

KEY MAP

GENERAL CONSTRUCTION NOTES:



- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

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

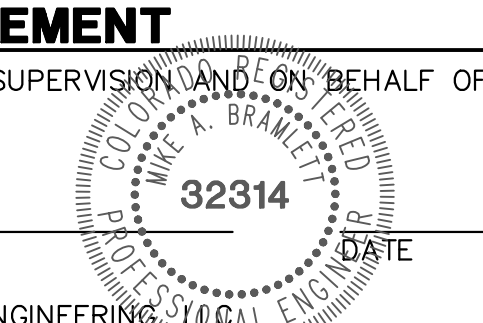
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



 100 50 0 100 200
 ORIGINAL SCALE: 1" = 100'

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

ENGINEER'S STATEMENT

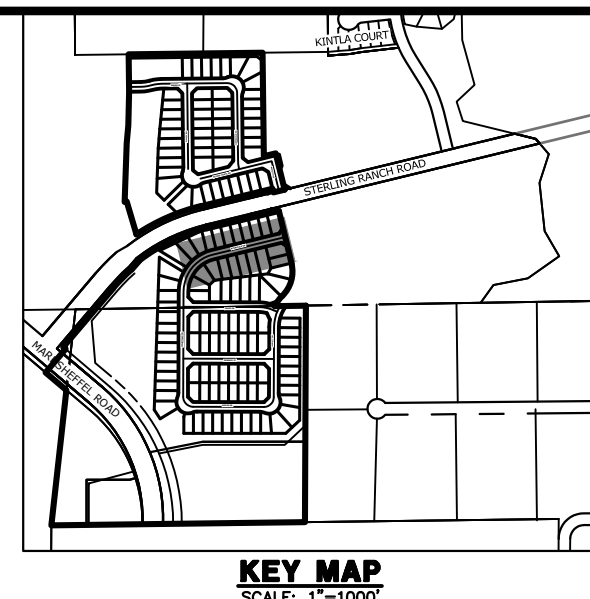
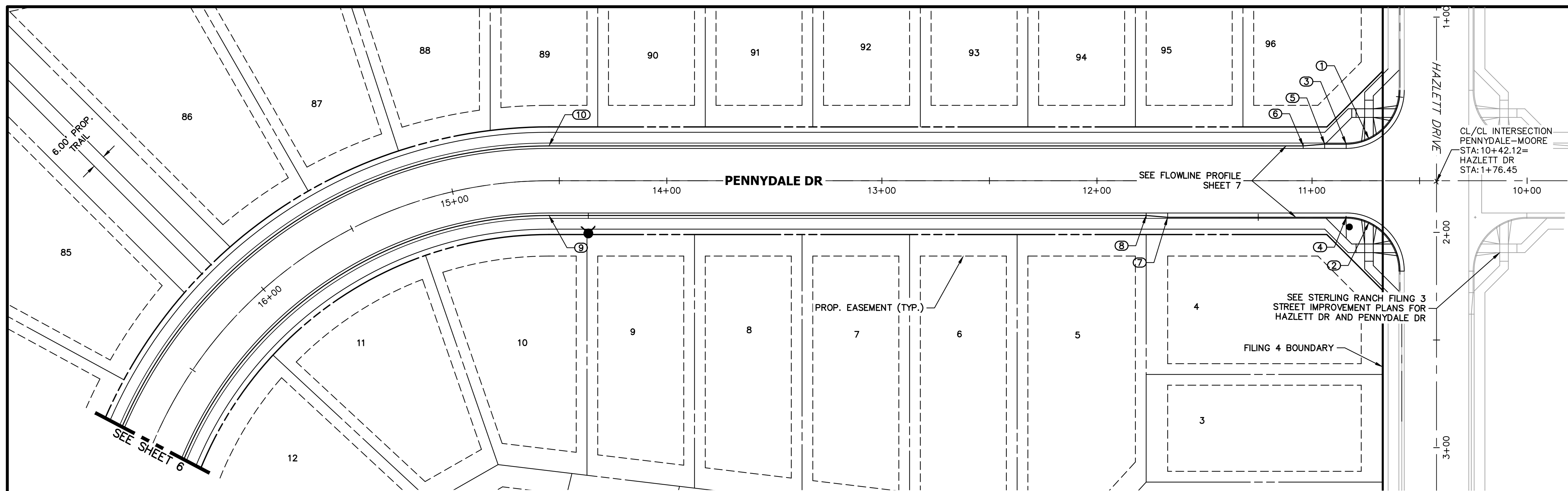
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING



MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

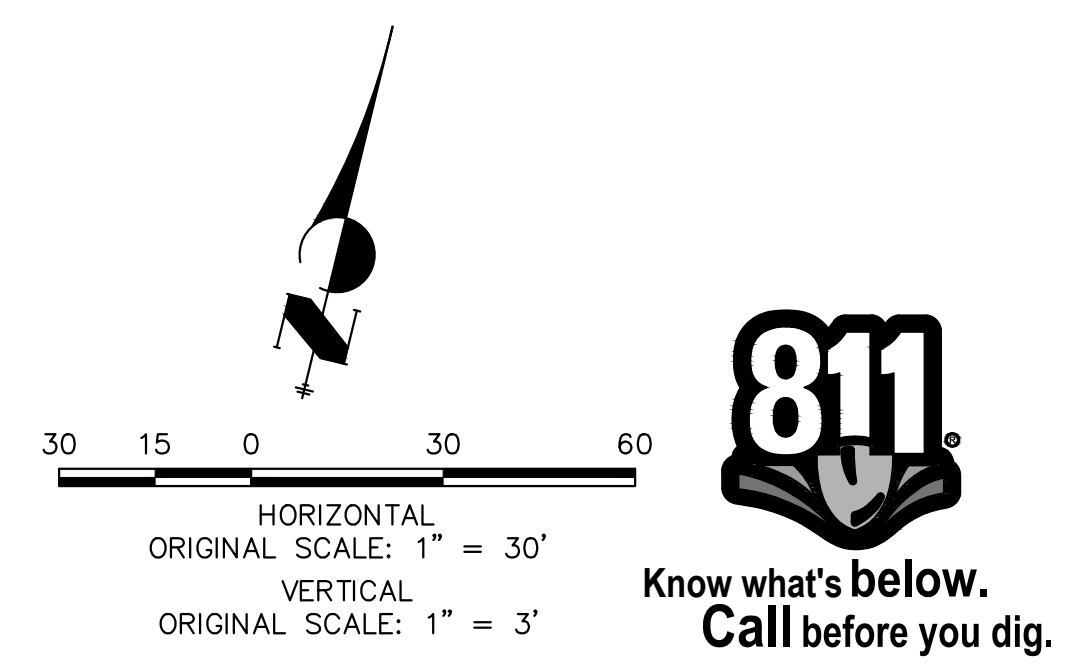
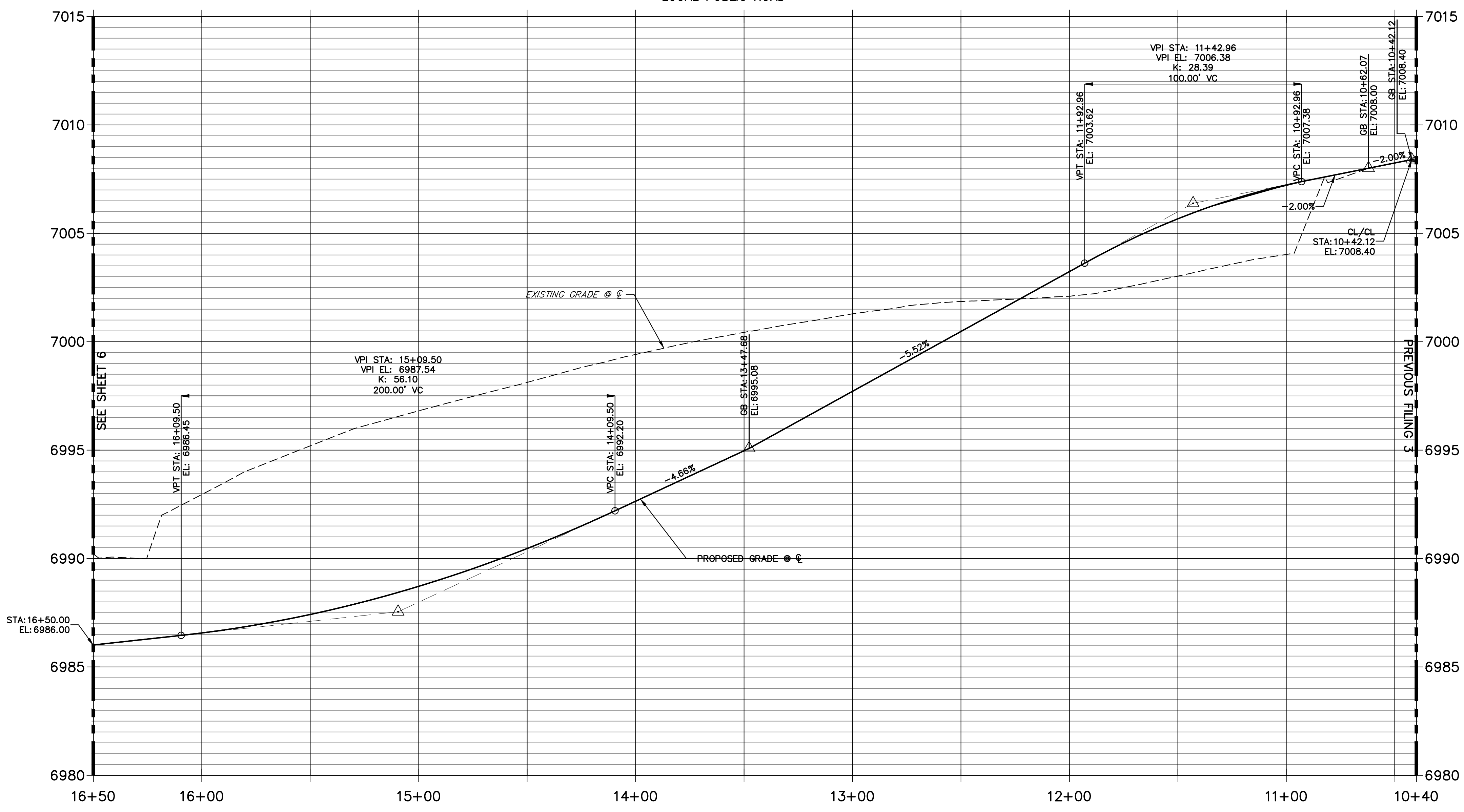
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company  Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE	No. REVISION	H-SCALE 1"=100' V-SCALE N/A DATE 04/27/23 DESIGNED BY XXX DRAWN BY WKN CHECKED BY
STERLING RANCH FILING 4	GENERAL NOTES	SHEET 2 OF 25 JOB NO. 25188.11

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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7007.95	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7007.07	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7007.73	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7007.01	PCR
5	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.43	CURB TRANSITION
6	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7007.04	CURB TRANSITION
7	11+67.12	17.00' (LT)	PENNYDALE-MOORE	7004.47	CURB TRANSITION
8	11+77.12	16.17' (LT)	PENNYDALE-MOORE	7004.06	CURB TRANSITION
9	14+54.81	16.17' (LT)	PENNYDALE-MOORE	6989.88	PC
10	14+54.81	16.17' (RT)	PENNYDALE-MOORE	6989.88	PC

PENNYDALE DRIVE
STA 10+40.00 TO 16+50.00
 LOCAL PUBLIC ROAD



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

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

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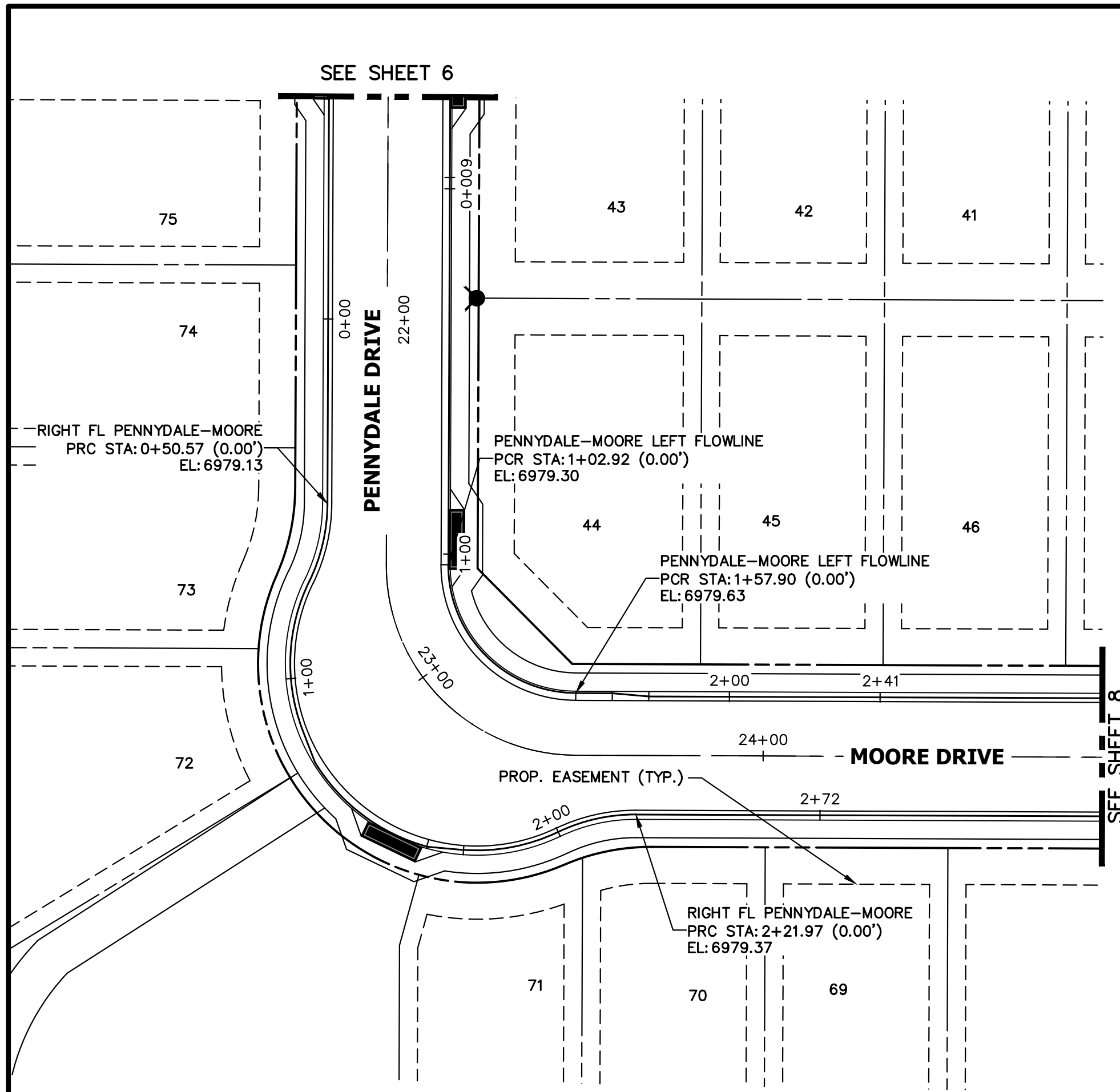
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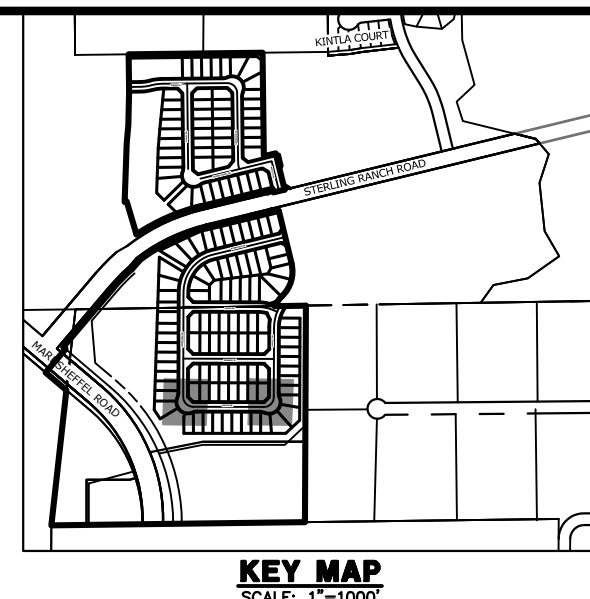
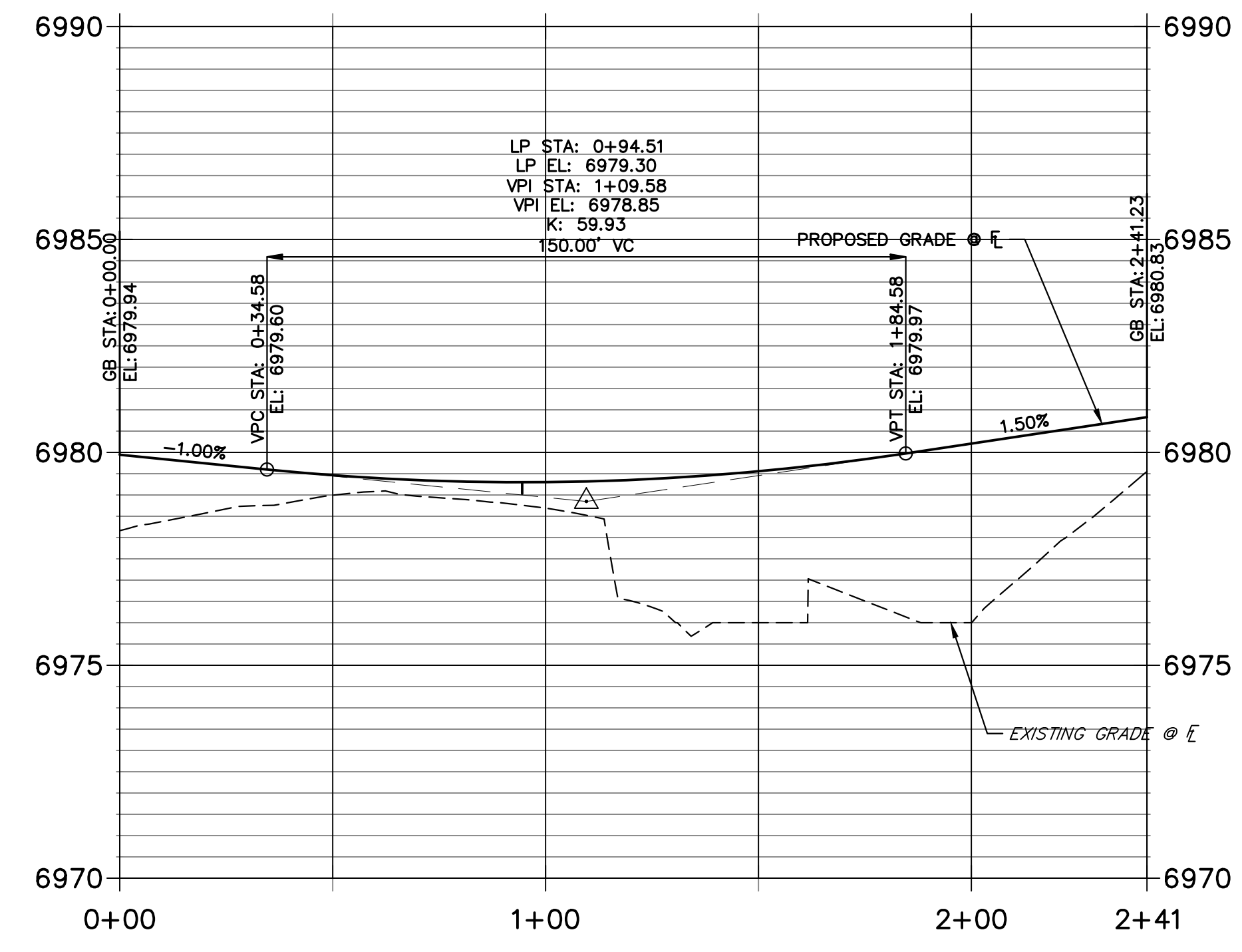
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 V-SCALE 1"=3'
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 DRAWN BY WKN
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STERLING RANCH FILING 4
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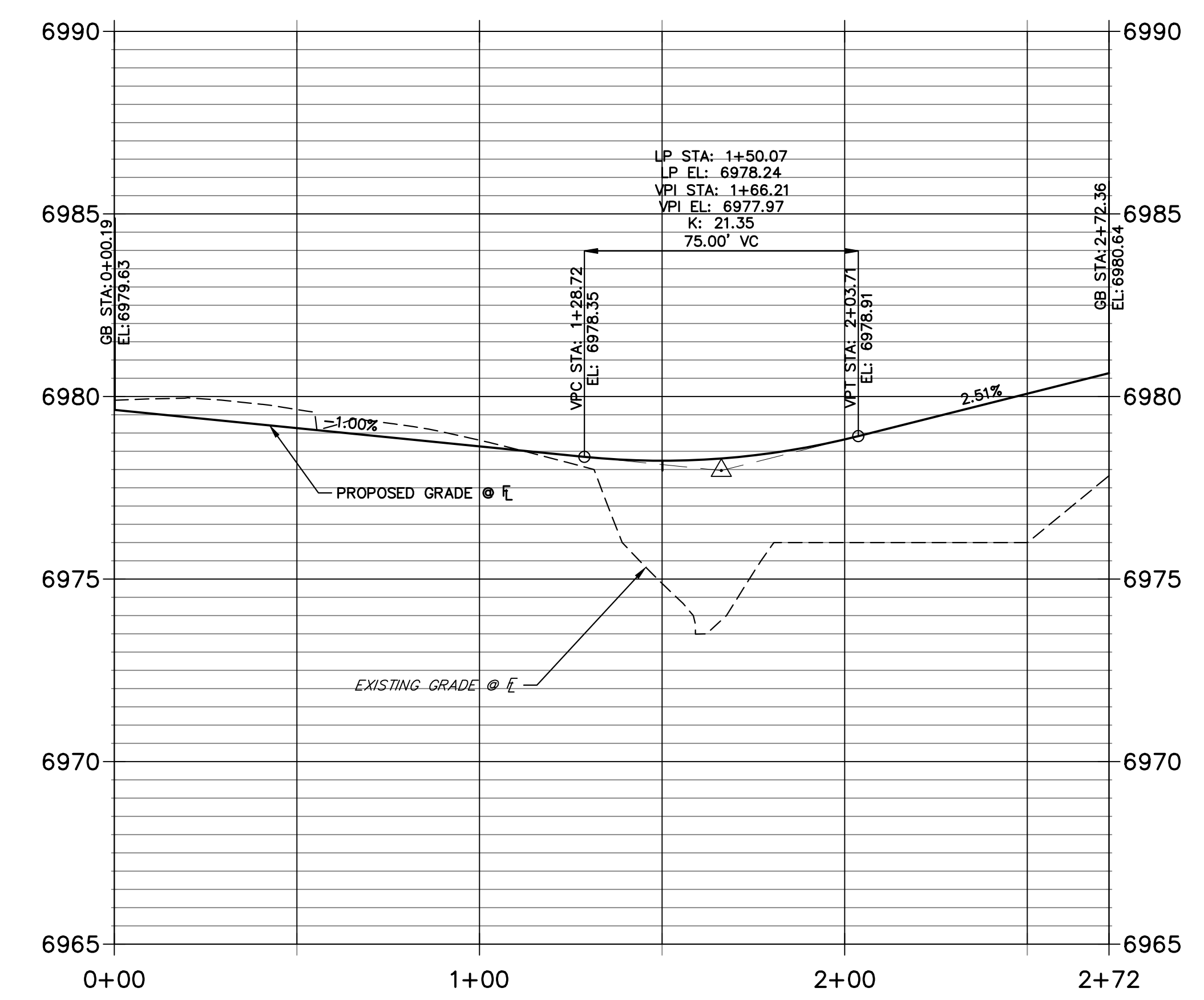
SHEET 5 OF 25
 JOB NO. 25188.11



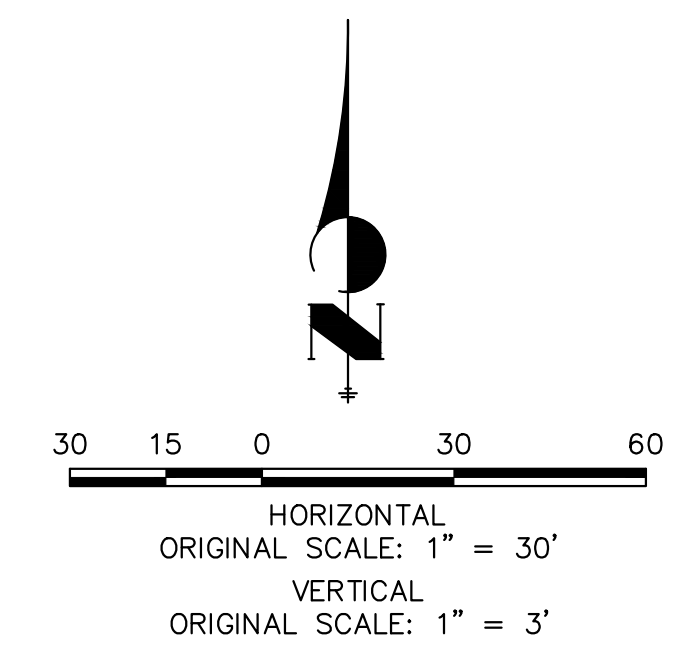
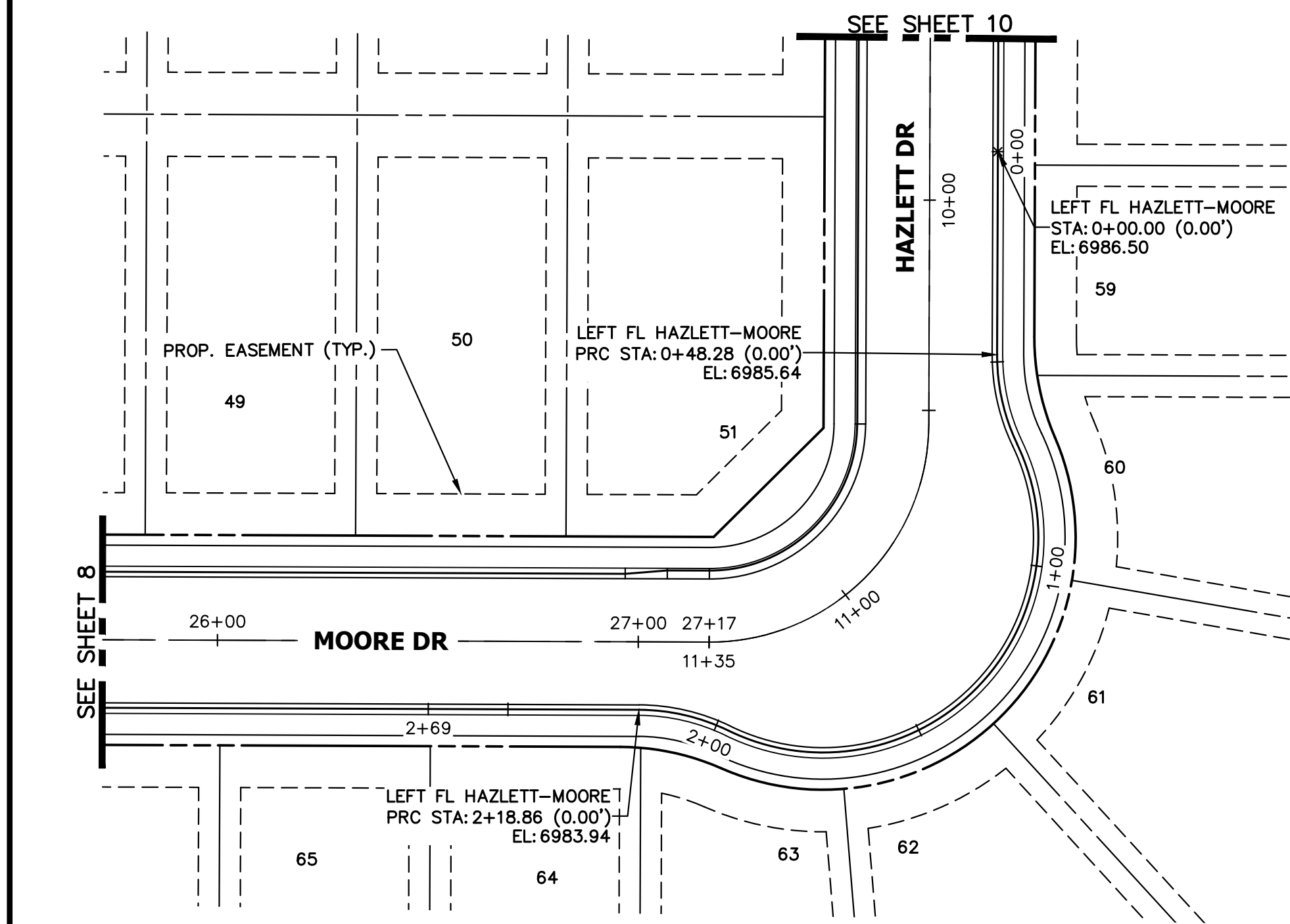
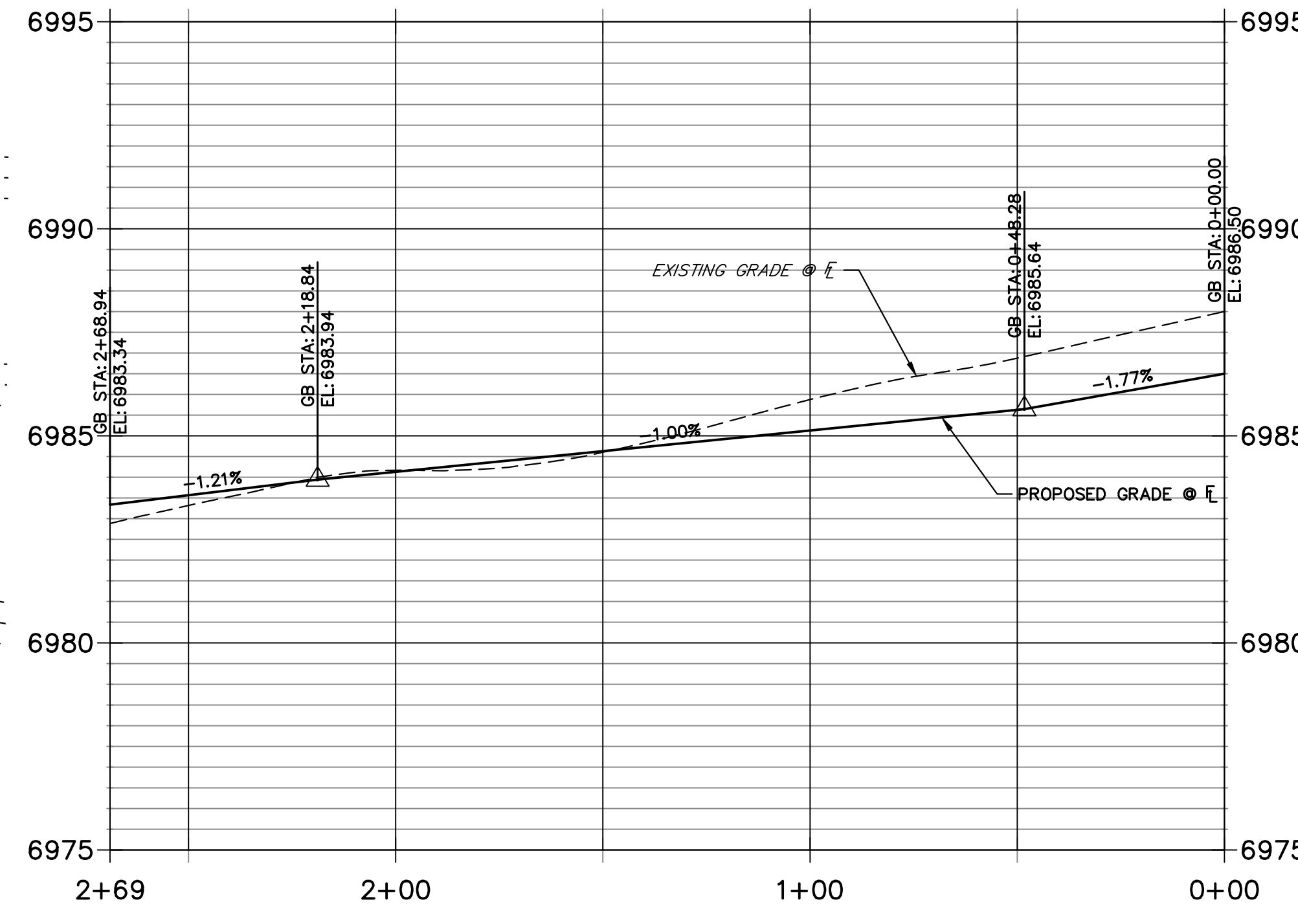
**PENNYDALE-MOORE LEFT FLOWLINE PROFILE
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**RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+72.36**

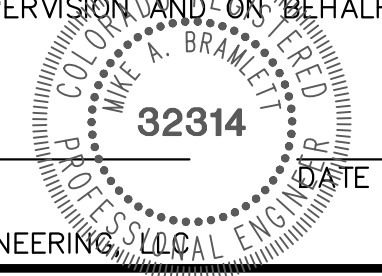


**LEFT FL HAZLETT-MOORE PROFILE
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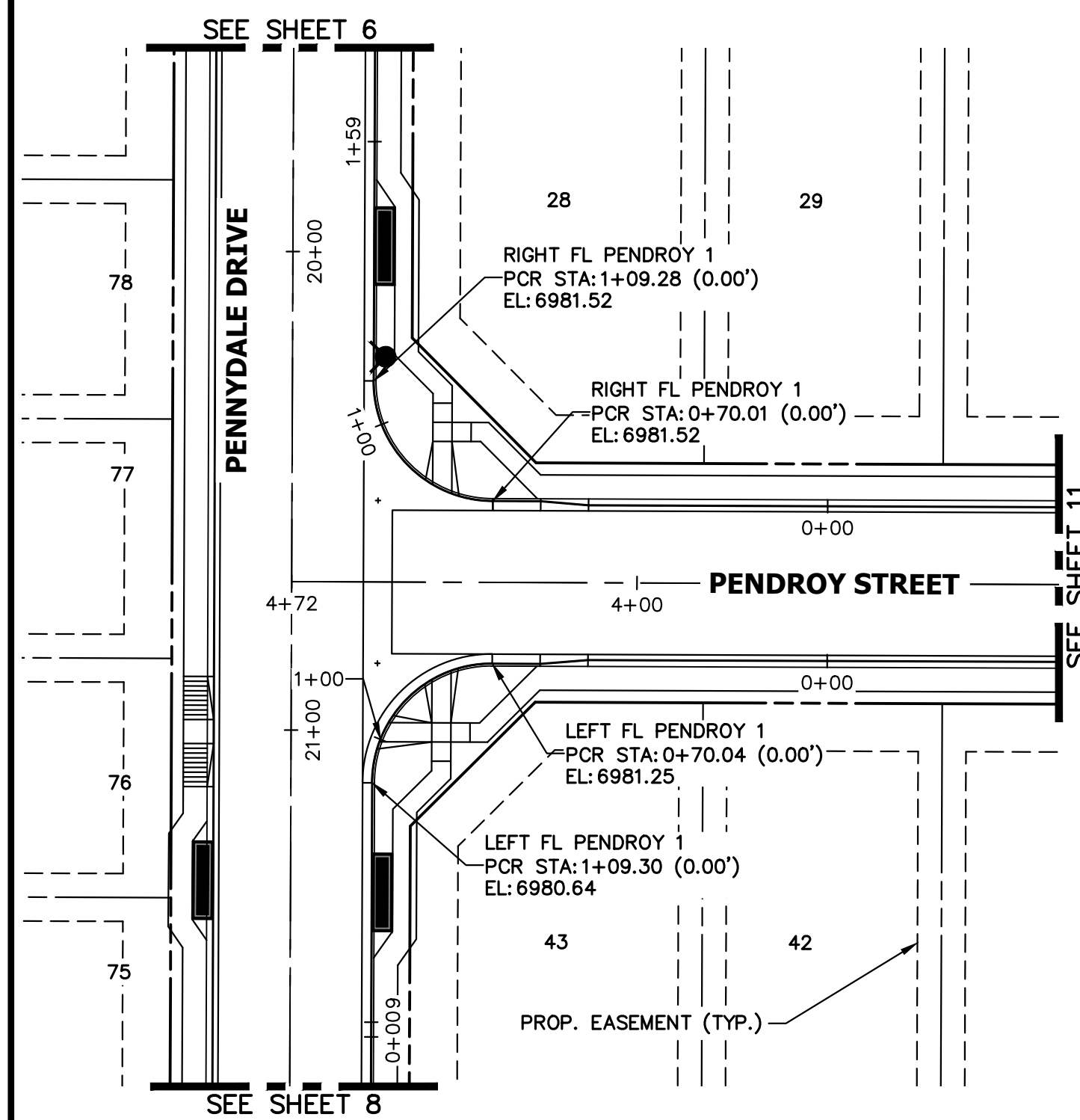
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PREPARED FOR: SR LAND, LLC, 20 BOULDER CRESCENT SUITE 200, COLORADO SPRINGS, CO 80903, JAMES F. MORLEY (719) 471-1742

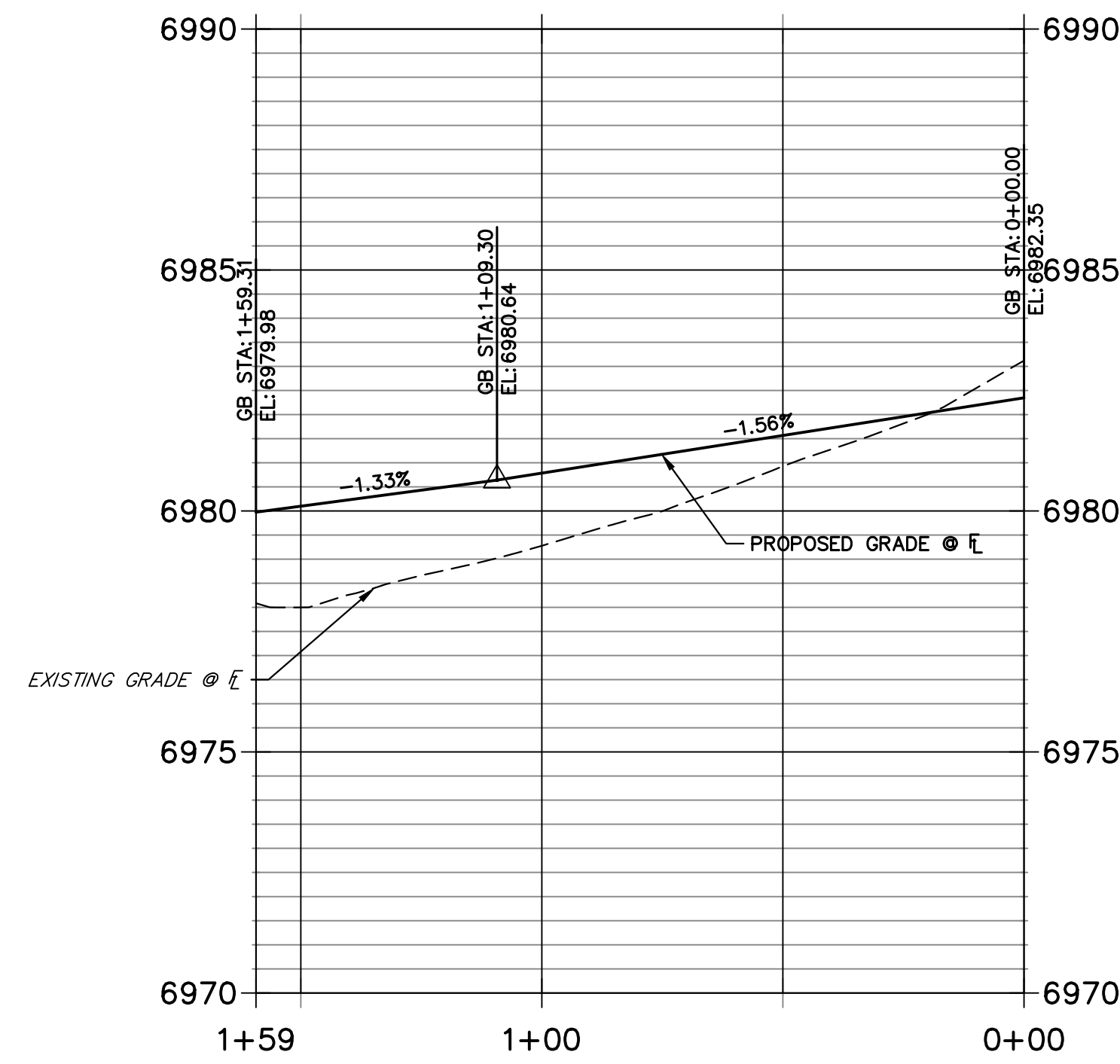
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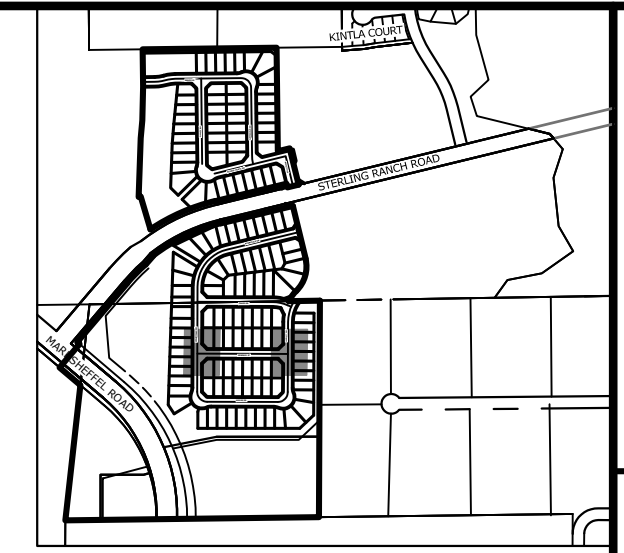
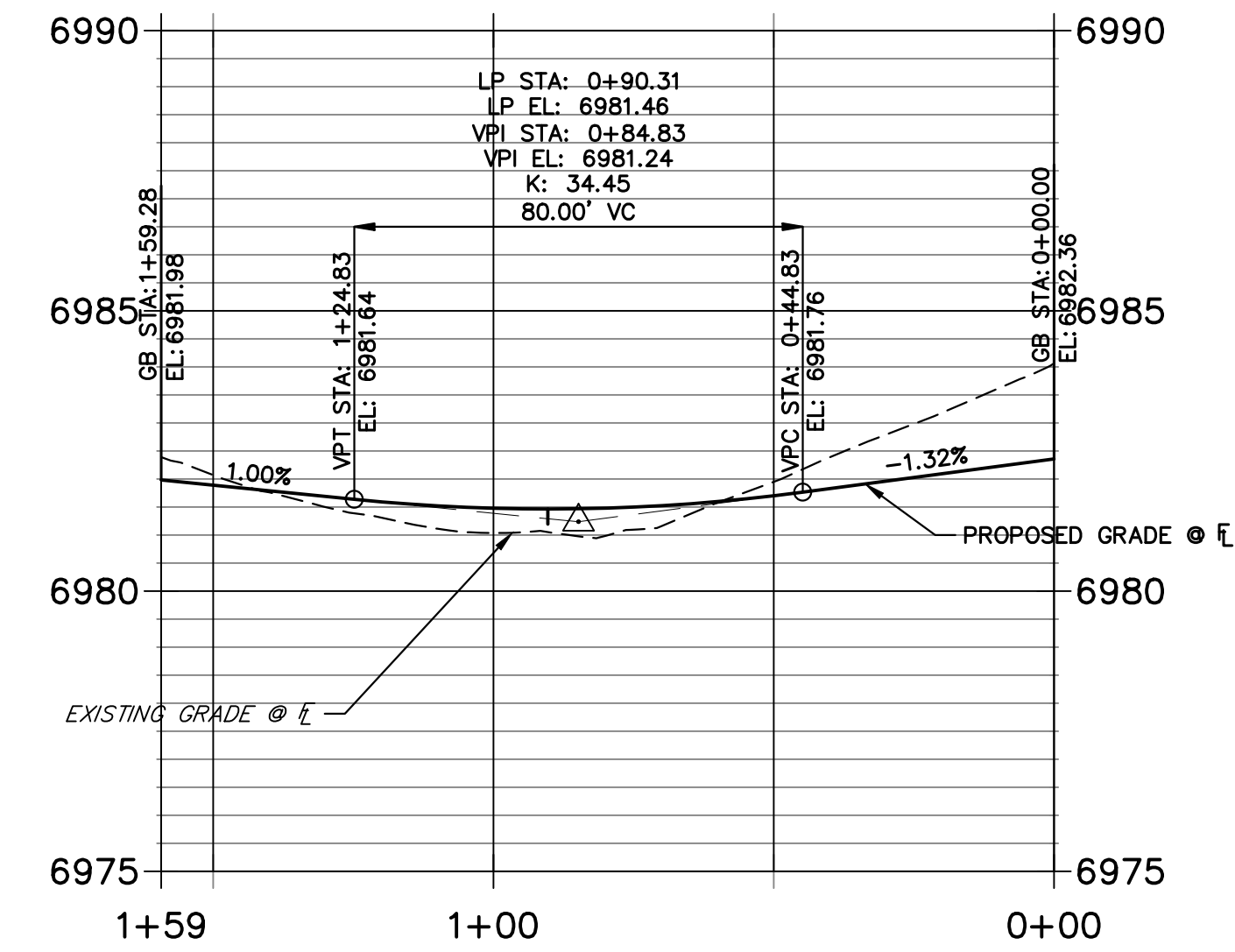
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
SHEET 9 OF 25
JOB NO. 25188.11



**LEFT FL PENDROY 1 PROFILE
STA 0+00.00 TO 1+59.31**



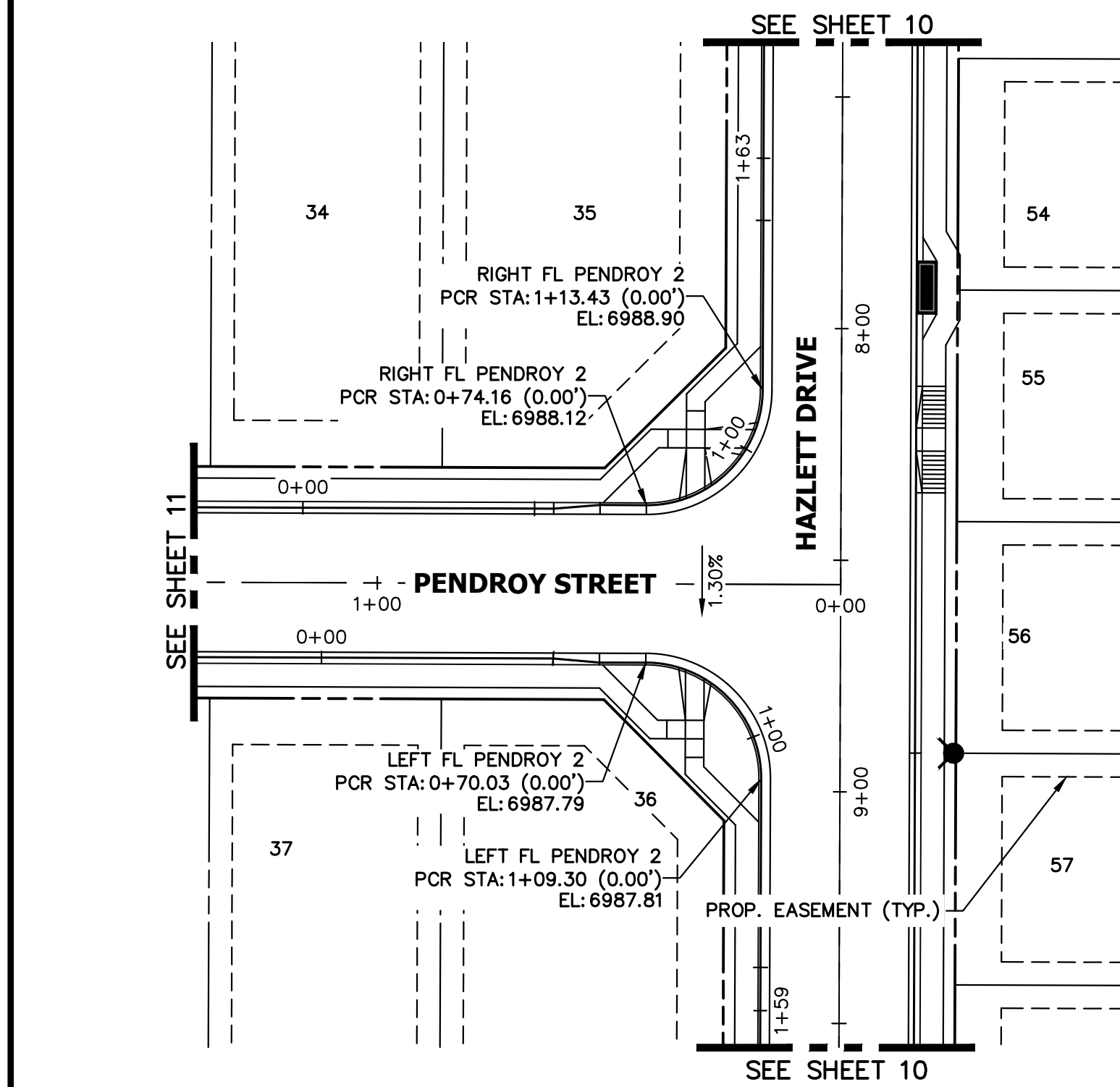
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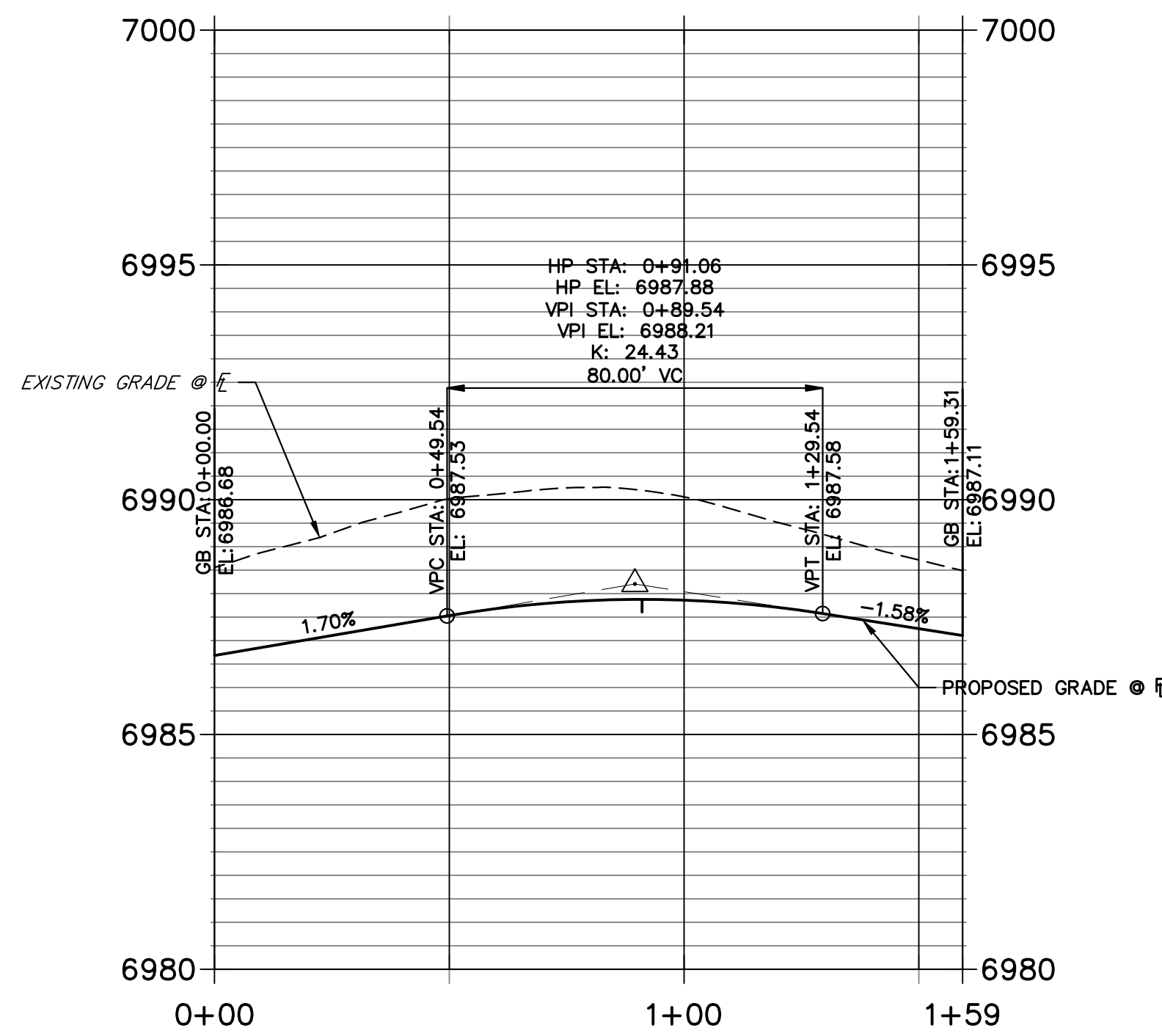
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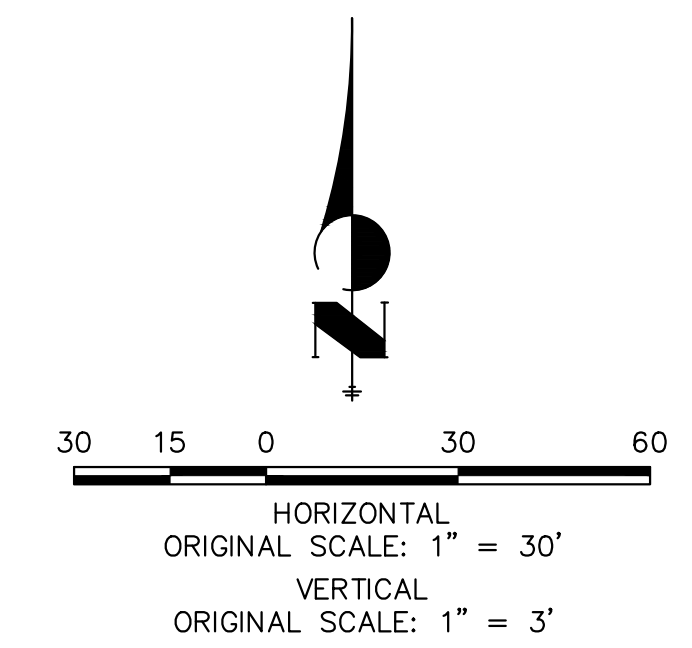
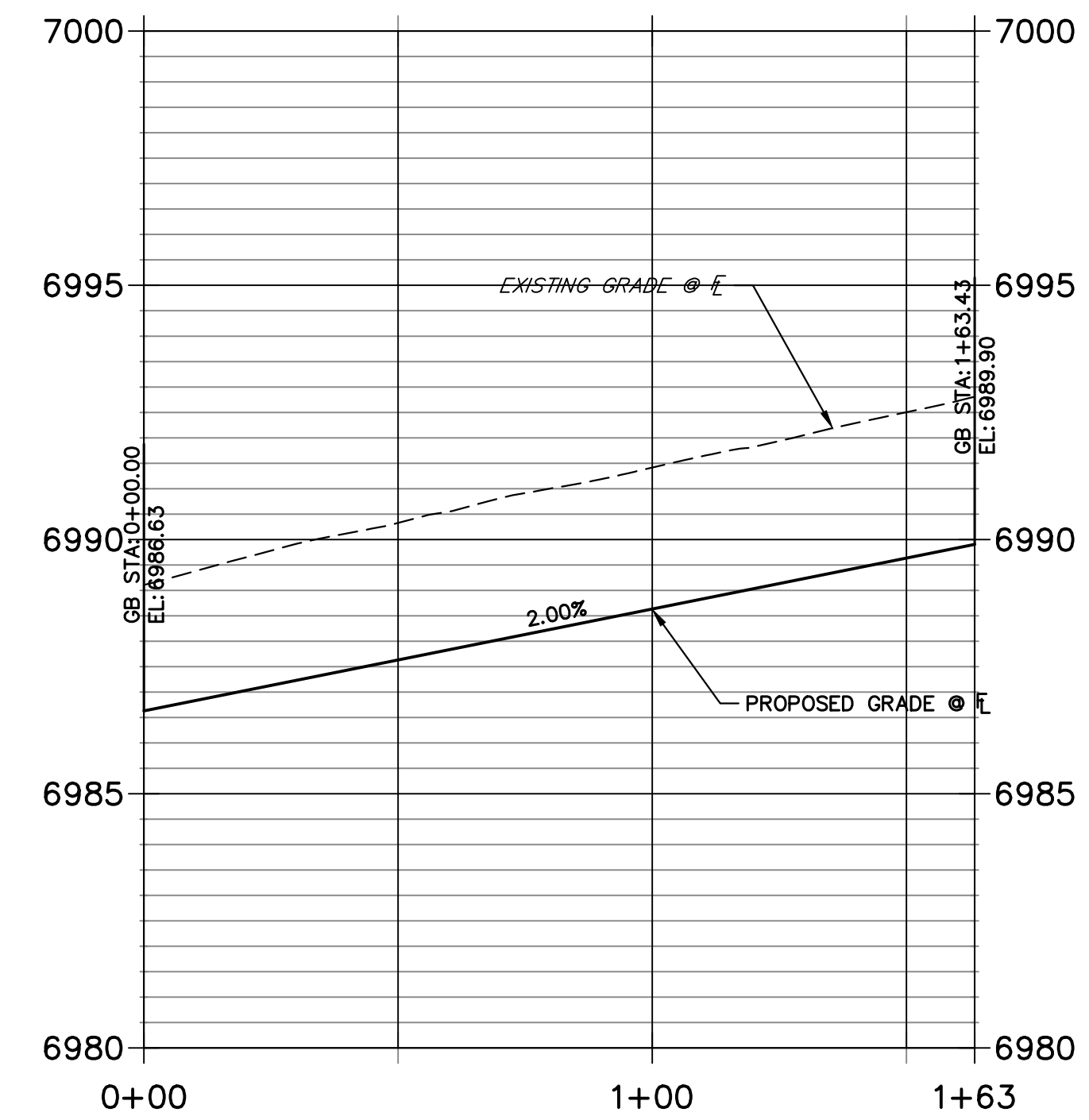
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**LEFT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+59.31**



**RIGHT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+63.43**



BY	DATE	REVISION

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

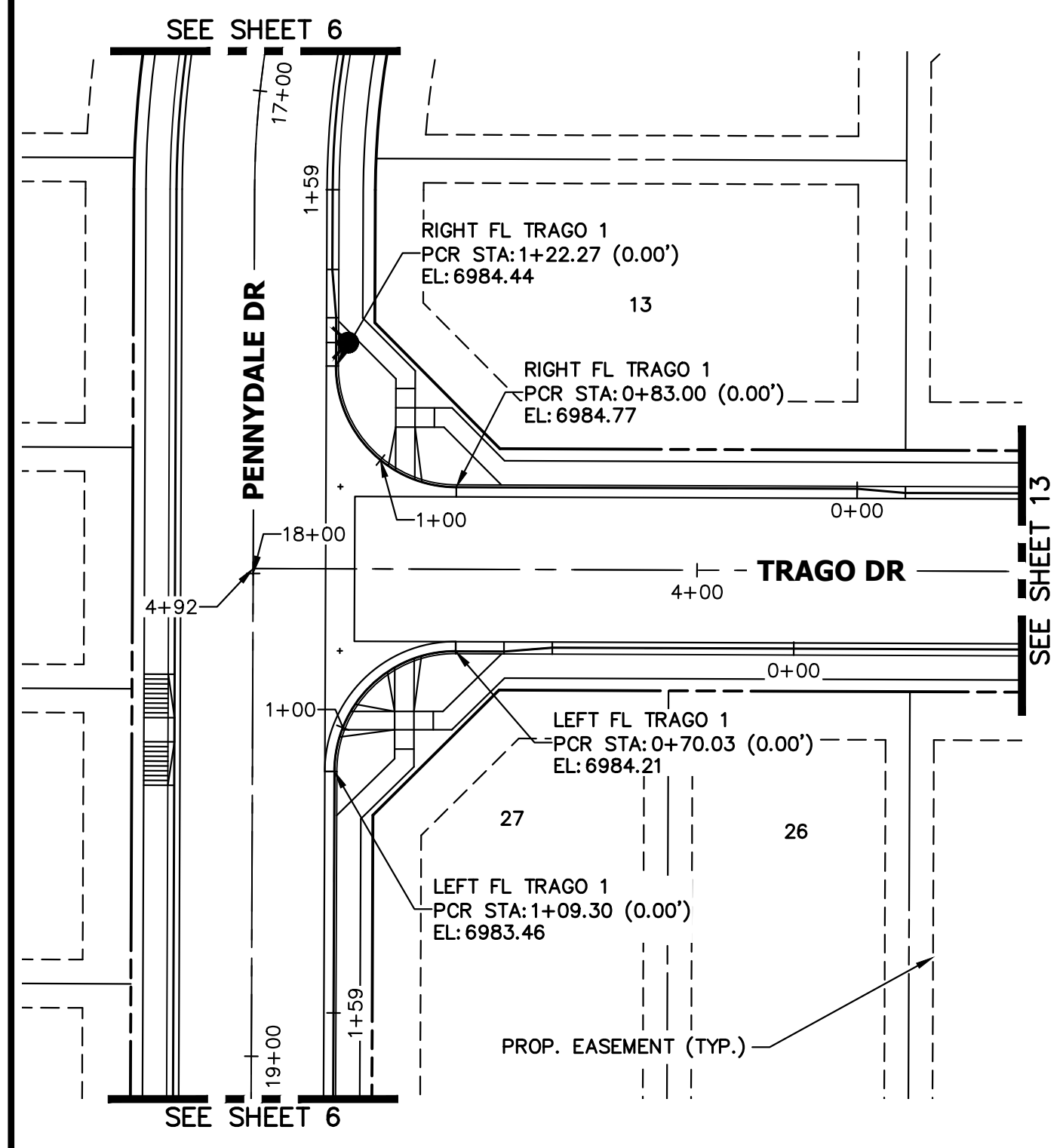
SHEET 12 OF 25
JOB NO. 25188.11



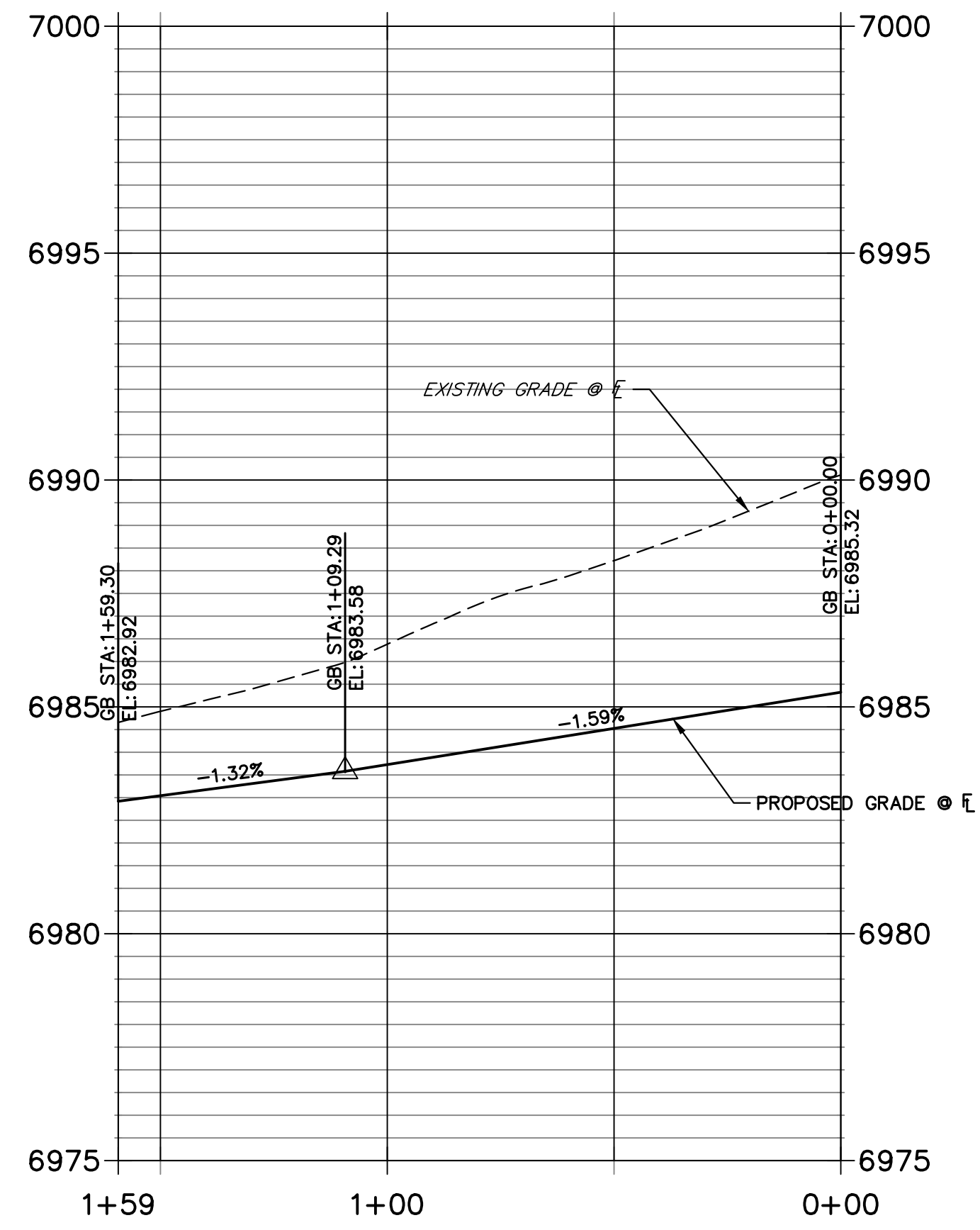
ENGINEER'S STATEMENT
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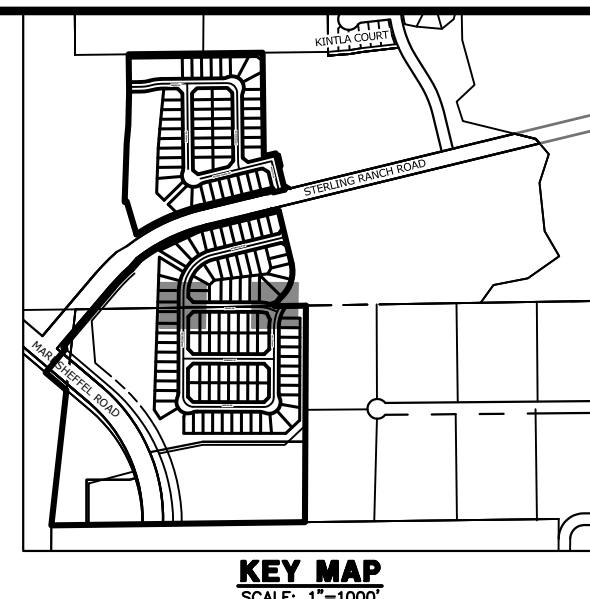
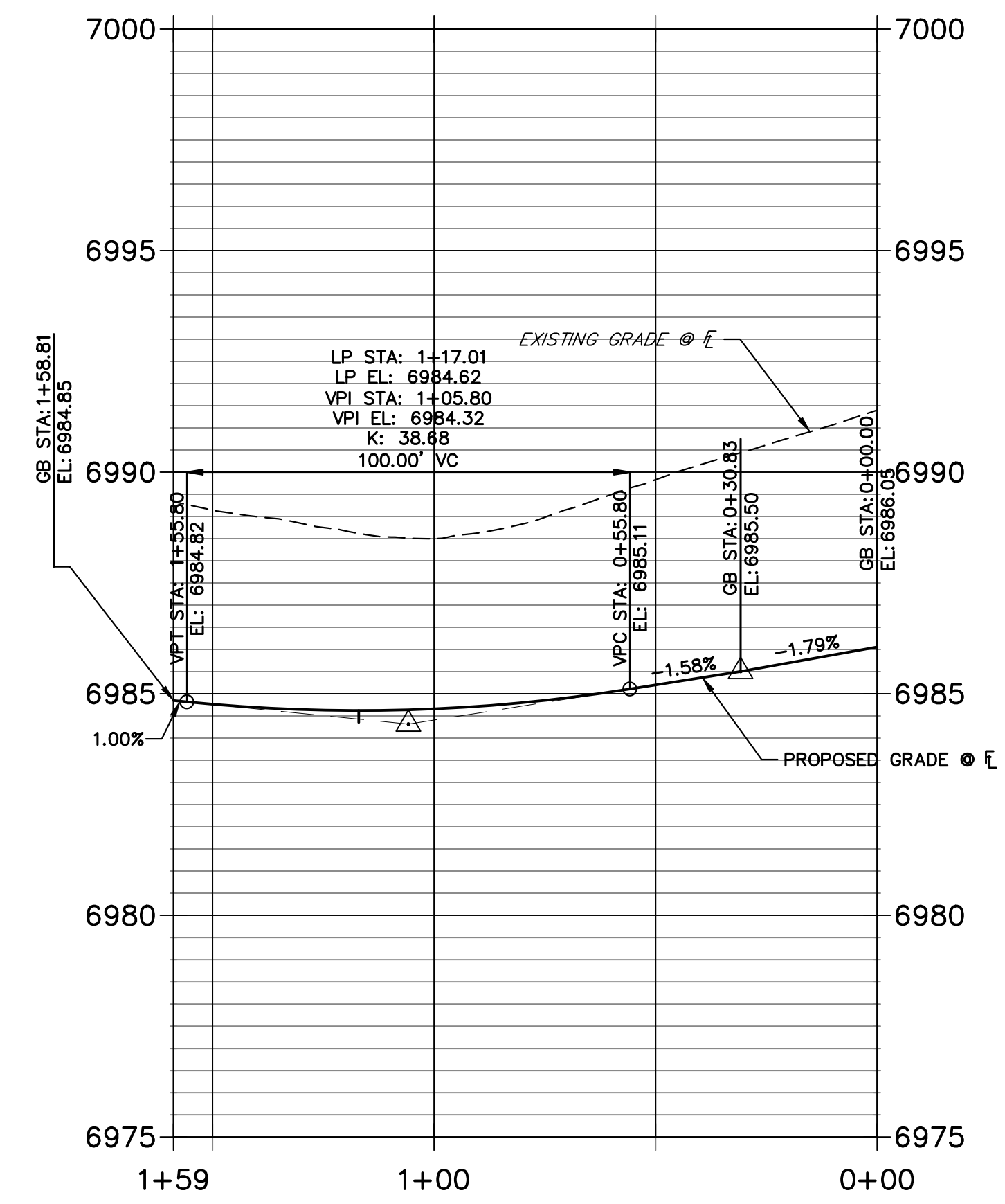
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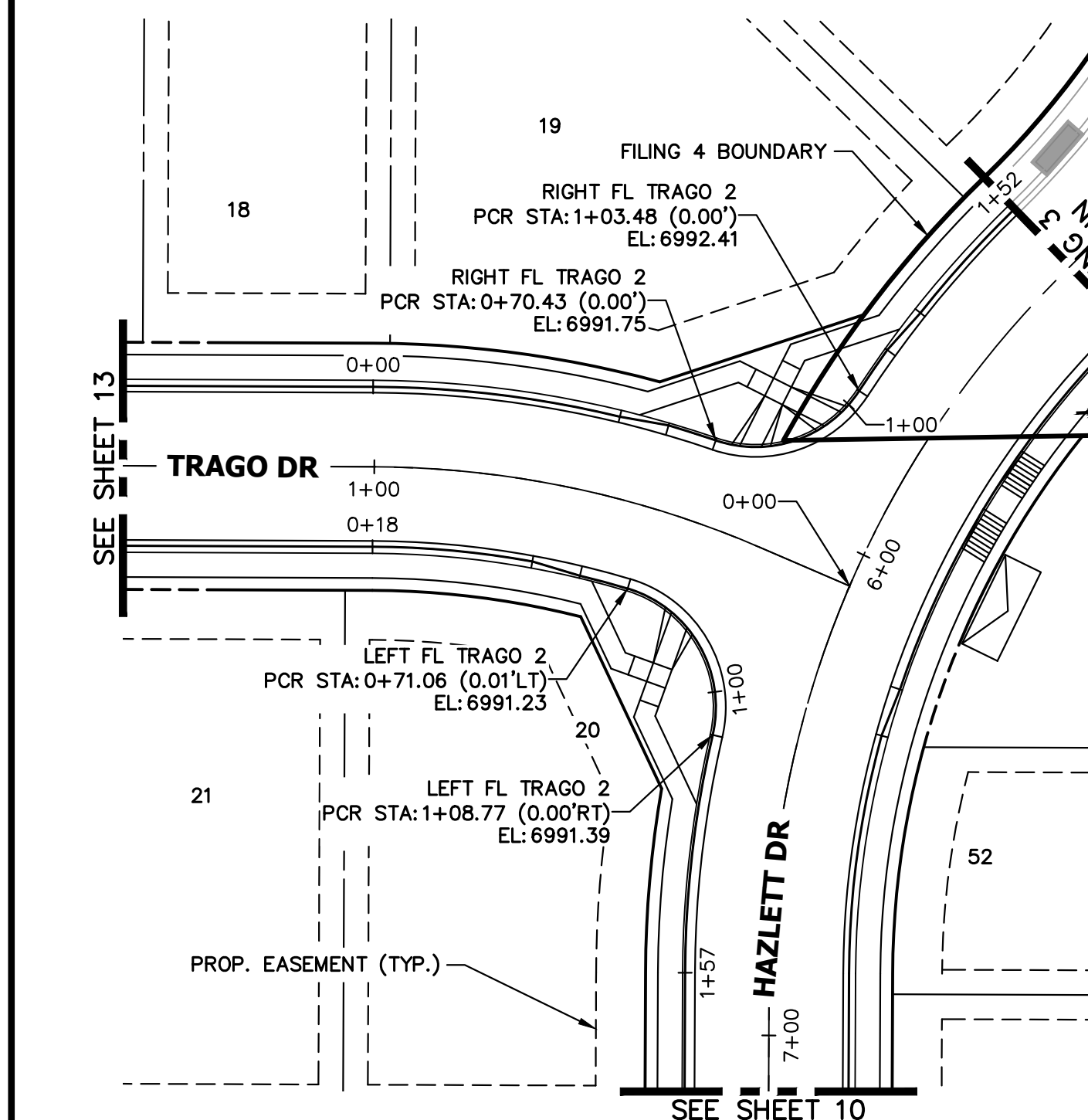
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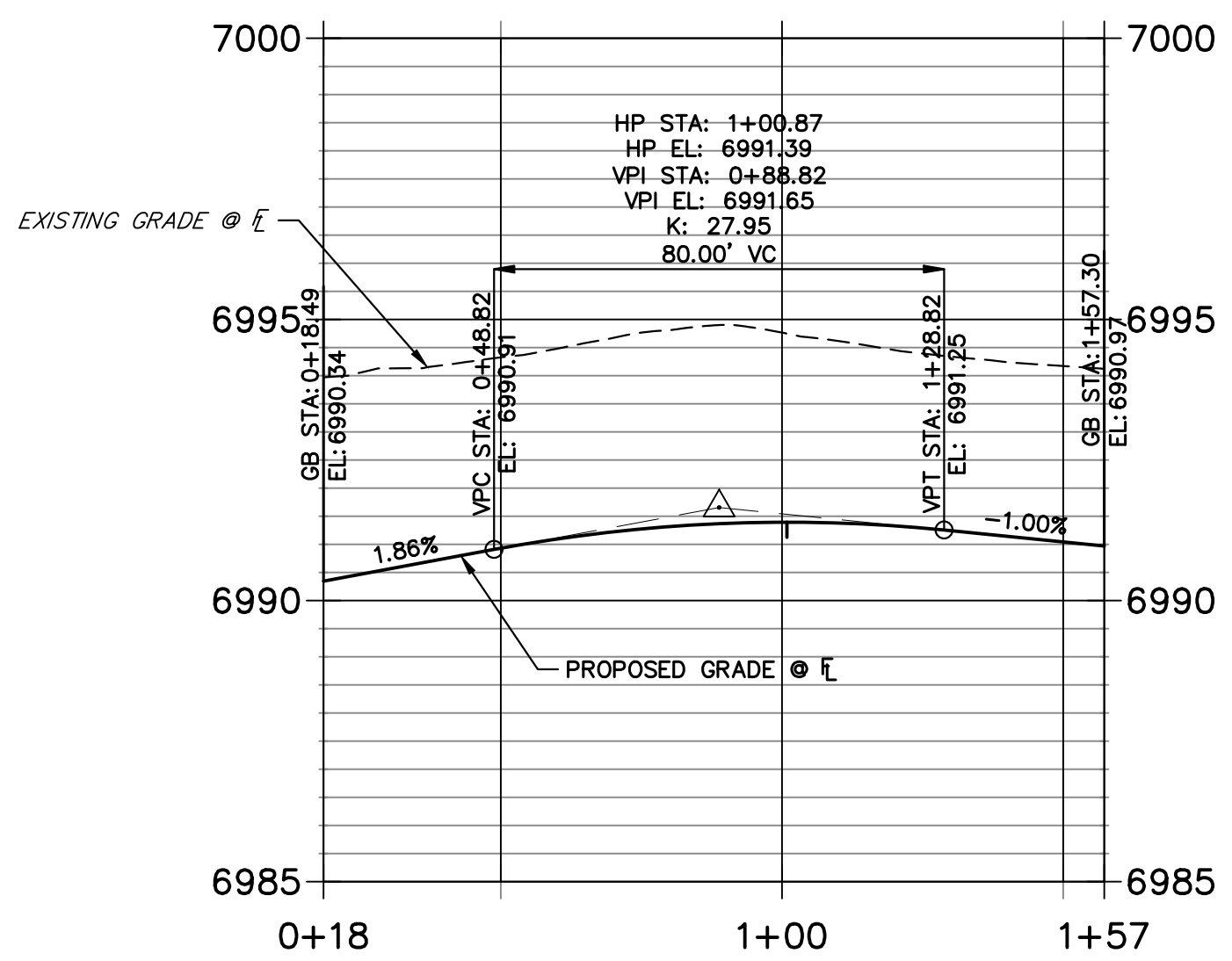
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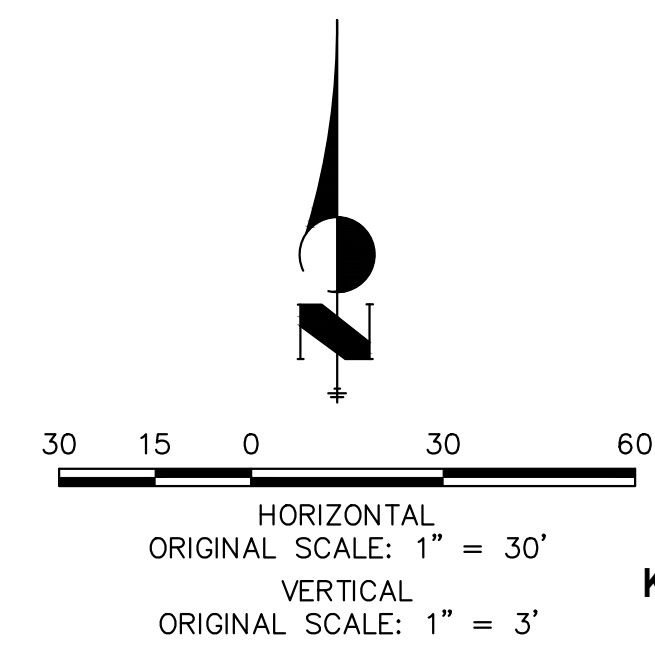
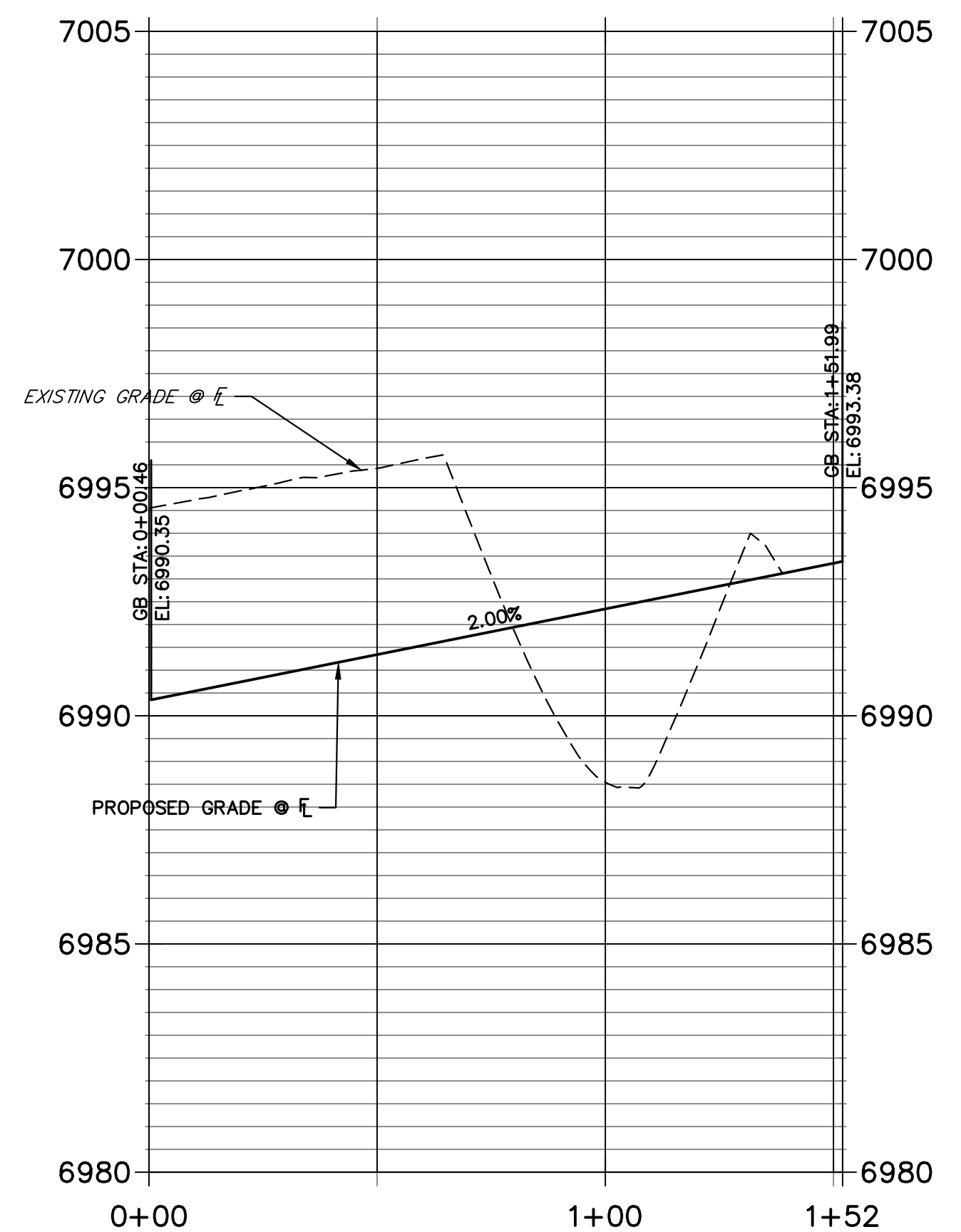
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**LEFT FL TRAGO 2 PROFILE
STA 0+18.49 TO 1+57.30**



**RIGHT FL TRAGO 2 PROFILE
STA 0+00.00 TO 1+51.99**

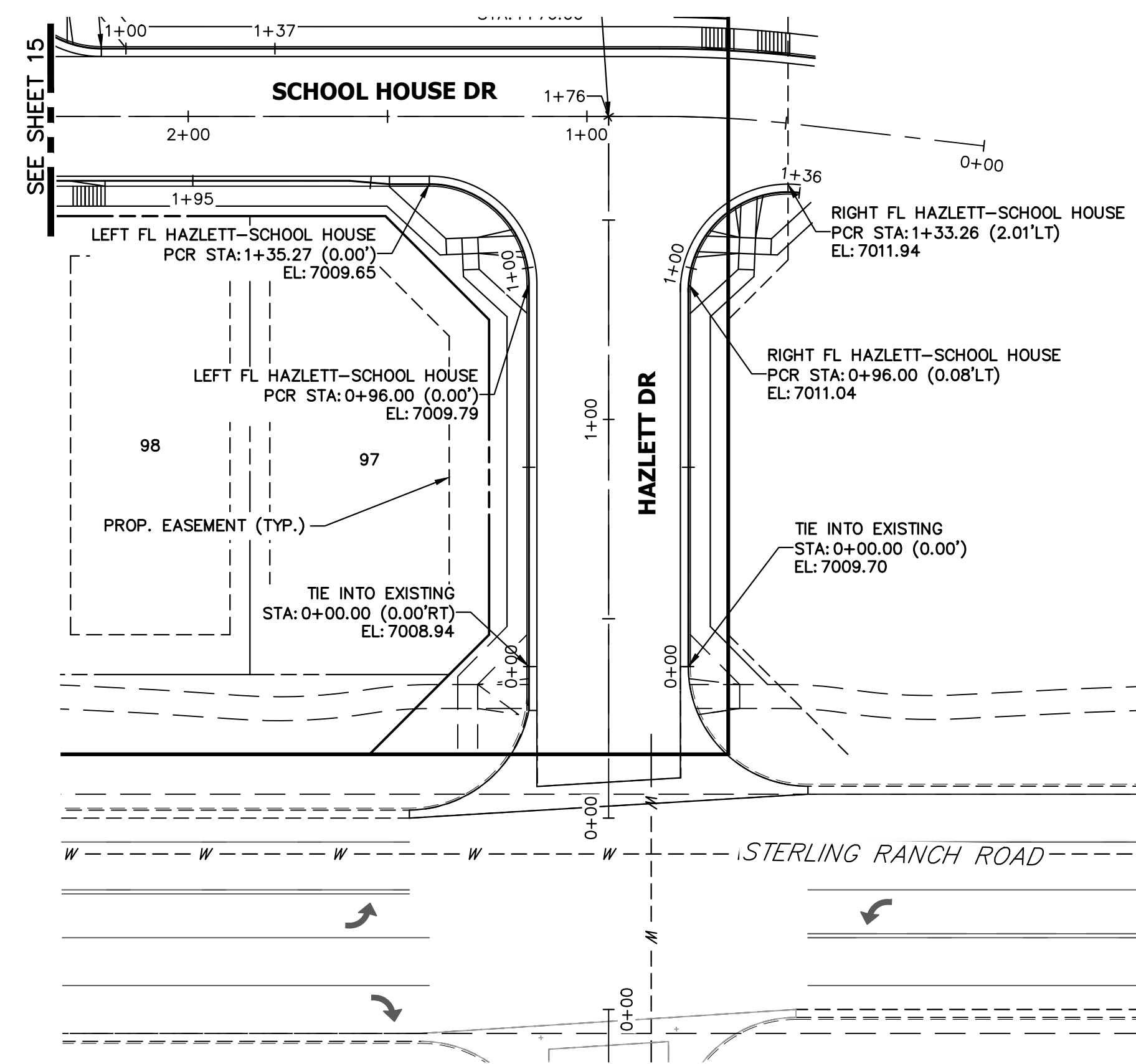


ENGINEER'S STATEMENT
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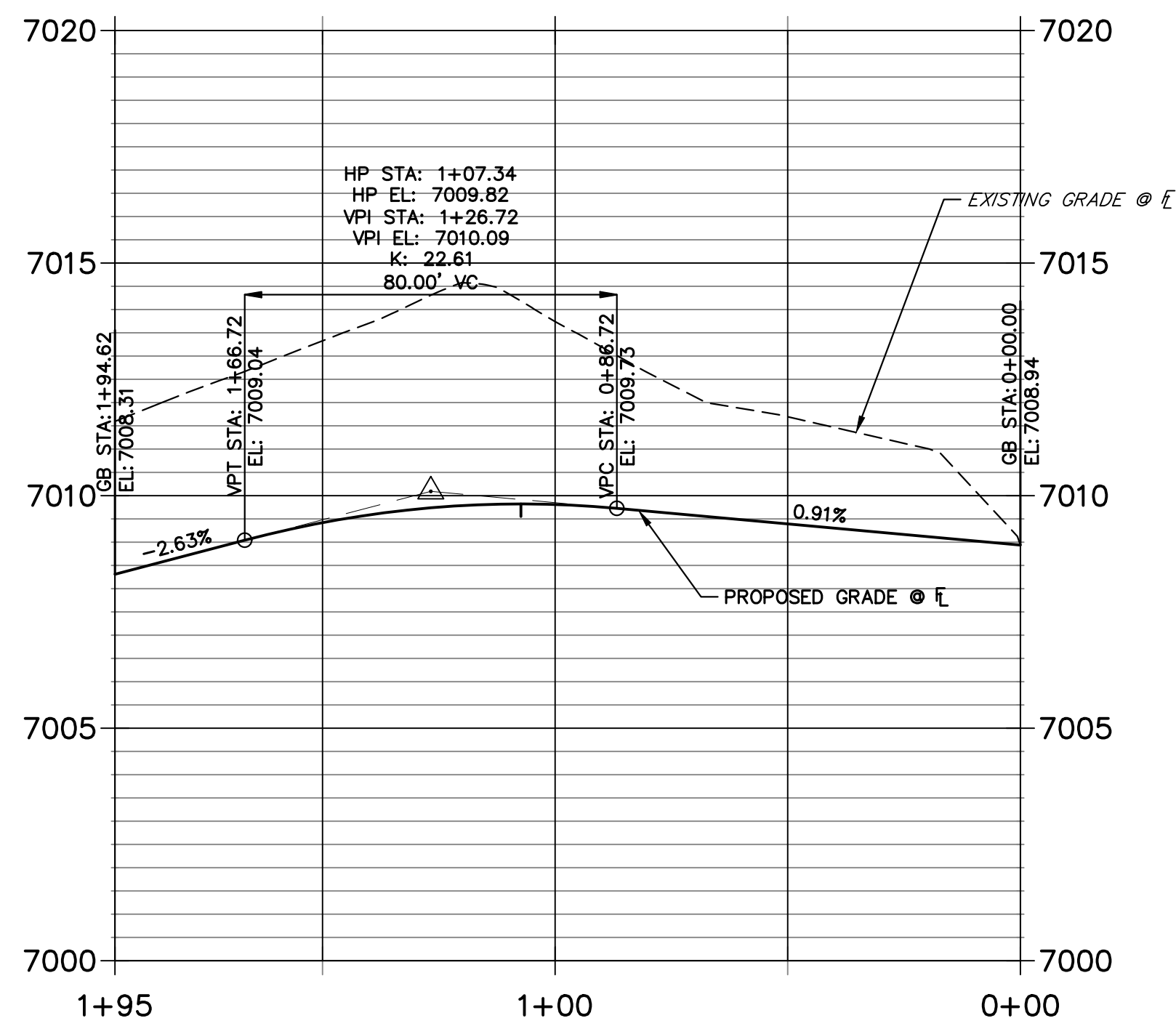
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	DATE	XXX			
STERLING RANCH FILING 4										
STREET IMPROVEMENT PLAN										
SHEET 14 OF 25										
JOB NO. 25188.11										

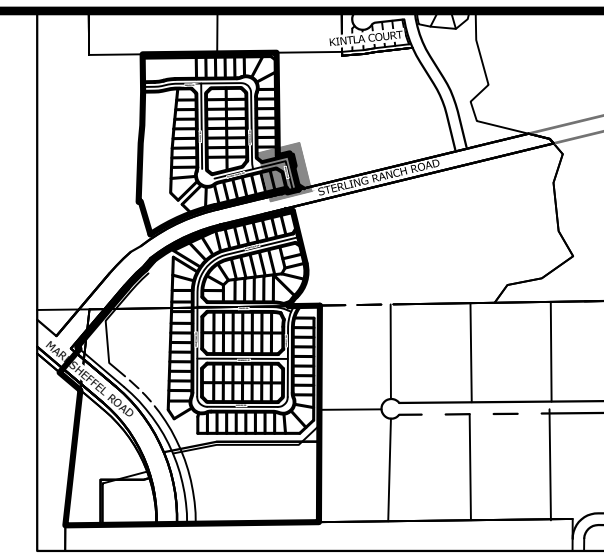
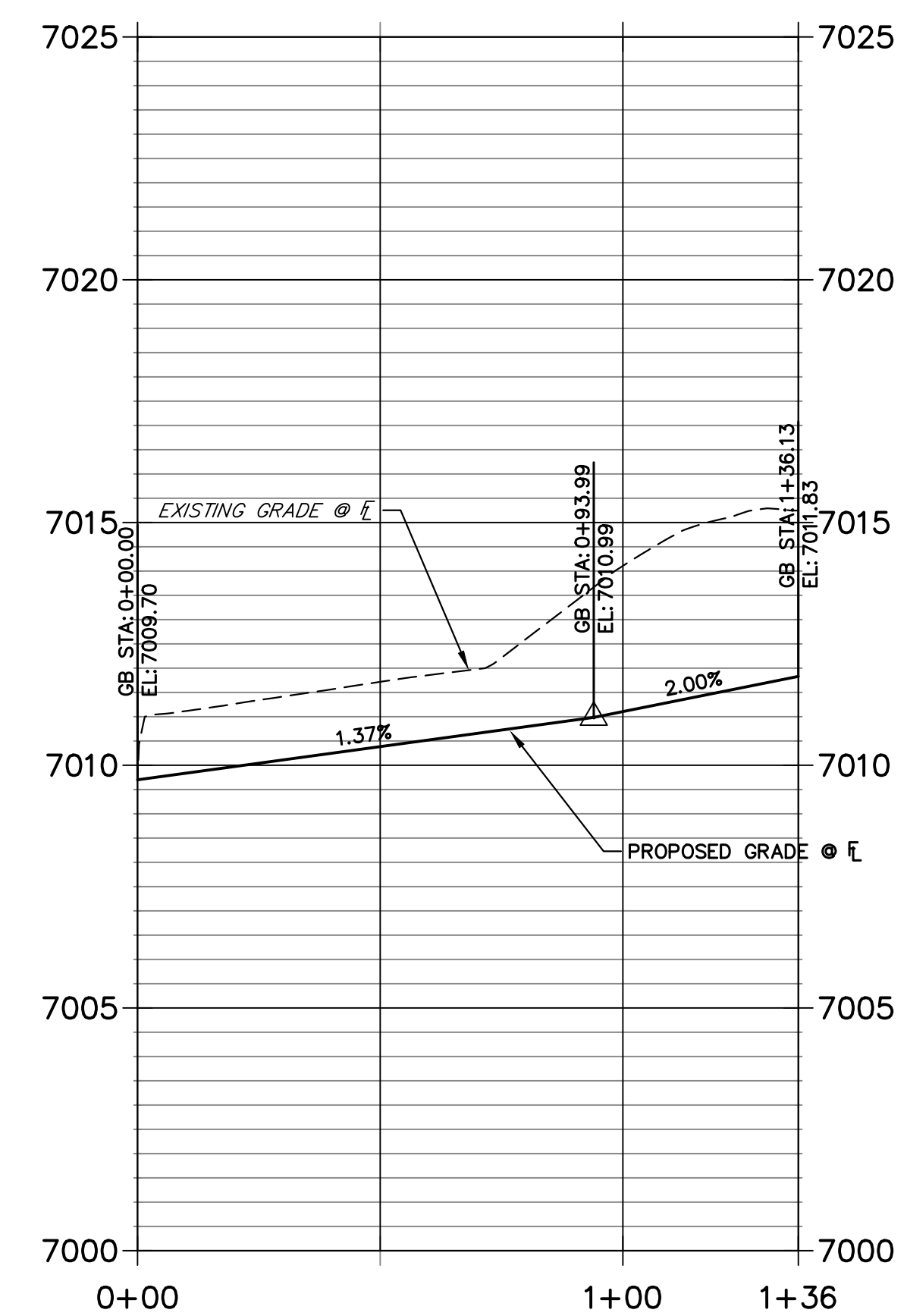
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**LEFT FL HAZLETT-SCHOOL HOUSE PROFILE
STA 0+00.00 TO 1+94.62**



**RIGHT FL HAZLETT-SCHOOL HOUSE PROI
STA 0+00.00 TO 1+36.13**

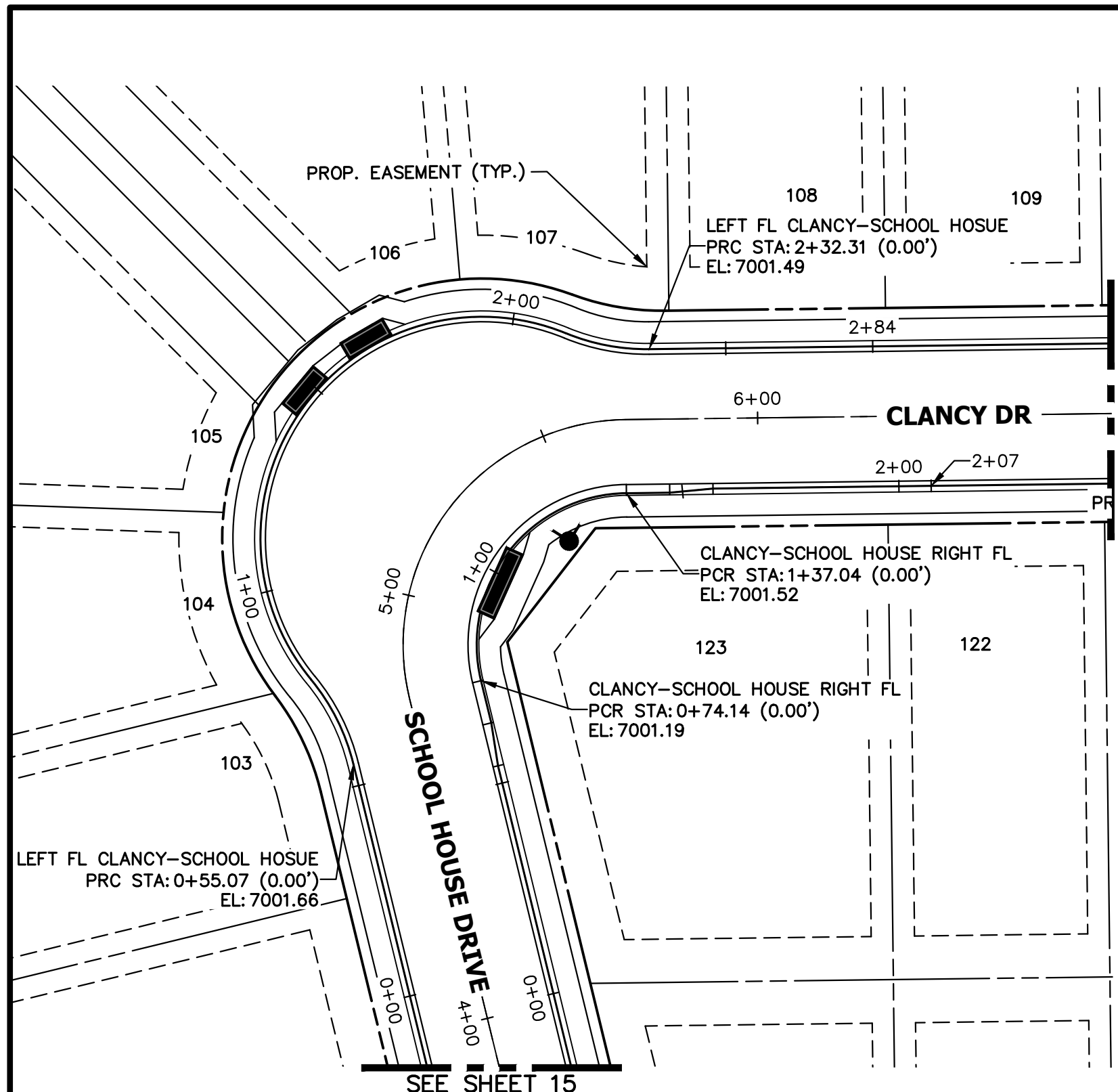


ENGINEER'S STATEMENT
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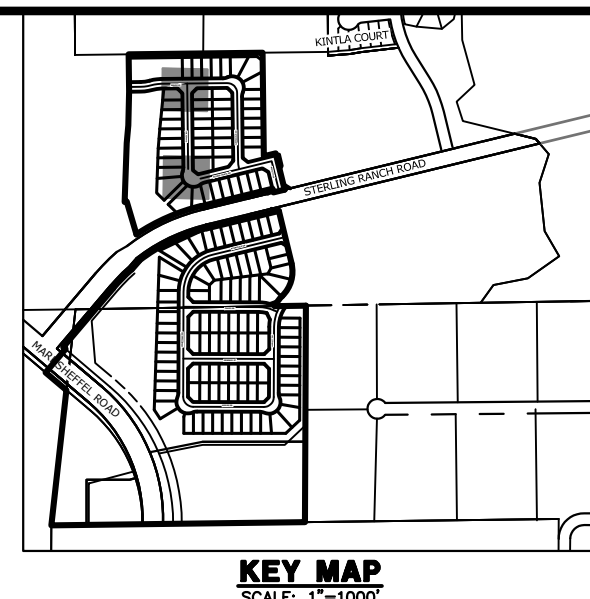
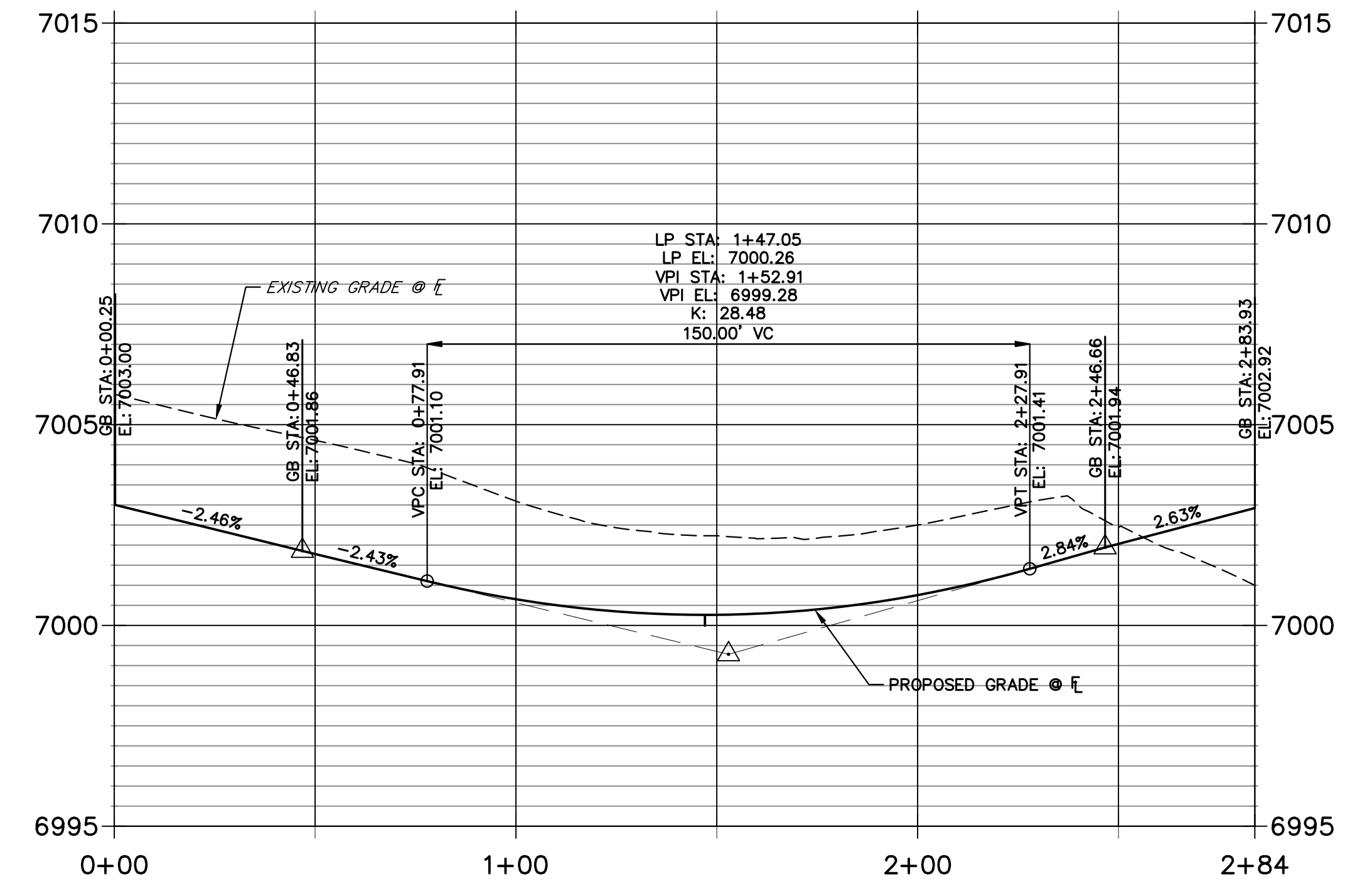
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

STERLING RANCH FILING 4	STREET IMPROVEMENT PLAN	SHEET 16 OF 25	JOB NO. 25188.11	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
No.	REVISION	BY	DATE		
H-SCALE 1"=30'	V-SCALE 1"=3'	DATE	04/27/23	DESIGNED BY XXX	DRAWN BY WKN
		CHECKED BY			

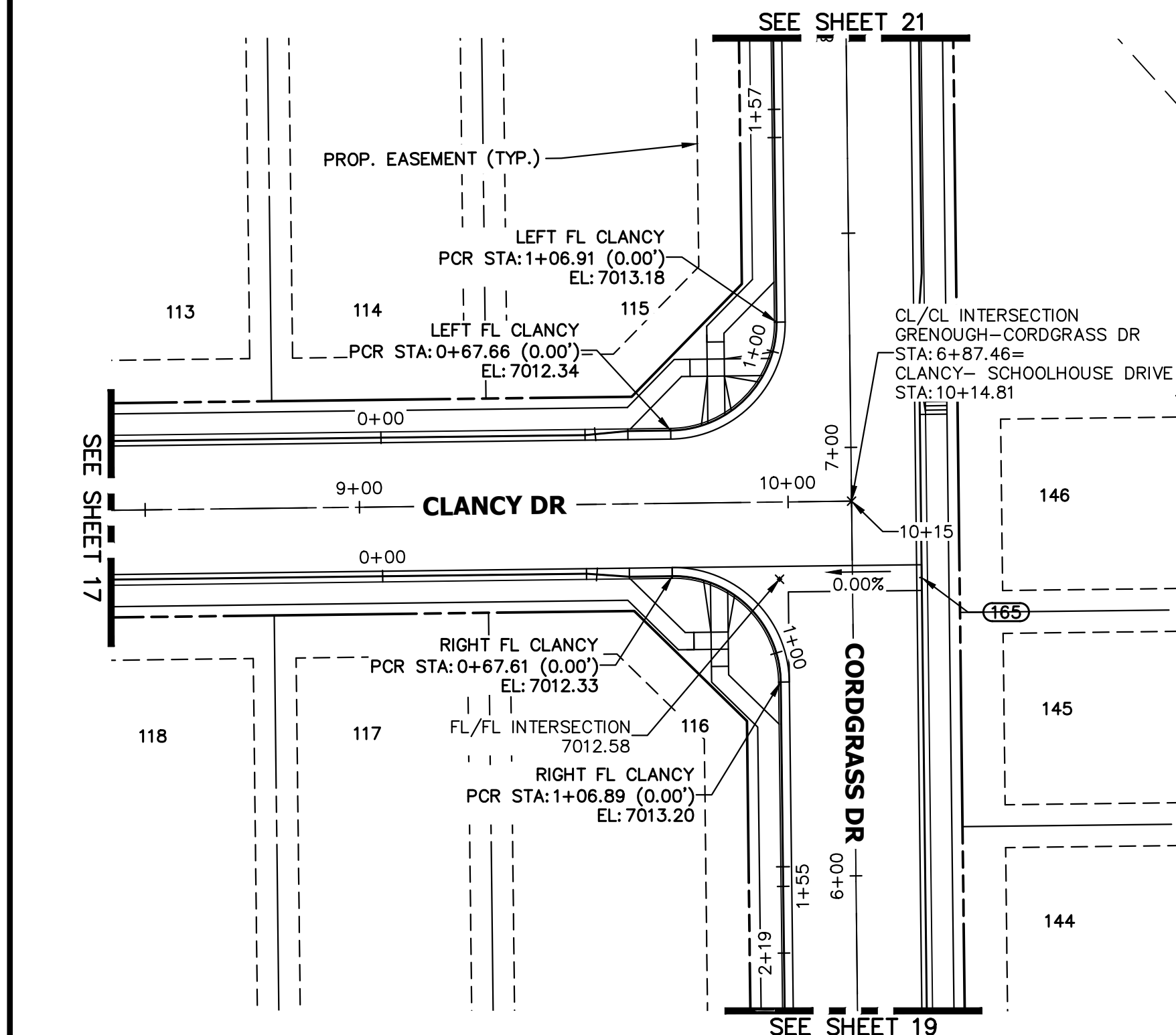
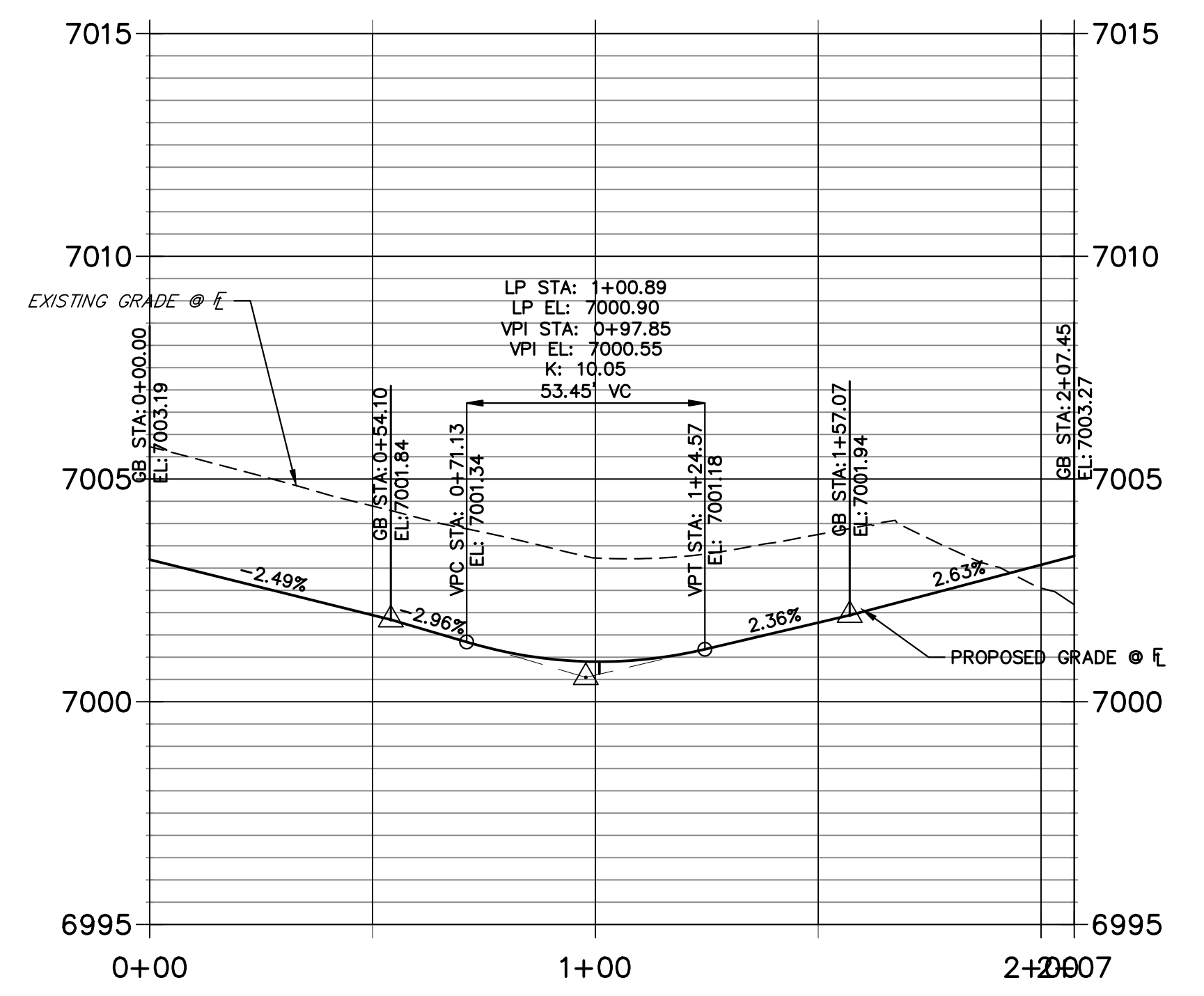
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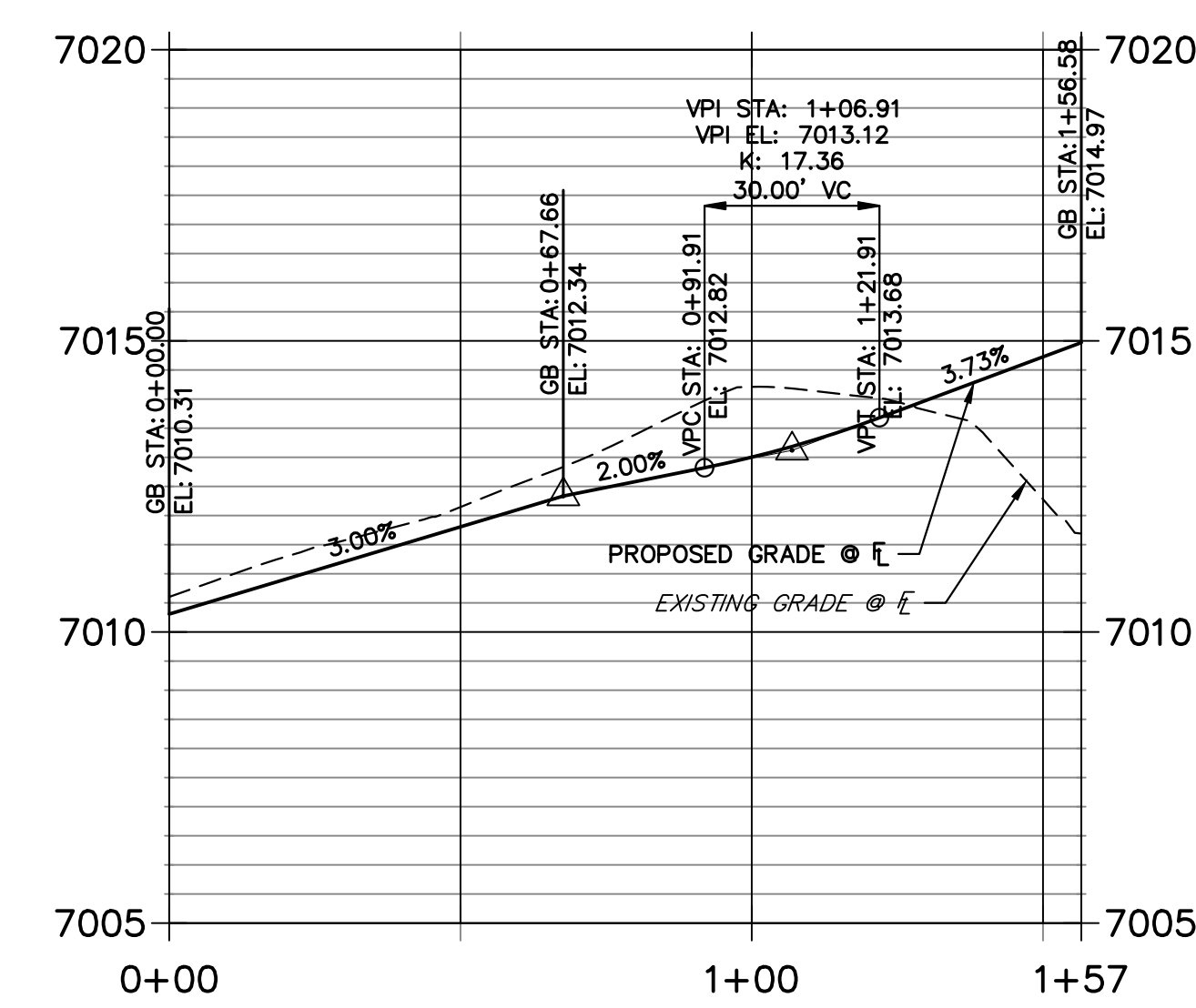
**LEFT FL CLANCY-SCHOOL HOSUE PROFILE
STA 0+00.00 TO 2+83.93**



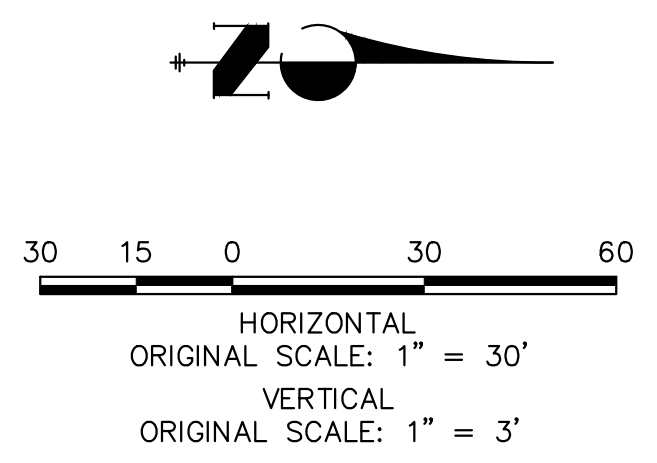
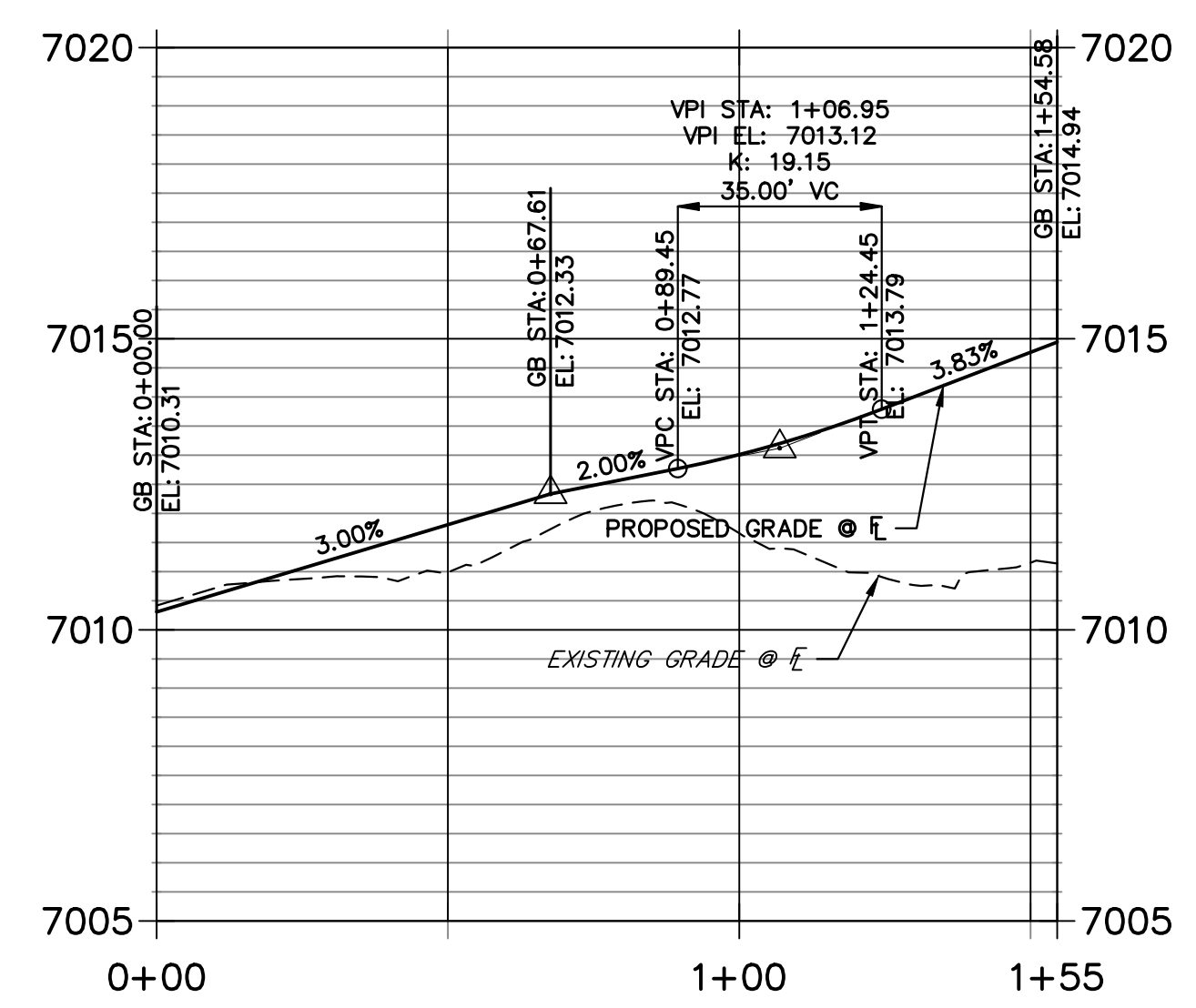
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**LEFT FL CLANCY PROFILE
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**RIGHT FL CLANCY PROFILE
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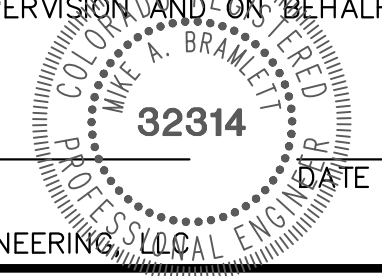


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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

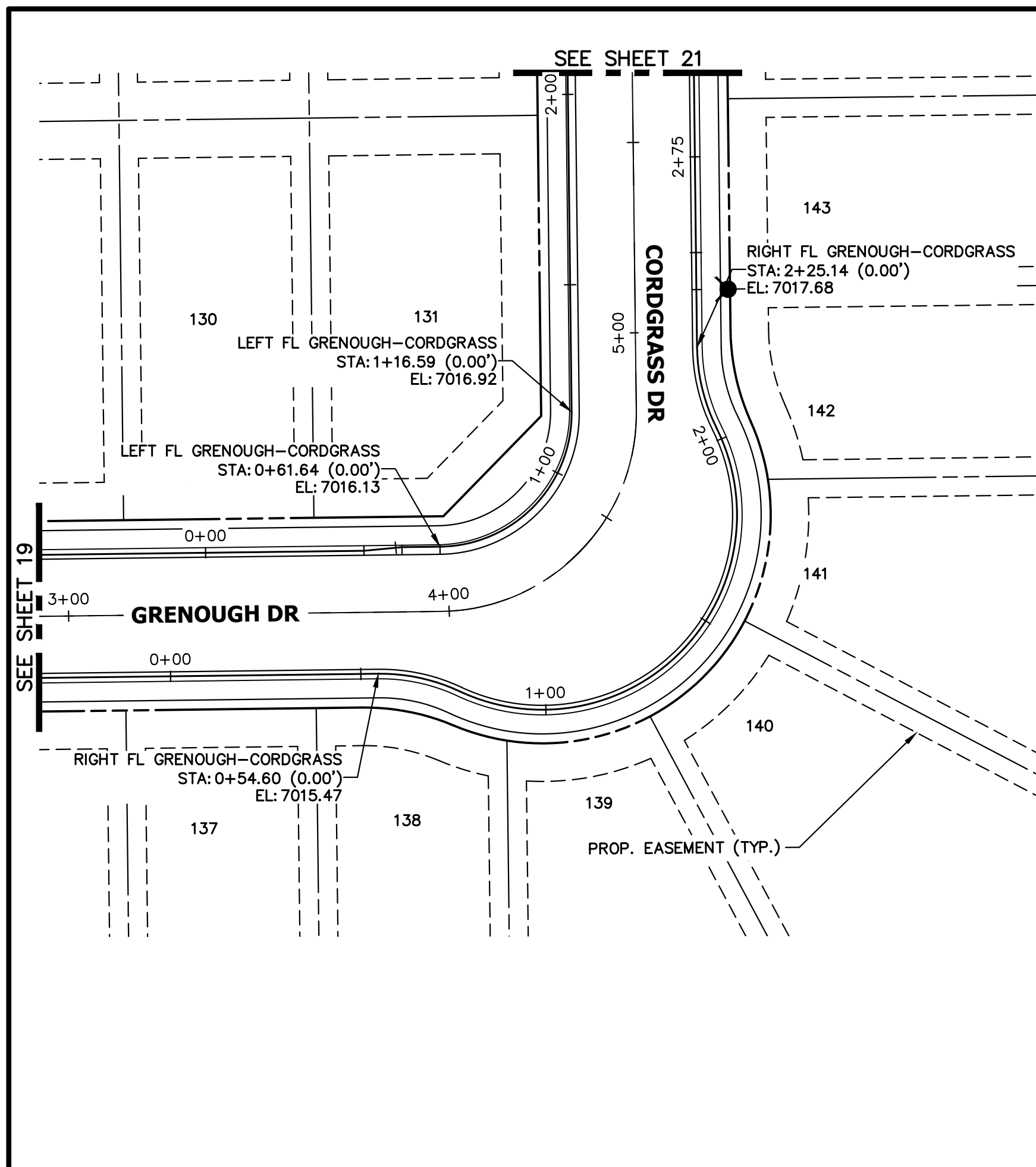
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A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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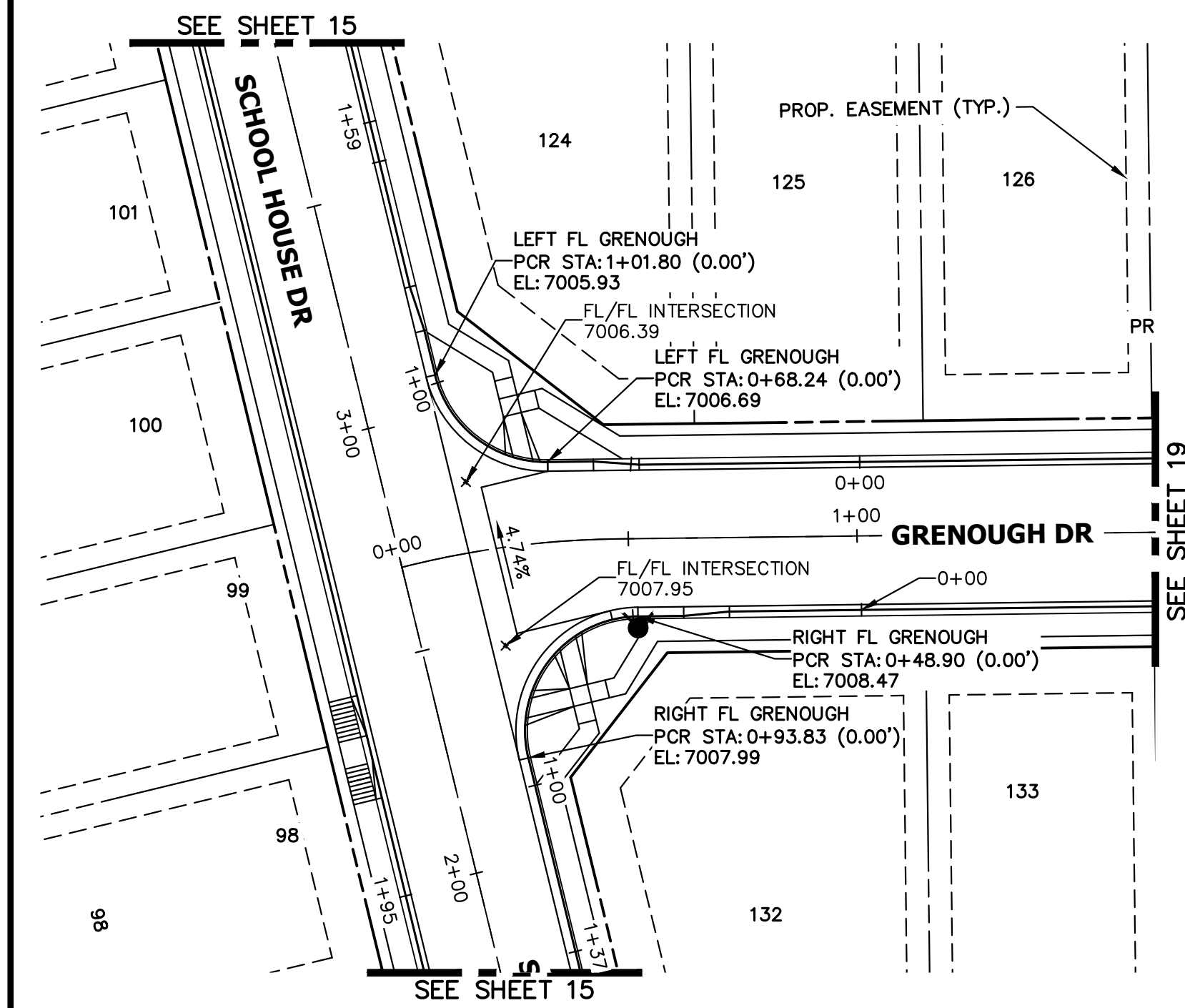
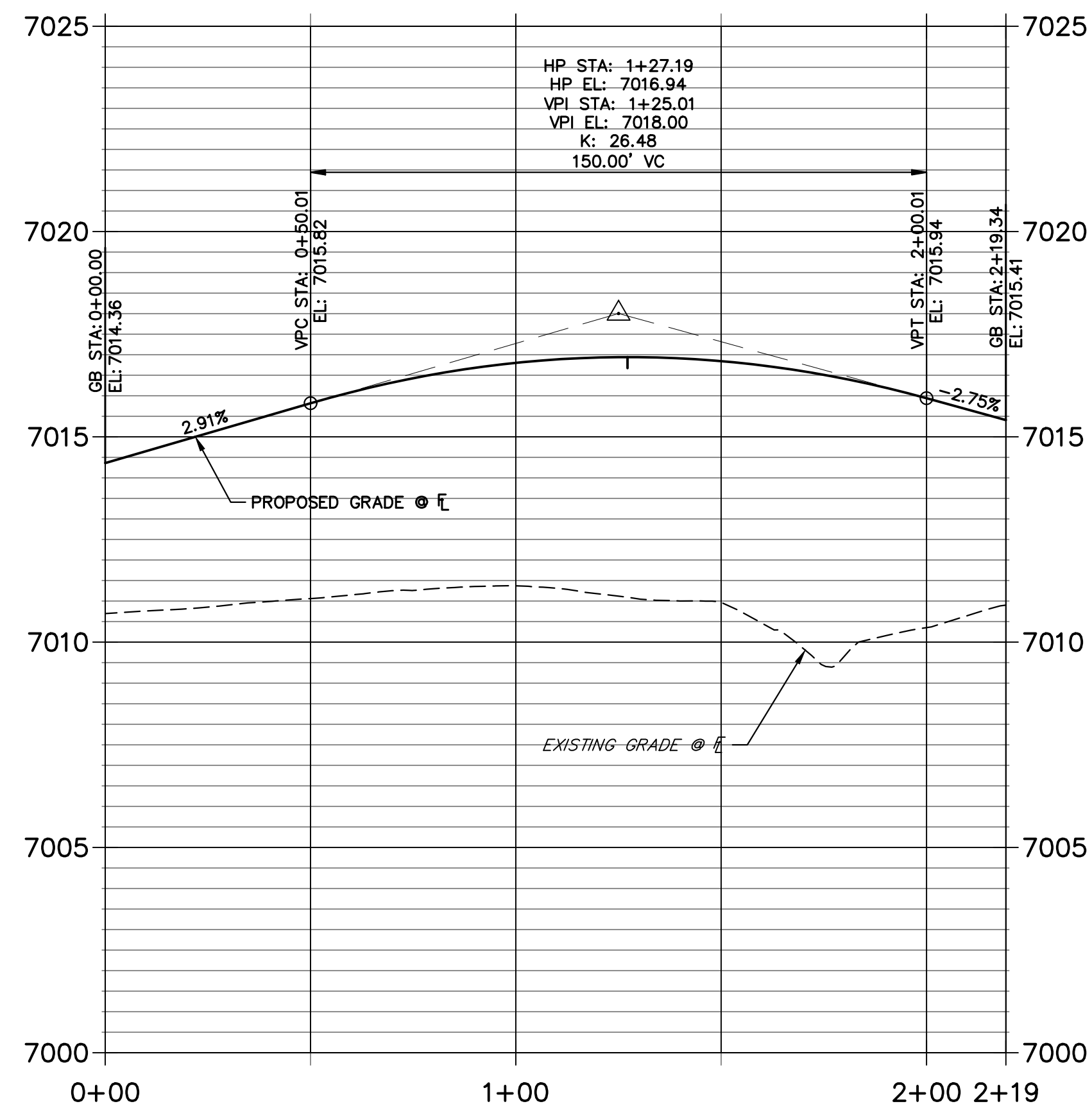
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V-SCALE	1"=3'
DATE	04/27/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
SHEET 18 OF 25
JOB NO. 25188.11

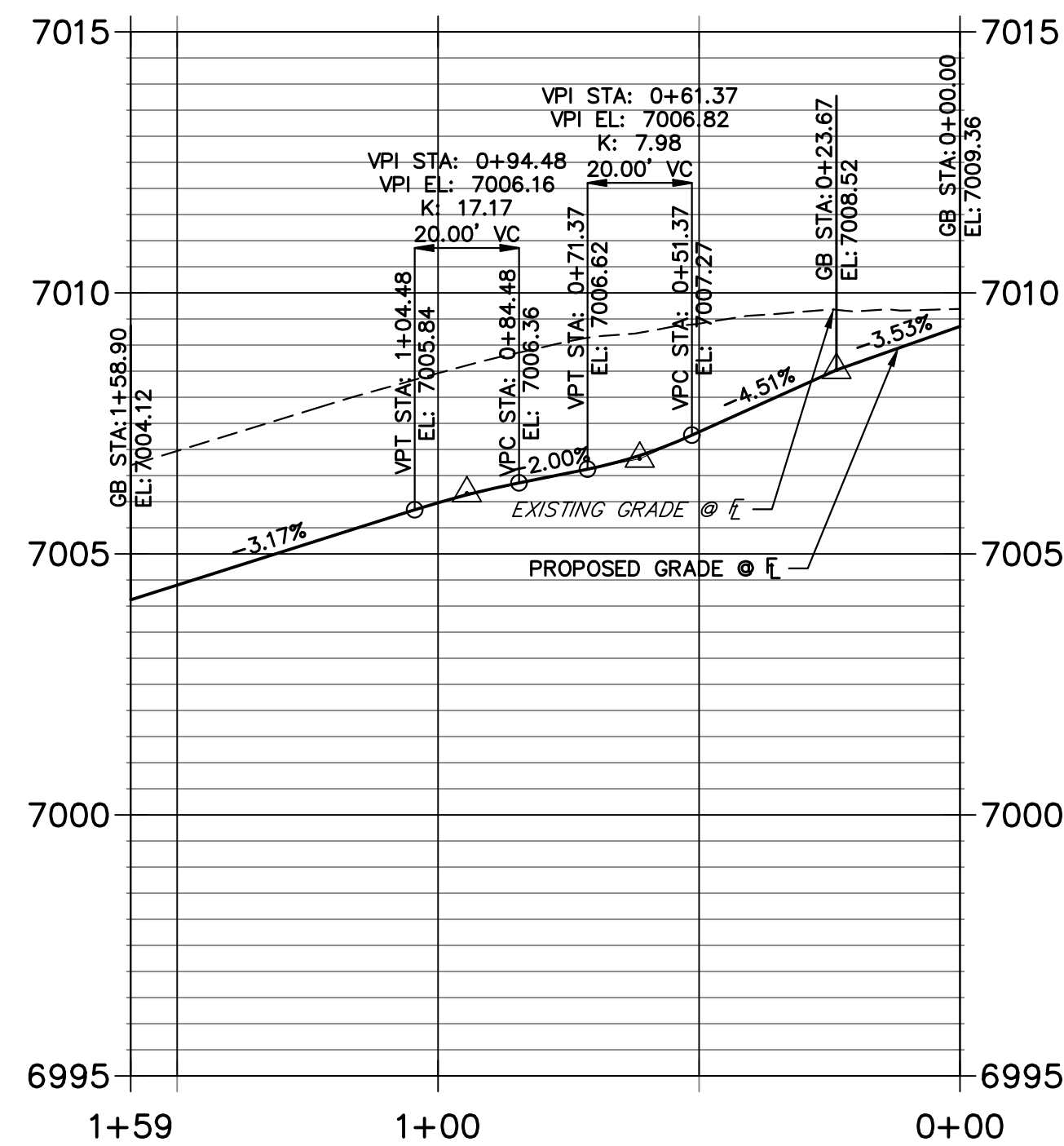
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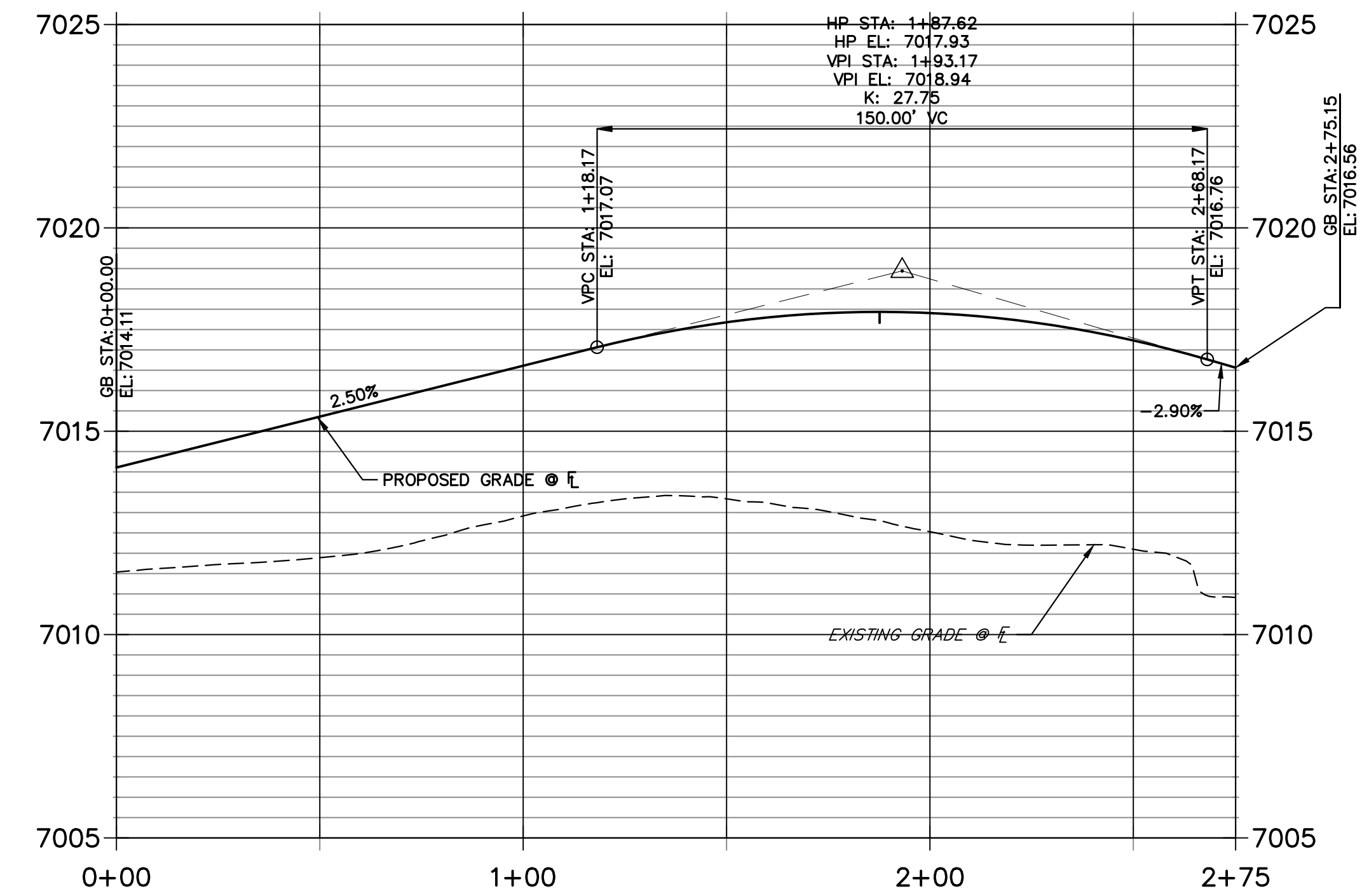
**LEFT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+19.34**



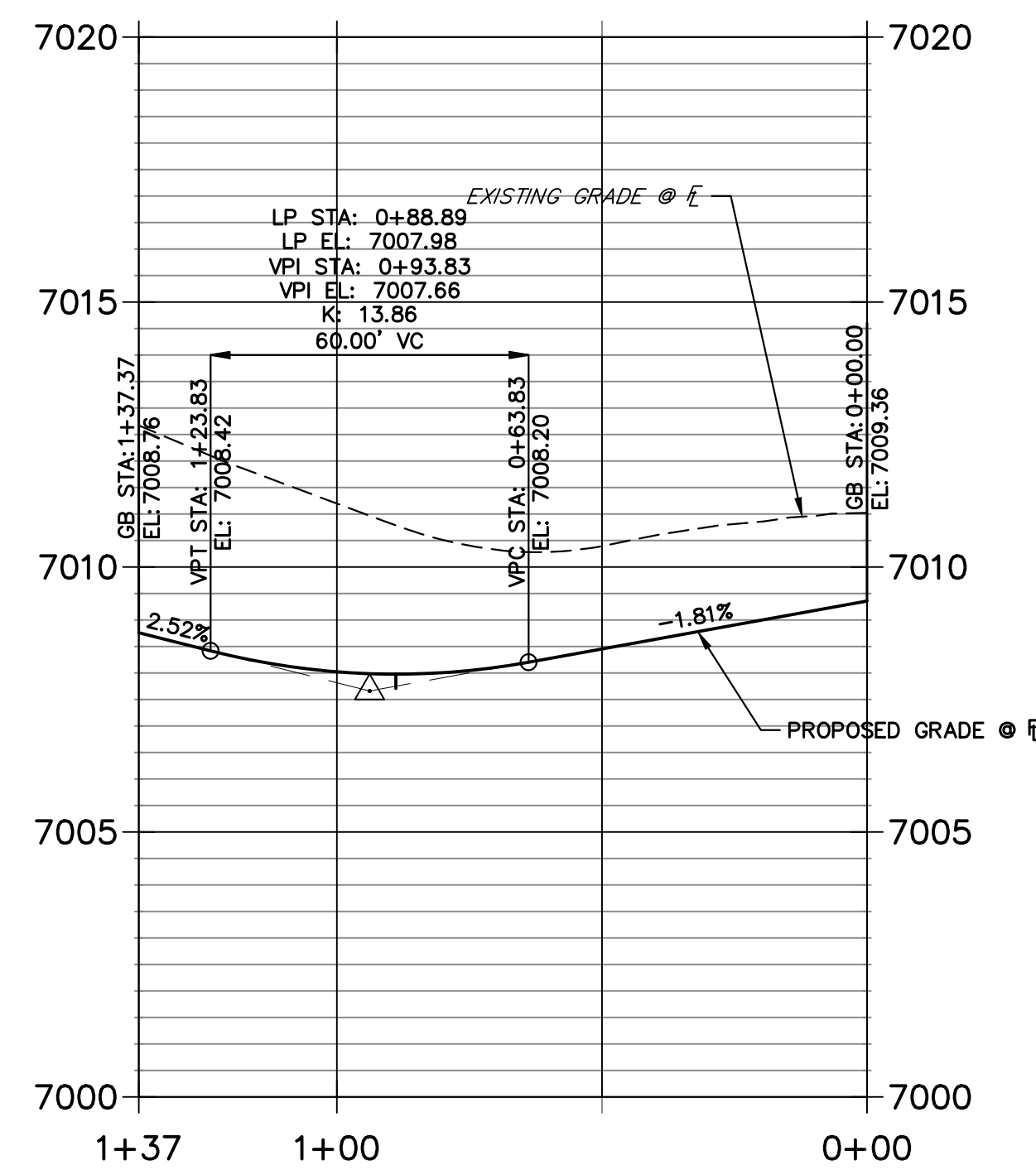
**LEFT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+58.90**



**RIGHT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+75.15**



**RIGHT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+37.37**



30 15 0 30 60

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

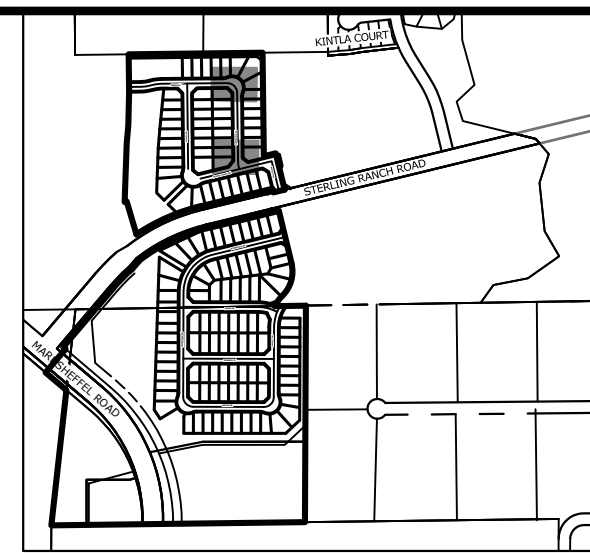
811

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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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(719) 471-1742

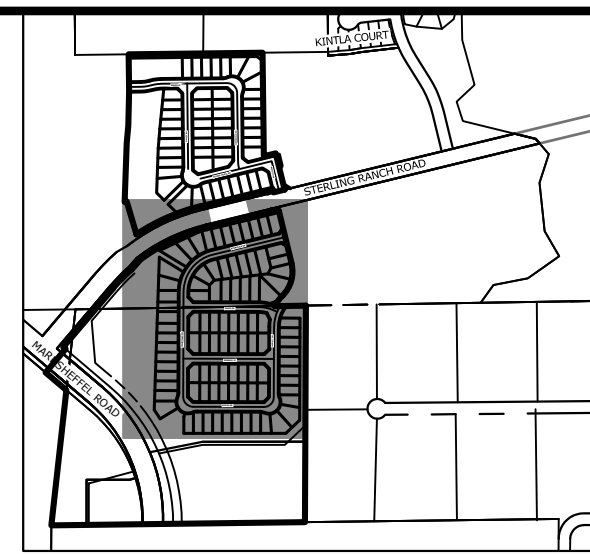
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No.	REVISION	BY	DATE

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V-SCALE	1"=3'
DATE	04/27/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

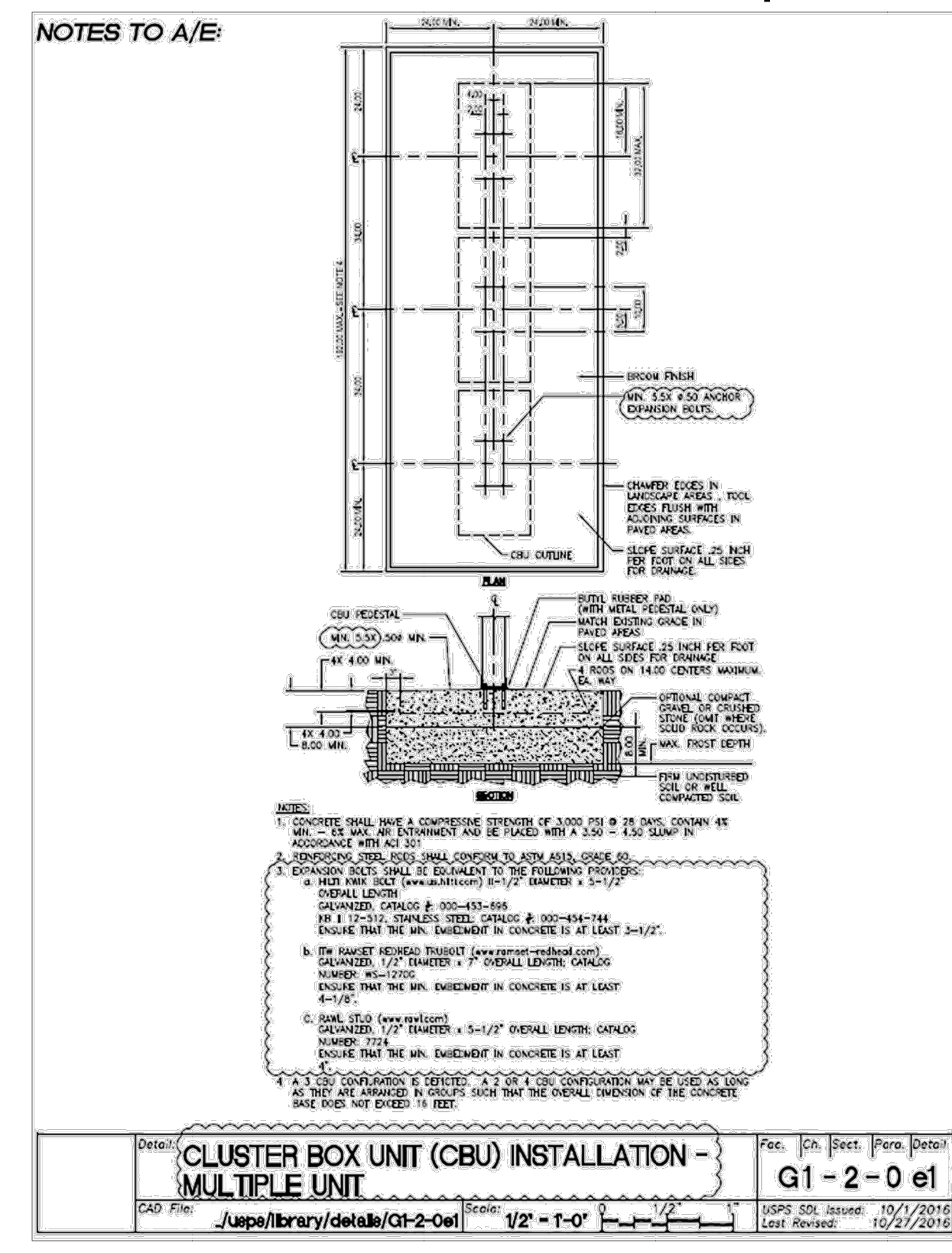
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 20 OF 25
JOB NO. 25188.11



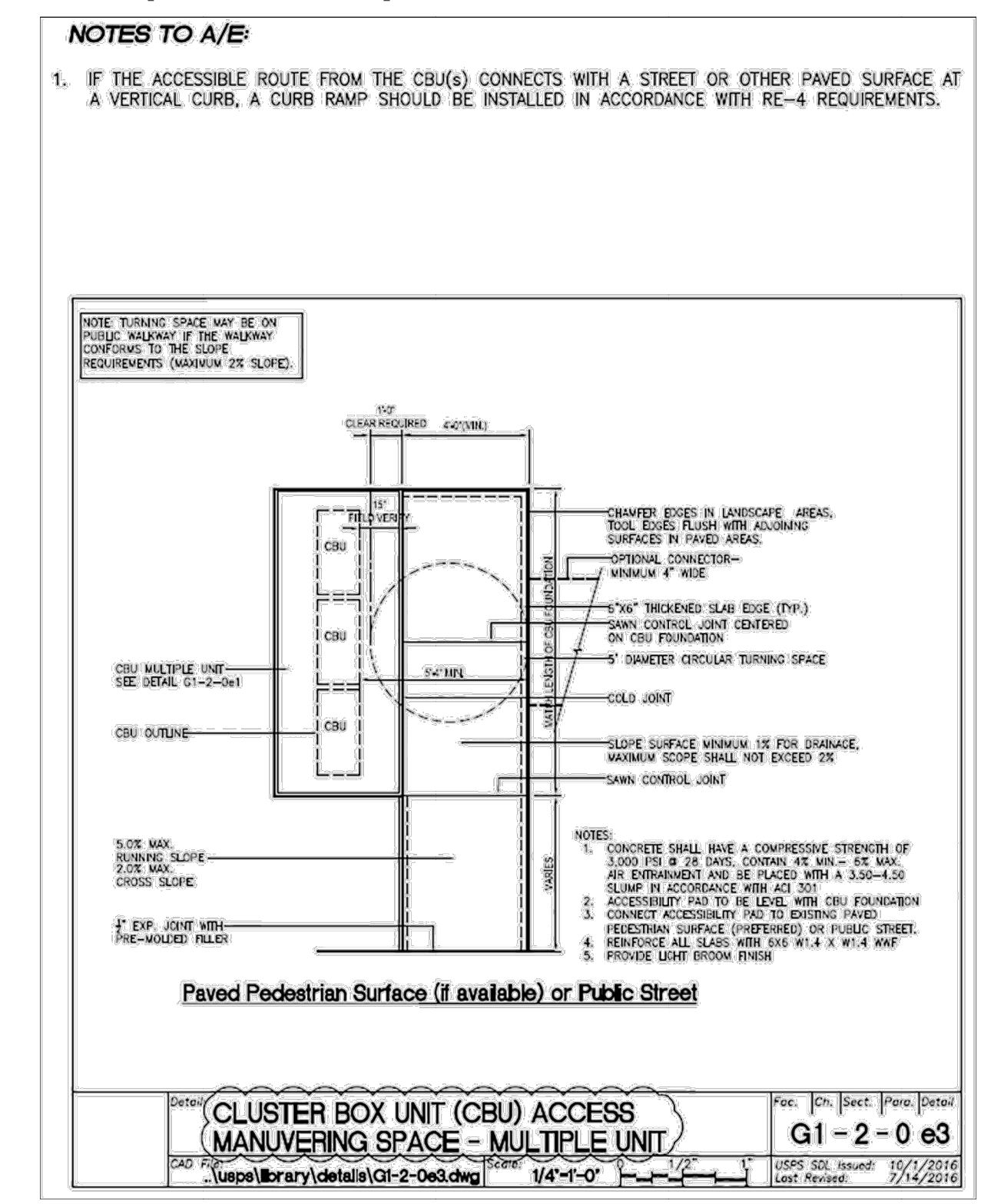
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1	10+82.64	21.47' (LT)	PENNYDALE-MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
5	0+40.05	22.63' (LT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS

Appendix B
Cluster Box Unit Installation Multiple Unit

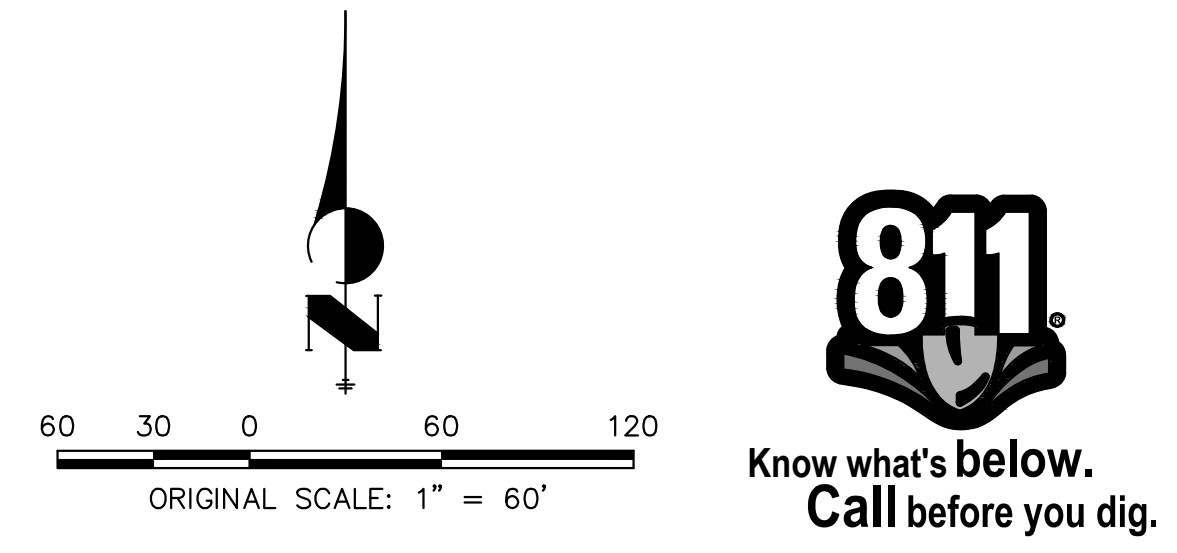


May 2020

Appendix D
Cluster Box Unit Access Maneuvering Space - Multiple Unit



May 2020



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 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

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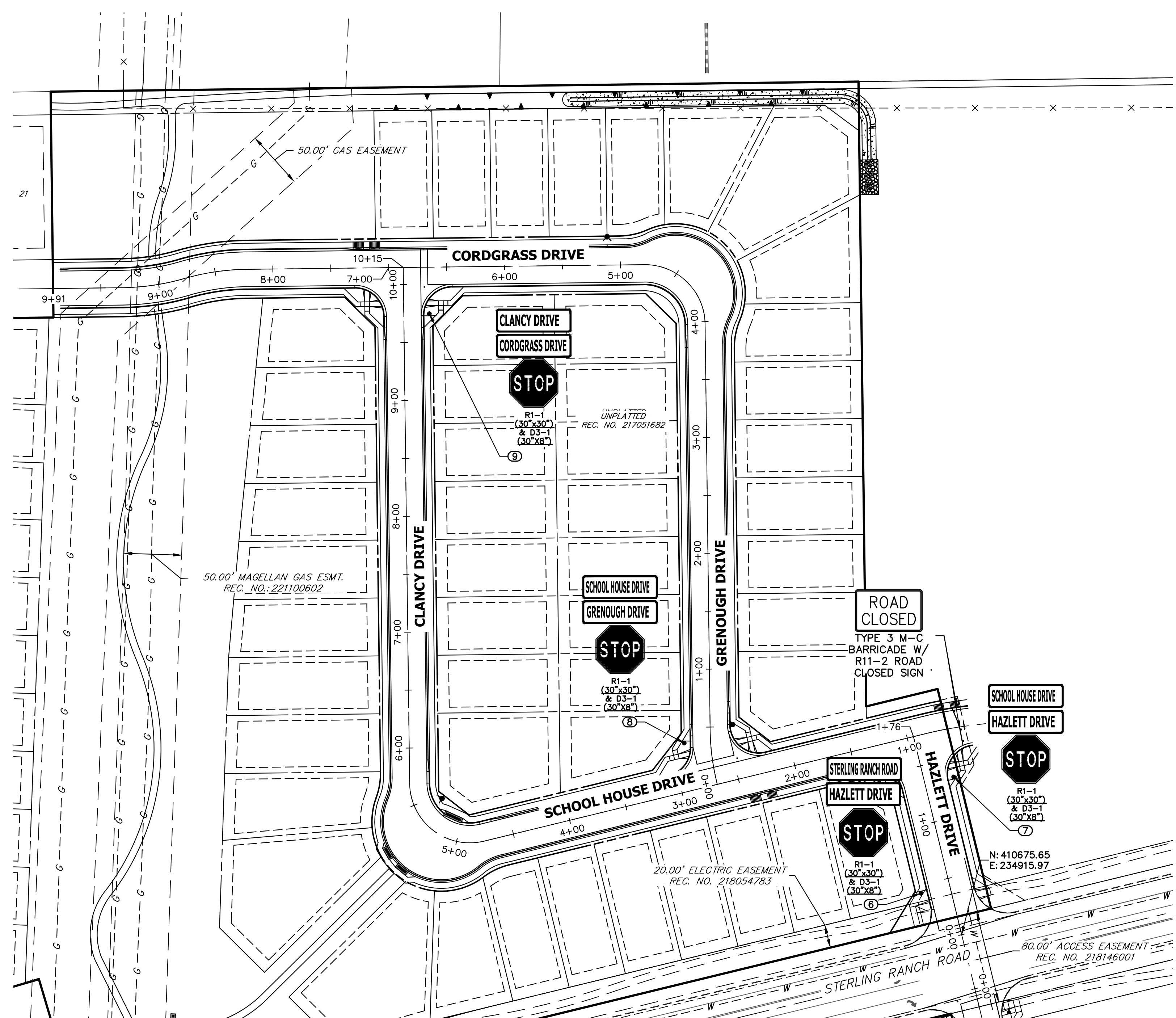
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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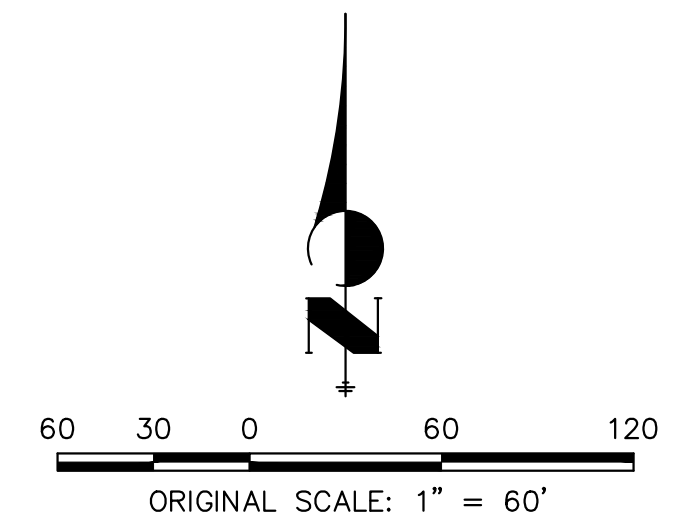
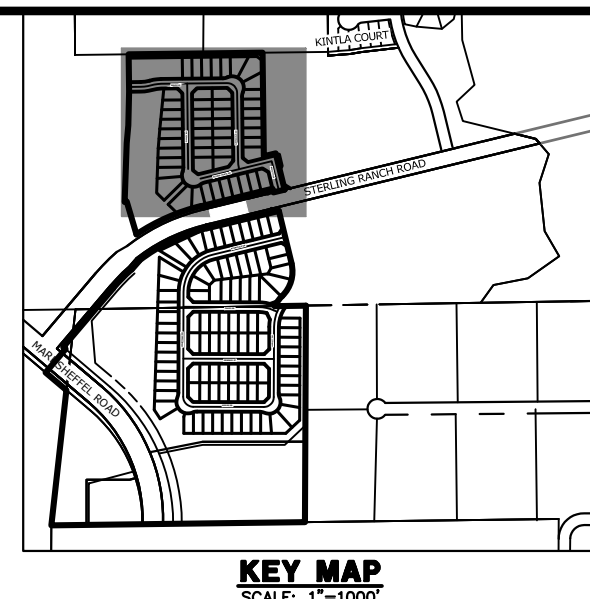
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						BY	DATE
1"=60'	N/A	04/27/23	XXX	WKN			

STERLING RANCH FILING 4
 STREET SIGNAGE

SHEET 22 OF 25
 JOB NO. 25188.11



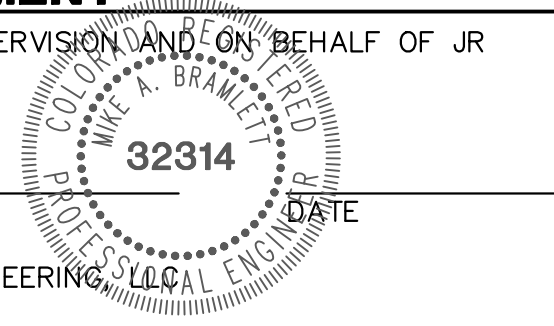
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	0+43.00	25.50' (LT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
7	1+34.00	25.50' (RT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
8	0+37.56	22.77' (LT)	GRENOUGH-ENNIS DR	STOP SIGN AND STREET SIGNS
9	9+74.66	22.07' (RT)	CLANCY- SCHOOLHOUSE DRIVE	STOP SIGN AND STREET SIGNS



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COLORADO P.E. 32314
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SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

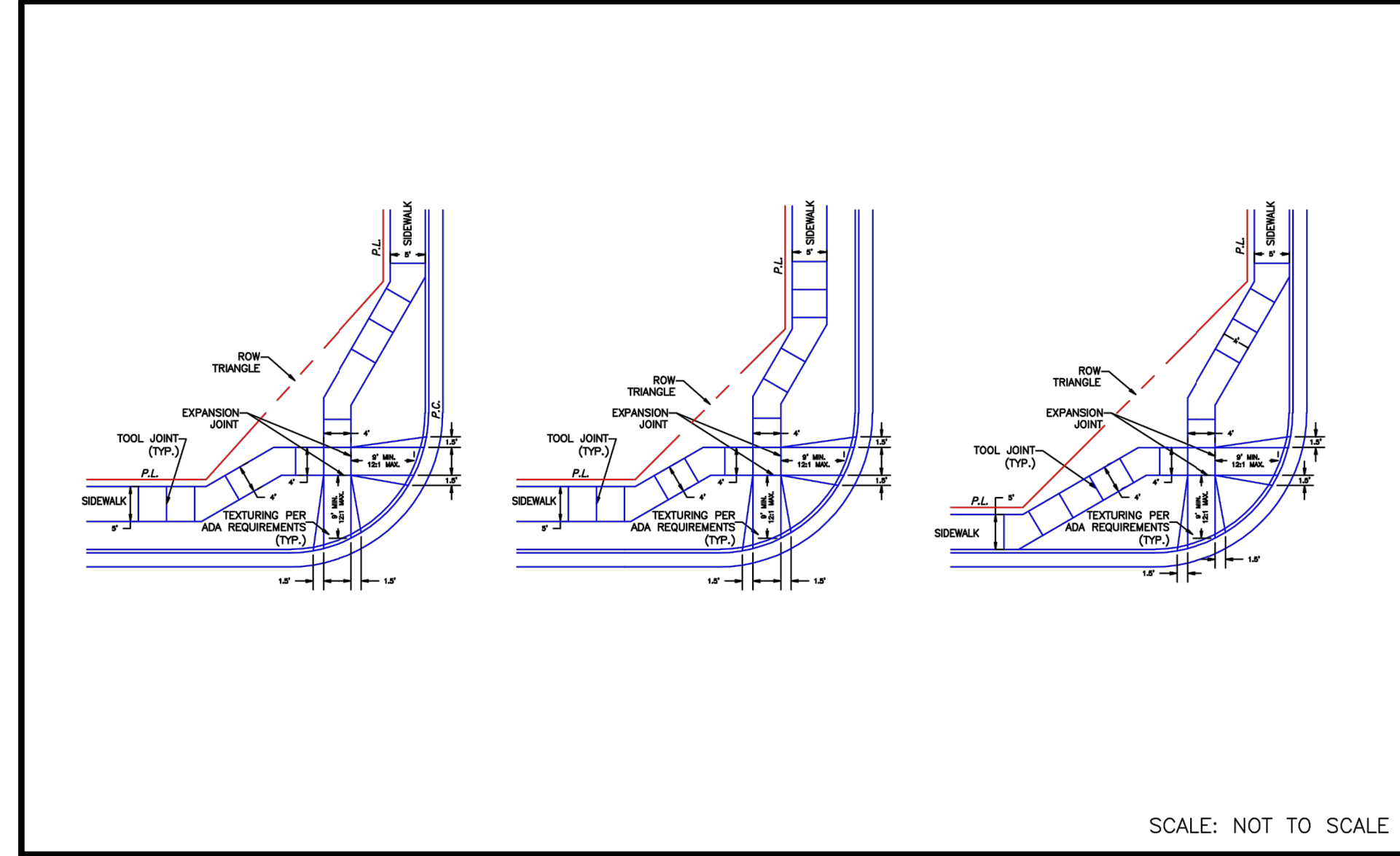
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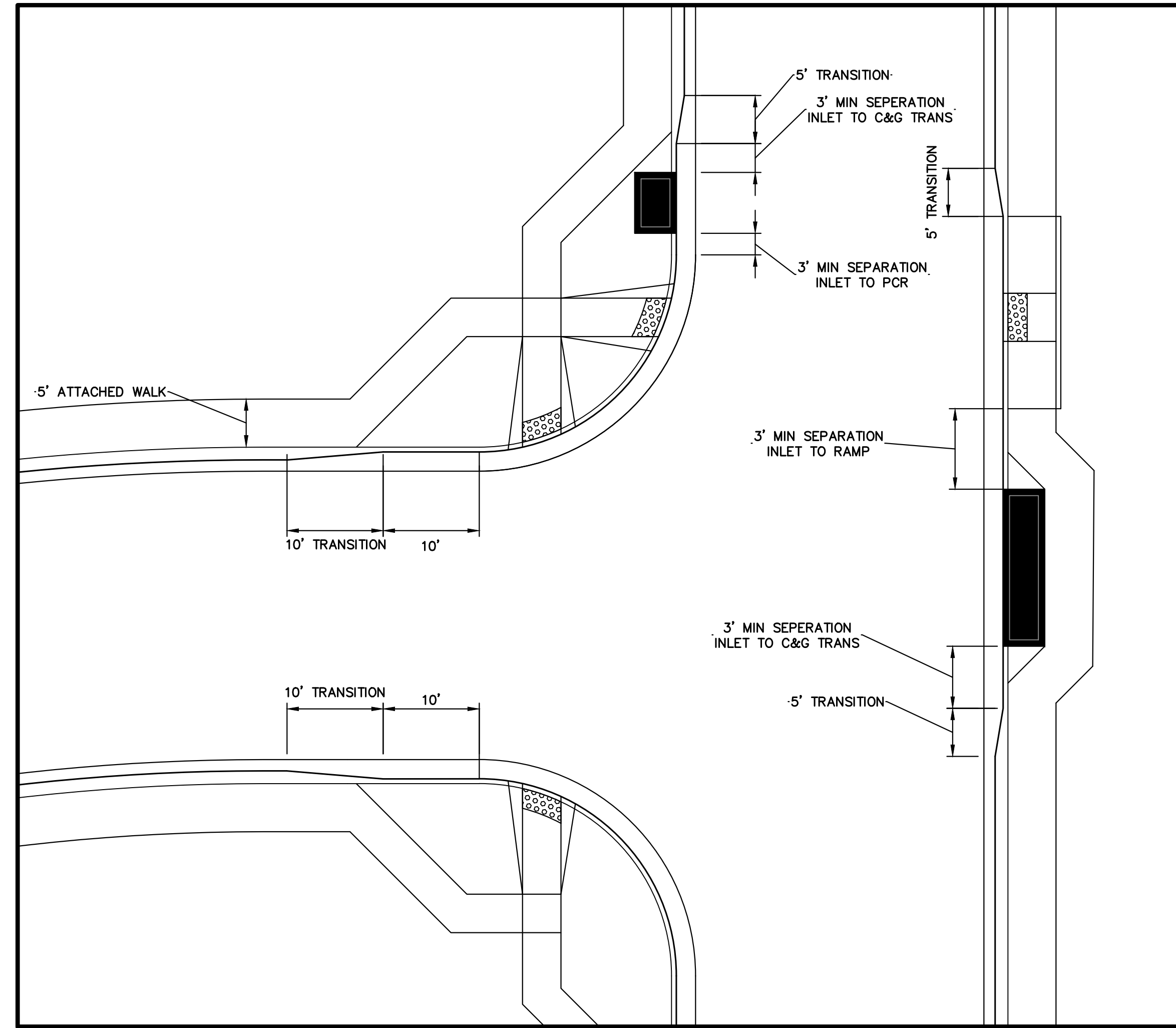
STERLING RANCH FILING 4
STREET SIGNAGE

SHEET 23 OF 25
JOB NO. 25188.11

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



CURB RETURN TRANSITION DETAIL
SCALE: NTS



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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



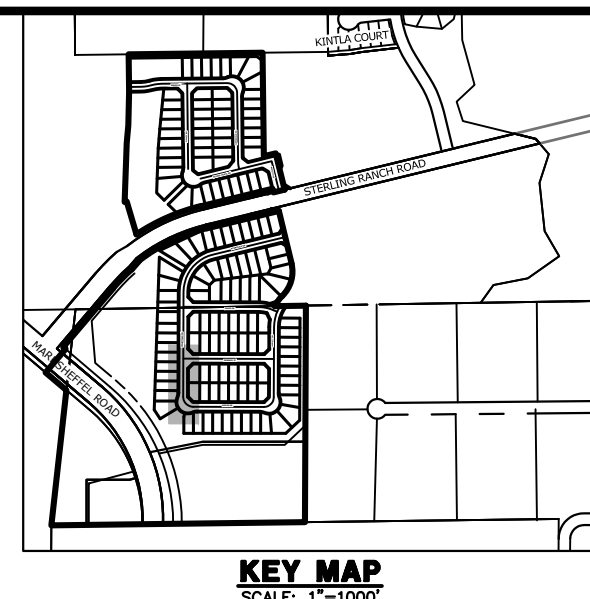
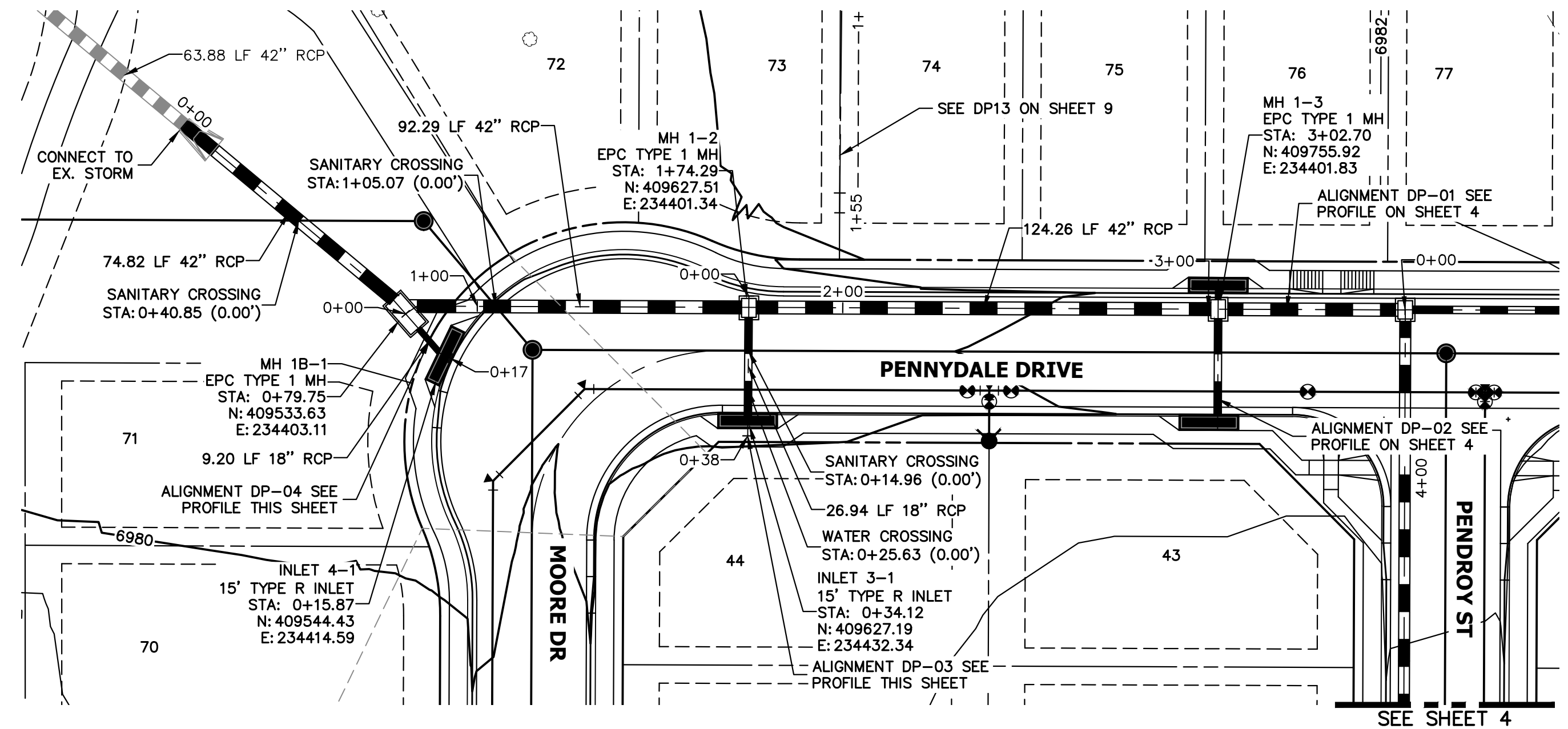
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SUITE 200
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		N/A	
		N/A	
	04/27/23	DATE	
		DESIGNED BY	AUH
		DRAWN BY	WKN
		CHECKED BY	

STERLING RANCH FILING 4	
DETAILS	
SHEET 25 OF 25	
JOB NO. 25188.11	

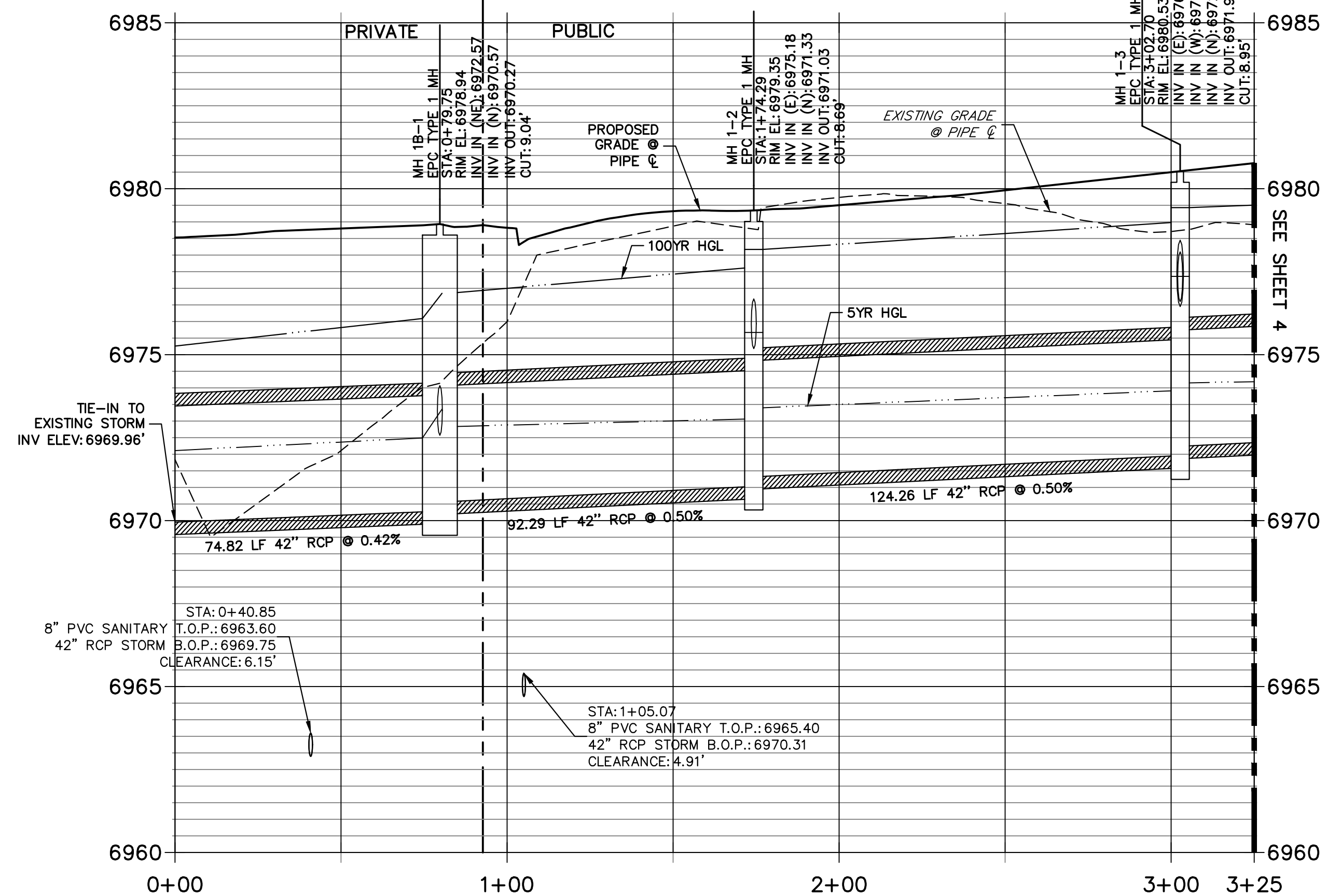


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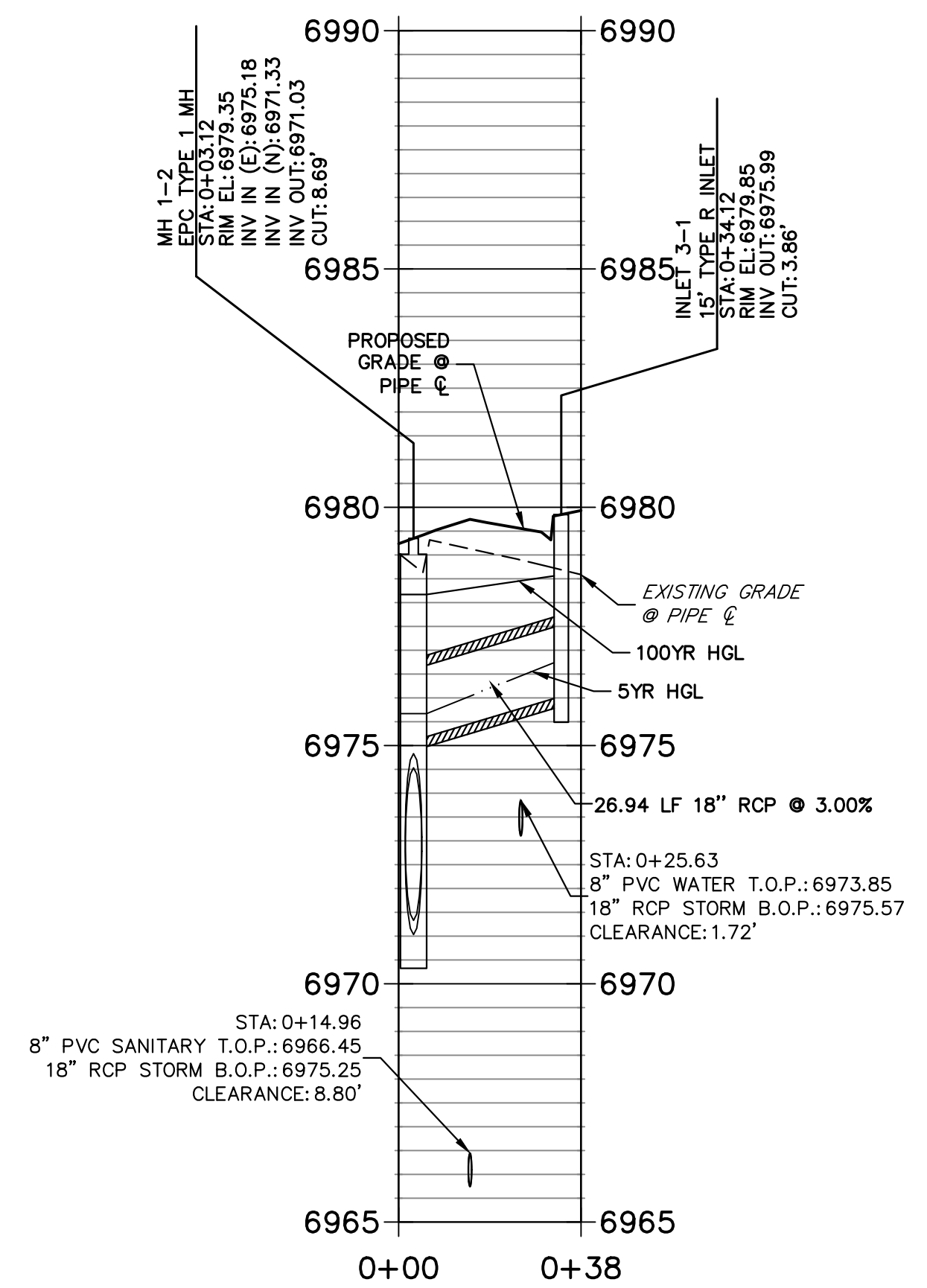
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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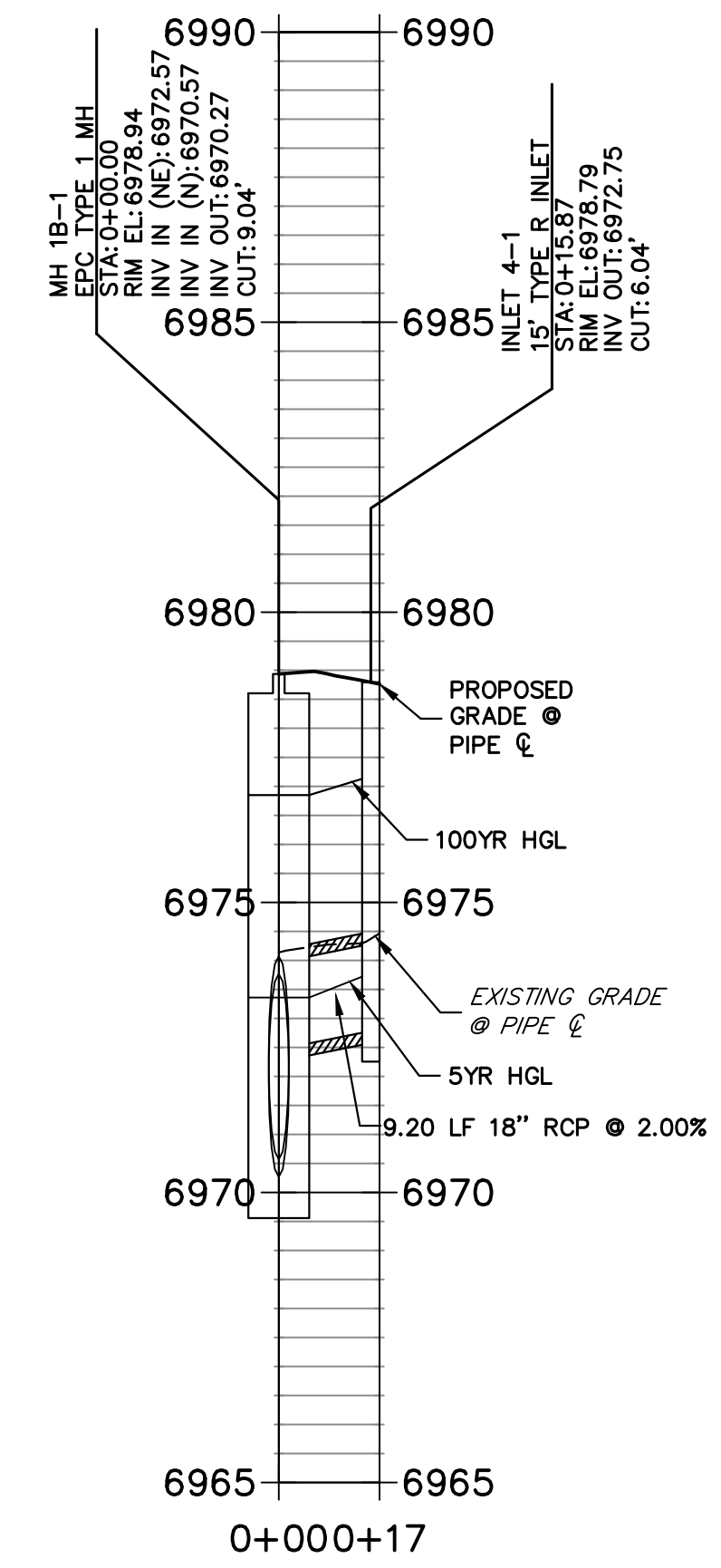
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 PUBLIC/PRIVATE



DP-03 PROFILE
STA 0+00.00 TO 0+38.27
 PUBLIC

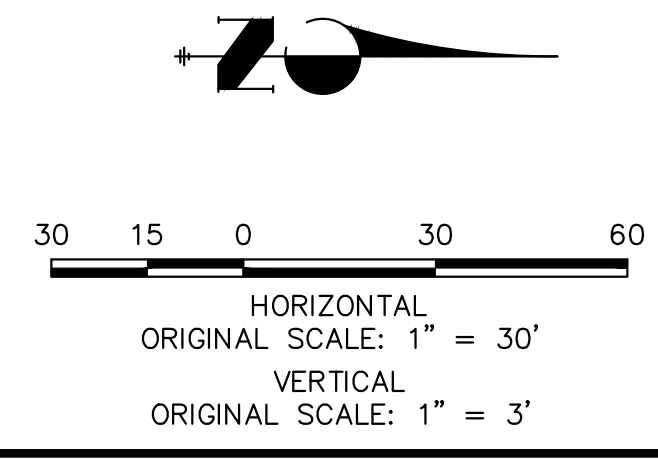


DP-04 PROFILE
STA 0+00.00 TO 0+17.37
 PUBLIC



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.

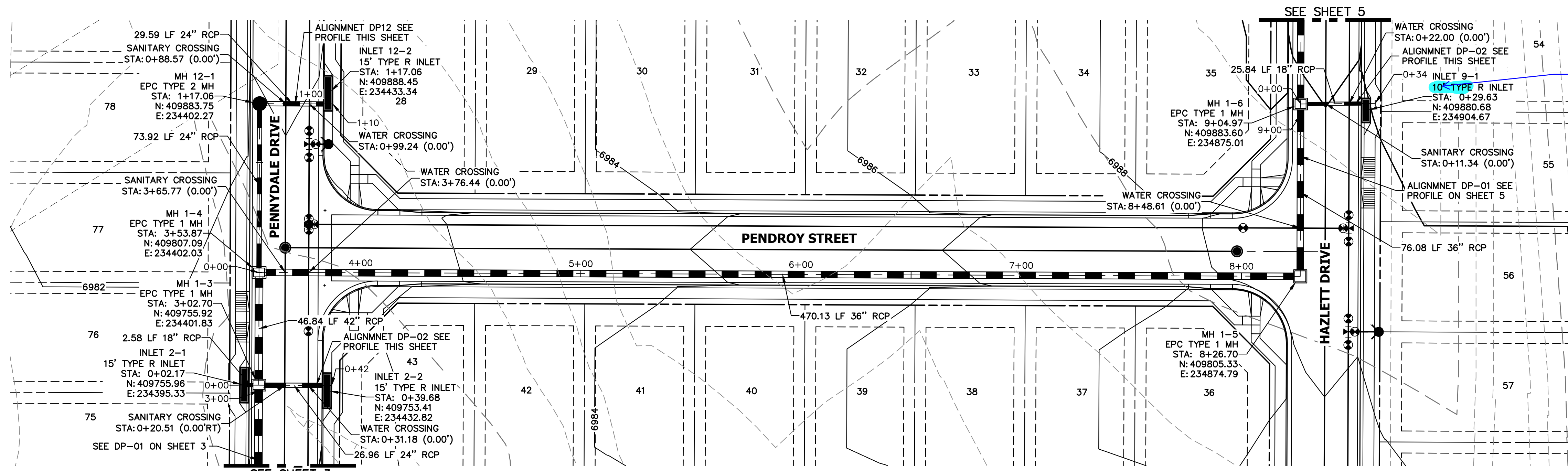
NOTE:
 ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



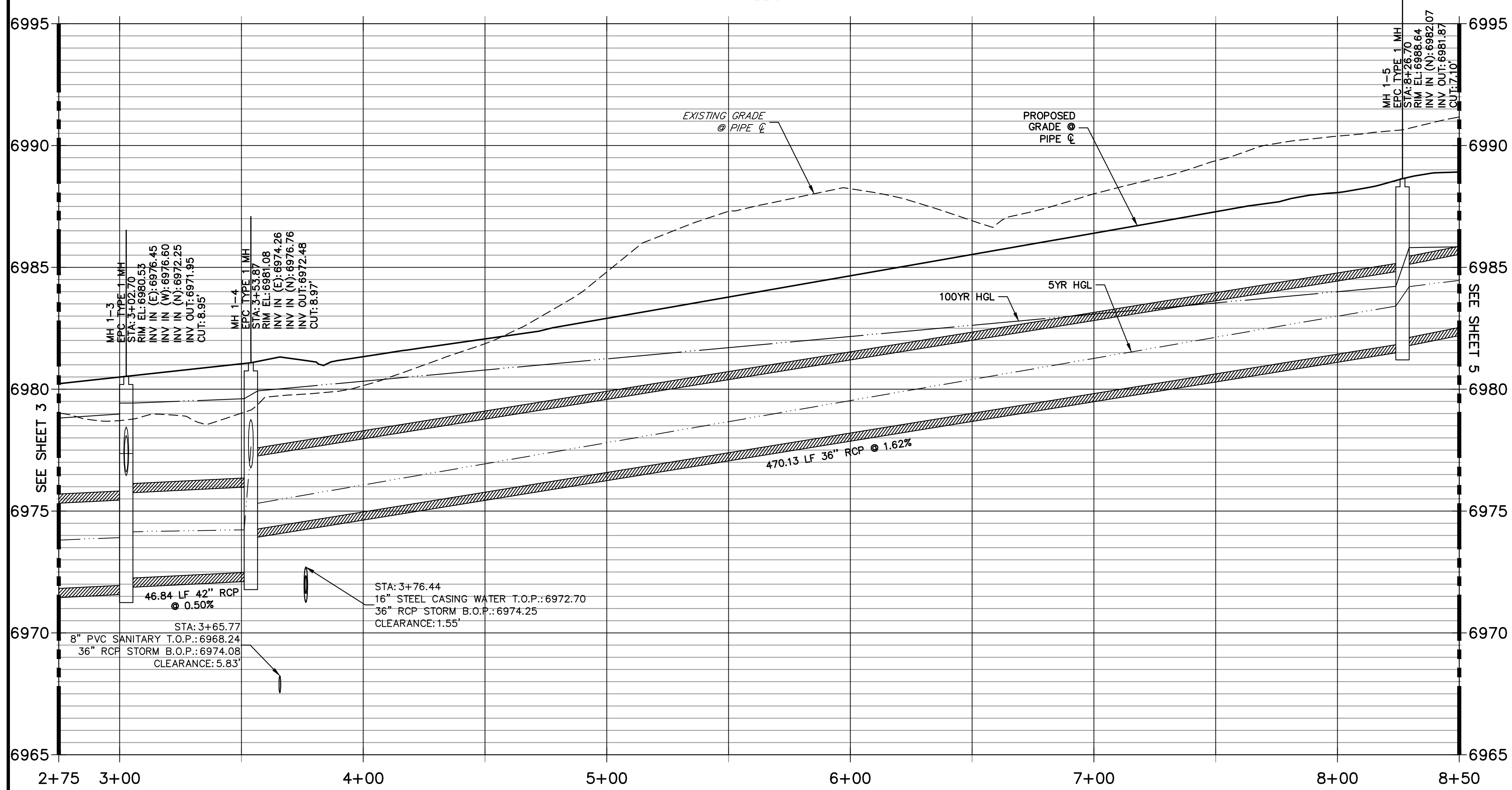
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE

STERLING RANCH FILING 4	DESIGNED BY RAB	DRAWN BY WKN	CHECKED BY	DATE	BY
				04/25/23	
STORM SEWER PLAN					
SHEET 3 OF 14					
JOB NO. 25188.11					

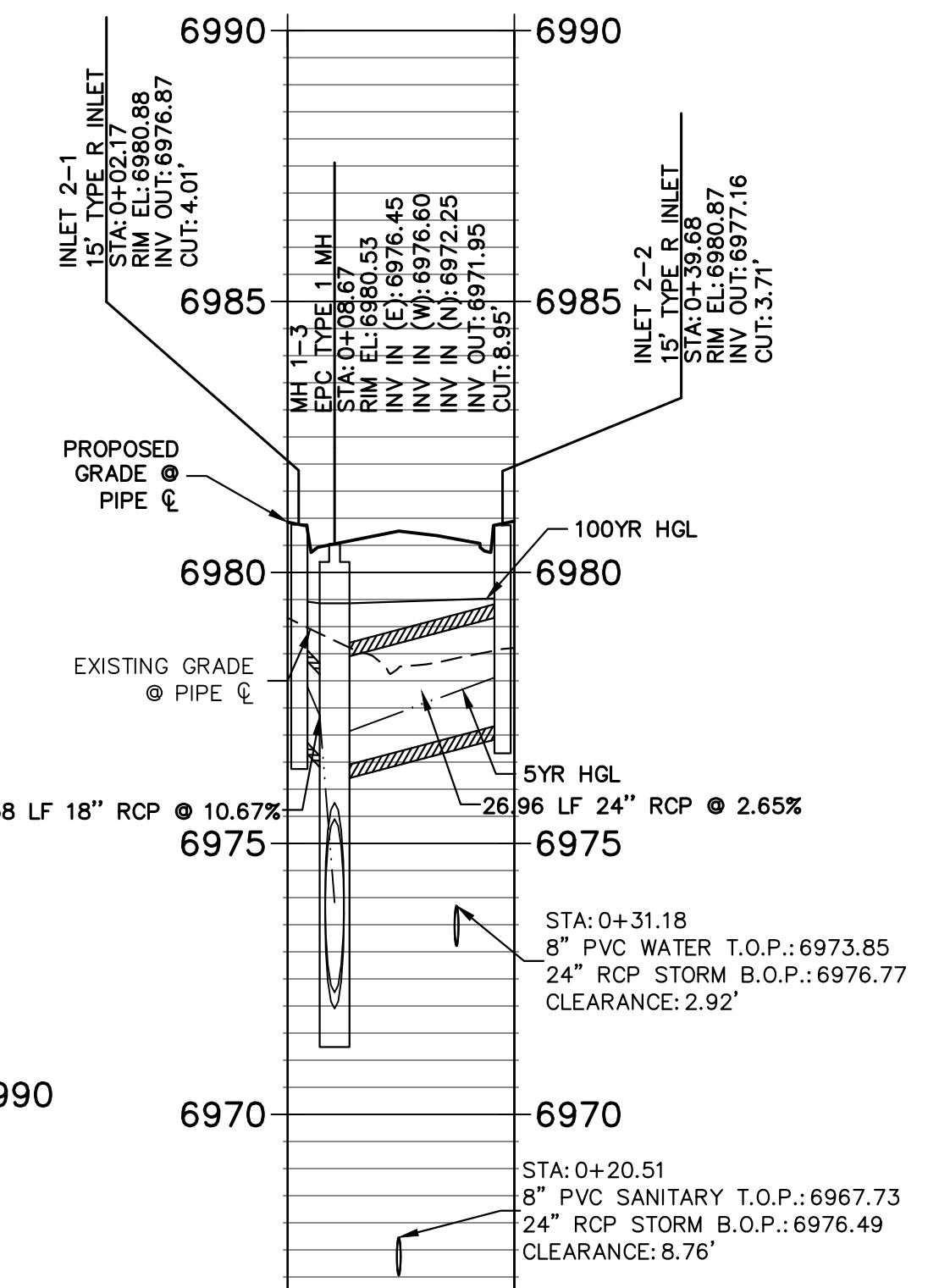


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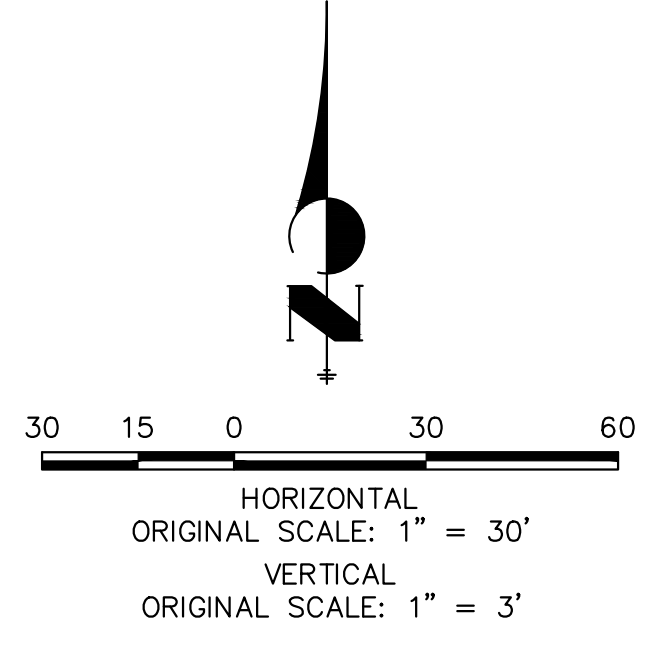
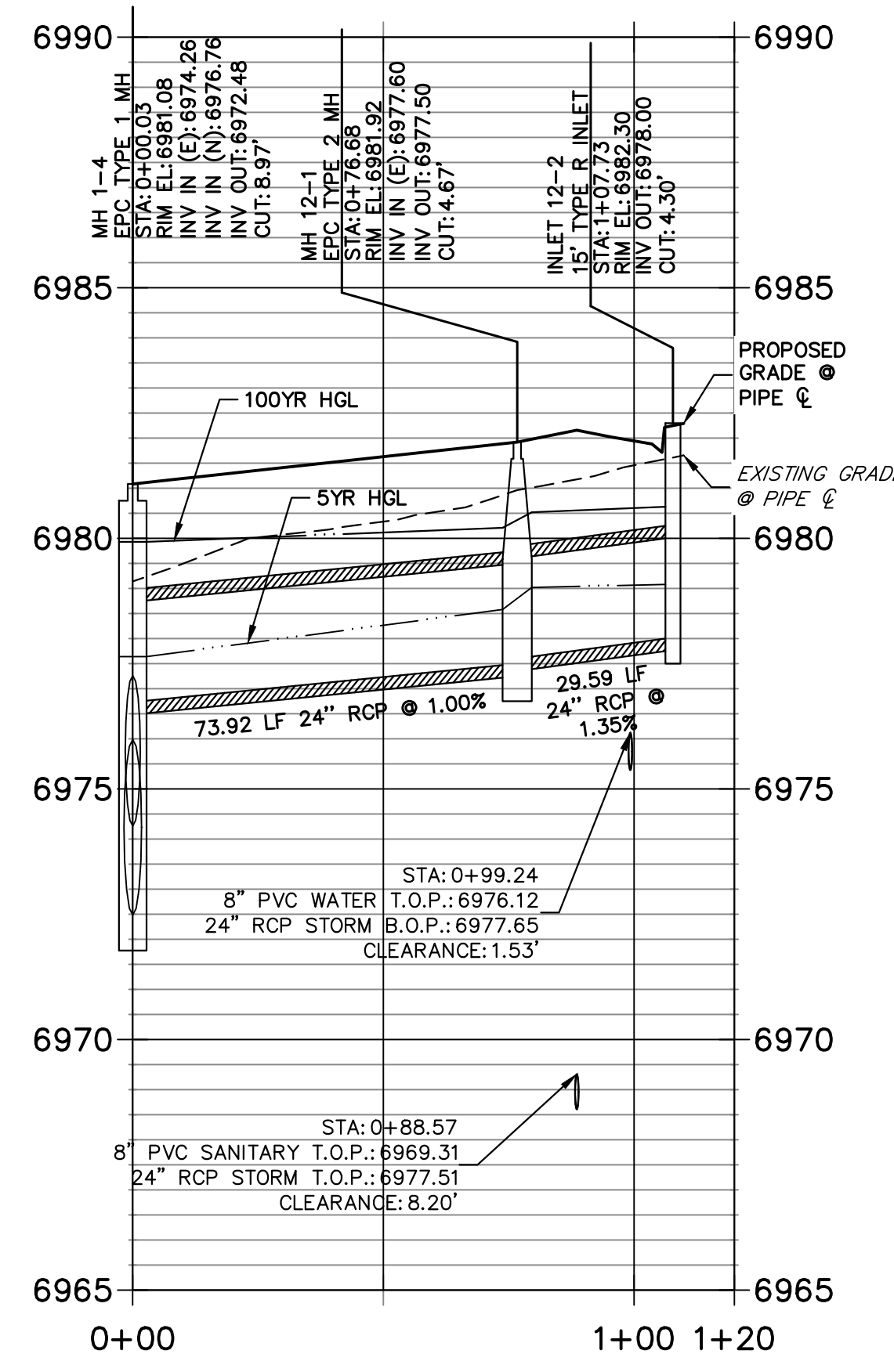


15' per FDR calculation sheet

DP-02 PROFILE
STA 0+00.00 TO 0+41.83
 PUBLIC



DP12 PROFILE
STA 0+00.00 TO 1+20.00
 PUBLIC



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NOTE:
 ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY (719) 471-1742

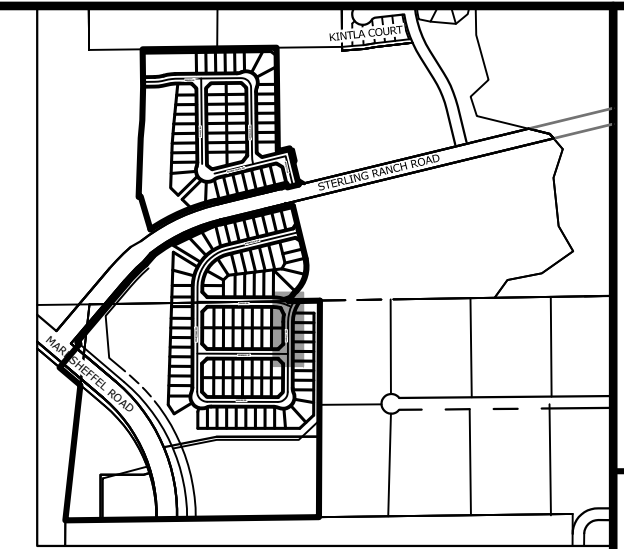
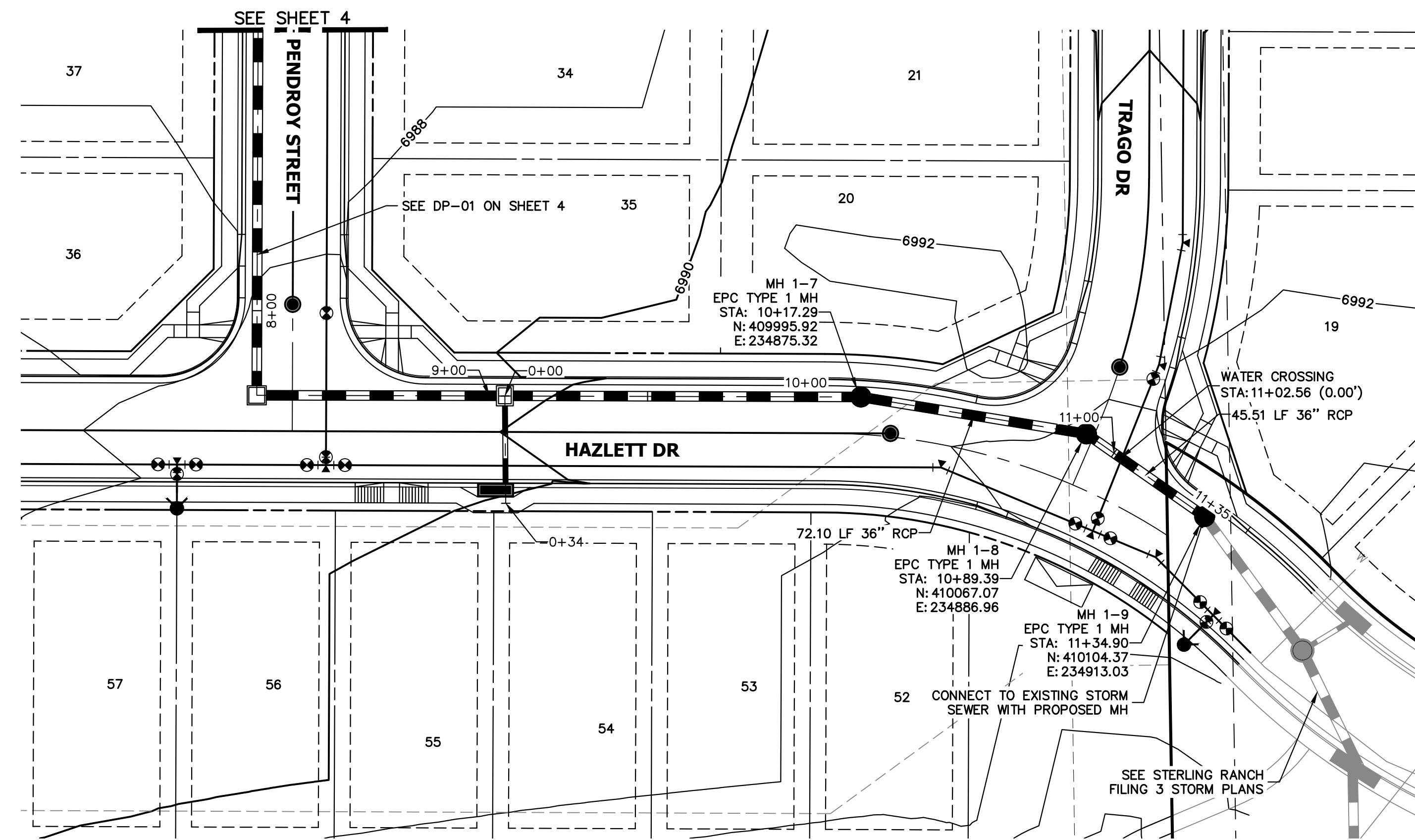
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BY	DATE	NO.	REVISION

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 V-SCALE 1"=3'
 DATE 04/25/23
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 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
STORM SEWER PLAN

SHEET 4 OF 14
 JOB NO. 25188.11



KEY MAP
SCALE: 1"=100'

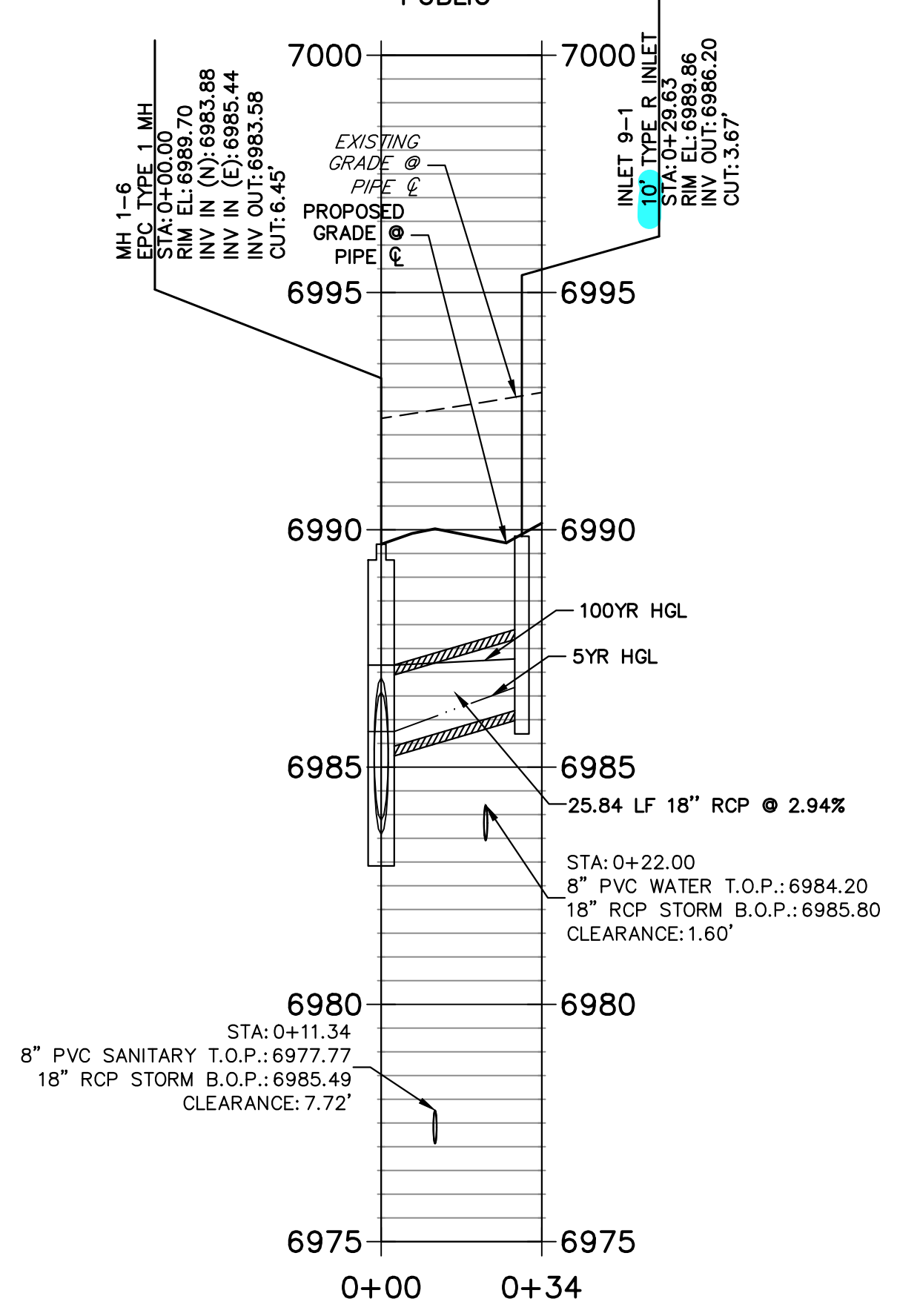
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COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

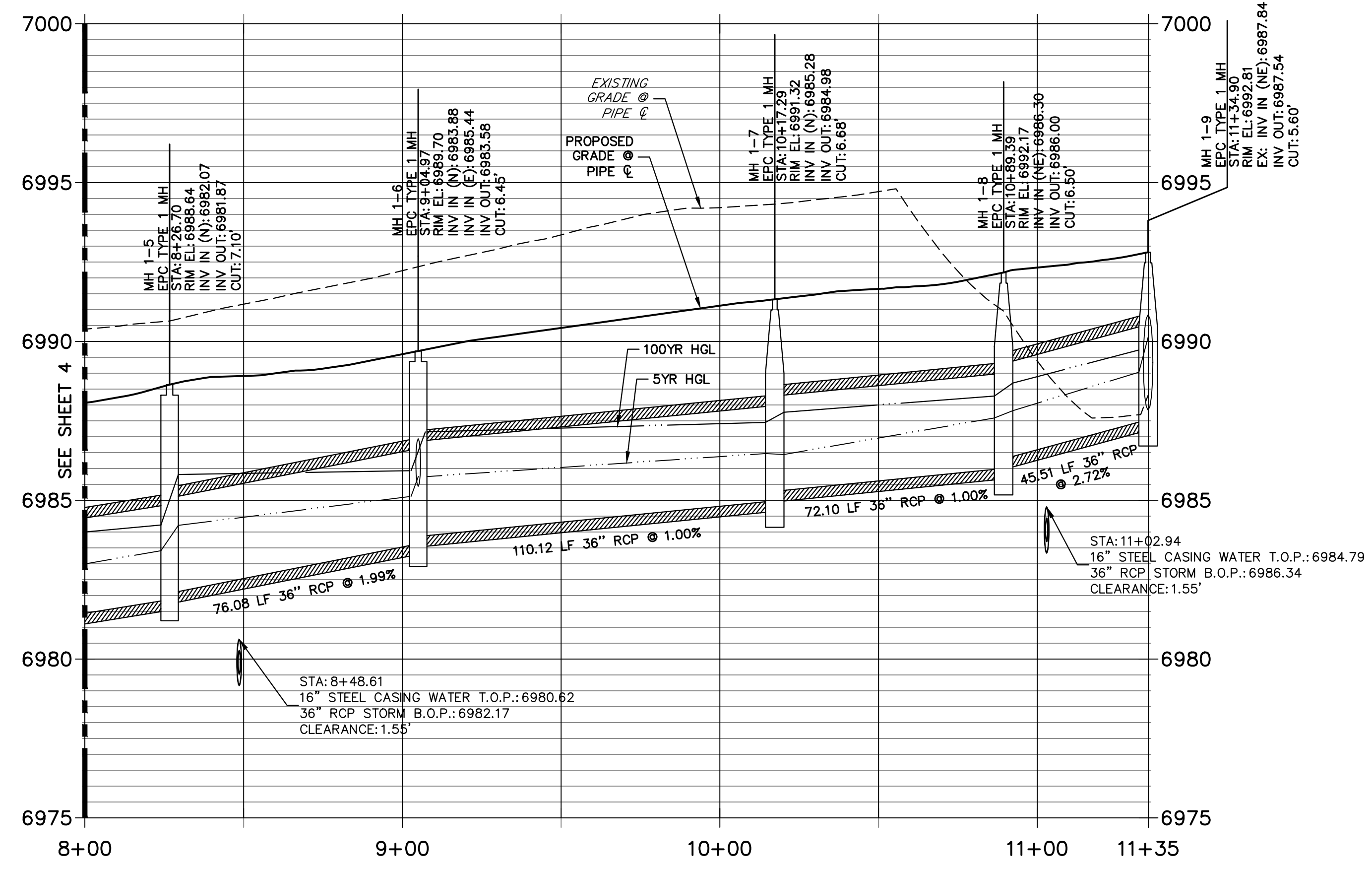
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No.	REVISION	BY	DATE

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STA 0+00.00 TO 0+33.83
PUBLIC

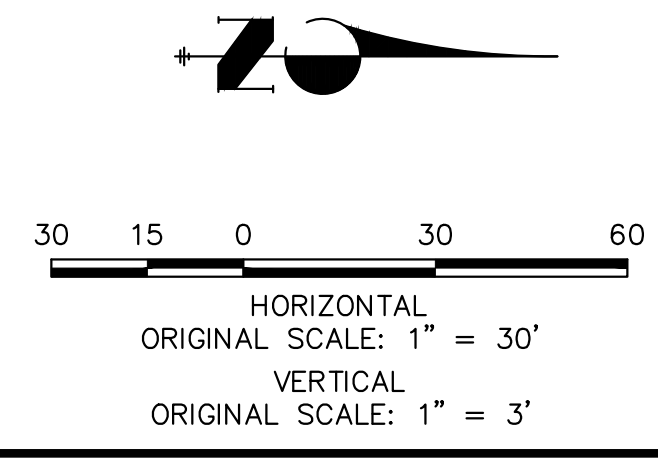


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STA 8+00.00 TO 11+35.00
PUBLIC



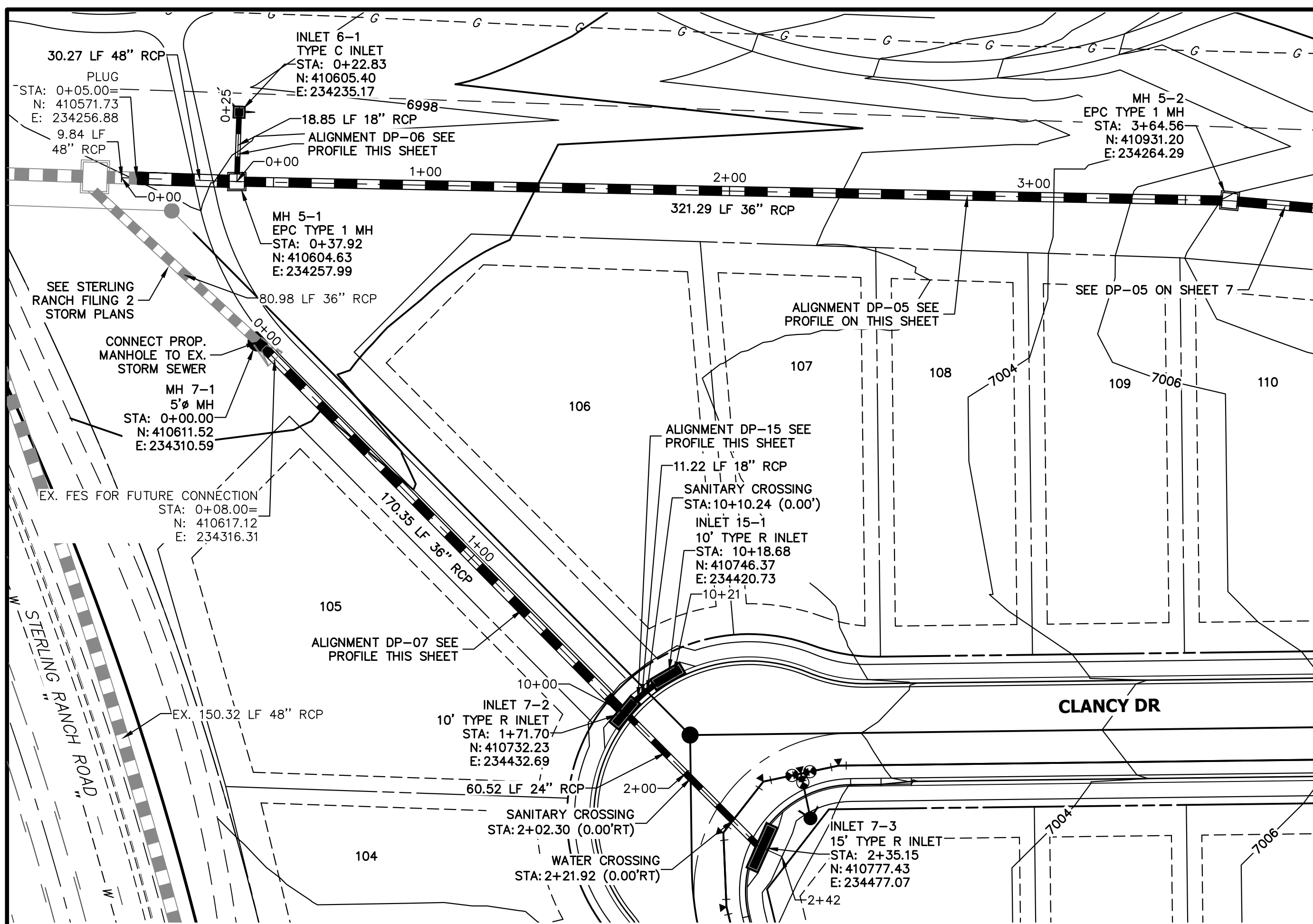
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NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED

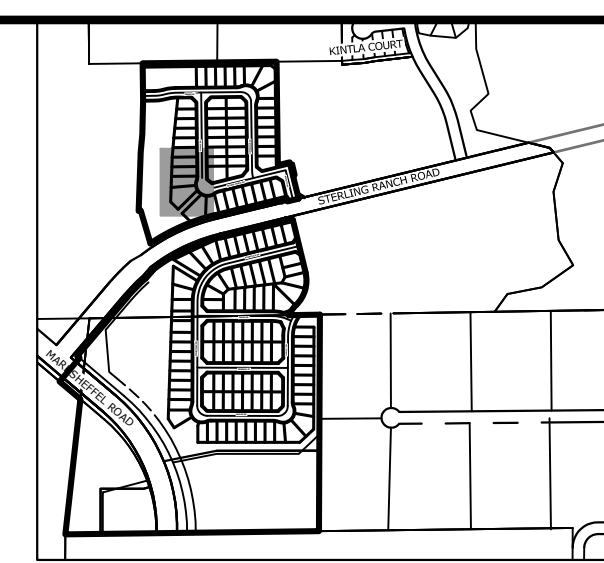
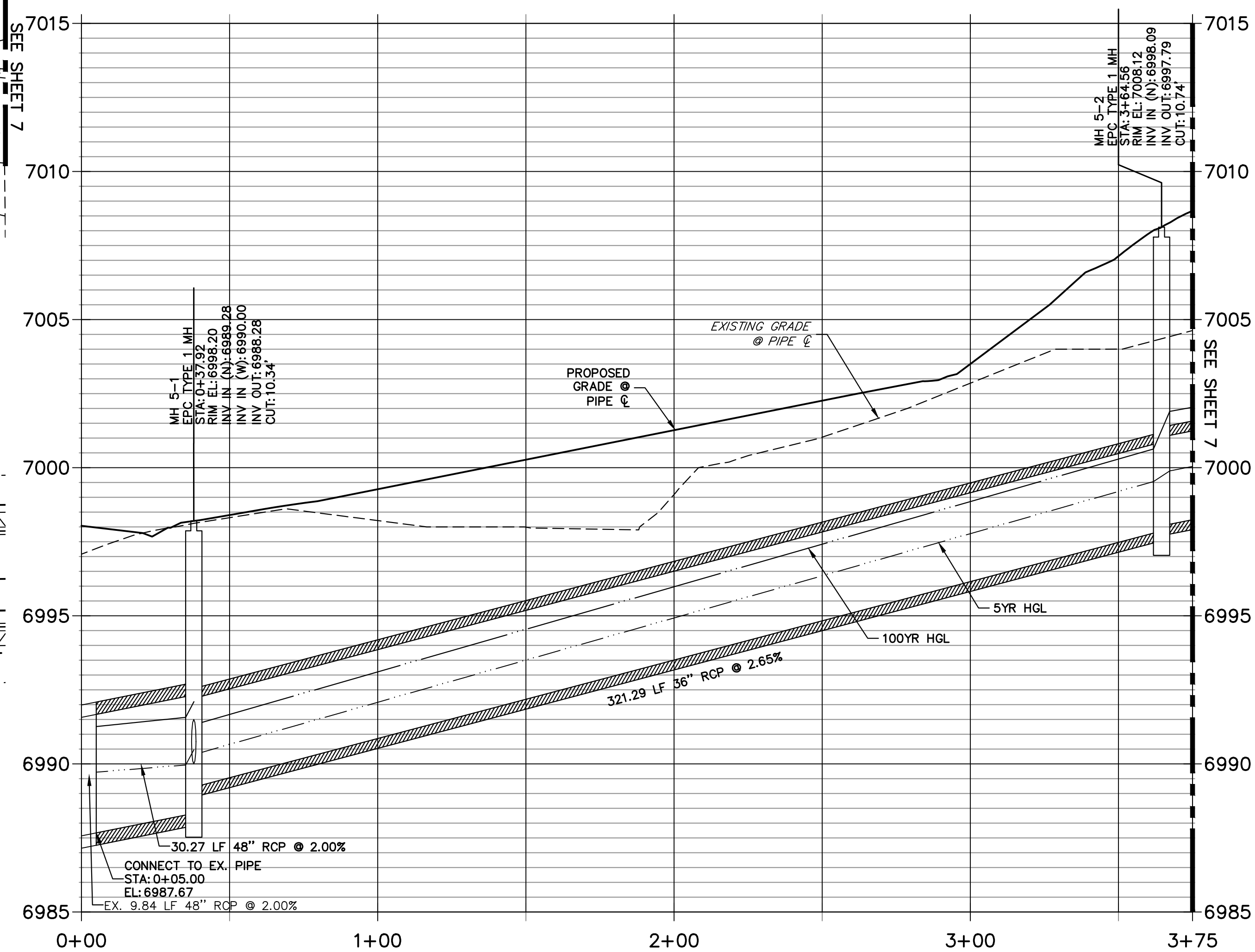


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

STERLING RANCH FILING 4
STORM SEWER PLAN
SHEET 5 OF 14
JOB NO. 25188.11

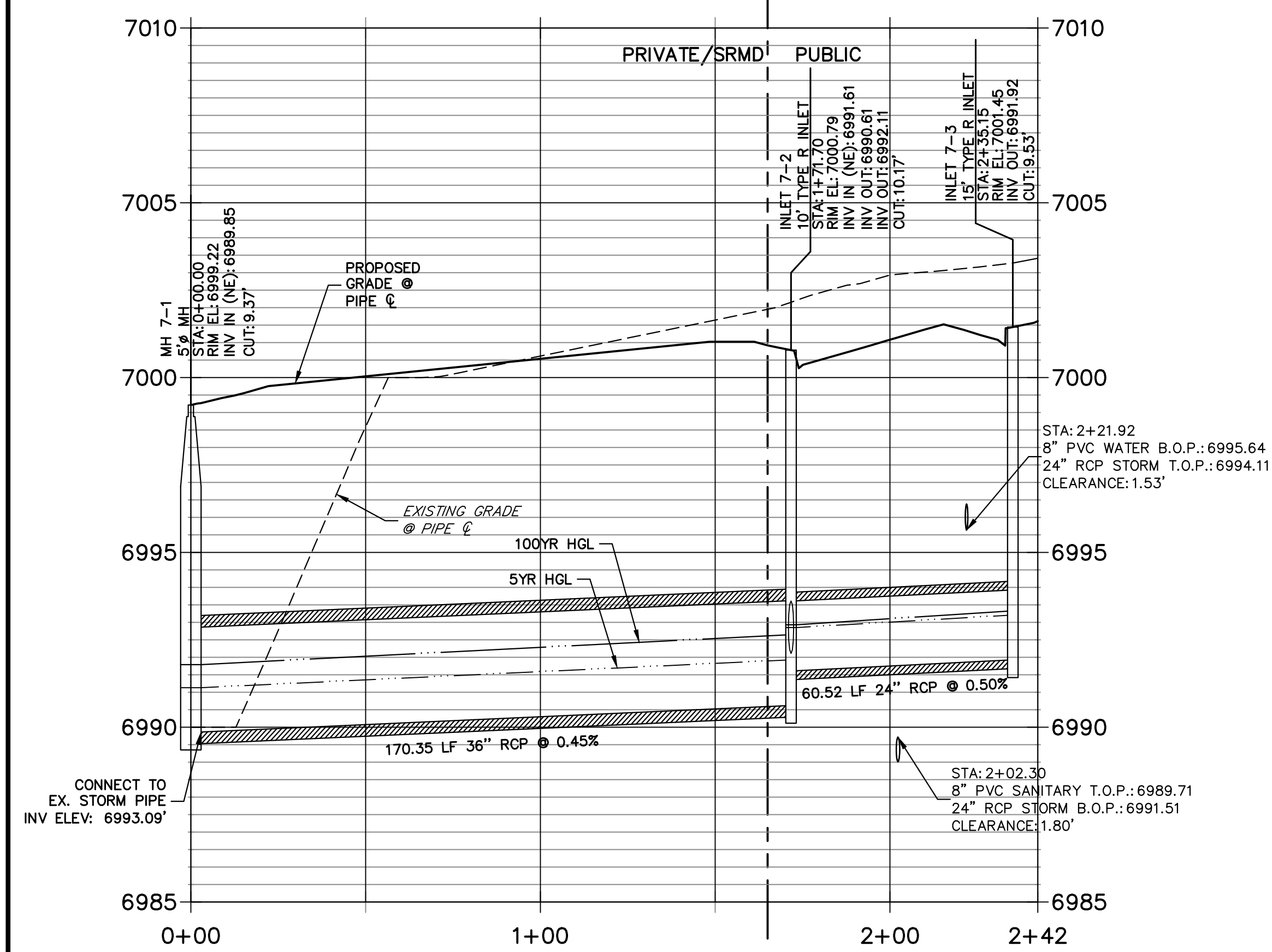


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 PRIVATE/SRMD

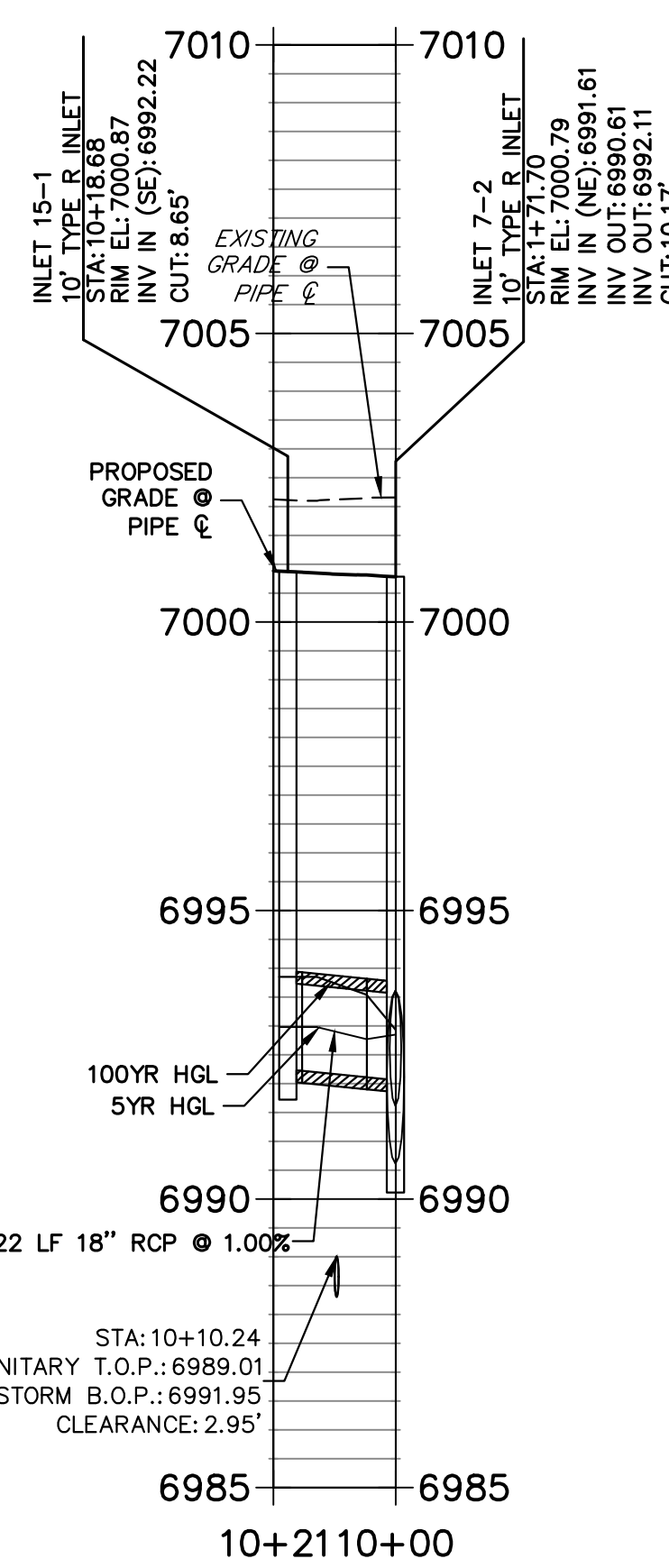


KEY MAP
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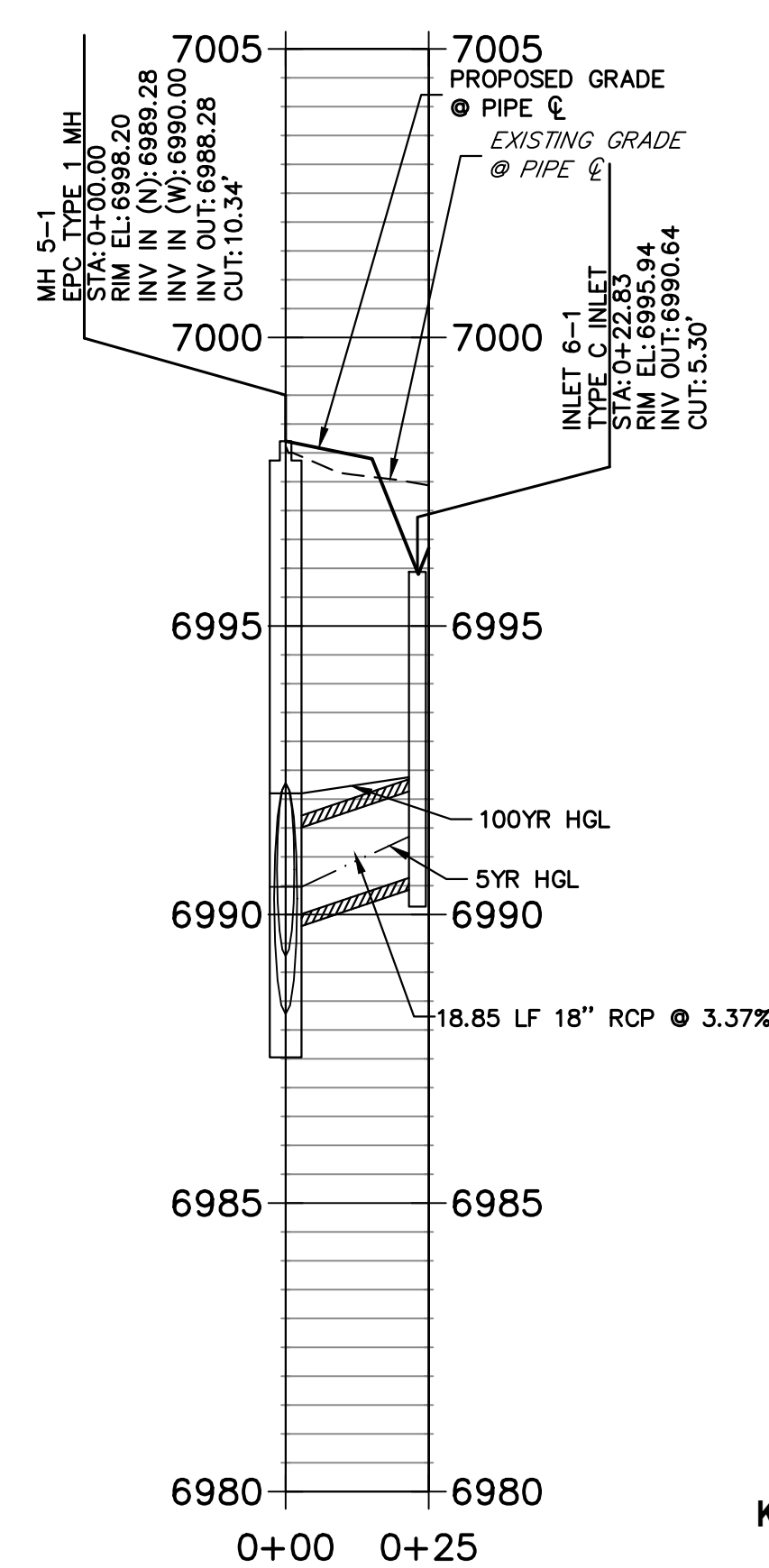
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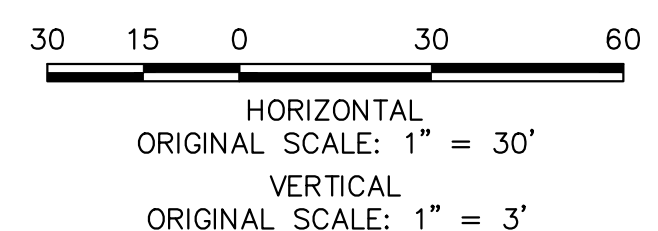
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 PRIVATE/SRMD



NOTE:
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 WHEN 100 YR HGL SHOWS
 PIPE FULLY INUNDATED

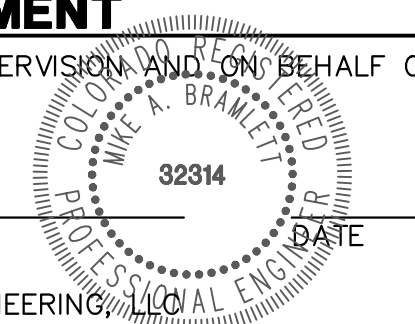


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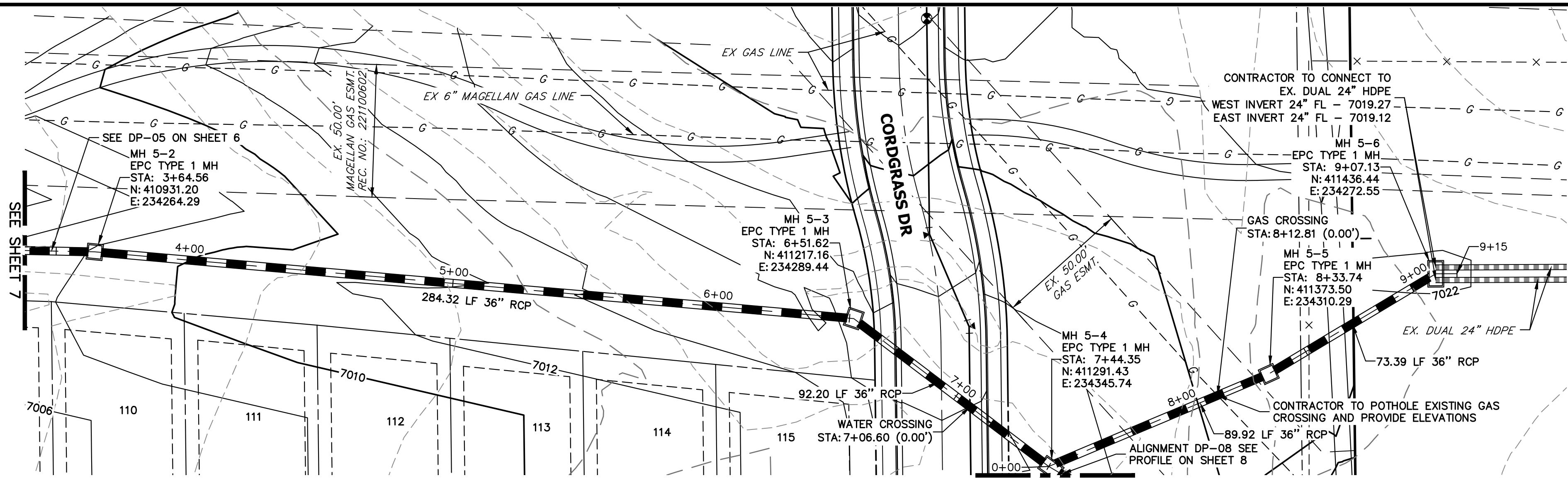


ENGINEER'S STATEMENT

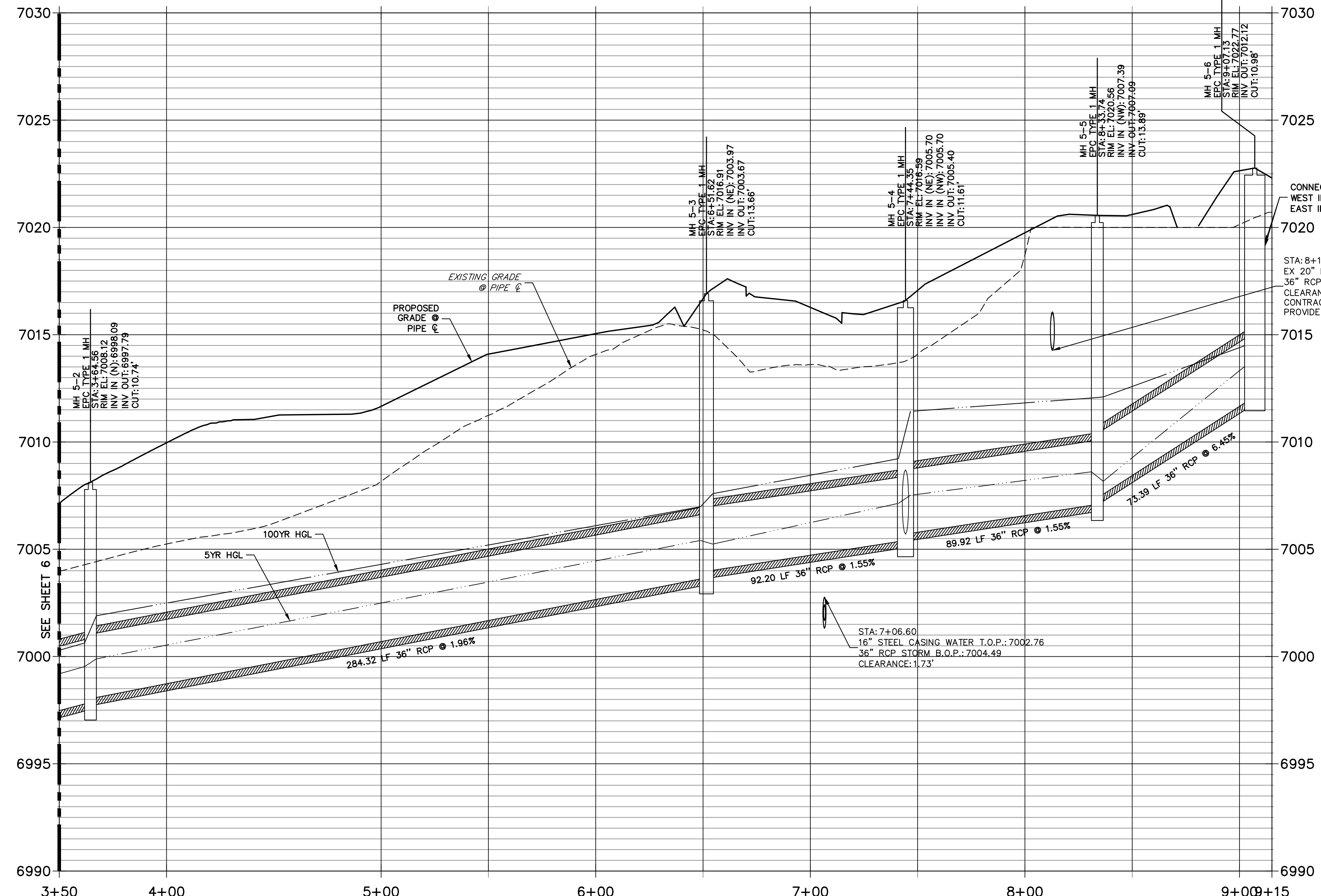
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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



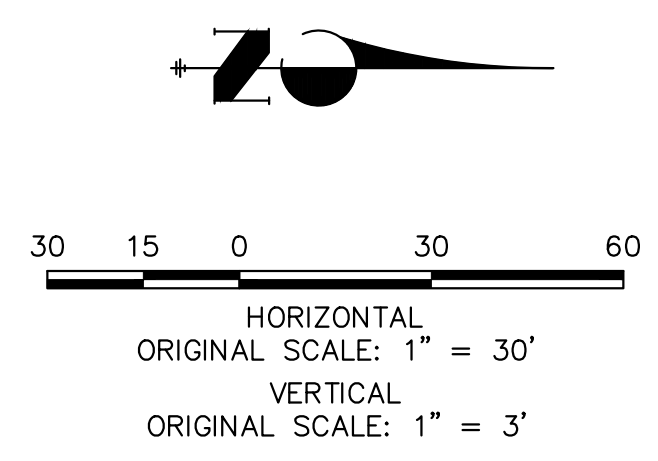
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PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY: _____ DATE: _____	No. _____ REVISION: _____
H-SCALE: 1"=30' V-SCALE: 1"=3' DATE: 04/25/23 DESIGNED BY: RAB DRAWN BY: WKN CHECKED BY: _____	STERLING RANCH FILING 4 STORM SEWER PLAN SHEET 6 OF 14 JOB NO. 25188.11



DP-05 PROFILE (3)
STA 3+50.00 TO 9+15.12
 PRIVATE/SRMD



WARNING
HIGH-PRESSURE PIPELINE(S)
 EXCAVATION AND/OR CONSTRUCTION PROHIBITED
 WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
 WITHOUT WRITTEN PERMISSION FROM
 MAGELLAN PIPELINE COMPANY, L.P.



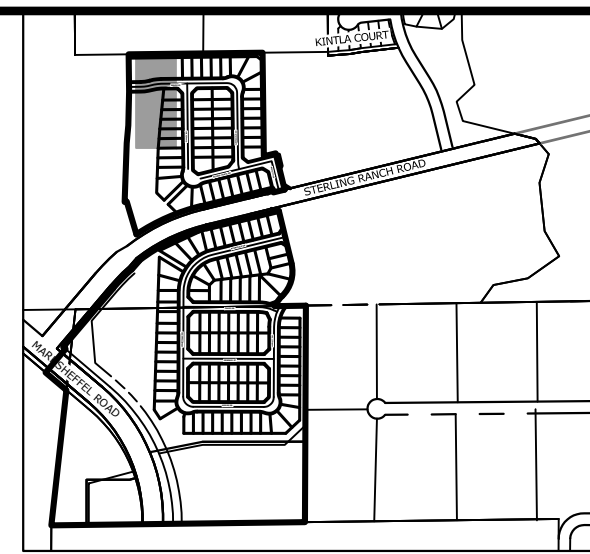
NOTE:
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ENGINEER'S STATEMENT

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 MIKE A. BRAMLETT, P.E.
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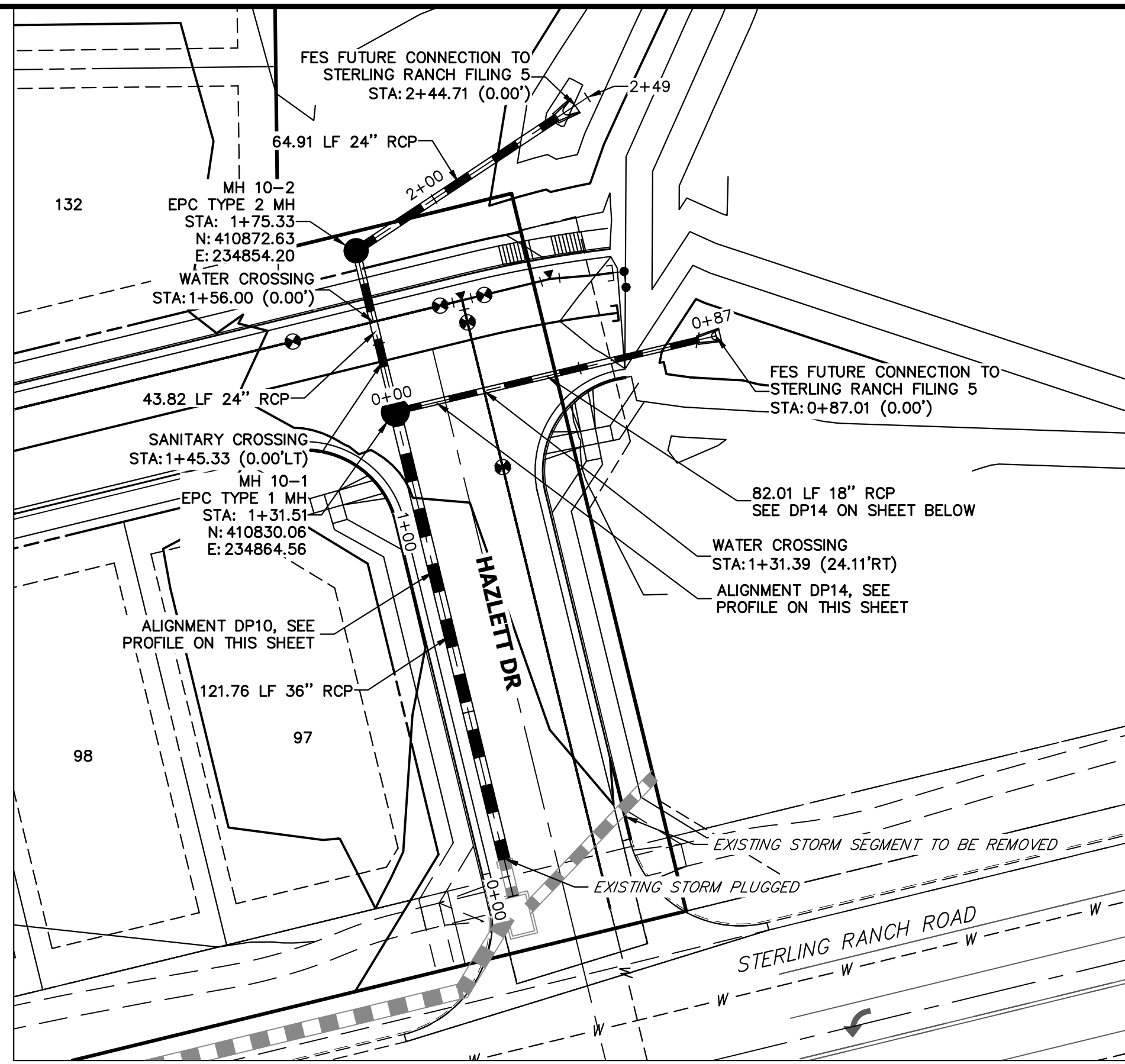
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
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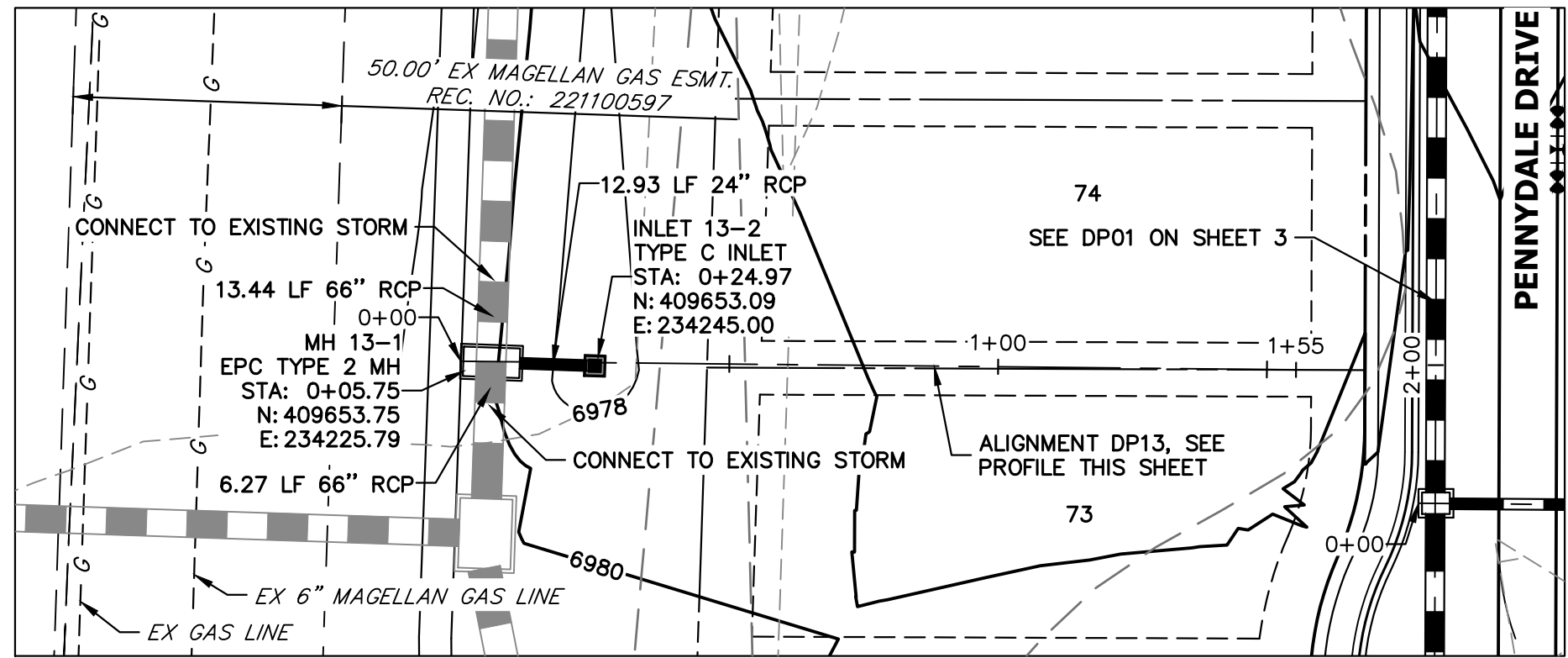
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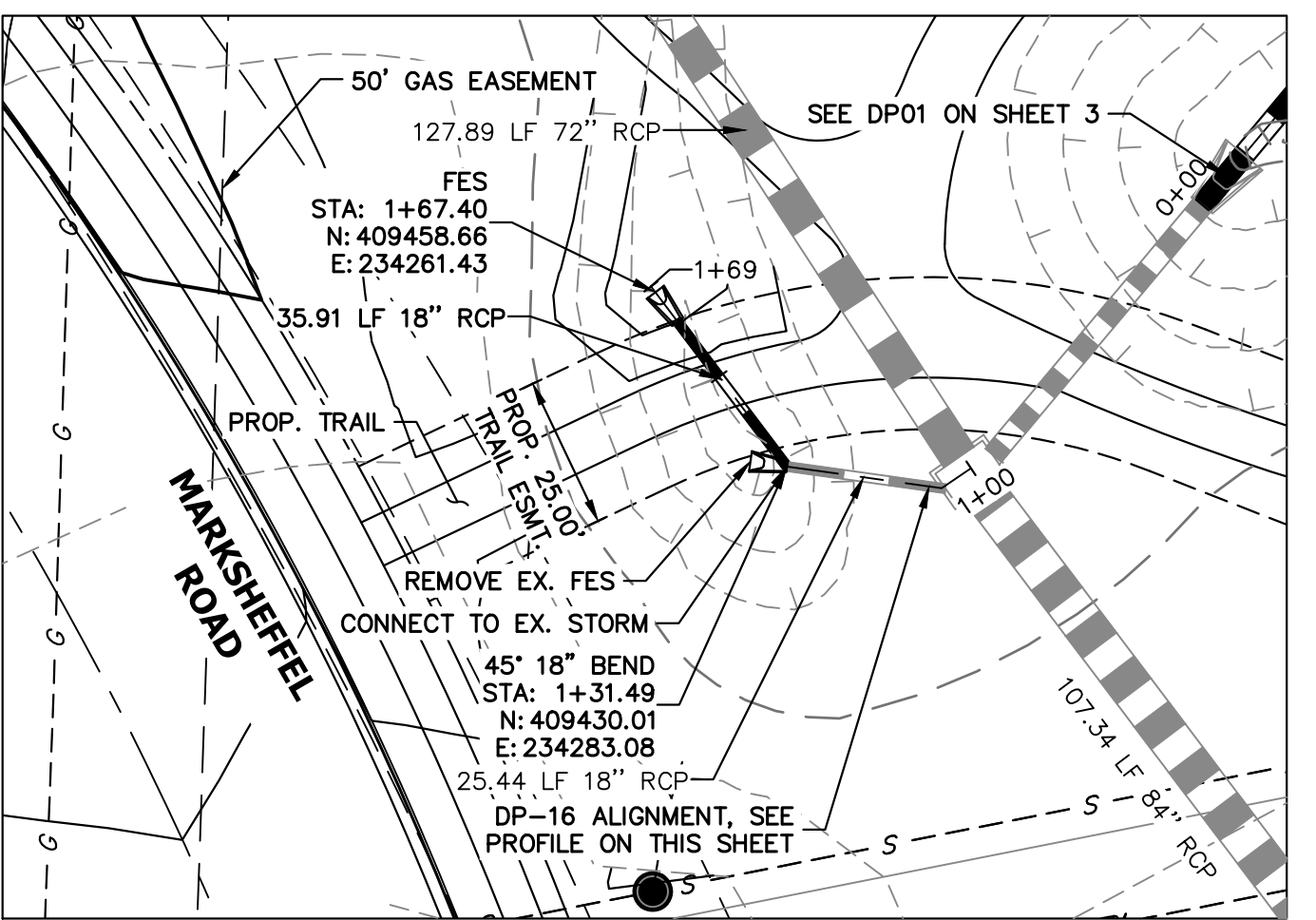
STERLING RANCH FILING 4
 STORM SEWER PLAN
 SHEET 7 OF 14
 JOB NO. 25188.11



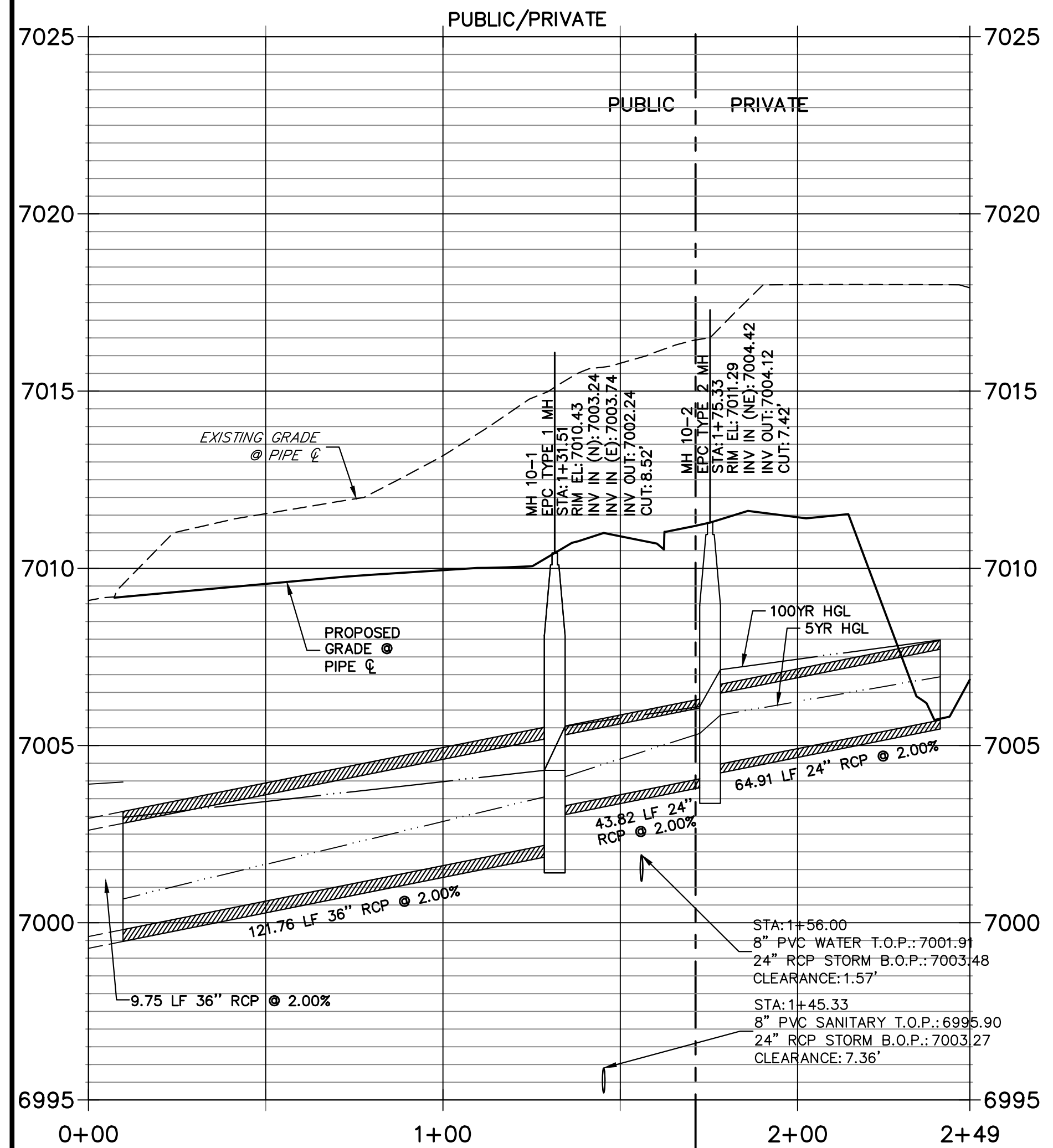
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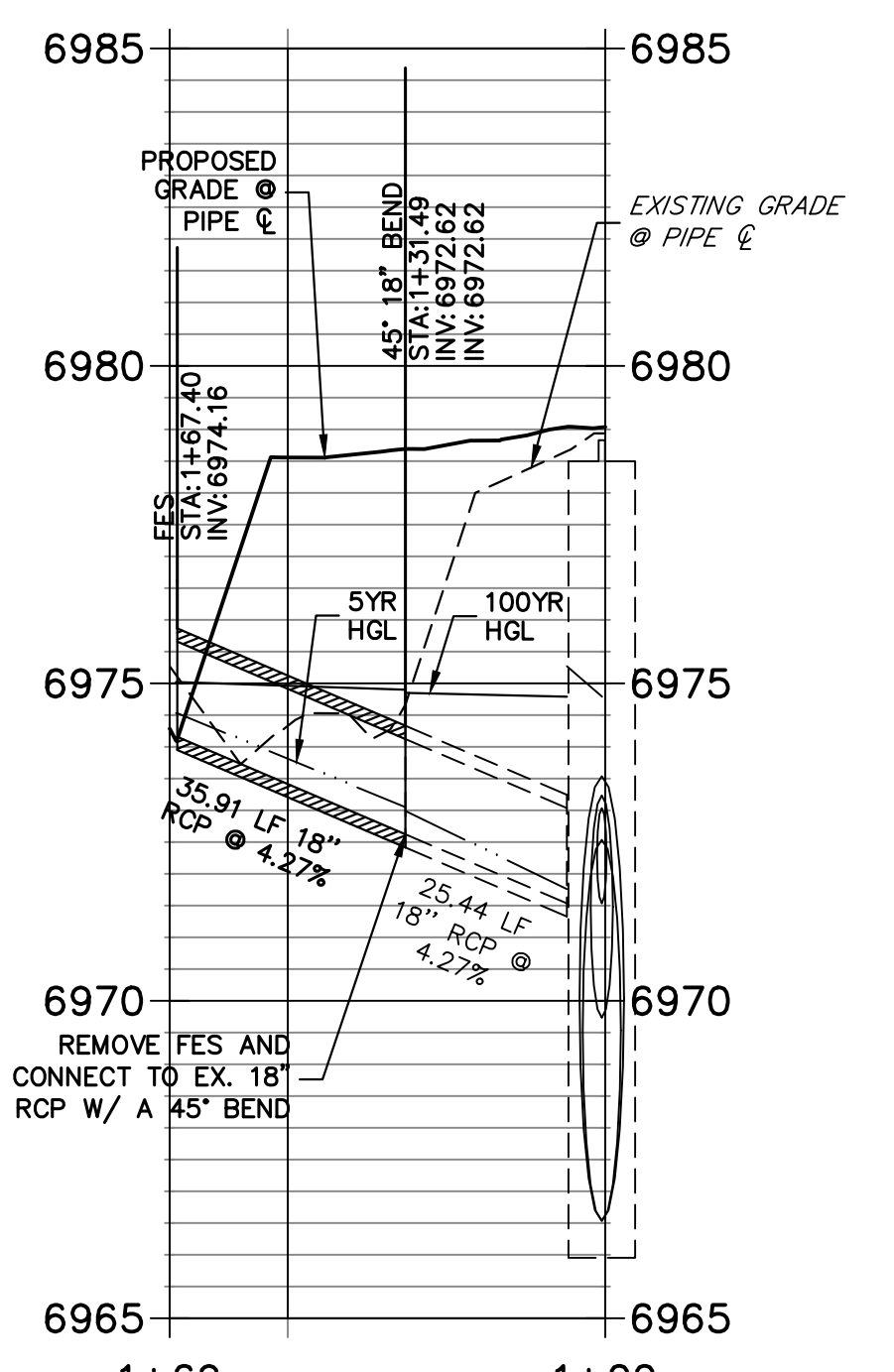
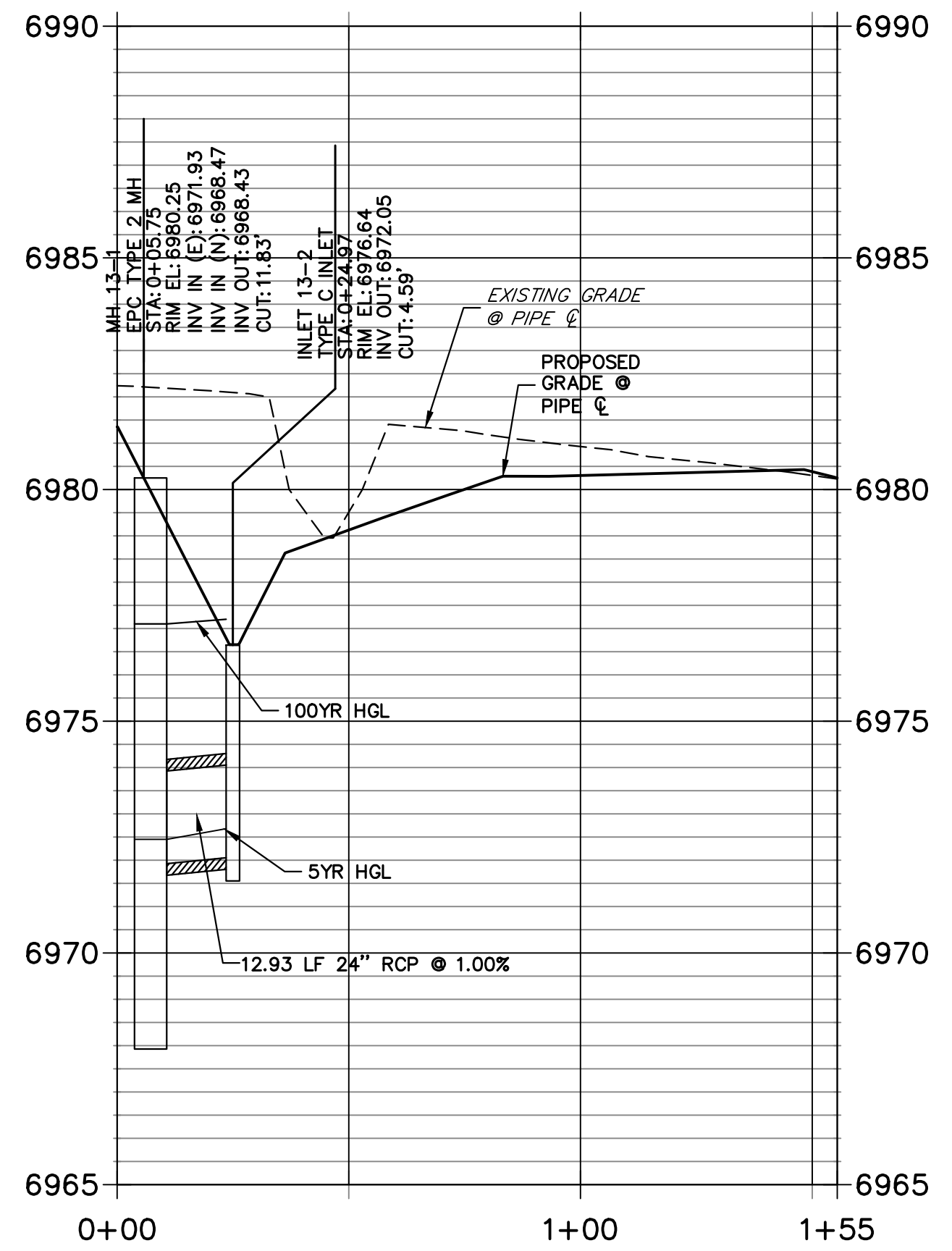
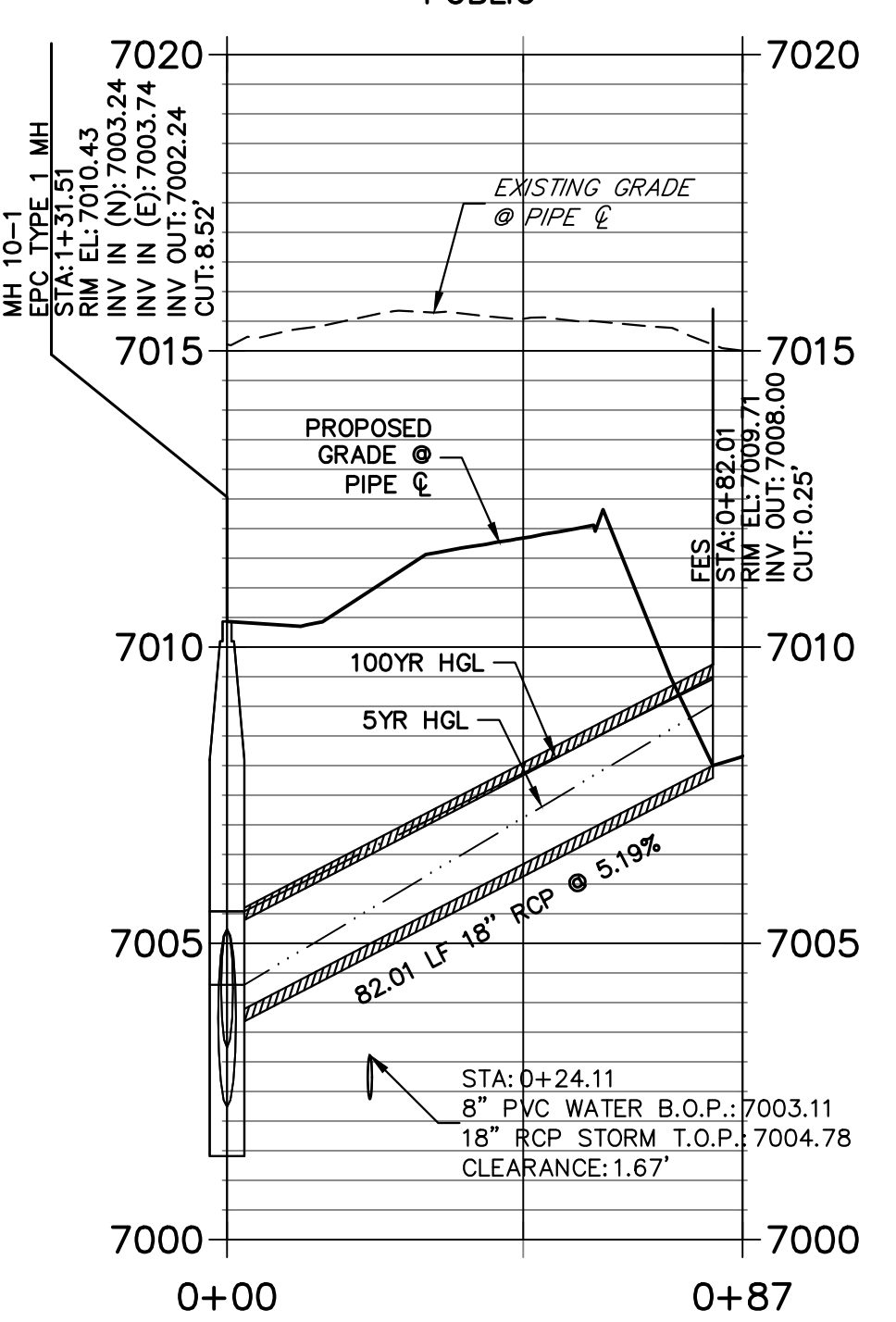
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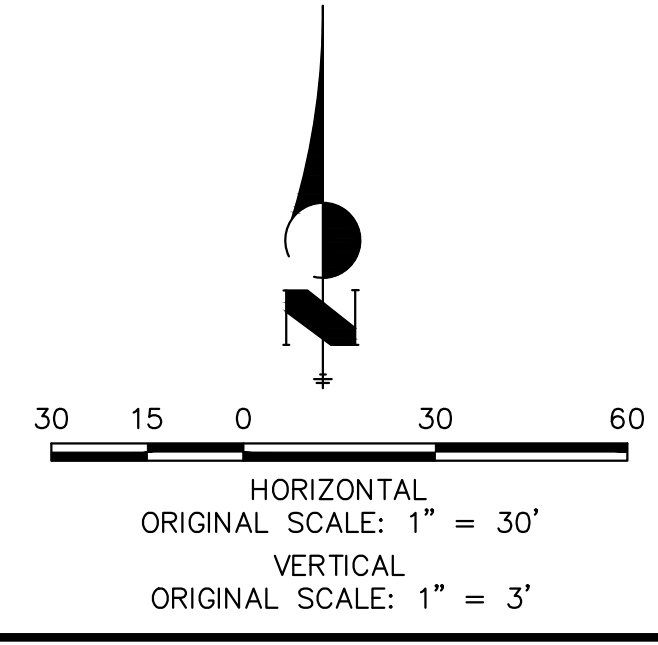


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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

STERLING RANCH FILING 4
 STORM SEWER PLAN

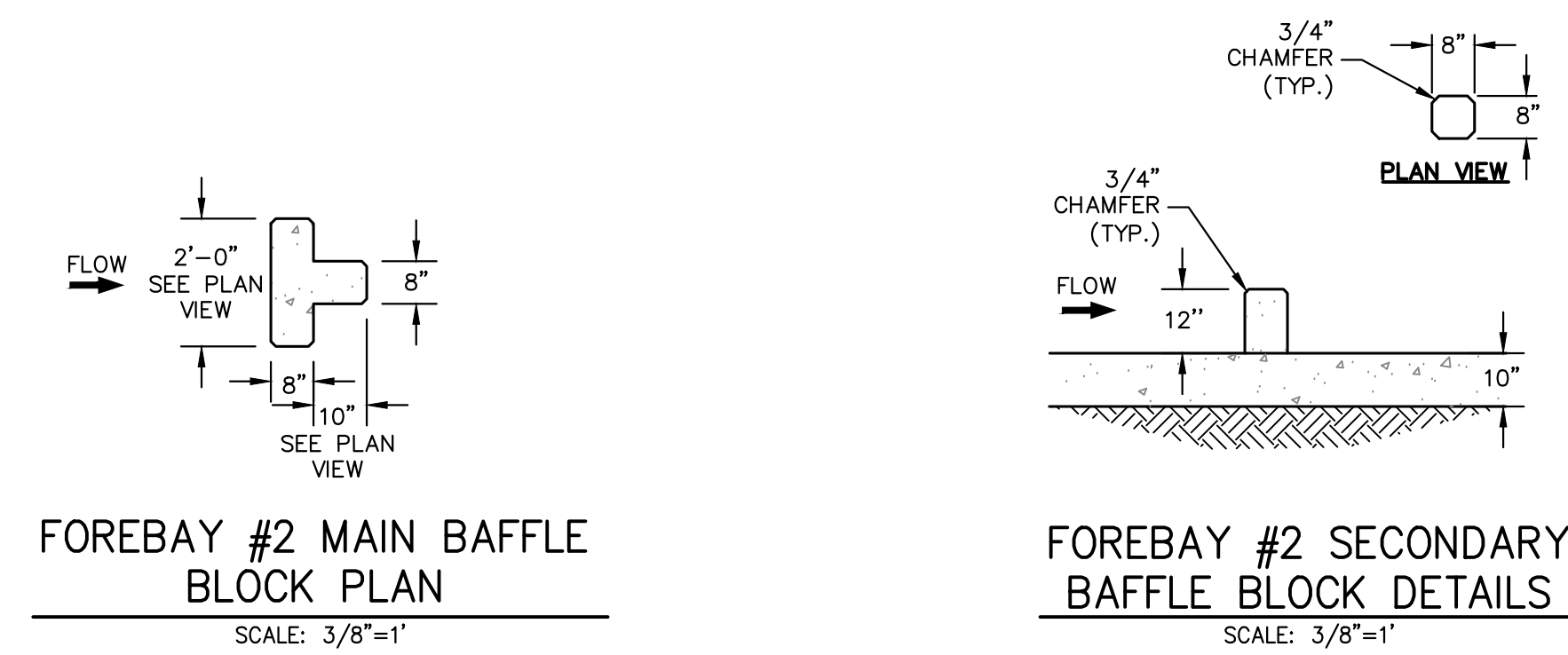
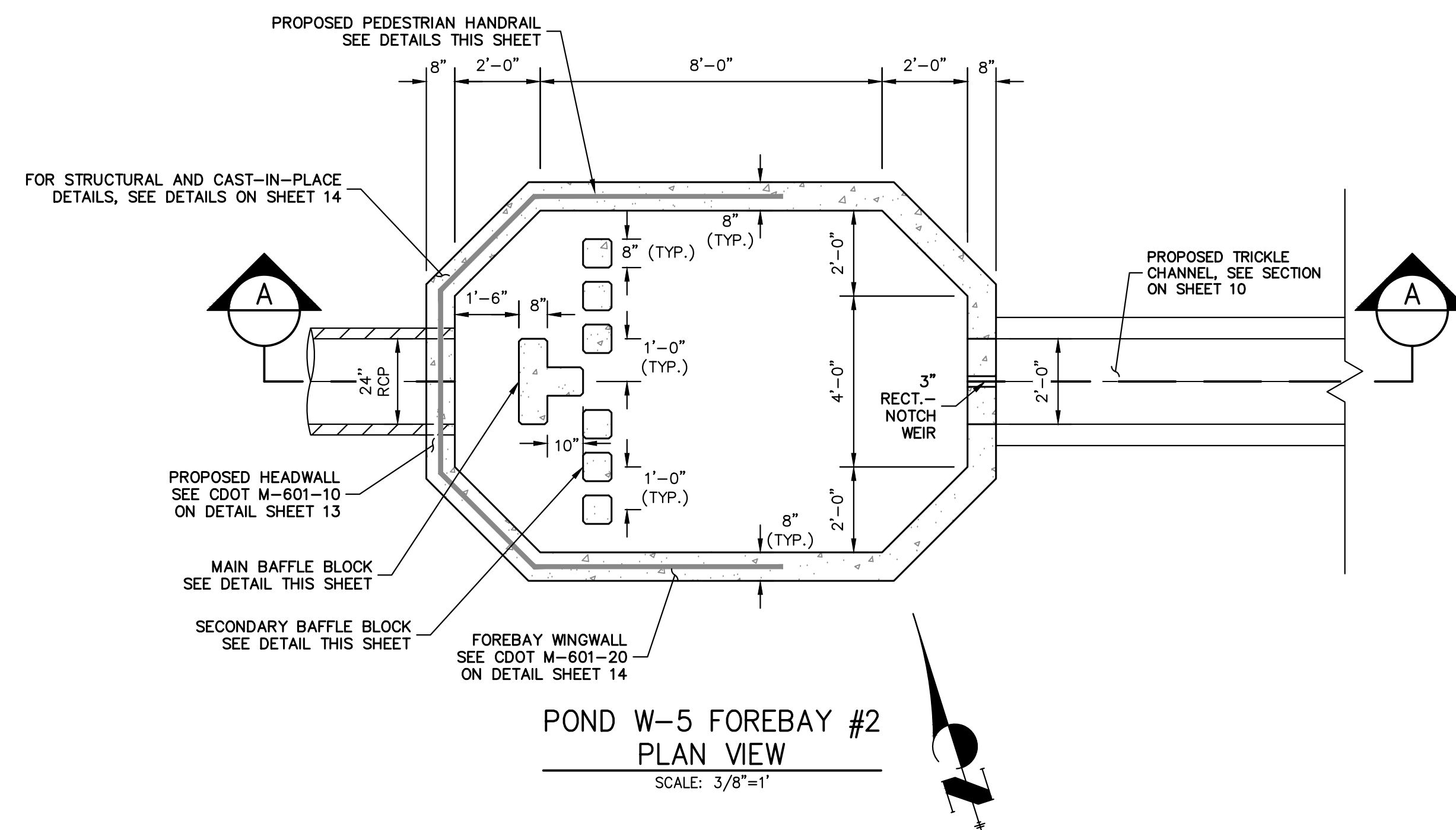
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 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY (719) 471-1742

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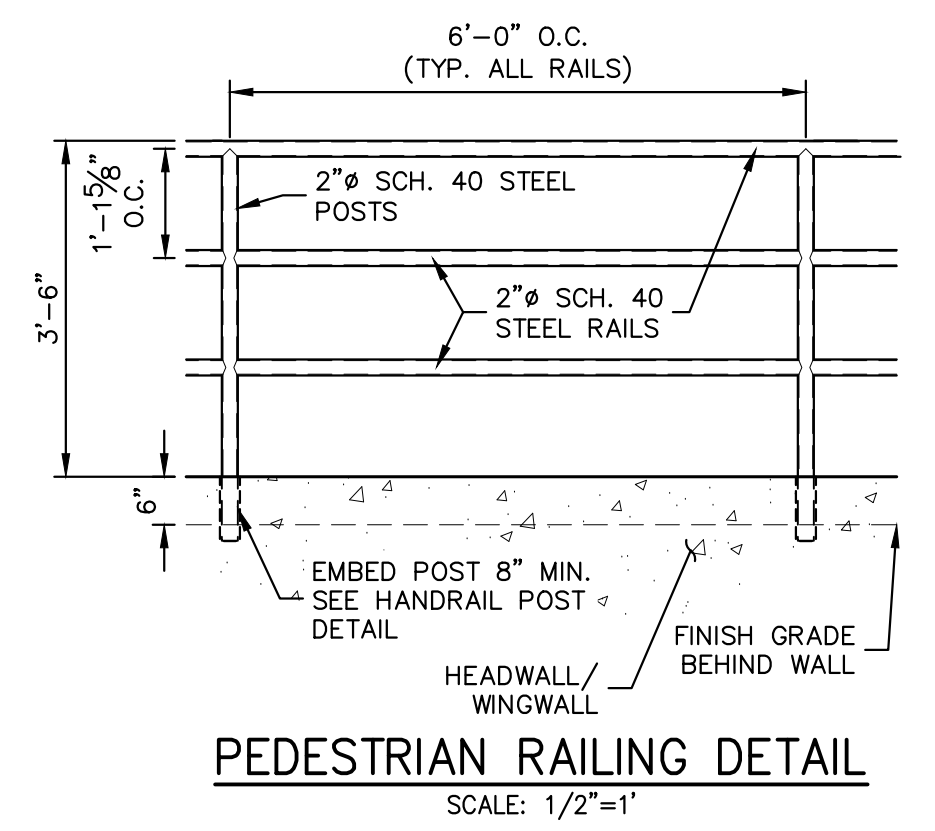
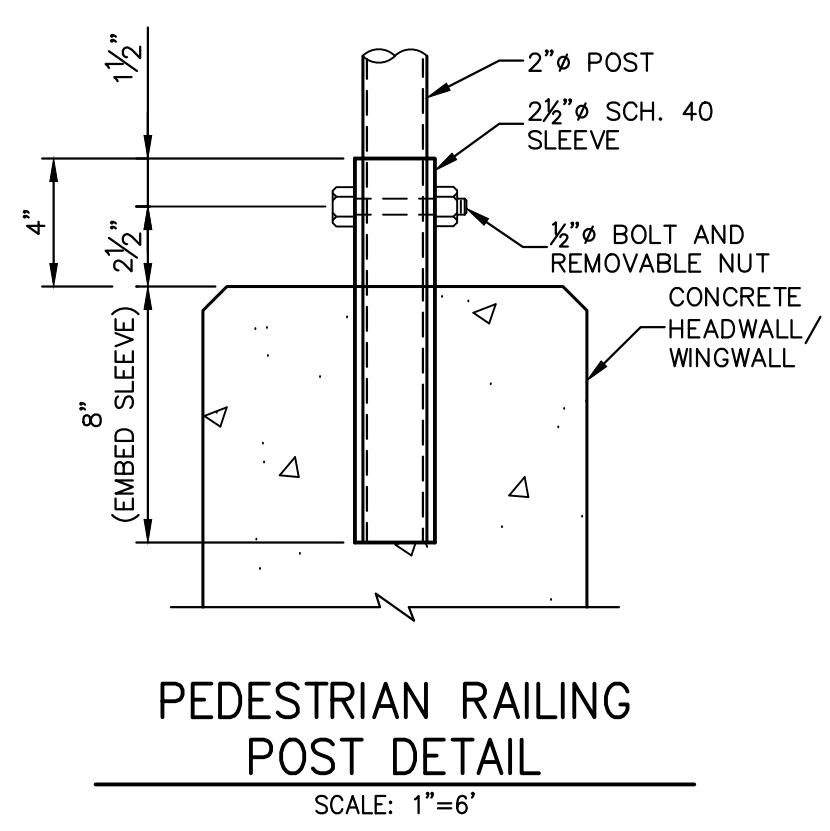
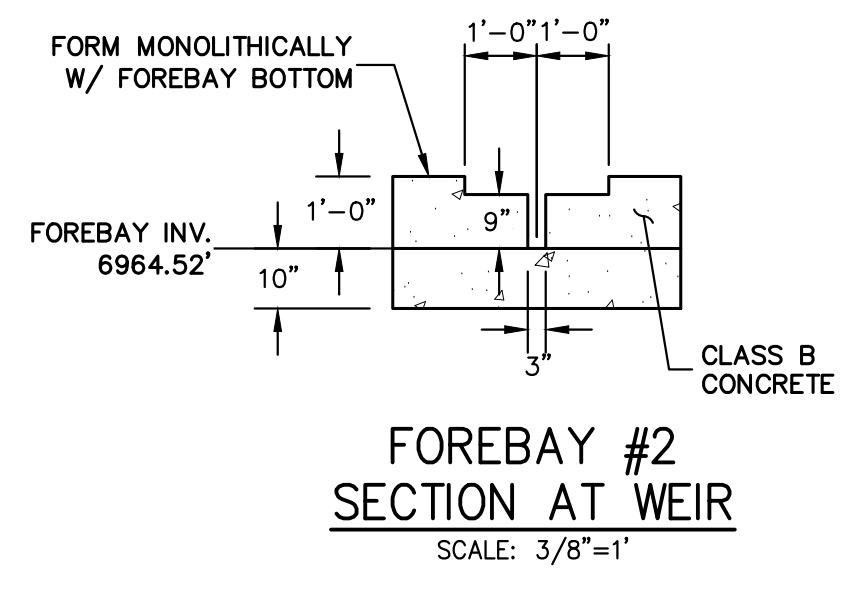
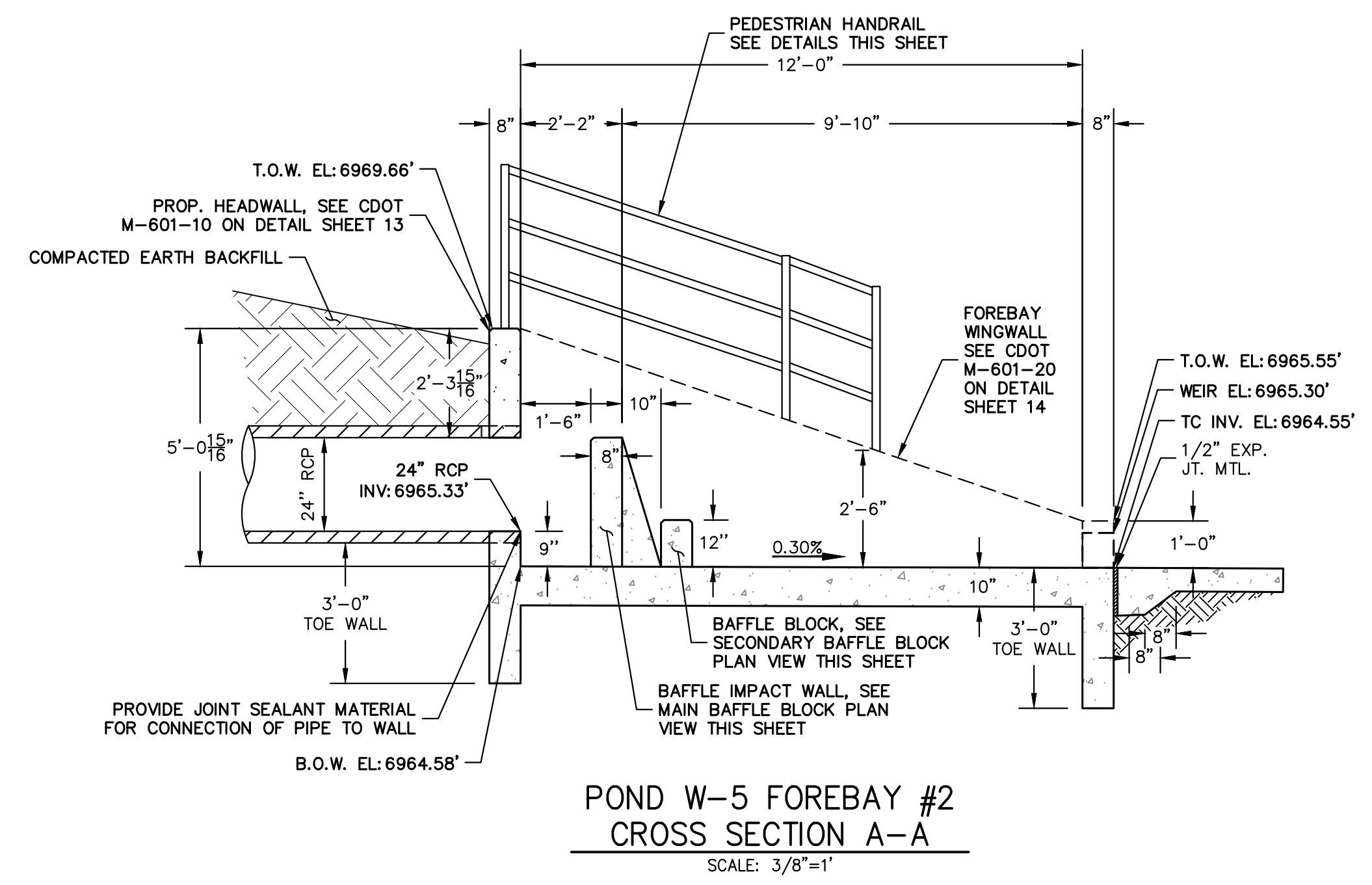
BY	DATE	No.	REVISION

H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 04/25/23
 DESIGNED BY RAB
 DRAWN BY WKN
 CHECKED BY

SHEET 9 OF 14
 JOB NO. 25188.11



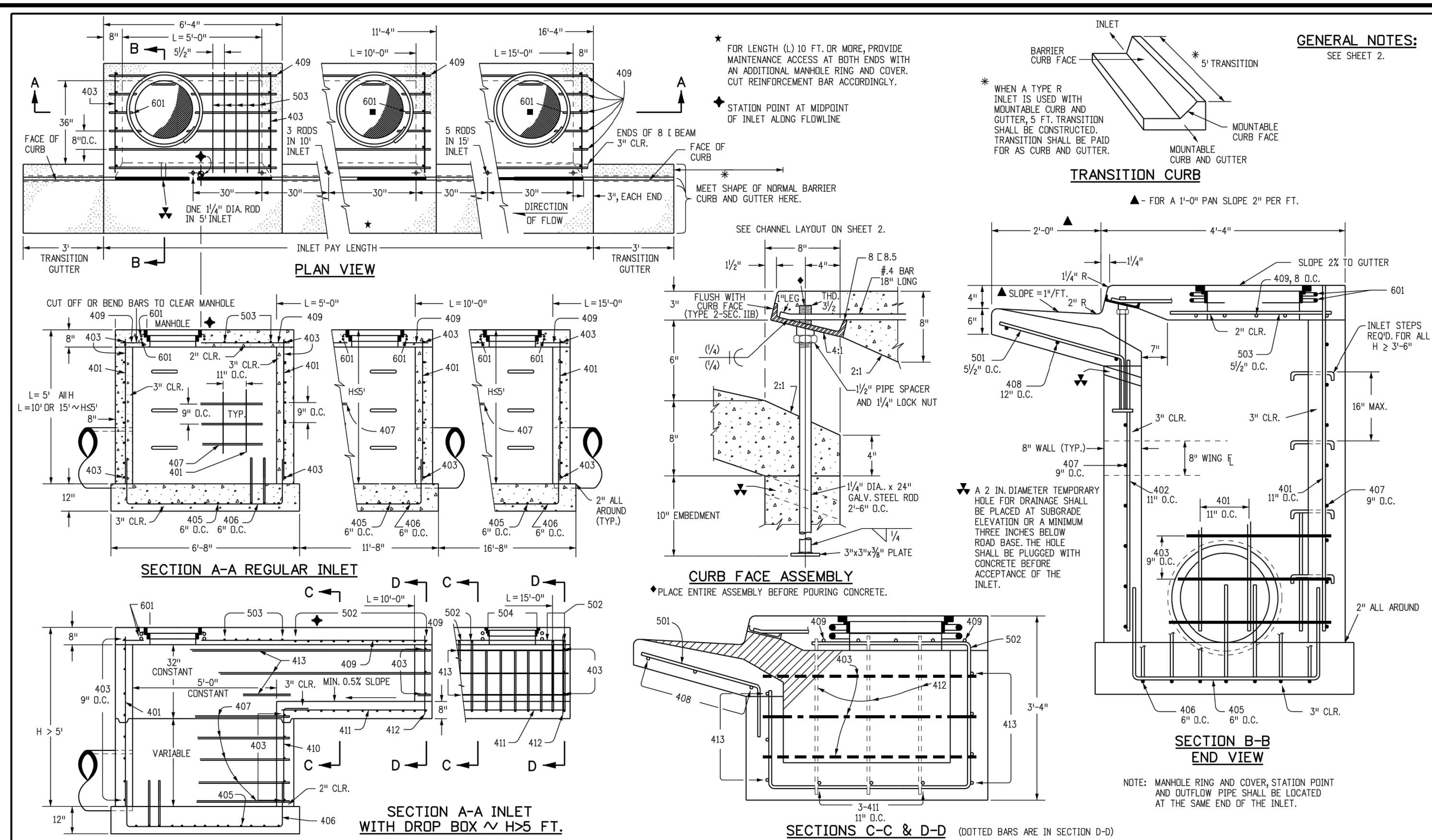
Move to MK2 set?



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 FOR AND ON BEHALF OF JR ENGINEERING

STERLING RANCH FILING 4	FOREBAY DETAILS	UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.														
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SHEET 11 OF 14	JOB NO. 25188.11	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com														
		<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>NO.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	DATE	NO.	REVISION										
BY	DATE	NO.	REVISION													



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

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

MARK	BAR #	SIZE	D.C. SPACING	TYPE	INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
					NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	21	13	26	11	21	7	21	
402	4	11"	II	7	13	7	13	7	13	7	13	
403	4	9"	II	7	13	7	13	7	13	7	13	
404	4	9"	II	7	13	7	13	7	13	7	13	
405	4	6"	VI	11	8'-10"	21	8'-10"	31	8'-10"	11	8'-10"	
406	4	6"	VII	7	8'-10"	7	13'-10"	7	8'-10"	7	8'-10"	
407	4	9"	II	7	5'-10"	7	10'-10"	7	5'-10"	7	5'-10"	
408	4	12"	II	3	8'-10"	3	10'-10"	3	11'-10"	3	16'-0"	
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	15'-10"	
410	4	11"	VII	11	5'-10"	11	10'-10"	11	5'-10"	11	5'-10"	
411	4	11"	II	3	5'-2"	3	5'-2"	3	5'-2"	3	5'-2"	
412	4	11"	II	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	
413	4	9"	II	7	10'-10"	7	10'-10"	7	10'-10"	7	10'-10"	
501	5	3/2"	III	11	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"	
502	5	3/2"	III	11	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"	
503	5	3/2"	III	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	
504	5	3/2"	IX	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	
601	6	3/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	
602	6	3/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	
603	6	3/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	
604	6	3/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H"	LENGTH	NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	DROP BOX	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	10	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	10	7	3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	798
4'-6"	4'-2"	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	14	11	4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	16	13	4.4	375	7.0	633	9.8	885
6'-0"	5'-8"	18	15	4.6	392	7.4	664	10.3	926
6'-6"	6'-2"	18	15	4.8	402	7.6	674	10.5	936
7'-0"	6'-8"	20	17	5.0	423	7.9	705	11.0	977
7'-6"	7'-2"	20	17	5.0	430	7.9	712	11.0	984
8'-0"	7'-8"	22	19	5.3	451	8.2	743	11.5	1025
8'-6"	8'-2"	24	21	5.5	471	8.5	774	12.0	1066
9'-0"	8'-8"	24	21	5.7	479	8.7	781	12.0	1073
9'-6"	9'-2"	26	23	5.8	499	8.9	812	12.5	1114
10'-0"	9'-8"	28	25	6.0	520	9.2	843	13.0	1155
10'-6"	10'-2"	28	25	6.2	527	9.3	850	13.0	1162
11'-0"	10'-8"	30	27	6.4	547	9.5	881	13.5	1203

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

Sheet Revisions
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 2829 West Howard Place
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 Project Development Branch JKB

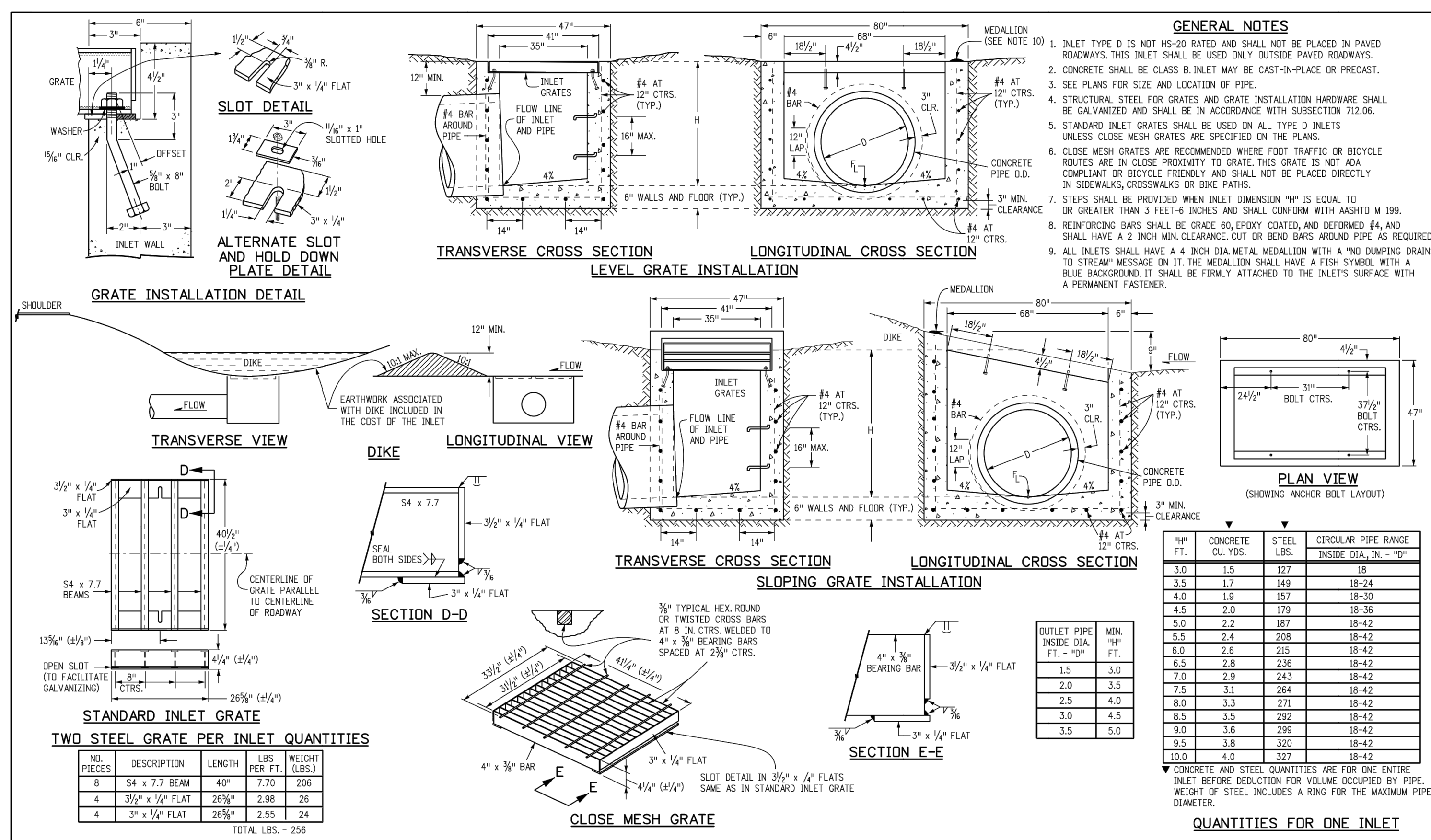
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 STANDARD PLAN NO. M-604-12
 Standard Sheet No. 1 of 2
 Issued by the Project Development Branch: July 31, 2019
 Project Sheet Number: _____

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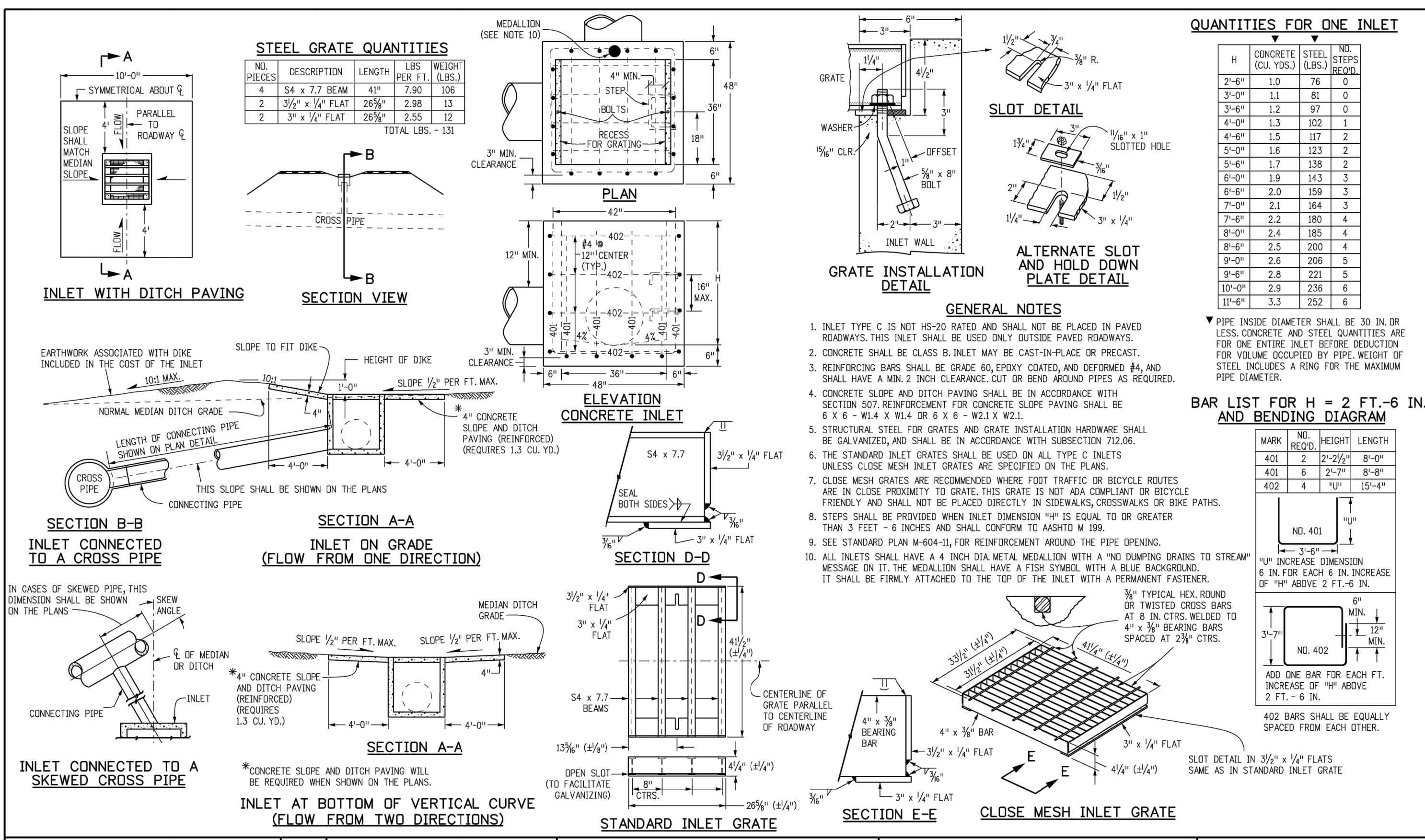


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INLET, TYPE D
 STANDARD PLAN NO. M-604-11
 Standard Sheet No. 1 of 1
 Issued by the Project Development Branch: July 31, 2019
 Project Sheet Number: _____



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INLET, TYPE C
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 Standard Sheet No. 1 of 1
 Issued by the Project Development Branch: July 31, 2019
 Project Sheet Number: _____

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 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: _____

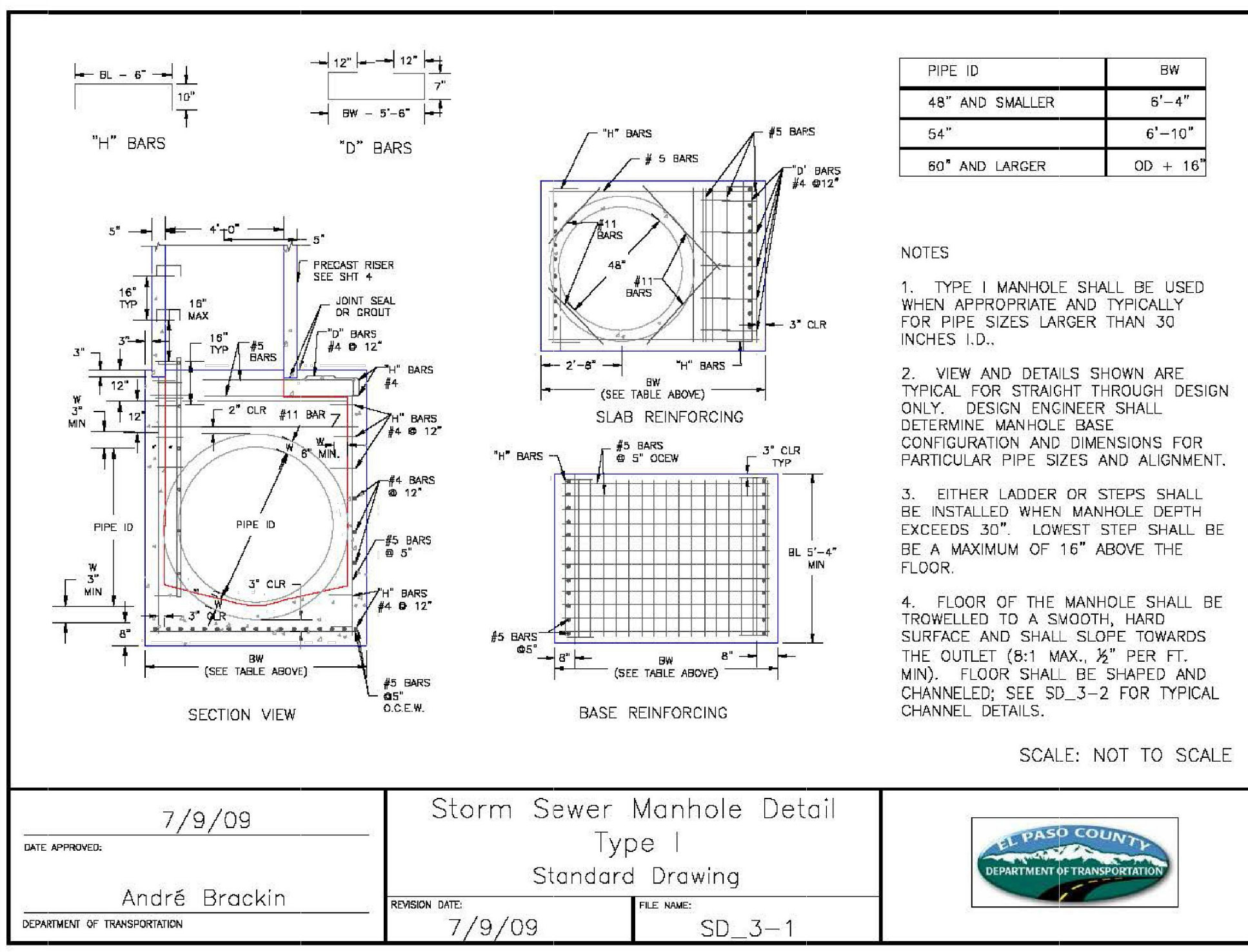
STERLING RANCH FILING 4
 DETAIL SHEETS
 SHEET 12 OF 14
 JOB NO. 25188.11

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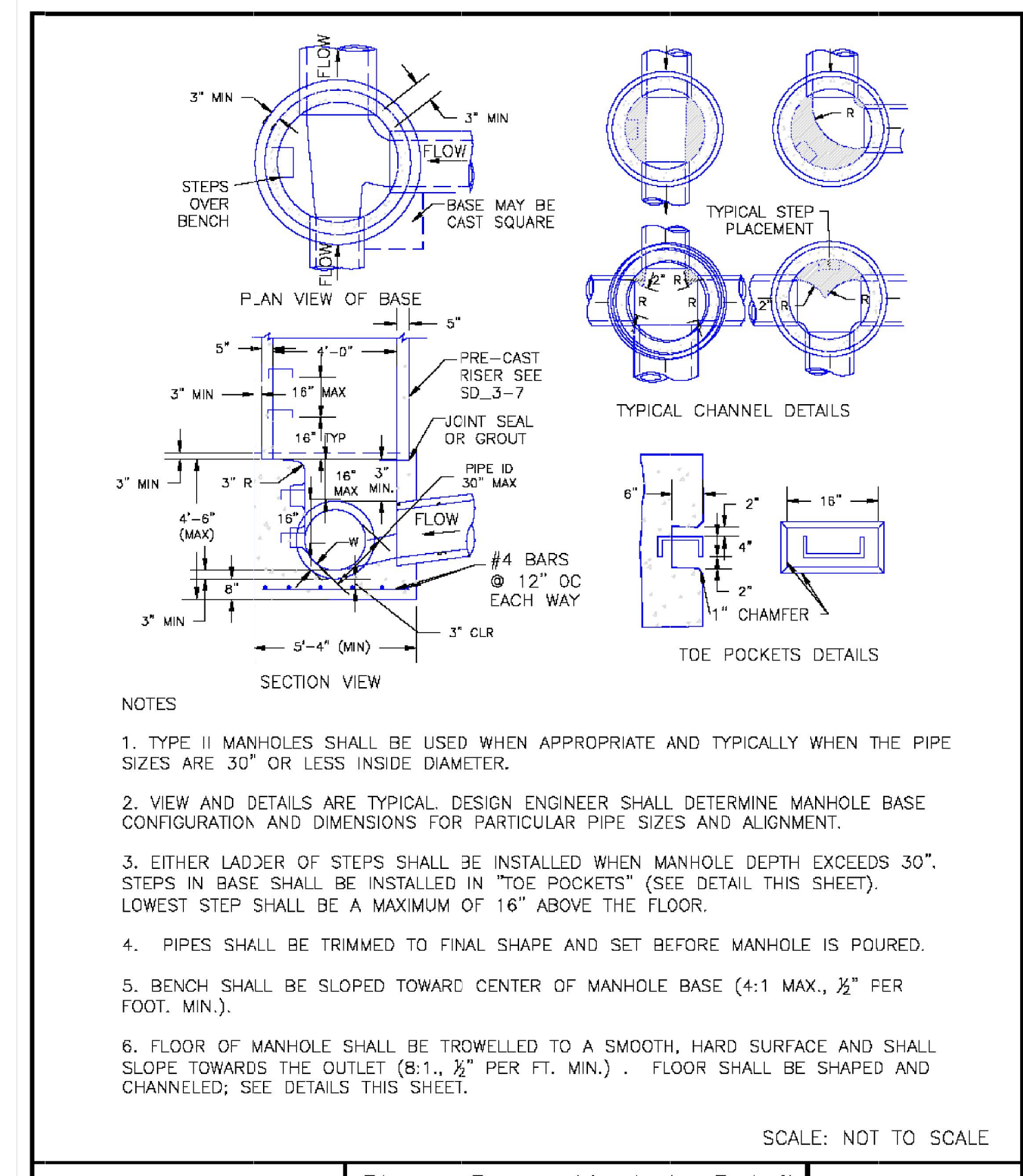
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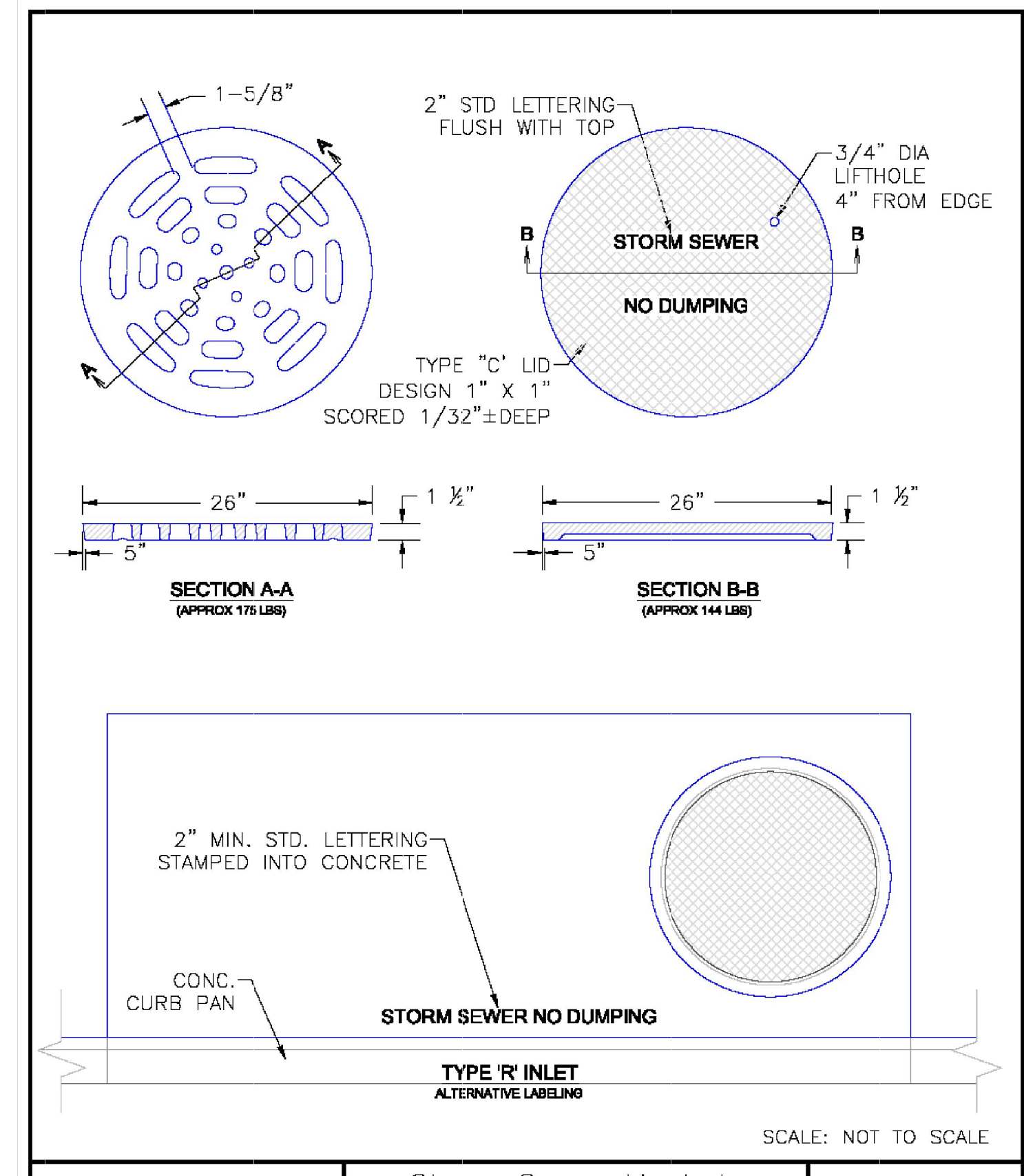
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1	N/A	04/25/23	N/A		
2	N/A				
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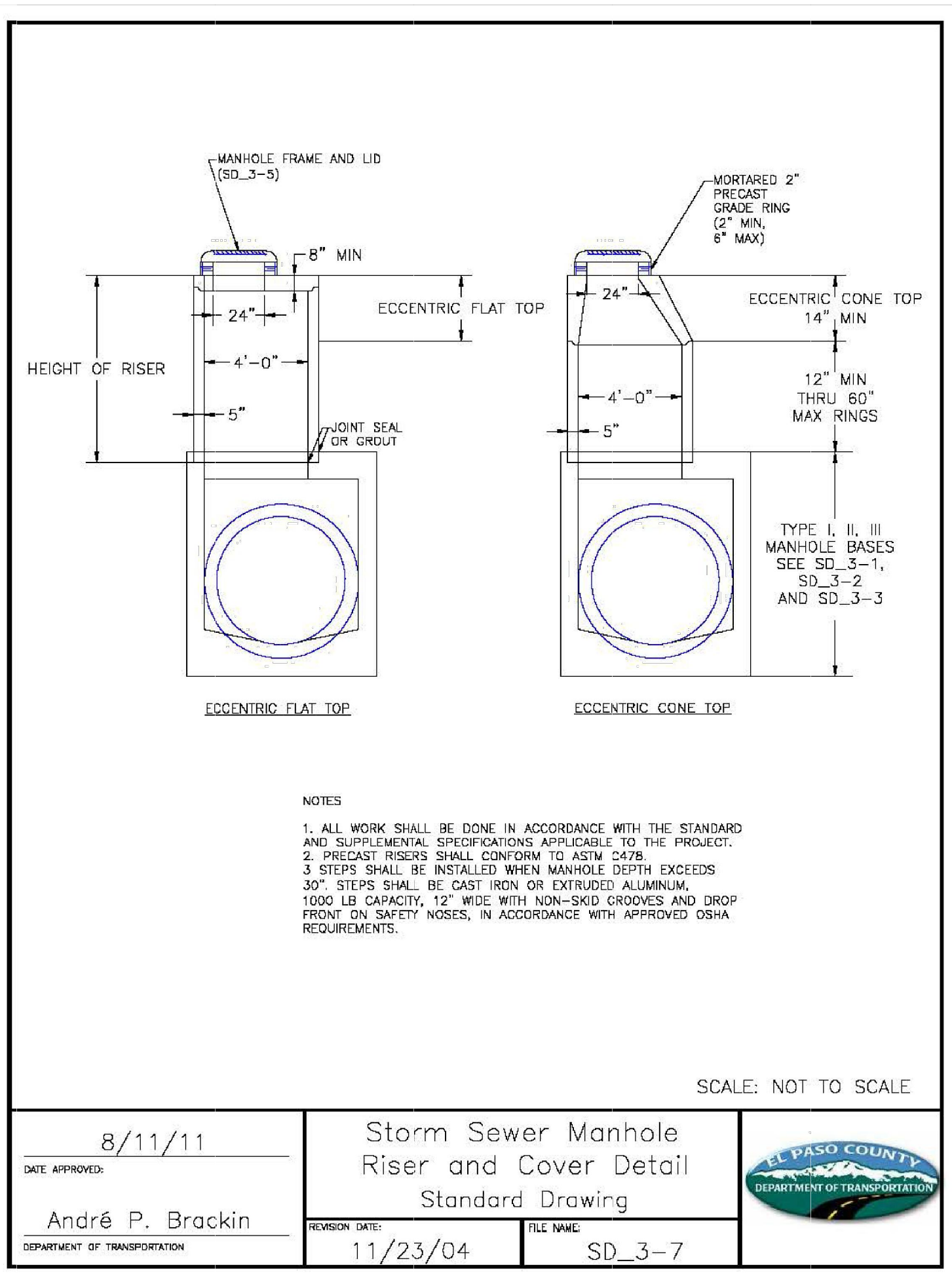
DATE APPROVED: 7/9/09
 Storm Sewer Manhole Detail Type I Standard Drawing
 André Brackin
 DEPARTMENT OF TRANSPORTATION
 REVISION DATE: 7/9/09
 FILE NAME: SD_3-1



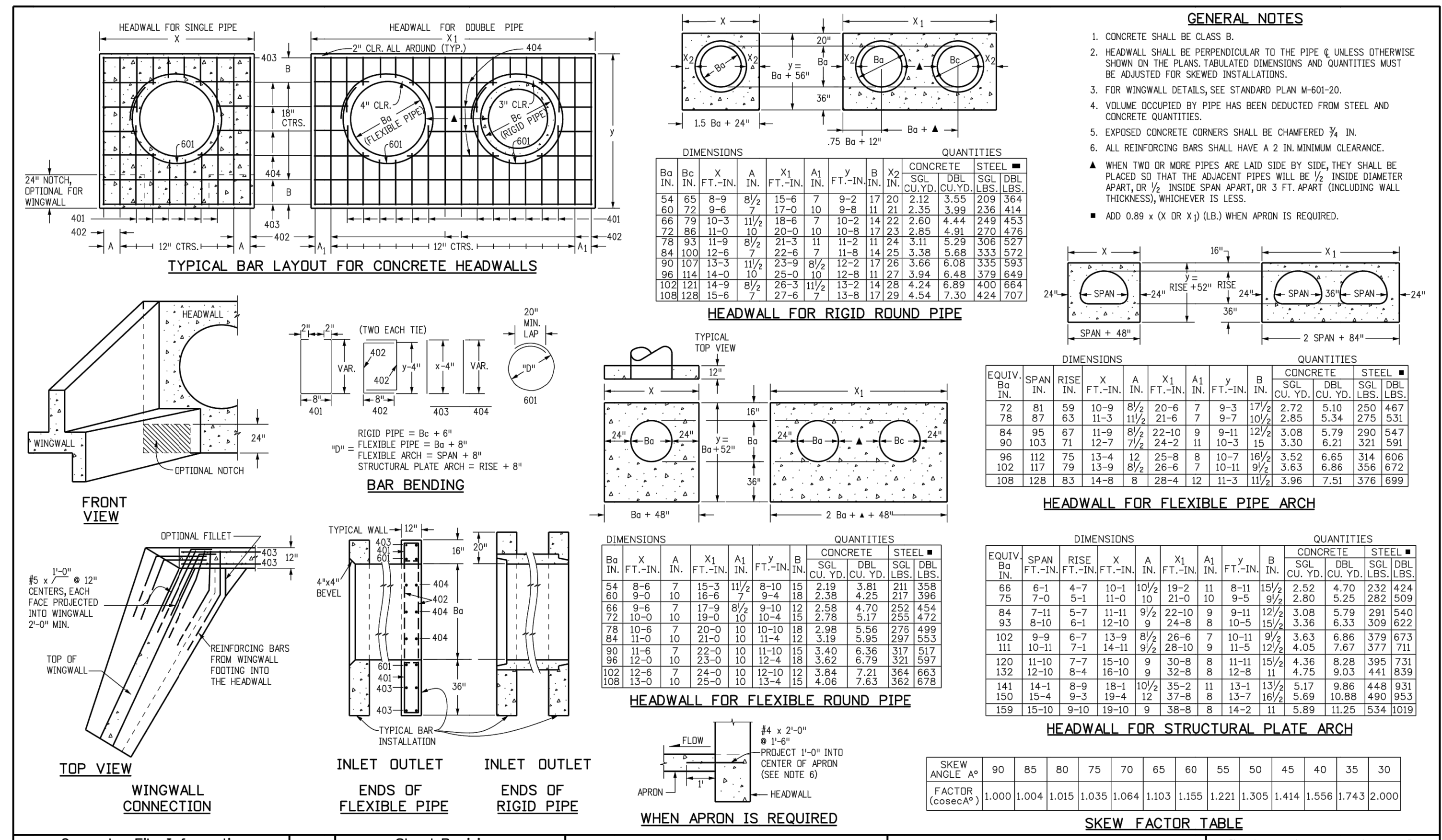
DATE APPROVED: 11/10/04
 Storm Sewer Manhole Detail Type II Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION
 REVISION DATE: 11/10/04
 FILE NAME: SD_3-2



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



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



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

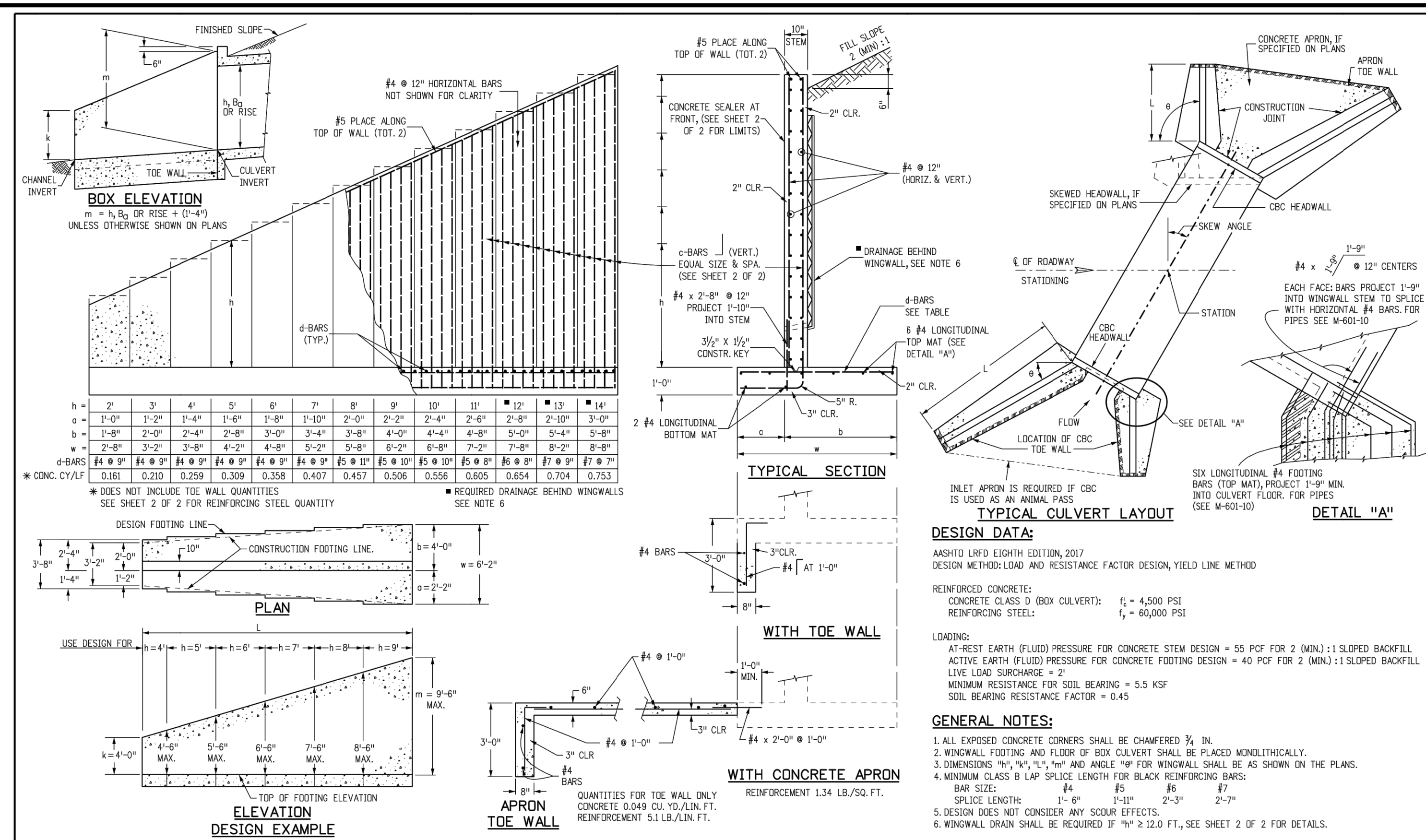
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING 4
 DETAIL SHEETS

BY DATE
 No. REVISION
 H-SCALE N/A
 V-SCALE N/A
 DATE 04/25/23
 DESIGNED BY N/A
 DRAWN BY GAG
 CHECKED BY

SHEET 13 OF 14
 JOB NO. 25188.11



Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	2829 West Howard Place	2829 West Howard Place	CDOT HQ, 3rd Floor	CDOT HQ, 3rd Floor	Denver, CO 80204	Denver, CO 80204	Phone: 303-757-9021	Phone: 303-757-9021
Designer Initials: JBK	Comments:	Project Development Branch	Project Development Branch	JBK	JBK				
Detailer Initials: LTA									
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	Units: English						

GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
 CLASS D CONCRETE: $f'_c = 4,500$ psi
 REINFORCING STEEL: $f_y = 60,000$ psi
 ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
 REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
 ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
 ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
 ALL REINFORCING SHALL BE HOOKED ANCHORED CORNERS AND LAPPED, SEE DETAILS.
 ALL LAP SPICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER. INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPICE SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE
 F.E. = FAR FACE
 N.F. = NEAR FACE
 I.F. = INSIDE FACE
 T.W. = TWO WAY
 E.S. = EACH SIDE

O.F. = OUTSIDE FACE
 T.&B. = TOP AND BOTTOM
 T.F. = TOP FACE
 B.F. = BOTTOM FACE
 L.F. = TWO FACES
 Lp = LAP LENGTH

CAST-IN-PLACE STRUCTURAL NOTES:

- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, f'_c .
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ ".
- CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
- WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.

c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)

* REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

L (MULTIPLE OF m)	k (FT)	≤ (1.0 x m)		≤ (1.5 x m)		≤ (2.0 x m)		≤ (2.25 x m)		≤ (2.5 x m)		≤ (3.0 x m)		≤ (3.5 x m)			
		c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)	c-BARS	* REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)		
14	4	#4 @ 10"	53.60	#5 @ 10"	57.95	#5 @ 10"	57.10	#5 @ 8"	60.22	#5 @ 7"	62.43	#5 @ 7"	62.09	#5 @ 6"	65.38	#5 @ 6"	65.15
14	5	#4 @ 10"	55.86	#5 @ 10"	60.46	#5 @ 10"	59.60	#5 @ 8"	62.89	#5 @ 7"	65.23	#5 @ 7"	64.88	#5 @ 6"	68.34	#5 @ 6"	68.11
14	6	#5 @ 10"	64.43	#6 @ 10"	70.60	#6 @ 10"	69.69	#6 @ 8"	74.93	#6 @ 7"	78.30	#6 @ 7"	78.30	#6 @ 6"	83.64	#6 @ 6"	83.40
14	7	#5 @ 10"	67.29	#6 @ 10"	73.76	#6 @ 10"	72.83	#6 @ 8"	78.32	#6 @ 7"	81.87	#6 @ 7"	81.87	#6 @ 6"	87.45	#6 @ 6"	87.21
14	8	#5 @ 10"	74.71	#6 @ 10"	83.46	#6 @ 10"	82.69	#6 @ 8"	87.84	#6 @ 7"	92.44	#6 @ 7"	92.44	#6 @ 6"	98.66	#6 @ 6"	98.49
14	9	#5 @ 10"	78.10	#6 @ 10"	87.23	#6 @ 10"	86.37	#6 @ 8"	91.33	#6 @ 7"	95.94	#6 @ 7"	95.94	#6 @ 6"	102.66	#6 @ 6"	102.49
14	10	#4 @ 10"	50.51	#4 @ 10"	49.25	#5 @ 10"	53.71	#5 @ 10"	53.09	#5 @ 10"	52.36	#5 @ 10"	51.85	#5 @ 8"	55.54	#5 @ 8"	55.85
14	11	#4 @ 10"	52.66	#4 @ 10"	51.37	#5 @ 10"	56.09	#5 @ 10"	55.46	#5 @ 10"	54.99	#5 @ 10"	54.29	#5 @ 8"	58.08	#5 @ 8"	58.39
14	12	#4 @ 10"	54.92	#5 @ 10"	59.48	#5 @ 10"	60.31	#5 @ 10"	67.56	#5 @ 10"	67.08	#5 @ 10"	67.08	#5 @ 8"	70.75	#5 @ 8"	71.06
14	13	#4 @ 10"	57.38	#5 @ 10"	62.16	#5 @ 10"	63.05	#5 @ 10"	70.66	#5 @ 10"	70.16	#5 @ 10"	70.16	#5 @ 8"	73.75	#5 @ 8"	74.06
14	14	#5 @ 10"	66.39	#6 @ 10"	72.82	#6 @ 10"	72.82	#6 @ 8"	77.97	#6 @ 7"	81.68	#6 @ 7"	81.68	#6 @ 6"	86.67	#6 @ 6"	86.67
14	15	#5 @ 10"	69.37	#6 @ 10"	76.10	#6 @ 10"	75.81	#6 @ 8"	81.49	#6 @ 7"	85.37	#6 @ 7"	85.37	#6 @ 6"	90.59	#6 @ 6"	90.29
14	16	#4 @ 10"	43.91	#4 @ 10"	42.65	#4 @ 10"	47.82	#4 @ 10"	47.24	#4 @ 10"	46.78	#4 @ 10"	46.78	#4 @ 8"	50.46	#4 @ 8"	50.77
14	17	#4 @ 10"	45.82	#4 @ 10"	44.55	#4 @ 10"	49.71	#4 @ 10"	49.12	#4 @ 10"	48.66	#4 @ 10"	48.66	#4 @ 8"	52.33	#4 @ 8"	52.64
14	18	#4 @ 10"	47.80	#4 @ 10"	46.51	#4 @ 10"	51.65	#4 @ 10"	51.06	#4 @ 10"	50.60	#4 @ 10"	50.60	#4 @ 8"	54.29	#4 @ 8"	54.60
14	19	#4 @ 10"	49.84	#4 @ 10"	48.53	#4 @ 10"	53.68	#4 @ 10"	53.09	#4 @ 10"	52.63	#4 @ 10"	52.63	#4 @ 8"	56.34	#4 @ 8"	56.65
14	20	#4 @ 10"	51.99	#4 @ 10"	50.65	#4 @ 10"	55.84	#4 @ 10"	55.25	#4 @ 10"	54.79	#4 @ 10"	54.79	#4 @ 8"	58.41	#4 @ 8"	58.72
14	21	#4 @ 10"	54.30	#5 @ 10"	58.80	#5 @ 10"	57.87	#5 @ 8"	61.10	#5 @ 8"	60.61	#5 @ 10"	60.61	#5 @ 6"	64.33	#5 @ 6"	64.64
14	22	#5 @ 10"	62.91	#6 @ 10"	67.46	#6 @ 10"	67.46	#6 @ 8"	70.20	#6 @ 8"	70.20	#6 @ 6"	74.44	#6 @ 6"	78.68	#6 @ 6"	78.99
14	23	#5 @ 10"	65.84	#6 @ 10"	70.45	#6 @ 10"	70.45	#6 @ 8"	73.82	#6 @ 8"	73.33	#6 @ 10"	73.33	#6 @ 6"	77.56	#6 @ 6"	77.87
14	24	#4 @ 10"	40.42	#4 @ 10"	39.57	#4 @ 10"	44.73	#4 @ 10"	44.14	#4 @ 10"	43.68	#4 @ 10"	43.68	#4 @ 8"	47.35	#4 @ 8"	47.66
14	25	#4 @ 10"	42.57	#4 @ 10"	41.40	#4 @ 10"	46.56	#4 @ 10"	45.97	#4 @ 10"	45.51	#4 @ 10"	45.51	#4 @ 8"	49.18	#4 @ 8"	49.49
14	26	#4 @ 10"	44.48	#4 @ 10"	43.28	#4 @ 10"	48.44	#4 @ 10"	47.85	#4 @ 10"	47.39	#4 @ 10"	47.39	#4 @ 8"	51.06	#4 @ 8"	51.37
14	27	#4 @ 10"	46.52	#4 @ 10"	45.21	#4 @ 10"	50.38	#4 @ 10"	49.79	#4 @ 10"	49.33	#4 @ 10"	49.33	#4 @ 8"	53.01	#4 @ 8"	53.32
14	28	#4 @ 10"	48.52	#4 @ 10"	47.21	#4 @ 10"	52.45	#4 @ 10"	51.86	#4 @ 10"	51.40	#4 @ 10"	51.40	#4 @ 8"	54.99	#4 @ 8"	55.30
14	29	#4 @ 10"	50.52	#5 @ 10"	55.07	#5 @ 10"	54.08	#5 @ 8"	58.41	#5 @ 8"	57.82	#5 @ 10"	57.82	#5 @ 6"	61.49	#5 @ 6"	61.80
14	30	#4 @ 10"	52.50	#5 @ 10"	57.05	#5 @ 10"	56.06	#5 @ 8"	60.39	#5 @ 8"	59.80	#5 @ 10"	59.80	#5 @ 6"	63.47	#5 @ 6"	63.78
14	31	#4 @ 10"	39.84	#4 @ 10"	38.53	#4 @ 10"	43.69	#4 @ 10"	43.10	#4 @ 10"	42.64	#4 @ 10"	42.64	#4 @ 8"	46.31	#4 @ 8"	46.62
14	32	#4 @ 10"	41.68	#4 @ 10"	40.35	#4 @ 10"	45.51	#4 @ 10"	44.92	#4 @ 10"	44.46	#4 @ 10"	44.46	#4 @ 8"	48.13	#4 @ 8"	48.44
14	33	#4 @ 10"	43.58	#4 @ 10"	42.22	#4 @ 10"	47.38	#4 @ 10"	46.79	#4 @ 10"	46.33	#4 @ 10"	46.33	#4 @ 8"	50.00	#4 @ 8"	50.31
14	34	#4 @ 10"	45.53	#4 @ 10"	44.14	#4 @ 10"	49.24	#4 @ 10"	48.65	#4 @ 10"	48.19	#4 @ 10"	48.19	#4 @ 8"	51.86	#4 @ 8"	52.17
14	35	#4 @ 10"	47.58	#4 @ 10"	46.14	#4 @ 10"	51.10	#4 @ 10"	50.51	#4 @ 10"	50.05	#4 @ 10"	50.05	#4 @ 8"	53.72	#4 @ 8"	54.03
14	36	#4 @ 10"	49.79	#4 @ 10"	48.31	#4 @ 10"	52.96	#4 @ 10"	52.37	#4 @ 10"	51.91	#4 @ 10"	51.91	#4 @ 8"	55.59	#4 @ 8"	55.90
14	37	#4 @ 10"	52.06	#4 @ 10"	50.54	#4 @ 10"	55.43	#4 @ 10"	54.84	#4 @ 10"	54.38	#4 @ 10"	54.38	#4 @ 8"	58.25	#4 @ 8"	58.56
14	38	#4 @ 10"	38.01	#4 @ 10"	36.75	#4 @ 10"	41.81	#4 @ 10"	41.22	#4 @ 10"	40.76	#4 @ 10"	40.76	#4 @ 8"	44.43	#4 @ 8"	44.74
14	39	#4 @ 10"	39.83	#4 @ 10"	38.56	#4 @ 10"	43.64	#4 @ 10"	43.05	#4 @ 10"	42.59	#4 @ 10"	42.59	#4 @ 8"	46.31	#4 @ 8"	46.62
14	40	#4 @ 10"	41.81	#4 @ 10"	40.40	#4 @ 10"	45.56	#4 @ 10"	44.97	#4 @ 10"	44.51	#4 @ 10"	44.51	#4 @ 8"	48.18	#4 @ 8"	48.49
14	41	#4 @ 10"	43.75	#4 @ 10"	42.30	#4 @ 10"	47.41	#4 @ 10"	46.82	#4 @ 10"	46.36	#4 @ 10"	46.36	#4 @ 8"	50.05	#4 @ 8"	50.36
14	42	#4 @ 10"	45.79	#4 @ 10"	44.30	#4 @ 10"	49.26	#4 @ 10"	48.67	#4 @ 10"	48.21	#4 @ 10"	48.21	#4 @ 8"	51.91	#4 @ 8"	52.22
14	43	#4 @ 10"	48.04	#4 @ 10"	46.50	#4 @ 10"	51.11	#4 @ 10"	50.52	#4 @ 10"	50.06	#4 @ 10"	50.06	#4 @ 8"	53.78	#4 @ 8"	54.09
14	44	#4 @ 10"	50.43	#4 @ 10"	48.84	#4 @ 10"	52.97	#4 @ 10"	52.38	#4 @ 10"	51.92	#4 @ 10"	51.92	#4 @ 8"	55.64	#4 @ 8"	55.95
14	45	#4 @ 10"	36.41	#4 @ 10"	35.01	#4 @ 10"	40.08	#4 @ 10"	39.49	#4 @ 10"	39.03	#4 @ 10"	39.03	#4 @ 8"	42.70	#4 @ 8"	43.01
14	46	#4 @ 10"	38.23	#4 @ 10"	36.80	#4 @ 10"	42.00	#4 @ 10"	41.41	#4 @ 10"	40.82	#4 @ 10"	40.82	#4 @ 8"	44.56	#4 @ 8"	44.87
14	47	#4 @ 10"	40.09	#4 @ 10"	38.61	#4 @ 10"	43.94	#4 @ 10"	43.35	#4 @ 10"	42.76	#4 @ 10"	42.76	#4 @ 8"	46.42	#4 @ 8"	46.73
14	48	#4 @ 10"	41.99	#4 @ 10"	40.47	#4 @ 10"	45.89	#4 @ 10"	45.30	#4 @ 10"	44.71	#4 @ 10"	44.71	#4 @ 8"	48.28	#4 @ 8"	48.59
14	49	#4 @ 10"	43.97	#4 @ 10"	42.40	#4 @ 10"	47.84	#4 @ 10"	47.25	#4 @ 10"</							

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.

WASTEWATER SYSTEM INSTALLATION NOTES

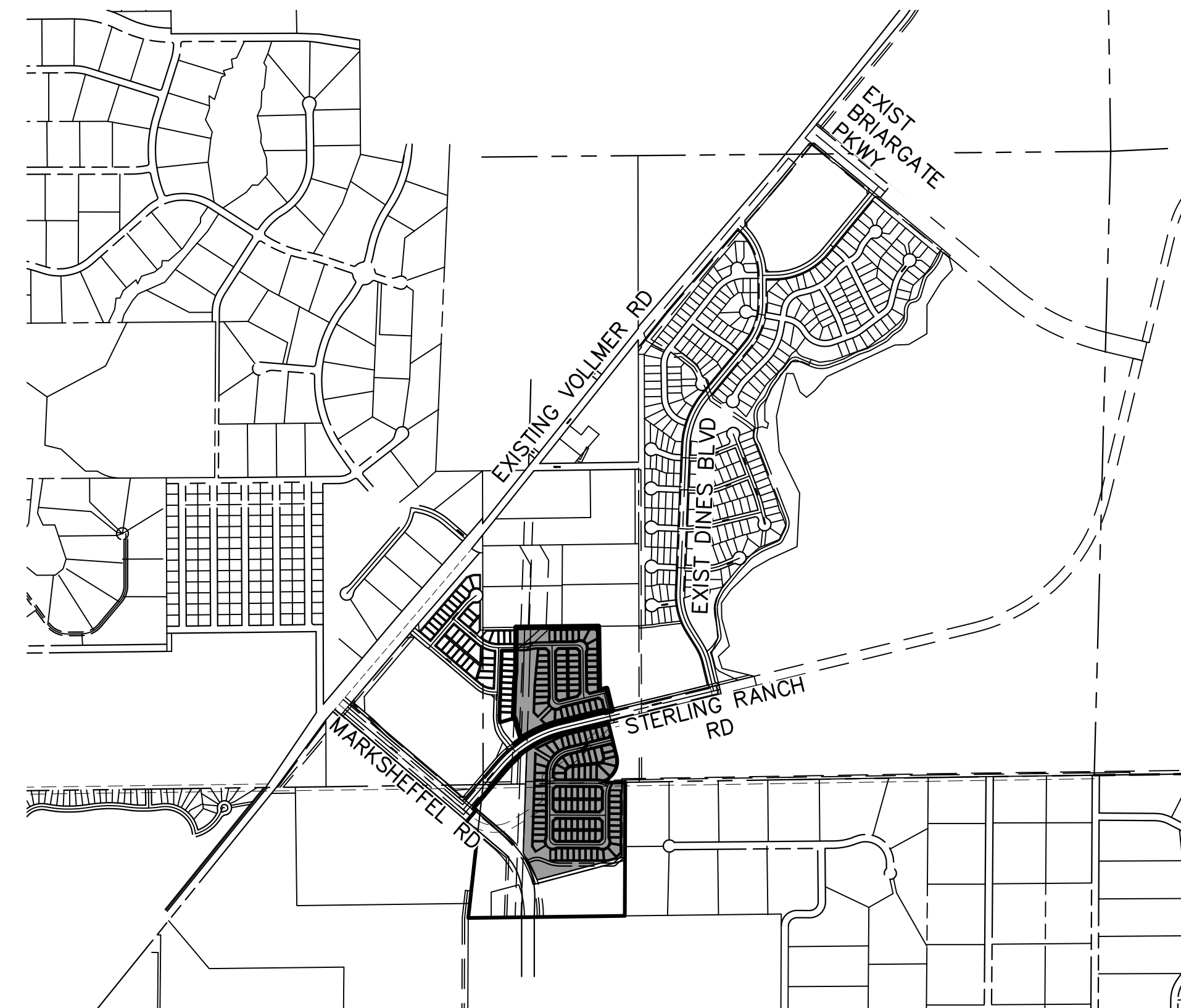
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED 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 4

COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN

APRIL 2023



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

1	COVER SHEET
2-7	SANITARY SEWER PLANS
8-9	UTILITY SERVICE PLAN
10	SANITARY DETAILS

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 = 411399.862
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: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMIST ROAD
FALCON, CO 80831
(719) 495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED _____ DATE _____

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
(719) 471-1742

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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

SIGNED _____ DATE _____

FAWWA ENGINEER

ENGINEER'S STATEMENT

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



MIKE A. BRAMLETT, P.E. _____ DATE _____
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

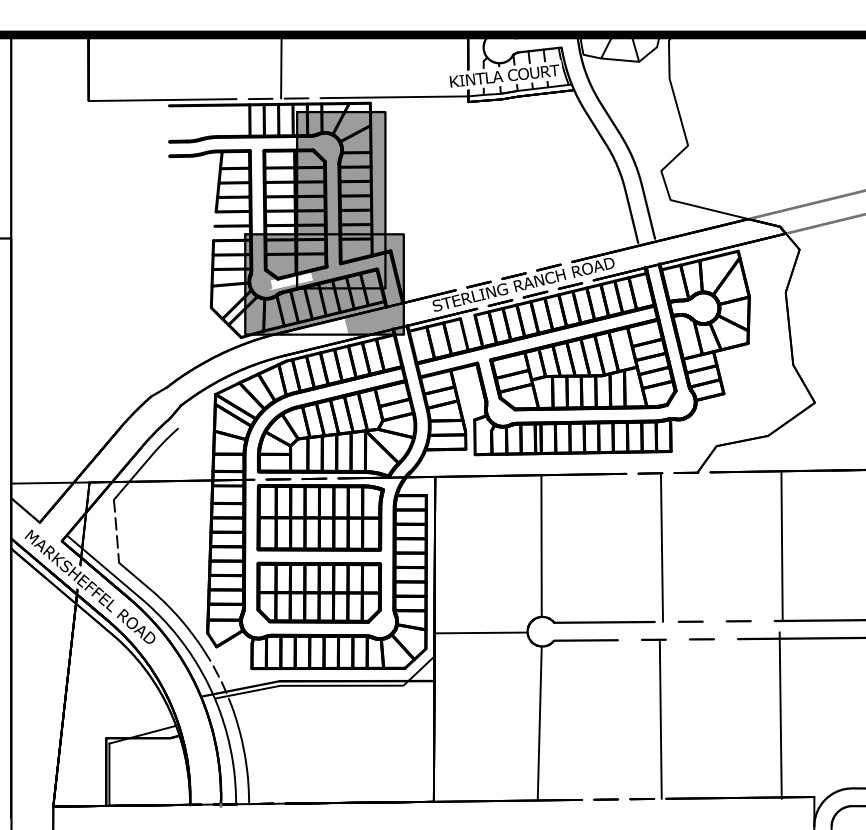
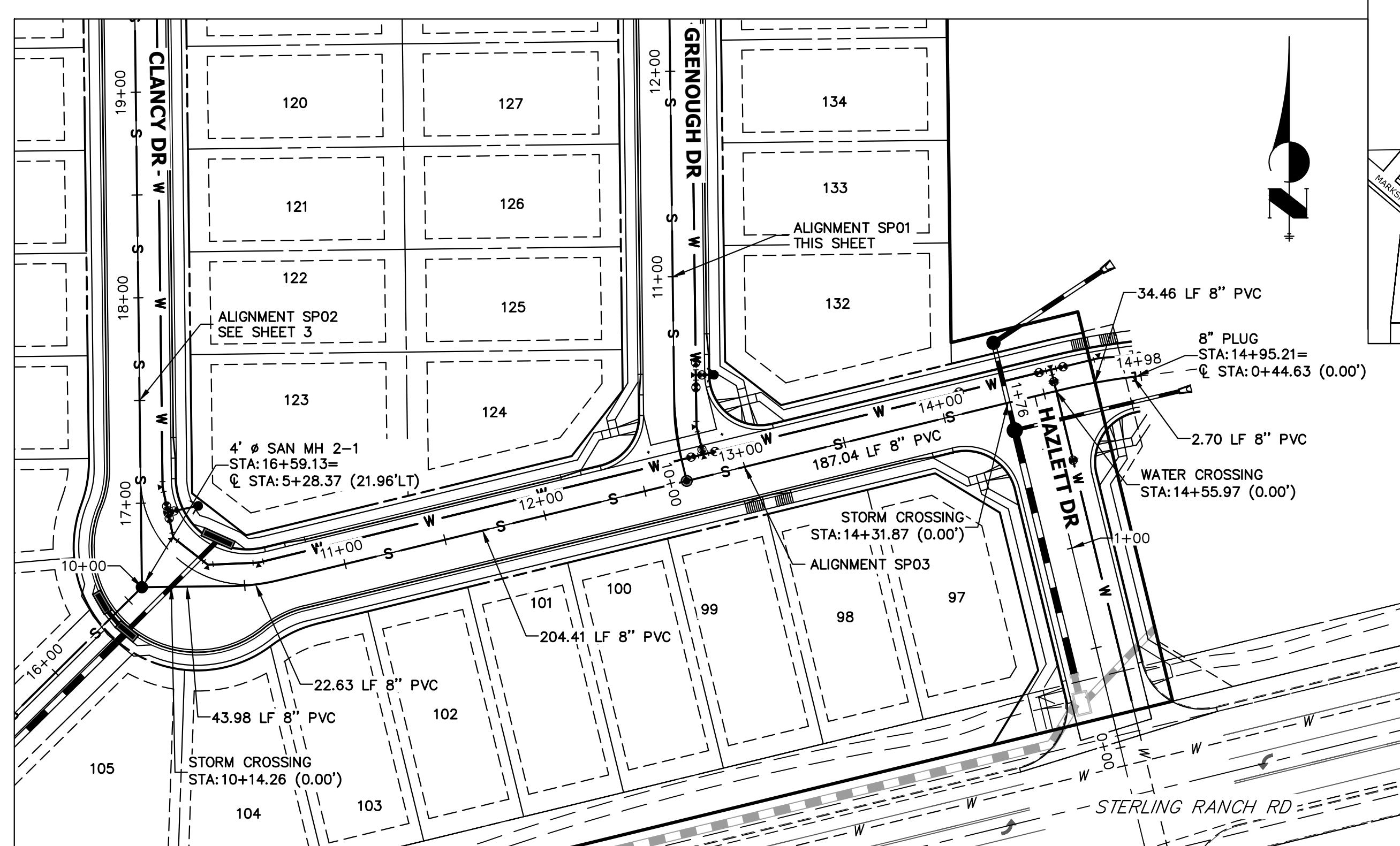
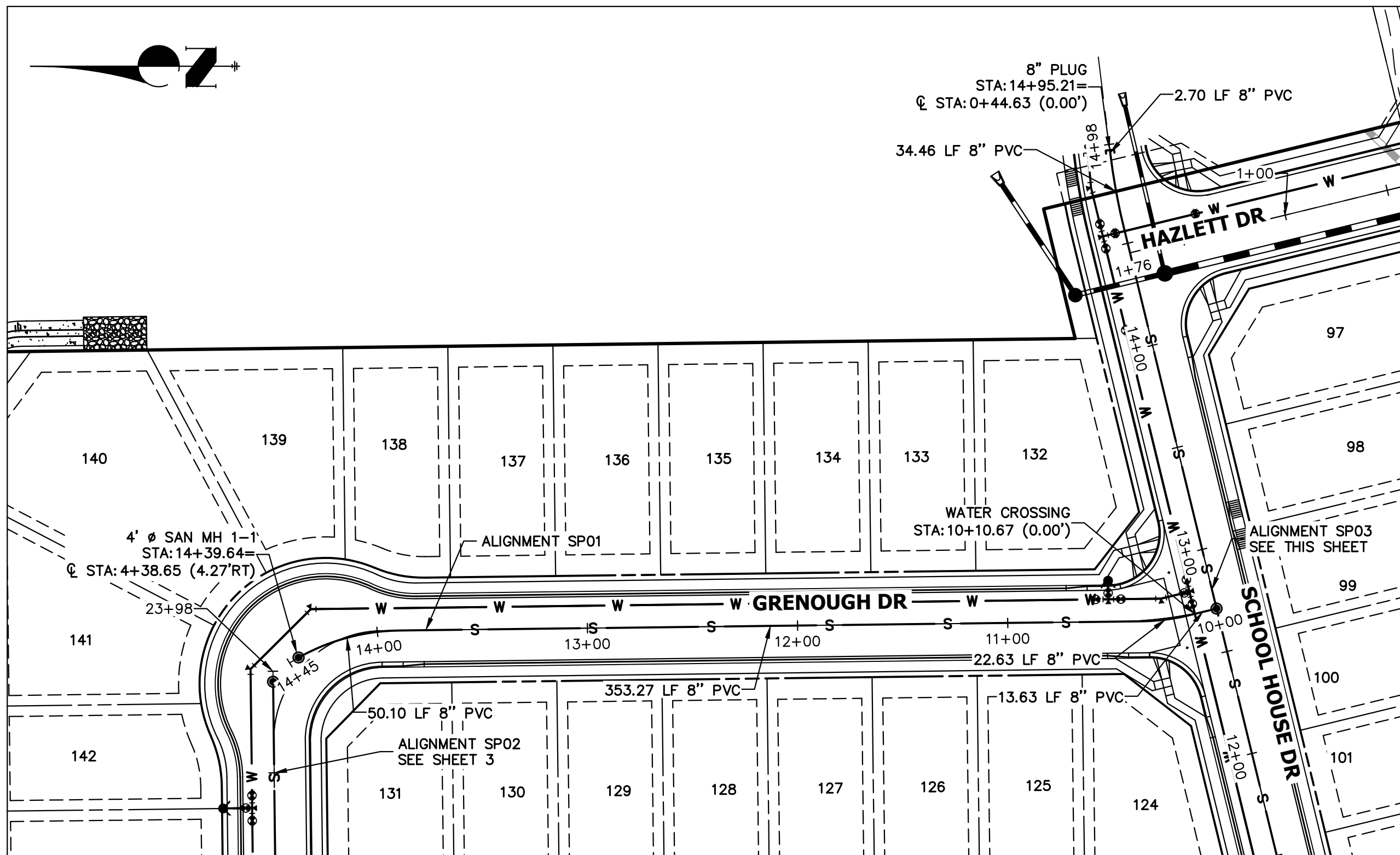
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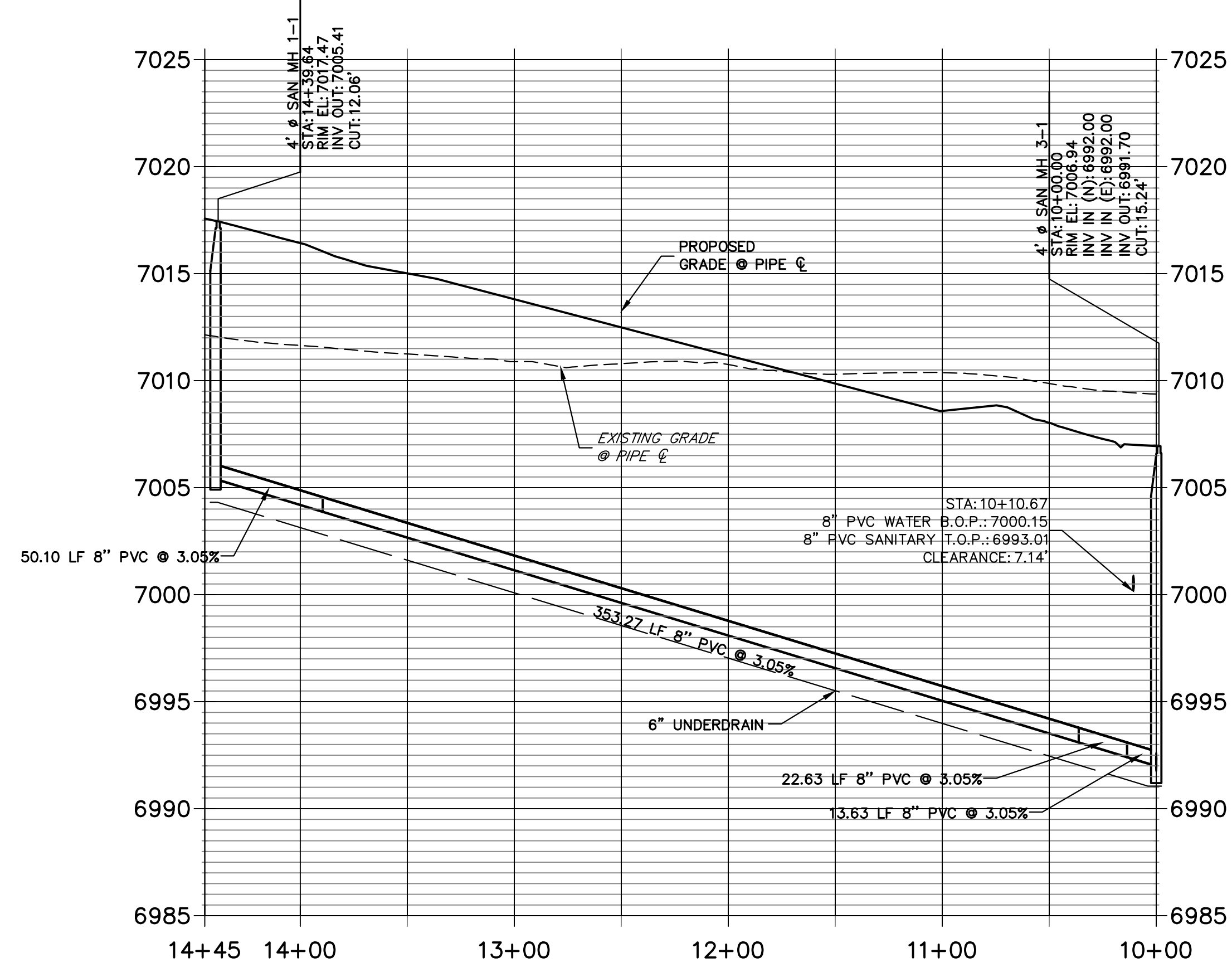
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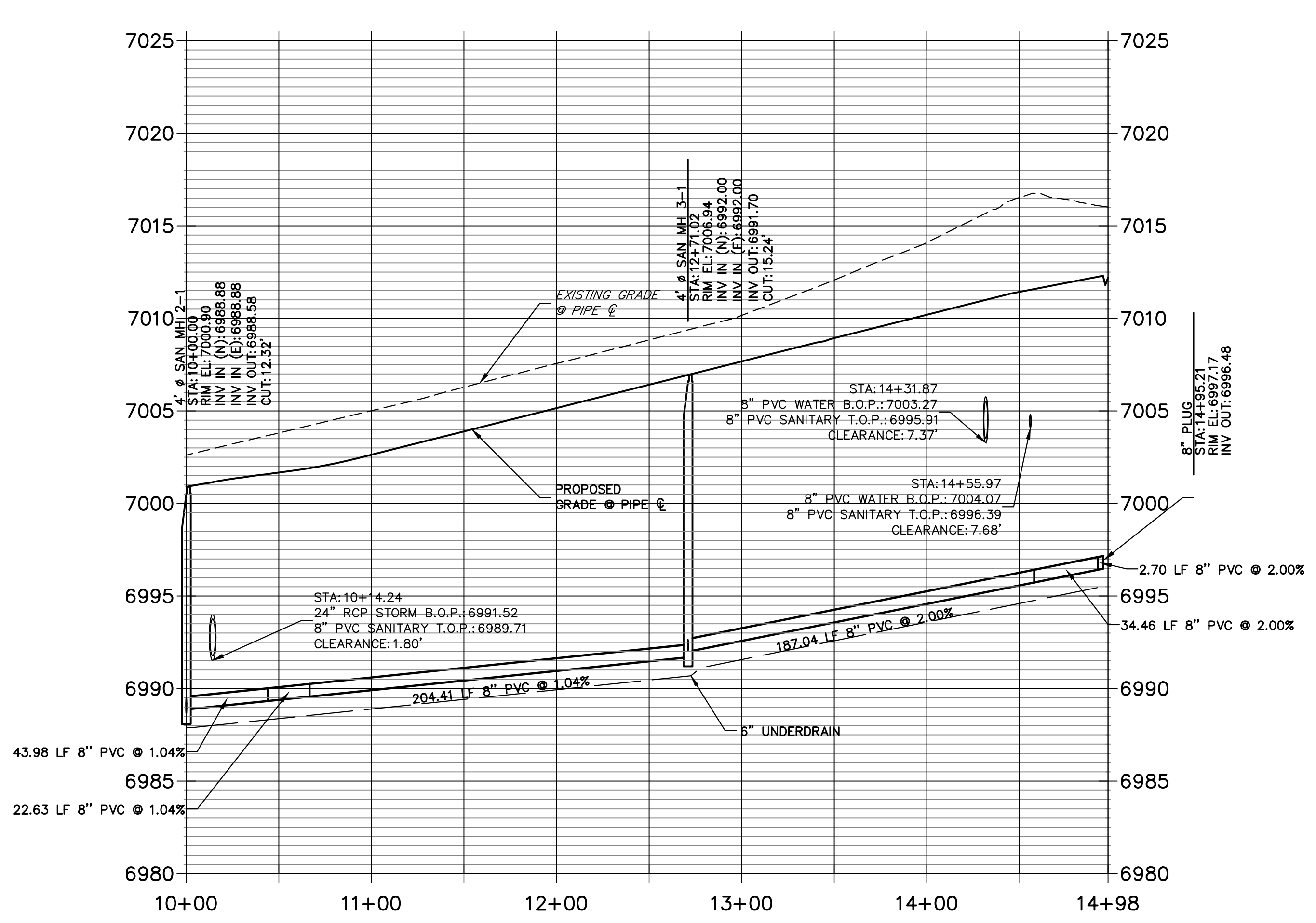
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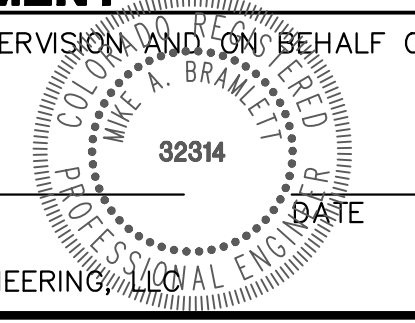


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



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 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

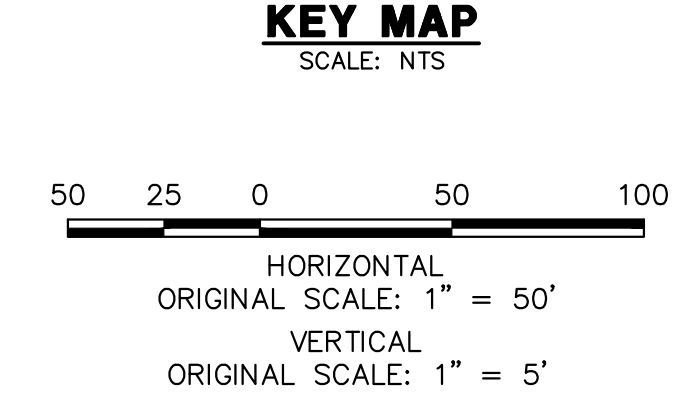
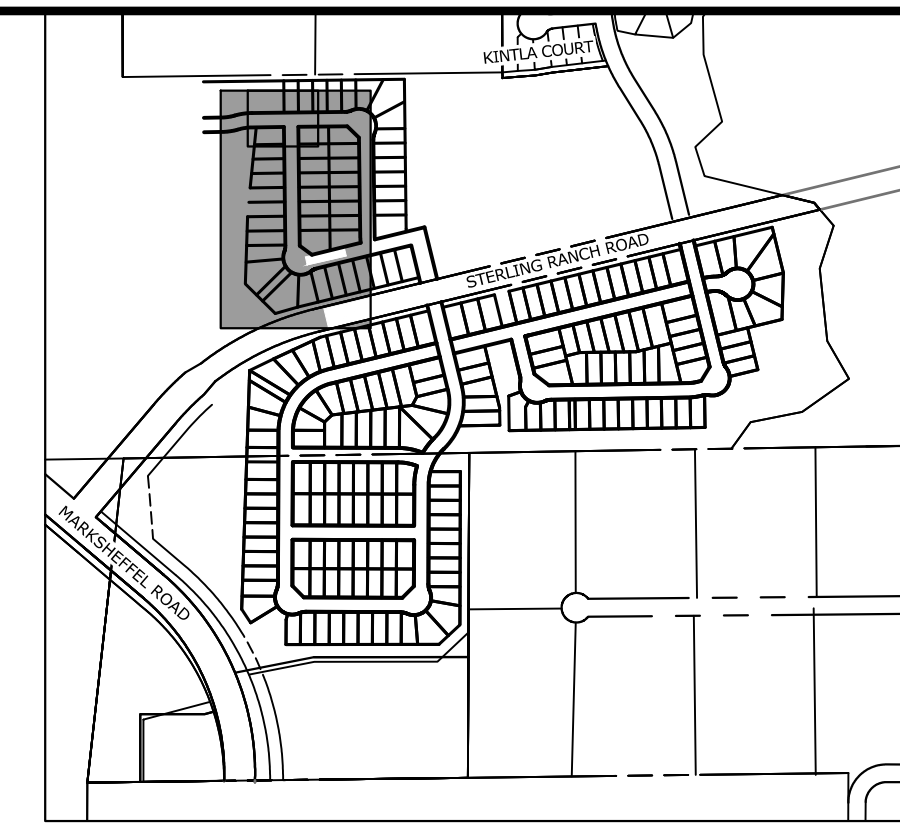
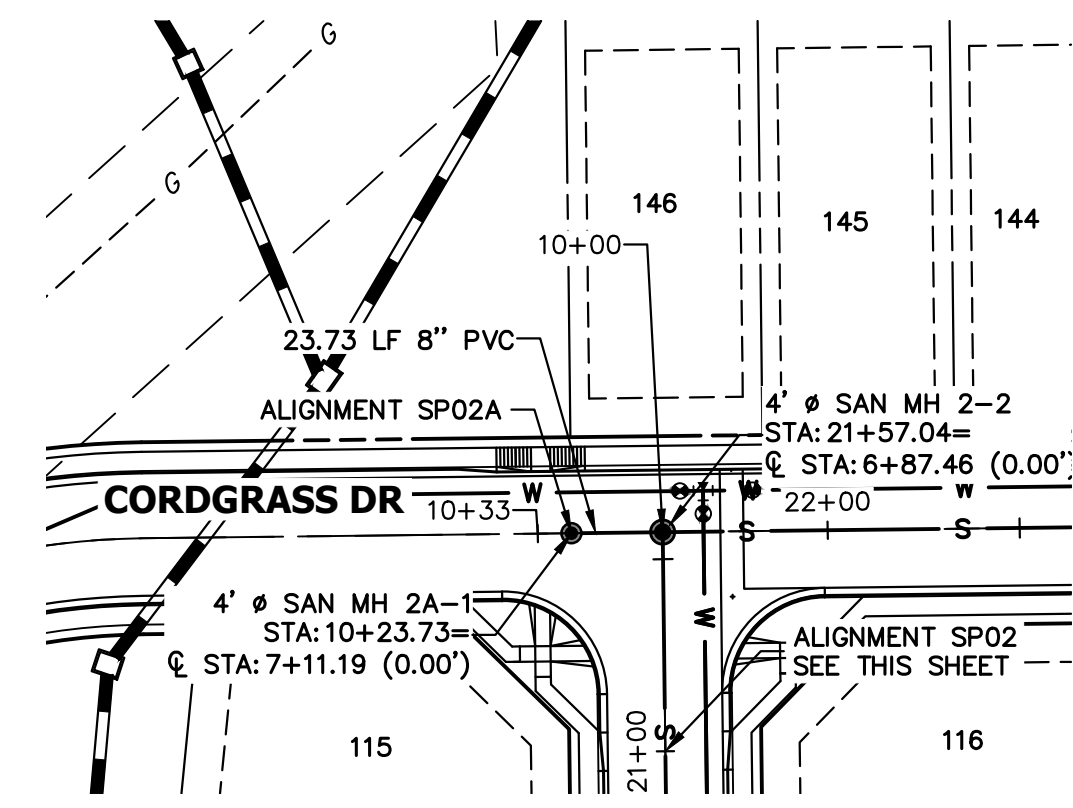
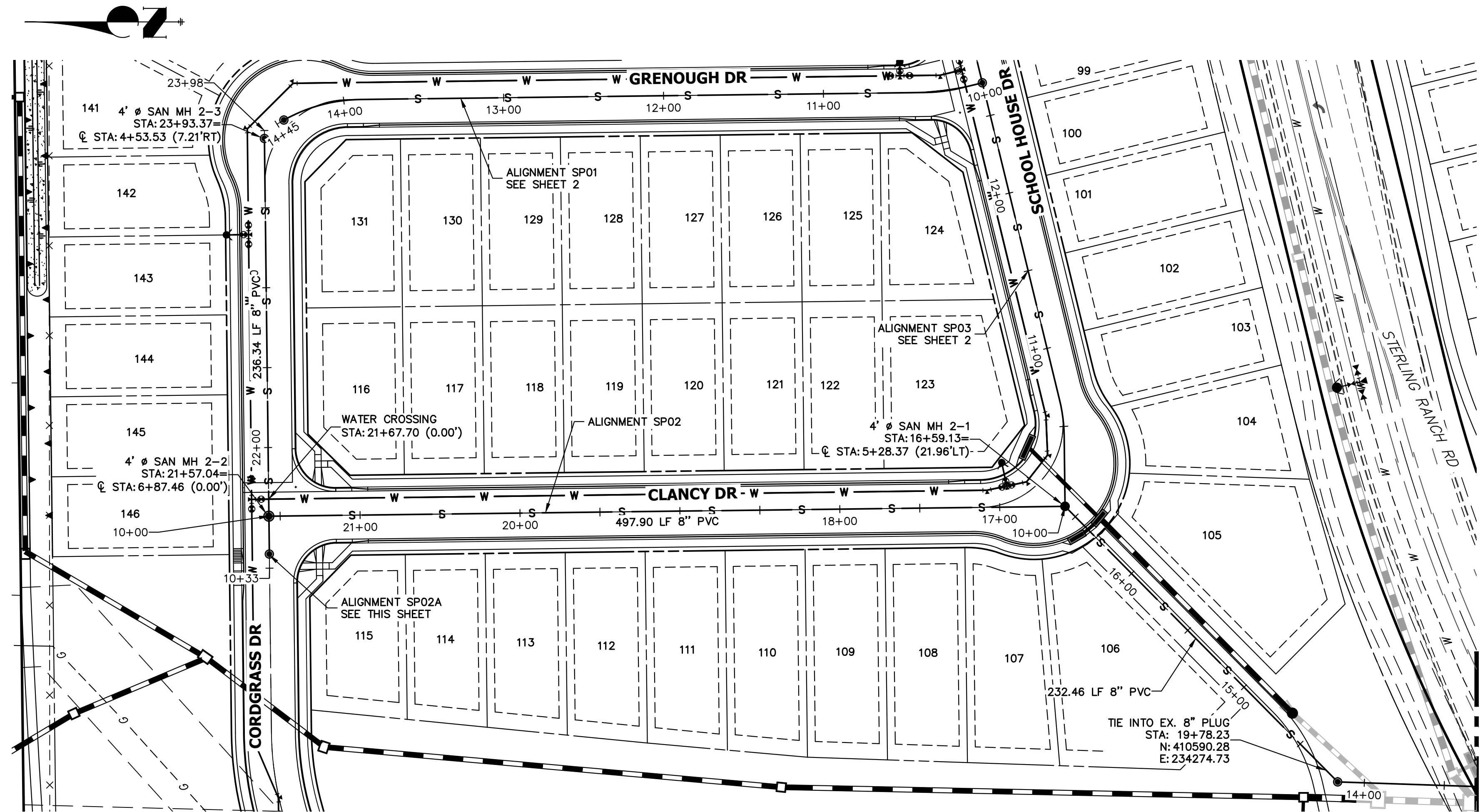
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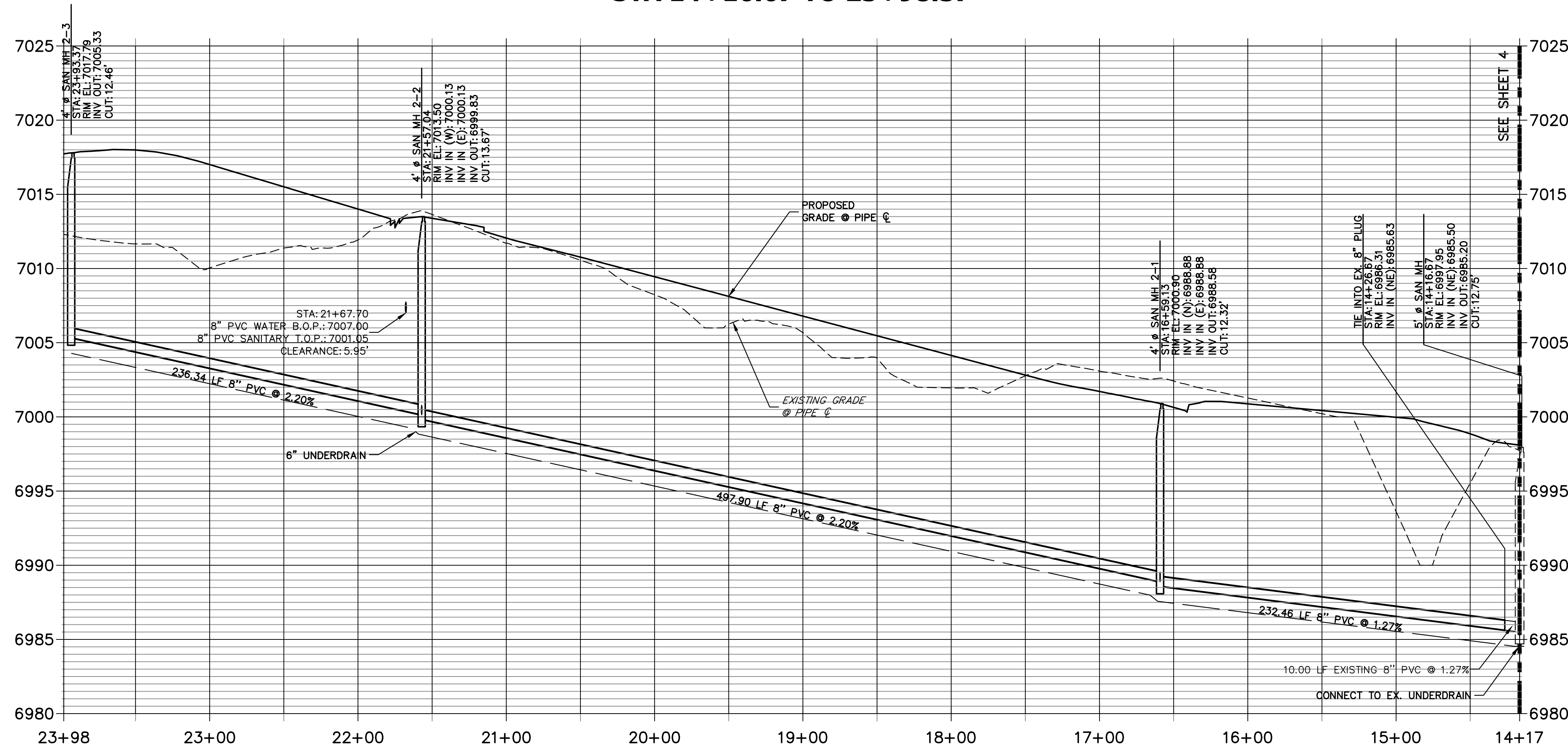
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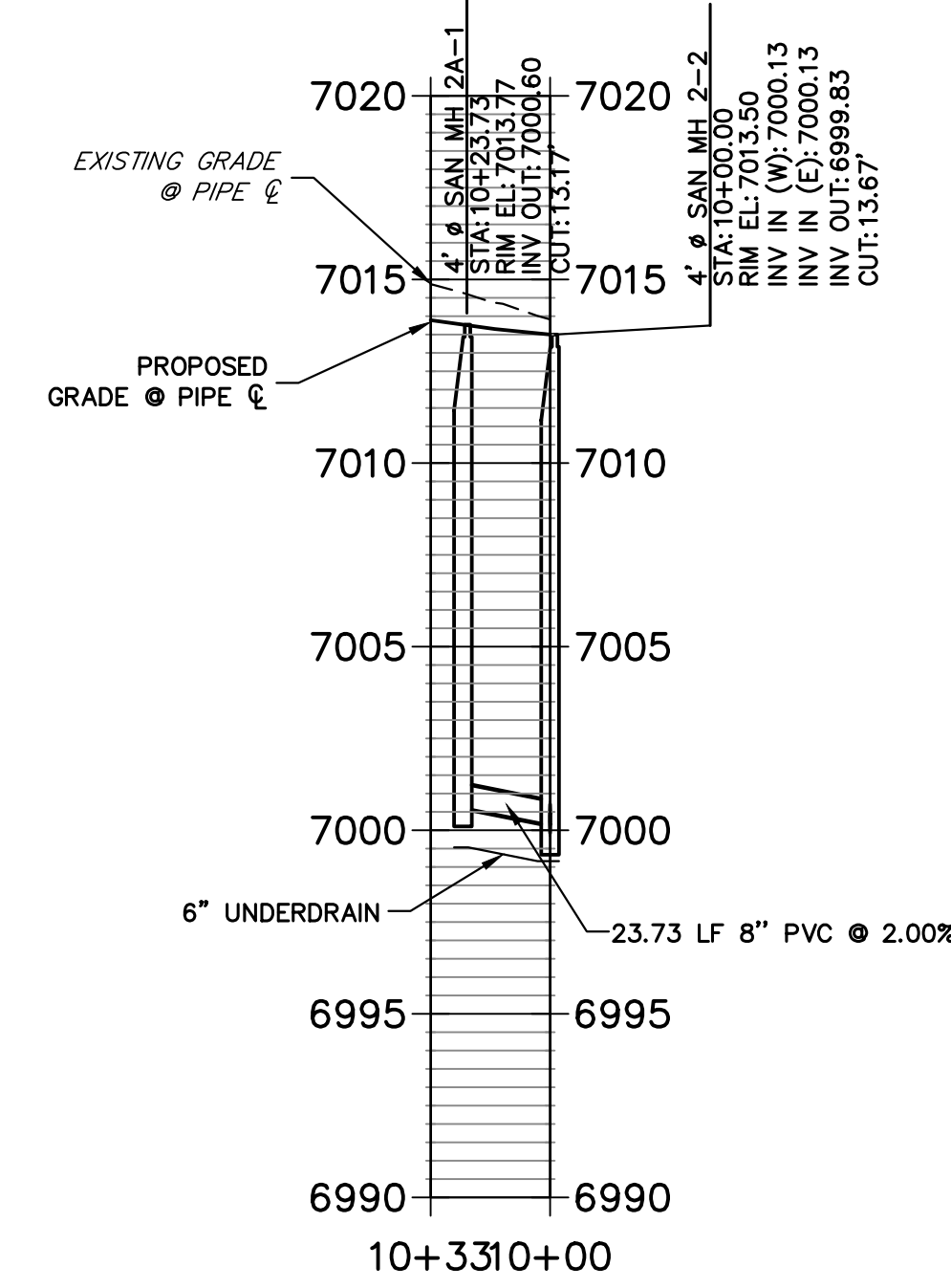
SANITARY SEWER PLAN



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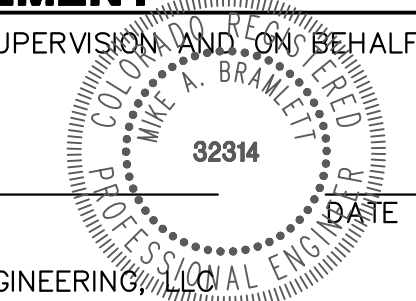


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



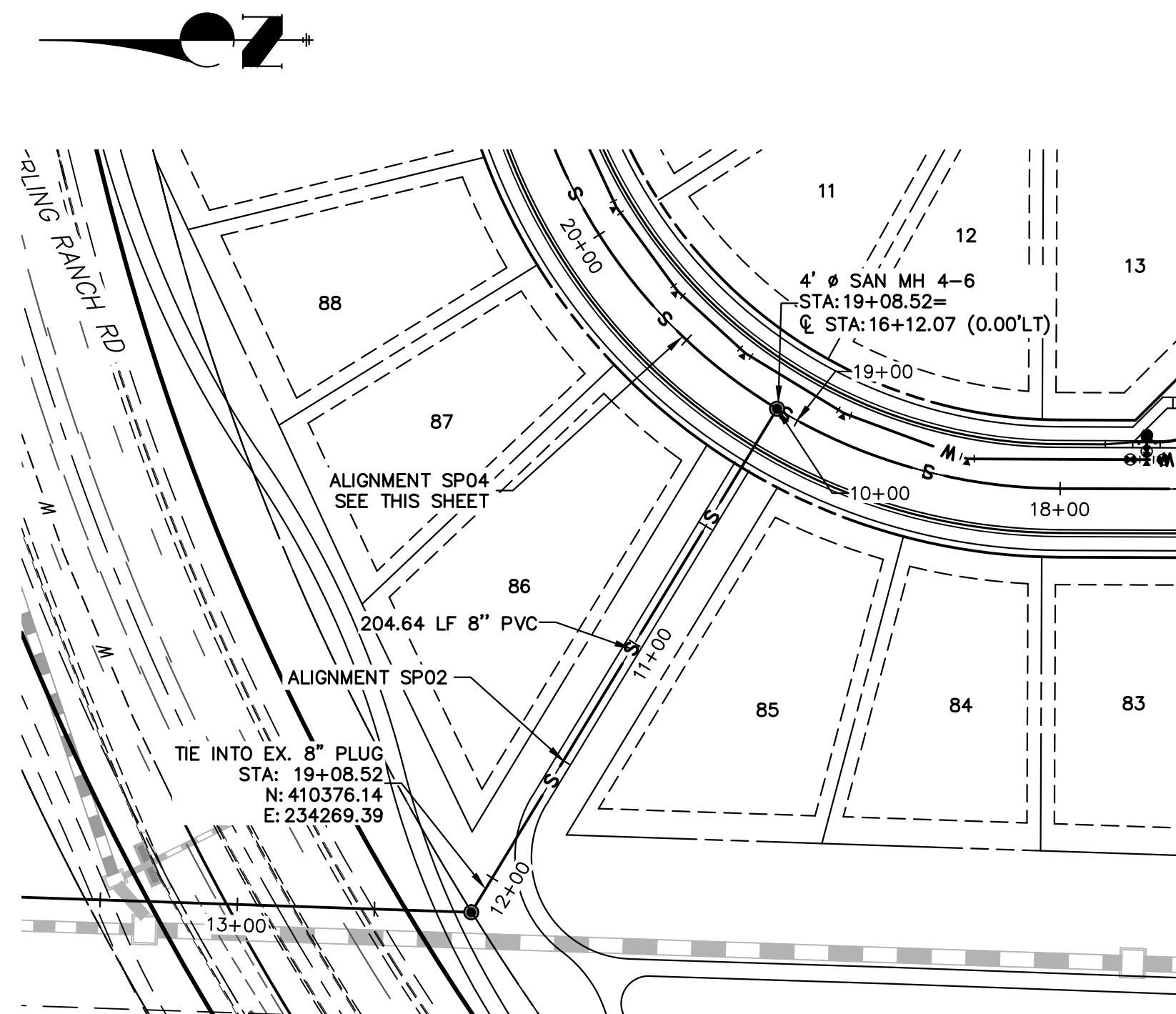
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
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(719) 471-1742

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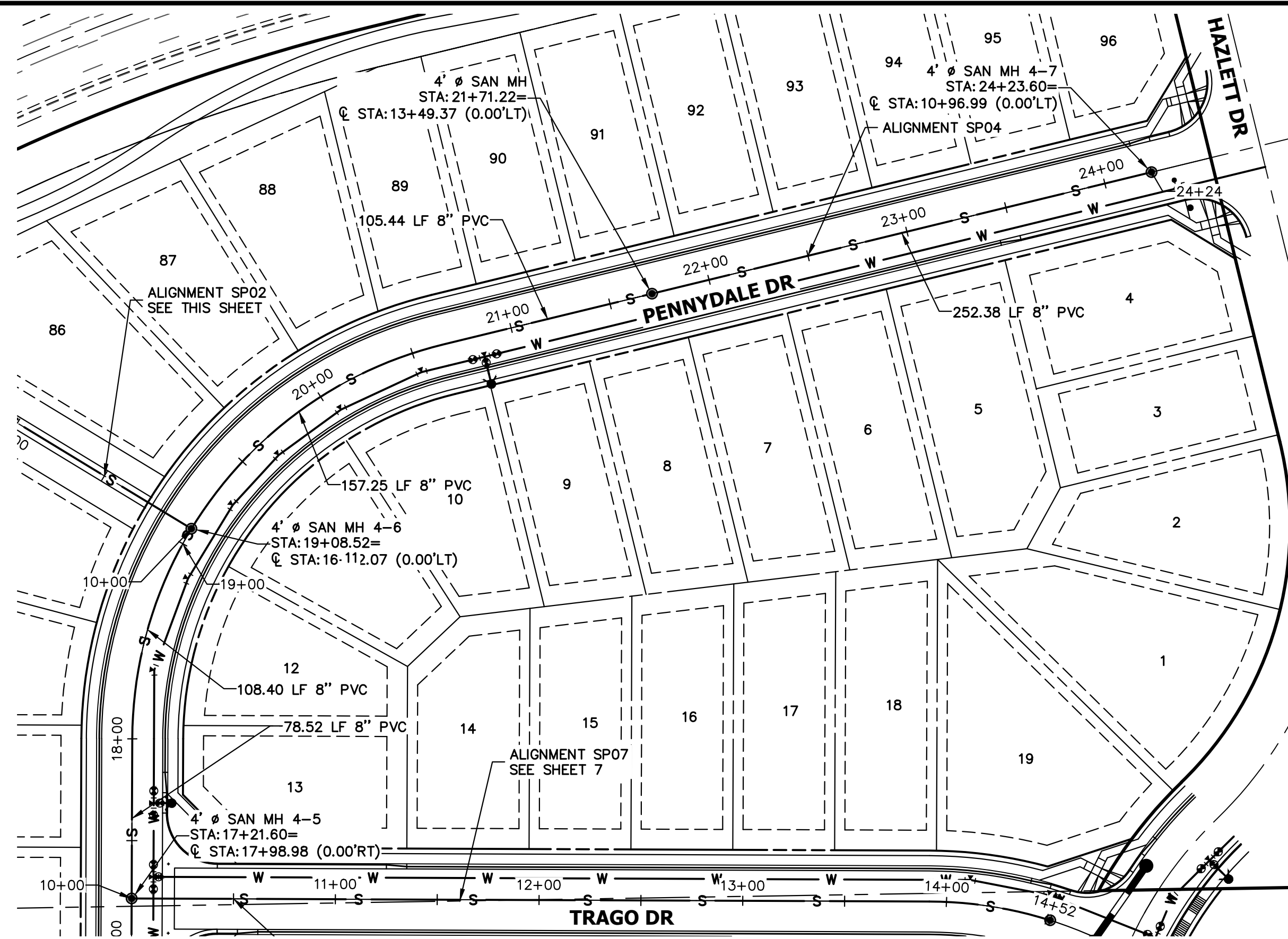
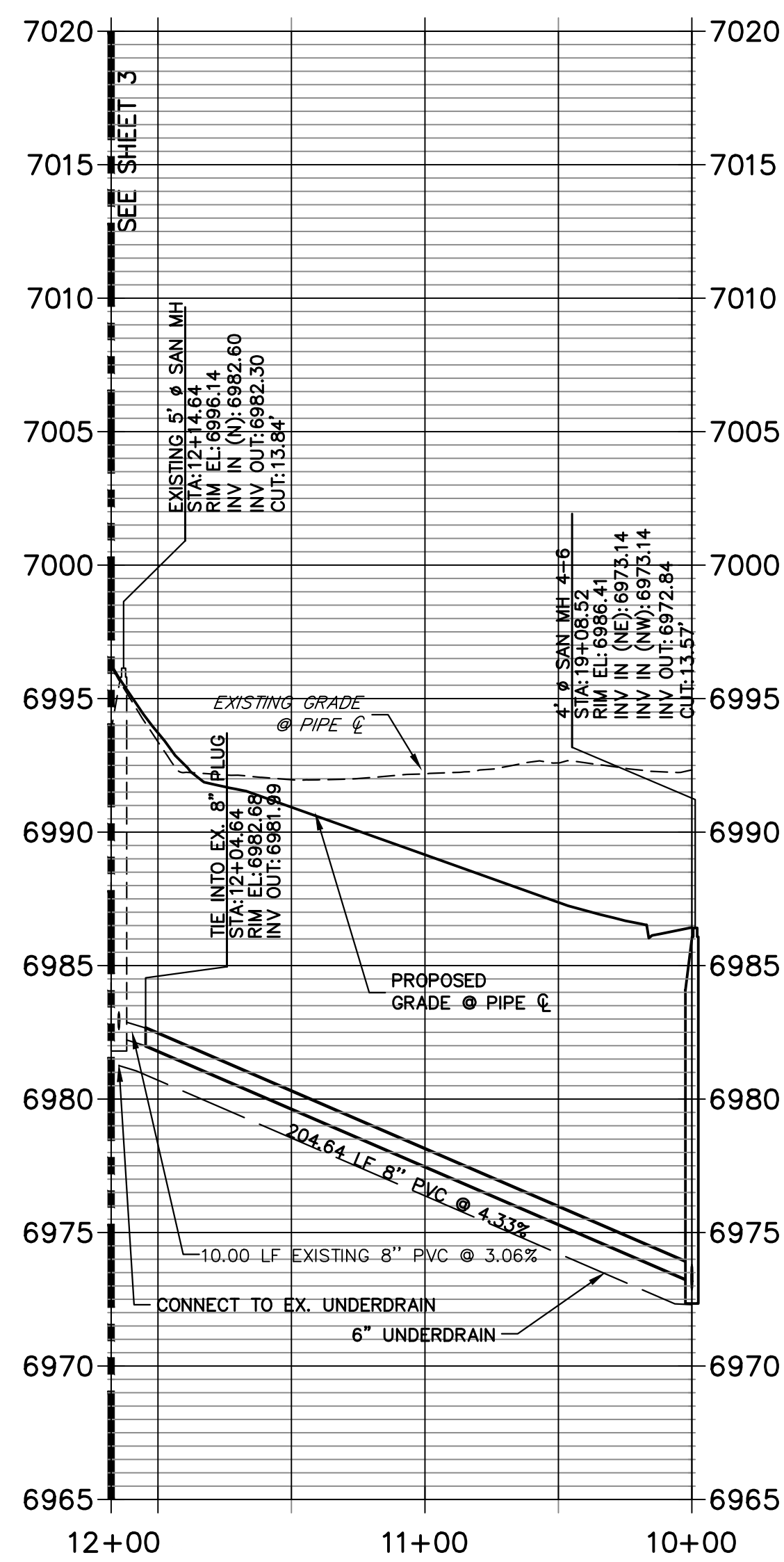
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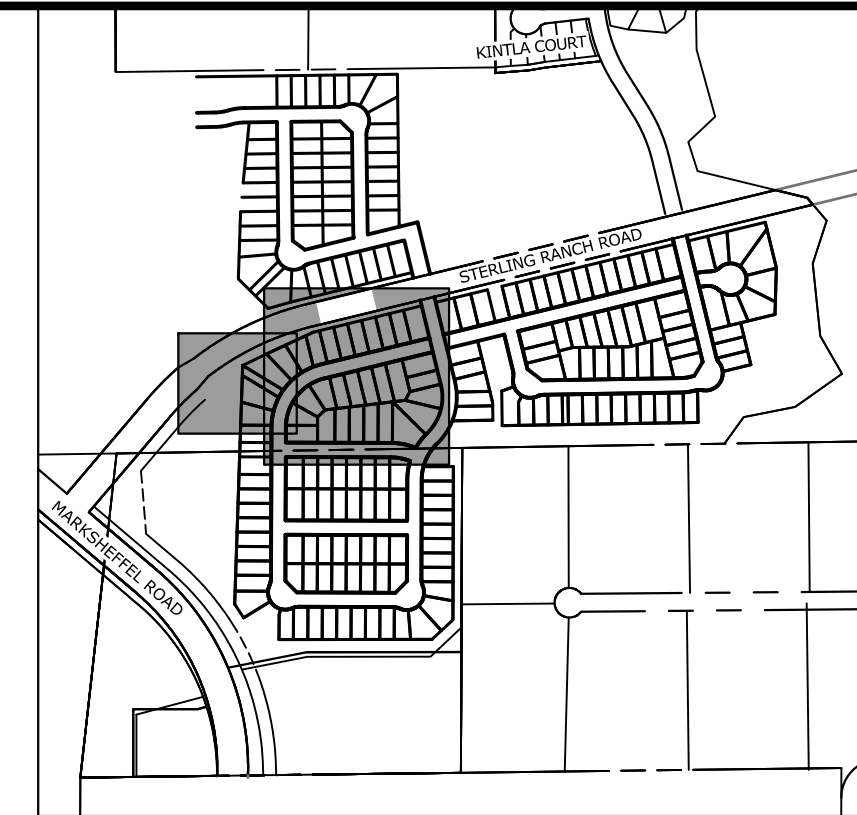
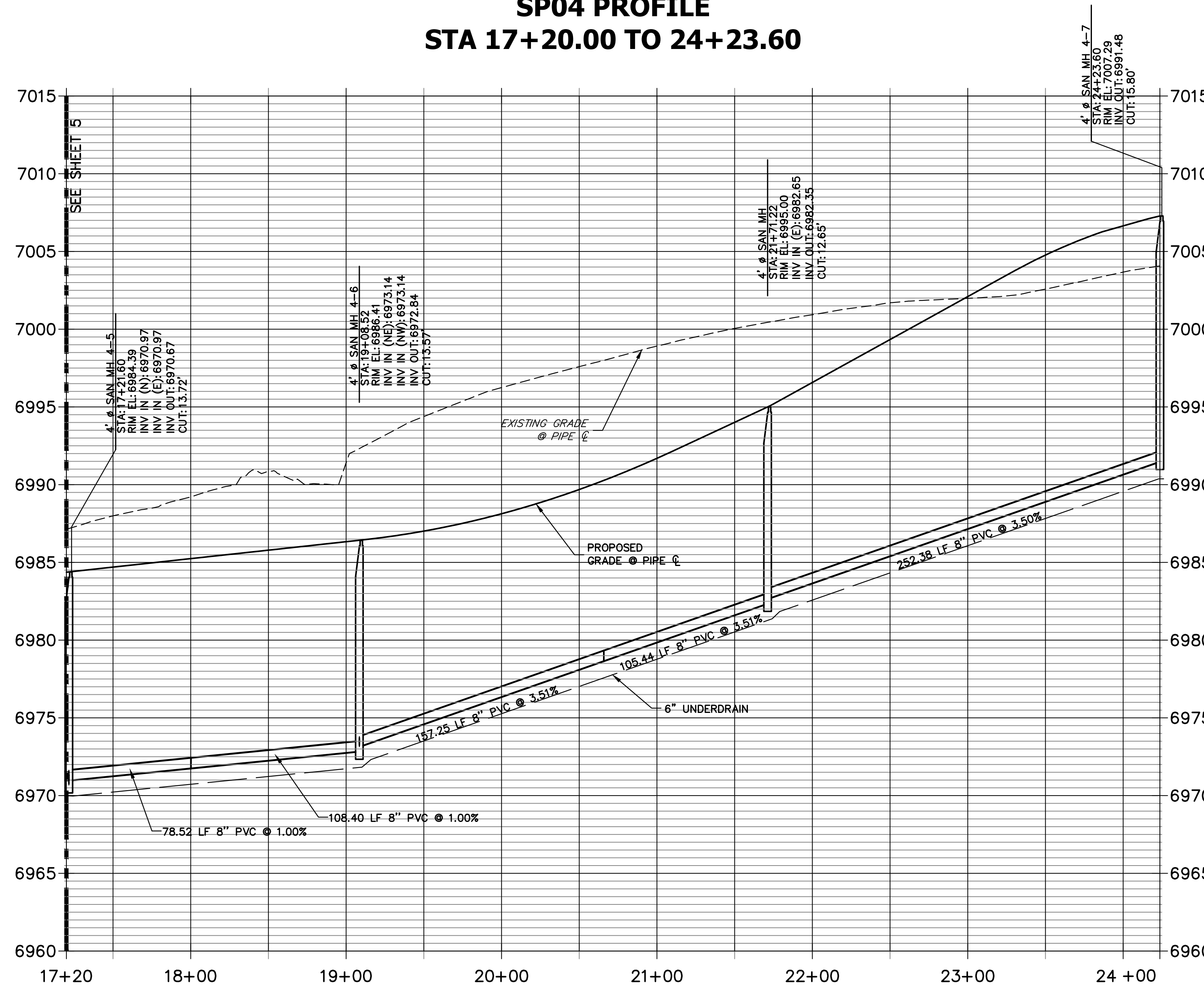
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SP02 PROFILE (1)
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SP04 PROFILE
STA 17+20.00 TO 24+23.60



KEY MAP
 SCALE: NTS

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

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 PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

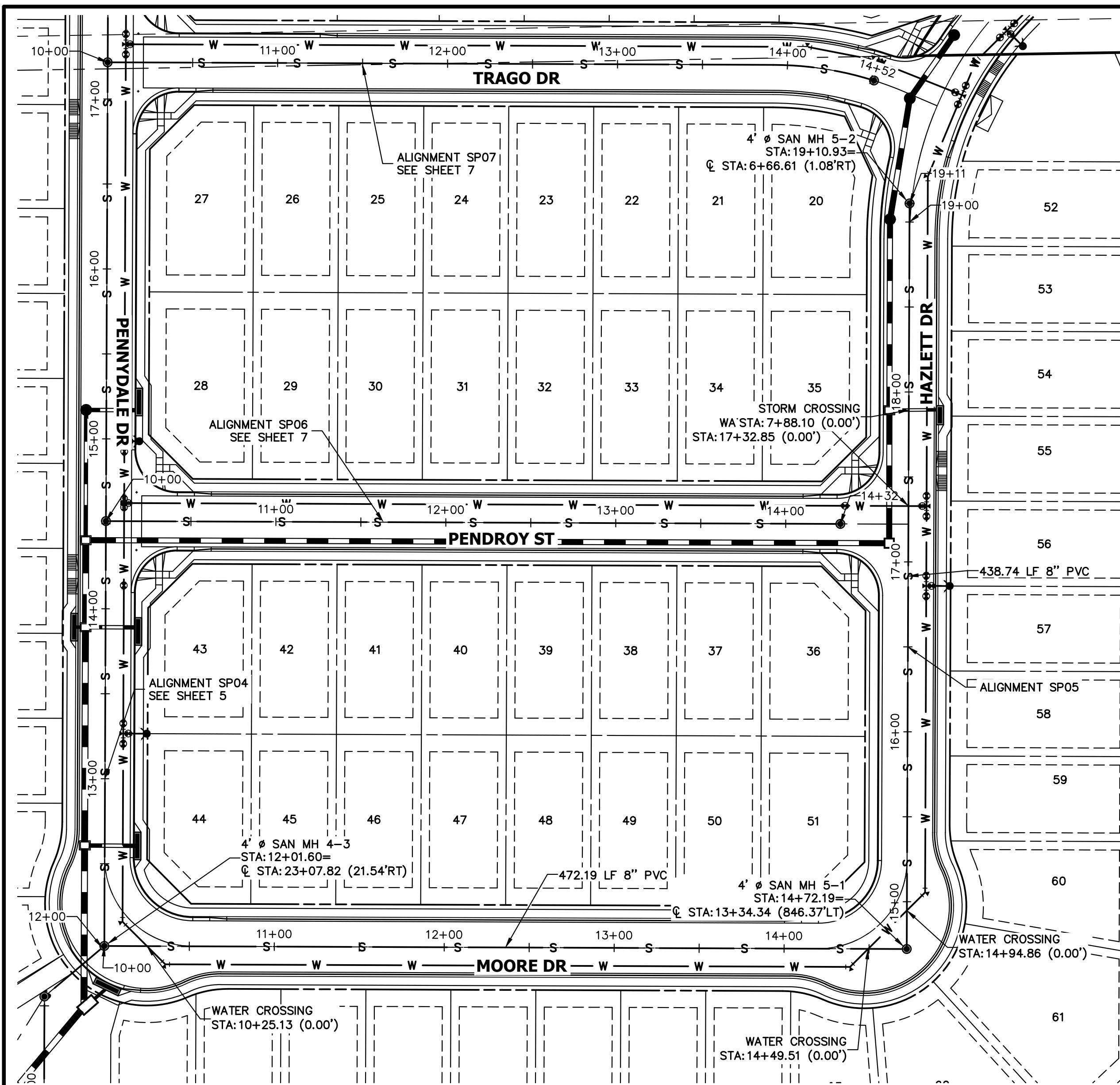
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SHEET 4 OF 10	
JOB NO. 25188.11	

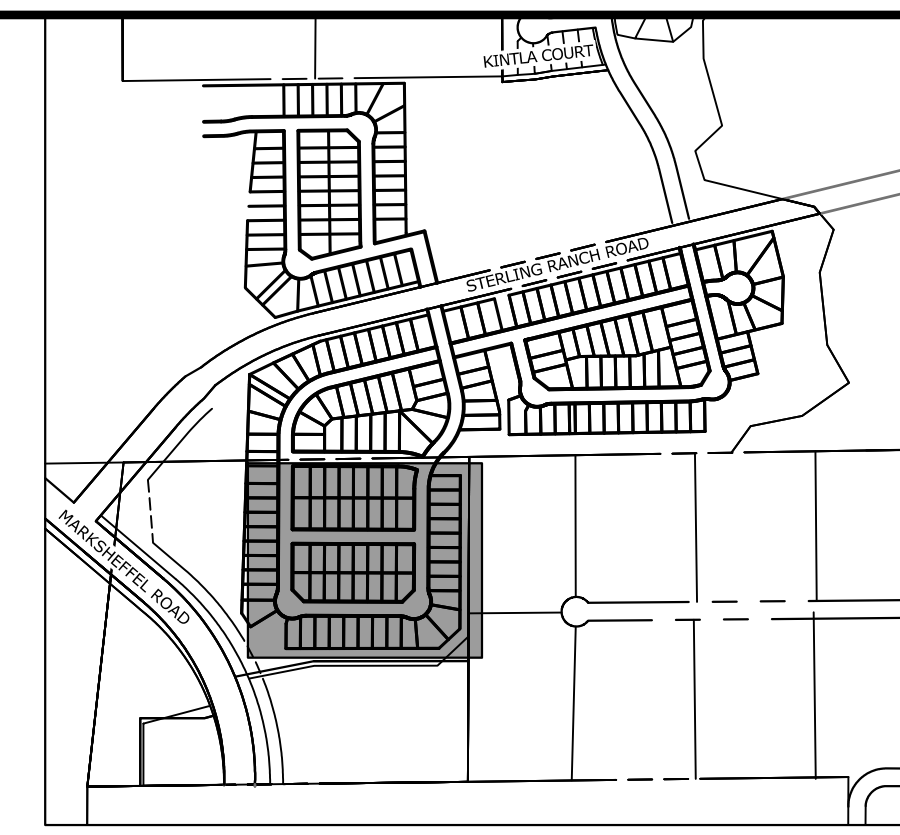
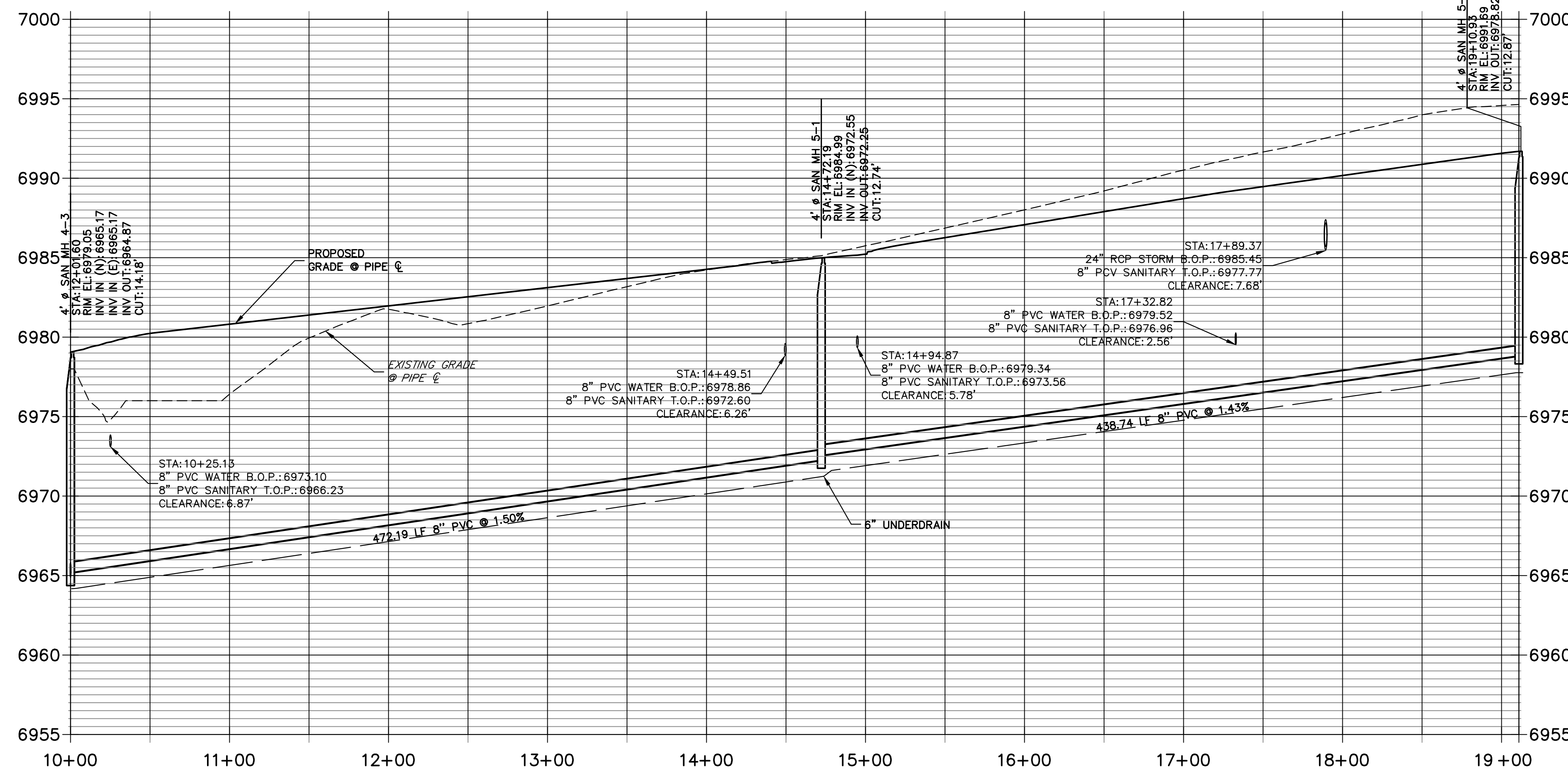


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE

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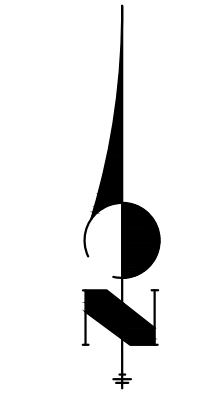


**SP05 PROFILE
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KEY MAP
SCALE: NTS

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



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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

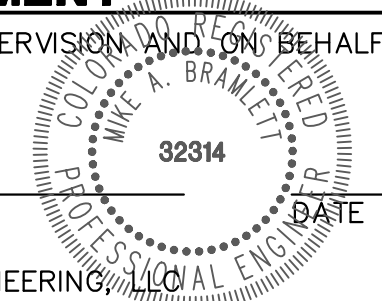
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 04/26/23	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY
STERLING RANCH FILING 4					
SANITARY SEWER PLAN					
SHEET 6 OF 10					
JOB NO. 25188.11					



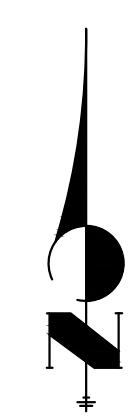
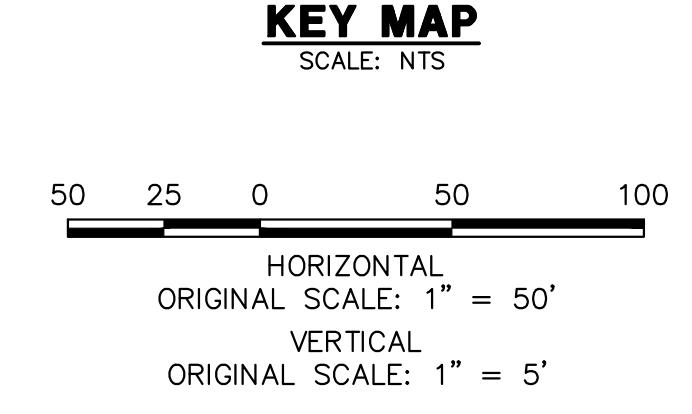
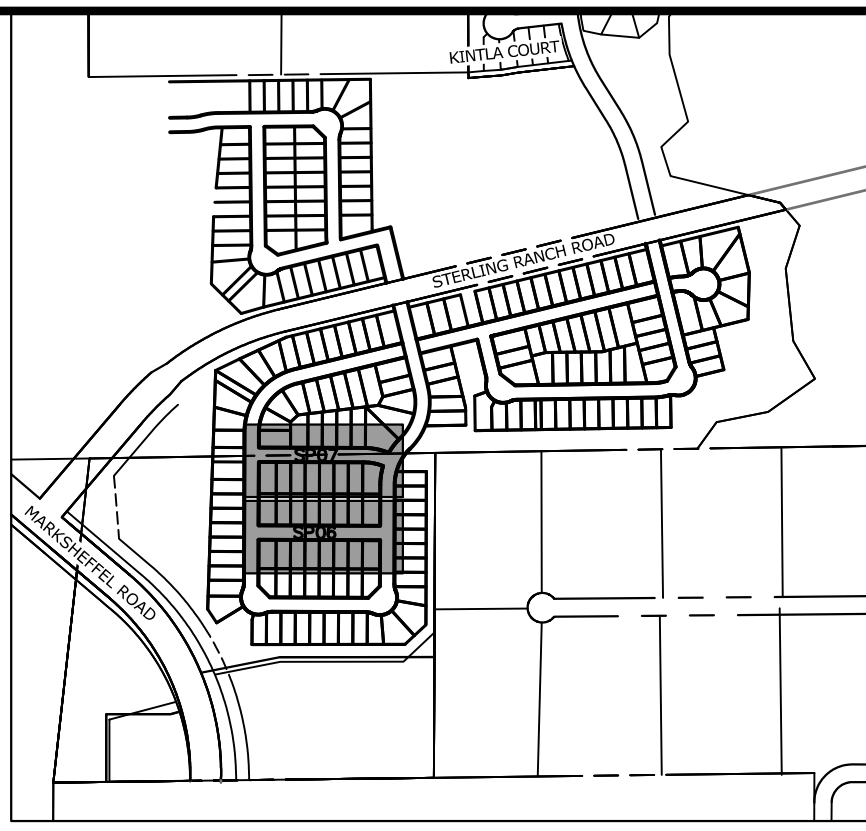
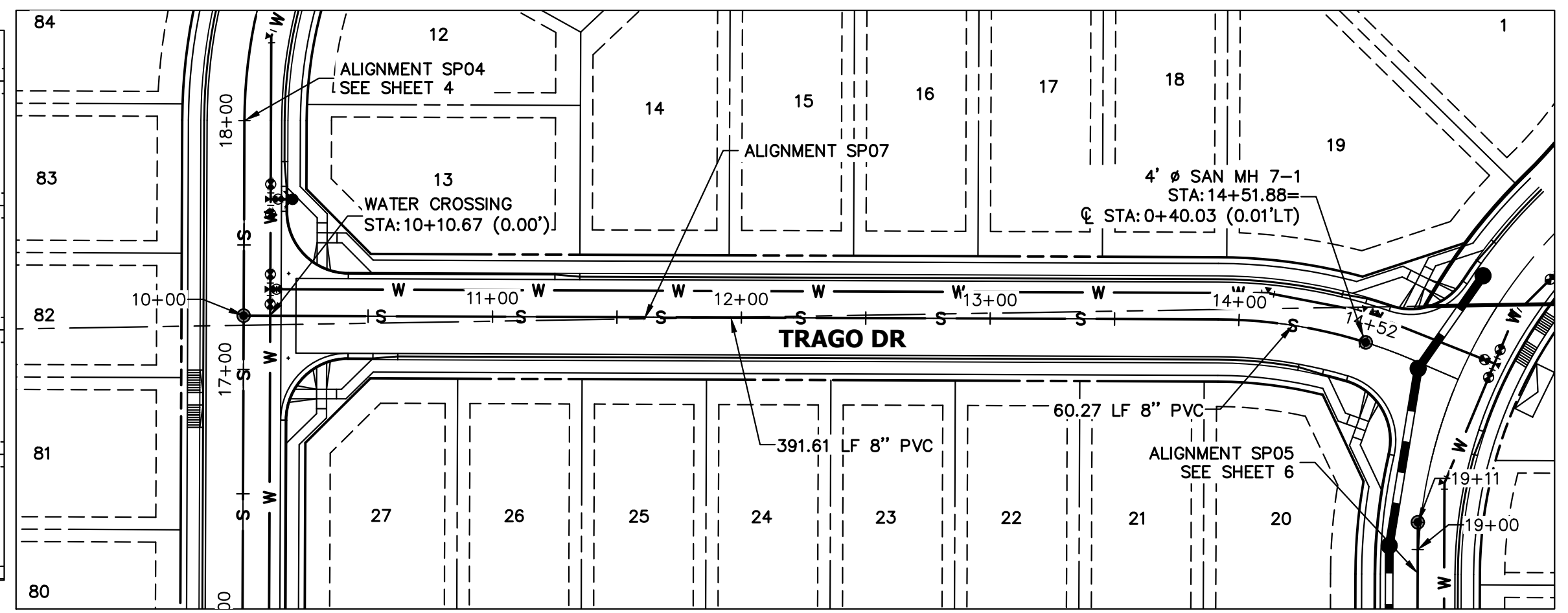
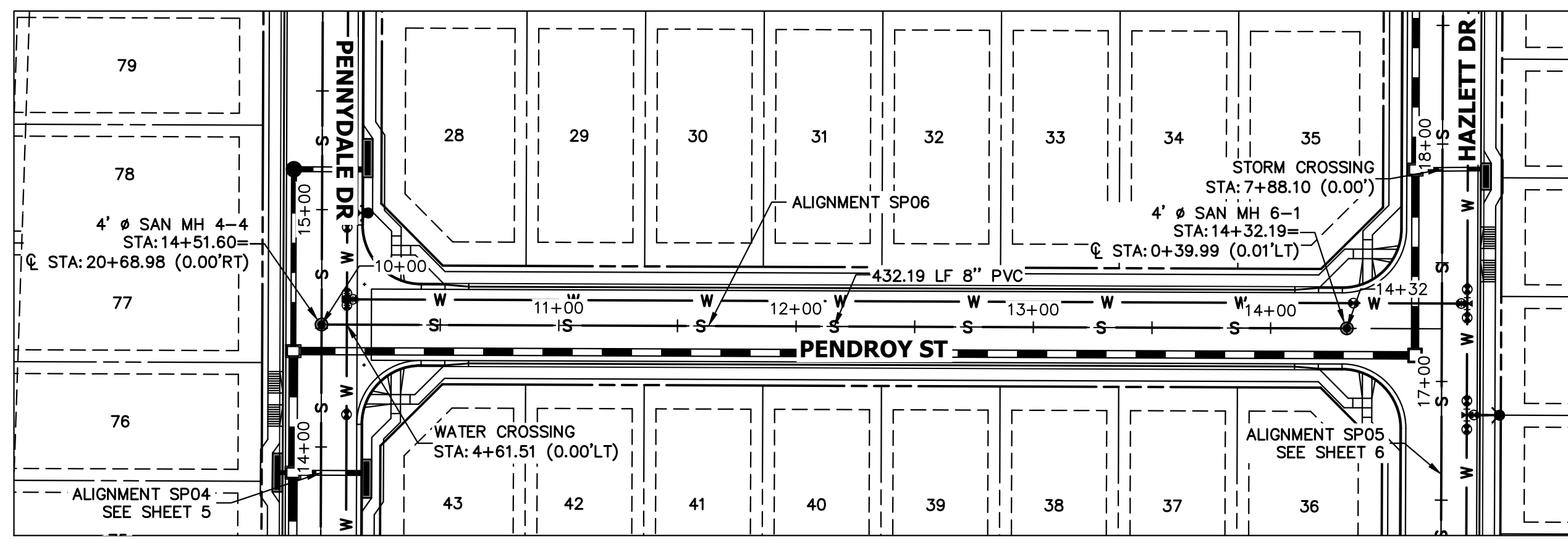
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

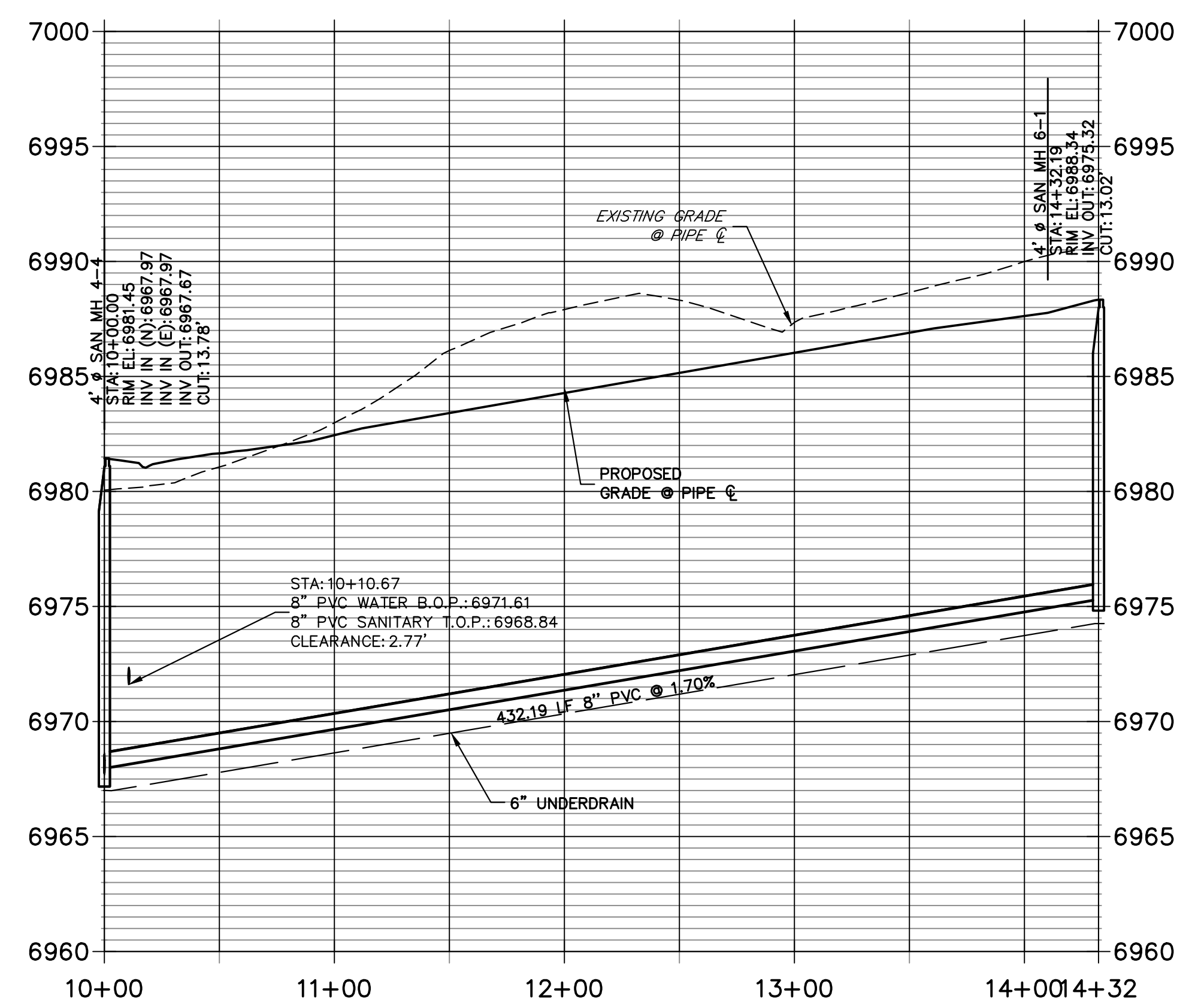
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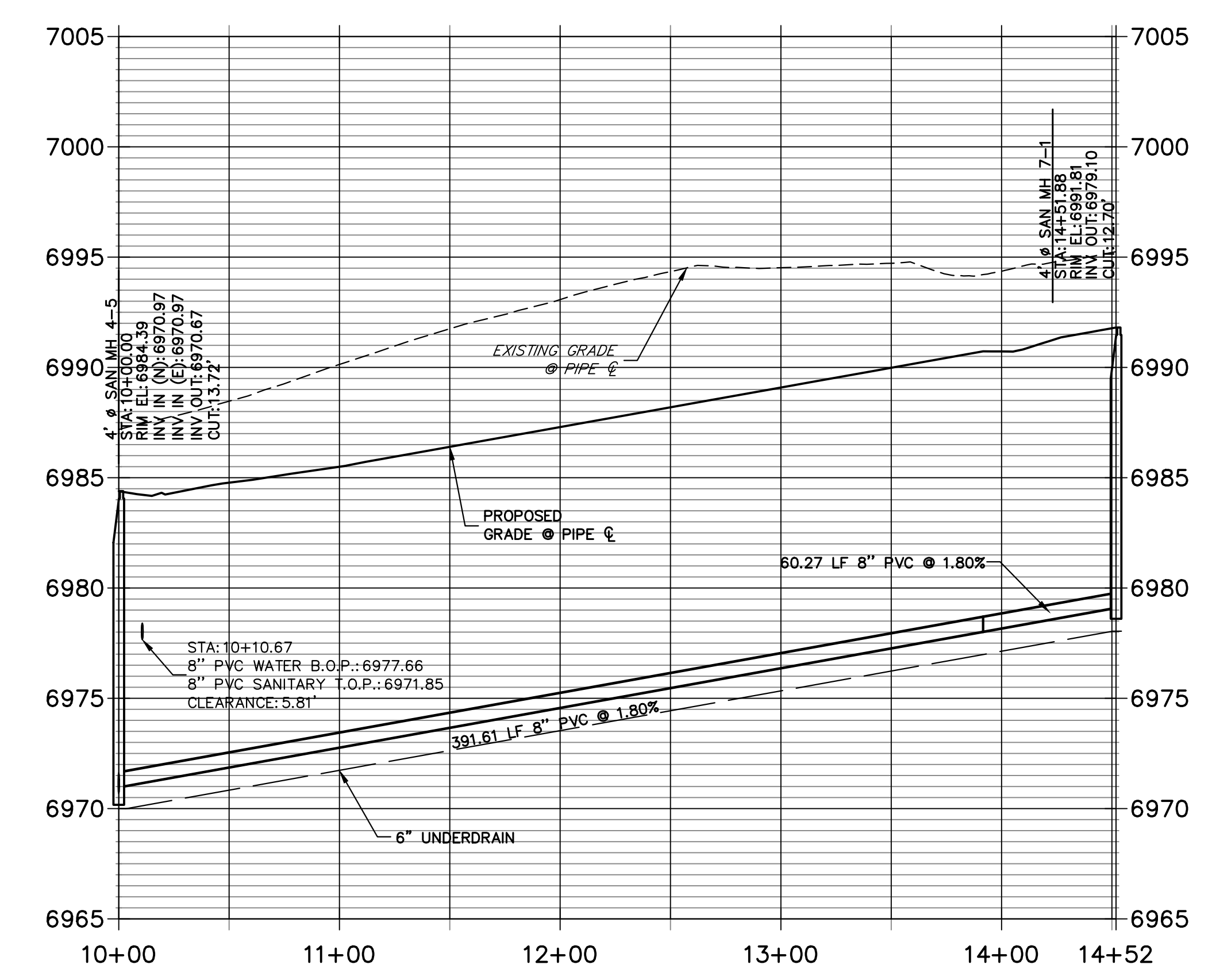
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**SP06 PROFILE
STA 10+00.00 TO 14+32.19**



**SP07 PROFILE
STA 10+00.00 TO 14+51.88**



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

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 SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 04/26/23	DESIGNED BY MMC
	DRAWN BY MMC
	CHECKED BY
STERLING RANCH FILING 4 SANITARY SEWER PLAN	
SHEET 7	OF 10
JOB NO. 25188.11	

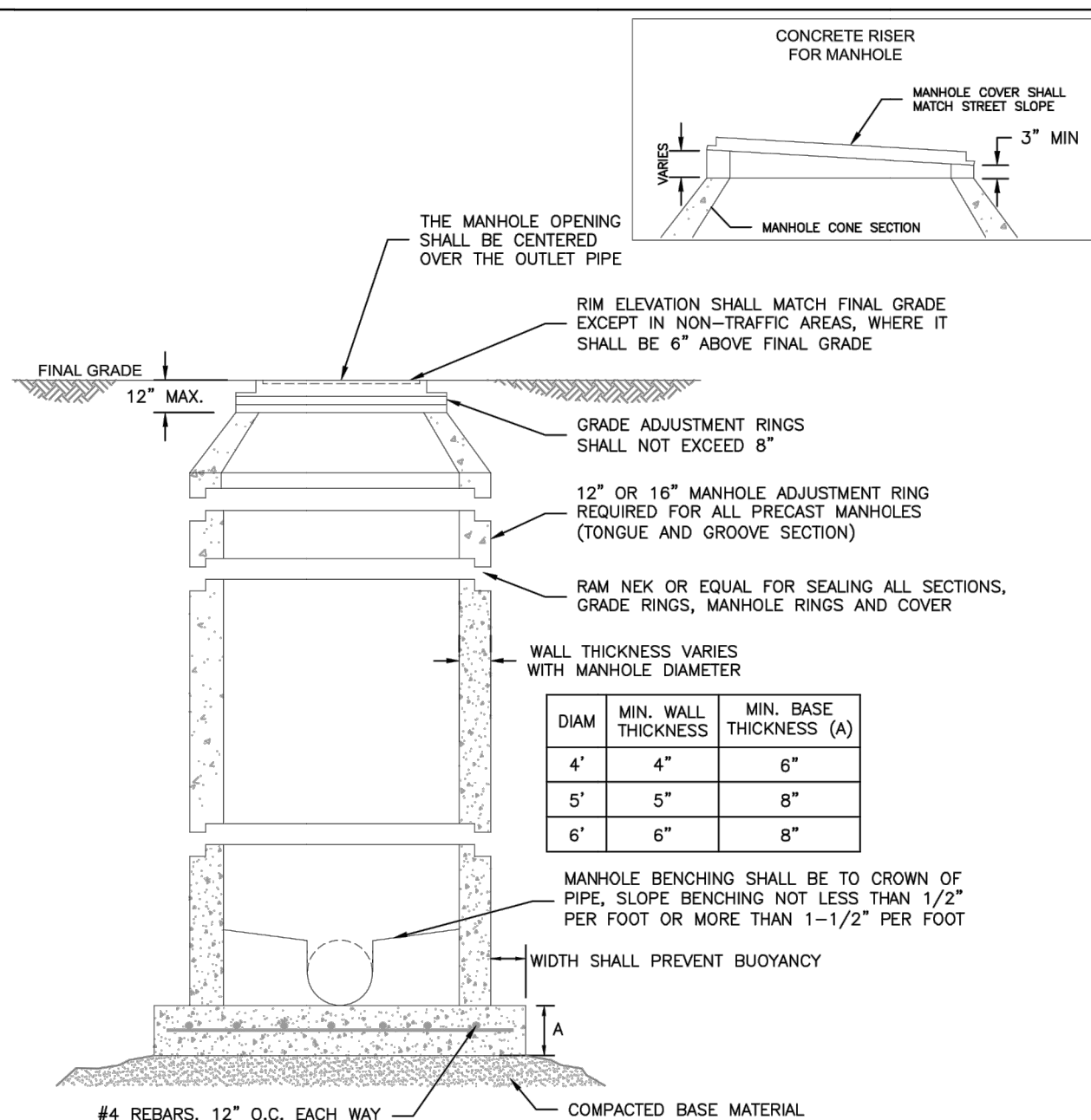
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PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00'	286'	256'	229'	200'	172'	143'	115'	100'	100'	
14" - 16" DIP	3"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
16" - 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'.

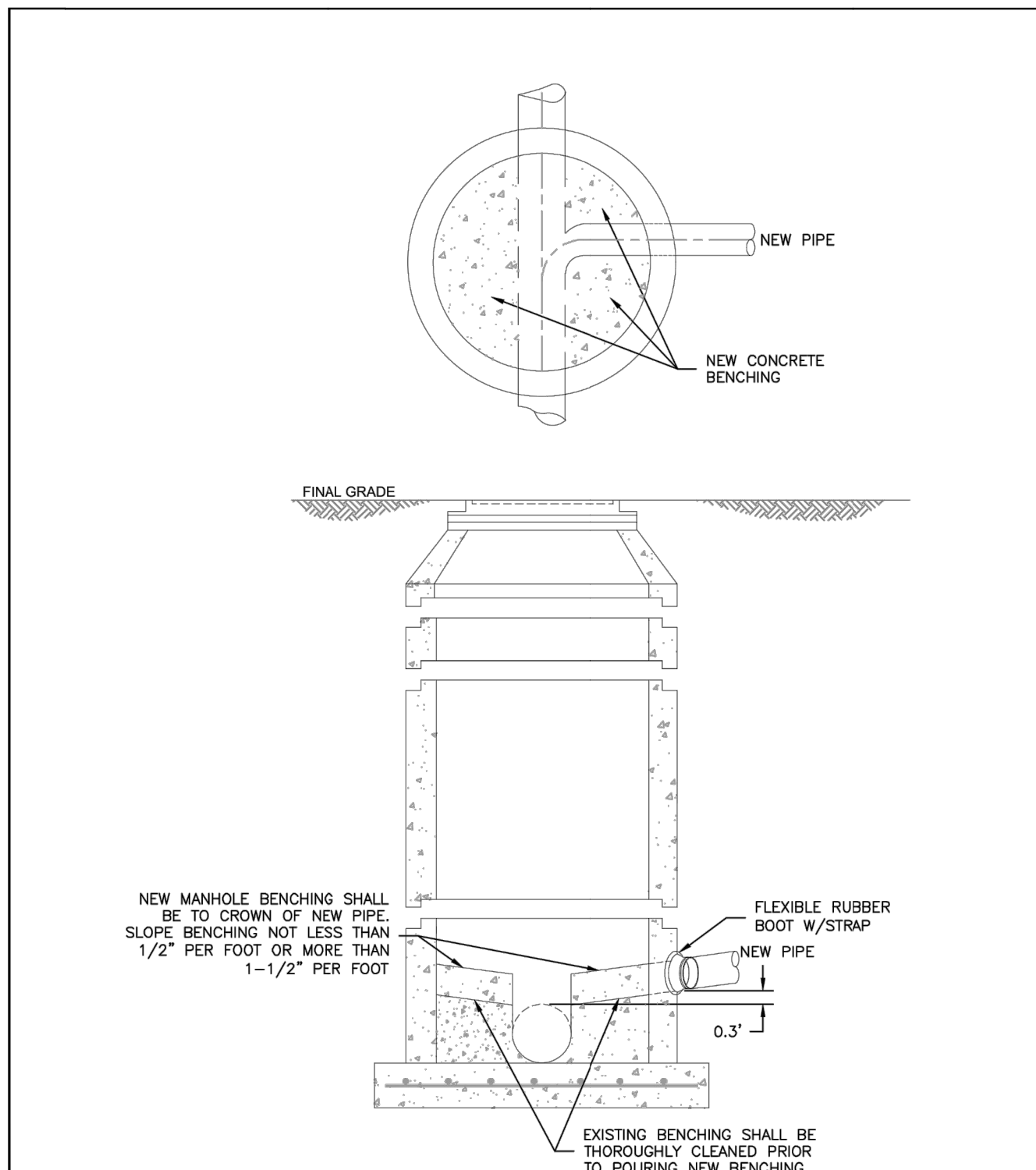
	MINIMUM RADIUS FOR DIP AND PVC PIPE	C2-2
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NOTES:

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

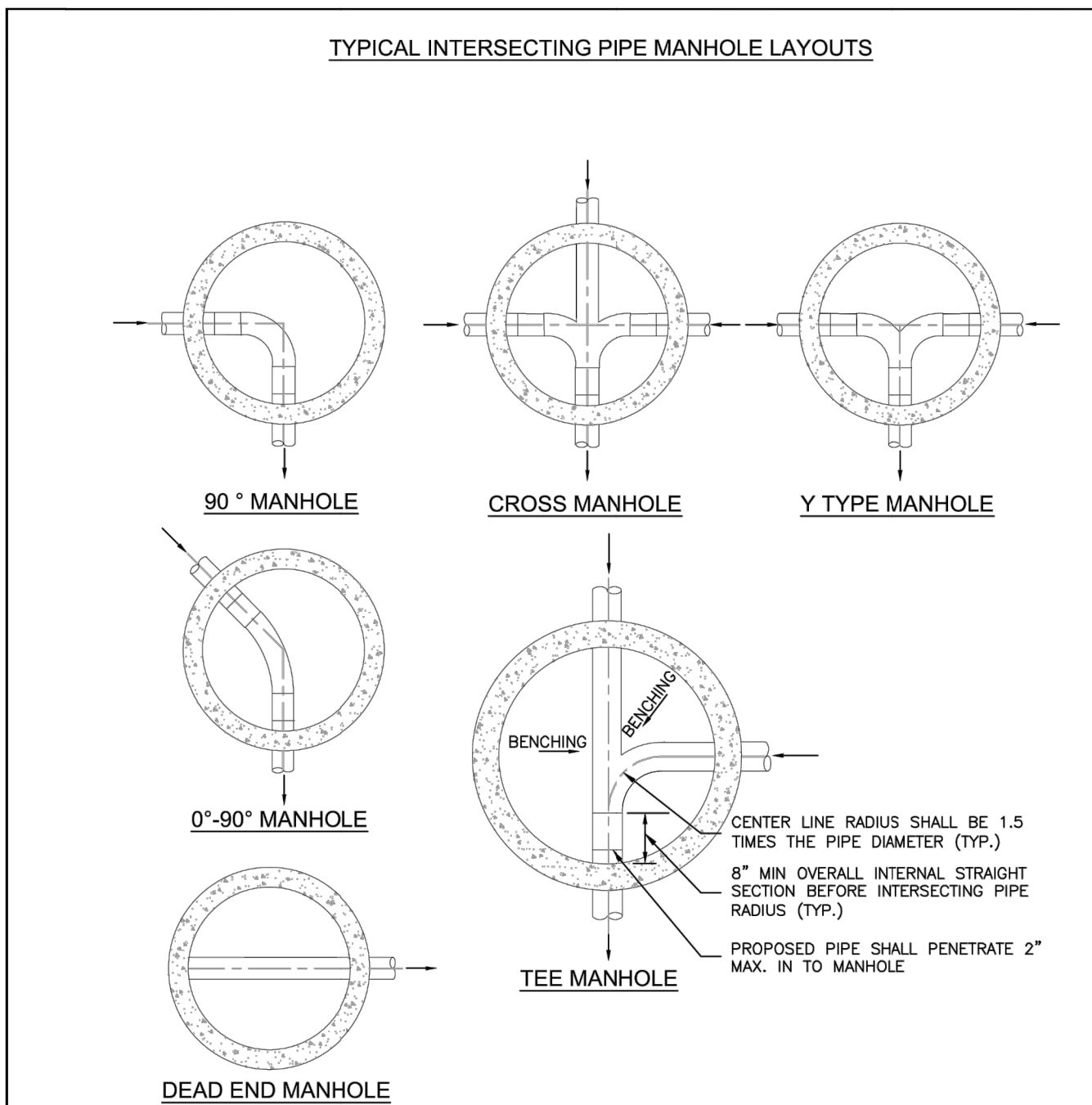
	STANDARD CONCRETE MANHOLE	C3-1
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NOTES:

- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

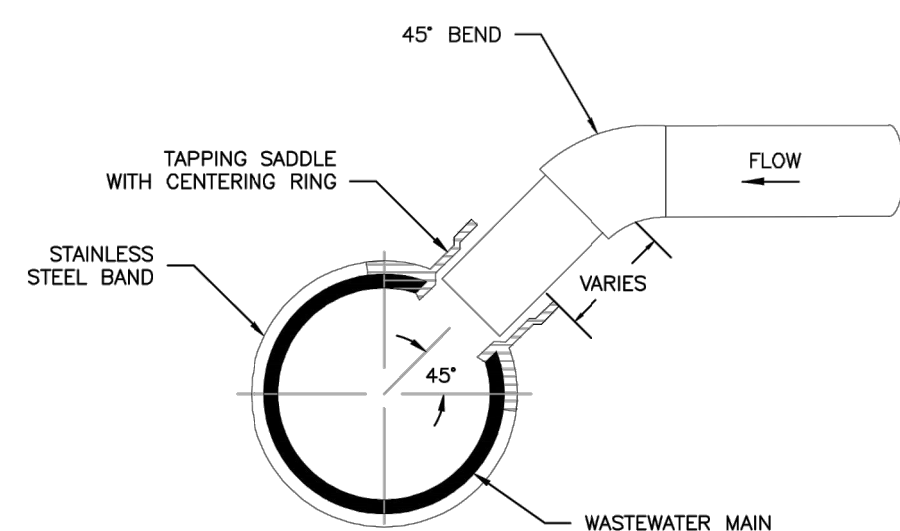
	CORE DRILLING INTO AN EXISTING MANHOLE	C3-3
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NOTES:

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

	TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS	C3-2
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TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

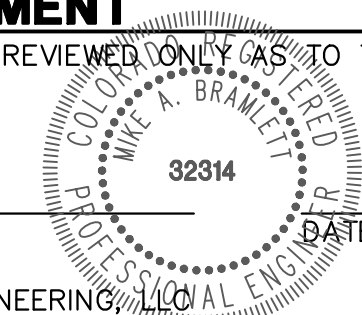
- WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
- PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR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

	TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD	D1-6
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ENGINEER'S STATEMENT

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

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



STERLING RANCH FILING 4	SANITARY DETAILS	DESIGNED BY	XXX
		DRAWN BY	PAL
SHEET 10 OF 10	JOB NO. 25188.11	DATE	

PREPARED FOR
SR LAND, LLC
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STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

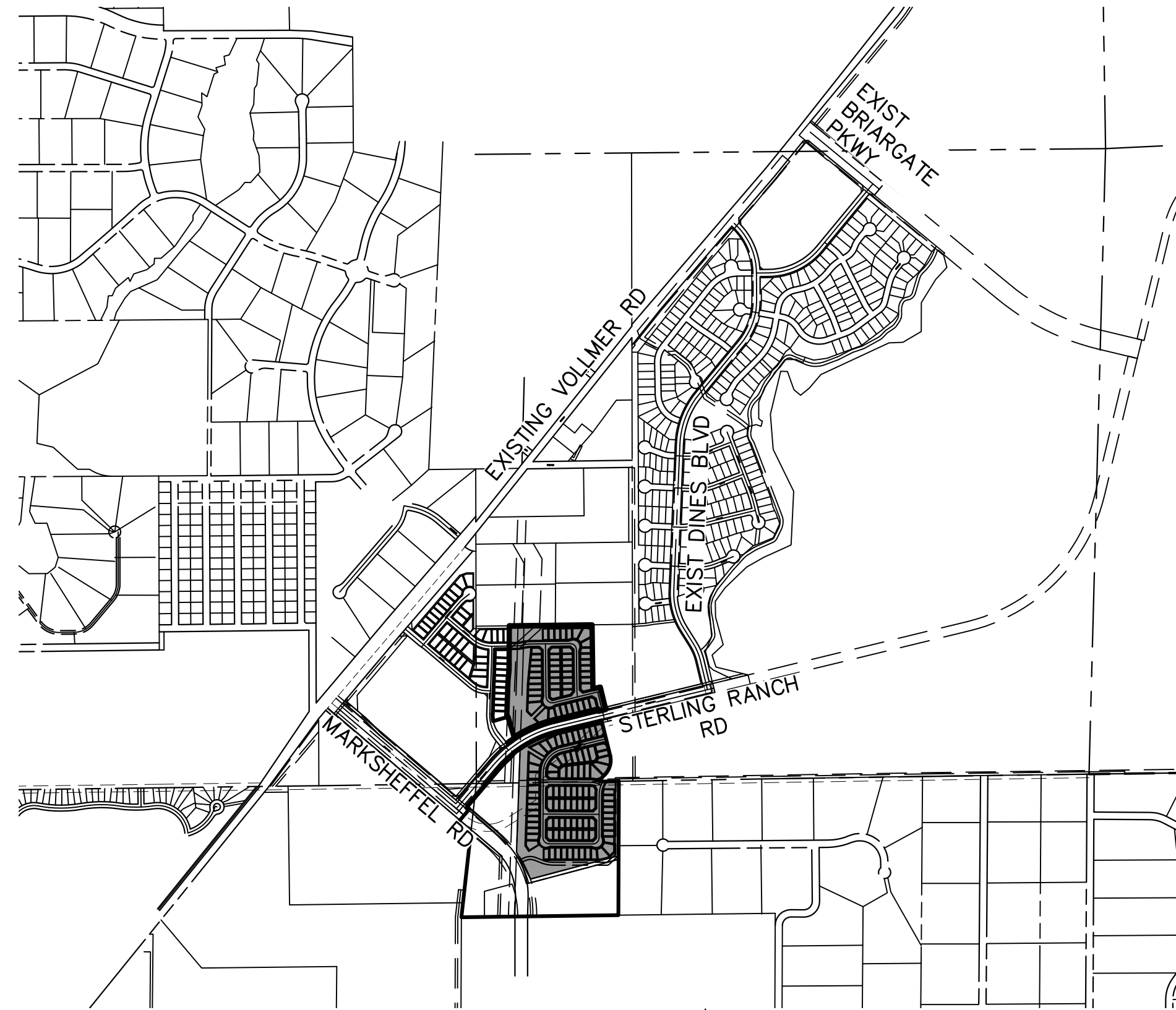
APRIL 2023

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.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND 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 DEVELOPMENT. 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 AVK 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 |
| 2-5 | - | WATER PLANS |
| 6-7 | - | UTILITY SERVICE PLAN |
| 8-9 | - | STANDARD DETAILS |

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:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	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 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C.) LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED _____ DATE _____

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
(719) 471-1742

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 _____

FIRE AUTHORITY APPROVAL

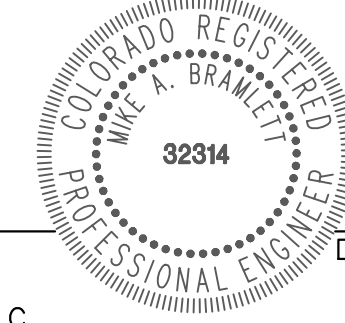
THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____

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.



MIKE A. BRAMLETT, P.E. _____ DATE _____
COLORADO P.E. 32314
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
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

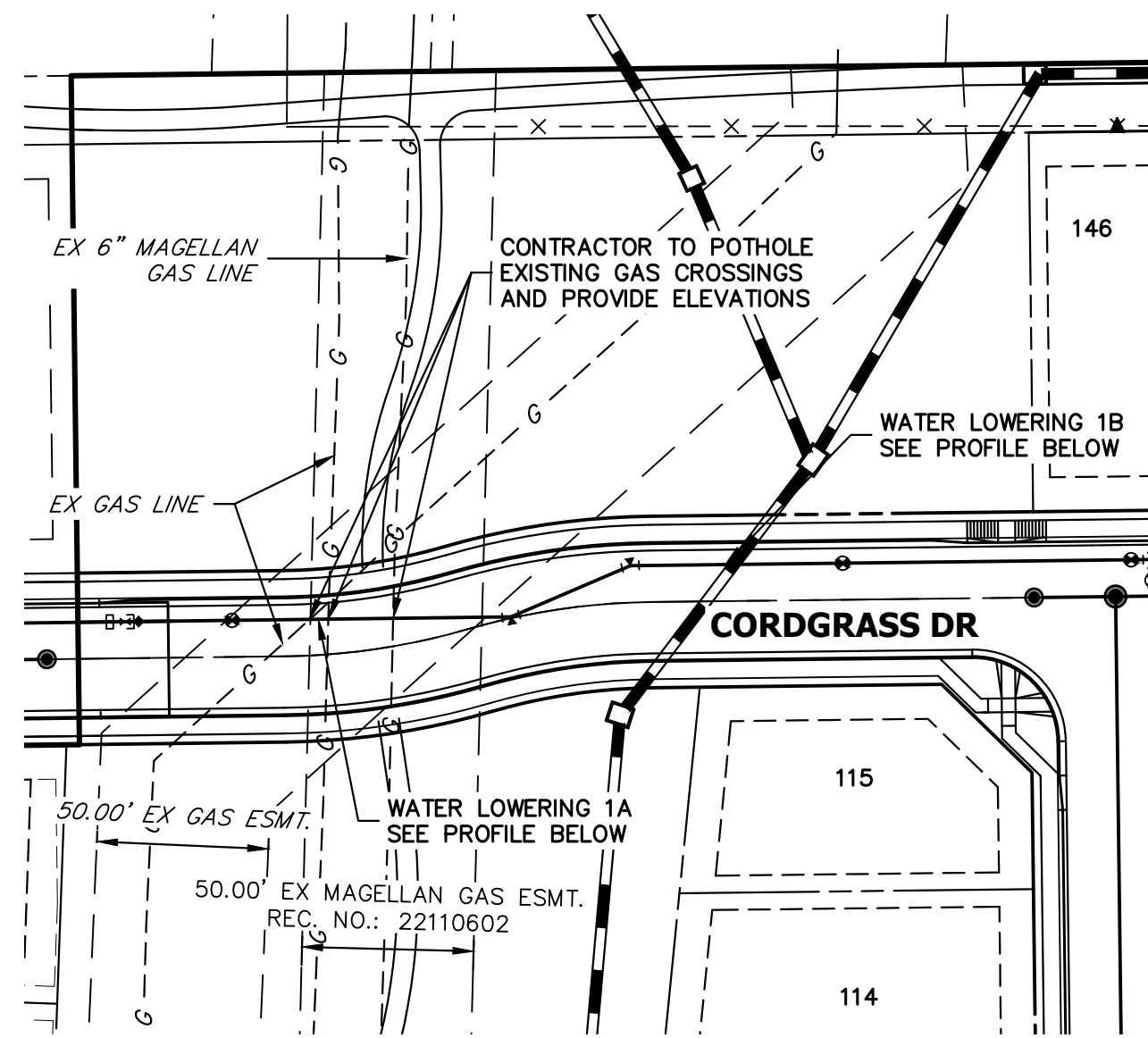
BY	DATE	REVISION

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V-SCALE	N/A
DATE	04/26/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

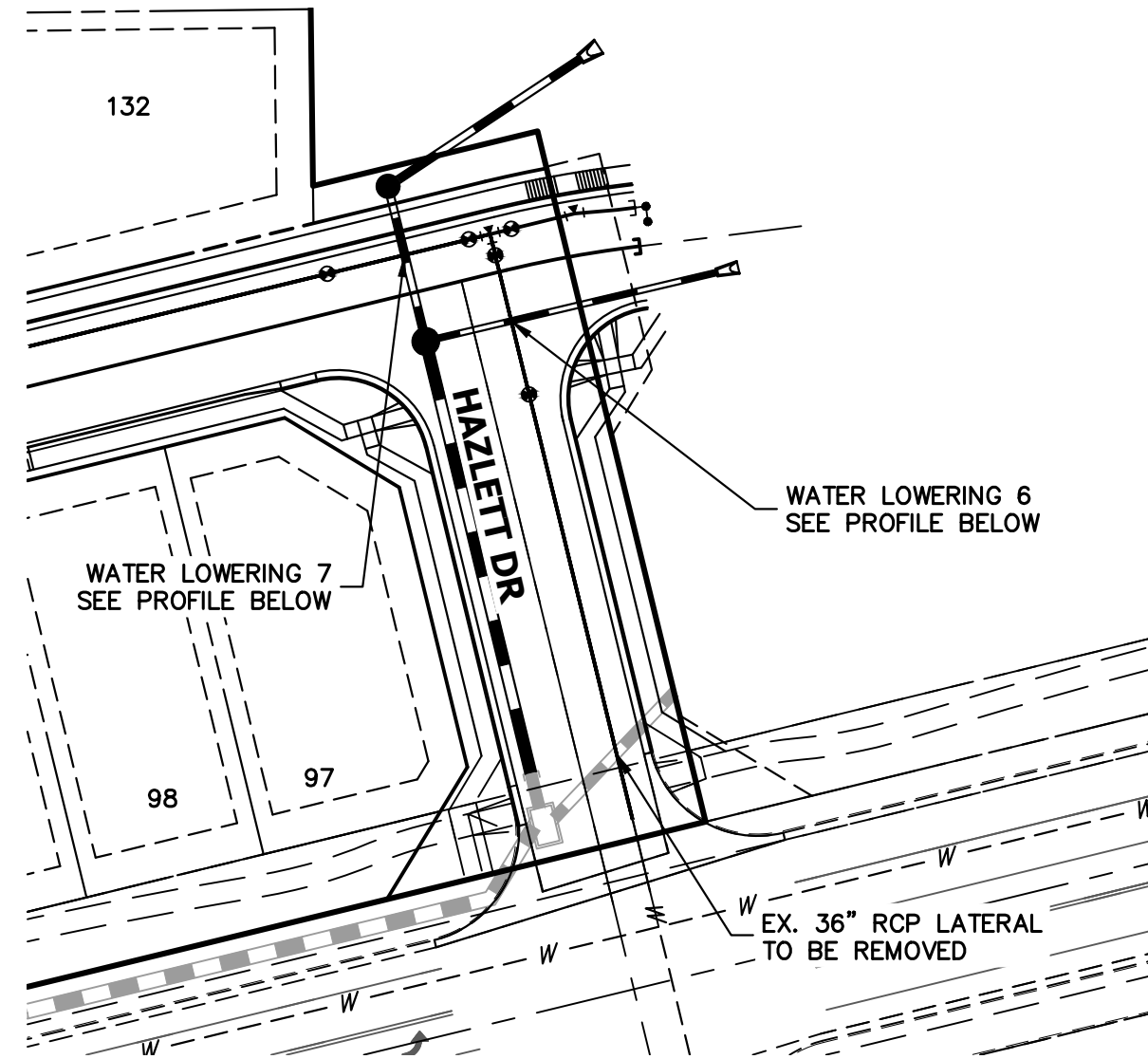
STERLING RANCH FILING 4
COVER SHEET
SHEET 1 OF 9
JOB NO. 25188.11



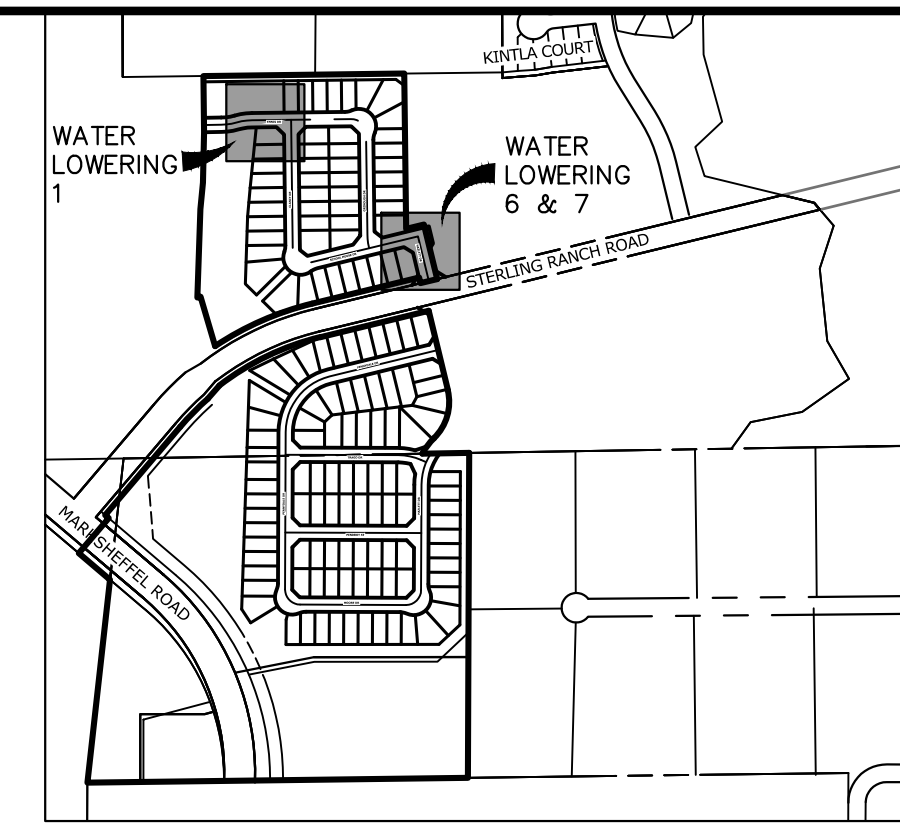
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WATER LOWERING 1A & 1B: WP01 ALIGNMENT

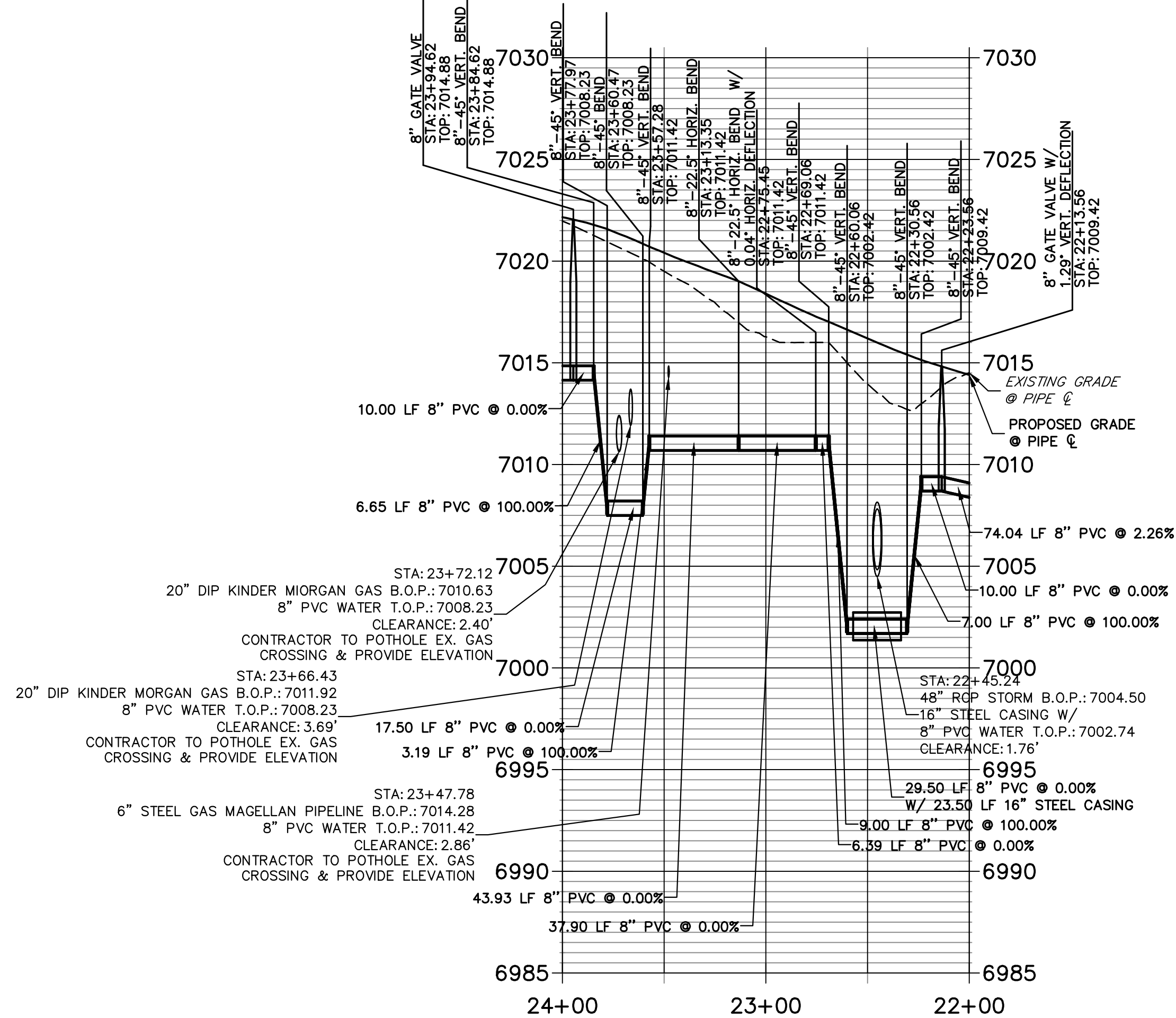


WATER LOWERING 6 & 7: WP01 ALIGNMENT

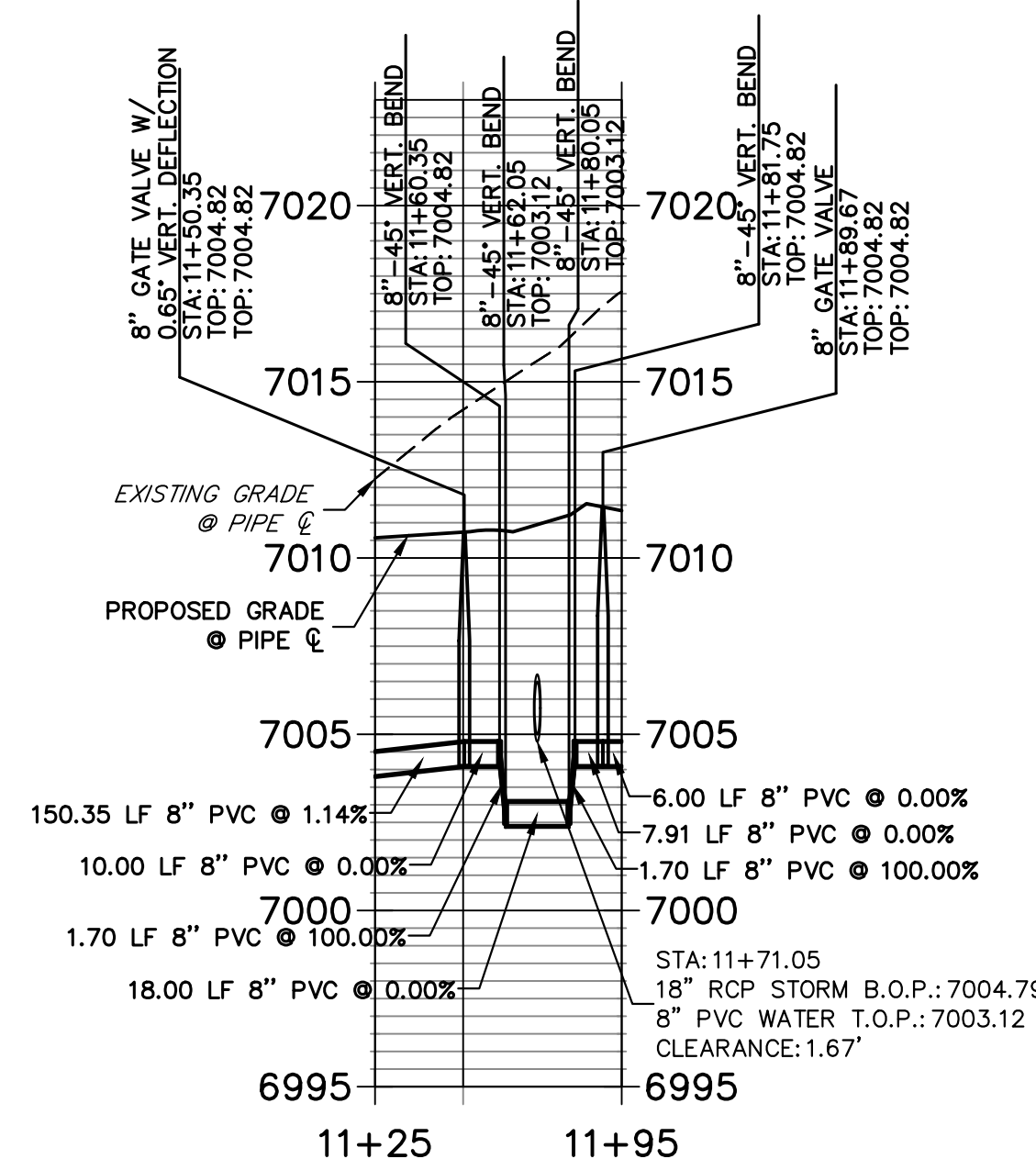


KEY MAP
SCALE: 1"=1000'

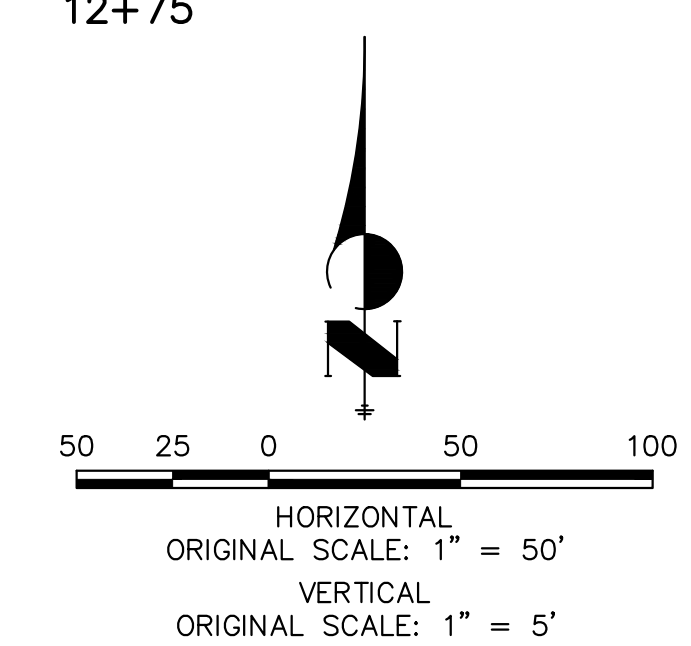
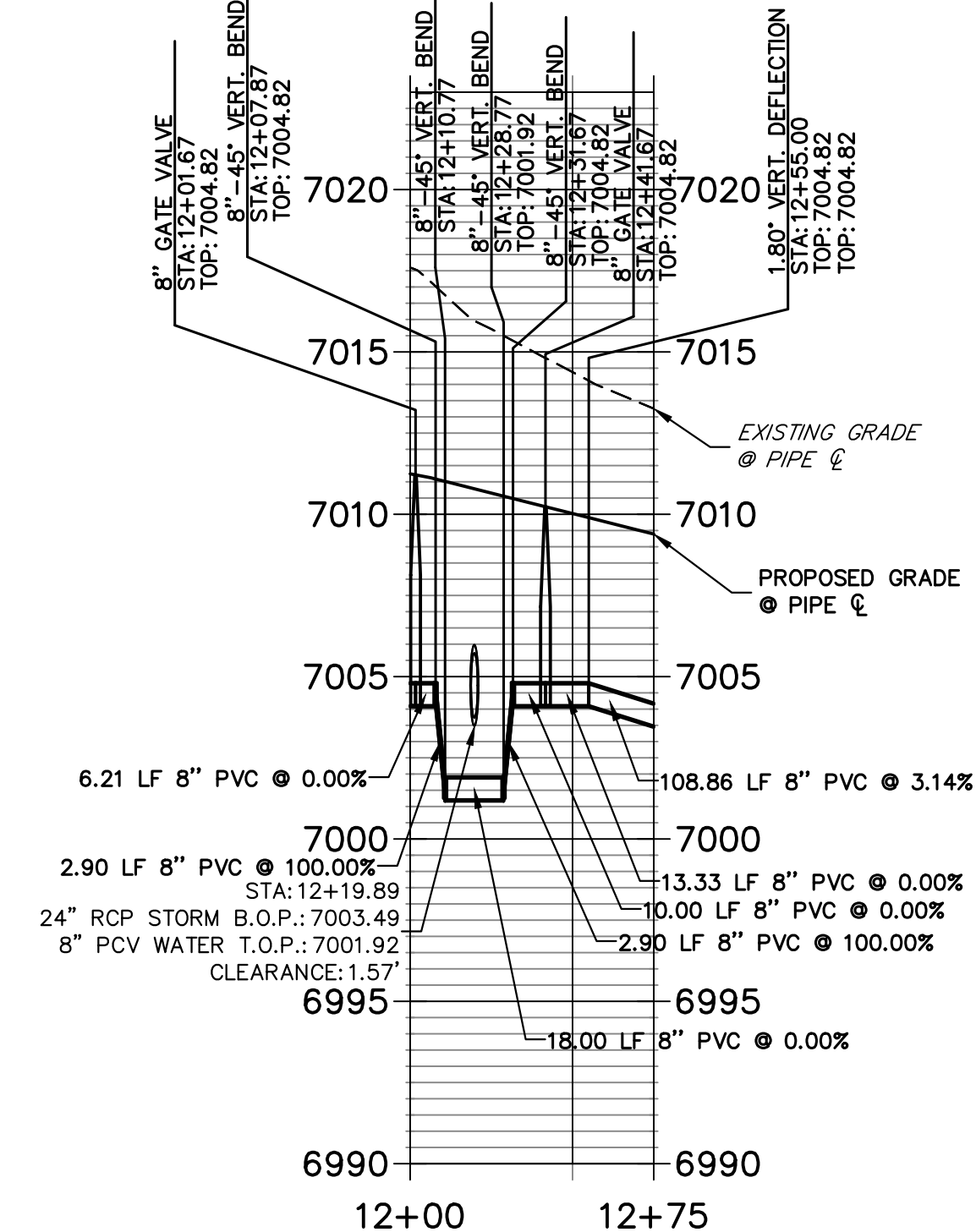
**WATER LOWERING 1A & 1B: WP01 ALIGNMENT
STA 22+00.00 TO 24+00.00**



**WATER LOWERING 6: WP01 ALIGNMENT
STA 11+25.00 TO 11+95.00**



**WATER LOWERING 7: WP01 ALIGNMENT
STA 12+00.00 TO 12+75.00**



**WARNING
HIGH-PRESSURE PIPELINE(S)**
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, LP.

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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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BY	DATE	No.	REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 04/26/23
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

STERLING RANCH FILING 4
WATER PLAN
SHEET 4 OF 9
JOB NO. 25188.11

