

GENERAL NOTES

- 

SHEET INDEX

- ## BENCHMARKS

- ## LEGEND

-
- A detailed cross-section diagram of a typical residential street. The diagram shows a central travel lane with a 30' EOP-EOP (Edge of Pavement to Edge of Pavement) width. On either side of the travel lane are 5' PUBLIC IMPROVEMENT ESMT (Edge of Street to Median to Edge of Street) areas. The total width of the street is 40'. The diagram includes various utilities and dimensions:
- Travel Lane:** 30' EOP-EOP, 2% TP (Transverse Profile) slope.
 - Public Improvement ESMT:** 5' on each side.
 - Curb Stop Locations:** Indicated by small squares on the curb.
 - Utilities:**
 - Water:** 4" MIN. diameter, 10' from the curb.
 - Sanitary Sewer:** 10" diameter, 10' from the curb.
 - Storm Sewer:** 6 IN. PASSIVE UNDERDRAIN, 10' from the curb.
 - Electric Lines:** 6' SIDEWALK, 1' from the curb.
 - Gas and Electric:** IN JOINT TRENCH, 1' from the curb.
 - Dimensions:**
 - 7.5' from curb to centerline of travel lane.
 - 2.5' from curb to centerline of travel lane.
 - 50' R.O.W. (Right of Way) from curb to centerline of travel lane.
 - 2.5' from curb to centerline of travel lane.
 - 7.5' from curb to centerline of travel lane.
 - Other Labels:**
 - TYPE A & TYPE C CURB & GUTTER (SEE PLANS)
 - PROW LINE (Public Right of Way Line)
 - PROW LINE (Public Right of Way Line)
- TYPICAL RESIDENTIAL STREET**
 SCALE: NTS
 DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

1. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
2. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
3. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - a. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, CCTV INSPECTION, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - b. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
 - d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80913 JAMES F. MORLEY (719) 497-1742	COMMUNICATIONS:	QUEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-585-5980
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:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5936
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	GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986
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		

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

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED James F. Morley
JAMES F. MORLEY

DATE 7/12/2021

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

THE STERLING RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

DATE: 7/12/2021

BY: [Signature]

PROJECT NO. 2518801 SAN/water

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WASTEWATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

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

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

DATE _____

4/12/2022

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

PREPARED FOR
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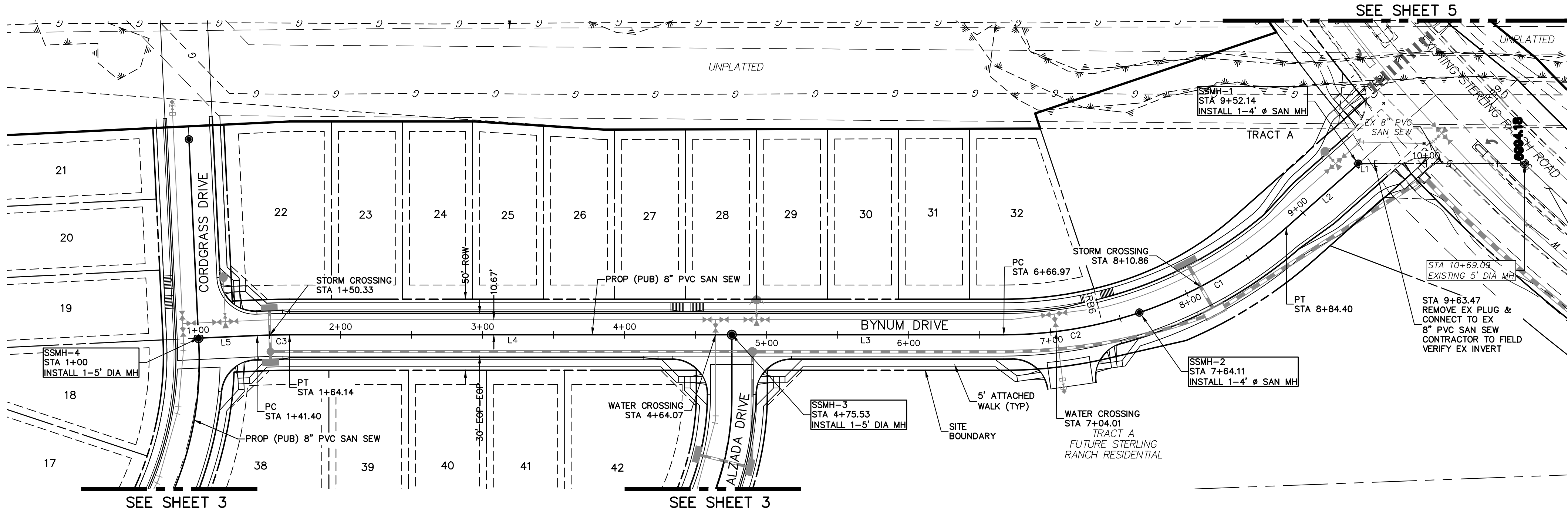
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STERLING RANCH FILING NO.2

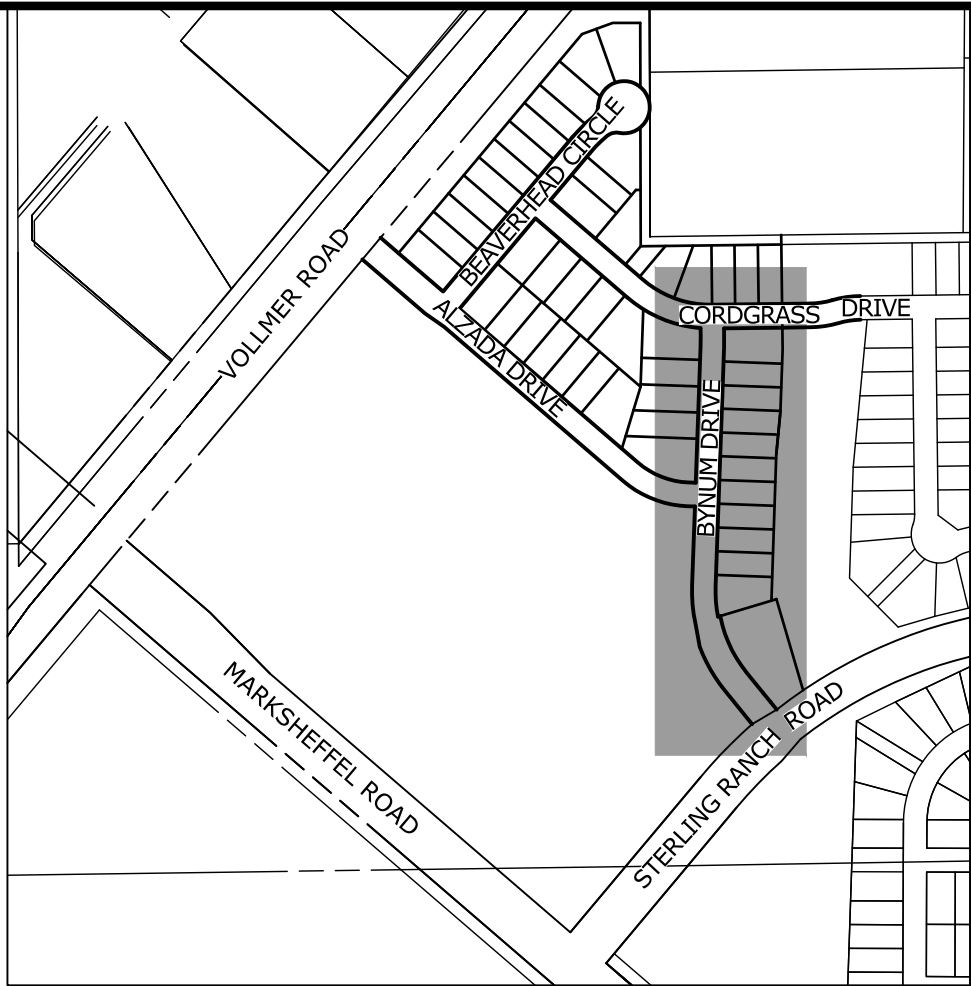
SANITARY SEWER PLAN

SHEET 1 OF 6

JOB NO. 25188.01

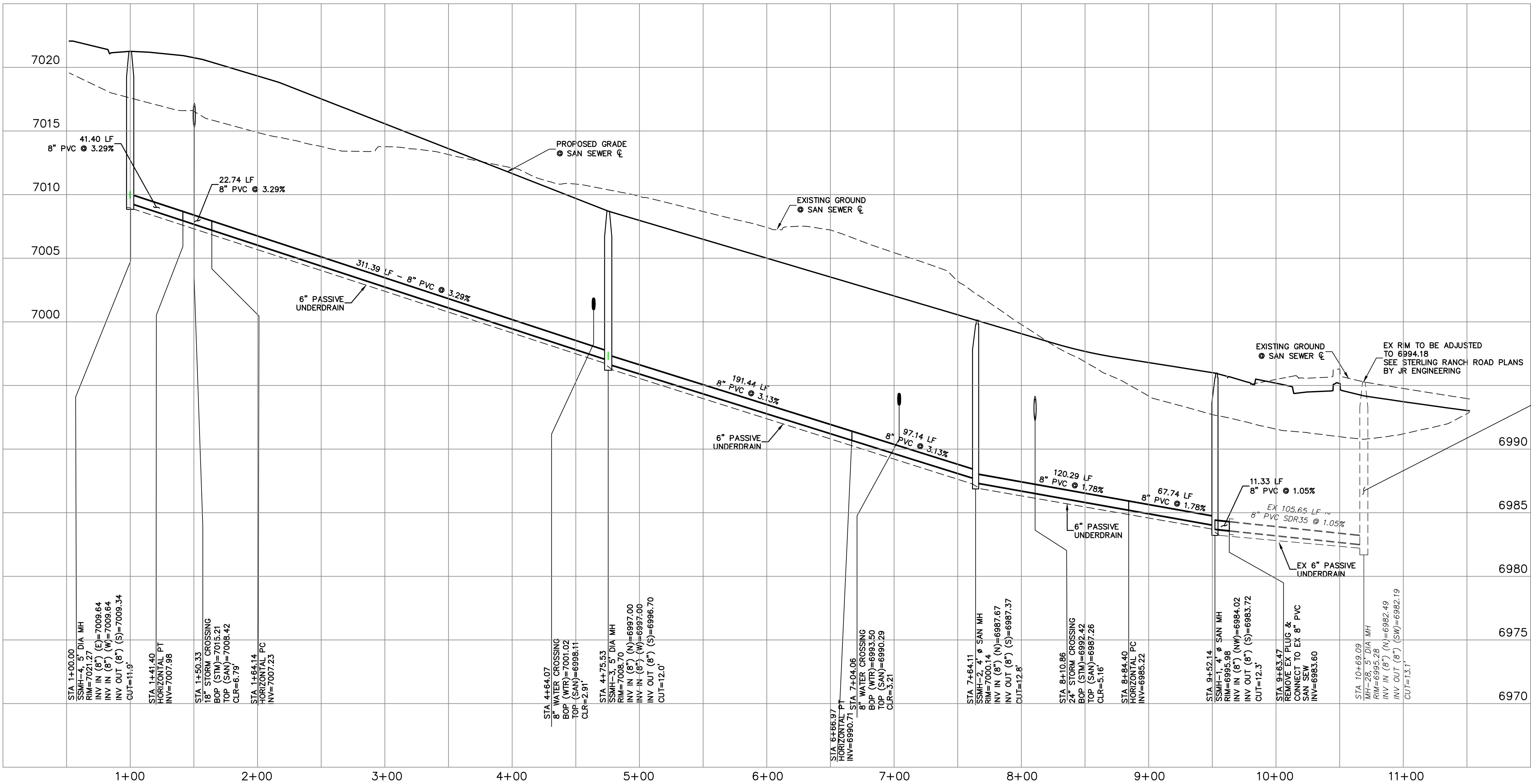


SEE STERLING RANCH-
SANITARY INFRASTRUCTURE
PROJECT 1 PLANS BY M&S
ENGINEERING.



KEY MAP
SCALE: NTS

SP01
STA 1+00.00 TO STA 9+63.47



SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	11.29'	S1°58'17"W
L2	67.74'	S39°28'36"E
L3	191.44'	S2°02'55"W
L4	311.39'	S2°02'55"W
L5	41.40'	S0°33'26"E

SANITARY SEWER CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°58'23"	300.00'	120.29'
C2	18°33'08"	300.00'	97.14'
C3	2°36'21"	500.00'	22.74'

SEE STERLING RANCH-
SANITARY INFRASTRUCTURE
PROJECT 1 PLANS BY M&S
ENGINEERING.



50 25 0 50 100
ORIGINAL SCALE: 1" = 50'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike A. Bramlett, P.E.
32314
DATE 5/26/21

FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						04/15/21	RAB	RAB	
STERLING RANCH FILING NO.2									
SANITARY SEWER PLAN									
SHEET 2 OF 7									
JOB NO. 25188.01									

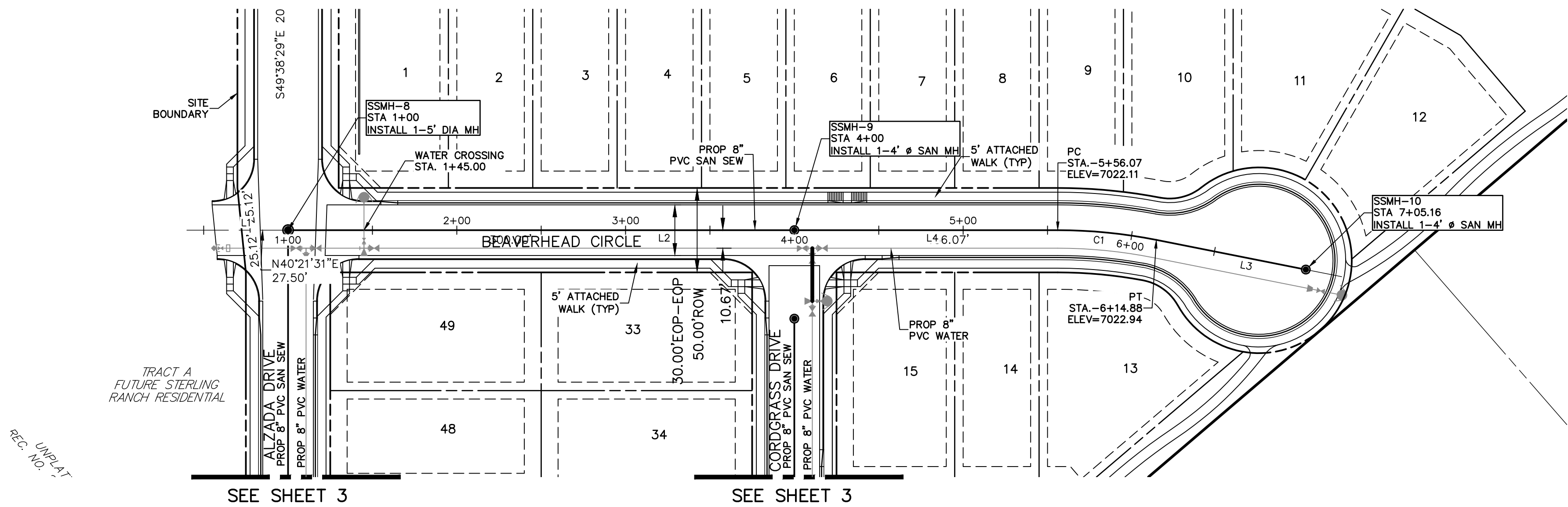
J.R. ENGINEERING
A Western Company



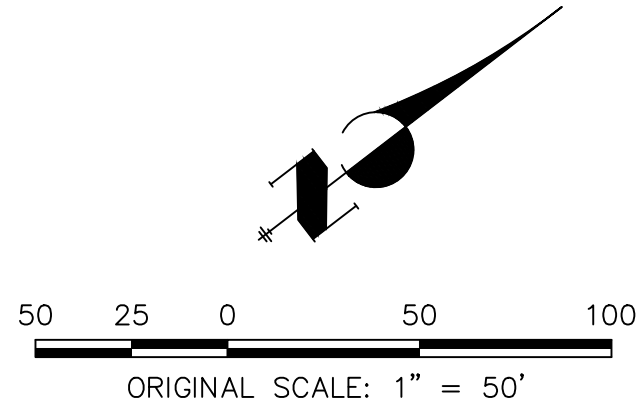
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FOR THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.

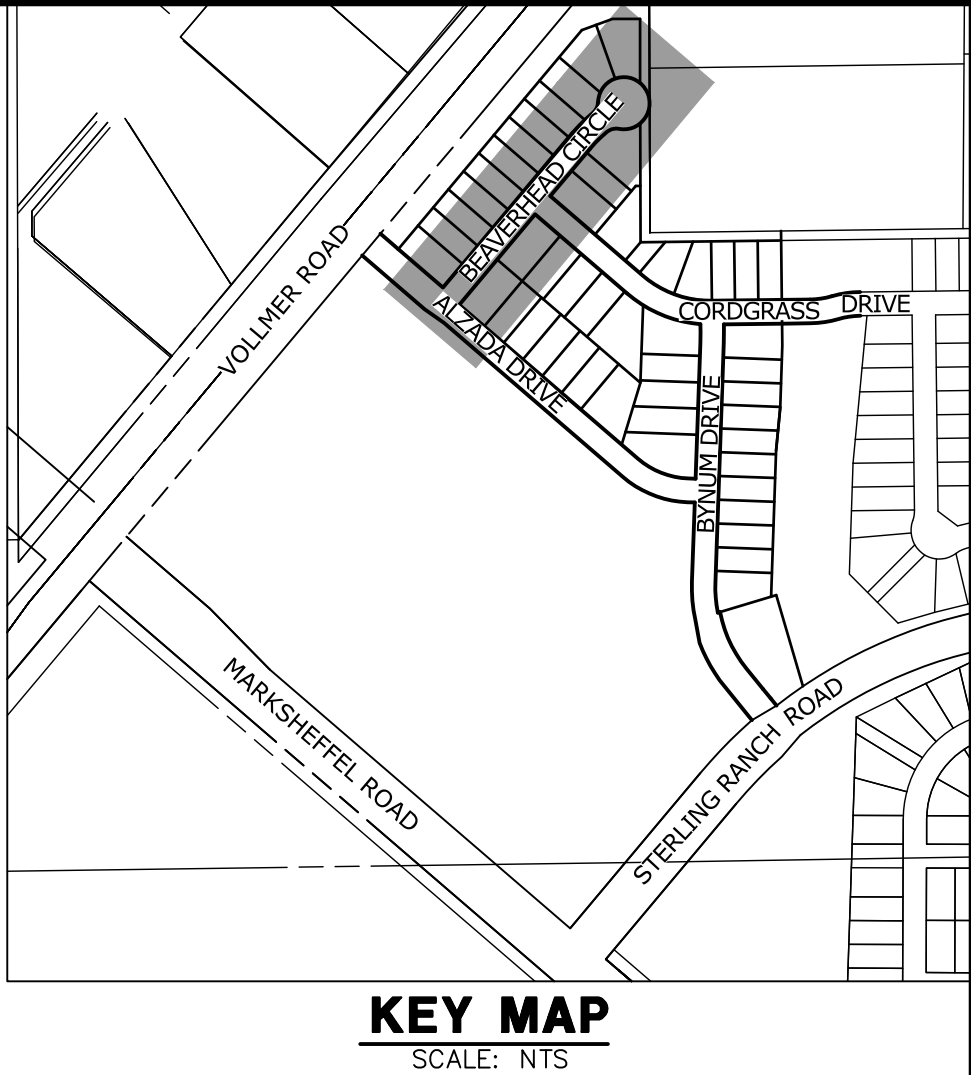


SP 04
STA 0+52.50 TO STA 7+05.16




SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.50'	N40°21'31"E
L2	300.00'	N40°21'31"E
L3	90.28'	N51°35'24"E
L4	156.07'	N40°21'31"E

SANITARY SEWER CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	111°13'53"	300.00'	58.81'

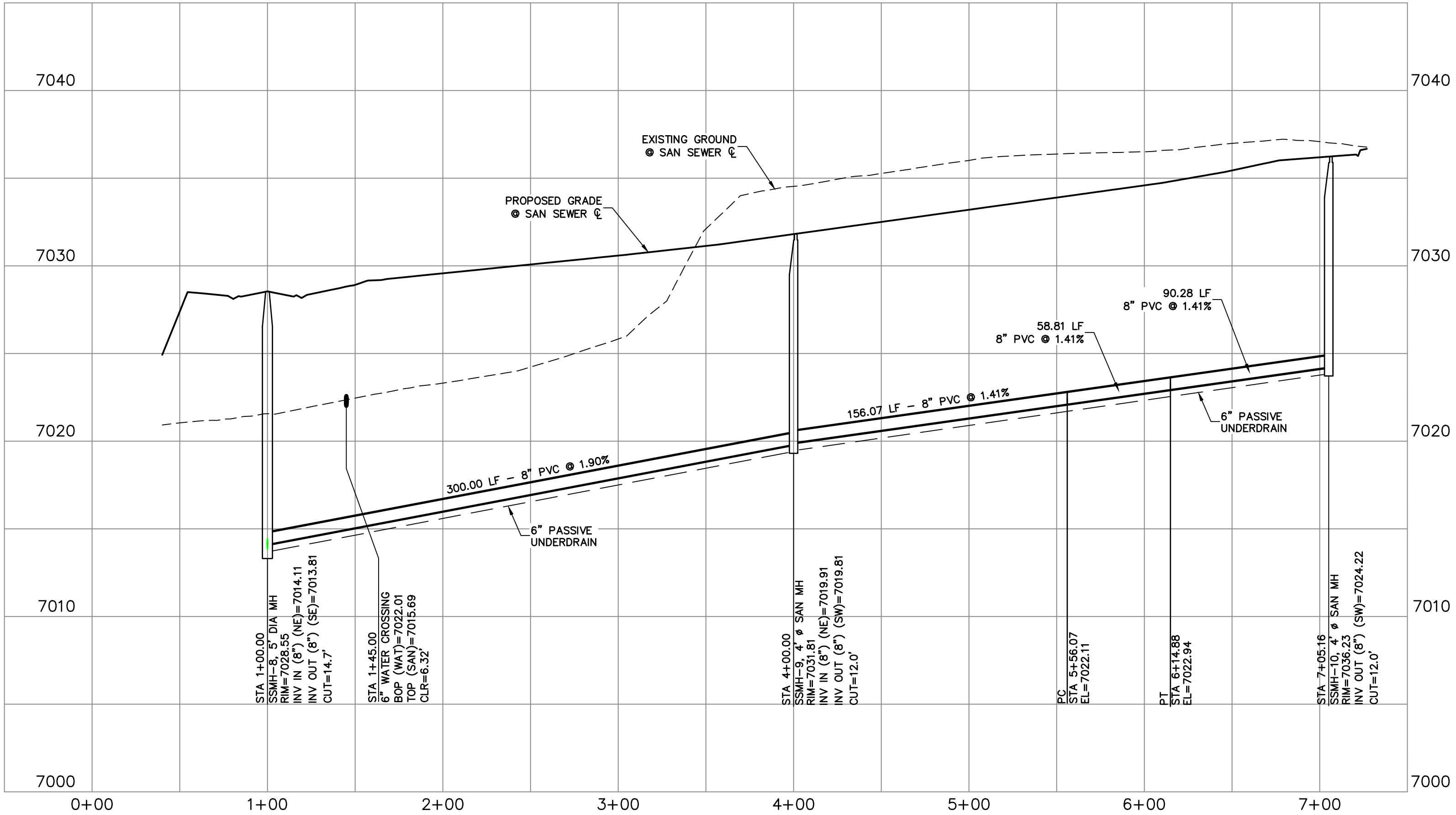


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No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	04/15/21	RAB	RAB	



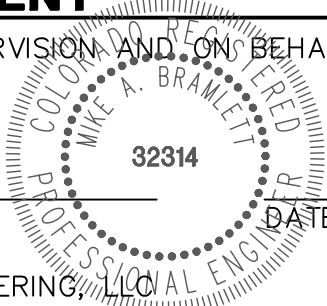
SP 04- STA 0+52.50 TO STA 7+05.16



ENGINEER'S STATEMENT

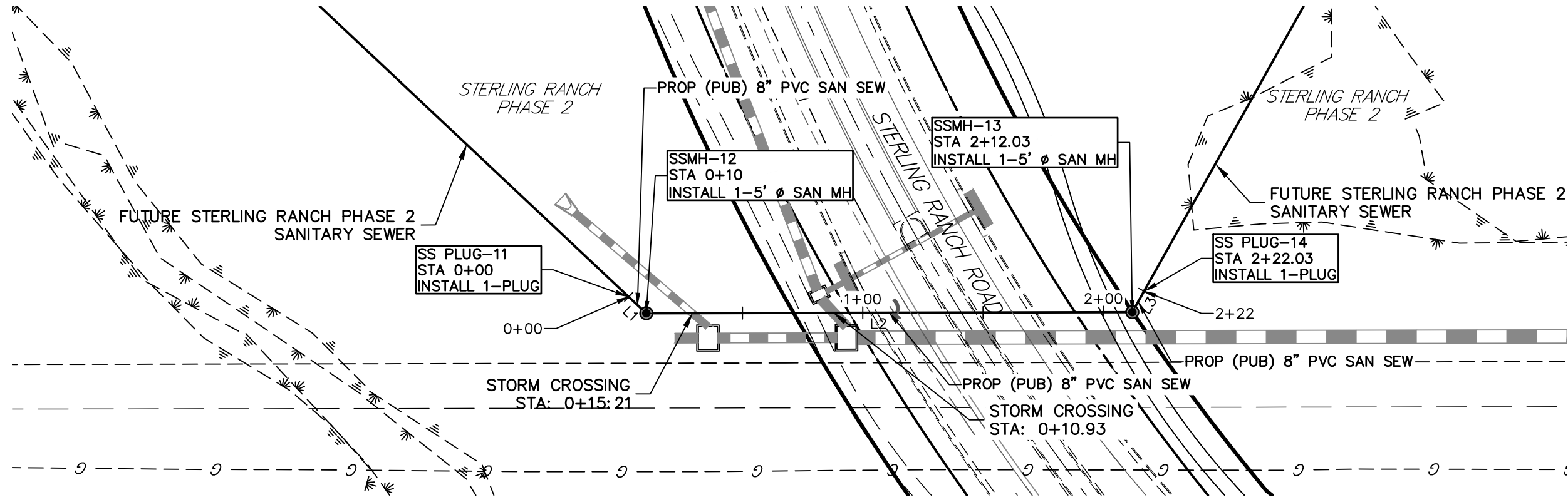
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

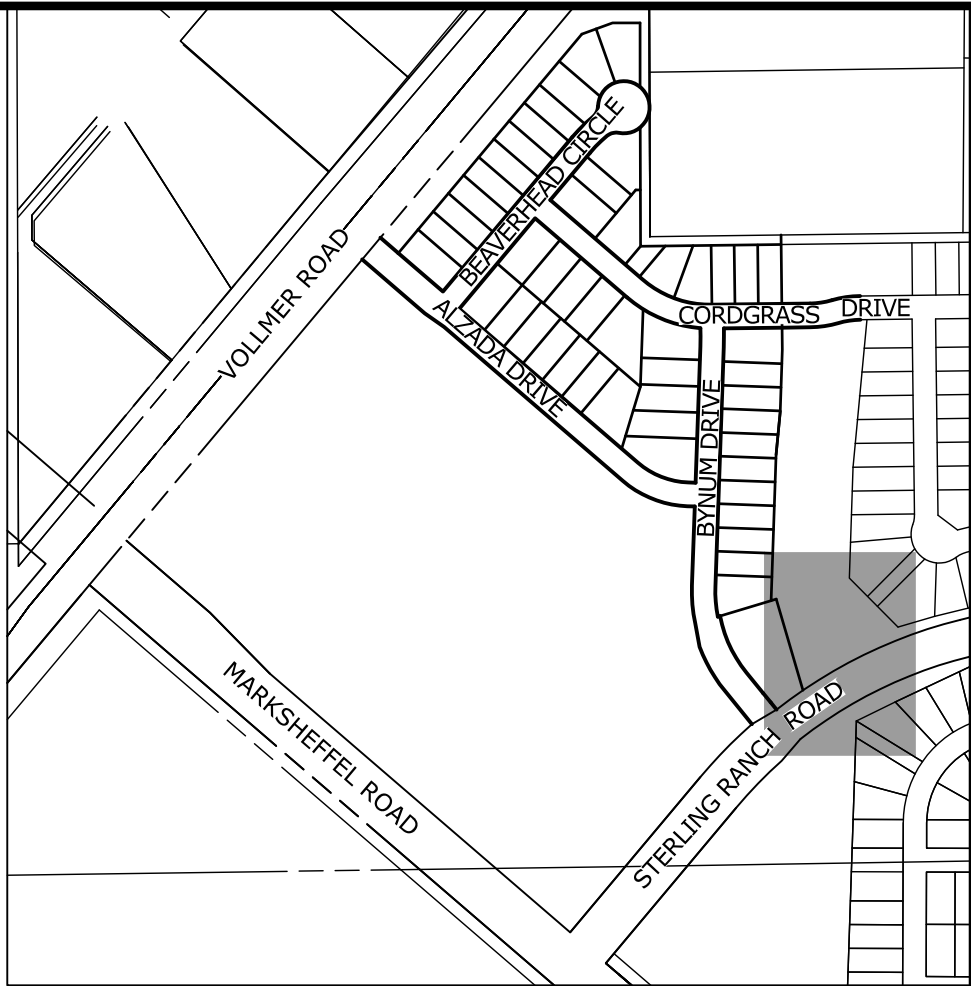


FOR AND ON BEHALF OF JR ENGINEERING, LLC

STERLING RANCH FILING NO.2	SANITARY SEWER PLAN	
SHEET 4 OF 7	JOB NO.	25188.01



SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.00'	N45°19'07\"E
L2	202.03'	N1°55'19\"E
L3	10.00'	N58°43'39\"W



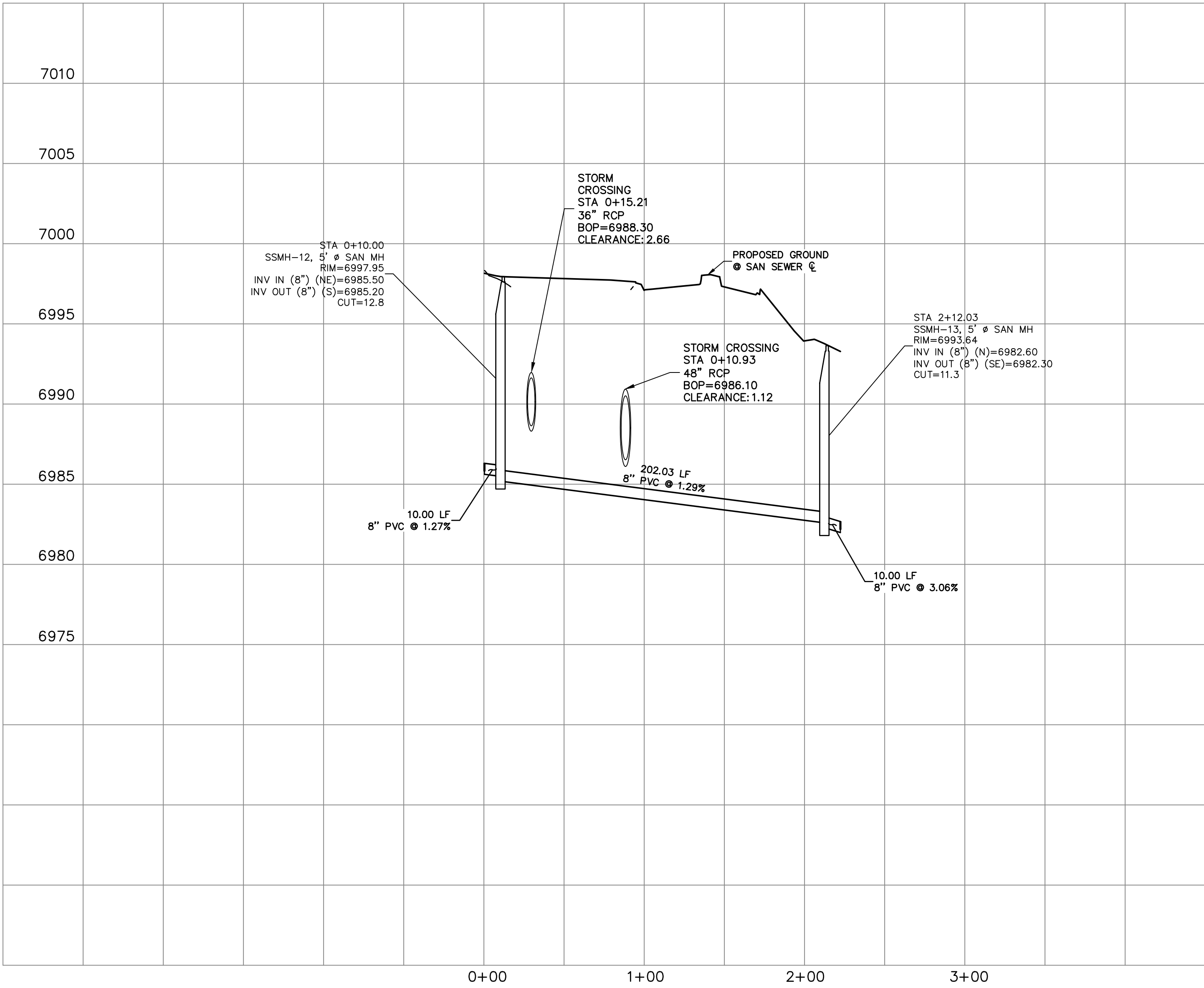
KEY MAP
SCALE: NTS

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

PREPARED FOR
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SP05
STA 1+00.00 TO STA 2+00.00

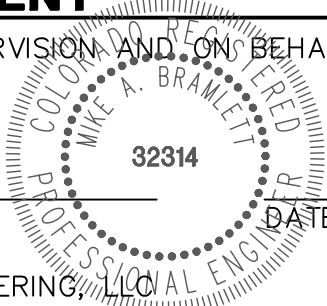


ENGINEER'S STATEMENT

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, LLC



STERLING RANCH FILING NO.2

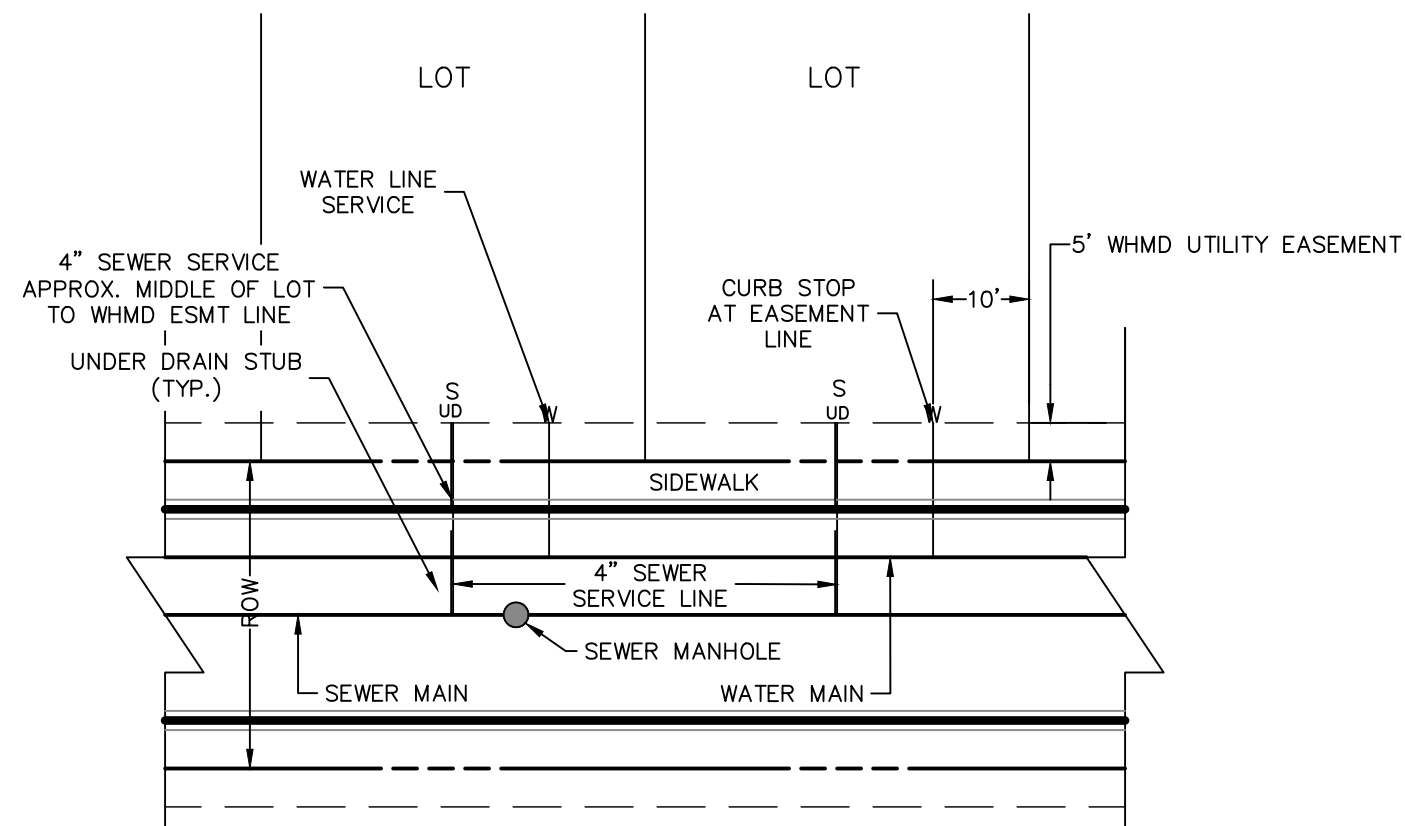
SANITARY SEWER PLAN

SHEET 5 OF 7

JOB NO. 25188.01

NOTES:

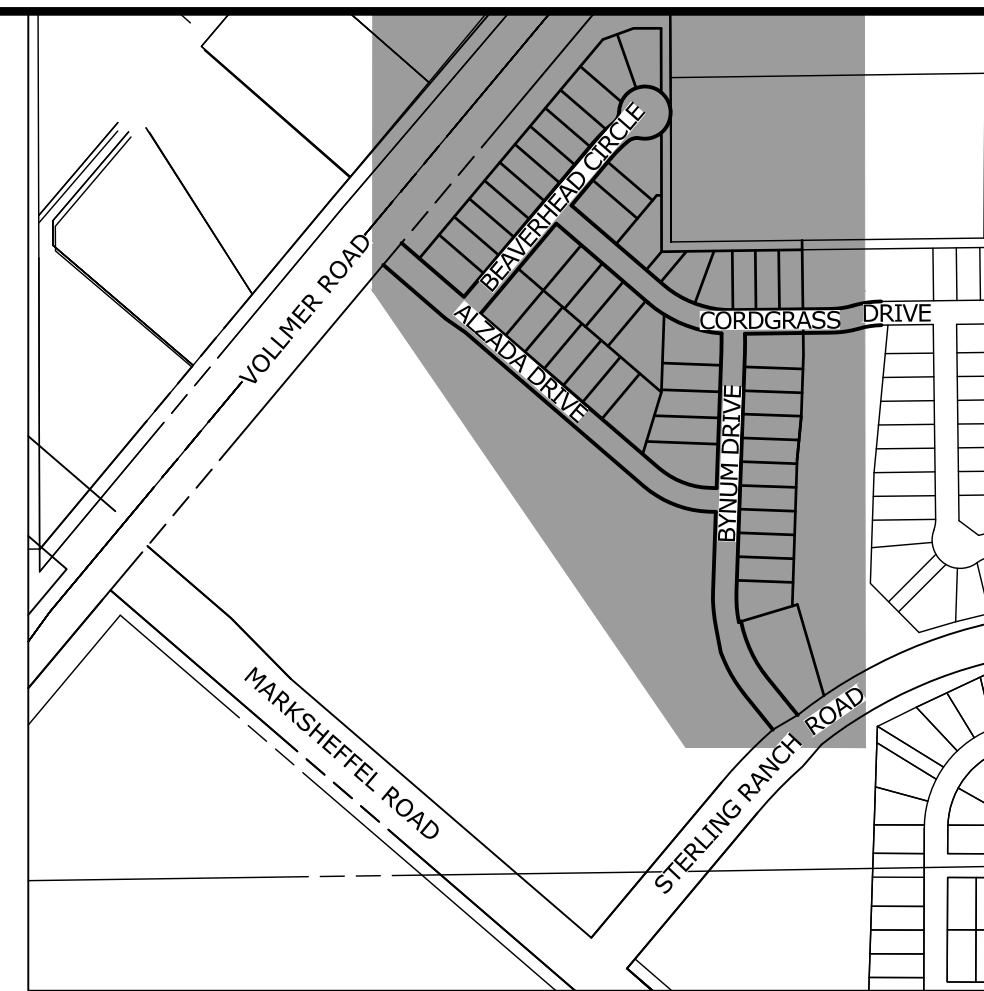
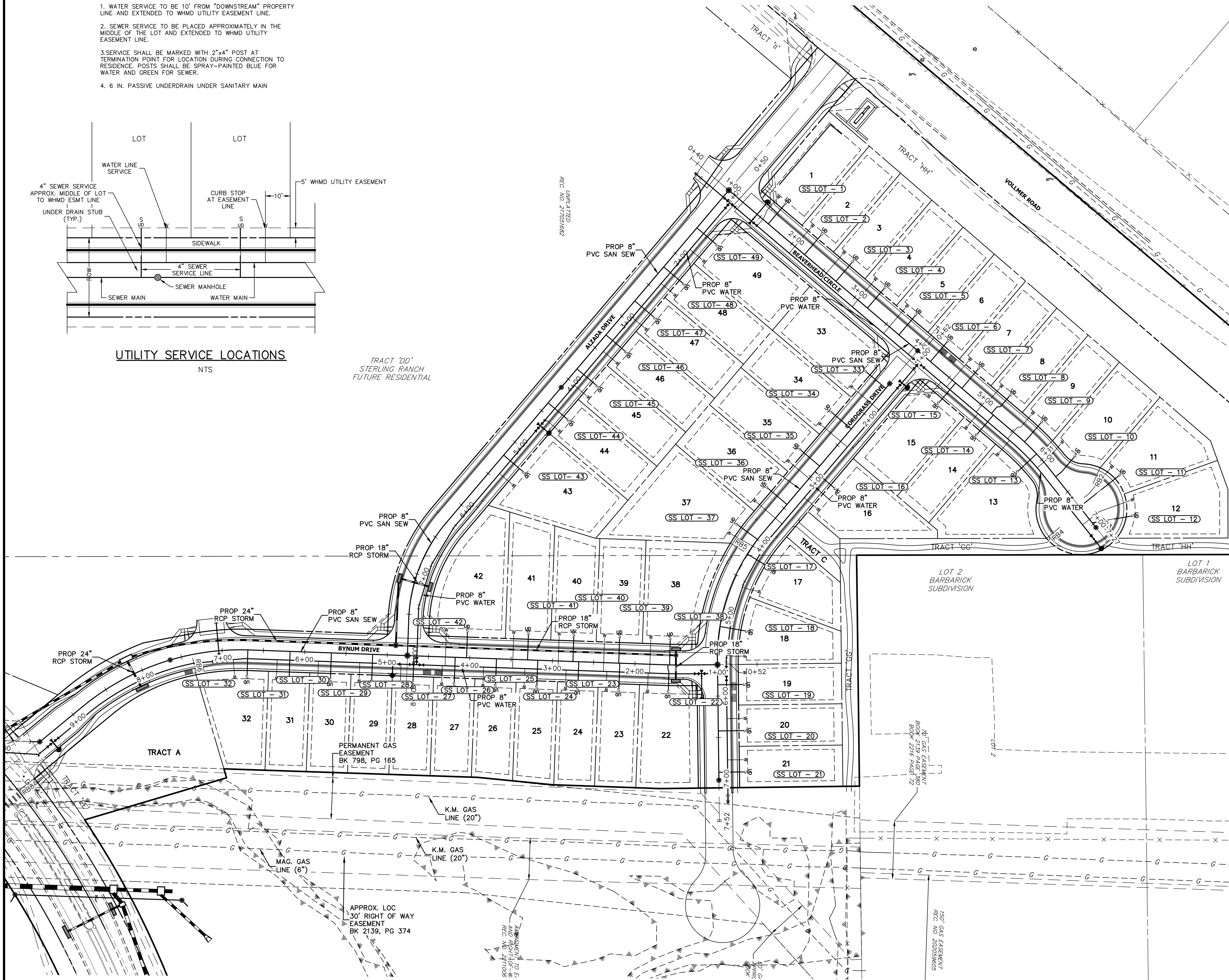
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
4. 6 IN. PASSIVE UNDERDRAIN UNDER SANITARY MAIN



UTILITY SERVICE LOCATIONS

NTS

TRACT 'DD'
STERLING RANCH
FUTURE RESIDENTIAL



KEY MAP

SCALE: NTS

SANITARY SERVICE & UD
TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 1	1+62.50	SS-BC
SS LOT - 2	2+20.00	SS-AD
SS LOT - 3	2+70.00	SS-BC
SS LOT - 4	3+20.00	SS-BC
SS LOT - 5	3+70.00	SS-BC
SS LOT - 6	4+20.00	SS-BC
SS LOT - 7	4+70.00	SS-BC
SS LOT - 8	5+17.00	SS-BC
SS LOT - 9	5+69.68	SS-BC
SS LOT - 10	6+26.27	SS-BC
SS LOT - 11	6+73.04	SS-BC
SS LOT - 12	6+97.58	SS-BC
SS LOT - 13	5+90.34	SS-BC
SS LOT - 14	5+20.00	SS-BC
SS LOT - 15	4+60.00	SS-BC

SANITARY SERVICE & UD
TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 43	5+20.87	SS-AD
SS LOT - 44	4+38.00	SS-AD
SS LOT - 45	3+84.00	SS-AD
SS LOT - 46	3+30.00	SS-AD
SS LOT - 47	2+76.00	SS-AD
SS LOT - 48	2+22.00	SS-AD
SS LOT - 49	1+60.00	SS-AD

SANITARY SERVICE & UD
TABULATION

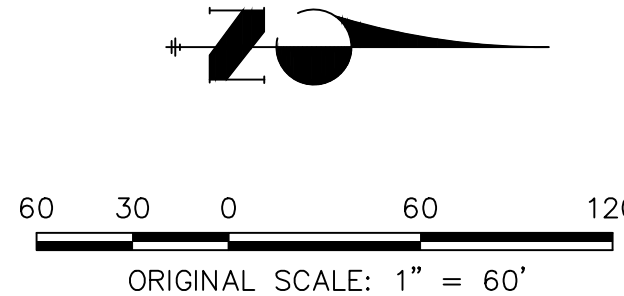
SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 22	1+60.21	SS-BD
SS LOT - 23	2+18.57	SS-BD
SS LOT - 24	2+68.25	SS-BD
SS LOT - 25	3+17.92	SS-BD
SS LOT - 26	3+67.92	SS-BD
SS LOT - 27	4+17.92	SS-BD
SS LOT - 28	4+67.92	SS-BD
SS LOT - 29	5+17.92	SS-BD
SS LOT - 30	5+67.92	SS-BD
SS LOT - 31	6+17.92	SS-BD
SS LOT - 32	6+69.10	SS-BD
SS LOT - 38	1+58.21	SS-BD
SS LOT - 39	2+19.84	SS-BD
SS LOT - 40	2+75.34	SS-BD
SS LOT - 41	3+30.34	SS-BD
SS LOT - 42	4+04.18	SS-BD

SANITARY SERVICE & UD
TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 16	2+92.19	SS-CD
SS LOT - 17	4+21.39	SS-CD
SS LOT - 18	5+15.84	SS-CD
SS LOT - 19	5+86.56	SS-CD
SS LOT - 20	6+42.43	SS-CD
SS LOT - 21	6+92.43	SS-CD
SS LOT - 33	1+60.00	SS-CD
SS LOT - 34	2+24.50	SS-CD
SS LOT - 35	2+83.50	SS-CD
SS LOT - 36	3+44.50	SS-CD
SS LOT - 37	3+99.91	SS-CD

STREET ABBREVIATIONS

- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE



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, LLC
DATE 5/26/21

BY DATE

No. REVISION

1"=50'

H-SCALE

V-SCALE

N/A

04/15/21

DATE

RAB

RAB

DESIGNED BY

DRAWN BY

CHECKED BY

STERLING RANCH FILING NO.2

SANITARY SEWER PLAN

SHEET 6 OF 6

JOB NO. 25188.01

J.R. ENGINEERING
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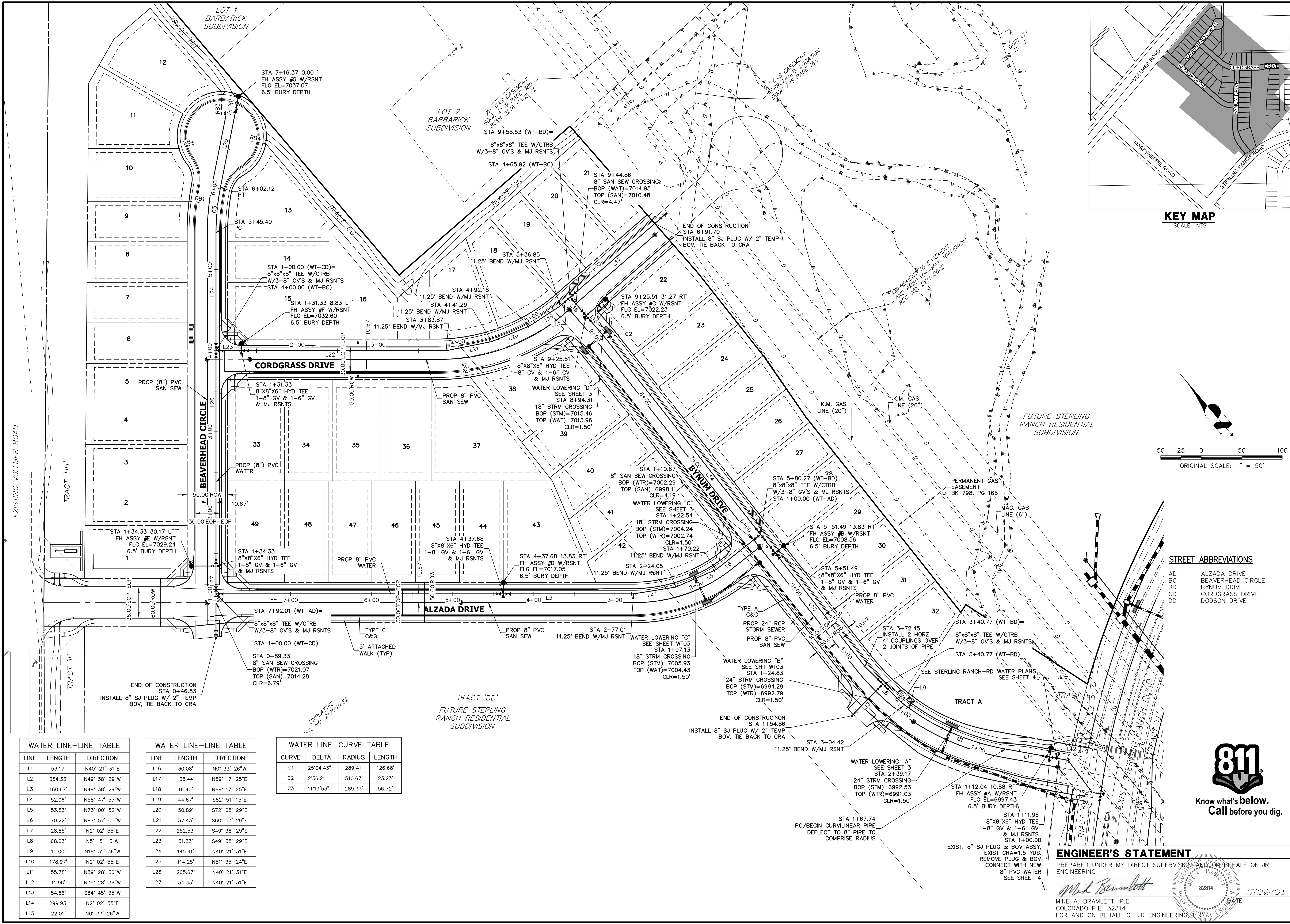


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PREPARED FOR

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AUTHORIZATION.



WATER LINE—LINE TABLE		
LINE	LENGTH	DIRECTION
L1	53.17'	N40° 21' 31"E
L2	354.33'	N49° 38' 29"W
L3	160.67'	N49° 38' 29"W
L4	52.96'	N58° 47' 57"W
L5	53.83'	N73° 00' 52"W
L6	70.22'	N87° 57' 05"W
L7	28.85'	N2° 02' 55"E
L8	68.03'	N5° 15' 13"W
L9	10.00'	N16° 31' 36"W
L10	178.97'	N2° 02' 55"E
L11	55.78'	N39° 28' 36"W
L12	11.96'	N39° 28' 36"W
L13	54.86'	S84° 45' 35"W
L14	299.93'	N2° 02' 55"E
L15	22.01'	N0° 33' 26"W

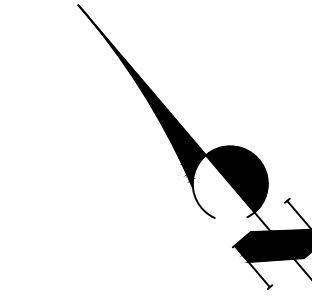
WATER LINE—LINE TABLE		
LINE	LENGTH	DIRECTION
L16	30.08'	N0° 33' 26"W
L17	138.44'	N89° 17' 25"E
L18	16.40'	N89° 17' 25"E
L19	44.67'	S82° 51' 15"E
L20	50.89'	S72° 08' 29"E
L21	57.43'	S60° 53' 29"E
L22	252.53'	S49° 38' 29"E
L23	31.33'	S49° 38' 29"E
L24	145.41'	N40° 21' 31"E
L25	114.25'	N51° 35' 24"E
L26	285.67'	N40° 21' 31"E
L27	34.33'	N40° 21' 31"E

WATER LINE—CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	25°04'43"	289.41'	126.68'
C2	2°36'21"	510.67'	23.23'
C3	11°13'53"	289.33'	56.72'

STREET ABBREVIATIONS	
AD	ALZADA DRIVE
BC	BEAVERHEAD CIRCLE
BD	BYNUM DRIVE
CD	CORDGRASS DRIVE
DD	DODSON DRIVE



KEY MAP
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, LLC

DATE 5/26/21
32314

STERLING RANCH FILING NO.2

WATER PLAN

SHEET 2 OF 5

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 AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

No. REVISION

H-SCALE
V-SCALE

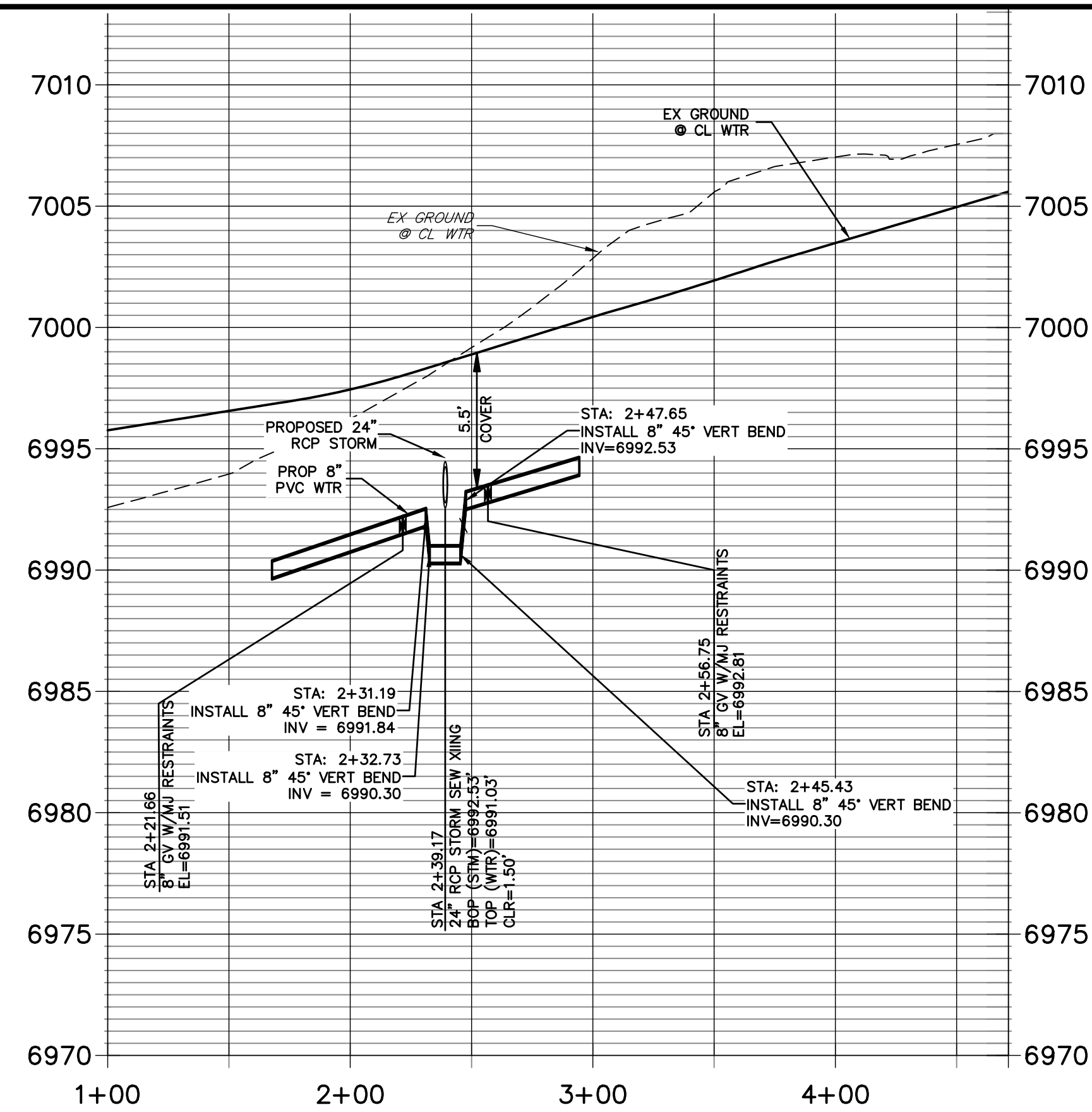
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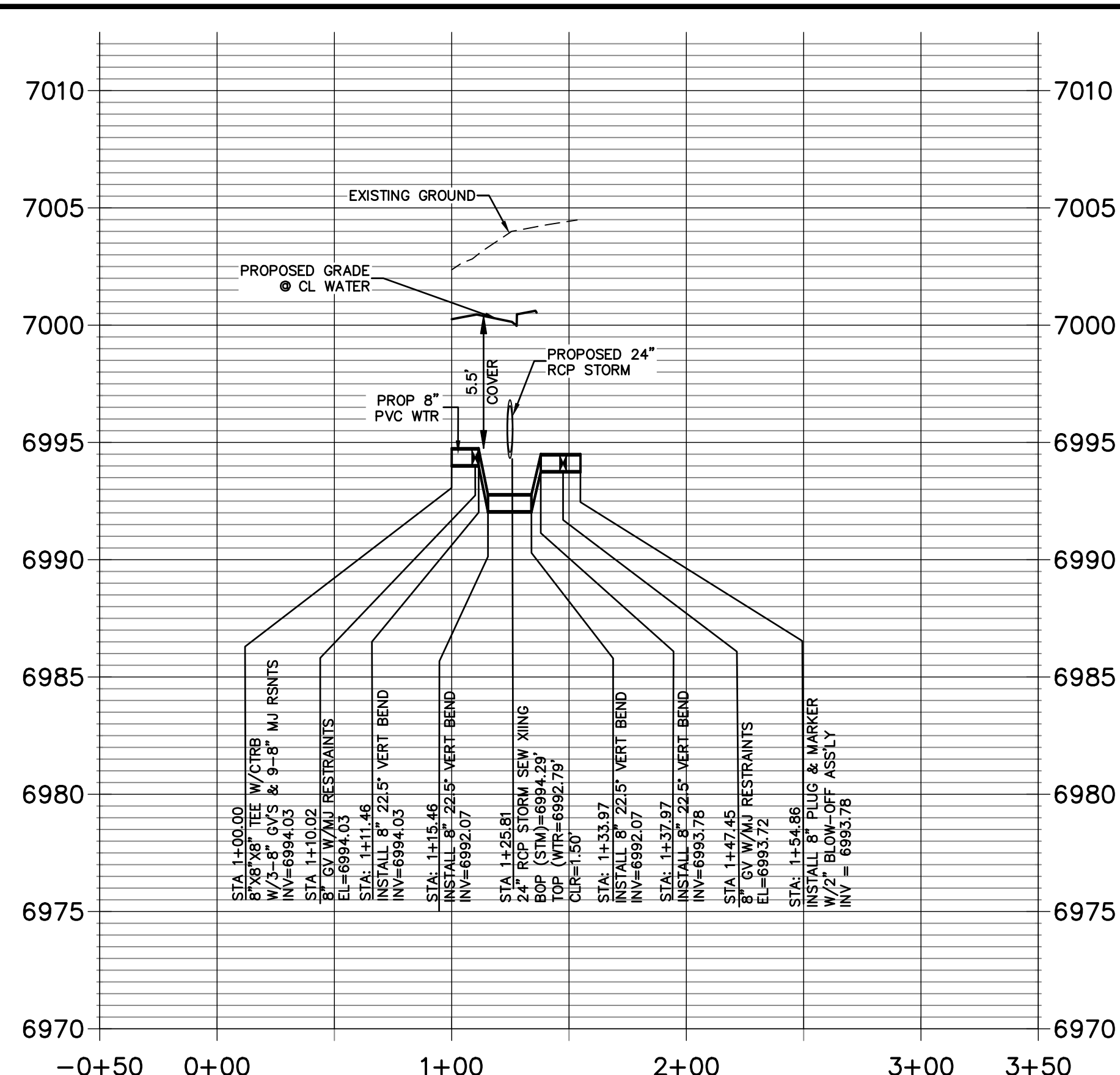
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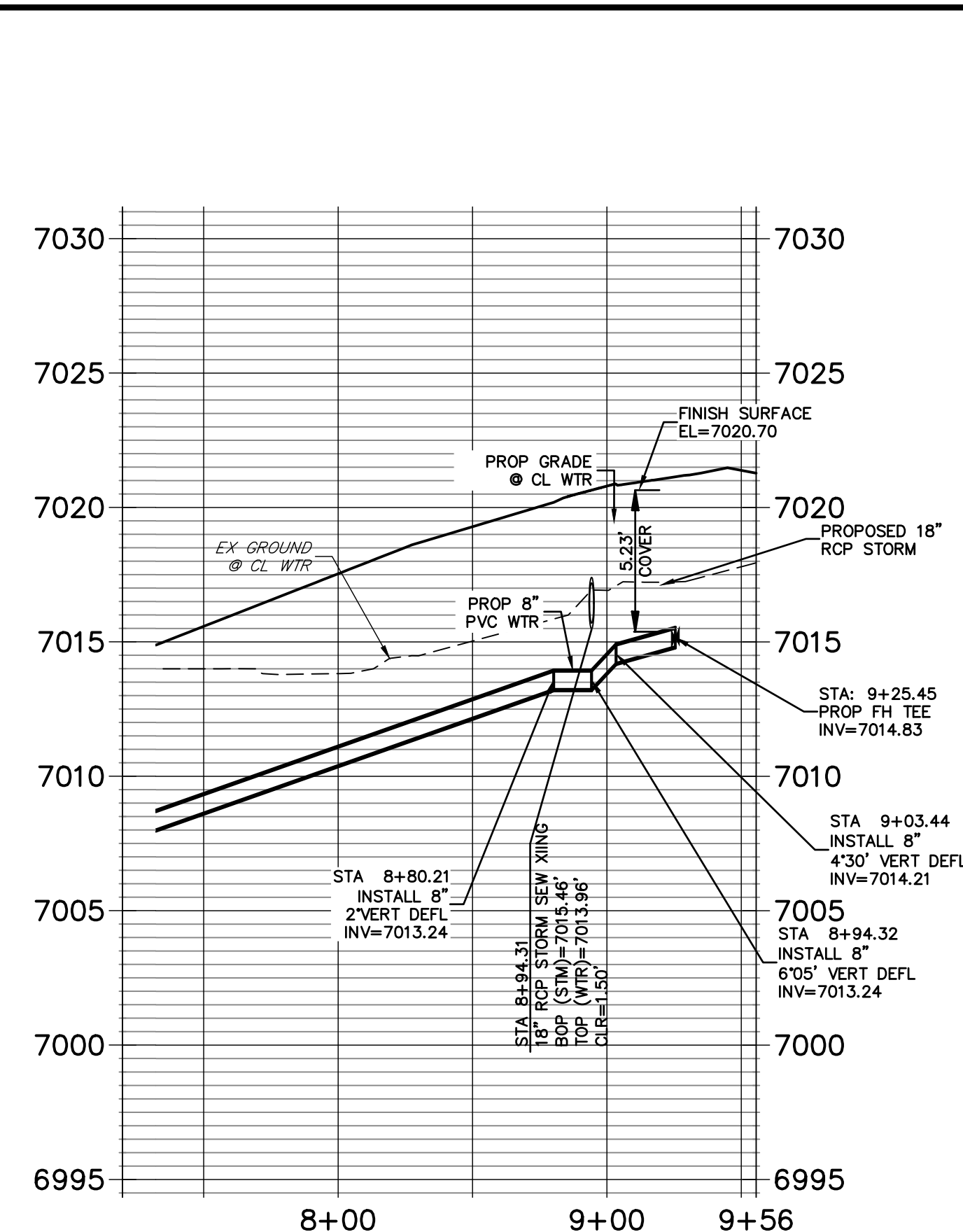
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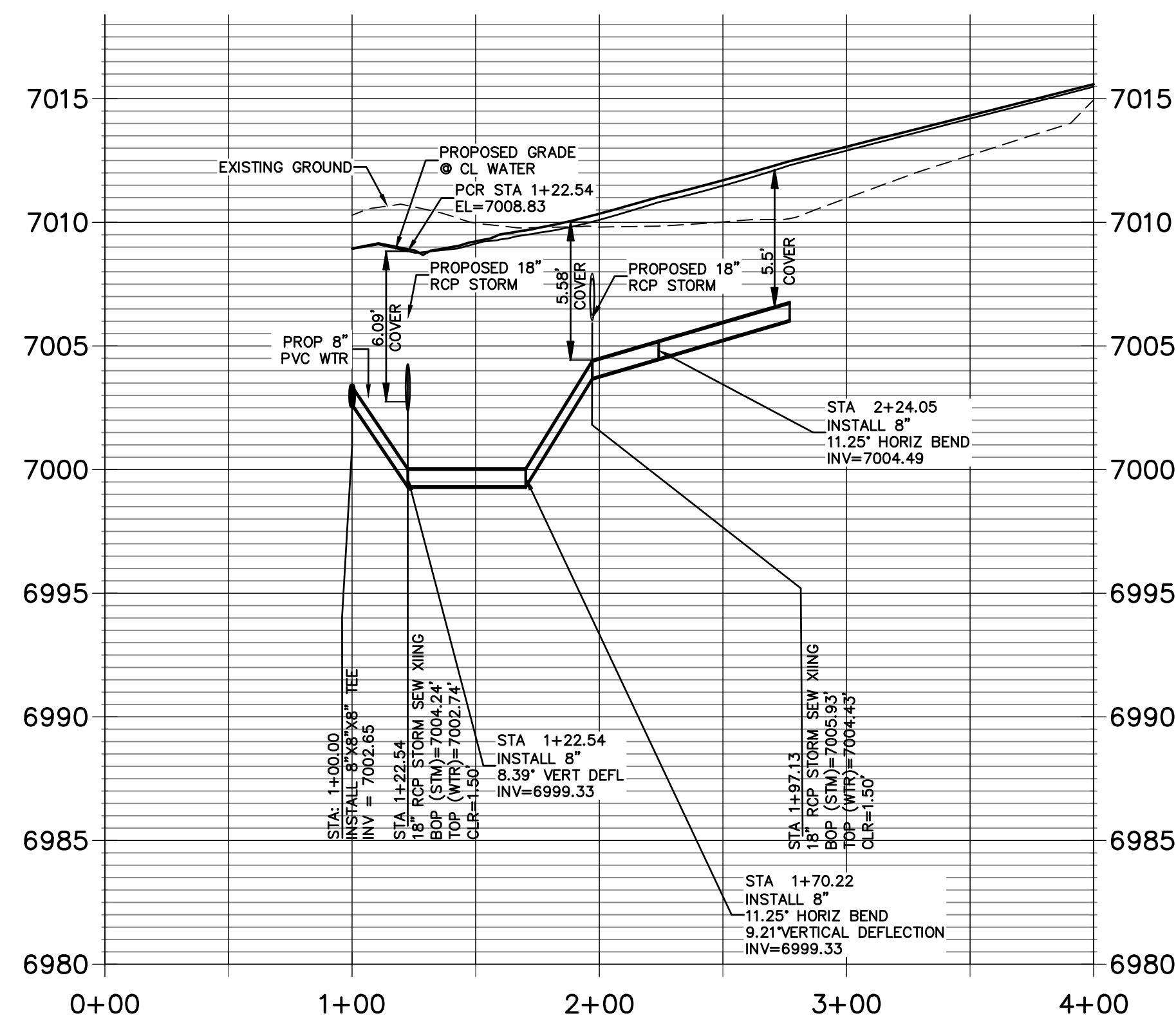
WATER LOWERING "A"
STA 2+39.17



WATER LOWERING "B"
STA 1+25.81



WATER LOWERING "D"
STA 8+94.31



2 - WATER LOWERING "C"
STA 1+97.13 & STA 1+22.54

STREET ABBREVIATIONS

AD	ALZADA DRIVE
BC	BEAVERHEAD CIRCLE
BD	BYNUM DRIVE
CD	CORDGRASS DRIVE
DD	DODSON DRIVE



HORIZONTAL
ORIGINAL SCALE: 1" = 50'


VERTICAL
ORIGINAL SCALE: 1" = 5'



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, LLC

J·R ENGINEERING
A Westrian Company

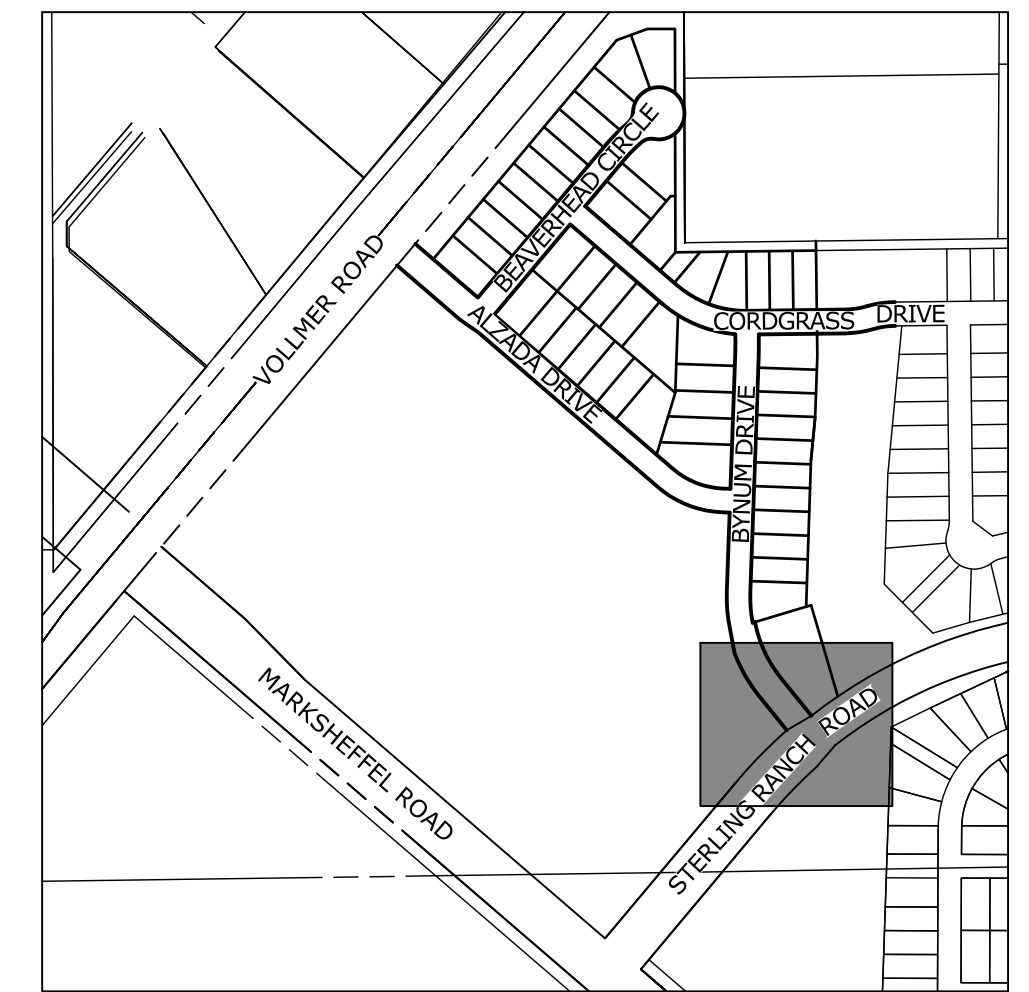
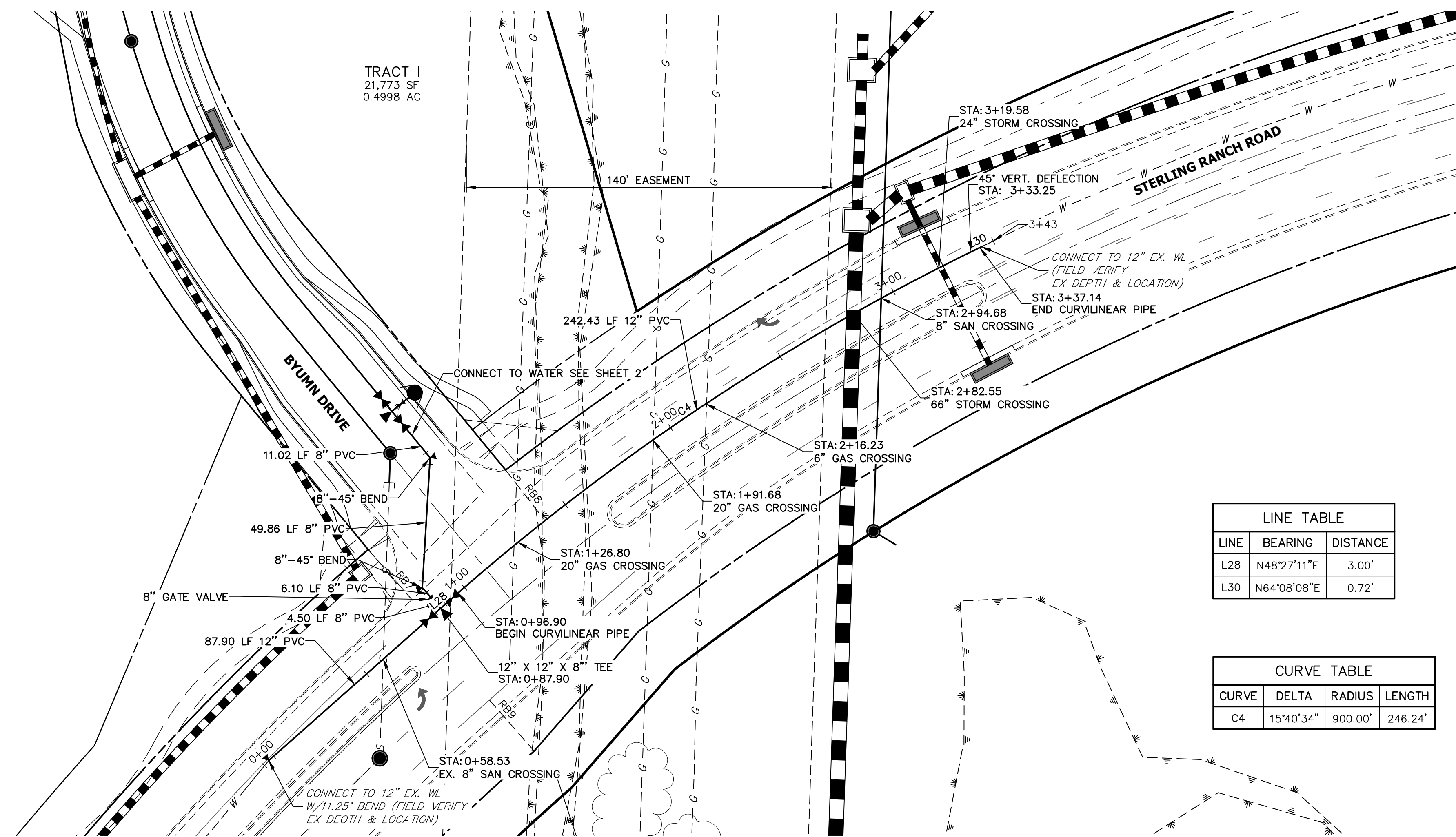


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UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

STERLING RANCH FILING NO.2		V-SCALE 1"=50'	V-SCALE 1"=5'	NO.	REVISION	BY	DATE
WATER PLAN		DESIGNED BY	DATE 04/15/21				
		DRAWN BY	RAB				
		CHECKED BY					
SHEET 3 OF 5							
JOB NO. 25188.01							

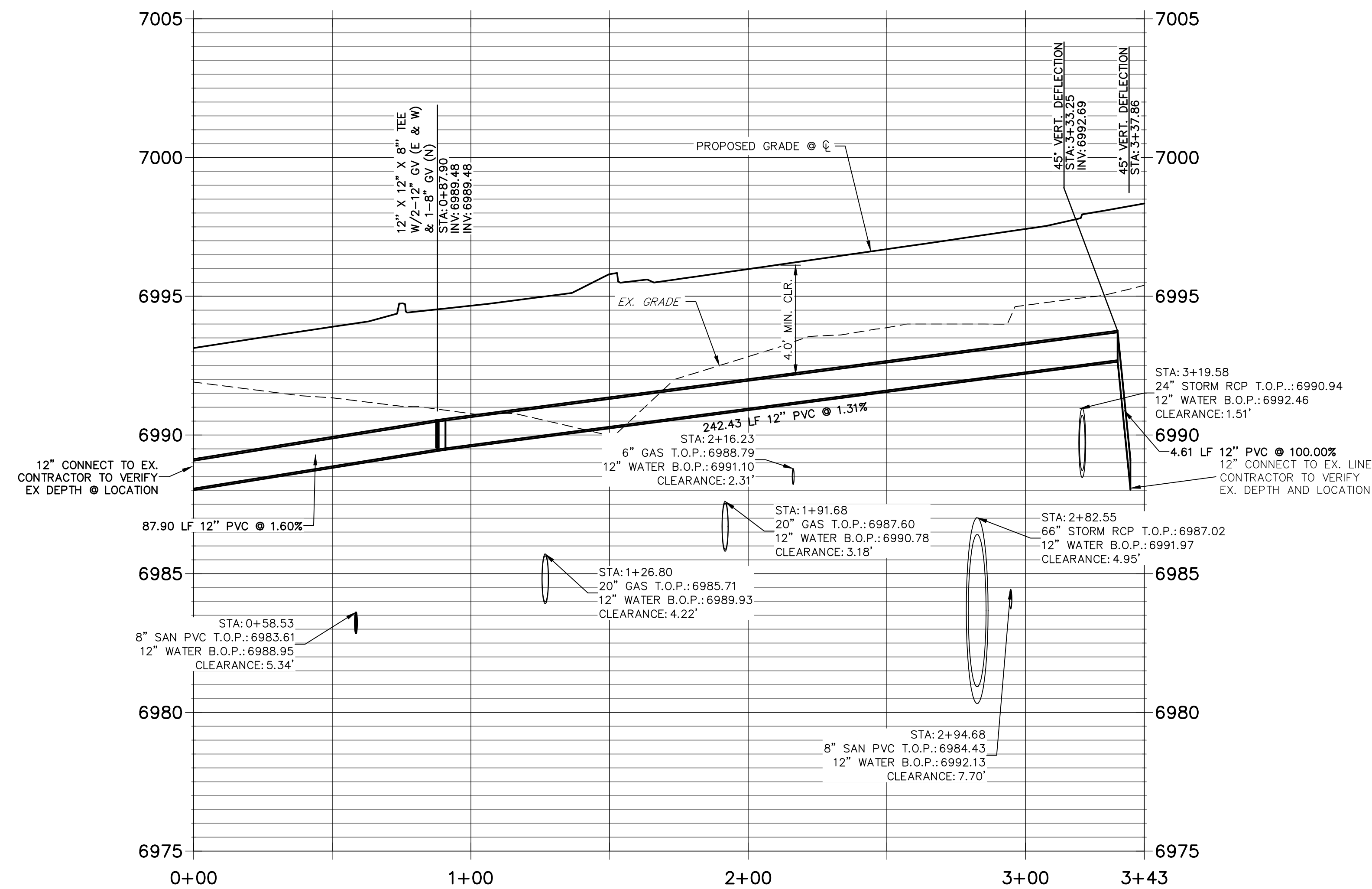


LINE TABLE		
LINE	BEARING	DISTANCE
L28	N48°27'11"E	3.00'
L30	N64°08'08"E	0.72'

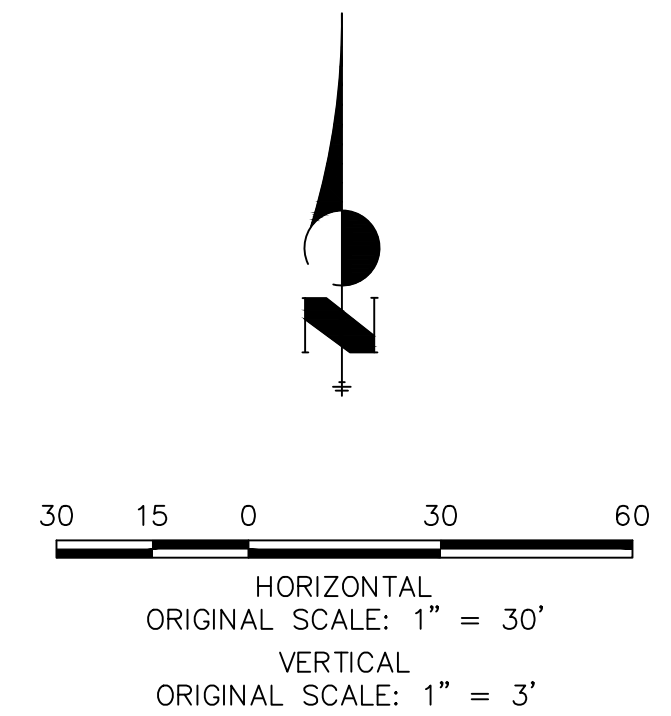
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	15°40'34"	900.00'	246.24'

WT-SRR PROFILE

STA 0+00.00 TO 3+42.86



WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR
ENGINEERING

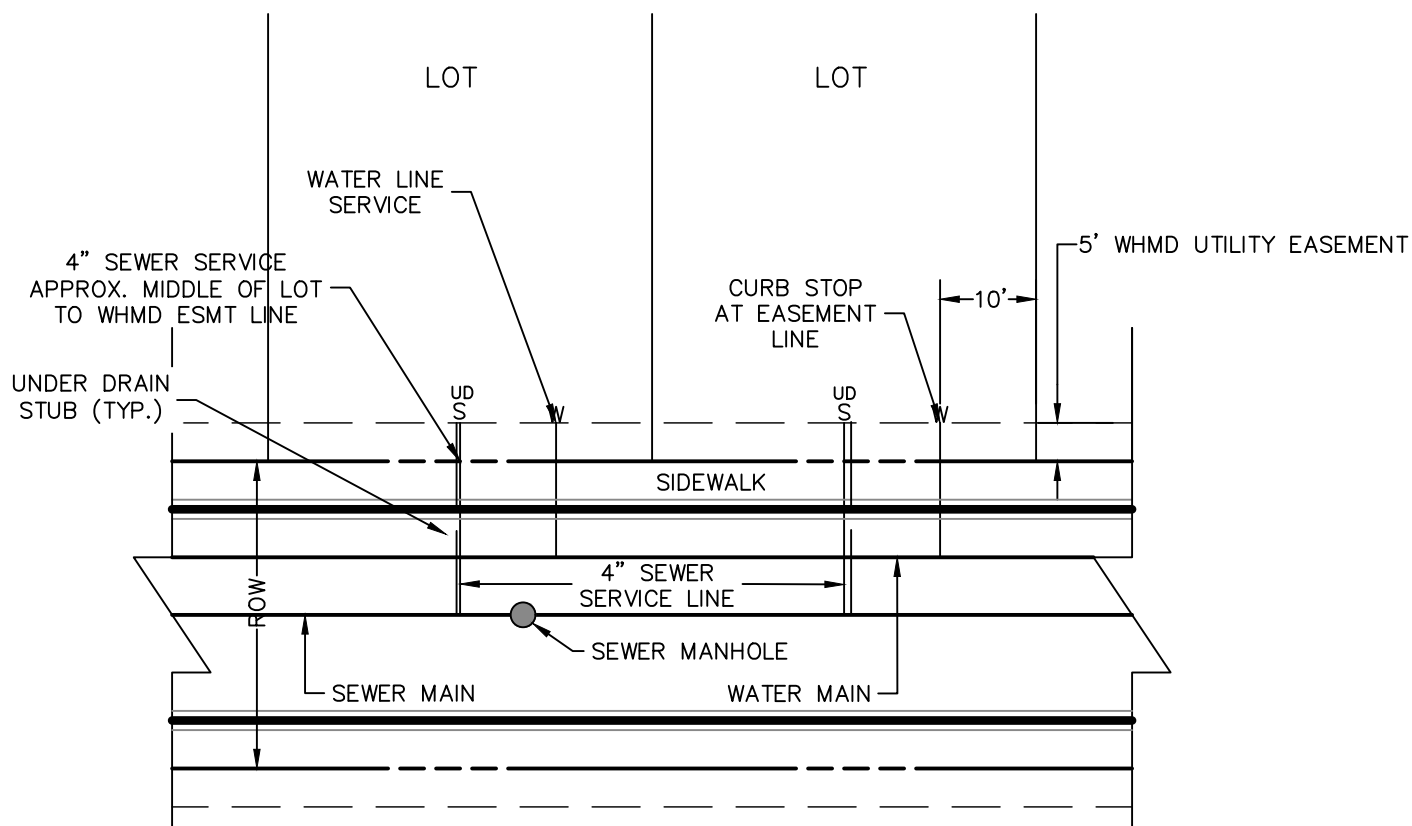
Mike Brumlett 32314 5/26

5/26/21

STERLING RANCH FILING NO.2	H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY	
	1"=30'		1"= 3'		04/15/21		ARJ		ARJ			
SHEET	4		OF		5							
JOB NO.	25188.01											

NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

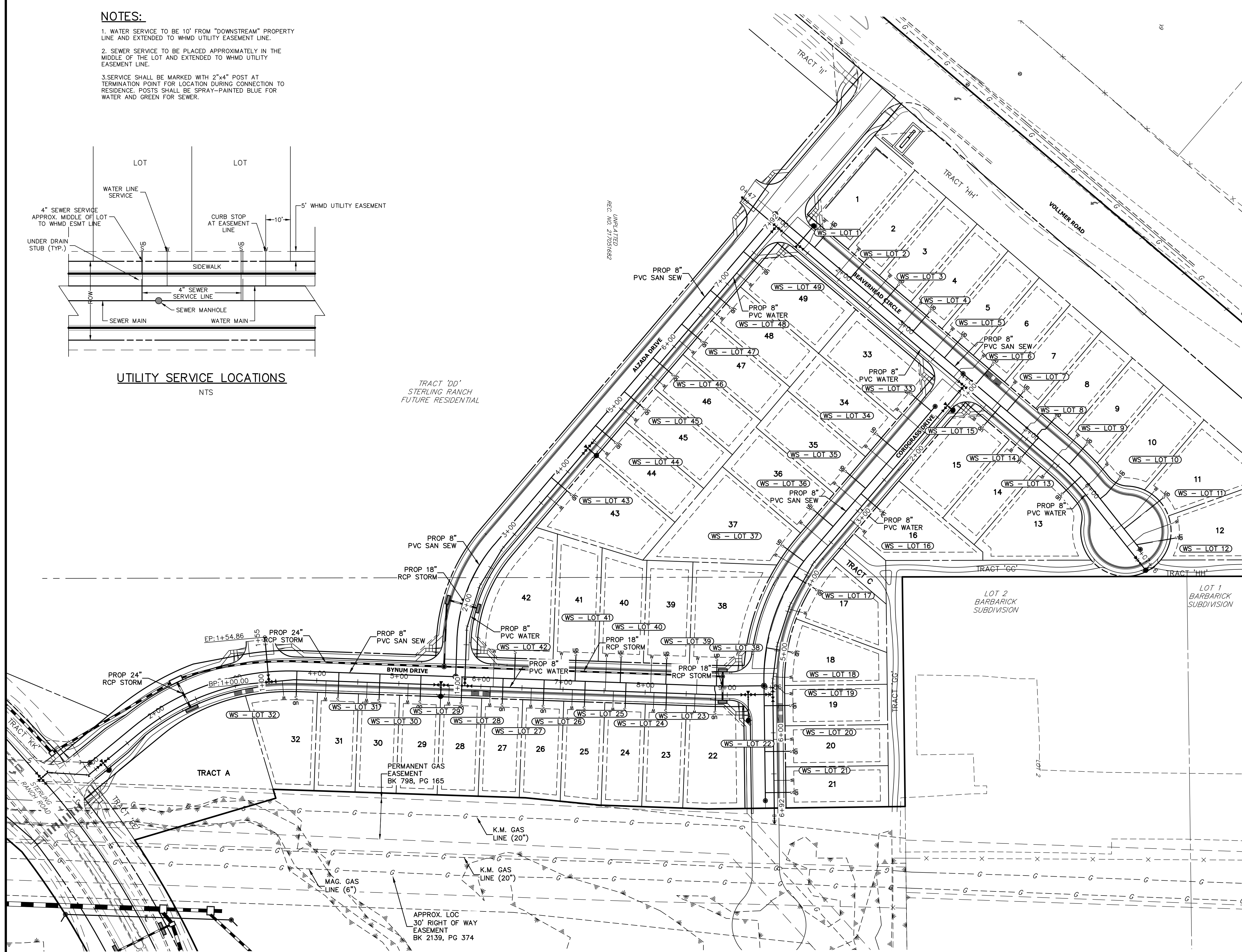


UTILITY SERVICE LOCATIONS

NTS

TRACT 'DD'
STERLING RANCH
FUTURE RESIDENTIAL

UNPLATTED
REC. NO. 21709/082



KEY MAP

SCALE: NTS

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 1	1+43.33	WT-BC
WS - LOT 2	1+94.33	WT-BC
WS - LOT 3	2+44.33	WT-BC
WS - LOT 4	2+94.33	WT-BC
WS - LOT 5	3+44.33	WT-BC
WS - LOT 6	3+83.29	WT-BC
WS - LOT 7	4+44.33	WT-BC
WS - LOT 8	4+91.33	WT-BC
WS - LOT 9	5+41.33	WT-BC
WS - LOT 10	5+91.56	WT-BC
WS - LOT 11	6+55.04	WT-BC
WS - LOT 12	6+79.82	WT-BC
WS - LOT 13	5+44.33	WT-BC
WS - LOT 14	4+94.33	WT-BC
WS - LOT 15	4+35.33	WT-BC

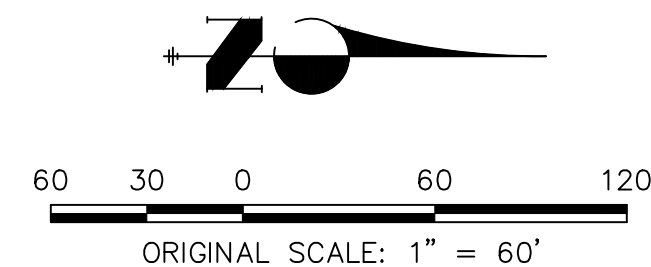
WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 43	3+61.58	WT-AD
WS - LOT 44	4+47.68	WT-AD
WS - LOT 45	5+01.68	WT-AD
WS - LOT 46	5+55.68	WT-AD
WS - LOT 47	6+09.68	WT-AD
WS - LOT 48	6+63.68	WT-AD
WS - LOT 49	7+17.68	WT-AD

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 22	8+60.78	WT-BD
WS - LOT 23	8+10.78	WT-BD
WS - LOT 24	7+61.42	WT-BD
WS - LOT 25	7+11.42	WT-BD
WS - LOT 26	6+61.42	WT-BD
WS - LOT 27	6+11.42	WT-BD
WS - LOT 28	5+61.42	WT-BD
WS - LOT 29	5+11.42	WT-BD
WS - LOT 30	4+61.42	WT-BD
WS - LOT 31	4+11.42	WT-BD
WS - LOT 32	3+58.04	WT-BD
WS - LOT 38	8+62.51	WT-BD
WS - LOT 39	8+06.51	WT-BD
WS - LOT 40	7+51.51	WT-BD
WS - LOT 41	6+96.51	WT-BD
WS - LOT 42	6+14.82	WT-BD

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 16	3+13.72	WT-CD
WS - LOT 17	4+46.29	WT-CD
WS - LOT 18	5+31.29	WT-CD
WS - LOT 19	5+41.85	WT-CD
WS - LOT 20	6+08.00	WT-CD
WS - LOT 21	6+58.00	WT-CD
WS - LOT 33	1+74.33	WT-CD
WS - LOT 34	2+33.33	WT-CD
WS - LOT 35	2+92.33	WT-CD
WS - LOT 36	3+55.33	WT-CD
WS - LOT 37	3+96.69	WT-CD

STREET ABBREVIATIONS

- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE



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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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STERLING RANCH FILING NO.2

WATER PLAN

SHEET 5 OF 5

JOB NO. 25188.01