

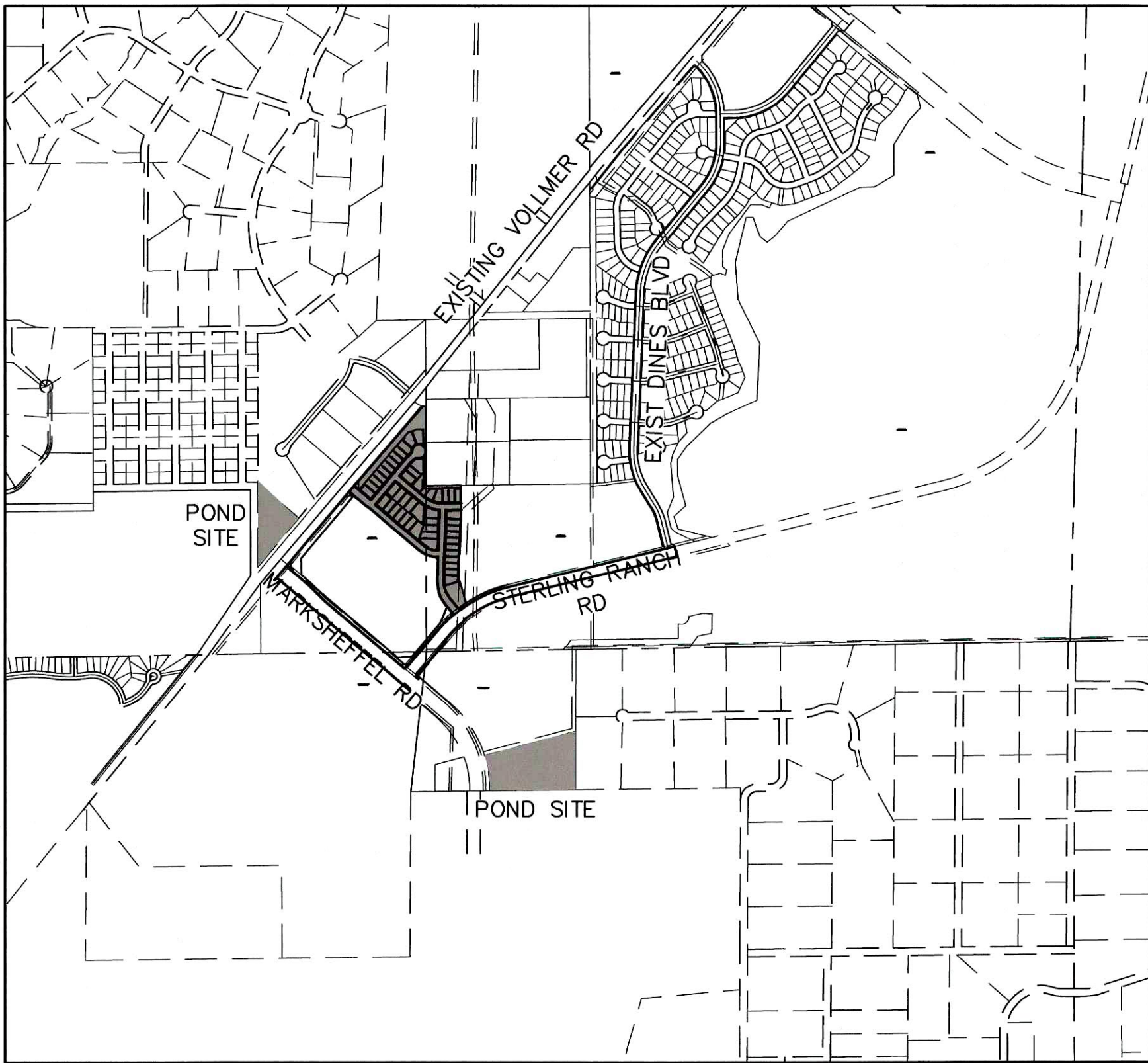
STERLING RANCH FILING NO.2
COUNTY OF EL PASO, STATE OF COLORADO
STREET IMPROVEMENT PLAN
APRIL 2021
SF-20-015

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
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
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5918
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
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5536
GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986

BENCHMARKS

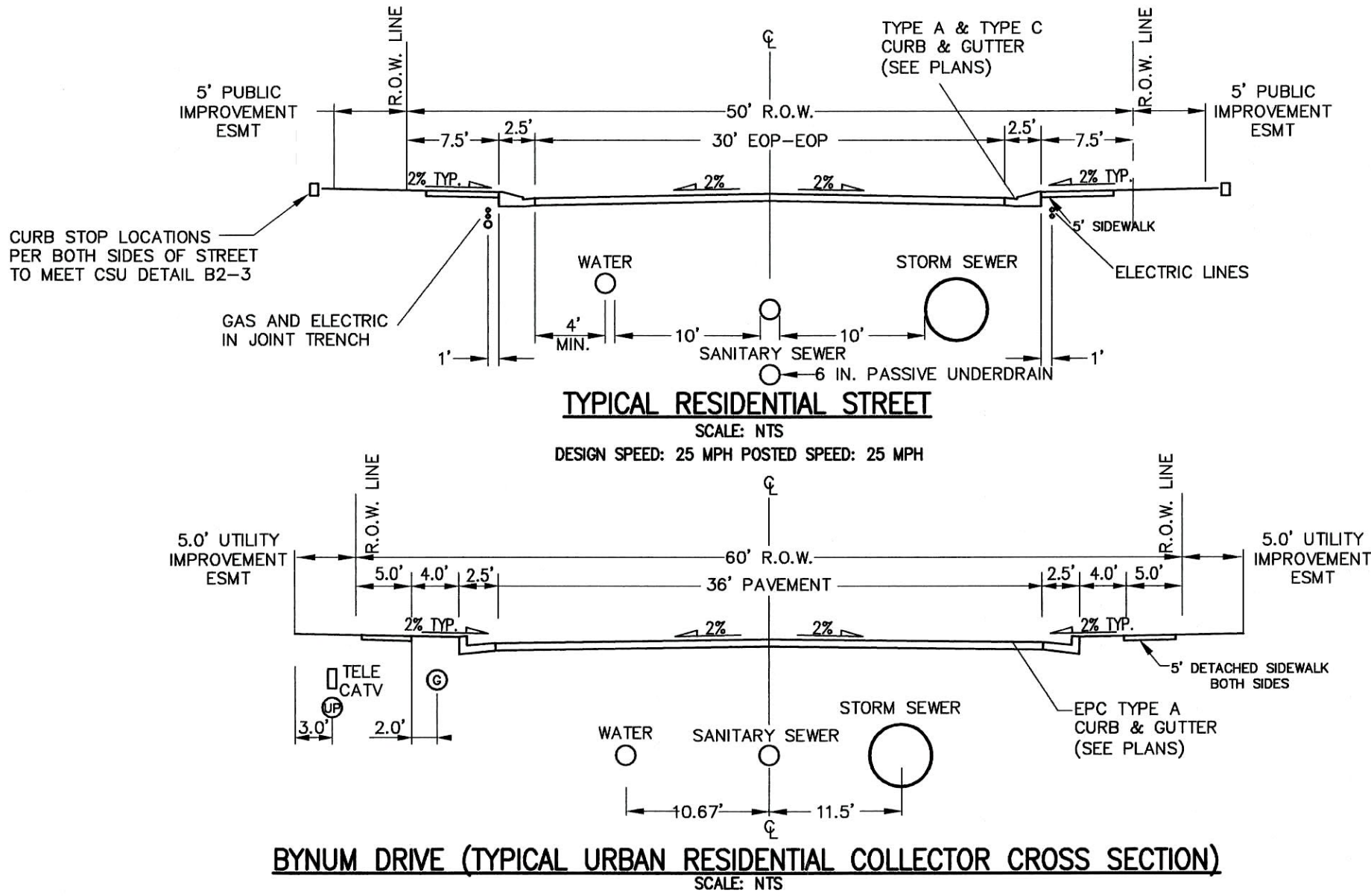
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
3. 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



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

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| 8 | SIGNAGE AND STRIPING PLAN |
| 9 | DETAILS |



BYNUM DRIVE (TYPICAL URBAN RESIDENTIAL COLLECTOR CROSS SECTION)
SCALE: NTS

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 4/20/21
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.

JENNIFER IRVINE, 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 04/20/21
MIKE A. BRAMLETT, P.E. 32314
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

DISTRICT APPROVALS

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

James F. Morley 4/20/21
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING, LLC, HEREBY DISCLAIMS ALL LIABILITY FOR ANY USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Western Company



Centennial 303-740-9888 • Colorado Springs 719-589-2688
Fort Collins 970-491-9888 • www.jrengineering.com

REVISION	BY	DATE
No.		

H-SCALE	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
V-SCALE			04/15/21	RAB	RAB	

STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

SHEET 1 OF 9

JOB NO. 25188.01



Know what's below.
Call before you dig.

GENERAL CONSTRUCTION NOTES:

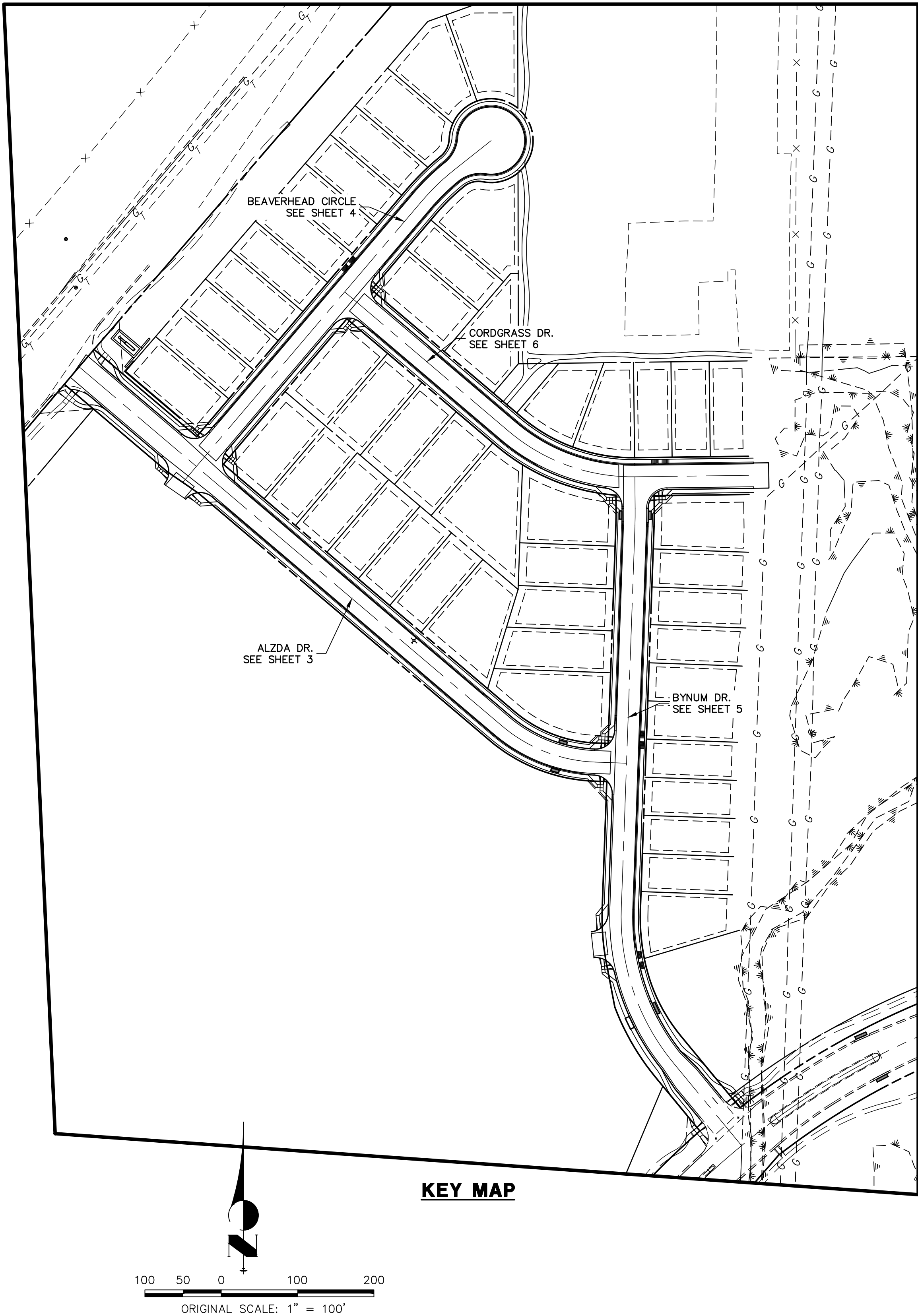
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS 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.
- 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 THE 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.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES, STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

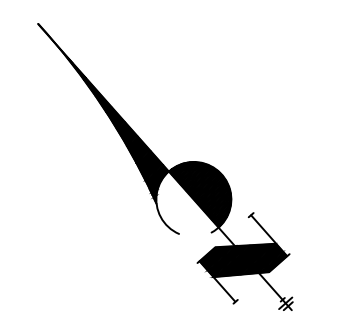
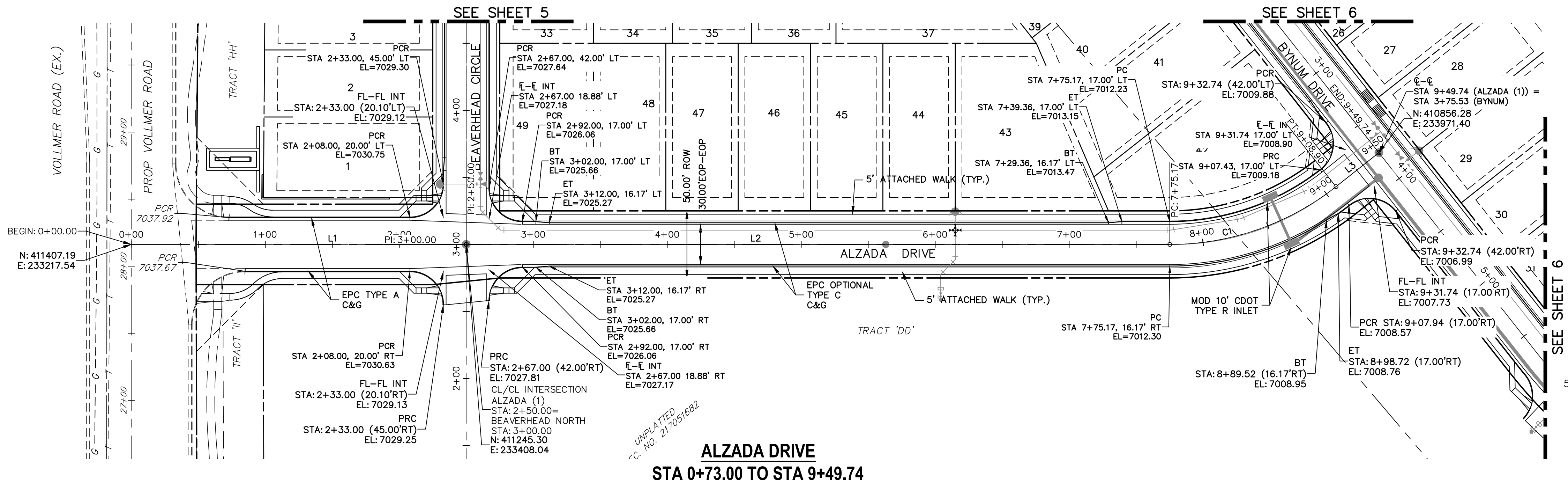
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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



Know what's below.
Call before you dig.

PREPARED FOR		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEER'S SEAL IS REMOVED, THESE DRAWINGS ARE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		J-R ENGINEERING A Western Company Central 303-740-9883 • Colorado Springs 719-583-2983 Fort Collins 970-491-9888 • www.jrengineering.com	
STERLING RANCH FILING NO.2	STREET IMPROVEMENT PLAN	No.	
		REVISION	
SHEET 3 OF 9	JOB NO. 25188.01	H-SCALE	N/A
		V-SCALE	N/A
DESIGNED BY	DRAWN BY	DATE	08/18/21
		CHECKED BY	RAB

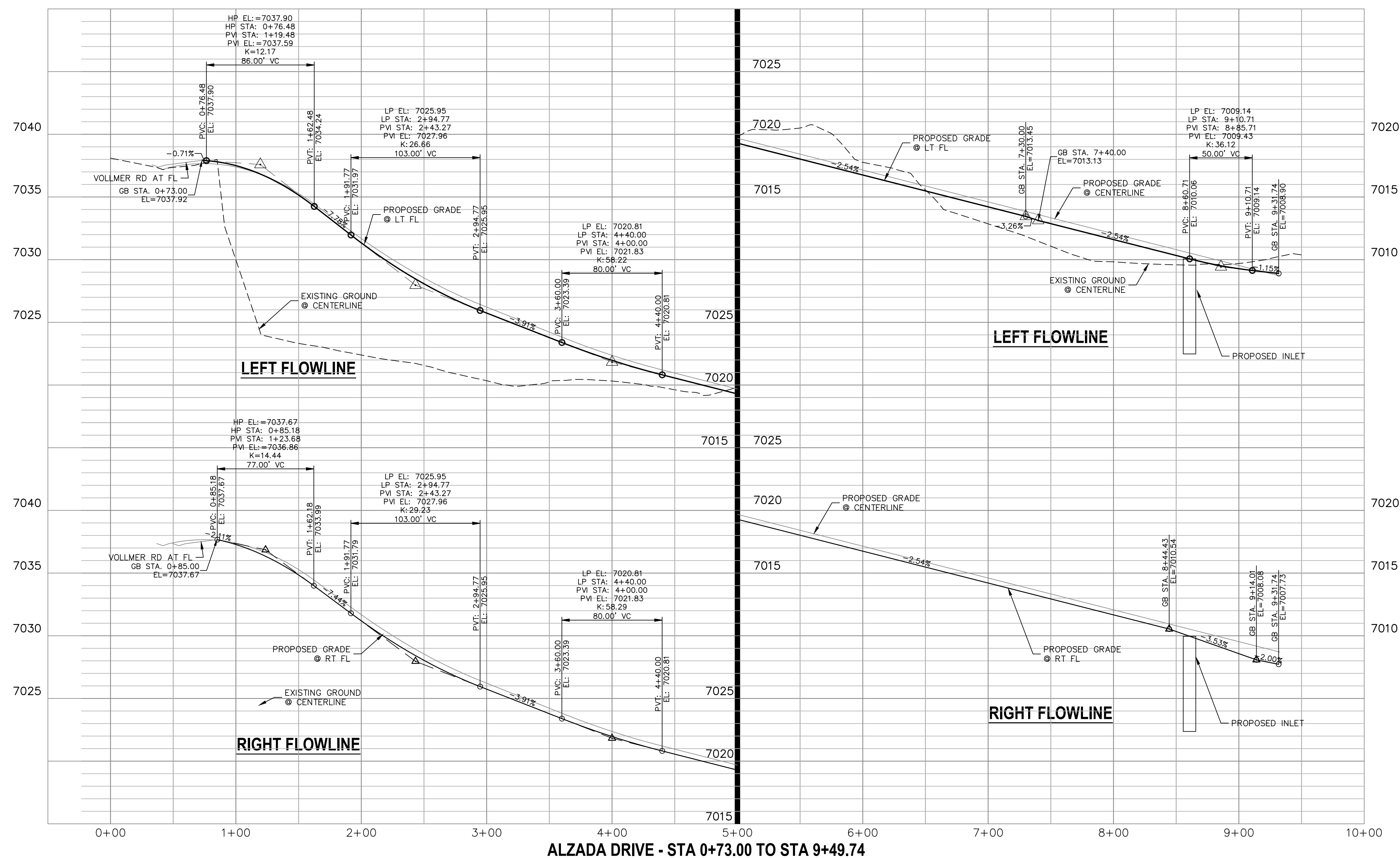


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°38'29"E	200.00'
L2	S49°38'29"E	525.17'
L3	S87°57'05"E	40.83'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	38°18'36"	200.00'	133.73'

- ABBREVIATION LEGEND**
- C-C CENTERLINE INTERSECTION
 - FL-FL FLOWLINE INTERSECTION
 - BT BEGIN TRANSITION
 - ET END TRANSITION
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PCR POINT OF CURB RETURN
 - PRC POINT OF REVERSE CURVE
 - PT POINT OF TANGENT
 - EL ELEVATION
 - LT LEFT
 - RT RIGHT

- STREET ABBREVIATIONS**
- AD ALZADA DRIVE
 - BC BEAVERHEAD CIRCLE
 - BD BYNUM DRIVE
 - CD CORDGRASS DRIVE
 - DD DODSON DRIVE
 - SRR STERLING RANCH ROAD (EX.)
 - VR VOLLMER ROAD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE



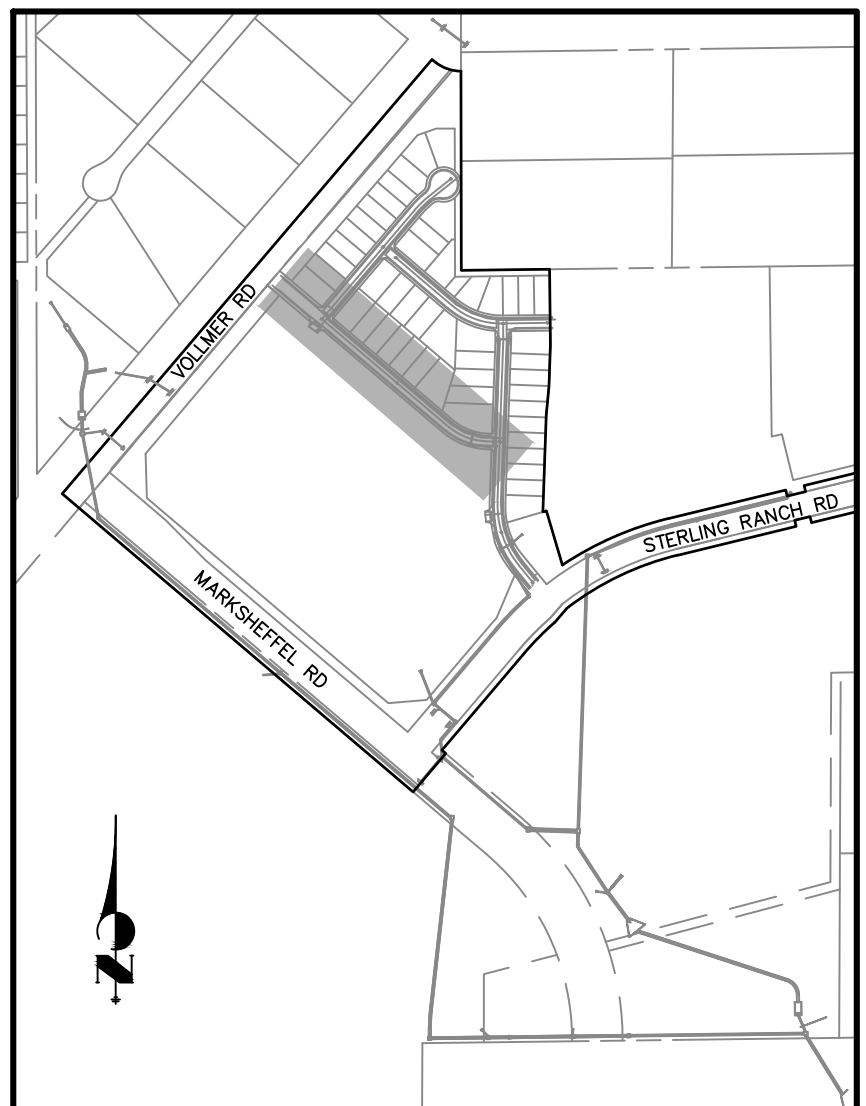
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett

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

8/18/21



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
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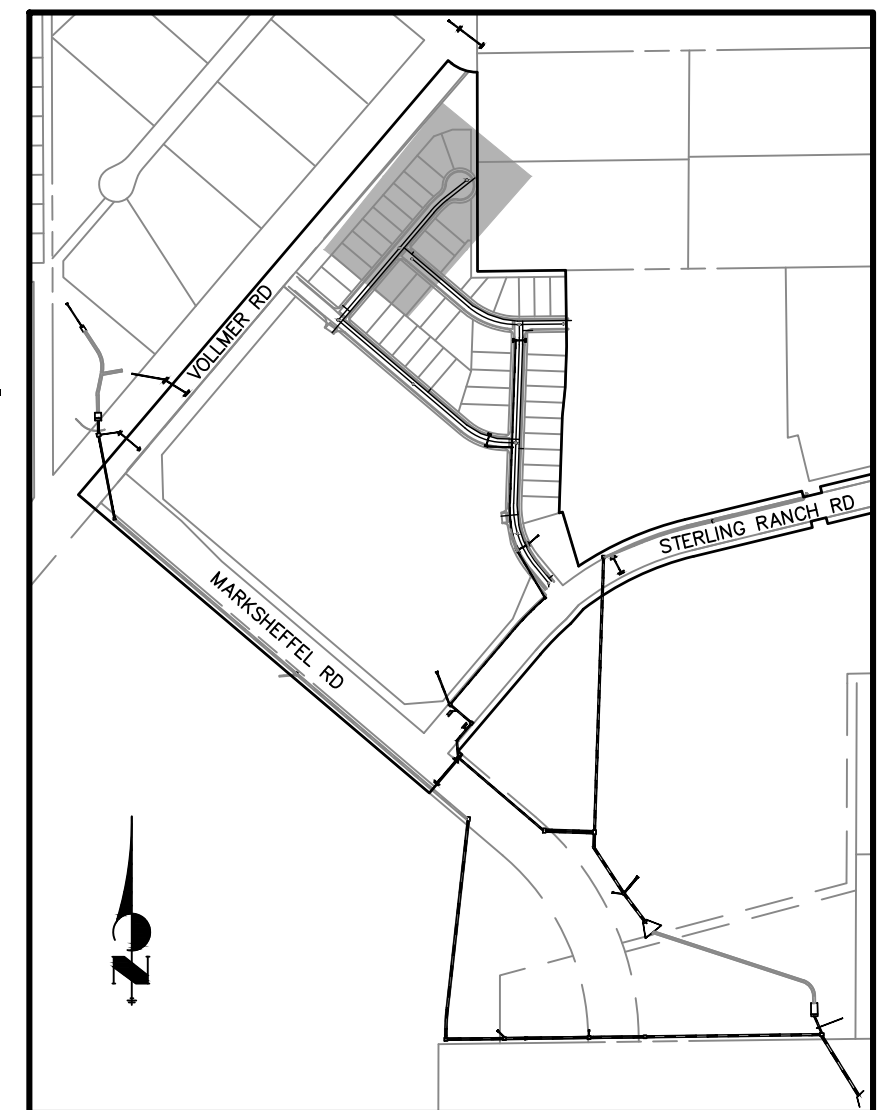
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 08/18/21	DESIGNED BY RAB	DRAWN BY RAB	CHECKED BY
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STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

SHEET 4 OF 9

JOB NO. 25188.01



KEY MAP
NTS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, THEY ARE NOT TO BE USED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

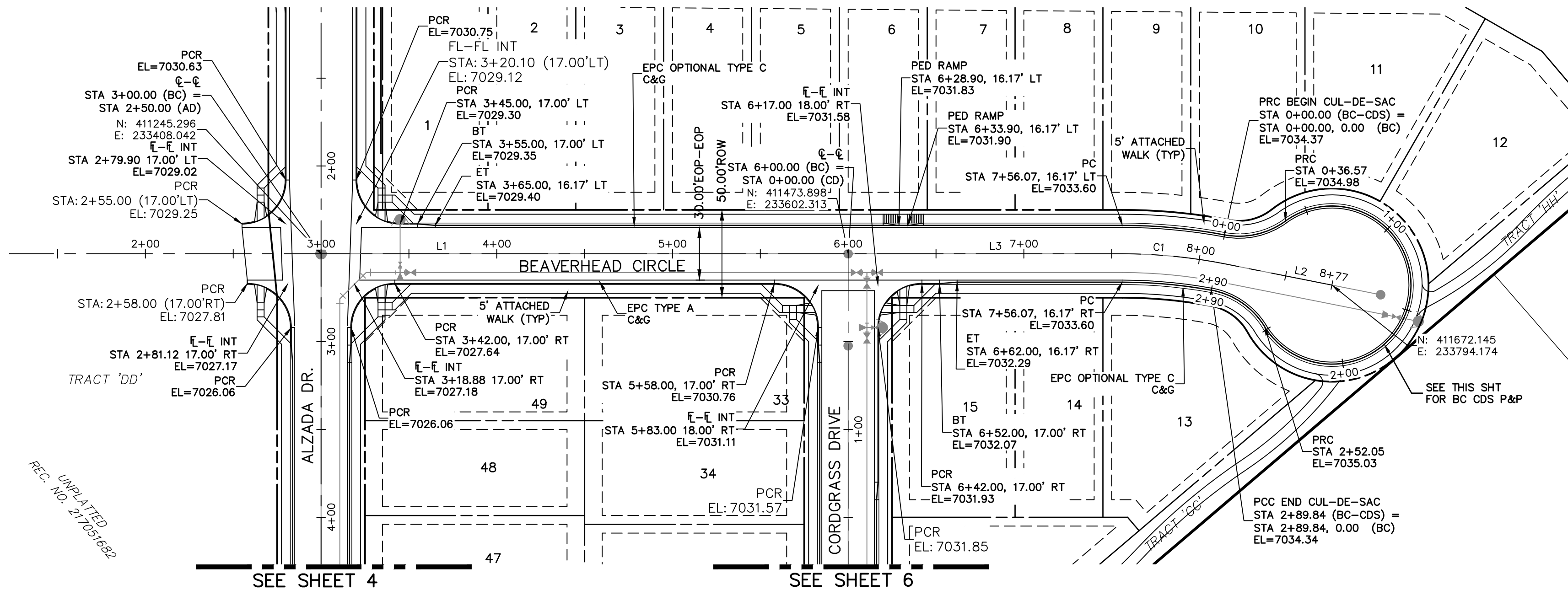
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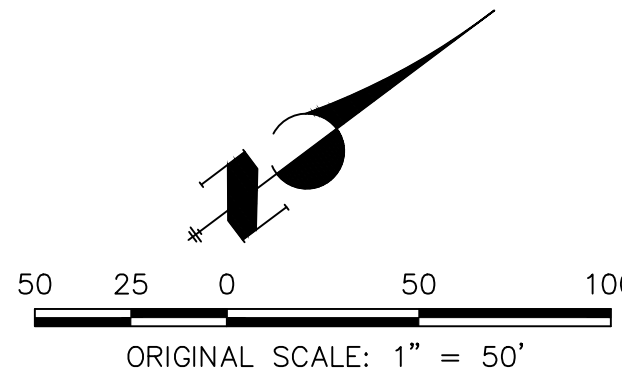
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No.	REVISION	BY	DATE

STERLING RANCH FILING NO.2	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 08/18/21	DESIGNED BY RAB	DRAWN BY RAB	CHECKED BY
STREET IMPROVEMENT PLAN						
SHEET 5 OF 9						
JOB NO. 25188.01						



BEAVERHEAD CIRCLE
STA 3+00.00 TO STA 8+77.00



CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	58.81'	11°13'53"

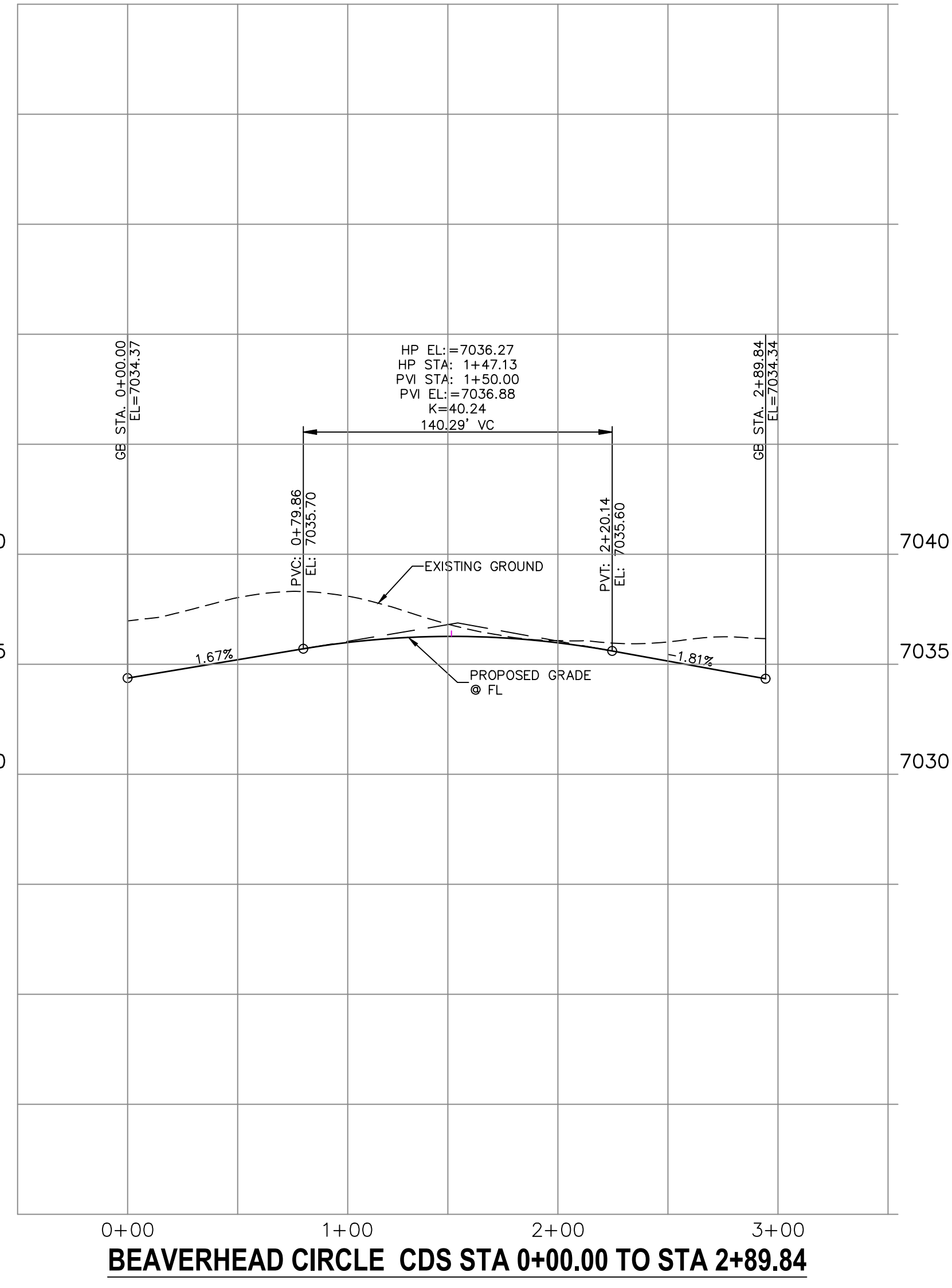
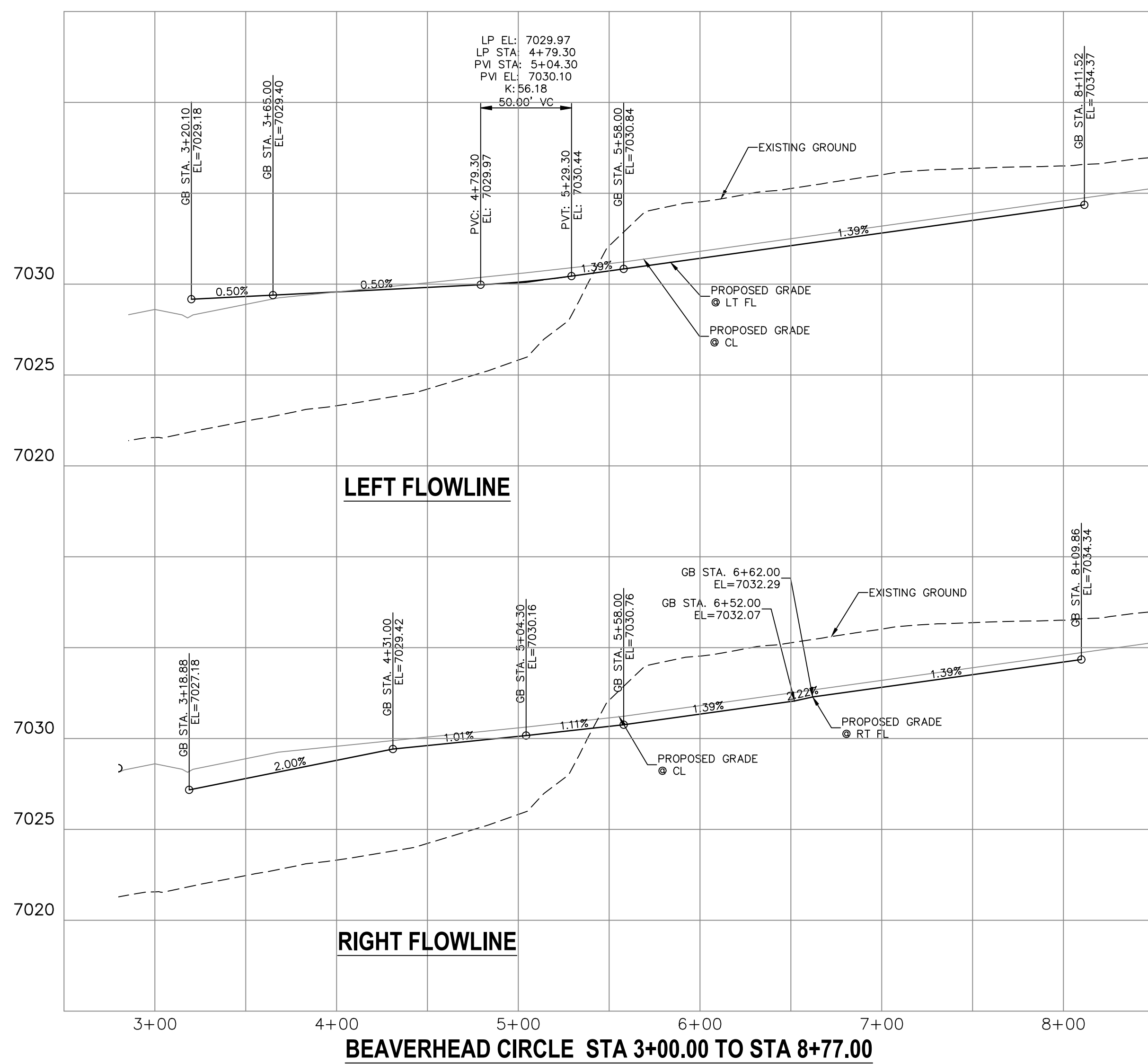
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	62.00'	N51°35'24"E
L3	156.07'	N40°21'31"E

STREET ABBREVIATIONS

AD ALZADA DRIVE
BC BEAVERHEAD CIRCLE
BD BYNUM DRIVE
CD CORDGRASS DRIVE
DD DODSON DRIVE
SRR STERLING RANCH ROAD (EX.)
VR VOLLMER ROAD (EX.)
CDS CUL-DE-SAC
KN KNUCKLE

ABBREVIATION LEGEND

C-C CENTERLINE INTERSECTION
F-L FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

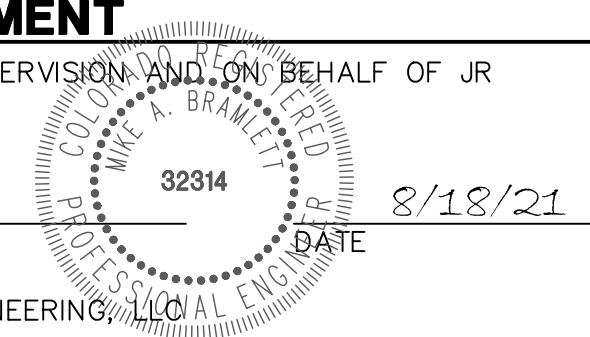


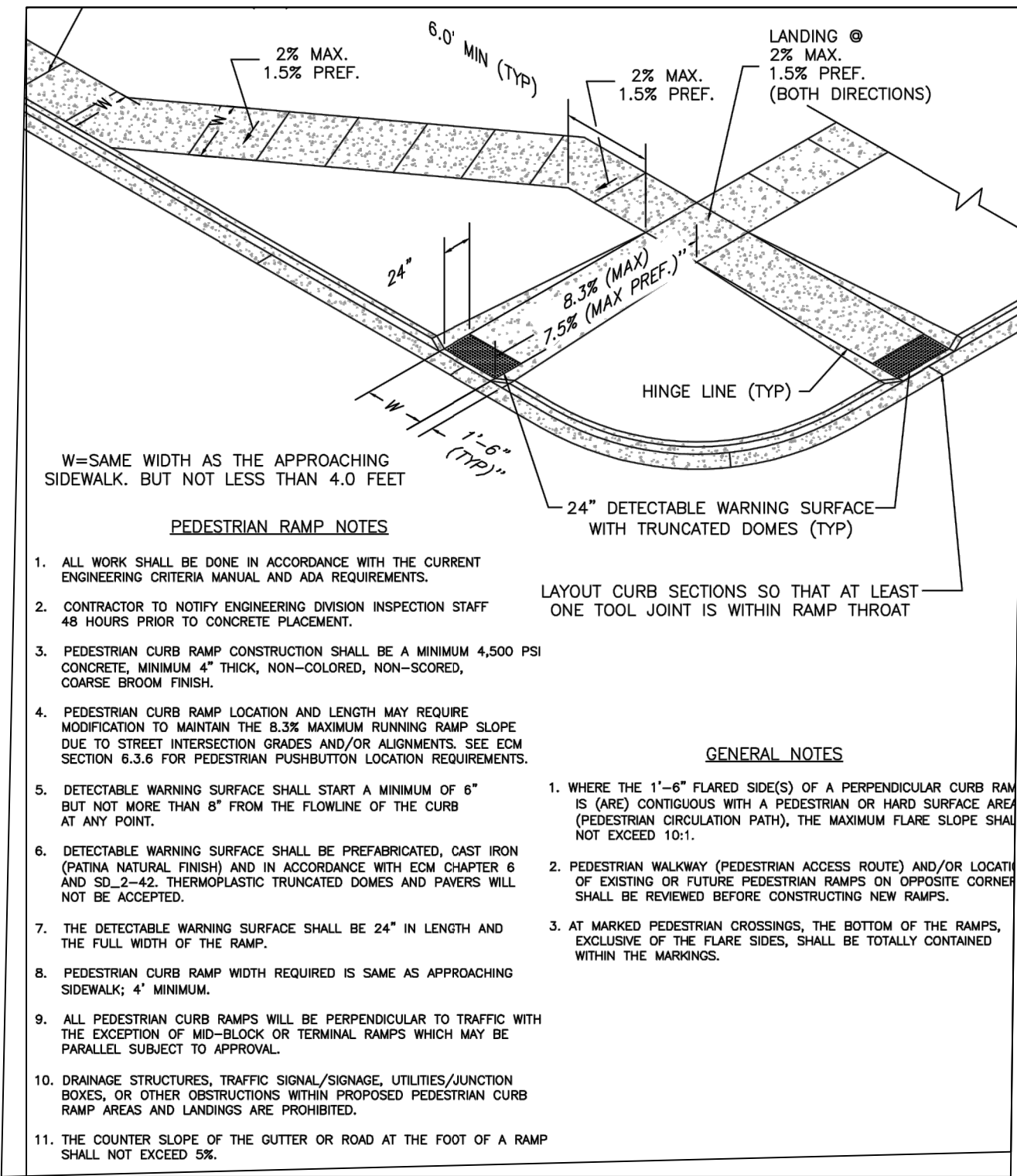
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

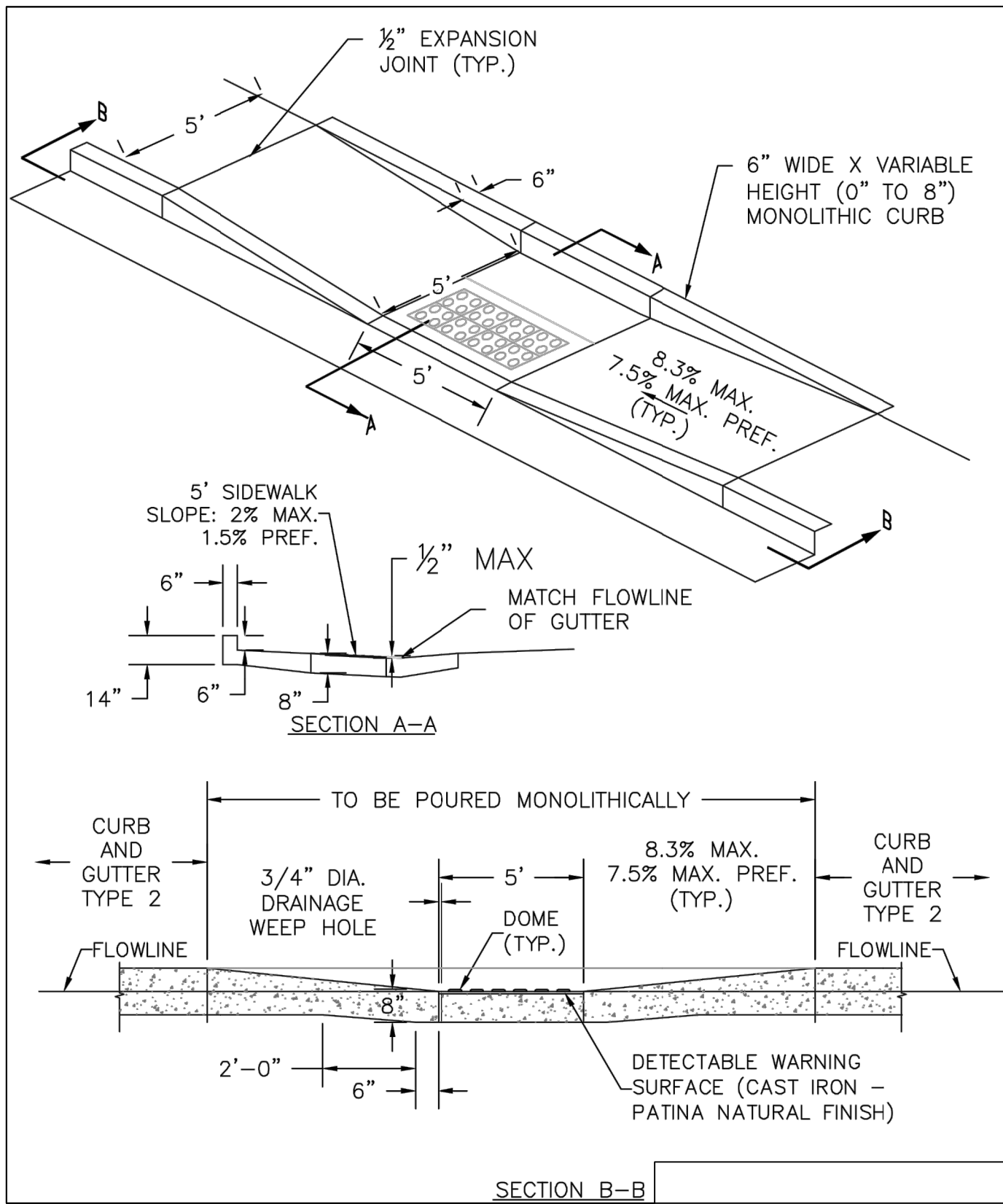
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM
DATE 8/18/21

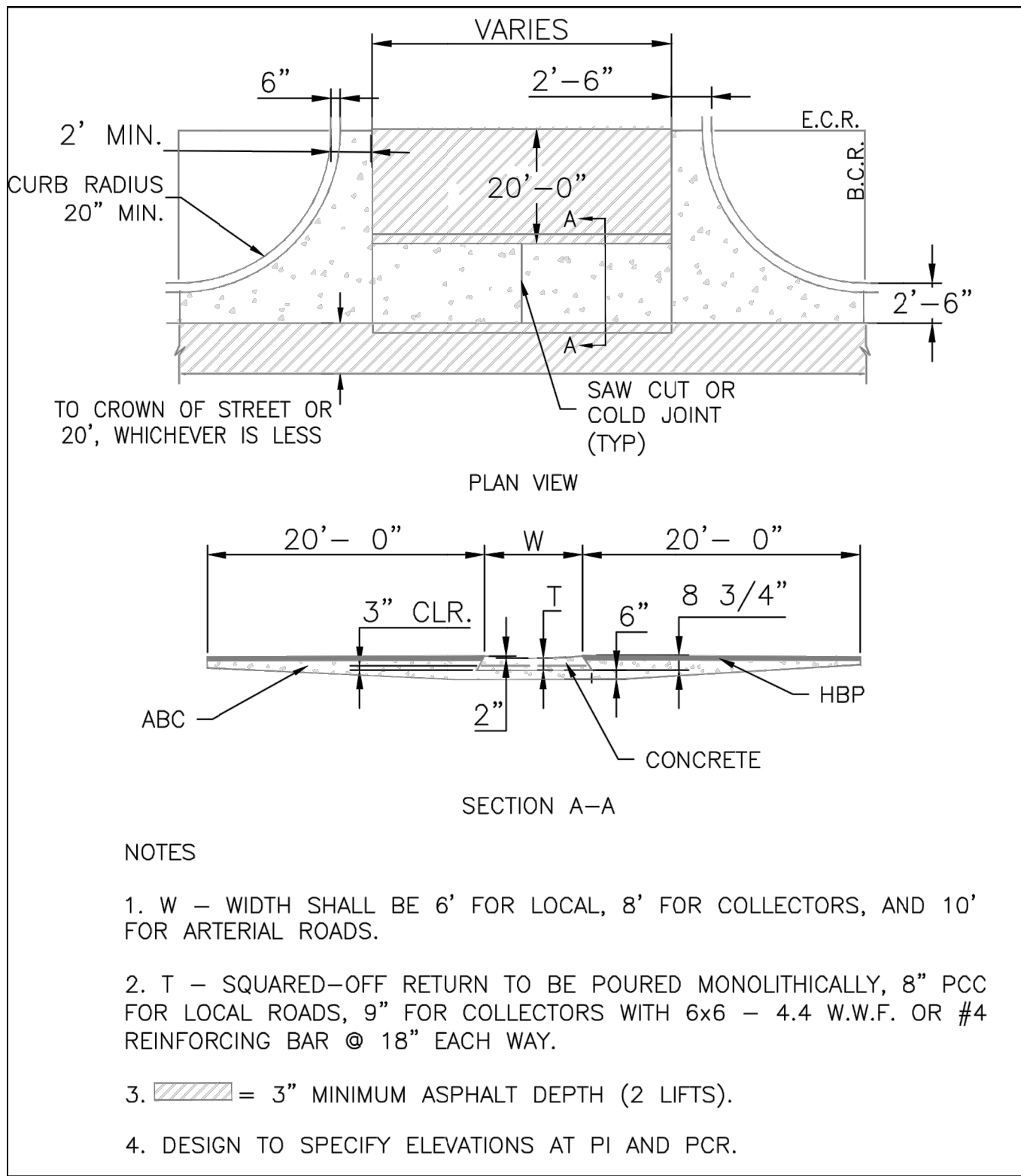




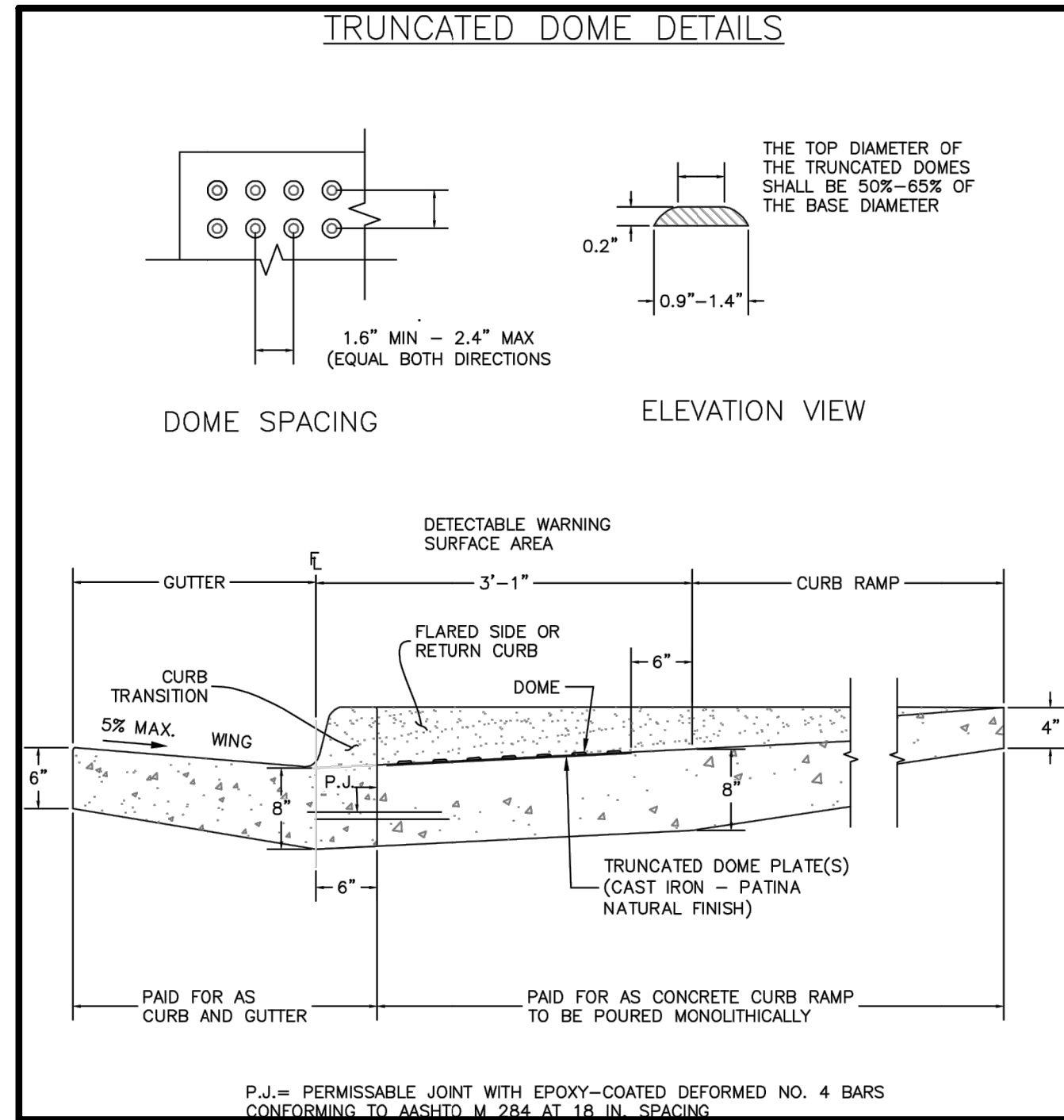
PEDESTRIAN INTERSECTION RAMP (SD 2-41)
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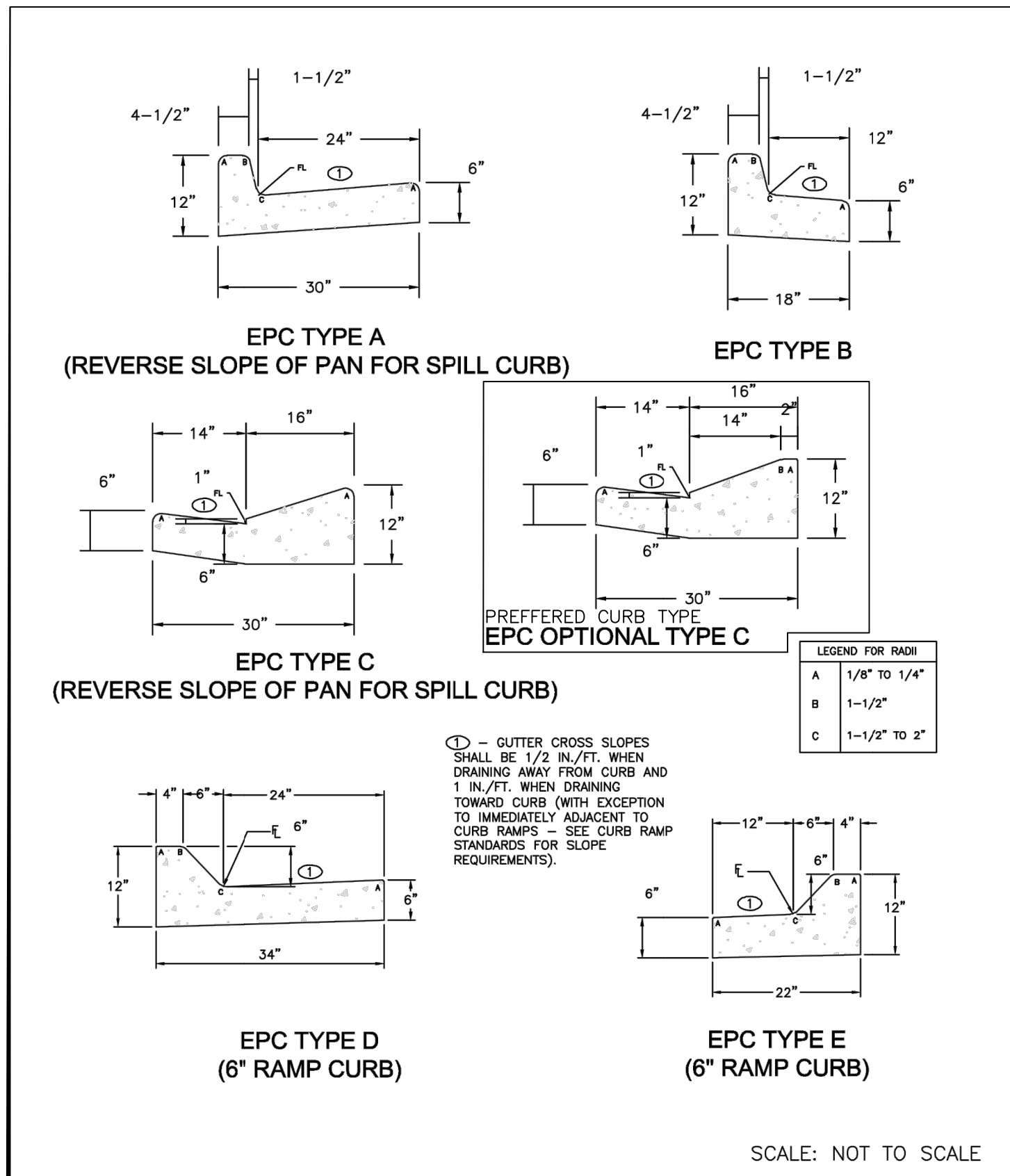
PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS



TYPICAL CURB AND GUTTER DETAILS (SD 2-20)
SCALE: NTS



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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. DESIGNED BY: WRITTEN BY: AUTHORIZATION:

PREPARED FOR:
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	08/18/21	RAB	RAB	

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

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 BRAMLEY 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 TEACHTOWN ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7110 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

STORMWATER STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

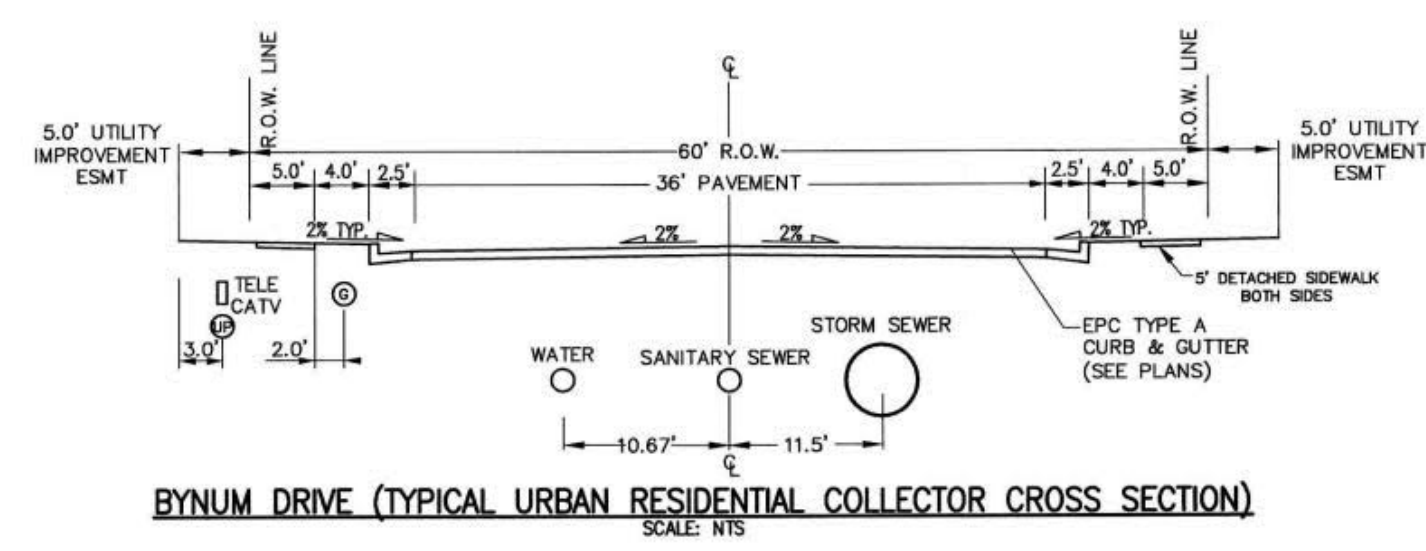
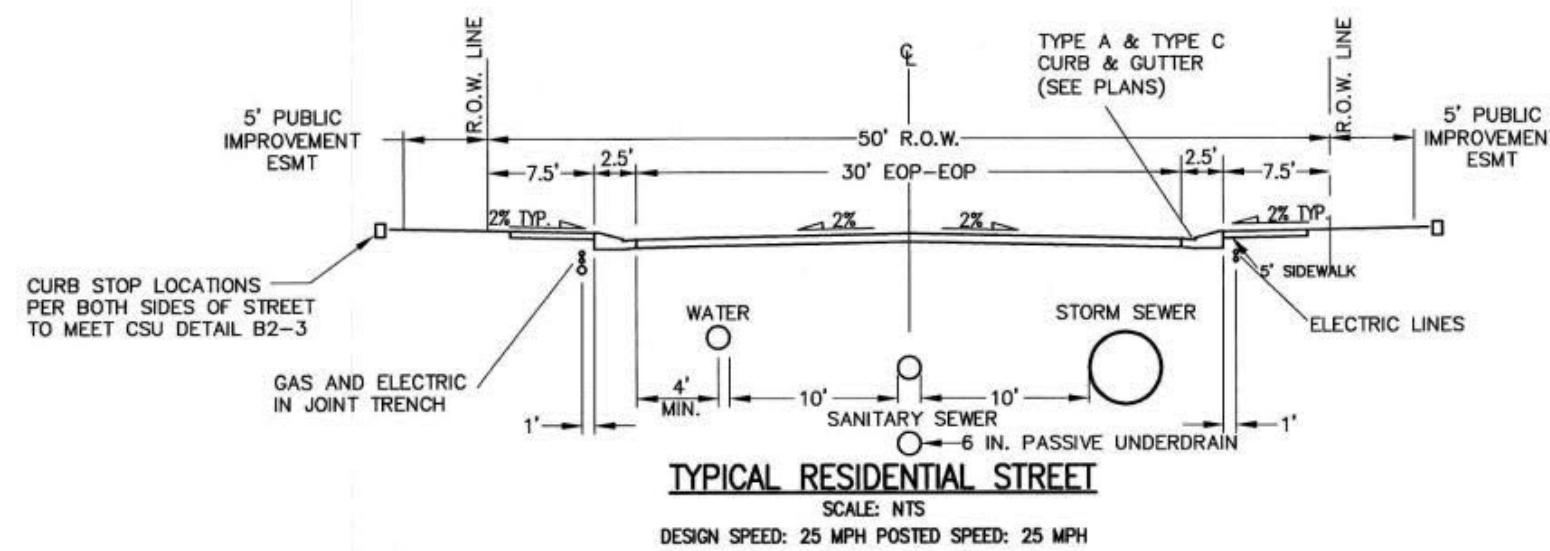
STORMWATER STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719) 385-5980

TRAFFIC: TRAFFIC AND TRANSPORTATION ENGINEERING
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-385-5908

GAS: STEPHEN BACON
SR. ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-659-5936

GAS: CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, COTC-6, TULSA, OK 74172
918-574-7986

1. THE TOP OF AN ALUMINUM SURVEYORS CAP,
STAMPED "9853", AT THE SOUTHEAST BOUNDARY
CORNER OF BARBARICK SUBDIVISION
NORTHING = 41146.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP,
ILLEGIBLE, AT THE NORTHWEST BOUNDARY
CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 41005.174
EASTING = 235052.131
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP,
STAMPED "38141", AT THE SOUTHWEST BOUNDARY
CORNER OF BARBARICK SUBDIVISION
NORTHING = 41139.821
EASTING = 233849.817
ELEVATION = 7030.82



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

James F. Morley 4/20/21
JAMES F. MORLEY DATE

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.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

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. 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 FULL 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

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 4/20/21
DATE

STERLING RANCH FILING NO.2										PREPARED FOR										UNTIL SUCH TIME AS THE DRAFTER HAS BEEN APPROVED BY THE APPROPRIATE REVIEWING OFFICIALS. THIS DRAWING APPROVES THEIR USE ONLY FOR THE PURPOSES STATED HEREON. ANY OTHER USE WITHOUT WRITTEN AUTHORIZATION.									
COVER SHEET										SR LAND, LLC										20 BOULDER CRESCENT									
										SUITE 201										COLORADO SPRINGS, CO 80903									
										JAMES L. MONTGOMERY										(719) 471-1742									
SHEET 1 OF 25										J-R ENGINEERING																			
JOB NO. 25188.01										A Western Company																			
										Central 303-760-5930 • Colorado Springs 719-593-2598																			
										Fort Collins 970-491-6888 • www.jrengineering.com																			
										No. REVISION																			
										BY DATE																			



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STANDARD CONSTRUCTION NOTES:

- 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 LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

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. PIPES WITH WATERTIGHT JOINTS REQUIRE 100-YEAR DESIGN LIFE.
- 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 $\frac{1}{4}$ 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.

SOIL RIPRAP NOTES:

- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
- SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
- CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
- CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD ($\frac{1}{3}$) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

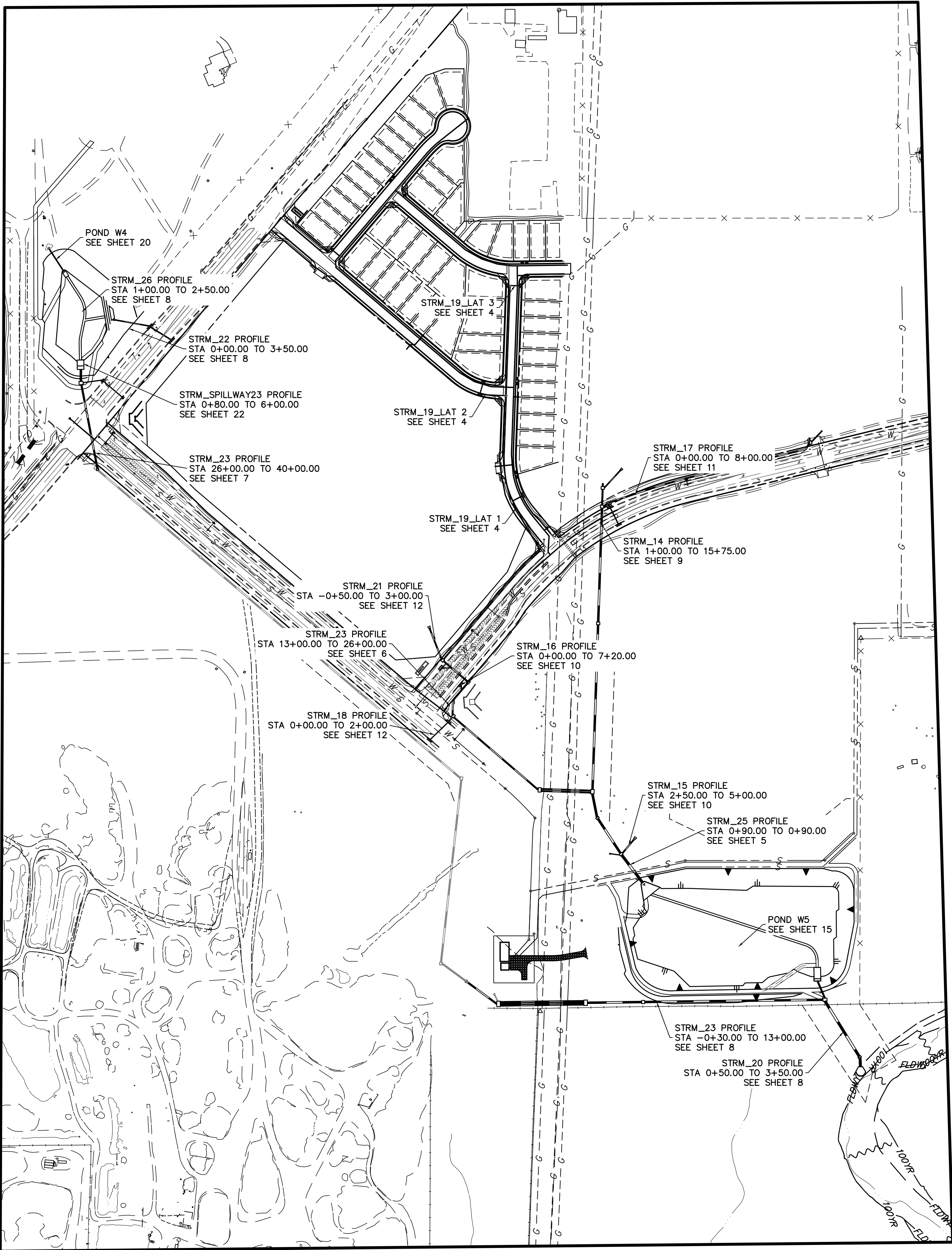
STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE
T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

DATE 8/18/2021
PROFESSIONAL ENGINEER
32314
8/18/2021

STERLING RANCH FILING NO.2

NOTES

SHEET 2 OF 26

JOB NO. 25188.01

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

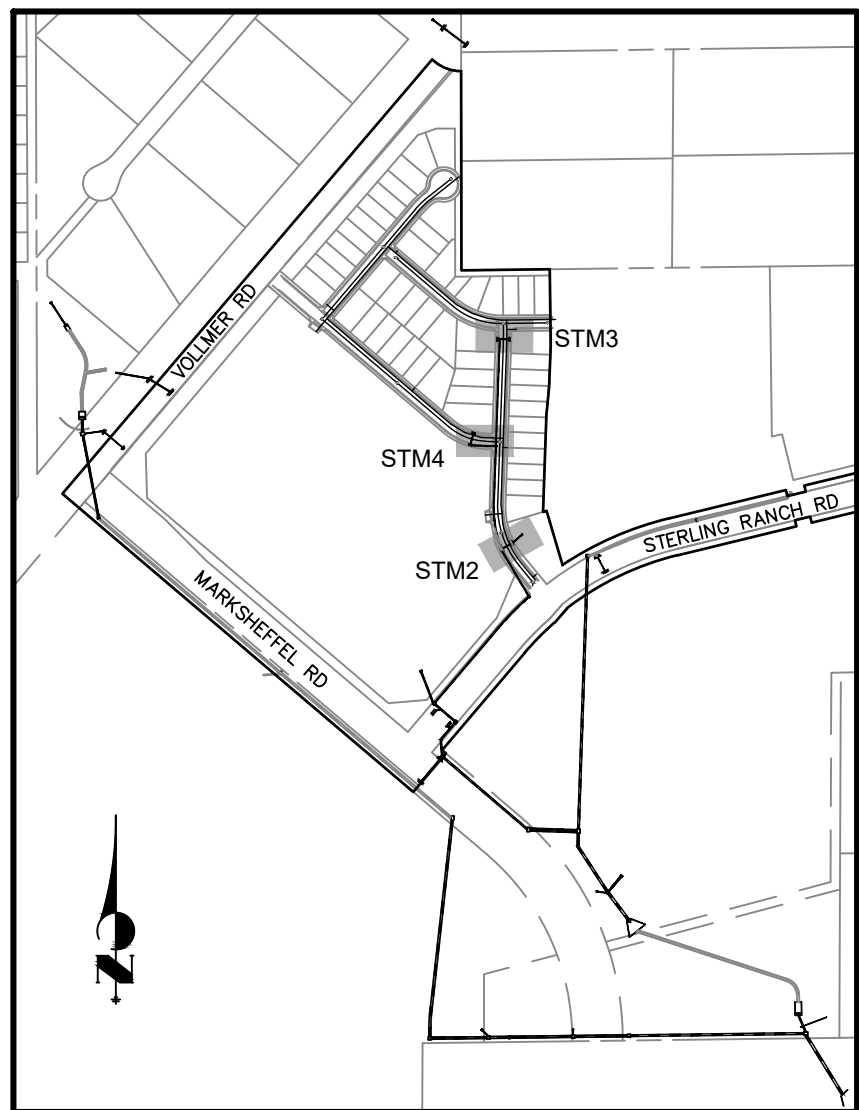
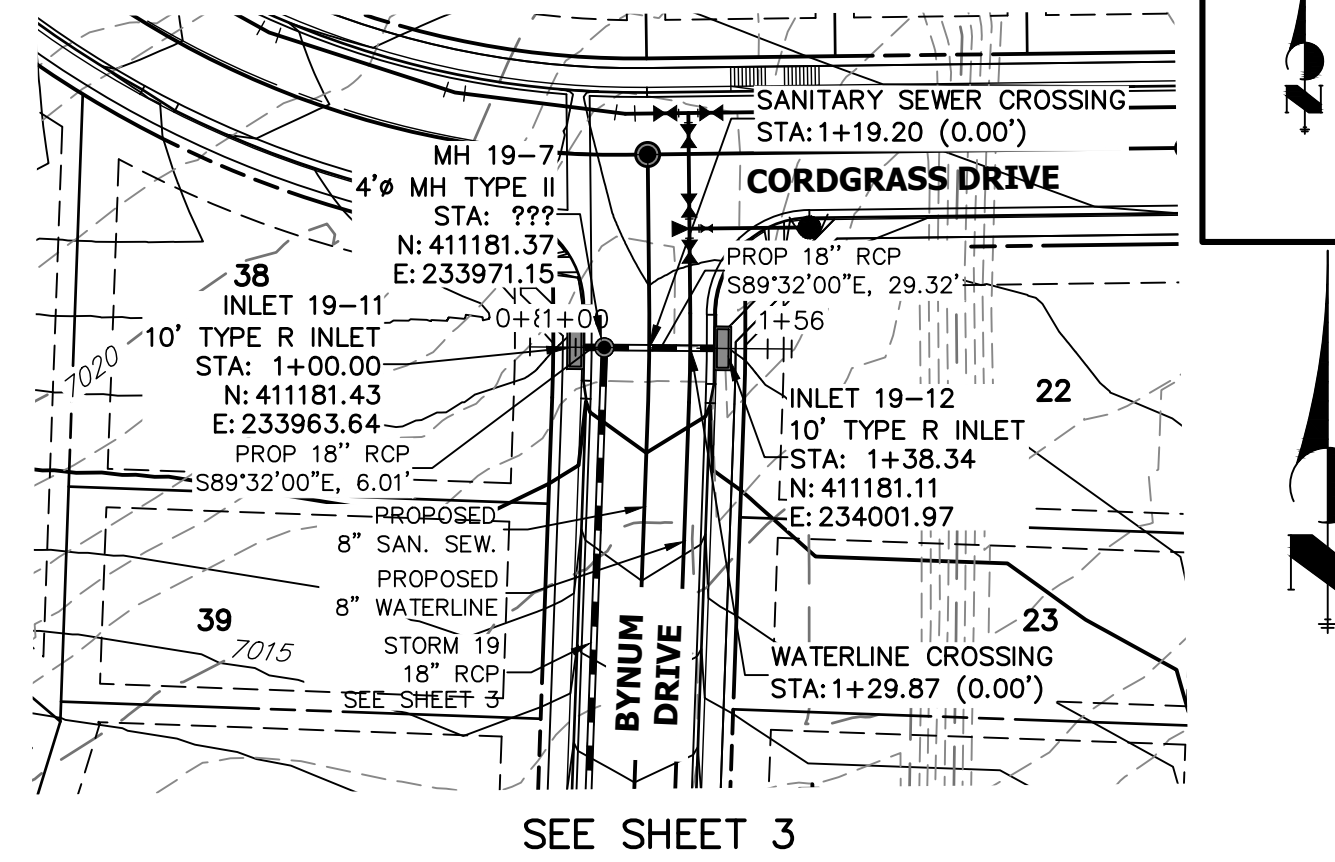
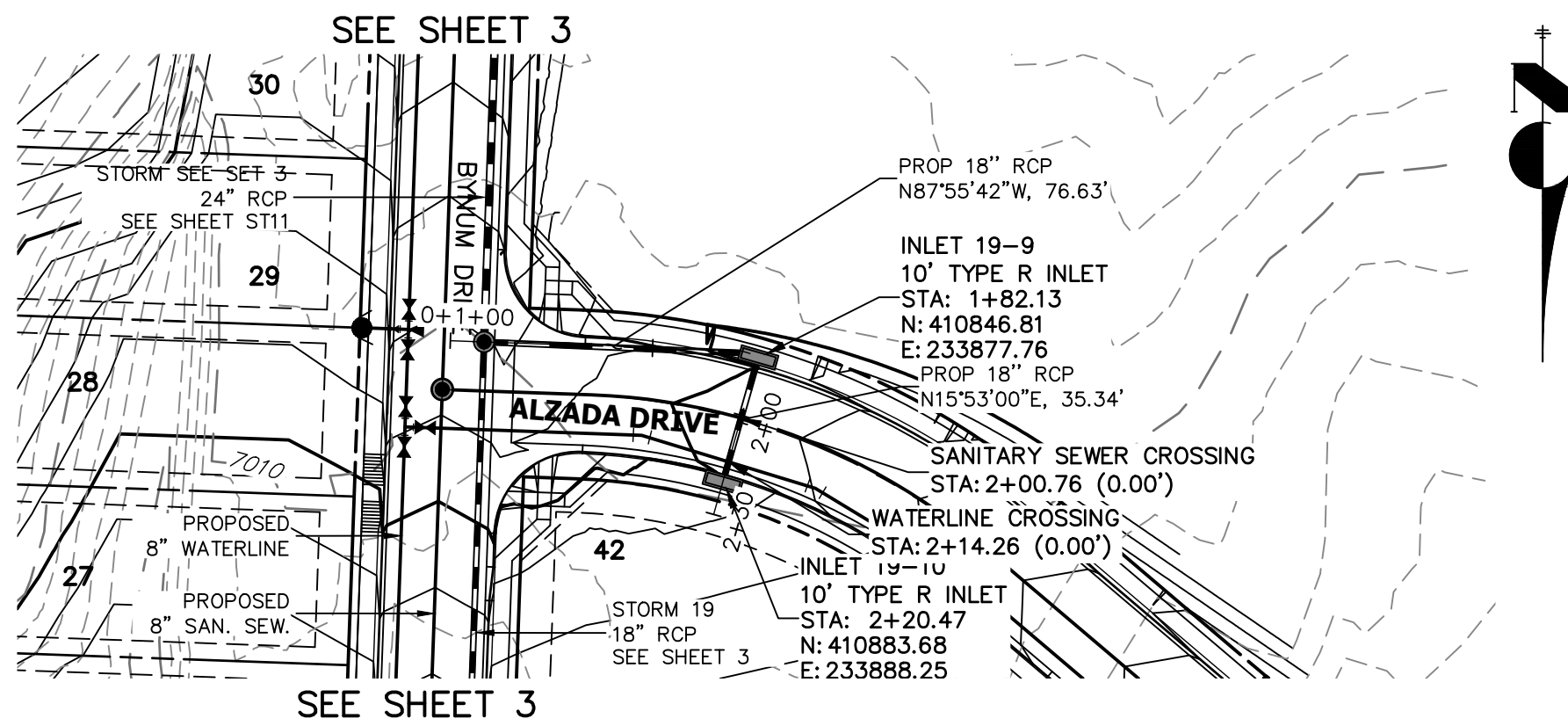
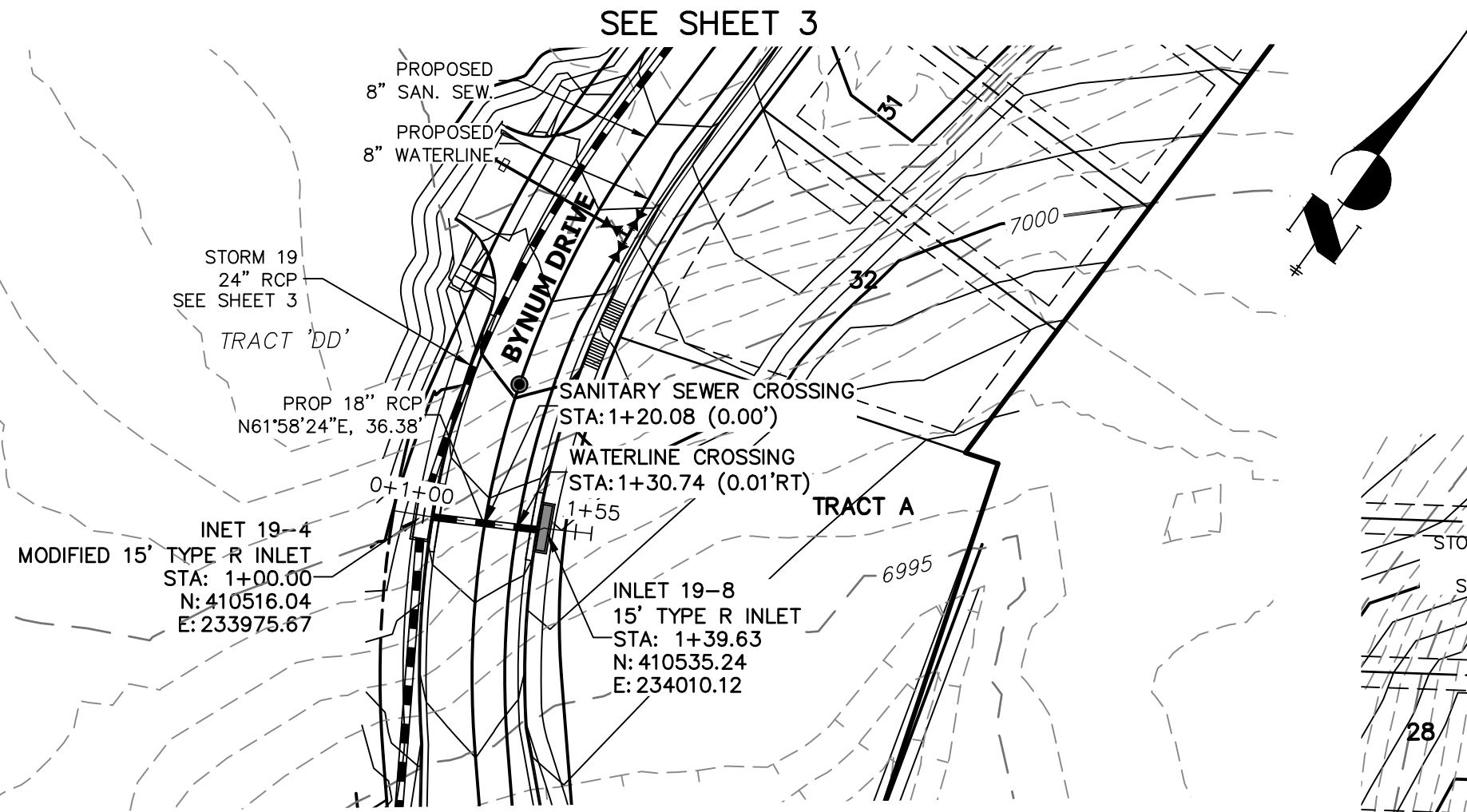
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				08/18/21	RAB	KRW	

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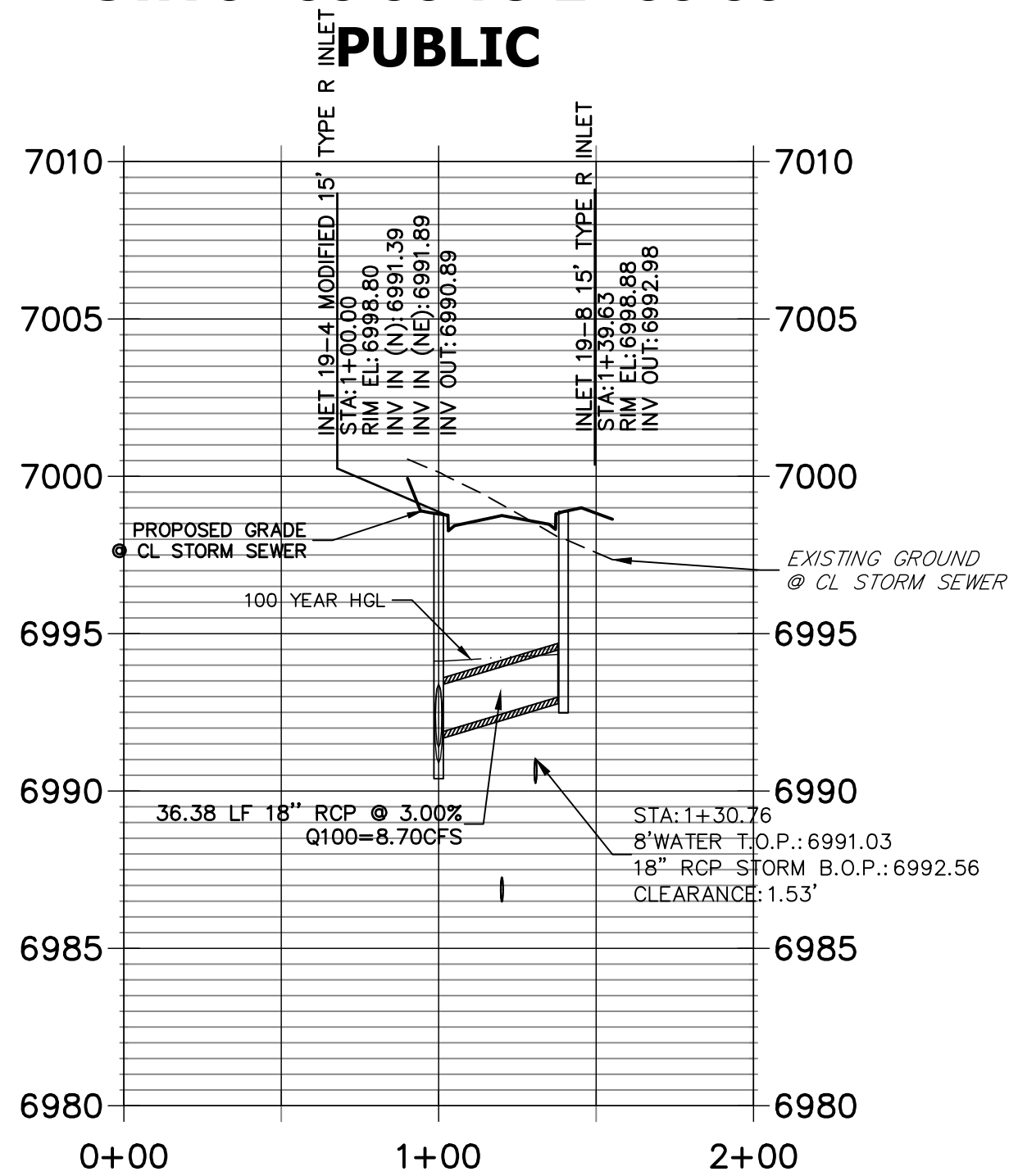
Know what's below.
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50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

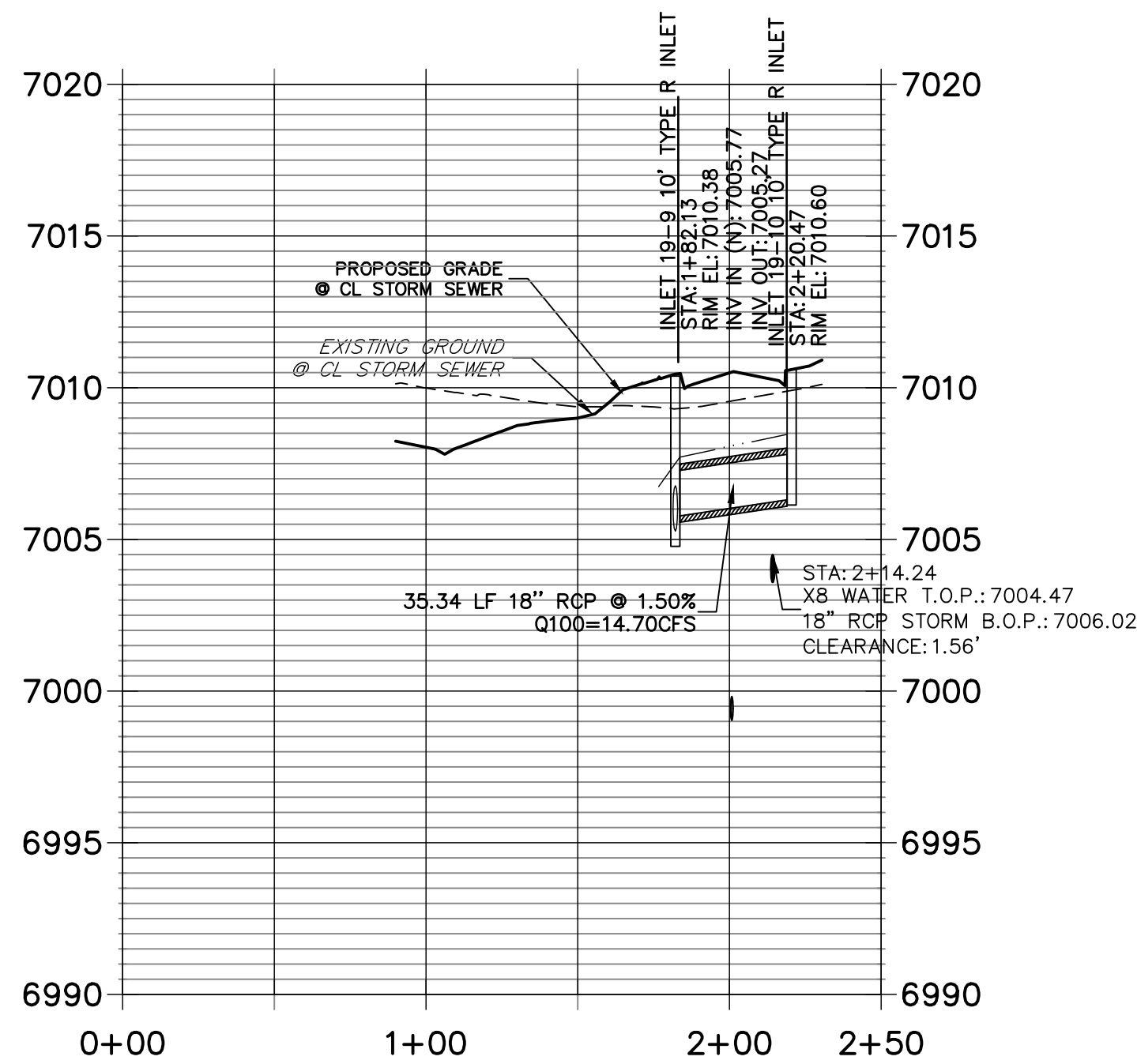


KEY MAP
NTS

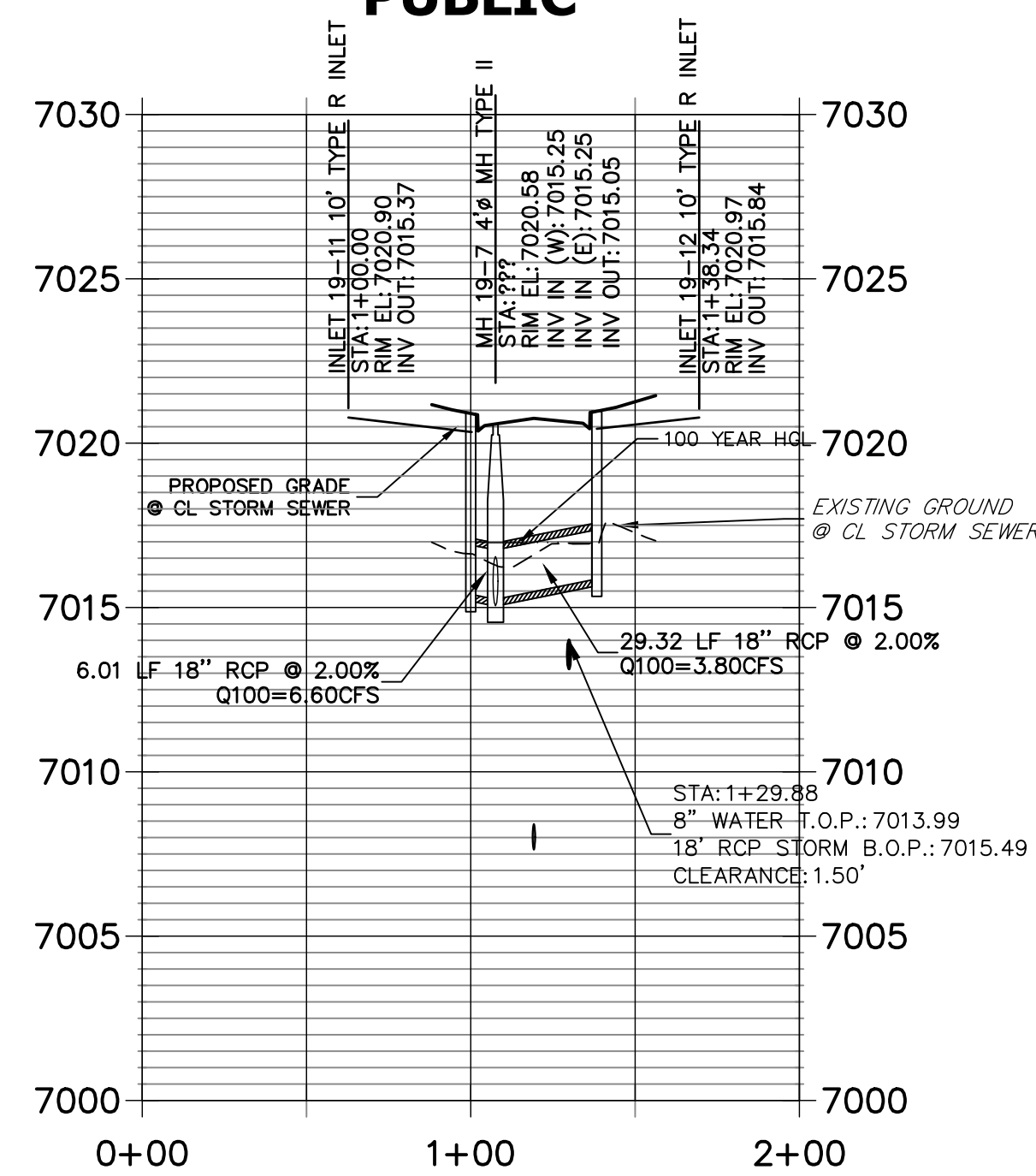
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STRM_19_LAT 2 PROFILE STA 0+00.00 TO 2+50.00 PUBLIC



STRM_19_LAT 3 PROFILE STA 0+00.00 TO 2+00.00 PUBLIC



NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING

DATE 8/18/2021

STERLING RANCH FILING NO.2

STORM SEWER PLANS

SHEET 4 OF 26

JOB NO. 25188.01

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

J.R. ENGINEERING

A Western Company

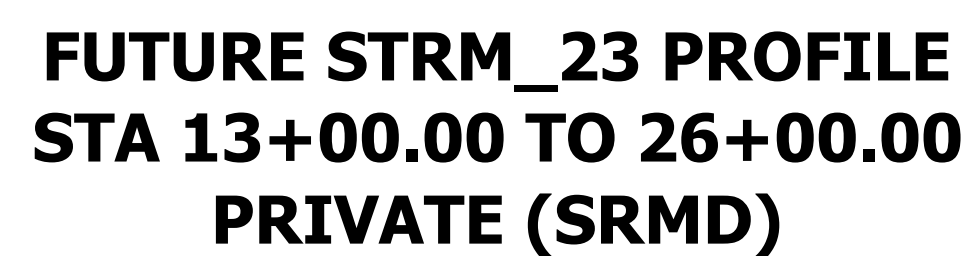


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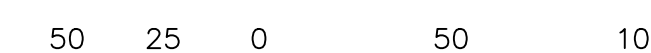
BY DATE

No. REVISION

1"=50'
V-SCALE
DATE 08/18/21
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY



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



HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

NOTE

NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING,

MENT
ERVISION
COLOMADO REGISTERED
MIKE A. BRAMLETT
32314
8
DATE
NEERING, LLC
SOCIAL ENGINEER

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	08/18/21				
DESIGNED BY	RAB				
DRAWN BY	KRW				
CHECKED BY					

STERLING RANCH FILING NO.2

FUTURE STORM SEWER
PLANS

SHEET 6 OF 26

JOB NO. 25188.01

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
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TIM F. MORLEY
(719) 471-1742

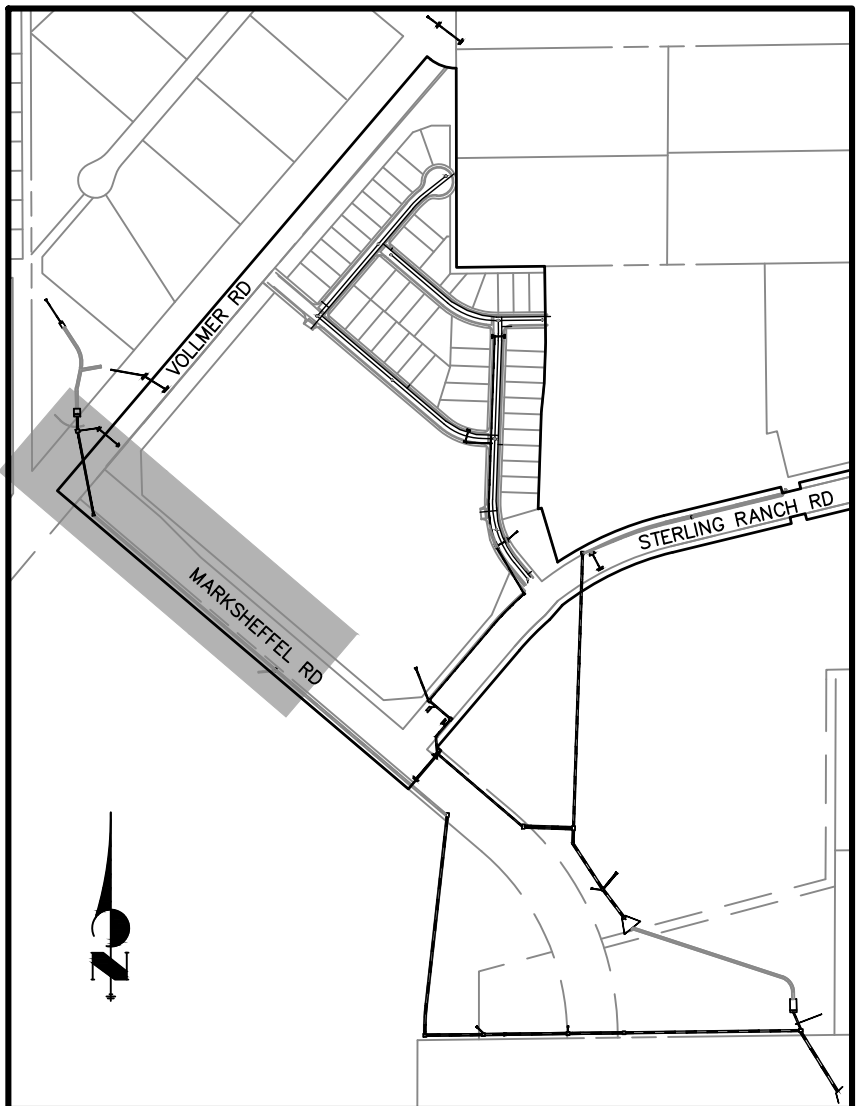
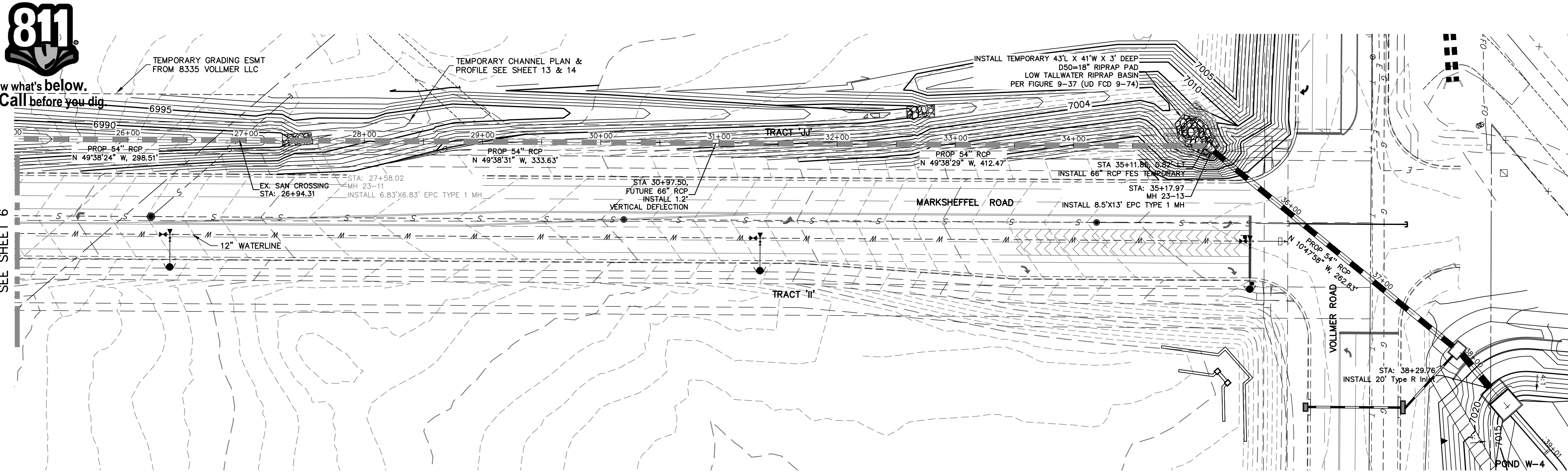
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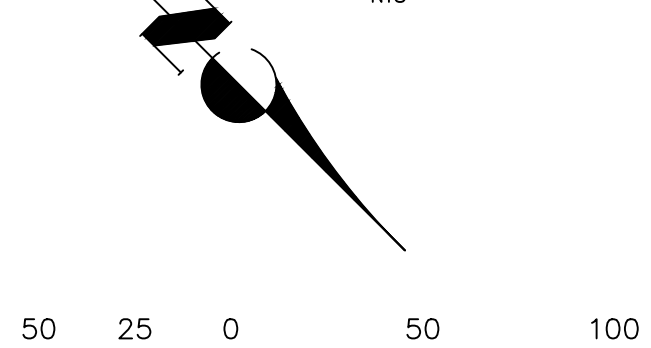


Know what's below.
Call before you dig.

MATCHLINE - STA 26+00.00
SEE SHEET 6

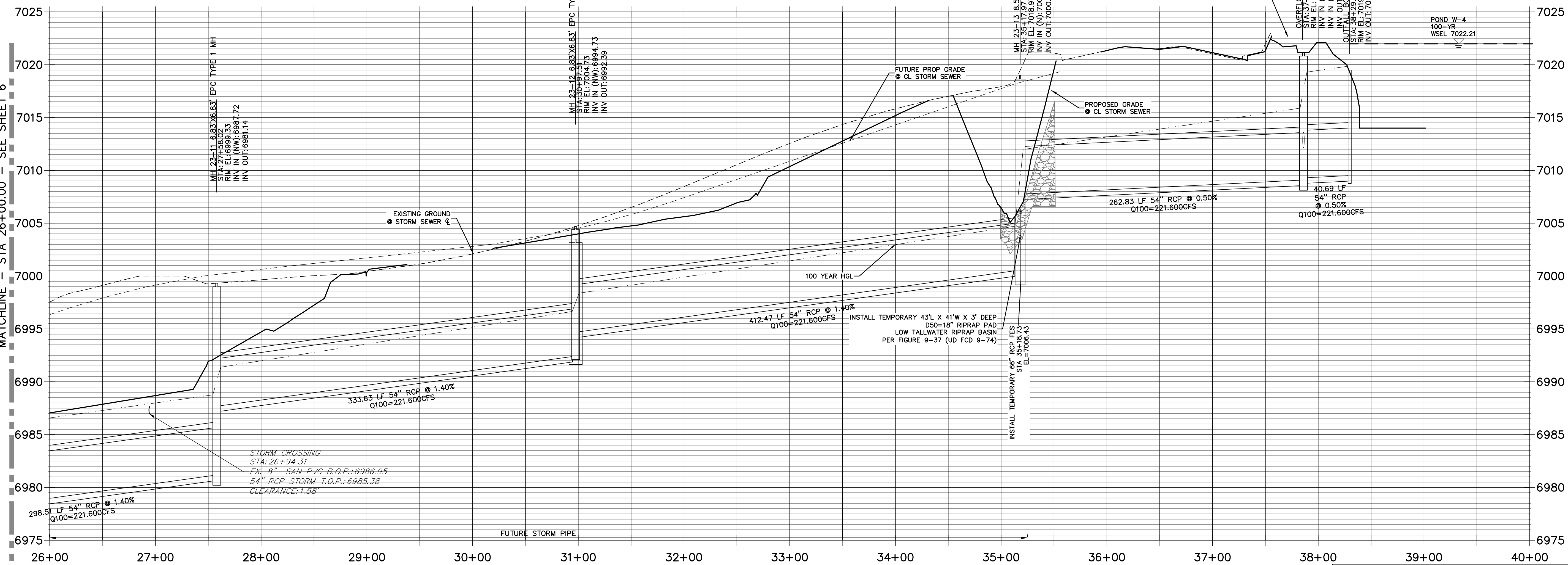


KEY MAP
NTS



**STRM_23 PROFILE
STA 26+00.00 TO 40+00.00
PRIVATE (STRMD)**

MATCHLINE - STA 26+00.00 - SEE SHEET 6



NOTE

WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING

DATE: 8/18/2021
32314
LOCAL ENGINEER

STERLING RANCH FILING NO.2

STORM SEWER PLANS

SHEET 7 OF 26

JOB NO. 25188.01

BY DATE

REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 08/18/21

DESIGNED BY RAB

DRAWN BY KRW

CHECKED BY



J-R ENGINEERING
A Western Company

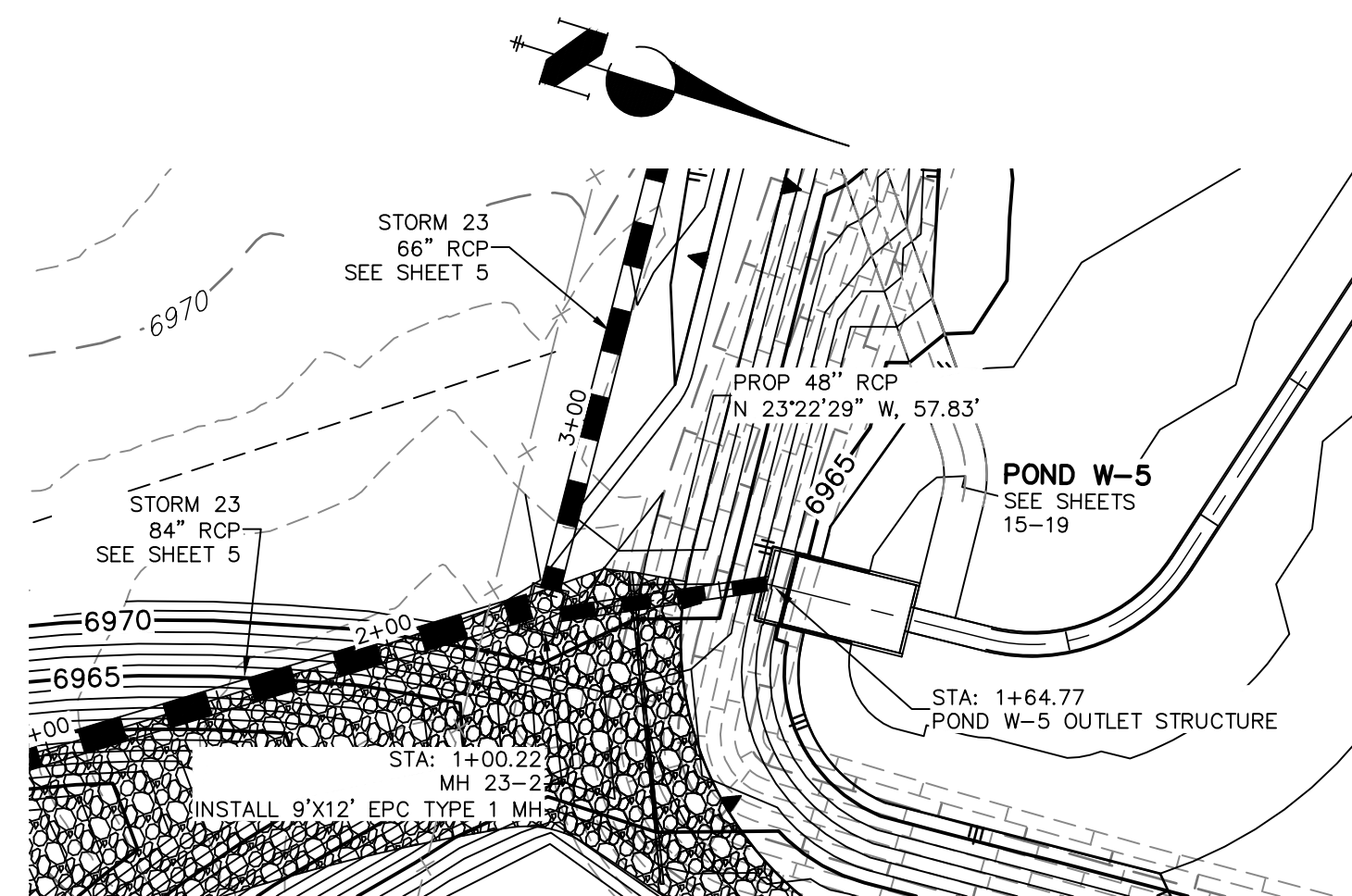
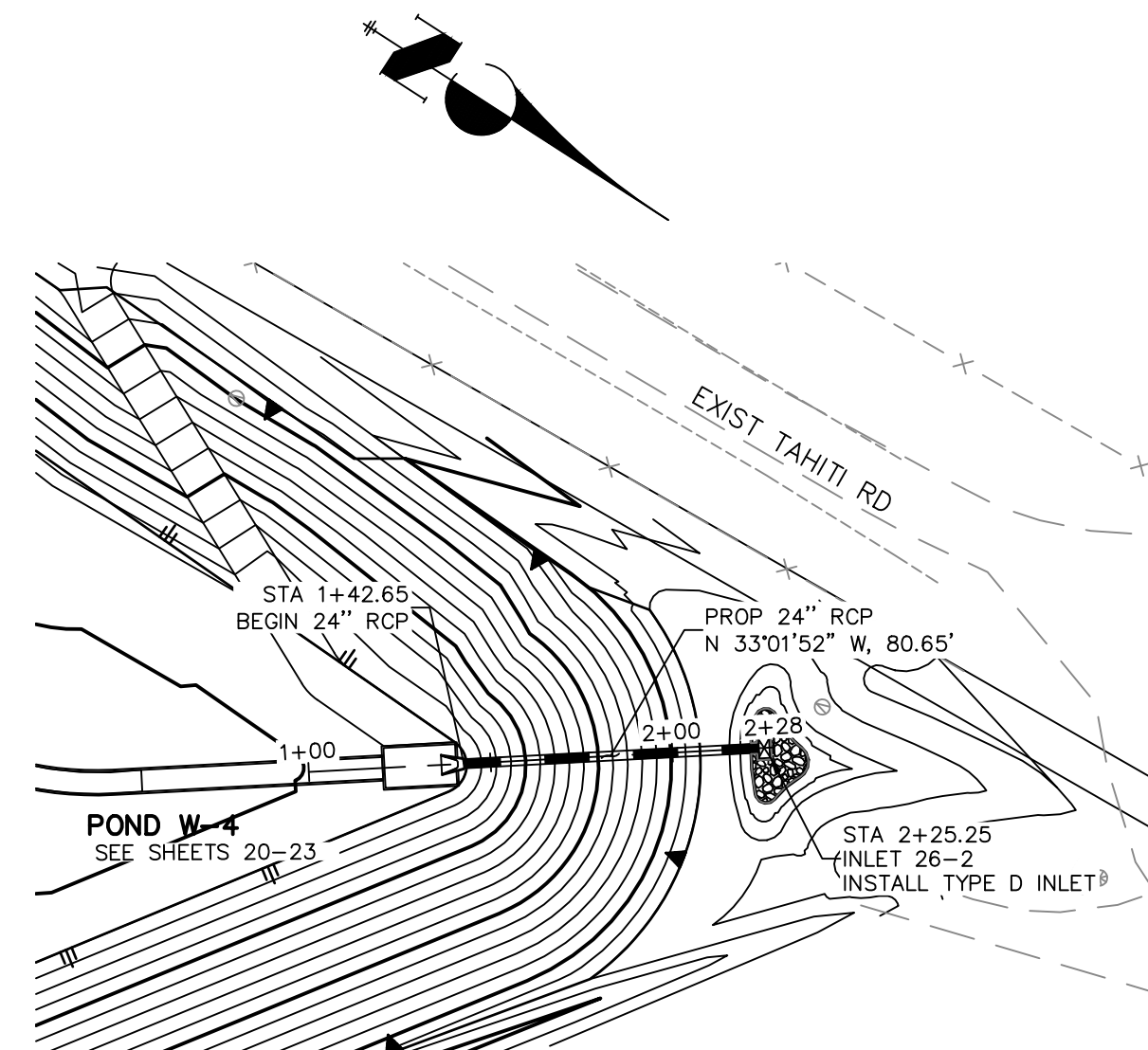
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PREPARED FOR

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

JAMES F. MORLEY
(719) 471-1742

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[illegible]

PROPOSED GRADE
● CL STORM SEWER

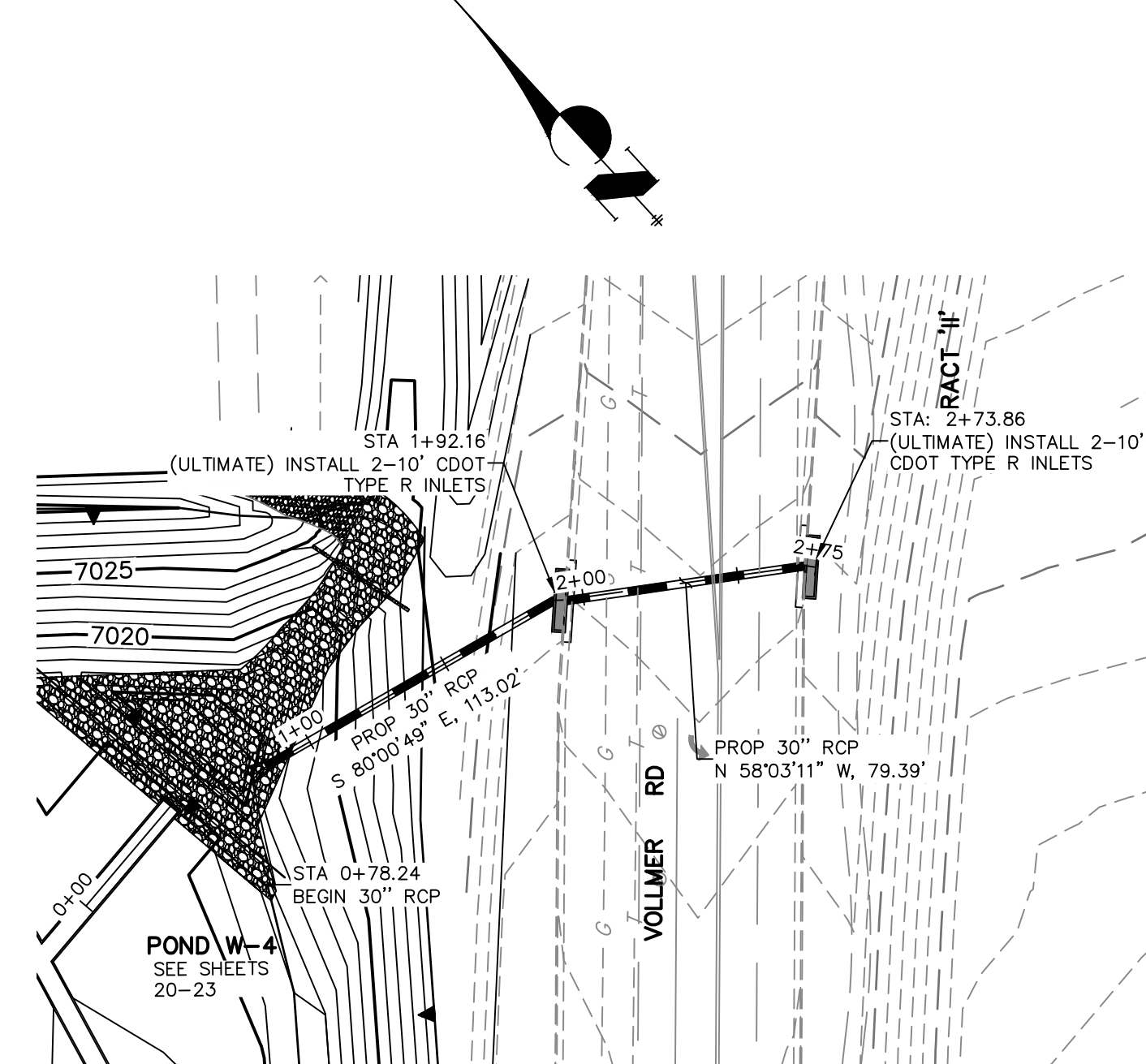
FFS 26-1, 24" FFS
STA: 1+42.65
RIM EL: 7018.25
INV IN (NW): 7016.00

POND W-4 100-YR
WSL 7022.21

100 YEAR HGL

24" RCP @ 1.00%
Q100=14.50 DCF

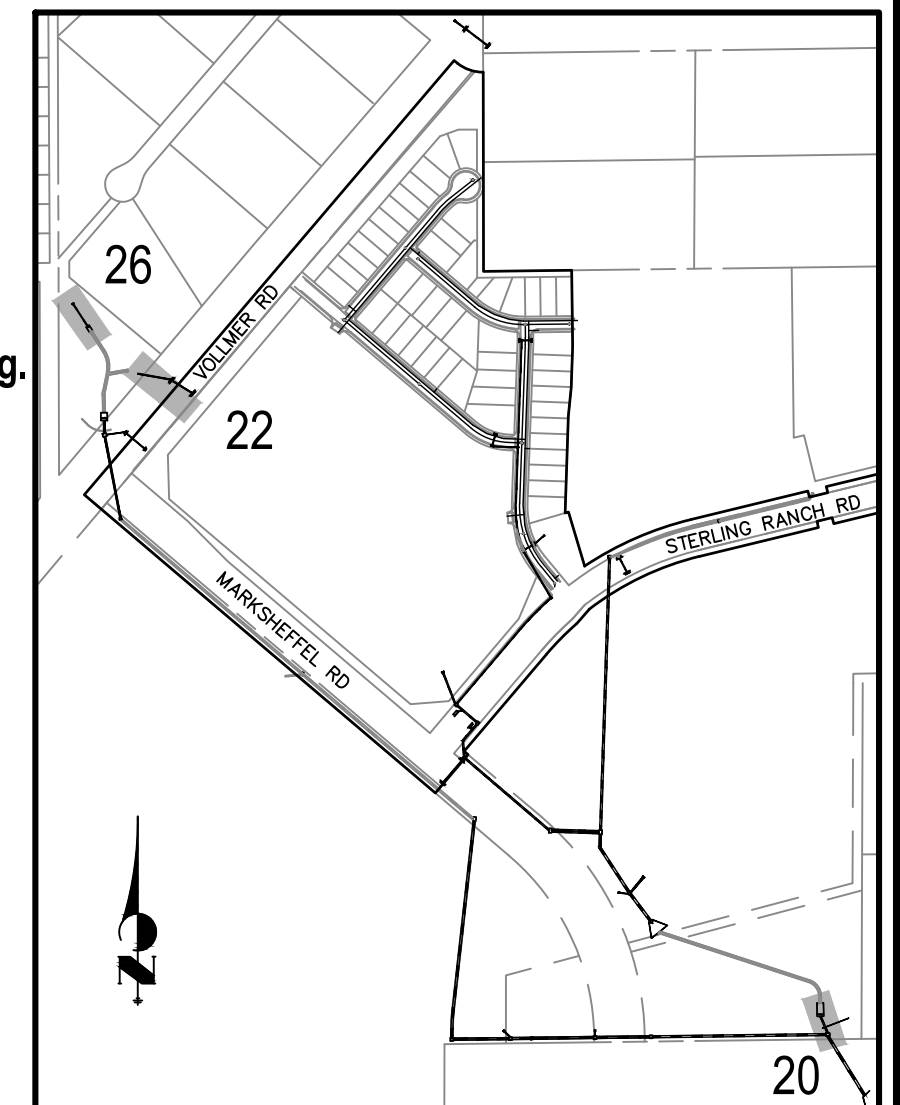
INLET 26-2 TYPE D INLET
STA: 2+25.25
RIM EL: 7018.35
INV OUT: 7016.81



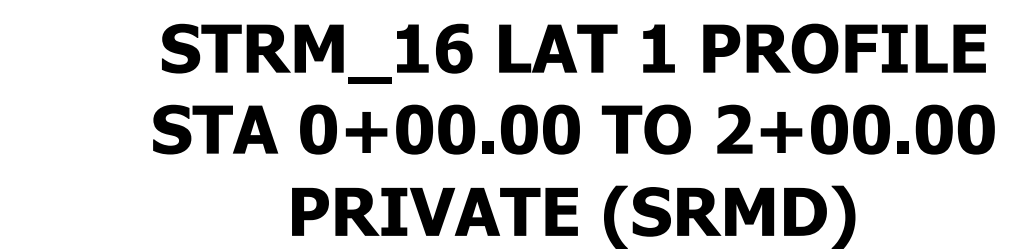
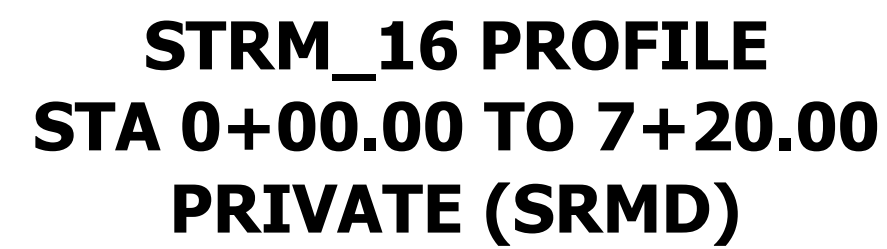
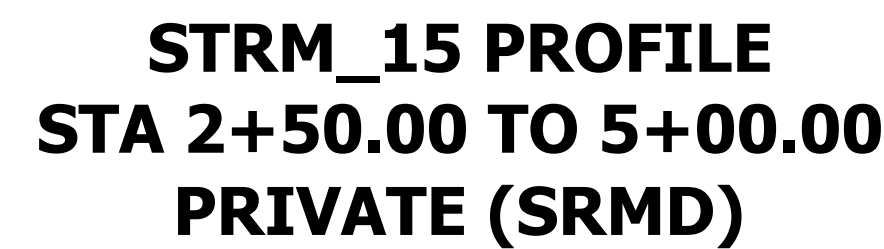
Profile view of the proposed storm sewer system. The vertical axis shows elevation from 6995 to 7035 feet. The horizontal axis shows stationing from 0+00 to 3+50. The profile includes the existing ground line, the proposed storm sewer grade line, and the 100-year high ground line (HGL). Key features include:

- POND W=4' 100-YR WSEL: 7022.11
- 113.02 LF 30" RCP @ 0.50% Q100=31.000CFS
- 79.39 LF 30" RCP @ 0.86% Q100=14.400CFS
- INLET 22-1, 20' TYPE R INLET STA: 1+02.16 RM EL: 7023.35 INV IN (SE): 7015.04 INV OUT: 7014.74
- INLET 22-2, 20' TYPE R INLET STA: 2+73.86 RM EL: 7023.61 INV OUT: 7015.73
- INLET 22-3, 20' TYPE R INLET STA: 2+73.86 RM EL: 7023.61 INV OUT: 7015.73
- EXISTING GROUND @ STORM SEWER
- 100 YEAR HGL
- PROPOSED GRADE @ CL STORM SEWER

A circular professional engineer seal for the State of Colorado. The outer ring contains the text "STATE OF COLORADO" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "MIKE A. BRAMLETT" is written in a larger font, and the license number "32314" is in the center. To the right of the seal, the expiration date "8/18/2021" is printed. The seal is partially overlaid by a horizontal line.



JOB NO. 25188.01



PREPARED UNDER MY DIRECT SUPERVISION

CO
MIK

Mike Brundage

MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314
FOR AND ON BEHALF OF JR. ENGINEERING

FOR AND ON BEHALF OF JR ENGINEERING,///

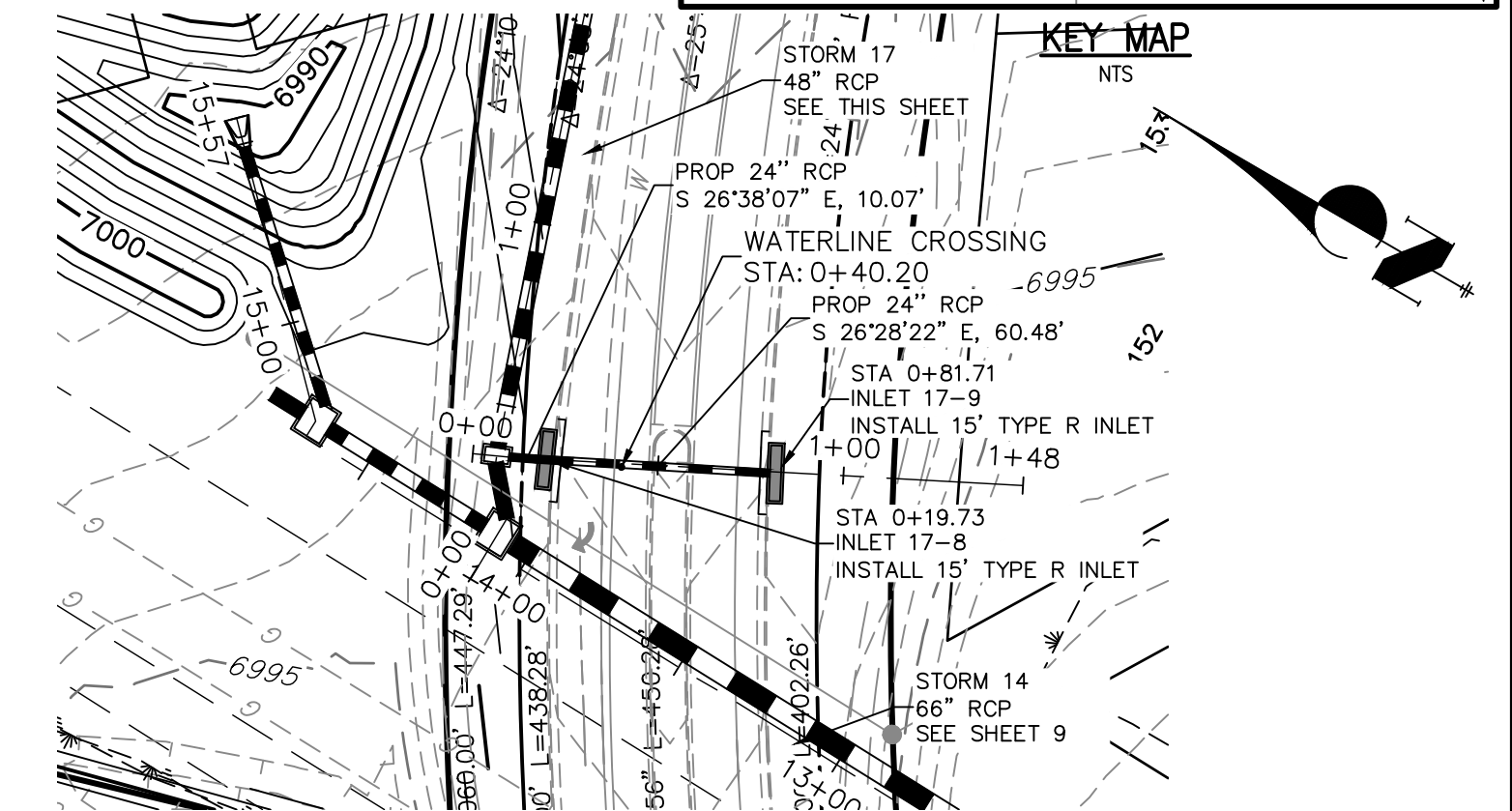
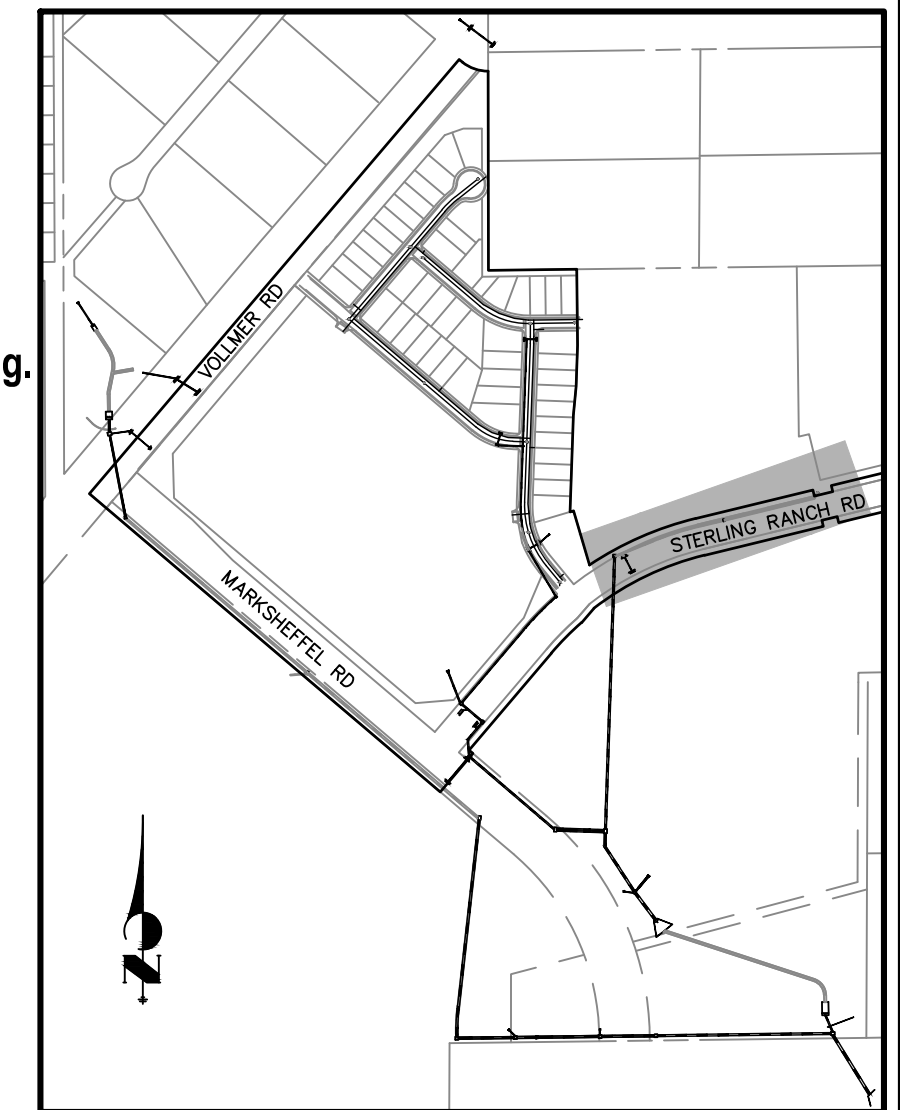
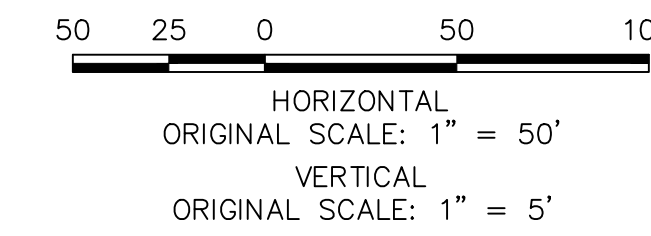
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westrian Company

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SHEET	10	OF	26
STERLING RANCH FILING NO.2			
STORM SEWER PLANS			
DATE	08/18/21		
DESIGNED BY	RAB		
DRAWN BY	KRW		
CHECKED BY			
H-SCALE V-SCALE 1"=5'			
T=30' 1"=5'			
NORTH ARROW			
DATE			



NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

This profile view illustrates the sanitary sewer system layout. The vertical axis represents elevation in feet, ranging from 6965 to 7015. The horizontal axis represents stationing from 0+00 to 8+00. The profile includes several manholes (MH) and pipe segments (STR) with their respective elevations and lengths. Key features include:

- Manholes (MH):**
 - MH 14-6: 10.33'x6.33' EPC TYPE 1 MH at STA: 14+10.41.
 - MH 17-1: 1.72'x6.0' RECT. STRUCTURE at STA: 0+36.19.
 - MH 17-2: 4.75'x5.33' EPC TYPE 1 MH at STA: 3+78.96.
 - MH 17-3: 4.75'x5.33' EPC TYPE 1 MH at STA: 6+68.51.
 - MH 17-4: 7.65'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
 - MH 17-5: 4.75'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
 - MH 17-6: 11.33'x7.33' EPC TYPE 1 MH at STA: 7+00.00.
 - MH 17-7: 4.75'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
- Pipe Segments (STR):**
 - STR 17-1: 1.72'x6.0' RECT. STRUCTURE at STA: 0+36.19.
 - STR 17-2: 4.75'x5.33' EPC TYPE 1 MH at STA: 3+78.96.
 - STR 17-3: 4.75'x5.33' EPC TYPE 1 MH at STA: 6+68.51.
 - STR 17-4: 7.65'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
 - STR 17-5: 4.75'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
 - STR 17-6: 11.33'x7.33' EPC TYPE 1 MH at STA: 7+00.00.
 - STR 17-7: 4.75'x5.33' EPC TYPE 1 MH at STA: 7+00.00.
- Other Features:**
 - PROPOSED GRADE: 100YR HGL.
 - STORM SEWER: 48" RCP @ 2.00% slope.
 - Sanitary Sewer: 48" RCP @ 1.43% slope.
 - Future Connection: STR 17-7 FUTURE CONNECTION at STA: 7+00.00.

PREPARED UNDER MY DIRECT SUPERVISION.

1007

COPIES
MIKE

Mike Brundage

MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314
FOR AND ON BEHALF OF: J.R. ENGINEERING

FOR AND ON BEHALF OF JR ENGINEERING,///

08/18/2021

PREPARED FOR
SR LAND, LLC
20 BOULDER CREEK
SUITE 201
COLORADO SPRINGS, CO
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
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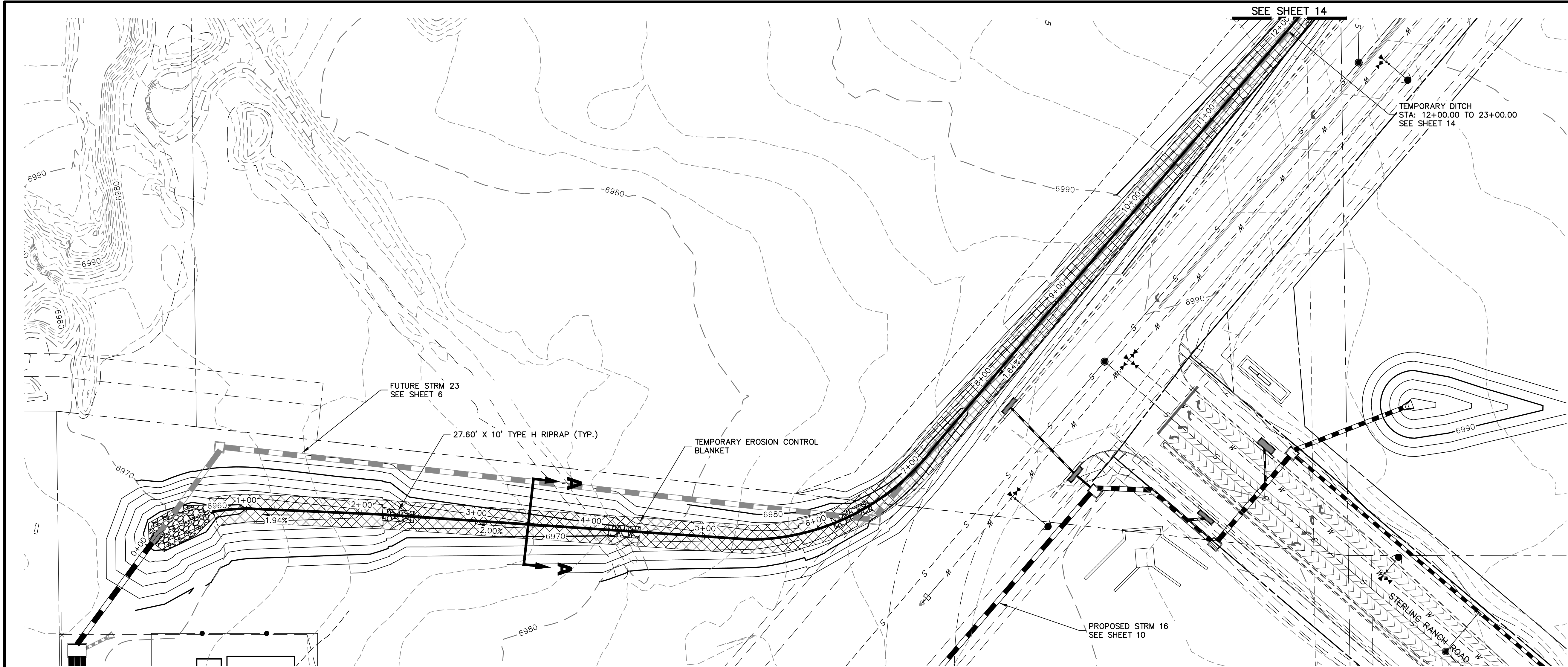
	H-SCALE	1"=50'	No.	REVISION	BY	DATE
	V-SCALE	1"=5'				
	DATE	08/18/21				
	DESIGNED BY	RAB				
	DRAWN BY	KRW				
	CHECKED BY					

STERLING RANCH FILING NO.2

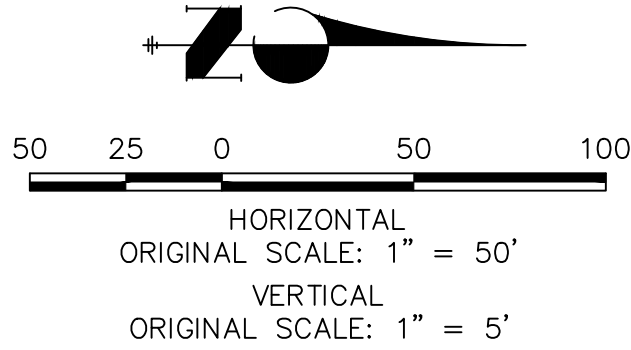
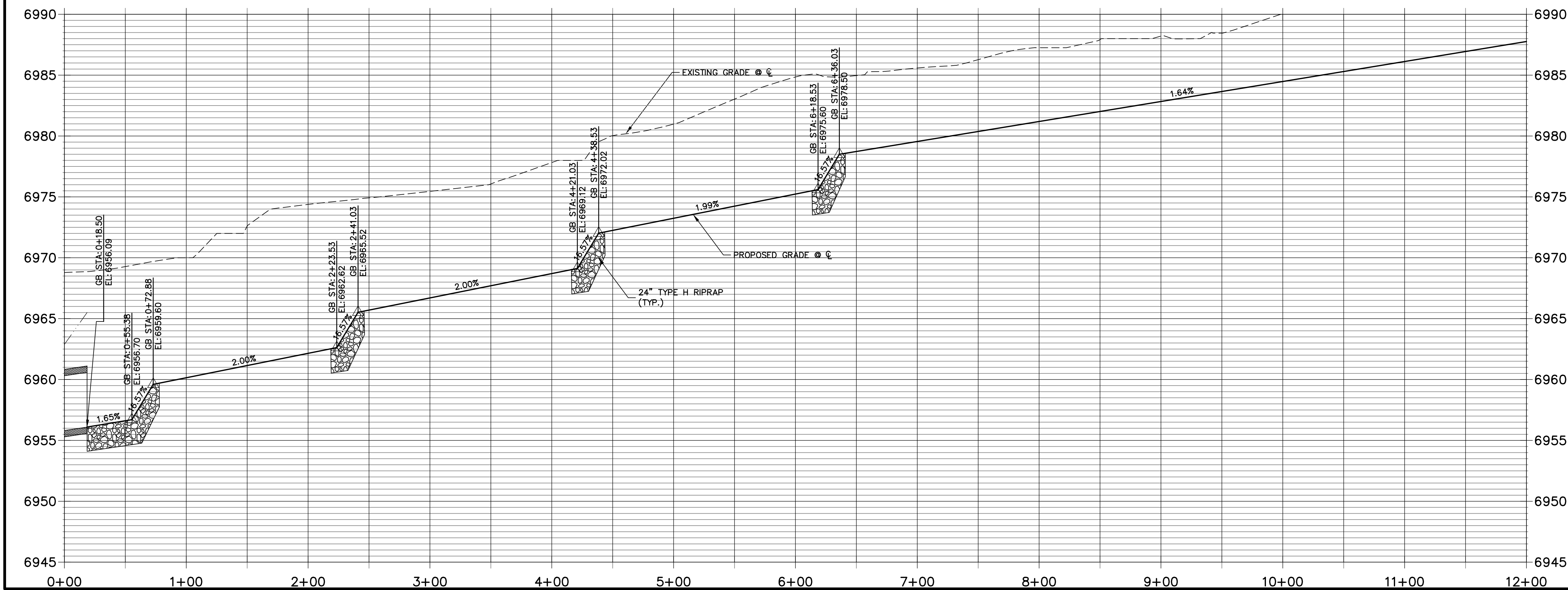
STORM SEWER PLANS

SHEET 11 OF 26

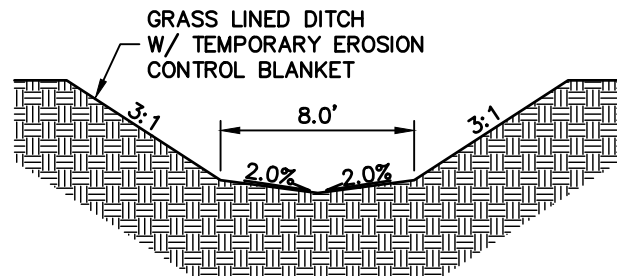
JOB NO 25188.01



TEMPORARY DITCH PROFILE
STA 0+00.00 TO 12+00.00



VELOCITY 1.87 FT/S
SHEAR STRESS 2.75 LB/FT²



TYPICAL DITCH CROSS SECTION A-A




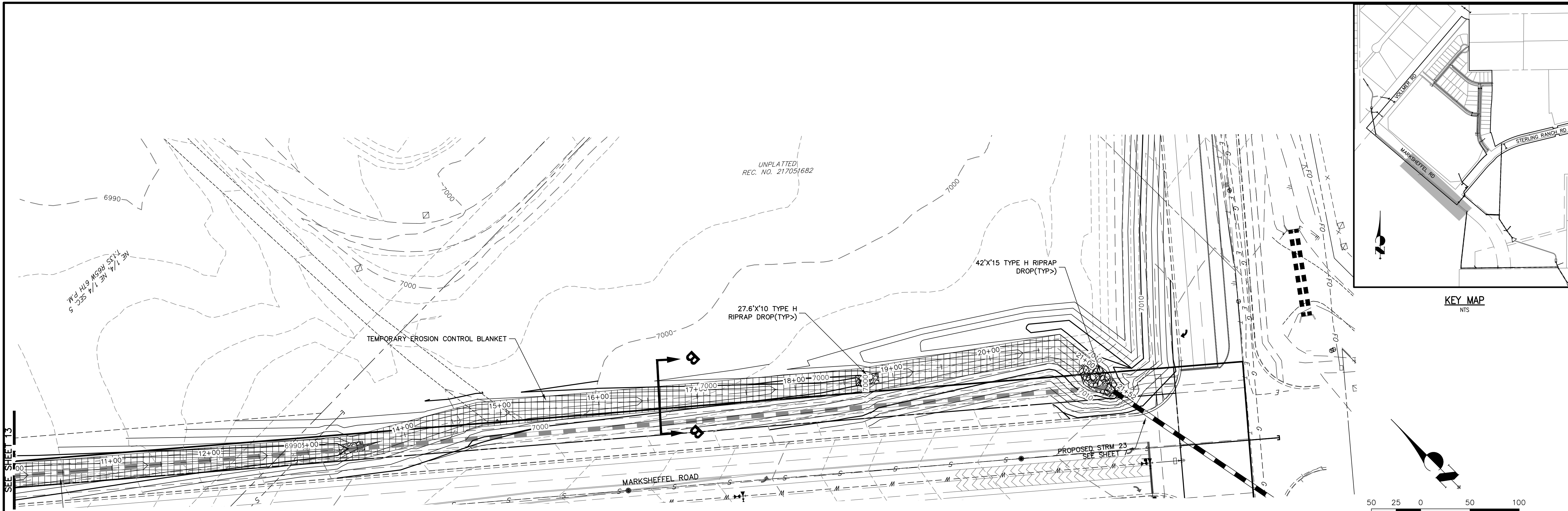
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

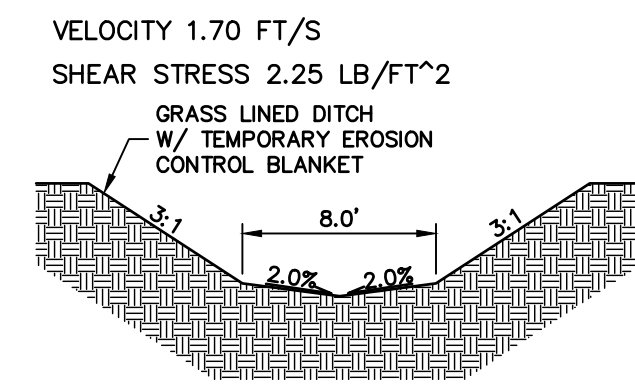
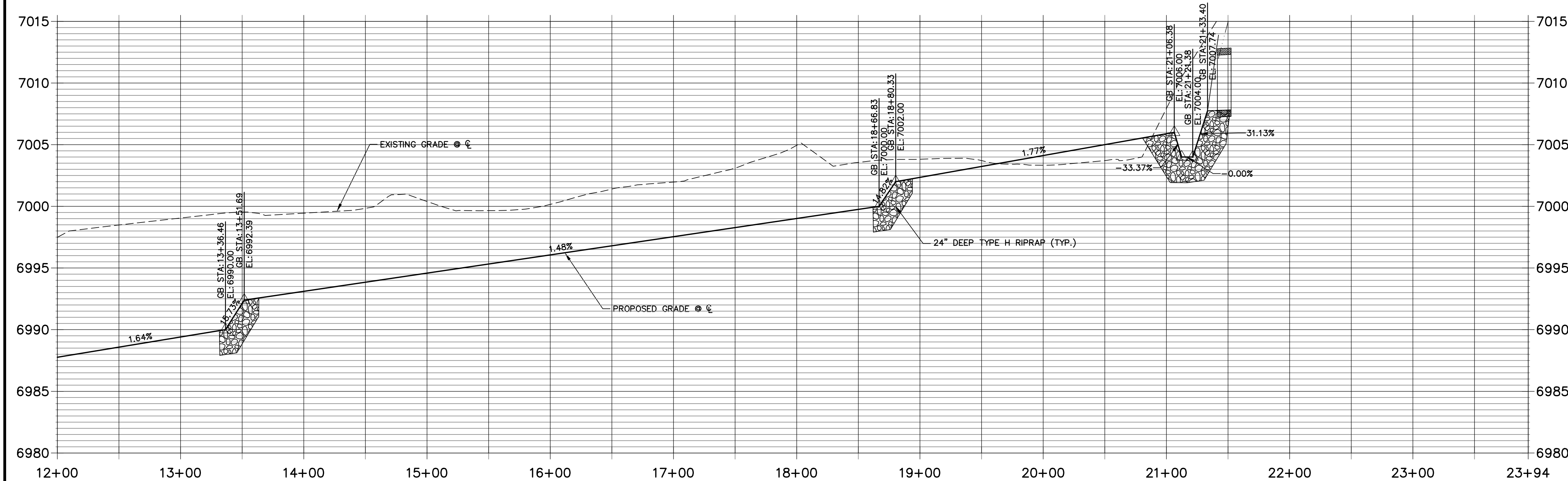
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

DATE 8/18/2021
FOR AND ON BEHALF OF JR ENGINEERING

STERLING RANCH FILING NO.2		H-SCALE 1"=50'		No.		REVISION		BY		DATE		 J·R ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REMING AGENCIES, JR ENGINEERING WILL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
TEMPORARY DITCH		V-SCALE 1"=5'		08/18/21													
		DATE		DESIGNED BY		RAB											
		DRAWN BY		RAB													
		CHECKED BY															
SHEET 13 OF 26																	
JOB NO. 25188.01																	



TEMPORARY DITCH PROFILE
STA 12+00.00 TO 23+93.57

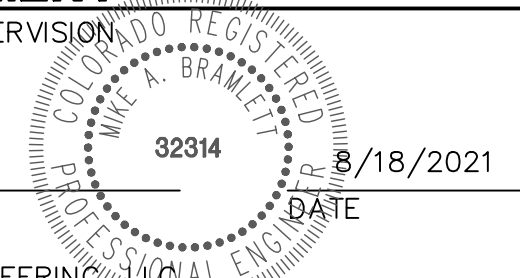



TYPICAL DITCH CROSS SECTION B-B

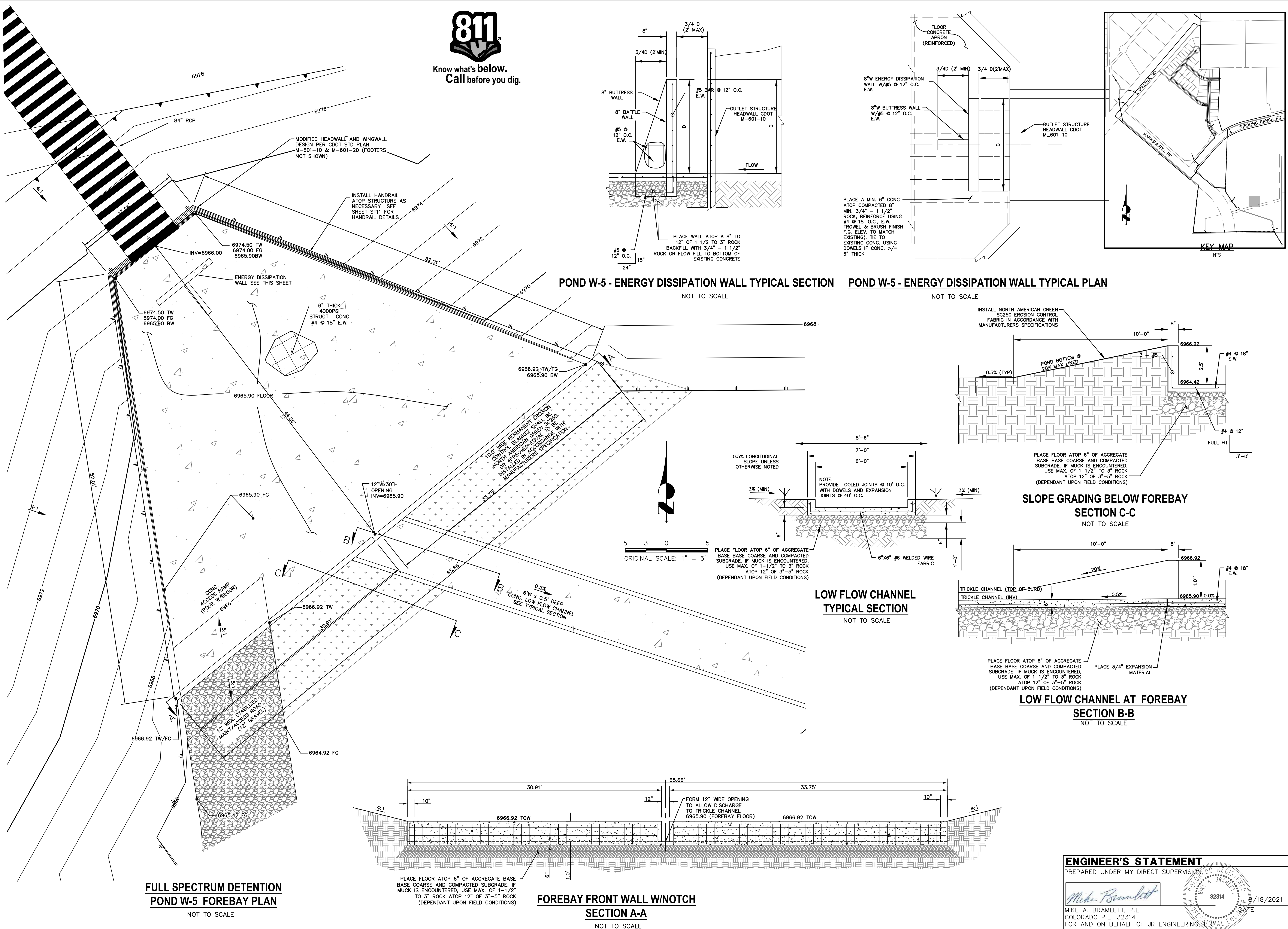
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett
Mike A. Bramlett, P.E.
Colorado P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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TEMPORARY DITCH		V-SCALE 1"=5'		08/18/21																			
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		CHECKED BY																					
SHEET 14 OF 26																							
JOB NO. 25188.01																							



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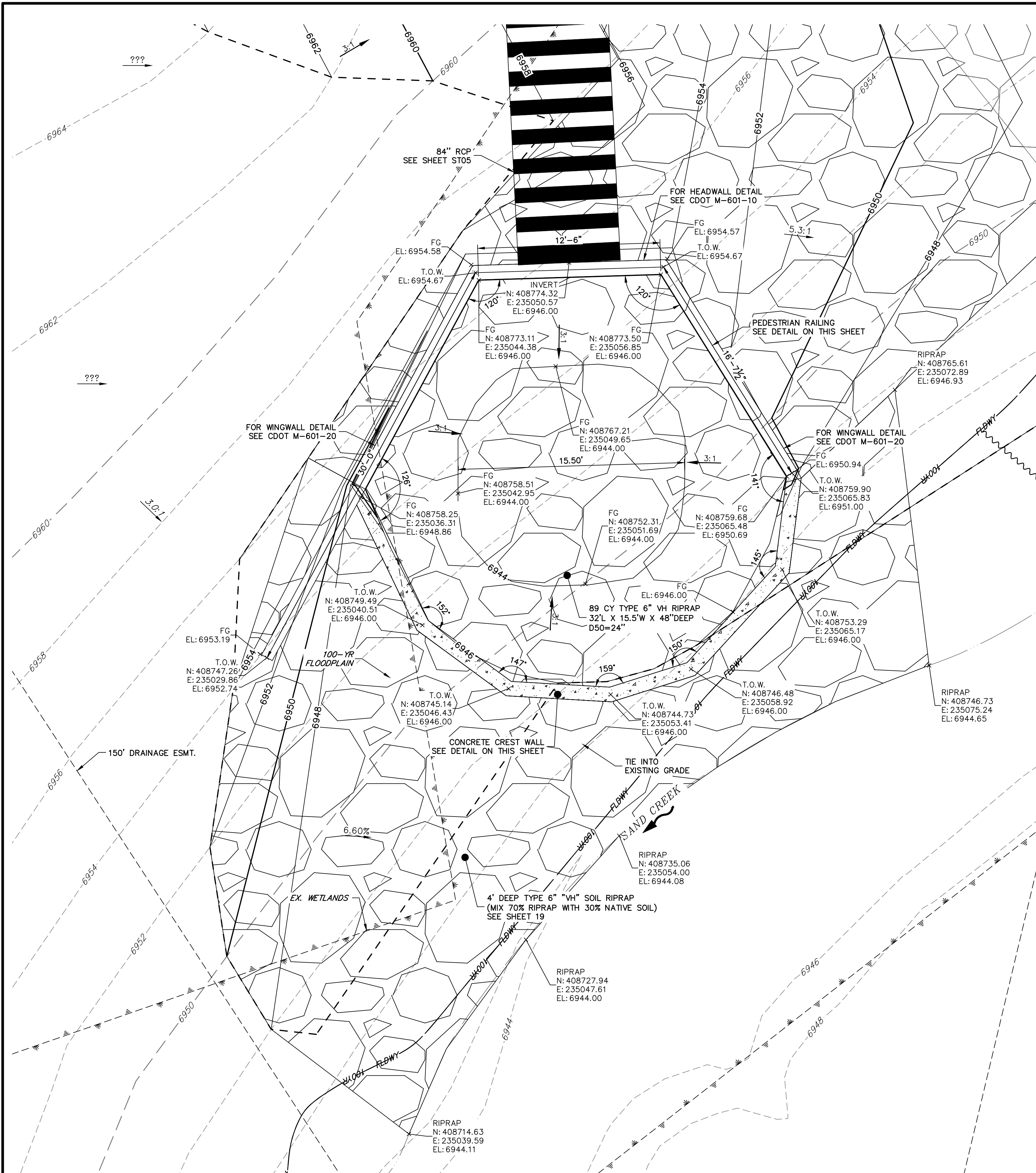
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COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

 **J.R. ENGINEERING**
A Westrian Company

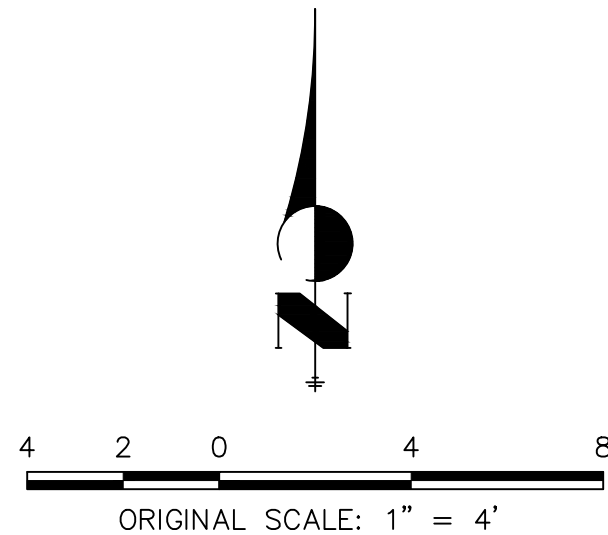
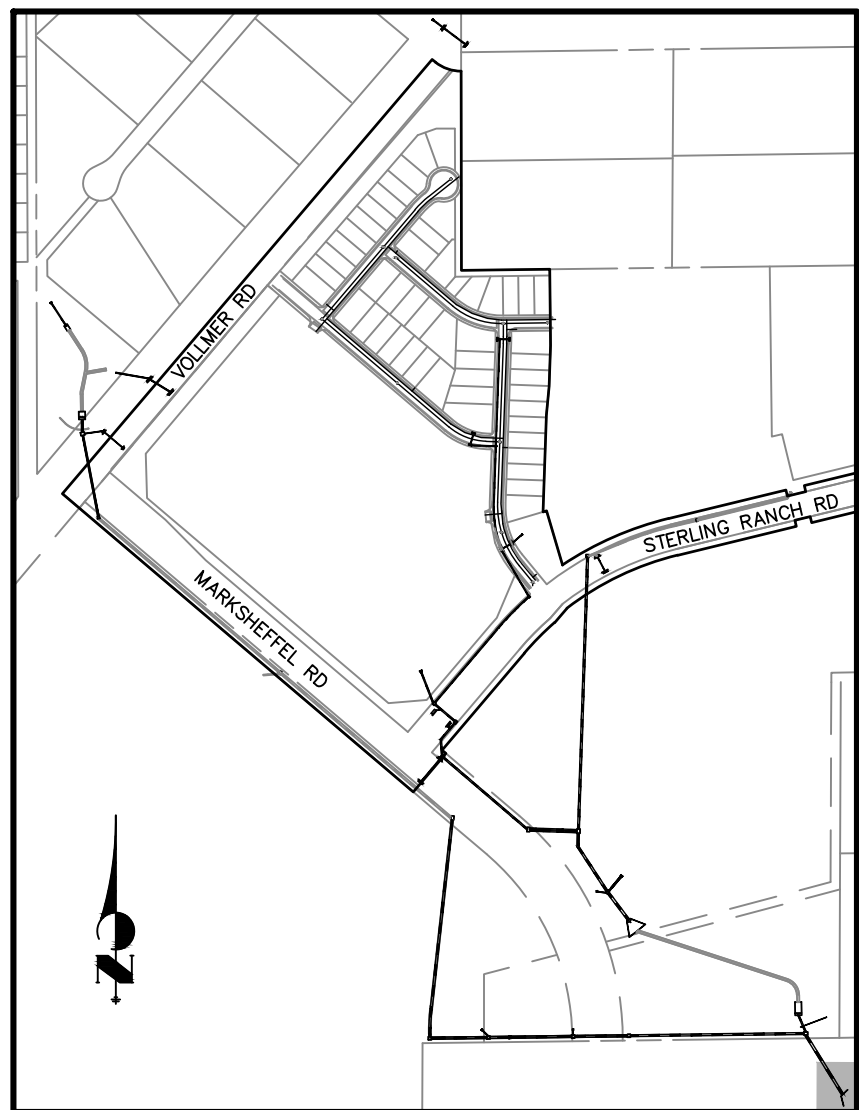
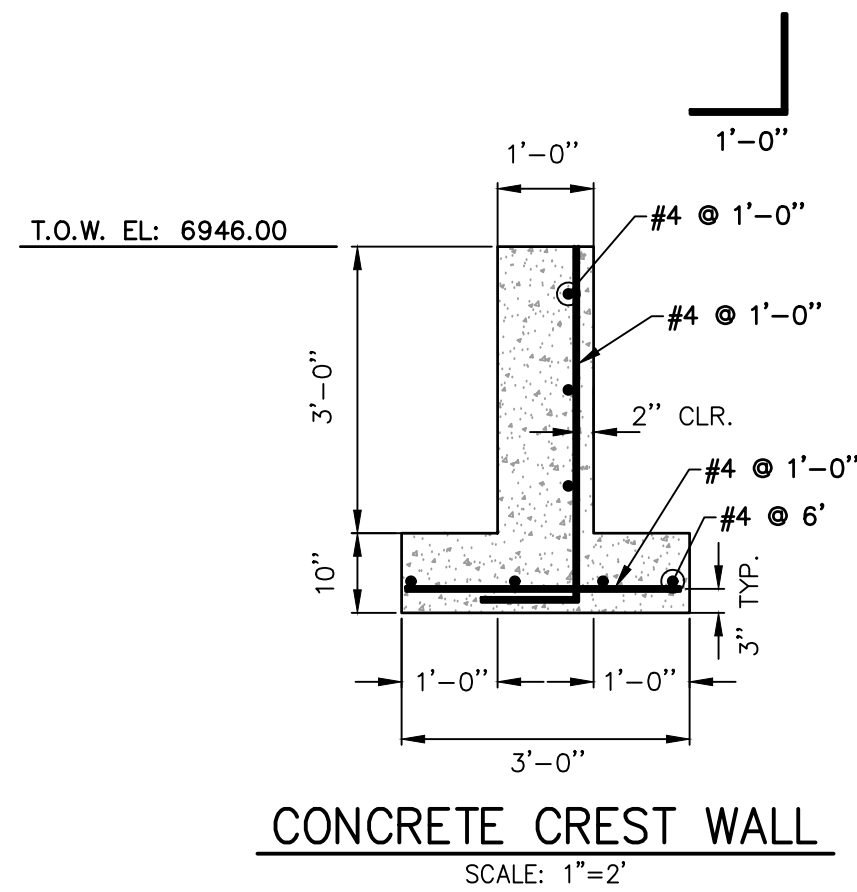
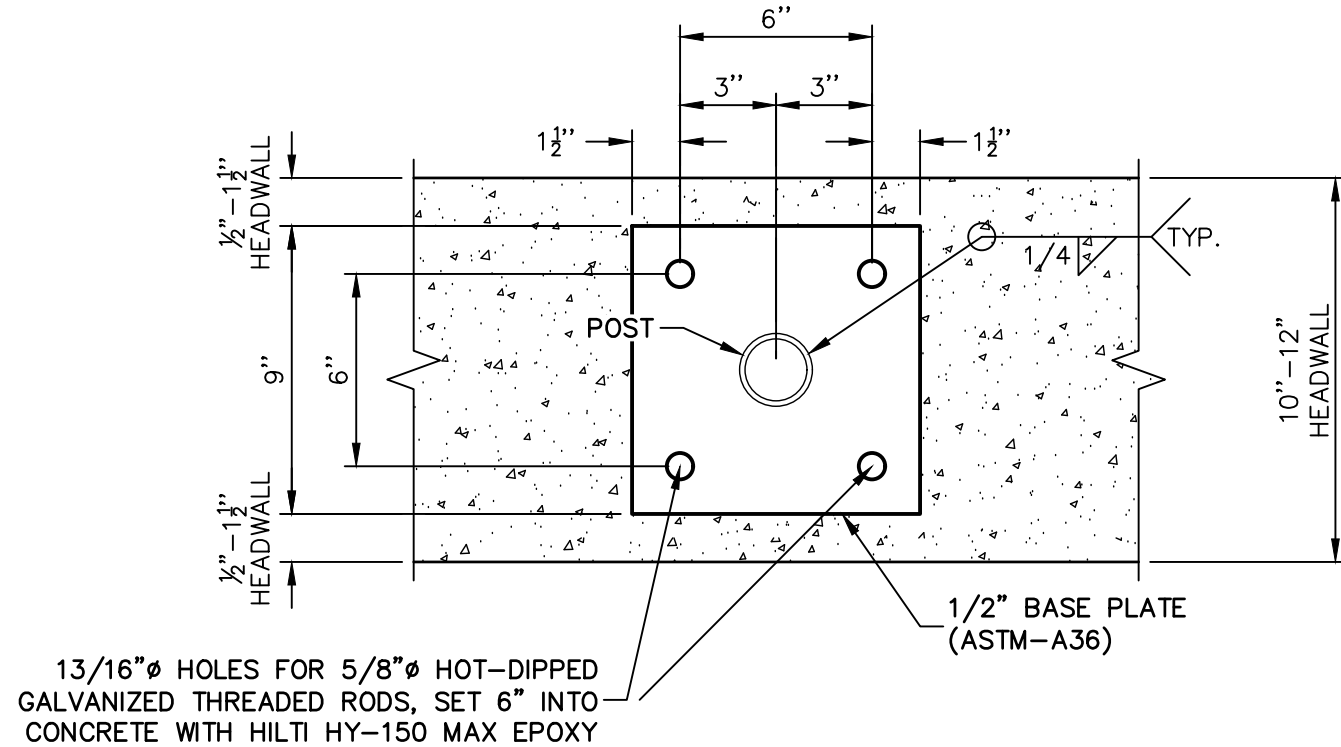
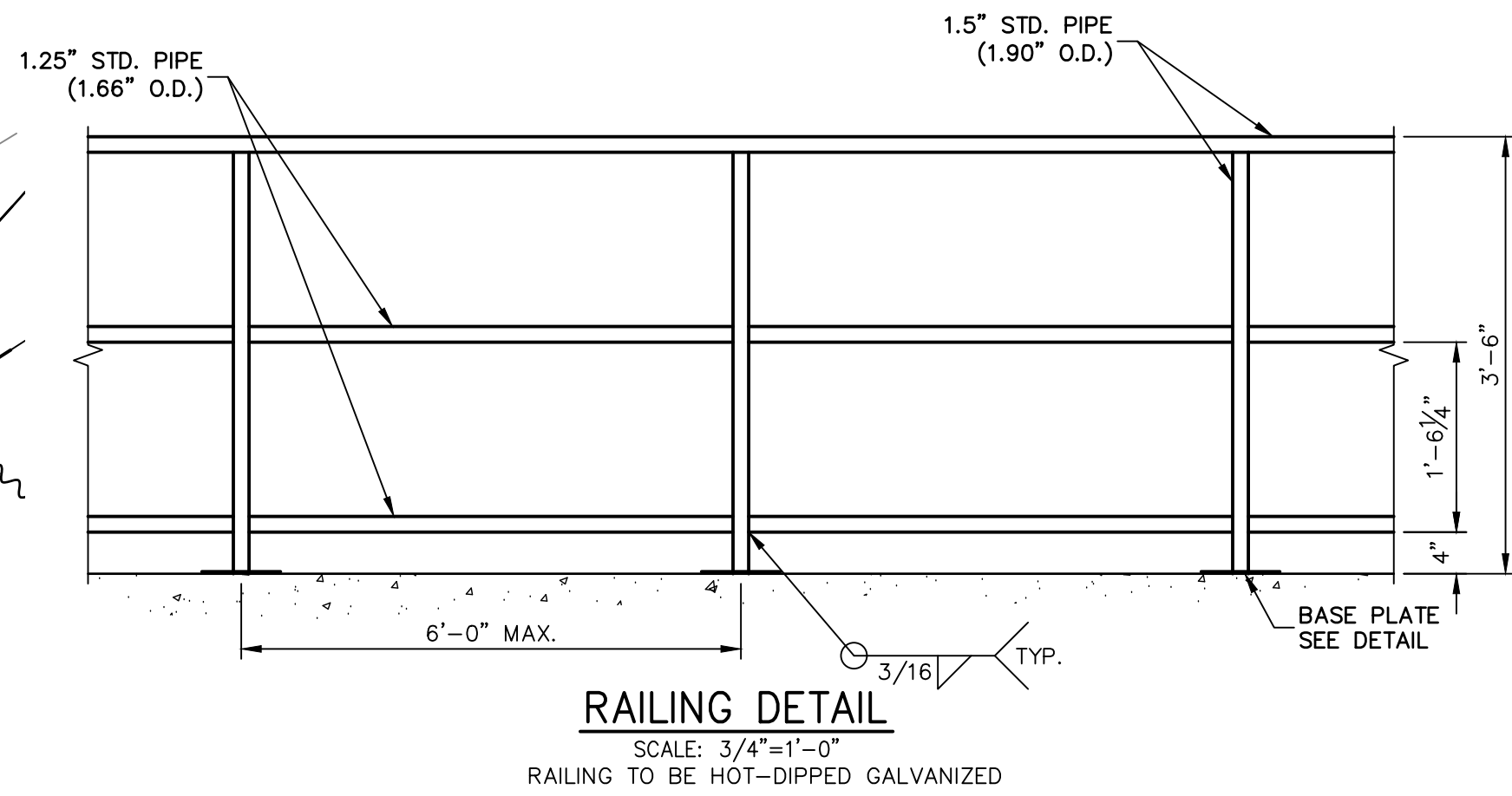
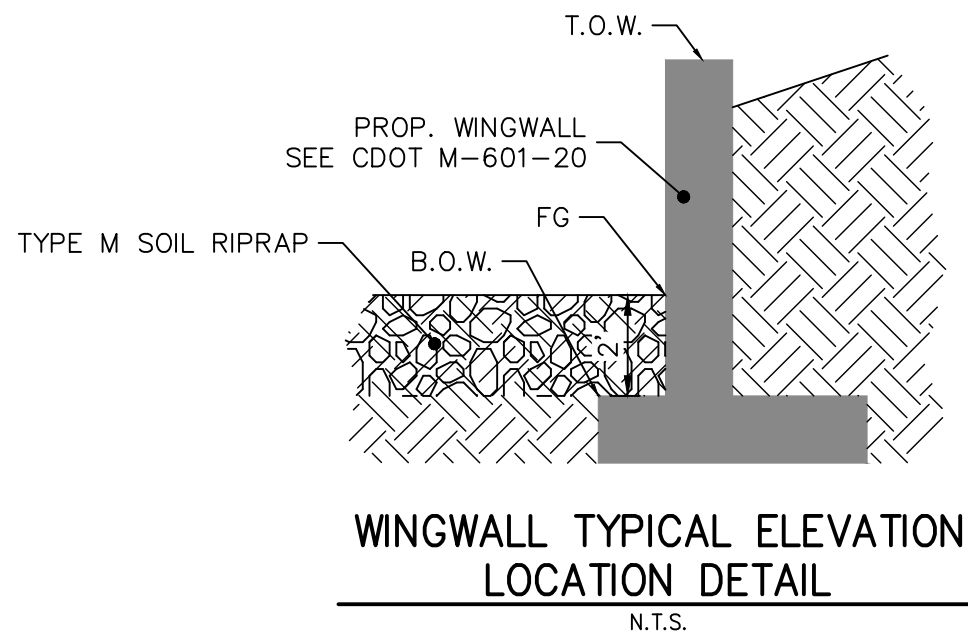
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H-SCALE	NO.	REVISION	BT	DATE
V-Scale	1	50		
V-Scale	1"	5'		
DATE	08/18/21			
DESIGNED BY	RAB			
DRAWN BY	KRW			
CHECKED BY				

STERLING RANCH FILING NO.2			
POND DETAILS			
SHEET	16	OF	26
JOB NO.	25188.01		



STORM 23 - 84" OUTFALL STILLING BASIN W/ HEADWALL & WINGWALL
SCALE: 1" = 4'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

32314
8/18/2021
DATE

STERLING RANCH FILING NO.2

POND DETAILS

SHEET 18 OF 26

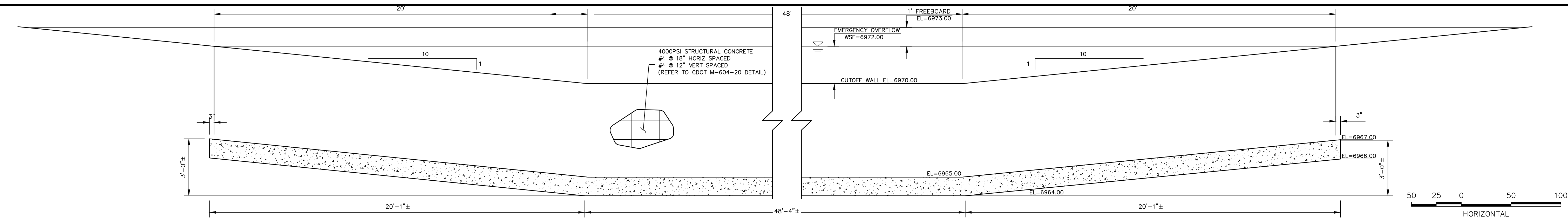
JOB NO. 25188.01

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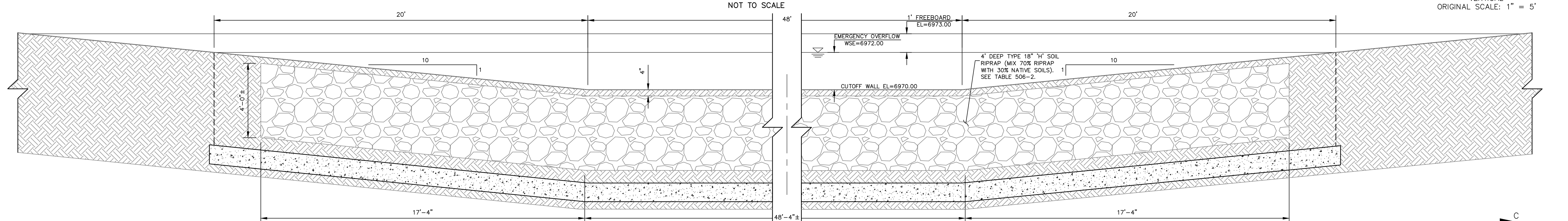
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SUITE 201
COLORADO SPRINGS, CO 80903
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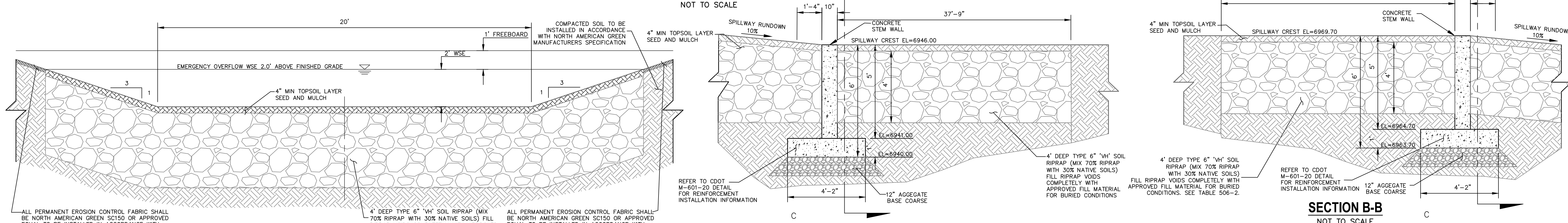
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SECTION A-A CONCRETE CUTOFF WALL - ELEVATION



SECTION C-C



SECTION B-B



SPILLWAY RUNDOWN INTO SAND CREEK - SECTION D-D

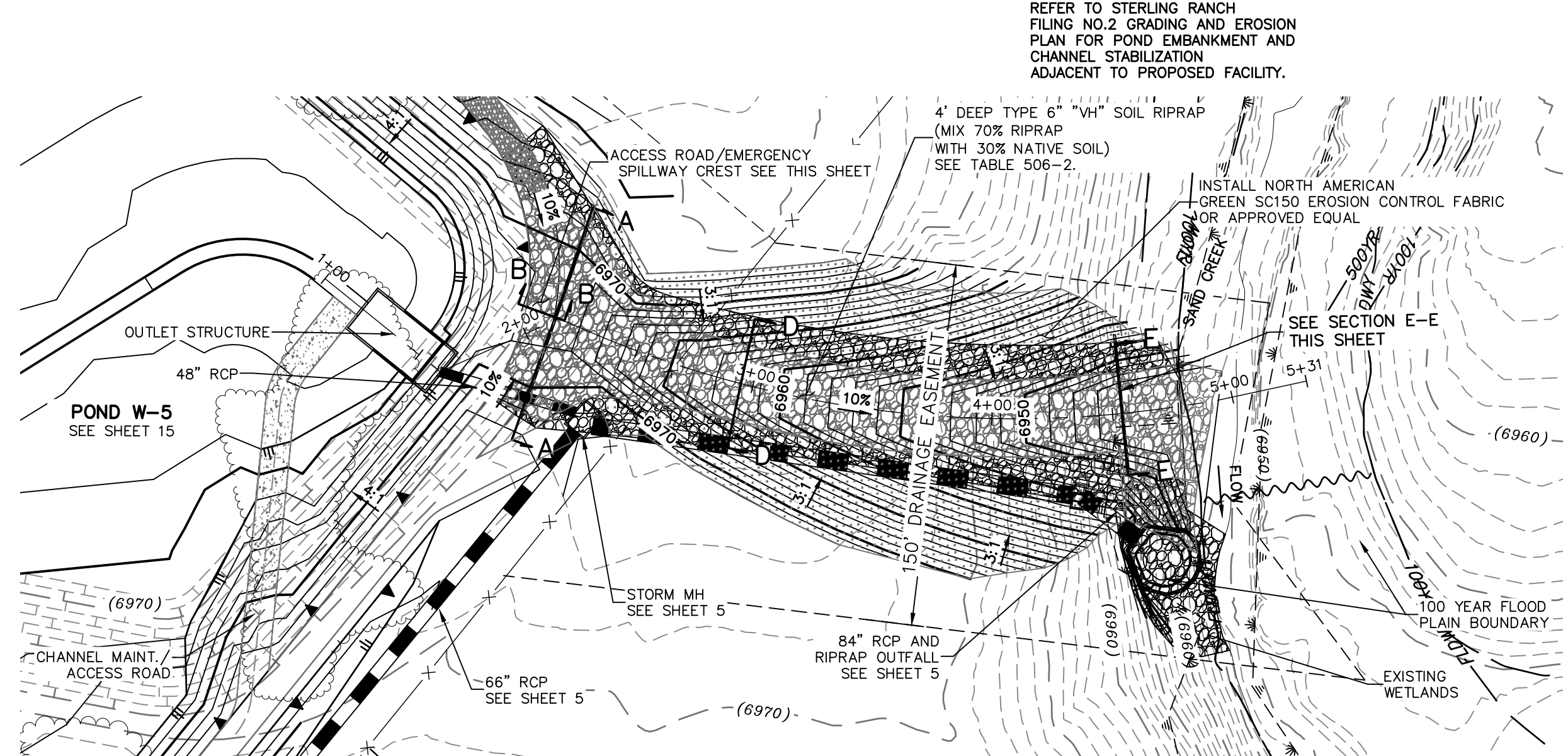
Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap TYPE VL	6	70-100 50-70 35-50 2-10	12 9 6 2	85 35 10 0.4
Riprap TYPE L	9	70-100 50-70 35-50 2-10	15 12 9 3	160 85 35 1.3
Riprap TYPE M	12	70-100 50-70 35-50 2-10	21 18 12 4	440 275 85 3
Riprap TYPE H	18	100 50-70 35-50 2-10	30 24 18 6	1280 650 275 10
Riprap TYPE VH	24	100 50-70 35-50 2-10	42 33 24 9	3500 1700 650 35

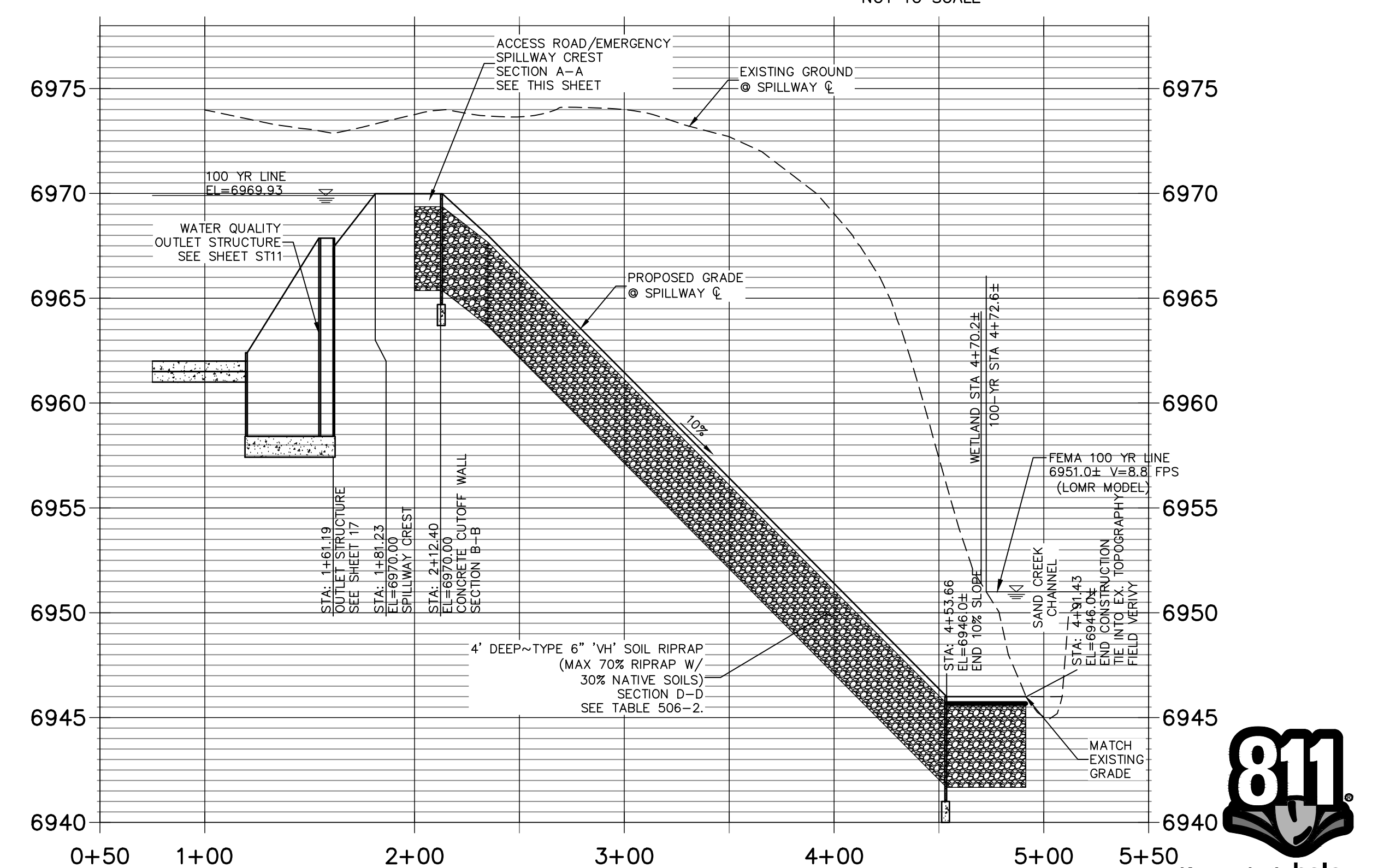
¹d50 = nominal stone size
²based on typical rock mass
³equivalent spherical diameter
⁴based on a specific gravity = 2.5

Nominal stone size and total thickness of the riprap shall be as shown on the plans.

NOTE: CDOT SECTION 506 REQUIREMENTS APPLY



EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT



EMERGENCY SPILLWAY PROFILE

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PREPARED FOR
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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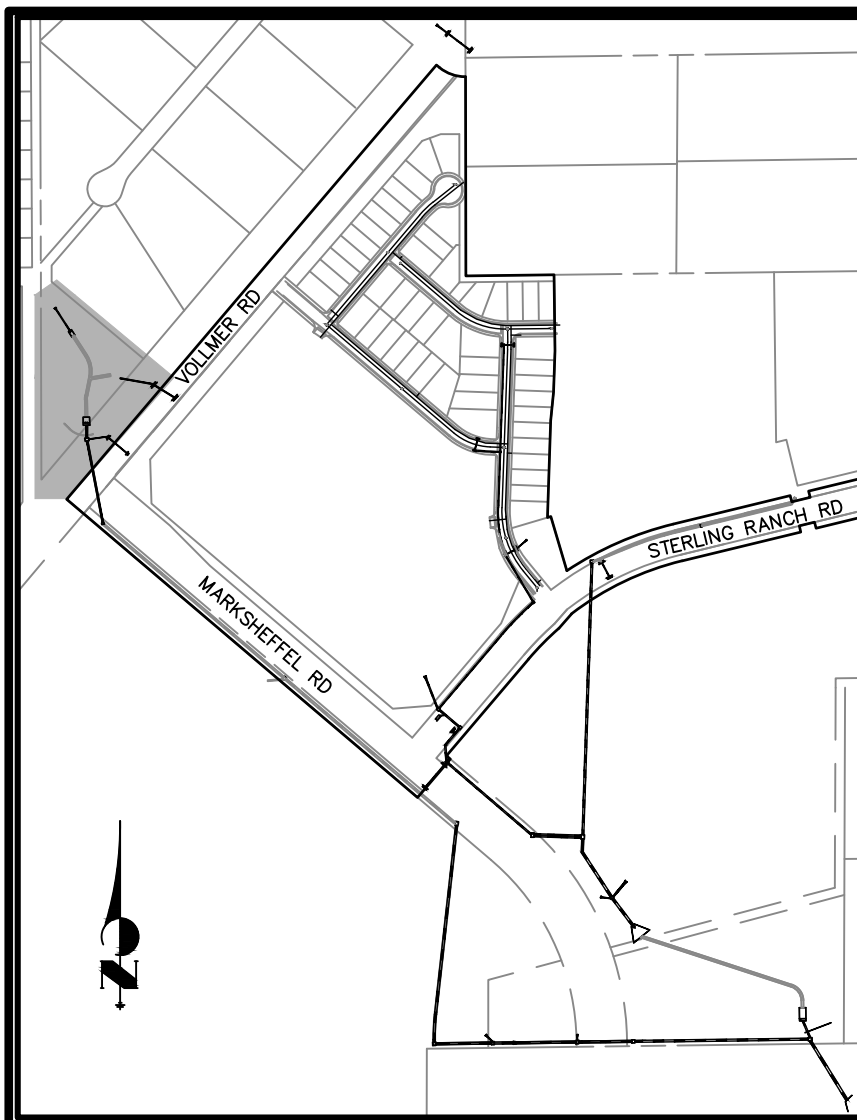
No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'						
								08/18/21	RAB	KRW	

STERLING RANCH FILING NO.2

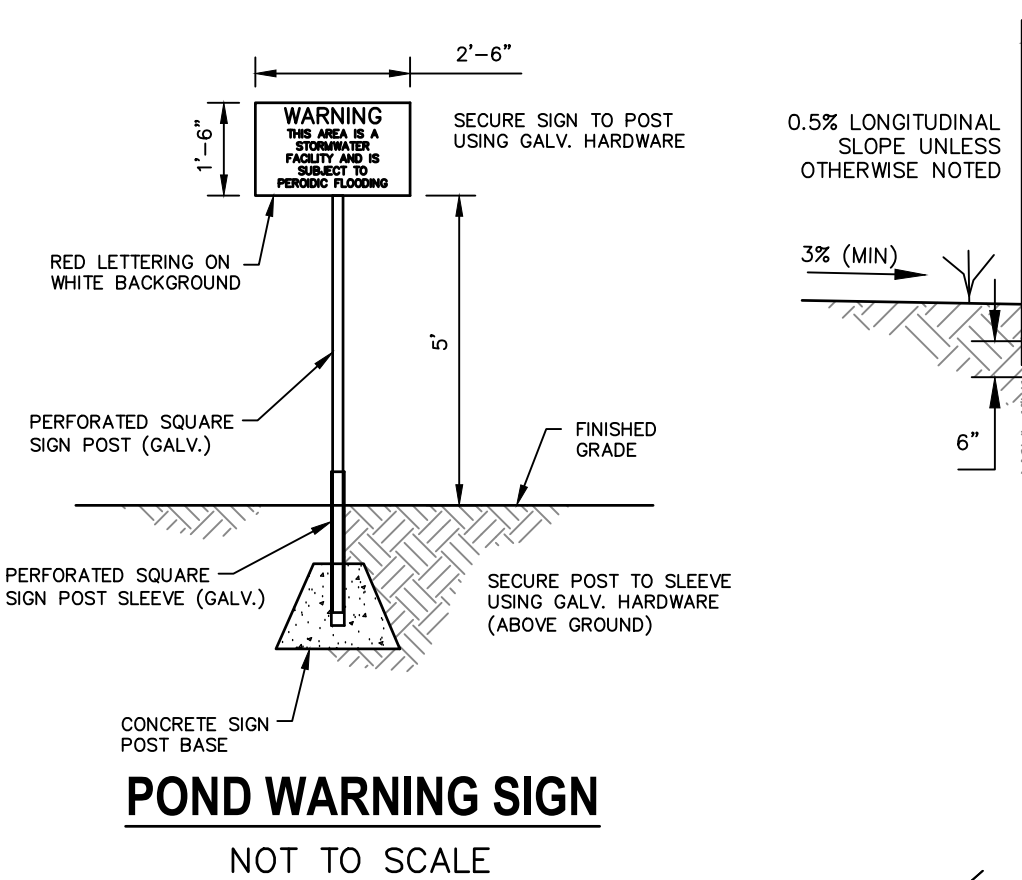
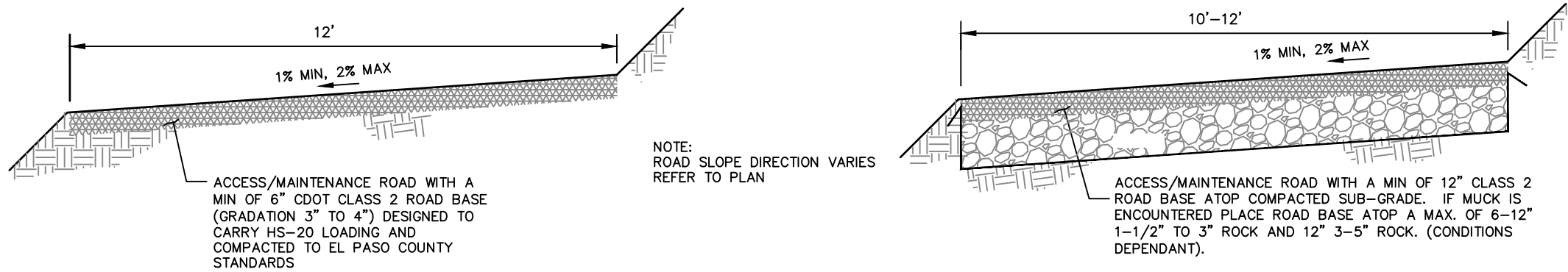
POND DETAILS

SHEET 19 OF 26

JOB NO. 25188.01



- LEGEND**
- EX EXISTING
 - FUT FUTURE
 - PROP PROPOSED
 - 7070 PROP MAJ CONT
 - (7070) PROP MIN CONT
 - EXIST MAJ CONT
 - EXIST MIN CONT
 - NORTH AMERICAN GREEN SC150 PERM EROSION CONTROLBLANKET
 - NORTH AMERICAN GREEN SC250 PERM EROSION CONTROLBLANKET
 - GROUTED RIPRAP
 - RIPRAP TYP.
 - STABILIZED MAINTENANCE ROAD ABOVE EURV
 - STABILIZED MAINT. ROAD BELOW EURV
 - RIPRAP LOW FLOW CHANNEL
 - EX. FLOW ARROW
 - PROP. FLOW ARROW

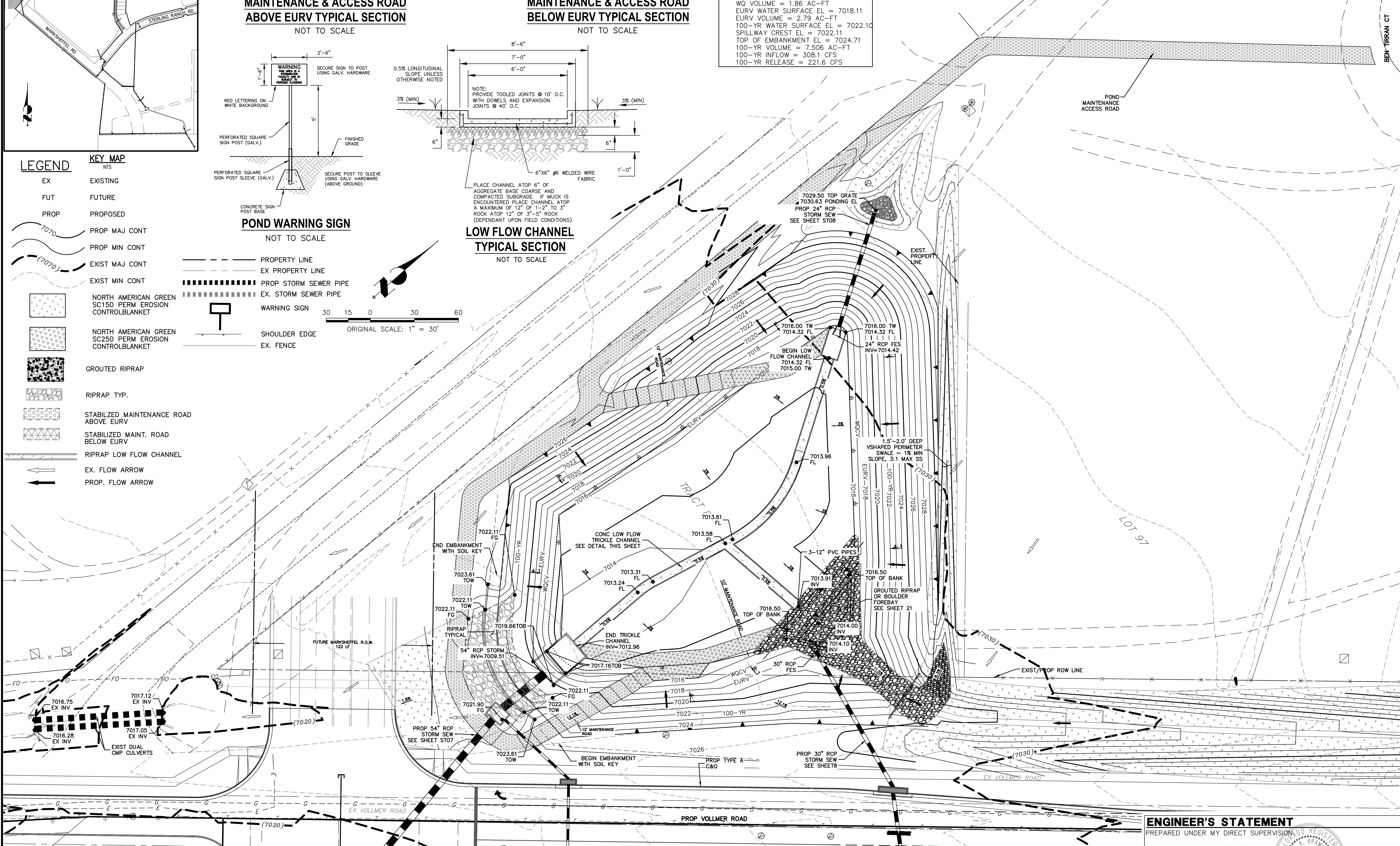


NOTES:

SEE STERLING RANCH-FILING NO. 2 GRADING AND EROSION CONTROL PLANS FOR EROSION CONTROL DETAILS. FULL SPECTRUM DETENTION POND TO BE MAINTAINED BY STERLING RANCH METRO DISTRICT.

POND W-4 FULL SPECTRUM DETENTION BASIN DATA

WQ WATER SURFACE EL = 7017.09
WQ VOLUME = 1.86 AC-FT
EURV WATER SURFACE EL = 7018.11
EURV VOLUME = 2.79 AC-FT
100-YR WATER SURFACE EL = 7022.10
SPILLWAY CREST EL = 7022.11
TOP OF EMBANKMENT EL = 7024.71
100-YR VOLUME = 7.506 AC-FT
100-YR INFLOW = 308.1 CFS
100-YR RELEASE = 221.6 CFS




FULL SPECTRUM DETENTION POND W-4
SITE PLAN
SCALE 1"=30'

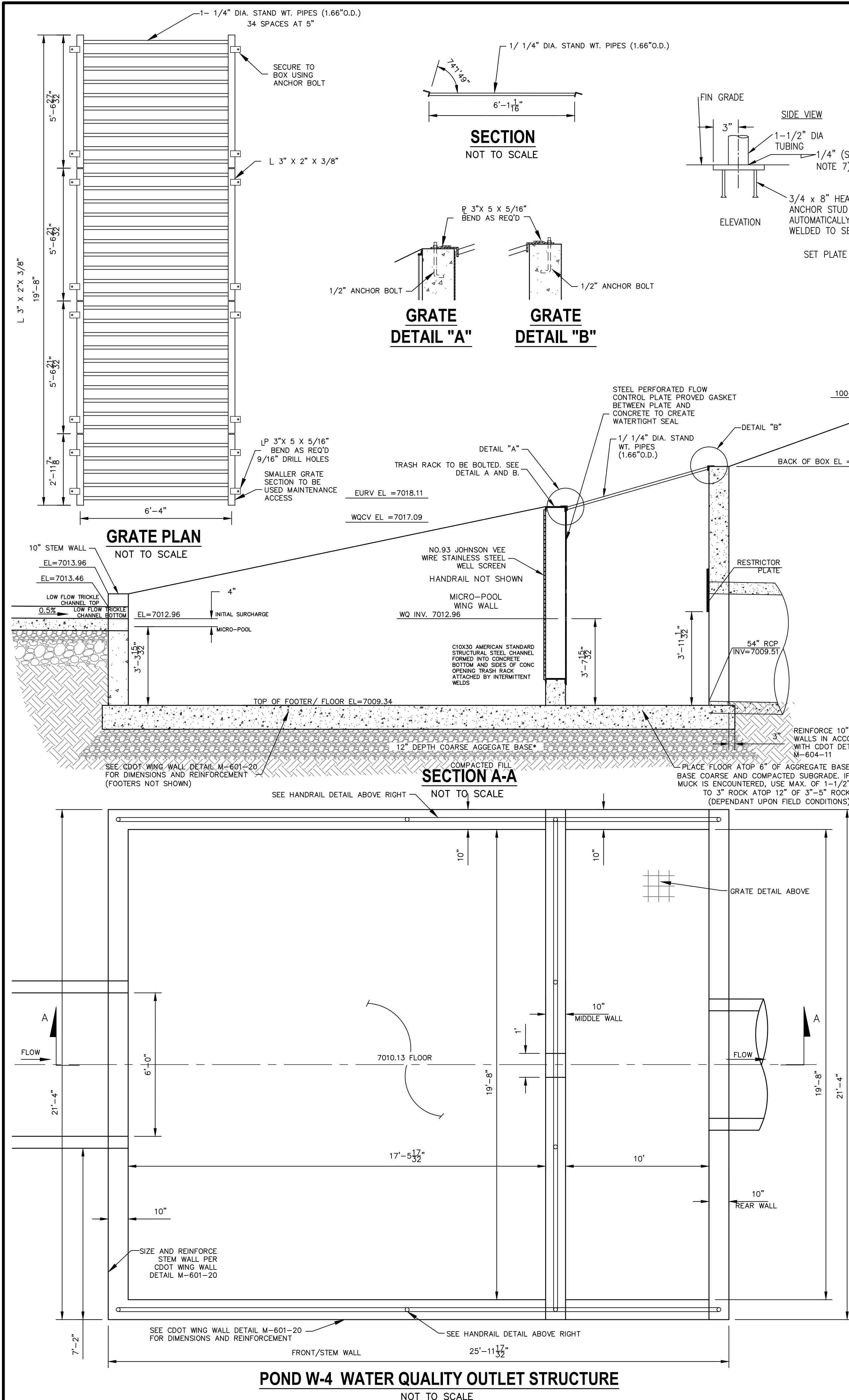
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

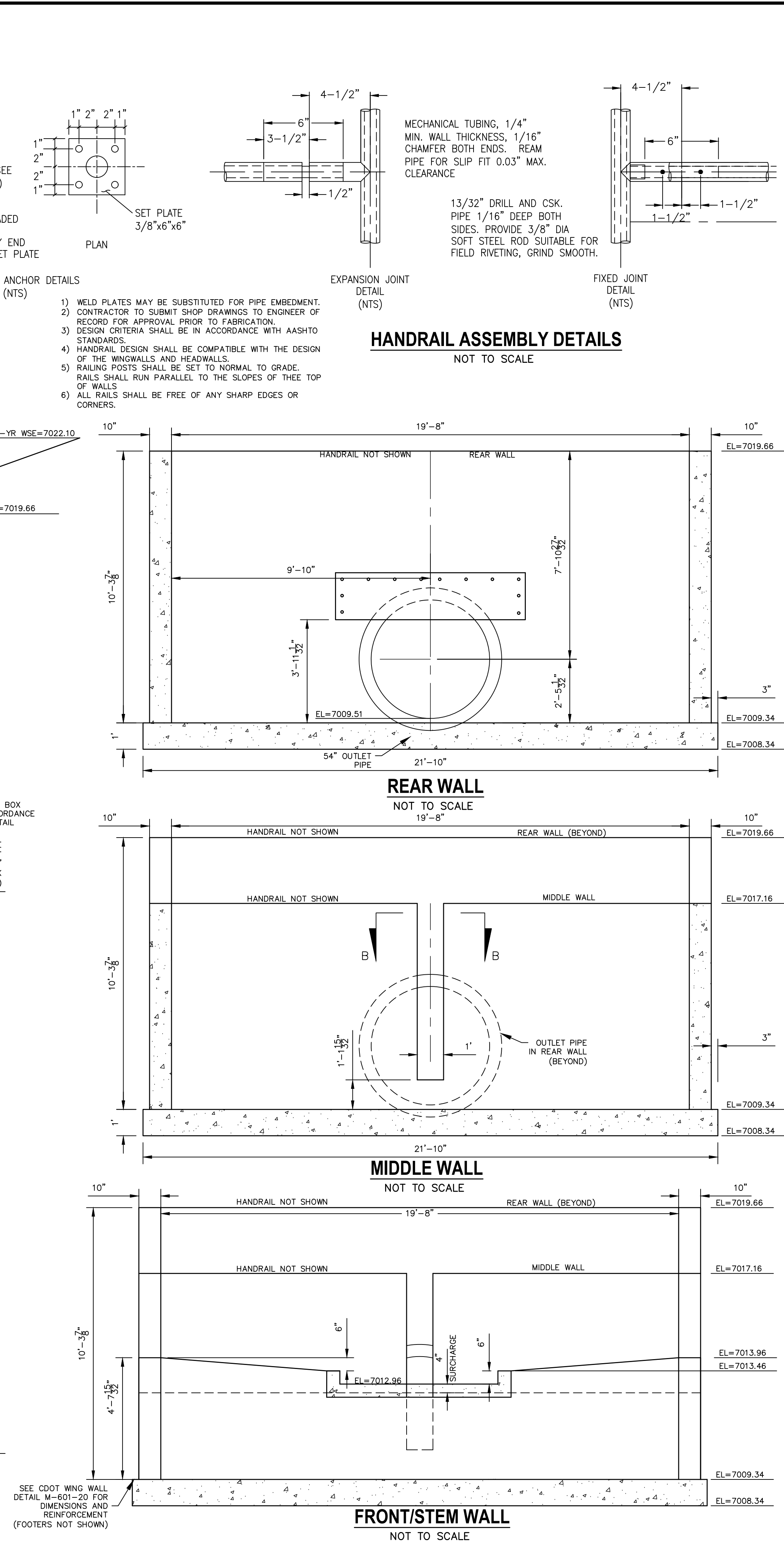
DATE 8/18/2021

COLORADO REGISTERED PROFESSIONAL ENGINEER
32314
MIKE A. BRAMLETT

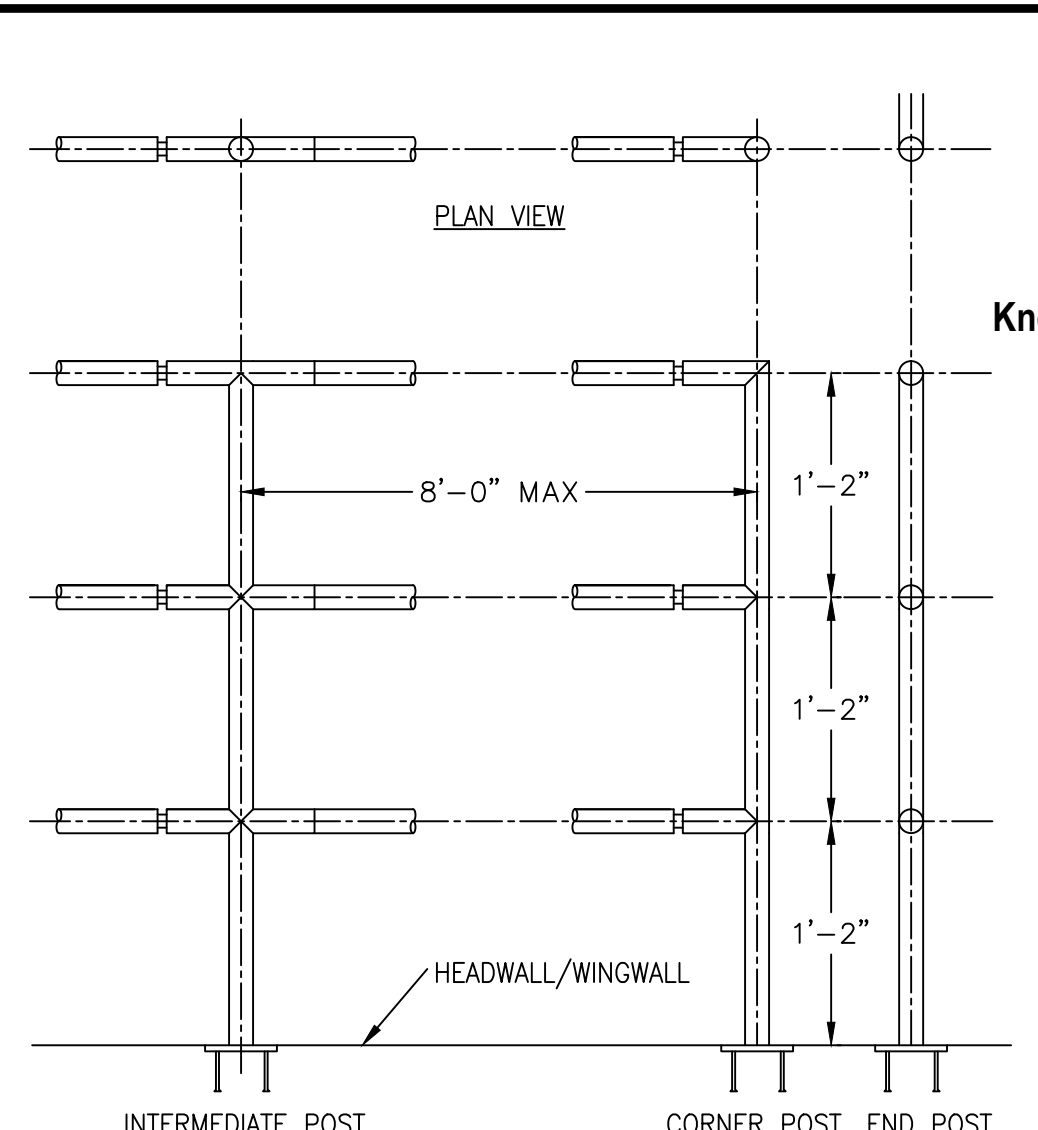
STERLING RANCH FILING NO.2		H-SCALE		1"=30'	No.		REVISION		BY		DATE		
POND W-4		V-SCALE		N/A									
		DATE		08/18/21									
		DESIGNED BY		RAB									
		DRAWN BY		KRW									
		CHECKED BY											
SHEET 20 OF 26		J-R ENGINEERING  A Western Company Centennial 303-740-9383 • Colorado Springs 719-595-2393 Fort Collins 970-491-9888 • www.jrengineering.com											
JOB NO. 25188.01		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742 UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.											



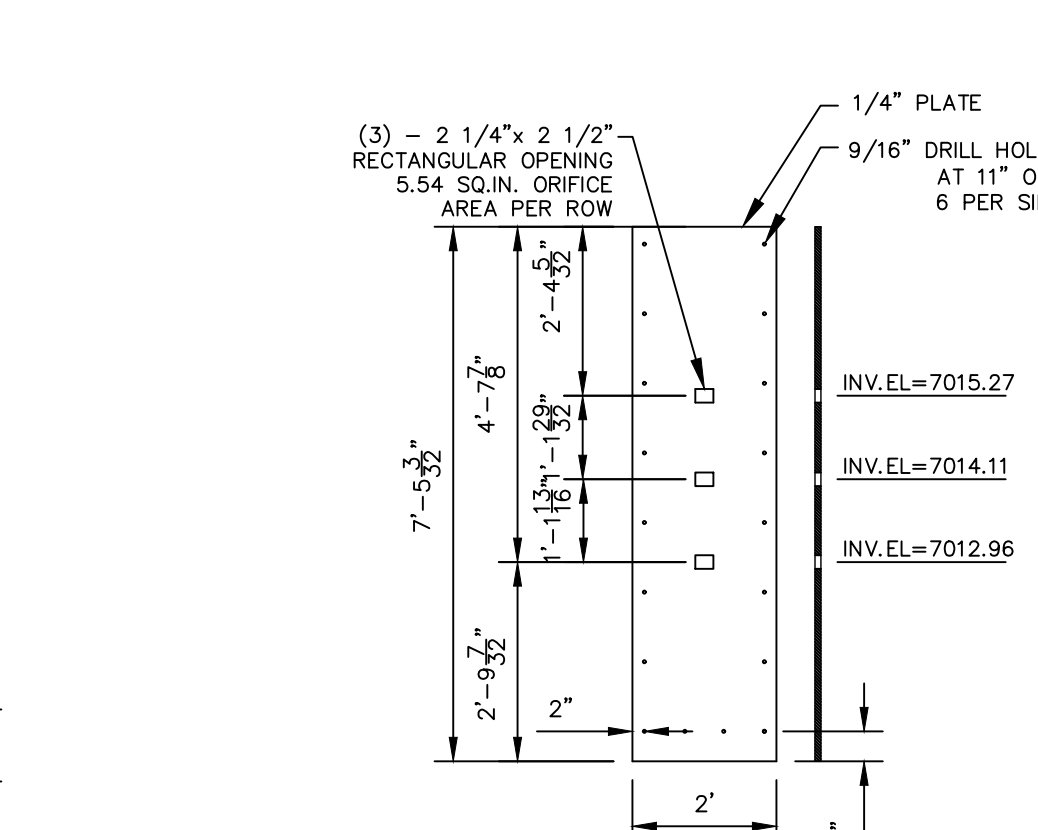
POND W-4 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE



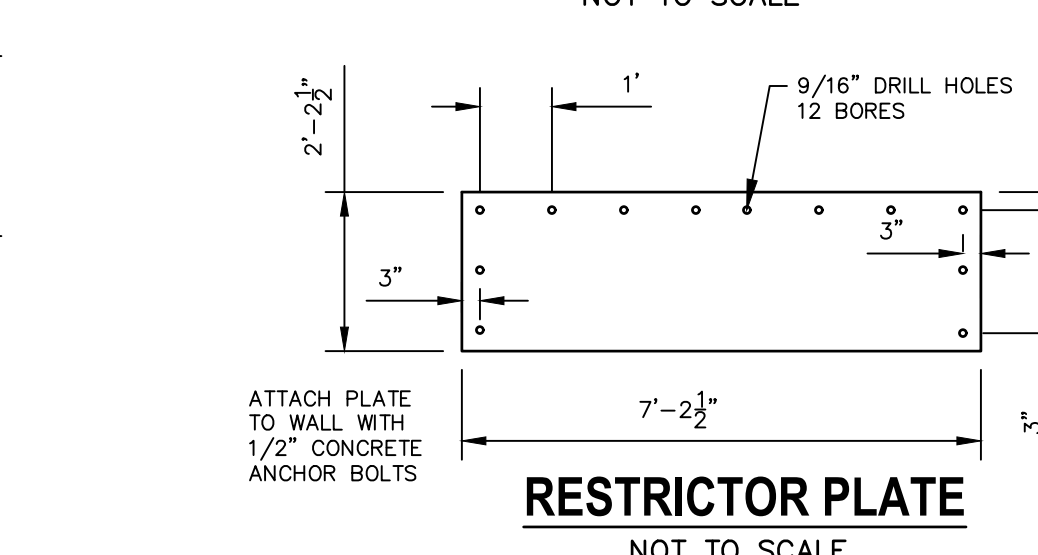
HANDRAIL ASSEMBLY DETAILS
NOT TO SCALE



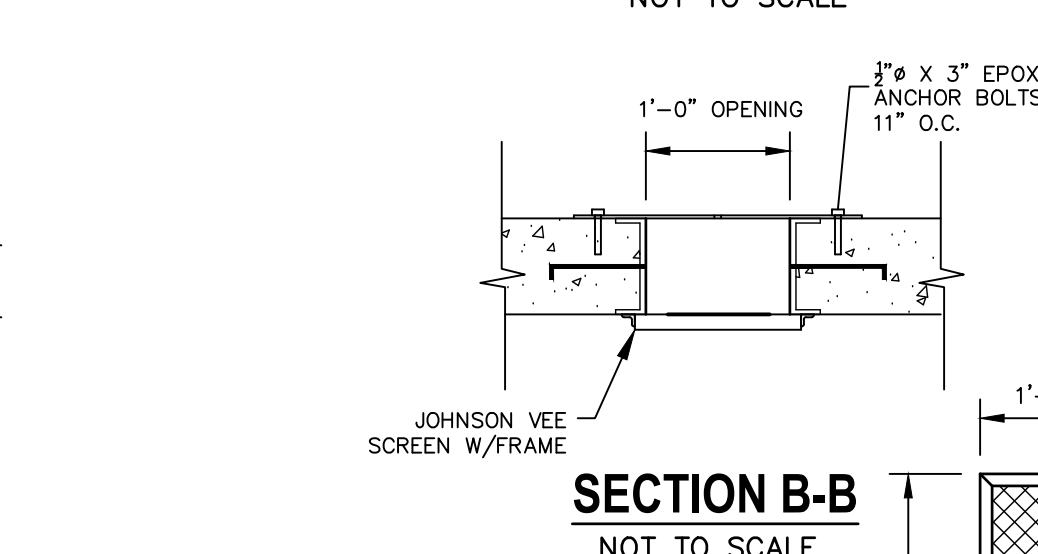
ELEVATION VIEW
NOT TO SCALE



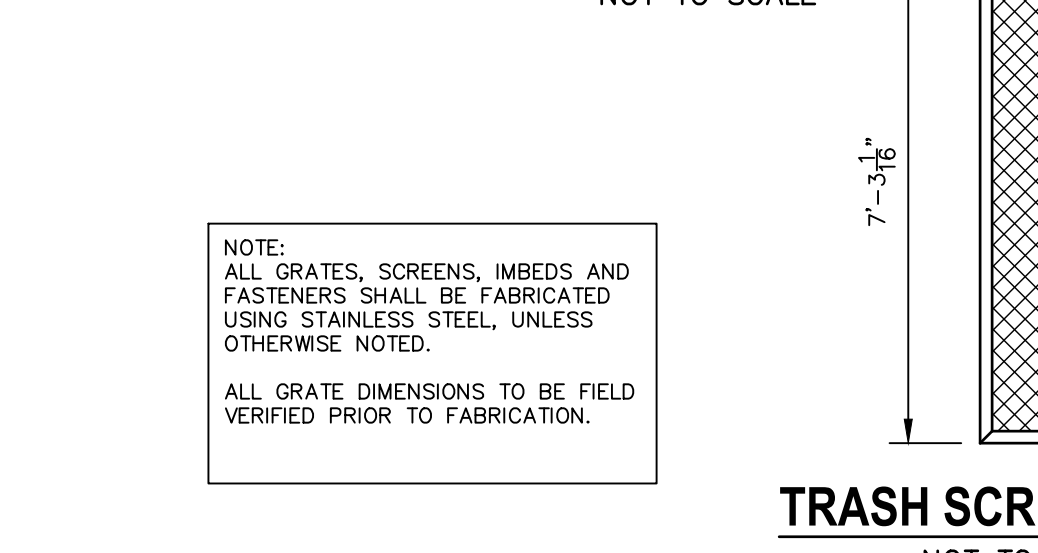
ORIFICE PLATE
NOT TO SCALE



RESTRICTOR PLATE
NOT TO SCALE



SECTION B-B
NOT TO SCALE

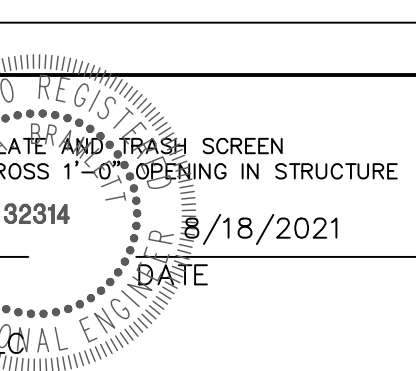


TRASH SCREEN DETAIL
NOT TO SCALE

NOTE:
ALL GRATES, SCREENS, IMBEDS AND FASTENERS SHALL BE FABRICATED USING STAINLESS STEEL, UNLESS OTHERWISE NOTED.
ALL GRATE DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.

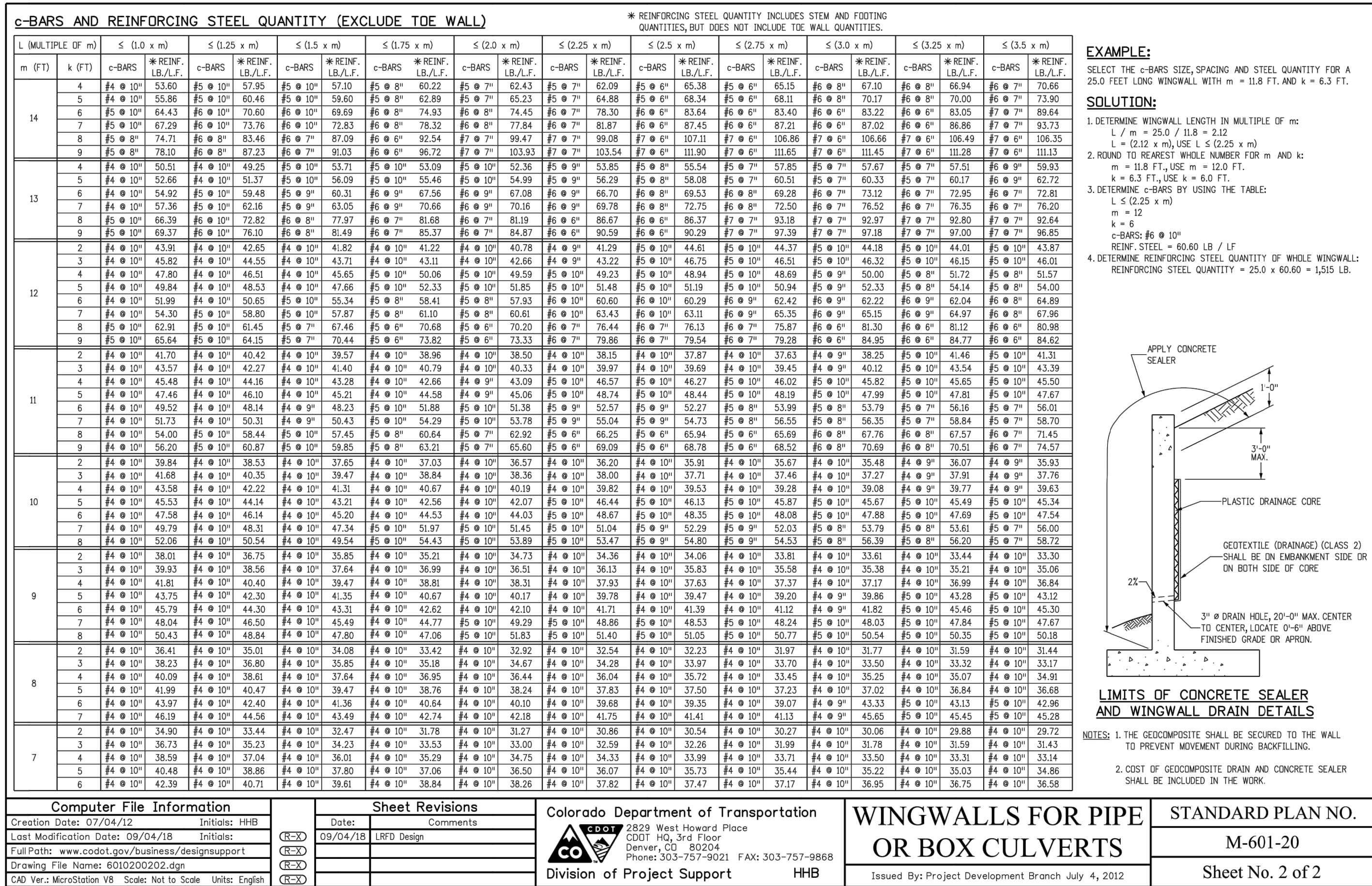
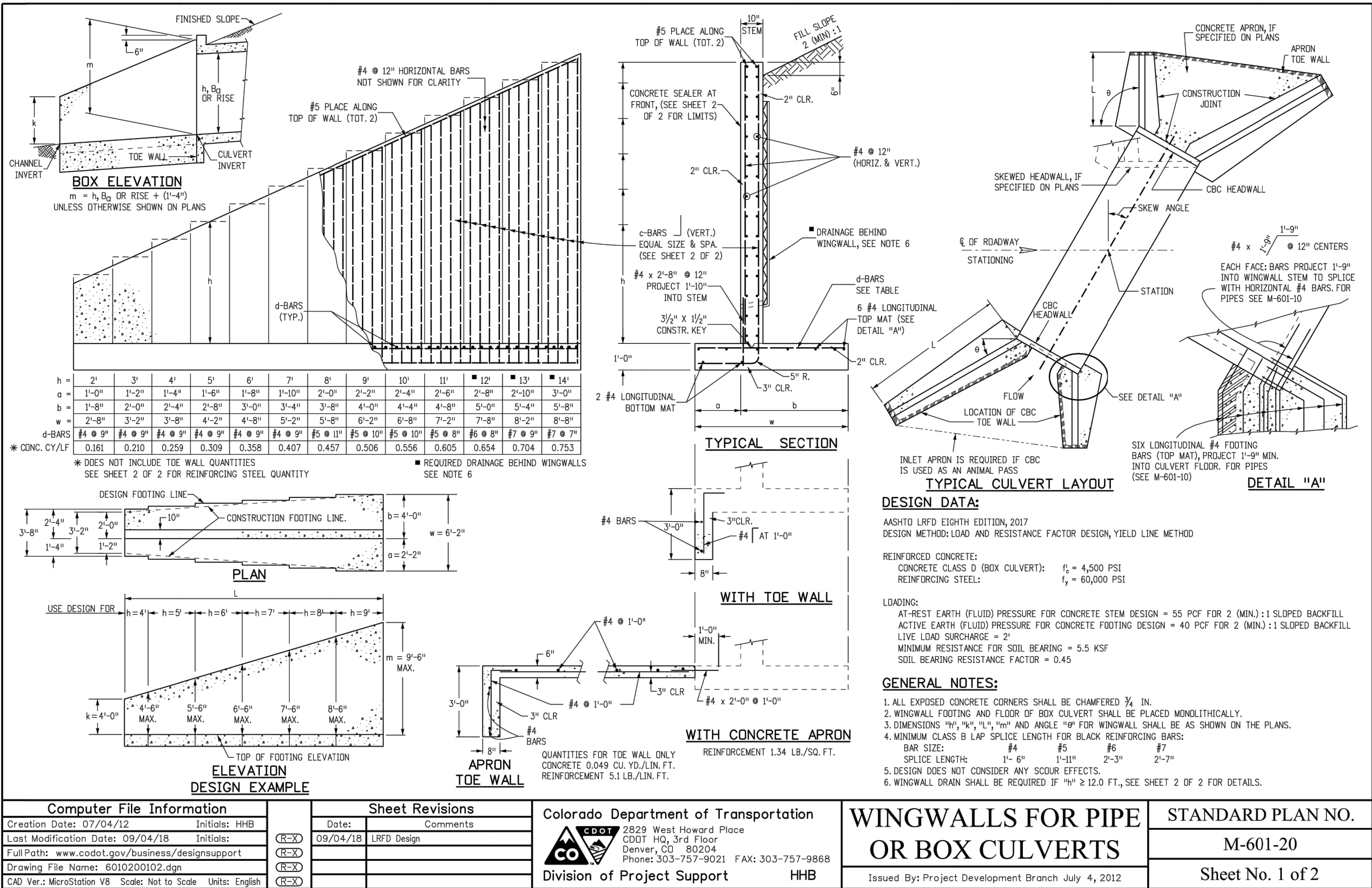
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
NOTE:
CENTER ORIFICE PLATE AND TRASH SCREEN HORIZONTALLY ACROSS 1'-0" OPENING IN STRUCTURE
32314
8/18/2021
DATE
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

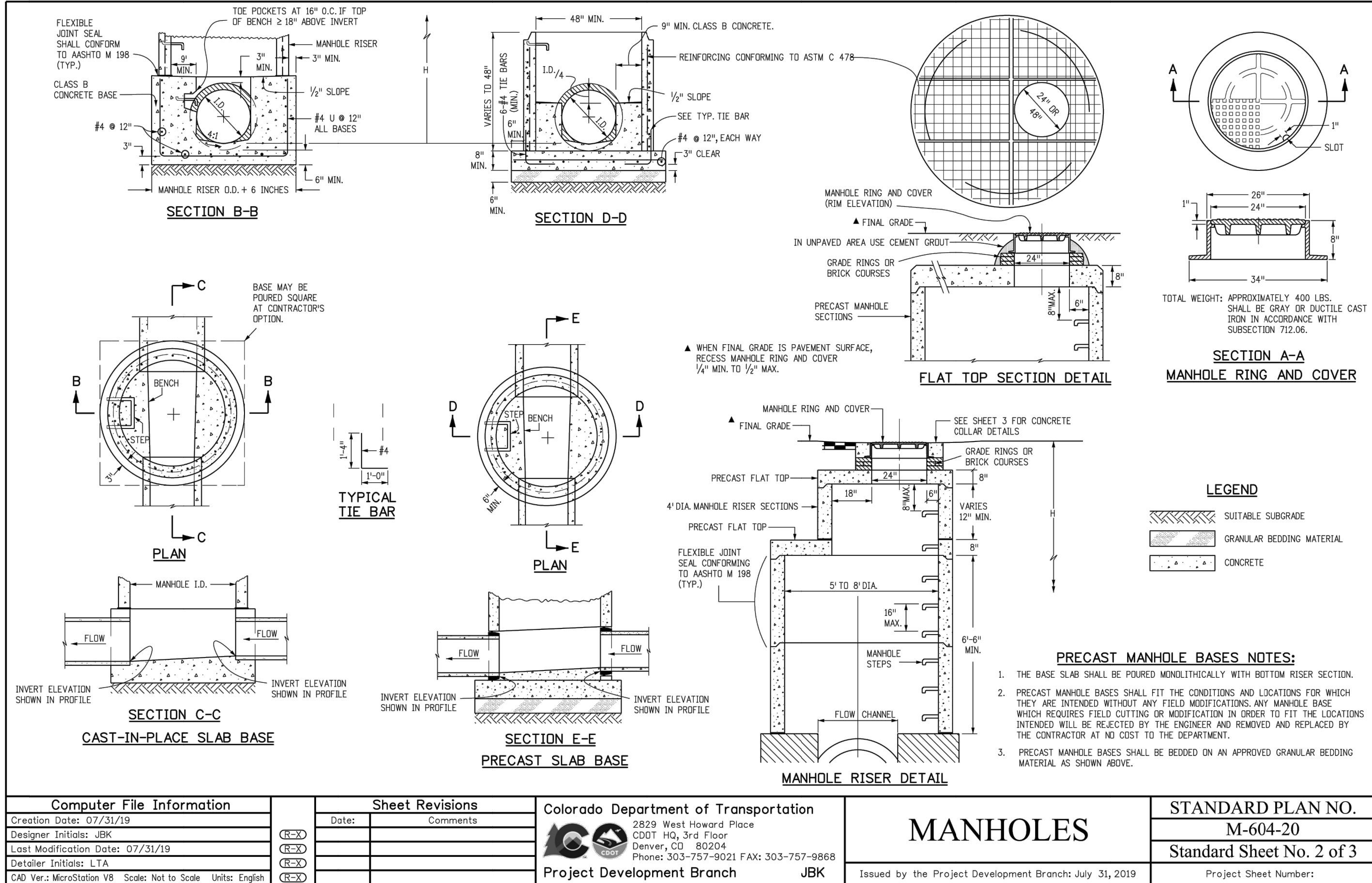
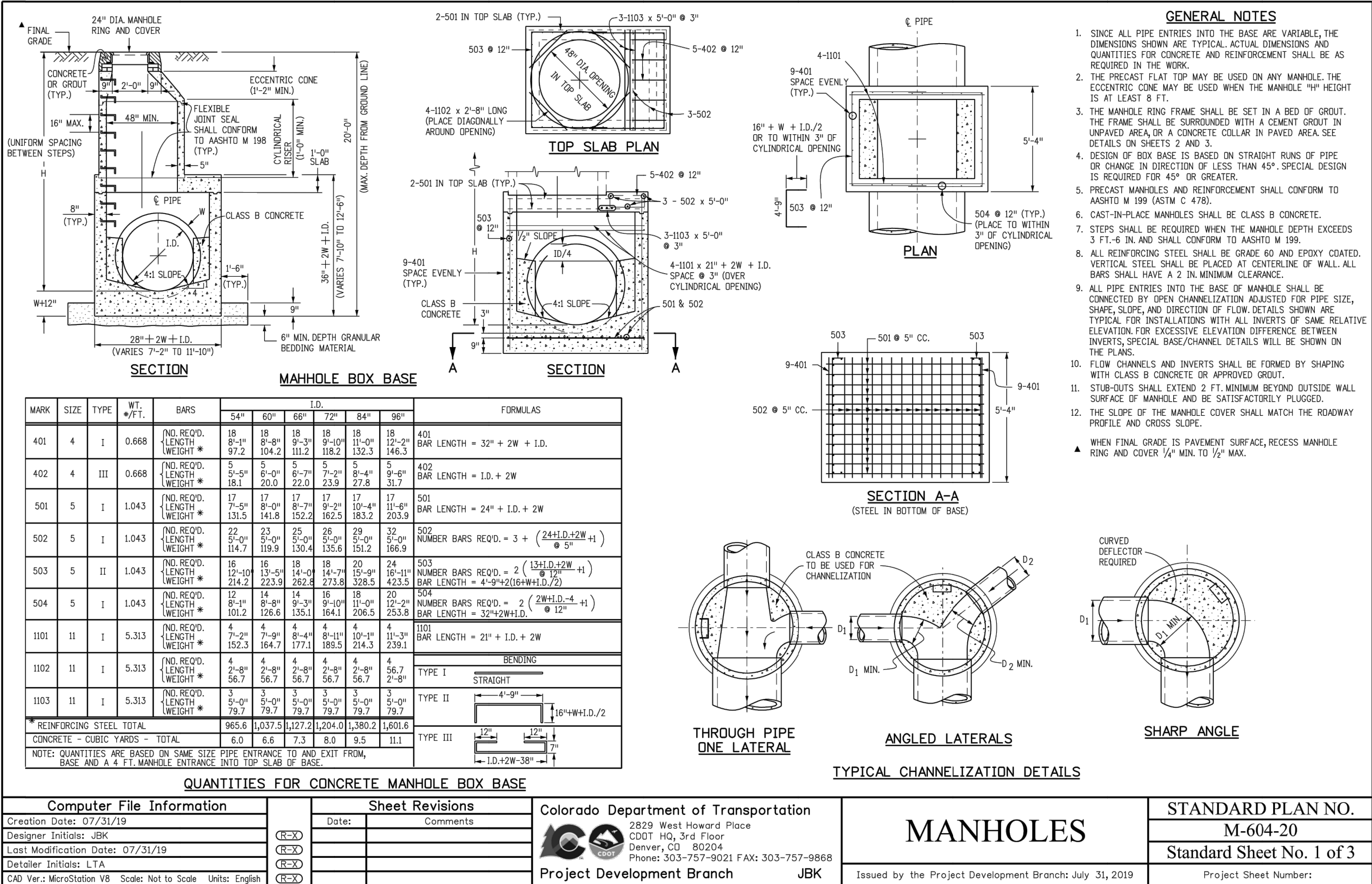


811
Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE NOT TO BE USED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742			
J-R ENGINEERING A Western Company				Central 303-740-9988 • Colorado Springs 719-589-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
DATE	BY	REVISION	NO.	H-SCALE	V-SCALE	DATE	DESIGNED BY
				1"=50'	1"=5'	08/18/21	RAB
							DRAWN BY
							KRW
							CHECKED BY
STERLING RANCH FILING NO.2				POND DETAILS			
SHEET 23 OF 26				JOB NO. 25188.01			



SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742



STERLING RANCH FILING NO.2
SHEET 25 OF 26
JOB NO. 25188.01

