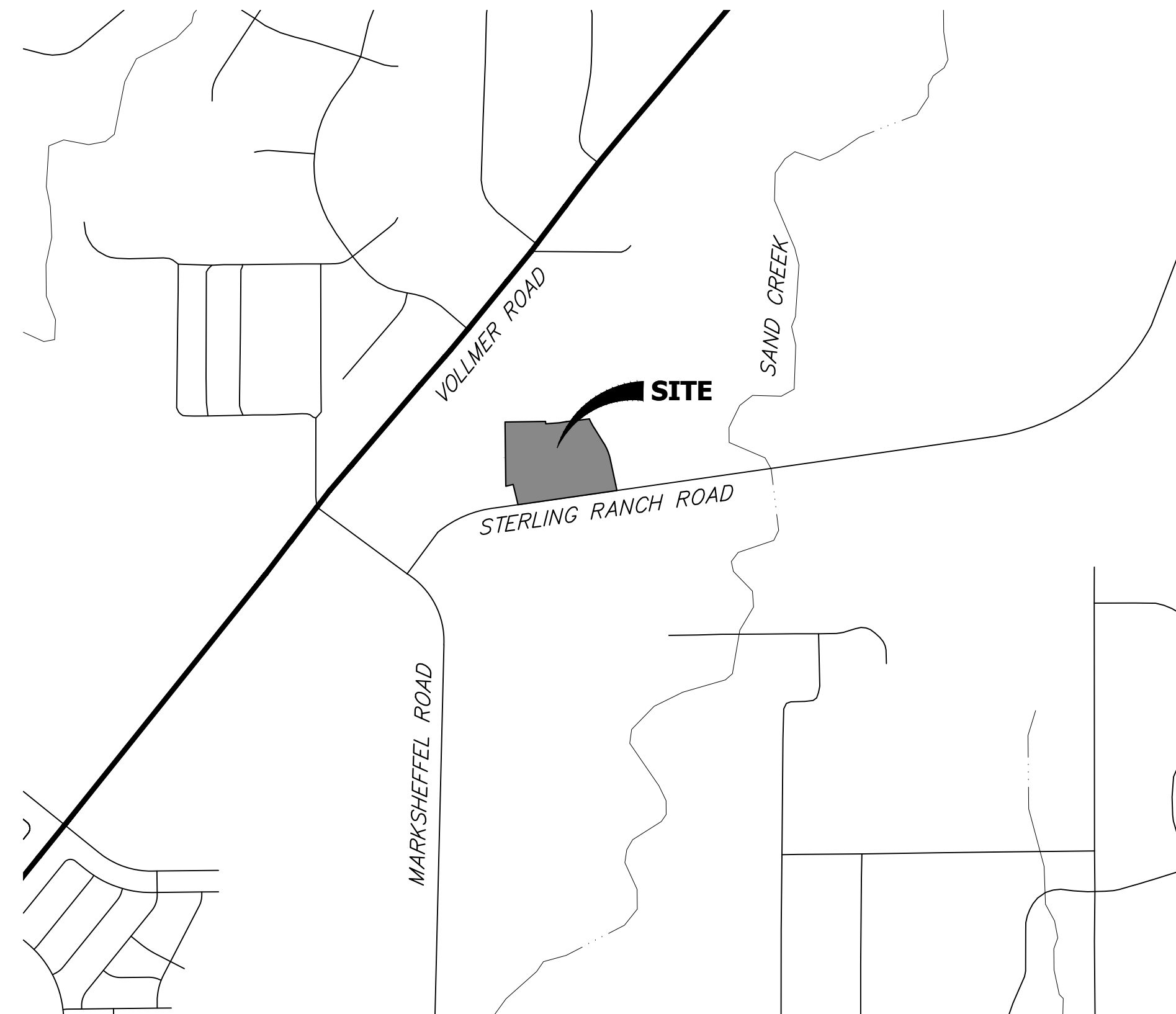


STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN PLAN

JULY 2024



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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

BASIS OF BEARINGS

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

BENCHMARKS

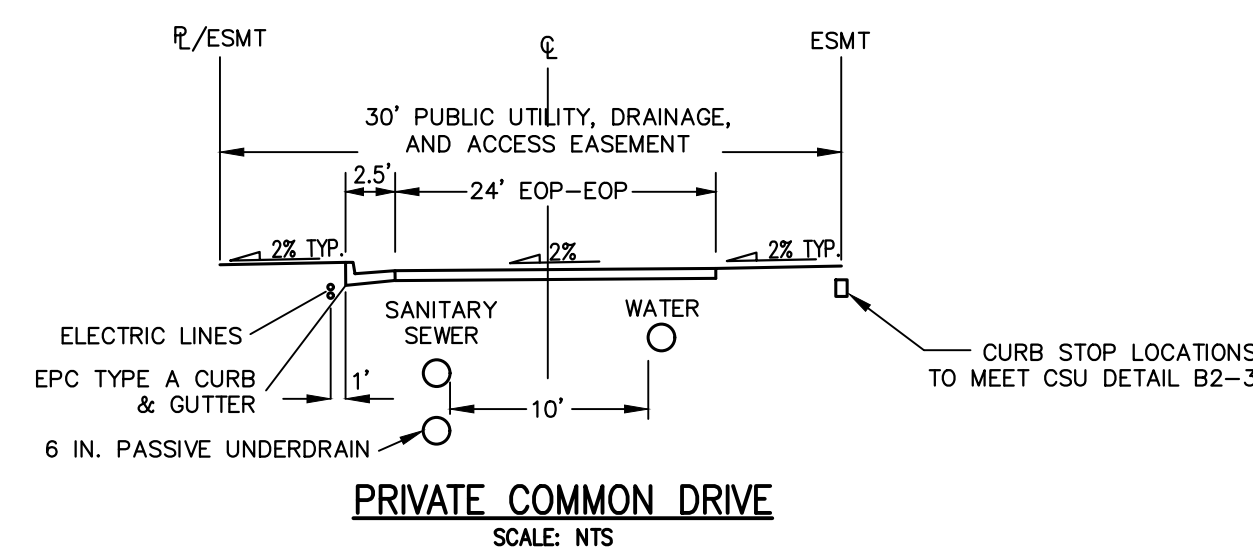
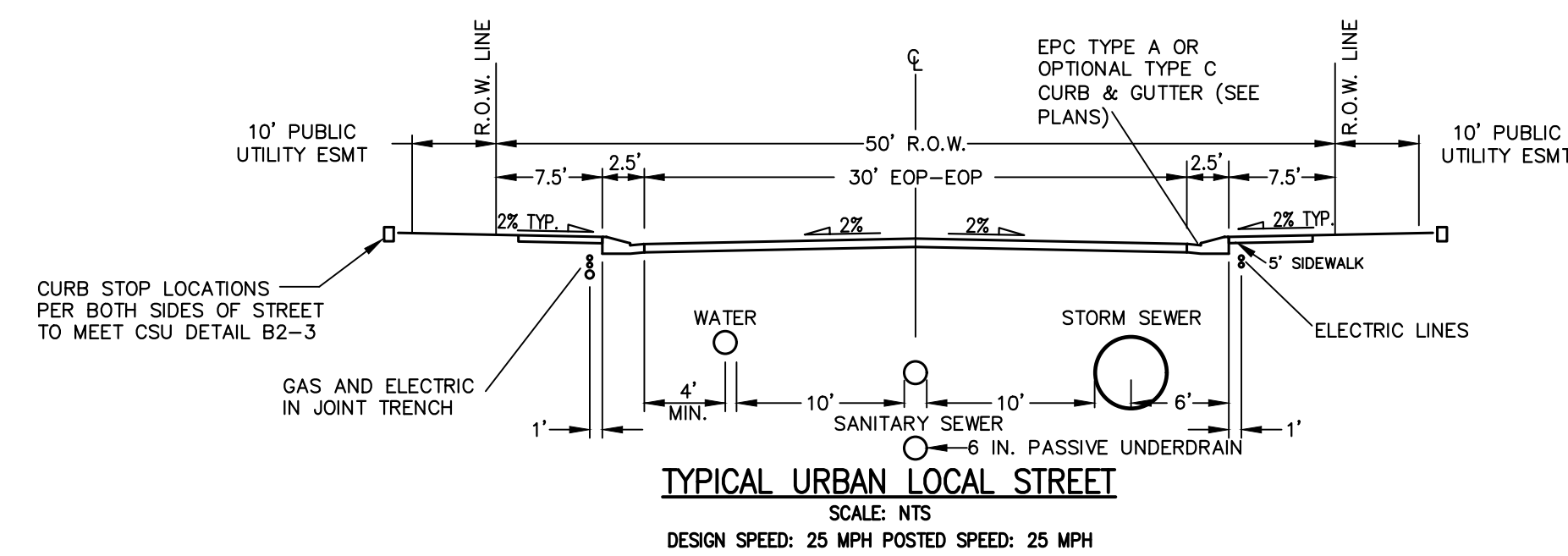
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42

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

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

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		



OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

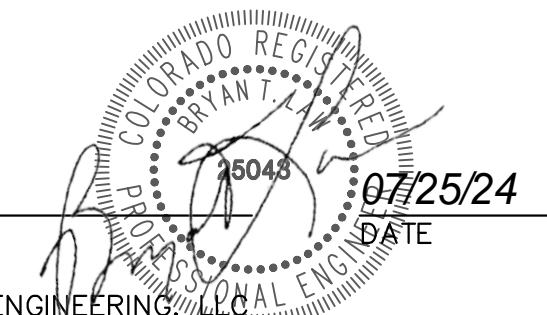
JOSHUA PALMER, P.E. **8/14/2024**
DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



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

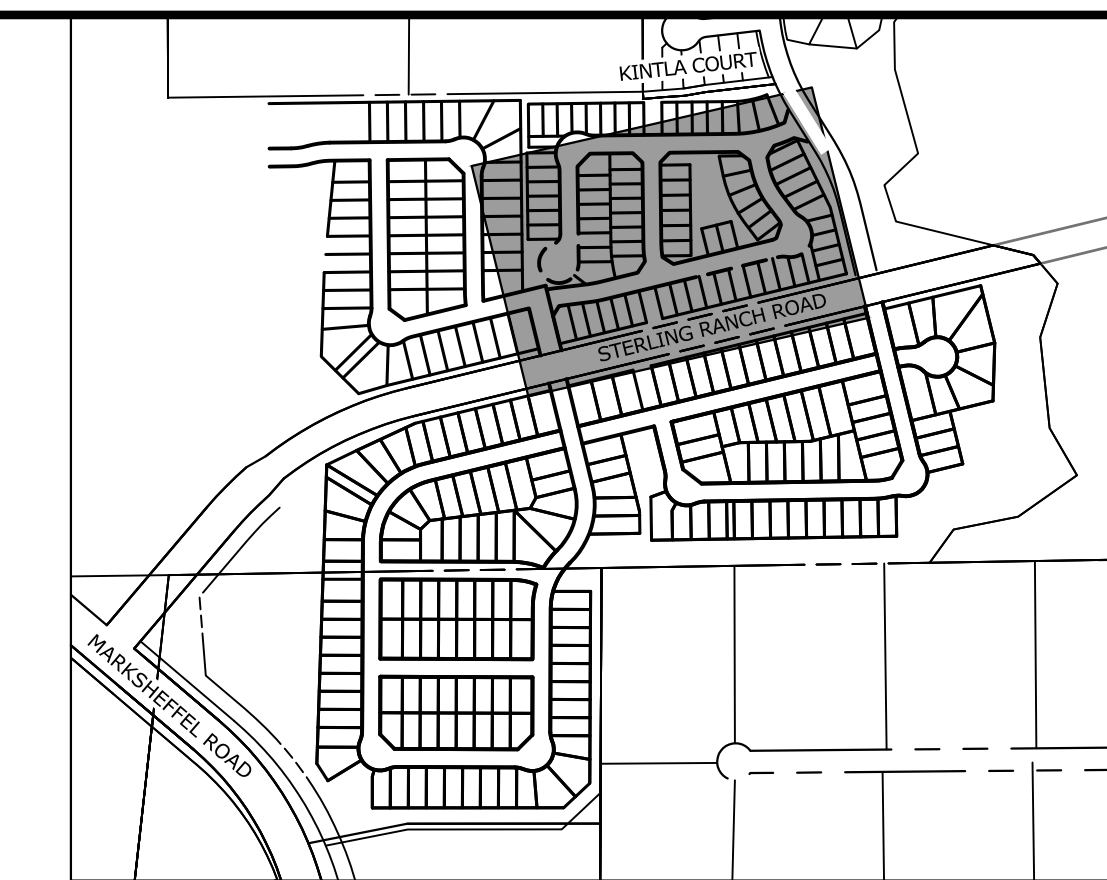
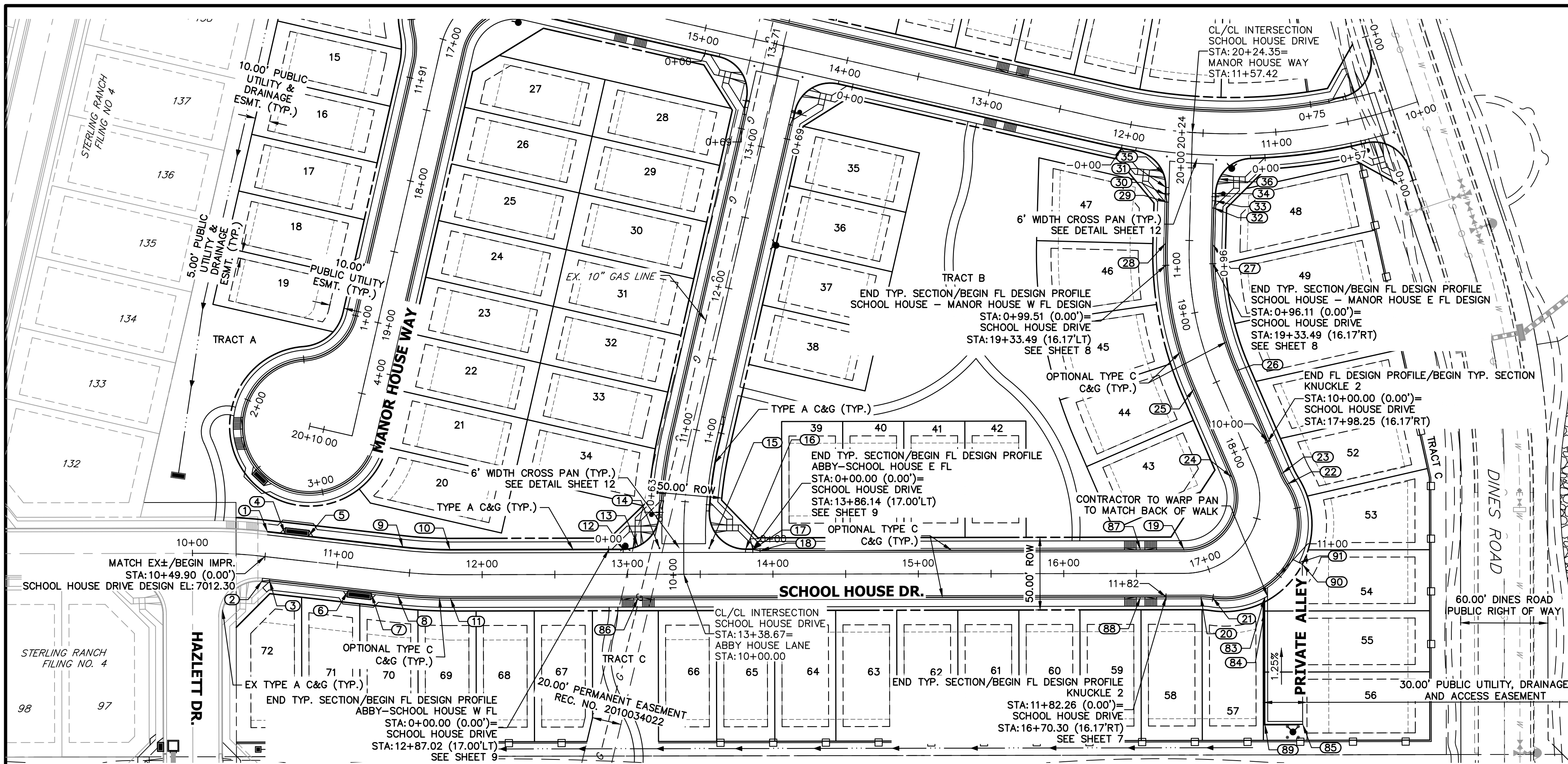
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2683
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=1000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	07/25/24					
STERLING RANCH FILING NO. 5 COVER SHEET										
SHEET 1 OF 13										
JOB NO. 25188.16										

PCD FILE NO. SF-24-001

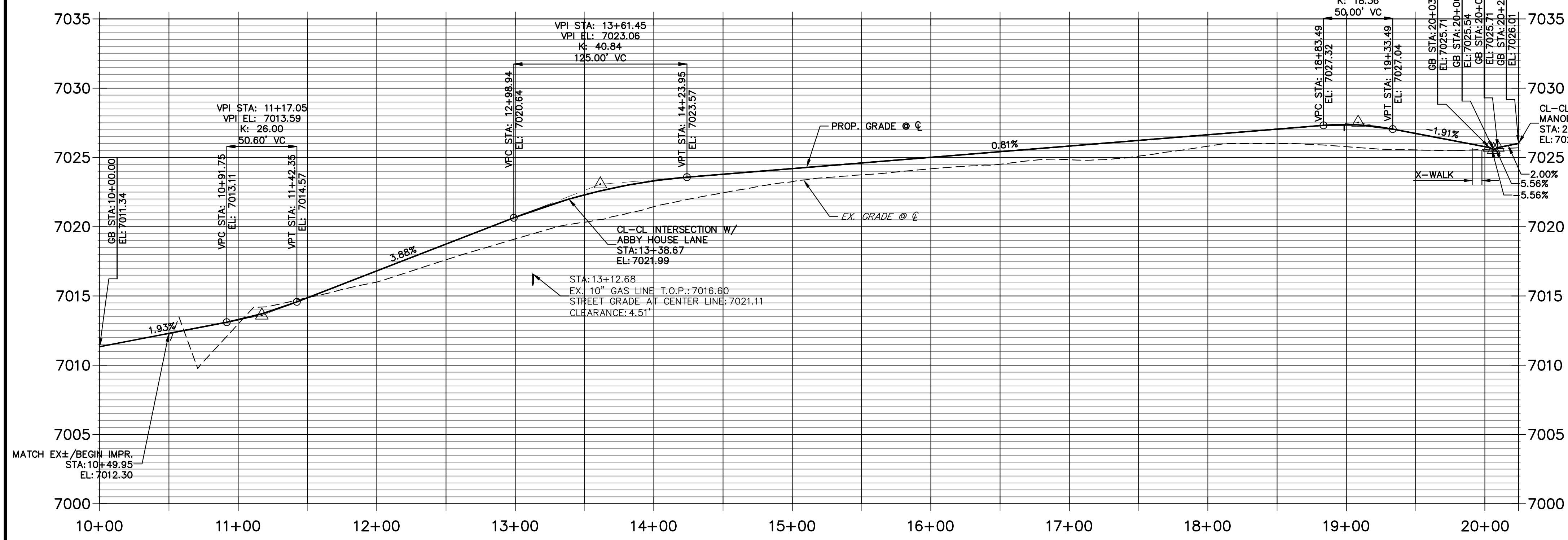




KEY MAP
SCALE: NTS

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	7020.56	HC RAMP MID PT
14	13+21.99	18.00' (LT)	SCHOOL HOUSE DRIVE	7020.96	FL-FL INTERCEPT
15	13+56.18	18.00' (LT)	SCHOOL HOUSE DRIVE	7021.98	FL-FL INTERCEPT
16	13+81.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.52	PCR
17	13+86.14	17.00' (LT)	SCHOOL HOUSE DRIVE	7022.61	CURB TRANSITION
18	13+91.14	16.17' (LT)	SCHOOL HOUSE DRIVE	7022.76	CURB TRANSITION
19	16+82.86	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.29	PC
20	16+91.45	17.11' (RT)	SCHOOL HOUSE DRIVE	7025.32	PC
21	16+97.24	19.56' (RT)	SCHOOL HOUSE DRIVE	7025.36	PCR
22	17+71.31	19.56' (RT)	SCHOOL HOUSE DRIVE	7026.04	PCR
23	17+77.09	17.11' (RT)	SCHOOL HOUSE DRIVE	7026.08	PT
24	17+85.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.12	PT
25	18+51.62	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.66	PC
26	18+51.62	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.65	PC
27	19+47.69	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.48	PT
28	19+47.69	16.17' (LT)	SCHOOL HOUSE DRIVE	7026.38	PT
29	19+76.00	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.84	CURB TRANSITION
30	19+81.00	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.67	CURB TRANSITION
31	19+86.07	17.00' (LT)	SCHOOL HOUSE DRIVE	7025.57	PCR
32	19+72.79	16.17' (RT)	SCHOOL HOUSE DRIVE	7026.16	CURB TRANSITION
33	19+77.79	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.10	CURB TRANSITION
34	19+82.83	17.00' (RT)	SCHOOL HOUSE DRIVE	7026.03	PCR
35	19+95.00	18.65' (LT)	SCHOOL HOUSE DRIVE	7025.50	HC RAMP MID PT
36	19+92.89	19.11' (RT)	SCHOOL HOUSE DRIVE	7025.90	HC RAMP MID PT
83	17+17.97	36.34' (RT)	SCHOOL HOUSE DRIVE	7026.12	BEGIN ALLEY C&G
84	17+14.62	44.28' (RT)	SCHOOL HOUSE DRIVE	7026.16	GB
85	17+07.82	123.88' (RT)	SCHOOL HOUSE DRIVE	7027.48	END ALLEY C&G
86	13+07.26	16.17' (RT)	SCHOOL HOUSE DRIVE	7020.53	HC RAMP MID PT
87	16+52.81	16.17' (LT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
88	16+52.81	16.17' (RT)	SCHOOL HOUSE DRIVE	7025.04	HC RAMP MID PT
89	17+00.55	113.48' (RT)	SCHOOL HOUSE DRIVE	7026.94	PI/GB
90	17+37.80	41.28' (RT)	SCHOOL HOUSE DRIVE	7026.27	PI/EDGE OF CONC. DRIVE
91	17+37.74	38.79' (RT)	SCHOOL HOUSE DRIVE	7026.25	EDGE OF CONC. DRIVE BACK FO WALK

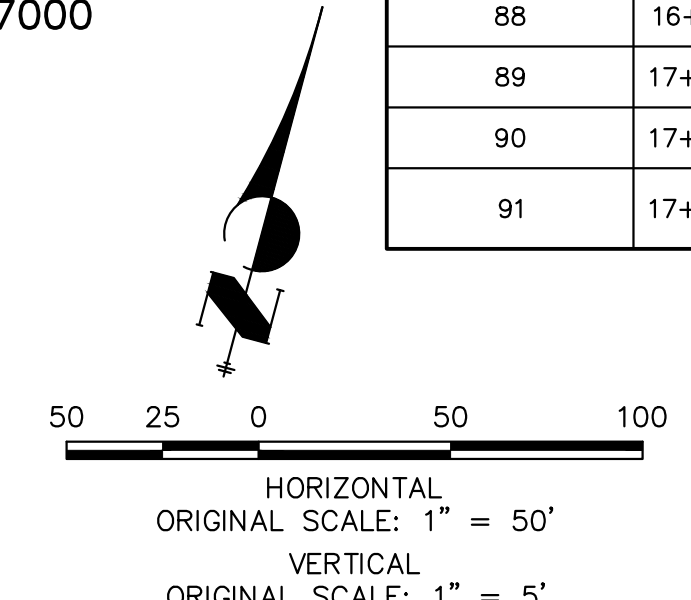
**SCHOOL HOUSE DRIVE PROFILE
STA 10+00.00 TO 20+24.35**



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



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

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

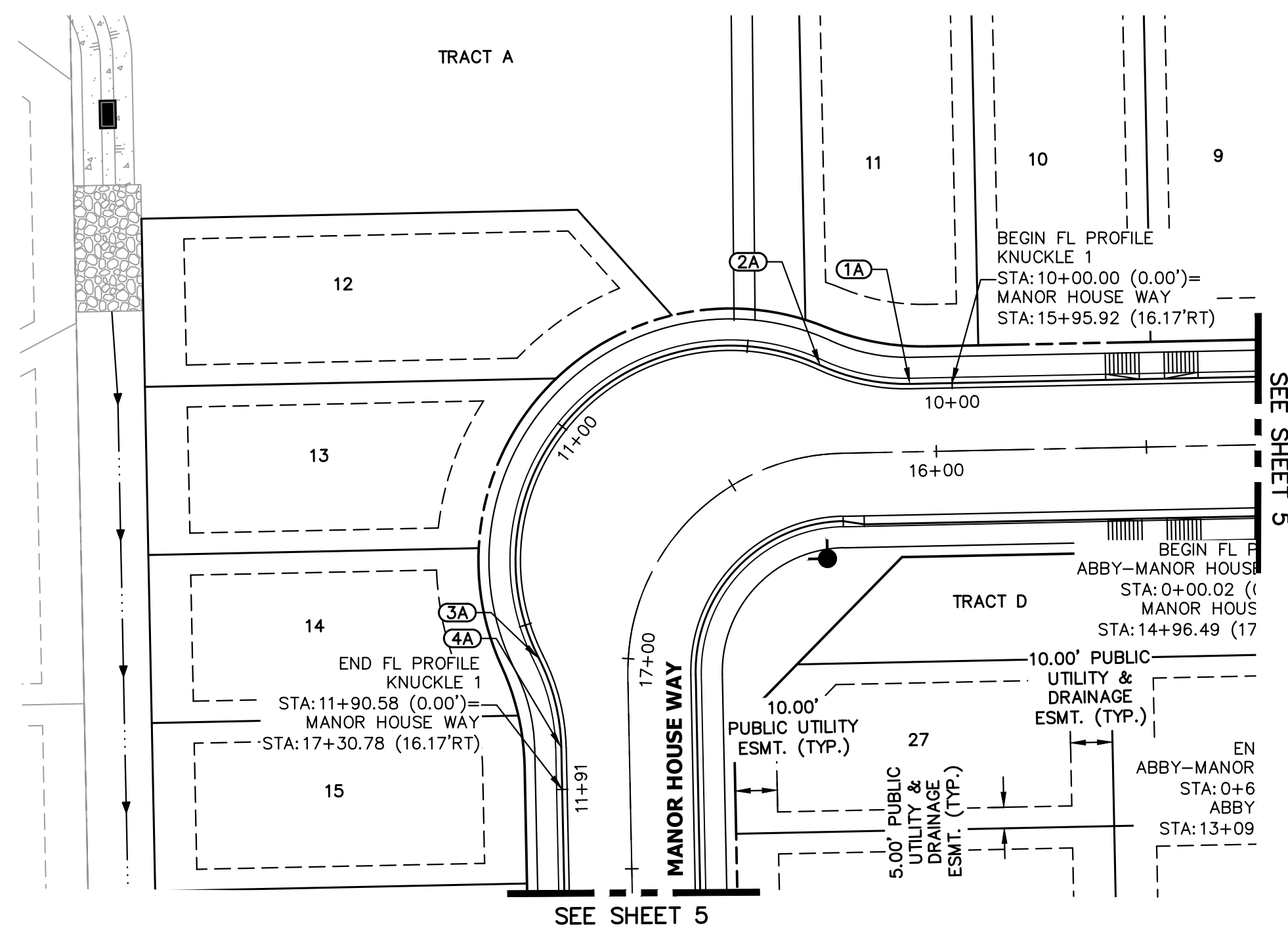
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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

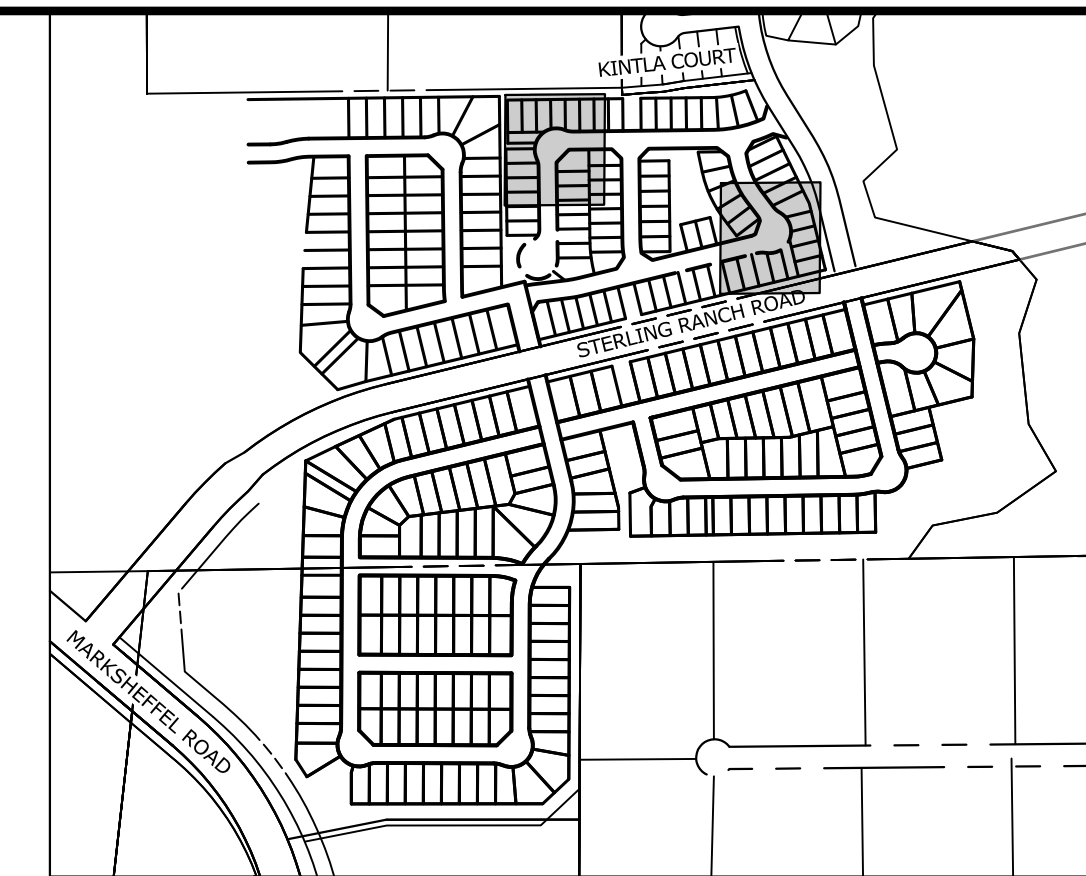
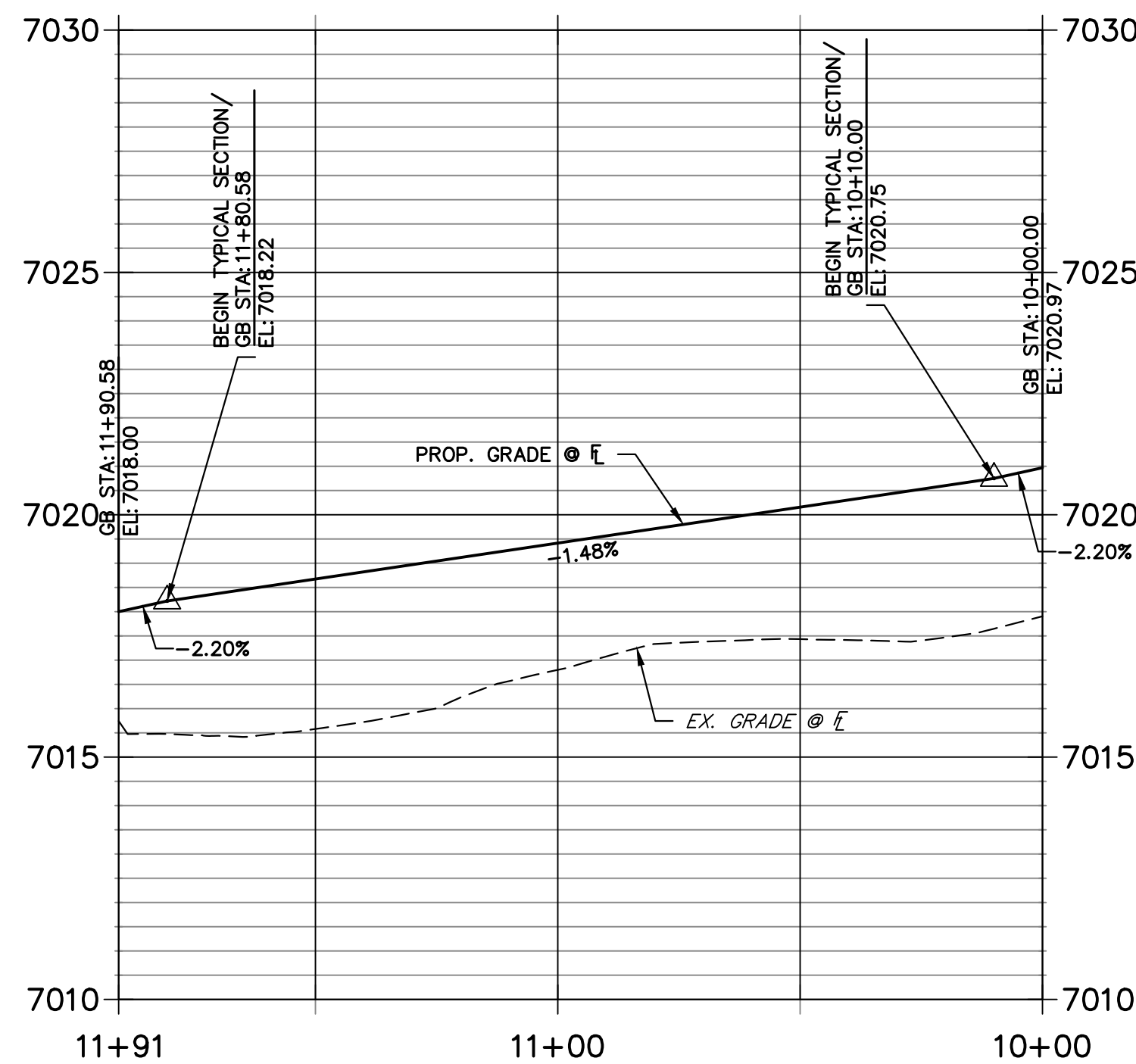
STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN

SHEET 4 OF 13
JOB NO. 25188.16

DATE: 07/25/24
DESIGNED BY: PAL
DRAWN BY: PAL
CHECKED BY:



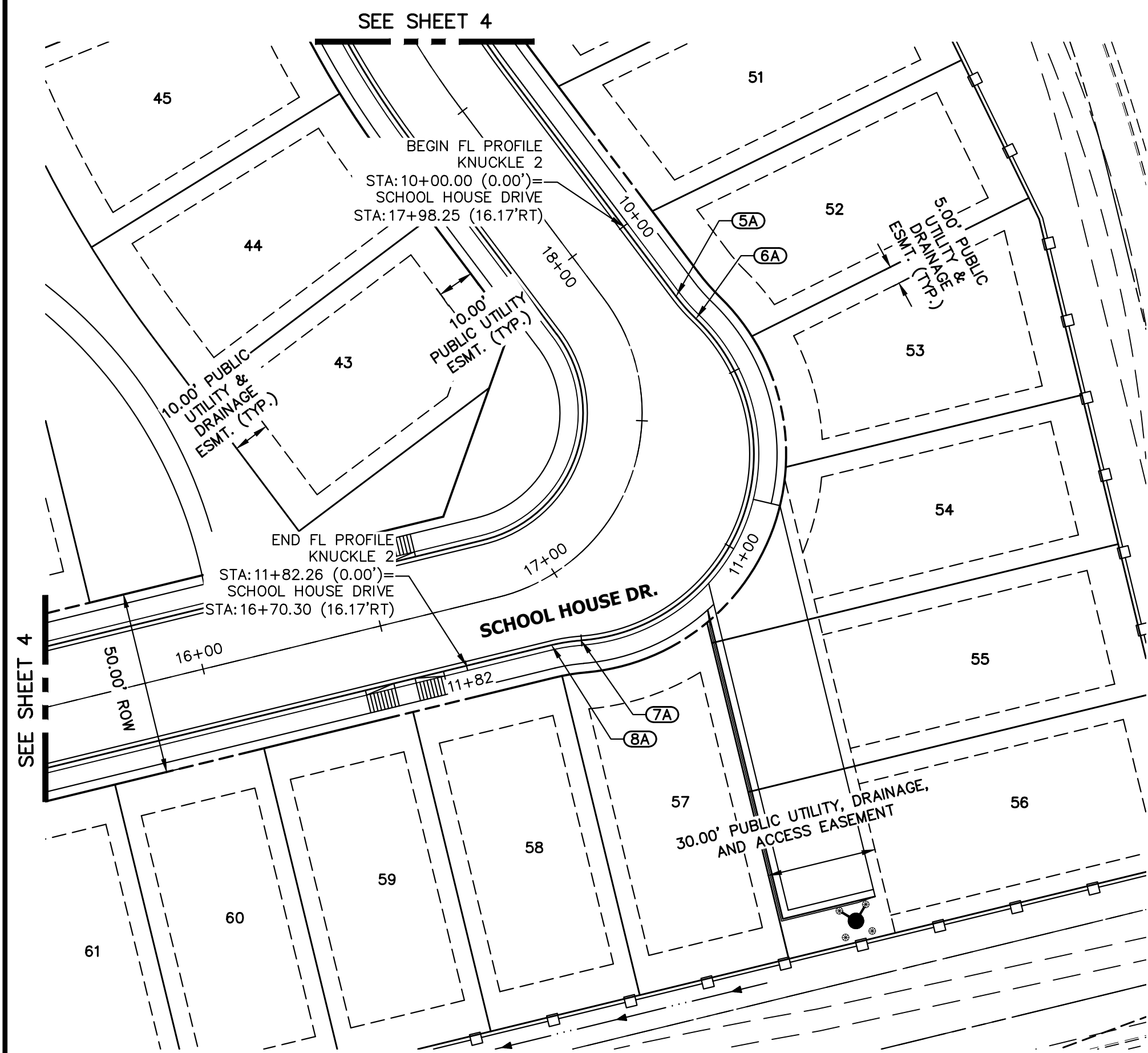
**KNUCKLE 1 PROFILE
STA 10+00.00 TO 11+90.58**



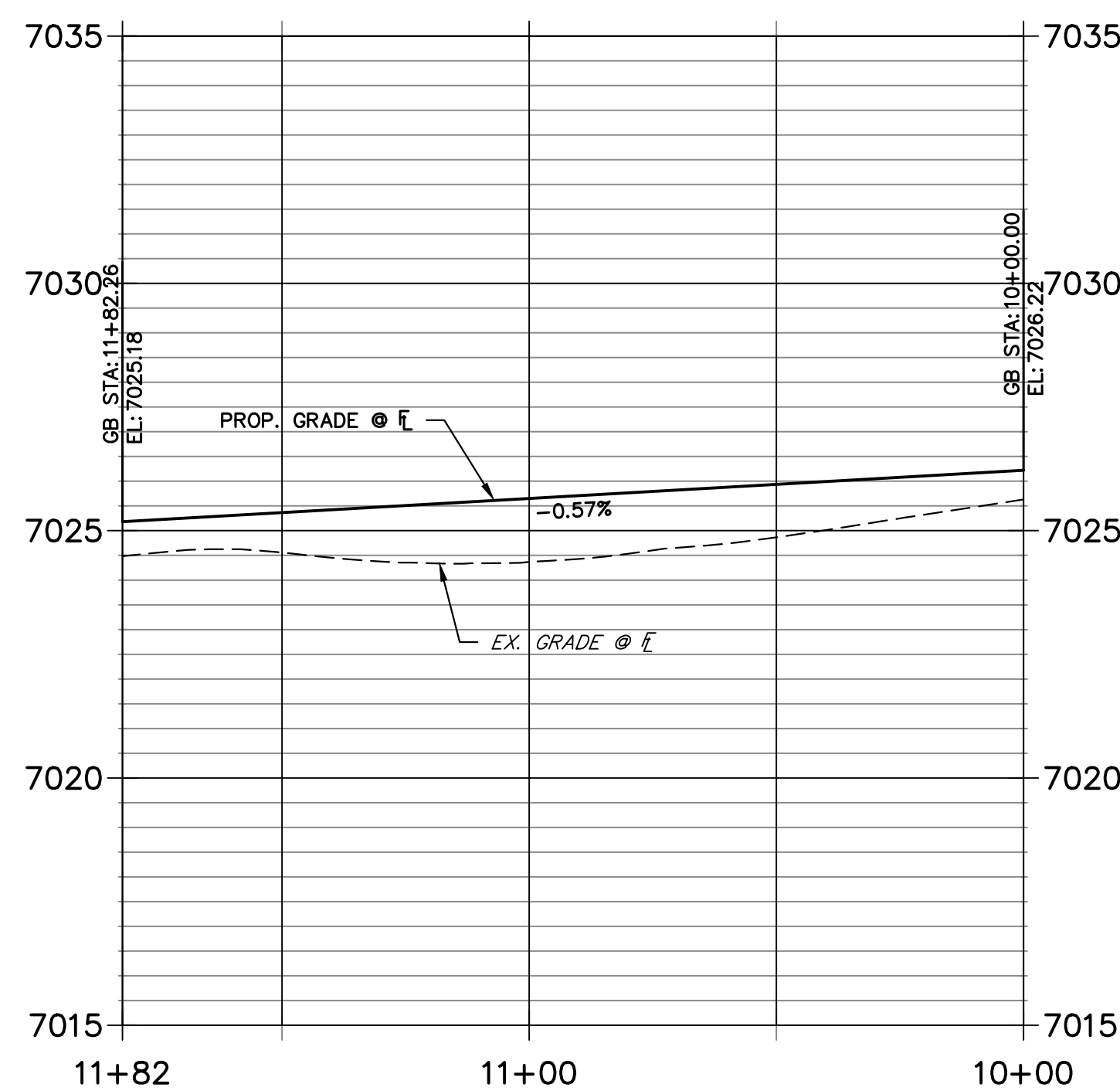
KEY MAP
SCALE: NTS

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

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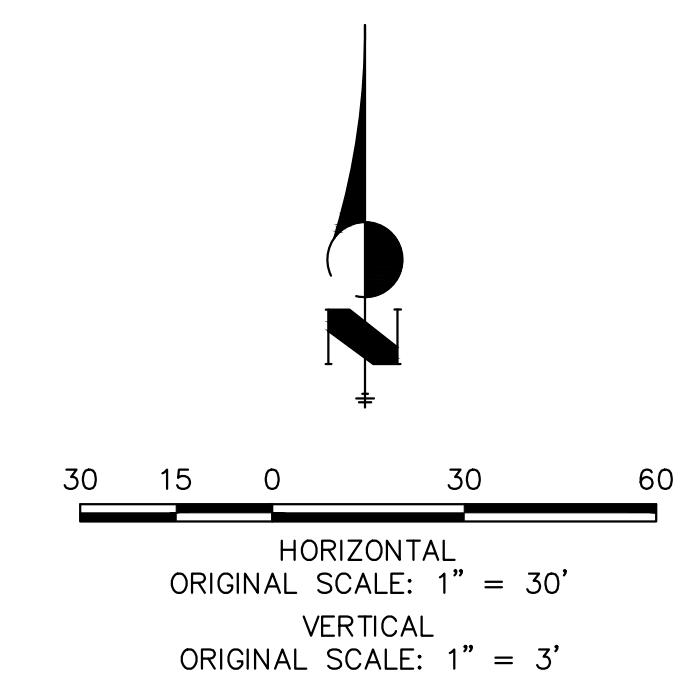


**KNUCKLE 2 PROFILE
STA 10+00.00 TO 11+82.26**



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

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



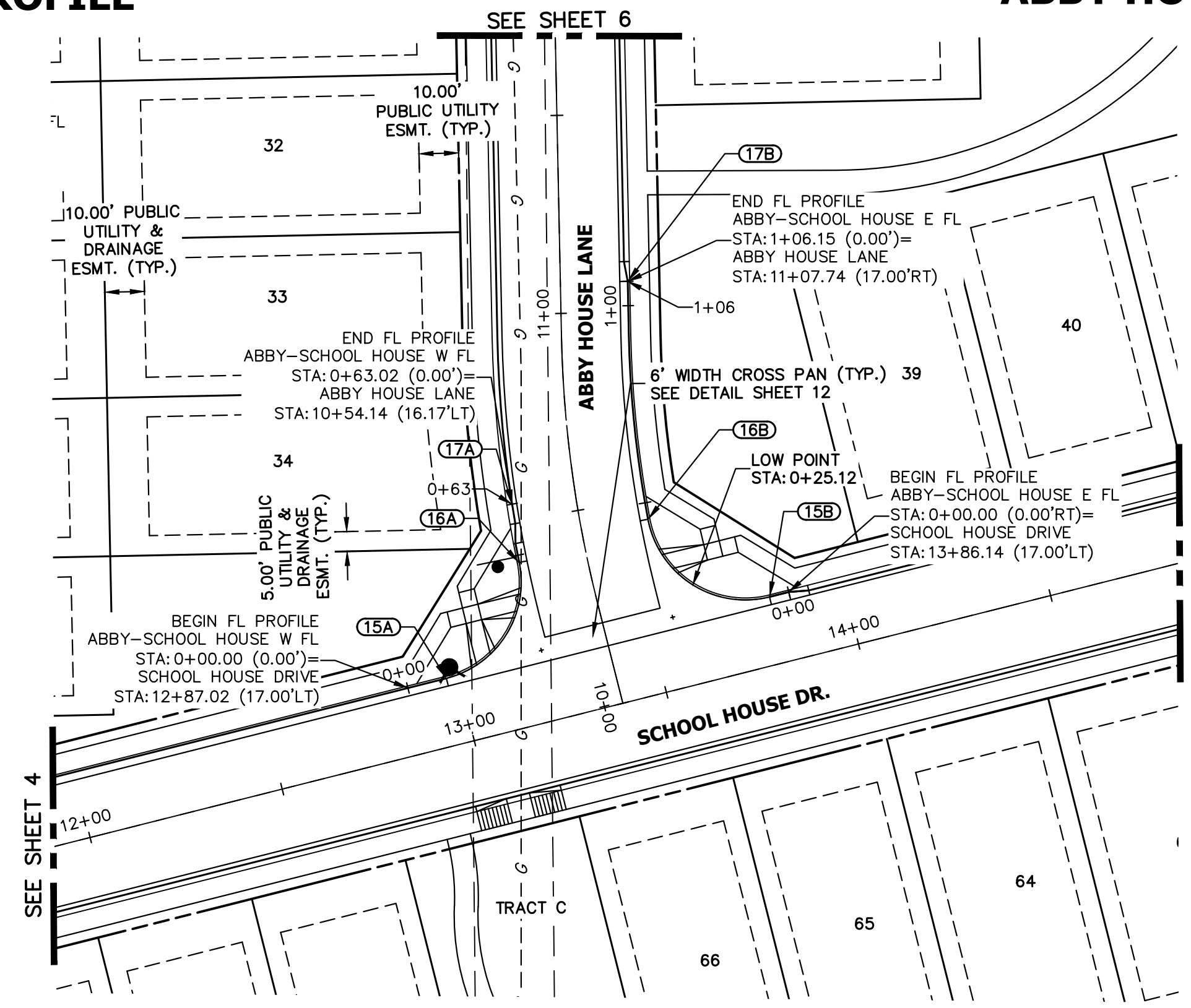
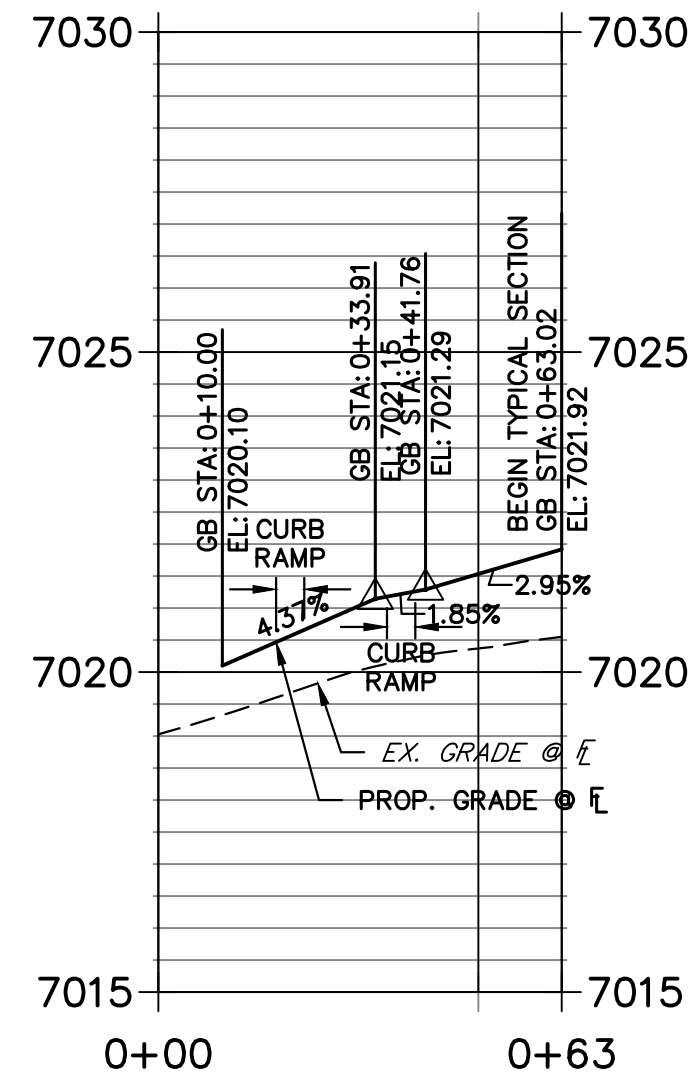
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
DATE: 07/25/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER



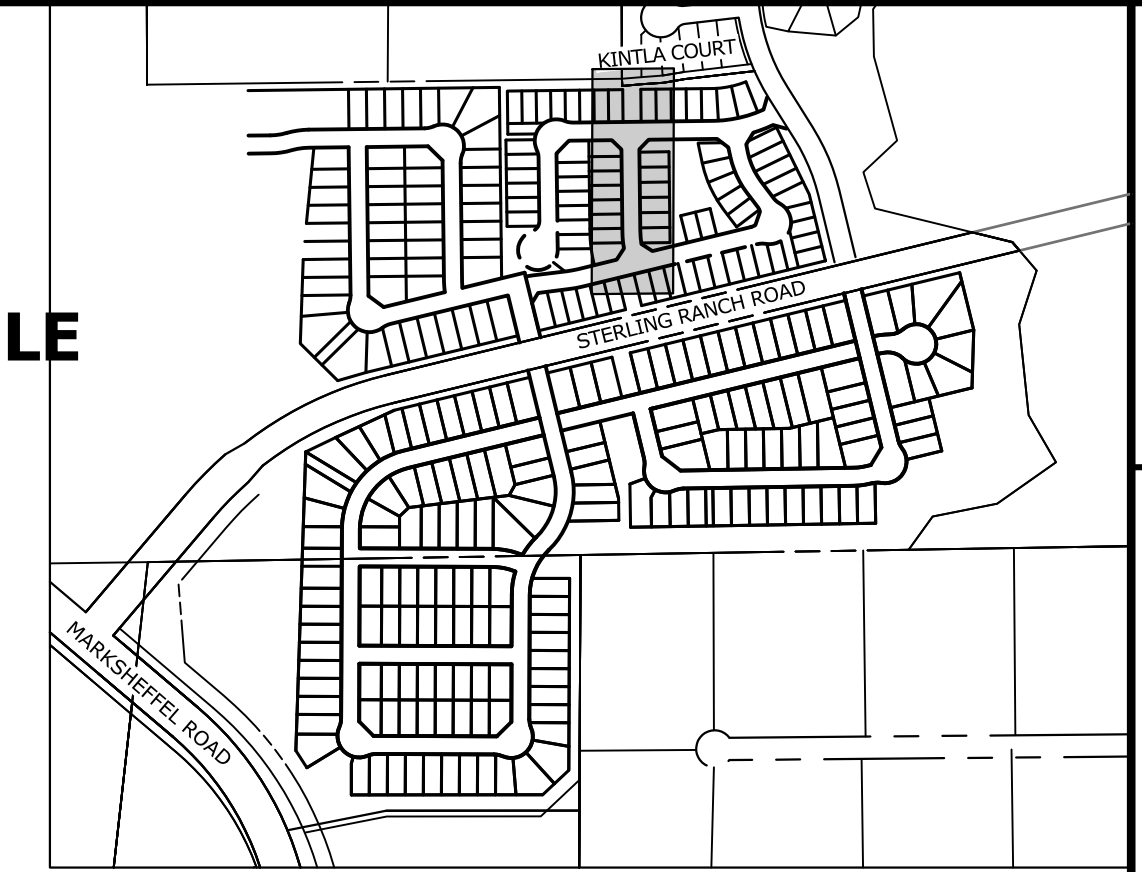
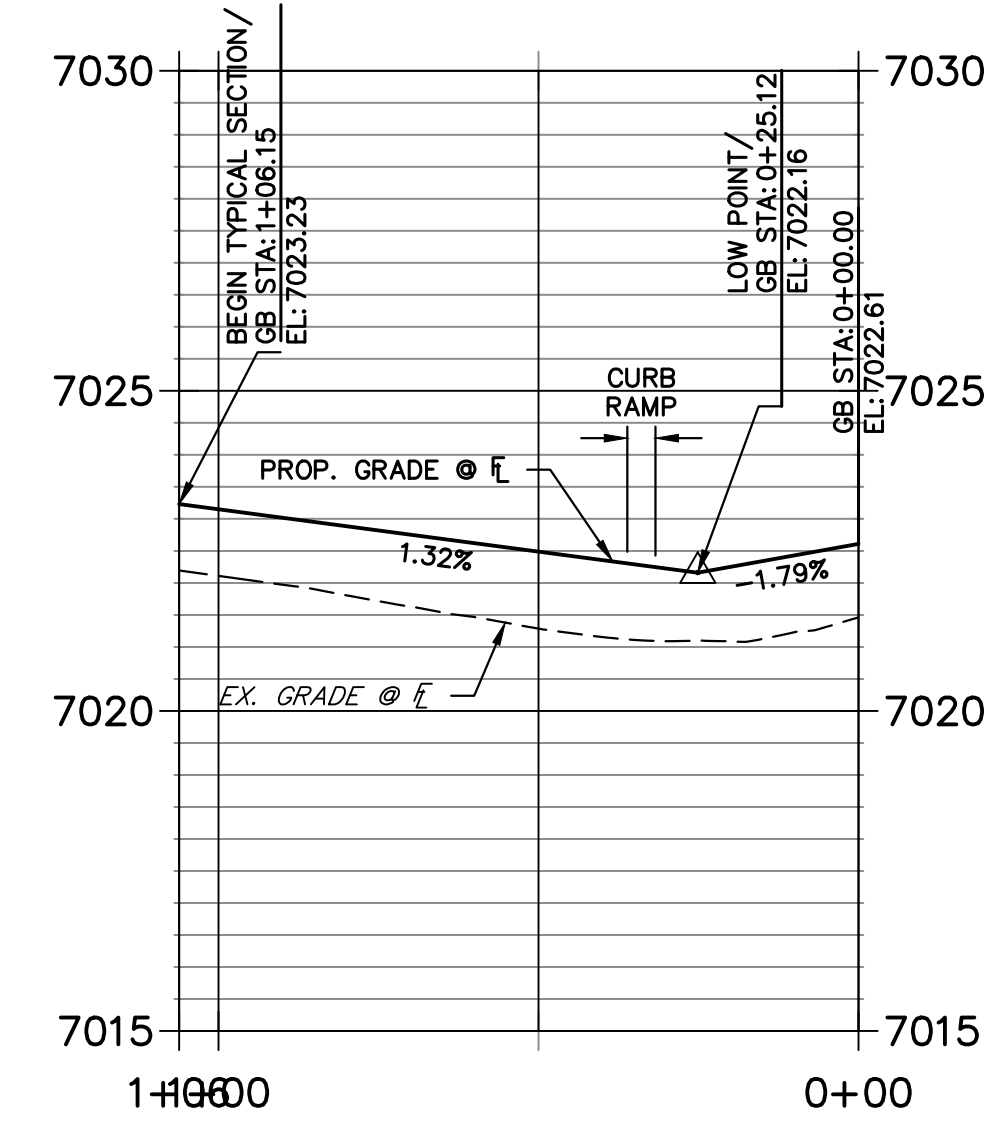
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	07/25/24	PAL	PAL	

STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN
SHEET 7 OF 13
JOB NO. 25188.16

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



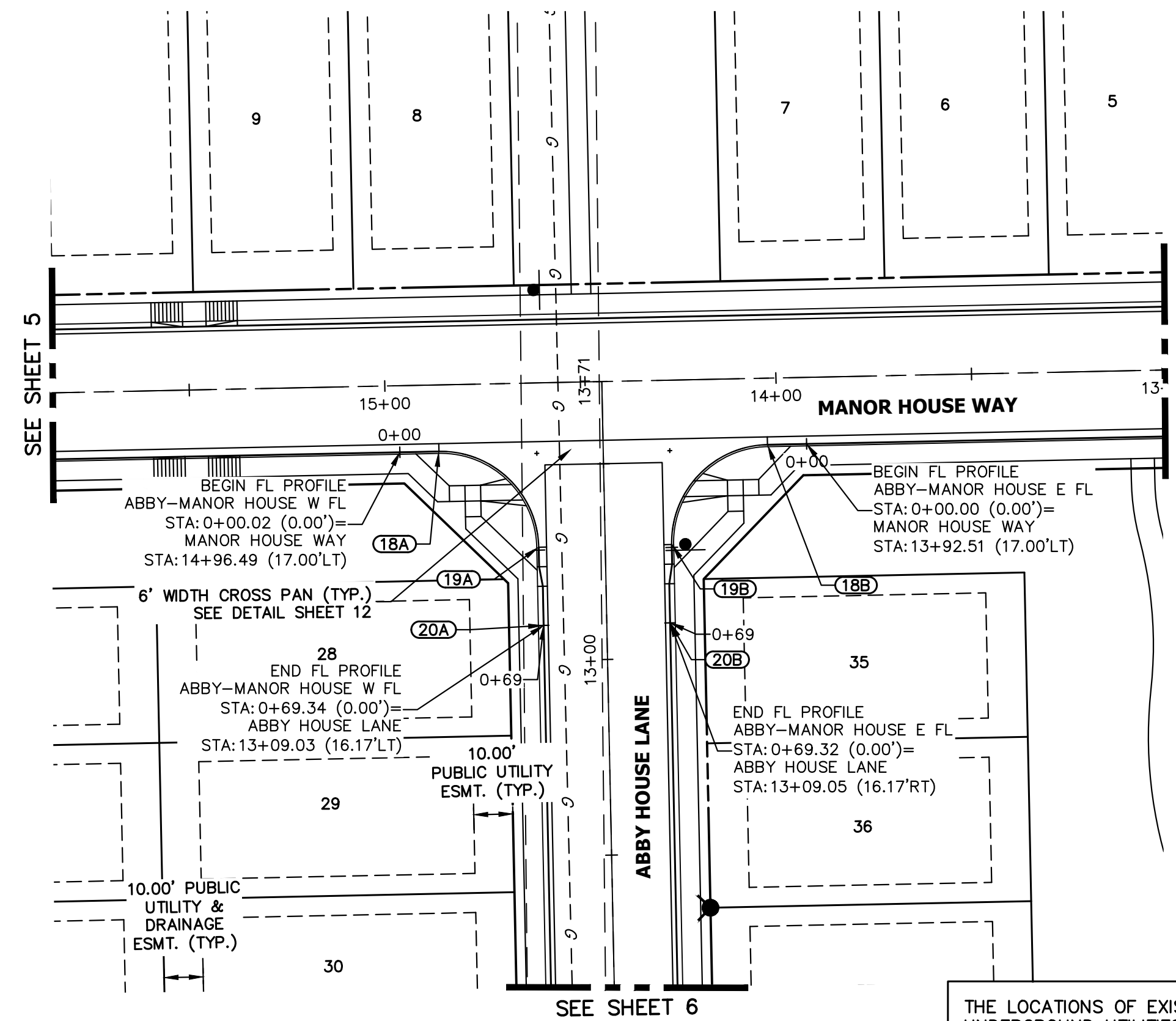
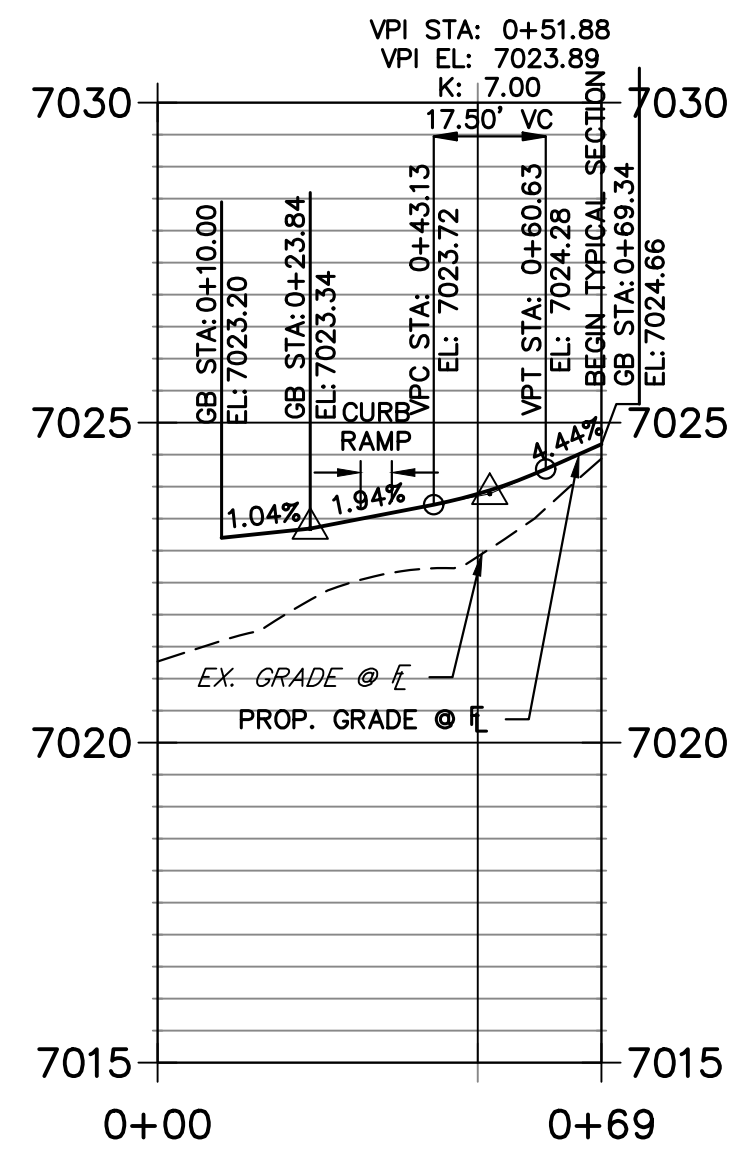
ABBY HOUSE - SCHOOL HOUSE E FL DESIGN PROFILE
STA 0+00.00 TO 1+06.15



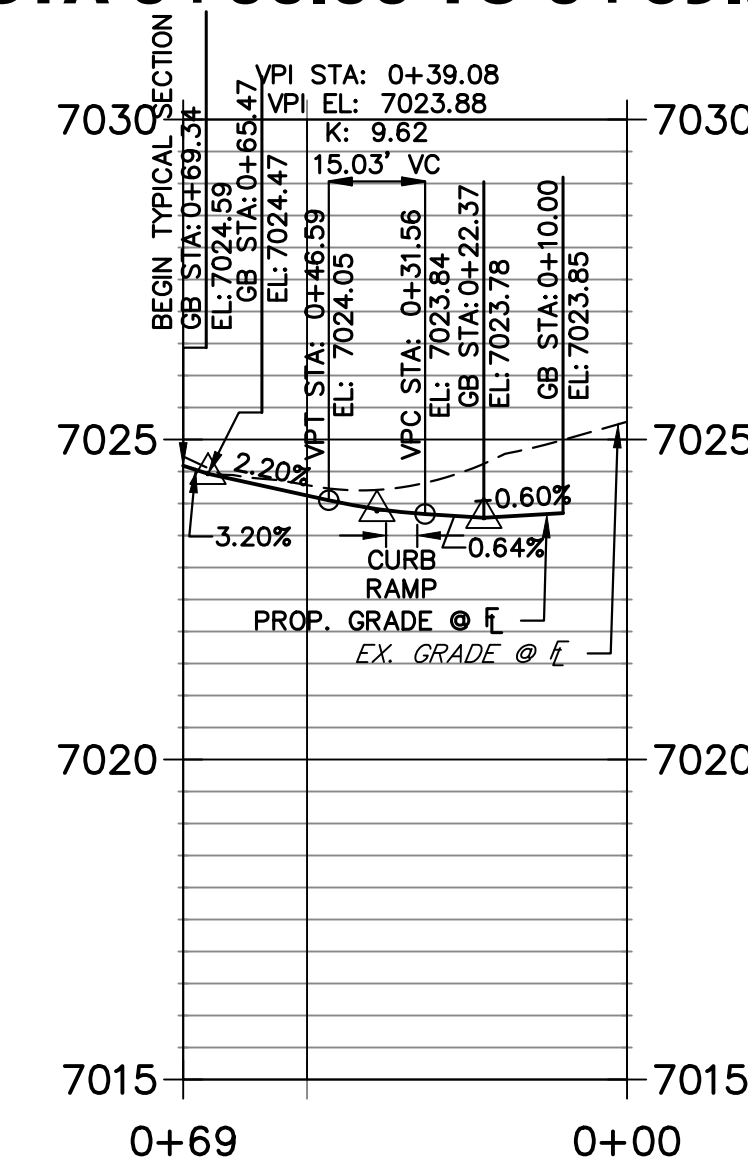
KEY MAP
SCALE: NTS

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

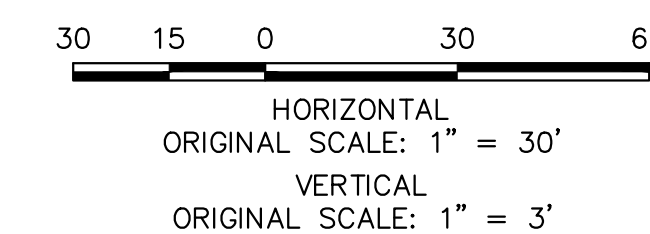
ABBY HOUSE - MANOR HOUSE W FL DESIGN PROFILE
STA 0+00.00 TO 0+69.34



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



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Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 07/25/24

BY: _____

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 07/25/24

DESIGNED BY PAL

DRAWN BY PAL

CHECKED BY

STERLING RANCH FILING NO. 5

STREET IMPROVEMENT PLAN

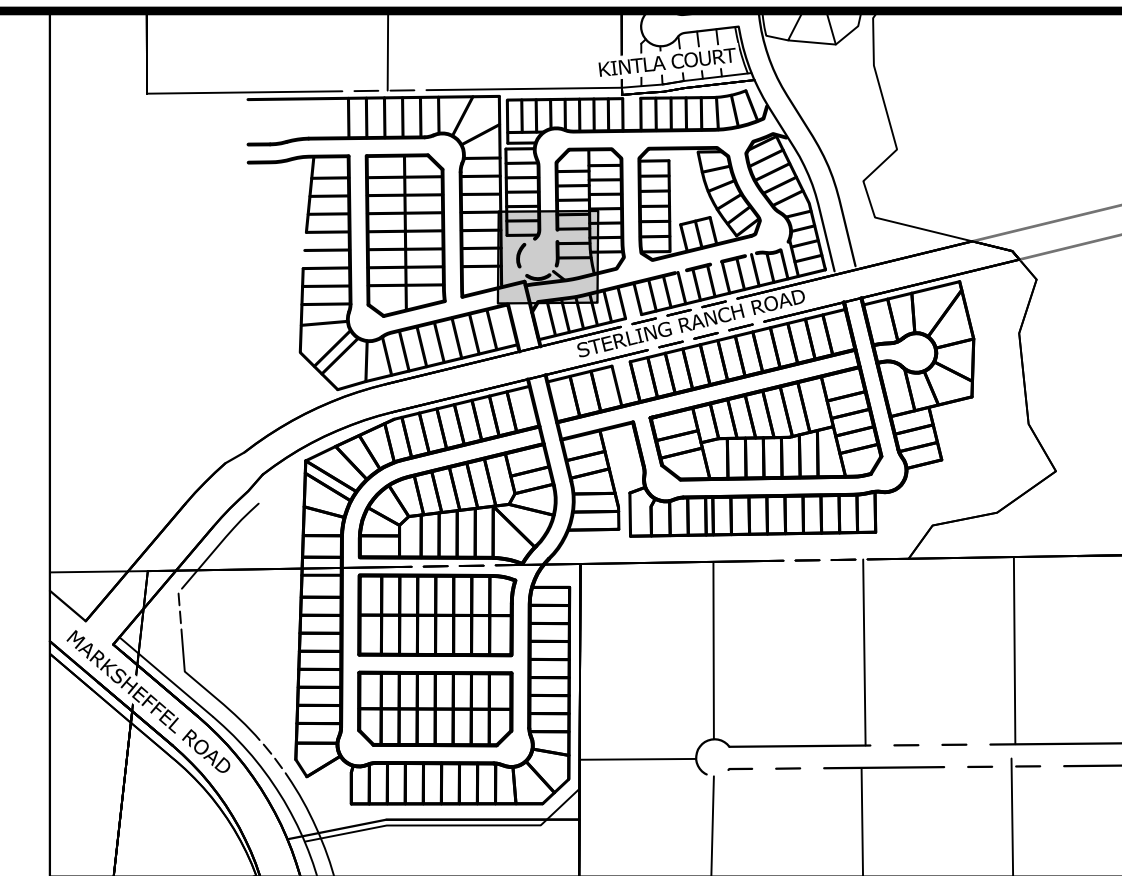
SHEET 9 OF 13

JOB NO. 25188.16

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

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

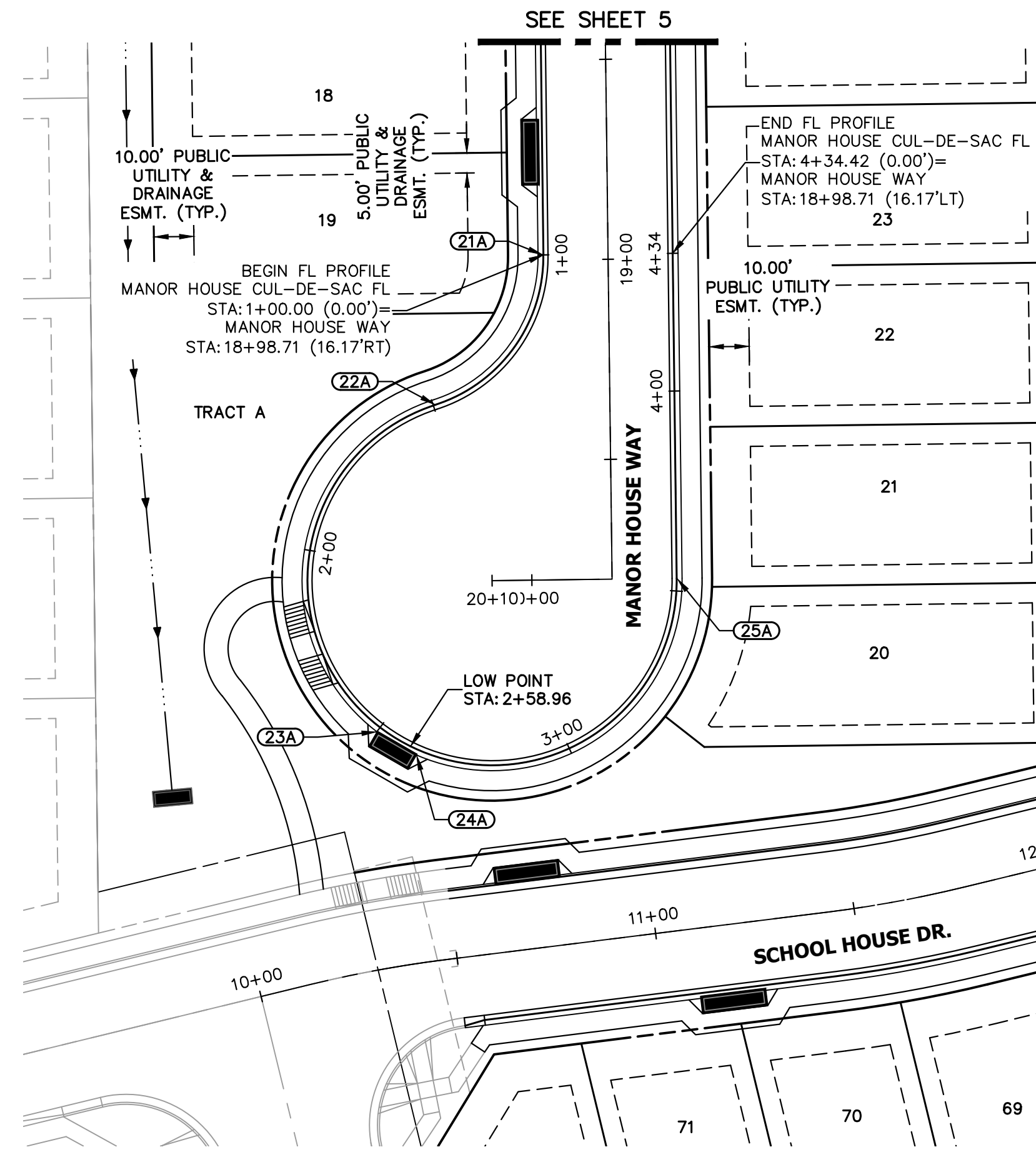


KEY MAP
SCALE: NTS

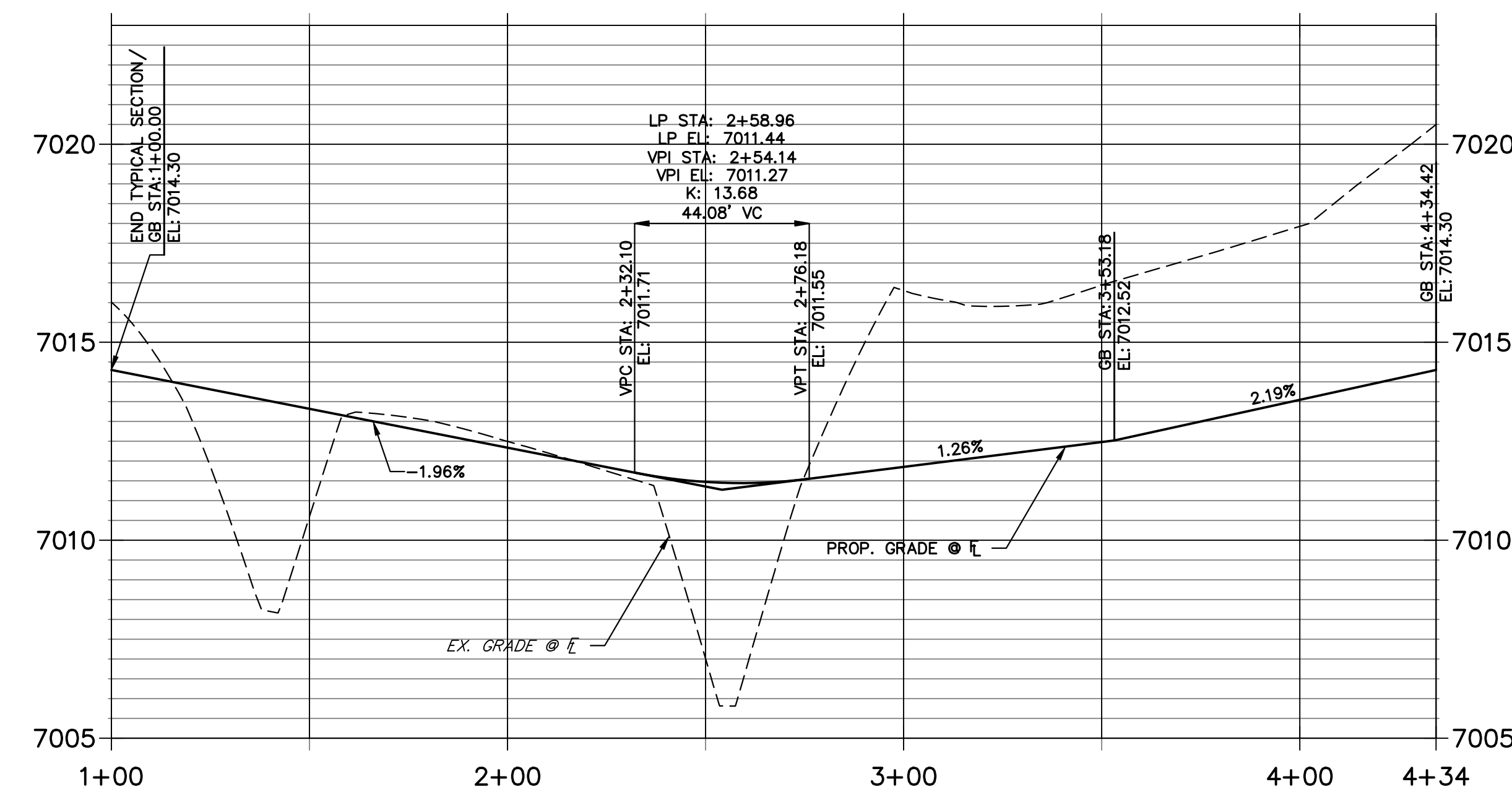
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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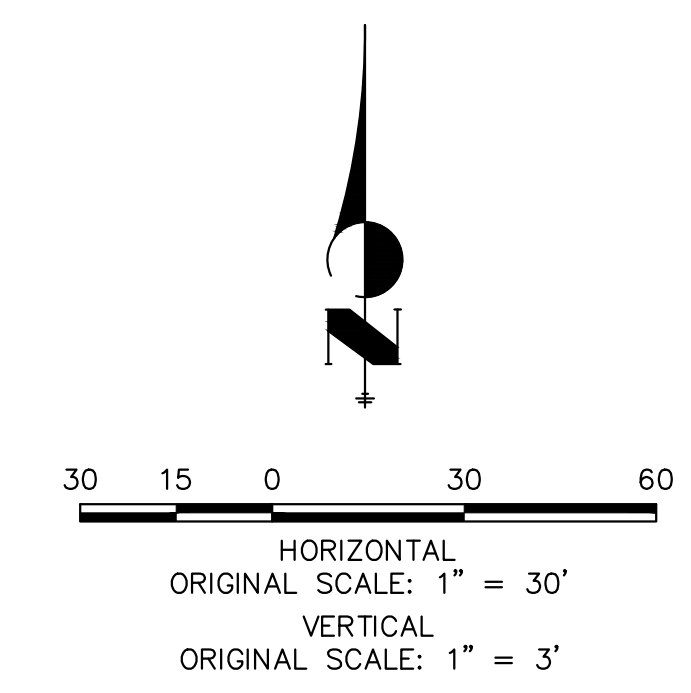


**MANOR HOUSE CUL-DE-SAC FL PROFILE
STA 1+00.00 TO 4+34.42**



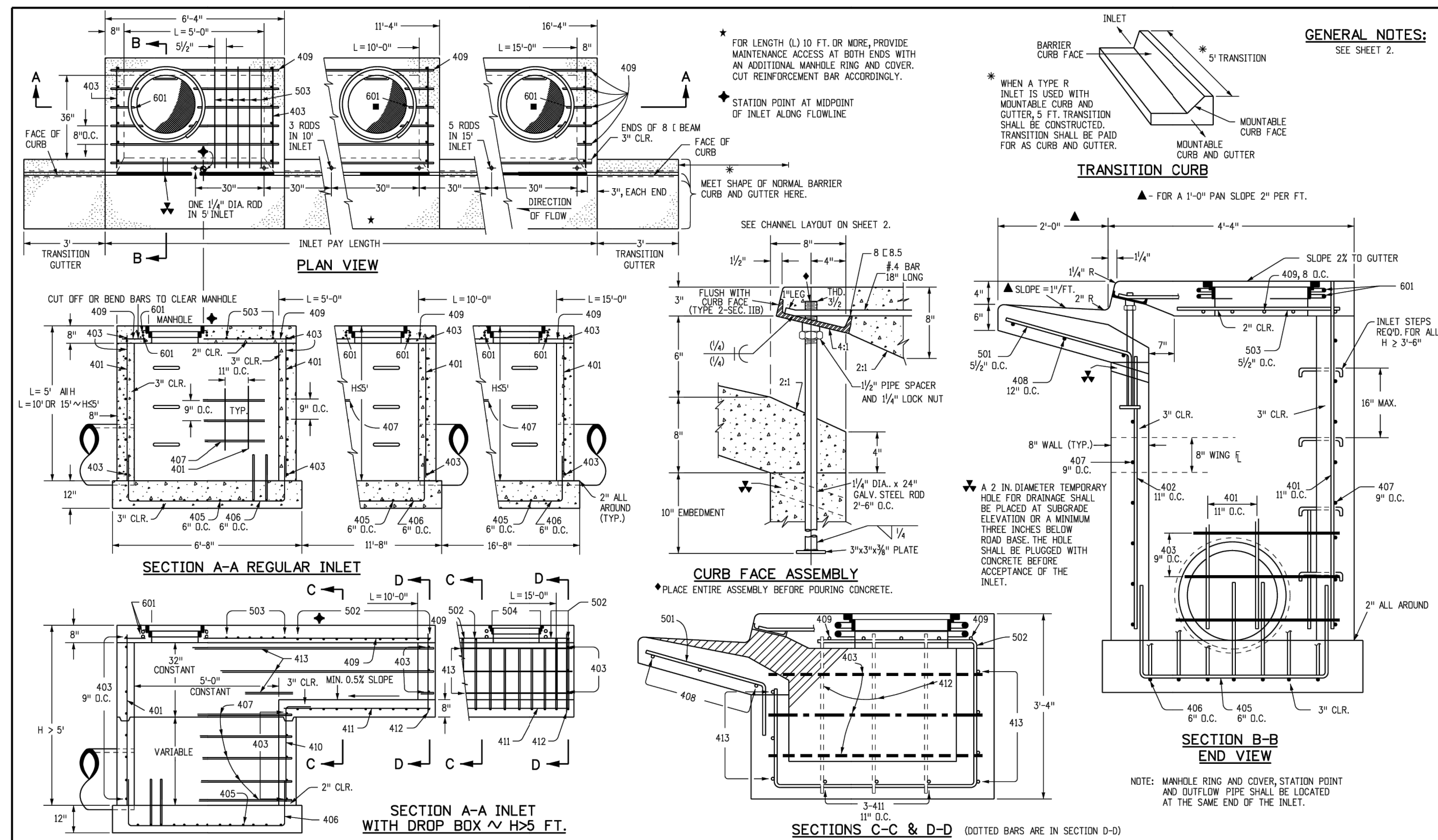
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21A	18+98.71	16.17' (RT)	MANOR HOUSE WAY	7014.30	PC/END TYPICAL SECTION
22A	19+35.82	43.58' (RT)	MANOR HOUSE WAY	7013.33	PRC
23A	2+50.10	1.33' (RT)	MANOR HOUSE CUL-DE-SAC FL	7011.97	INLET SIDE TBC
24A	2+61.14	1.33' (RT)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

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

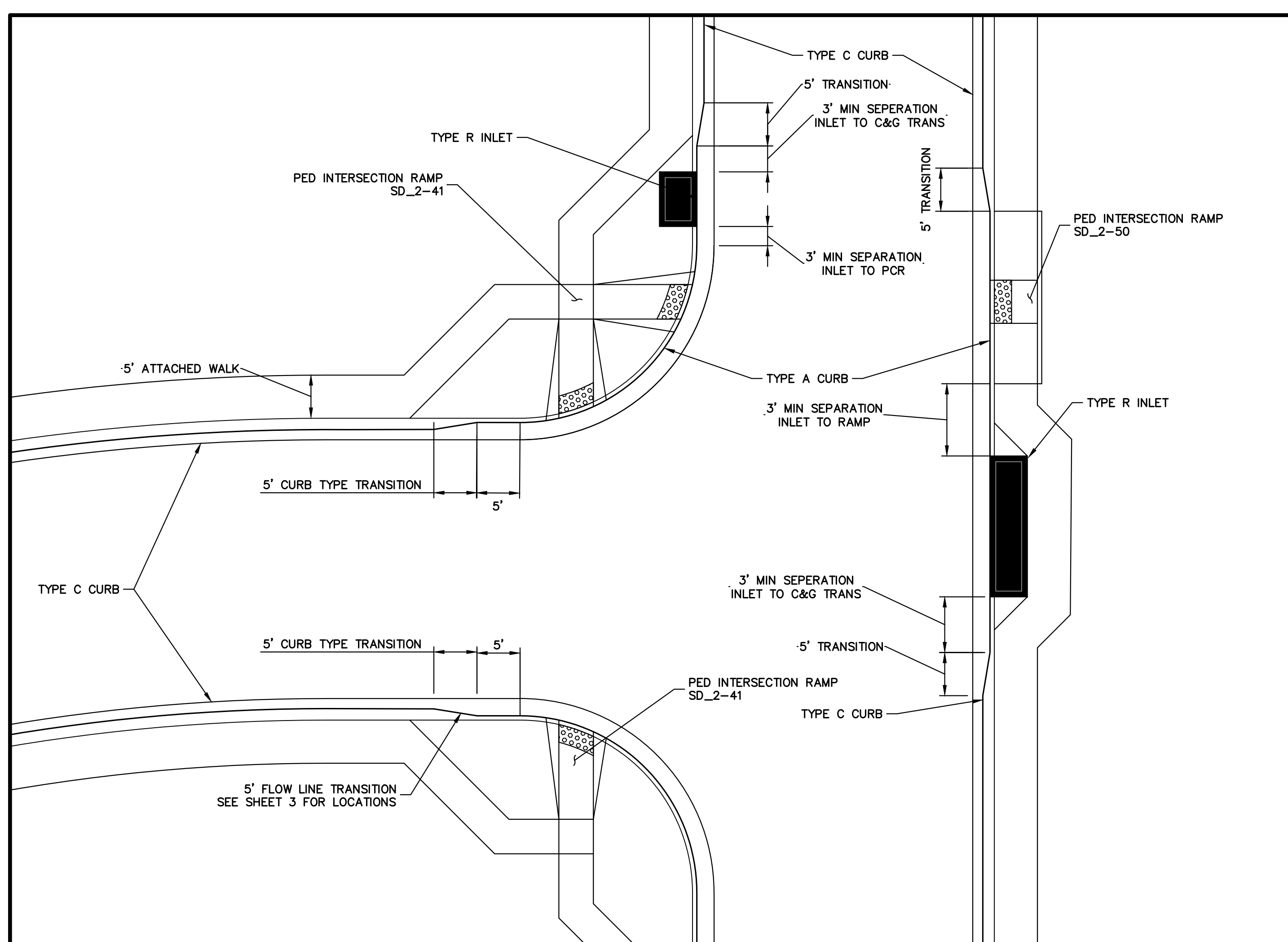


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
DATE: 07/25/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC.

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
STERLING RANCH FILING NO. 5									
STREET IMPROVEMENT PLAN									
SHEET 10 OF 13									
JOB NO. 25188.16									



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



CURB RETURN TRANSITION DETAIL
SCALE: NTS

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS							
				L = 5 FT.		L = 10 FT.		L = 15 FT.			
				NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH
401	4	11"	II	15	21	26	26	11	11	7	7
402	4	11"	II	7	13	18	18	7	7	7	7
403	4	9"	II	4	4	4	4	4	4	4	4
405	4	8"	VI	11	8-10"	21	8-10"	31	8-10"	11	6-10"
406	4	8"	VIII	3	8-10"	7	13-10"	7	18-10"	7	8-10"
407	4	9"	II	5	5-10"	8	10-10"	8	15-10"	8	5-10"
408	4	12"	II	3	8-10"	3	11-10"	3	18-10"	3	18-10"
409	4	8"	II	6	5-10"	6	10-10"	6	10-10"	6	10-10"
410	4	11"	VII	6	5-10"	6	10-10"	6	10-10"	6	10-10"
411	4	11"	II	3	3-4"	3	3-4"	3	3-4"	3	3-4"
412	4	11"	II	3	3-4"	3	3-4"	3	3-4"	3	3-4"
413	4	9"	II	7	10-10"	7	10-10"	7	10-10"	7	10-10"
501	5	2 1/2"	IV	11	3-4"	22	3-4"	33	3-4"	33	3-4"
502	5	2 1/2"	III	11	3-4"	16	3-4"	27	3-4"	17	11-10"
503	5	2 1/2"	IX	5	3-4"	16	3-4"	27	3-4"	6	3-4"
504	5	2 1/2"	IX	5	3-4"	16	3-4"	27	3-4"	6	3-4"
601	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
602	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
603	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
604	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
605	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
606	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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610	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
611	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
612	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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614	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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616	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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618	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
619	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
620	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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622	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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650	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
651	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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653	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
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681	6	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
682	6	2 1/2"	V	2	8-10"	2	8-10				

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

JULY 2024



Know what's below.
Call before you dig.

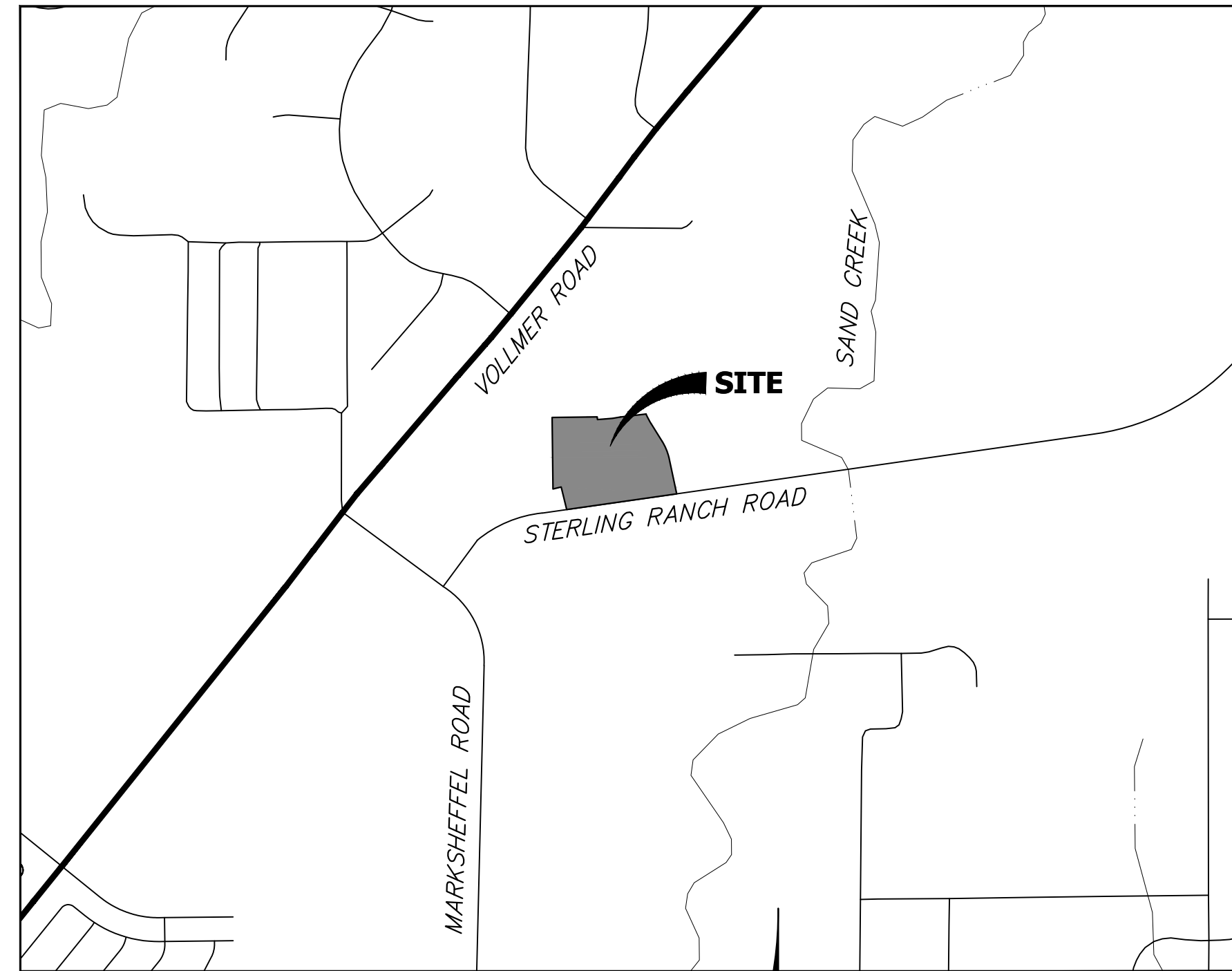
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PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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

AGENCIES

<p>OWNER/DEVELOPER: CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270</p> <p>CIVIL ENGINEER: JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254</p> <p>COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300</p> <p>TRAFFIC ENGINEERING: EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460</p> <p>WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769</p>	<p>FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300</p> <p>GAS DEPARTMENT: COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556</p> <p>ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283</p> <p>COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674</p>
---	---



VICINITY MAP
SCALE: 1"=1000'



BASIS OF BEARINGS

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

BENCHMARKS

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

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

SHEET INDEX:

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

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

8/14/2024
DATE

JOSHUA PALMER, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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

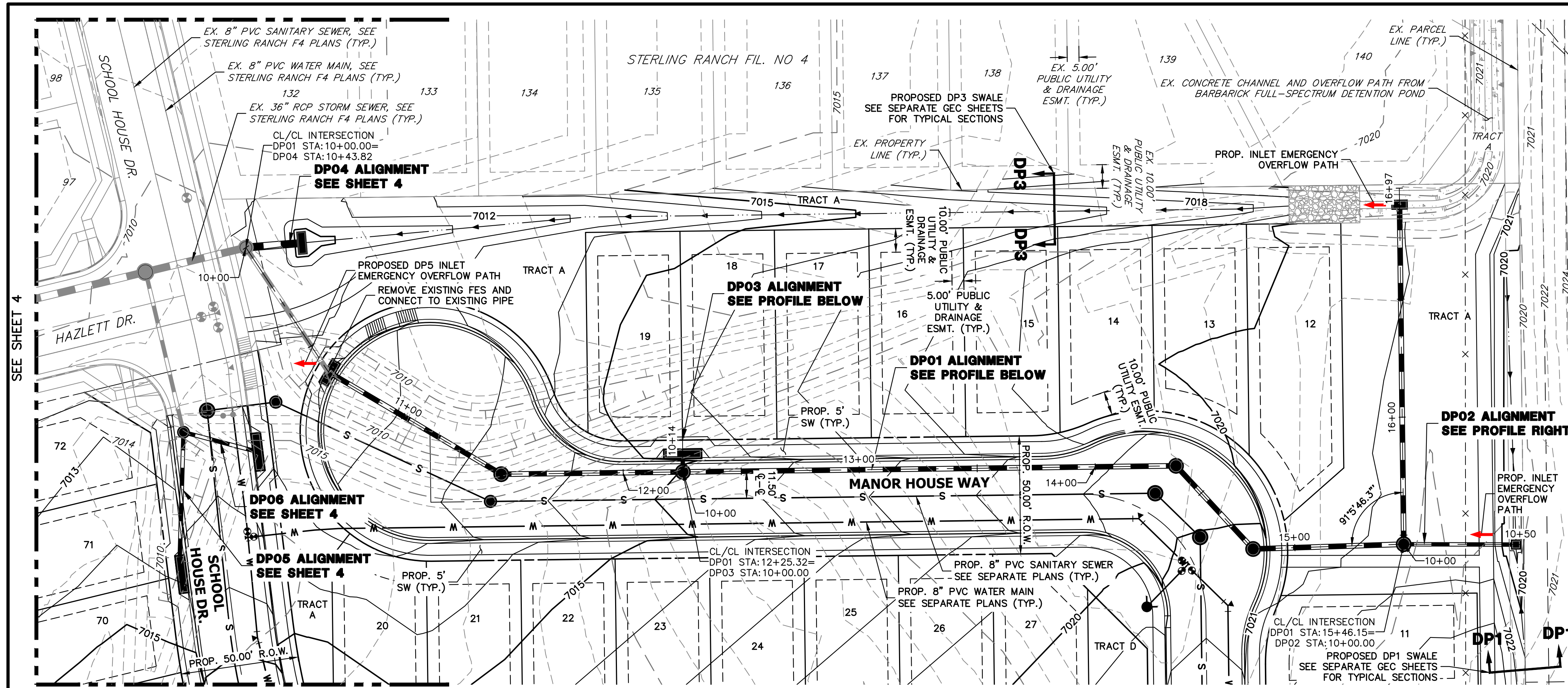


BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=1000'	N/A	07/25/24	N/A	N/A	N/A

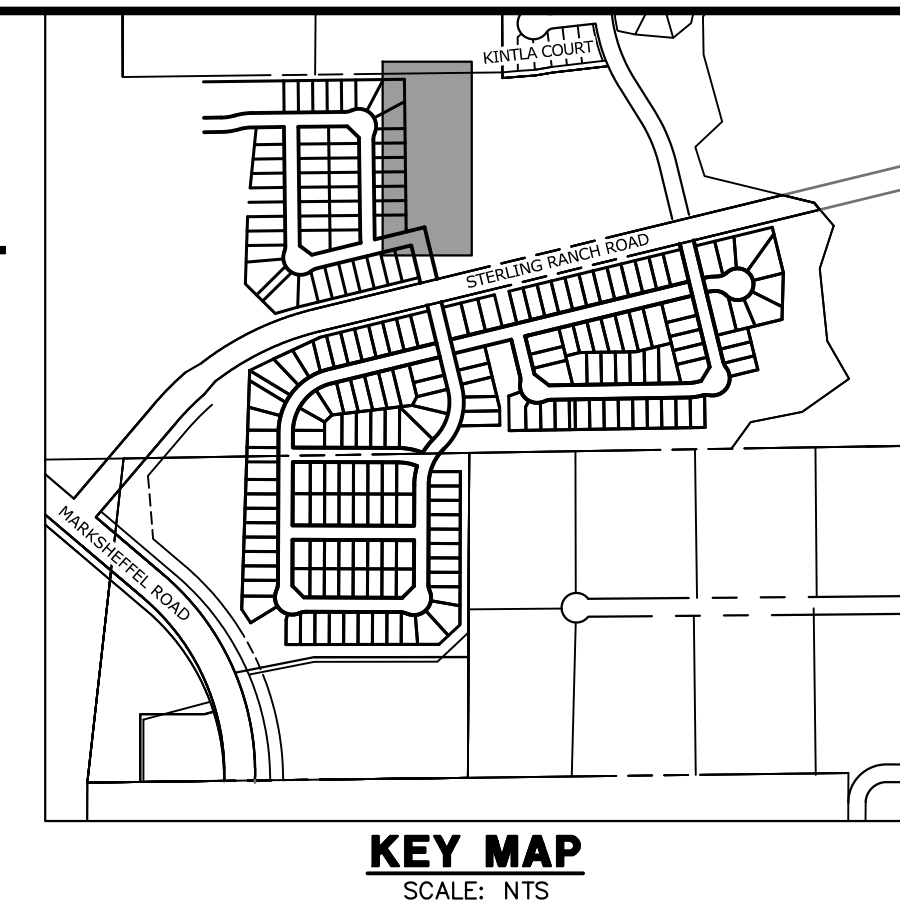
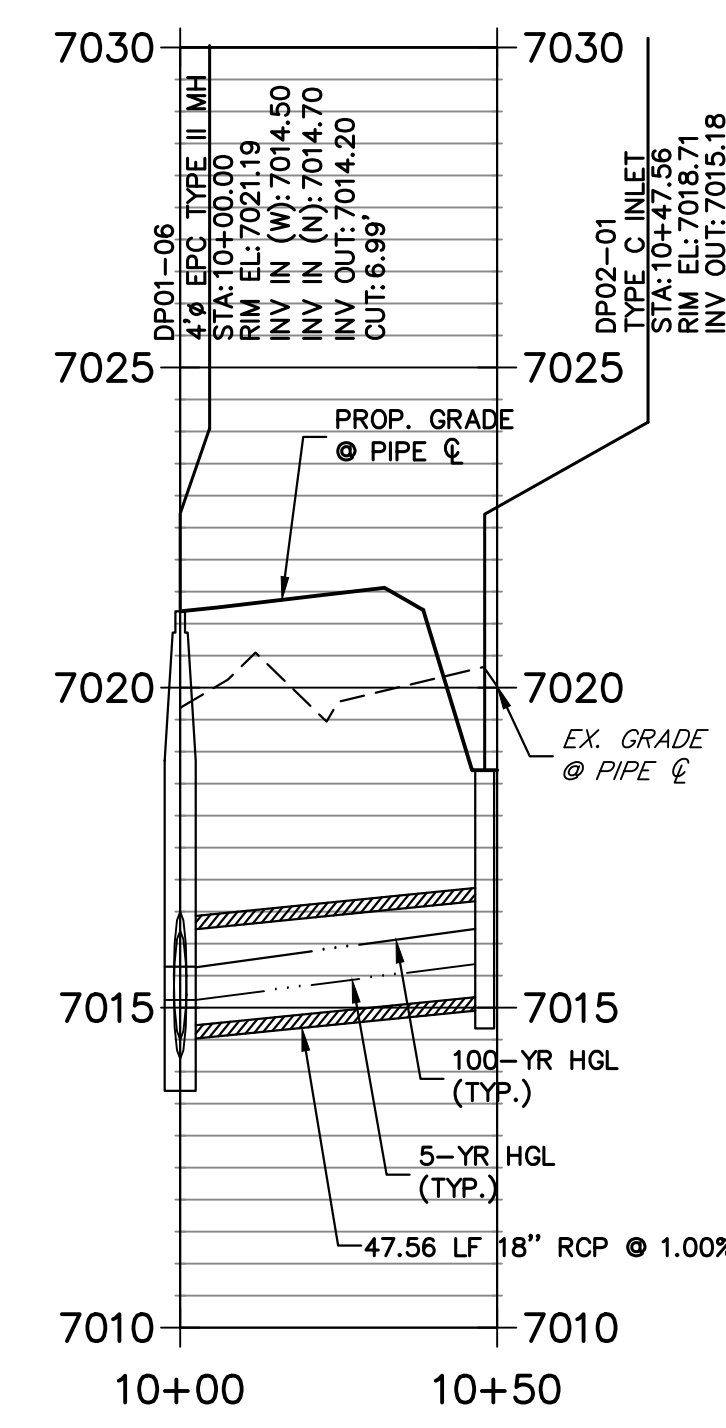
STERLING RANCH FILING NO. 5
COVER SHEET

SHEET 1 OF 6
JOB NO. 25188.16

PCD FILE NO. SF-24-001

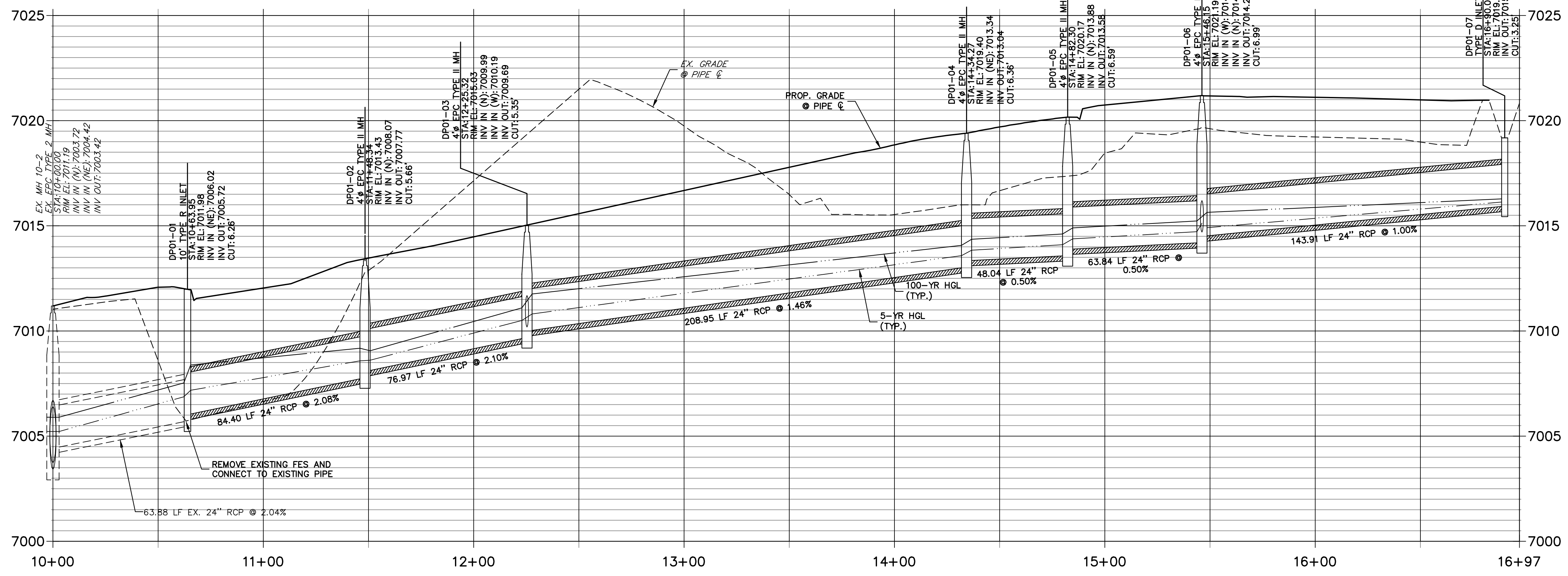


**DP02 PROFILE
STA 10+00.00 TO 10+49.51**

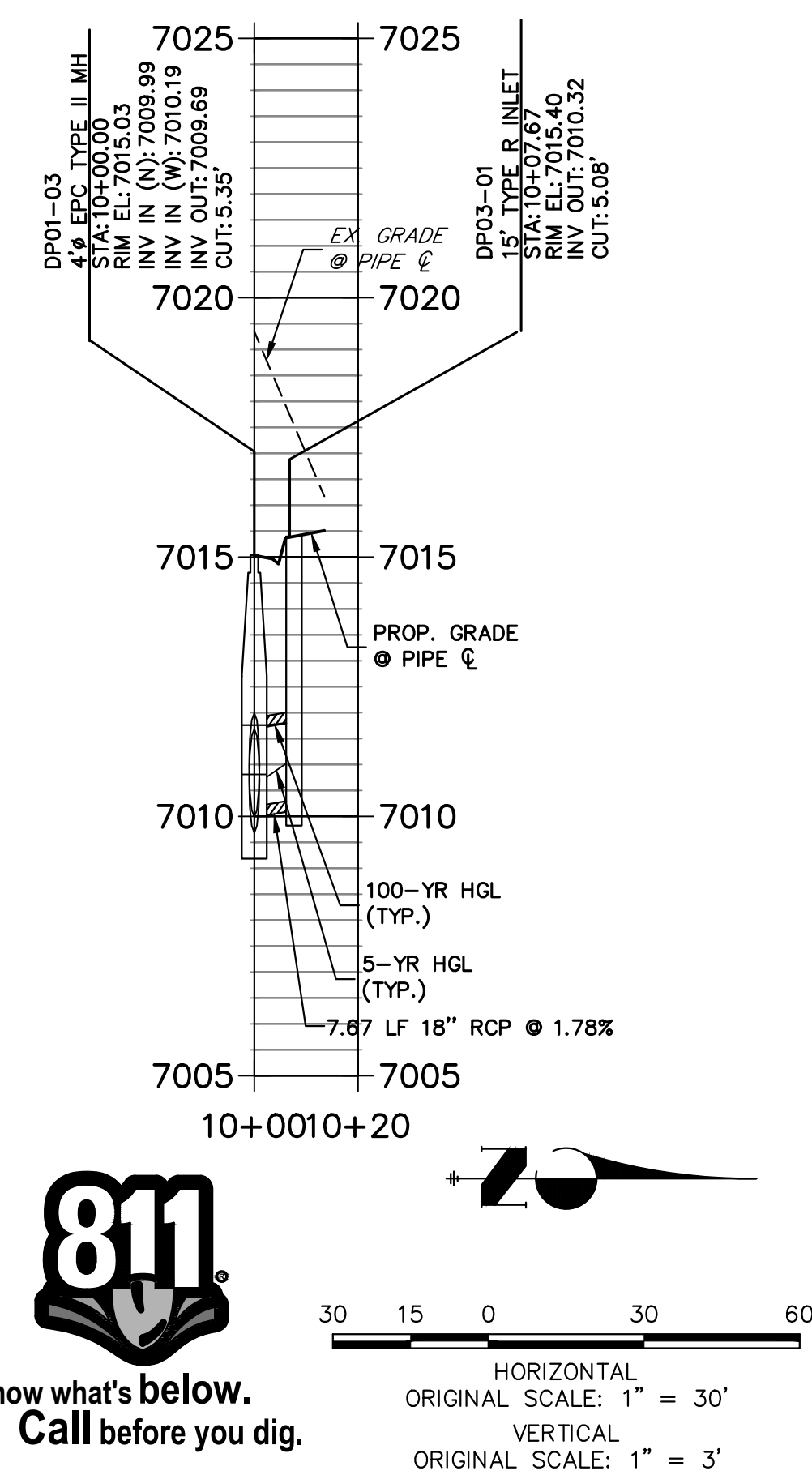


STORM SEWER NOTES
1. SEE SHEET 2 FOR JR STORM SEWER NOTES

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



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



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

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

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

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

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

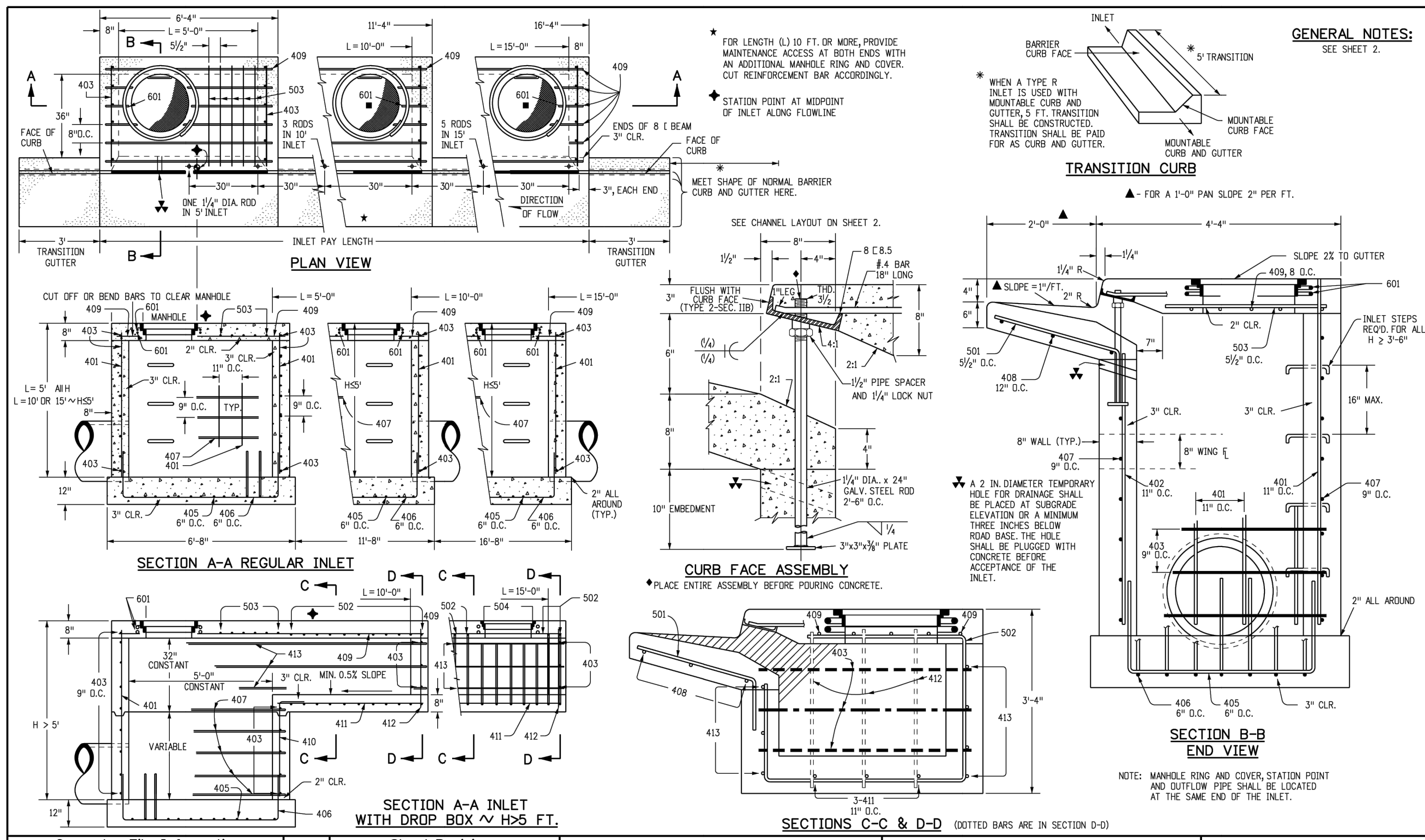
BY	DATE	No.	REVISION

H-SCALE: 1"=30'
V-SCALE: 1"=3'
DATE: 07/25/24
DESIGNED BY: GAG
DRAWN BY: GAG
CHECKED BY: GAG

STERLING RANCH FILING NO. 5
STORM SEWER PLAN & PROFILE

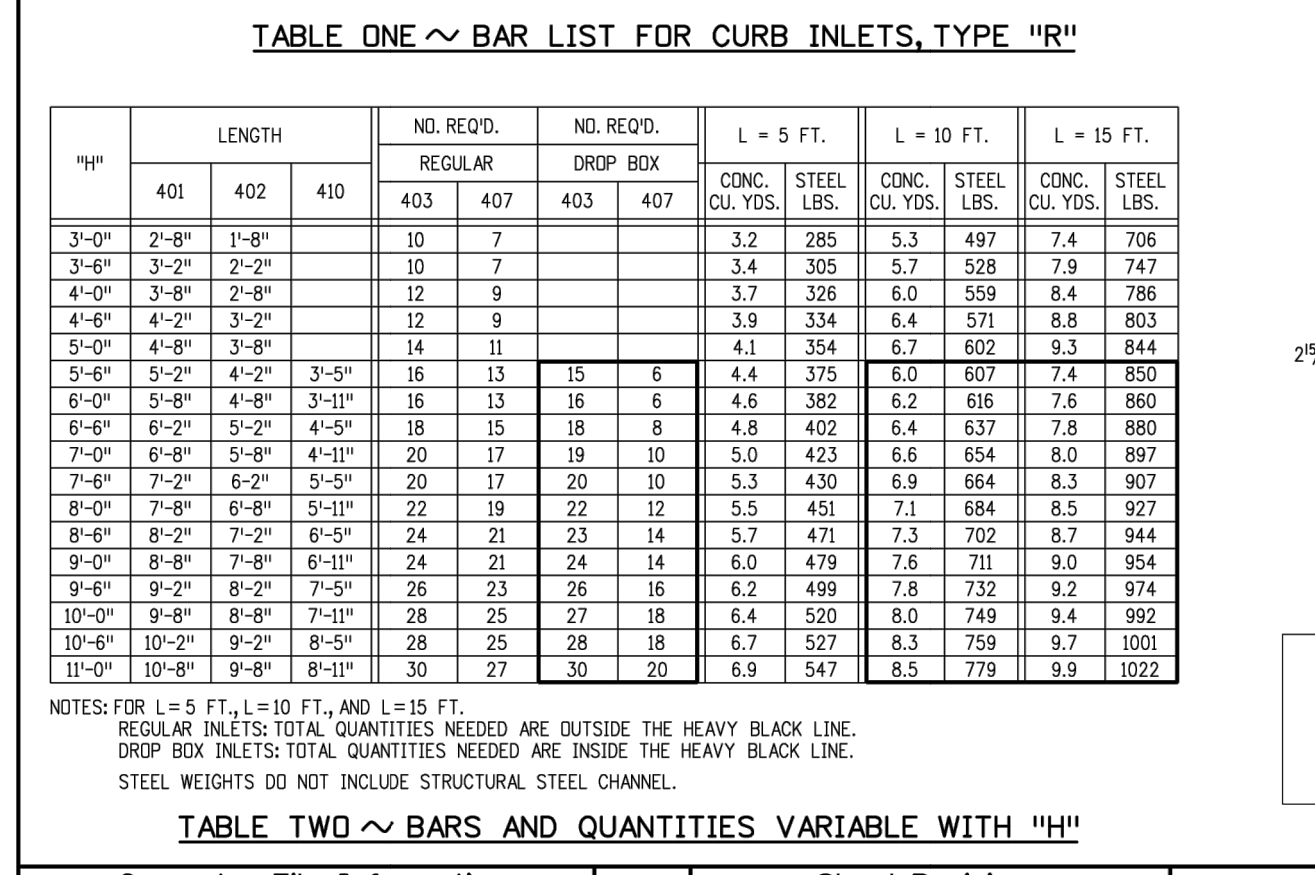
SHEET 3 OF 6
JOB NO. 25188.16

EPC 08/14/24

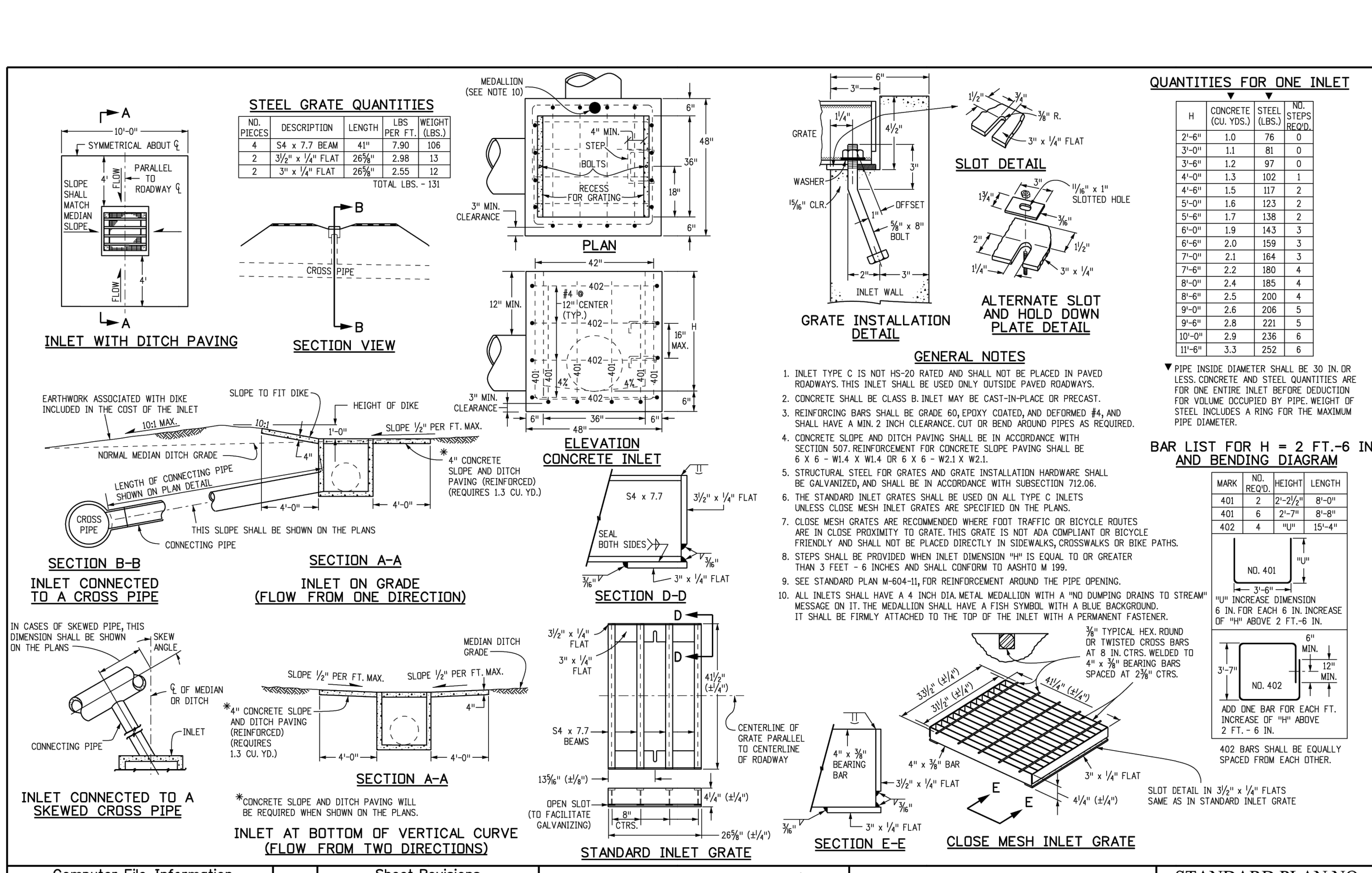


Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12
Creation Date: 07/31/19	Date: _____	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 1 of 2
Designer Initials: JBK	Comments: _____	Project Development Branch JBK		Project Sheet Number: _____
Last Modification Date: 07/31/19	_____			
Detailer Initials: LTA	_____			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	_____			

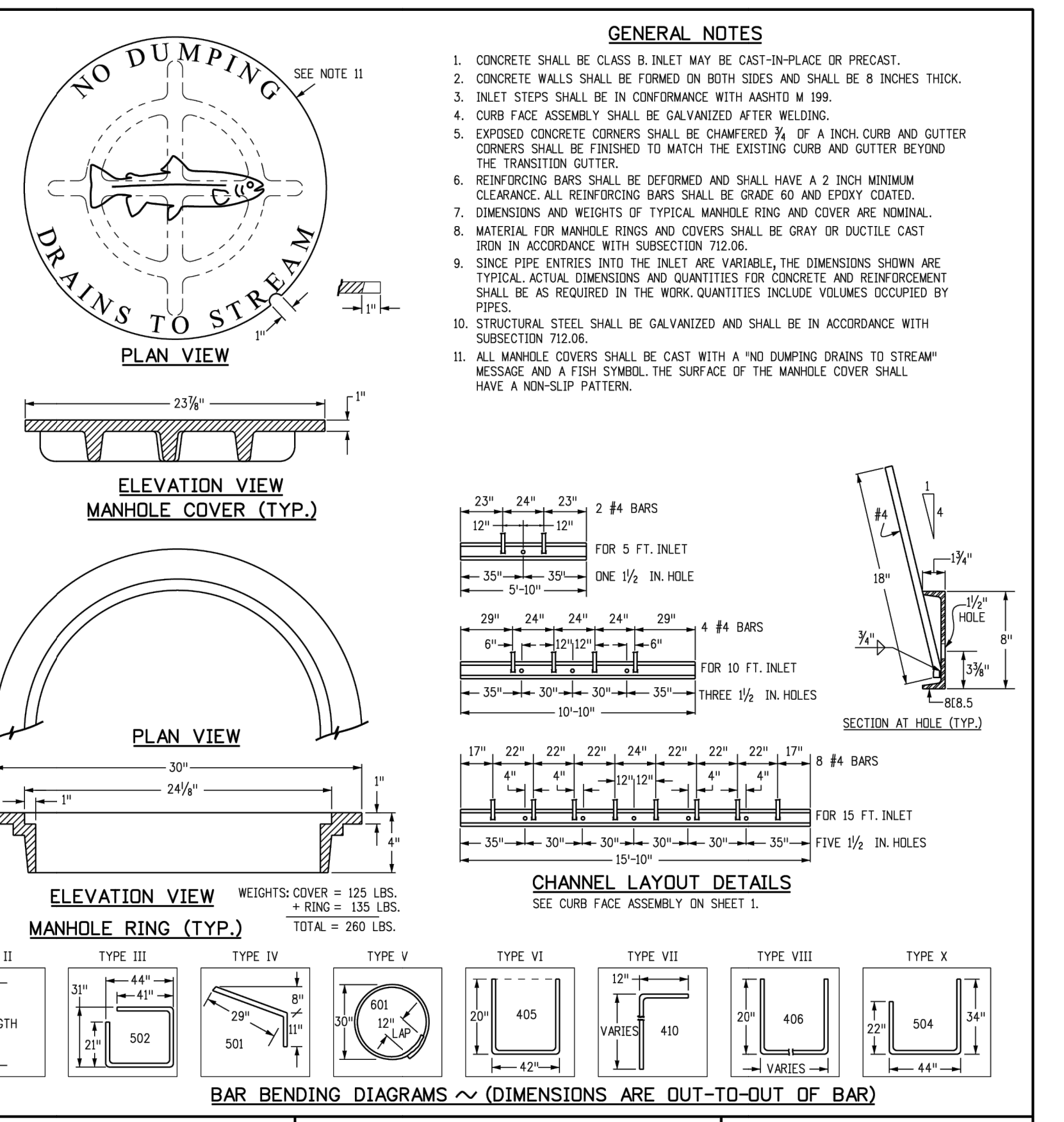
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				L = 5 FT.	L = 10 FT.	L = 5 FT.	L = 10 FT.	L = 5 FT.	L = 10 FT.
NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	21	26	31	11	11
402	4	11"	II	7	13	18	23	7	7
403	4	9"	II	4	7	10	13	4	4
405	4	6"	VI	11	16	21	26	11	11
406	4	6"	VIII	7	10	13	16	7	7
407	4	9"	II	7	10	13	16	7	7
408	4	12"	II	3	5	7	9	3	3
409	4	8"	II	6	8	10	12	6	6
410	4	11"	VII	6	8	10	12	6	6
411	4	11"	II	3	4	5	6	3	3
412	4	11"	II	3	4	5	6	3	3
413	4	9"	II	3	4	5	6	3	3
501	5	5/8"	IV	11	16	21	26	11	11
502	5	5/8"	III	7	10	13	16	7	7
503	5	5/8"	II	5	7	9	11	5	5
504	5	5/8"	IX	3	4	5	6	3	3
601	6	2 1/2"	V	2	2	2	2	4	4



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12
Creation Date: 07/31/19	Date: _____	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 2 of 2
Designer Initials: JBK	Comments: _____	Project Development Branch JBK		Project Sheet Number: _____
Last Modification Date: 07/31/19	_____			
Detailer Initials: LTA	_____			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	_____			



Computer File Information	Sheet Revisions	Colorado Department of Transportation	INLET, TYPE C	STANDARD PLAN NO. M-604-10
Creation Date: 07/31/19	Date: _____	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 1 of 1
Designer Initials: JBK	Comments: _____	Project Development Branch JBK		Project Sheet Number: _____
Last Modification Date: 07/31/19	_____			
Detailer Initials: LTA	_____			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	_____			



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12
Creation Date: 07/31/19	Date: _____	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 2 of 2
Designer Initials: JBK	Comments: _____	Project Development Branch JBK		Project Sheet Number: _____
Last Modification Date: 07/31/19	_____			
Detailer Initials: LTA	_____			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	_____			

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

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

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

STERLING RANCH FILING NO. 5

DATE: 07/25/24

DESIGNED BY: N/A

DRAWN BY: N/A

CHECKED BY: N/A

SHEET 5 OF 6

JOB NO. 25188.16

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING SERVICES, THEIR USE OR REVISIONS WITHOUT THE WRITTEN AUTHORIZATION OF CLASSIC SRU LAND, LLC.

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

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

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WASTEWATER SYSTEM INSTALLATION NOTES

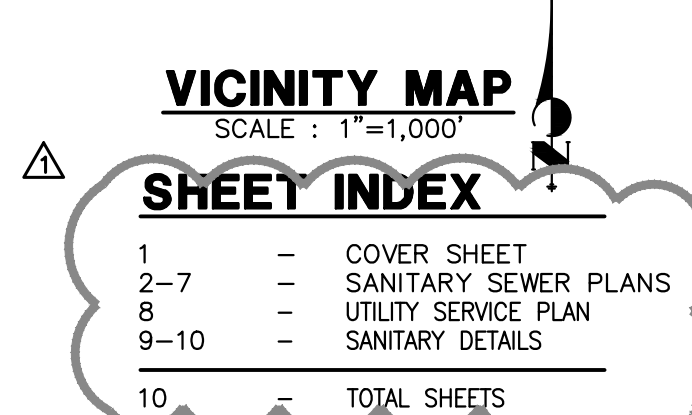
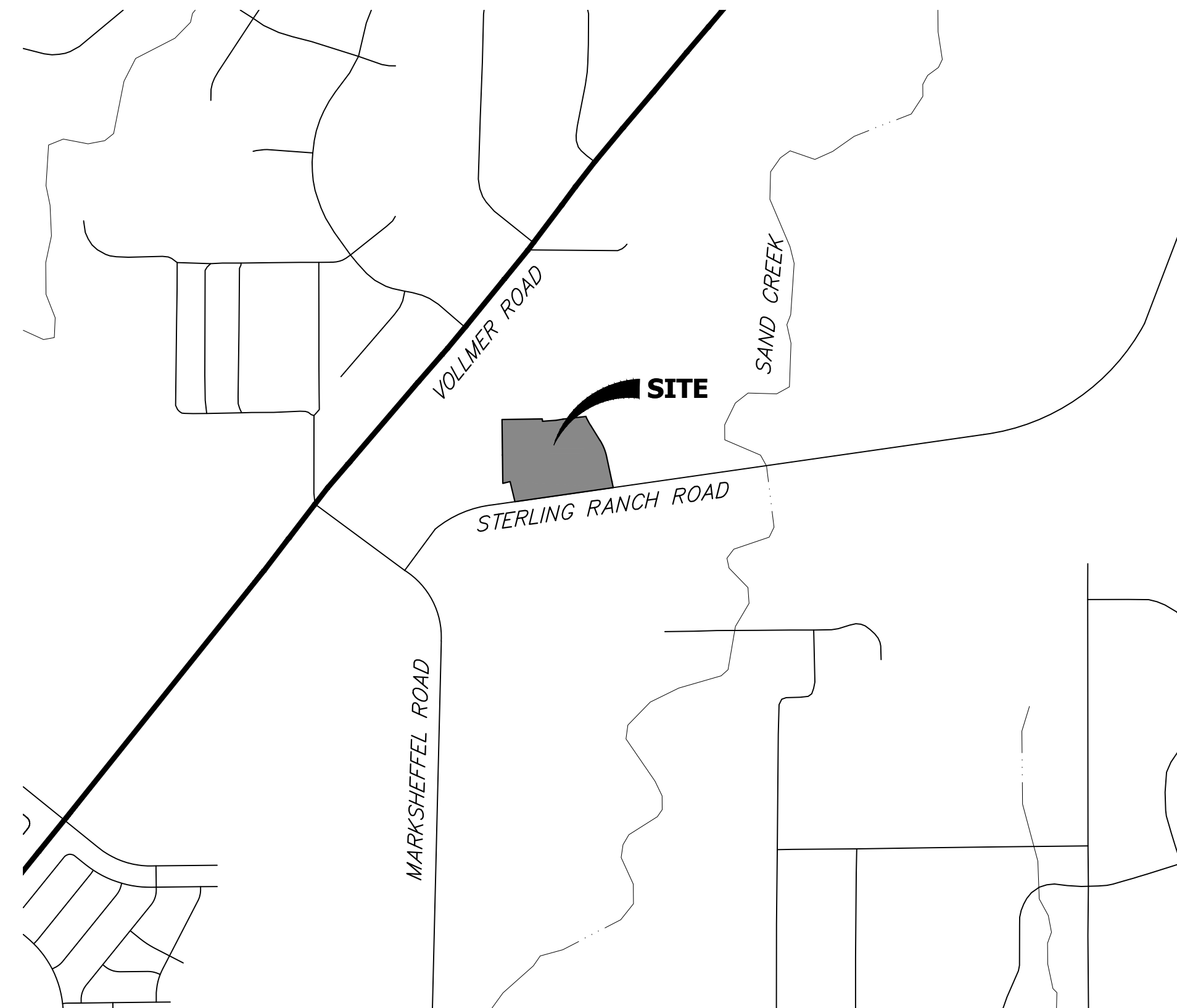
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
- COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, CCTV INSPECTION, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
 - DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN

JULY 2024



BENCHMARKS

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

LEGEND

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

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. 8/14/2024
DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED: *Loren Moreland* v.e. DATE: 3/15/2024
LOREN MORELAND, MANAGER

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED: *Bryan T. Law* ENGINEER DATE: 5/30/24

ENGINEER'S STATEMENT

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

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

DATE: 07/25/24

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

PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
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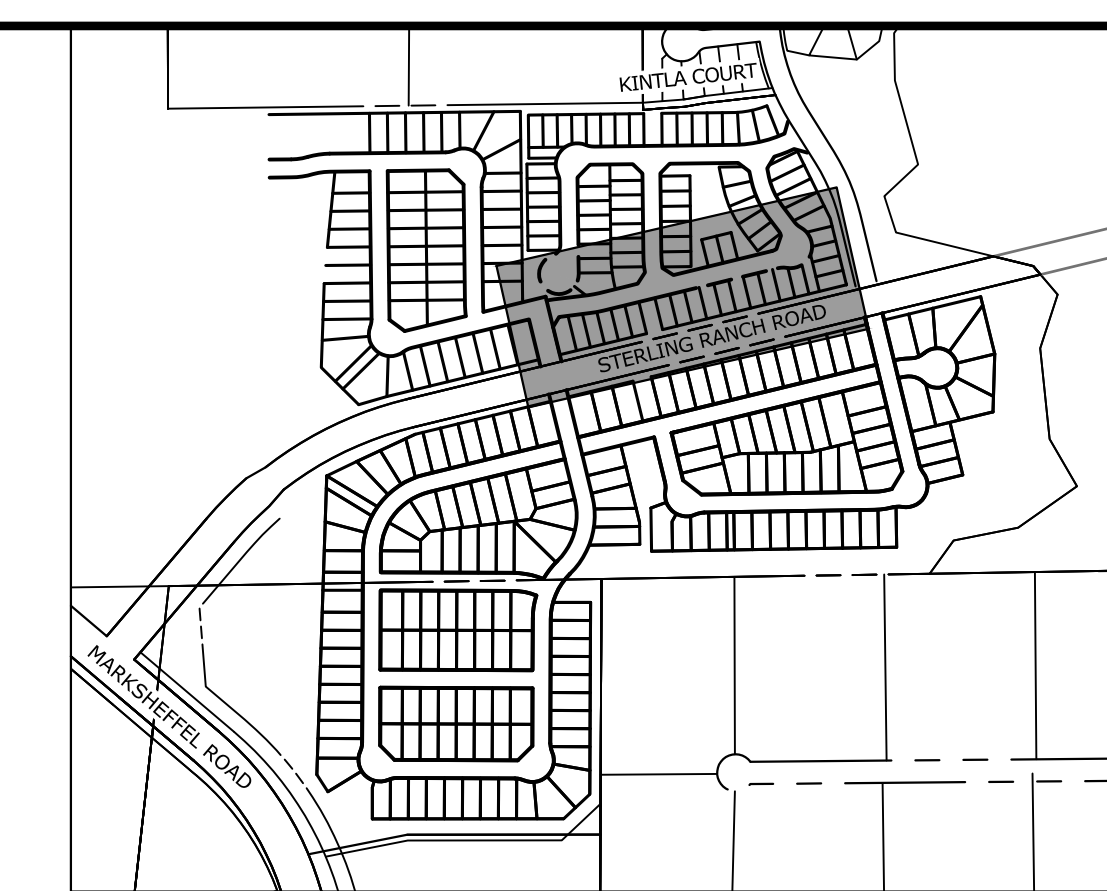
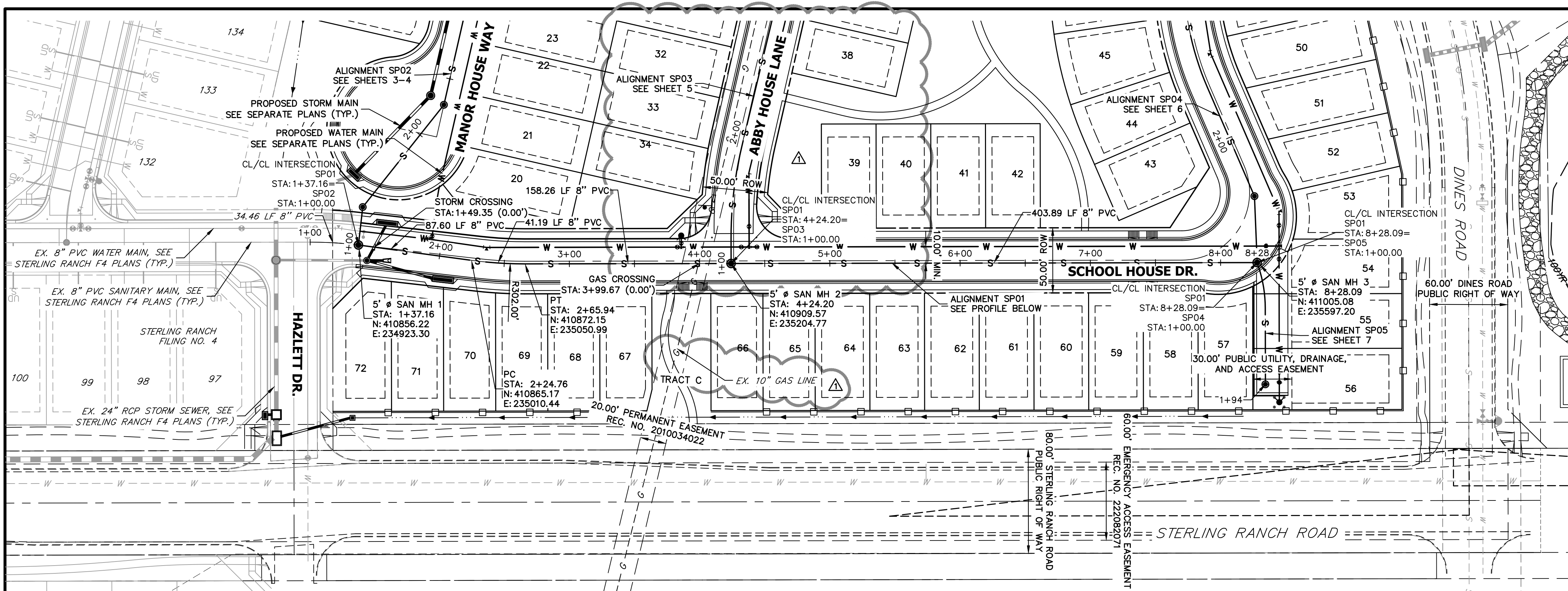
J.R. ENGINEERING
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BY	DATE	REVISION	NO.	1"=1000'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
	06/21/24		1					07/25/24	PAL	PAL	

STERLING RANCH FILING NO. 5
COVER SHEET

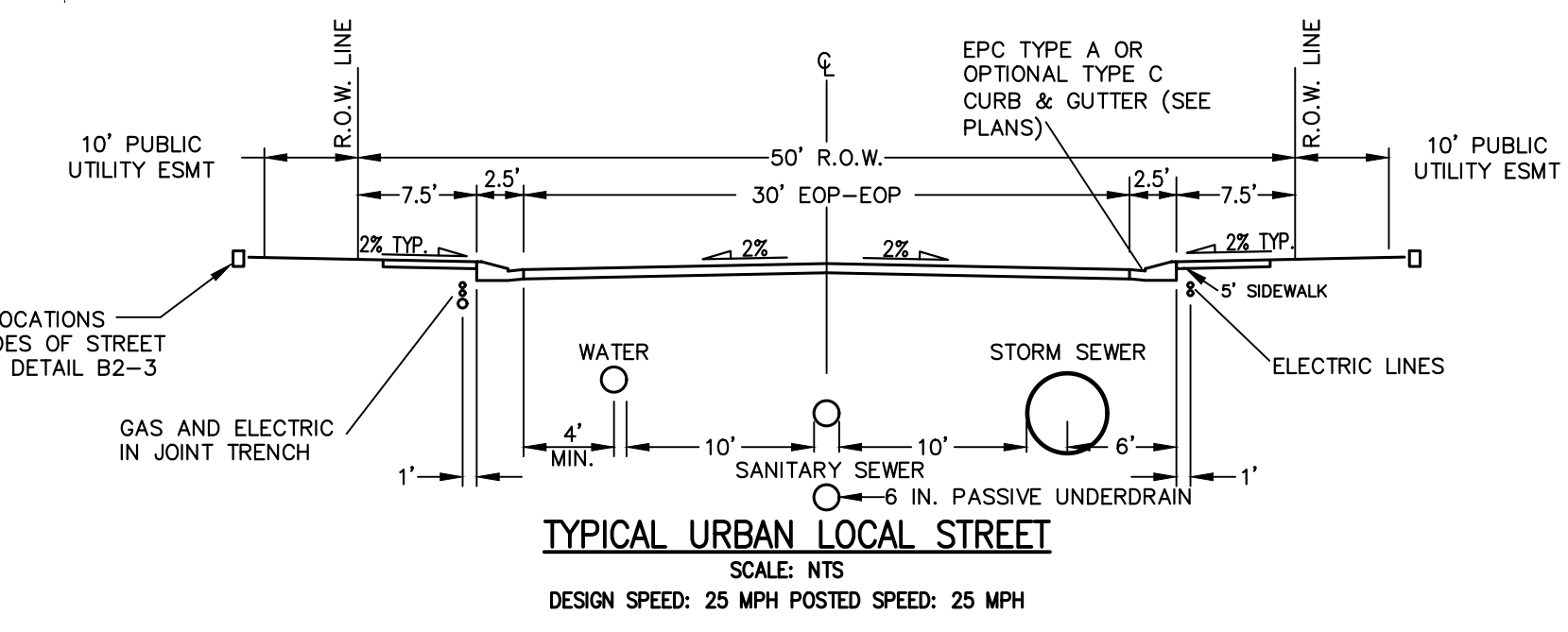
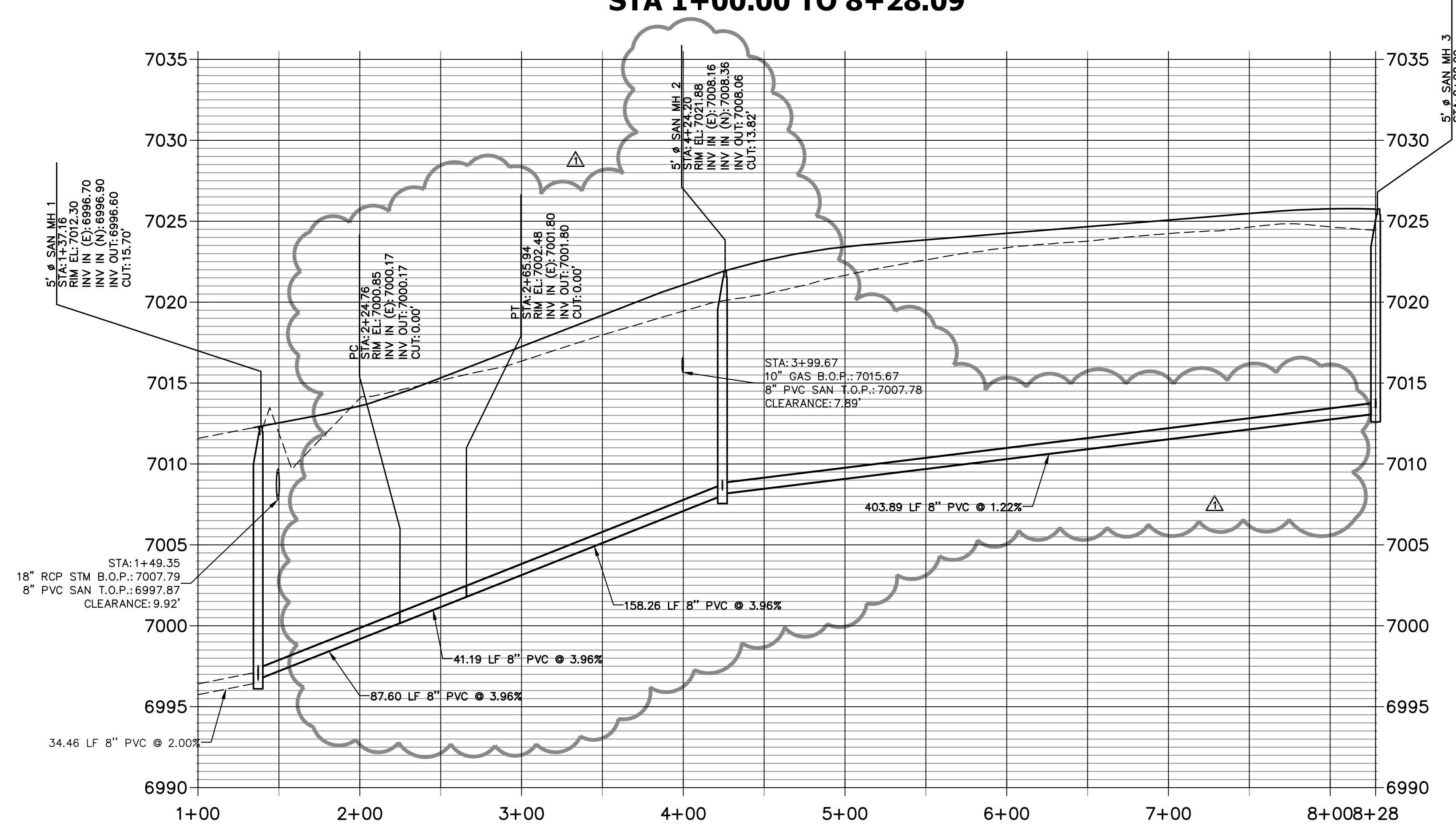
SHEET 1 OF 10
JOB NO. 25188.16





KEY MAP
SCALE: NTS

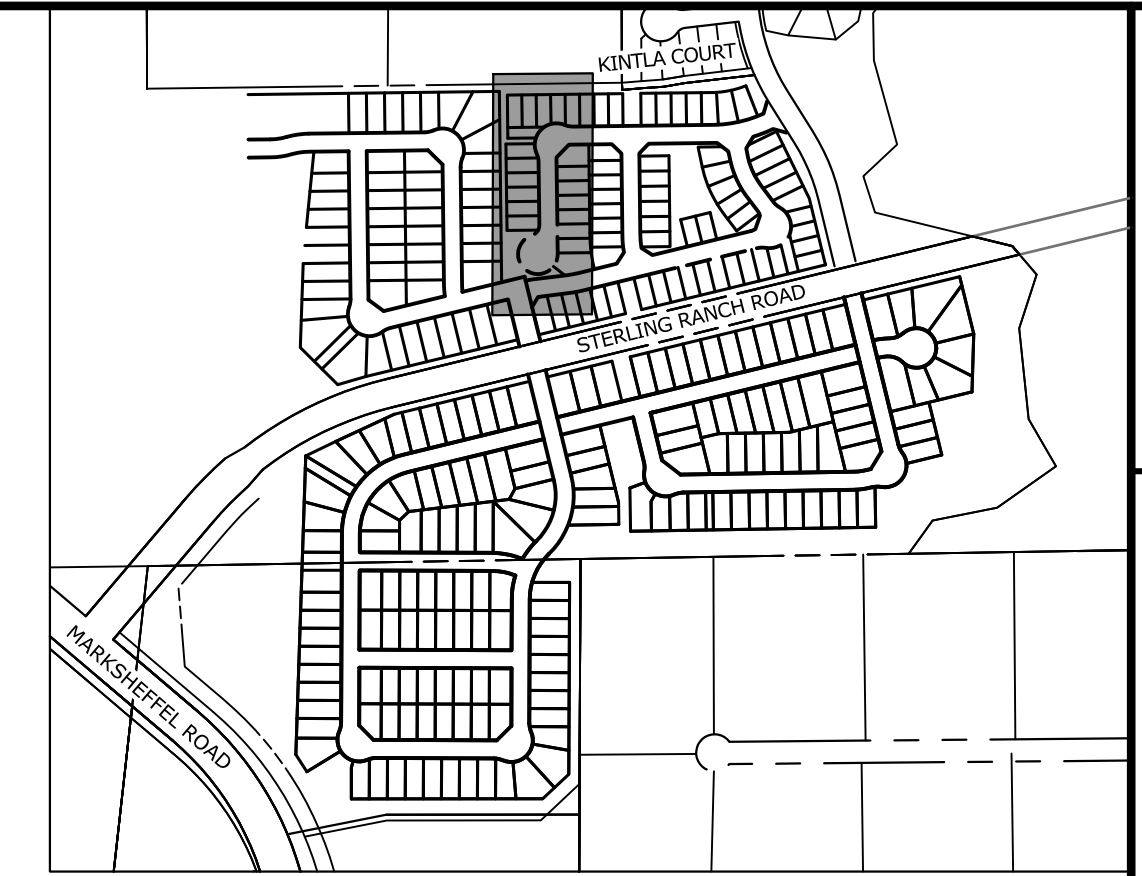
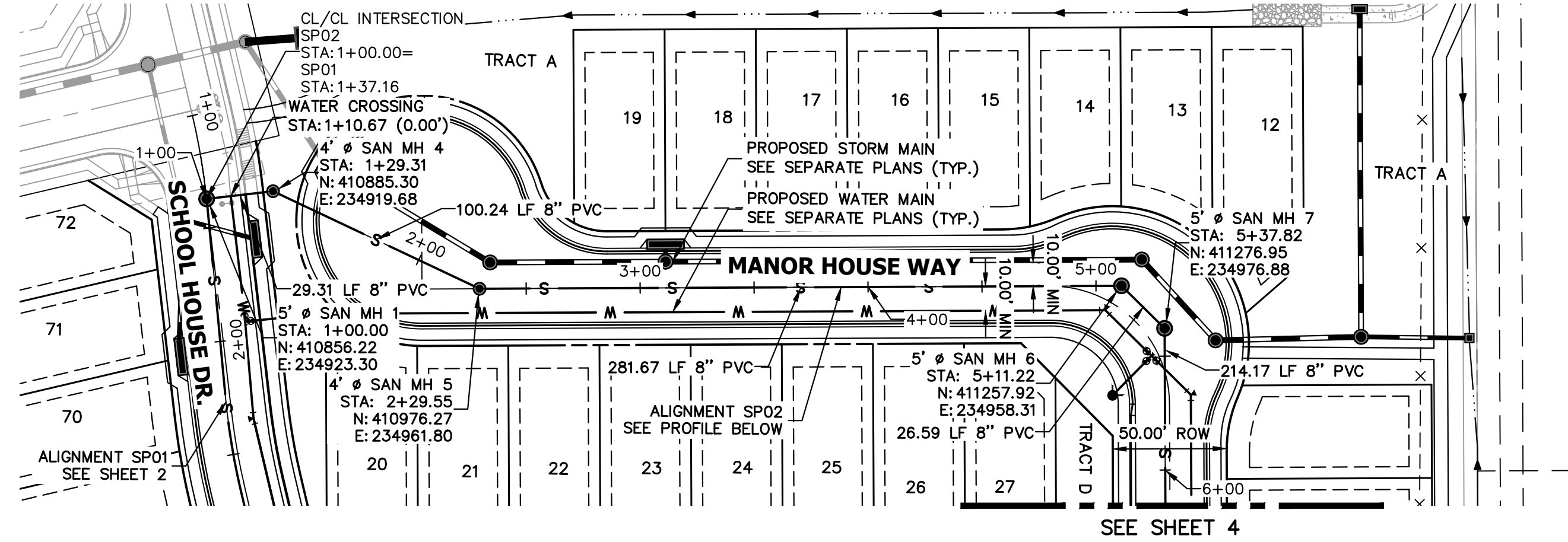
SP01 PROFILE
STA 1+00.00 TO 8+28.09



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com
 BY DATE: PAL 06/21/24
 No. REVISION: 1
 1. SANITARY REVISIONS DUE TO EXISTING GAS
 H-SCALE: 1"=50'
 V-SCALE: 1"=5'
 DATE: 07/25/24
 DESIGNED BY: PAL
 DRAWN BY: PAL
 CHECKED BY: PAL
 STERLING RANCH FILING NO. 5
 SANITARY SEWER PLANS
 SHEET 2 OF 10
 JOB NO. 25188.16

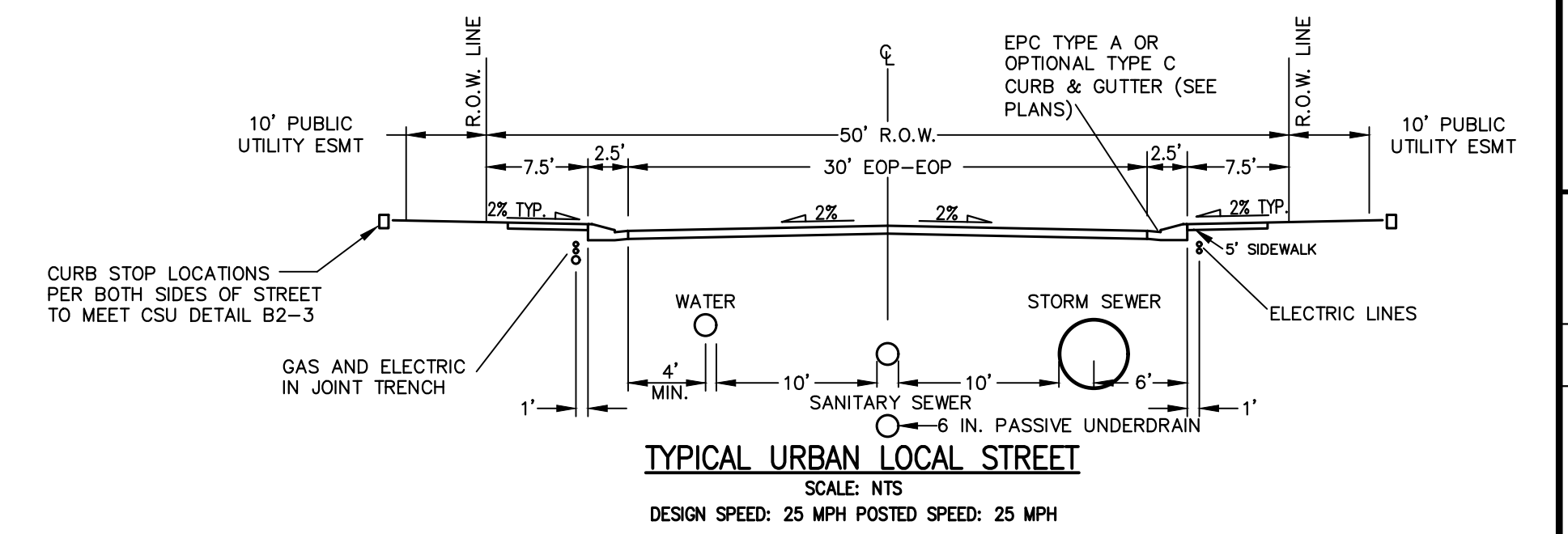
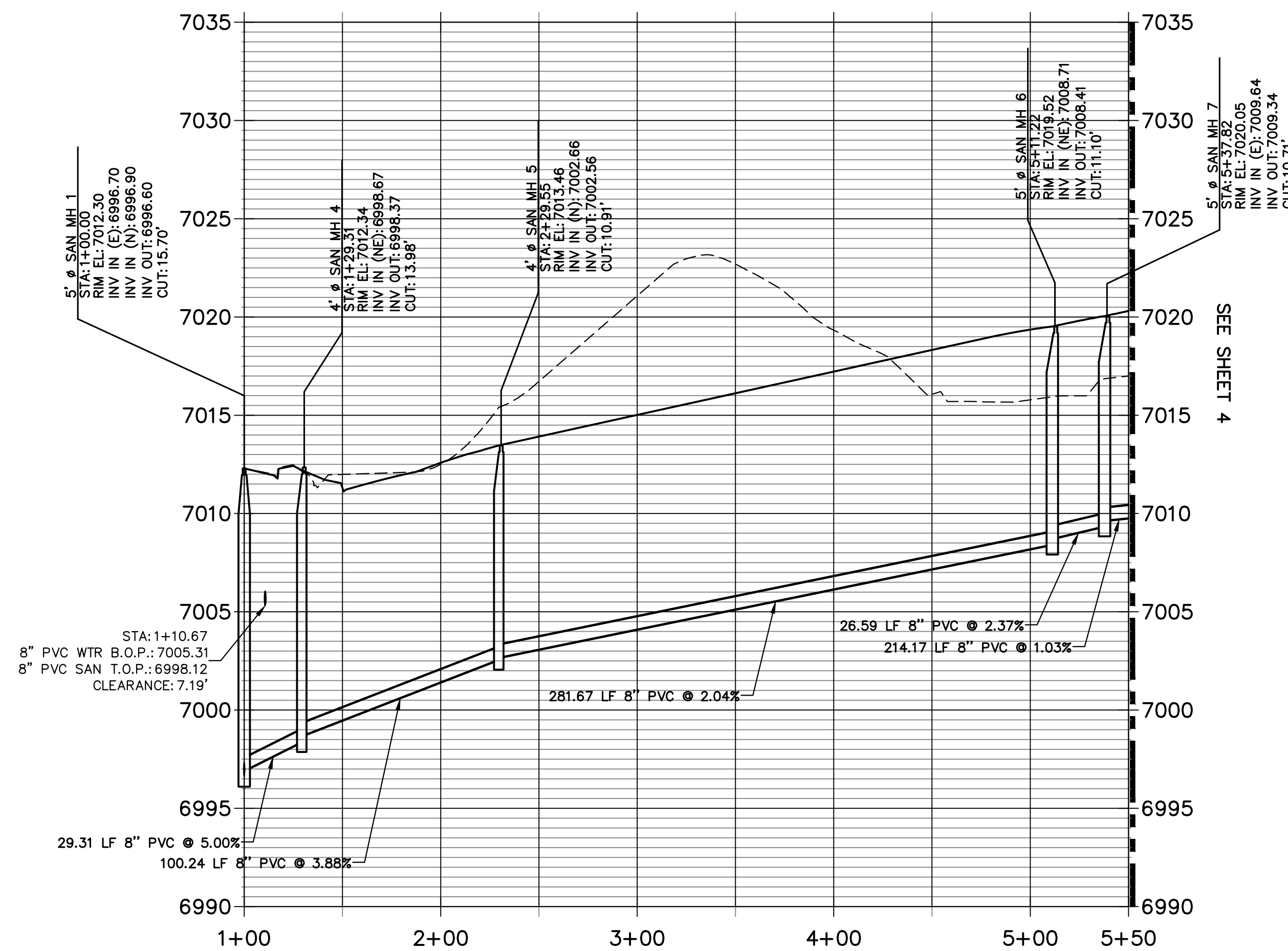


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**SP02 PROFILE
 STA 1+00.00 TO 5+50.00**



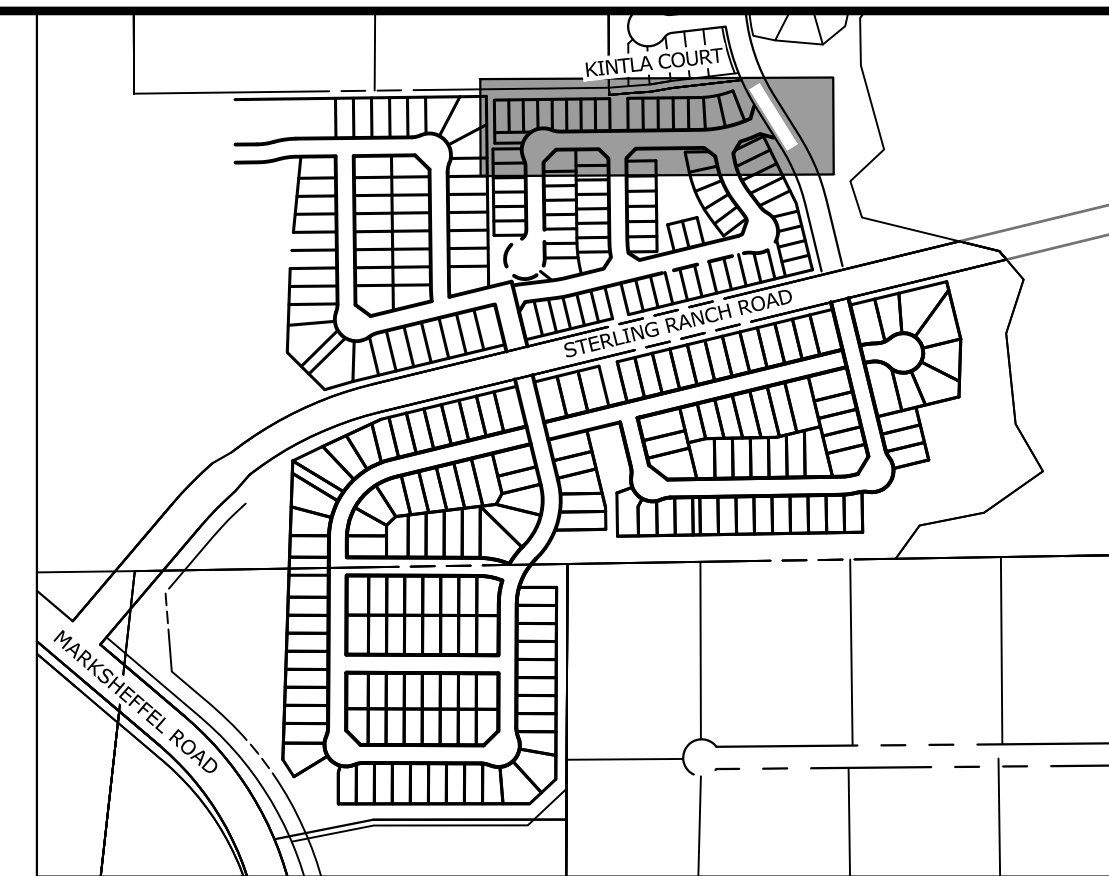
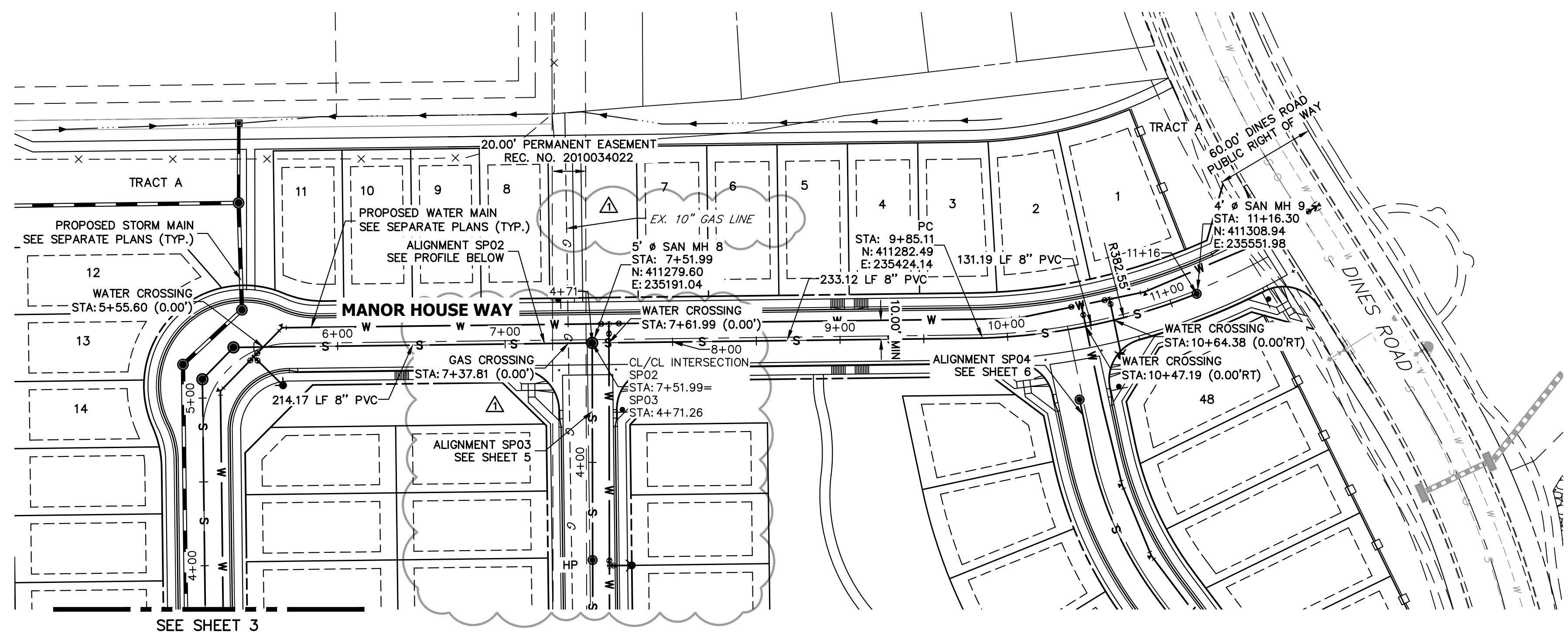
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811
 Know what's below.
 Call before you dig.

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

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
STERLING RANCH FILING NO. 5									
SANITARY SEWER PLANS									
SHEET 3 OF 10									
JOB NO. 25188.16									

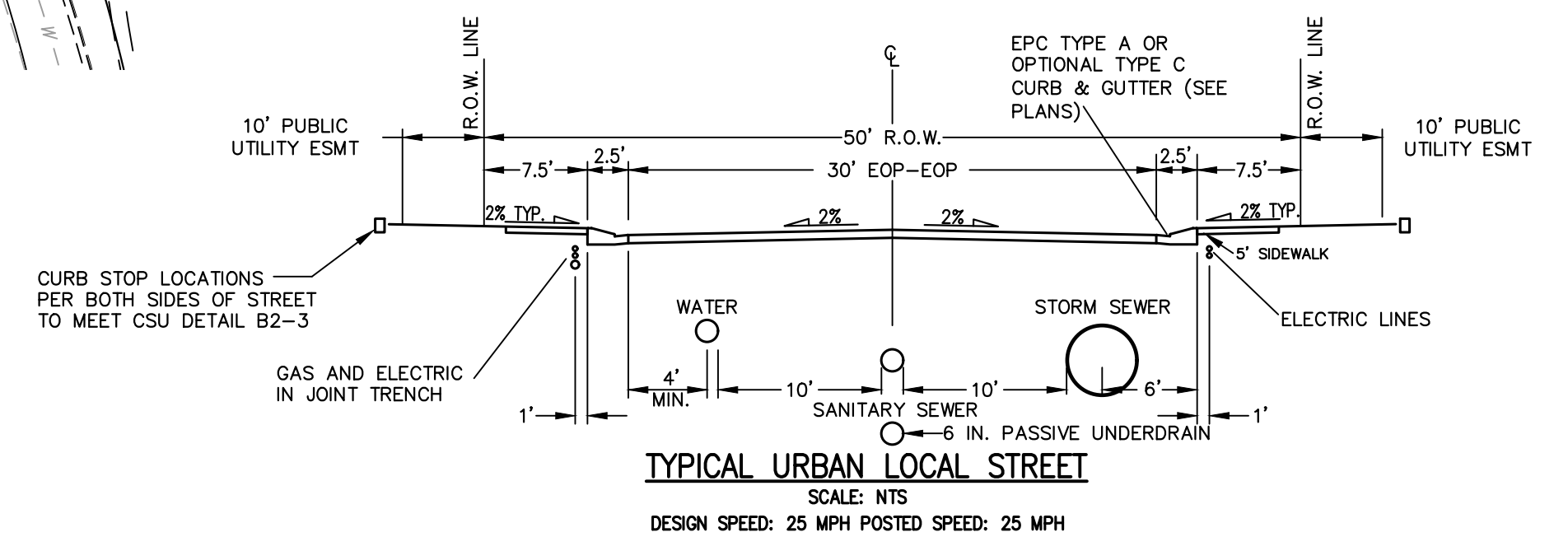
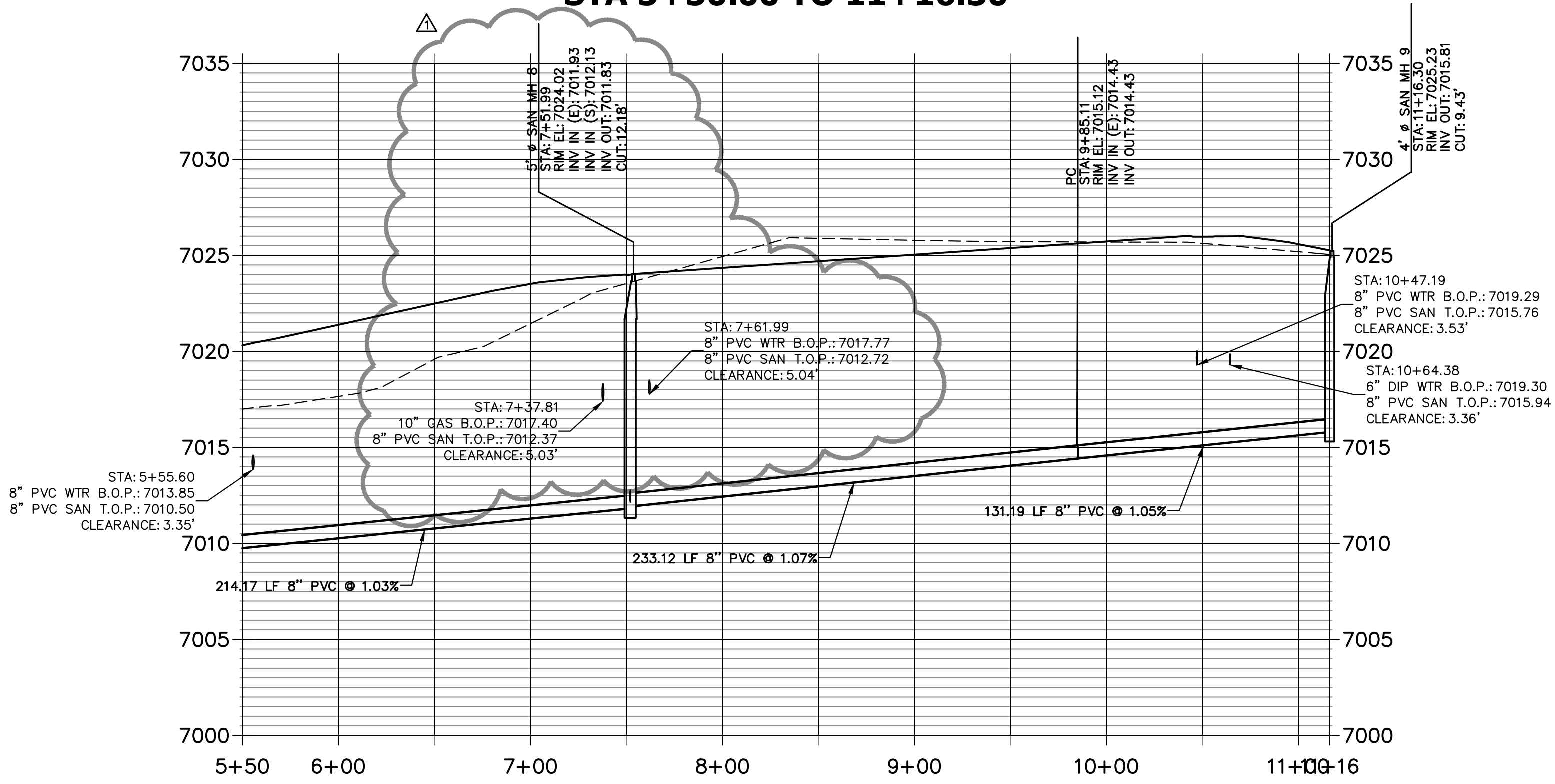


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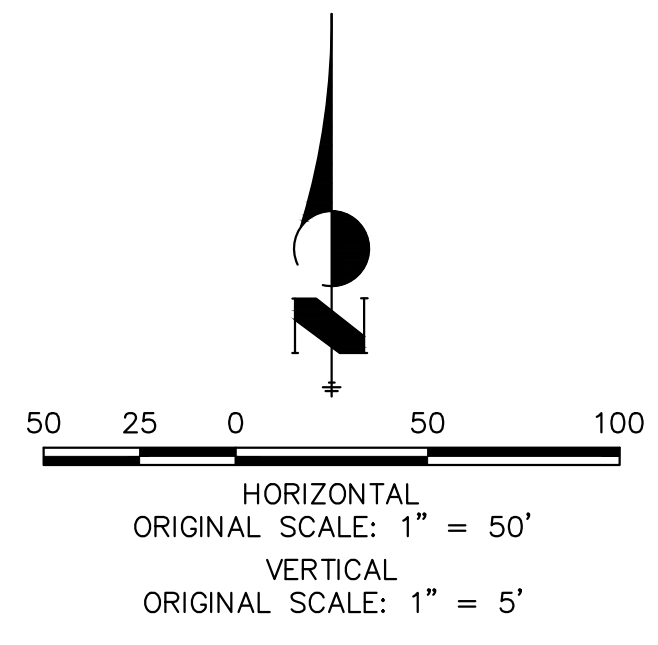
PREPARED FOR
CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

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

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



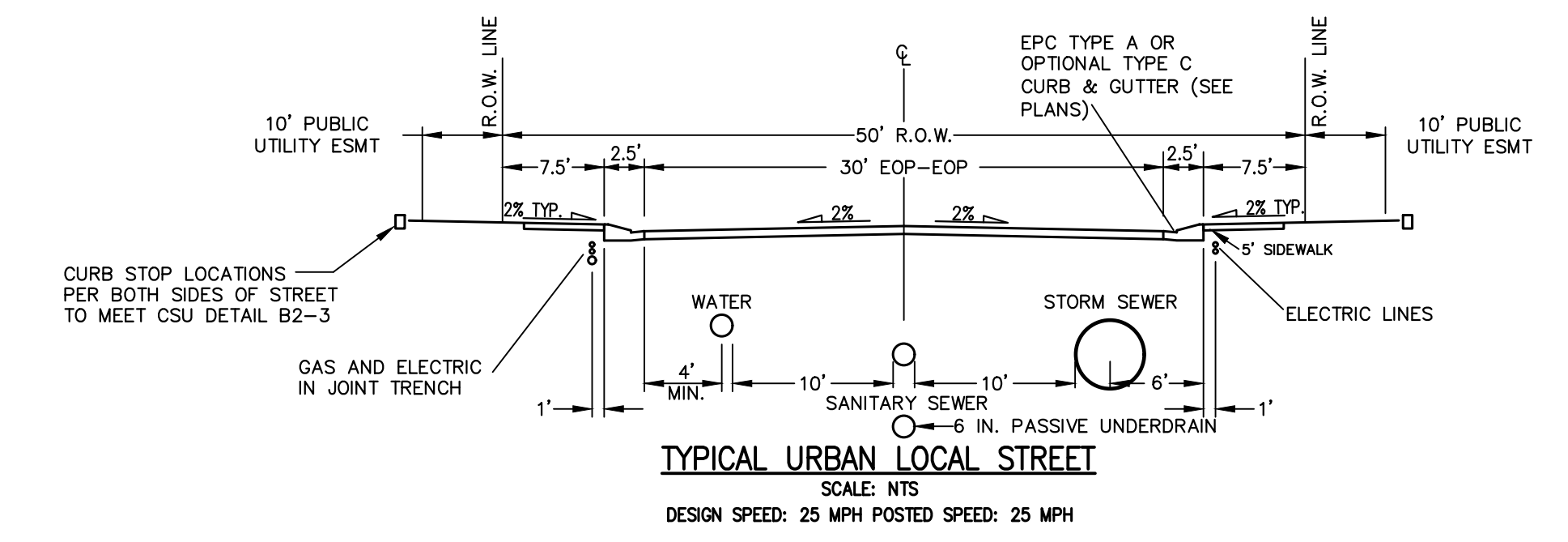
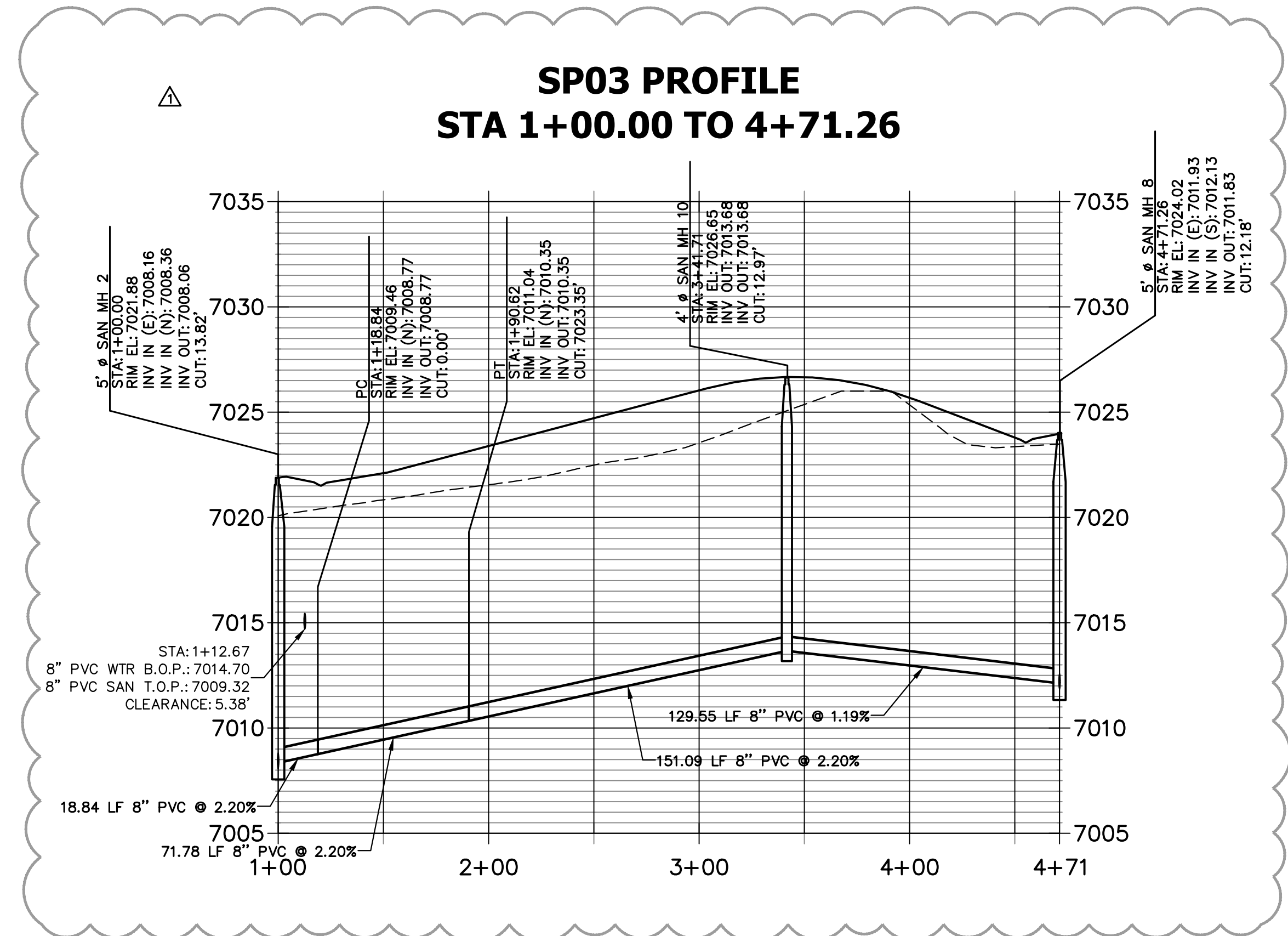
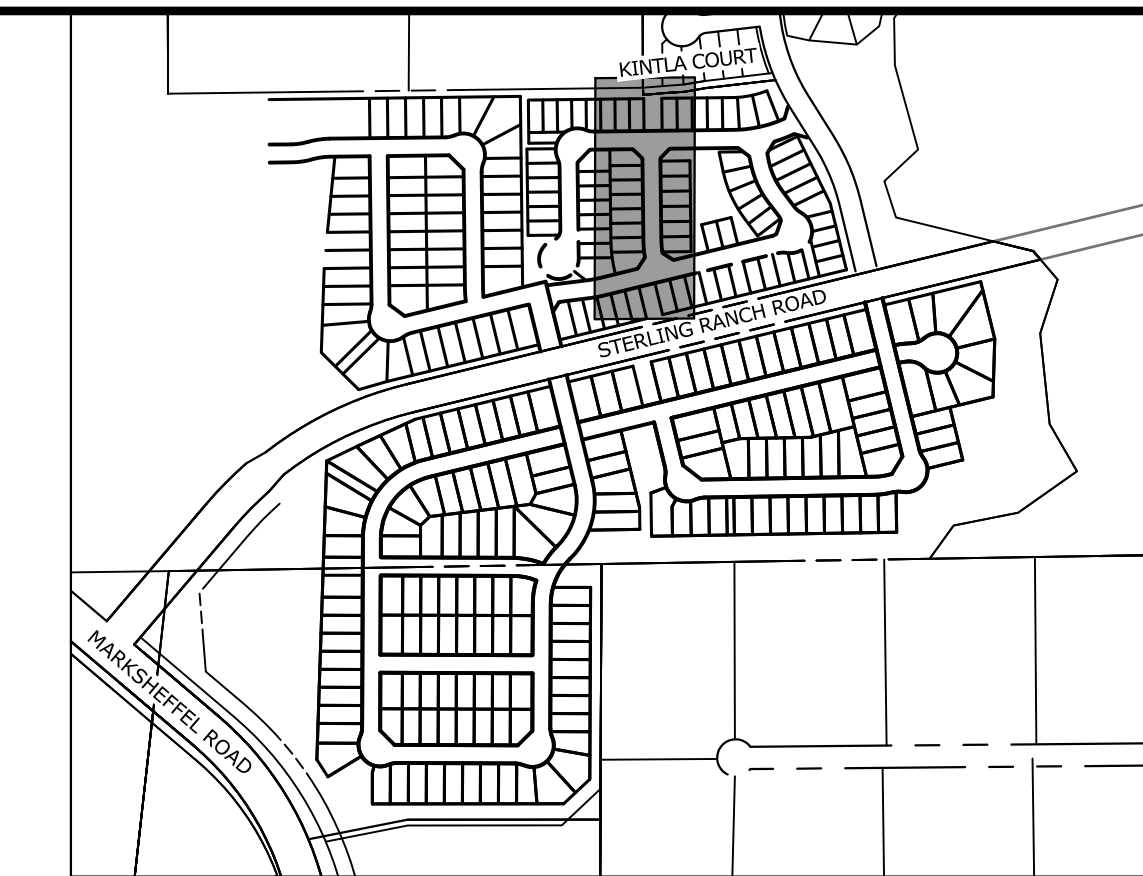
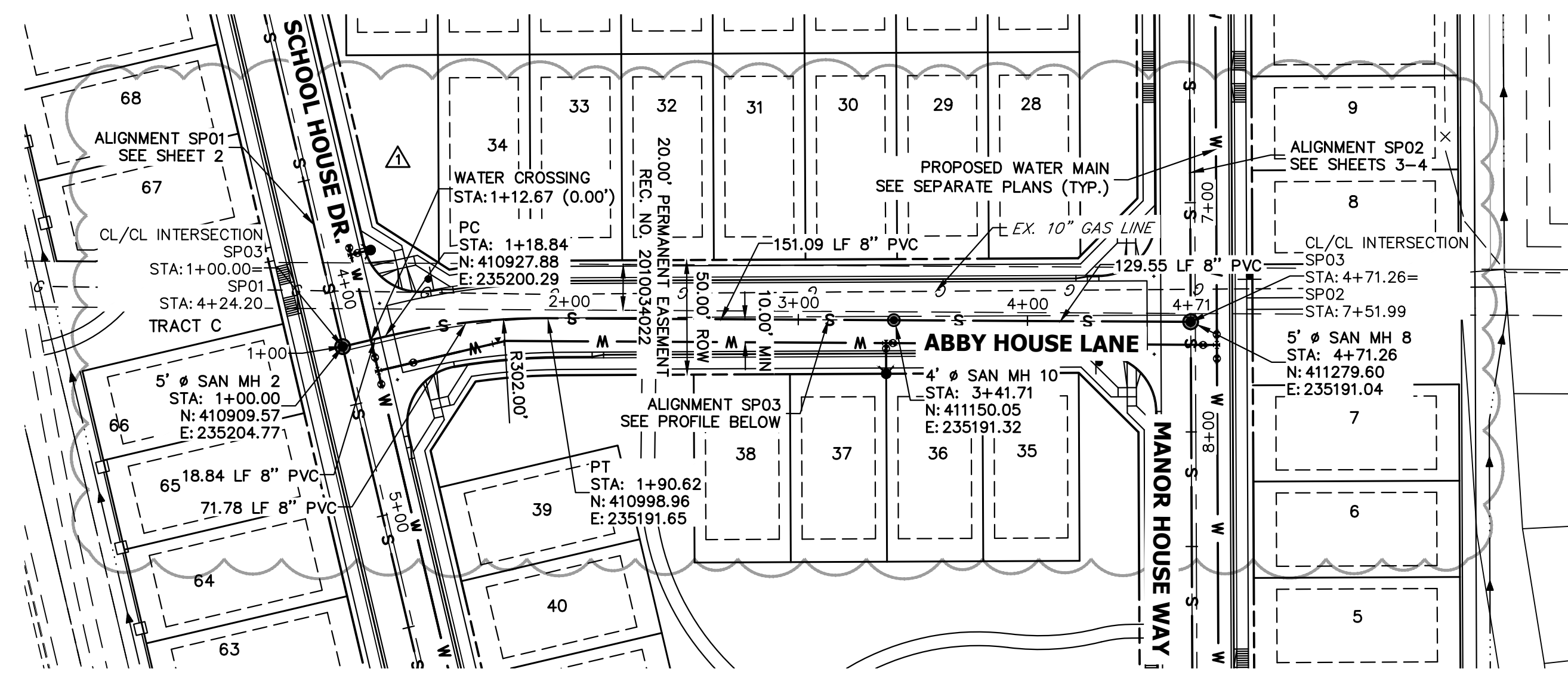
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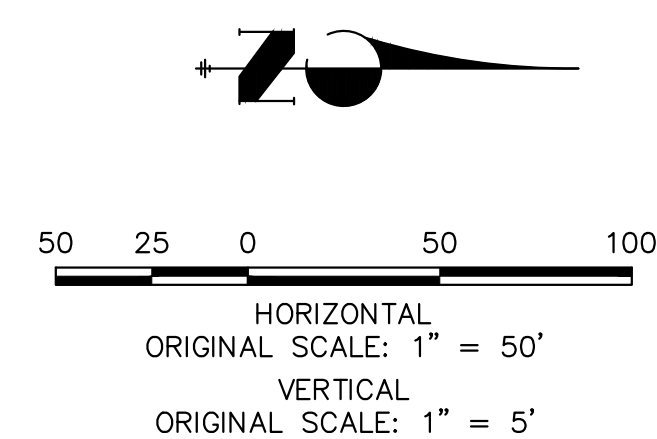
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE: 07/25/24

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE	
								DATE	DATE	DATE	DATE
1"=50'	1"=5'	07/25/24	PAL	PAL		1	SANITARY REVISIONS DUE TO EXISTING GAS	PAL	06/21/24		

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



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

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

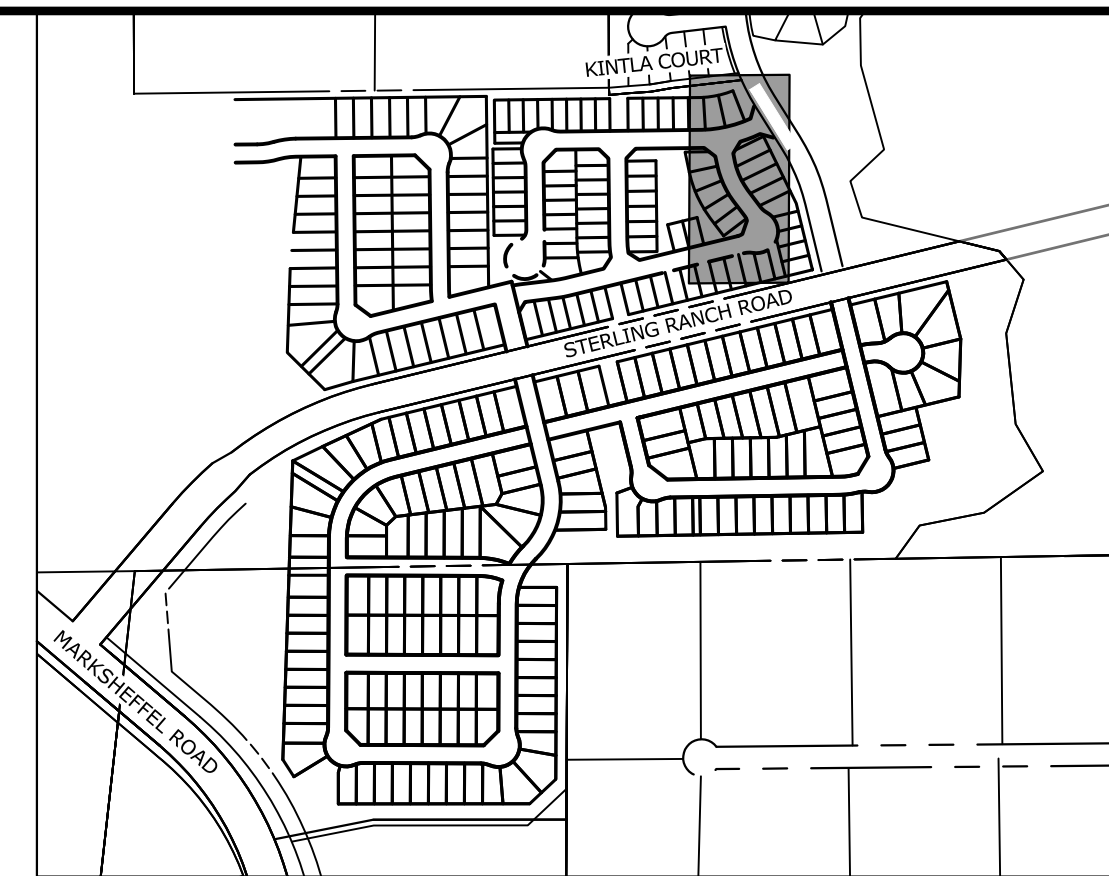
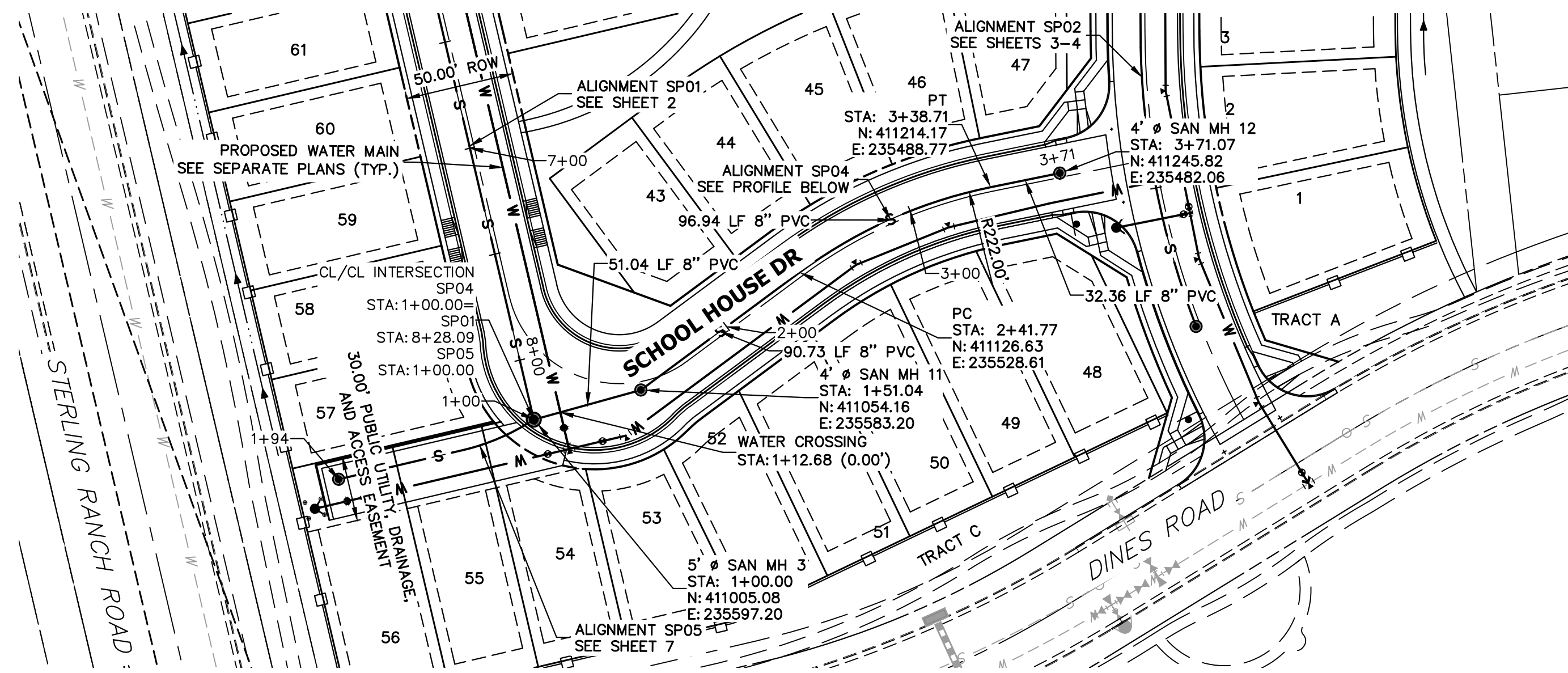
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	REVISION
PAL	06/21/24	1 SANITARY REVISIONS DUE TO EXISTING GAS

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

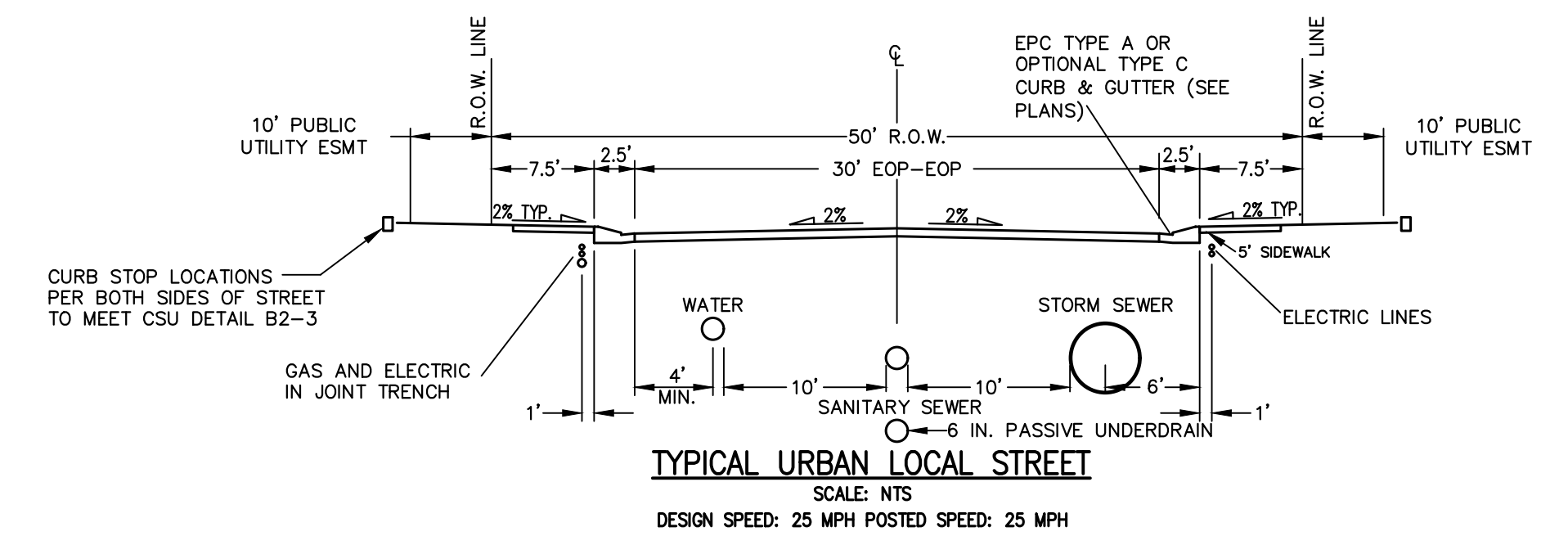
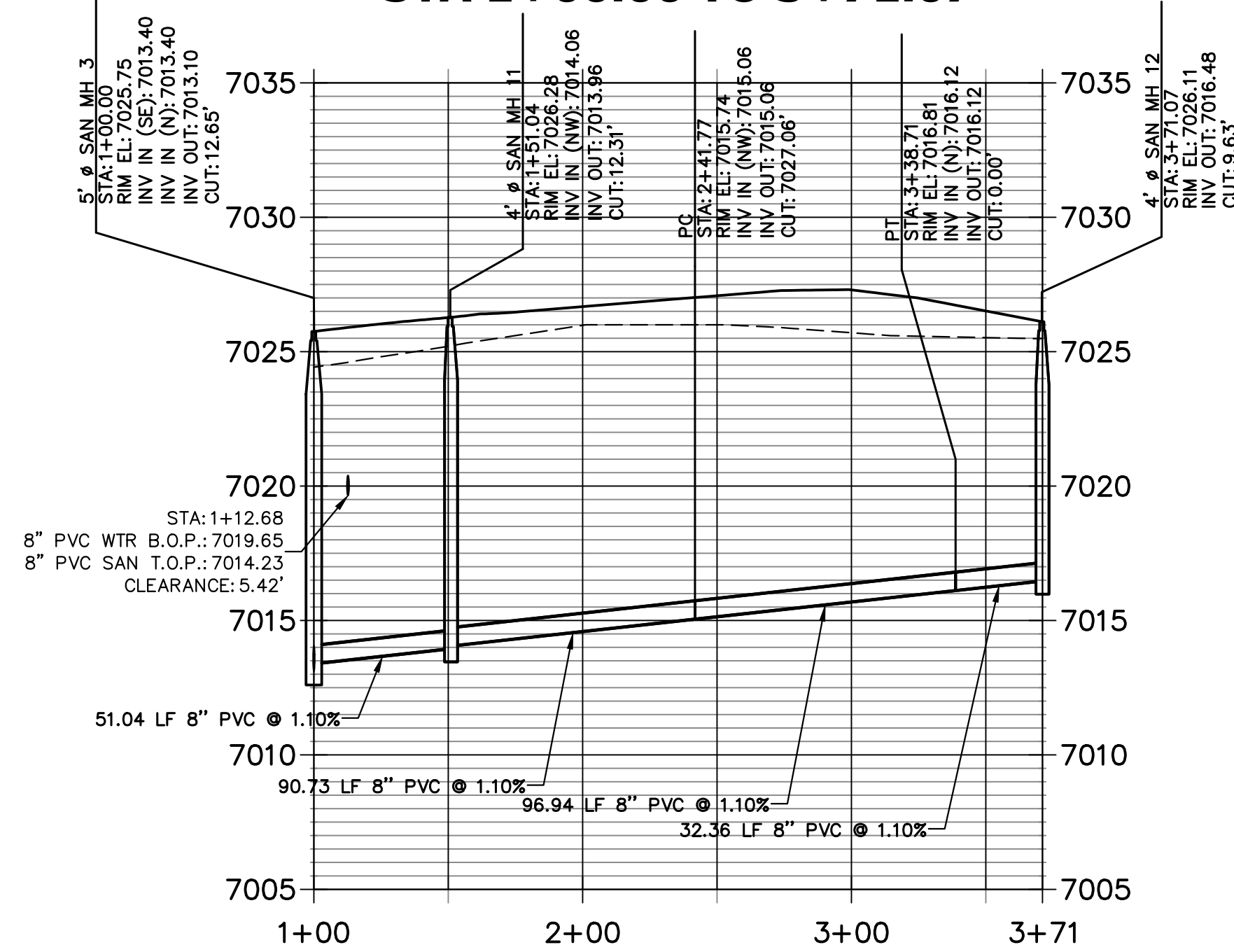
STERLING RANCH FILING NO. 5
SANITARY SEWER PLANS
SHEET 5 OF 10
JOB NO. 25188.16



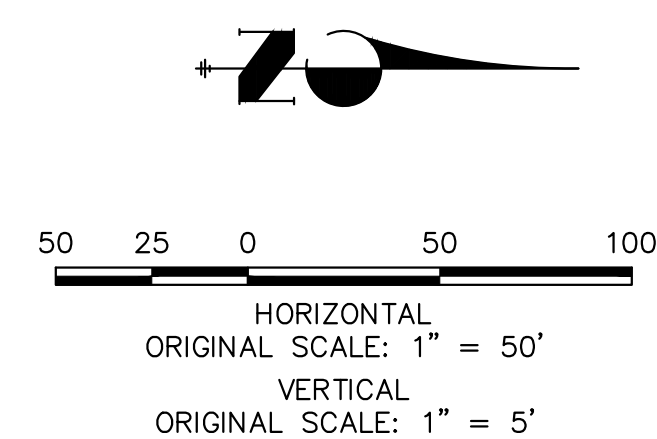


KEY MAP
SCALE: NTS

SP04 PROFILE
STA 1+00.00 TO 3+71.07



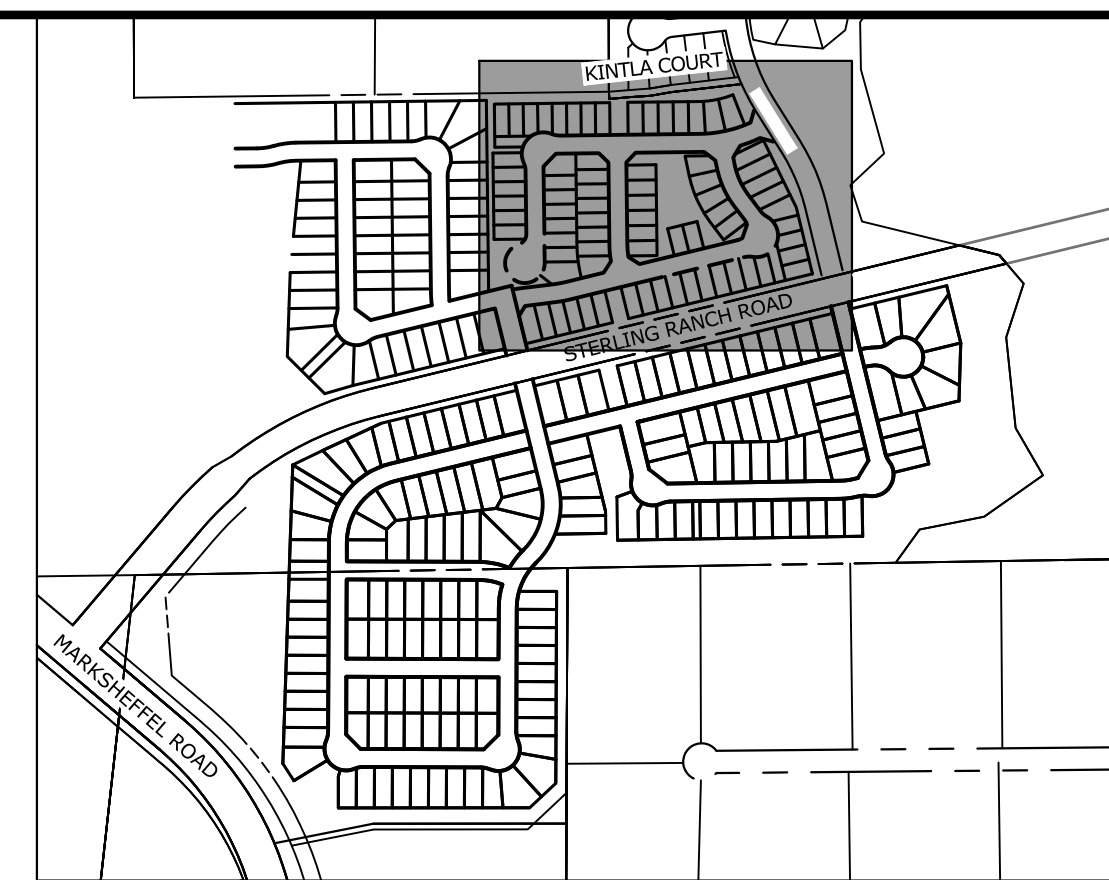
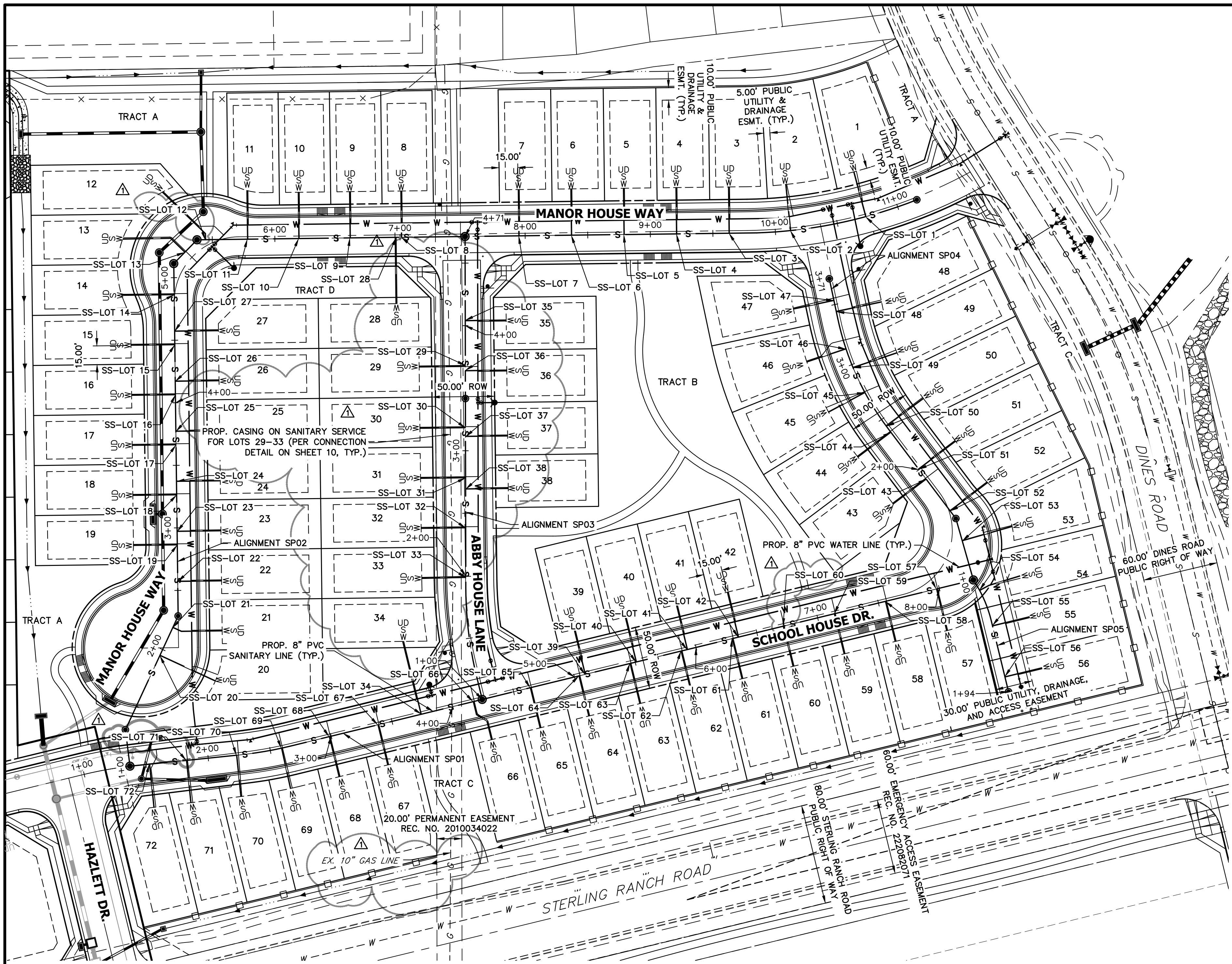
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COLORADO P.E. 25043
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PREPARED FOR	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	07/25/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	
STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	6 OF 10
JOB NO.	25188.16





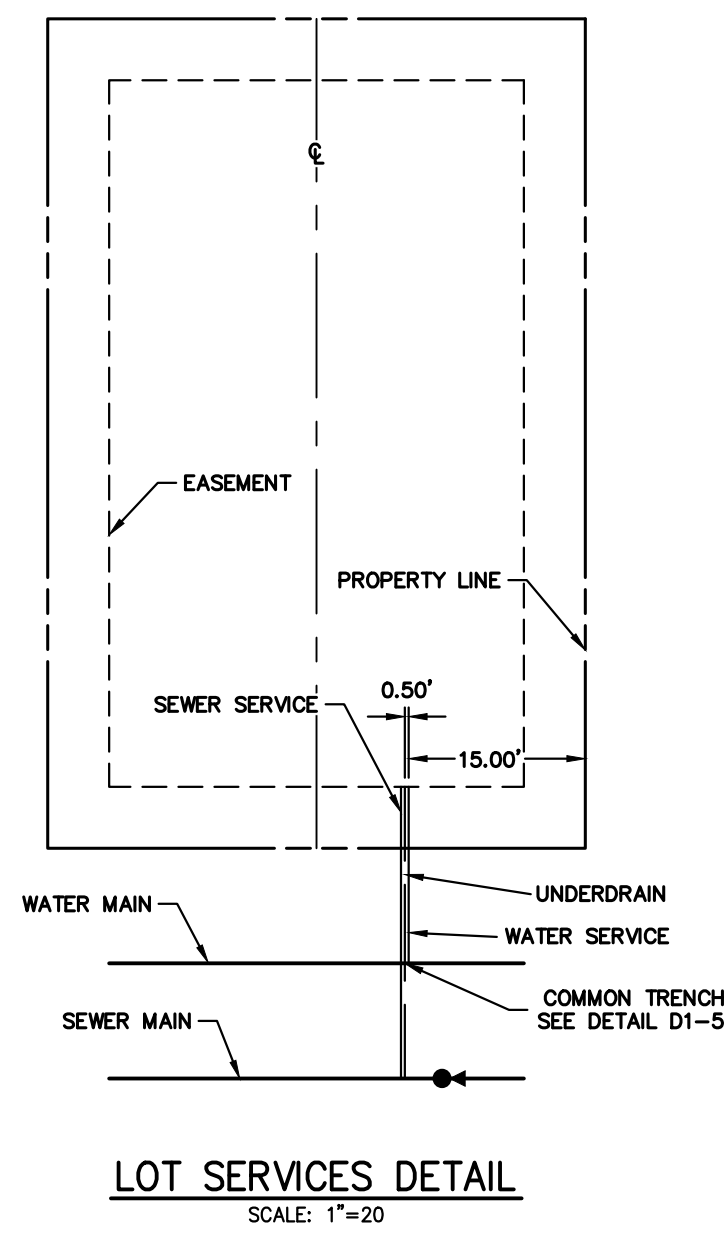
KEY MAP
SCALE: NTS

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

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

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

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



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

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

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

DATE: 07/25/24

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2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
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No.	REVISION	DATE	BY	DATE
1	SANITARY REVISIONS DUE TO EXISTING GAS	PAL	06/19/24	

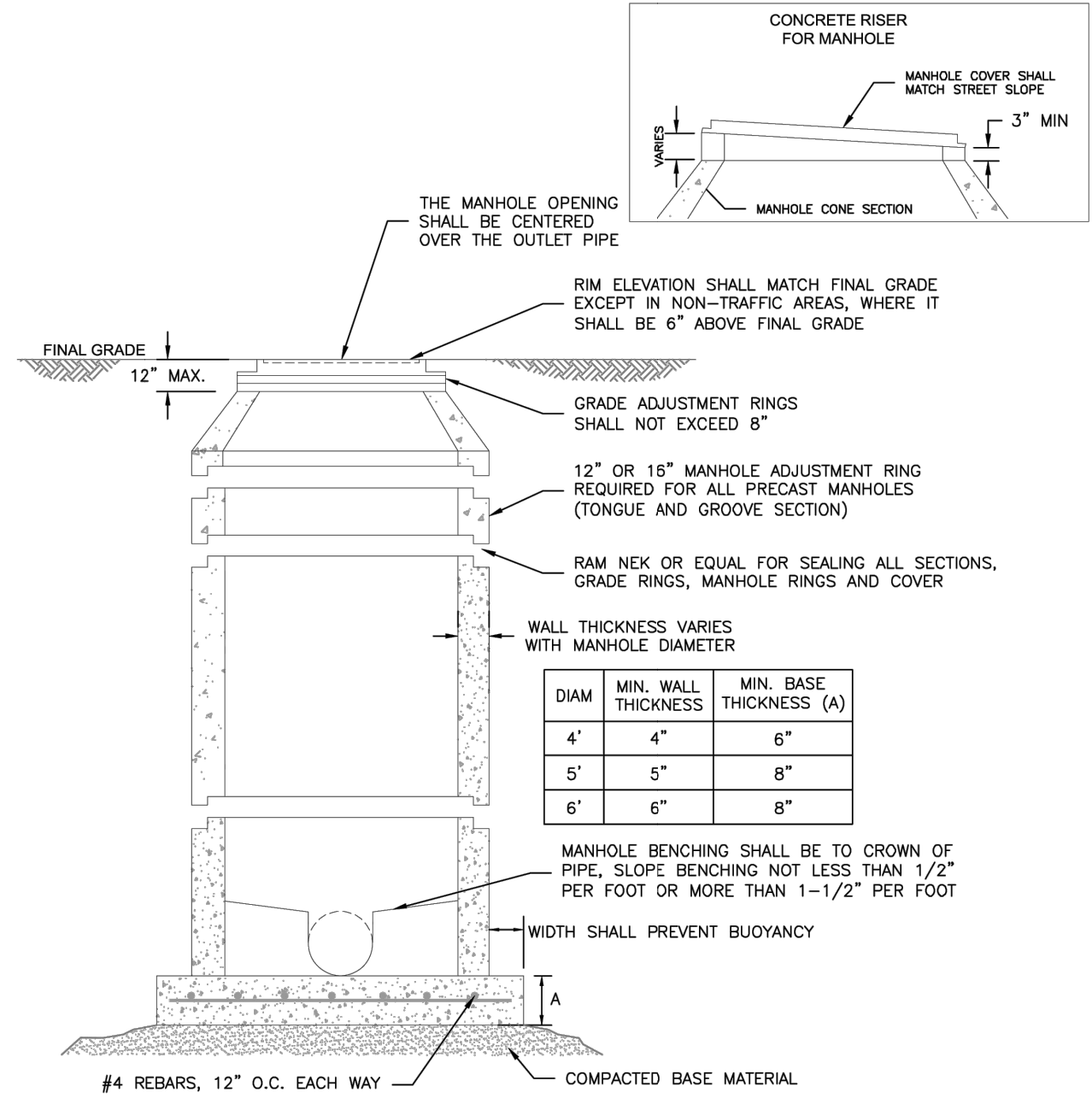
STERLING RANCH FILING NO. 5
UTILITY SERVICE PLAN

SHEET 8 OF 10
JOB NO. 25188.16

PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00'	286'	256'	229'	200'	172'	143'	115'	100'	100'	
14" - 18" DIP	3"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24'	477'	430'	382'	334'	286'	238'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"00'	382'	344'	306'	267'	230'	191'	153'	115'	100'	

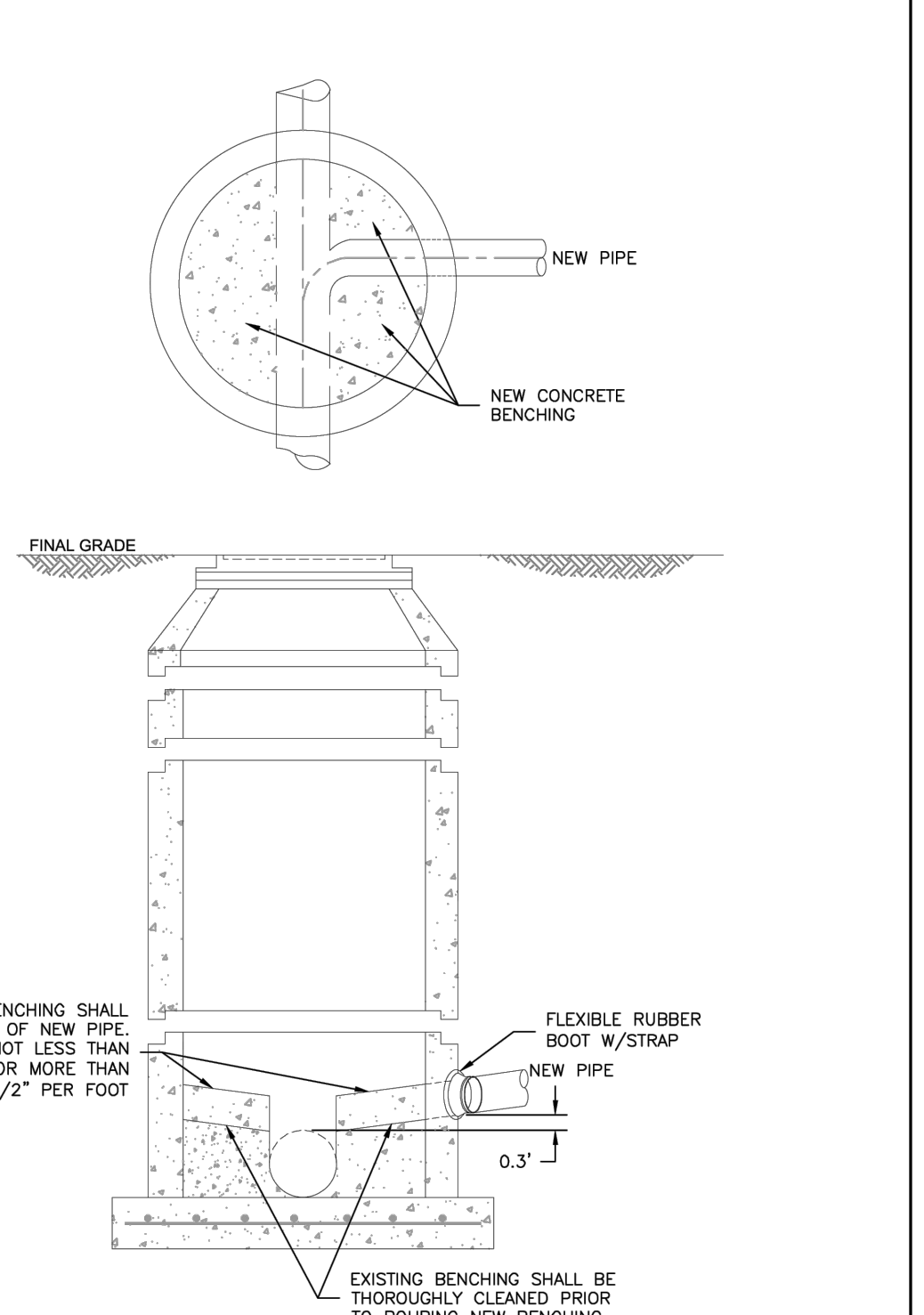
- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
 - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3" BENDS.
 - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

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



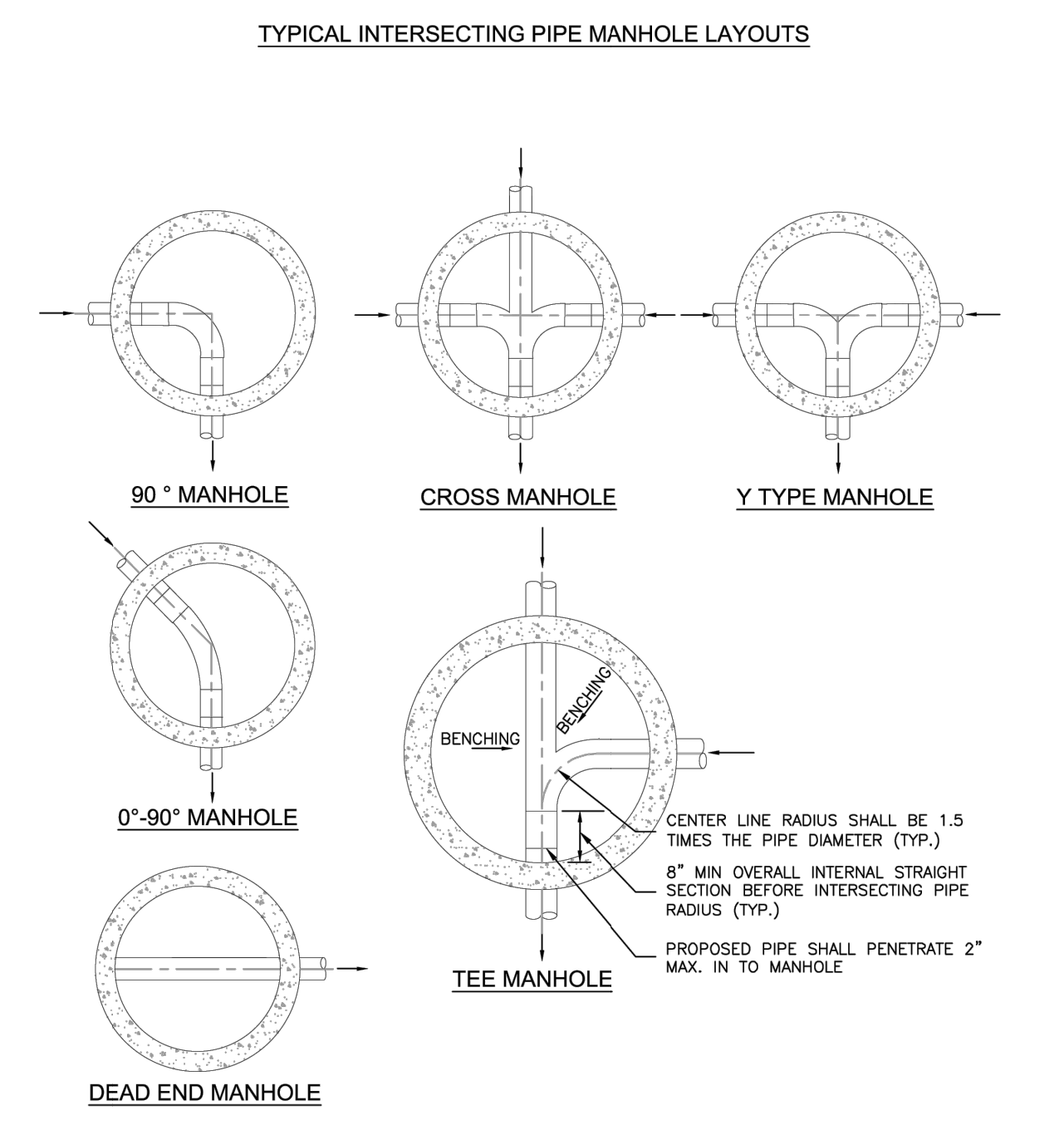
- NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 - FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS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

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



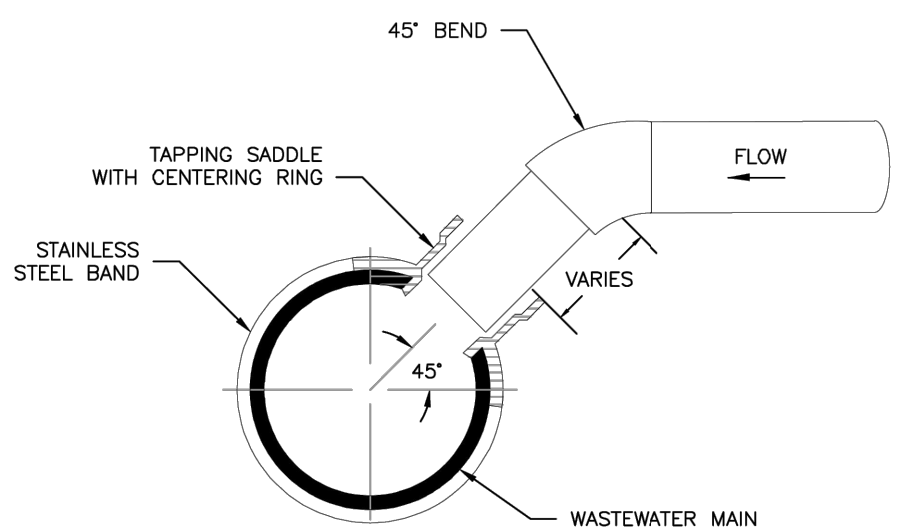
- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

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



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

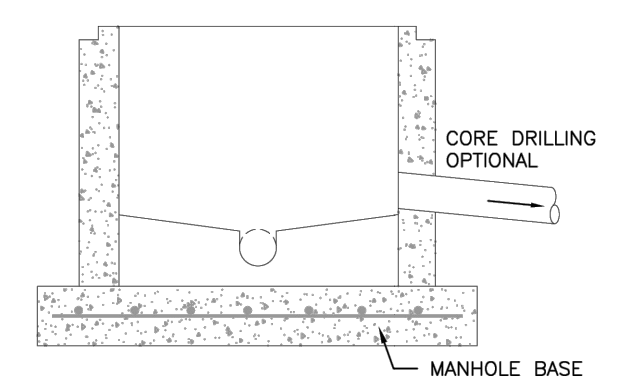
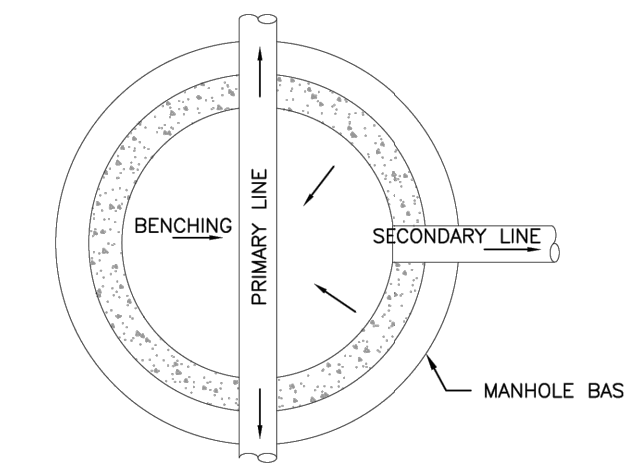
Colorado Springs Utilities **TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS** C3-2
DATED: 5/2015



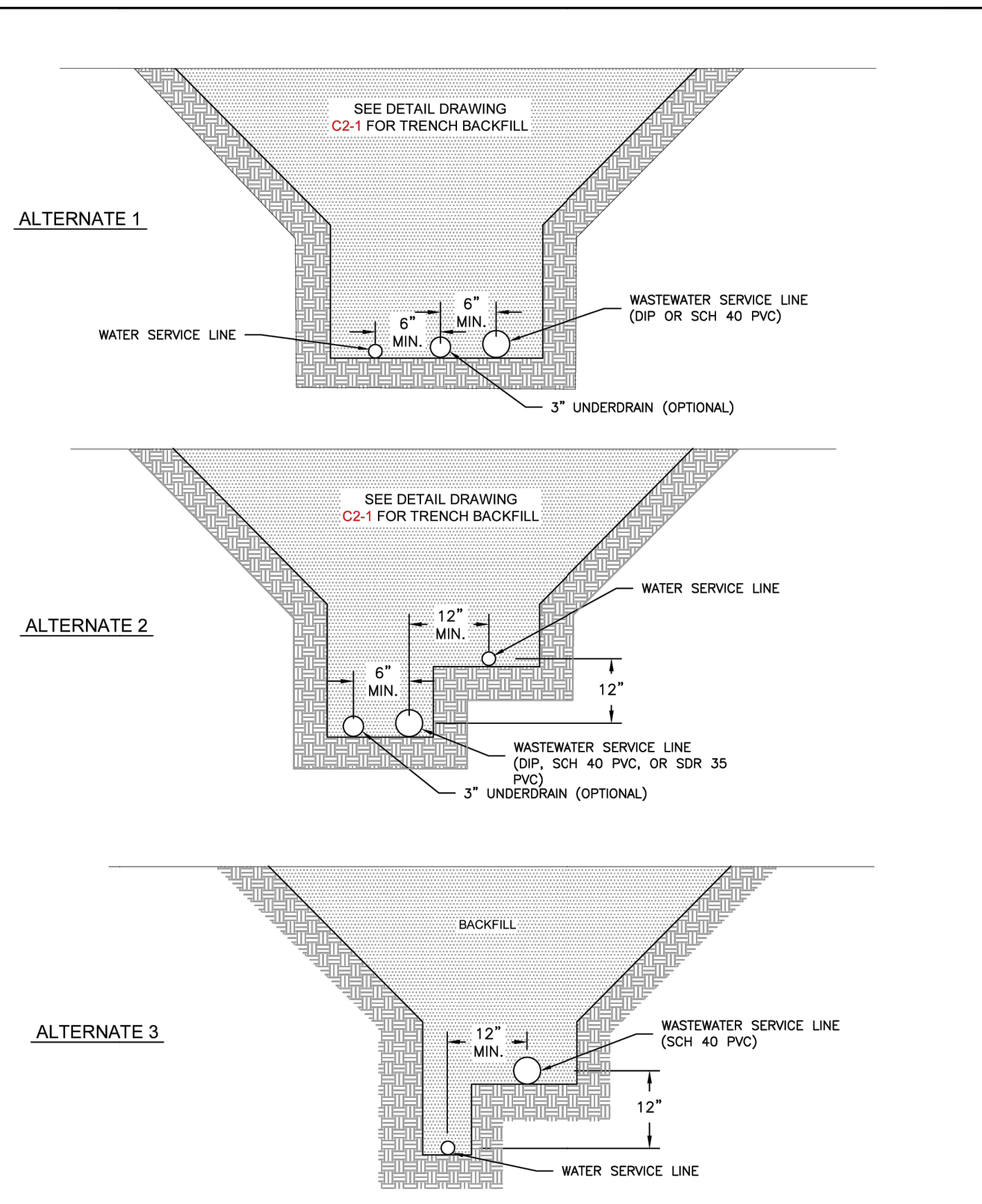
TYPICAL WASTEWATER SERVICE TAPPING SADDLE

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

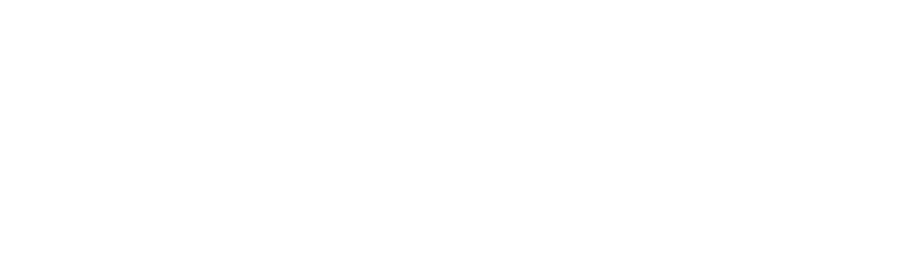
Colorado Springs Utilities **TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD** D1-6
DATED: 5/2015



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



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



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

DATE: 07/25/24

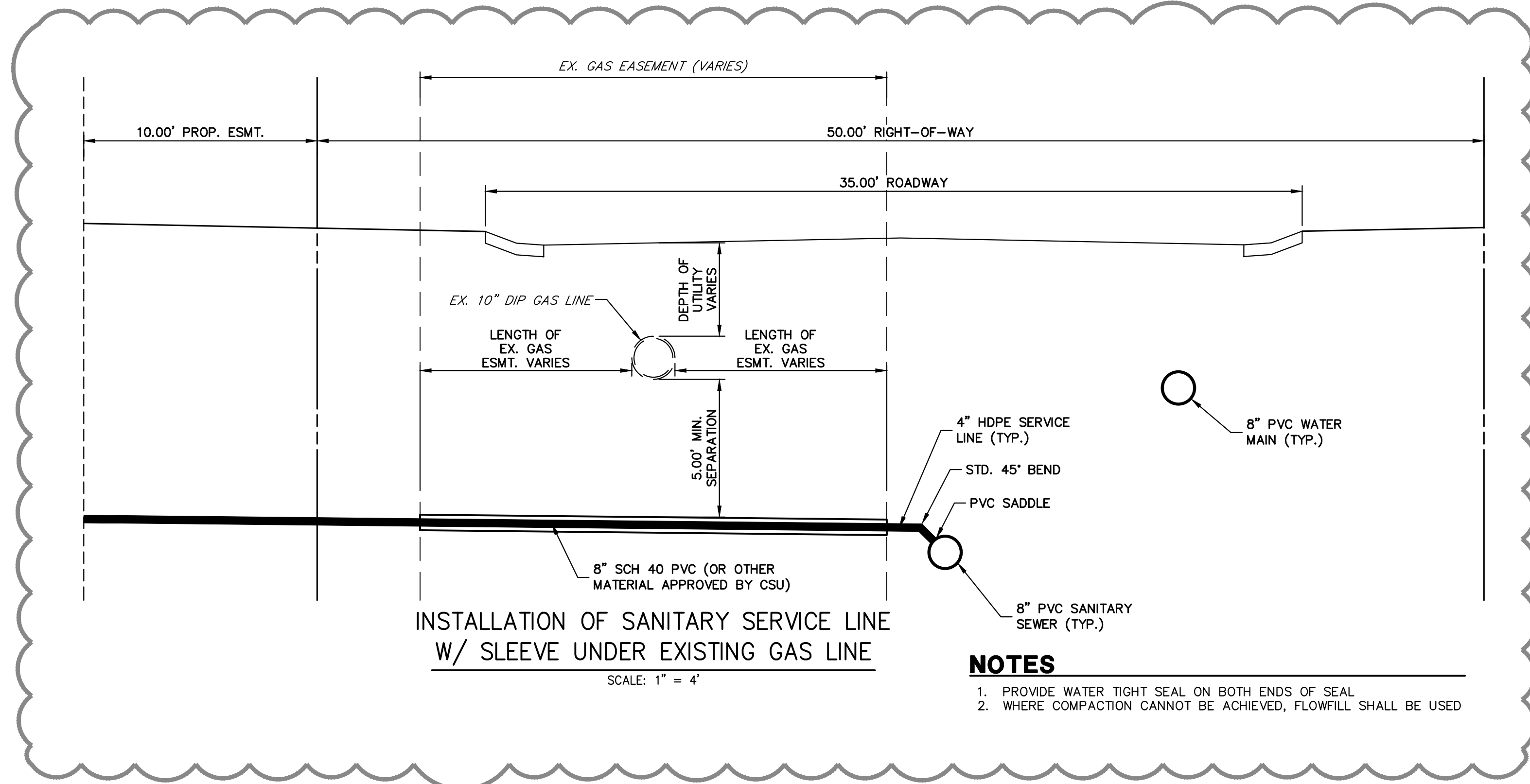
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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



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

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

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CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
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No.	REVISION	BY		DATE	
		DESIGNED BY	CHECKED BY	DATE	DATE
1	SANITARY REVISIONS DUE TO EXISTING GAS				

STERLING RANCH FILING NO. 5
 DETAILS



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

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

DATE: 07/25/24

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

JULY 2024

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED. A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS)
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ON-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPEMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AWK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR 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
9-11	STANDARD DETAILS
11	TOTAL SHEETS

BENCHMARKS

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

LEGEND

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

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

EL PASO COUNTY STATEMENT

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

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

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

8/14/2024

JOSHUA PALMER, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED: *Loren Moreland* P.E. DATE: 3/15/2024
LOREN MORELAND, MGRANGER

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED: *Alan Palmer* P.E. DATE: 5/30/24
ALAN PALMER, ENGINEER

FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT: *Black Forest Fire Rescue*

SIGNED: *[Signature]* FIRE PROTECTION DISTRICT

DATE: 8/13/24

ENGINEER'S STATEMENT

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

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

DATE

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

PREPARED FOR:
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DATE: 8/14/24
BY: GAG 06/21/24

REVISIONS DUE TO EXISTING GAS

No.	REVISION	DATE
1	WATER REVISIONS DUE TO EXISTING GAS	07/25/24

DESIGNED BY: PAL
DRAWN BY: PAL
CHECKED BY:

STERLING RANCH FILING NO. 5
COVER SHEET

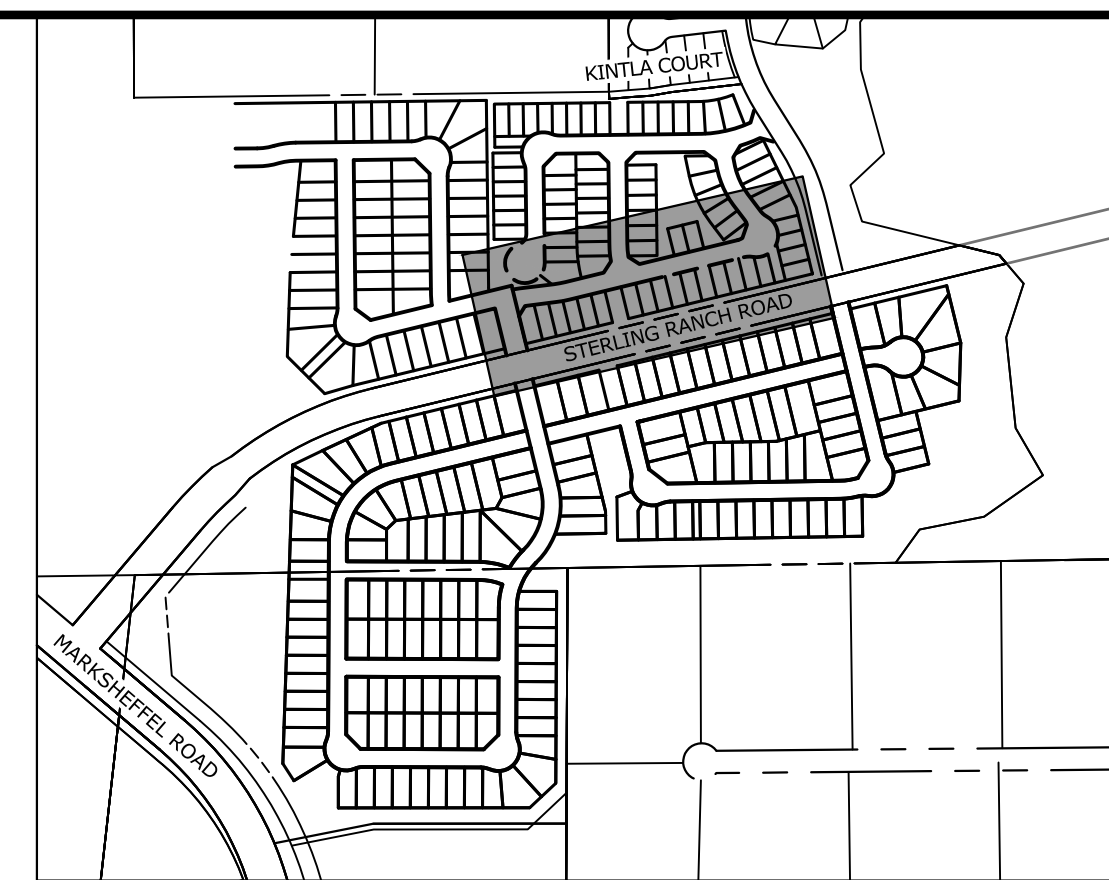
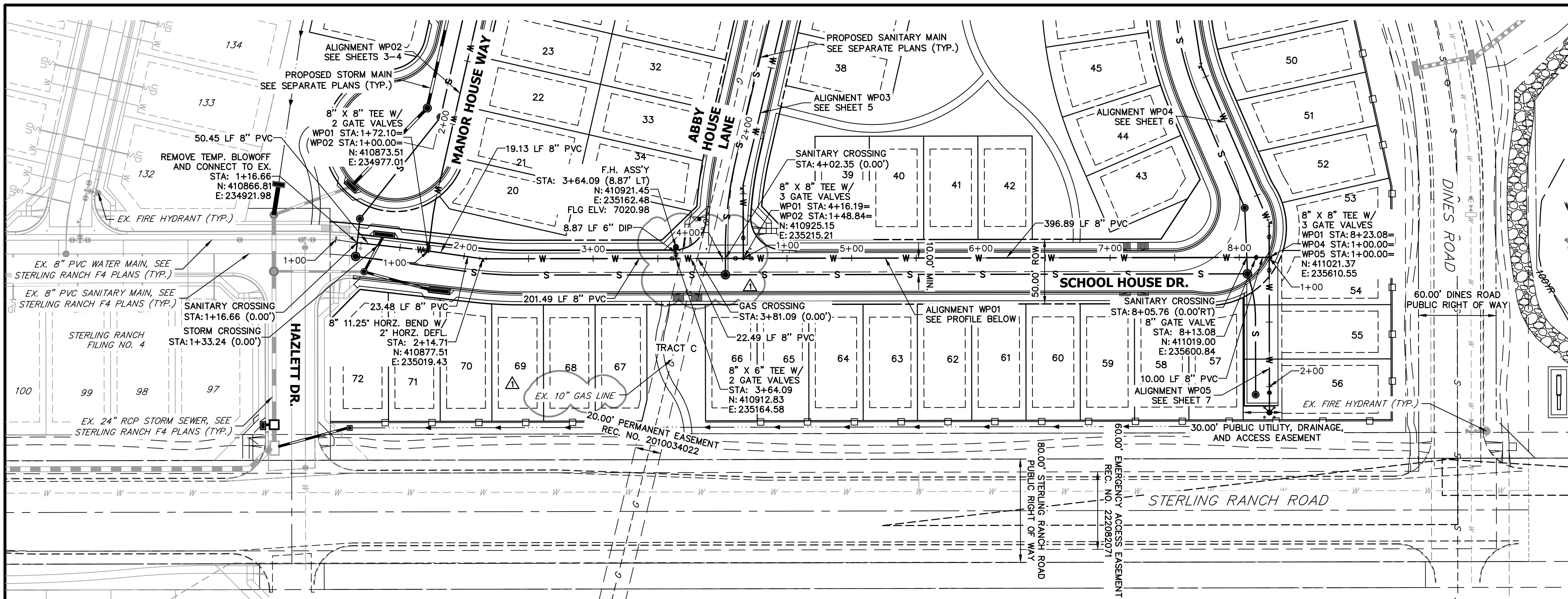
SHEET 1 OF 11

JOB NO. 25188.16



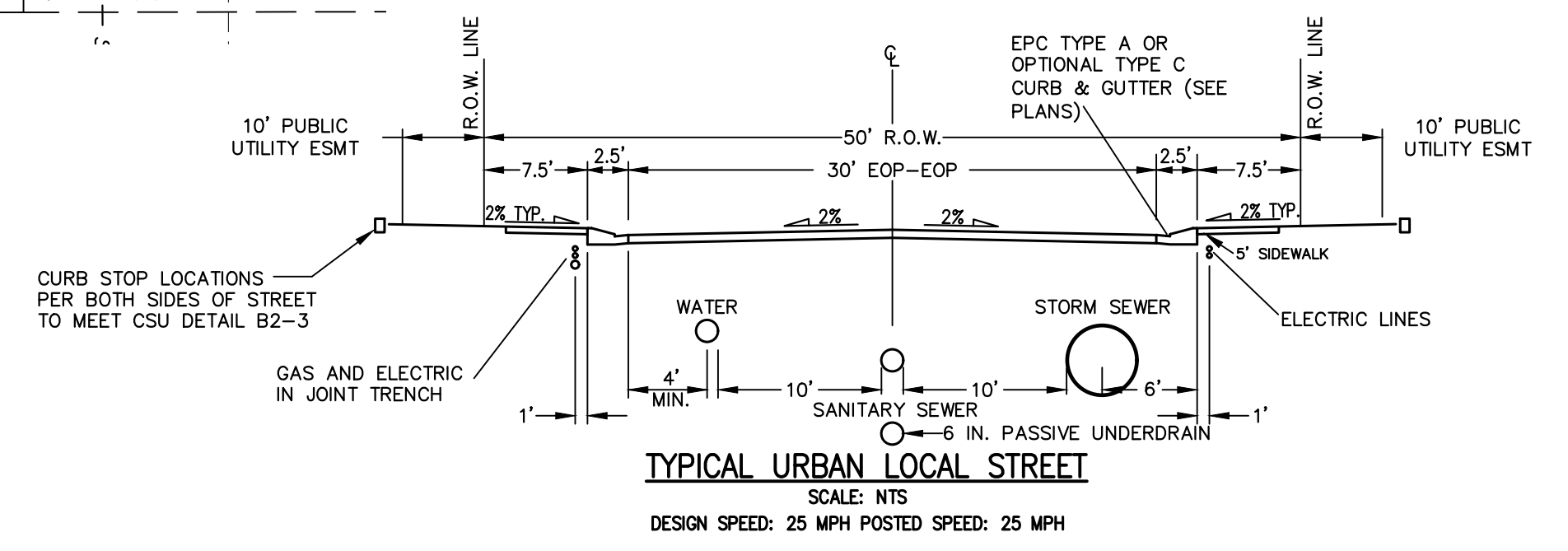
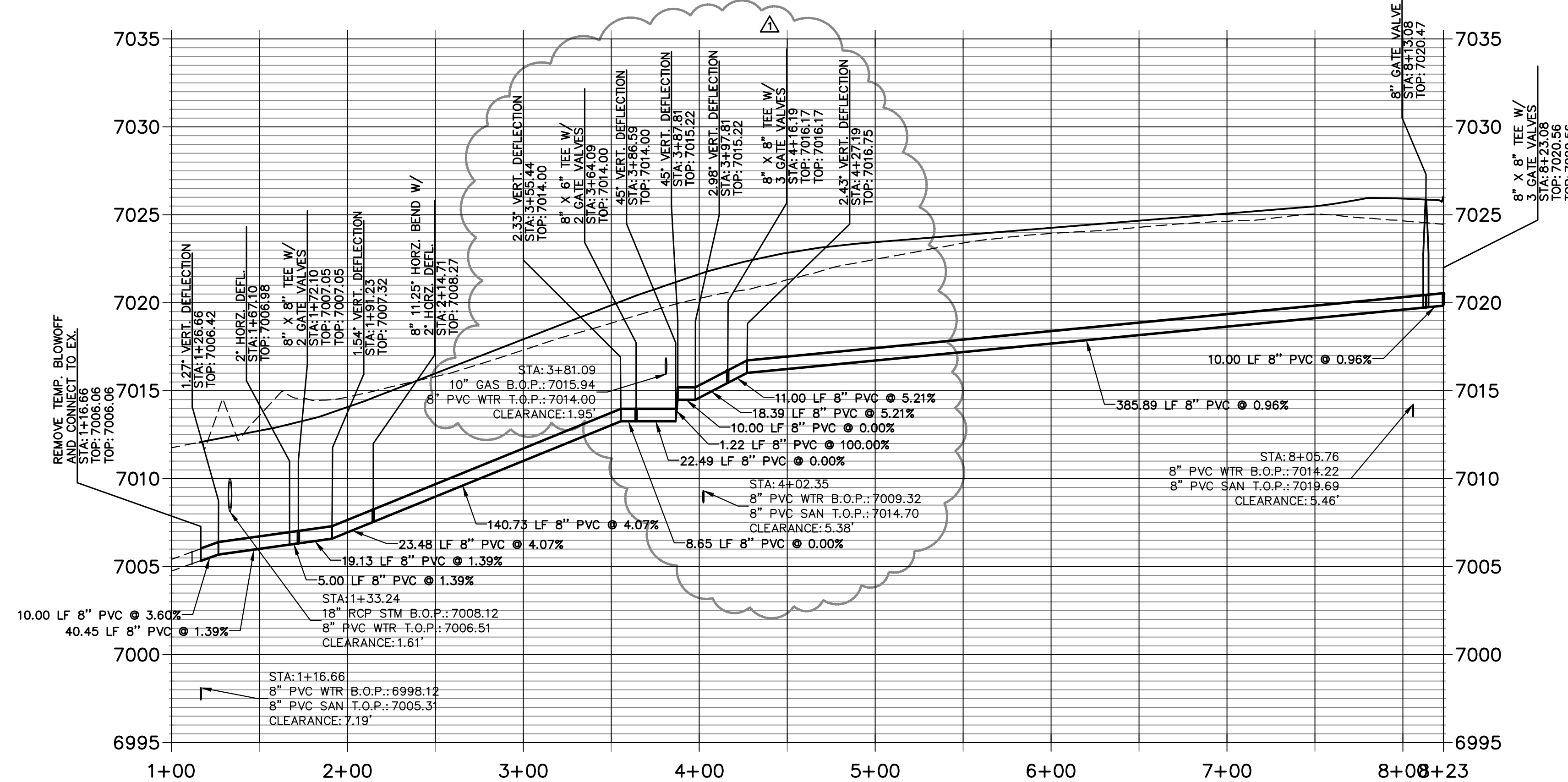
Know what's below.
Call before you dig.





KEY MAP
SCALE: NTS

WP01 PROFILE
STA 1+00.00 TO 8+23.08



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

- 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

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

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

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

DATE: 07/25/24

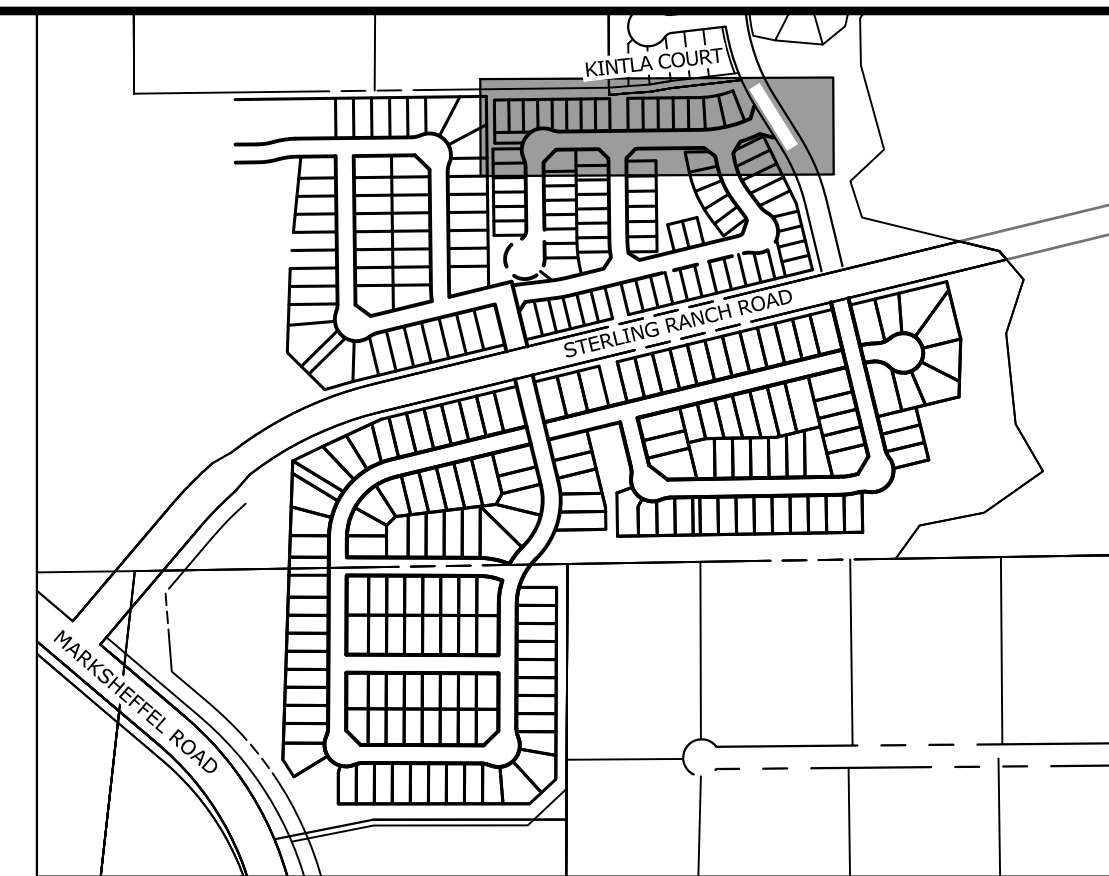
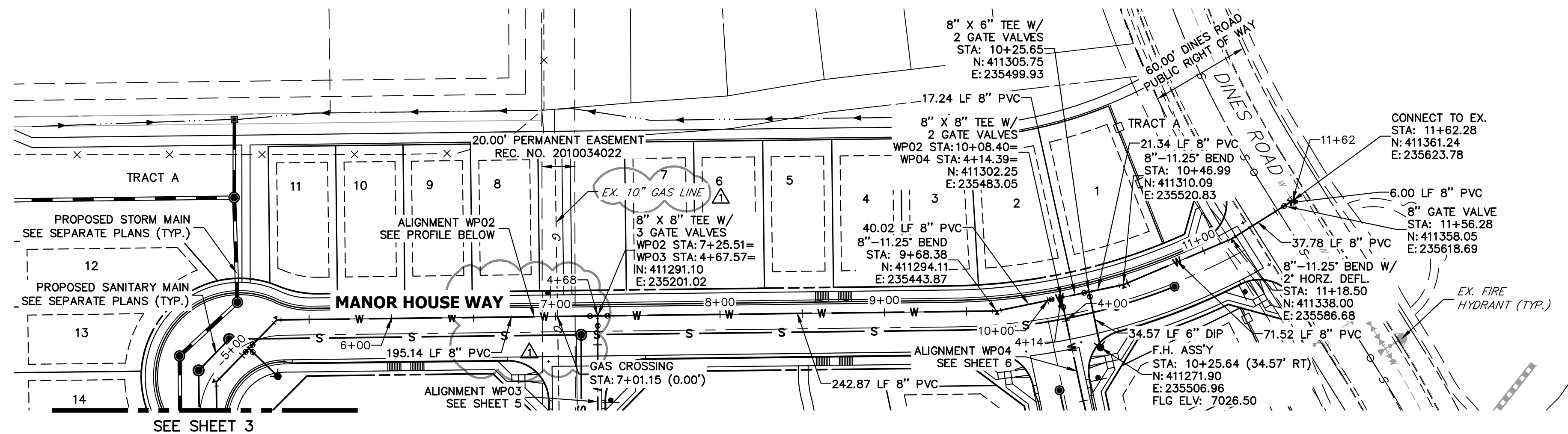
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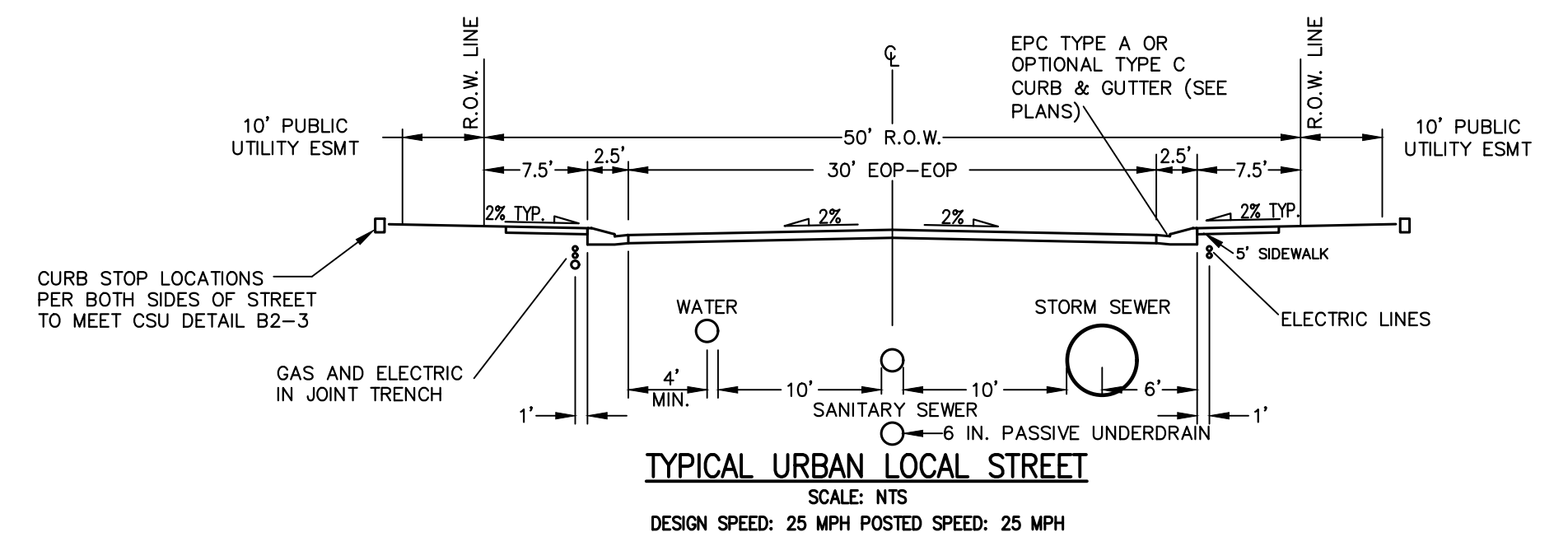
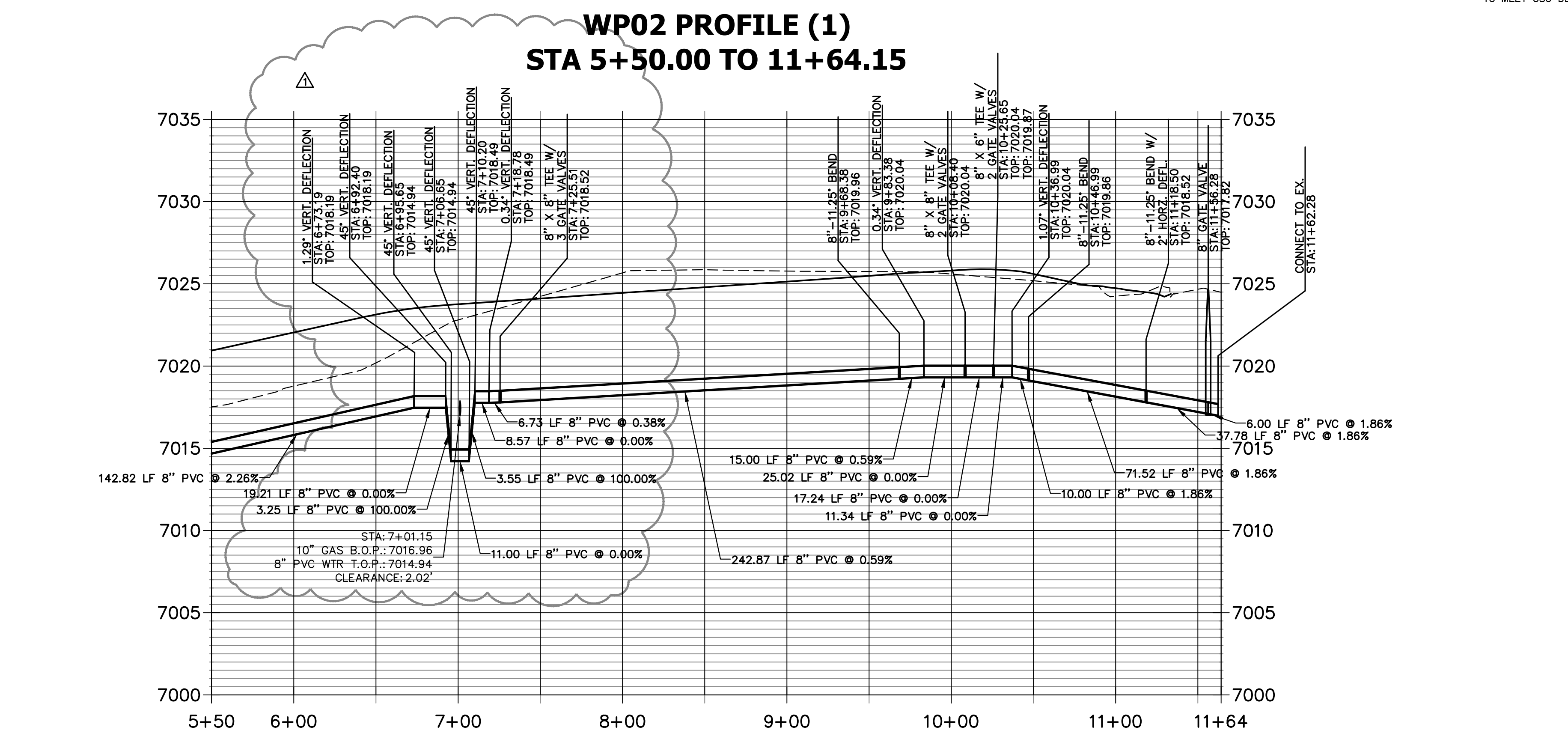
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No.	REVISION	DATE	BY	DATE
1	WATER REVISIONS DUE TO EXISTING GAS	06/21/24	SAC	06/21/24

STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE
SHEET 2 OF 11
JOB NO. 25188.16

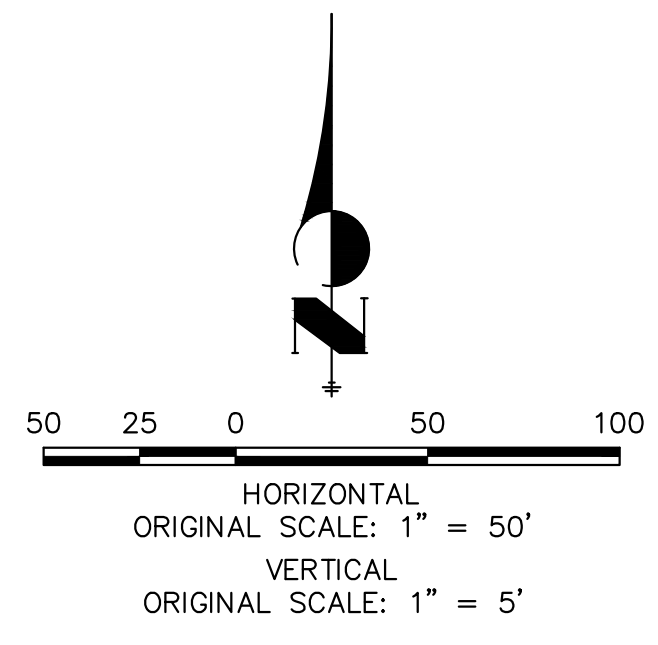


KEY MAP
SCALE: NTS



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



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

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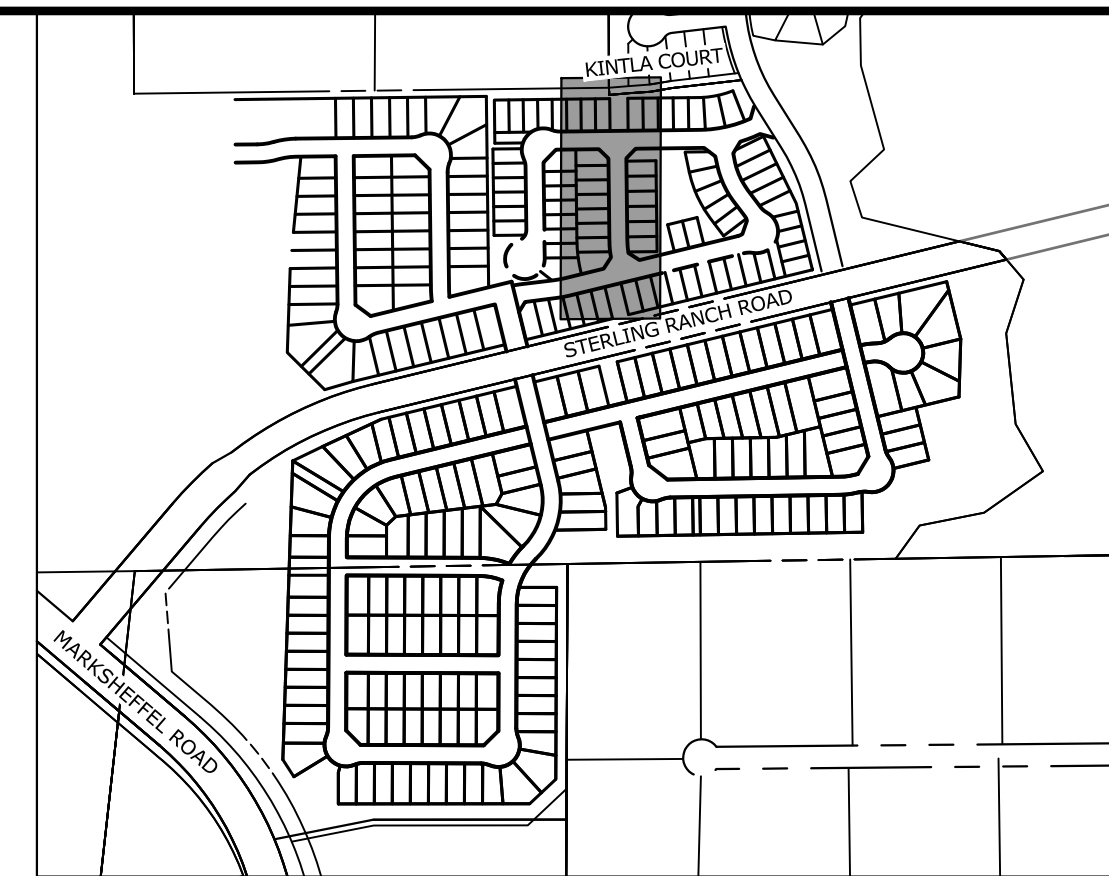
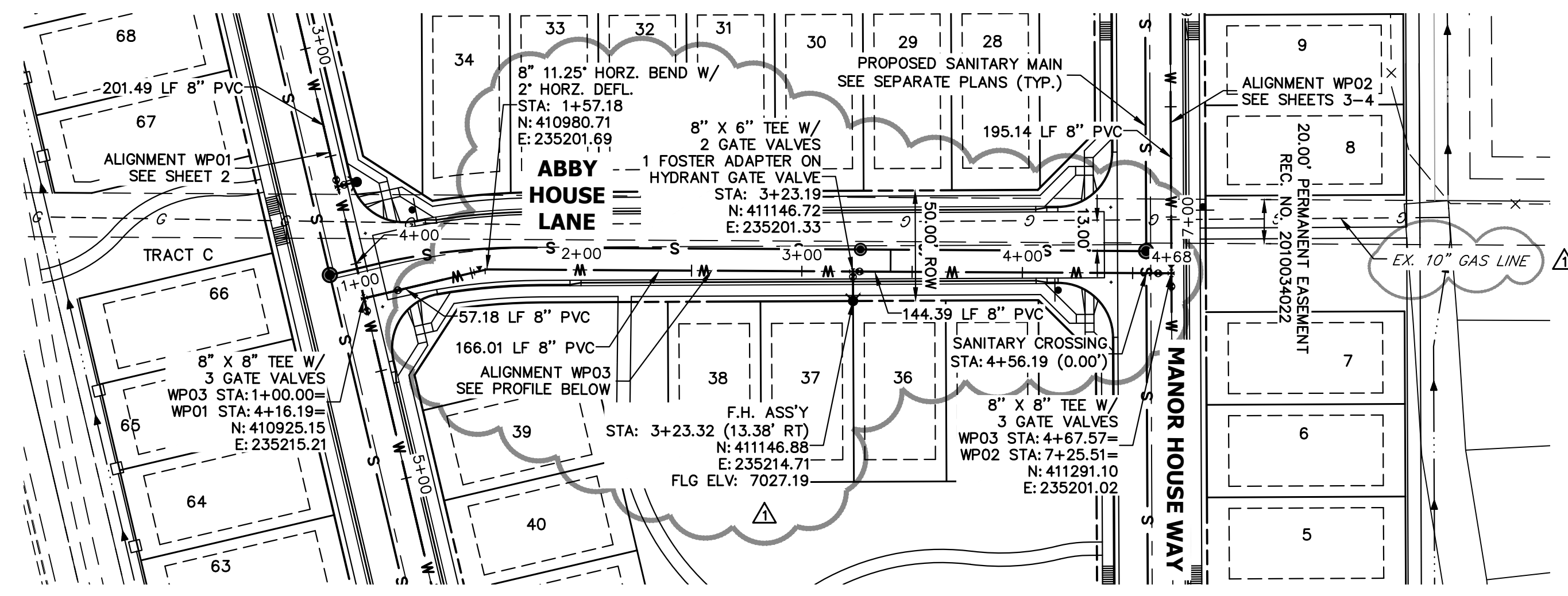
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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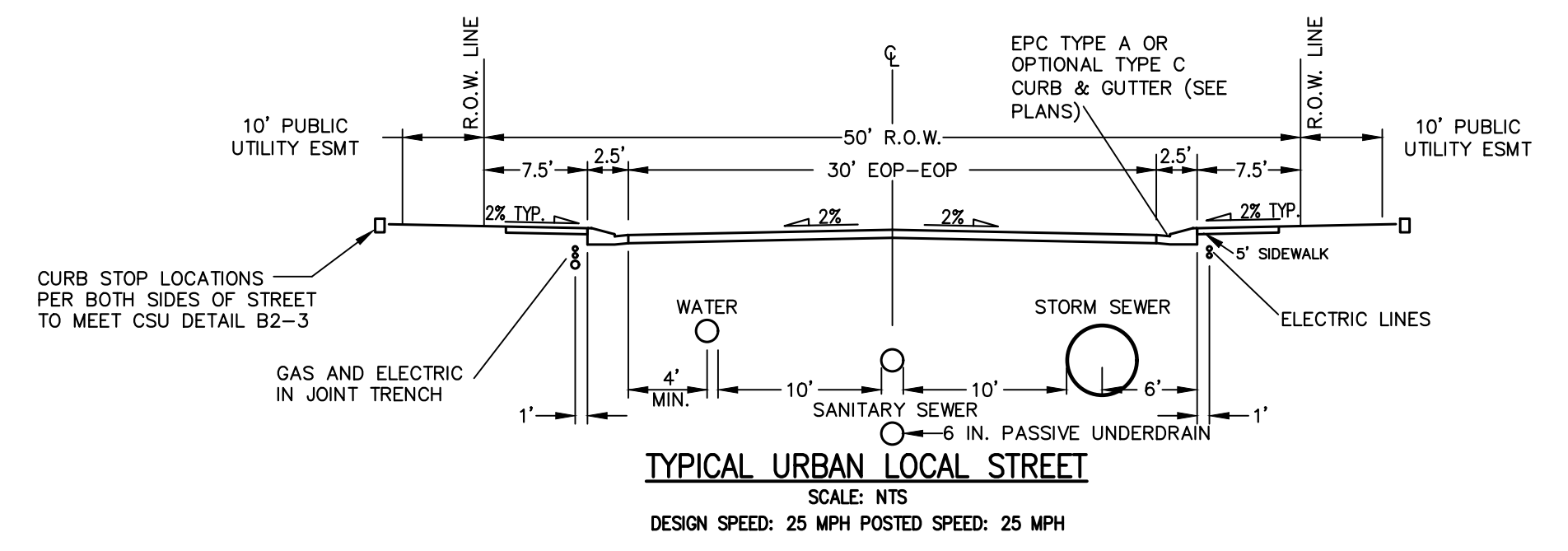
STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE
SHEET 4 OF 11
JOB NO. 25188.16



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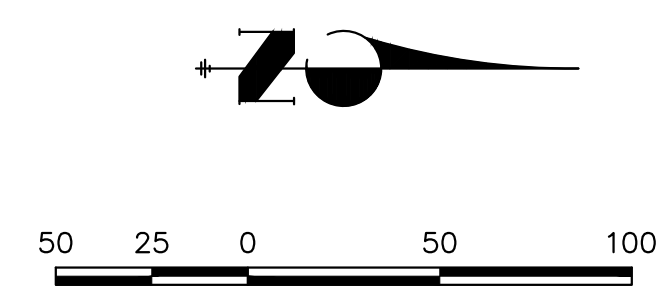
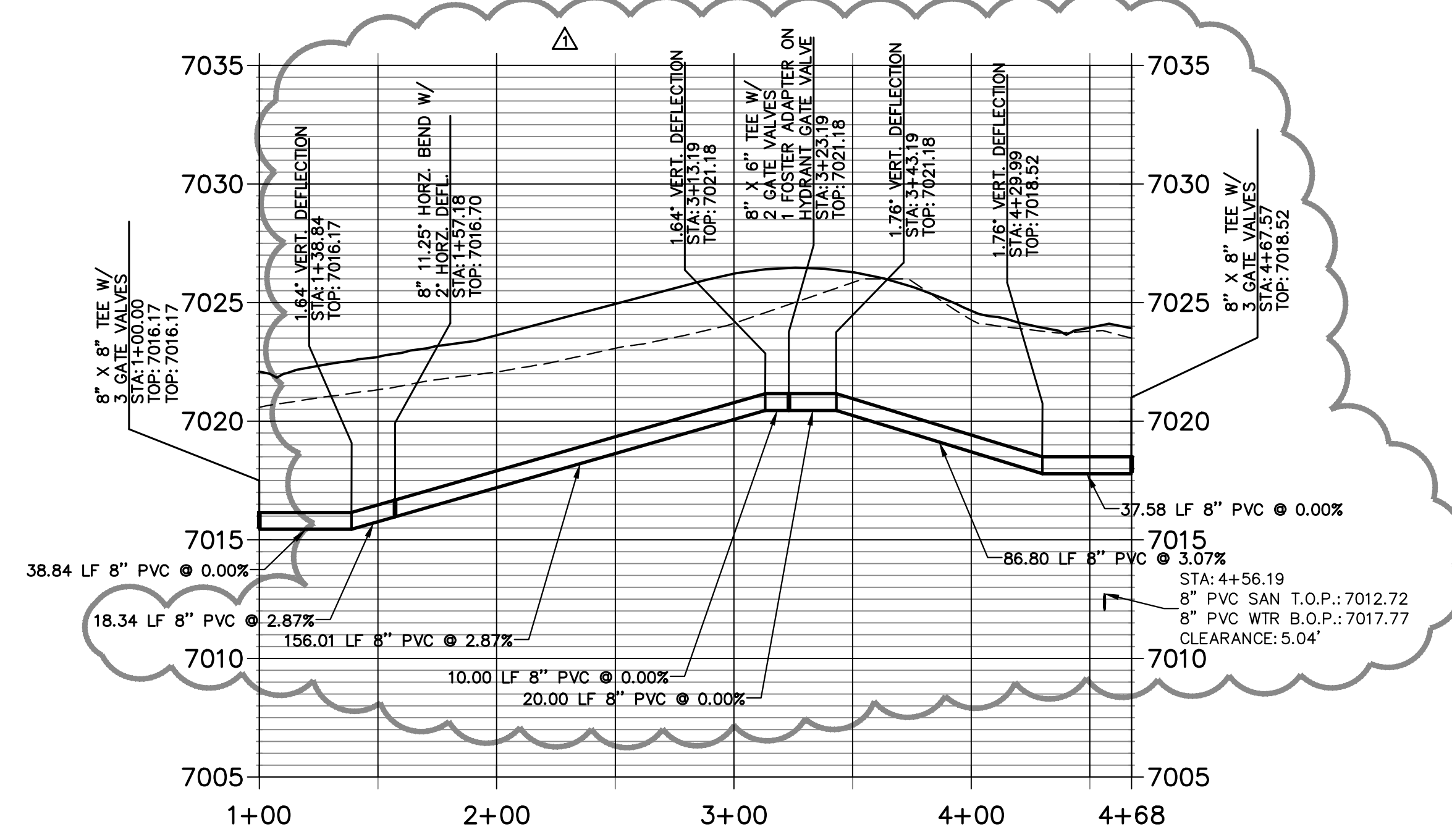
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WP03 PROFILE
STA 1+00.00 TO 4+67.57



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

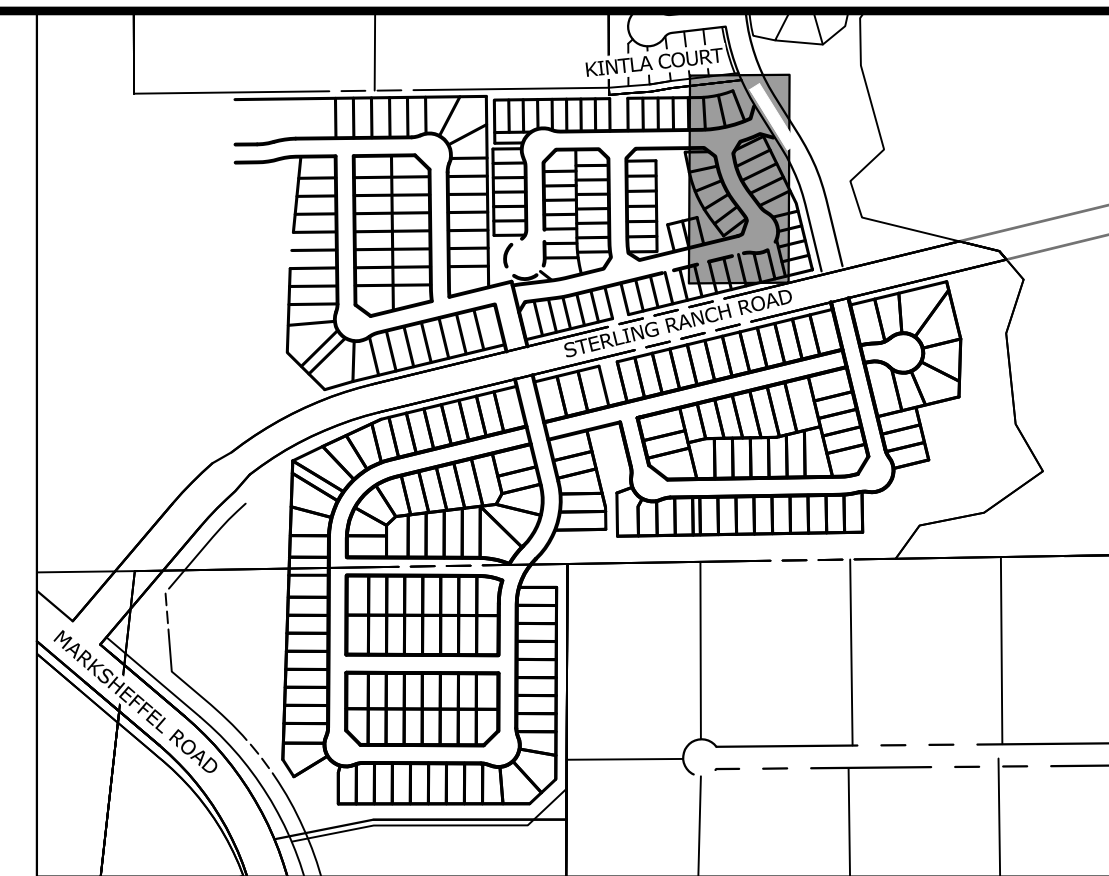
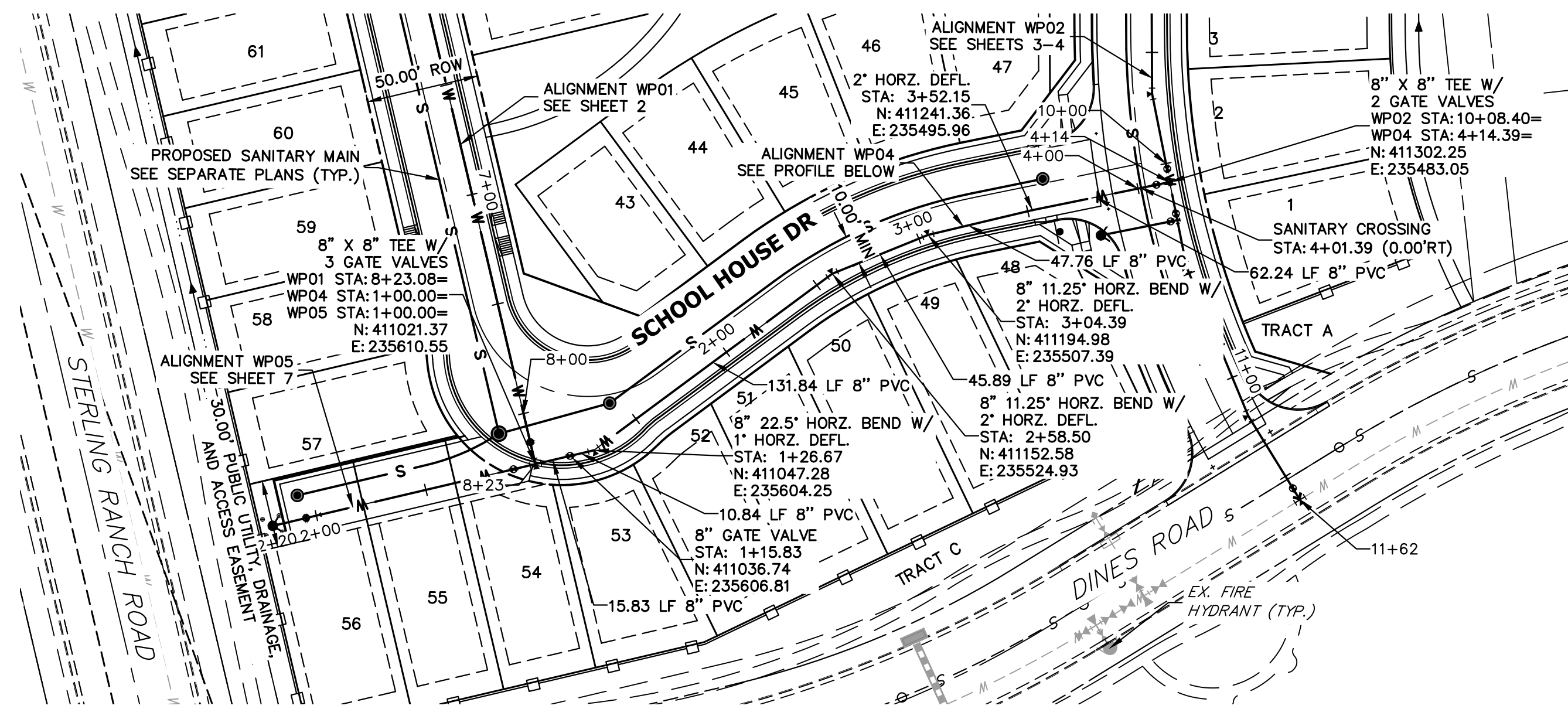
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

DATE: 07/25/24

BY	DATE	REVISION
GAC	06/21/24	1 WATER REVISIONS DUE TO EXISTING GAS

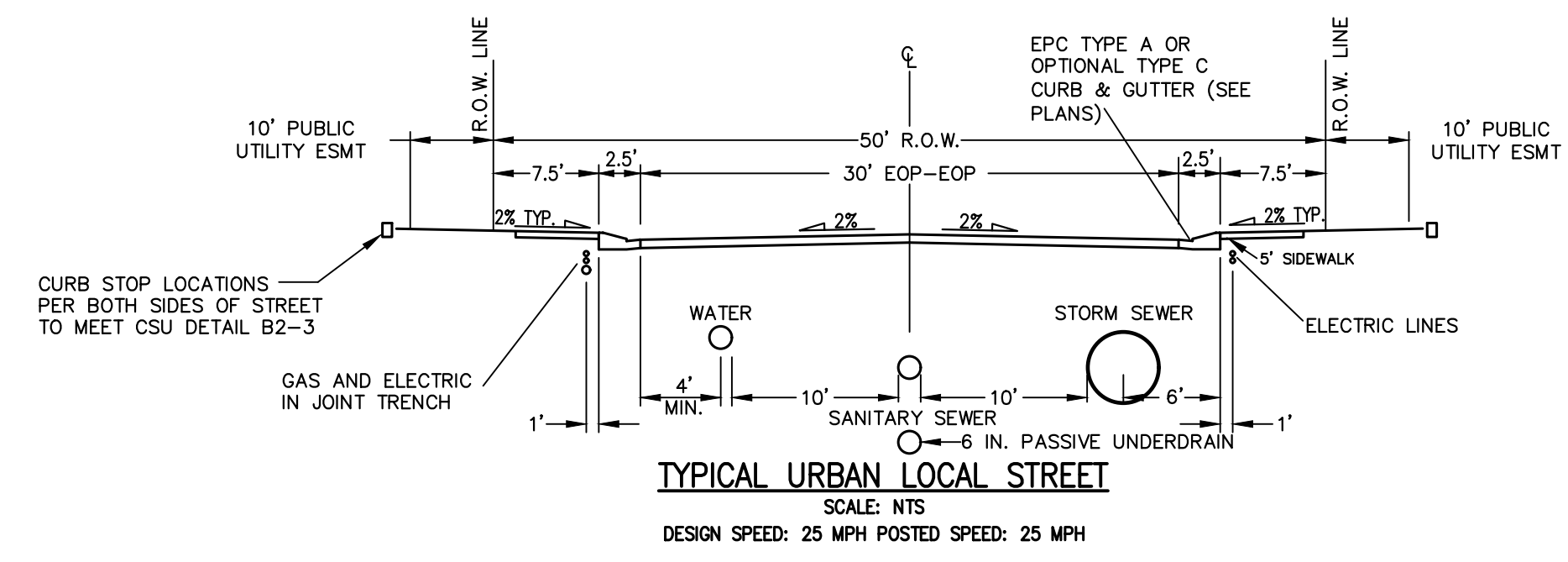
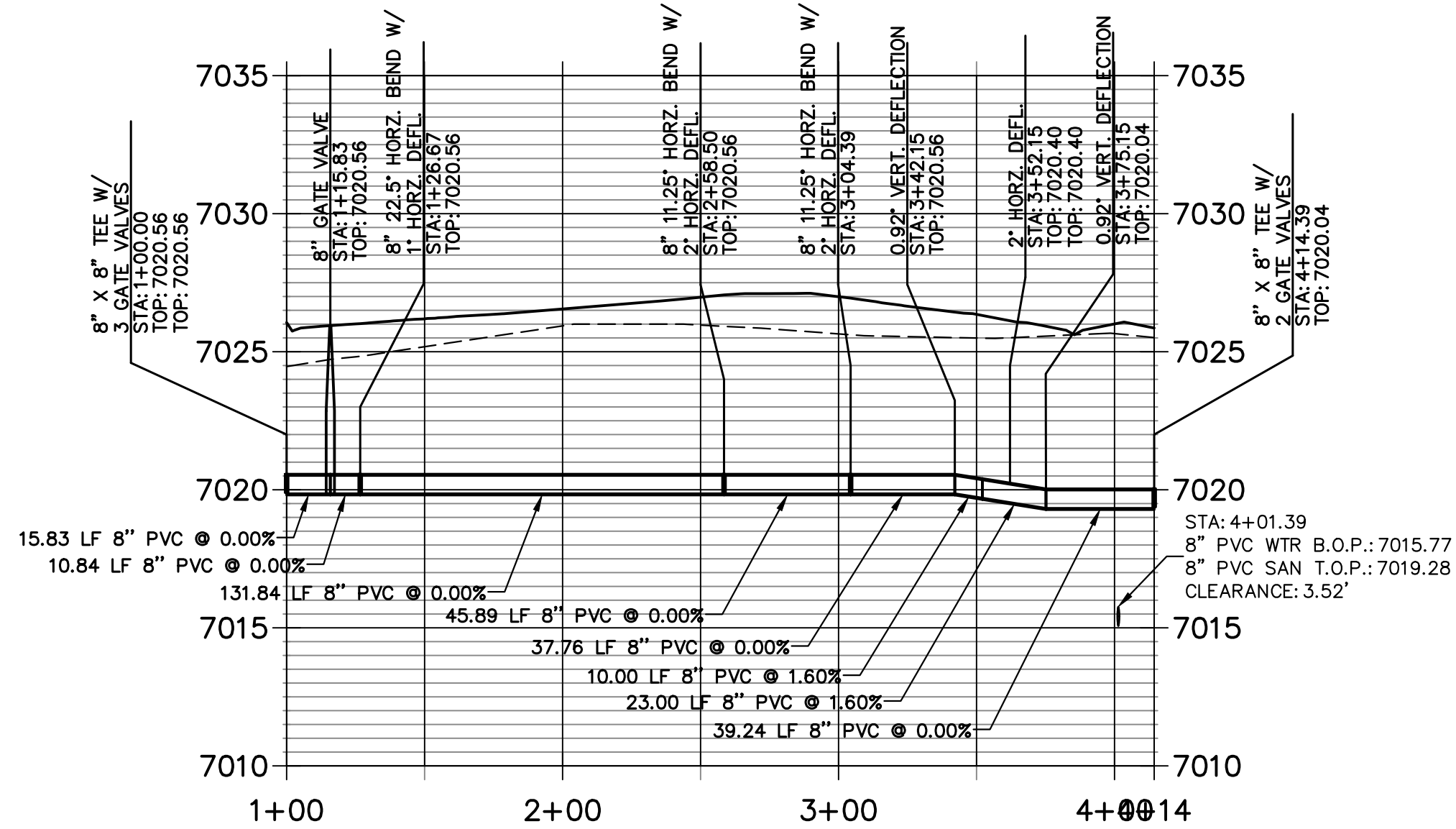
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	07/25/24	PAL	PAL	

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



KEY MAP
SCALE: NTS

WP04 PROFILE
STA 1+00.00 TO 4+14.39

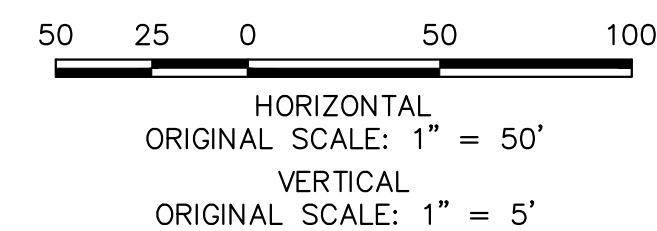
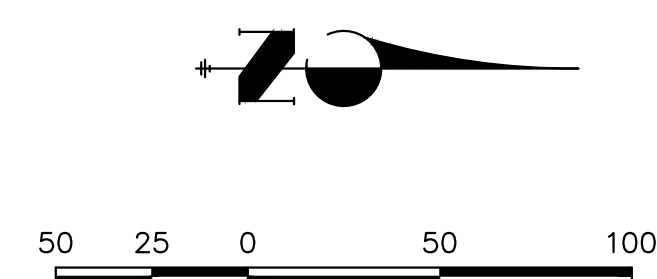


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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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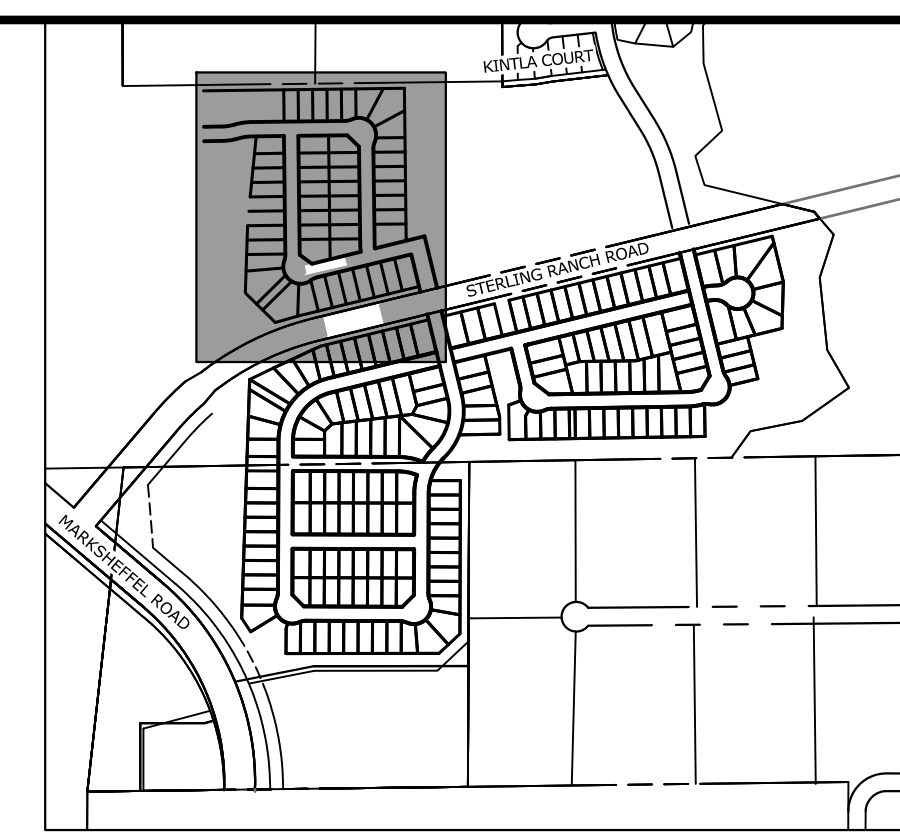
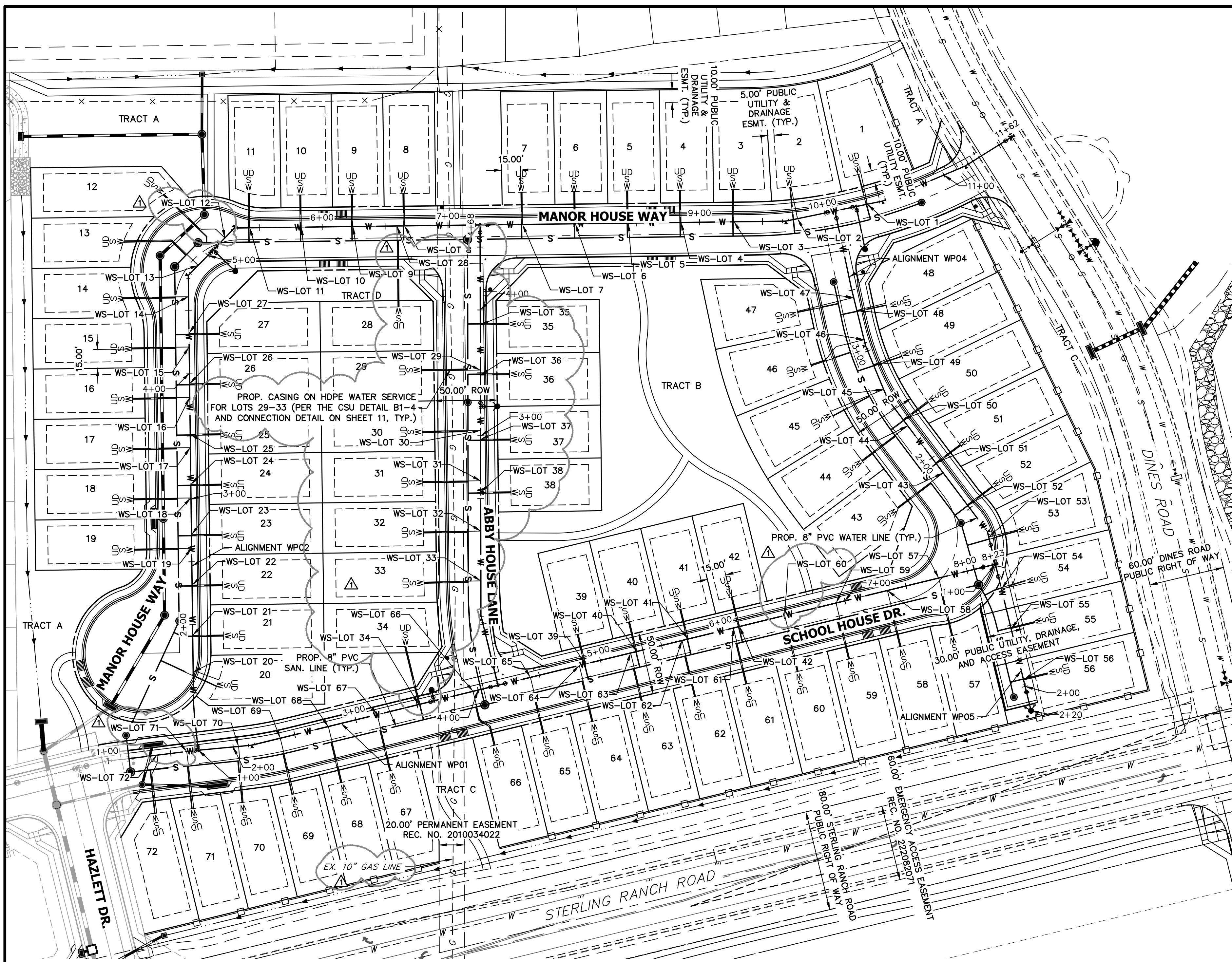
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NO.	REVISION	DATE

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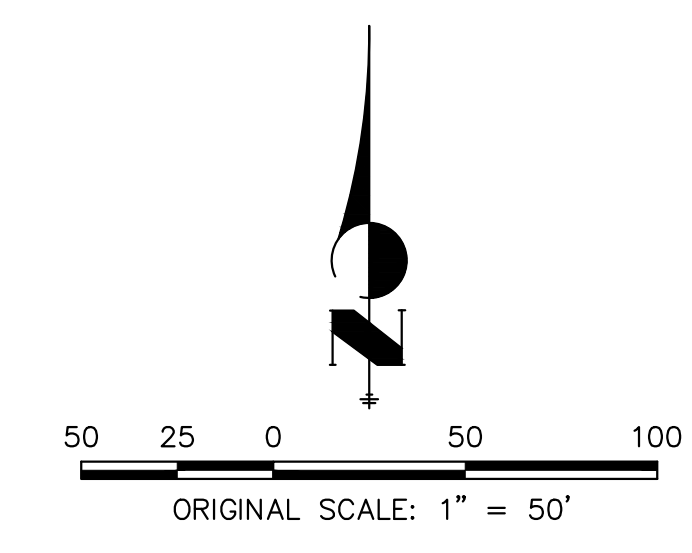
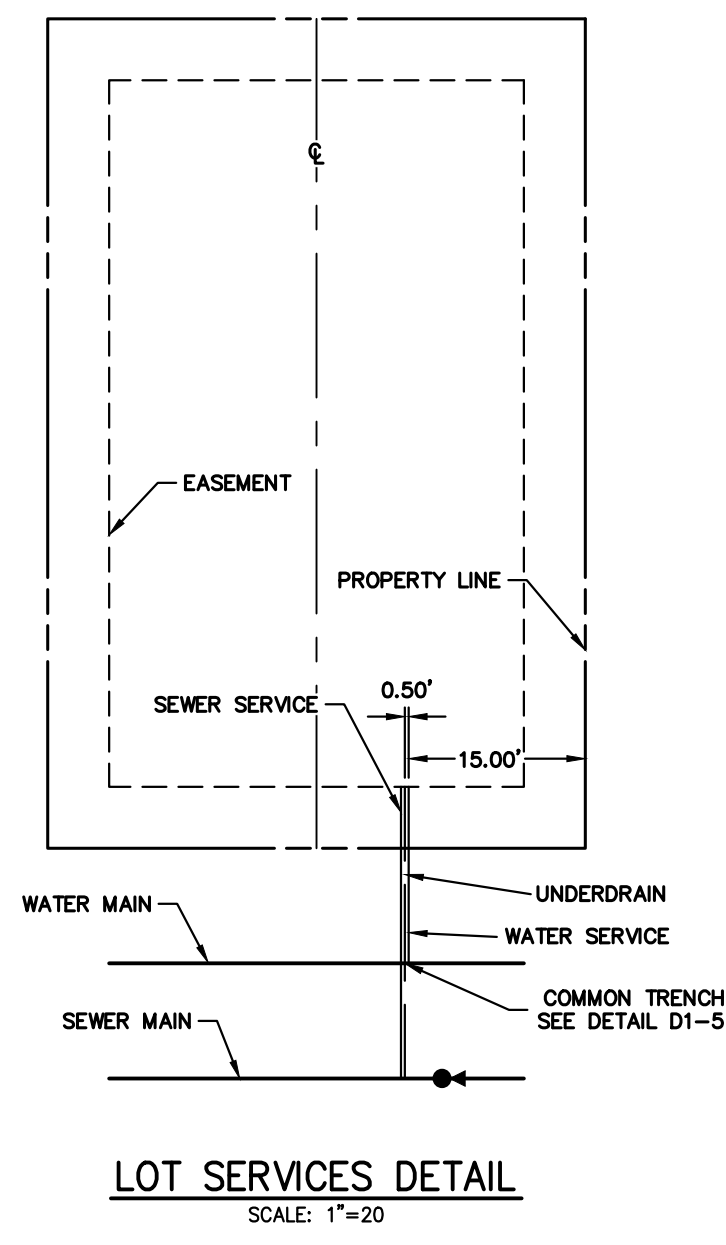
STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE
SHEET 6 OF 11
JOB NO. 25188.16



KEY MAP
SCALE: NTS

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

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



ENGINEER'S STATEMENT
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 ENGINEERING _____ OF JR
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR.

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

