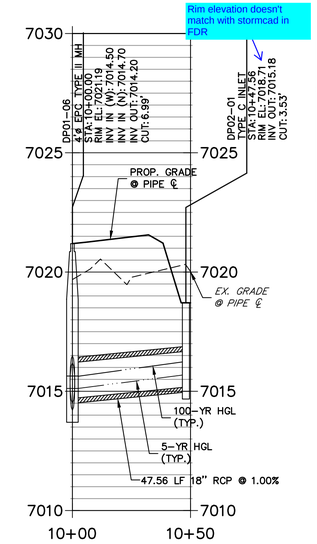

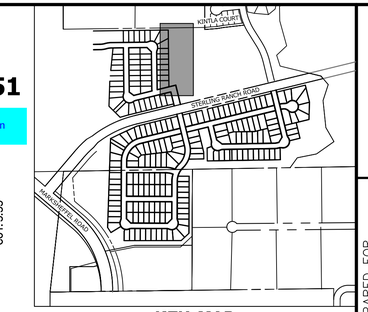

KEY MAP
SCALE: NTS

STORM SEWER NOTES

1. SEE SHEET 2 FOR JR STORM SEWER NOTES

DP01 PROFILE
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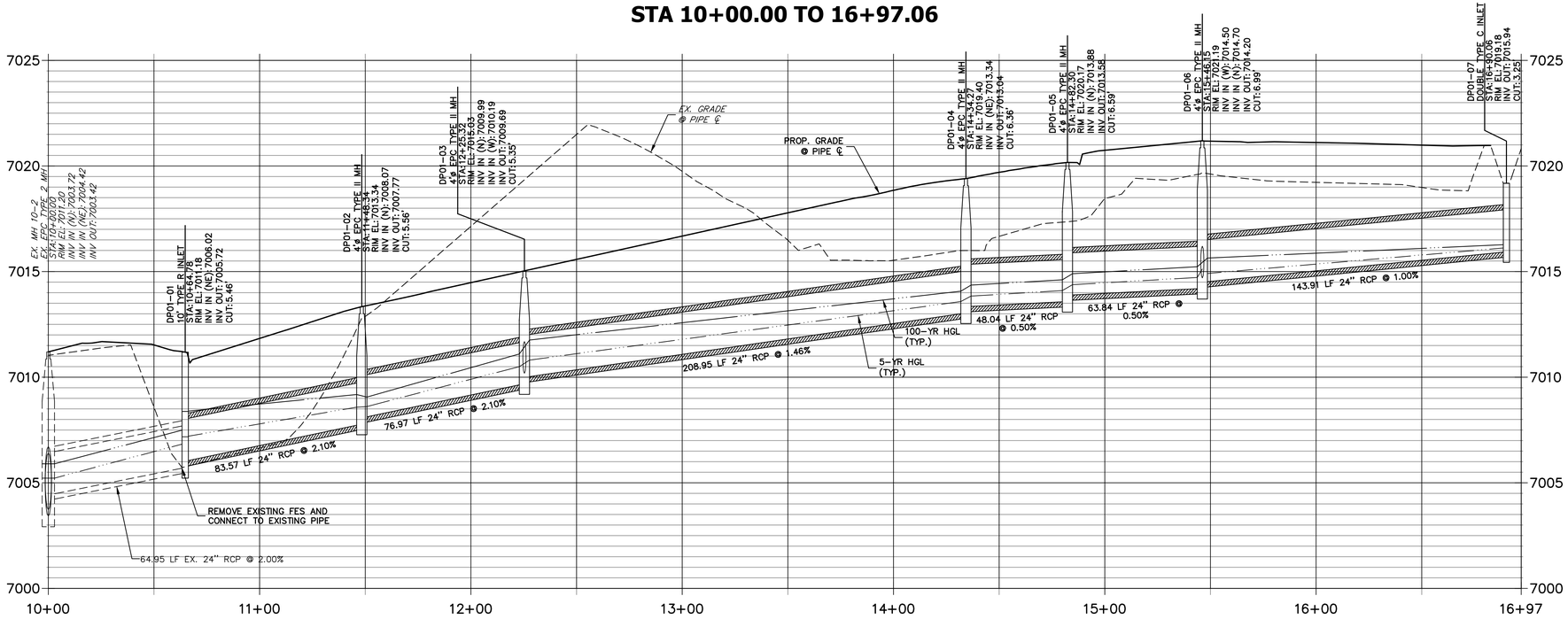

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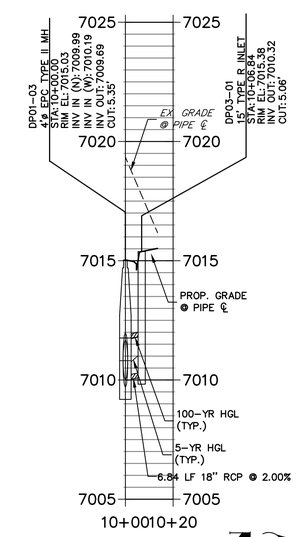

811 Know what's below. Call before you dig.

30 15 0 30 60
HORIZONTAL ORIGINAL SCALE: 1" = 30'
VERTICAL ORIGINAL SCALE: 1" = 3'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

DATE

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DATE	12/20/23
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CHECKED BY	

STERLING RANCH FILING NO. 5

STORM SEWER PLAN & PROFILE

SHEET 3 OF 6

JOB NO. 25188.16

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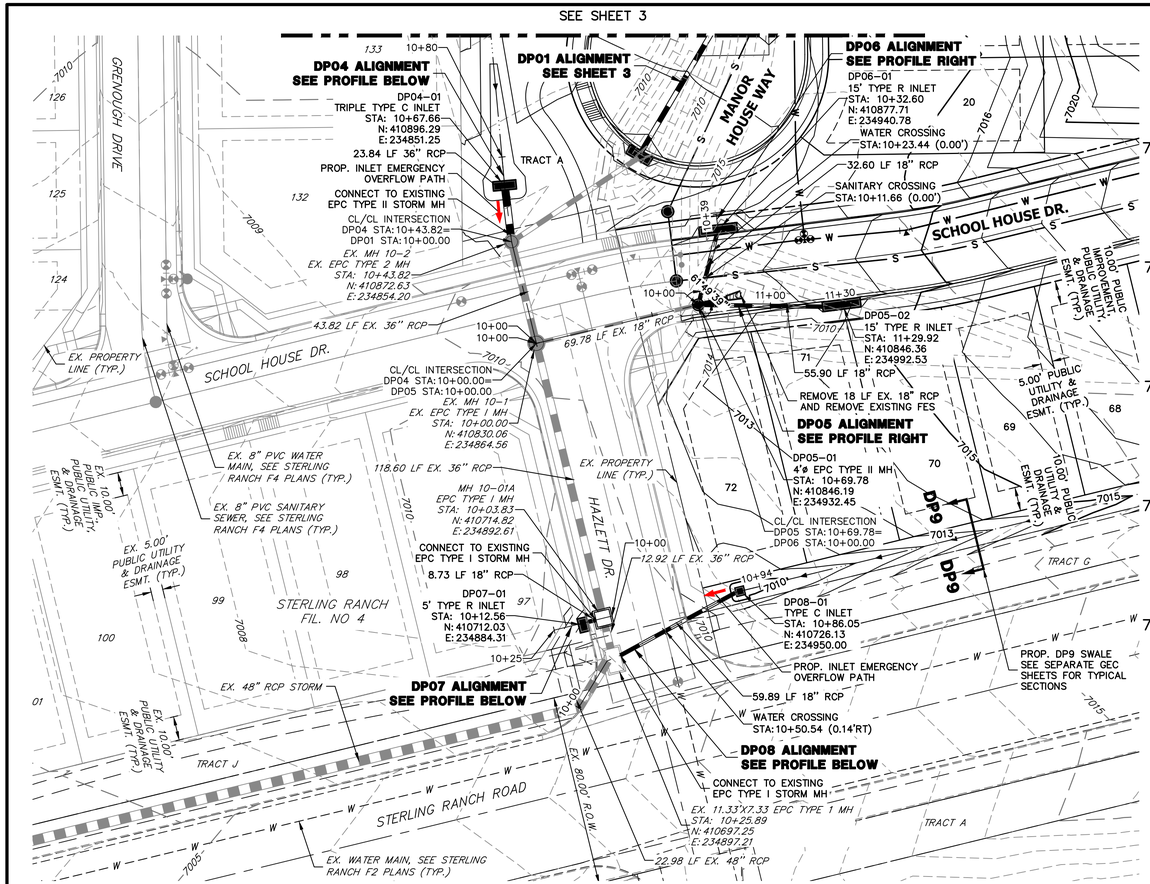

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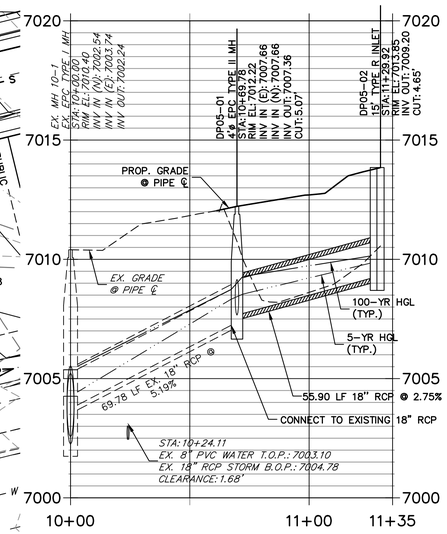

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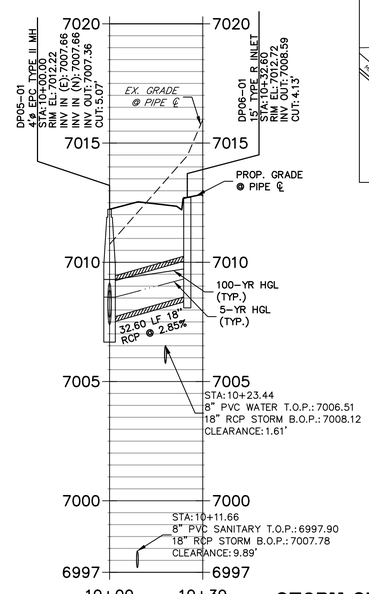

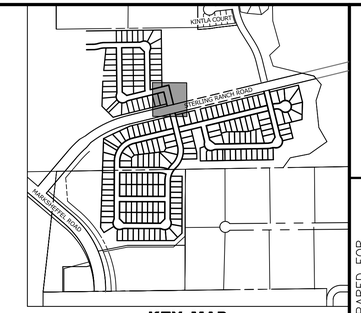

KEY MAP
SCALE: NTS

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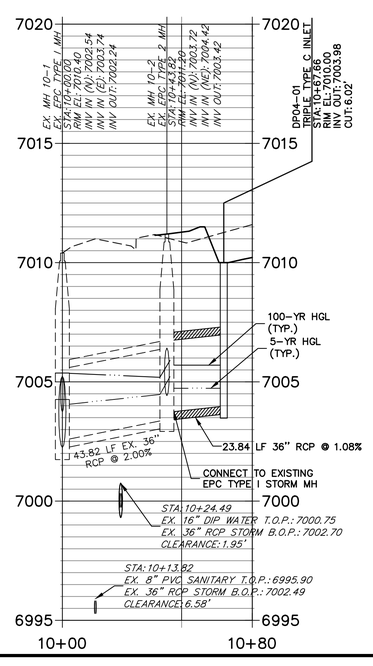

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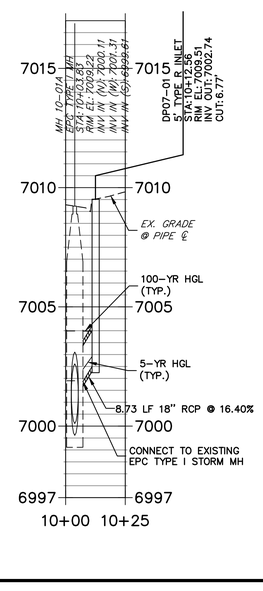

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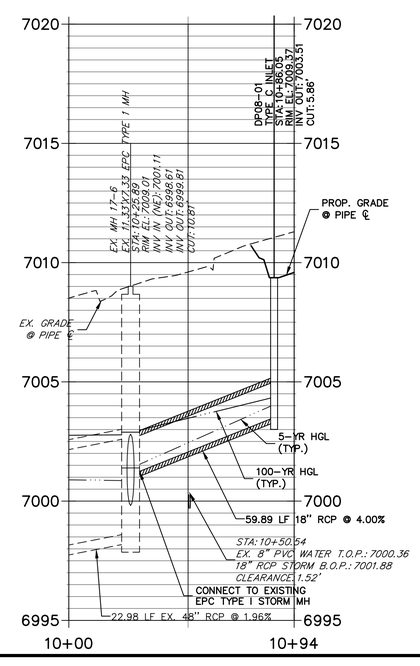

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30 15 0 30 60
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VERTICAL
ORIGINAL SCALE: 1" = 3'

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RYAN E. BURNS, P.E. DATE
COLORADO P.E. 0054412
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DATE	12/20/23		
DESIGNED BY	GAG		
DRAWN BY	GAG		
CHECKED BY			

STERLING RANCH FILING NO. 5
STORM SEWER PLAN & PROFILE

SHEET 4 OF 6
JOB NO. 25188.16

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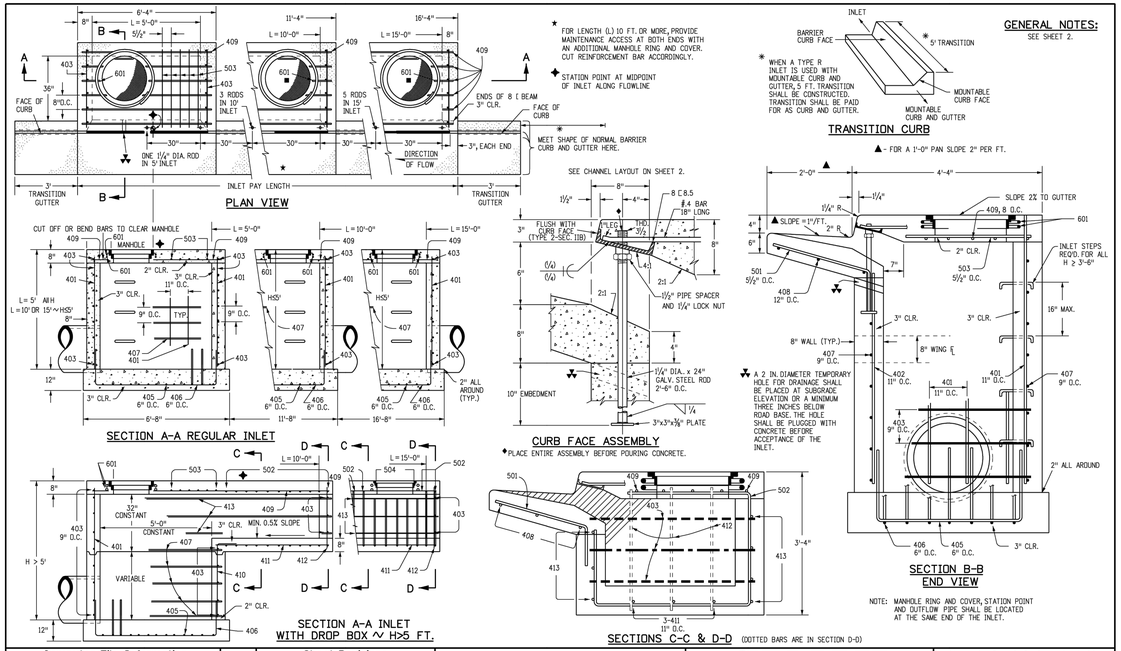


GENERAL NOTES:

SEE SHEET 2.

WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB

▲ - FOR A 1'-0" PAN SLOPE 2" PER FT.

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

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ B18.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—
						REGULAR INLETS				DROP BOX INLETS			

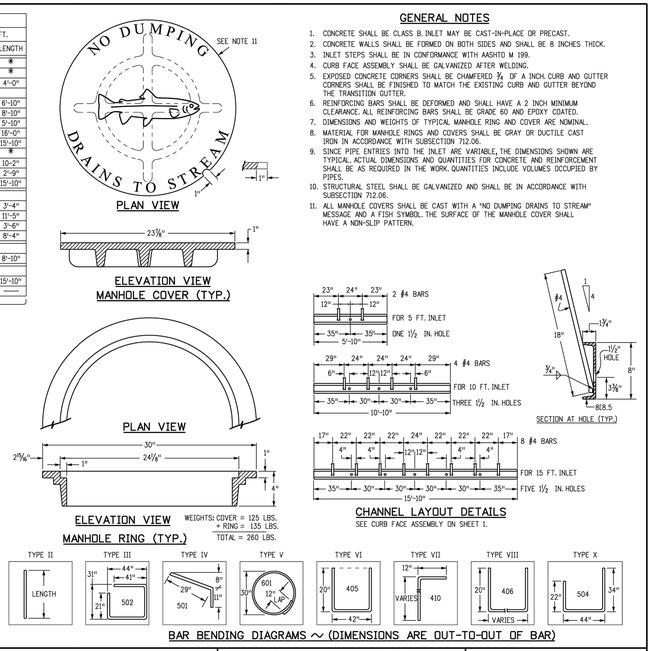
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

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

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	2'-9"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	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.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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

Sheet Revisions	
Date:	Comments

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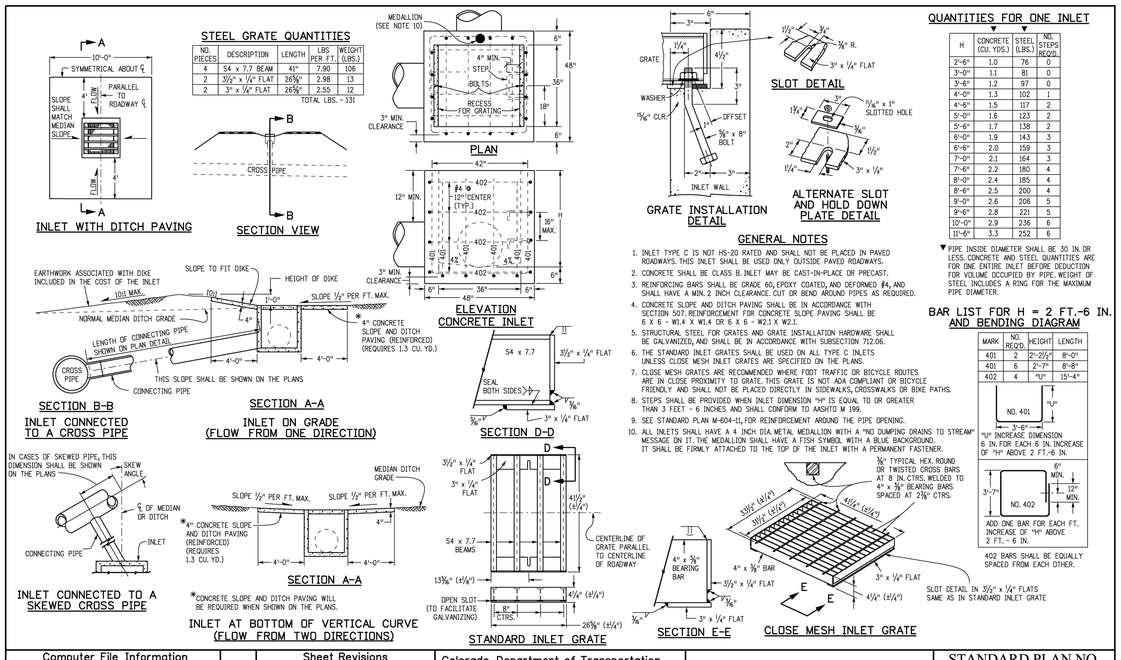
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:



STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	41"	7.90	106
2	3½" x ¼" FLAT	26⅝"	2.98	13
2	3" x ¼" FLAT	26⅝"	2.55	12
			TOTAL LBS. =	131

QUANTITIES FOR ONE INLET

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

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

GENERAL NOTES

1. INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN. 2 INCH CLEARANCE. CUT OR BEND AROUND PIPES AS REQUIRED.
4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.
9. SEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.
10. ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-2½"	8'-0"
401	6	2'-7"	8'-8"
402	4	"U"	15'-4"

NO. 401 — 3'-6" — "U" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT.-6 IN.

NO. 402 — 3'-7" — 6" MIN. — 12" MIN. — ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT.- 6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

Computer File Information	
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Designer Initials: JBK	
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

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Project Development Branch JBK

INLET, TYPE C

STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

Detail for multiple Type C inlets

Know what's below. Call before you dig.

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

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER
DATE

UNTIL SUCH TIME AS THIS PLAN IS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

STERLING RANCH FILING NO. 5
DETAILS

SHEET 5 OF 6
JOB NO. 25188.16

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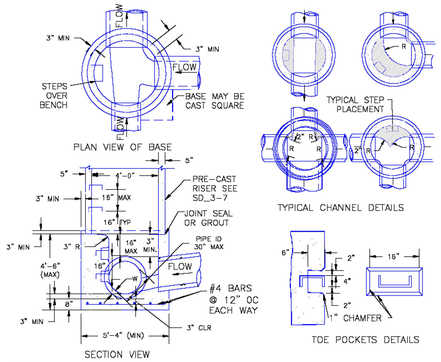


NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

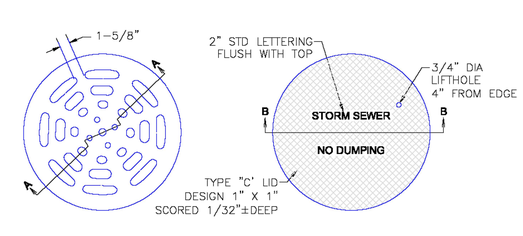
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

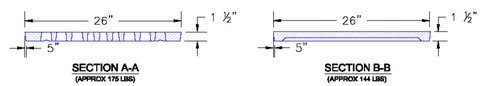
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

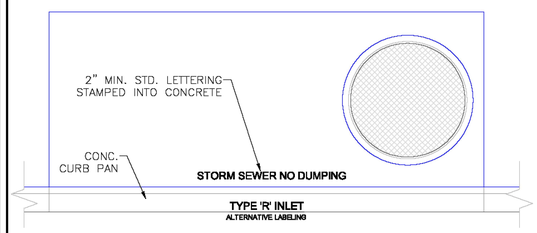
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	REVISION DATE: 11/10/04	FILE NAME: SD_3-2

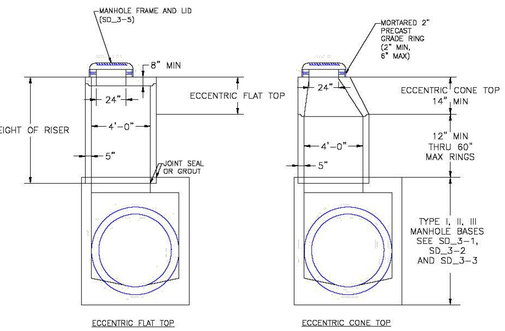






SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10, André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing	REVISION DATE: 9/16/10	FILE NAME: SD_3-5



NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3 STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11, André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	REVISION DATE: 11/23/04	FILE NAME: SD_3-7

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

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

DATE

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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.

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No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

STERLING RANCH FILING NO. 5
DETAILS

SHEET 6 OF 6
JOB NO. 25188.16

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STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN

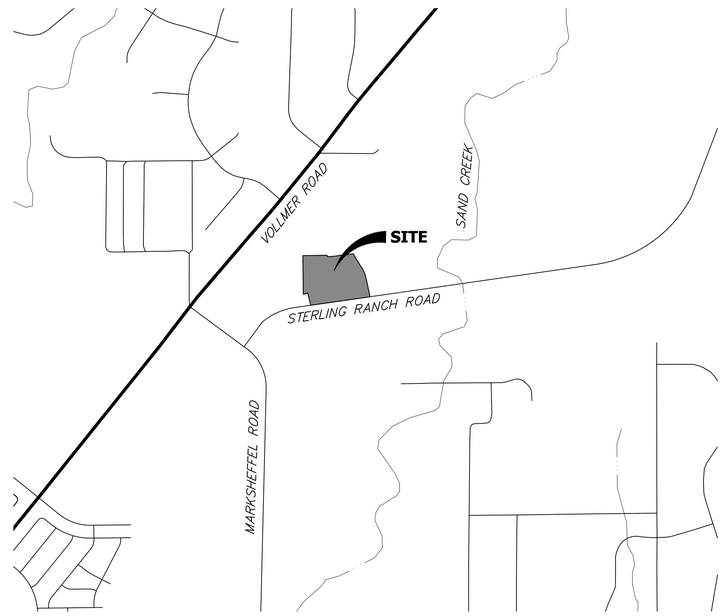
DECEMBER 2023

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
2. 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.
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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 BITUMINUOUS COATINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
12. 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.
13. 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.
14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
15. 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.
16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
17. 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.
18. 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.
19. 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.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
    a. 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.
    b. 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 UTILITYLINES.
21. TESTING OF FACILITIES:
    a. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
    b. 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).
    c. ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
       - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
       - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
       - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
       - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
22. 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.
23. 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.
24. ACCEPTANCE:
    a. THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
    b. 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).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
27. 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.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WASTEWATER SYSTEM INSTALLATION NOTES

1. 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.
2. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 – RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
3. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
    a. 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.
    b. 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.
    c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
    d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.



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

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 SUBDISION
   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

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

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
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
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460
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
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

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 _____ DATE _____
LOREN MORELAND, MANAGER

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED _____ DATE _____
FAWWA ENGINEER

ENGINEER'S STATEMENT

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=1000'
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5
COVER SHEET

SHEET 1 OF 9

JOB NO. 25188.16

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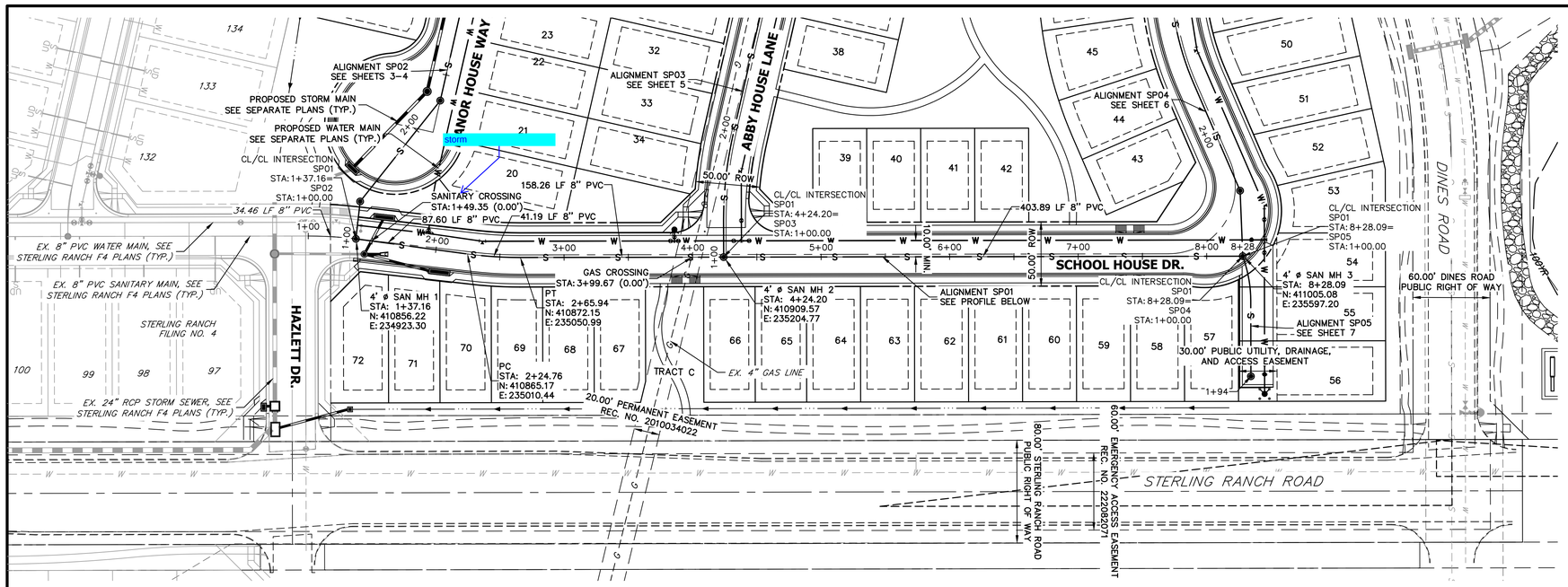
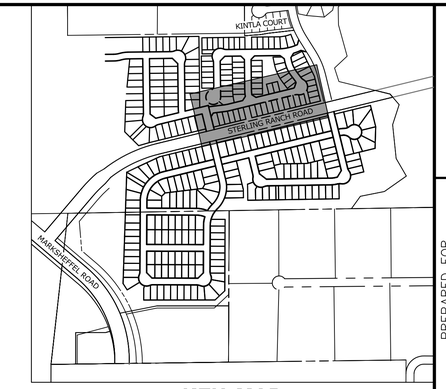
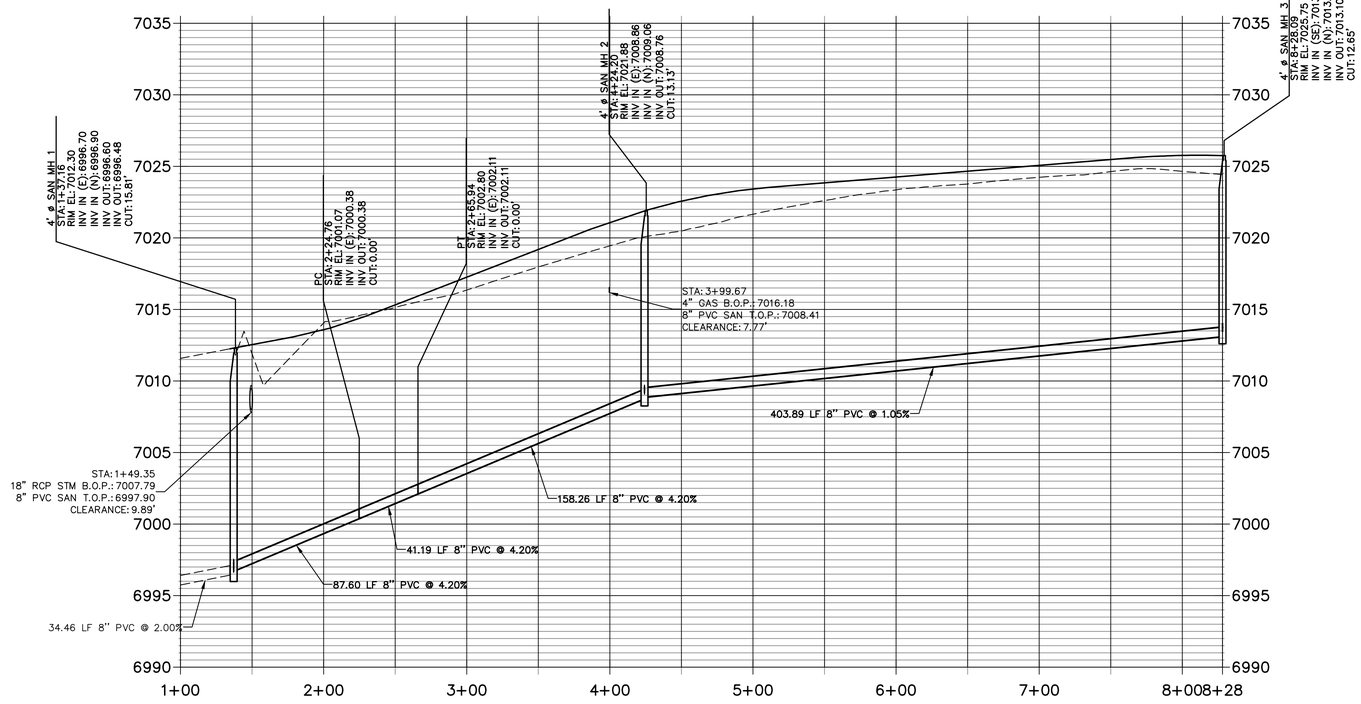
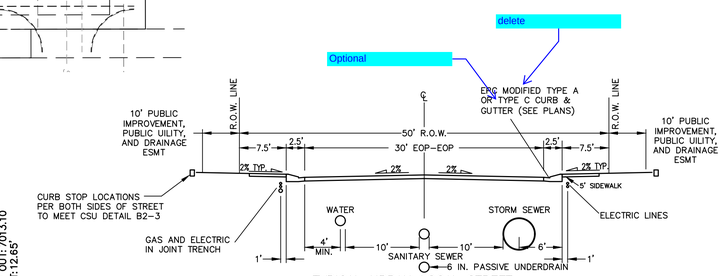




KEY MAP
SCALE: NTS

SP01 PROFILE
STA 1+00.00 TO 8+28.09





TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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.

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

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

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

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

DATE

COLORADO LICENSED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS

SHEET 2 OF 9
JOB NO. 25188.16

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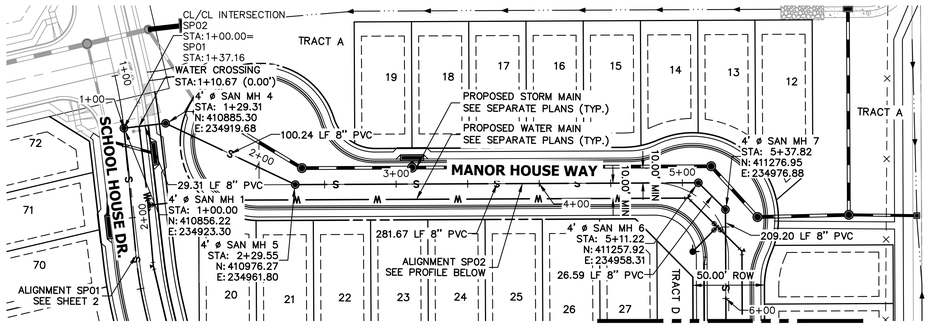

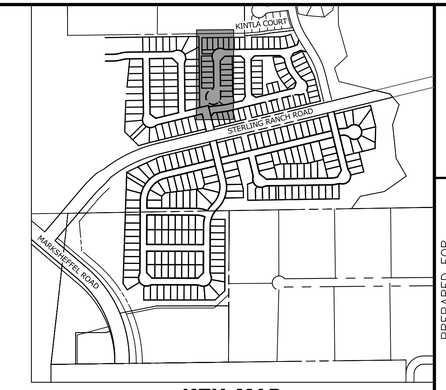

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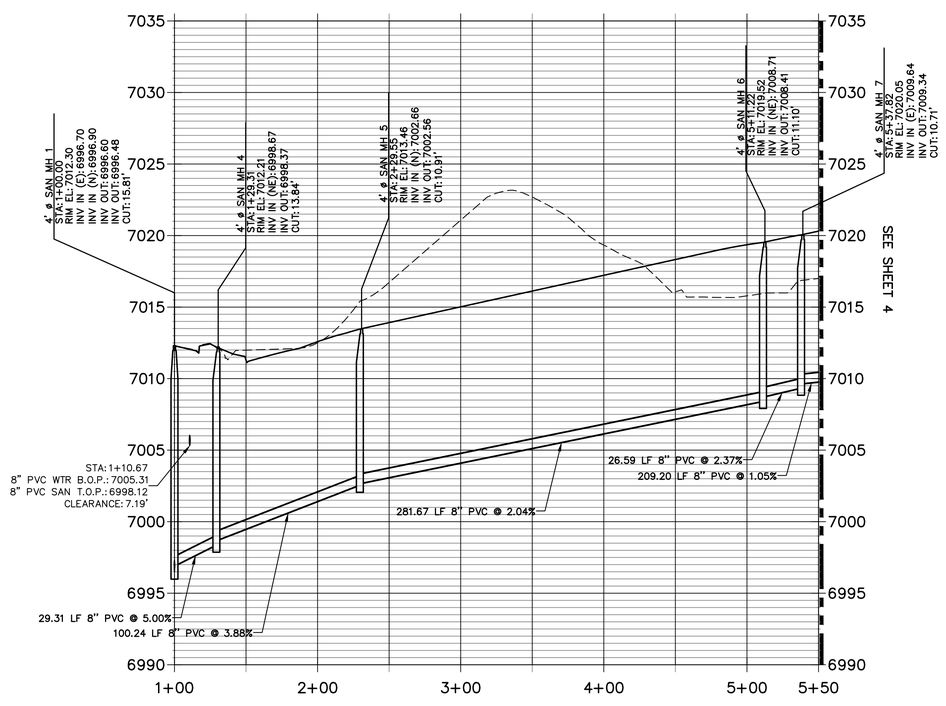

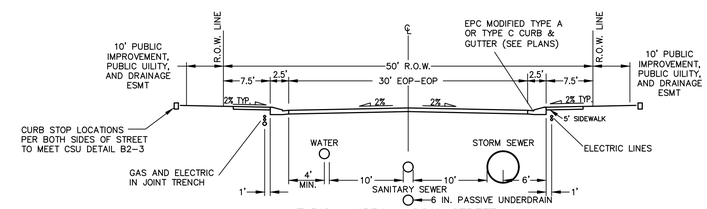

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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50 25 0 50 100
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RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

DATE

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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ATTN: LOREN MORELAND
(719) 785-3270

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DATE	12/20/23
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STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS

SHEET 3 OF 9
JOB NO. 25188.16

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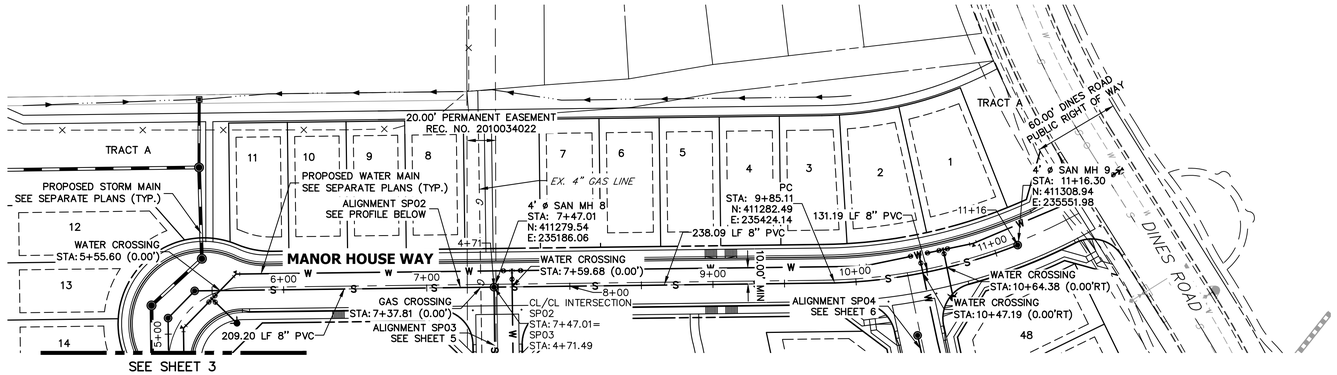

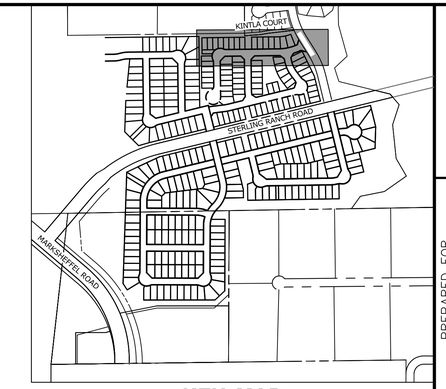

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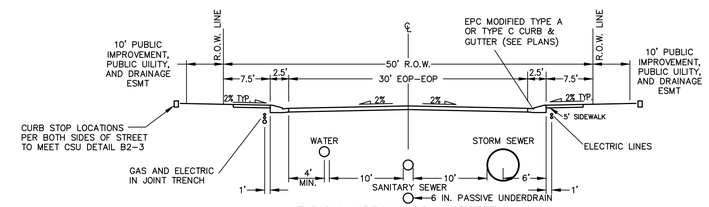

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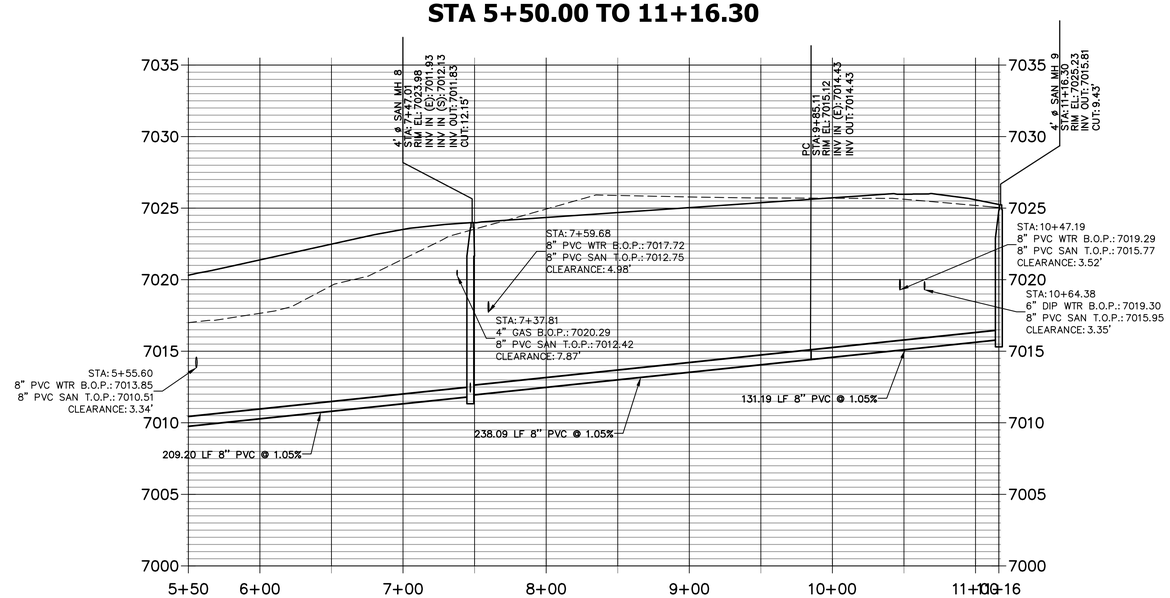

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50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

Know what's **below.**
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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CHECKED BY	

STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS

SHEET 4 OF 9
JOB NO. 25188.16

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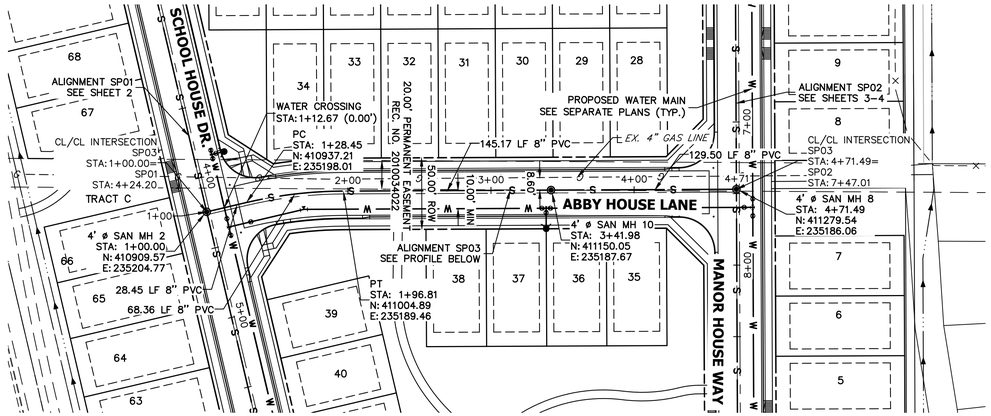

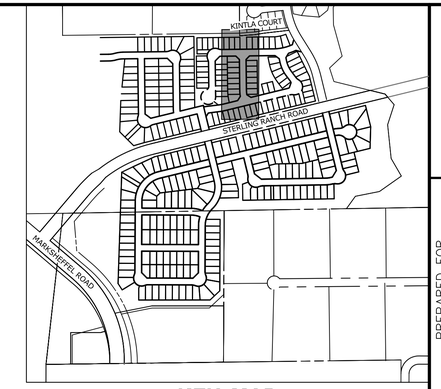

KEY MAP
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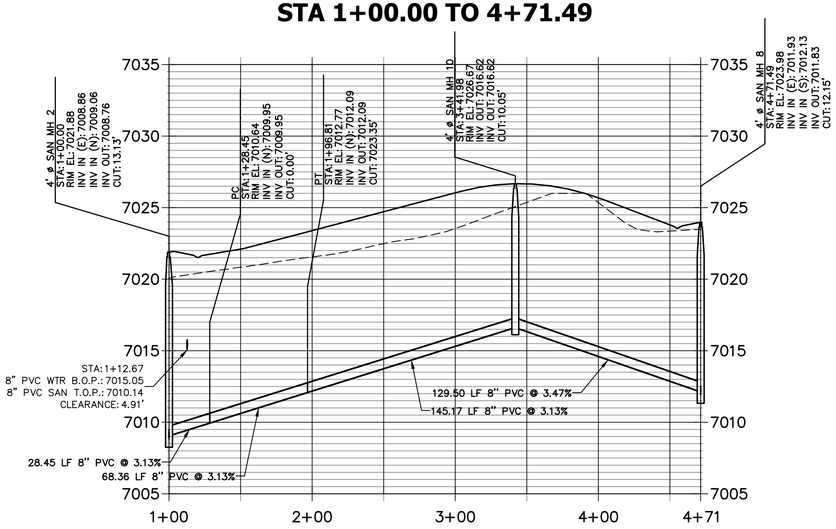

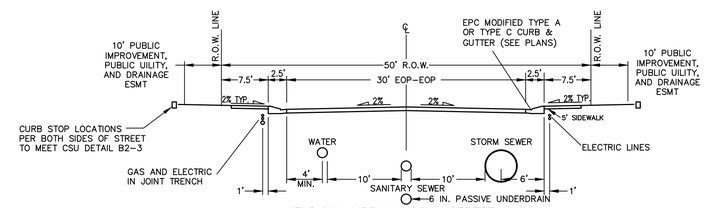

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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

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

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
RYAN E. BURNS
0054412

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DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS

SHEET 5 OF 9
JOB NO. 25188.16

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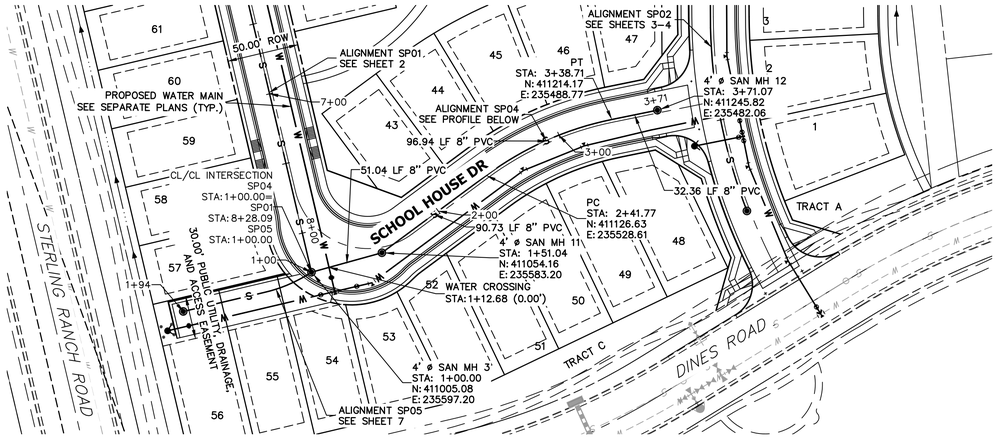

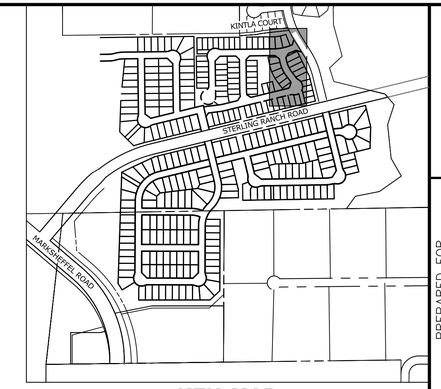

KEY MAP
SCALE: NTS

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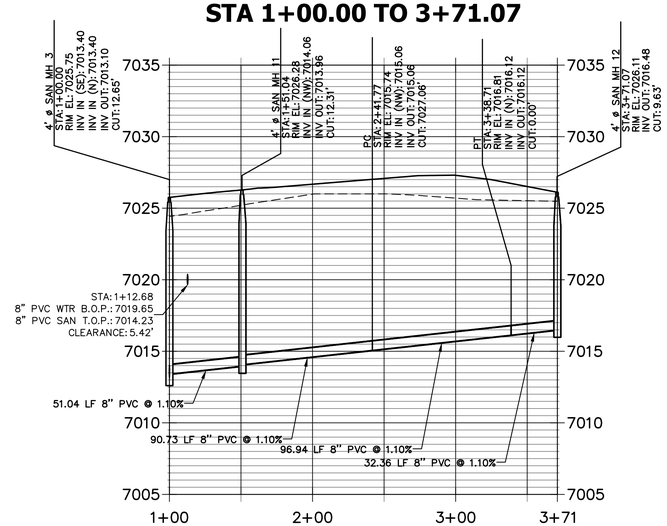

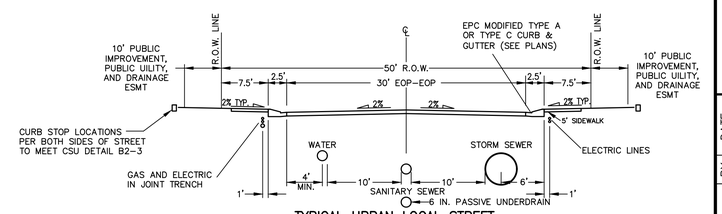

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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.

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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

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

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

DATE

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.

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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS

SHEET 6 OF 9
JOB NO. 25188.16

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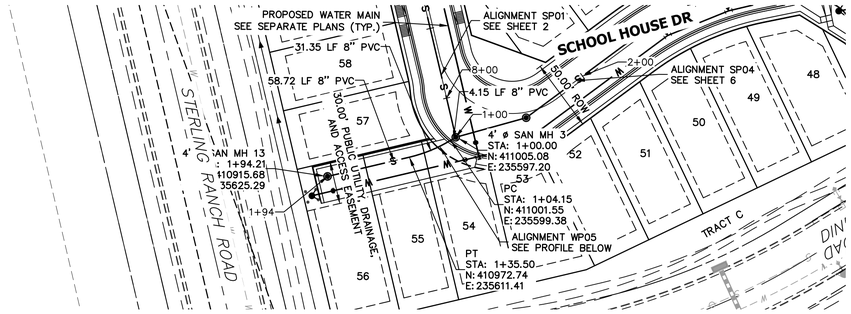
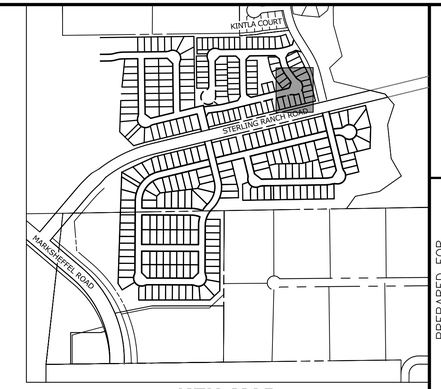
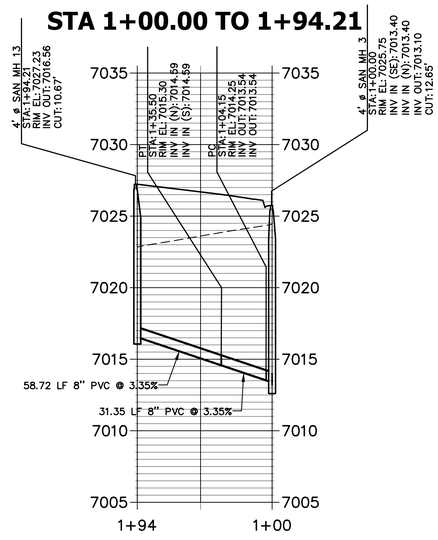
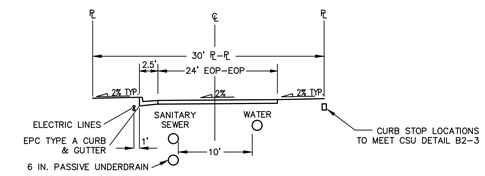




KEY MAP
SCALE: NTS

SP05 PROFILE
STA 1+00.00 TO 1+94.21





PRIVATE COMMON DRIVE
SCALE: NTS

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50 25 0 50 100

HORIZONTAL
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VERTICAL
ORIGINAL SCALE: 1" = 5'

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COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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COLORADO P.E. 0054412
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DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
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STERLING RANCH FILING NO. 5

SANITARY SEWER PLANS

SHEET 7 OF 9

JOB NO. 25188.16

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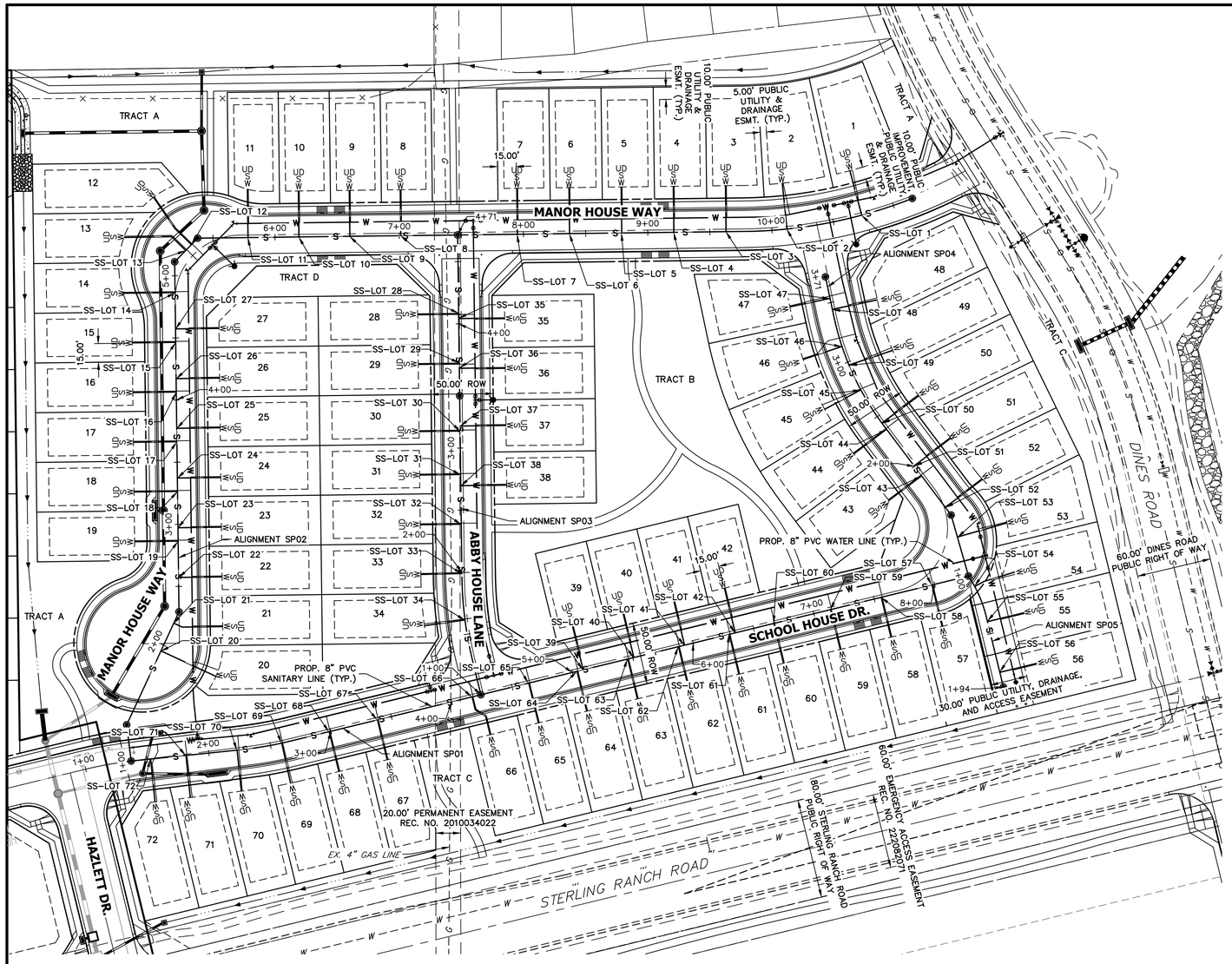
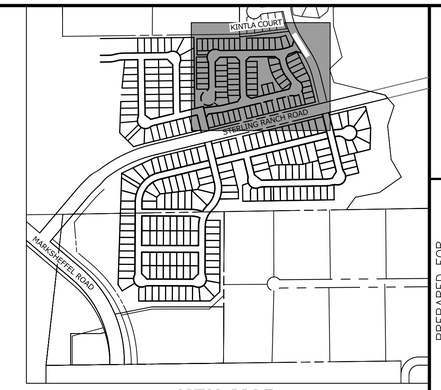


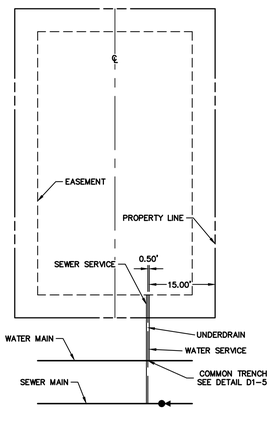


KEY MAP
SCALE: NTS

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



LOT SERVICES DETAIL
SCALE: 1"=20

NOTES:

1. SANITARY SEWER SERVICE TO BE 15' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.

2. WATER SERVICE TO BE CONSTRUCTED USING COMMON TRENCH PER CSU DETAIL D1-5 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.

N

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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

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No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	12/20/23
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CHECKED BY	

STERLING RANCH FILING NO. 5
UTILITY SERVICE PLAN

SHEET 8 OF 9
JOB NO. 25188.16

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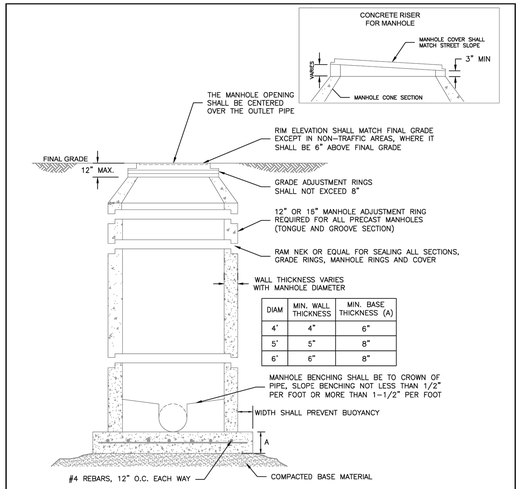
PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS								
		20'	18'	16'	14'	12'	10'	8'	6'	4'
4" - 12" DIP	4°00'	286'	258'	229'	200'	172'	143'	115'	100'	100'
14" - 16" DIP	3°12'	358'	322'	287'	251'	215'	179'	143'	107'	100'
18" - 36" DIP	2°24'	477'	430'	382'	334'	286'	239'	191'	143'	100'
4" - 36" SDR 35 PVC	3°00'	382'	344'	306'	267'	230'	191'	153'	115'	100'

NOTES:

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

Colorado Springs Utilities — It's how we're all connected | MINIMUM RADIUS FOR DIP AND PVC PIPE | C2–2 | DATED 5/2015

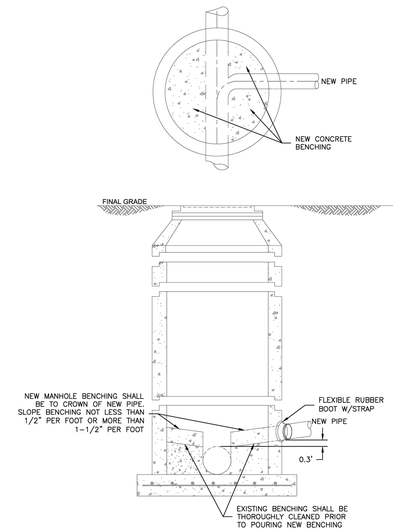


DIAM	MIN. WALL THICKNESS	MIN. BASE THICKNESS (A)
4'	4"	6"
5'	5"	8"
6'	6"	8"

NOTES:

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

Colorado Springs Utilities — It's how we're all connected | STANDARD CONCRETE MANHOLE | C3–1 | DATED 5/2015

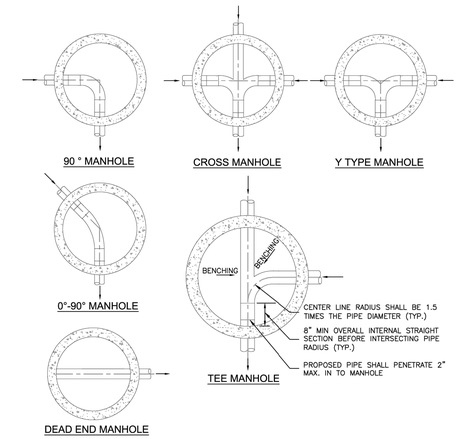


NOTES:

1. SEE DETAIL DRAWING C3–1 FOR MANHOLE REQUIREMENTS.

Colorado Springs Utilities — It's how we're all connected | CORE DRILLING INTO AN EXISTING MANHOLE | C3–3 | DATED 5/2015

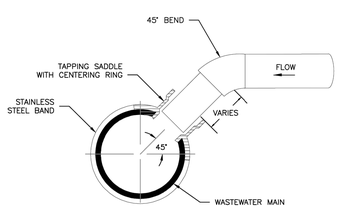
TYPICAL INTERSECTING PIPE MANHOLE LAYOUTS



NOTES:

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

Colorado Springs Utilities — It's how we're all connected | TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS | C3–2 | DATED 5/2015

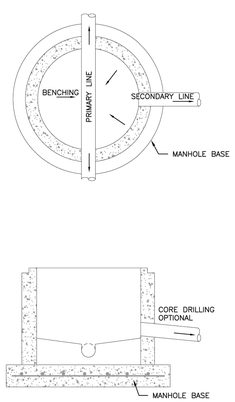


TYPICAL WASTEWATER SERVICE TAPPING SADDLE

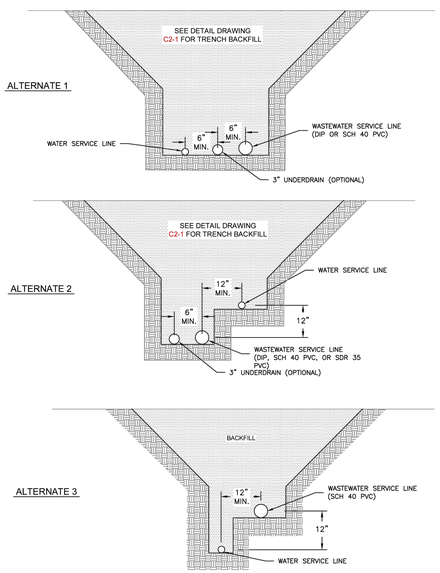
NOTES:

1. 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.
2. 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.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities — It's how we're all connected | TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD | D1–6 | DATED 5/2015



Colorado Springs Utilities — It's how we're all connected | APEX MANHOLE | C3–12 | DATED 1/2017



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

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

RYAN E. BURNS, P.E. DATE
COLORADO P.E. 0054412
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No.	REVISION	BY	DATE

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V–SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING NO. 5

DETAILS

SHEET 9 OF 9

JOB NO. 25188.16

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STERLING RANCH FILING 5

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

DECEMBER 2023

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
2. 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.
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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 BITUMINUOUS COATINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
12. 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.
13. 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.
14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
15. 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.
16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
17. 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.
18. 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.
19. 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.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
    a. 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.
    b. 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.
21. TESTING OF FACILITIES:
    a. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
    b. 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).
    c. ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
       - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
       - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
       - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
       - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
22. 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.
23. 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.
24. ACCEPTANCE:
    a. THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
    b. 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).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
27. 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.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

1. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ON-HALF (5.5) FEET.
2. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
3. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVCIE 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.
4. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
5. 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).
6. 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.
7. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
8. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
   a. 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.
   b. 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.
   c. ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

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

BENCHMARKS

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 SUBDISION
   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

Know what's **below.**
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AGENCIES

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

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

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

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED _____ DATE _____
LOREN MORELAND, MANAGER

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED _____ DATE _____
FAWWA ENGINEER

FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

ENGINEER'S STATEMENT

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=1000'
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

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COVER SHEET

SHEET 1 OF 10

JOB NO. 25188.16

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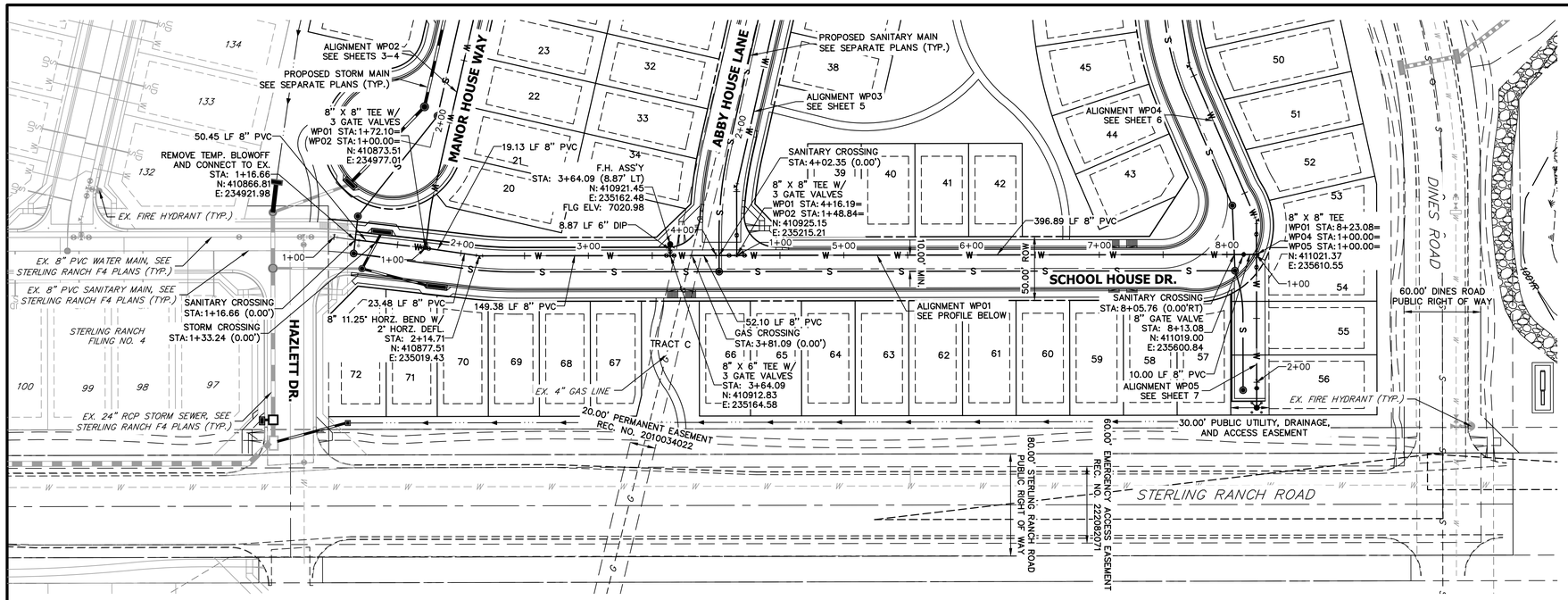

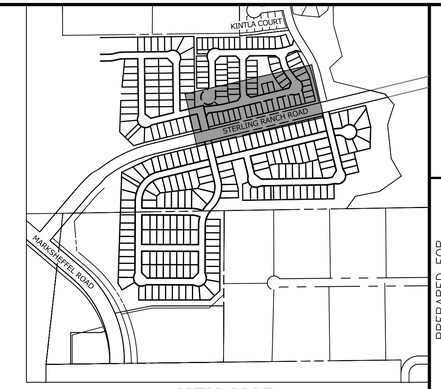

KEY MAP
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WP01 PROFILE
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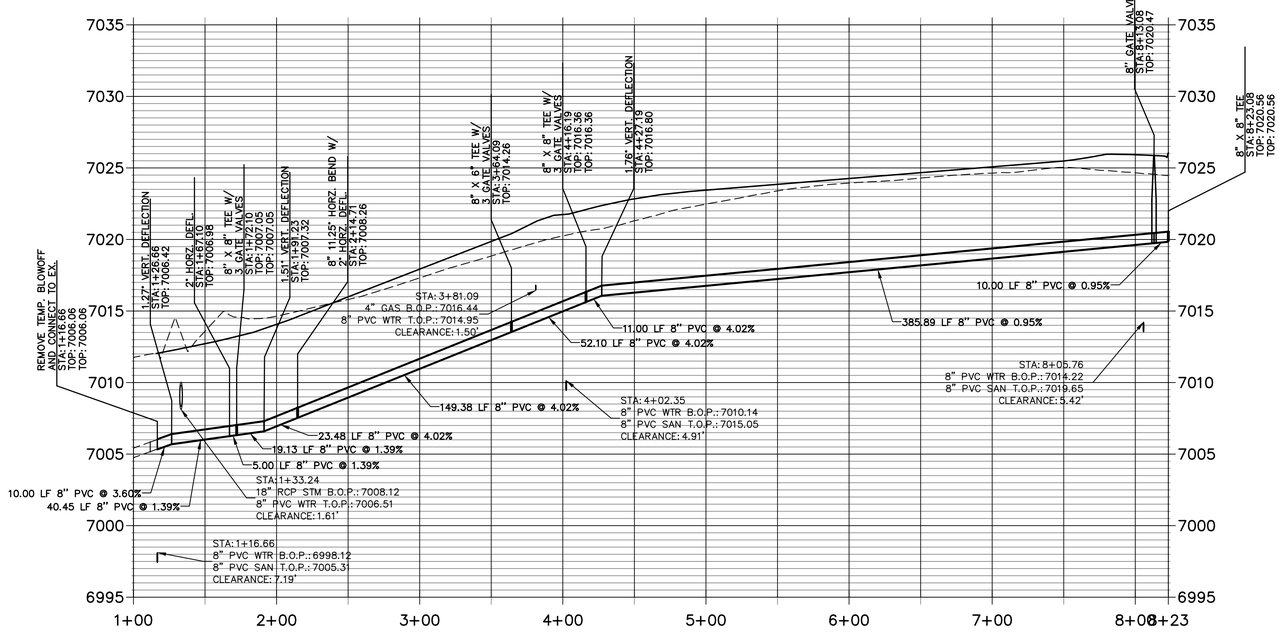

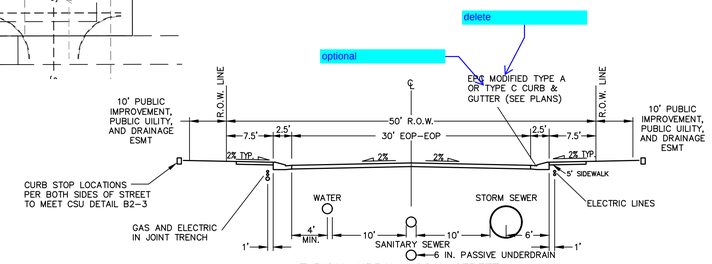

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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

WATER NOTES

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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

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

Know what's **below.**
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING 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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Centennial 303-740-9393 • Colorado Springs 719-593-2593
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V-SCALE	1"=5'
DATE	12/20/23
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CHECKED BY	

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WATER PLAN AND PROFILE

SHEET 2 OF 10

JOB NO. 25188.16

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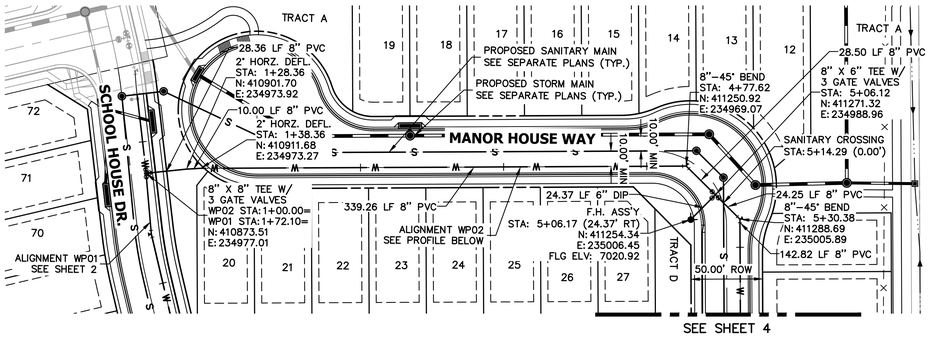

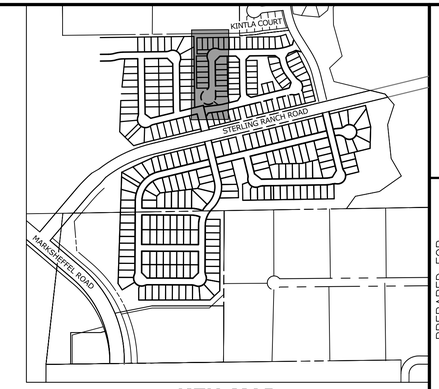

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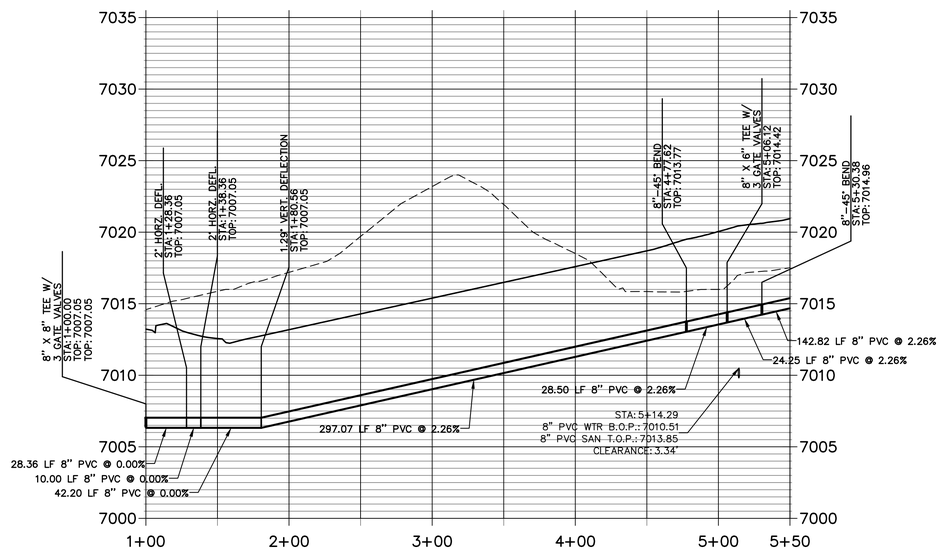

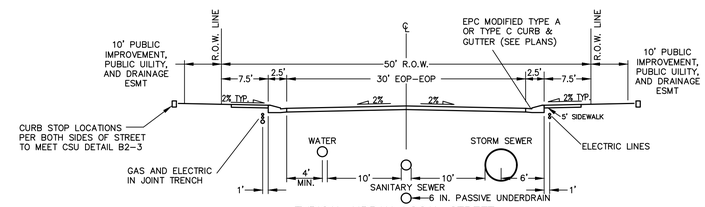

TYPICAL URBAN LOCAL STREET
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

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WATER PLAN AND PROFILE

SHEET 3 OF 10

JOB NO. 25188.16

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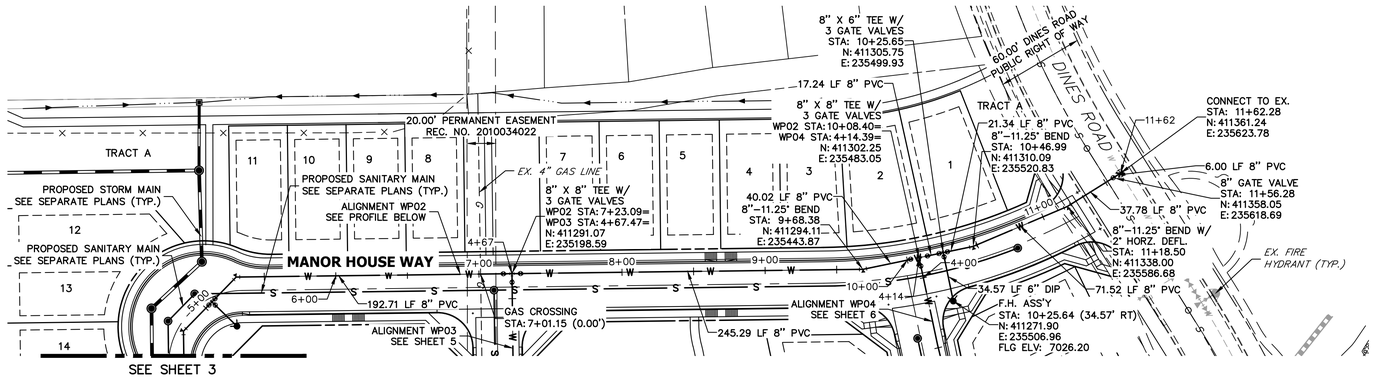

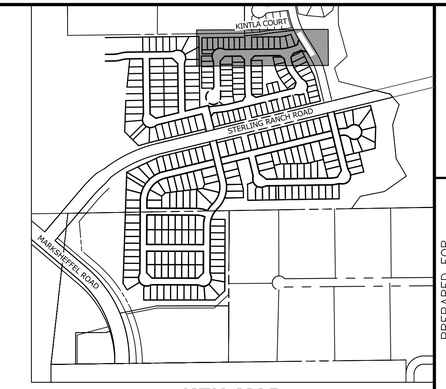

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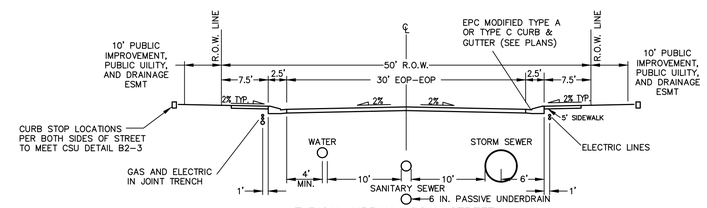

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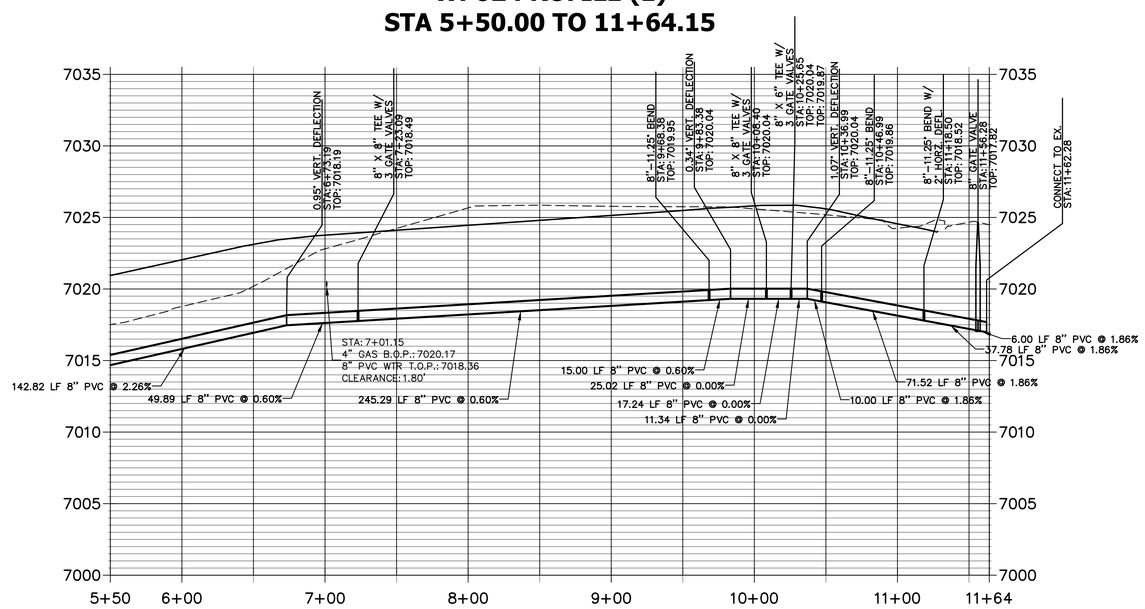

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WATER NOTES

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

N

50 25 0 50 100

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	12/20/23
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING 5

WATER PLAN AND PROFILE

SHEET 4 OF 10

JOB NO. 25188.16

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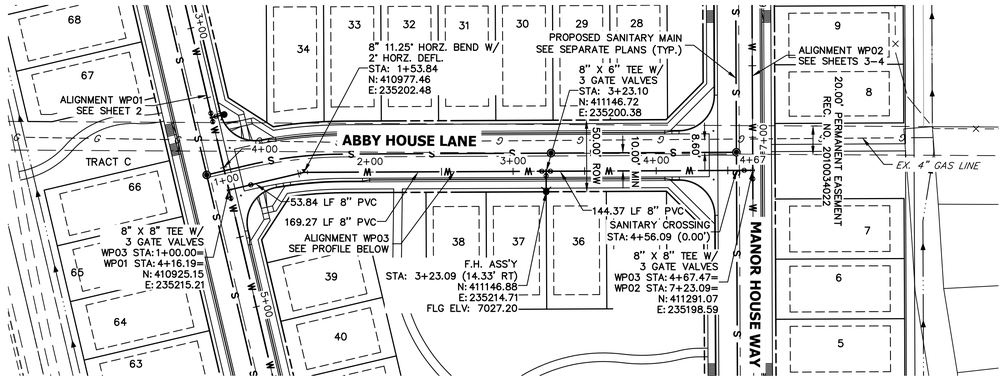

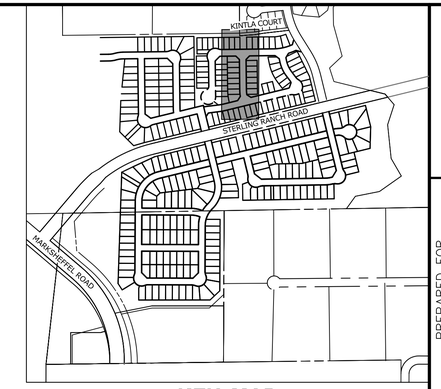

KEY MAP
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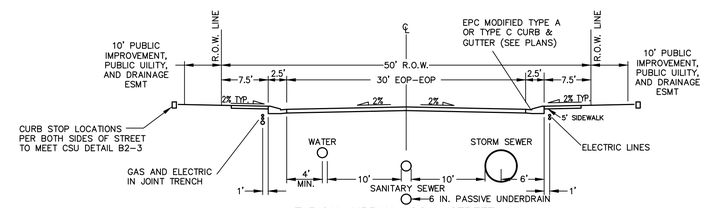

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

WP03 PROFILE
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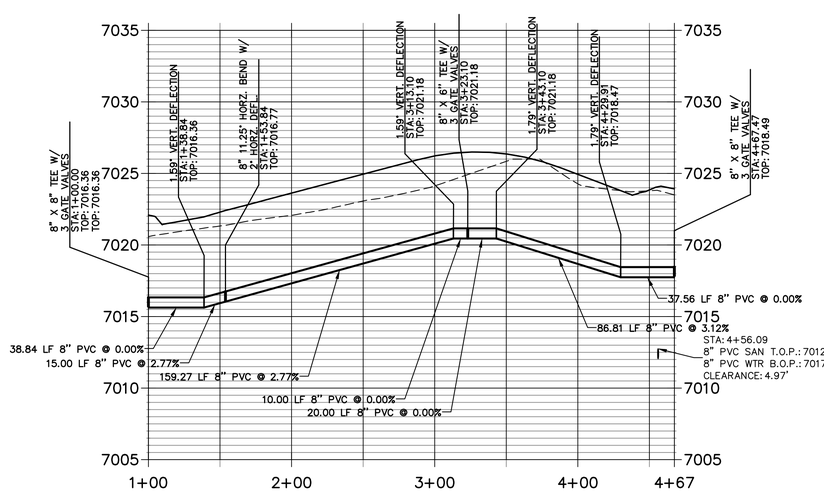

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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2138 FLYING HORSE CLUB DRIVE
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WATER PLAN AND PROFILE

SHEET 5 OF 10

JOB NO. 25188.16

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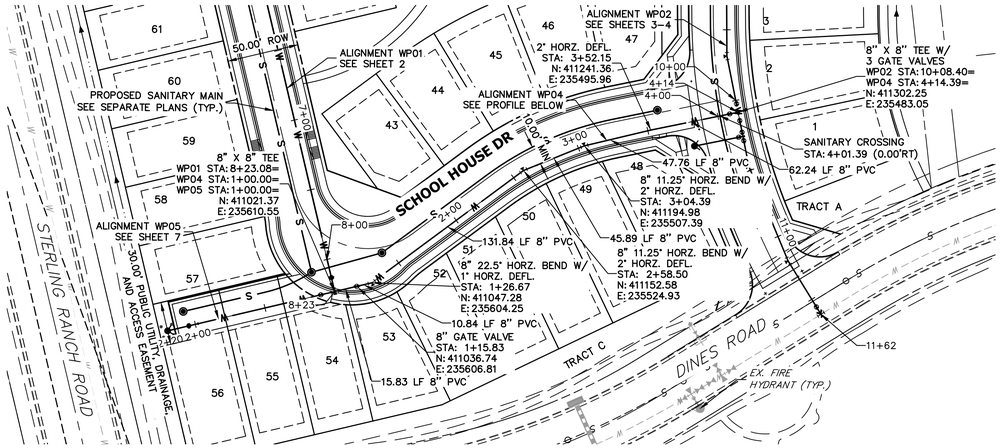

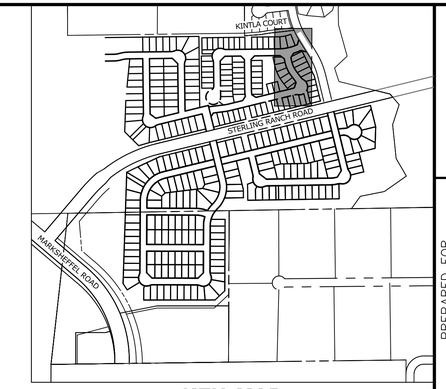

KEY MAP
SCALE: NTS

WP04 PROFILE
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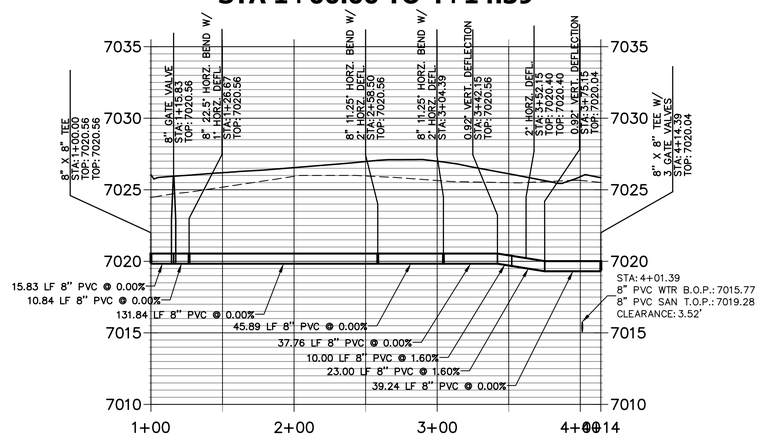

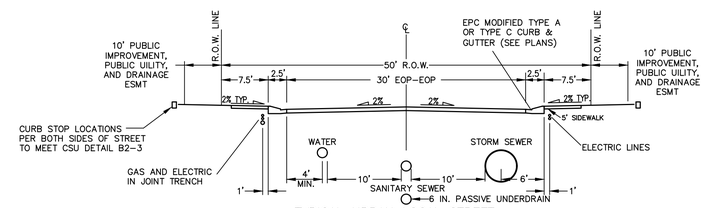

TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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50 25 0 50 100
HORIZONTAL
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VERTICAL
ORIGINAL SCALE: 1" = 5'

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COLORADO PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

RYAN E. BURNS, P.E. DATE
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WATER PLAN AND PROFILE

SHEET 6 OF 10

JOB NO. 25188.16

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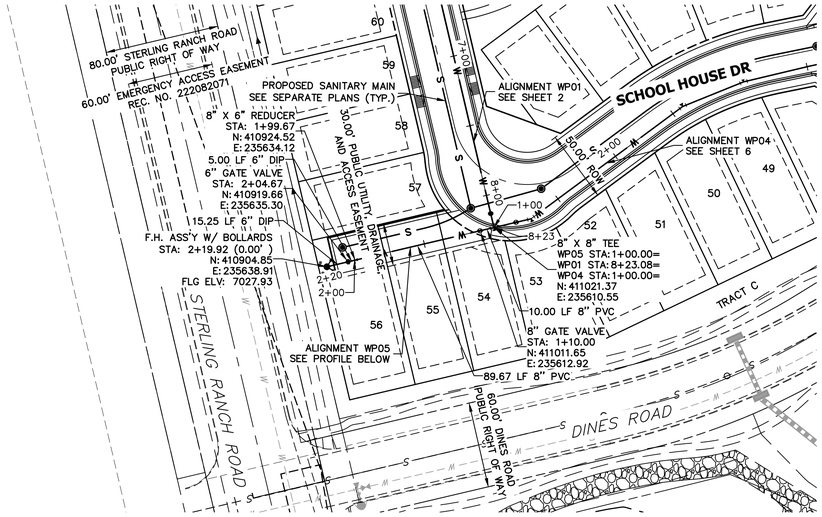

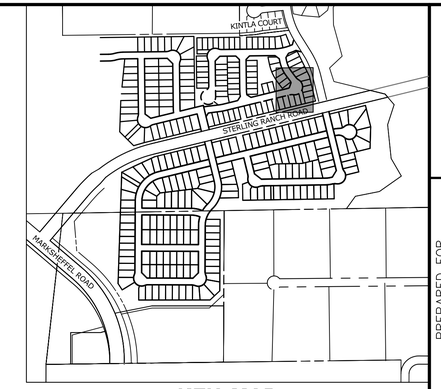

KEY MAP
SCALE: NTS

WP05 PROFILE
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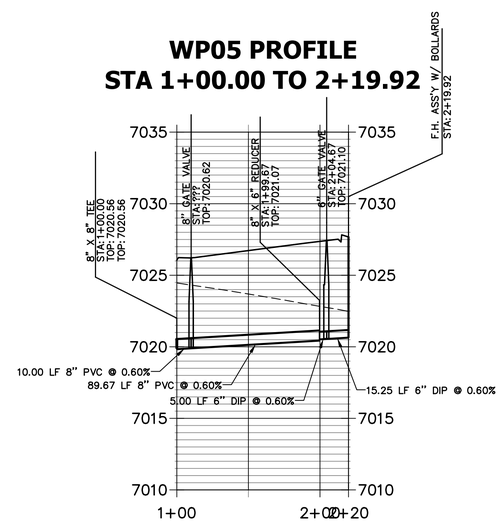

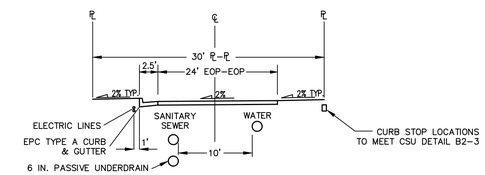

PRIVATE COMMON DRIVE
SCALE: NTS

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50 25 0 50 100

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VERTICAL
ORIGINAL SCALE: 1" = 5'

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WATER PLAN AND PROFILE

SHEET 7 OF 10

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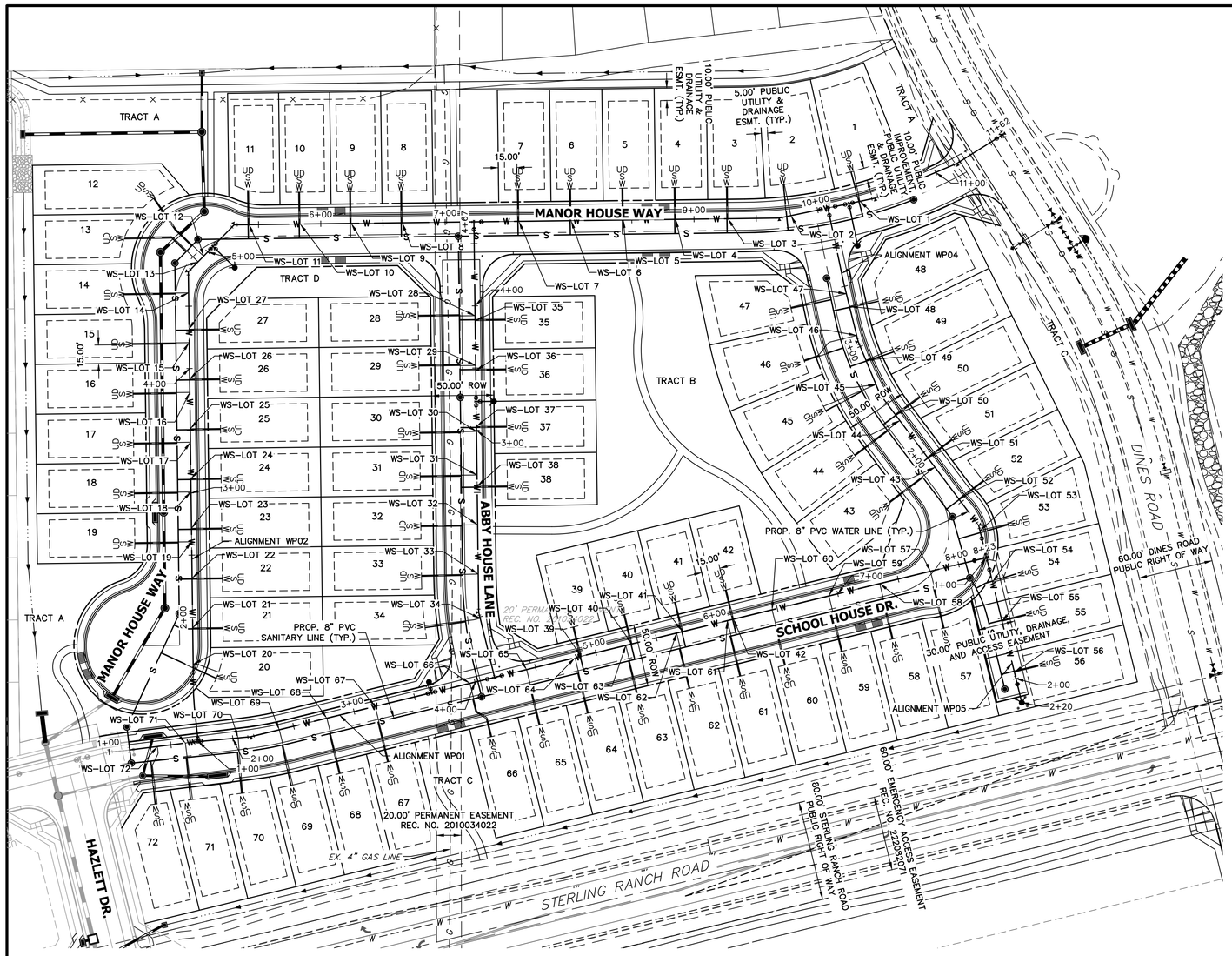
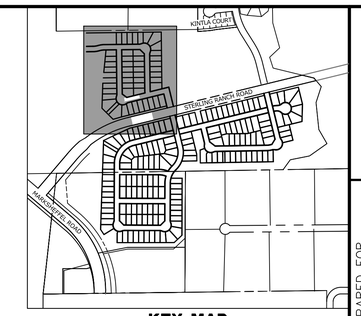


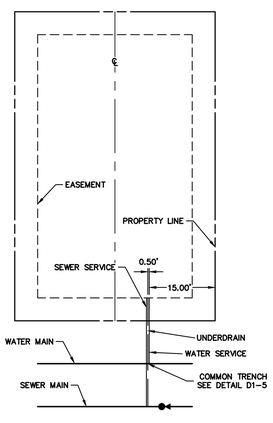


KEY MAP
SCALE: NTS

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



LOT SERVICES DETAIL
SCALE: 1"=20

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.

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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CHECKED BY	

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UTILITY SERVICE PLAN

SHEET 8 OF 10

JOB NO. 25188.16

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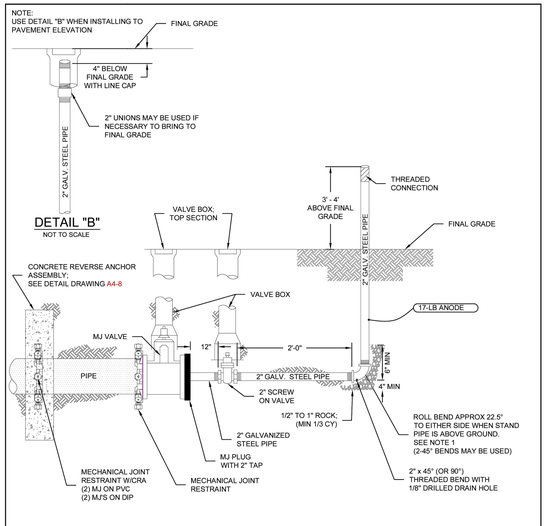
NOTE:
USE DETAIL "B" WHEN INSTALLING TO PAVEMENT ELEVATION



NOTES:

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

Colorado Springs Utilities	TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH MECHANICAL JOINT PLUG	A2-5
It's how we're all connected		DATED 01/2017

PER SLIP JOINT OF DIP PIPE

PIPE DATA	MFRS. DEFL	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS		
PIPE SIZE		(HORZ. DEFL.)	(VERT. DEFL.)	20'L	18'L	
4" 6" 8" 10" 12"	5°00'	4°00'	6.99%	286'	258'	DATA FOR DIP PIPE
14" 16"	4°00'	3°12'	5.59%	358'	322'	
18" 20" 24" 30" 36"	3°00'	2°24'	4.19%	477'	430'	
42"	2°00'	1°36'	2.79%	716'	645'	

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

PER SLIP JOINT OF PVC PIPE W/HIGH DEFLECTION COUPLINGS

PIPE DATA	MFRS. TOTAL JOINT DEFL W/ COUPL.	DESIGN DEFLECTION (80% MAX.)		MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEFL. COUPLINGS	
PIPE SIZE		(HORZ. DEFL.)	(VERT. DEFL.)	20'L	
CLASS 305 (DR-14): 4"	5°00'	4°00'	6.99%	286'	DATA FOR PVC PIPE
6"	5°00'	4°00'	6.99%	286'	
8"	5°00'	4°00'	6.99%	286'	
12"	5°00'	4°00'	6.99%	286'	
CLASS 235 (DR-18): 16"	NO DEFLECTION COUPLINGS FOR 18" OR GREATER				

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

NOTES:

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

Colorado Springs Utilities	MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE	A4-1
It's how we're all connected		DATED 03/2014

THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

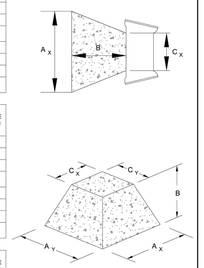
MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.25
6	11.25° BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.25
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	2.69	2.69	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50
8	11.25° BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25
8	22.5° BEND	6.50	2.55	2.55	0.48	0.67	2.00	0.25
8	45° BEND	12.50	3.57	3.50	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	4.64	3.50	1.08	0.67	2.00	0.75

THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25
12	22.5° BEND	9.25	3.04	3.04	0.54	1.00	2.00	0.50
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5° BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00

THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.69	3.66	0.54	1.00	2.00	0.50
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.98	6.50

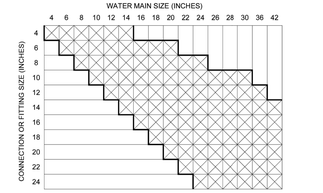


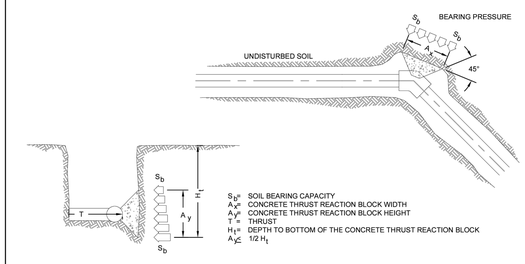
NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX DESIGN SHALL BE PER MATERIAL CHAPTER 4.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H6) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

Colorado Springs Utilities	CONCRETE THRUST REACTION BLOCKS	A4-2
It's how we're all connected		DATED 03/2014

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS



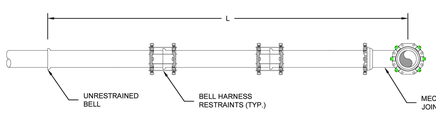


NOTES:

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

Colorado Springs Utilities	CONCRETE THRUST REACTION BLOCKS	A4-3
It's how we're all connected		DATED 03/2014

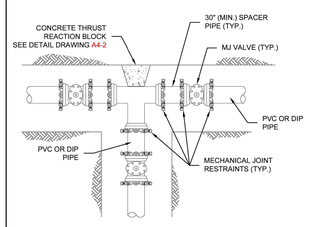
PIPE DIAMETER		L = MINIMUM RESTRAINED PIPE LENGTH (FEET)												
		45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR PLUG, TO INCLUDE IN-LINE VALVES (SEE NOTE 9)		
MAX. STATIC PRESSURE (PSI)		<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200
6 INCH	DUCTILE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



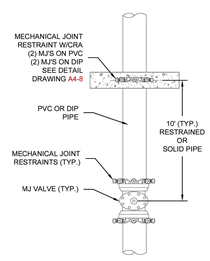
NOTES:

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

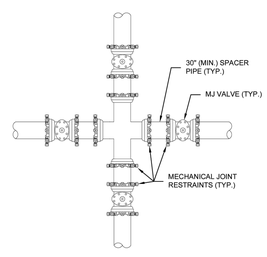
Colorado Springs Utilities	RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS	A4-4
It's how we're all connected		DATED 03/2014



TEE INSTALLATION



IN LINE VALVE INSTALLATION

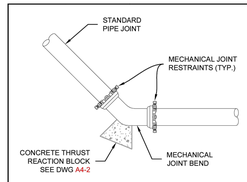


CROSS INSTALLATION

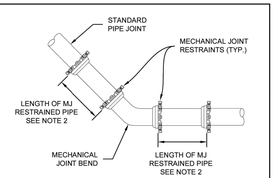
NOTES:

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

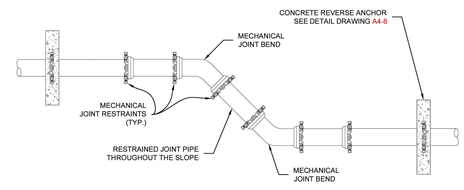
Colorado Springs Utilities	VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS	A4-5
It's how we're all connected		DATED 06/2015



HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB



HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB

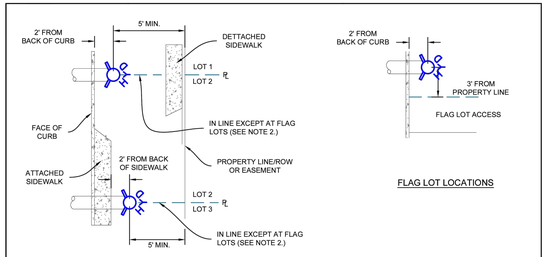


VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

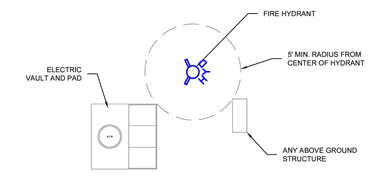
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities	BEND CONFIGURATIONS AND RESTRAINTS	A4-6
It's how we're all connected		DATED 06/2015



LOT LINE LOCATIONS

FLAG LOT LOCATIONS



PAD AND VAULT ACCESS CLEARANCES

NOTES:

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

Colorado Springs Utilities	FIRE HYDRANT LOCATIONS	A5-1
It's how we're all connected		DATED 03/2014

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

ENGINEER'S STATEMENT

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

COLORADO REGISTERED RYAN E. BURNS 0054412 PROFESSIONAL ENGINEER

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING 5

DETAILS

SHEET 9 OF 10

JOB NO. 25188.16

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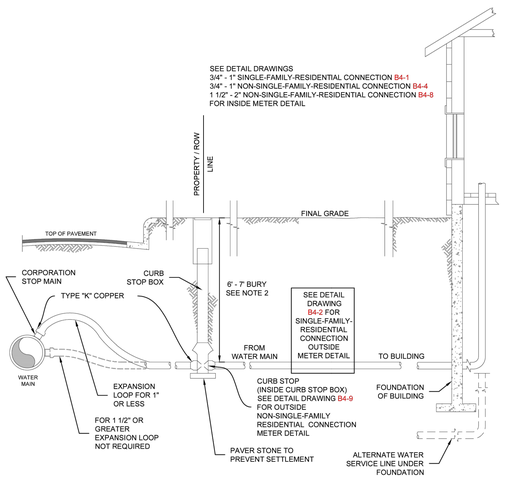
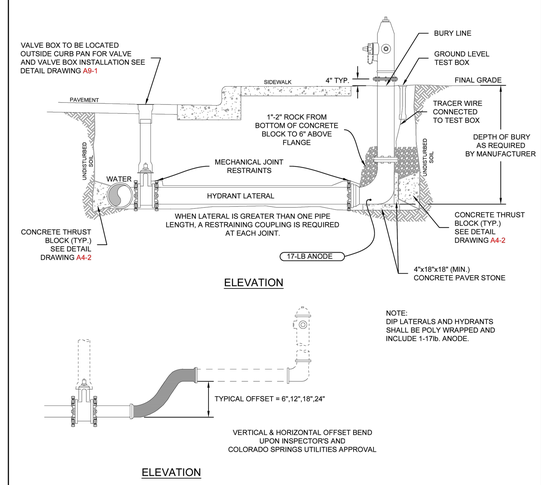


NOTES:

1. REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
2. FOR AREAS WITH DEEPER FROST DEPTHS SEE SECTION 2.6.G.1 FOR DEPTH OF BURY REQUIREMENTS.
3. SEE DETAIL DRAWING B4-9 FOR NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION OUTSIDE METER DETAIL.

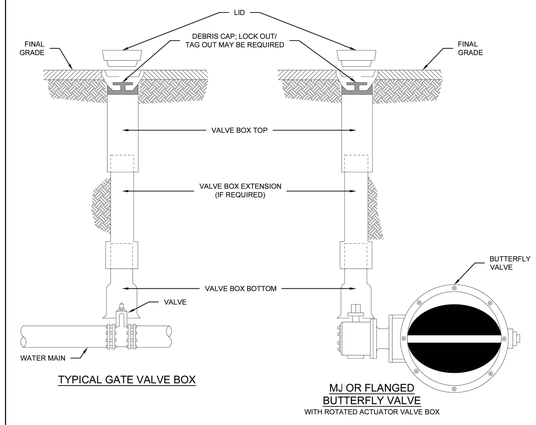
Colorado Springs Utilities — It's how we're all connected	TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"	B1-3 DATED 01/2017



NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF WAY LINE.

Colorado Springs Utilities — It's how we're all connected	FIRE HYDRANT INSTALLATION	A5-3 DATED 03/2014



NOTES:

1. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
2. VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4.
3. DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
4. DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
5. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

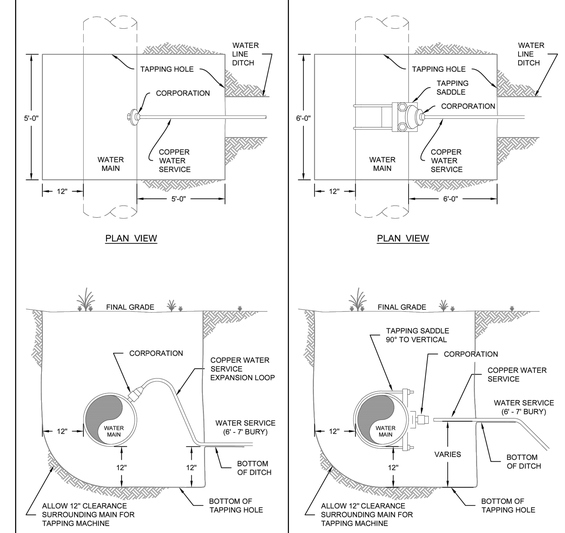
Colorado Springs Utilities — It's how we're all connected	VALVE BOX INSTALLATION	A9-1 DATED 03/2014

TAPPING DETAIL FOR 3/4" AND 1" CONNECTION

SERVICE TAPS 3/4" & 1" CORPORATION ONLY (DIRECT TAPPING).

TAPPING DETAIL FOR 1 1/2" AND 2" CONNECTION

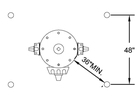
SERVICE TAPS 1 1/2" & 2" TAPPING SADDLE.



NOTES:

1. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
2. FOR HDPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
3. TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.21.E.
4. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
5. SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

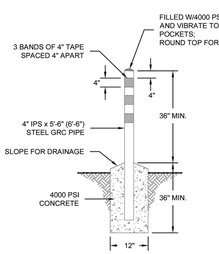
Colorado Springs Utilities — It's how we're all connected	TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER	B1-1 DATED 03/2014



BOLLARD PLACEMENT (TOP VIEW)

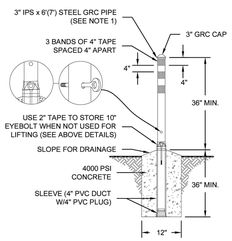
REFERENCE PROTECTION OF EQUIPMENT FROM VEHICULAR DAMAGE INFORMATION PACKET (COLORADO SPRINGS FIRE DEPARTMENT)

BOLLARDS ARE NECESSARY WHERE FIRE HYDRANTS ARE SUBJECT TO DAMAGE FROM VEHICULAR MOVEMENT.



CONCRETE FILLED POST

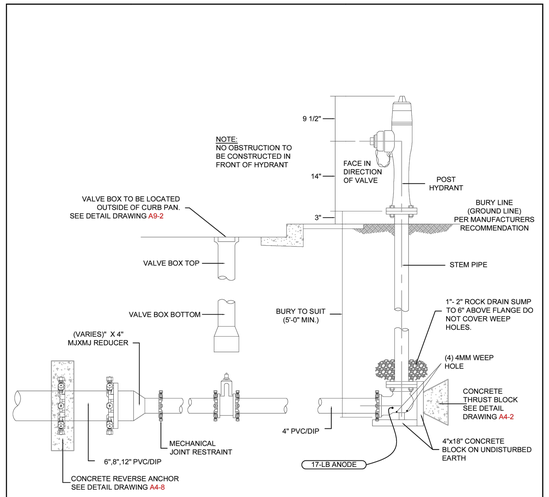
1. BARRICADE POSTS SHALL BE INSTALLED PLUMB AND LEVEL ACROSS THE TOPS FROM ONE TO ANOTHER WHEN TWO ARE USED.
2. USE 4" GRC PIPE AND PAINT WITH TWO COATS OF SILVER PAINT.
3. DIG 12" X 36" HOLE - CONDUIT TO BE CENTERED IN HOLE.
4. CONCRETE FOR ANCHORING POSTS SHALL BE 4000PSI MIX #2, APPROXIMATELY 8.3 CU.FT./POLE



REMOVABLE CAPPED - PIPE POST (WITH APPROVAL OF CSFD)

1. POST, REMOVABLE, AND ASSEMBLE WITH SCRAP 4" PVC DUCT SLEEVE, 10" X 1/2" EYEBOLT, 4" PVC PIPE PLUG, 2" BLACK TAPE AND 4" ORANGE REFLECTIVE TAPE AS SHOWN.
2. USE BANDS OF REFLECTIVE TAPE ON TOP OF POSTS TO WARN MOTORISTS, CYCLISTS, ETC. THE FIRST BAND SHOULD BE NO LOWER THAN 4" FROM THE TOP OF THE POST.
3. INTERMEDIATE POSTS ACROSS AT LEAST ONE SIDE (PREFERABLY THE FRONT) OF THE APPARATUS SHALL BE OF THE REMOVABLE TYPE; ALL OTHERS CAN BE PERMANENT.

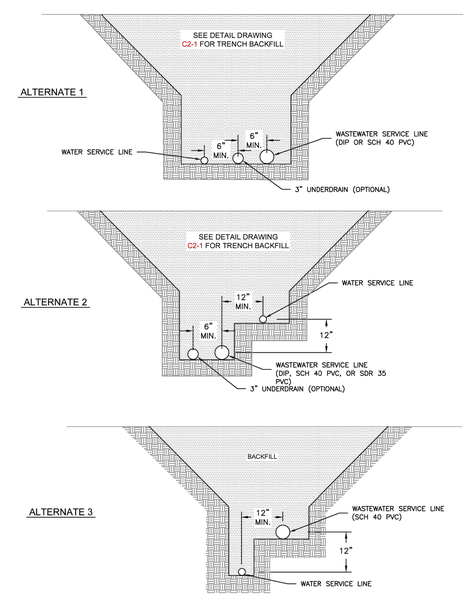
Colorado Springs Utilities — It's how we're all connected	FIRE HYDRANT PROTECTION POSTS (BOLLARDS)	A5-4 DATED 03/2014



NOTE:

1. TRACER WIRE AND 17lb ANODE TO BE INSTALLED WITH EACH POST HYDRANT.
2. WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.
3. MAINTAIN 5' MIN. CLEARANCE AROUND POST HYDRANT FROM ABOVE GROUND STRUCTURE/VAULTS.
4. REFERENCE DETAIL DRAWING A5-1 FOR POST HYDRANT LOCATION.

Colorado Springs Utilities — It's how we're all connected	POST HYDRANT DETAIL FOR USE ON TEMPORARY OR PERMANENT DEAD ENDS	A5-6 DATED 01/2018



Colorado Springs Utilities — It's how we're all connected	TYPICAL COMMON SERVICE TRENCH SECTION	D1–5 DATED 07/2022

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

ENGINEER'S STATEMENT

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

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

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER RYAN E. BURNS 0054412

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.

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 Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	12/20/23
DESIGNED BY	N/A
DRAWN BY	PAL
CHECKED BY	

STERLING RANCH FILING 5

DETAILS

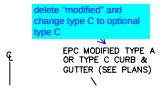
SHEET 10 OF 10

JOB NO. 25188.16

X:\2510000.all\2518816\Drawings\Sheet Dwgs\Water Plans\2518816 DT01.dwg, DT02, 12/20/2023 10:33:10 AM, CS

V_1 Construction Drawings (Plans-Profiles) R1.pdf Markup Summary

Callout (17)



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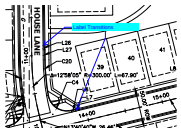

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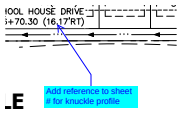
Label Transitions



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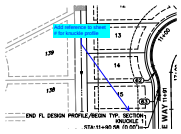

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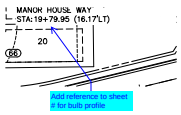

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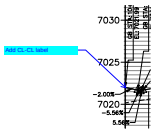

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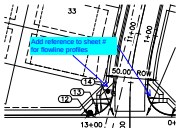

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Author: CDurham
Date: 2/2/2024 12:43:06 PM
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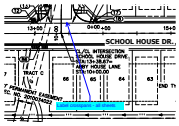

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Author: CDurham
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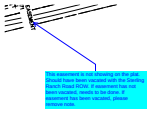
Label crosspans - all sheets



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Page Label: [3] 3 HC01
Author: CDurham
Date: 2/2/2024 12:53:44 PM
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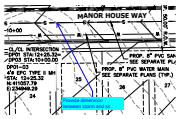
This easement is not showing on the plat. Should have been vacated with the Sterling Ranch Road ROW. If easement has not been vacated, needs to be done. If easement has been vacated, please remove note.



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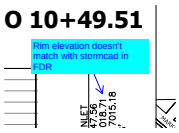
Provide dimension between storm and ss



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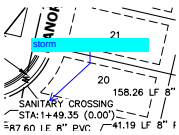
Rim elevation doesn't match with stormcad in FDR



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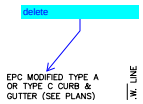
storm



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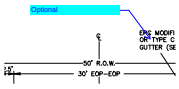
delete



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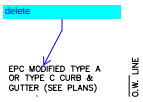
Optional



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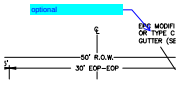
delete



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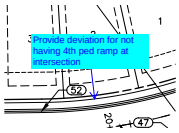
optional



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Page Label: [5] 5 SI02
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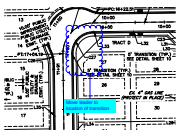
Provide deviation for not having 4th ped ramp at intersection

Cloud+ (1)



Subject: Cloud+
Page Label: [3] 3 HC01
Author: CDurham
Date: 2/2/2024 12:13:06 PM
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Color:
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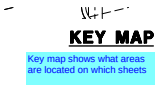
Space:

Move leader to location of transition

Text Box (9)

Subject: Text Box
Page Label: [2] 2 GN01
Author: CDurham
Date: 2/2/2024 12:02:10 PM
Status:
Color:
Layer:
Space:

Provide the following note:
-El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these and plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and _____ (xx metropolitan district or yy property owner's association)____.



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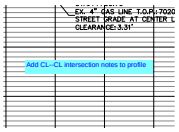
Key map shows what areas are located on which sheets



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Add CL--CL intersection notes to profile

Subject: Text Box
Page Label: [8] 8 SI02(2)
Author: CDurham
Date: 2/2/2024 12:37:16 PM
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Add second fl profiles at each intersection.

Subject: Text Box
Page Label: [9] 9 SI02(3)
Author: CDurham
Date: 2/2/2024 12:37:46 PM
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Add second fl profiles at each intersection.

Subject: Text Box
Page Label: [2] 2 GN01
Author: CDurham
Date: 2/2/2024 12:47:07 PM
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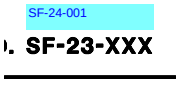
If there is a mailbox kiosk, it needs to be shown on the plans. Depending on location, easement may need to be added to play.



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SF-24-001

Subject: Text Box
Page Label: [12] 12 DT02
Author: CDurham
Date: 2/2/2024 1:32:16 PM
Status:
Color:
Layer:
Space:

Detail for multiple Type C inlets

Subject: Text Box
Page Label: [12] 12 DT02
Author: CDurham
Date: 2/2/2024 1:50:30 PM
Status:
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Layer:
Space:

Provide the following note:
-El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these and plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and _____ (xx metropolitan district or yy property owner's association)____.