

STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

MAY 2020

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

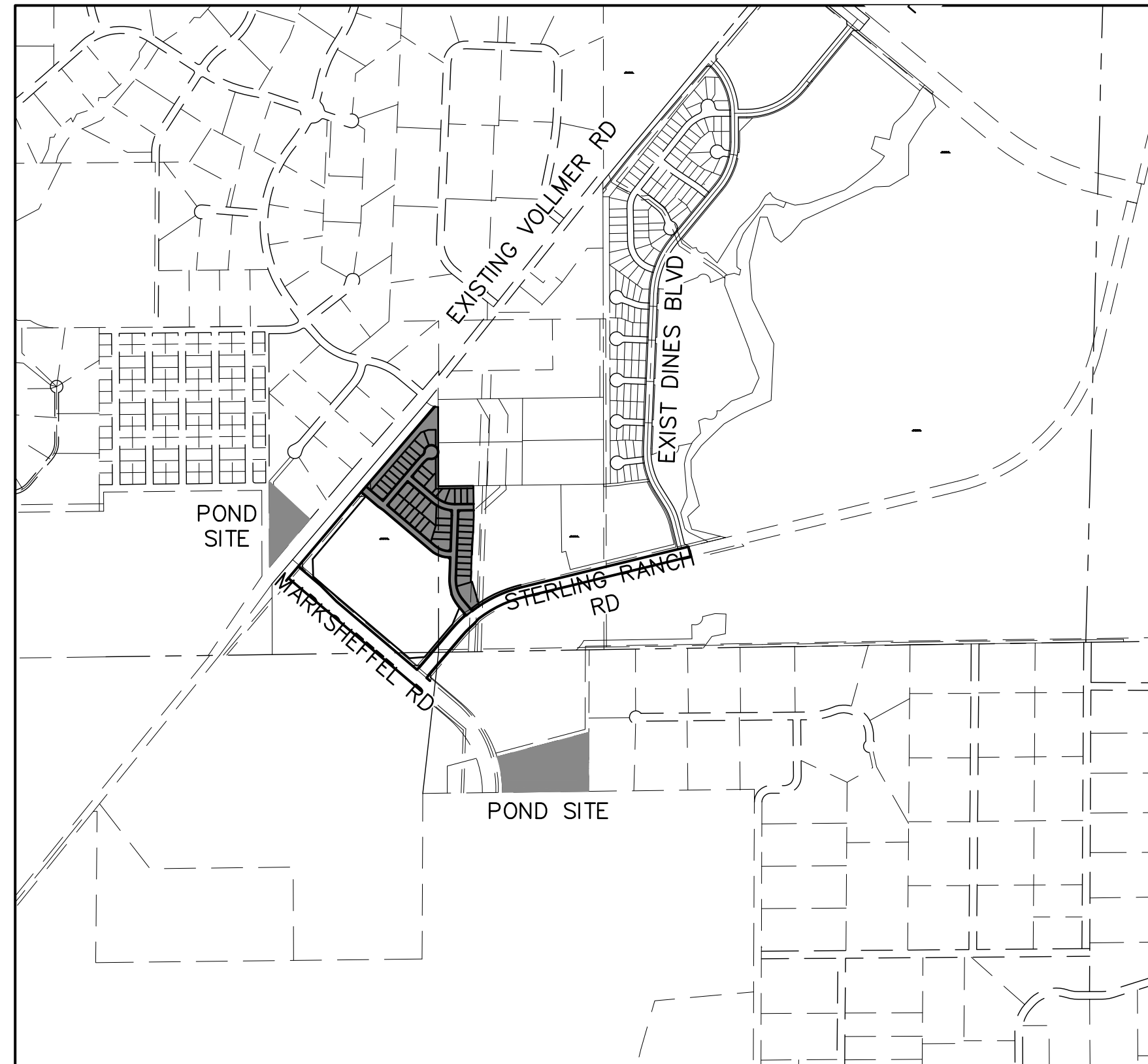
FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

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

Engineering Review
07/31/2020 12:19:50 PM
dsdrice
JeffRice@elpaso.com
(719) 520-7877
EPC Planning & Community Development Department
See comment letter also.

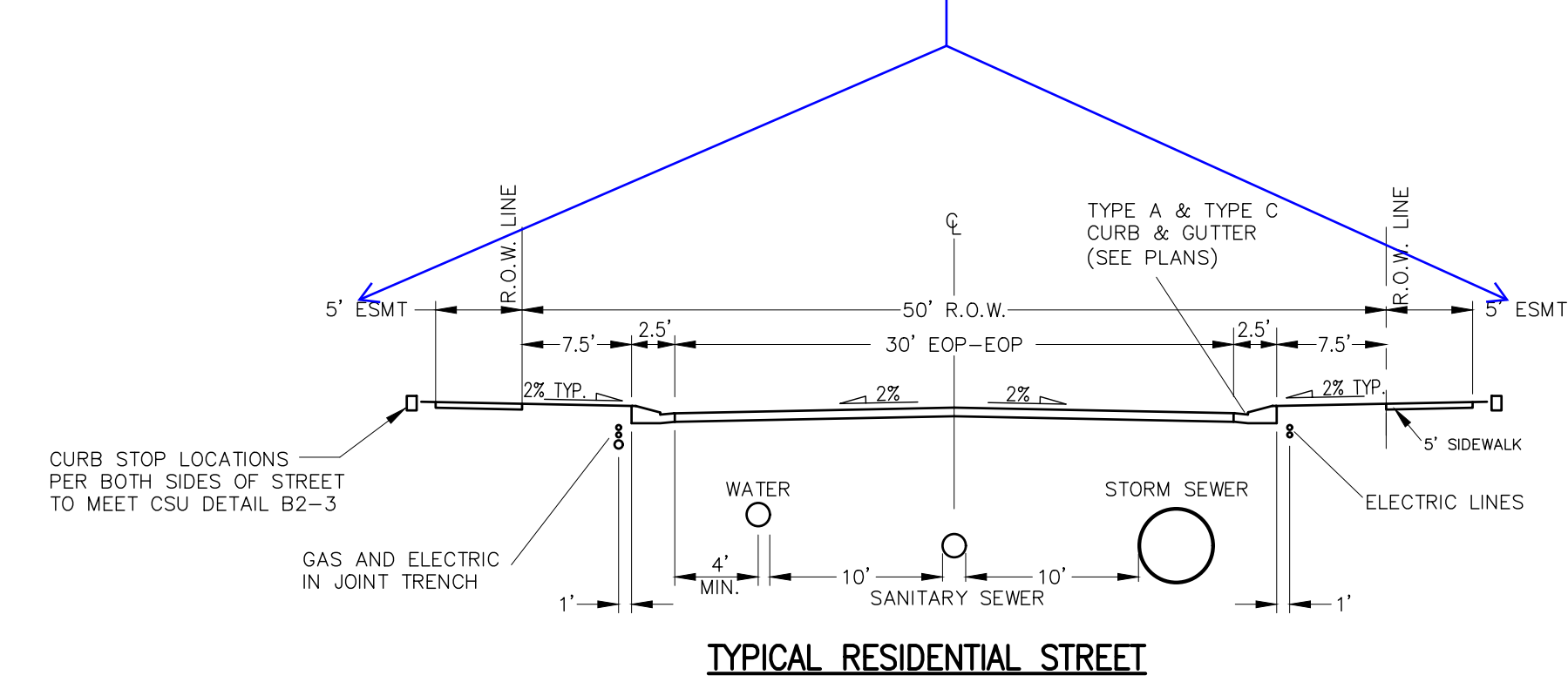


VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

1	COVER
2-6	STREET IMPROVEMENT PLAN
7	SIGNAGE AND STRIPING PLAN
8	DETAILS

Public Improvements
Esmt



TYPICAL RESIDENTIAL STREET
SCALE: NTS

Label design and posted speed.

Provide Bynum Dr. typical section (36' paved) per Preliminary Plan.



Know what's below.
Call before you dig.

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

Provide a horizontal control plan with survey ties and coordinates at the ends of alignments, intersections, and other appropriate points.

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.

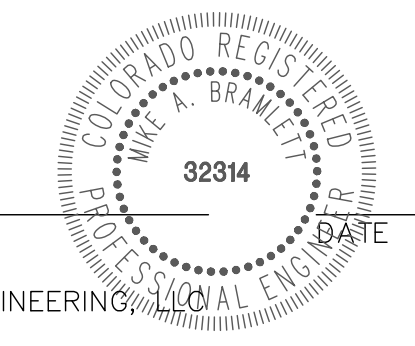
IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF 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, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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 _____

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

GENERAL CONSTRUCTION NOTES:

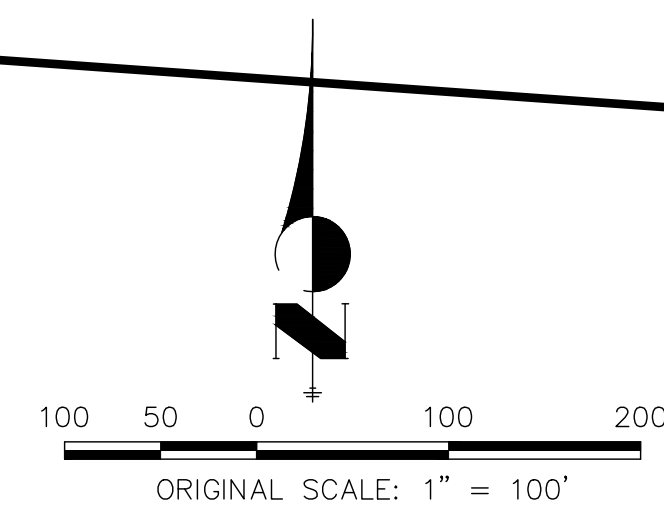
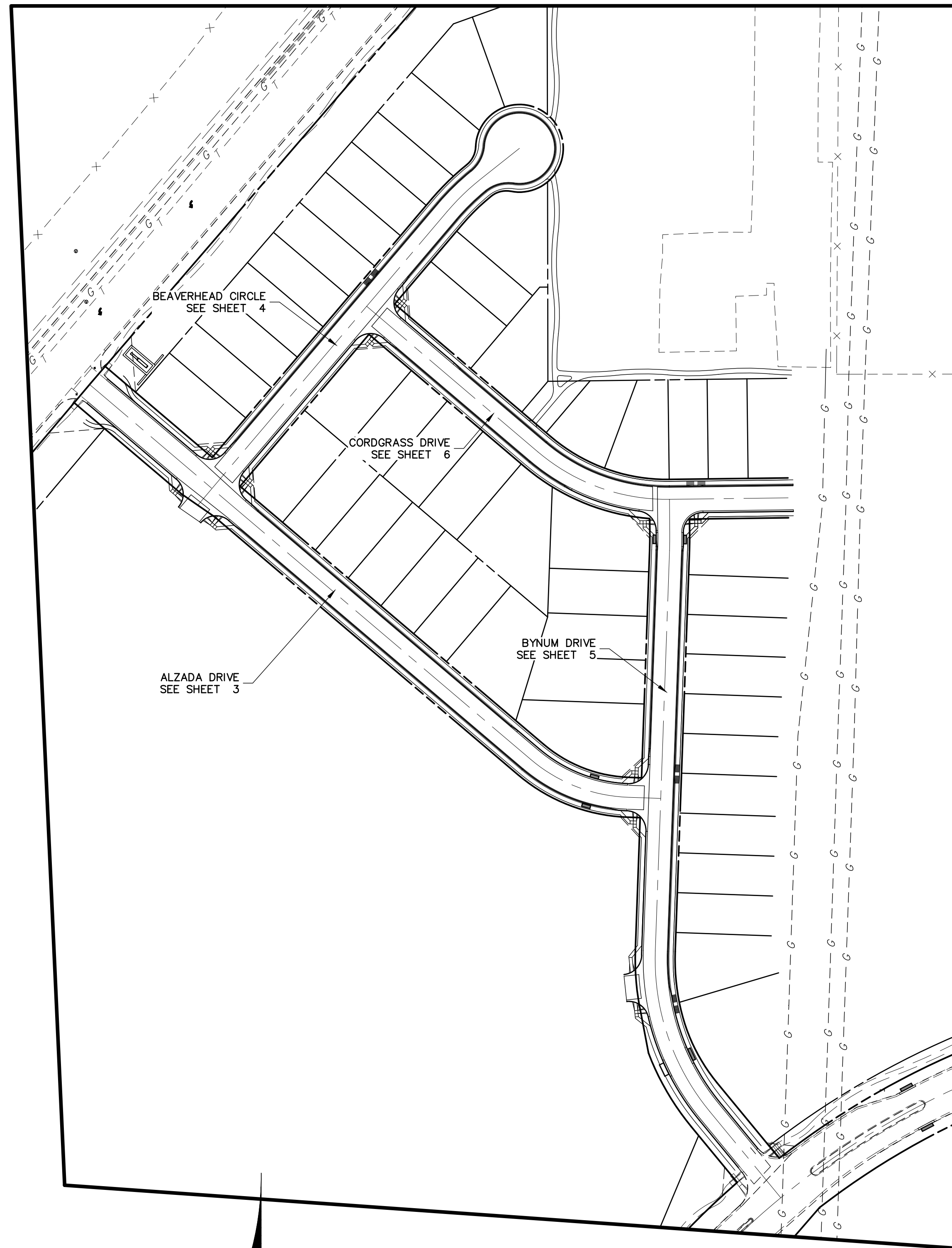
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 PERFORMED 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) 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 PCD, 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.



KEY MAP

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 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
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BY	DATE	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

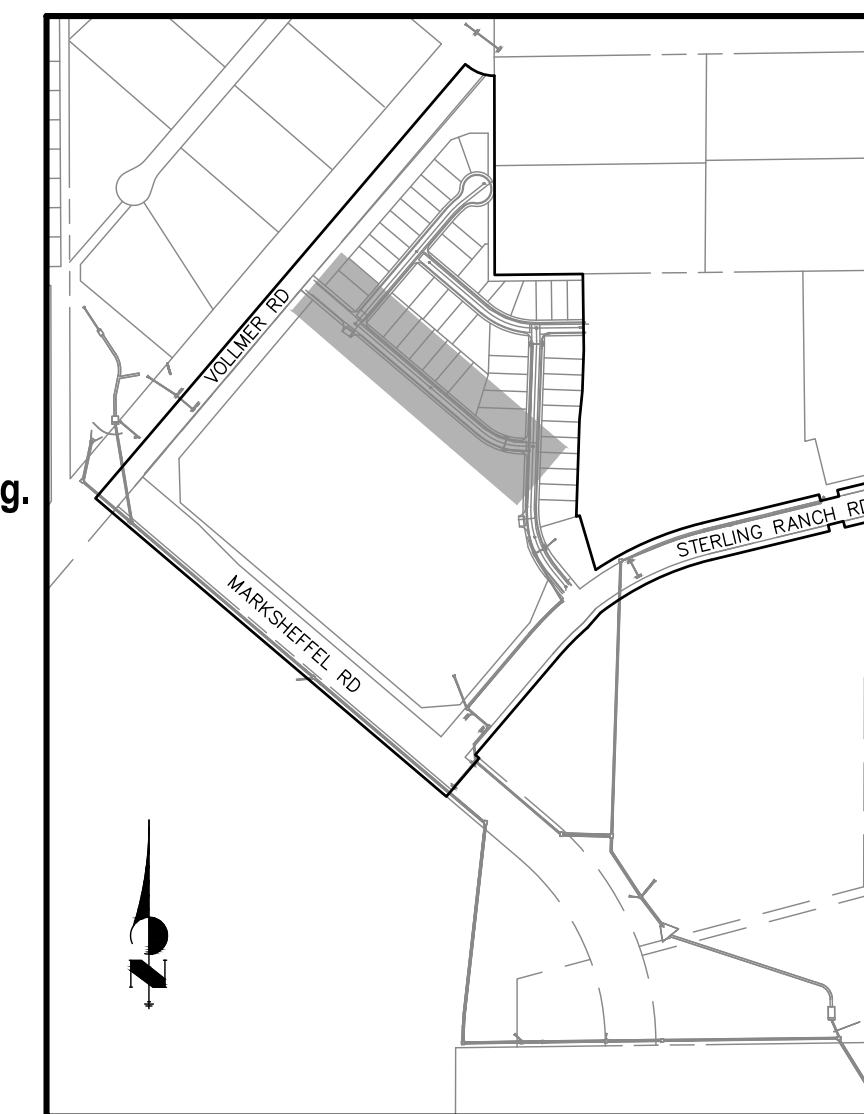


Know what's below.
 Call before you dig.

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Know what's below. Call before you dig.



KEY MAP

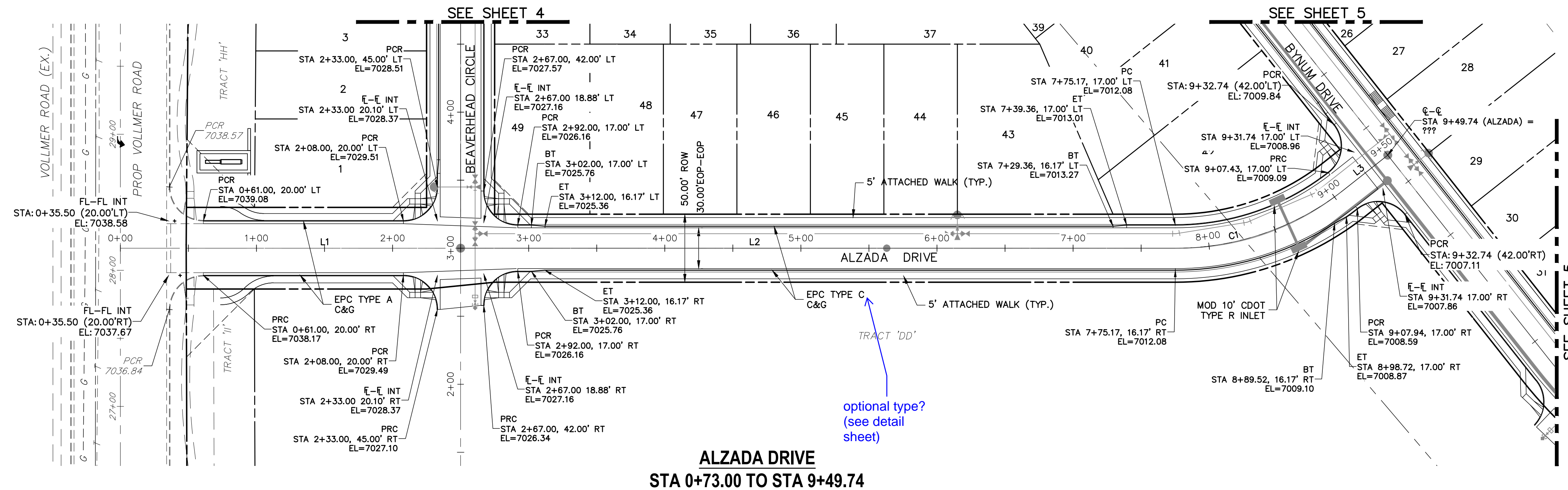


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°38'29"E	200.00'
L2	S49°38'29"E	525.17'
L3	S87°57'05"E	40.83'

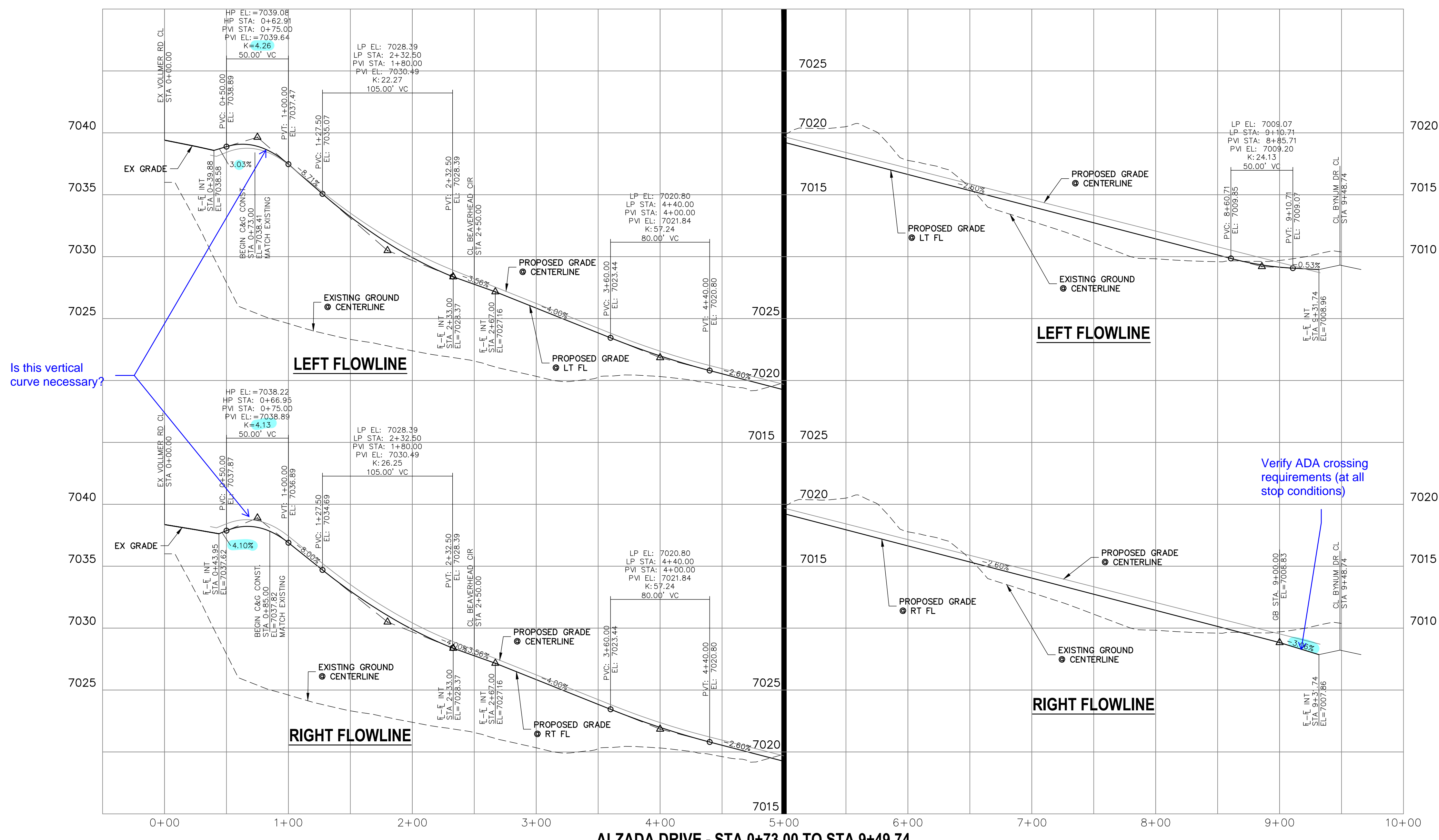
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	38°18'36"	200.00'	133.73'

- ABBREVIATION LEGEND**
- C-C CENTERLINE INTERSECTION
 - F-I 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



ALZADA DRIVE STA 0+73.00 TO STA 9+49.74

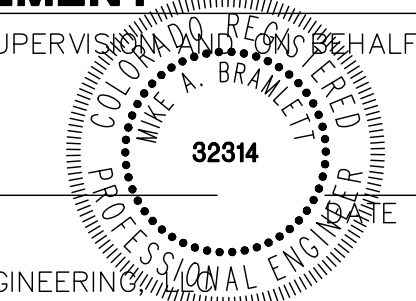


ALZADA DRIVE - STA 0+73.00 TO STA 9+49.74

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



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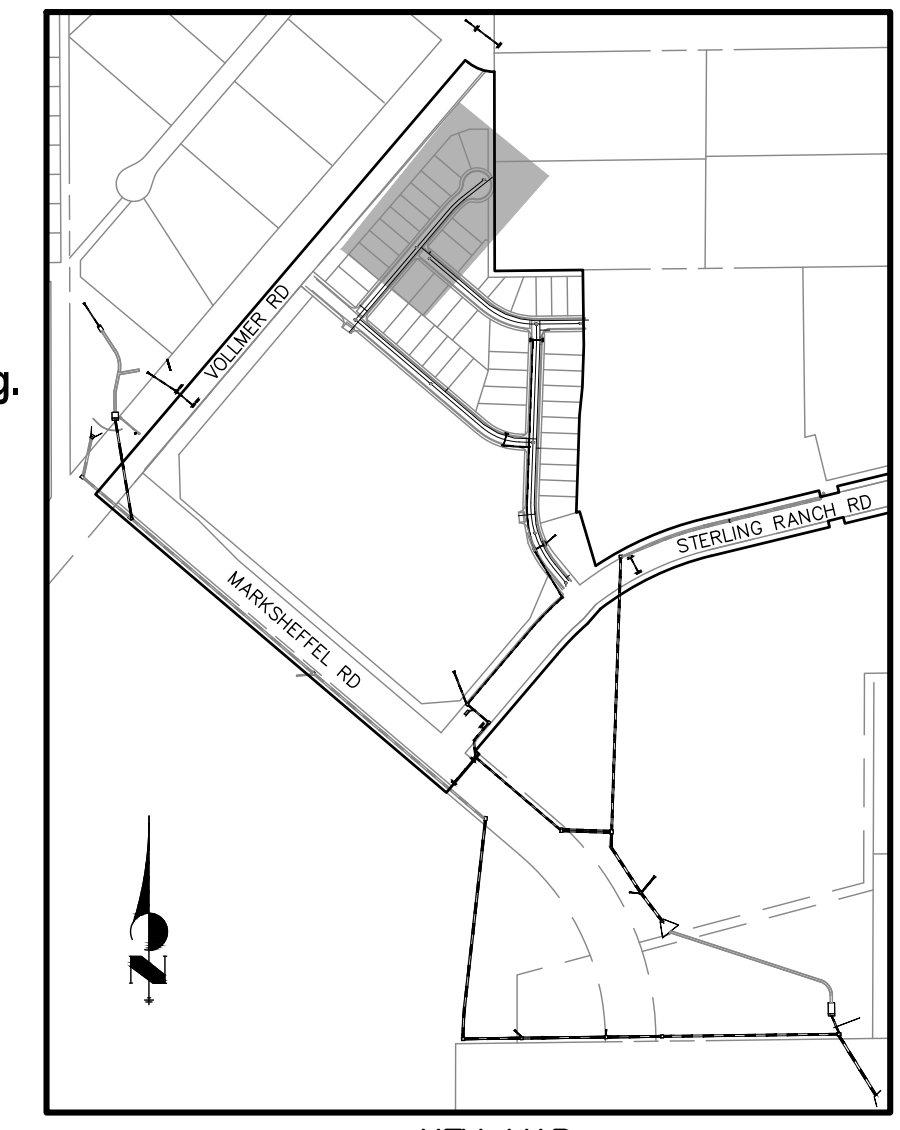
STERLING RANCH FILING NO.2

DESIGNED BY RAB
 DRAWN BY RAB
 CHECKED BY

SHEET 3 OF 8

JOB NO. 25188.01

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



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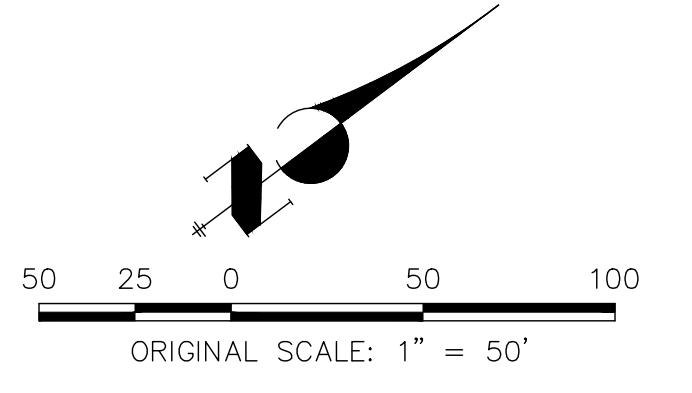
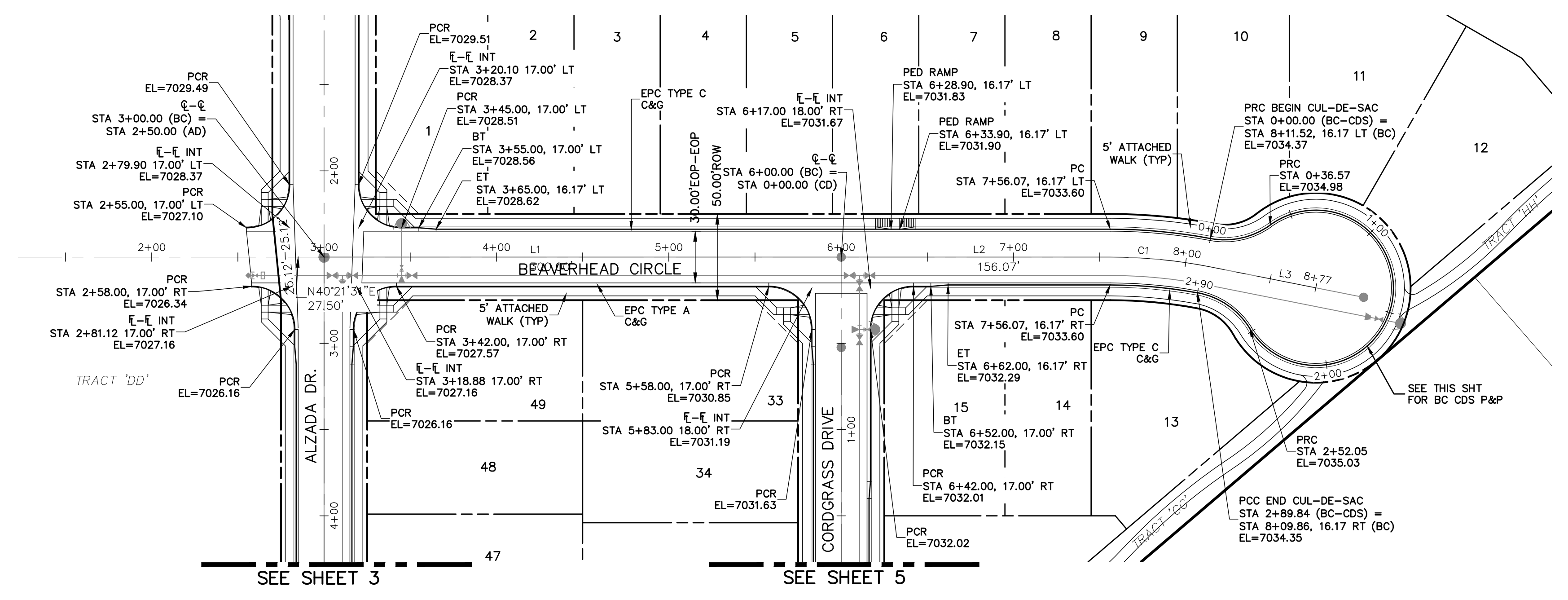
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DESIGNED BY	REVISION	
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DATE		

SHEET 4 OF 8
JOB NO. 25188.01



CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	58.81'	111°3'53"

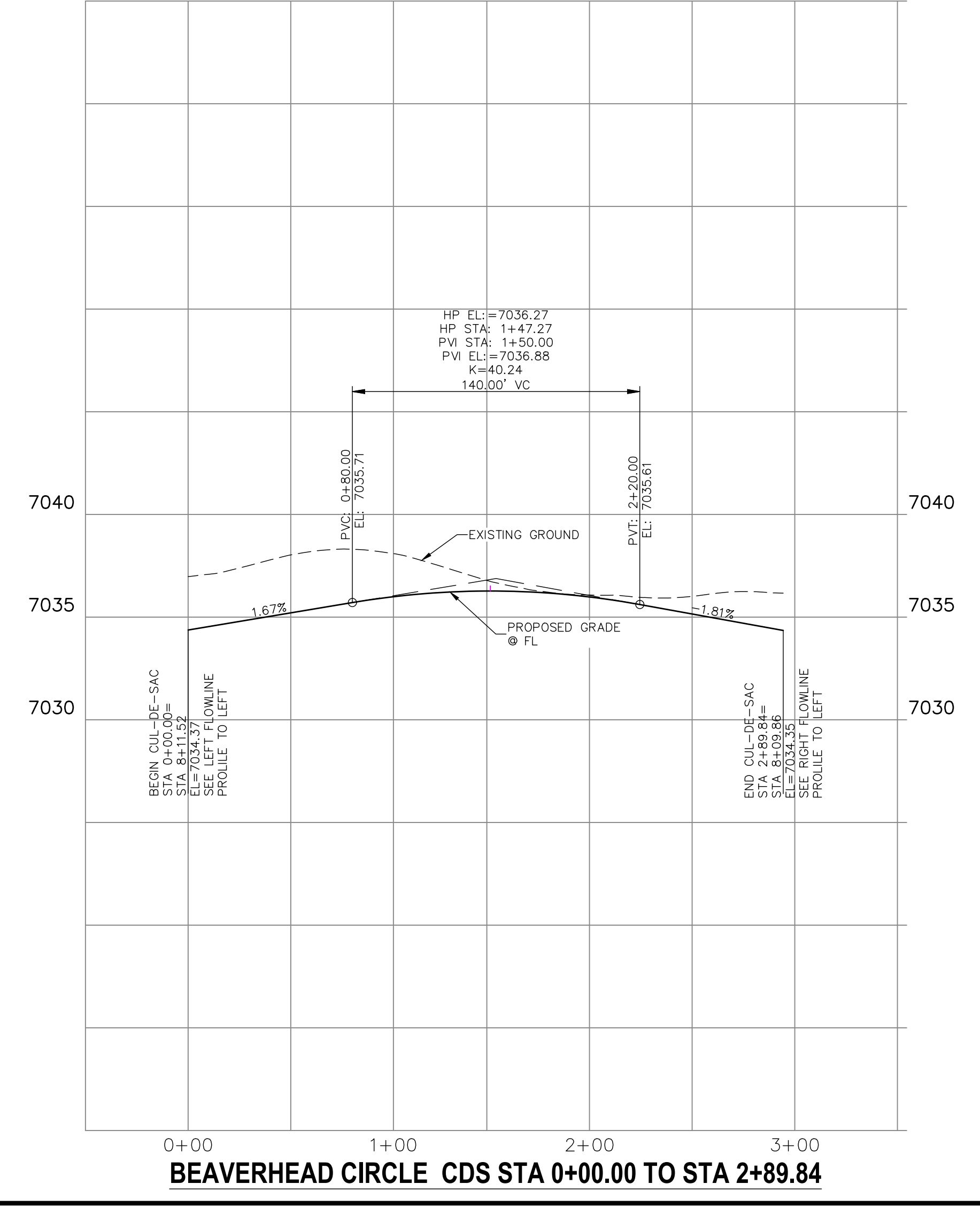
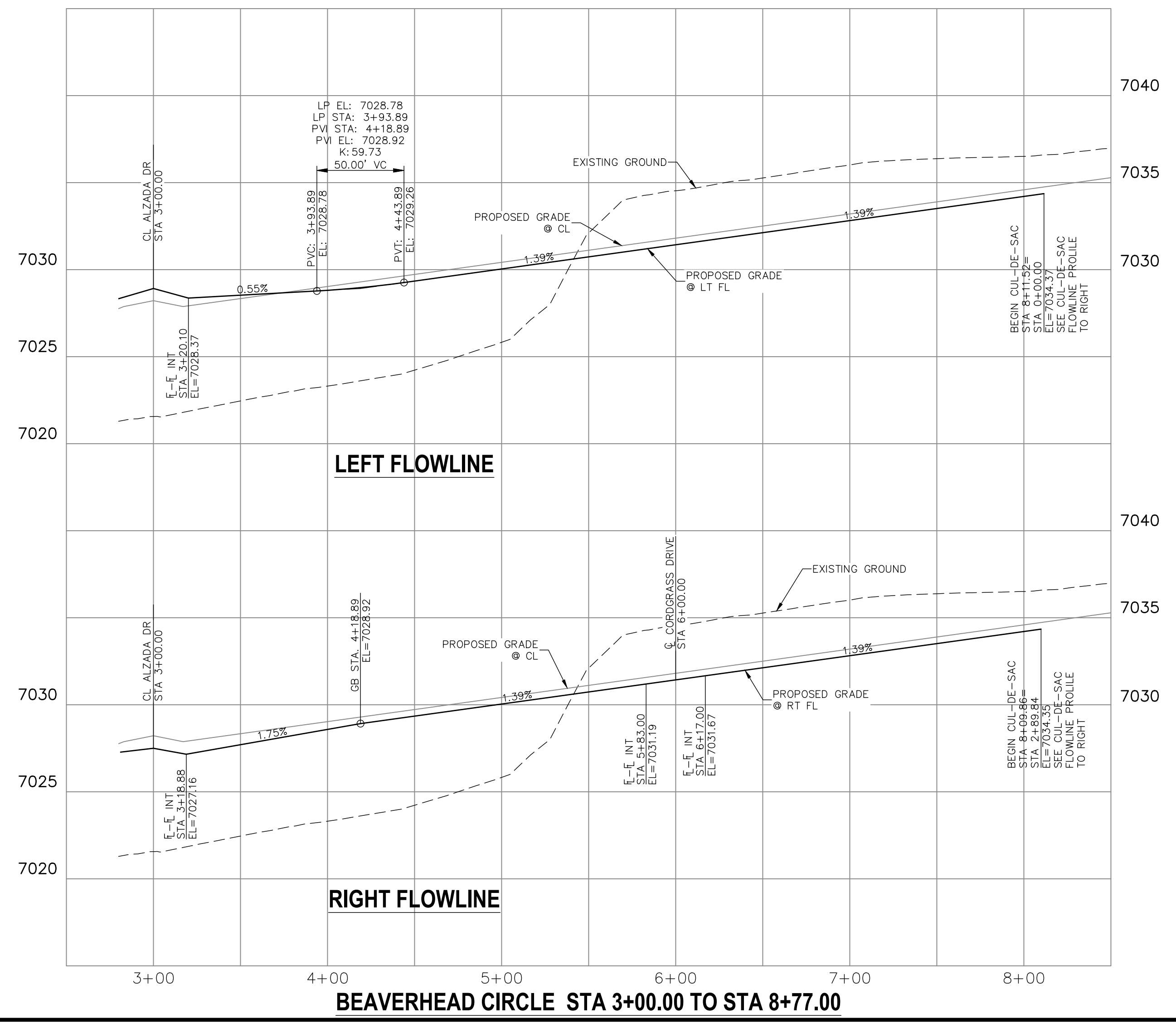
LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	156.07'	N40°21'31"E
L3	62.00'	N51°35'24"E

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

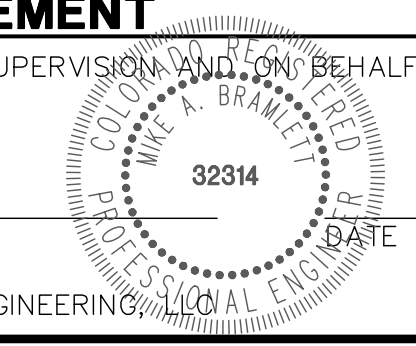
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- EL ELEVATION
- LT LEFT
- RT RIGHT



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

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

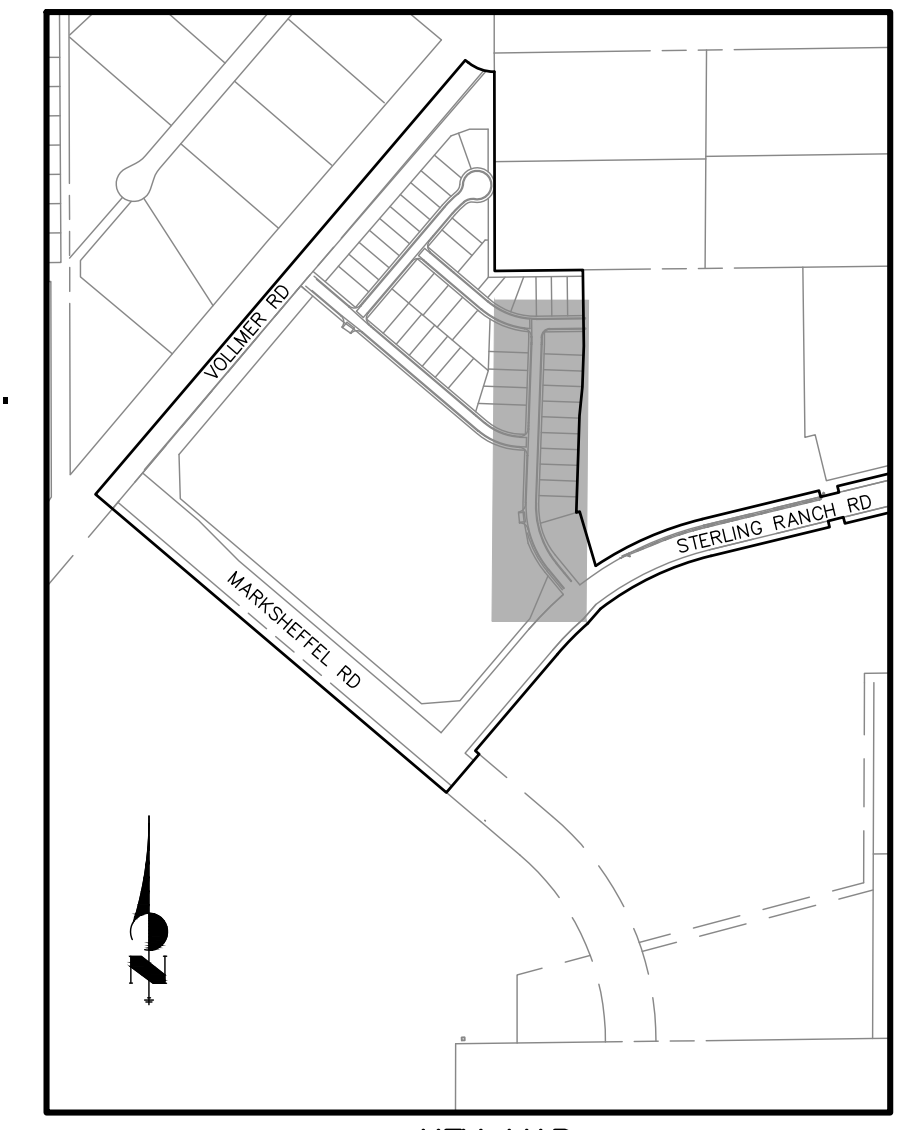


I:\n\h\20\project\25188\01\25188\1\Drawings\sheet\dwg\sterling_ranch_filing_2\cds\street\Plan\25188.01.dwg, 5/20/2020, 6:33:32 PM, btabar



Know what's below.
Call before you dig.

SEE STERLING RANCH-
STERLING RANCH ROAD
PLAN & PROFILE BY
M&S CIVIL



ABBREVIATION LEGEND

- C-CL 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
- PCR POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

STREET ABBREVIATIONS

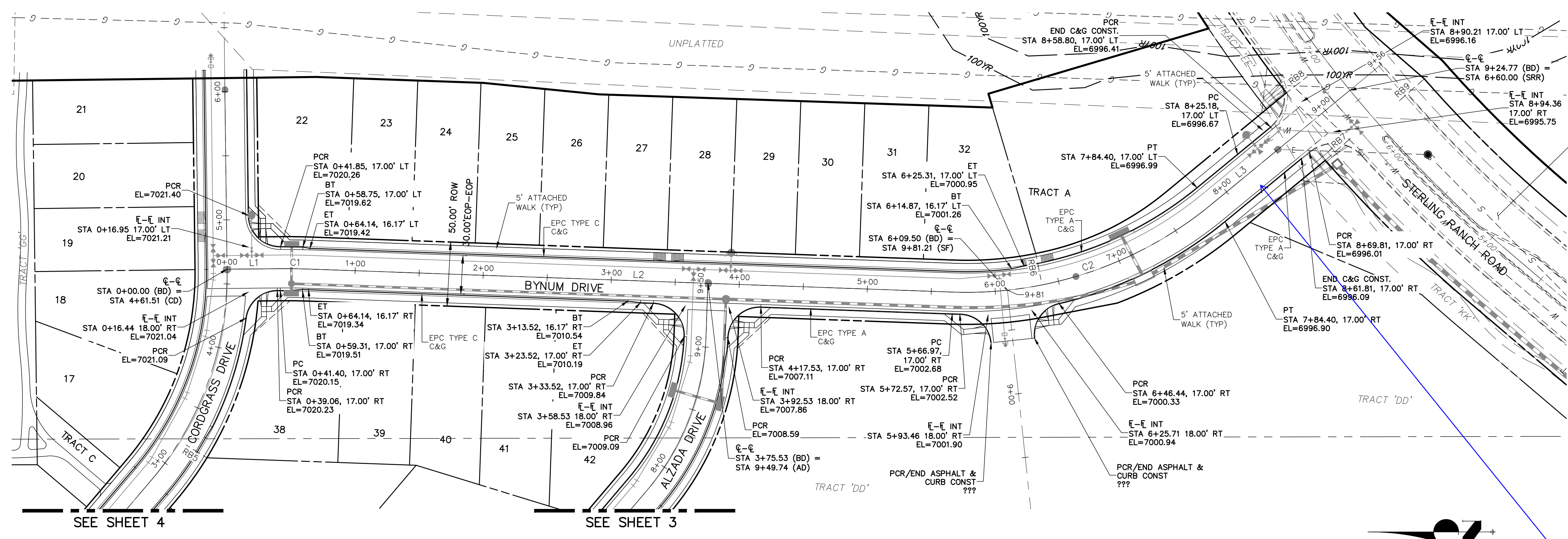
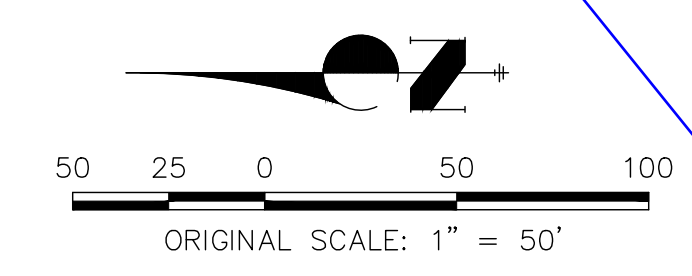
- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE
- SF SALT FORK POINT
- SRR STERLING RANCH ROAD (EX.)
- V/R VOLLMER ROAD (EX.)
- CDS CUL-DE-SAC
- KN KNUCKLE

CENTERLINE LINE TABLE

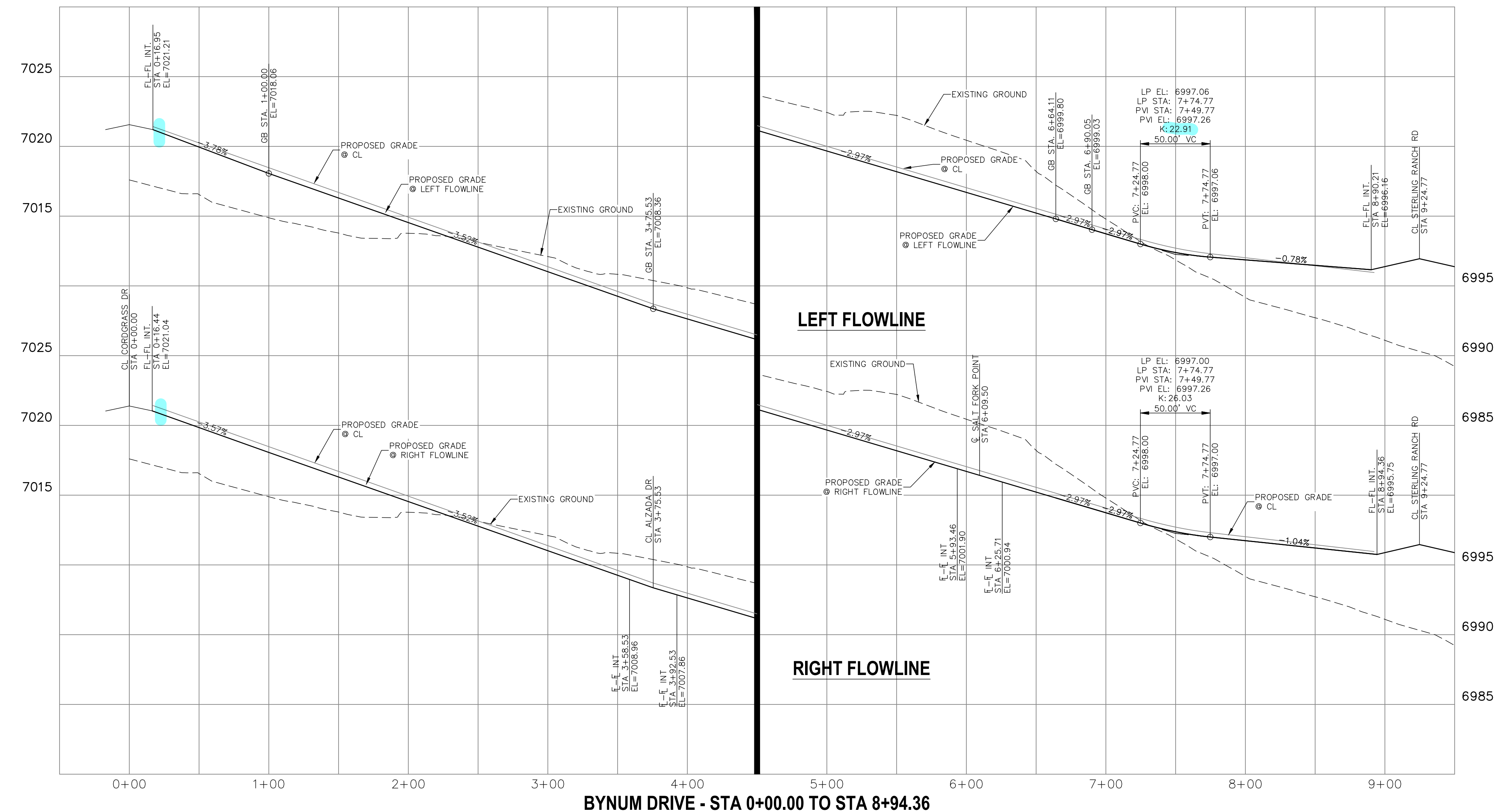
Line #	Length	Direction
L1	41.40	S0° 33' 26.07"E
L2	502.83	S2° 02' 55.33"W
L3	140.37	S39° 28' 36"E

CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta
C1	22.74	500.00	2.61
C2	217.43	300.00	41.53



**BYNUM DRIVE
STA 0+00.00 TO STA 9+24.77**

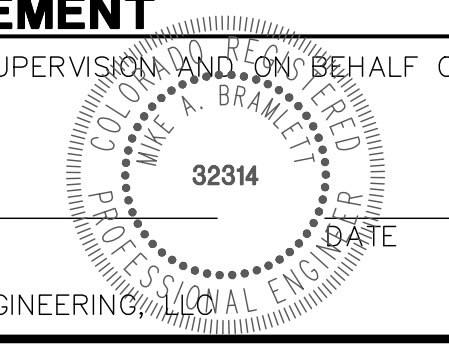


Preliminary Plan typical section here ("D") is different - collector.

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



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

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

JR ENGINEERING
A Westman Company

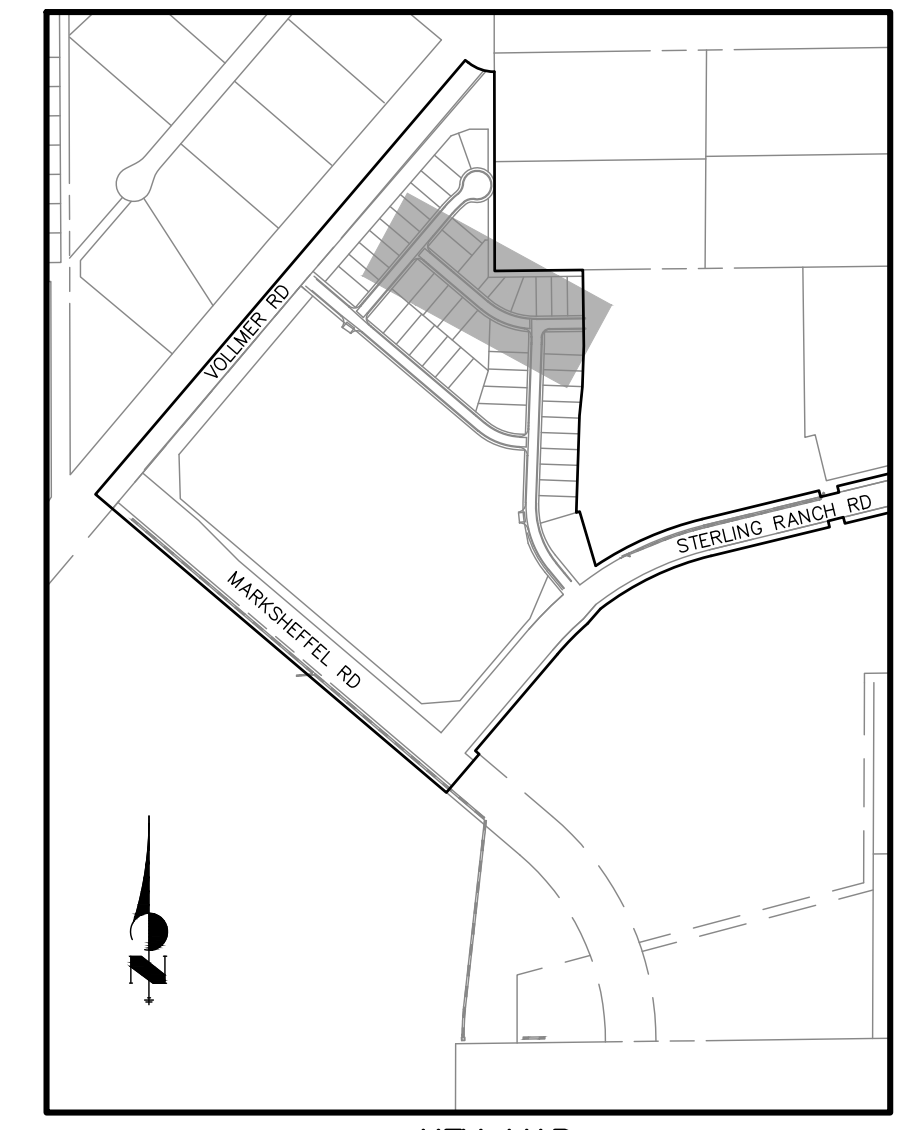
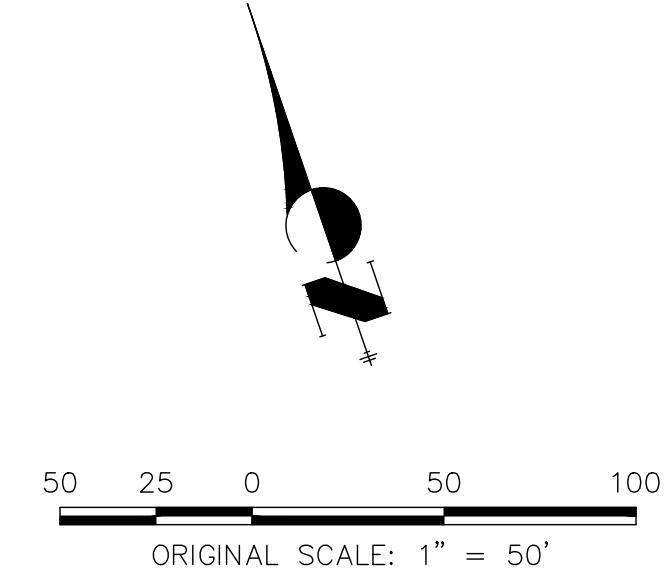
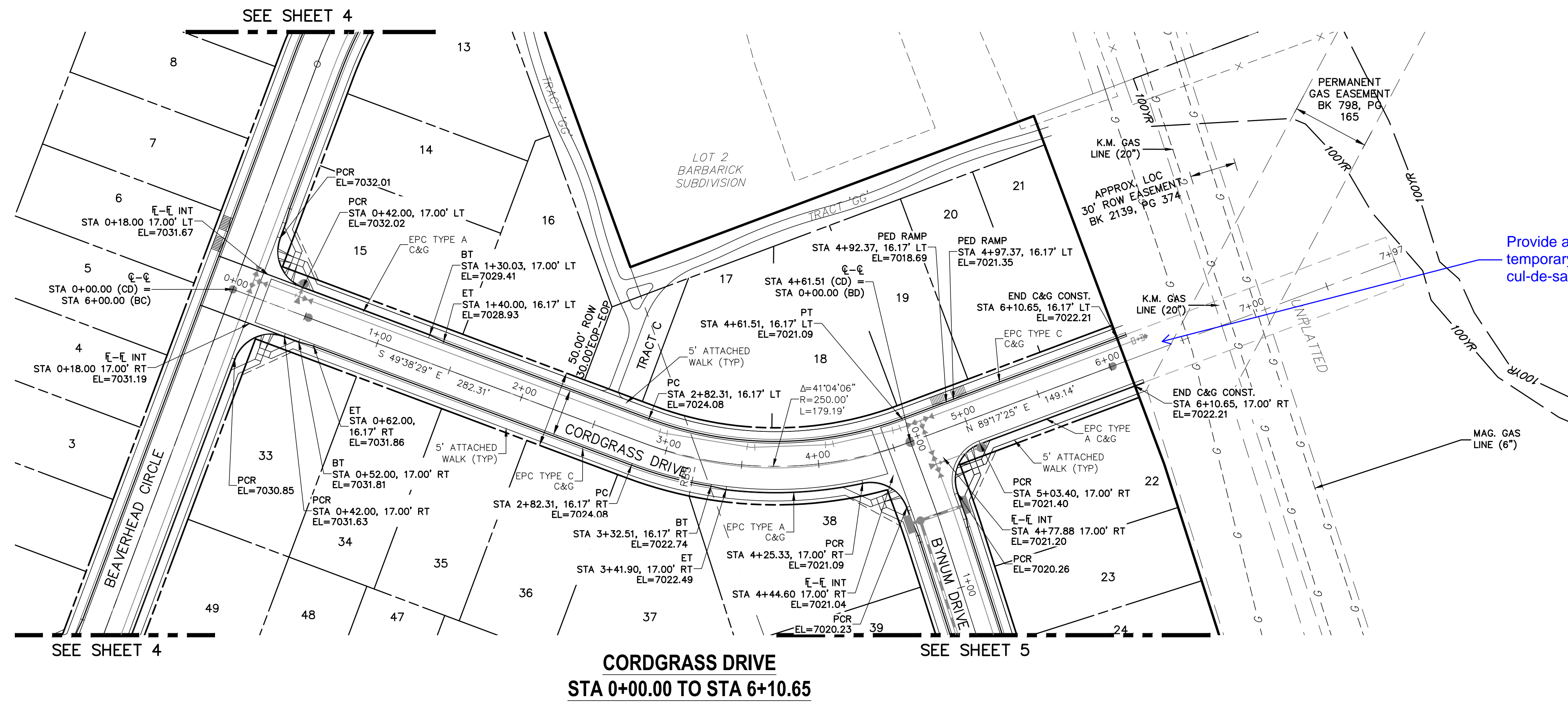
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BY	DATE	NO.	REVISION

H-SCALE	1"=50'	DESIGNED BY	RAB	
V-SCALE	1"=5'		DRAWN BY	RAB
DATE	06/01/20		CHECKED BY	
STERLING RANCH FILING NO.2		STREET IMPROVEMENT PLAN		
SHEET	5 OF 8	JOB NO.	25188.01	



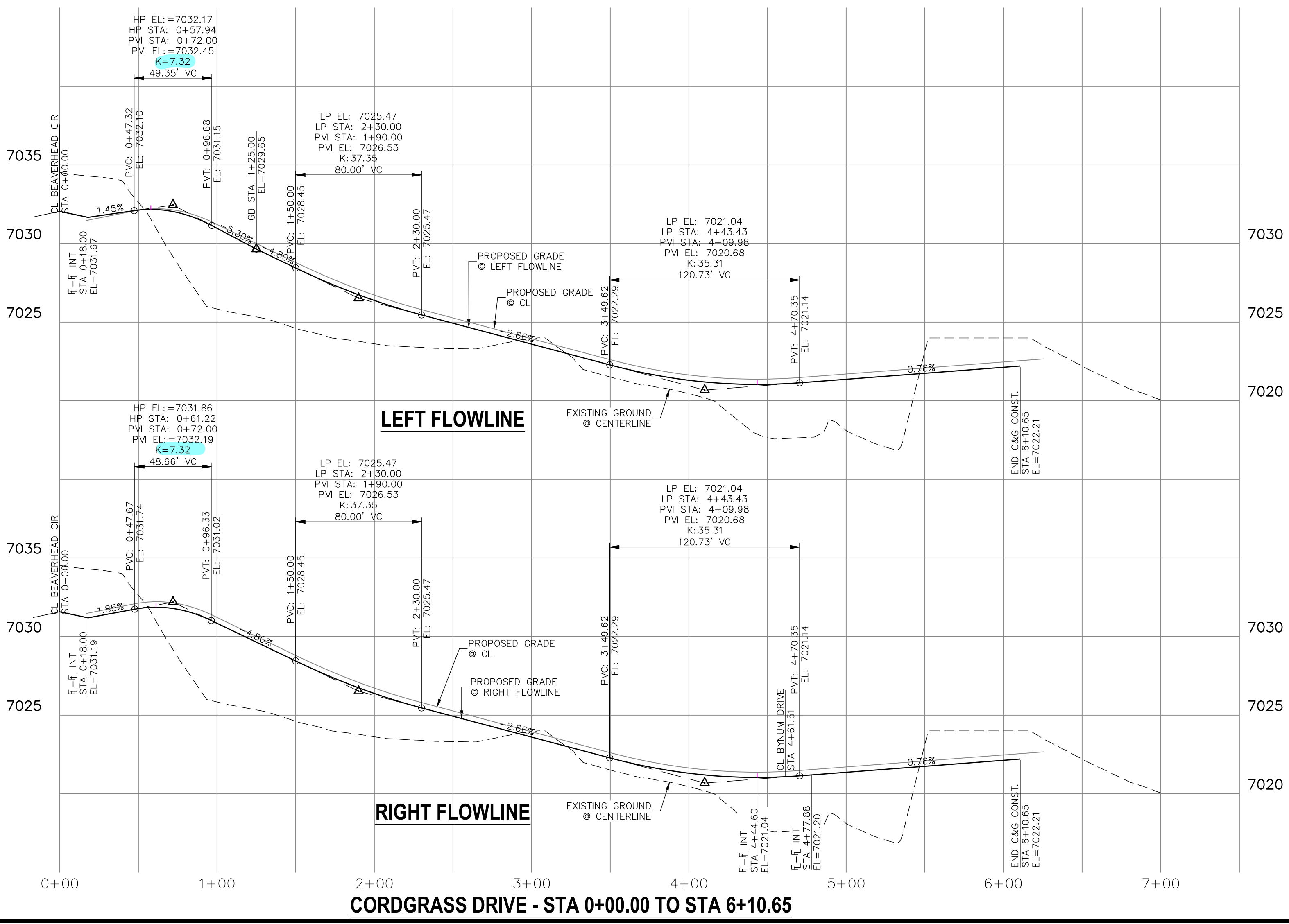
Know what's below.
Call before you dig.



KEY MAP

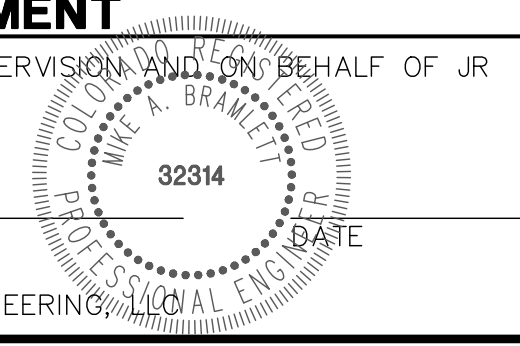
- ABBREVIATION LEGEND**
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 - KN KNUCKLE



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 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

SHEET **6** OF **8**
 JOB NO. 25188.01

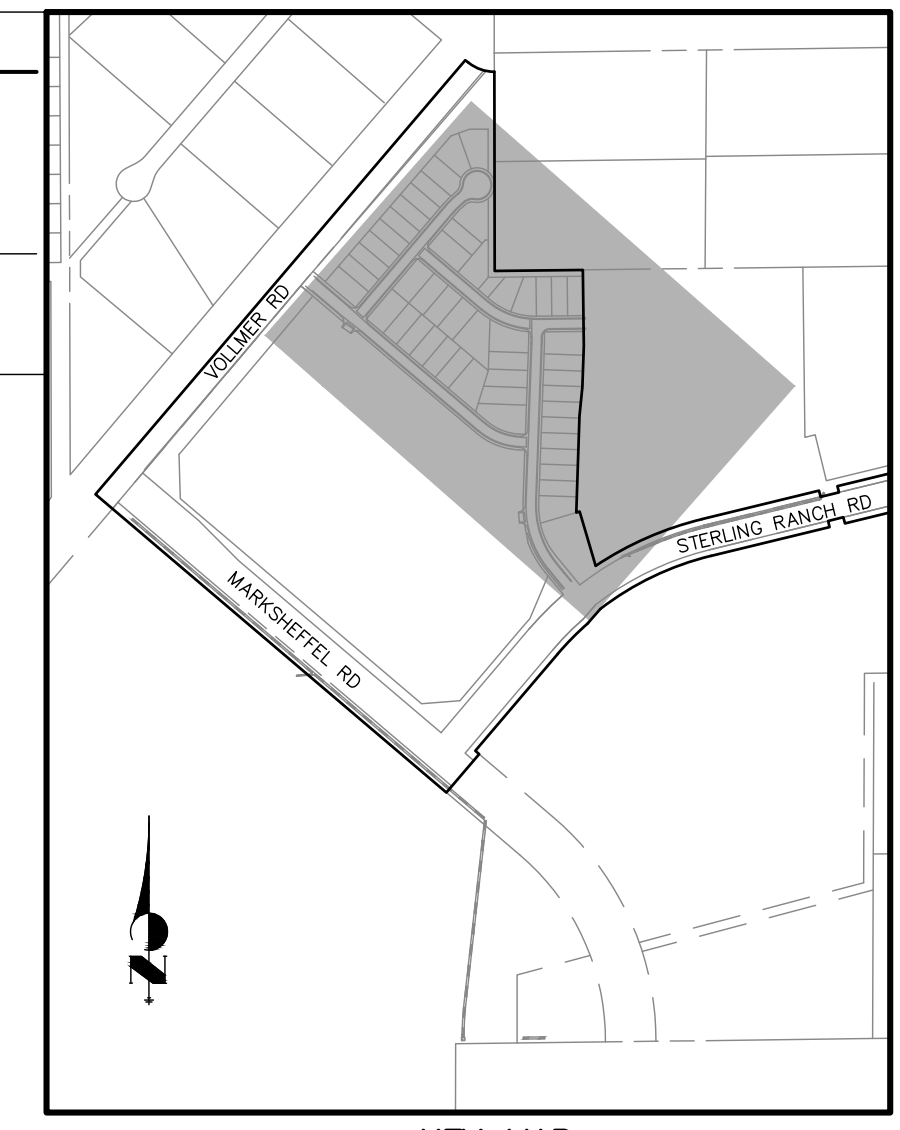
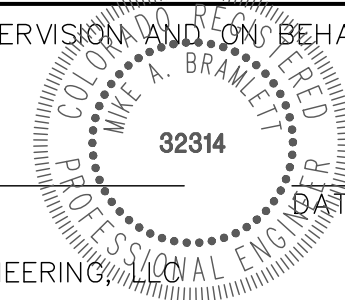


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ENGINEER'S STATEMENT

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



KEY MAP
NTS

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

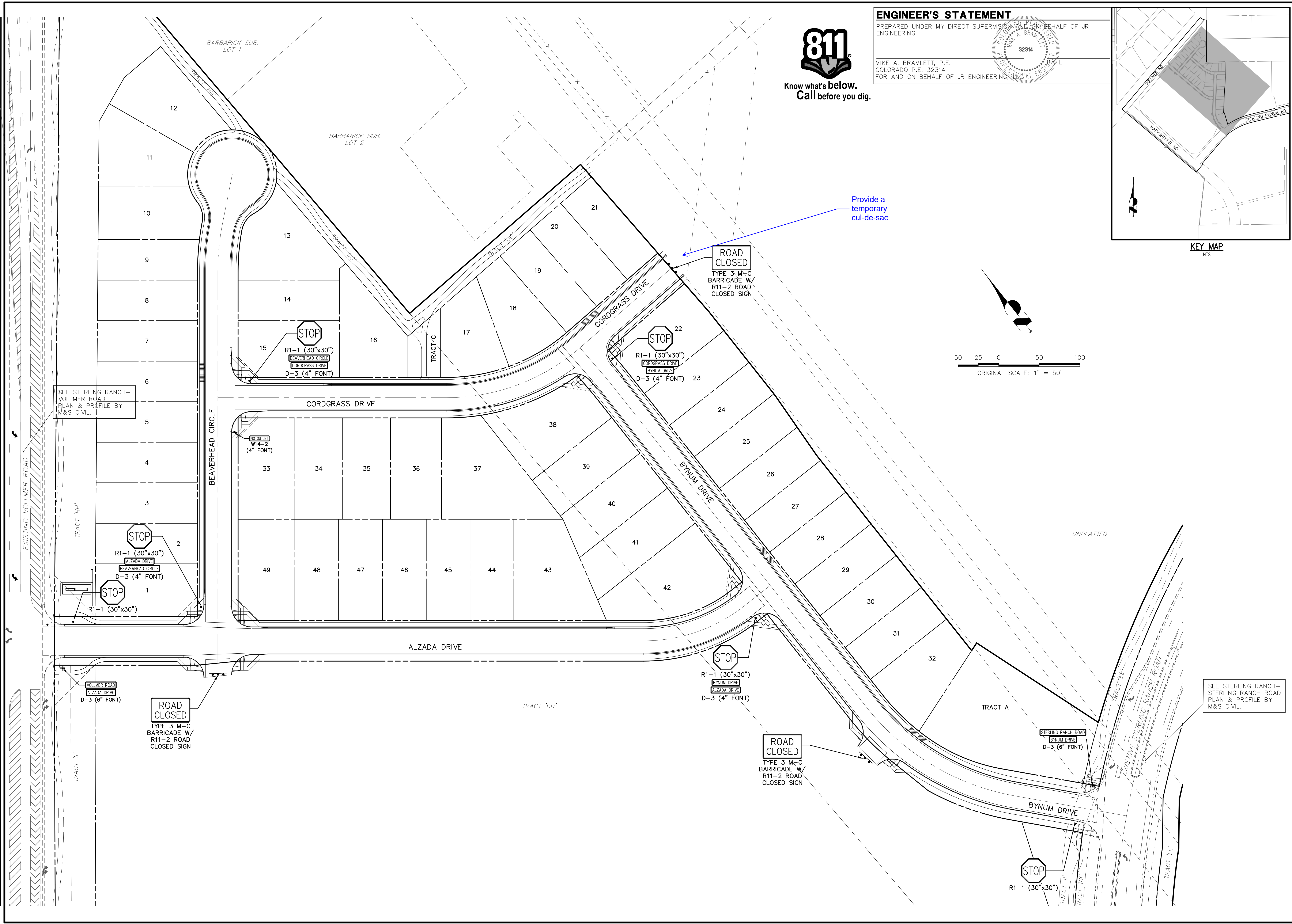
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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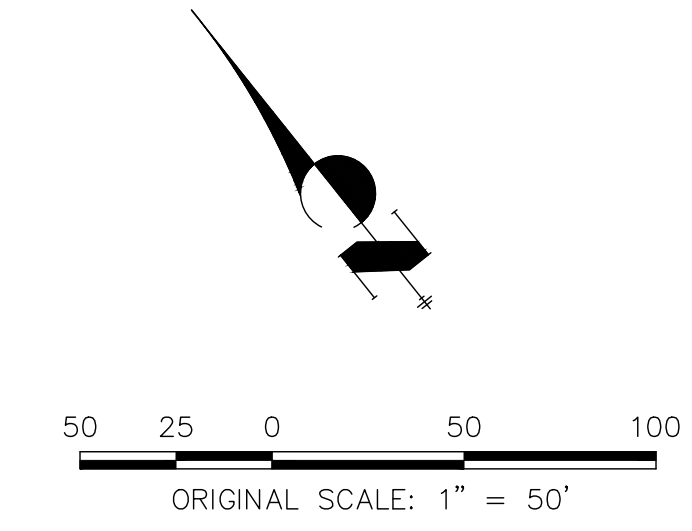
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN



Provide a temporary cul-de-sac



\\nfs-h20\p06\stc2\0000_al\25188\10\dwg\stimp\stimp.dwg, S:\07_52020\20_556\03_Plan.dwg

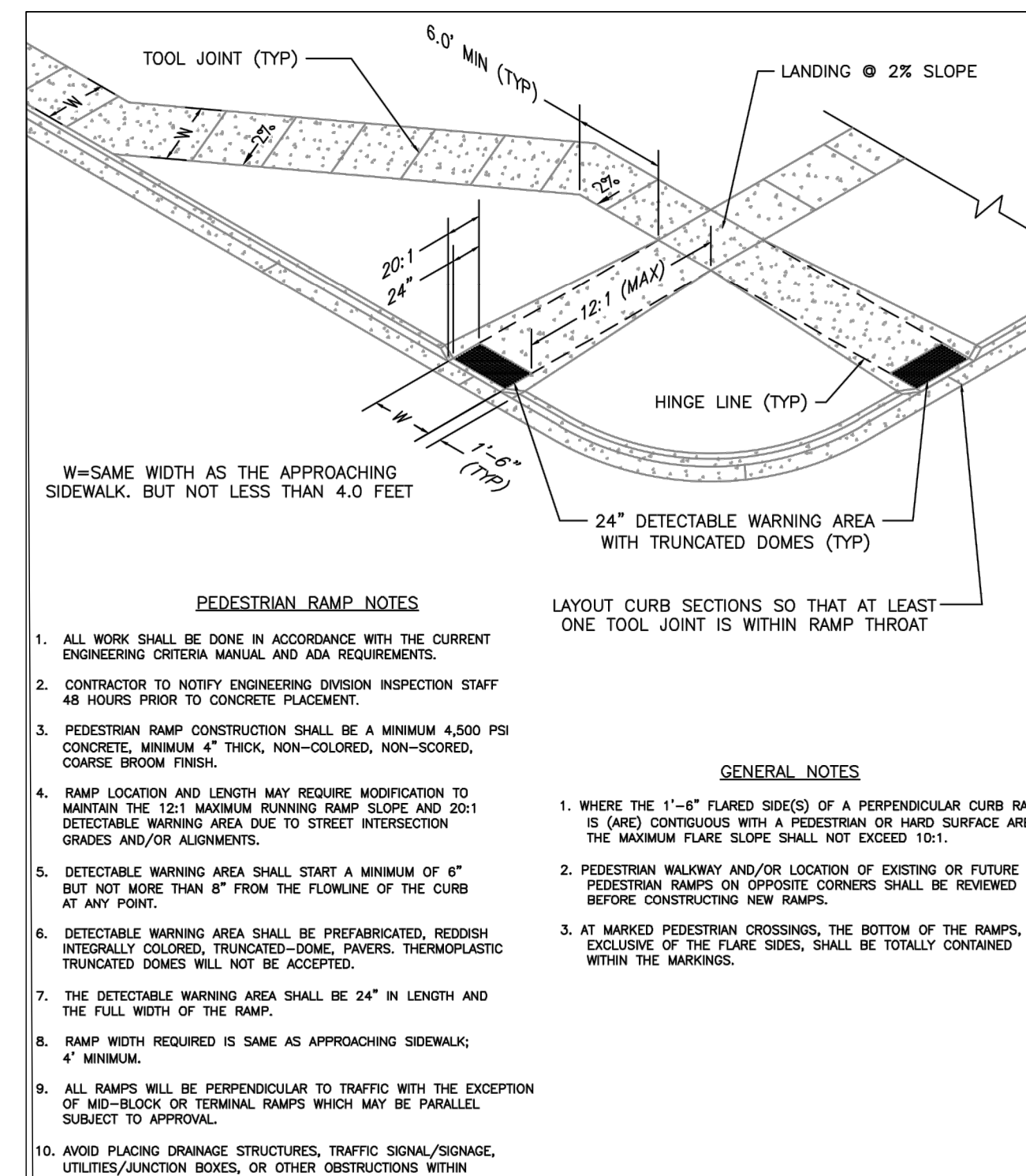
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

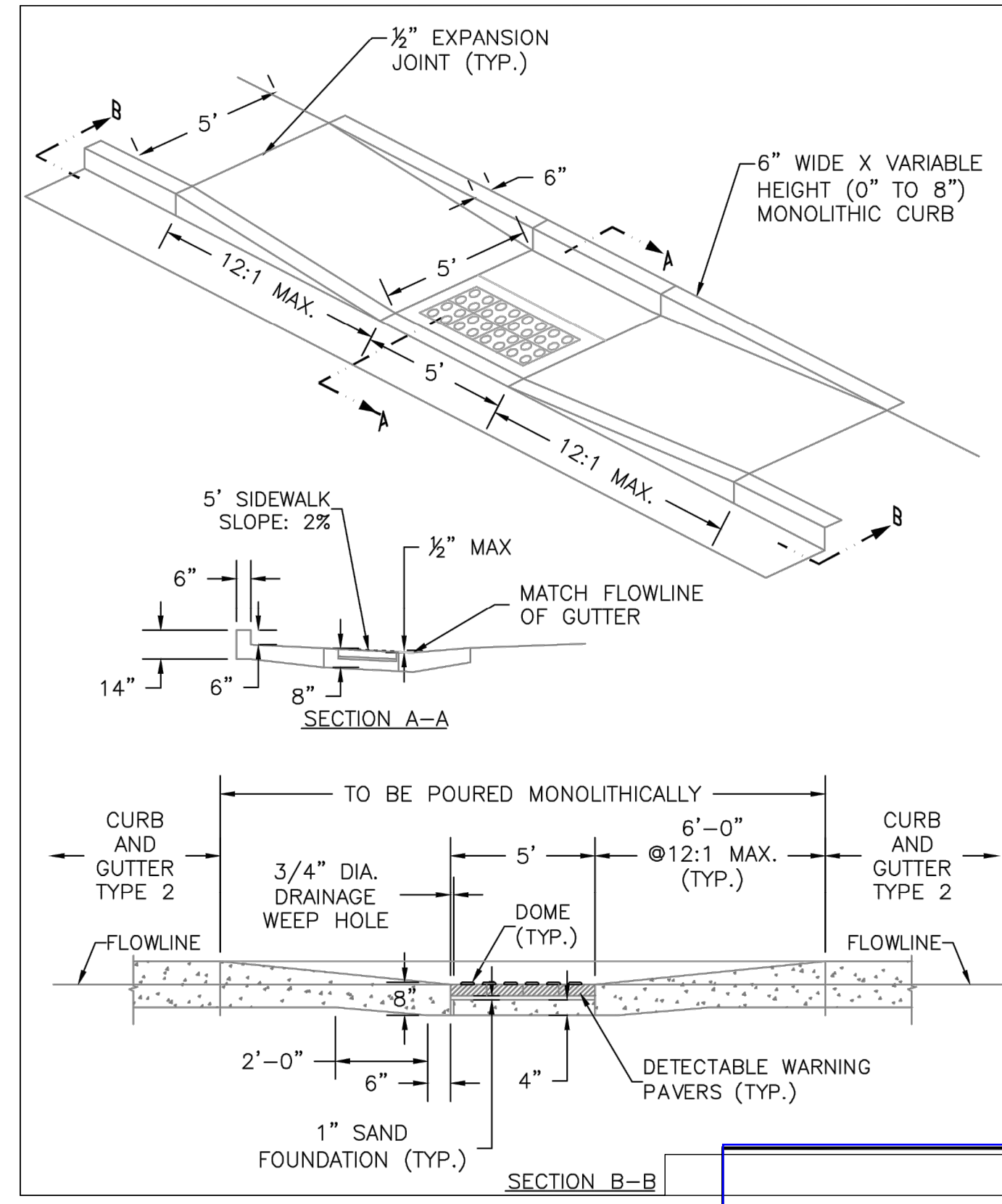
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BY	DATE	NO.	REVISION

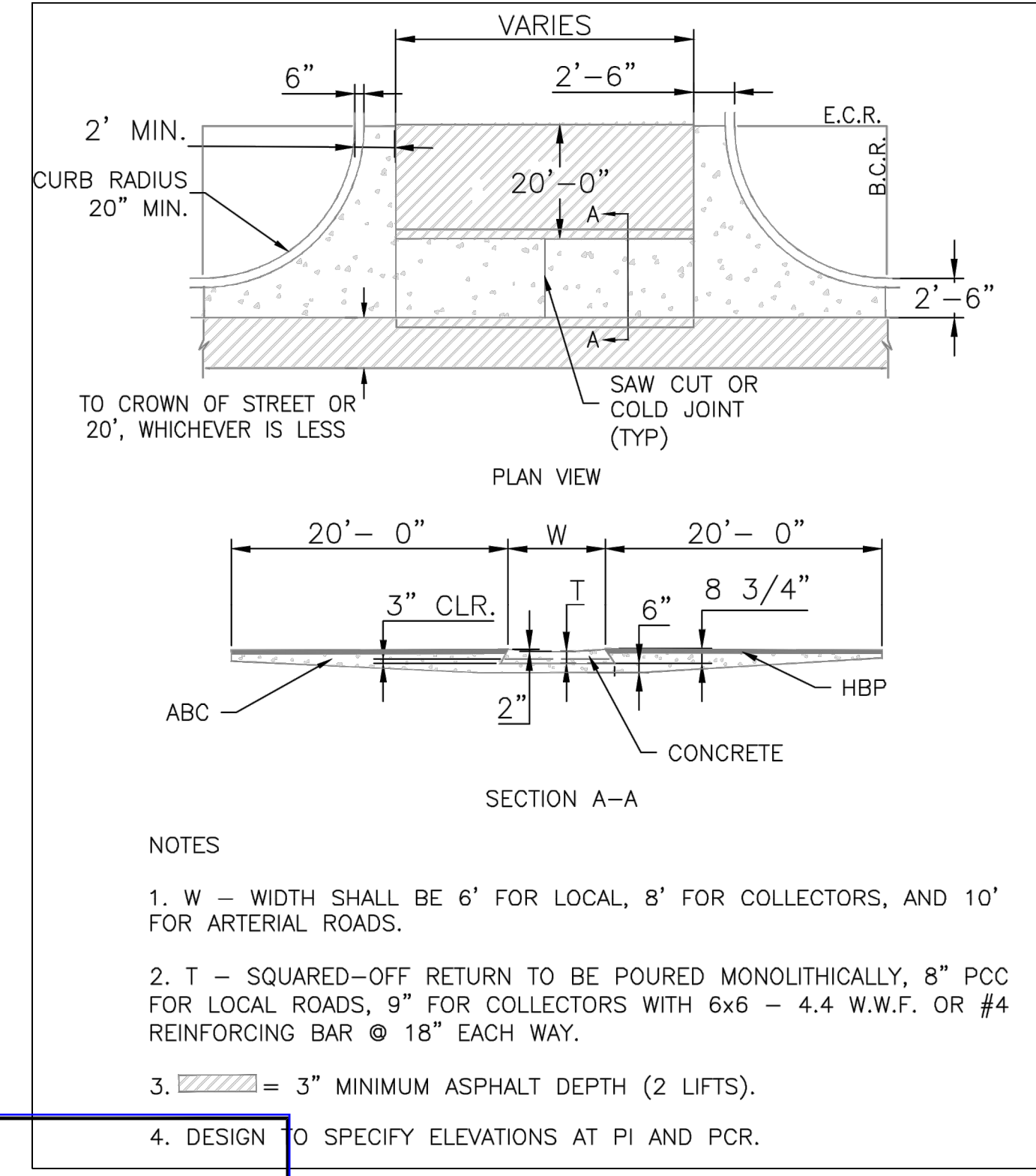
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DATE	06/01/20	DESIGNED BY	RAB	DRAWN BY	RAB
DESIGNED BY	RAB	CHECKED BY	RAB		



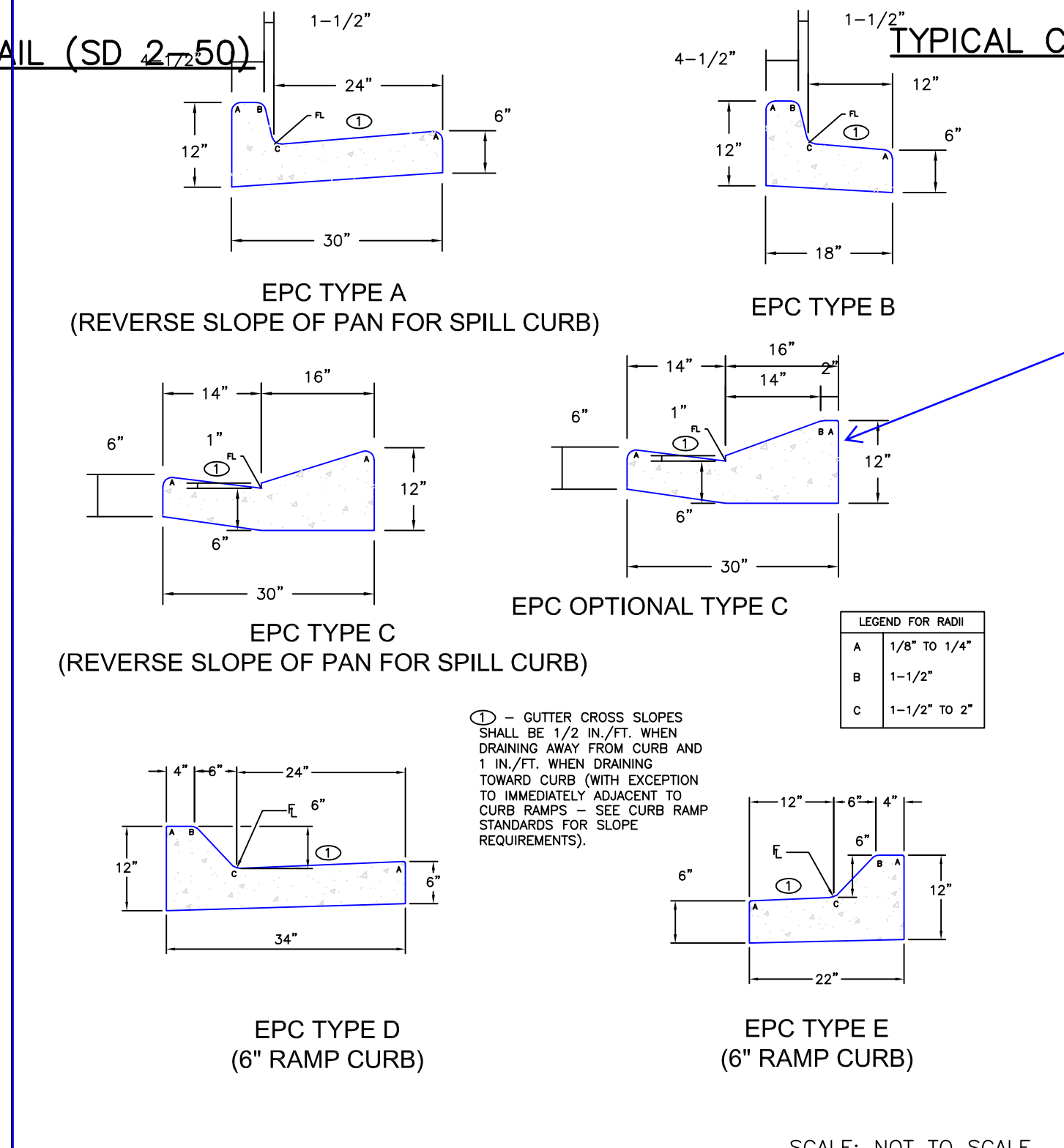
PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS



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



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



DATE APPROVED: 6/23/20
DESIGNED BY: Jennifer E. Irvine
REVISION DATE: 6/23/20
FILE NAME: SD_2-20

Typical Curb and Gutter Details
Standard Drawing

Verify compliance with new ADA details

This is the recommended/preferred ramp curb type.



STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

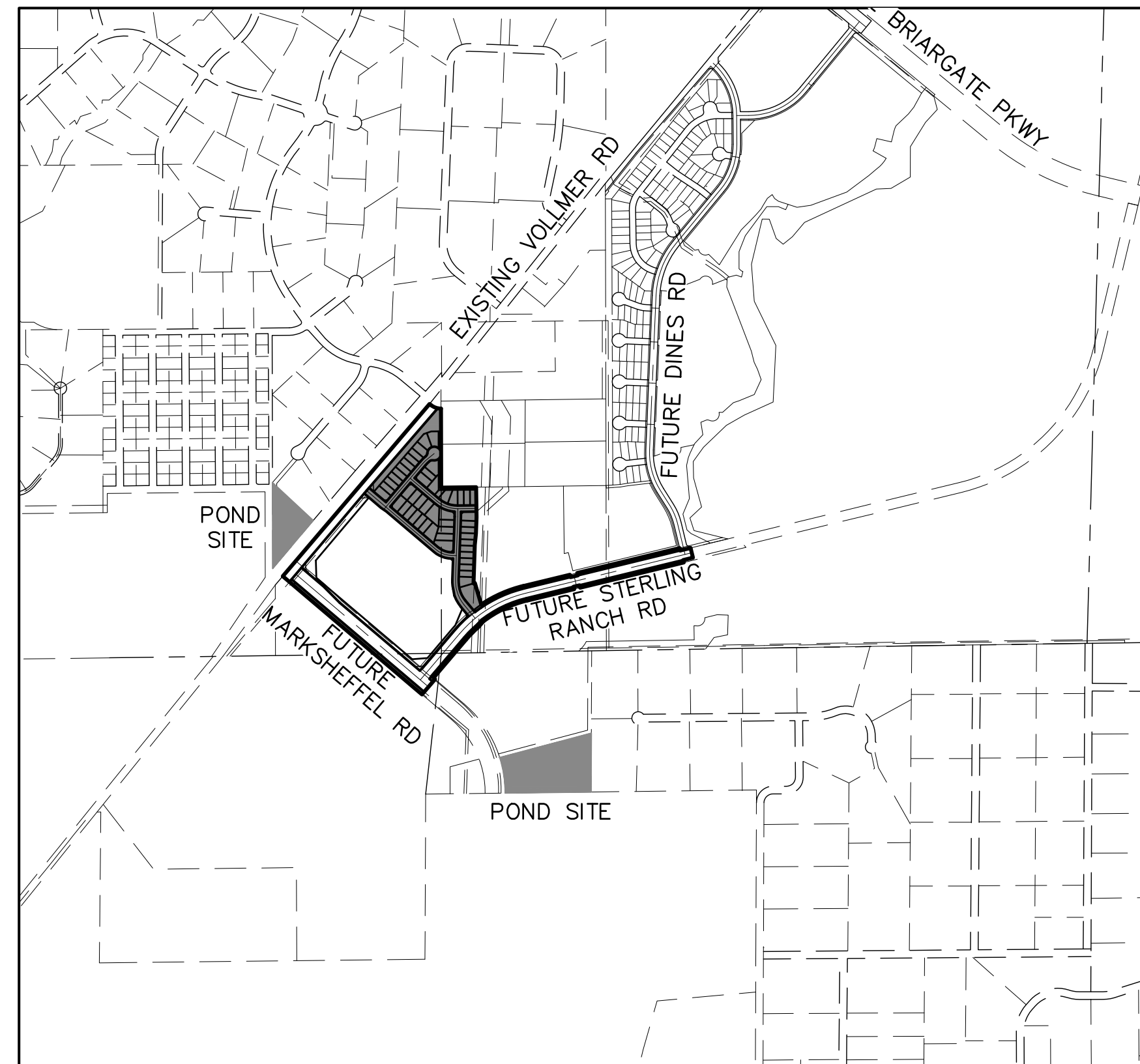
STORM SEWER PLANS

MAY 2020

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

See street improvement plan redlines.



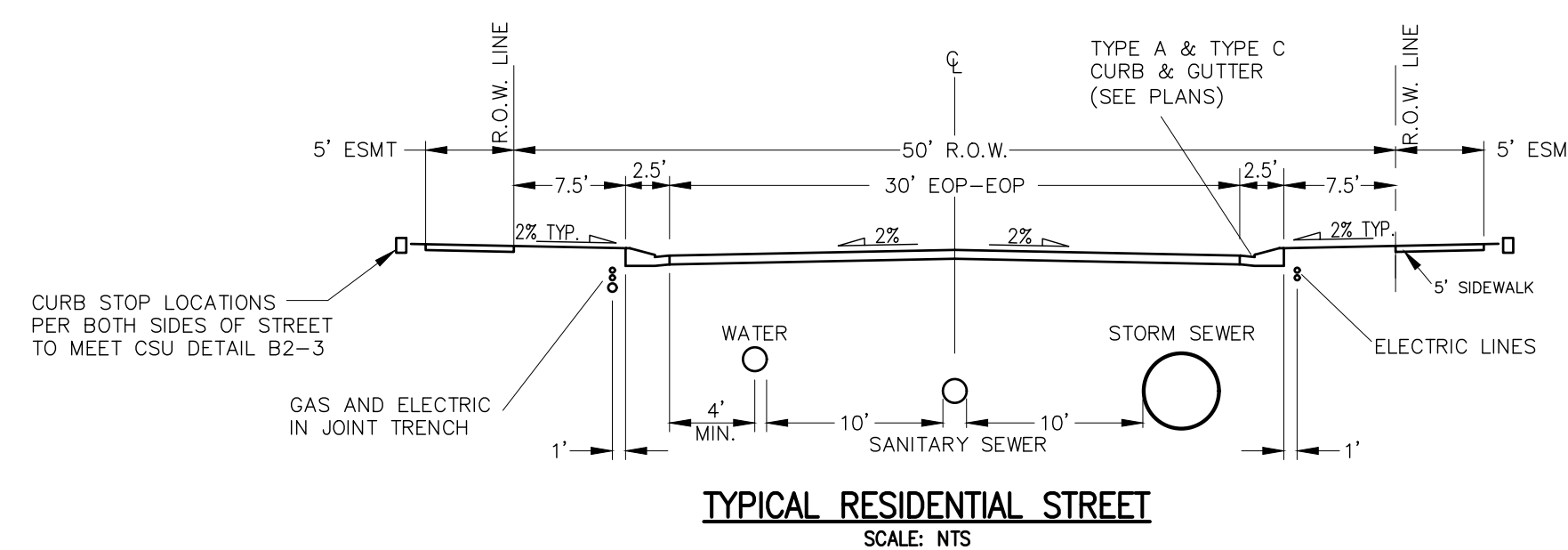
VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

1	COVER SHEET
2	NOTES
3-12	STORM SEWER PLANS
13	POND W-5
14-17	POND DETAILS
18	POND W-4
19-21	POND DETAILS
22-23	DETAIL SHEET

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



TYPICAL RESIDENTIAL STREET
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 _____ 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, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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 _____



Know what's below.
Call before you dig.

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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A Western Company
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BY	DATE	REVISION	No.	N/A	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2

STORM SEWER PLAN

SHEET 1 OF 23

JOB NO. 25188.01

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.
- 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 1/4 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 (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.

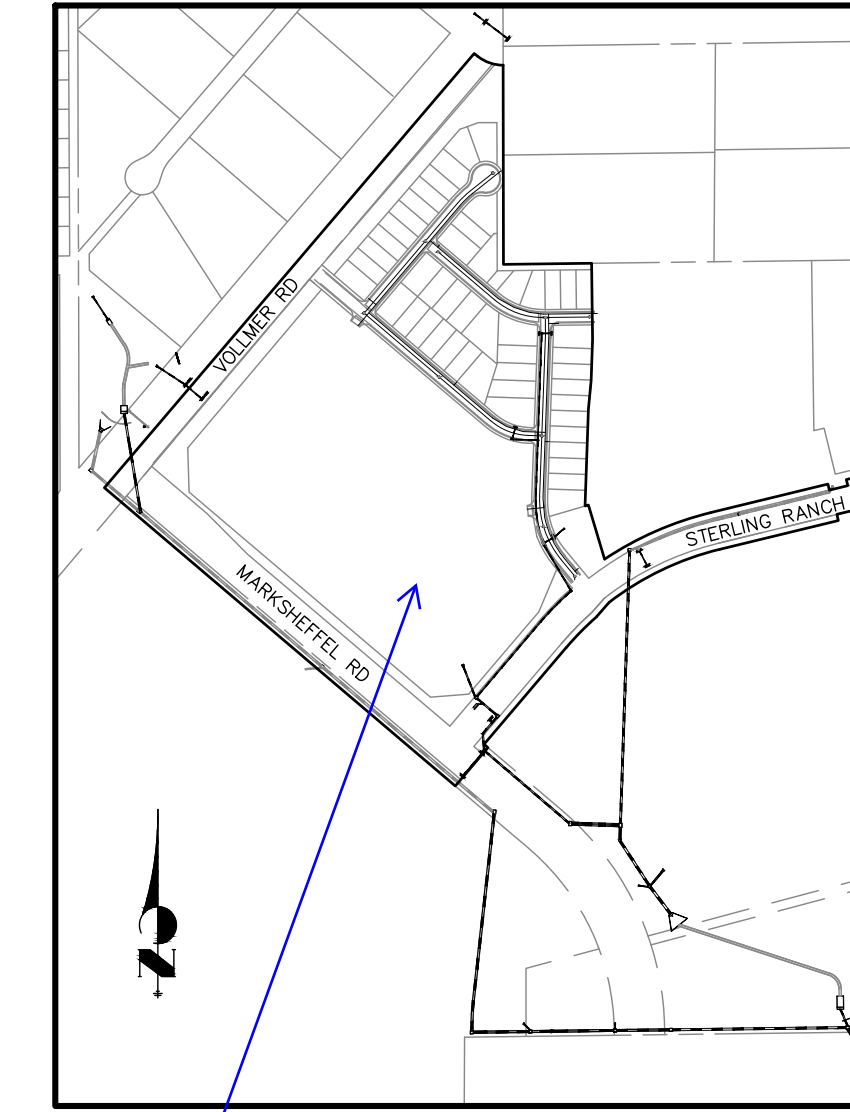
STRUCTURAL CONCRETE NOTES:

- 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 (fc) 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



KEY MAP

label sheet numbers

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

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BY	DATE	REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			N/A	N/A	N/A	N/A				
							06/01/20	RAB	KRW	

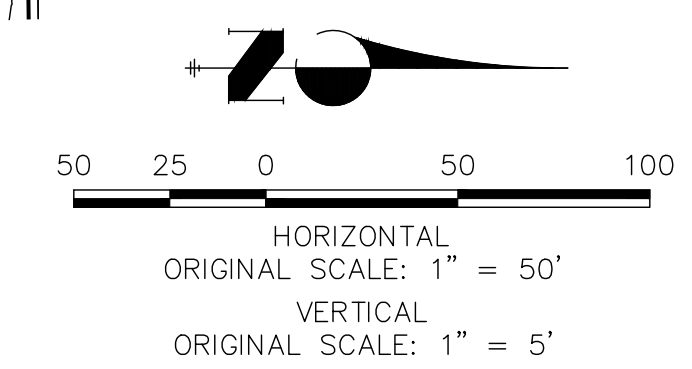
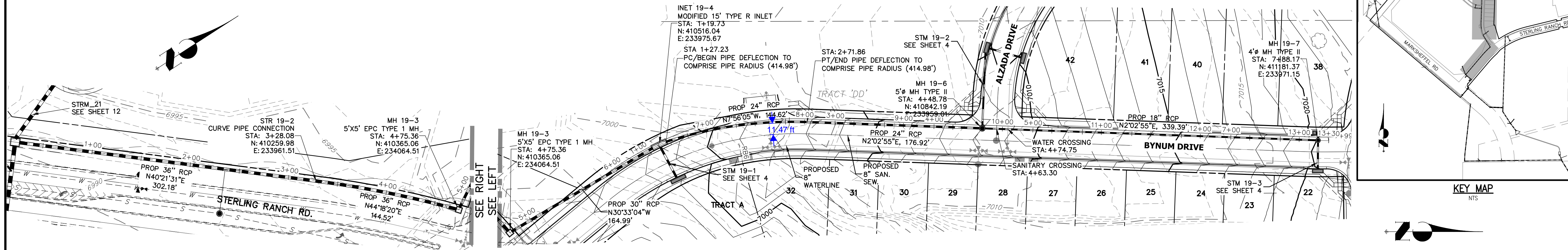
STERLING RANCH FILING NO.2
STORM SEWER PLAN
 SHEET 2 OF 23
 JOB NO. 25188.01

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

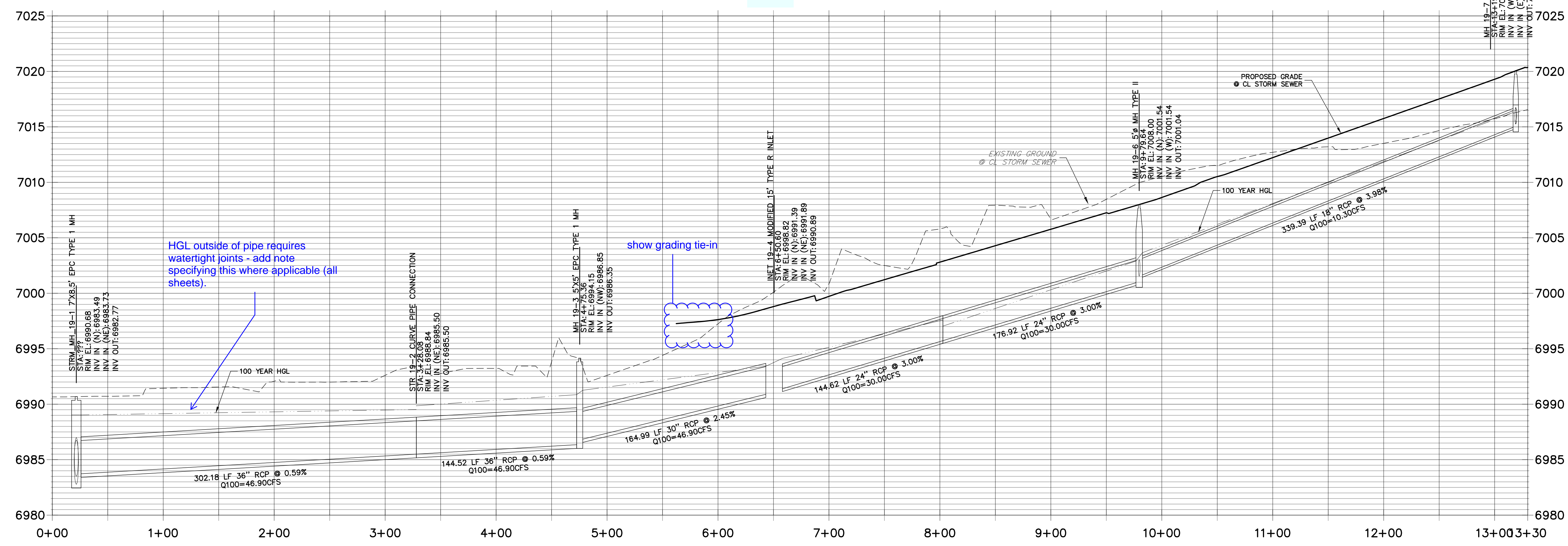


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STRM_19 PROFILE STA 0+00.00 TO 13+29.82

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V-SCALE 1"=5'
DATE 06/01/20
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY

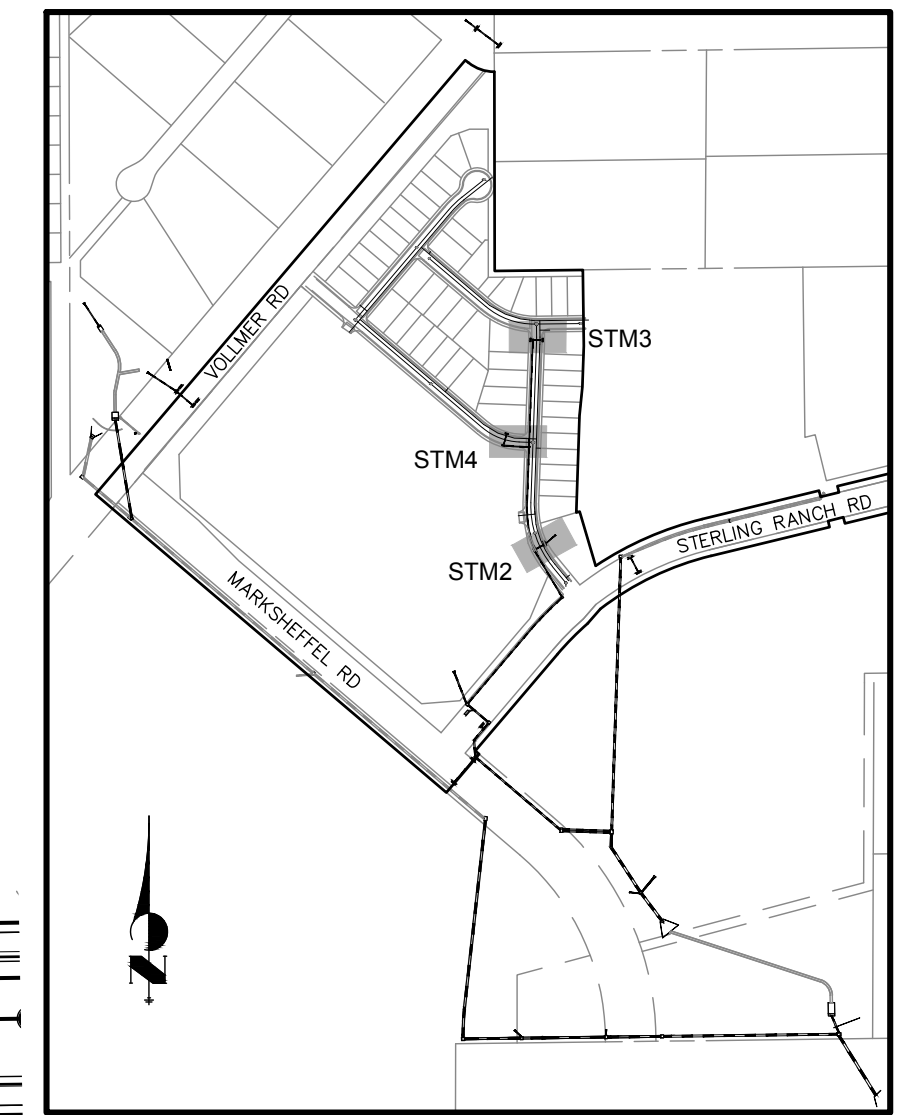
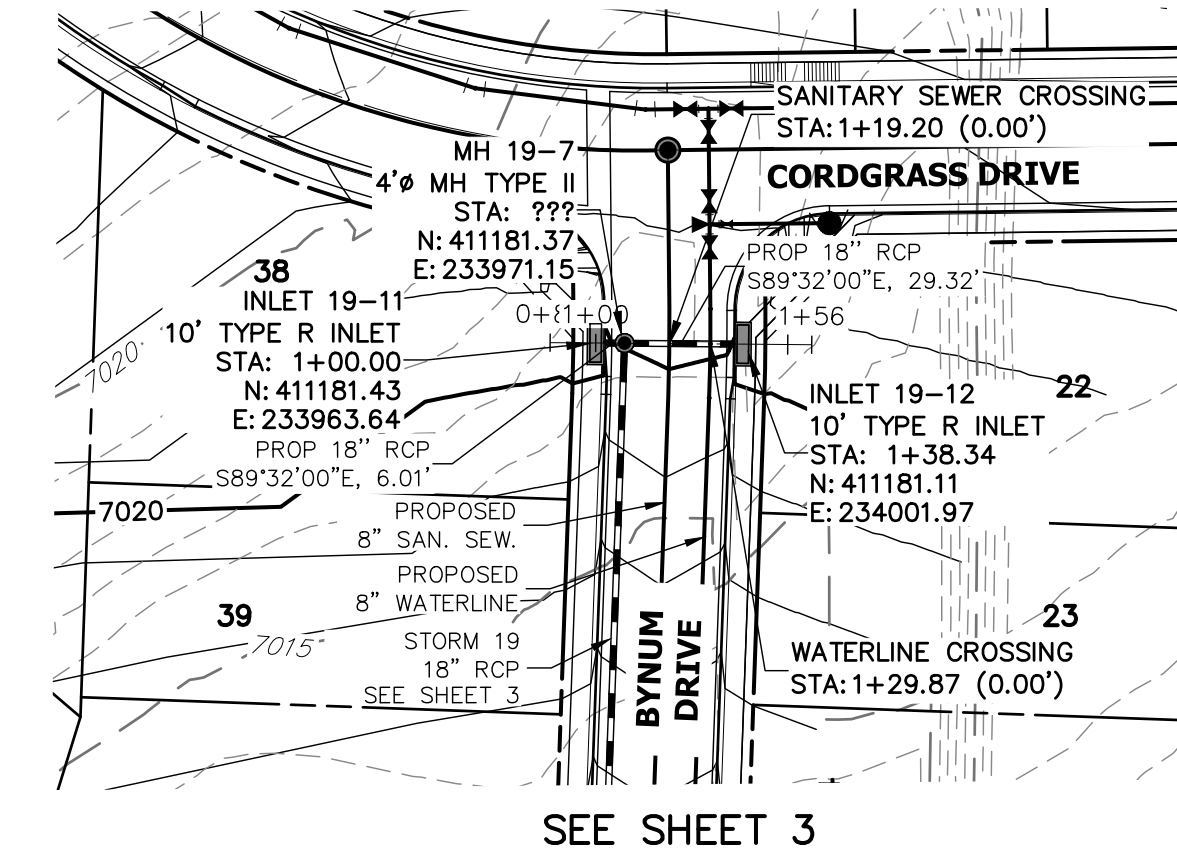
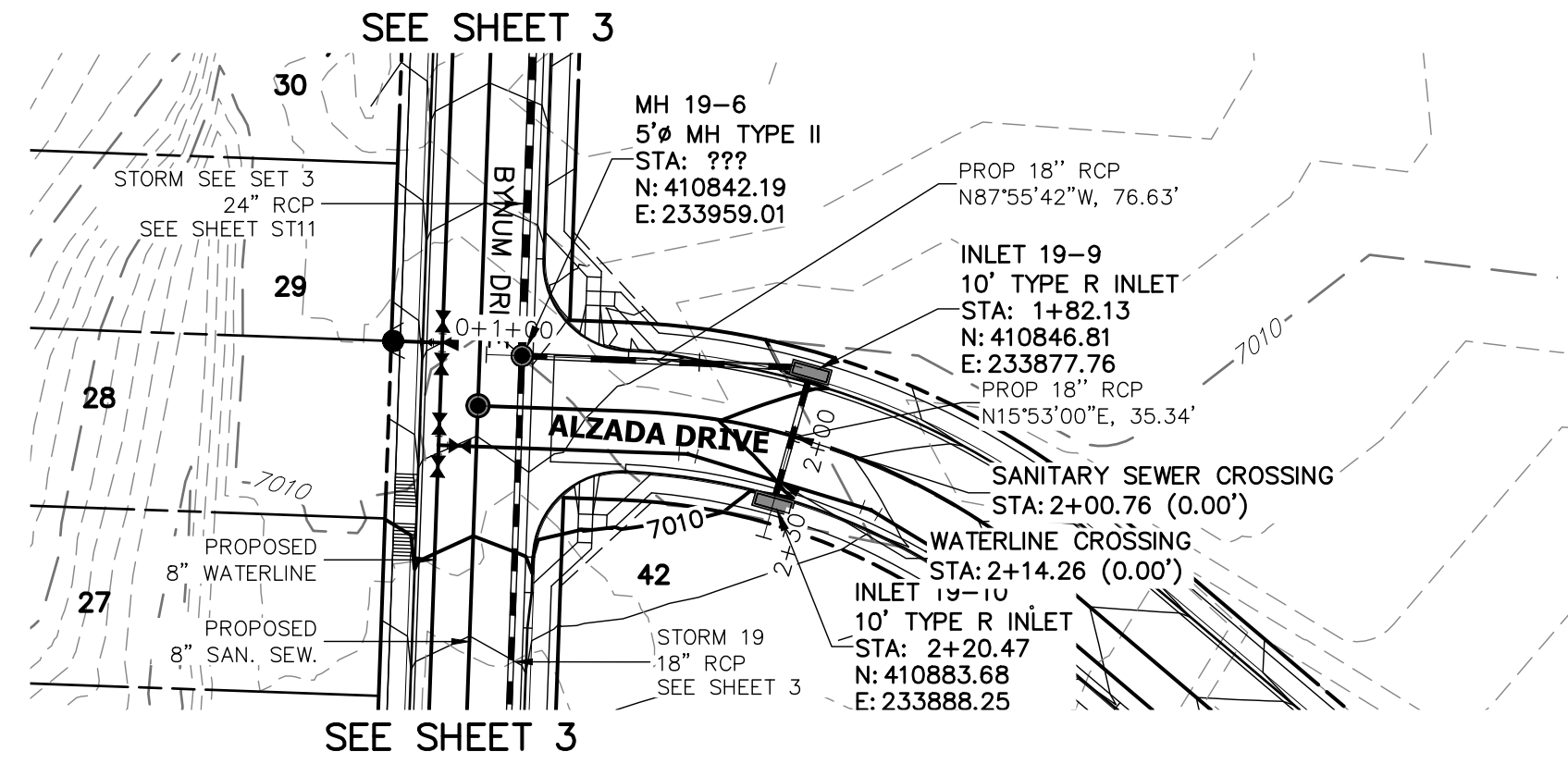
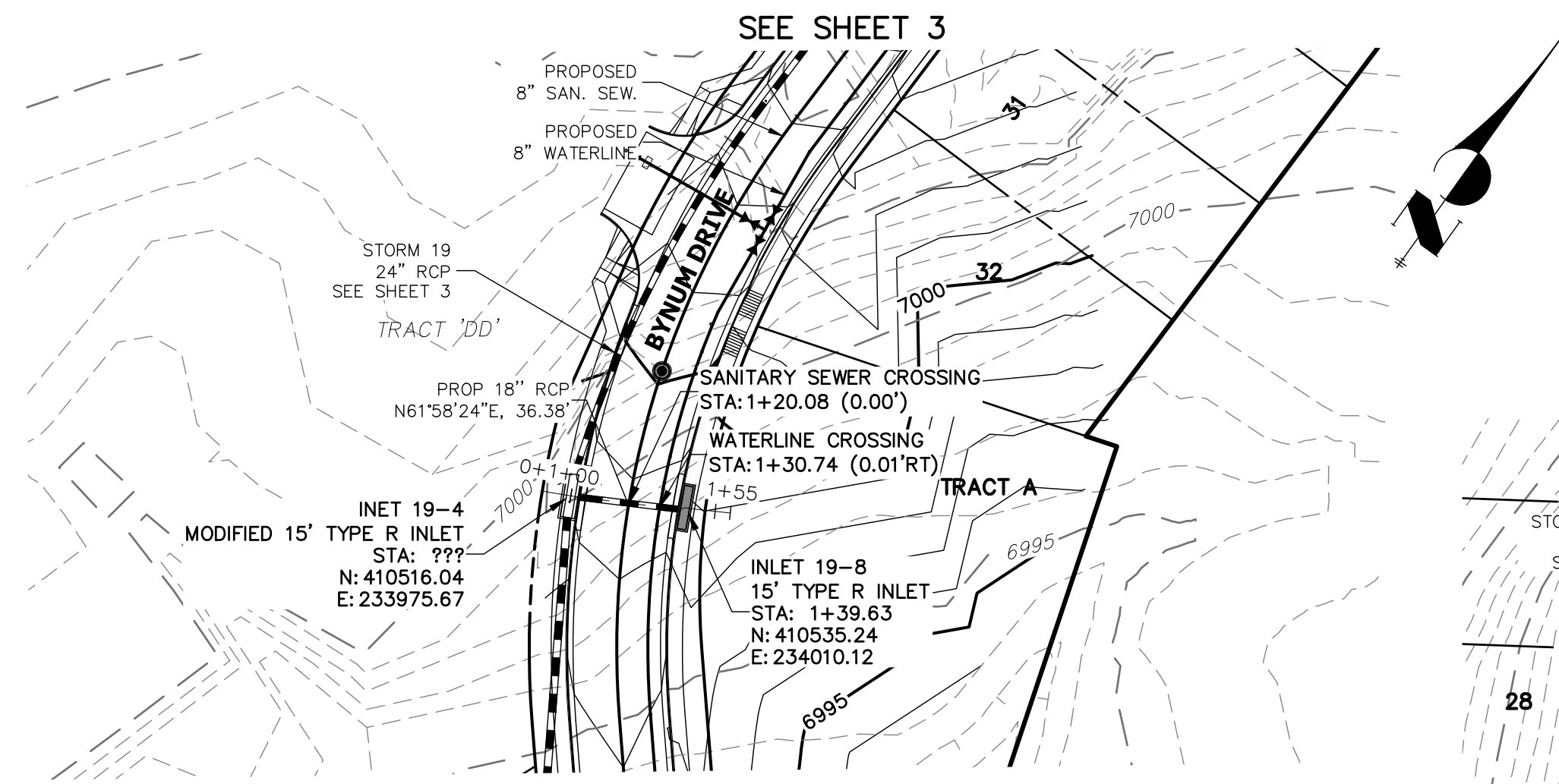
STERLING RANCH FILING NO.2
STORM SEWER PLAN

SHEET 3 OF 23
JOB NO. 25188.01



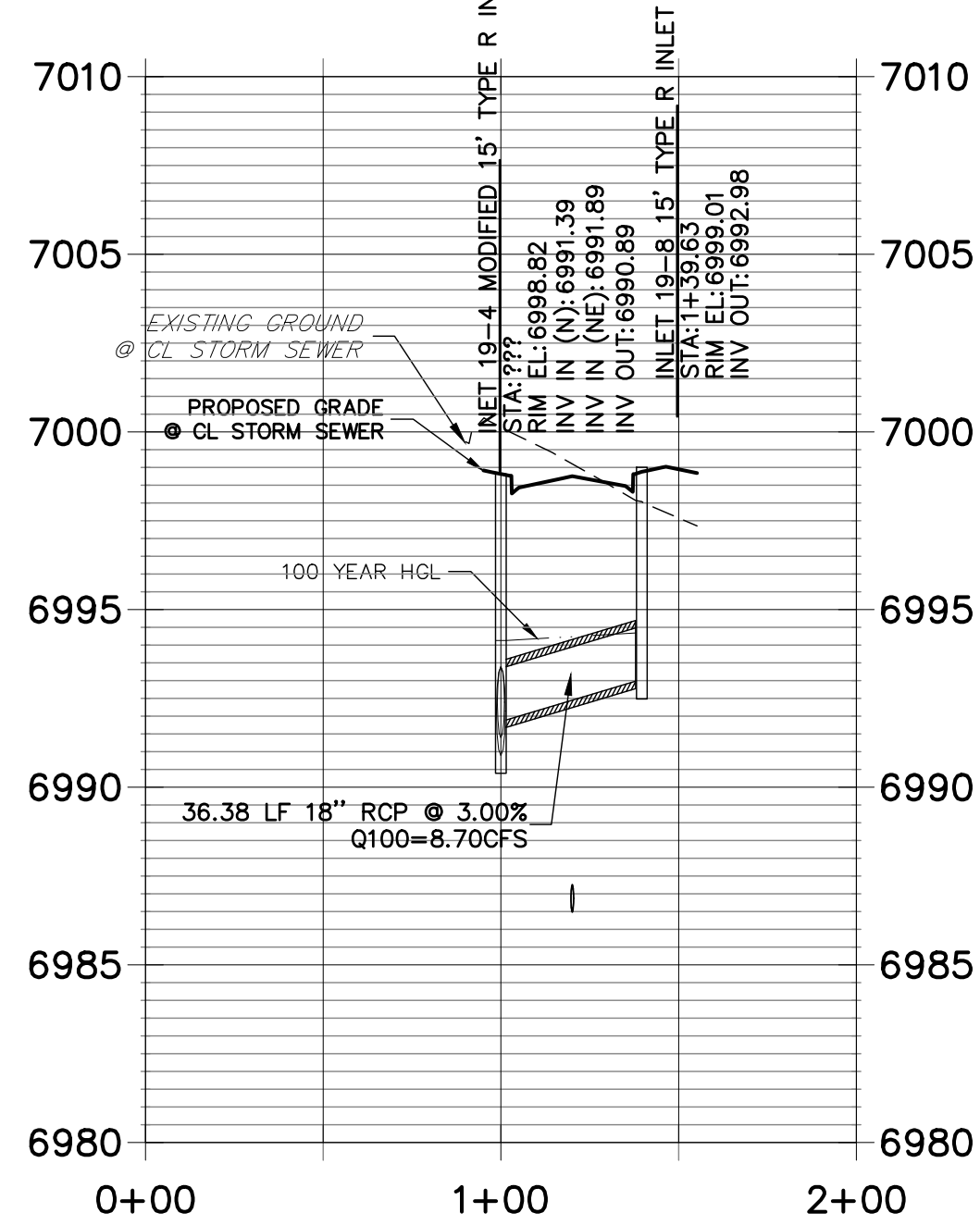
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

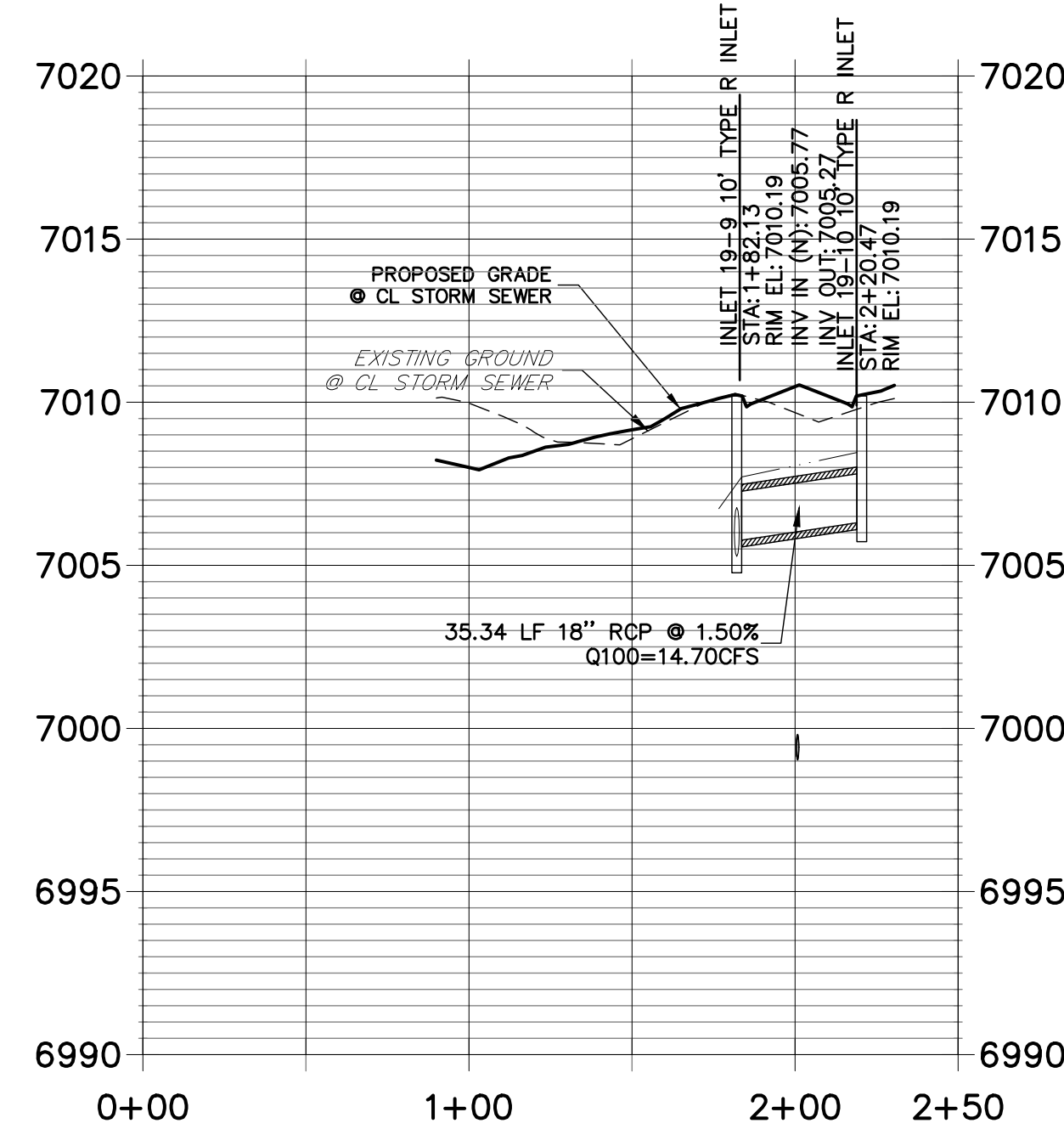


Label all as Public (EPC) or Private (SRMD)

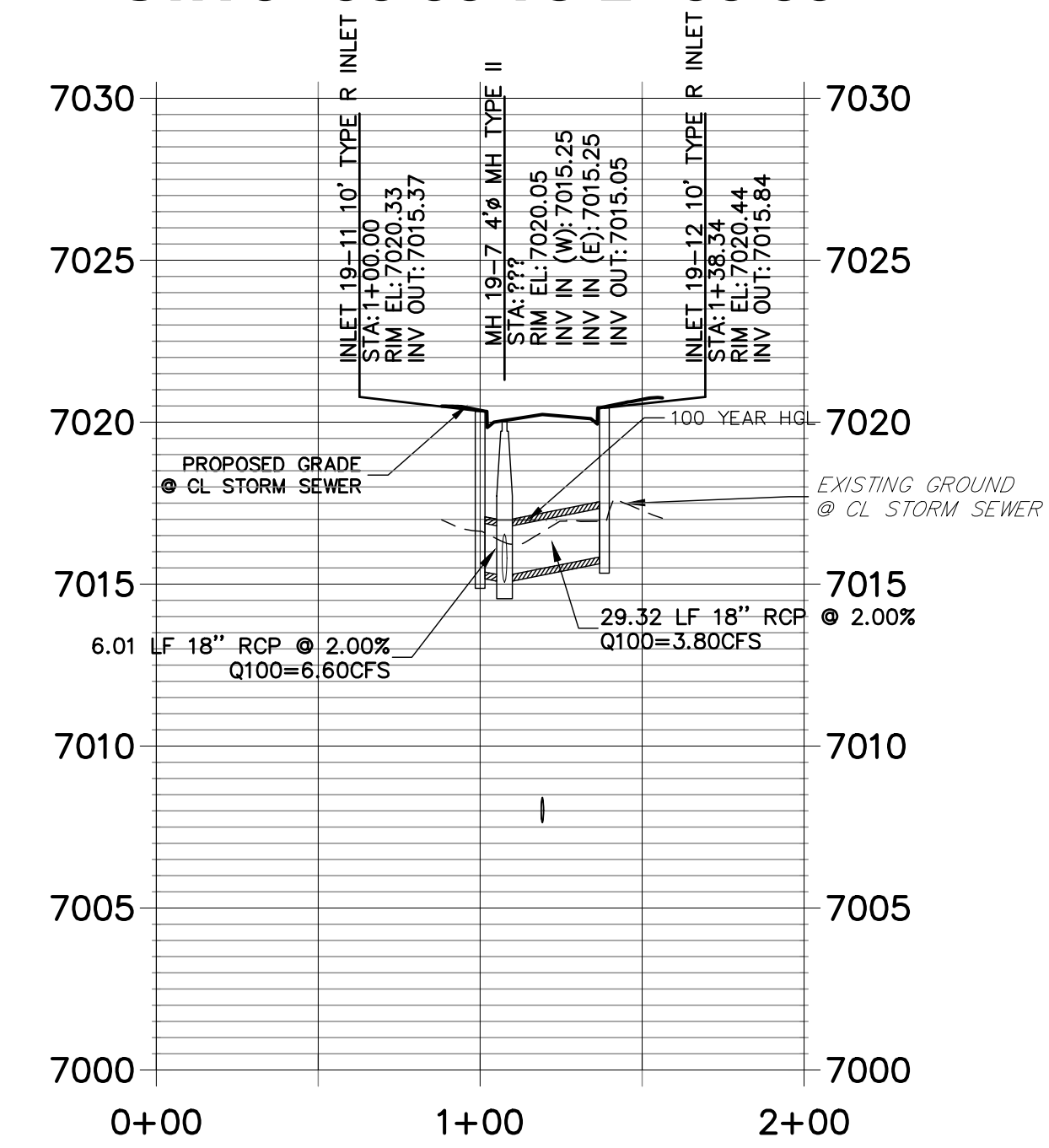
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STA 0+00.00 TO 2+00.00**



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



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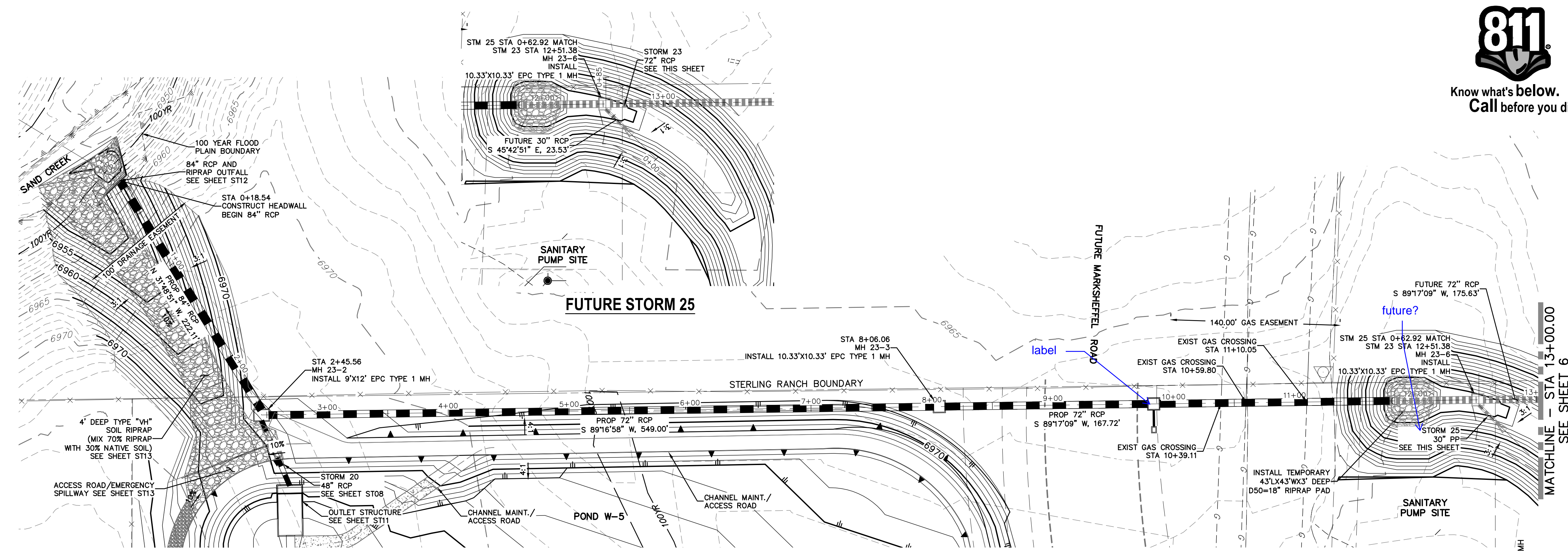
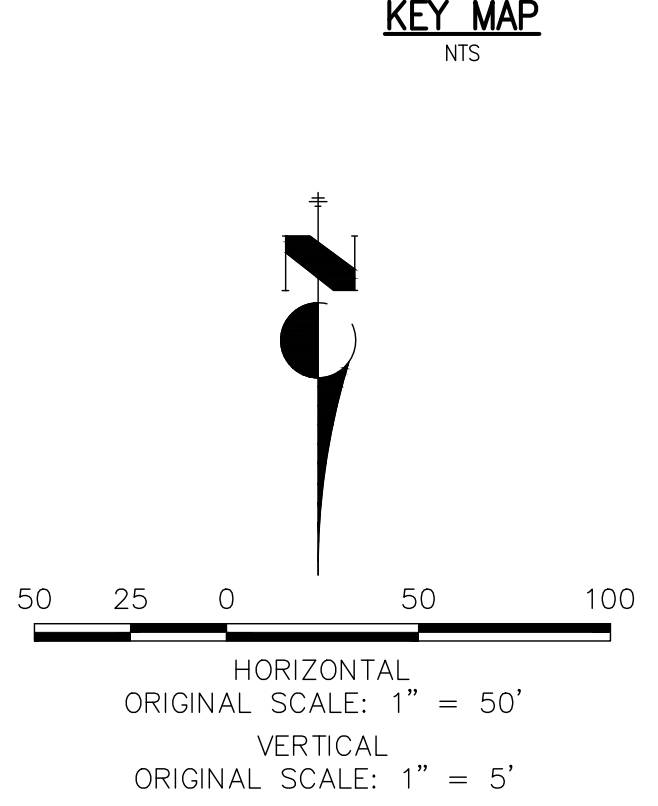
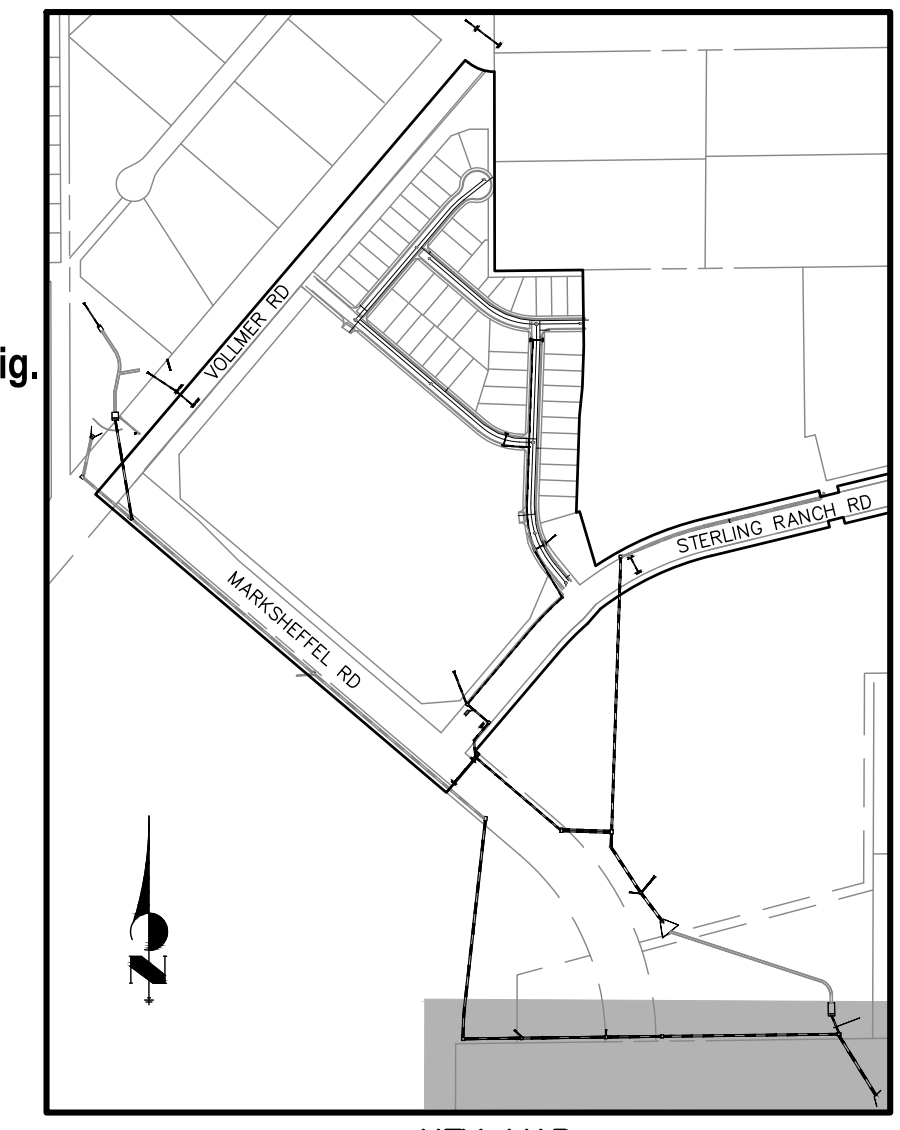
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NO.	REVISION	BY	DATE

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STORM SEWER PLAN

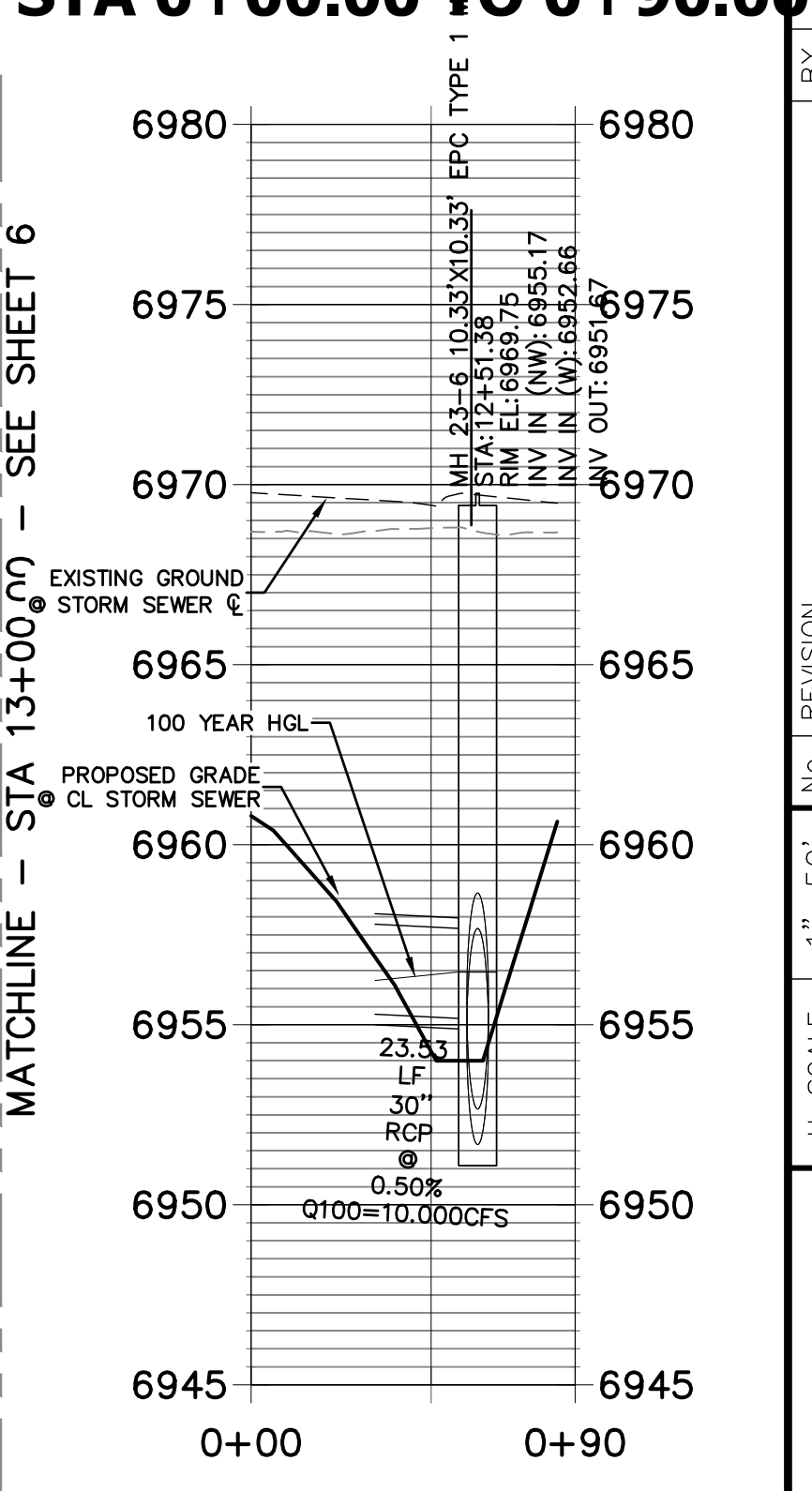
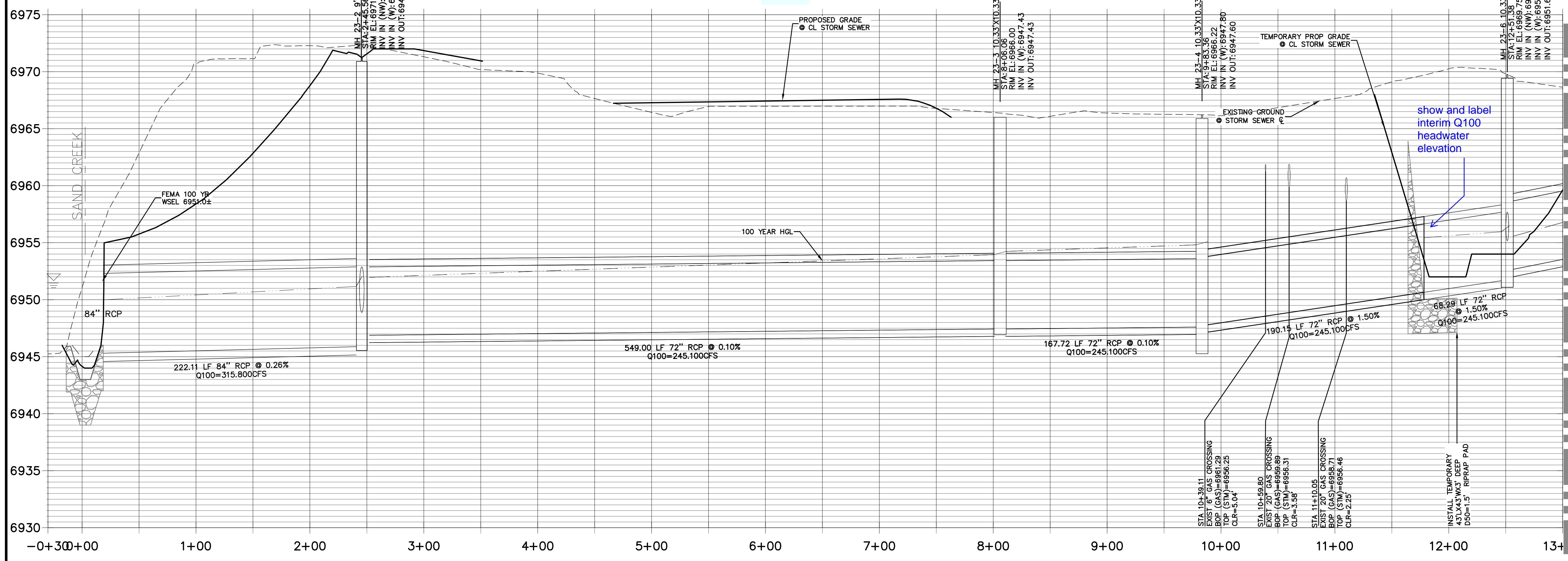


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STRM_23 PROFILE
STA -0+30.00 TO 13+00.00
SRMD

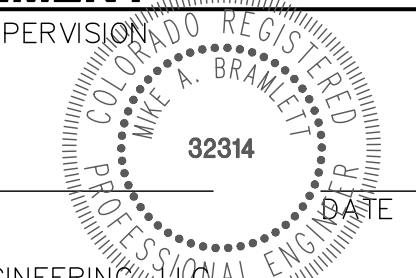
STRM 25
STA 0+00.00 TO 0+90.00



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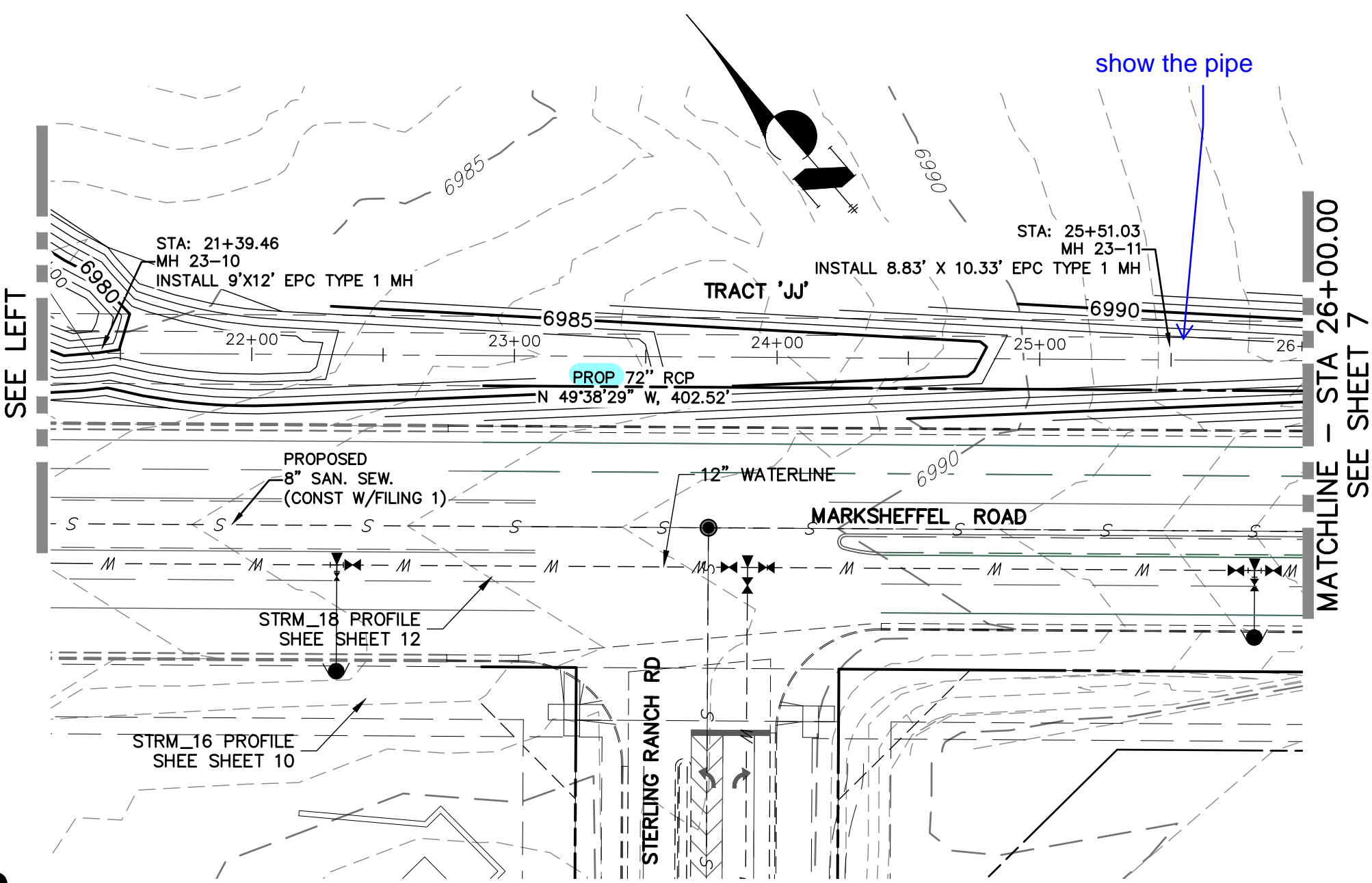
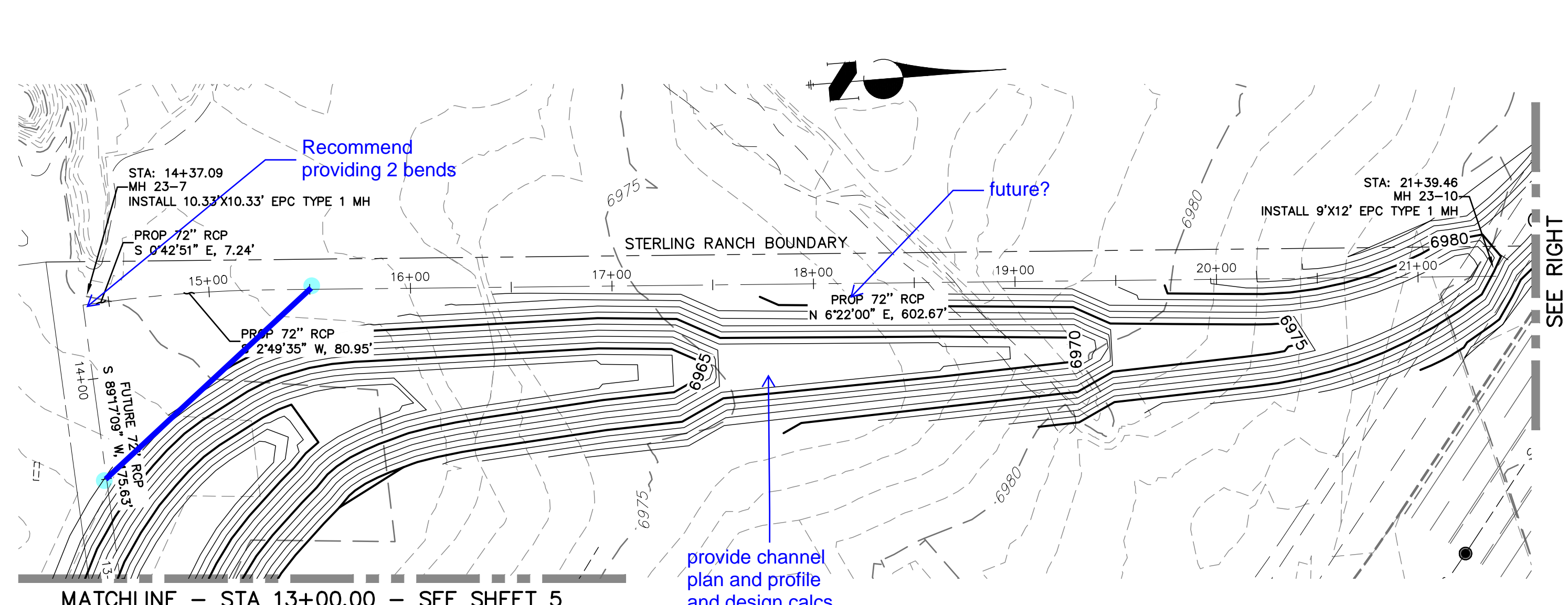
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



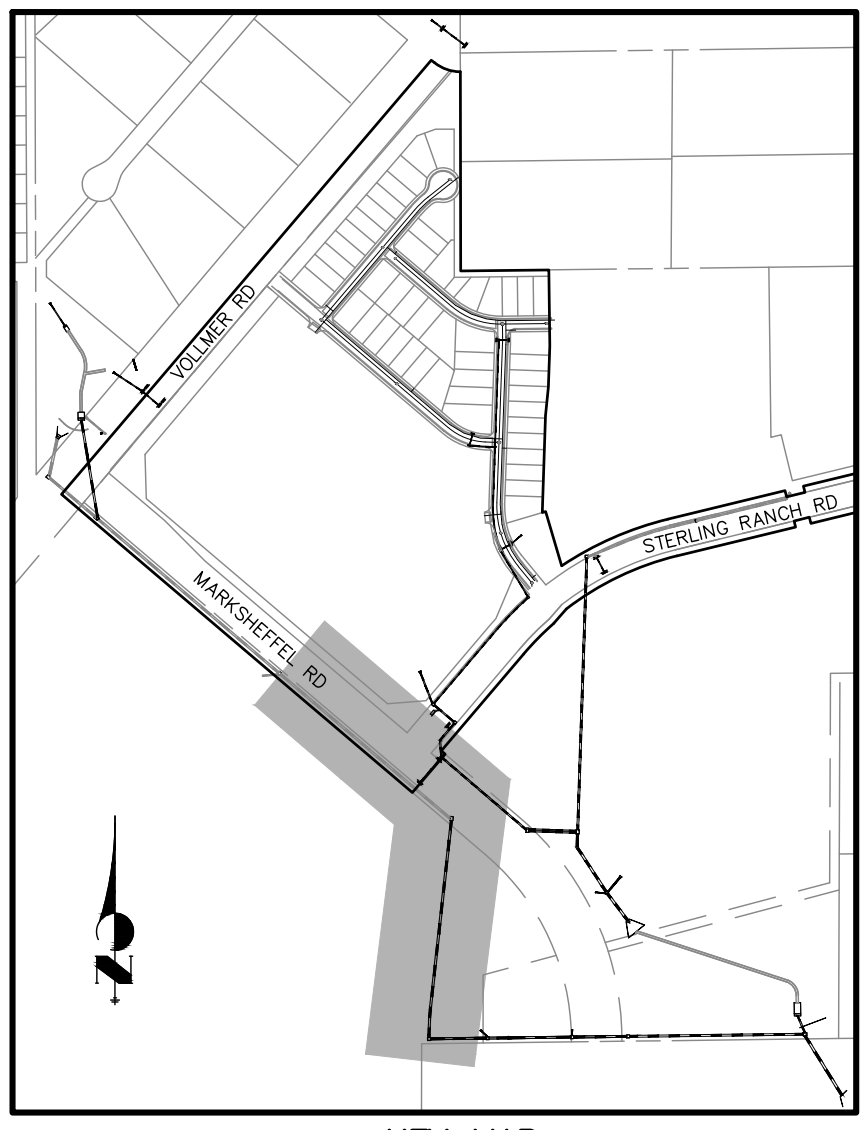
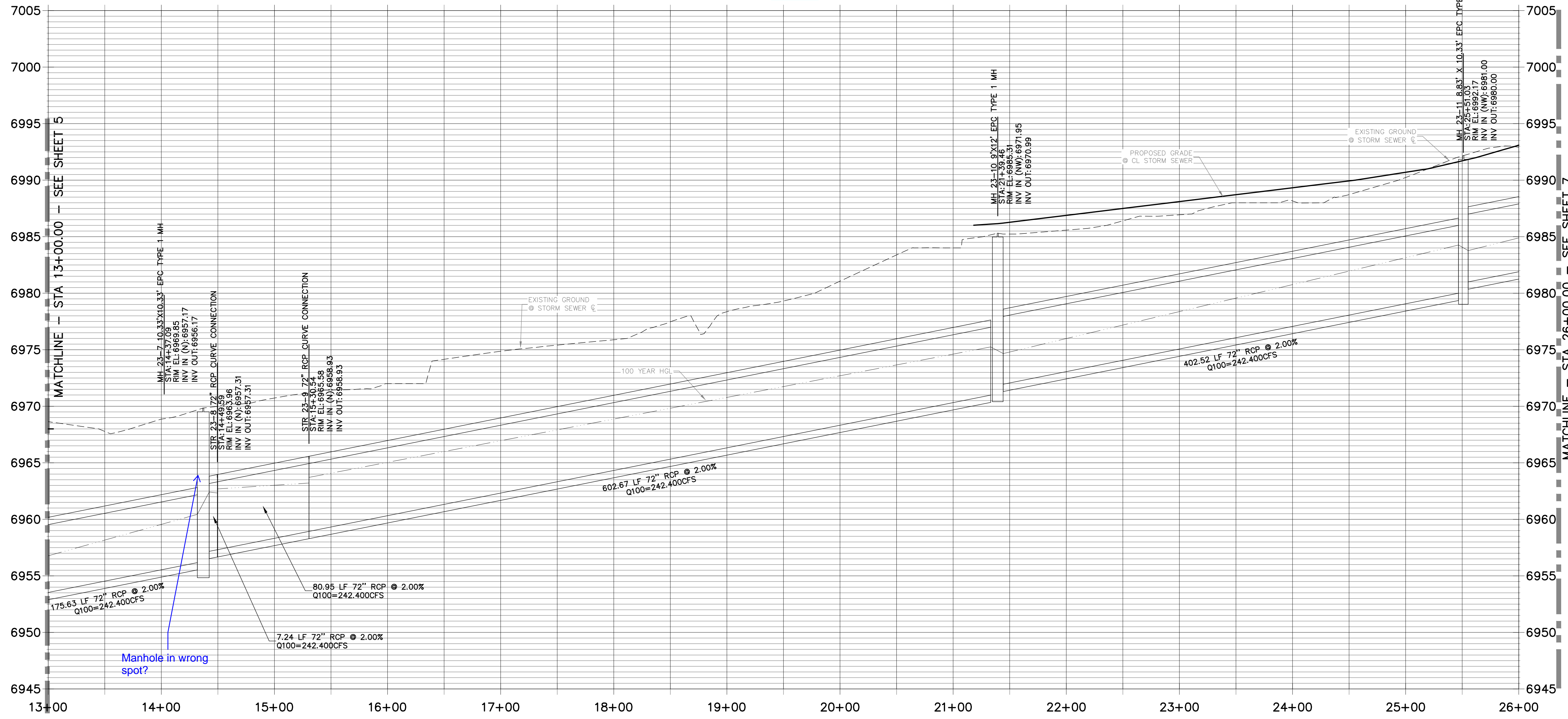
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SUITE 201
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STERLING RANCH FILING NO.2	DESIGNED BY	RAB	CHECKED BY	KRW
STORM SEWER PLAN	DRAWN BY	RAB	CHECKED BY	KRW
SHEET 5 OF 23	DATE	06/01/20	DATE	
JOB NO. 25188.01	H-SCALE	1"=50'	V-SCALE	1"=5'
	NO. REVISION			



STRM_23 PROFILE
STA 13+00.00 TO 26+00.00
 SRMD



811
 Know what's below.
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HORIZONTAL
 ORIGINAL SCALE: 1" = 50'
 VERTICAL
 ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT
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BY	DATE	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 06/01/20
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

STERLING RANCH FILING NO.2
STORM SEWER PLAN

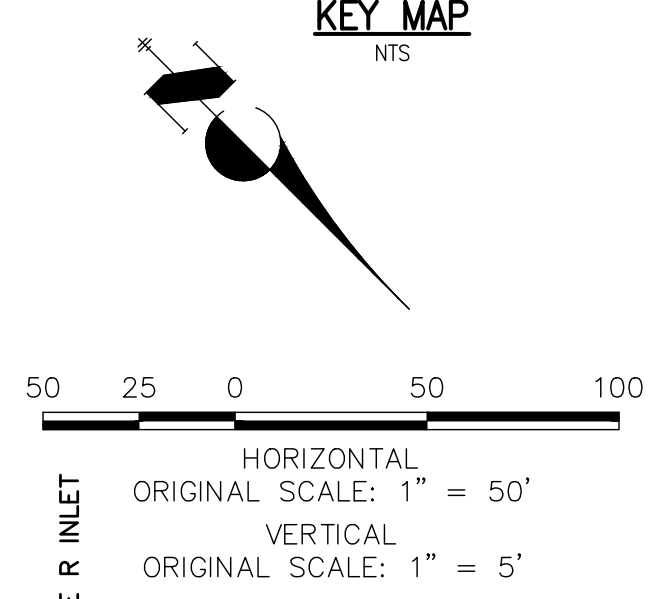
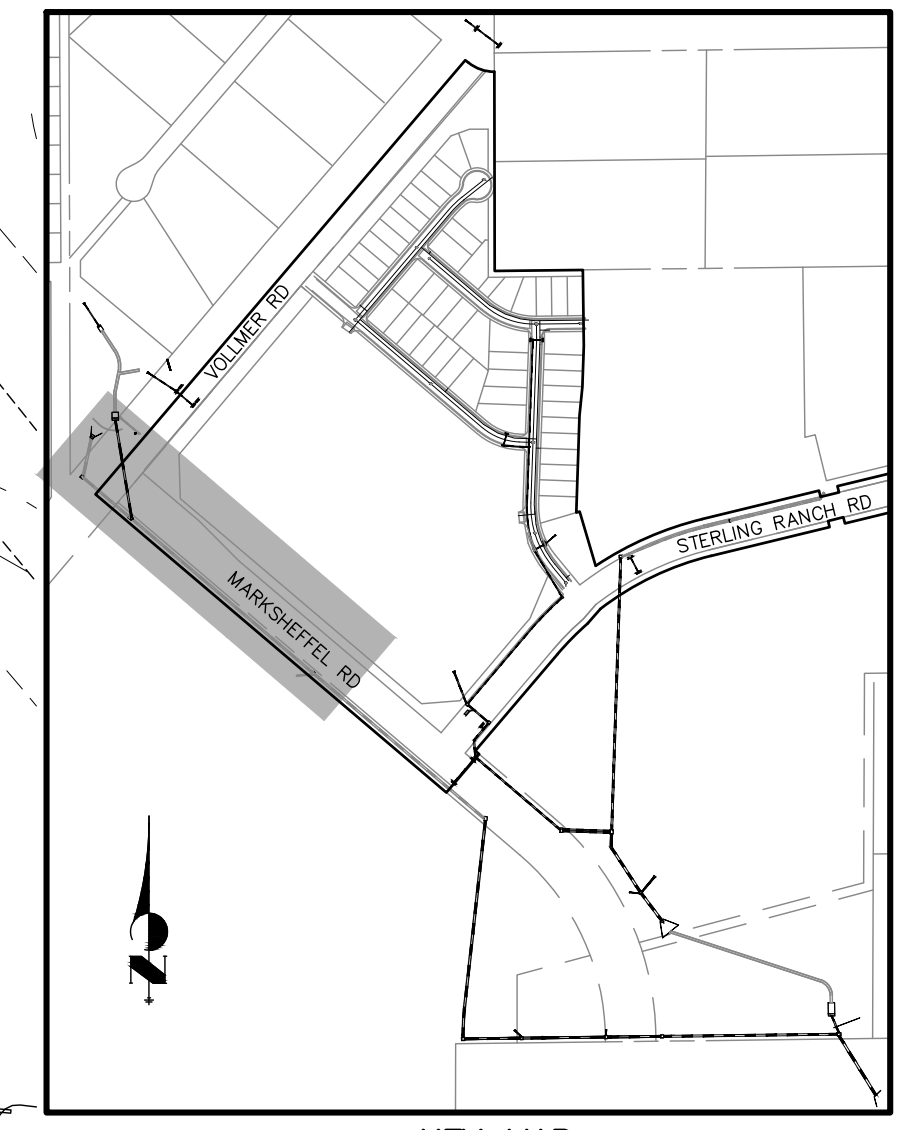
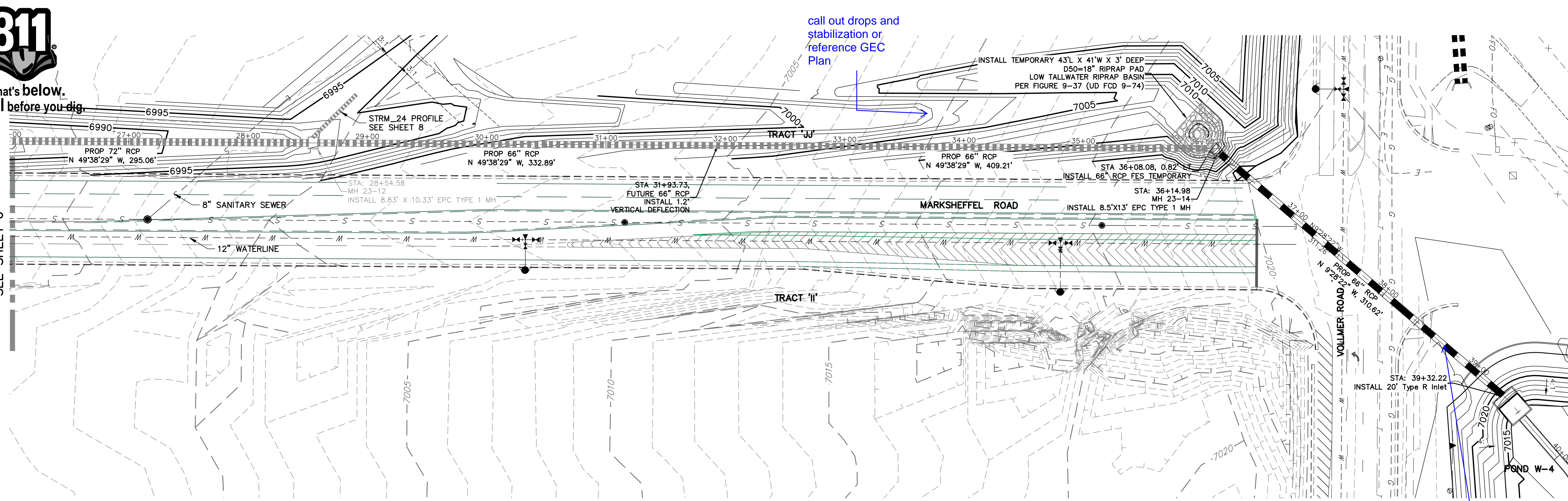
SHEET 6 OF 23
 JOB NO. 25188.01



Know what's below.
Call before you dig.

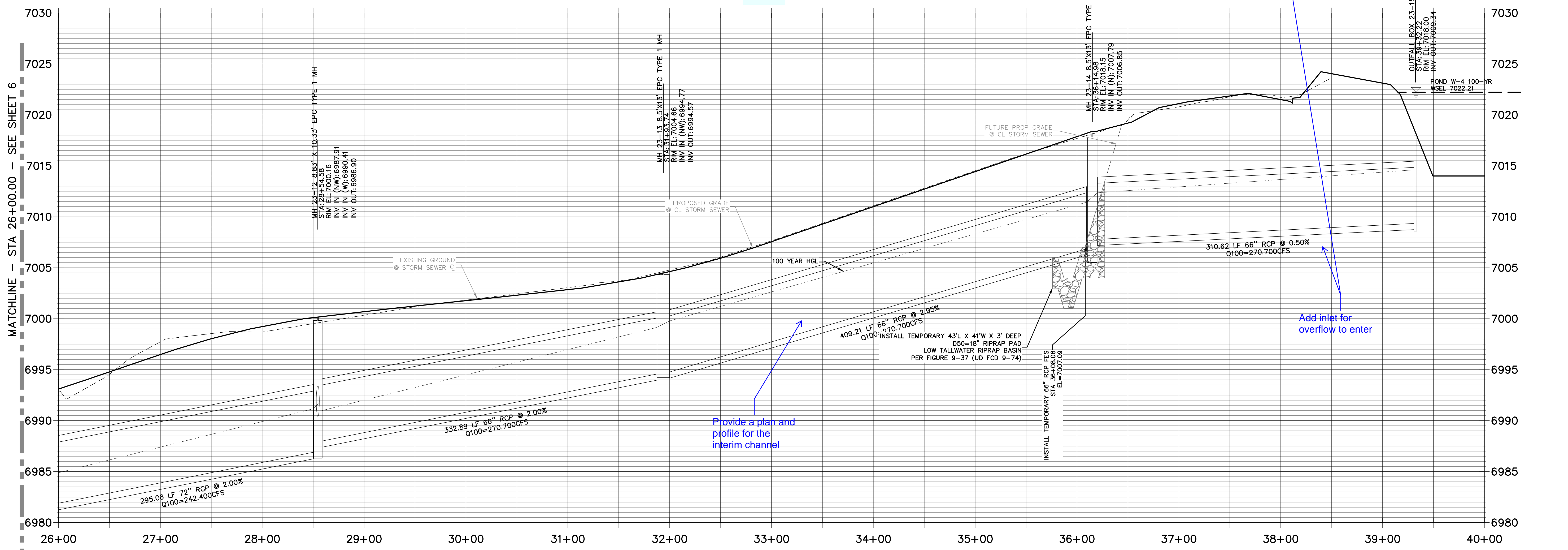
call out drops and stabilization or reference GEC Plan

MATCHLINE - STA 26+00.00
SEE SHEET 6



STRM_23 PROFILE STA 26+00.00 TO 40+00.00

SRMD



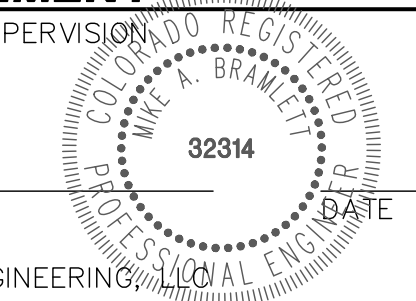
Provide a plan and profile for the interim channel

Add inlet for overflow to enter

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COLORADO P.E. 32314



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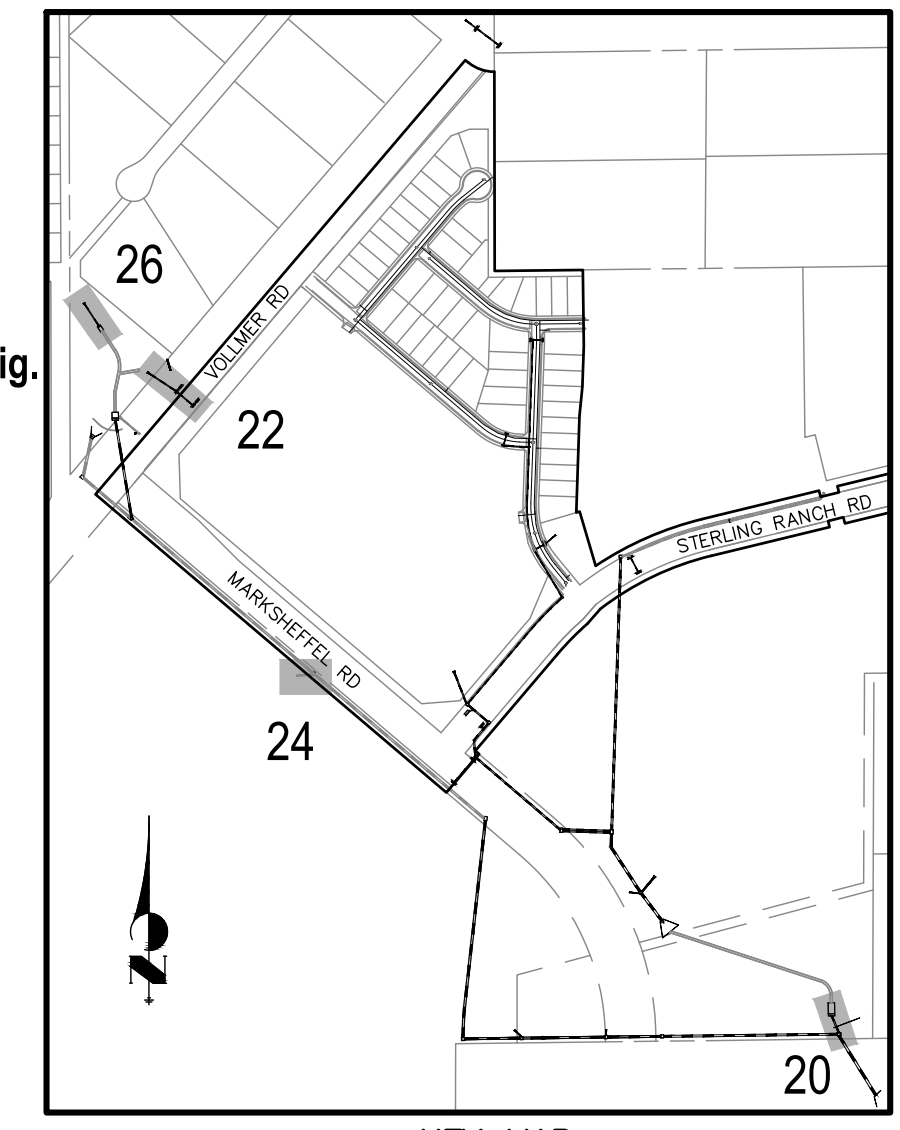
No.	REVISION	BY	DATE

STERLING RANCH FILING NO.2
STORM SEWER PLAN

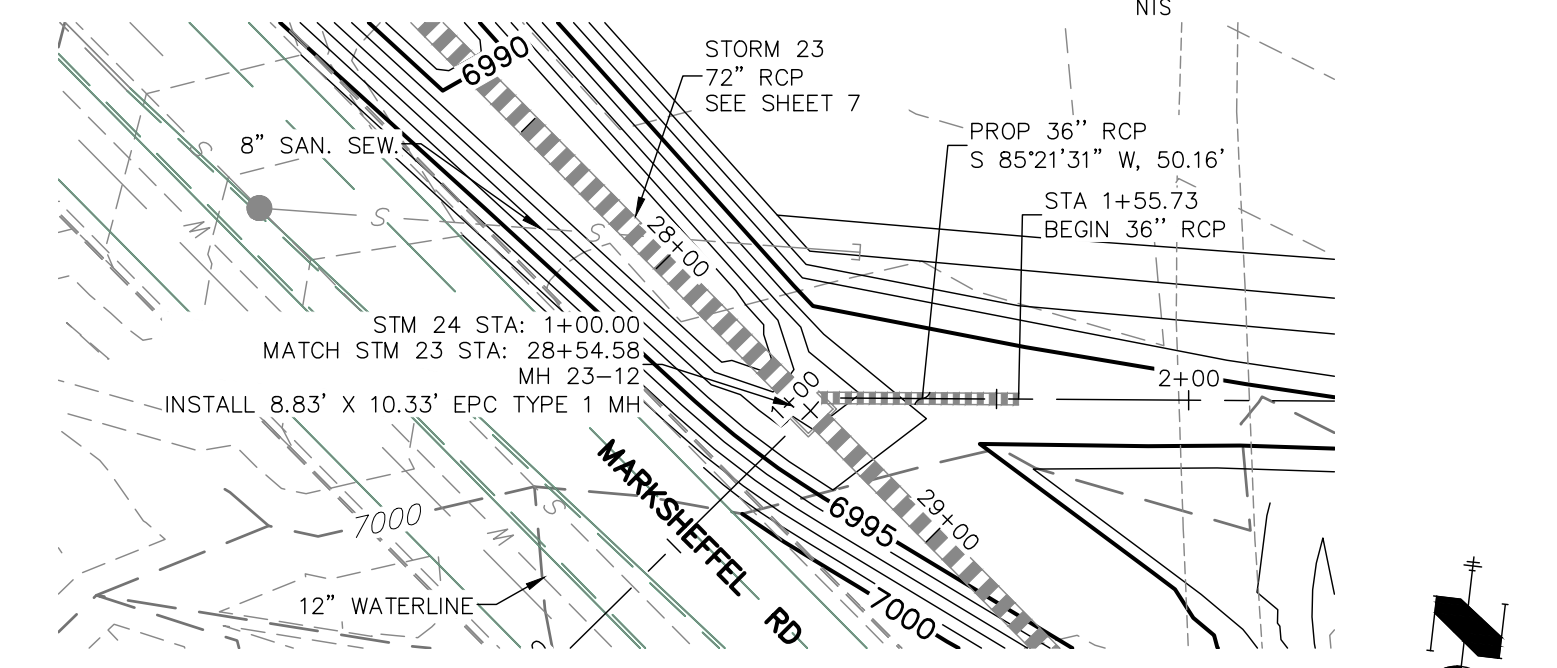
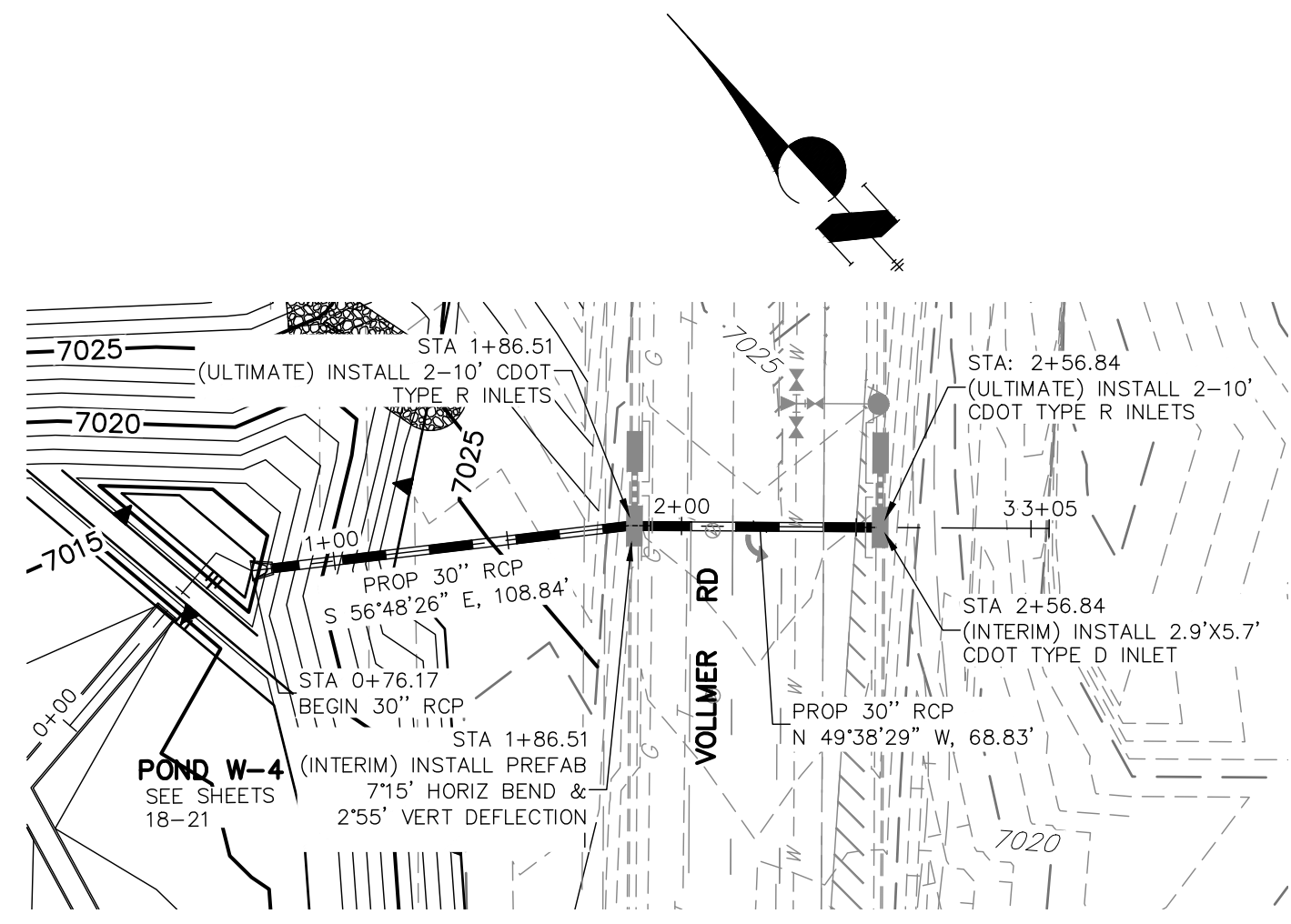
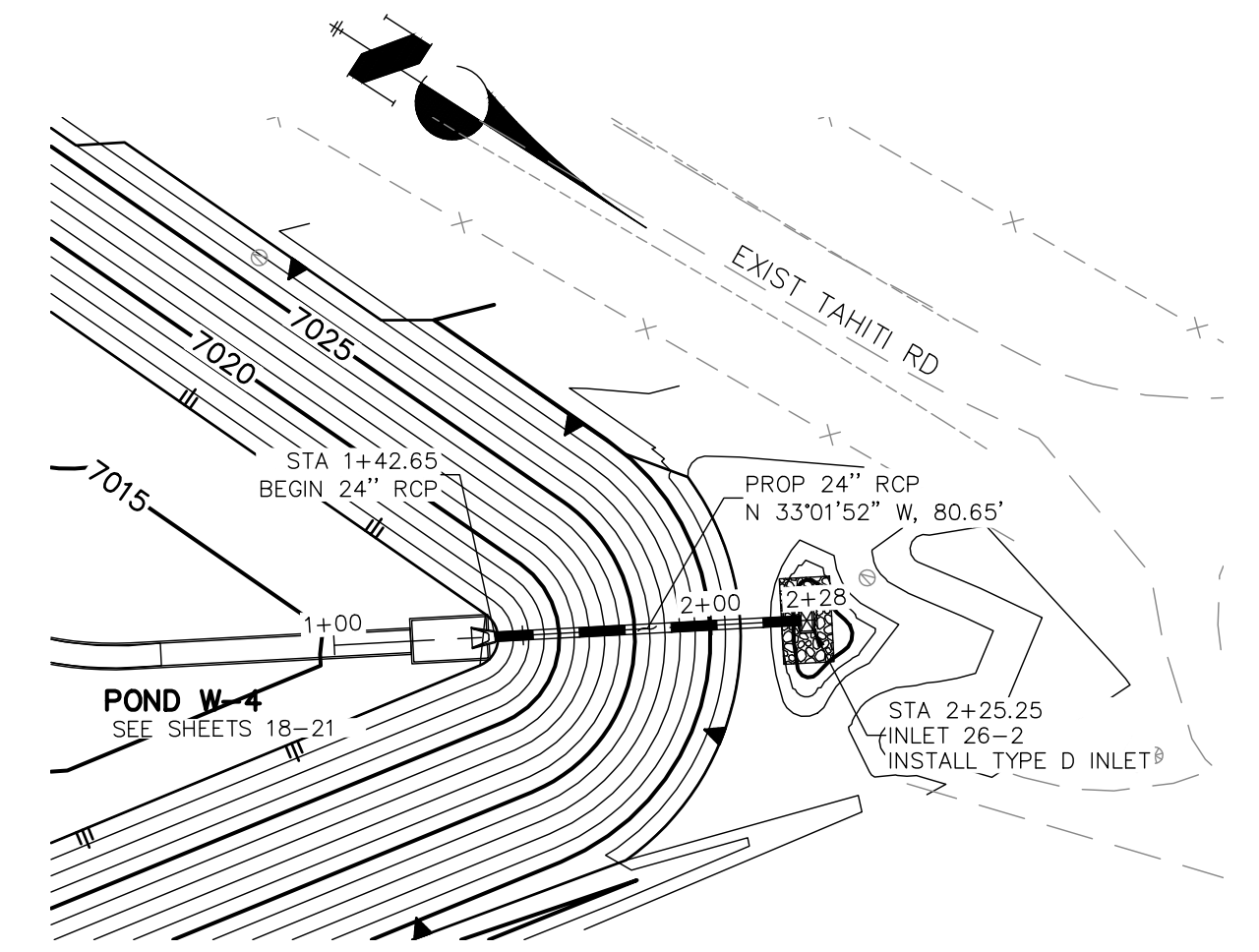
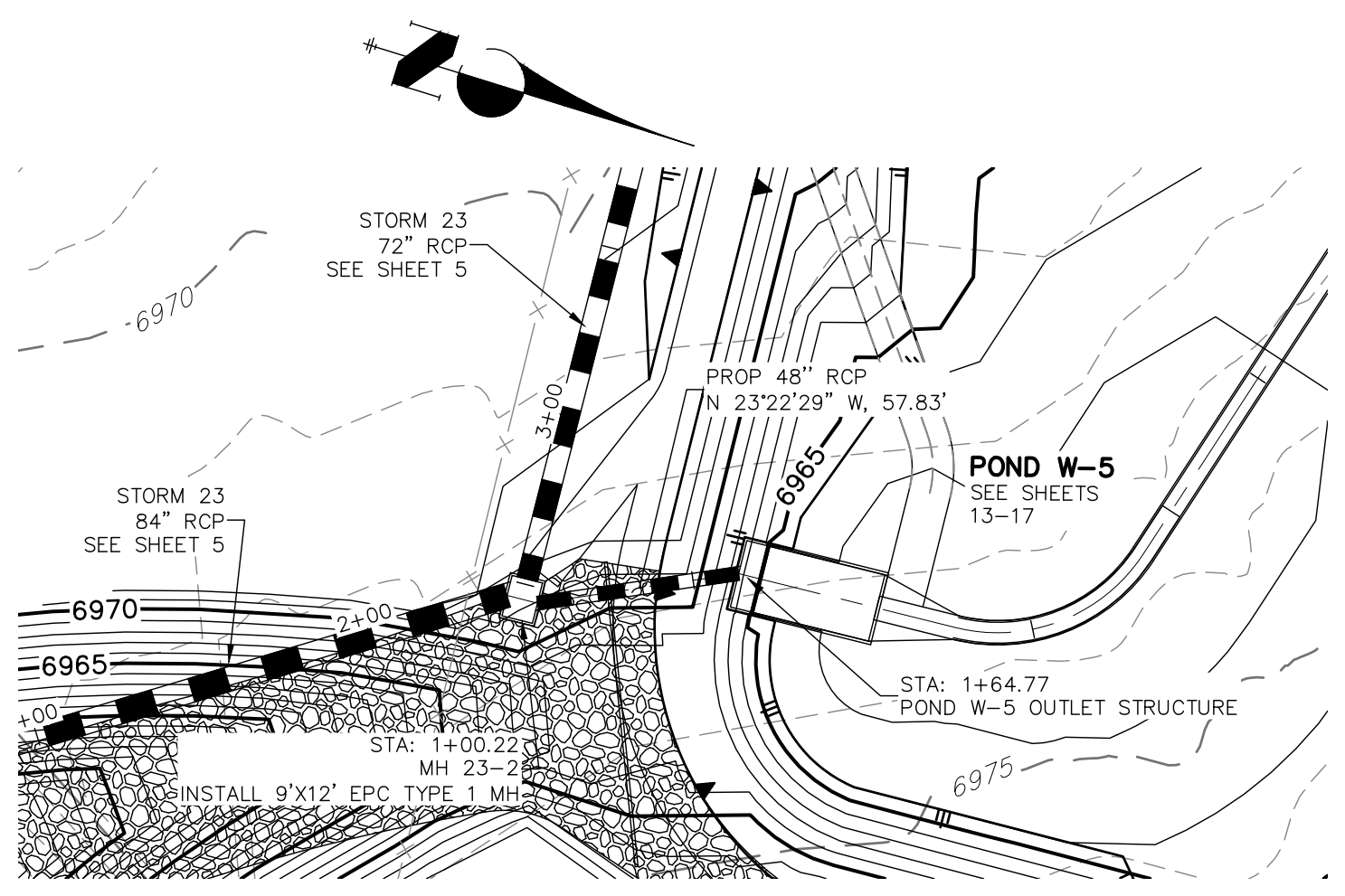
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V-SCALE 1"=5'
DATE 06/01/20
DESIGNED BY RAB
DRAWN BY KRW
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SHEET 7 OF 23
JOB NO. 25188.01

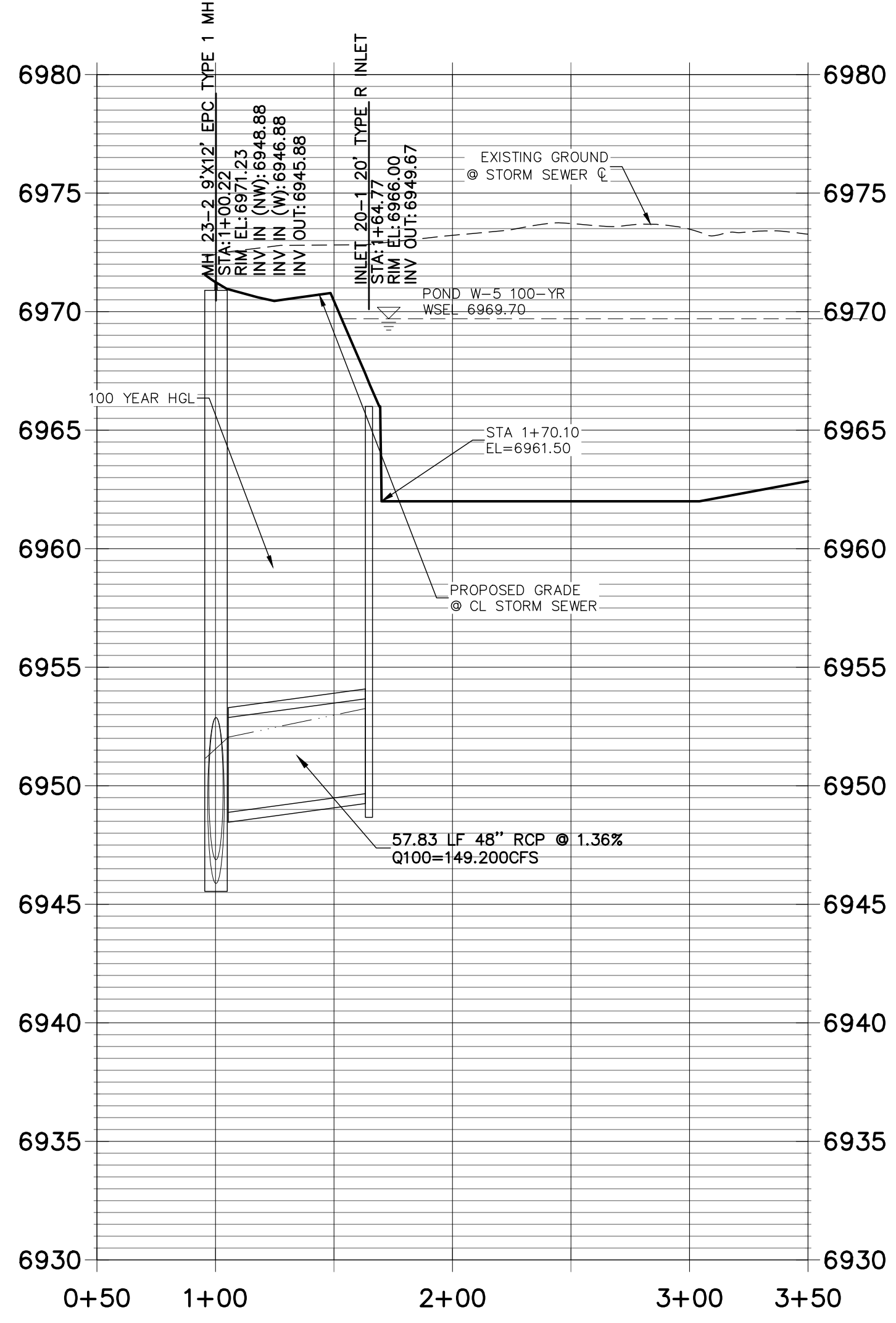
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 VERTICAL
 ORIGINAL SCALE: 1" = 5'



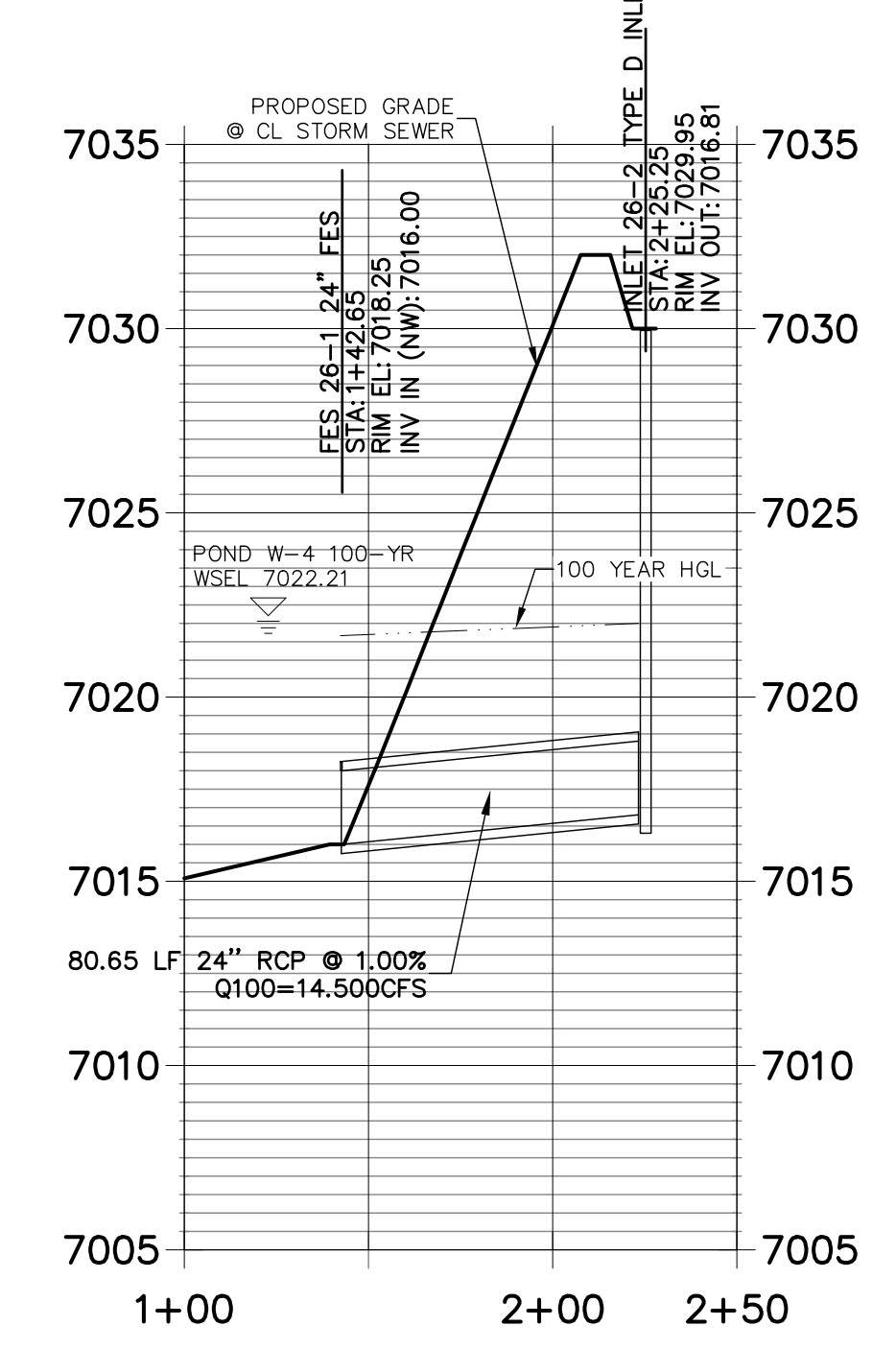
Label all as Public (EPC) or Private (SRMD)



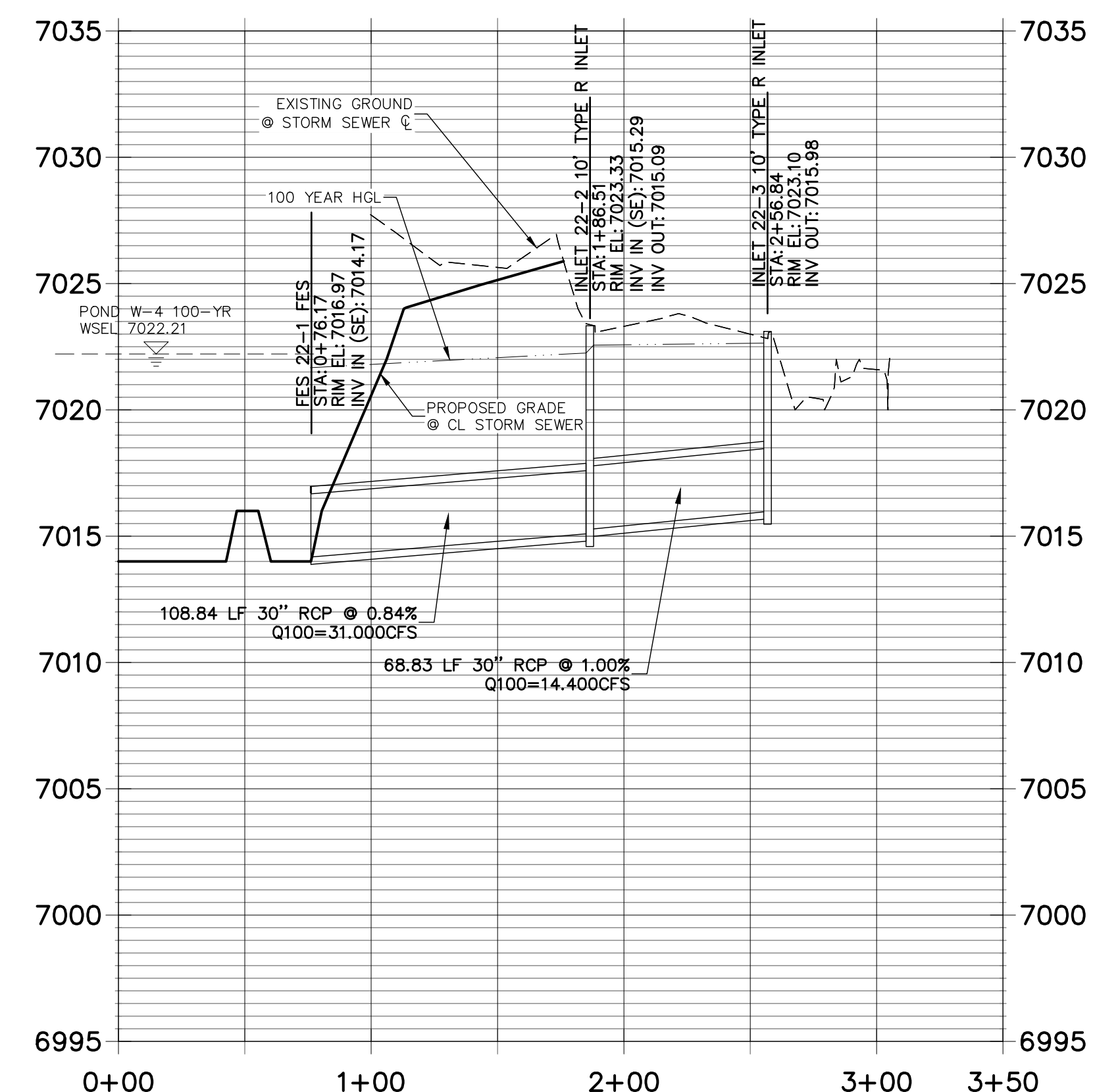
STRM_20 PROFILE
 STA 0+50.00 TO 3+50.00



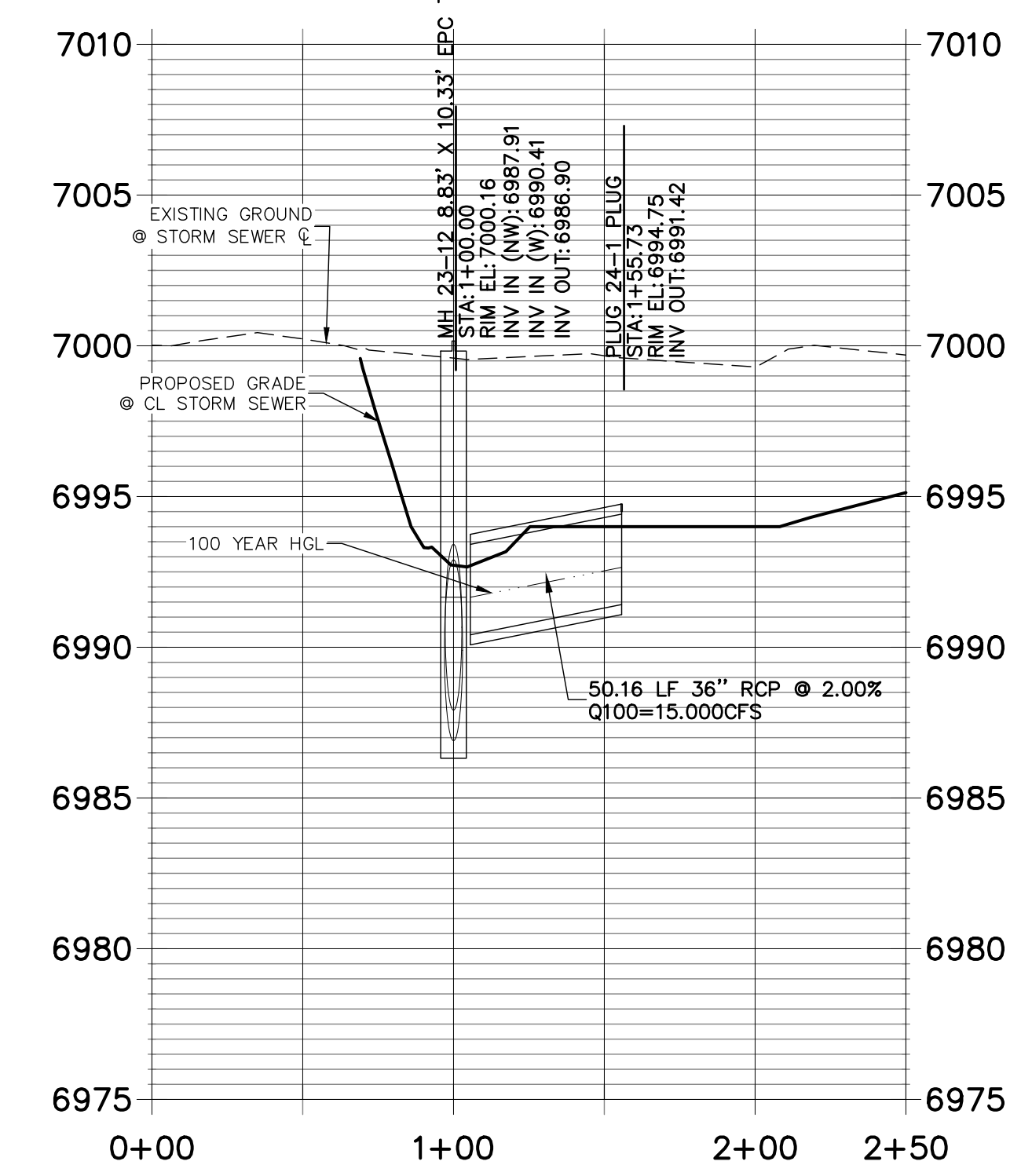
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STRM_22 PROFILE
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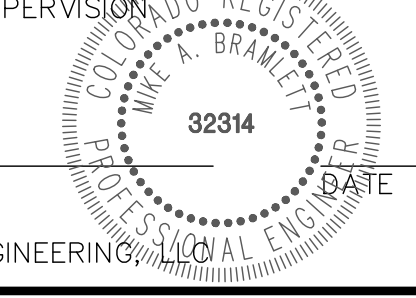


STRM_24 PROFILE
 STA 0+00.00 TO 2+50.00



ENGINEER'S STATEMENT

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



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 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

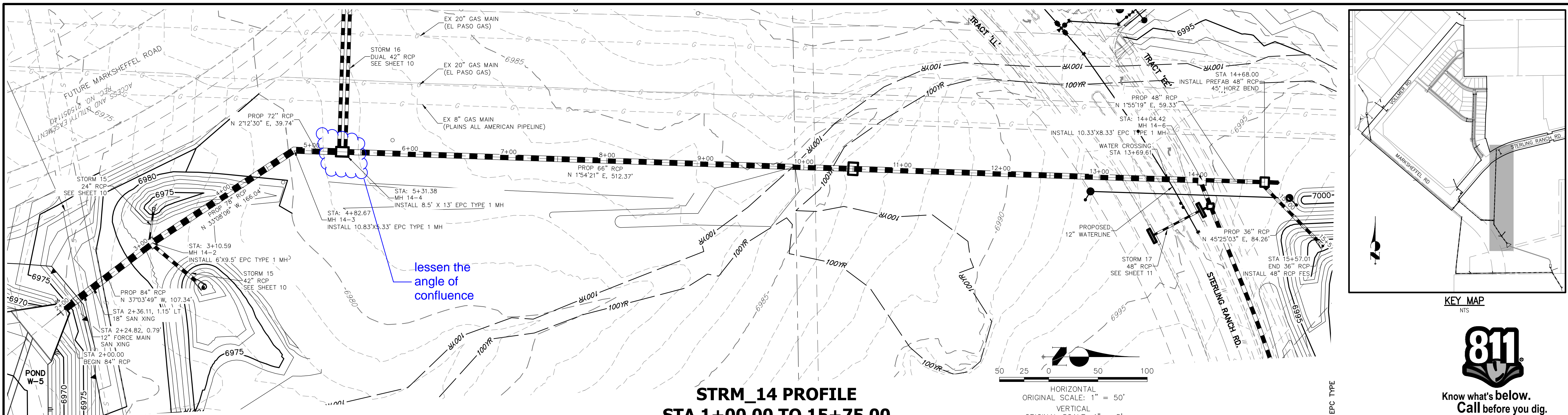
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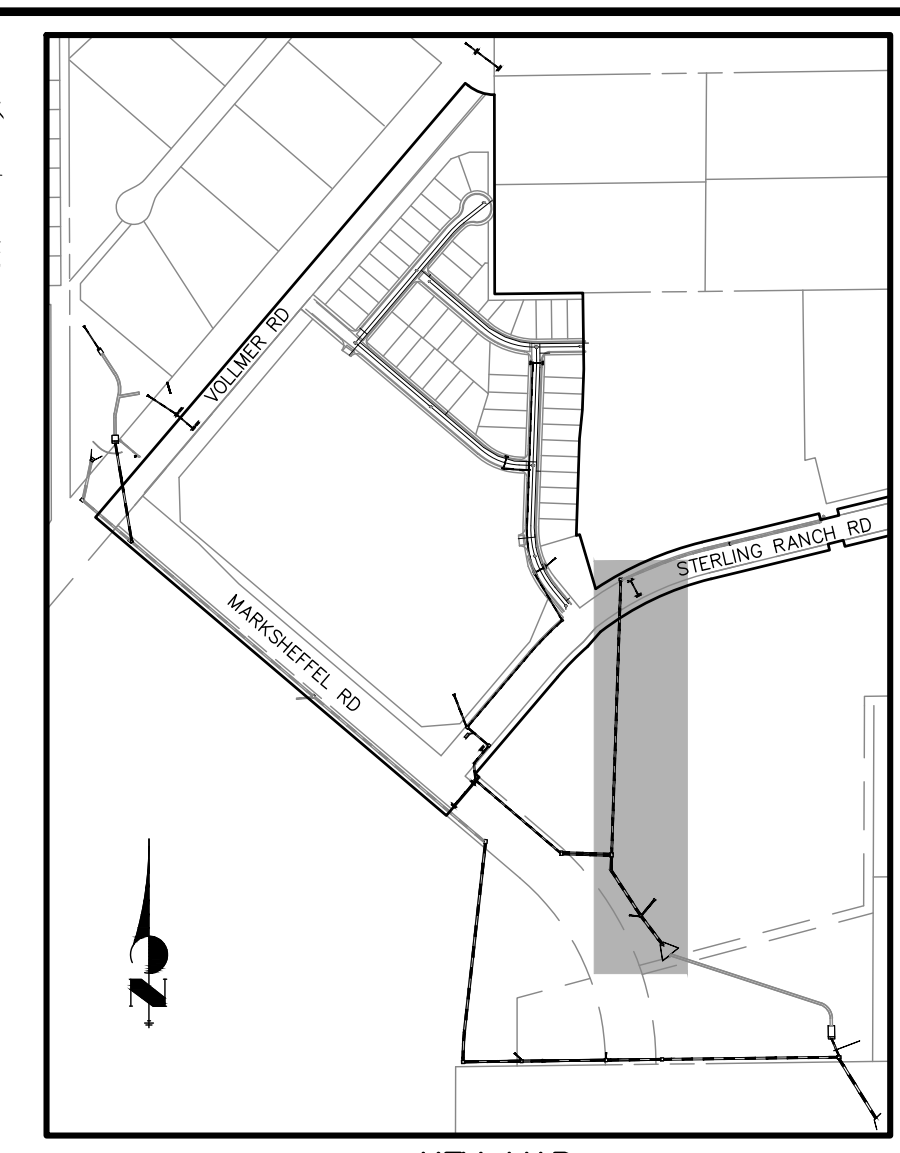
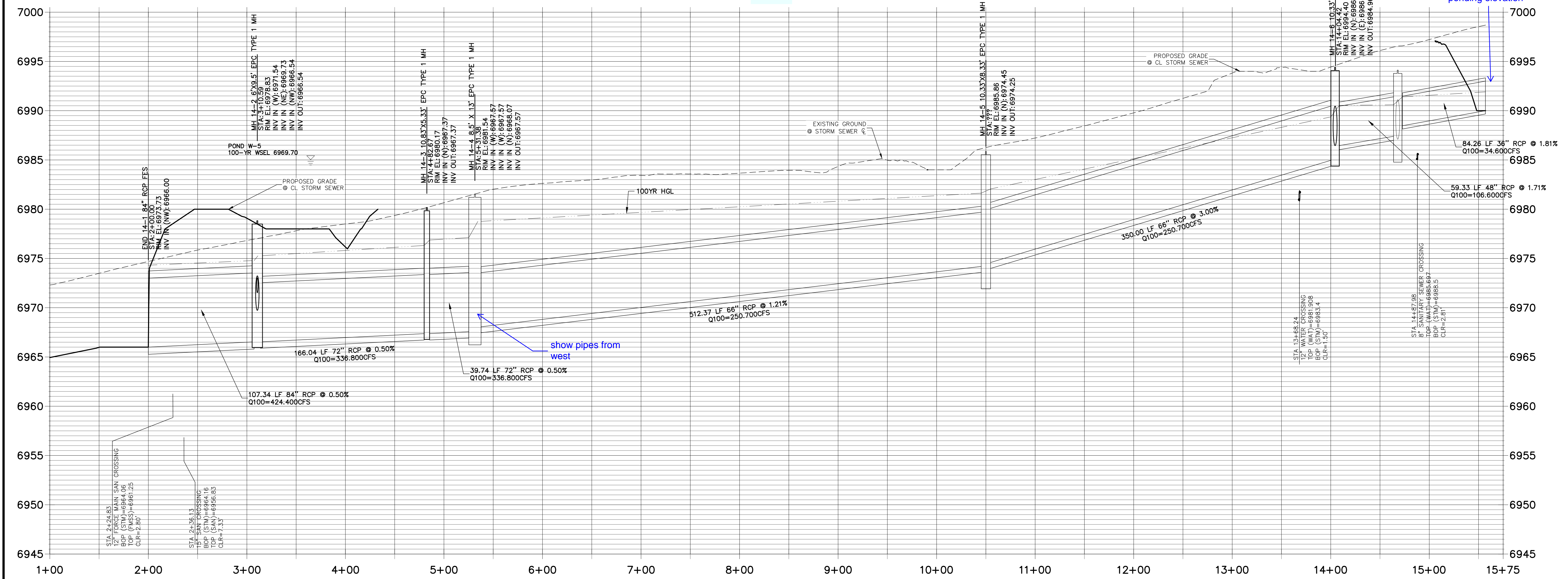
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 V-SCALE 1"=5'
 DATE 06/01/20
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

STERLING RANCH FILING NO.2
STORM SEWER PLAN

SHEET 8 OF 23
 JOB NO. 25188.01



STRM_14 PROFILE
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 SRMD



811
 Know what's below.
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 show headwater
 ponding elevation

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No.	REVISION	BY	DATE

STERLING RANCH FILING NO.2
STORM SEWER PLAN

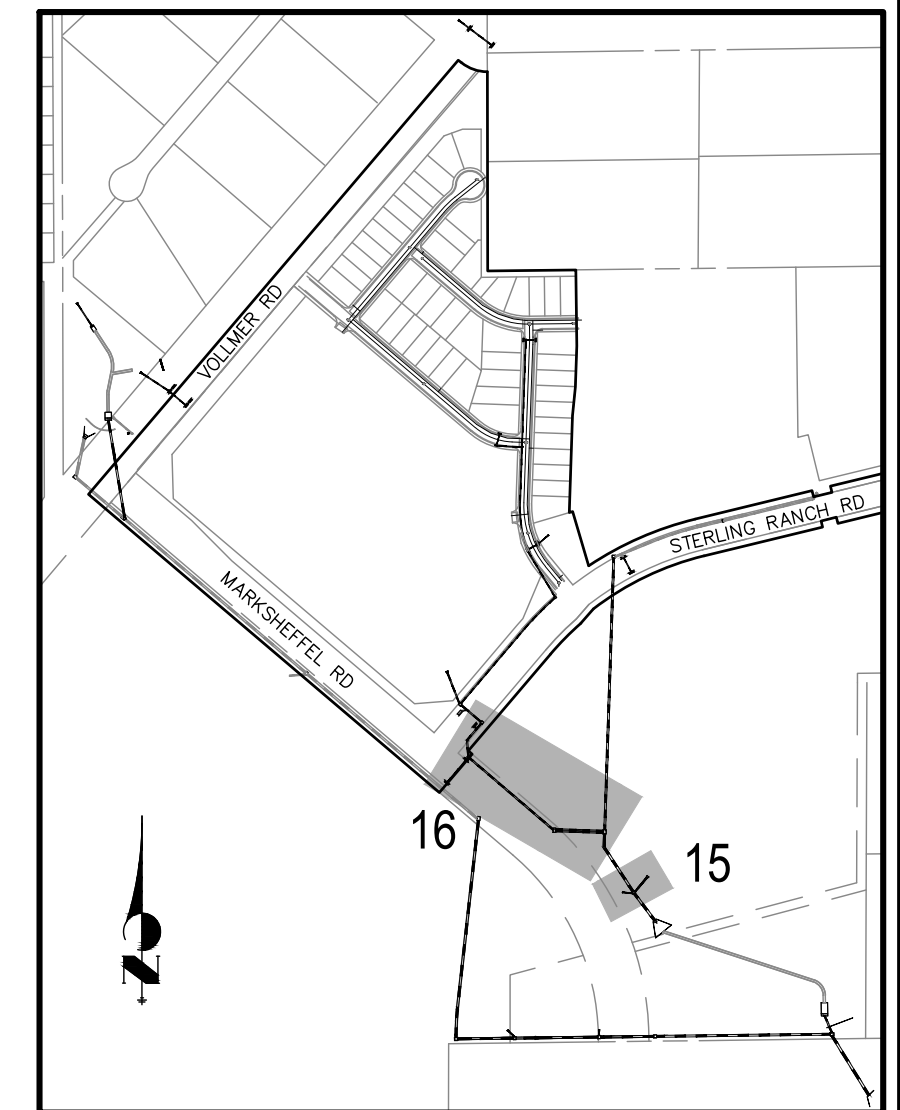
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 06/01/20
 DESIGNED BY RAB
 DRAWN BY KRW
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ENGINEER'S STATEMENT
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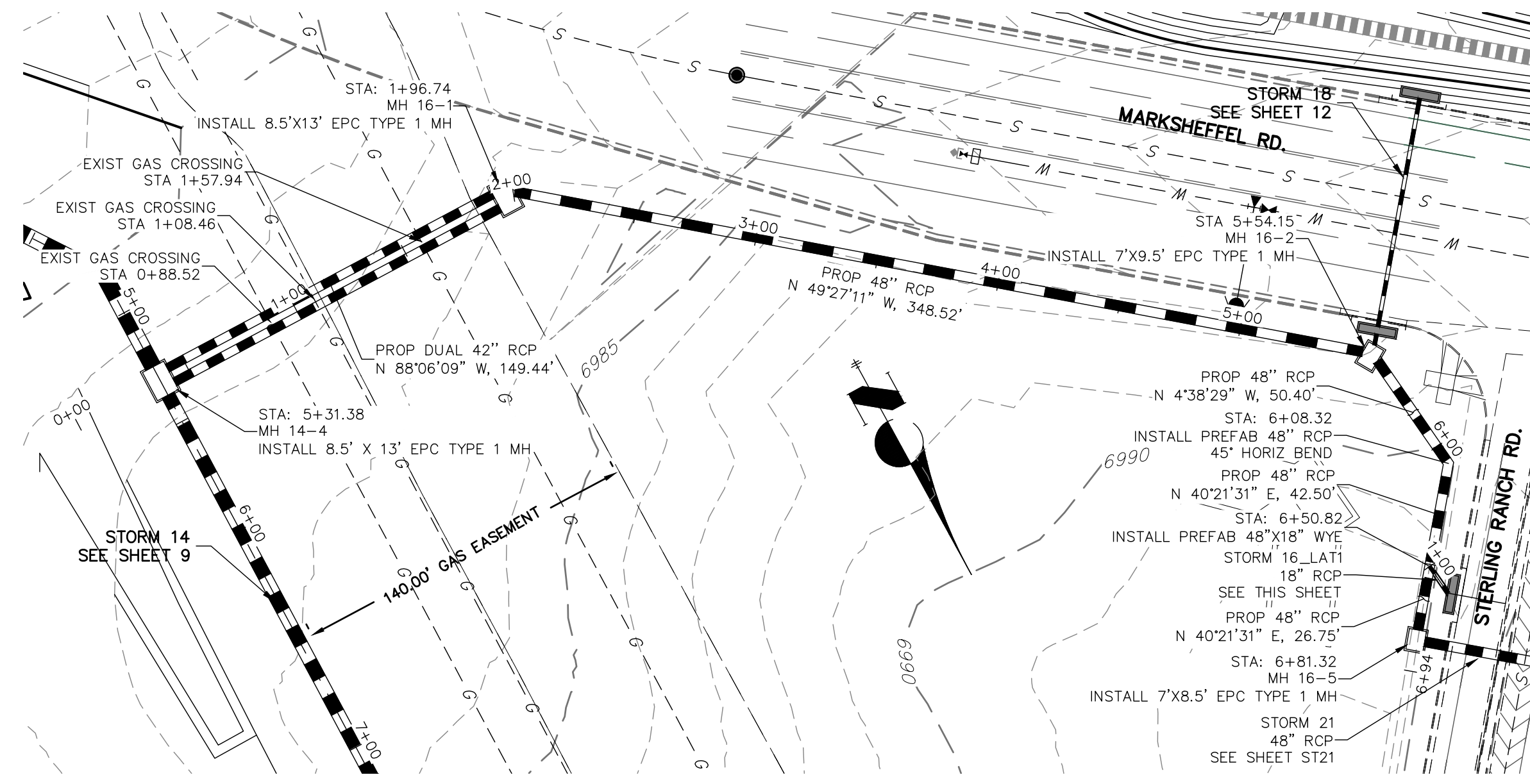
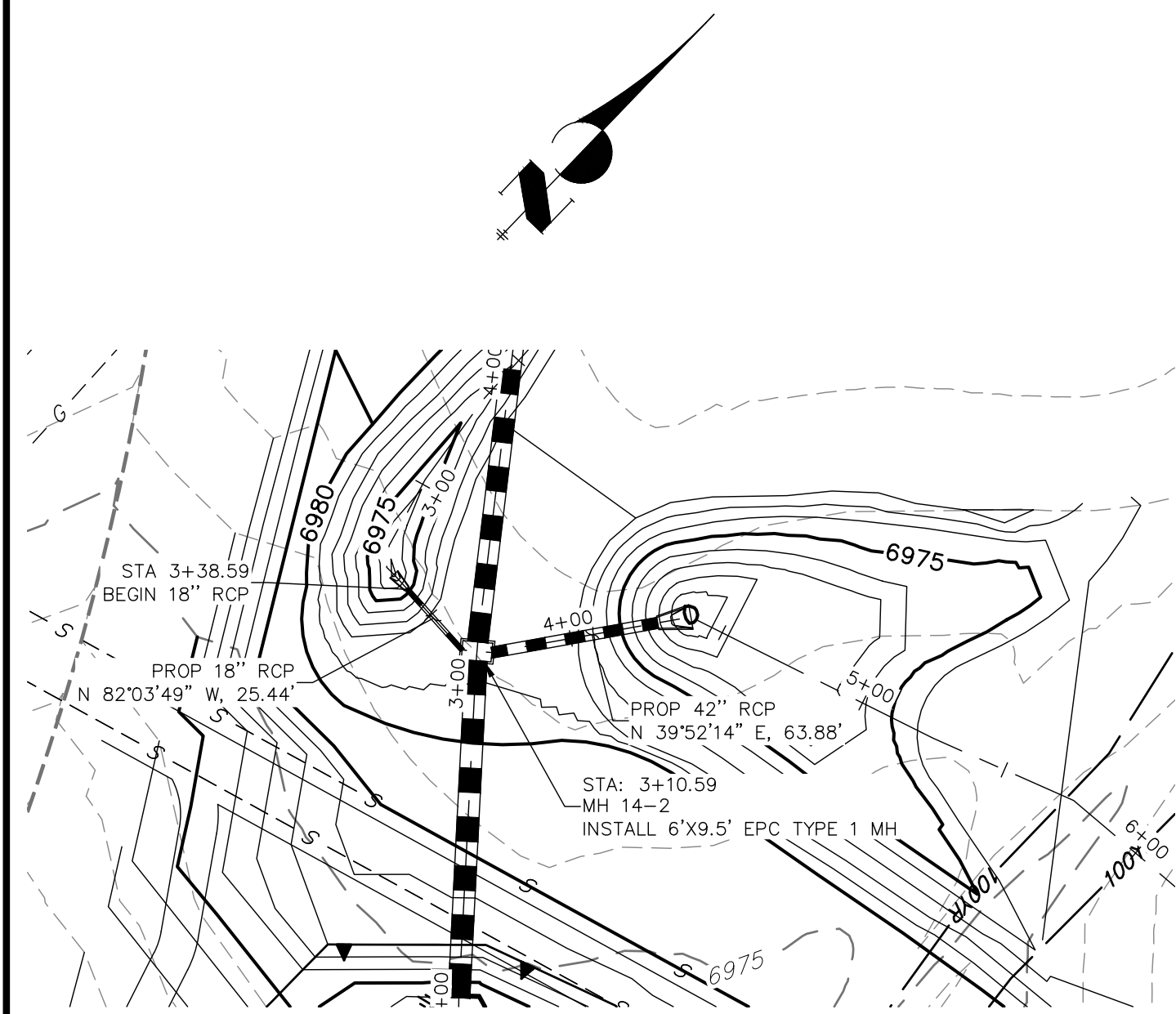
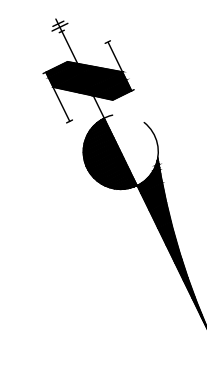
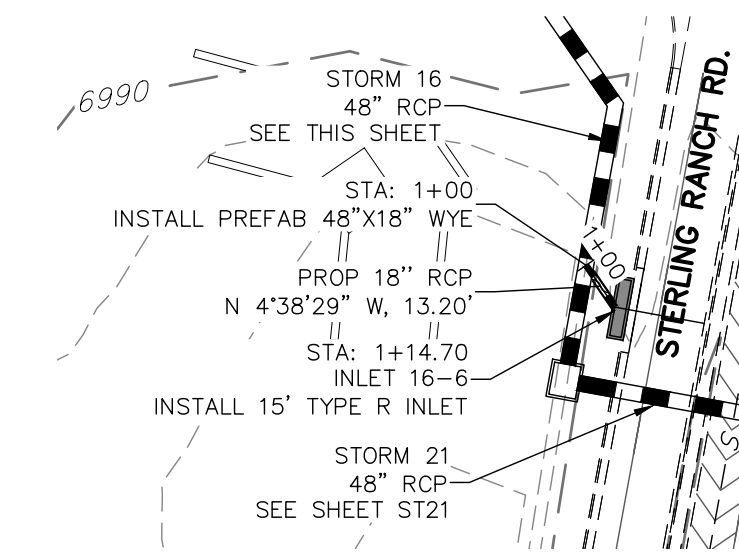


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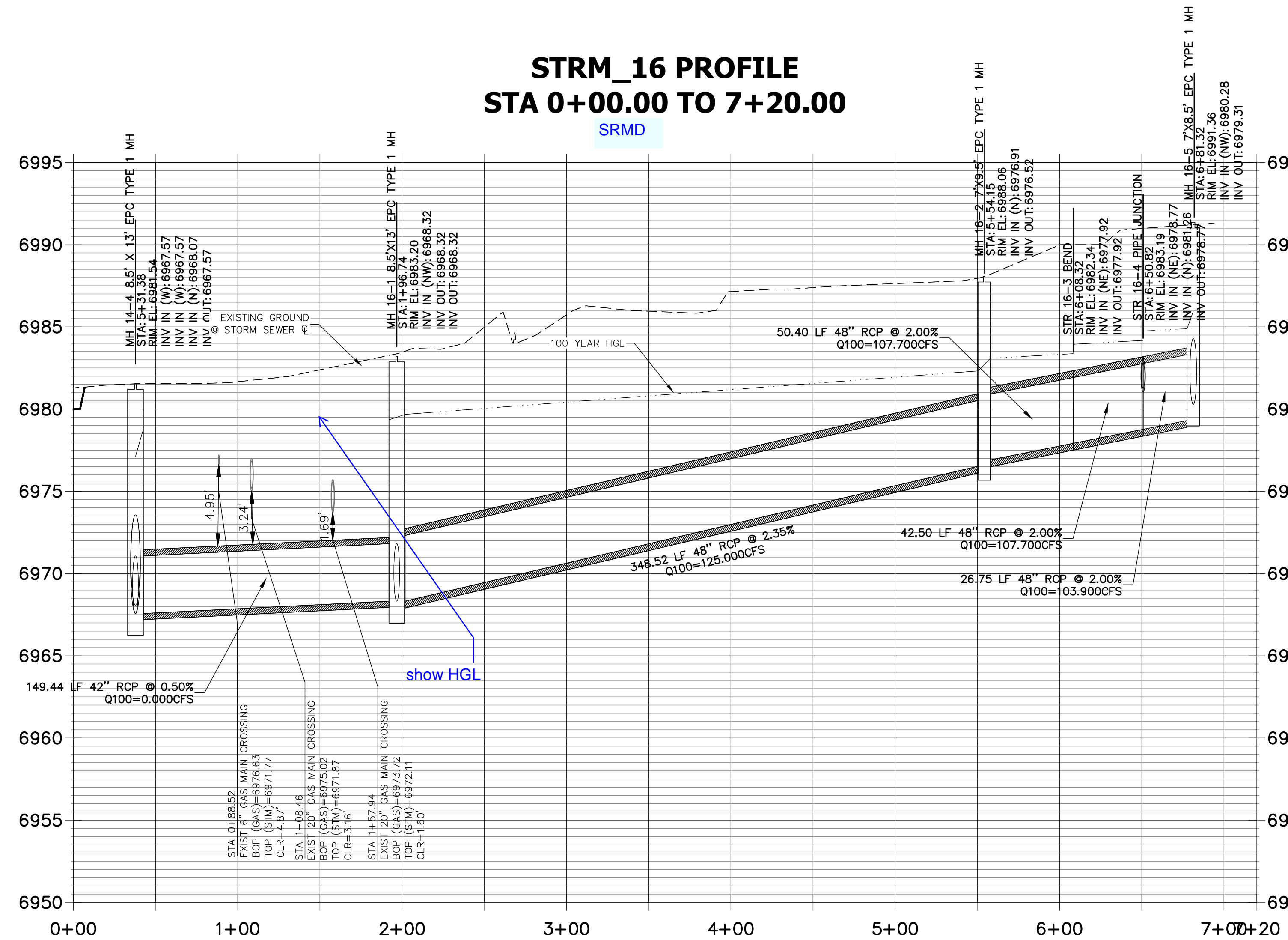
KEY MAP
NTS

50 25 0 50
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

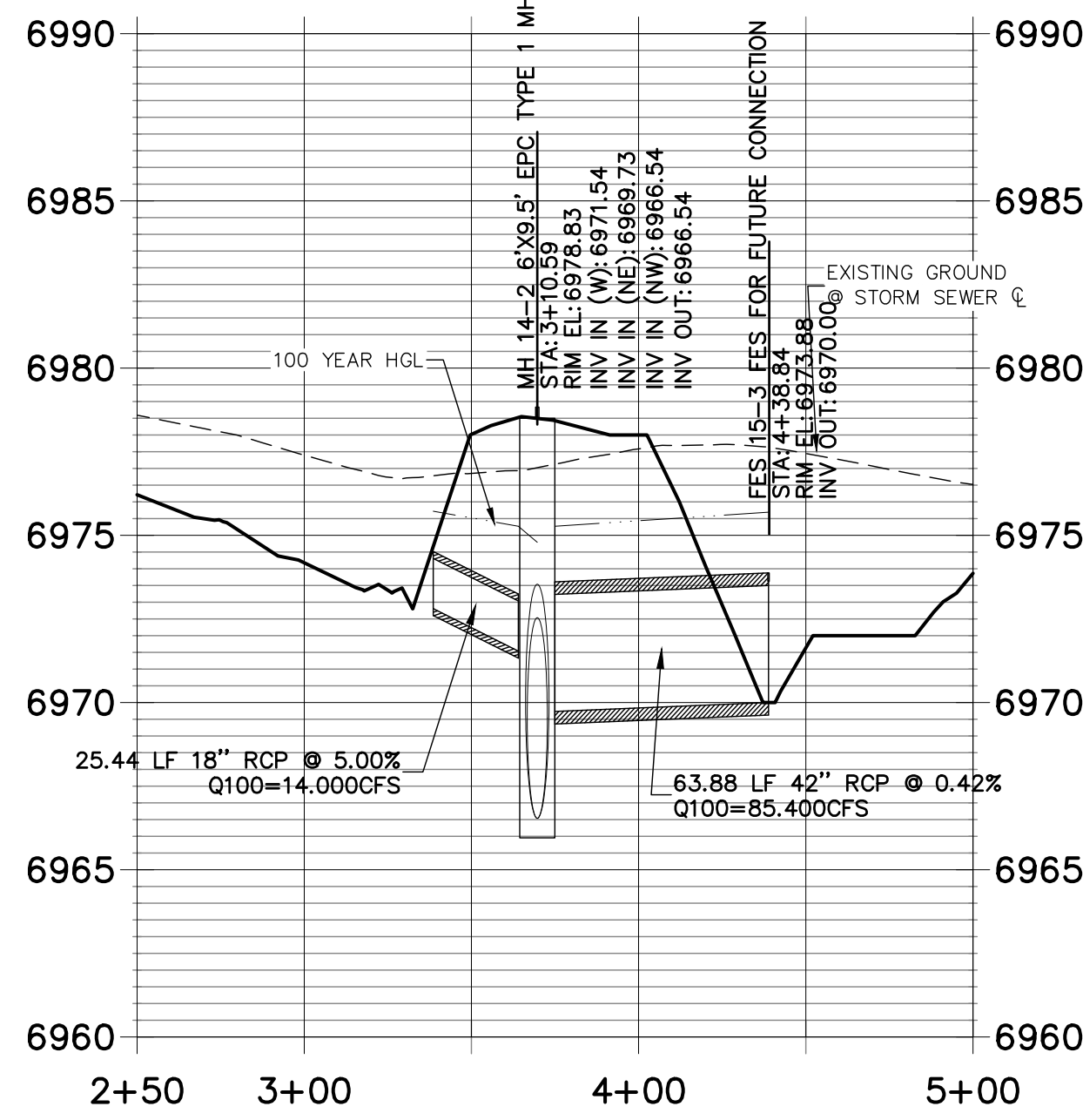


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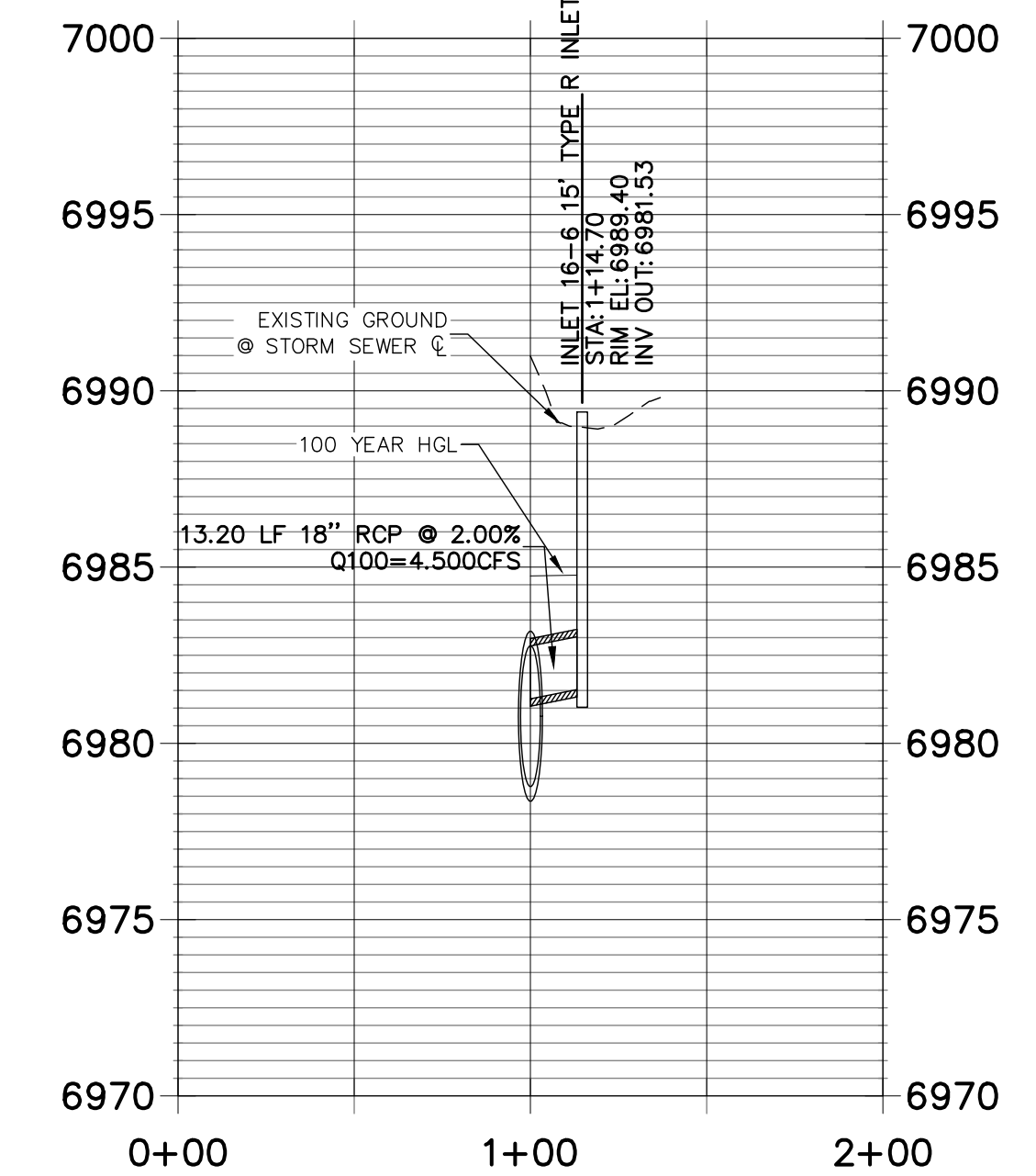
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STRM_15 PROFILE
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STRM_16 LAT 1 PROFILE
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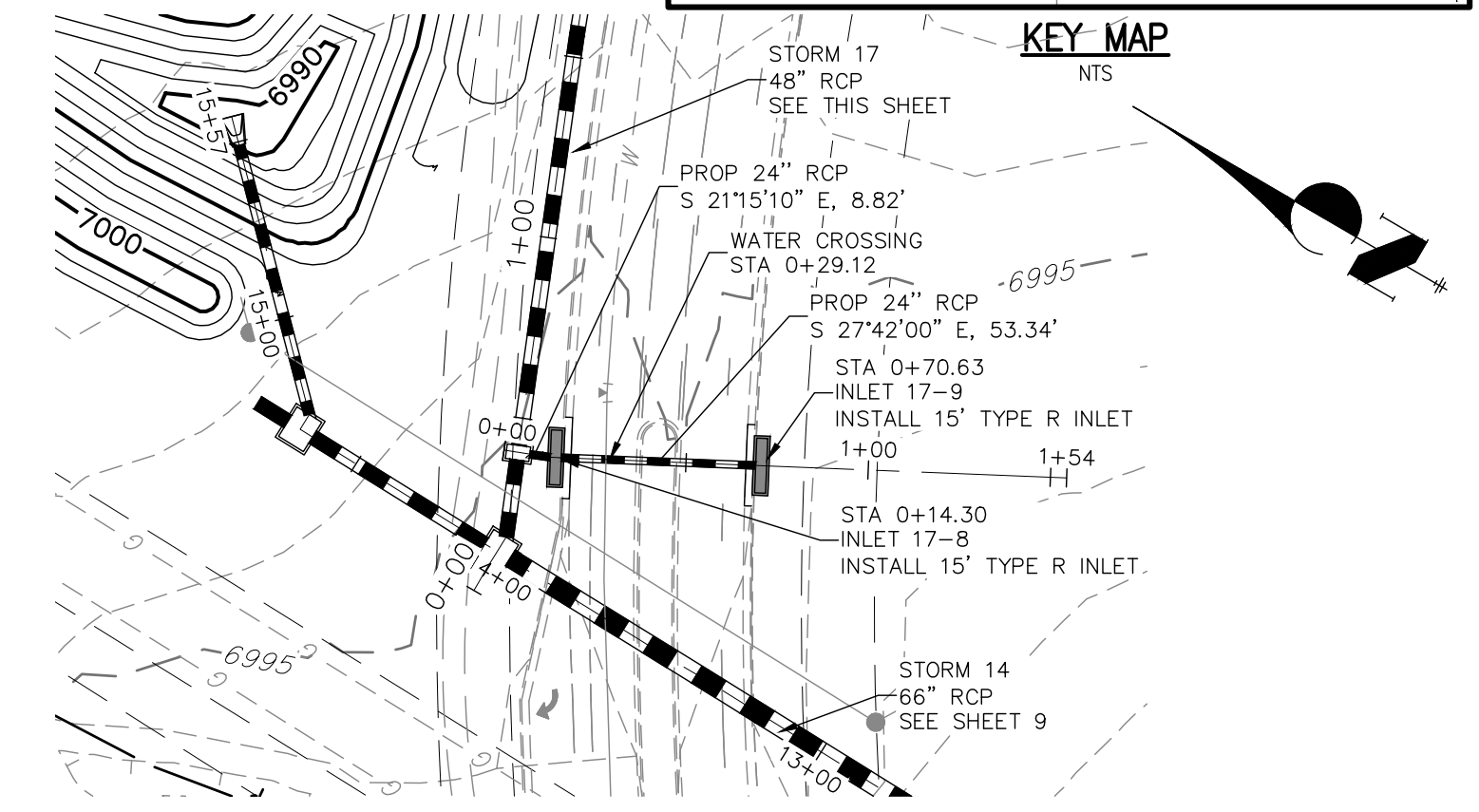
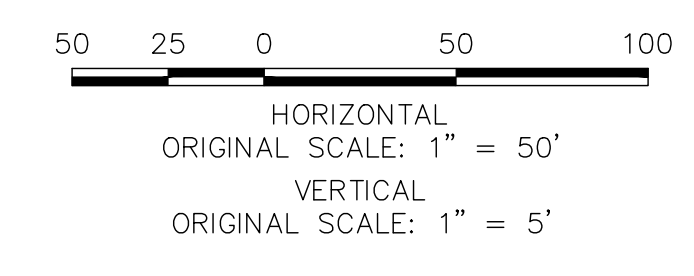
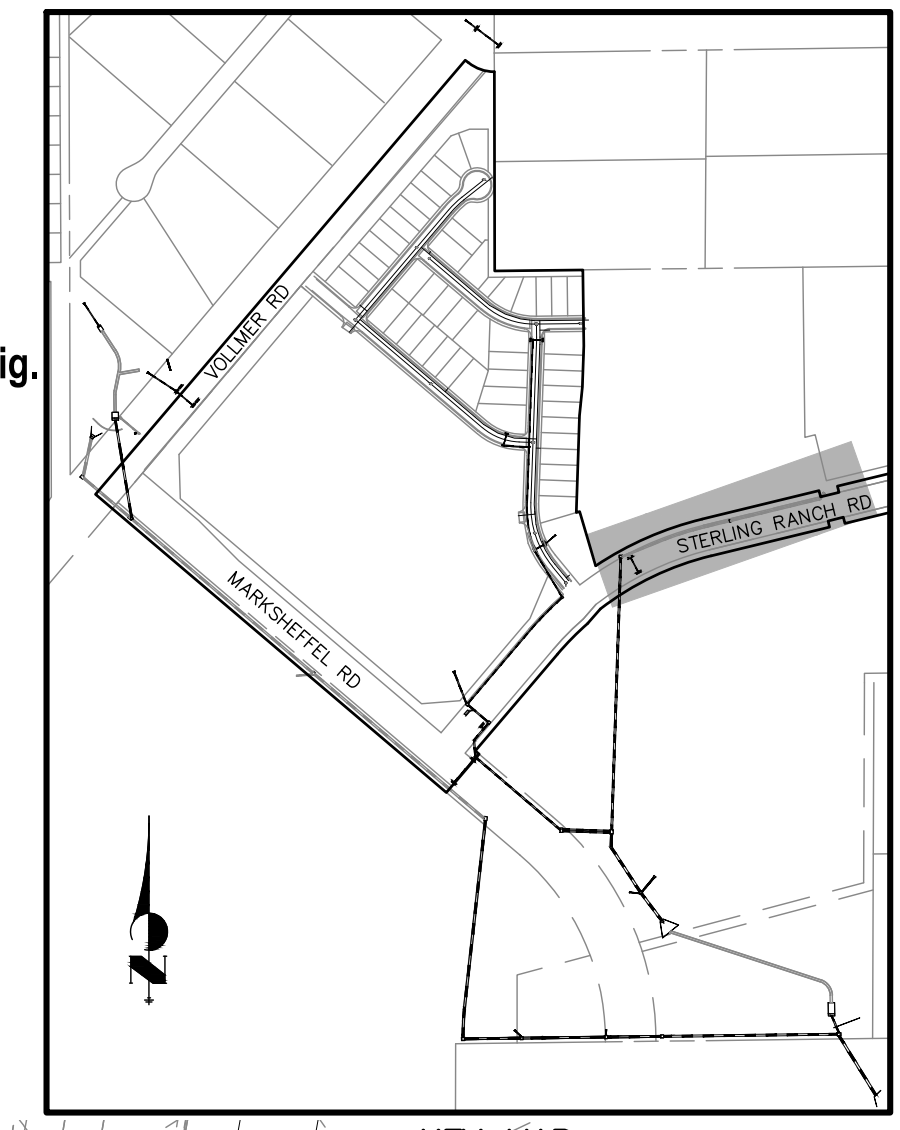
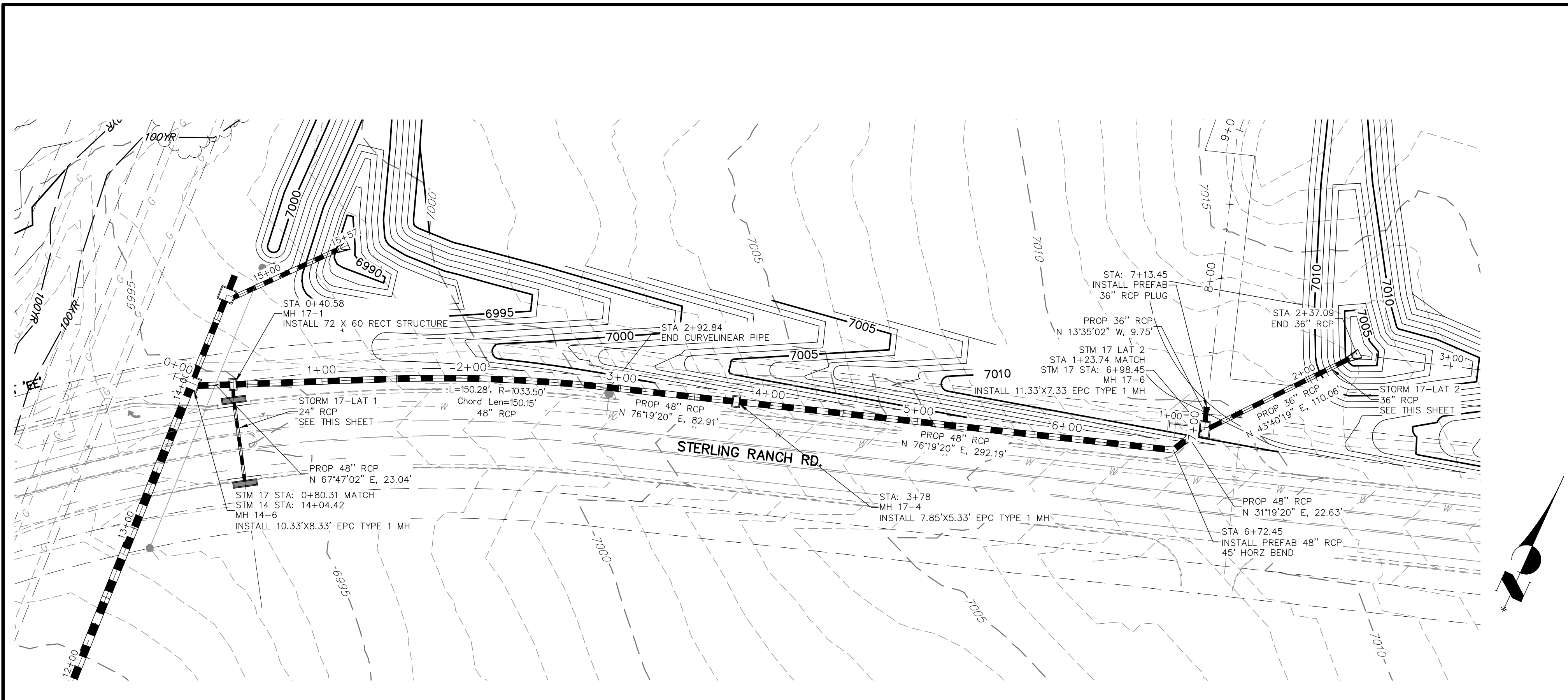
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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BY	DATE

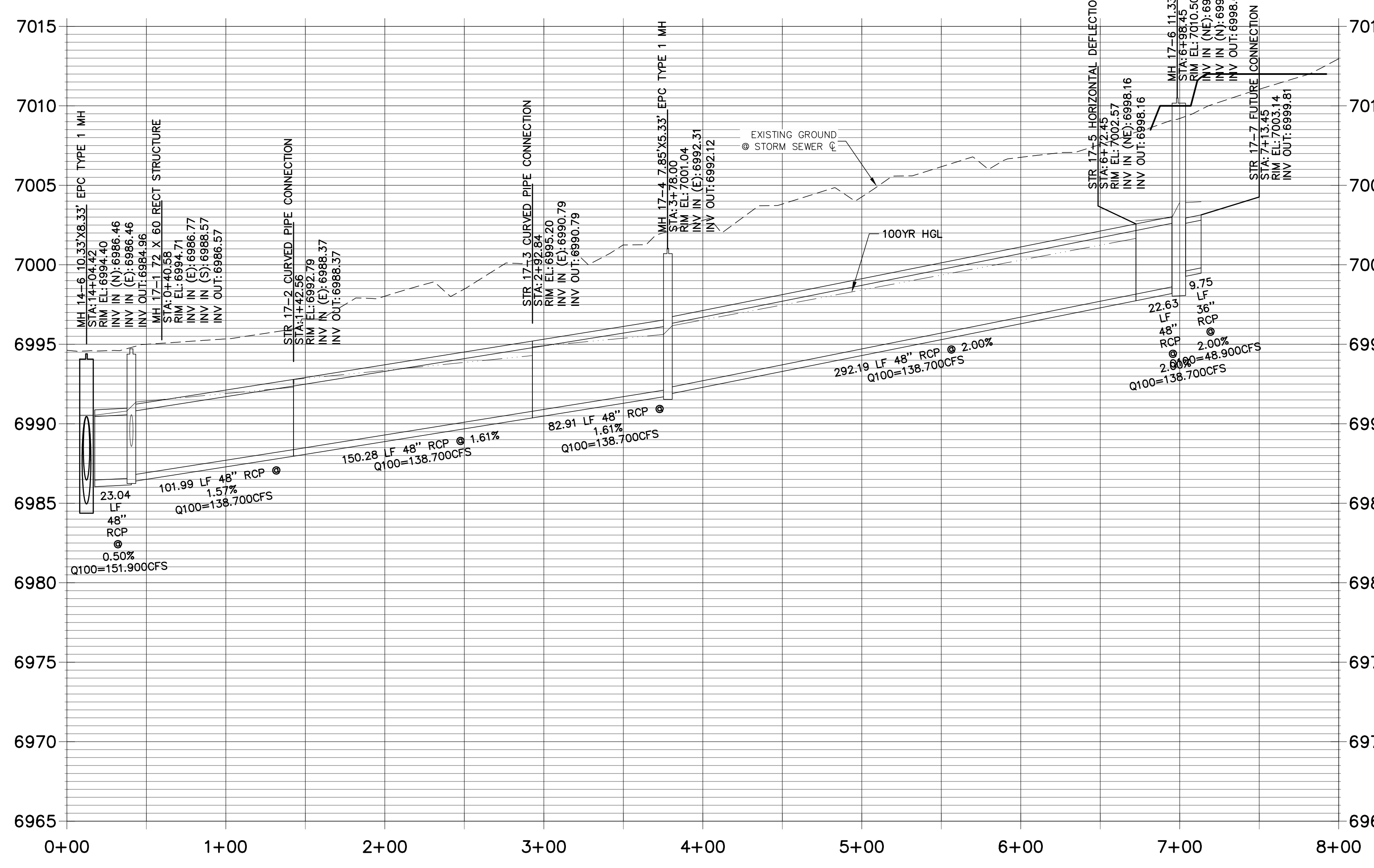
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	06/01/20	RAB	KRW	

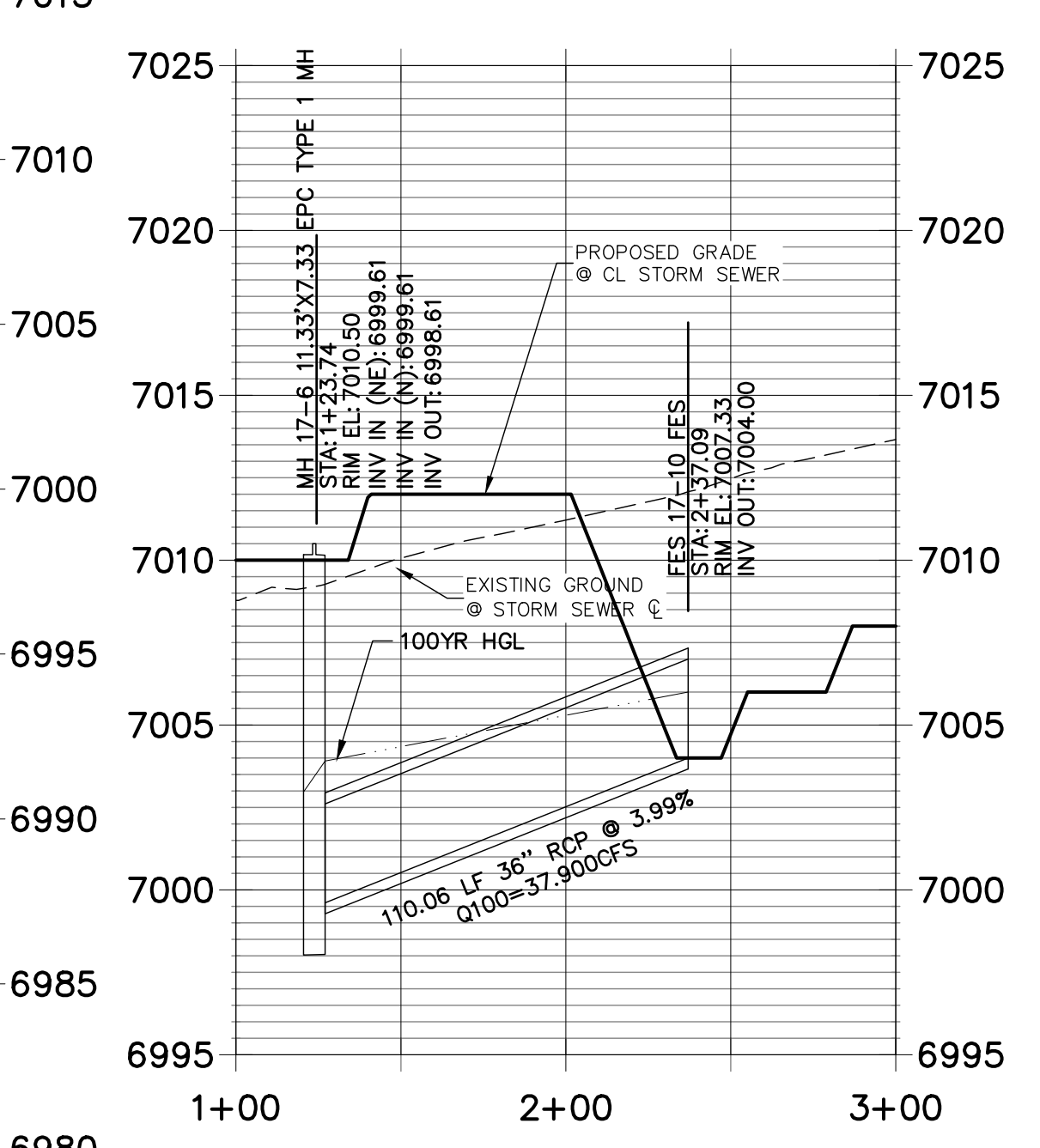


Label all as Public (EPC) or Private (SRMD)

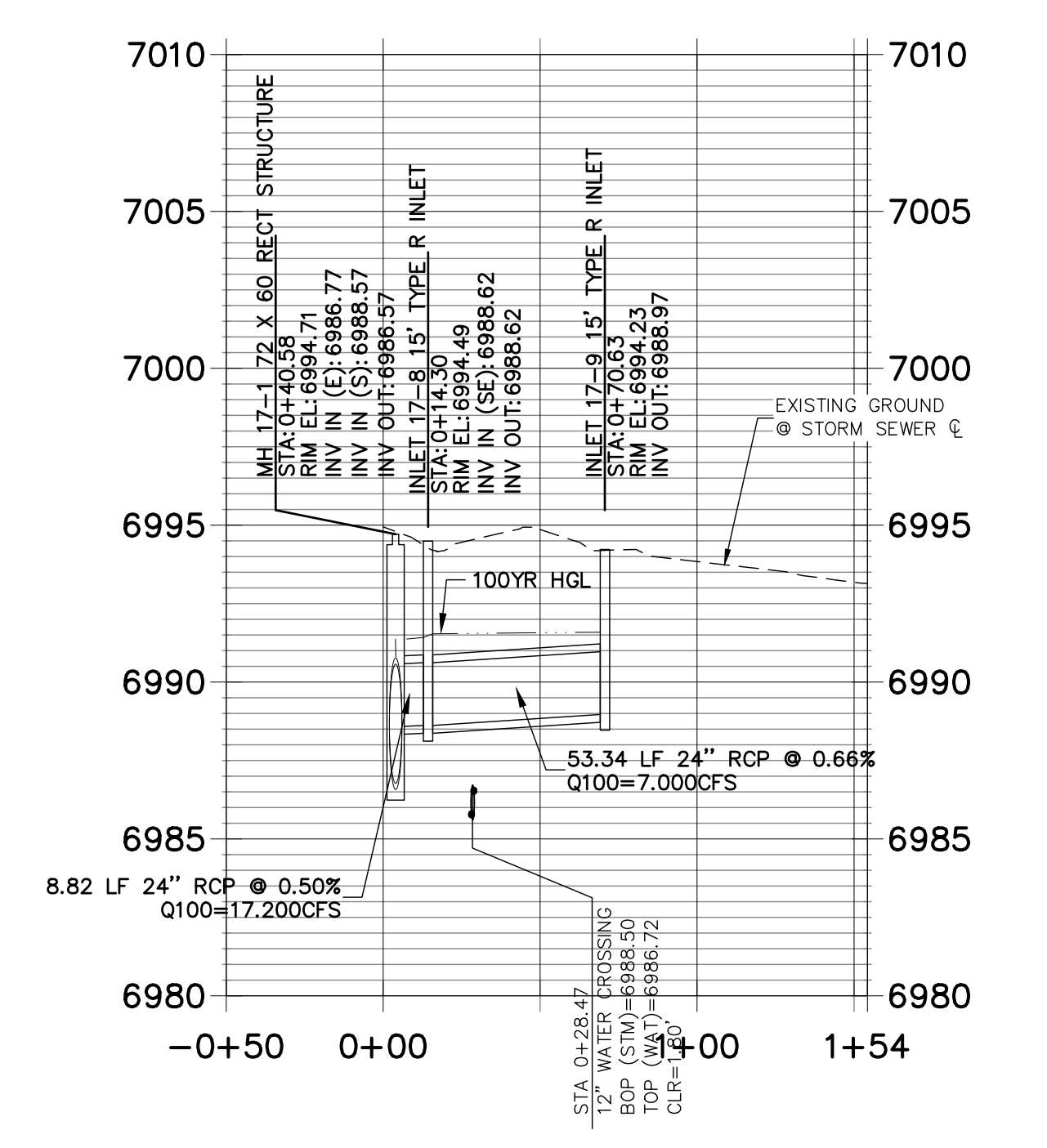
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STA 0+00.00 TO 8+00.00**



**STRM_17 LAT 2 PROFILE
STA 1+00.00 TO 3+00.00**



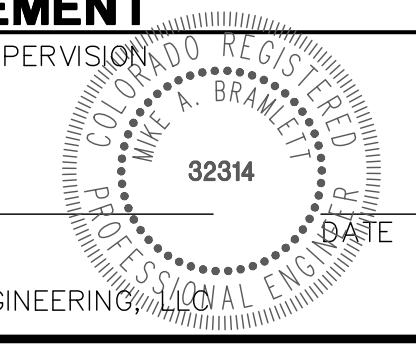
**STRM_17 LAT 1 PROFILE
STA -0+50.00 TO 1+54.28**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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



UNLESS SUCH TIME AS APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
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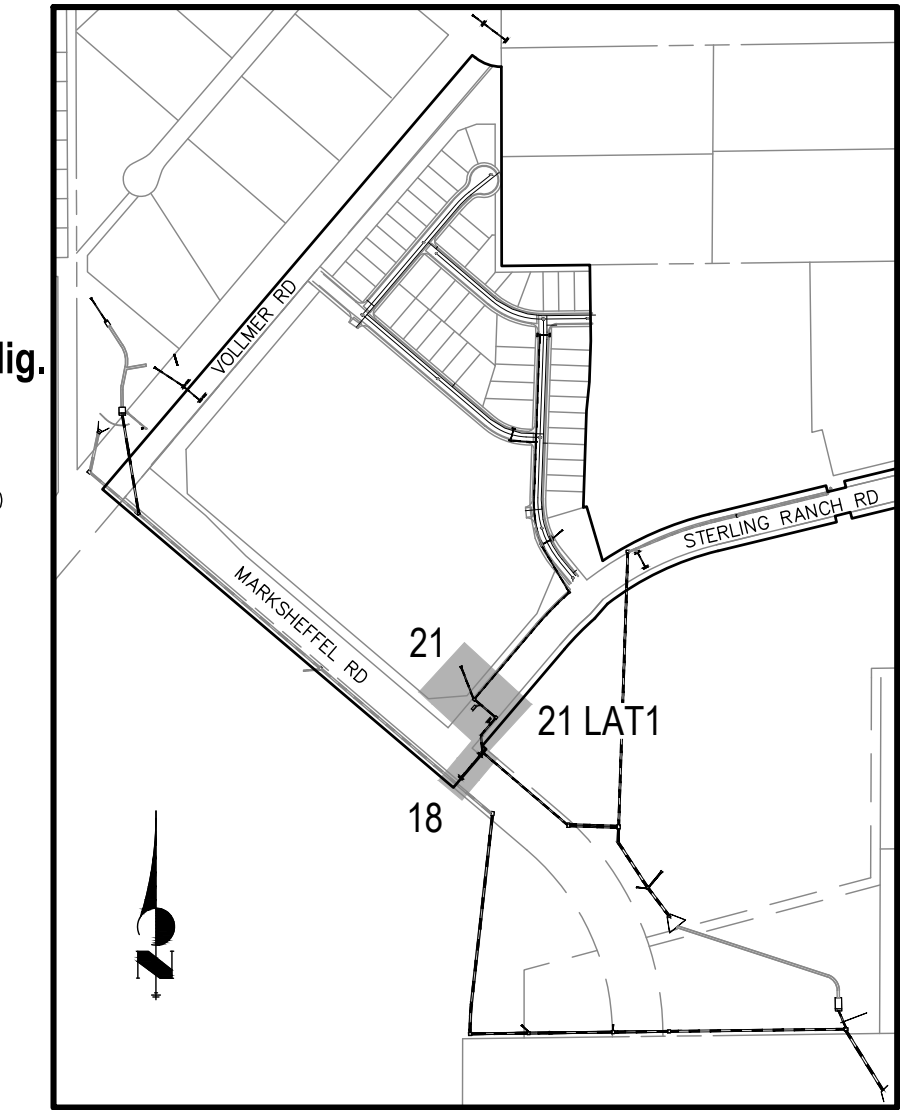
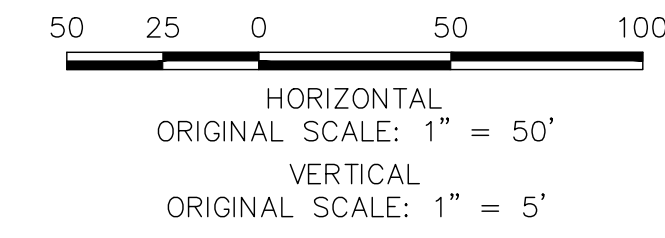
BY	DATE	No. REVISION	
		H-SCALE	V-SCALE
		1"=50'	1"=5'
	06/01/20		
DESIGNED BY		RAB	
DRAWN BY		KRW	
CHECKED BY			

STERLING RANCH FILING NO.2
STORM SEWER PLAN

SHEET 11 OF 23
JOB NO. 25188.01

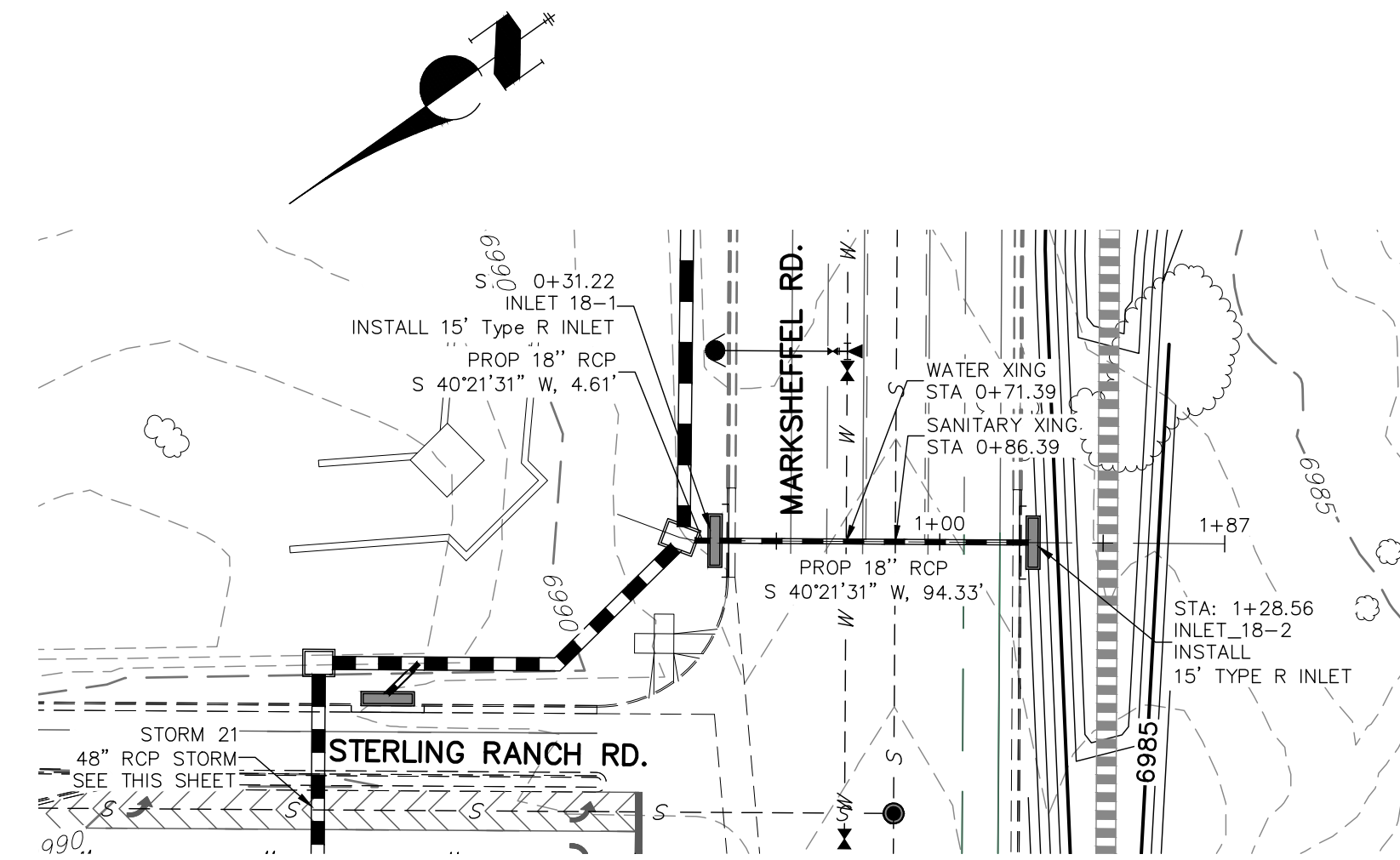


Know what's below.
Call before you dig.

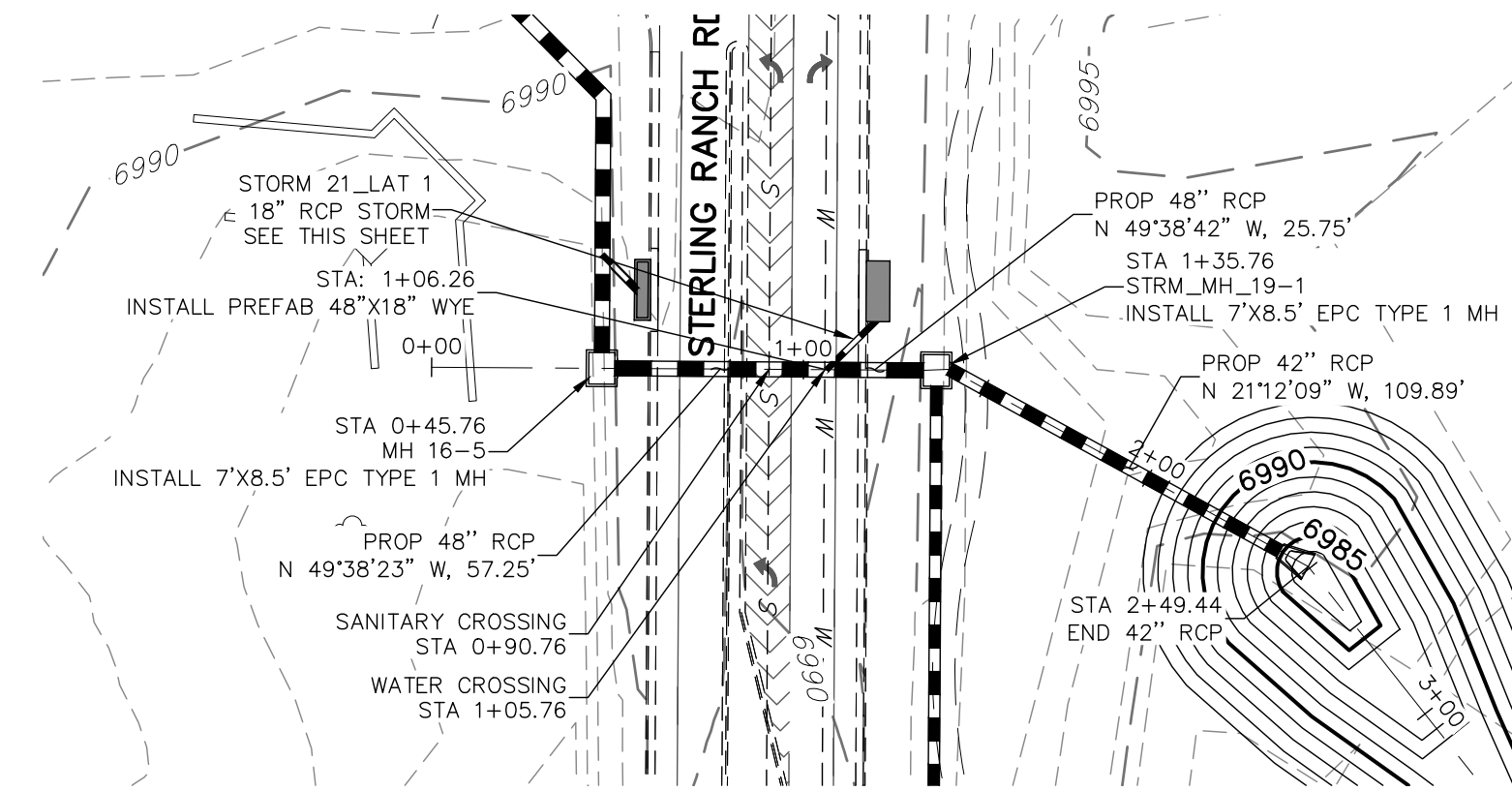
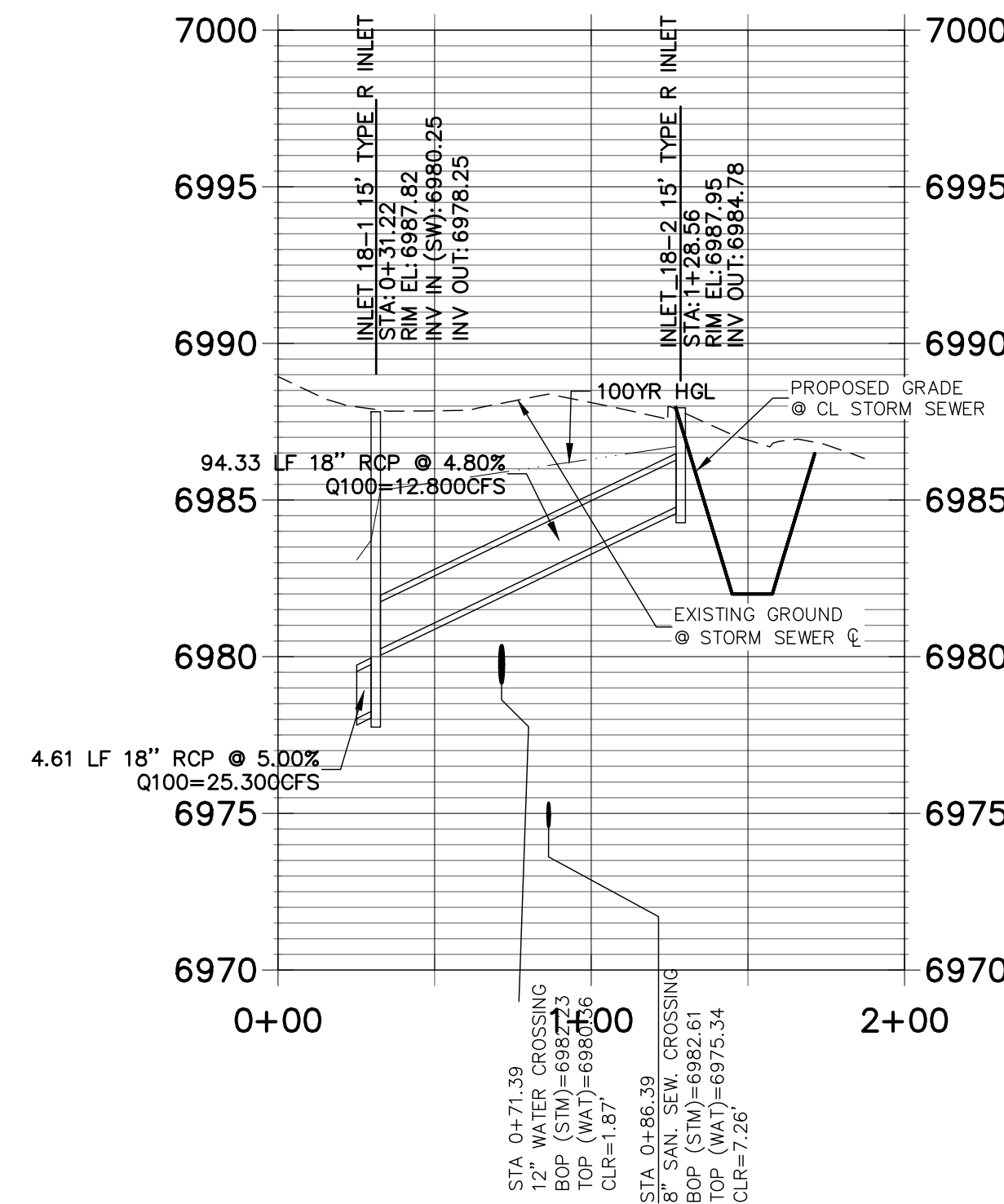


KEY MAP
NTS

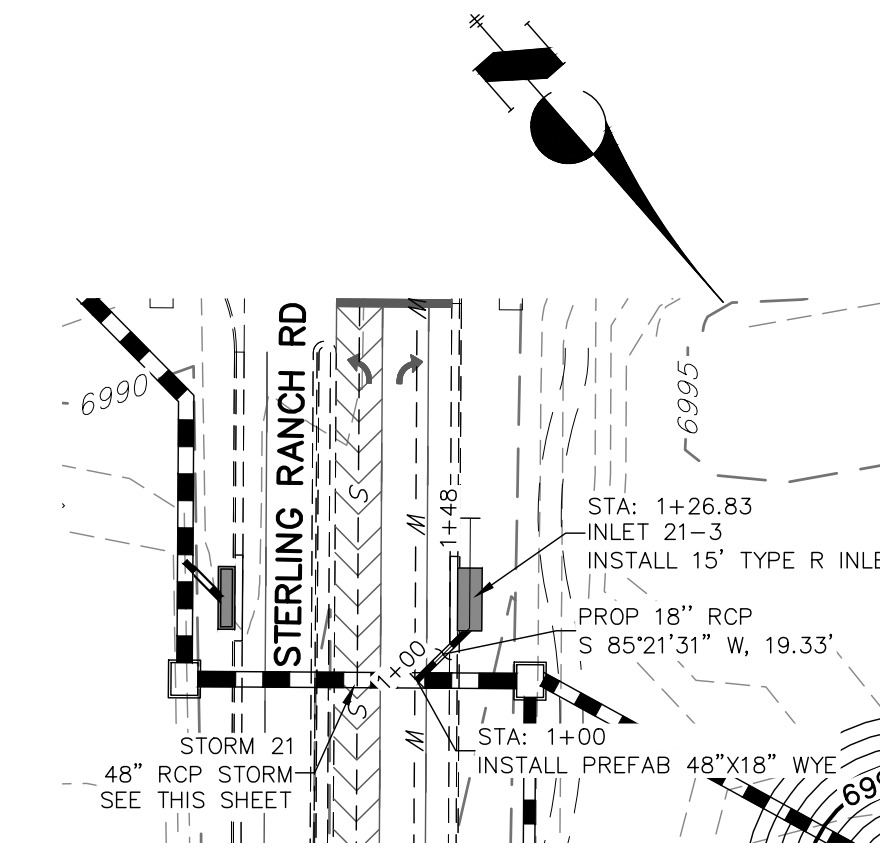
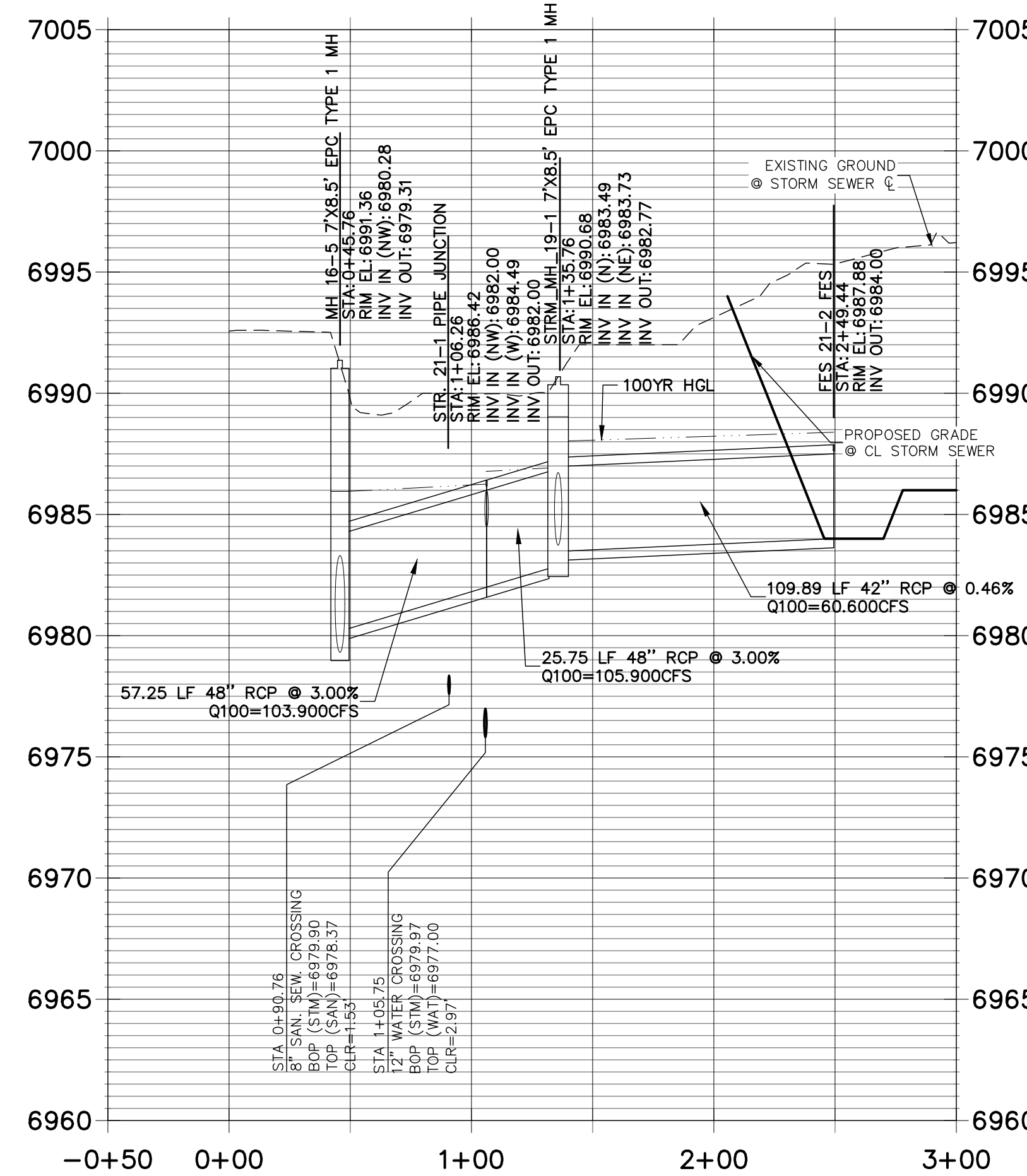
Label all as Public (EPC) or Private (SRMD)



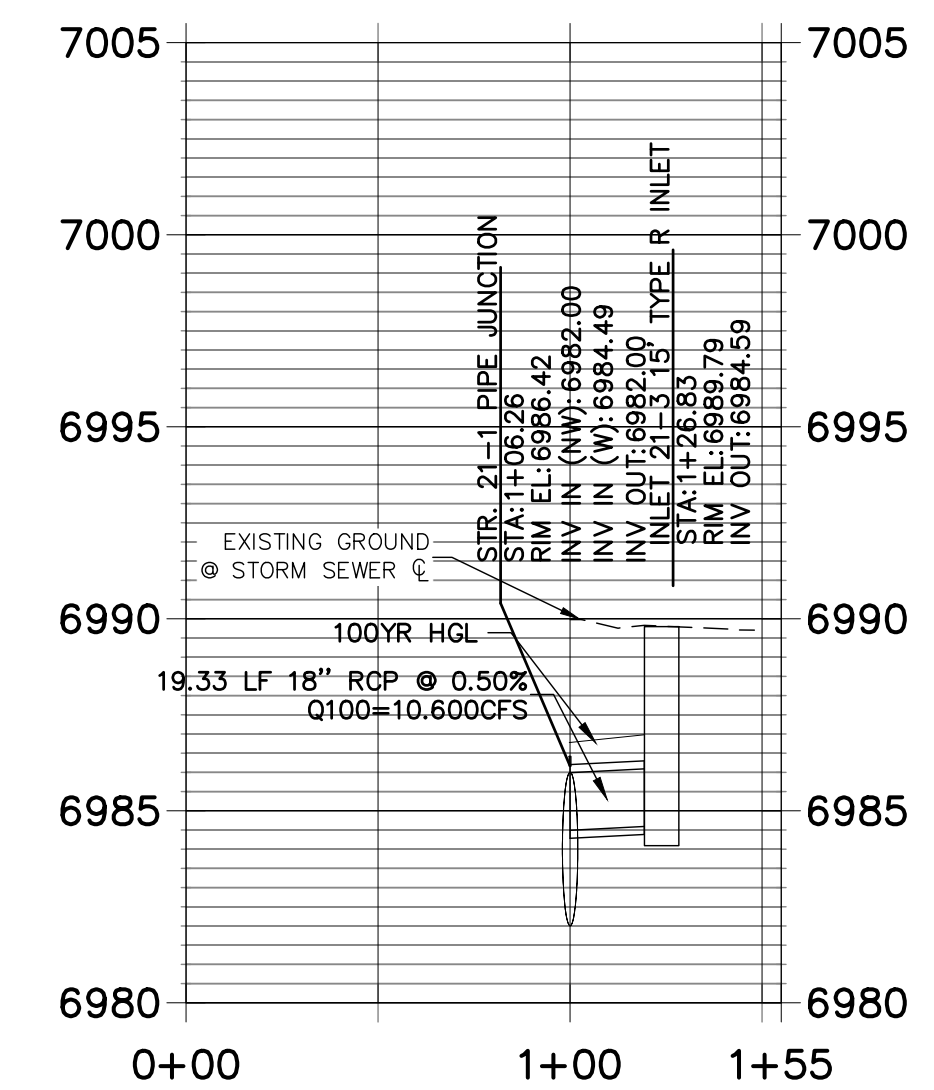
STRM_18 PROFILE
STA 0+00.00 TO 2+00.00



STRM_21 PROFILE
STA -0+50.00 TO 3+00.00

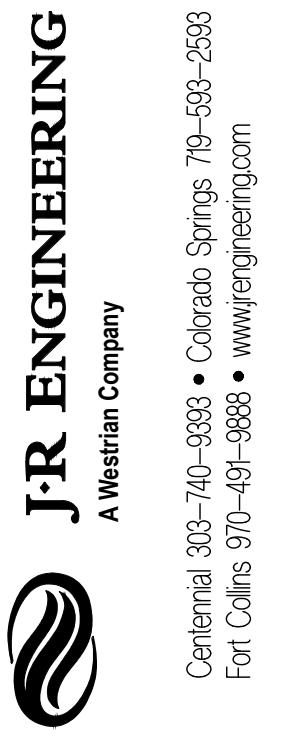


STRM_21 LAT 1 PROFILE
STA 0+00.00 TO 1+55.00



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SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

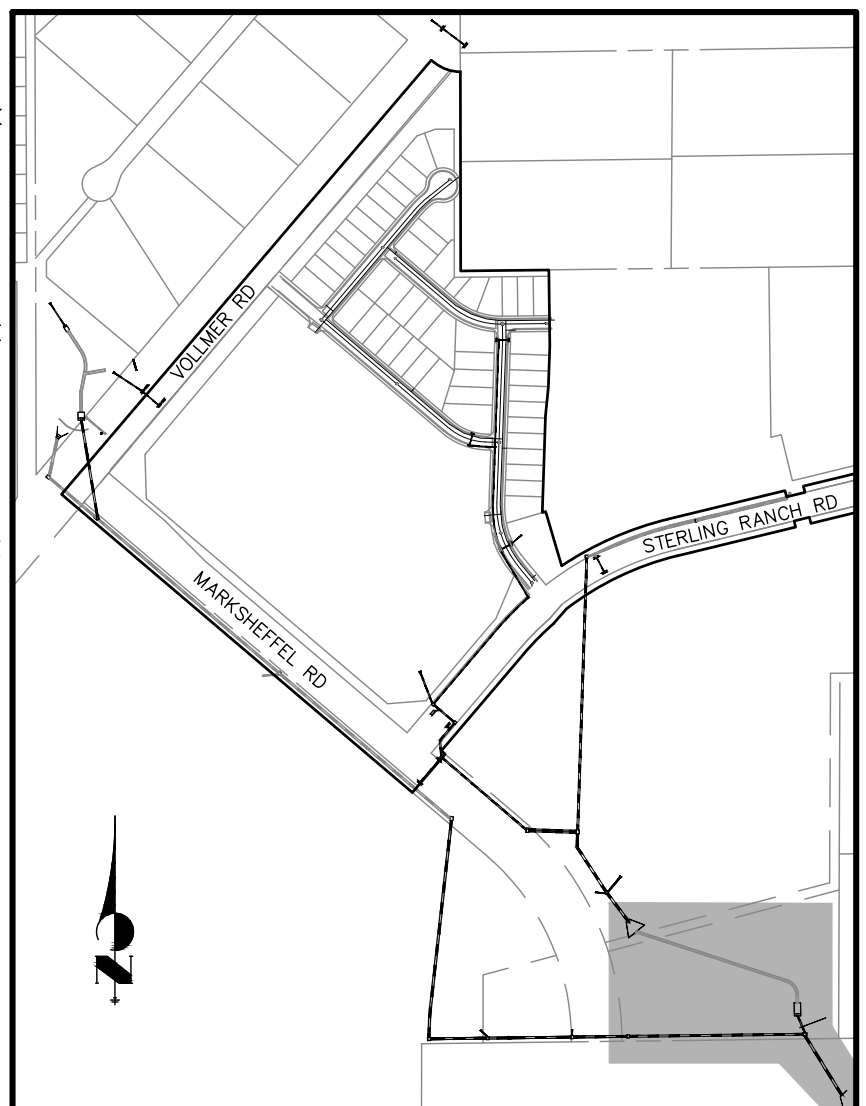
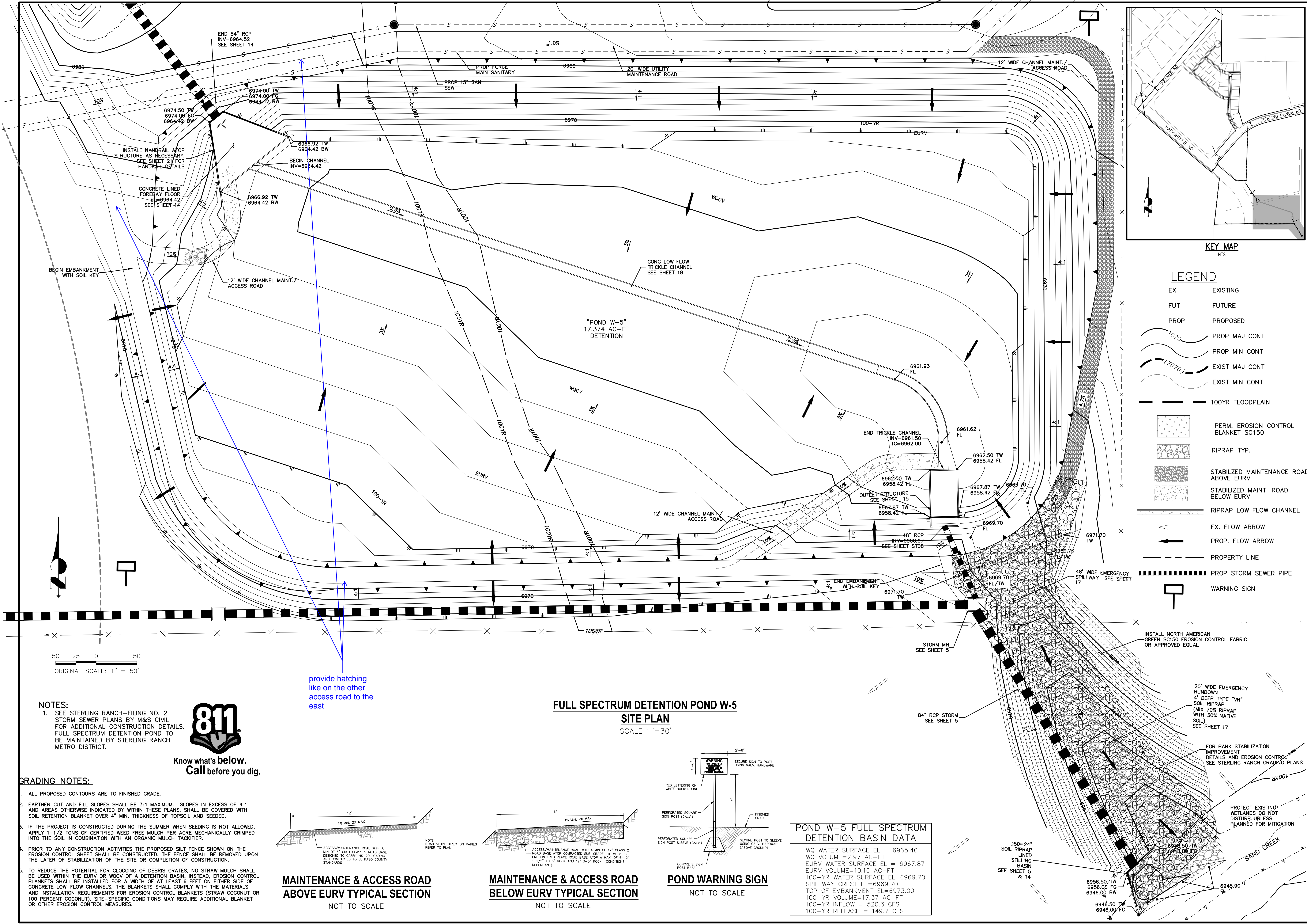


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No.	REVISION	BY	DATE

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1"=50'	1"=5'	06/01/20	RAB	KRW	

STERLING RANCH FILING NO.2
STORM SEWER PLAN



LEGEND

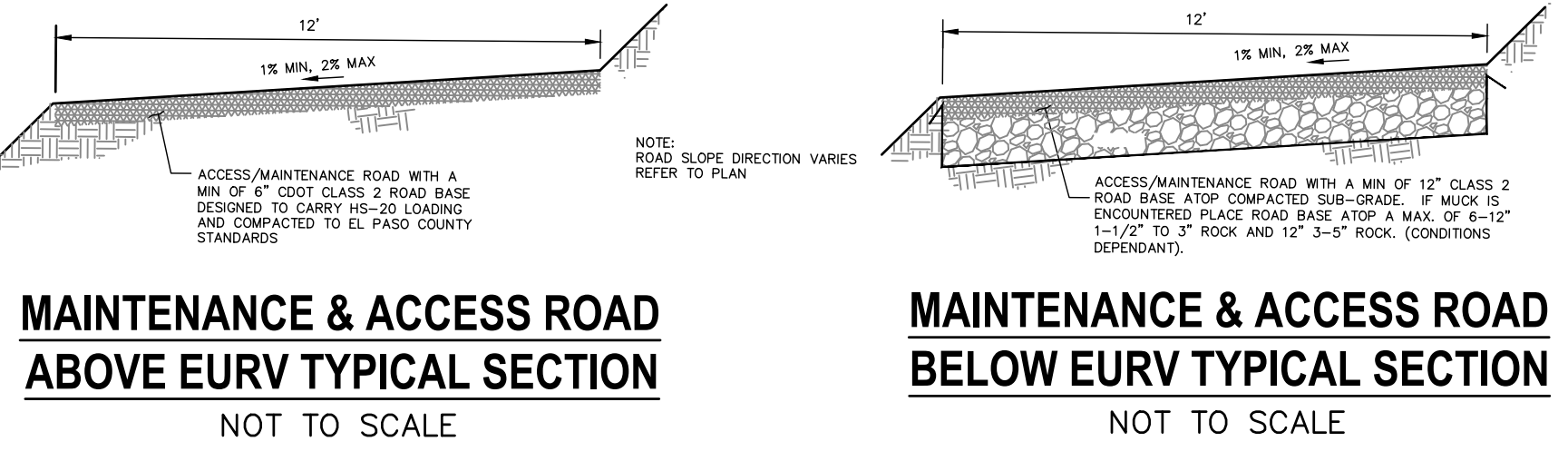
EX	EXISTING
FUT	FUTURE
PROP	PROPOSED
(7070)	PROP MAJ CONT
(7070)	PROP MIN CONT
(7070)	EXIST MAJ CONT
(7070)	EXIST MIN CONT
---	100YR FLOODPLAIN
[Pattern]	PERM. EROSION CONTROL BLANKET SC150
[Pattern]	RIPRAP TYP.
[Pattern]	STABILIZED MAINTENANCE ROAD ABOVE EURV
[Pattern]	STABILIZED MAINT. ROAD BELOW EURV
[Pattern]	RIPRAP LOW FLOW CHANNEL
→	EX. FLOW ARROW
→	PROP. FLOW ARROW
---	PROPERTY LINE
---	PROP STORM SEWER PIPE
□	WARNING SIGN

NOTES:
 1. SEE STERLING RANCH-FILING NO. 2 STORM SEWER PLANS BY M&S CIVIL FOR ADDITIONAL CONSTRUCTION DETAILS. FULL SPECTRUM DETENTION POND TO BE MAINTAINED BY STERLING RANCH METRO DISTRICT.

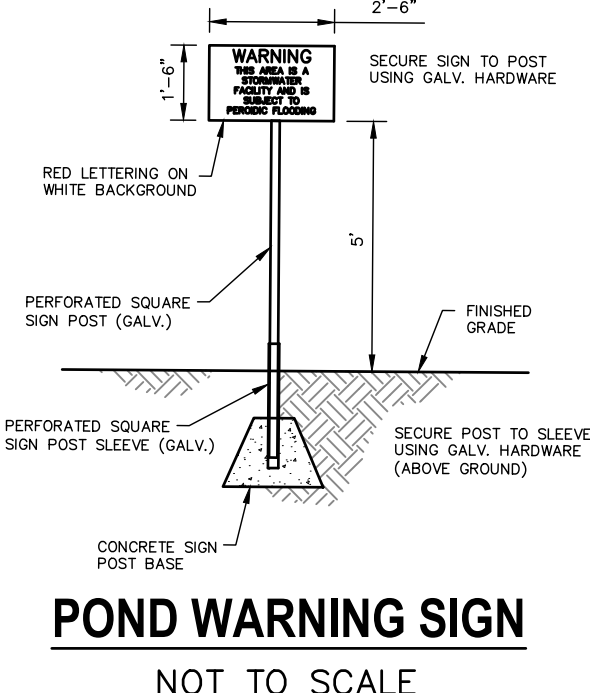


GRADING NOTES:

- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 AND AREAS OTHERWISE INDICATED BY WITHIN THESE PLANS, SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDS.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WOCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.



FULL SPECTRUM DETENTION POND W-5
SITE PLAN
 SCALE 1" = 30'



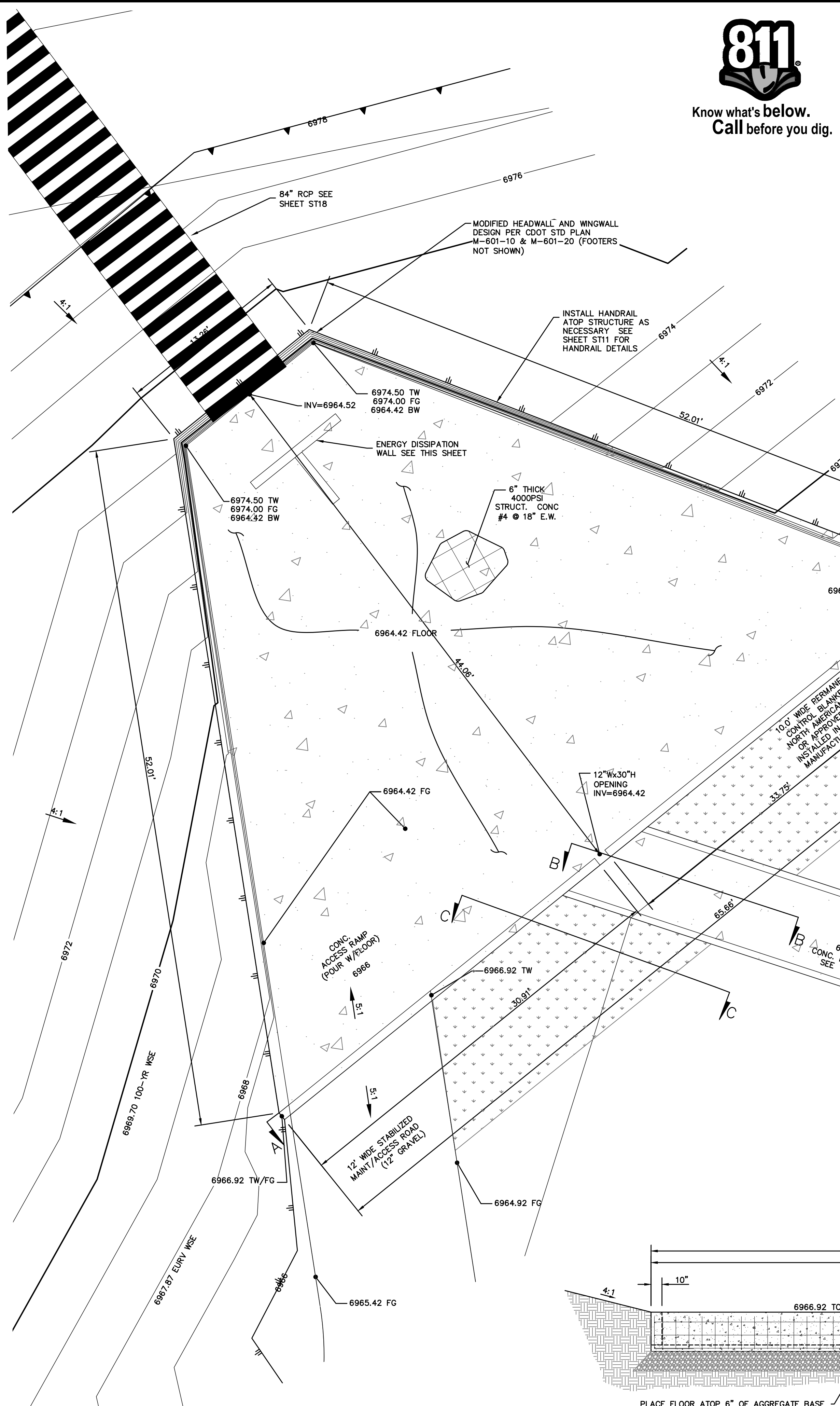
POND W-5 FULL SPECTRUM DETENTION BASIN DATA

WQ WATER SURFACE EL =	6965.40
WQ VOLUME =	2.97 AC-FT
EURV WATER SURFACE EL =	6967.87
EURV VOLUME =	10.16 AC-FT
100-YR WATER SURFACE EL =	6969.70
SPILLWAY CREST EL =	6969.70
TOP OF EMBANKMENT EL =	6973.00
100-YR VOLUME =	17.37 AC-FT
100-YR INFLOW =	520.3 CFS
100-YR RELEASE =	149.7 CFS

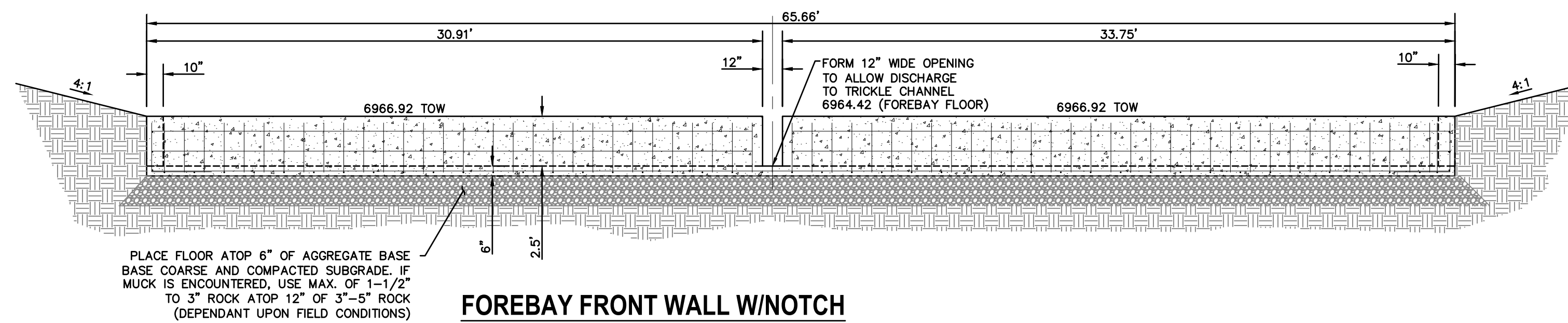
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
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STERLING RANCH FILING NO. 2 STORM SEWER PLAN	SHEET 13 OF 23 JOB NO. 25188.01



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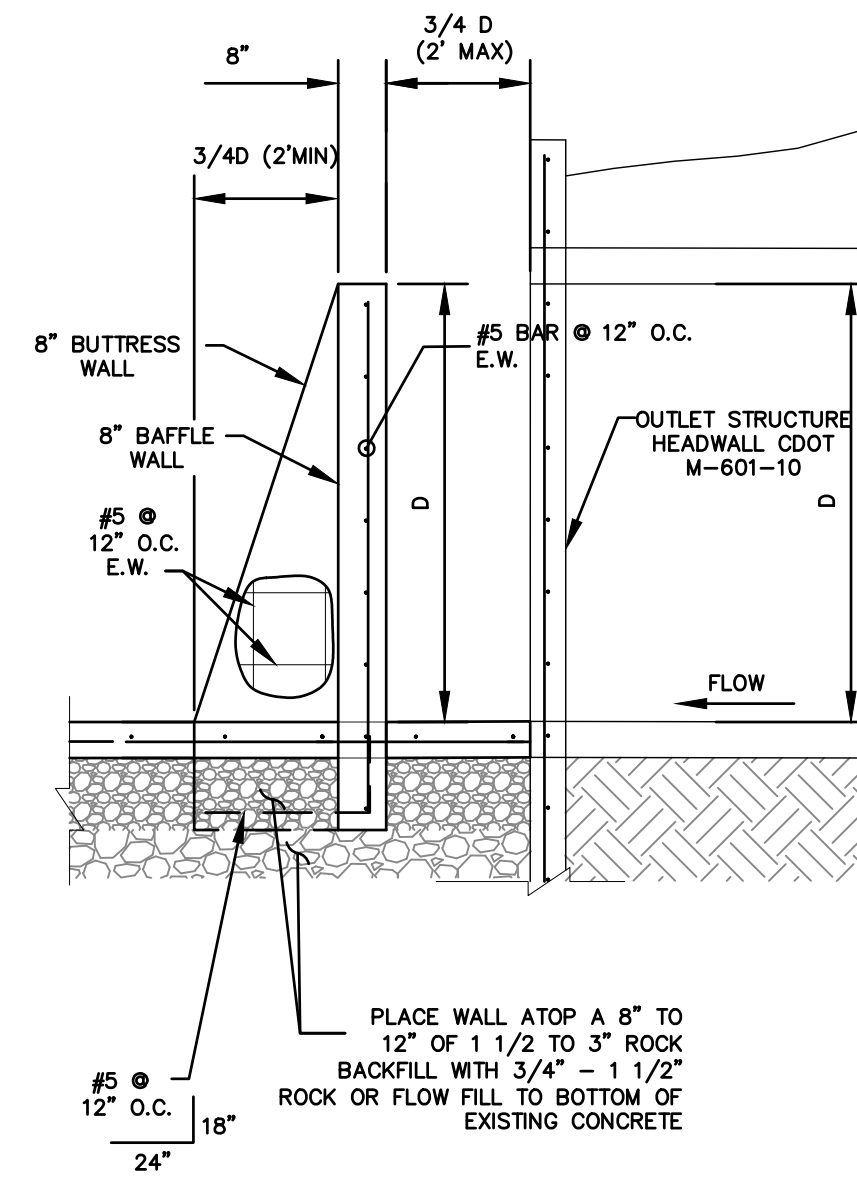


**FULL SPECTRUM DETENTION
POND W-5 FOREBAY PLAN**
NOT TO SCALE

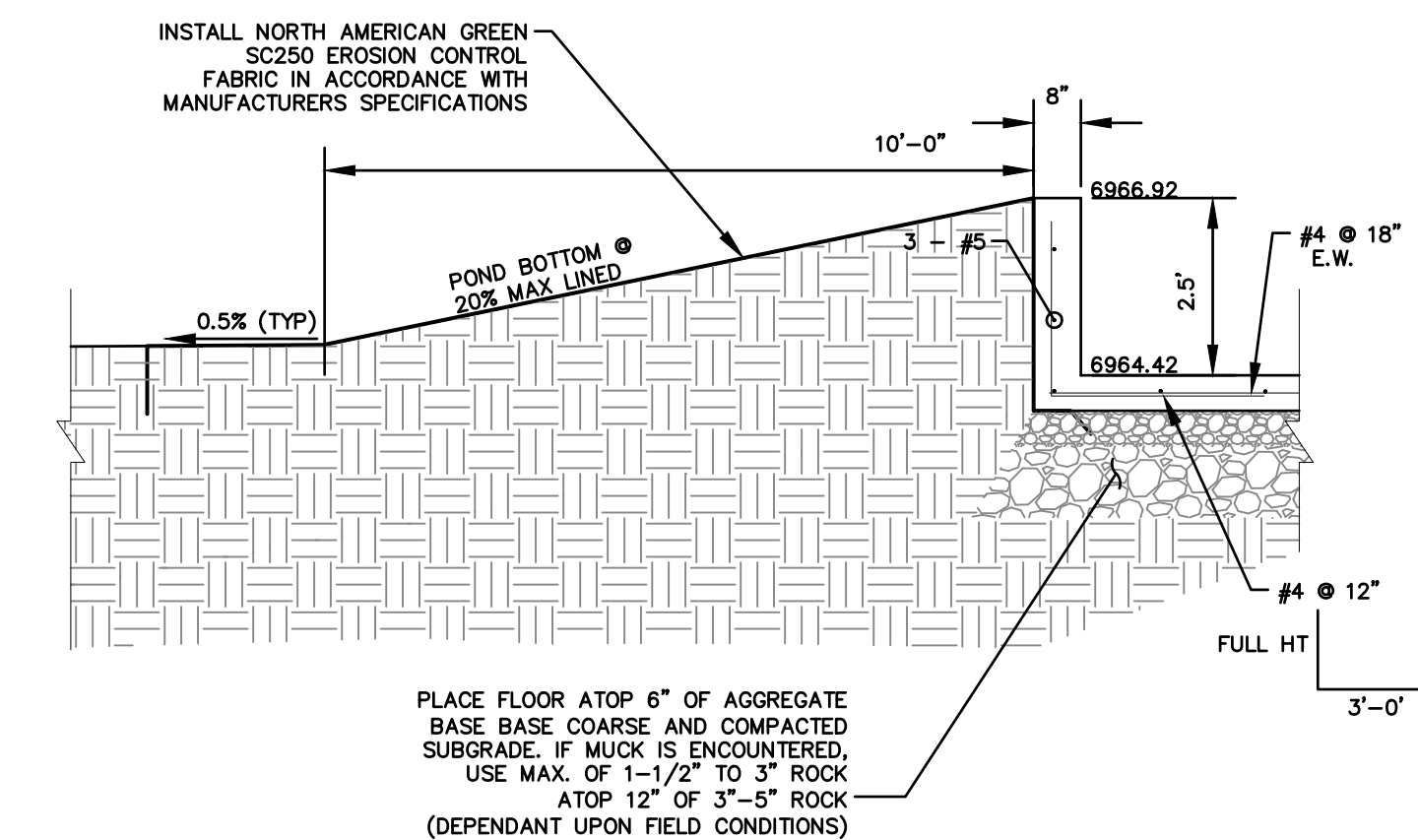
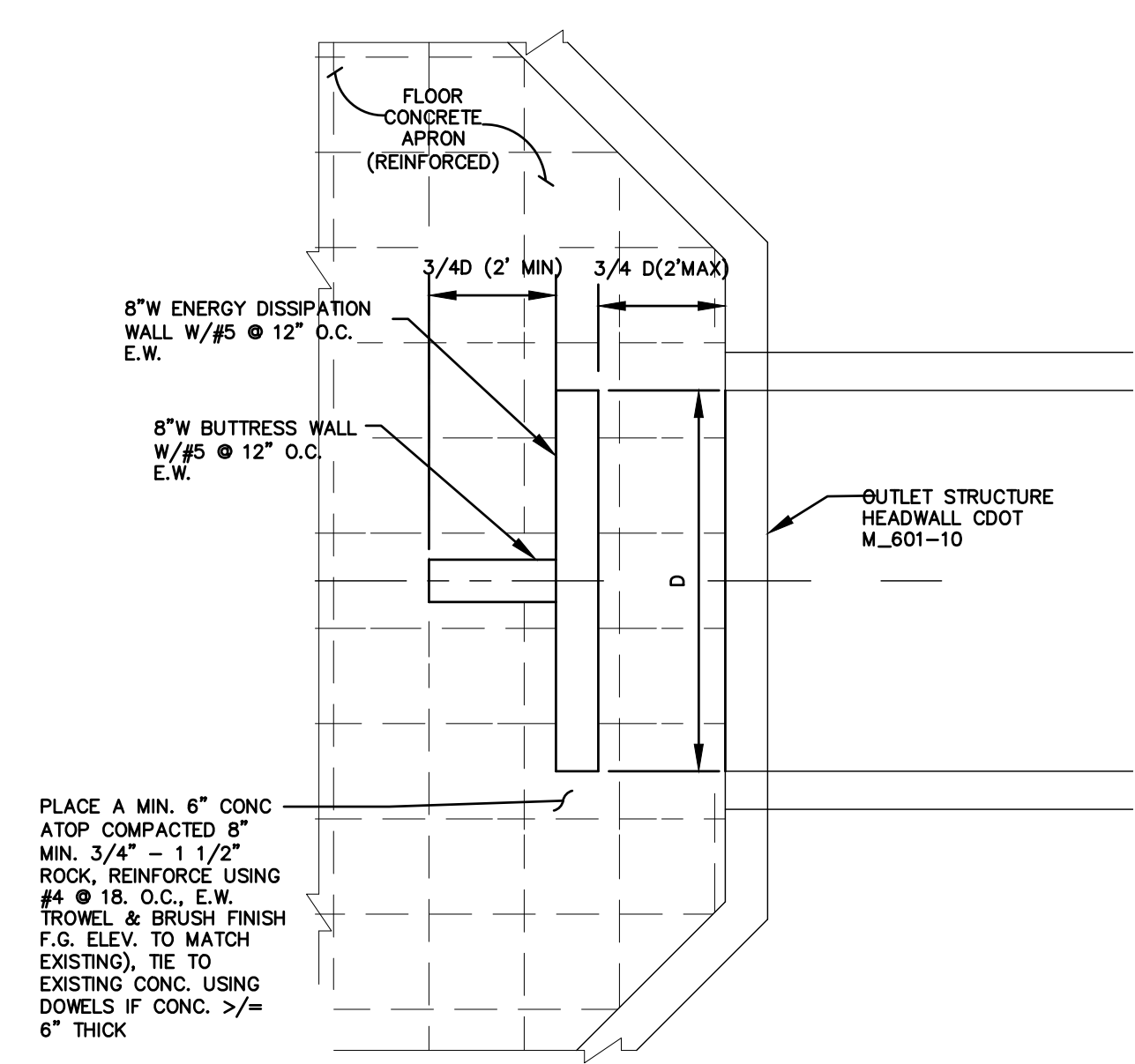


**FOREBAY FRONT WALL W/NOTCH
SECTION A-A**
NOT TO SCALE

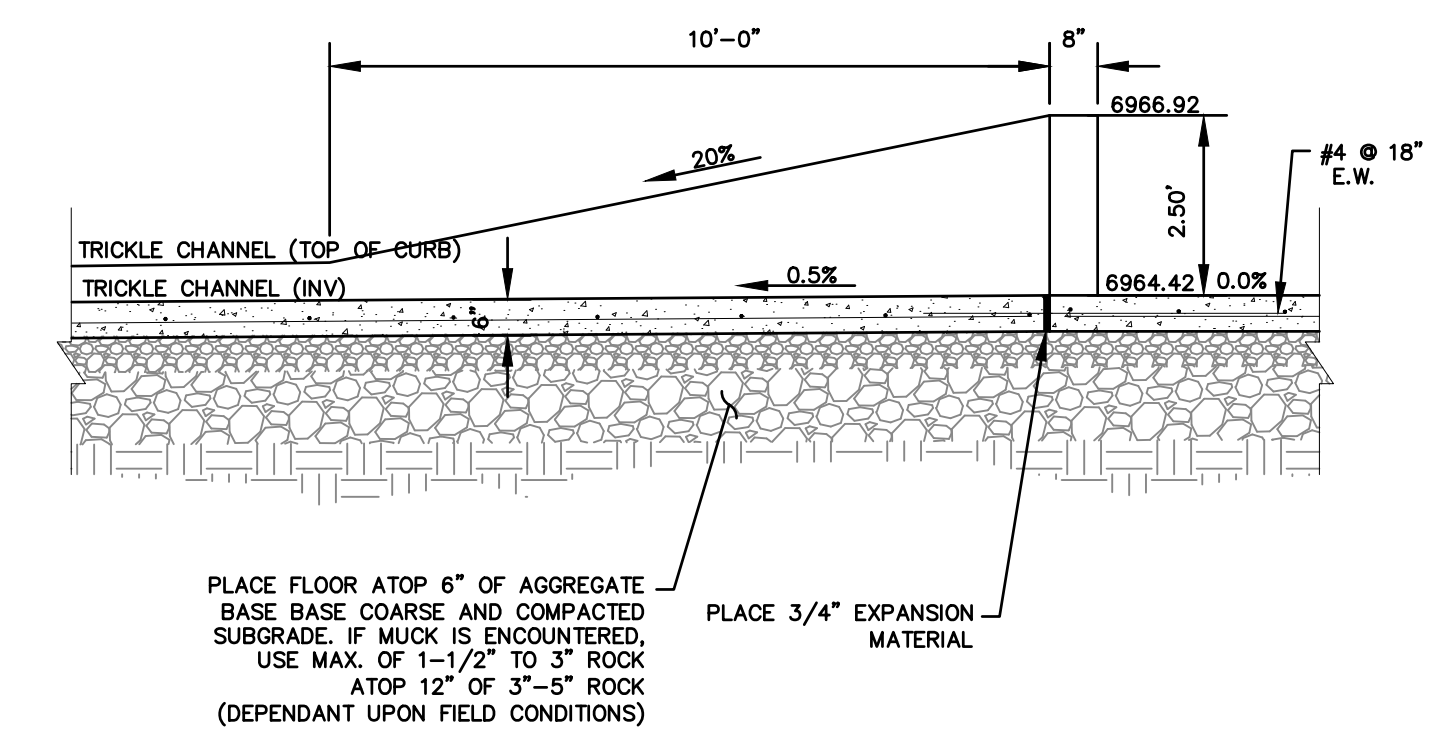
POND W-5 - ENERGY DISSIPATION WALL TYPICAL SECTION



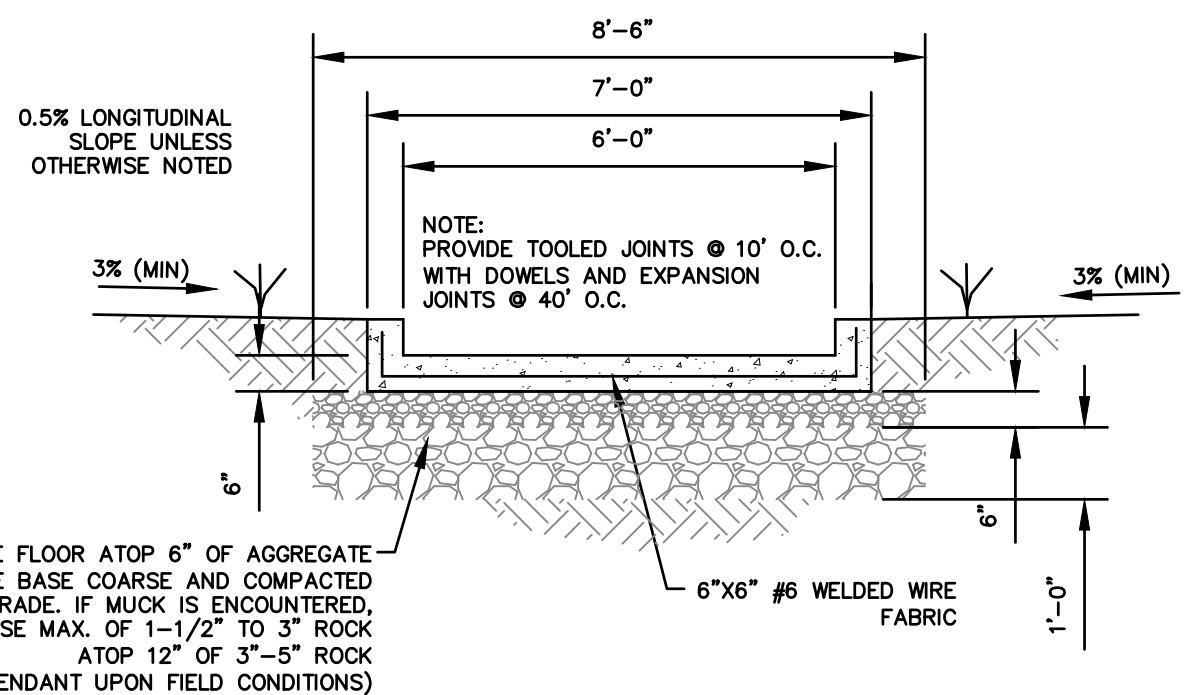
POND W-5 - ENERGY DISSIPATION WALL TYPICAL PLAN



**SLOPE GRADING BELOW FOREBAY
SECTION C-C**
NOT TO SCALE



**LOW FLOW CHANNEL AT FOREBAY
SECTION B-B**
NOT TO SCALE



**LOW FLOW CHANNEL
TYPICAL SECTION**
NOT TO SCALE

KEY MAP
NTS

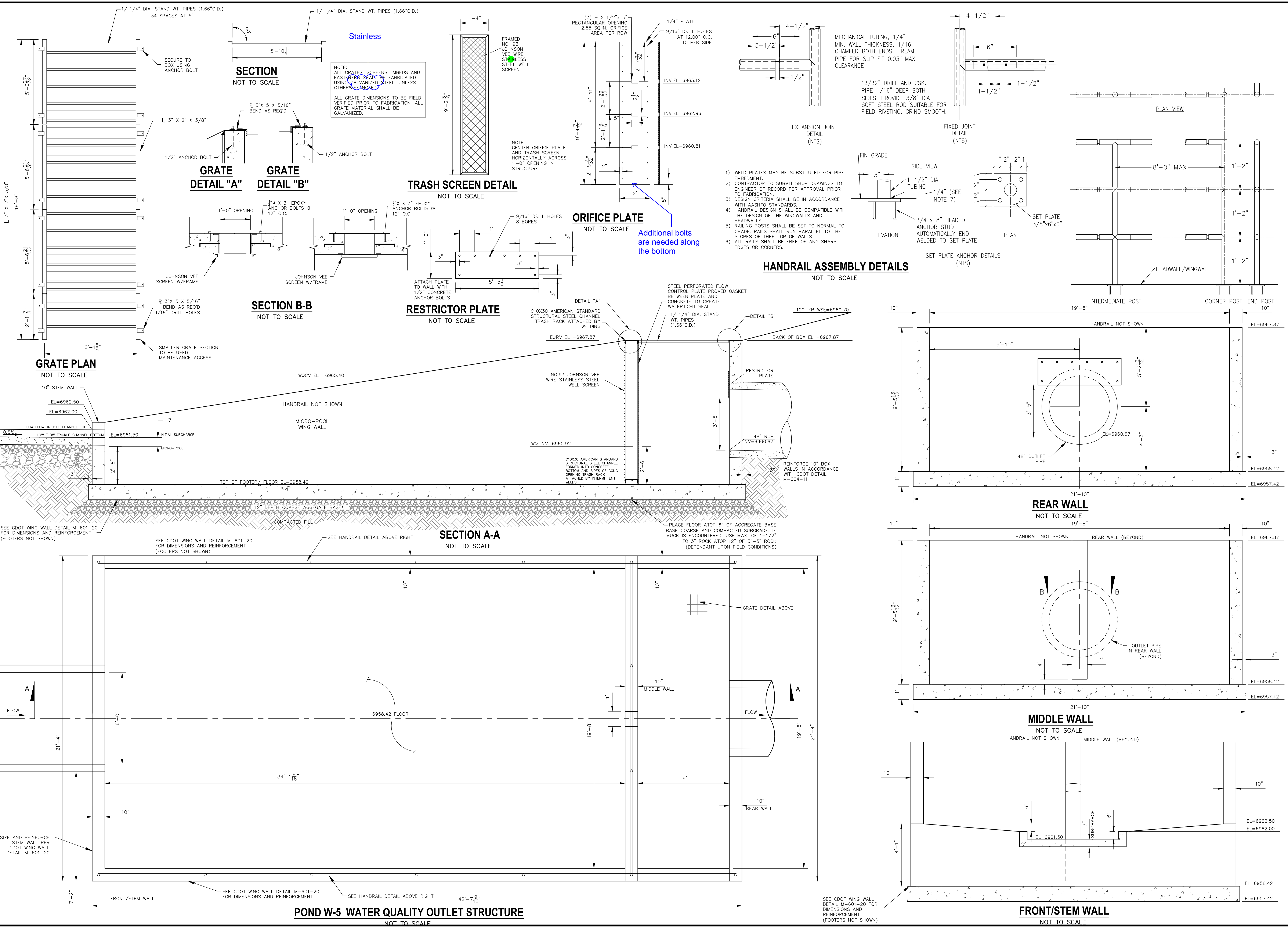
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SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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BY		DATE

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1"=50'	1"=5'	06/01/20	RAB	KRW	



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BY	DATE

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	06/01/20	RAB	KRW	

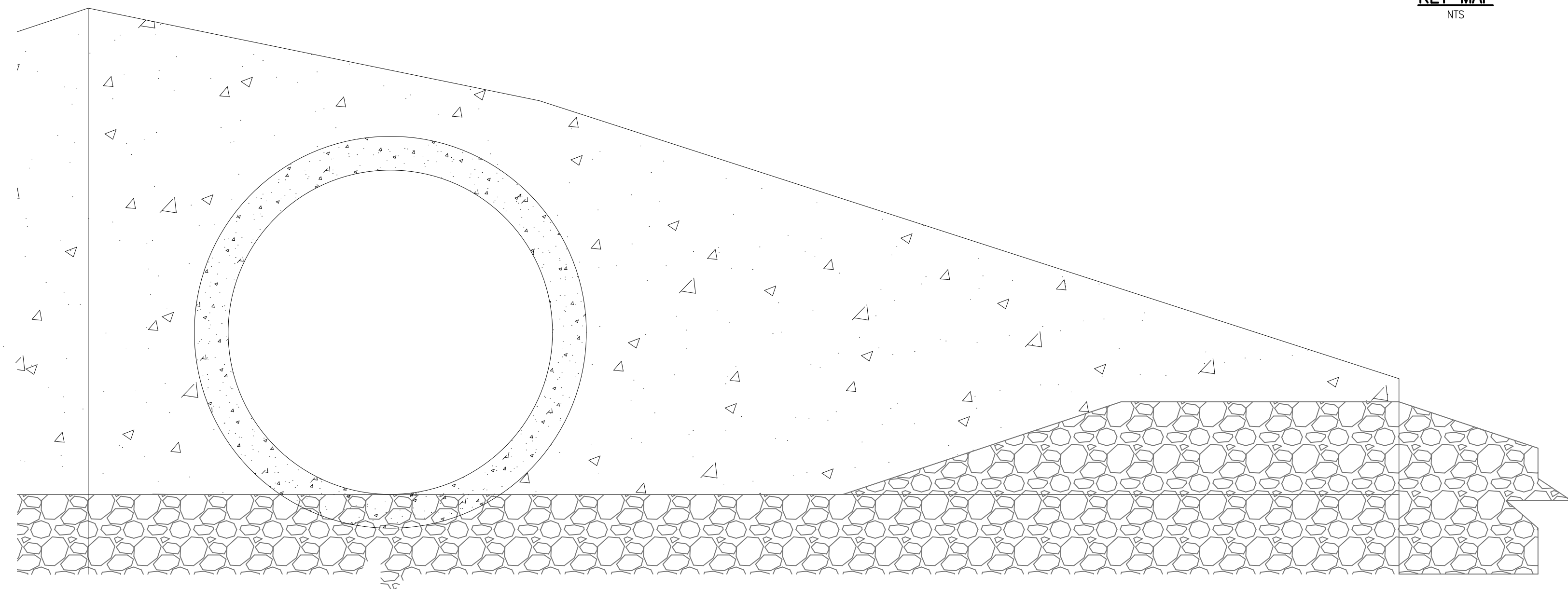
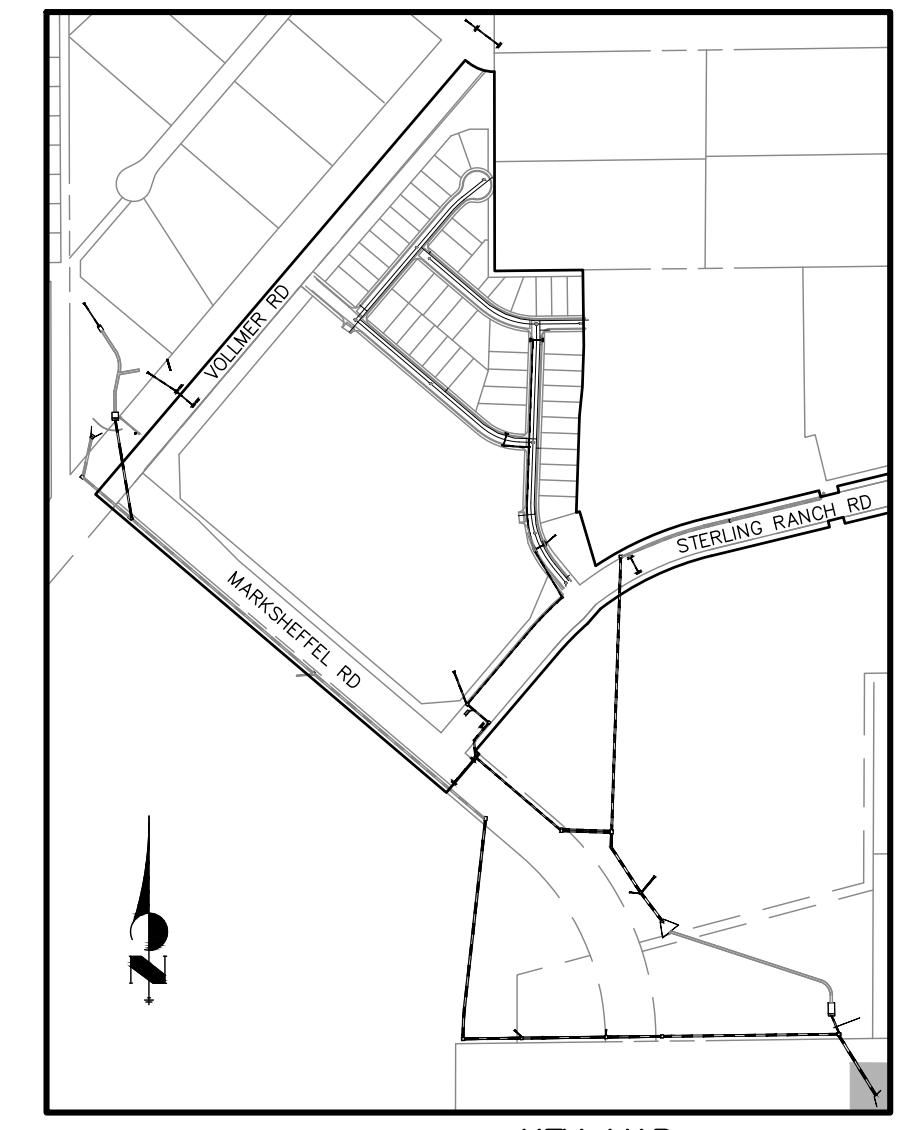
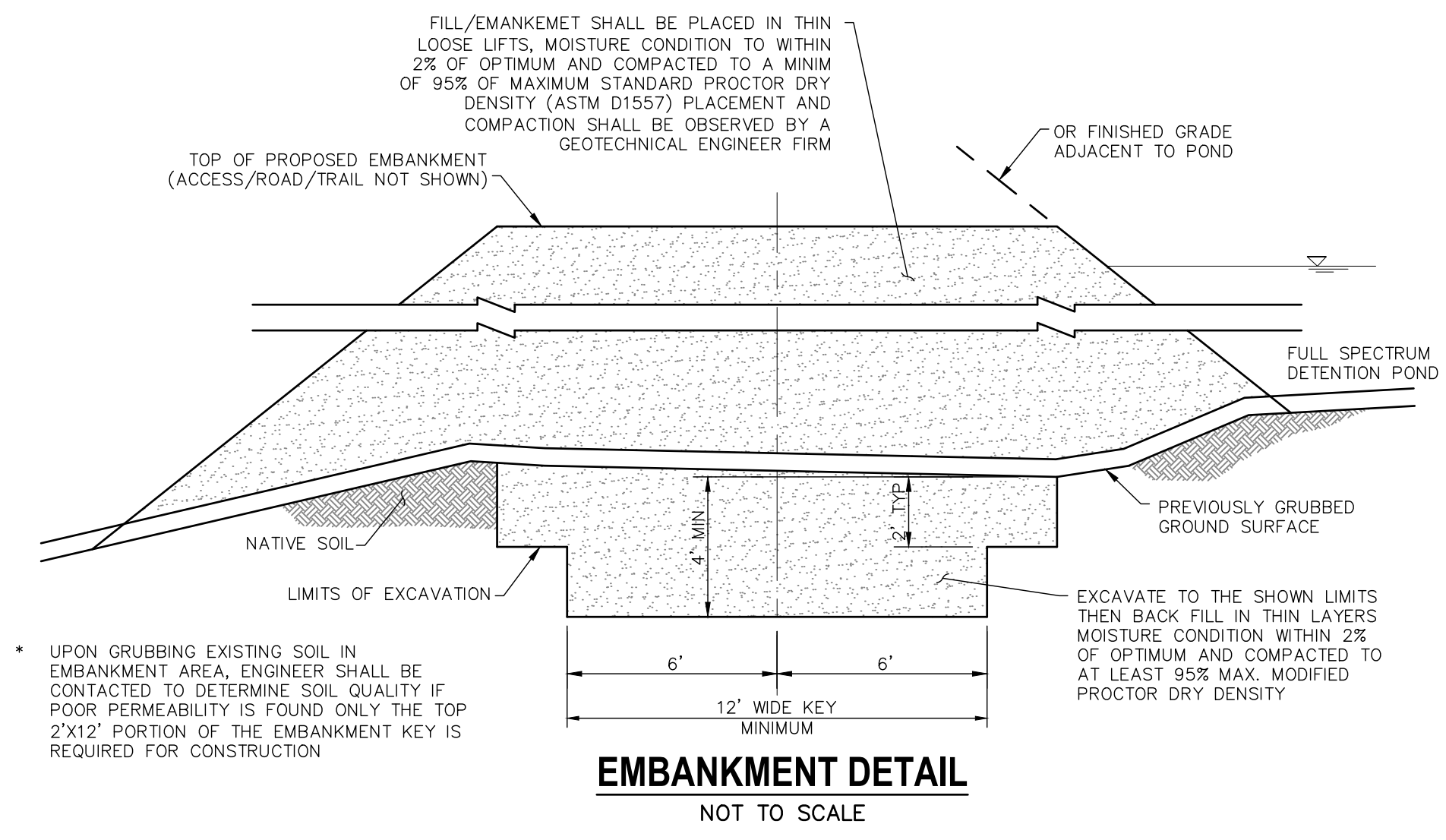
STERLING RANCH FILING NO.2
STORM SEWER PLAN
SHEET 15 OF 23
JOB NO. 25188.01



STORM 23 - 84" OUTFALL STILLING BASIN W/ HEADWALL & WINDWALL
SCALE: 1" = 10'



Know what's below.
Call before you dig.



84" OUTLET HEADWALL SECTION D-D
NOT TO SCALE

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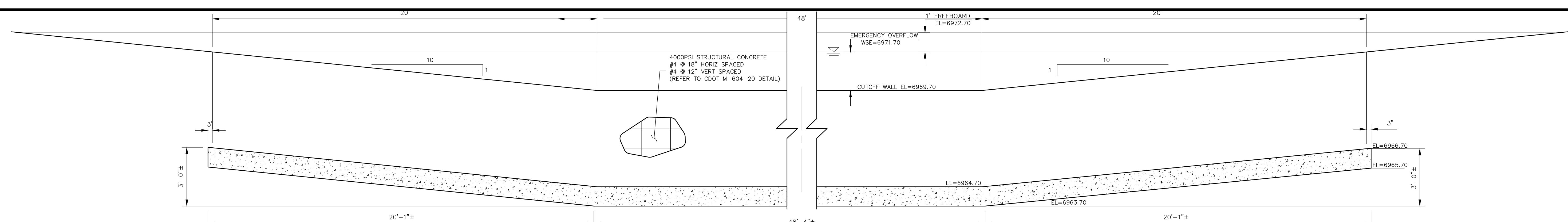
PREPARED FOR
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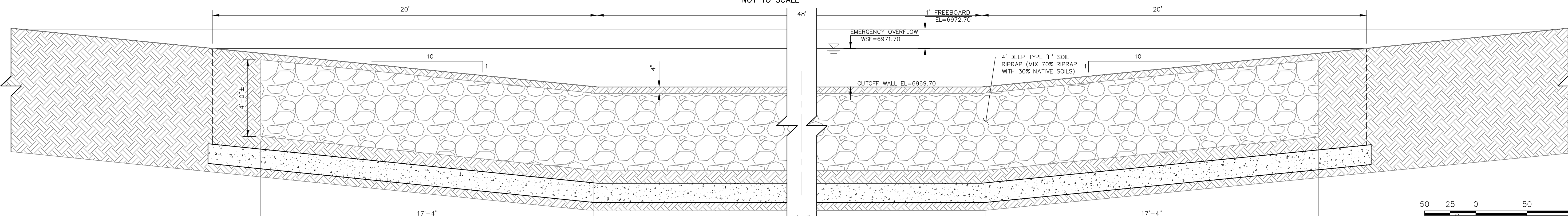
H-SCALE	AS NOTED	NO.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	06/01/20				
DESIGNED BY	RAB				
DRAWN BY	KRW				
CHECKED BY					

STERLING RANCH FILING NO.2
STORM SEWER PLAN

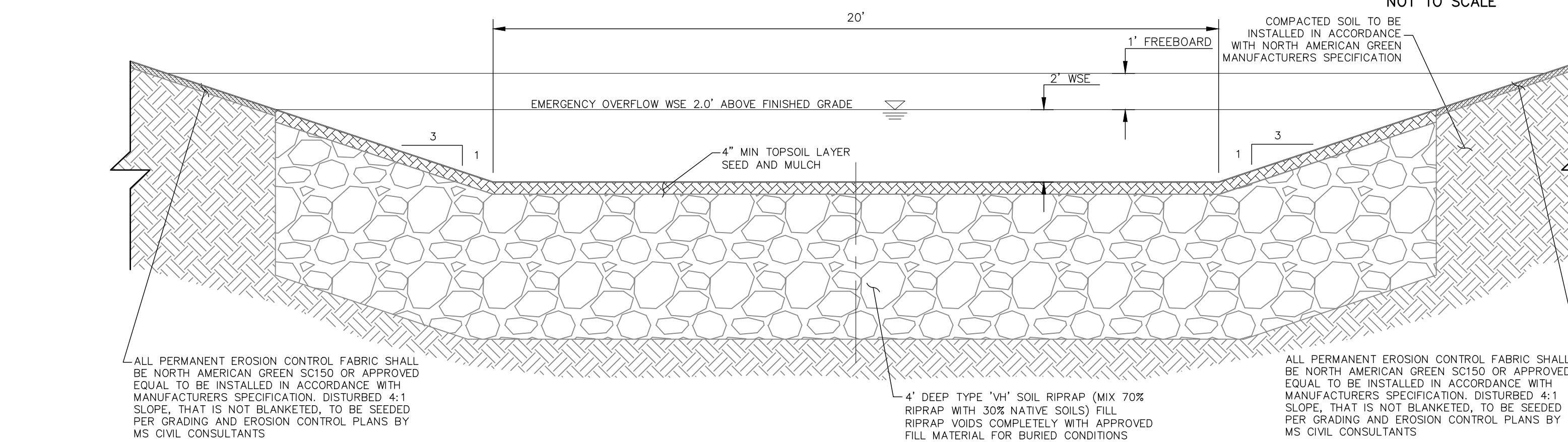
SHEET 16 OF 23
JOB NO. 25188.01



SECTION A-A CONCRETE CUTOFF WALL - ELEVATION
NOT TO SCALE

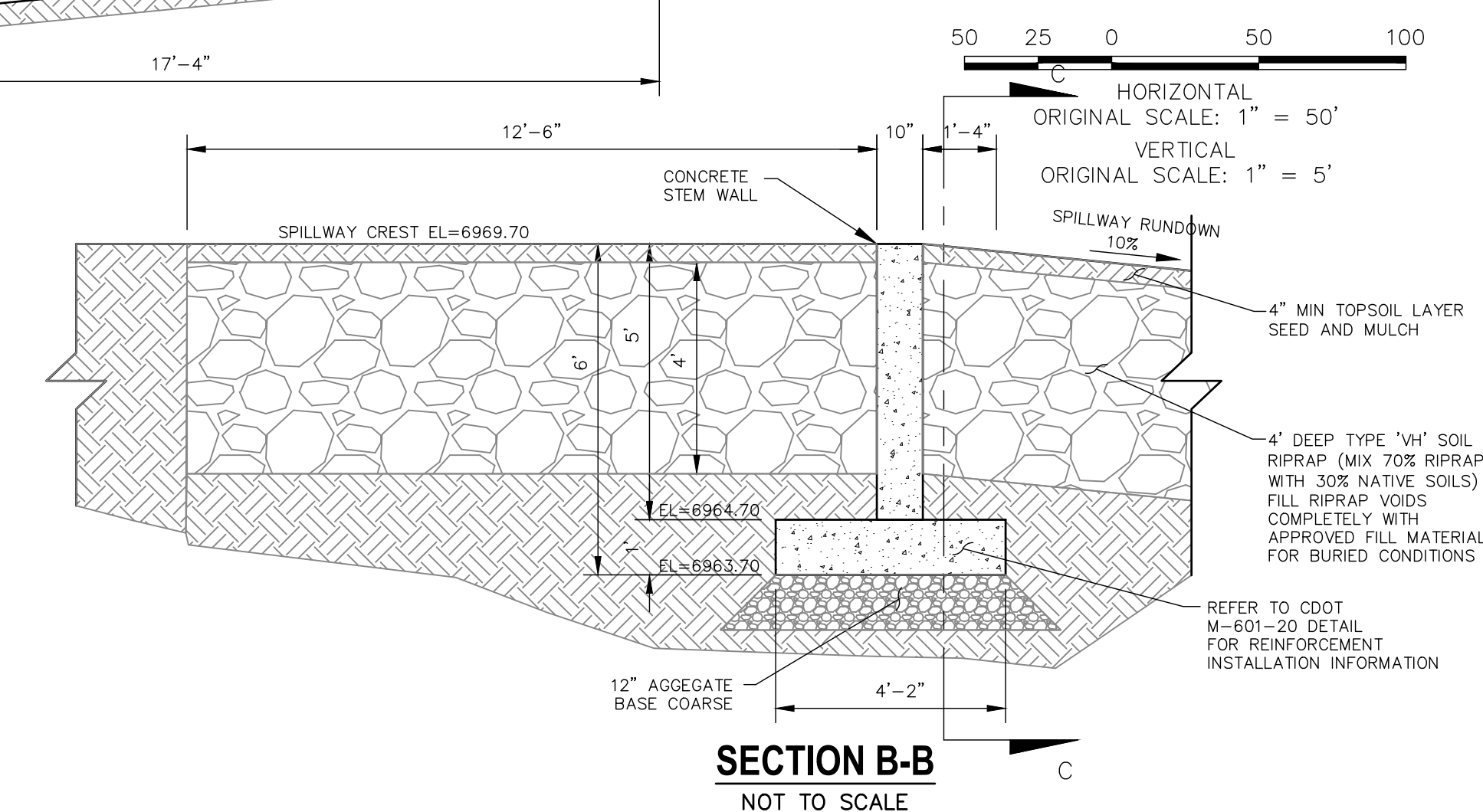


SECTION C-C
NOT TO SCALE

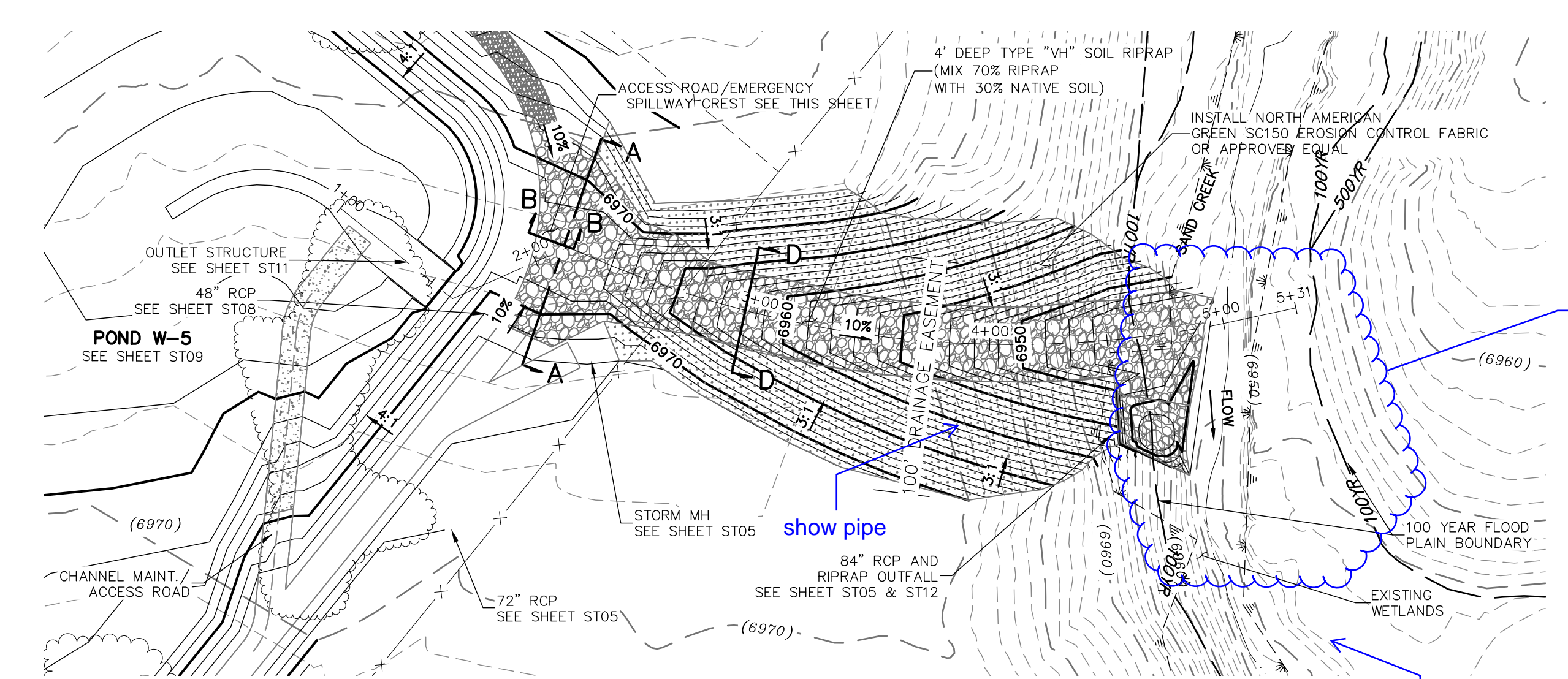


SPILLWAY RUNDOWN INTO SAND CREEK - SECTION D-D
NOT TO SCALE

NOTE:
REFER TO STERLING RANCH
FILING NO.2 GRADING AND EROSION
PLAN FOR POND EMBANKMENT AND
CHANNEL STABILIZATION
ADJACENT TO PROPOSED FACILITY.



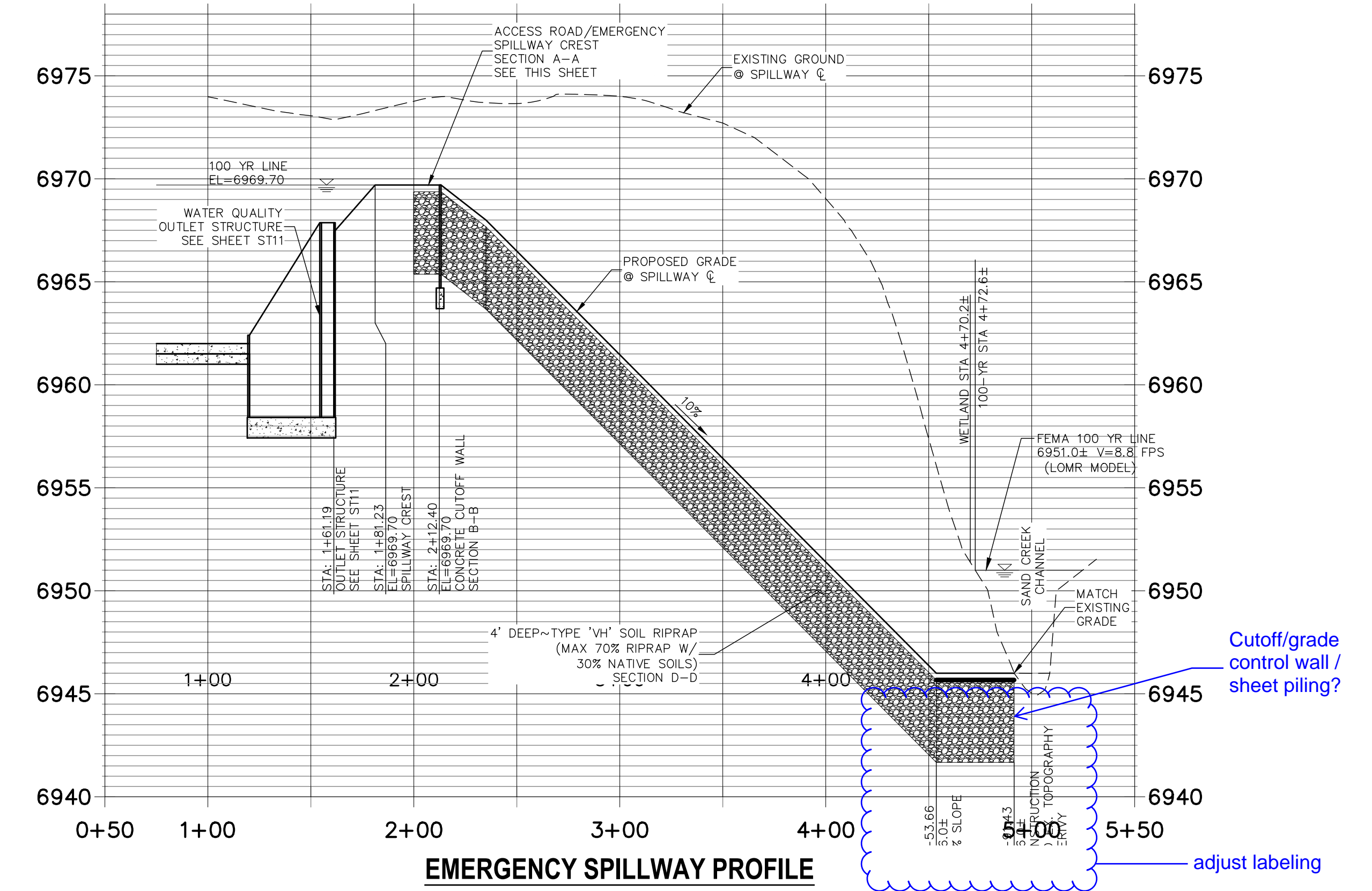
SECTION B-B
NOT TO SCALE



EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT

Additional protection /
grade control needed?
Verify that protection
at outfall is adequate for
>800 cfs assuming
pond is overflowing
coincidentally with
outfall pipe.

See other comments about
downstream channel
protection design for the
previously unseen flows.



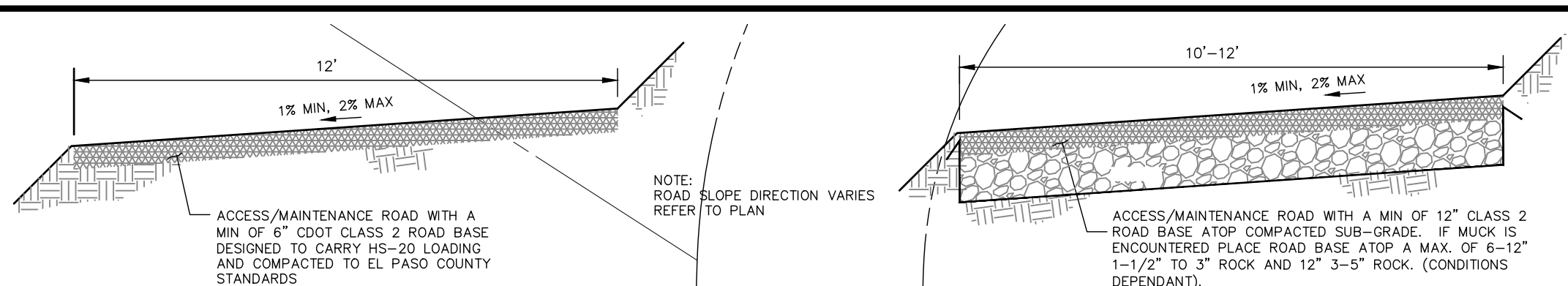
EMERGENCY SPILLWAY PROFILE

Cutoff/grade
control wall /
sheet piling?

adjust labeling

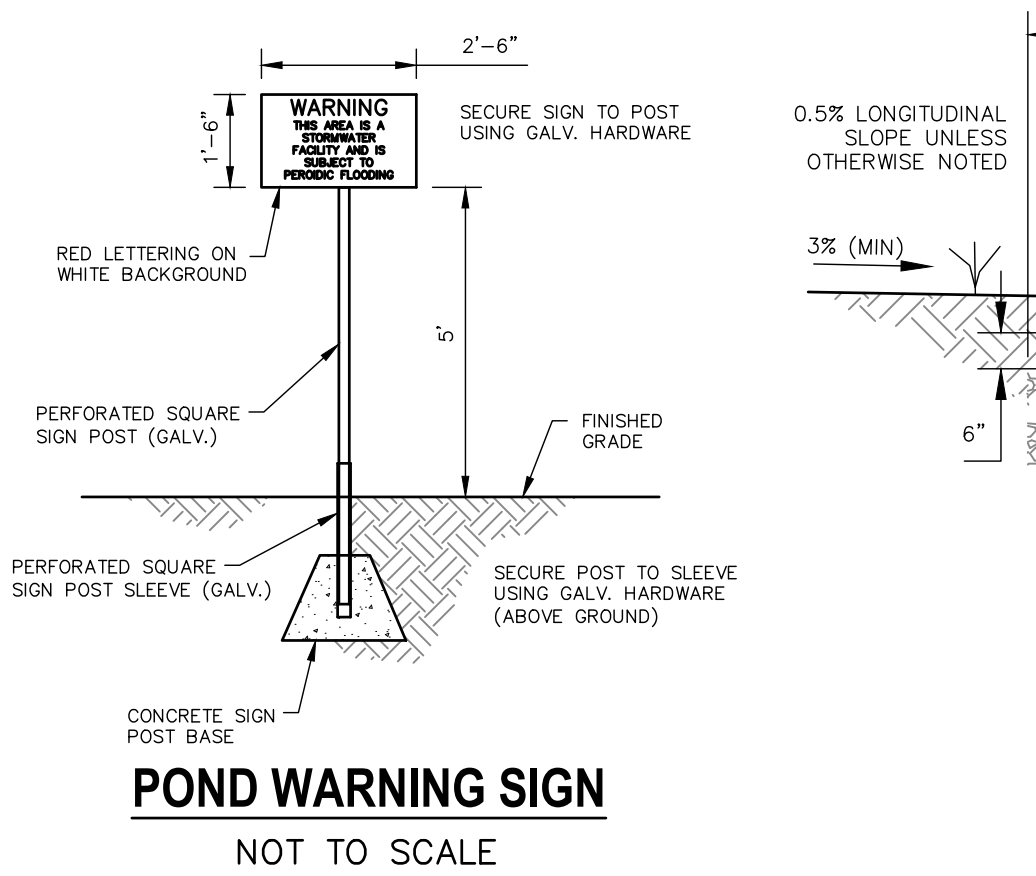


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BY DATE	No. REVISION
H-SCALE 1"=50' V-SCALE 1"=5' DATE 06/01/20 DESIGNED BY RAB DRAWN BY KRW CHECKED BY	STERLING RANCH FILING NO.2 STORM SEWER PLAN SHEET 17 OF 23 JOB NO. 25188.01



MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
NOT TO SCALE

MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE



POND WARNING SIGN
NOT TO SCALE

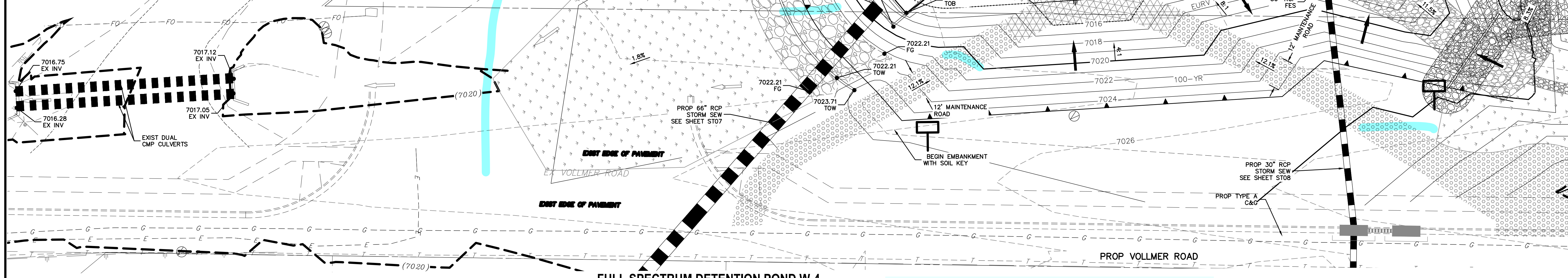
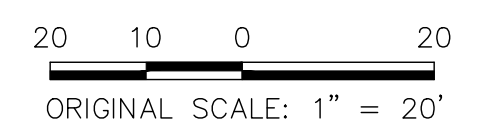
LOW FLOW CHANNEL TYPICAL SECTION
NOT TO SCALE

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 = 7016.64
 WQ VOLUME = 1.75 AC-FT
 EURV WATER SURFACE EL = 7017.65
 EURV VOLUME = 2.65 AC-FT
 100-YR WATER SURFACE EL = 7022.21
 SPILLWAY CREST EL = 7022.21
 TOP OF EMBANKMENT EL = 7024.71
 100-YR EMBANKMENT = 7.67 AC-FT
 100-YR INFLOW = 368.4 CFS
 100-YR RELEASE = 289.4 CFS



- KEY MAP**
NTS
- LEGEND**
- EX EXISTING
 - FUT FUTURE
 - PROP PROPOSED
 - 7070 PROP MAJ CONT
 - 7070 PROP MIN CONT
 - 7070 EXIST MAJ CONT
 - 7070 EXIST MIN CONT
 - NORTH AMERICAN GREEN SC150 PERM EROSION CONTROLBLANKET
 - NORTH AMERICAN GREEN SC250 PERM EROSION CONTROLBLANKET
 - GRADED RIPRAP
 - RIPRAP TYP.
 - STABILIZED MAINTENANCE ROAD ABOVE EURV
 - STABILIZED MAINT. ROAD BELOW EURV
 - RIPRAP LOW FLOW CHANNEL
 - EX. FLOW ARROW
 - PROP. FLOW ARROW
 - PROPERTY LINE
 - EX PROPERTY LINE
 - PROP STORM SEWER PIPE
 - EX. STORM SEWER PIPE
 - WARNING SIGN
 - SHOULDER EDGE
 - EX. FENCE



FULL SPECTRUM DETENTION POND W-4 SITE PLAN
SCALE 1"=20'

See other comments about spillway design and access road locations

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BY DATE	
No. REVISION	
H-SCALE 1"=50'	
V-SCALE 1"=5'	
DATE	06/01/20
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO. 2
STORM SEWER PLAN

SHEET 18 OF 23
JOB NO. 25188.01



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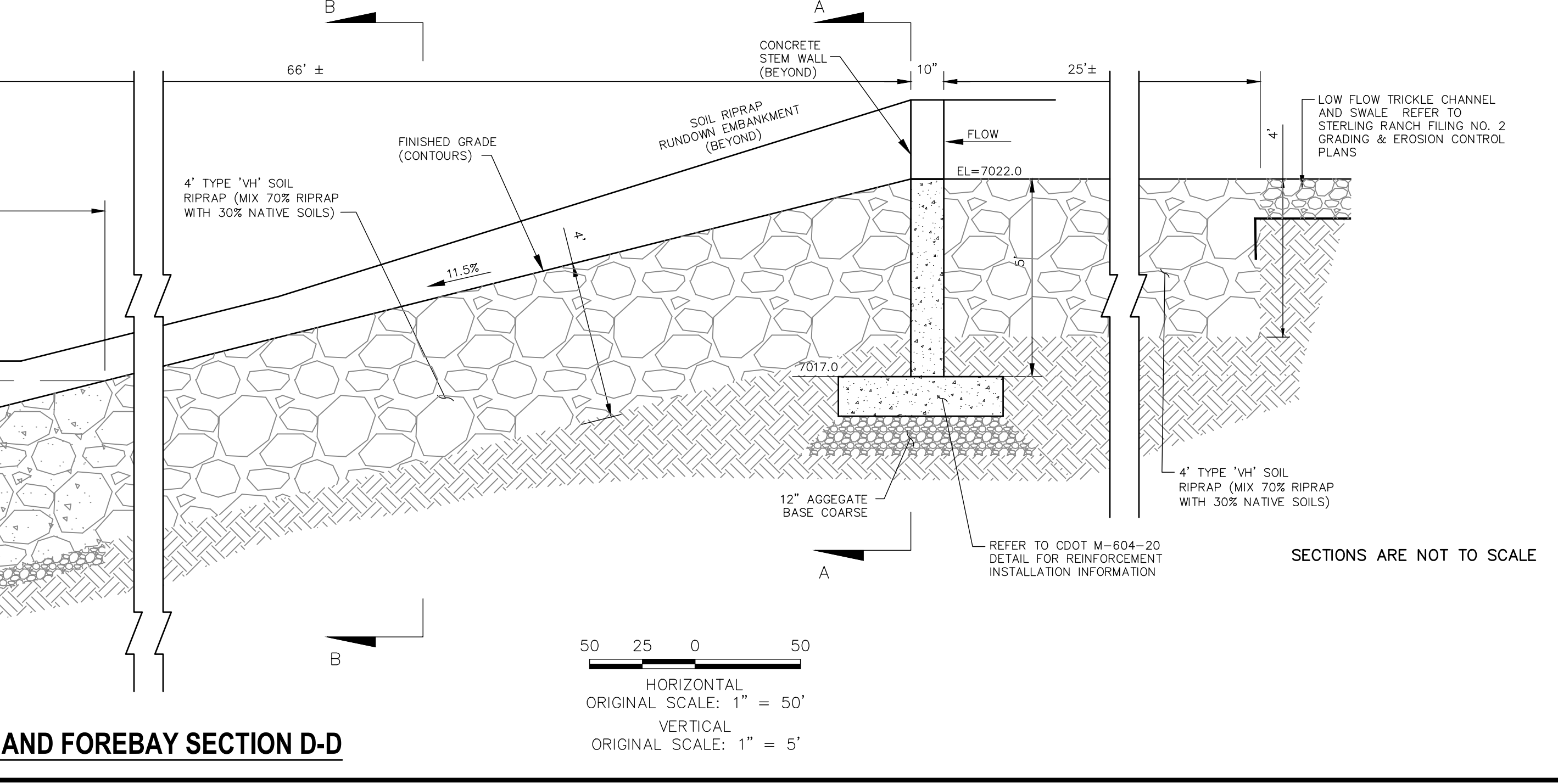
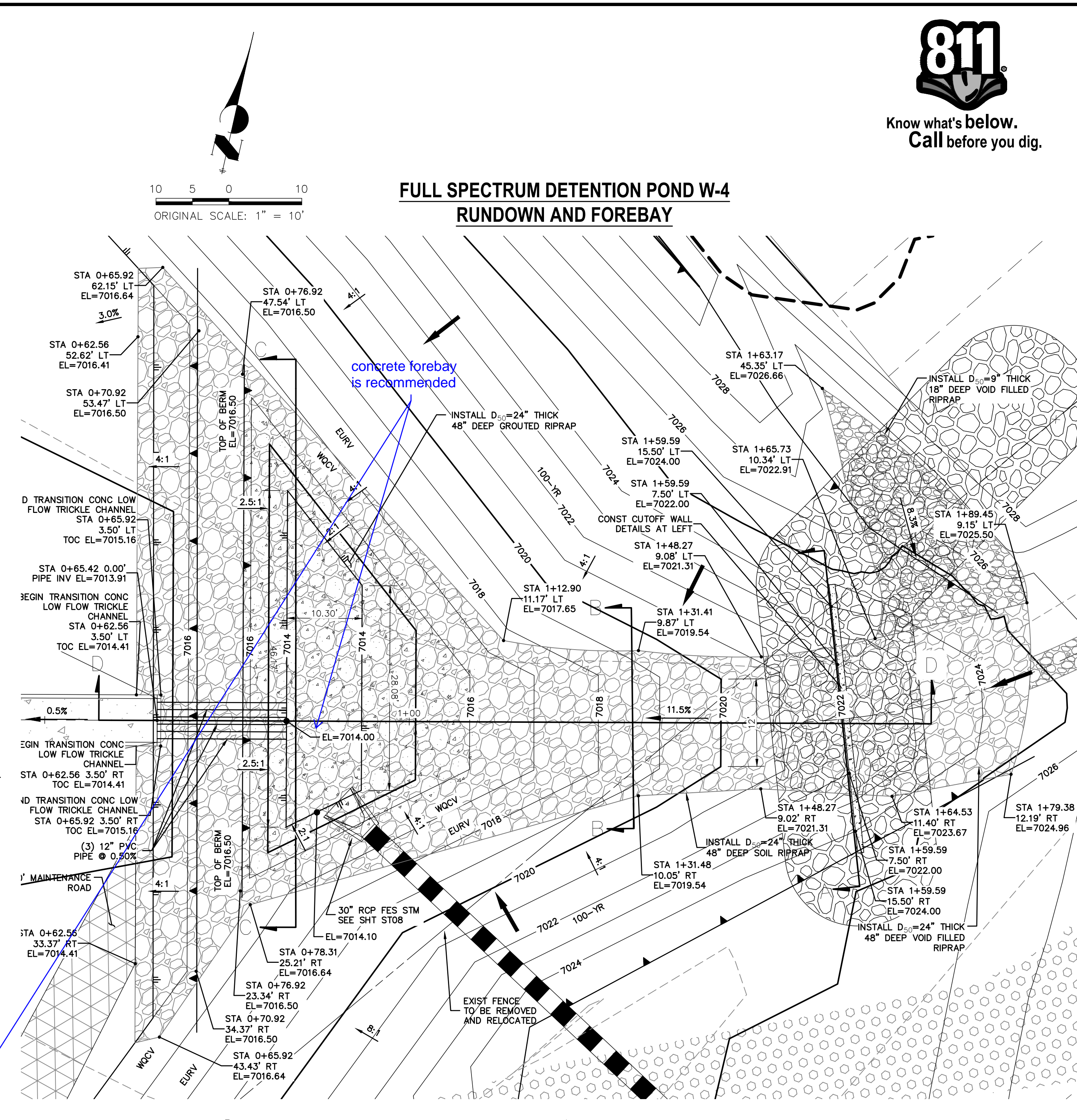
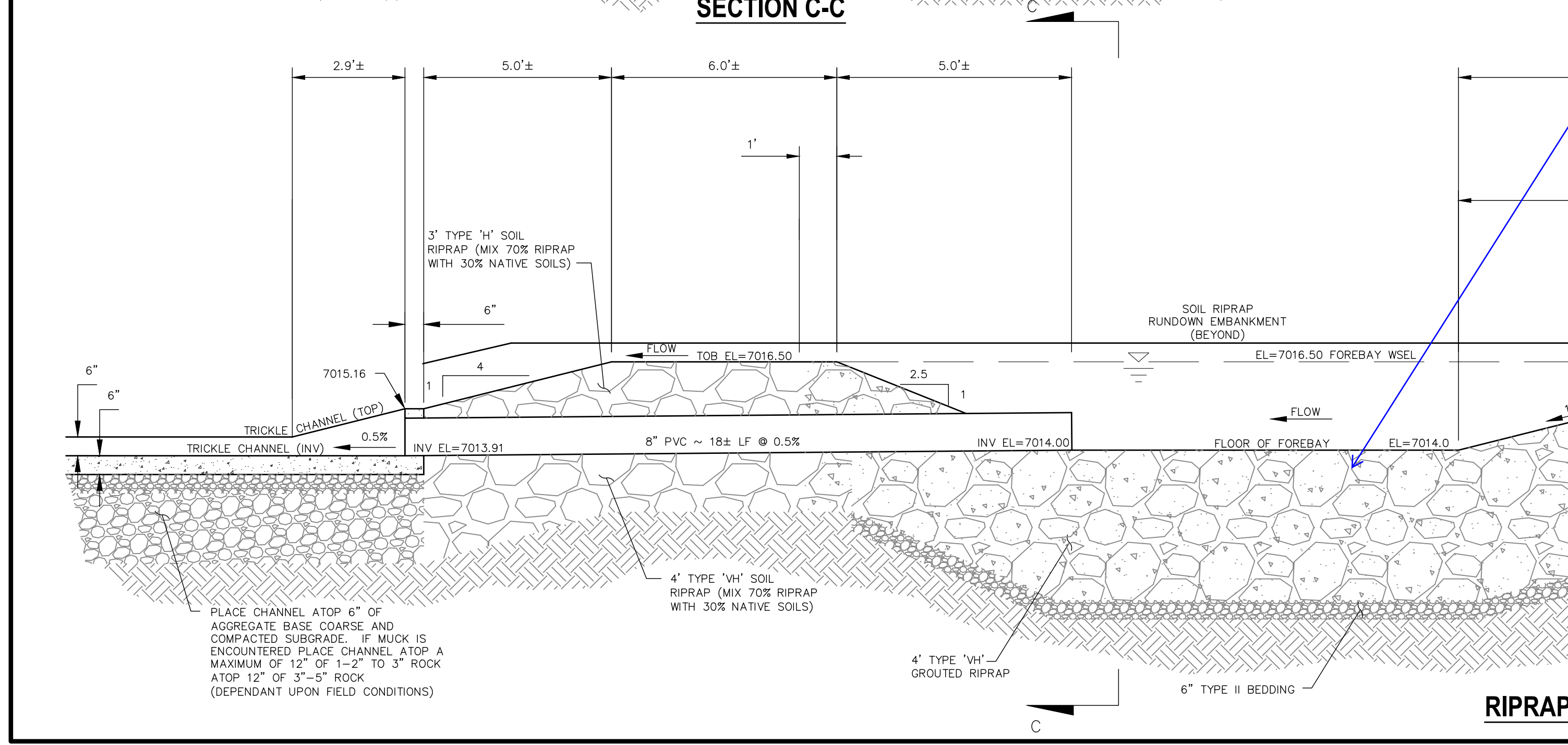
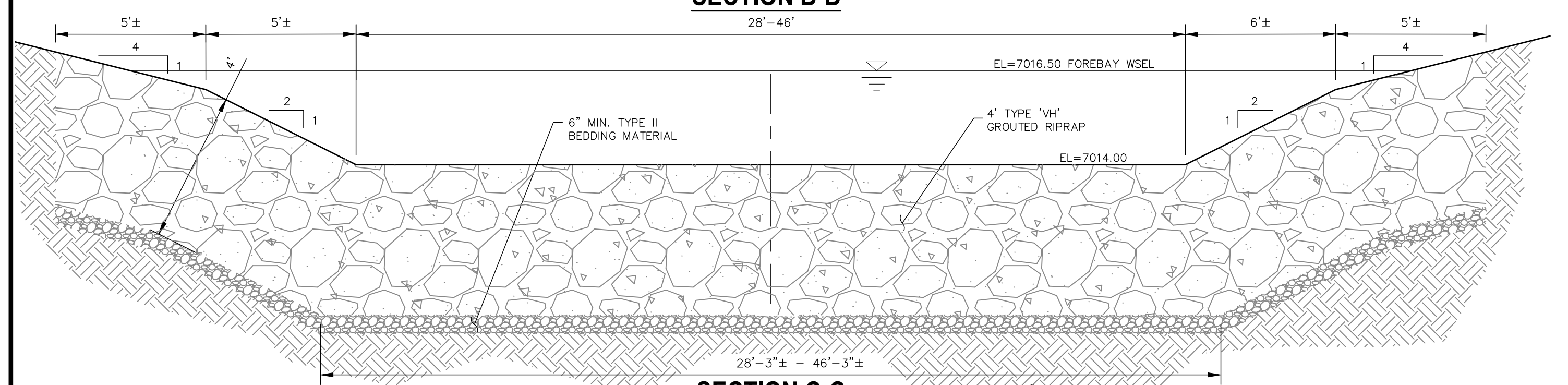
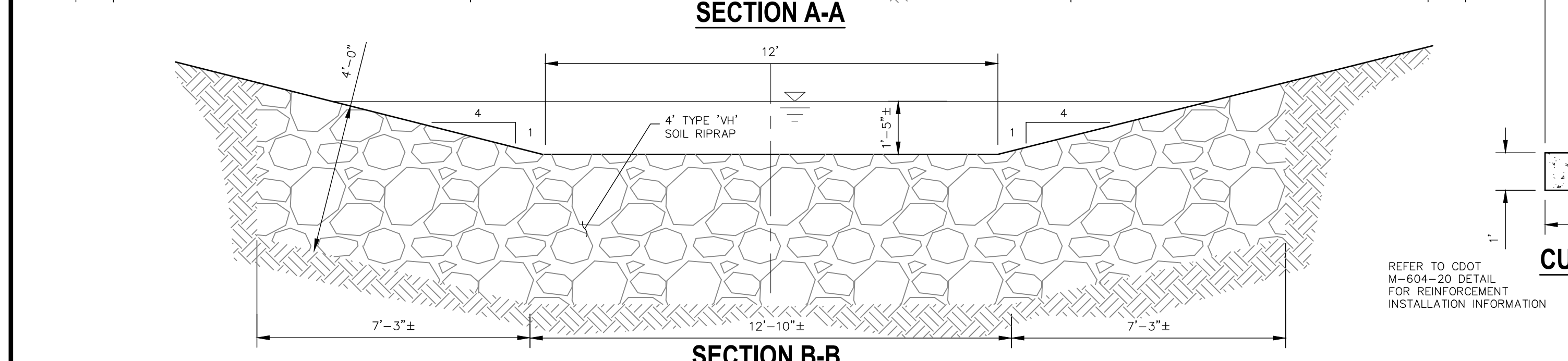
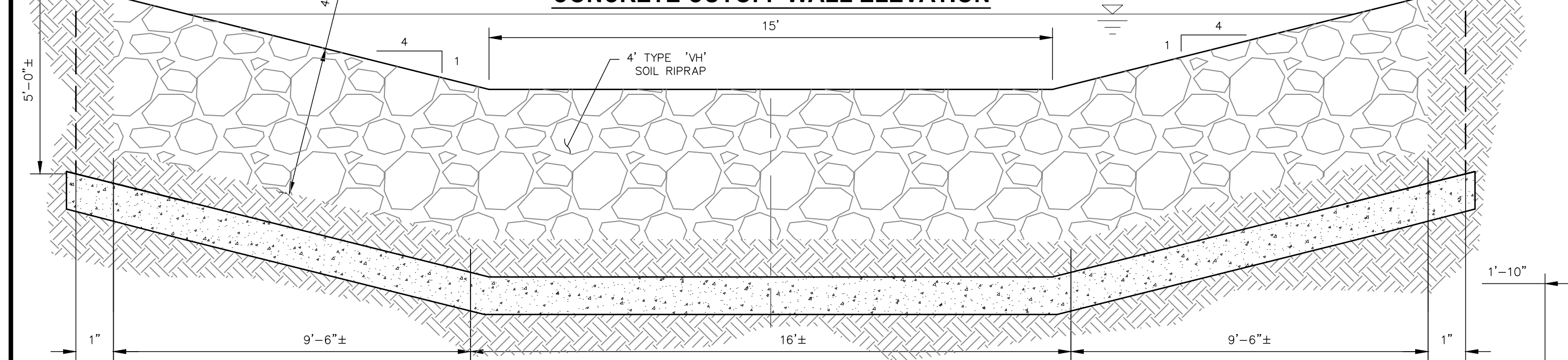
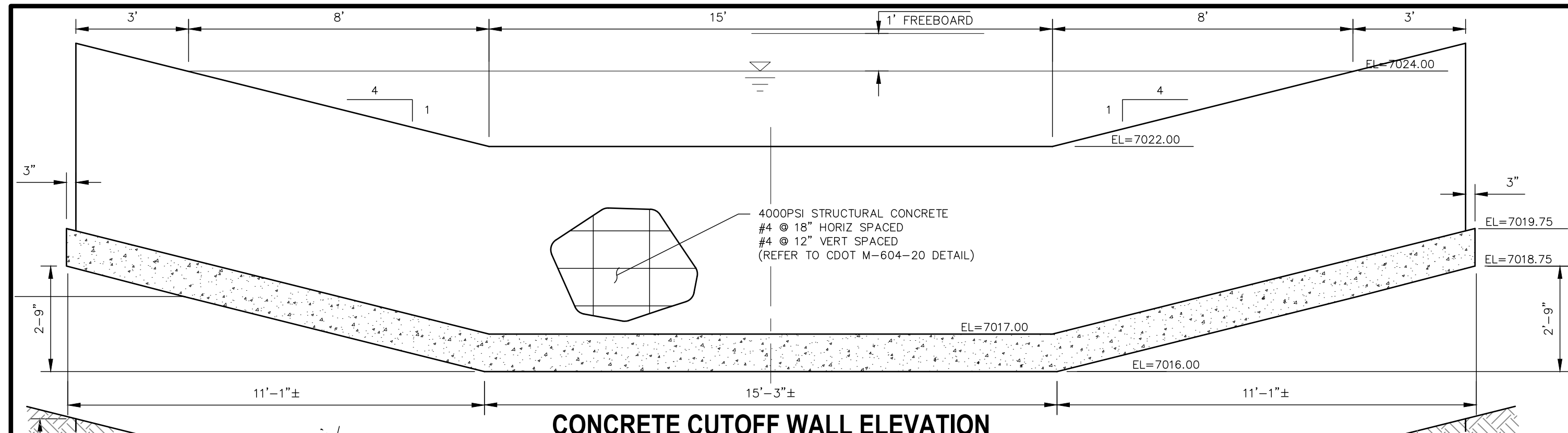
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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A Westman Company
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	06/01/20	RAB	KRW	

STERLING RANCH FILING NO.2
STORM SEWER PLAN



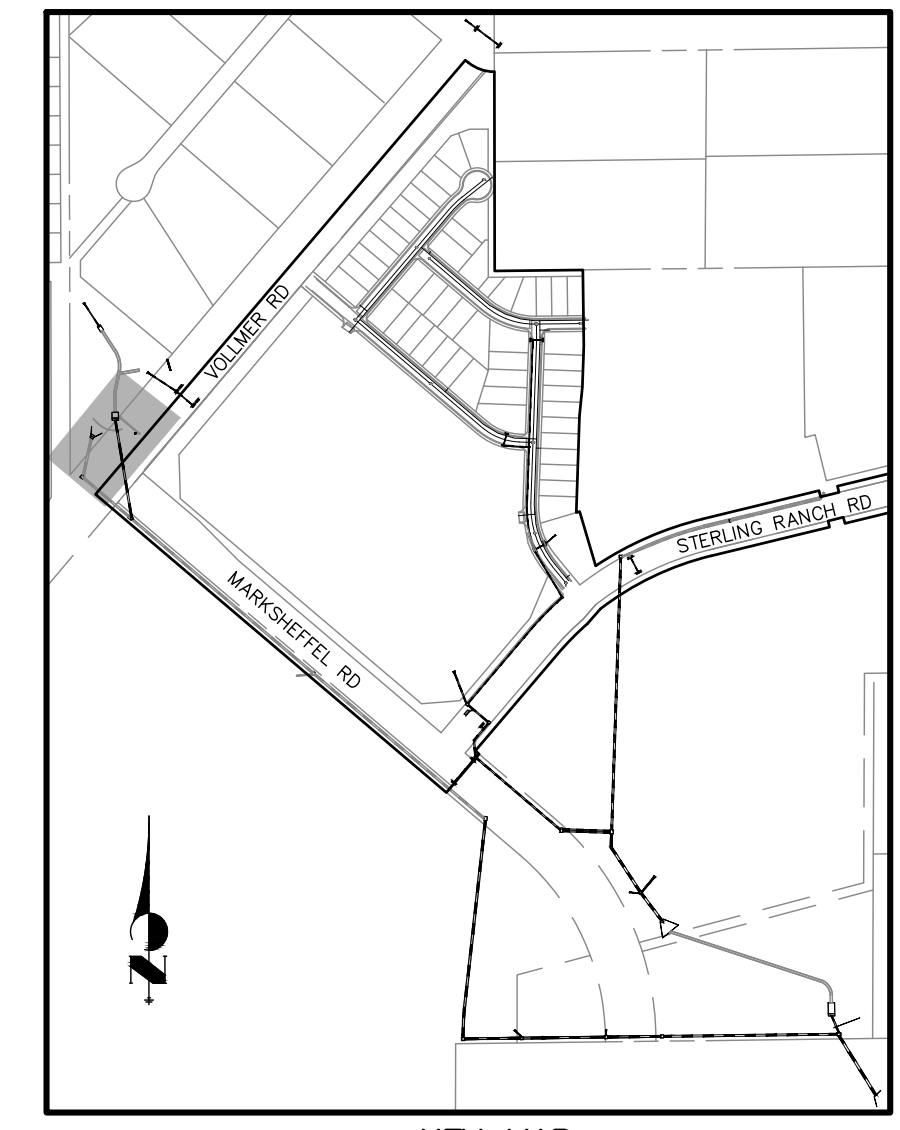
HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'



Know what's below.
Call before you dig.

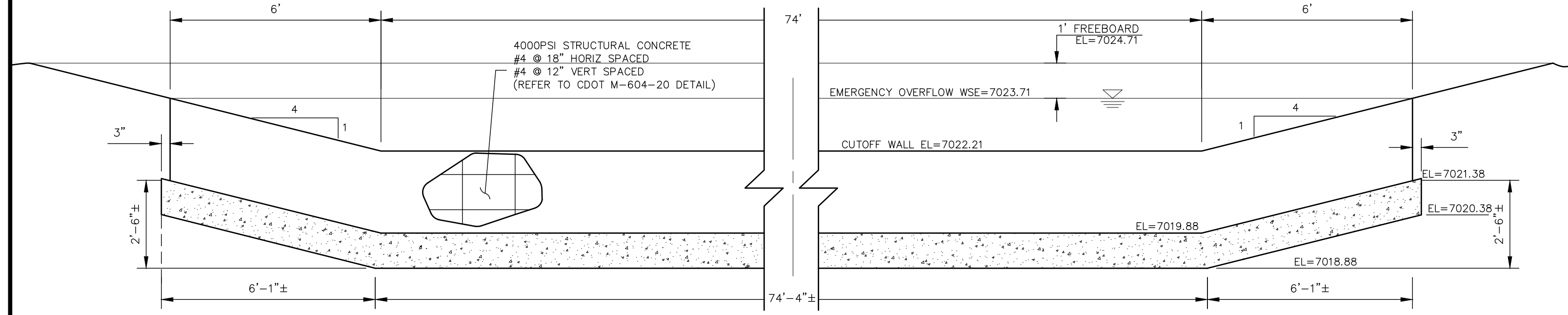
LEGEND

- EX EXISTING
- FUT FUTURE
- PROP PROPOSED
- PROP MAJ CONT
- 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.
- RIPRAP LOW FLOW CHANNEL
- EX. FLOW ARROW
- PROP. FLOW ARROW
- PROPERTY LINE
- EX PROPERTY LINE
- PROP STORM SEWER PIPE
- EX. STORM SEWER PIPE
- WARNING SIGN
- SHOULDER EDGE
- EX. FENCE
- STABILIZED MAINTENANCE ROAD ABOVE EURV
- STABILIZED MAINT. ROAD BELOW EURV

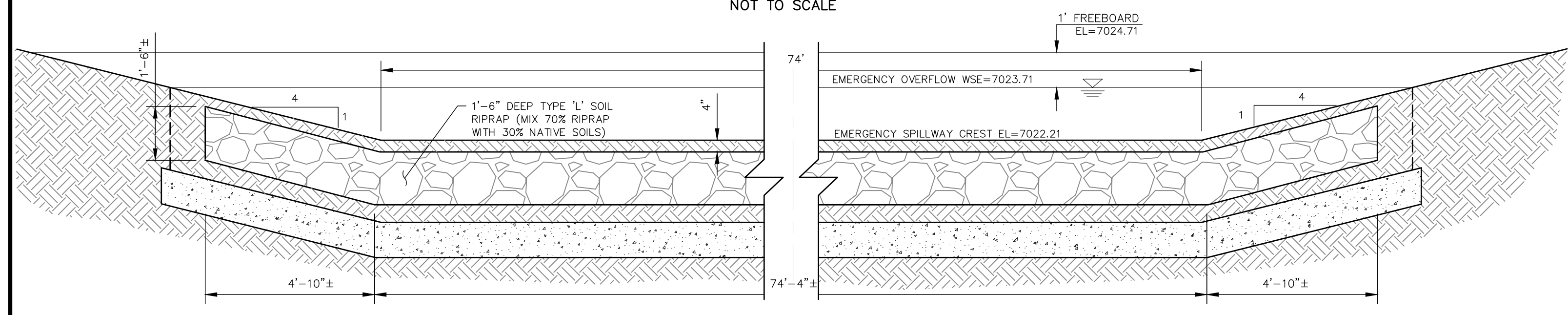


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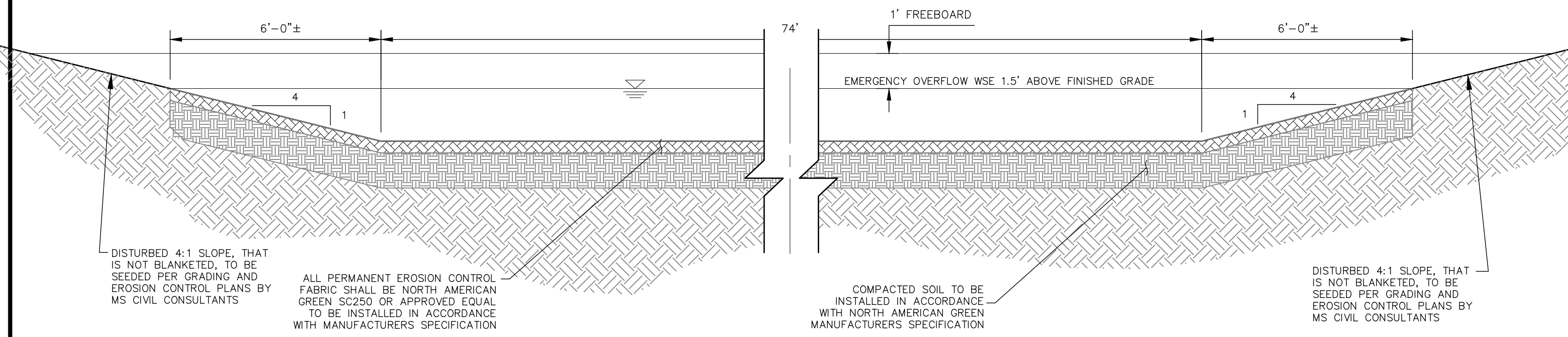
PREPARED FOR
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20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742



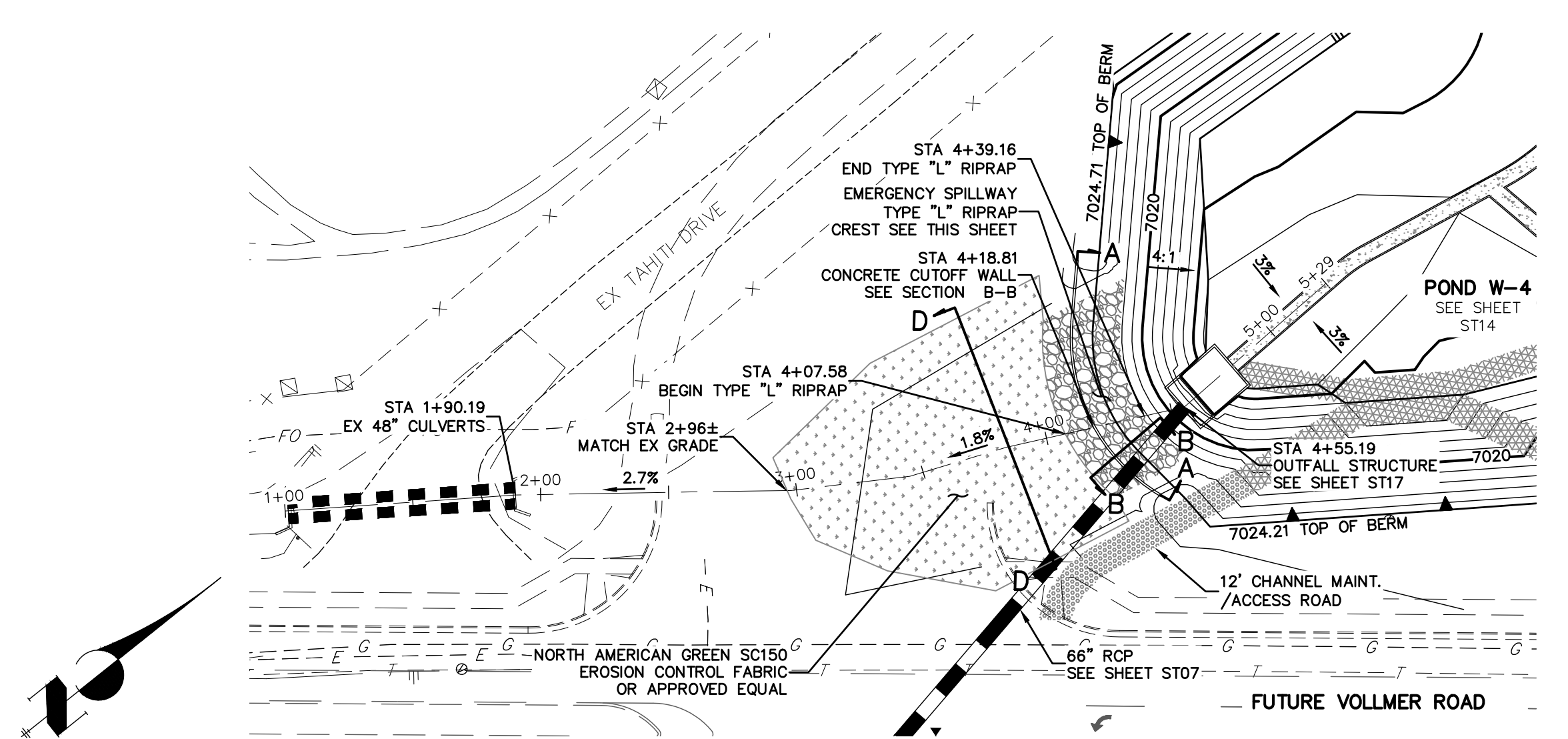
SECTION A-A CONCRETE CUTOFF WALL - ELEVATION
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D SWALE RUNDOWN INTO VOLLMER DITCH
NOT TO SCALE

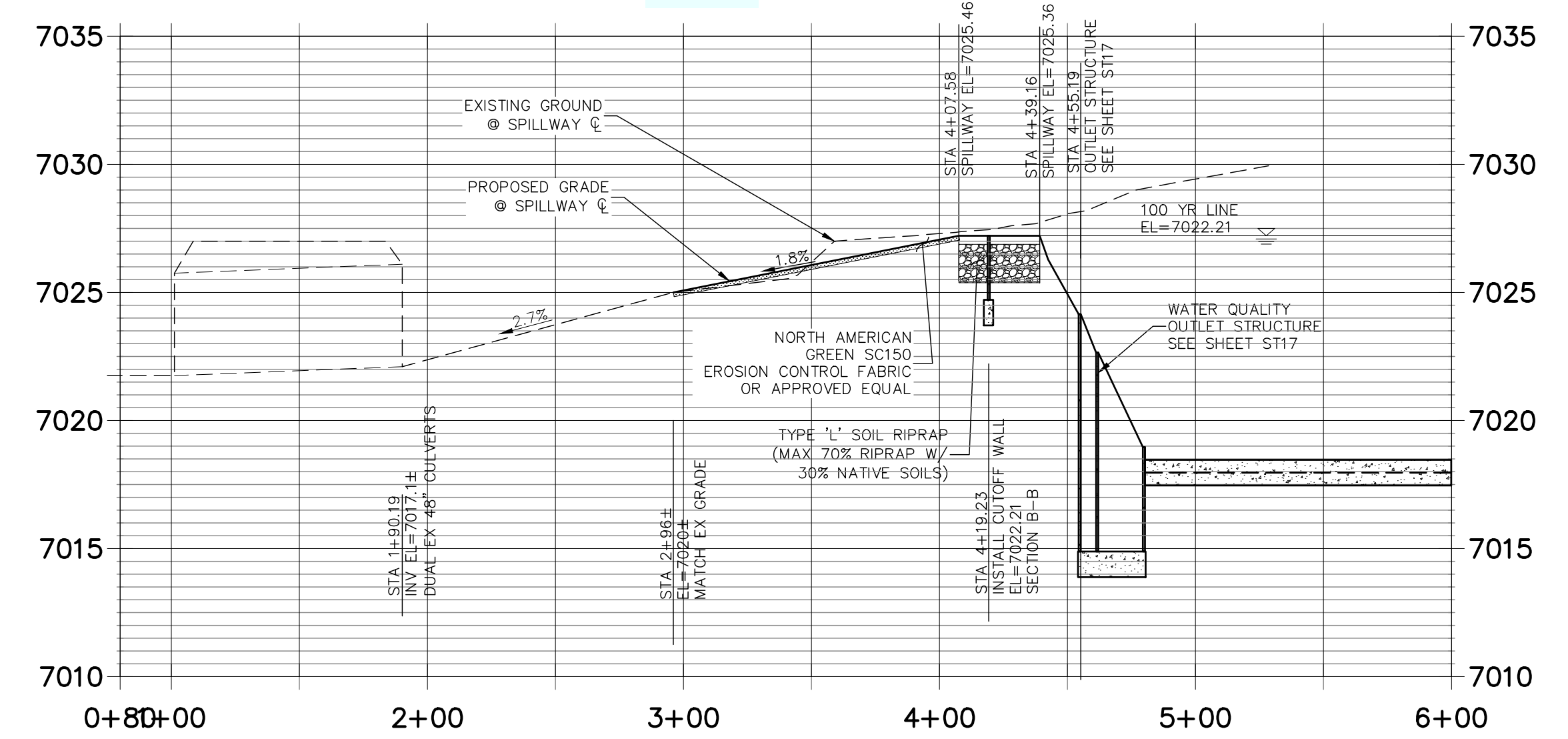


EMERGENCY SPILLWAY ALIGNMENT

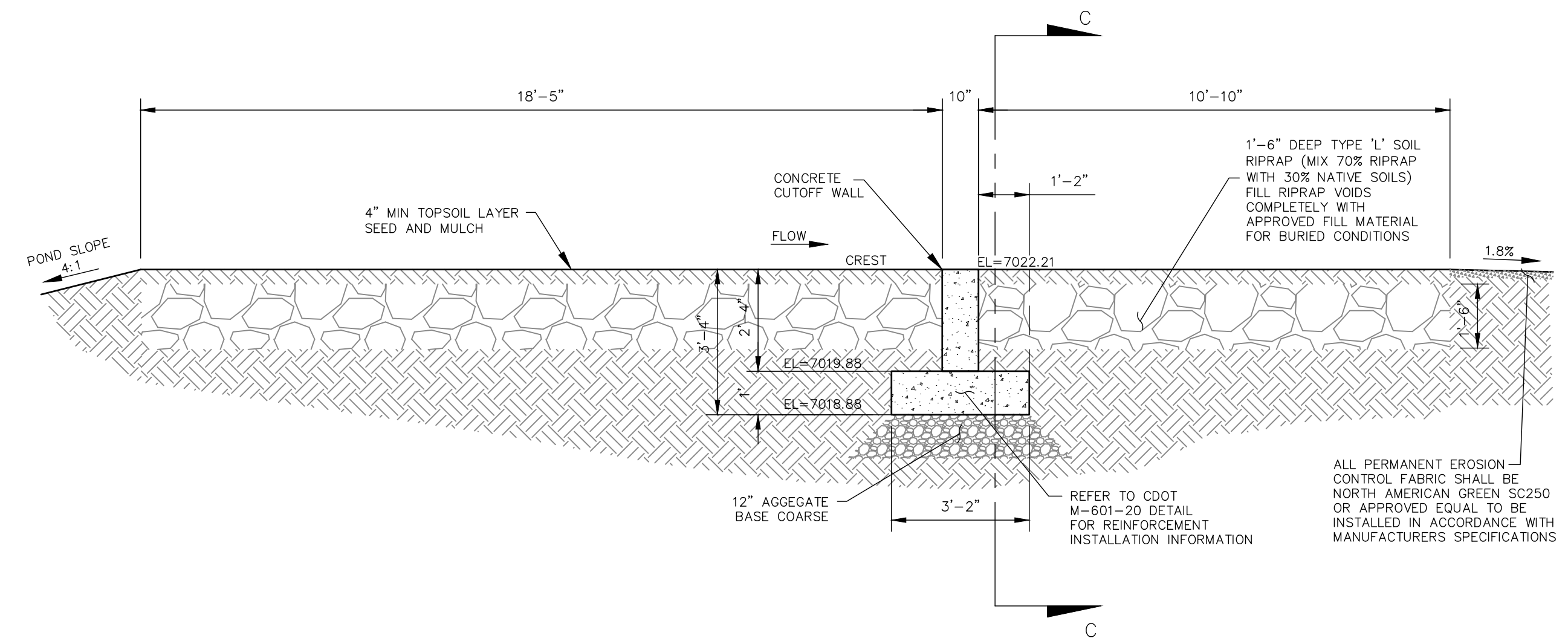
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HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'

STRM_SPILLWAY23
STA 0+80.00 TO 6+00.00
SRMD

See other comments about spillway location.



EMERGENCY SPILLWAY PROFILE



SECTION B-B
NOT TO SCALE

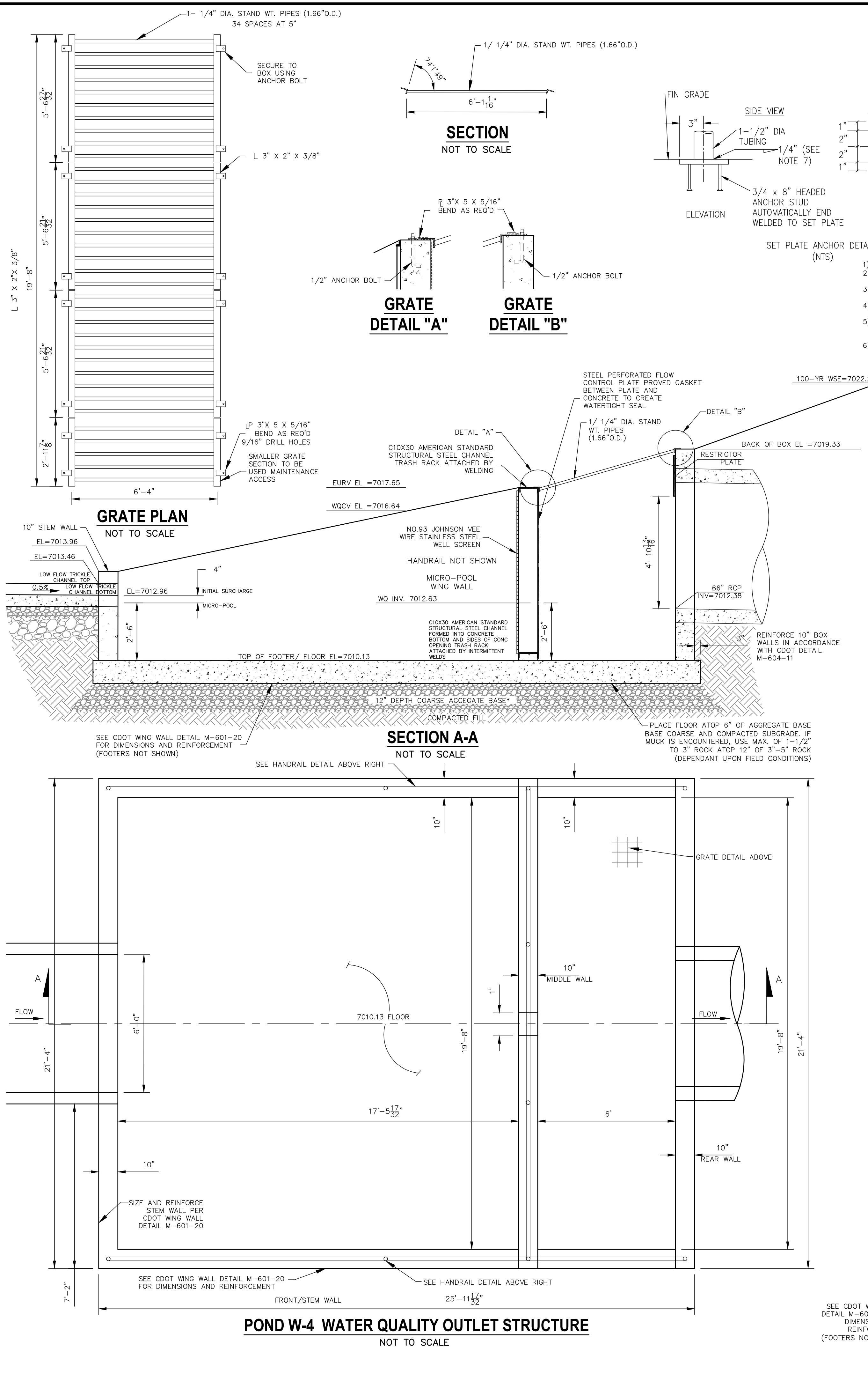
NOTE:
REFER TO STERLING RANCH FILING NO.2 GRADING AND EROSION PLAN FOR POND EMBANKMENT AND CHANNEL STABILIZATION ADJACENT TO PROPOSED FACILITY.

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No.	REVISION	BY	DATE

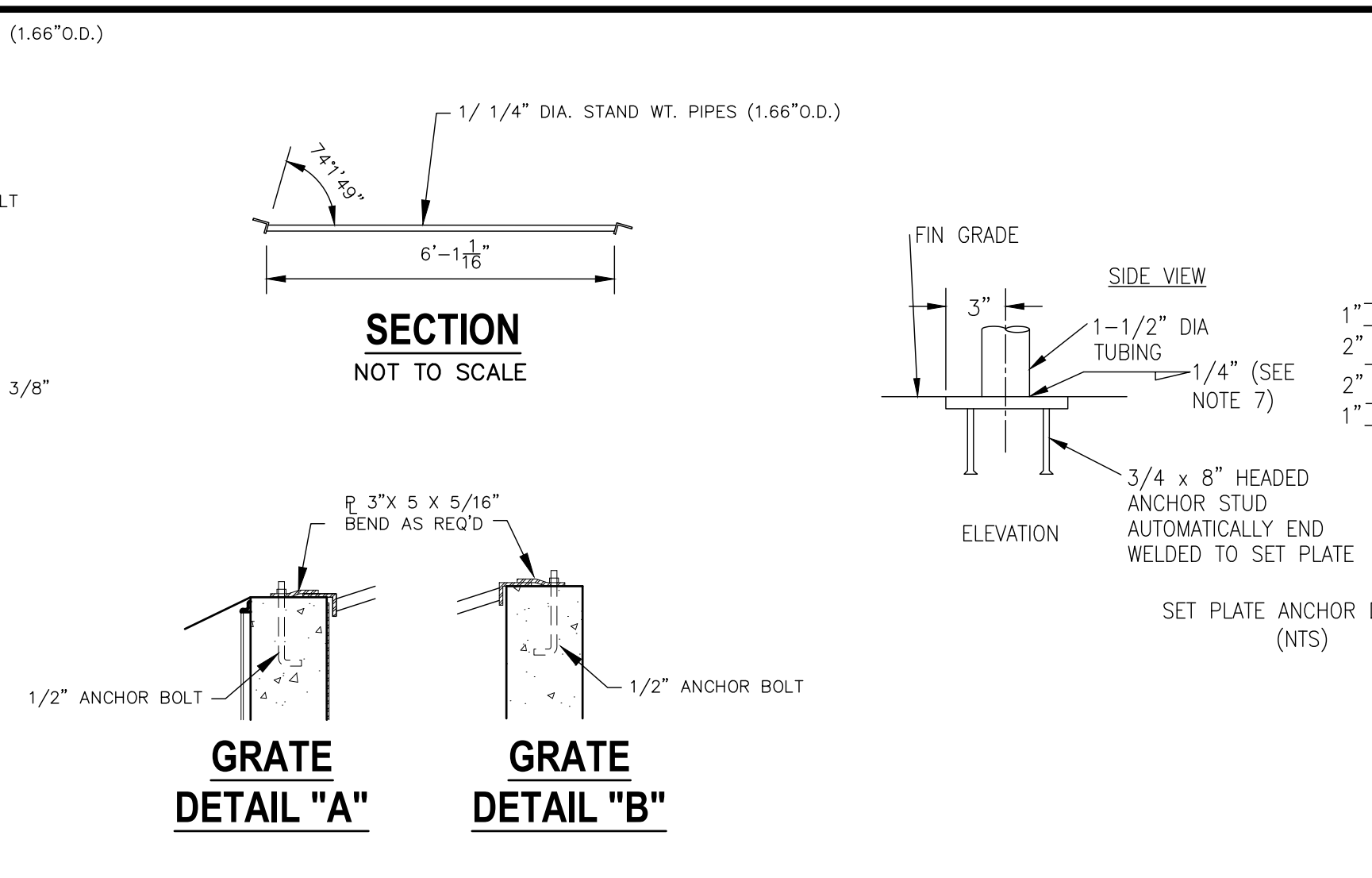
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 06/01/20	DESIGNED BY RAB	DRAWN BY KRW	CHECKED BY
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STERLING RANCH FILING NO.2
STORM SEWER PLAN



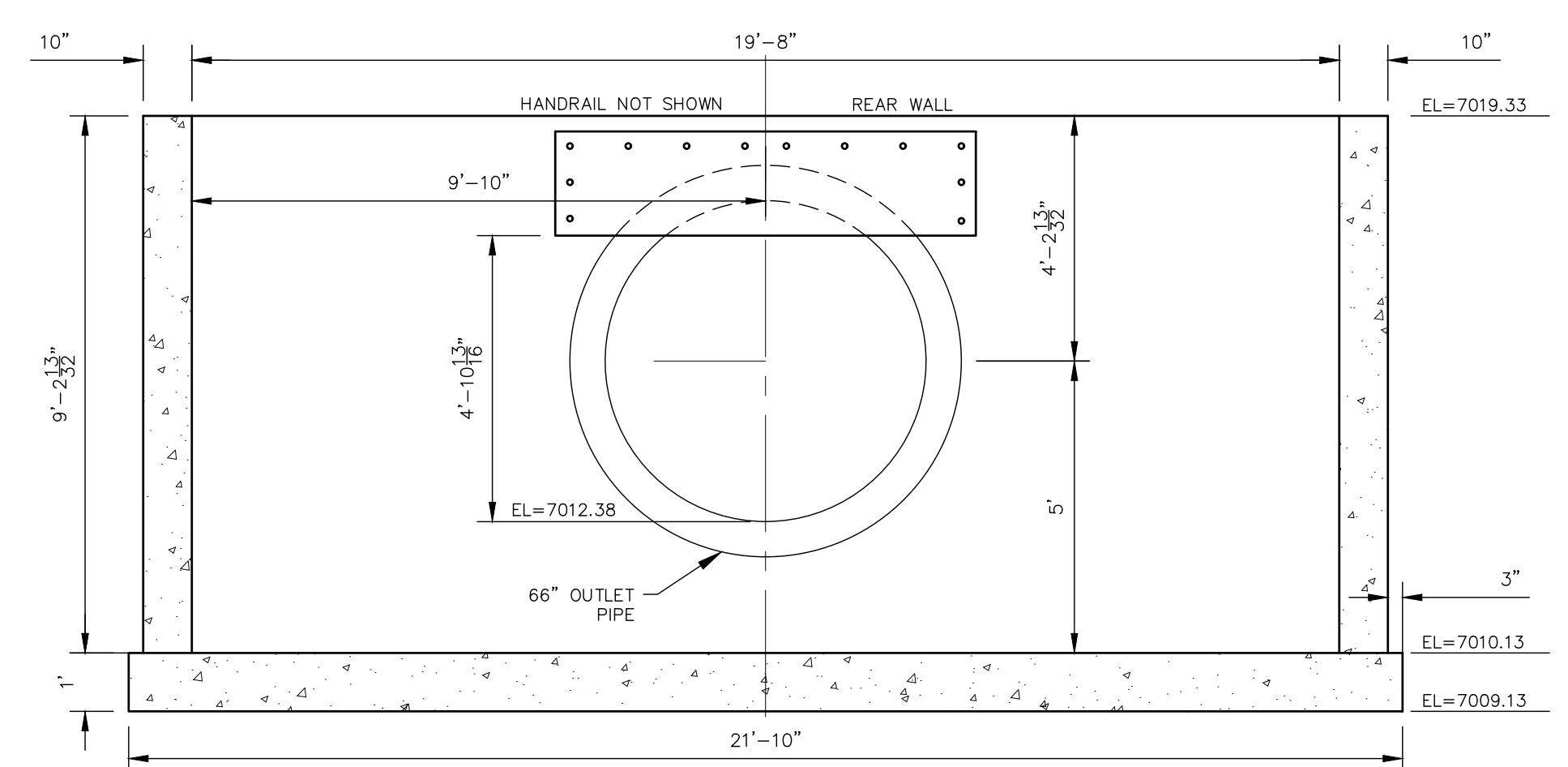
POND W-4 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE

(Sheets from here on not reviewed in detail.)

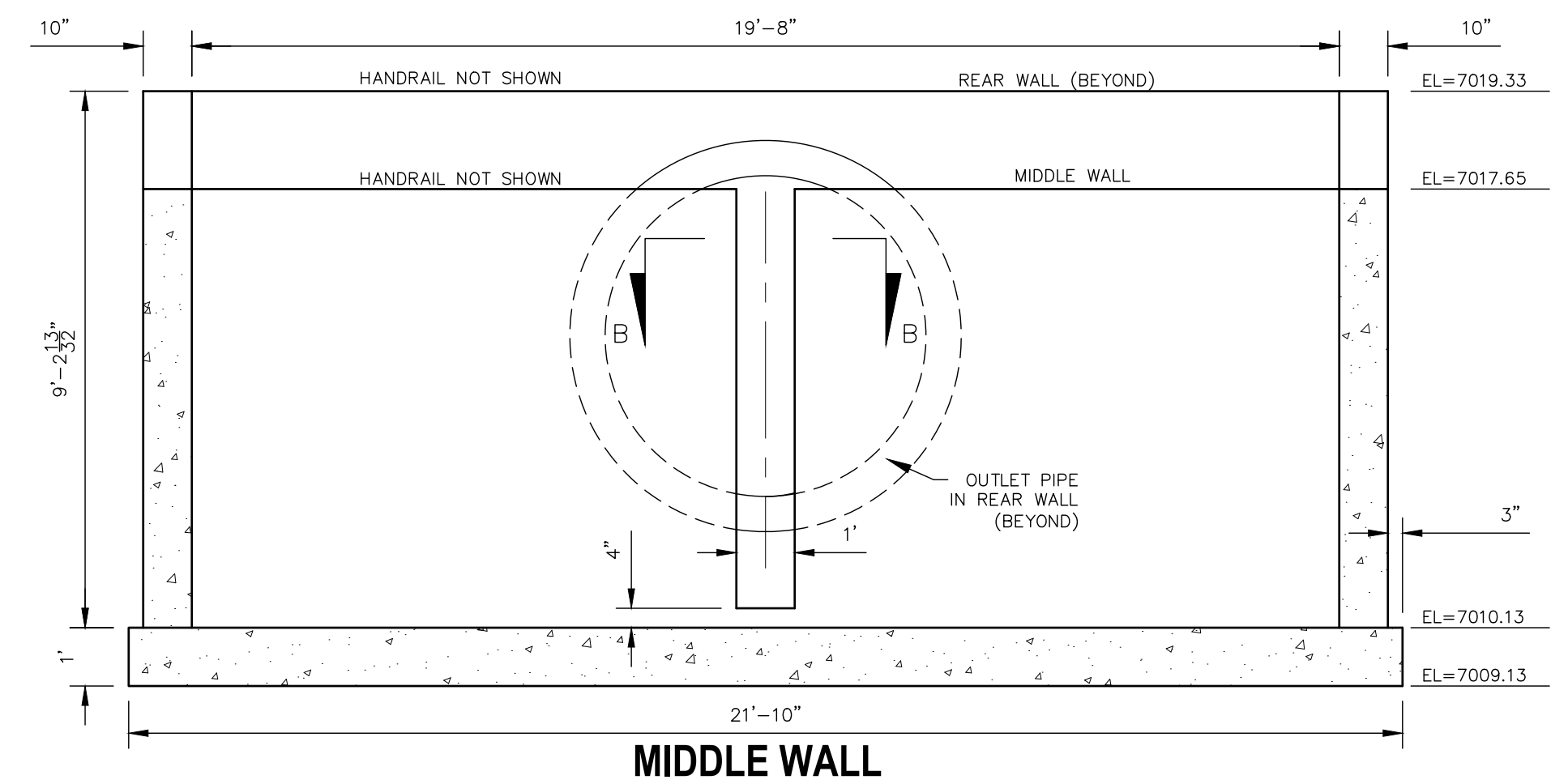


HANDRAIL ASSEMBLY DETAILS
NOT TO SCALE

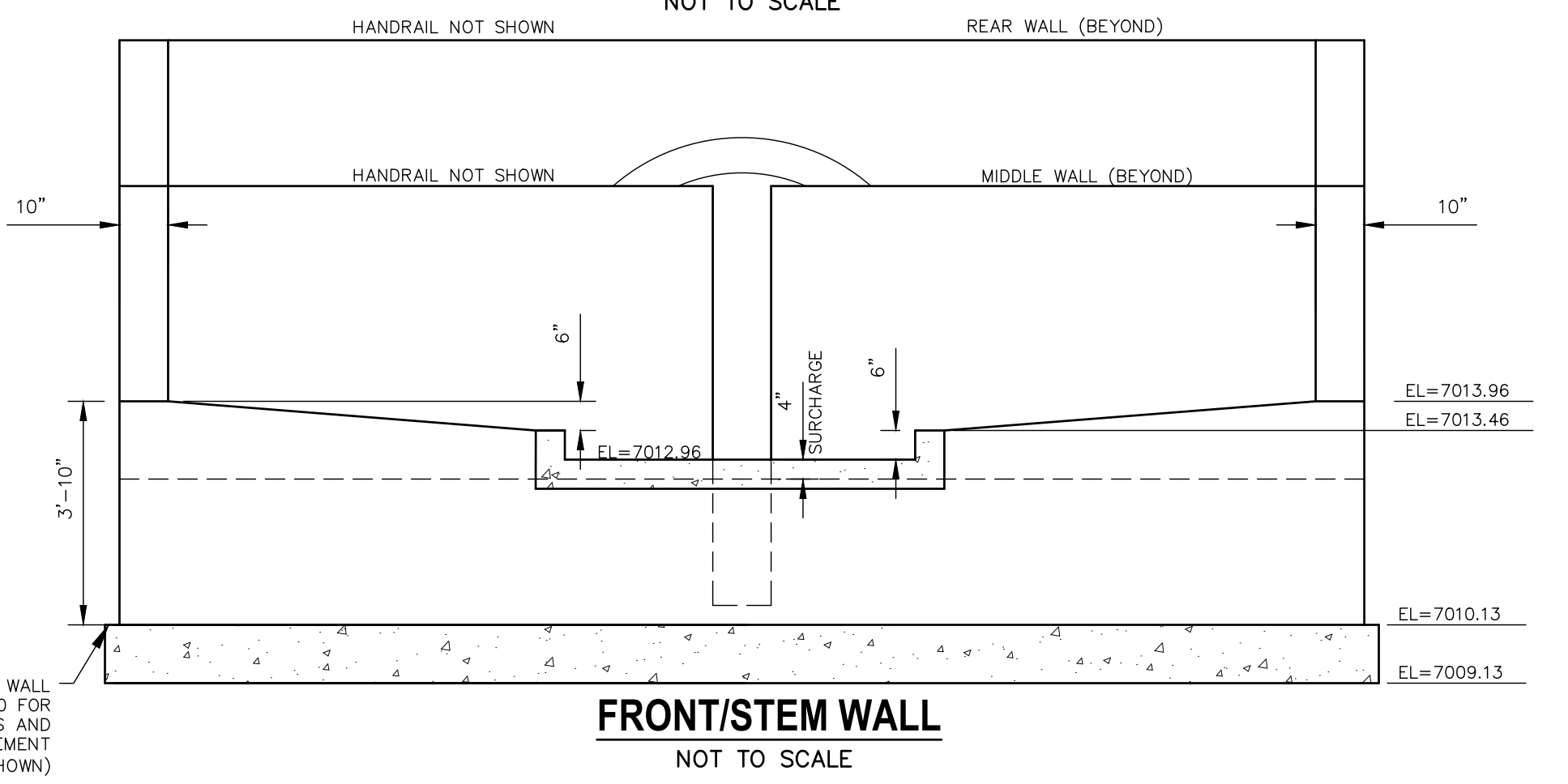
- 1) WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
- 2) CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
- 3) DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
- 4) HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
- 5) RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF THE TOP OF WALLS.
- 6) ALL RAILS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



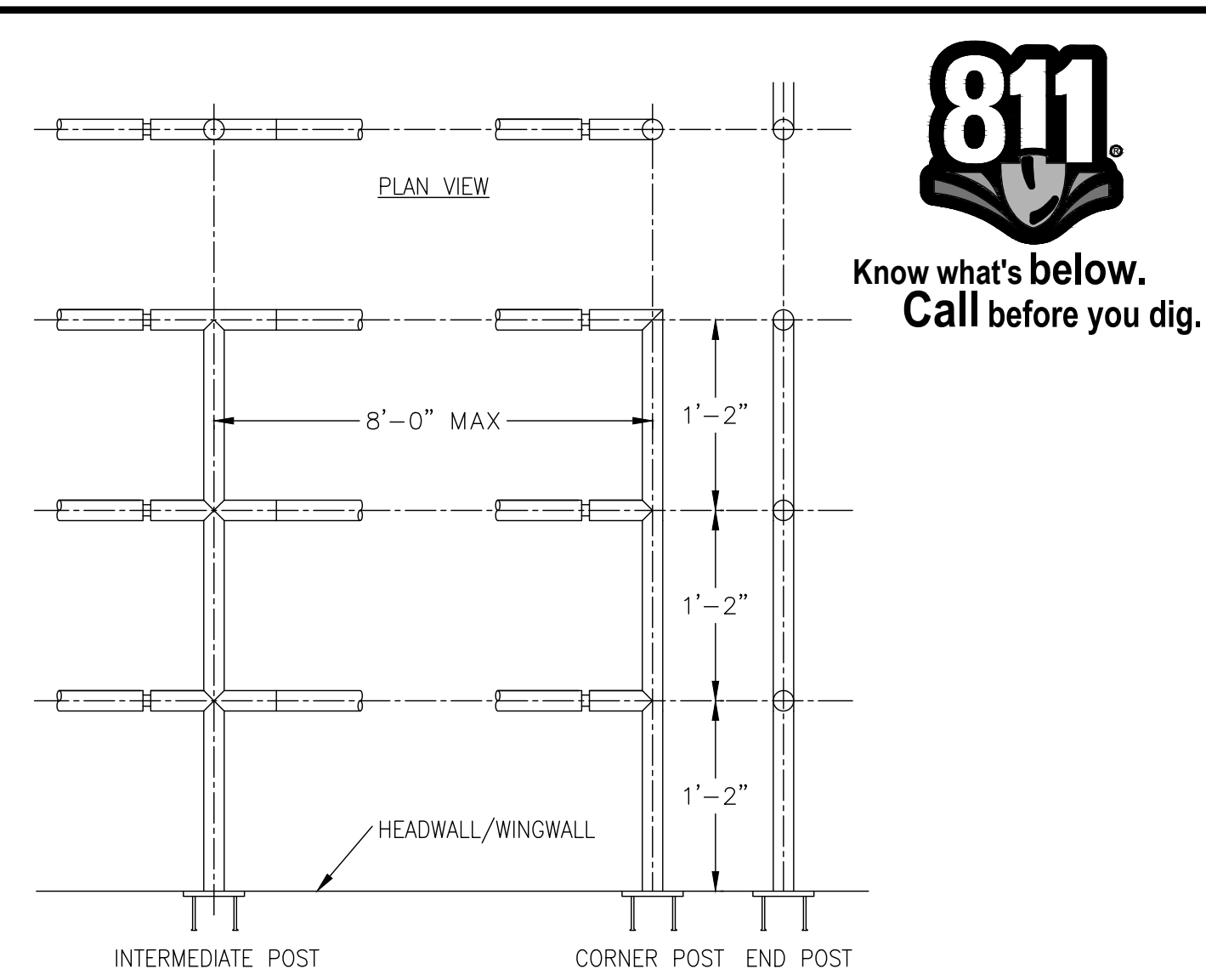
REAR WALL
NOT TO SCALE



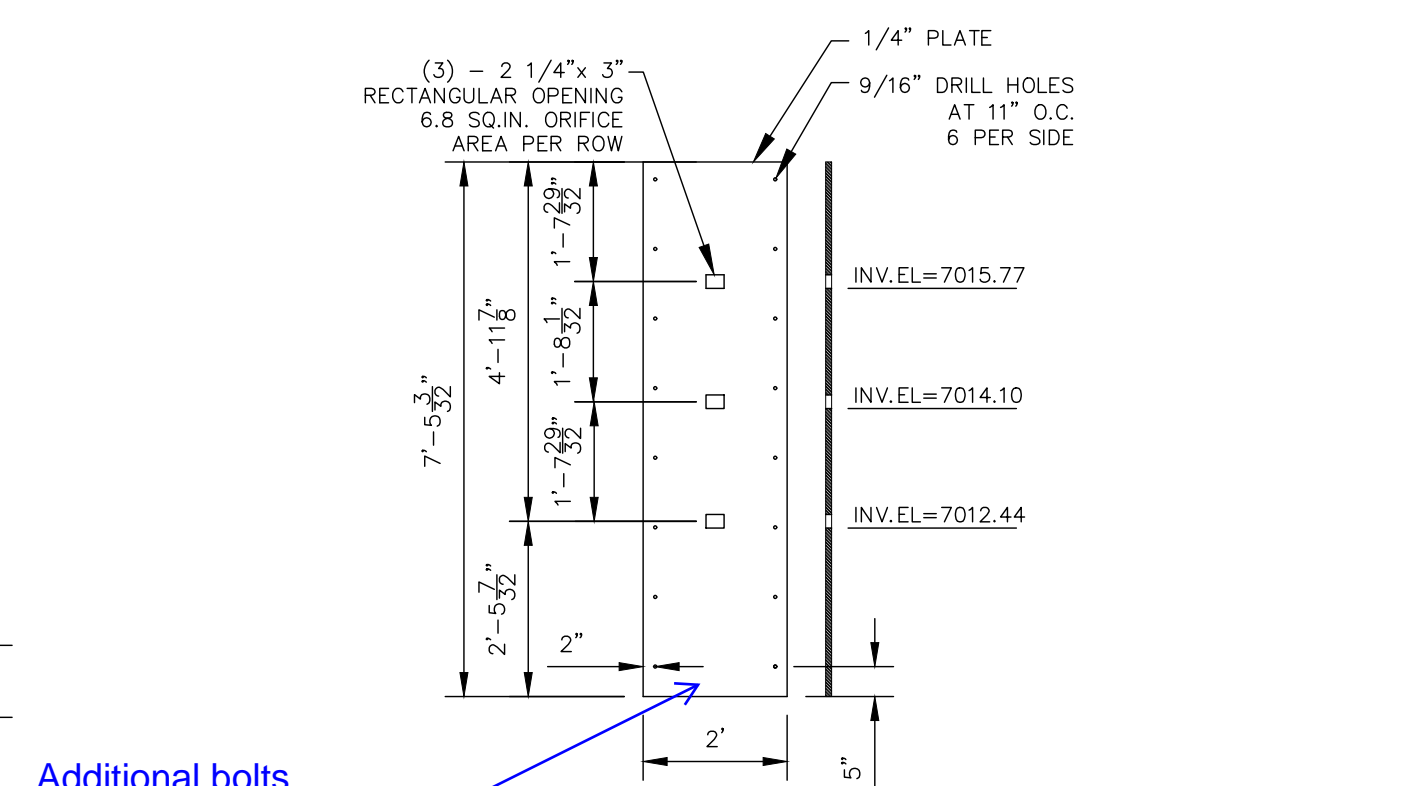
MIDDLE WALL
NOT TO SCALE



FRONT/STEM WALL
NOT TO SCALE

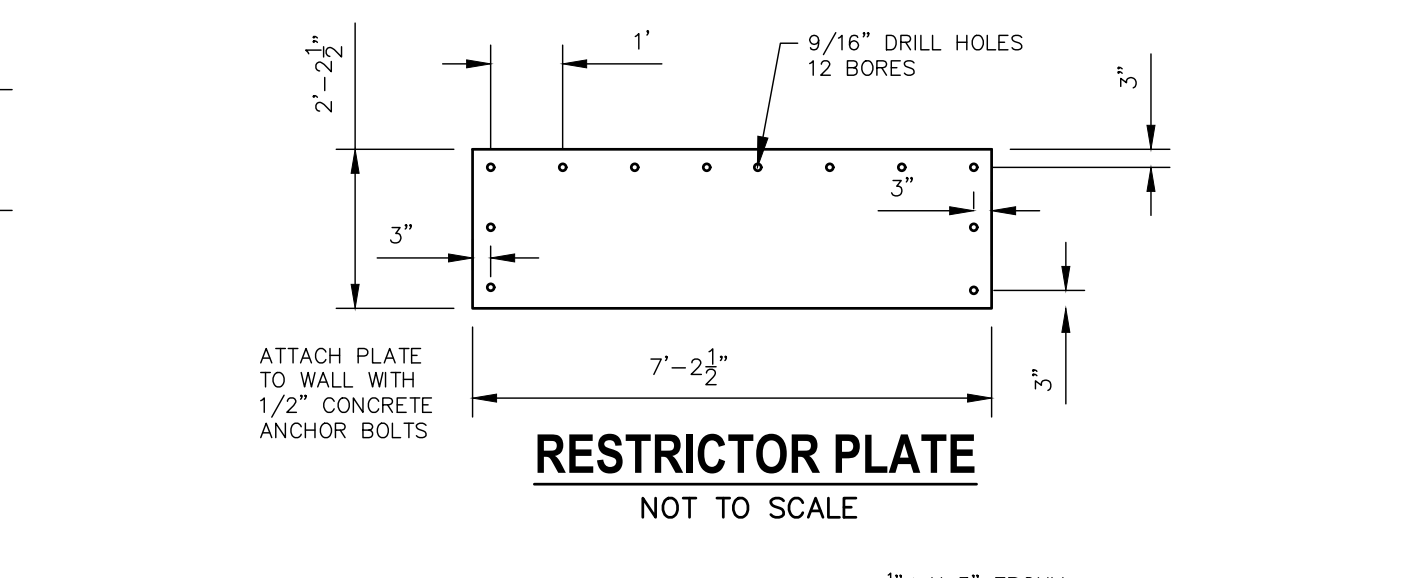


ELEVATION VIEW
NOT TO SCALE

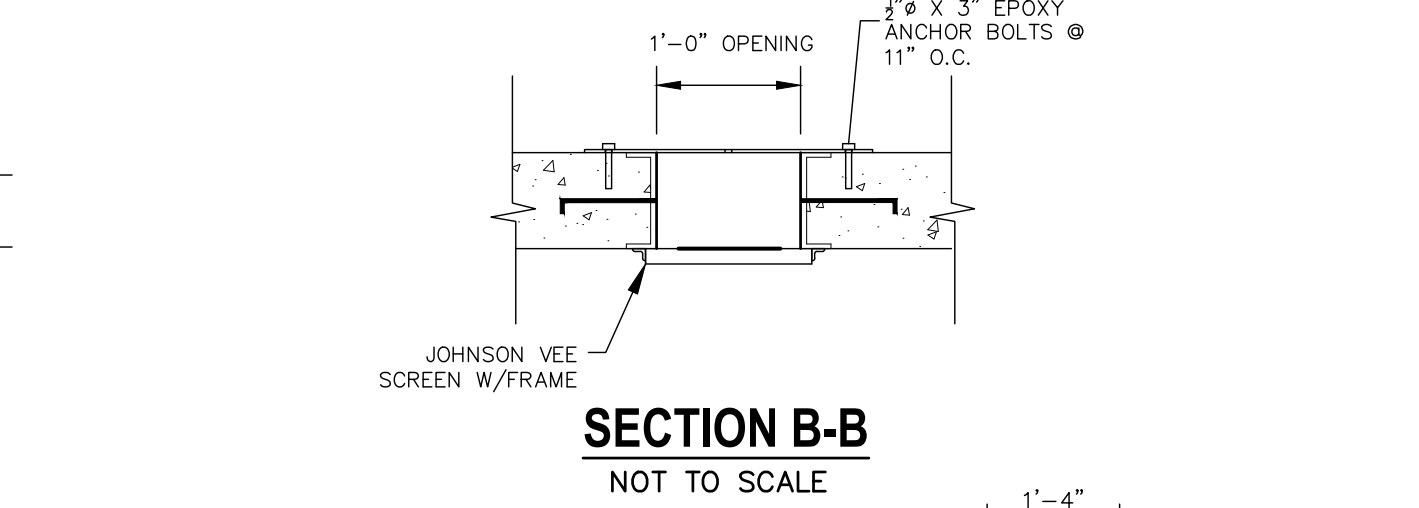


ORIFICE PLATE
NOT TO SCALE

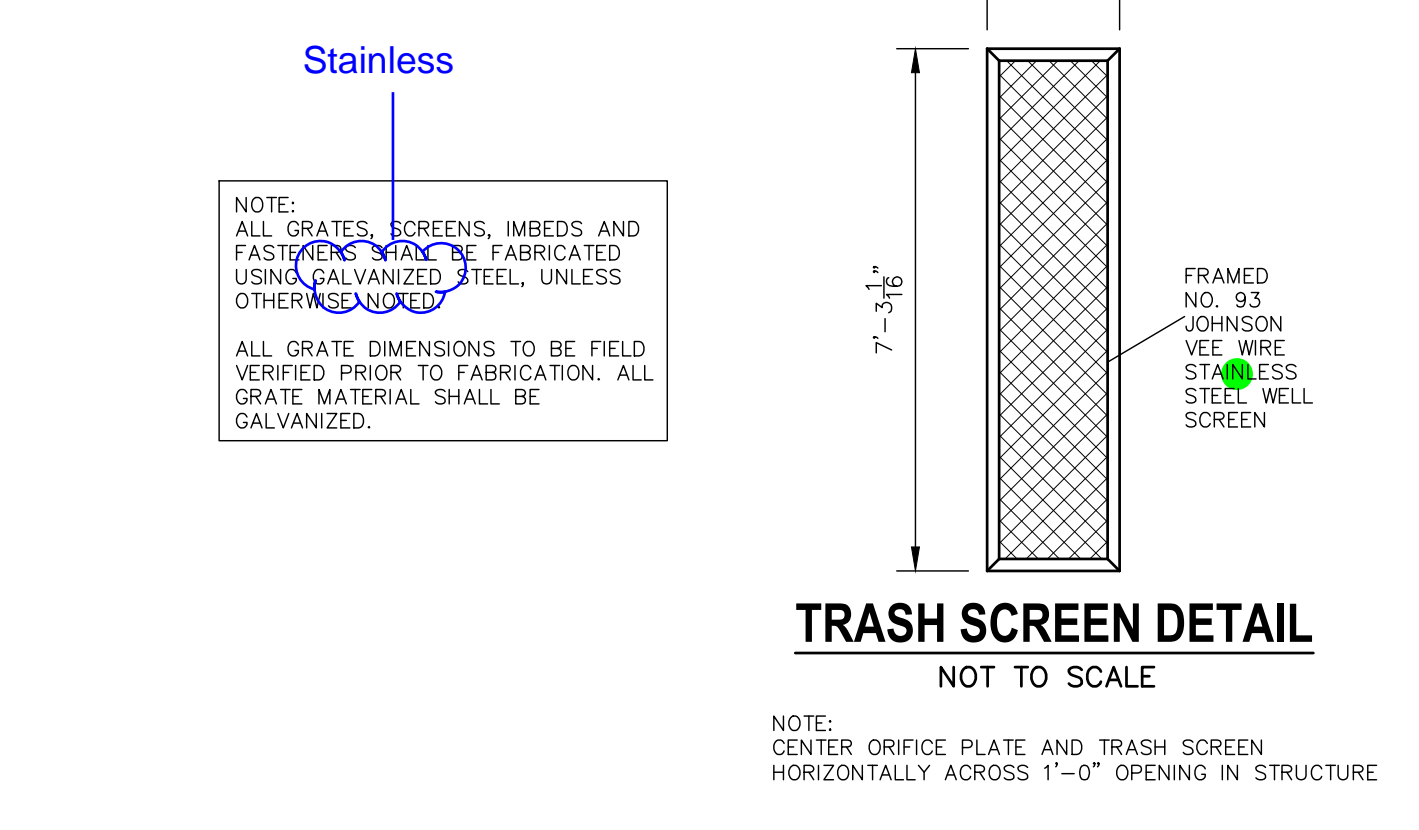
Additional bolts are needed along the bottom



RESTRICTOR PLATE
NOT TO SCALE



SECTION B-B
NOT TO SCALE



TRASH SCREEN DETAIL
NOT TO SCALE



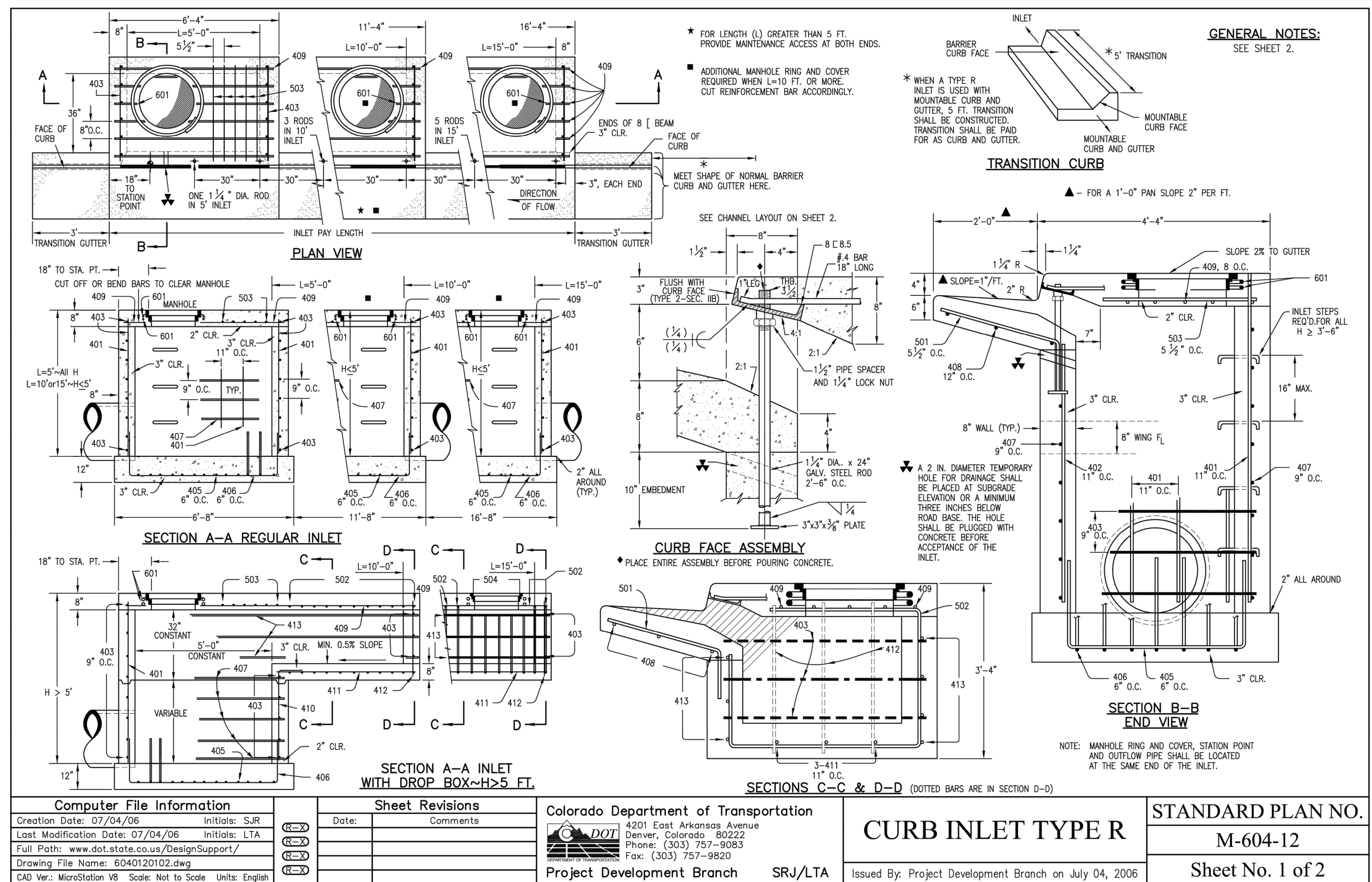
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JAMES F. MORLEY
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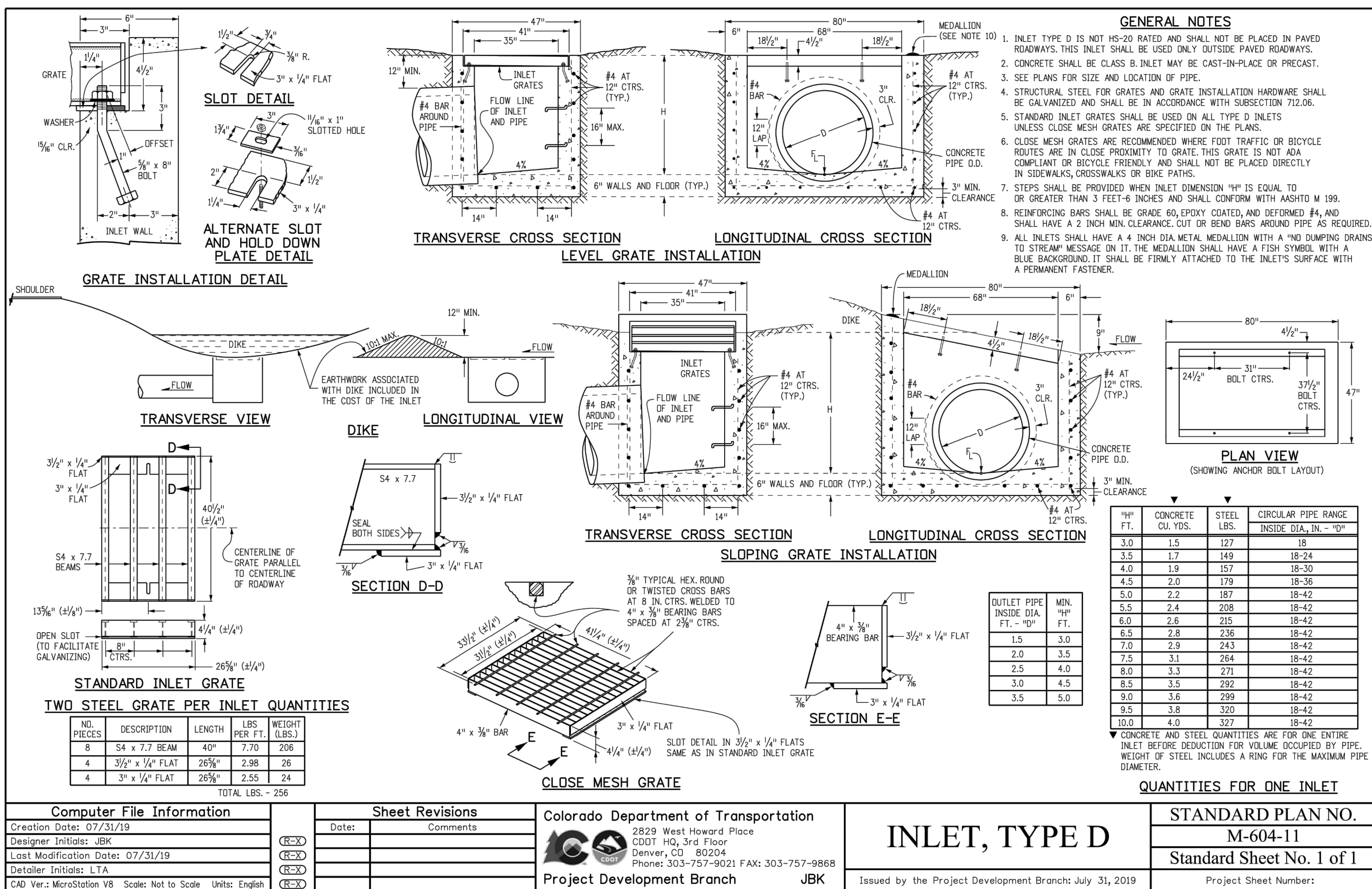
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BY	DATE	NO.	REVISION

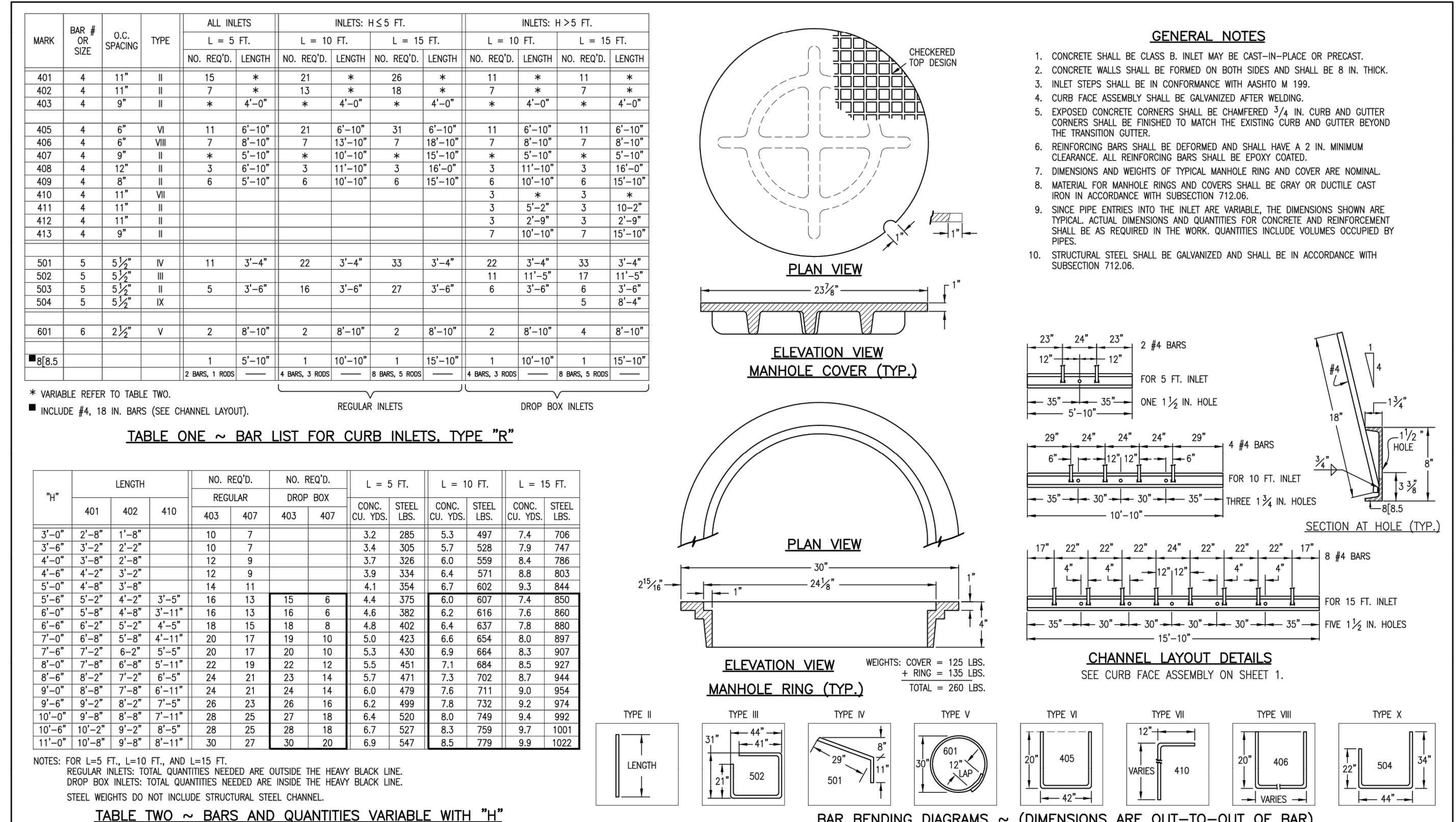
STERLING RANCH FILING NO.2
STORM SEWER PLAN



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/06	Initials: SRJ	Date:	Comments	2829 West Howard Place	CURB INLET TYPE R		M-604-12
Last Modification Date: 07/04/06	Initials: LTA			CDOT HO, 3rd Floor			
Full Path: www.dot.state.co.us/DesignSupport/				Denver, CO 80204			
Drawing File Name: 6040120102.dwg				Phone: 303-757-9024			
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Fax: 303-757-9820	Project Development Branch		SRJ/LTA
				Issued By: Project Development Branch on July 04, 2006			
				Sheet No. 1 of 2			



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	Initials: JBK	Date:	Comments	2829 West Howard Place	INLET, TYPE D		M-604-11
Last Modification Date: 07/31/19	Initials: LTA			CDOT HO, 3rd Floor			
Full Path: www.dot.state.co.us/DesignSupport/				Denver, CO 80204			
Drawing File Name: 6040120102.dwg				Phone: 303-757-9024	Project Development Branch		JBK
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Fax: 303-757-9820	Issued by the Project Development Branch July 31, 2019		Project Sheet Number:
				Standard Sheet No. 1 of 1			



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/06	Initials: SRJ	Date:	Comments	2829 West Howard Place	CURB INLET TYPE R		M-604-12
Last Modification Date: 07/04/06	Initials: LTA			CDOT HO, 3rd Floor			
Full Path: www.dot.state.co.us/DesignSupport/				Denver, Colorado 80222			
Drawing File Name: 6040120102.dwg				Phone: (303) 757-9024	Project Development Branch		SRJ/LTA
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Fax: (303) 757-9820	Issued By: Project Development Branch on July 04, 2006		Sheet No. 2 of 2

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STERLING RANCH FILING NO. 2
 STORM SEWER PLAN

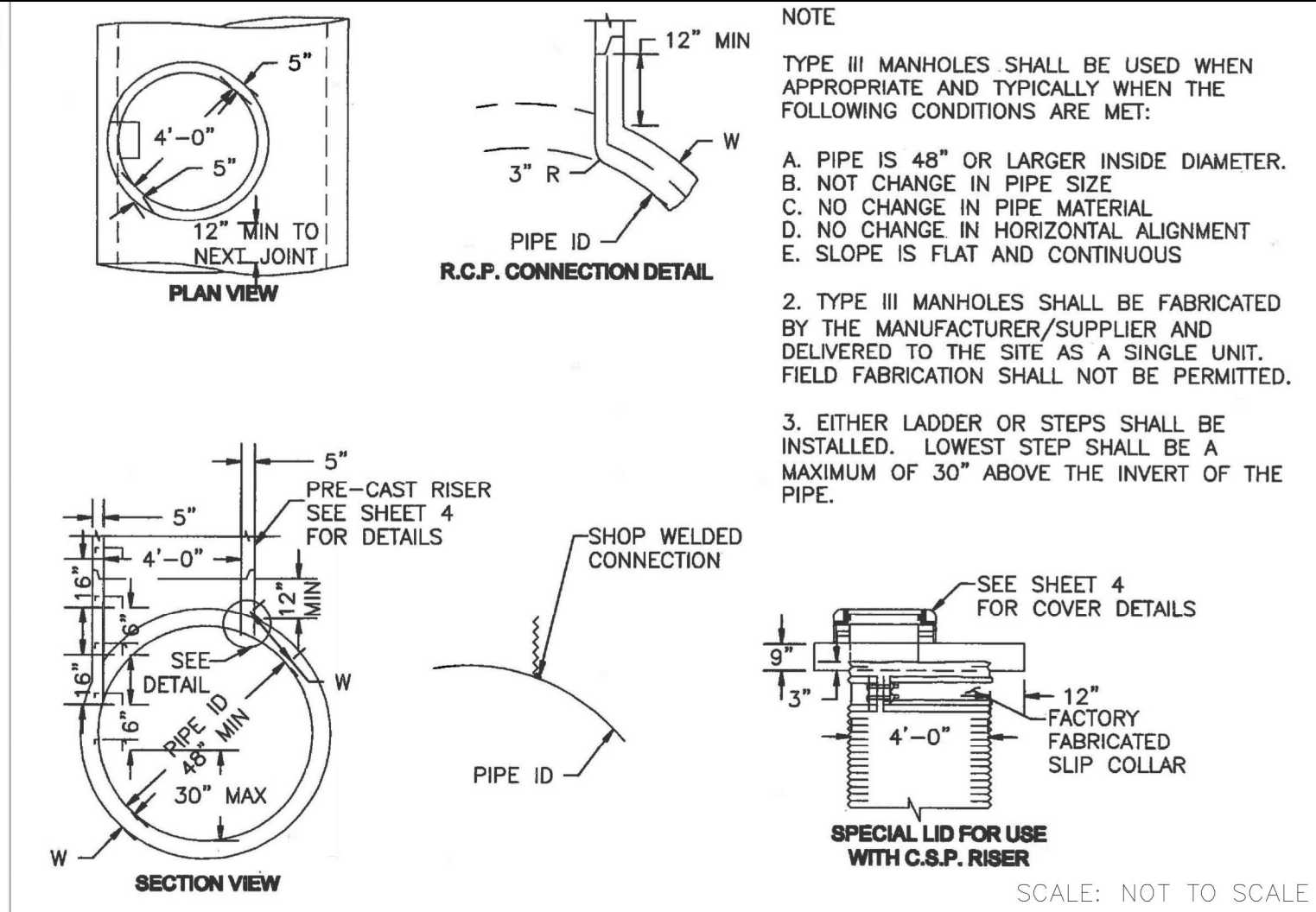
REVISION

NO.	DATE	BY
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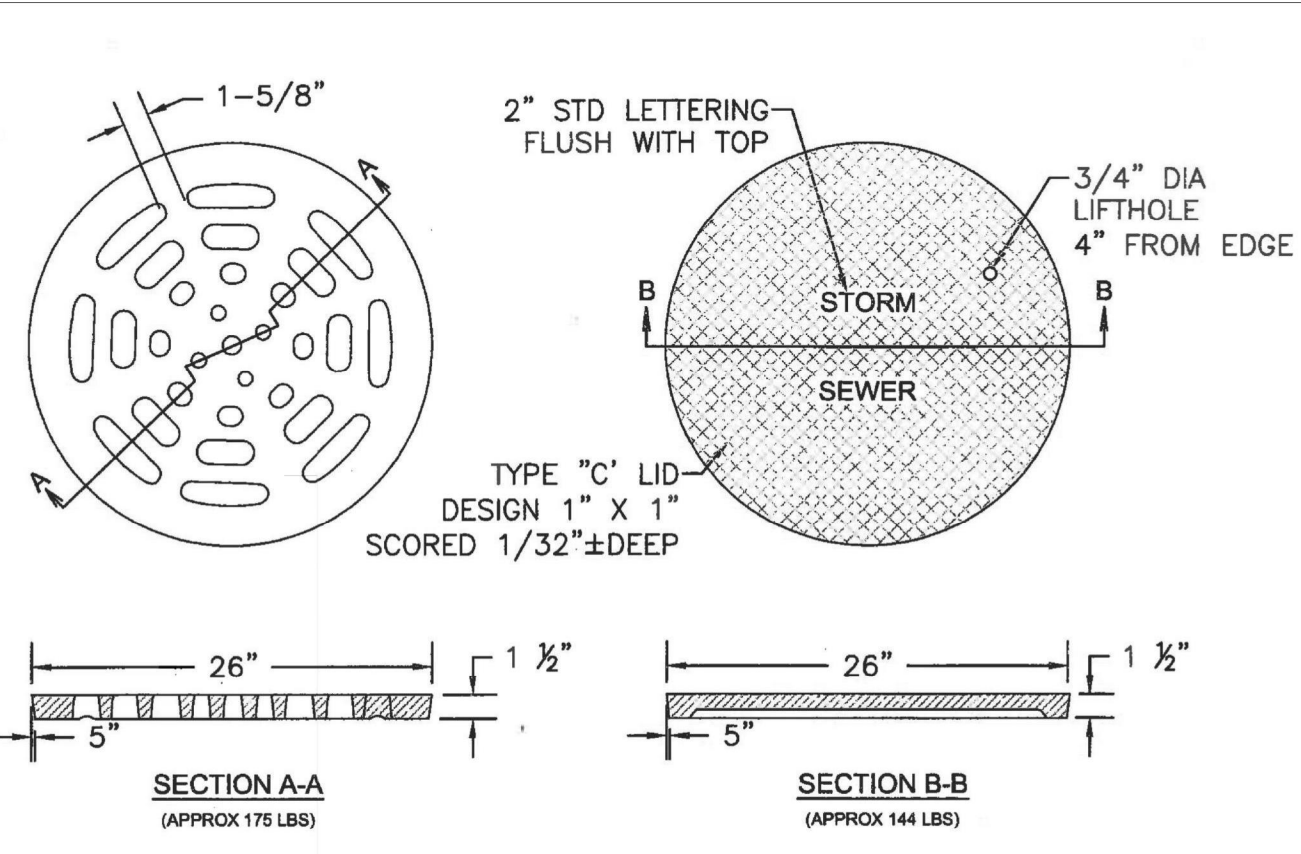
DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

DATE 06/01/20

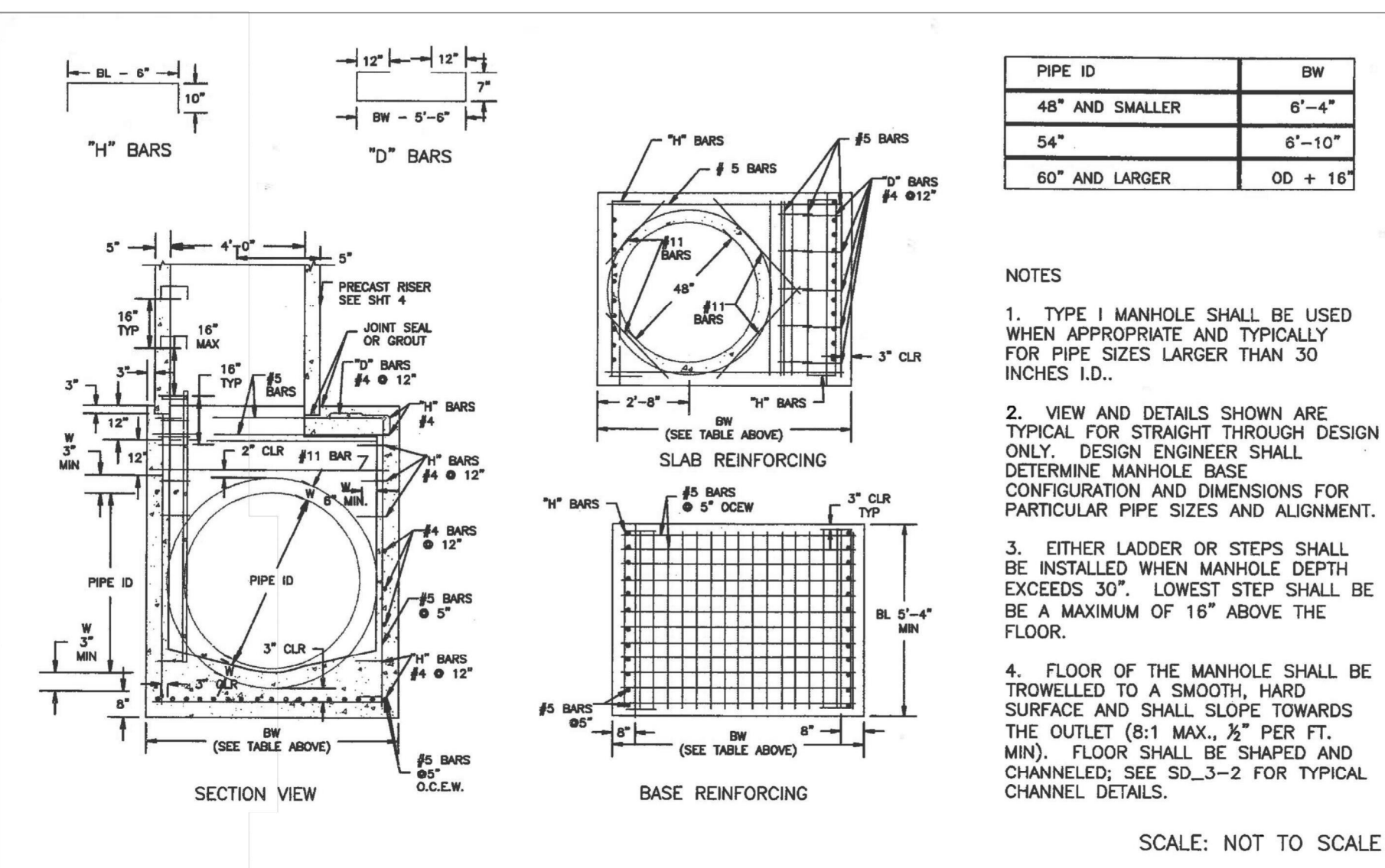
SHEET 22 OF 23
 JOB NO. 25188.01



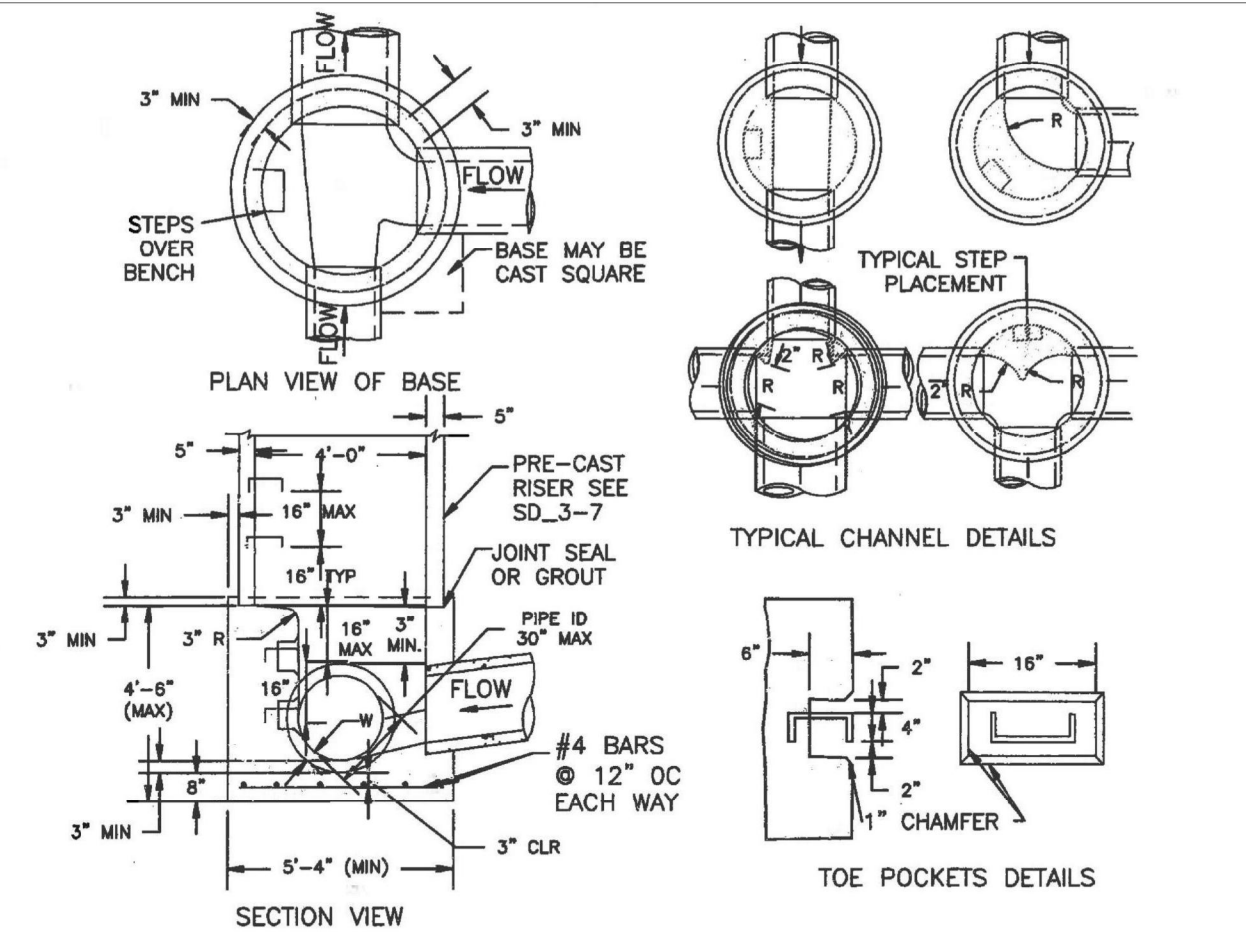
**STORM SEWER MANHOLE DETAIL
 TYPE III SD 3-3**



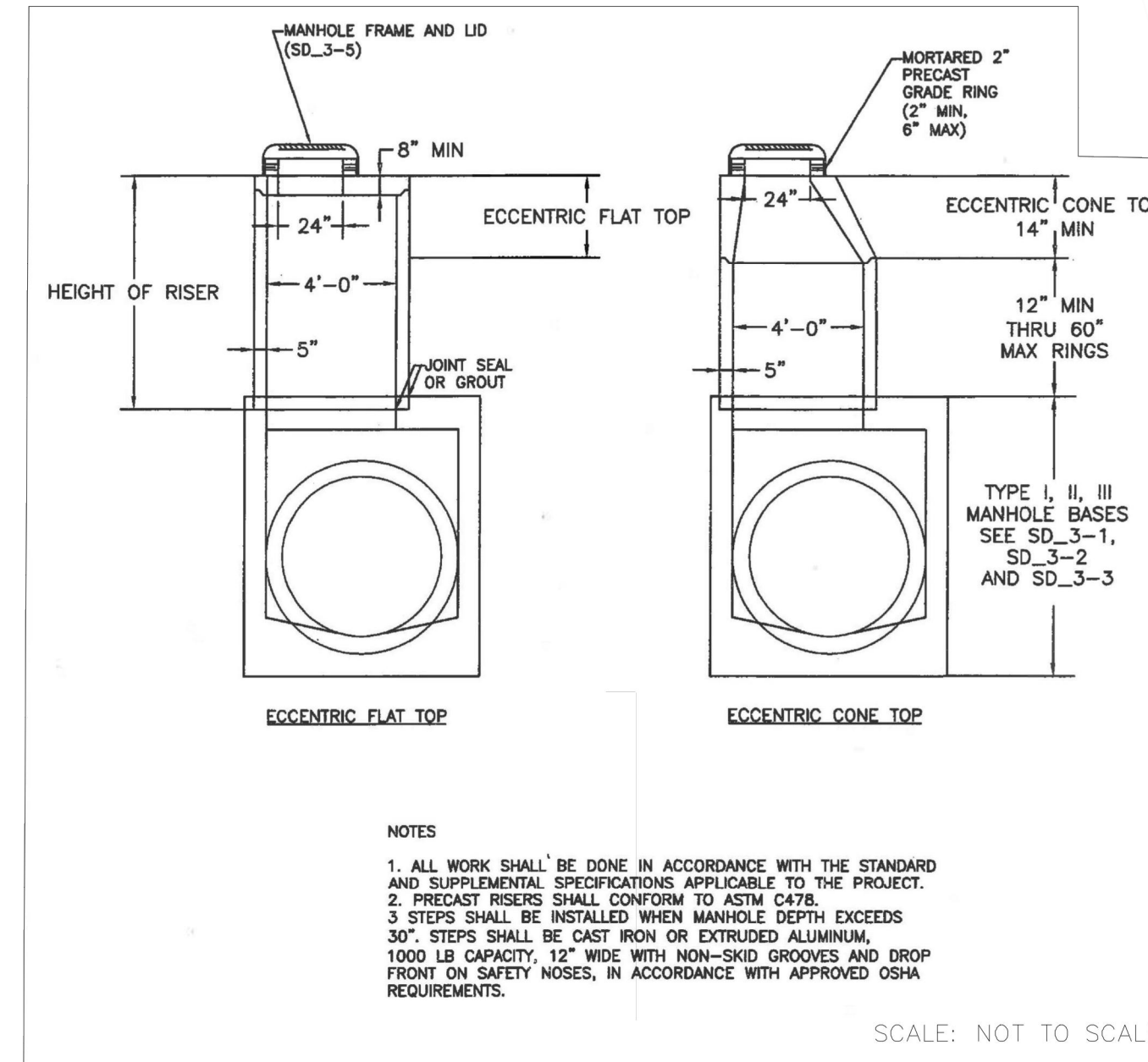
**STORM SEWER MANHOLE L
 LID DETAILS SD 3-2**



**STORM SEWER MANHOLE DETAIL
 TYPE I SD 3-1**



**STORM SEWER MANHOLE DETAIL
 TYPE II SD 3-2**



**STORM SEWER MANHOLE
 RISER AND COVER DETAIL
 TYPE SD 3-7**

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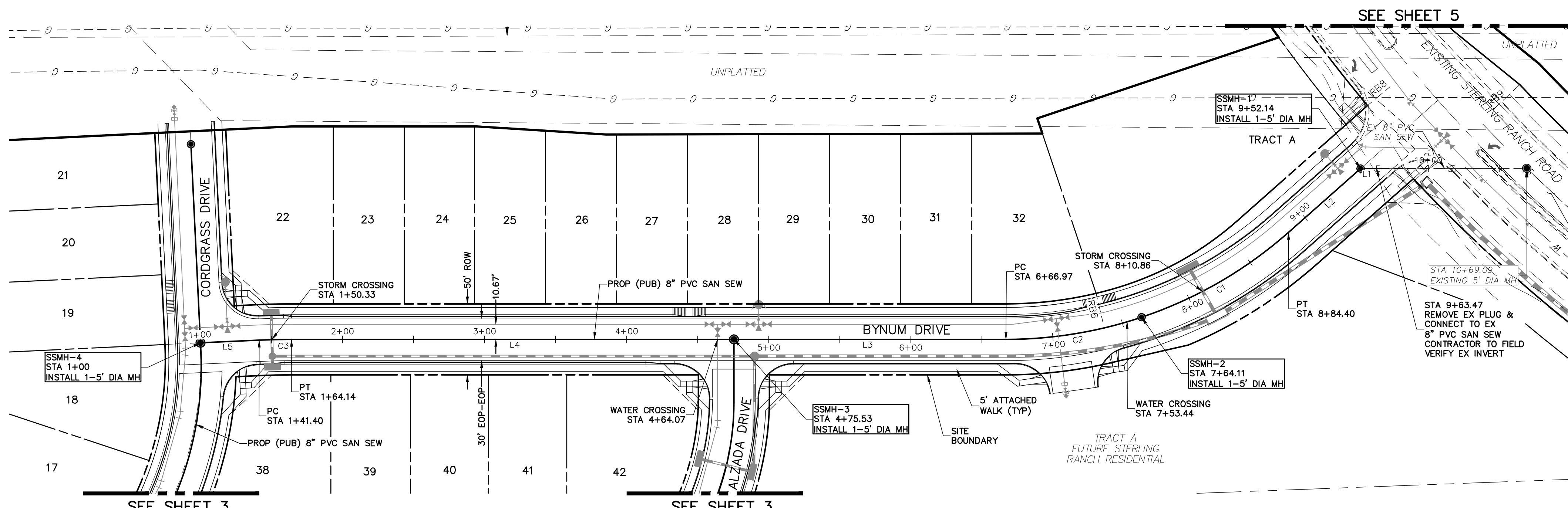
PREPARED FOR
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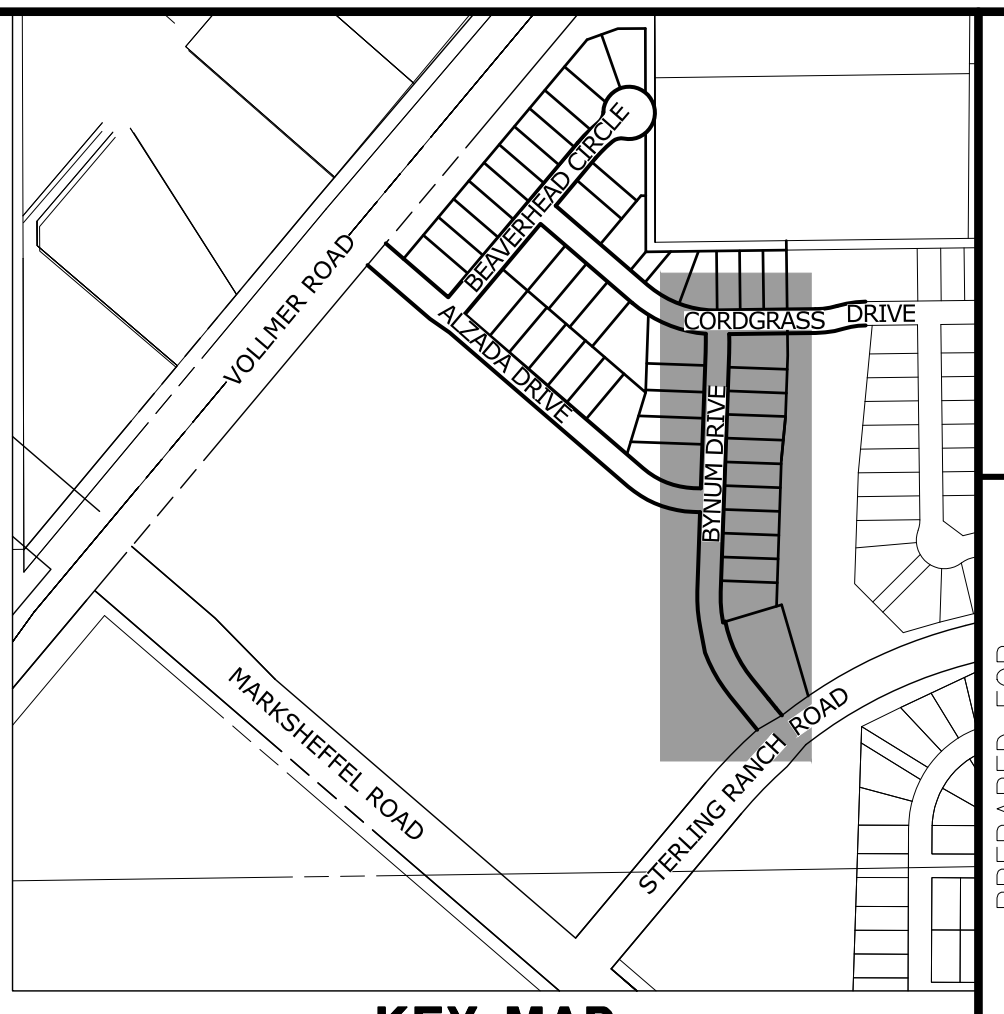
BY	DATE

N/A	N/A
N/A	N/A
06/01/20	RAB
	KRW

STERLING RANCH FILING NO.2
 STORM SEWER PLAN
 SHEET 23 OF 23
 JOB NO. 25188.01

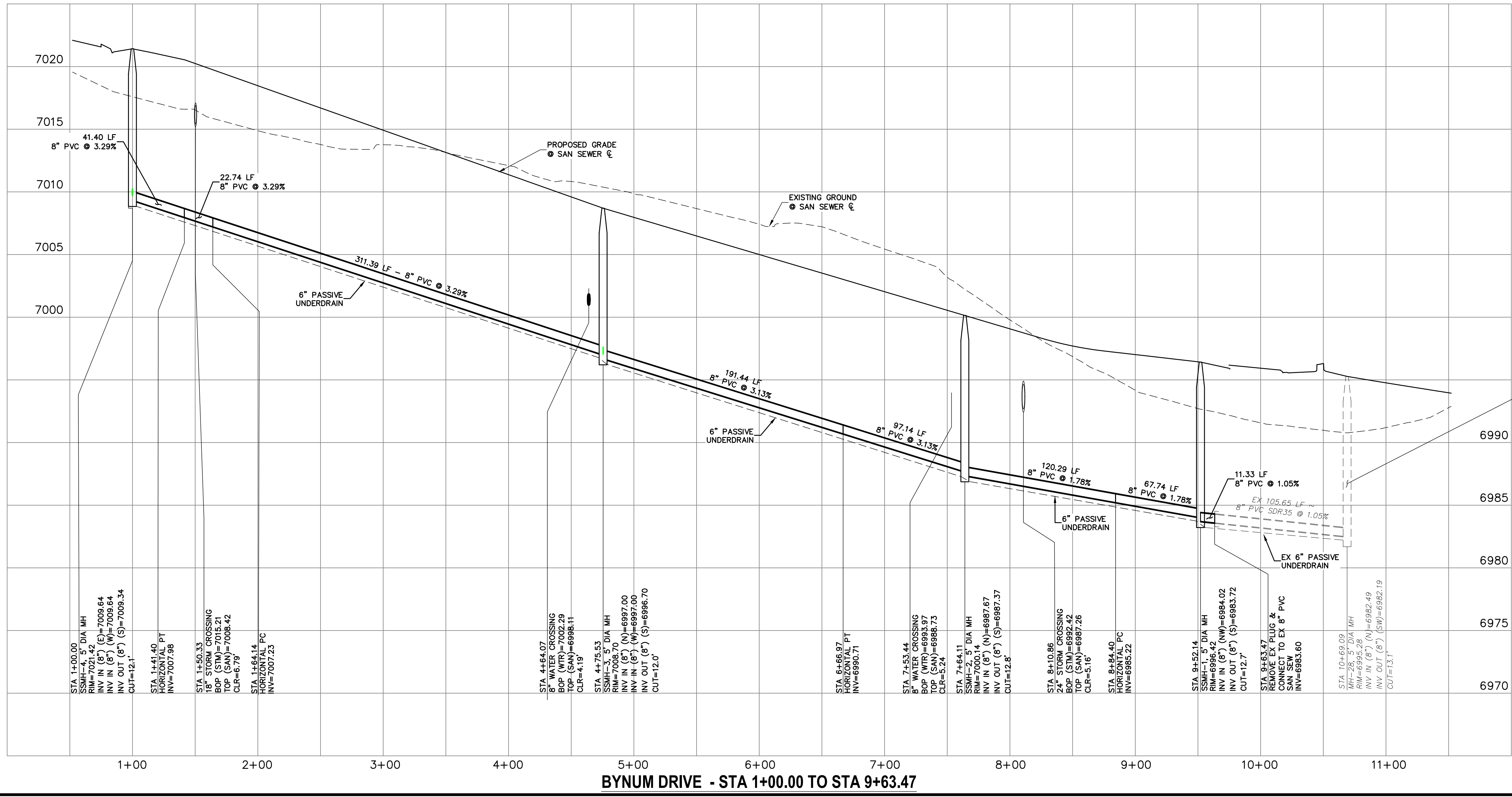


SEE STERLING RANCH-SANITARY INFRASTRUCTURE PROJECT 1 PLANS BY M&S CIVIL.



KEY MAP
SCALE: NTS

SP01
STA 1+00.00 TO STA 9+63.47



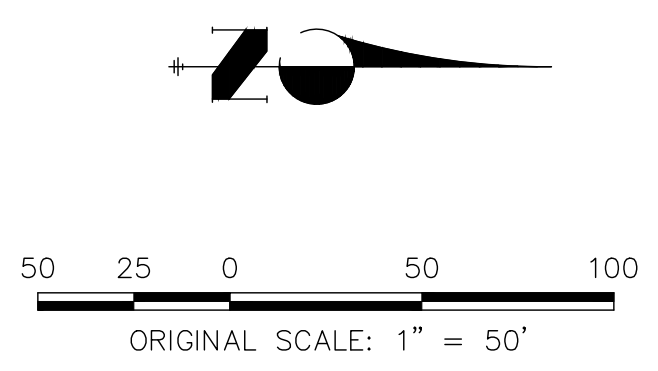
SANITARY SEWER LINE TABLE

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 CIVIL.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 FOR AND ON BEHALF OF JR ENGINEERING, P.C.
 COLORADO P.E. 32314
 DATE



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SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
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 JAMES F. MORLEY
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STERLING RANCH FILING NO.2
 SANITARY SEWER PLAN

No.	REVISION	DATE	BY

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	06/01/20	RAB	RAB	

SHEET 2 OF 6
 JOB NO. 25188.01

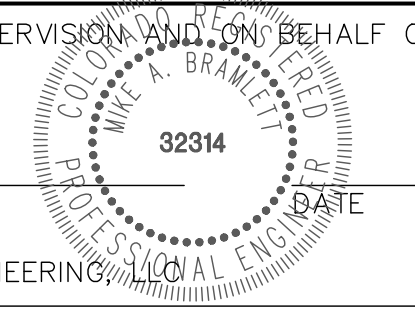
SANITARY SEWER LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	235.51'	S49°38'29"E	
L2	5.62'	N89°17'25"E	
L3	131.72'	N89°17'25"E	
L4	313.08'	S49°38'29"E	
L5	215.56'	S49°38'29"E	
L6	44.31'	S87°57'05"E	

SANITARY SEWER CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	41°04'06"	235.00'	168.44'
C2	38°18'36"	190.00'	127.04'

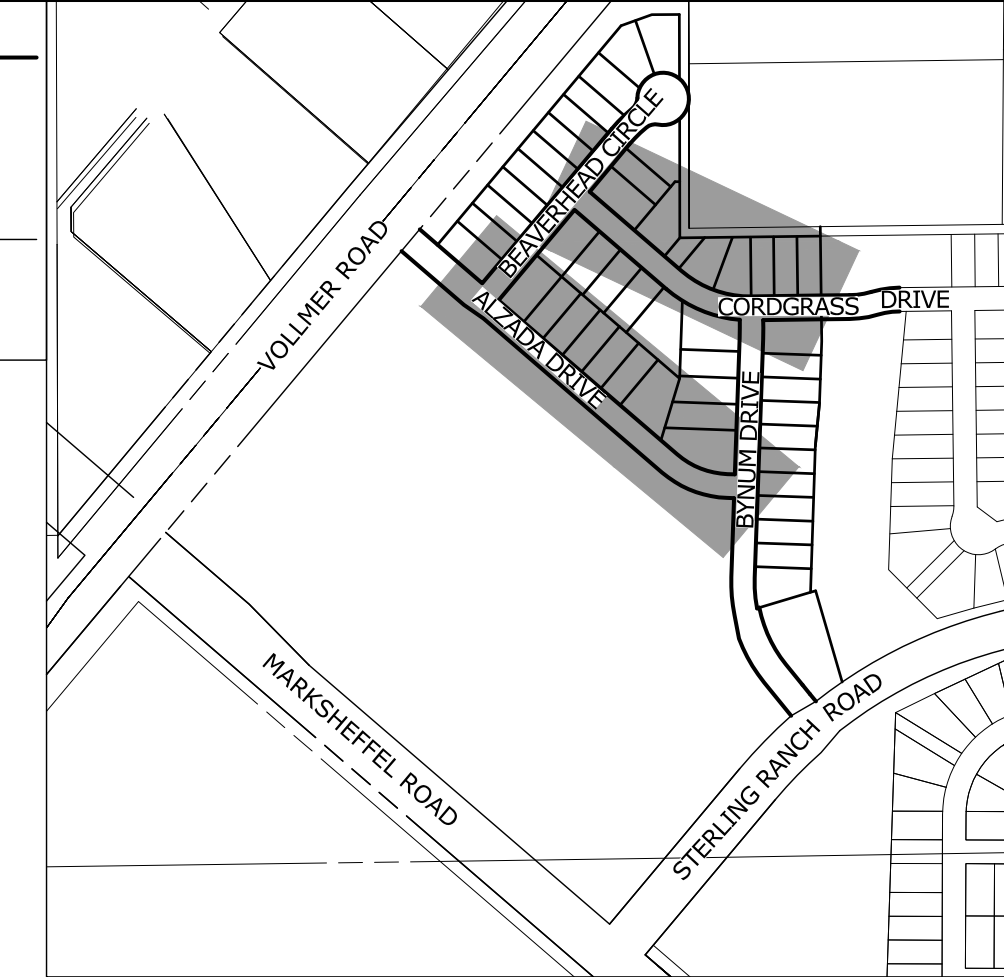
ENGINEER'S STATEMENT

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

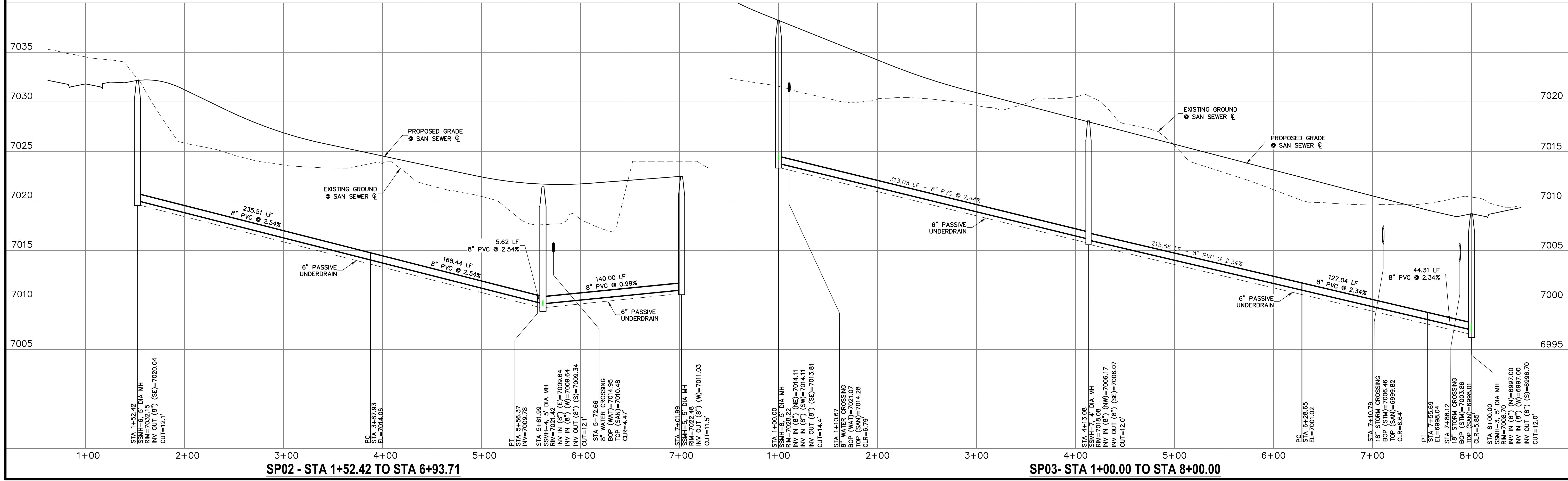
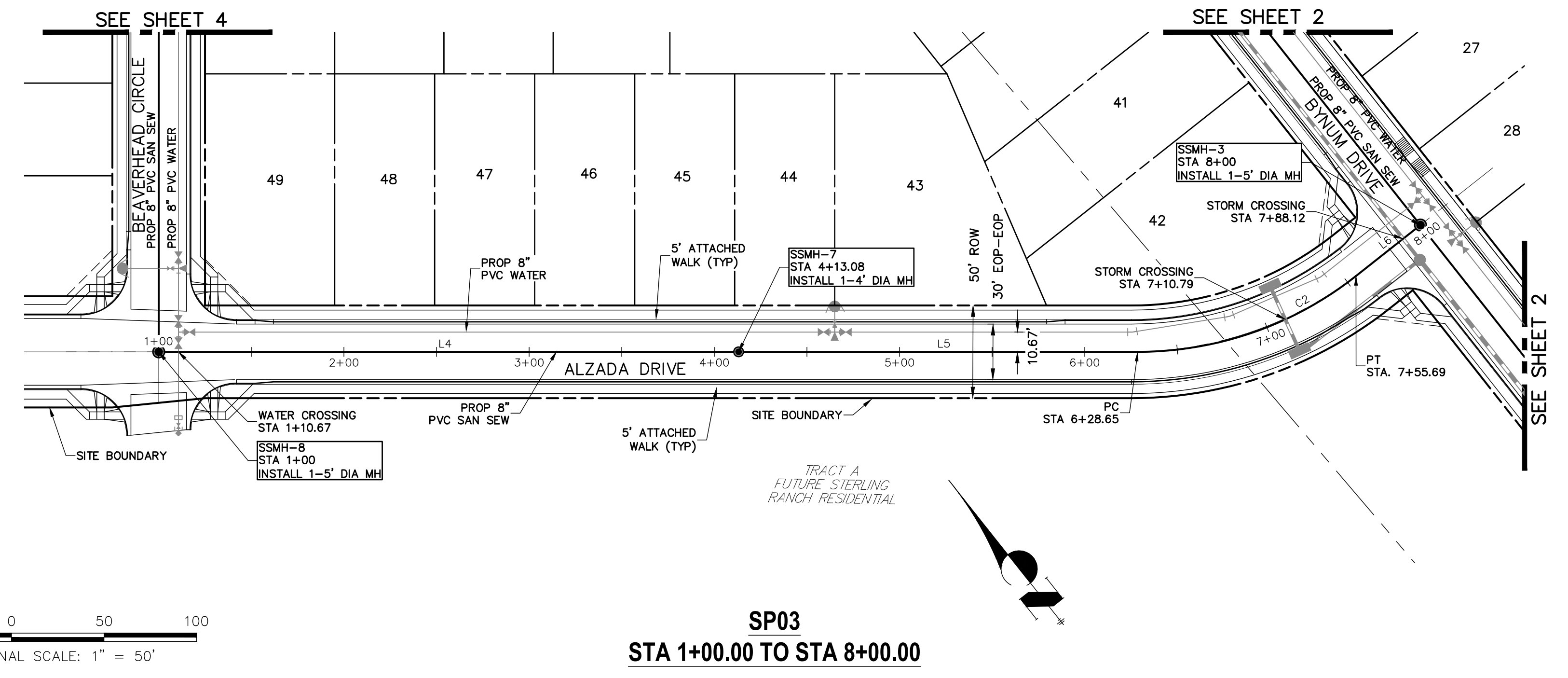
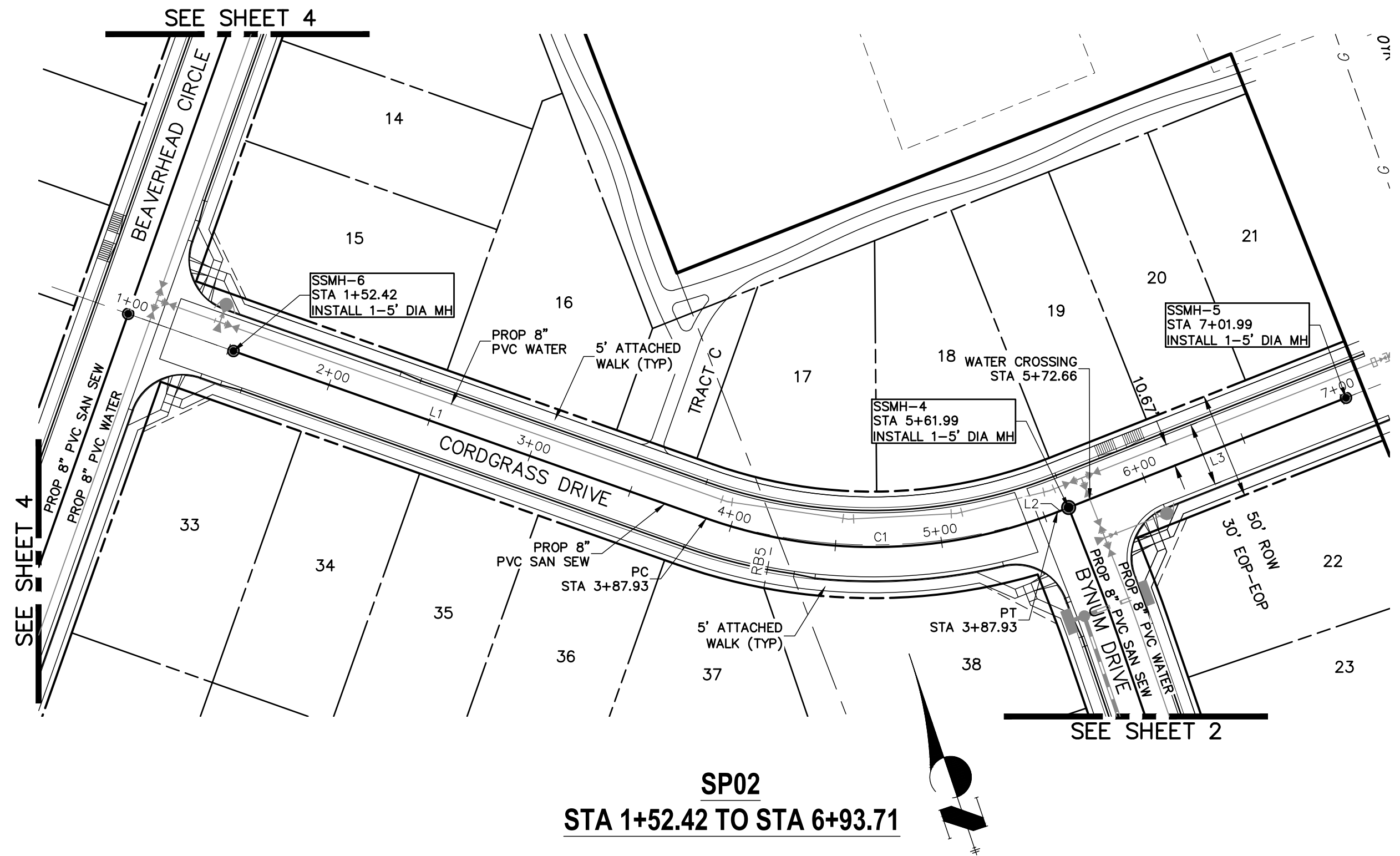


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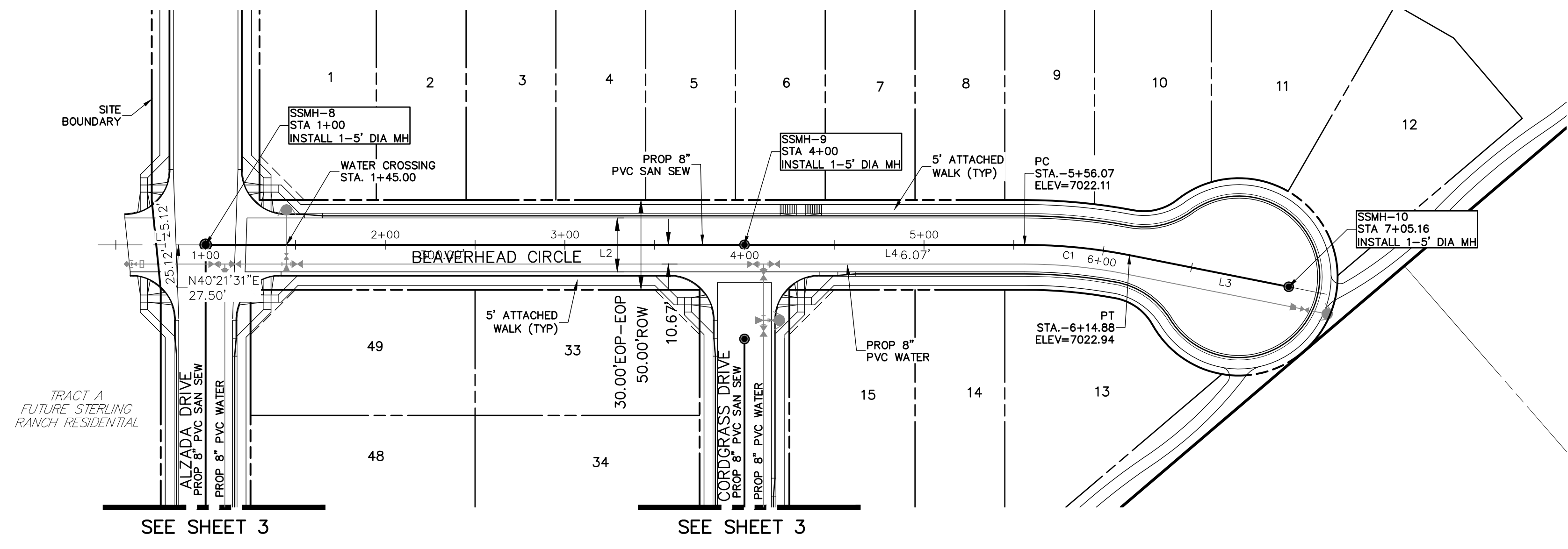
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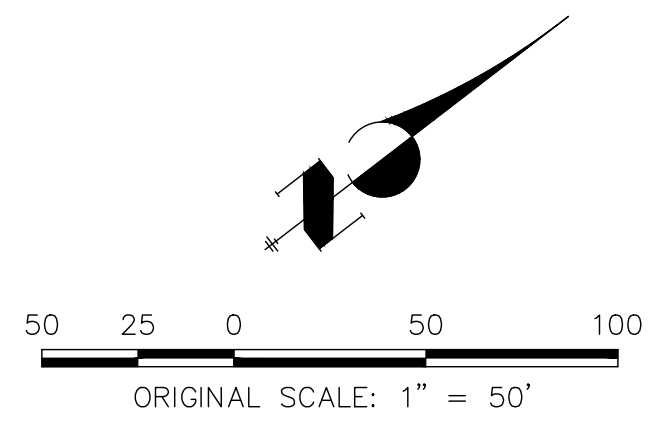


No.	REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		1"=50'	1"=5'	1"=50'	1"=5'				
						06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2
 SANITARY SEWER PLAN
 SHEET 3 OF 6
 JOB NO. 25188.01

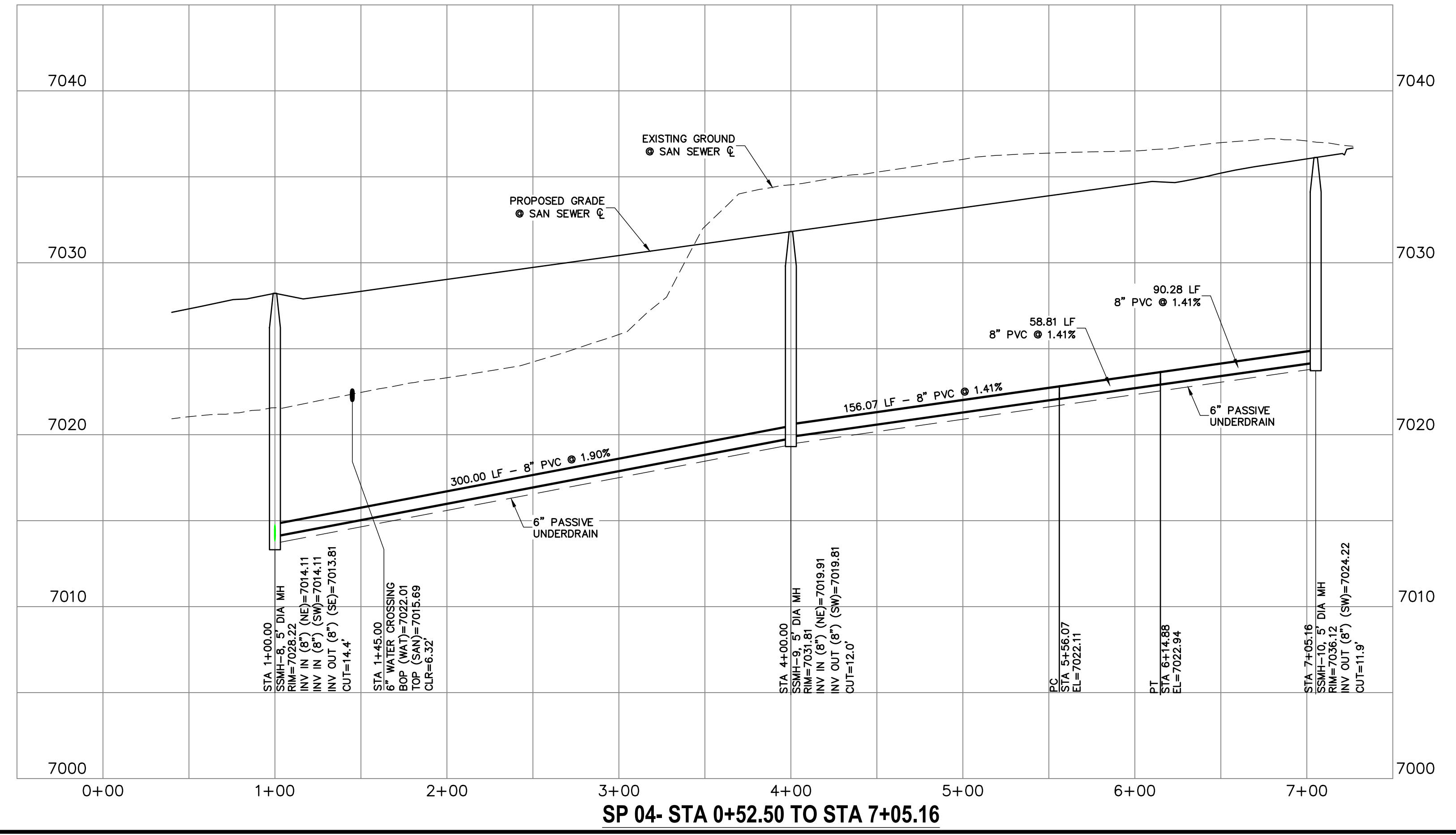


SP 04
STA 0+52.50 TO STA 7+05.16

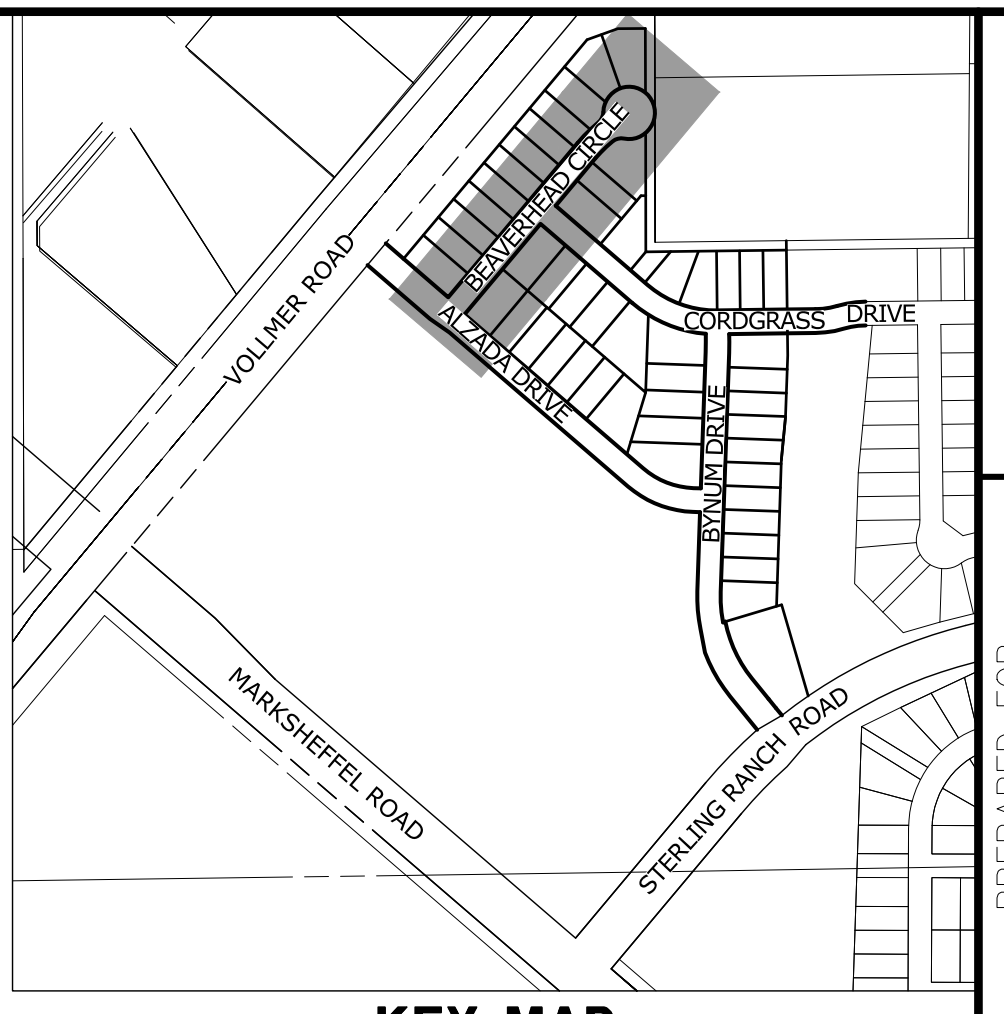


SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.50'	N40°21'31"E
L2	300.00'	N40°21'31"E
L3	90.28'	N51°35'24"E
L4	156.07'	N40°21'31"E

SANITARY SEWER CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	111°3'53"	300.00'	58.81'



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



KEY MAP
SCALE: NTS

PREPARED FOR
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20 BOULDER CRESCENT
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No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	06/01/20	RAB	RAB	



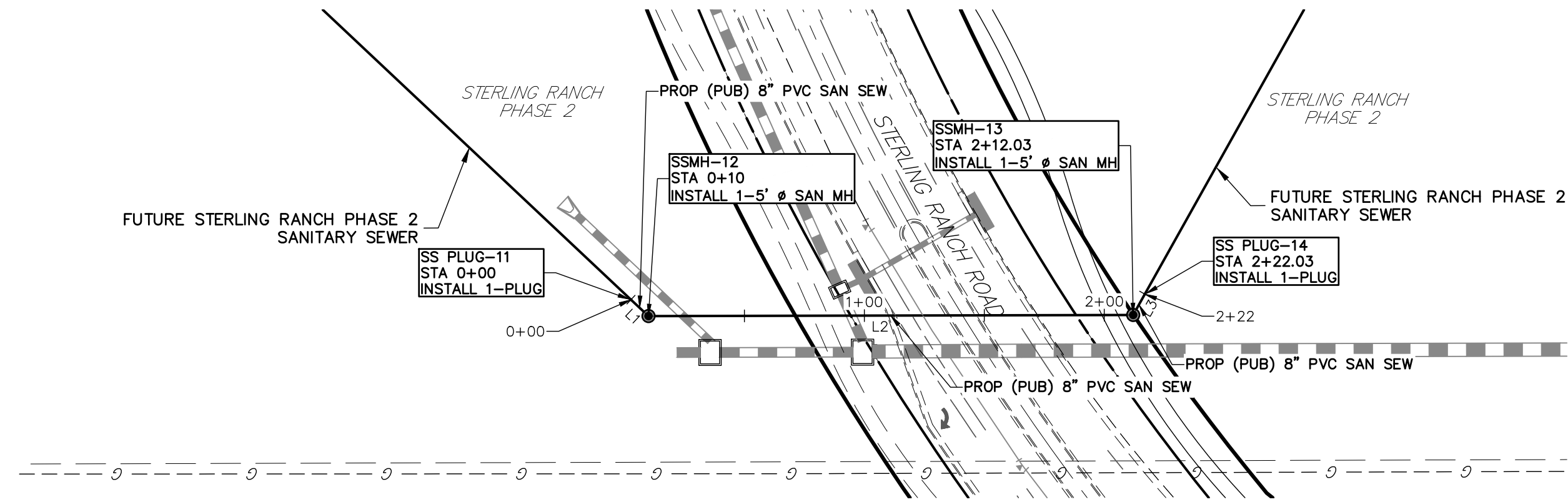
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

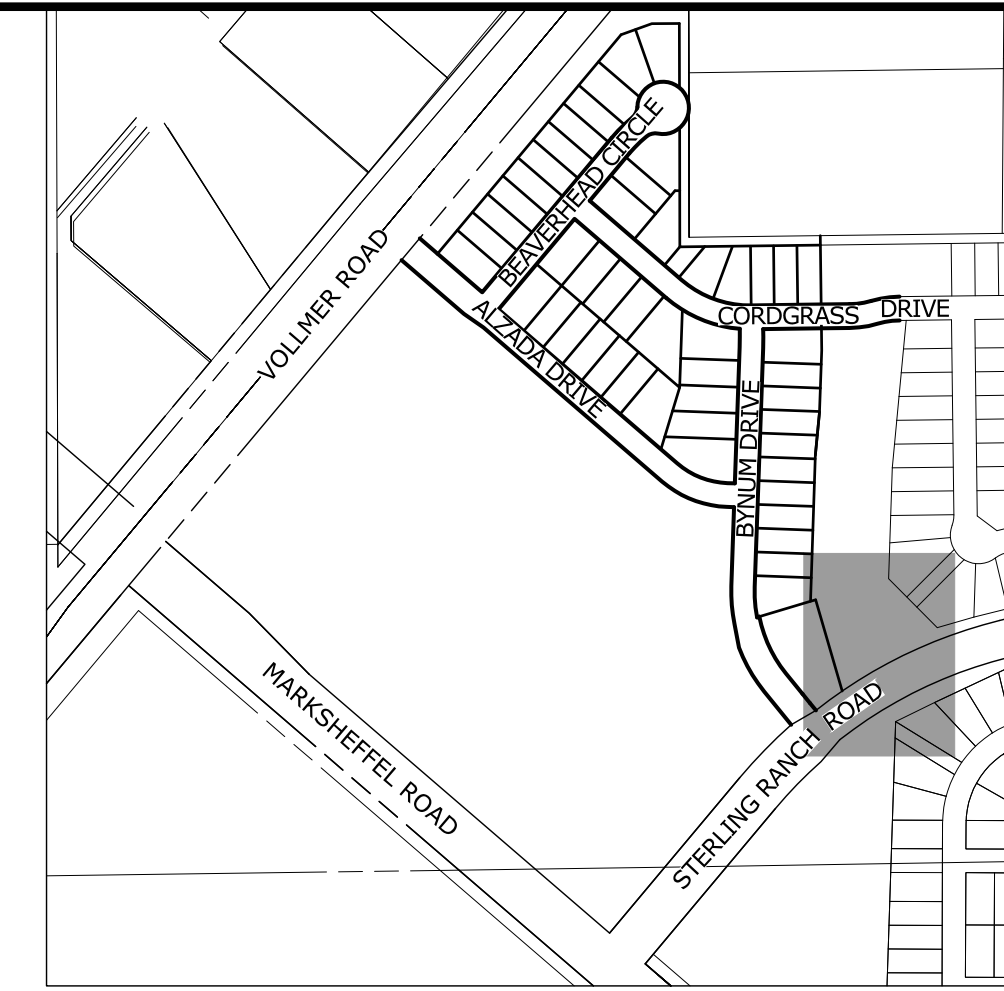
32314

STERLING RANCH FILING NO.2
SANITARY SEWER PLAN

SHEET 4 OF 6
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



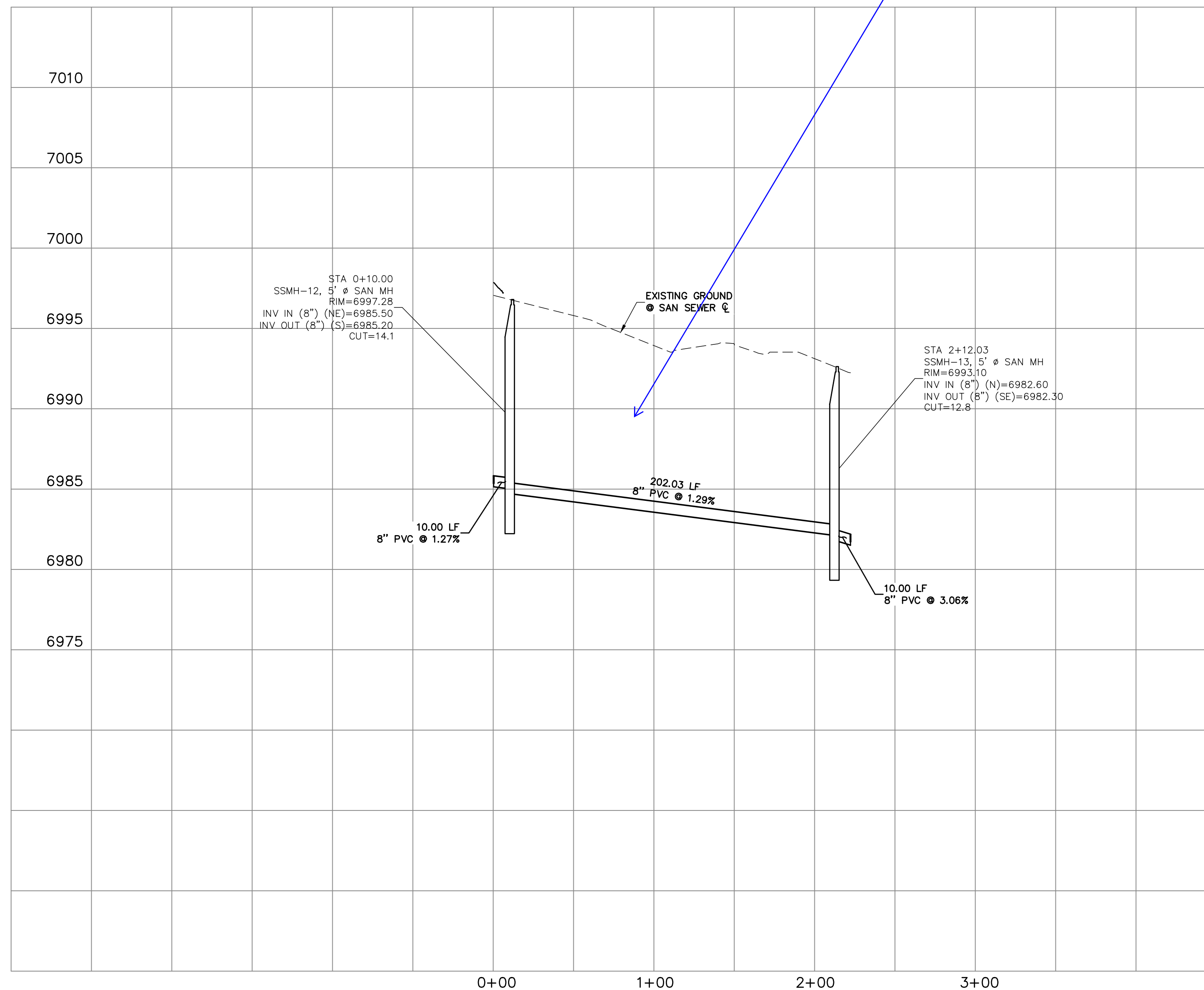
KEY MAP
SCALE: NTS

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

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

SP05
STA 1+00.00 TO STA 2+00.00

Show and label crossings



ORIGINAL SCALE: 1" = 50'

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

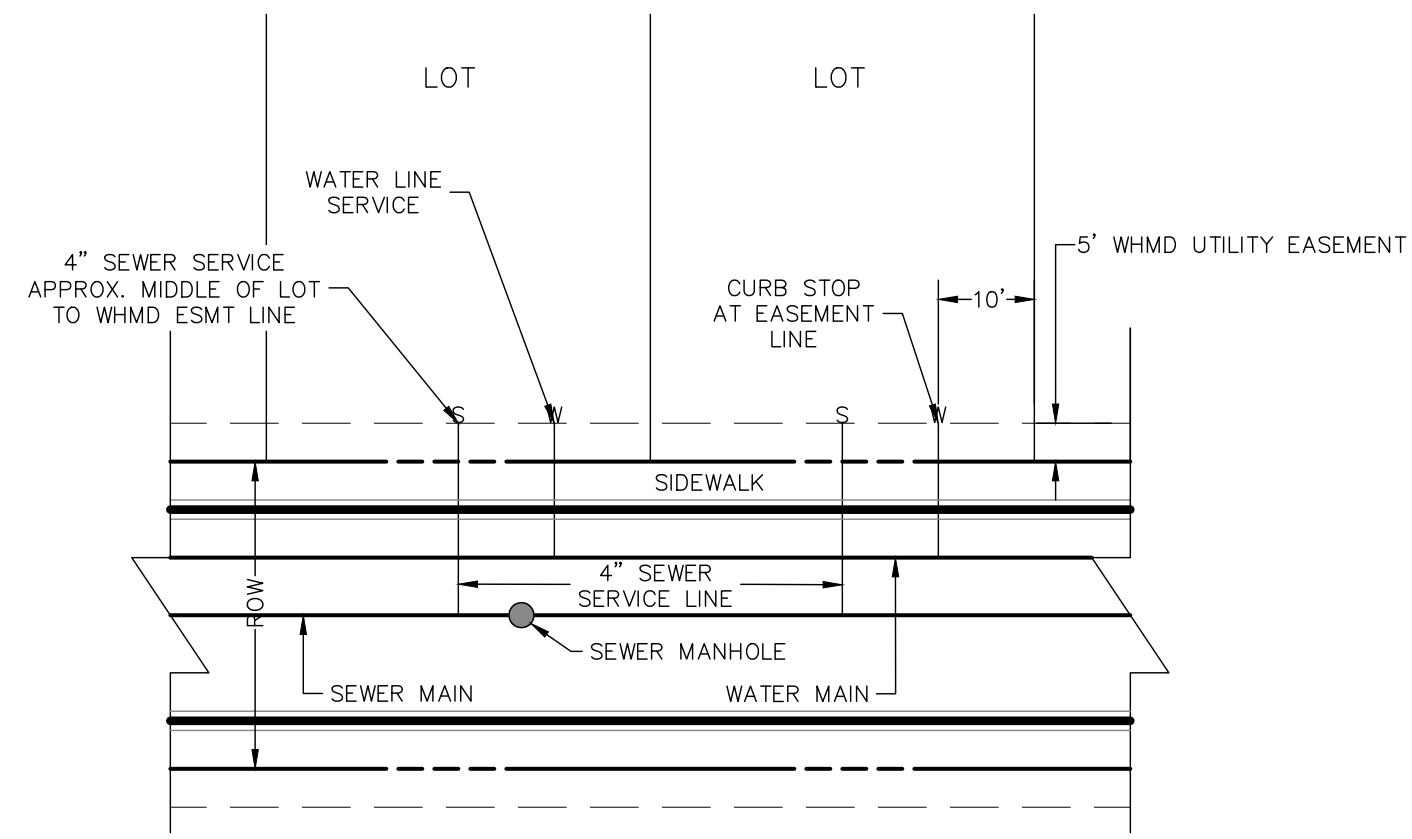
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
STERLING RANCH FILING NO.2									
SANITARY SEWER PLAN									
SHEET 5 OF 6									
JOB NO. 25188.01									

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- 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.

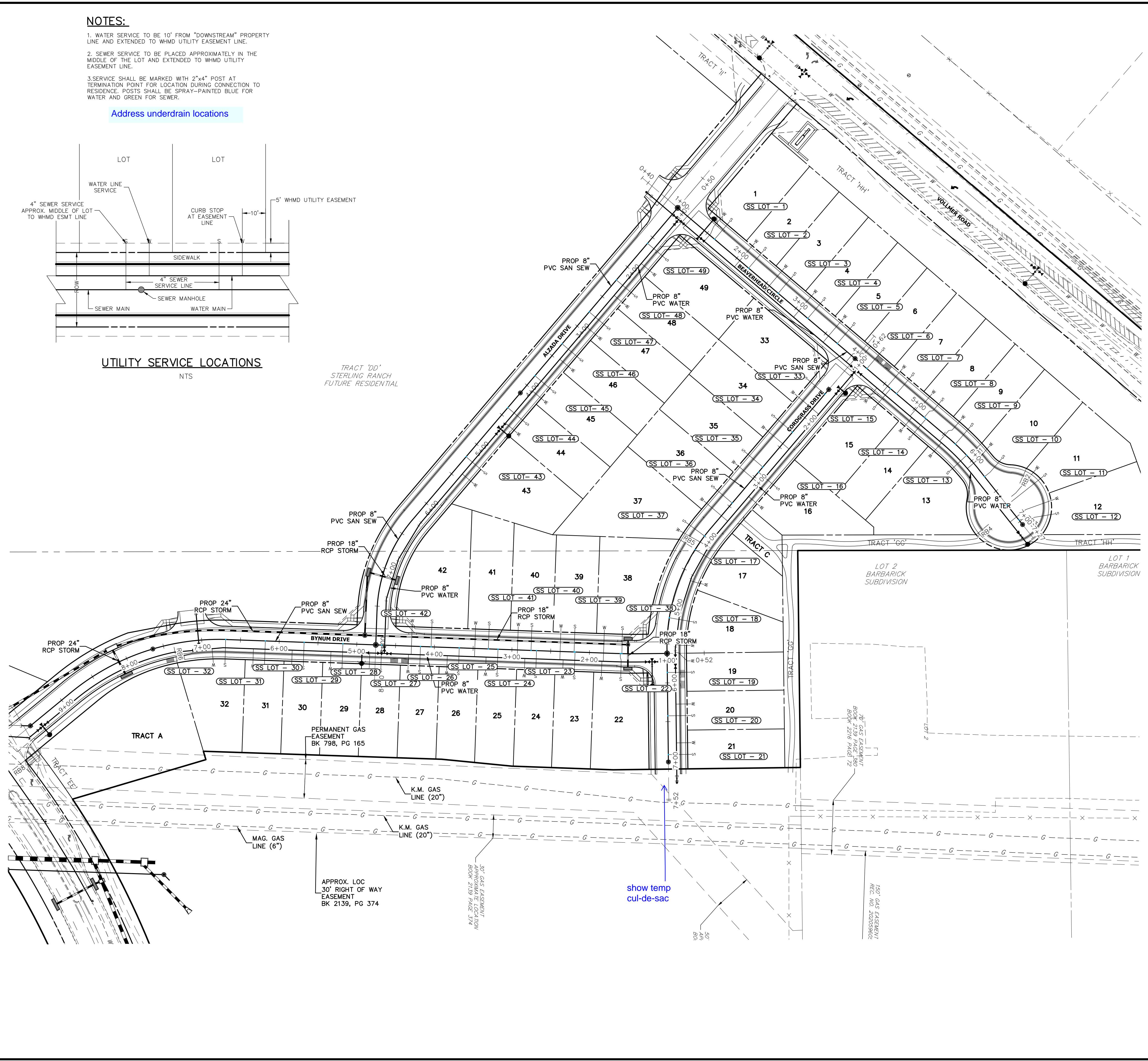
Address underdrain locations



UTILITY SERVICE LOCATIONS

NTS

TRACT "DD"
STERLING RANCH
FUTURE RESIDENTIAL

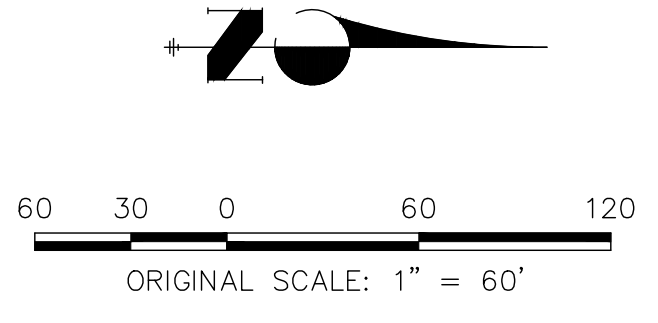


KEY MAP
SCALE: NTS

SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 1	1+62.50	SS-BC
SS LOT - 2	2+20.00	SS-BC
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
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

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 - 23	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
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

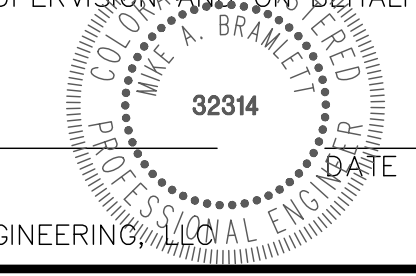
- STREET ABBREVIATIONS**
- AD ALZADA DRIVE
 - BC BEAVERHEAD CIRCLE
 - BD BYNUM DRIVE
 - CD CORDGRASS DRIVE
 - DD DODSON DRIVE



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 ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR 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

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No.	REVISION	BY	DATE

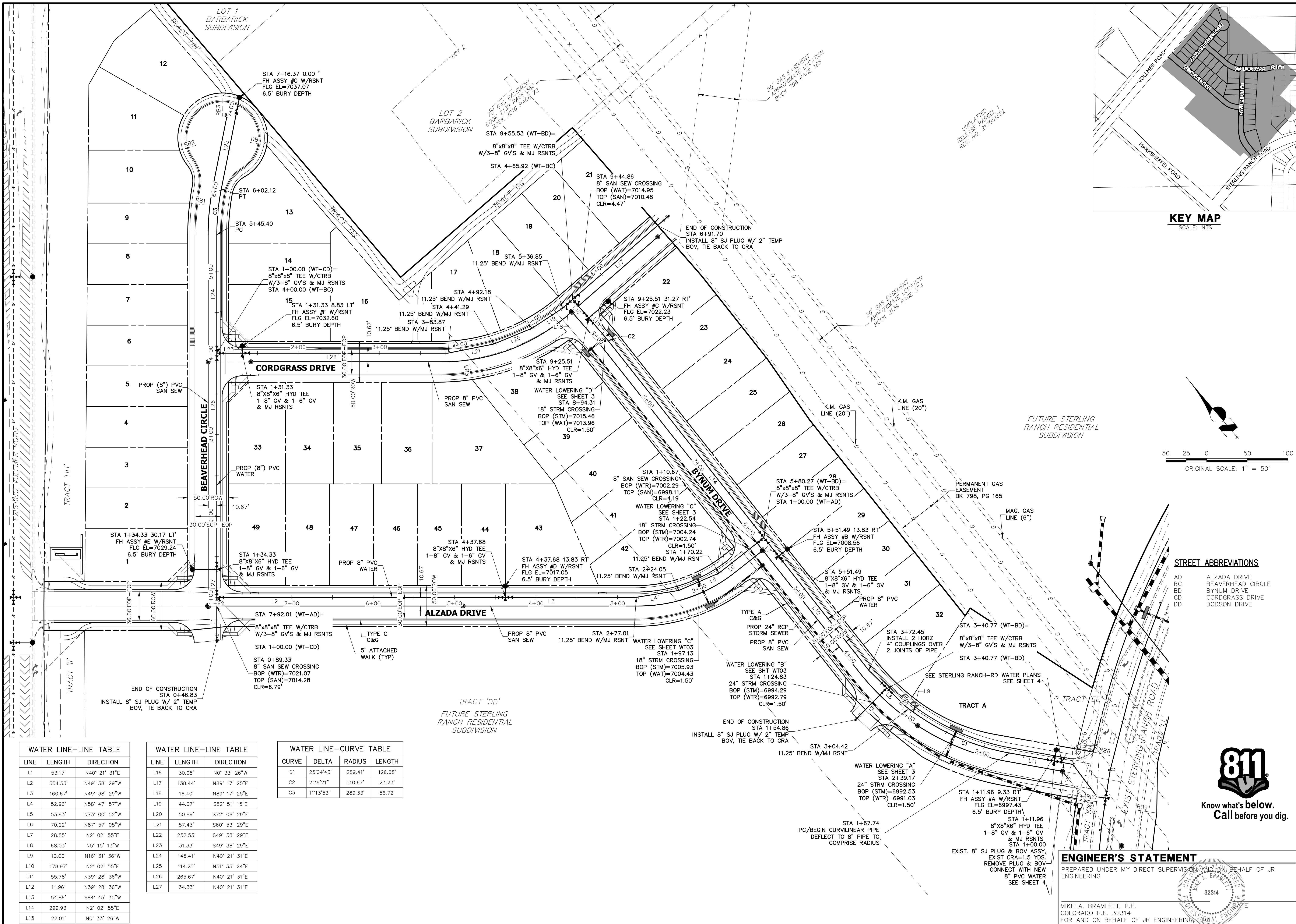
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	06/01/20	RAB	RAB	

STERLING RANCH FILING NO.2

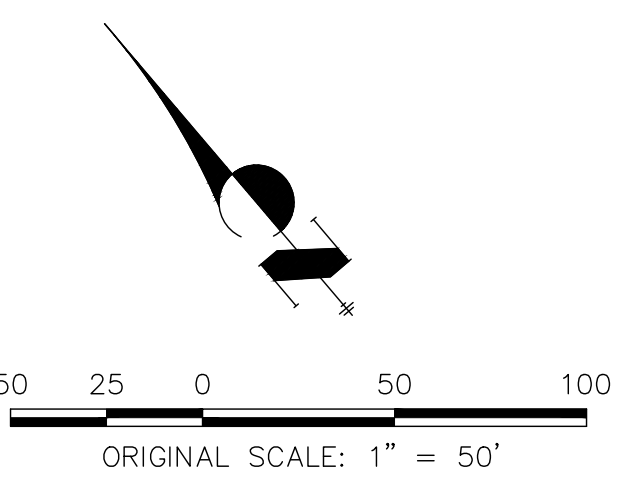
SANITARY SEWER PLAN

SHEET 6 OF 6

JOB NO. 25188.01



KEY MAP
SCALE: NTS



STREET ABBREVIATIONS

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

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	265.67'	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'

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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BY	DATE	REVISION

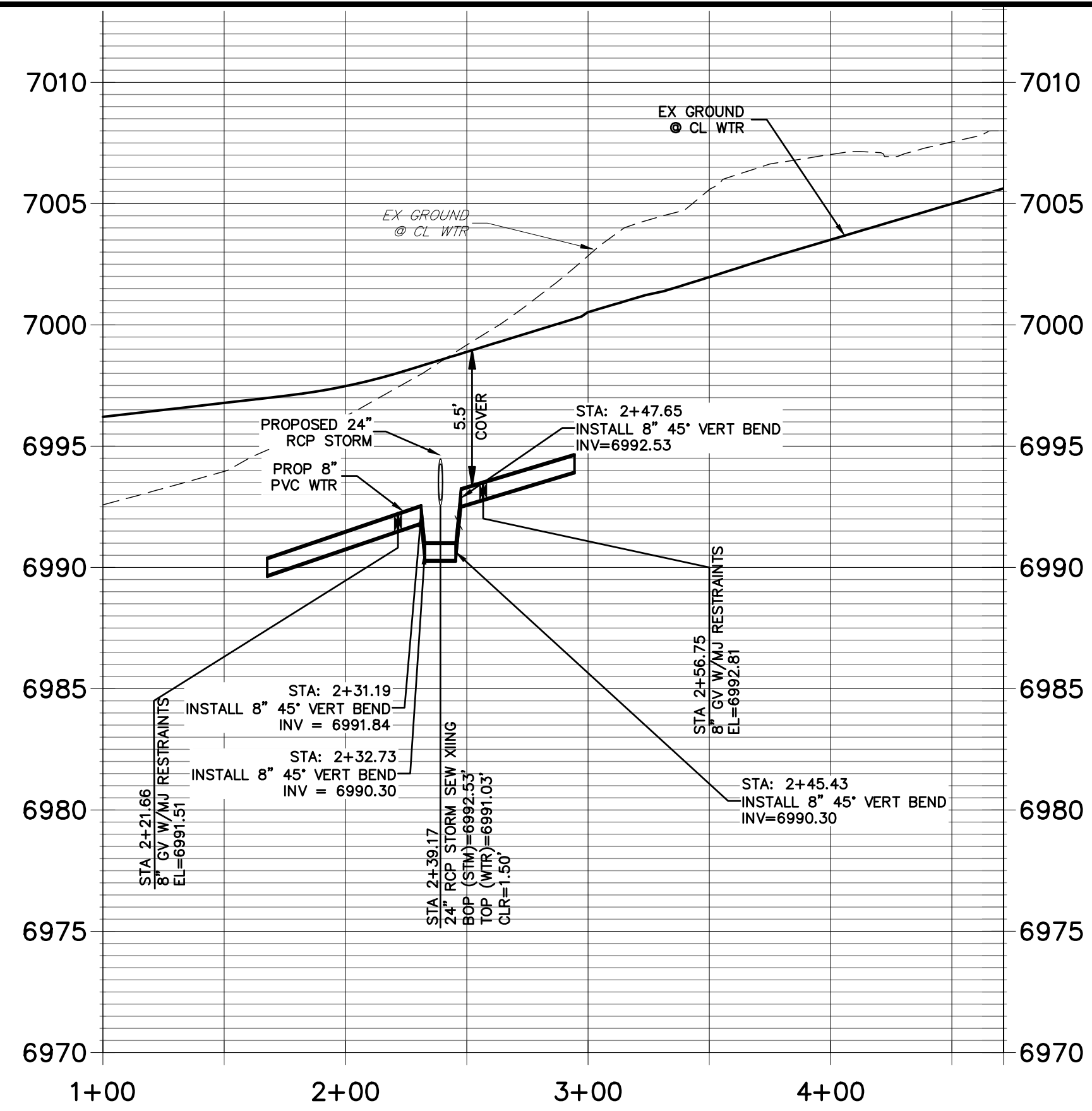
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V-SCALE: 1" = 50'
DATE: 06/01/20
DESIGNED BY: RAB
DRAWN BY: RAB
CHECKED BY: RAB

STERLING RANCH FILING NO.2
WATER PLAN

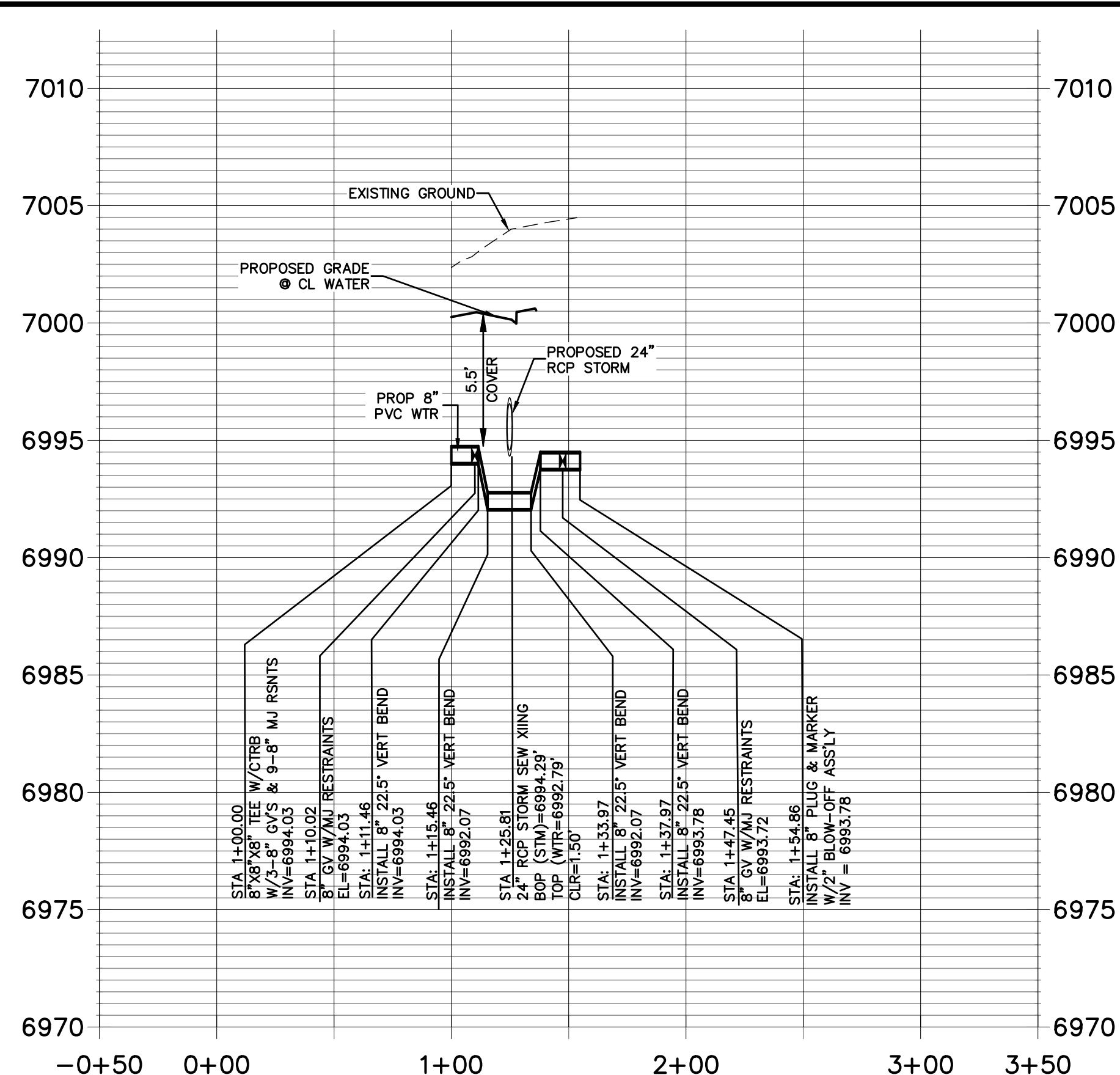
SHEET 2 OF 5
JOB NO. 25188.01



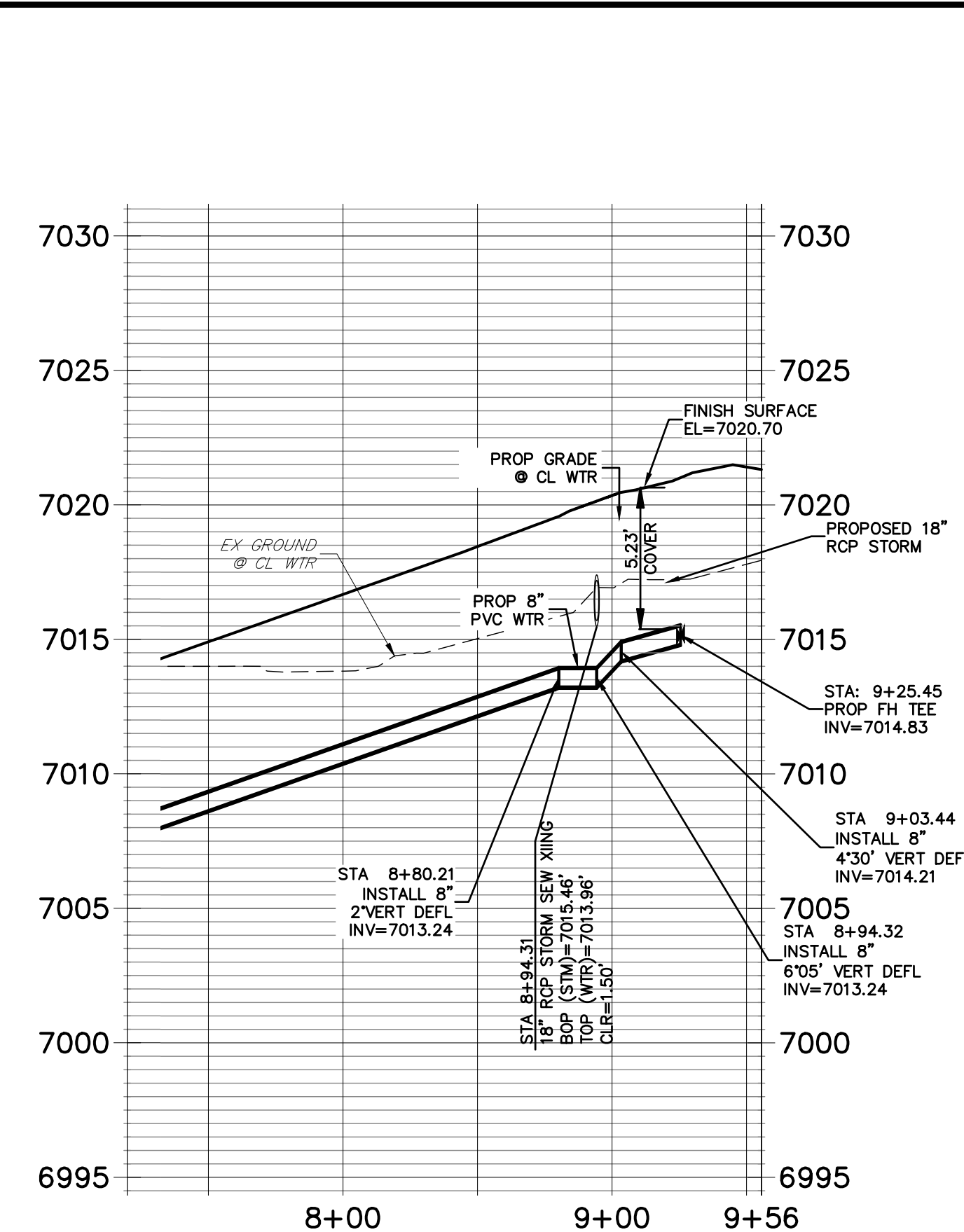
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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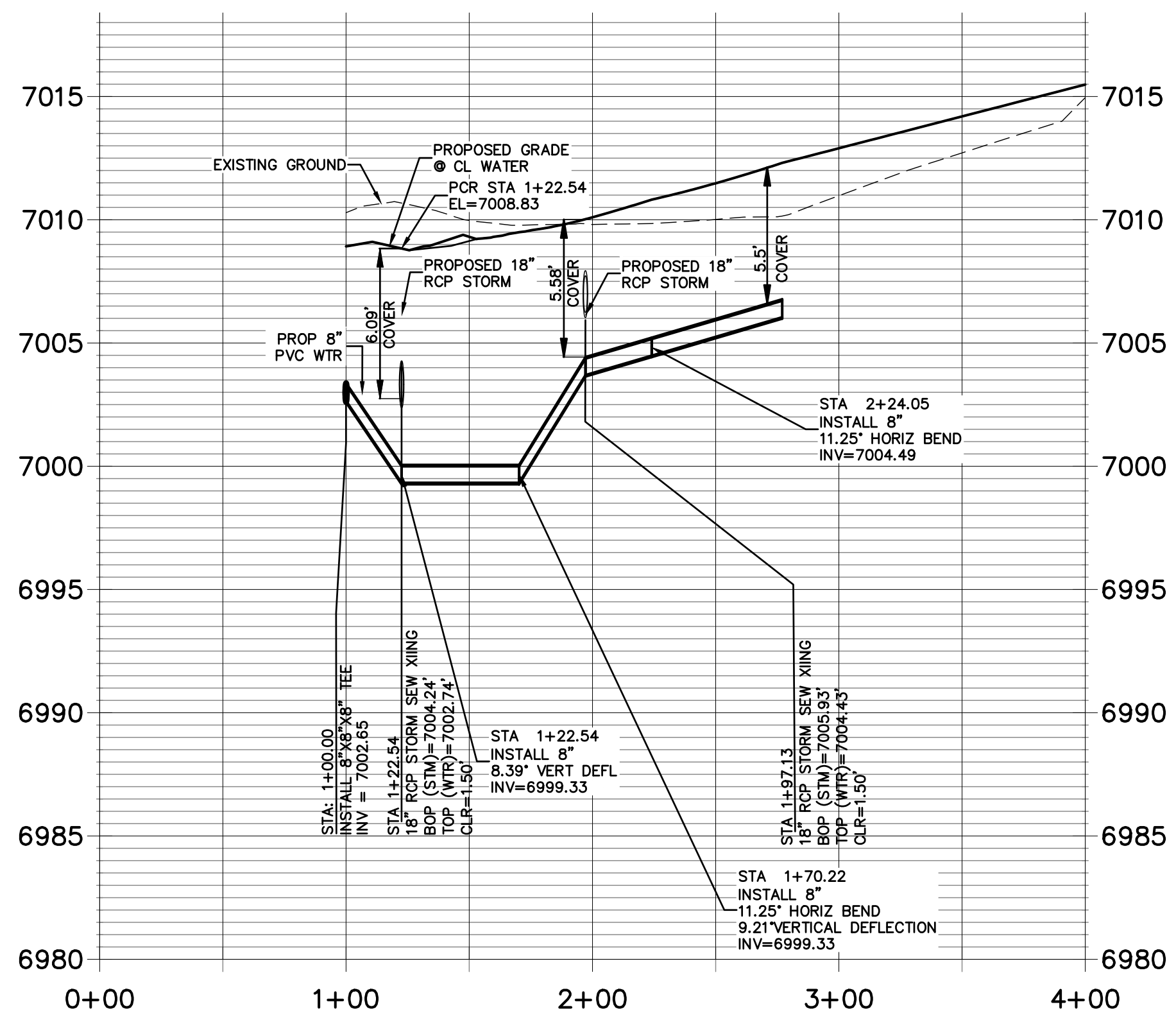
WATER LOWERING "A"
STA 2+39.17



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

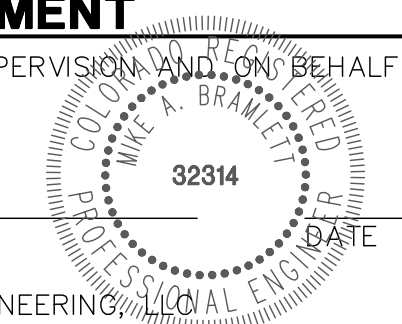


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ENGINEER'S STATEMENT

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



STERLING RANCH FILING NO.2
WATER PLAN
SHEET 3 OF 5
JOB NO. 25188.01
DESIGNED BY RAB
DRAWN BY RAB
CHECKED BY
DATE 06/01/20
V-SCALE 1"=5'
H-SCALE 1"=50'
NO. REVISION

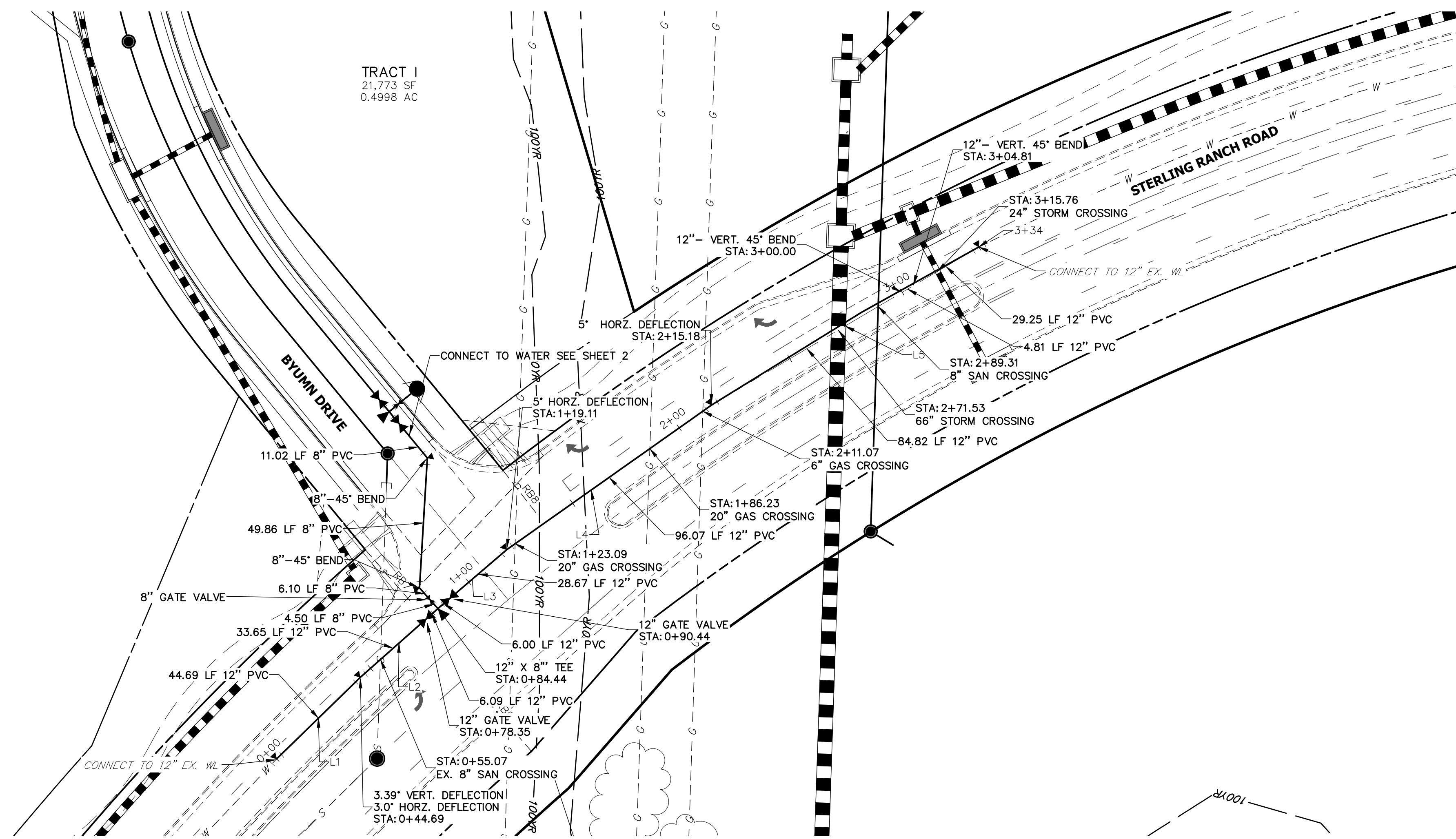
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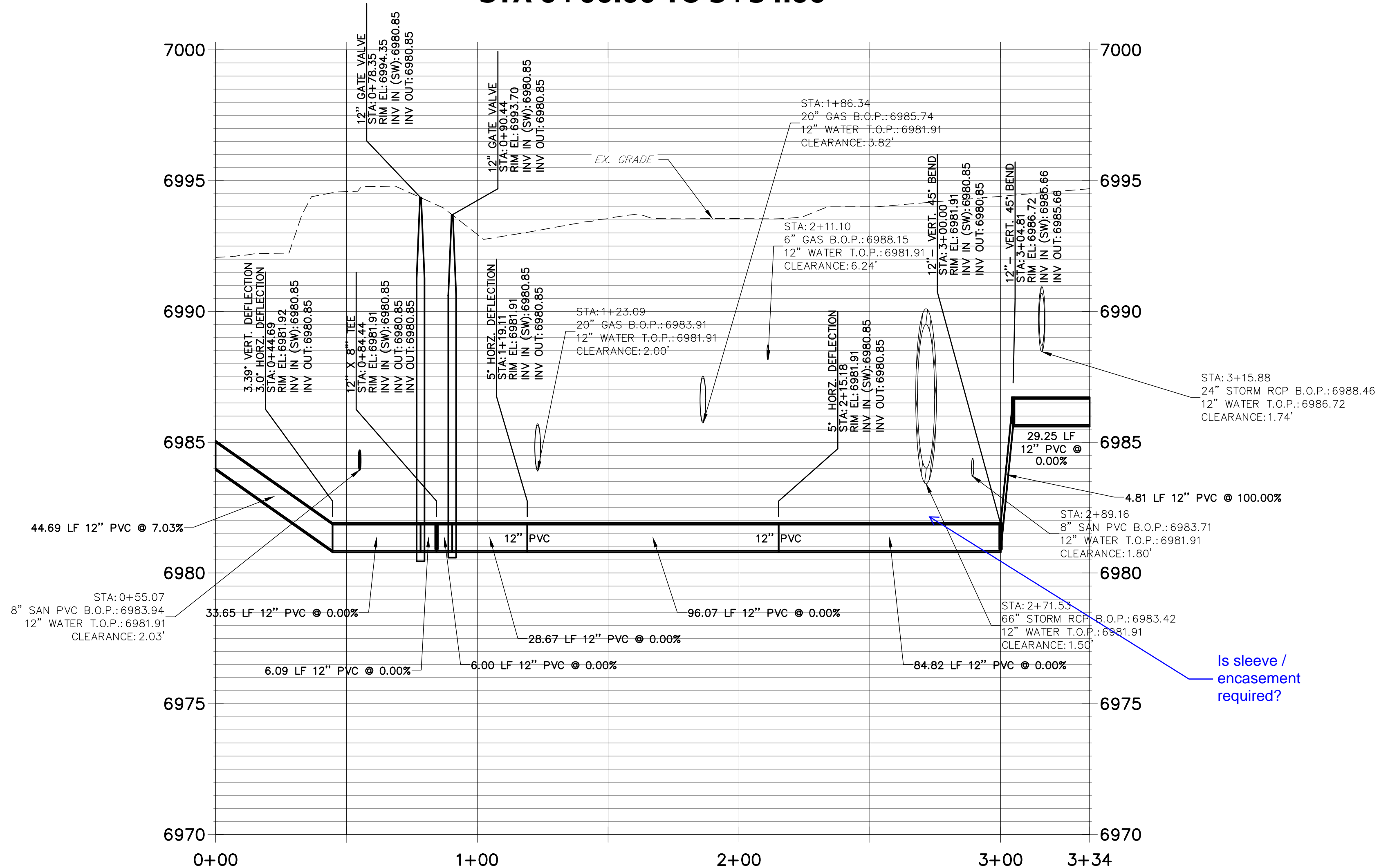
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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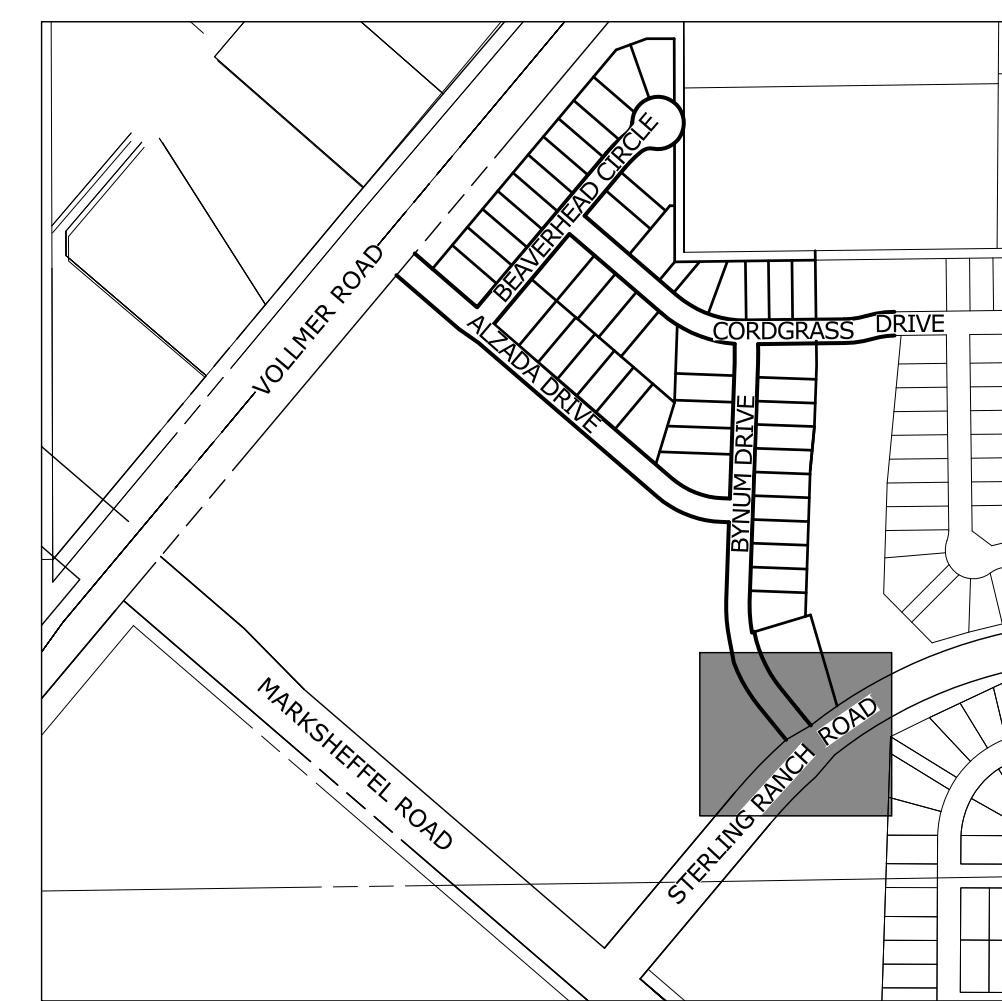
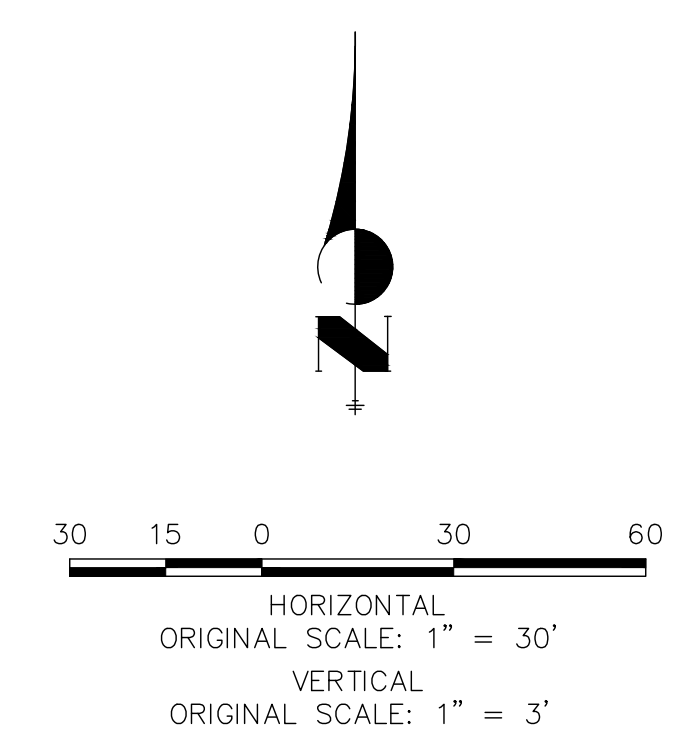
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**WT-SRR PROFILE
STA 0+00.00 TO 3+34.06**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°43'28"E	44.69'
L2	N48°27'14"E	39.75'
L3	N49°24'08"E	34.67'
L4	N54°46'00"E	96.07'
L5	N59°23'30"E	118.88'



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
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STERLING RANCH FILING NO.2
 WATER PLAN
 SHEET 4 OF 5
 JOB NO. 25188.01

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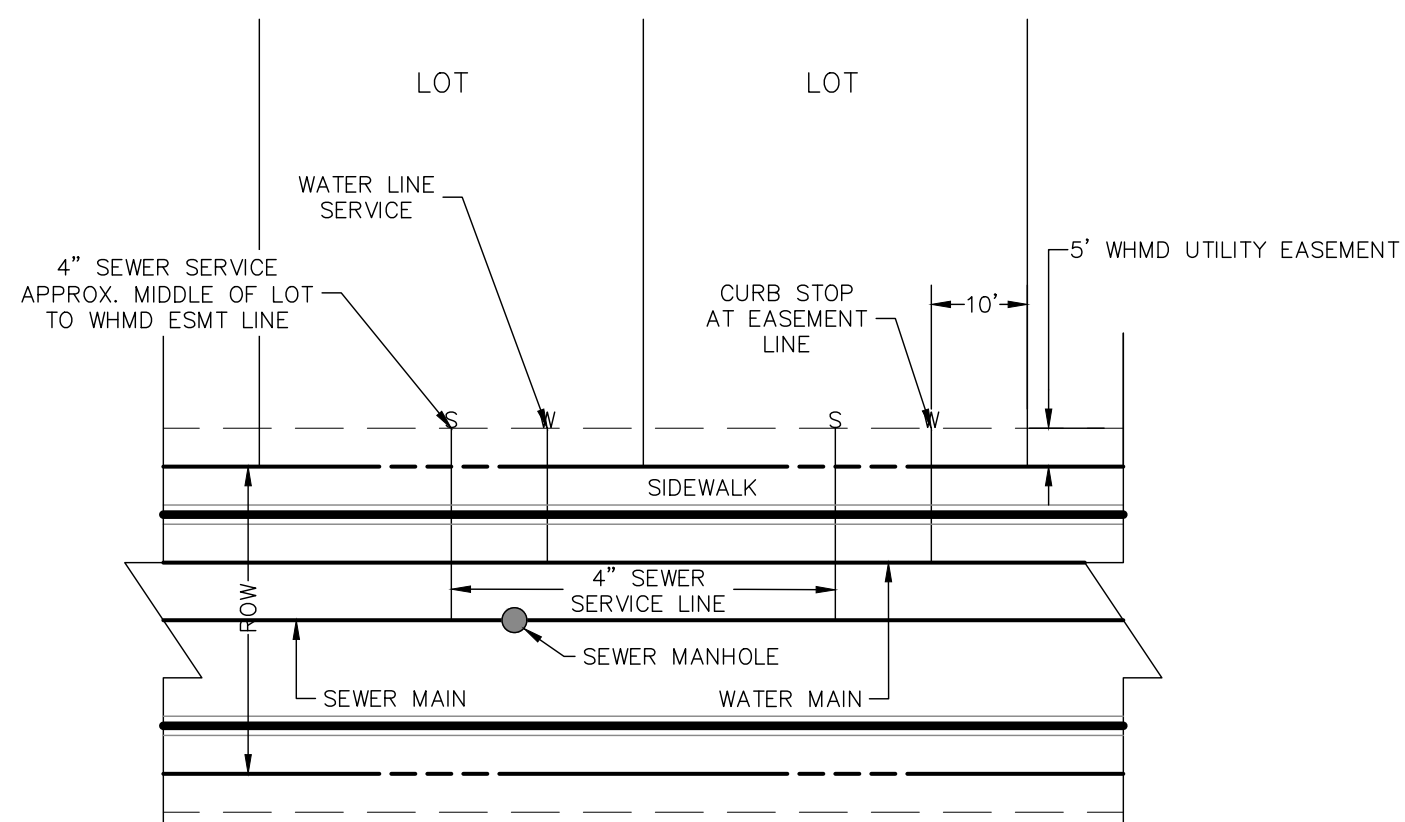
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PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

BY DATE
 No. REVISION
 H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 06/01/20
 DESIGNED BY ARJ
 DRAWN BY ARJ
 CHECKED BY

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



KEY MAP

SCALE: NTS

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

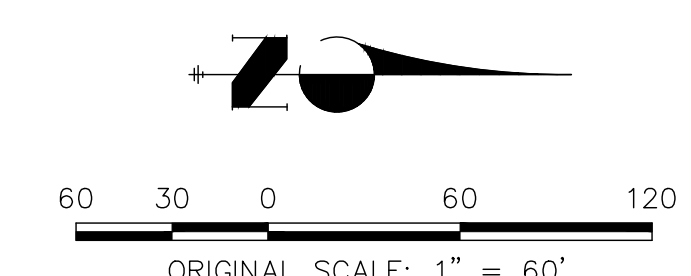
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 43	3+61.58	WT-AD
WS - LOT 44	4+47.68	WT-AD
WS - LOT 45	5+01.68	WT-AD
WS - LOT 46	5+55.68	WT-AD
WS - LOT 47	6+09.68	WT-AD
WS - LOT 48	6+63.68	WT-AD
WS - LOT 49	7+17.68	WT-AD

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

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



811
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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

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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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BY	DATE	REVISION

H-SCALE: 1" = 50'
 V-SCALE: N/A
 DATE: 06/01/20
 DESIGNED BY: BAB
 DRAWN BY: ARJ
 CHECKED BY:

STERLING RANCH FILING NO.2
WATER PLAN

SHEET 5 OF 4
 JOB NO. 25188.01