

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

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

J-R ENGINEERING
 A Western Company
 Centennial 305-740-9383 • Colorado Springs 719-580-2893
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

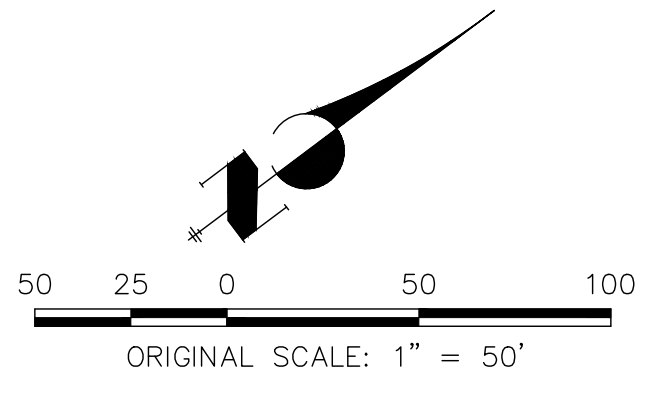
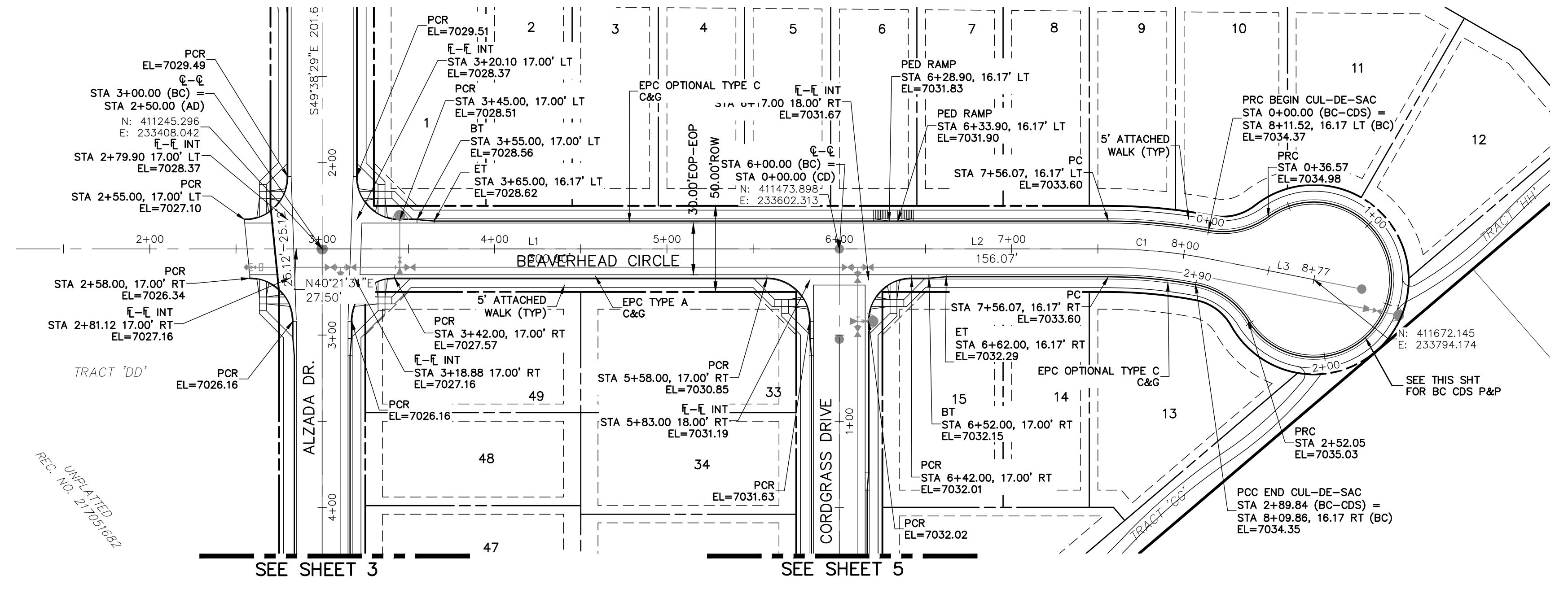
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	02/01/21	RAB	RAB	RAB

STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

SHEET 4 OF 8

JOB NO. 25188.01



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

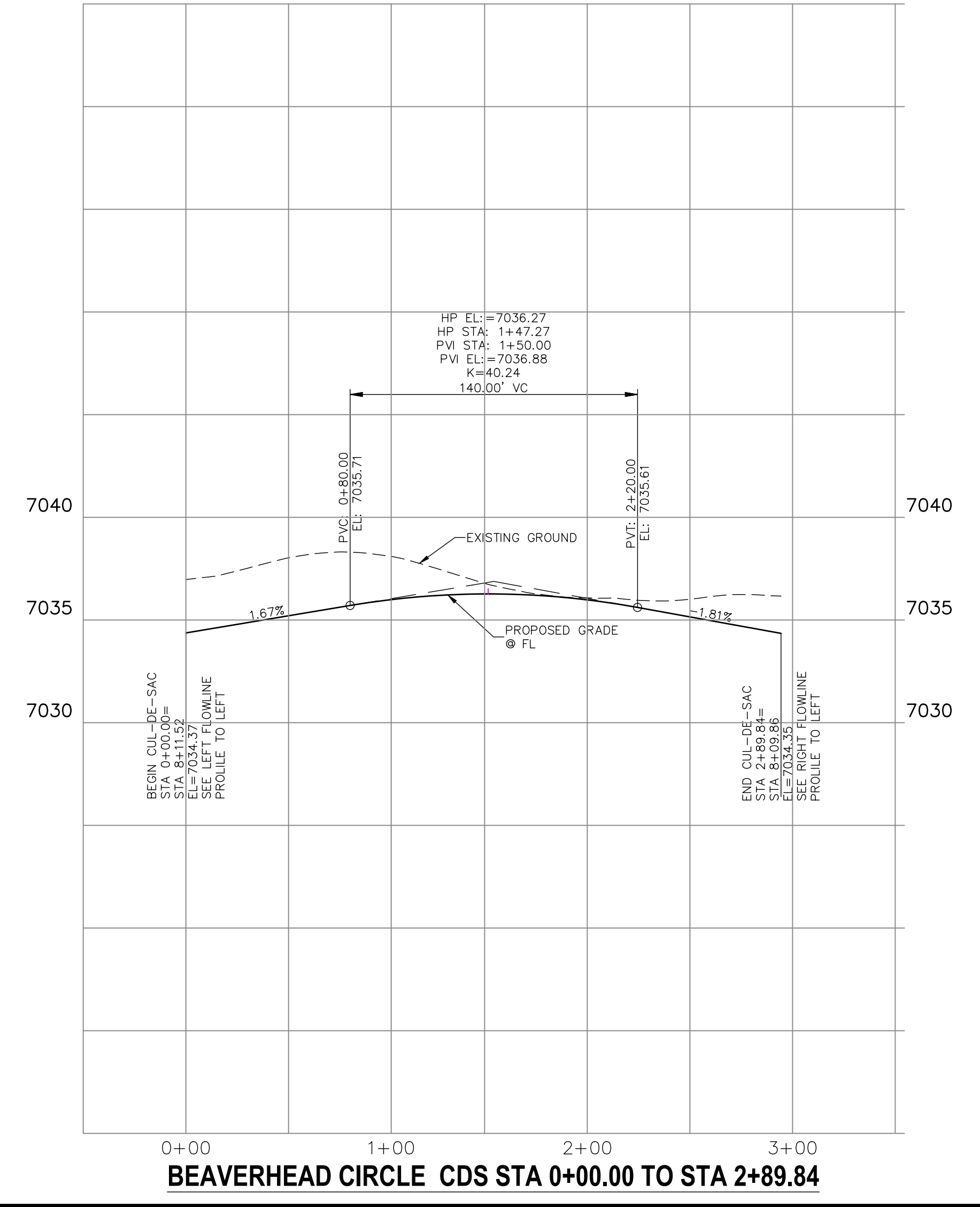
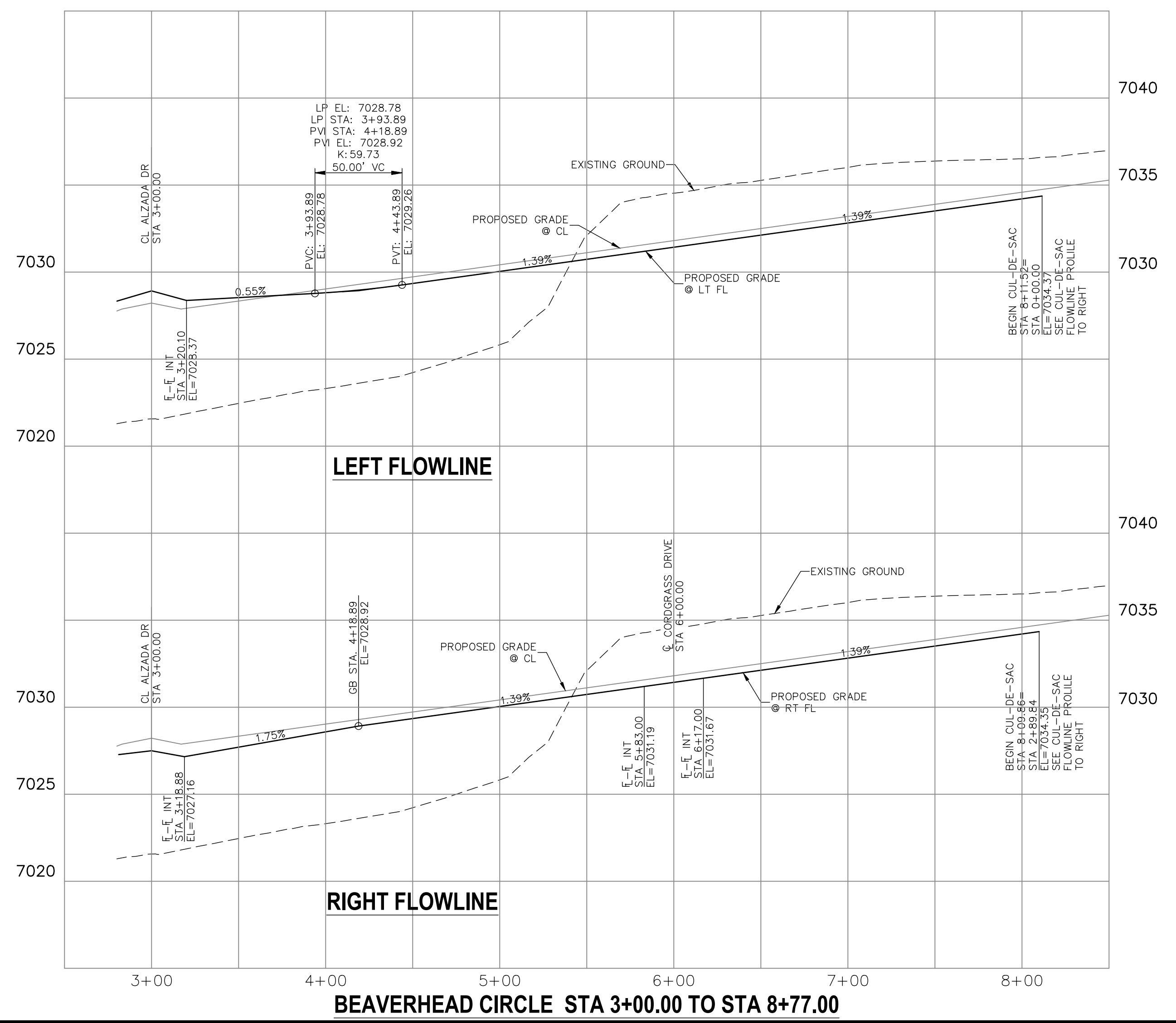
LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	156.07'	N40°21'31"E
L3	62.00'	N51°35'24"E

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

ABBREVIATION LEGEND

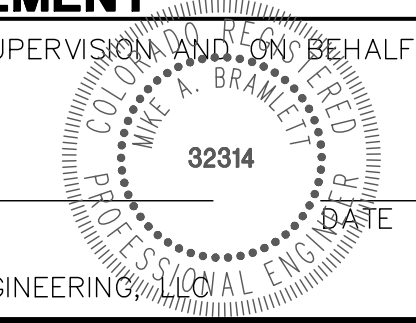
- ⊕-⊕ CENTERLINE INTERSECTION
- ⊕-⊕ FLOWLINE INTERSECTION
- BT BEGIN TRANSITION
- ET END TRANSITION
- PC POINT OF CURVE
- PCC POINT OF COMPOUND CURVE
- PCR POINT OF CURB RETURN
- PT POINT OF TANGENT ELEVATION
- LT LEFT
- RT RIGHT



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

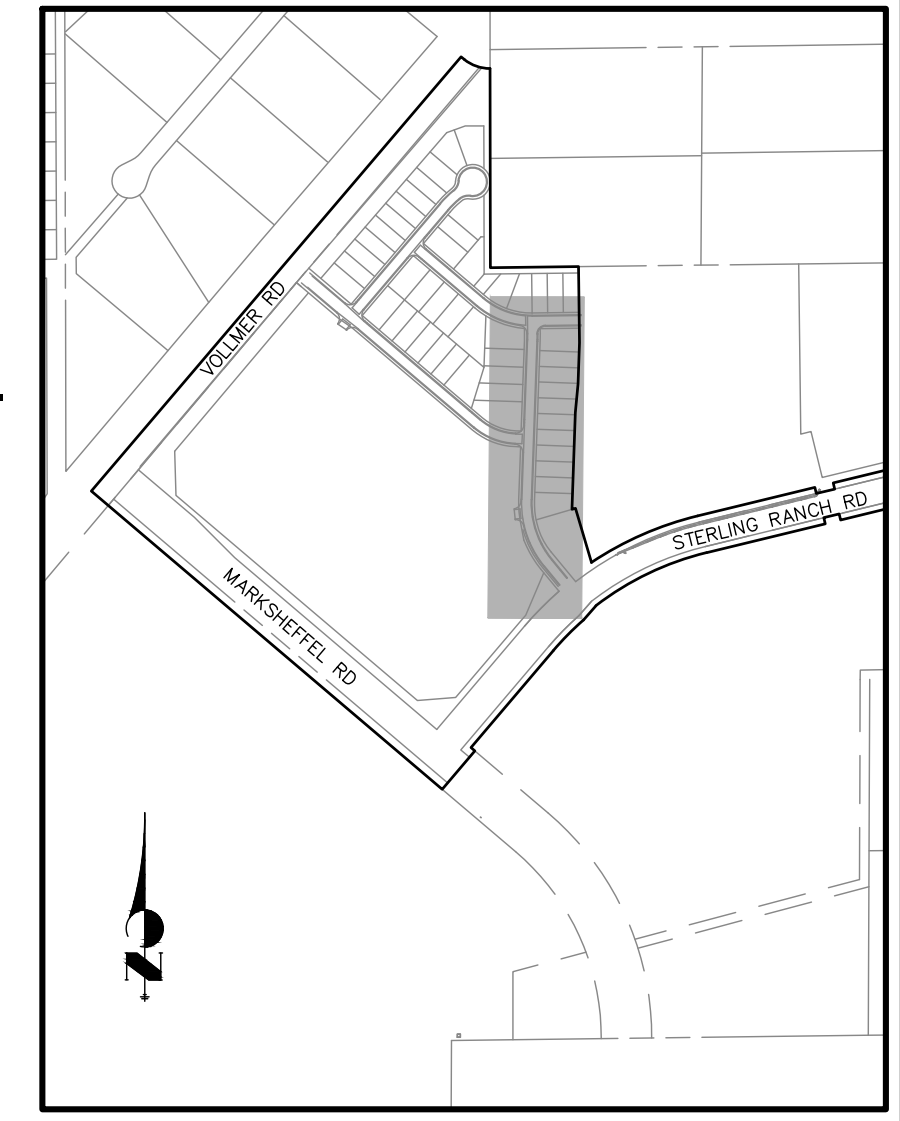
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING





Know what's below.
Call before you dig.

SEE STERLING RANCH-
STERLING RANCH ROAD
PLAN & PROFILE



KEY MAP

ABBREVIATION LEGEND

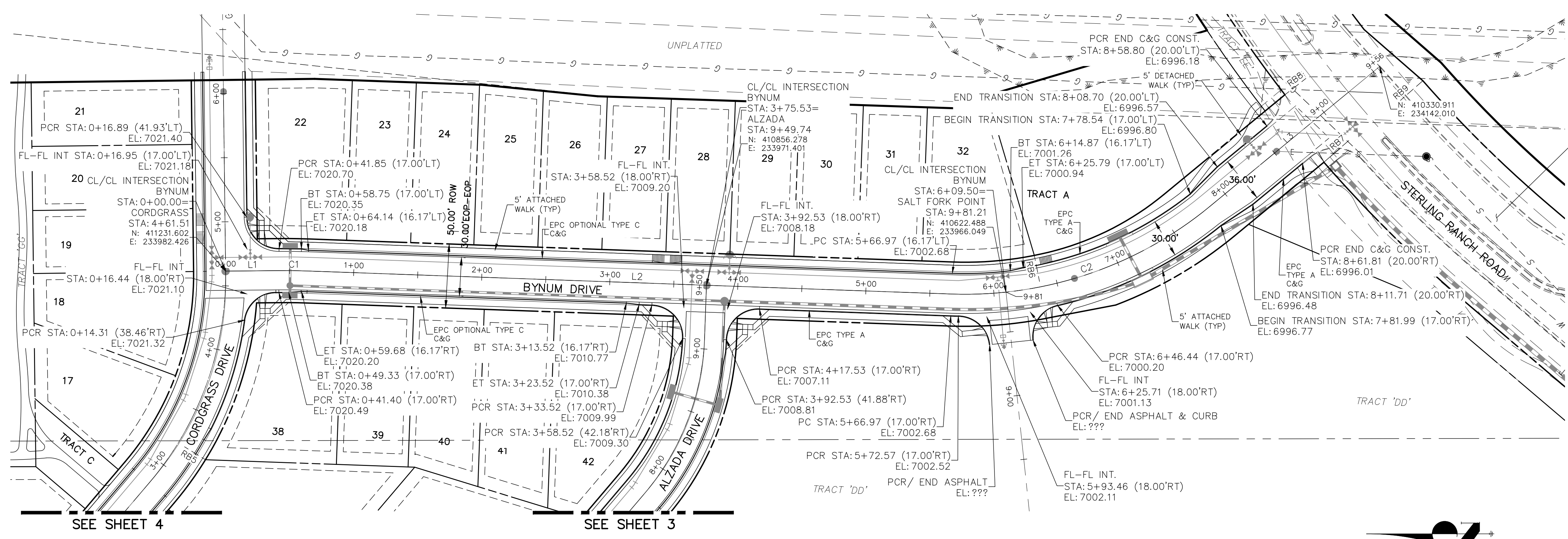
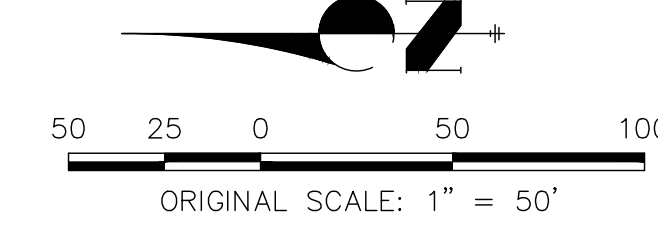
- C-C CENTERLINE INTERSECTION
- F-L FLOWLINE INTERSECTION
- BT BEGIN TRANSITION
- ET END TRANSITION
- PC POINT OF CURVE
- PCC POINT OF COMPOUND CURVE
- PCR POINT OF CURB RETURN
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

STREET ABBREVIATIONS

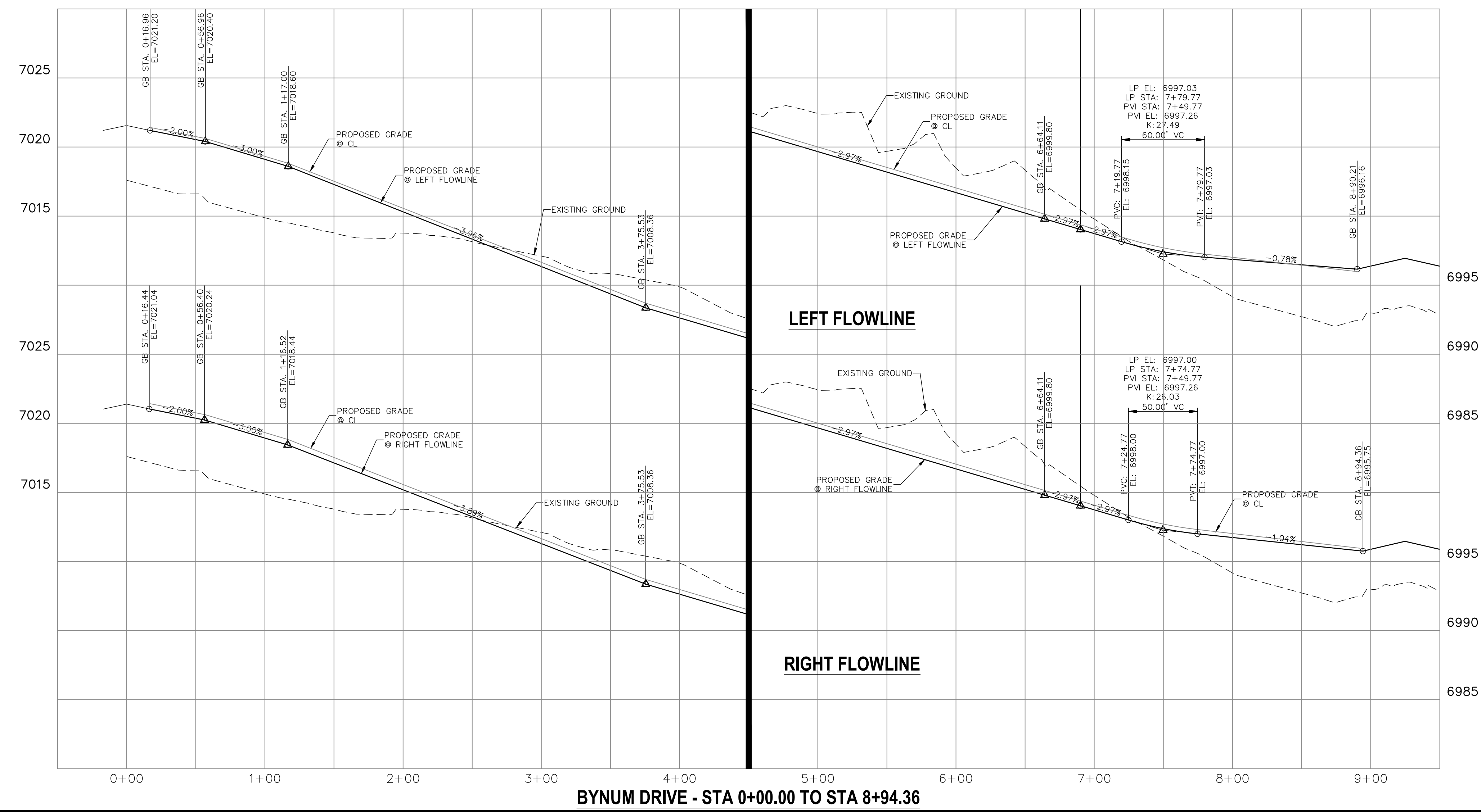
- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE
- SF SALT FORK POINT
- SRR STERLING RANCH ROAD (EX.)
- VR VOLLMER ROAD (EX.)
- CDS CUL-DE-SAC
- KN KNUCKLE

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

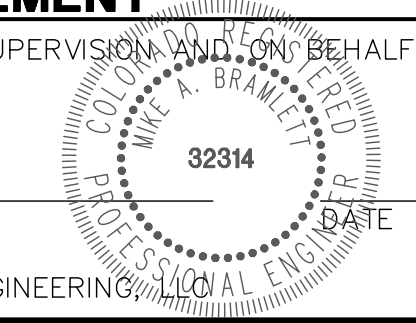


WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

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

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A Western Company

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Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	DATE

STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

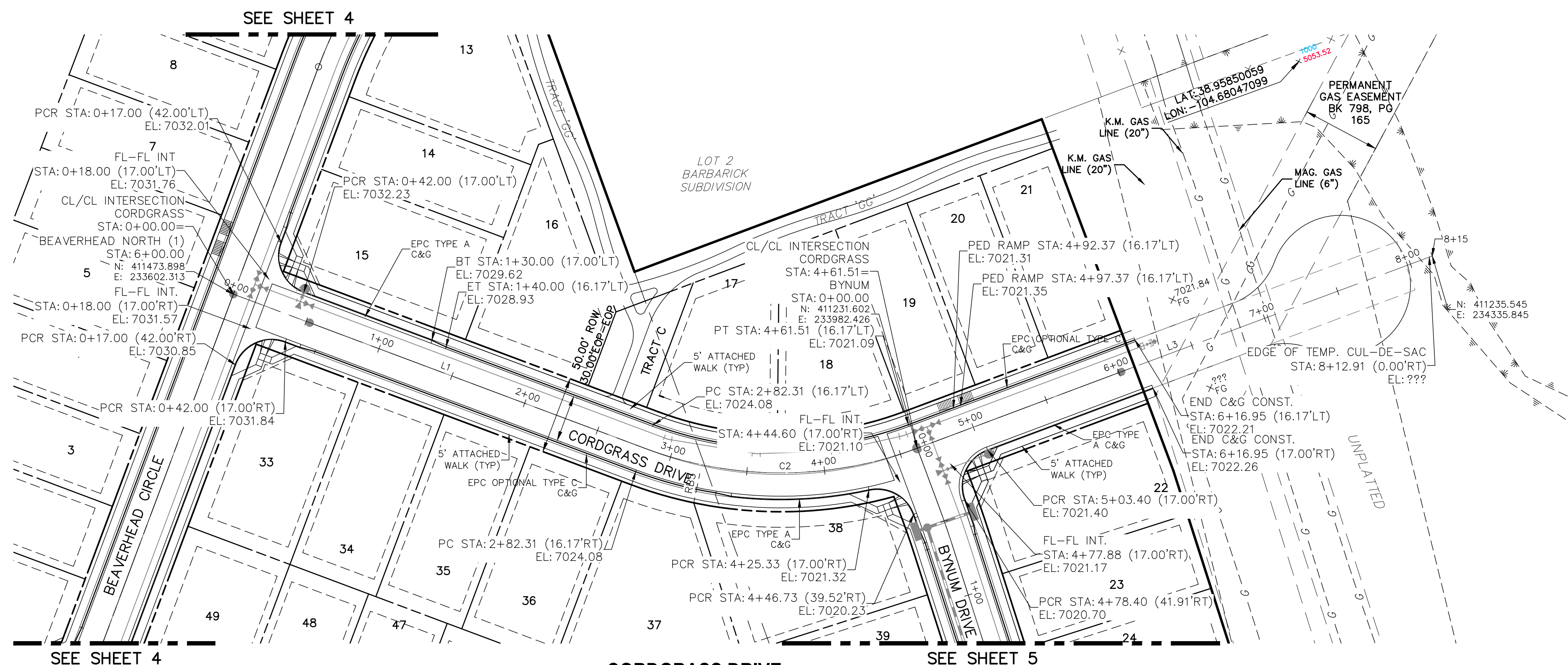
H-SCALE 1"=50'
V-SCALE 1"=5'

DATE 02/01/21
DESIGNED BY RAB
DRAWN BY RAB
CHECKED BY

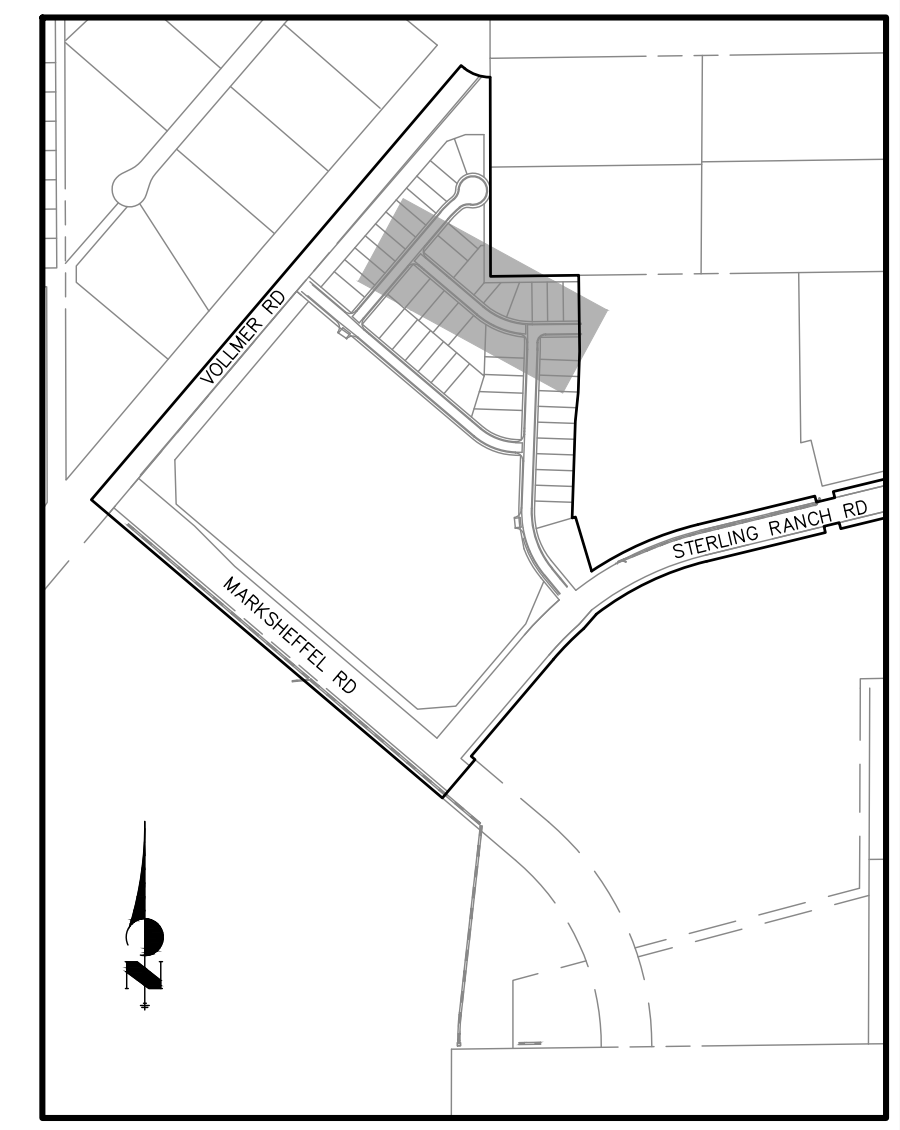
SHEET 5 OF 8
JOB NO. 25188.01



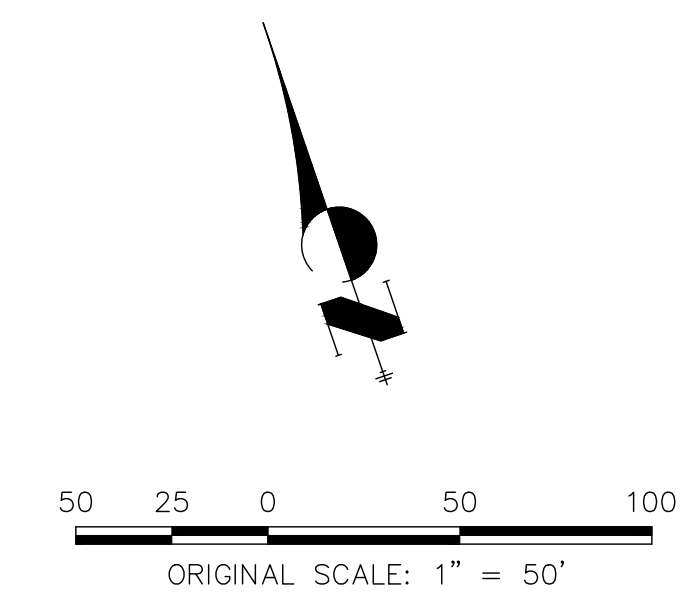
Know what's below.
Call before you dig.



**CORDGRASS DRIVE
STA 0+00.00 TO STA 6+10.65**



KEY MAP
NTS



ABBREVIATION LEGEND

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

PARCEL LINE TABLE

Line #	Length	Direction
L1	287.93	S49° 38' 28.98"E
L3	353.44	N89° 21' 38.89"E

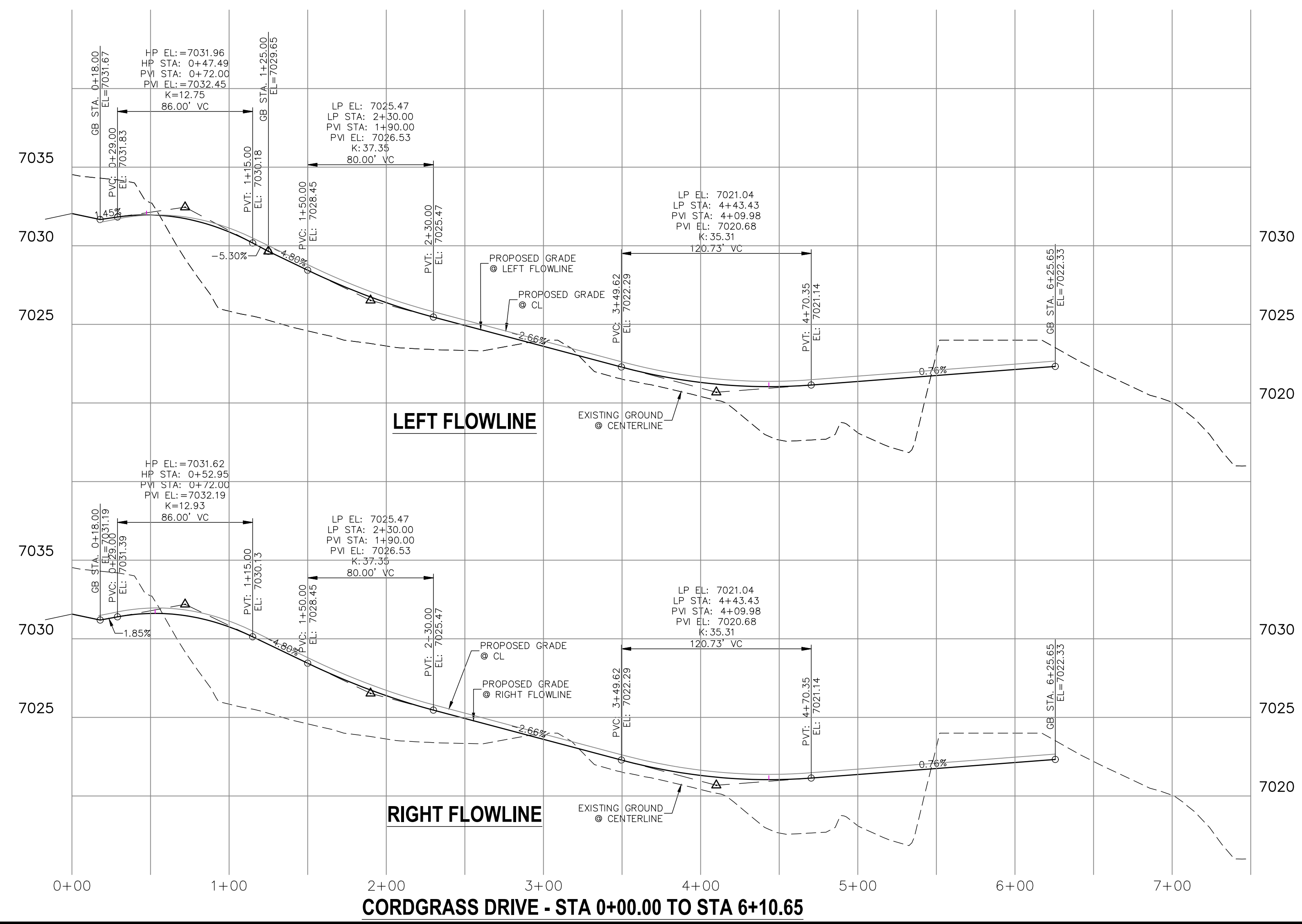
PARCEL CURVE

Curve #	Length	Radius	Delta
C1	173.58	250.53	39.70

STREET ABBREVIATIONS

- AD ALZADA DRIVE
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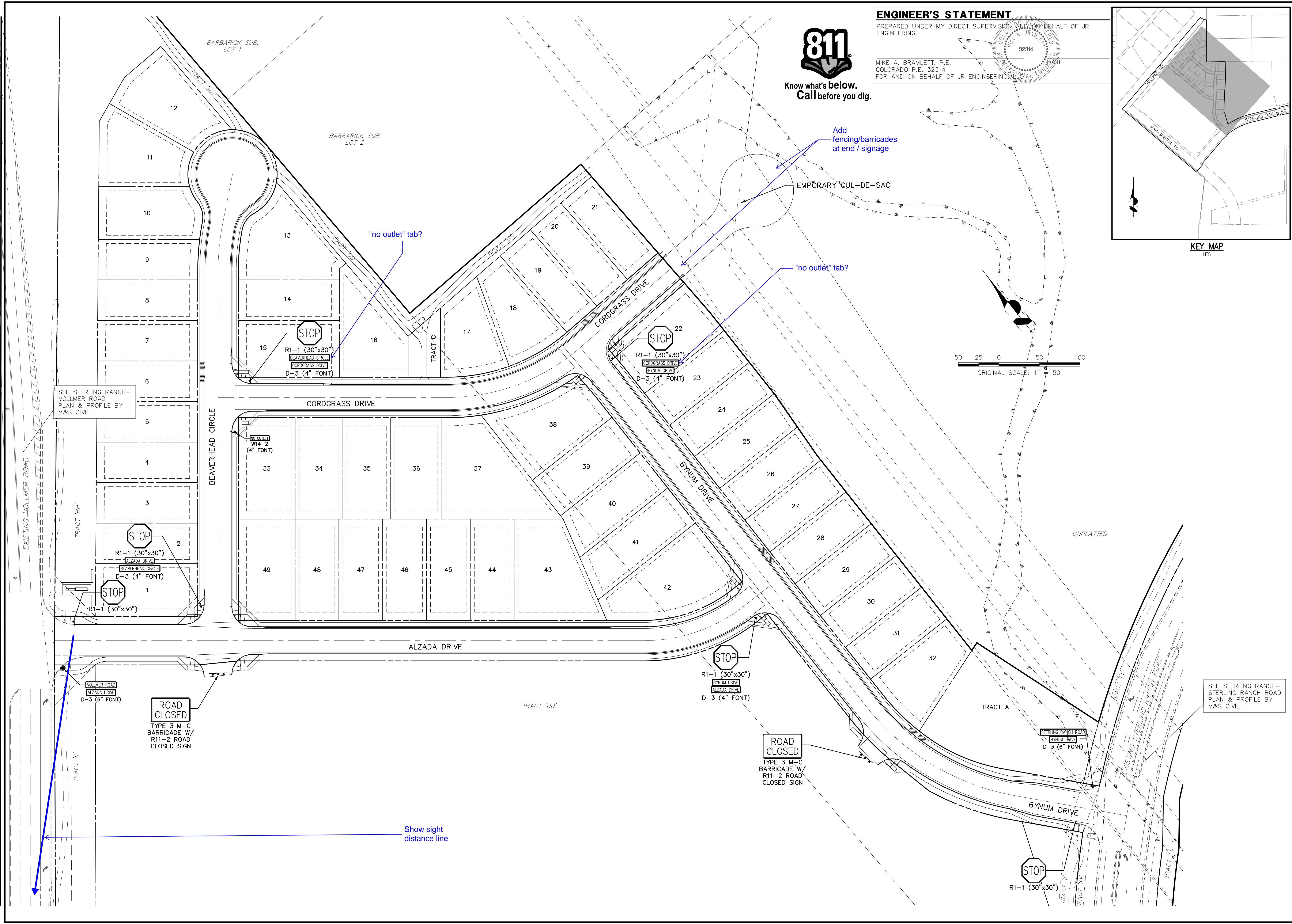
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H-SCALE 1"=50'
V-SCALE 1"=5'

DATE 02/01/21
DESIGNED BY RAB
DRAWN BY RAB
CHECKED BY

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

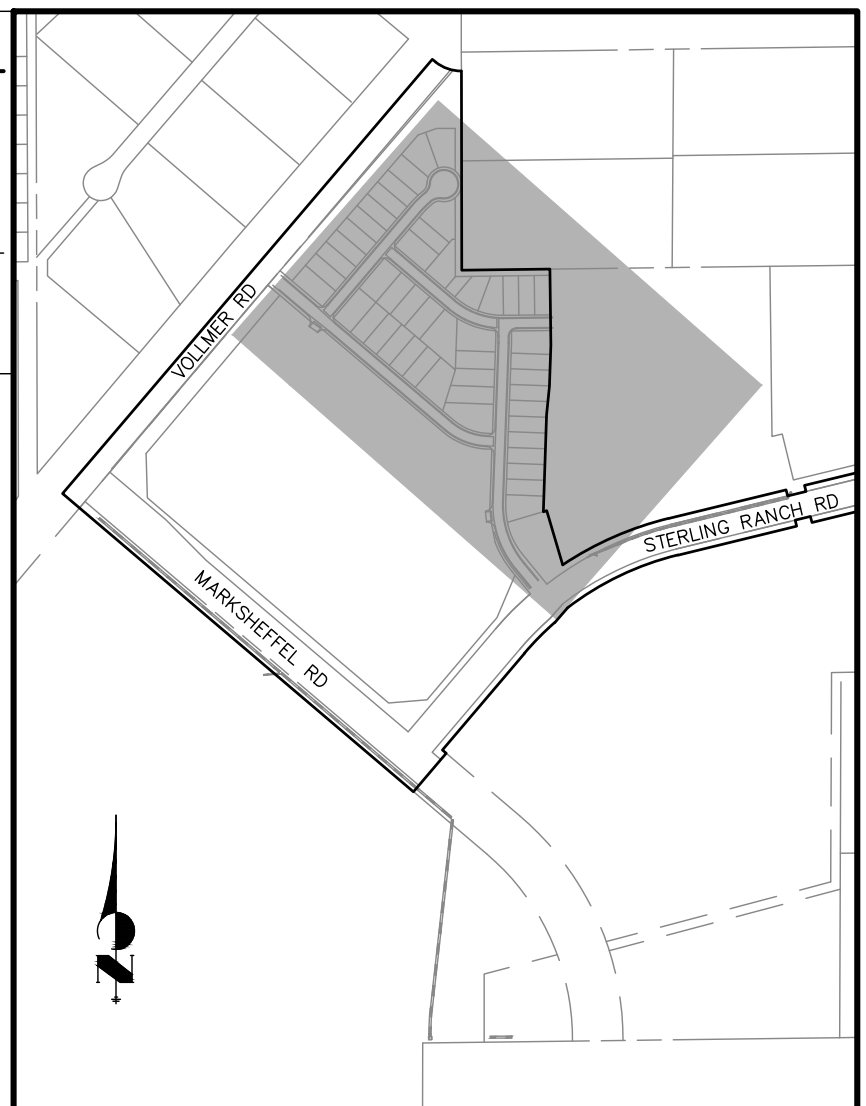
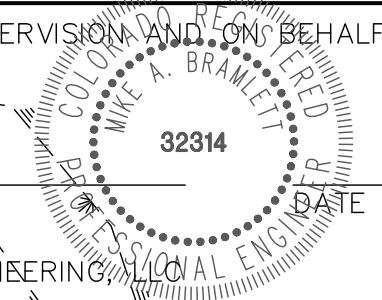
SHEET 6 OF 8
JOB NO. 25188.01



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



KEY MAP
NTS



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

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

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STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

STERLING RANCH FILING NO.2

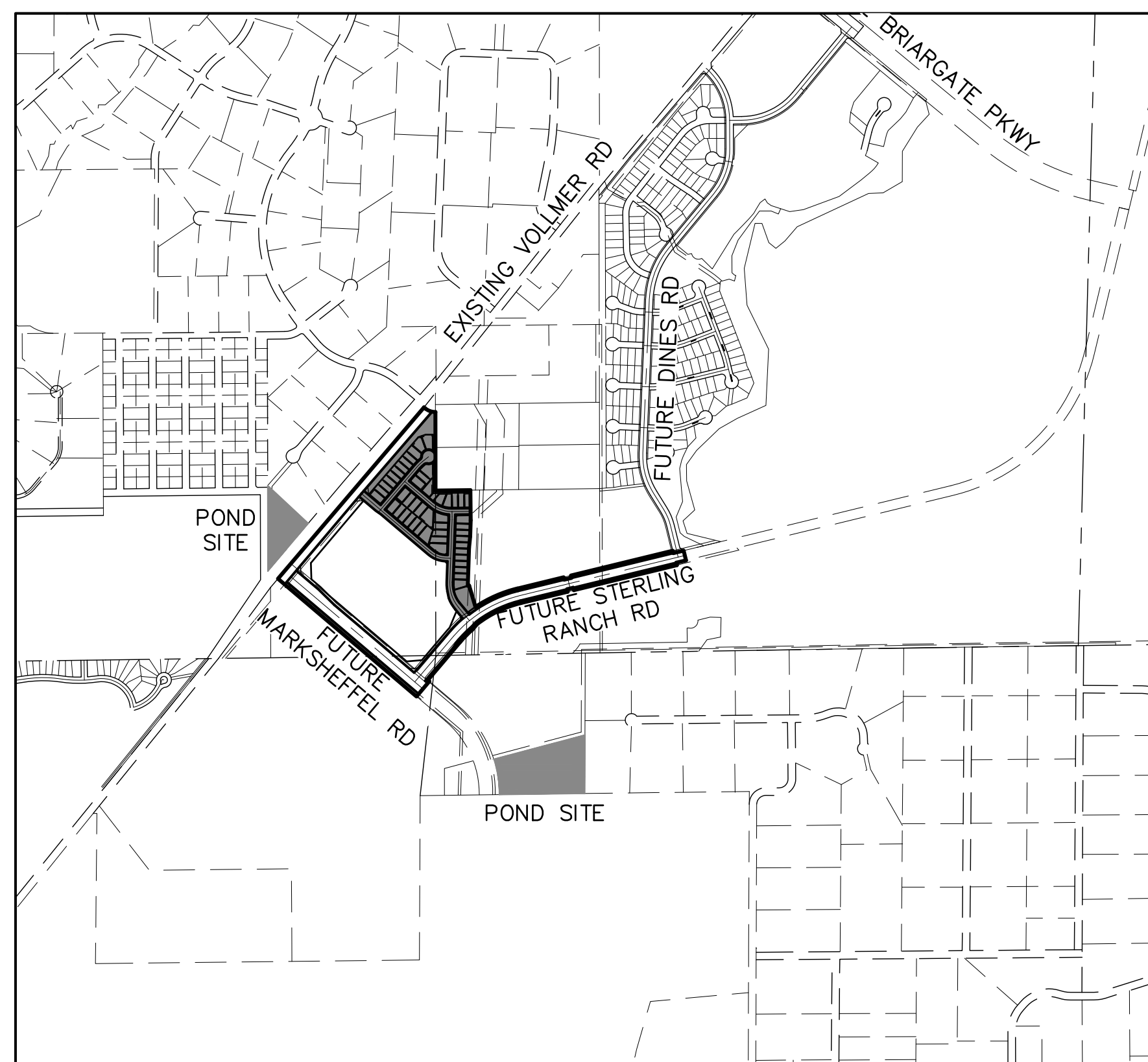
COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

JANUARY 2021

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
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719) 385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 719-659-5936
GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-B, TULSA, OK 74172 918-574-7986



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

1	COVER SHEET
2	NOTES
3-12	STORM SEWER PLANS
13-14	TEMPORARY DITCH PLAN & PROFILE
15	POND W-5
16-19	POND DETAILS
20	POND W-4
21-23	POND DETAILS
24-25	DETAIL SHEET

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.

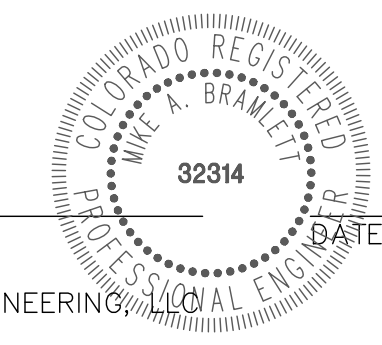
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

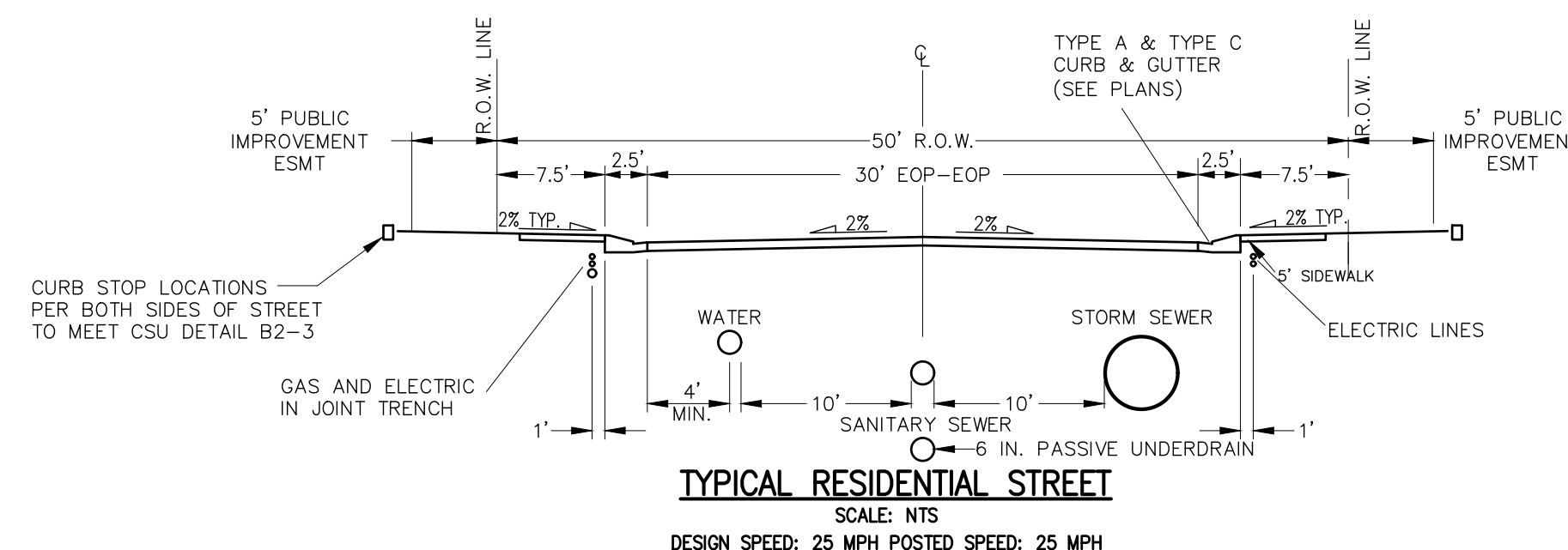
DISTRICT APPROVALS

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

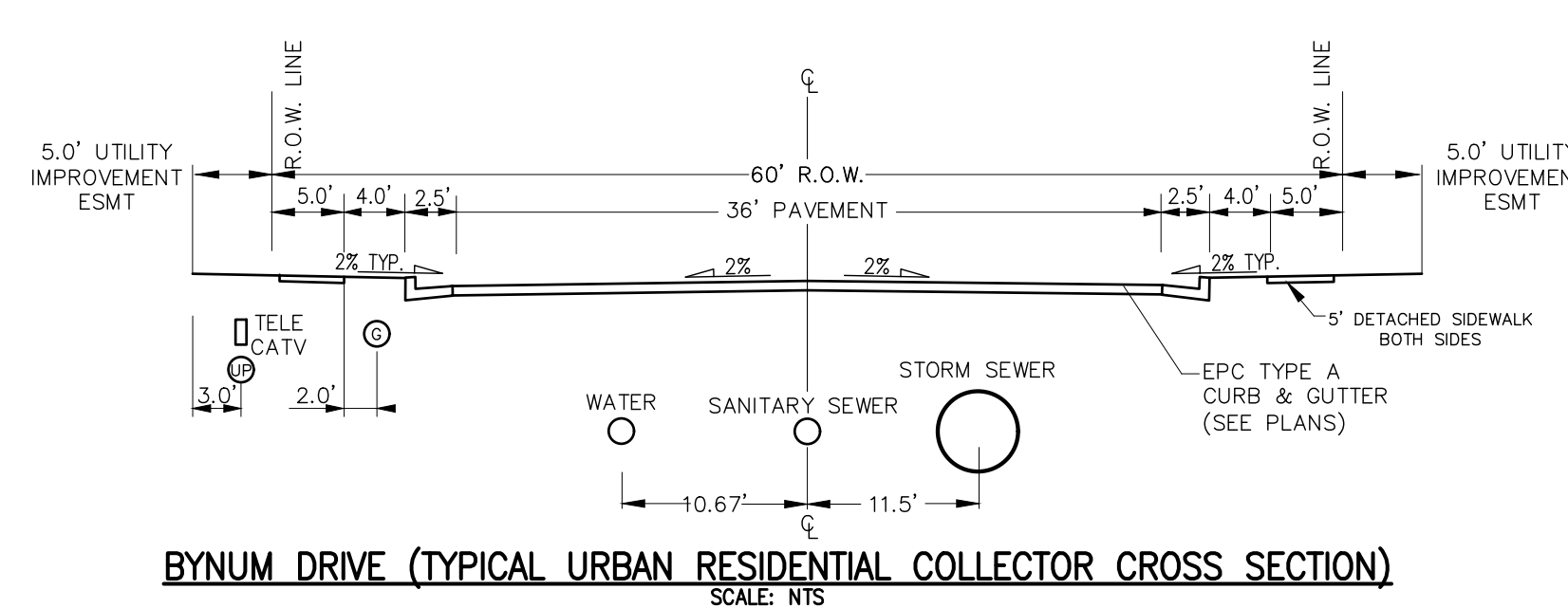
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT _____ DATE _____

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
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH



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



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H-SCALE	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			02/01/21	RAB	RAB	

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN

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.

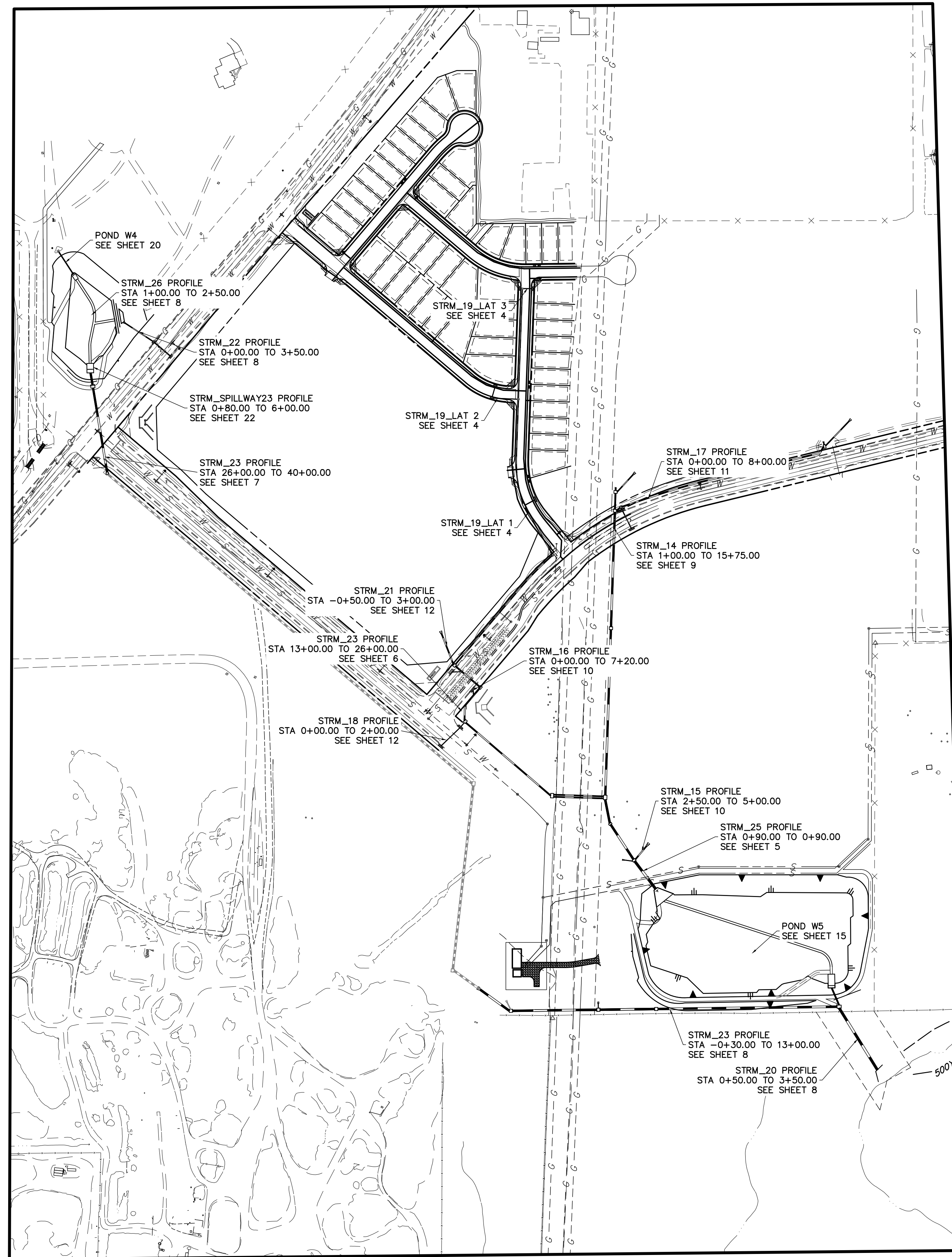
STRUCTURAL CONCRETE NOTES:

- 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"

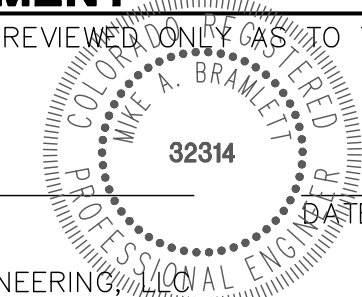
 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS 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



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

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

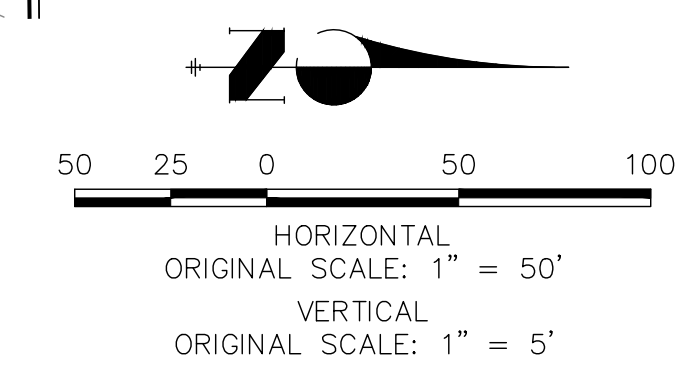
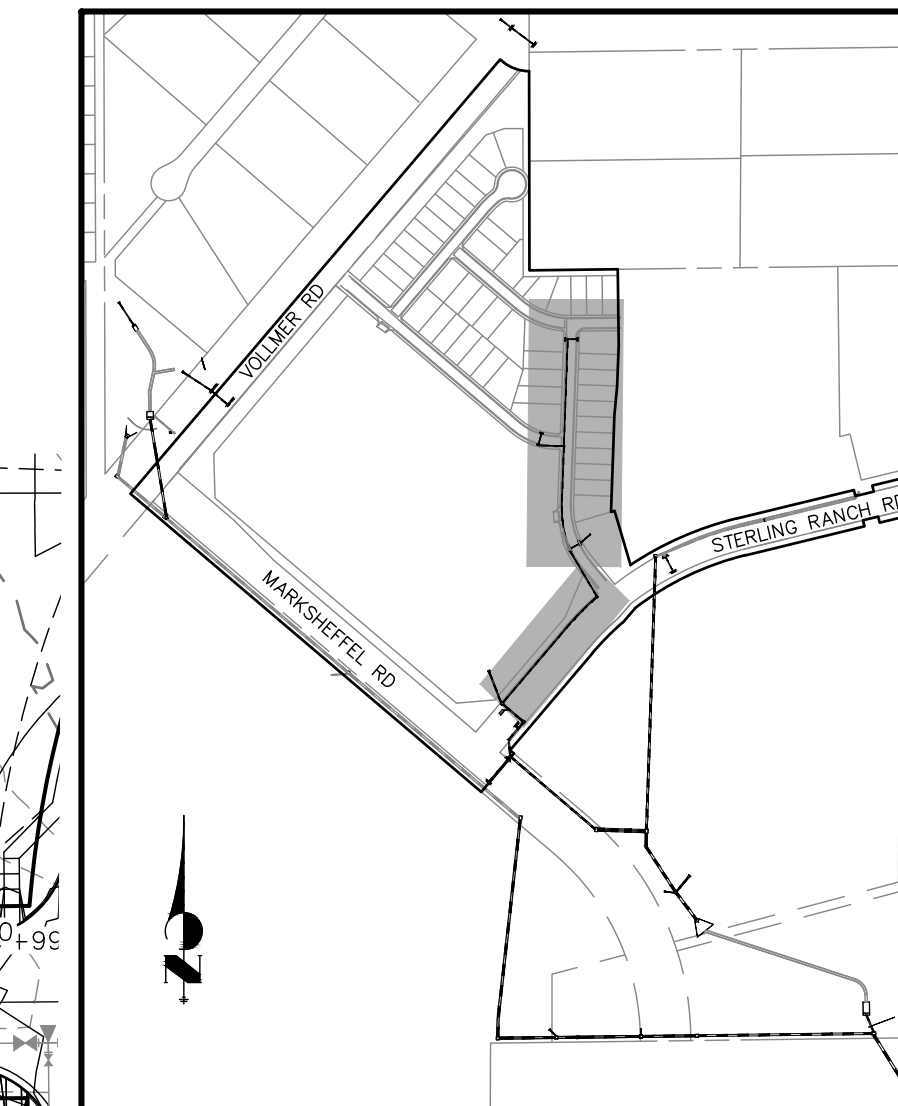
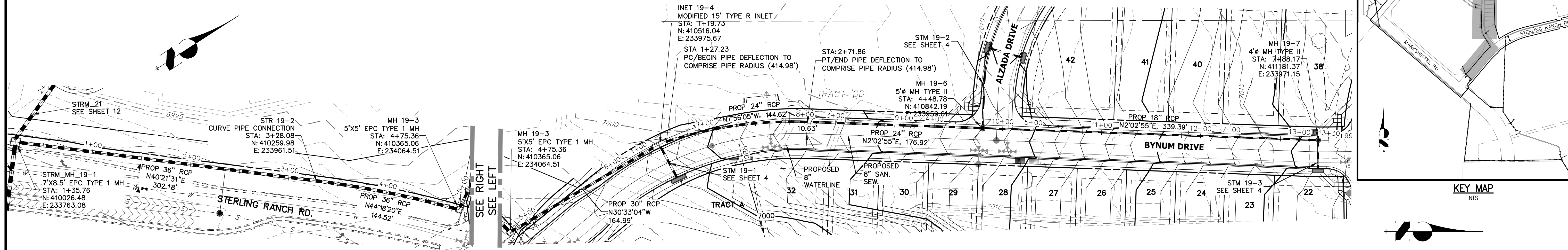
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BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								02/01/21	RAB	KRW	

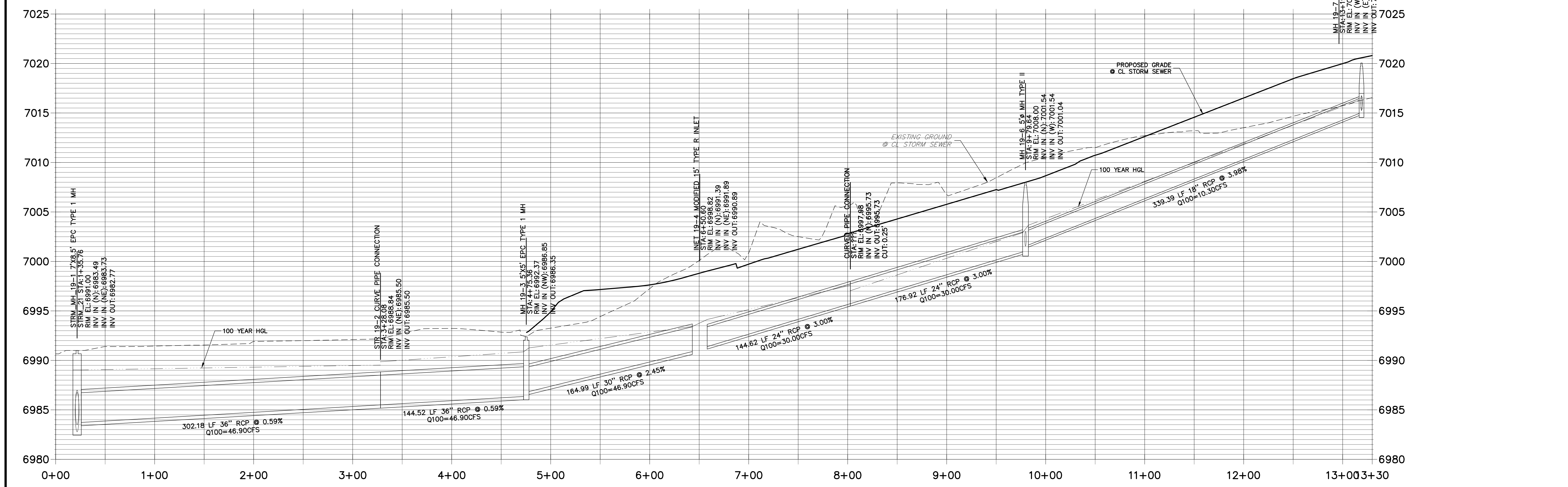
STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN
 SHEET 2 OF 25
 JOB NO. 25188.01



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NOTE
WATER TIGHT JOINTS
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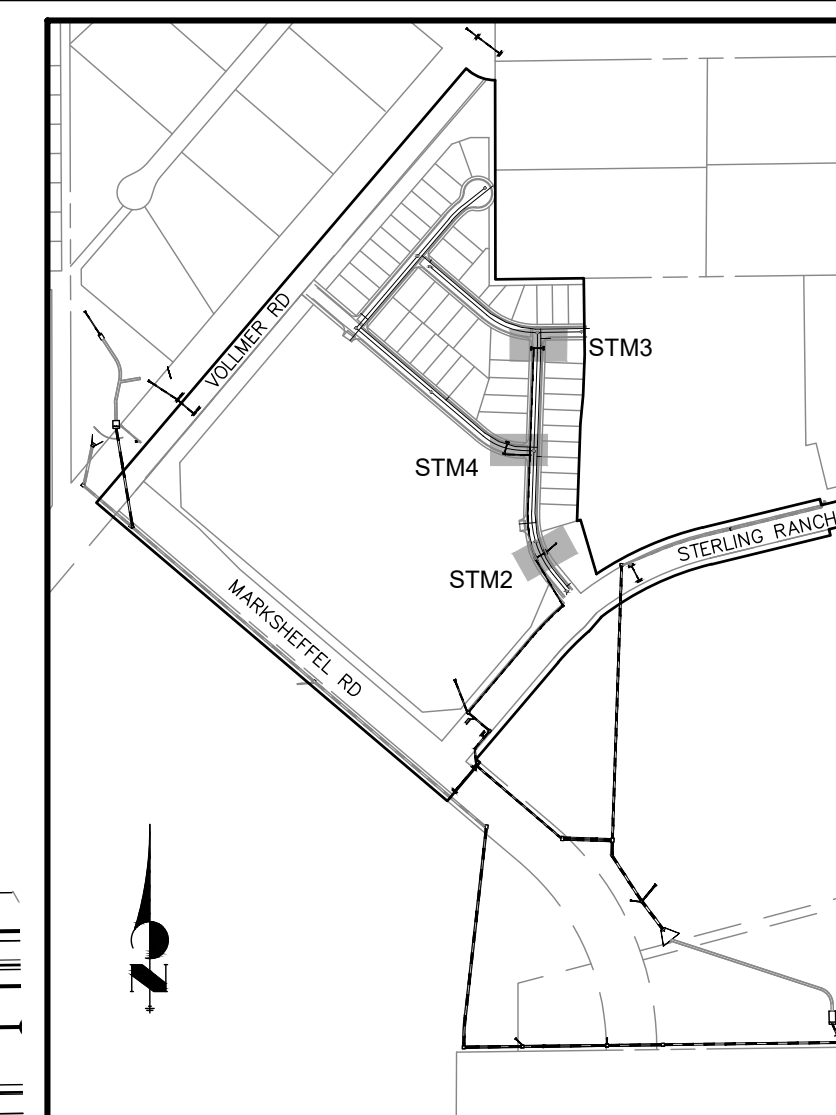
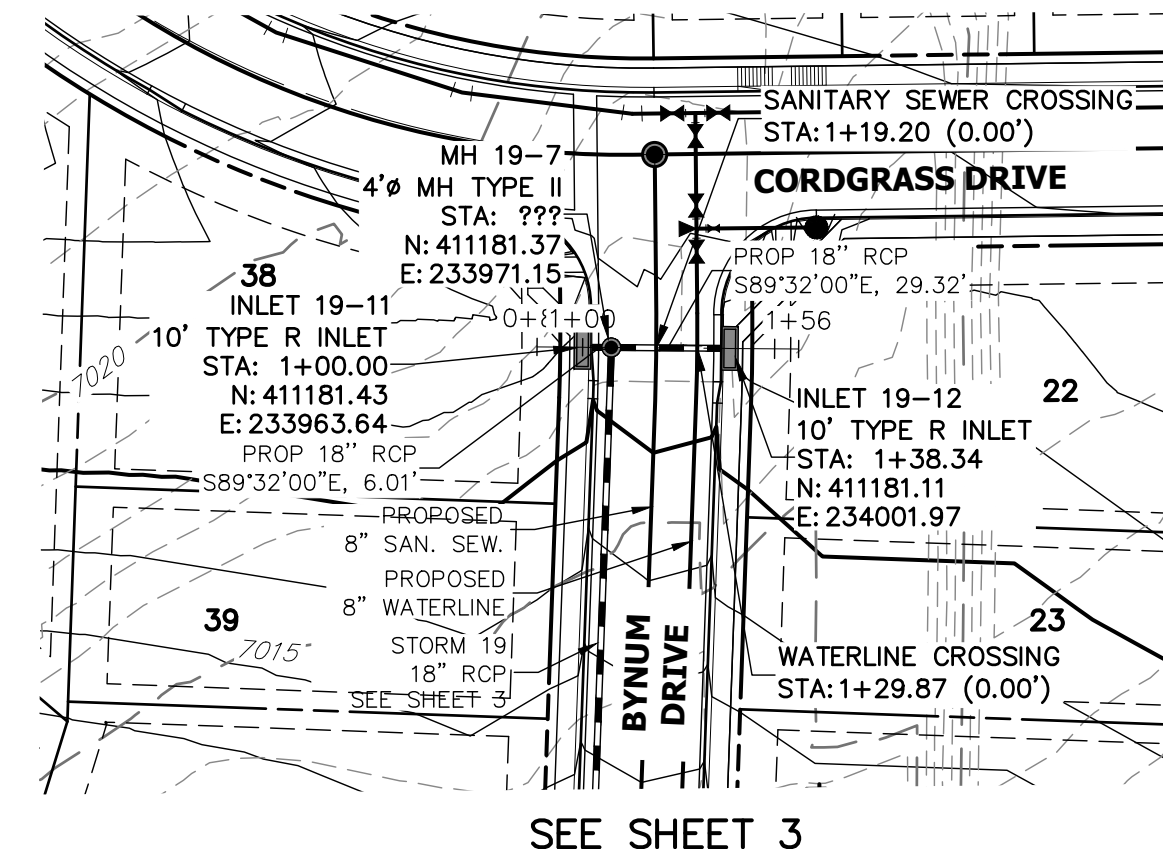
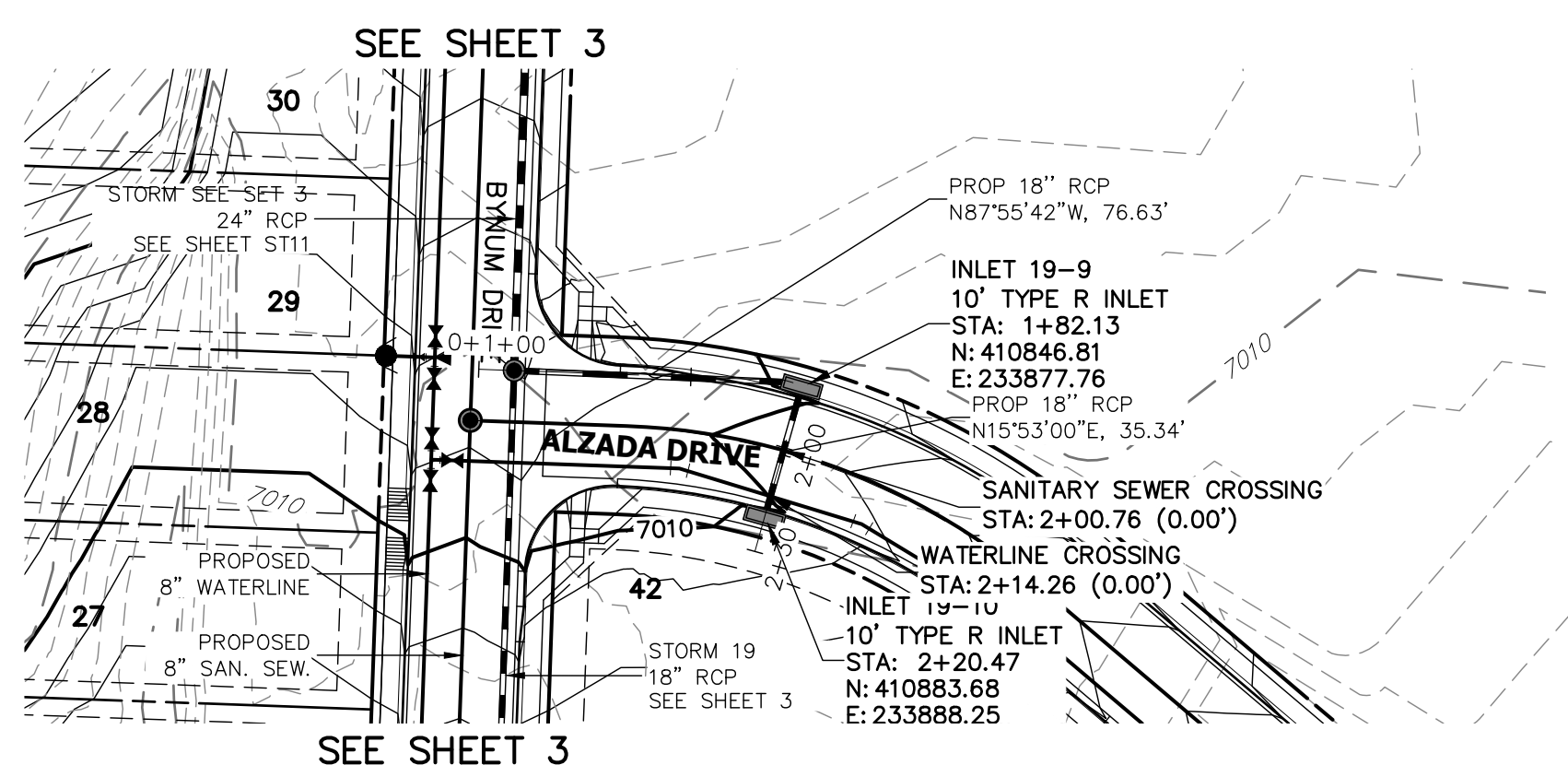
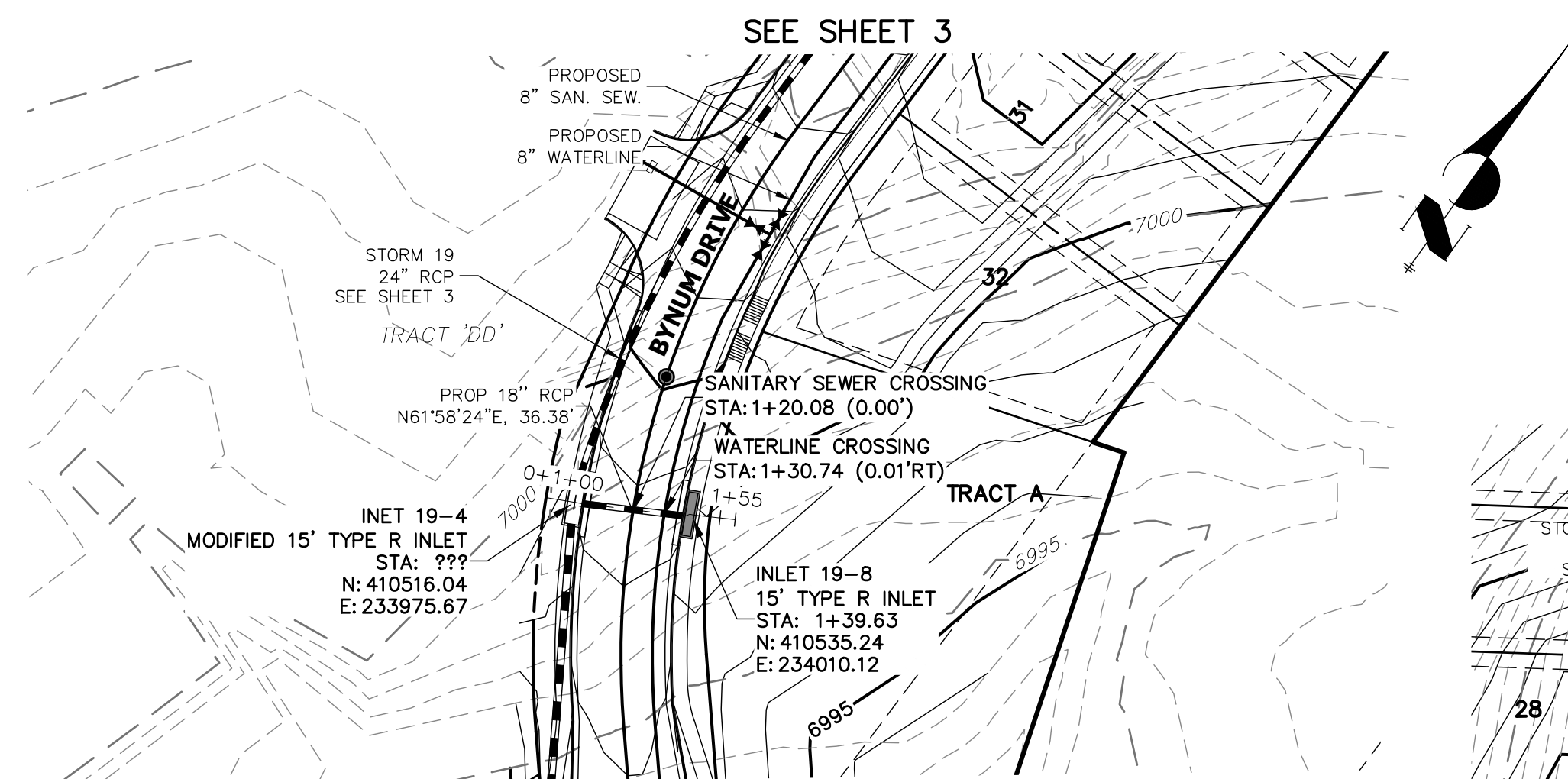
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FUTURE STORM SEWER PLAN



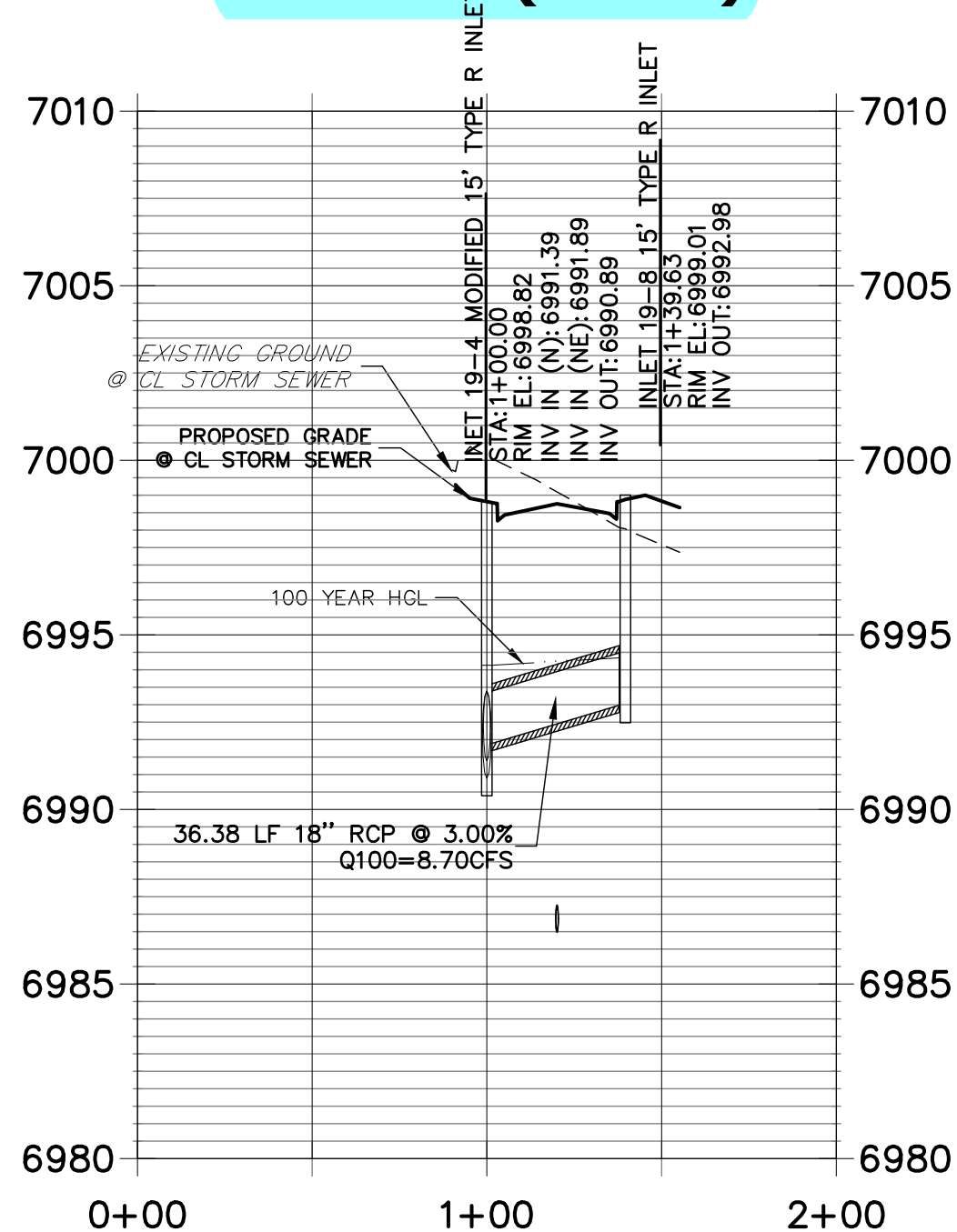
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VERTICAL ORIGINAL SCALE: 1" = 5'

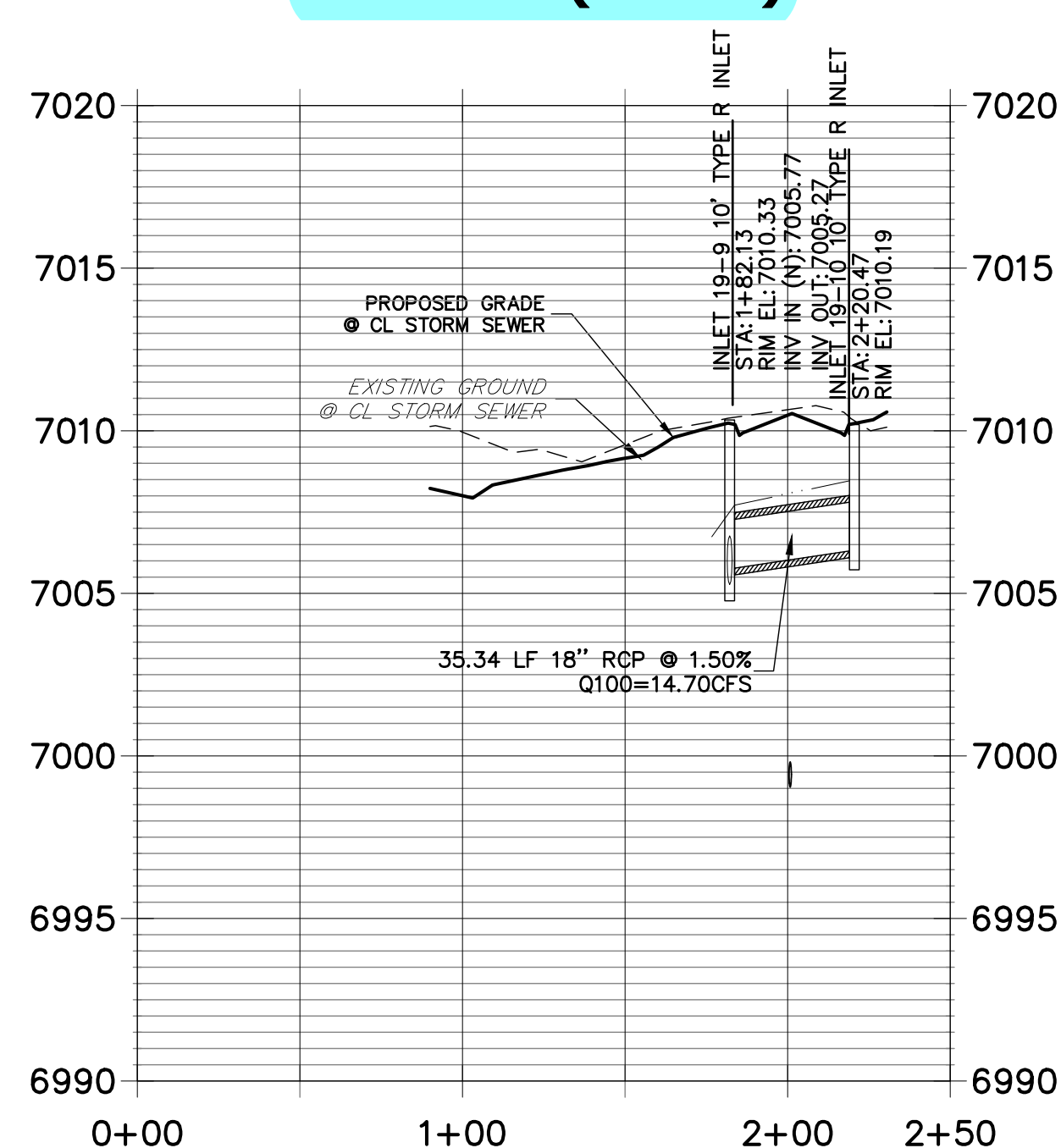


KEY MAP

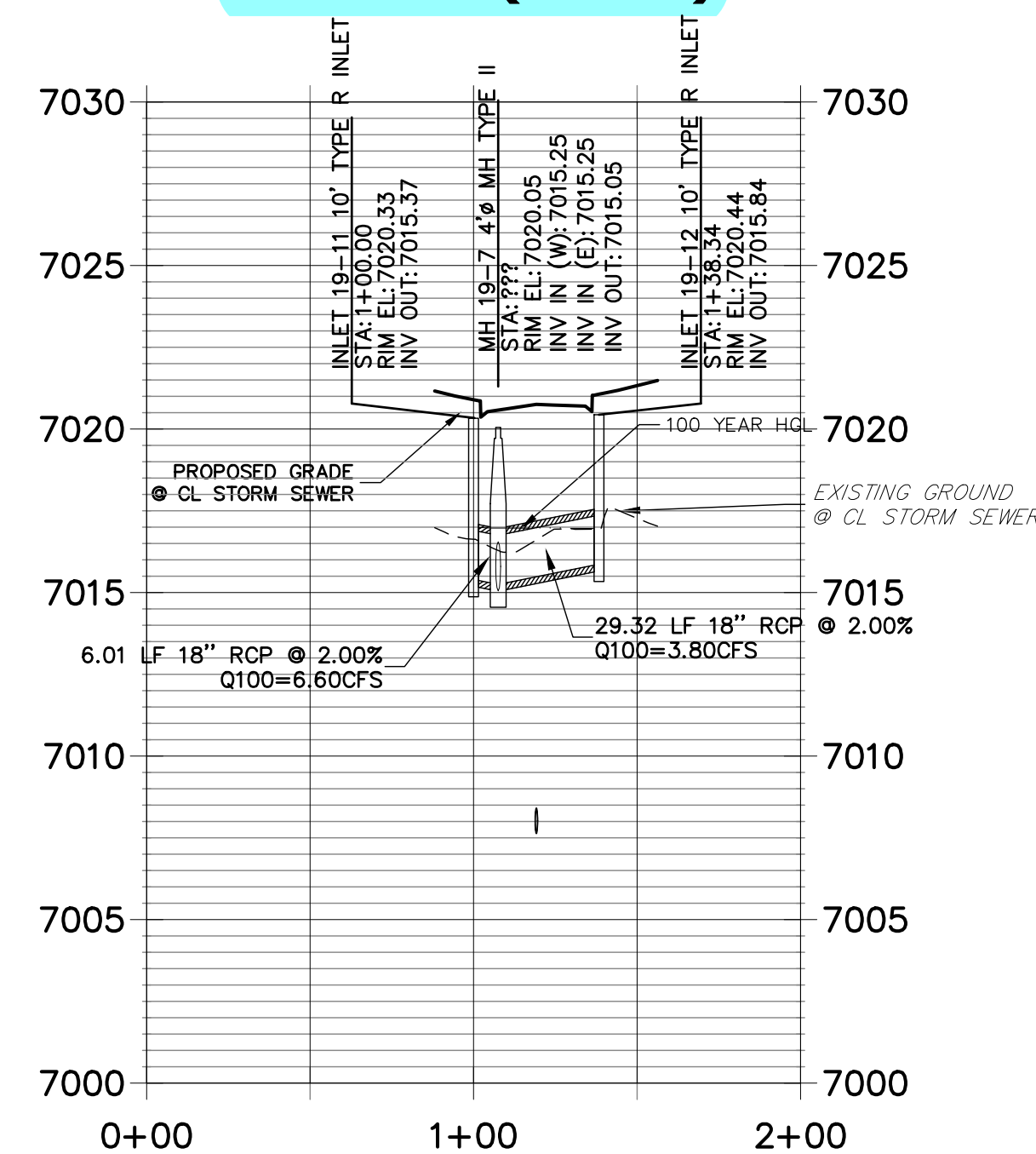
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STRM_19_LAT 2 PROFILE
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NOTE
WATER TIGHT JOINTS
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(719) 471-1742

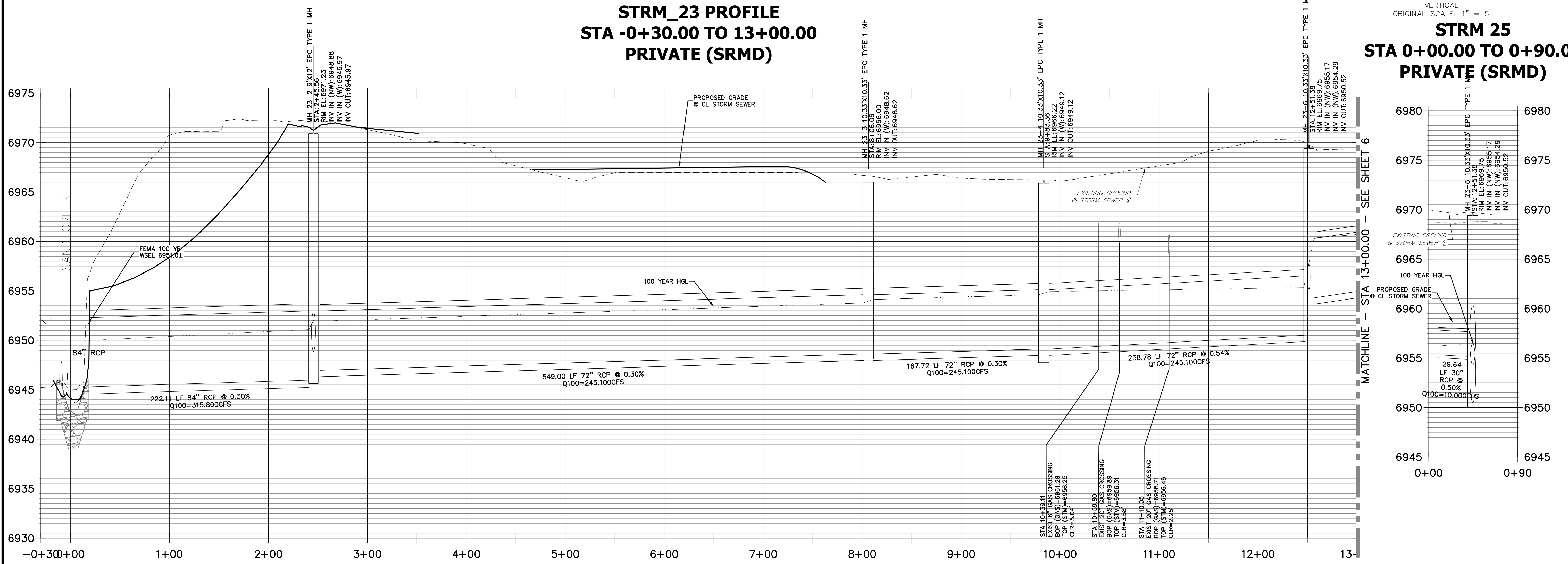
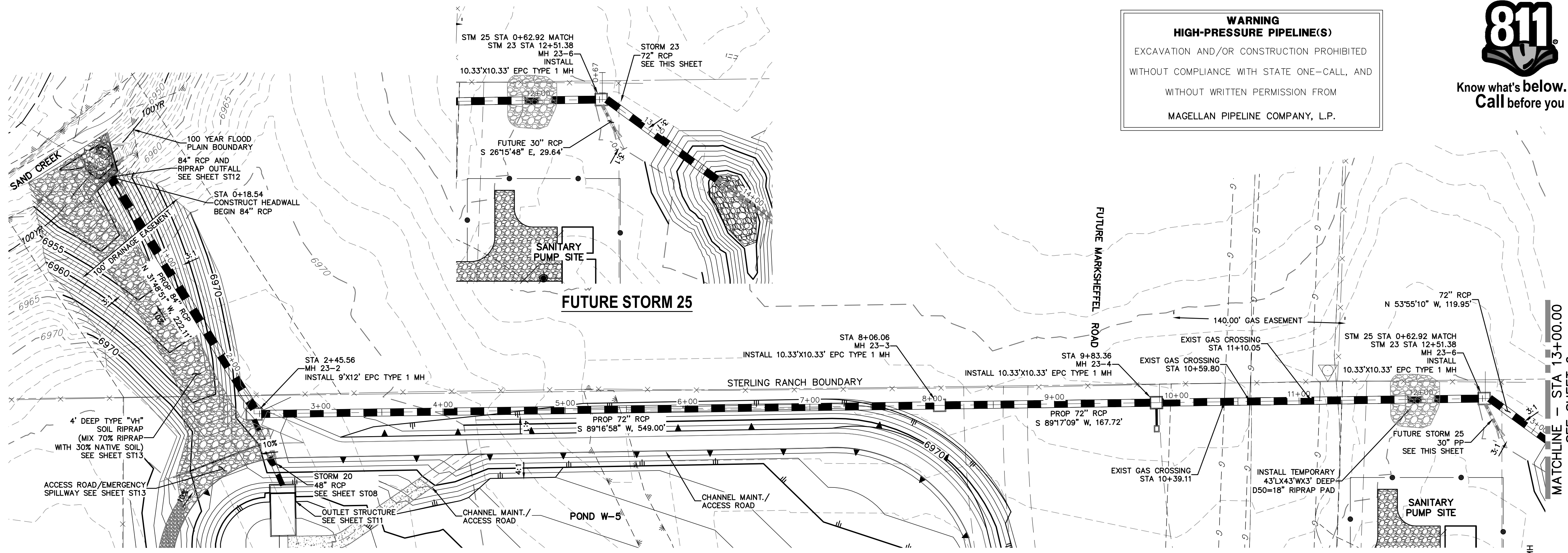
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SHEET 4 OF 25

JOB NO. 25188.01



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

32314

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 JAMES F. MORLEY
 (719) 471-1742

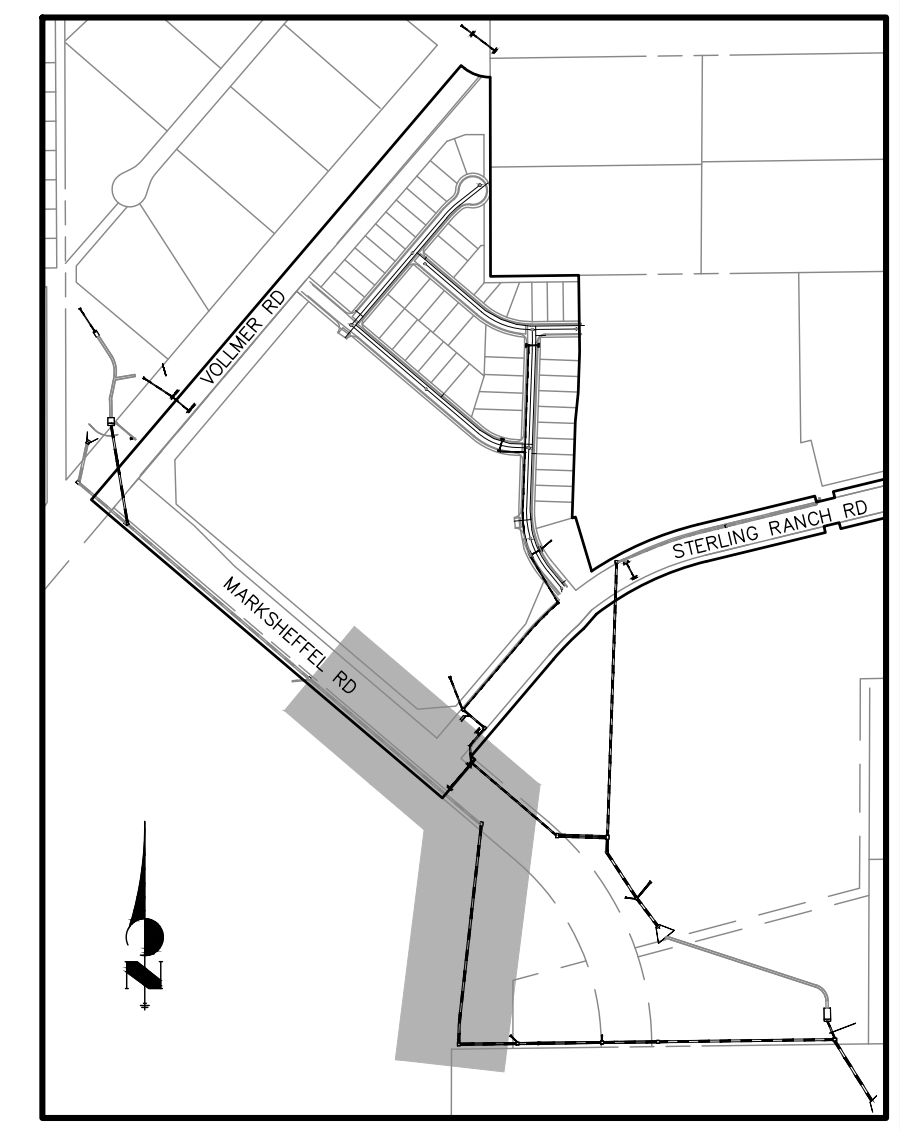
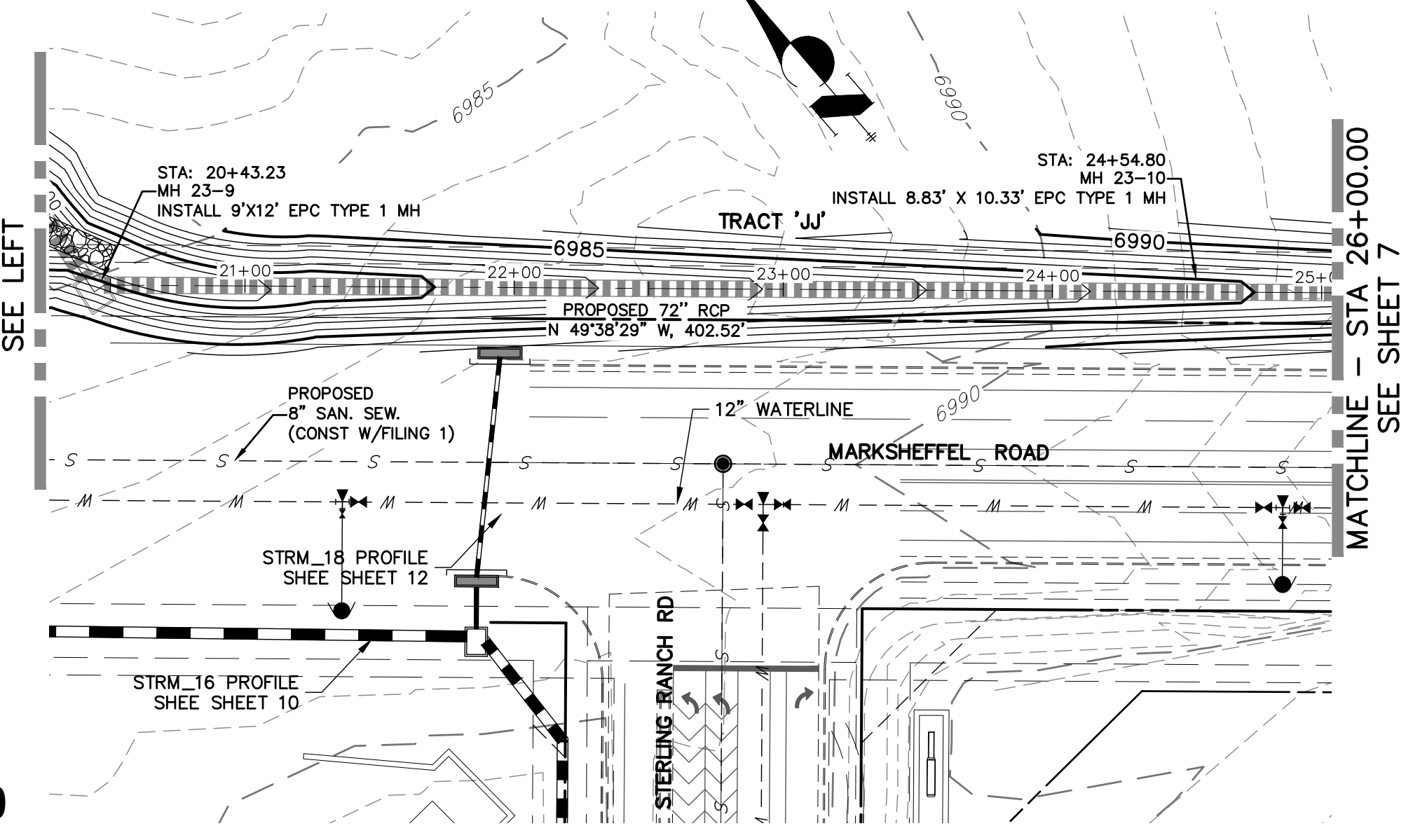
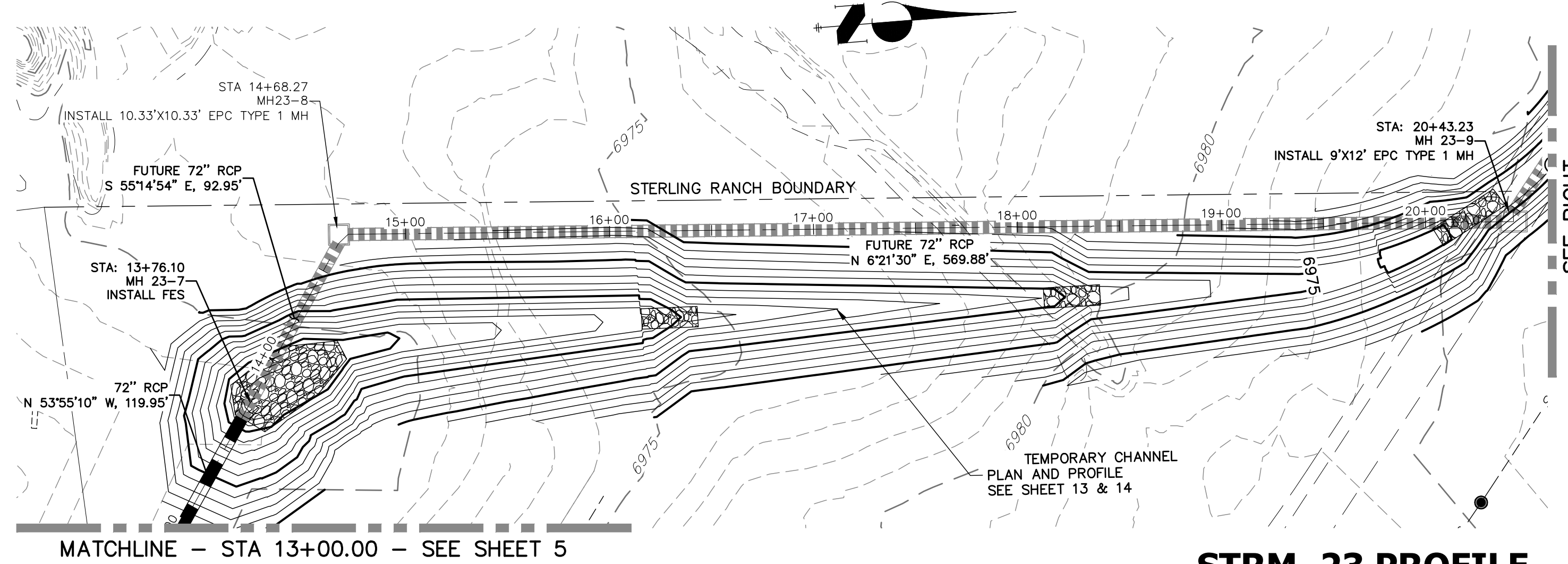
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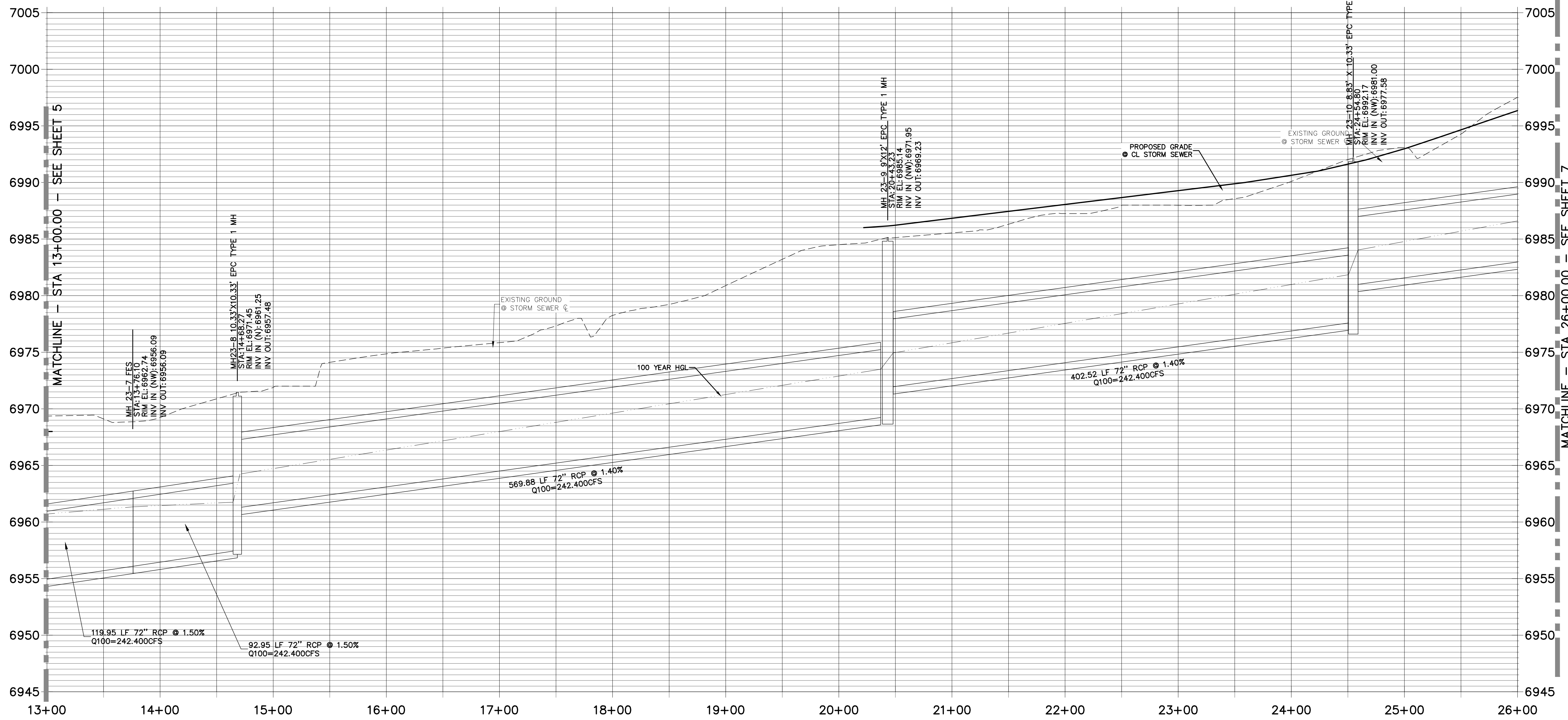
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 V-SCALE 1"=5'
 DATE 02/01/21
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN

SHEET 5 OF 25
 JOB NO. 25188.01



**STRM_23 PROFILE
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HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
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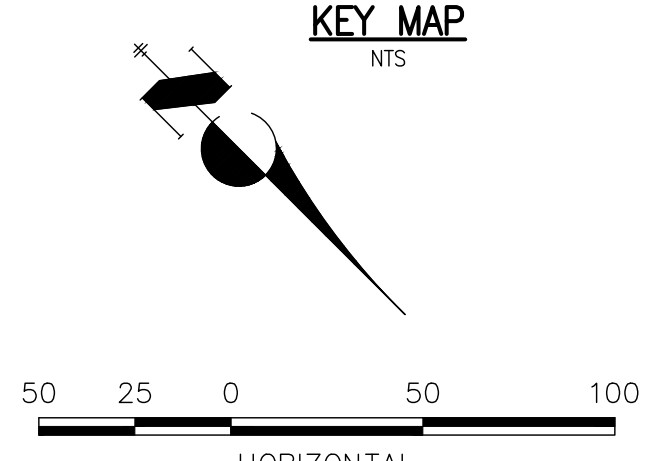
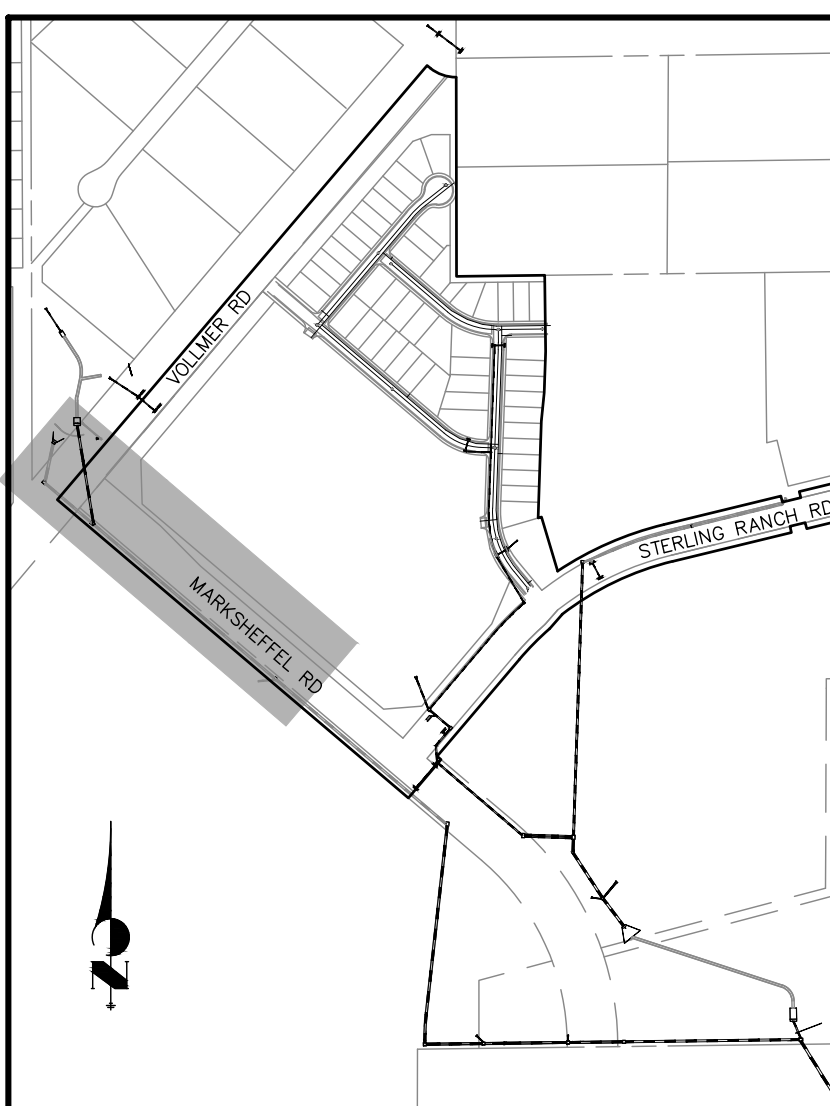
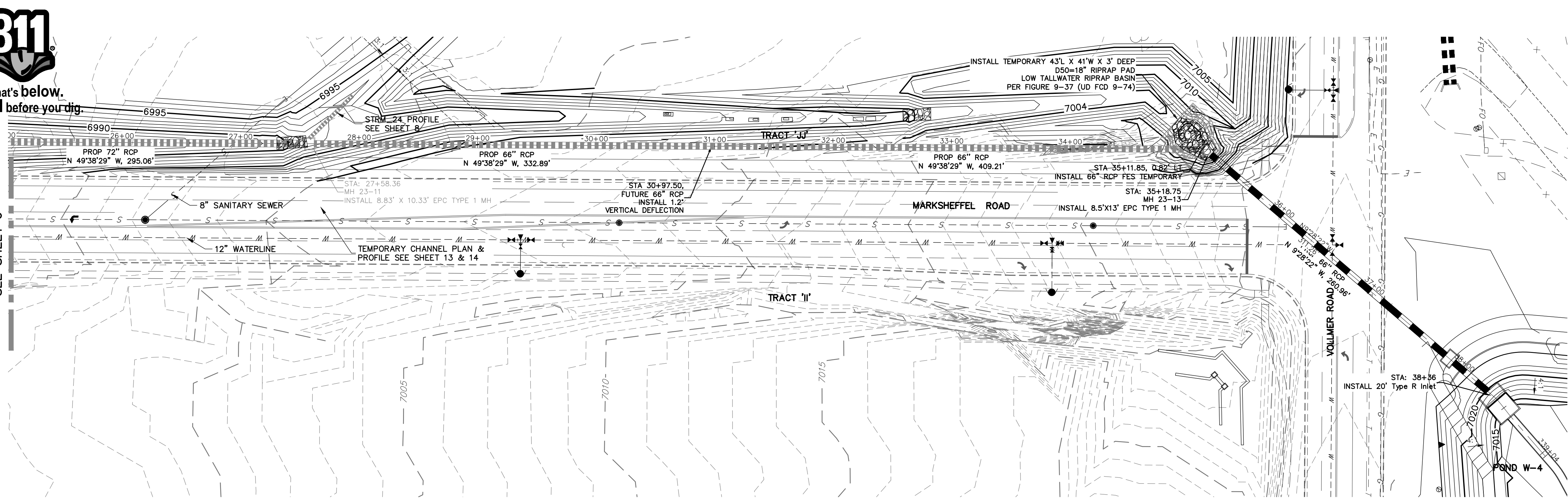
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 02/01/21	DESIGNED BY RAB	DRAWN BY KRW	CHECKED BY
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STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN



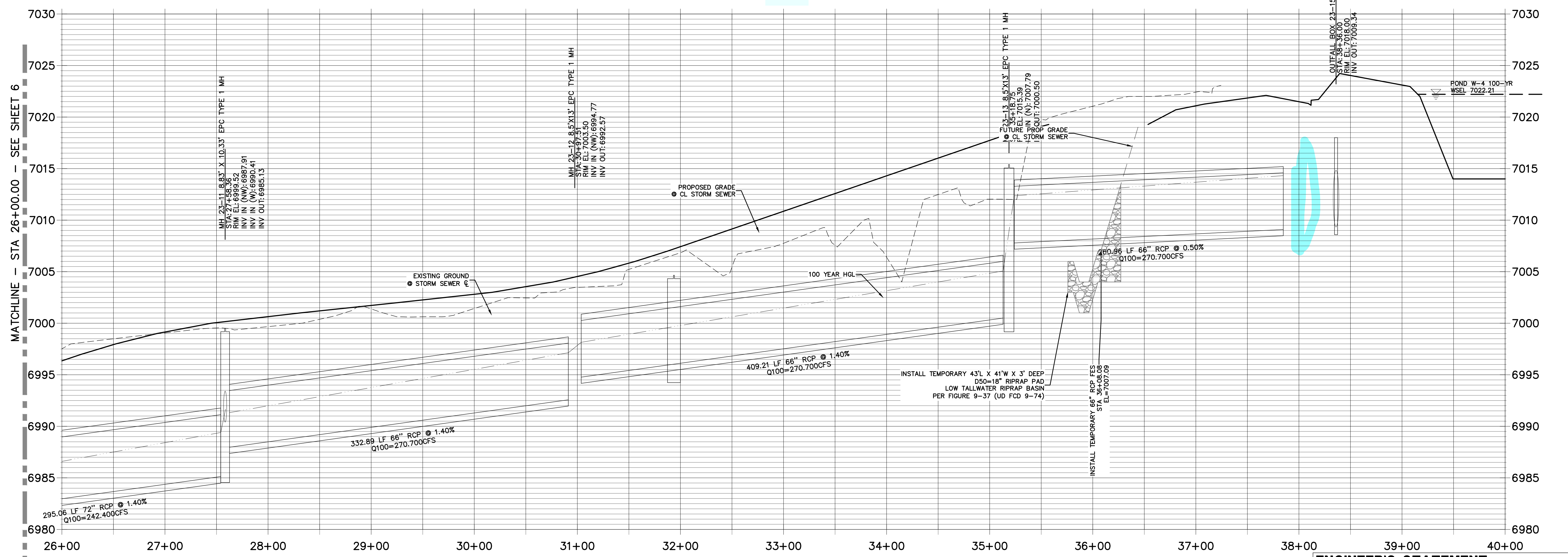
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STRM_23 PROFILE STA 26+00.00 TO 40+00.00

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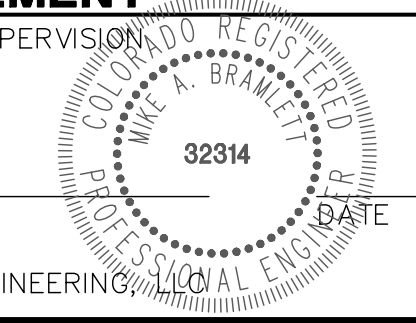


MATCHLINE - STA 26+00.00 - SEE SHEET 6

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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



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FUTURE STORM SEWER PLAN

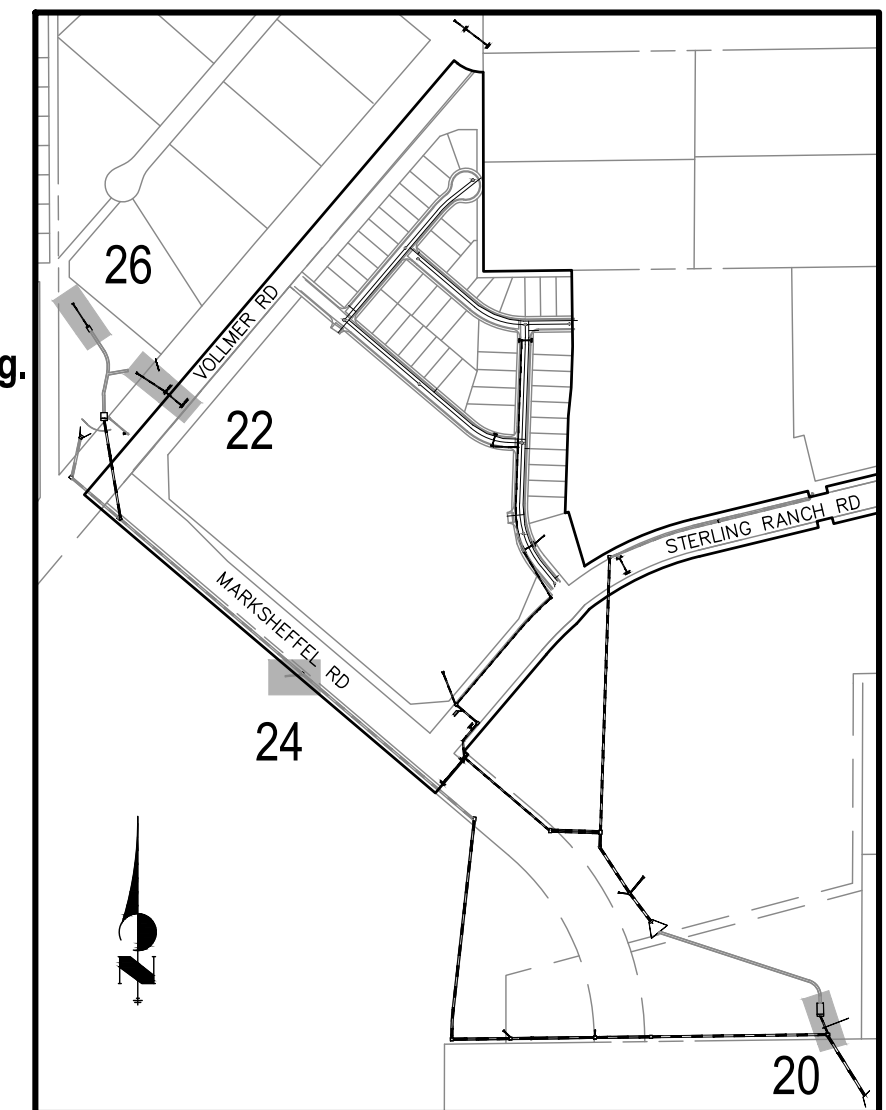
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DRAWN BY: KRW
CHECKED BY: []

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V-SCALE: 1"=5'
DATE: 02/01/21

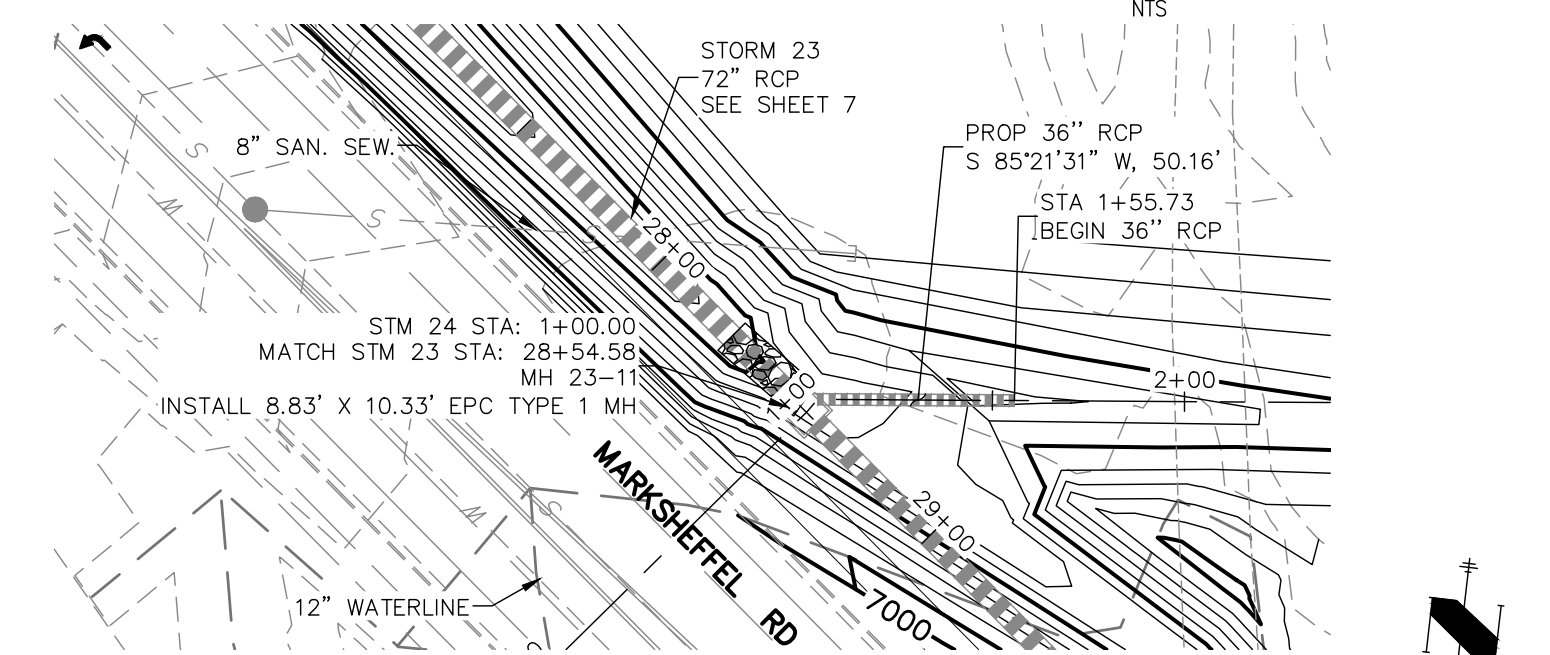
SHEET 7 OF 25
JOB NO. 25188.01



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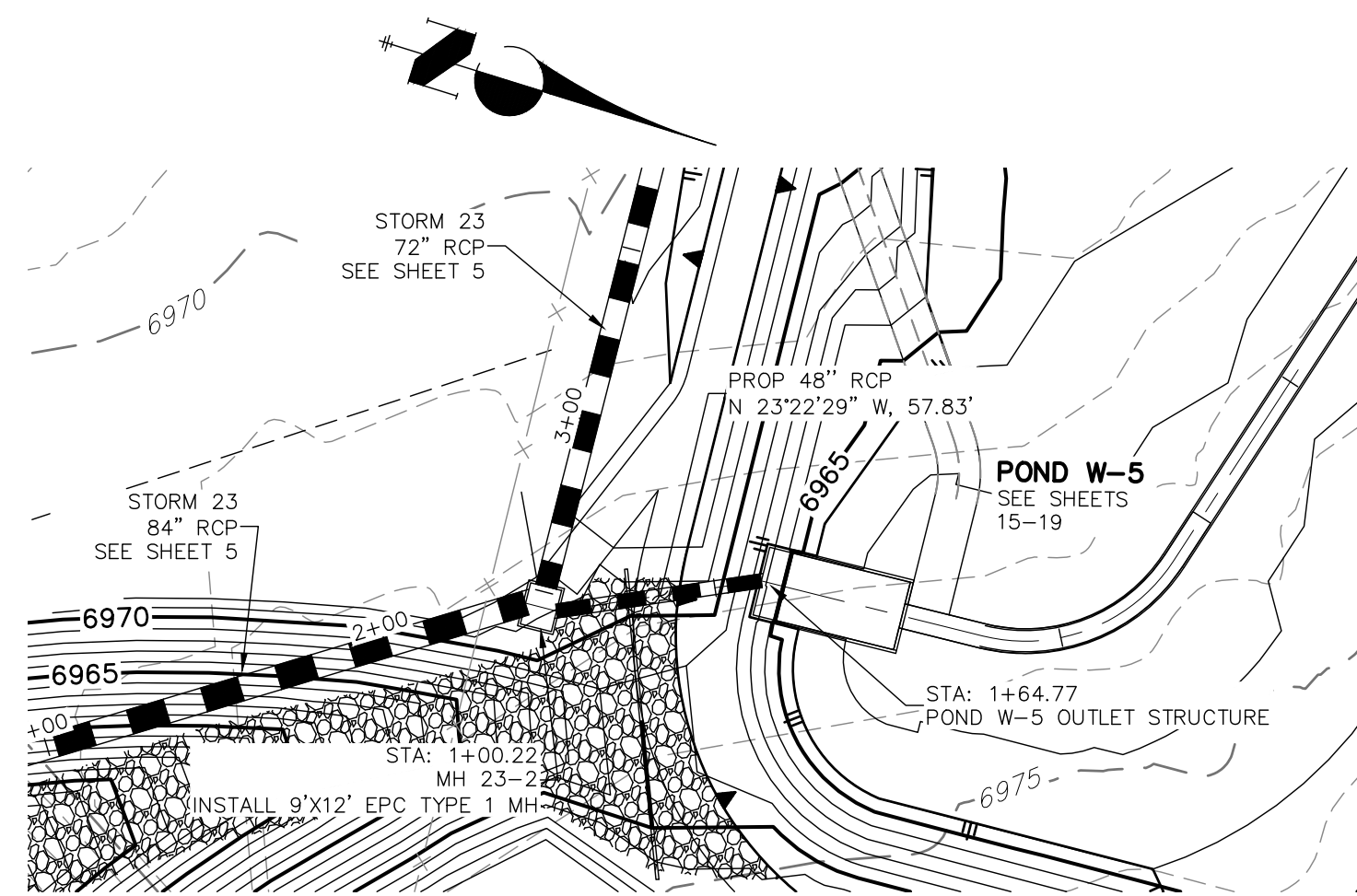


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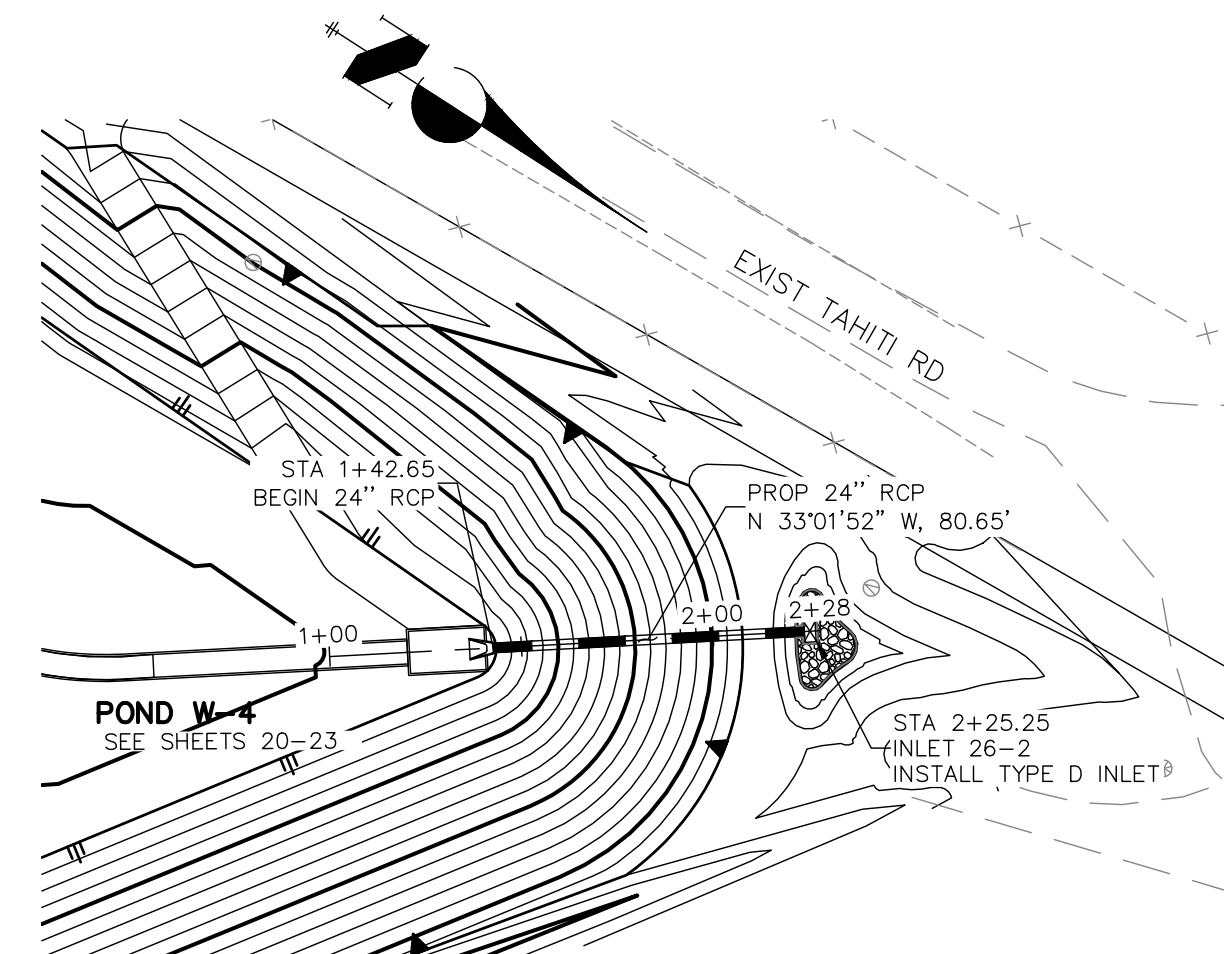
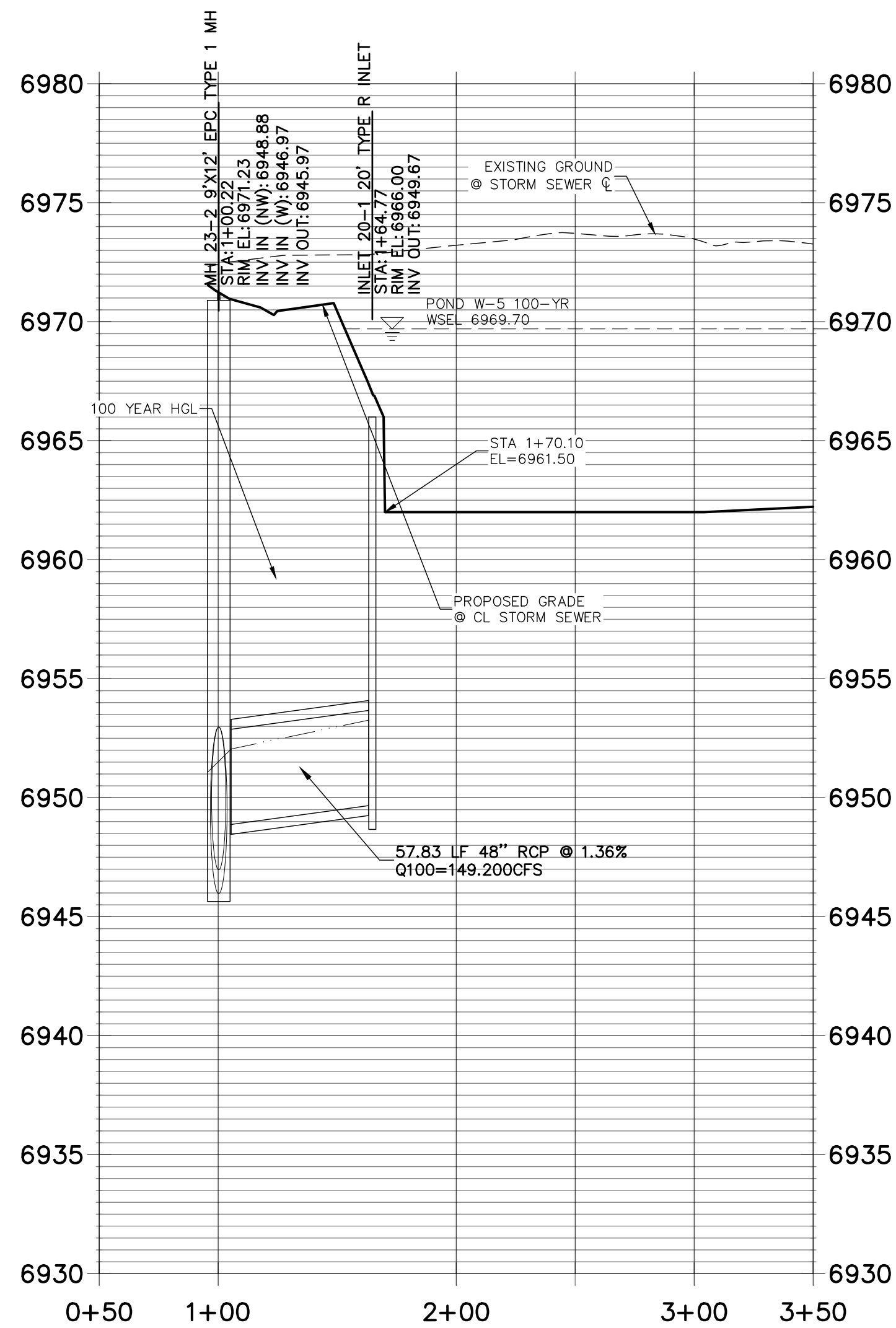


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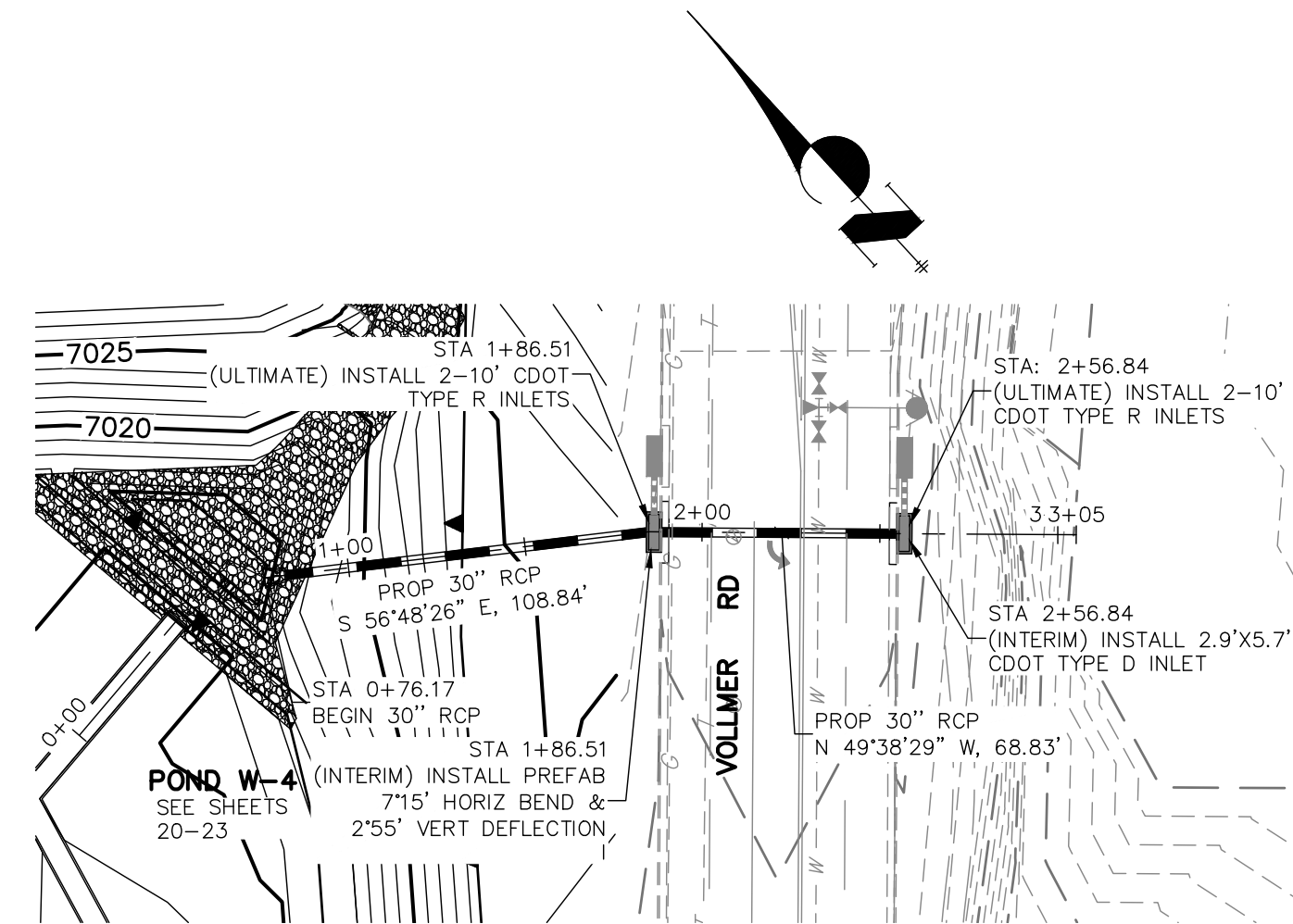
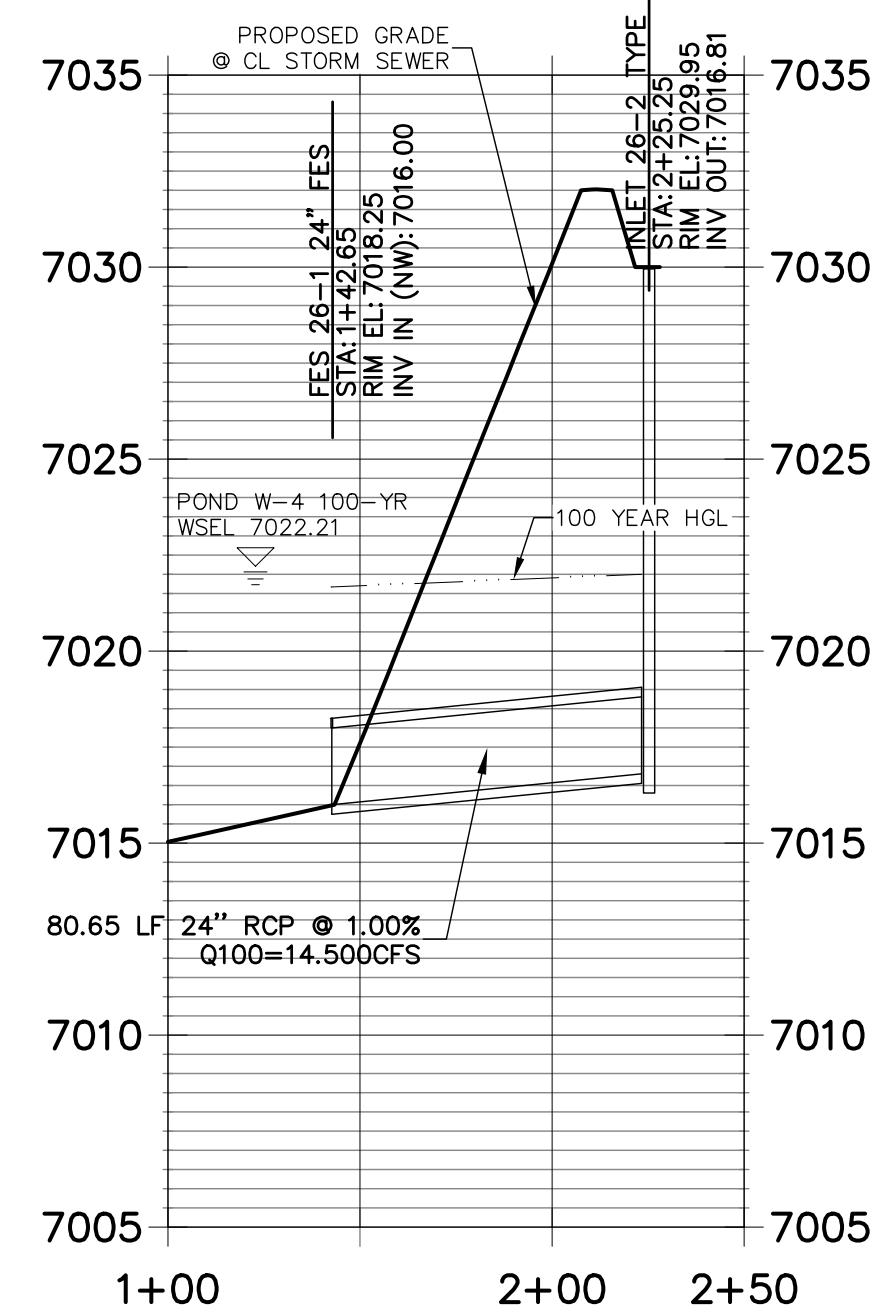
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



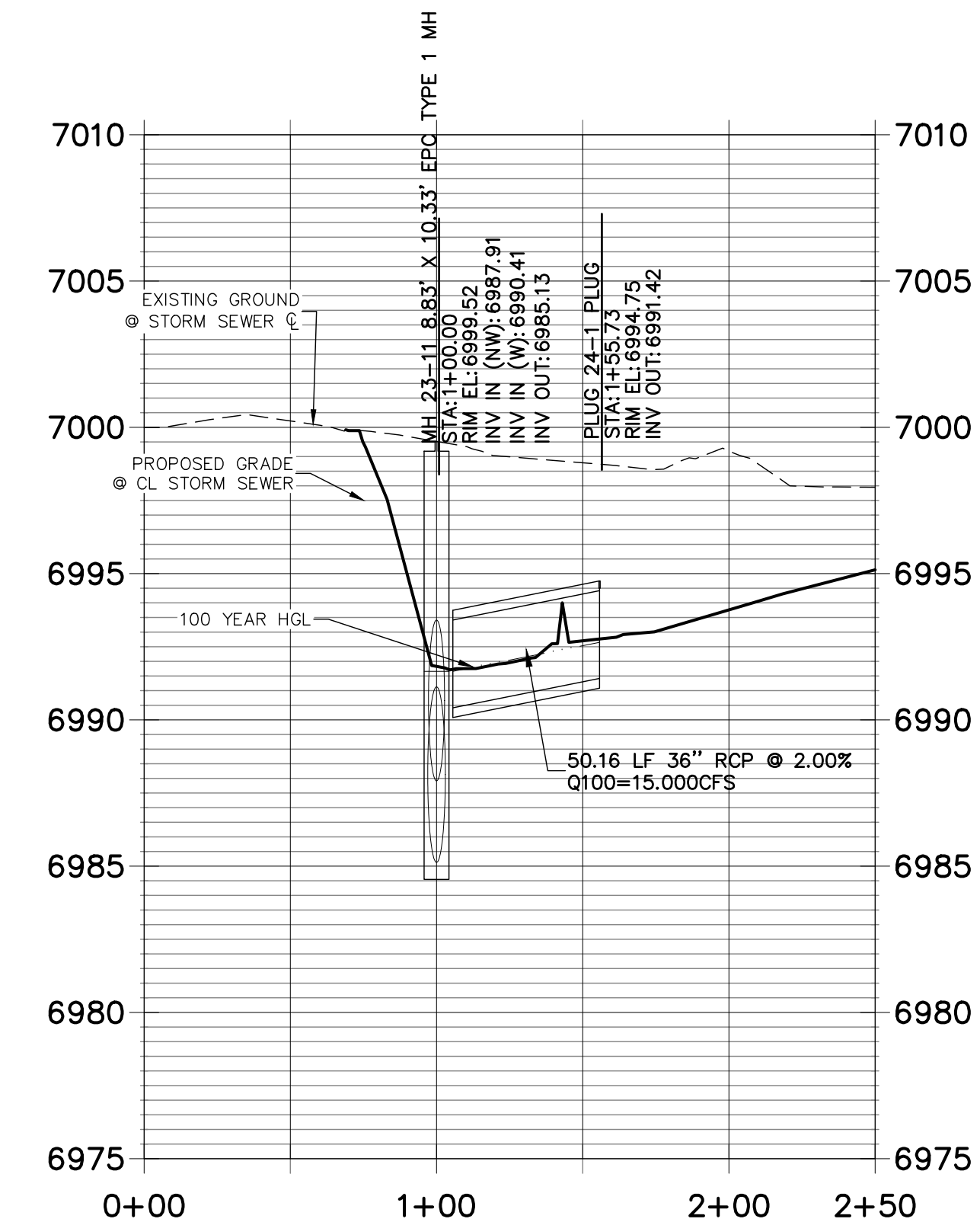
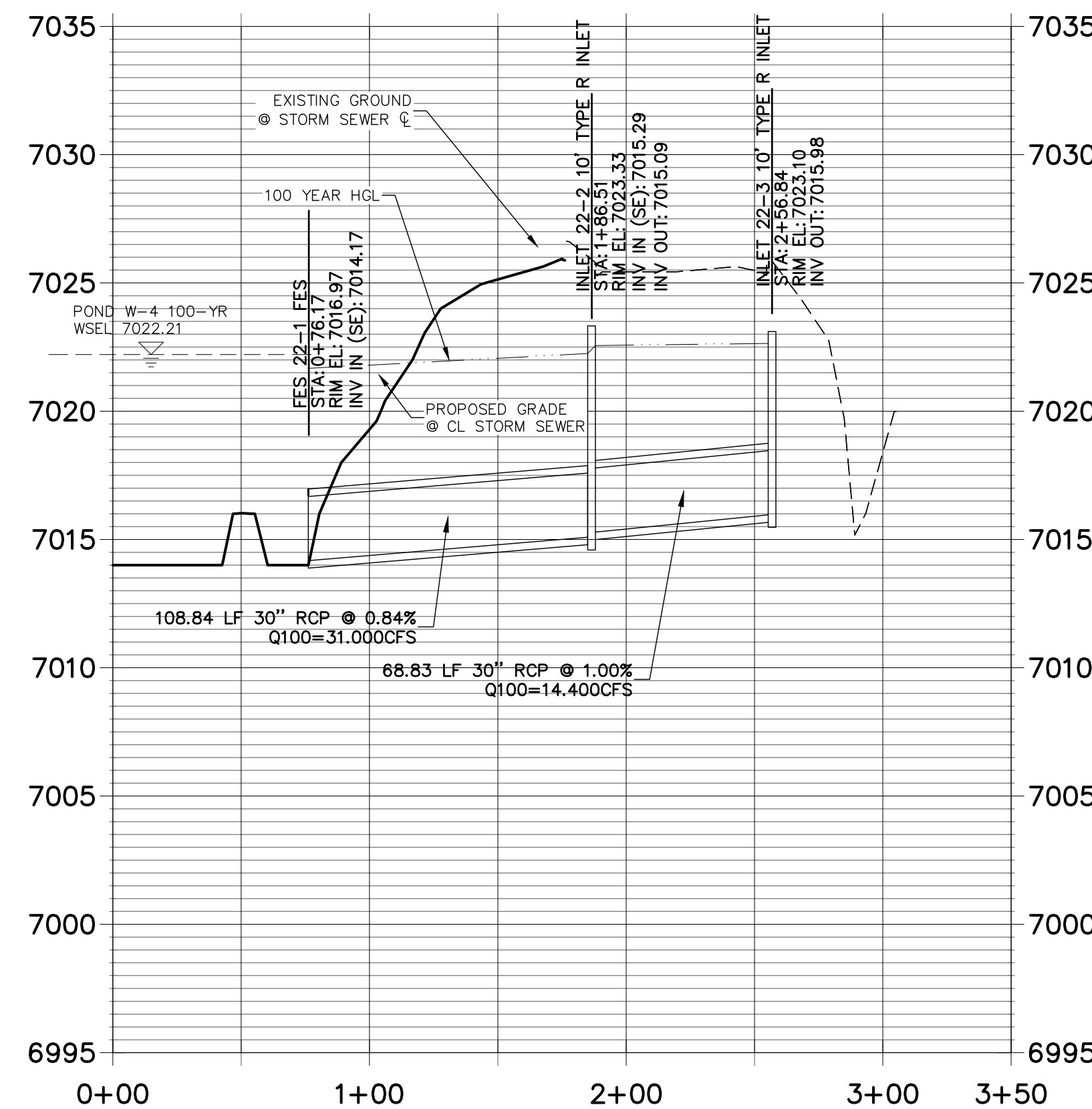
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STRM_26 PROFILE
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STRM_22 PROFILE
STA 0+00.00 TO 3+50.00
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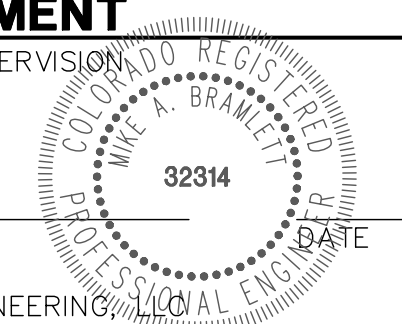


NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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



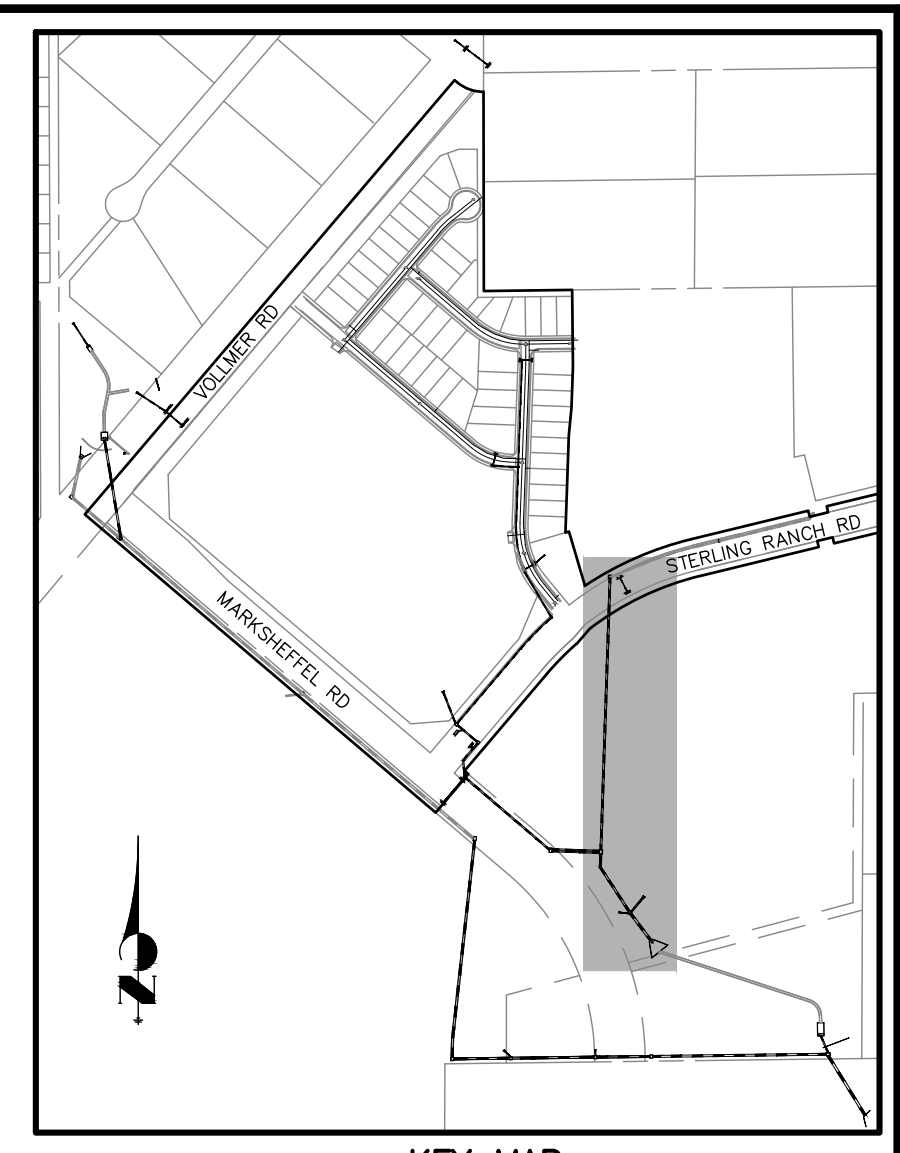
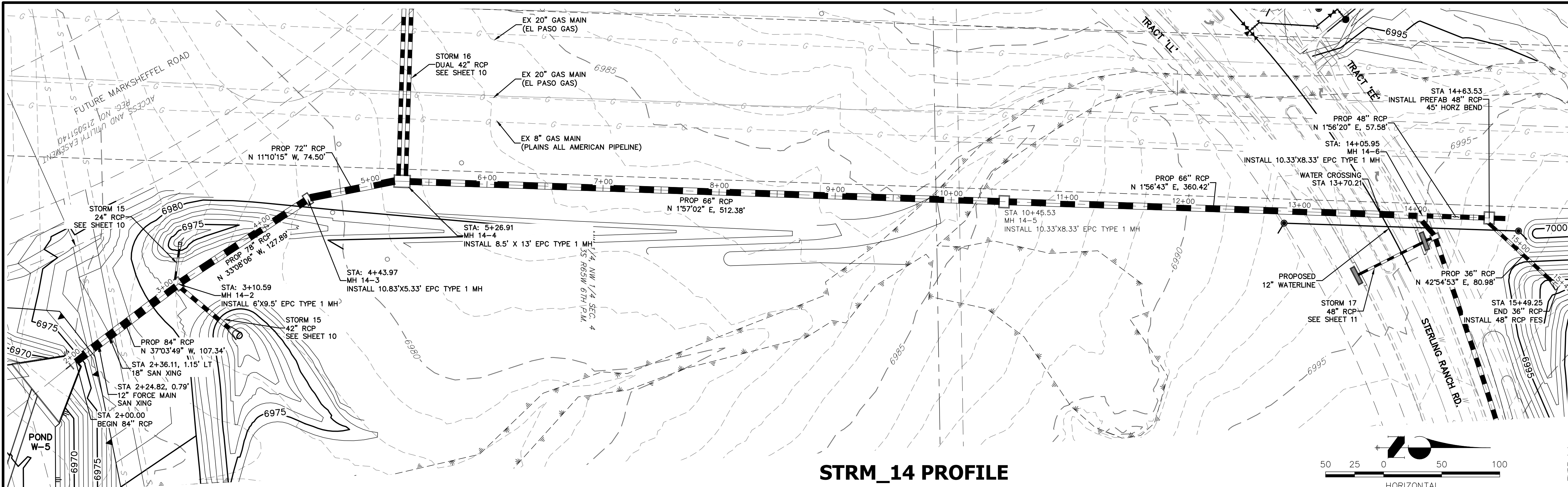
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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
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JAMES F. MORLEY
(719) 471-1742

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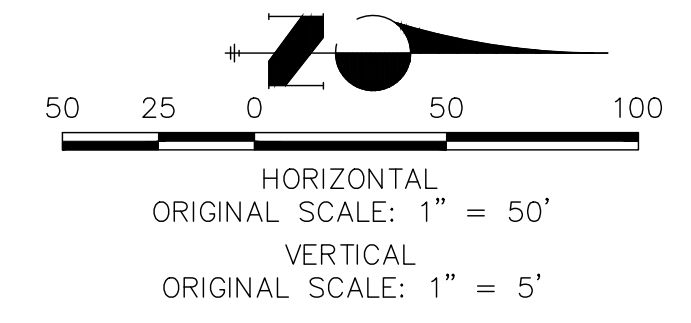
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FUTURE STORM SEWER PLAN
DESIGNED BY RAB
DRAWN BY KRW
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SHEET 8 OF 25
JOB NO. 25188.01



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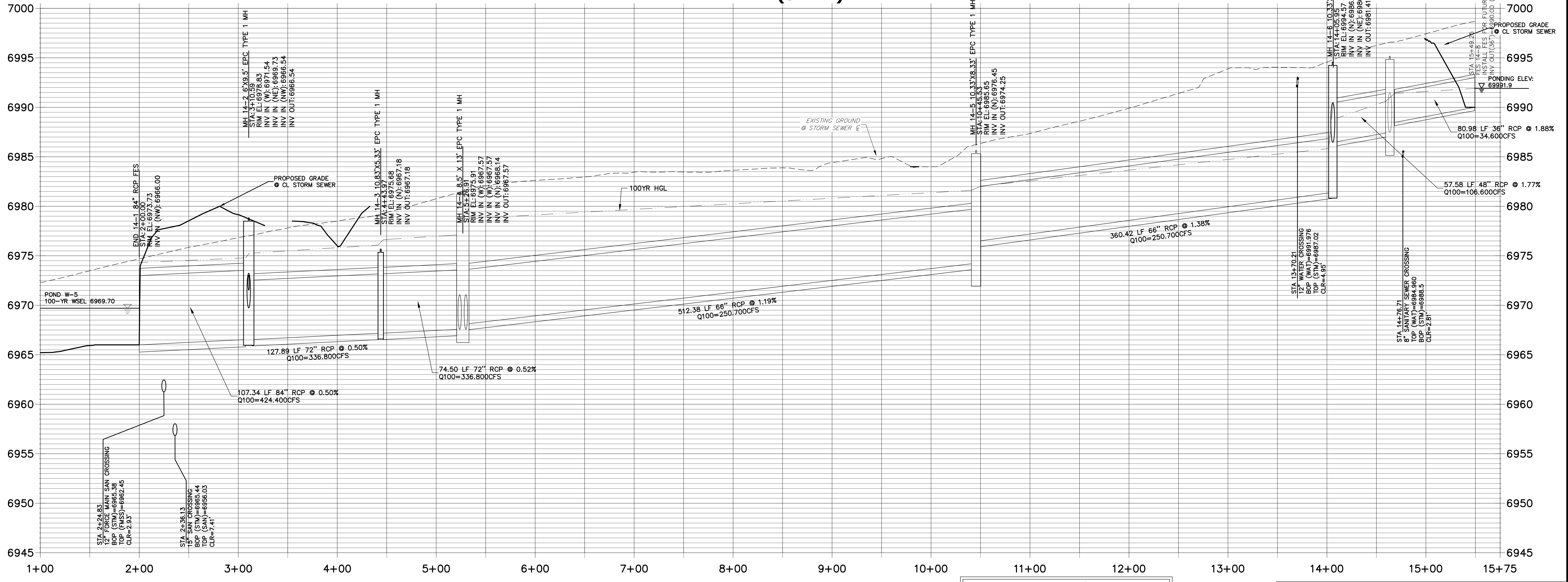
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
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 (719) 471-1742

**STRM_14 PROFILE
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NOTE
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**WARNING
 HIGH-PRESSURE PIPELINE(S)**
 EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM
 MAGELLAN PIPELINE COMPANY, L.P.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

J-R ENGINEERING
 A Weidman Company

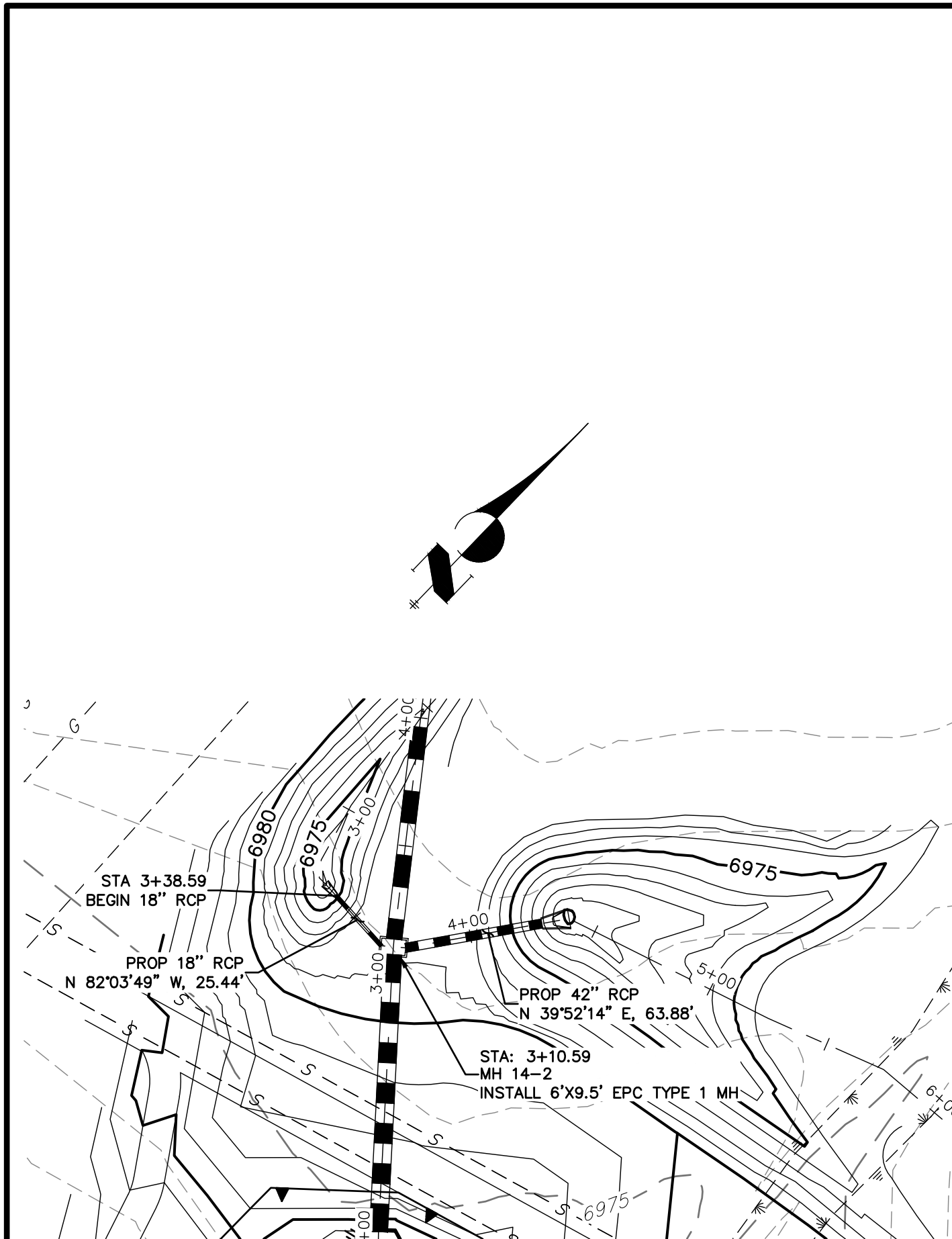
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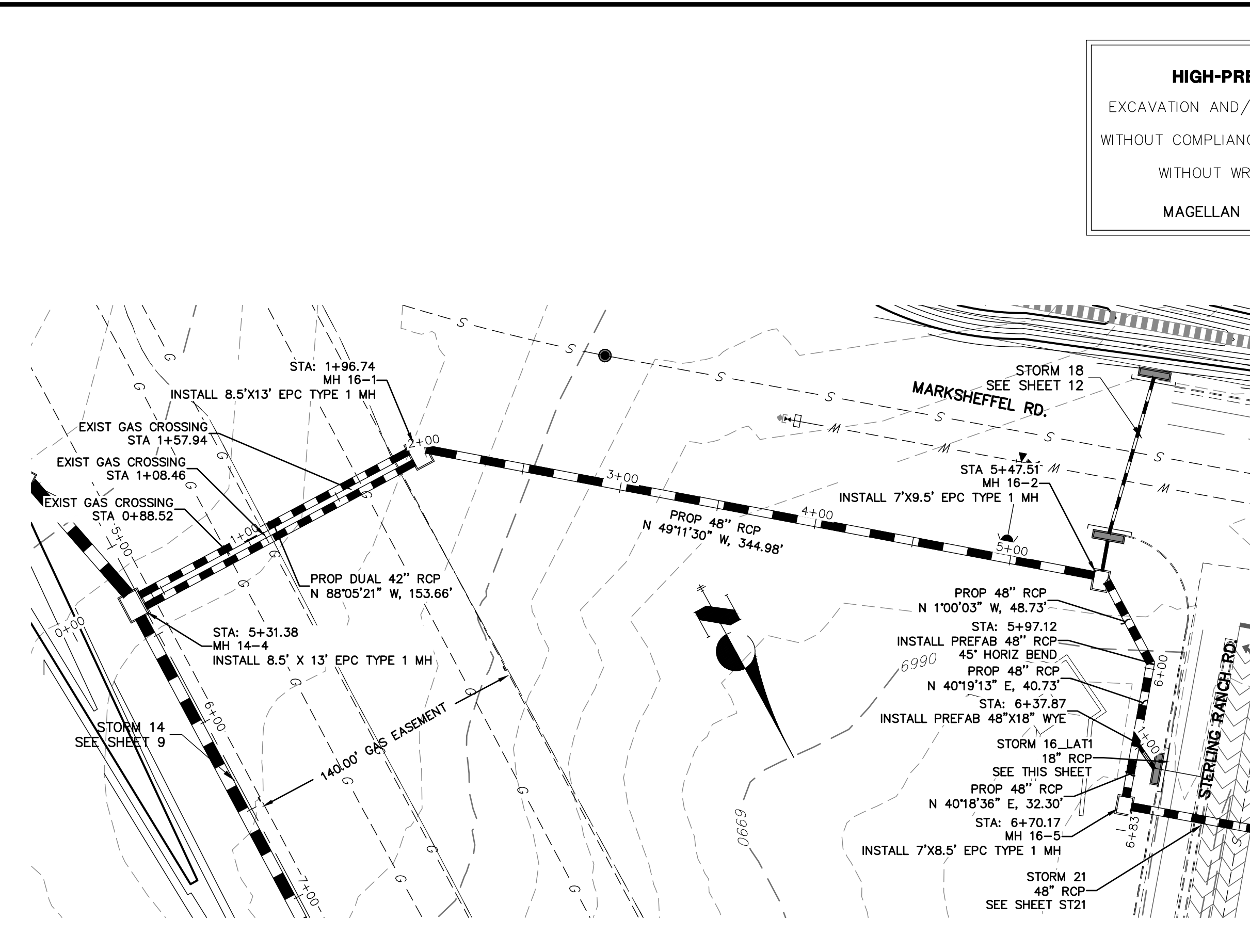
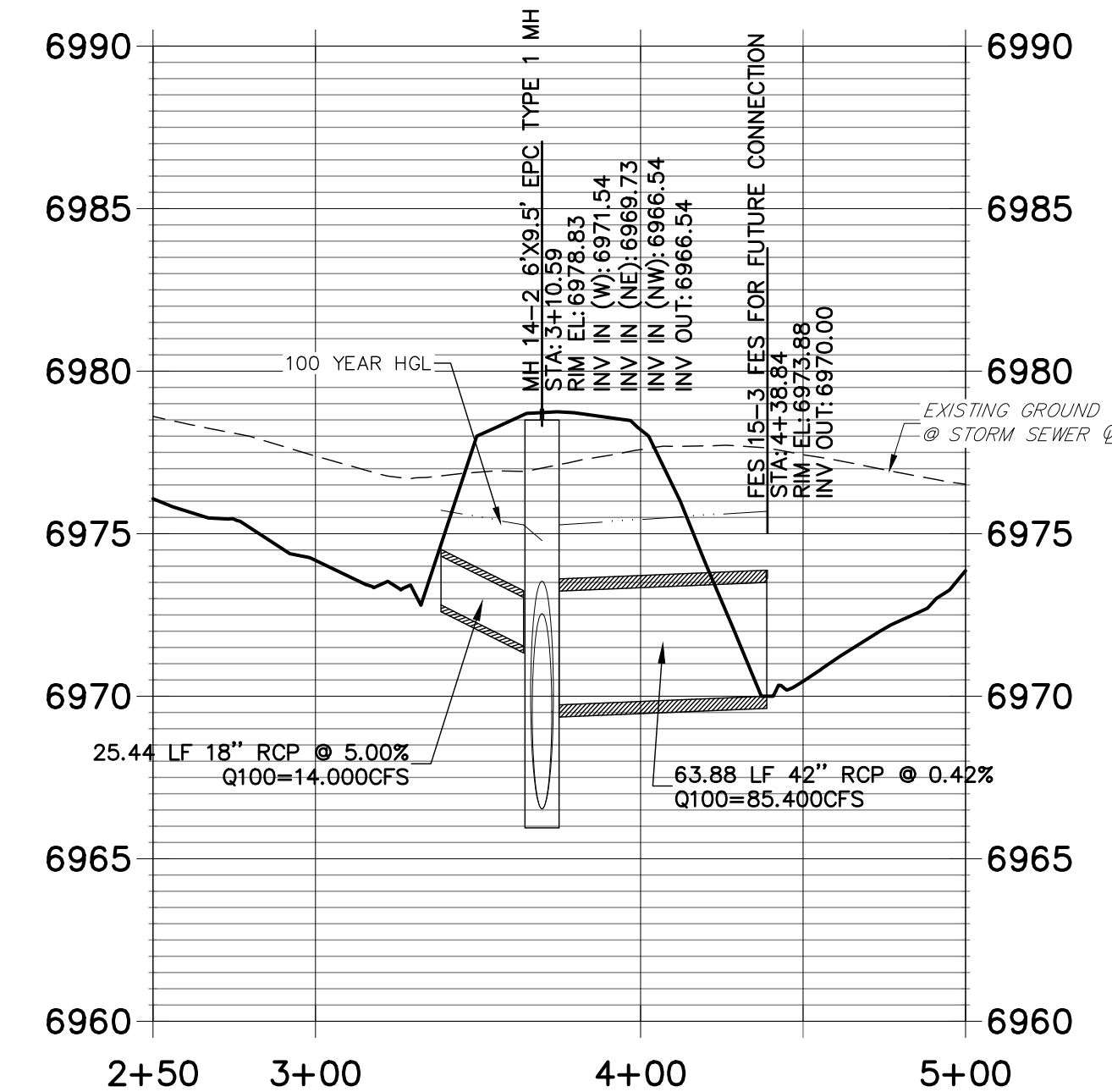
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FUTURE STORM SEWER PLAN

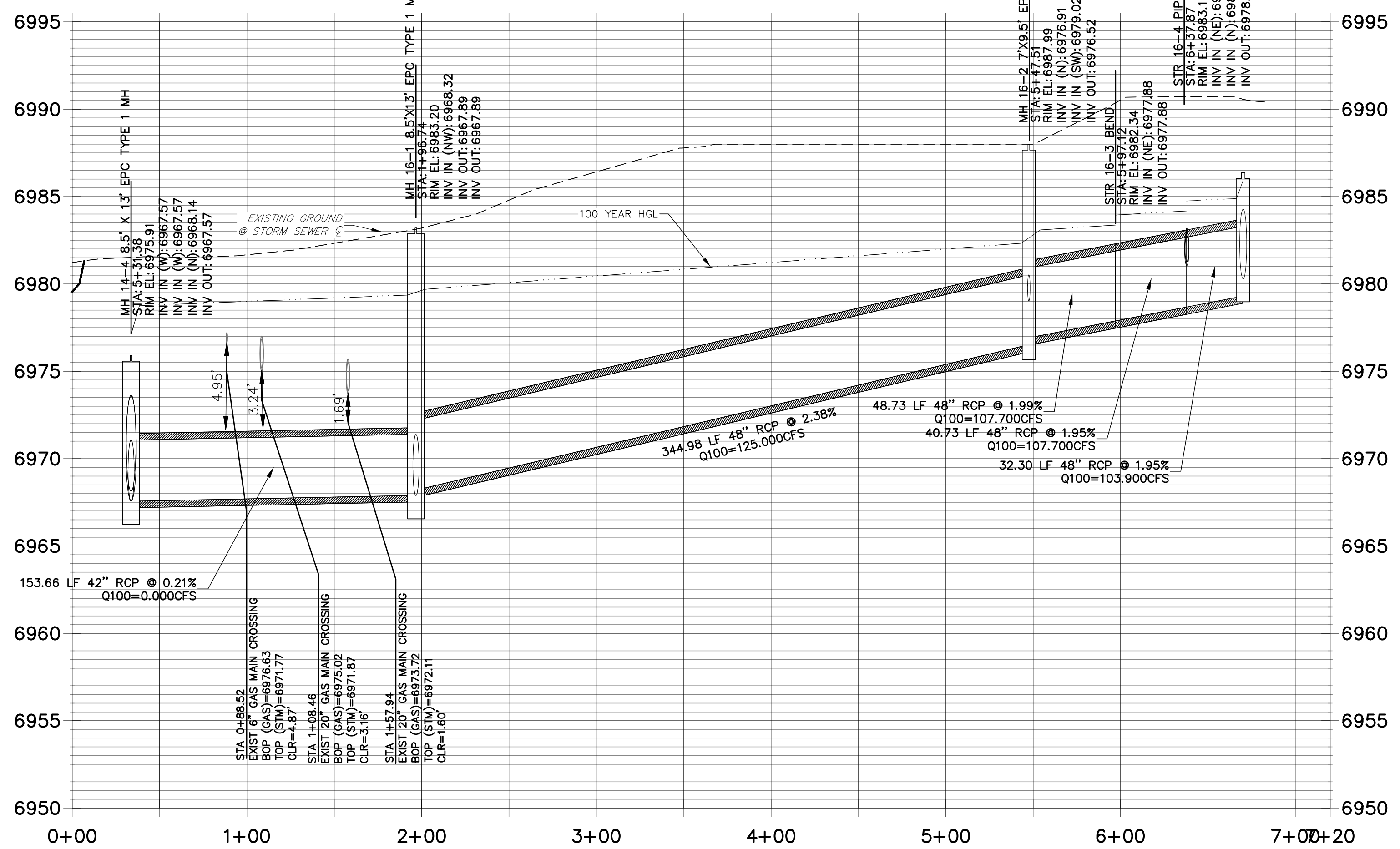
SHEET 9 OF 25
 JOB NO. 25188.01



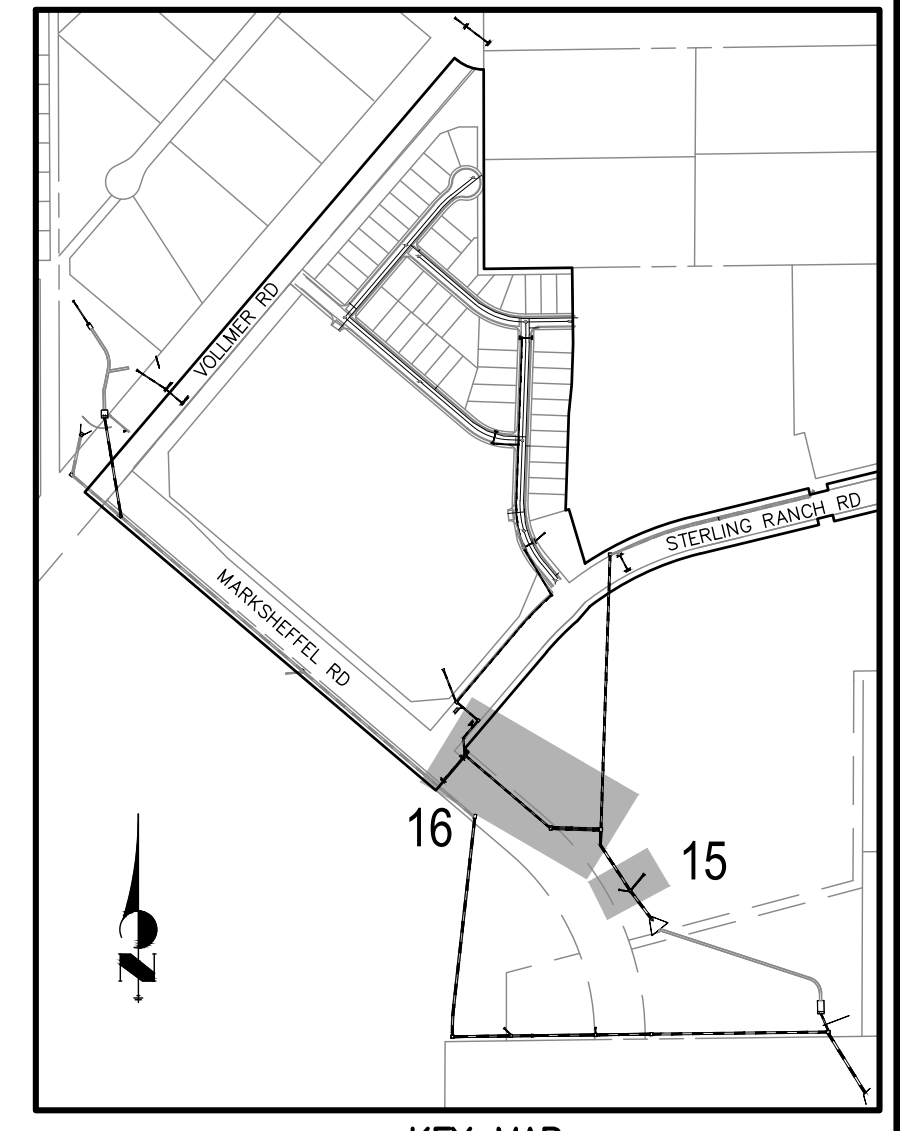
**STRM_15 PROFILE
STA 2+50.00 TO 5+00.00
PRIVATE (SRMD)**



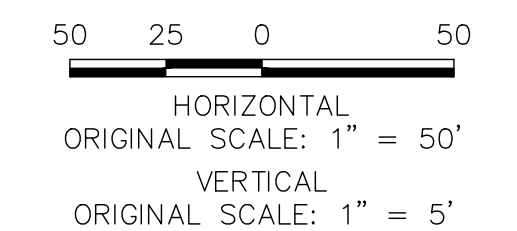
**STRM_16 PROFILE
STA 0+00.00 TO 7+20.00
PRIVATE (SRMD)**



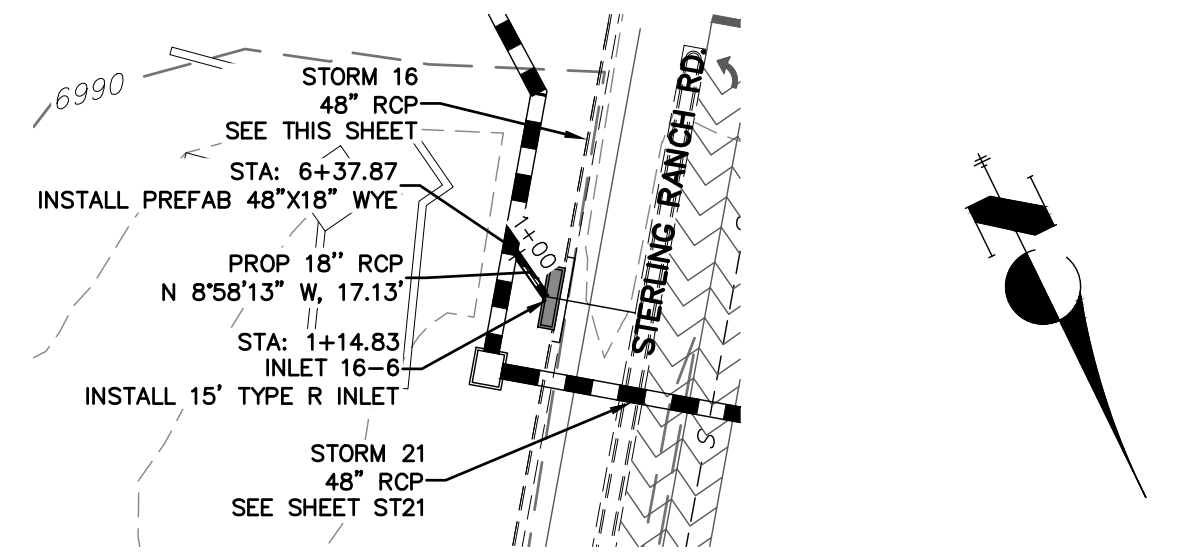
**WARNING
HIGH-PRESSURE PIPELINE(S)**
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.



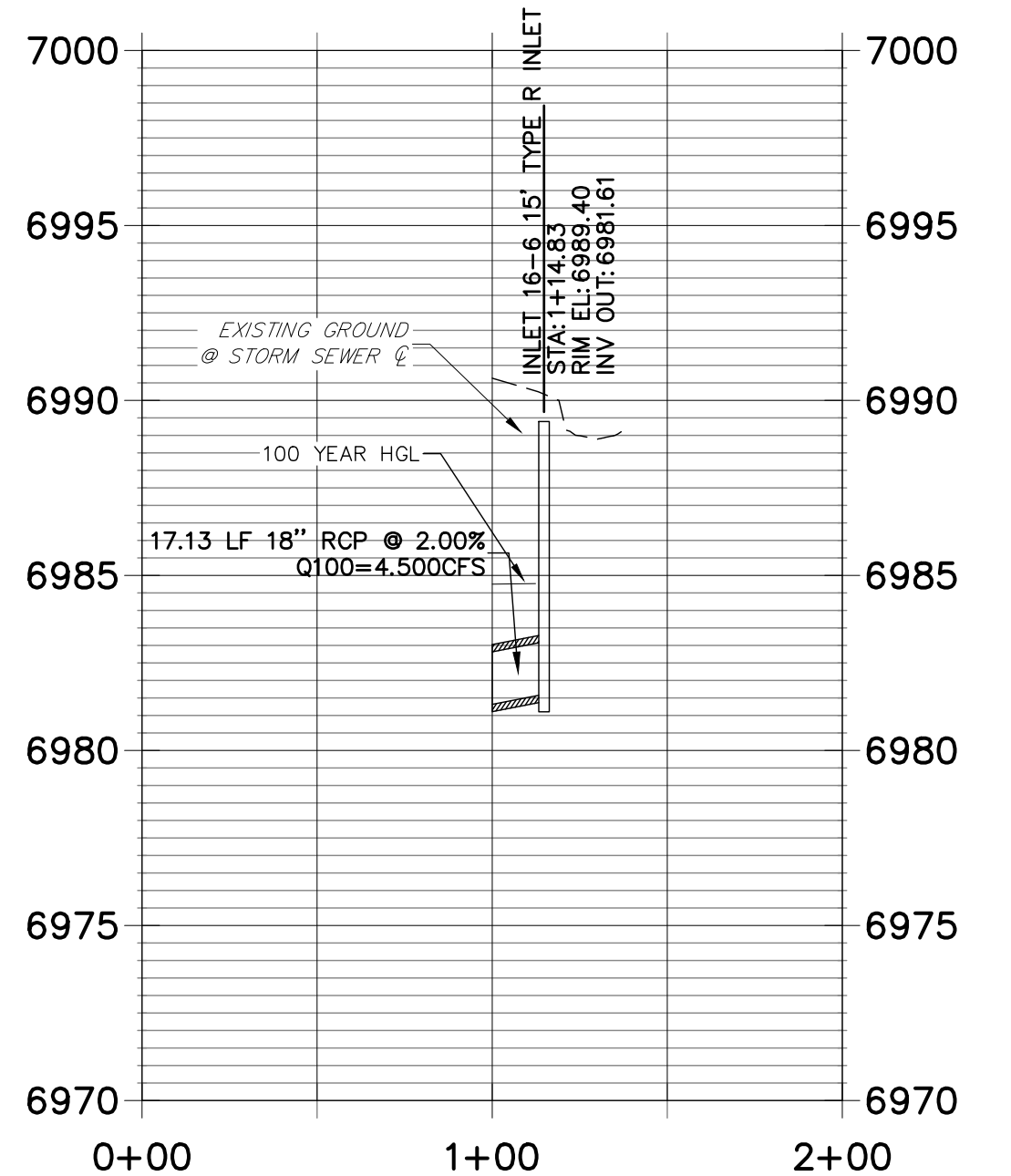
KEY MAP



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



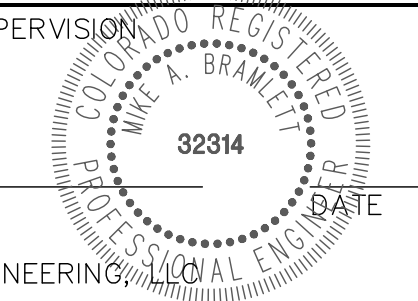
**STRM_16 LAT 1 PROFILE
STA 0+00.00 TO 2+00.00
PRIVATE (SRMD)**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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



UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCY, THESE DRAWINGS
APPLY ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

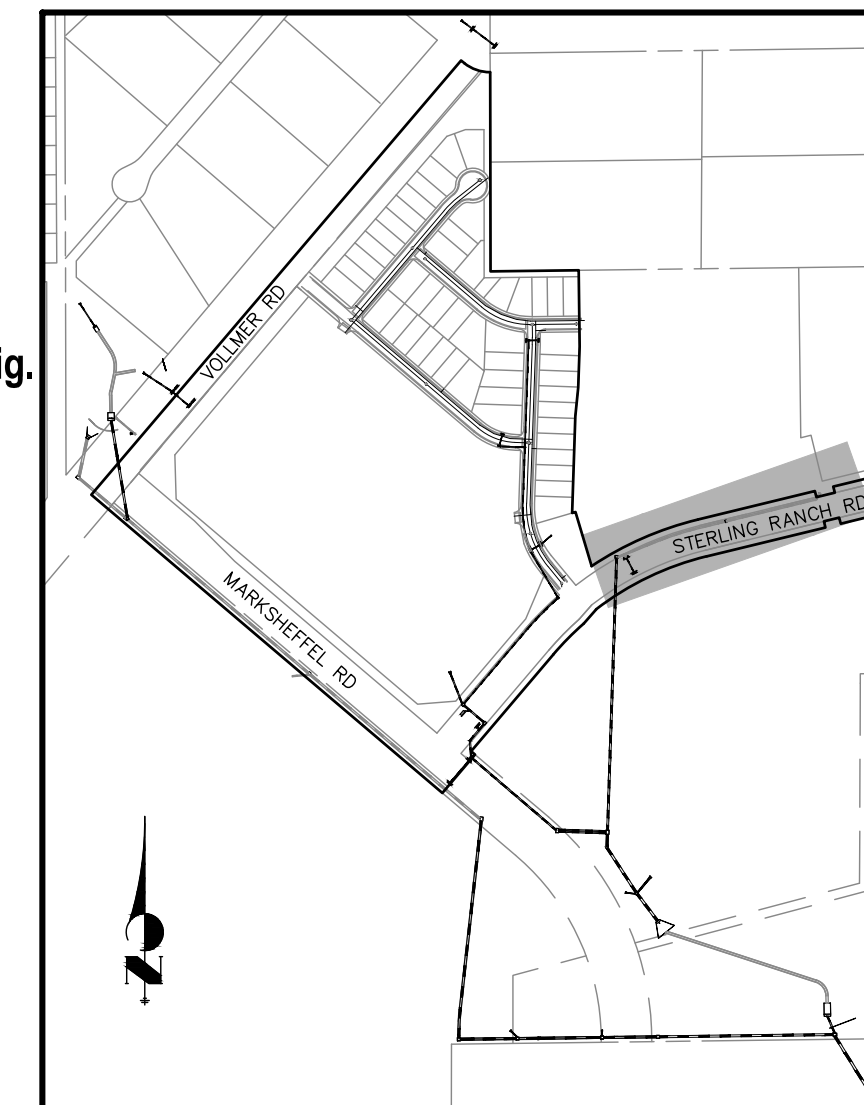
J-R ENGINEERING
A Western Company
Central 305-740-9388 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

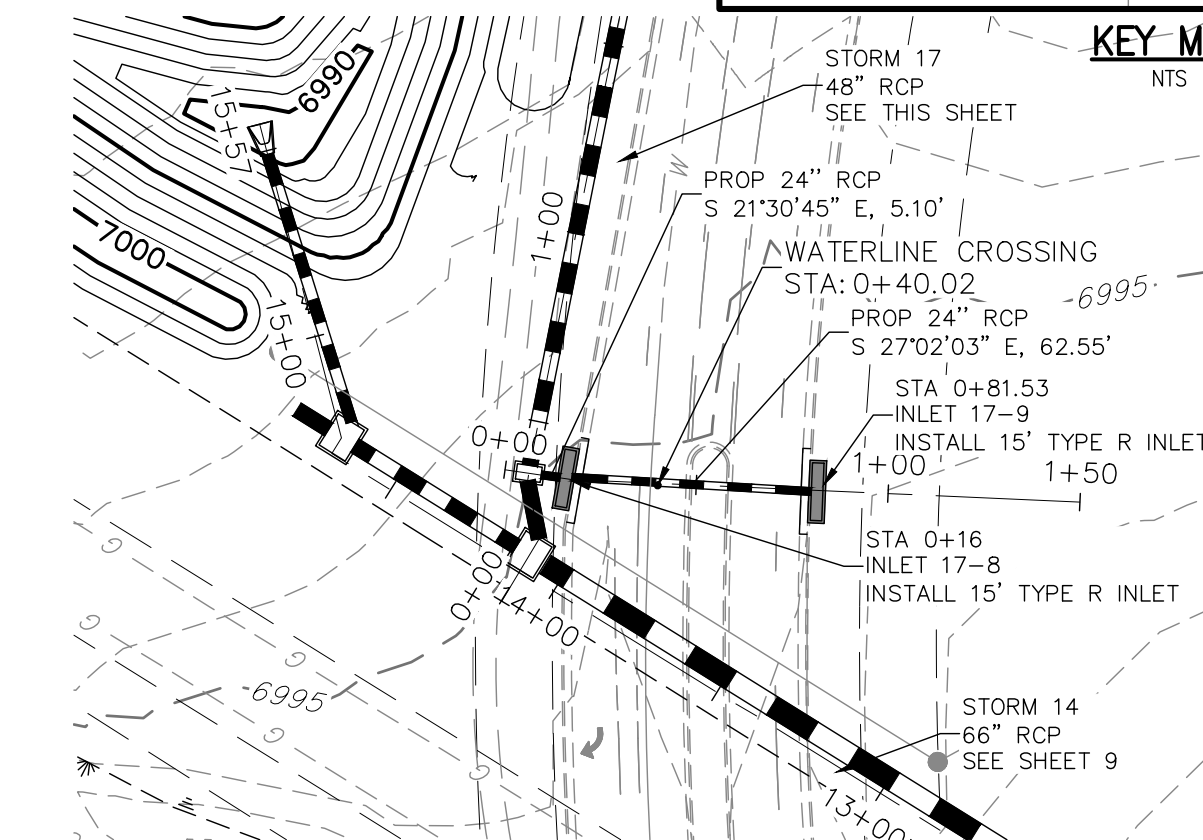
STERLING RANCH FILING NO.2
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY
FUTURE STORM SEWER PLAN
SHEET 10 OF 25
JOB NO. 25188.01



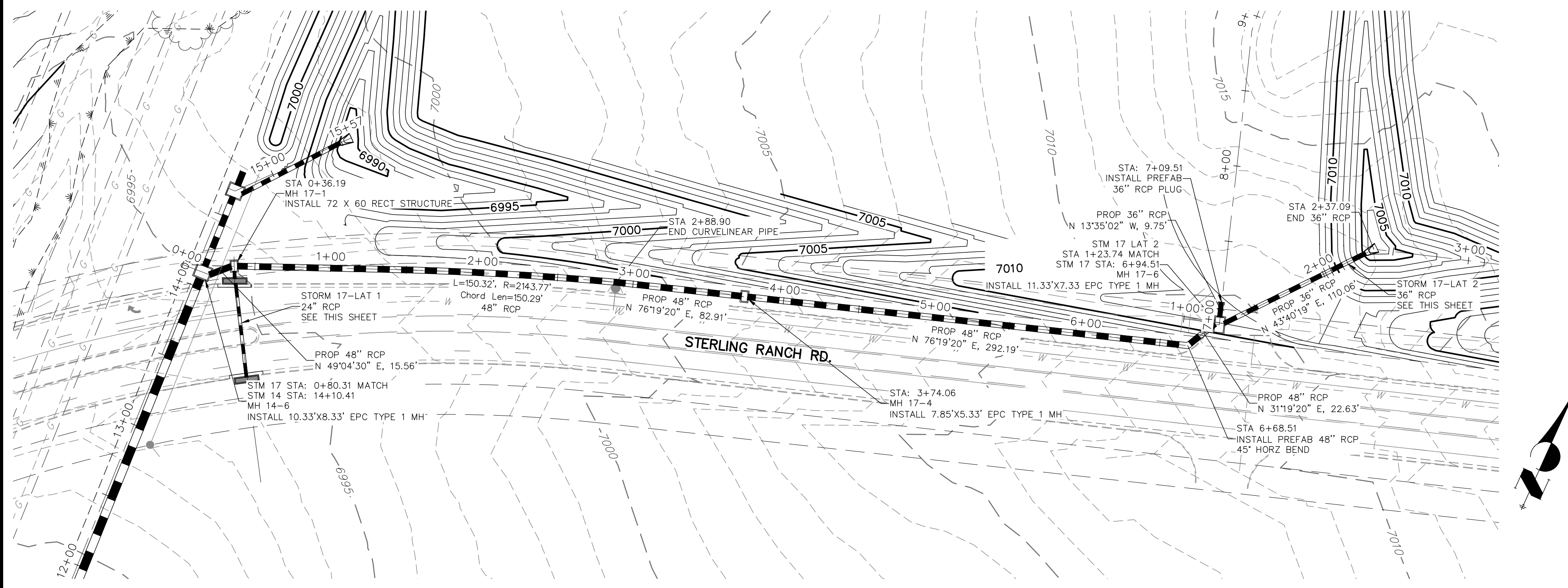
Know what's below.
Call before you dig.



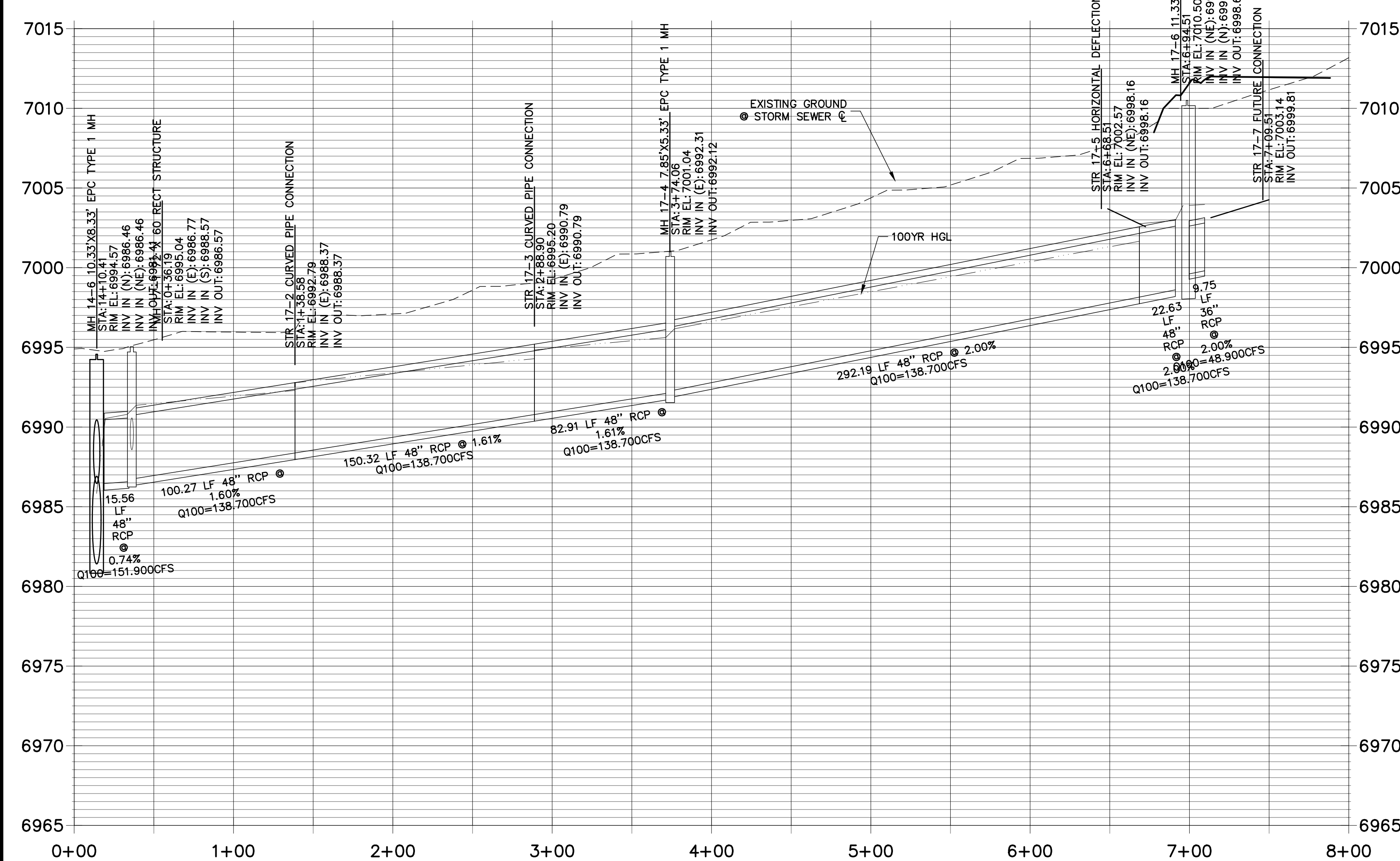
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



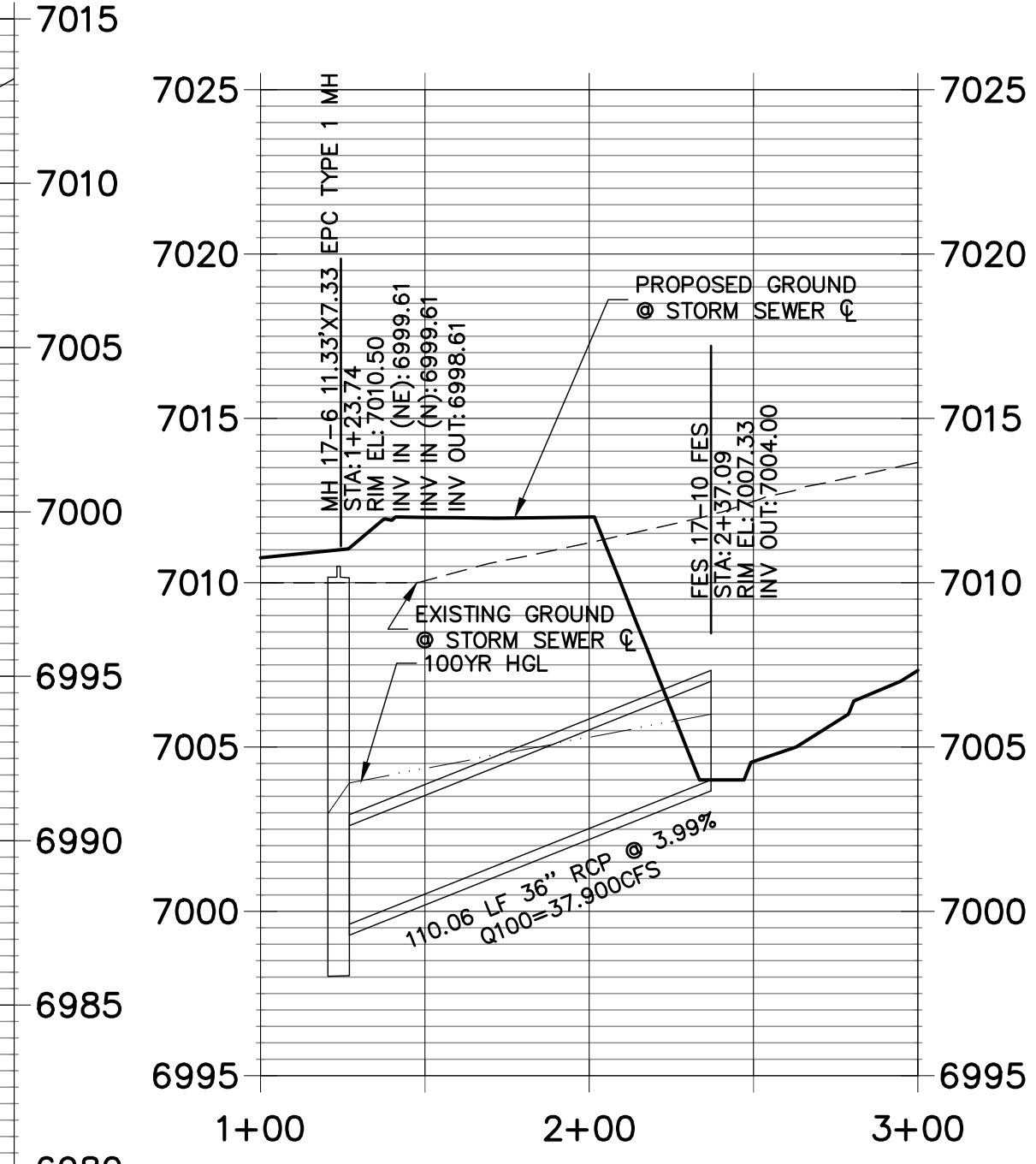
NOTE
WATER TIGHT JOINTS REQUIRED WHERE HGL IS OUTSIDE OF THE PIPE.



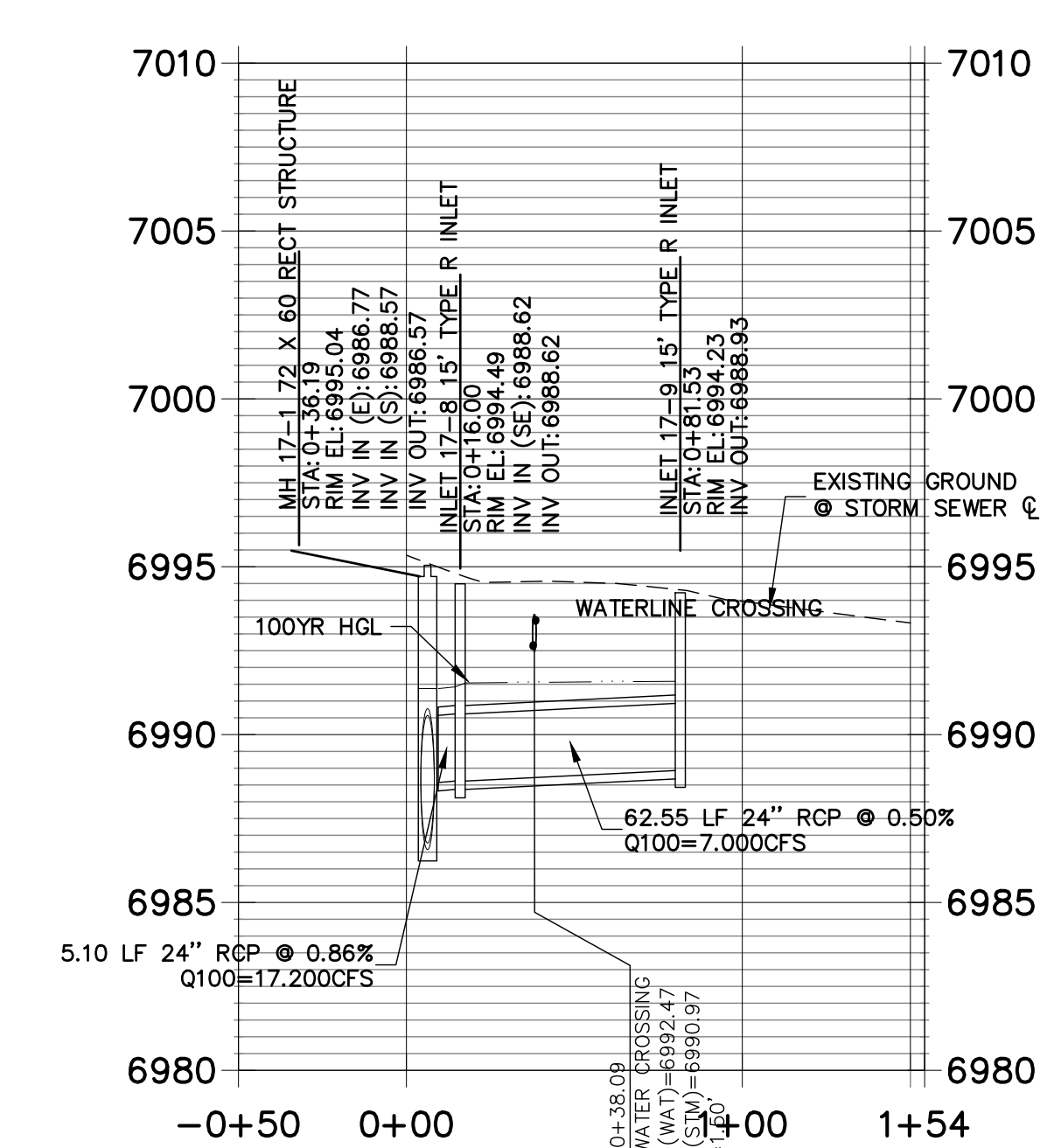
**STRM_17 PROFILE
STA 0+00.00 TO 8+00.00
PRIVATE (SRMD)**



**STRM_17 LAT 2 PROFILE
STA 1+00.00 TO 3+00.00
PRIVATE (SRMD)**



**STRM_17 LAT 1 PROFILE
STA -0+50.00 TO 1+54.28
PRIVATE (SRMD)**



ENGINEER'S STATEMENT

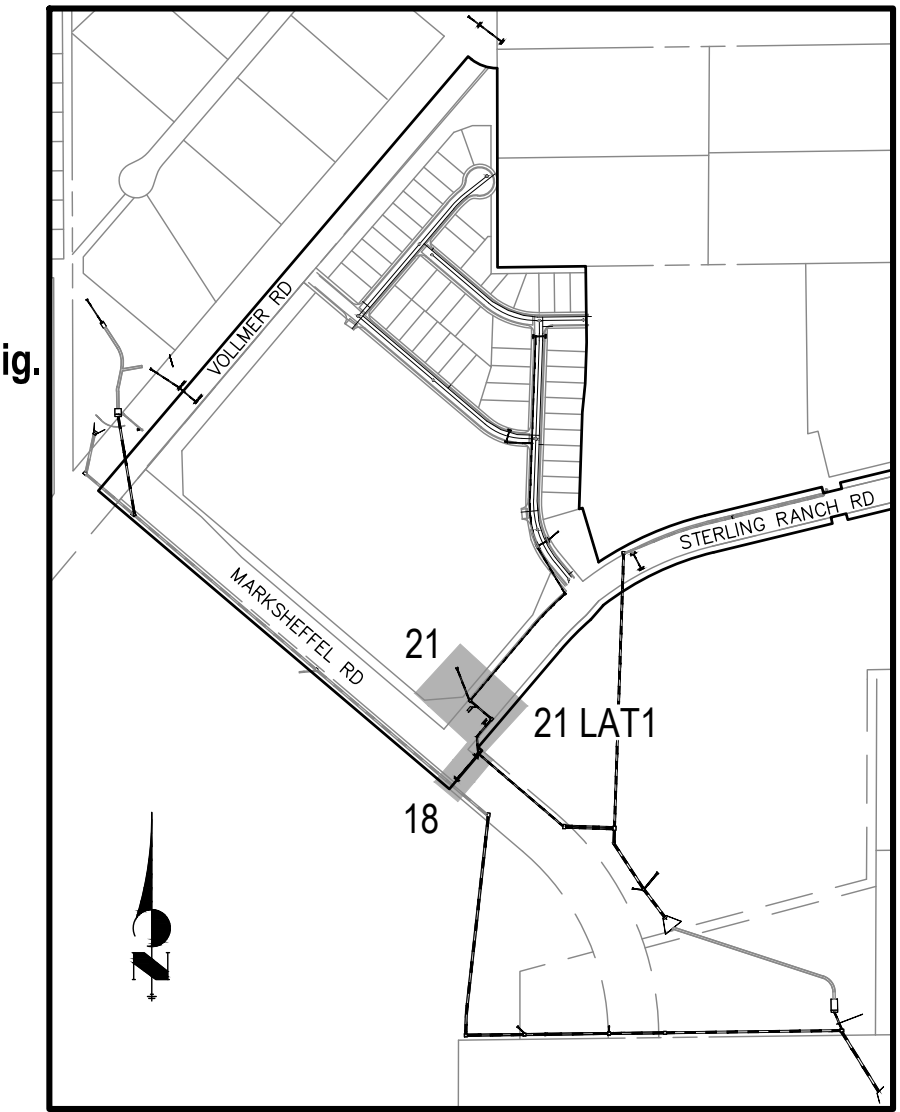
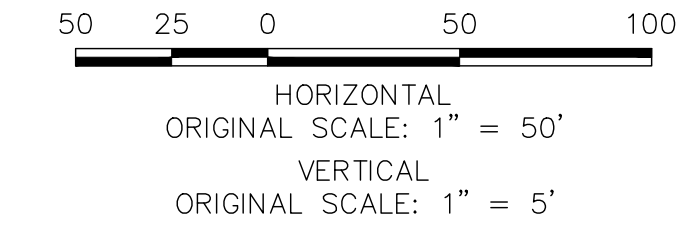
PREPARED UNDER MY DIRECT SUPERVISION
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



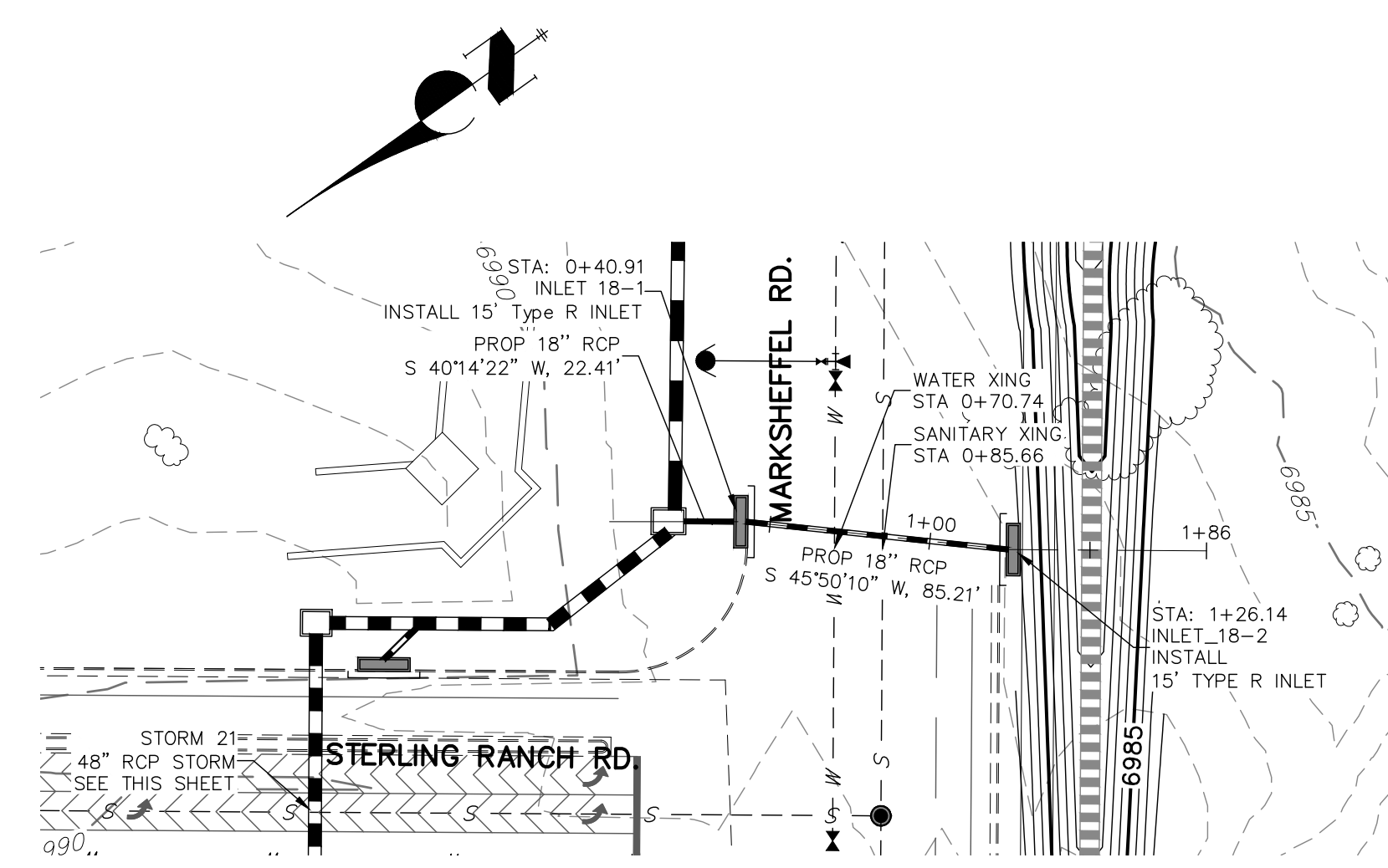
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ASSUMES NO LIABILITY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J-R ENGINEERING A Western Company Central 305-740-8383 • Colorado Springs 719-593-2393 Fort Collins 970-491-9888 • www.jrengineering.com
BY: _____ DATE: _____ No. REVISION: _____ H-SCALE 1"=50' V-SCALE 1"=5' DATE 02/01/21 DESIGNED BY RAB DRAWN BY KRW CHECKED BY _____	STERLING RANCH FILING NO.2 FUTURE STORM SEWER PLAN SHEET 11 OF 25 JOB NO. 25188.01



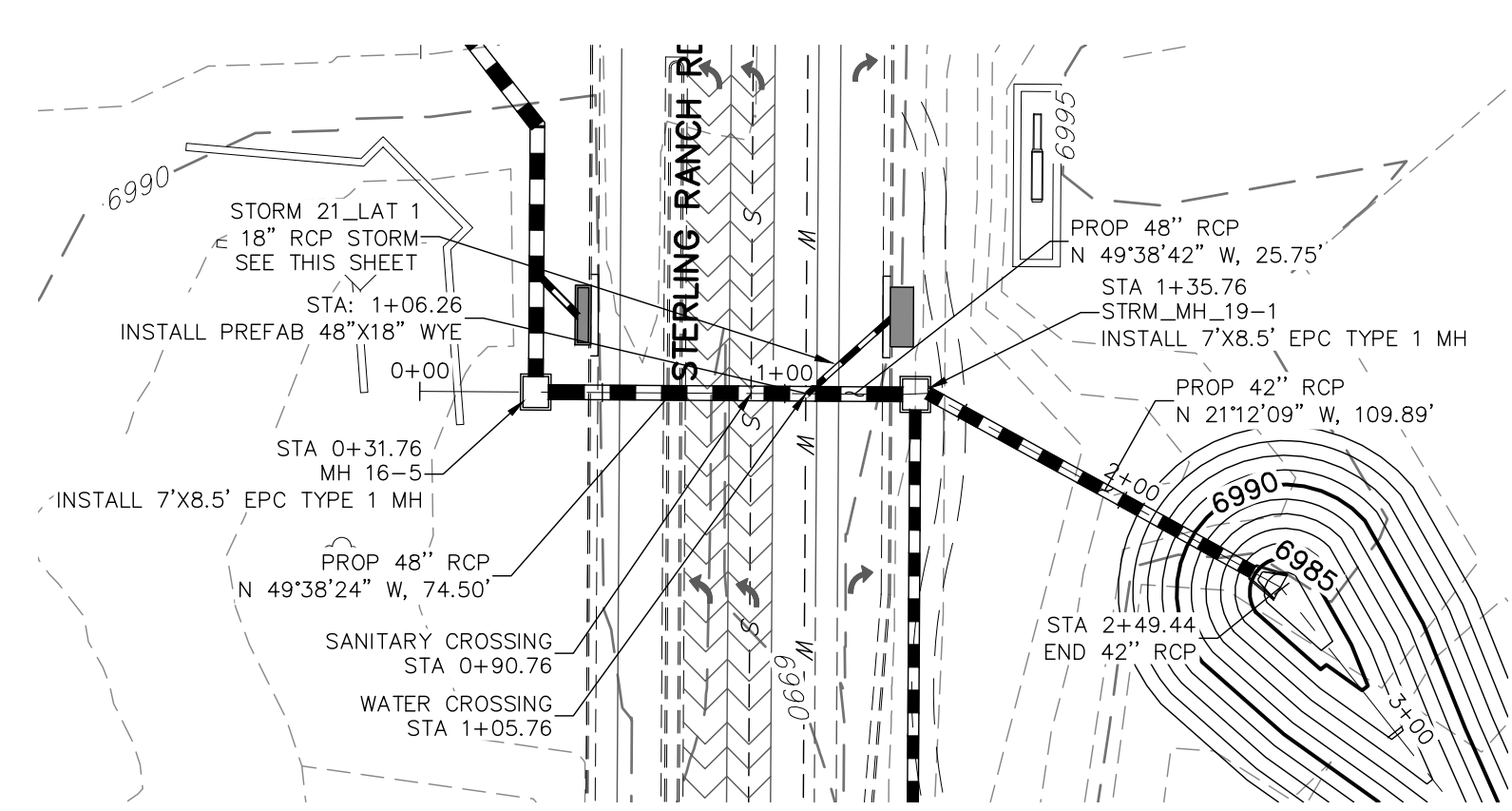
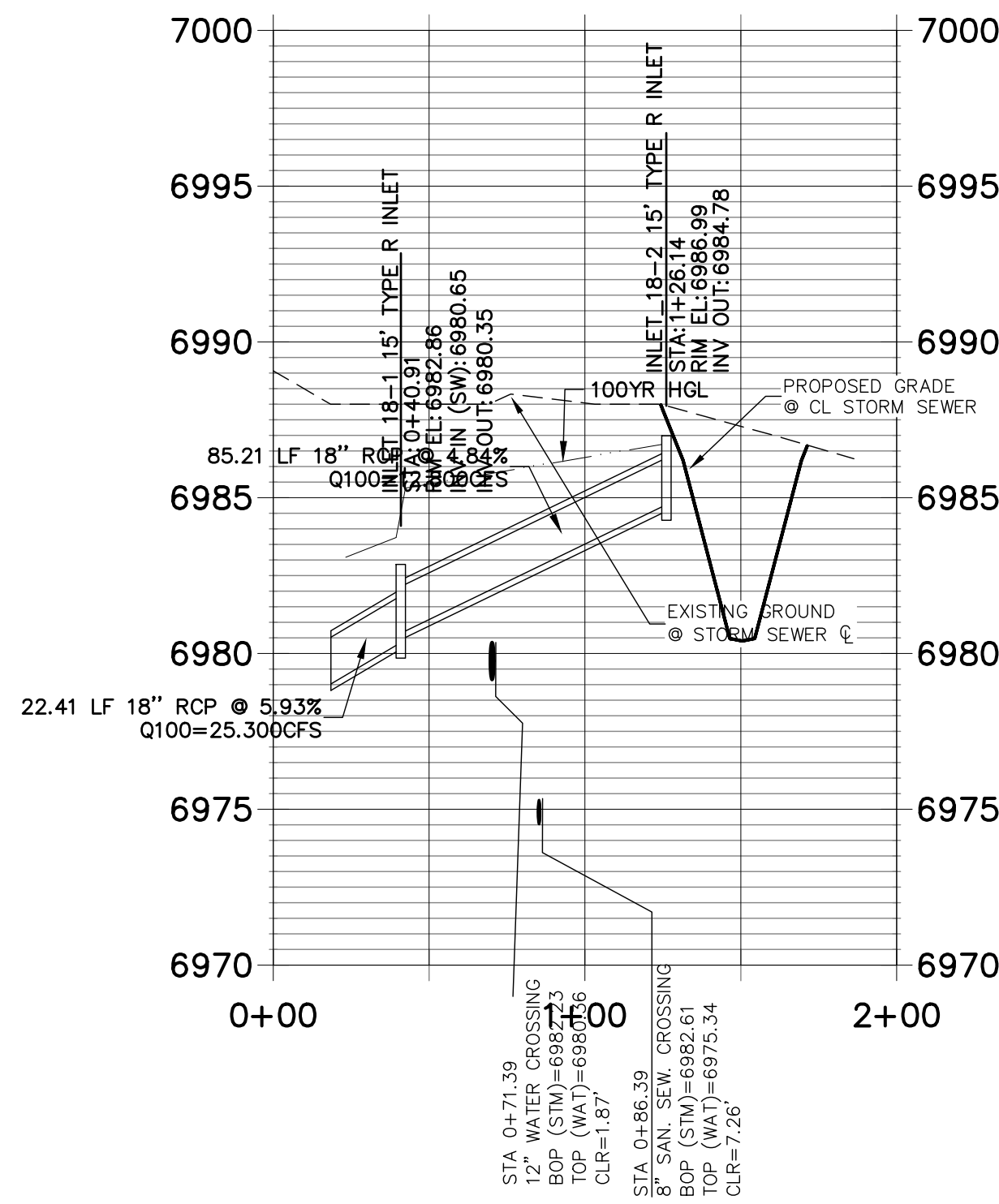
Know what's below.
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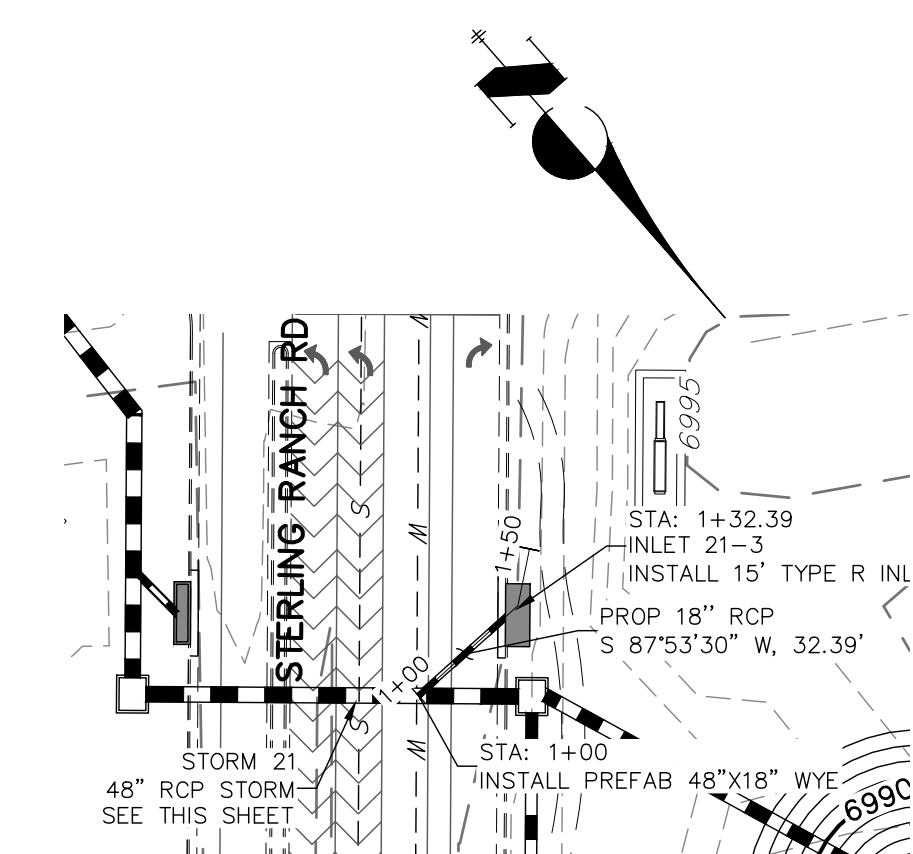
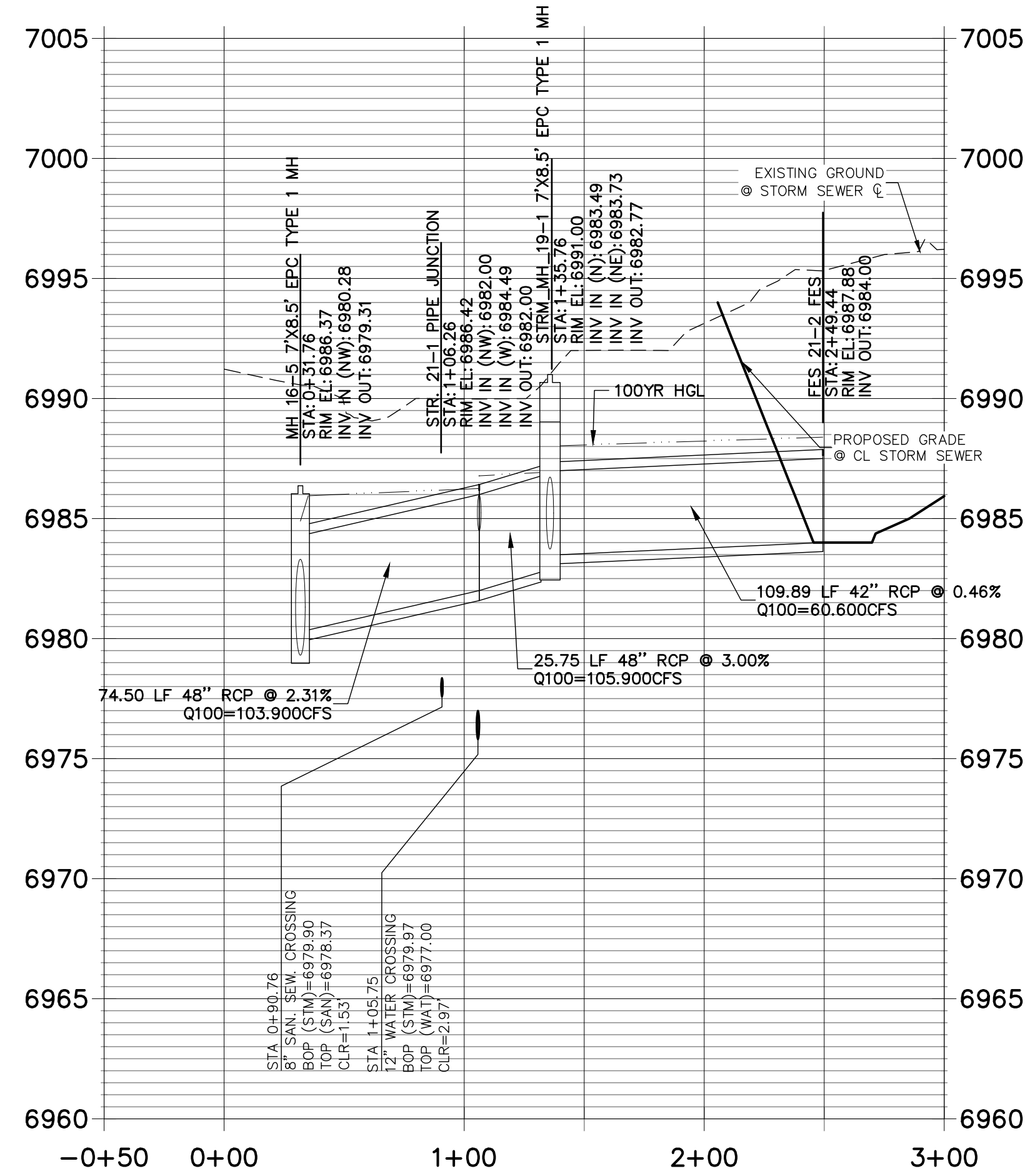
KEY MAP
NTS



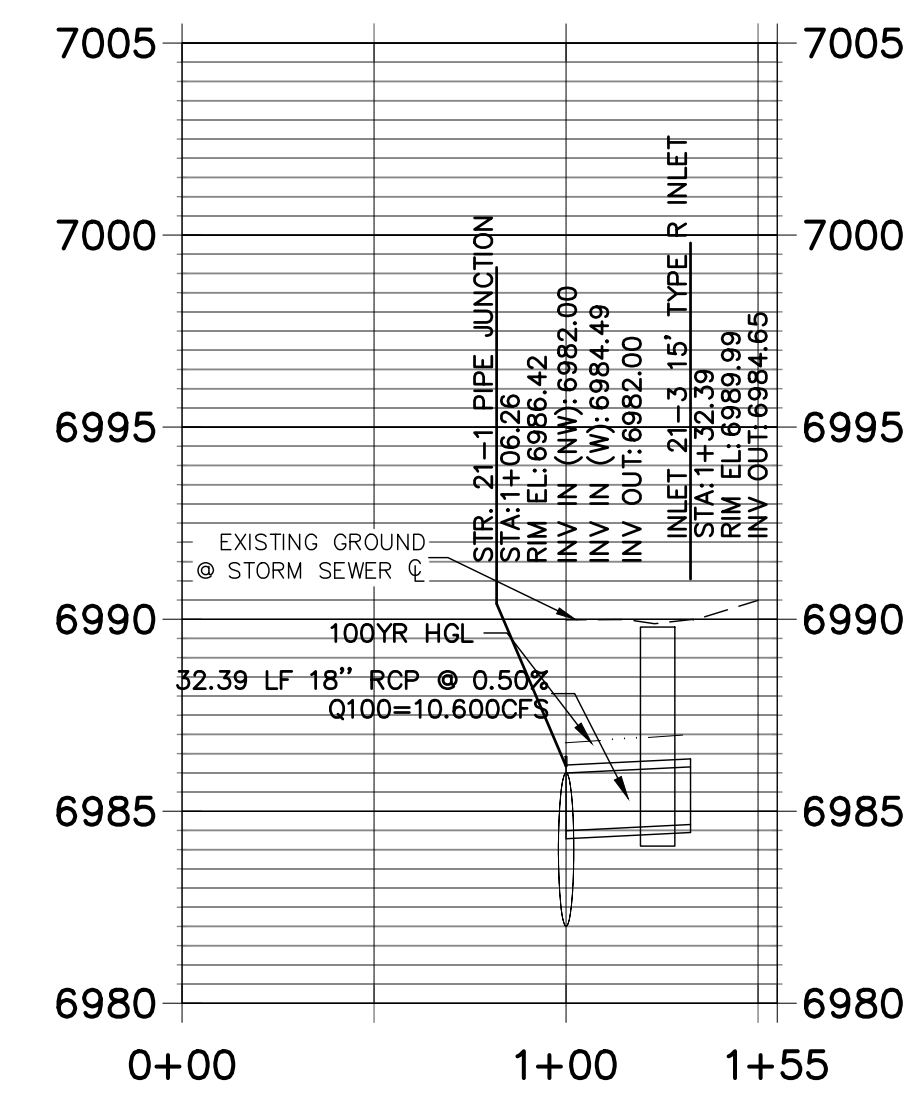
STRM_18 PROFILE
STA 0+00.00 TO 2+00.00
PRIVATE (SRMD)



STRM_21 PROFILE
STA -0+50.00 TO 3+00.00
PRIVATE (SRMD)



STRM_21 LAT 1 PROFILE
STA 0+00.00 TO 1+55.00
PRIVATE (SRMD)



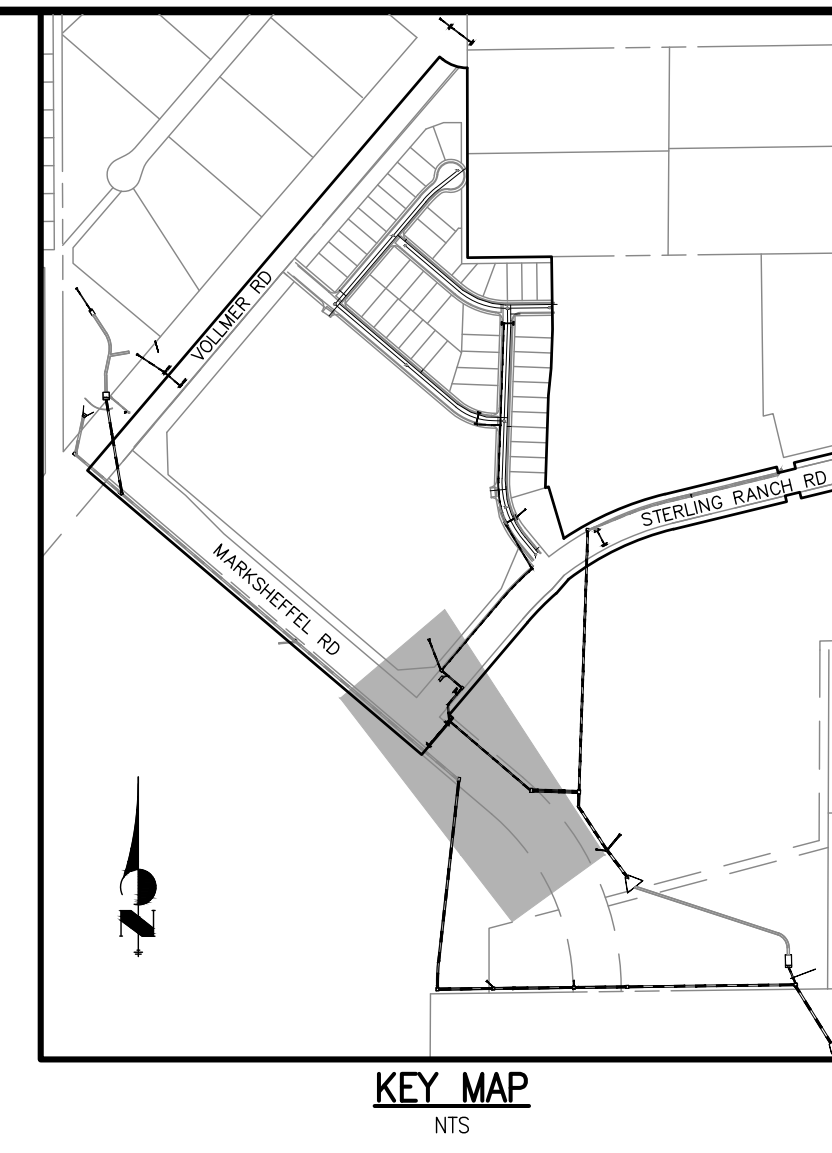
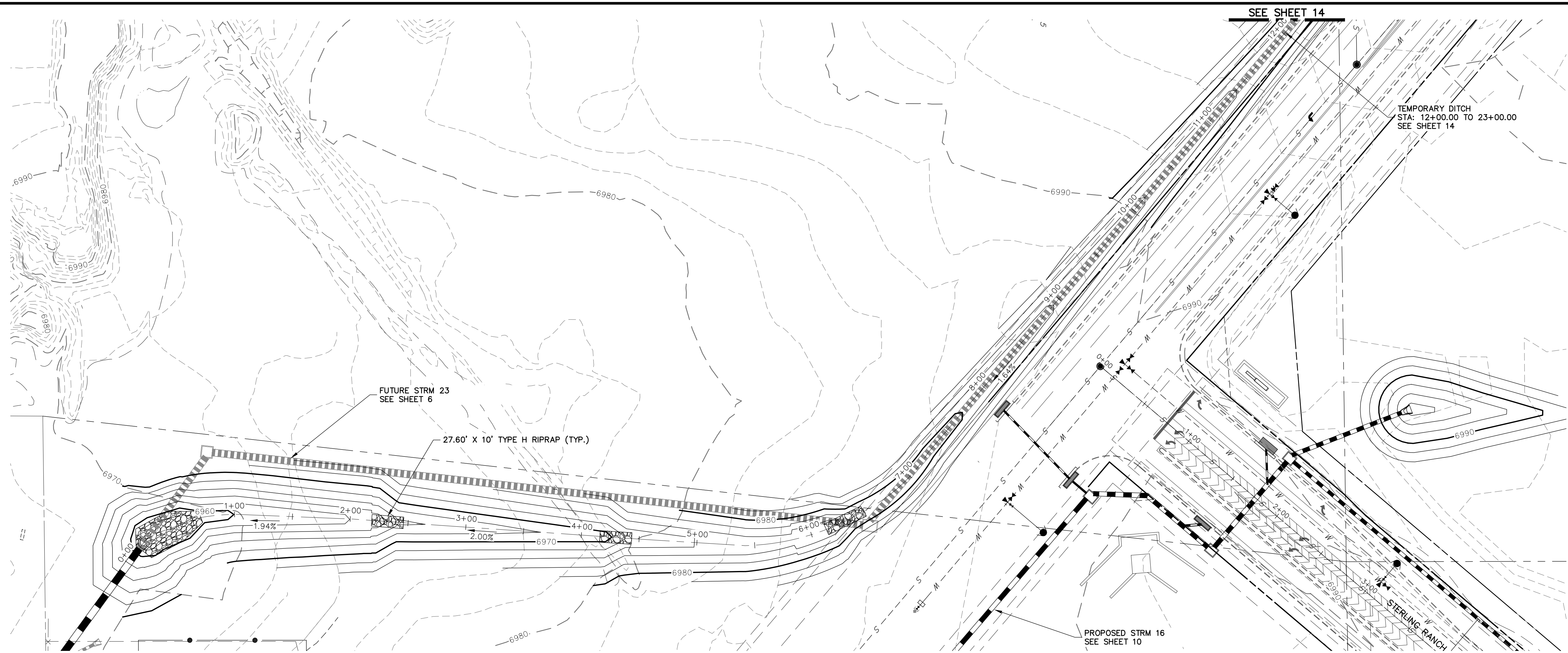
NOTE
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REQUIRED WHERE HGL IS
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APPROPRIATE REVIEWING
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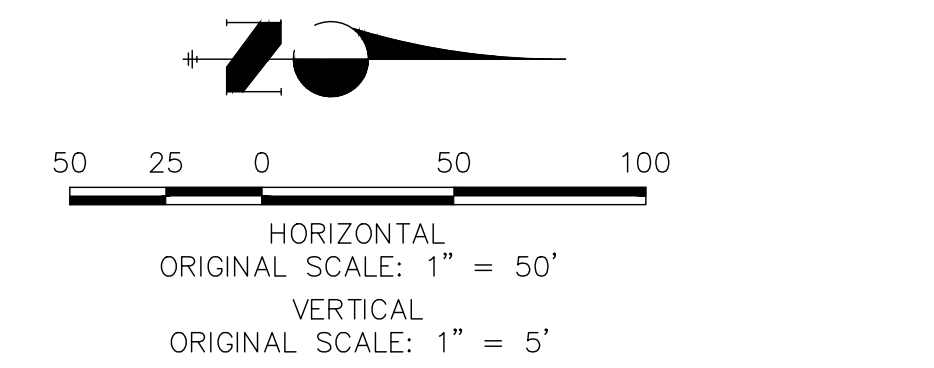
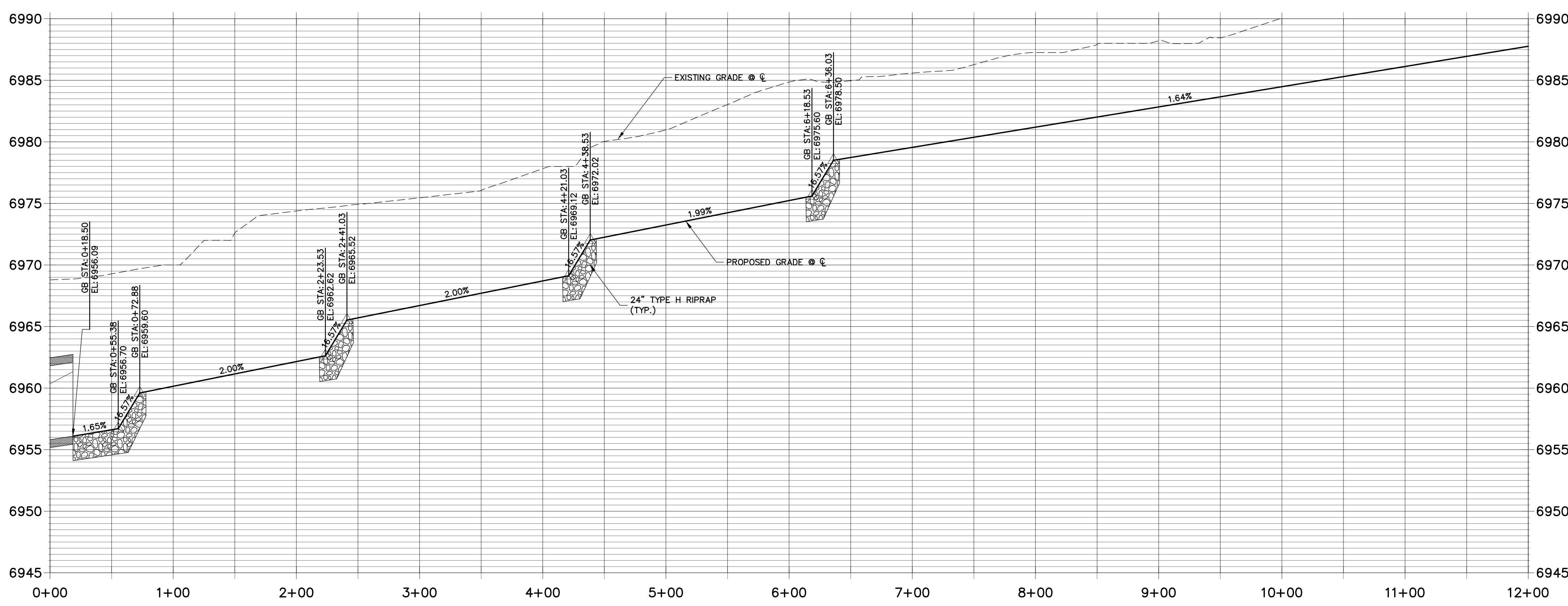
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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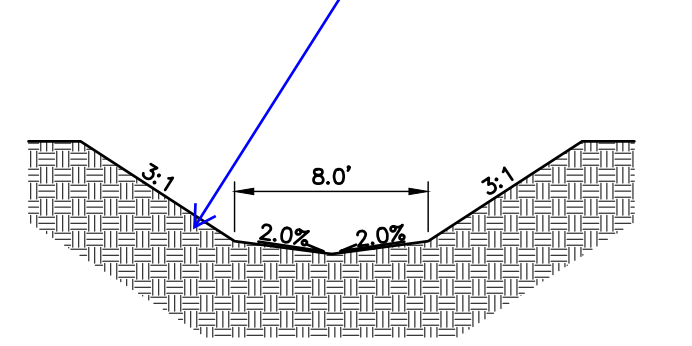
No.	REVISION	BY	DATE



**TEMPORARY DITCH PROFILE
STA 0+00.00 TO 12+00.00**



Label ditch lining (what are velocities / shear stresses?)

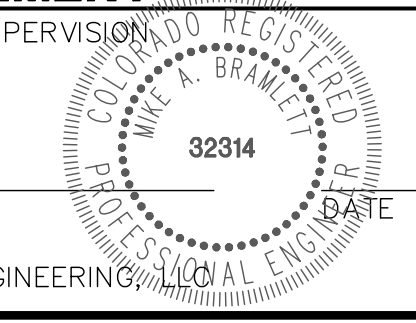


TYPICAL DITCH CROSS SECTION



ENGINEER'S STATEMENT

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

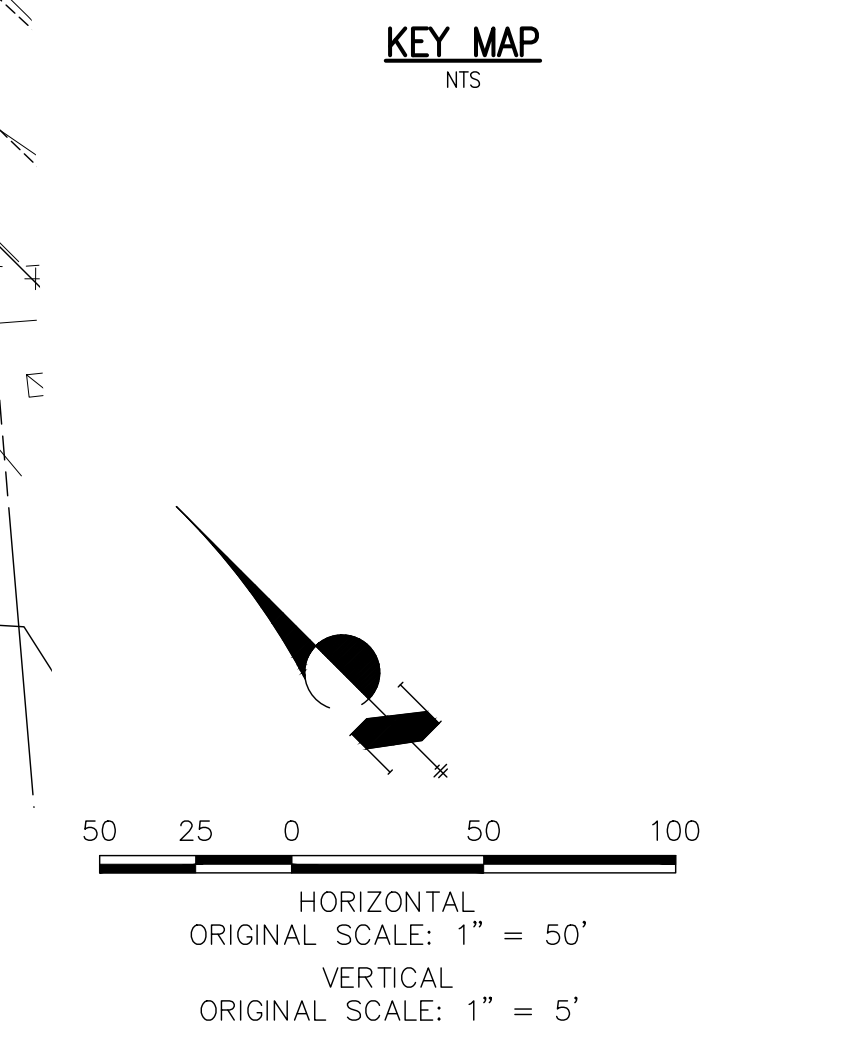
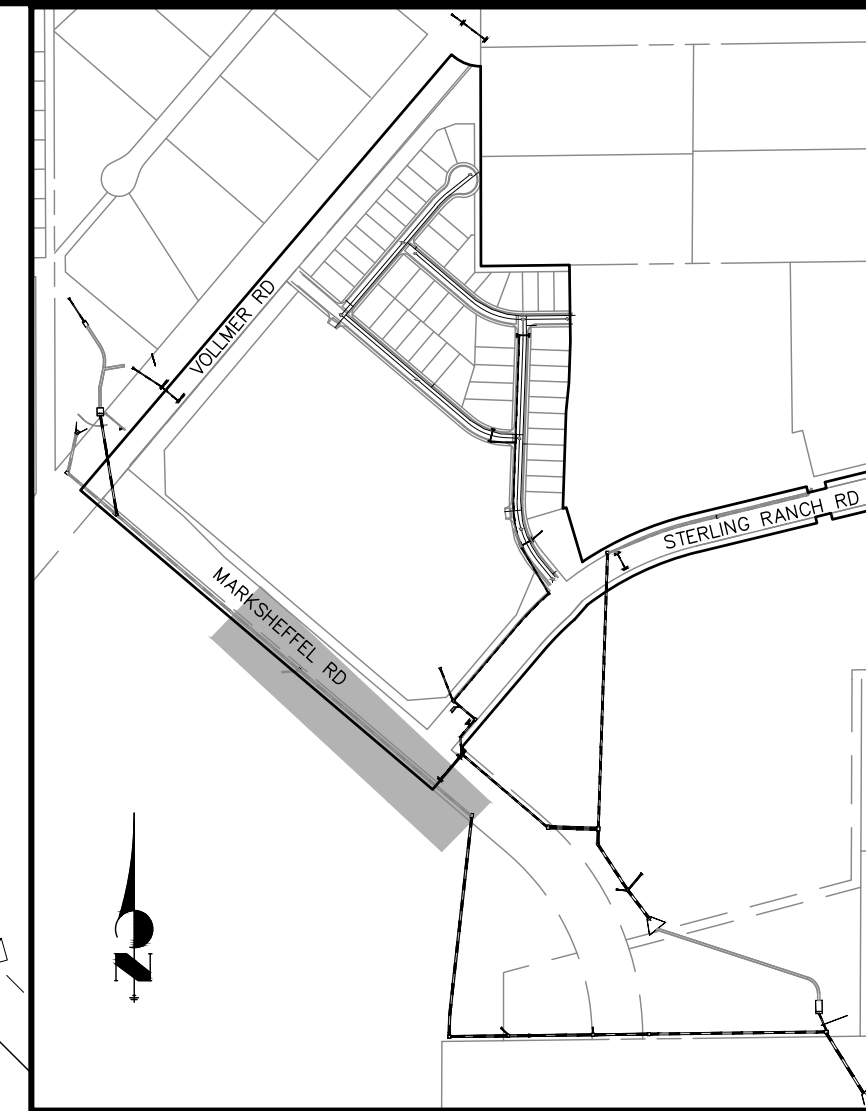
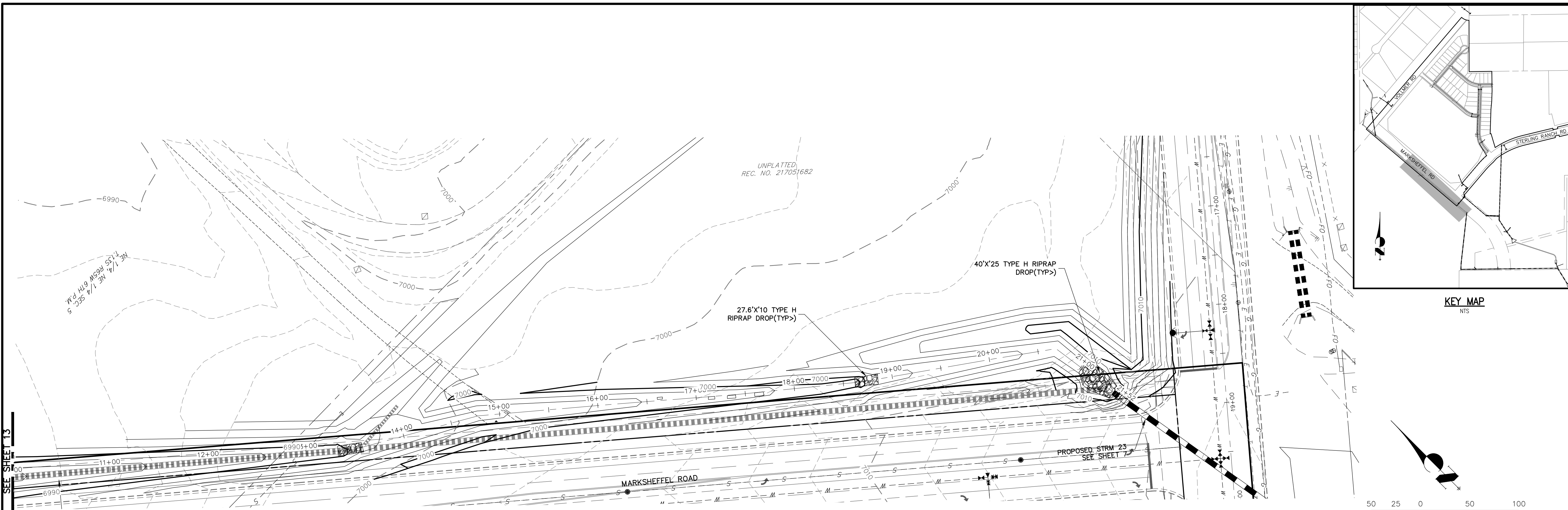


PREPARED FOR
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

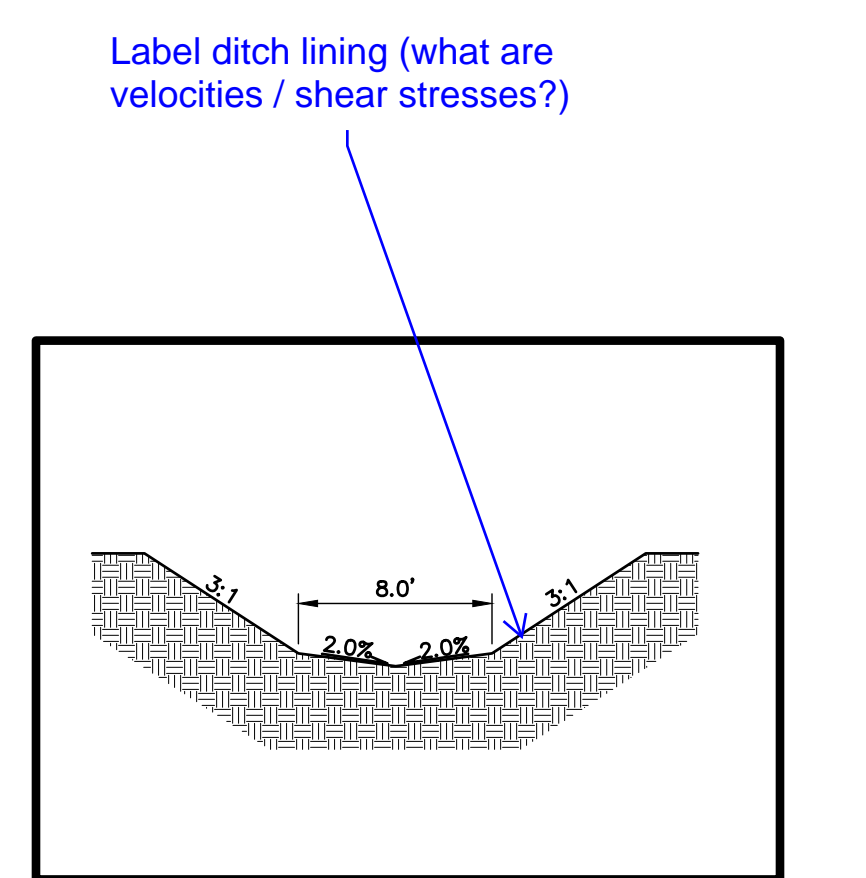
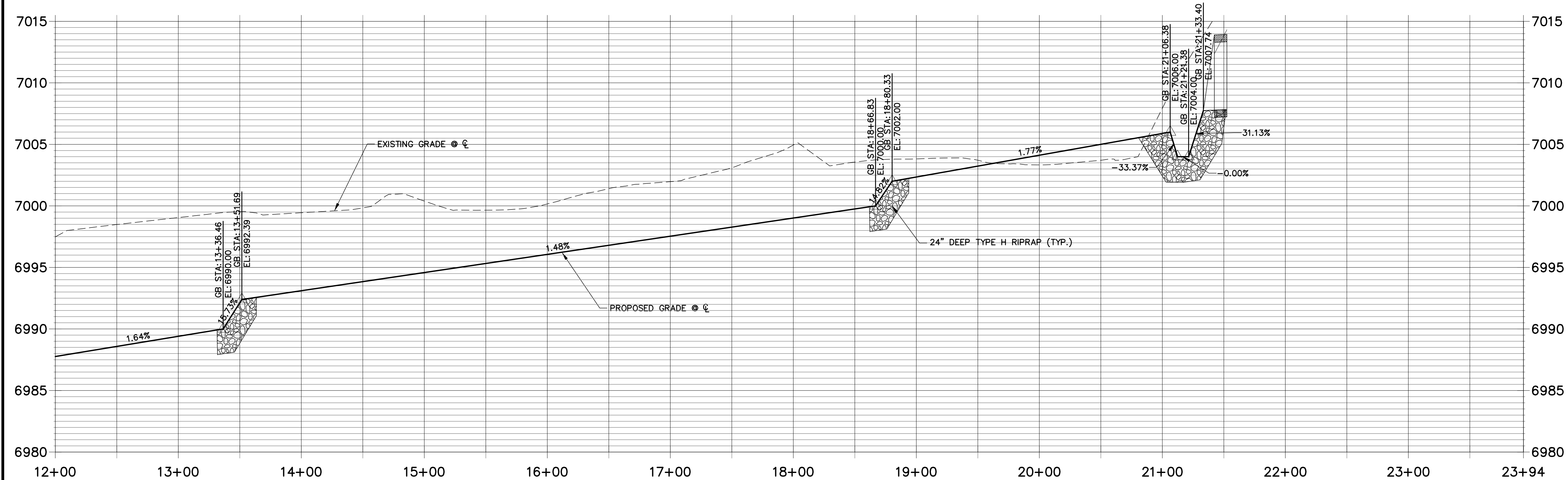
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BY	DATE	No.	REVISION

STERLING RANCH FILING NO.2
 FUTURE STORM SEWER PLAN
 SHEET 13 OF 25
 JOB NO. 25188.01



**TEMPORARY DITCH PROFILE
STA 12+00.00 TO 23+93.57**

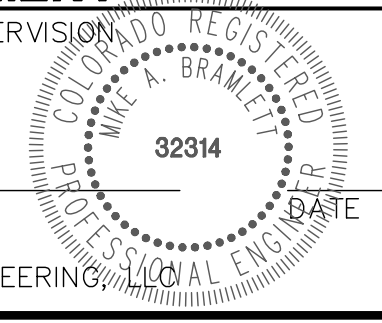


TYPICAL DITCH CROSS SECTION



ENGINEER'S STATEMENT

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



UNPLATTED REC. NO. 217051682

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

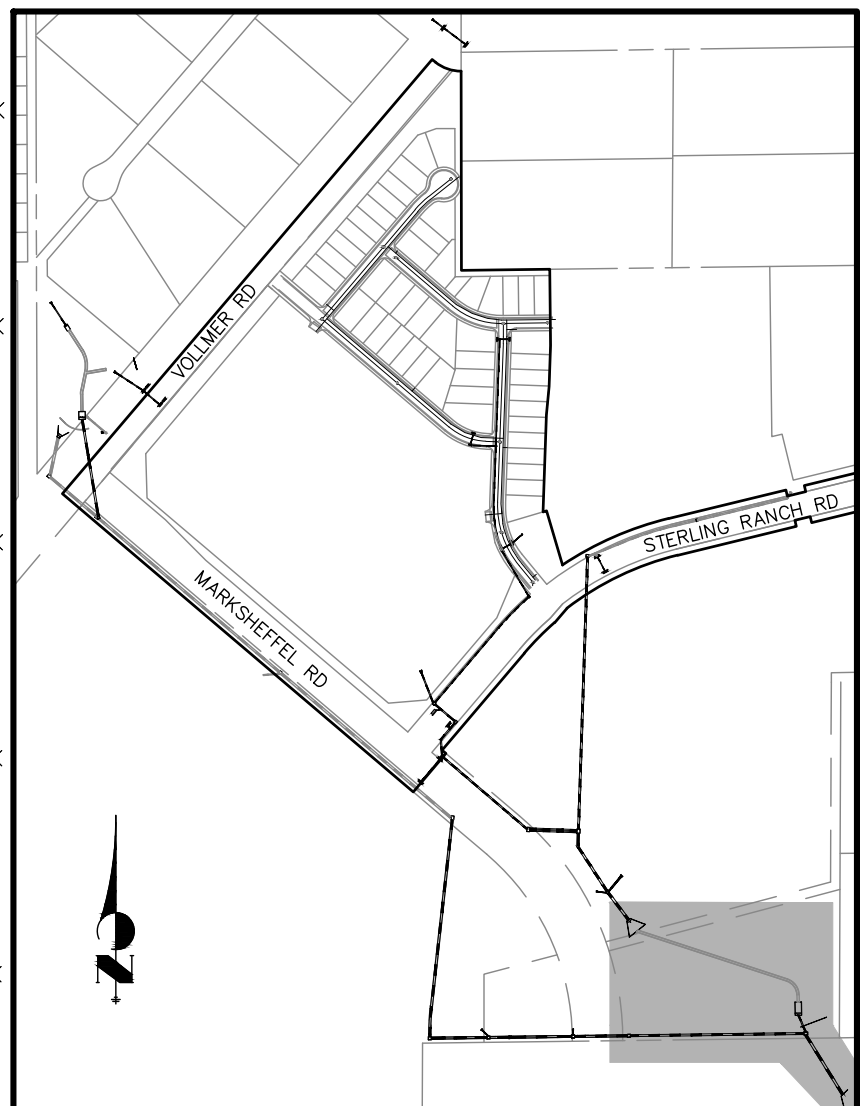
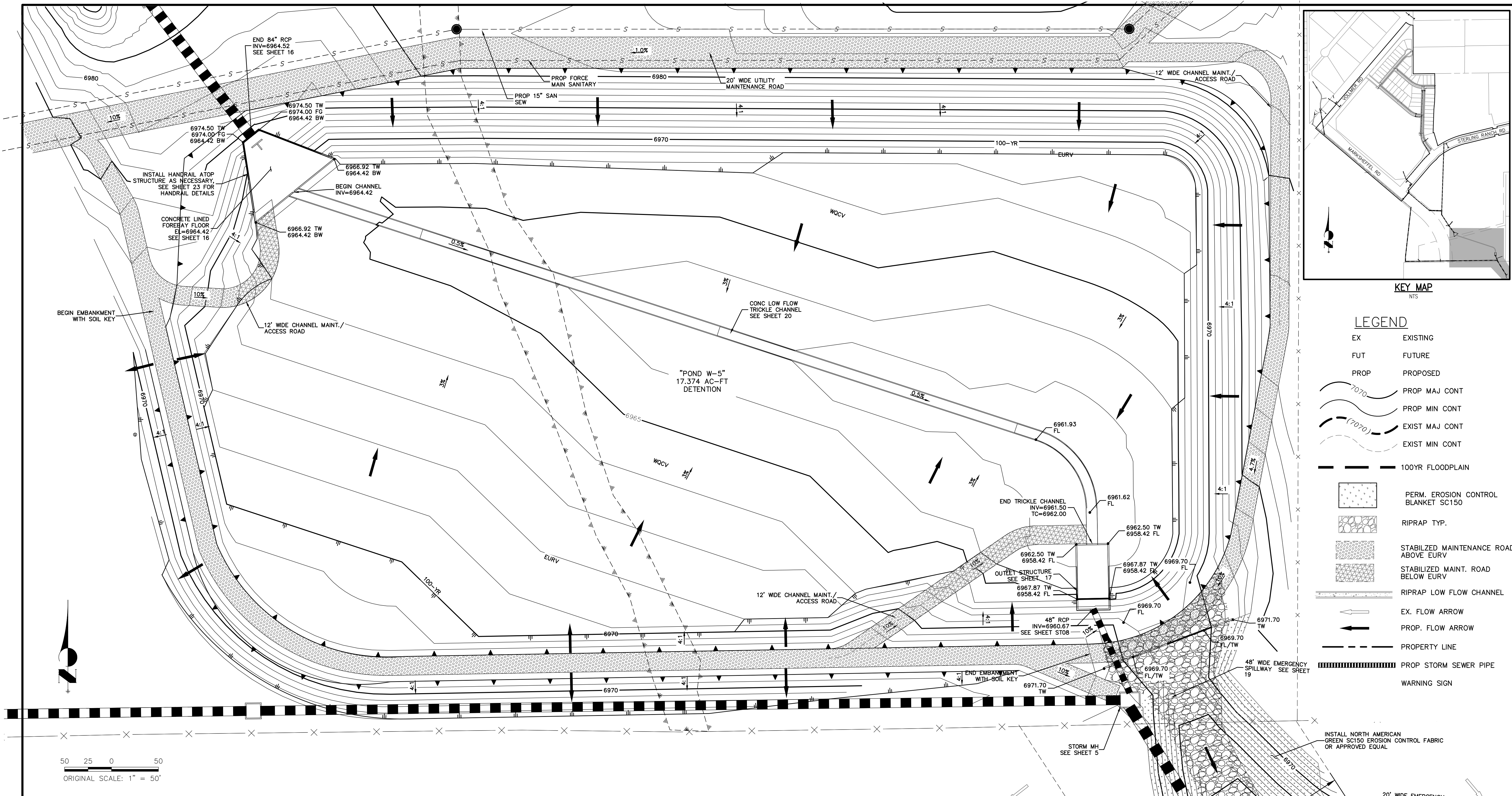
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BY	DATE	No.	REVISION

STERLING RANCH FILING NO.2
 FUTURE STORM SEWER PLAN

SHEET 14 OF 25
 JOB NO. 25188.01



LEGEND

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

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

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 A Western Company
 Centennial 300-740-0888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

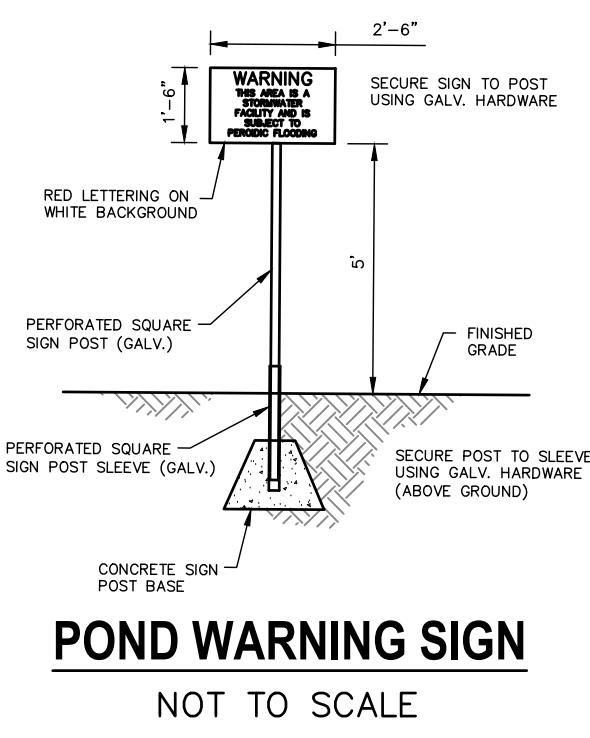
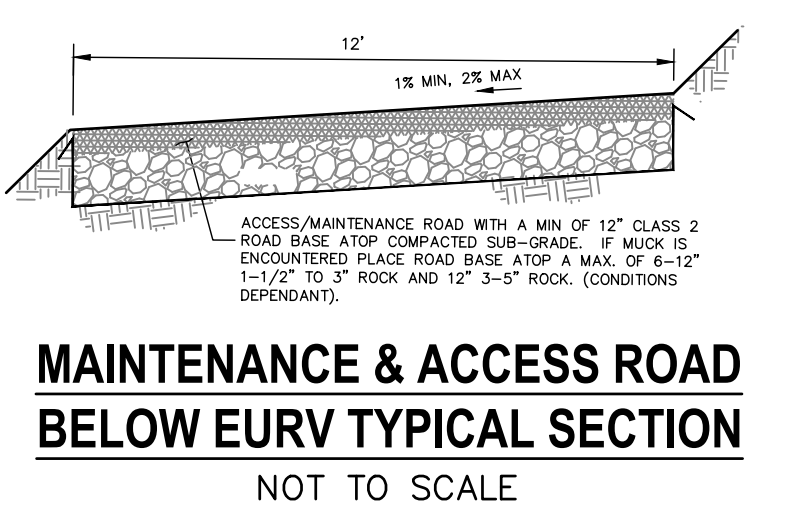
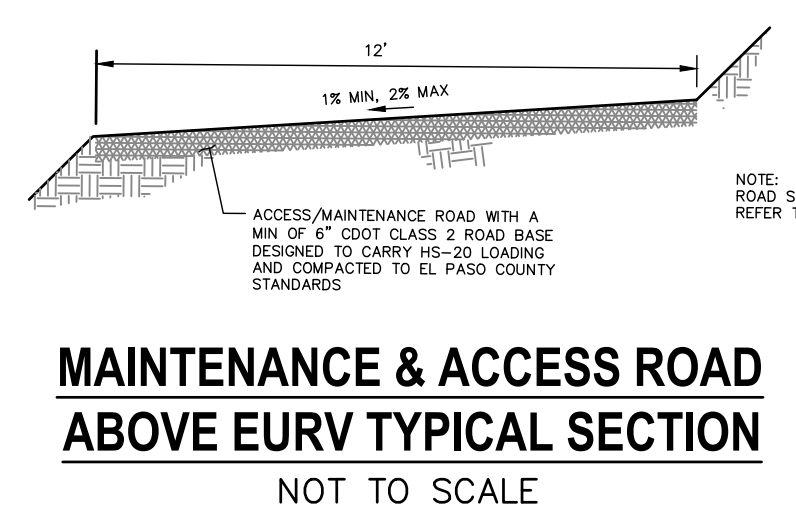
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	02/01/21	RAB	KRW	

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 SEEDED.
- 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.

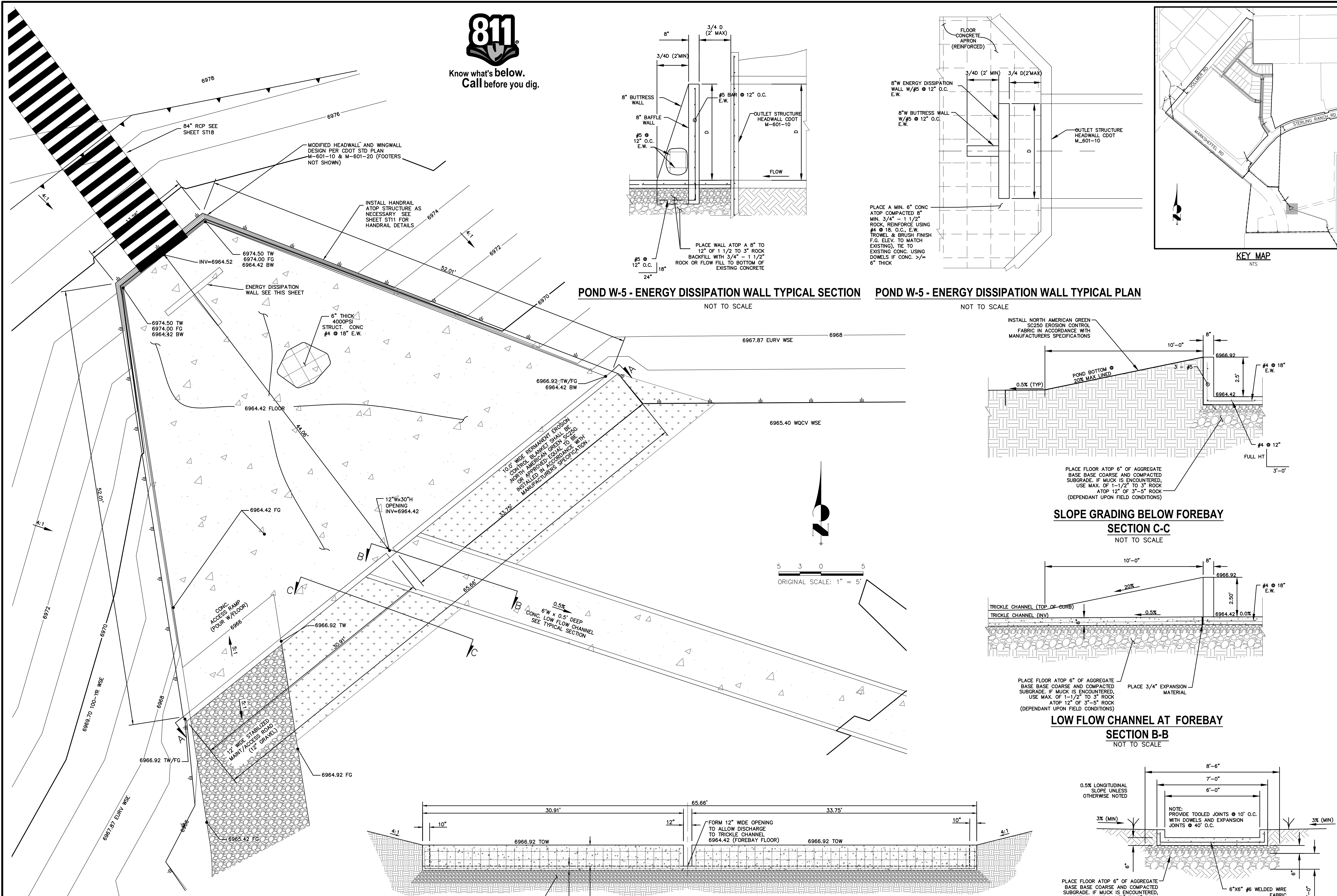


POND W-5 FULL SPECTRUM DETENTION BASIN DATA

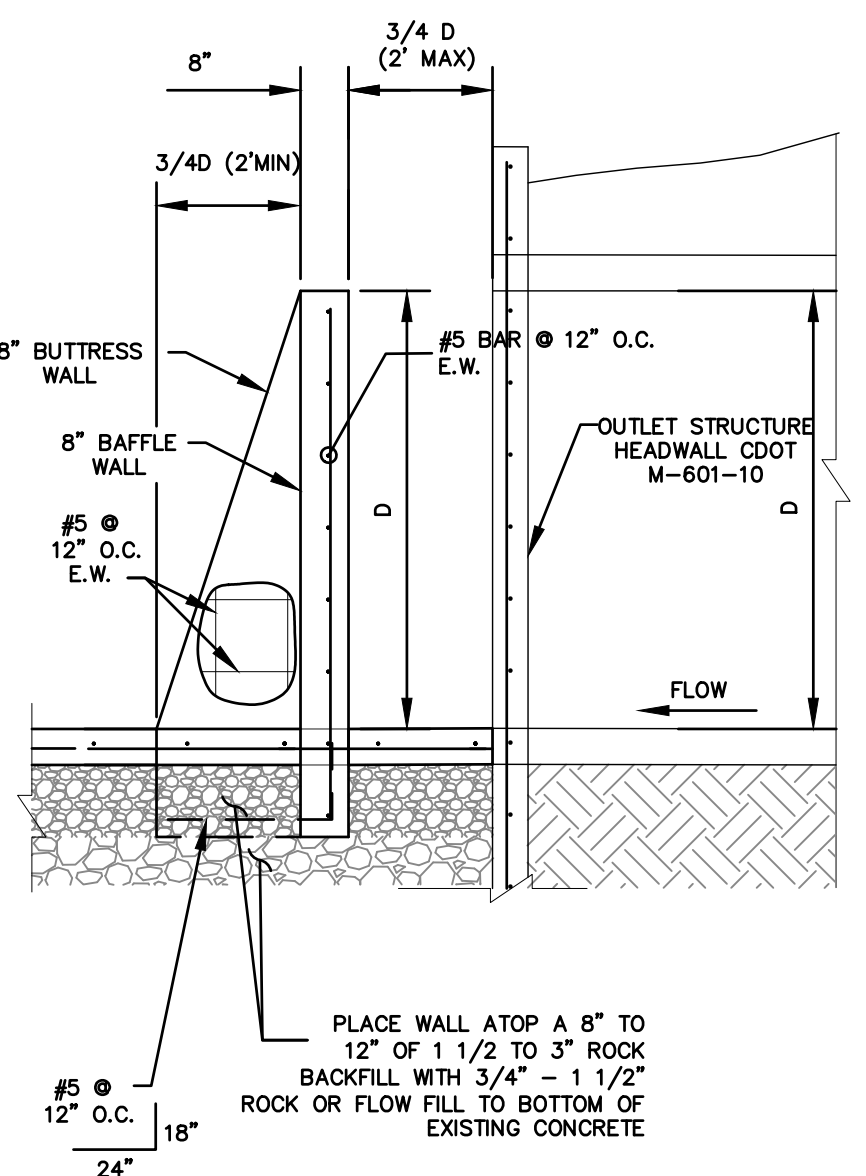
WQ WATER SURFACE EL = 6965.62
WQ VOLUME=3.29 AC-FT
EURV WATER SURFACE EL = 6968.35
EURV VOLUME=11.71 AC-FT
100-YR WATER SURFACE EL=6969.95
SPILLWAY CREST EL=6970
TOP OF EMBANKMENT EL=6972.00
100-YR VOLUME=18.22 AC-FT
100-YR INFLOW = 427.1 CFS
100-YR RELEASE = 137.1 CFS



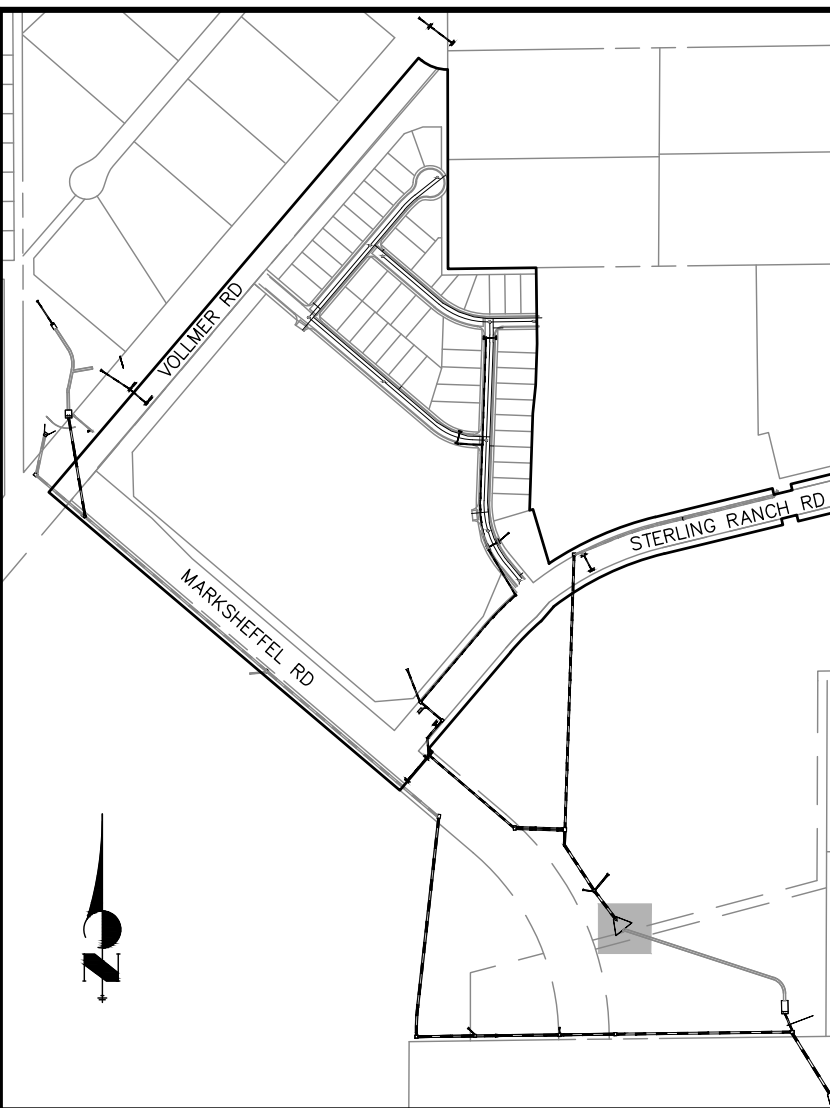
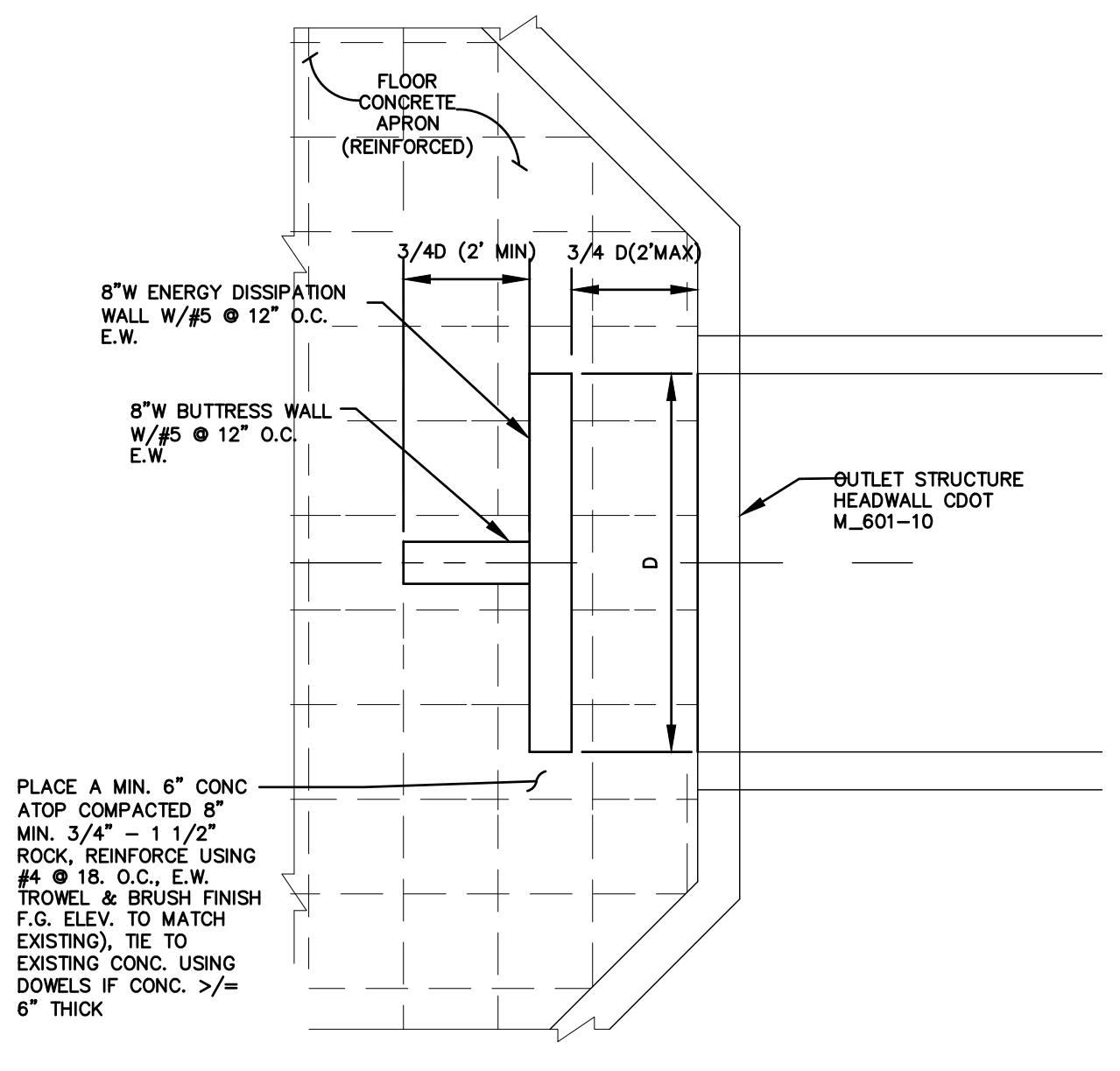
Know what's below.
Call before you dig.



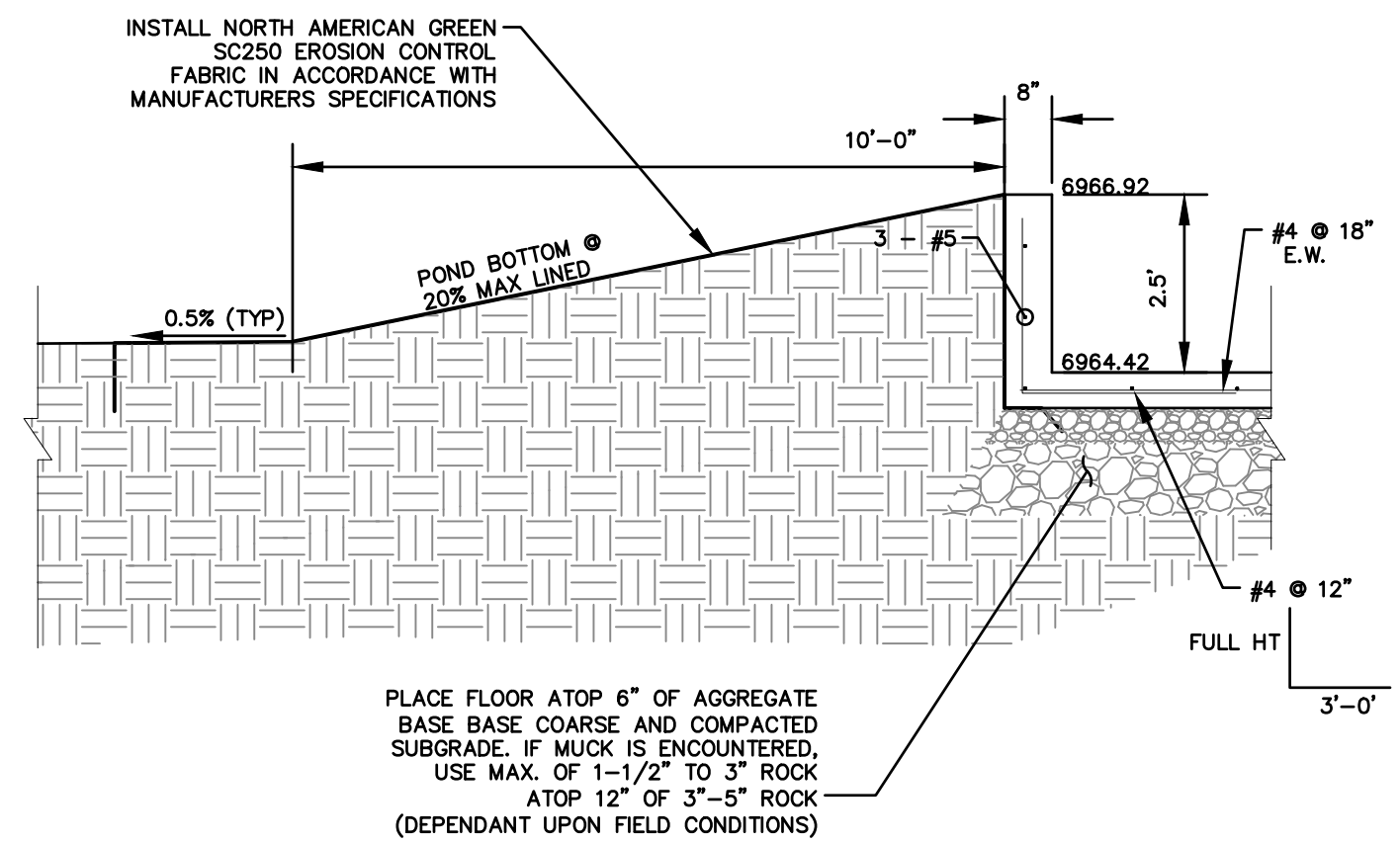
POND W-5 - ENERGY DISSIPATION WALL TYPICAL SECTION



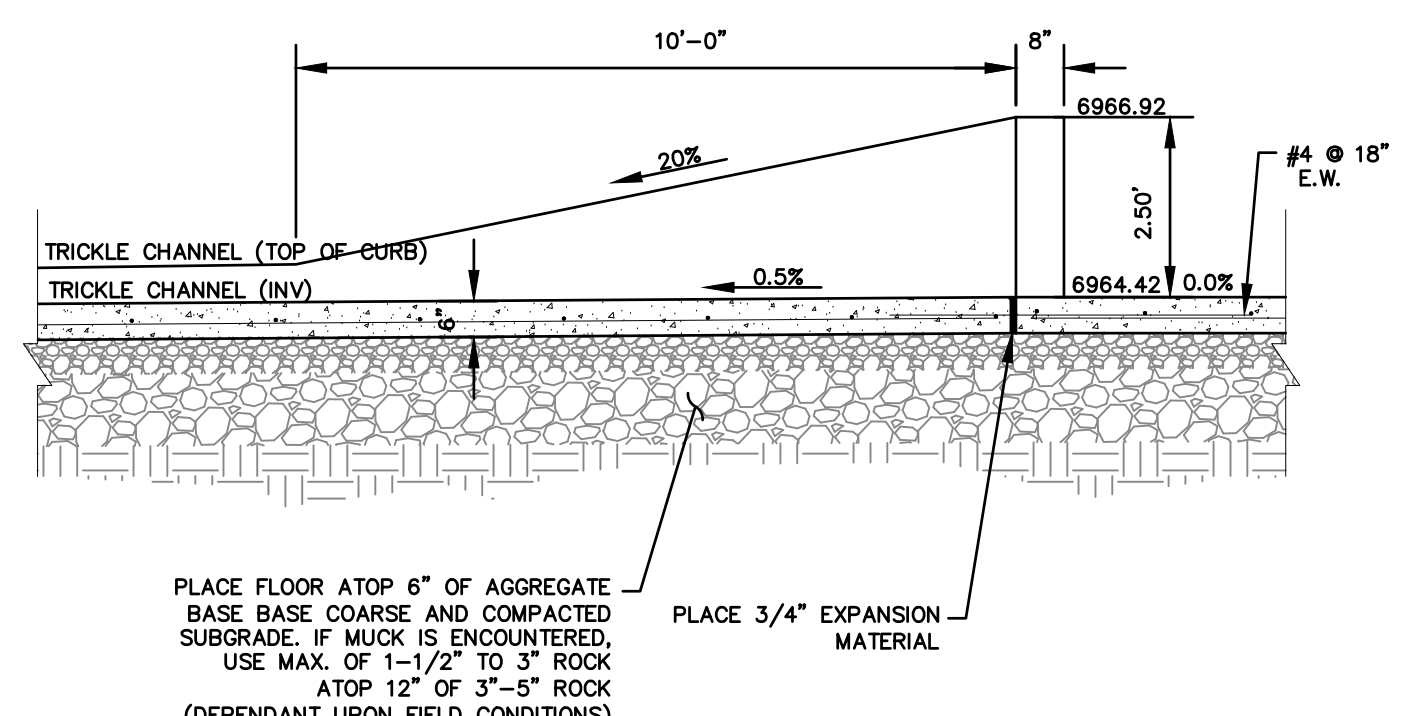
POND W-5 - ENERGY DISSIPATION WALL TYPICAL PLAN



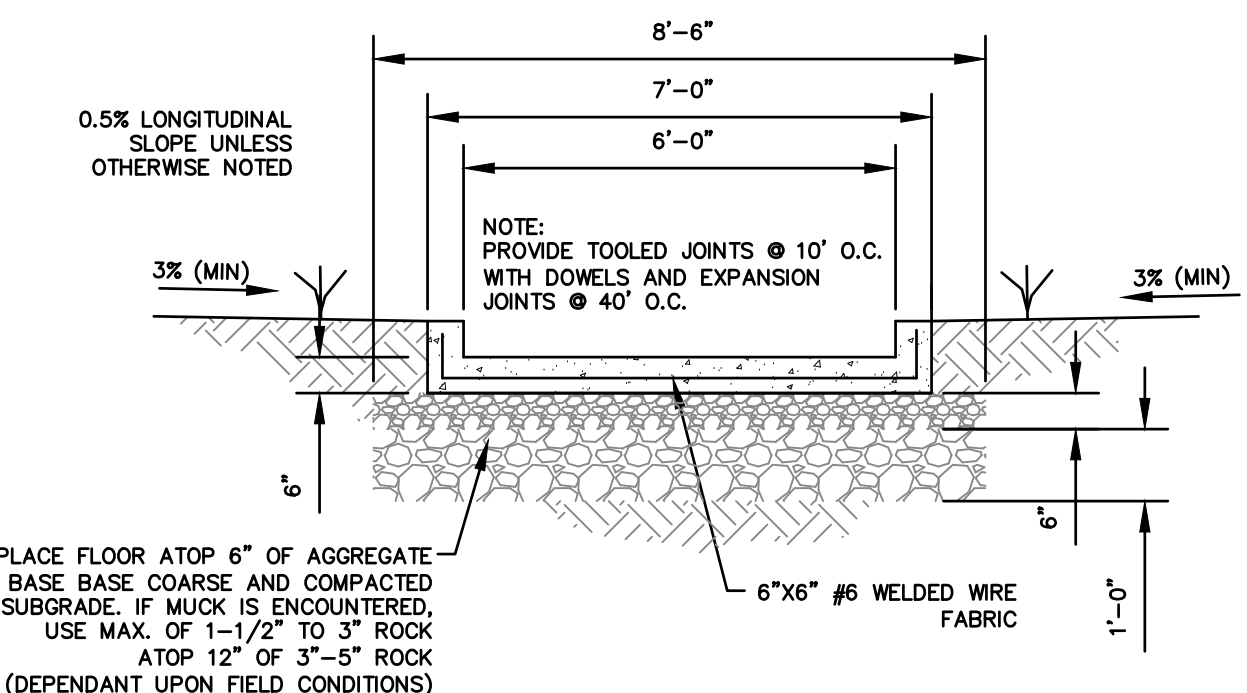
KEY MAP



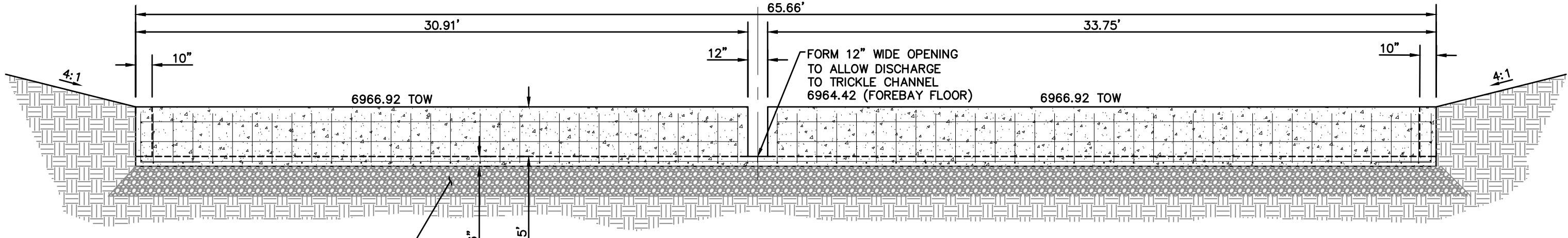
SLOPE GRADING BELOW FOREBAY
SECTION C-C
NOT TO SCALE



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



LOW FLOW CHANNEL
TYPICAL SECTION
NOT TO SCALE



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

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

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

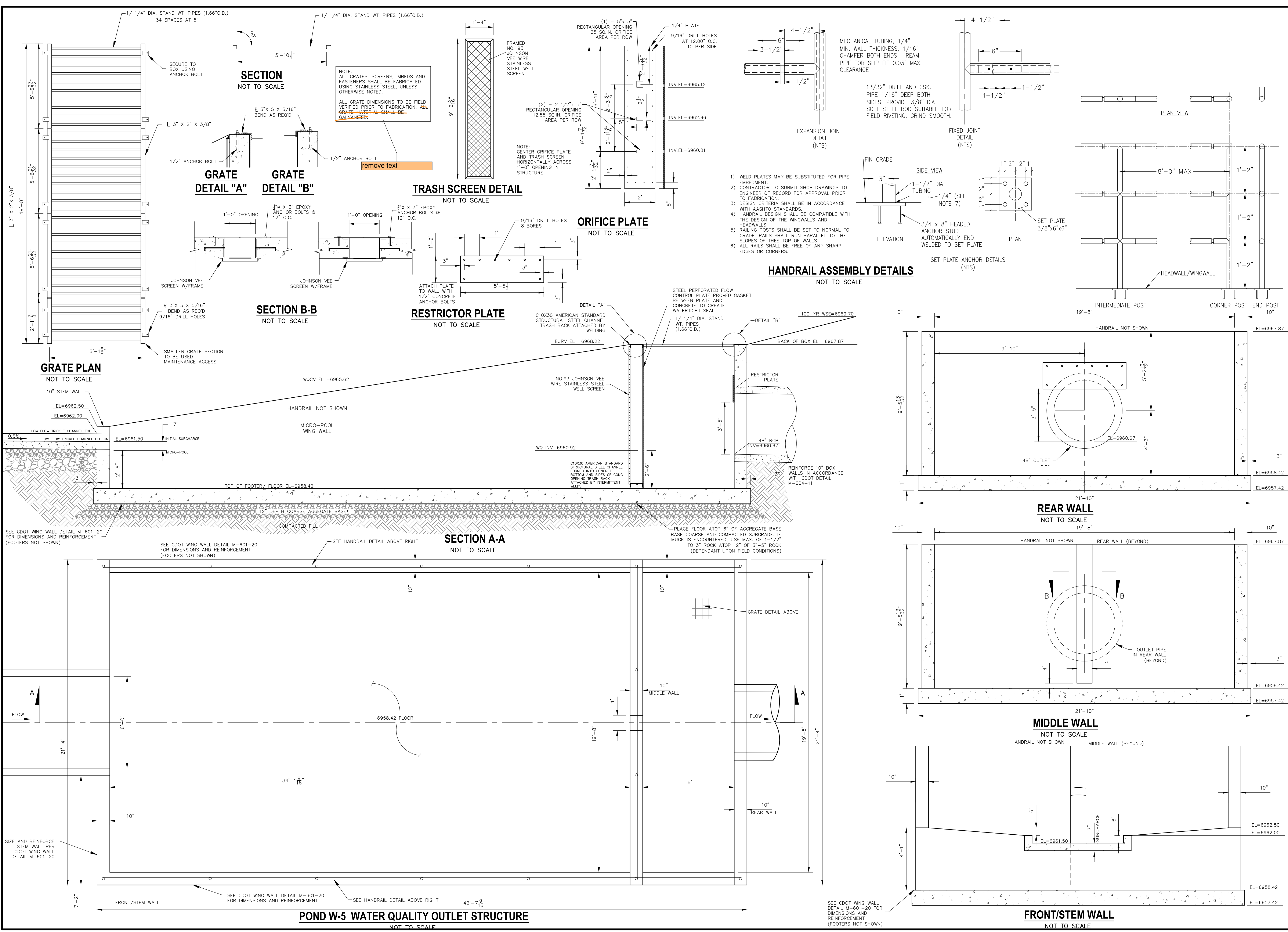
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	02/01/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN



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BY	DATE

No.	REVISION

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	02/01/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

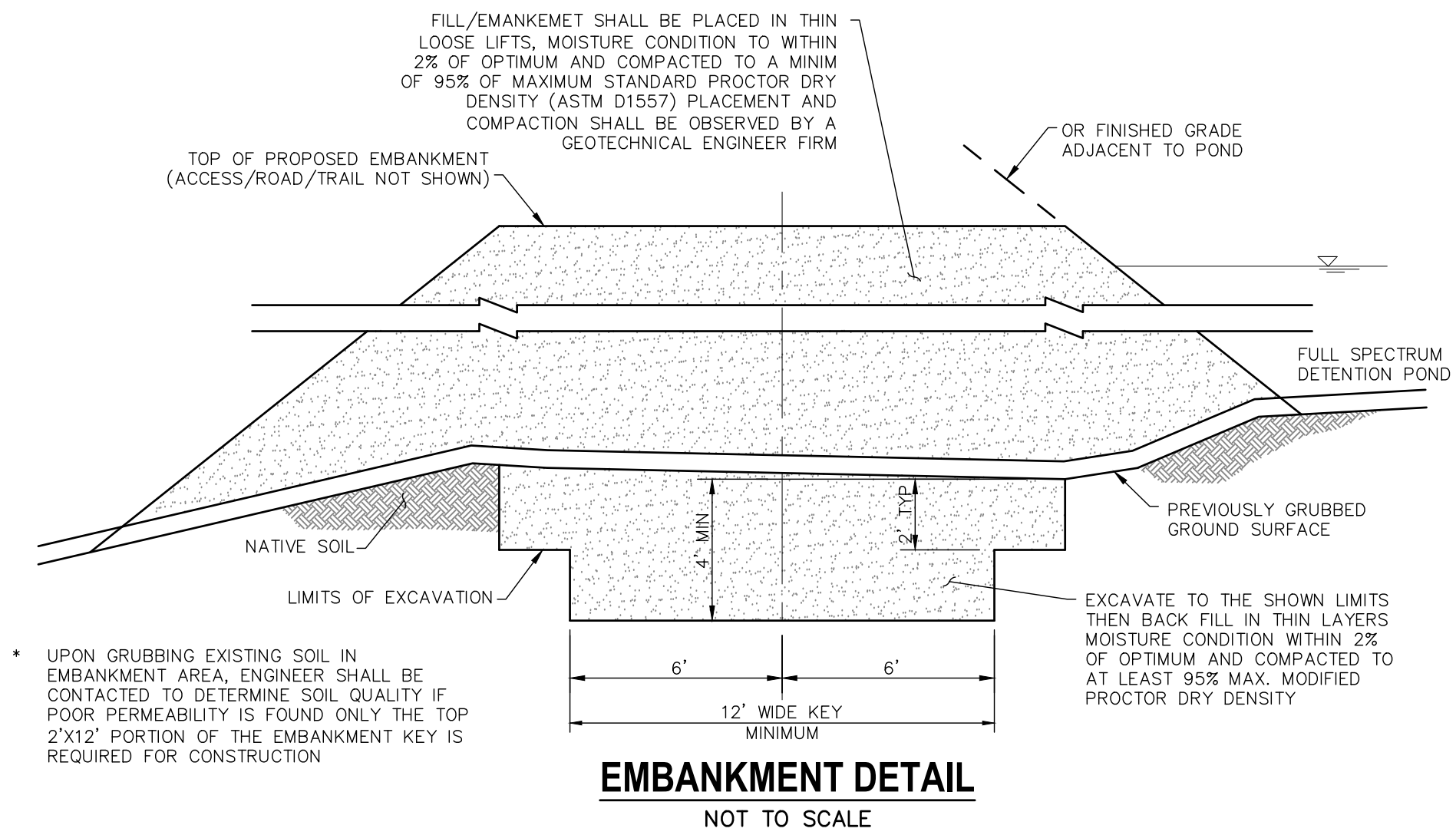


Know what's below. Call before you dig.

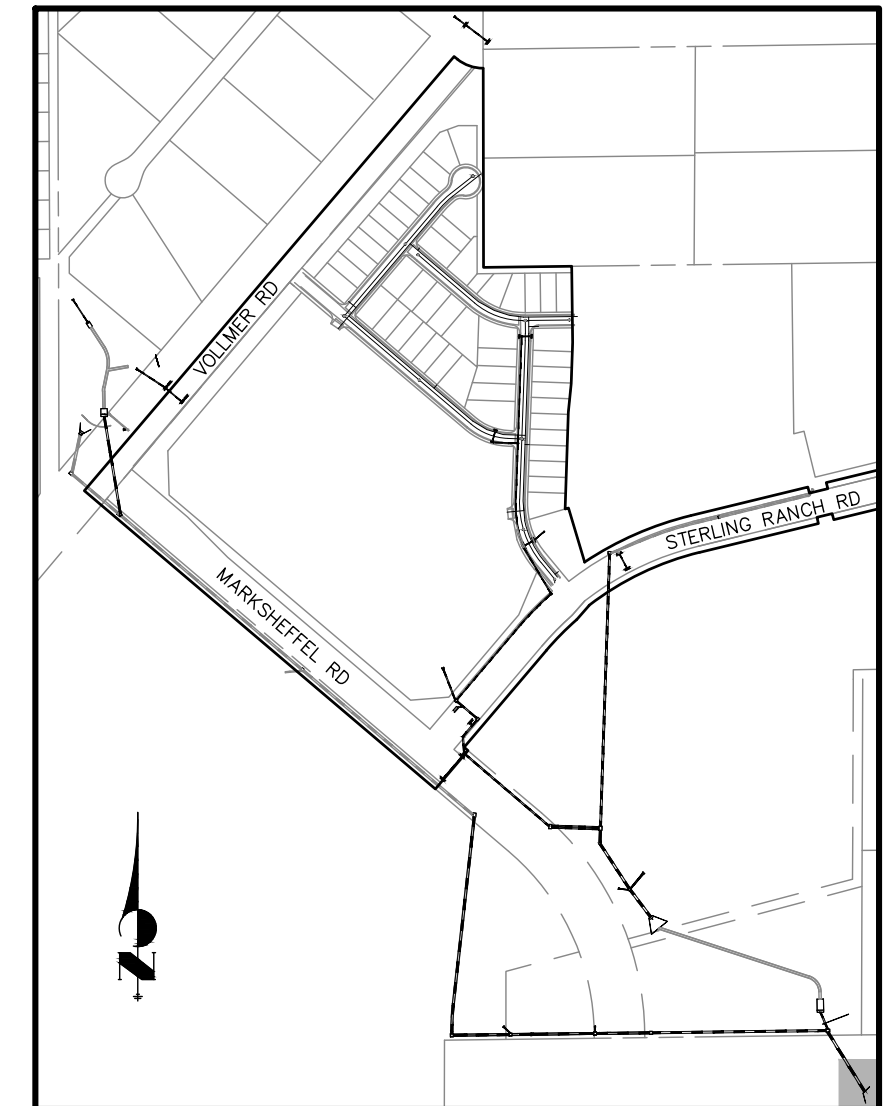


STORM 23 - 84" OUTFALL STILLING BASIN W/ HEADWALL & WINDWALL

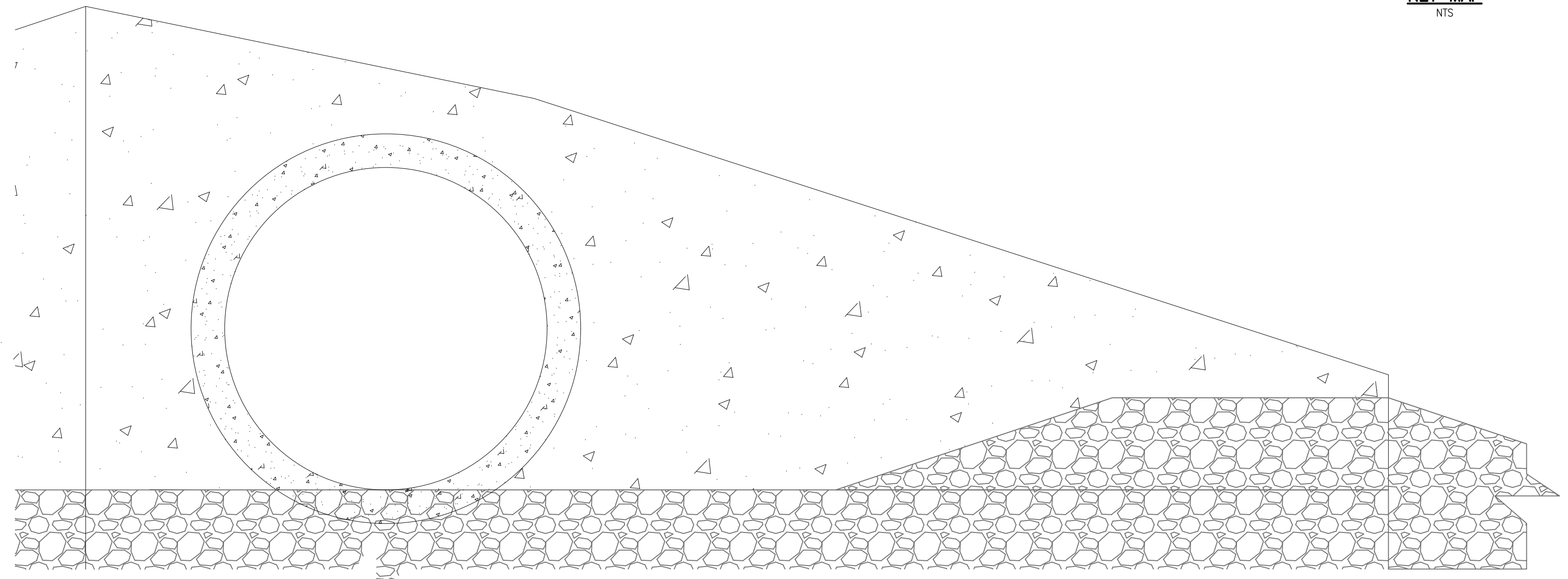
SCALE: 1" = 10'



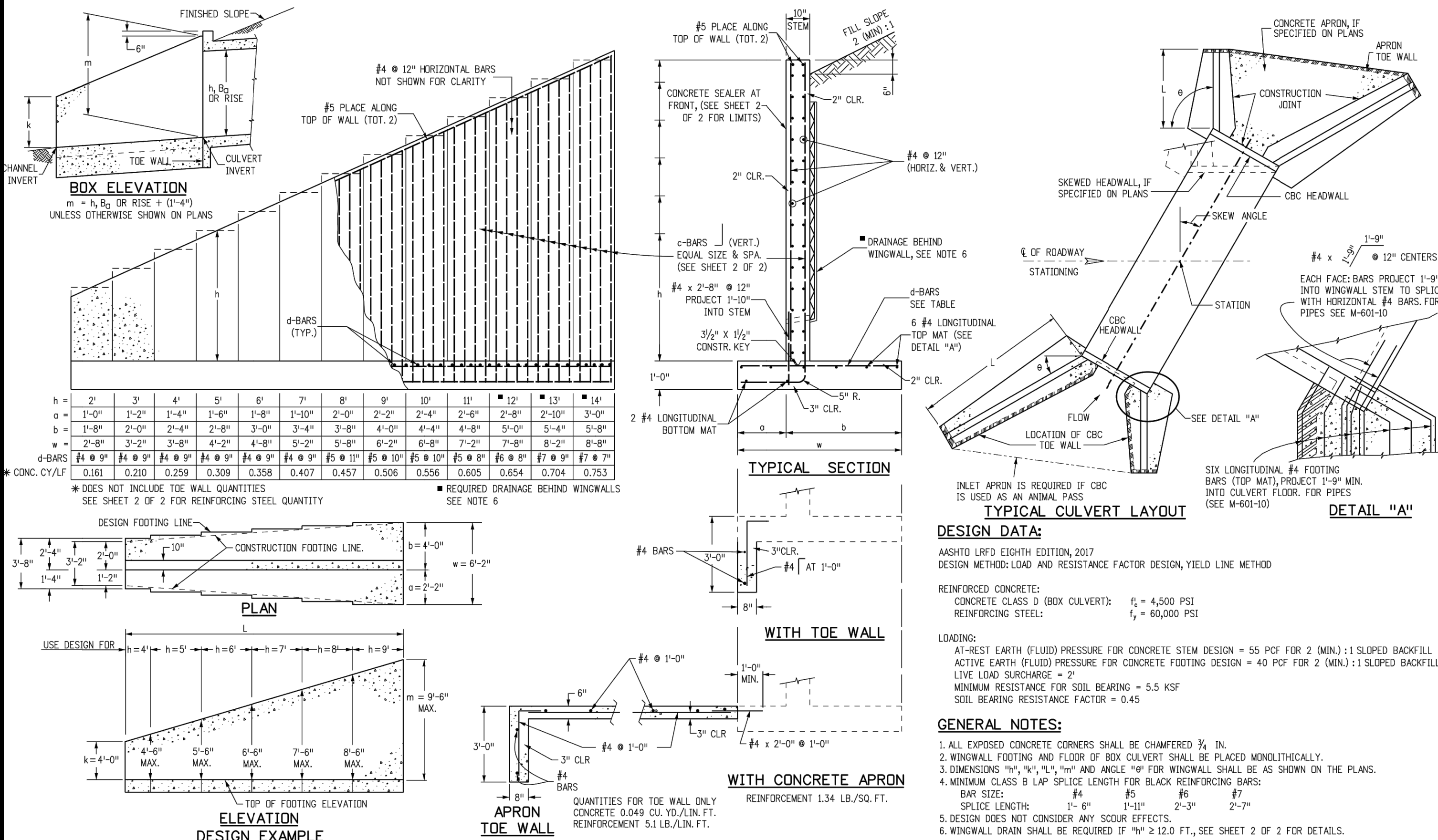
EMBankment Detail NOT TO SCALE



KEY MAP

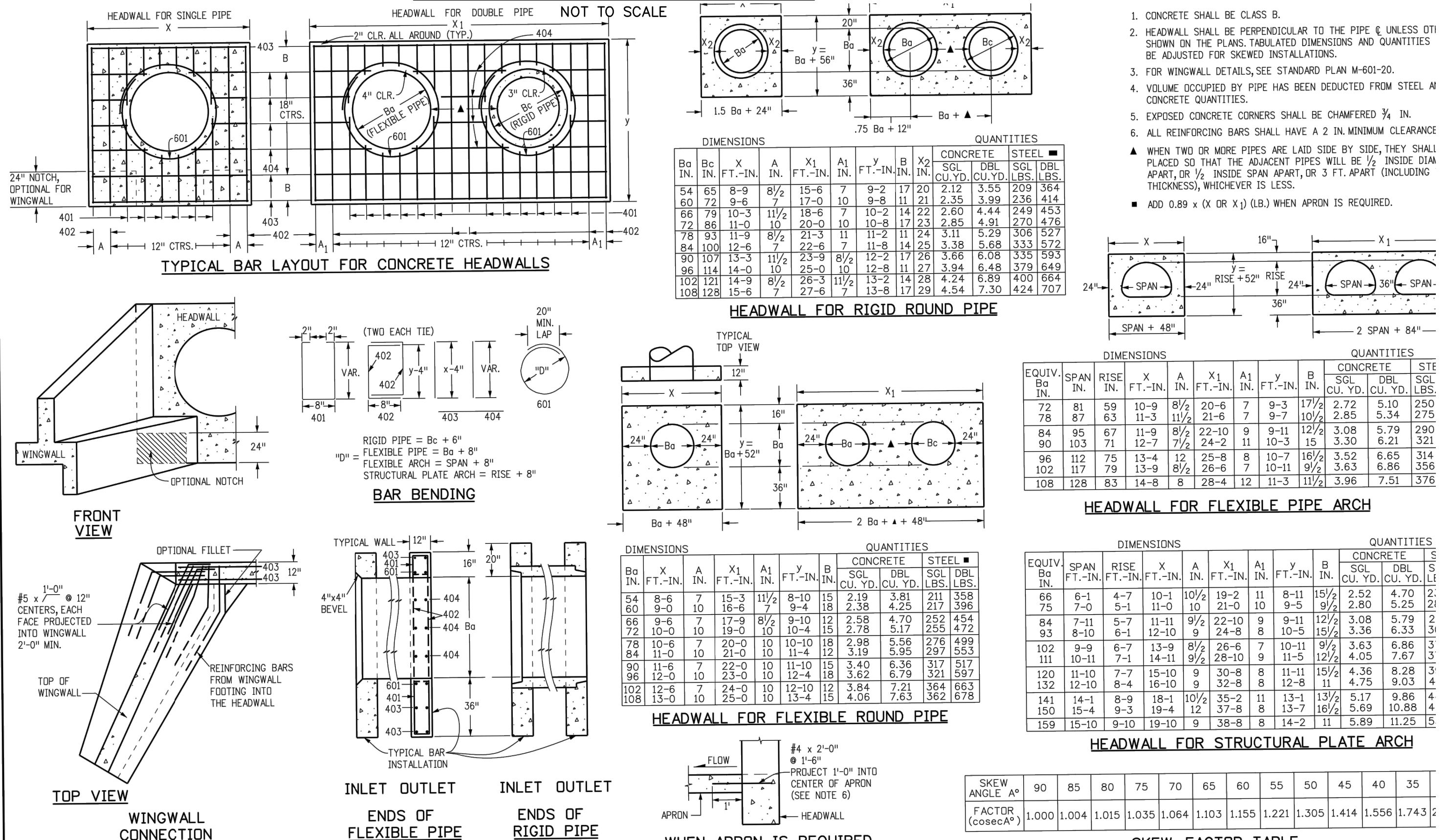


84" OUTLET HEADWALL SECTION D-D



OUTLET STRUCTURE HEADWALL FOR PIPES REINFORCING DETAILS CDOT M-601-10

NOT TO SCALE



OUTLET STRUCTURE WINGWALL REINFORCING DETAILS CDOT M-601-20

NOT TO SCALE

UNLESS SHOWN OTHERWISE THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, FOR THE PURPOSES ONLY FOR THE PURPOSES DESIGNATED BY THE AUTHORIZATION.

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

J-R ENGINEERING A Western Company Central 300-140-8888 • Colorado Springs 781-560-2888 Fort Collins 970-491-8888 • www.jrengineering.com

Table with columns for H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes project name: STERLING RANCH FILING NO. 2 FUTURE STORM SEWER PLAN.

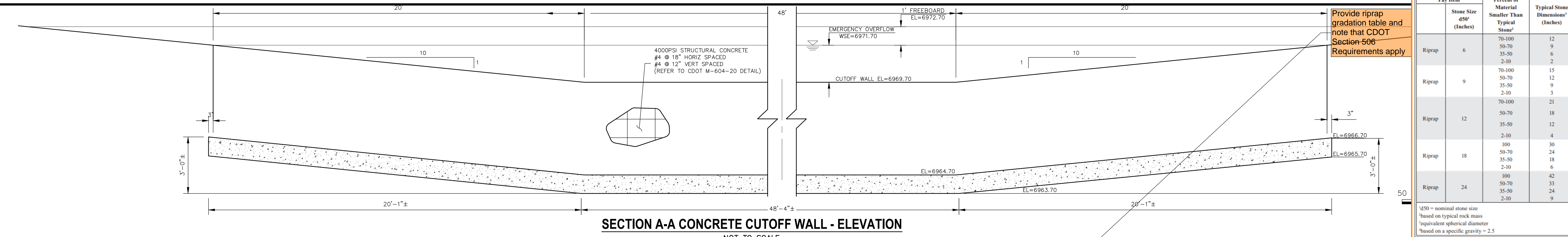
Table 506-2

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

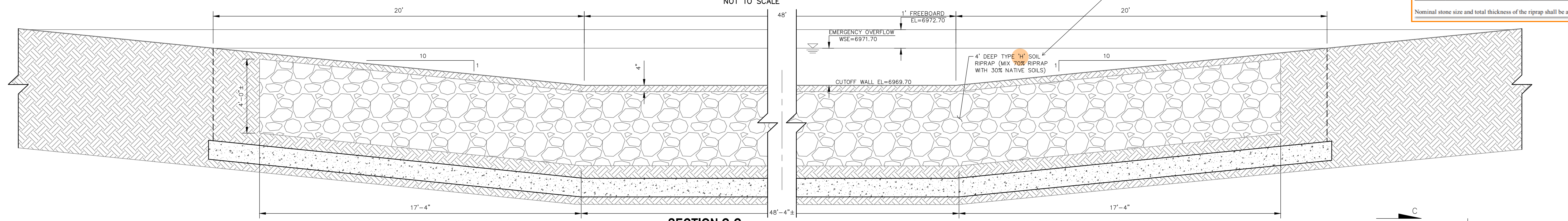
¹d50 = nominal stone size based on typical rock mass
²equivalent spherical diameter based on a specific gravity = 2.5

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

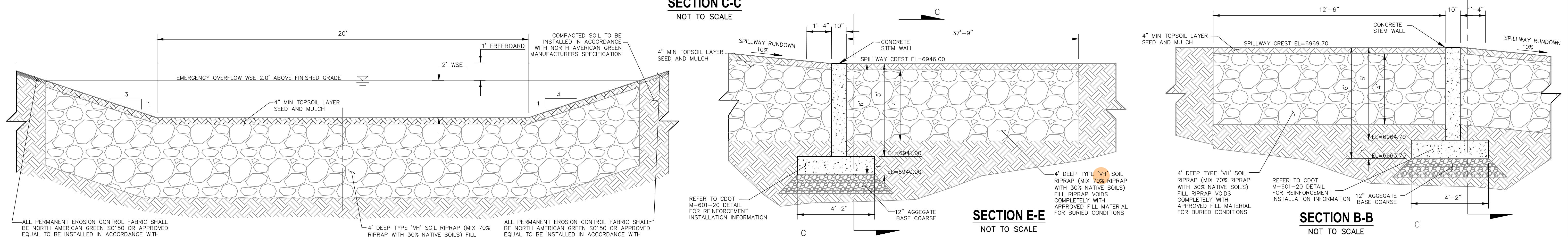
ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742



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



SECTION C-C
NOT TO SCALE

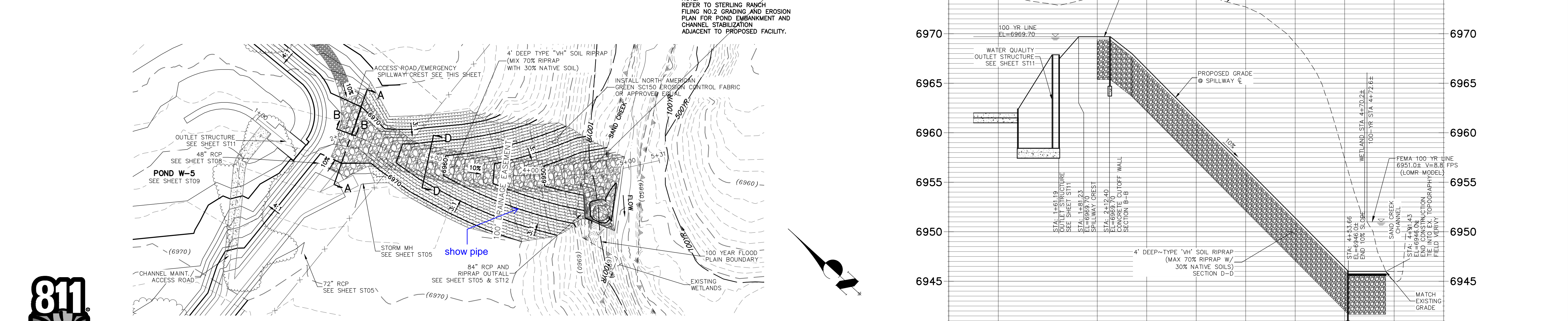


SECTION E-E
NOT TO SCALE

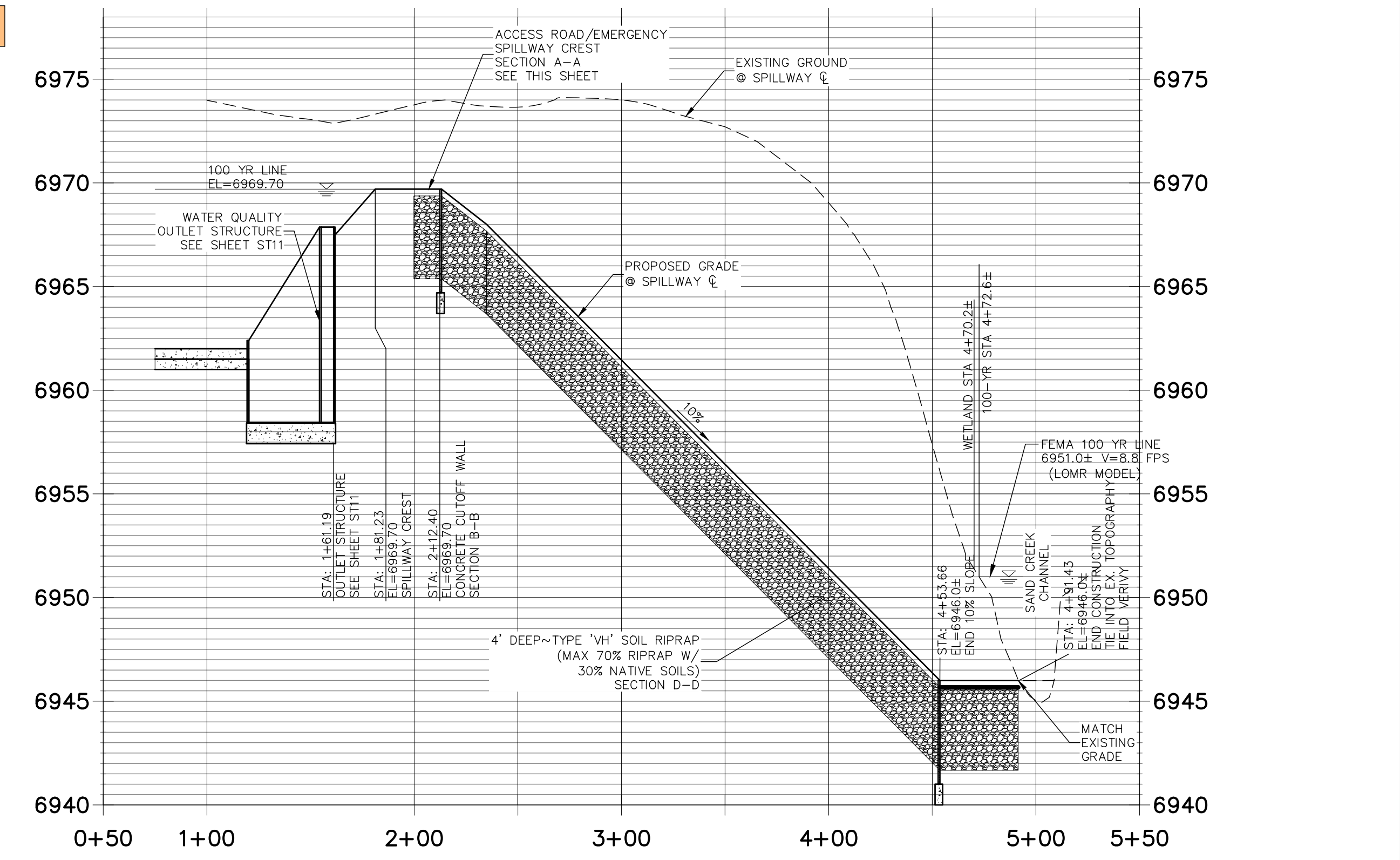
SECTION B-B
NOT TO SCALE



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



EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT



EMERGENCY SPILLWAY PROFILE

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



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No.	REVISION	BY	DATE

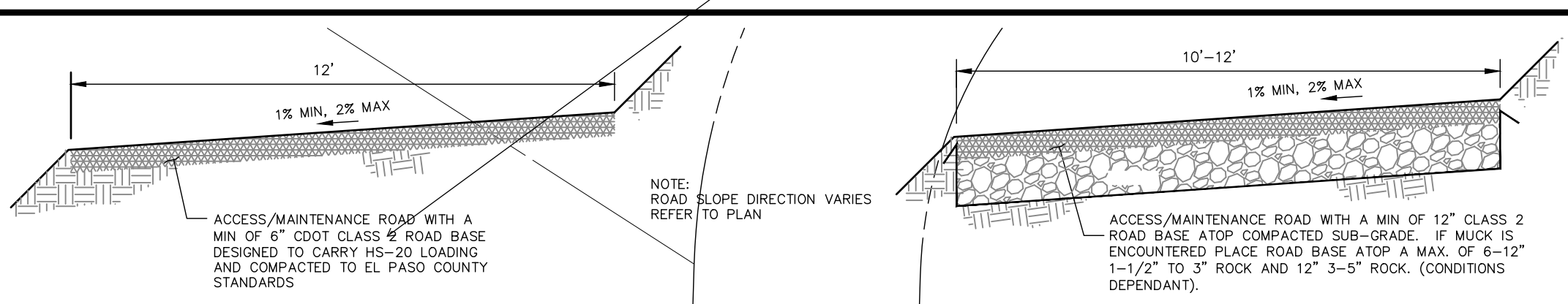
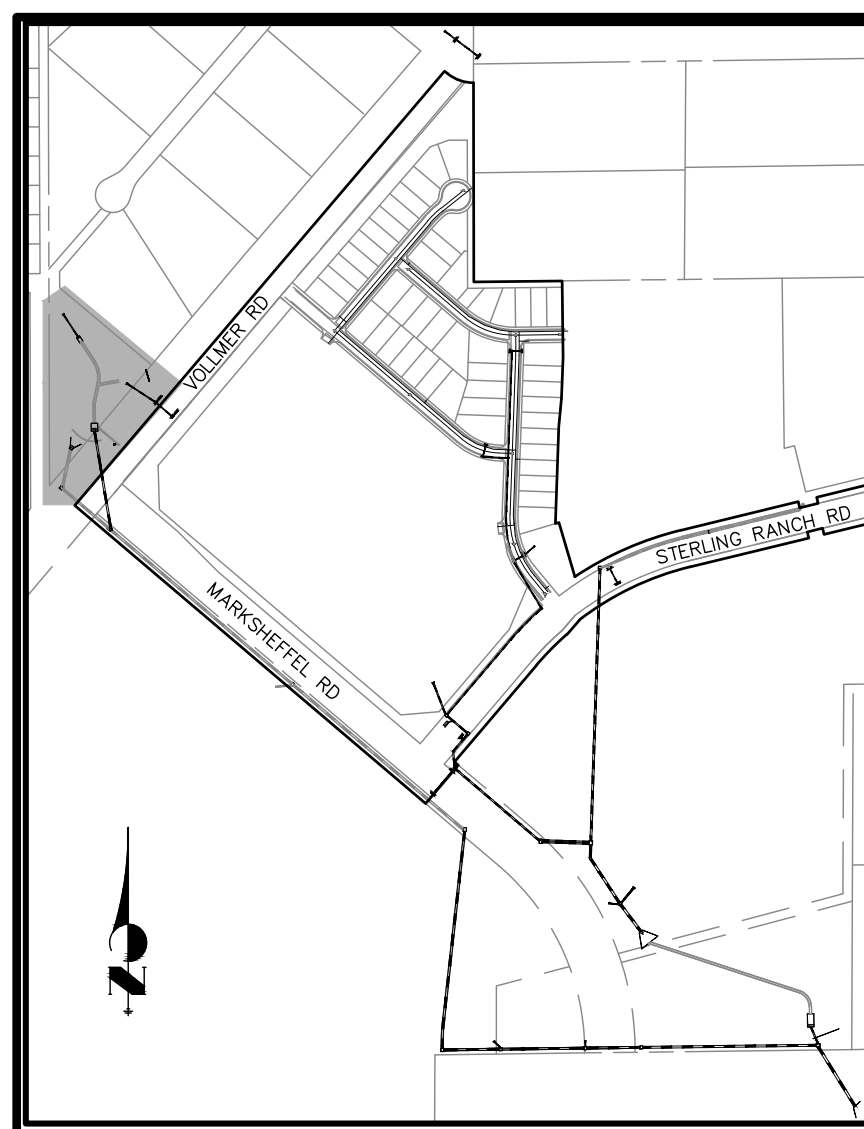
H-SCALE	1" = 50'
V-SCALE	1" = 5'
DATE	02/01/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO.2

FUTURE STORM SEWER PLAN

SHEET 19 OF 25

JOB NO. 25188.01



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

WO WATER SURFACE EL = 7016.64
 WO 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 VOLUME = 7.67 AC-FT
 100-YR INFLOW = 368.4 CFS
 100-YR RELEASE = 289.4 CFS



LEGEND

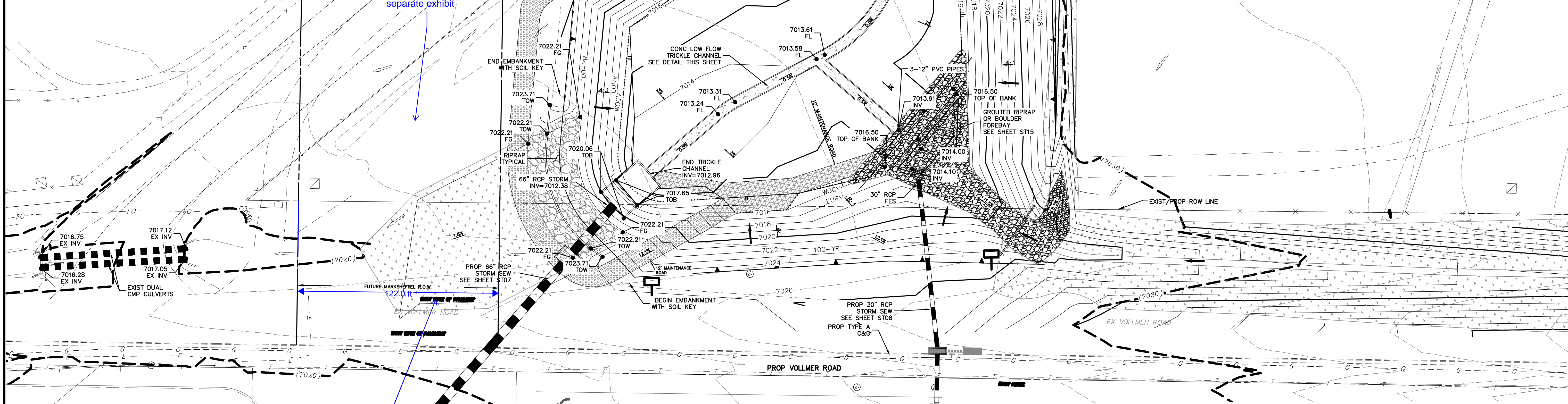
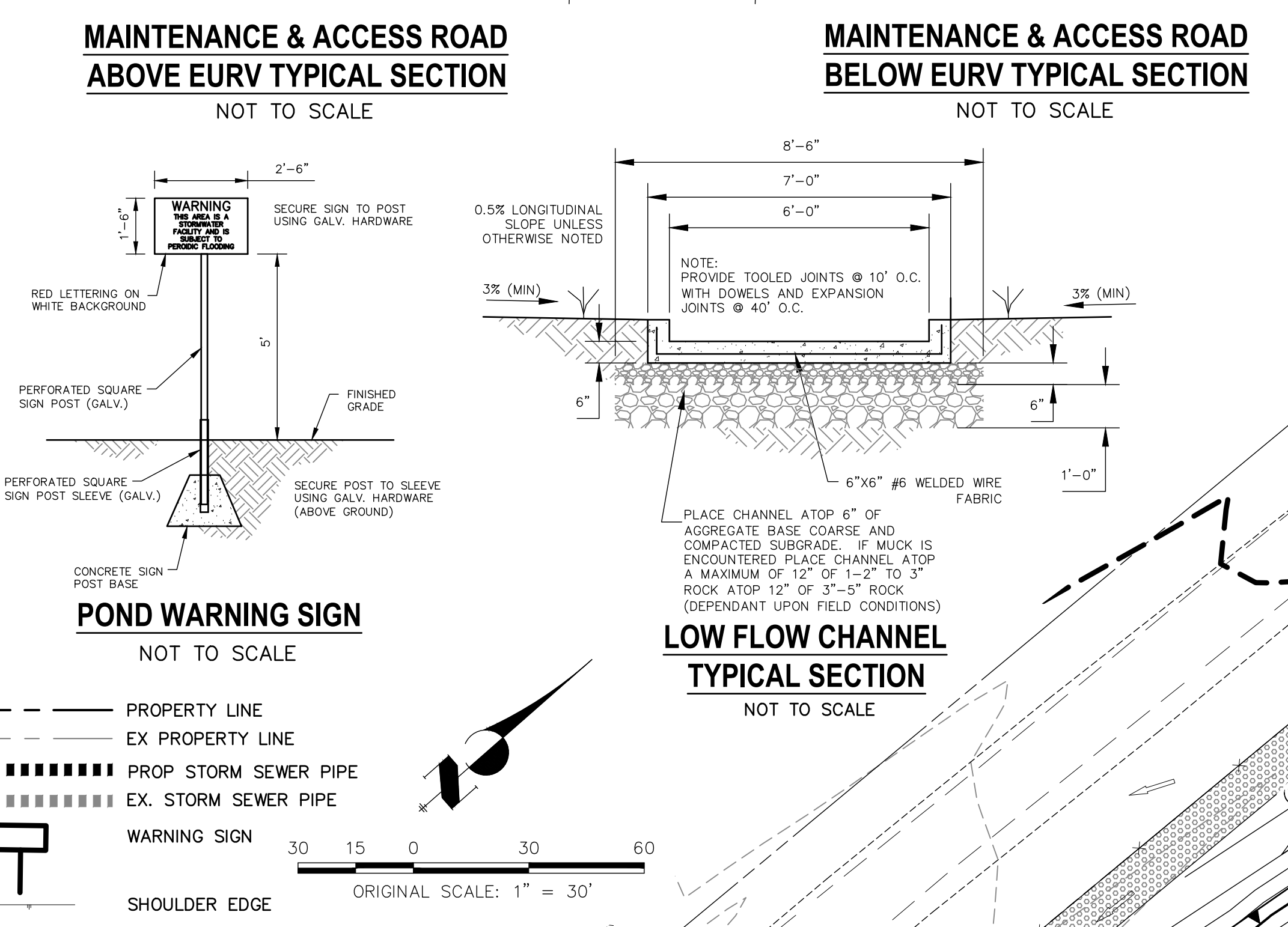
EX EXISTING
 FUT FUTURE
 PROP PROPOSED

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.
 STABILIZED MAINTENANCE ROAD ABOVE EURV
 STABILIZED MAINT. ROAD BELOW EURV
 RIPRAP LOW FLOW CHANNEL
 EX. FLOW ARROW
 PROP. FLOW ARROW

KEY MAP

NTS
 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'

Show estimated Marksheffel ROW and improvements shaded back or separate exhibit

Adjust text for legibility, show lines

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J-R ENGINEERING ASSUMES NO LIABILITY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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No.	REVISION	DATE	BY

H-SCALE 1"=50'
 V-SCALE 1"=5'

DATE 02/01/21
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN

SHEET 20 OF 25
 JOB NO. 25188.01



Know what's below.
Call before you dig.

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

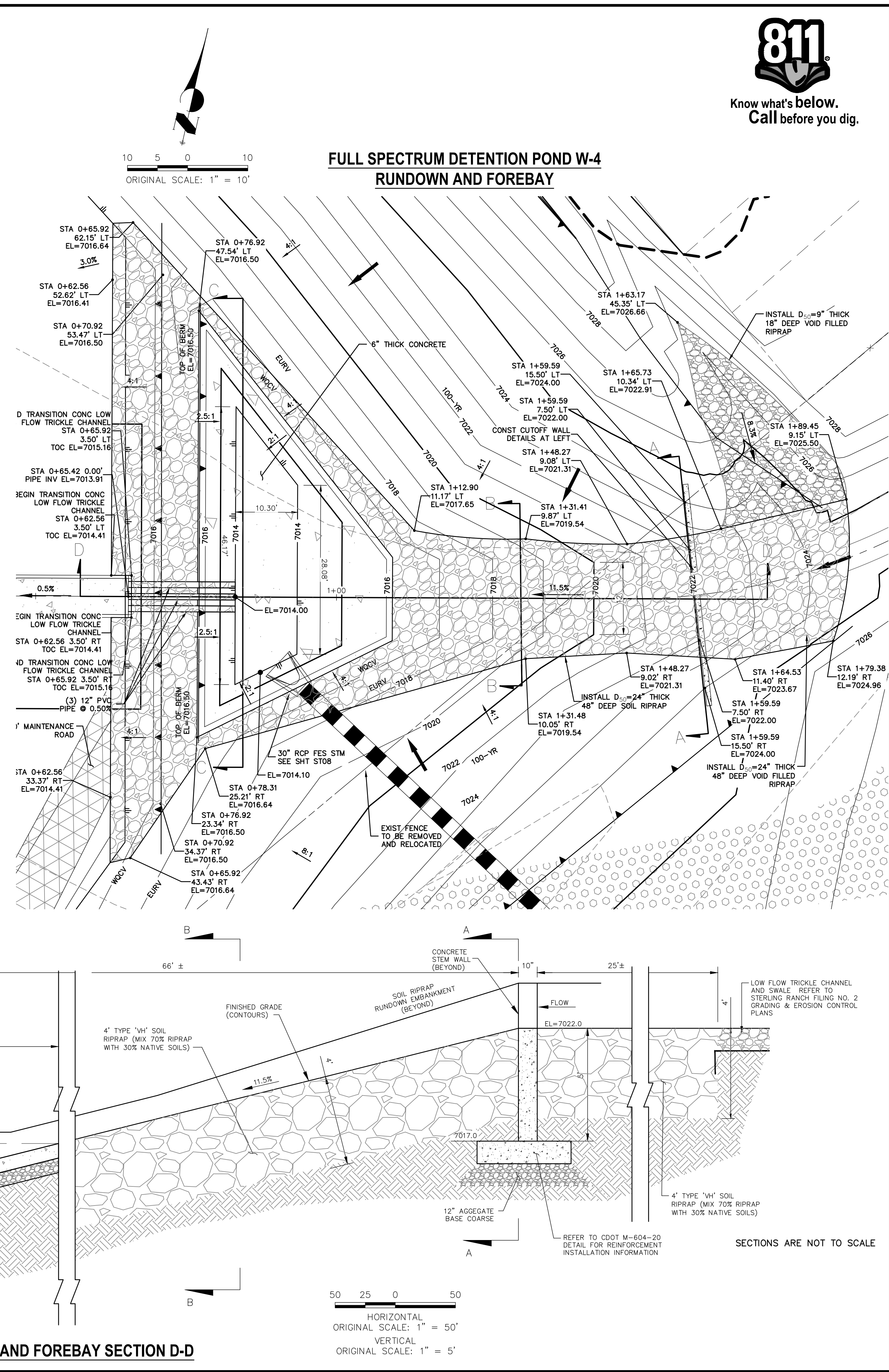
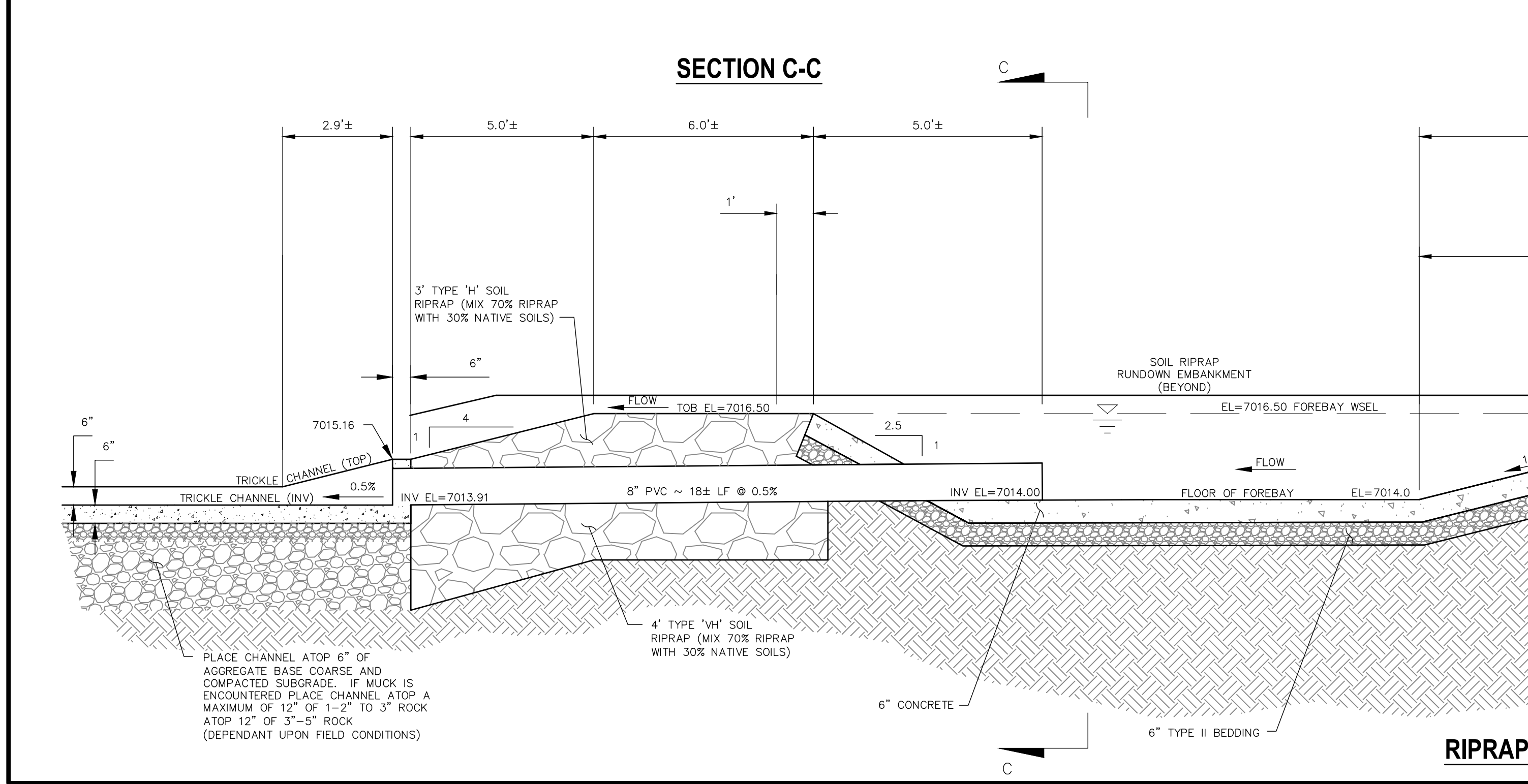
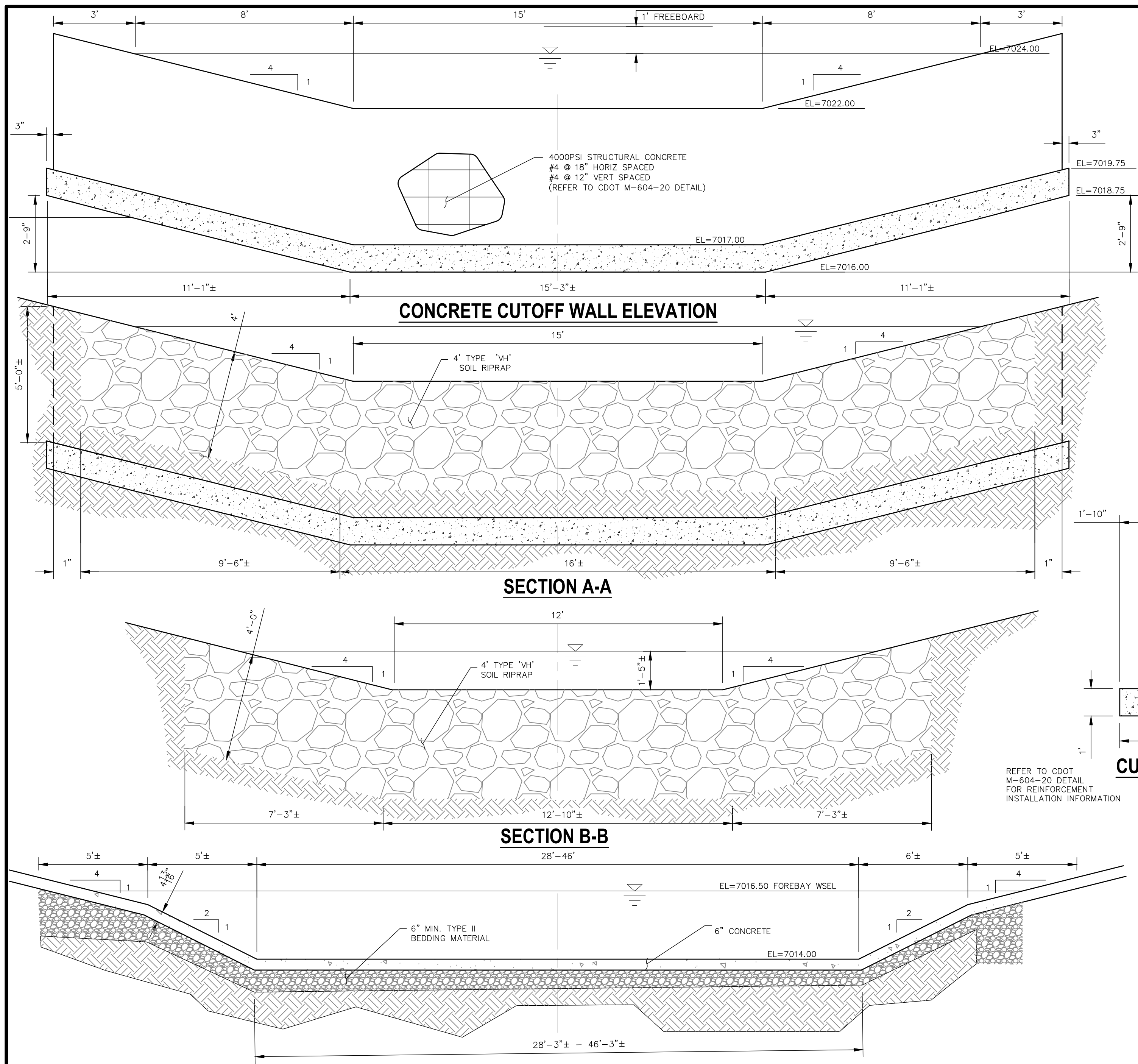
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No.	REVISION	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	02/01/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN

SHEET 21 OF 25
JOB NO. 25188.01

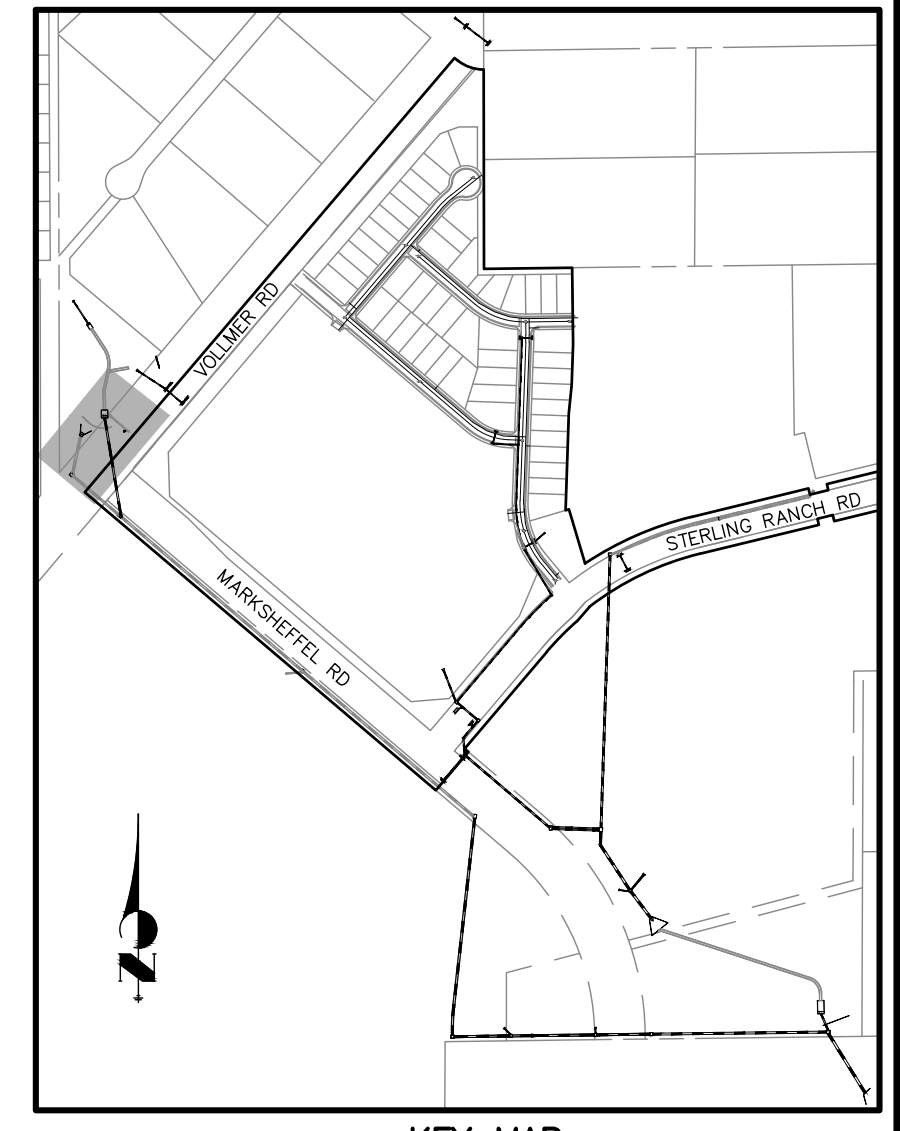




Know what's below.
Call before you dig.

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



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

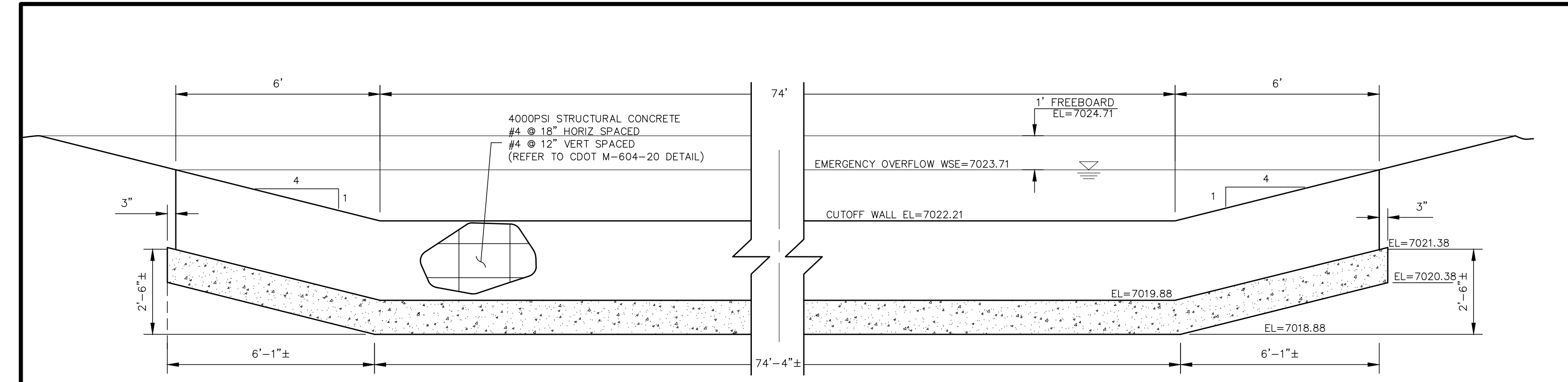
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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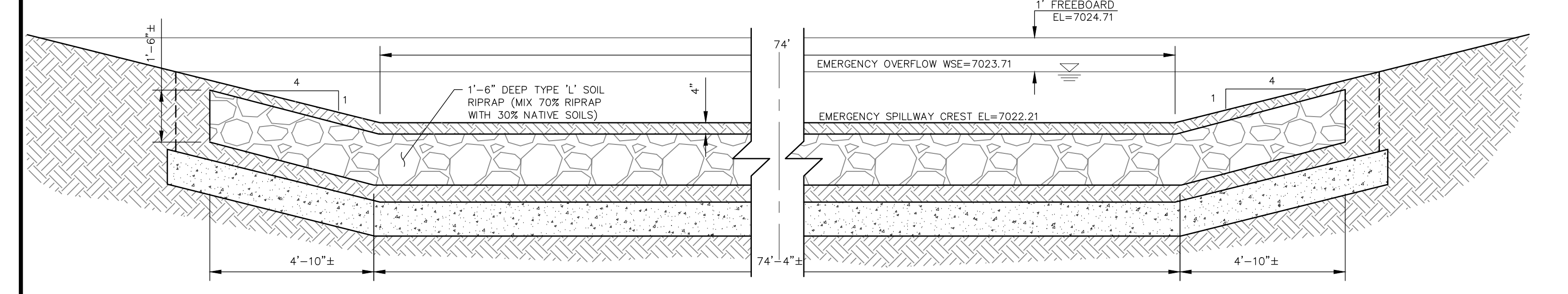
No.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	02/01/21	RAB	KRW	

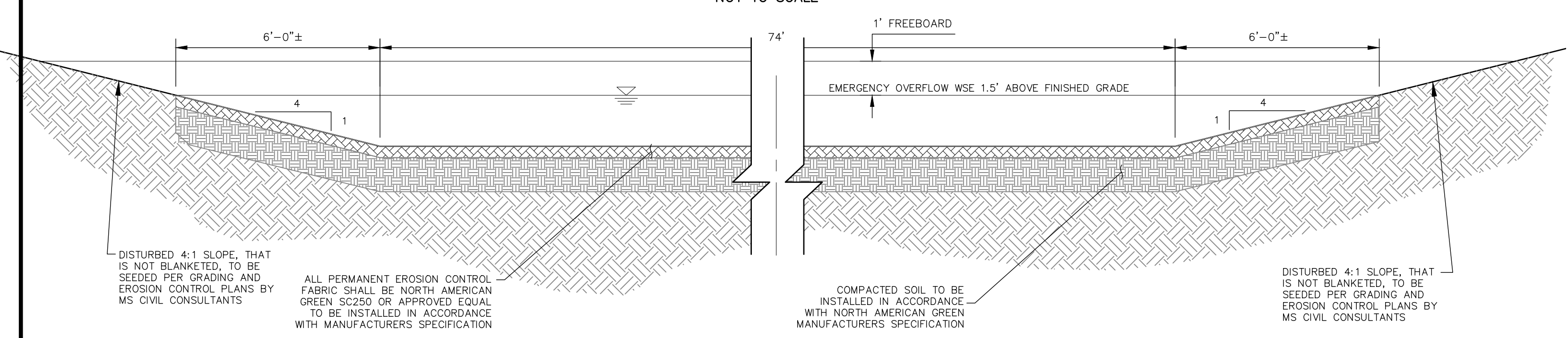
STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN
SHEET 22 OF 25
JOB NO. 25188.01



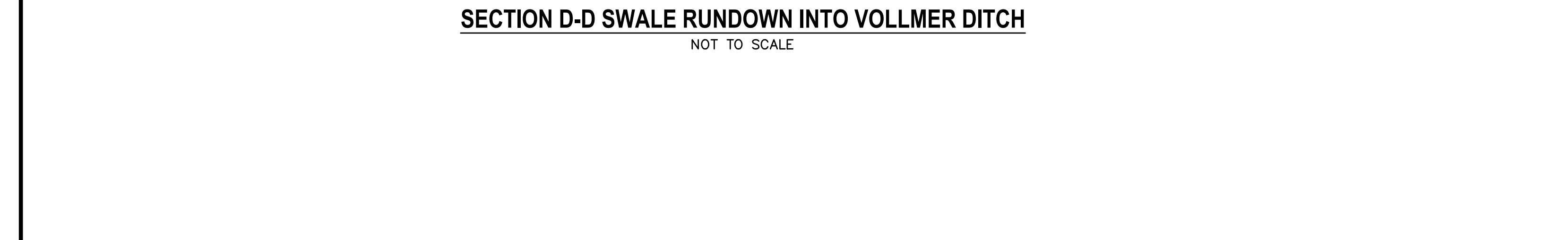
SECTION A-A CONCRETE CUTOFF WALL - ELEVATION
NOT TO SCALE



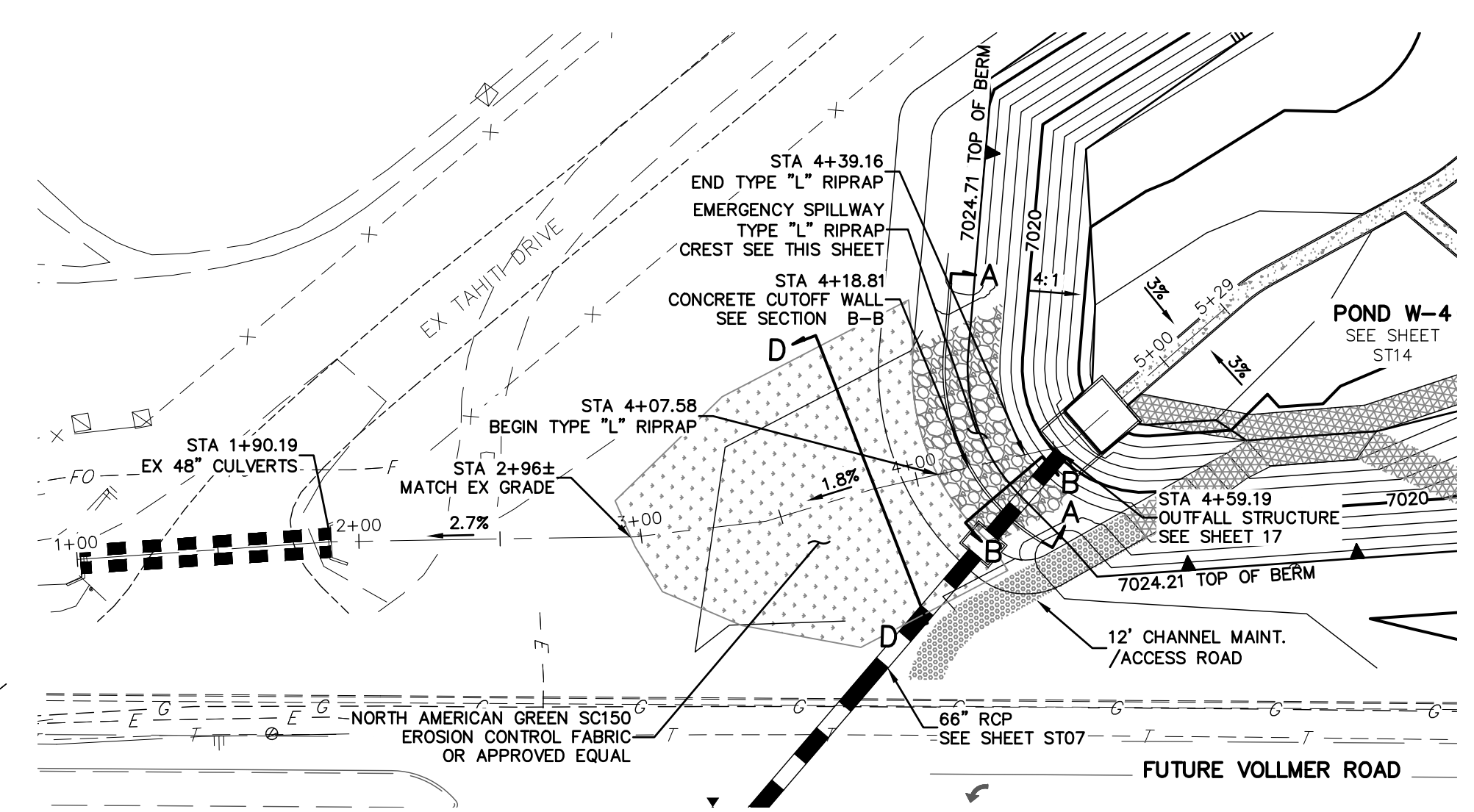
SECTION C-C
NOT TO SCALE



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



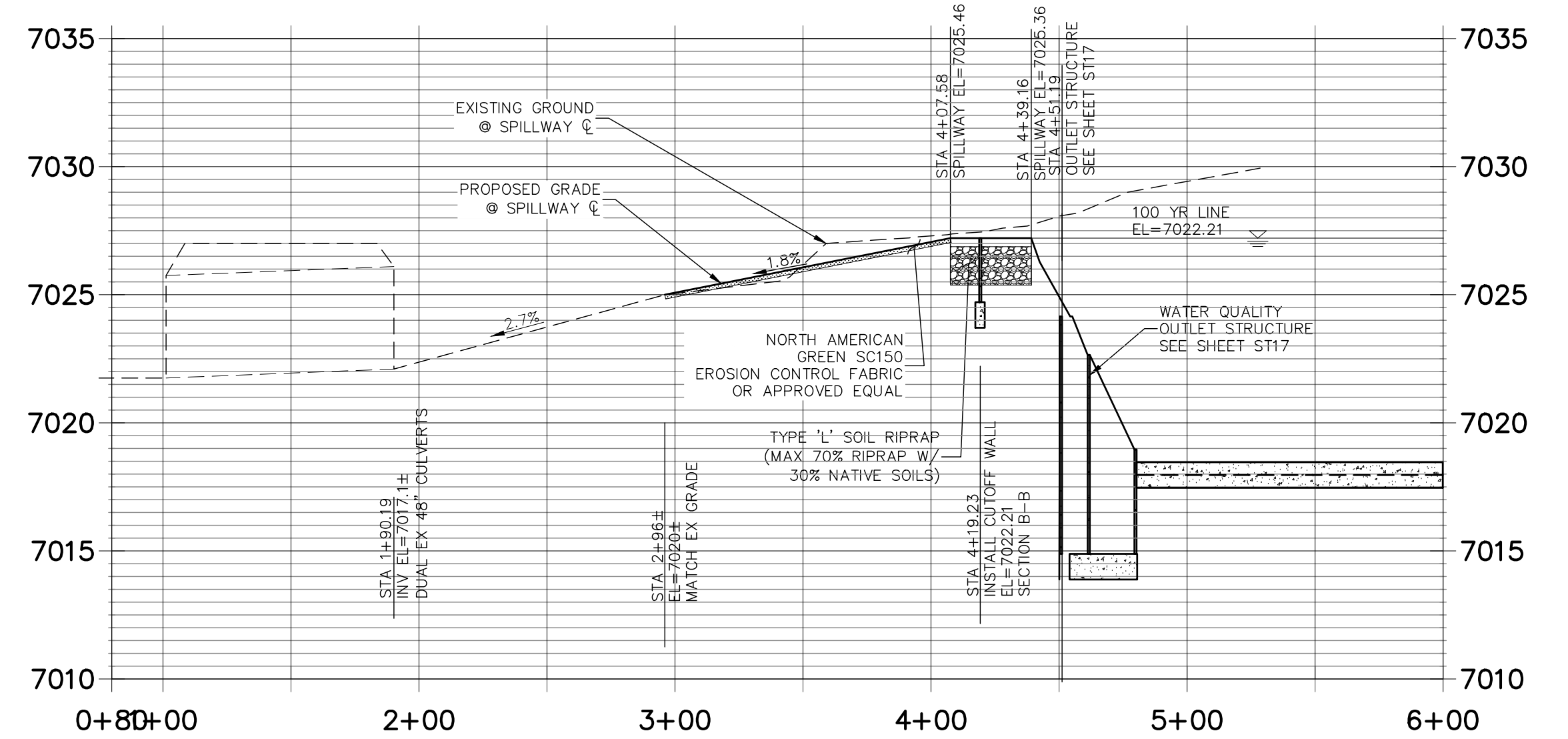
SECTION B-B
NOT TO SCALE



EMERGENCY SPILLWAY ALIGNMENT

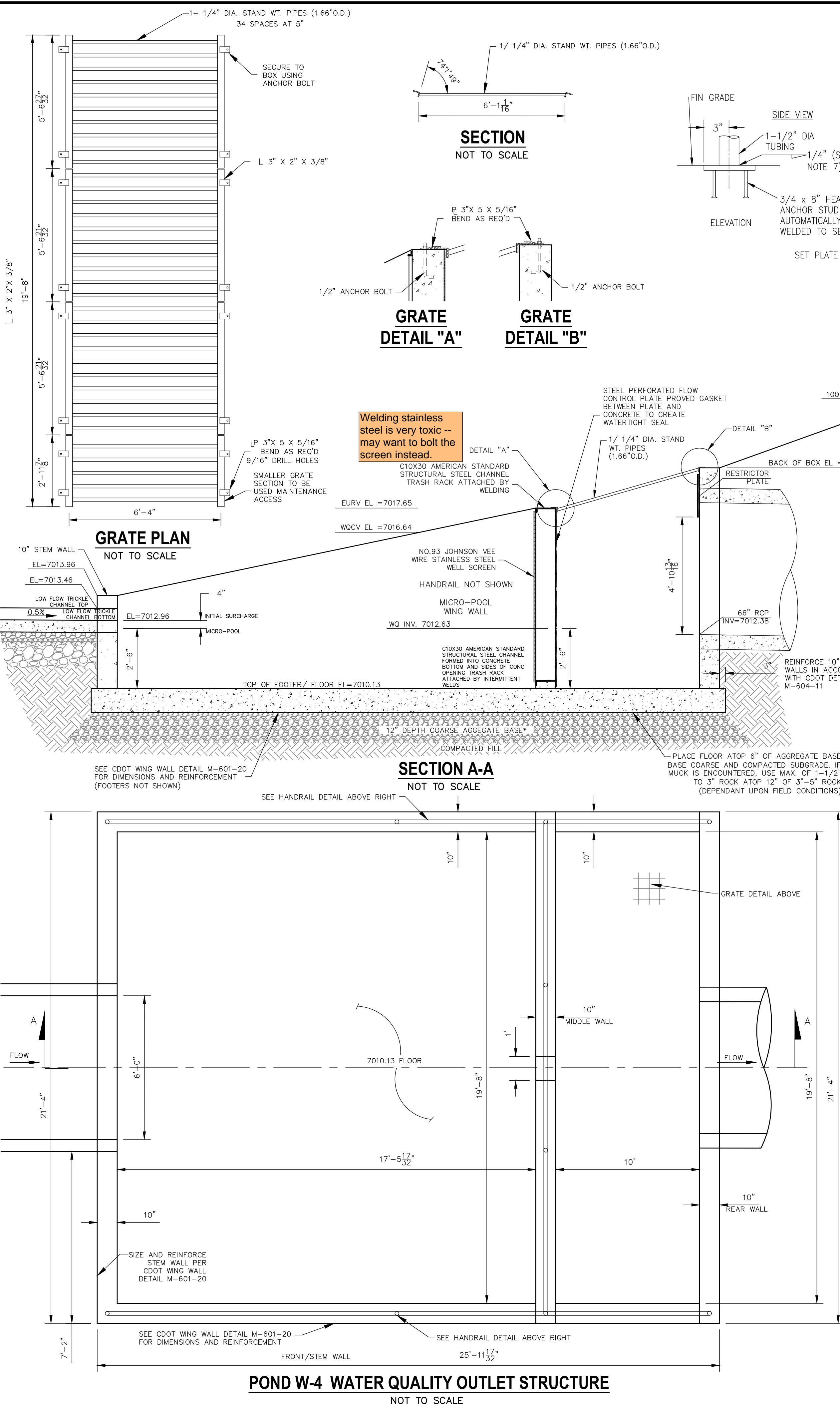
50 25 0 50
HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'

STRM_SPILLWAY23 STA 0+80.00 TO 6+00.00 PRIVATE (SRMD)

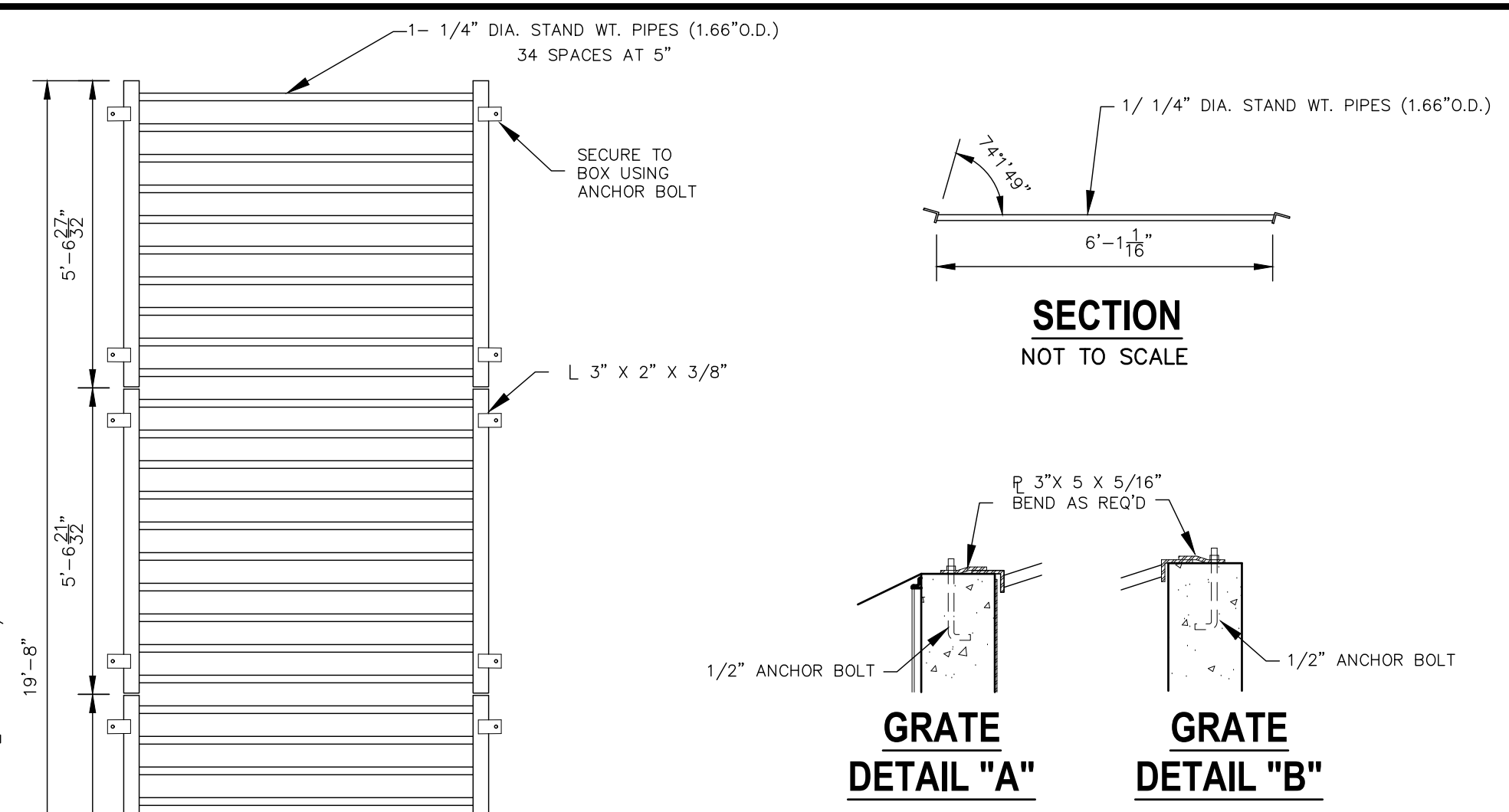


EMERGENCY SPILLWAY PROFILE

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



POND W-4 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE

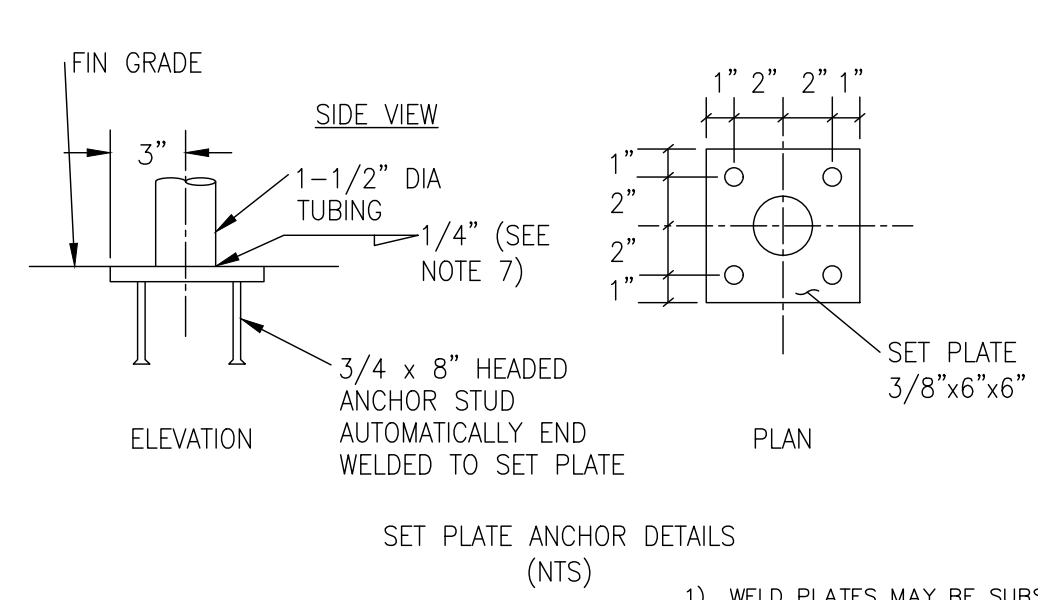


SECTION
NOT TO SCALE



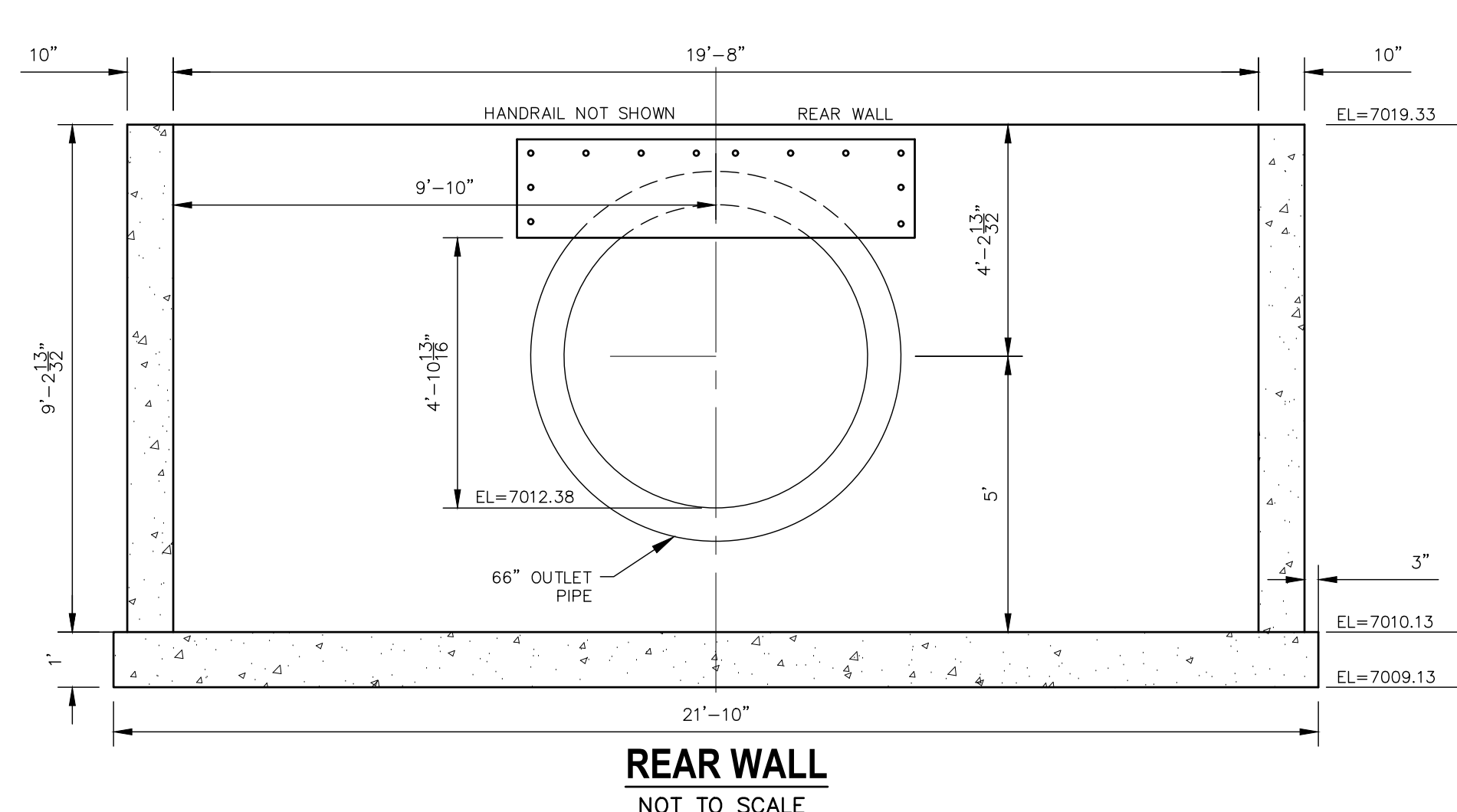
GRATE DETAIL "A"

GRATE DETAIL "B"

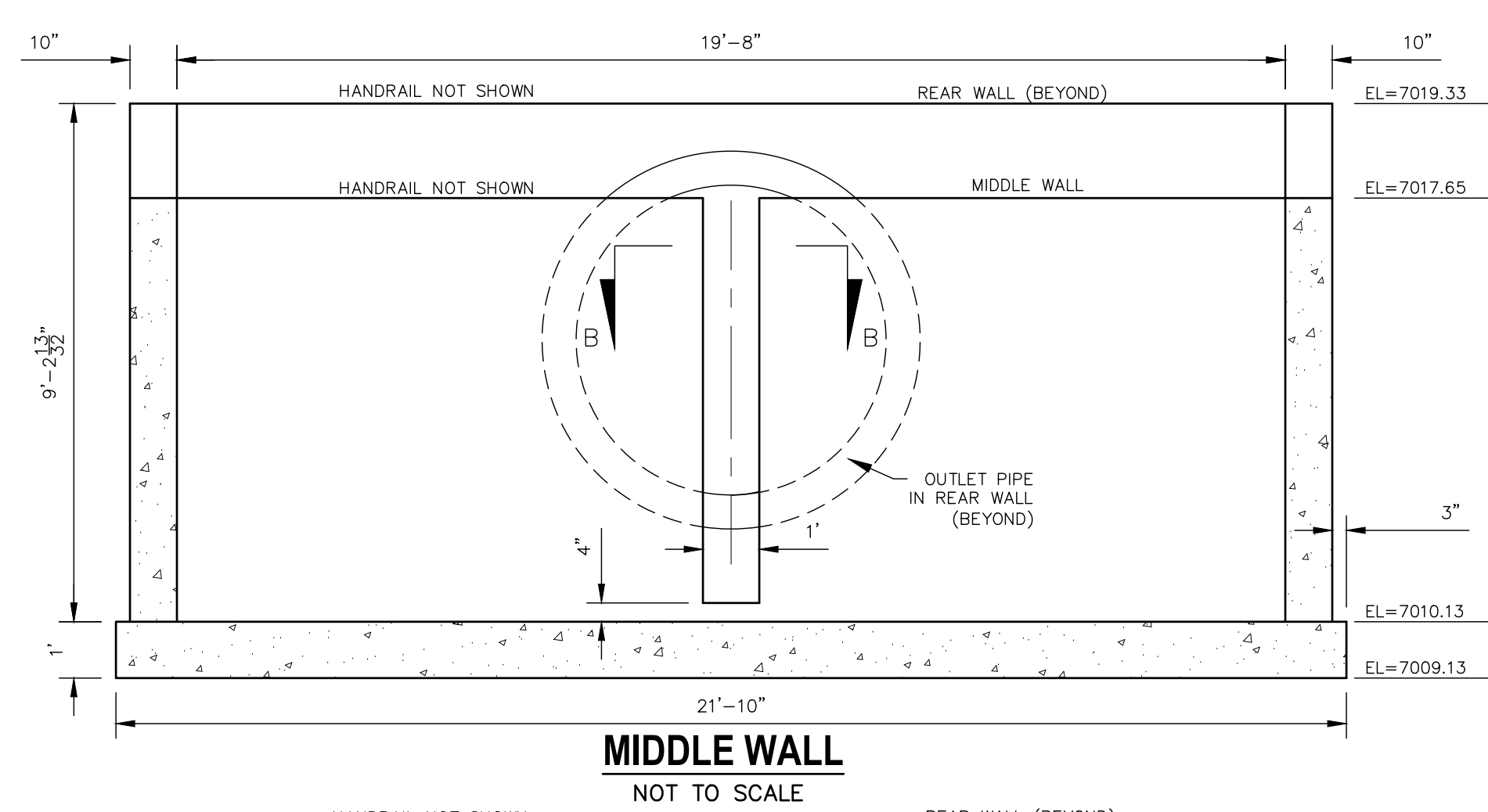


HANDRAIL ASSEMBLY DETAILS
NOT TO SCALE

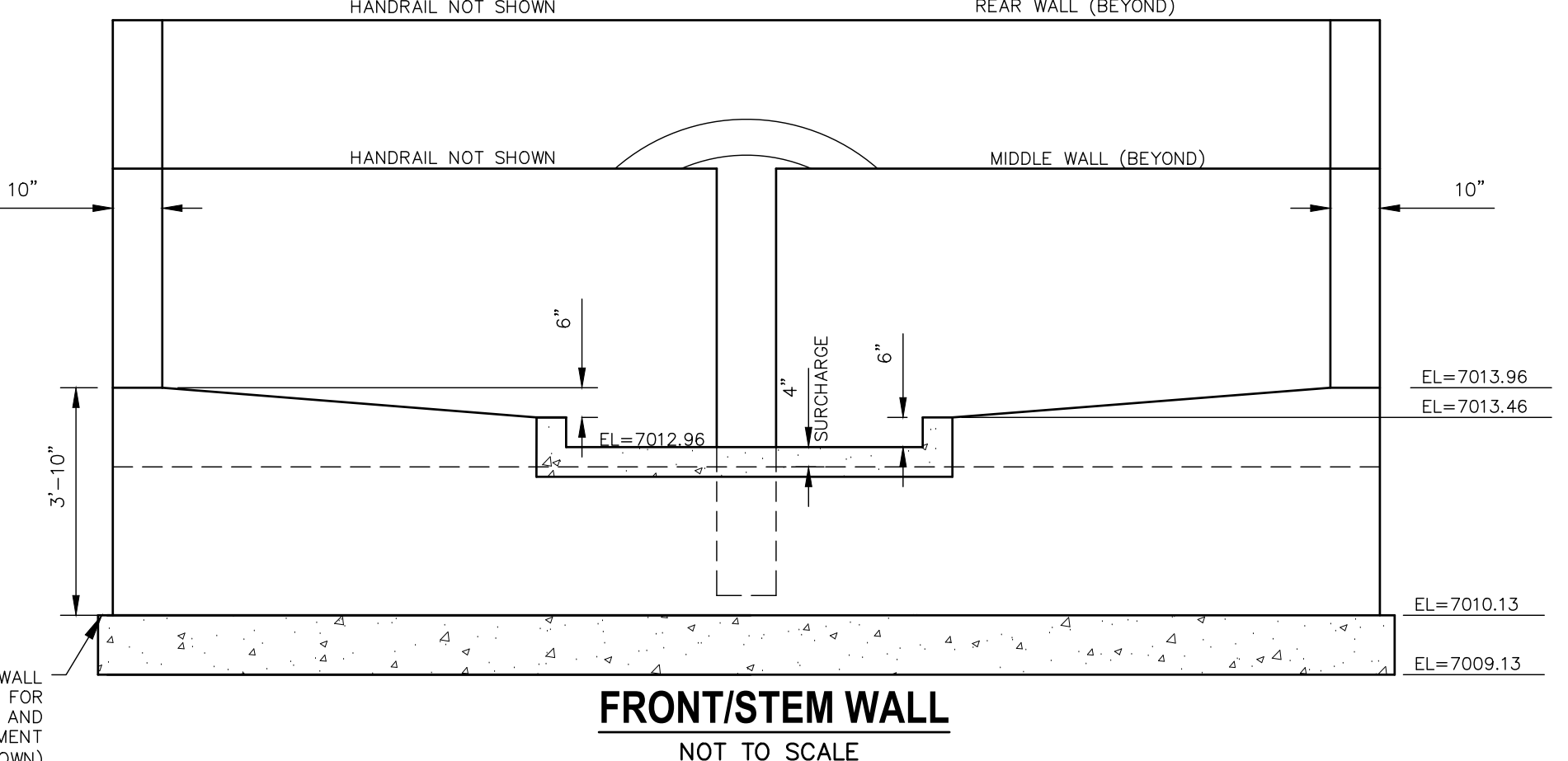
- 1) WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
- 2) CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
- 3) DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
- 4) HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
- 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.



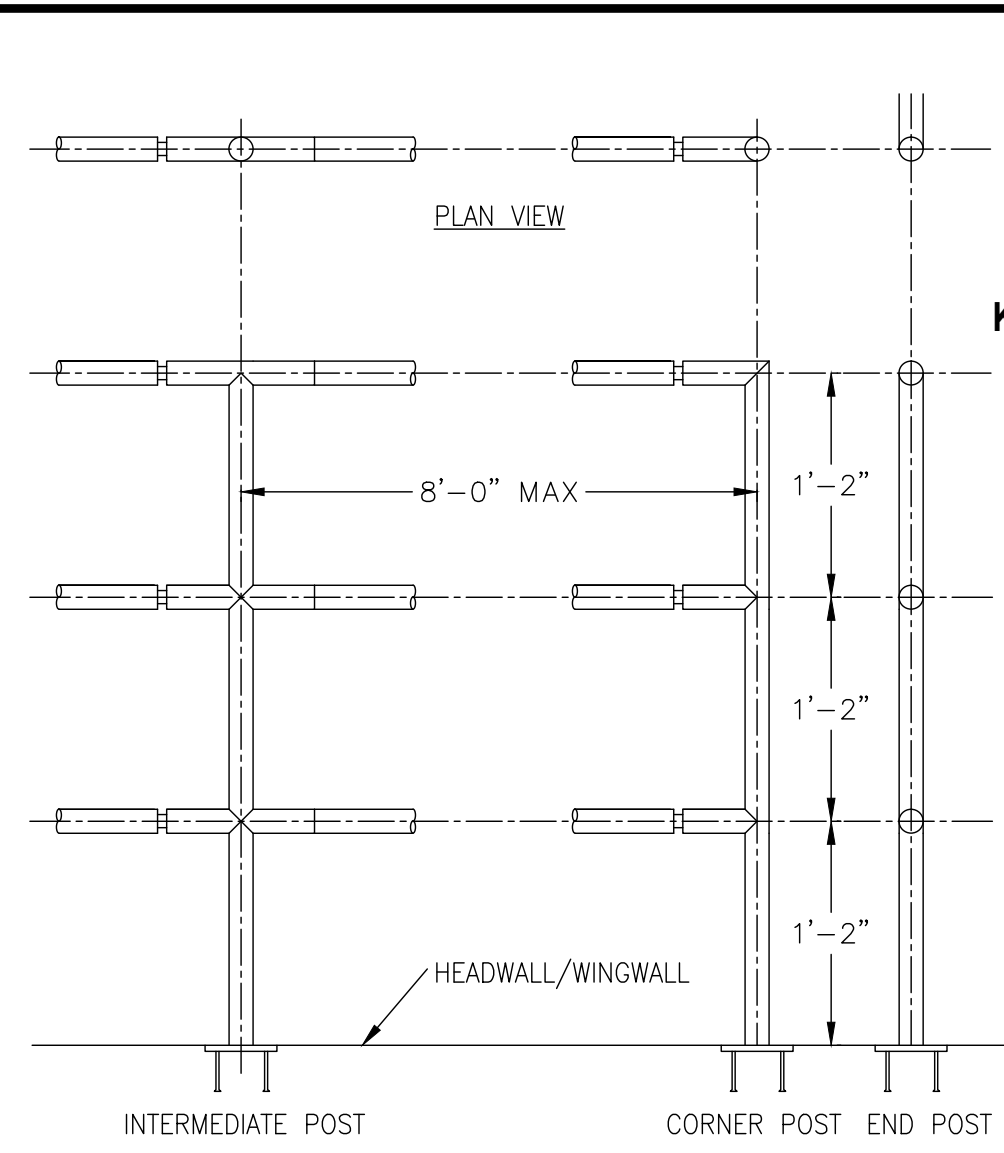
REAR WALL
NOT TO SCALE



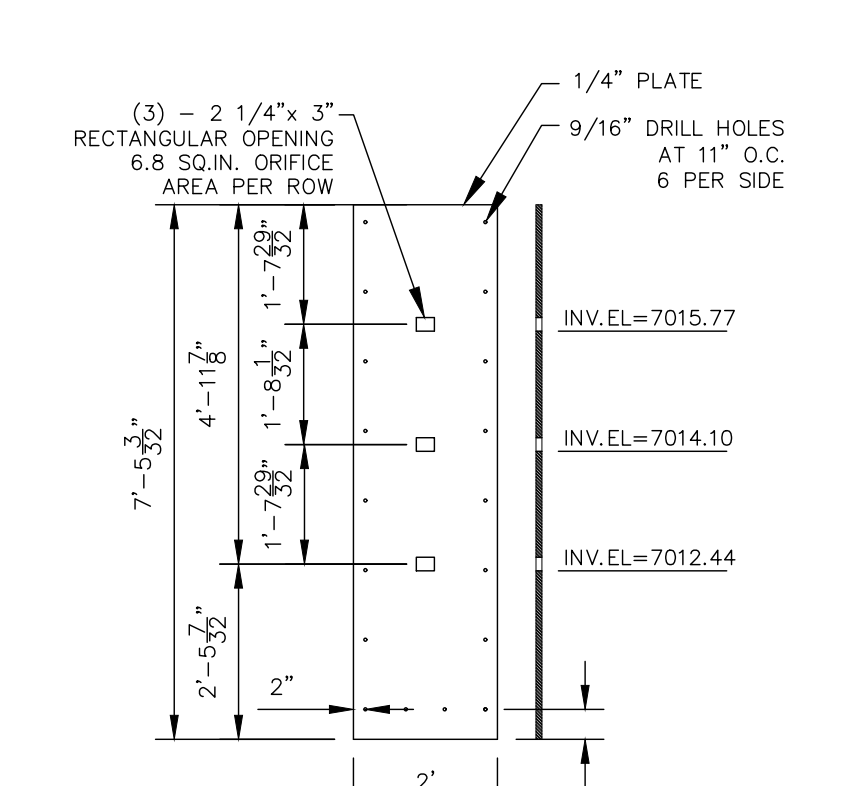
MIDDLE WALL
NOT TO SCALE



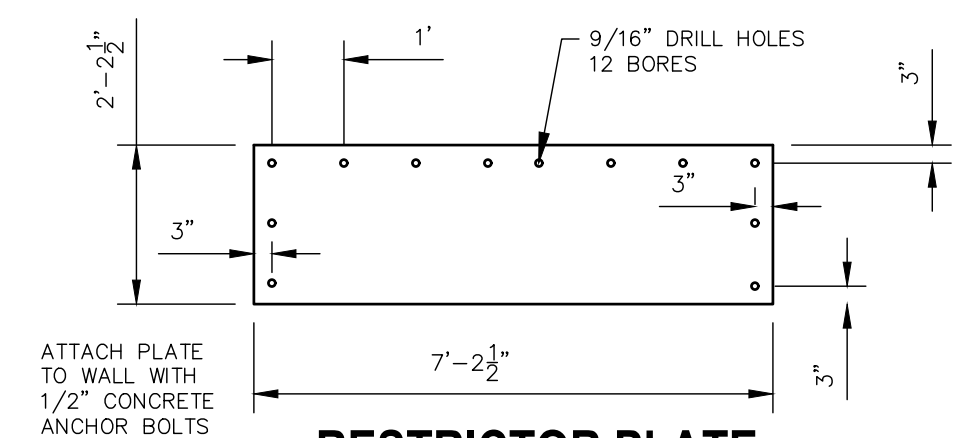
FRONT/STEM WALL
NOT TO SCALE



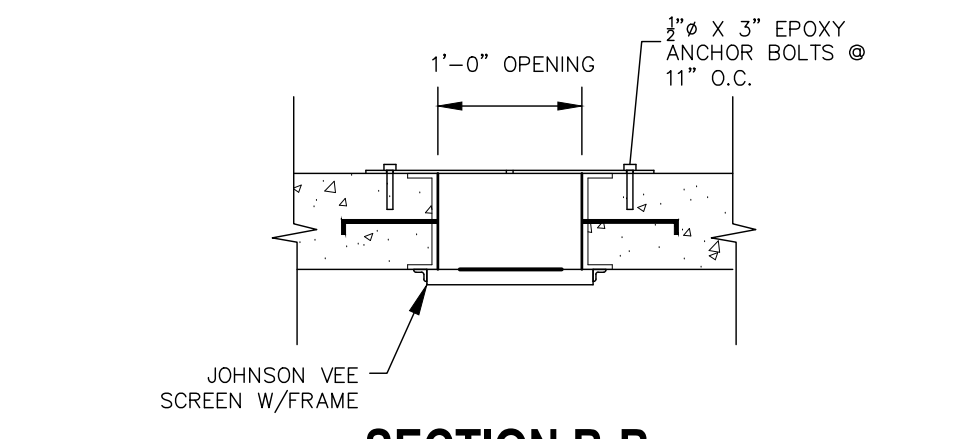
ELEVATION VIEW
NOT TO SCALE



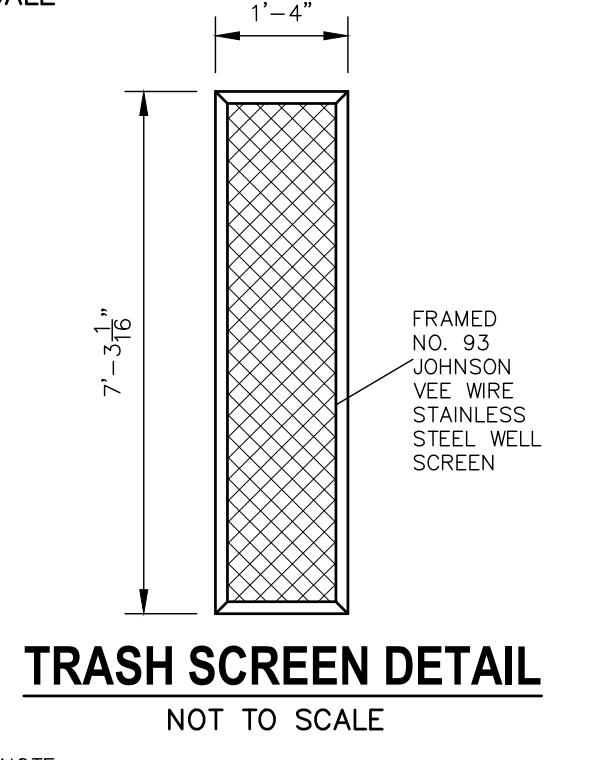
ORIFICE PLATE
NOT TO SCALE



RESTRICTOR PLATE
NOT TO SCALE



SECTION B-B
NOT TO SCALE



TRASH SCREEN DETAIL
NOT TO SCALE

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



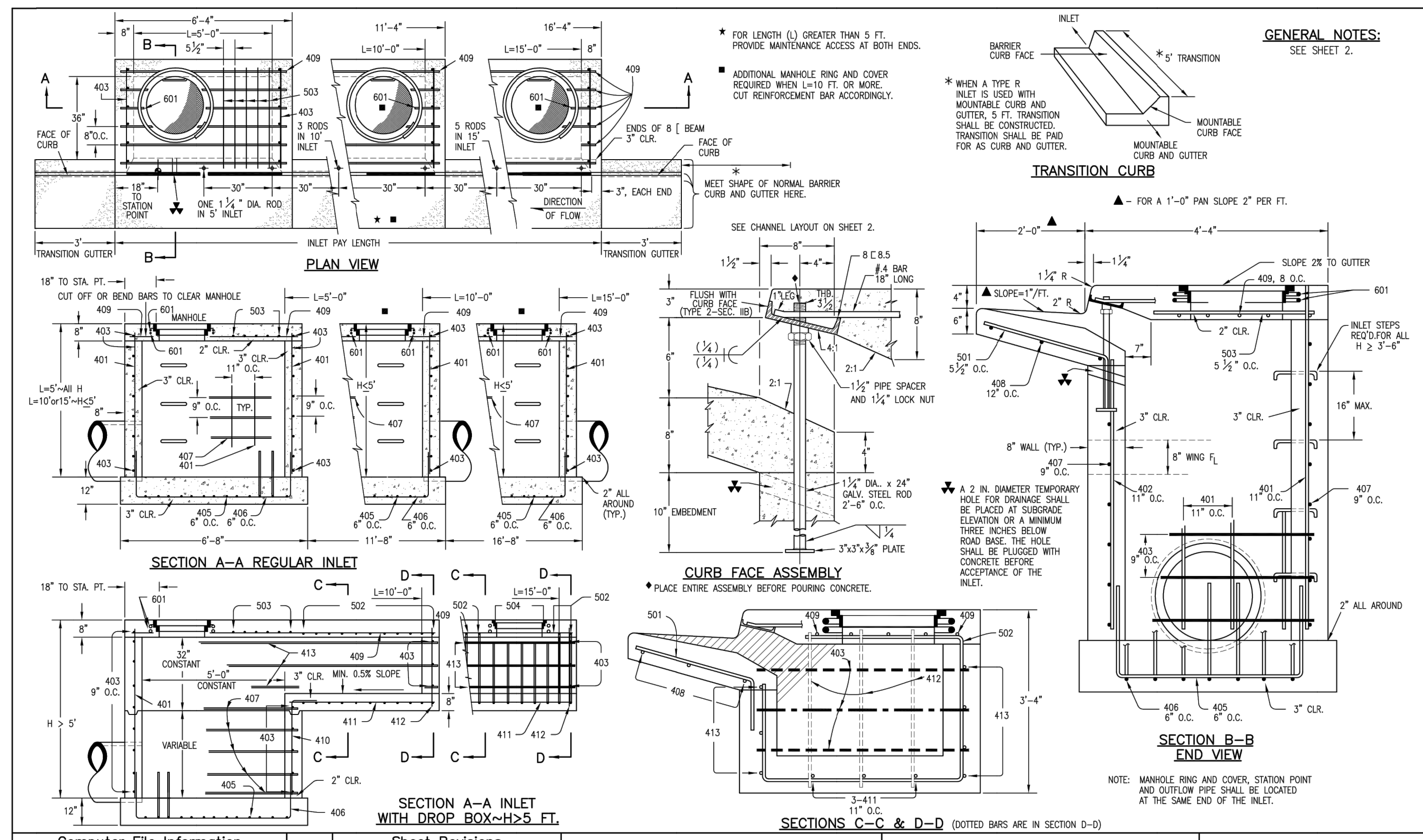
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS SHALL BE USED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

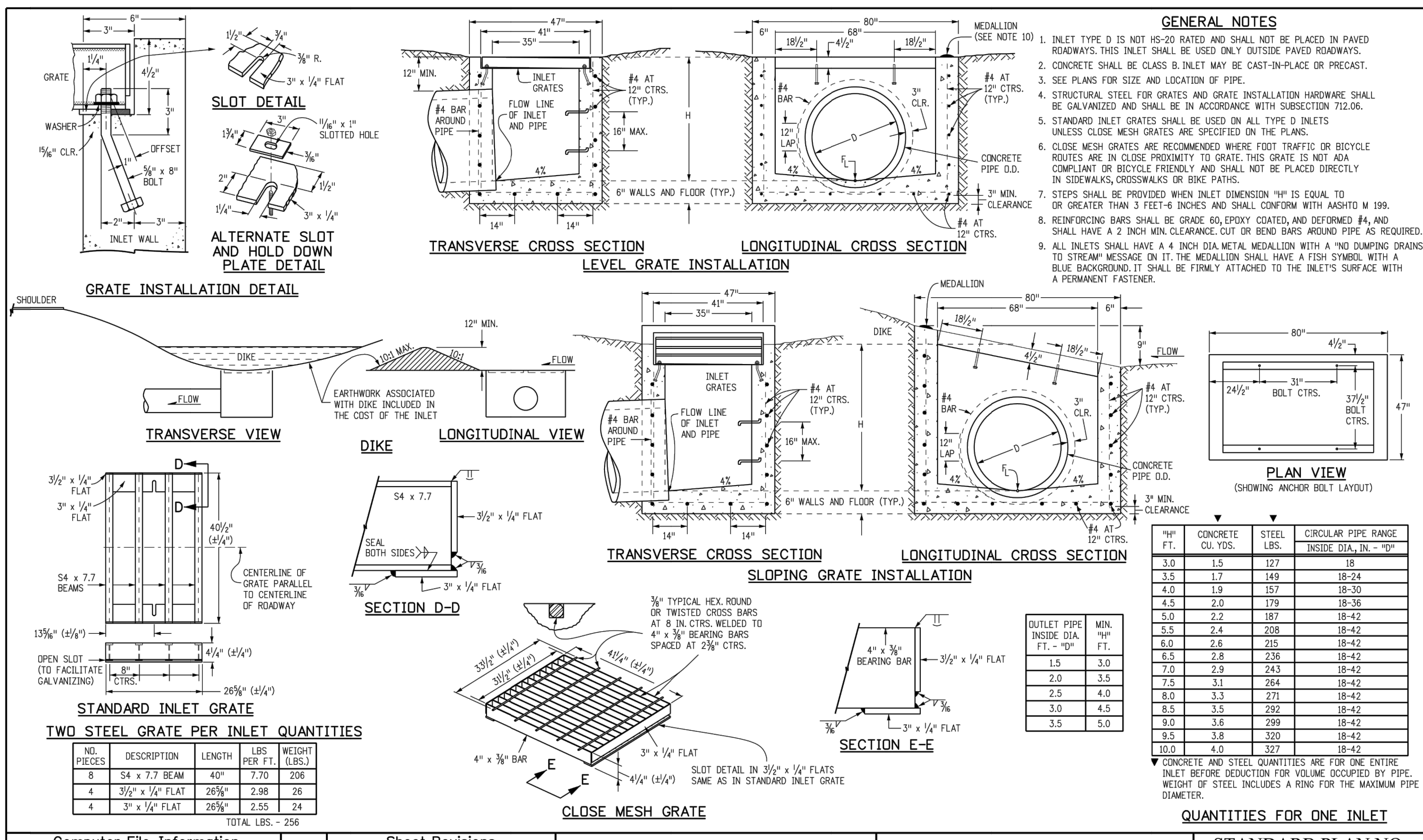
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No.	REVISION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN



Computer File Information Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040120202.dwg CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: _____ Comments	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	CURB INLET TYPE R STANDARD PLAN NO. M-604-12 Sheet No. 1 of 2
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Computer File Information Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: _____ Comments	Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	INLET, TYPE D STANDARD PLAN NO. M-604-11 Standard Sheet No. 1 of 1 Project Sheet Number:
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MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS						INLETS: H ≤ 5 FT.						INLETS: H > 5 FT.						
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 5 FT.		L = 10 FT.		L = 15 FT.		
NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	
401	4	11"	II	15	*	21	*	26	*	11	*	11	*	*	*	*	*	*	*	*	*	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*	*	*	*	*	*	*	*	*	*
403	4	9"	II	4	4'-0"	4	4'-0"	4	4'-0"	4	4'-0"	4	4'-0"	*	*	*	*	*	*	*	*	
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	*	*	*	*	*	*	*	*	*
406	4	6"	VII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"	*	*	*	*	*	*	*	*	*
407	4	9"	II	5	5'-10"	5	10'-10"	5	15'-10"	5	5'-10"	5	5'-10"	*	*	*	*	*	*	*	*	*
408	4	12"	II	3	8'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	16'-10"	*	*	*	*	*	*	*	*	*
409	4	6"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	5'-10"	6	5'-10"	*	*	*	*	*	*	*	*	*
410	4	11"	VI	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	*	*	*	*	*	*	*	*	*
411	4	11"	II	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	*	*	*	*	*	*	*	*	*
412	4	11"	II	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	3	3'-4"	*	*	*	*	*	*	*	*	*
413	4	9"	II	7	10'-10"	7	15'-10"	7	15'-10"	7	10'-10"	7	15'-10"	*	*	*	*	*	*	*	*	*
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	*	*	*	*	*	*	*	*	*
502	5	5 1/2"	III	10	7	11	11'-3"	17	11'-3"	10	7	11	11'-3"	*	*	*	*	*	*	*	*	*
503	5	5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"	*	*	*	*	*	*	*	*	*
504	5	5 1/2"	IX	5	3'-6"	5	3'-6"	5	3'-6"	5	3'-6"	5	3'-6"	*	*	*	*	*	*	*	*	*
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	*	*	*	*	*	*	*
602	6	2 1/2"	IV	1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"	*	*	*	*	*	*	*	*	*

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH	NO. REQ'D.	NO. REQ'D.	L = 5 FT.	L = 10 FT.	L = 15 FT.				
		REGULAR	DROP BOX	CONC. CU. YDS.	STEEL CU. YDS.	CONC. STEEL LBS.				
3'-0"	2'-8"	1'-8"	10	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"	10	7	3.4	306	5.7	529	7.9	747
4'-0"	3'-8"	2'-8"	12	9	3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"	14	11	4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	16	13	4.4	375	7.0	607	7.4	850
6'-0"	5'-8"	4'-8"	16	13	4.6	382	7.2	616	7.6	860
6'-6"	6'-2"	5'-2"	18	15	4.8	402	7.4	624	7.8	869
7'-0"	6'-8"	5'-8"	20	17	5.0	423	7.6	634	8.0	879
7'-6"	7'-2"	6'-2"	20	17	5.0	423	7.6	634	8.0	879
8'-0"	7'-8"	6'-8"	22	19	5.2	443	7.8	644	8.3	897
8'-6"	8'-2"	7'-2"	24	21	5.4	463	8.0	654	8.5	907
9'-0"	8'-8"	7'-8"	24	21	5.4	463	8.0	654	8.5	907
9'-6"	9'-2"	8'-2"	26	23	5.6	483	8.2	664	8.7	917
10'-0"	9'-8"	8'-8"	28	25	5.8	503	8.4	674	8.9	927
10'-6"	10'-2"	9'-2"	28	25	5.8	503	8.4	674	8.9	927
11'-0"	10'-8"	9'-8"	30	27	6.0	523	8.6	684	9.1	937

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040120202.dwg CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: _____ Comments	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	CURB INLET TYPE R STANDARD PLAN NO. M-604-12 Sheet No. 2 of 2
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.

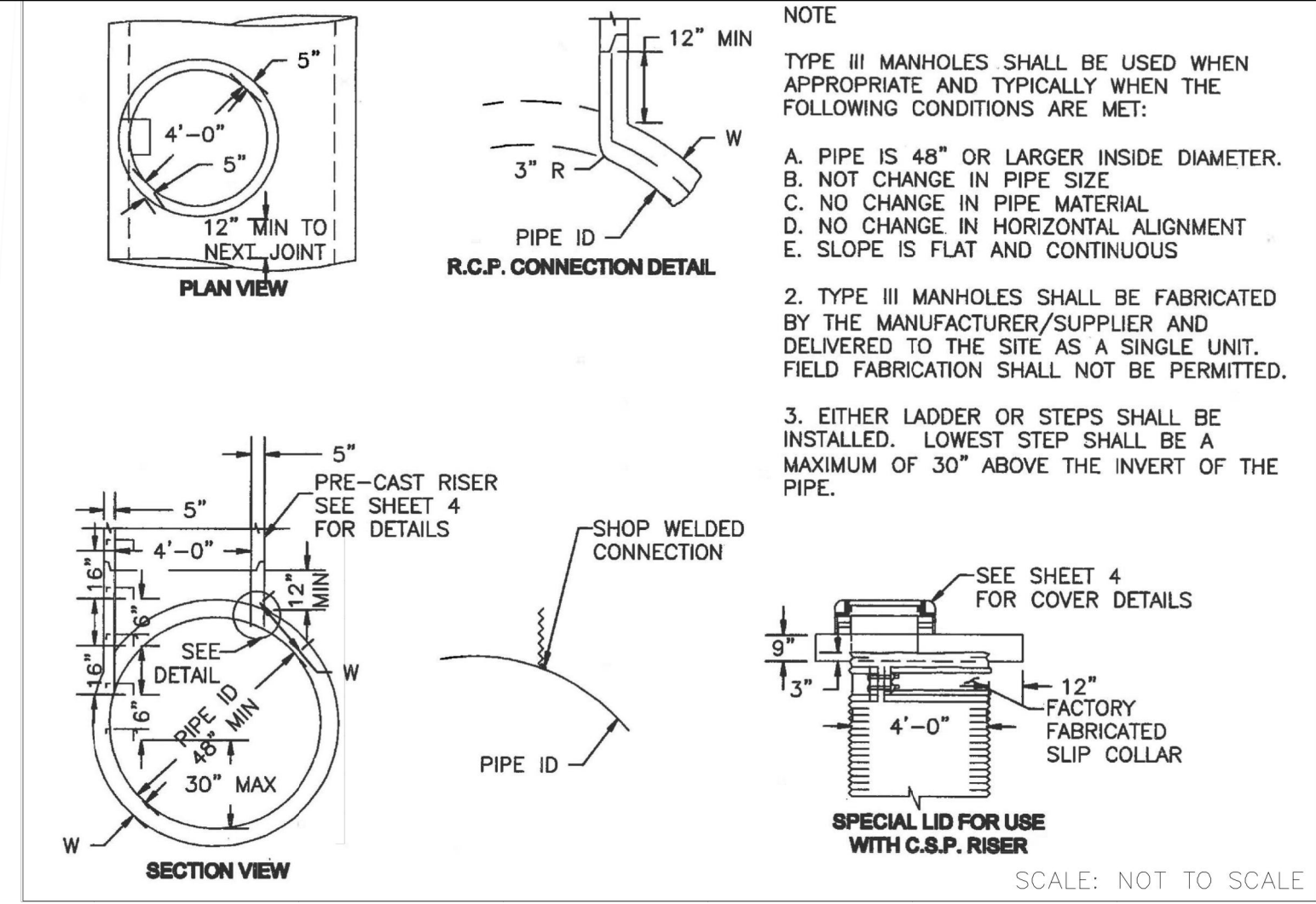
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westcon Company
 Centennial 303-740-9083 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO.2
 FUTURE STORM SEWER PLAN

BY	DATE	NO.	REVISION
N/A	N/A	N/A	N/A
DATE	02/01/21	RAB	DESIGNED BY
DRAWN BY	KRW	CHECKED BY	

SHEET 24 OF 25
 JOB NO. 25188.01



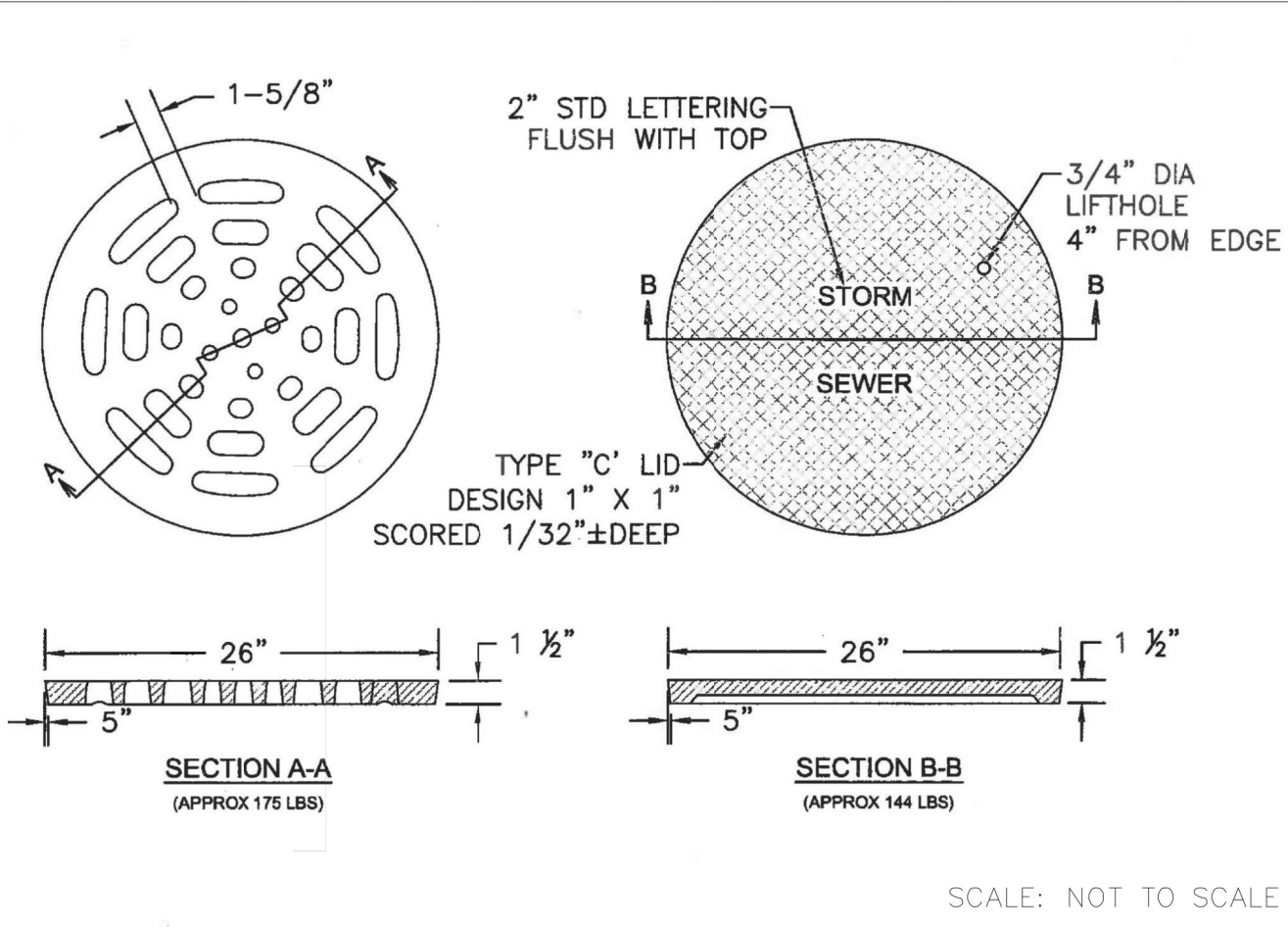
**STORM SEWER MANHOLE DETAIL
TYPE III SD 3-3**

NOTE
TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

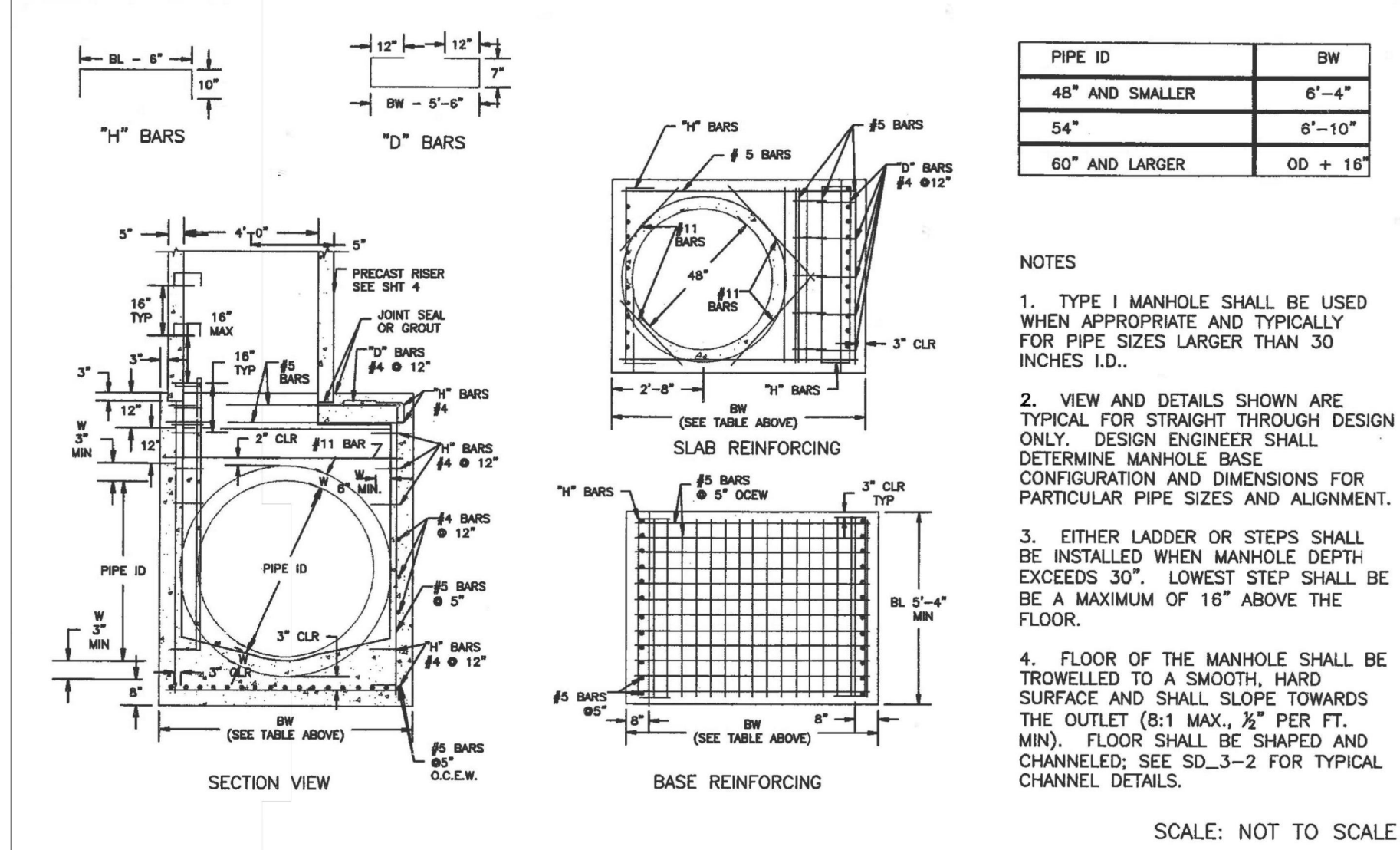
- PIPE IS 48" OR LARGER INSIDE DIAMETER.
- NOT CHANGE IN PIPE SIZE.
- NO CHANGE IN PIPE MATERIAL.
- NO CHANGE IN HORIZONTAL ALIGNMENT.
- SLOPE IS FLAT AND CONTINUOUS.

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.



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

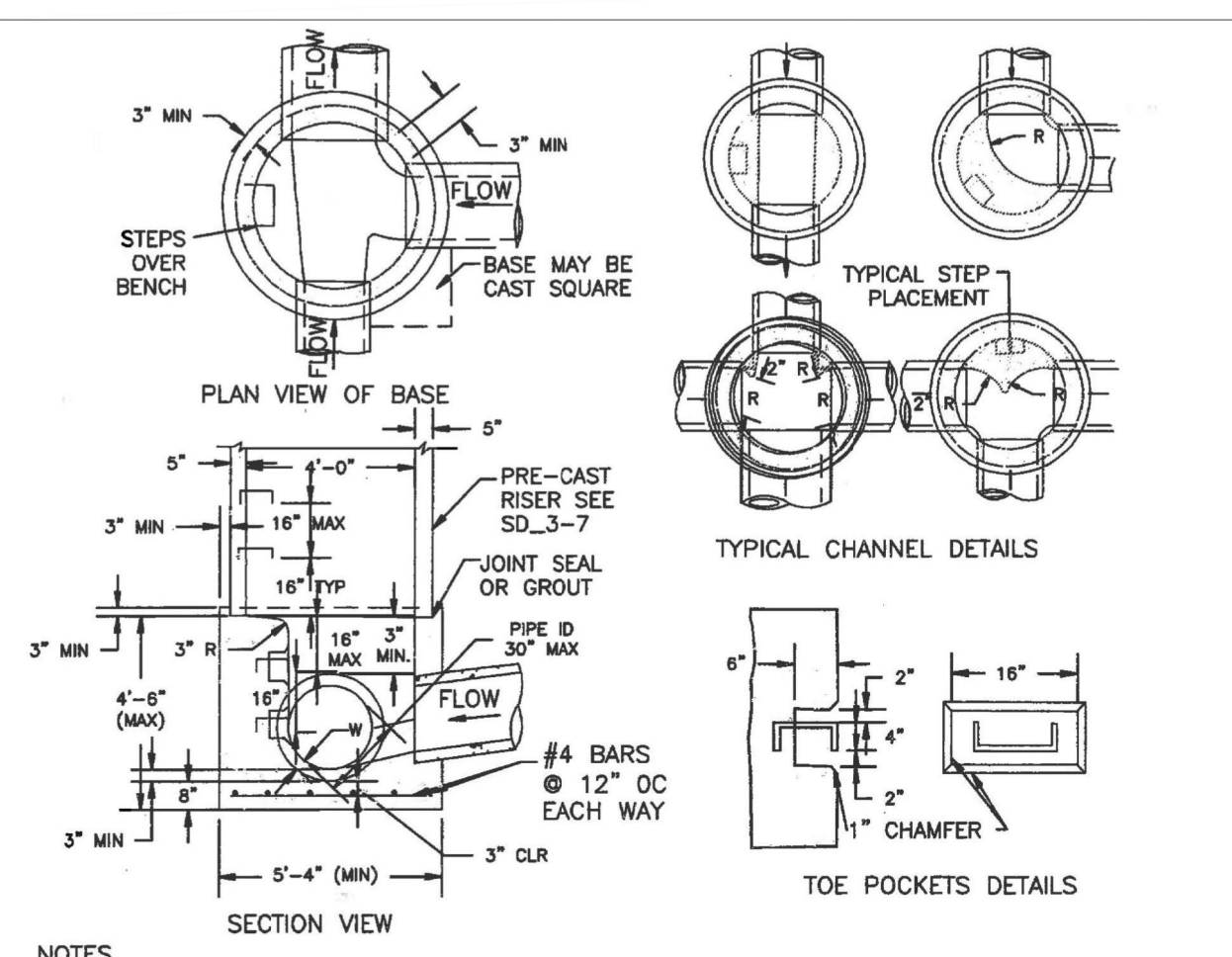


**STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1**

PIPE ID	BW
48" AND SMALLER	6"-4"
54"	6"-10"
60" AND LARGER	OD + 16"

NOTES

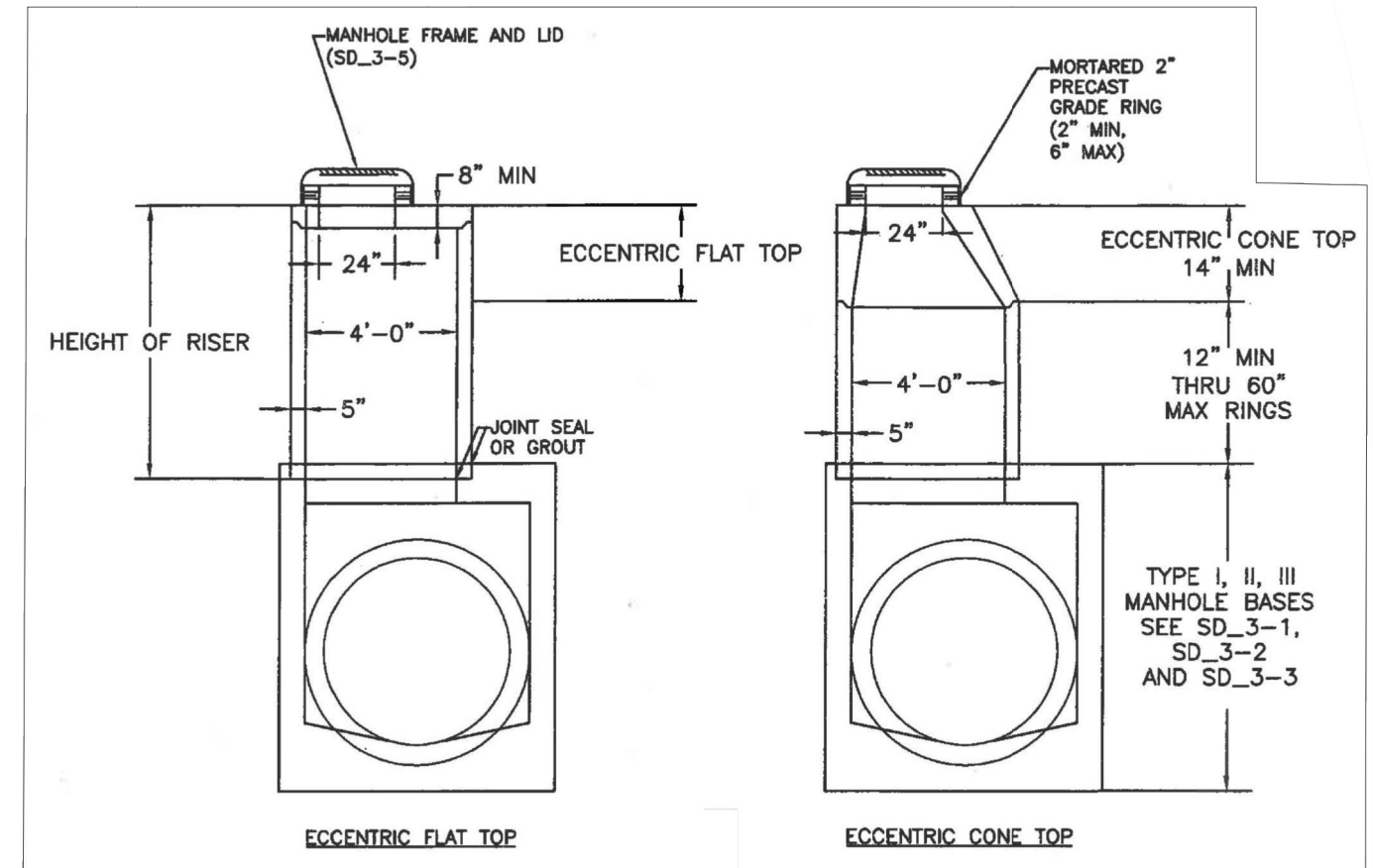
- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.



NOTES

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
- FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

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



NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
- PRECAST RISERS SHALL CONFORM TO ASTM C478.
- STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES 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 Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								N/A	N/A

STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEM PLAN - INCLUDING UTILITY SERVICE PLAN

JANUARY 2021

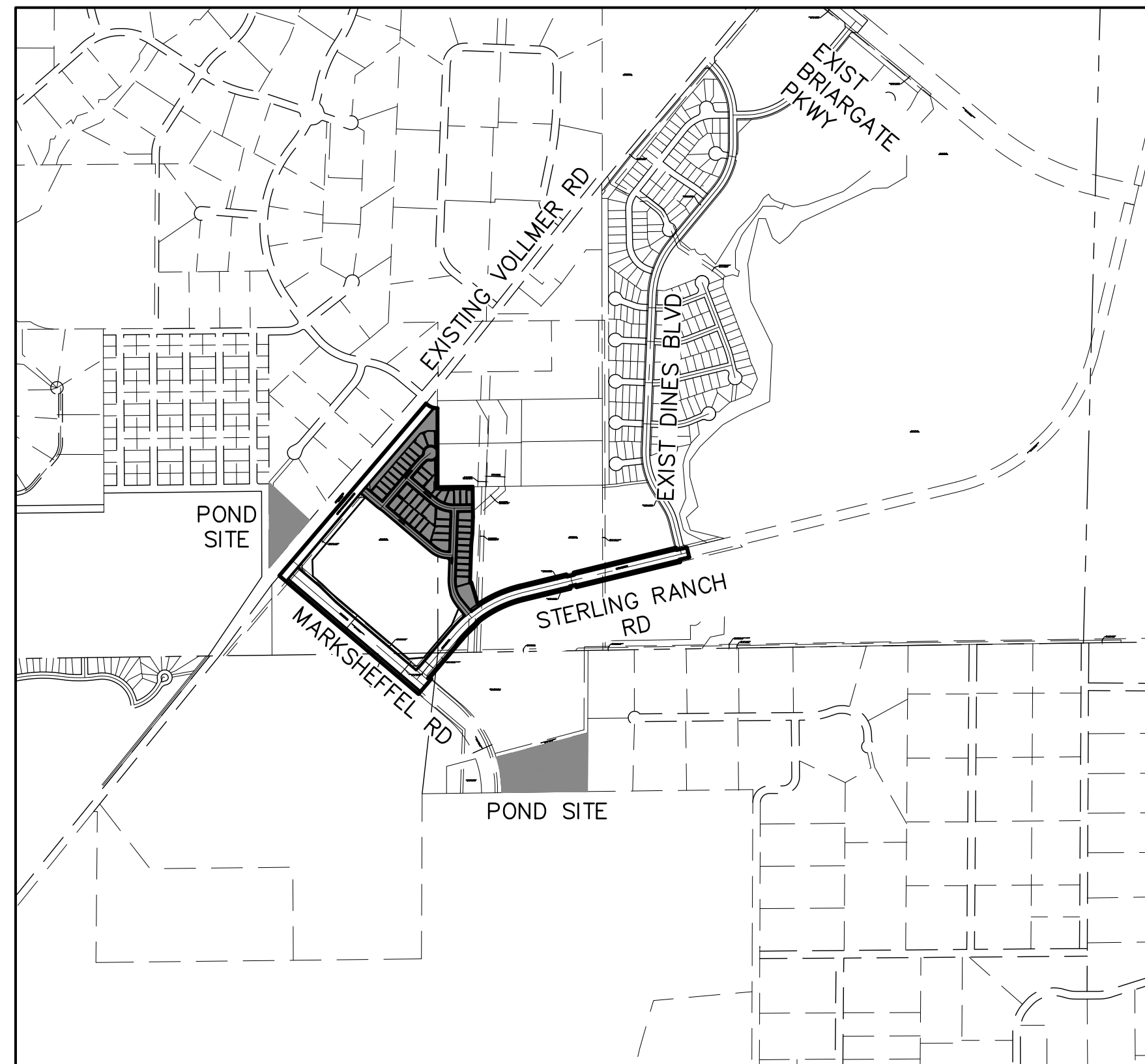
GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:

- PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
 - PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
 - FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
 - ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
 - ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
 - ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
 - AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
 - INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF 5' AND ON-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.



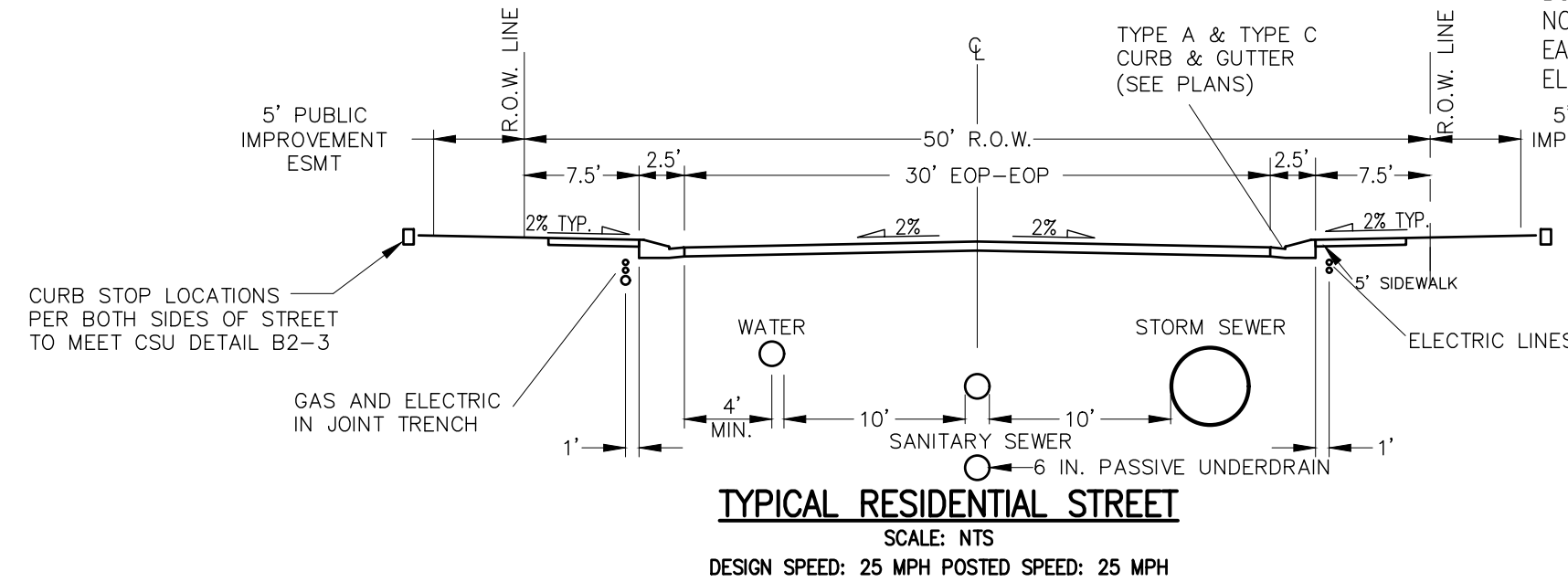
VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

- | | |
|-----|----------------------|
| 1 | COVER |
| 2-4 | WATER PLAN |
| 5 | UTILITY SERVICE PLAN |

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410995.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82



TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
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	STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769	GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5936
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300	GAS:	CRAIG KERSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, LP. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556		

WATER & SEWER MAIN EXTENSIONS

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

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

DISTRICT APPROVALS

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

STERLING RANCH METROPOLITAN DISTRICT WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT: _____
SIGNED: FIRE PROTECTION DISTRICT DATE: _____

EL PASO COUNTY STATEMENT

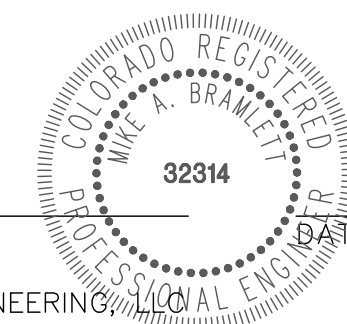
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

ENGINEER'S STATEMENT

THIS WATER SYSTEM PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR WATER SYSTEM PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.



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

JENNIFER IRVINE, P.E. DATE: _____
COUNTY ENGINEER/ECM ADMINISTRATOR

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

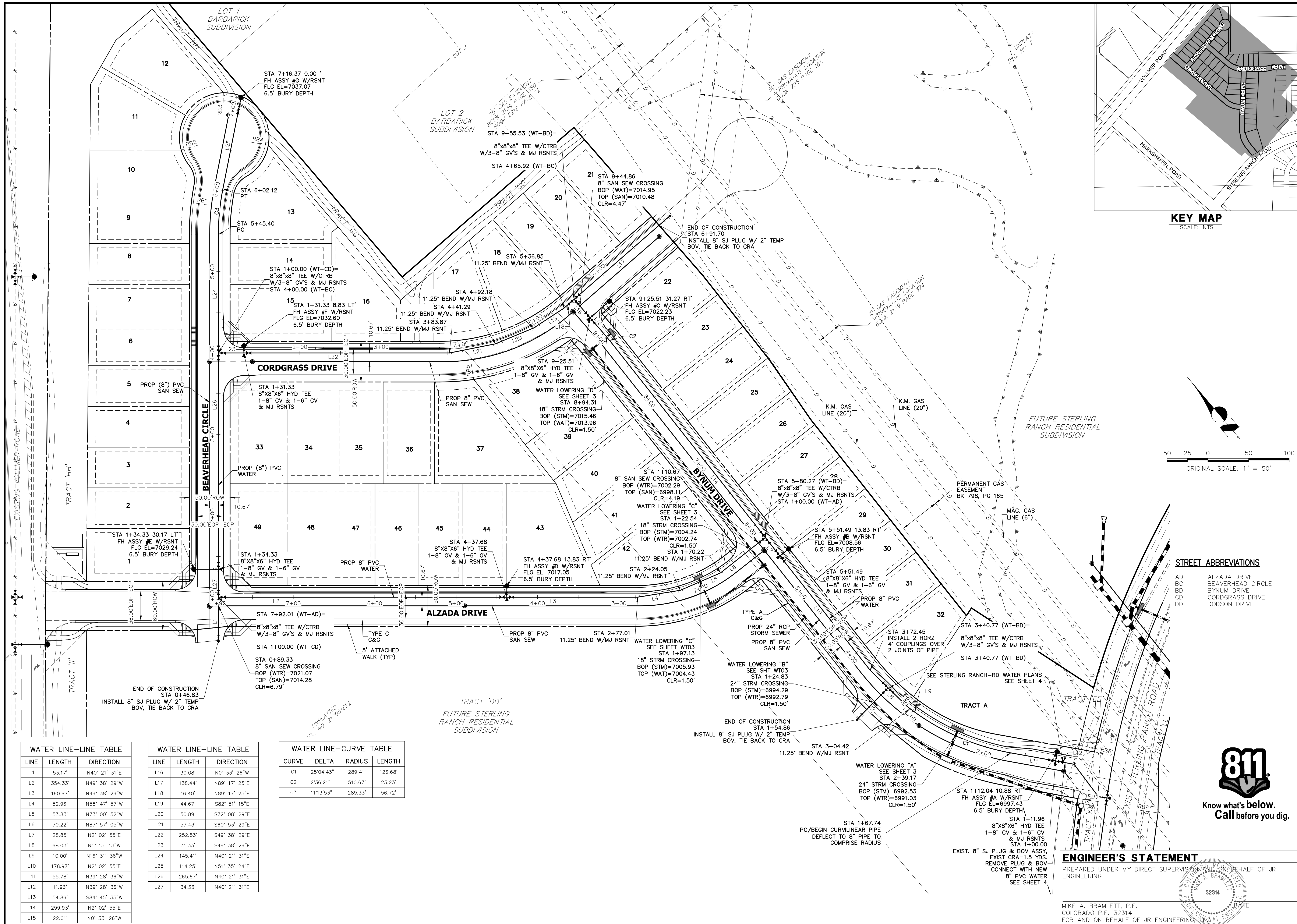
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

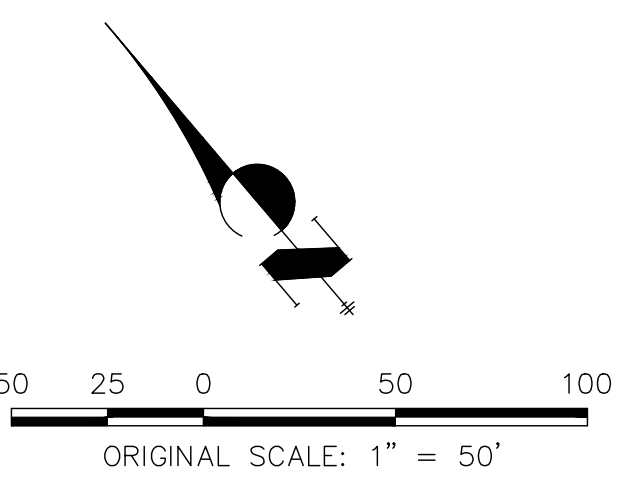
BY	DATE								
	REVISION	No.							

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		02/01/21	RAB	RAB	

STERLING RANCH FILING NO.2
COVER



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	285.67'	N40° 21' 31"E
L27	34.33'	N40° 21' 31"E

WATER LINE—CURVE TABLE

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR 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
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J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

STERLING RANCH FILING NO. 2
WATER PLAN

DESIGNED BY: RAB
DRAWN BY: RAB
CHECKED BY: RAB

DATE: 02/01/21
H-SCALE: N/A
V-SCALE: 1" = 50'

SHEET 2 OF 5
JOB NO. 25188.01

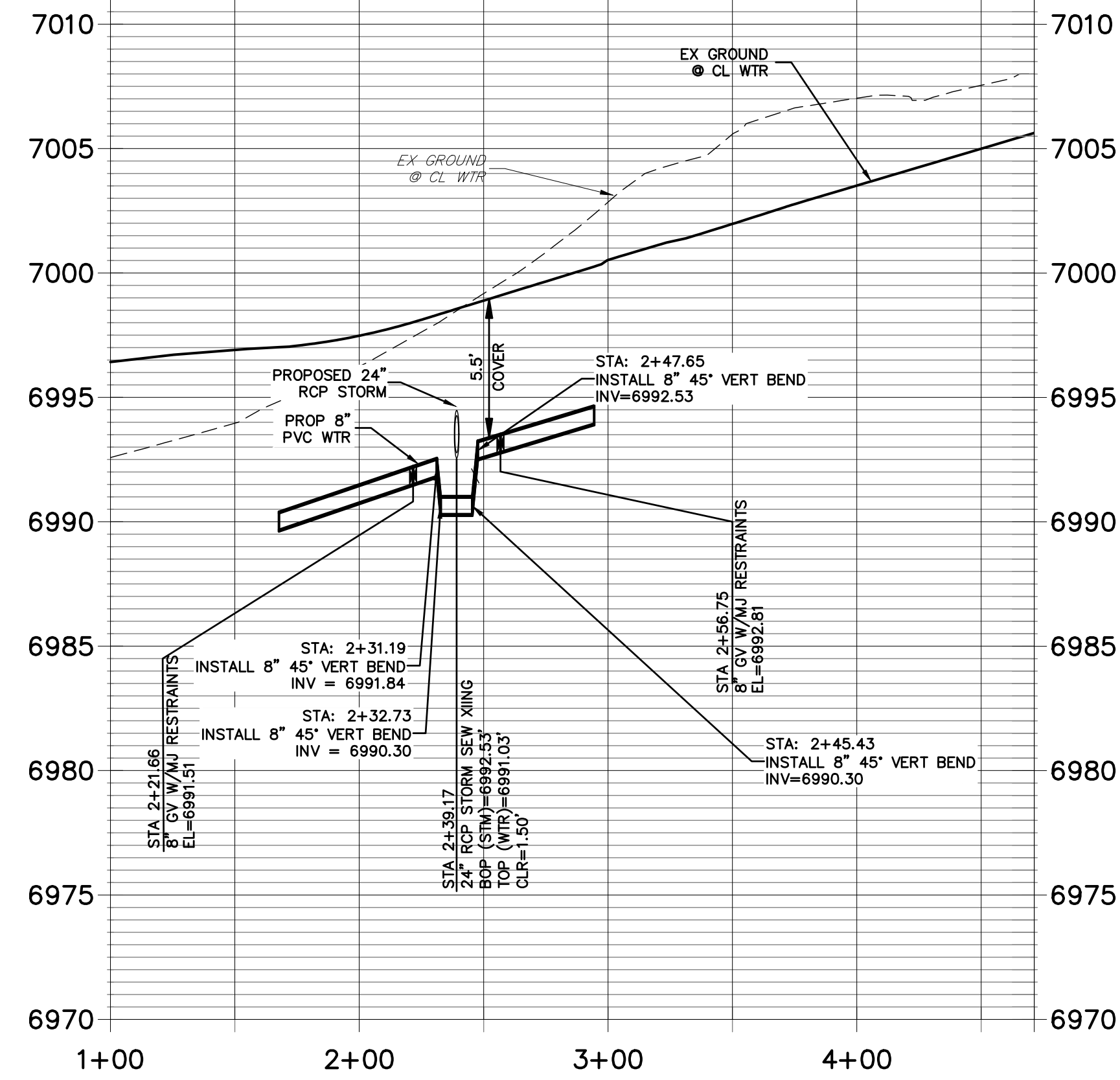
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

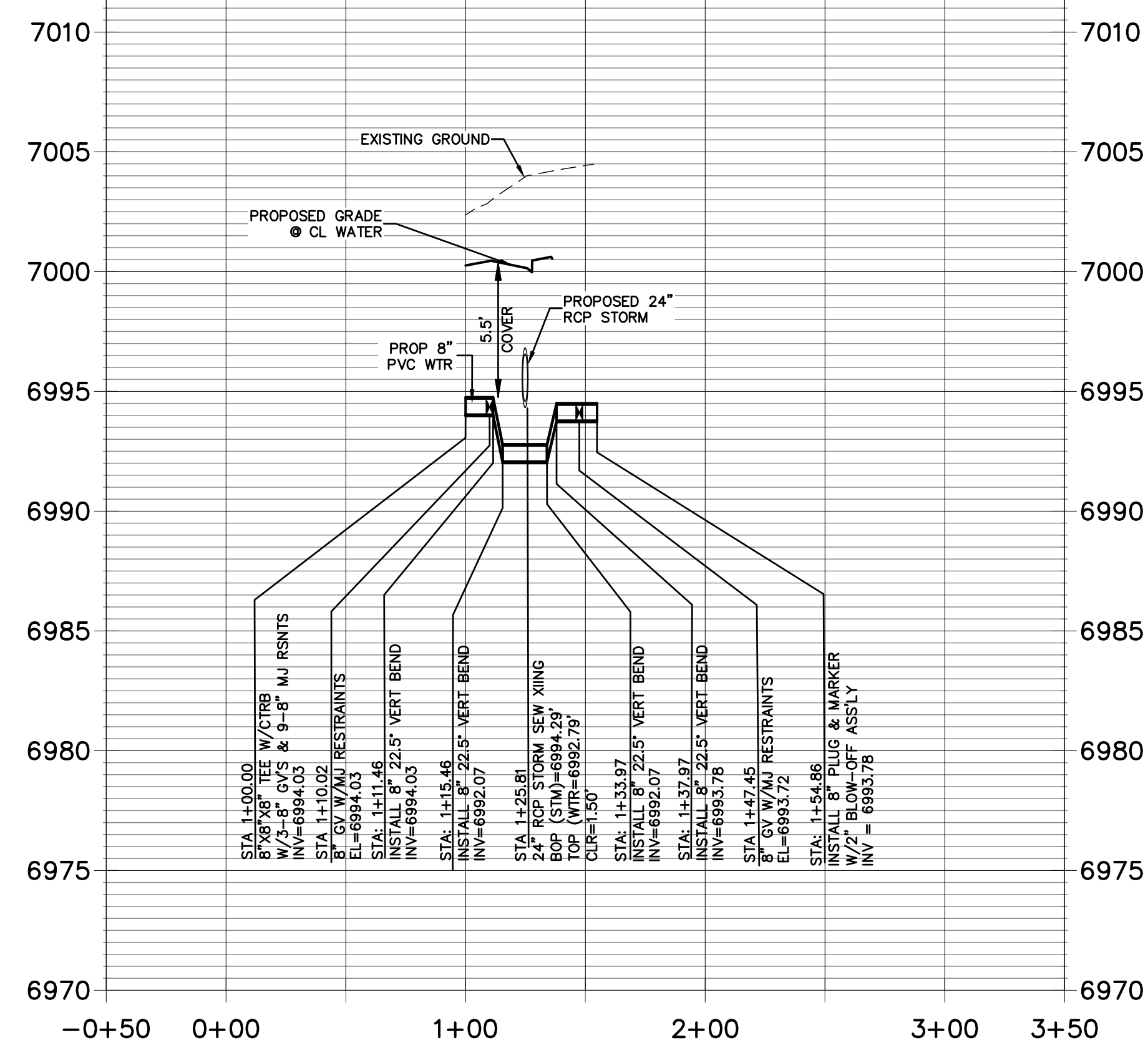
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: _____

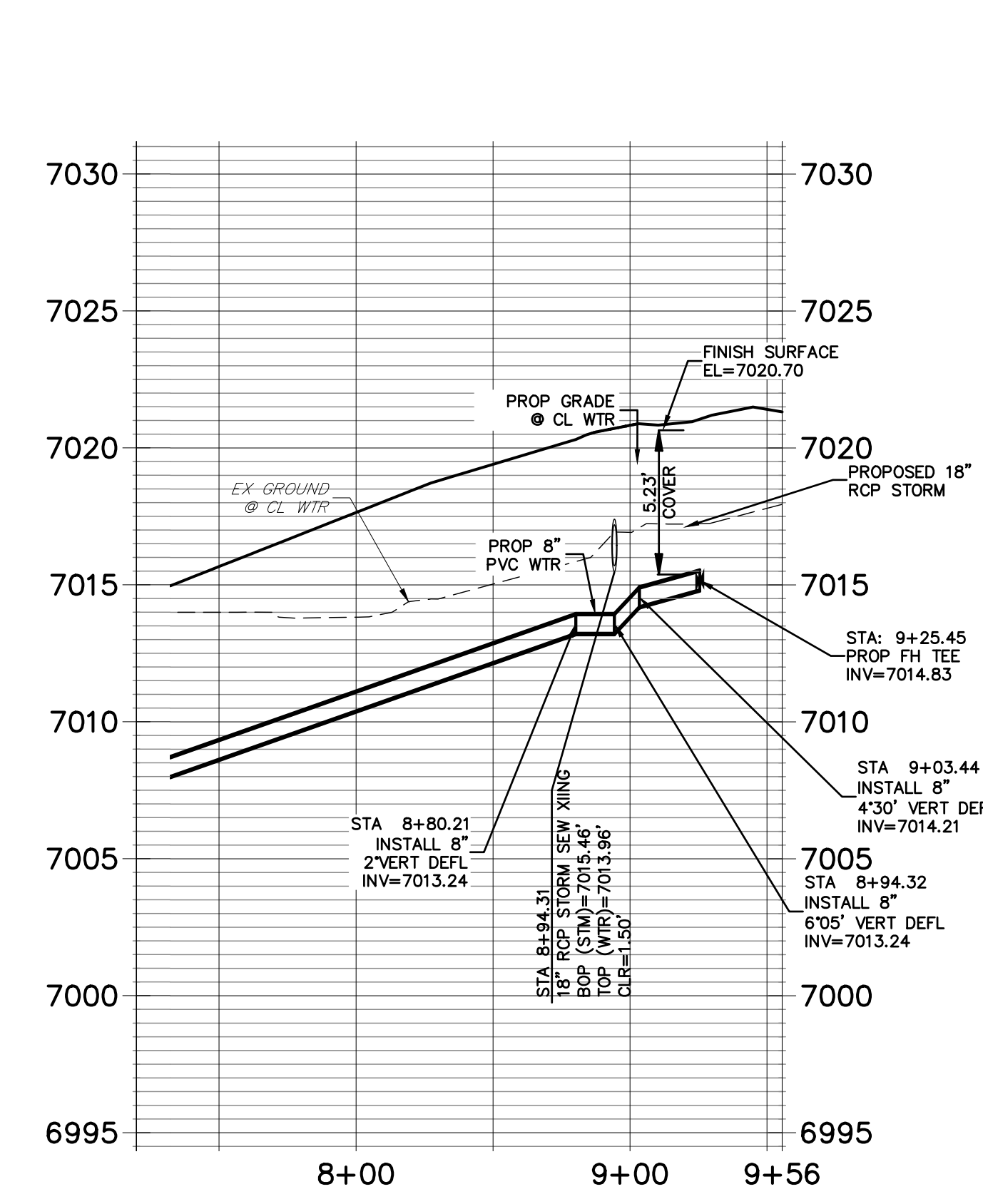




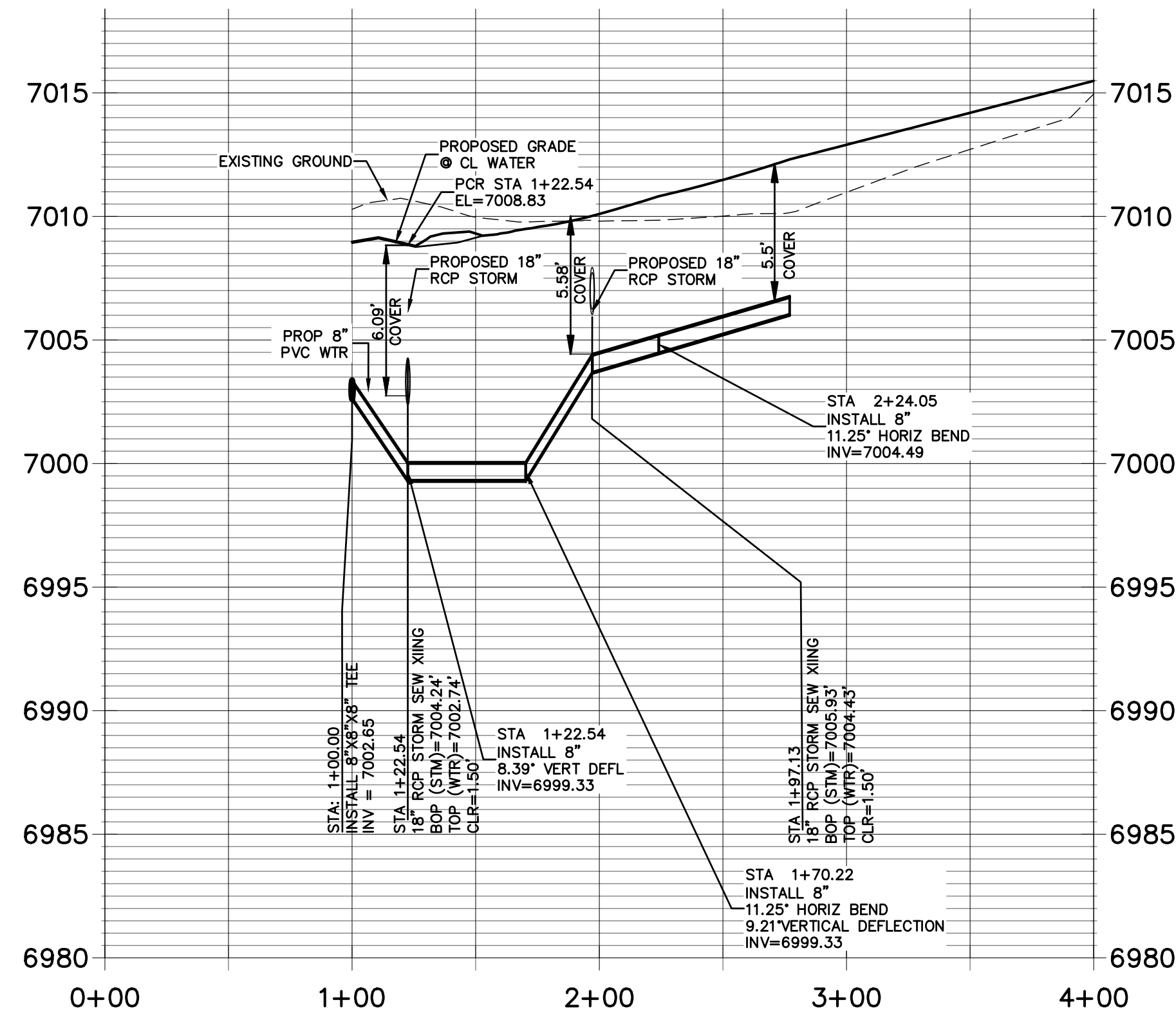
WATER LOWERING "A"
STA 2+39.17



WATER LOWERING "B"
STA 1+25.81



WATER LOWERING "D"
STA 8+94.31



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

STREET ABBREVIATIONS

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



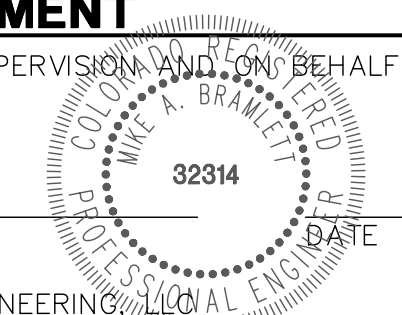
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



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 AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

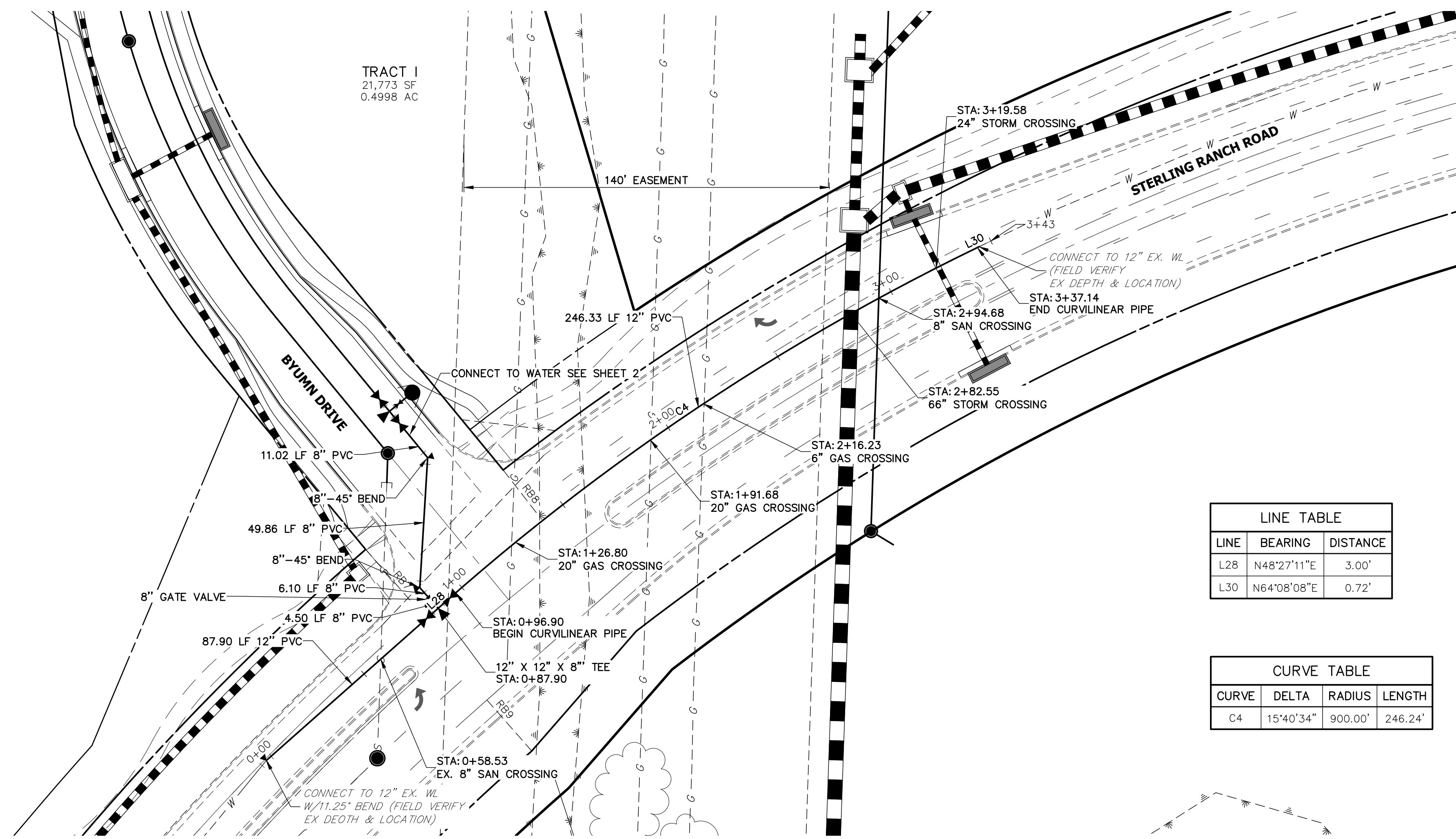
PREPARED FOR
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COLORADO SPRINGS, CO 80903
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Central 303-740-9883 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	02/01/21	RAB	RAB	

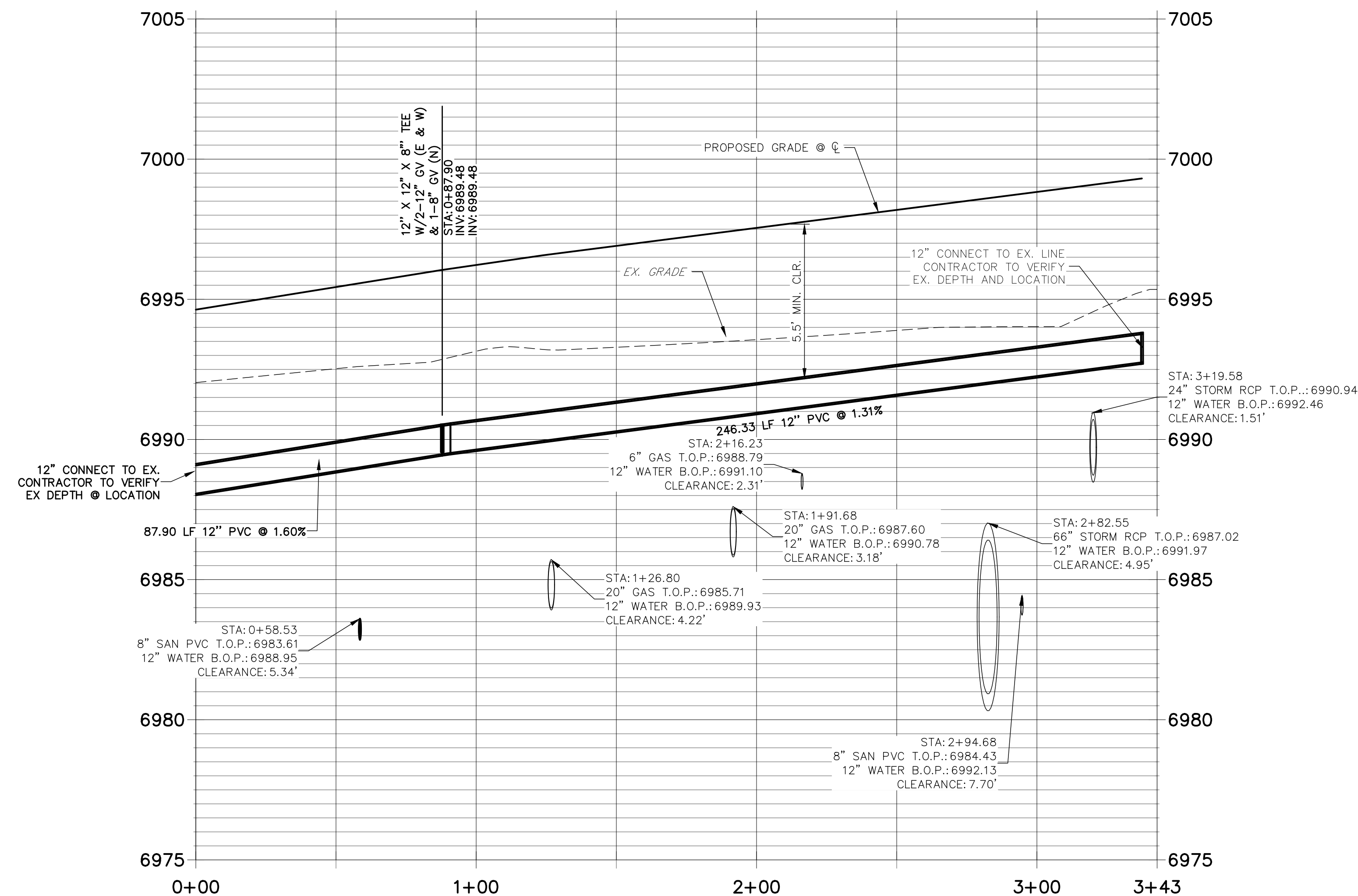
STERLING RANCH FILING NO.2
WATER PLAN
SHEET 3 OF 5
JOB NO. 25188.01



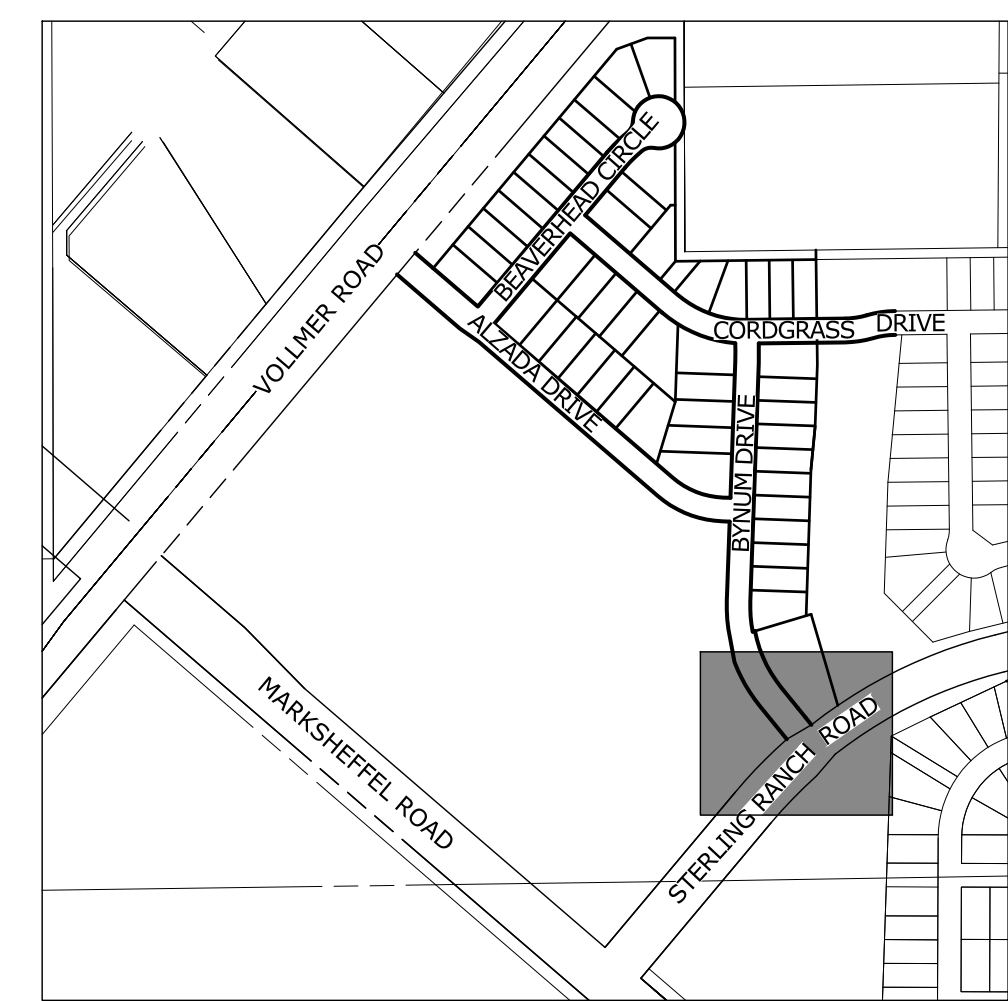
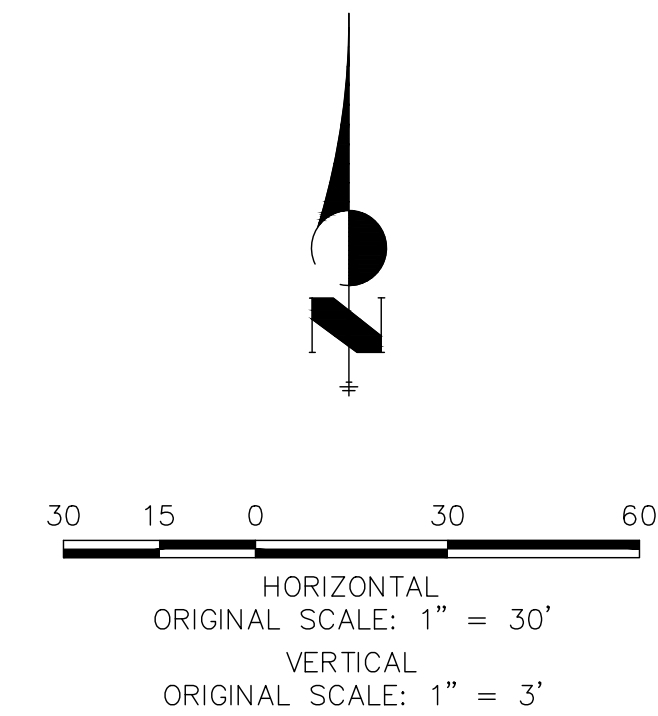
**WT-SRR PROFILE
STA 0+00.00 TO 3+42.86**

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

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



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



KEY MAP
SCALE: NTS




ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

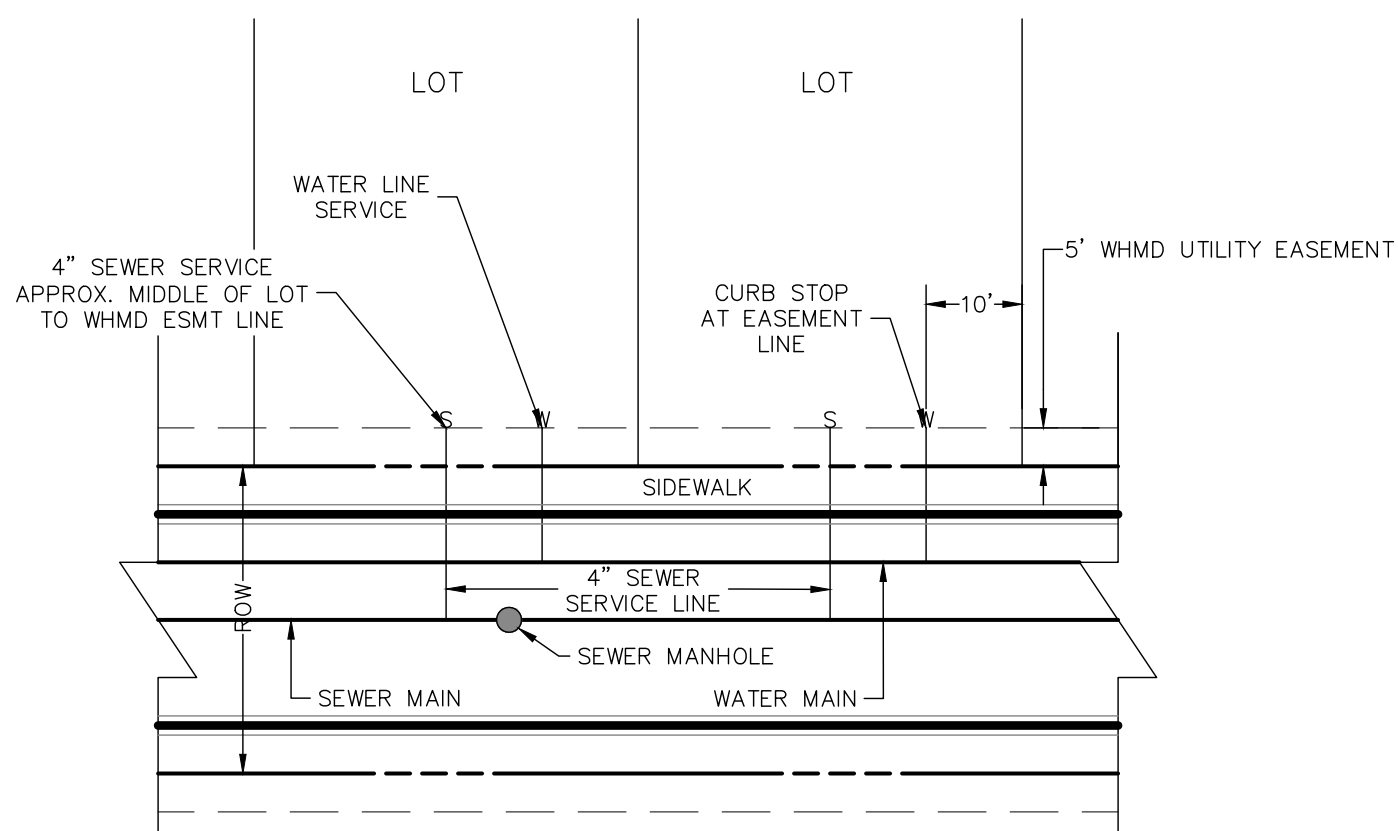
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
	J.R. ENGINEERING A Westman Company  Centennial 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY: _____ DATE: _____ No. REVISION: _____ H-SCALE 1"=30' V-SCALE 1"=3' DATE 02/01/21 DESIGNED BY ARJ DRAWN BY ARJ CHECKED BY _____
STERLING RANCH FILING NO.2 WATER PLAN	SHEET 4 OF 5 JOB NO. 25188.01	

NOTES:

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



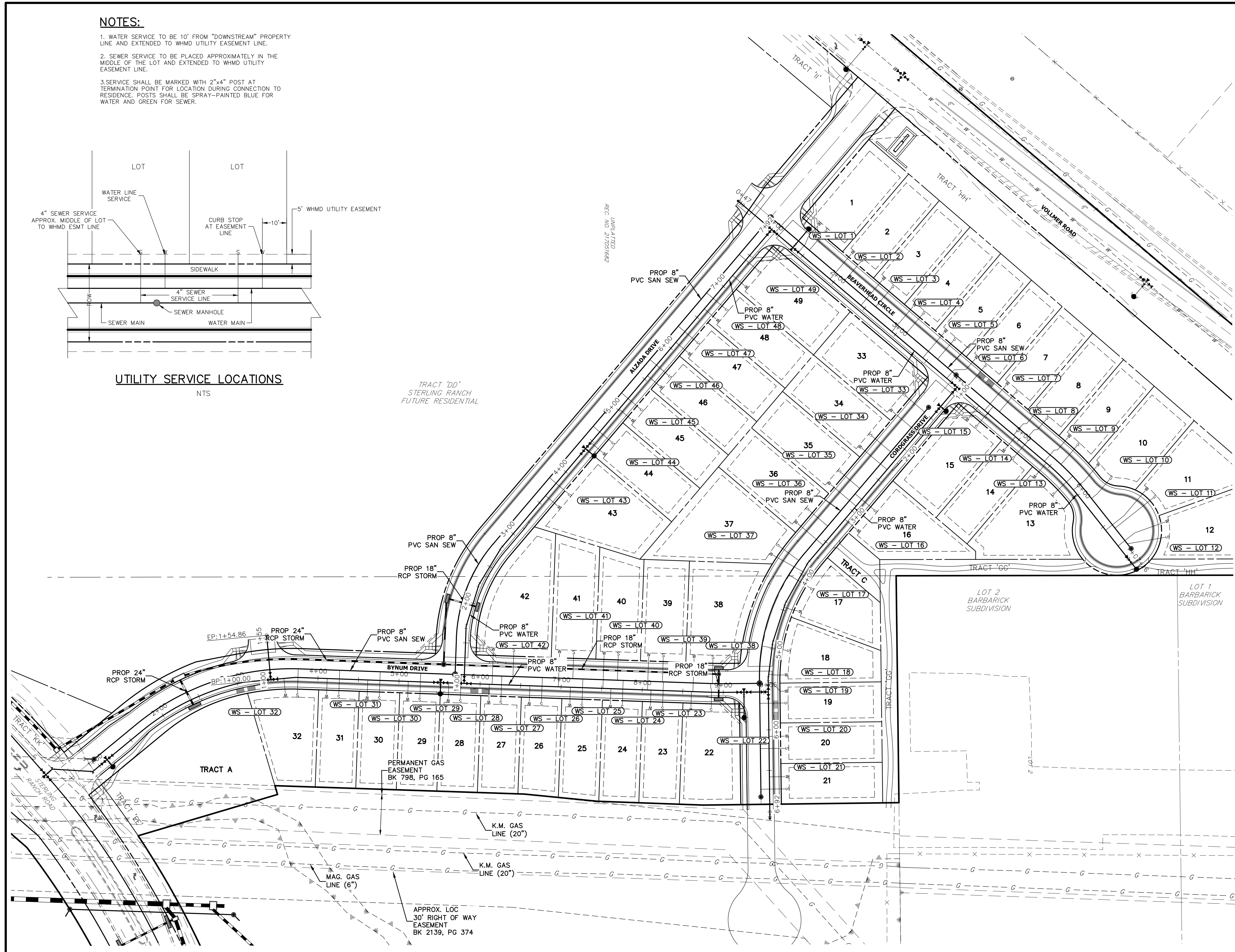
UTILITY SERVICE LOCATIONS

NTS



KEY MAP

SCALE: NTS



WATER SERVICE TABULATION

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

WATER SERVICE TABULATION

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

WATER SERVICE TABULATION

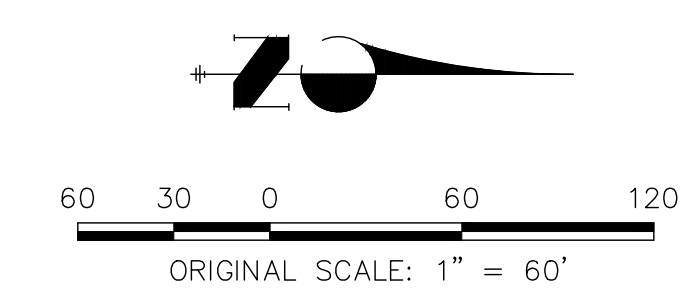
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 22	8+60.78	WT-BD
WS - LOT 23	8+10.78	WT-BD
WS - LOT 24	7+61.42	WT-BD
WS - LOT 25	7+11.42	WT-BD
WS - LOT 26	6+61.42	WT-BD
WS - LOT 27	6+11.42	WT-BD
WS - LOT 28	5+61.42	WT-BD
WS - LOT 29	5+11.42	WT-BD
WS - LOT 30	4+61.42	WT-BD
WS - LOT 31	4+11.42	WT-BD
WS - LOT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

WATER SERVICE TABULATION

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

STREET ABBREVIATIONS

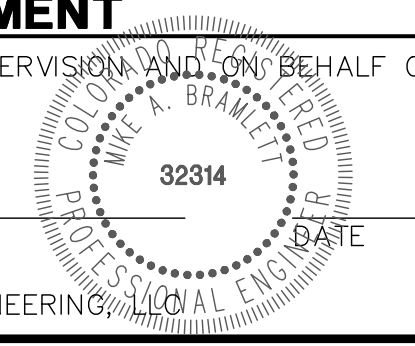
- AD ALZADA DRIVE
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND FOR THE 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
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 A Westcon Company
 Centennial 300-740-9333 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

STERLING RANCH FILING NO.2

DESIGNED BY BAB
 DRAWN BY ARJ
 CHECKED BY

WATER PLAN

SHEET 5 OF 5

JOB NO. 25188.01



STERLING RANCH FILING NO.2

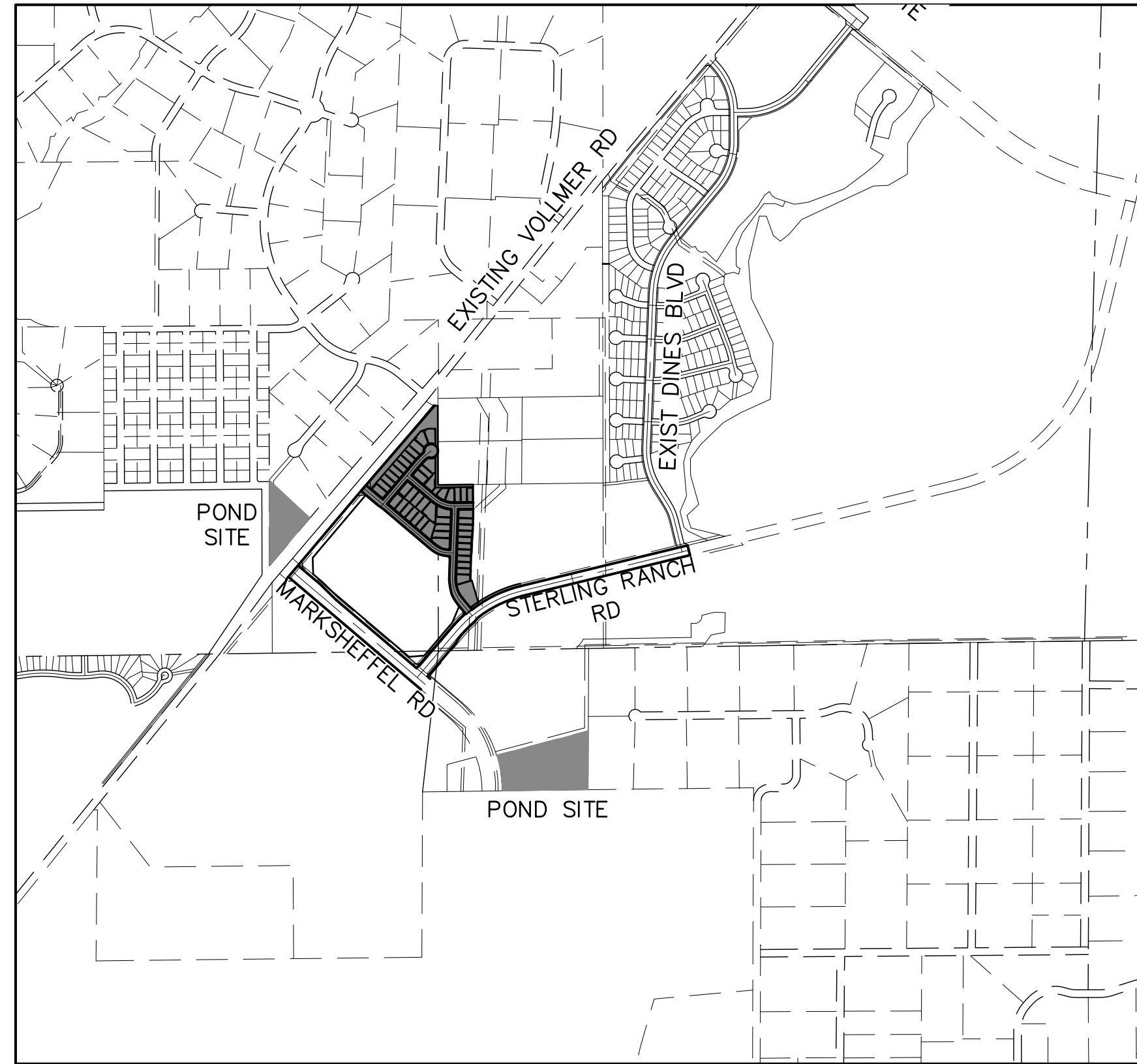
COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN - INCLUDING UTILITY SERVICE PLAN

JANUARY 2021

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITIES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



VICINITY MAP

SCALE: 1"=1,000'

SHEET INDEX

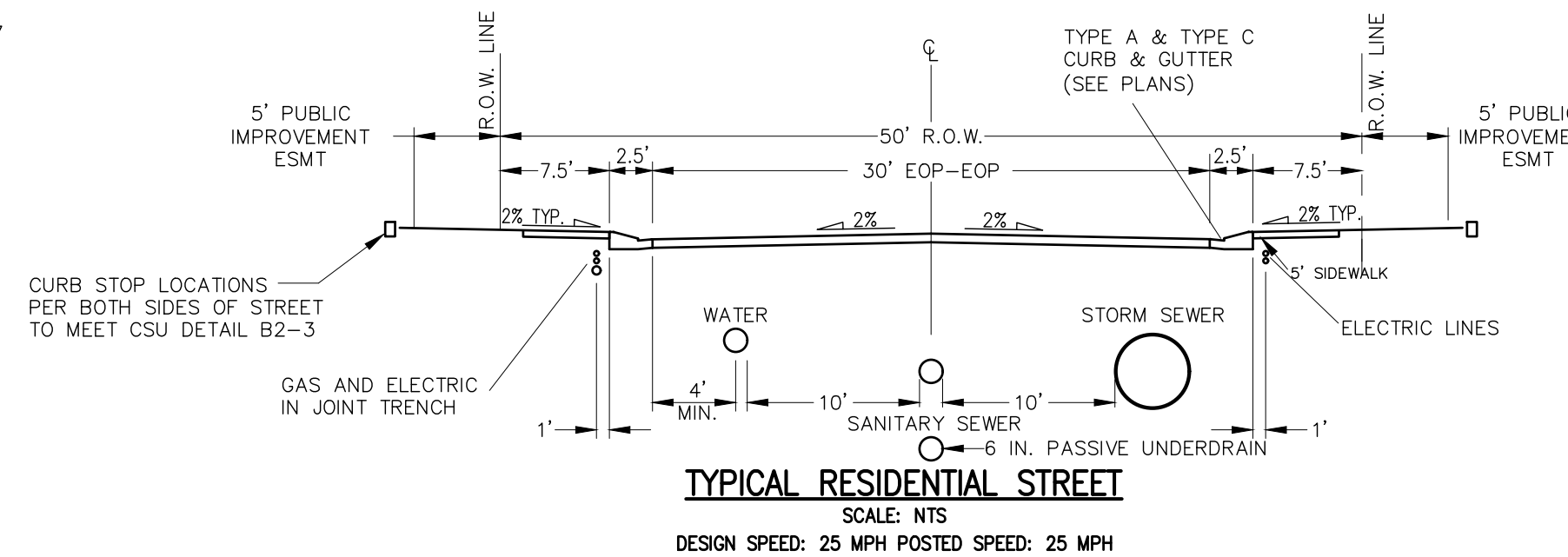
1	COVER SHEET
2-5	SANITARY SEWER PLANS
6	UTILITY SERVICE PLAN

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

LEGEND

ROW	RIGHT OF WAY
FL-FL	FLOWLINE TO FLOWLINE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
SS	SANITARY SEWER
STM	STORM SEWER
WL	WATER
STA	STATION
9	LOT NUMBER
BT	BEGIN TRANSITION
ET	END TRANSITION
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENT
*	SPECIAL BEDDING NOTES



WASTEWATER SYSTEM INSTALLATION NOTES

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

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2680 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5936
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769	GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, LP. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300		
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556		
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283		

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 EOM 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

WATER & SEWER MAIN EXTENSIONS

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

SIGNED: JAMES F. MORLEY _____ DATE _____

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

DISTRICT APPROVALS

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

STERLING RANCH METROPOLITAN DISTRICT WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

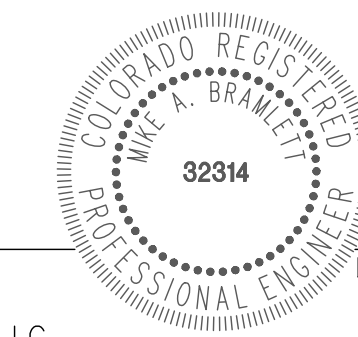
PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

ENGINEER'S STATEMENT

THIS WASTEWATER SYSTEM PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR WASTEWATER SYSTEM PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.



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

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

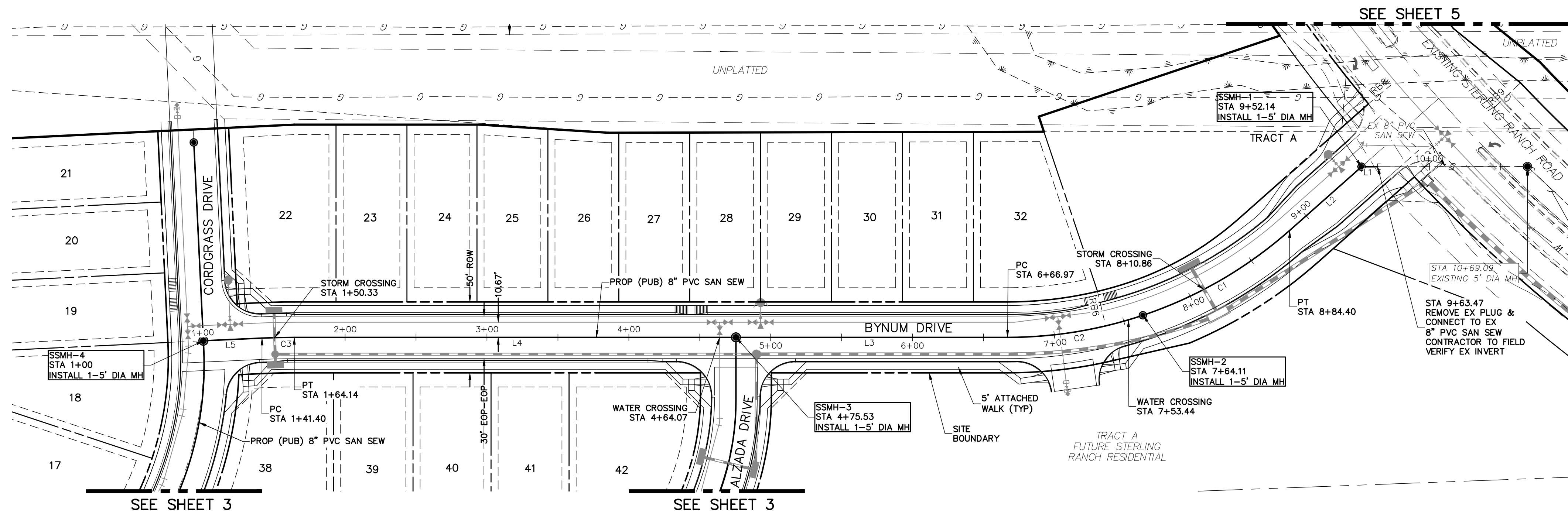
J.R. ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

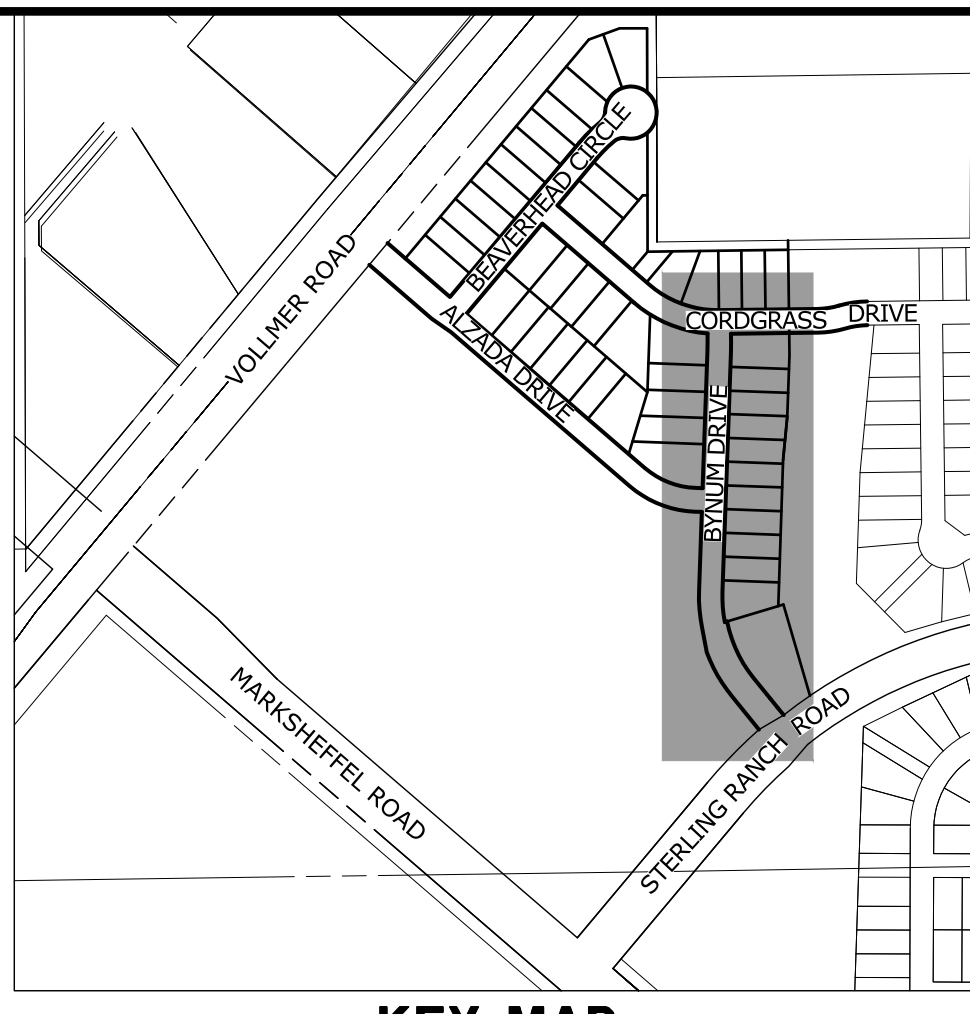
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STERLING RANCH FILING NO.2
SANITARY SEWER PLAN
SHEET 1 OF 6
JOB NO. 25188.01



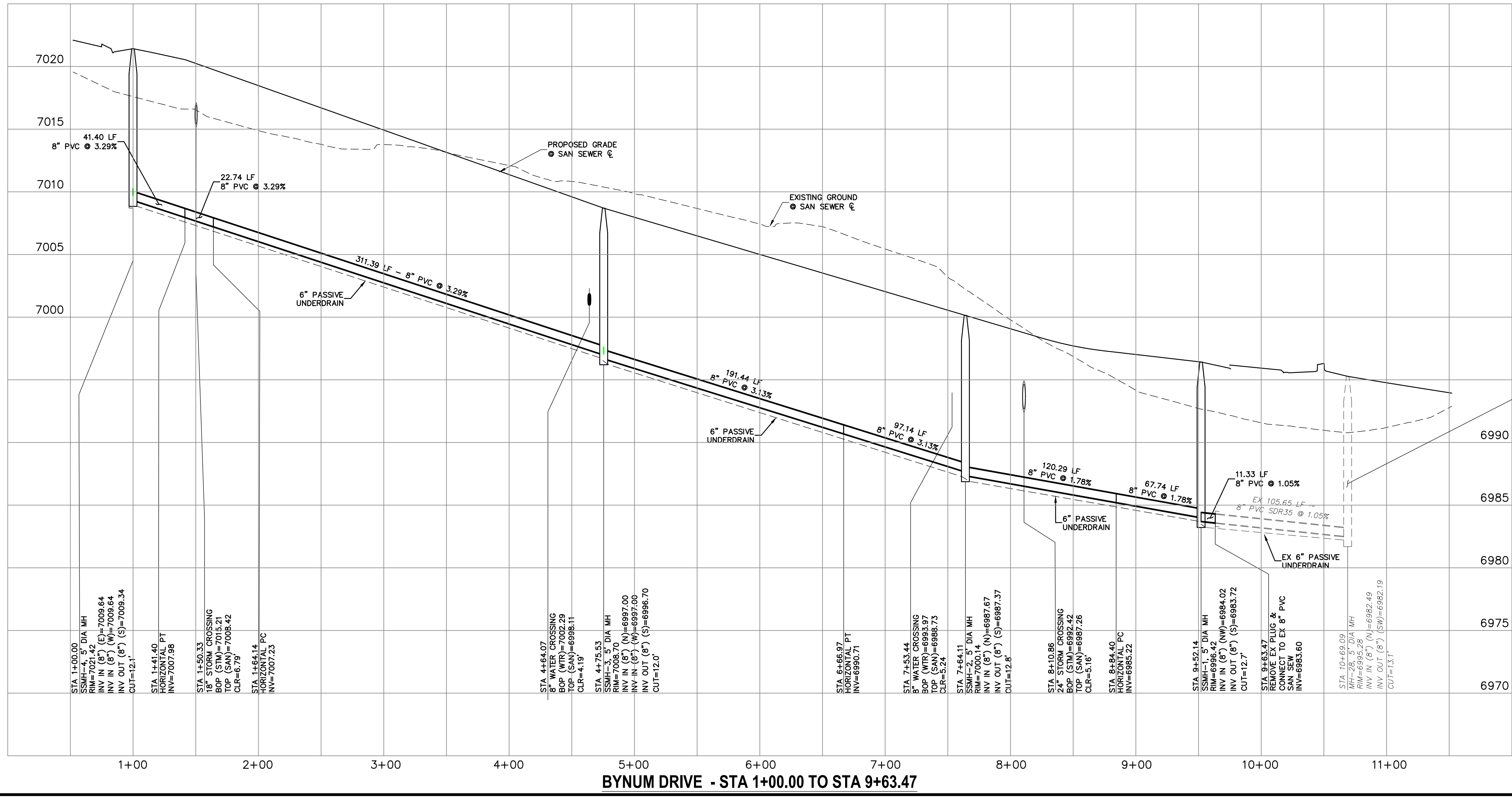


SEE STERLING RANCH -
SANITARY INFRASTRUCTURE
PROJECT 1 PLANS BY M&S
CIVIL.



KEY MAP
SCALE: NTS

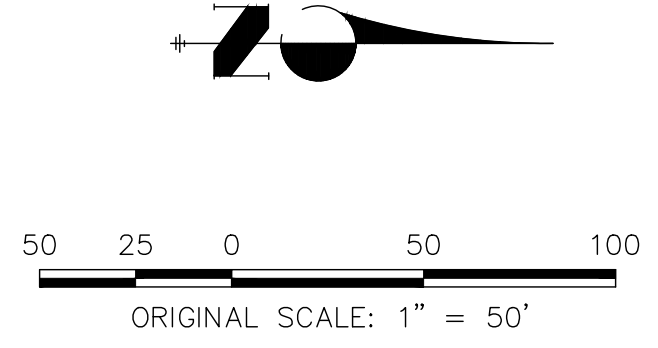
SP01
STA 1+00.00 TO STA 9+63.47



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
32314
DATE

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

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

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

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



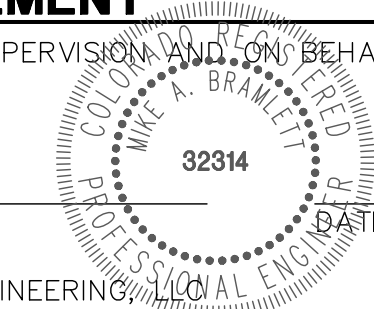
LINE	LENGTH	DIRECTION
L1	235.51'	S49°38'29"E
L2	5.62'	N89°17'25"E
L3	131.72'	N89°17'25"E
L4	313.08'	S49°38'29"E
L5	215.56'	S49°38'29"E
L6	44.31'	S87°57'05"E

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

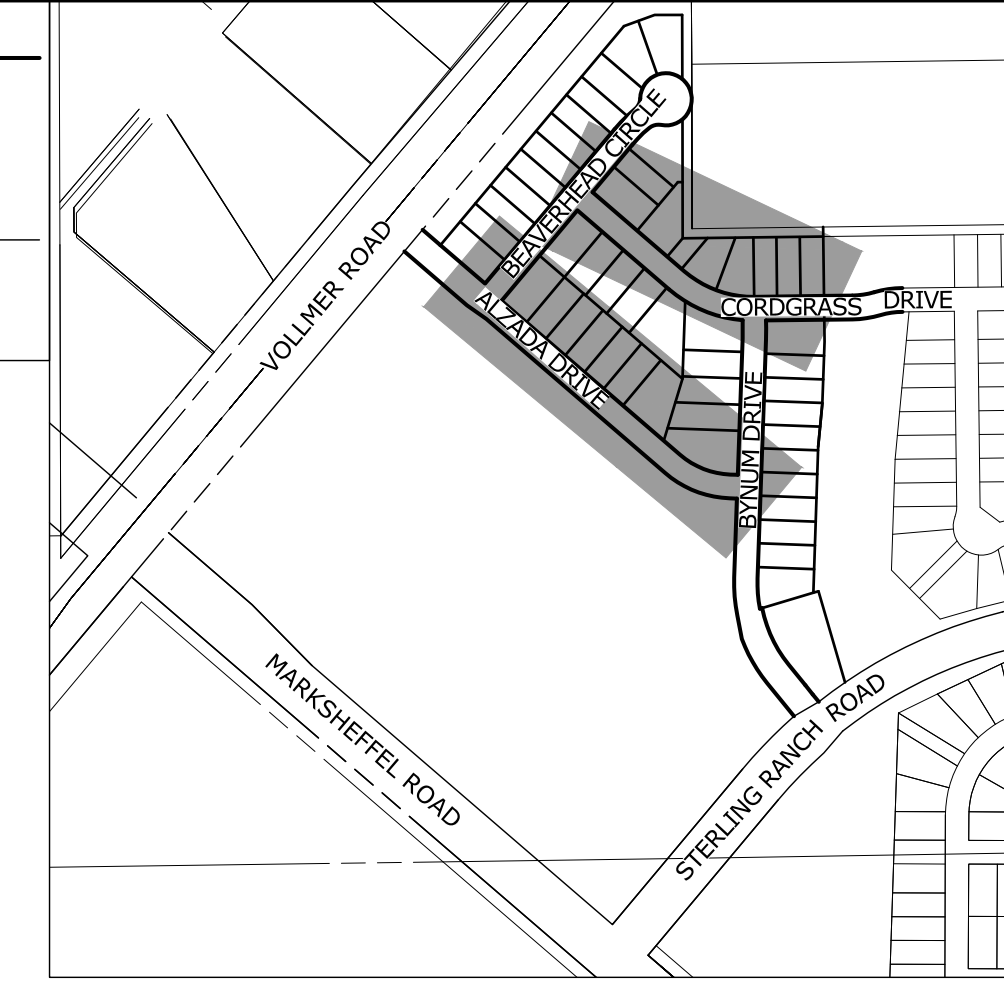
ENGINEER'S STATEMENT

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, INC.

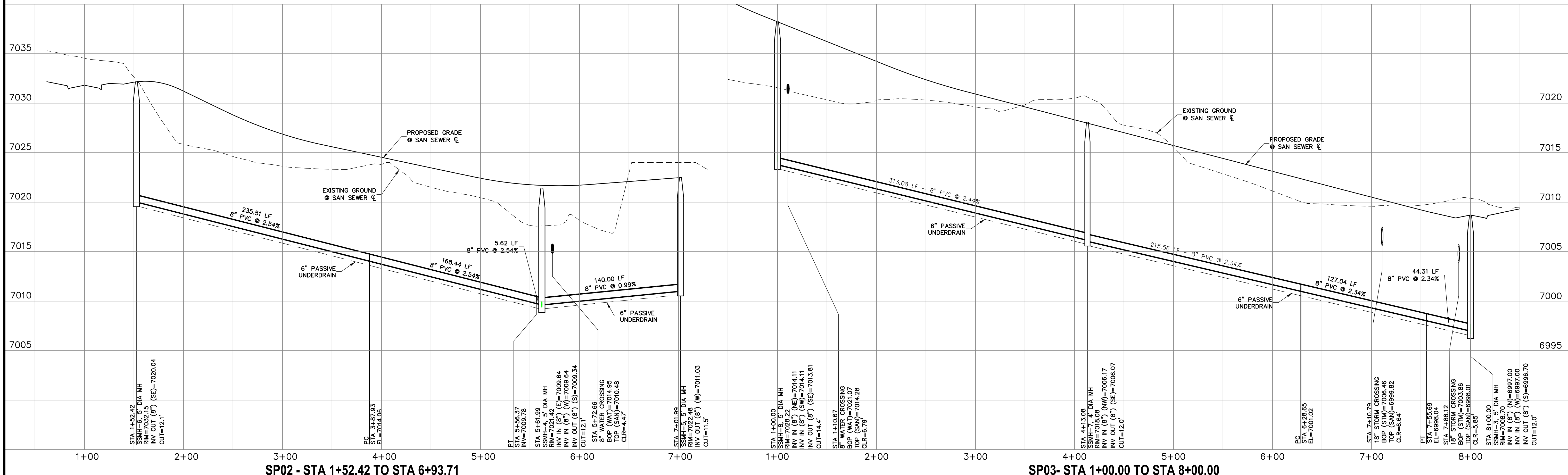
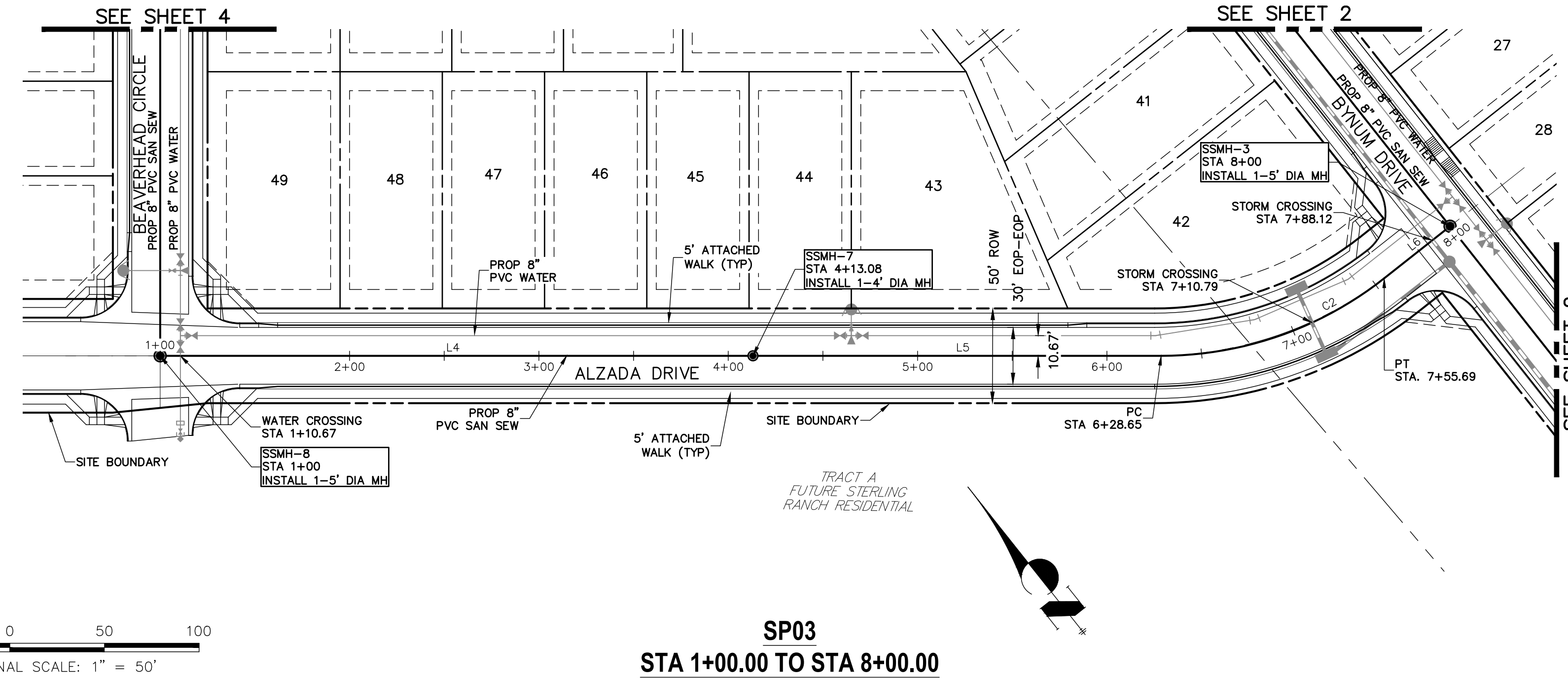
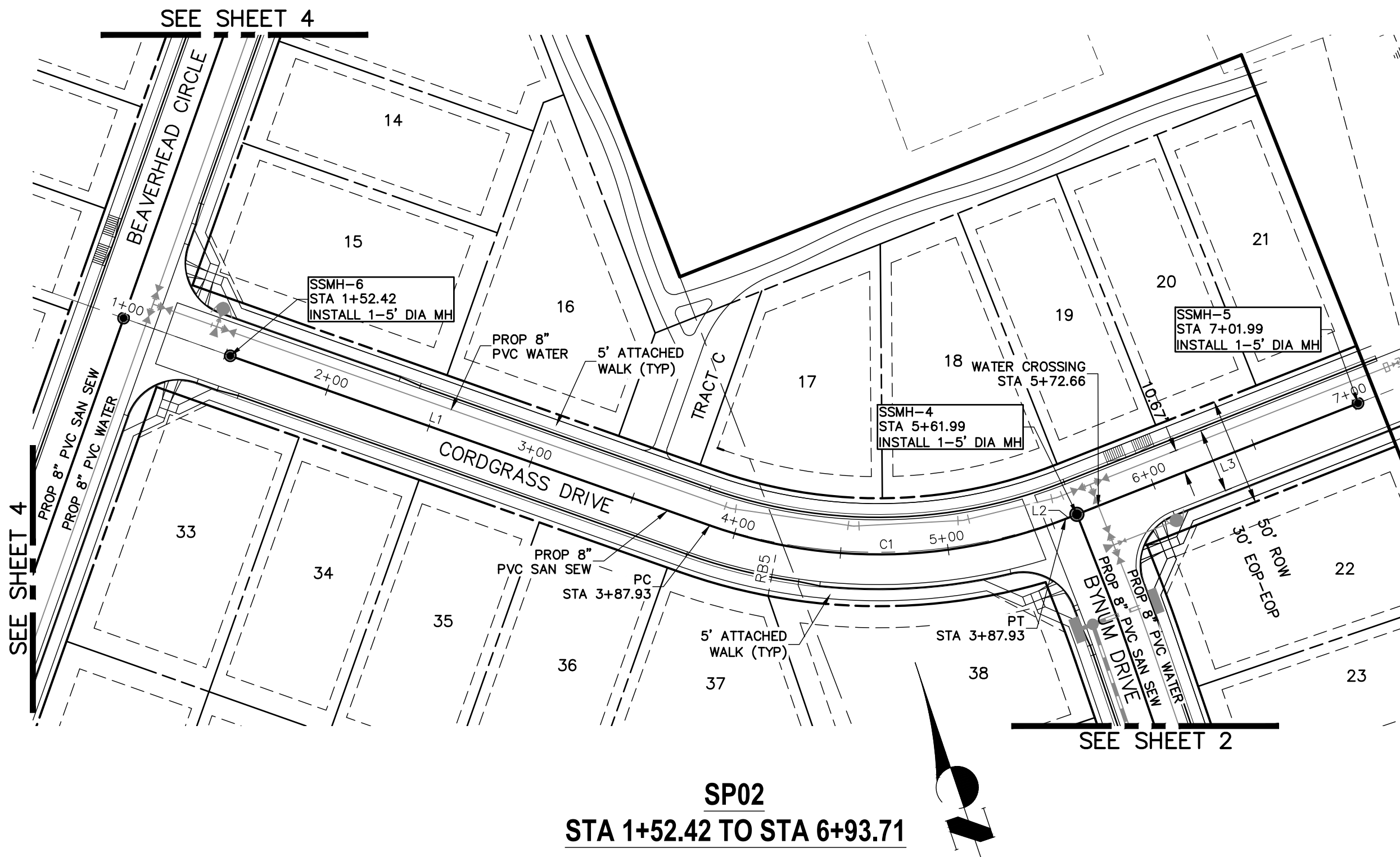


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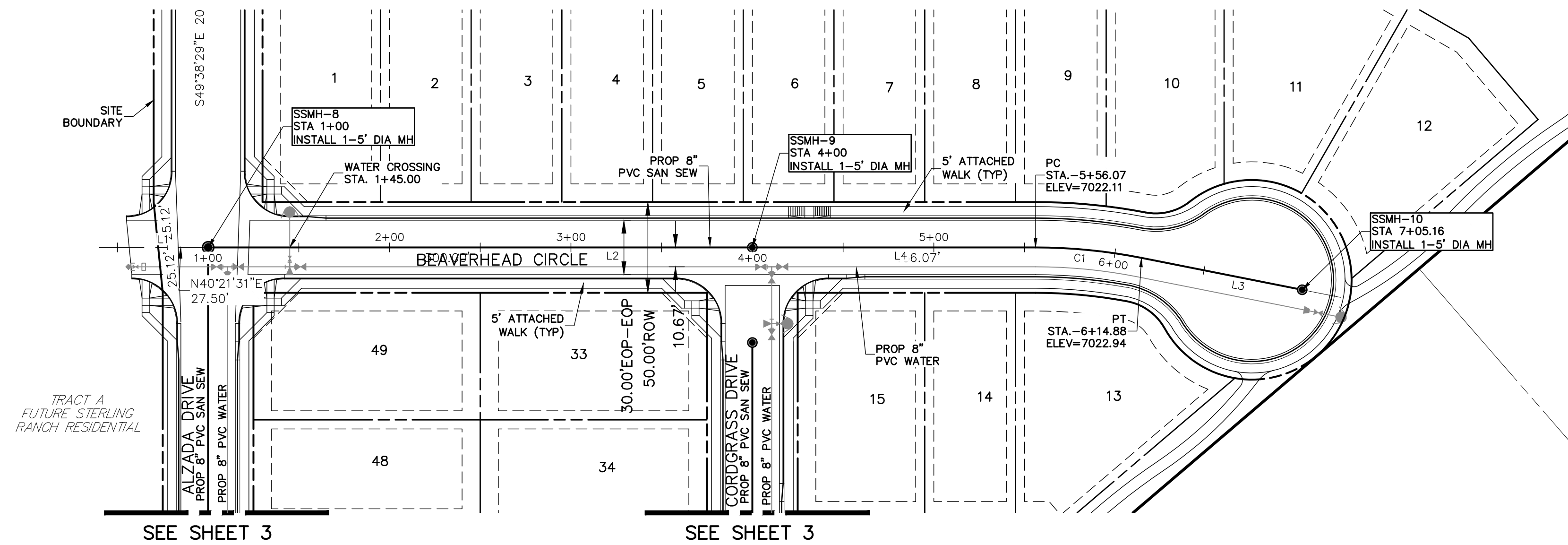
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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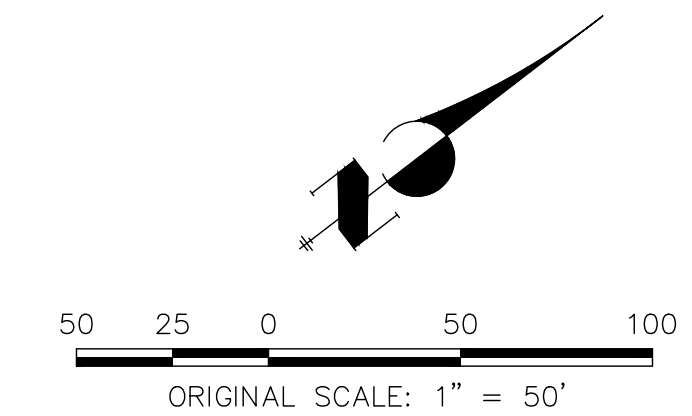


H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=50'	1"=5'	02/01/21	RAB	RAB			

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

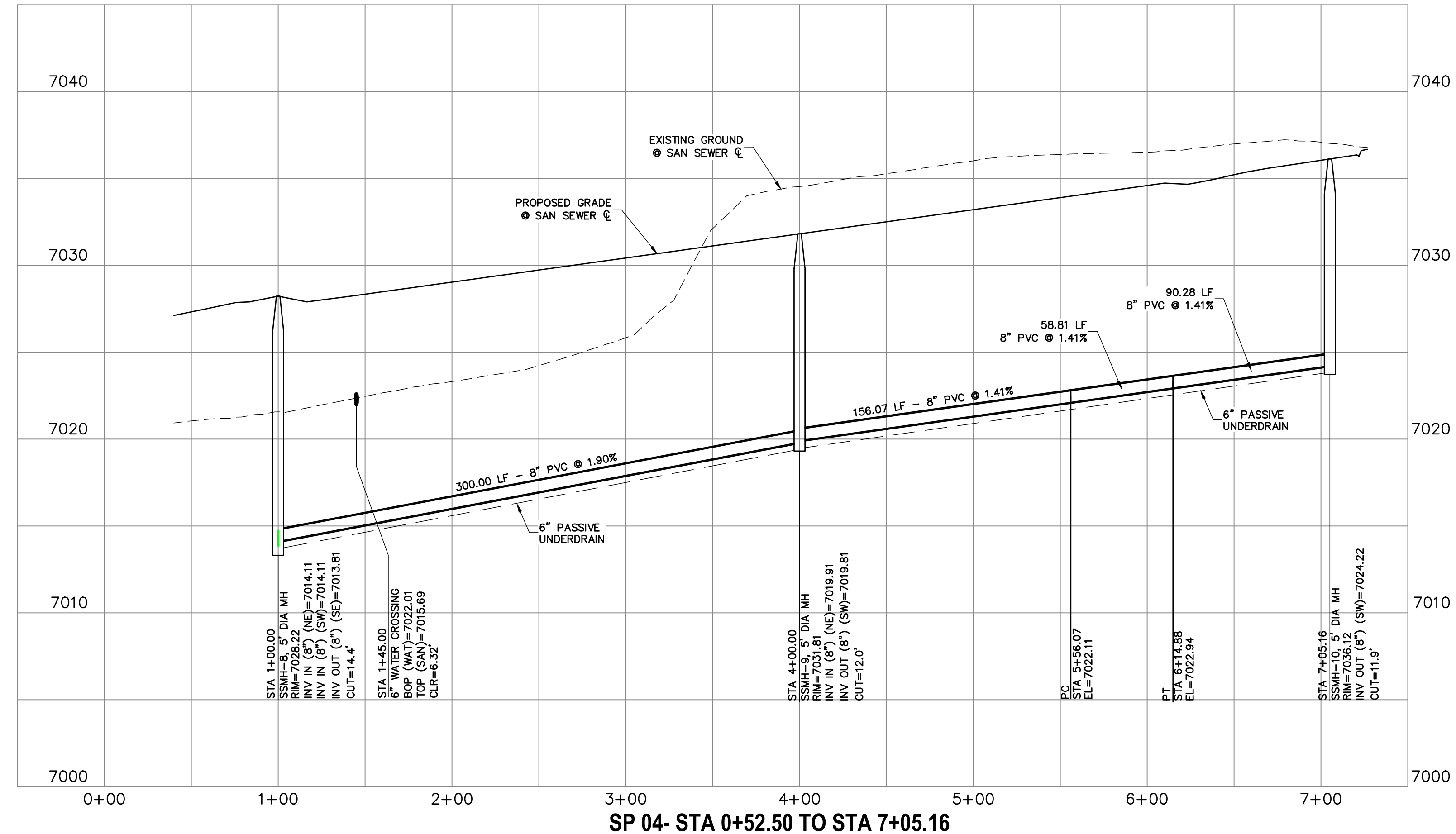


SP 04
STA 0+52.50 TO STA 7+05.16

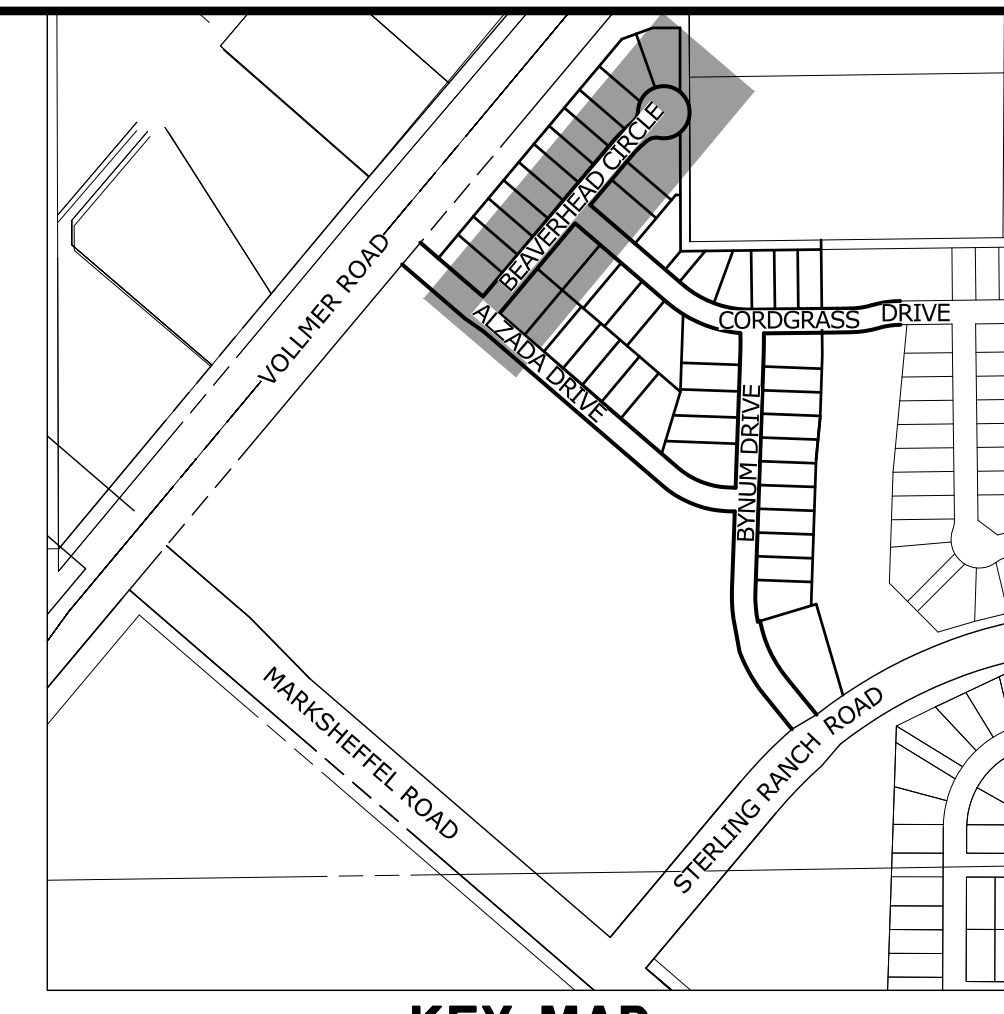


SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.50'	N40°21'31"E
L2	300.00'	N40°21'31"E
L3	90.28'	N51°35'24"E
L4	156.07'	N40°21'31"E

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
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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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	02/01/21	RAB	RAB	



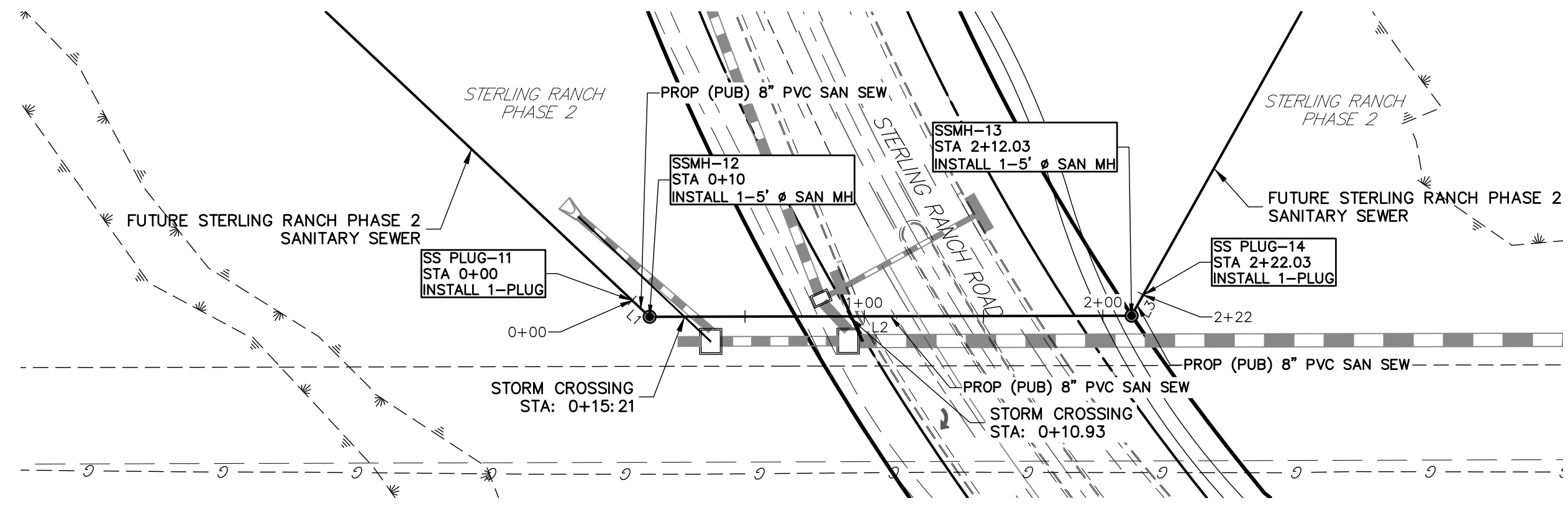
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

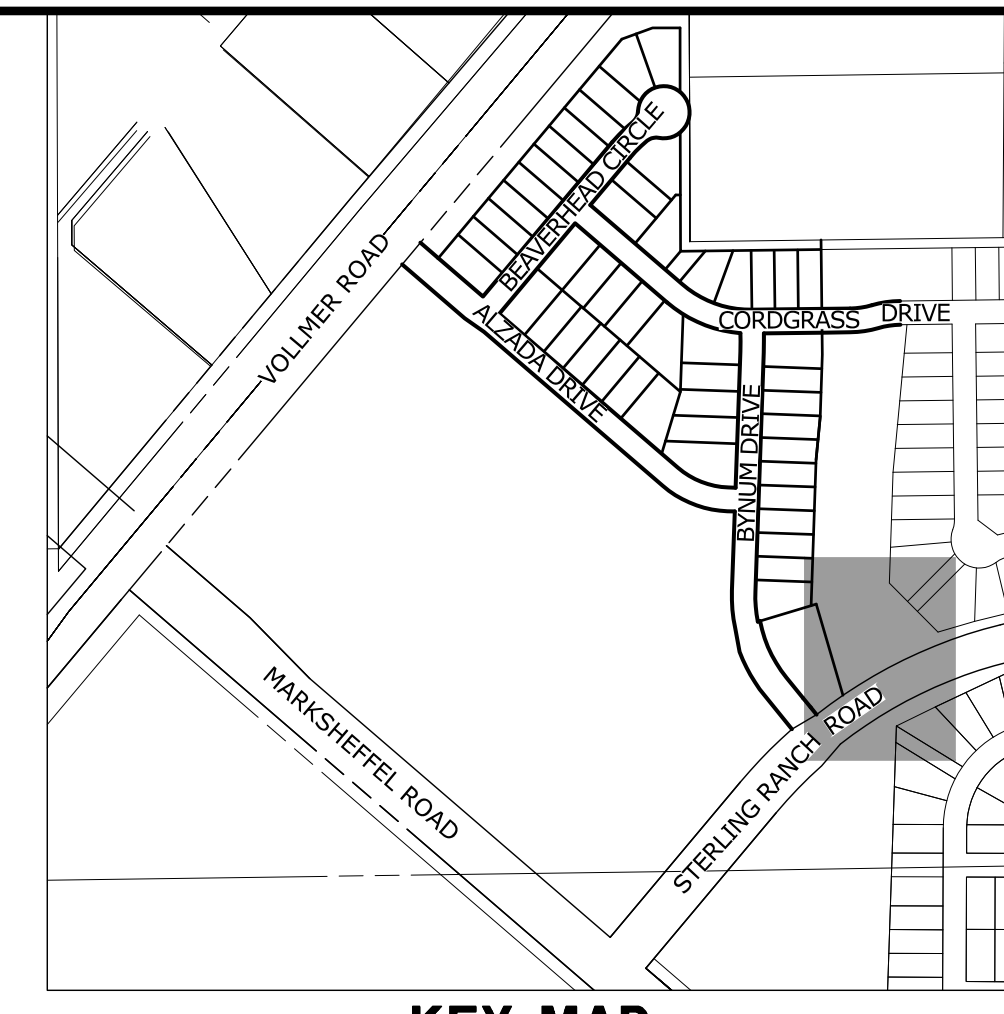
32314

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\"/>
L2	202.03'	N1°55'19\"/>
L3	10.00'	N58°43'39\"/>

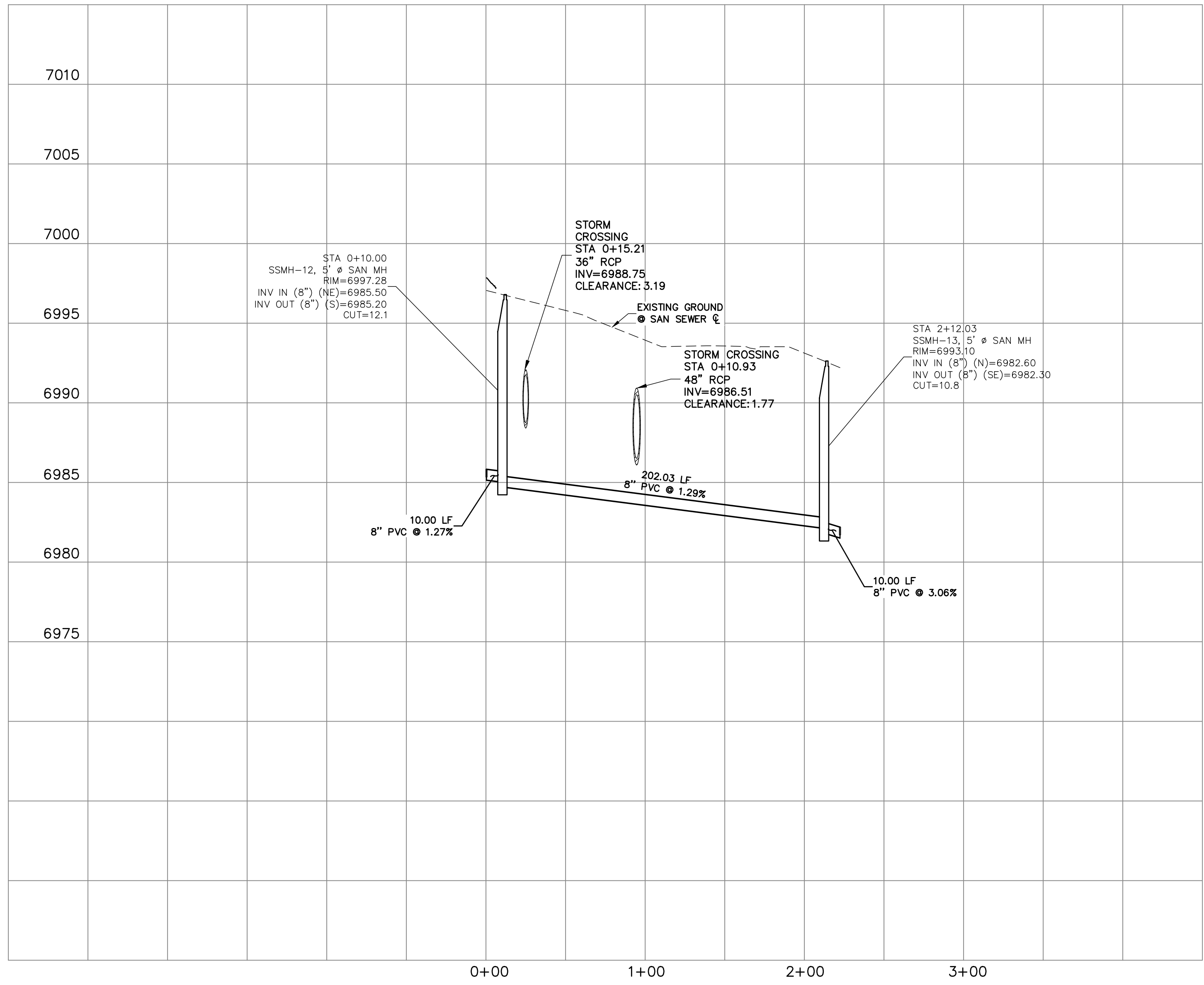


KEY MAP
SCALE: NTS

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

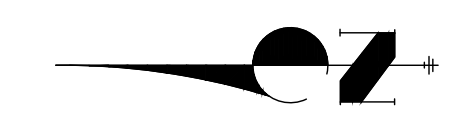
SP05
STA 1+00.00 TO STA 2+00.00



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No.	REVISION	BY	DATE		
				1"=50'	1"=5'

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	02/01/21	RAB	RAB	



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

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

DATE

STERLING RANCH FILING NO.2

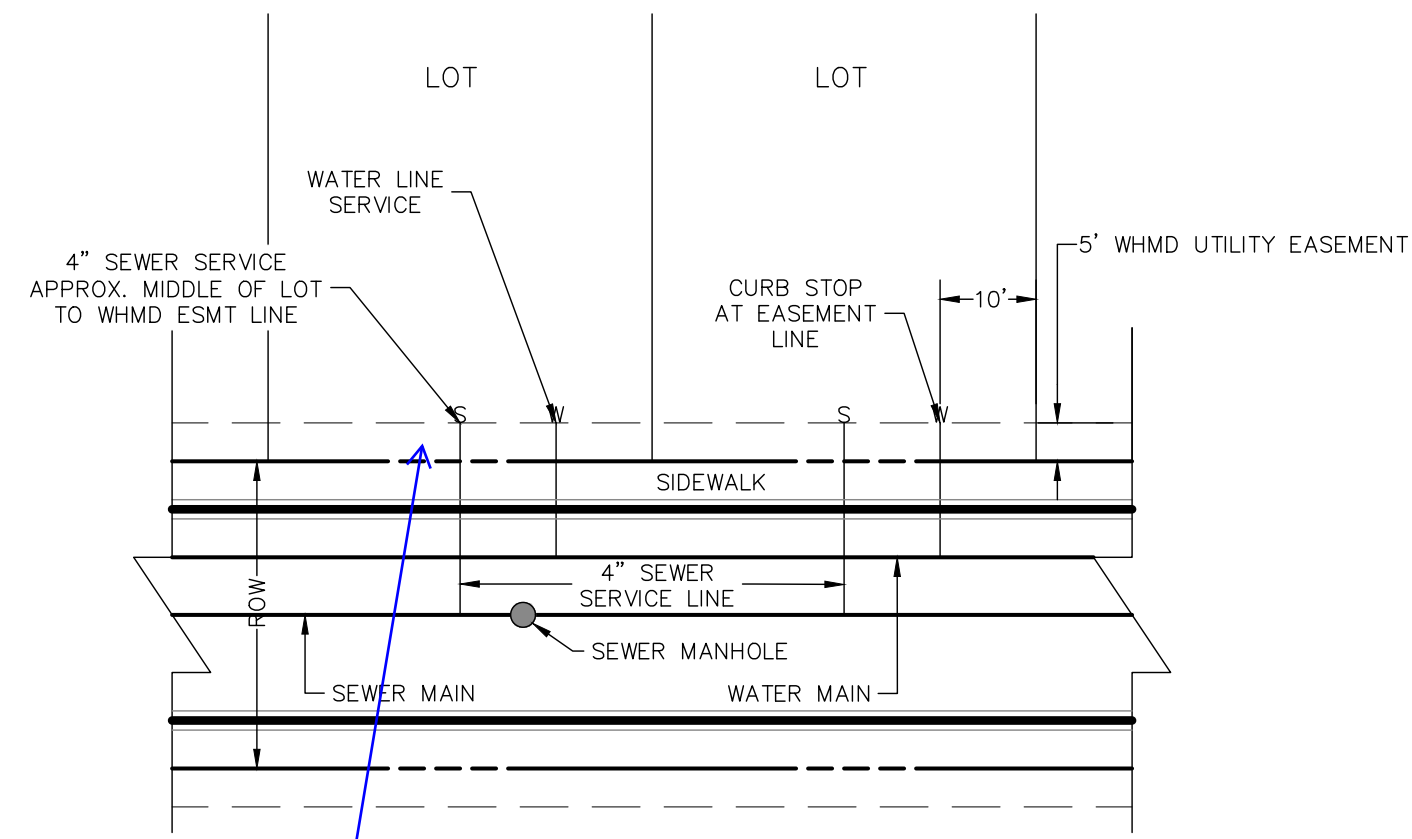
SANITARY SEWER PLAN

SHEET 5 OF 6

JOB NO. 25188.01

NOTES:

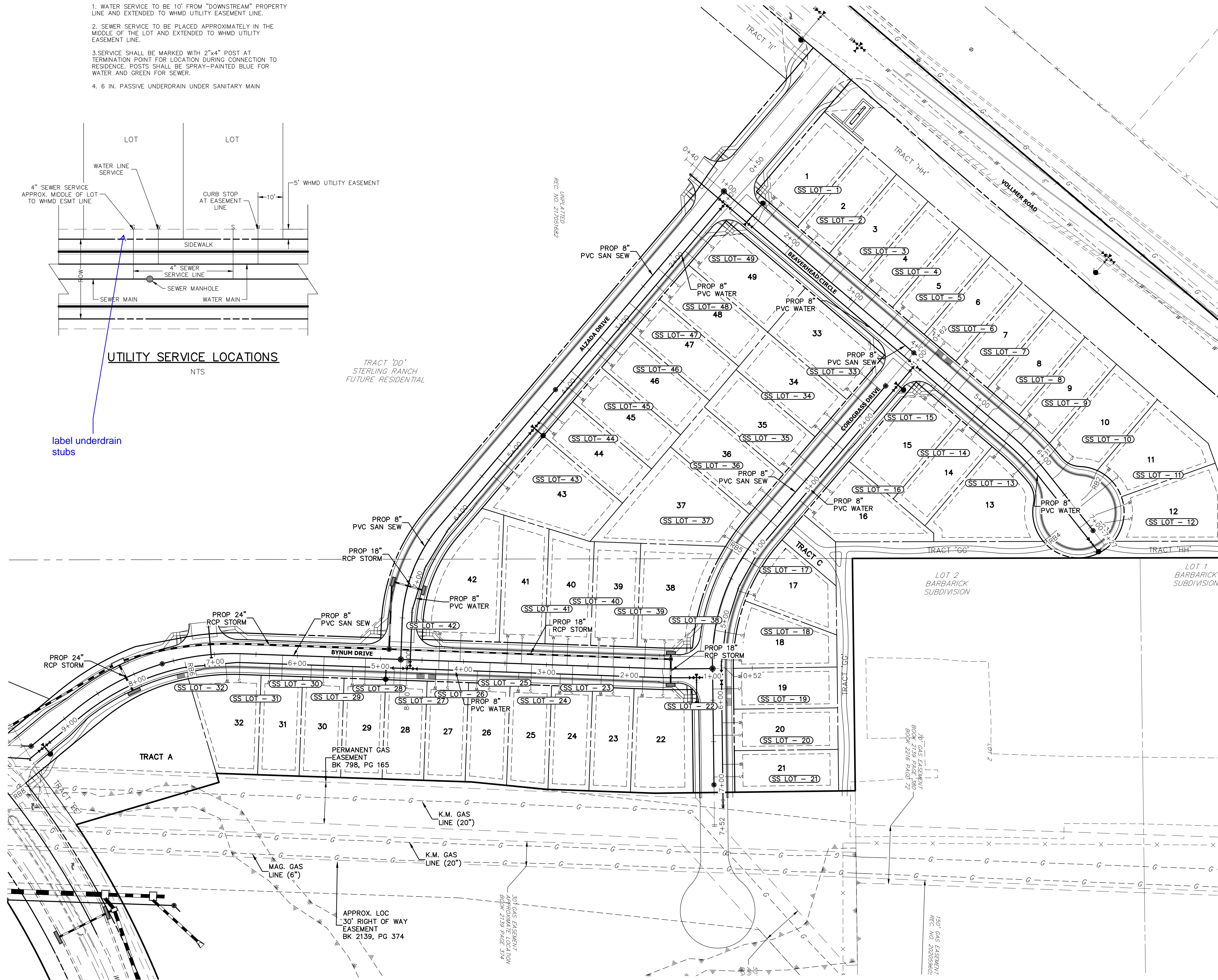
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION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



UTILITY SERVICE LOCATIONS

NTS

label underdrain stubs



KEY MAP
SCALE: NTS

SANITARY SERVICE TABULATION

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

SANITARY SERVICE TABULATION

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

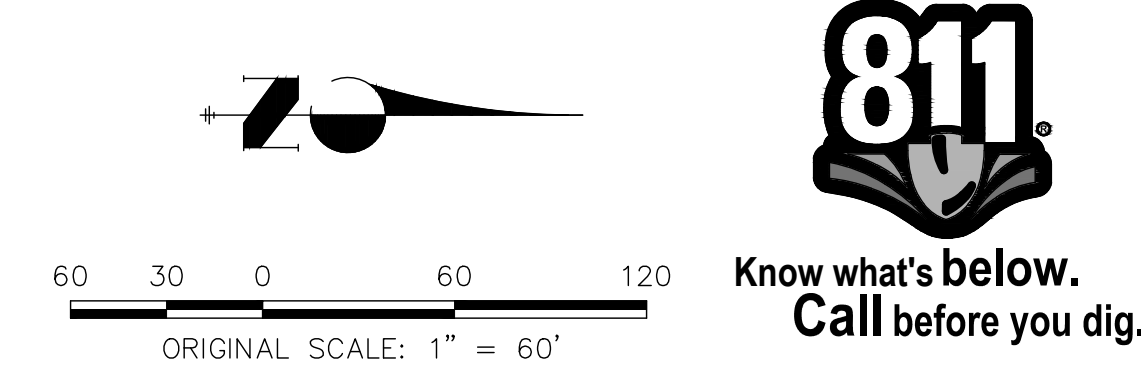
SANITARY SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 16	2+92.19	SS-CD
SS LOT - 17	4+21.39	SS-CD
SS LOT - 18	5+15.84	SS-CD
SS LOT - 19	5+86.56	SS-CD
SS LOT - 20	6+42.43	SS-CD
SS LOT - 21	6+92.43	SS-CD
SS LOT - 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

SANITARY SERVICE TABULATION

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

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



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

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

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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J.R. ENGINEERING
 A Westcon Company
 Centennial 300-740-9383 • Colorado Springs 719-583-2593
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STERLING RANCH FILING NO.2
 SANITARY SEWER PLAN
 SHEET 6 OF 6
 JOB NO. 25188.01