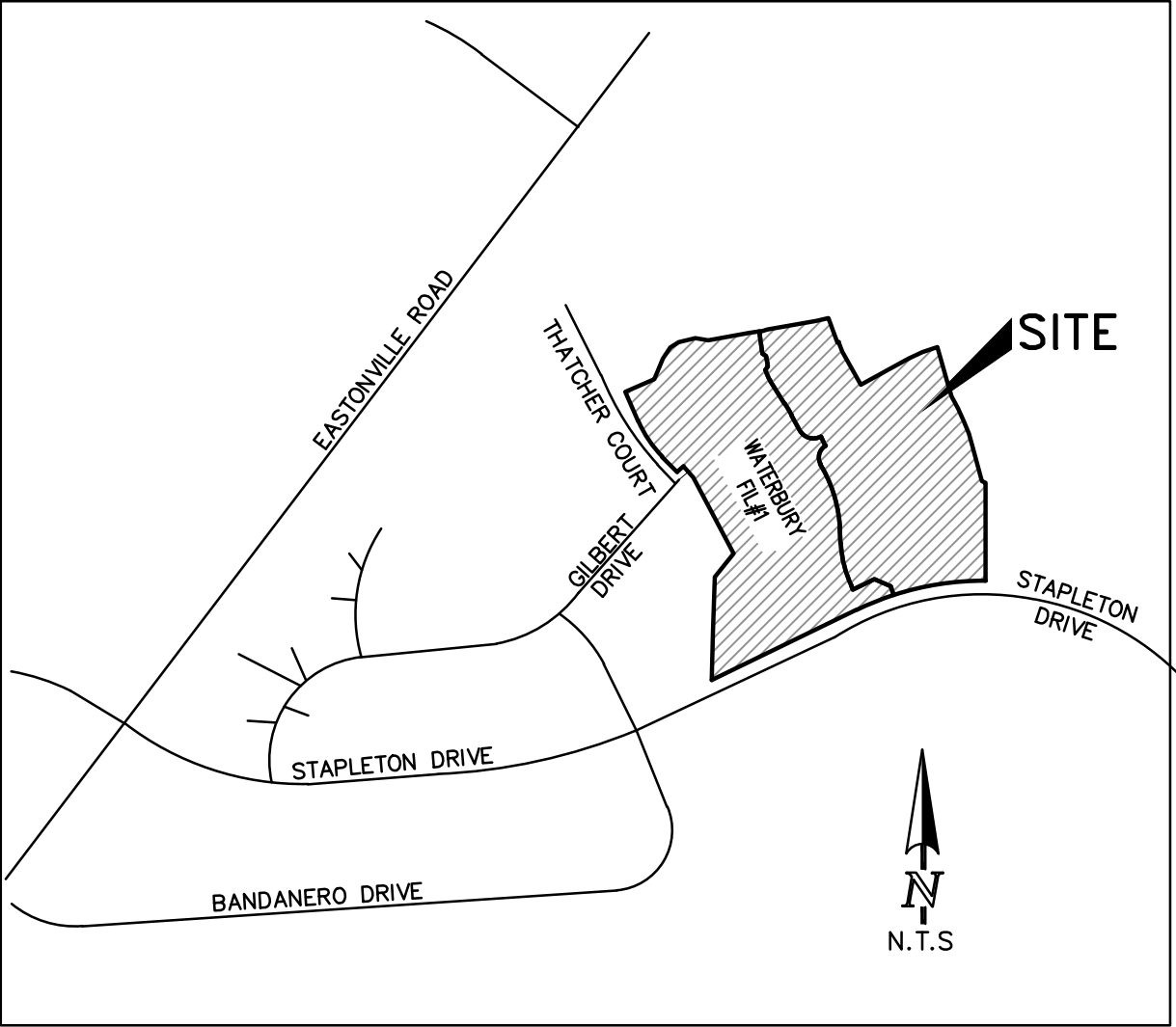


WATERBURY FILING NO. 1 & 2
EL PASO COUNT, CO
UTILITY CONSTRUCTION SET
MARCH 2022

SHEET INDEX

TITLE SHEET
SANITARY SEWER PLAN
WATER SYSTEM PLAN
DETAIL SHEET

SHEET 1
SHEET 2 THRU 10
SHEET 11 THRU 16
SHEET 17



VICINITY MAP

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT STAPLETON DRIVE, WHICH IS AN ARTERIAL AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CULVERT AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ADDITIONAL STRUCTURES INCLUDING EROSION CONTROL MAY BE REQUIRED AT TIME OF CONSTRUCTION.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS REQUIRED UNDER ALL RIP-RAP PADS.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH 4-WAY RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL POTABLE WATER MAINS SHALL BE AWWA C900-DR14 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- ALL WATER MAIN FITTINGS SHALL BE CAST IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE 4-WAY RANCH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35. PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN)

BASIS OF BEARINGS:

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

BENCHMARKS:

- THE TOP OF A 1 1/4" ALUMINUM SURVEYOR'S CAP STAMPED JR LTD PLS 31161, AT THE MOST EASTERLY CORNER OF LOT 36 AS PLATTED IN 4 WAY RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712416 RECORDS OF EL PASO COUNTY, COLORADO. ELEV. = 6931.92
- THE TOP OF A 1 1/4" ALUMINUM SURVEYOR'S CAP STAMPED JR LTD PLS 82820, AT THE MOST NORTHERLY CORNER OF LOT 42 AS PLATTED IN 4 WAY RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712416 RECORDS OF EL PASO COUNTY, COLORADO. ELEV. = 6973.99

CONTACT INFORMATION:

OWNER:	4-WAY RANCH JOINT VENTURE P.O. BOX 50223 COLORADO SPRINGS, CO 80949 PETER MARTZ (719) 447-8773
CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 QUENTIN ARMUJO, P.E., (719) 635-6422
ENGINEERING DIVISION	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 JEFF RICE P.E. (719) 520-6300
METRO DISTRICT	4-WAY RANCH METRO DISTRICT P.O. BOX 50223 COLORADO SPRINGS, CO 80949
GAS DEPARTMENT	BLACK HILLS ENERGY 7060 ALEGRE ST. FOUNTAIN, CO 80817 GEORGE PETERSON (719) 393-6625
ELECTRIC DEPARTMENT	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD FALCON, COLORADO 80831 DARYL EDWARDS (719) 495-2283
FIRE DEPARTMENT	STATION 3 / HEADQUARTERS 7030 OLD MERIDIAN ROAD PEYTON, COLORADO 80831 (719) 495-4050
TELEPHONE COMPANY	A.T.&T. LOCATORS (719) 635-3674 CENTURY LINK LOCATORS 811

APPROVALS:

ENGINEER'S STATEMENT:

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

GRADING AND EROSION CONTROL PLAN ENGINEER'S STATEMENT:
THESE GRADING AND EROSION CONTROL PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS.

I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

QUENTIN ARMUJO, COLORADO P.E. #37170
FOR AND ON THE BEHALF OF TERRA NOVA ENGINEERING, INC

DATE

OWNER/DEVELOPER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS. THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

MR. PETER MARTZ
4-WAY RANCH JOINT VENTURE
P.O. BOX 50223
COLORADO SPRINGS, CO 80949

DATE

4-WAY RANCH METROPOLITAN DISTRICT

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

FOR AND ON BEHALF OF THE 4-WAY RANCH METRO. DISTRICT

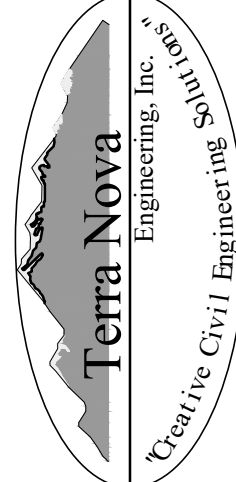
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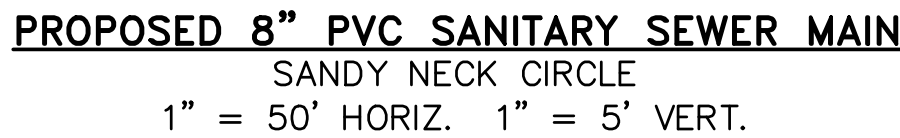
FALCON FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON 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 FALCON FIRE PROTECTION DISTRICT.

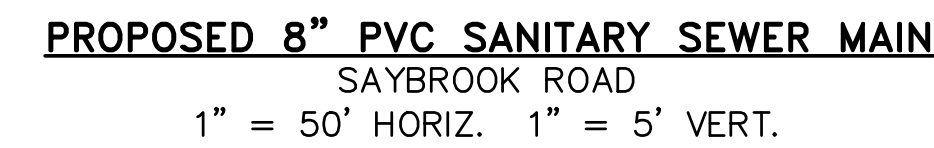
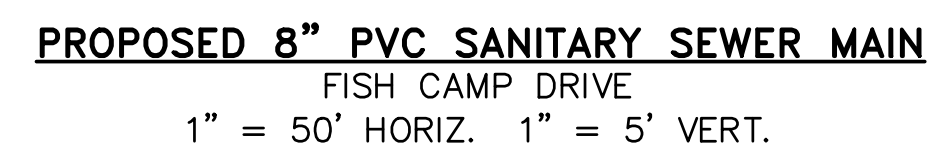
FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

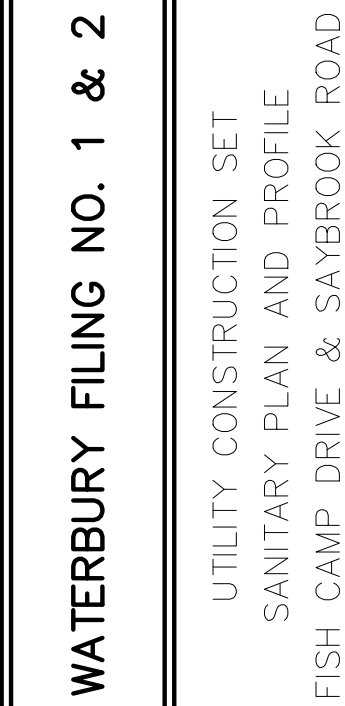
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: 4-WAY RANCH JOINT VENTURE ATTN: PETER MARTZ P.O. BOX 50223 COLORADO SPRINGS, CO 80949 719-491-315			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
WATERBURY FILING NO. 1		UTILITY CONSTRUCTION SET COVER SHEET	
DESIGNED BY QNA DRAWN BY QNA CHECKED BY H-SCALE AS SHOWN V-SCALE N/A JOB NO. 1715.00 DATE ISSUED 3/23/22 SHEET NO. 1 OF 17			



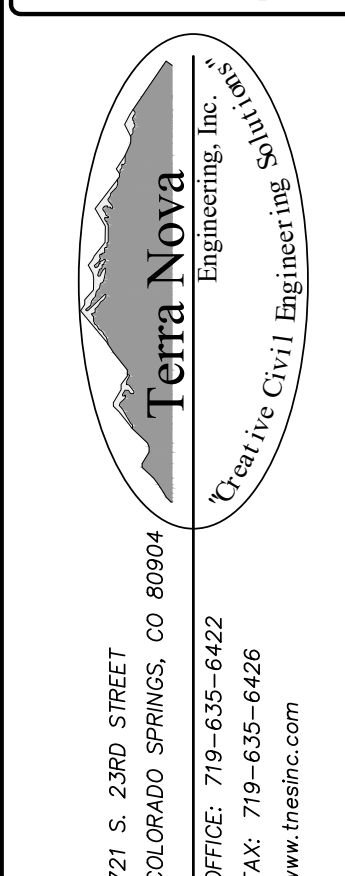
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EET NO. 2	OF 17

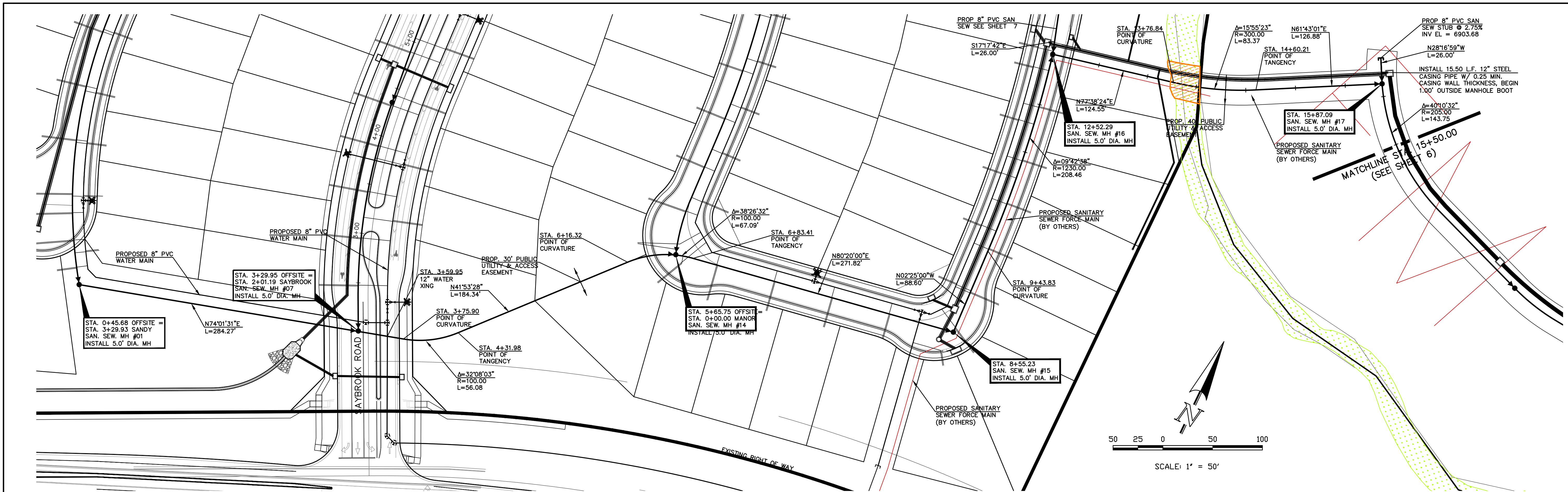


QUENTIN N. ARMIJO, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170

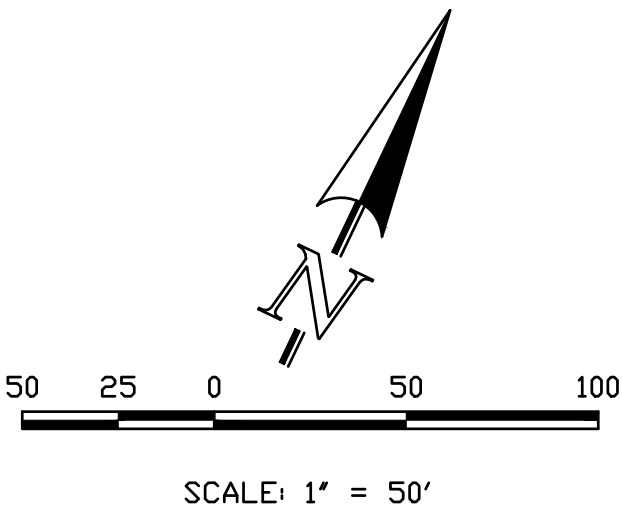


DESIGNED BY QNA
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CHECKED BY
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DATE ISSUED 3/23/22
SHEET NO. 3 OF 1

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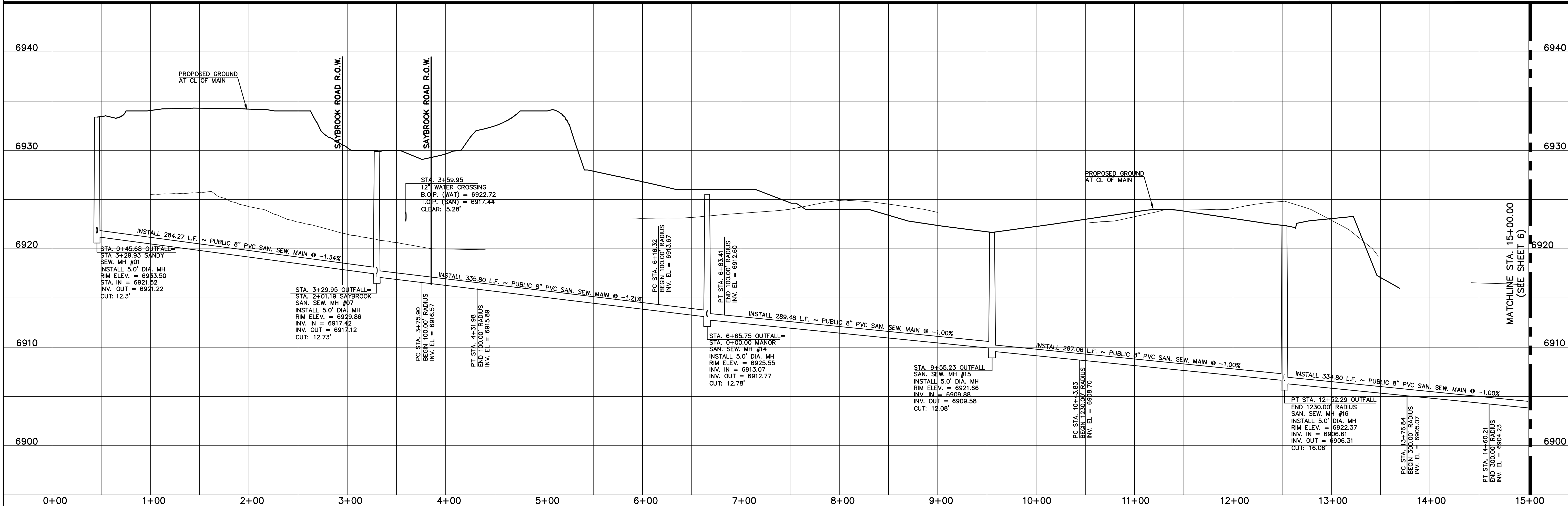


PROPOSED 8" PVC SANITARY SEWER MAIN
BEECH CREEK DRIVE & OFFSITE SANITARY SEWER
1" = 50' HORIZ. 1" = 5' VERT.



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN N. ARMJO, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170



REVISIONS	
NO.	DESCRIPTION

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING AND SURVEYING, INC. APPROVES THEIR USE ONLY AS AUTHORIZED BY WRITTEN AUTHORIZATION.

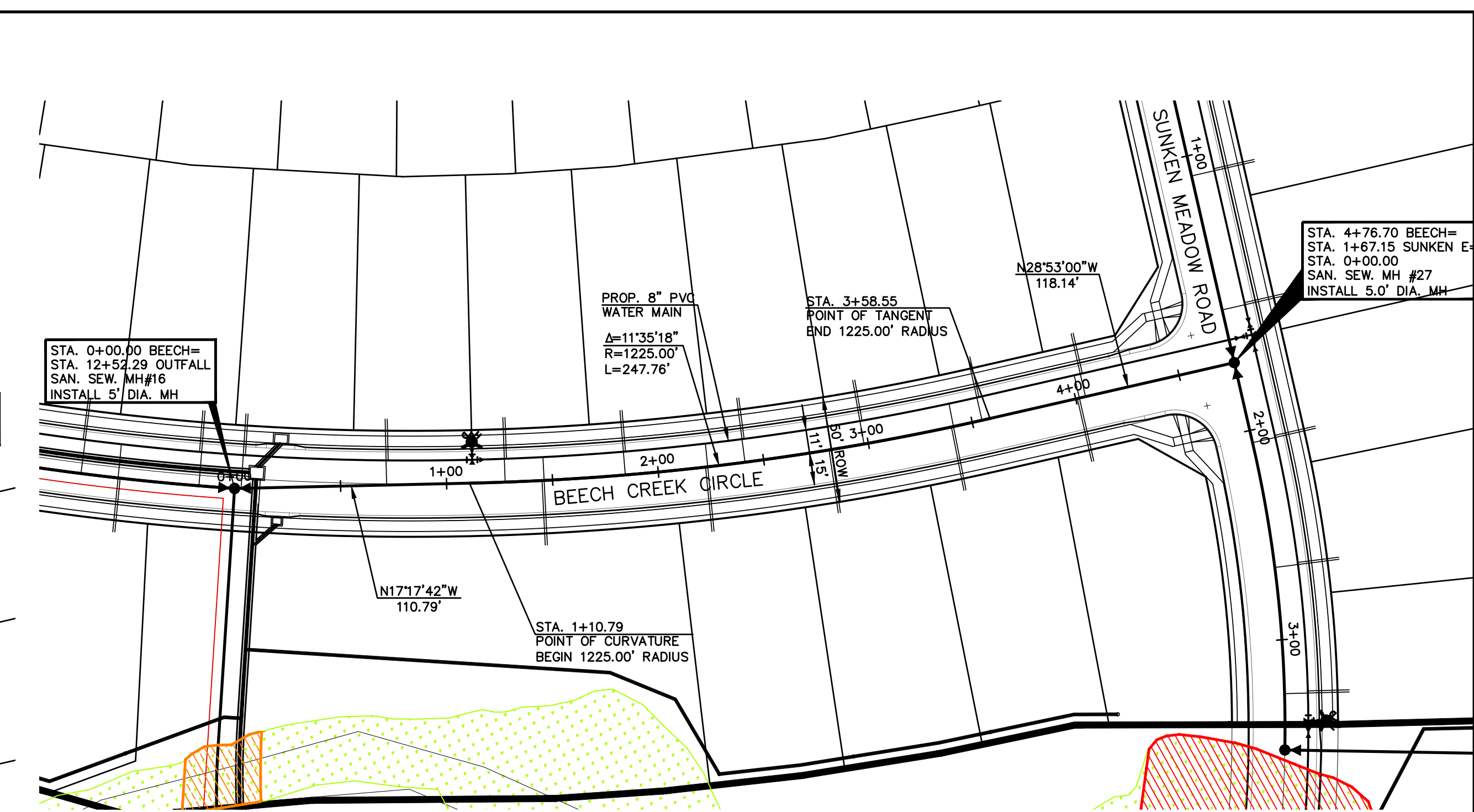
PREPARED FOR:
4-WAY RANCH JOINT VENTURE
PETER MARTZ
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
719-491-3150

Terra Nova
Engineering, Inc.
Creative Civil Engineering

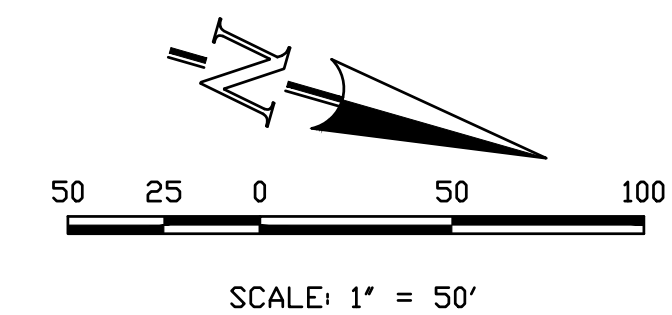
721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnashc.com

WATERBURY FILING NO. 1 & 2
UTILITY CONSTRUCTION SET
SANITARY PLAN AND PROFILE
BEECH CREEK DRIVE

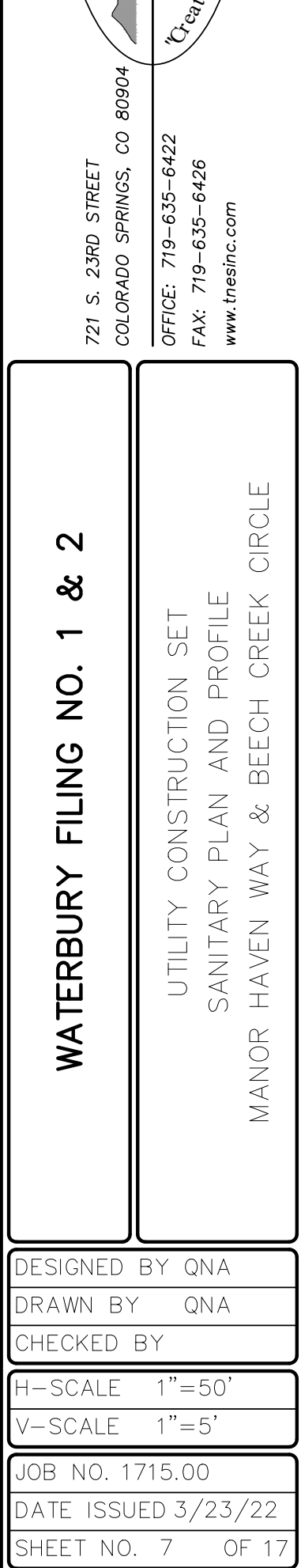
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V-SCALE 1"=5'
JOB NO. 1715.00
DATE ISSUED 3/23/22
SHEET NO. 5 OF 17



PROPOSED 8" PVC SANITARY SEWER MAIN
BEECH CREEK CIRCLE
1" = 50' HORIZ. 1" = 5' VERT.

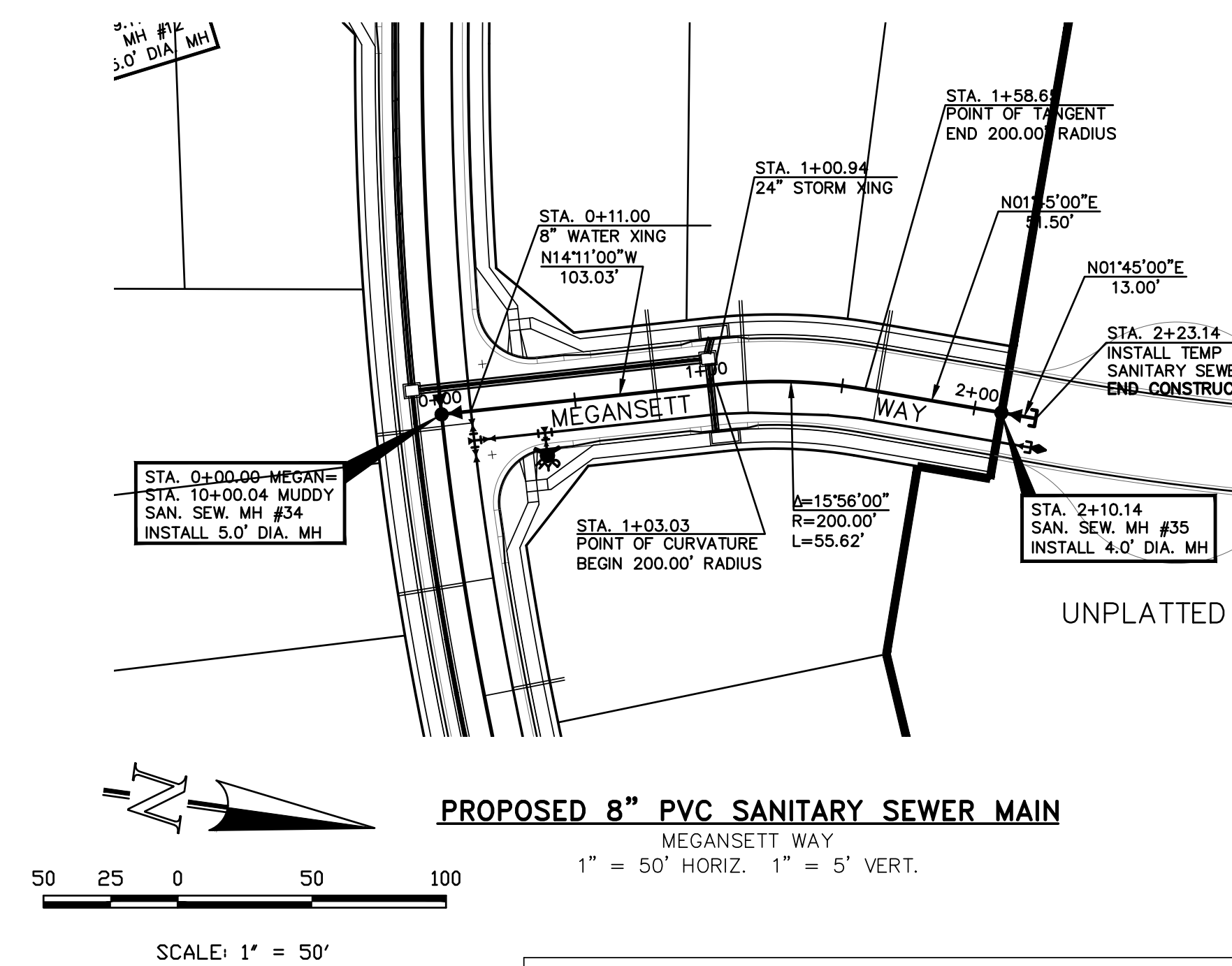
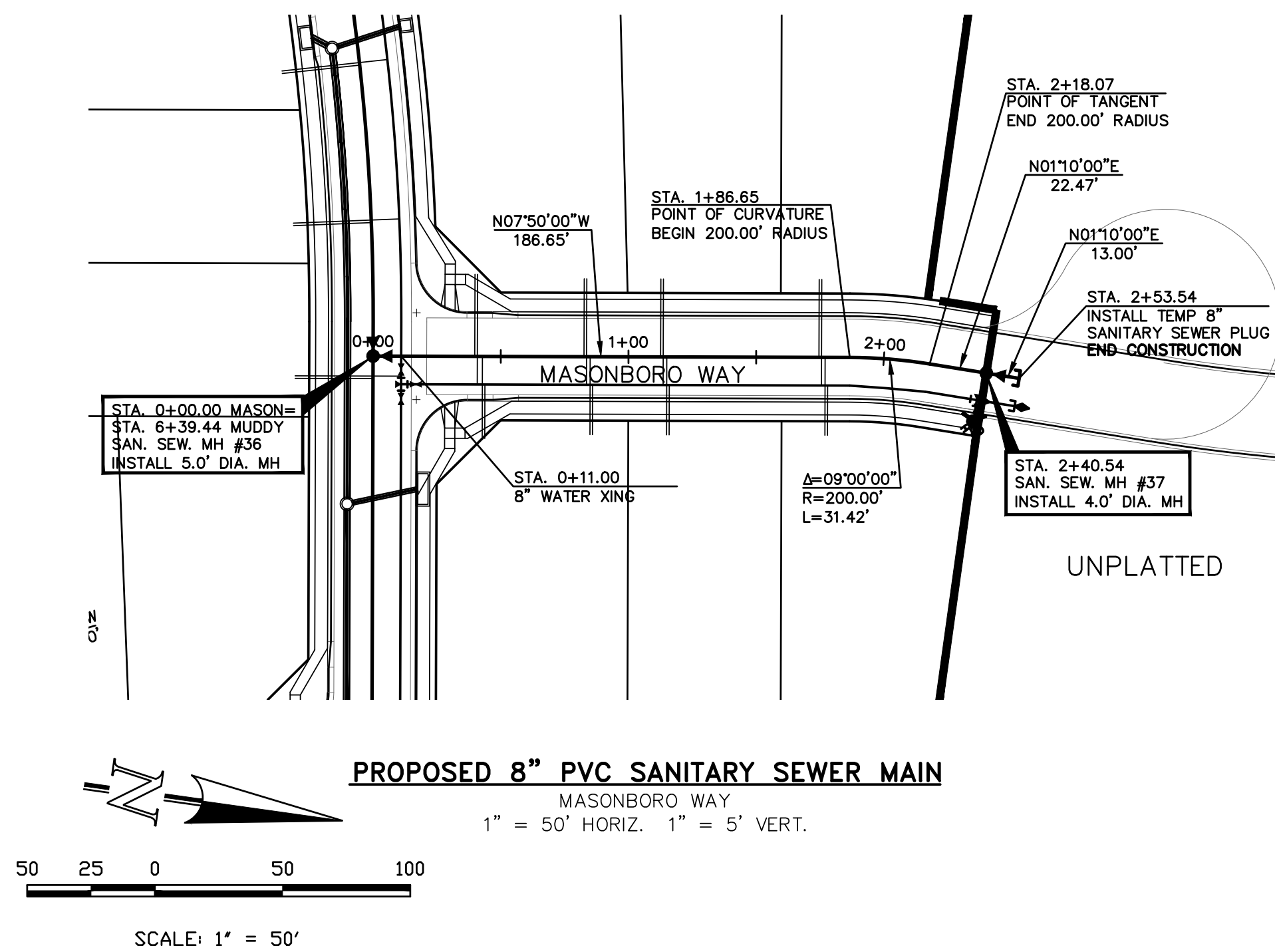



QUENTIN N. ARMIJO, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170

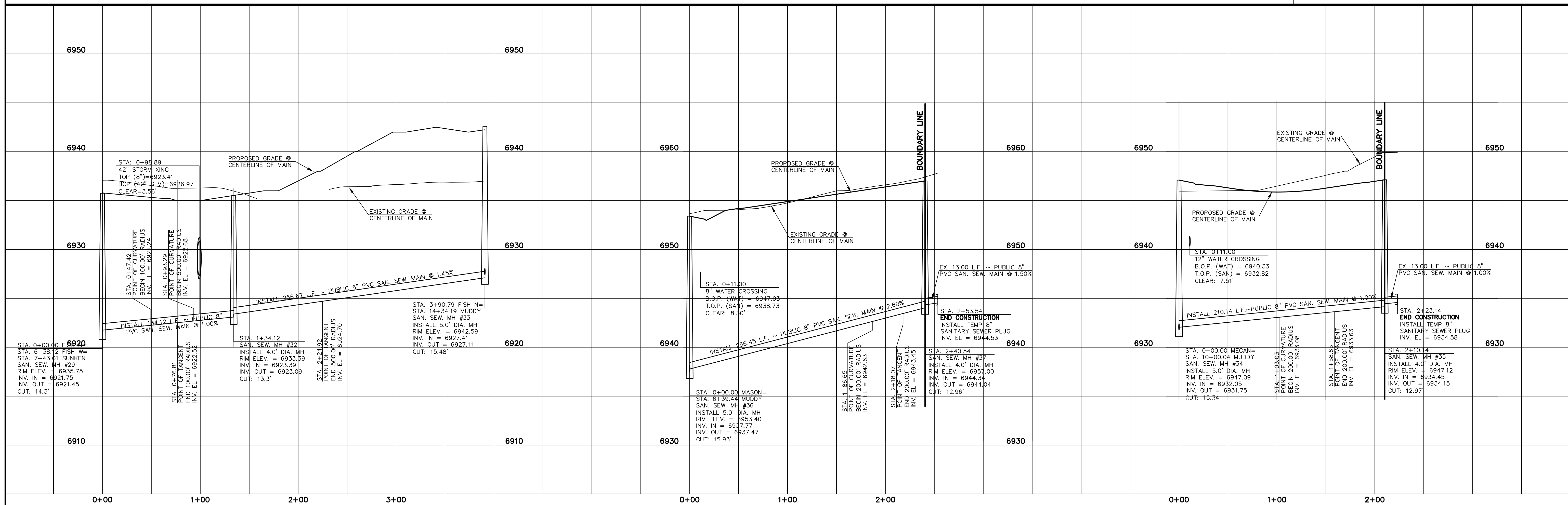


UTILITY CONSTRUCTION SET
SANITARY PLAN AND PROFILE
MANOR HAVEN WAY & BEECH CREEK CIRCLE

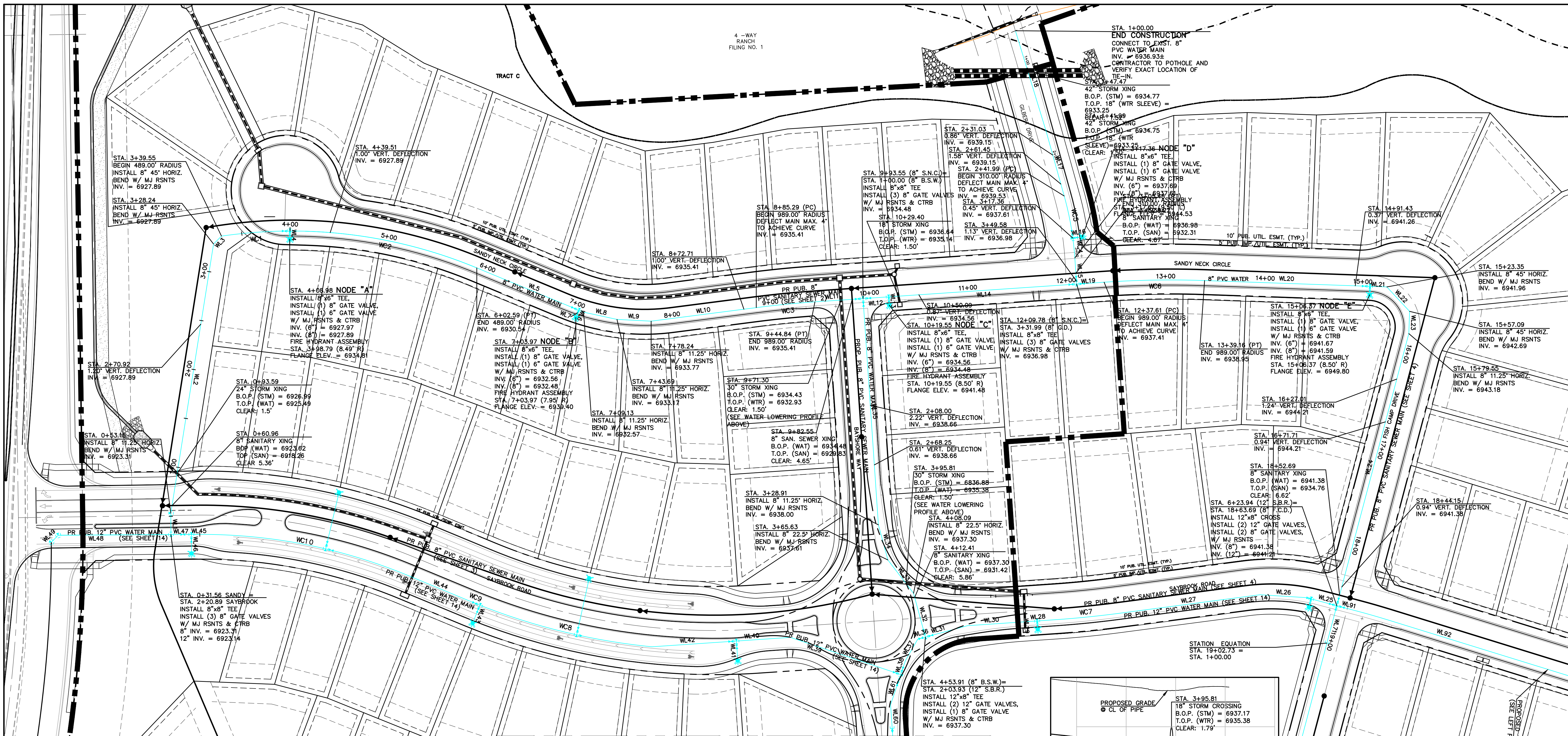
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V-SCALE	1"=5'
JOB NO.	1715.00
DATE ISSUED	3/23/22
SHEET NO.	7 OF 17



 <p>Terra Nova Engineering, Inc. "earth with a vision"</p>	PREPARED FOR: 4-WAY RANCH JOINT VENTURE PETER MARIZ P.O. BOX 50223 COLORADO SPRINGS, CO 80949 719-491-3150	
	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE TERMS & CONDITIONS TERMS NOVATEERING AND SURVEYING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
REVISIONS		NO.
DESCRIPTION		DATE

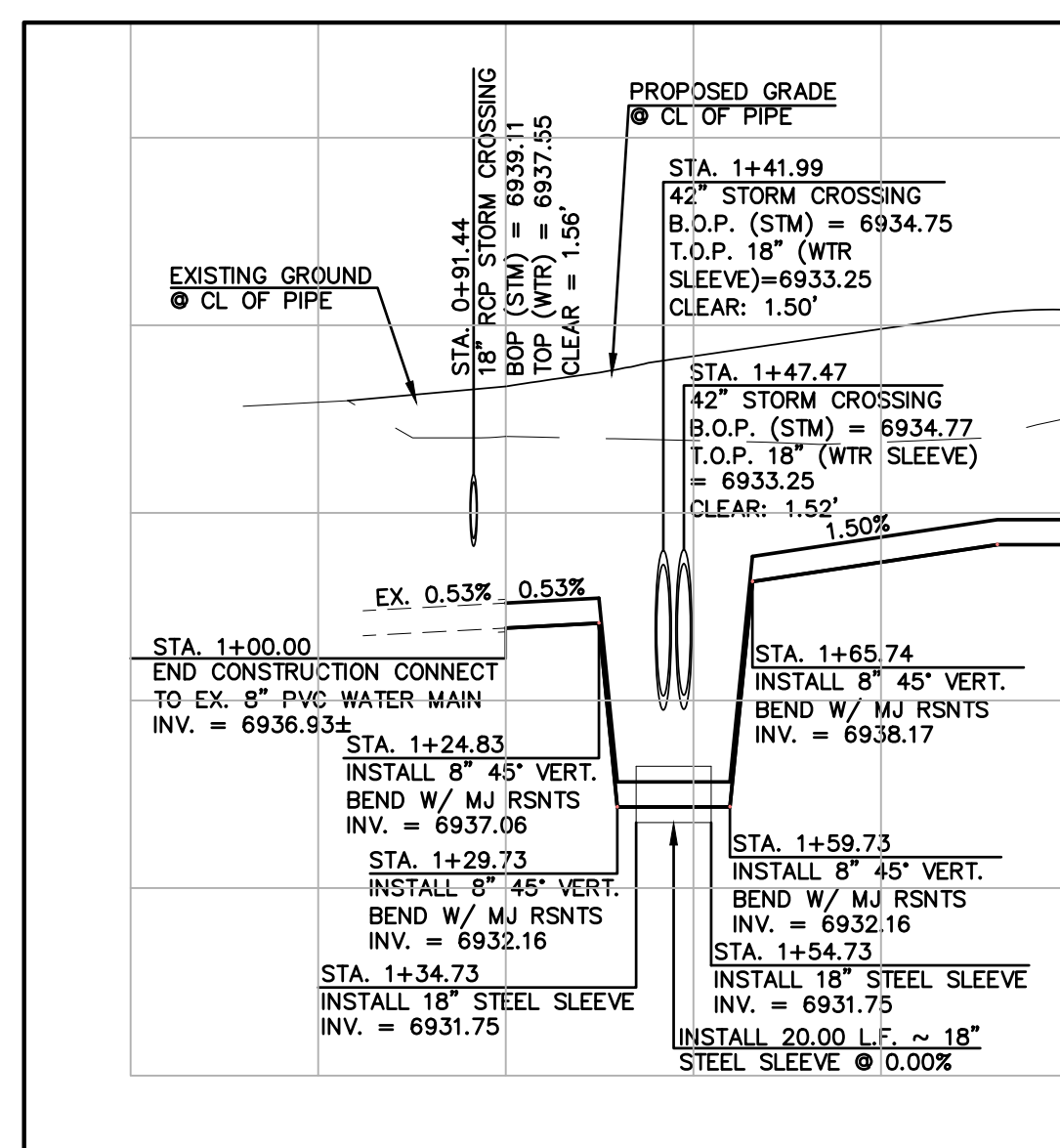


WATERBURY FILING NO. 1 & 2	UTILITY CONSTRUCTION SET SANITARY PLAN AND PROFILE FISH CAMP CIRCLE MASONBORO WAY & MEGANSETT WAY
DESIGNED BY QNA	
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DATE ISSUED 3/23/22	
SHEET NO. 10 OF 17	

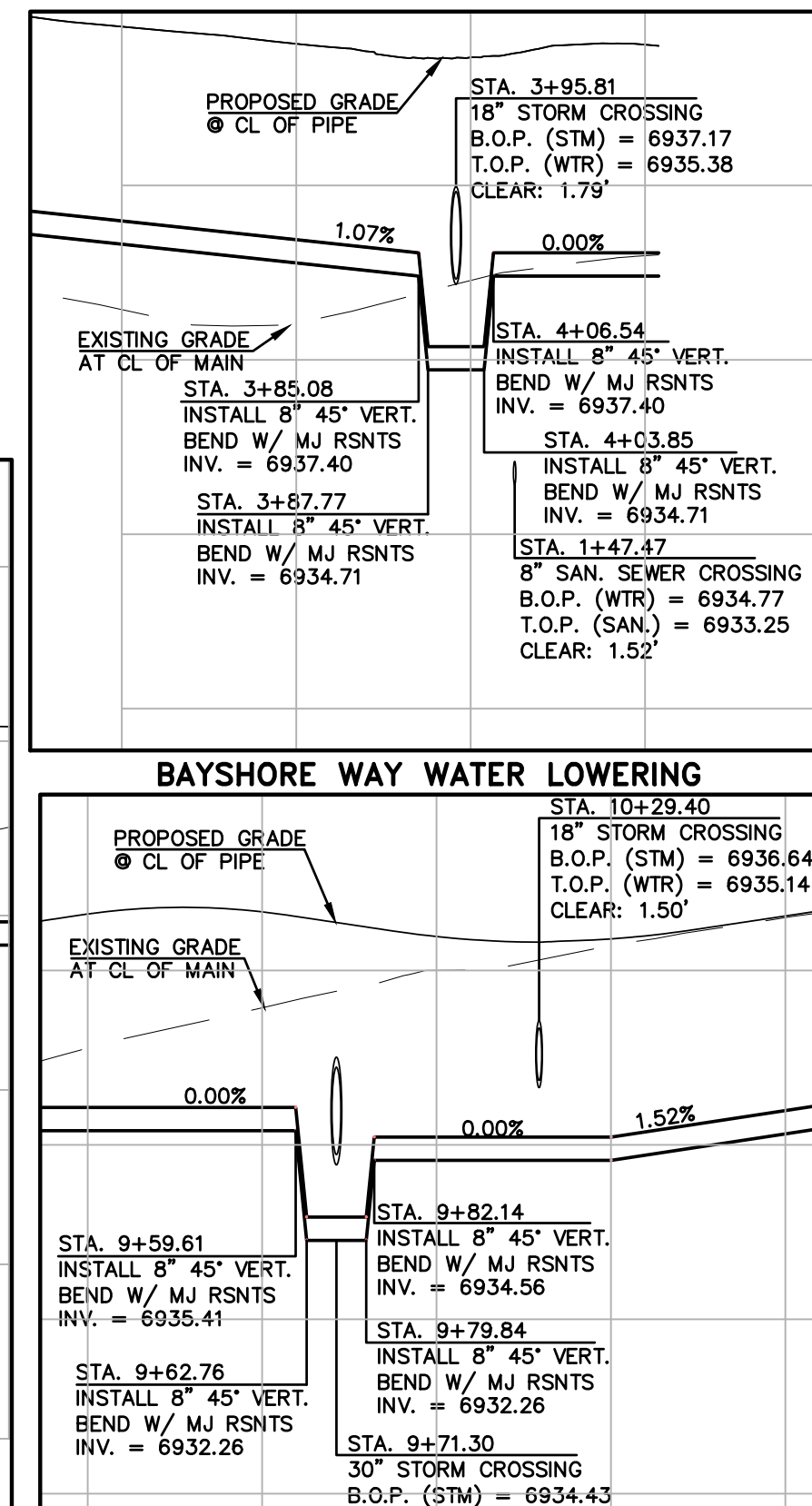


WATERLINE LINE TABLE			WATERLINE LINE TABLE			WATERLINE LINE TABLE			WATERLINE CURVE TABLE			
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
WL1	21.59	S64°39'36\"W	WL38	14.83	N83°37'00\"E	WL75	24.64	N64°50'00\"E	WC1	69.42'	489.00'	8'08\"03"
WL2	275.10	S74°01'31\"W	WL39	117.54	N06°23'00\"W	WL76	33.45	N79°05'00\"E	WC2	193.62'	489.00'	22°41'10"
WL3	11.31	N69°51'09\"W	WL40	54.69	N28°53'00\"W	WL77	22.70	N82°15'00\"E	WC3	59.55'	989.00'	3°27'00"
WL4	8.24	S66°37'37\"W	WL41	19.85	S61°07'00\"W	WL78	10.00	N71°00'00\"E	WC4	20.07'	310.00'	3°42'32"
WL5	111.57	S02°30'00\"E	WL42	85.56	N28°53'00\"W	WL79	8.17	N48°30'00\"E	WC5	43.42'	310.00'	8°01'30"
WL6	7.95	S87°30'00\"W	WL43	19.50	S86°59'36\"W	WL80	44.26	N03°30'00\"E	WC6	101.55'	989.00'	5°53'00"
WL7	5.16	S02°30'00\"E	WL44	67.86	N02°30'00\"W	WL81	55.92	N19°00'00\"W	WC7	63.82'	1011.00'	3°37'00"
WL8	34.56	S12°45'00\"E	WL45	6.91	S25°20'24\"E	WL82	8.50	S69°47'07\"W	WC8	179.34'	644.50'	15°56'36"
WL9	34.56	S22°05'00\"E	WL46	19.16	S64°39'36\"W	WL83	176.92	N34°05'00\"W	WC9	10.60'	644.50'	0°56'33"
WL10	107.05	S32°20'00\"E	WL47	20.65	S25°20'24\"E	WL84	8.50	S32°50'46\"E	WC10	217.45'	545.50'	22°50'24"
WL11	48.71	S28°53'00\"E	WL48	113.87	S25°20'24\"E	WL85	26.52	S14°11'00\"E	WC11	473.54'	1373.00'	19°45'40"
WL12	26.00	S28°53'00\"E	WL49	9.91	S70°16'01\"E	WL86	8.50	S75°49'00\"W	WC12	316.77'	1214.00'	14°57'11"
WL13	8.50	S61°07'00\"W	WL50	160.61	N09°40'00\"W	WL87	65.47	S14°11'00\"E	WC13	244.02'	1214.00'	11°30'59"
WL14	190.22	S28°53'00\"E	WL51	9.32	N80°20'00\"E	WL88	28.62	S06°15'00\"E	WC14	20.00'	611.00'	1°52'32"
WL15	26.51	N61°07'00\"E	WL52	18.00	N38°57'30\"E	WL89	64.50	S01°45'00\"W	WC15	133.83'	611.00'	12°33'00"
WL16	9.50	S32°35'32\"E	WL53	67.55	N02°25'00\"W	WL90	42.24	N82°10'00\"E	WC16	266.76'	941.00'	16°14'33"
WL17	67.48	N49°22'58\"E	WL54	8.50	N72°37'59\"E	WL91	21.53	N10°10'00\"W	WC17	167.92'	941.00'	10°13'22"
WL18	106.46	S48°00'29\"W	WL55	129.14	N28°53'00\"W	WL92	115.97	N07°50'00\"W	WC18	42.51'	389.00'	6°15'40"
WL19	27.83	S28°53'00\"E	WL56	8.50	S16°20'00\"E	WL93	159.22	S07°50'00\"E	WC19	60.94'	311.00'	11°13'38"
WL20	167.20	S23°00'00\"E	WL57	50.66	S61°07'00\"W	WL94	48.00	S07°50'00\"E	WC20	19.27'	311.00'	3°33'00"
WL21	16.98	S23°00'00\"E	WL58	268.00	S61°07'00\"W	WL95	168.82	N82°10'00\"E	WC21	22.92'	311.00'	4°13'22"
WL22	33.74	S22°00'00\"W	WL59	206.76	S61°07'00\"W	WL96	175.65	N07°50'00\"W	WC22	10.83'	511.00'	1°12'53"
WL23	22.47	S67°00'00\"W	WL60	24.00	N61°07'00\"E	WL97	14.83	N03°50'00\"W	WC23	123.69'	511.00'	13°52'07"
WL24	284.14	N79°50'00\"E	WL61	32.10	N83°37'00\"E	WL98	14.83	N02°50'00\"W	WC24	154.89'	1239.00'	7°09'46"
WL25	26.83	N10°10'00\"W	WL62	48.00	S28°53'00\"E	WL99	20.47	N01°10'00\"E	WC25	37.75'	1239.00'	1°44'45"
WL26	46.75	N12°25'00\"W	WL63	8.50	S61°07'00\"W	WL100	8.50	N88°50'00\"W	WC26	392.58'	1239.00'	18°09'15"
WL27	144.88	N32°30'00\"W	WL64	82.32	S28°53'00\"E	WL101	15.00	N01°10'00\"E	WC27	148.32'	1239.00'	6°51'31"
WL28	33.11	S28°53'00\"E	WL65	8.50	S77°21'33\"W	WL102	24.44	N82°10'00\"E	WC28	136.63'	921.00'	8°30'00"
WL29	8.50	S61°07'00\"W	WL66	47.76	S02°25'00\"E	WL103	8.50	S16°20'00\"E	WC29	95.28'	921.00'	5°55'39"
WL30	55.50	S28°53'00\"E	WL67	34.16	S54°40'00\"E	WL104	17.69	N80°20'00\"E				
WL31	44.08	S40°08'00\"E	WL68	107.30	N80°20'00\"E	WL105	26.67	S75°10'00\"E				
WL32	45.82	N49°52'00\"E	WL69	8.50	S09°40'00\"E	WL106	119.66	S30°10'00\"E				
WL33	42.46	N27°22'00\"E	WL70	111.99	N80°20'00\"E	WL107	26.37	S26°10'00\"E				
WL34	36.71	N49°52'00\"E	WL71	39.04	N79°50'00\"E	WL108	24.54	N16°16'12\"W				
WL35	228.91	N61°07'00\"E	WL72	293.52	N79°50'00\"E	WL109	24.54	S13°08'48\"E				
WL36	8.00	S40°08'00\"E	WL73	8.50	N19°49'55\"W	WL110	26.37	S03°15'00\"E				
WL37	25.00	S88°08'00\"E	WL74	207.15	N60°50'00\"E	WL111	83.88	S00°45'00\"W				

MATCHLINE (SEE SHEET 12)

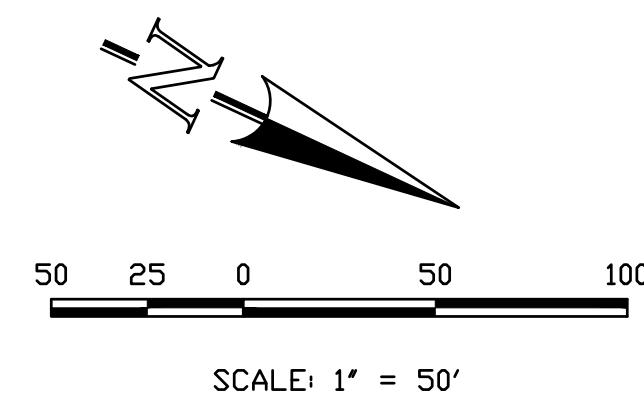


GILBERT ROAD LOWERING PROFILE



SANDY NECK CIRCLE WATER LOWERING

WATER NOTES:
ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN ARMJO
COLORADO P.E. NO. 37170

DATE

DESCRIPTION

REVISIONS

NO.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECTS AUTHORIZED BY WRITTEN AUTHORIZATION.

4-WAY RANCH JOINT VENTURE

ATTN: PETER MARIZ

P.O. BOX 50223

COLORADO SPRINGS, CO 80949

719-491-3150

721 S. 23RD STREET

COLORADO SPRINGS, CO 80904

OFFICE: 719-635-6422

FAX: 719-635-6426

www.tnecinc.com

Terra Nova

Engineering, Inc.

Custom Civil Engineering

DESIGNED BY DLF

DRAWN BY QNA

CHECKED BY QNA

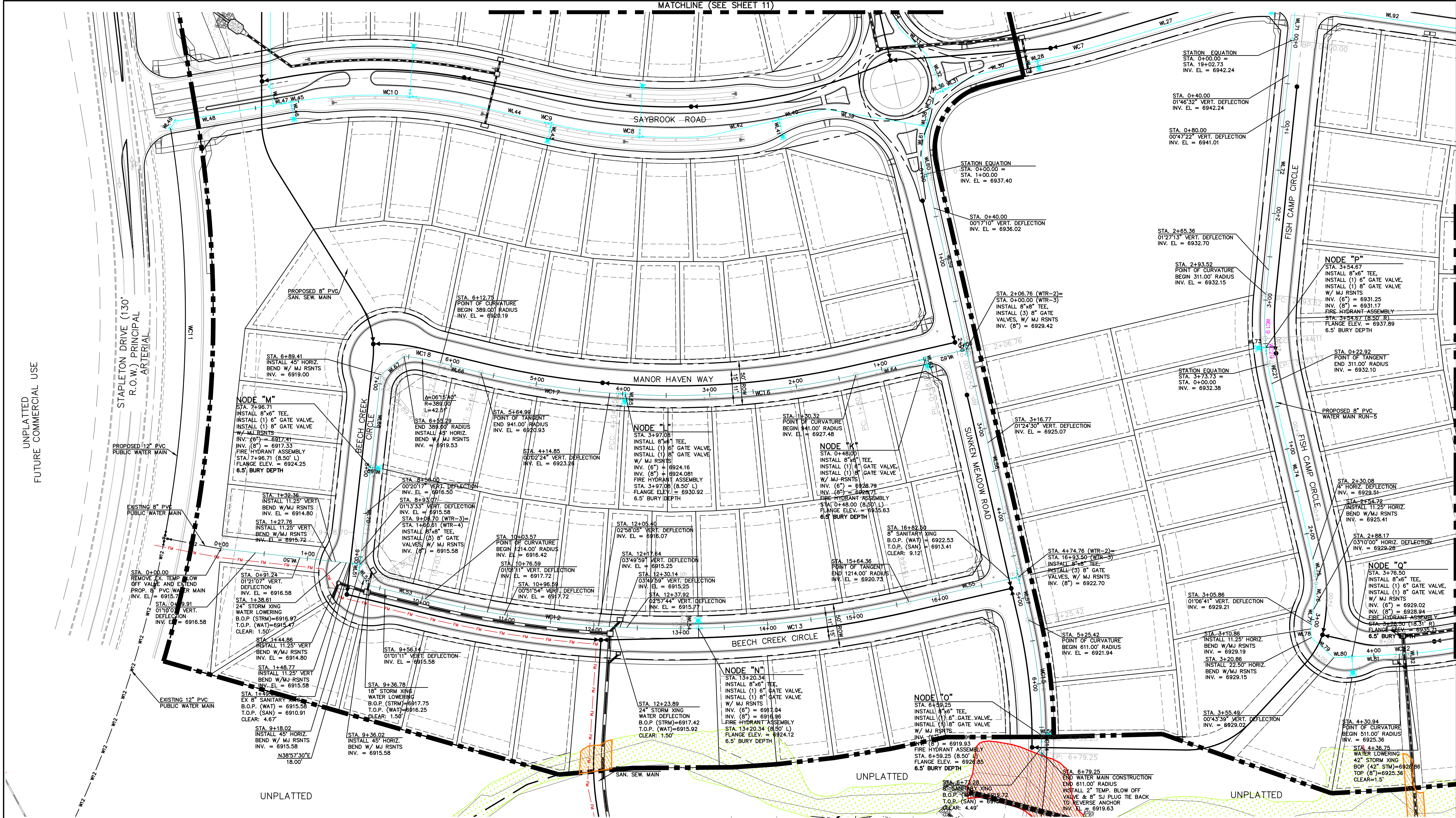
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V-SCALE N/A

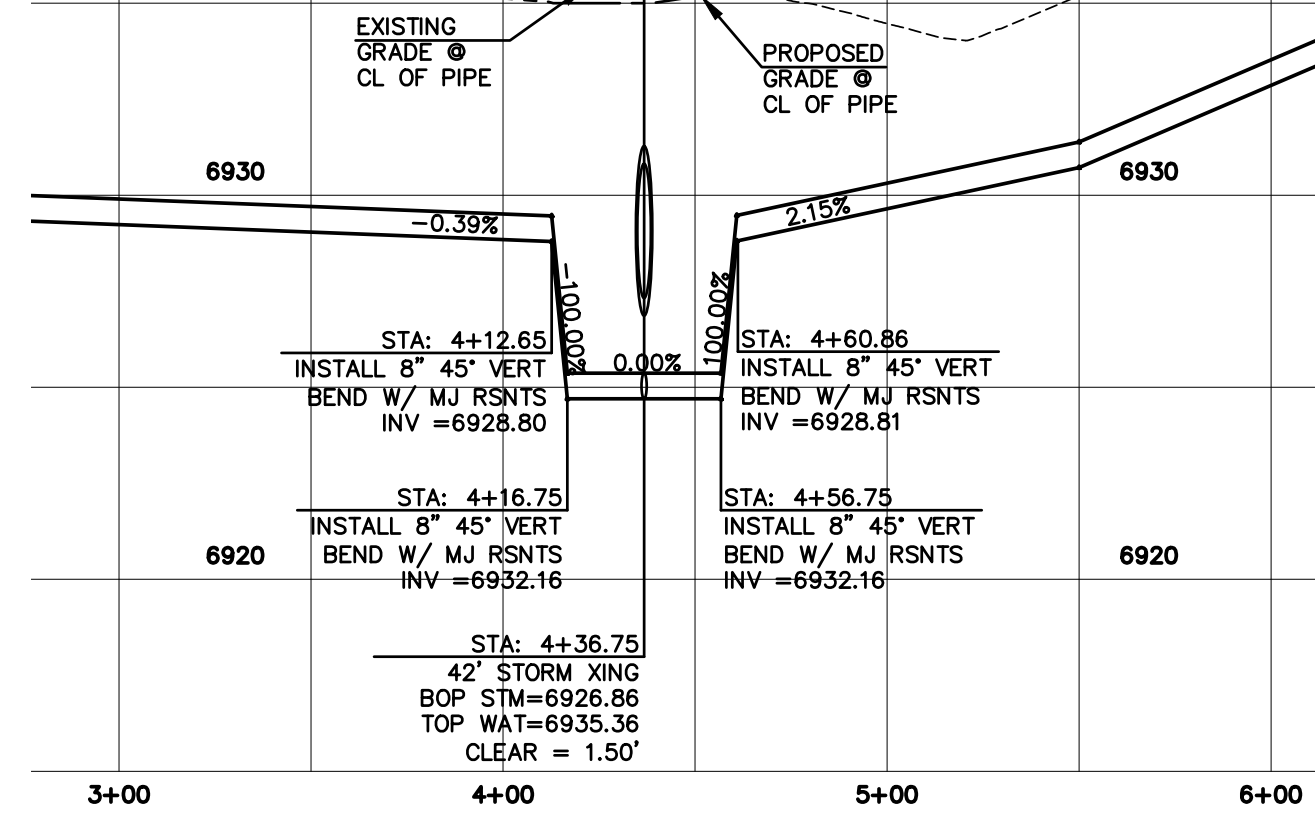
JOB NO. 1715.00

DATE ISSUED 9/27/21

SHEET NO. 11 OF 17



WATER NOTES:
ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN ARMUJO
COLORADO P.E. NO. 37170

UNPLATTED
FUTURE COMMERCIAL USE

WATERBURY FILING NO. 1 & 2

DESIGNED BY DLF
DRAWN BY QNA
CHECKED BY QNA
H-SCALE 1" = 100'
V-SCALE N/A
JOB NO. 1715.00
DATE ISSUED 9/27/21
SHEET NO. 12 OF 17

REVISIONS

NO.	DESCRIPTION	DATE
1	UNPLATTED FUTURE COMMERCIAL USE	

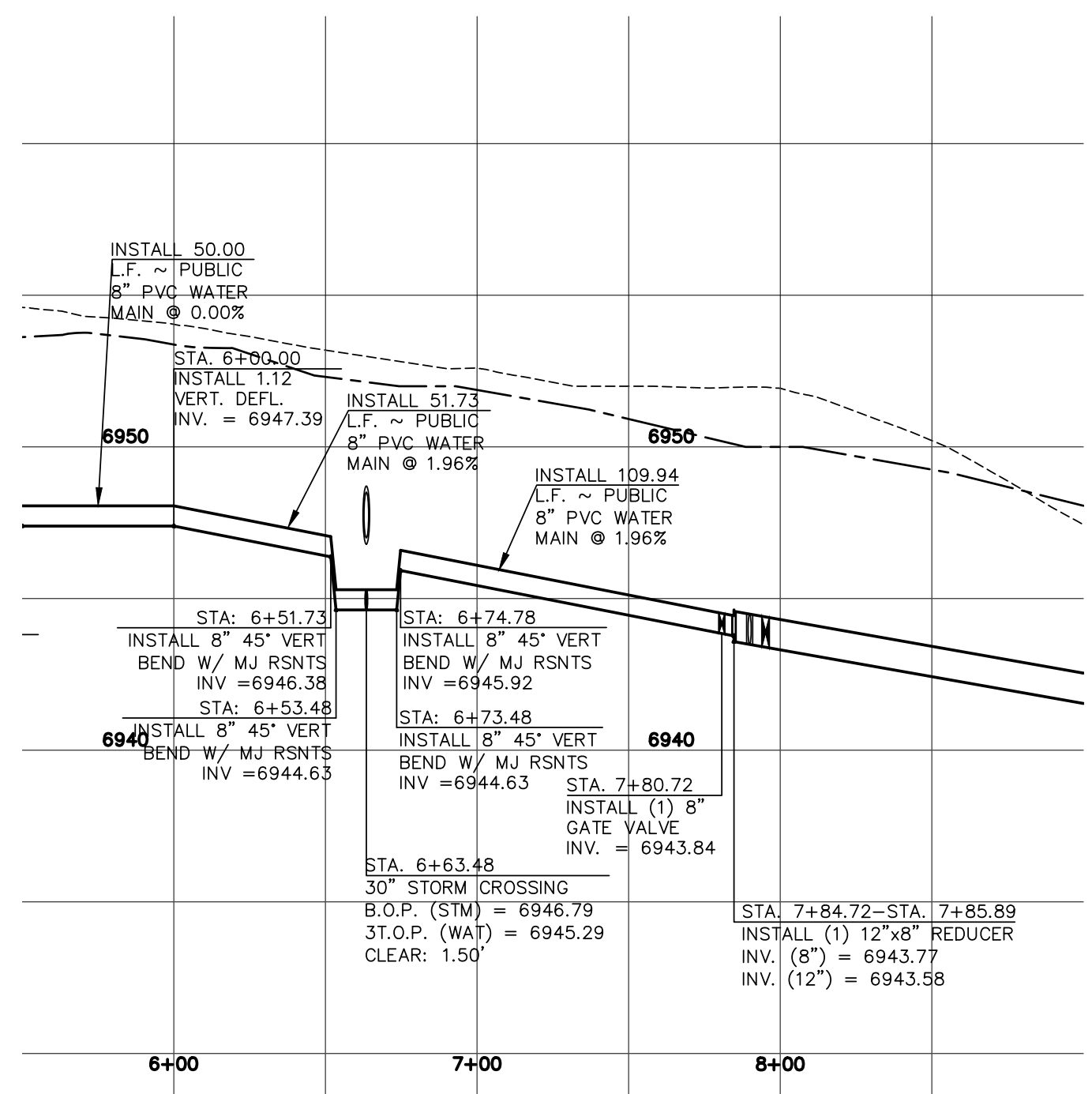
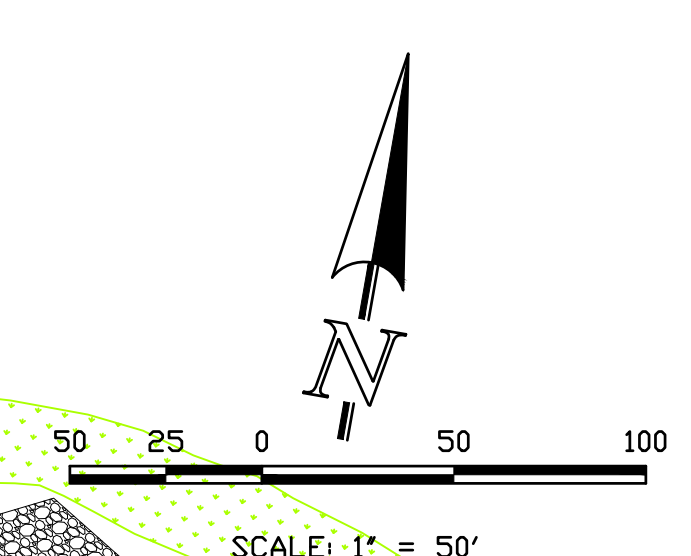
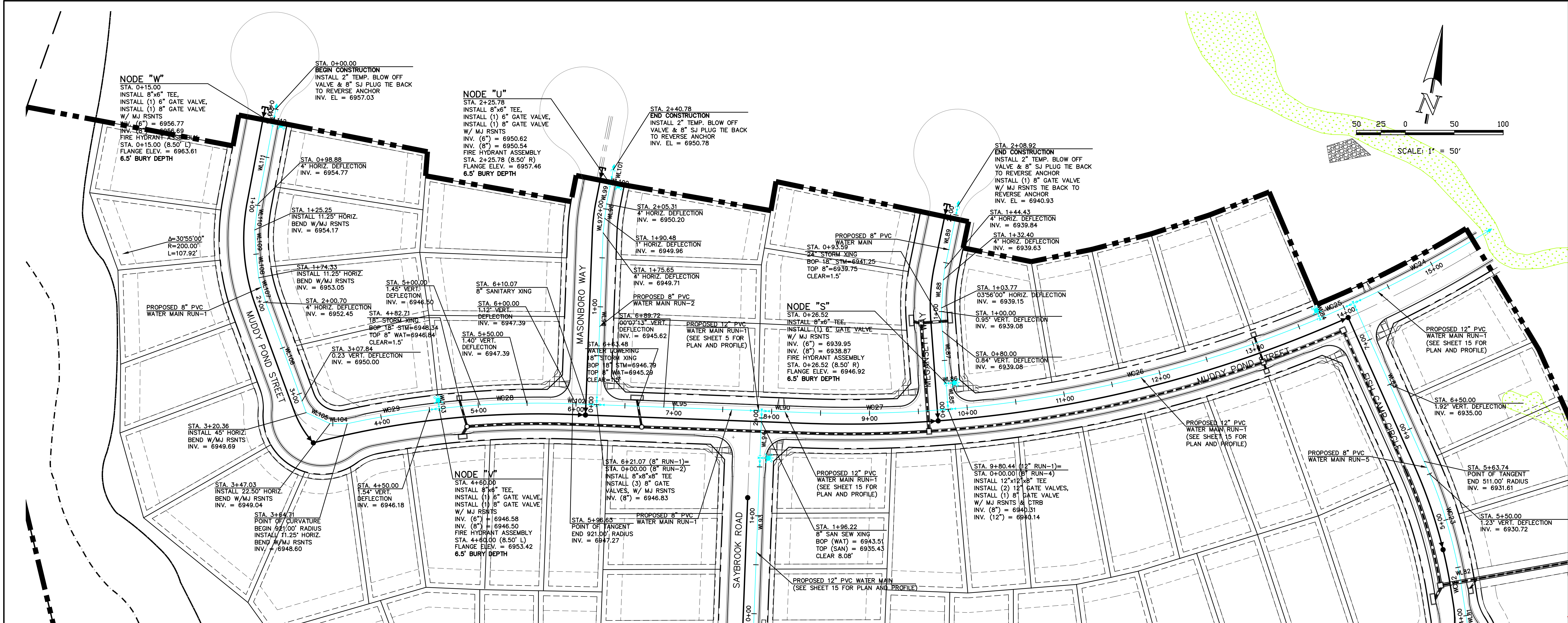
PREPARED FOR:

4-WAY RANCH JOINT VENTURE
ATTN: PETER MARIZ
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
719-491-3150

DESIGNED BY

Terra Nova Engineering, Inc.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.terrainc.com

DESIGNED BY DLF
DRAWN BY QNA
CHECKED BY QNA
H-SCALE 1" = 100'
V-SCALE N/A
JOB NO. 1715.00
DATE ISSUED 9/27/21
SHEET NO. 12 OF 17



Muddy Pond Street Water Lowering

REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCY, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECTS AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
4-WAY RANCH JOINT VENTURE
ATTN: PETER MARZ
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
719-491-3150

Terra Nova
Engineering, Inc.
Civil Engineering

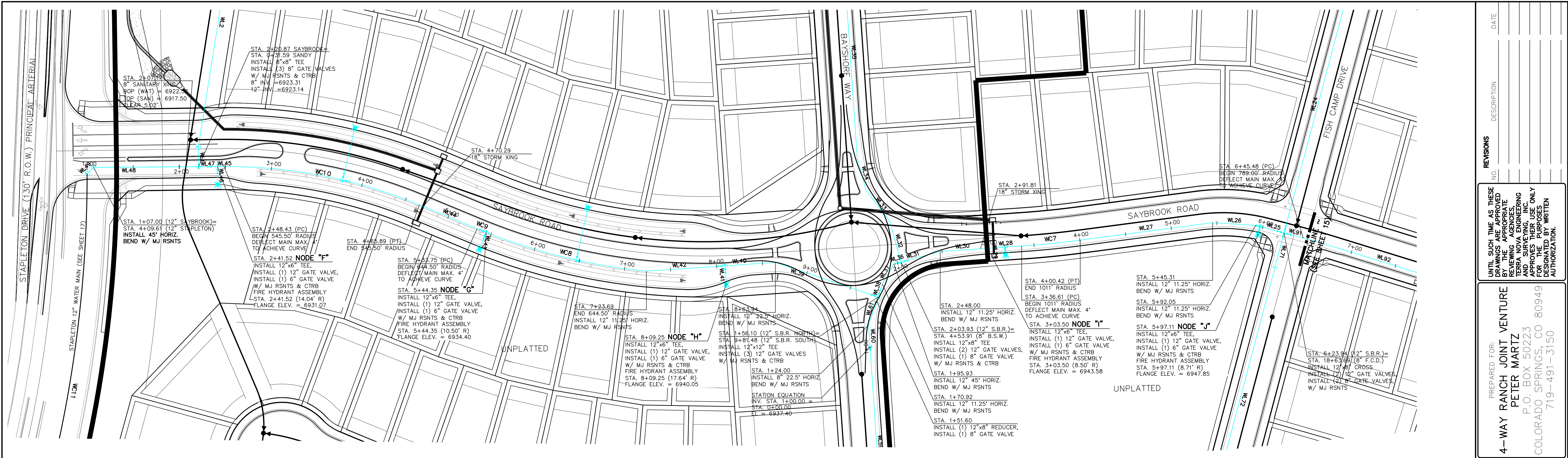
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnainc.com

DESIGNED BY DLF
DRAWN BY QNA
CHECKED BY QNA
H-SCALE 1" = 50'
V-SCALE N/A
JOB NO. 1715.00
DATE ISSUED 9/27/21
SHEET NO. 13 OF 17

WATERBURY FILING NO. 1 & 2
WATER PLAN
NORTH HALF

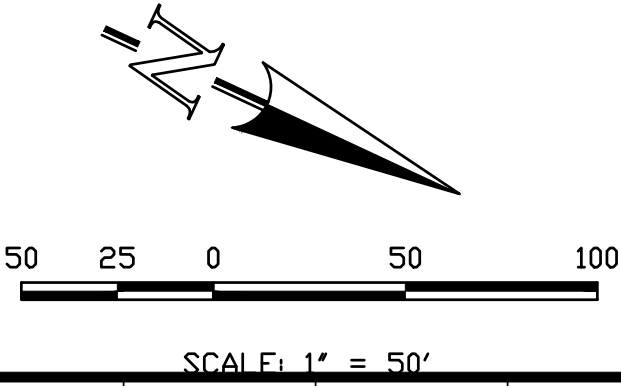
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN ARMUJO
COLORADO P.E. NO. 37170



PROPOSED 12" PVC WATER MAIN
SAYBROOK ROAD SOUTH
1" = 50' HORIZ. 1" = 5' VERT.

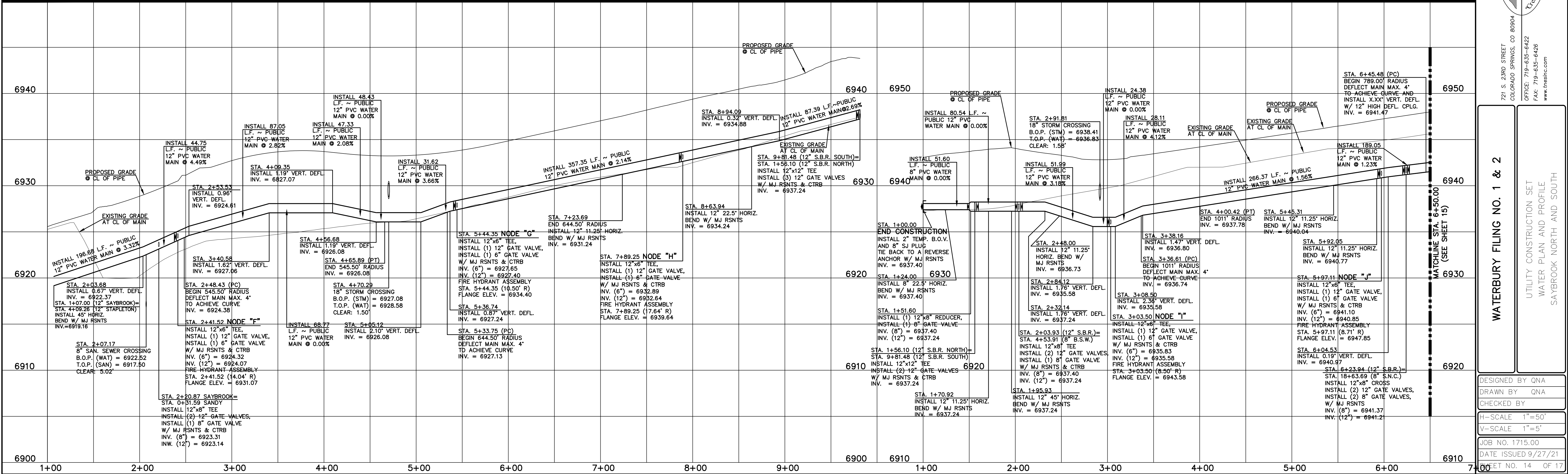
STREET ABBREVIATION INDEX:	
S.N.C.	SANDY NECK CIRCLE
S.B.R.	SAYBROOK ROAD
B.S.W.	BAYSHORE WAY
F.C.D.	FISH CAMP DRIVE



PROPOSED 12" PVC WATER MAIN
SAYBROOK ROAD NORTH
1" = 50' HORIZ. 1" = 5' VERT.

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN N. ARMijo, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170

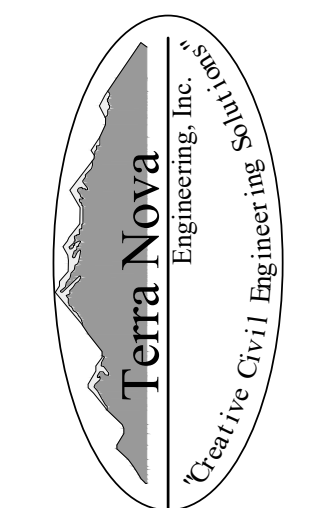


WATERBURY FILING NO. 1 & 2

UTILITY CONSTRUCTION SET
WATER PLAN AND PROFILE
SAYBROOK NORTH AND SOUTH

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY

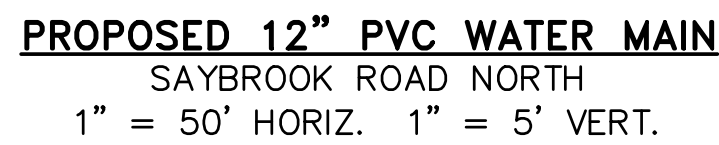
H-SCALE 1"=50'
V-SCALE 1"=5'
JOB NO. 1715.00
DATE ISSUED 9/27/21
SHEET NO. 14 OF 17



721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnec.com

PREPARED FOR:
4-WAY RANCH JOINT VENTURE
PETER MARTZ
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
719-491-3150

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING ENGINEER			
TERRA NOVA ENGINEERING, INC.			
APPROVES THEIR USE ONLY			
DESIGNATED BY WRITTEN AUTHORIZATION			



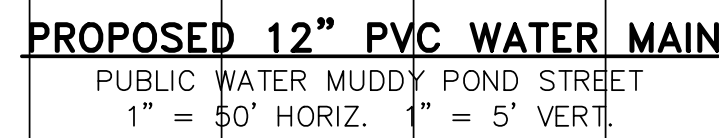
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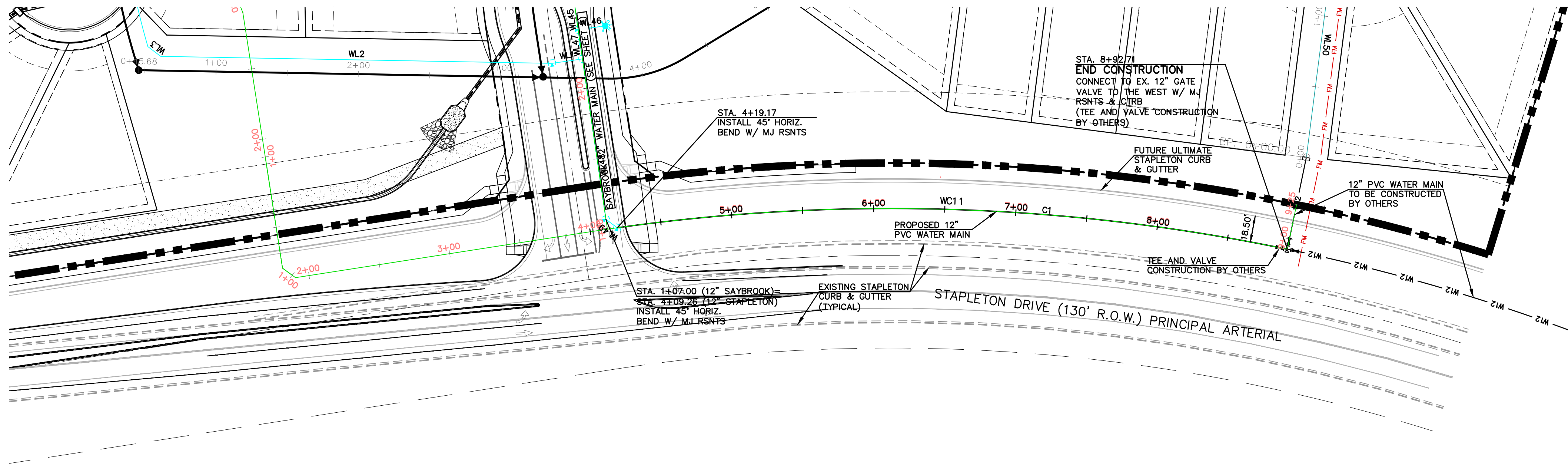
SCALE: 1" = 50'

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN N. ARMIJO, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170

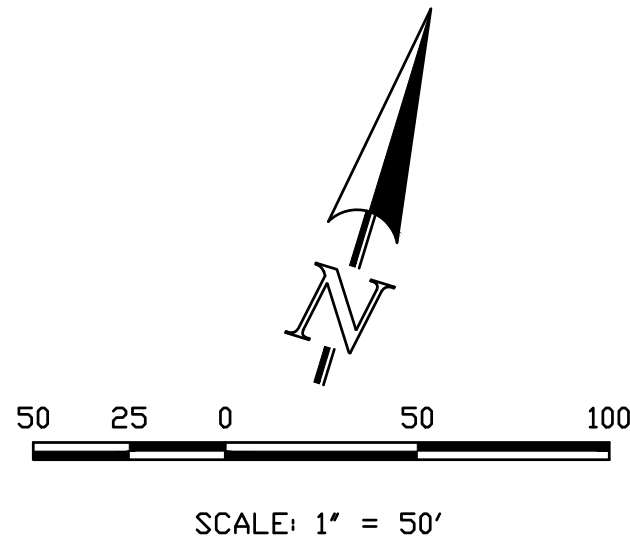


WATERBURY FILING NO. 1 & 2	UTILITY CONSTRUCTION SET WATER PLAN AND PROFILE SAYBROOK ROAD & MUDDY POND STREET	DESIGNED BY QNA DRAWN BY QNA CHECKED BY SCALE 1"=50' SCALE 1"=5' JOB NO. 1715.00 DATE ISSUED 9/27/21 SHEET NO. 15 OF 17
		
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE 719-635-6422 FAX 719-635-6426 www.tnecinc.com		
4-WAY RANCH JOINT VENTURE PETER MARTZ P.O. BOX 50223 COLORADO SPRINGS, CO 80949 719-491-3150		
PREPARED FOR: UNTIL SUCH TIME AS THESE BYWAYS ARE REDESIGNED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE PURPOSES OF THE WRITTEN AUTHORIZATION.		
DATE:	DESCRIPTION	NO.



WATER LINE TABLE		
	LENGTH	BEARING
L1	79.05	S25°50'28"E
L2	11.31	S70°50'28"E
L3	209.79	N64°09'32"E

WATER CURVE TABLE		
	DELTA	RADIUS
C1	20°33'16"	1373.00

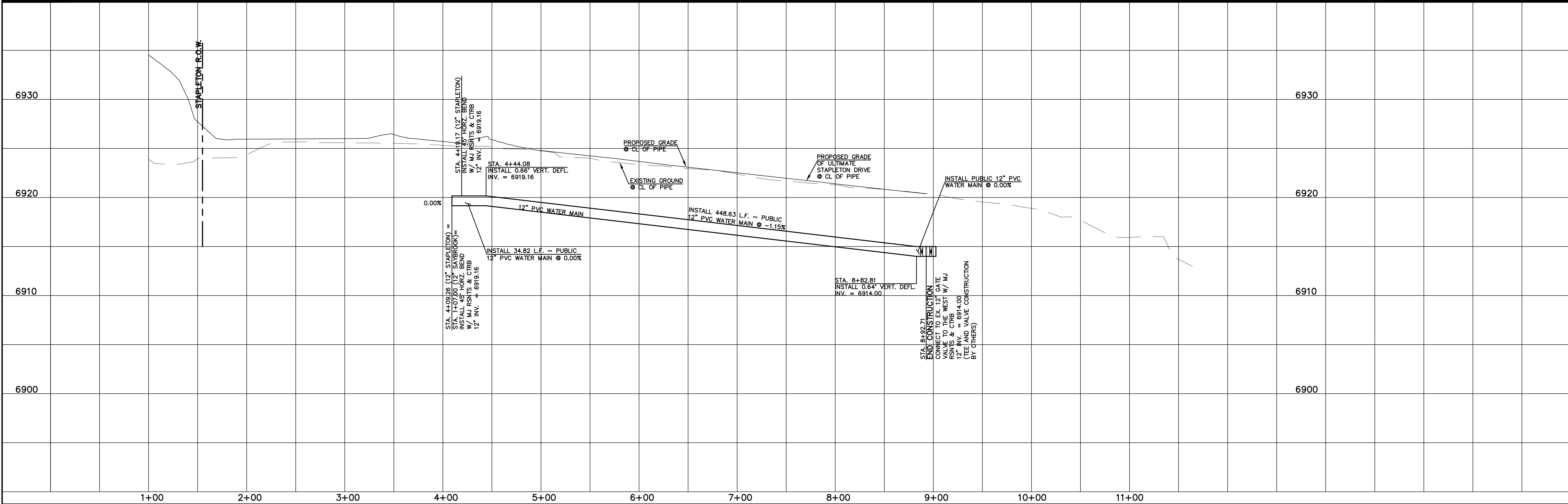


UNPLATTED
FUTURE COMMERCIAL USE

PROPOSED 12" PVC WATER MAIN
STAPLETON DRIVE
1" = 50' HORIZ. 1" = 5' VERT.

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

QUENTIN N. ARMJO, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 37170



REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING AND SURVEYING, INC. APPROVES THEIR USE ONLY DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:

4-WAY RANCH JOINT VENTURE
PETER MARTZ
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
719-491-3150

Terra Nova

Engineering, Inc.

Professional Engineer

721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnec.com

DESIGNED BY QNA

DRAWN BY QNA

CHECKED BY

H-SCALE 1"=50'

V-SCALE 1"=5'

JOB NO. 1715.00

DATE ISSUED 9/27/21

SHEET NO. 16 OF 17

WATERBURY FILING NO. 1 & 2

UTILITY CONSTRUCTION SET
WATER PLAN AND PROFILE
STAPLETON DRIVE

