

STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION PLAN

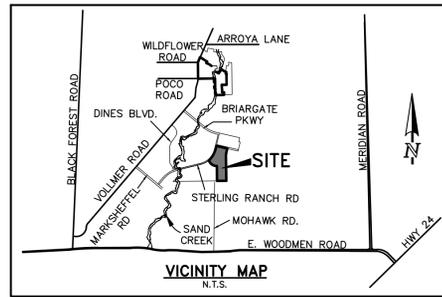
OCTOBER 2024
(SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

NOTES:

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA), THE AUTHORITY SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE AUTHORITY AND THE AUTHORITY'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE AUTHORITY. THE AUTHORITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- 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 AND CARBON STEEL 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 AND CARBON STEEL 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 AND CARBON STEEL 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 AUTHORITY OR HIGHER STANDARD AS IMPOSED BY OTHER 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 AUTHORITY 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 AUTHORITY SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE AUTHORITY 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 SURE 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 AUTHORITY AS REQUESTED.
- AT THE CONTRACTORS 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 AUTHORITY AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE AUTHORITY AND THE AUTHORITY 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 LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE AUTHORITY AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE AUTHORITY NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE AUTHORITY'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE AUTHORITY 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, AUTHORITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FAWWA:
 - 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 AUTHORITY 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 AUTHORITY.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE AUTHORITY 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 AUTHORITY 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 AUTHORITY 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 AUTHORITY FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN THE TIME THAT AUTHORITY 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 AUTHORITY, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE AUTHORITY 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 AUTHORITY 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 AUTHORITY MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICES LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE AUTHORITY.
- 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 CARBONITE 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.

WATER SYSTEM INSTALLATION NOTES:

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENTS. ANY REQUIRED REALIGNMENT (HORIZONTAL OR VERTICAL) SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND KENNEDY HYDRANT. EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STATIONS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE AUTHORITY OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE AUTHORITY.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY AND RECORDED.



NOTE:
EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE FALCON AREA WATER AND WASTEWATER AUTHORITY.

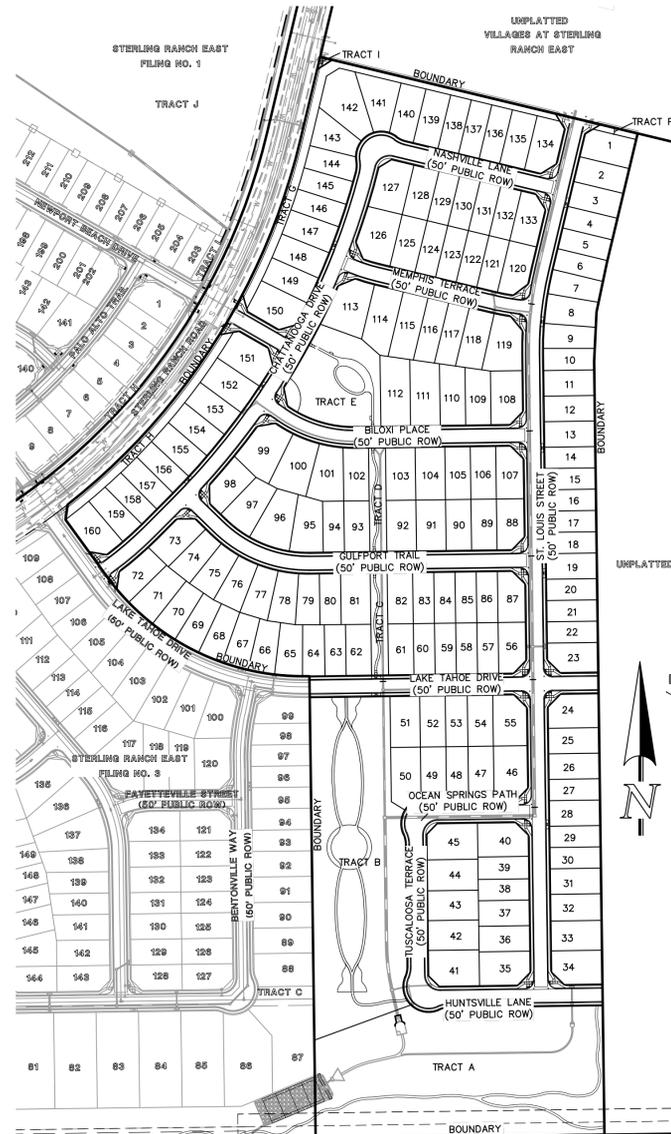
BENCHMARKS:

- BENCHMARK #1: EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- BENCH MARK #2: 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 N89°08'28"E, A DISTANCE OF 1356.68 FEET.

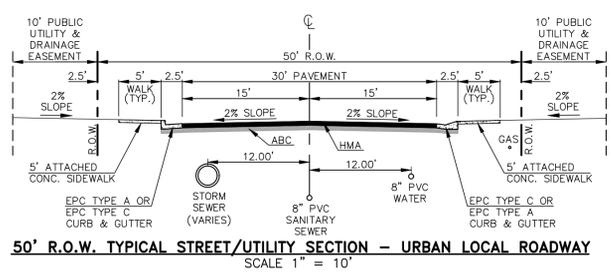
WASTEWATER SYSTEM INSTALLATION NOTES:

- SANITARY SEWER LENGTHS ARE MH CENTER-MH 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 AUTHORITY. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
- COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE AUTHORITY.
 - 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.
 - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY, AND RECORDED.
 - DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.



KEY MAP
SCALE: 1" = 200'



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY
SCALE 1" = 10'

AGENCIES:

- DEVELOPER: CLASSIC SRJ LAND, 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, CO 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, CO 80910
MS. CHARLENE DURHAM, (719) 520-7951
- WATER & SANITATION DISTRICT: FALCON AREA WATER AND WASTEWATER AUTHORITY
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK, (719) 495-4300
- GAS COMPANY: BLACK HILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE W. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987
A.T.&T. (LOCATORS) (719) 635-3674

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 THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DATE

OWNER/DEVELOPER STATEMENT:

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

LOREN J. MORELAND
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

DATE

BLACK FOREST FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST 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 TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

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.

JOSHUA PALMER, P.E. COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

ENGINEERING APPROVALS

THE FALCON AREA WATER AND WASTEWATER AUTHORITY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

FALCON AREA WATER AND WASTEWATER AUTHORITY WATER AND WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER AND/OR WASTEWATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL RULE.

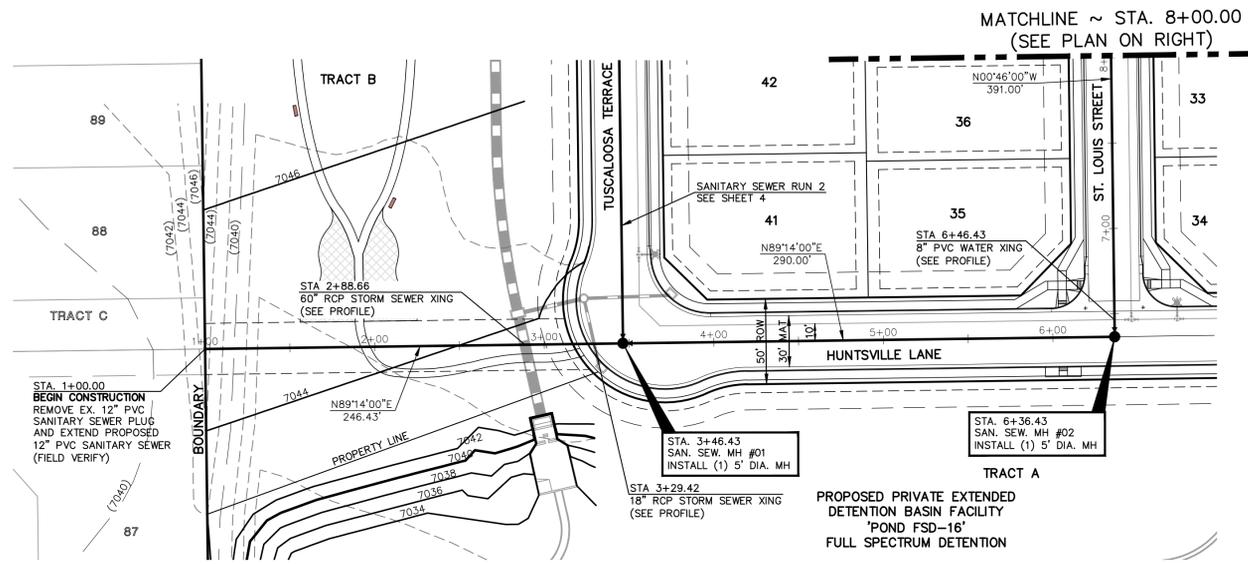
SHEET INDEX

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SHEET 9-13 OF 18	WATER SYSTEM PLANS
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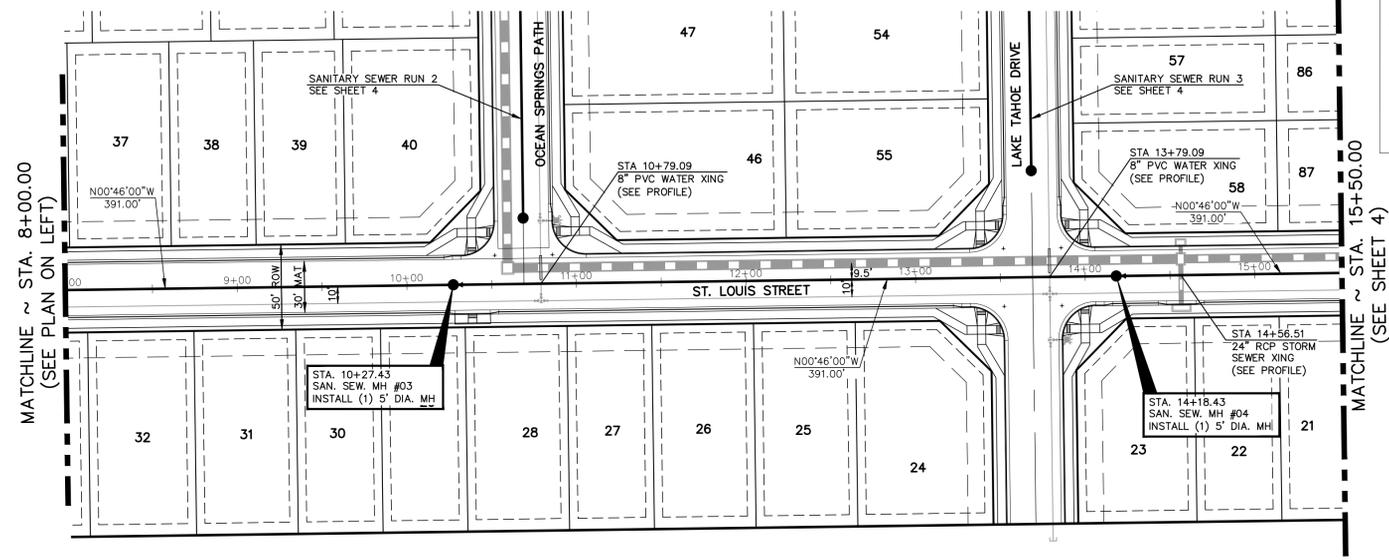
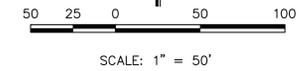
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE	REVIEW:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			MARC A. WHORTON, COLORADO P.E. #37155 DATE



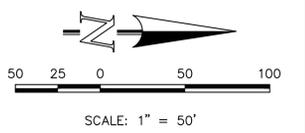
STERLING RANCH EAST FILING NO. 5 UTILITY CONSTRUCTION PLAN TITLE SHEET			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = N/A	SHEET 1 OF 18
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25



**SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

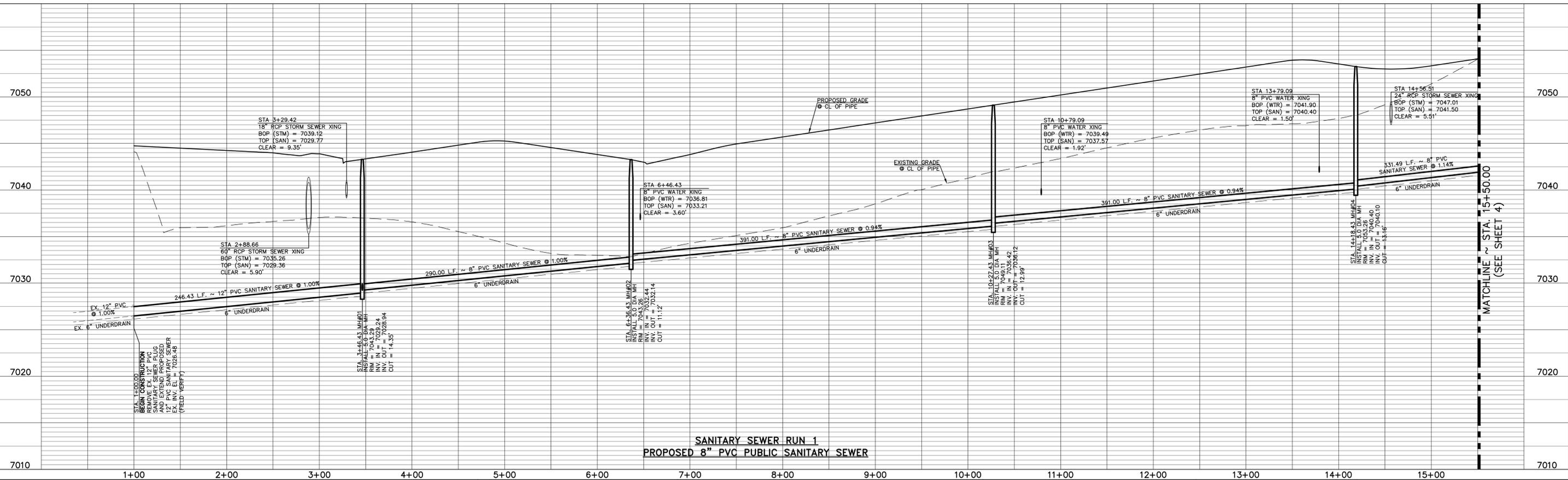


**SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



NOTE:
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NOTE:
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**SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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

REVIEW:

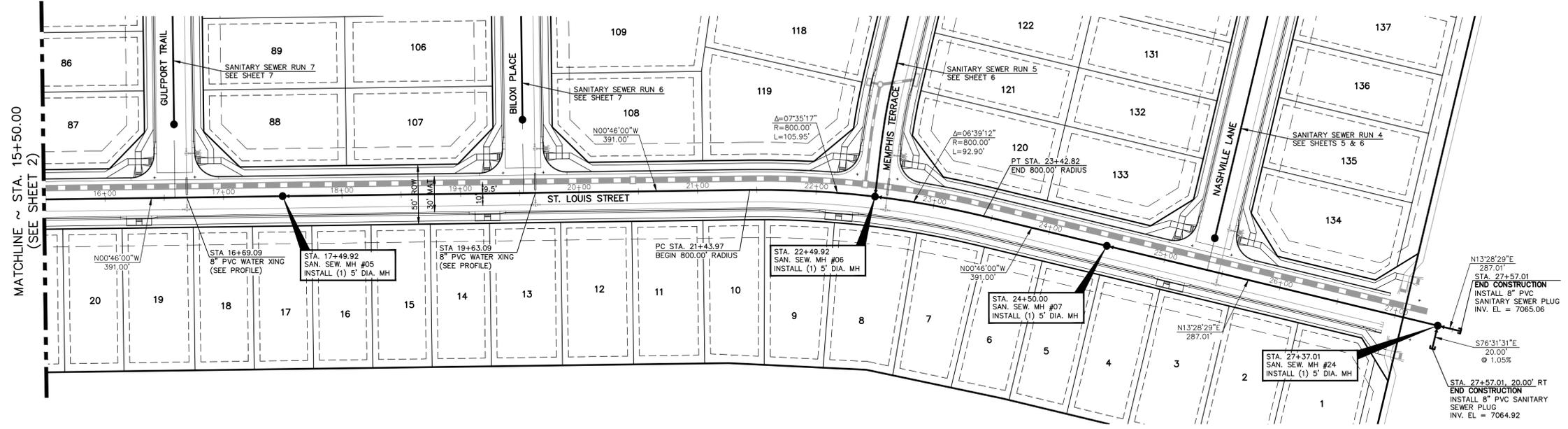
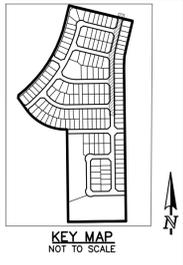
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

STERLING RANCH EAST FILING NO. 5
PUBLIC 8" PVC SANITARY SEWER PLAN
SANITARY SEWER RUN 1
STA. 1+00.00 ~ STA. 15+50.00

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	2 OF 18
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25	

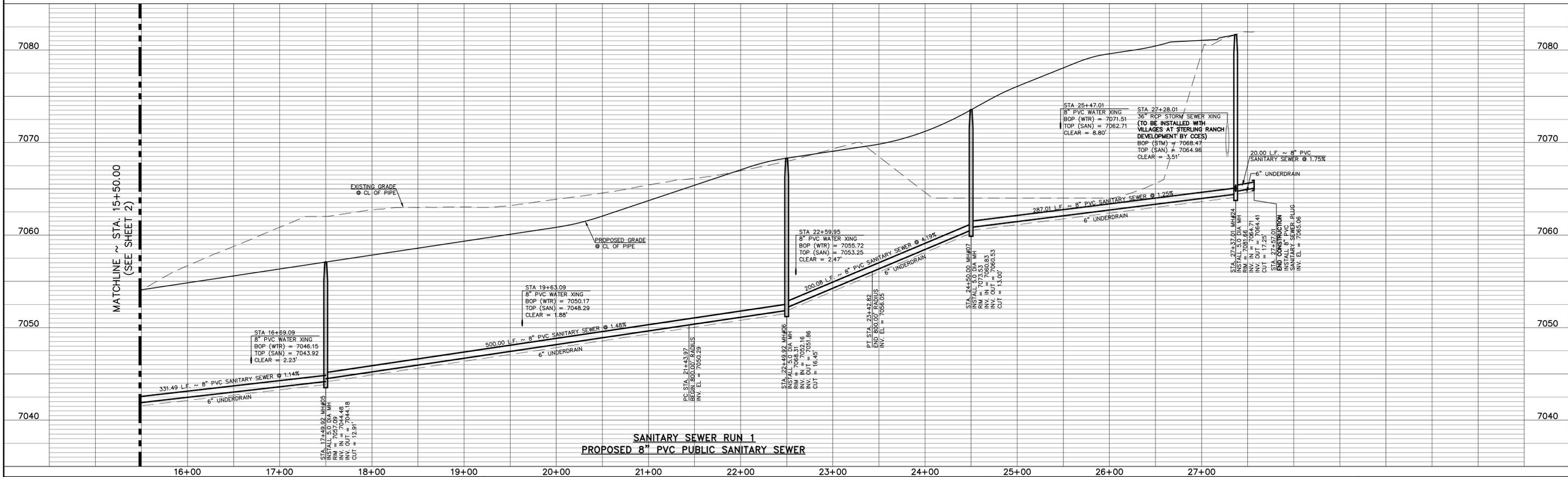
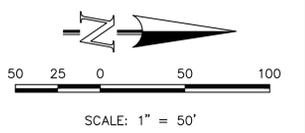
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)



**SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

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**SANITARY SEWER RUN 1
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

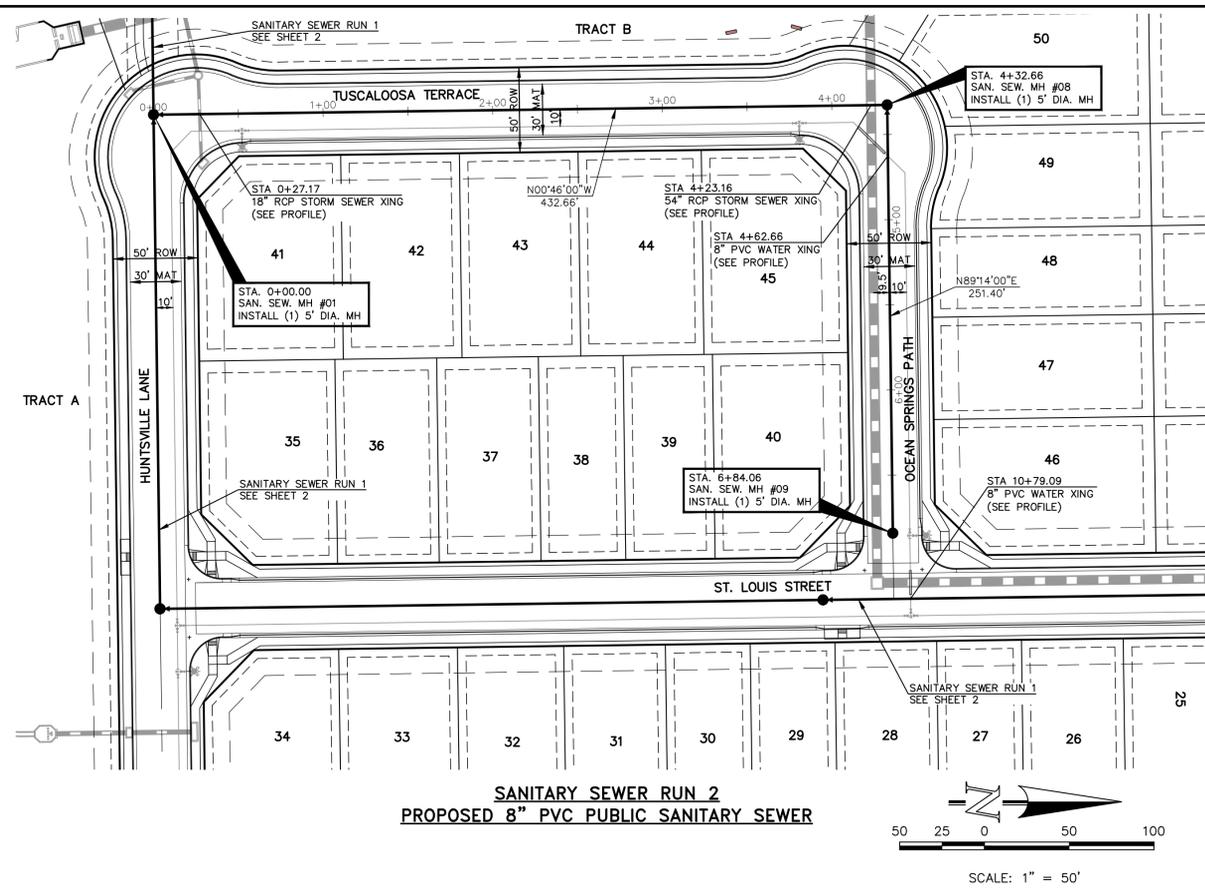
REVIEW:

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

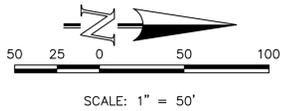
MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

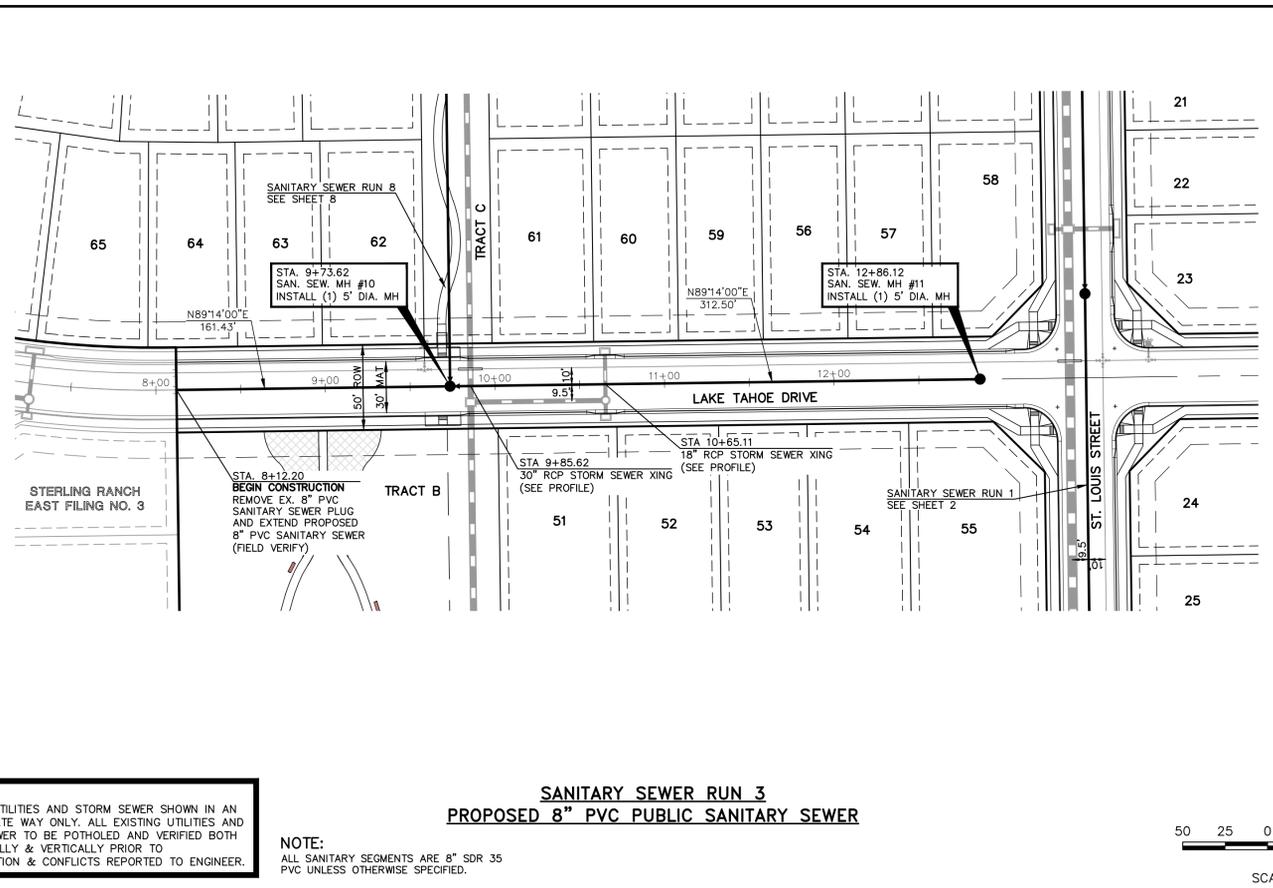
STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN SANITARY SEWER RUN 1 STA. 15+50.00 - STA. 27+57.01			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 3 OF 18
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25



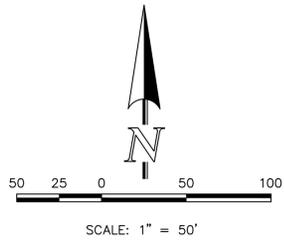
**SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



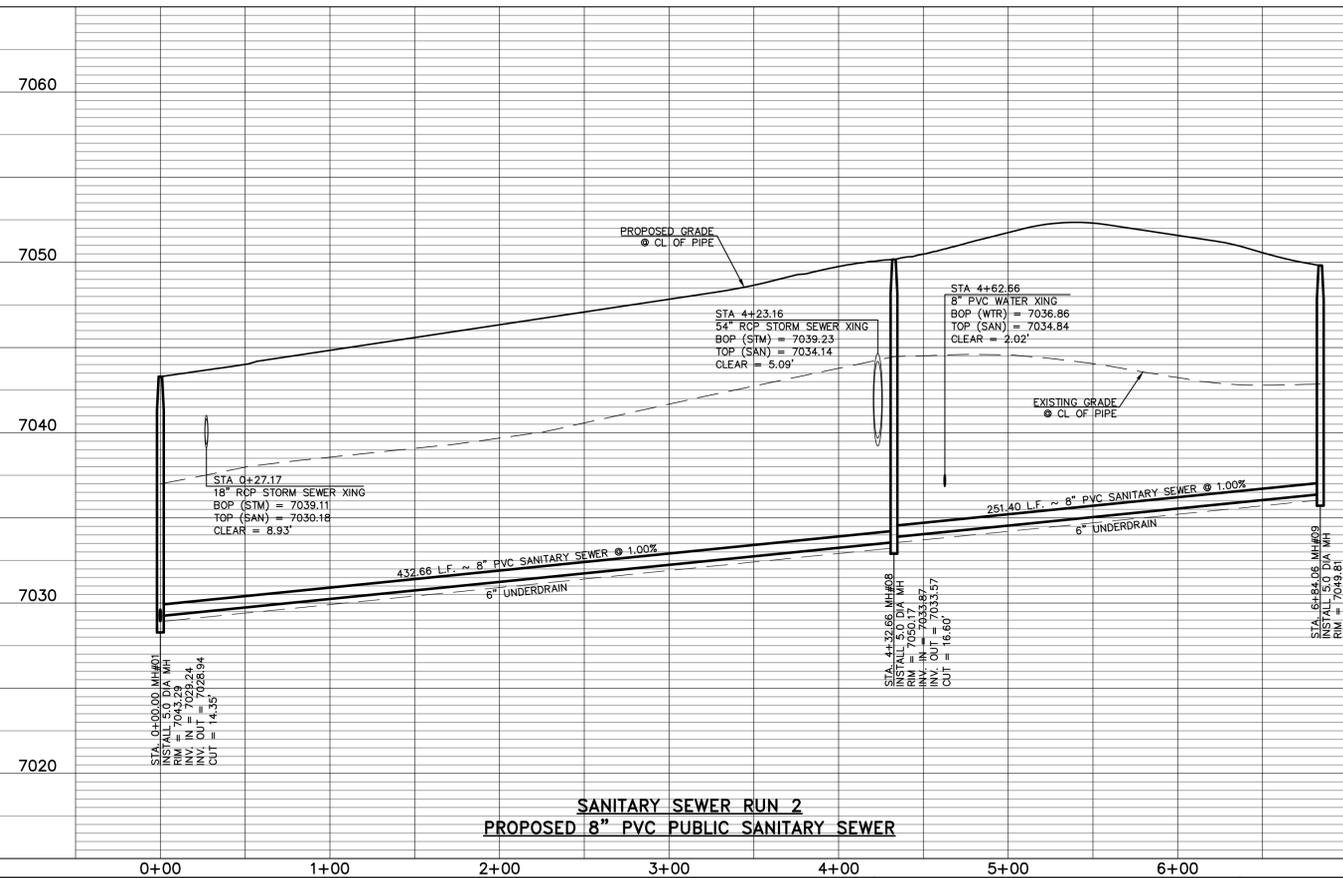
NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



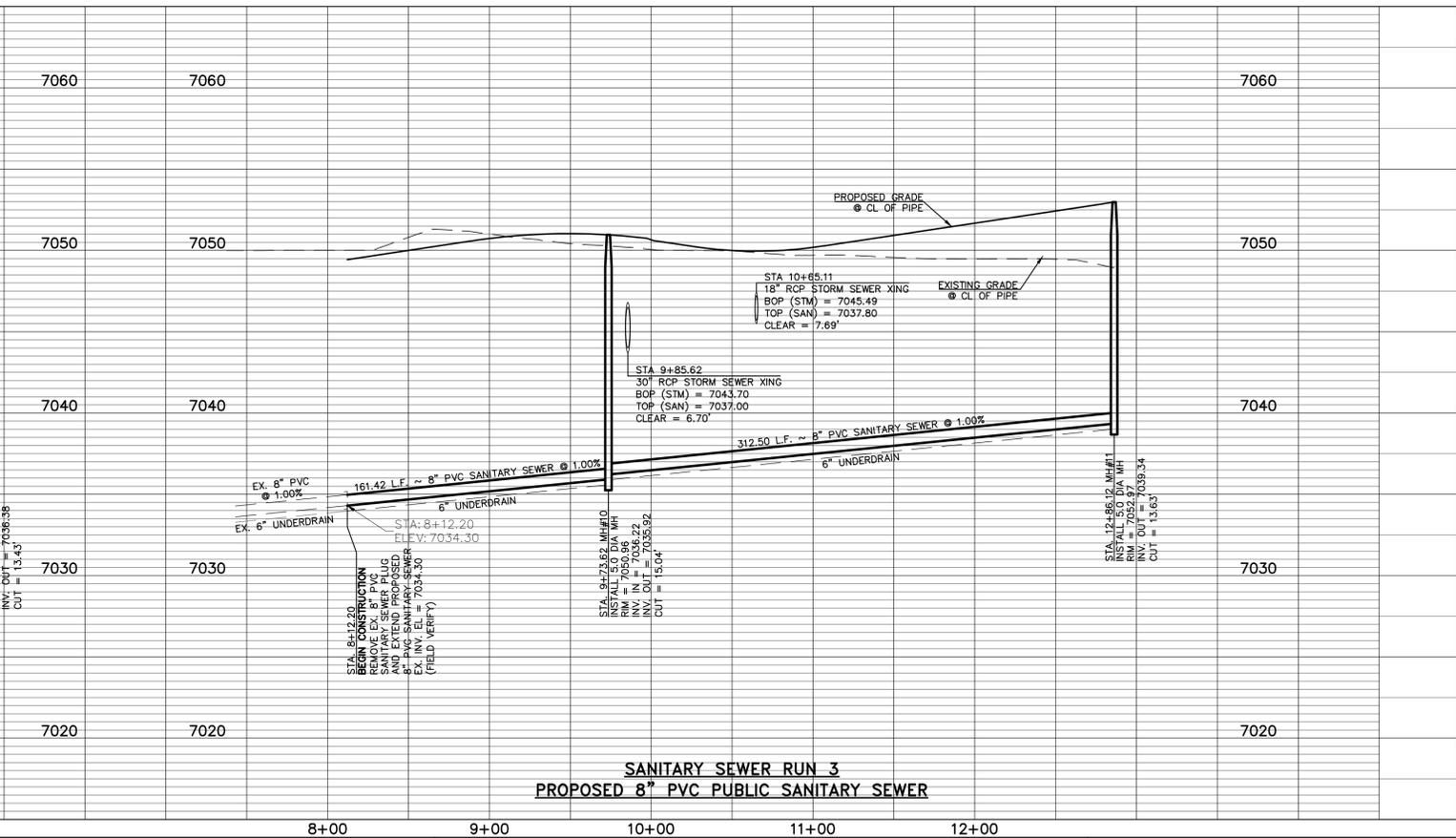
**SANITARY SEWER RUN 3
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



NOTE:
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**SANITARY SEWER RUN 2
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



**SANITARY SEWER RUN 3
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

REVIEW:

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

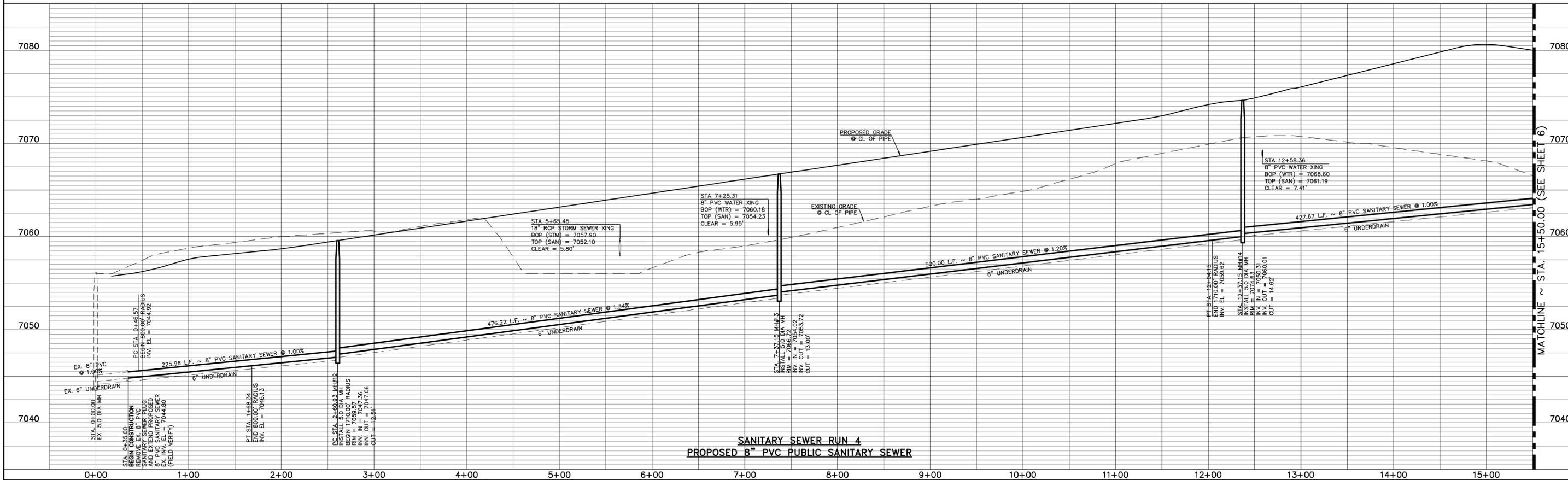
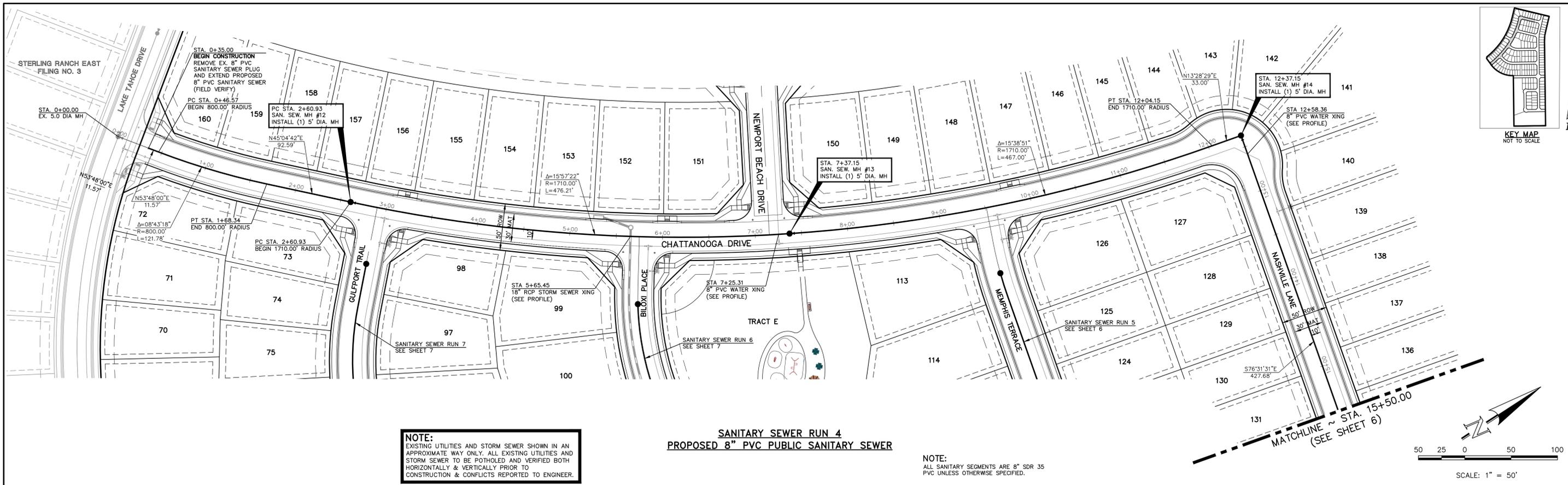
MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

STERLING RANCH EAST FILING NO. 5
PUBLIC 8" PVC SANITARY SEWER PLAN
SANITARY SEWER RUN 2 &
SANITARY SEWER RUN 3

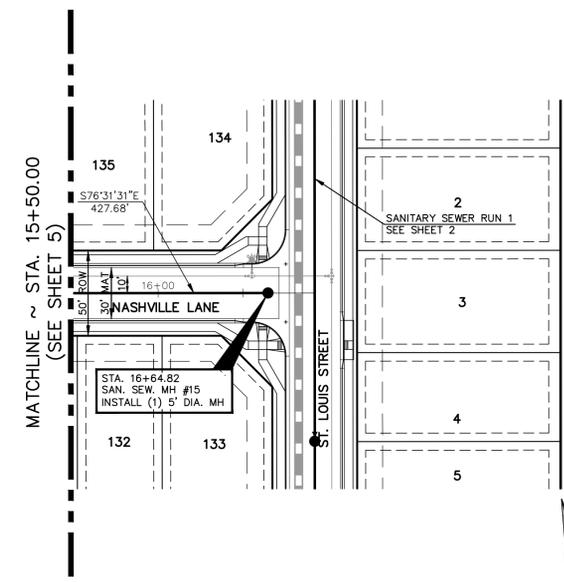
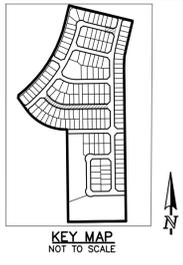
DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	4 OF 18
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.25	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



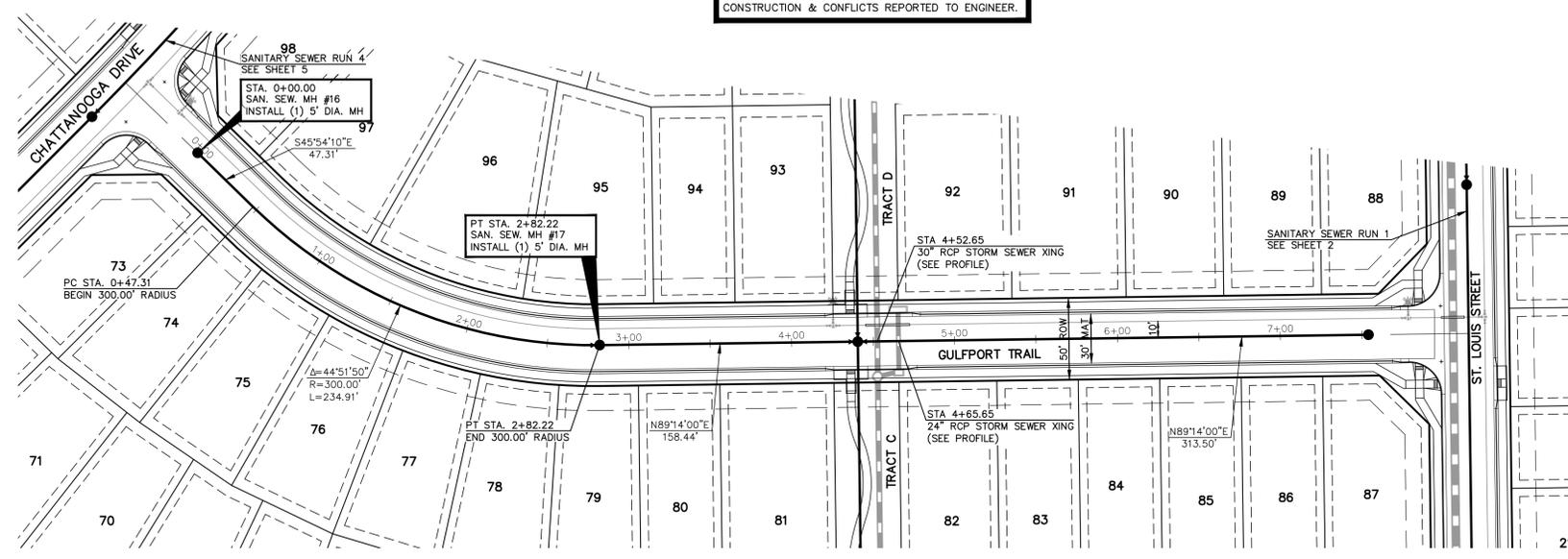
N:\118325\DRAWINGS\CONSTRUCTION\SAW SEWER\05-118325-SS-05.dwg, 10/29/2024, 2:12:16 PM, 1/1

NOTE:
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SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER

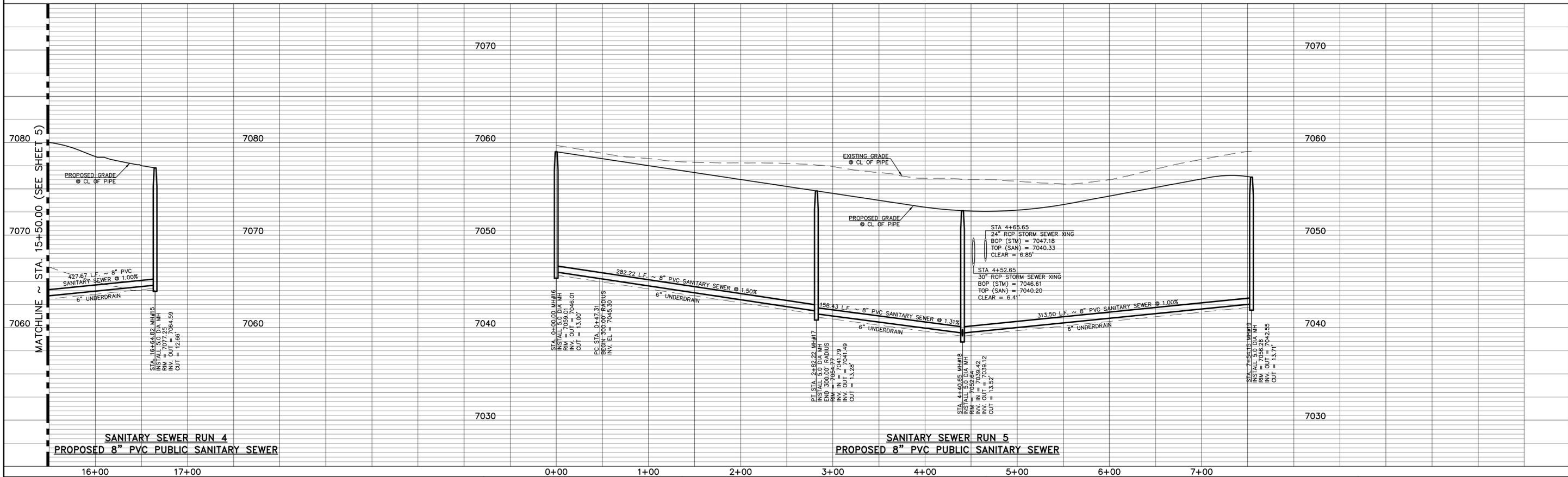
SCALE: 1" = 50'



SANITARY SEWER RUN 5
PROPOSED 8" PVC PUBLIC SANITARY SEWER

NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.

SCALE: 1" = 50'



SANITARY SEWER RUN 4
PROPOSED 8" PVC PUBLIC SANITARY SEWER

SANITARY SEWER RUN 5
PROPOSED 8" PVC PUBLIC SANITARY SEWER

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

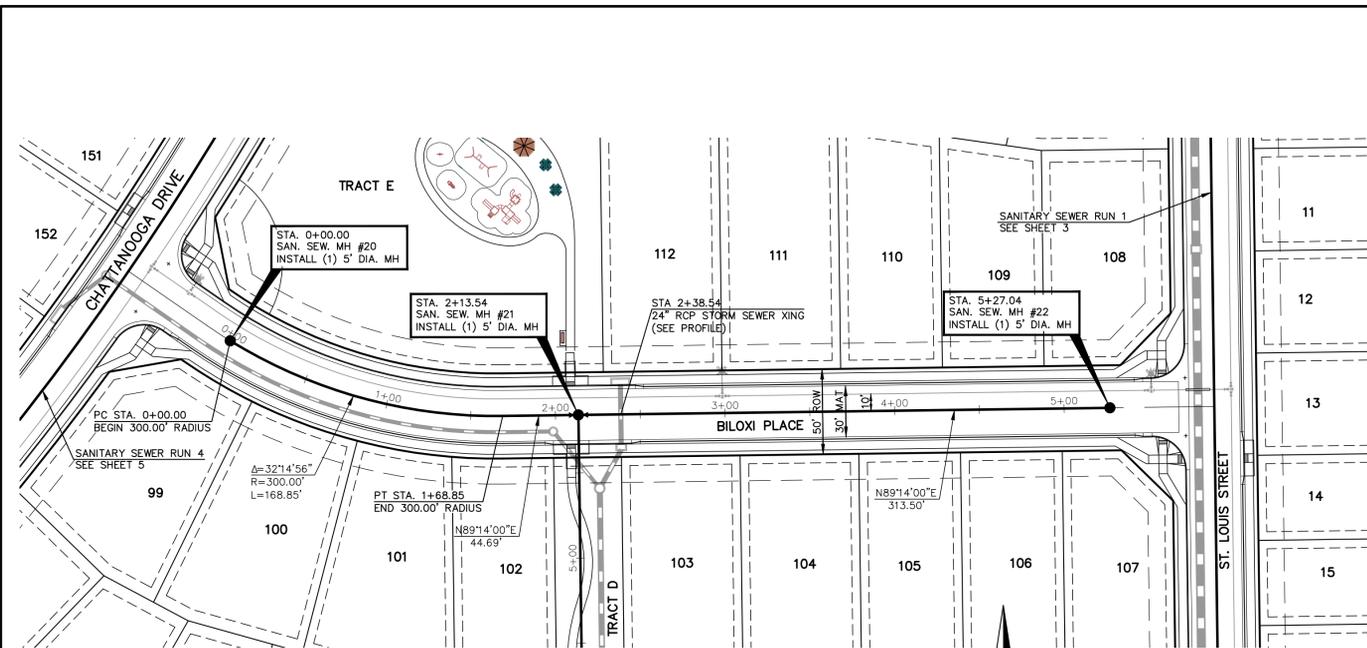
REVIEW:

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

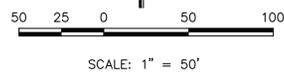
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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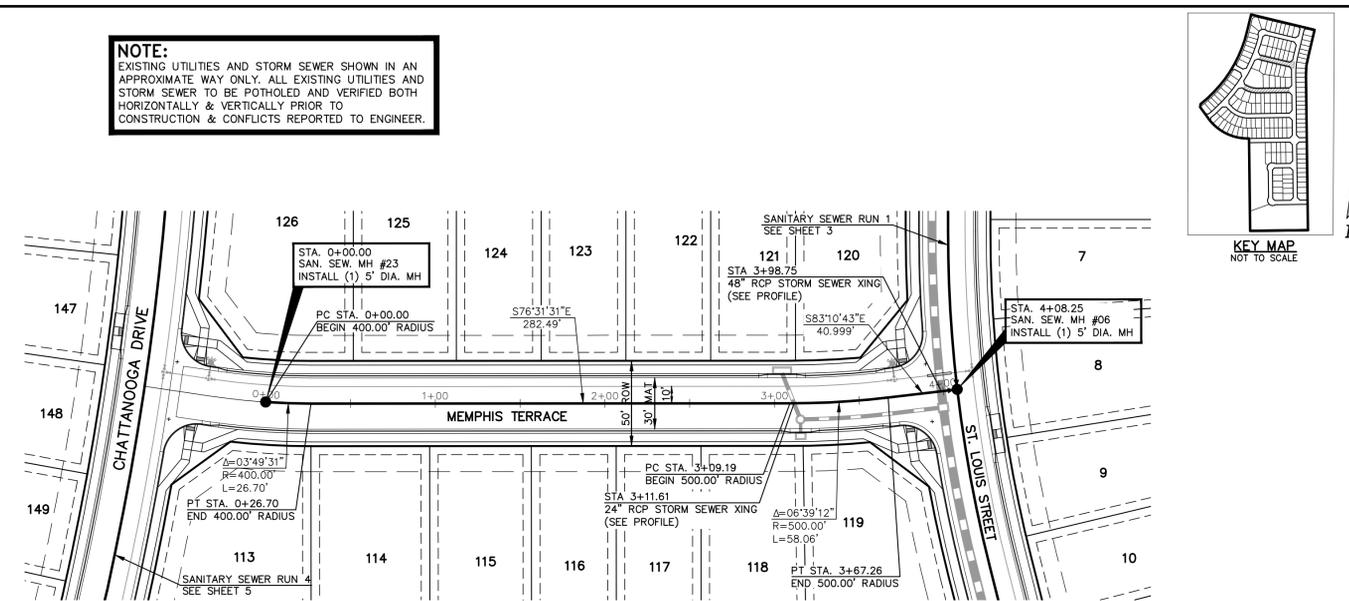
STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN			
SANITARY SEWER RUN 4 & SANITARY SEWER RUN 5			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 6 OF 18
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25



**SANITARY SEWER RUN 6
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



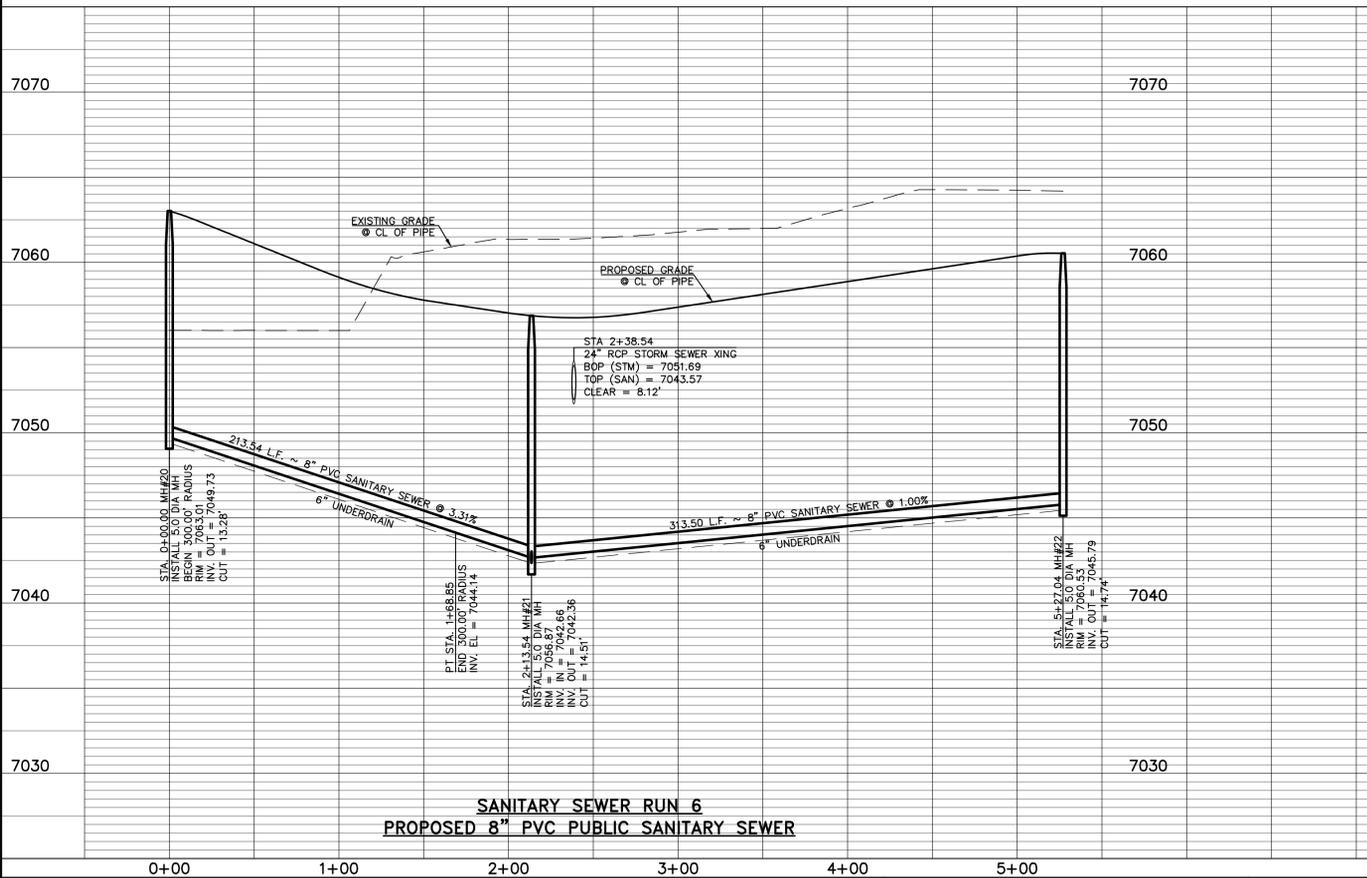
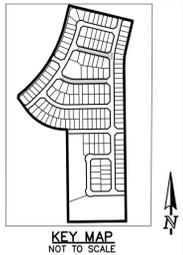
NOTE:
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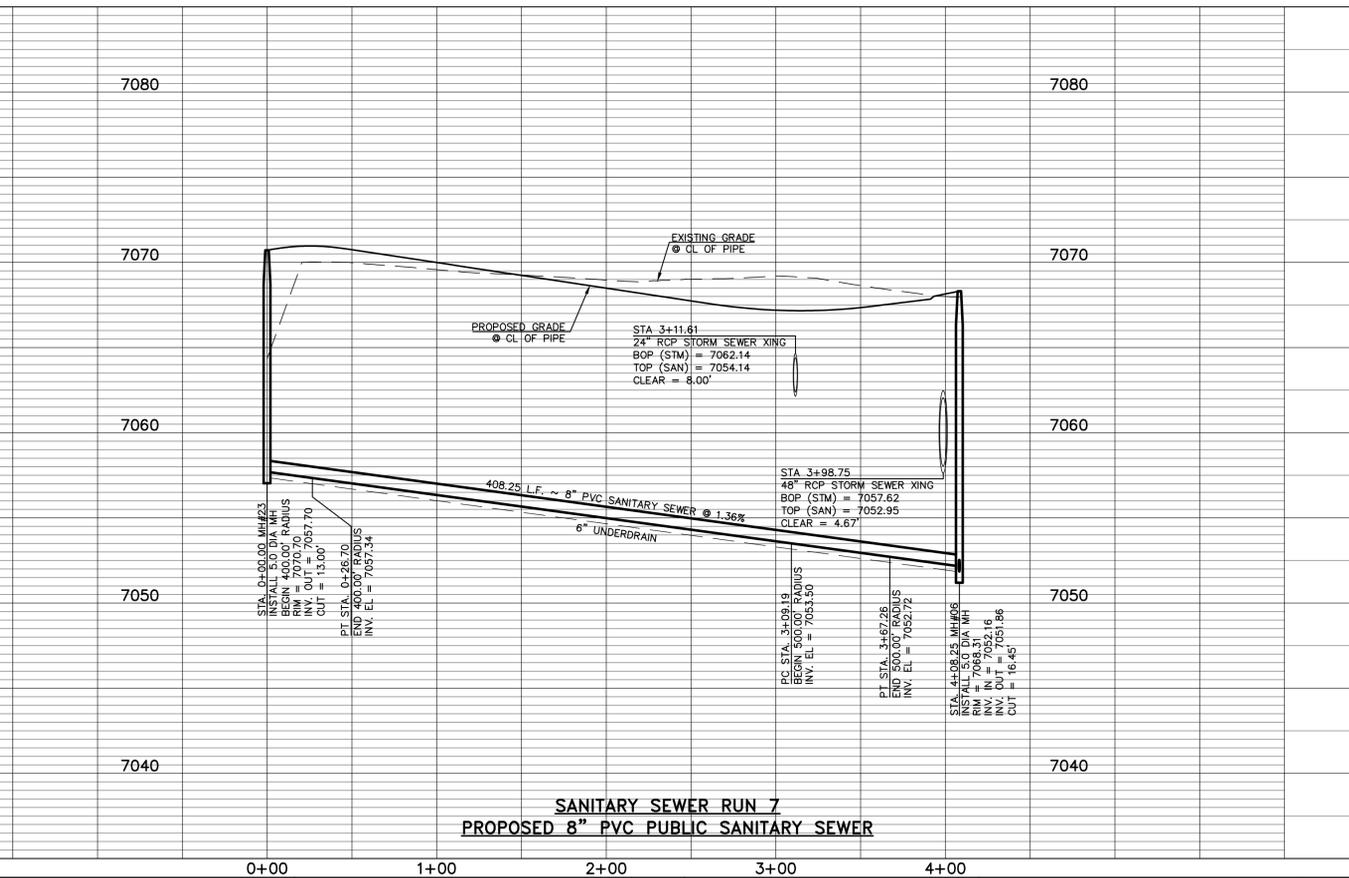
**SANITARY SEWER RUN 7
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



NOTE:
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HORIZONTALLY & VERTICALLY PRIOR TO
CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



**SANITARY SEWER RUN 6
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



**SANITARY SEWER RUN 7
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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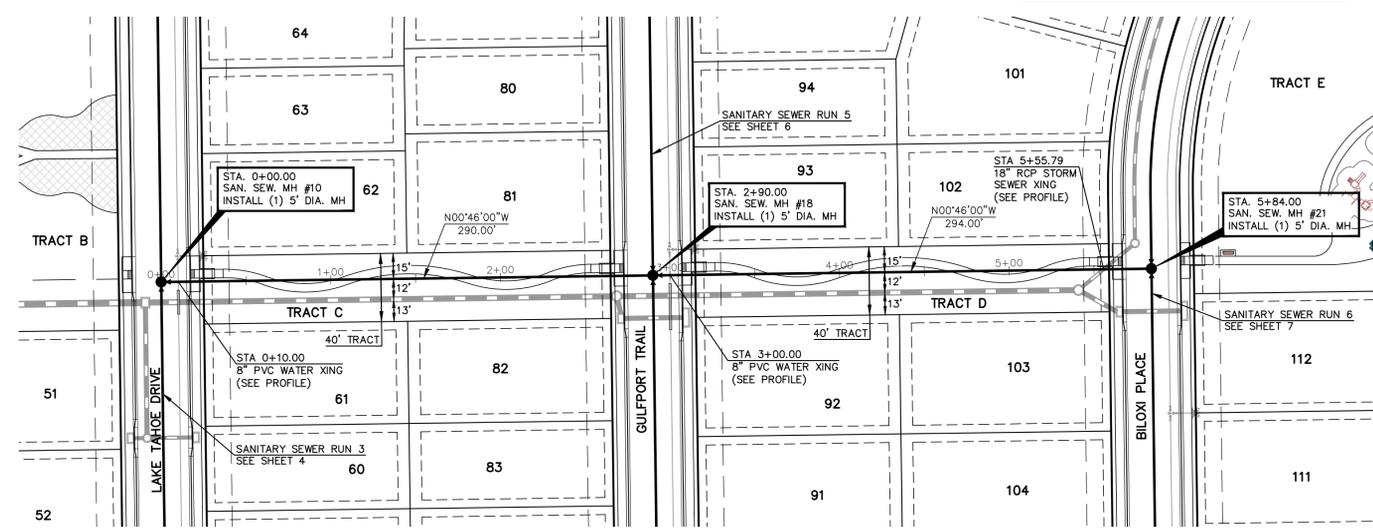
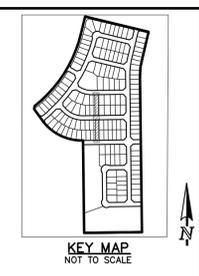
REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
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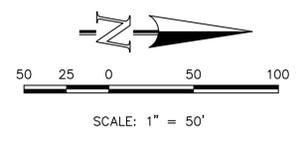
MARC A. WHORTON, COLORADO P.E. #37155 DATE

STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN			
SANITARY SEWER RUN 6 & SANITARY SEWER RUN 7			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 7 OF 18
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25

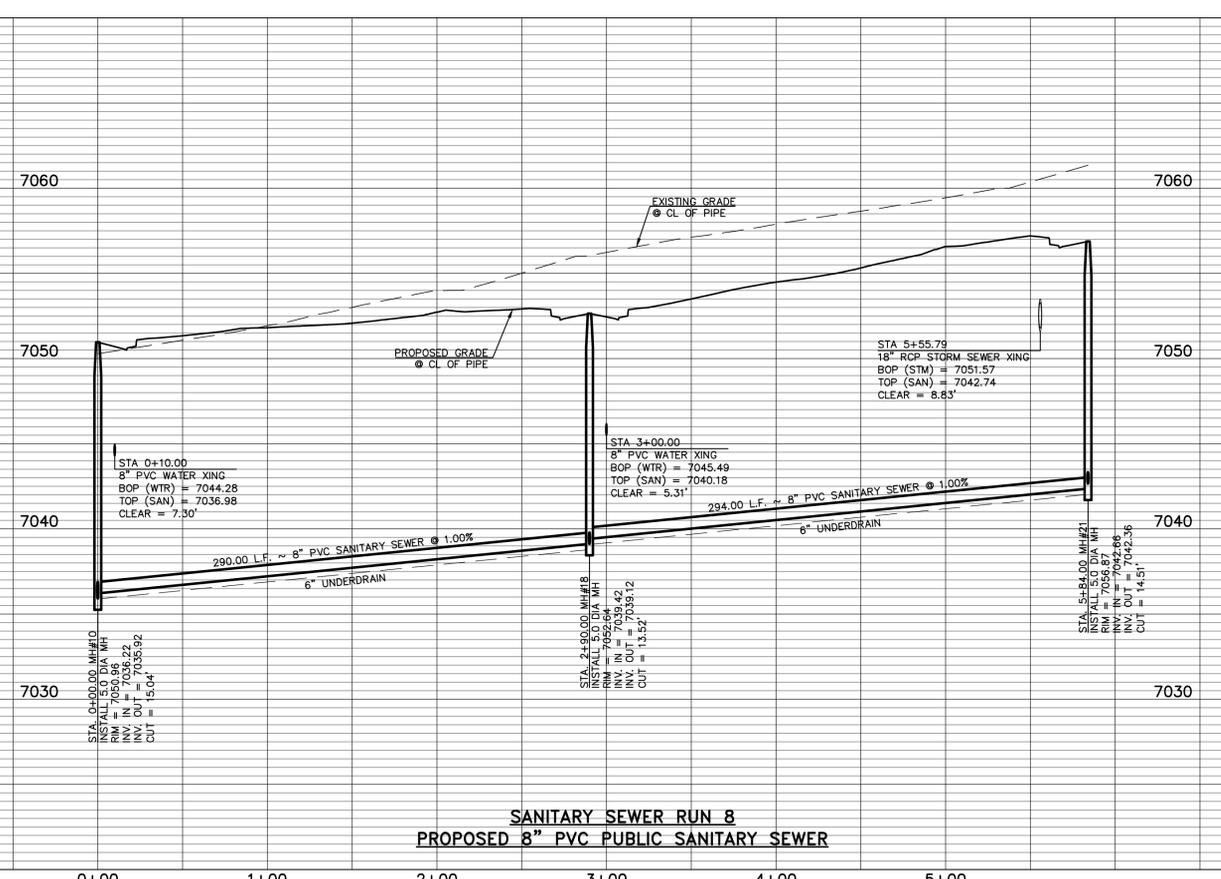
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**SANITARY SEWER RUN 8
PROPOSED 8" PVC PUBLIC SANITARY SEWER**



NOTE:
ALL SANITARY SEGMENTS ARE 8" SDR 35 PVC UNLESS OTHERWISE SPECIFIED.



**SANITARY SEWER RUN 8
PROPOSED 8" PVC PUBLIC SANITARY SEWER**

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN SANITARY SEWER RUN 8			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 8 OF 18
CHECKED BY		(V) 1" = 5'	JOB NO. 1183.25

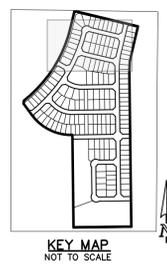
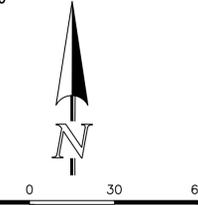
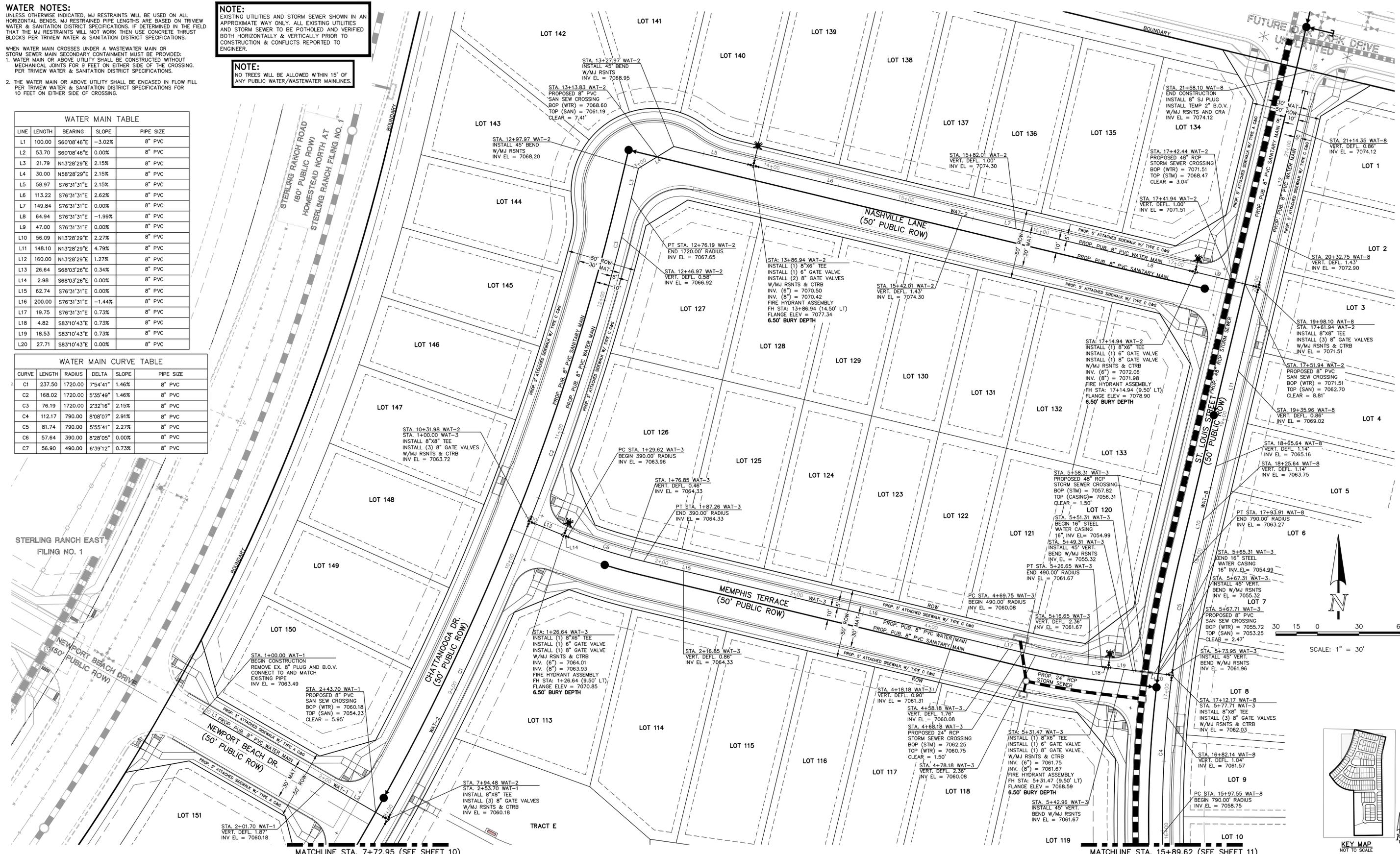
WATER NOTES:
 UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS.
 WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
 1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS.
 2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

NOTE:
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NOTE:
 NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

WATER MAIN TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	100.00	S60°08'46"E	-3.02%	8" PVC
L2	53.70	S60°08'46"E	0.00%	8" PVC
L3	21.79	N13°28'29"E	2.15%	8" PVC
L4	30.00	N58°28'29"E	2.15%	8" PVC
L5	58.97	S76°31'31"E	2.15%	8" PVC
L6	113.22	S76°31'31"E	2.62%	8" PVC
L7	149.84	S76°31'31"E	0.00%	8" PVC
L8	64.94	S76°31'31"E	-1.99%	8" PVC
L9	47.00	S76°31'31"E	0.00%	8" PVC
L10	56.09	N13°28'29"E	2.27%	8" PVC
L11	148.10	N13°28'29"E	4.79%	8" PVC
L12	160.00	N13°28'29"E	1.27%	8" PVC
L13	26.64	S68°03'26"E	0.34%	8" PVC
L14	2.98	S68°03'26"E	0.00%	8" PVC
L15	62.74	S76°31'31"E	0.00%	8" PVC
L16	200.00	S76°31'31"E	-1.44%	8" PVC
L17	19.75	S76°31'31"E	0.73%	8" PVC
L18	4.82	S83°10'43"E	0.73%	8" PVC
L19	18.53	S83°10'43"E	0.73%	8" PVC
L20	27.71	S83°10'43"E	0.00%	8" PVC

WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	SLOPE
C1	237.50	1720.00	7°54'41"	1.46%
C2	168.02	1720.00	5°35'49"	1.46%
C3	76.19	1720.00	2°32'16"	2.15%
C4	112.17	790.00	8°08'07"	2.91%
C5	81.74	790.00	5°55'41"	2.27%
C6	57.64	390.00	8°28'05"	0.00%
C7	56.90	490.00	6°39'12"	0.73%



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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NO.	REVISION	DATE

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CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

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

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

STERLING RANCH EAST FILING NO. 5
 PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET	9 OF 18
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

V:\118325\DRAWINGS\CONSTRUCT\DWG\WATER\09-118325-WAT.dwg - 10/29/2024 2:19:00 PM, 11

WATER NOTES:

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NOTE:

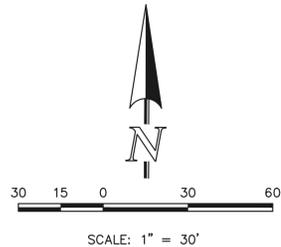
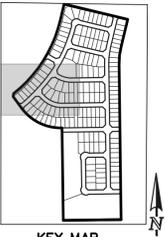
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NOTE:

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WATER MAIN TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	11.57	N53°48'00"E	1.69%	8" PVC
L2	92.59	N45°04'42"E	1.69%	8" PVC
L3	26.64	S55°26'35"E	-1.91%	8" PVC
L4	19.85	S55°26'35"E	-3.48%	8" PVC
L5	74.73	N89°14'00"E	-1.23%	8" PVC
L6	26.64	S45°54'10"E	-1.95%	8" PVC
L7	72.46	S45°54'10"E	-1.59%	8" PVC
L8	143.43	N89°14'00"E	-1.59%	8" PVC
L9	80.39	N89°14'00"E	0.00%	8" PVC

WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE
C1	123.30	810.00	8°43'18"	8" PVC
C2	22.54	1720.00	0°45'04"	8" PVC
C3	16.91	1720.00	0°33'48"	8" PVC
C4	286.40	1720.00	9°32'25"	8" PVC
C5	141.17	1720.00	4°42'10"	8" PVC
C6	153.51	290.00	30°19'48"	8" PVC
C7	25.27	290.00	4°59'37"	8" PVC
C8	227.08	290.00	44°51'50"	8" PVC



STERLING RANCH EAST
FILING NO. 1

STERLING RANCH ROAD
(60' PUBLIC ROW)
HONESTEAD NORTH AT
STERLING RANCH FILING NO. 1

CHATTANOOGA DR.
(50' PUBLIC ROW)

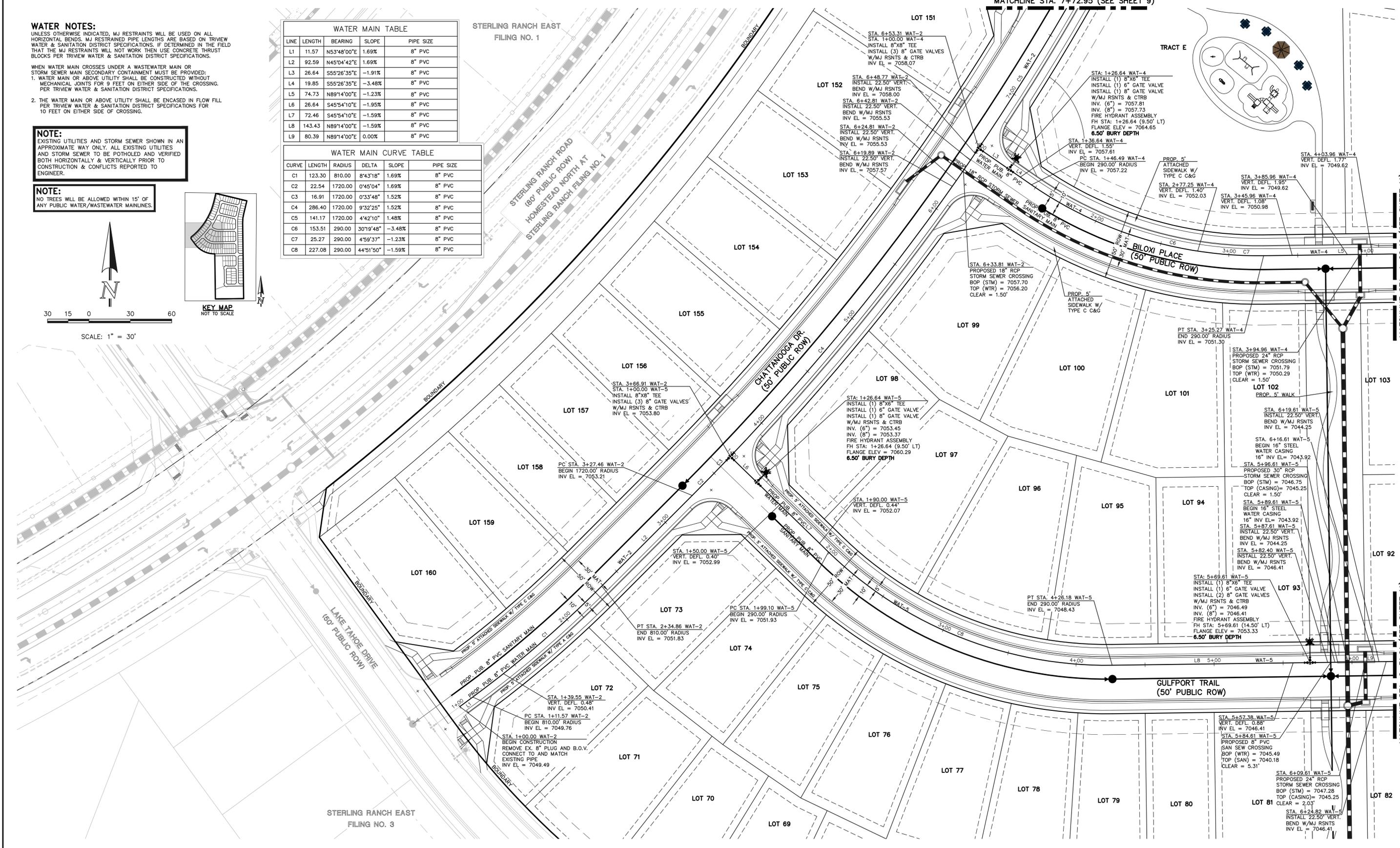
LAKE TAHOE DRIVE
(50' PUBLIC ROW)

STERLING RANCH EAST
FILING NO. 3

MATCHLINE STA. 7+72.95 (SEE SHEET 9)

MATCHLINE STA. 4+20.49 (SEE SHEET 11)

MATCHLINE STA. 6+31.21 (SEE SHEET 11)



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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NO.	REVISION	DATE

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

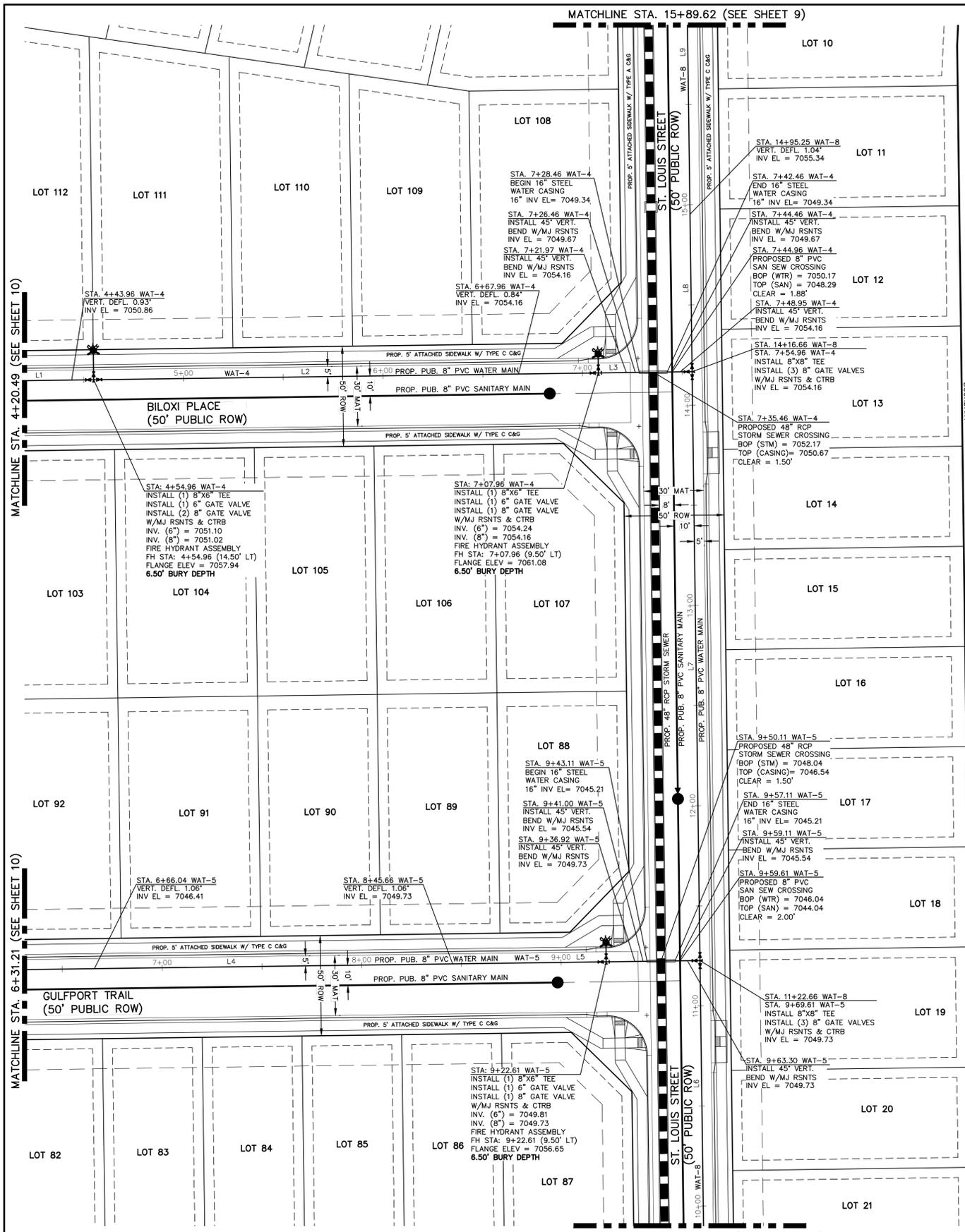
MARC A. WHORTON, COLORADO P.E. #37155

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC WATER SYSTEM PLAN			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET 10 OF 18
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

V:\118325\DRAWINGS\CONSTRUCT\DWG\WATER\10-118325-WAT.dwg, 10/29/2024, 2:20:26 PM, 11

MATCHLINE STA. 15+89.62 (SEE SHEET 9)



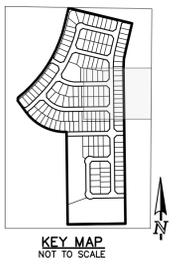
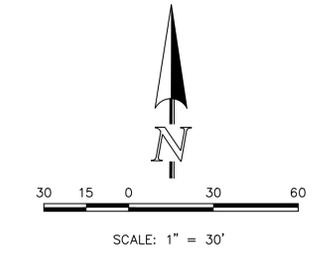
MATCHLINE STA. 9+90.05 (SEE SHEET 12)

WATER NOTES:
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WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:
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NOTE:
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NOTE:
 NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.



LEGEND

	PROPOSED WATER MAIN		ROW/PROPERTY LINE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED PLUG W/BLOWOFF ASSY.		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER VALVE		EXISTING GAS MAIN
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING FIBER OPTIC/CABLE
	EXISTING FIRE HYDRANT		EXISTING ELECTRIC

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
 PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET	11 OF 18
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25

V:\18325\DRAWINGS\CONSTRUCT\DWG\WATER\1-18325-WAT.dwg, 10/29/2024 2:23:17 PM, 1:1



WATER NOTES:

UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINTS PIPE LENGTHS ARE BASED ON TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER TRIVIEW WATER & SANITATION DISTRICT SPECIFICATIONS.

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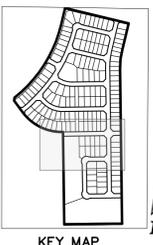
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NOTE:
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	146.43	N89°14'00"E	1.13%	12" PVC
L2	103.57	N89°14'00"E	-0.81%	12" PVC
L3	296.43	N89°14'00"E	1.21%	12" PVC
L4	27.00	N89°14'00"E	1.21%	12" PVC
L5	118.00	N89°14'00"E	0.00%	12" PVC
L6	47.00	S89°14'00"W	0.00%	8" PVC
L7	153.00	S89°14'00"W	1.44%	8" PVC
L8	60.00	S89°14'00"W	-2.36%	8" PVC
L9	42.43	S44°14'00"W	-2.36%	8" PVC
L10	32.00	S00°46'00"E	-2.36%	8" PVC
L11	65.57	S00°46'00"E	-1.61%	8" PVC
L12	132.66	N00°46'00"W	1.65%	8" PVC
L13	300.00	N00°46'00"W	1.16%	8" PVC
L14	167.34	N00°46'00"W	0.00%	8" PVC



SCALE: 1" = 30'

LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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

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

STERLING RANCH EAST FILING NO. 5
PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET	12 OF 18
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

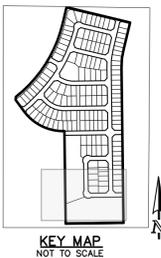
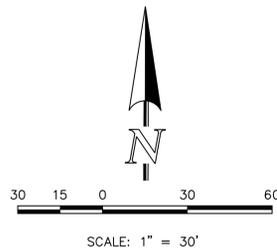
V:\118325\DRAWINGS\CONSTRUCT\DWG\WATER\12-118325-01.dwg, 10/29/2024, 2:24:38 PM, 11

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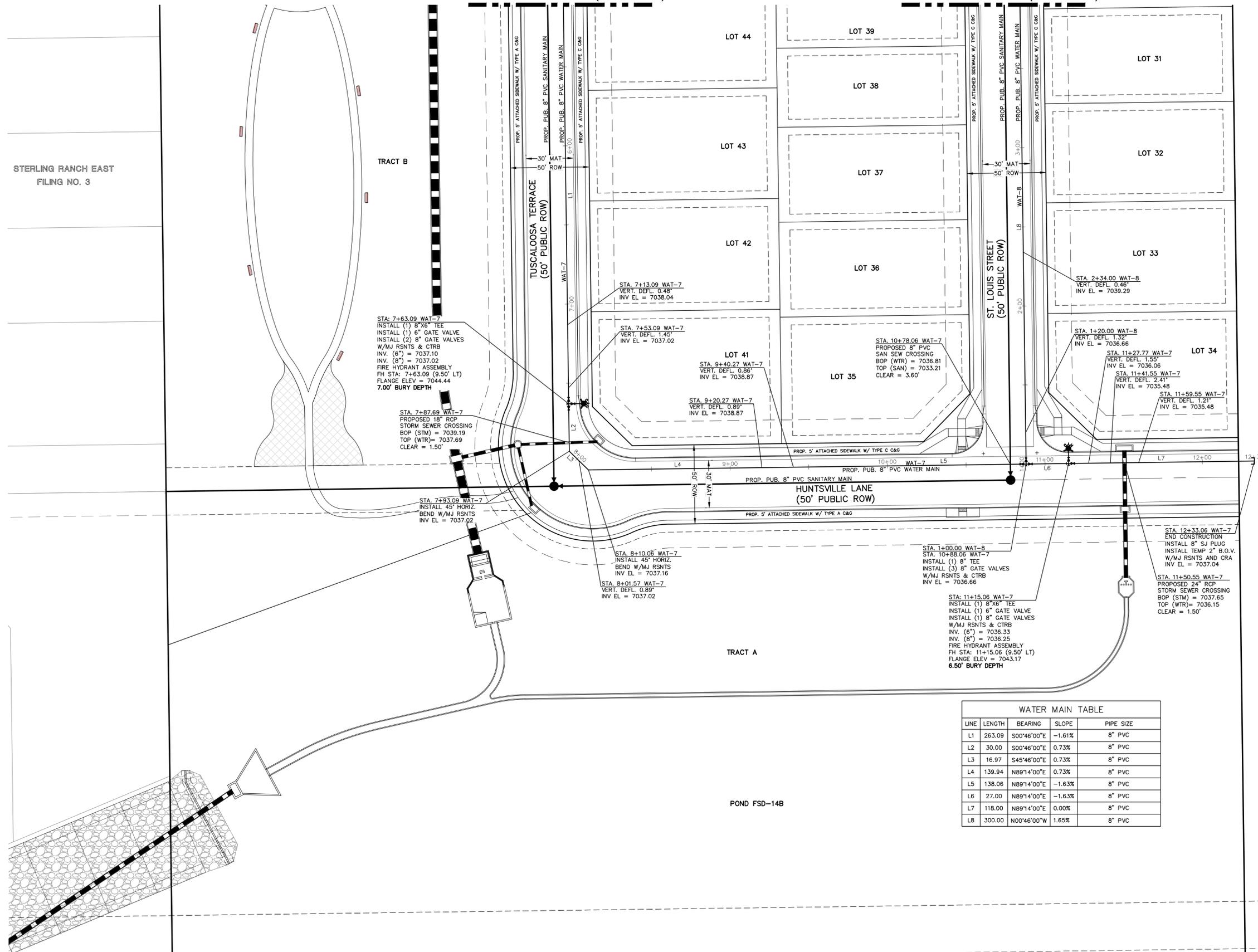


STERLING RANCH EAST
 FILING NO. 3

TRACT B

MATCHLINE STA. 5+10.73 (SEE SHEET 12)

MATCHLINE STA. 3+90.47 (SEE SHEET 12)



WATER MAIN TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	263.09	S00°46'00"E	-1.61%	8" PVC
L2	30.00	S00°46'00"E	0.73%	8" PVC
L3	16.97	S45°46'00"E	0.73%	8" PVC
L4	139.94	N89°14'00"E	0.73%	8" PVC
L5	138.06	N89°14'00"E	-1.63%	8" PVC
L6	27.00	N89°14'00"E	-1.63%	8" PVC
L7	118.00	N89°14'00"E	0.00%	8" PVC
L8	300.00	N00°46'00"W	1.65%	8" PVC

LEGEND

	PROPOSED WATER MAIN		ROW/PROPERTY LINE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED PLUG W/BLOWOFF ASSY.		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER VALVE		EXISTING GAS MAIN
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING FIBER OPTIC/CABLE
	EXISTING FIRE HYDRANT		EXISTING ELECTRIC

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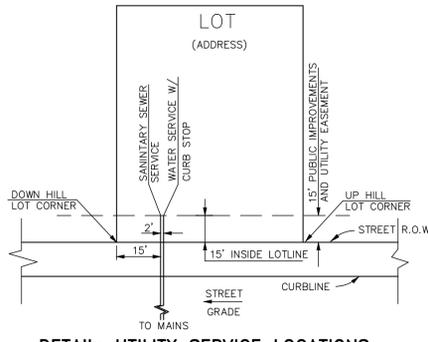
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

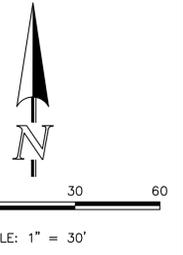
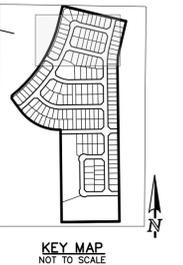
STERLING RANCH EAST FILING NO. 5
 PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET	13 OF 18
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25

V:\118325\DRAWINGS\CONSTRUCT\DWG\WATER\13-118325-WAT.dwg, 10/29/2024, 2:25:06 PM, 1/1



- NOTES:
- 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 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" 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



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
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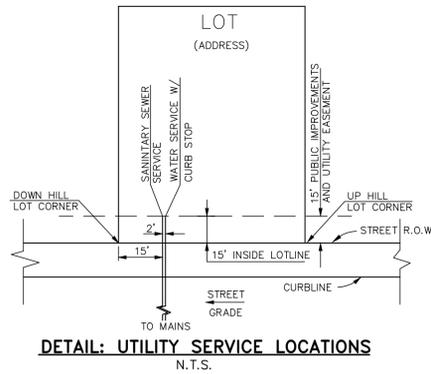
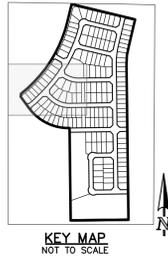
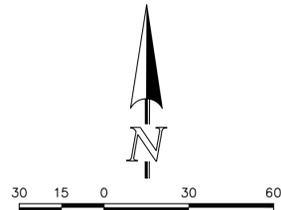
DATE

STERLING RANCH EAST FILING NO. 5
UTILITY SERVICE PLAN

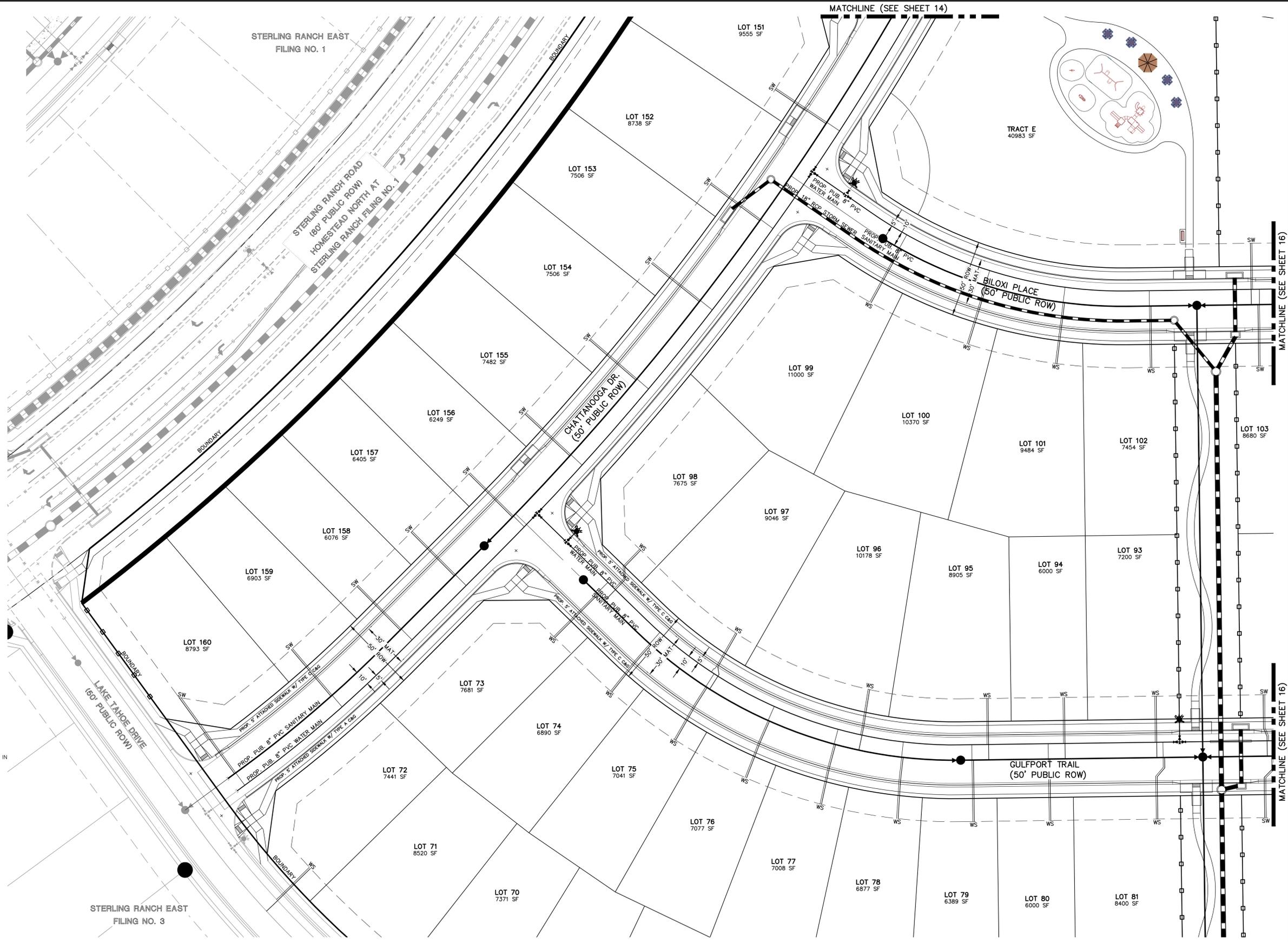
DESIGNED BY	LDB	SCALE	DATE	10/29/24
DRAWN BY	LDB	(H) 1" = 30'	SHEET	14 OF 18
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

V:\118325\DRAWINGS\CONSTRUCTIVE\DWG\USA\14-118325-105.dwg - 10/29/2024 2:29:59 PM, 1:1



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	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

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DESIGNED BY	LDB	SCALE	DATE 10/29/24
DRAWN BY	LDB	(H) 1" = 30'	SHEET 15 OF 18
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.25

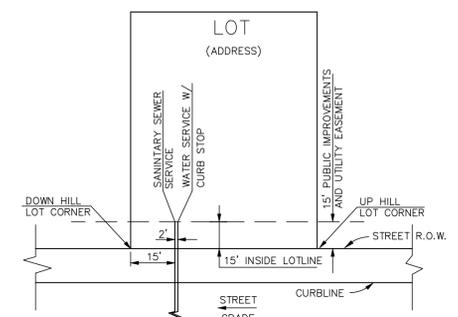
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MATCHLINE STA. 15+89.62 (SEE SHEET 14)

MATCHLINE STA. 4+20.49 (SEE SHEET 15)

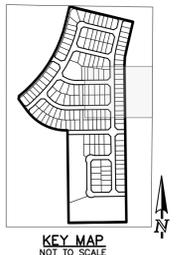
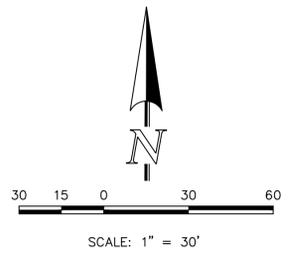
MATCHLINE STA. 6+31.21 (SEE SHEET 15)

MATCHLINE STA. 9+90.05 (SEE SHEET 17)



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

- NOTES:
- 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 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
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 - 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.
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 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

48 HOURS BEFORE YOU DIG,
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811
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IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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

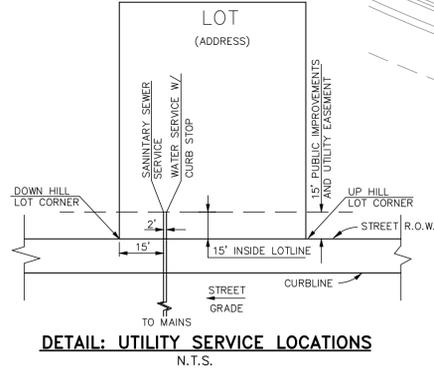
MARC A. WHORTON, COLORADO P.E. #37155

DATE

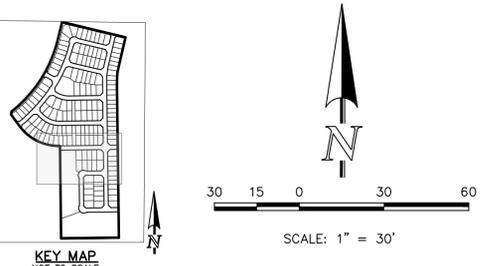
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5 UTILITY SERVICE PLAN			
DESIGNED BY	LDB	SCALE	DATE 10/29/24
DRAWN BY	LDB	(H) 1" = 30'	SHEET 16 OF 18
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.25





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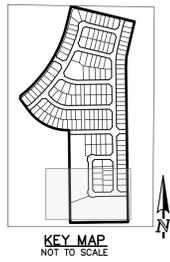
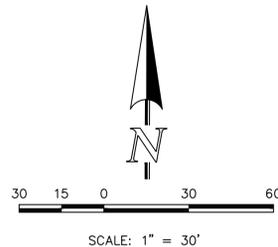
619 N. Cascade Avenue, Suite 200
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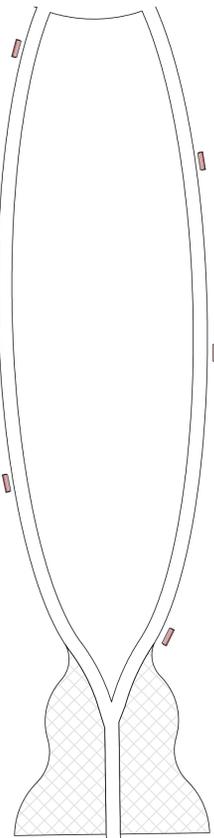
V:\18325\DRAWINGS\CONSTRUCT\DRAW\SP\17-118325-105.dwg, 10/29/2024 2:59:37 PM, 1/1

MATCHLINE (SEE SHEET 17)

MATCHLINE (SEE SHEET 17)



STERLING RANCH EAST
FILING NO. 3



TRACT B
3.685 AC

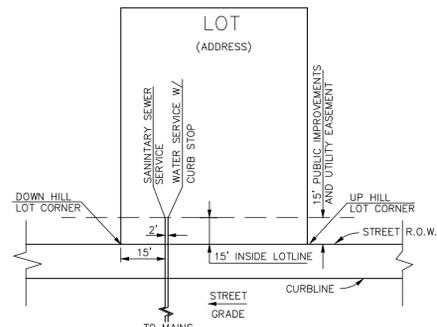
TUSCALOOSA TERRACE
(50' PUBLIC ROW)

ST. LOUIS STREET
(50' PUBLIC ROW)

HUNTSVILLE LANE
(50' PUBLIC ROW)

TRACT A
4.564 AC

POND FSD-148



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CLASSIC
ENGINEERS & SURVEYORS

V:\18325\DRAWINGS\CONSTRUCT\DRAW\USA\18-118325-105.dwg, 10/29/2024 3:00:36 PM, 1:1