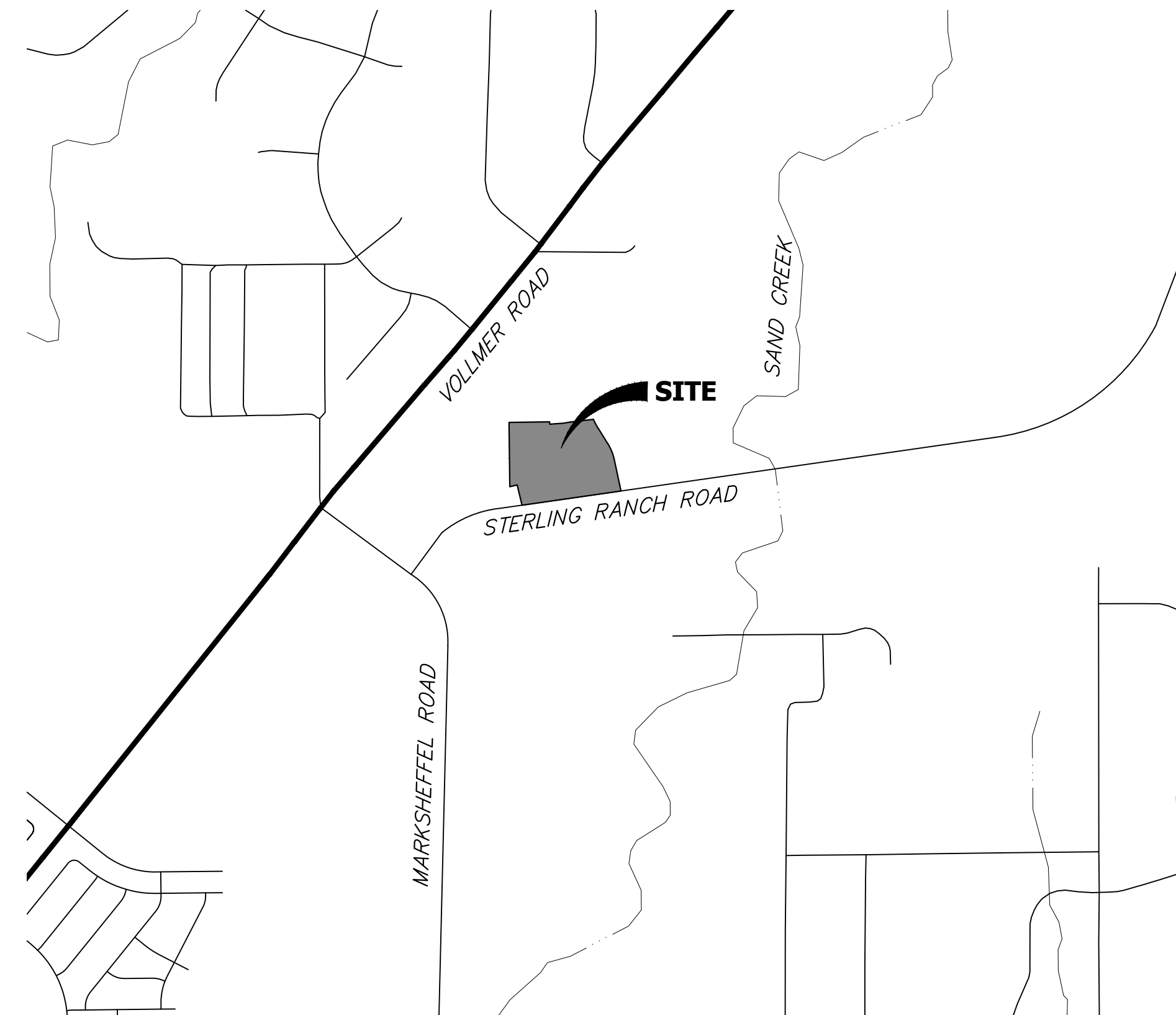


STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN PLAN

APRIL 2024



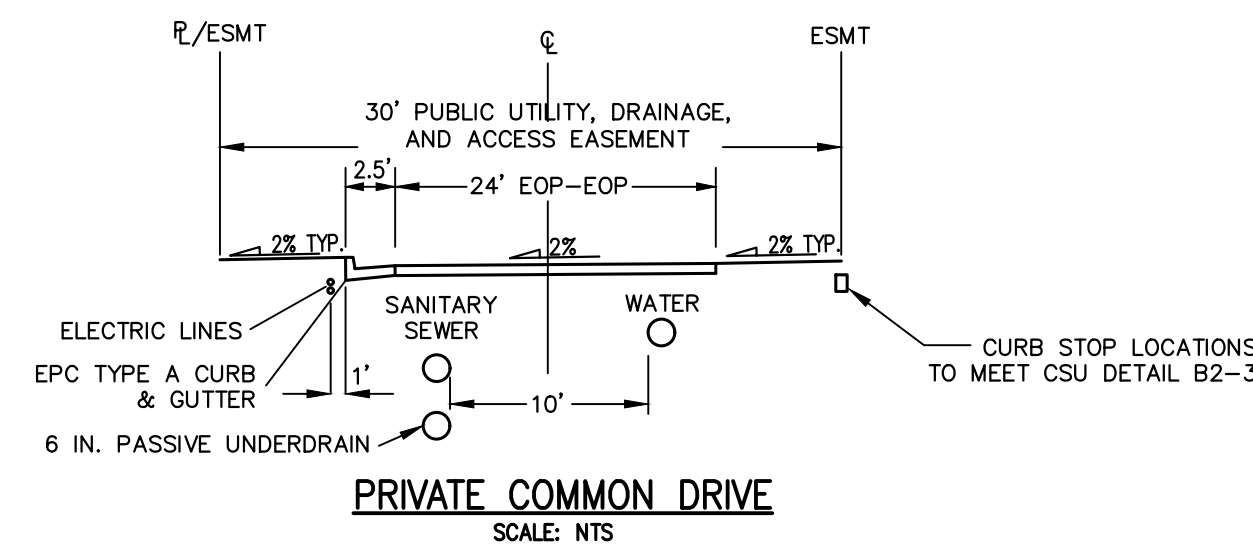
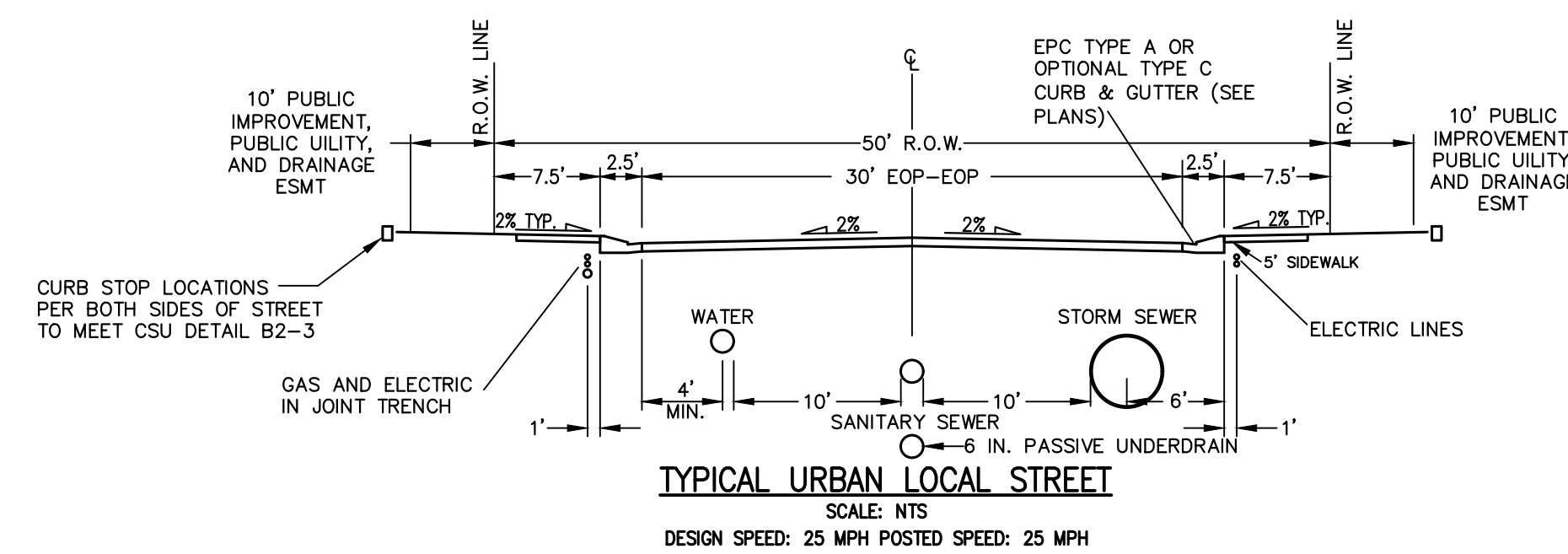
VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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

AGENCIES

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



BASIS OF BEARINGS

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

BENCHMARKS

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

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

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

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

Bryan T. Law 4/26/24
BRYAN T. LAW, P.E. 25043
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, P.C.



Know what's below.
Call before you dig.

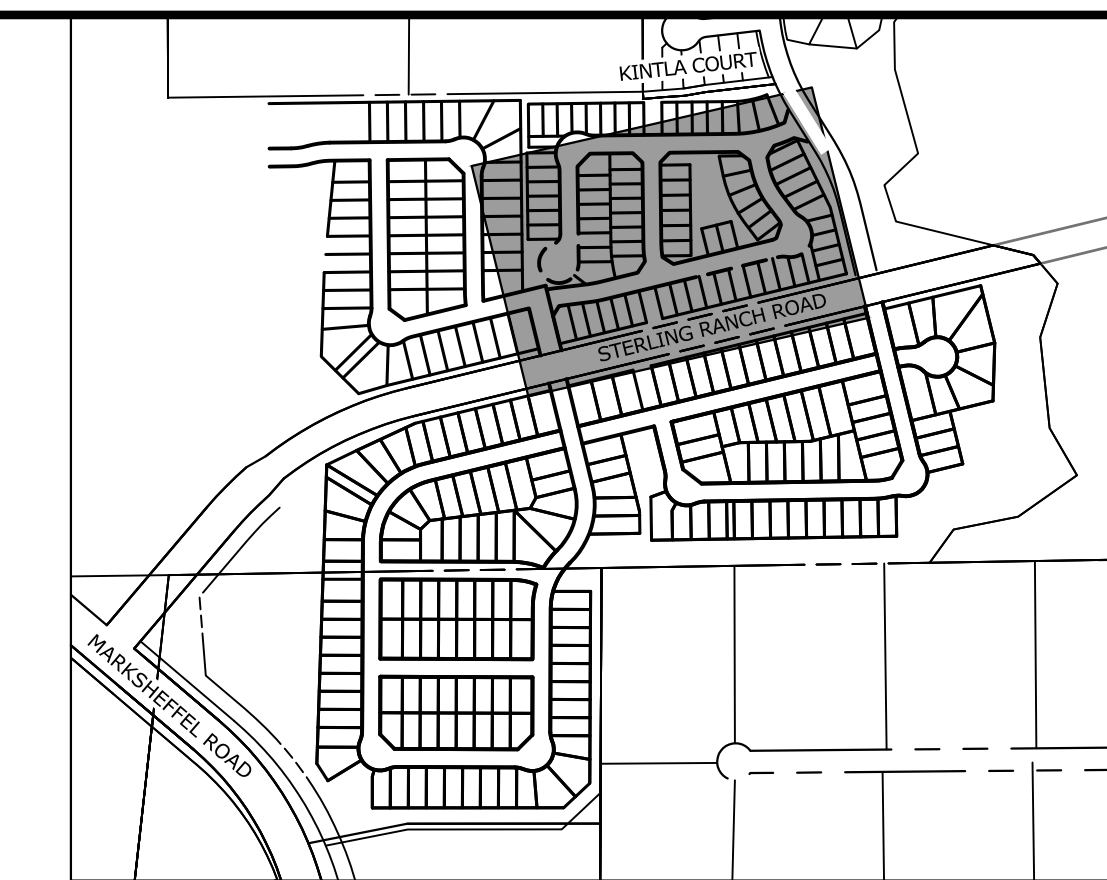
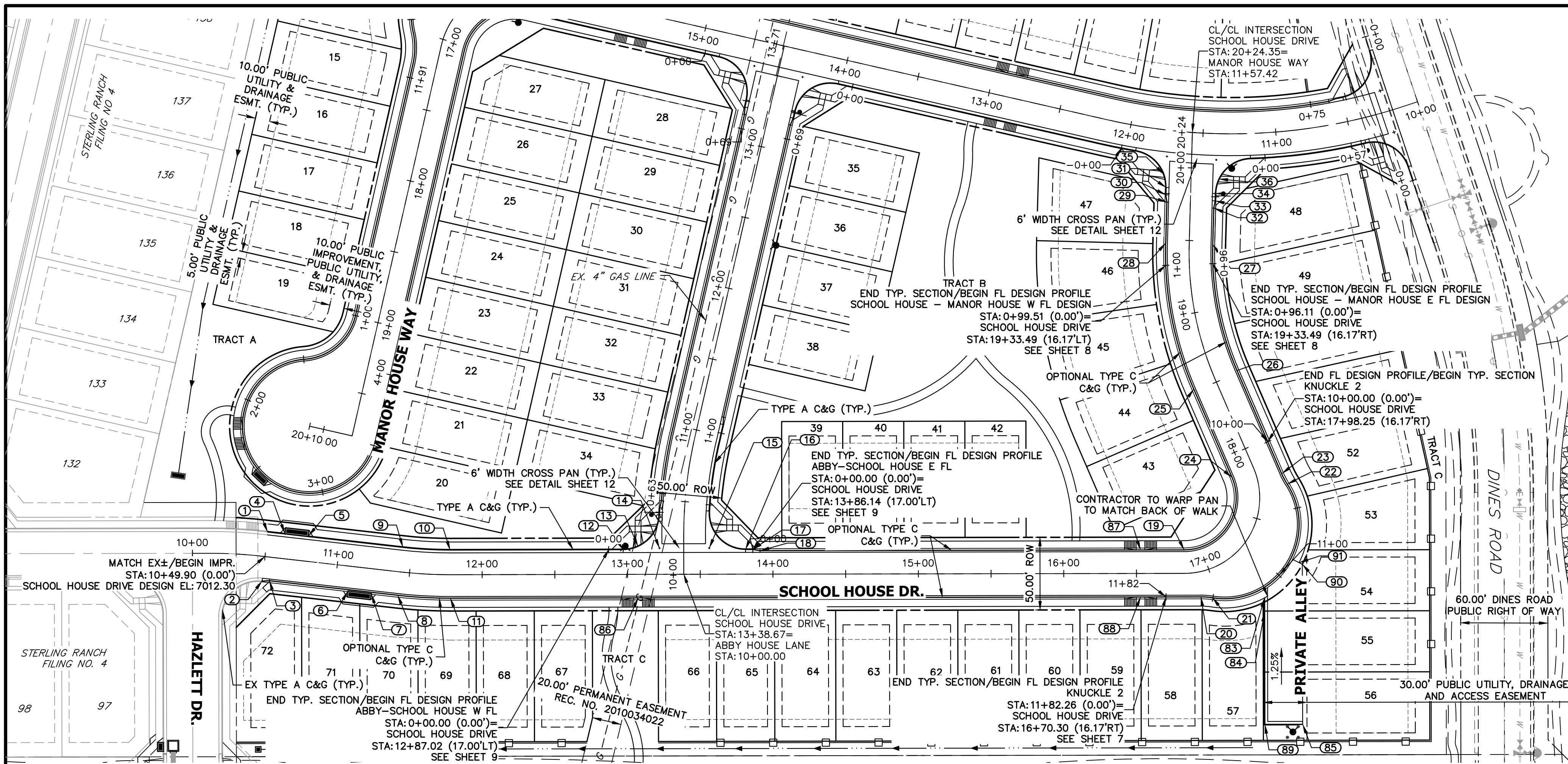
PCD FILE NO. SF-24-001

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

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

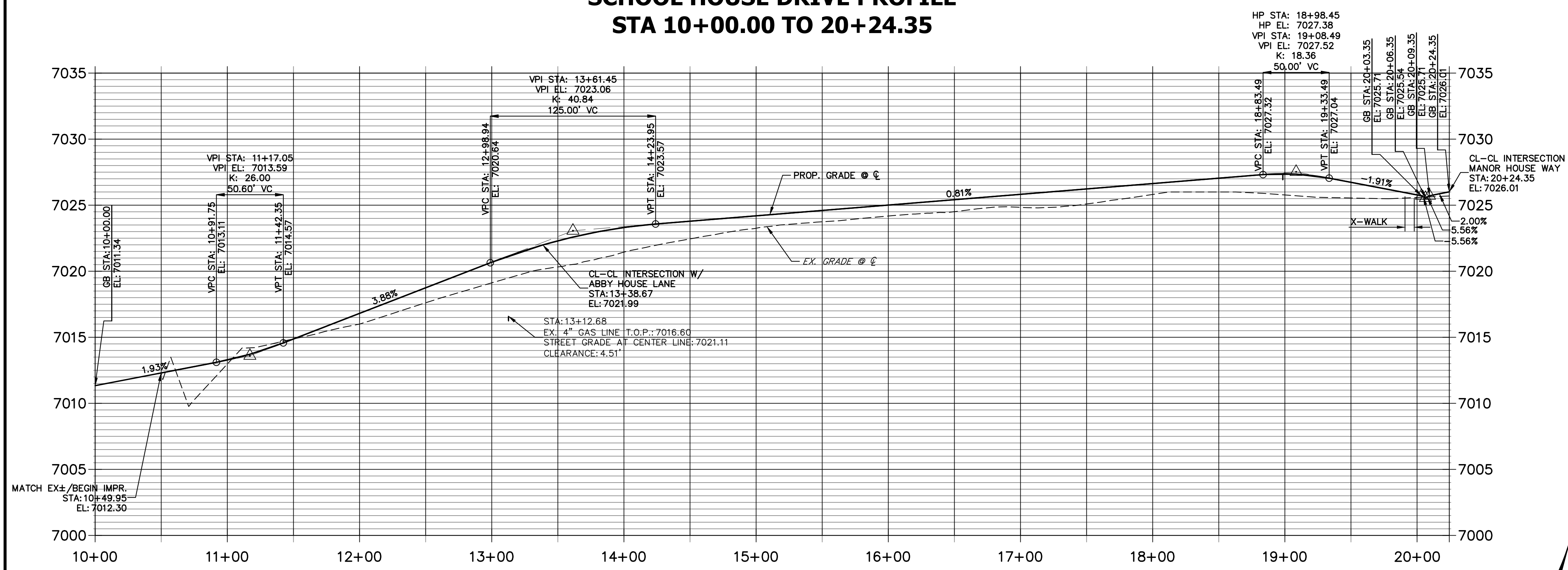
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=1000'	H-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							04/26/24	PAL	PAL	
STERLING RANCH FILING NO. 5 COVER SHEET										
SHEET 1 OF 13										
JOB NO. 25188.16										



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

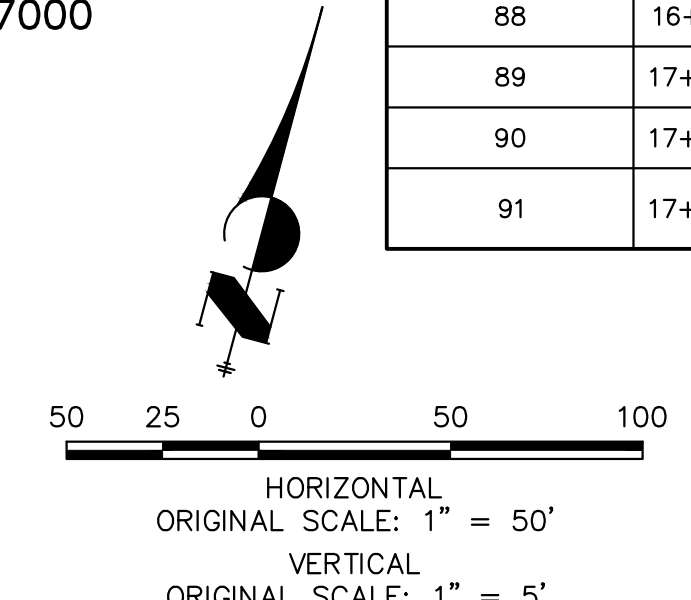
**SCHOOL HOUSE DRIVE PROFILE
STA 10+00.00 TO 20+24.35**



- NOTES**
- ALL CROSS PANS ARE 6" TYP. CROSS PANS (SEE DETAIL SHEET 12).
 - ALL 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.



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



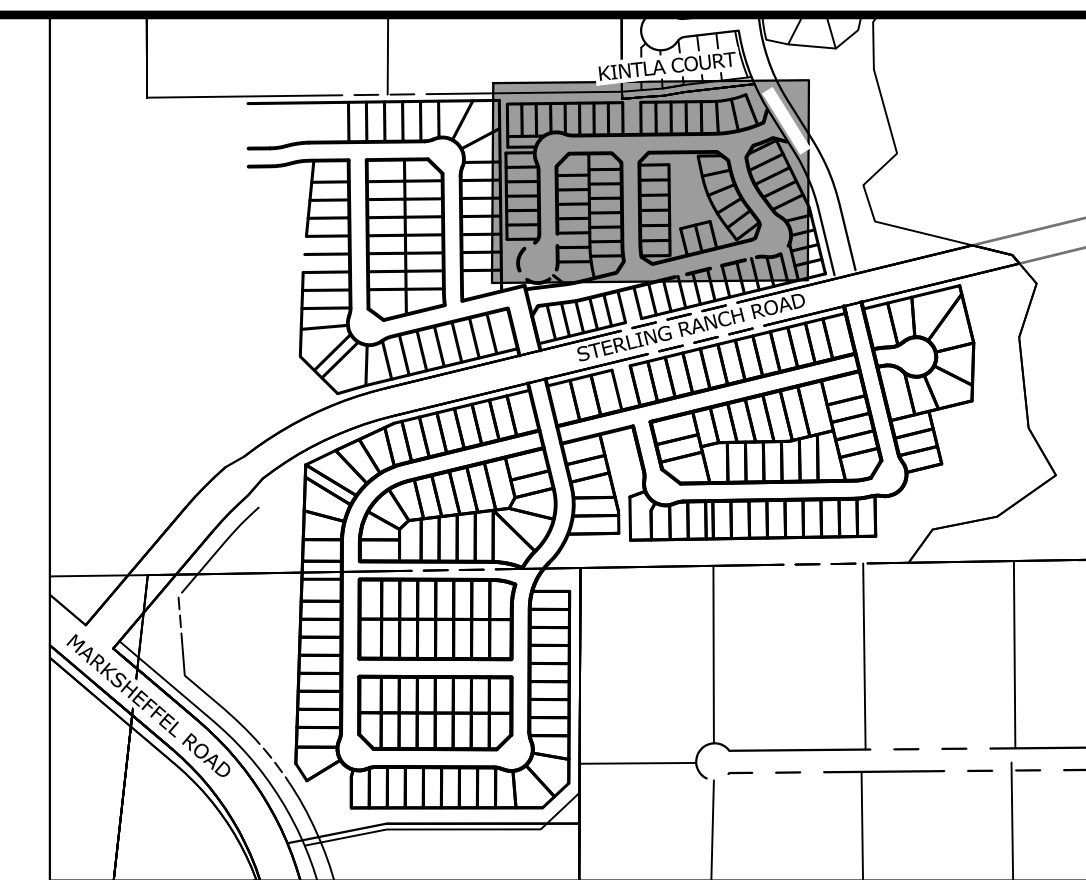
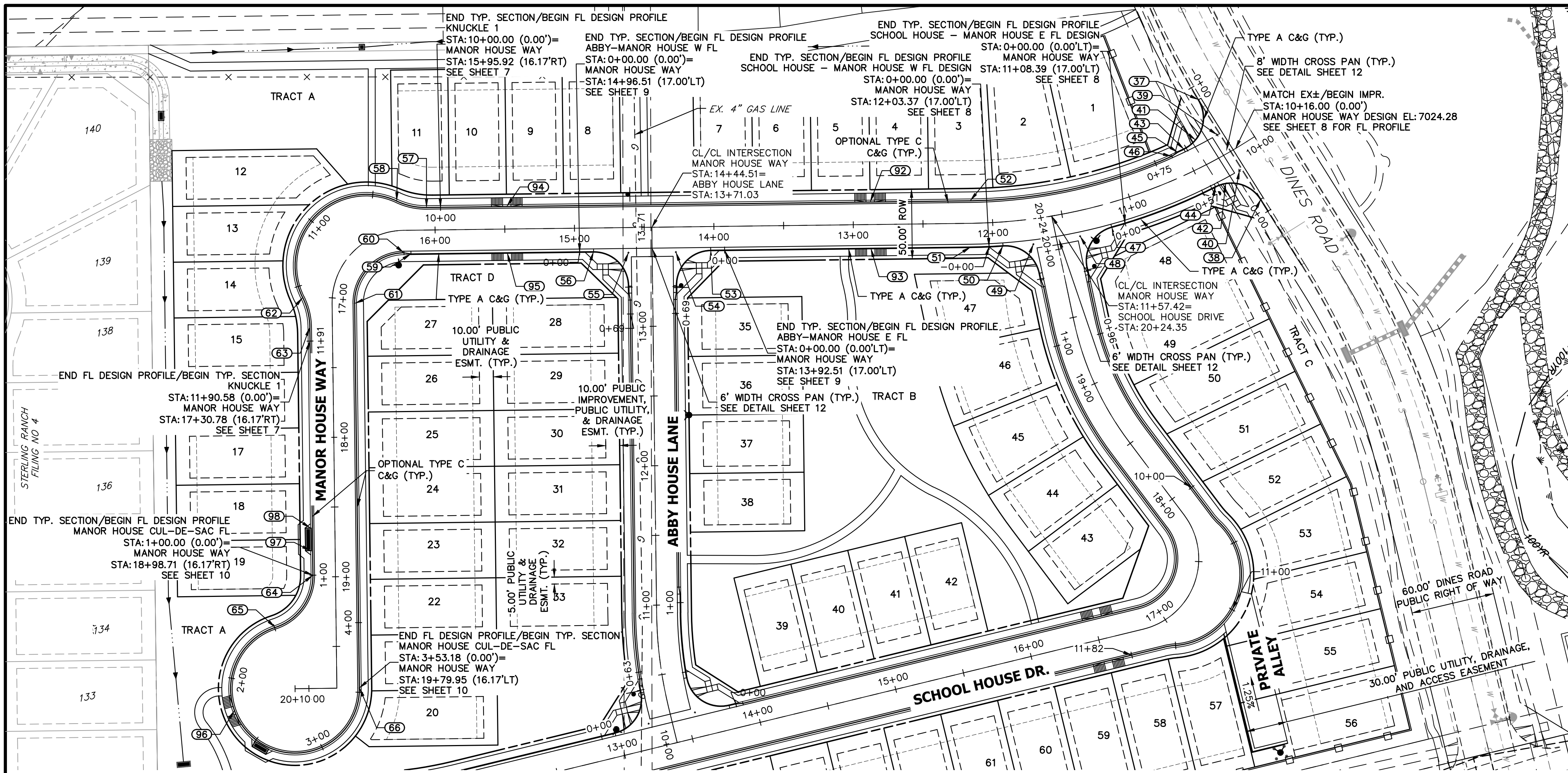
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE: 4/26/24

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

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

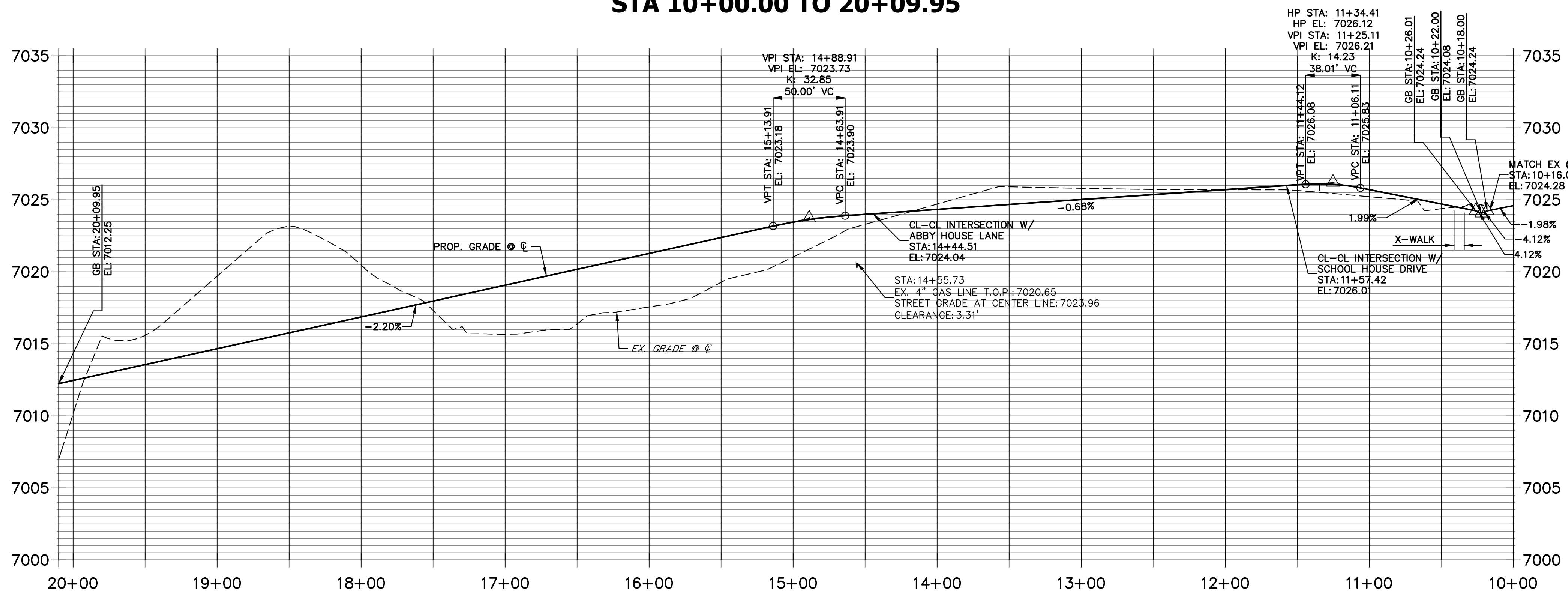
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 Centennial 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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



KEY MAP
SCALE: NTS

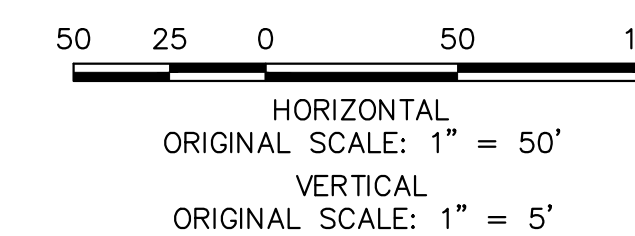
**MANOR HOUSE WAY PROFILE
STA 10+00.00 TO 20+09.95**



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

NOTES

- ALL CROSS PANS ARE 6' TYP. CROSS PANS (SEE DETAIL SHEET 12).
- ALL CURB AND GUTTERS (C&G) ARE EPC TYPE A OR EPC OPTIONAL TYPE C (SEE DETAIL SHEET 12).
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ENGINEER'S STATEMENT

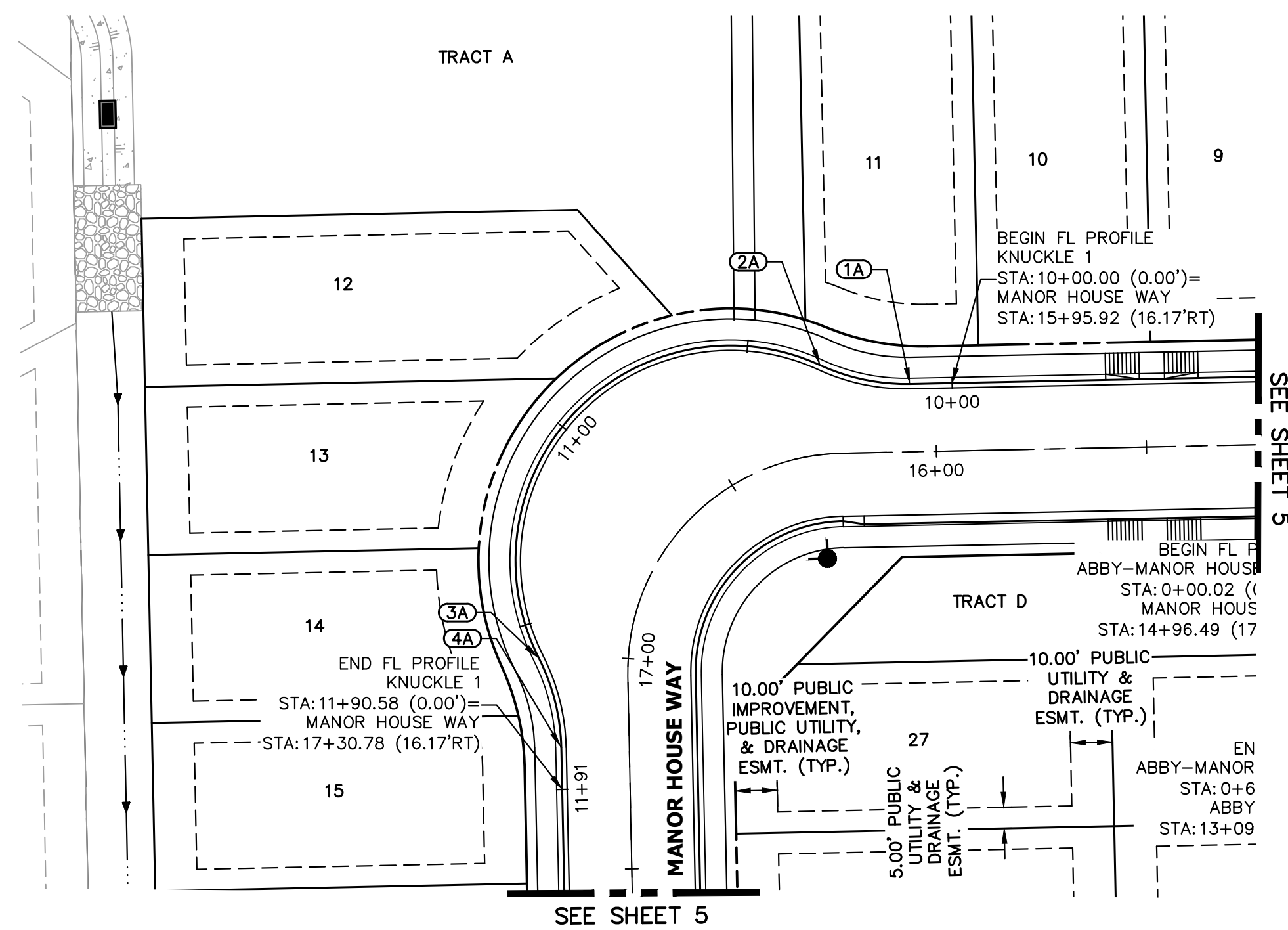
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24

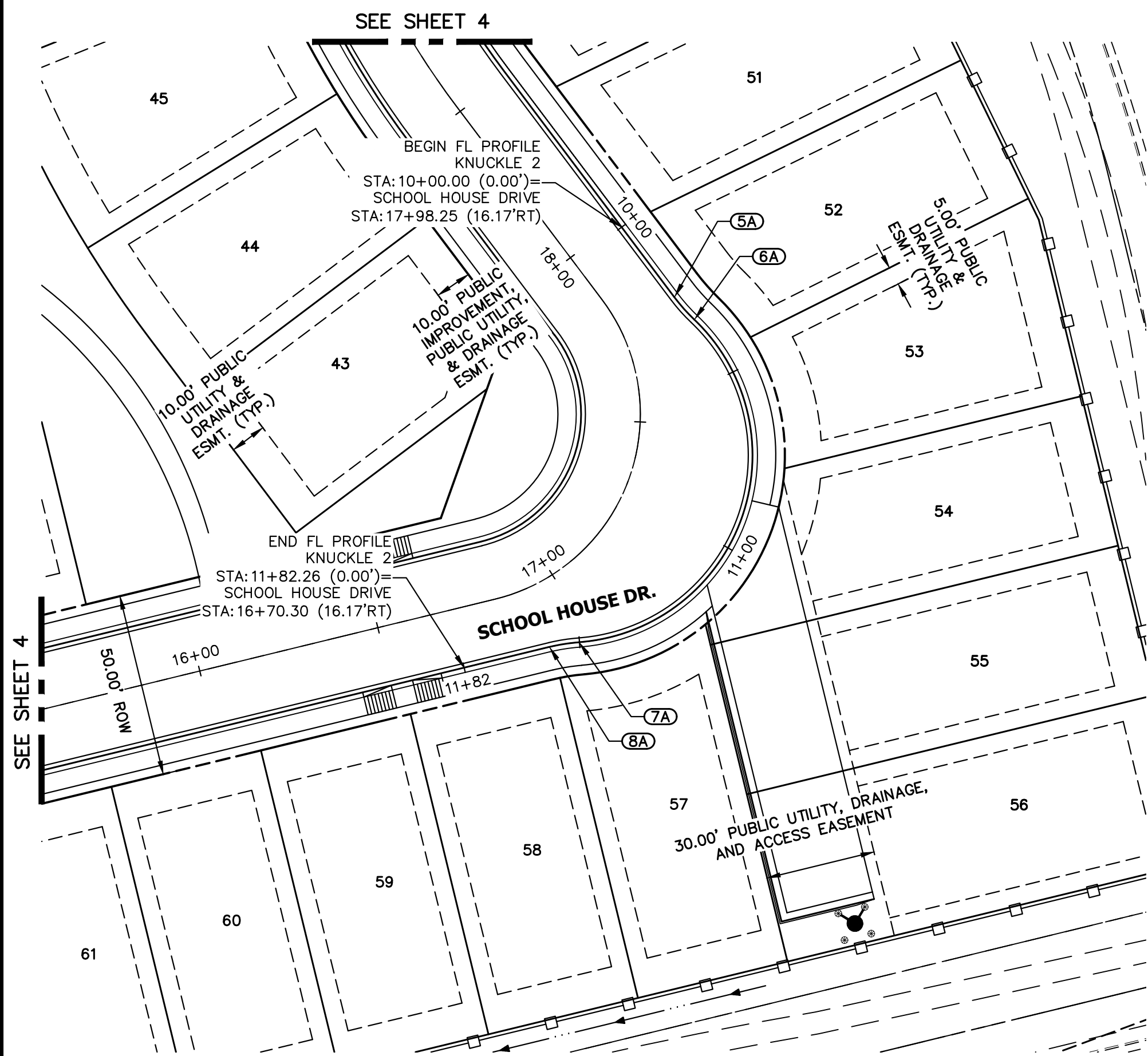
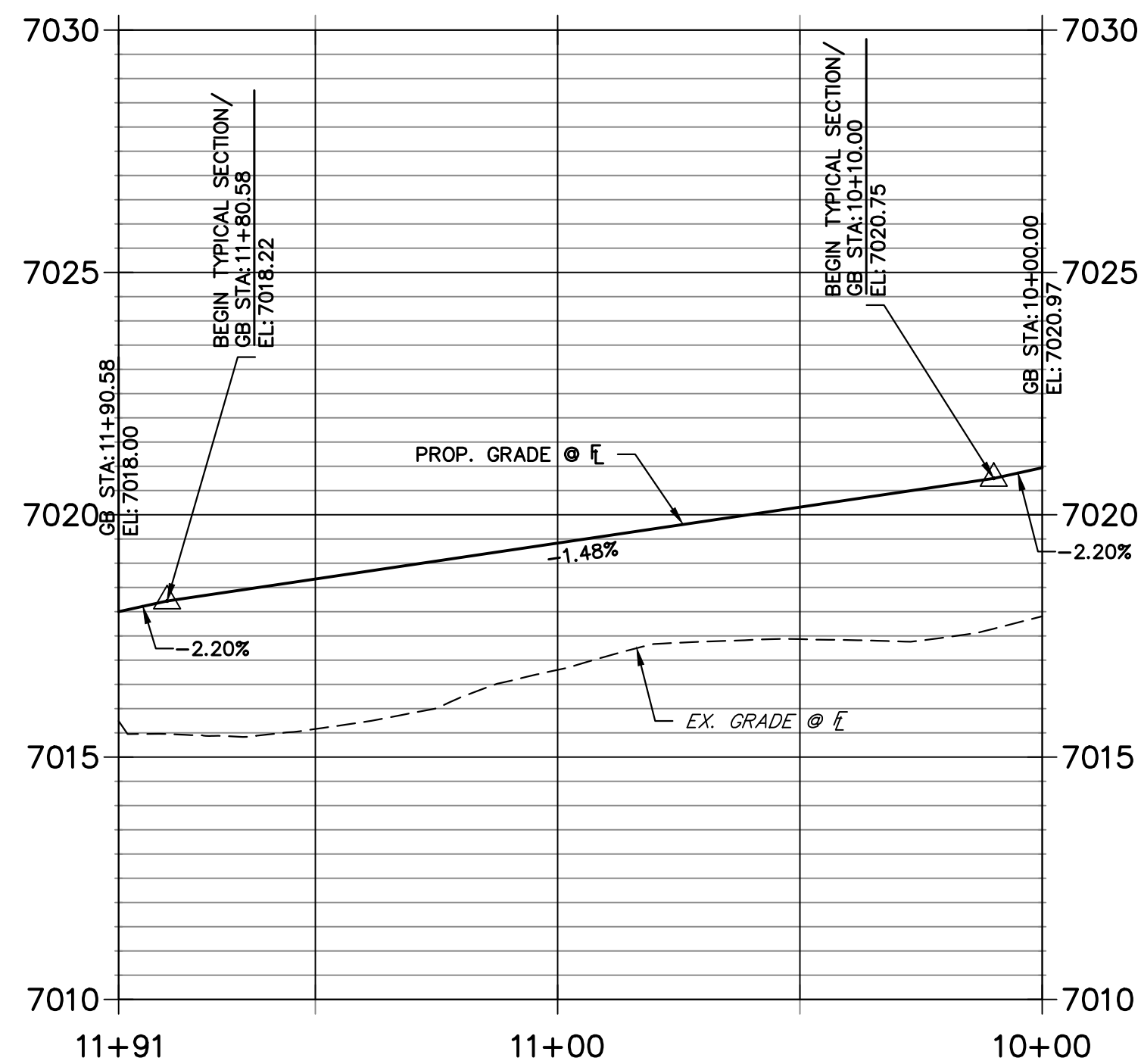
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 PREPARED FOR: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
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 ATTN: LOREN MORELAND
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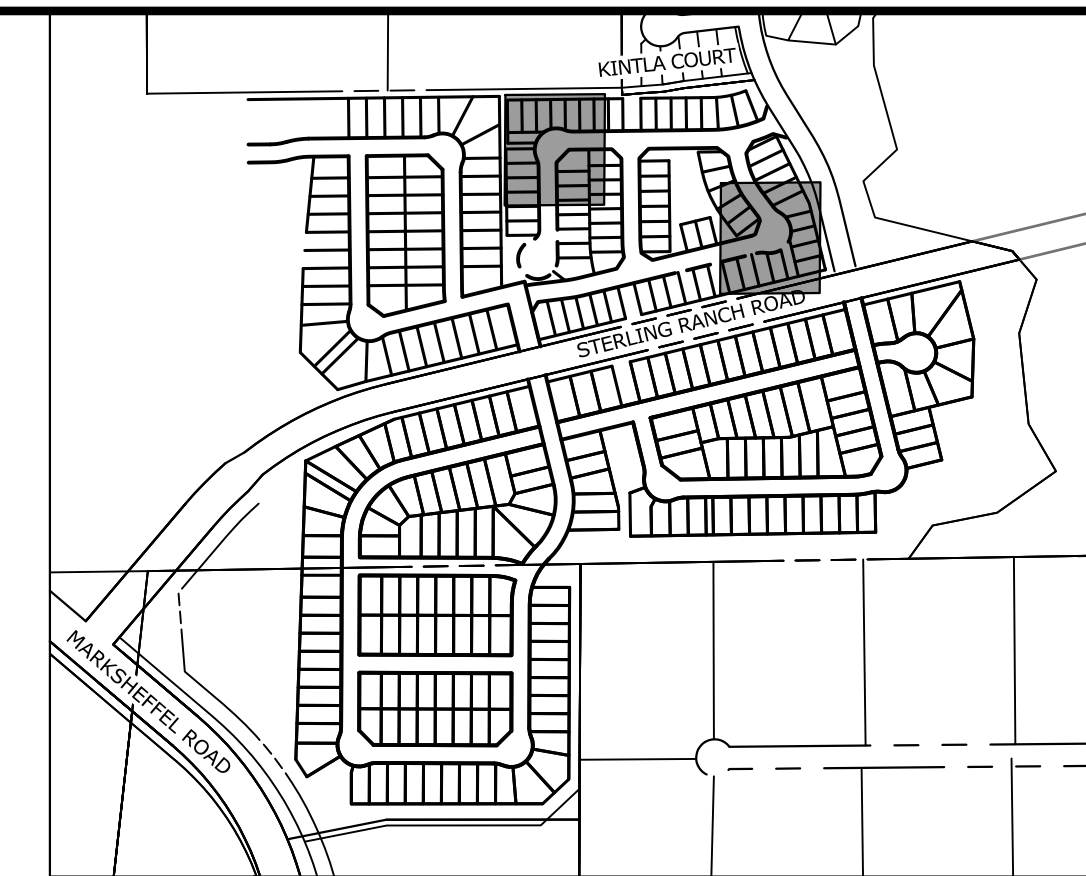
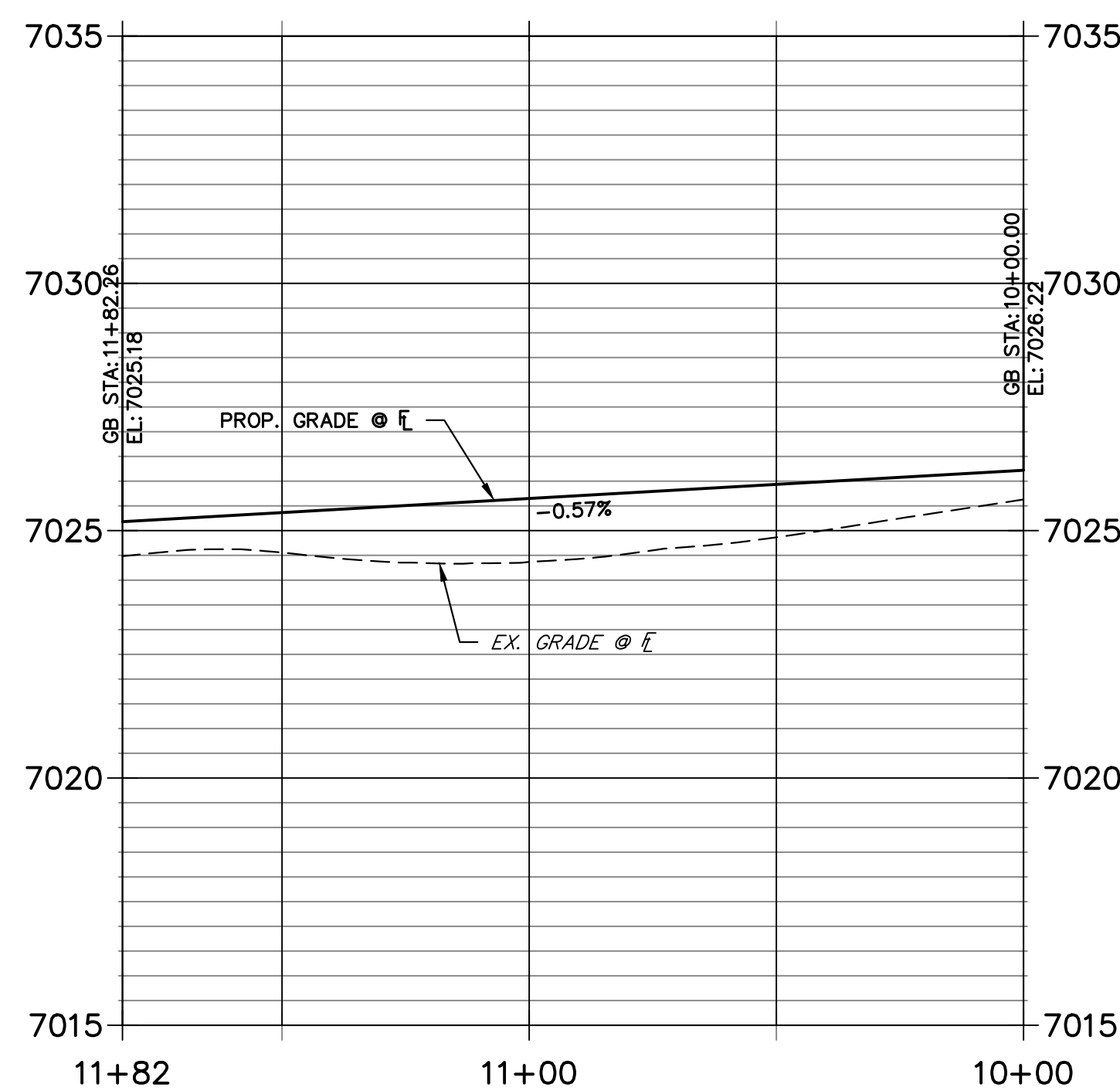
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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STERLING RANCH FILING NO. 5				STREET IMPROVEMENT PLAN					
SHEET 5 OF 13				JOB NO. 25188.16					



KNUCKLE 1 PROFILE
 STA 10+00.00 TO 11+90.58

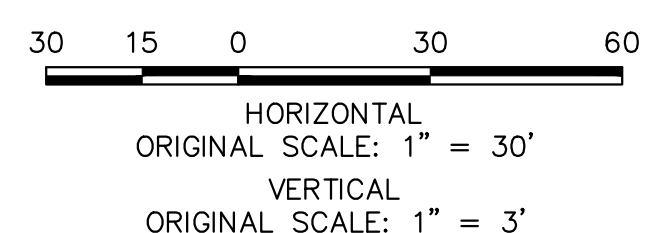


KNUCKLE 2 PROFILE
 STA 10+00.00 TO 11+82.26



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



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

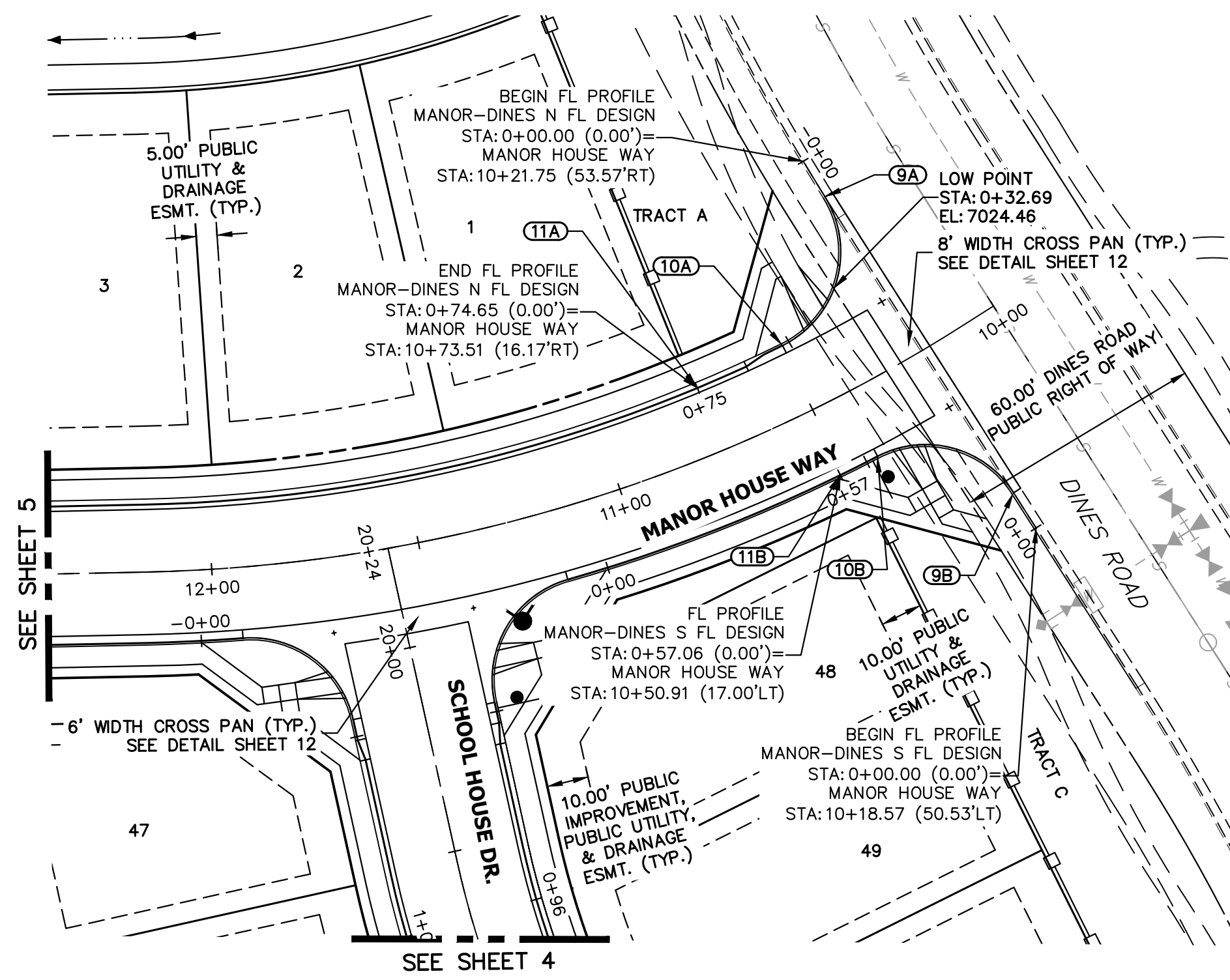
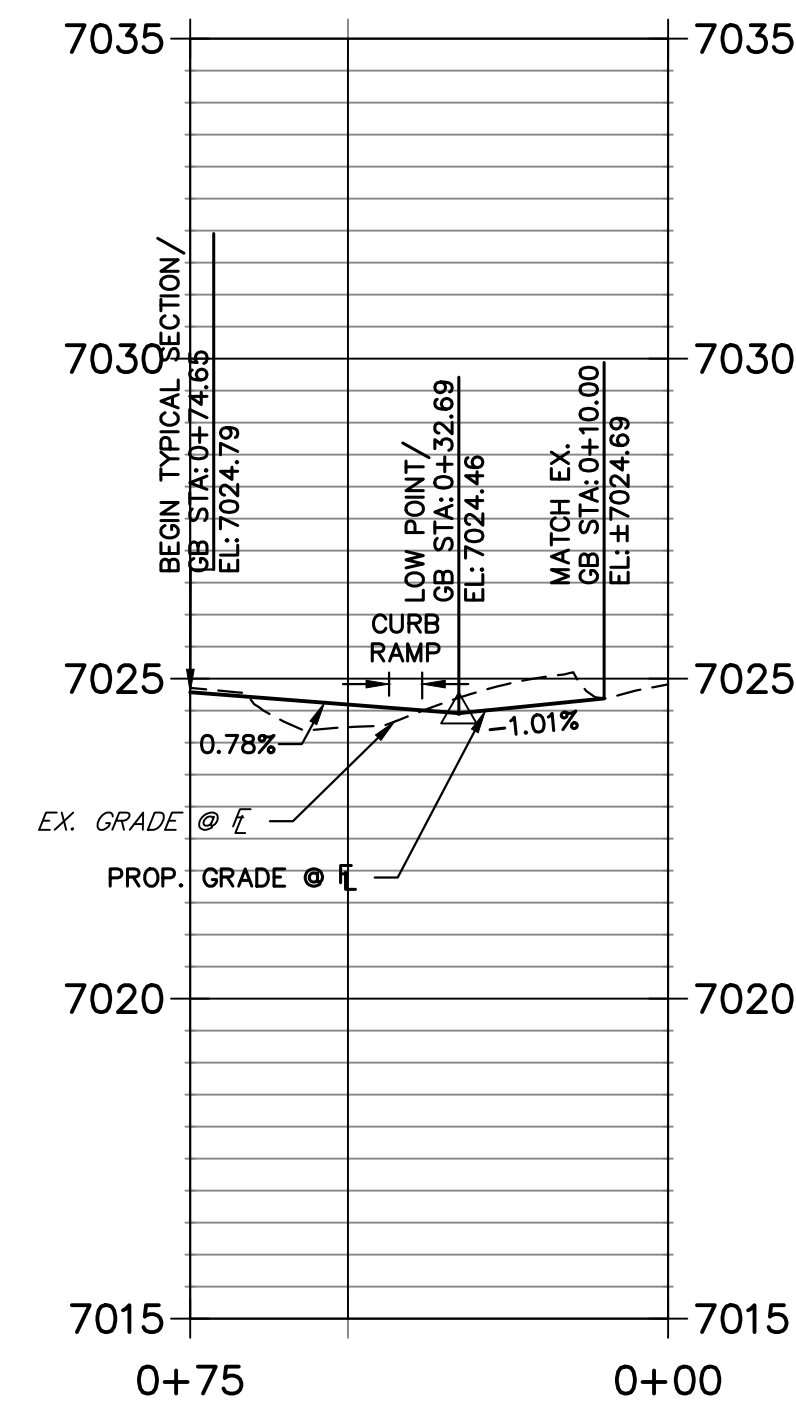
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

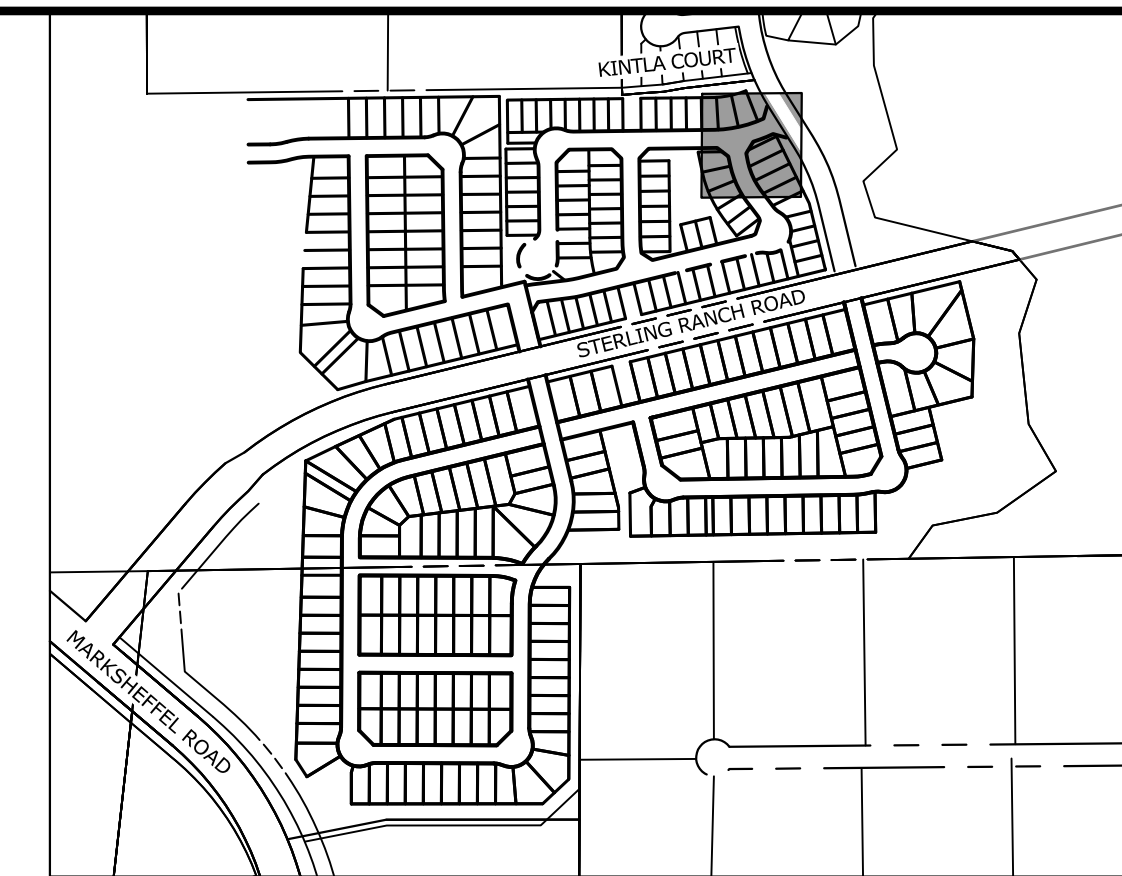
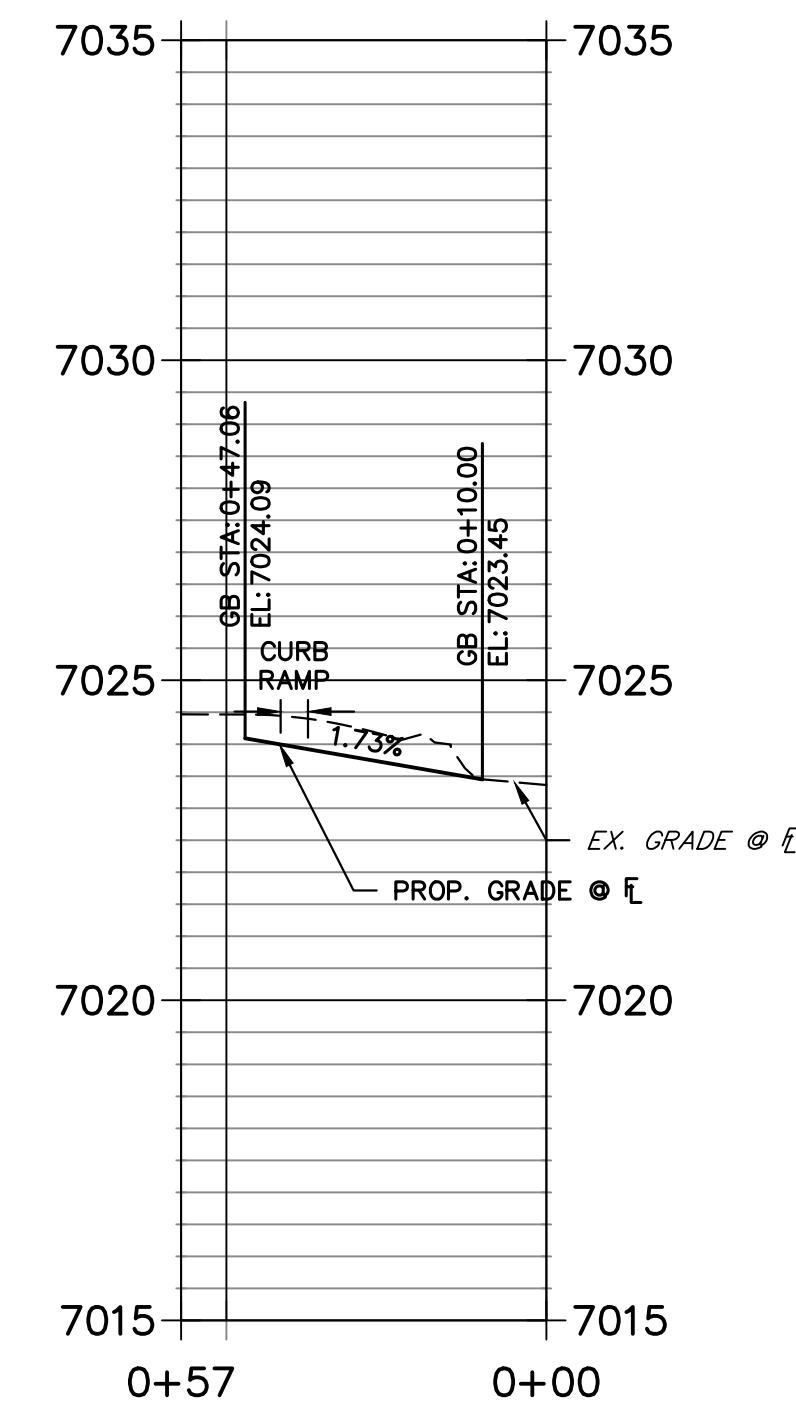
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 Fort Collins 970-491-9888 • www.jrengineering.com

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

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



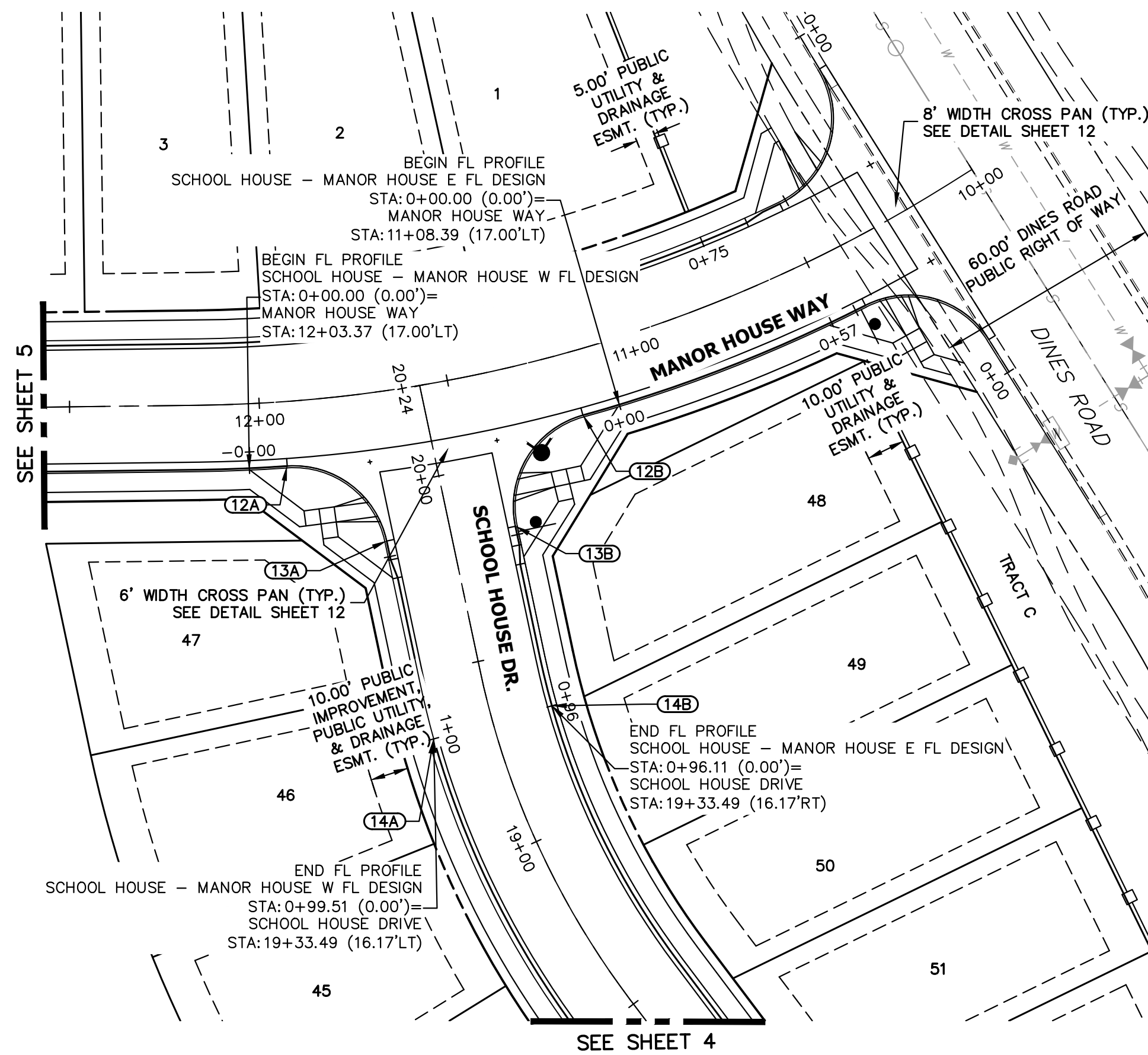
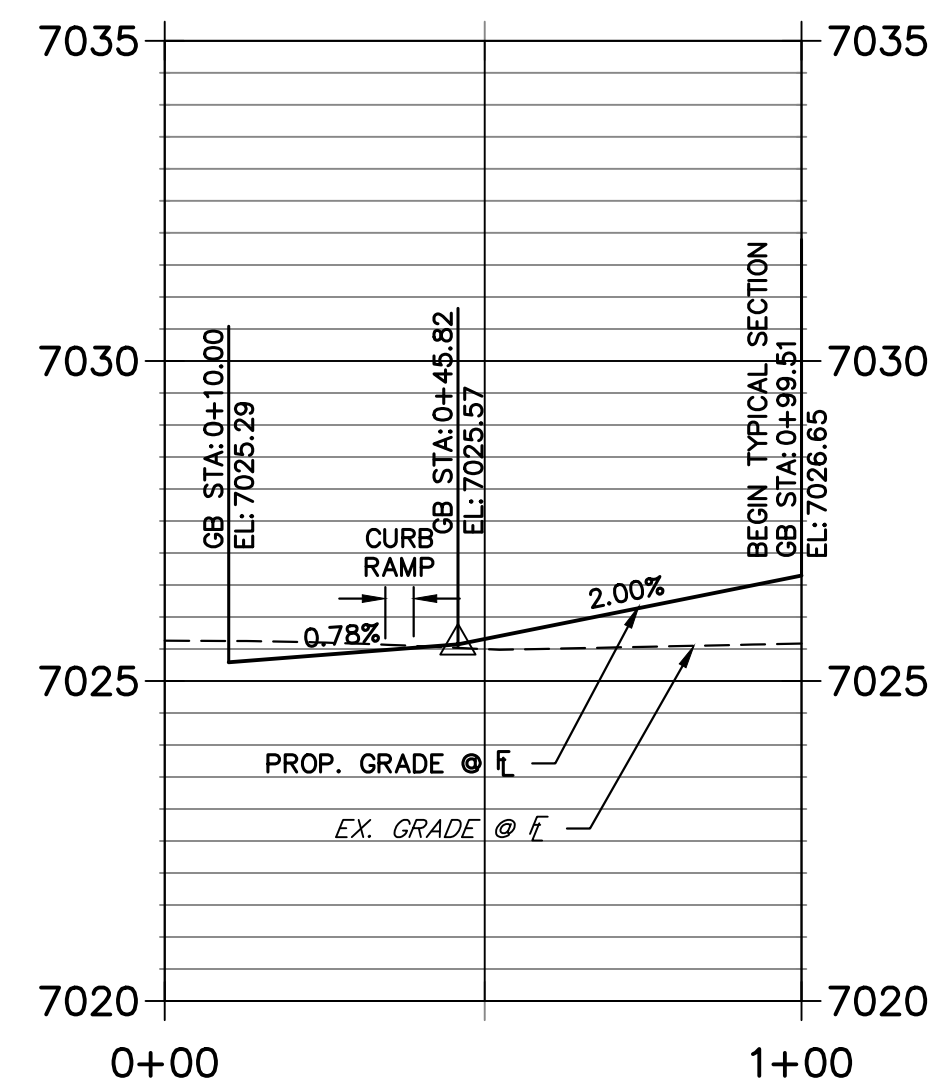
MANOR HOUSE - DINES S FL DESIGN PROFILE
STA 0+00.00 TO 0+57.06



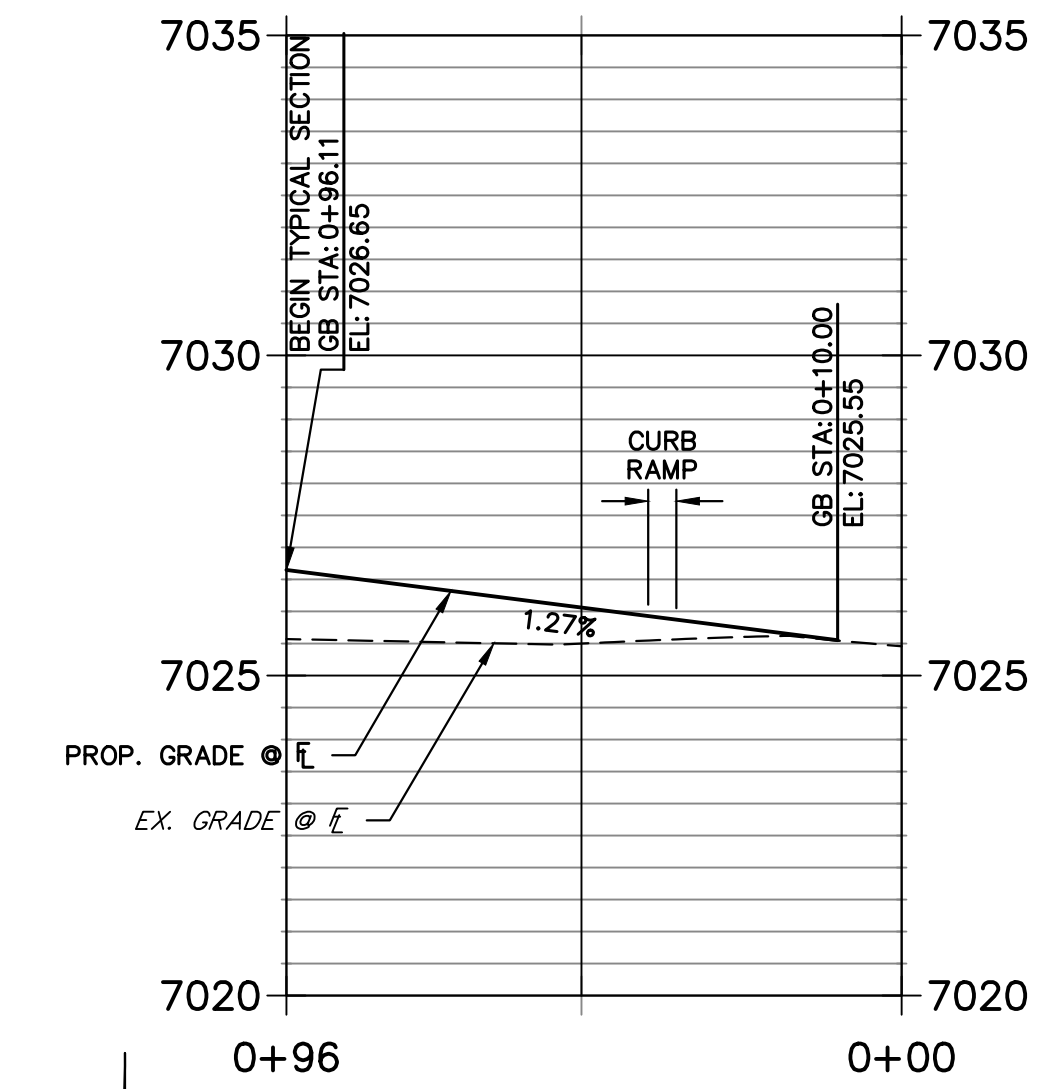
KEY MAP
SCALE: NTS

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

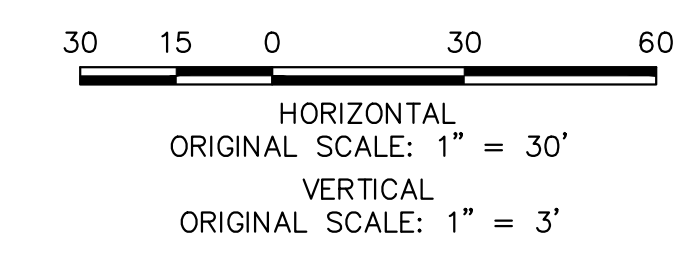
SCHOOL HOUSE - MANOR HOUSE W FL DESIGN PROFILE
STA 0+00.00 TO 0+99.51



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



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



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

DATE: 4/26/24



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

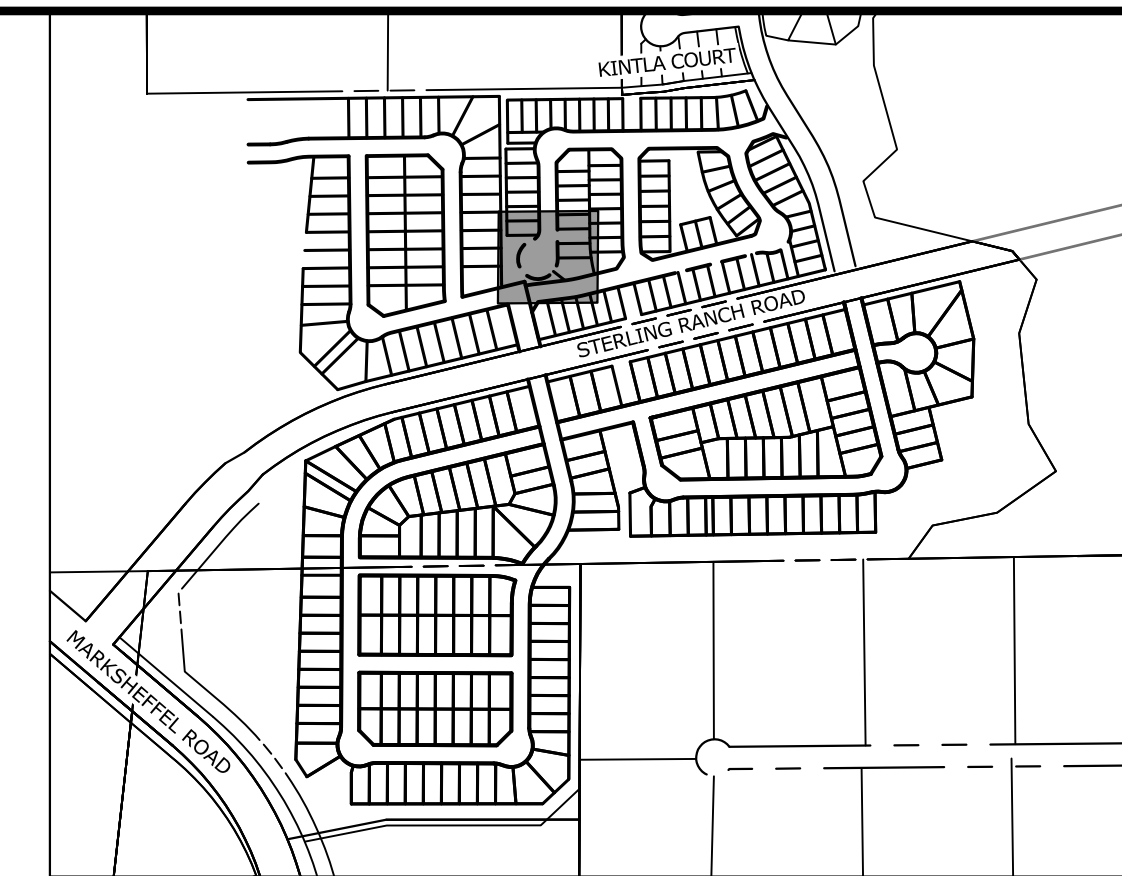
PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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BY	DATE	NO.	REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 04/26/24
DESIGNED BY PAL
DRAWN BY PAL
CHECKED BY

STERLING RANCH FILING NO. 5
STREET IMPROVEMENT PLAN
SHEET 8 OF 13
JOB NO. 25188.16

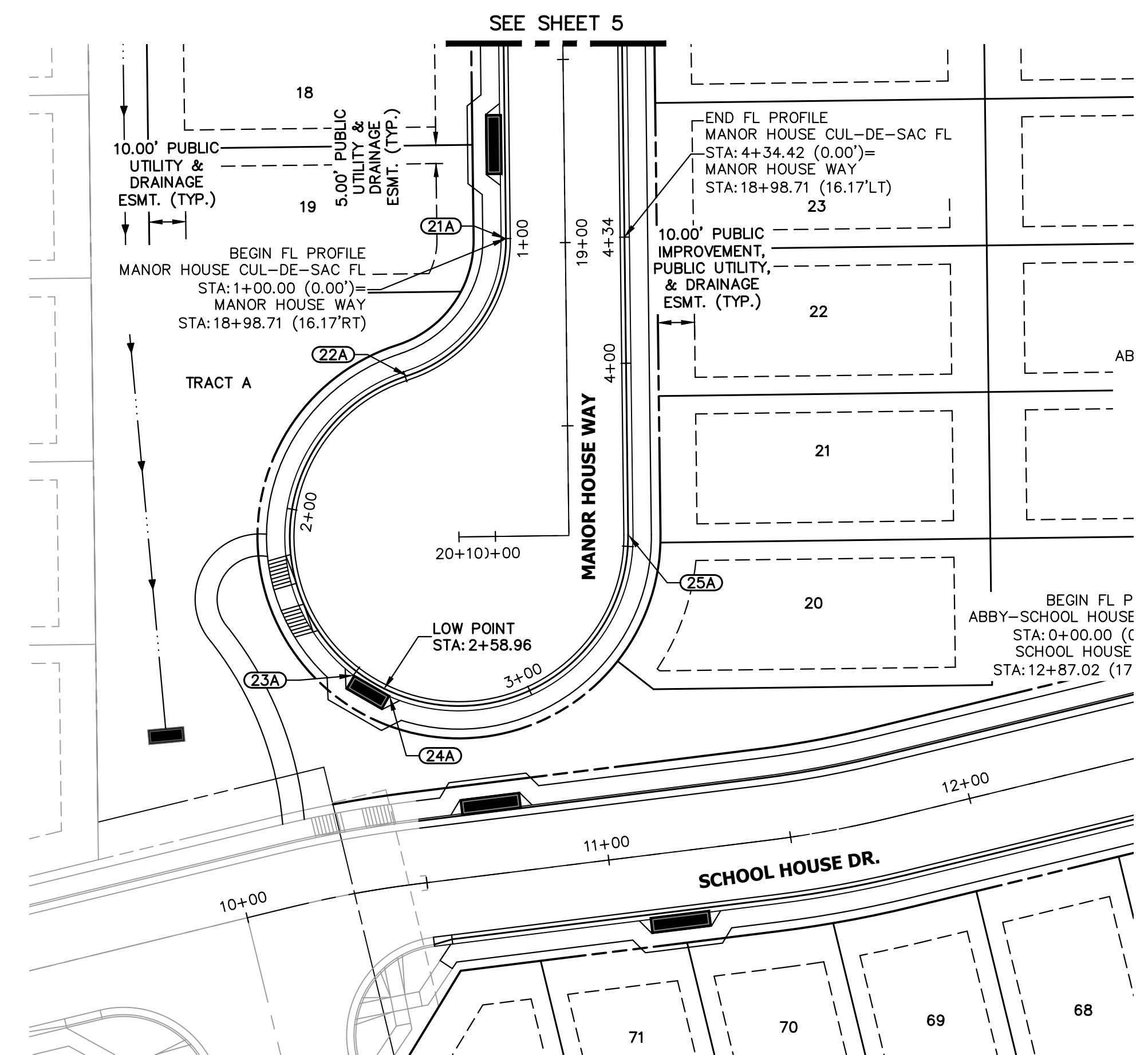


KEY MAP
SCALE: NTS

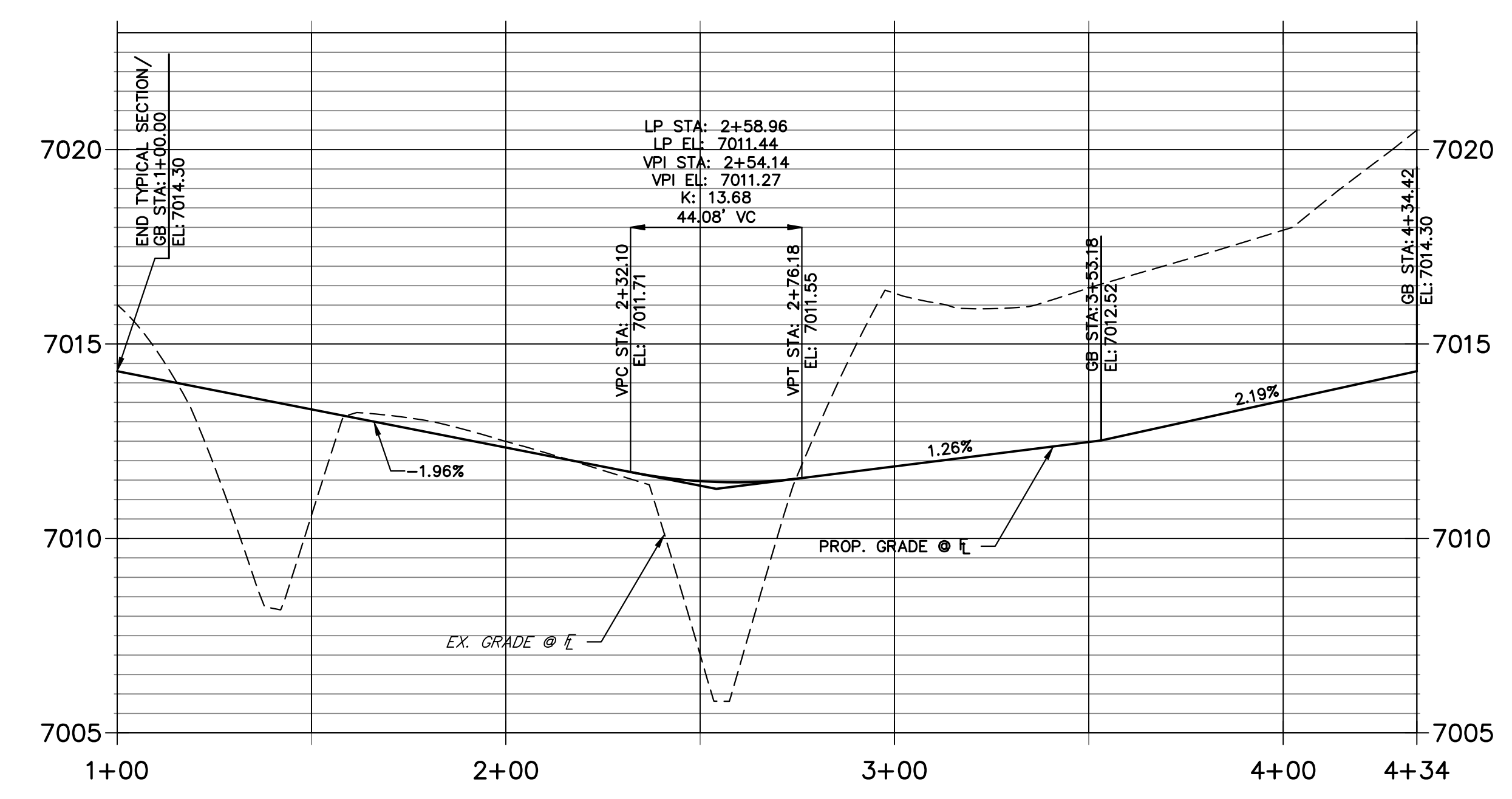
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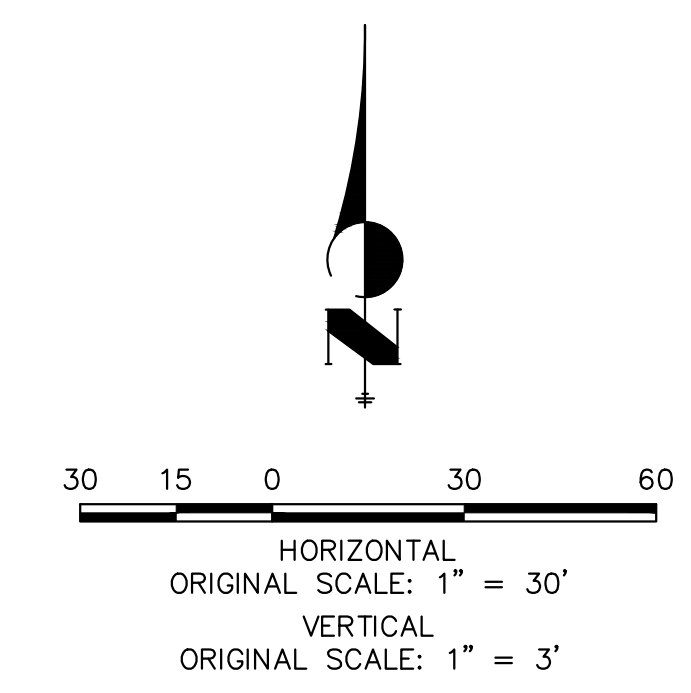


**MANOR HOUSE CUL-DE-SAC FL PROFILE
STA 1+00.00 TO 4+34.42**



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

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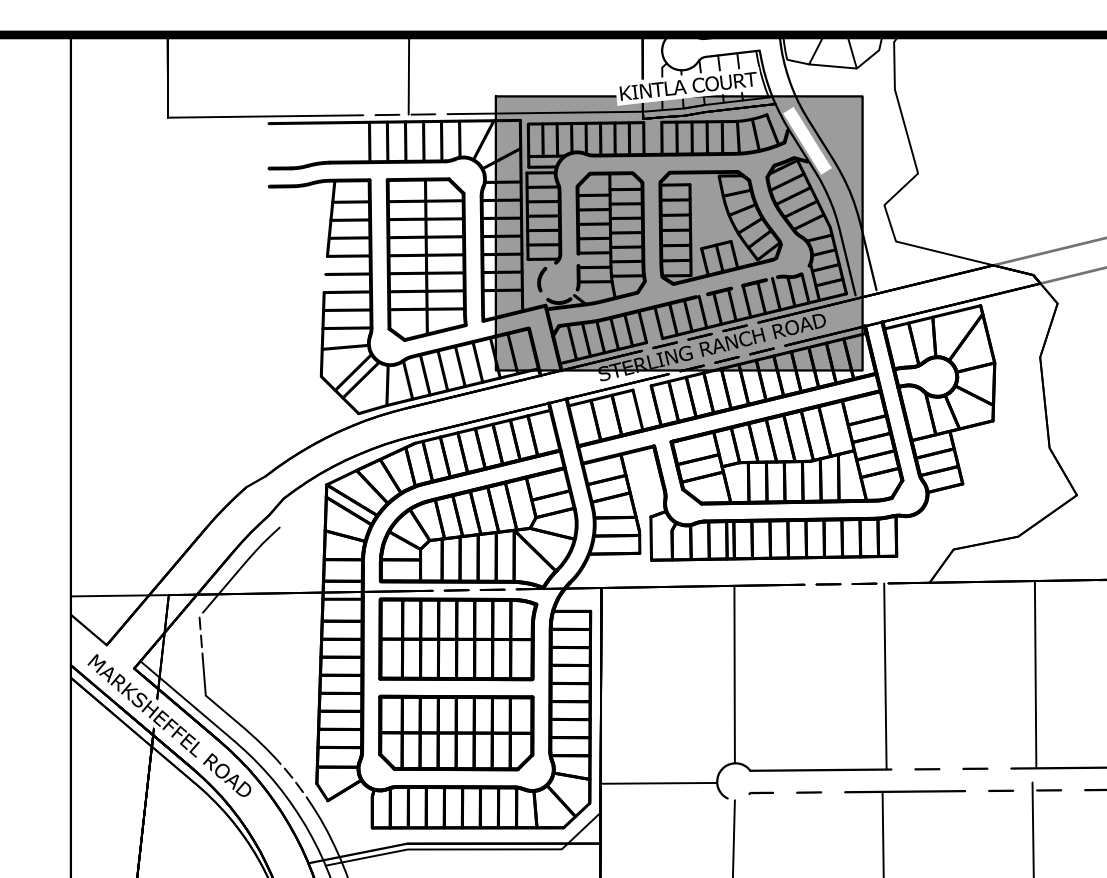
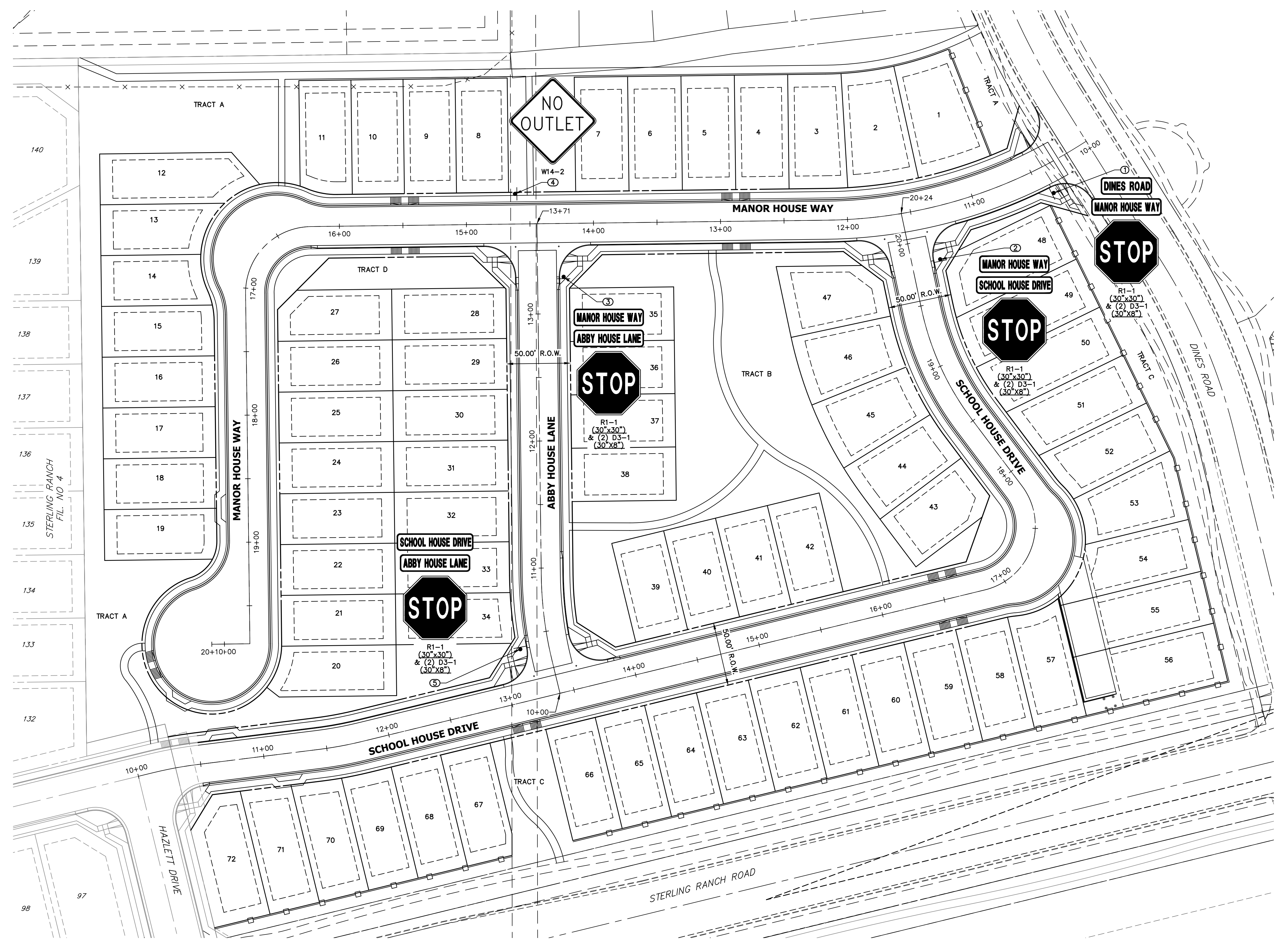
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24

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

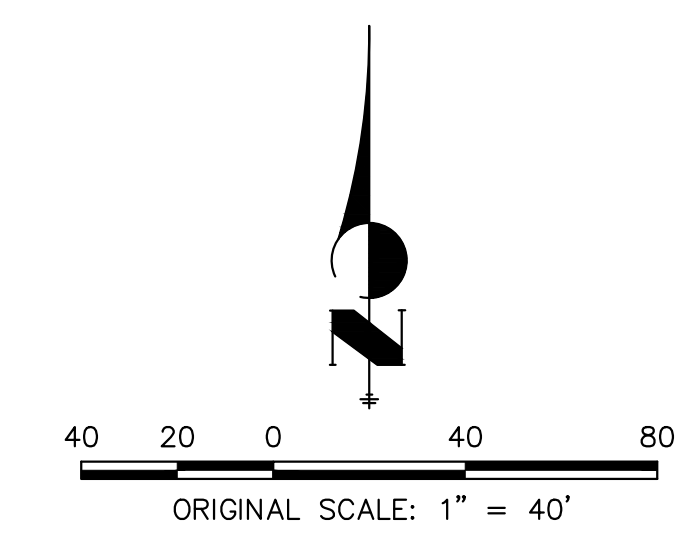
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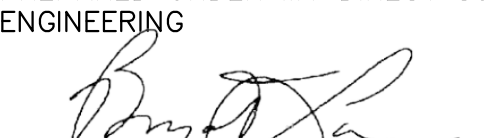
KEY MAP
SCALE: NTS

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

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



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

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

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE 4/26/24

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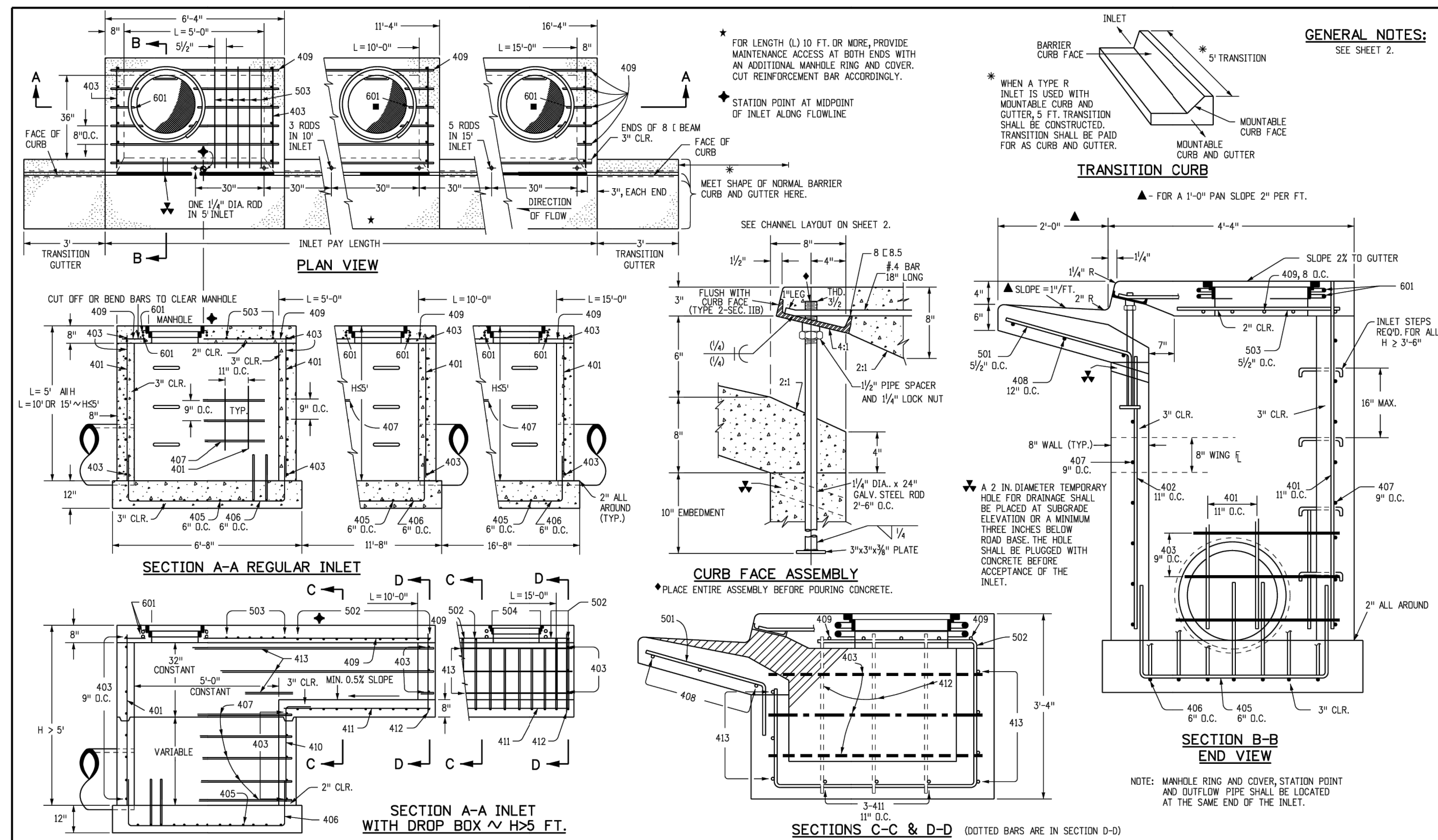
BY	DATE	REVISION

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 V-SCALE N/A
 DATE 04/26/24
 DESIGNED BY GAG
 DRAWN BY GAG
 CHECKED BY

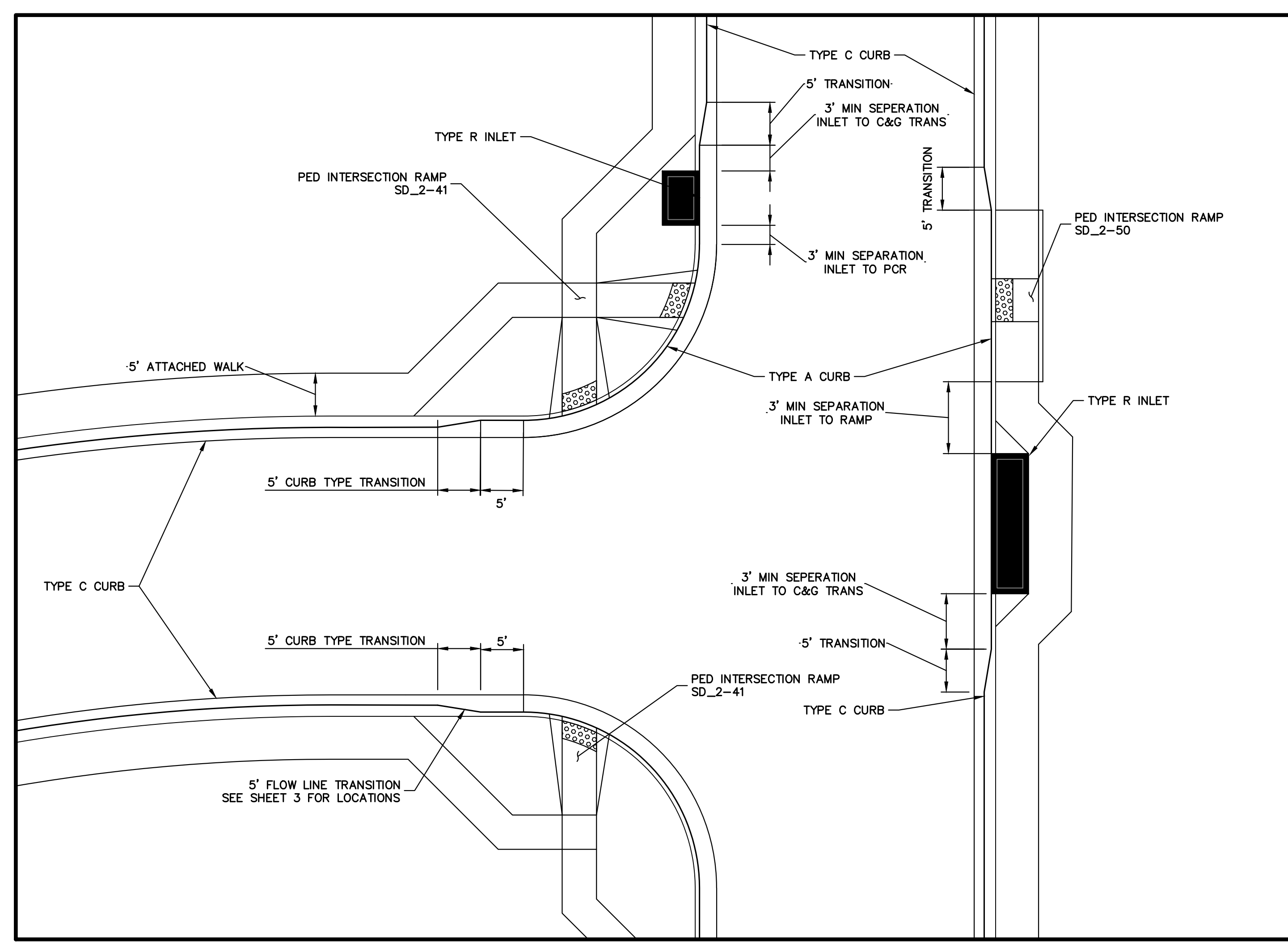
STERLING RANCH FILING NO. 5
 SIGNAGE PLAN

SHEET 11 OF 13
 JOB NO. 25188.16

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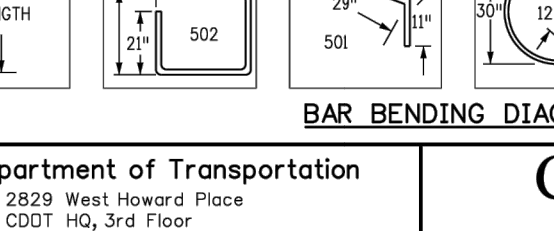
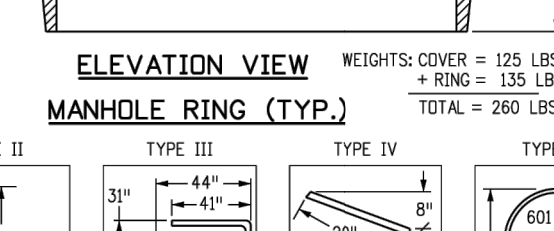
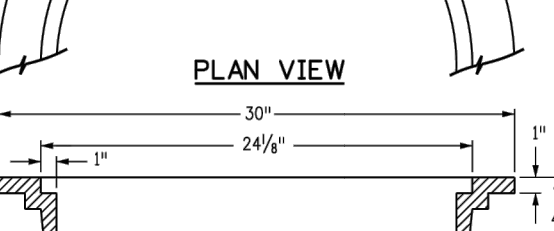
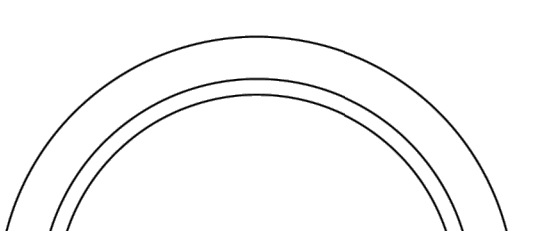
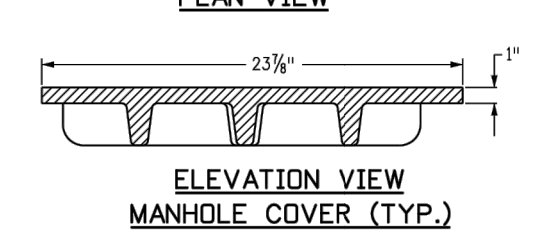
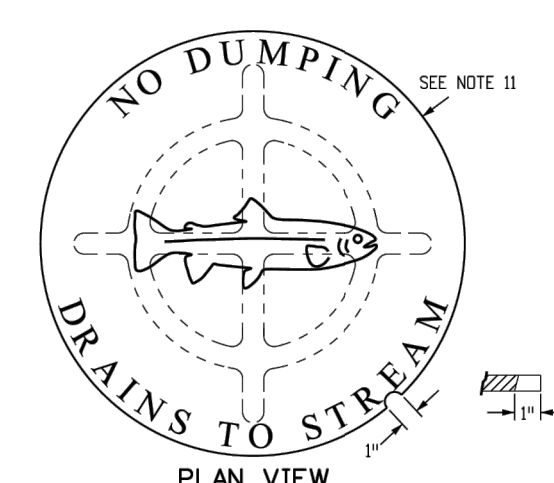


Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO. M-604-12	
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:	2829 West Howard Place	COOT, HD, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9888	Issued by the Project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



CURB RETURN TRANSITION DETAIL
SCALE: NTS

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS					
				L = 5 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH
401	4	11"	II	15	21	26	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	8"	VI	11	13	16	19	11	11
406	4	8"	VIII	3	5	7	9	3	3
407	4	9"	II	5	7	9	11	5	5
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	5	7	9	3	3
412	4	11"	II	3	5	7	9	3	3
413	4	9"	II	7	10	13	16	7	7
501	5	2 1/2"	IV	11	13	16	19	11	11
502	5	2 1/2"	III	11	13	16	19	11	11
503	5	2 1/2"	II	5	7	9	11	5	5
504	5	2 1/2"	IX	11	13	16	19	11	11
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699	6	2 1/2"	V	2	3	4	5	2	2
700	6	2 1/2"	V	2	3	4	5	2	2



GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AISH 1199.
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" OF A INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 6. REINFORCING BARS SHALL BE DETERMINED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
 9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL ON THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

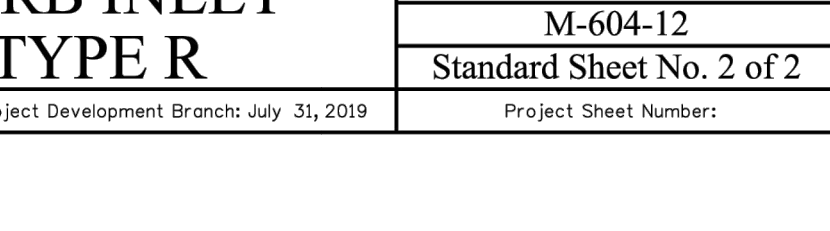
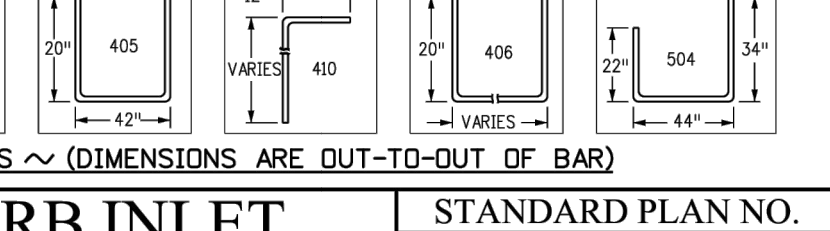
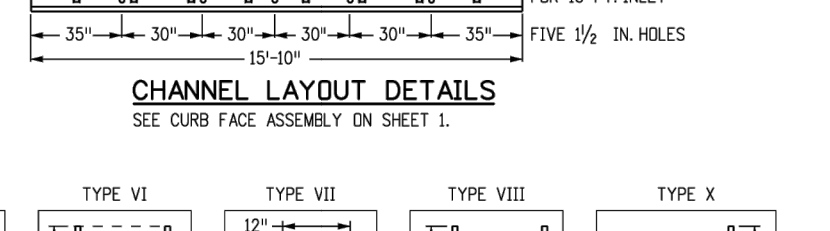
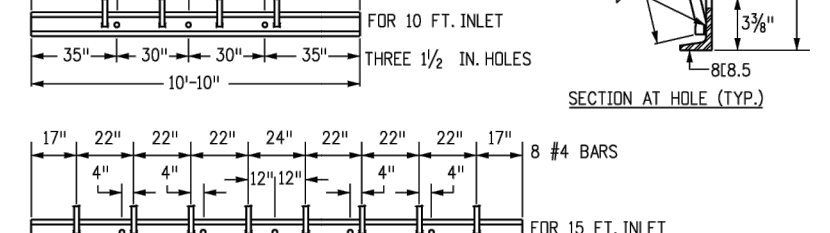
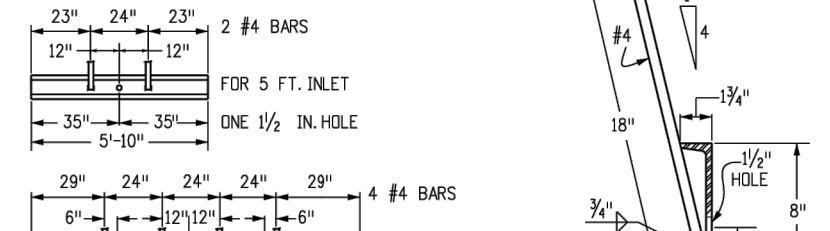
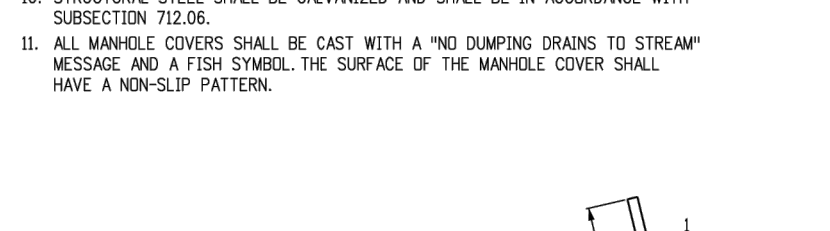
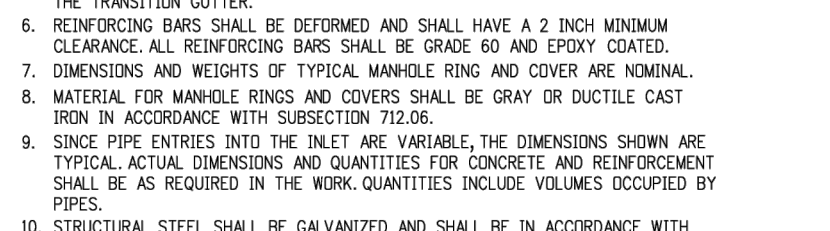


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

H#	LENGTH	NO. REQ.		L = 5 FT.	L = 10 FT.	L = 15 FT.
		REGULAR	DROP BOX			
		NO				

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

APRIL 2024



Know what's below.
Call before you dig.

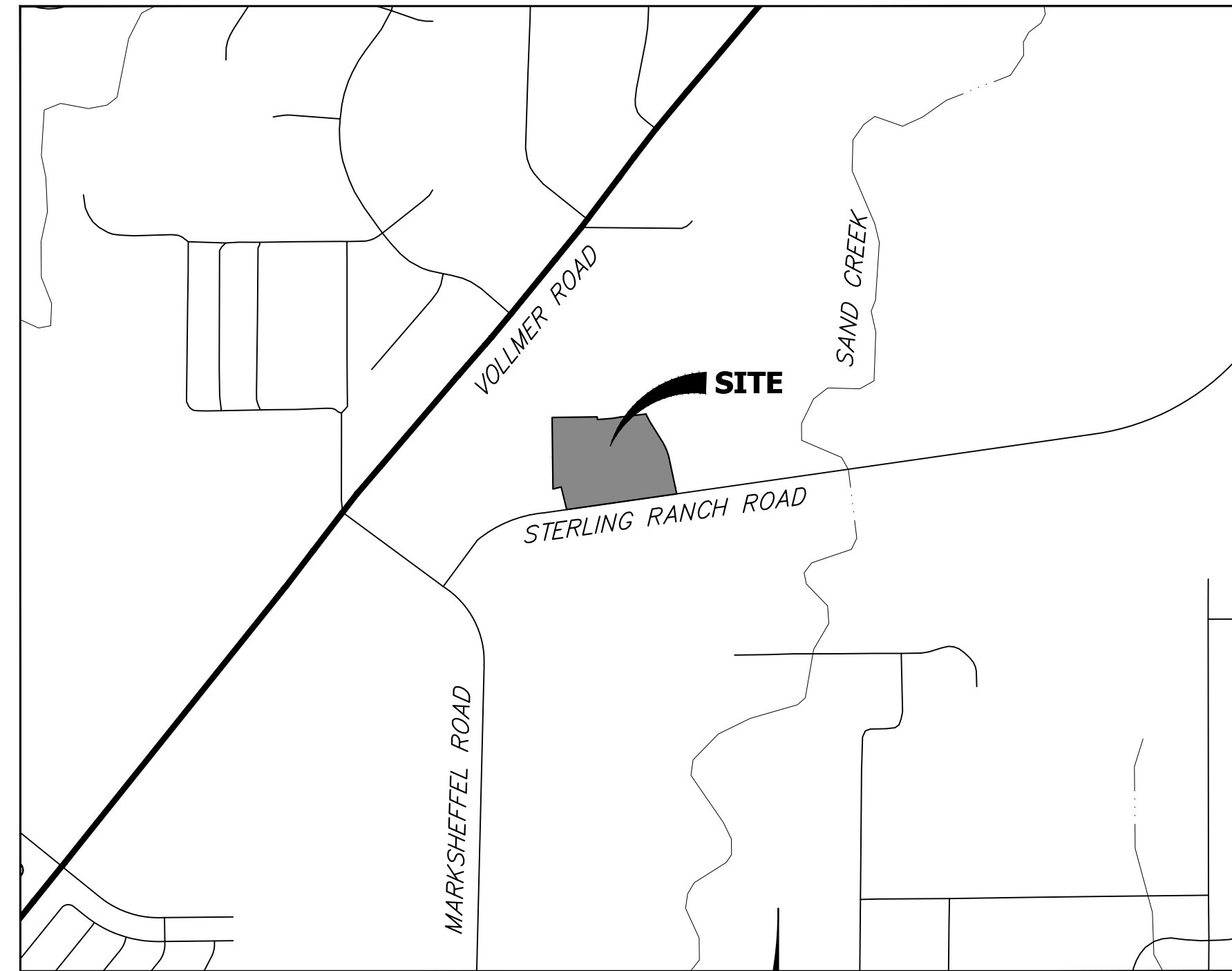
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PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
(719) 785-3270

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 MIKE BRAMLETT P.E. (303) 267-6240</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'

SHEET INDEX:

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

BASIS OF BEARINGS

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

BENCHMARKS

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

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

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. DATE

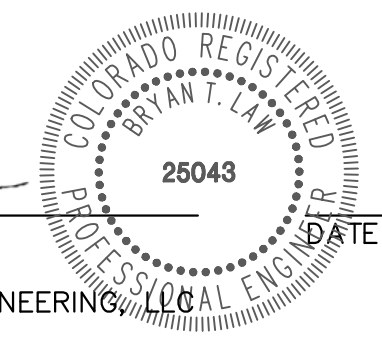
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

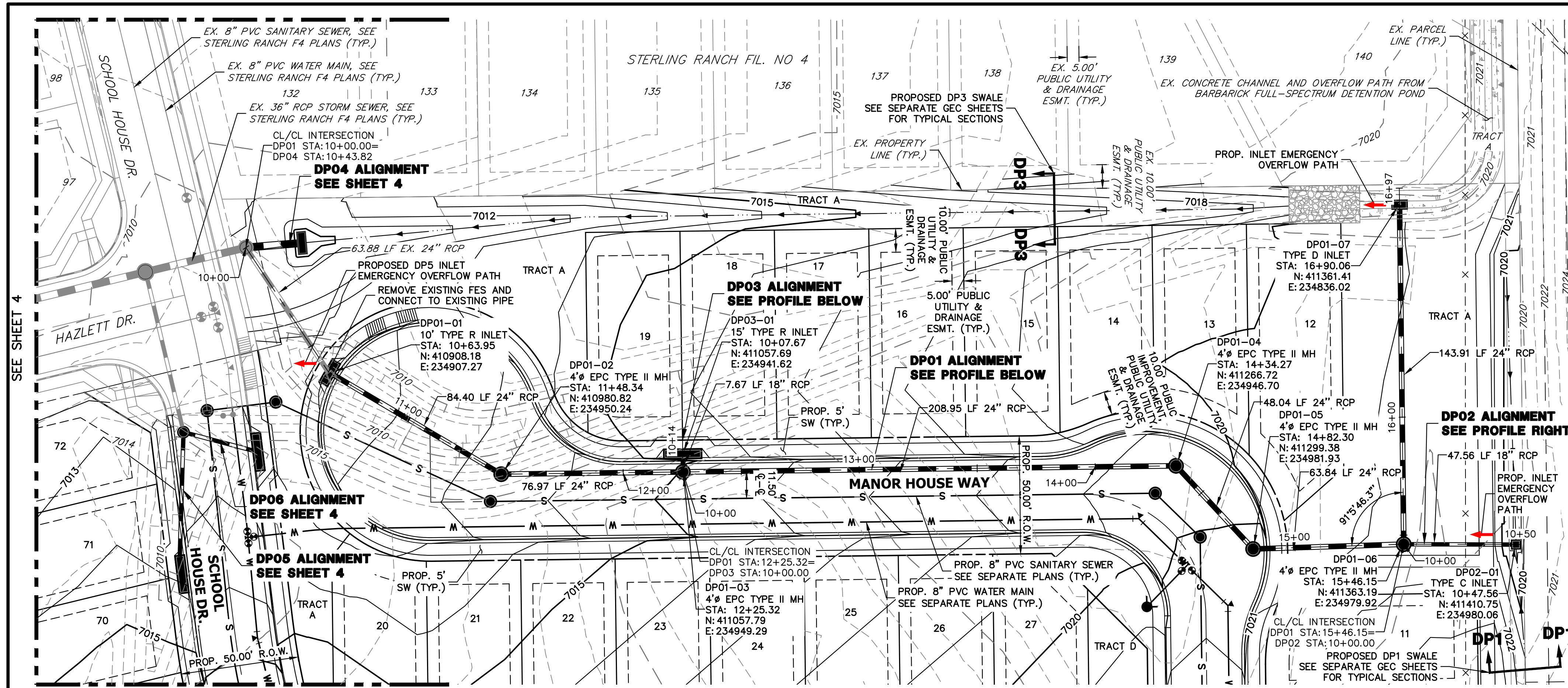
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

4/26/24

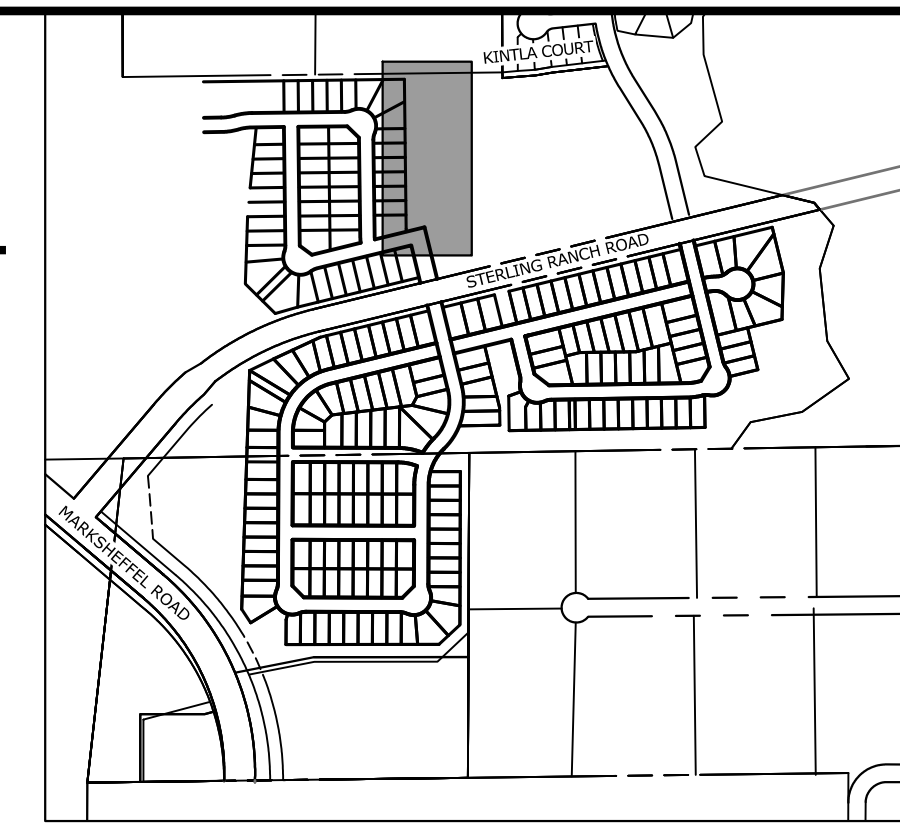
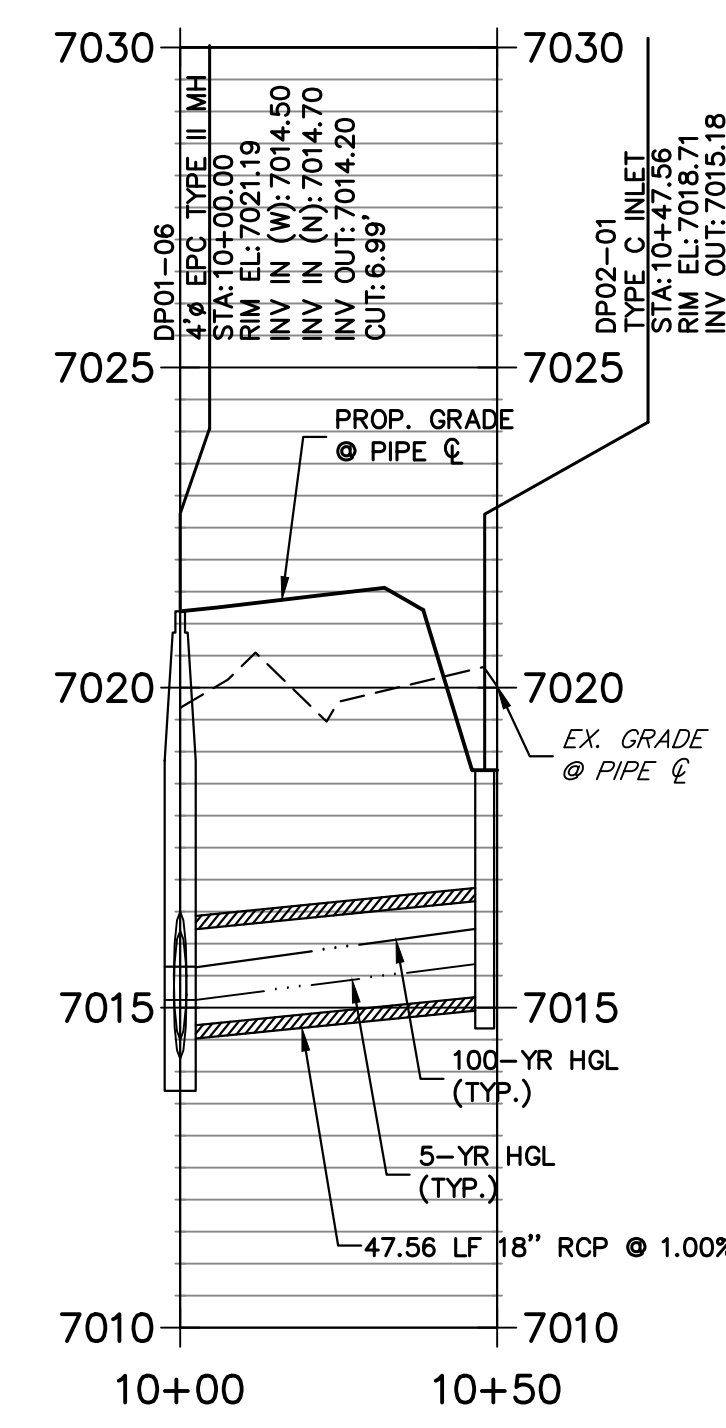


BY	DATE	REVISION	No.				
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STERLING RANCH FILING NO. 5
COVER SHEET
SHEET 1 OF 6
JOB NO. 25188.16

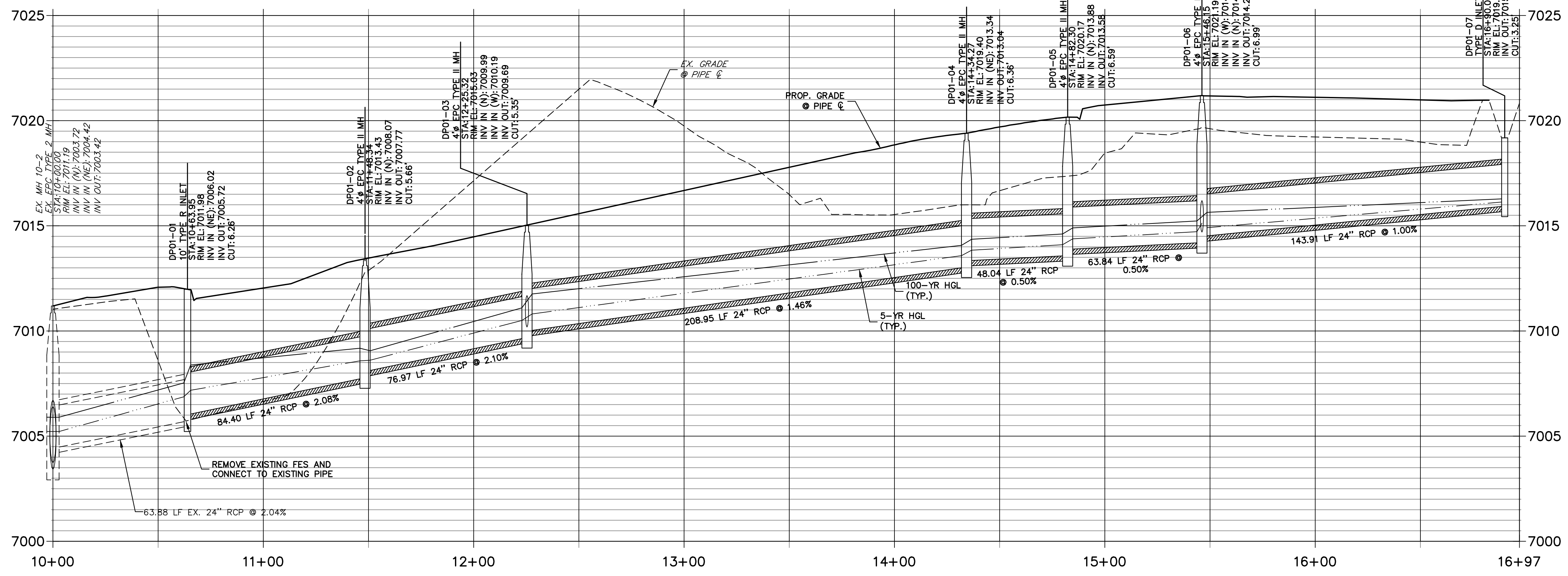


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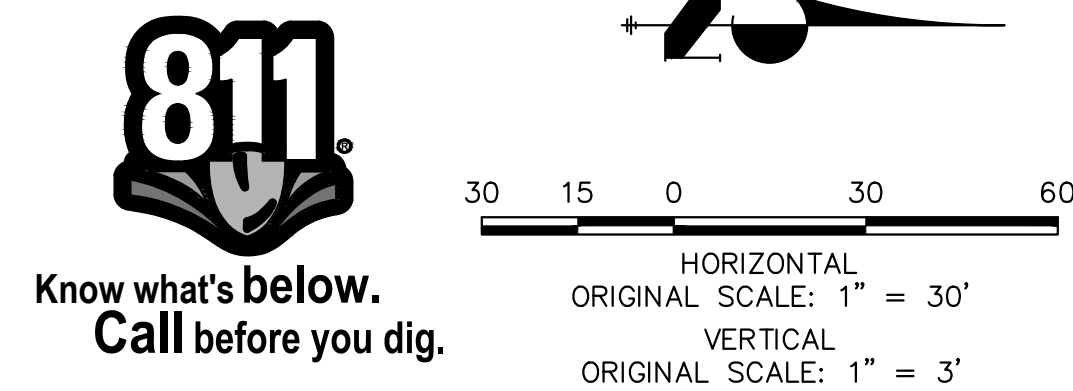
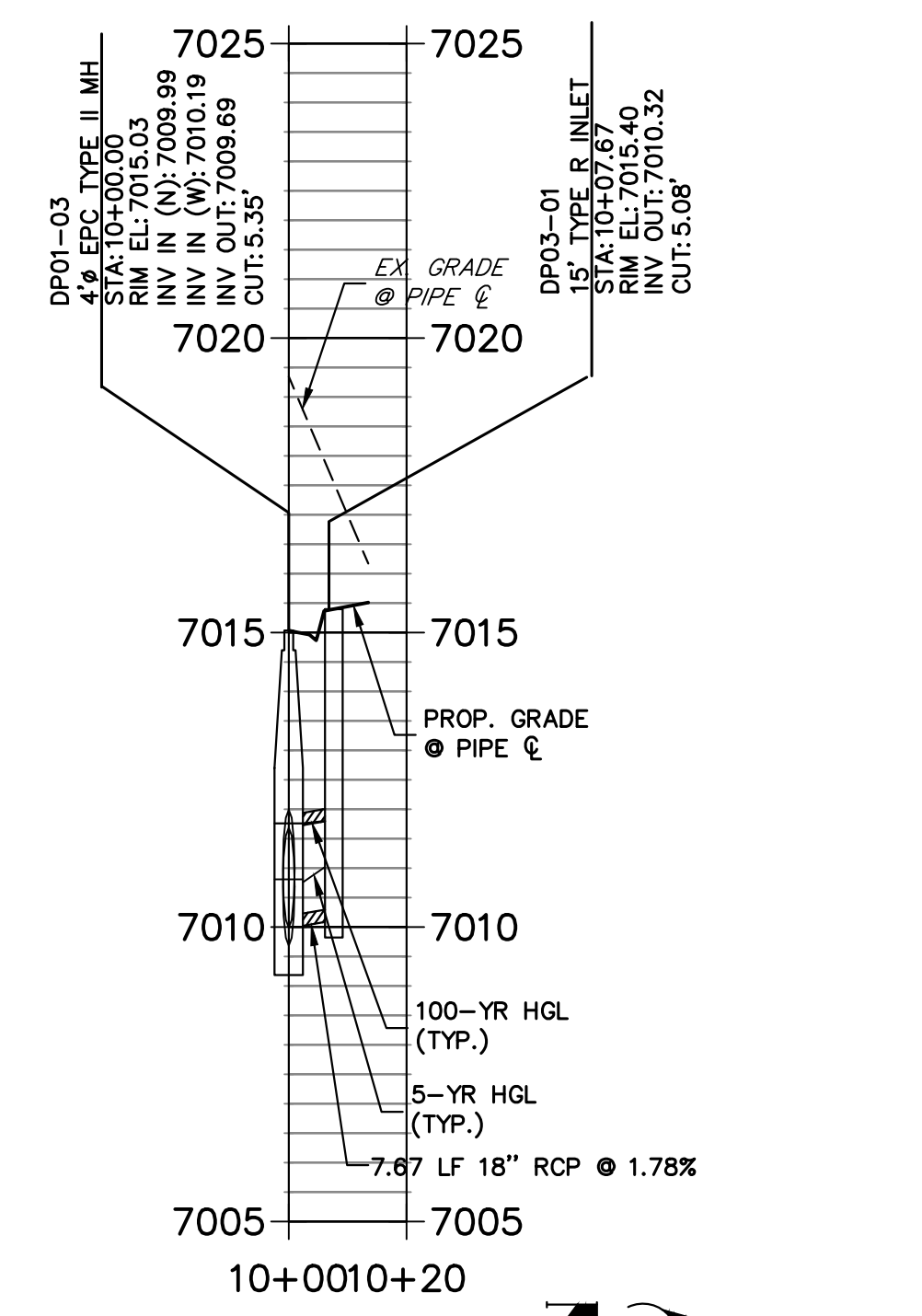


STORM SEWER NOTES
1. SEE SHEET 2 FOR JR STORM SEWER NOTES

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



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



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

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

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

PREPARED FOR
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2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
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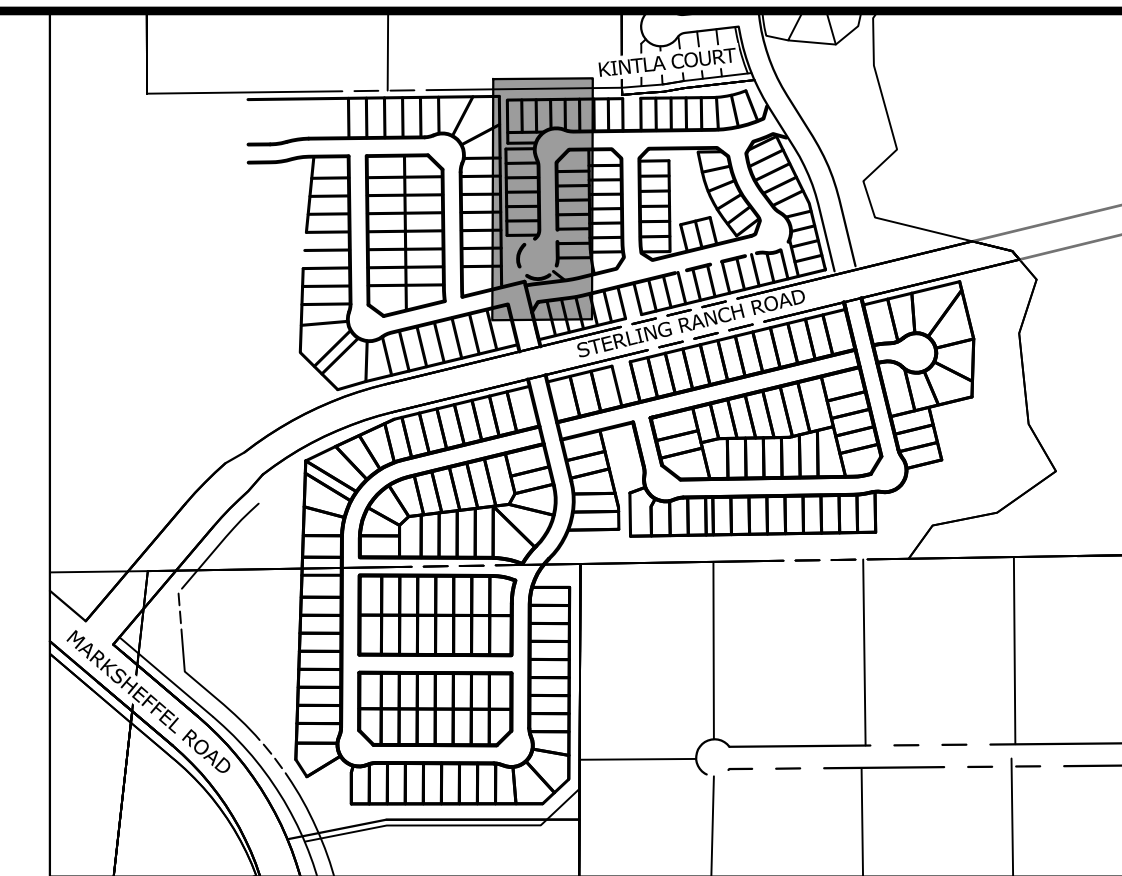
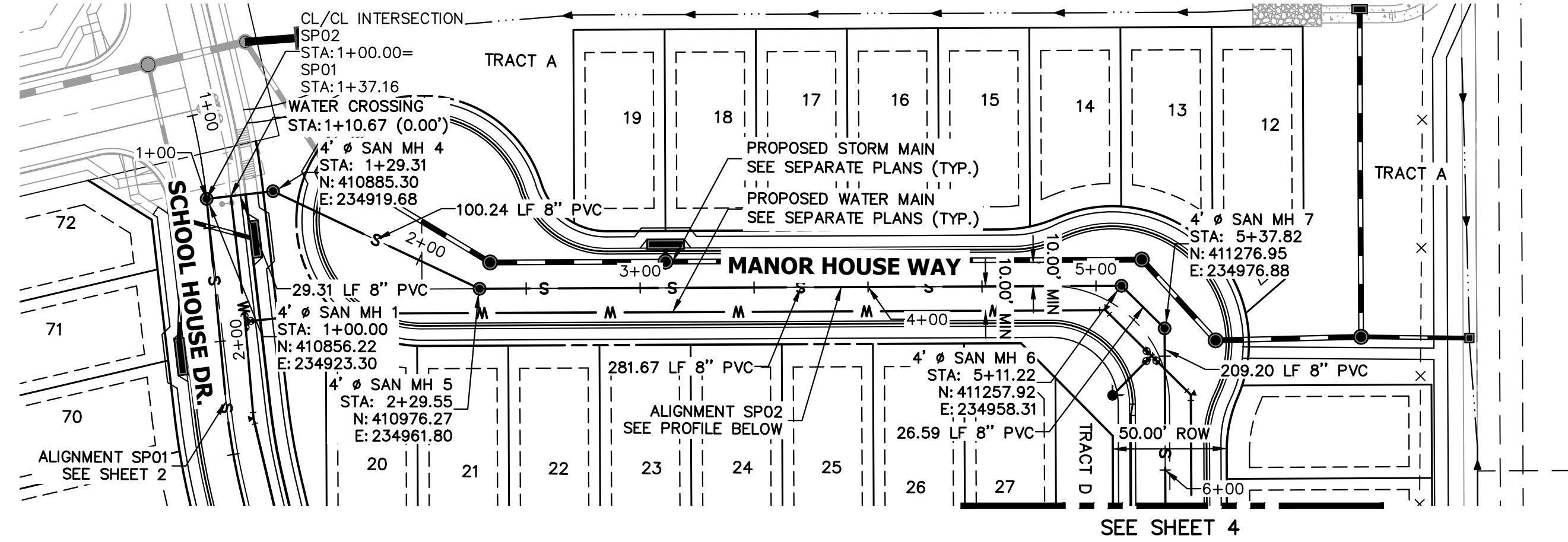
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BY	DATE	No.	REVISION

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V-SCALE 1"=3'
DATE 04/26/24
DESIGNED BY GAG
DRAWN BY GAG
CHECKED BY

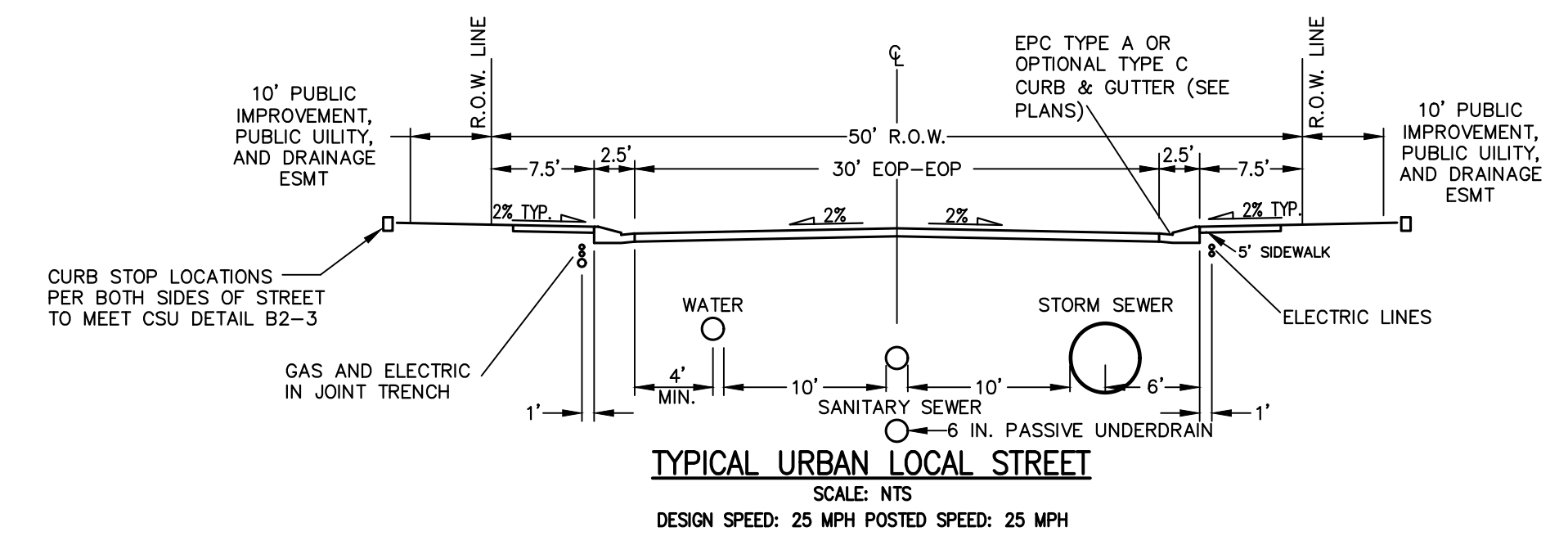
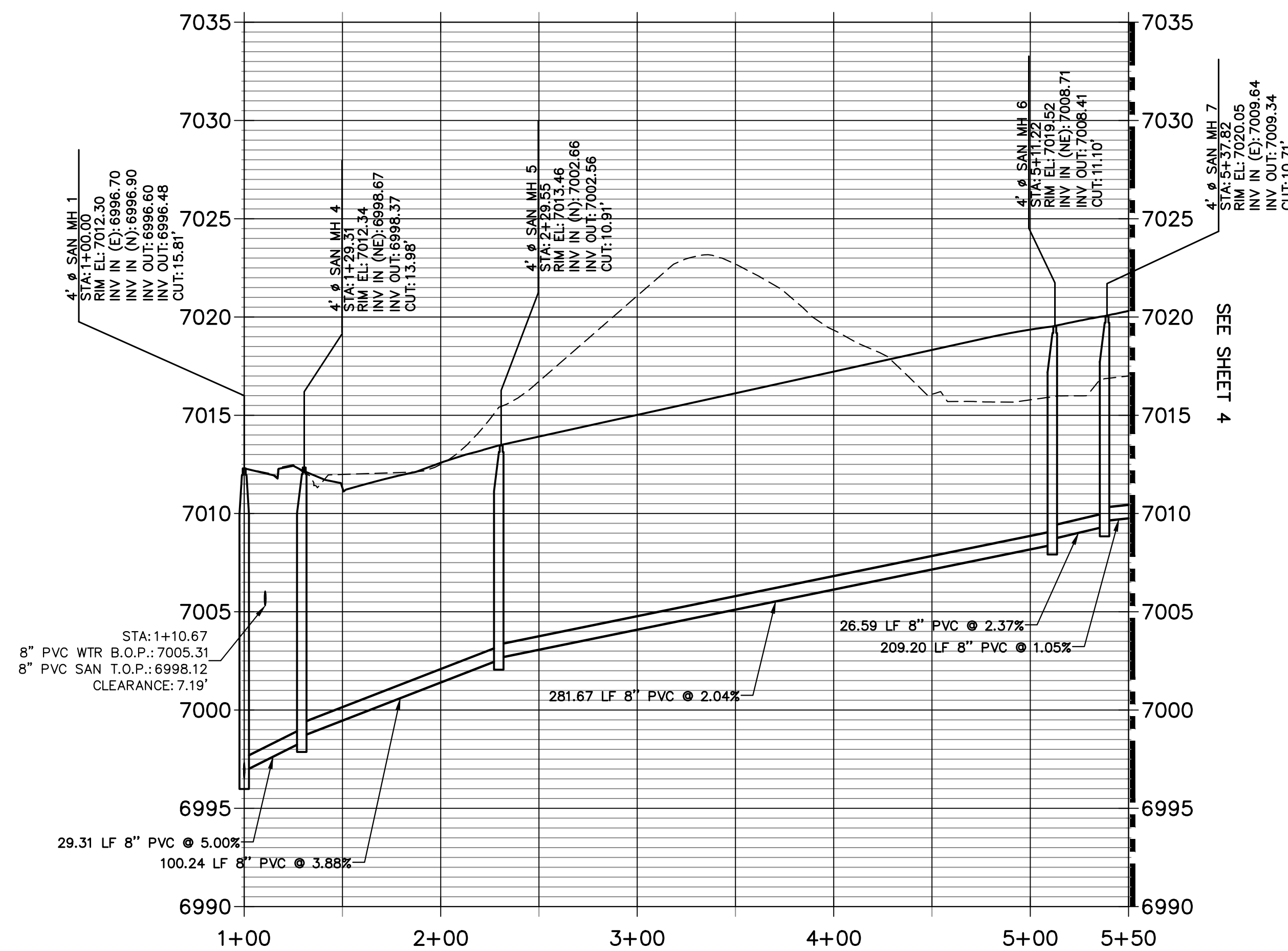
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STORM SEWER PLAN & PROFILE

SHEET 3 OF 6
JOB NO. 25188.16



KEY MAP
SCALE: NTS

SPO2 PROFILE
STA 1+00.00 TO 5+50.00



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

DATE: 4/26/24

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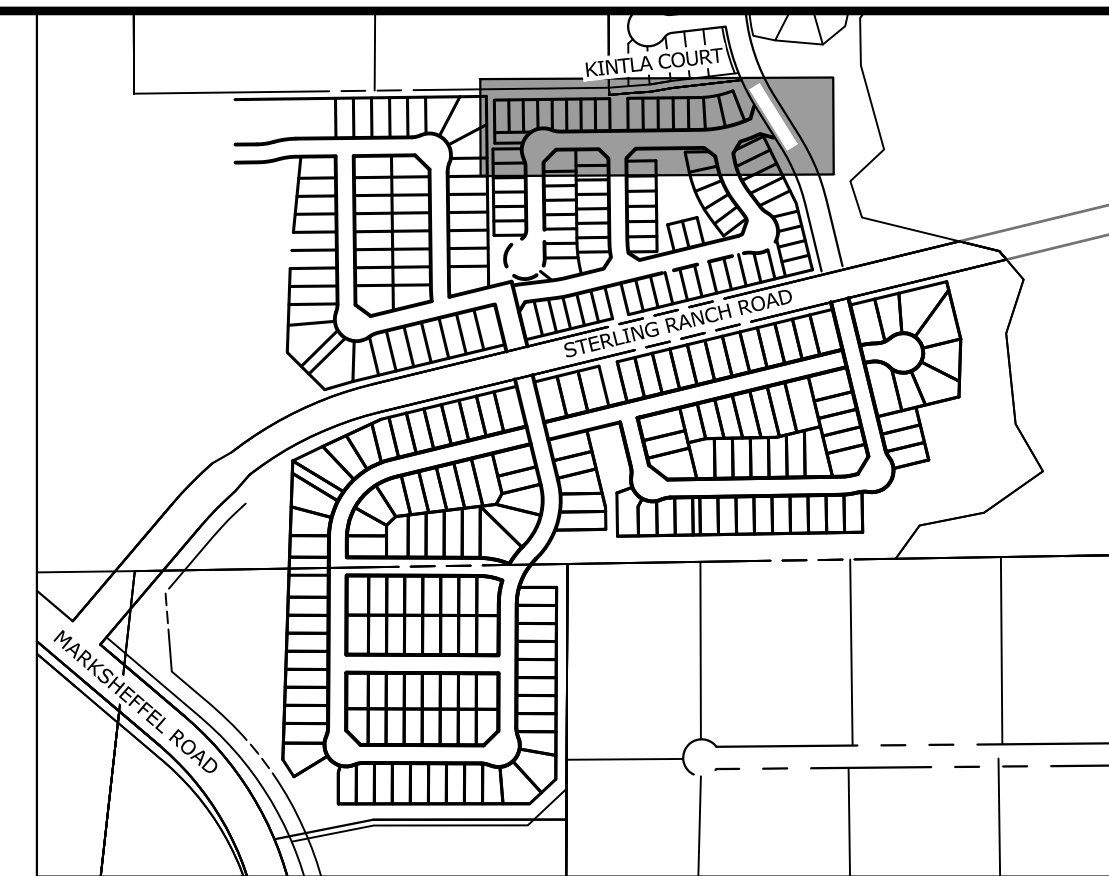
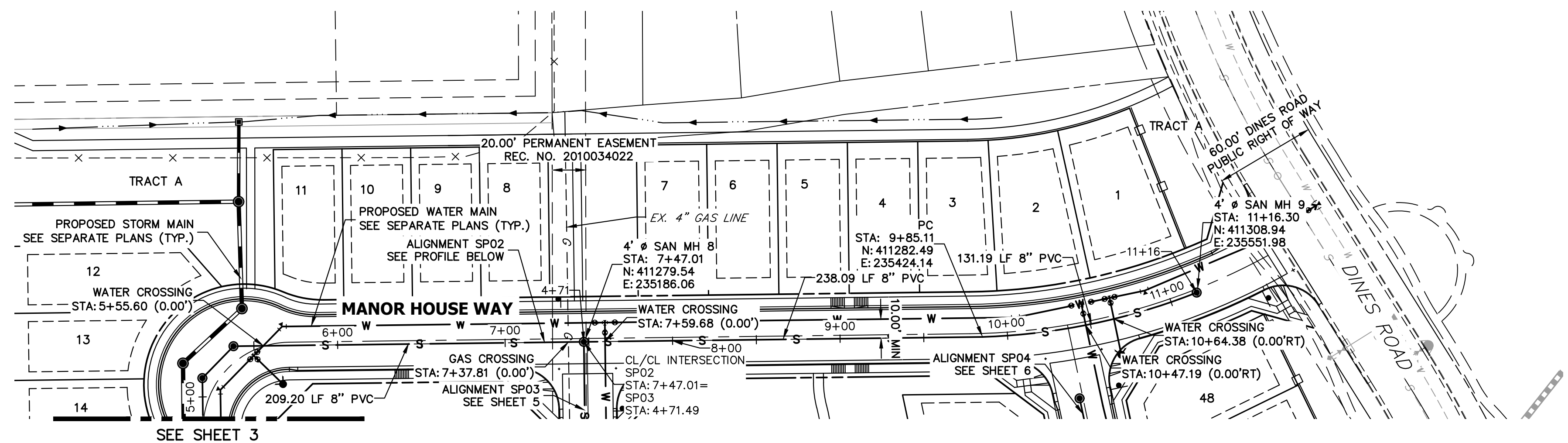
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	04/26/24	PAL	PAL	

STERLING RANCH FILING NO. 5
 SANITARY SEWER PLANS

SHEET 3 OF 9
 JOB NO. 25188.16

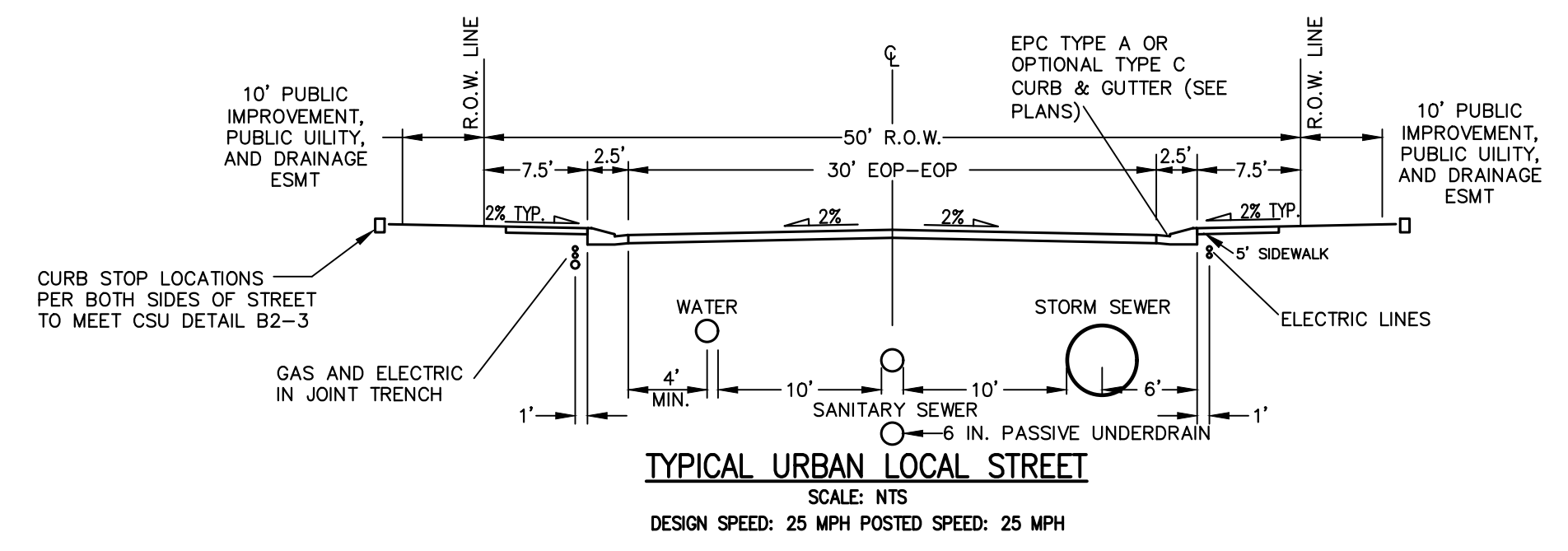


KEY MAP
SCALE: NTS

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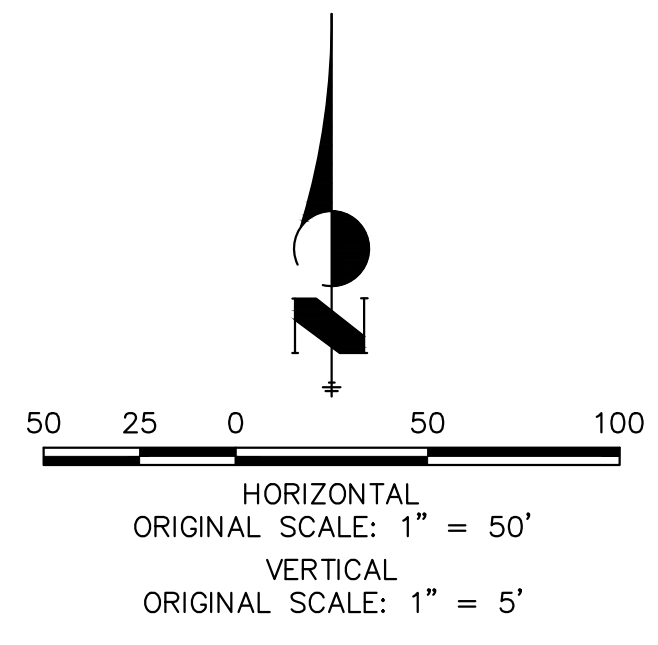
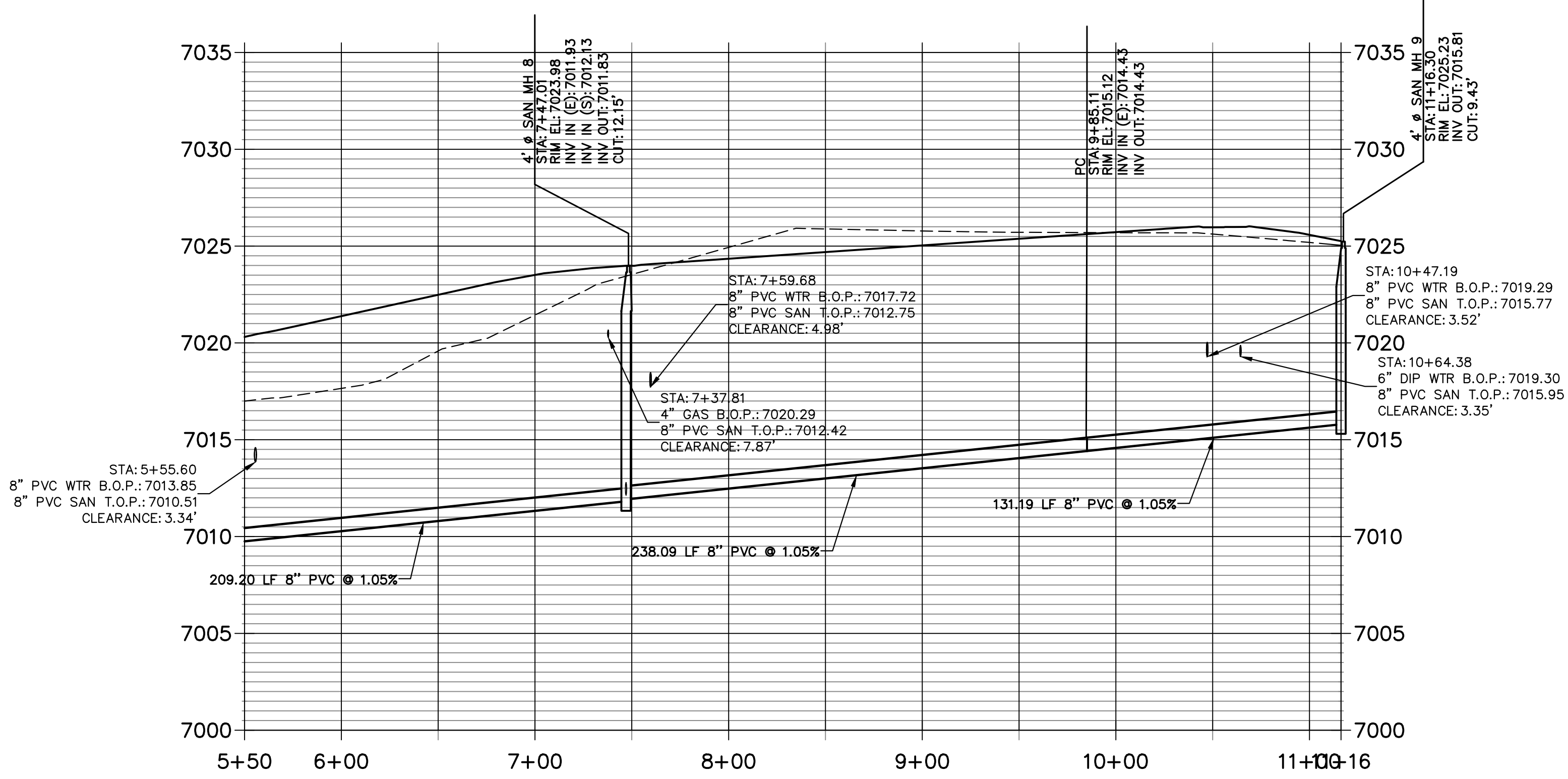
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SP02 PROFILE (1)
STA 5+50.00 TO 11+16.30



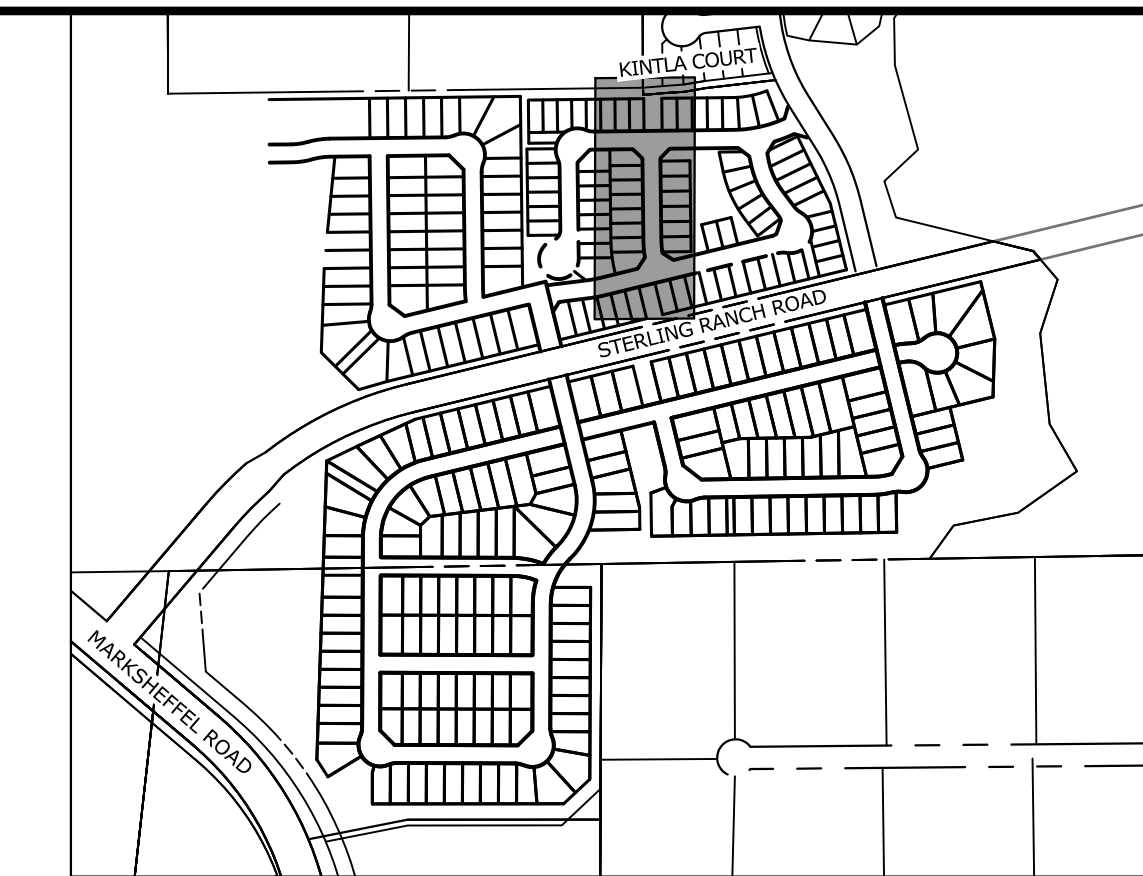
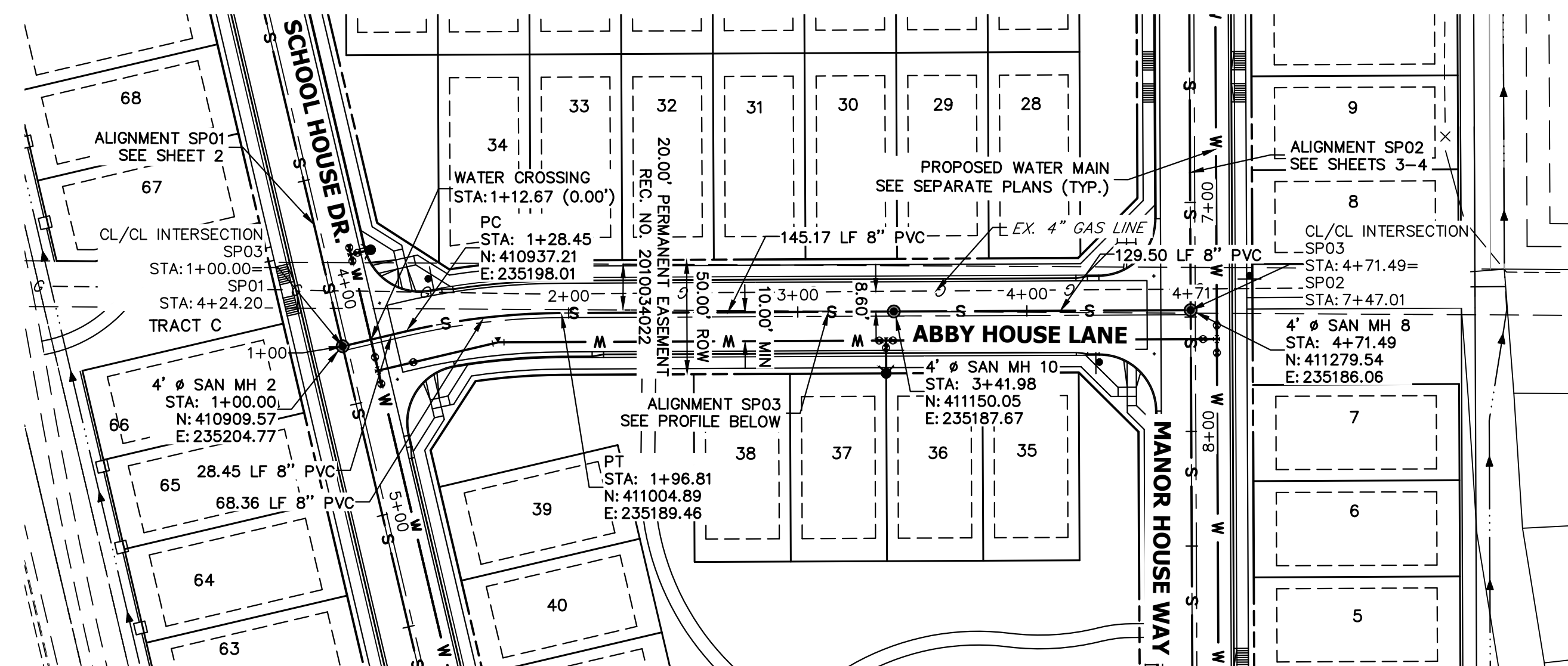
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Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24

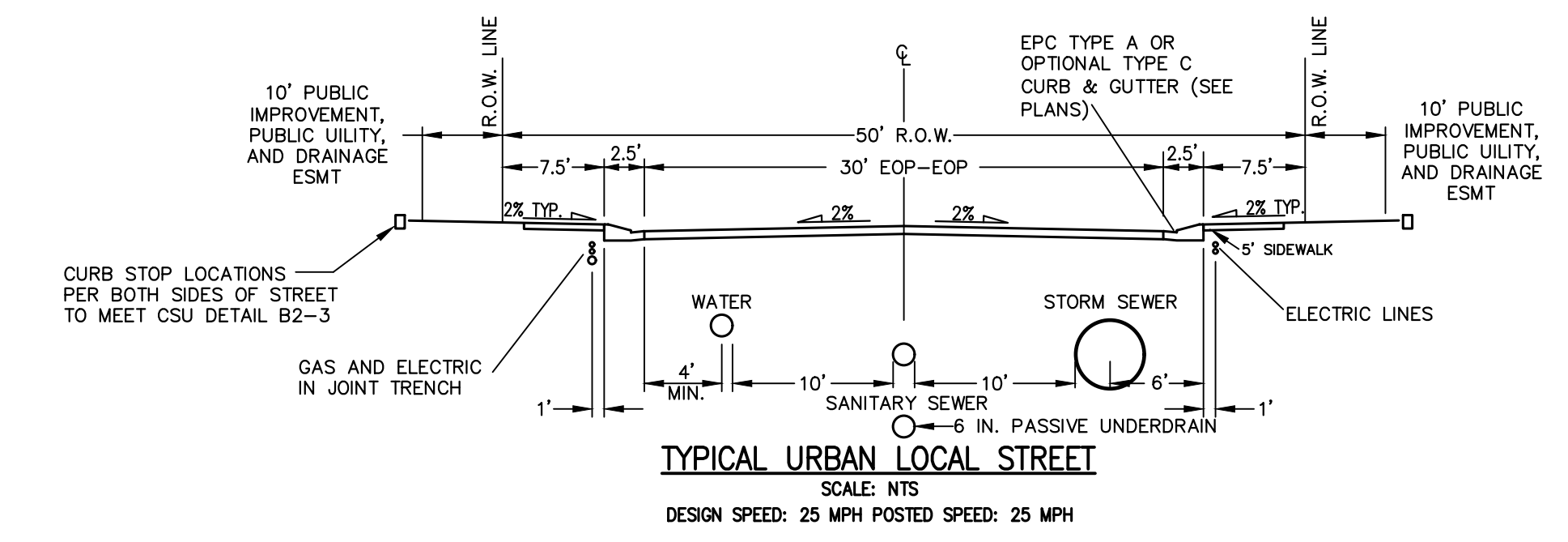
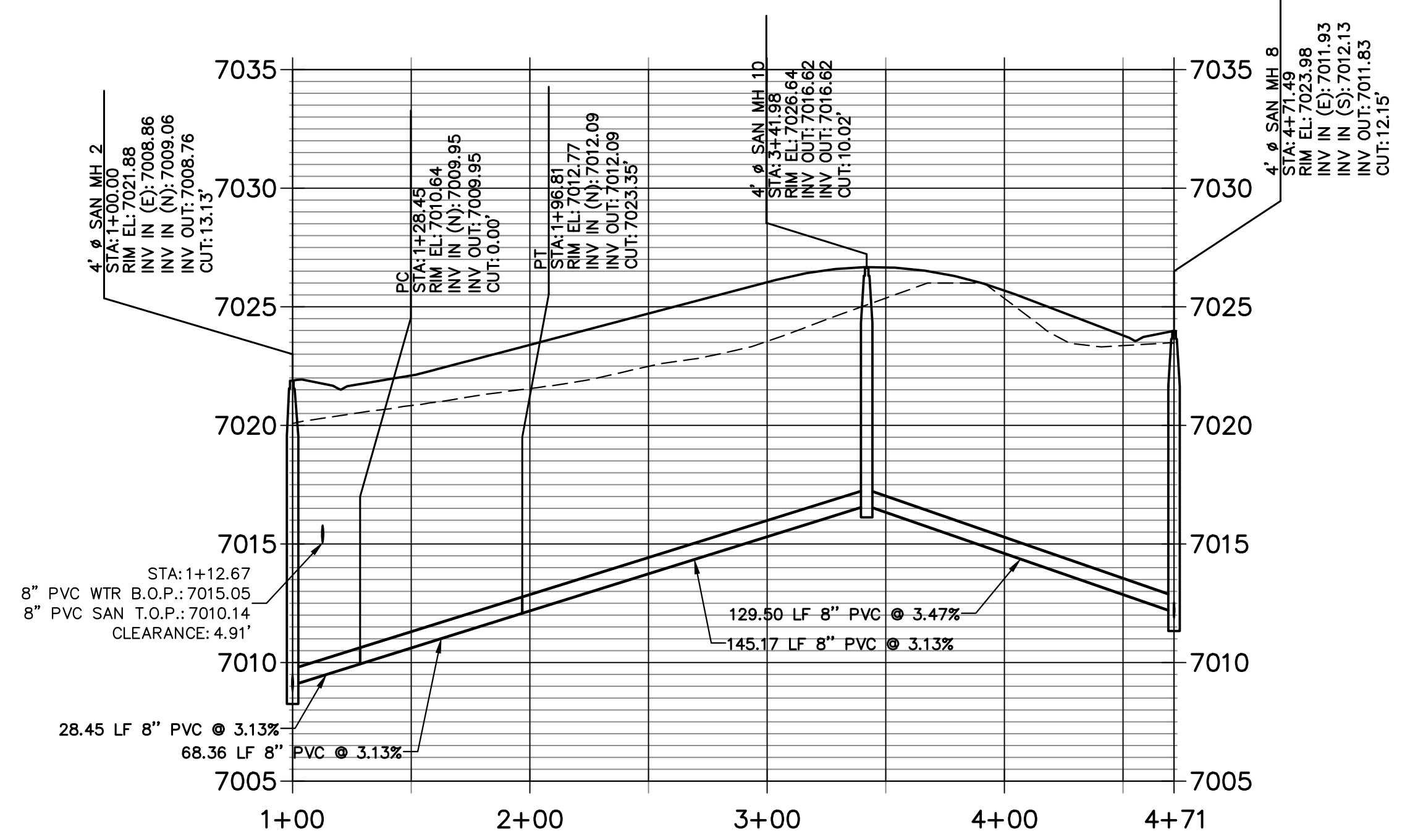
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SANITARY SEWER PLANS									
SHEET 4 OF 9									
JOB NO. 25188.16									

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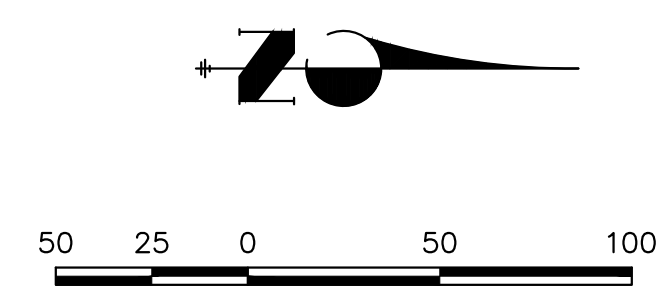
KEY MAP
SCALE: NTS

SP03 PROFILE
STA 1+00.00 TO 4+71.49



TYPICAL URBAN LOCAL STREET
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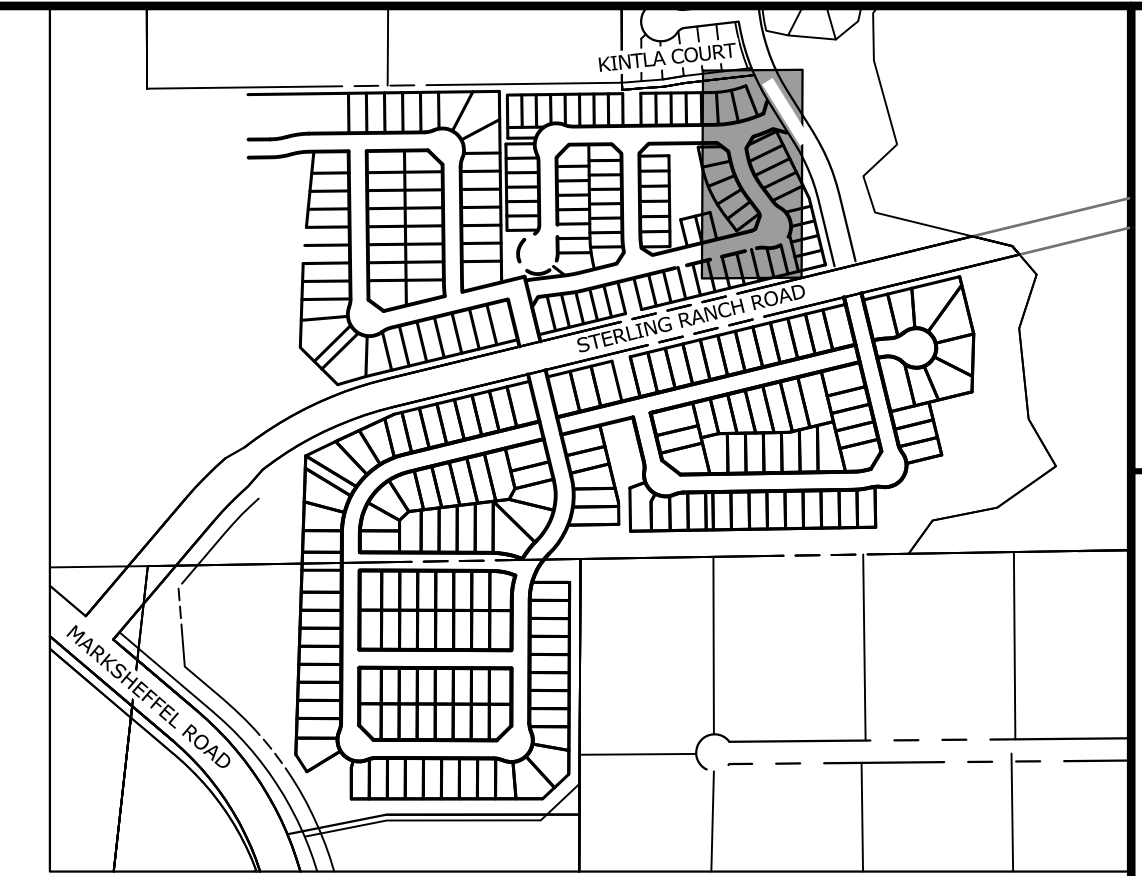
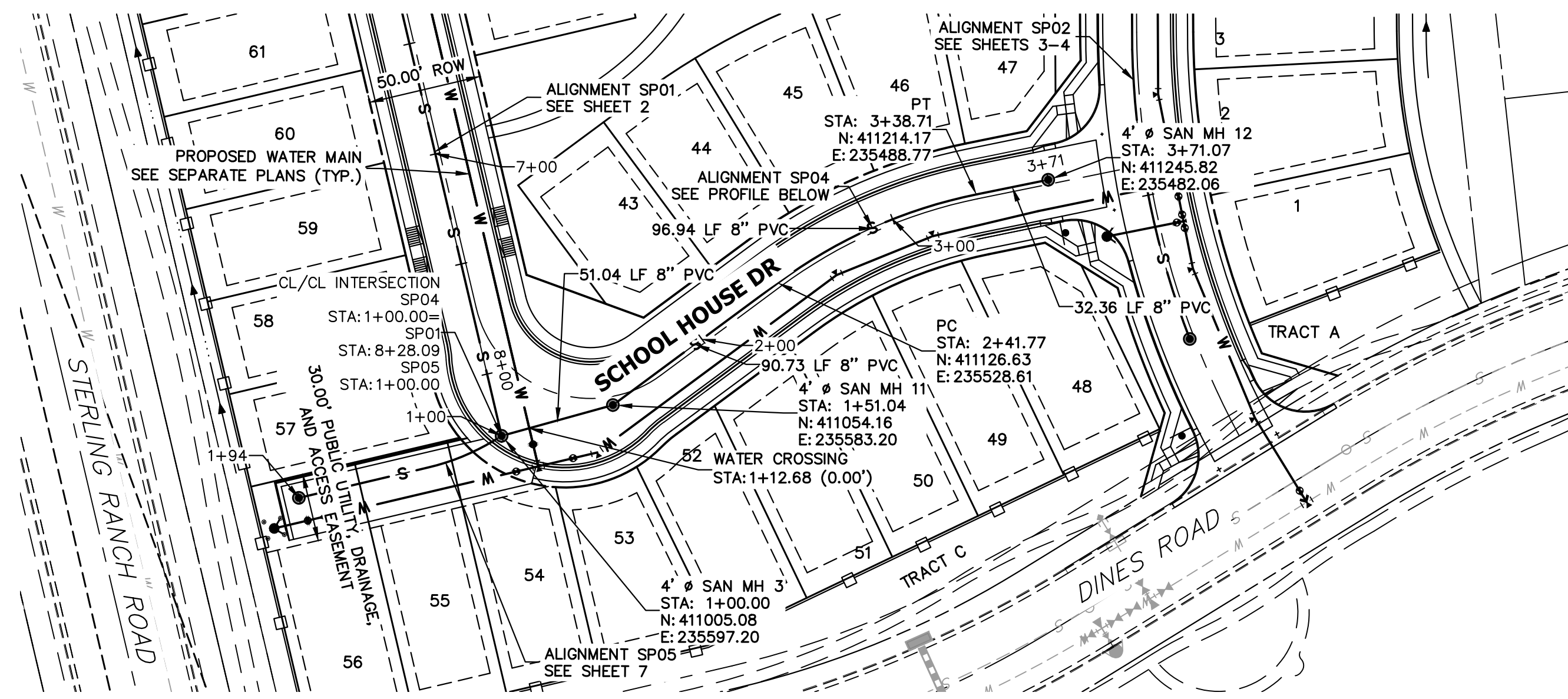
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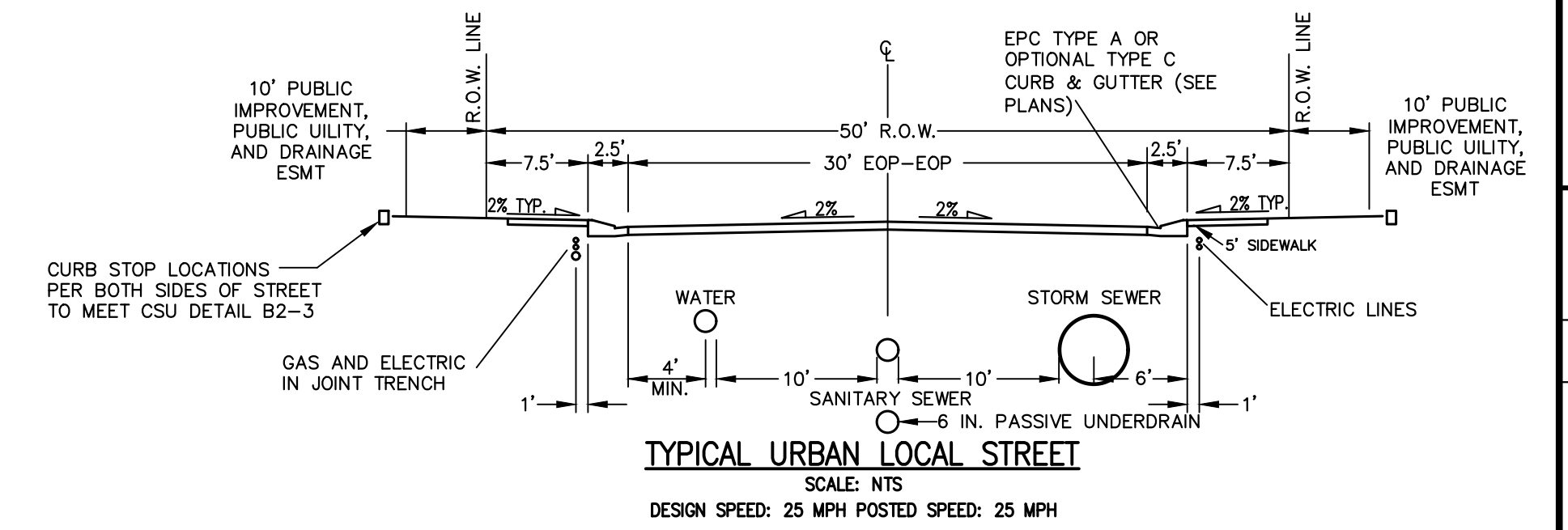
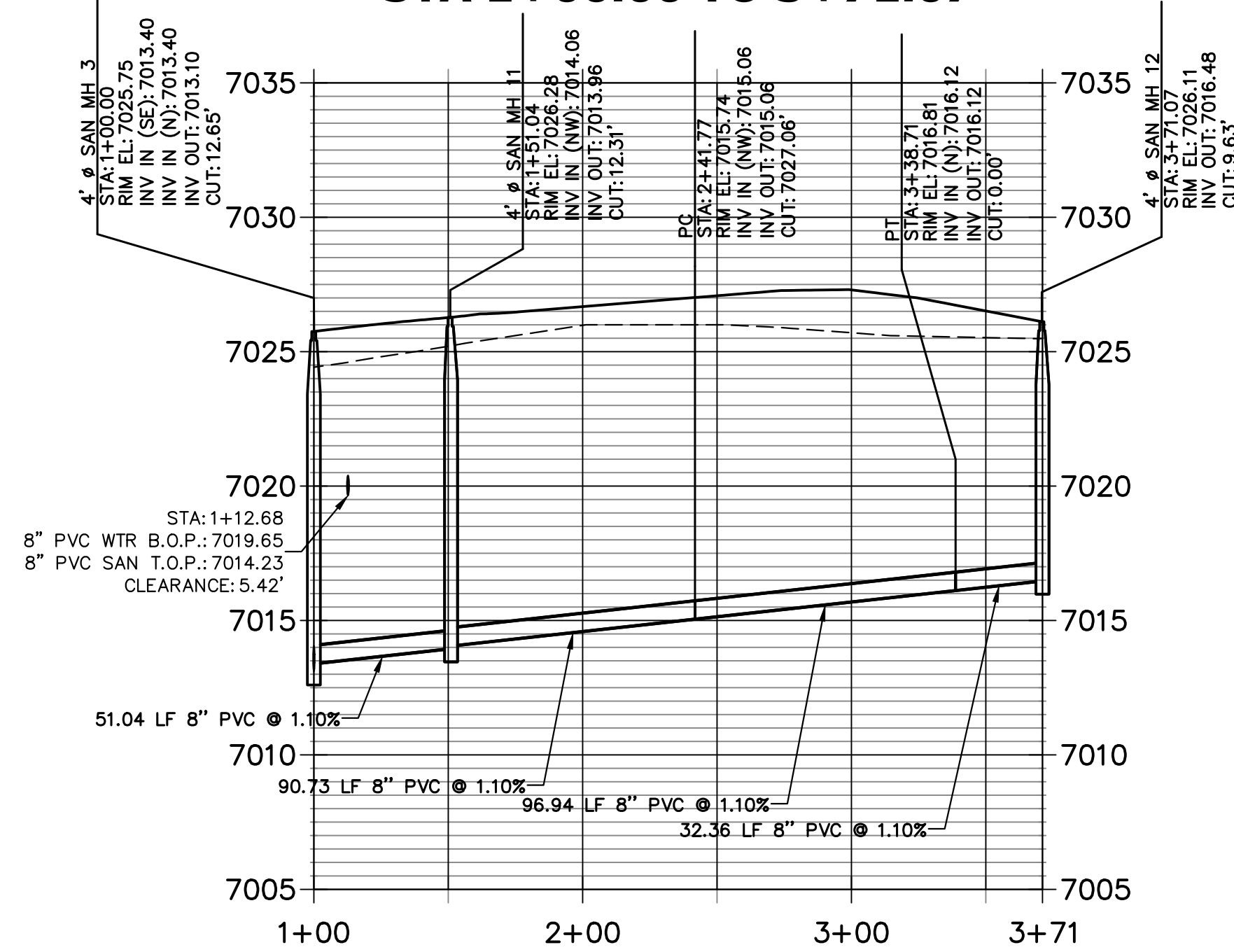


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PREPARED FOR	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/26/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	
STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	5 OF 9
JOB NO.	25188.16

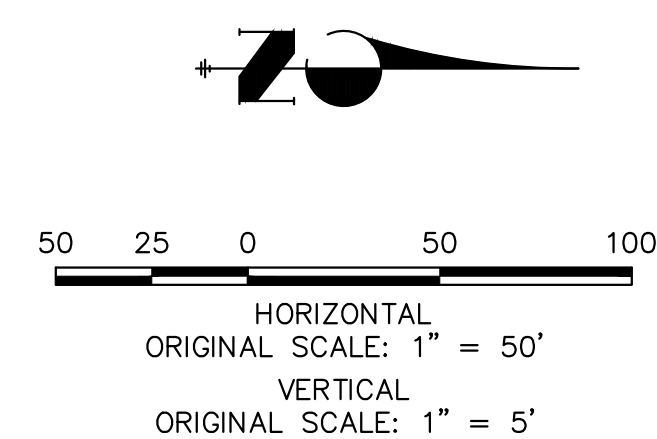


KEY MAP
SCALE: NTS

SP04 PROFILE
STA 1+00.00 TO 3+71.07



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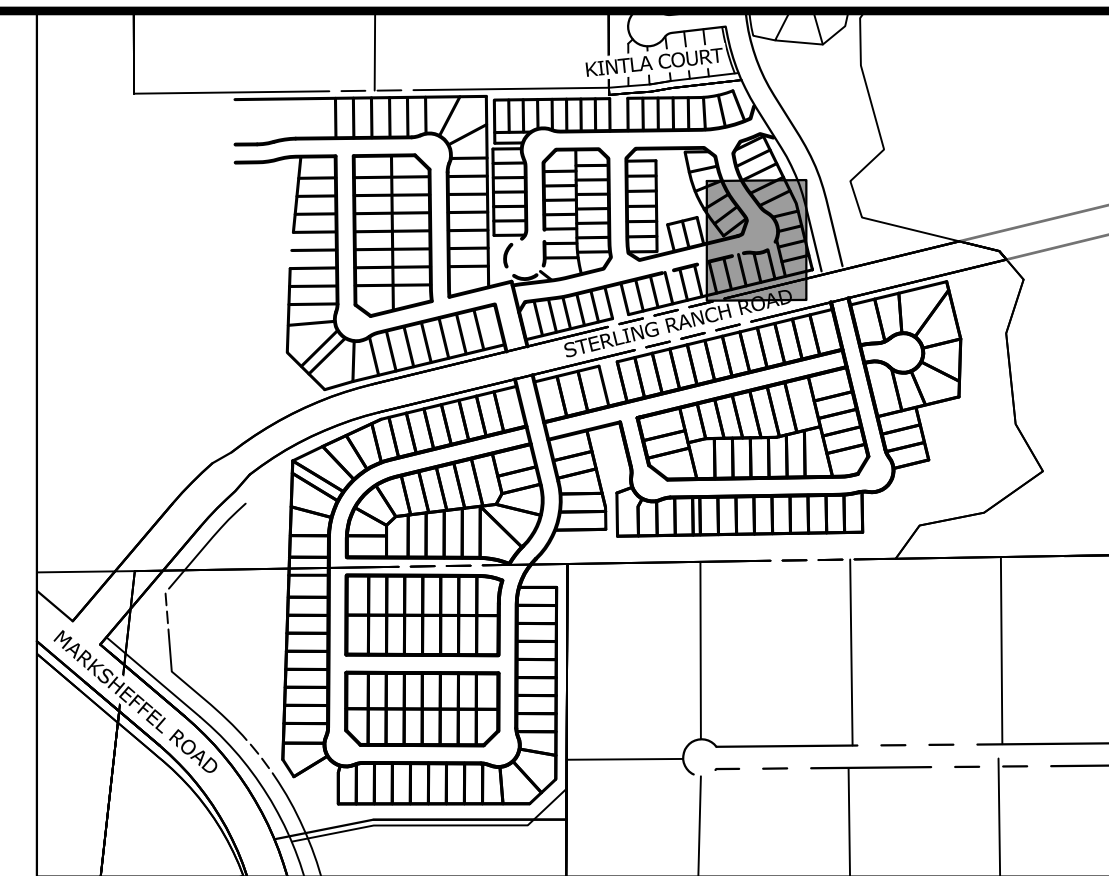
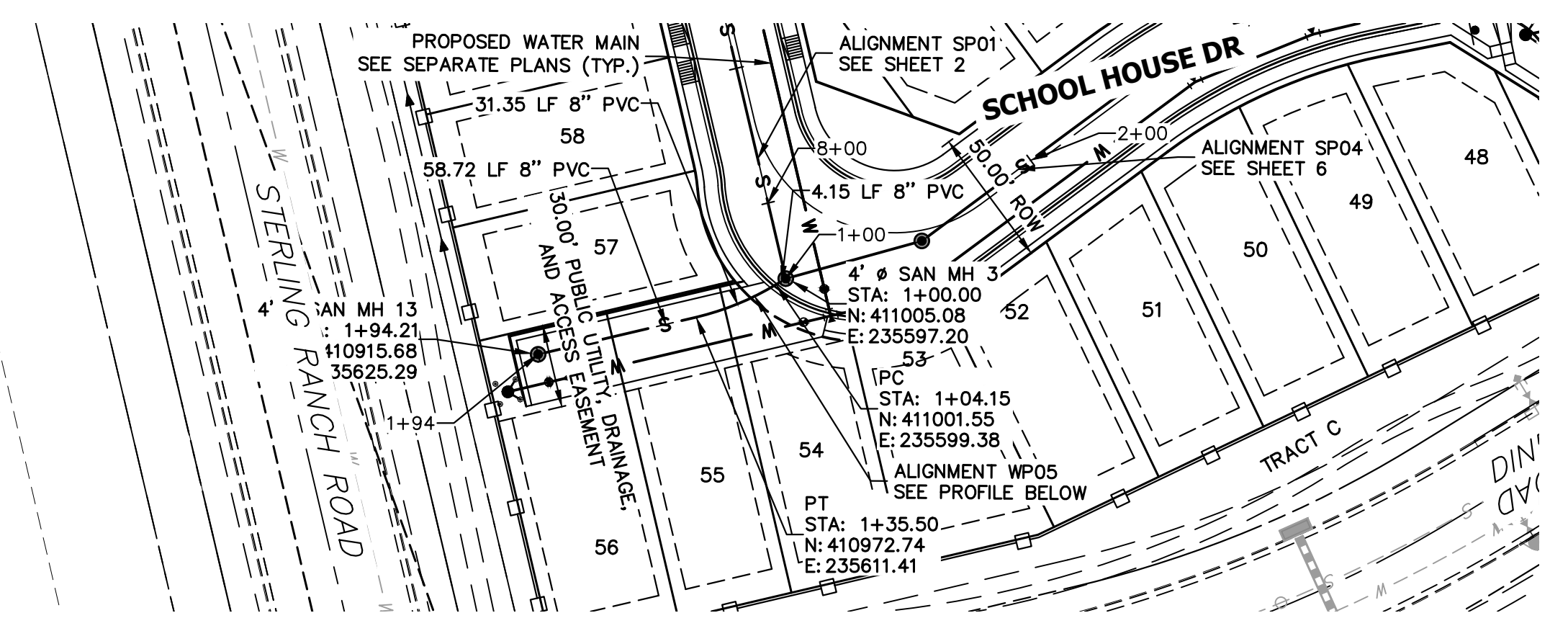


ENGINEER'S STATEMENT
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BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

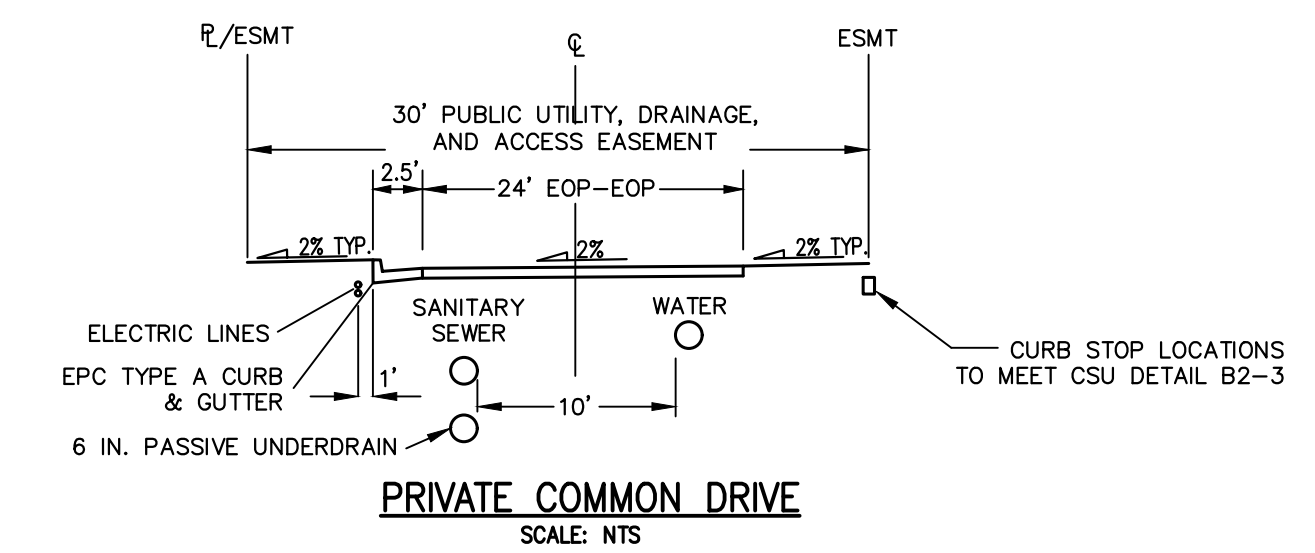
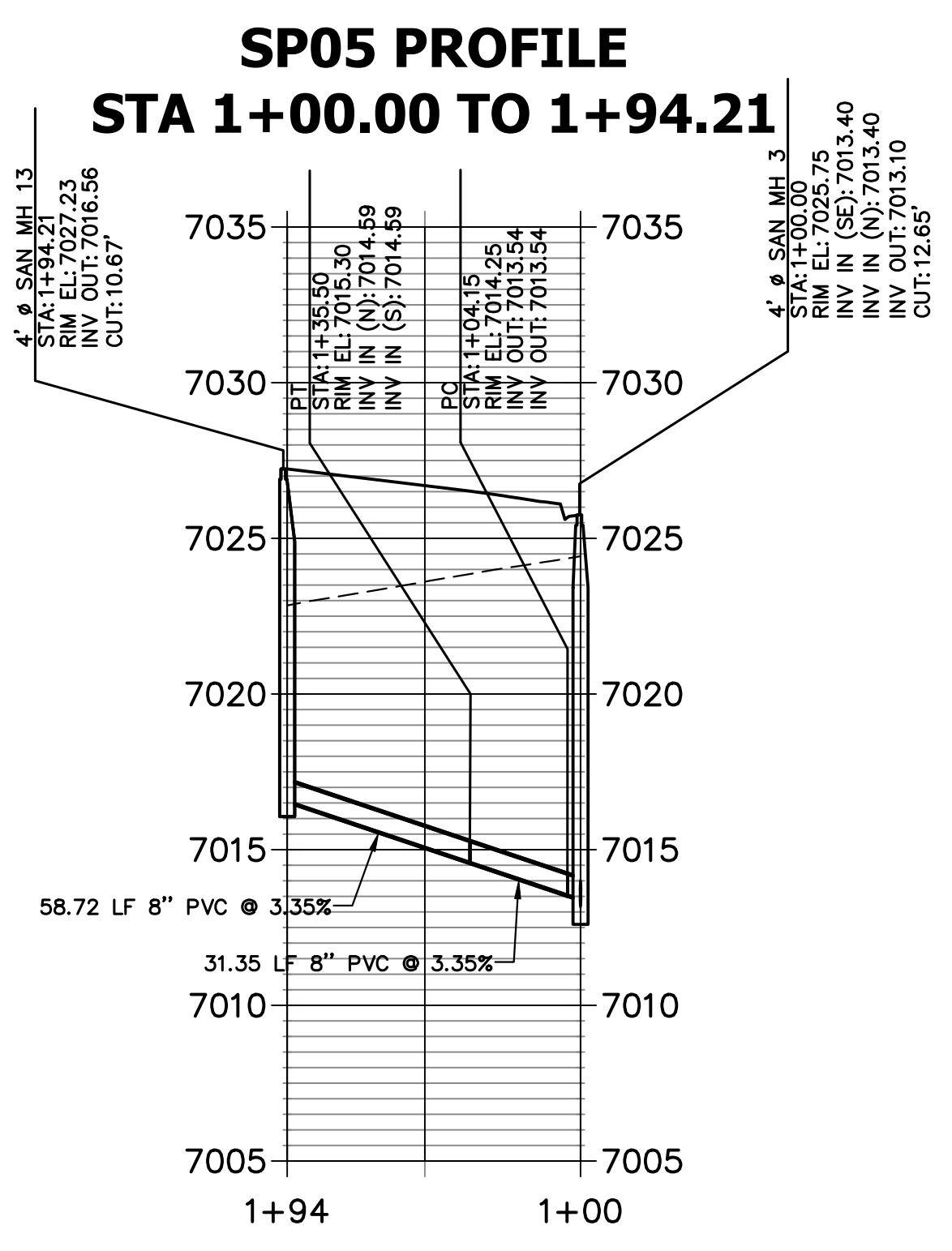
DATE: 4/26/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/26/24
DESIGNED BY	PAL
DRAWN BY	PAL
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STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	6 OF 9
JOB NO.	25188.16

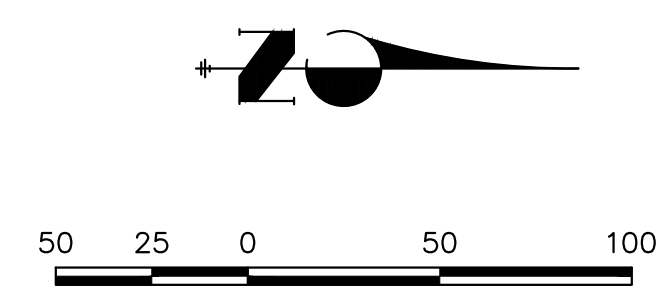
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KEY MAP
SCALE: NTS



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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24
 25043
 COLORADO PROFESSIONAL ENGINEER

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 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
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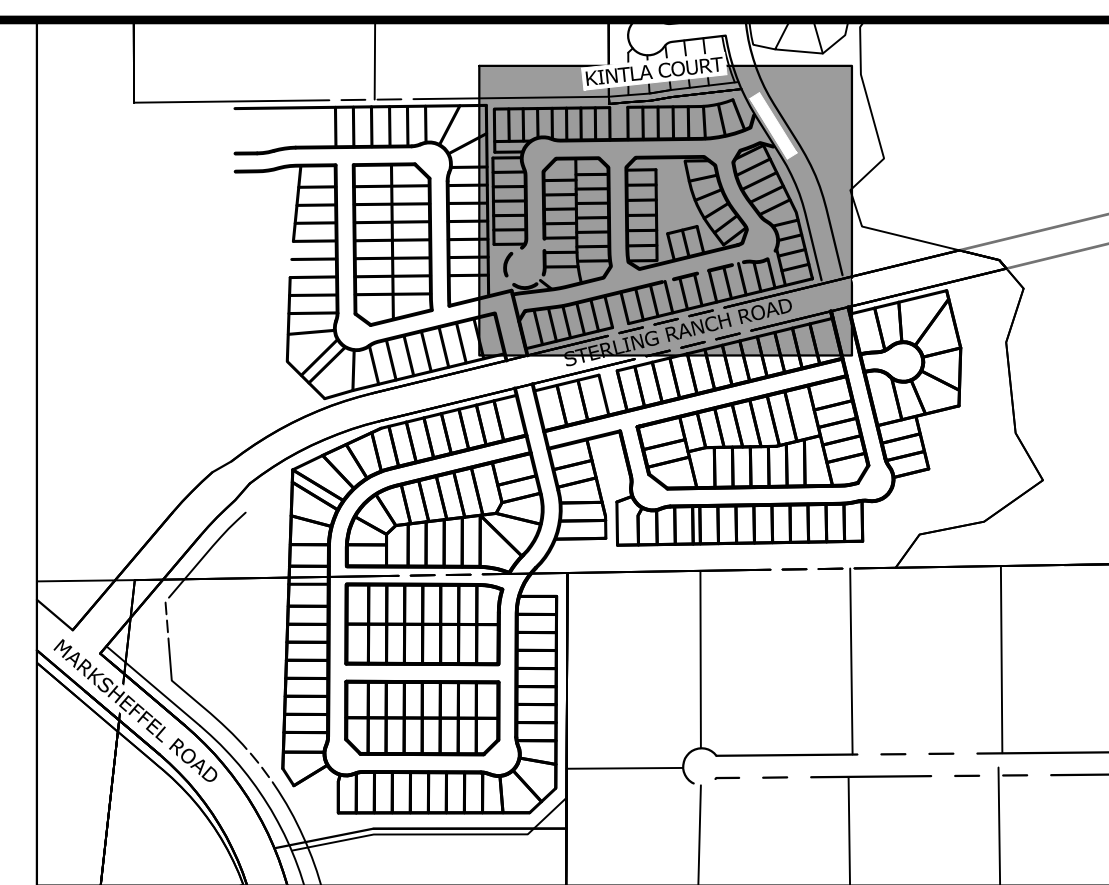
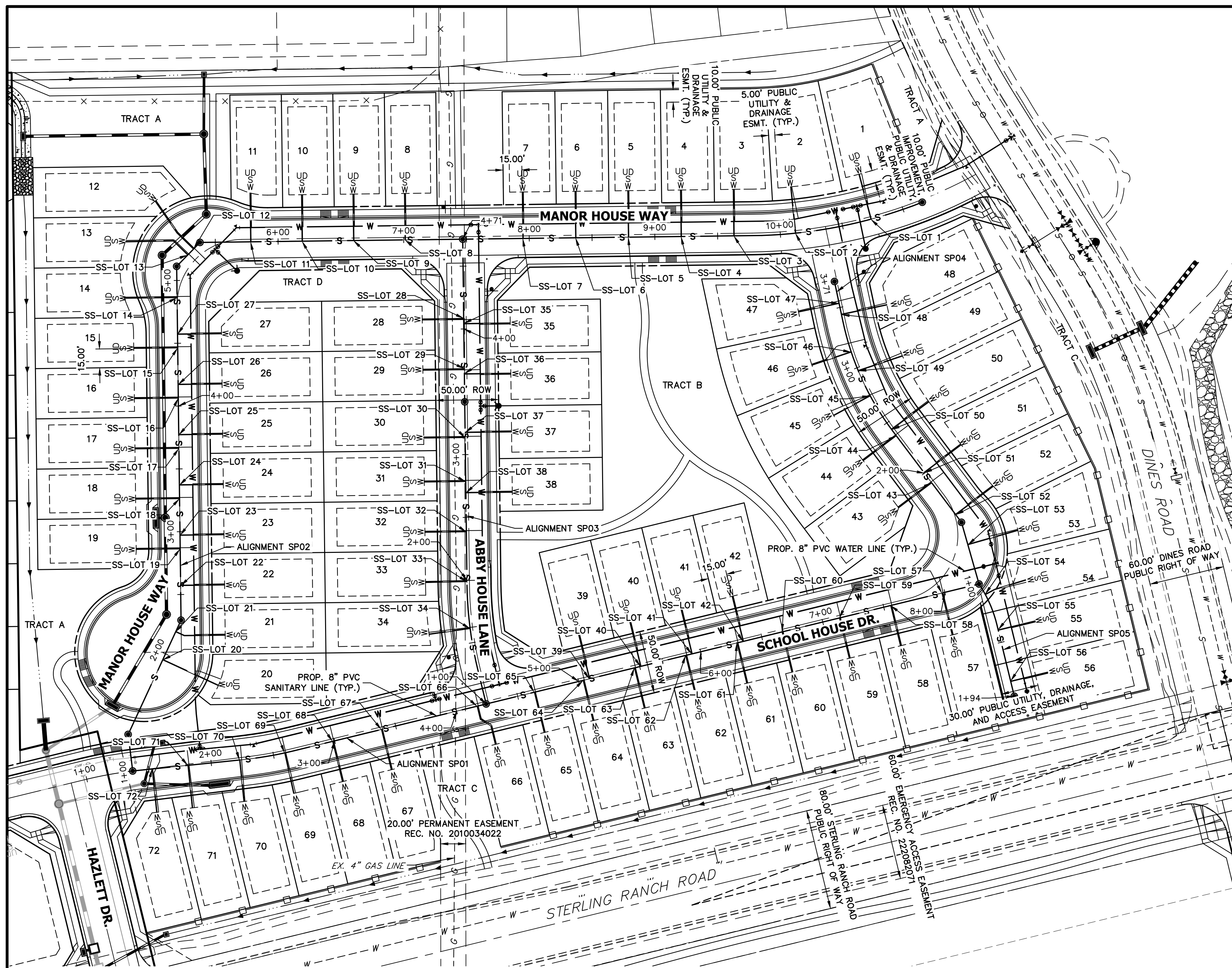
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BY	DATE	No.	REVISION

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STERLING RANCH FILING NO.	5
SANITARY SEWER PLANS	
SHEET	7 OF 9
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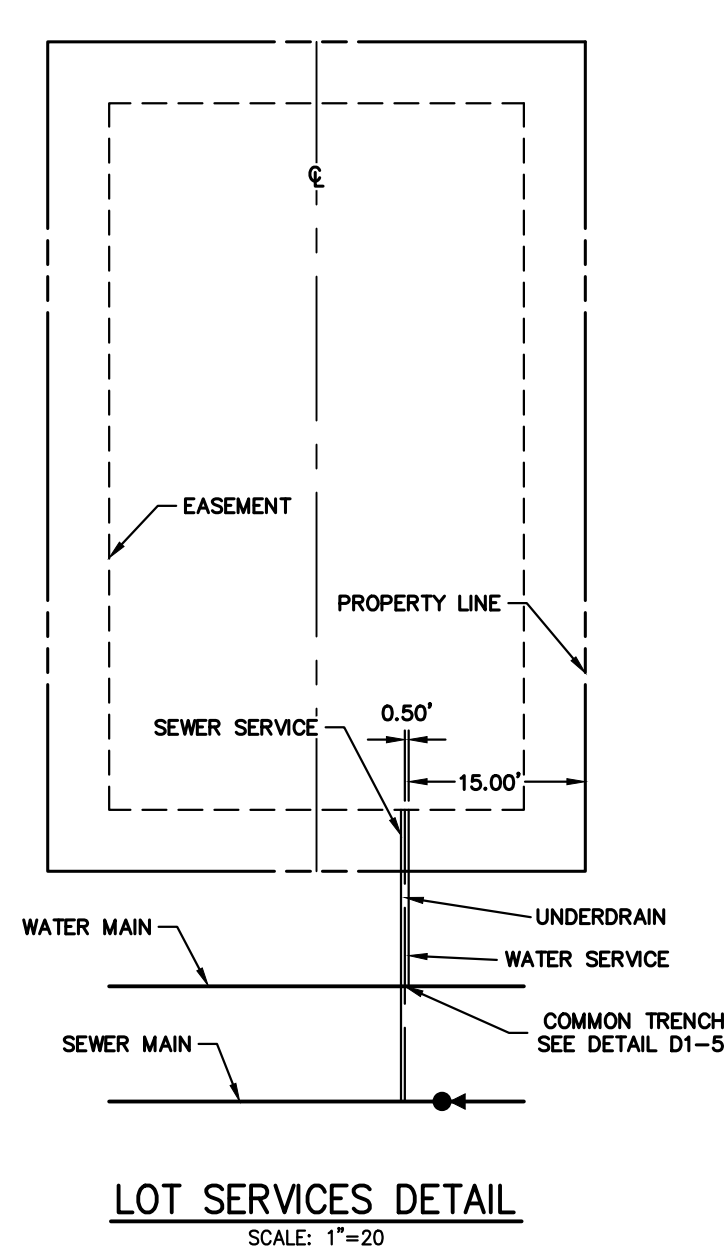


KEY MAP
SCALE: NTS

SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 1	10+73.12	SP02	
SS-LOT 2	10+11.91	SP02	
SS-LOT 3	9+62.81	SP02	
SS-LOT 4	9+20.81	SP02	
SS-LOT 5	8+78.81	SP02	
SS-LOT 6	8+36.81	SP02	
SS-LOT 7	7+94.81	SP02	
SS-LOT 8	7+01.01	SP02	
SS-LOT 9	6+60.00	SP02	
SS-LOT 10	6+19.01	SP02	
SS-LOT 11	5+78.01	SP02	
SS-LOT 12	5+30.32	SP02	
SS-LOT 13	5+23.72	SP02	
SS-LOT 14	4+86.23	SP02	
SS-LOT 15	4+46.22	SP02	
SS-LOT 16	4+06.22	SP02	
SS-LOT 17	3+66.22	SP02	
SS-LOT 18	3+26.22	SP02	
SS-LOT 19	2+86.22	SP02	
SS-LOT 20	1+94.68	SP02	
SS-LOT 21	2+19.28	SP02	
SS-LOT 22	2+57.02	SP02	
SS-LOT 23	2+97.02	SP02	
SS-LOT 24	3+37.02	SP02	
SS-LOT 25	3+77.02	SP02	

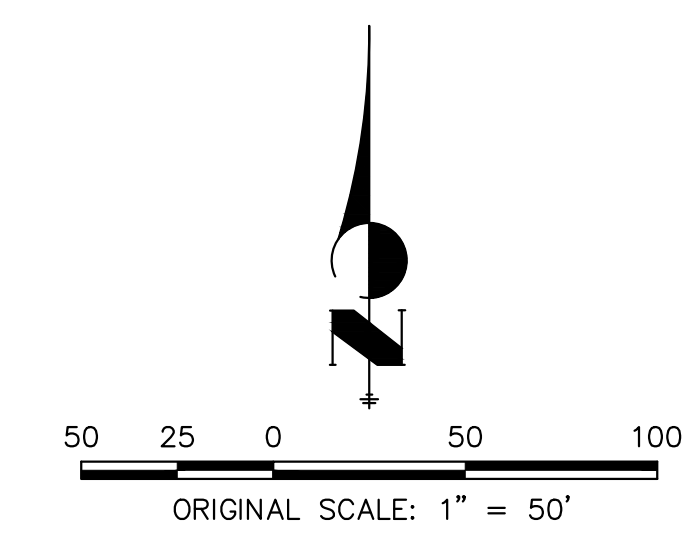
SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 26	4+17.02	SP02	
SS-LOT 27	4+57.02	SP02	
SS-LOT 28	4+08.48	SP03	
SS-LOT 29	3+68.48	SP03	
SS-LOT 30	3+13.48	SP03	
SS-LOT 31	2+78.48	SP03	
SS-LOT 32	2+38.48	SP03	
SS-LOT 33	1+98.81	SP03	
SS-LOT 34	1+61.35	SP03	
SS-LOT 35	4+04.48	SP03	
SS-LOT 36	3+64.48	SP03	
SS-LOT 37	3+17.48	SP03	
SS-LOT 38	2+69.48	SP03	
SS-LOT 39	5+08.65	SP01	
SS-LOT 40	5+50.65	SP01	
SS-LOT 41	5+92.65	SP01	
SS-LOT 42	6+34.65	SP01	
SS-LOT 43	1+90.33	SP04	
SS-LOT 44	2+37.23	SP04	
SS-LOT 45	2+75.19	SP04	
SS-LOT 46	3+13.25	SP04	
SS-LOT 47	3+53.17	SP04	
SS-LOT 48	3+44.09	SP04	
SS-LOT 49	2+97.29	SP04	
SS-LOT 50	2+43.40	SP04	

SANITARY SERVICE TABULATION			
SERVICE/LOT #	STATION	ALIGNMENT	
SS-LOT 51	2+00.35	SP04	
SS-LOT 53	1+32.40	SP04	
SS-LOT 54	1+09.47	SP05	
SS-LOT 55	1+39.71	SP05	
SS-LOT 56	1+81.71	SP05	
SS-LOT 57	7+97.58	SP01	
SS-LOT 58	7+55.58	SP01	
SS-LOT 59	7+13.58	SP01	
SS-LOT 60	6+66.58	SP01	
SS-LOT 61	6+29.58	SP01	
SS-LOT 62	5+87.58	SP01	
SS-LOT 63	5+45.58	SP01	
SS-LOT 64	5+03.58	SP01	
SS-LOT 65	4+63.58	SP01	
SS-LOT 66	4+16.67	SP01	
SS-LOT 67	3+38.29	SP01	
SS-LOT 68	2+98.29	SP01	
SS-LOT 69	2+59.04	SP01	
SS-LOT 70	2+22.65	SP01	
SS-LOT 71	1+81.27	SP01	
SS-LOT 72	1+52.65	SP01	



NOTES:

- SANITARY SEWER SERVICE TO BE 15' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
- WATER SERVICE TO BE CONSTRUCTED USING COMMON TRENCH PER CSU DETAIL D1-5 AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
- SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



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

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

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

DATE: 4/26/24

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ATTN: LOREN MORELAND
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No.	REVISION	BY	DATE

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V-SCALE: N/A
DATE: 04/26/24
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STERLING RANCH FILING NO. 5
UTILITY SERVICE PLAN

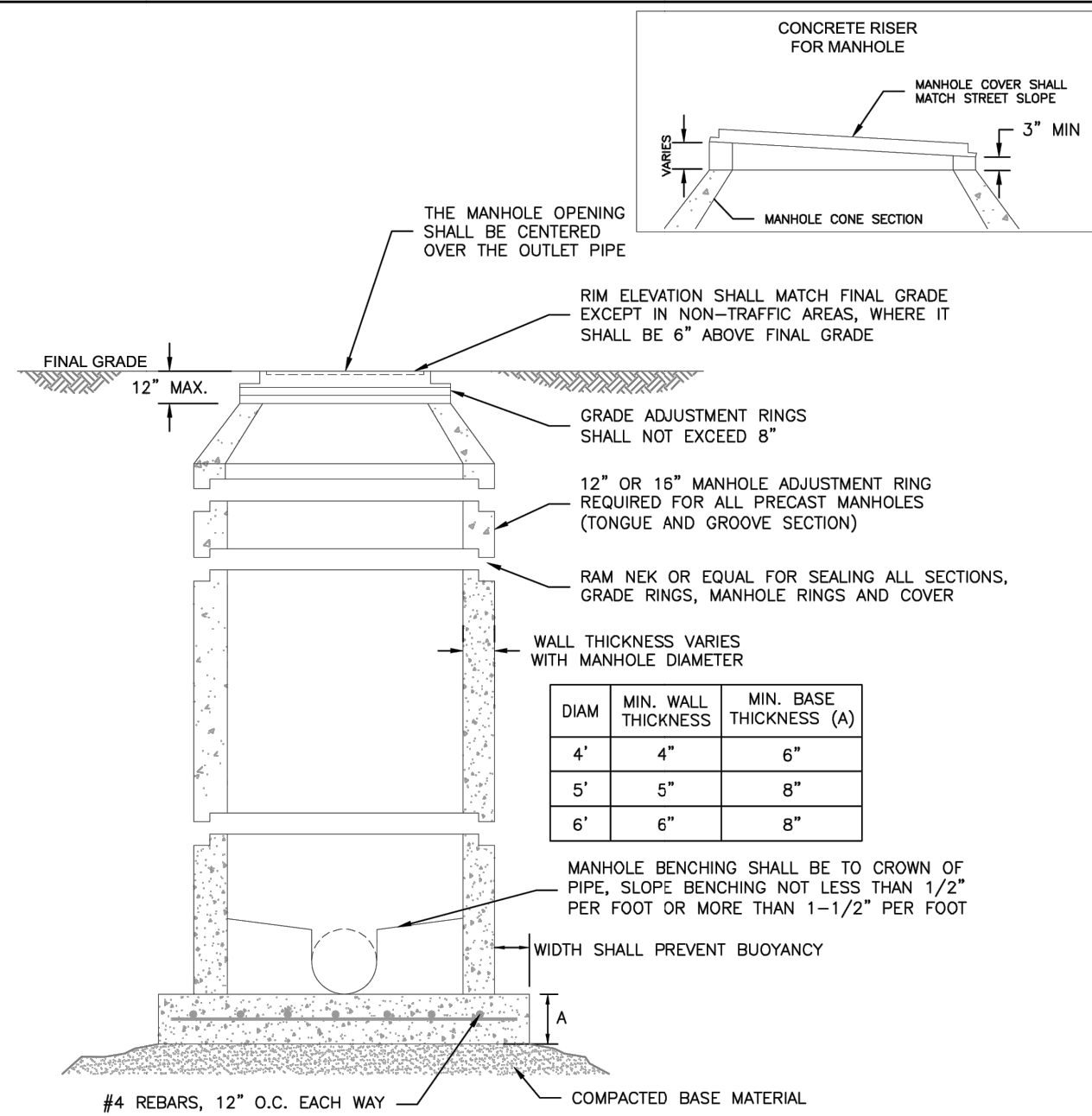
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JOB NO. 25188.16

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PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00'	286'	256'	229'	200'	172'	143'	115'	100'	100'	
14" - 18" DIP	5"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24'	477'	430'	382'	334'	286'	238'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"00'	382'	344'	306'	267'	230'	191'	153'	115'	100'	

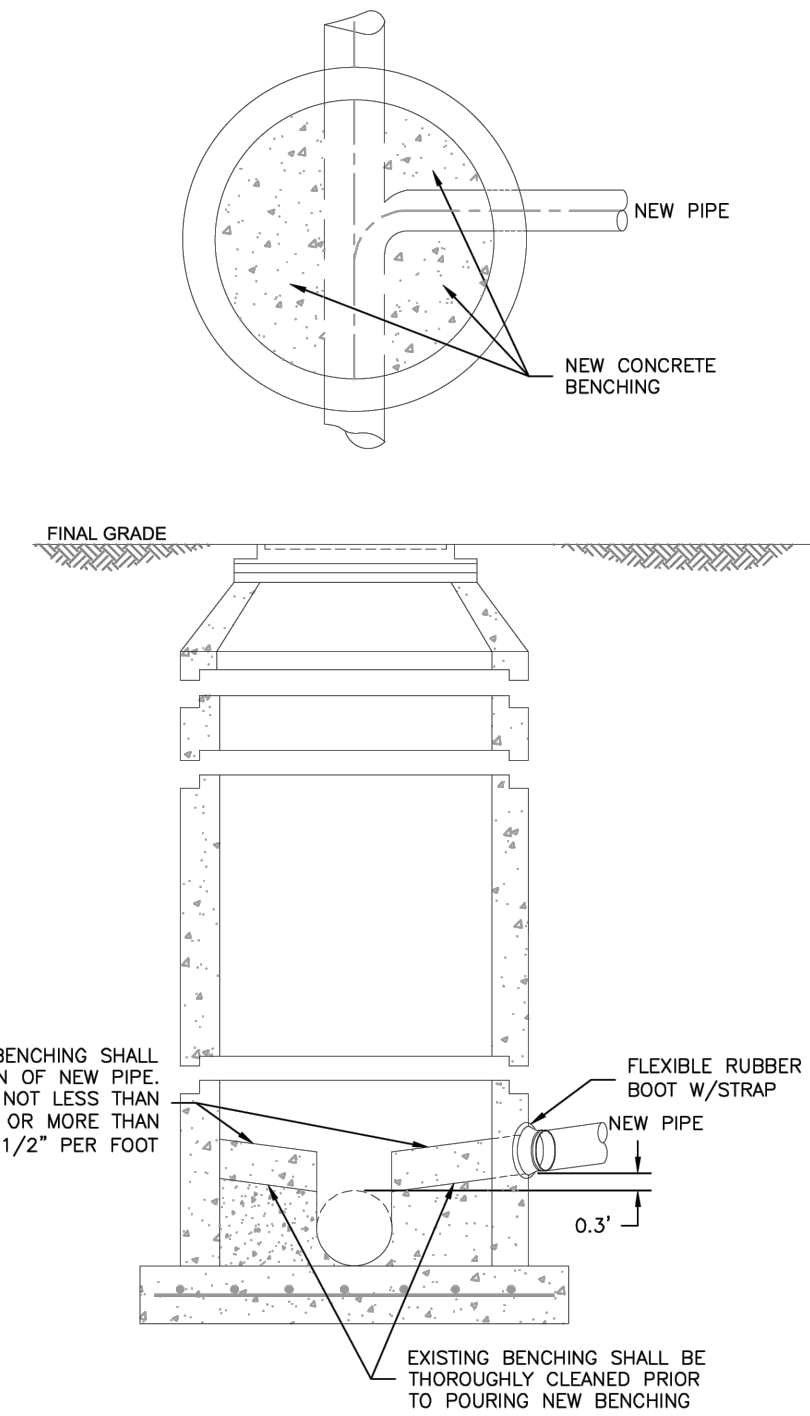
- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURERS ALLOWABLE DEFLECTION.
 - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3' BENDS.
 - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

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



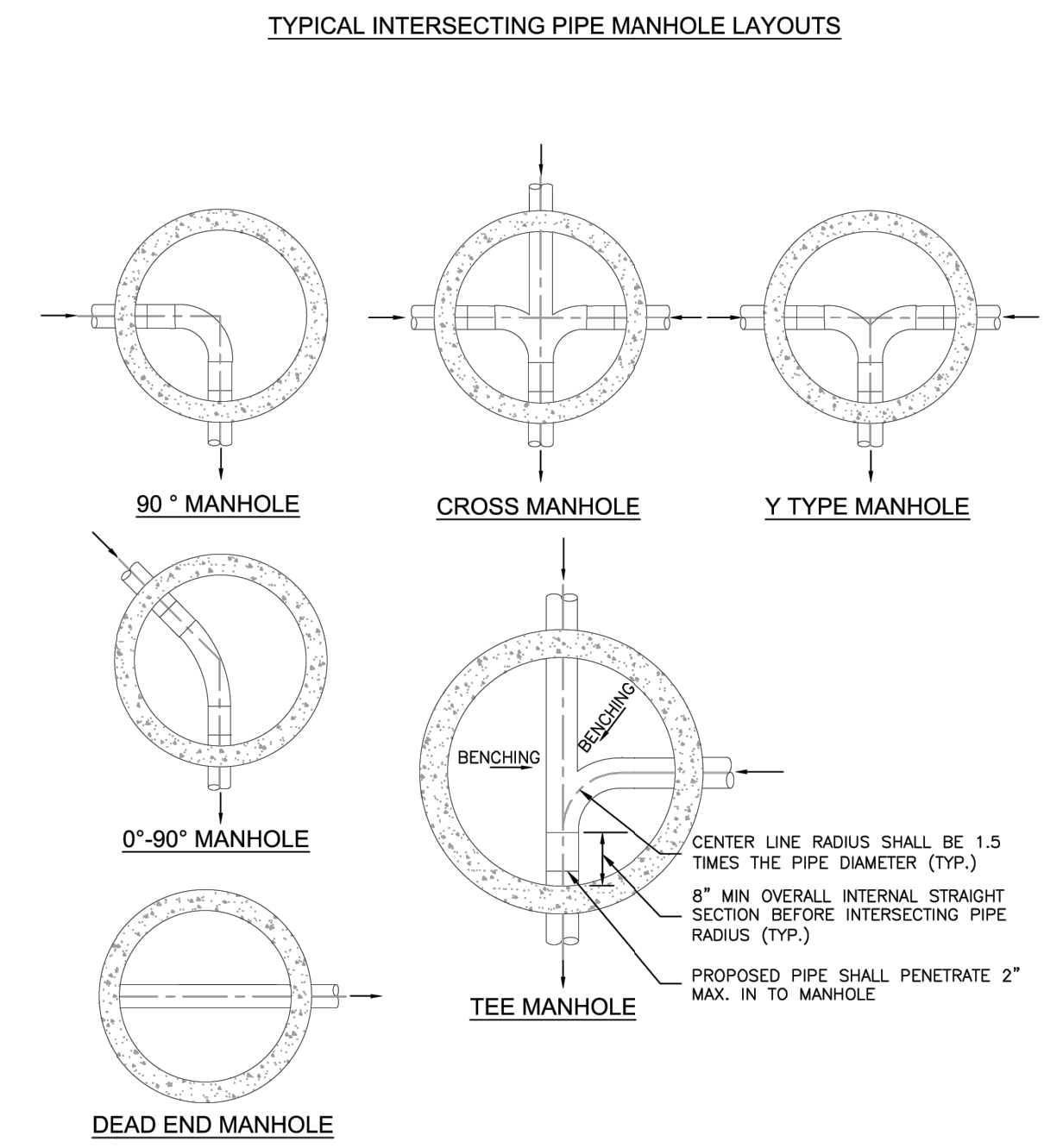
- NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 - FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS 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



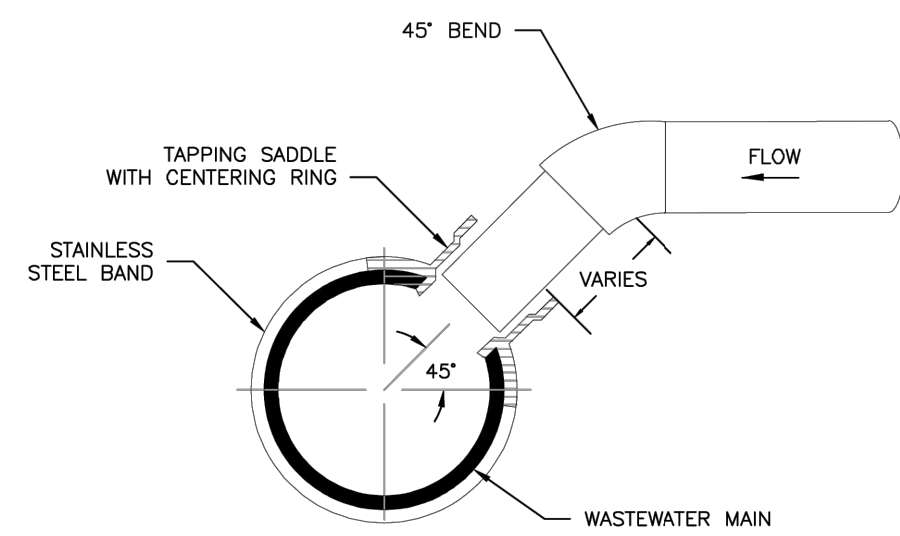
- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

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.

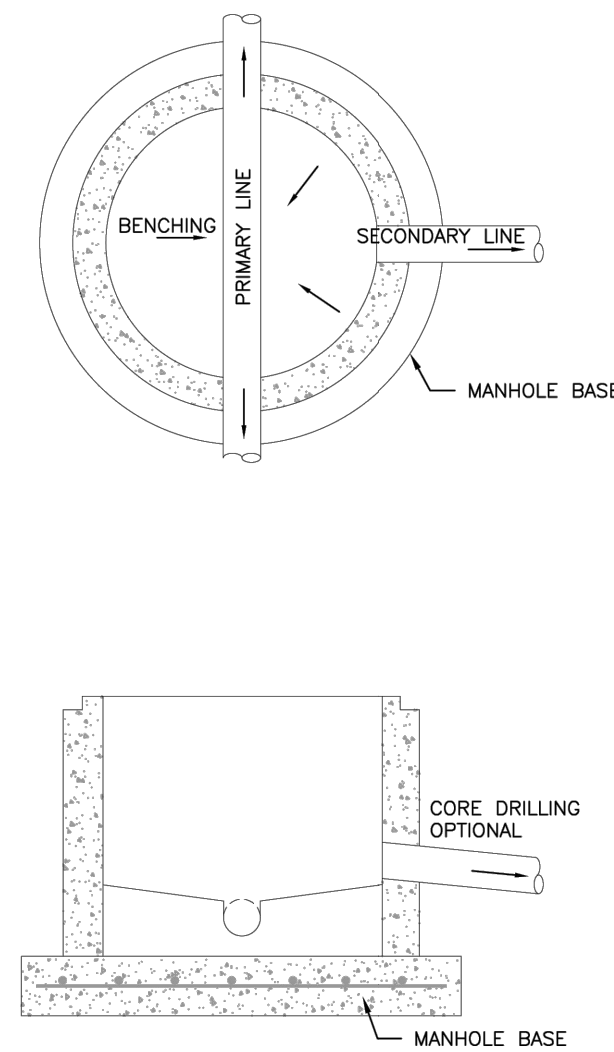
Colorado Springs Utilities **TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS** C3-2
DATED: 5/2015



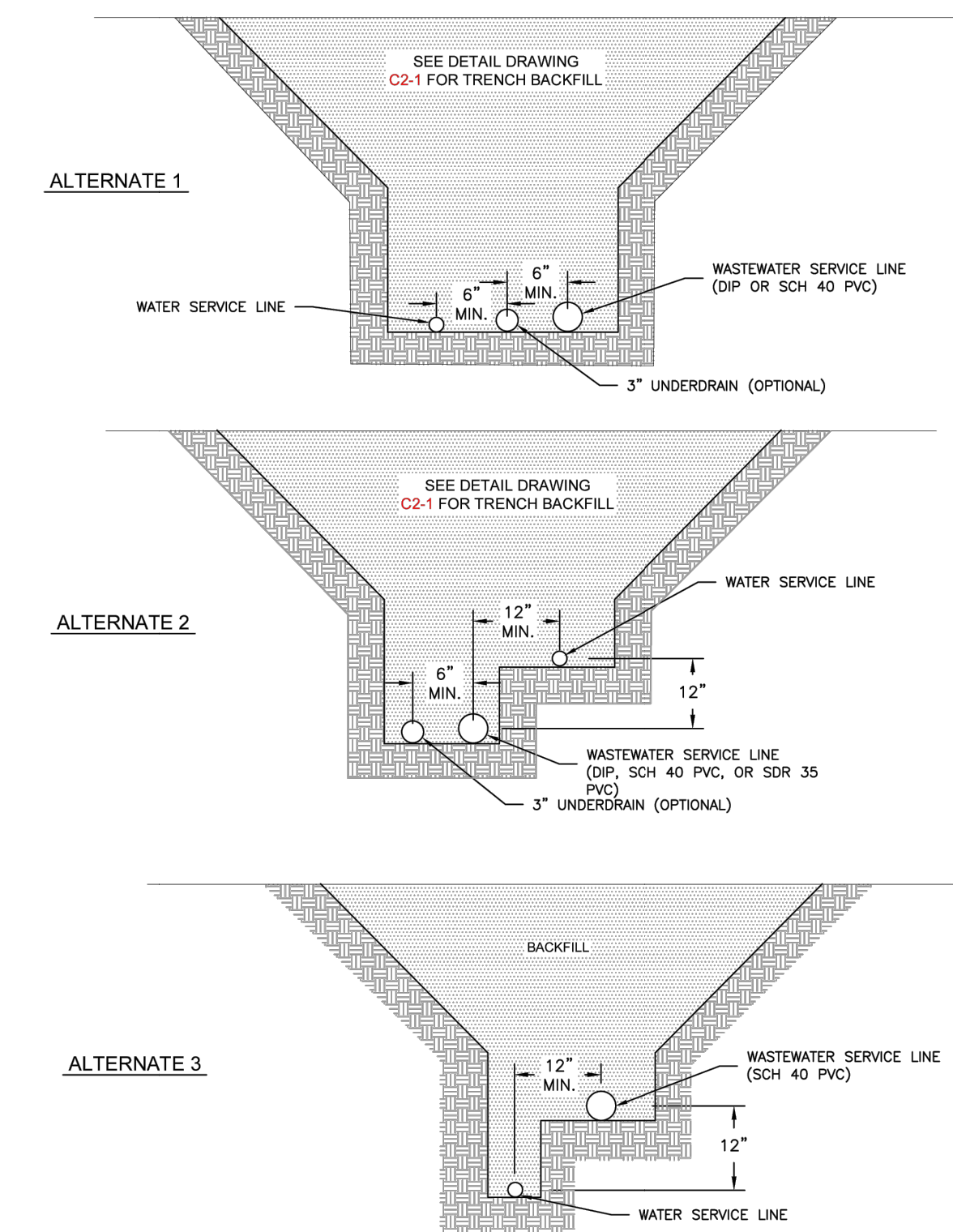
TYPICAL WASTEWATER SERVICE TAPPING SADDLE

- 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

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

DATE: 4/26/24

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ATTN: LOREN MORELAND
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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

SHEET 9 OF 9
JOB NO. 25188.16

STERLING RANCH FILING NO. 5

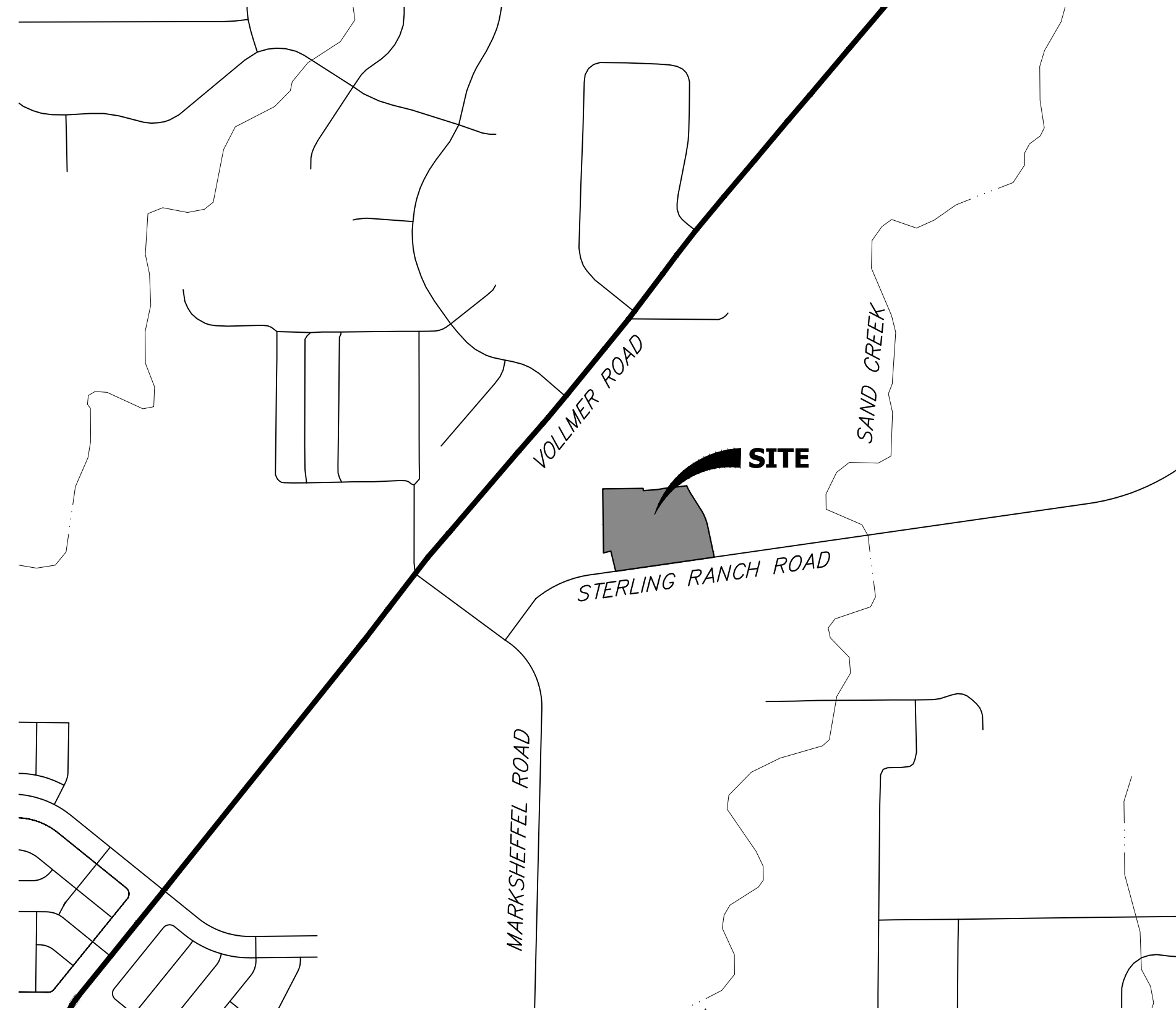
COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

APRIL 2024

GENERAL NOTES

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



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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

BENCHMARKS

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

LEGEND

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

AGENCIES

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

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

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

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED _____ DATE _____
FAWWA ENGINEER

FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

ENGINEER'S STATEMENT

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

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

DATE 4/26/24



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

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

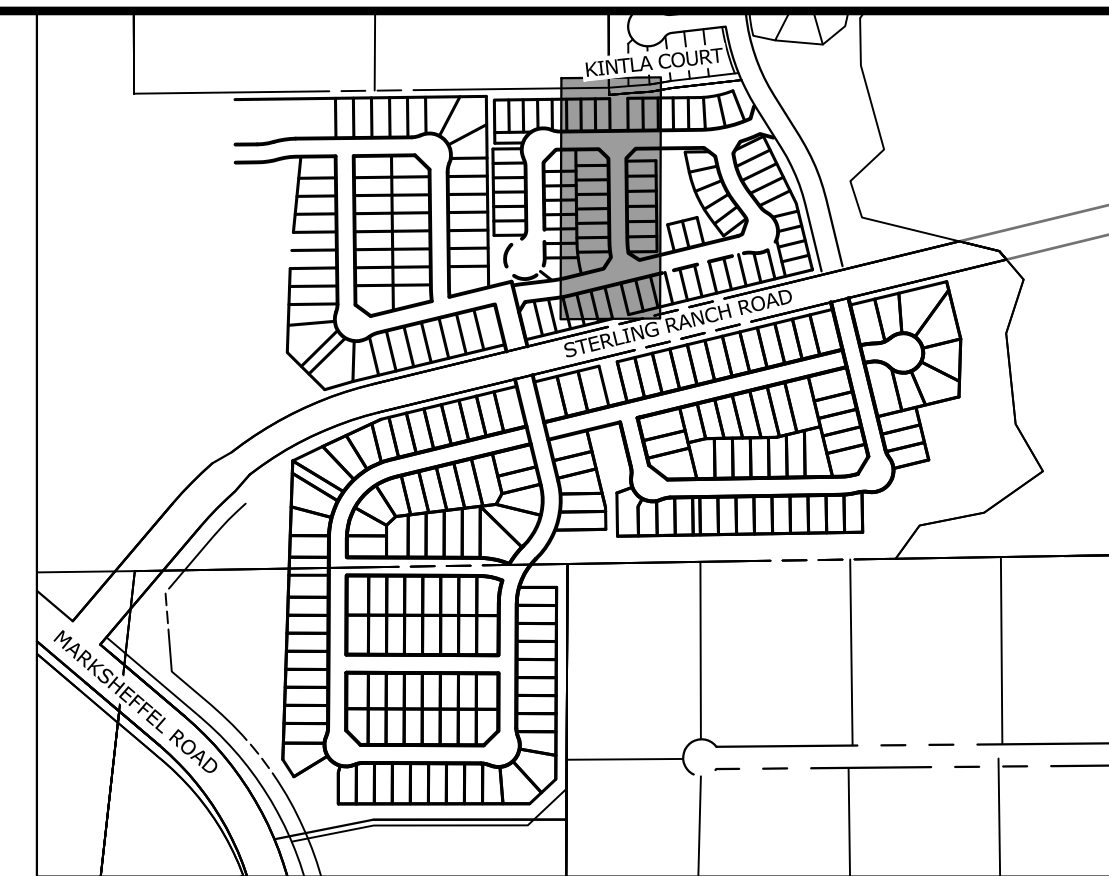
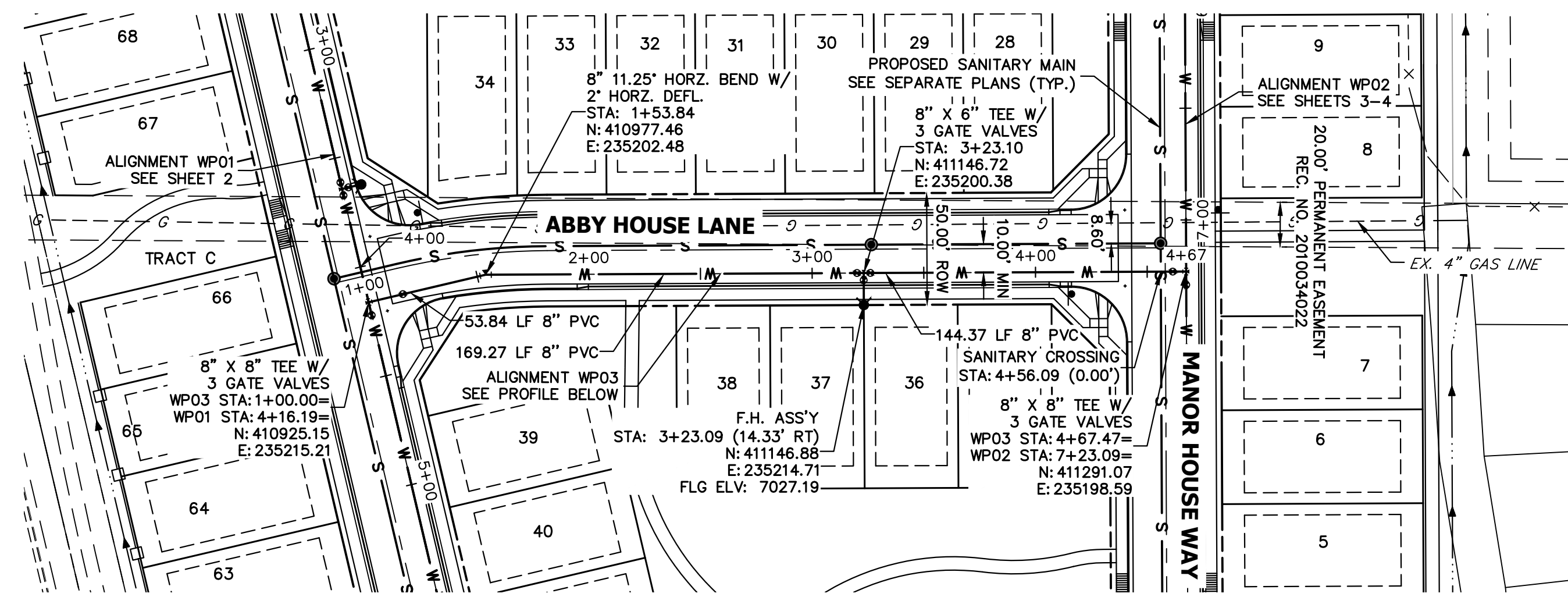
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=1000'	N/A	
V-SCALE			
DATE	04/26/24	DESIGNED BY	PAL
		DRAWN BY	PAL
		CHECKED BY	

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

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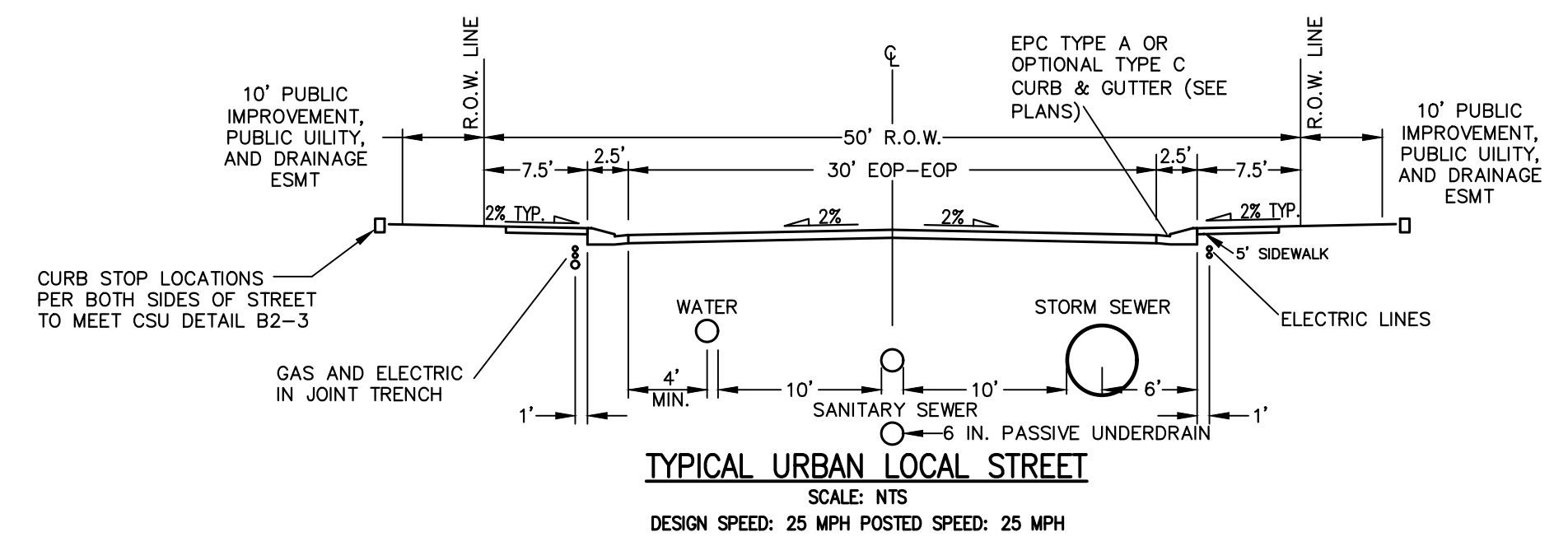


KEY MAP
SCALE: NTS

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

J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-583-2583
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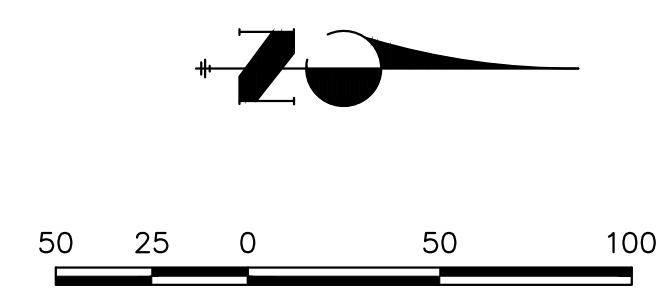
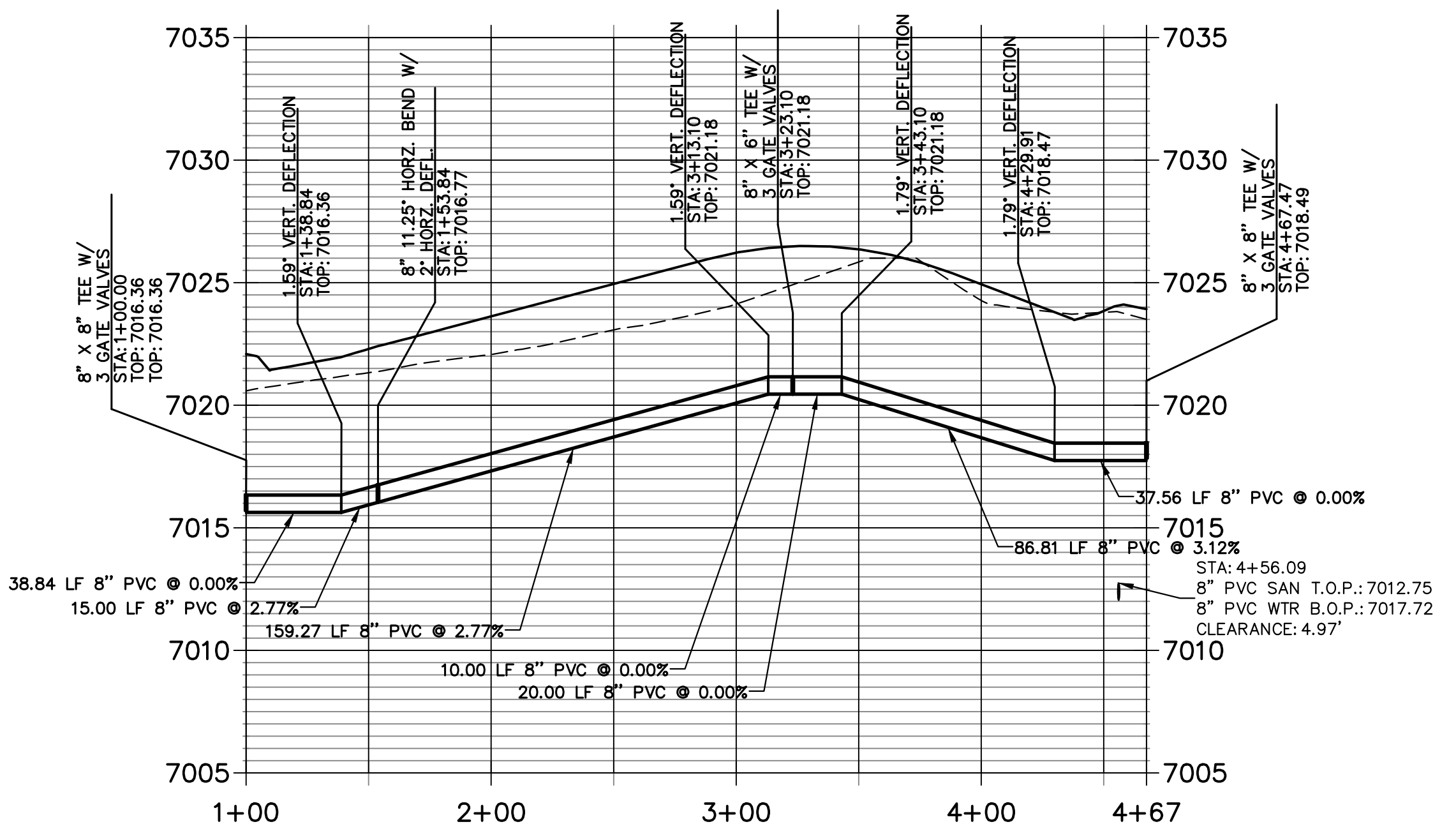
TYPICAL URBAN LOCAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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

WATER NOTES

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

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

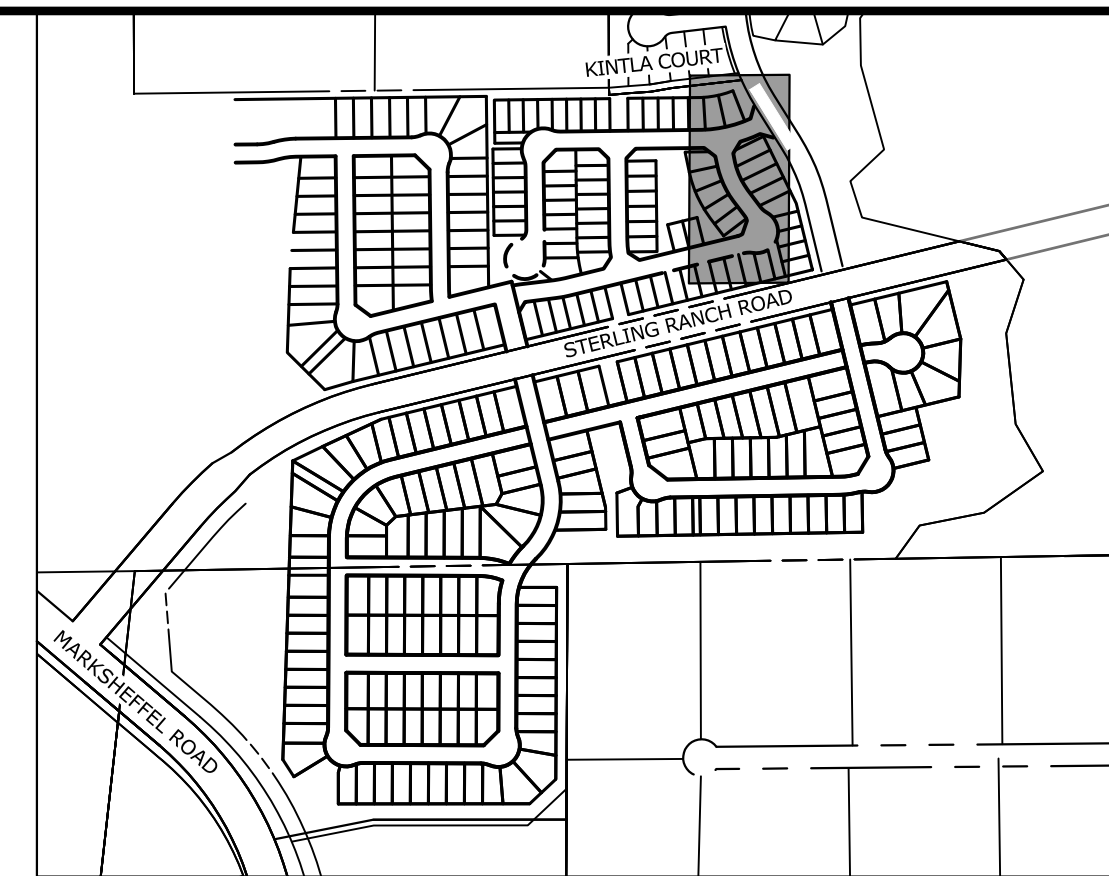
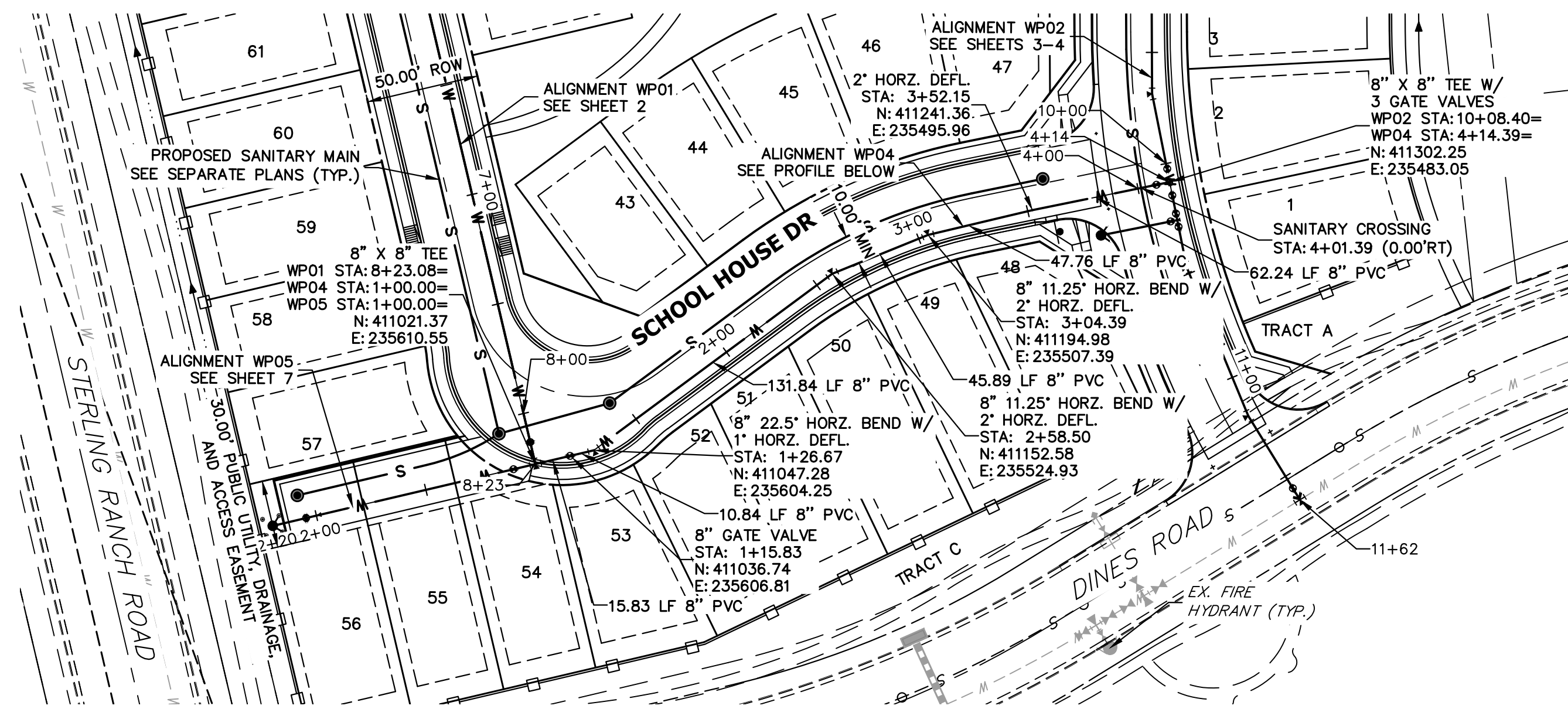
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24

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

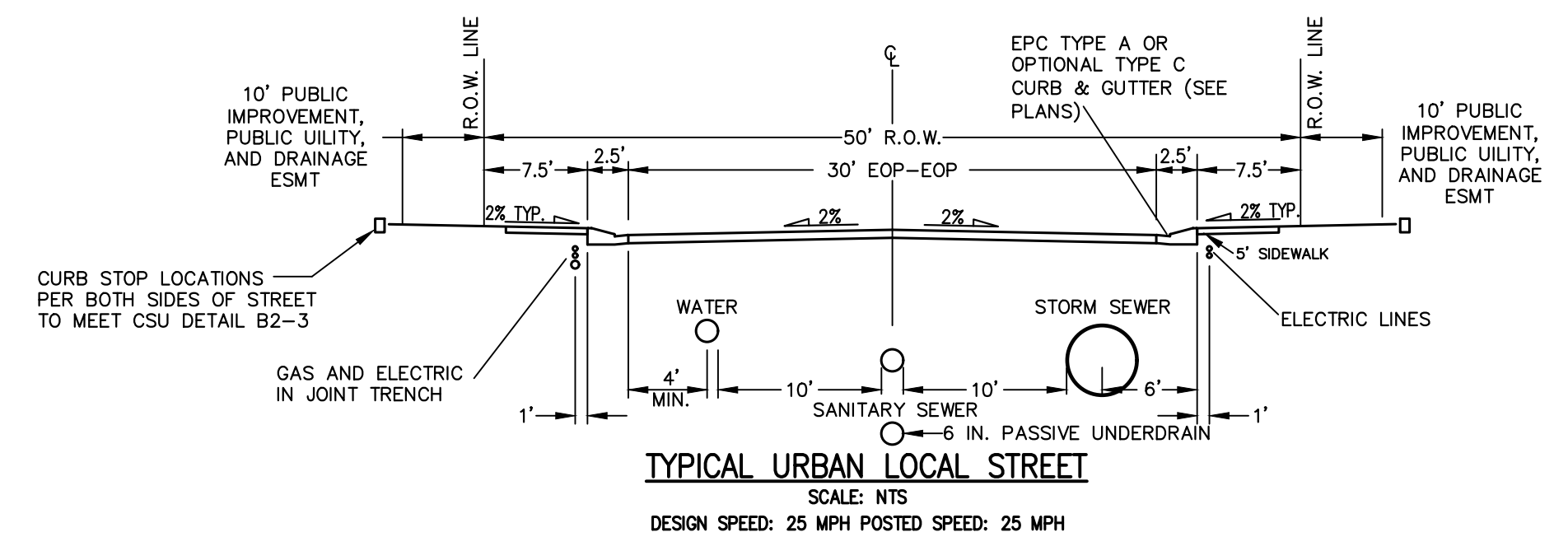
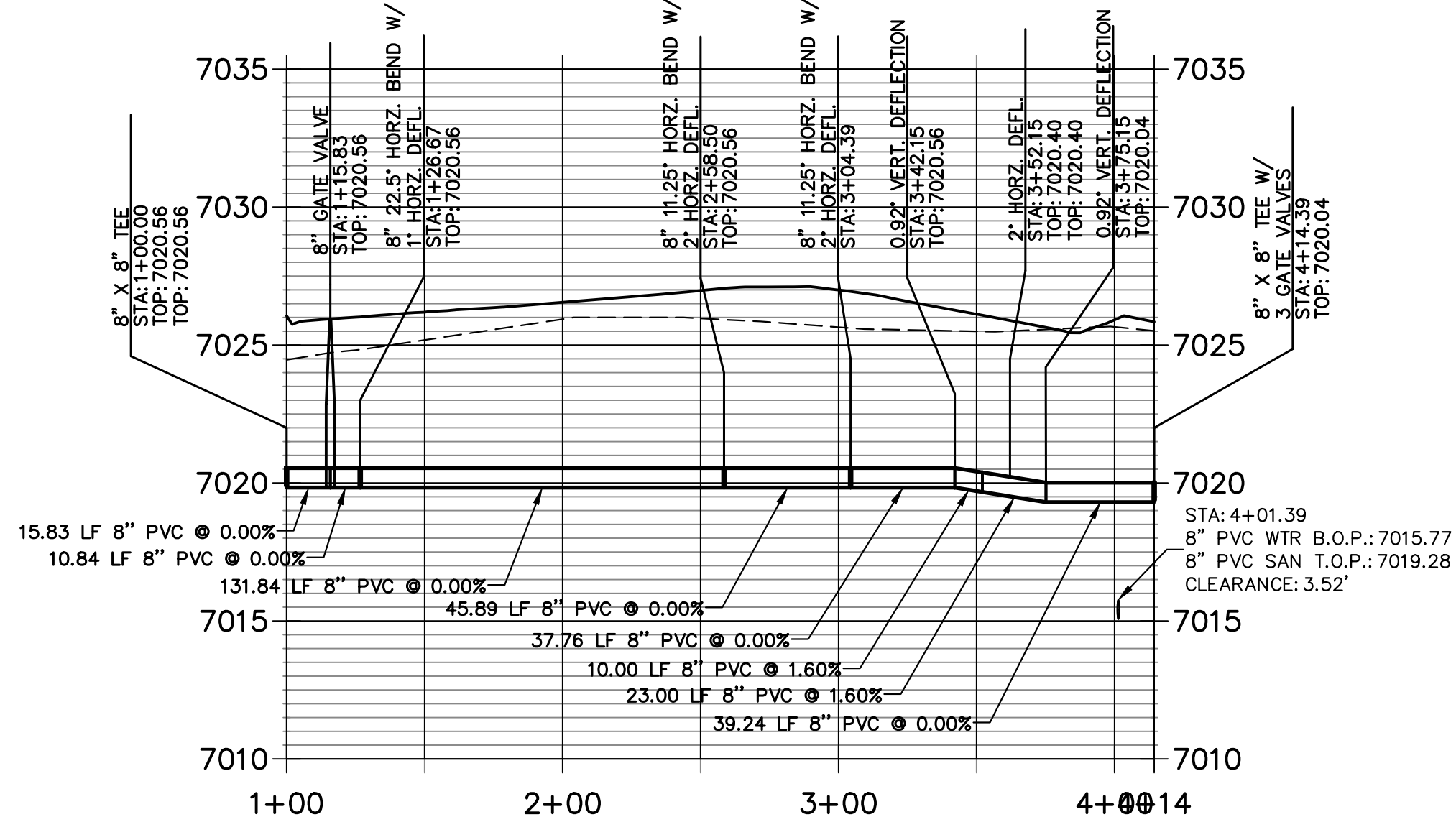
STERLING RANCH FILING NO. 5
WATER PLAN AND PROFILE
SHEET 5 OF 10
JOB NO. 25188.16

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KEY MAP
SCALE: NTS

WP04 PROFILE
STA 1+00.00 TO 4+14.39

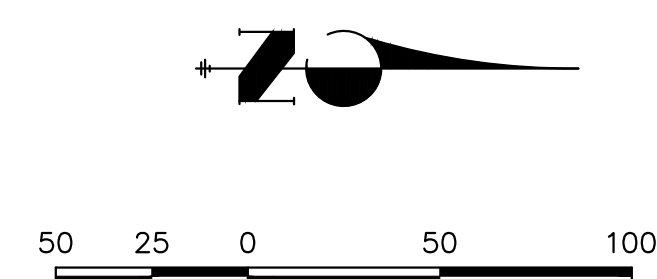


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

- 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

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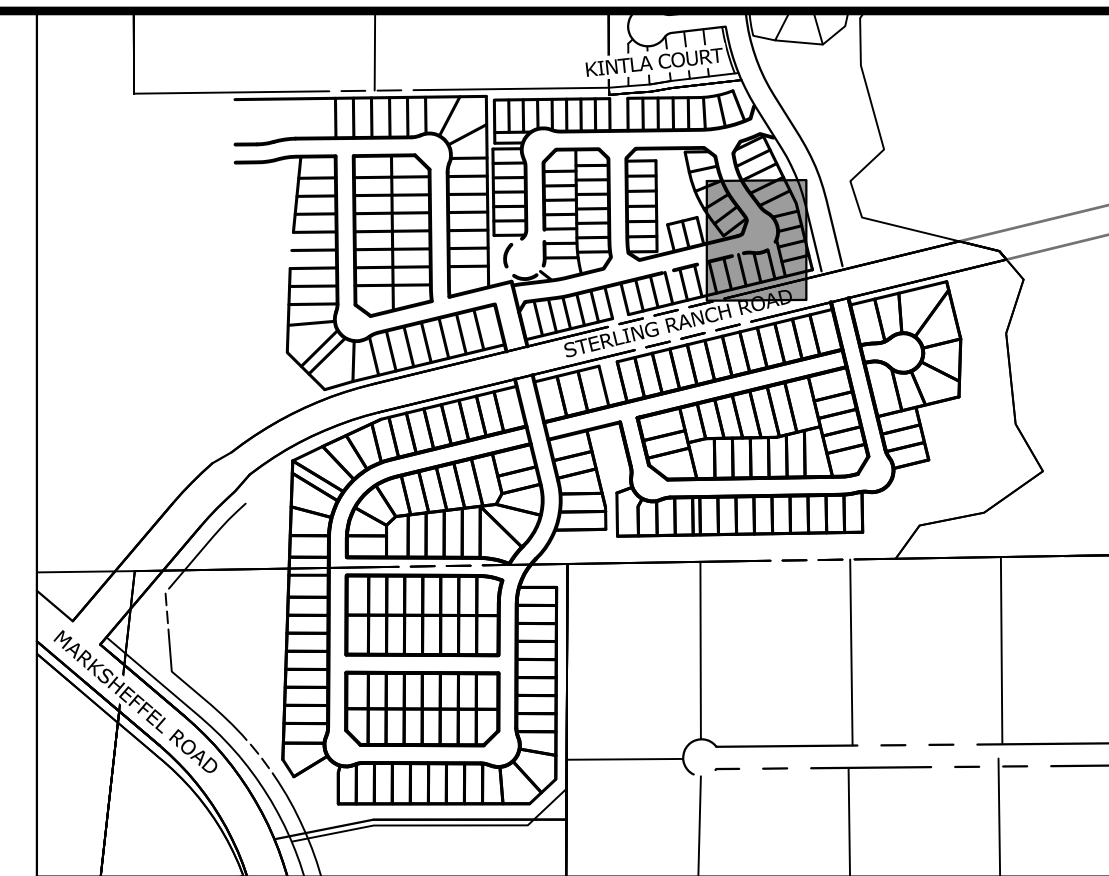
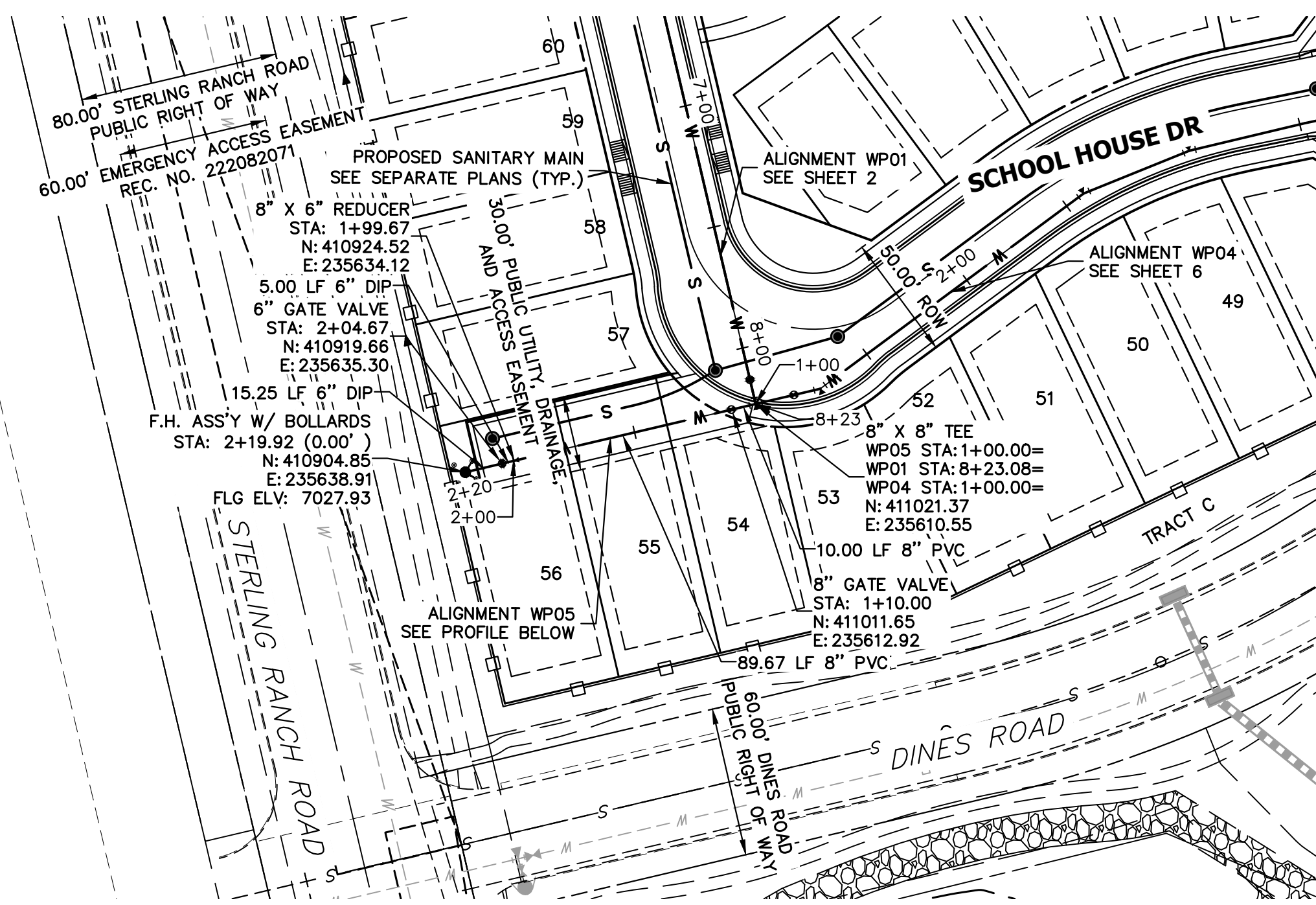
- WATER NOTES**
1. ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

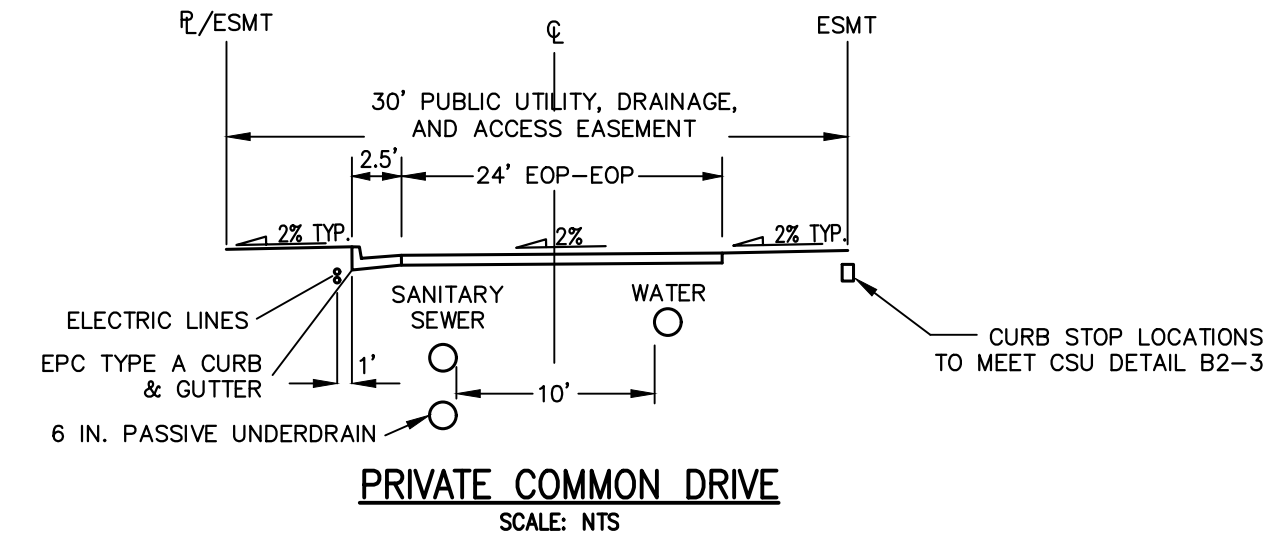
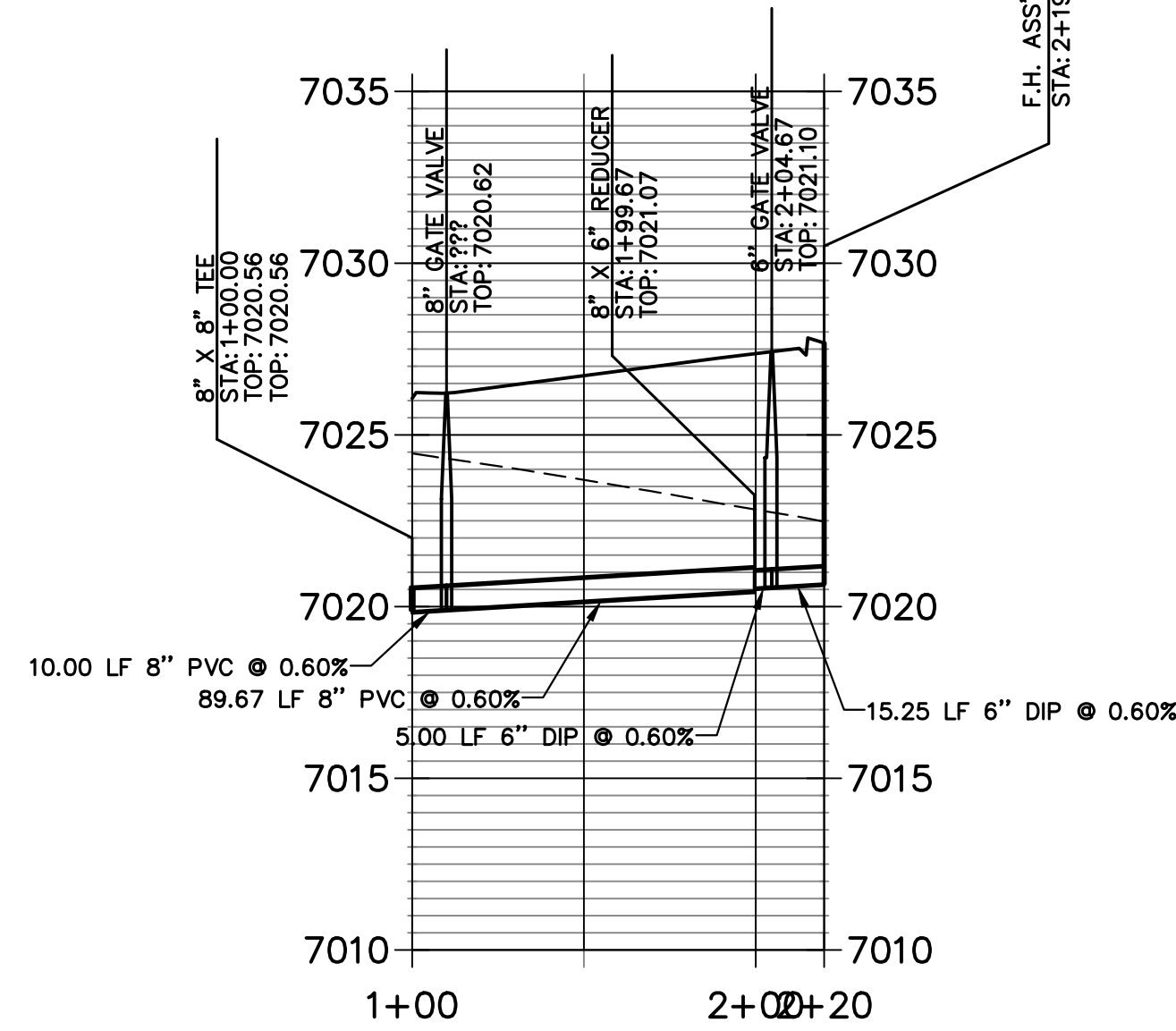
DATE: 4/26/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/26/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	
STERLING RANCH FILING NO. 5	
WATER PLAN AND PROFILE	
SHEET	6 OF 10
JOB NO.	25188.16



KEY MAP
SCALE: NTS

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

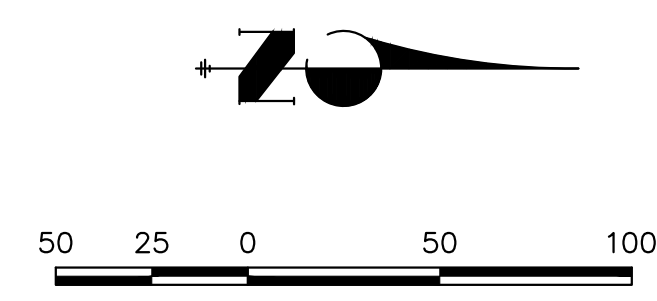


PRIVATE COMMON DRIVE
SCALE: NTS

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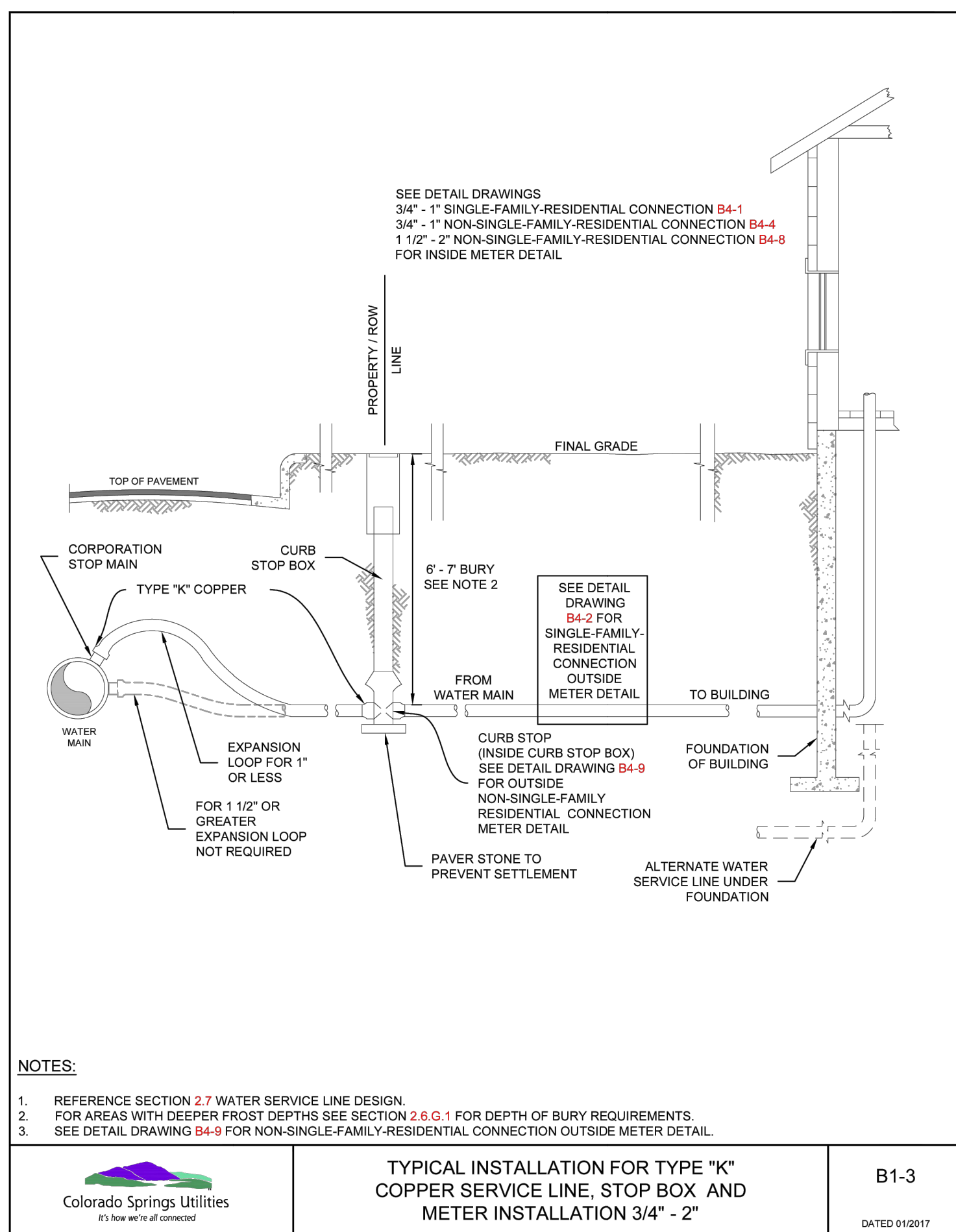


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/26/24
 25043
 COLORADO PROFESSIONAL ENGINEER

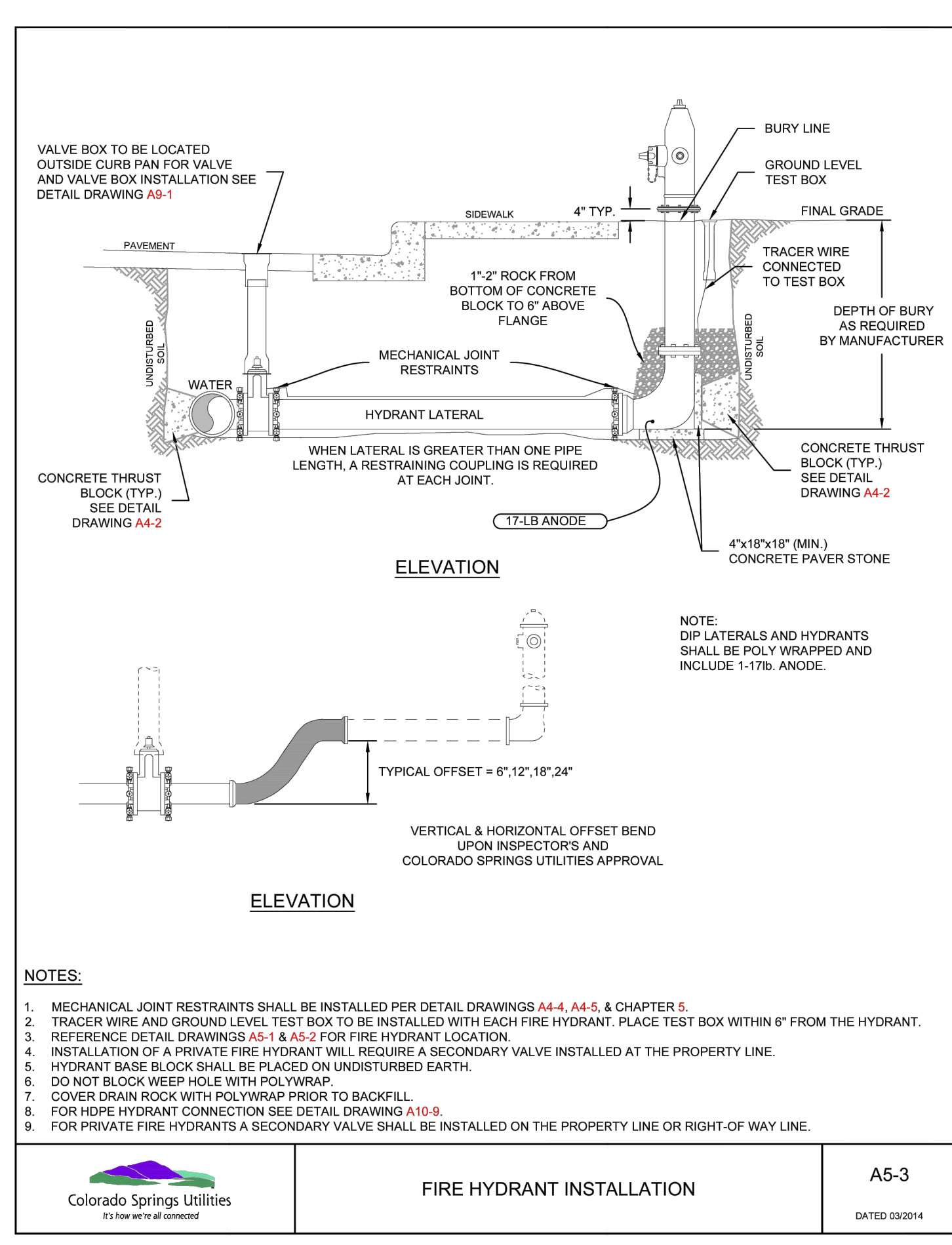
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 ATTN: LOREN MORELAND (719) 785-3270	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
STERLING RANCH FILING NO.	5
WATER PLAN AND PROFILE	
SHEET	7 OF 10
JOB NO.	25188.16
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/26/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	



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

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

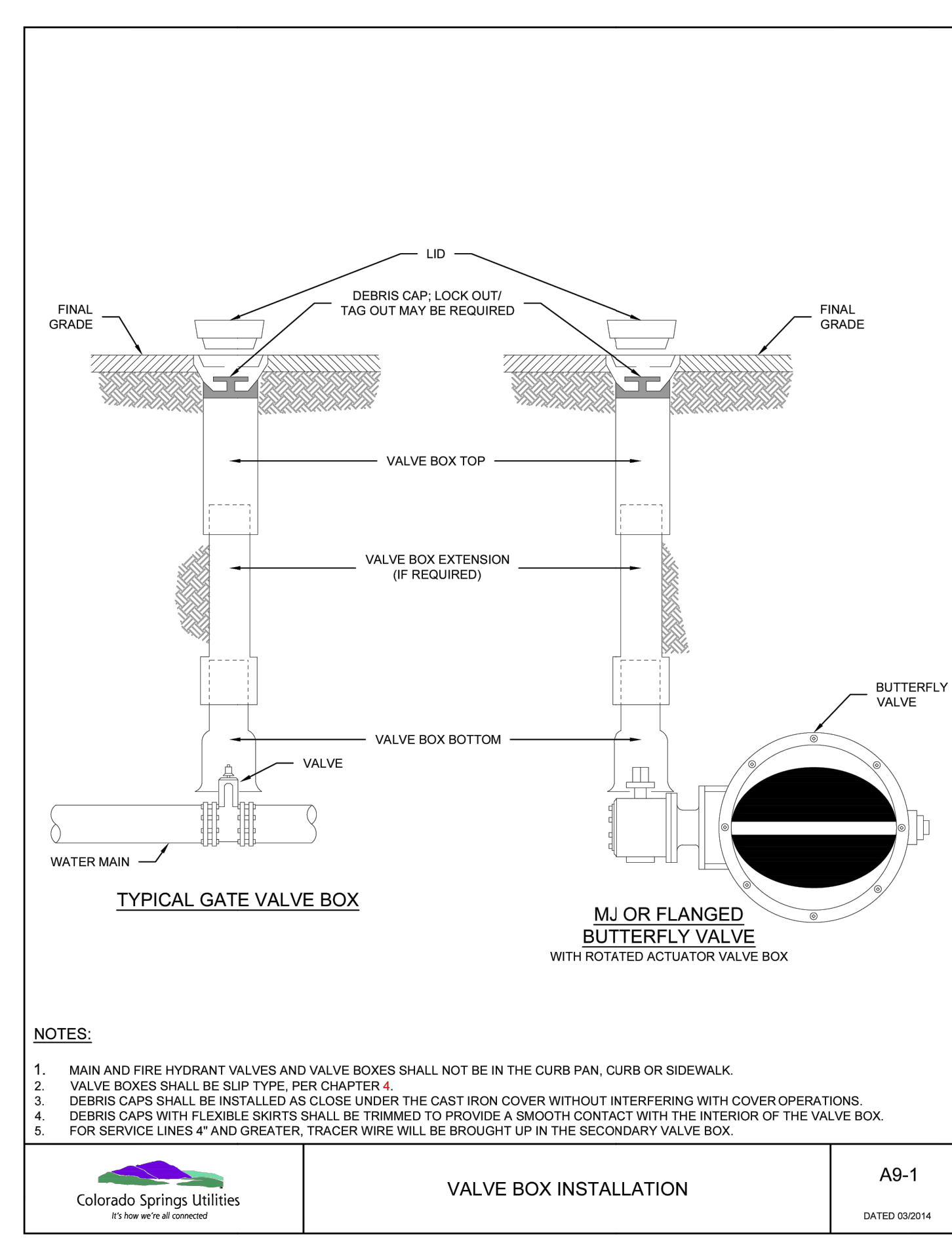
B1-3
DATED 01/2017



FIRE HYDRANT INSTALLATION

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

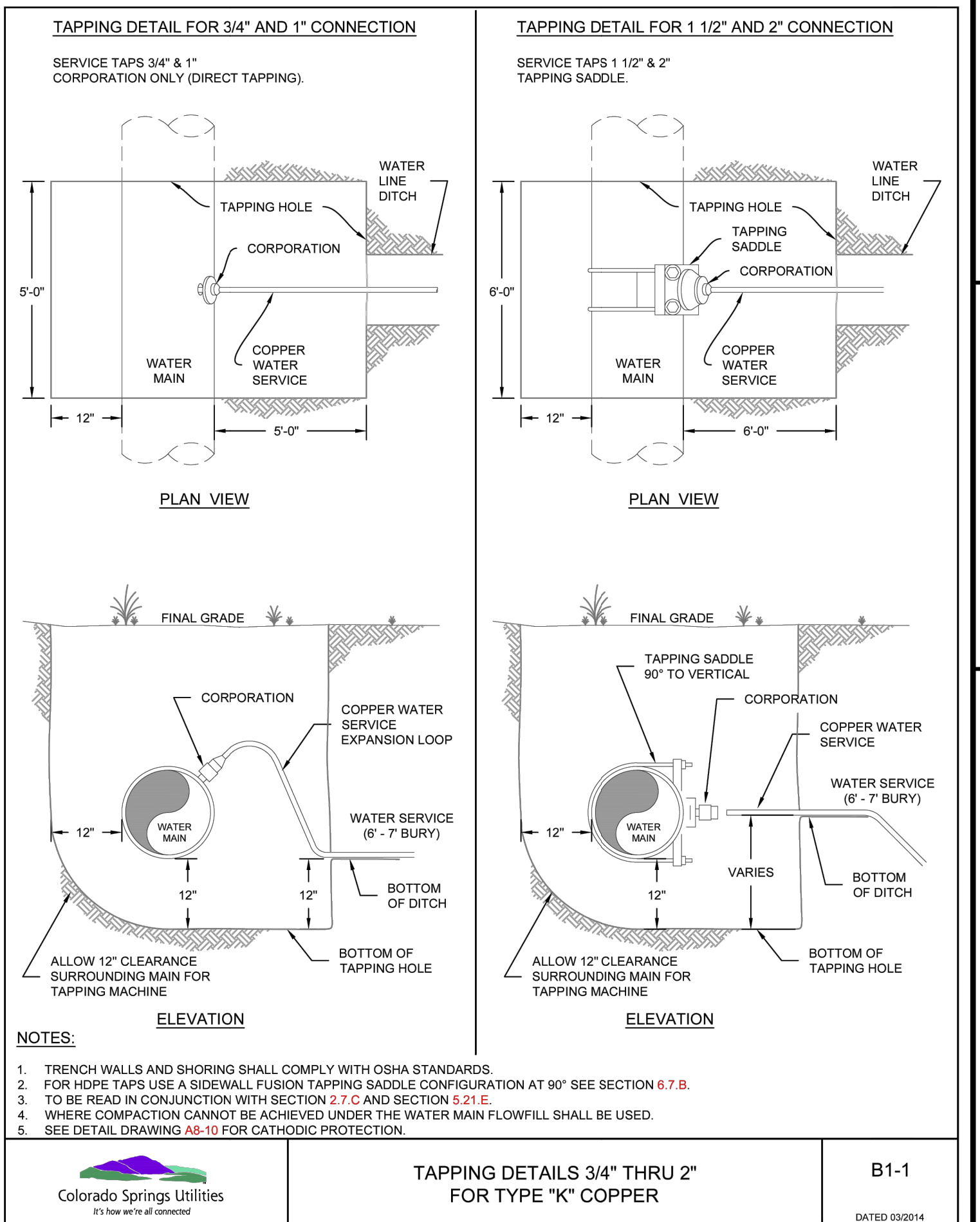
A5-3
DATED 03/2014



VALVE BOX INSTALLATION

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

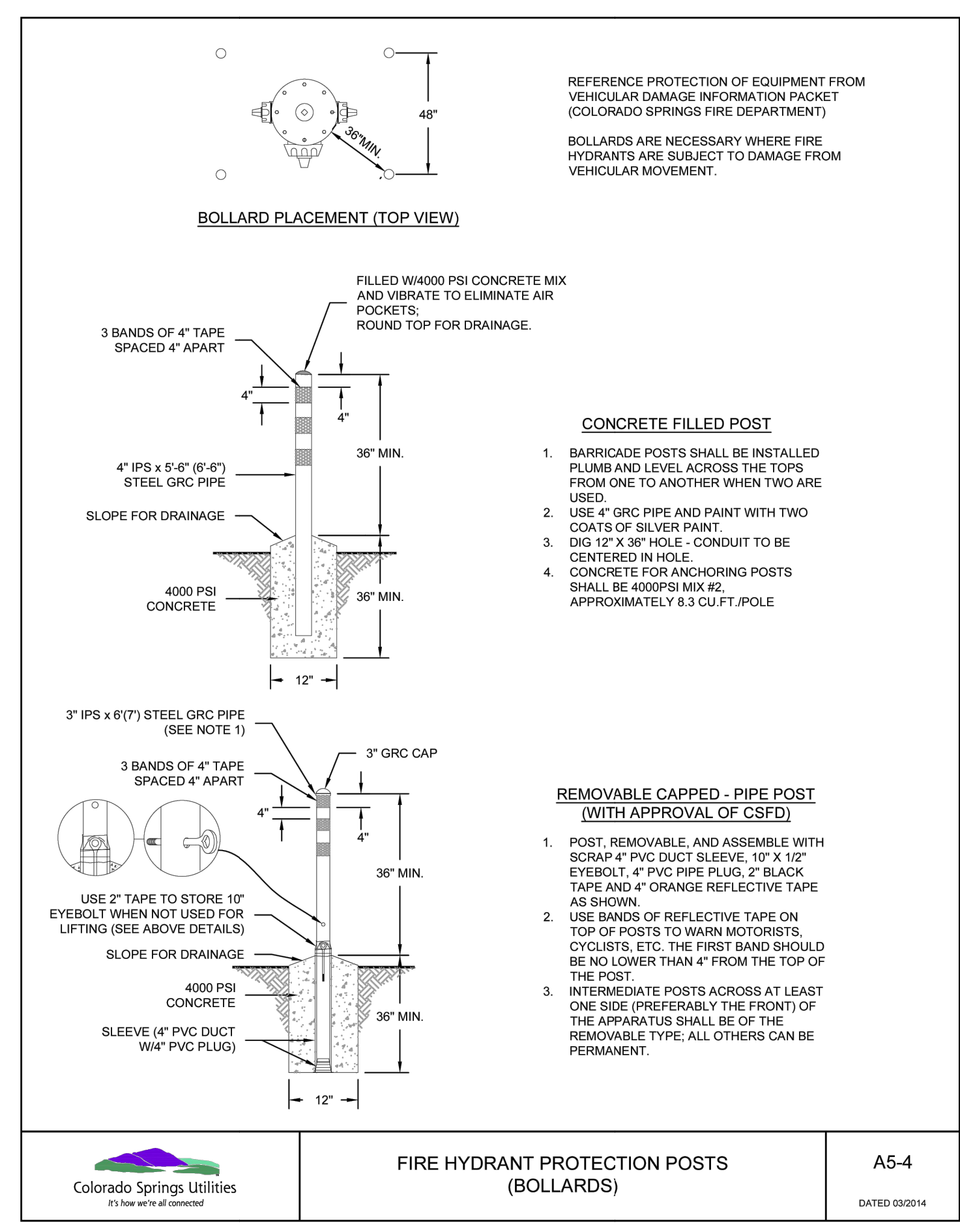
A9-1
DATED 03/2014



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

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

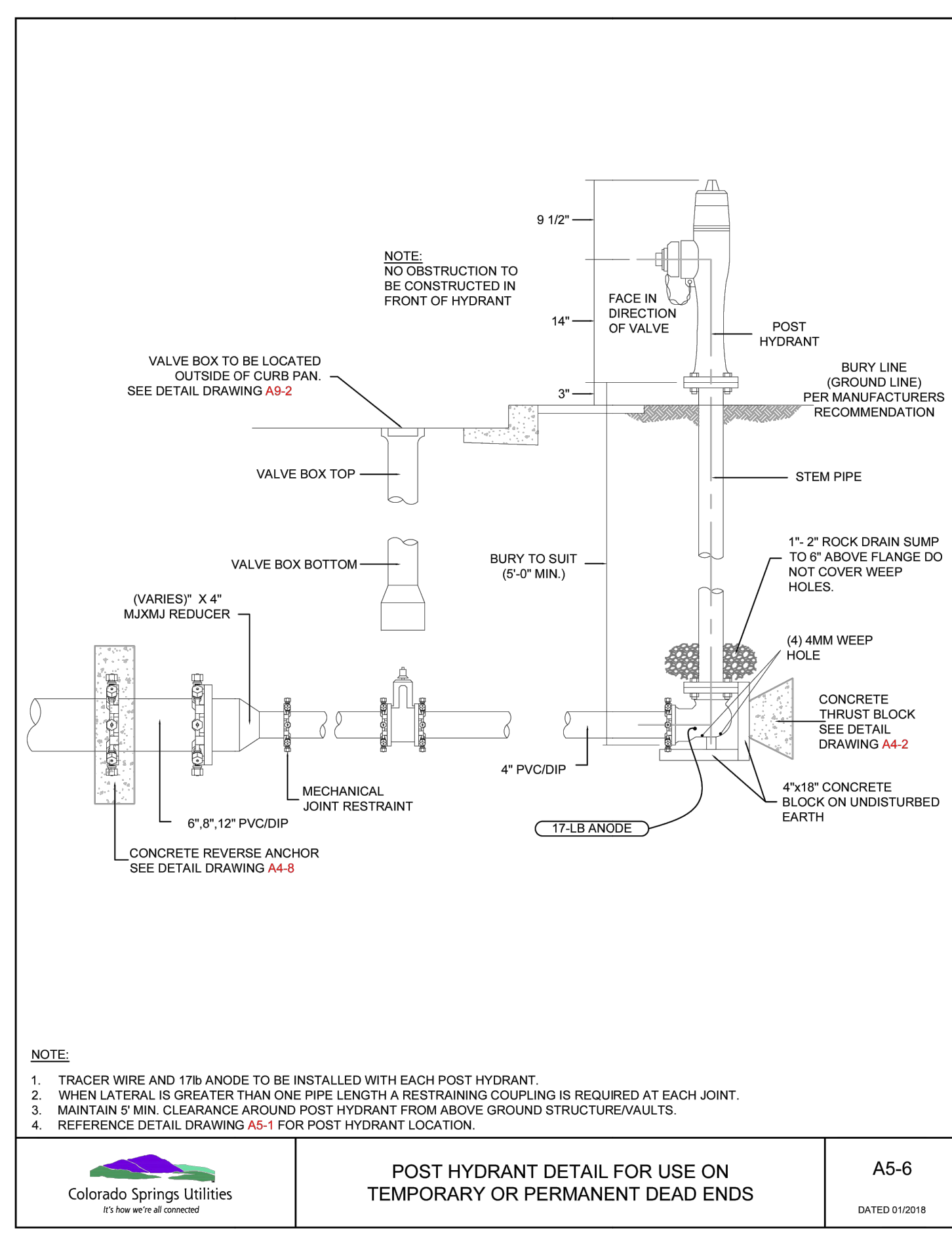
B1-1
DATED 03/2014



FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

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

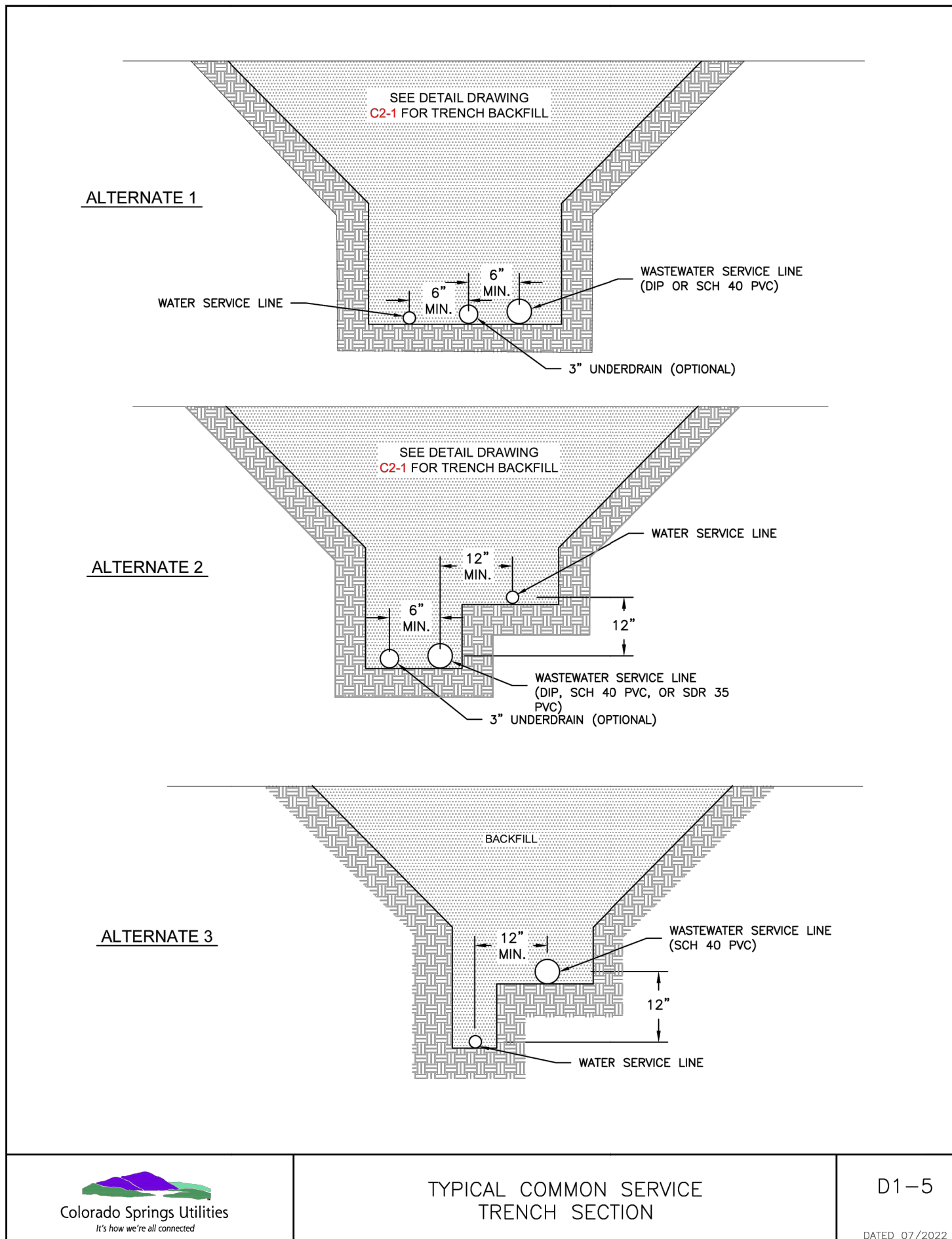
A5-4
DATED 03/2014



POST HYDRANT DETAIL FOR USE ON TEMPORARY OR PERMANENT DEAD ENDS

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

A5-6
DATED 01/2016



TYPICAL COMMON SERVICE TRENCH SECTION

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

D1-5
DATED 07/2022

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	04/26/24	N/A	PAL	
STERLING RANCH FILING NO. 5									
DETAILS									
SHEET 10 OF 10									
JOB NO. 25188.16									



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

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

25043
DATE 4/26/24

X:\25188\000\all\2518816\Drawings\Sheet\Drawings\Water\Plan\2518816.DWG, DWG, D102, 4/22/2024, 1:59:14 PM, CS