

RETREAT AT TIMBERRIDGE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION DRAWINGS

DECEMBER 2022

GENERAL CONSTRUCTION NOTES:

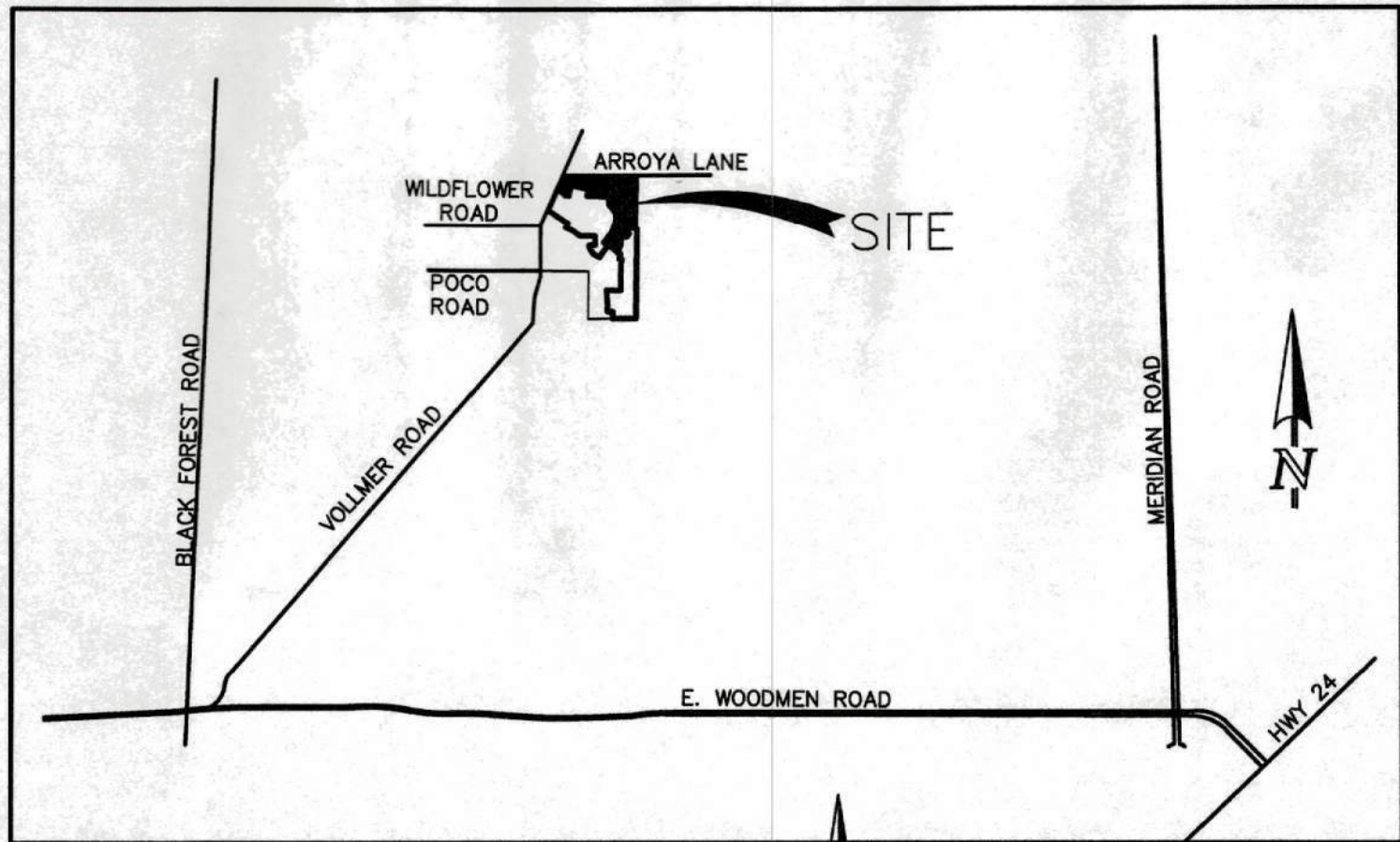
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- 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.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 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 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 DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH STERLING RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE STERLING RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 288'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN)

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

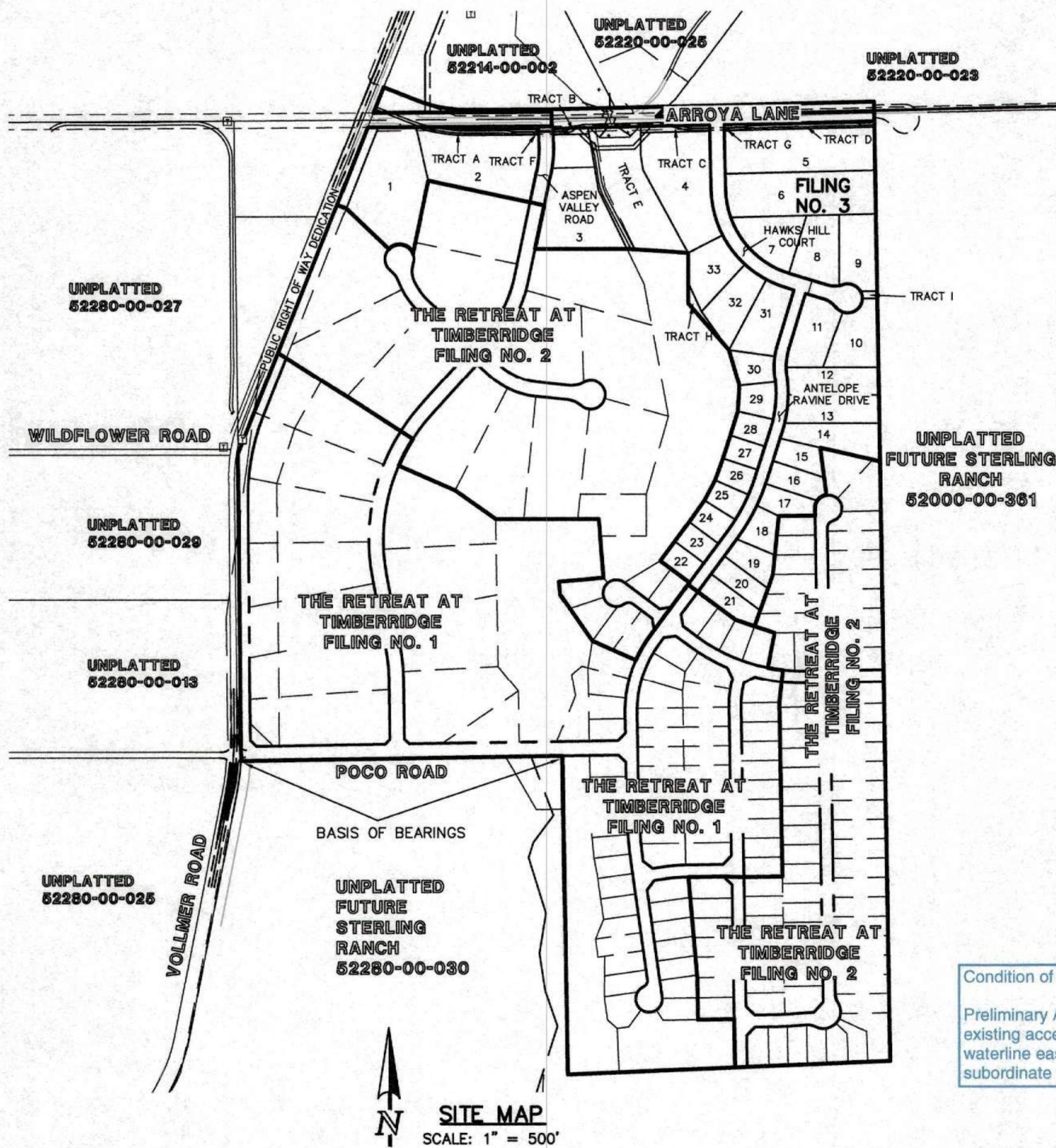
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 - 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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.

SHEET INDEX

SHEET 1 OF 7	TITLE SHEET
SHEET 2 OF 7	PUBLIC WATER & PUBLIC SANITARY SEWER PLAN AND PROFILES
SHEET 3 OF 7	UTILITY SERVICE PLAN
SHEET 4 OF 7	24" DIP WATER MAIN
SHEET 5-6 OF 7	8" PVC RAW WATER PLAN & PROFILE
SHEET 7 OF 7	DETAIL SHEET



VICINITY MAP
N.T.S.



SITE MAP
SCALE: 1" = 500'

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28" W A DISTANCE OF 1326.68 FEET.

Condition of Approval:

Preliminary Acceptance of Arroyo Lane will not be issued until the existing access easement along Arroyo Lane and the existing FAWWA waterline easement crossing Arroyo Lane have been vacated or made subordinate to El Paso County Right of Way for Arroyo Lane.

BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "NO 30 2006 PLS 10376" LOCATED 30' EAST OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7168.20

BENCH MARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "2006 PLS 10376" LOCATED AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

AGENCIES:

OWNER/DEVELOPER:	TIMBERRIDGE DEVELOPMENT GROUP, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND, (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MR. JEFF RICE (719) 520-7877
DISTRICT ENGINEER:	FALCON AREA WATER & WASTEWATER AUTHORITY (FAWWA) 5540 TECH CENTER DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80919 MR. JOHN MCGINN, P.E. (719) 227-0072
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1800 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE RESCUE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF PJ LANGMAID, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

11/10/2023
DATE

OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND
FOR AND ON BEHALF OF TIMBERRIDGE DEVELOPMENT GROUP, LLC

11/9/2023
DATE

EL PASO COUNTY:

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 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 DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. / EOM ADMINISTRATOR
DATE 8/19/2024

FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA)

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF FAWWA

8/14/24
DATE

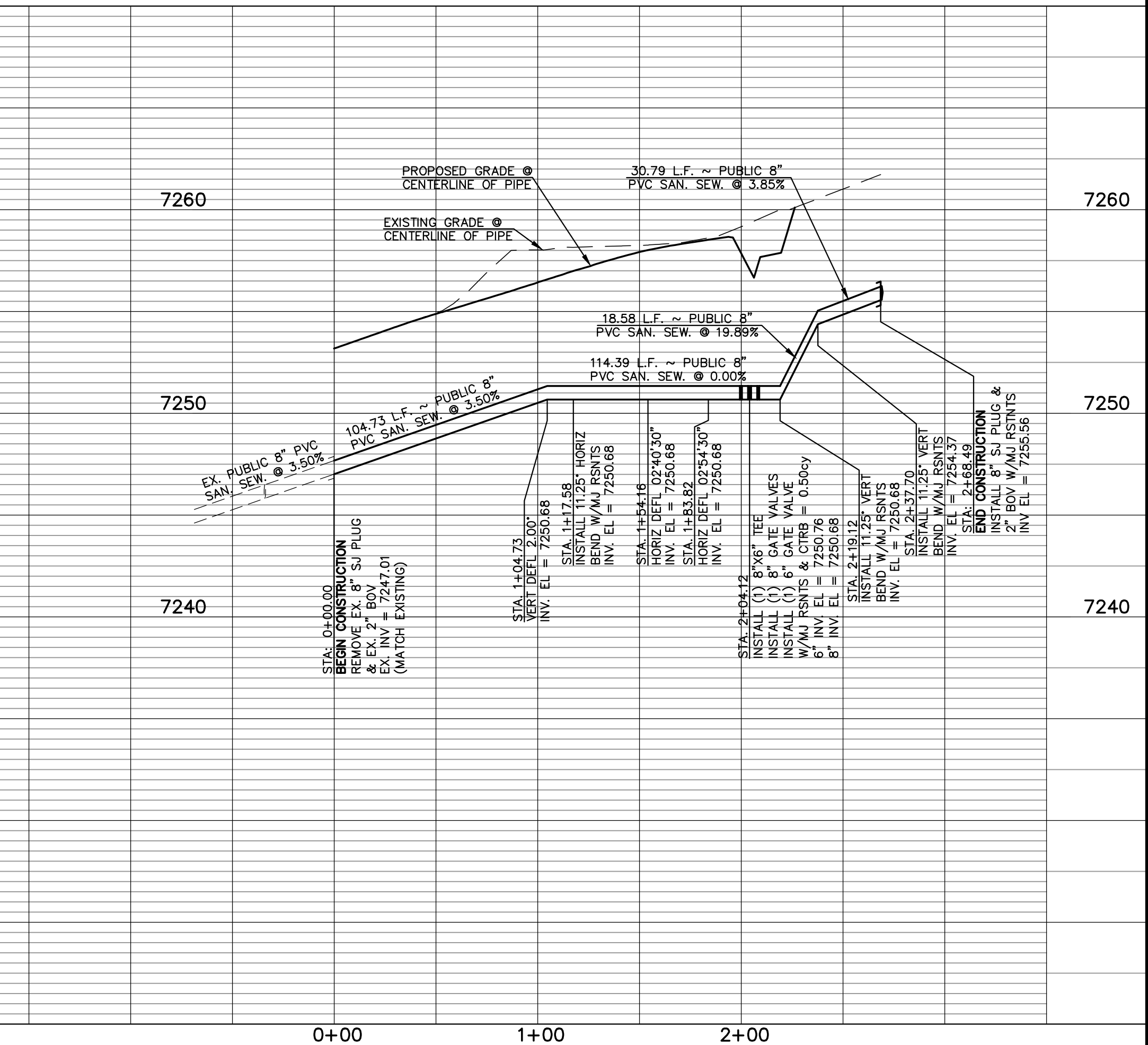
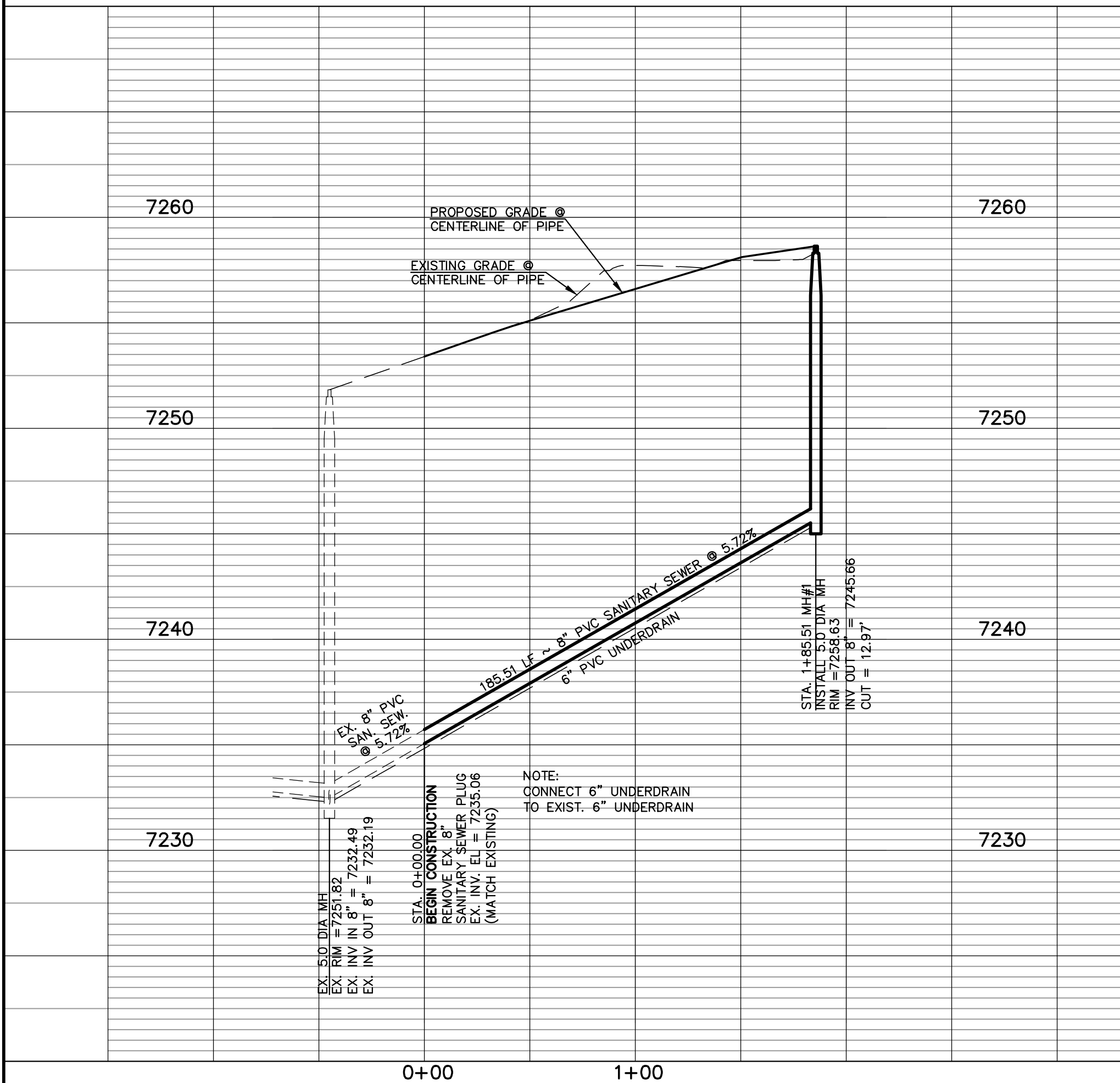
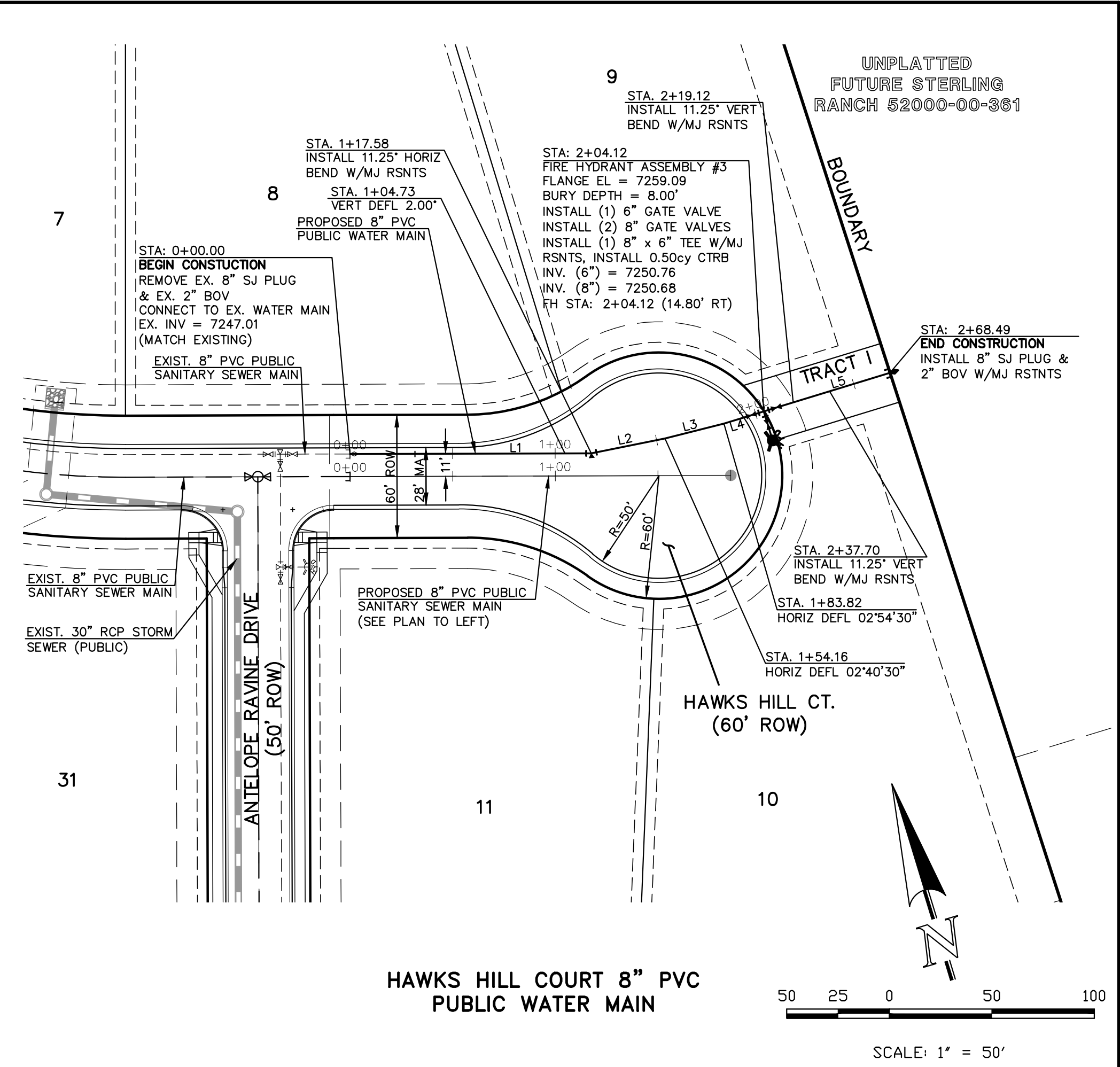
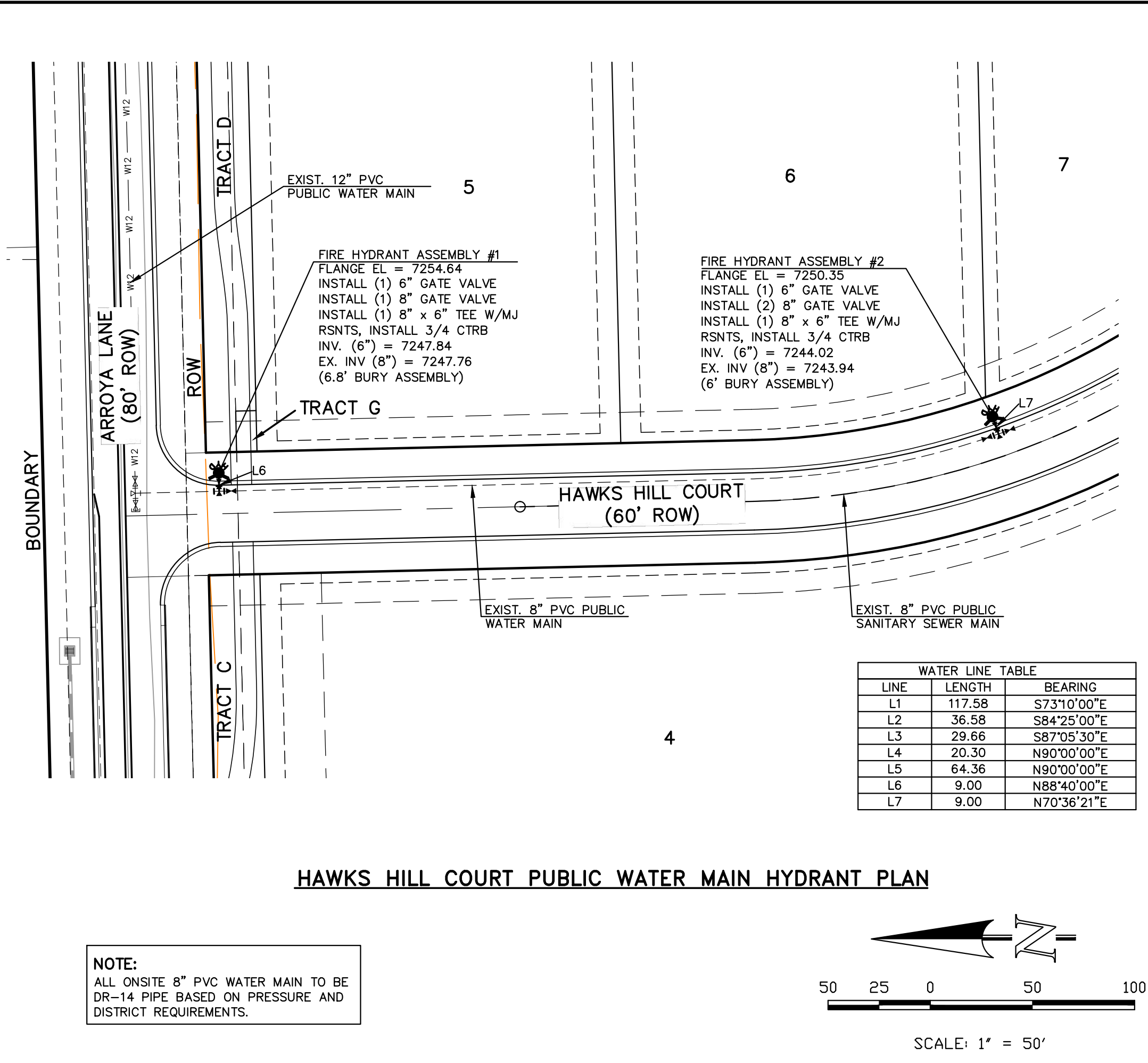
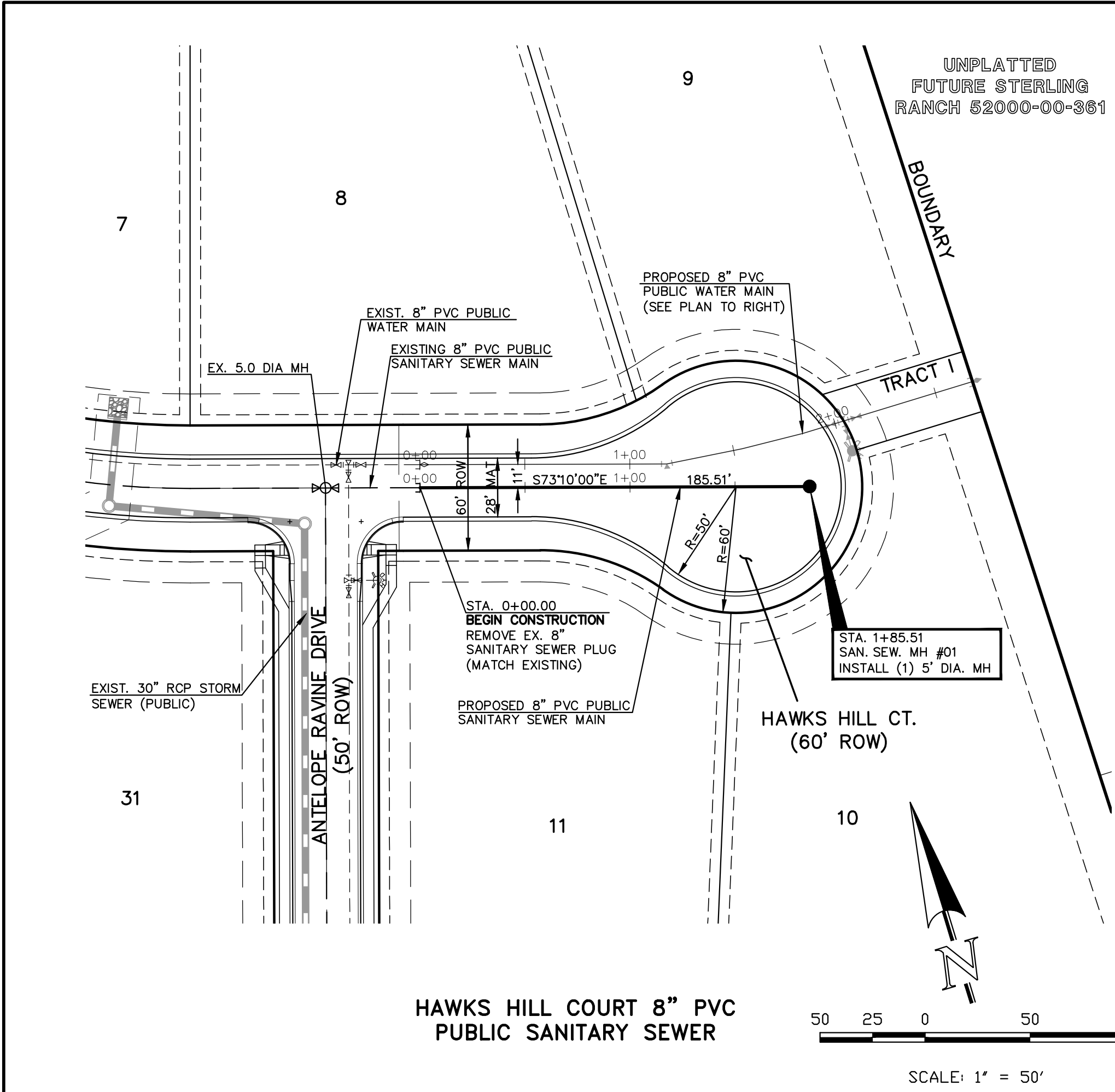
BLACK FOREST FIRE RESCUE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE RESCUE PROTECTION DISTRICT
DATE 8/13/24

PCD No. SF-22-041

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:
	1 REVISED PER COUNTY COMMENTS	9/21/23	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			MARC A. WHORTON, COLORADO P.E. #37155
			11/10/2023
			DATE
			619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(fax)
			CLASSIC CONSULTING
			RETREAT AT TIMBERRIDGE FILING NO. 3 UTILITY CONSTRUCTION DRAWINGS TITLE SHEET
			DESIGNED BY PRA SCALE DATE 12-8-2022
			DRAWN BY PRA (H) 1"= N/A SHEET 1 OF 7
			CHECKED BY (V) 1"= N/A JOB NO. 1185.30



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	11/9/23

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

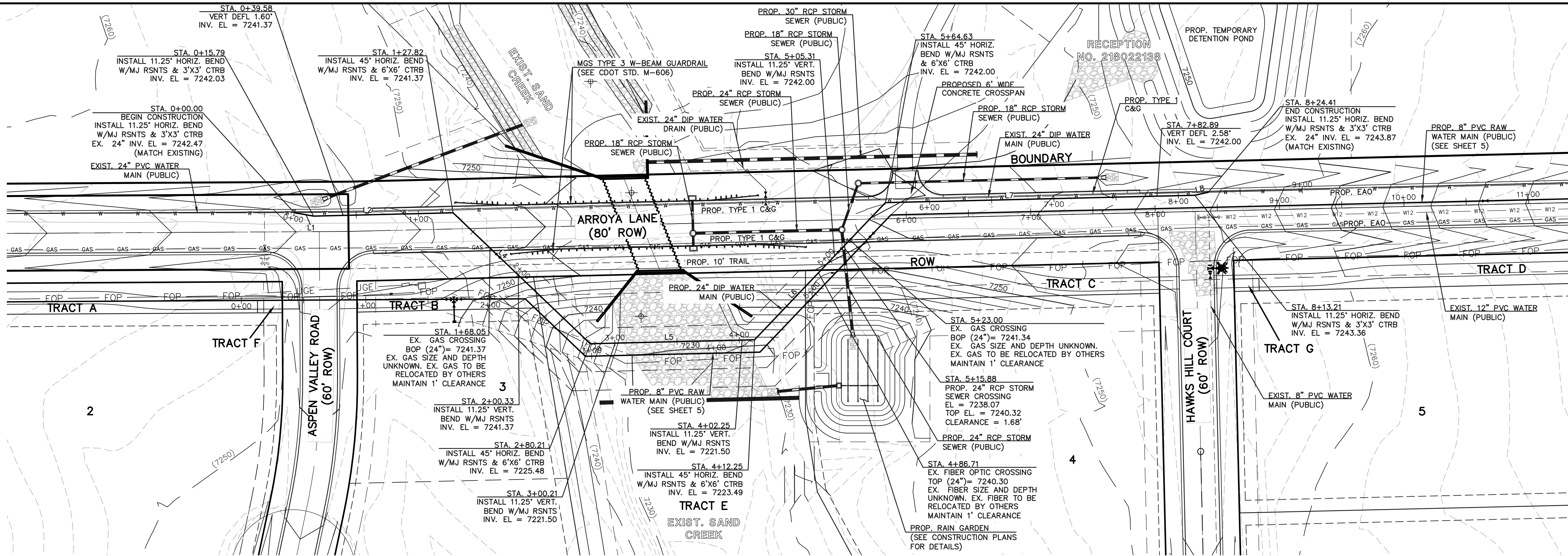
11/10/2023

DATE

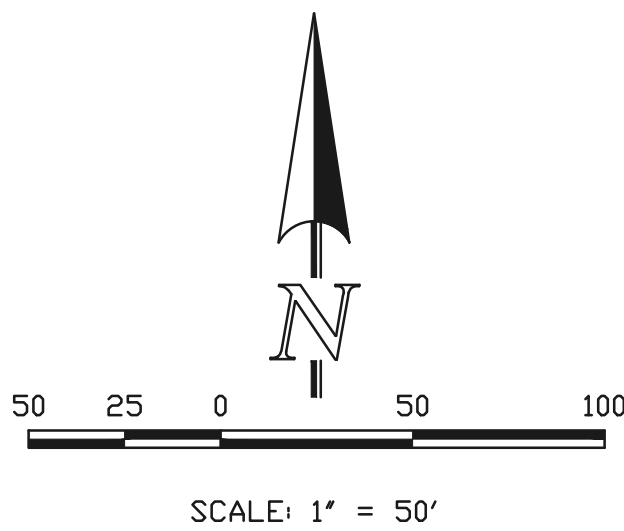
CLASSIC CONSULTING

RETREAT AT TIMBERIDGE FILING NO. 3
UTILITY CONSTRUCTION PLANS
8" PVC PUBLIC SAN. SEWER & WATER PLANS
HAWKS HILL COURT

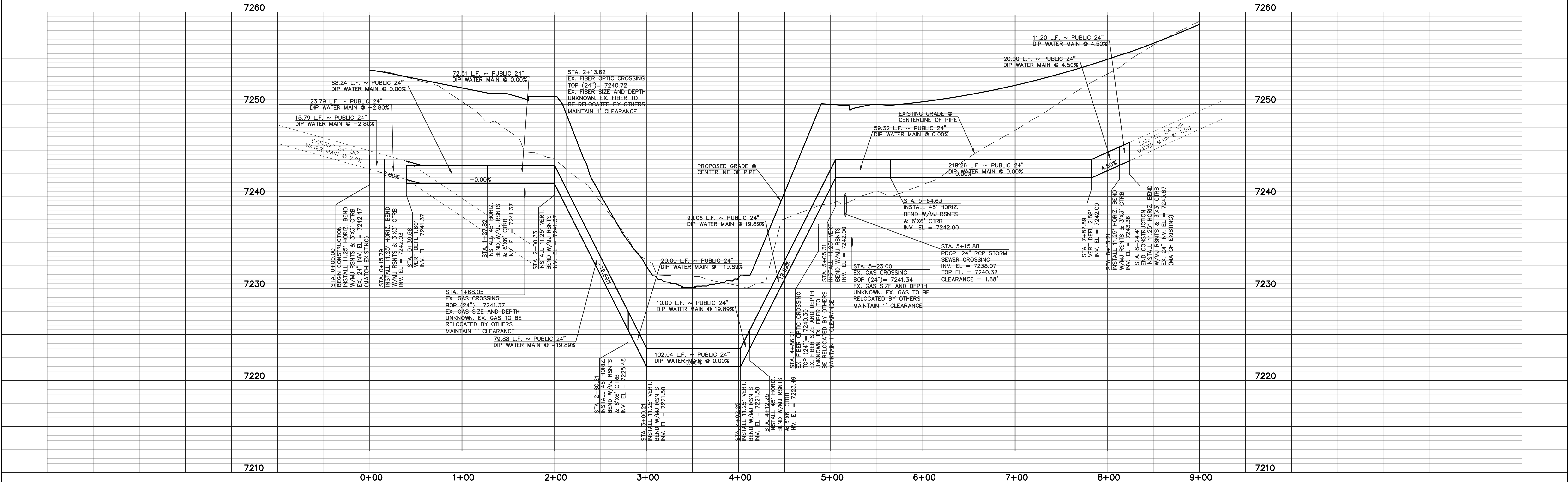
DESIGNED BY	PRA	SCALE	DATE	12-8-2022
DRAWN BY	PRA	(H) 1"= 50'	SHEET	2 OF 7
CHECKED BY	(V) 1"= 5'	JOB NO.	1185.30	



WATER LINE TABLE		
LINE	LENGTH	BEARING
L1	15.79	S80°06'05"E
L2	112.03	N88°38'55"E
L3	NOT USED	
L4	152.38	S46°21'06"E
L5	132.04	N88°38'54"E
L6	152.38	N43°38'54"E
L7	248.58	N88°38'55"E
L8	11.20	N77°23'55"E



ARROYA LANE EXISTING 24" DIP PUBLIC WATER MAIN RELOCATION PLAN




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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

#37155

11/10/2023
DATE

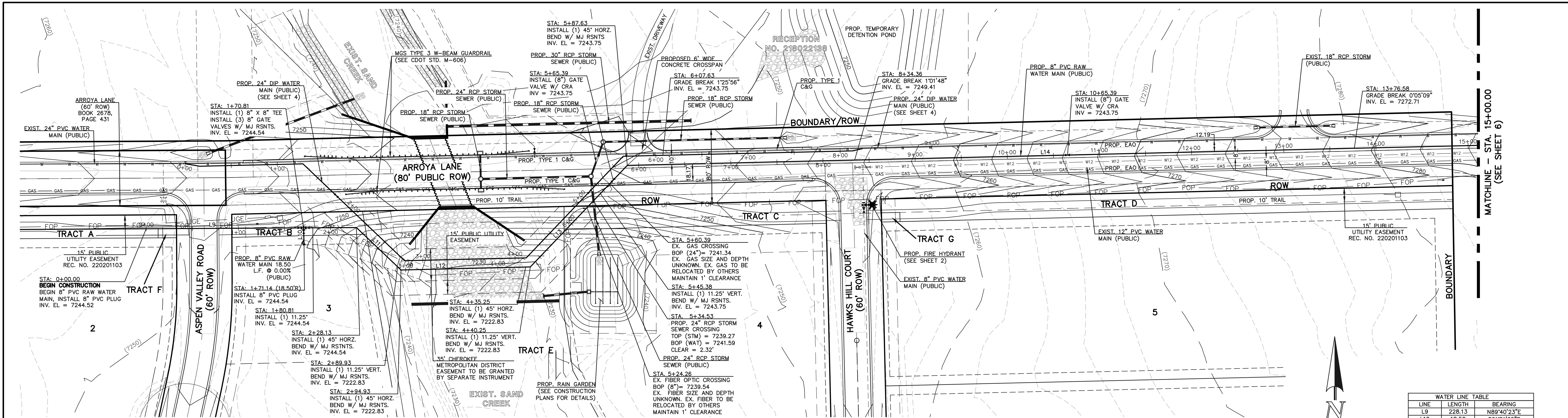
RETREAT AT TIMBERIDGE FILING NO. 3
UTILITY CONSTRUCTION PLANS
EX. 24" DIP PUBLIC WATER MAIN RELOCATION
ARROYA LANE

DESIGNED BY	PRA	SCALE	DATE	12-8-2022
DRAWN BY	PRA	(H) 1"= 50'	SHEET	3 OF 7
CHECKED BY		(V) 1"= 5'	JOB NO.	1185.30

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

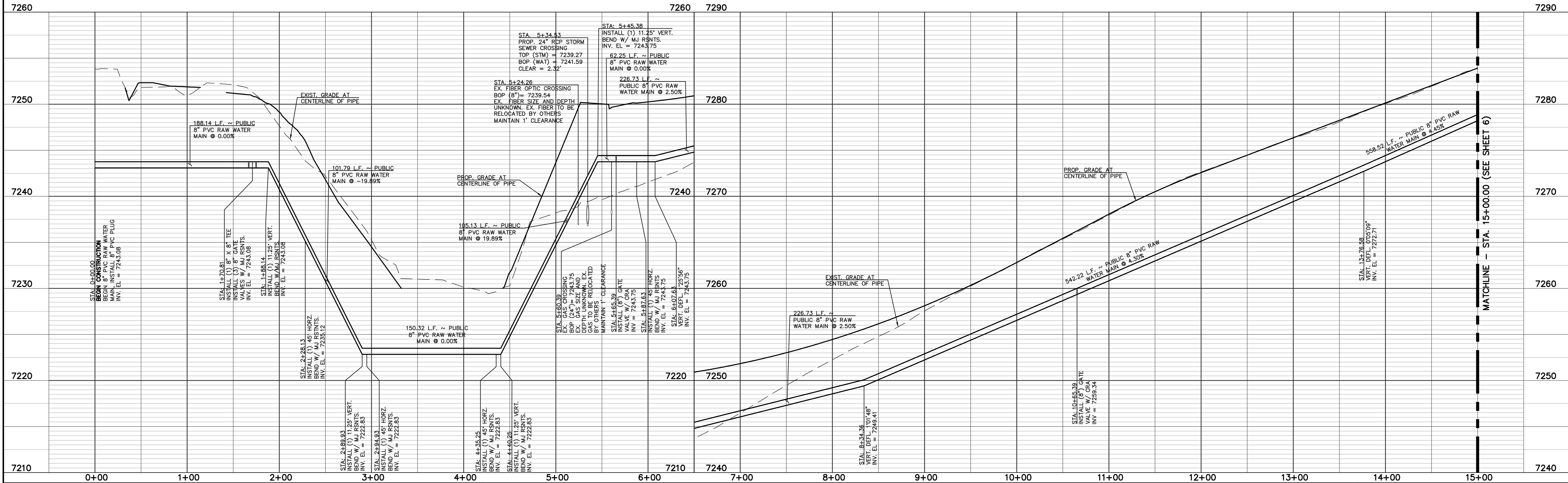
(719) 785-0790
(719) 785-0799 (Fax)

CLASSIC
CONSULTING



WATER LINE TABLE		
LINE	LENGTH	BEARING
L9	228.13	N89°40'23"E
L10	18.50	S01°21'05"E
L11	66.79	S46°21'06"E
L12	140.33	N88°38'54"E
L13	152.38	N43°38'54"E
L14	1732.27	N88°38'55"E

ARROYA LANE 8" PVC PUBLIC RAW WATER MAIN PLAN



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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED ENGINEER
37155
11/10/2023

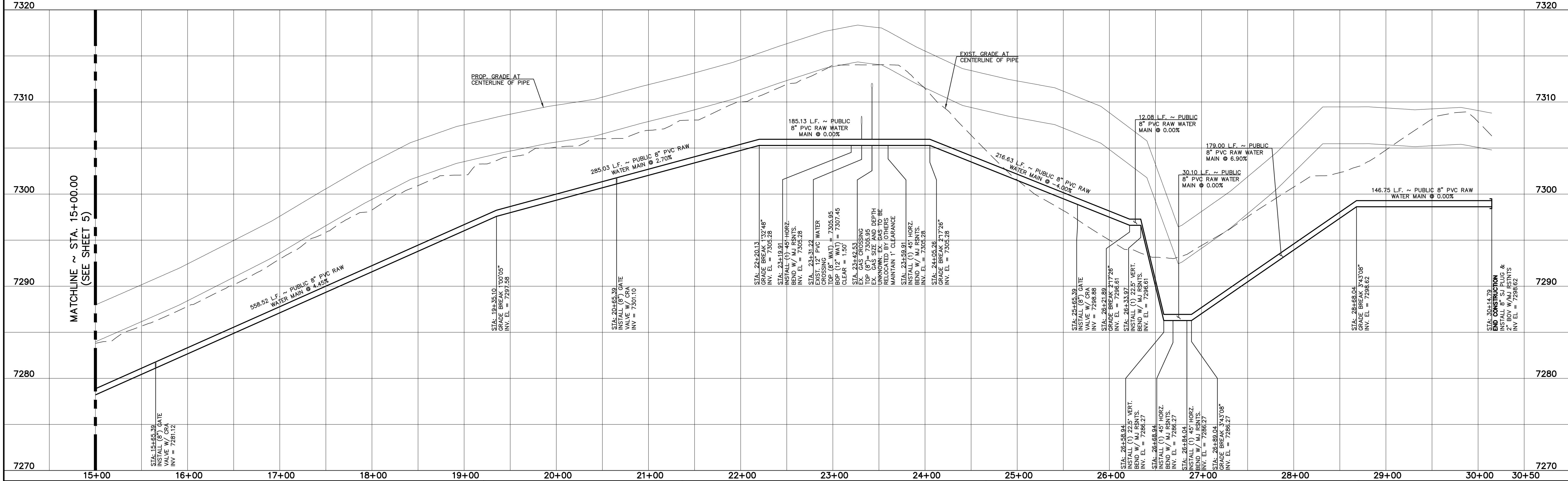
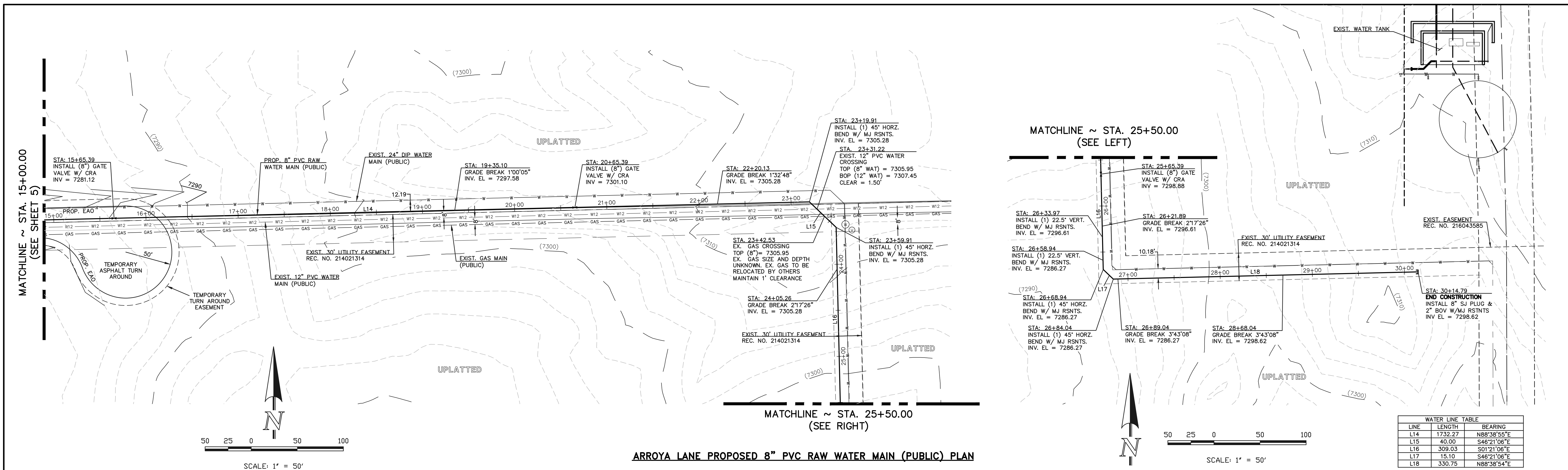


RETREAT AT TIMBERIDGE FILING NO. 3
UTILITY CONSTRUCTION PLANS
PROP. 8" PVC RAW WATER MAIN (PUBLIC)
ARROYA LANE

DESIGNED BY	ESO	SCALE	DATE	12-8-2022
DRAWN BY	ESO	(H) 1" = 50'	SHEET	4 OF 7
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.30	

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MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER
37155

11/10/2023

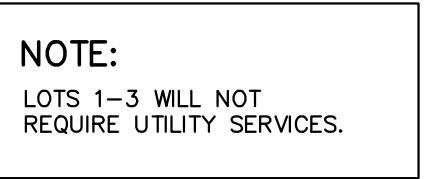
DATE

RETREAT AT TIMBERIDGE FILING NO. 3
UTILITY CONSTRUCTION PLANS
PROP. 8" PVC RAW WATER MAIN (PUBLIC)
ARROYA LANE

DESIGNED BY	PRA	SCALE	DATE
			12-8-2022

DRAWN BY	ESO	(H) 1"= 50'	SHEET 5 OF 7

CHECKED BY	(V) 1"= 5'	JOB NO.	1185.30



- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
- 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A "12X24X4" POST EXTENDING TO THE SURFACE OF THE GROUND 35' BELOW FINISH GRADE.
- 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A "6X24X4" POST EXTENDING 4' BELOW FINISH GRADE.
- 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
- 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
- 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
- 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
- 11.) HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
- 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS
- 13.) BASED ON SOIL & GEOLOGY REPORT PREPARED BY ENTECH ENGINEERING, DATES 4 - 33 MAY 2010. REQUIRE THE DRAINS THIS PLAN CONNECT TO THE EXISTING 6" UNDERDRAIN IN THE ADJACENT ROADWAY.

This site plan illustrates the layout of Tract B, which includes lots 7 through 31. The central feature is Antelope Ravine Drive, a 60-foot Right-of-Way (ROW) road. To the west, the road is bordered by Tract A and the 60-foot ROW of Disson Valley Trail. To the east, it is bordered by Tract C. The plan shows the proposed and existing sanitary sewer and storm sewer systems, including various pipe sizes (e.g., 8", 15", 30", 36" RCP) and materials (PVC, RCP). It also indicates the locations of water mains, sump inlets, and manholes. Specific notes mention that services for lots 16 and 17 were installed in a previous filing. The plan is oriented with North at the top, as indicated by the north arrow and scale bar in the bottom right corner.

TRACT B

TRACT A

TRACT C

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

ANTELOPE RAVINE DRIVE (60' ROW)

DISSON VALLEY TRAIL

OWLE PERCH LOOP

BOUNDARY

EX. 8" PVC SANITARY SEWER MAIN W/ ADJ. 6" UNDERDRAIN

EX. 8" PVC WATER MAIN

PROP. 36" RCP STORM SEWER

PROP. 30" RCP STORM SEWER

PROP. 30" RCP STORM SEWER

EX. 24" RCP STORM SEWER

EX. 8" PVC SANITARY SEWER MAIN W/ ADJ. 6" UNDERDRAIN

PROP. 30" RCP STORM SEWER

PROP. 30" RCP STORM SEWER

EX. 8" PVC WATER MAIN

PROP. 8" PVC SANITARY SEWER MAIN W/ ADJ. 6" UNDERDRAIN

PROP. 8" PVC WATER MAIN

PROP. 15" TYPE R SUMP INLET

PROP. 5' TYPE R SUMP INLET

LOT 17 SERVICES HAVE BEEN INSTALLED WITH FILING NO. 2

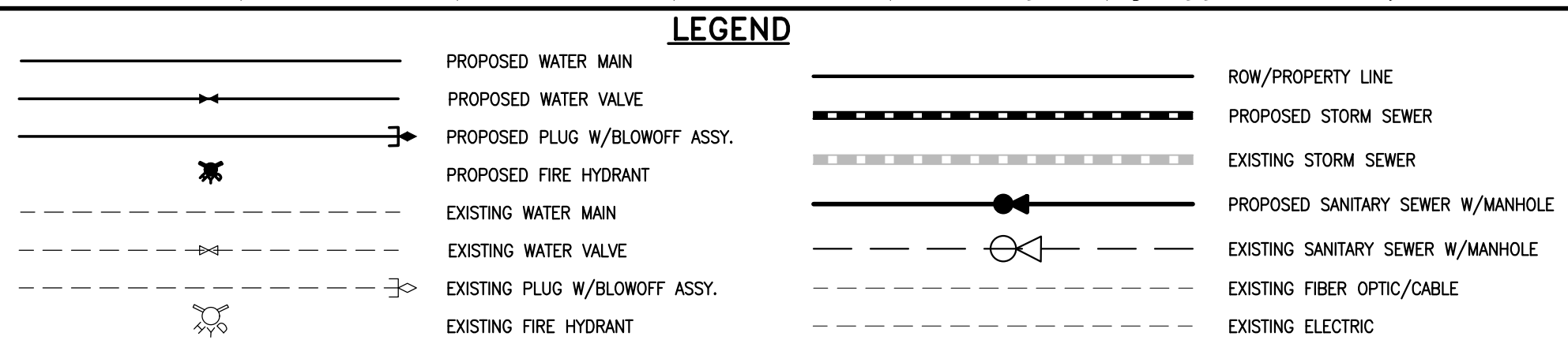
LOT 16 SERVICES HAVE BEEN INSTALLED WITH FILING NO. 2

RETREAT AT TIMBERIDGE FILING NO. 1

RETREAT AT TIMBERIDGE FILING NO. 2

UNPLATTED FUTURE STERLING RANCH 52000-00-381

SCALE: 1" = 60'



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811


UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

NOTIFICATIONS OF EXISTING UNDERGROUND UTILITIES ARE
REQUIRED IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH
MAY BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND
MARK ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	9/21/23
2	REVISED PER COUNTY COMMENTS	11/9/23

REVIEW:


PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

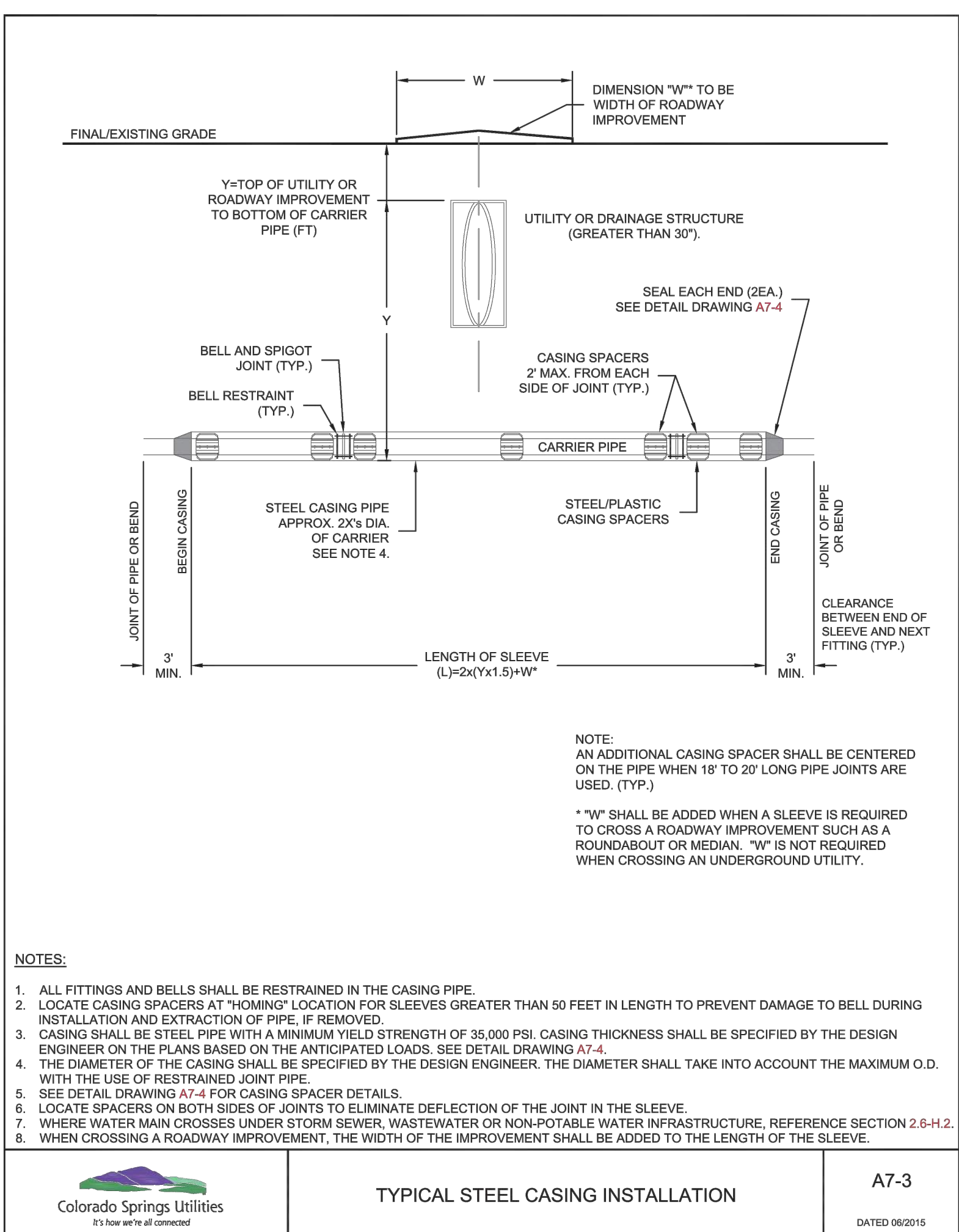
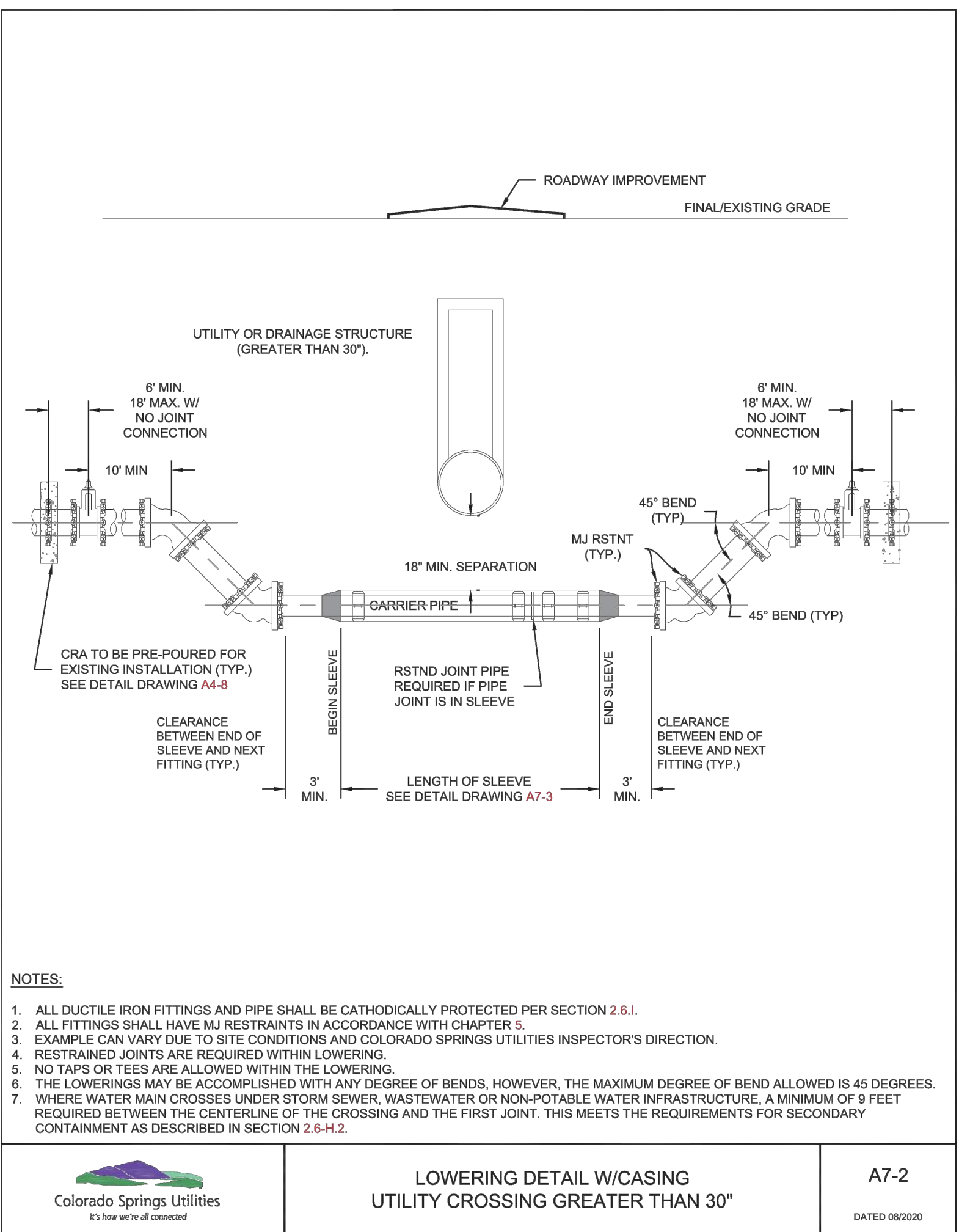
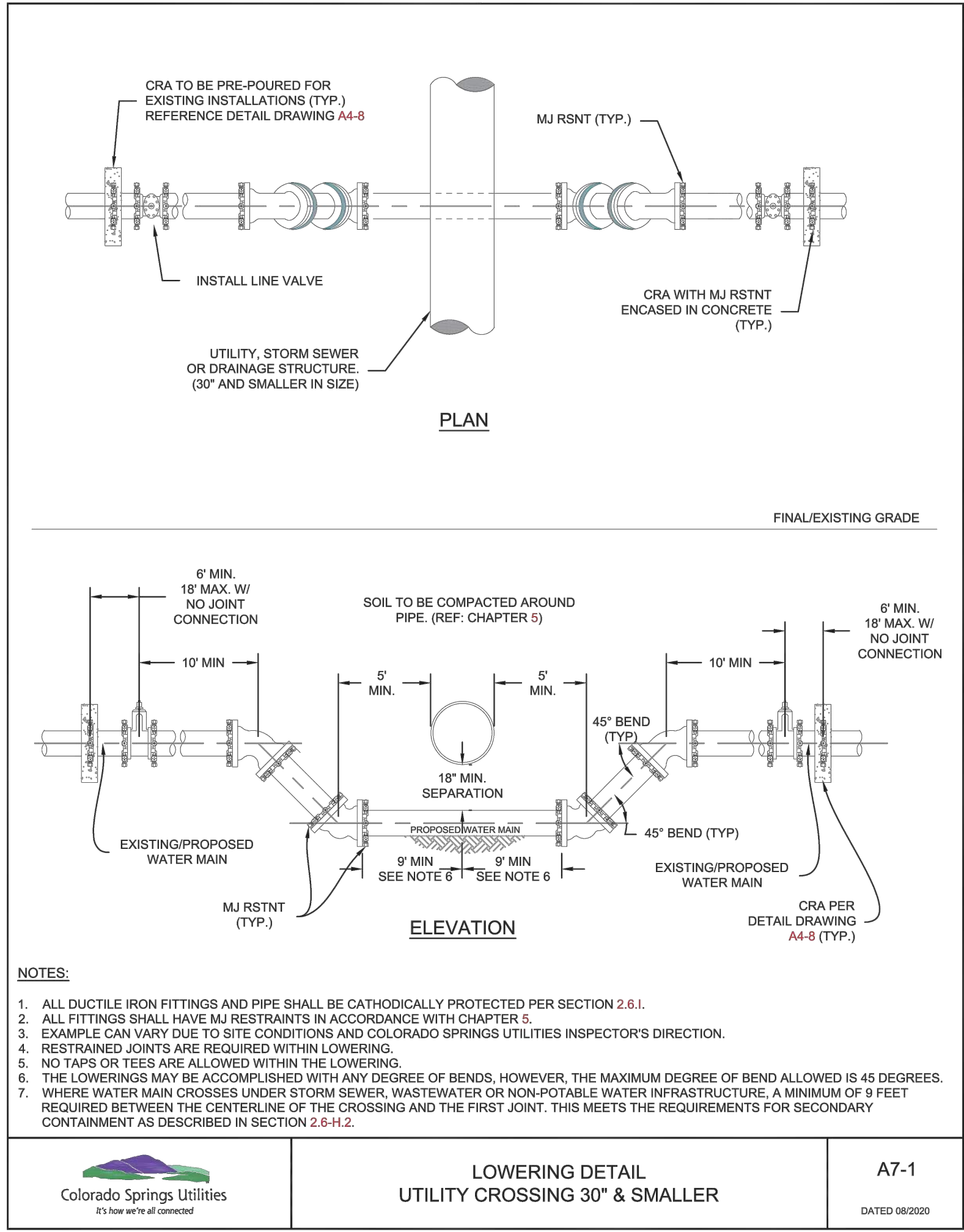
The seal is circular with "COLORADO REGISTERED PROFESSIONAL ENGINEER" around the top and "MARC A. WHORTON" around the bottom. In the center, "37155" is written in large blue numbers, with a signature in blue ink over it.

MARC. A. WHORTON, COLORADO, REG. #37155

11/10/2023

DATE

RETREAT AT TIMBERIDGE FILING NO. 3 CONSTRUCTION PLANS UTILITY SERVICE PLAN				
DESIGNED BY	PRA	SCALE	DATE	12-8-2022
DRAWN BY	PRA	(H) 1"= 60'	SHEET 6	OF 7
CHECKED BY		(V) 1"= N/A	JOB NO.	1185.30



4.5.D Tapping Sleeve

Tapping Sleeves.

Approved Manufacturer(s):



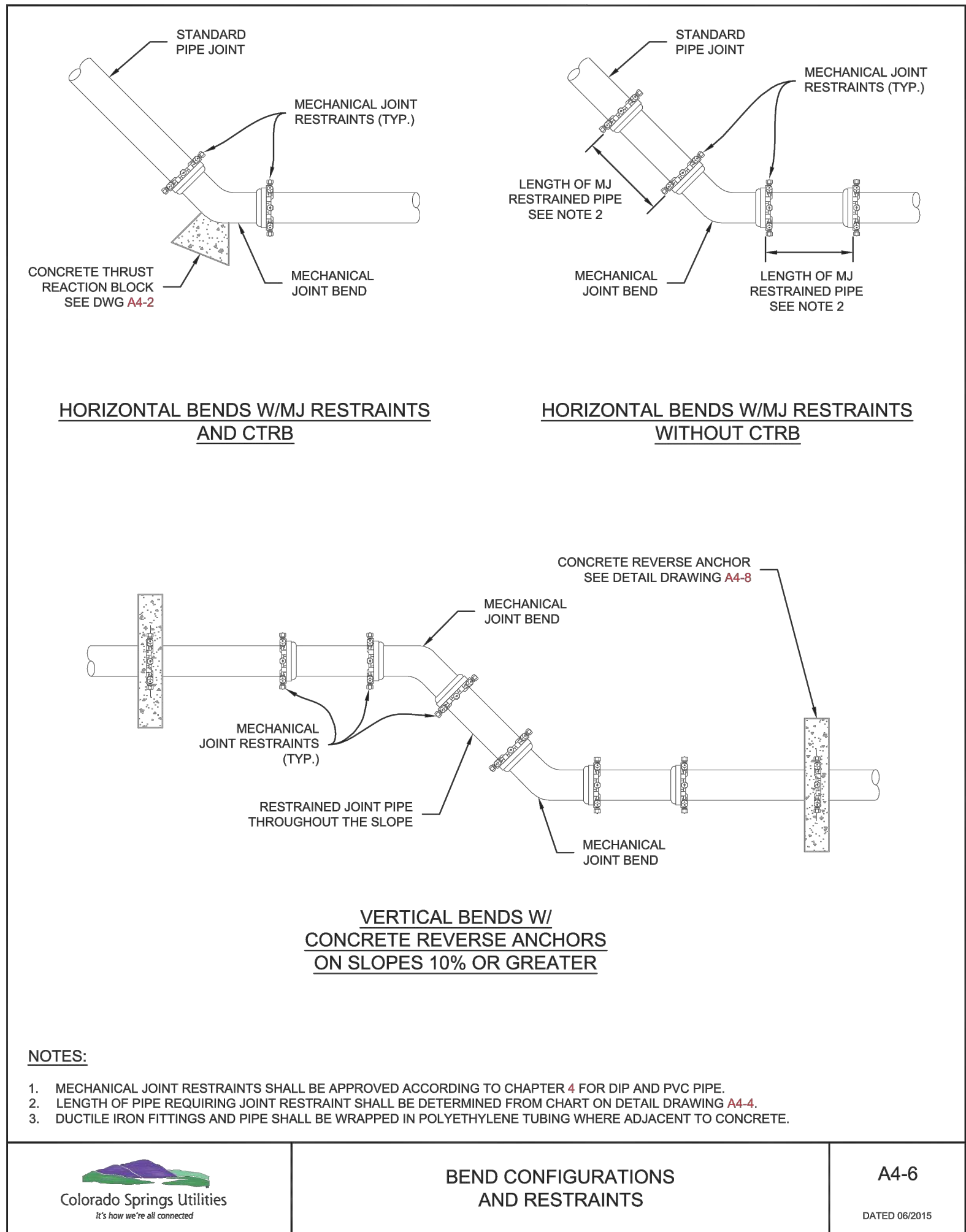
- JCM Industries
- JCM 452 Flanged Outlet
- JCM 459 MJ Outlet
- 250 PSI Rating must be requested

For taps 4" and greater only with the approval of Colorado Springs Utilities.

General: Water Service Lines 4" and greater in size shall be connected to the existing Water Distribution System with a tee and three valves per Section 2.6.D.1. At the discretion of Colorado Springs Utilities tapping sleeves may be used where a Water Distribution System shut down is not feasible. Tapping of the existing Water Distribution Main shall be done by Colorado Springs Utilities.

Materials:

Body	18-8 Type 304 Stainless Steel sleeve
Outlet	Flanged outlet- CF8 Cast Stainless Steel 18-8 Type 304 with ANSI 150lb. Drilling recessed for Tapping Valve per MSS-SP 60.
Bolts	304 Stainless Steel.
Working Pressure	250 PSI Minimum rated.
Gasket	Gasket will be compounded for use in water applications.
Flanged outlet	Meets or exceeds AWWA C111/ANSI 21.11



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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

11/10/2023

DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fax)

RETREAT AT TIMBERRIDGE FILING NO. 3
UTILITY CONSTRUCTION PLANS
DETAIL SHEET

DESIGNED BY	ESO	SCALE	DATE	12-8-2022
DRAWN BY	ESO	(H) 1"= 50'	SHEET	7 OF 7
CHECKED BY		(V) 1"= 5'	JOB NO.	1185.30

CLASSIC CONSULTING