

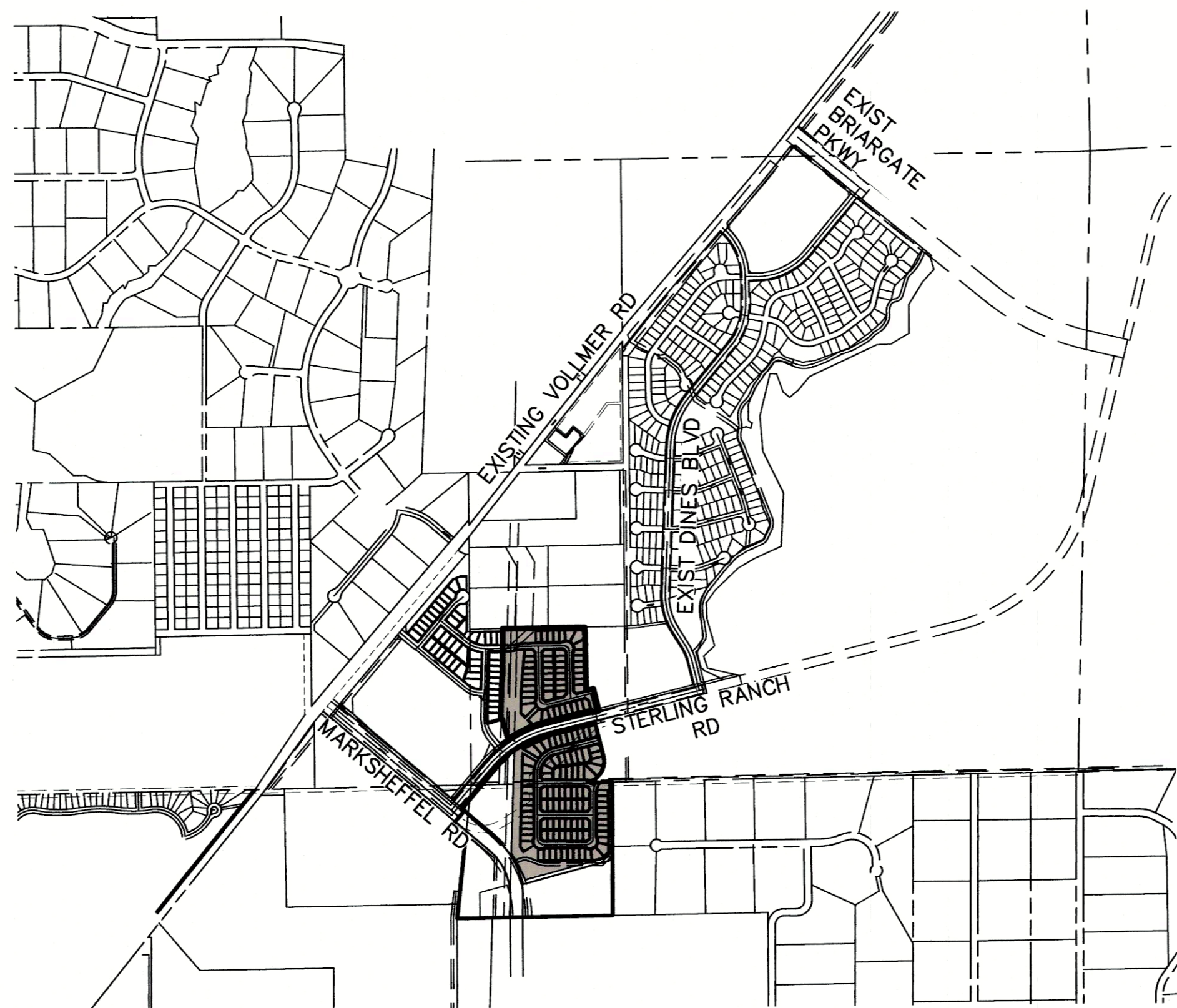
GENERAL NOTES

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

WASTEWATER SYSTEM INSTALLATION NOTES

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

STERLING RANCH FILING 4
COUNTY OF EL PASO, STATE OF COLORADO
SANITARY SEWER PLAN
AUGUST 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

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

LEGEND

- ROW RIGHT OF WAY
FL-FLOWLINE TO FLOWLINE
BOP BOTTOM OF PIPE
TOP TOP OF PIPE
SS SANITARY SEWER
STM STORM SEWER
WATER 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. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

EL PASO COUNTY STATEMENT

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

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

IN ACCORDANCE WITH ECOM 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.

Approved

By: Gilbert LaForce, P.E.
Engineering Manager
Date: 11/08/2023 4:53:57 PM

El Paso County Department of Public Works

WATER & SEWER MAIN EXTENSIONS

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

SIGNED: [Signature] DATE: 8/14/23

JAMES F. MORLEY
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: [Signature] DATE: 10/25/2023
FAWWA ENGINEER

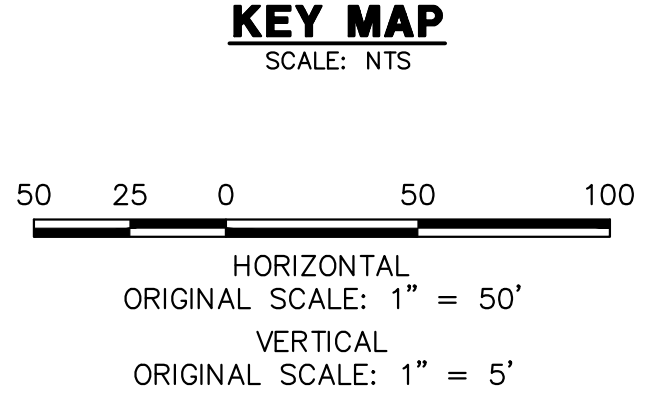
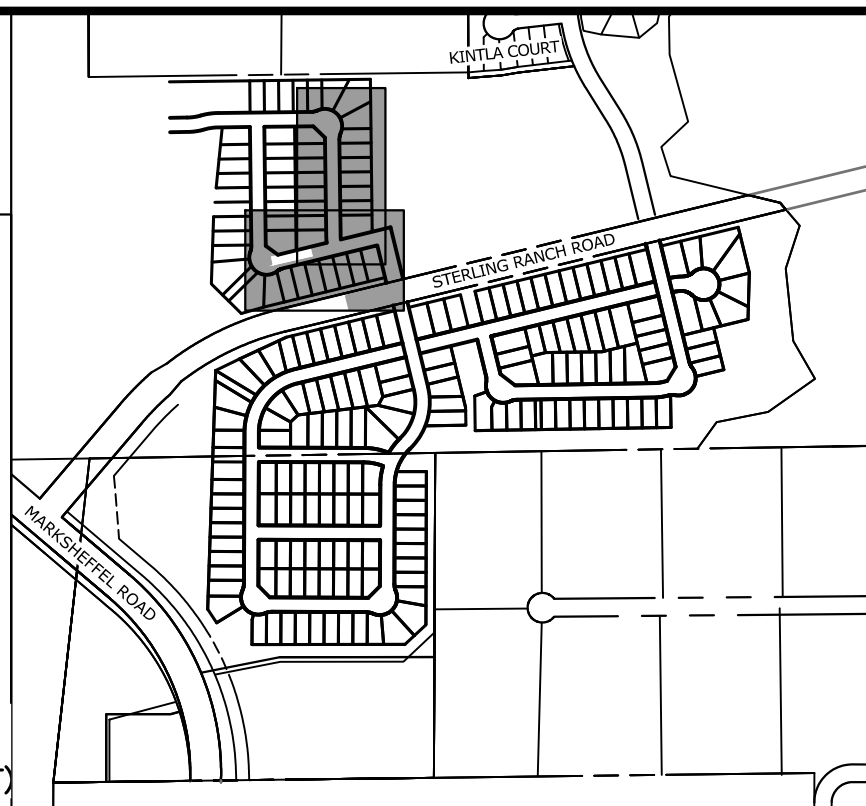
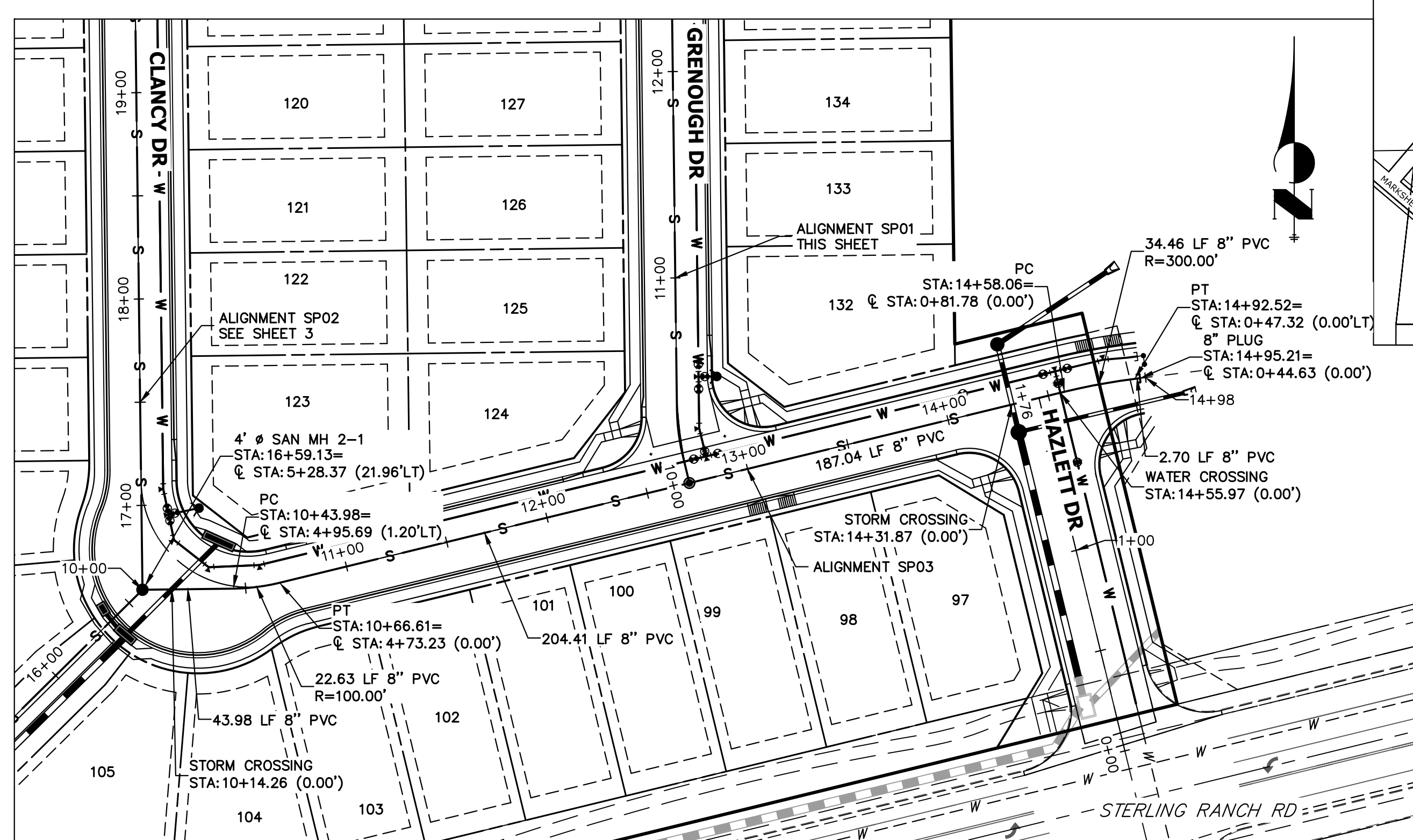
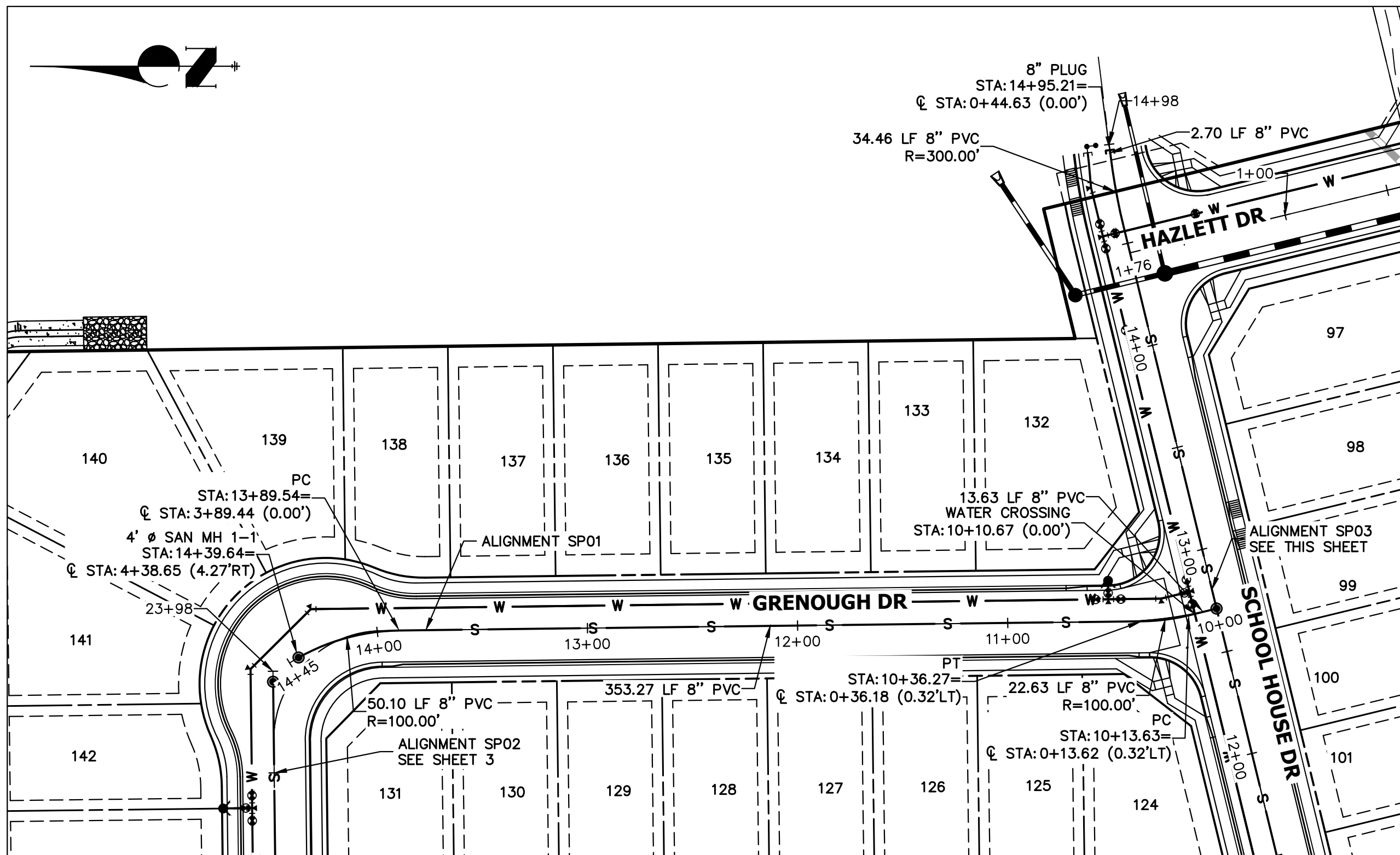
ENGINEER'S STATEMENT

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.

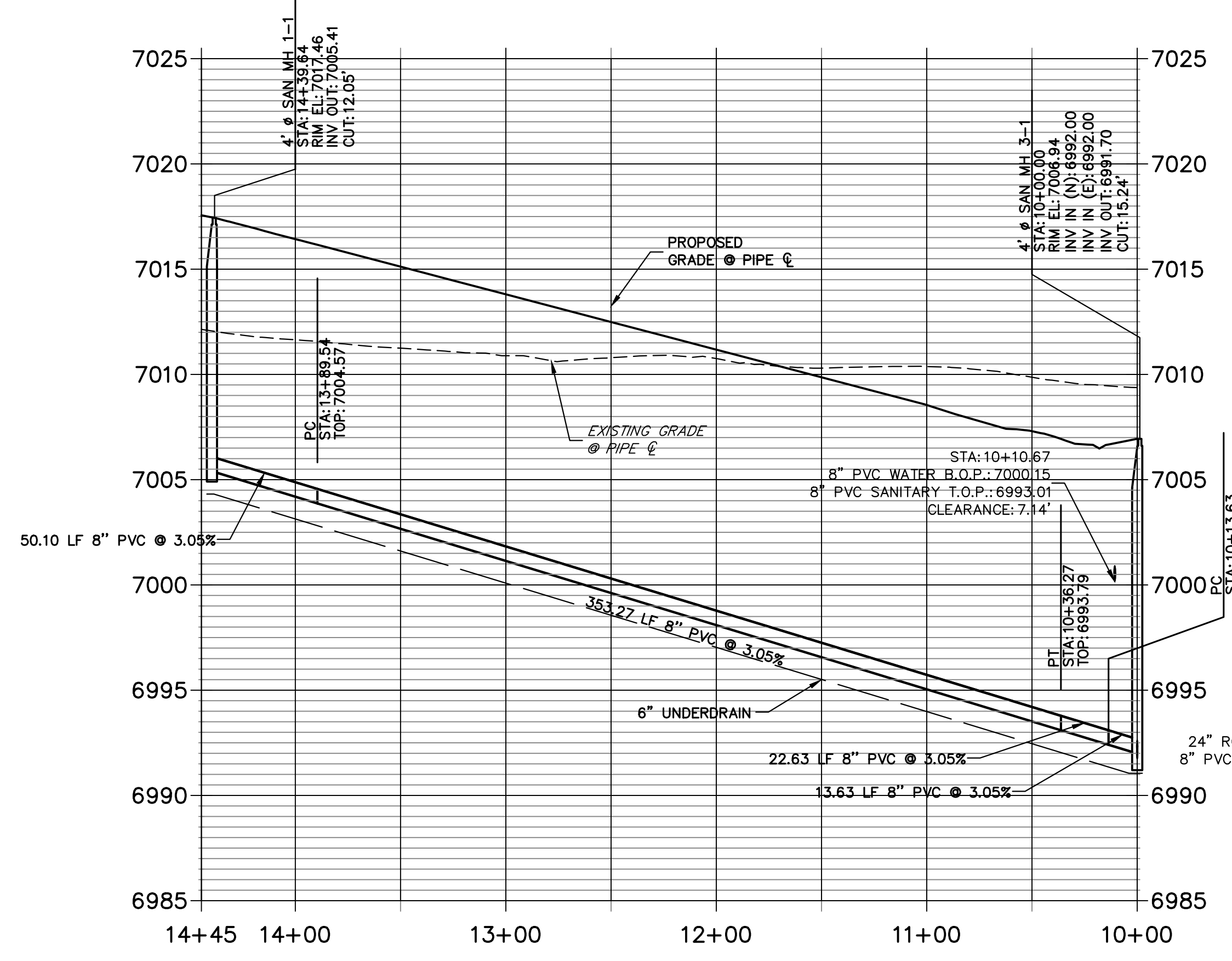
[Signature]
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 08/14/23

Vertical sidebar containing: 'UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES AS DESIGNATED BY WRITTEN AUTHORIZATION.', 'PREPARED FOR SR LAND, LLC', 'STERLING RANCH FILING 4', 'COVER SHEET', 'SHEET 1 OF 10', 'JOB NO. 25188.11', and 'JR ENGINEERING' logo.

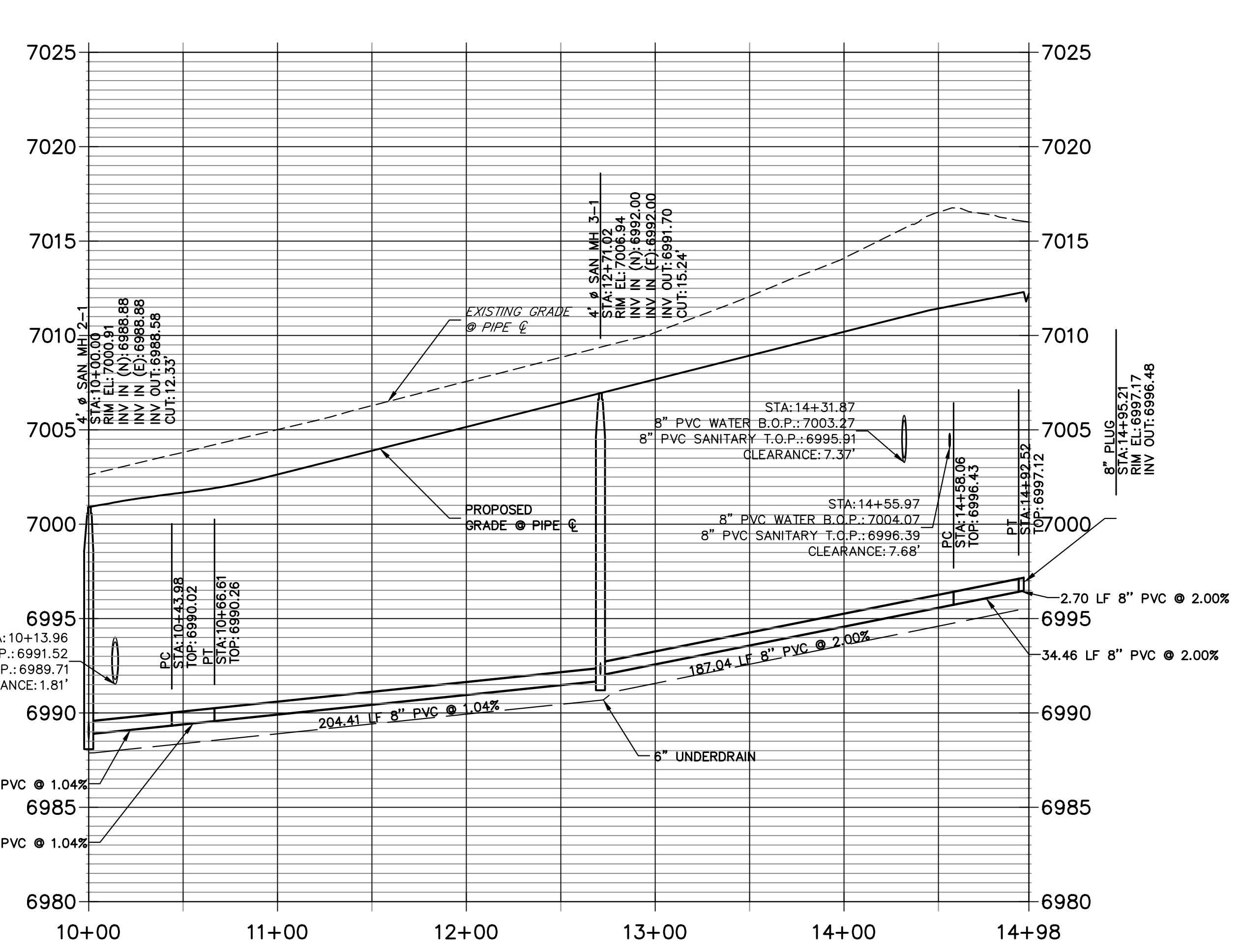
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SP01 PROFILE
STA 10+00.00 TO 14+44.64



SP03 PROFILE
STA 10+00.00 TO 14+97.91



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: 10/10/23

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

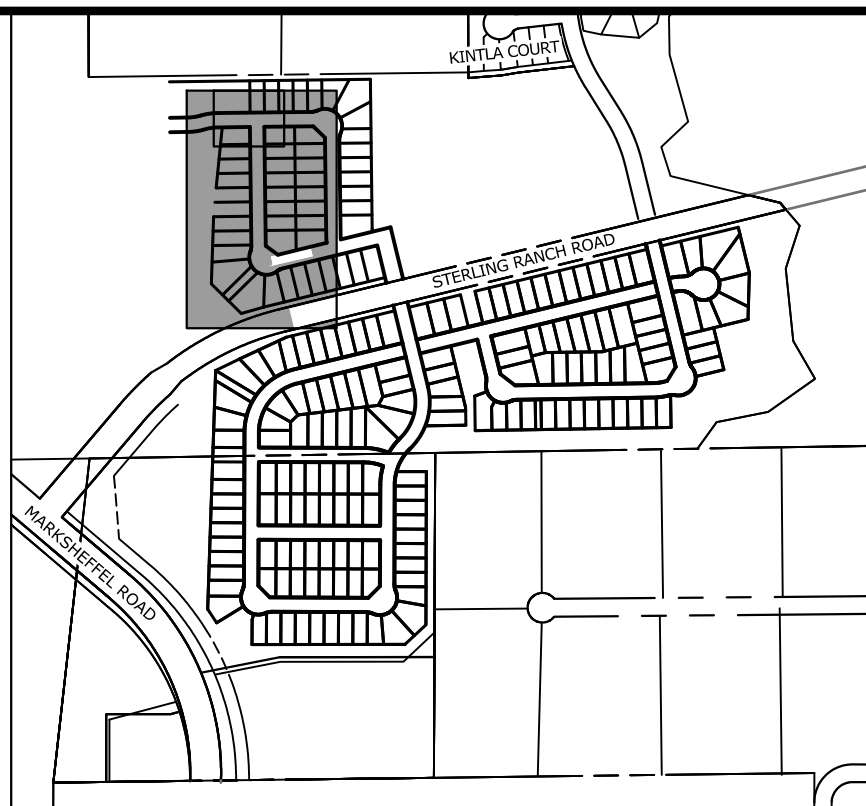
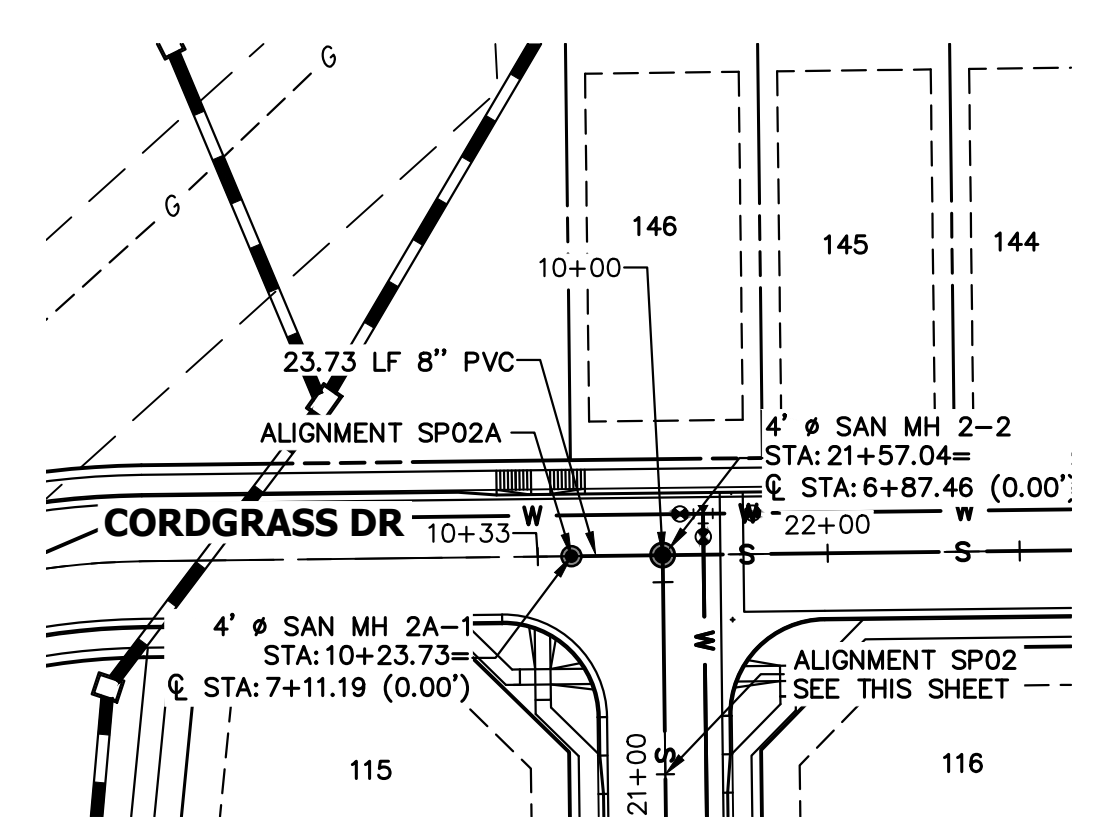
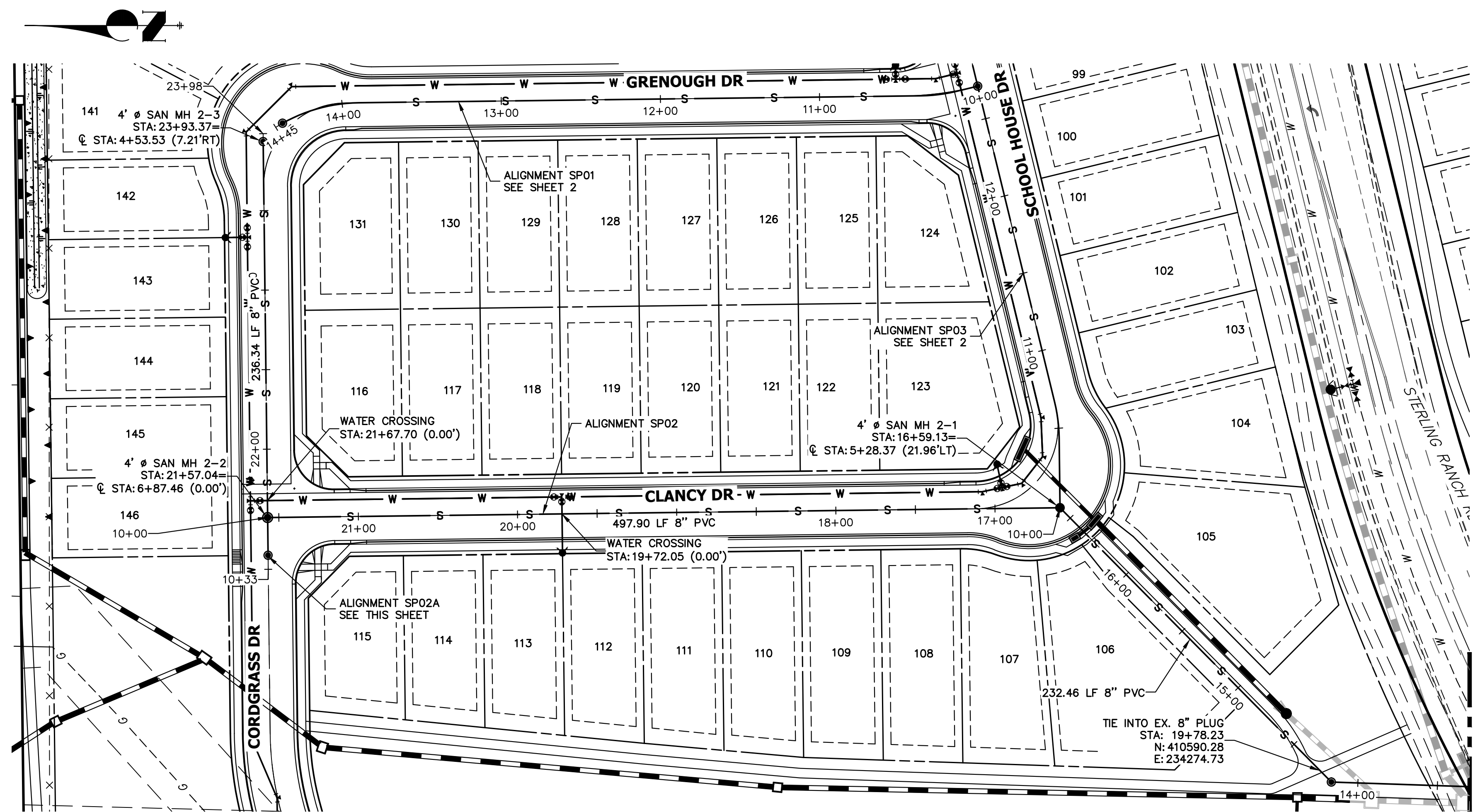
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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"=50'
 V-SCALE 1"=5'
 DATE 10/09/23
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

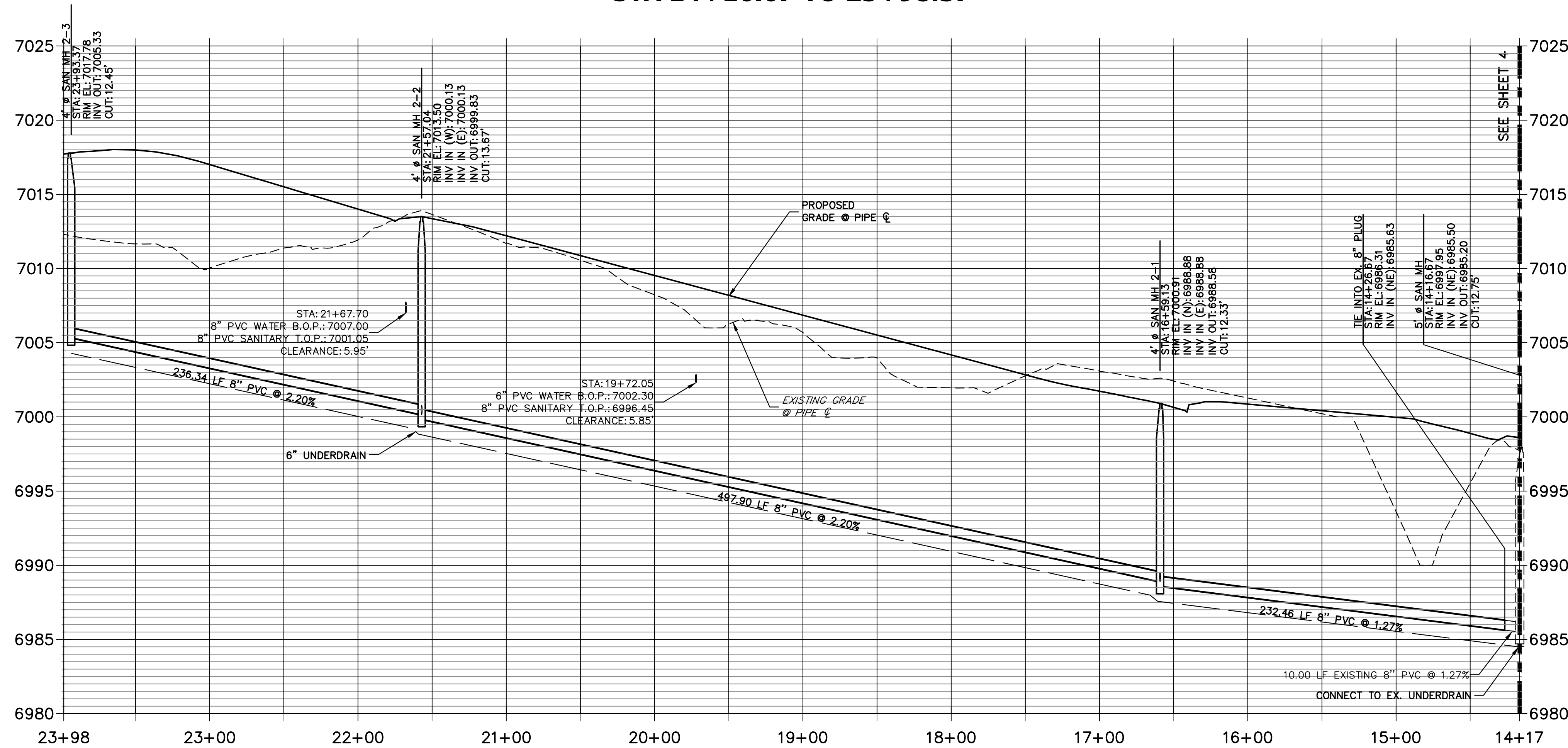
STERLING RANCH FILING 4
 SANITARY SEWER PLAN
 SHEET 2 OF 10
 JOB NO. 25188.11



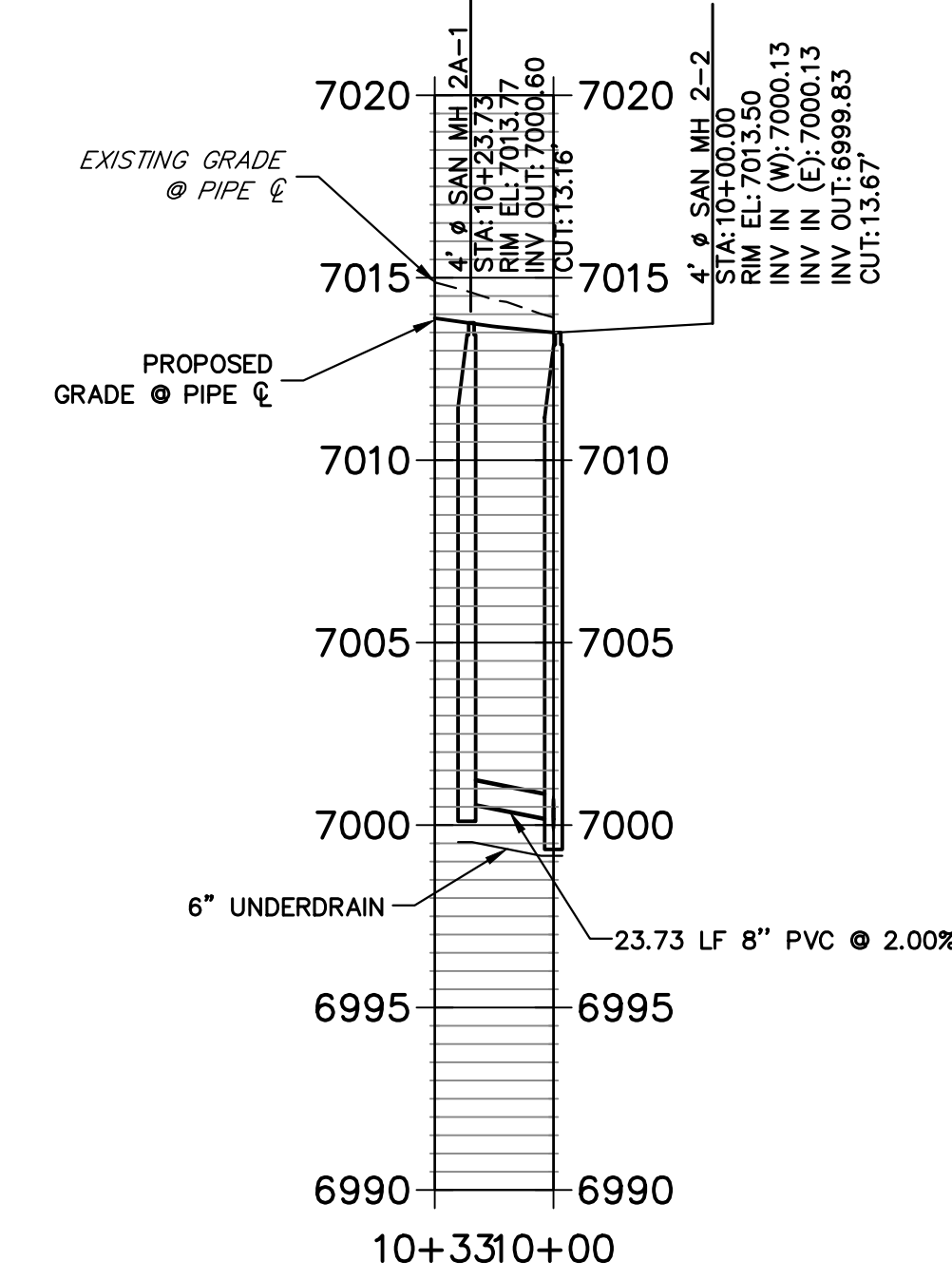
KEY MAP
SCALE: NTS

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

SP02 PROFILE
STA 14+16.67 TO 23+98.37



SP02A PROFILE
STA 10+00.00 TO 10+32.52



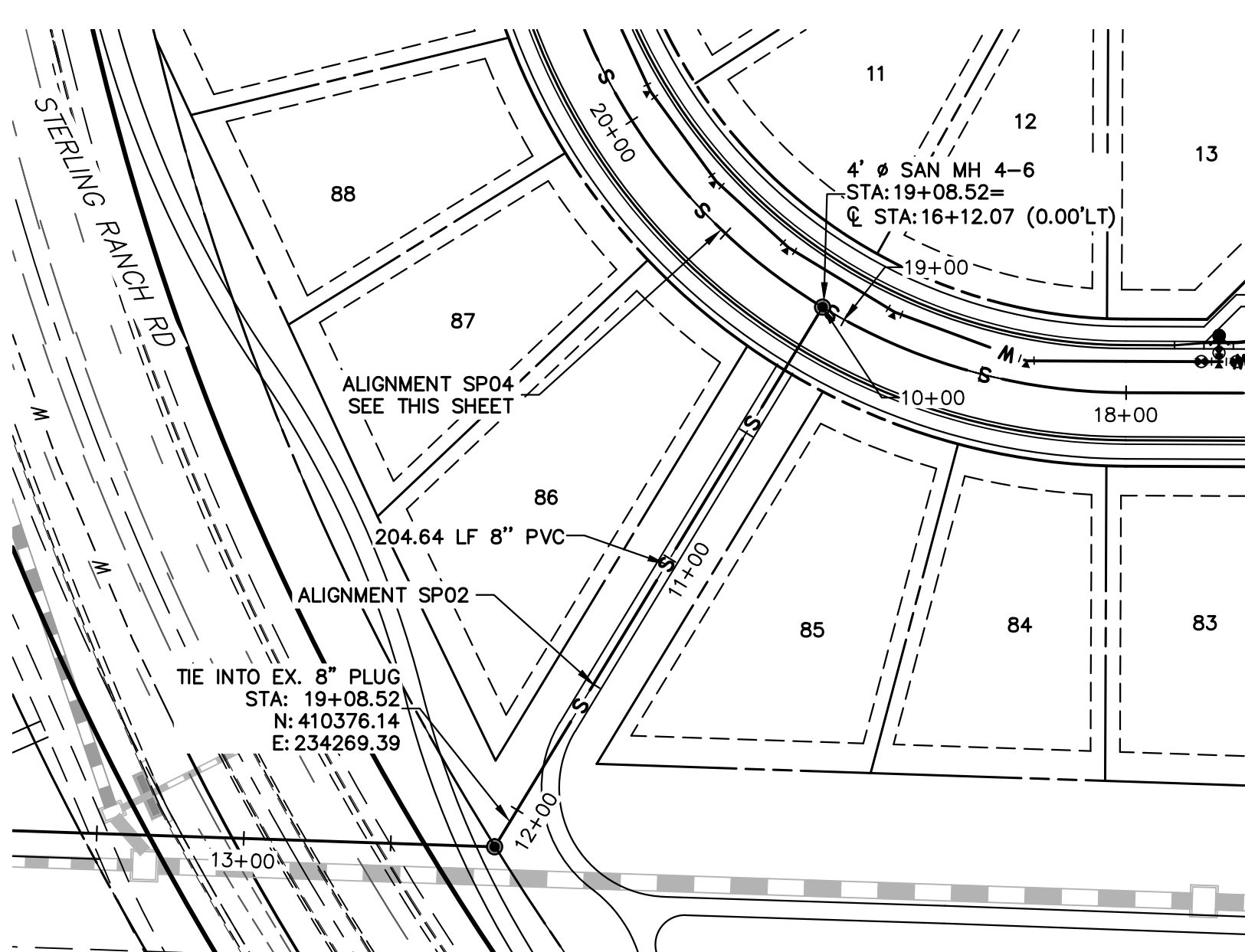
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

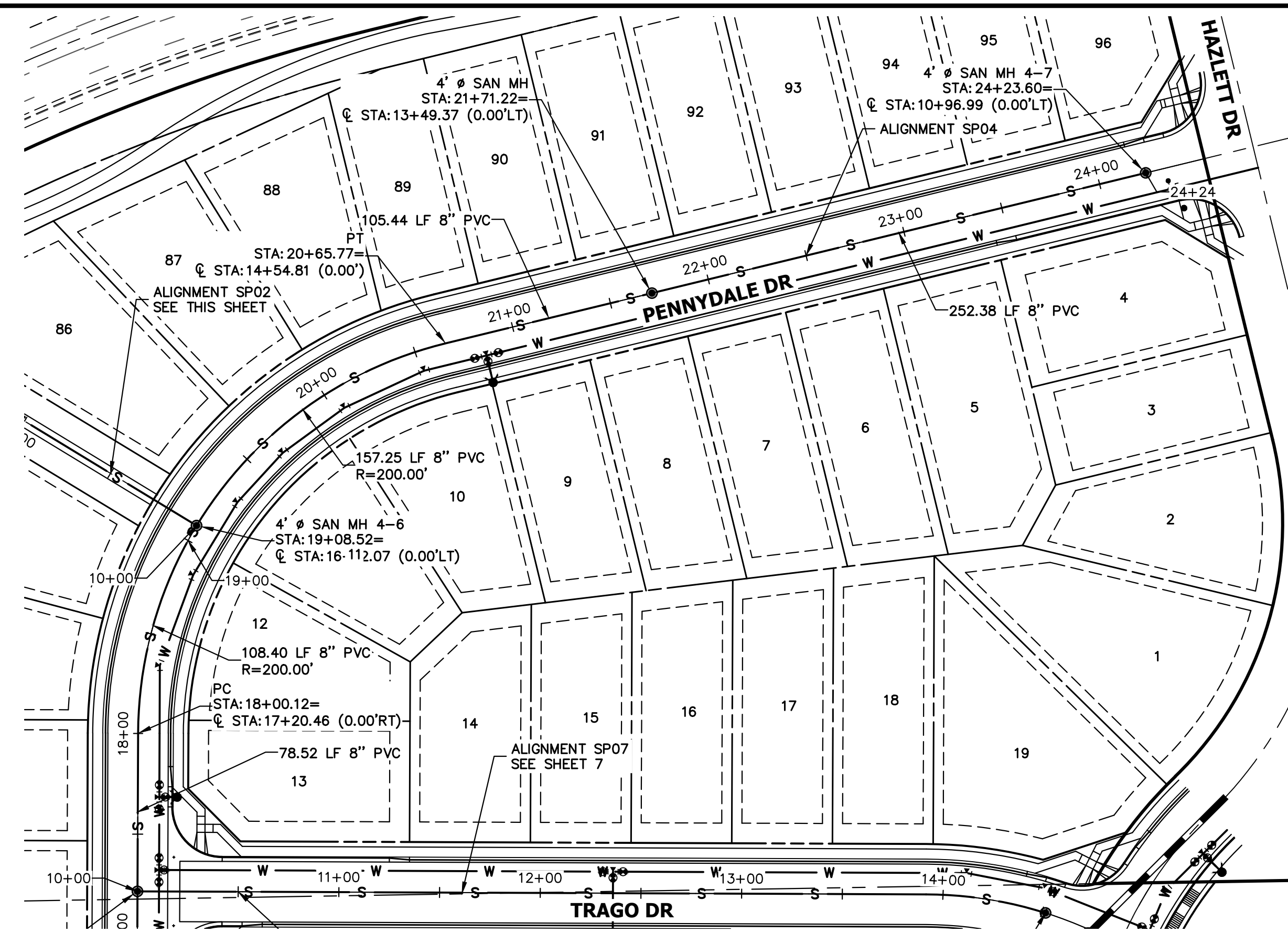
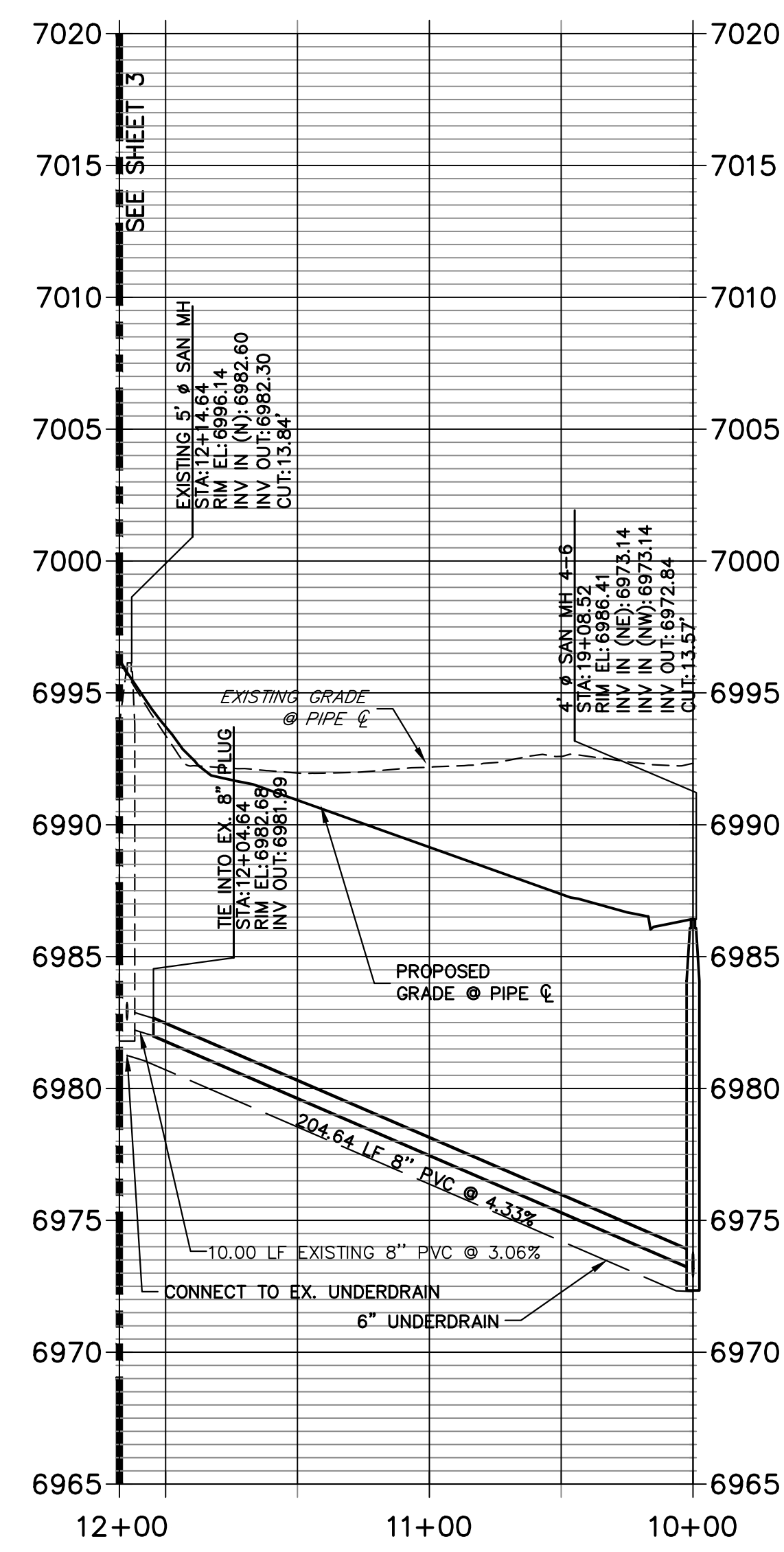
Mike A. Bramlett 32314 10/10/23

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

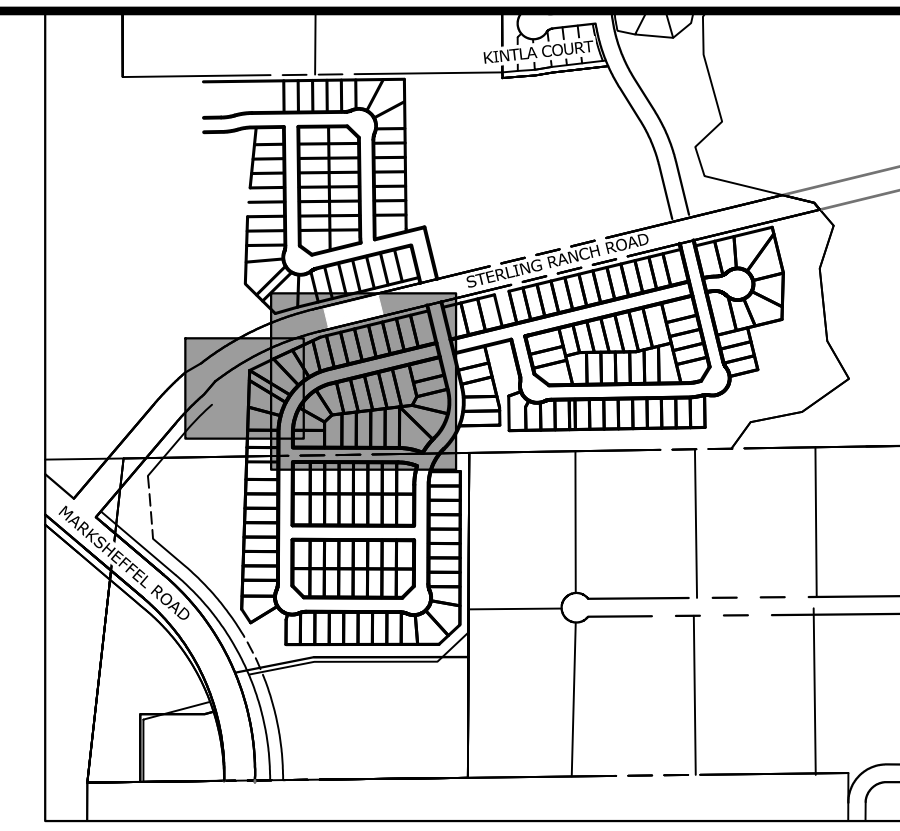
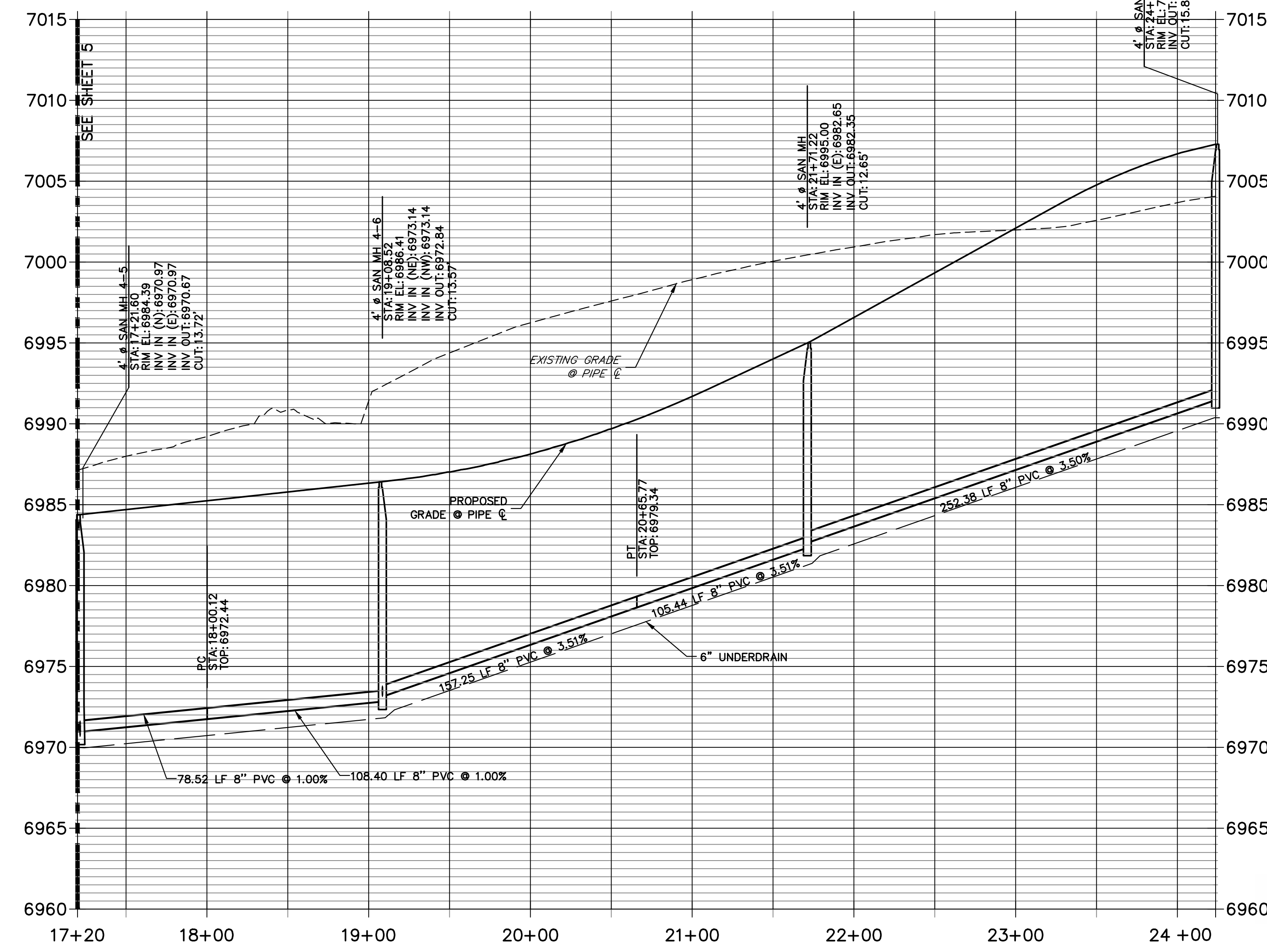
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
<p>J.R. ENGINEERING A Westman Company Central 303-740-0888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	10/09/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
STERLING RANCH FILING 4	
SANITARY SEWER PLAN	
SHEET	3 OF 10
JOB NO.	25188.11



SP02 PROFILE (1)
STA 10+00.00 TO 12+17.56



SP04 PROFILE
STA 17+20.00 TO 24+23.60



KEY MAP
SCALE: NTS

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

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

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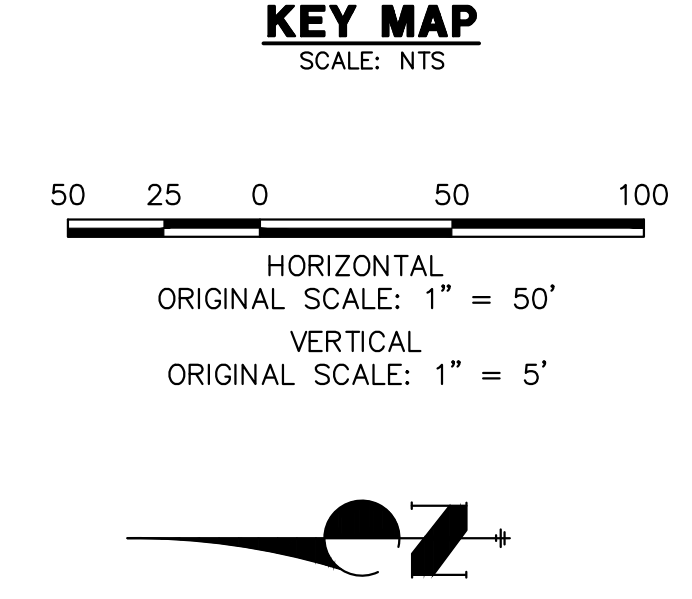
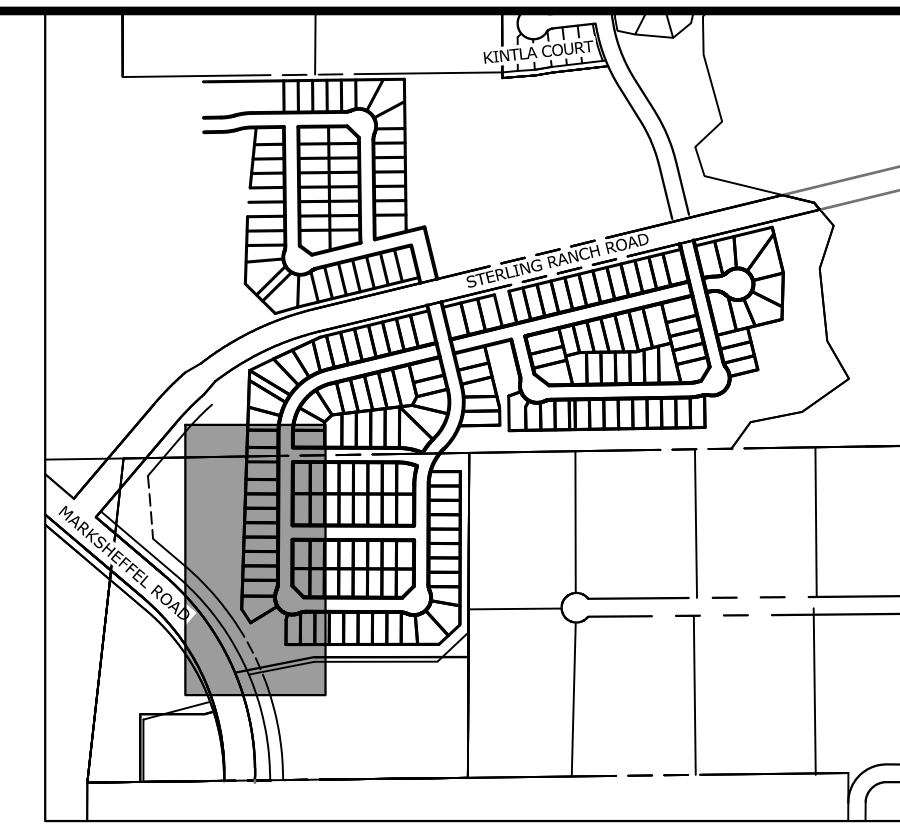
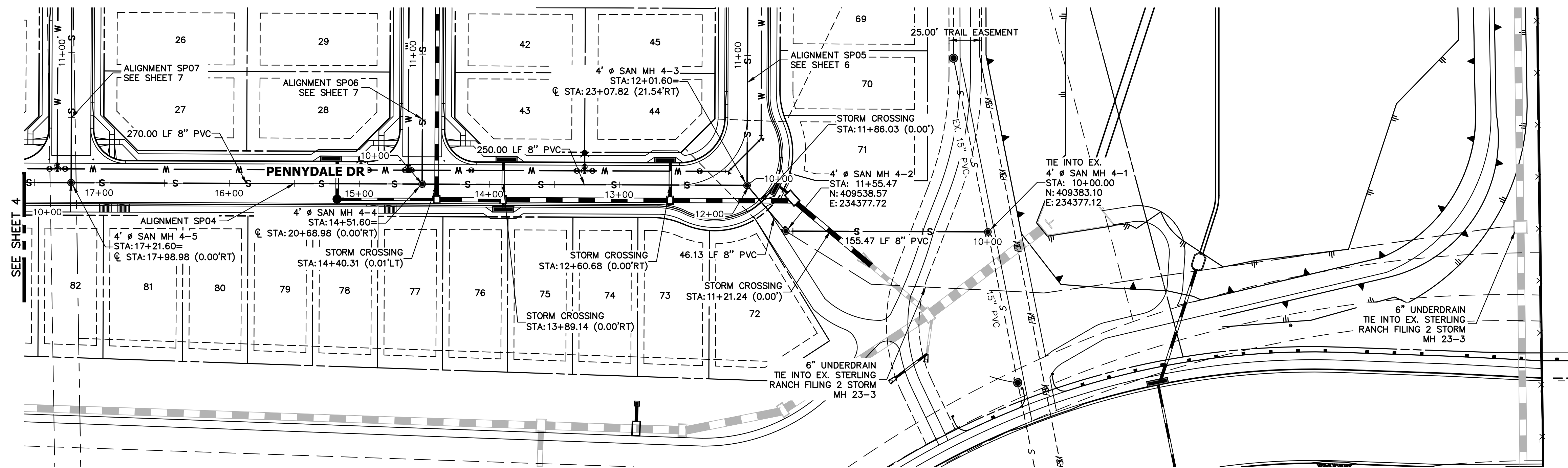
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1"=50'	1"=5'	10/09/23	MMC	MMC	

STERLING RANCH FILING 4	SANITARY SEWER PLAN
SHEET 4 OF 10	JOB NO. 25188.11

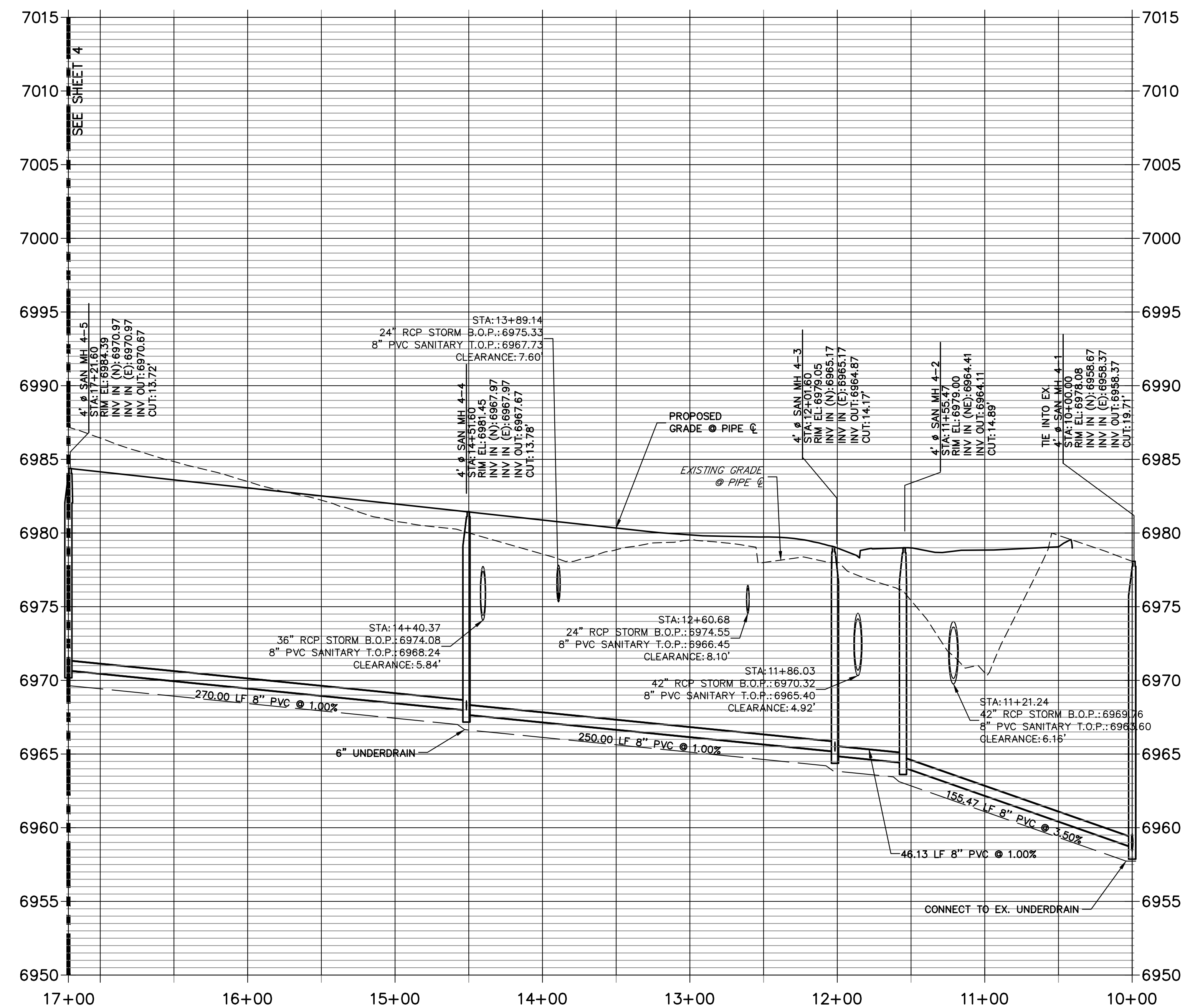


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 32314 10/10/23
MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER



SP04 PROFILE (2)
STA 10+00.00 TO 17+21.60



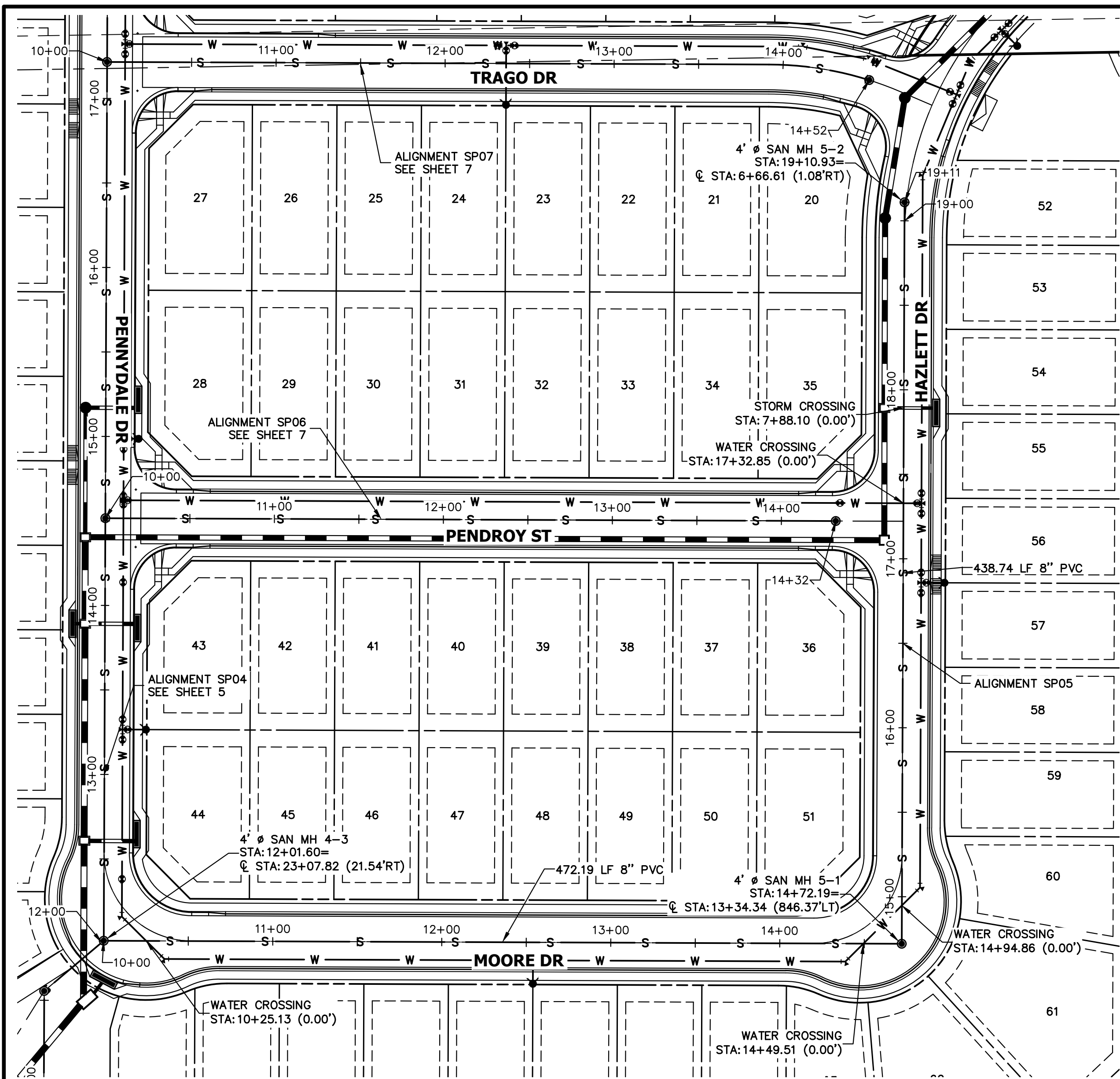
Know what's below.
Call before you dig.

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

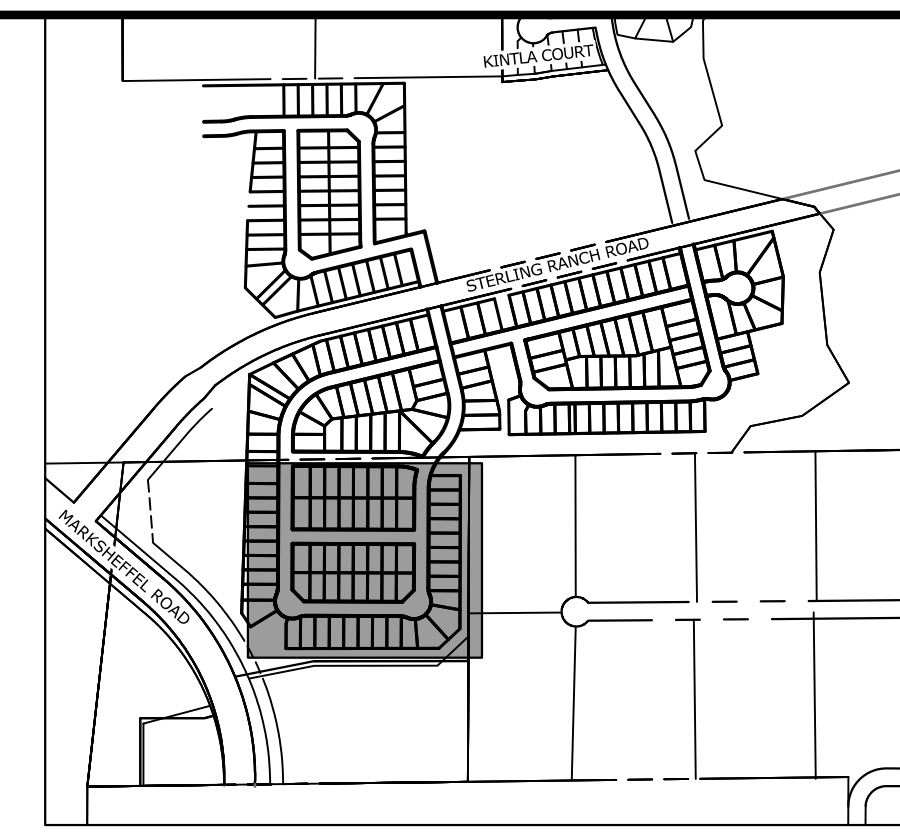
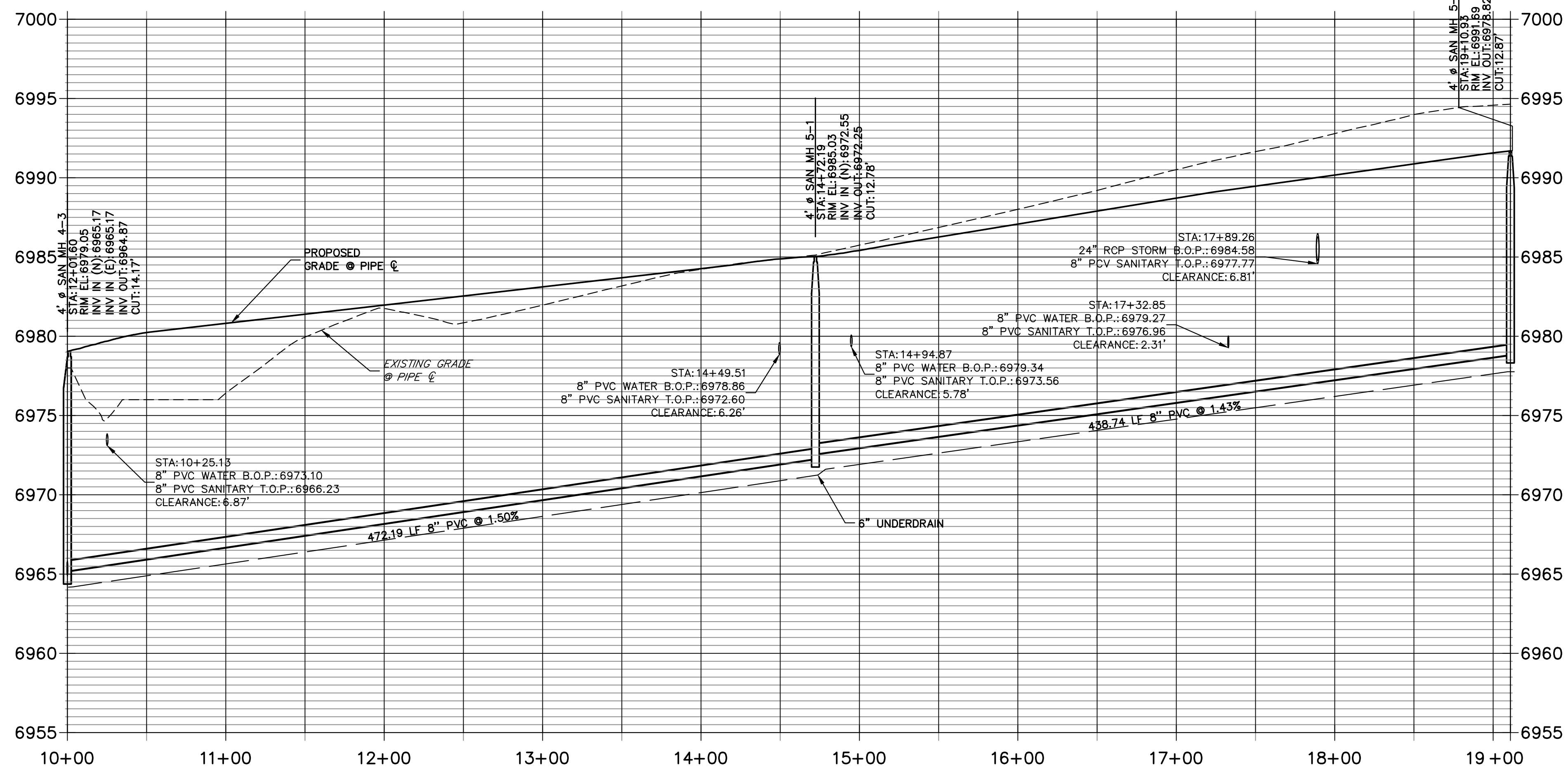
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

DATE: 10/10/23

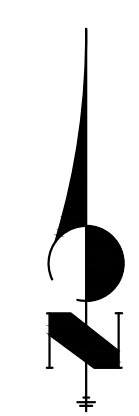
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
<p>J.R. ENGINEERING A Westman Company Central: 303-740-9888 • Colorado Springs: 719-583-2583 Fort Collins: 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE 1"=50'	10/09/23
V-SCALE 1"=5'	MM/MC
DESIGNED BY	MM/MC
DRAWN BY	
CHECKED BY	
STERLING RANCH FILING 4	
SANITARY SEWER PLAN	
SHEET 5	OF 10
JOB NO.	25188.11



**SP05 PROFILE
STA 10+00.00 TO 19+10.93**



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

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

STERLING RANCH FILING 4
SANITARY SEWER PLAN

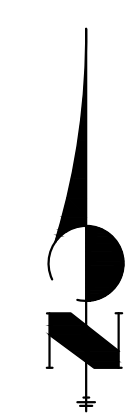
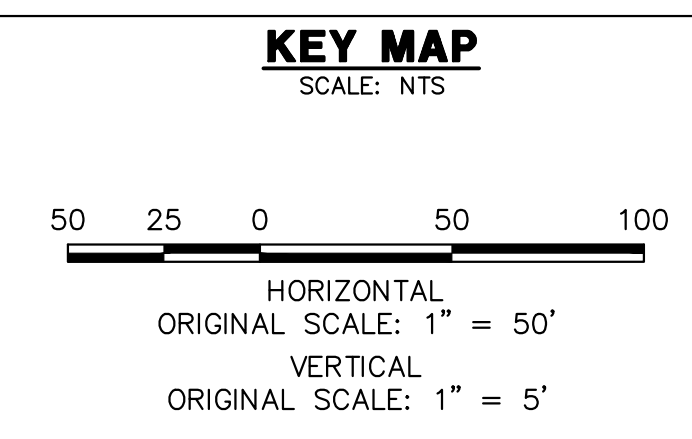
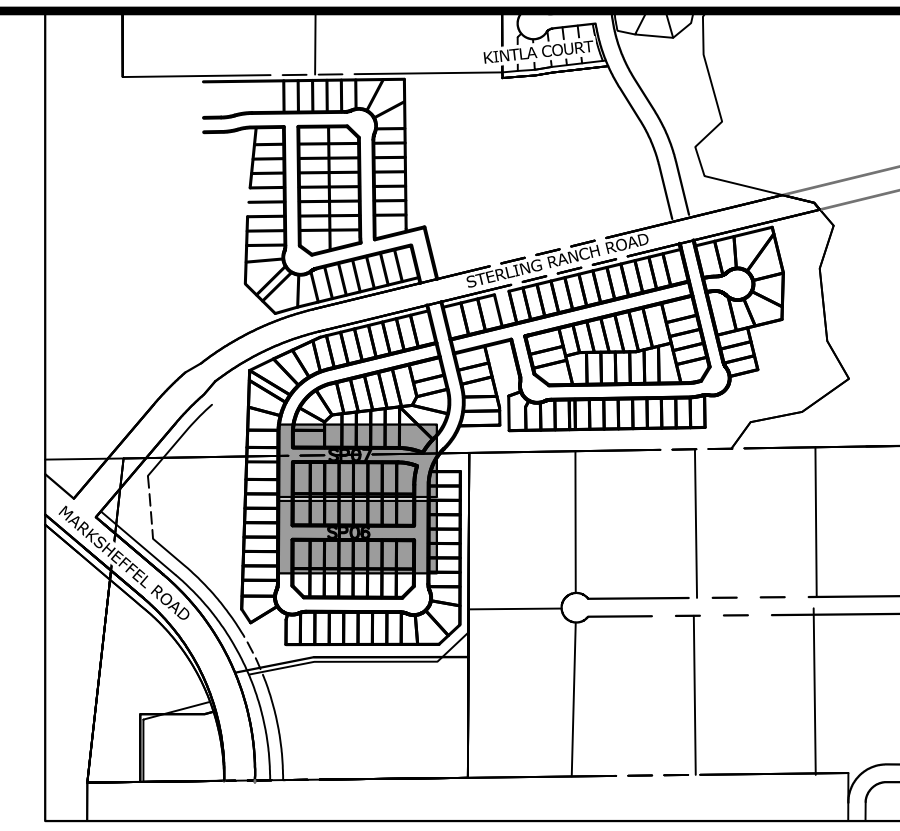
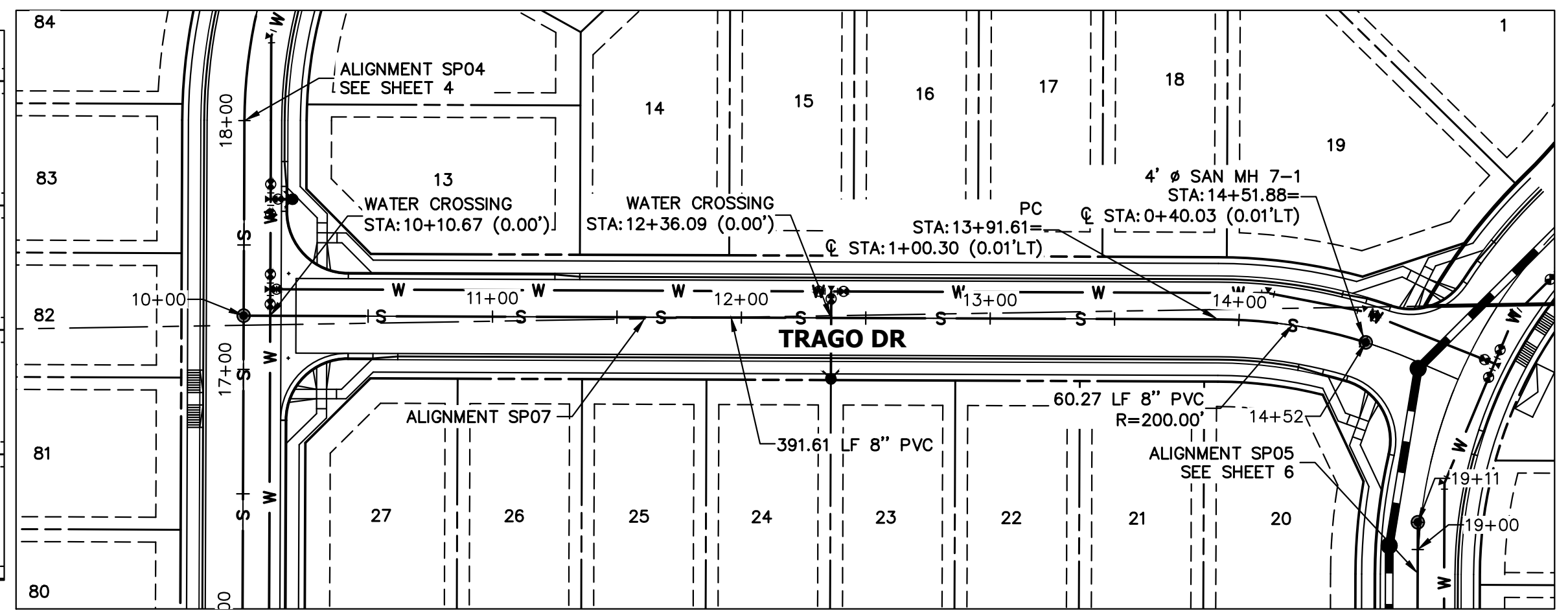
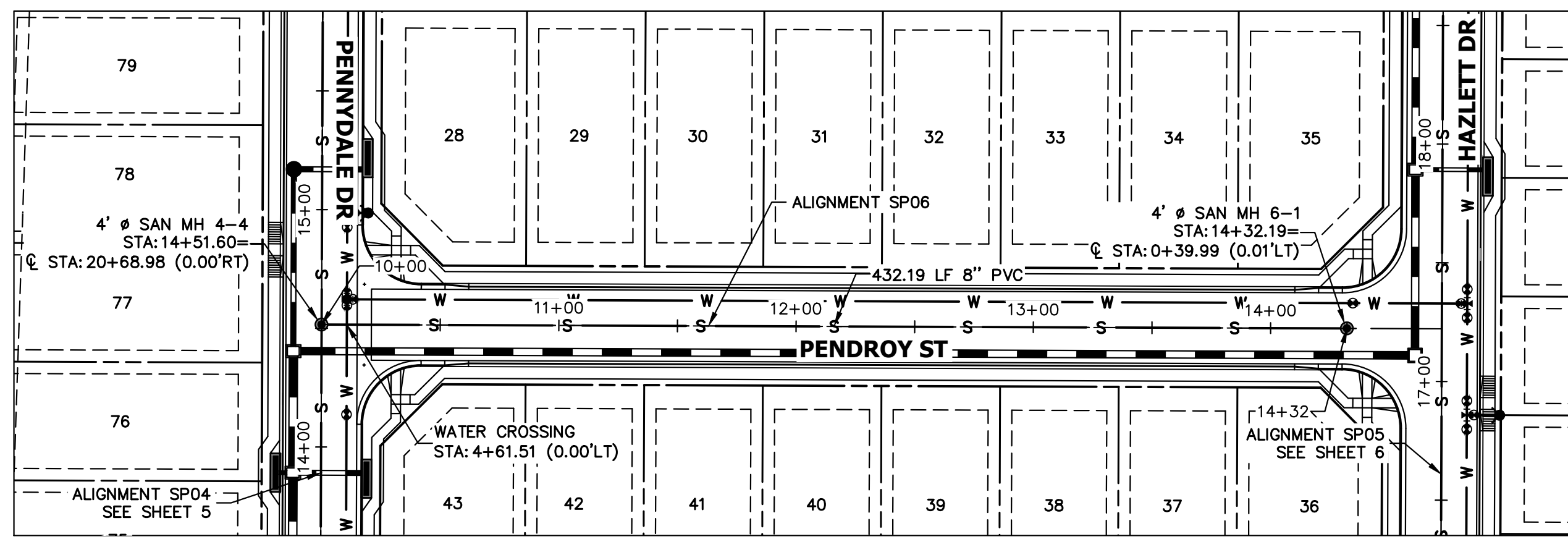
SHEET 6 OF 10
JOB NO. 25188.11

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

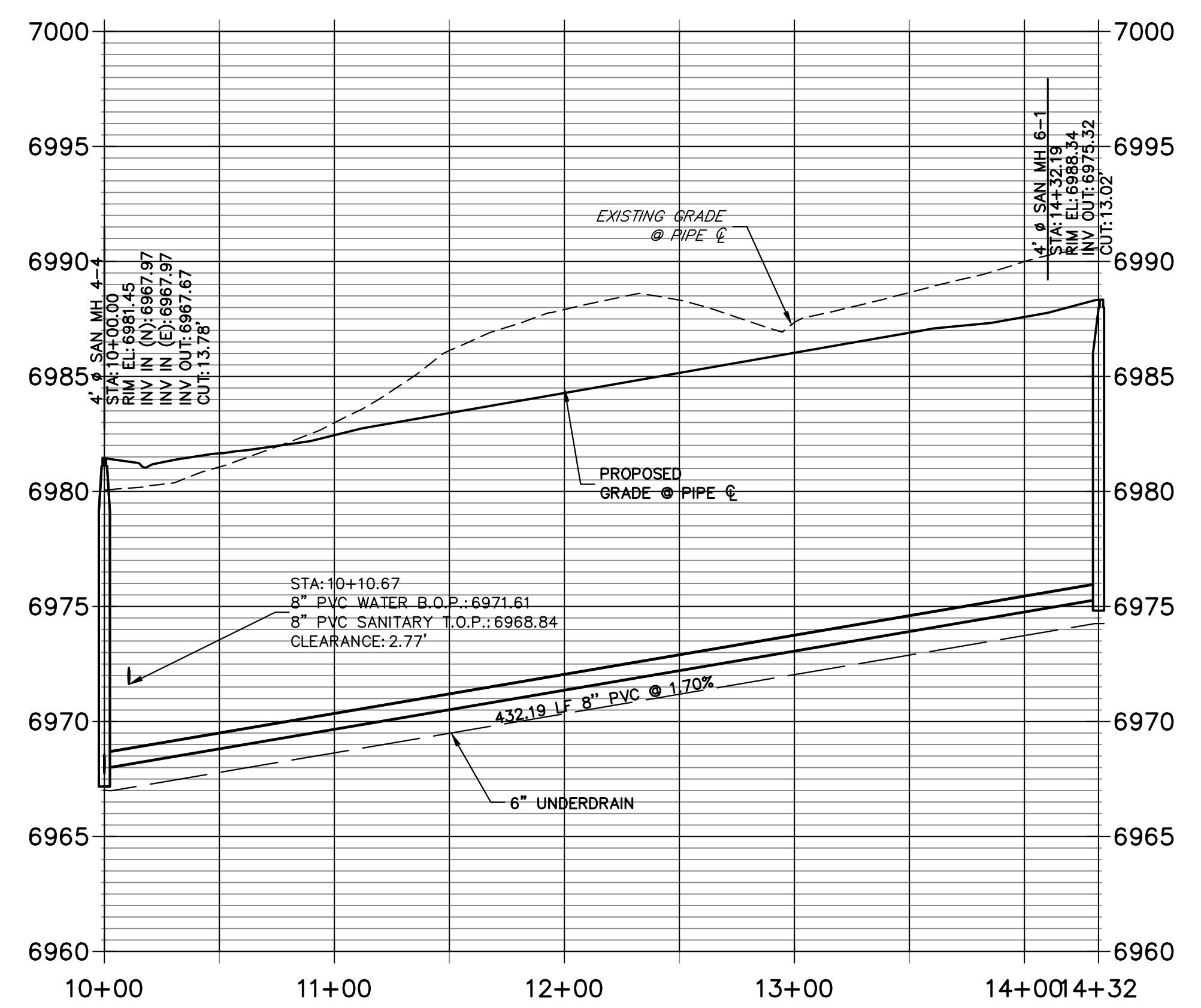
Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE: 10/10/23

FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

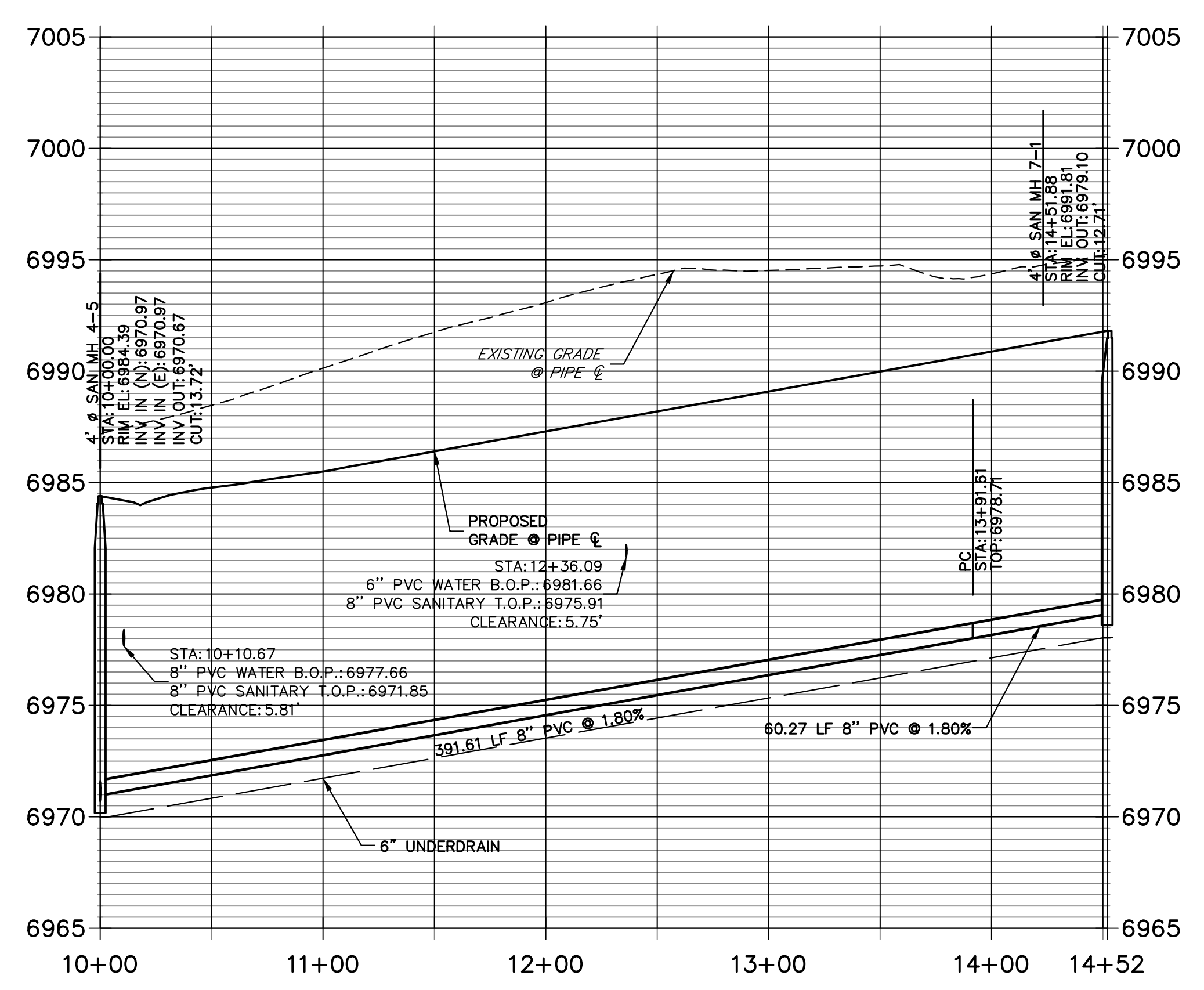




SP06 PROFILE
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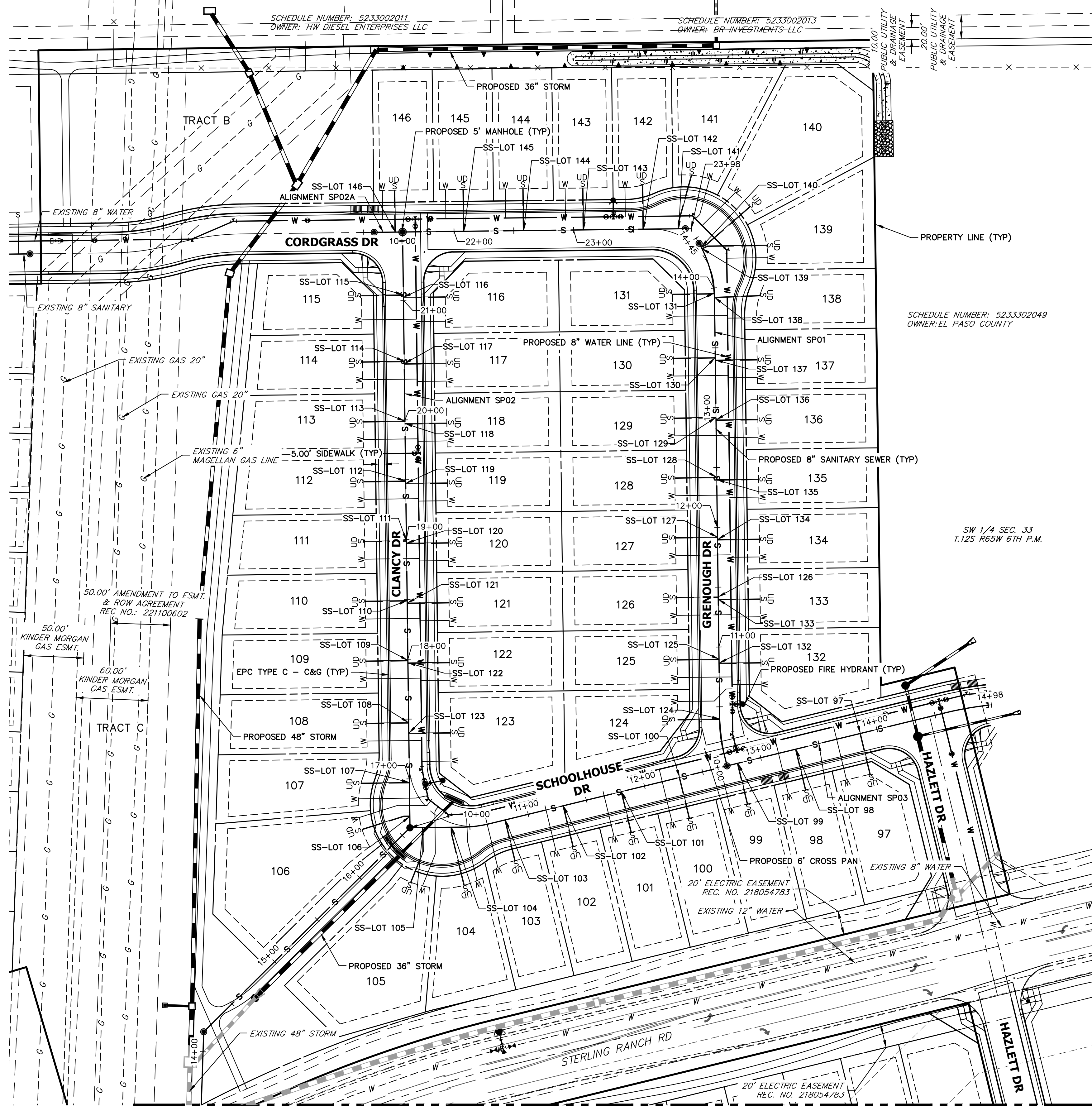
SP07 PROFILE
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Know what's below.
Call before you dig.

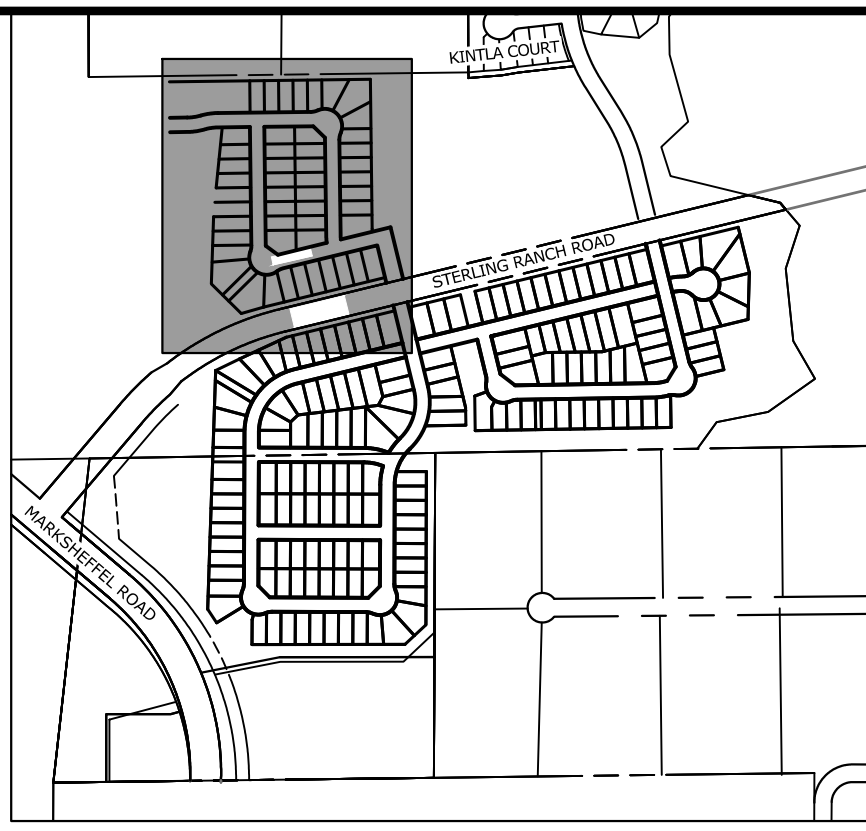
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett, P.E. 10/10/23
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

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 10/09/23	DESIGNED BY MMC
DRAWN BY MMC	CHECKED BY
STERLING RANCH FILING 4 SANITARY SEWER PLAN	
SHEET 7 OF 10 JOB NO. 25188.11	



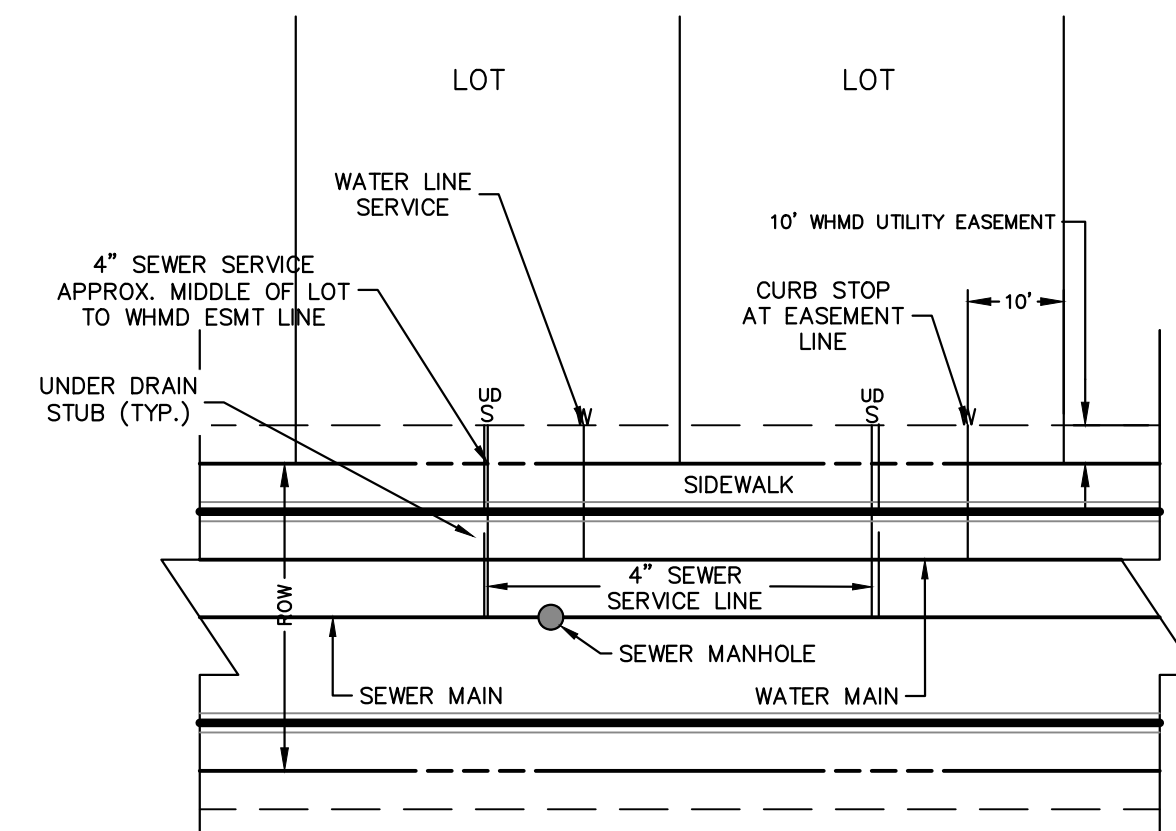
WARNING
HIGH-PRESSURE PIPELINE(S)
 EXCAVATION AND/OR CONSTRUCTION PROHIBITED
 WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
 WITHOUT WRITTEN PERMISSION FROM
 MAGELLAN PIPELINE COMPANY, L.P.

SEE SHEET 9



KEY MAP
SCALE: NTS

SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 97	13+85.81	SP03	SS-LOT 122	17+97.02	SP02
SS-LOT 98	13+30.31	SP03	SS-LOT 123	17+38.25	SP02
SS-LOT 99	12+80.31	SP03	SS-LOT 124	10+39.87	SP01
SS-LOT 100	12+30.31	SP03	SS-LOT 125	10+89.87	SP01
SS-LOT 101	11+80.31	SP03	SS-LOT 126	11+41.87	SP01
SS-LOT 102	11+30.31	SP03	SS-LOT 127	11+91.87	SP01
SS-LOT 103	10+80.31	SP03	SS-LOT 128	12+41.87	SP01
SS-LOT 104	10+34.84	SP03	SS-LOT 129	12+91.87	SP01
SS-LOT 105	10+10.95	SP03	SS-LOT 130	13+41.87	SP01
SS-LOT 106	16+68.57	SP02	SS-LOT 131	13+95.68	SP01
SS-LOT 107	16+97.05	SP02	SS-LOT 132	10+86.58	SP01
SS-LOT 108	17+47.05	SP02	SS-LOT 133	11+39.84	SP01
SS-LOT 109	17+99.05	SP02	SS-LOT 134	11+89.84	SP01
SS-LOT 110	18+49.05	SP02	SS-LOT 135	12+39.84	SP01
SS-LOT 111	18+99.05	SP02	SS-LOT 136	12+89.84	SP01
SS-LOT 112	19+49.05	SP02	SS-LOT 137	13+39.84	SP01
SS-LOT 113	19+99.05	SP02	SS-LOT 138	13+92.31	SP01
SS-LOT 114	20+49.05	SP02	SS-LOT 139	14+34.65	SP01
SS-LOT 115	21+04.57	SP02	SS-LOT 140	14+36.11	SP01
SS-LOT 116	21+02.53	SP02	SS-LOT 141	23+87.88	SP02
SS-LOT 117	20+47.02	SP02	SS-LOT 142	23+58.37	SP02
SS-LOT 118	19+97.02	SP02	SS-LOT 143	23+08.31	SP02
SS-LOT 119	19+47.02	SP02	SS-LOT 144	22+58.31	SP02
SS-LOT 120	18+97.02	SP02	SS-LOT 145	22+08.31	SP02
SS-LOT 121	18+47.02	SP02	SS-LOT 146	10+06.00	SP02A

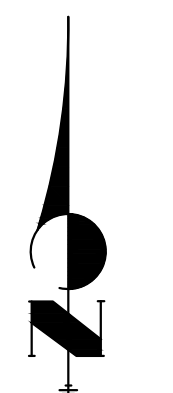


UTILITY SERVICE LOCATIONS
NTS

NOTES:

- 1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
- 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
- 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

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



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

DATE: 10/10/23

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

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 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jr-engineering.com

BY DATE

No. REVISION

1"=50'

H-SCALE

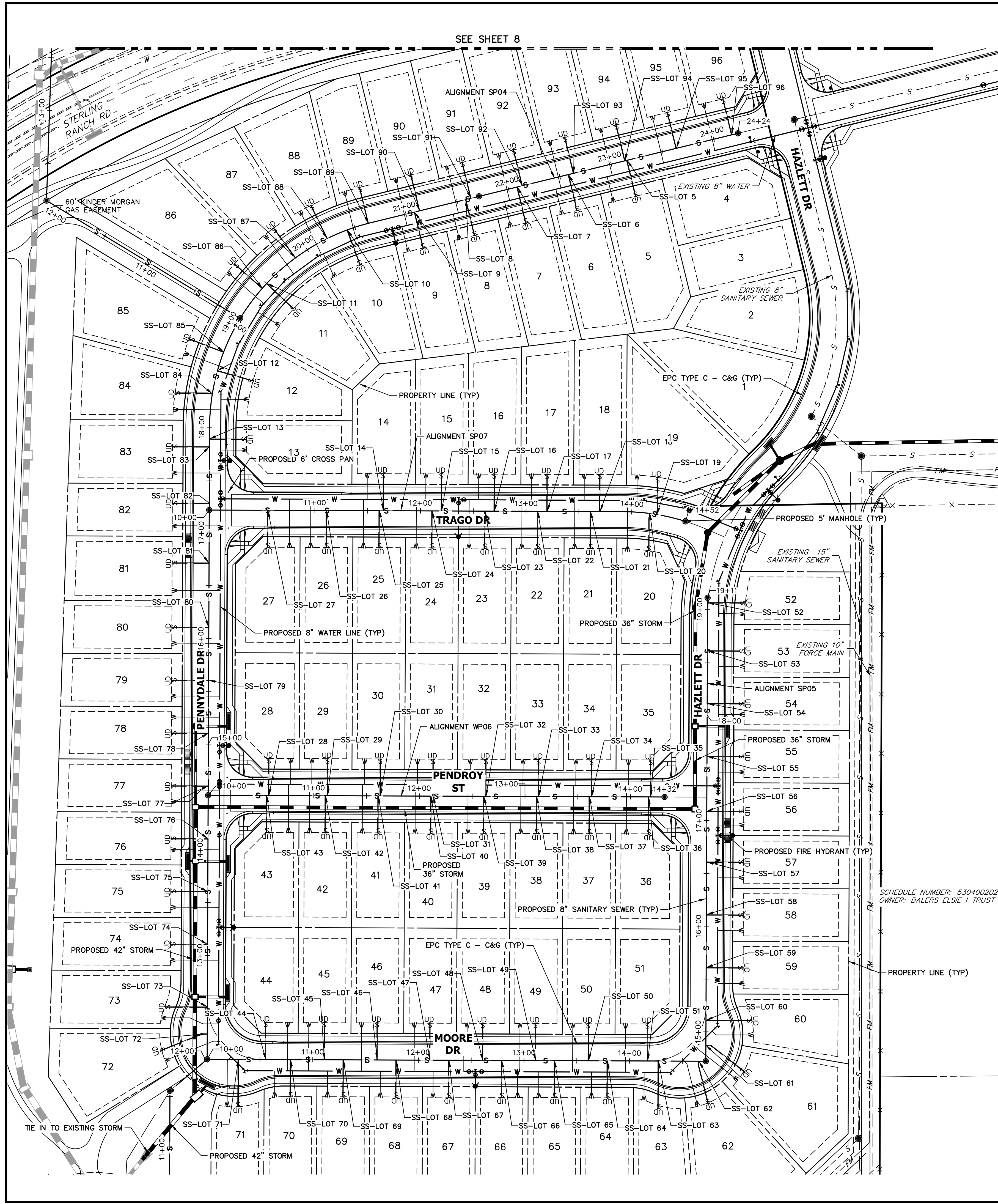
DESIGNED BY

DRAWN BY

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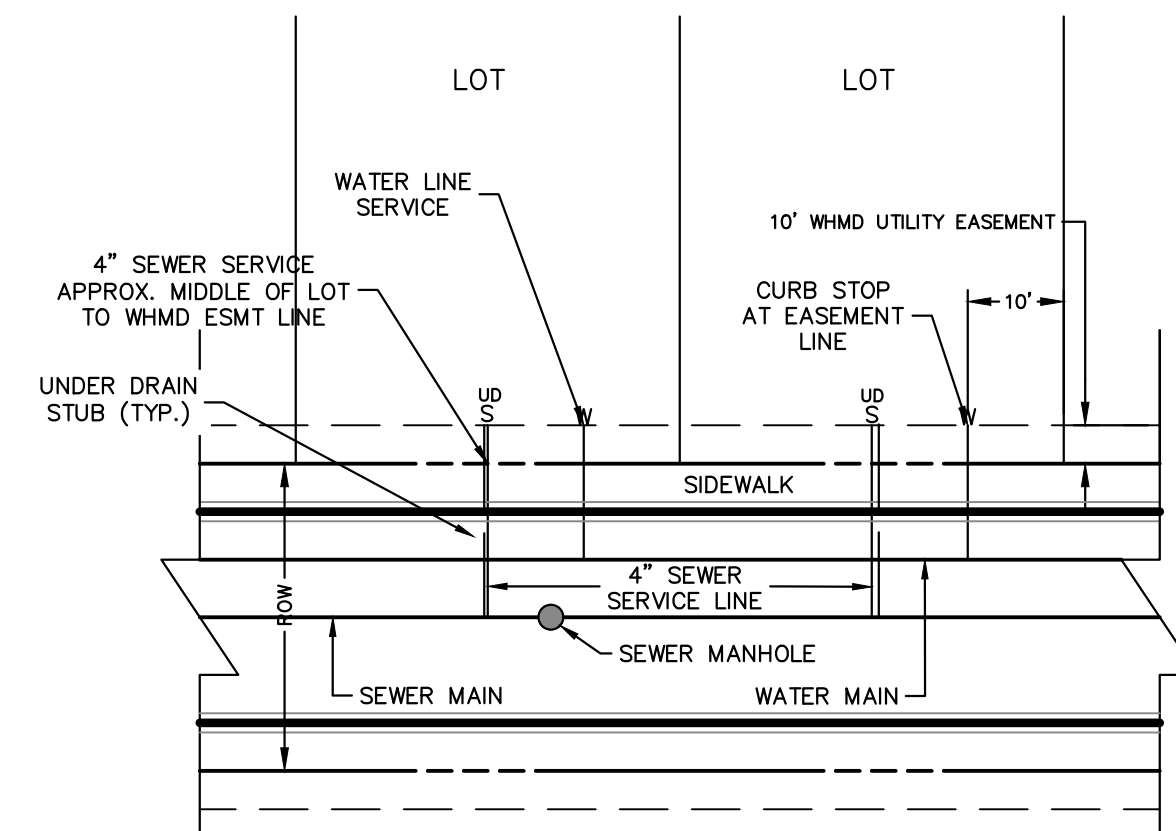
STERLING RANCH FILING 4

SANITARY SEWER PLAN

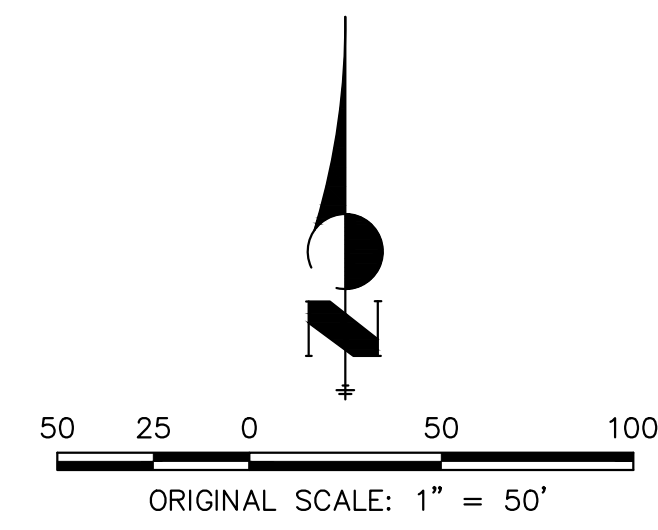


SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 5	23+15.46	SP04	SS-LOT 25	11+61.09	SP07
SS-LOT 6	22+58.46	SP04	SS-LOT 26	11+11.09	SP07
SS-LOT 7	22+08.46	SP04	SS-LOT 27	10+55.55	SP07
SS-LOT 8	21+58.46	SP04	SS-LOT 28	10+57.54	SP06
SS-LOT 9	21+08.46	SP04	SS-LOT 29	11+13.09	SP06
SS-LOT 10	20+42.54	SP04	SS-LOT 30	11+63.09	SP06
SS-LOT 11	19+50.05	SP04	SS-LOT 31	12+13.09	SP06
SS-LOT 12	18+54.36	SP04	SS-LOT 32	12+63.09	SP06
SS-LOT 13	17+88.97	SP04	SS-LOT 33	13+13.09	SP06
SS-LOT 14	11+65.00	SP07	SS-LOT 34	13+63.09	SP06
SS-LOT 15	12+20.00	SP07	SS-LOT 35	14+19.13	SP06
SS-LOT 16	12+70.00	SP07	SS-LOT 36	14+17.13	SP06
SS-LOT 17	13+20.00	SP07	SS-LOT 37	13+61.08	SP06
SS-LOT 18	13+70.00	SP07	SS-LOT 38	13+11.08	SP06
SS-LOT 19	14+23.94	SP07	SS-LOT 39	12+61.08	SP06
SS-LOT 20	14+17.35	SP07	SS-LOT 40	12+11.08	SP06
SS-LOT 21	13+61.09	SP07	SS-LOT 41	11+61.08	SP06
SS-LOT 22	13+11.09	SP07	SS-LOT 42	11+11.08	SP06
SS-LOT 23	12+61.09	SP07	SS-LOT 43	10+55.54	SP06
SS-LOT 24	12+11.09	SP07	SS-LOT 44	10+55.53	SP05

SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 45	11+11.08	SP05	SS-LOT 65	13+29.02	SP05	SS-LOT 85	18+72.91	SP04
SS-LOT 46	11+61.08	SP05	SS-LOT 66	12+79.02	SP05	SS-LOT 86	19+43.90	SP04
SS-LOT 47	12+11.08	SP05	SS-LOT 67	12+29.02	SP05	SS-LOT 87	19+86.72	SP04
SS-LOT 48	12+61.08	SP05	SS-LOT 68	11+79.02	SP05	SS-LOT 88	20+21.92	SP04
SS-LOT 49	13+11.08	SP05	SS-LOT 69	11+29.02	SP05	SS-LOT 89	20+63.46	SP04
SS-LOT 50	13+61.08	SP05	SS-LOT 70	10+79.02	SP05	SS-LOT 90	21+13.46	SP04
SS-LOT 51	14+17.12	SP05	SS-LOT 71	10+29.59	SP05	SS-LOT 91	21+63.46	SP04
SS-LOT 52	19+06.36	SP05	SS-LOT 72	12+25.77	SP04	SS-LOT 92	22+13.46	SP04
SS-LOT 53	18+60.89	SP05	SS-LOT 73	12+51.25	SP04	SS-LOT 93	22+63.46	SP04
SS-LOT 54	18+10.89	SP05	SS-LOT 74	13+10.47	SP04	SS-LOT 94	23+13.46	SP04
SS-LOT 55	17+60.89	SP05	SS-LOT 75	13+60.47	SP04	SS-LOT 95	23+63.46	SP04
SS-LOT 56	17+08.85	SP05	SS-LOT 76	14+10.47	SP04	SS-LOT 96	24+17.60	SP04
SS-LOT 57	16+60.89	SP05	SS-LOT 77	14+60.47	SP04			
SS-LOT 58	16+10.89	SP05	SS-LOT 78	15+10.47	SP04			
SS-LOT 59	15+60.89	SP05	SS-LOT 79	15+60.47	SP04			
SS-LOT 60	15+10.89	SP05	SS-LOT 80	16+10.47	SP04			
SS-LOT 61	14+87.21	SP05	SS-LOT 81	16+71.62	SP04			
SS-LOT 62	14+65.76	SP05	SS-LOT 82	17+28.10	SP04			
SS-LOT 63	14+27.30	SP05	SS-LOT 83	17+81.62	SP04			
SS-LOT 64	13+79.02	SP05	SS-LOT 84	18+31.88	SP04			



- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



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

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING FIRM
 DATE: 10/10/23



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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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 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

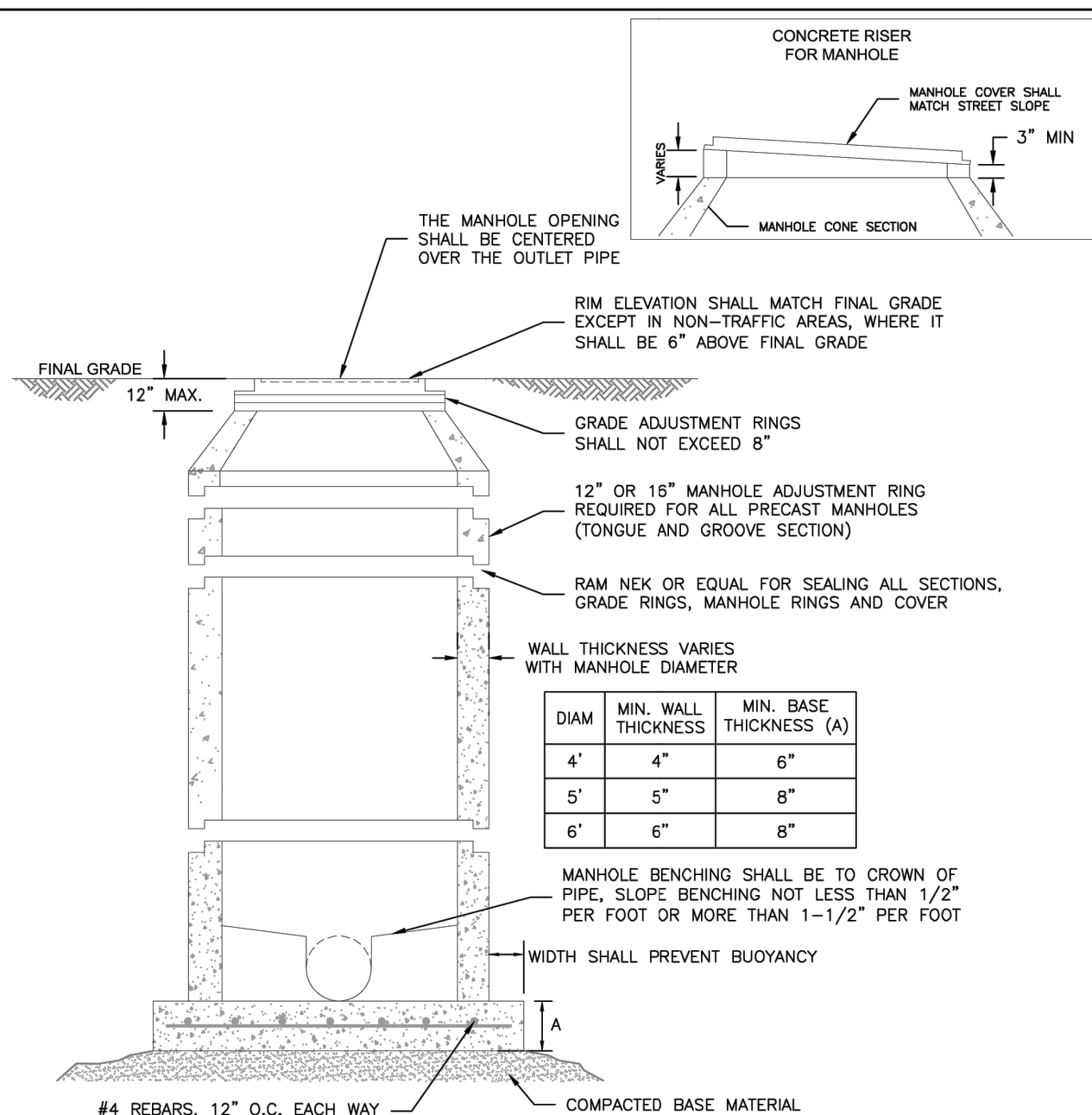
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	10/09/23	MMC	MMC	

STERLING RANCH FILING 4
 SANITARY SEWER PLAN
 SHEET 9 OF 10
 JOB NO. 25188.11

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'	116'	100'	100'	
14" - 18" DIP	5"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24'	477'	430'	382'	334'	286'	238'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"00'	382'	344'	306'	267'	230'	191'	153'	115'	100'	

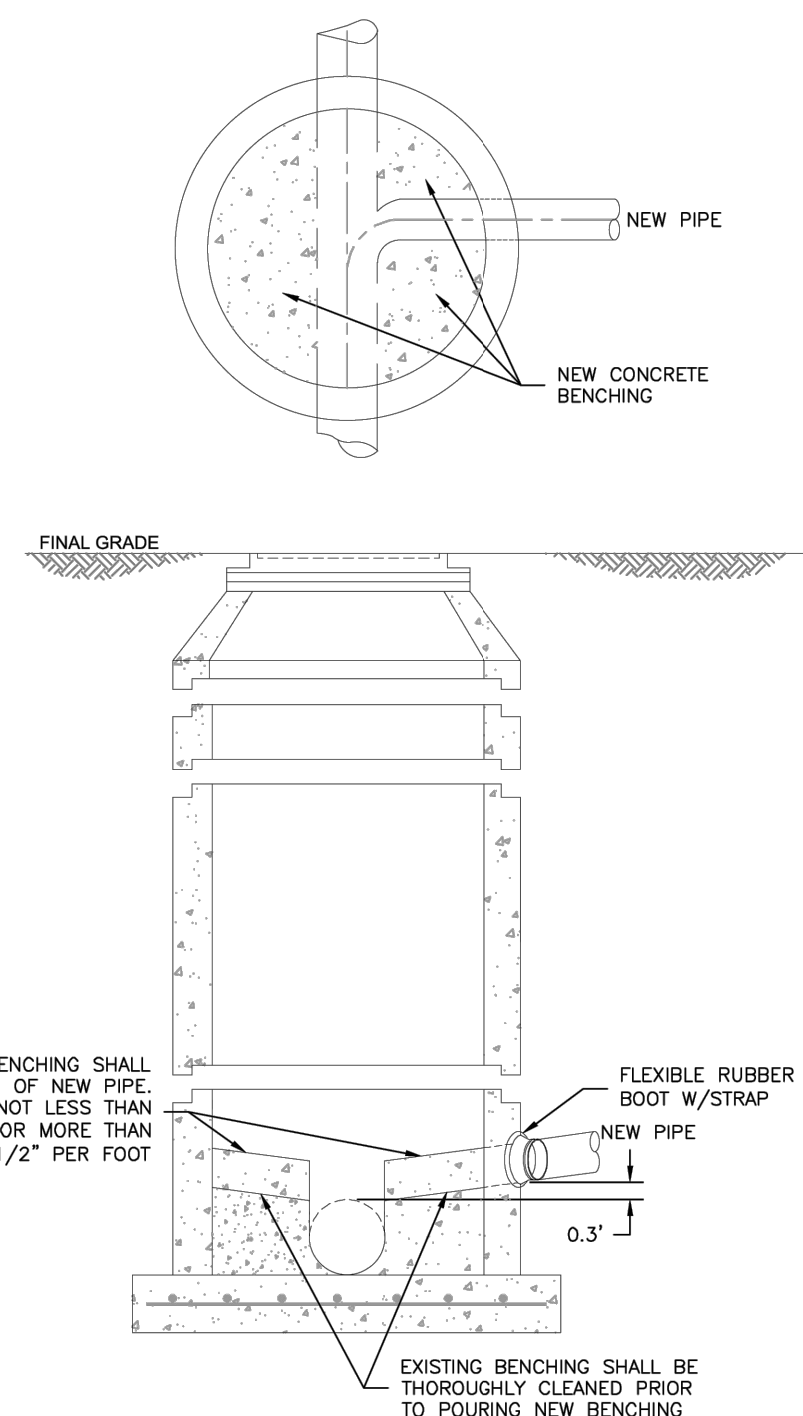
- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURERS ALLOWABLE DEFLECTION.
 - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3" BENDS.
 - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

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



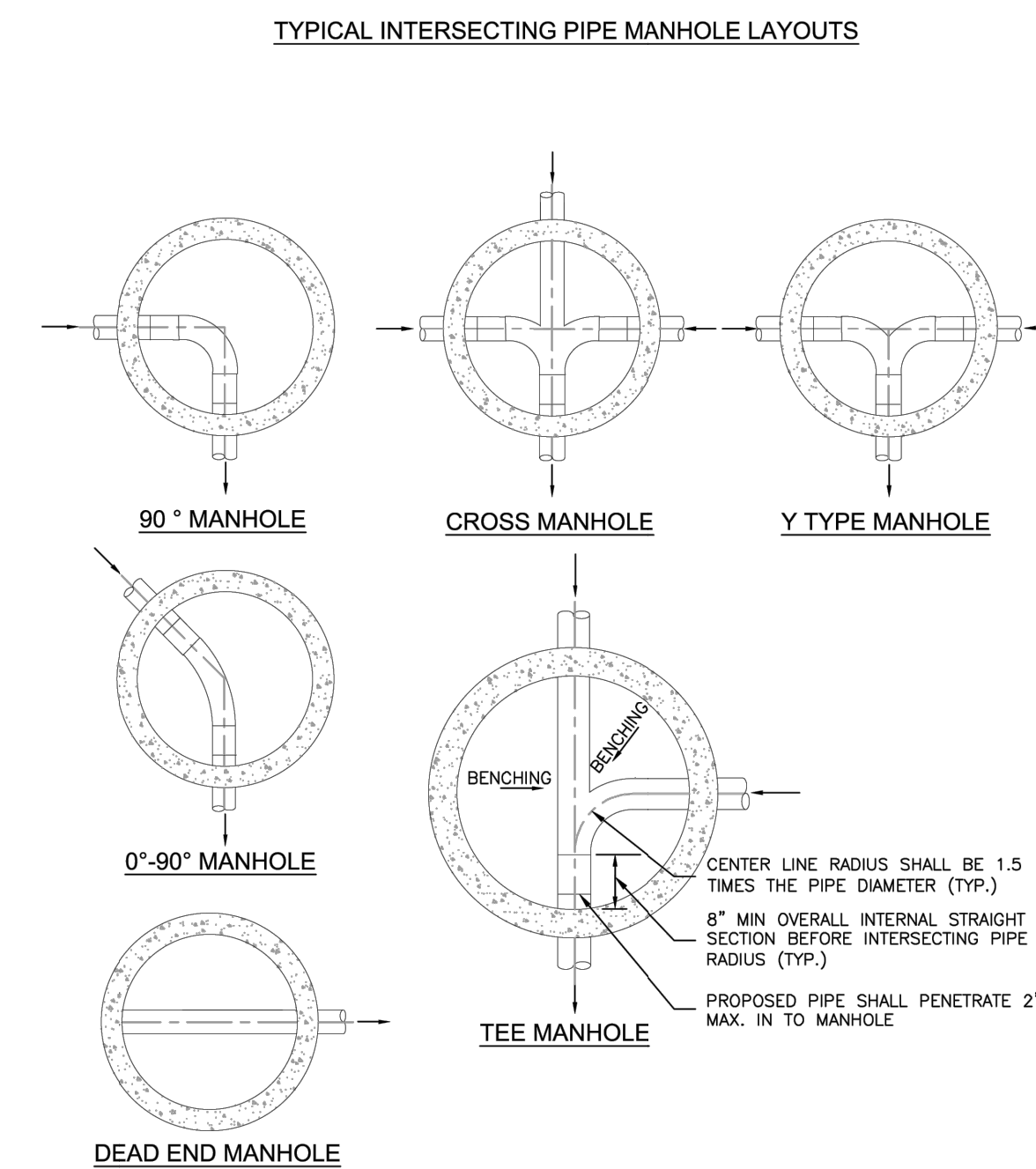
- NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 - FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS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

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



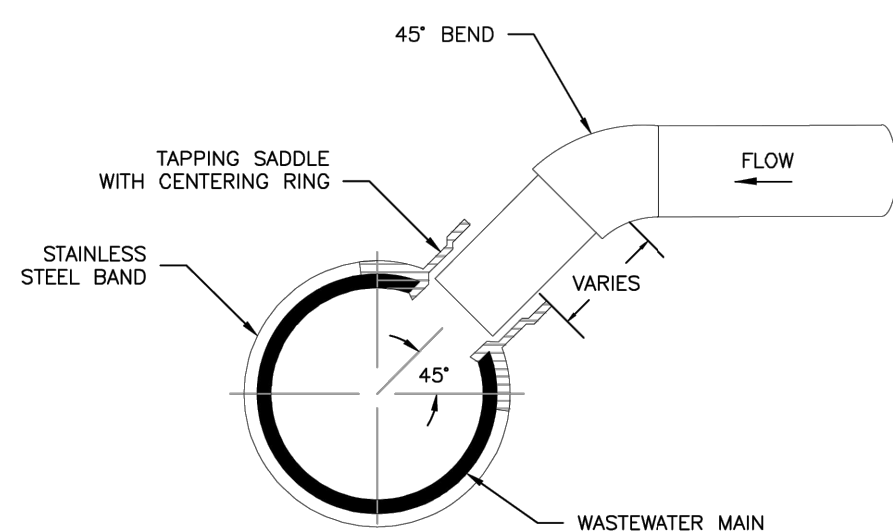
- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

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



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

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



TYPICAL WASTEWATER SERVICE TAPPING SADDLE

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

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



ENGINEER'S STATEMENT

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

Mike A. Bramlett, P.E. 32314 10/10/23
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10/09/23	N/A	PAL	
STERLING RANCH FILING 4									
SANITARY DETAILS									
SHEET 10 OF 10									
JOB NO. 25188.11									

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PREPARED FOR
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