

HOMESTEAD AT STERLING RANCH FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

AN ADDENDUM TO THE STORM SEWER PLANS

FILED WITH HOMESTEAD AT STERLING RANCH FILING NO. 2 SF 09-04 AND CDR 20 012

REPLACES AND AMENDS "HOMESTEAD AT STERLING RANCH FIL. NO. 2 AMENDED STORM SEWER PLANS:

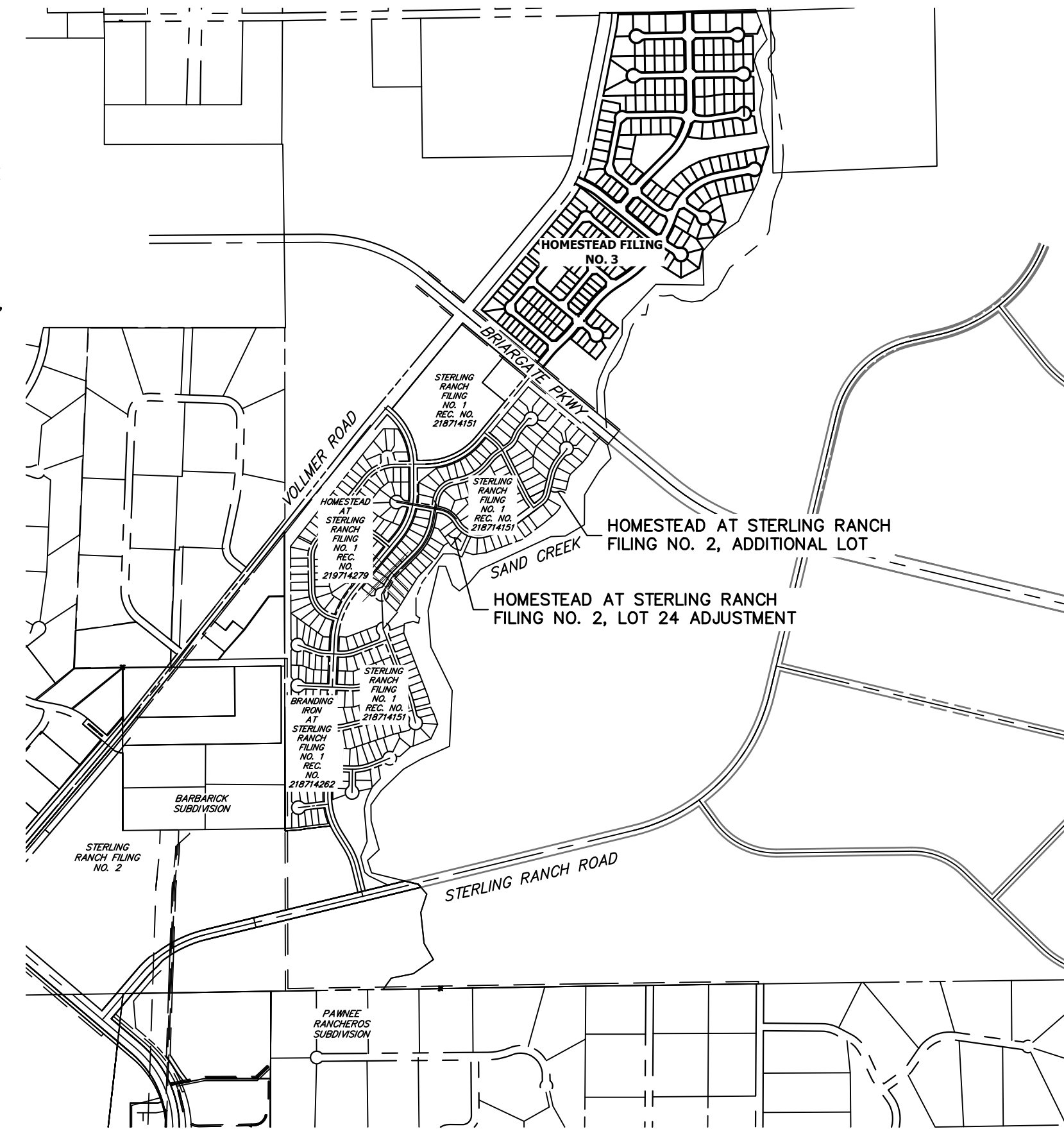
REAR LOT SAND FILTER RELOCATIONS" DATED 6/17/2021, BY JR ENGINEERING



Know what's below.
Call before you dig.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP
SCALE: 1"=1,000'

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 1/2" OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

SHEET INDEX

- | | | |
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| 1 | - | COVER SHEET |
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| 3-6 | - | STORM SEWER PLAN AND PROFILE |
| 7 | - | DETAIL SHEET |

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410035.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

AGENCIES

- OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

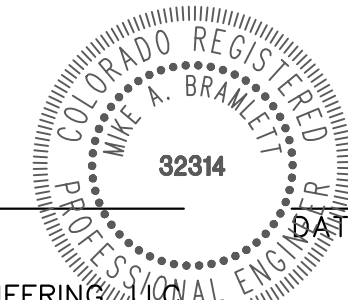
JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

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



DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company



Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

1"=1000'

H-SCALE N/A

V-SCALE 12/27/22

DESIGNED BY APL

DRAWN BY APL

CHECKED BY

HOMESTEAD 2 COMMONS
SAND FILTER STORM PLANS
COVER SHEET

SHEET 1 OF 7

JOB NO. 25188.29

LAYER LINETYPE LEGEND

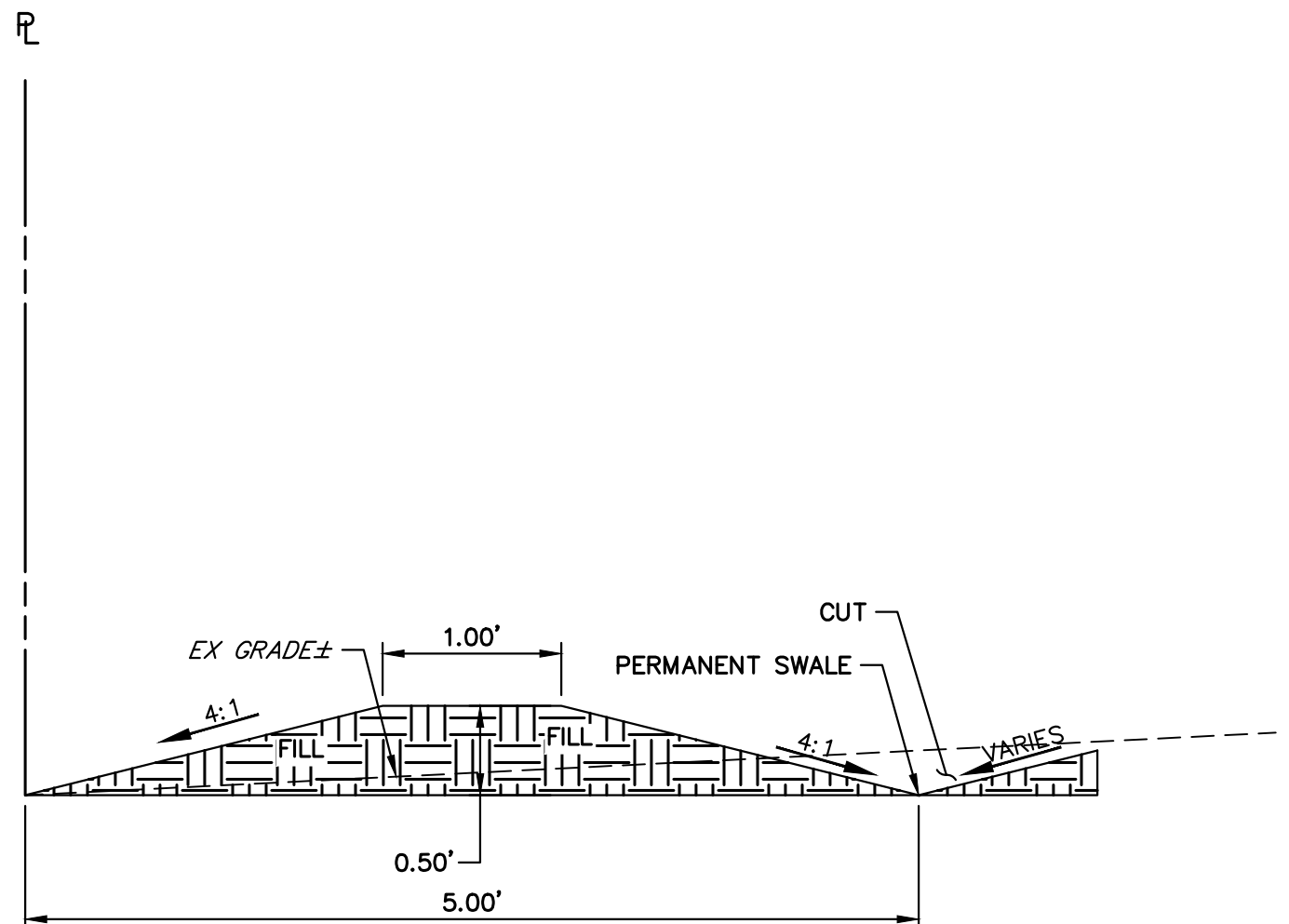
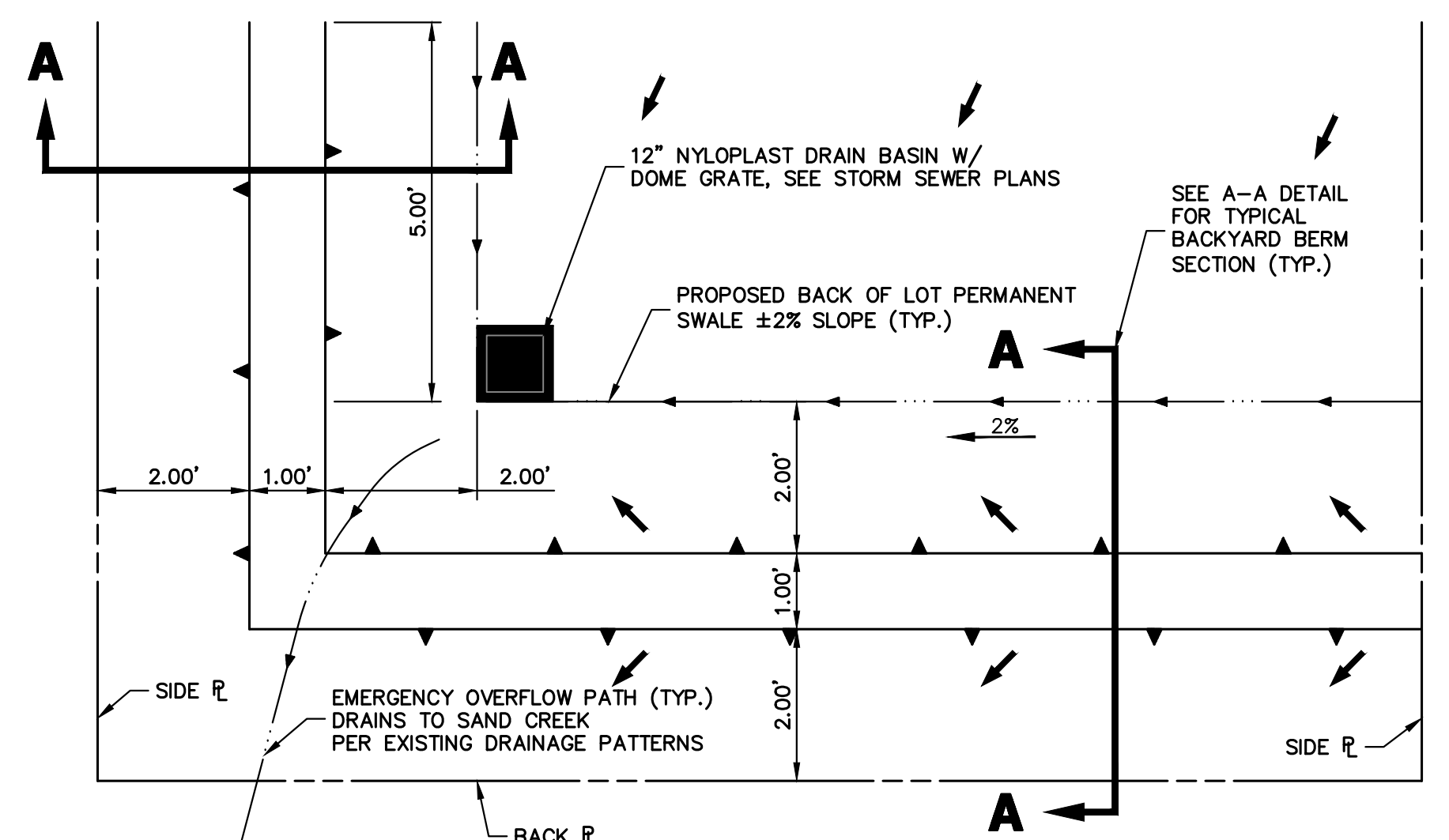
	EXISTING	PROPOSED
PHASE LINE	—	- - -
MATCH LINE	—	- - -
SECTION LINE	—	- - -
BOUNDARY LINE	—	- - -
PROPERTY LINE	—	- - -
EASEMENT LINE	- - -	- - -
RIGHT OF WAY	—	- - -
R.O.W. A LINE	A —	A —
CENTERLINE	—	- - -
CITY LIMITS	- - -	- - -
WIRE FENCE	- - - X - - -	- - - X - - -
CHAIN LINK FENCE	- - - O - - -	- - - O - - -
WOOD FENCE	- - - □ - - -	- - - □ - - -
MASONRY FENCE	- - - □ - - -	- - - □ - - -
GUARDRAIL	- - - □ - - -	- - - □ - - -
CONC. BARRIER	- - - □ - - -	- - - □ - - -
CABLE TV	- - - TV - - -	- - - TV - - -
ELECTRIC	- - - E - - -	- - - E - - -
FIBER OPTIC	- - - FO - - -	- - - FO - - -
GAS MAIN	- - - G - - -	- - - G - - -
IRRIGATION MAIN	- - - IRR - - -	- - - IRR - - -
OIL/PETRO. MAIN	- - - O - - -	- - - O - - -
OVERHEAD UTILITY	- - - OHU - - -	- - - OHU - - -
SANITARY SEWER	- - - S - - -	- - - S - - -
STORM DRAIN	- - - - -	- - - - -
TELEPHONE	- - - T - - -	- - - T - - -
WATER MAIN	- - - W - - -	- - - W - - -
RAW WATER LINE	- - - RWL - - -	- - - RWL - - -
SWALE/WATERWAY FLOWLINE	~ ~ ~	~ ~ ~
DIVERSION DITCH	- - -	- - -
DIVERSION CHANNEL	- - -	- - -
MAJOR DRAINAGE BASIN	- - -	- - -
MINOR DRAINAGE BASIN	- - -	- - -
TOP OF SLOPE	- - -	- - -
TOE OF SLOPE	- - -	- - -
EDGE OF WATER	- - -	- - -
INDEX CONTOUR	- - - 6100	- - - 6100
INTERMEDIATE CONTOUR	- - - 6100	- - - 6100
DEPRESSION CONT. (INDEX)	- - - 6100	- - - 6100
DEPRESSION CONT. (INTER)	- - - 6100	- - - 6100
TOP OF CUTS	- - -	- - -
TOE OF FILLS	- - -	- - -
CUT AND FILL LINE	- - - C/F	- - - C/F
SILT FENCE	- - - SF	- - - SF
100 YEAR FLOODPLAIN	- - - 100YR	- - - 100YR
500 YEAR FLOODPLAIN	- - - 500YR	- - - 500YR
FLOODWAY	- - - FLDWY	- - - FLDWY
BASE FLOOD ELEVATION	- - -	- - -
EDGE OF WETLANDS	- - -	- - -
STONE WALL	- - -	- - -

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET – SQUARE	□	■
AREA INLET – ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
SANITARY SEWER		
LINE MARKER	⊙ Mr S	●
SERVICE MARKER	△	■
CLEAN-OUT	○	●
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	⊙ Mr W	●
SERVICE MARKER	△	■
FIRE HYDRANT	⊕	●
FIRE CONNECTION	⊕	●
MANHOLE	⊙	●
BEND	⊕	●
BLOW-OFF VALVE	⊕	●
WELL	⊕	●
METER	⊕	●
VALVE	⊕	●
REDUCER	⊕	●
THRUST BLOCK	⊕	●
CROSS	⊕	●
PLUG W/ THRUST BLOCK	⊕	●
TEE	⊕	●
REVERSE ANCHOR	⊕	●
ANODE	⊕	●
AIR & VACUUM VALVE ASSEMBLY	⊕	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	●
GAS LINE		
MARKER	⊙ Mr G	●
SERVICE MARKER	△	■
METER	⊕	●
VALVE	⊕	●
PLUG	⊕	●
TEE	⊕	●
DRY UTILITIES		
CABLE TV MARKER	⊙ Mr TV	●
CABLE TELEVISION PEDESTAL	⊕	●
ELECTRIC MARKER	⊙ Mr E	●
ELECTRIC SERVICE MARKER	△	■
ELECTRICAL PEDESTAL	⊕	●
ELECTRICAL METER	⊕	●
ELECTRICAL MANHOLE	⊕	●
FIBER-OPTIC MARKER	⊙ Mr FO	●
IRRIGATION PEDESTAL	⊕	●
TELEPHONE MARKER	⊙ Mr T	●
TELEPHONE PEDESTAL	⊕	●
TELEPHONE MANHOLE	⊕	●
UTILITY POLE	○	●
GUY ANCHOR	○	●
GUY POLE	○	●
MISC. UTILITIES		
VENT PIPE	⊕	●
TEST HOLE DESIGNATOR	TH #	●
FIRM/AGENCY	⊕	●

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE – CONIFEROUS	☼	☼
TREE – DECIDUOUS	☼	☼
SHRUB/BUSH	☼	☼
SHRUBS AND BUSHES	☼	☼
IRRIGATION BOX	⊕	⊕
IRRIGATION SPRINKLER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BOLLARD	⊕	⊕
FLAGPOLE	⊕	⊕



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 491-3024

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No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A
DATE	12/27/22	DESIGNED BY	APL
DRAWN BY	APL	CHECKED BY	

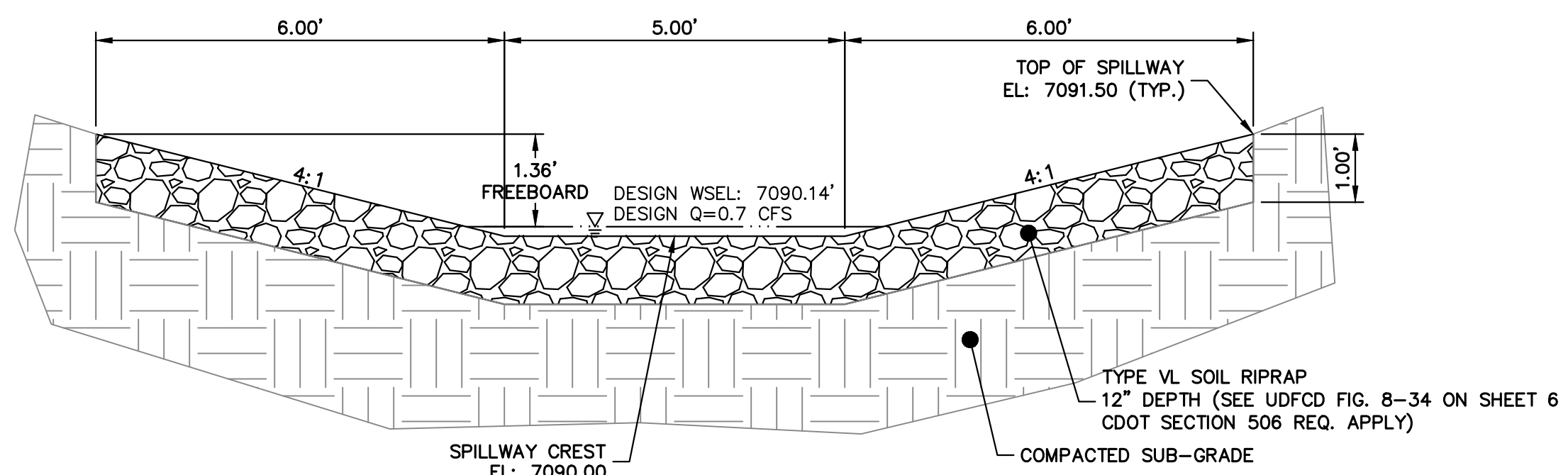
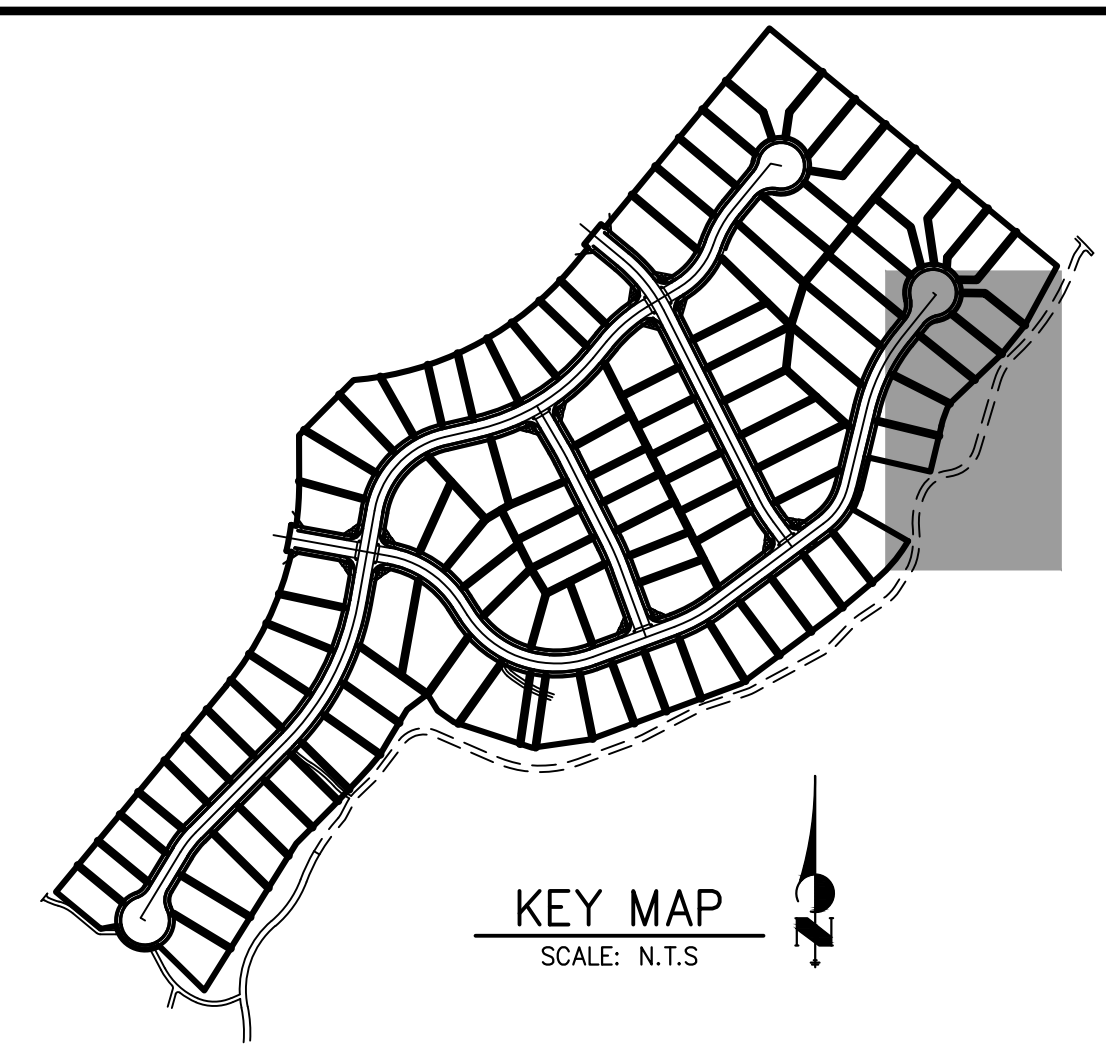
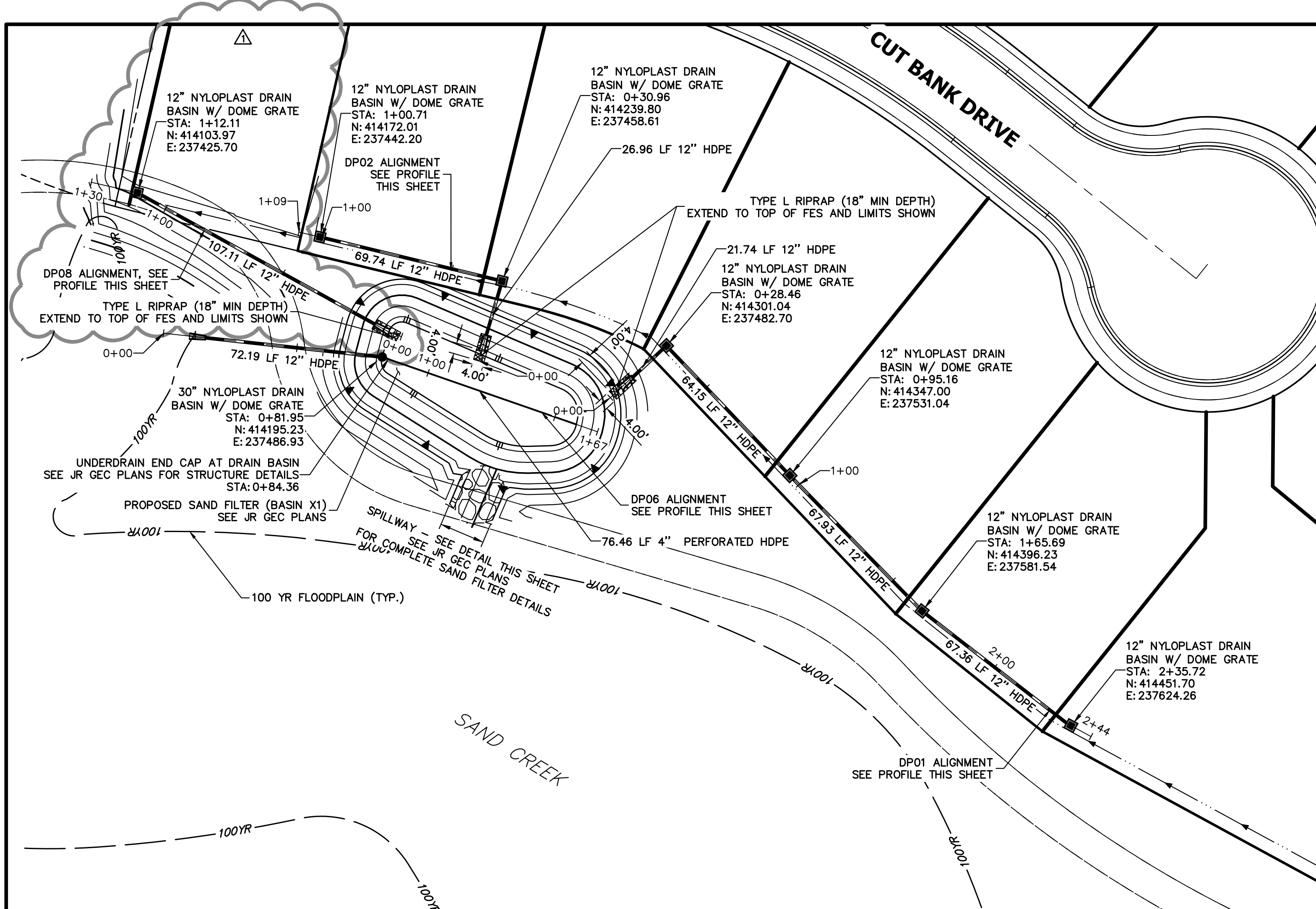
HOMESTEAD 2 COMMONS SAND FILTER STORM PLANS

LEGEND

SHEET 2 OF 7
 JOB NO. 25188.29



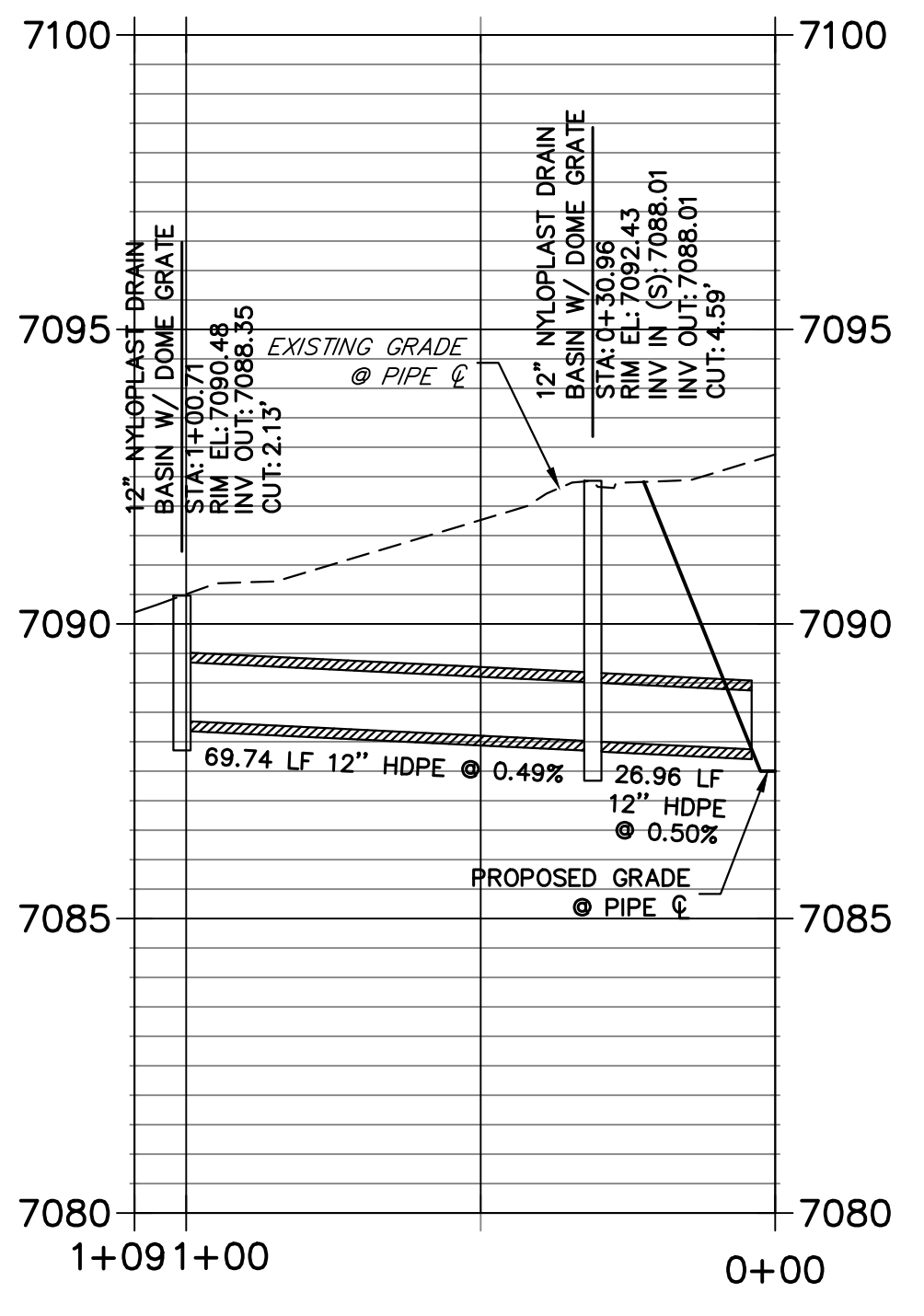
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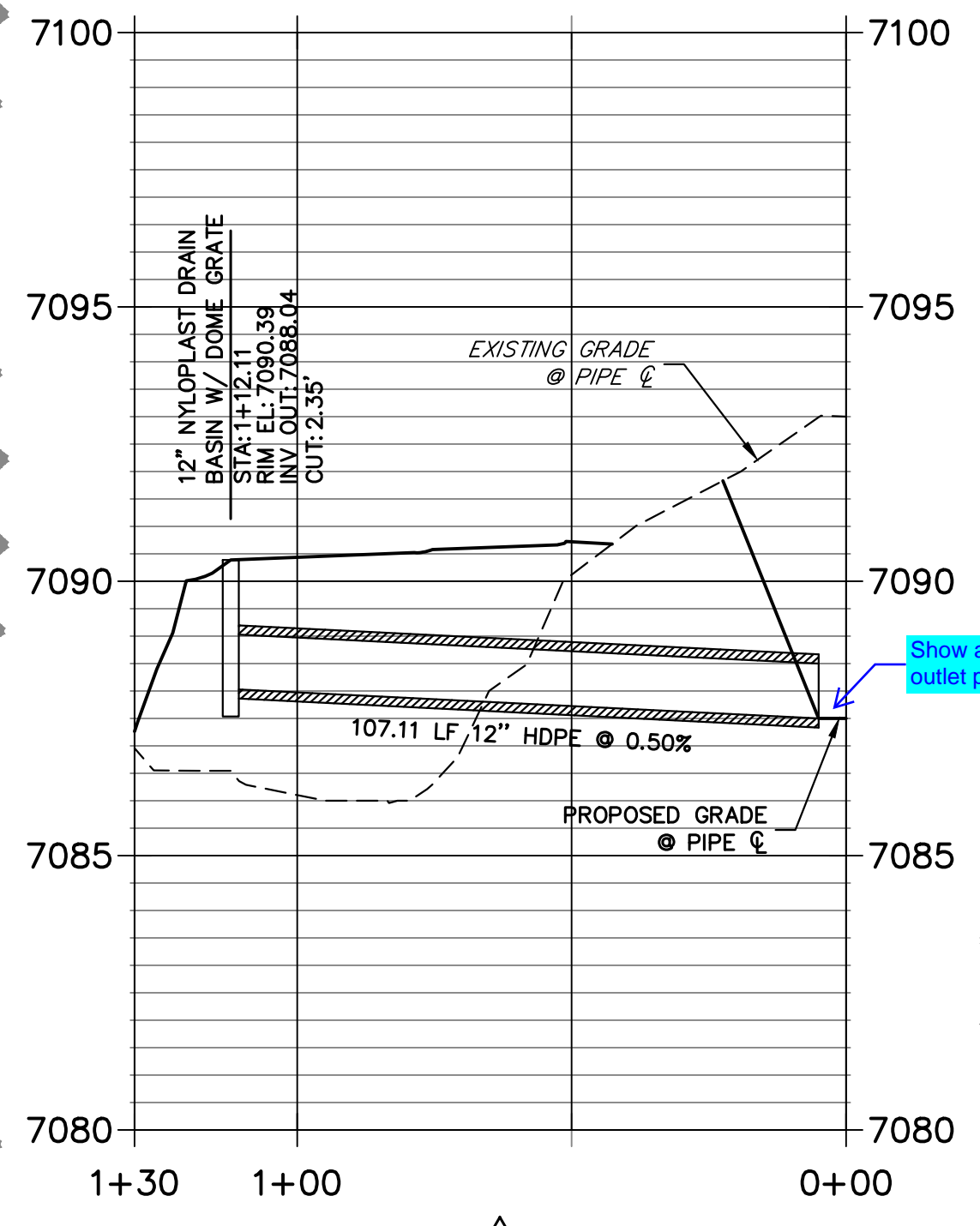
NORTH SAND FILTER EMERGENCY SPILLWAY
SCALE: 1"=2'

DP01 PROFILE
STA 0+00.00 TO 2+44.26

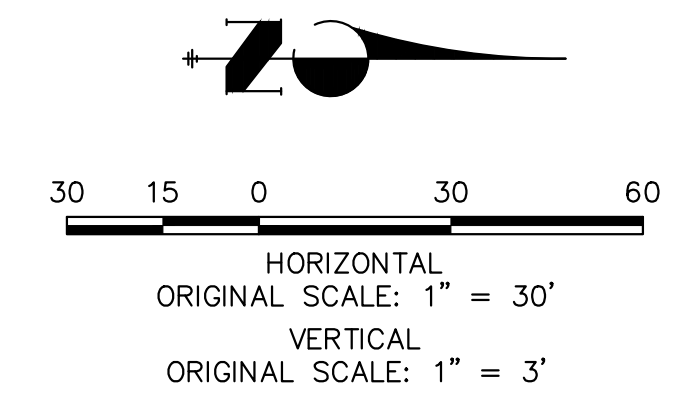
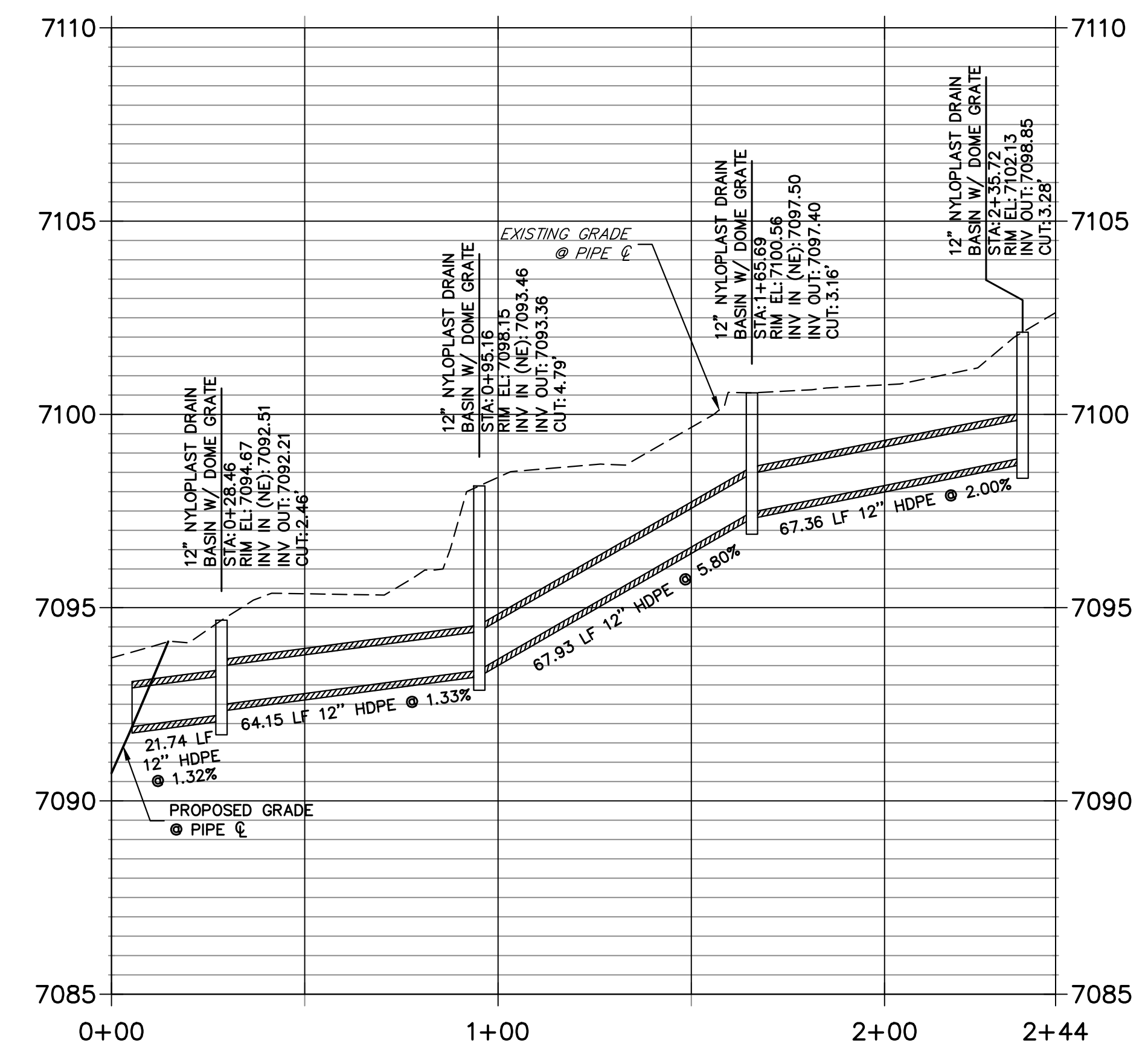
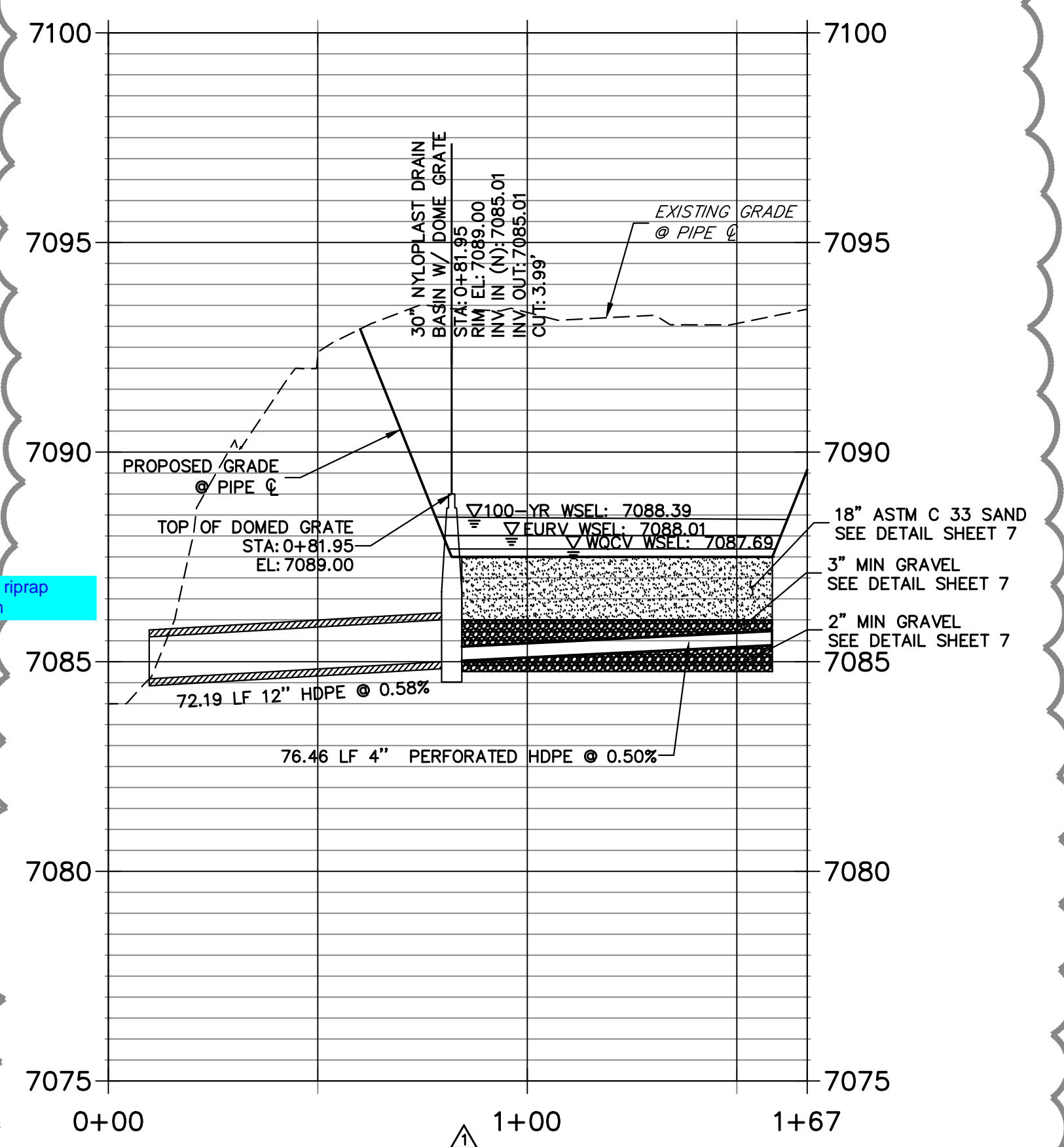
DP02 PROFILE
STA 0+00.00 TO 1+08.75



DP08 PROFILE
STA 0+00.00 TO 1+29.65



DP06 PROFILE
STA 0+00.00 TO 1+66.80



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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

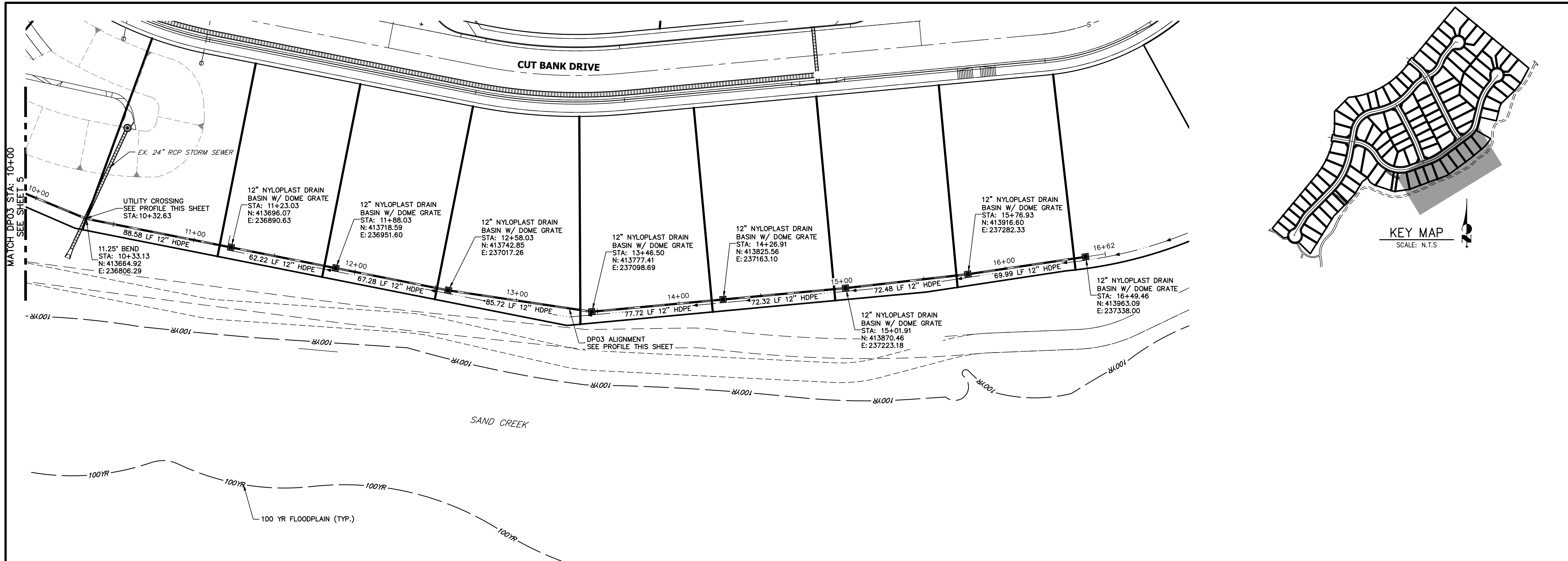
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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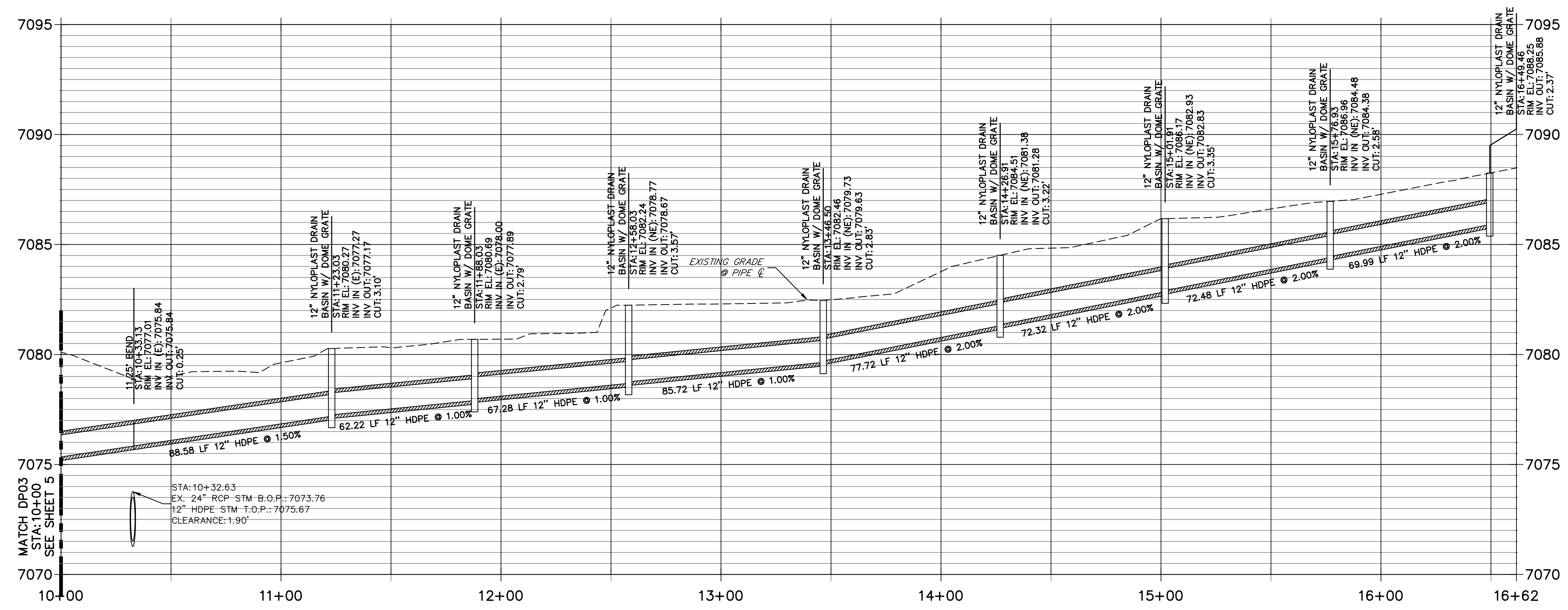
No.	REVISION	BY	DATE
1	NEW LOT AND ADJUSTMENT TO LOT 24	SAG	12/22/22

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	12/27/22	APL	APL	

HOMESTEAD 2 COMMONS SAND FILTER STORM PLANS
STORM SEWER PLAN AND PROFILE
SHEET 3 OF 7
JOB NO. 25188.29



**DP03 PROFILE
STA 10+00.00 TO 16+61.99**



HORIZONTAL ORIGINAL SCALE: 1" = 30'
 VERTICAL ORIGINAL SCALE: 1" = 3'

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

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

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

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

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 491-3024

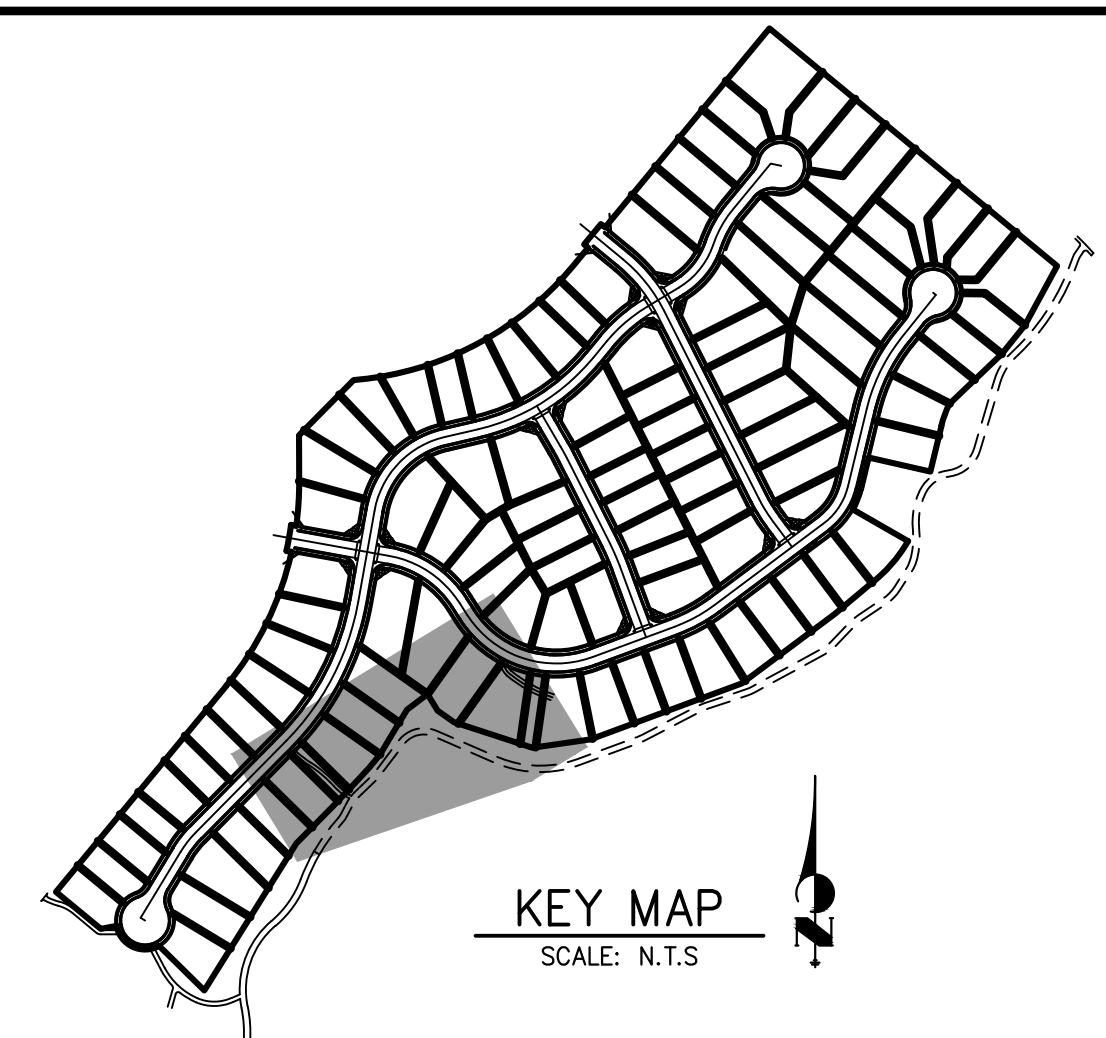
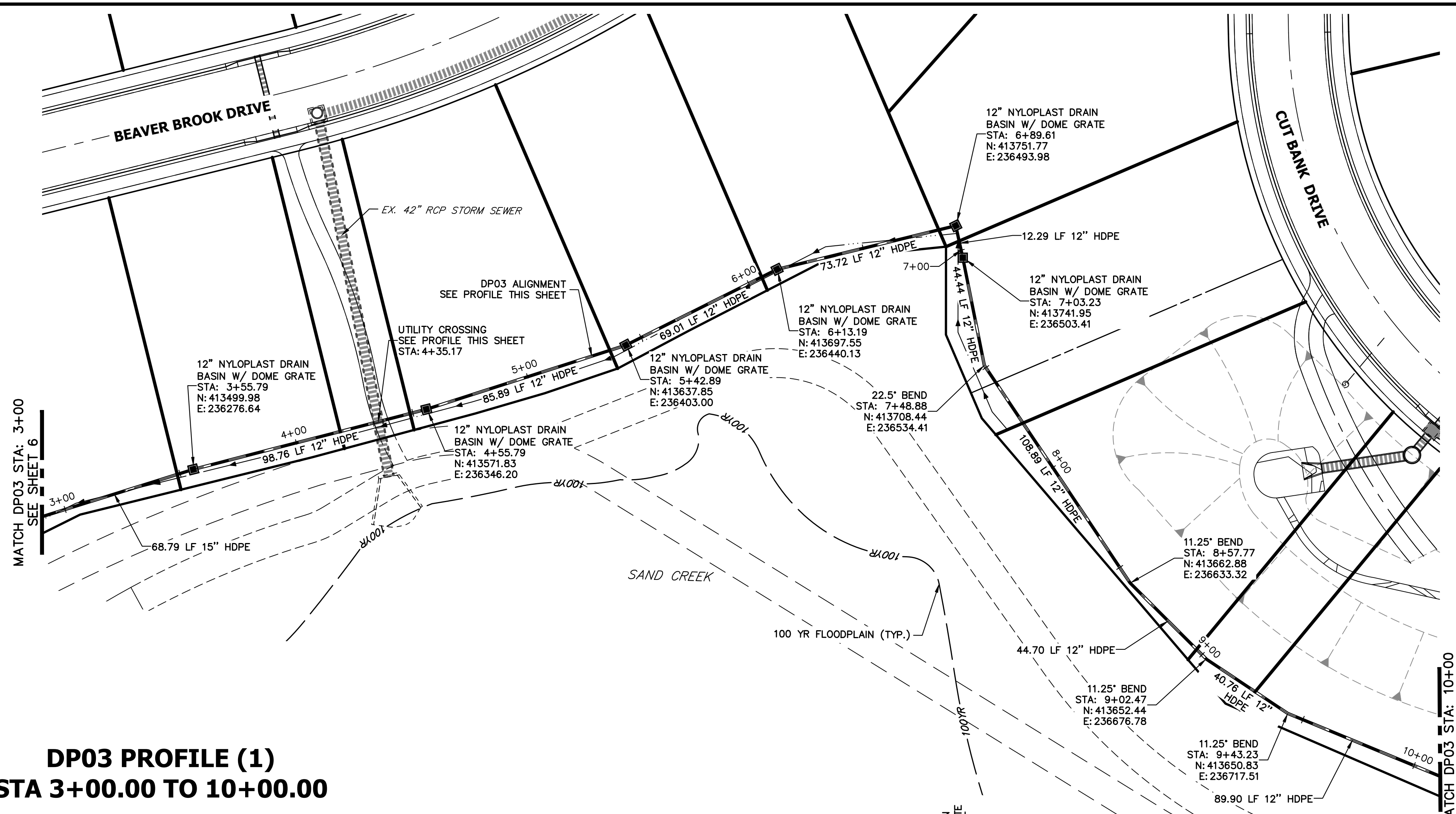
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

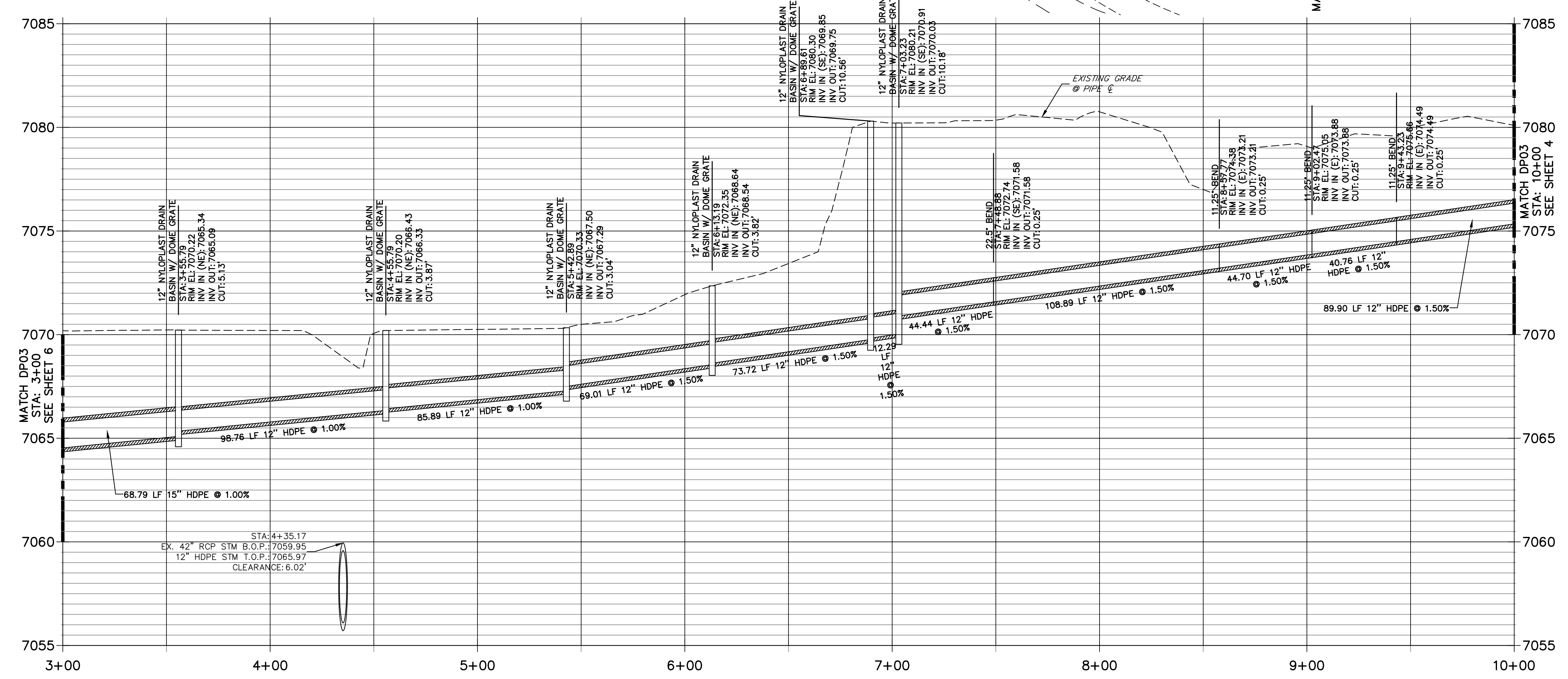
**HOMESTEAD 2 COMMONS
 SAND FILTER STORM PLANS
 STORM SEWER PLAN AND
 PROFILE**

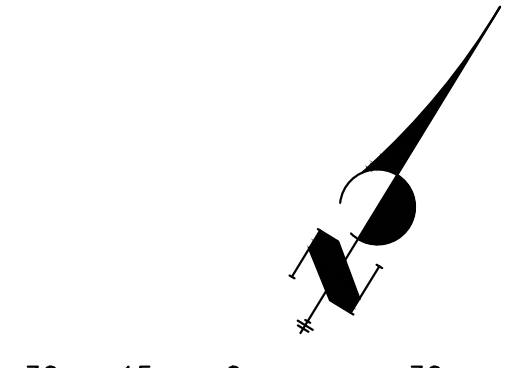

H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 12/27/22
 DESIGNED BY APL
 DRAWN BY APL
 CHECKED BY APL

SHEET 4 OF 7
 JOB NO. 25188.29




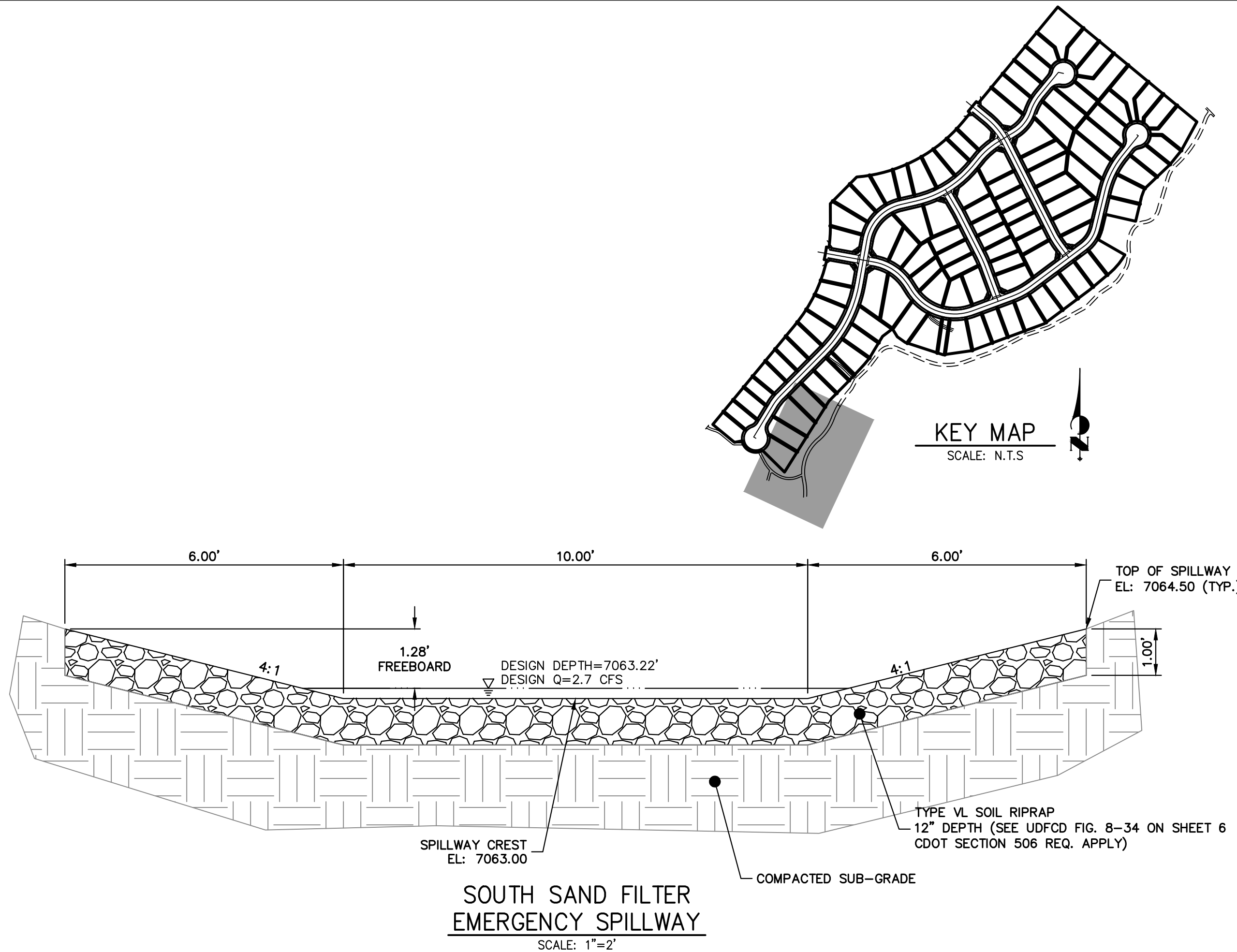
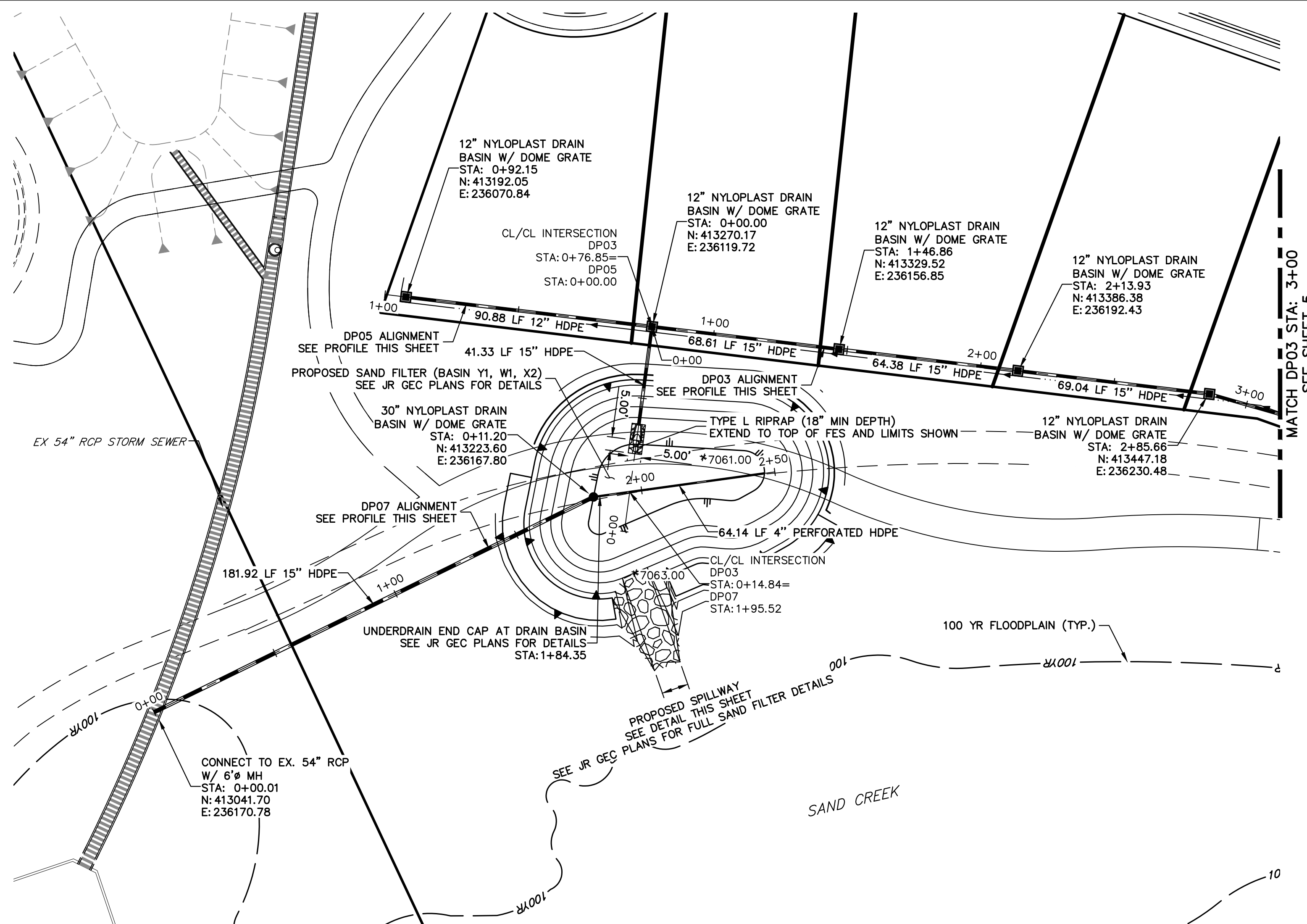
**DP03 PROFILE (1)
STA 3+00.00 TO 10+00.00**




 HORIZONTAL ORIGINAL SCALE: 1" = 30'
 VERTICAL ORIGINAL SCALE: 1" = 3'

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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

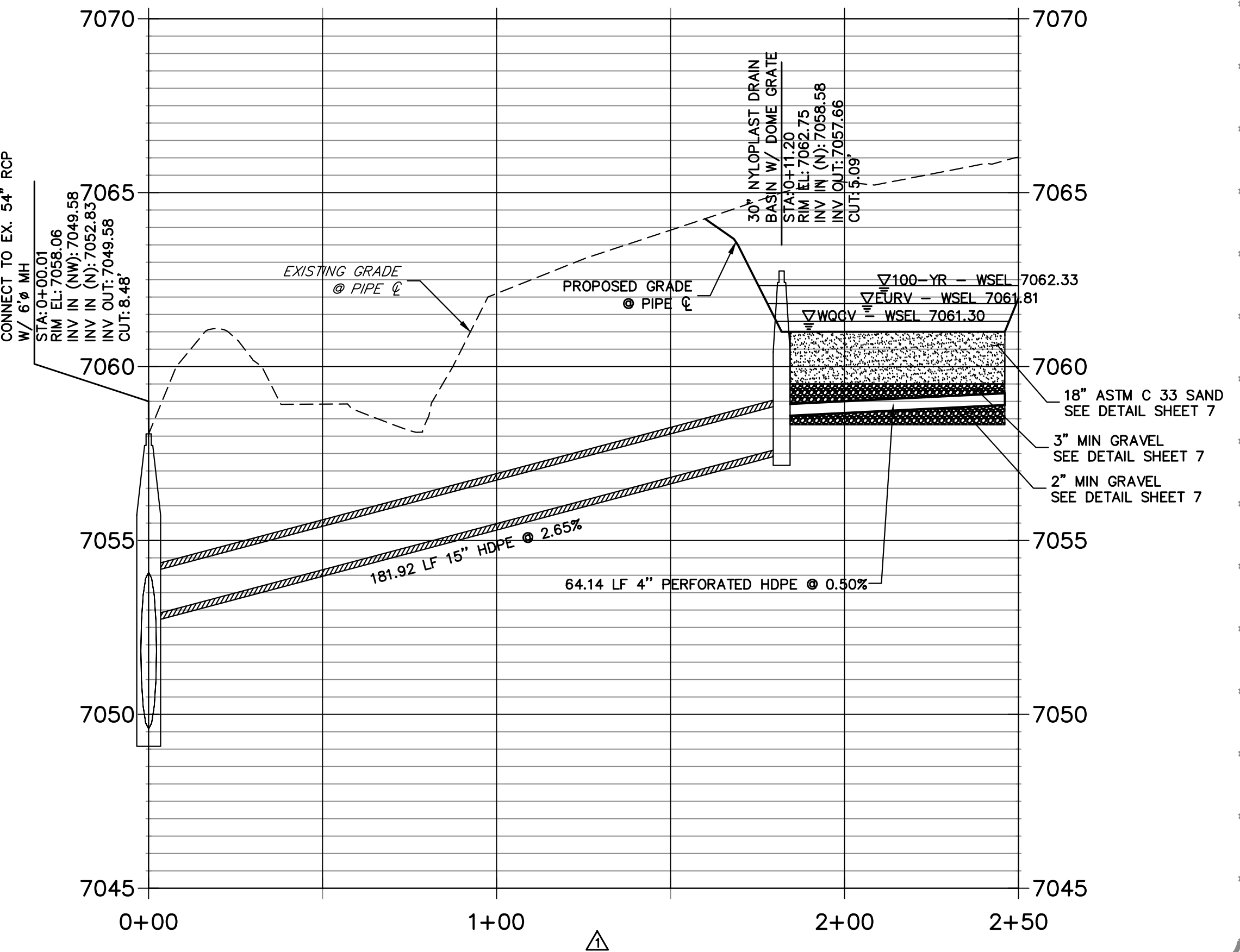
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 491-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	SHEET 5 OF 7 JOB NO. 25188.29
H-SCALE 1"=30' V-SCALE 1"=3' DATE 12/27/22 DESIGNED BY APL DRAWN BY APL CHECKED BY	No. REVISION BY DATE
HOMESTEAD 2 COMMONS SAND FILTER STORM PLANS STORM SEWER PLAN AND PROFILE	



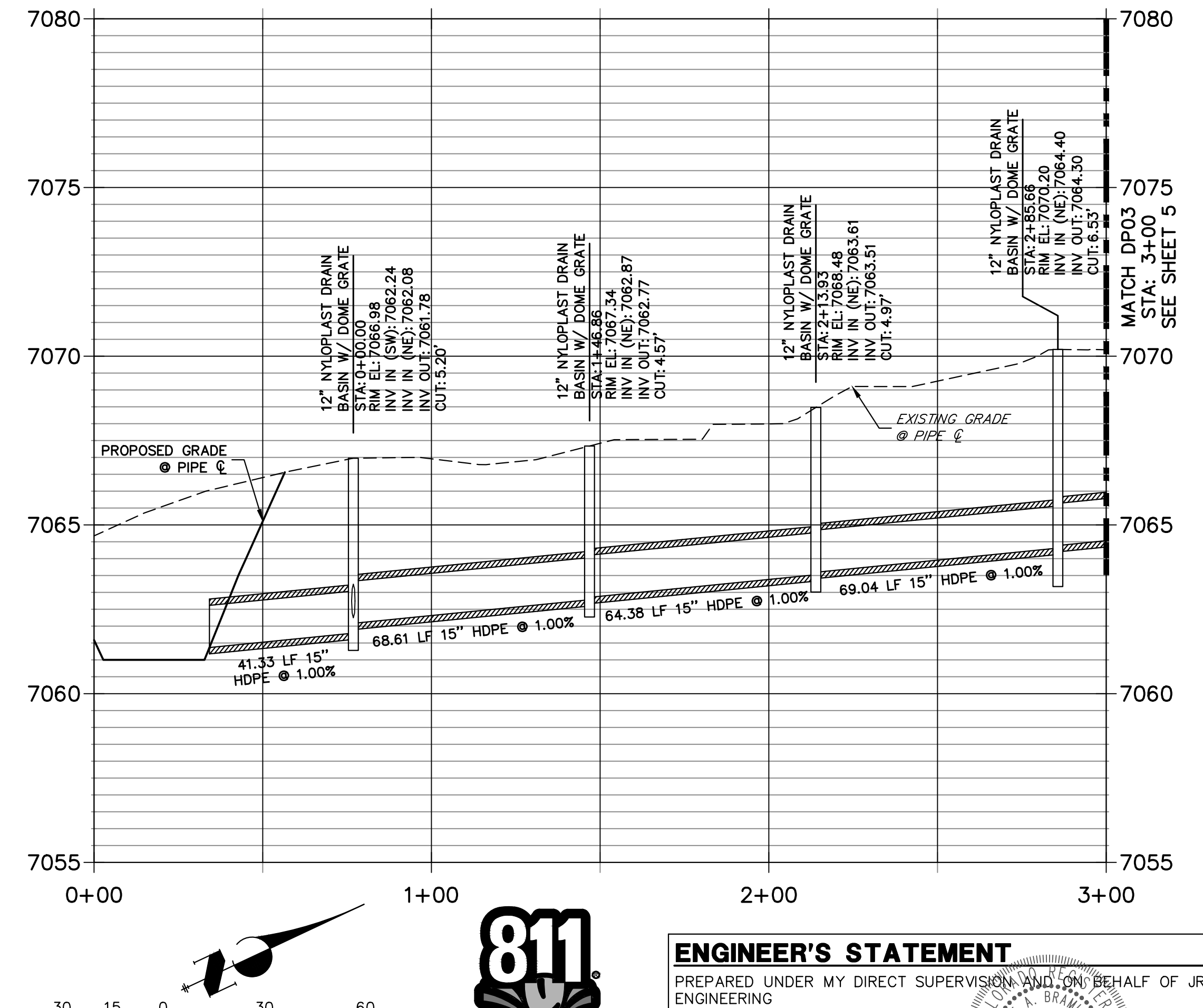
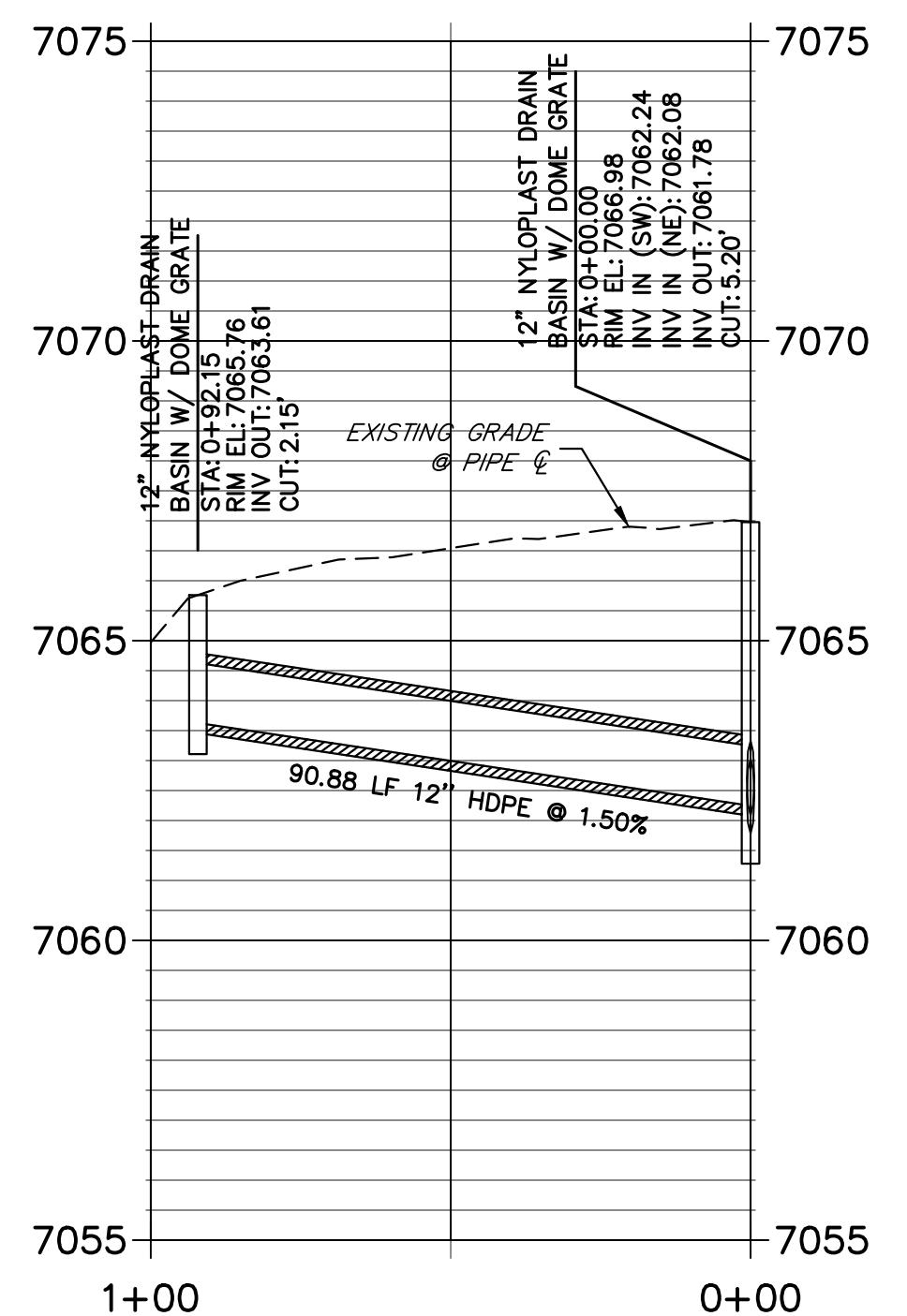
**SOUTH SAND FILTER
EMERGENCY SPILLWAY**
SCALE: 1"=2'

**DP03 PROFILE (2)
STA 0+00.00 TO 3+00.00**

**DP07 PROFILE
STA 0+00.00 TO 2+50.00**



**DP05 PROFILE
STA 0+00.00 TO 1+00.00**



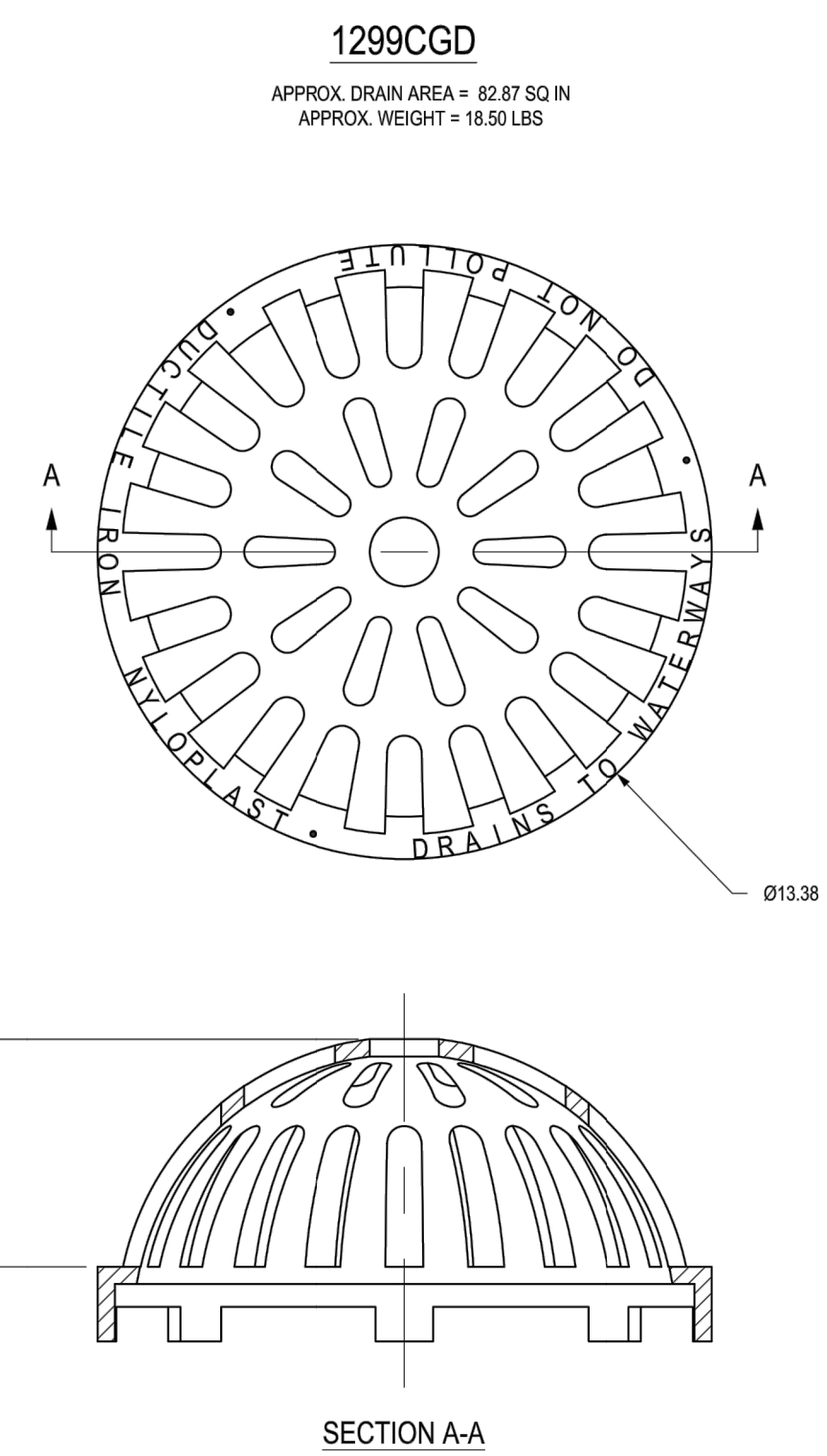
811
Know what's below.
Call before you dig.

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

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PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 491-3024	J.R. ENGINEERING A Westcon Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
H-SCALE 1"=30' V-SCALE 1"=3' DATE 12/27/22 DESIGNED BY APL DRAWN BY APL CHECKED BY	No. REVISION 1 NEW LOT AND ADJUSTMENT TO LOT 24
BY DATE SAG 12/27/22	SHEET 6 OF 7 JOB NO. 25188.29

**HOMESTEAD 2 COMMONS
SAND FILTER STORM PLANS
STORM SEWER PLAN AND
PROFILE**

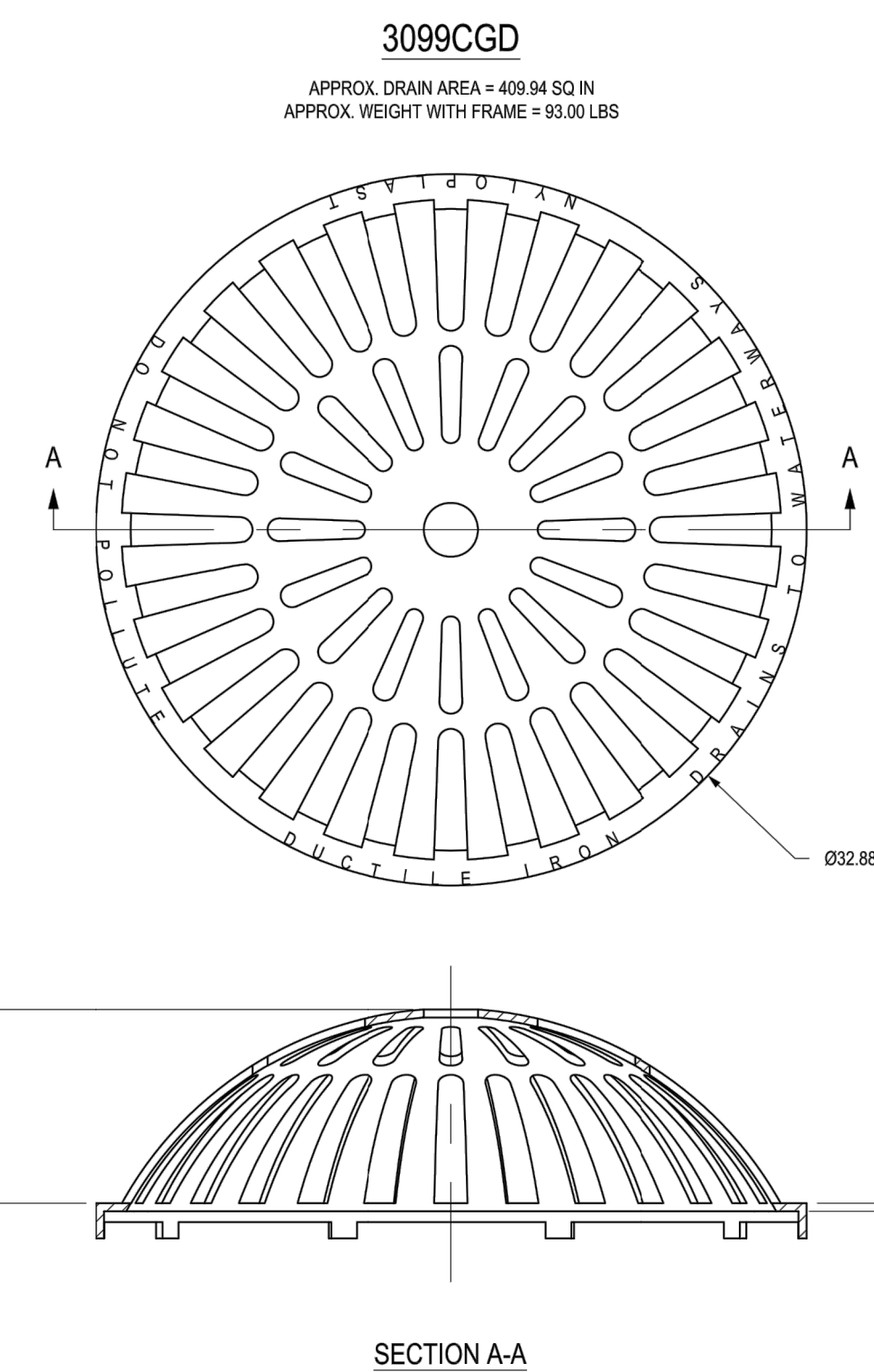


1299CGD
APPROX. DRAIN AREA = 82.87 SQ IN
APPROX. WEIGHT WITH FRAME = 18.50 LBS

SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		<table border="1"> <tr><th>DRAWN BY</th><td>EBC</td></tr> <tr><th>DATE</th><td>3-6-06</td></tr> <tr><th>REVISOR</th><td>EBC</td></tr> <tr><th>DATE</th><td>3-16-11</td></tr> <tr><th>DWG SIZE</th><td>A</td></tr> <tr><th>SCALE</th><td>1:4</td></tr> <tr><th>SHEET</th><td>1 OF 1</td></tr> </table>	DRAWN BY	EBC	DATE	3-6-06	REVISOR	EBC	DATE	3-16-11	DWG SIZE	A	SCALE	1:4	SHEET	1 OF 1	<table border="1"> <tr><th>MATERIAL</th><td>DUCTILE IRON</td></tr> <tr><th>PROJECT NO.</th><td></td></tr> <tr><th>TITLE</th><td>12 IN DOME GRATE</td></tr> <tr><th>DWG NO.</th><td>7001-110-206</td></tr> <tr><th>REV</th><td>D</td></tr> </table>	MATERIAL	DUCTILE IRON	PROJECT NO.		TITLE	12 IN DOME GRATE	DWG NO.	7001-110-206	REV	D	<table border="1"> <tr><td>3130 VERONA AVE BURLINGTON, GA 30518 PH (770) 932-2443 FAX (770) 932-2489 www.nyloplast-us.com</td></tr> <tr><td>Nyloplast</td></tr> </table>	3130 VERONA AVE BURLINGTON, GA 30518 PH (770) 932-2443 FAX (770) 932-2489 www.nyloplast-us.com	Nyloplast
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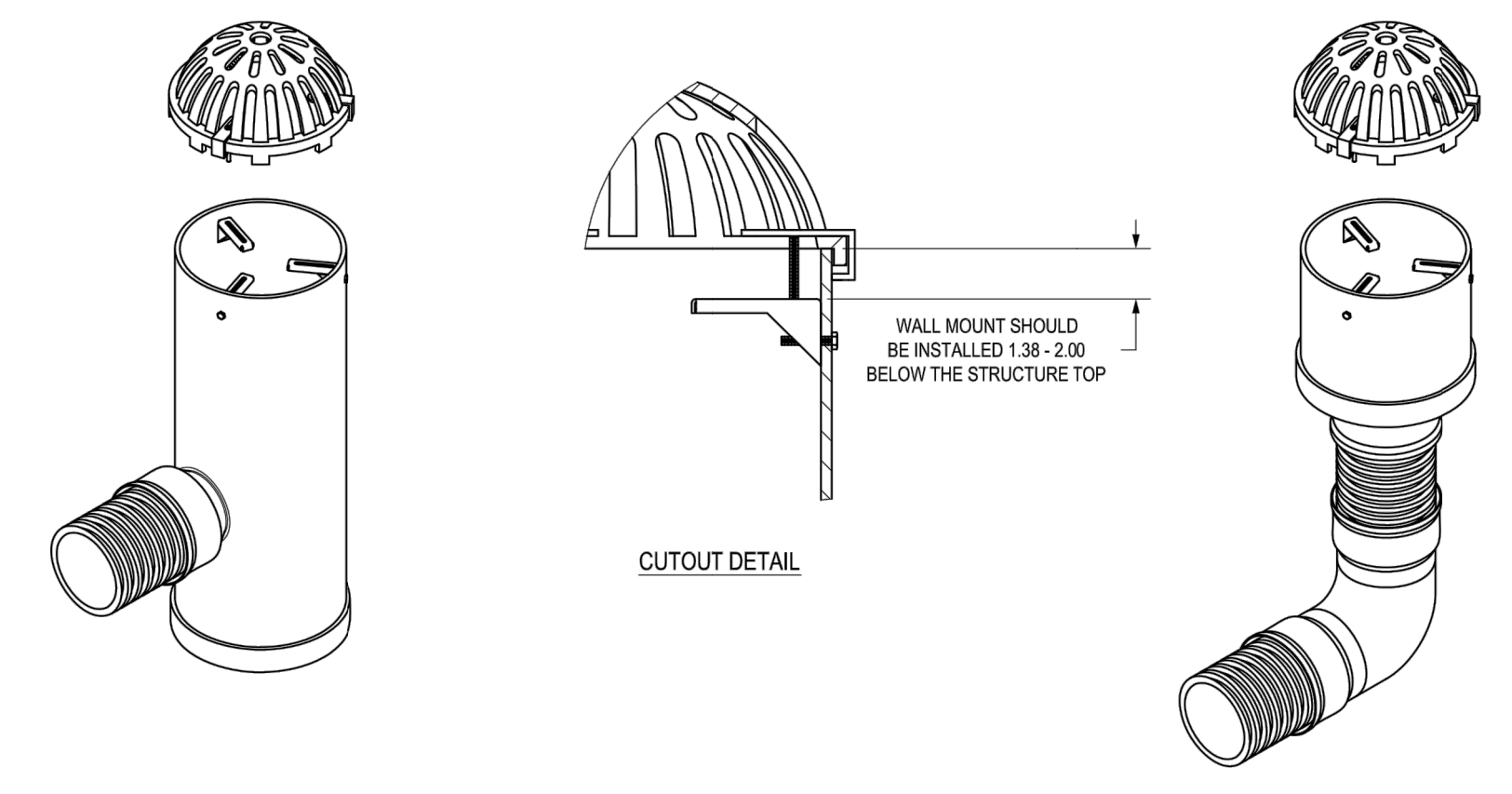


3099CGD
APPROX. DRAIN AREA = 409.94 SQ IN
APPROX. WEIGHT WITH FRAME = 93.00 LBS

SECTION A-A

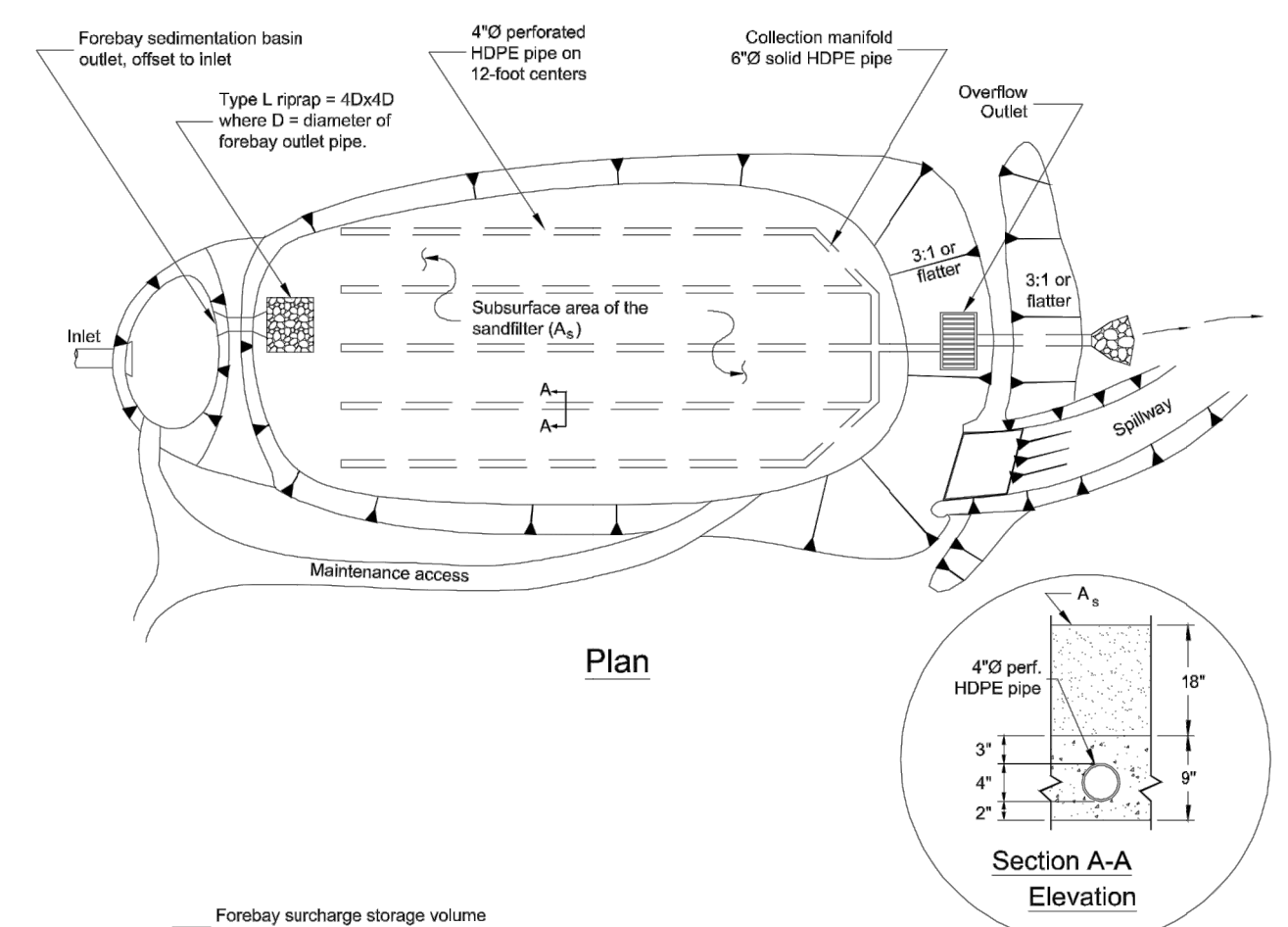
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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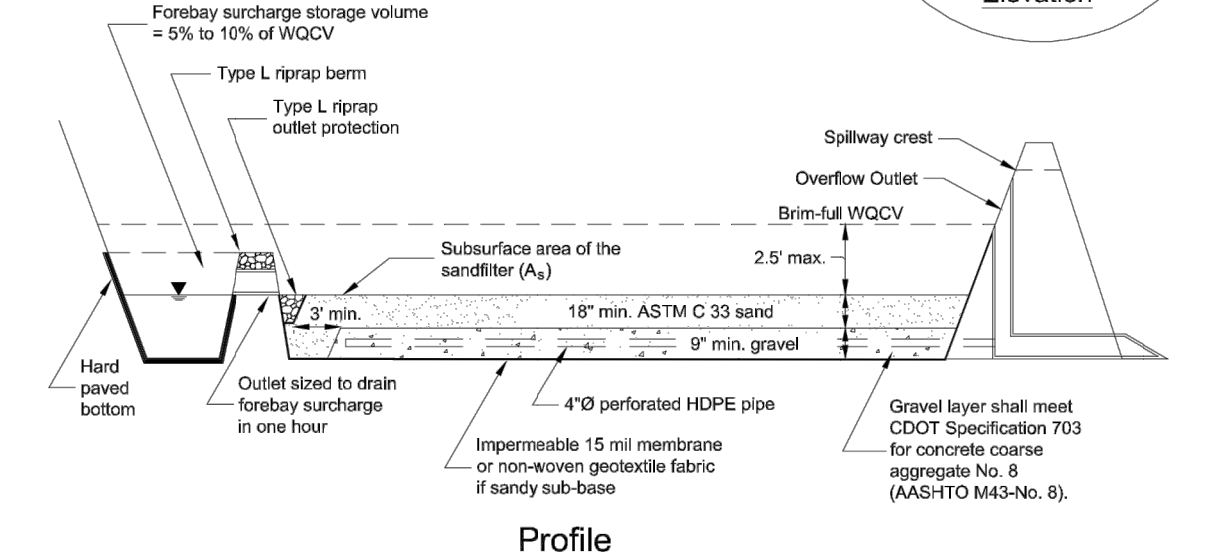
STAINLESS STEEL ADJUSTABLE LOCKING MECHANISM AVAILABLE FOR 12" - 30" DOME GRATES (PART # 123DOMELOCK).

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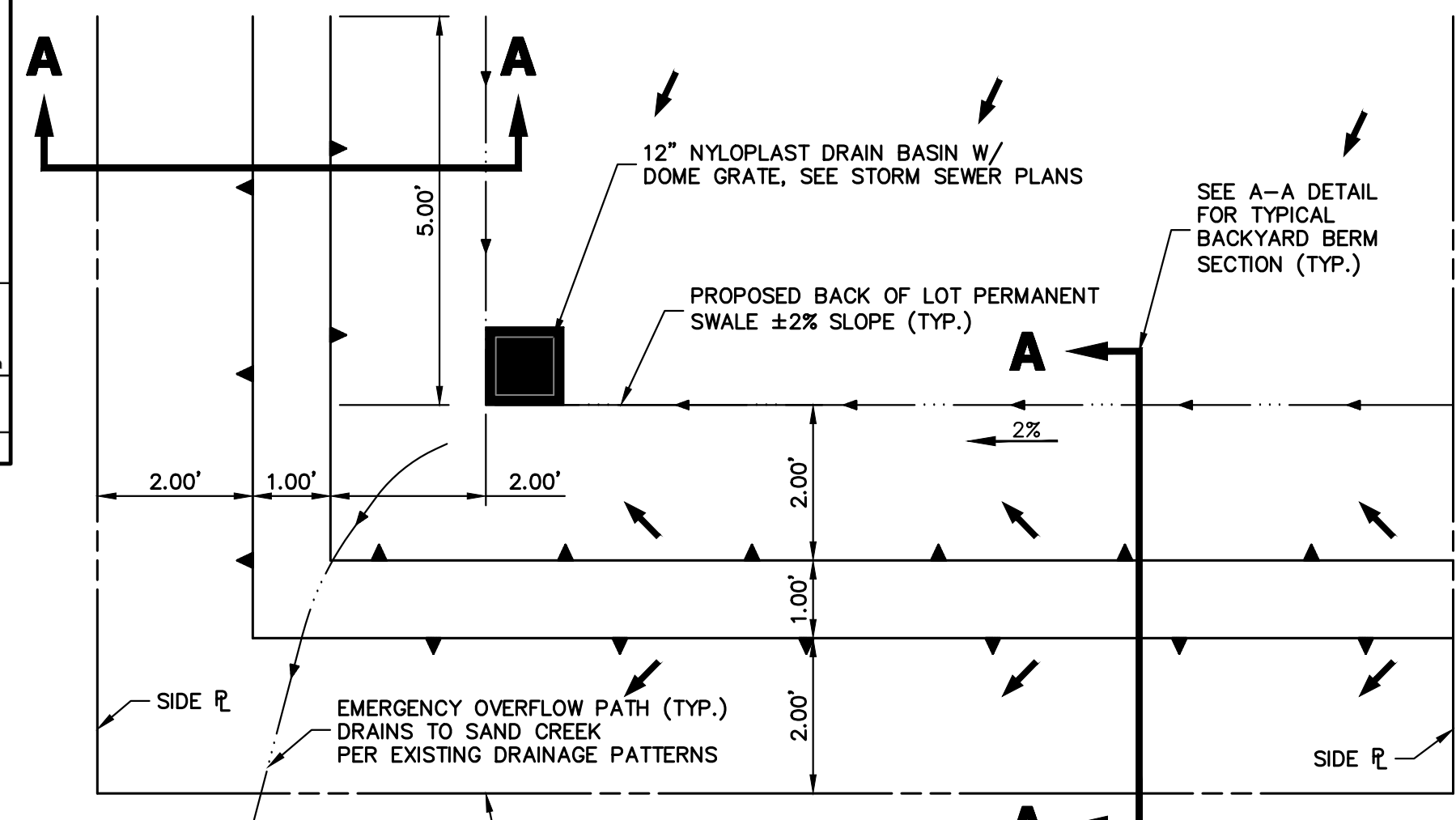


Plan

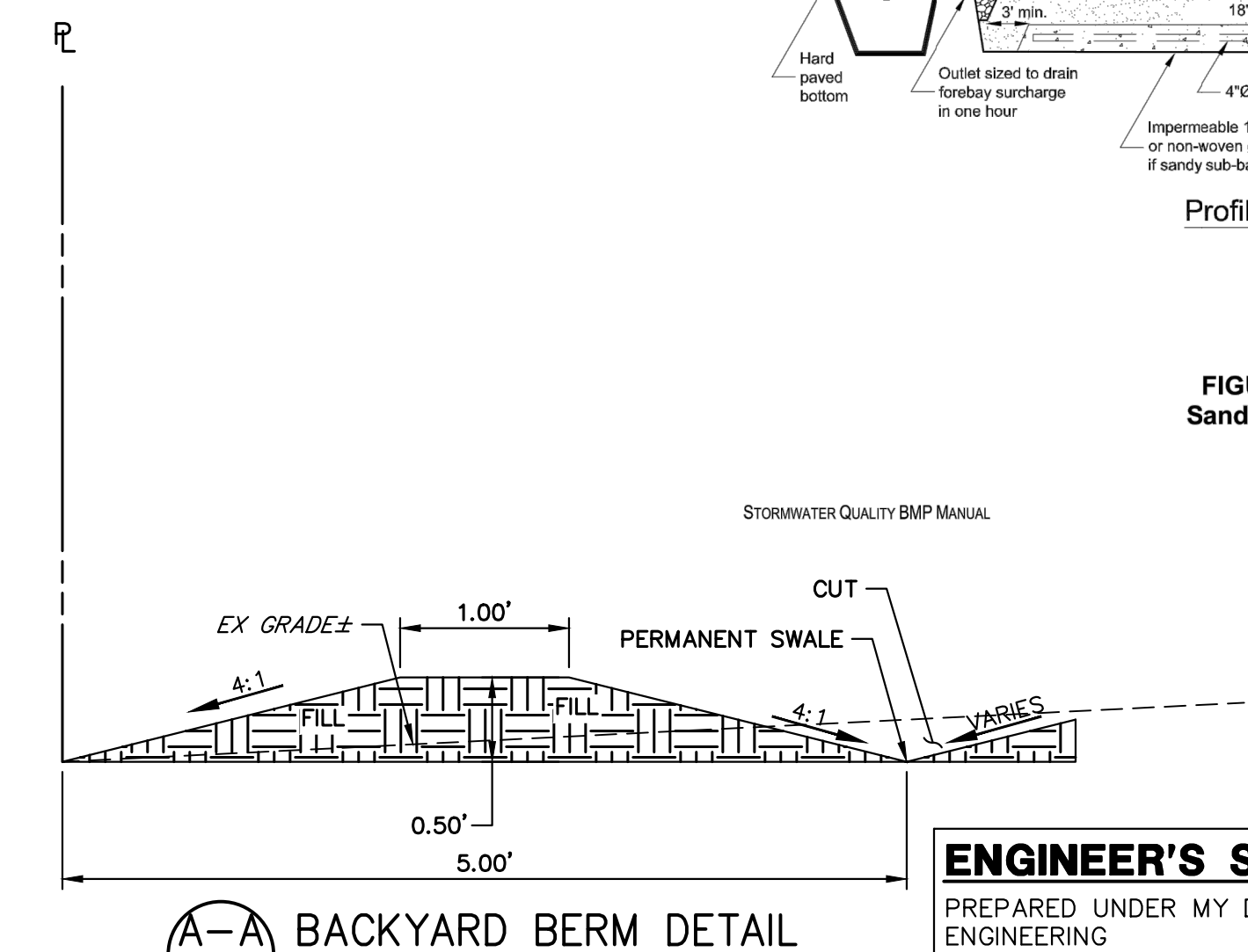
Section A-A Elevation



Profile



TYPICAL DRAIN BASIN PLACEMENT
LOTS 13-21, 23,24, & 28-41
SCALE: NTS

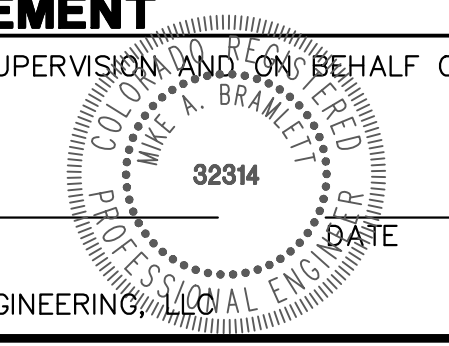


BACKYARD BERM DETAIL
SCALE: NTS

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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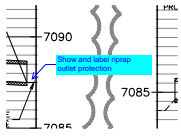
PREPARED FOR
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J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION
H-SCALE	N/A		
V-SCALE	N/A		
DATE	12/27/22		
DESIGNED BY	APL		
DRAWN BY	APL		
CHECKED BY			
HOMESTEAD 2 COMMONS SAND FILTER STORM PLANS			
DETAIL SHEET			
SHEET	7	OF	7
JOB NO.	25188.29		

V1_Storm Sewer CDS.pdf Markup Summary

Callout (1)



Subject: Callout
Page Label: [2] 2 LG01
Author: CDurham
Date: 4/4/2023 10:44:38 AM
Color: ■

Show and label riprap outlet protection

Text Box (1)

VR-23-004

DISTRICT

Subject: Text Box
Page Label: [1] CV01
Author: CDurham
Date: 4/4/2023 10:43:34 AM
Color: ■

VR-23-004