

# STERLING RANCH FILING 4

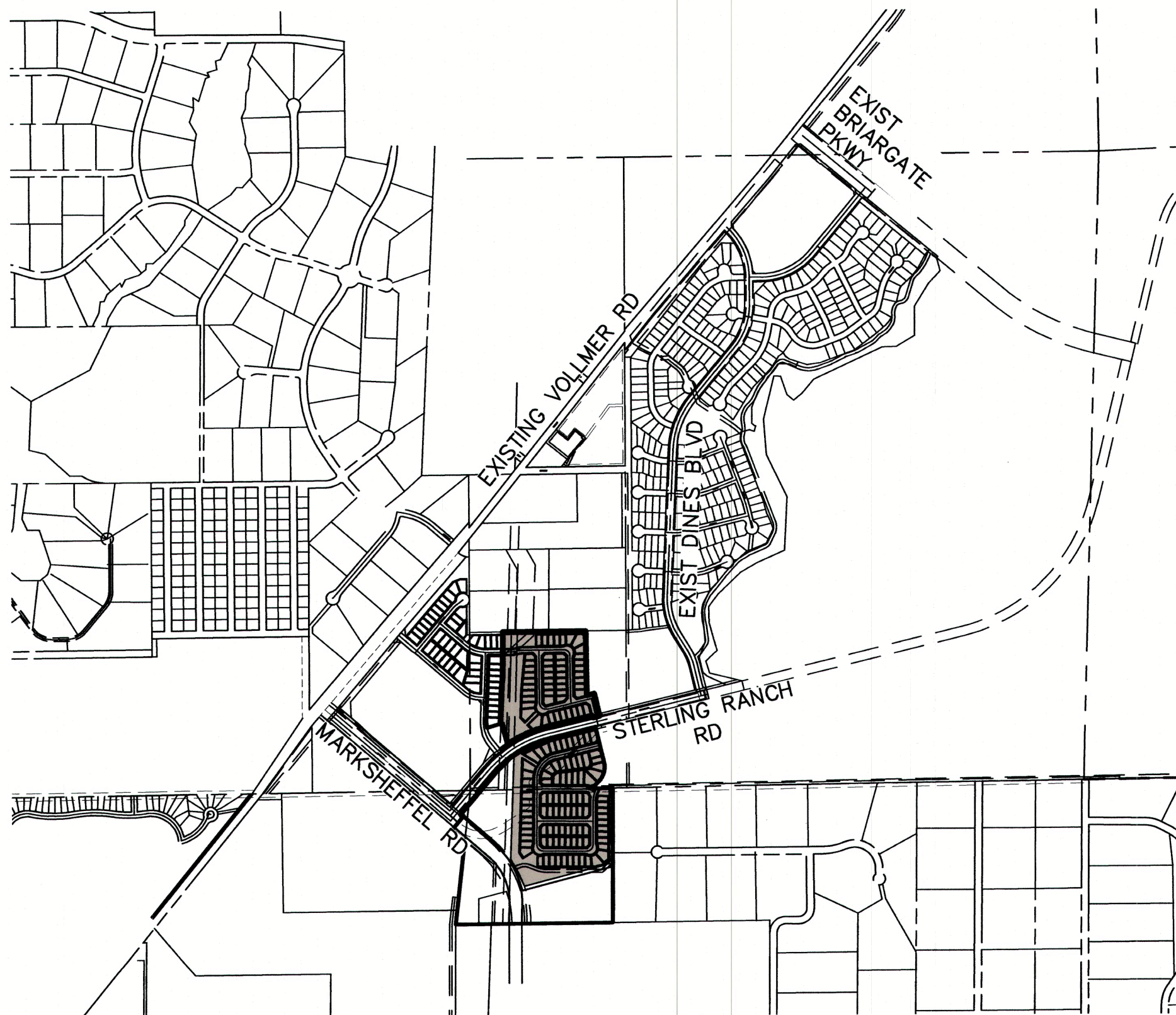
## COUNTY OF EL PASO, STATE OF COLORADO

### WATER SYSTEMS PLAN

**OCTOBER 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 BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
  - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
  - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



**VICINITY MAP**  
SCALE: 1"=1,000'

### SHEET INDEX

1	COVER SHEET
2-5	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 PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

### LEGEND

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

### AGENCIES

<b>OWNER/DEVELOPER:</b>	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>FIRE DISTRICT:</b>	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300	
<b>CIVIL ENGINEER:</b>	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	<b>GAS DEPARTMENT:</b>	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556	
<b>COUNTY ENGINEERING:</b>	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	<b>ELECTRIC DEPARTMENT:</b>	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMAN ROAD FALCON, CO 80831 495-2283	
<b>TRAFFIC ENGINEERING:</b>	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	(719)	<b>COMMUNICATIONS:</b>	QUEST COMMUNICATIONS LOCATORS (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
<b>WATER RESOURCES:</b>	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 EGM 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 4:51:42 PM  
El Paso County Department of Public Works



Per the email forwarded on Oct 23, 2023, Black Forest Fire Rescue is not providing signature approval on these construction plans. El Paso County does not review for conformance with fire codes.

### 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: **James F. Morley** 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: **John P. Moran** DATE: 10/23/2023  
FAWWA ENGINEER

### FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT: \_\_\_\_\_  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FIRE PROTECTION DISTRICT

### ENGINEER'S STATEMENT

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

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

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

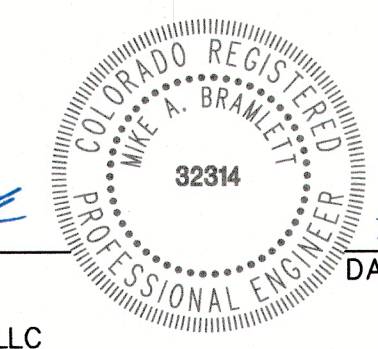
PREPARED FOR:  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

JR ENGINEERING  
A Westman Company  
Central 303-746-9383 • Colorado Springs 719-595-2583  
Fort Collins 970-491-9888 • www.jr-engineering.com

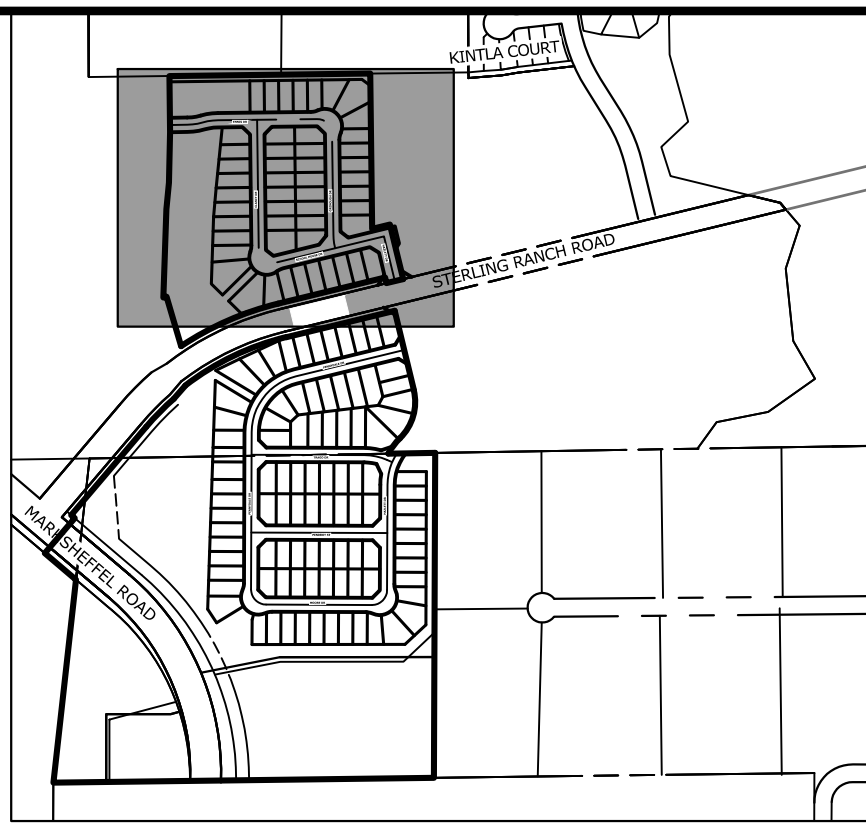
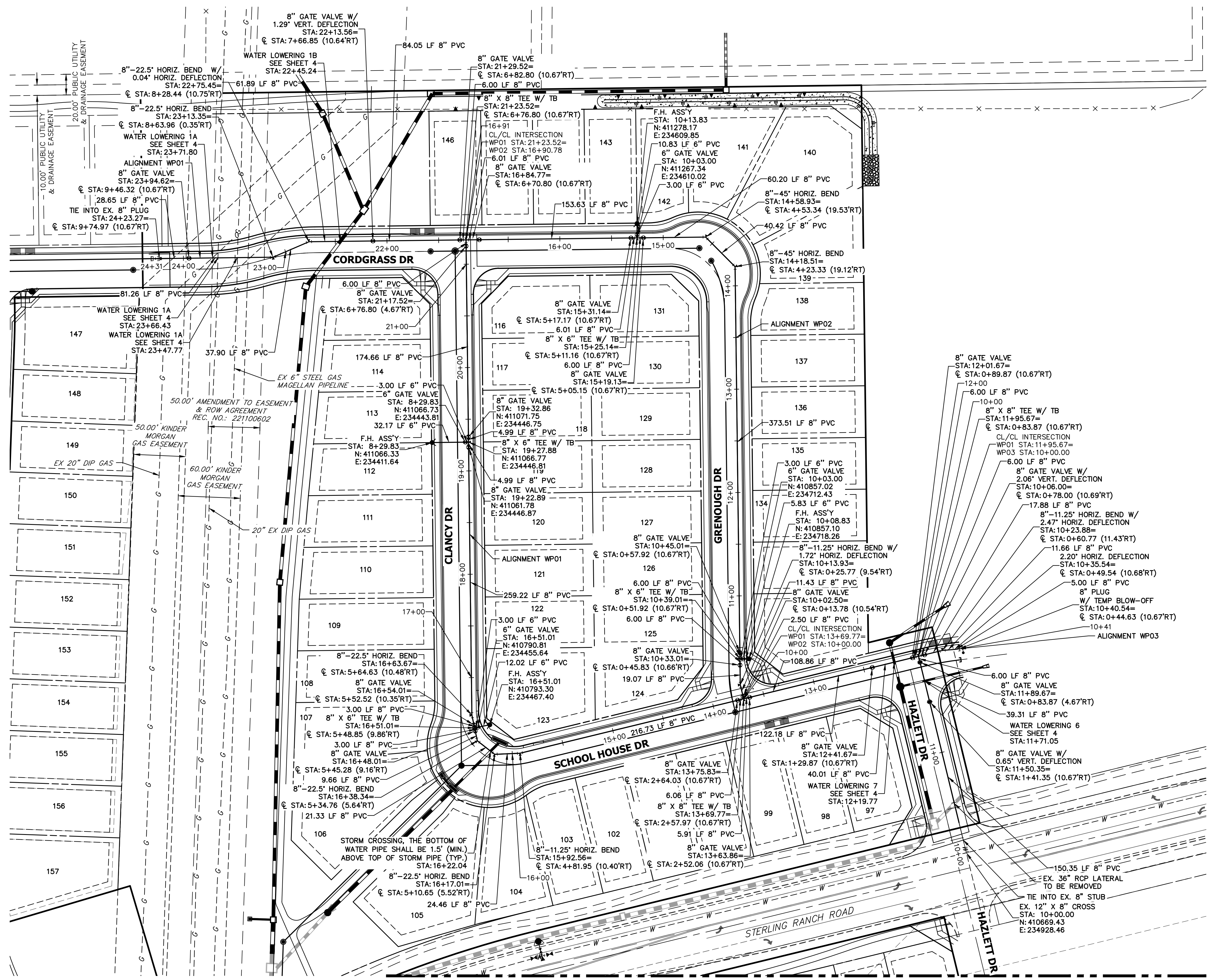
DATE		BY	REVISION	No.	H-S SCALE 1"=1000'	V-S SCALE N/A	DATE	DESIGNED BY MM/MC	DRAWN BY MM/MC	CHECKED BY
	10/23/2023									



Know what's below.  
Call before you dig.



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



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

- WATER NOTES**
1. ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10\"/>
  - 2. ALL WATER MAINS SHALL BE INSTALLED AT A STANDARD DEPTH OF 5'-6\"/>
  - 3. MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES

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

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

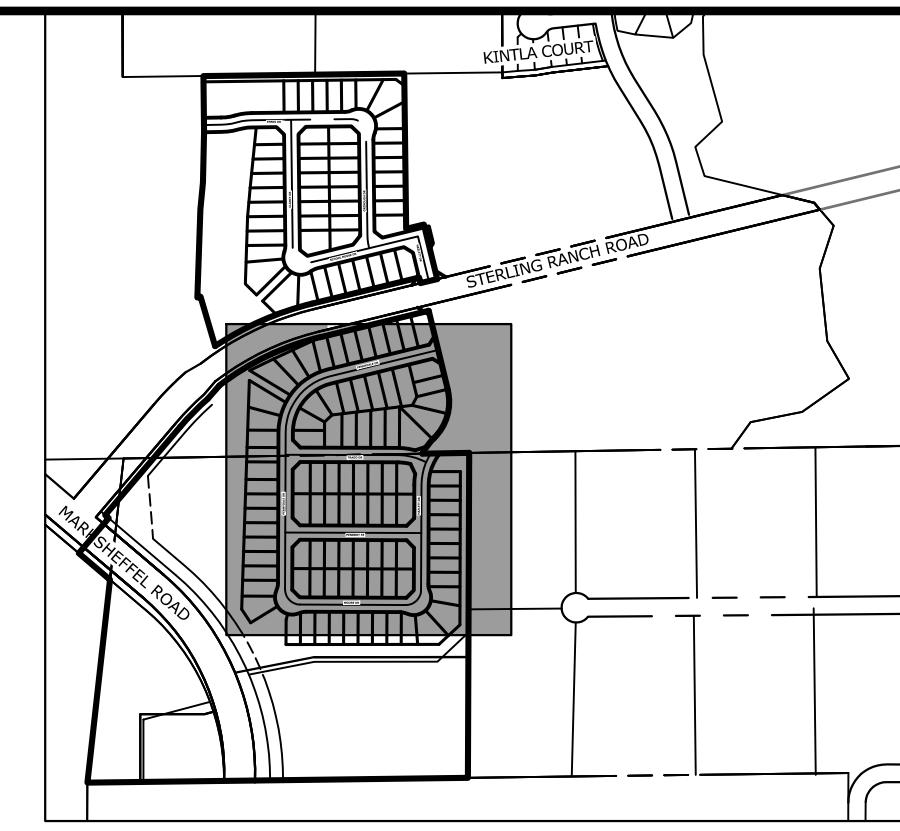
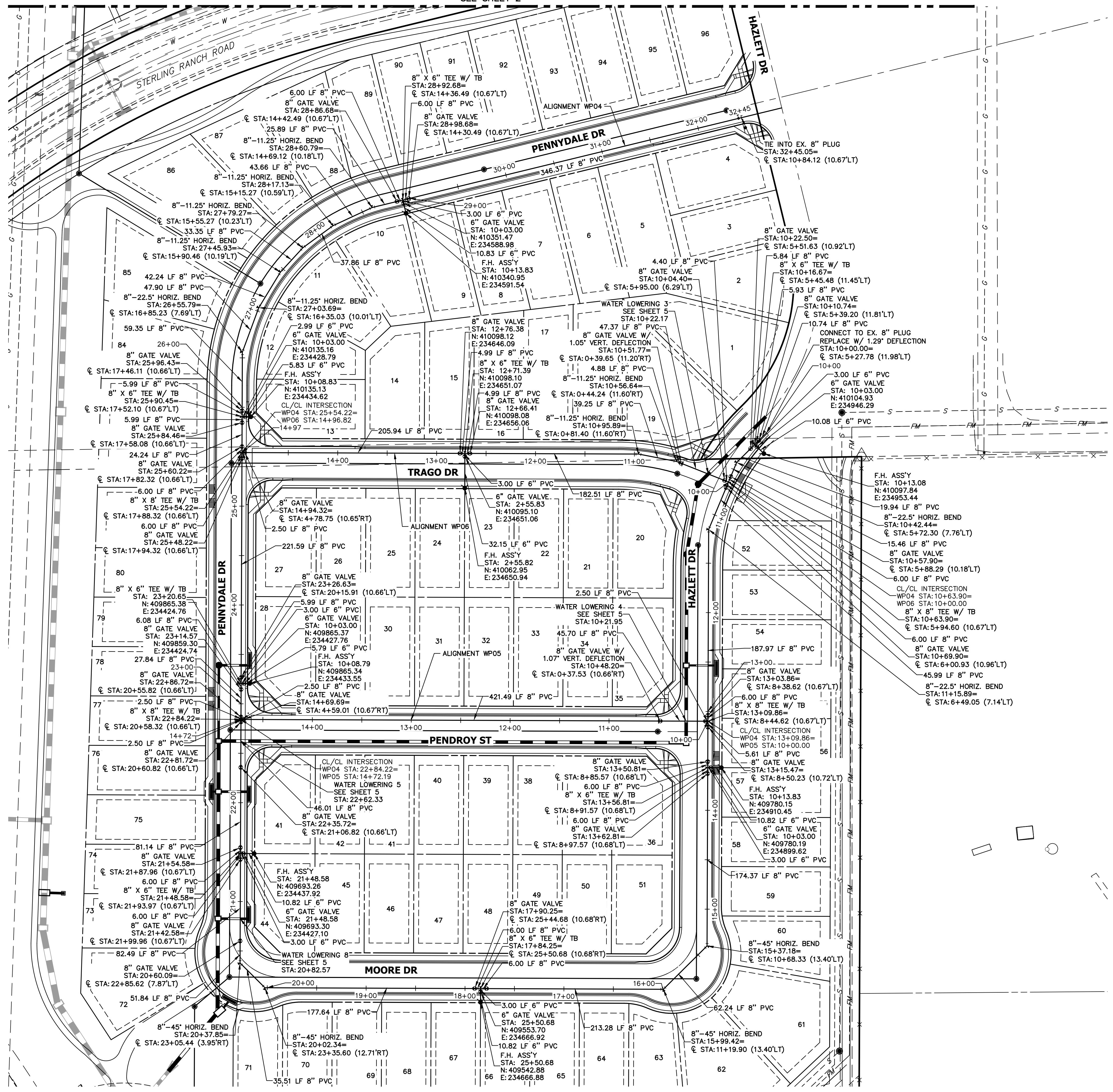
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 10/10/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, IR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
<b>J.R. ENGINEERING</b> 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 10/09/23
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY
STERLING RANCH FILING 4
WATER PLAN
SHEET 2 OF 9
JOB NO. 25188.11

SEE SHEET 2

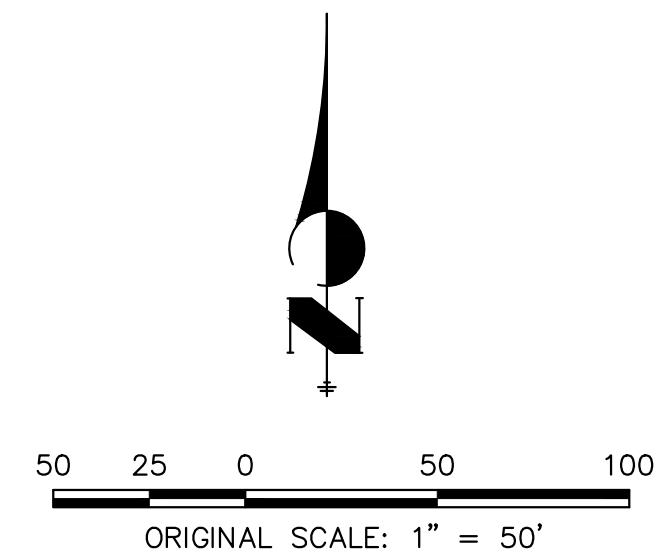


KEY MAP SCALE: 1"=1000'

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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 Bramlett* 10/10/23

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

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

**J.R. ENGINEERING**  
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No.	REVISION	BY	DATE

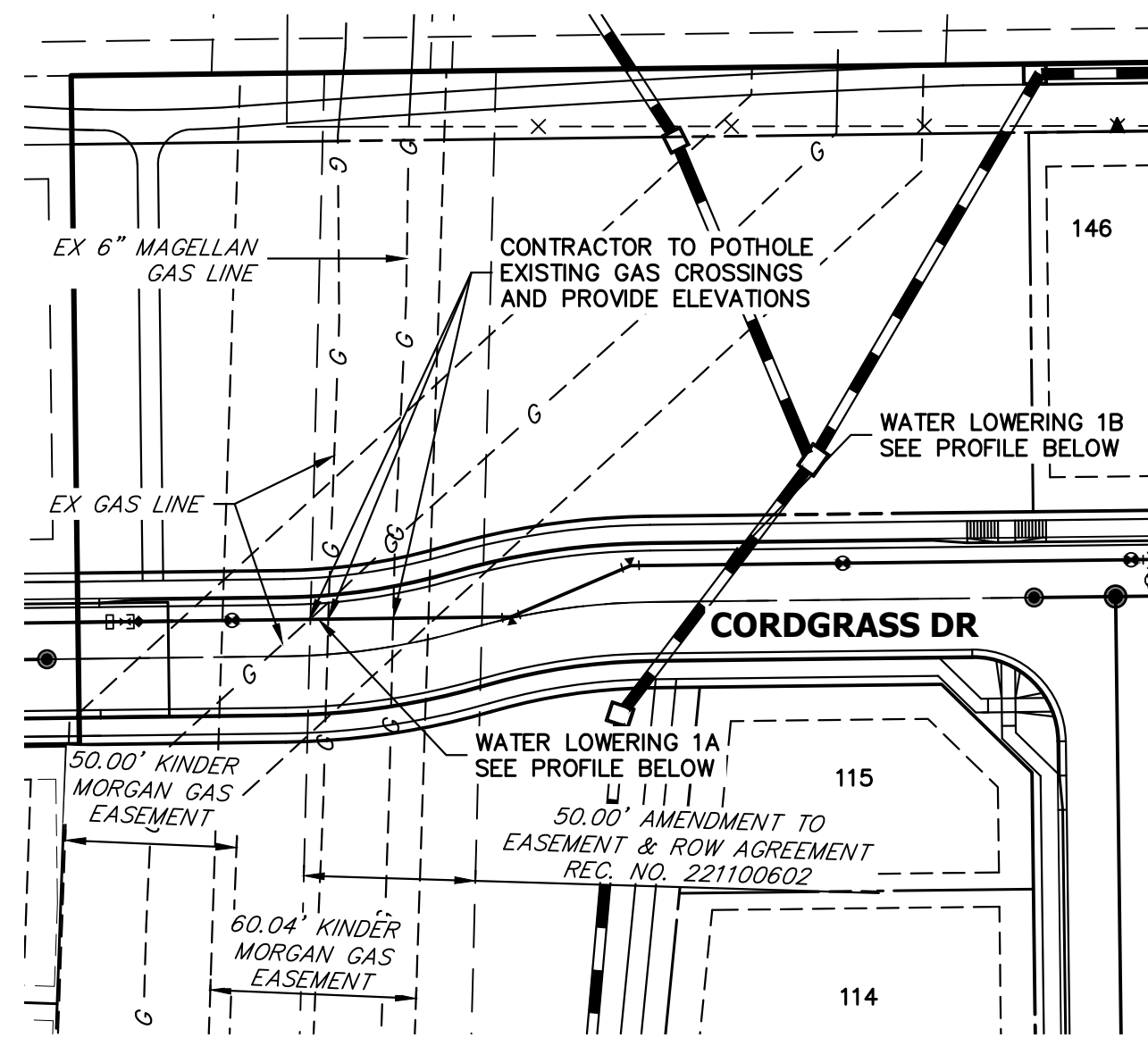
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1"=50'	1"=5'	10/09/23					

STERLING RANCH FILING 4

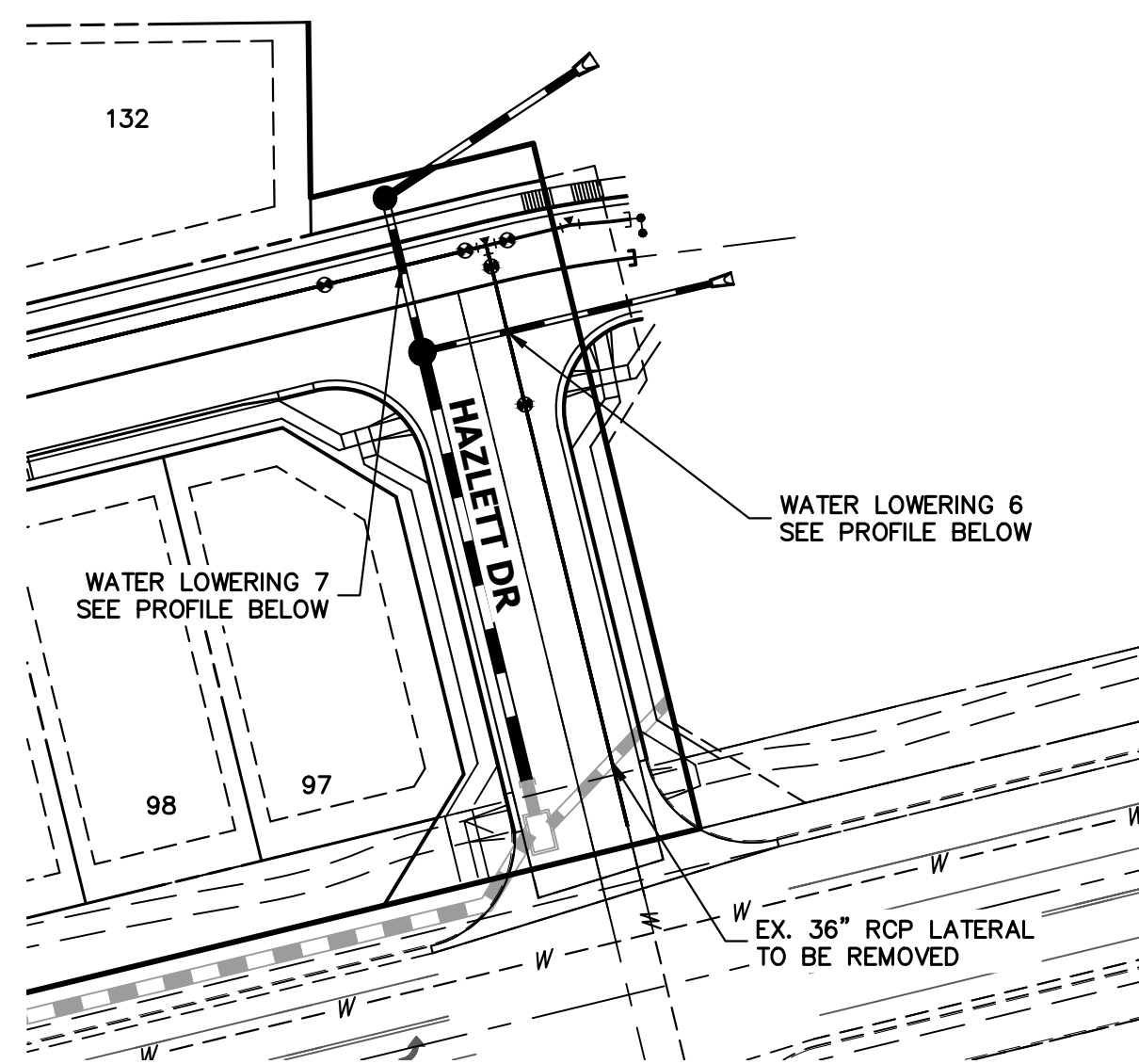
WATER PLAN

SHEET 3 OF 9

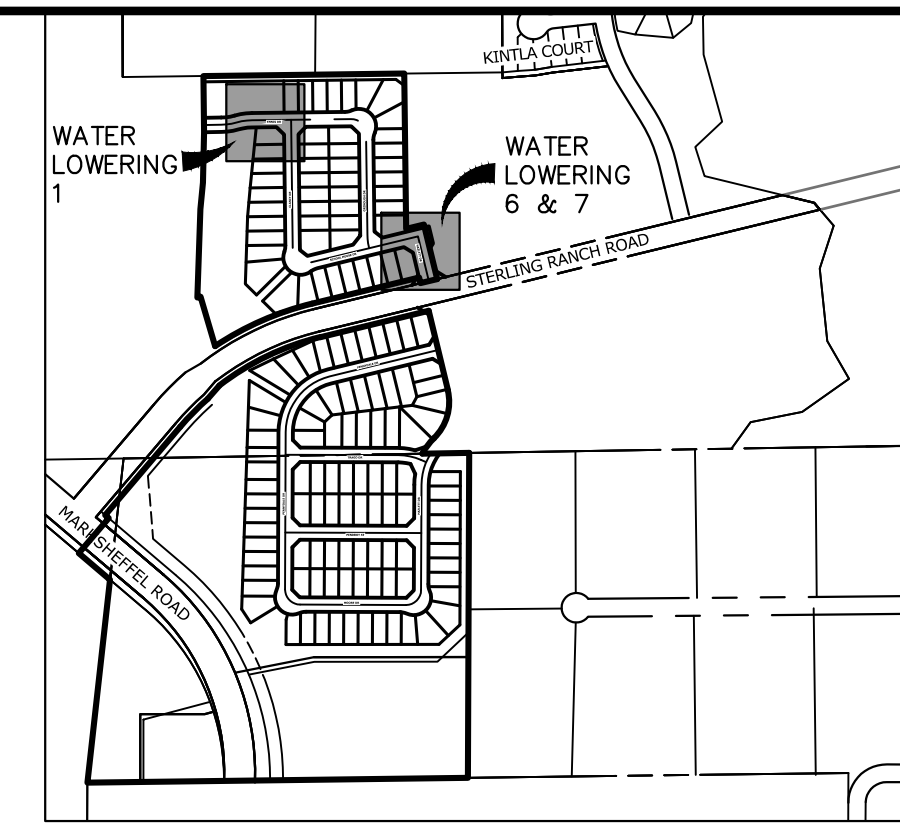
JOB NO. 25188.11



**WATER LOWERING 1A & 1B: WP01 ALIGNMENT**

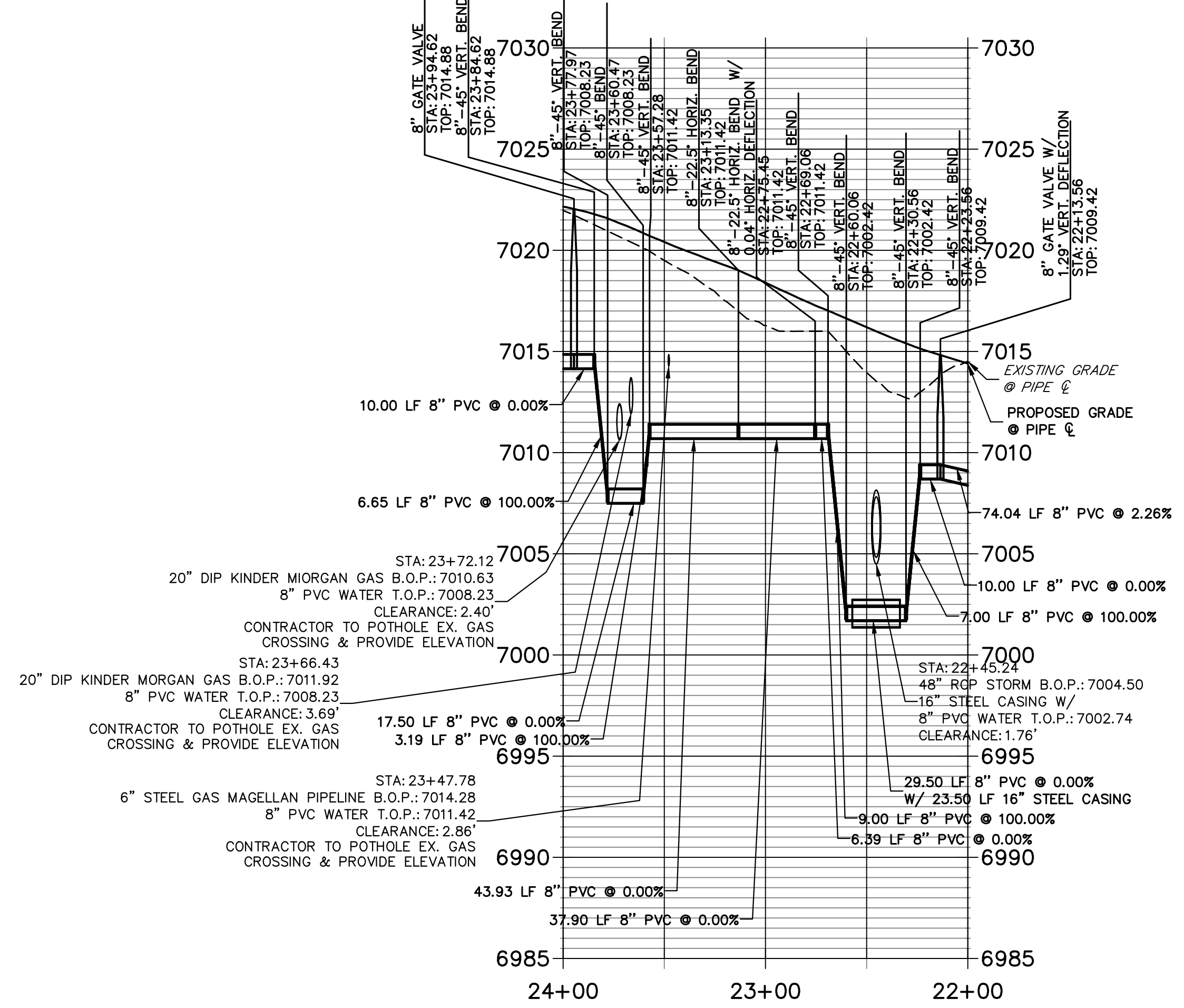


**WATER LOWERING 6 & 7: WP01 ALIGNMENT**

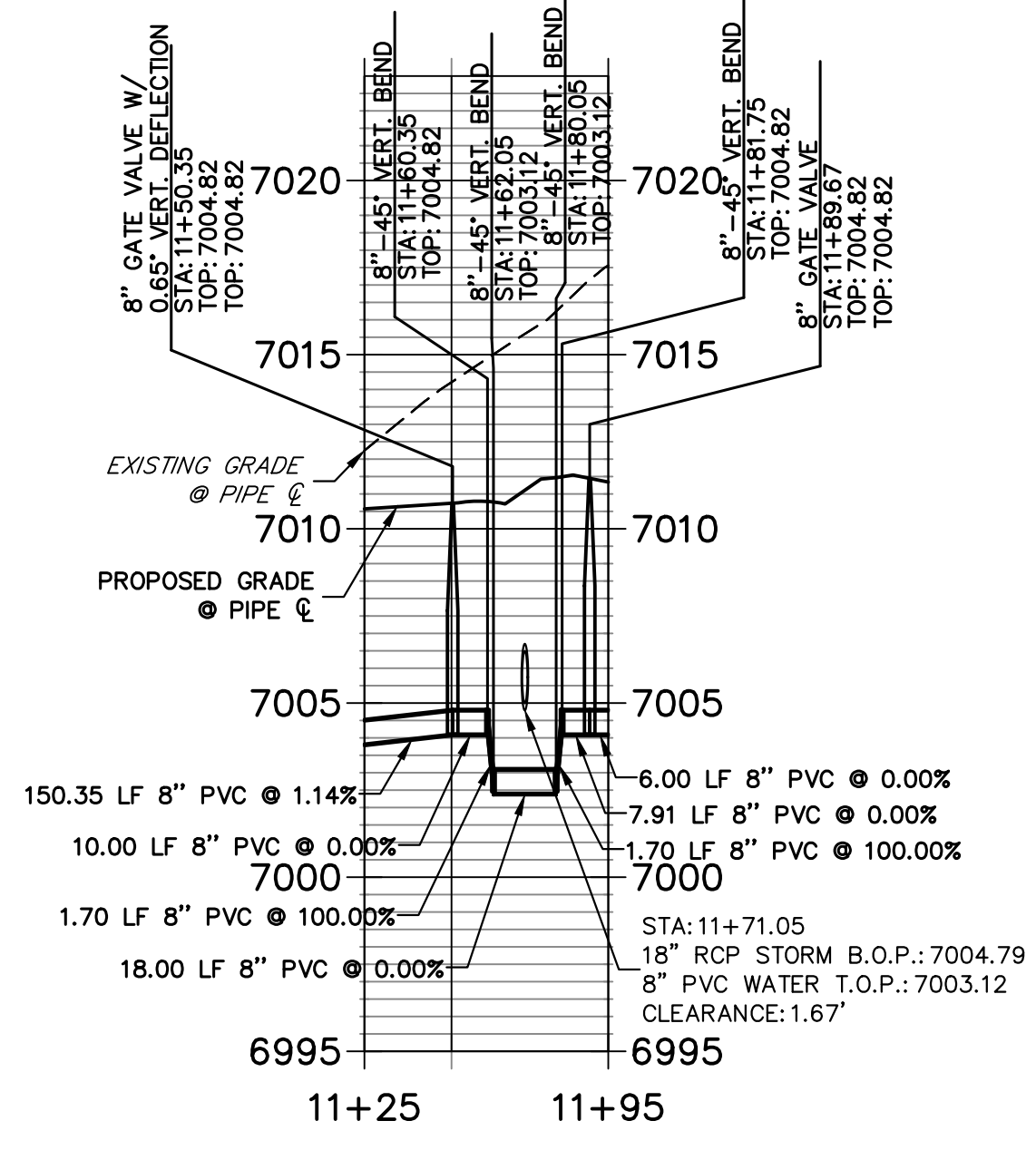


**KEY MAP**  
SCALE: 1"=1000'

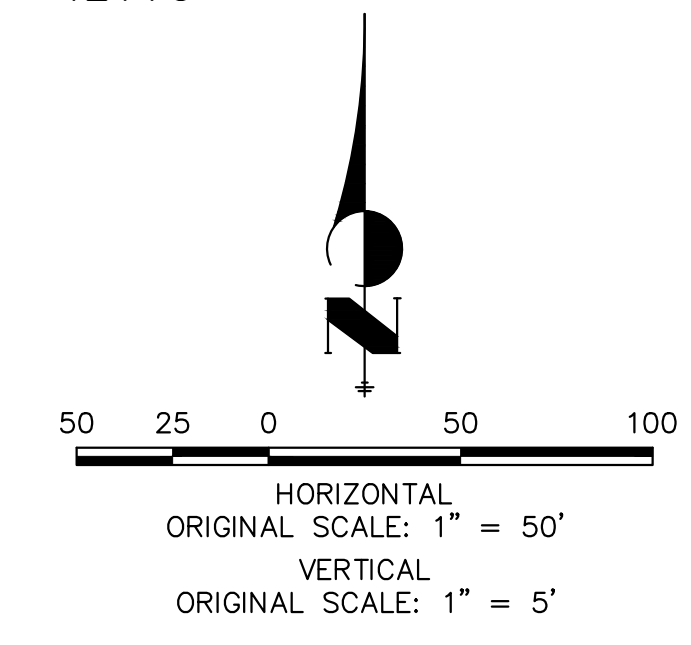
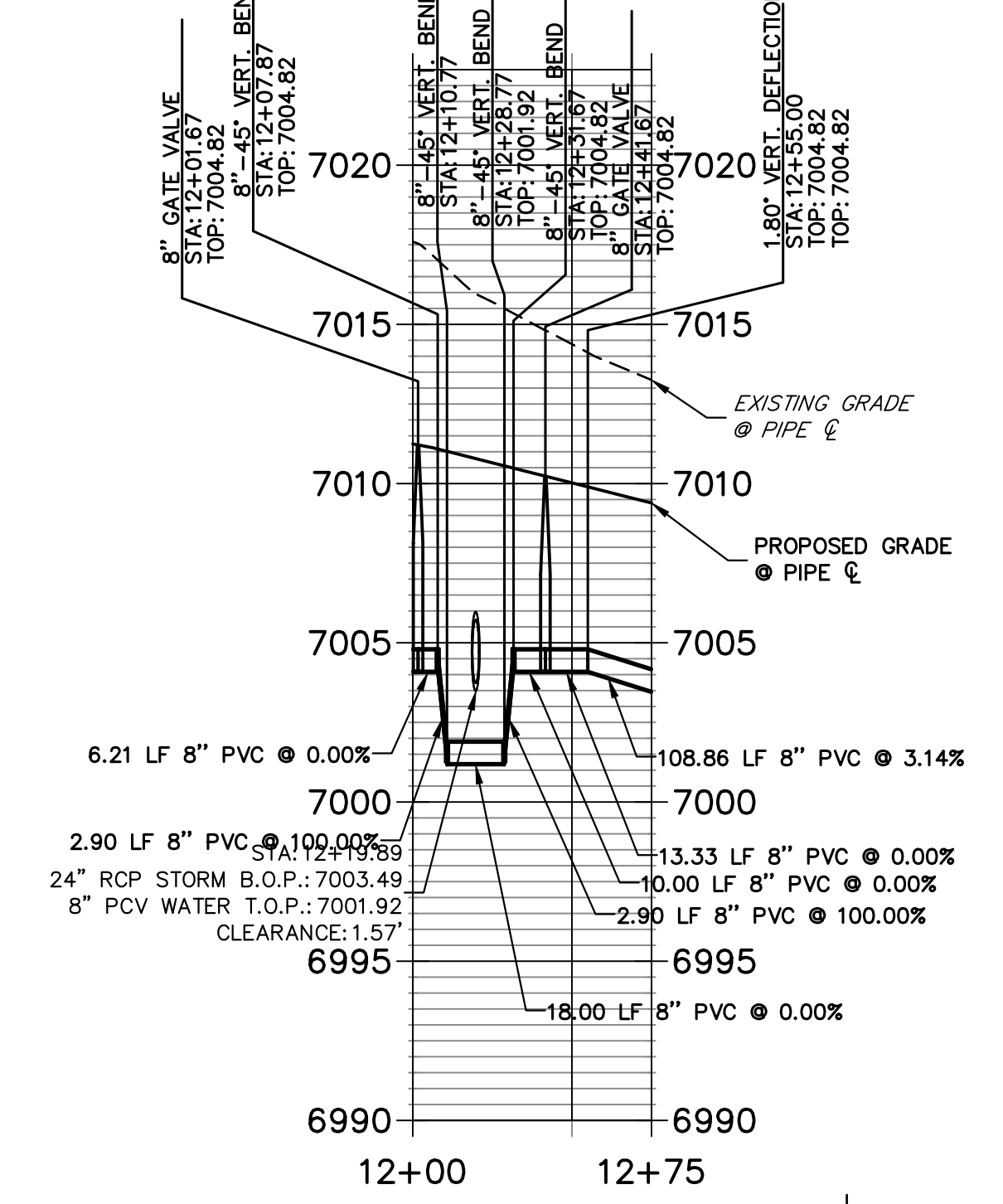
**WATER LOWERING 1A & 1B: WP01 ALIGNMENT  
STA 22+00.00 TO 24+00.00**



**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.

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 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, 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 AS DESIGNATED BY WRITTEN AUTHORIZATION.

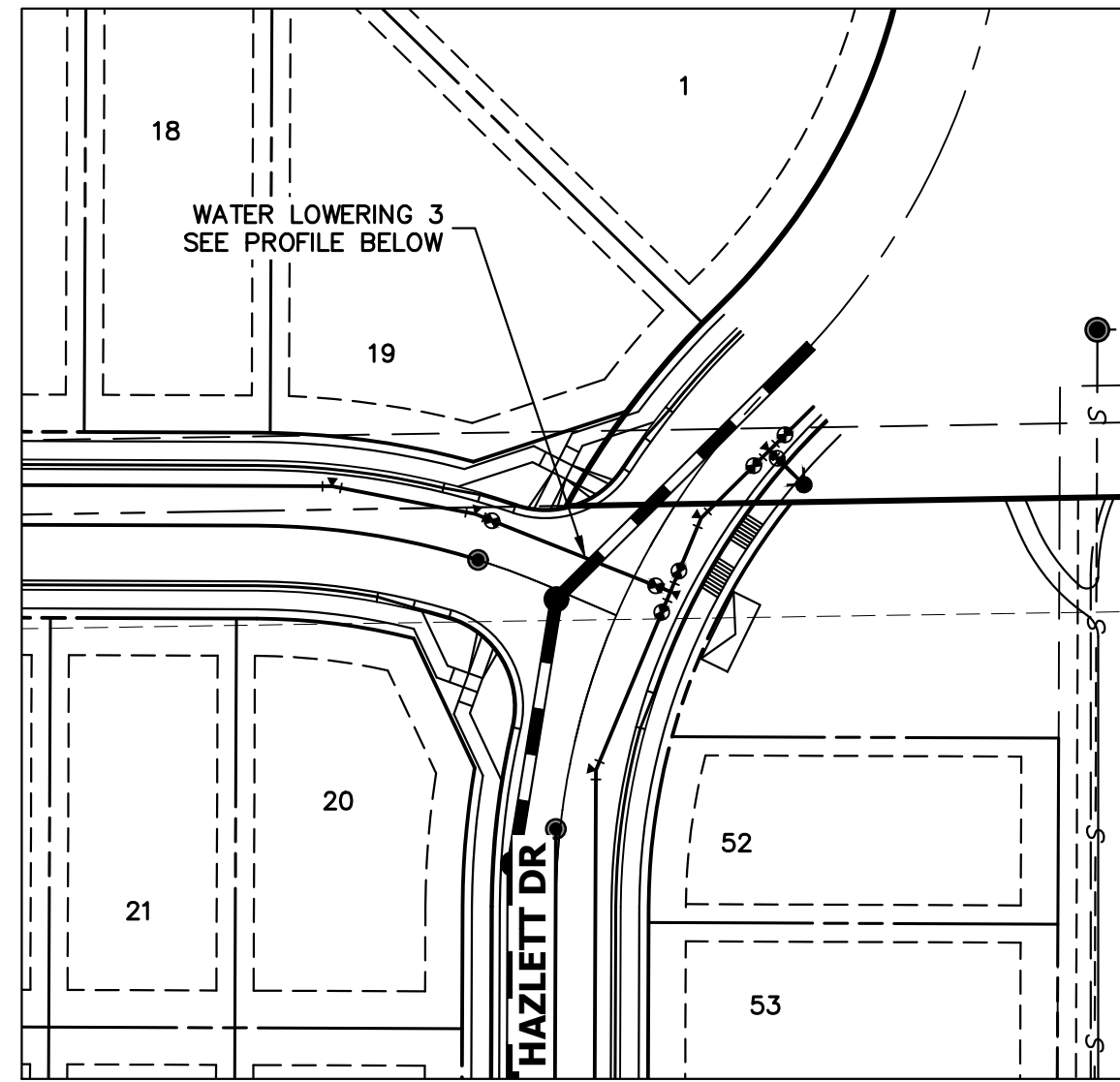
PREPARED FOR  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
 (719) 471-1742

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-0888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

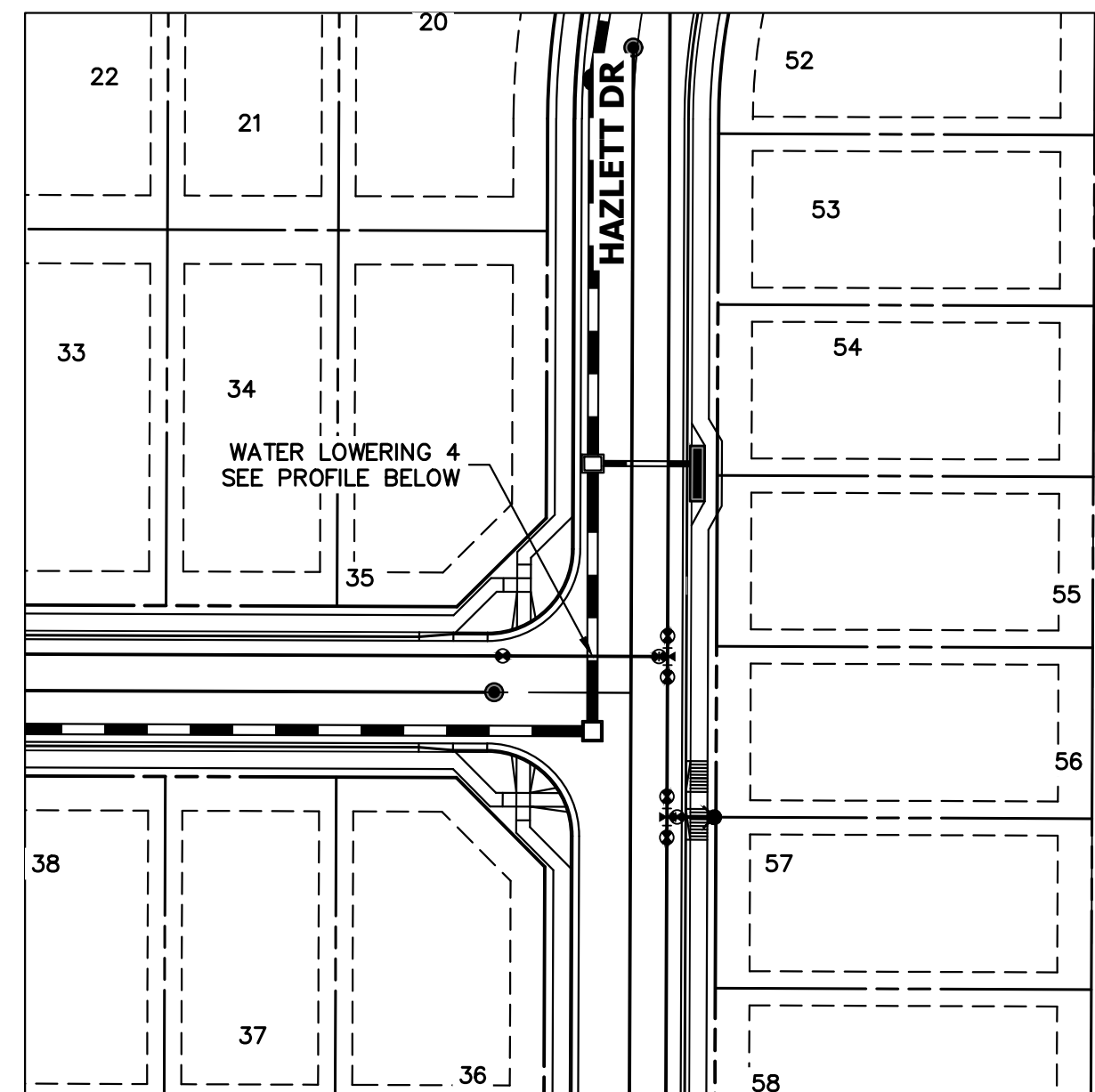
BY	DATE	NO.	REVISION

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

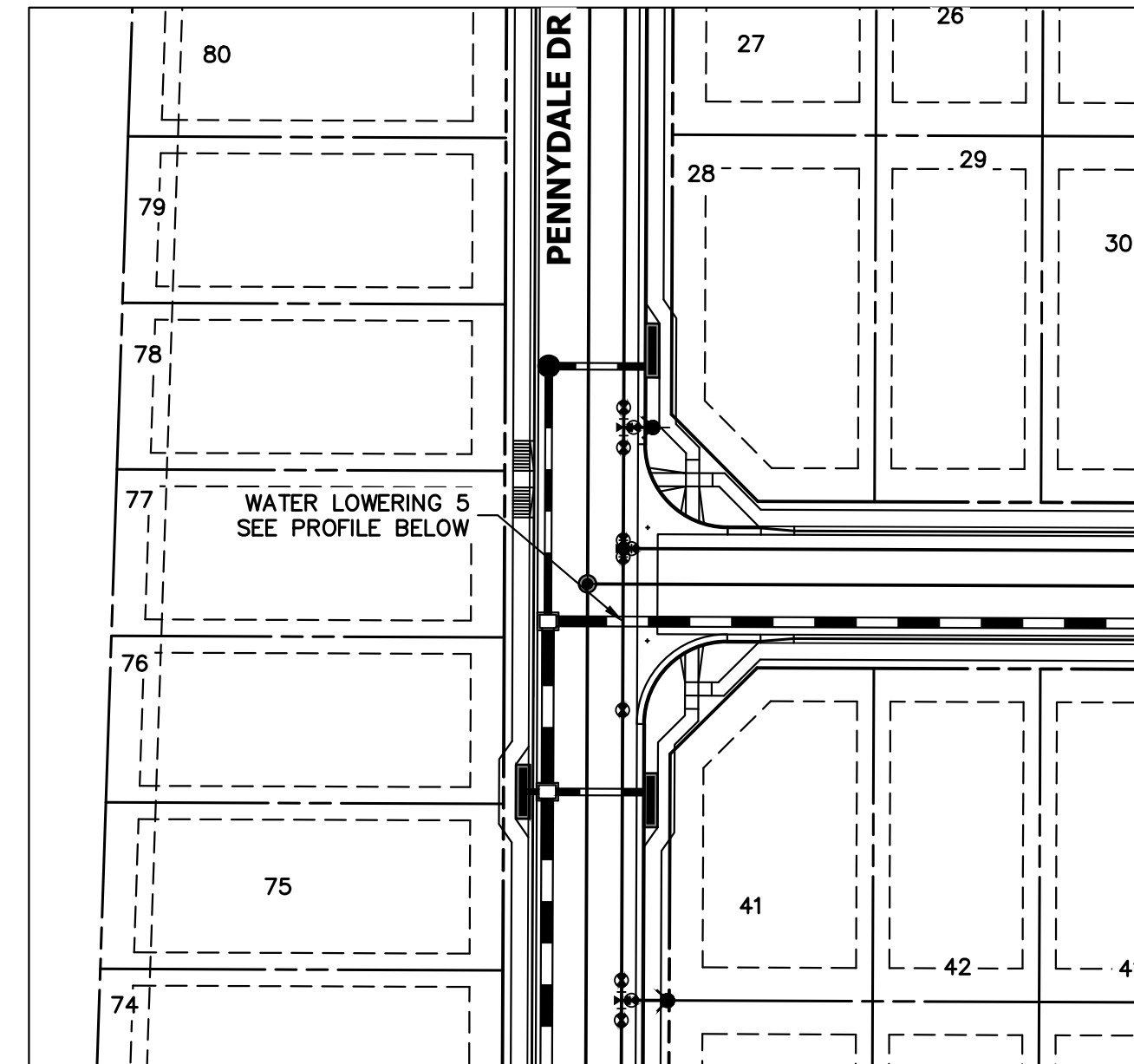
STERLING RANCH FILING 4  
 WATER PLAN  
 SHEET 4 OF 9  
 JOB NO. 25188.11



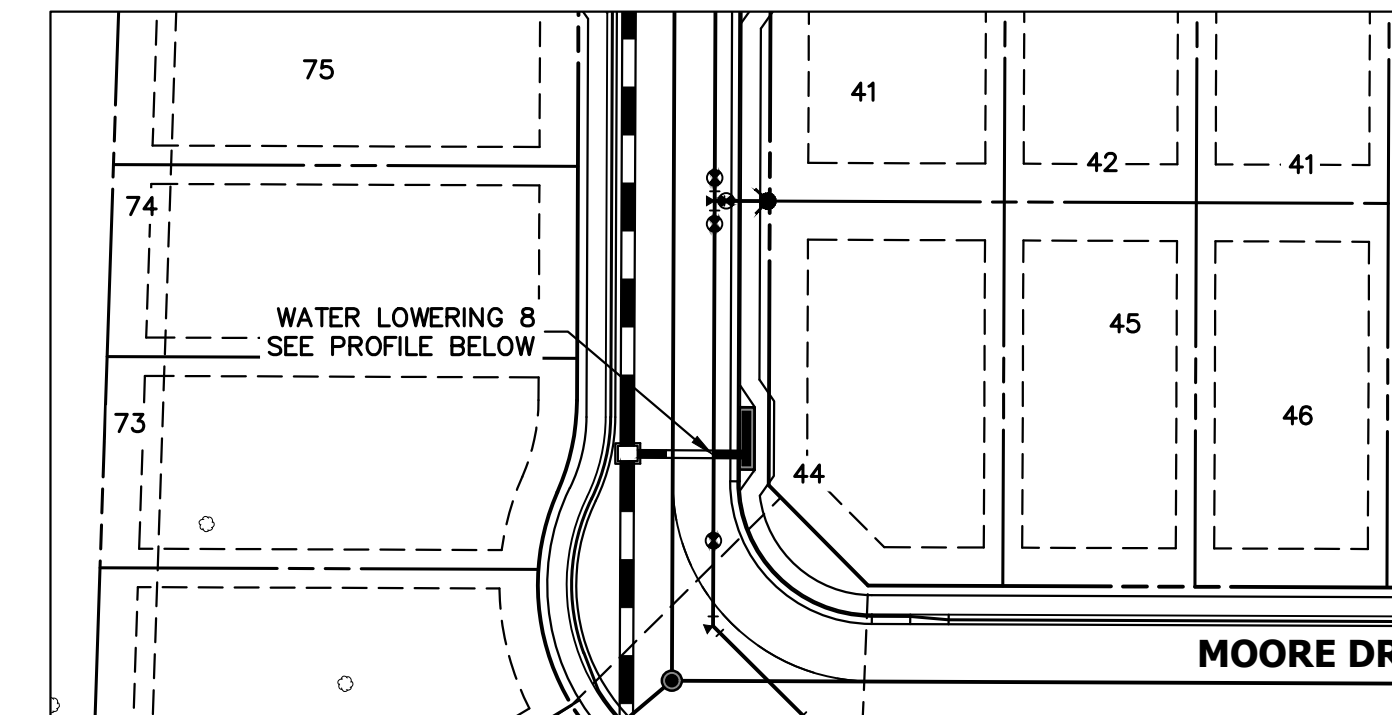
**WATER LOWERING 3: WP06 ALIGNMENT**



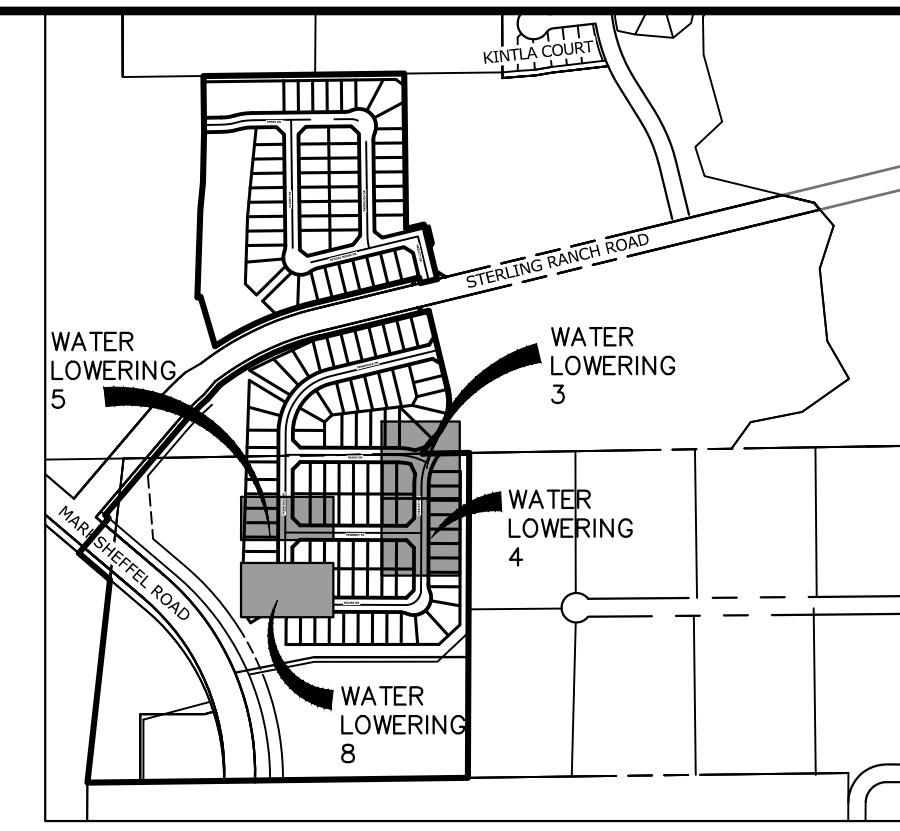
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**WATER LOWERING 5: WP04 ALIGNMENT**

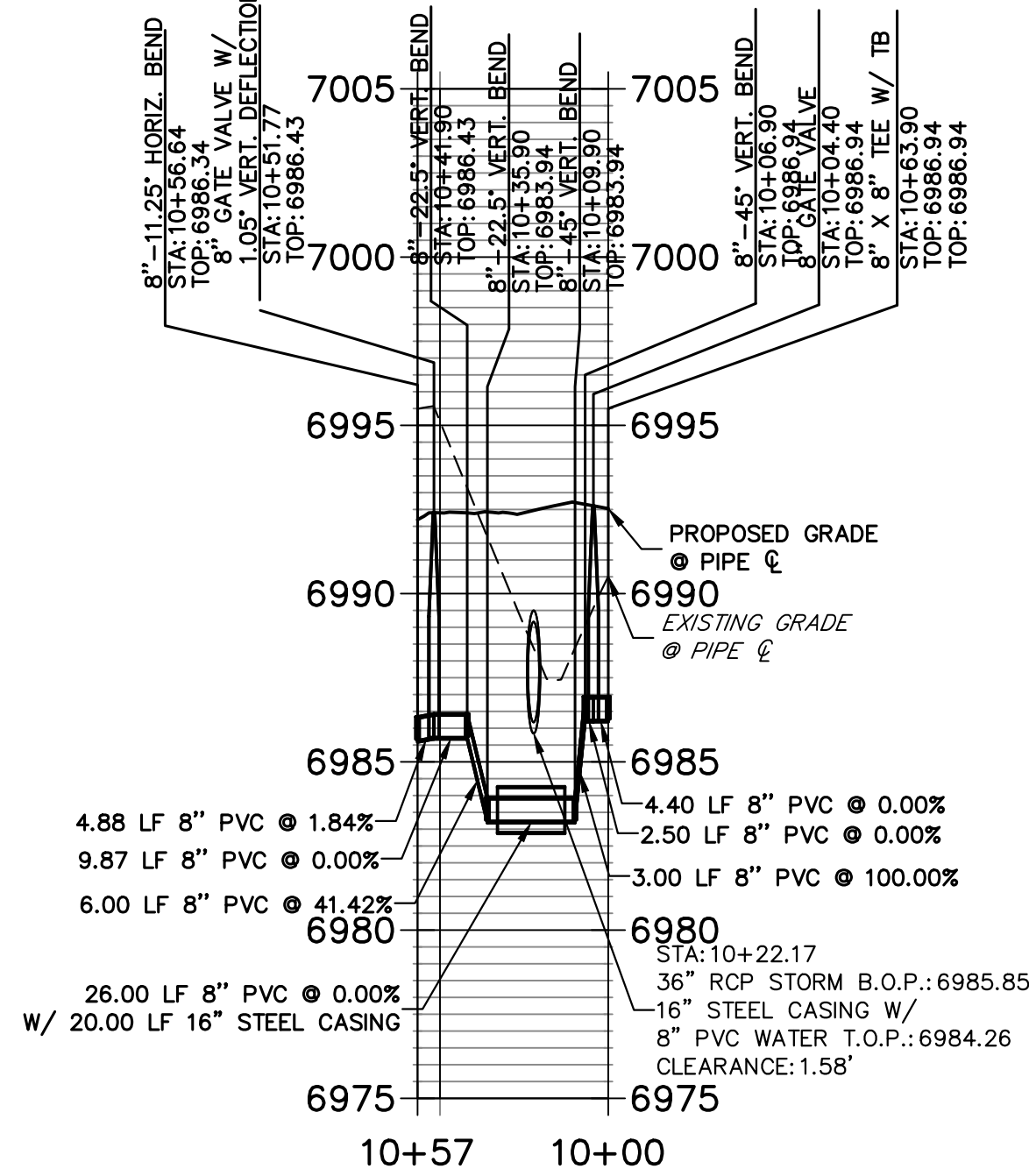


**WATER LOWERING 8: WP04 ALIGNMENT**

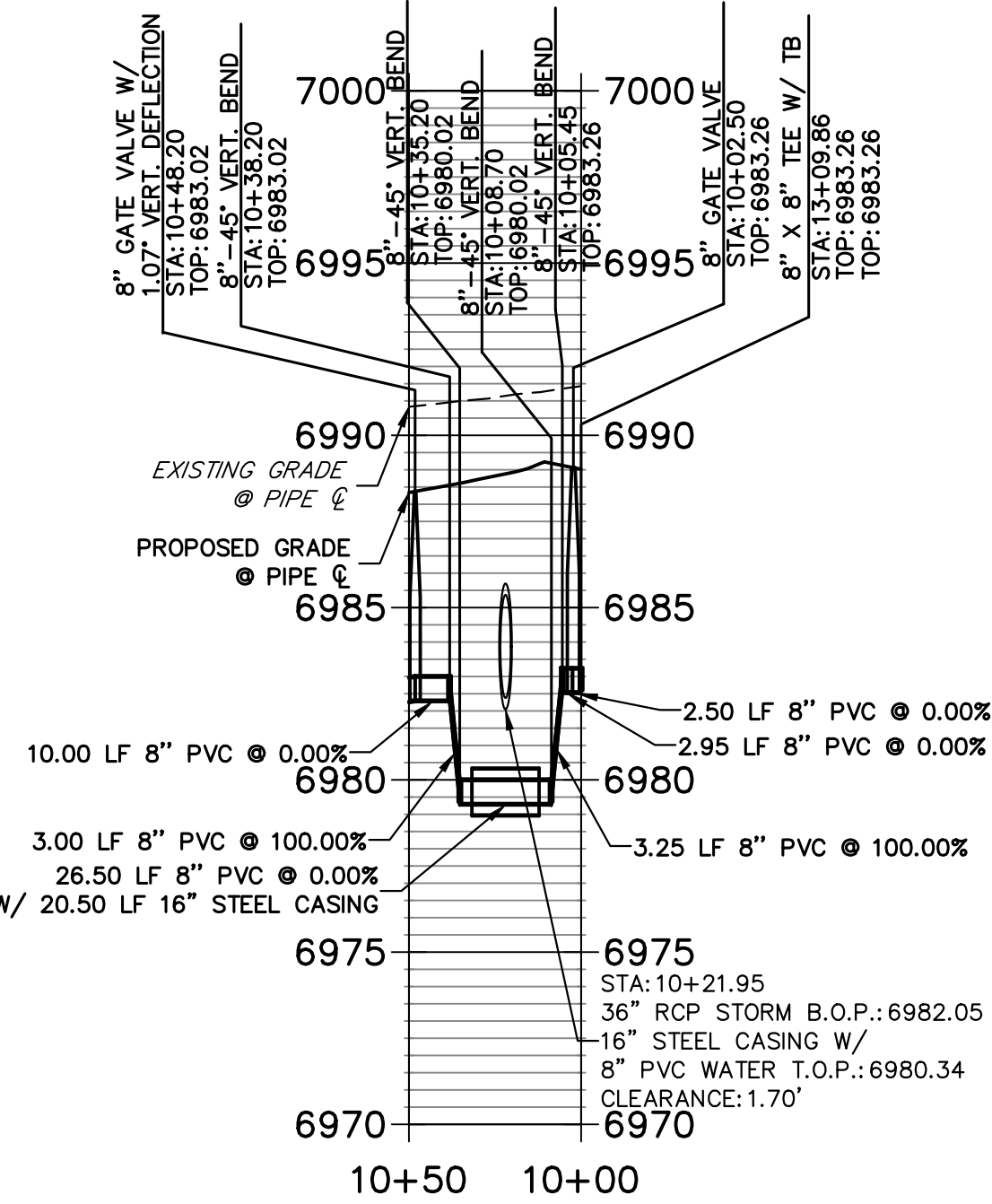


**KEY MAP**  
SCALE: 1"=1000'

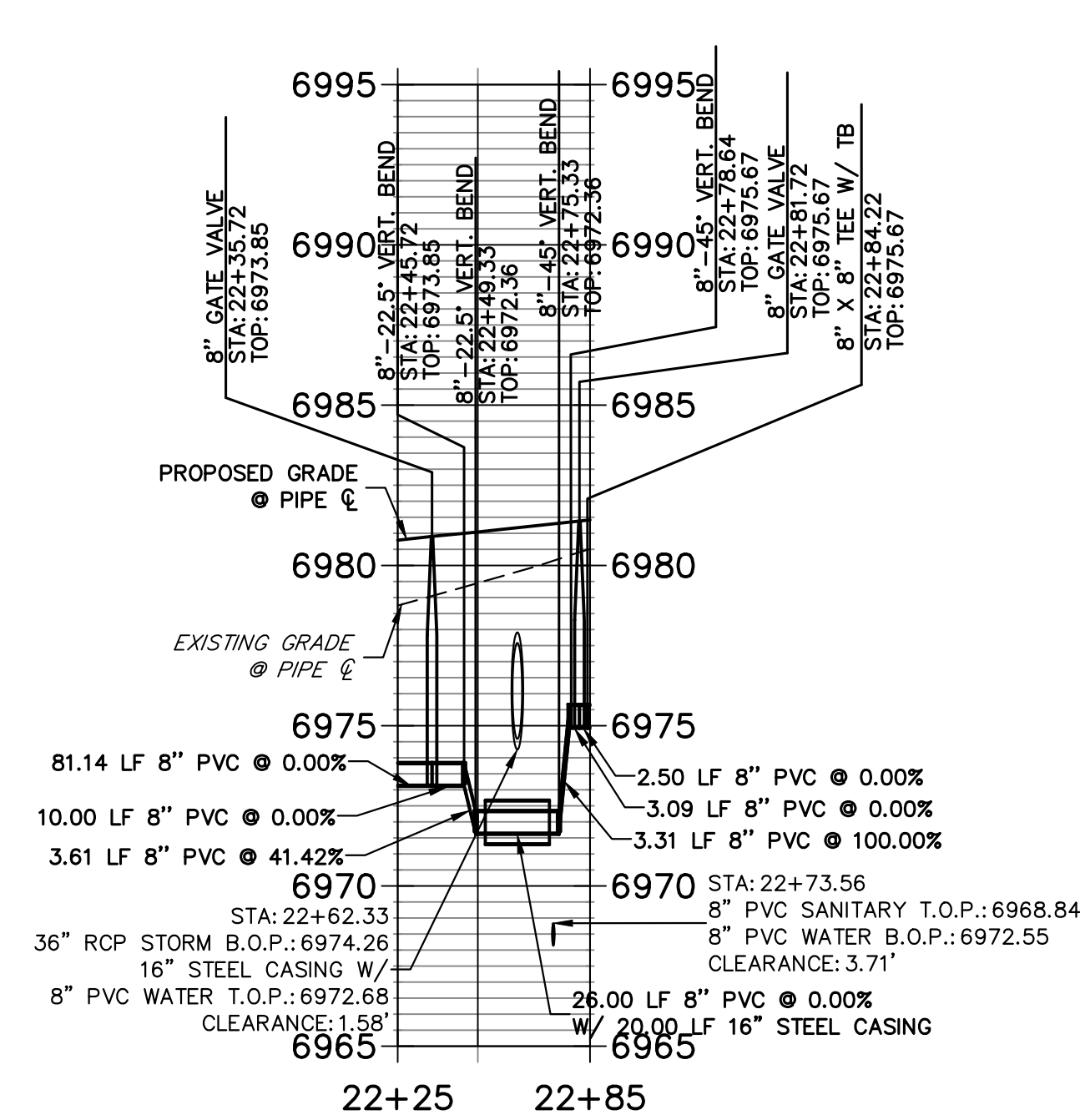
**WATER LOWERING 3: WP06 ALIGNMENT  
STA 10+00.00 TO 10+56.64**



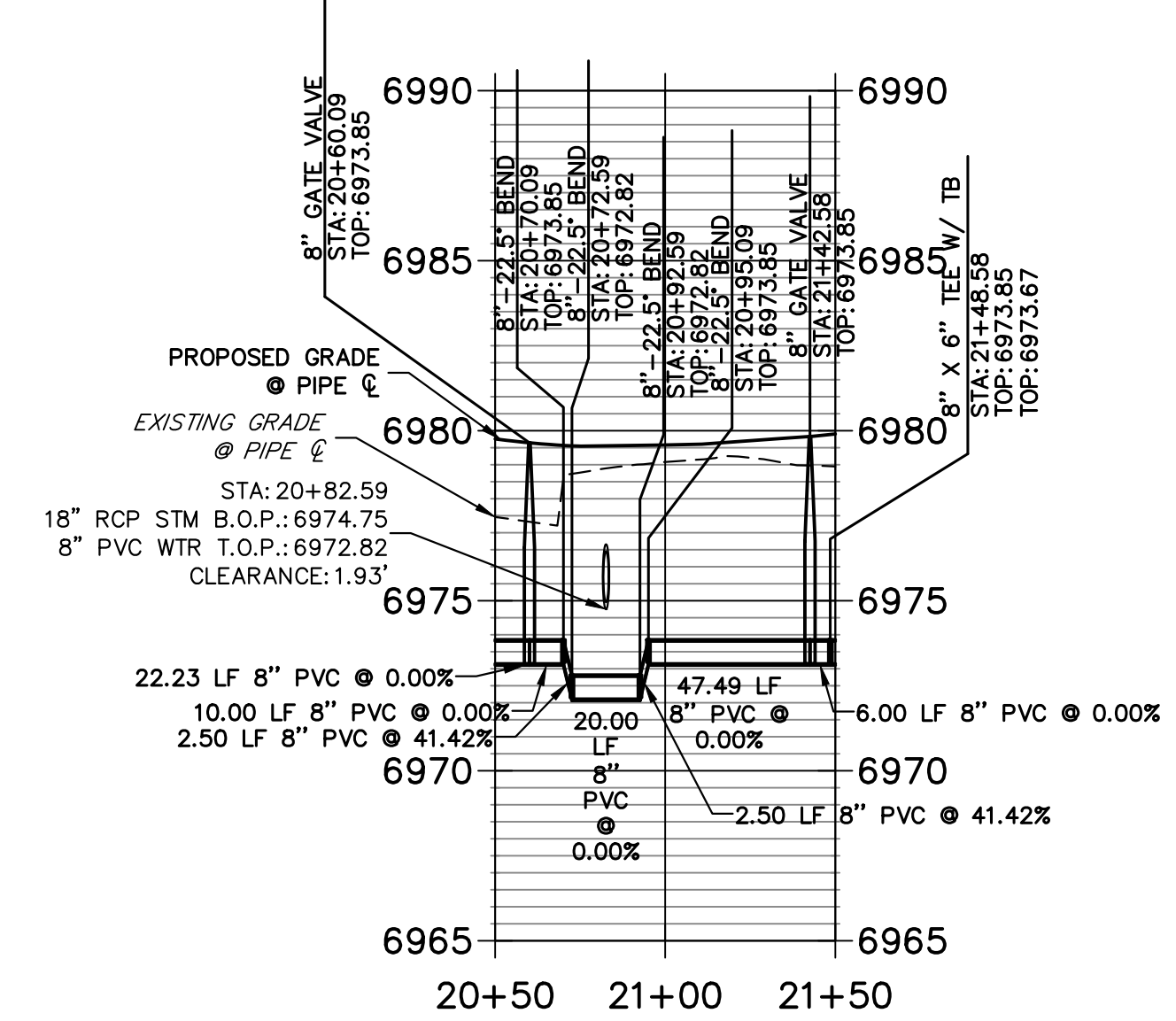
**WATER LOWERING 4: WP05 ALIGNMENT  
STA 10+00.00 TO 10+50.00**



**WATER LOWERING 5: WP04 ALIGNMENT  
STA 22+25.00 TO 22+85.00**



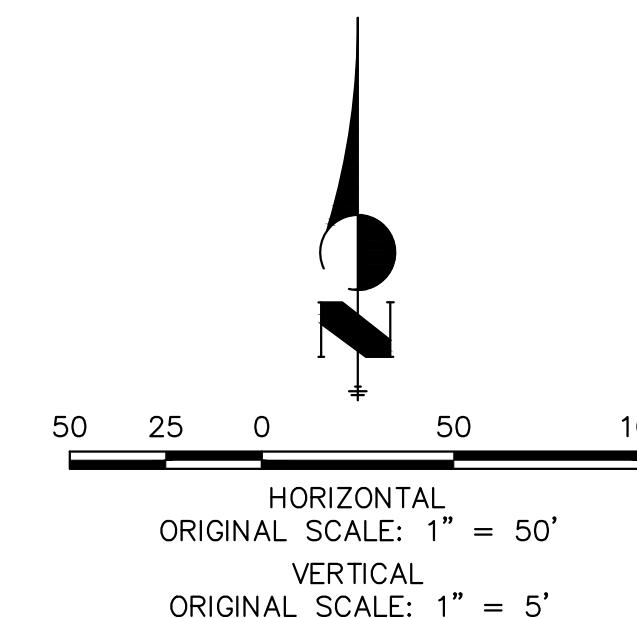
**WATER LOWERING 8: WP04 ALIGNMENT  
STA 20+50.00 TO 21+50.00**



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

**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, INC.  
 DATE: 10/10/23



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

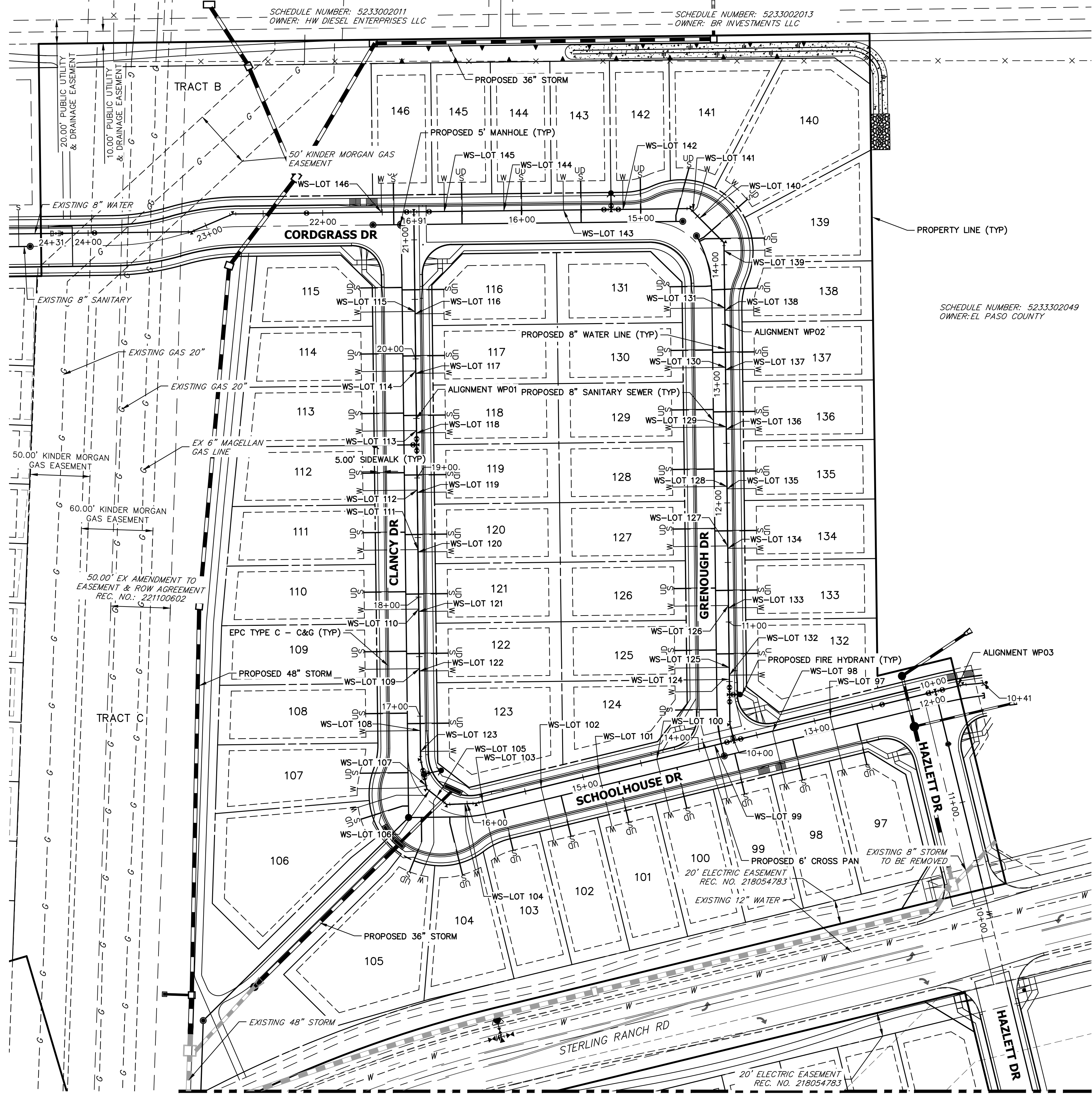
PREPARED FOR  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
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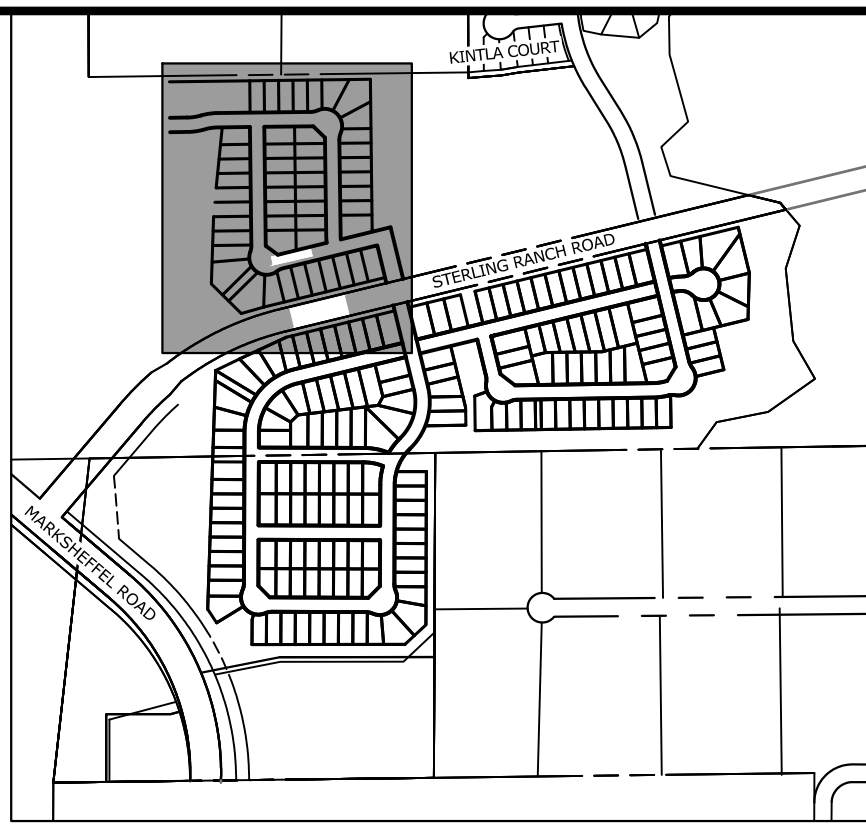
BY	DATE	No.	REVISION

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STERLING RANCH FILING 4  
 WATER PLAN  
 SHEET 5 OF 9  
 JOB NO. 25188.11

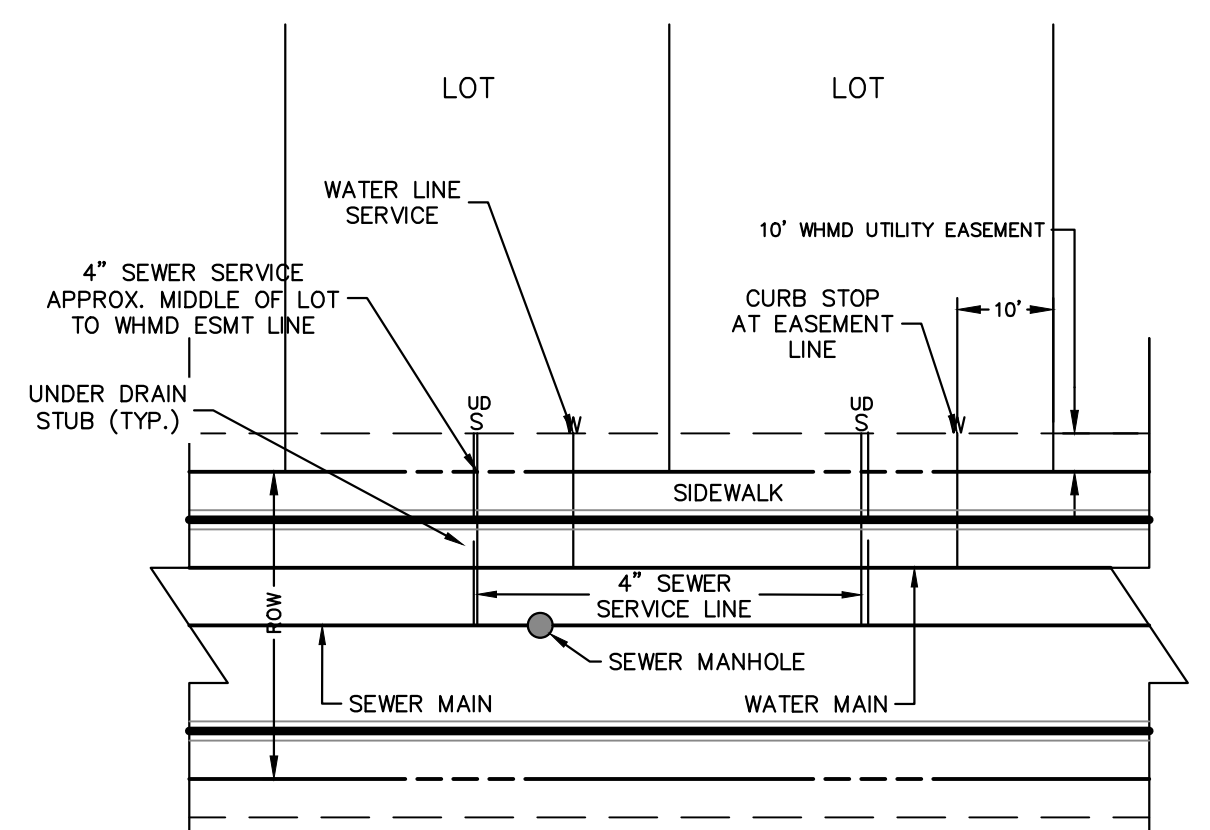


SCHEDULE NUMBER: 5233302049  
OWNER: EL PASO COUNTY



KEY MAP  
SCALE: NTS

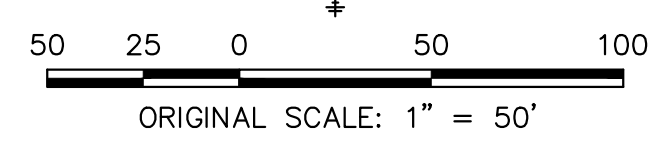
WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 97	12+86.33	WP01	WS-LOT 122	17+37.85	WP01
WS-LOT 98	13+36.33	WP01	WS-LOT 123	16+70.31	WP01
WS-LOT 99	13+86.33	WP01	WS-LOT 124	10+51.79	WP02
WS-LOT 100	14+36.33	WP01	WS-LOT 125	10+61.86	WP02
WS-LOT 101	14+86.33	WP01	WS-LOT 126	11+13.86	WP02
WS-LOT 102	15+36.33	WP01	WS-LOT 127	11+63.86	WP02
WS-LOT 103	15+86.90	WP01	WS-LOT 128	12+13.86	WP02
WS-LOT 104	16+01.89	WP01	WS-LOT 129	12+63.86	WP02
WS-LOT 105	16+27.78	WP01	WS-LOT 130	13+13.86	WP02
WS-LOT 106	16+35.83	WP01	WS-LOT 131	13+63.86	WP02
WS-LOT 107	16+41.24	WP01	WS-LOT 132	10+55.31	WP02
WS-LOT 108	16+87.88	WP01	WS-LOT 133	11+11.82	WP02
WS-LOT 109	10+64.02	WP02	WS-LOT 134	11+61.82	WP02
WS-LOT 110	11+14.02	WP02	WS-LOT 135	12+11.82	WP02
WS-LOT 111	11+64.02	WP02	WS-LOT 136	12+61.82	WP02
WS-LOT 112	16+90.63	WP02	WS-LOT 137	13+11.82	WP02
WS-LOT 113	16+90.66	WP02	WS-LOT 138	13+61.82	WP02
WS-LOT 114	16+90.69	WP02	WS-LOT 139	14+11.78	WP02
WS-LOT 115	16+90.73	WP02	WS-LOT 140	14+47.53	WP02
WS-LOT 116	20+37.85	WP01	WS-LOT 141	14+55.45	WP02
WS-LOT 117	19+87.85	WP01	WS-LOT 142	15+15.17	WP02
WS-LOT 118	19+37.85	WP01	WS-LOT 143	15+65.17	WP02
WS-LOT 119	18+87.85	WP01	WS-LOT 144	16+15.17	WP02
WS-LOT 120	18+37.85	WP01	WS-LOT 145	16+65.17	WP02
WS-LOT 121	17+87.85	WP01	WS-LOT 146	21+50.68	WP01



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.



Know what's below.  
Call before you dig.

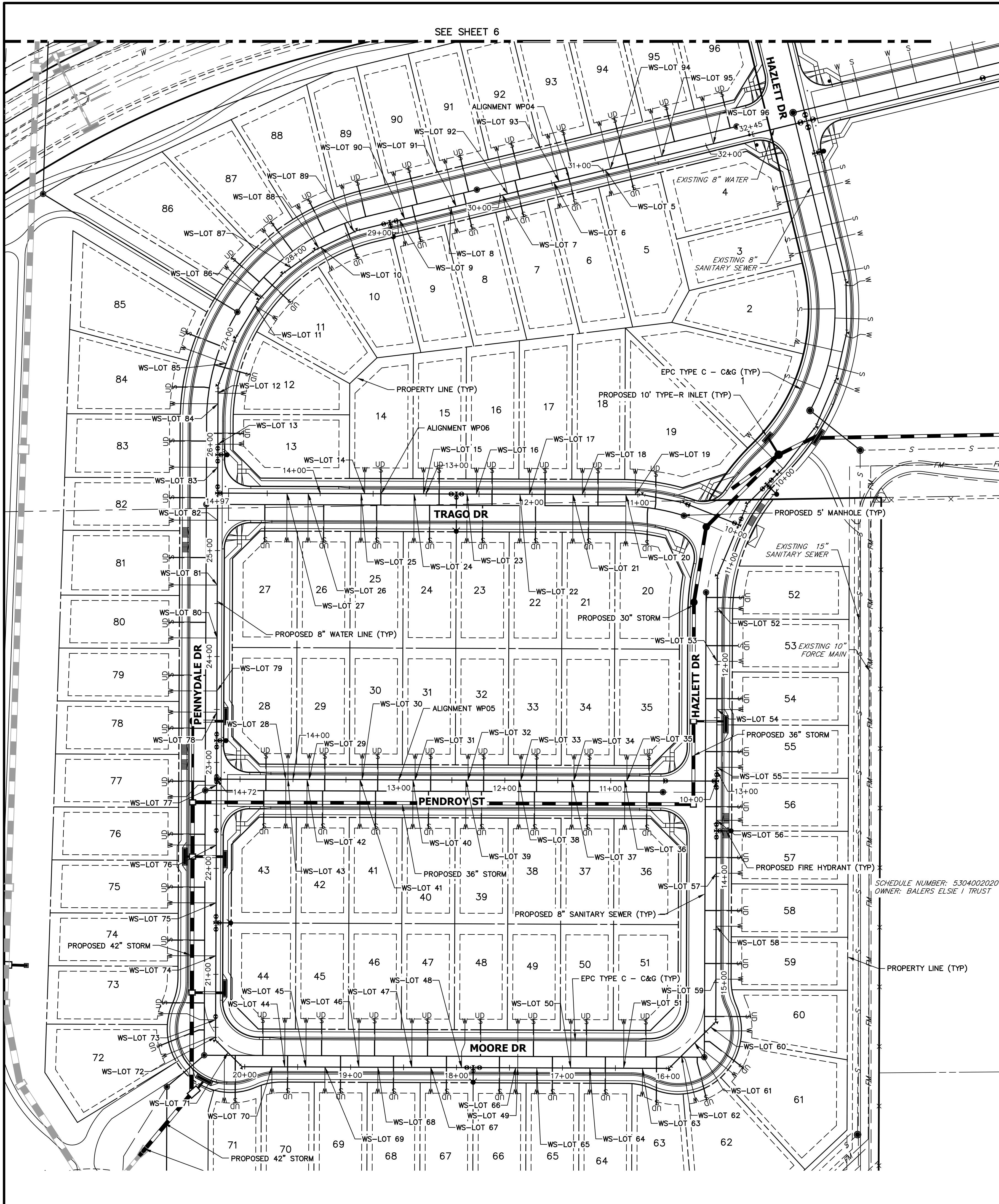
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike A. Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING  
DATE **10/10/23**

STERLING RANCH FILING 4	WATER PLAN	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY	DATE	BY
					10/09/23	
SHEET 6	OF 9					
JOB NO.	25188.11					

UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
AGENCIES, OR ENGINEERING  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

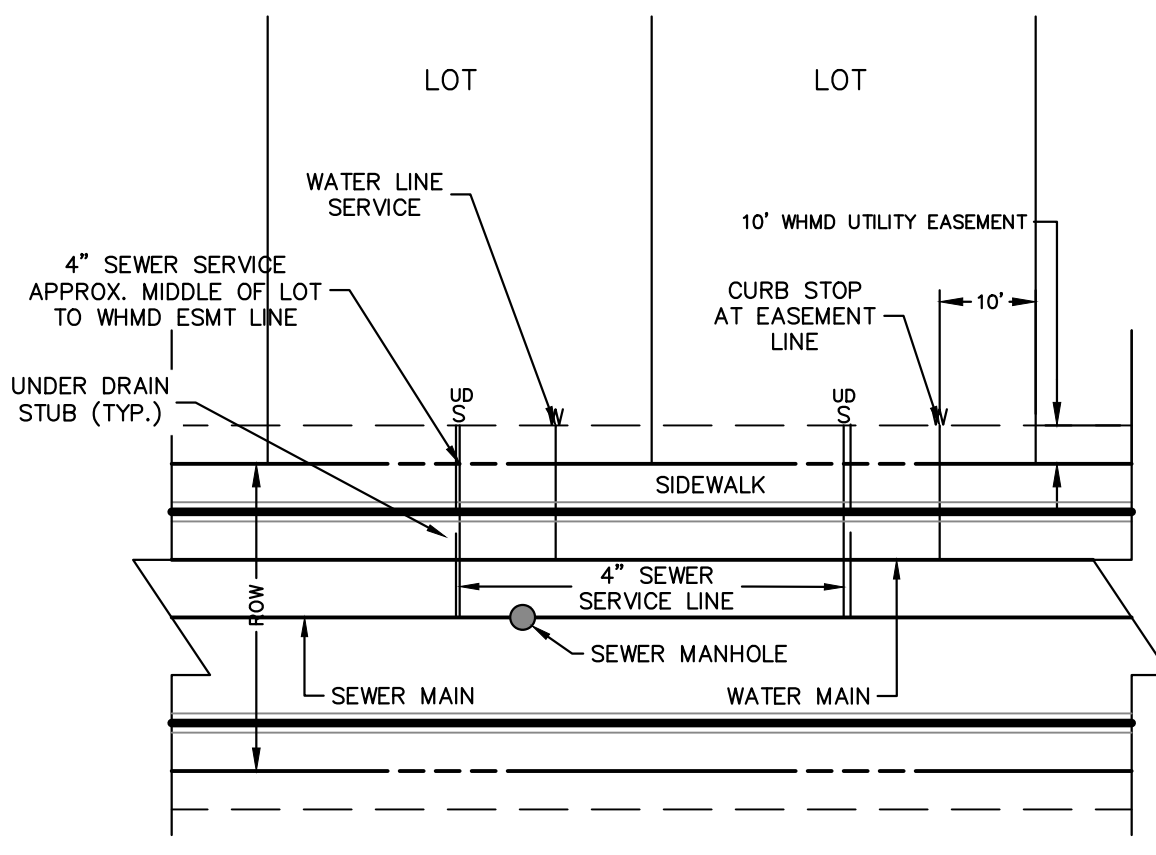
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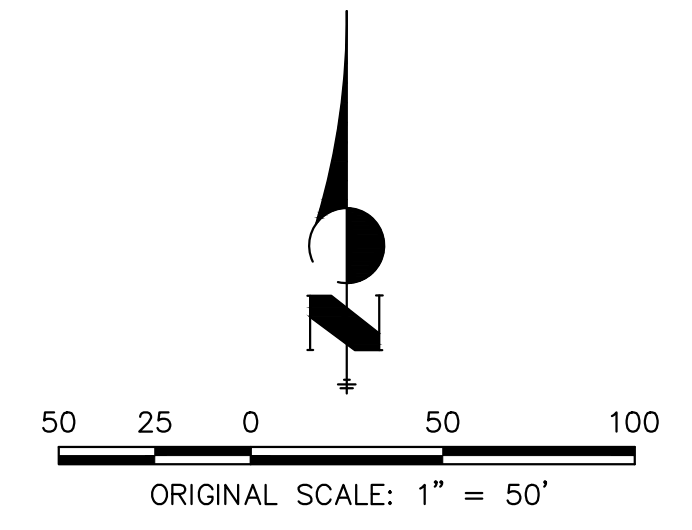
WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 5	31+02.05	WP04	WS-LOT 25	13+36.76	WP05
WS-LOT 6	30+52.05	WP04	WS-LOT 26	13+86.76	WP05
WS-LOT 7	30+02.05	WP04	WS-LOT 27	14+06.76	WP05
WS-LOT 8	29+52.05	WP04	WS-LOT 28	14+06.77	WP05
WS-LOT 9	29+02.05	WP04	WS-LOT 29	13+84.77	WP05
WS-LOT 10	28+23.06	WP04	WS-LOT 30	13+34.77	WP05
WS-LOT 11	27+39.04	WP04	WS-LOT 31	12+84.77	WP05
WS-LOT 12	26+48.49	WP04	WS-LOT 32	12+34.77	WP05
WS-LOT 13	26+00.43	WP04	WS-LOT 33	11+84.77	WP05
WS-LOT 14	13+33.35	WP05	WS-LOT 34	11+34.77	WP05
WS-LOT 15	12+77.85	WP05	WS-LOT 35	10+84.77	WP05
WS-LOT 16	12+27.85	WP05	WS-LOT 36	10+86.77	WP05
WS-LOT 17	11+77.85	WP05	WS-LOT 37	11+36.77	WP05
WS-LOT 18	11+27.85	WP05	WS-LOT 38	11+86.77	WP05
WS-LOT 19	10+77.86	WP05	WS-LOT 39	12+36.77	WP05
WS-LOT 20	10+86.76	WP05	WS-LOT 40	12+86.77	WP05
WS-LOT 21	11+36.76	WP05	WS-LOT 41	13+36.77	WP05
WS-LOT 22	11+86.76	WP05	WS-LOT 42	13+86.77	WP05
WS-LOT 23	12+36.76	WP05	WS-LOT 43	14+04.77	WP05
WS-LOT 24	12+86.76	WP05	WS-LOT 44	19+62.19	WP04


WATER SERVICE TABULATION			WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 45	19+42.19	WP04	WS-LOT 65	17+24.25	WP04	WS-LOT 85	26+77.94	WP04
WS-LOT 46	18+92.19	WP04	WS-LOT 66	17+44.25	WP04	WS-LOT 86	27+48.93	WP04
WS-LOT 47	18+42.19	WP04	WS-LOT 67	18+24.25	WP04	WS-LOT 87	27+88.87	WP04
WS-LOT 48	17+95.25	WP04	WS-LOT 68	18+74.25	WP04	WS-LOT 88	28+21.01	WP04
WS-LOT 49	17+42.19	WP04	WS-LOT 69	19+24.25	WP04	WS-LOT 89	28+57.89	WP04
WS-LOT 50	16+92.19	WP04	WS-LOT 70	19+74.25	WP04	WS-LOT 90	29+07.05	WP04
WS-LOT 51	16+42.19	WP04	WS-LOT 71	20+21.06	WP04	WS-LOT 91	29+57.05	WP04
WS-LOT 52	11+46.50	WP04	WS-LOT 72	20+40.73	WP04	WS-LOT 92	30+07.05	WP04
WS-LOT 53	11+96.81	WP04	WS-LOT 73	20+57.09	WP04	WS-LOT 93	30+57.05	WP04
WS-LOT 54	12+42.31	WP04	WS-LOT 74	21+17.44	WP04	WS-LOT 94	31+07.05	WP04
WS-LOT 55	12+96.81	WP04	WS-LOT 75	21+67.44	WP04	WS-LOT 95	31+57.05	WP04
WS-LOT 56	13+46.81	WP04	WS-LOT 76	22+21.94	WP04	WS-LOT 96	32+07.05	WP04
WS-LOT 57	13+96.81	WP04	WS-LOT 77	22+78.48	WP04			
WS-LOT 58	14+46.81	WP04	WS-LOT 78	23+47.44	WP04			
WS-LOT 59	14+96.81	WP04	WS-LOT 79	23+67.44	WP04			
WS-LOT 60	15+44.04	WP04	WS-LOT 80	24+17.44	WP04			
WS-LOT 61	15+65.22	WP04	WS-LOT 81	24+67.44	WP04			
WS-LOT 62	15+82.66	WP04	WS-LOT 82	25+28.58	WP04			
WS-LOT 63	16+24.46	WP04	WS-LOT 83	25+78.58	WP04			
WS-LOT 64	16+74.25	WP04	WS-LOT 84	26+38.57	WP04			

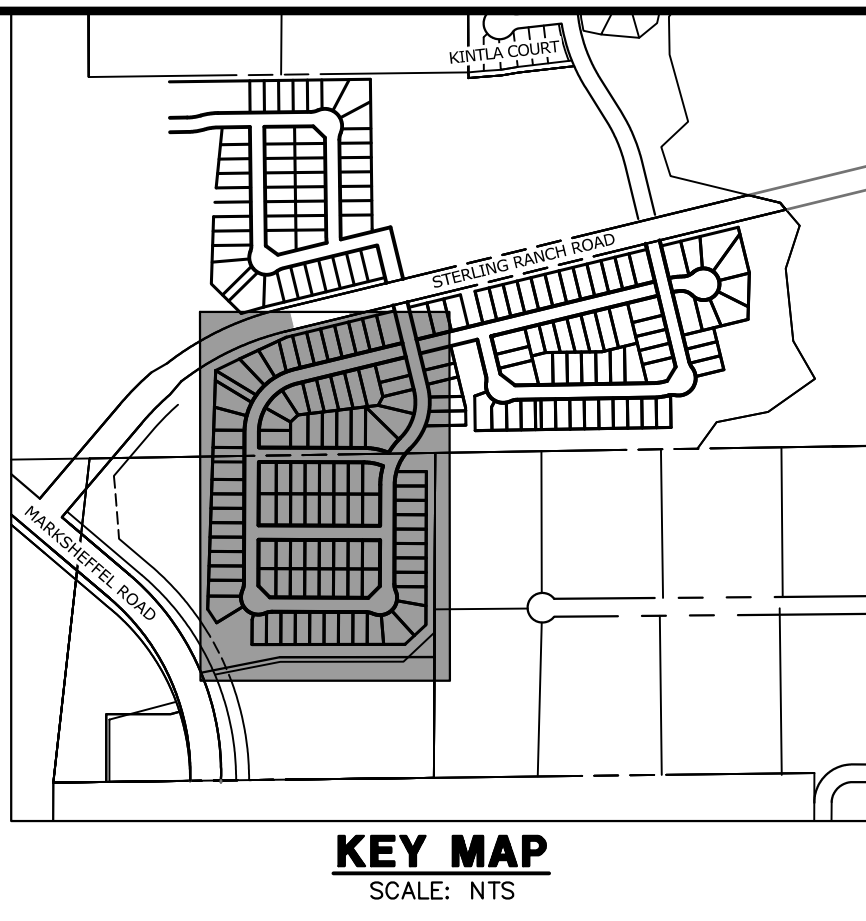


**NOTES:**

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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, INC.  
 DATE: 10/10/23



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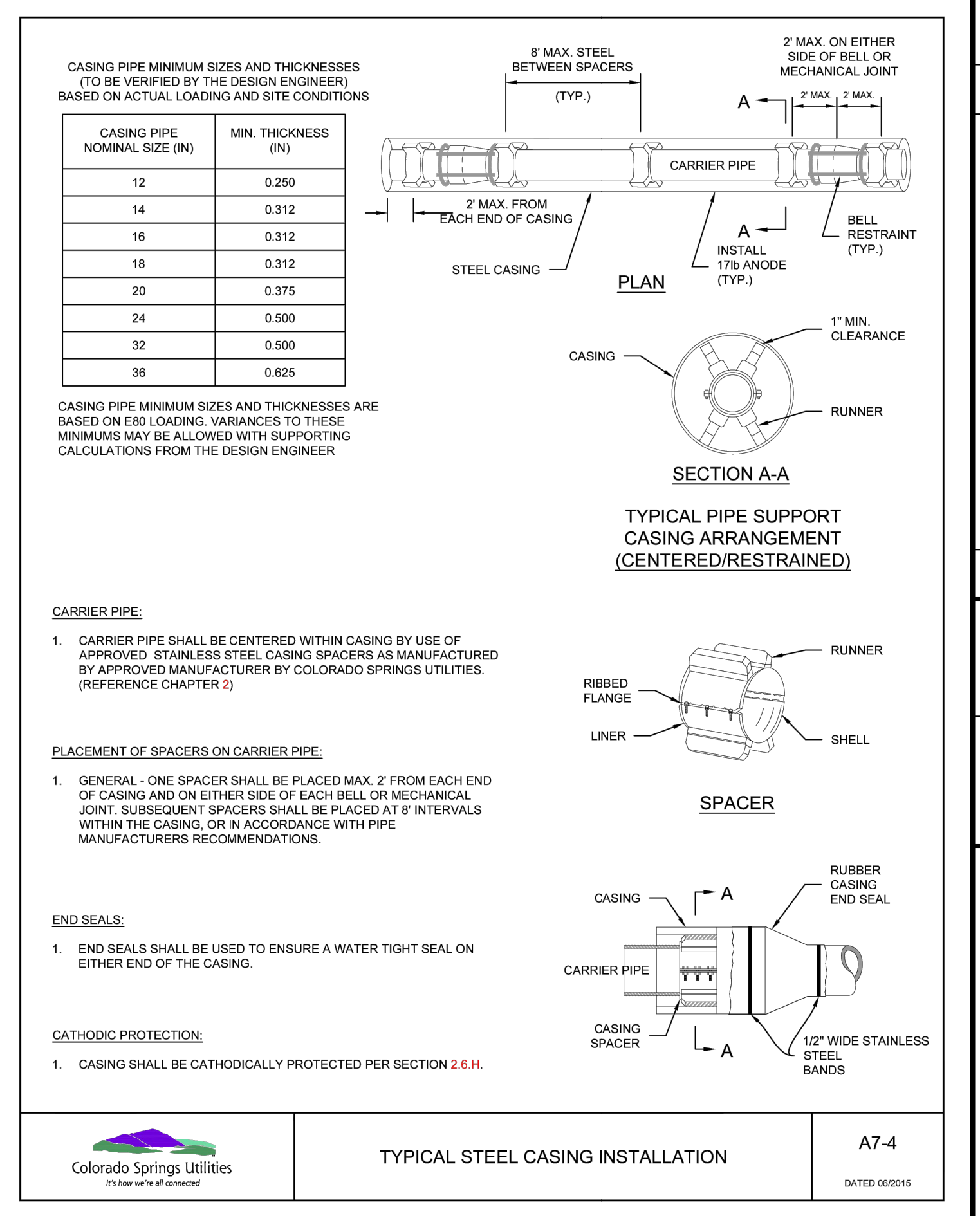
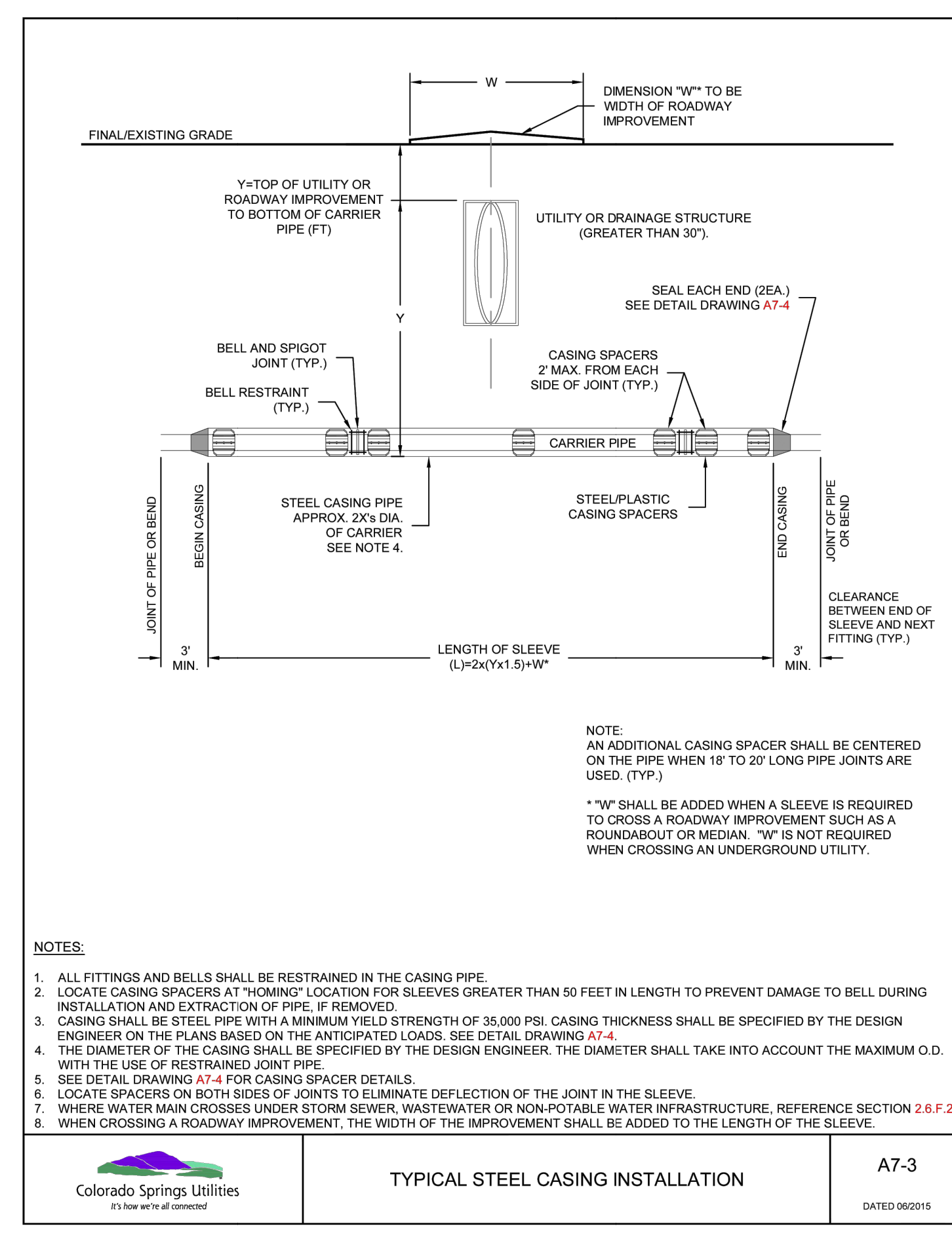
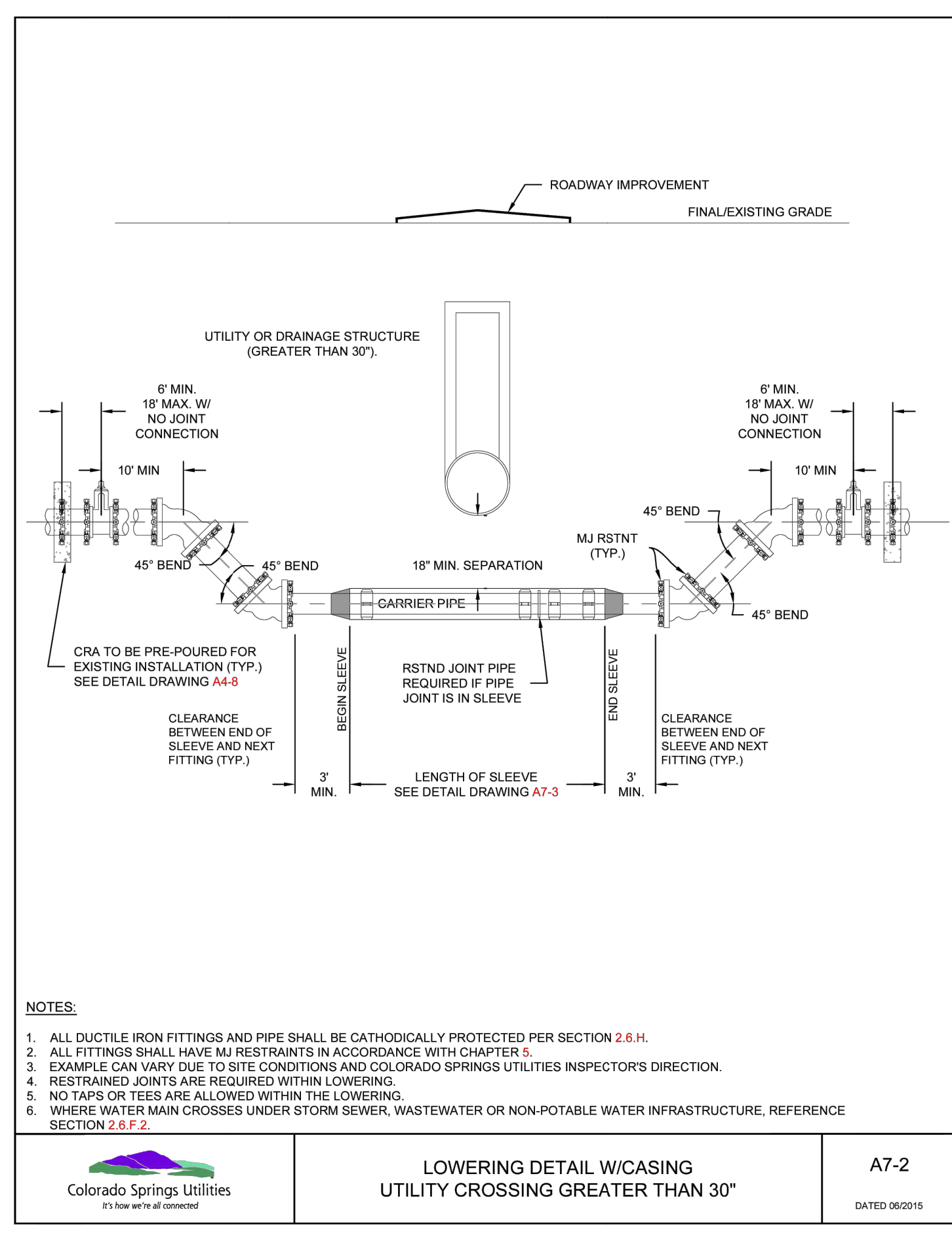
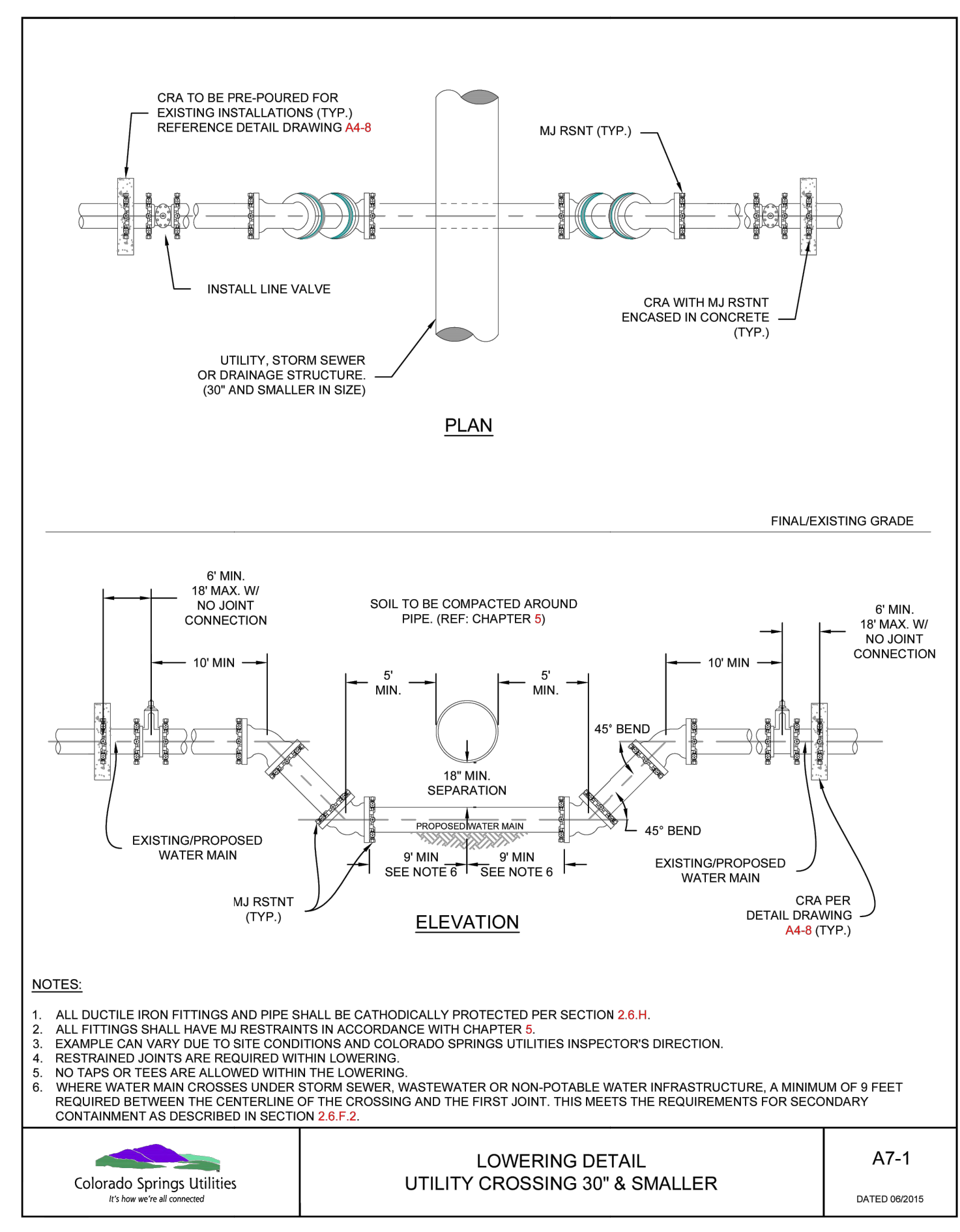
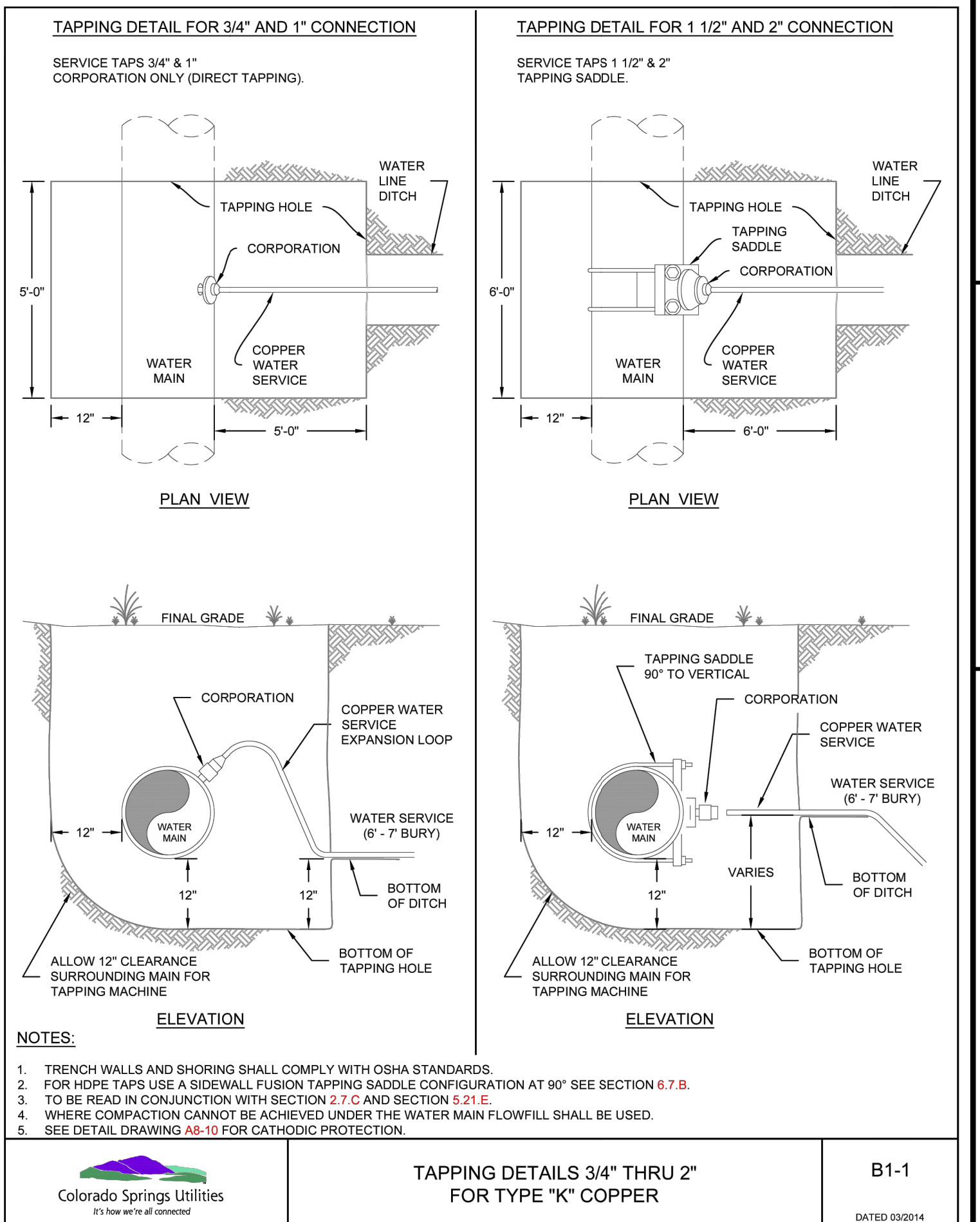
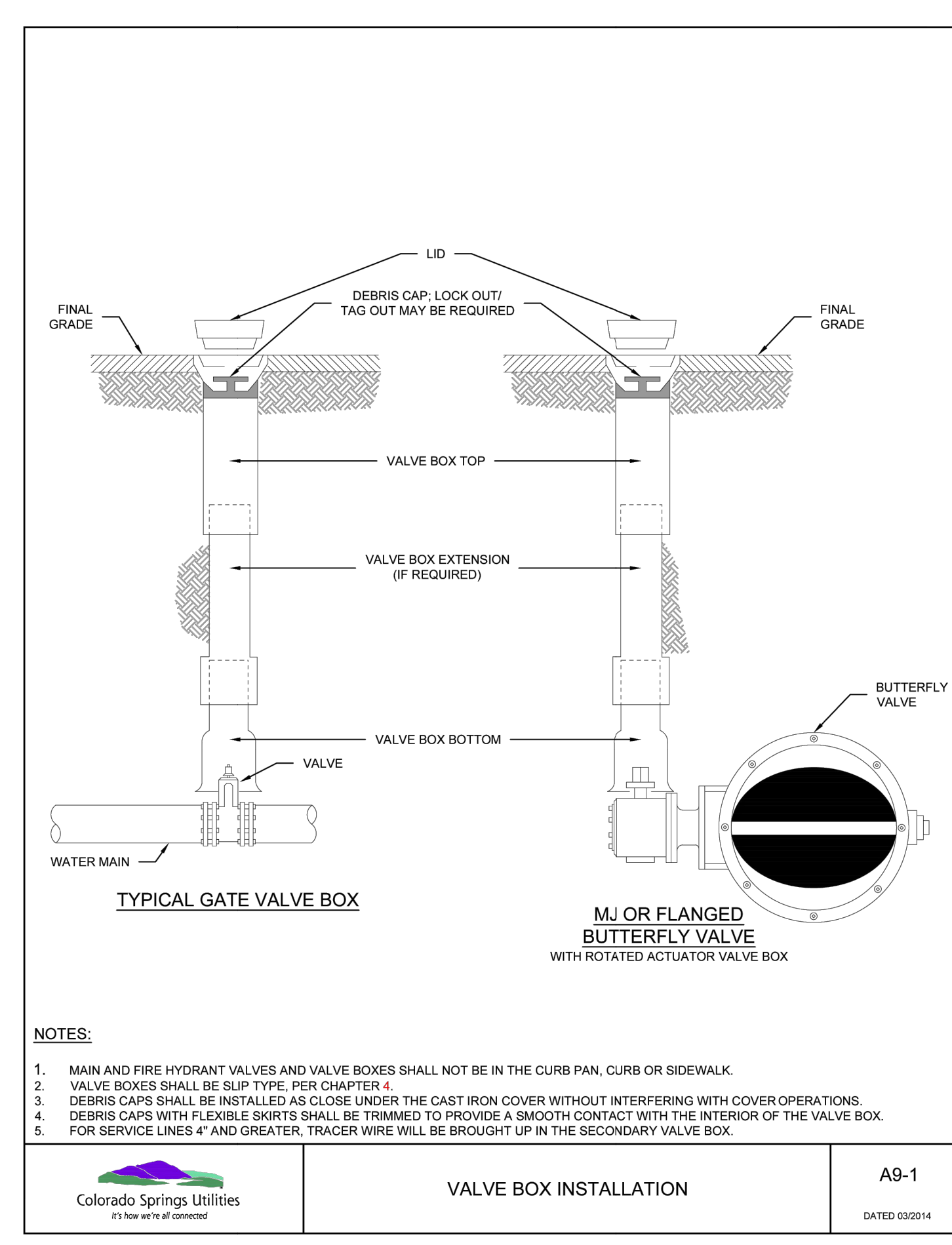
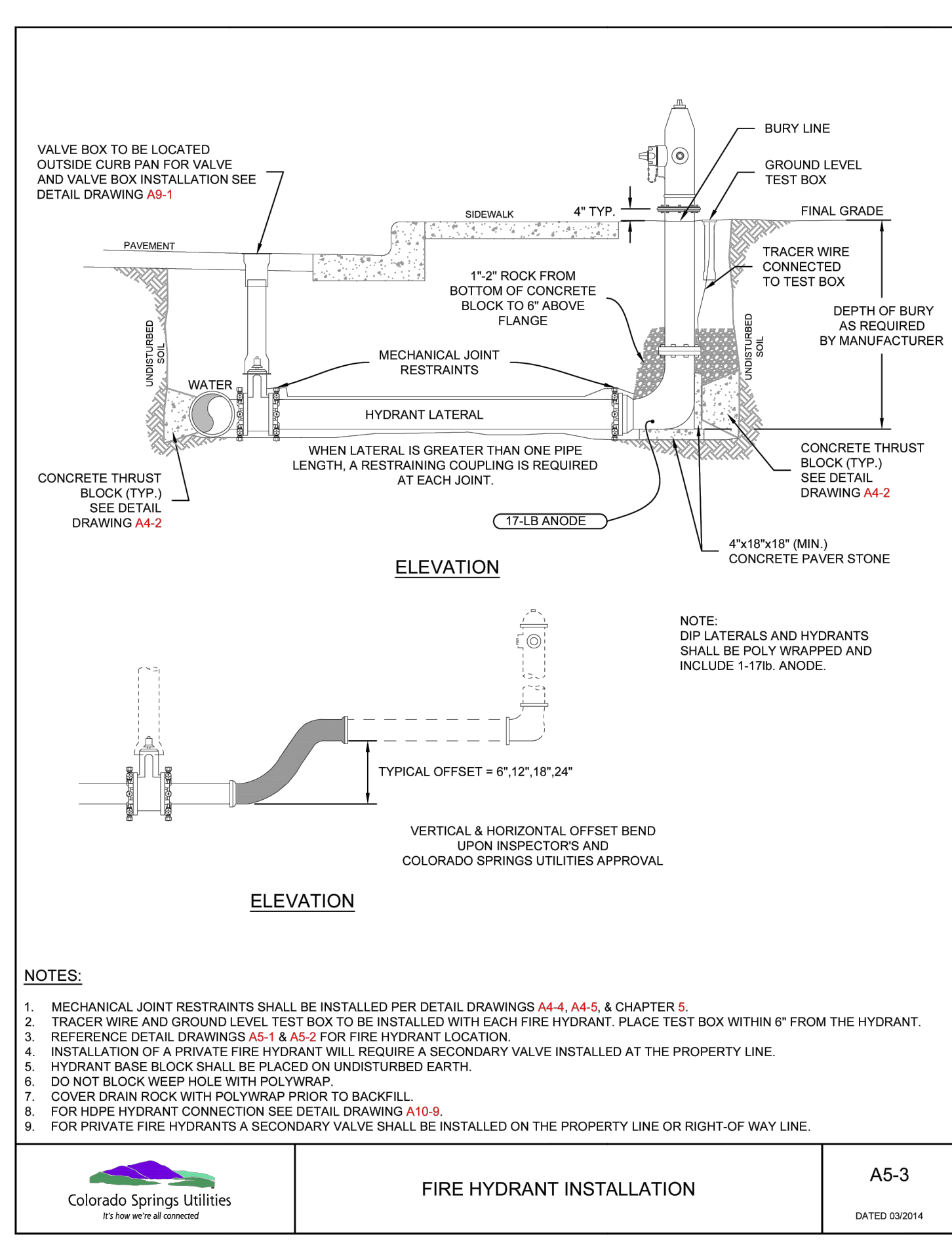
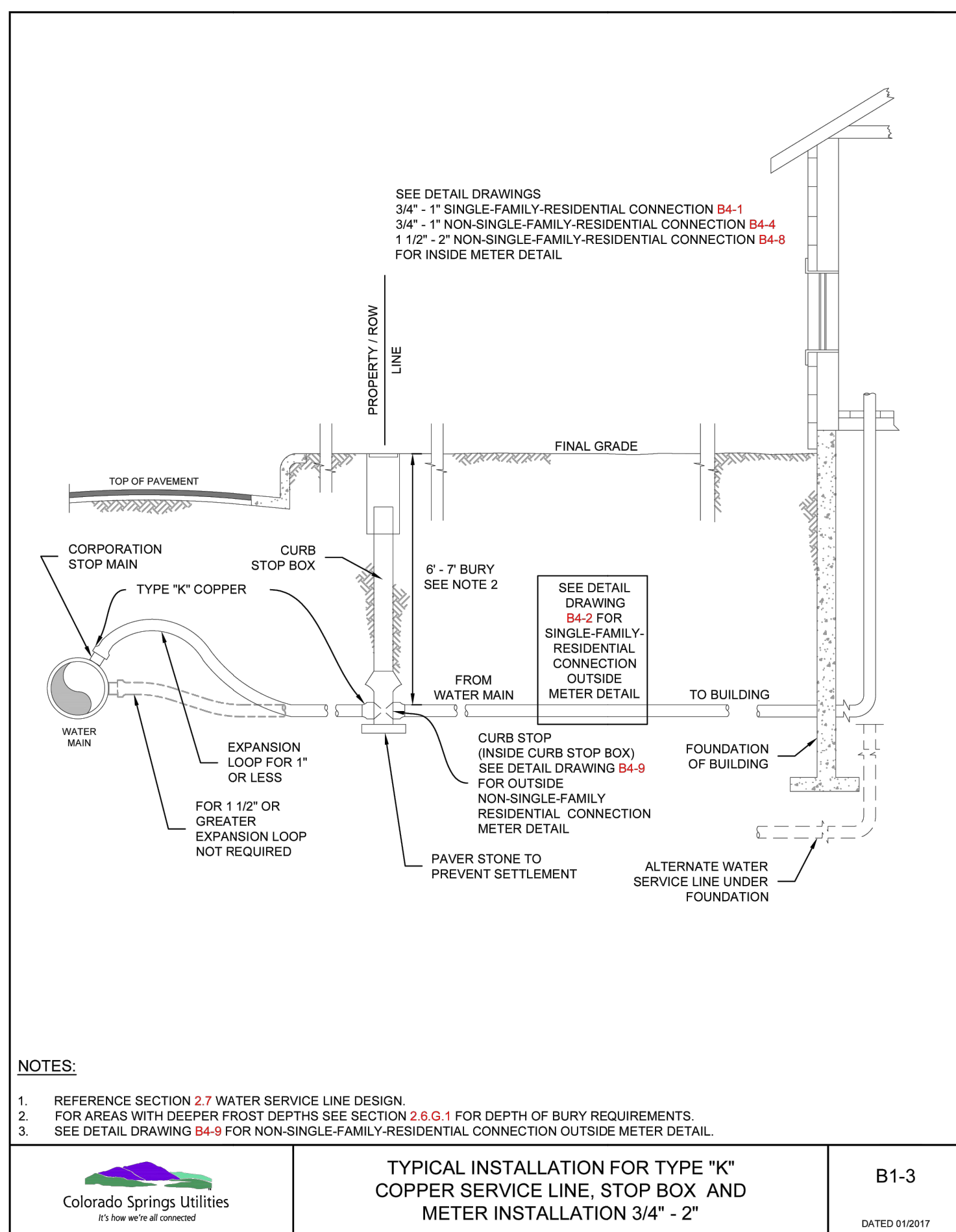
BY	DATE	REVISION

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

STERLING RANCH FILING 4  
WATER PLAN  
SHEET 7 OF 9  
JOB NO. 25188.11







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No.	REVISION	BY		DATE	
		BY	DATE	BY	DATE
N/A	N/A				
N/A	N/A				
10/09/23					
N/A	N/A				
N/A	N/A				

**STERLING RANCH FILING 4**

**WATER DETAILS**

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

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

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

DATE: 10/10/23

SHEET 9 OF 9  
JOB NO. 25188.11