

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 WITHER 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 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 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 DEFICTED 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 CONTRACTORS'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 FINAL 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 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.

WATER SYSTEM INSTALLATION NOTES:

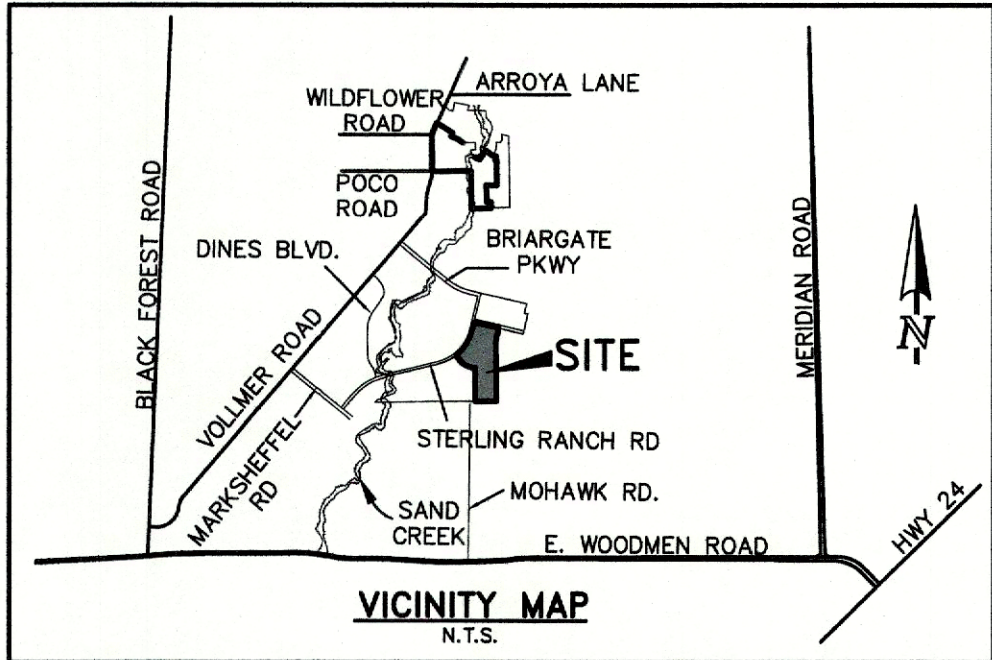
- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE 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 AWK 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 STUBS).
- 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.

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)



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.

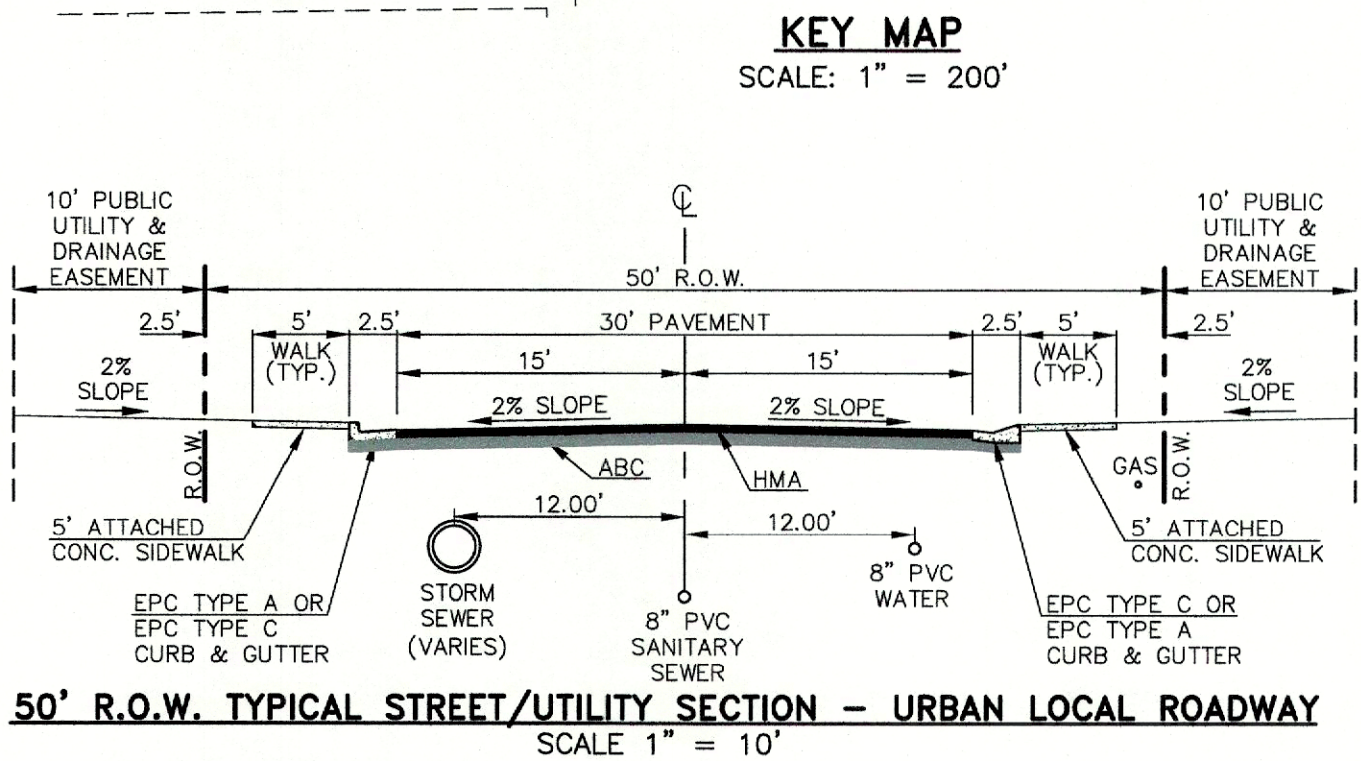
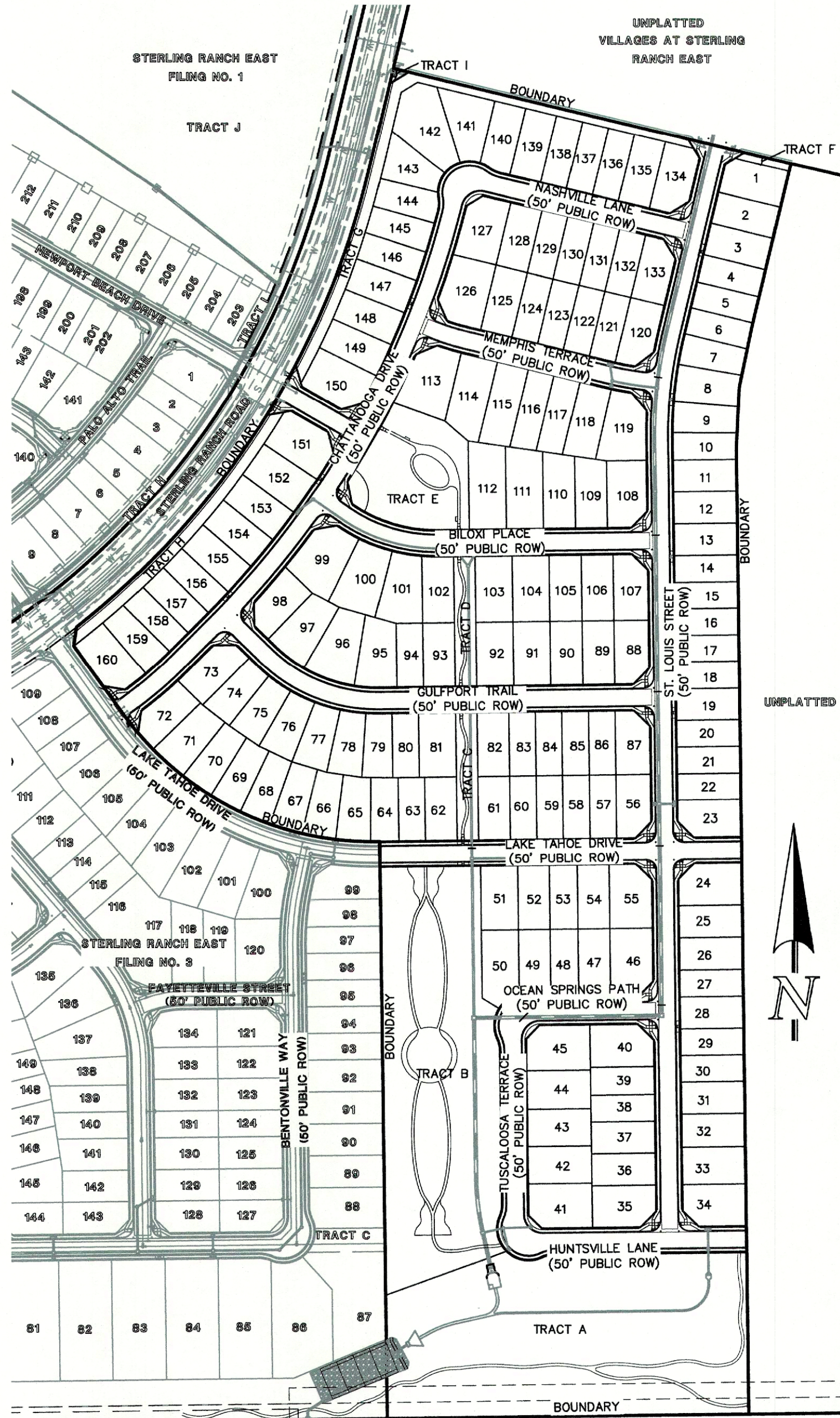
BENCHMARKS:

- 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
- BENCHMARK #2: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE 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 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.



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 M. PETERSON, (719) 392-3491

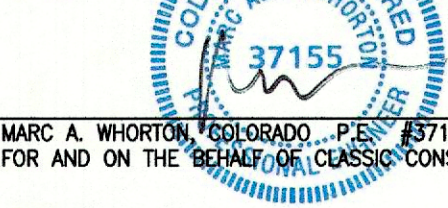
ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283

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

1/30/2025
DATE

OWNER/DEVELOPER STATEMENT:

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

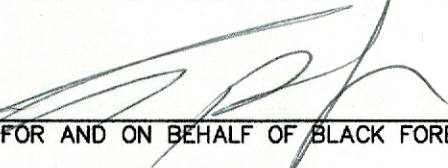


LOREN J. MORELAND
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

1/29/2025
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 BLACK FOREST FIRE PROTECTION DISTRICT.



FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT

2/17/2025
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 / EGM 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

2/19/25

DATE

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

SHEET 1 OF 19	TITLE SHEET
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SHEET 9-13 OF 19	WATER SYSTEM PLANS
SHEET 14 OF 19	WATER LOWERING PLAN
SHEET 15-19 OF 19	UTILITY SERVICE PLANS

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

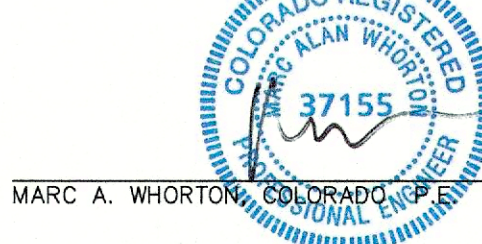
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

NO. REVISION

DATE

REVIEW:

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



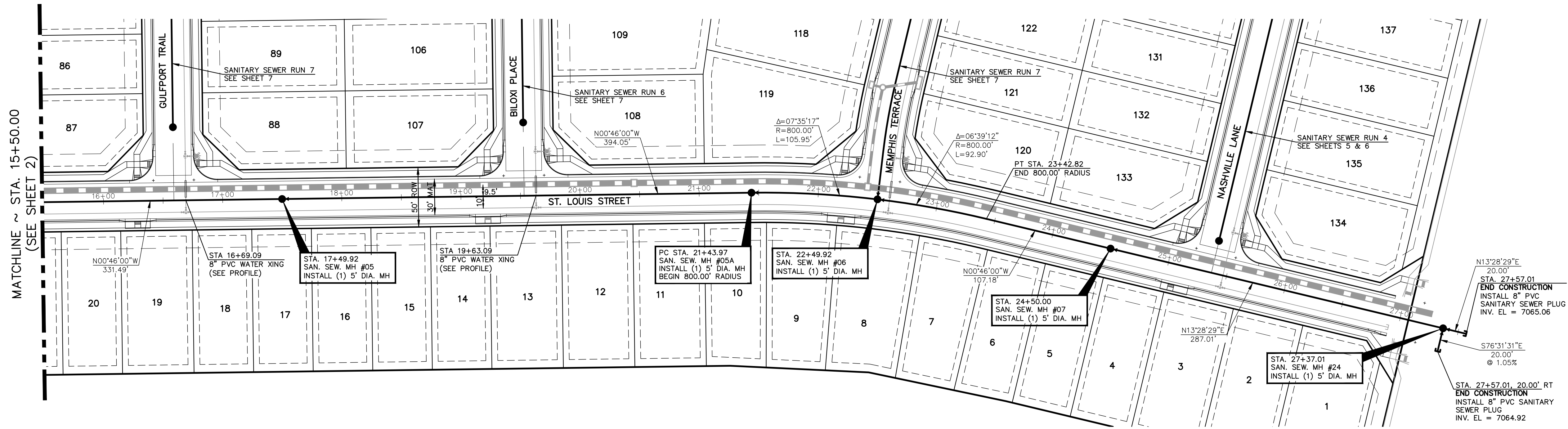
1/30/2025
DATE



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

STERLING RANCH EAST FILING NO. 5
UTILITY CONSTRUCTION PLAN
TITLE SHEET

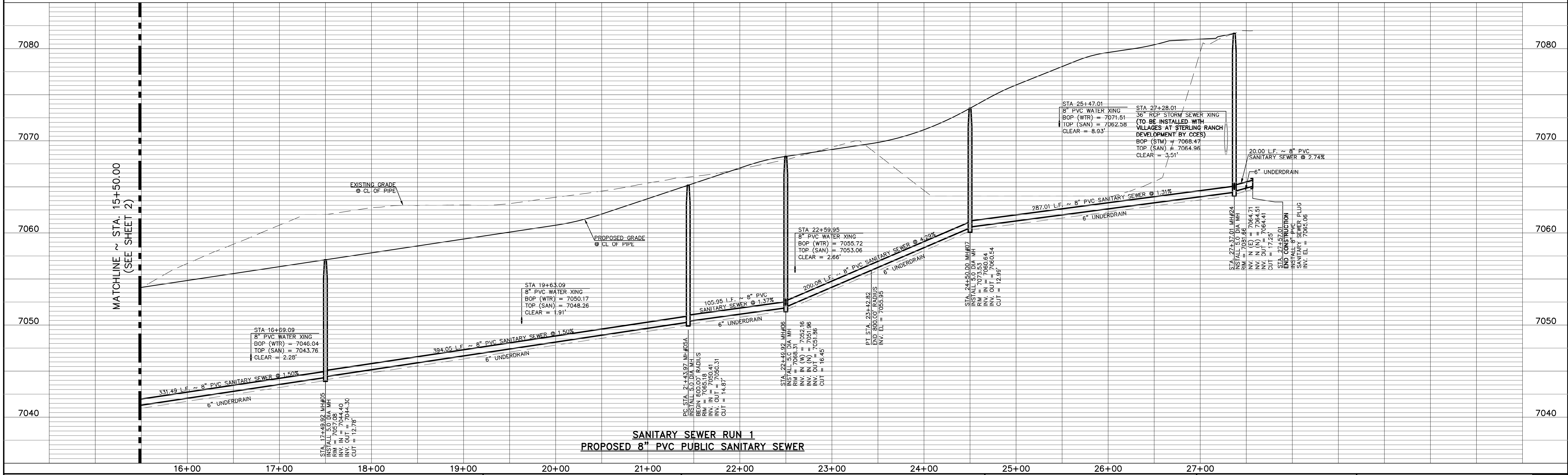
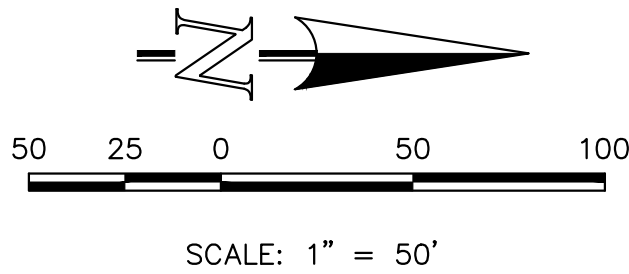
DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1"= N/A	SHEET	1 OF 19
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.25	



SANITARY SEWER RUN 1
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.

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



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

48 HOURS BEFORE YOU DIG,
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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:

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

MARC A. WHORTON, P.E. #37155

2/20/2025
DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

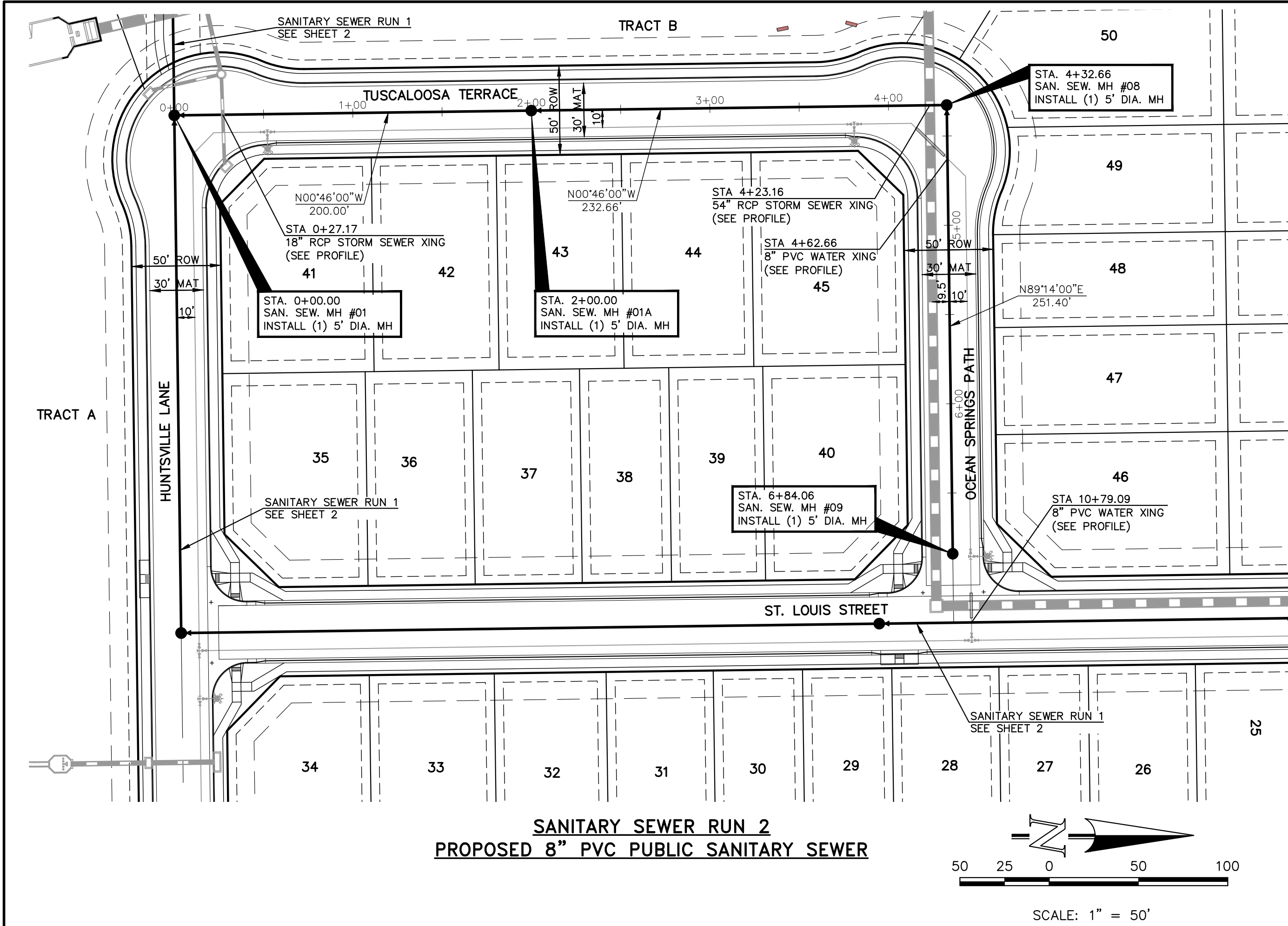
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

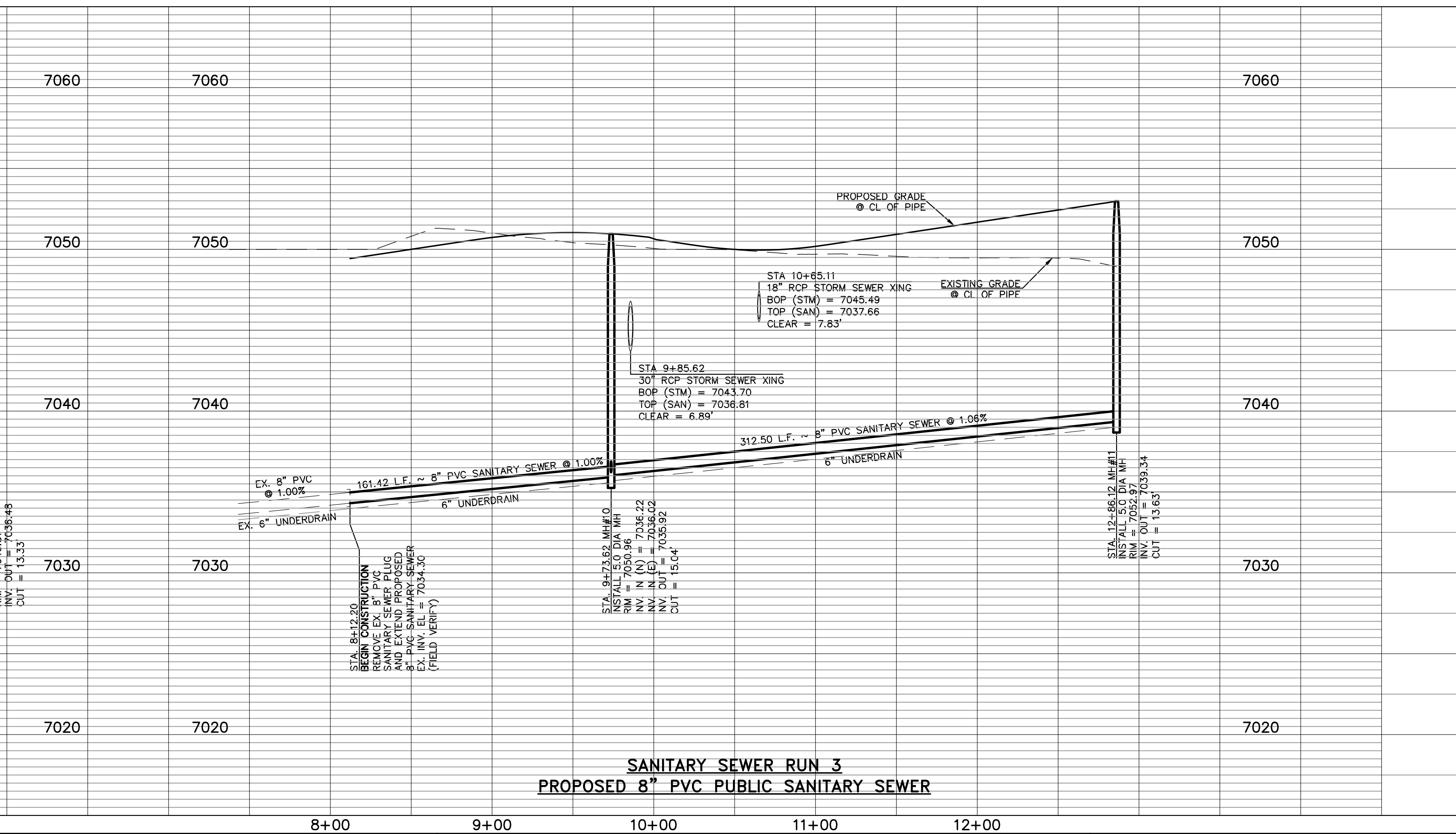
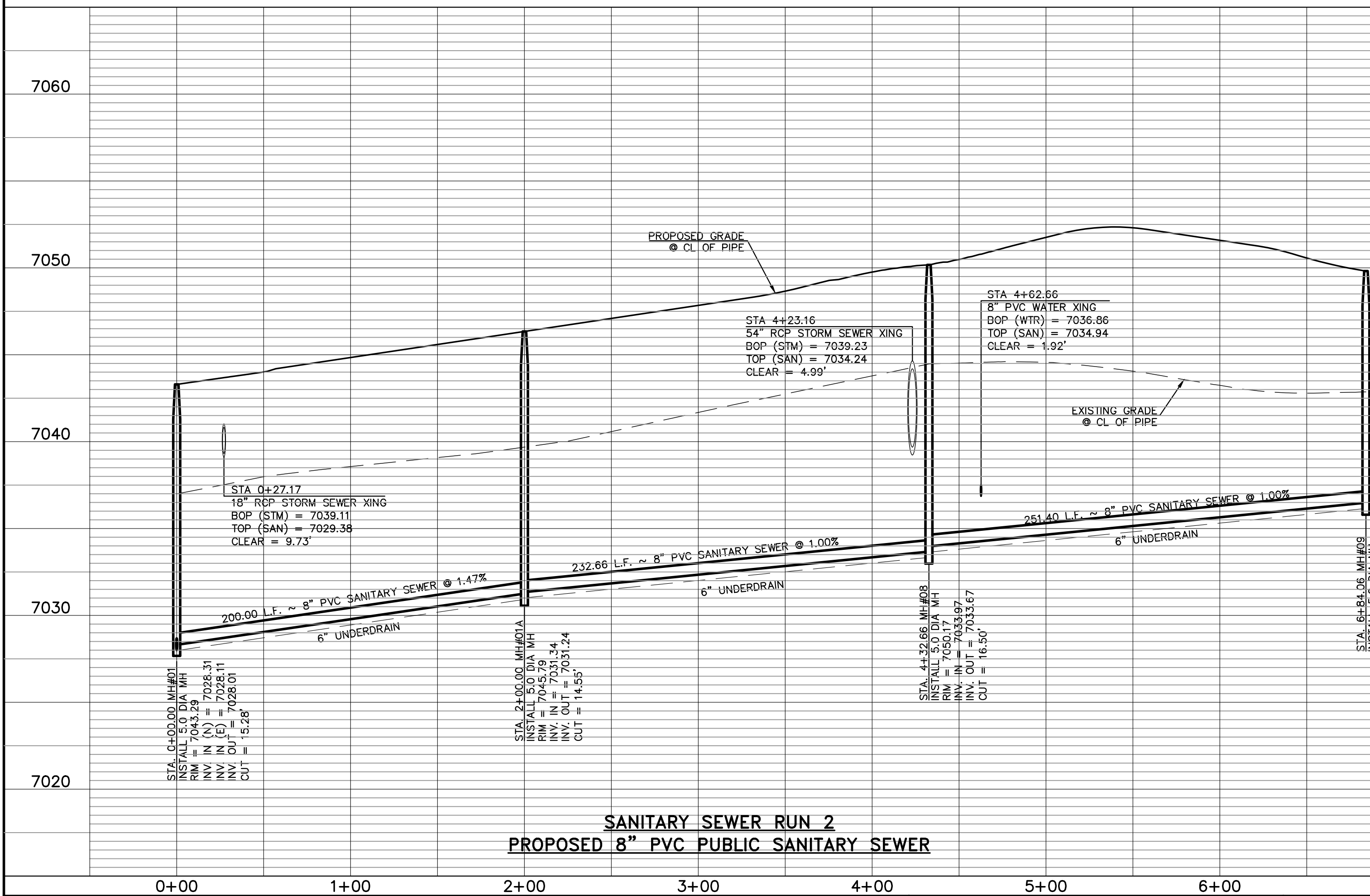
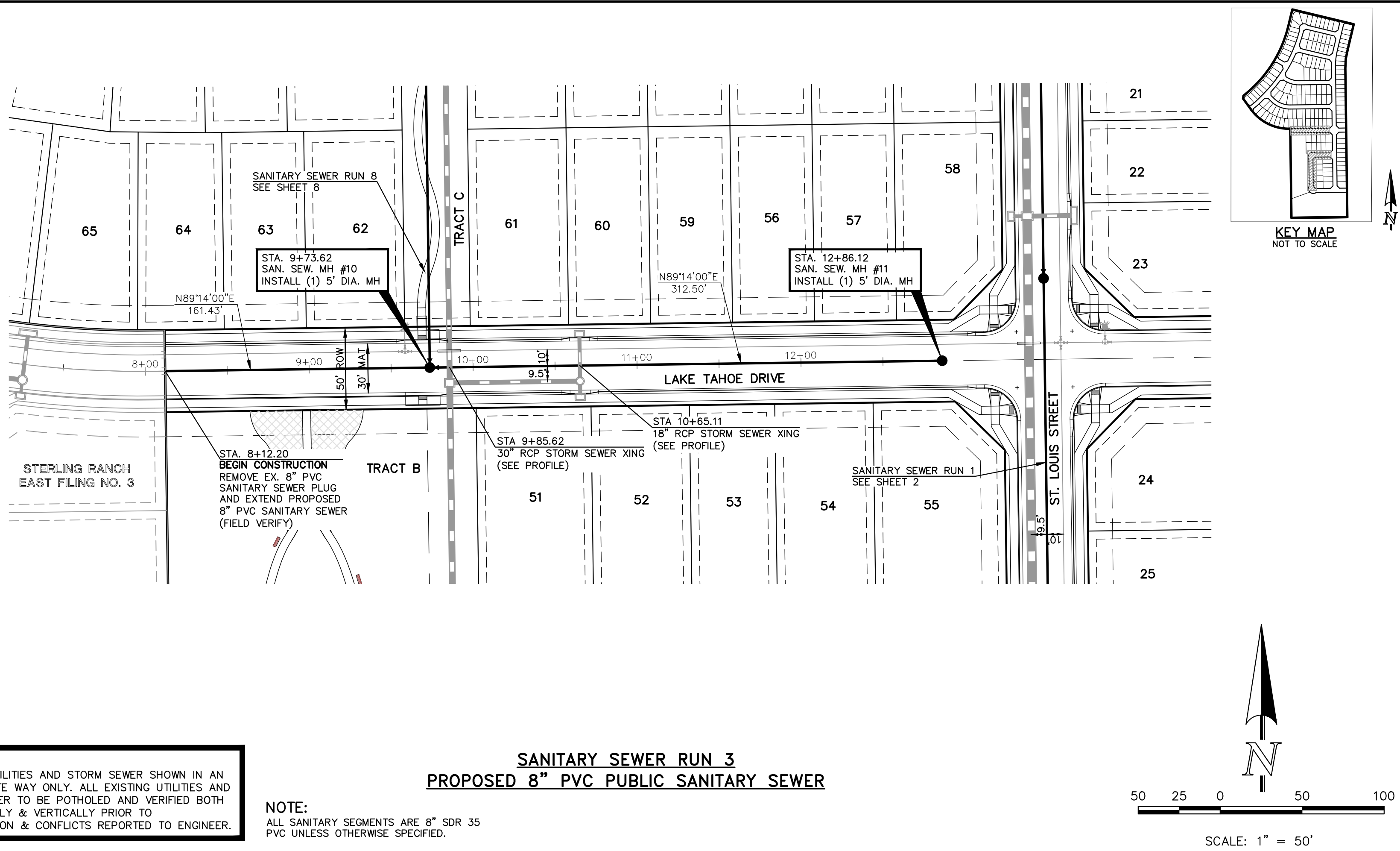
STERLING RANCH EAST FILING NO. 5
PUBLIC 8" PVC SANITARY SEWER PLAN
SANITARY SEWER RUN 1
STA. 15+50.00 - STA. 27+57.01

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1"= 50'	SHEET	3 OF 19
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.25	

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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.



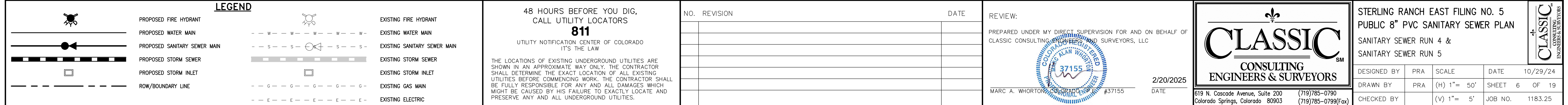
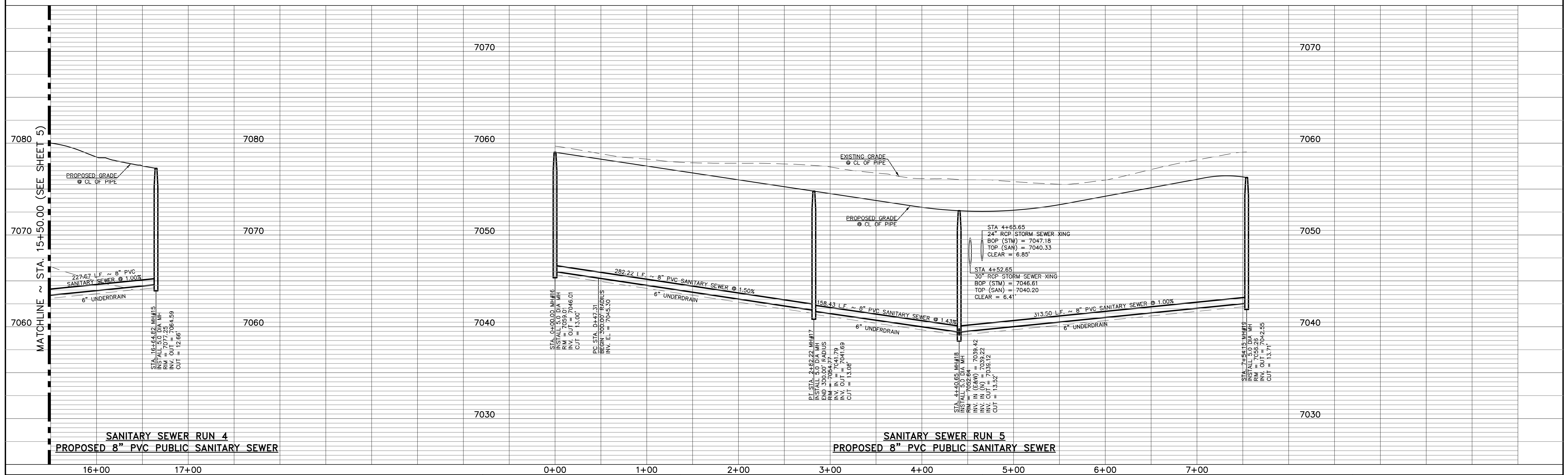
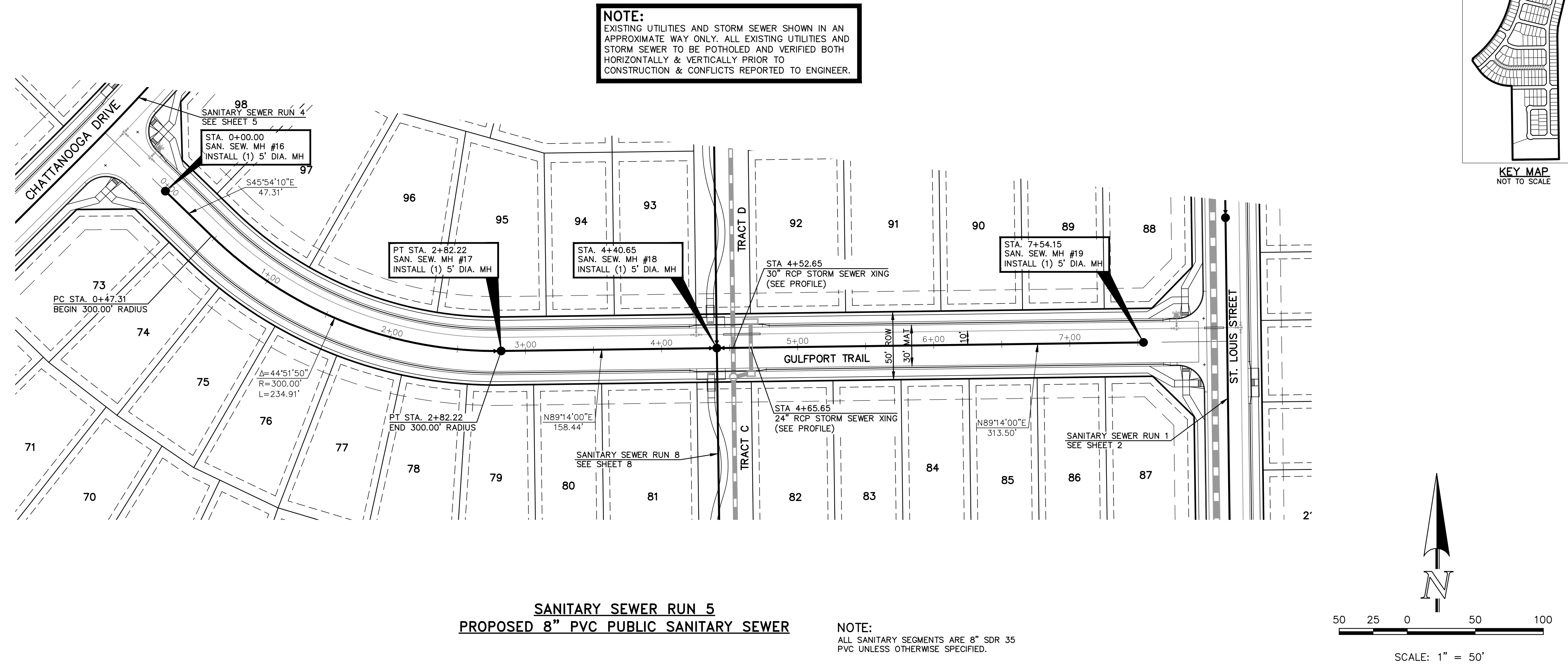
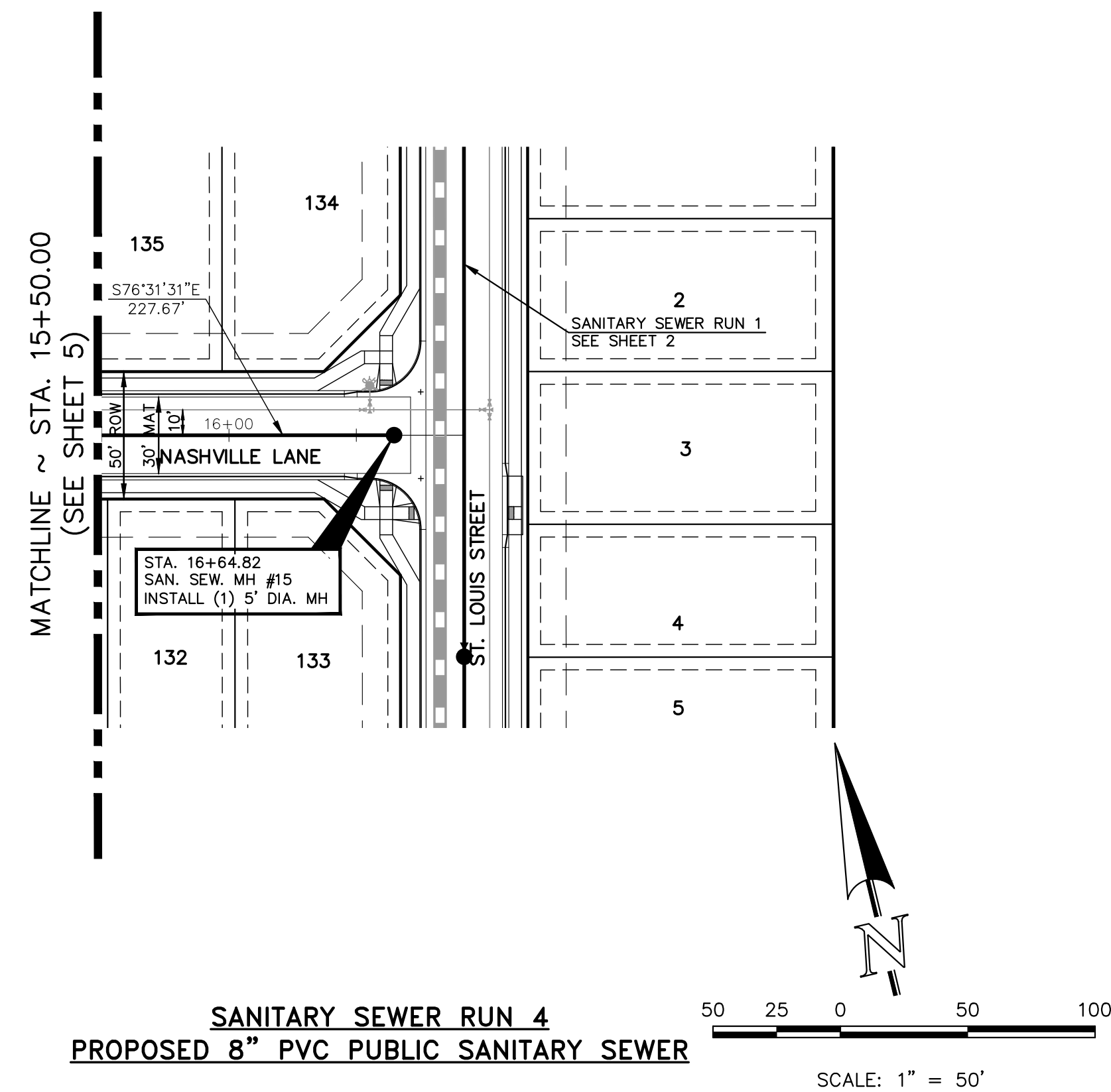
LEGEND		48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION		DATE		REVIEW:		DATE		CLASSIC CONSULTING ENGINEERS & SURVEYORS		STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN SANITARY SEWER RUN 2 & SANITARY SEWER RUN 3	
	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												

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.

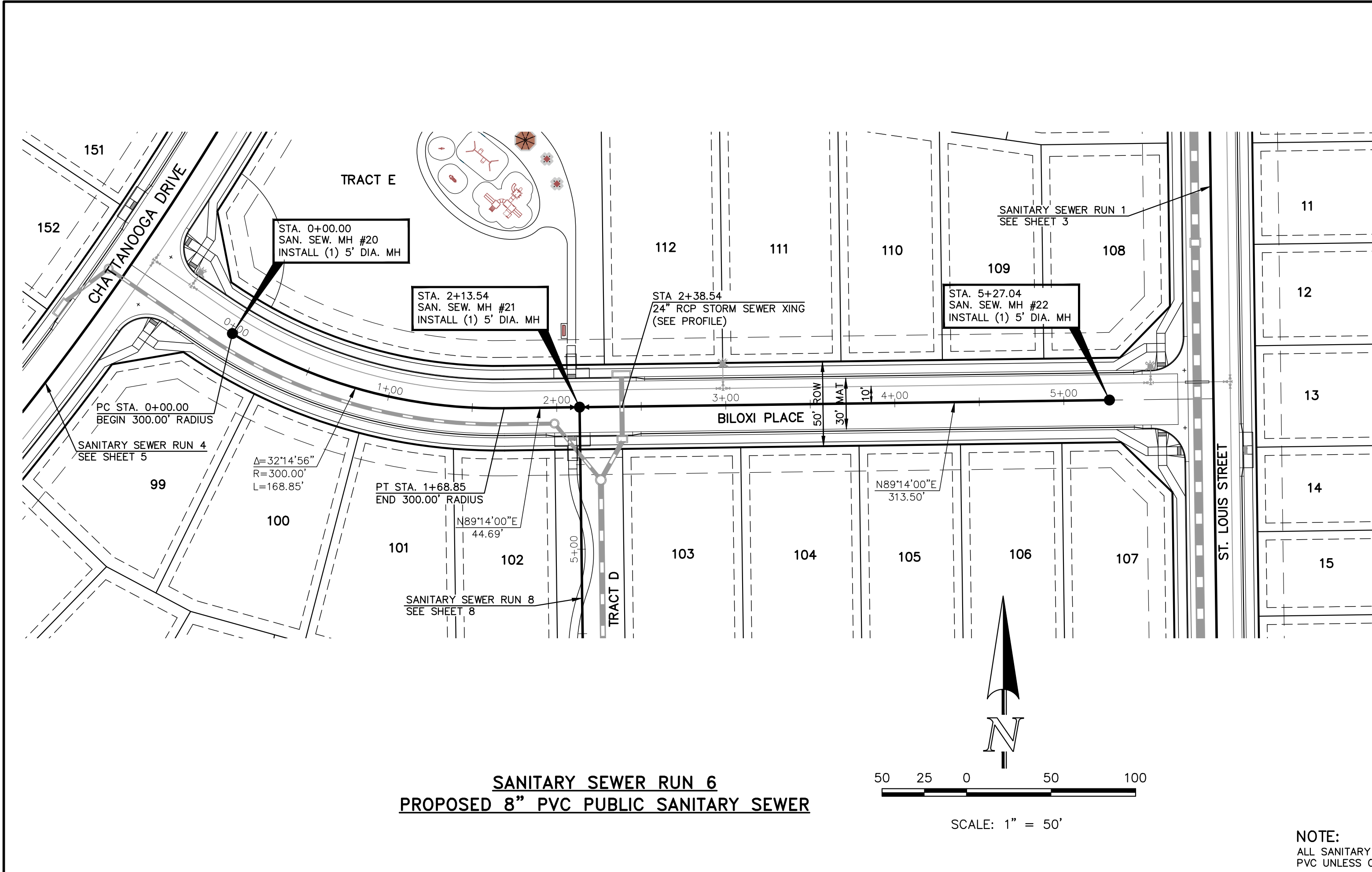
MARC A. WHORTON, P.E., 37155, 2/20/2025

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

DESIGNED BY: PRA
DRAWN BY: PRA
CHECKED BY: (V)
SCALE: (H) 1"= 50'
(V) 1"= 5'
DATE: 10/29/24
SHEET 4 OF 19
JOB NO. 1183.25

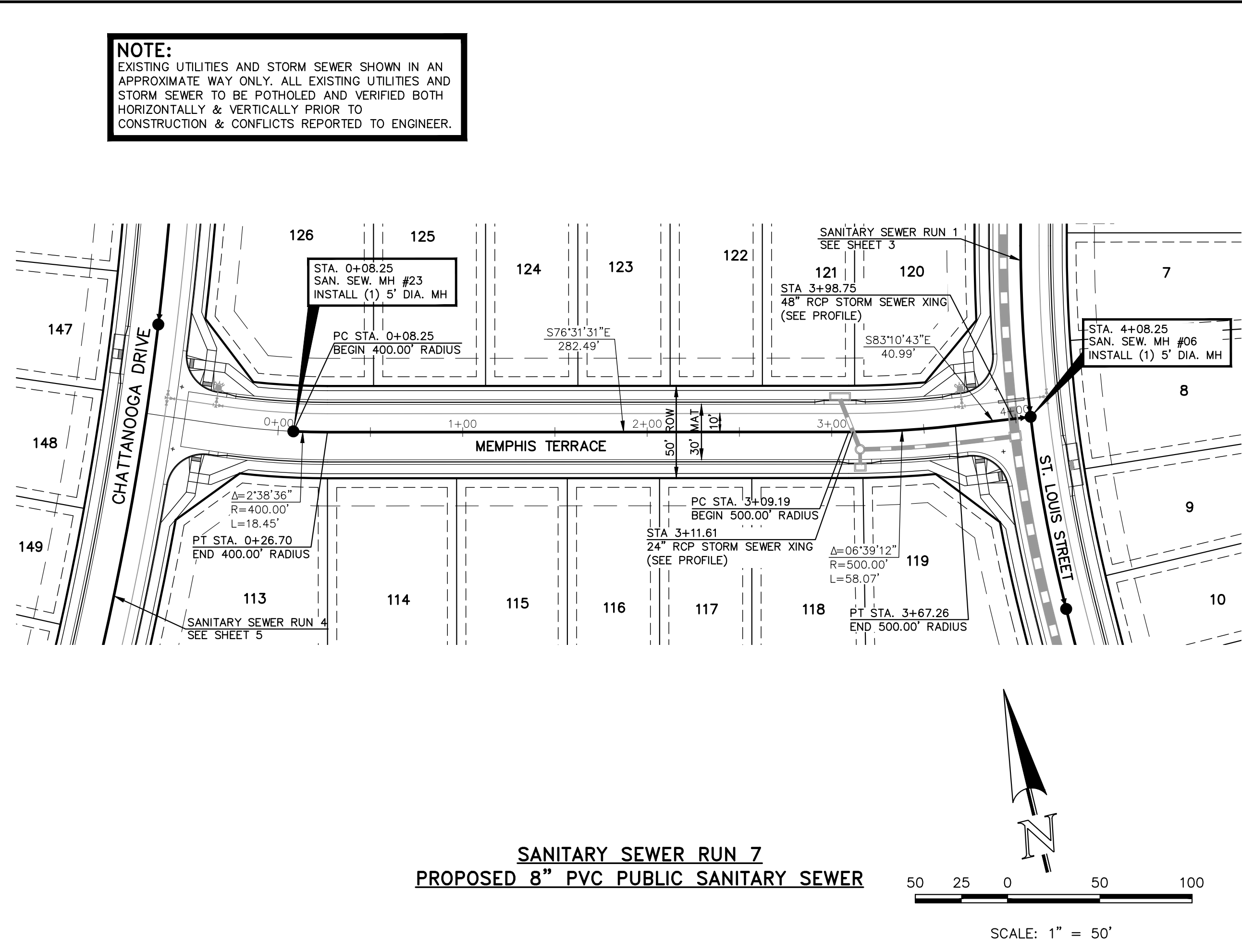


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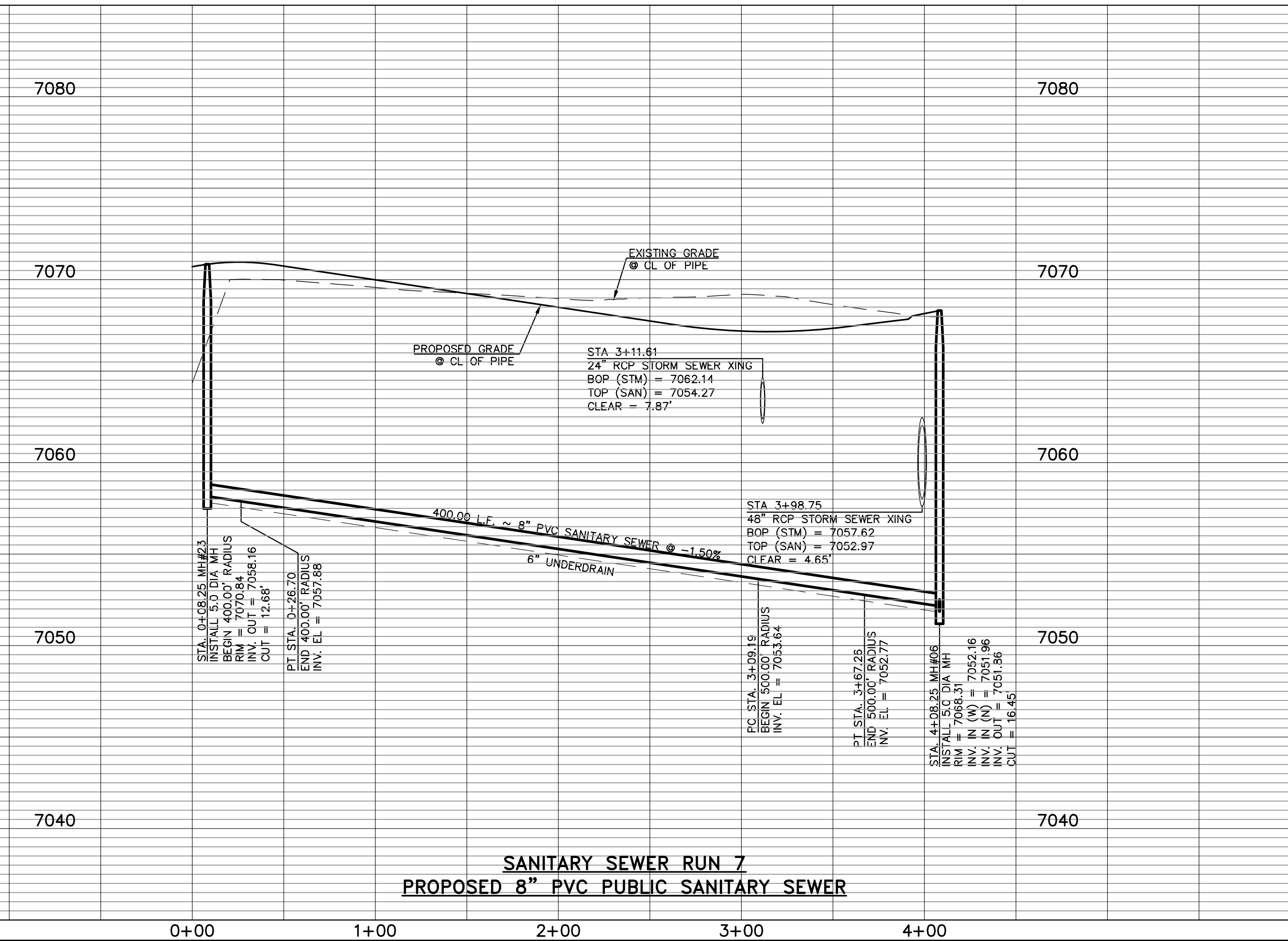
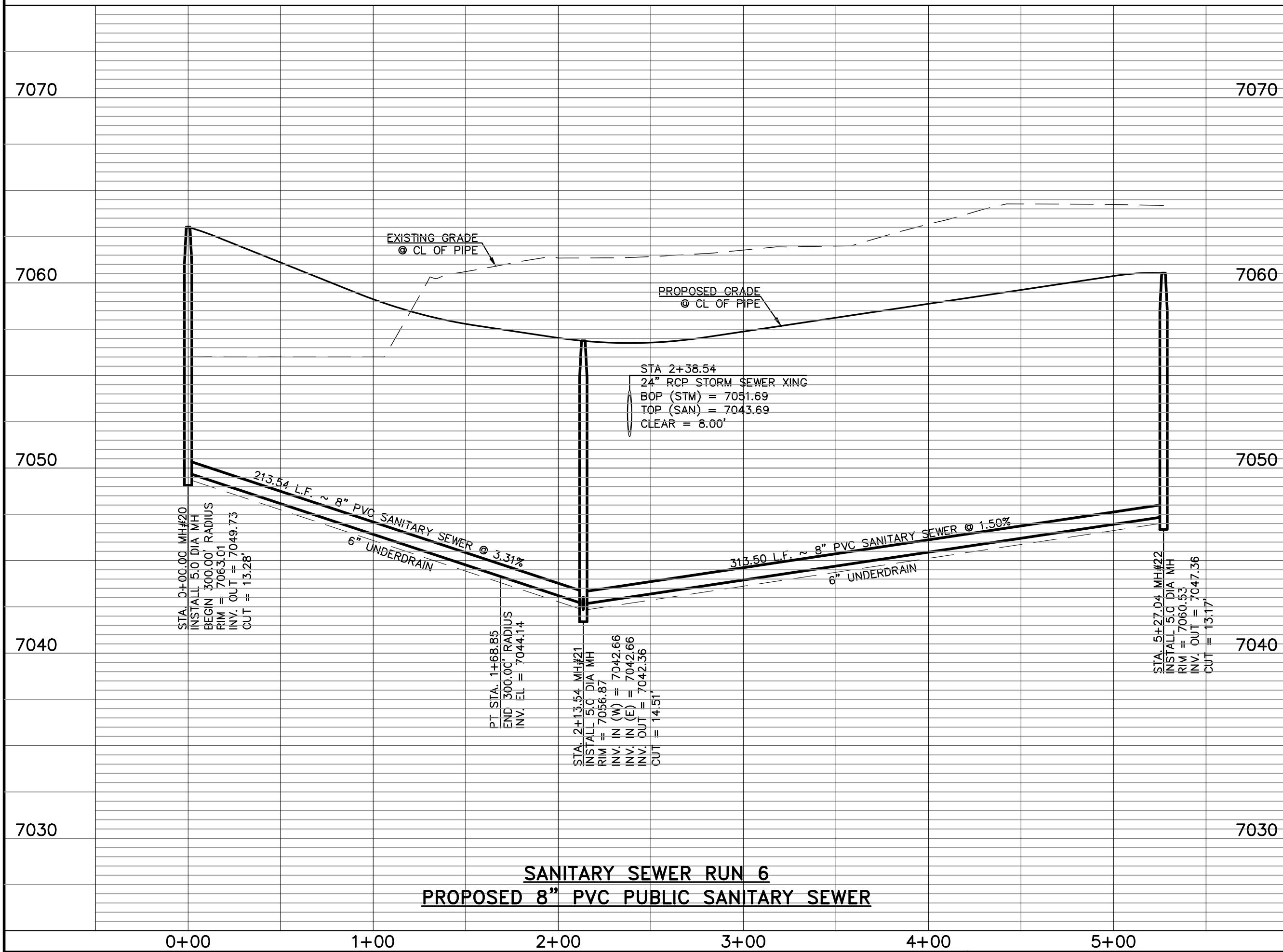
SANITARY SEWER RUN 6
PROPOSED 8" PVC PUBLIC SANITARY SEWER

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



SANITARY SEWER RUN 7
PROPOSED 8" PVC PUBLIC SANITARY SEWER

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



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

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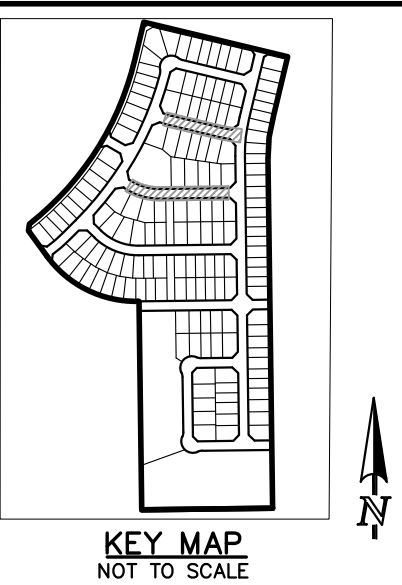
NO.	REVISION	DATE

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

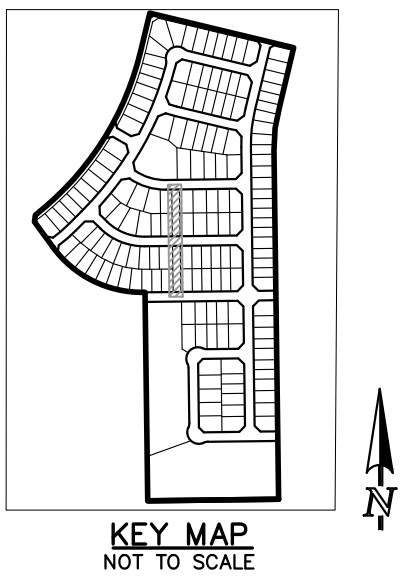
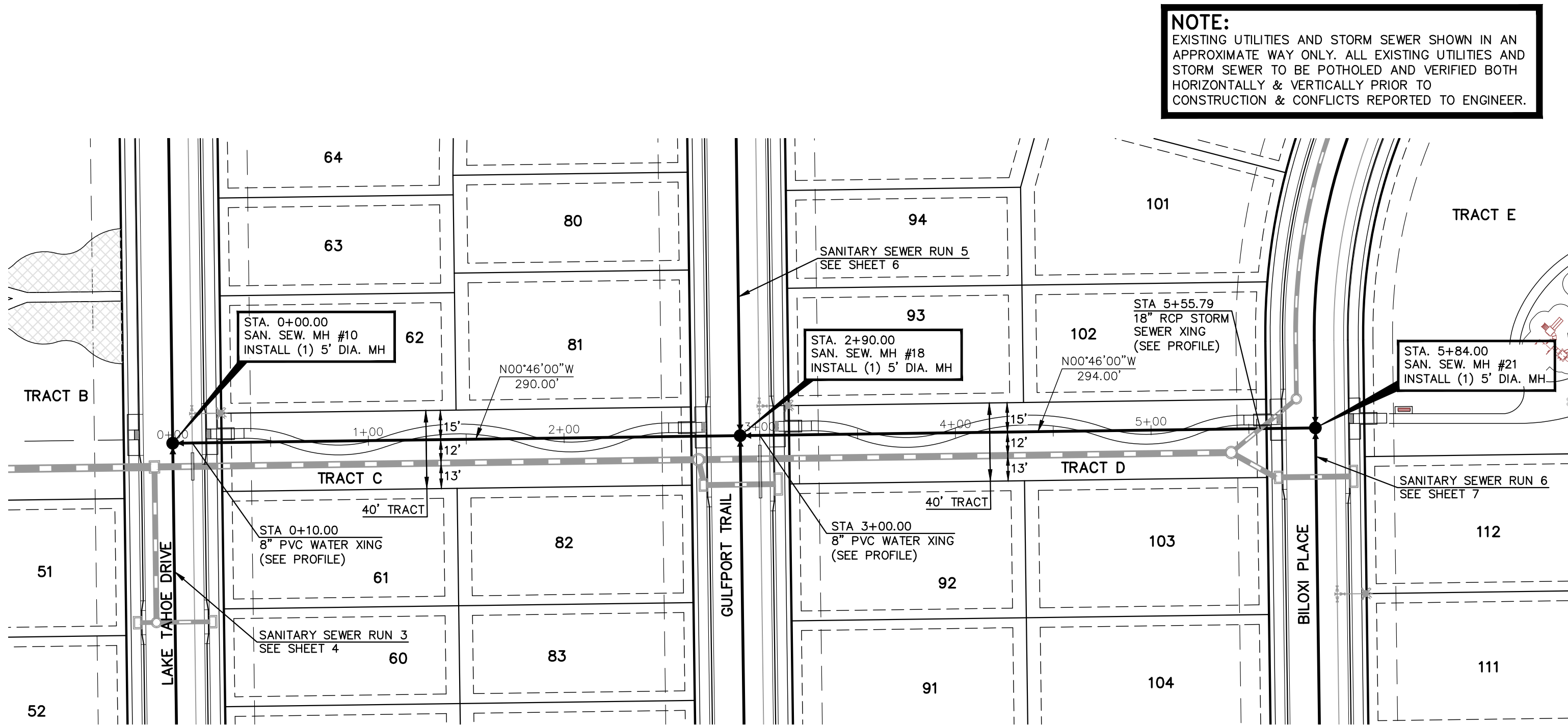
MARC A. WHORTON, P.E. #37155
2/20/2025
DATE

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

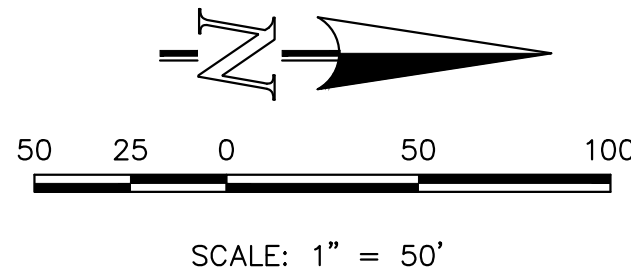
STERLING RANCH EAST FILING NO. 5 PUBLIC 8" PVC SANITARY SEWER PLAN			
SANITARY SEWER RUN 6 & SANITARY SEWER RUN 7			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 7 OF 19
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25



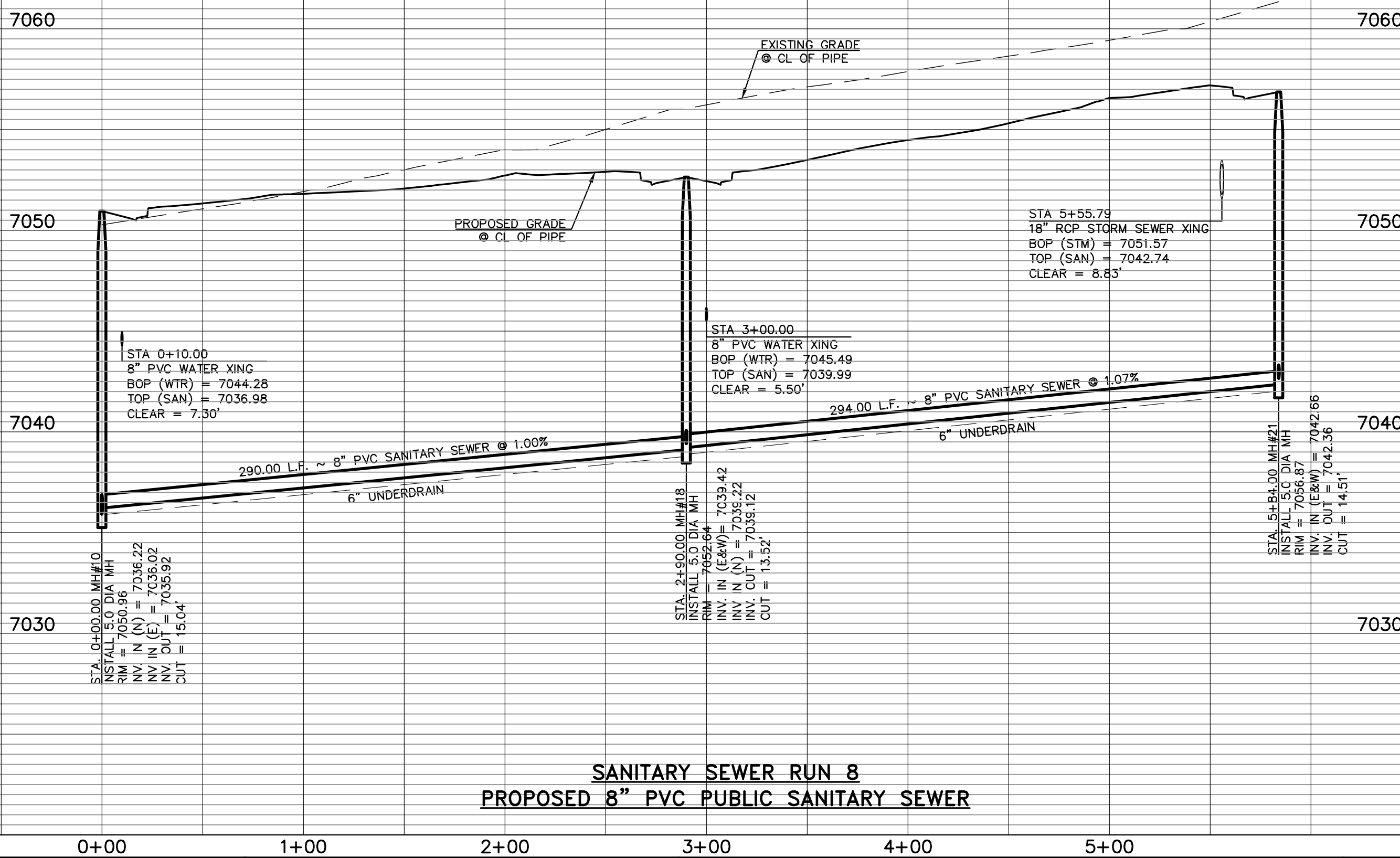
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SANITARY SEWER RUN 8
PROPOSED 8" PVC PUBLIC SANITARY SEWER



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		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

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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, ENGINEER #37155

DATE 2/20/2025

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 8			
DESIGNED BY	PRA	SCALE	DATE 10/29/24
DRAWN BY	PRA	(H) 1"= 50'	SHEET 8 OF 19
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.25

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

WATER NOTES:

UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER FALCON AREA WATER & WASTEWATER AUTHORITY 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 FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.
 2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

NOTE:

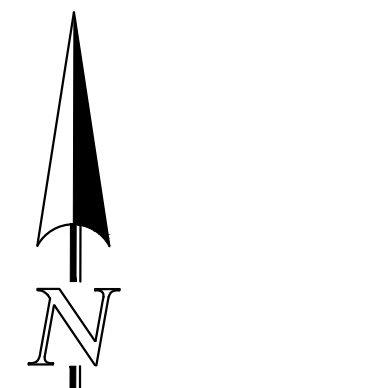
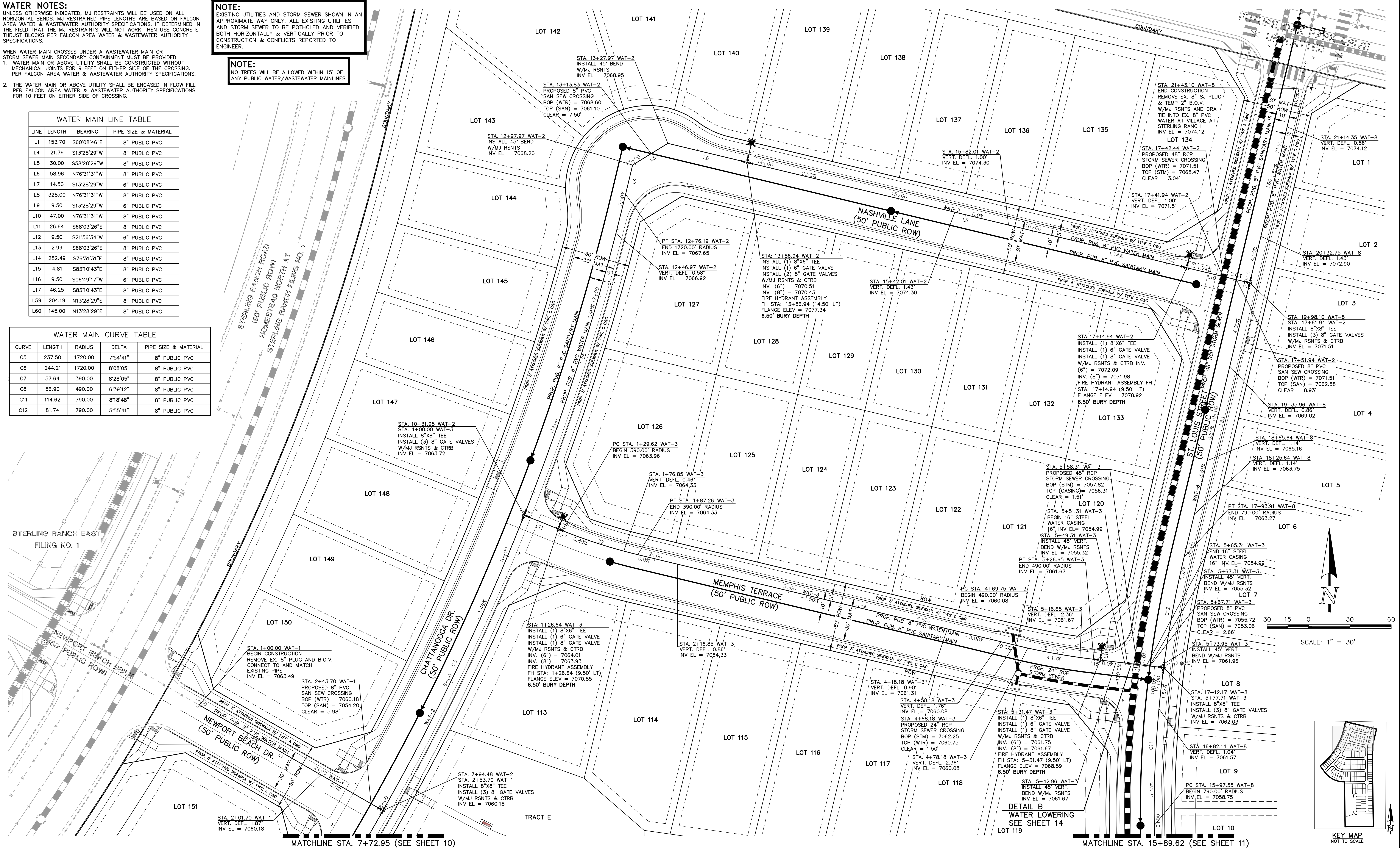
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NOTE:

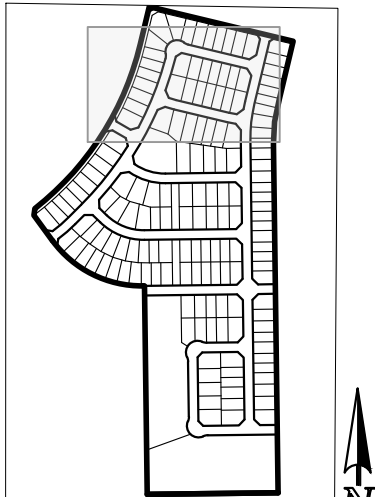
NO TREES WILL BE ALLOWED WITHIN 15' OF ANY PUBLIC WATER/WASTEWATER MAINLINES.

WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L1	153.70	S60°08'46"E	8" PUBLIC PVC	
L4	21.79	S13°28'29"W	8" PUBLIC PVC	
L5	30.00	S58°28'29"W	8" PUBLIC PVC	
L6	58.96	N76°31'31"W	8" PUBLIC PVC	
L7	14.50	S13°28'29"W	6" PUBLIC PVC	
L8	328.00	N76°31'31"W	8" PUBLIC PVC	
L9	9.50	S13°28'29"W	6" PUBLIC PVC	
L10	47.00	N76°31'31"W	8" PUBLIC PVC	
L11	26.64	S68°03'26"E	8" PUBLIC PVC	
L12	9.50	S21°56'34"W	6" PUBLIC PVC	
L13	2.99	S68°03'26"E	8" PUBLIC PVC	
L14	282.49	S76°31'31"E	8" PUBLIC PVC	
L15	4.81	S83°10'43"E	8" PUBLIC PVC	
L16	9.50	S06°49'17"W	6" PUBLIC PVC	
L17	46.25	S83°10'43"E	8" PUBLIC PVC	
L59	204.19	N13°28'29"E	8" PUBLIC PVC	
L60	145.00	N13°28'29"E	8" PUBLIC PVC	

WATER MAIN CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C5	237.50	1720.00	7°54'41"	8" PUBLIC PVC
C6	244.21	1720.00	8°08'05"	8" PUBLIC PVC
C7	57.64	390.00	8°28'05"	8" PUBLIC PVC
C8	56.90	490.00	6°39'12"	8" PUBLIC PVC
C11	114.62	790.00	8°18'48"	8" PUBLIC PVC
C12	81.74	790.00	5°55'41"	8" PUBLIC ROW



SCALE: 1" = 30'



KEY MAP
NOT TO SCALE

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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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER, NO. 37155

2/20/2025
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	9 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

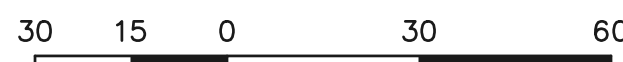
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CONSTRUCTION & CONFLICTS REPORTED TO
ENGINEER.

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



SCALE: 1" = 30'

WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L2	11.57	S53°48'00"W	8" PUBLIC PVC	
L3	92.59	S45°04'42"W	8" PUBLIC PVC	
L18	26.64	S55°26'35"E	8" PUBLIC PVC	
L19	9.50	S34°33'25"W	6" PUBLIC PVC	
L20	19.85	S55°26'35"E	8" PUBLIC PVC	
L21	129.69	N89°14'00"E	8" PUBLIC PVC	
L28	26.64	N45°54'10"W	8" PUBLIC PVC	
L27	9.50	S40°05'50"W	6" PUBLIC PVC	
L28	72.46	N45°54'10"W	8" PUBLIC PVC	
L29	143.44	S89°14'00"W	8" PUBLIC PVC	
L30	14.50	N00°46'00"W	6" PUBLIC PVC	

CURVE	LENGTH	RADIUS	DELTA	PIPE SIZE & MATERIAL
C1	123.30	810.00	8°43'18"	8" PUBLIC PVC
C2	39.45	1720.00	1°18'51"	8" PUBLIC PVC
C3	286.40	1720.00	9°32'25"	8" PUBLIC PVC
C4	141.18	1720.00	4°42'10"	8" PUBLIC PVC
C9	178.79	290.00	35°19'25"	8" PUBLIC PVC
C10	227.08	290.00	44°51'50"	8" PUBLIC PVC



KEY MAP
NOT TO SCALE

STERLING RANCH ROAD
(80' PUBLIC ROW)
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1

48 HOURS BEFORE YOU DIG,
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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

2/20/2025

DATE _____



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Colorado Springs, Colorado 80903 (719)785-0790/5

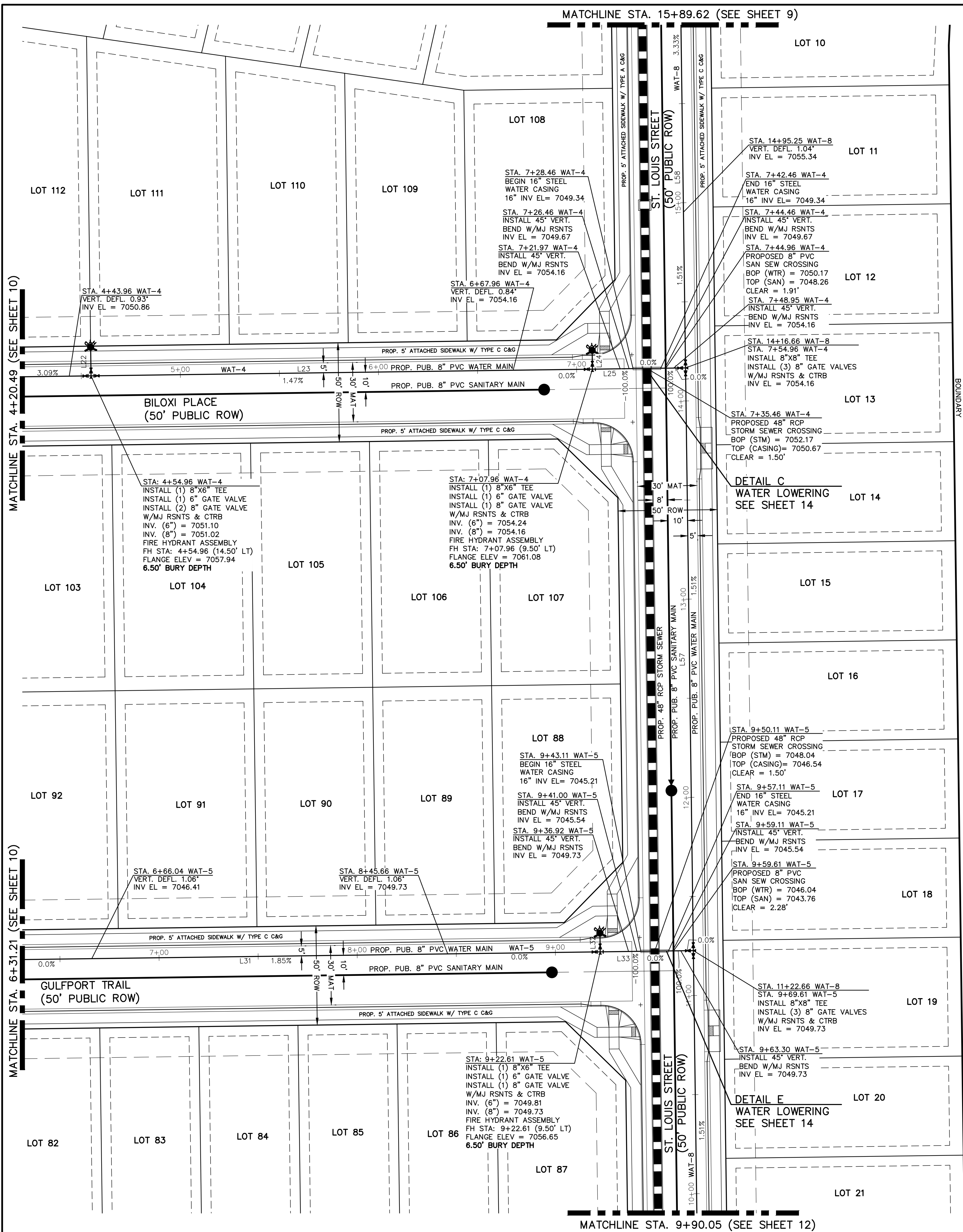
STERLING RANCH EAST FILING NO. 5
PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1"= 30'	SHEET	10 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO.	118325

MATCHLINE STA. 4+20.49 (SEE SHEET 11)

MATCHLINE STA. 6+31.21 (SEE SHEET 11)

N:\11832\DRAWINGS\CONSTRUCTION\WATER\11-118325-WAT.dwg, 12/29/2025 3:12:34 PM, 1:1, KS



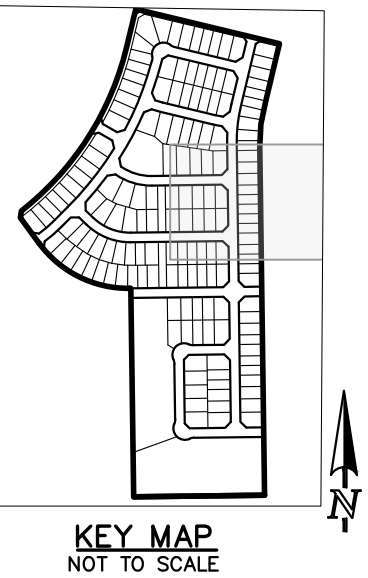
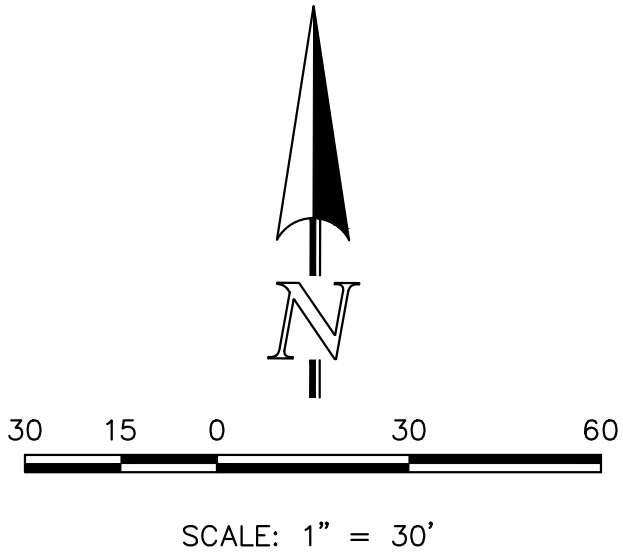
WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L22	14.50	N00°46'00"W	6" PUBLIC PVC	
L23	253.00	N89°14'00"E	8" PUBLIC PVC	
L24	9.50	N00°46'00"W	6" PUBLIC PVC	
L25	47.00	N89°14'00"E	8" PUBLIC PVC	
L31	353.00	S89°14'00"W	8" PUBLIC PVC	
L32	9.50	S00°46'00"E	6" PUBLIC PVC	
L33	47.00	S89°14'00"W	8" PUBLIC PVC	
L57	294.00	N00°46'00"W	8" PUBLIC PVC	
L58	180.89	N00°46'00"W	8" PUBLIC PVC	

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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
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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 37155

2/20/2025

DATE

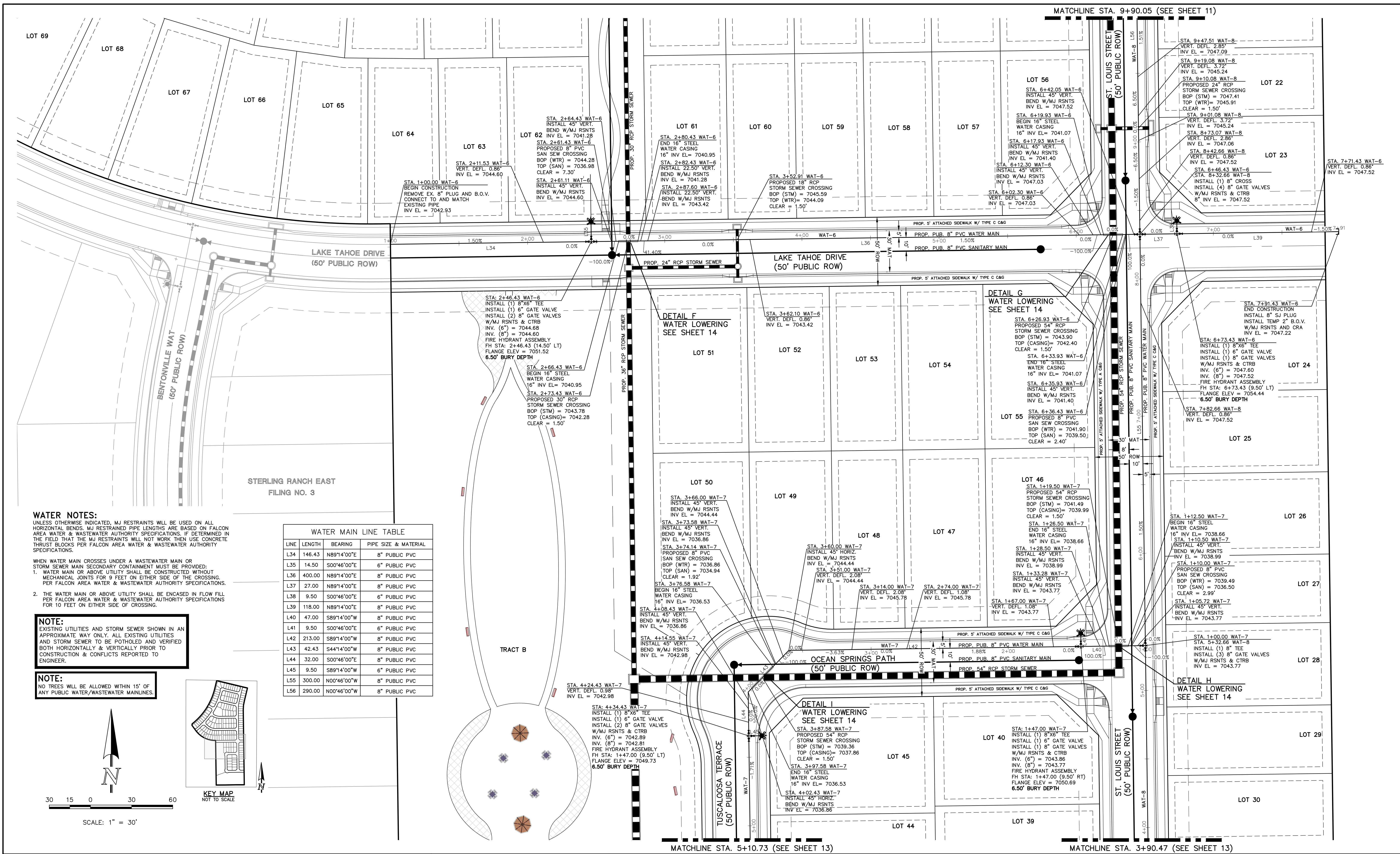
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CLASSIC
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ENGINEERS & SURVEYORS

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 19
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

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ENGINEERS & SURVEYORS



WATER NOTES:
UNLESS OTHERWISE INDICATED, MJ RESTRAINTS WILL BE USED ON ALL HORIZONTAL BENDS. MJ RESTRAINED PIPE LENGTHS ARE BASED ON FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.

WHEN WATER MAIN CROSSES UNDER A WASTEWATER MAIN OR STORM SEWER MAIN SECONDARY CONTAINMENT MUST BE PROVIDED:

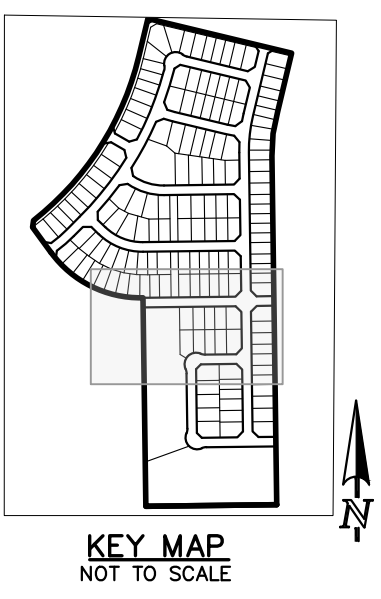
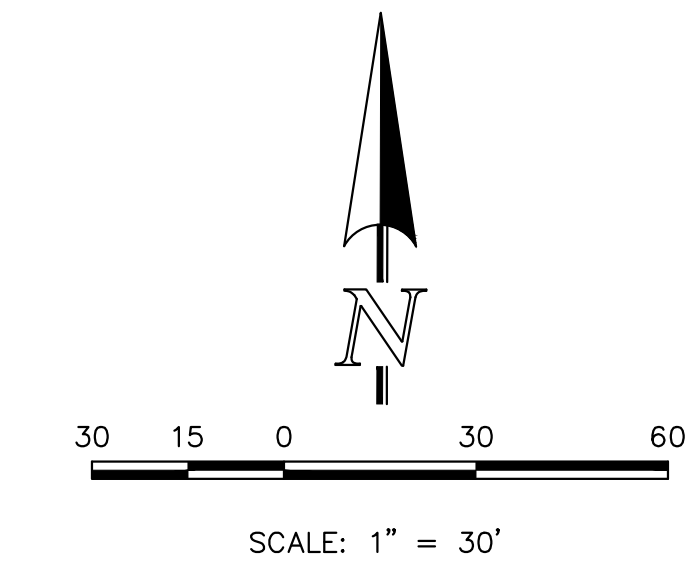
1. WATER MAIN OR ABOVE UTILITY SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING. PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.

2. THE WATER MAIN OR ABOVE UTILITY SHALL BE ENCASED IN FLOW FILL PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS FOR 10 FEET ON EITHER SIDE OF CROSSING.

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.

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

WATER MAIN LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL	
L34	146.43	N89°14'00"E	8" PUBLIC PVC	
L35	14.50	S00°46'00"E	6" PUBLIC PVC	
L36	400.00	N89°14'00"E	8" PUBLIC PVC	
L37	27.00	N89°14'00"E	8" PUBLIC PVC	
L38	9.50	S00°46'00"E	6" PUBLIC PVC	
L39	118.00	N89°14'00"E	8" PUBLIC PVC	
L40	47.00	S89°14'00"W	8" PUBLIC PVC	
L41	9.50	S00°46'00"E	6" PUBLIC PVC	
L42	213.00	S89°14'00"W	8" PUBLIC PVC	
L43	42.43	S44°14'00"W	8" PUBLIC PVC	
L44	32.00	S00°46'00"E	8" PUBLIC PVC	
L45	9.50	S89°14'00"W	6" PUBLIC PVC	
L55	300.00	N00°46'00"W	8" PUBLIC PVC	
L56	290.00	N00°46'00"W	8" PUBLIC 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

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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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 PROFESSIONAL ENGINEER NO. 37155

2/20/2025
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	12 OF 19
CHECKED BY	(V) 1" = N/A	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 FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS. IF DETERMINED IN THE FIELD THAT THE MJ RESTRAINTS WILL NOT WORK THEN USE CONCRETE THRUST BLOCKS PER FALCON AREA WATER & WASTEWATER AUTHORITY SPECIFICATIONS.

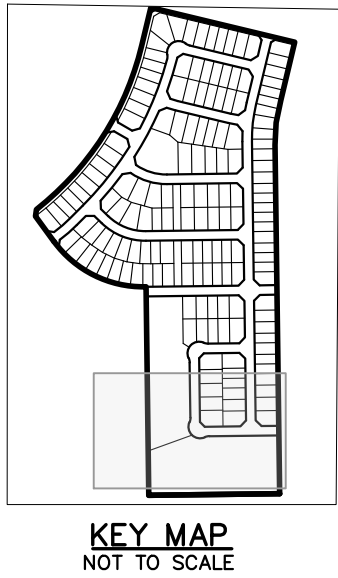
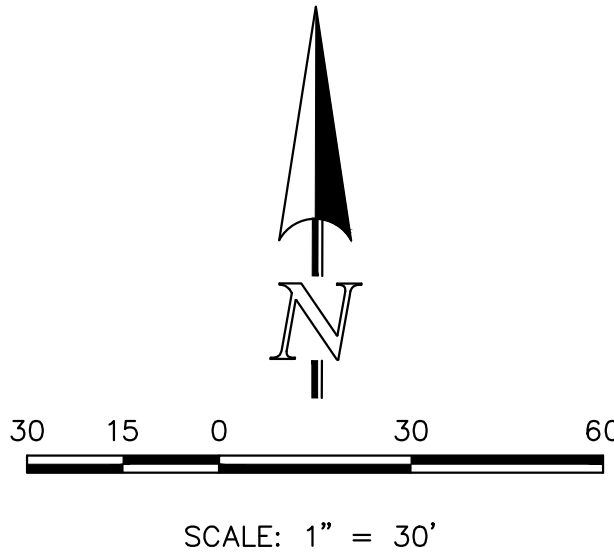
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NOTE:

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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)

TUSCALOOSA TERRACE
(50' PUBLIC ROW)

ST. LOUIS STREET
(50' PUBLIC ROW)

HUNTSVILLE LANE
(50' PUBLIC ROW)

TRACT A

POND FSD-148

STA. 7+63.09 WAT-7
INSTALL (1) 8"X6" TEE
INSTALL (2) 8" GATE VALVES
W/MJ RSNTS & CTRB
INV. (6") = 7037.10
INV. (8") = 7037.02
FIRE HYDRANT ASSEMBLY
FH STA: 7+63.09 (9.50' LT)
FLANGE ELEV = 7044.44
7.00' BURY DEPTH

STA. 7+87.69 WAT-7
PROPOSED 18" RCP
STORM SEWER CROSSING
BOP (STM) = 7039.19
TOP (WTR) = 7037.69
CLEAR = 1.50'

STA. 7+93.09 WAT-7
INSTALL 45° HORIZ.
BEND W/MJ RSNTS
INV EL = 7037.02

STA. 8+10.06 WAT-7
INSTALL 45° HORIZ.
BEND W/MJ RSNTS
INV EL = 7037.16
STA. 8+01.57 WAT-7
VERT. DEFL. 0.89'
INV EL = 7037.02

STA. 7+53.09 WAT-7
VERT. DEFL. 1.45'
INV EL = 7037.02

LOT 41
STA. 9+40.27 WAT-7
VERT. DEFL. 0.86'
INV EL = 7038.87

STA. 9+20.27 WAT-7
VERT. DEFL. 0.89'
INV EL = 7038.87

STA. 10+78.06 WAT-7
PROPOSED 8" PVC
SAN SEW CROSSING
BOP (WTR) = 7036.81
TOP (SAN) = 7032.08
CLEAR = 4.73'

STA. 1+20.00 WAT-8
VERT. DEFL. 1.32'
INV EL = 7036.66

STA. 11+27.77 WAT-7
VERT. DEFL. 1.55'
INV EL = 7036.06
STA. 11+41.55 WAT-7
VERT. DEFL. 2.41'
INV EL = 7035.48

STA. 11+59.55 WAT-7
VERT. DEFL. 1.21'
INV EL = 7035.48

STA. 11+00.00 WAT-8
STA. 10+88.06 WAT-7
INSTALL (1) 8" TEE
INSTALL (3) 8" GATE VALVES
W/MJ RSNTS & CTRB
INV EL = 7036.66

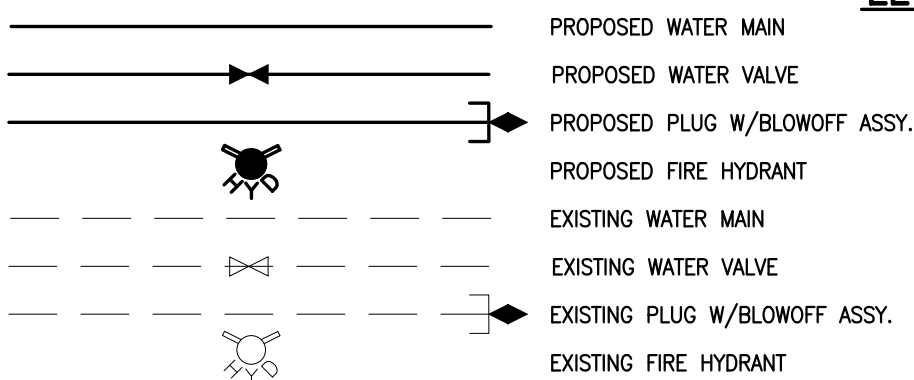
STA. 11+15.06 WAT-7
INSTALL (1) 8"X6" TEE
INSTALL (1) 6" GATE VALVE
INSTALL (1) 8" GATE VALVES
W/MJ RSNTS & CTRB
INV. (6") = 7036.33
INV. (8") = 7036.25
FIRE HYDRANT ASSEMBLY
FH STA: 11+15.06 (9.50' LT)
FLANGE ELEV = 7043.17
6.50' BURY DEPTH

STA. 12+33.06 WAT-7
END CONSTRUCTION
INSTALL 8" SJ PLUG
INSTALL TEMP 2" B.O.V.
W/MJ RSNTS AND CRA
INV EL = 7037.04

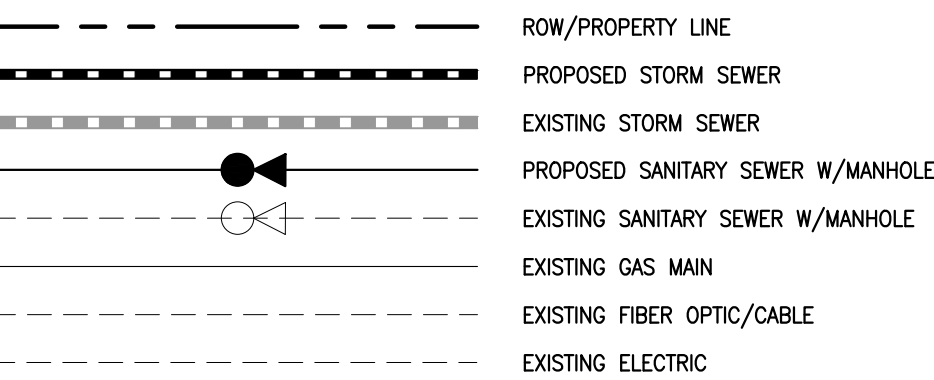
STA. 11+50.55 WAT-7
PROPOSED 24" RCP
STORM SEWER CROSSING
BOP (STM) = 7037.65
TOP (WTR) = 7036.15
CLEAR = 1.50'

WATER MAIN LINE TABLE

LINE	LENGTH	BEARING	PIPE SIZE & MATERIAL
L46	328.66	S00°46'00"E	8" PUBLIC PVC
L47	9.50	S89°14'00"W	6" PUBLIC PVC
L48	30.00	S00°46'00"E	8" PUBLIC PVC
L49	16.97	S45°46'00"E	8" PUBLIC PVC
L50	278.00	N89°14'00"E	8" PUBLIC PVC
L51	27.00	N89°14'00"E	8" PUBLIC PVC
L52	9.50	S00°46'00"E	6" PUBLIC PVC
L53	118.00	N89°14'00"E	8" PUBLIC PVC
L54	432.66	N00°46'00"W	8" PUBLIC PVC



LEGEND



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NO. REVISION

DATE

REVIEW:

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



2/20/2025

DATE



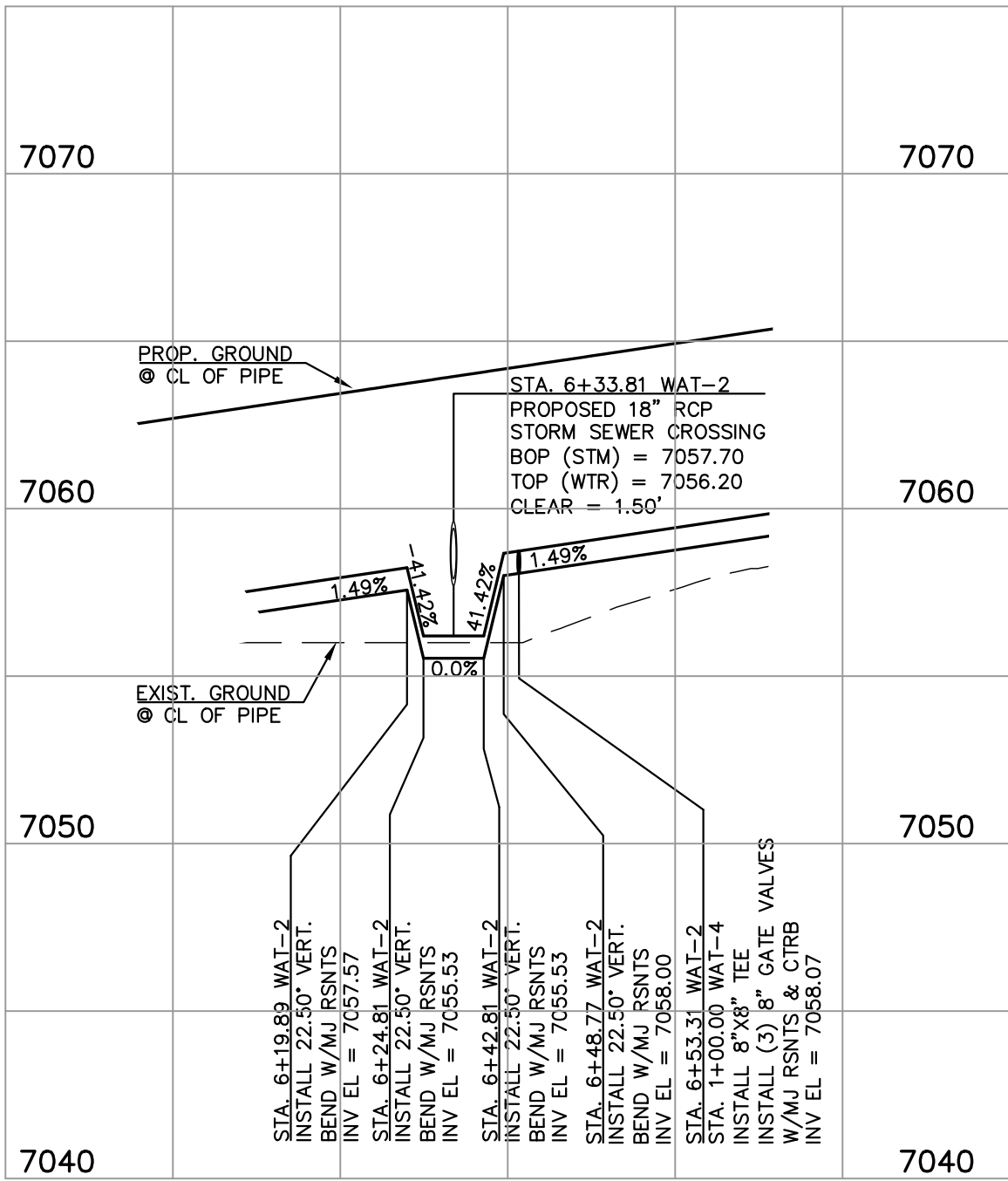
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

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

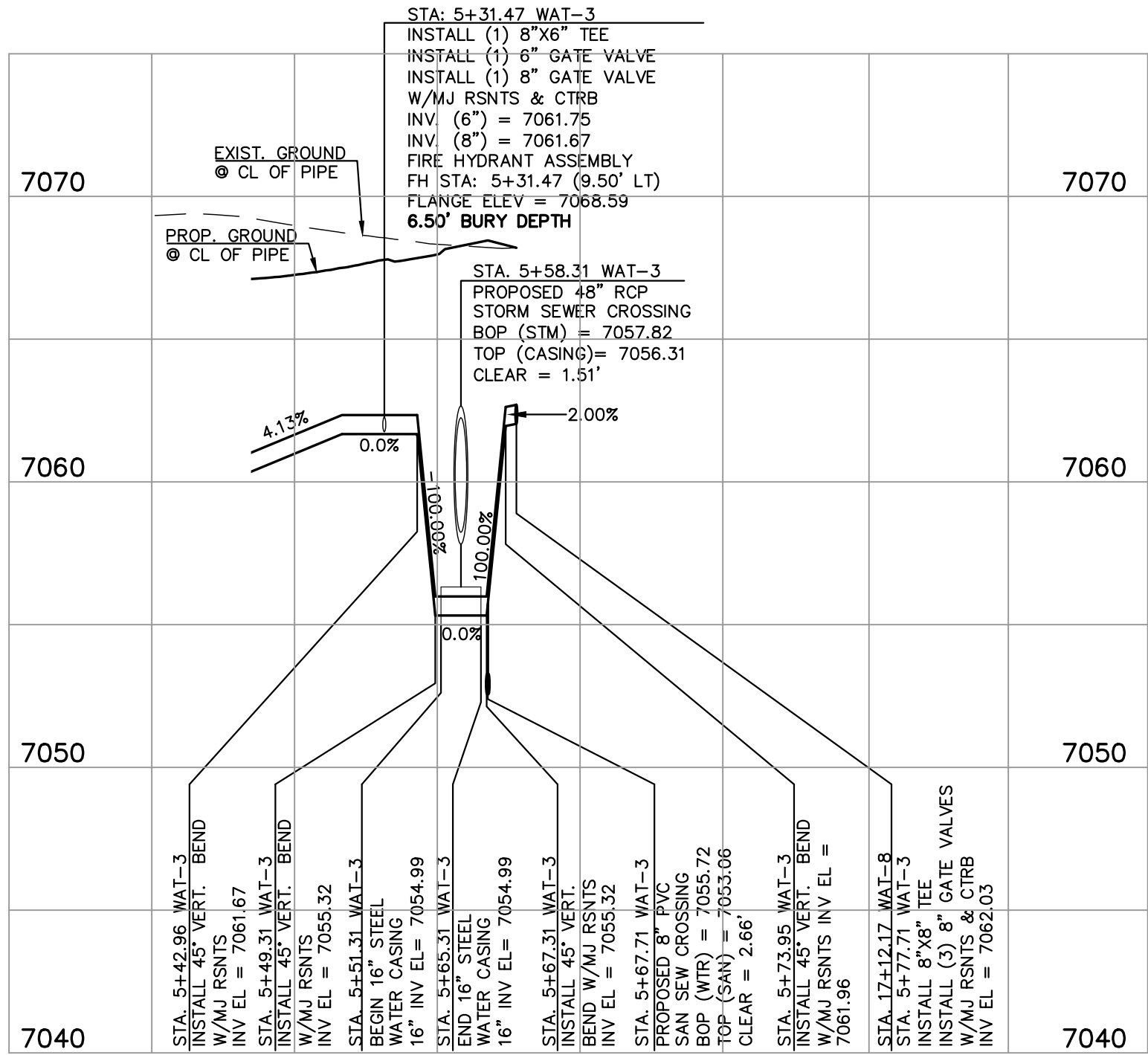
DESIGNED BY	PRA	SCALE	DATE	10/29/24
DRAWN BY	PRA	(H) 1" = 30'	SHEET 13	OF 19
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25





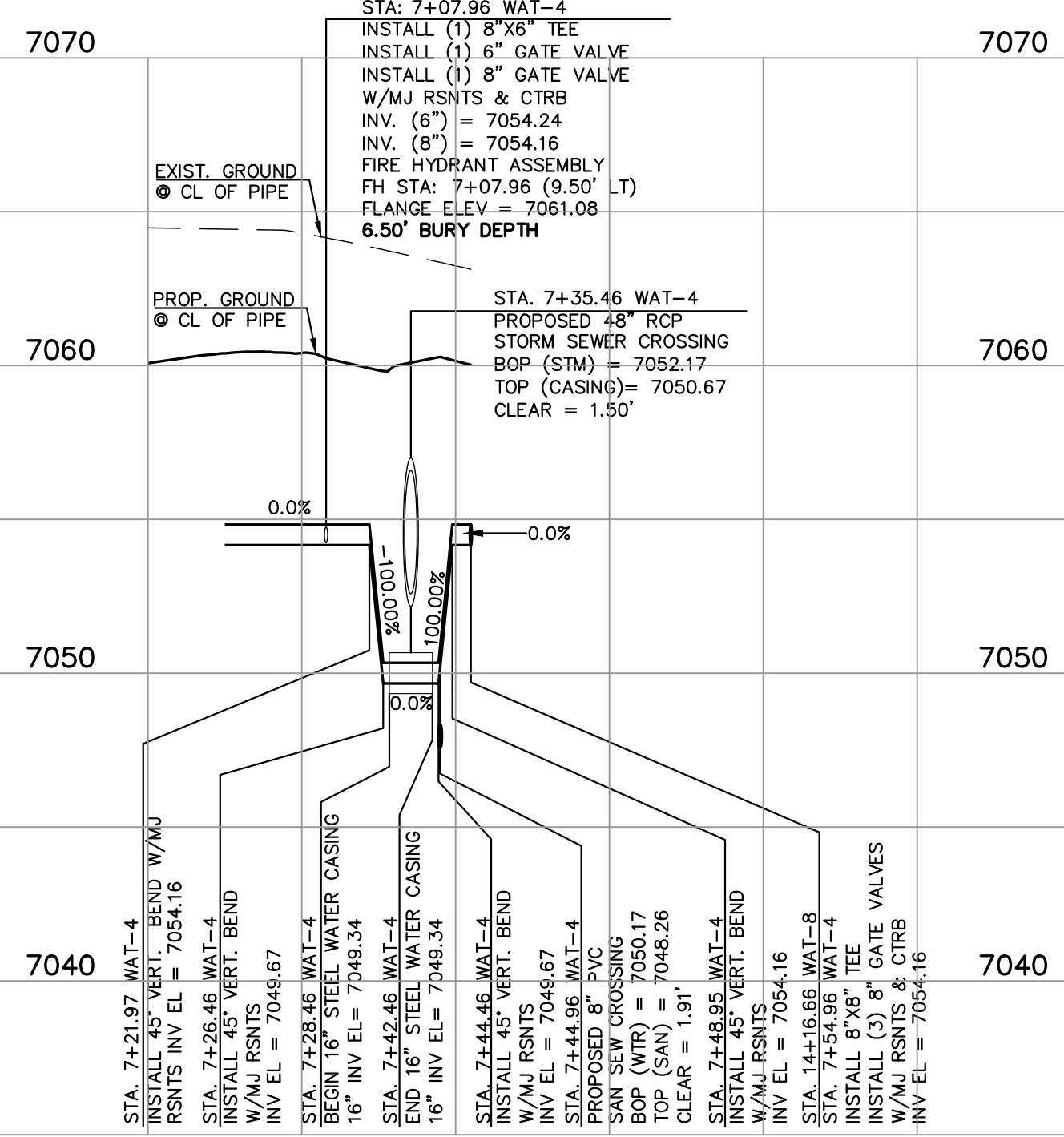
DETAIL A
WAT-2 (SHEET 10)
CHATTANOOGA DRIVE

SCALE 1" = 50' HORZ.
1" = 5' VERT.



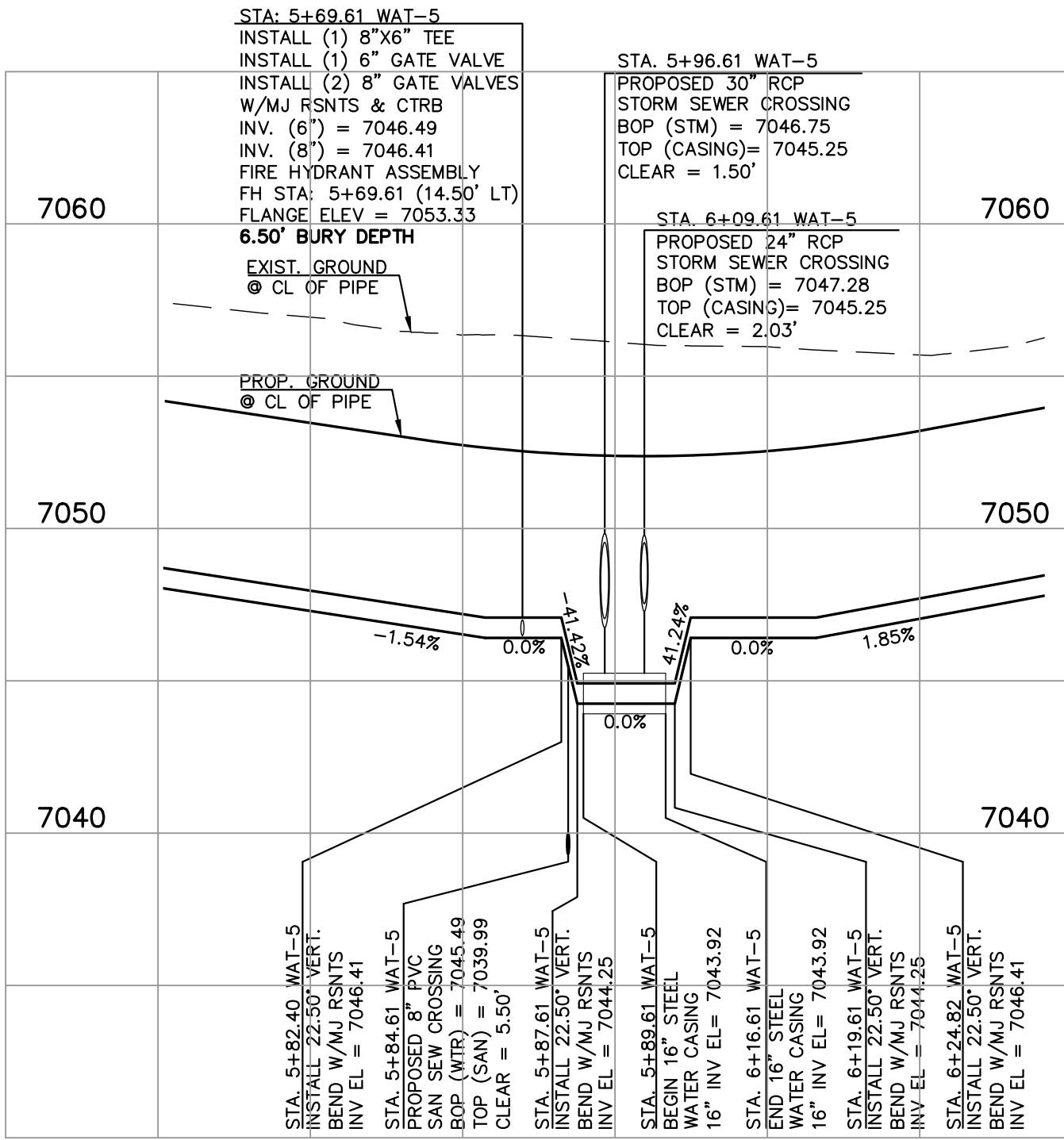
DETAIL B
WAT-3 (SHEET 9)
MEMPHIS TERRACE

SCALE 1" = 50' HORZ.
1" = 5' VERT.



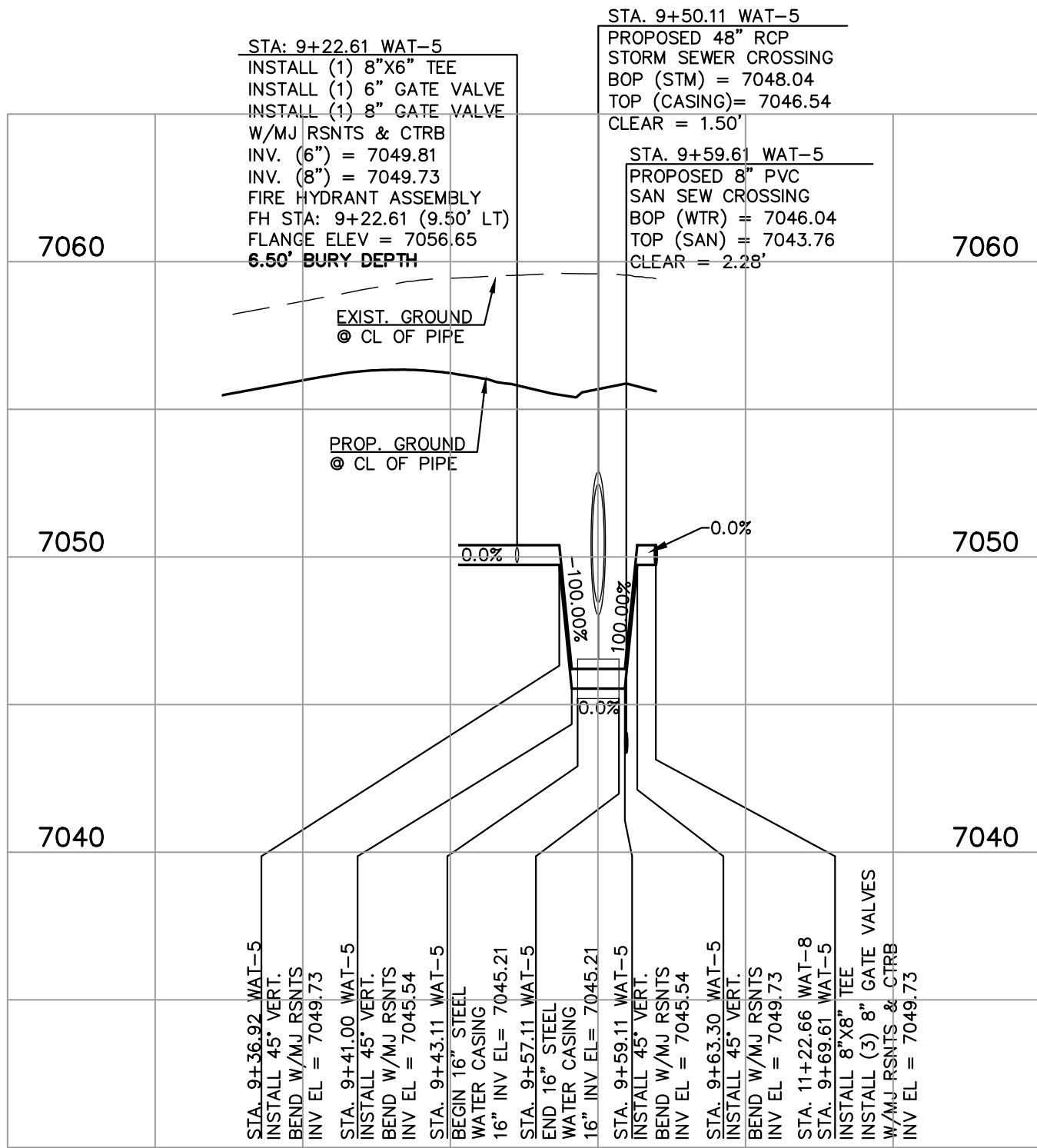
DETAIL C
WAT-4 (SHEET 11)
BILOXI PLACE

SCALE 1" = 50' HORZ.
1" = 5' VERT.



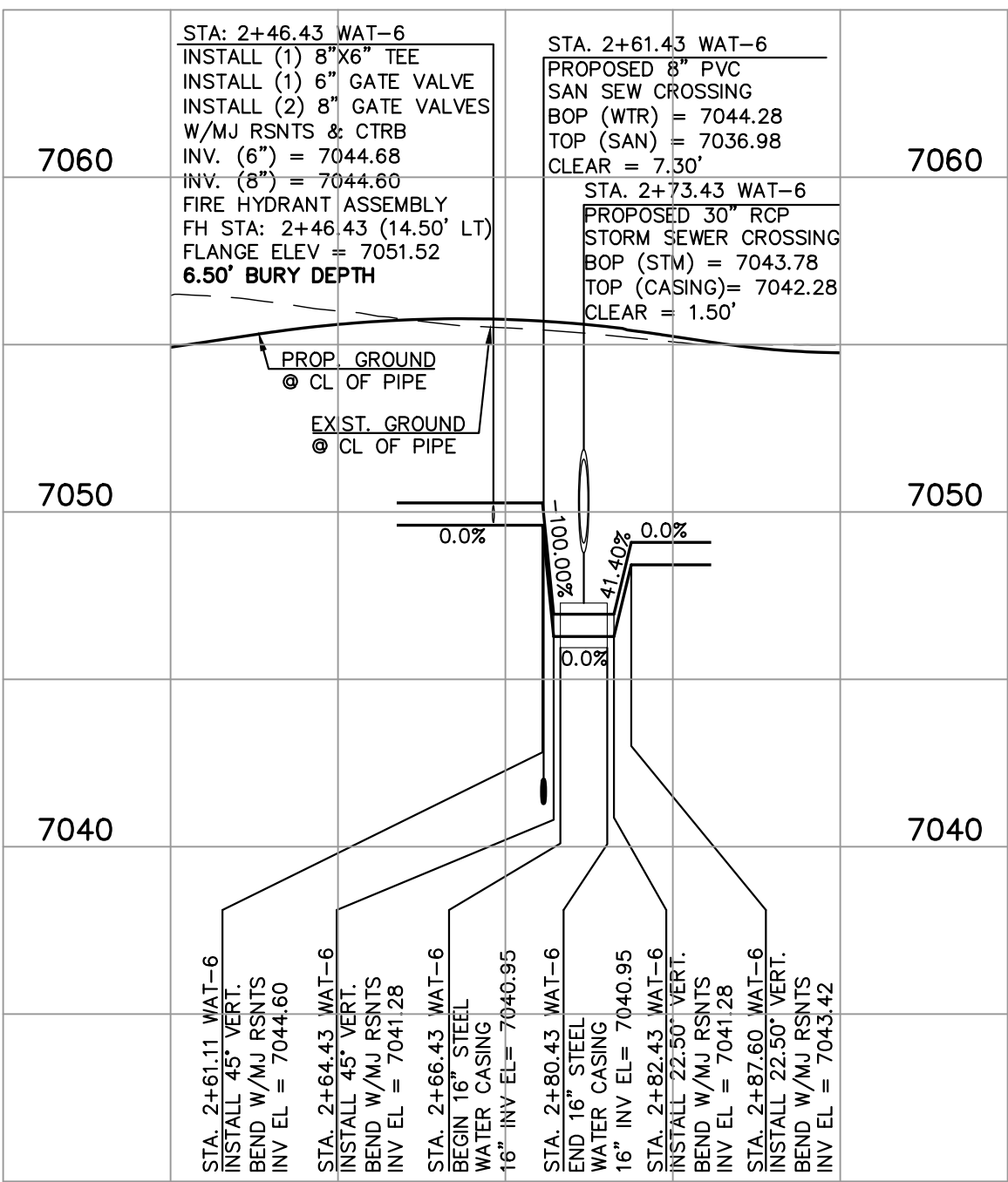
DETAIL D
WAT-5 (SHEET 10)
GULFPORT TRAIL

SCALE 1" = 50' HORZ.
1" = 5' VERT.



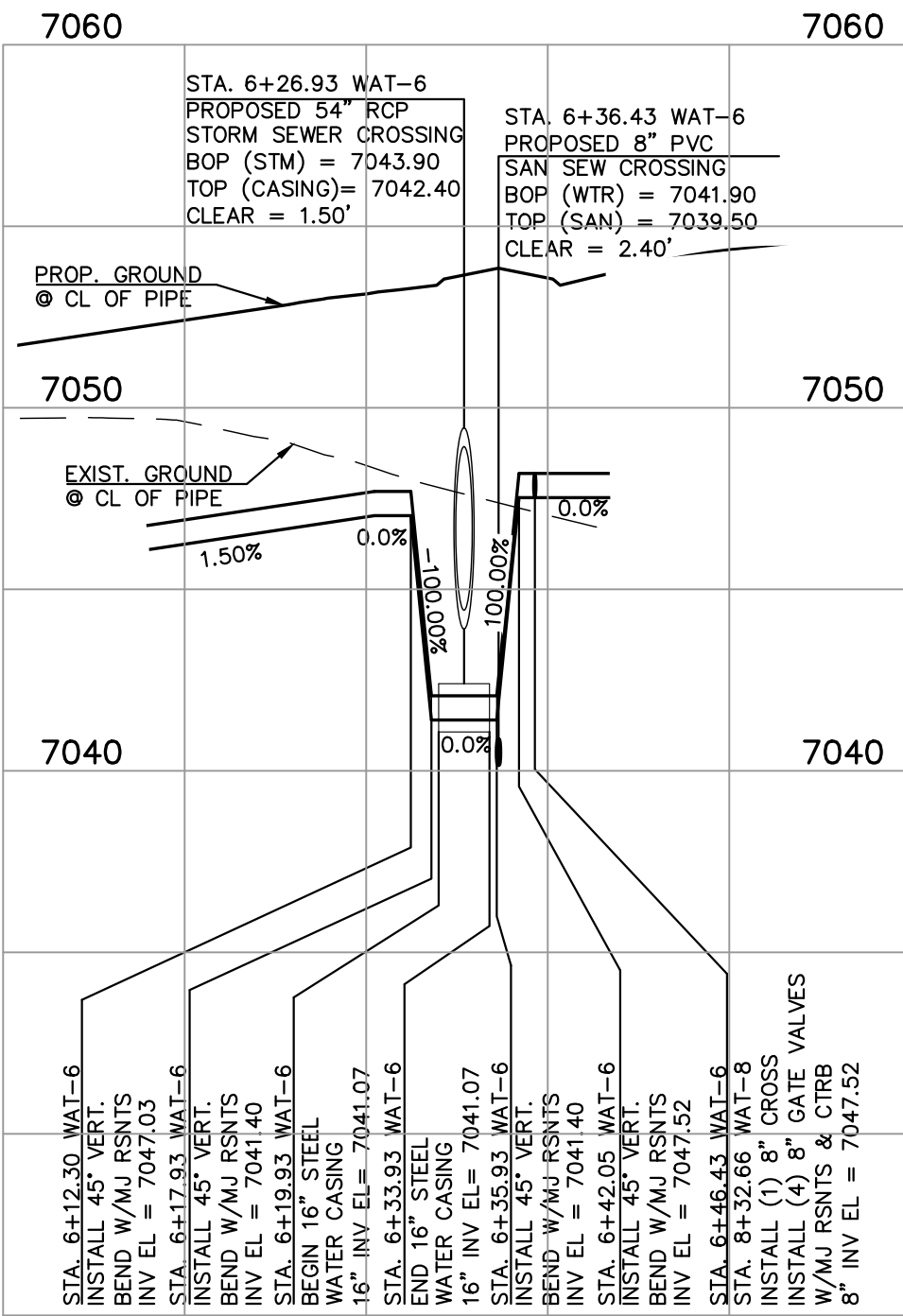
DETAIL E
WAT-5 (SHEET 11)
GULFPORT TRAIL

SCALE 1" = 50' HORZ.
1" = 5' VERT.



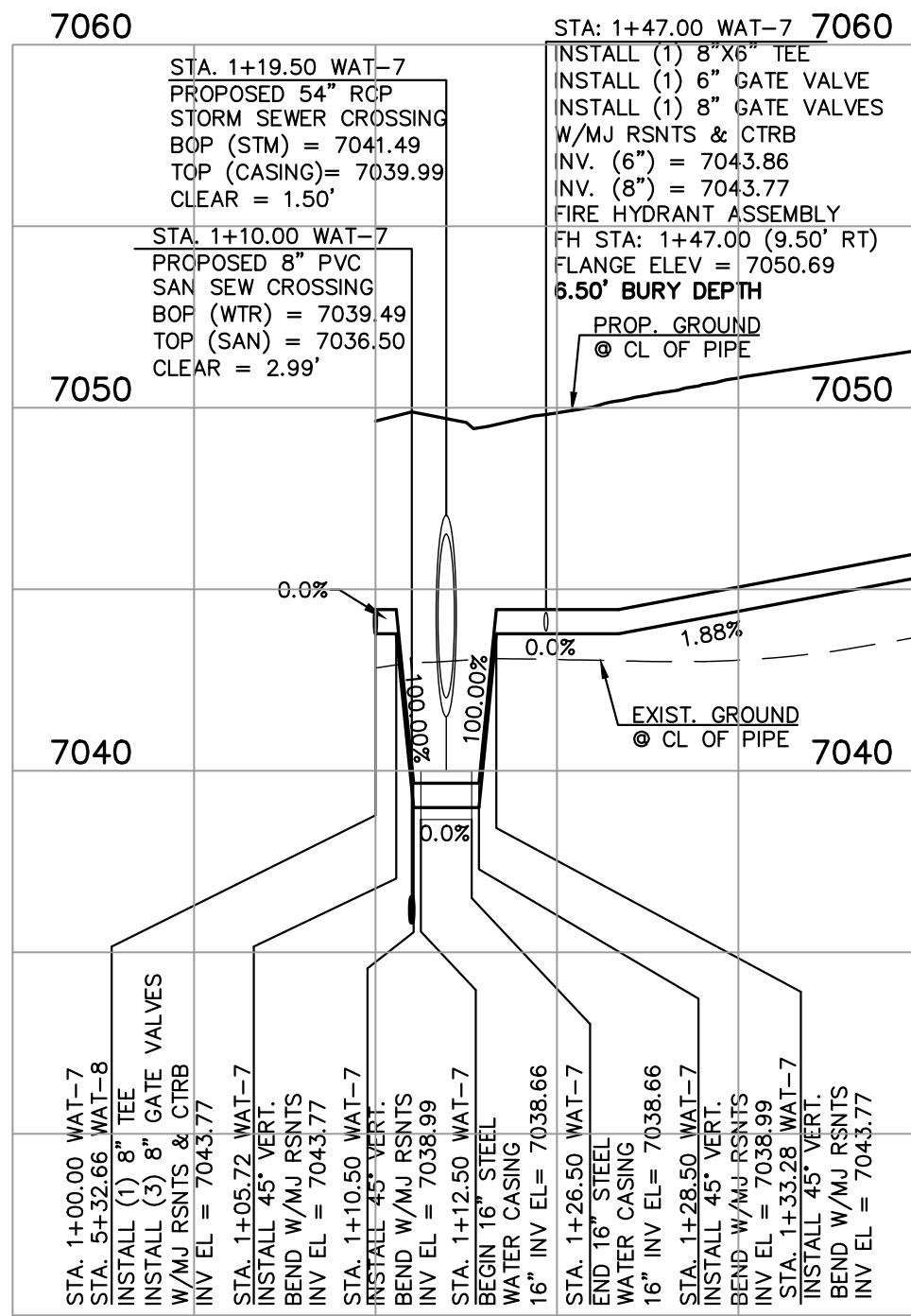
DETAIL F
WAT-6 (SHEET 12)
LAKE TAHOE DRIVE

SCALE 1" = 50' HORZ.
1" = 5' VERT.



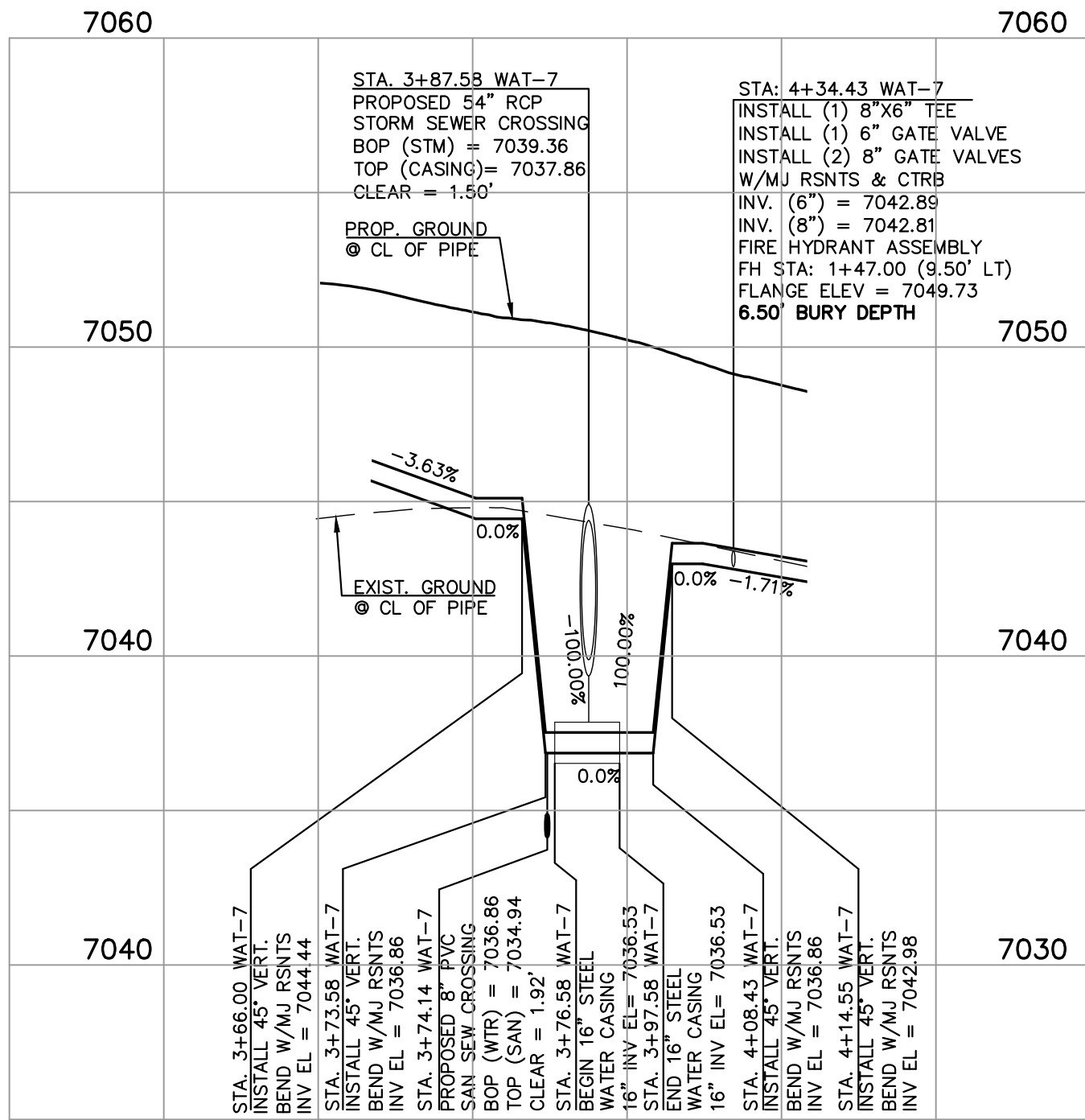
DETAIL G
WAT-6 (SHEET 12)
LAKE TAHOE DRIVE

SCALE 1" = 50' HORZ.
1" = 5' VERT.



DETAIL H
WAT-7 (SHEET 12)
OCEAN SPRING PATH

SCALE 1" = 50' HORZ.
1" = 5' VERT.



DETAIL I
WAT-7 (SHEET 12)
OCEAN SPRING PATH/
TUSCALOOSA TERRACE

SCALE 1" = 50' HORZ.
1" = 5' VERT.

48 HOURS BEFORE YOU DIG,
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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, P.E. #37155

2/20/2025

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 WATER LOWERINGS

DESIGNED BY	KES	SCALE	DATE	01/21/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET 14 OF 19	
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25	

CLASSIC
ENGINEERS & SURVEYORS



- STERLING RANCH
FILING NO. 1



SCALE: 1" = 30'



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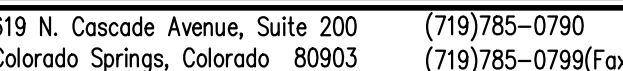
NO. REVISION

DATE _____

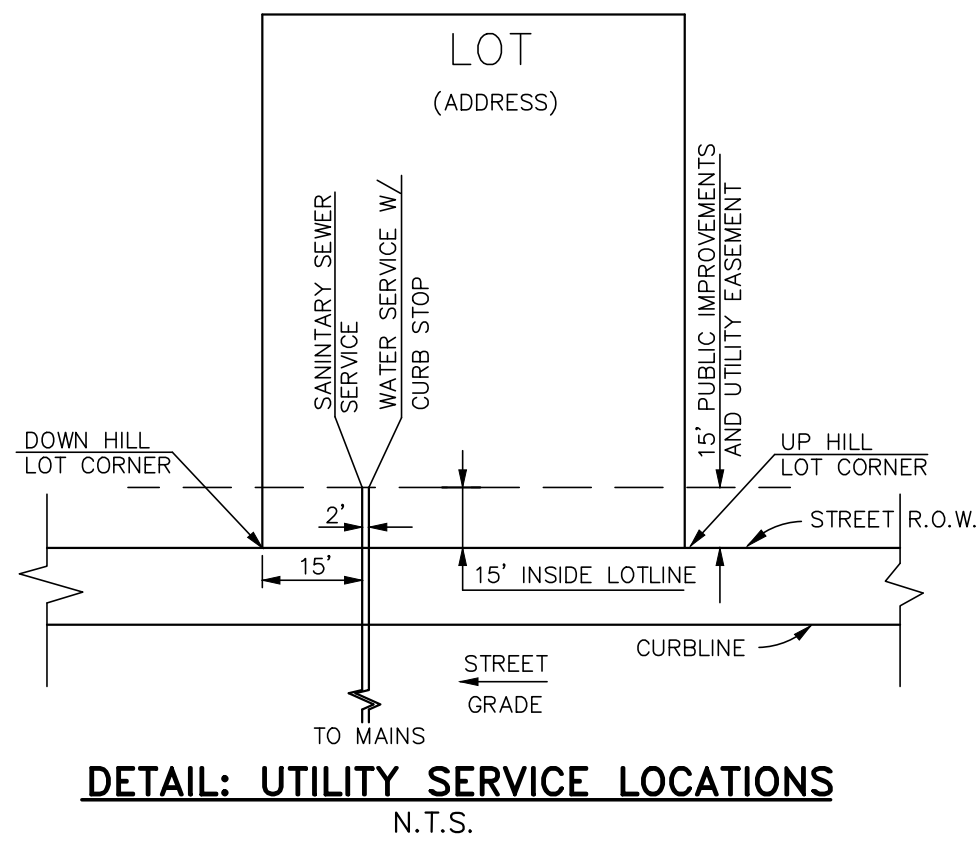
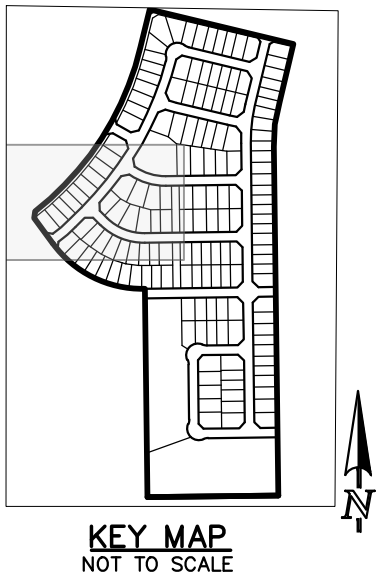
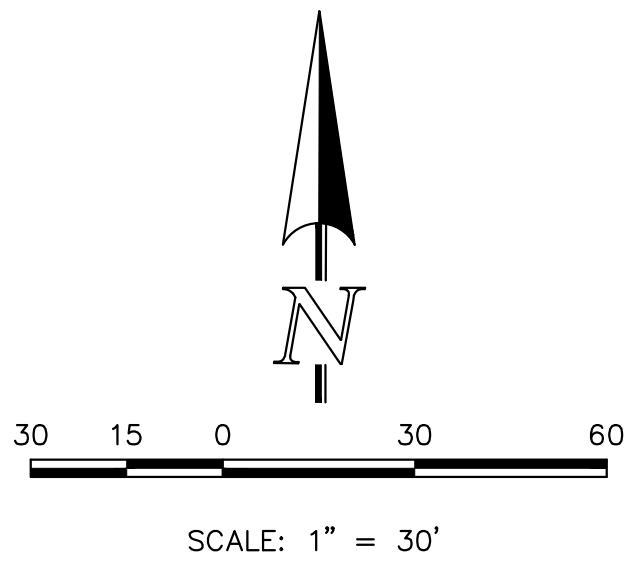
REVIEW

2/20/2025

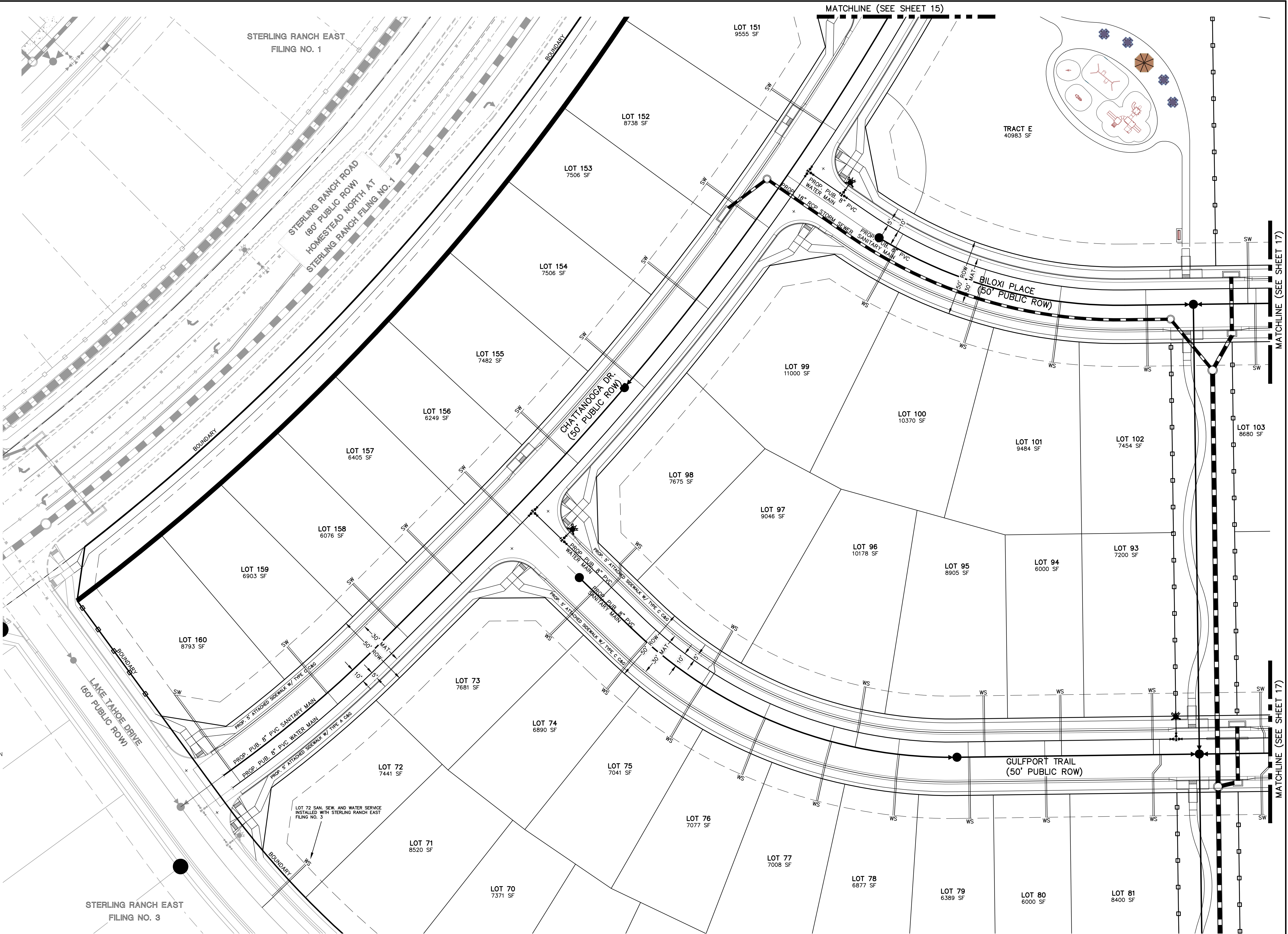
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DESIGNED BY	LDB	SCALE	DATE	10/29/24
RAWN BY	LDB	(H) 1" = 30'	SHEET 15	OF 19
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25



- 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.) HOMEBUILDER'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	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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NO.	REVISION	DATE

REVIEW:

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER 37155

2/20/2025
DATE

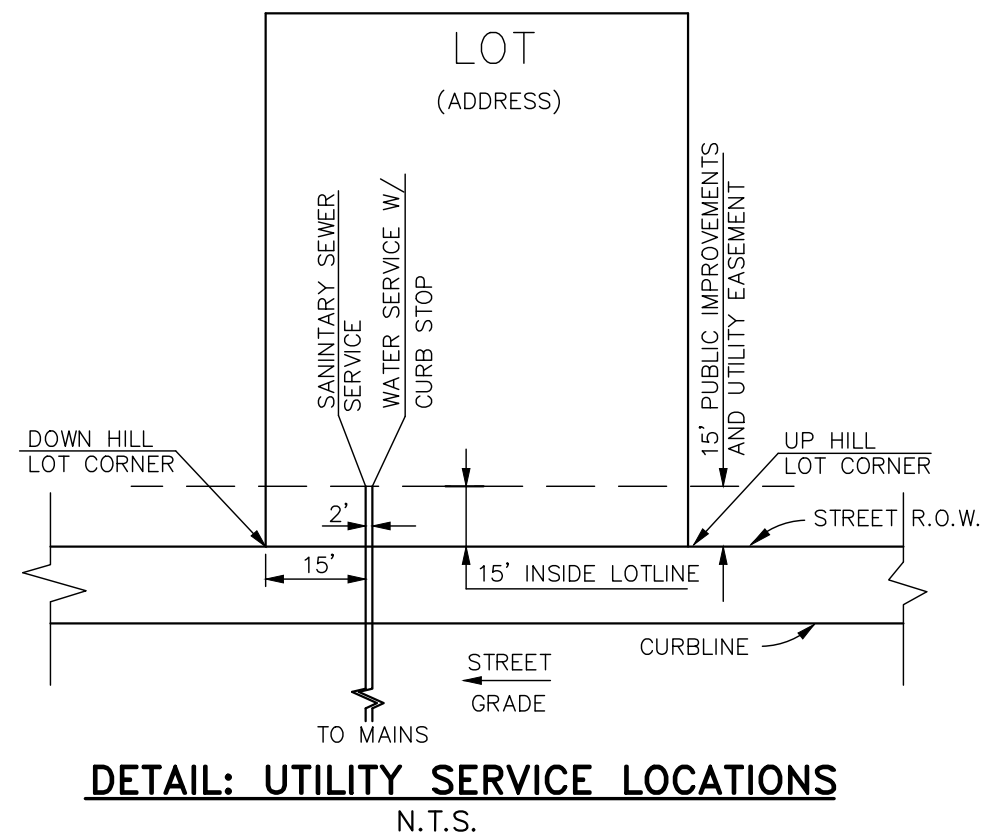
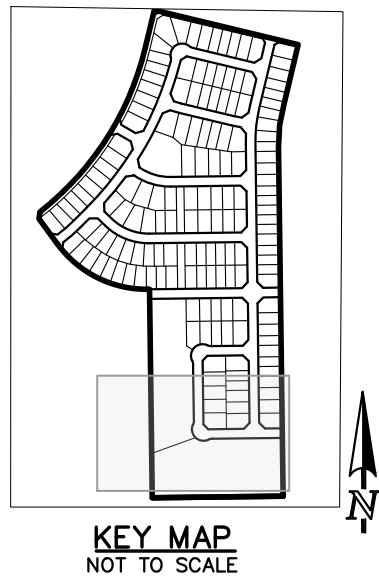
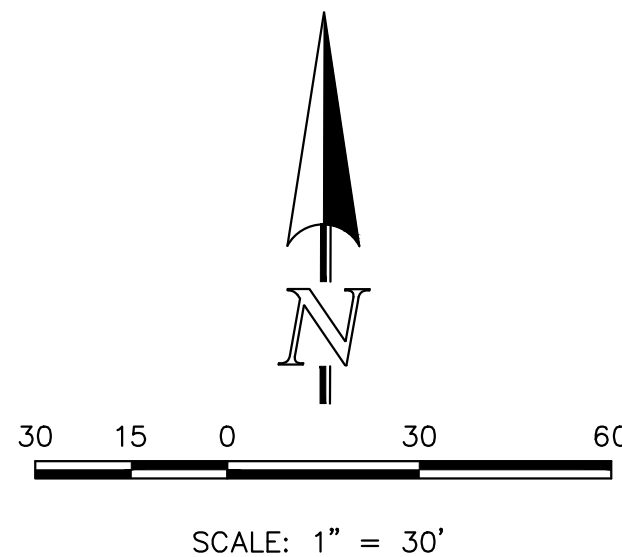
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ENGINEERS & SURVEYORS

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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 19
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25





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12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS

STERLING RANCH EAST
FILING NO. 3

TRACT B
3.685 AC

TRACT A
4.564 AC

POND FSD-148

MATCHLINE (SEE SHEET 18)

MATCHLINE (SEE SHEET 18)

TUSCALOOSA TERRACE
(50' PUBLIC ROW)

ST. LOUIS STREET
(50' PUBLIC ROW)

HUNTSVILLE LANE
(50' PUBLIC ROW)

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 GAS MAIN
	EXISTING WATER VALVE		EXISTING FIBER OPTIC/CABLE
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		

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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:

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



2/20/2025
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	19 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

