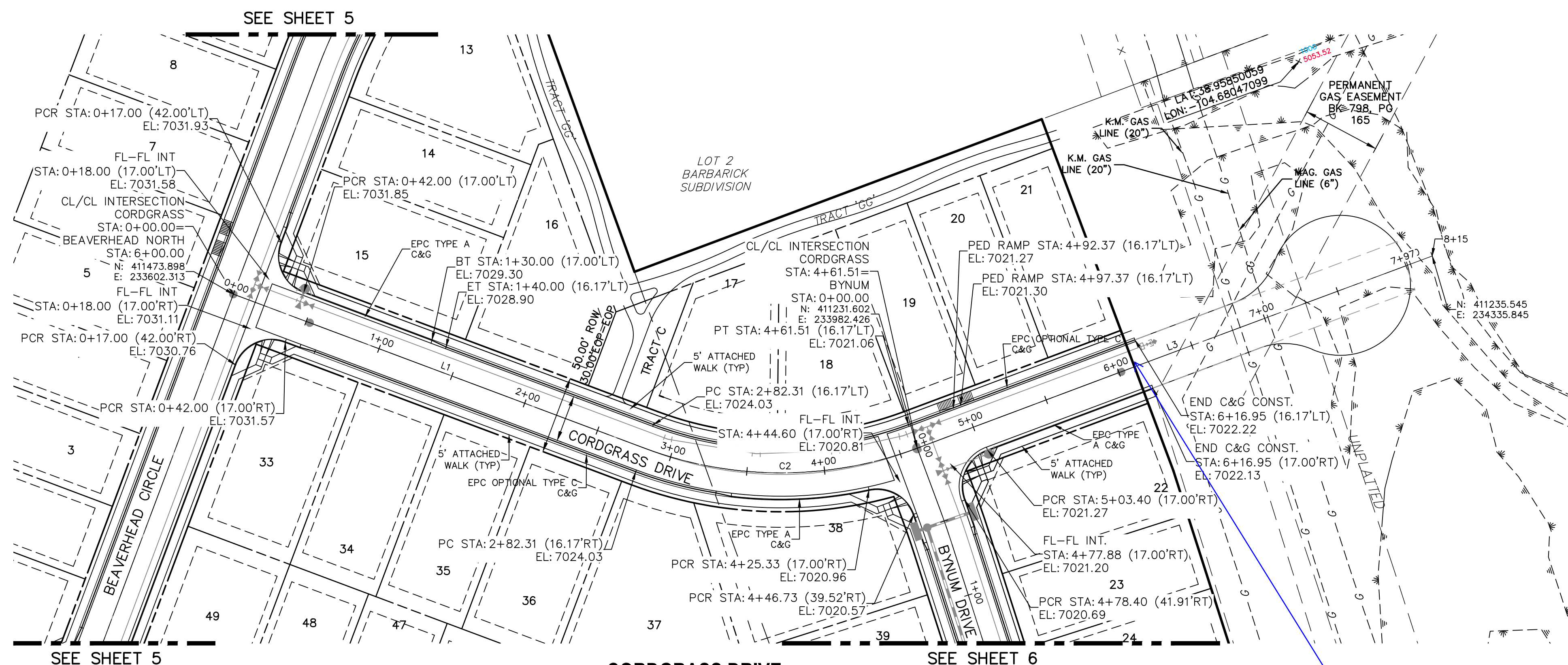
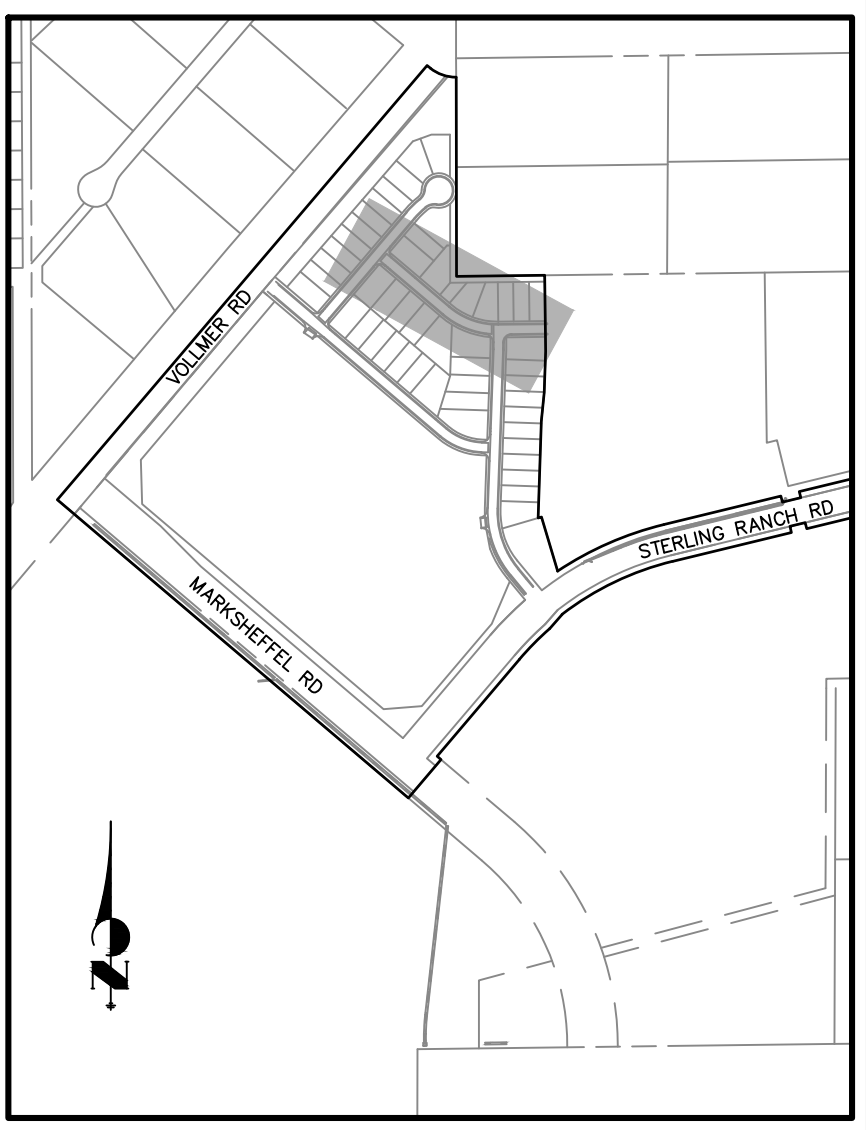
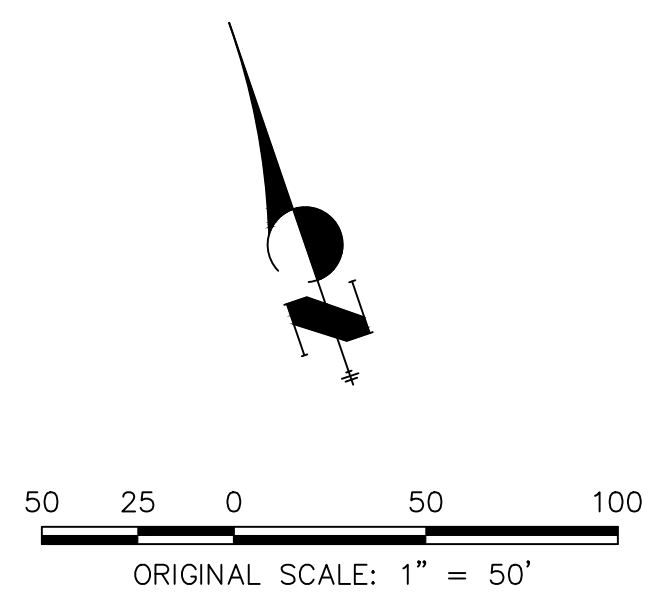




Know what's below.
Call before you dig.



CORDGRASS DRIVE
STA 0+00.00 TO STA 6+10.65



- 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

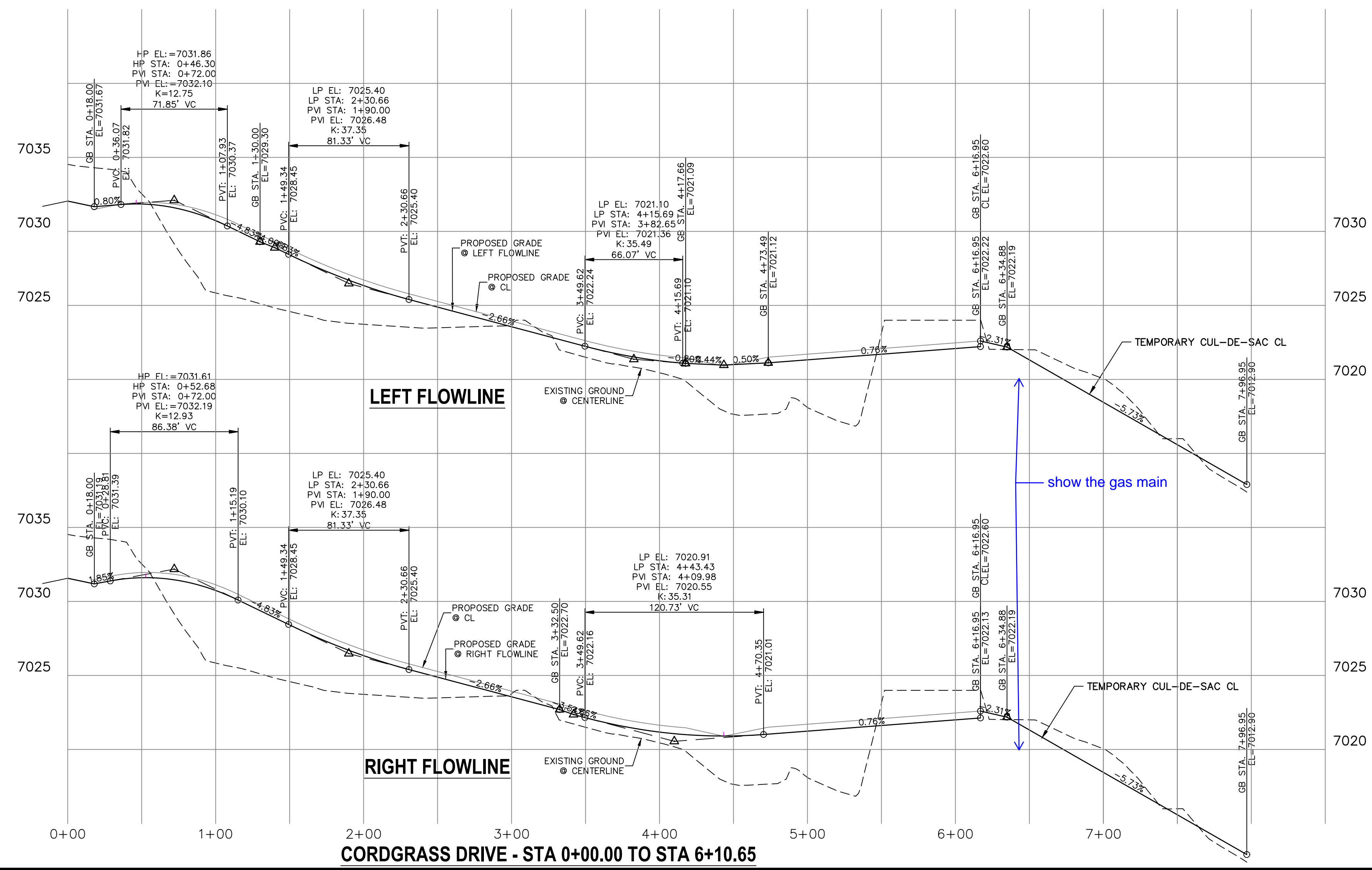
PARCEL LINE TABLE
Table with 3 columns: Line #, Length, Direction. Rows include L1, L2, L3.

PARCEL CURVE
Table with 4 columns: Curve #, Length, Radius, Delta. Row includes C1.

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

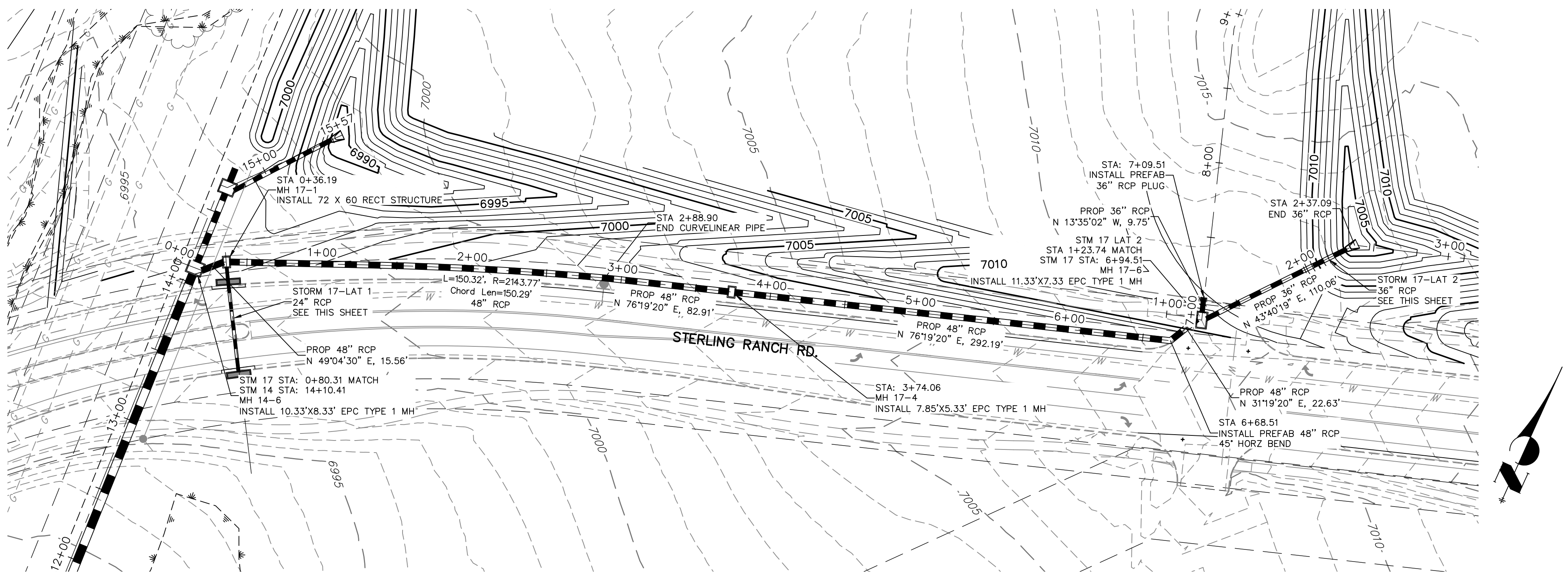
Please just add an apron for backing / snowplows to push into, and barricades. Provide the easement document. Discuss with Staff.

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.

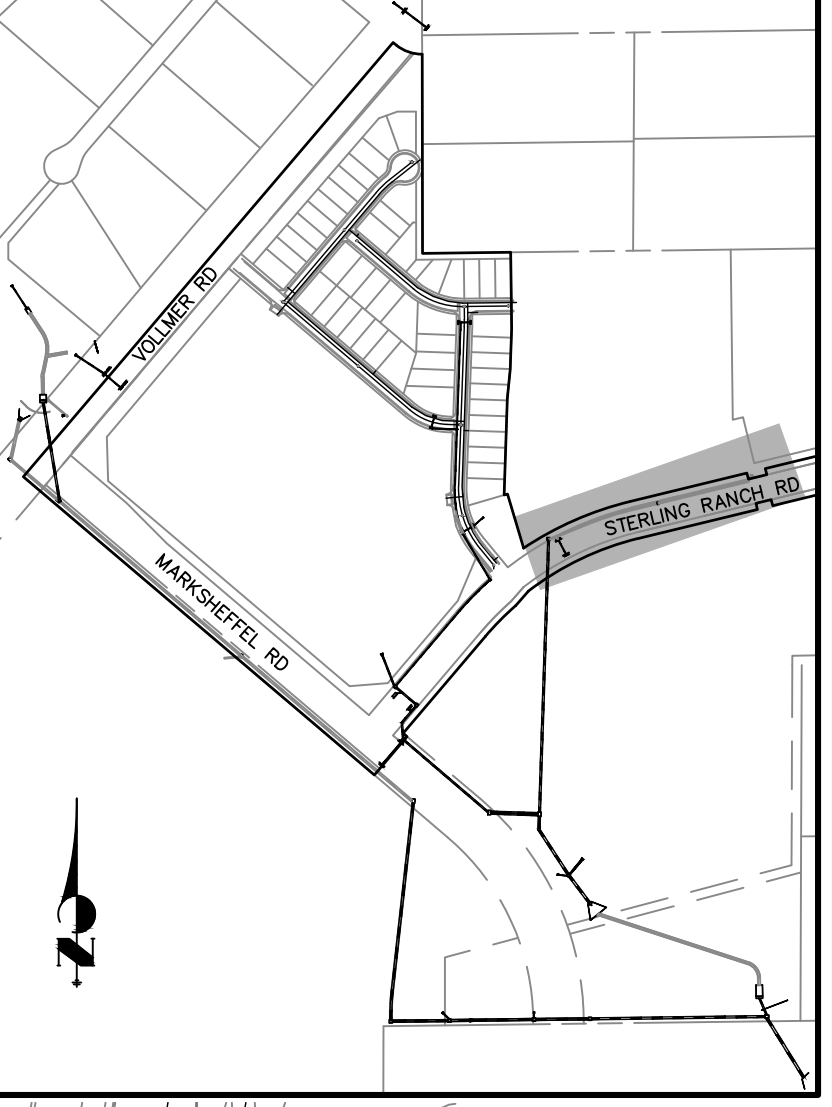


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Signature: Mike A. Bramlett
Date: 8/18/21
32314

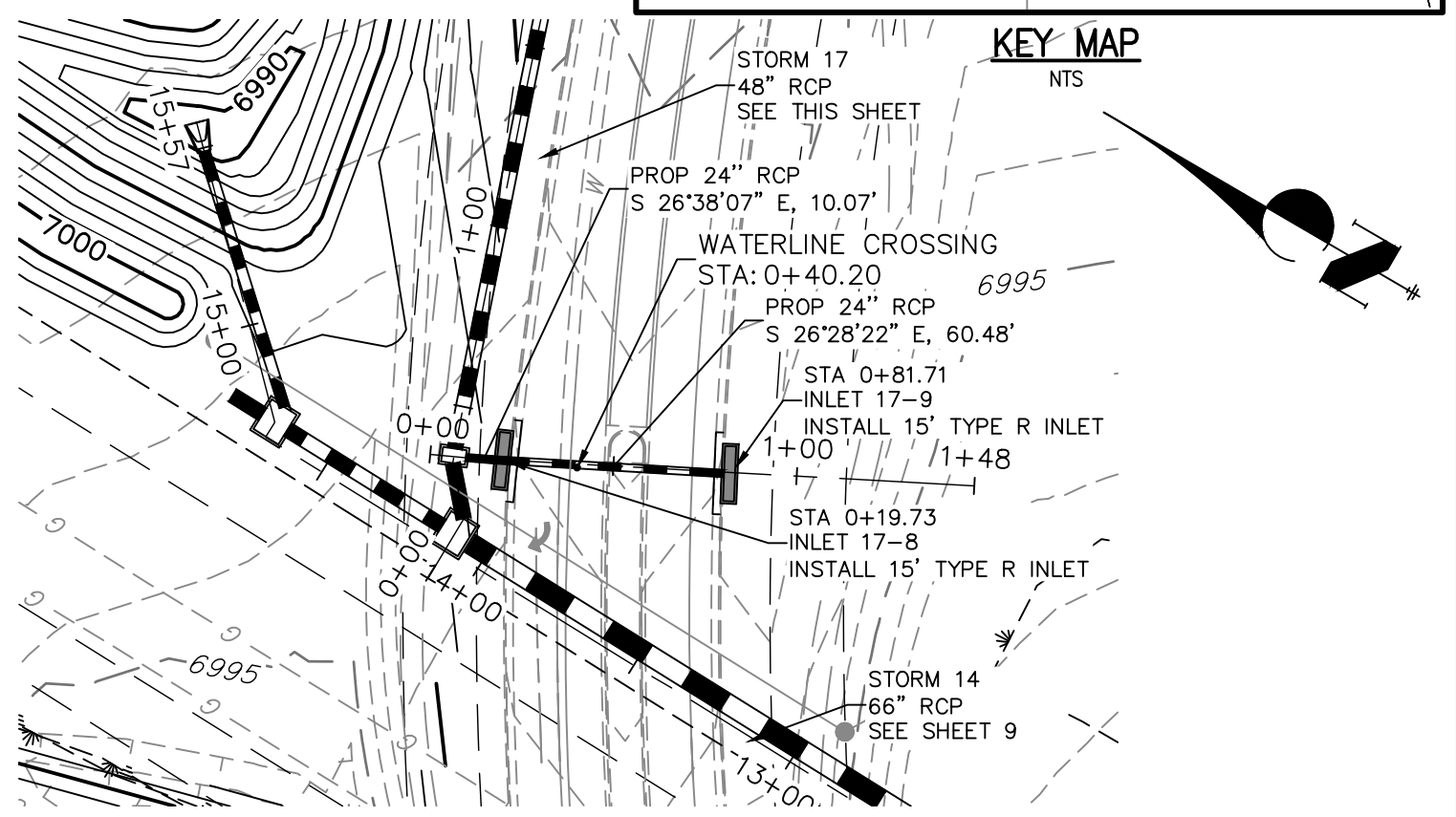
STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN
SHEET 7 OF 9
JOB NO. 25188.01
SR LAND, LLC
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
J-R ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-580-2988
Fort Collins 970-491-8888 • www.jrengineering.com



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



50 25 0 50 100
HORIZONTAL:
ORIGINAL SCALE: 1" = 50'
VERTICAL:
ORIGINAL SCALE: 1" = 5'

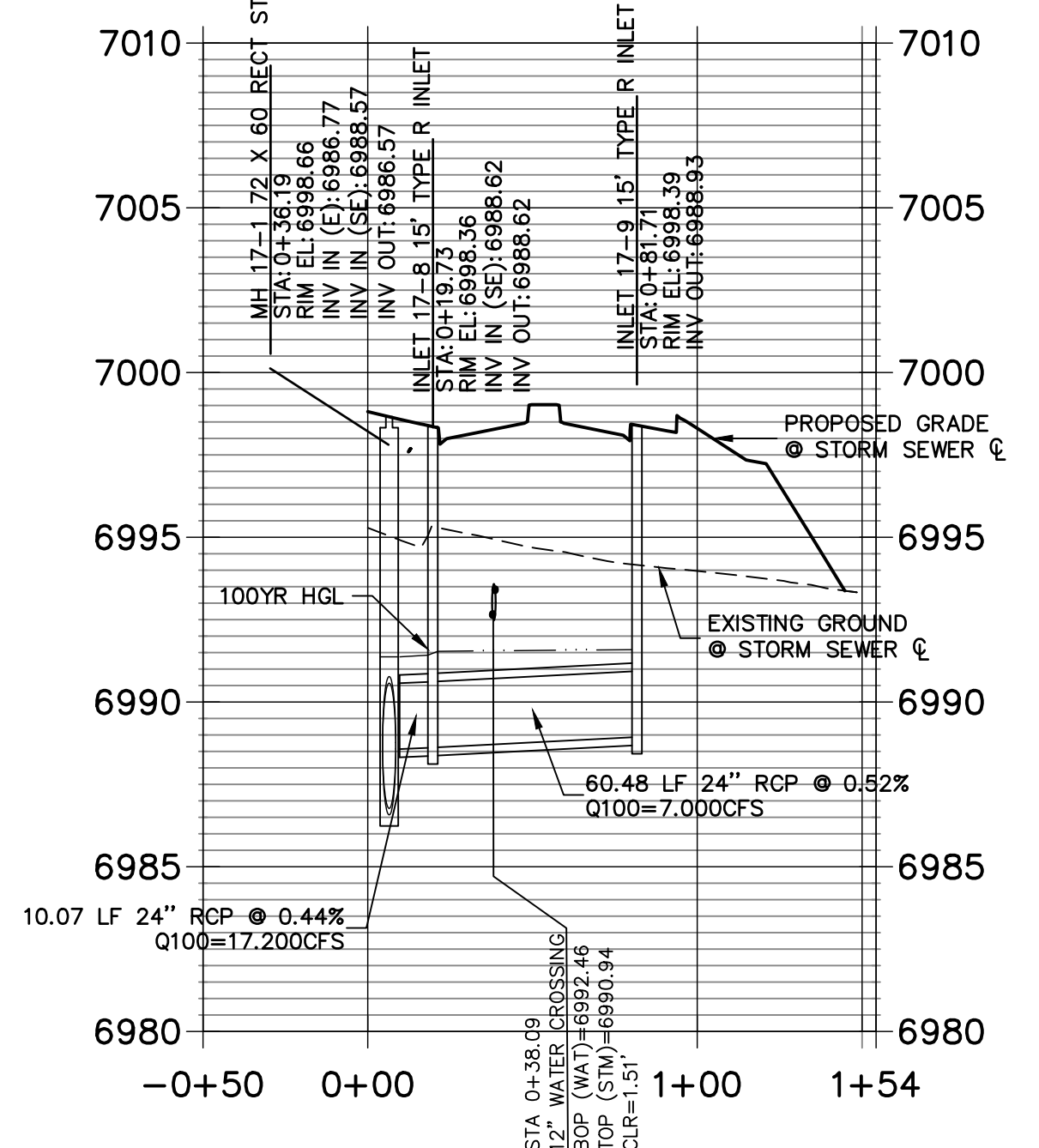
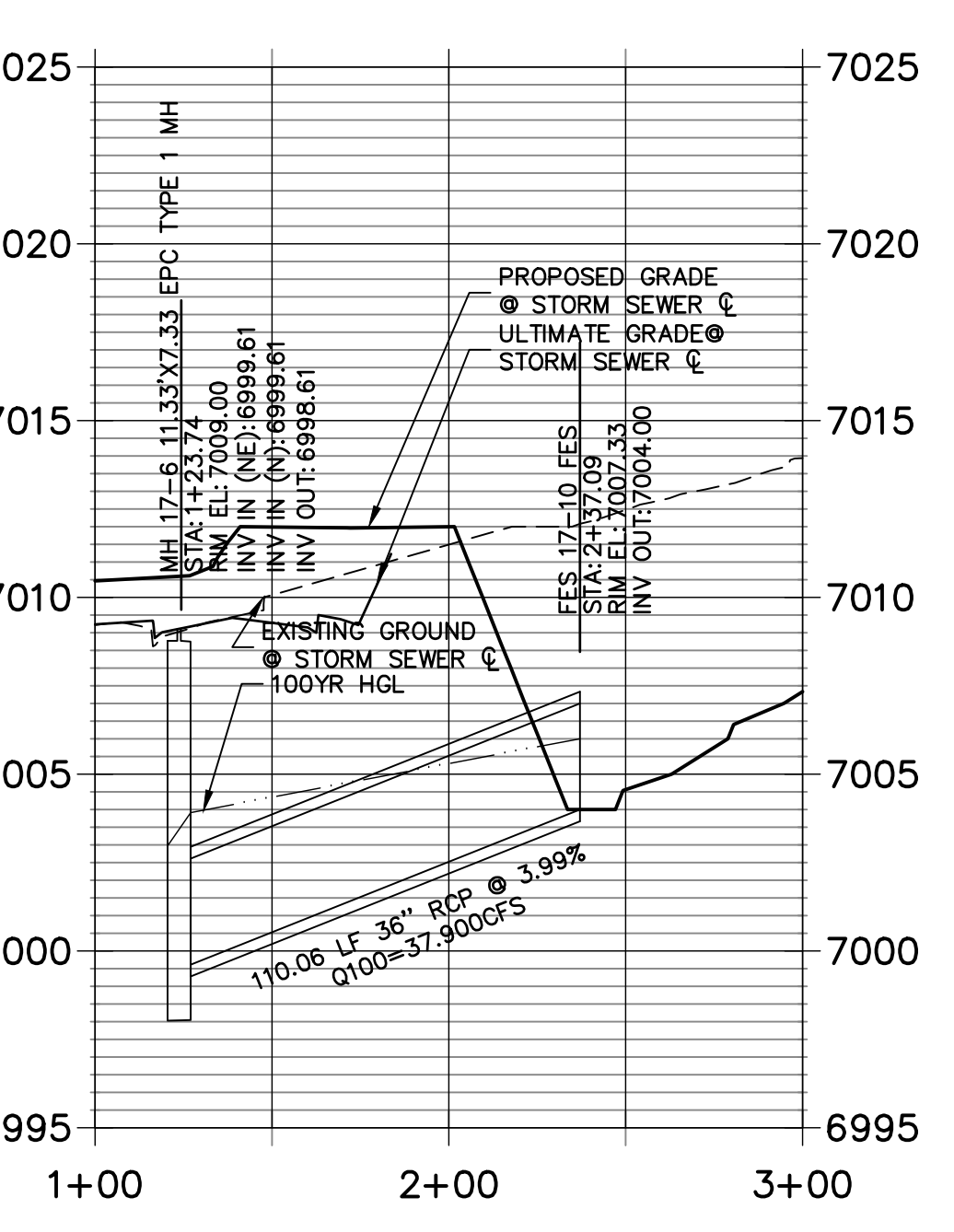
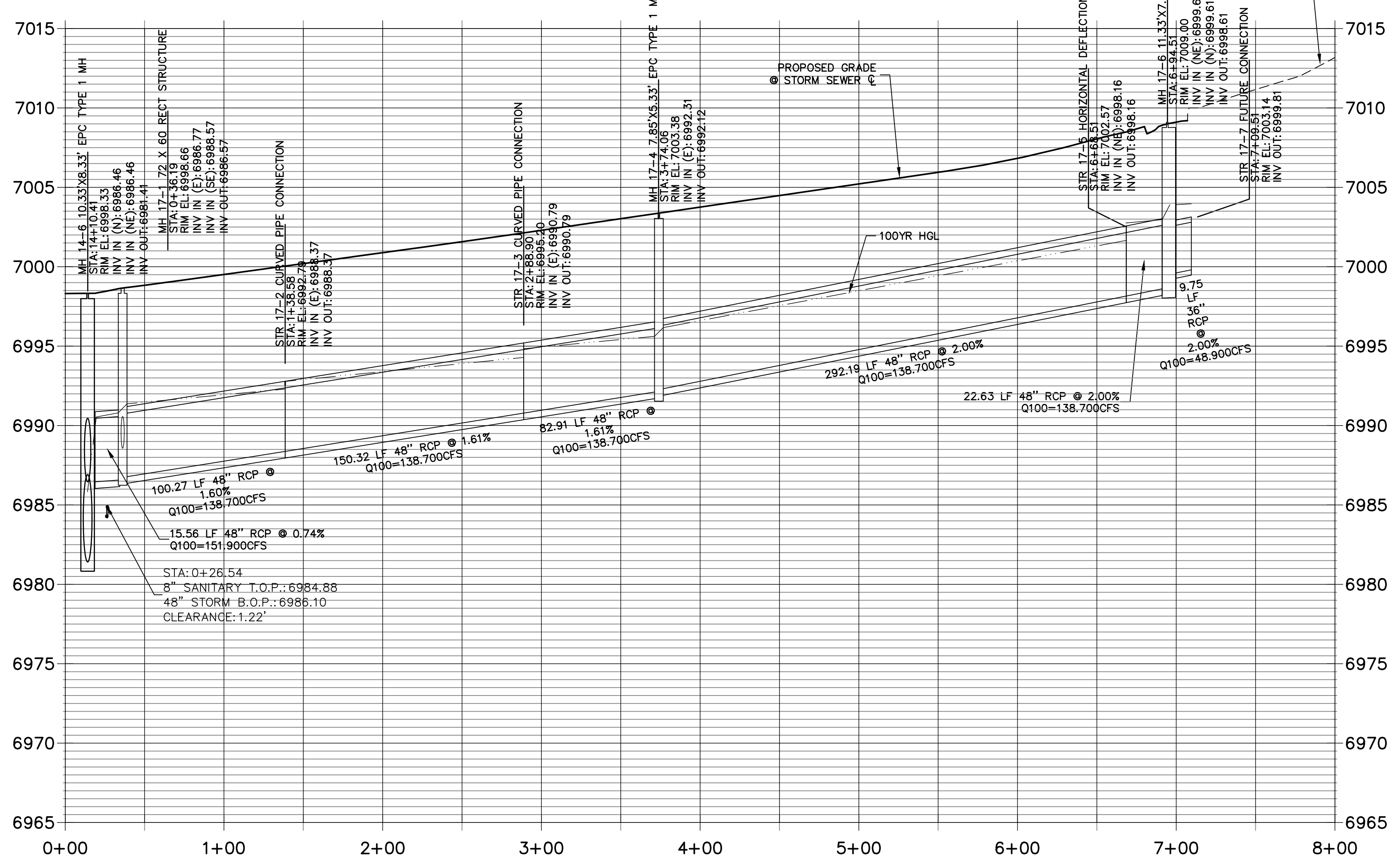


NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

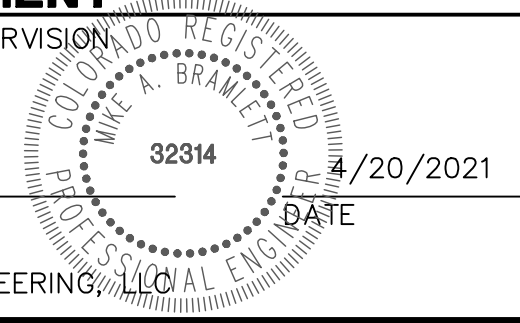
**STRM_17 PROFILE
STA 0+00.00 TO 8+00.00
PRIVATE (SRMD)**

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

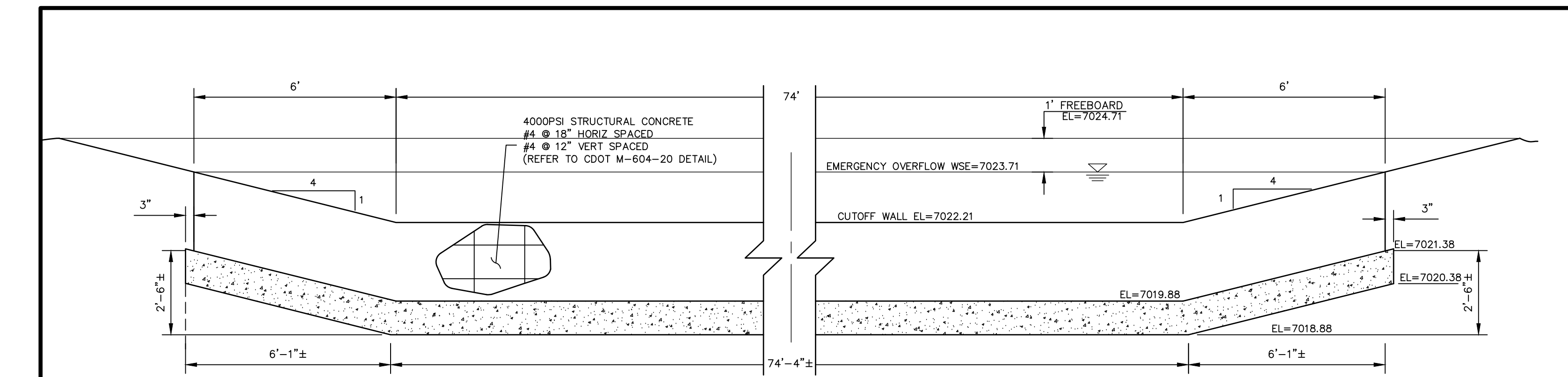
**STRM_17 LAT 1 PROFILE
STA -0+50.00 TO 1+54.28
PUBLIC (SRMD)**



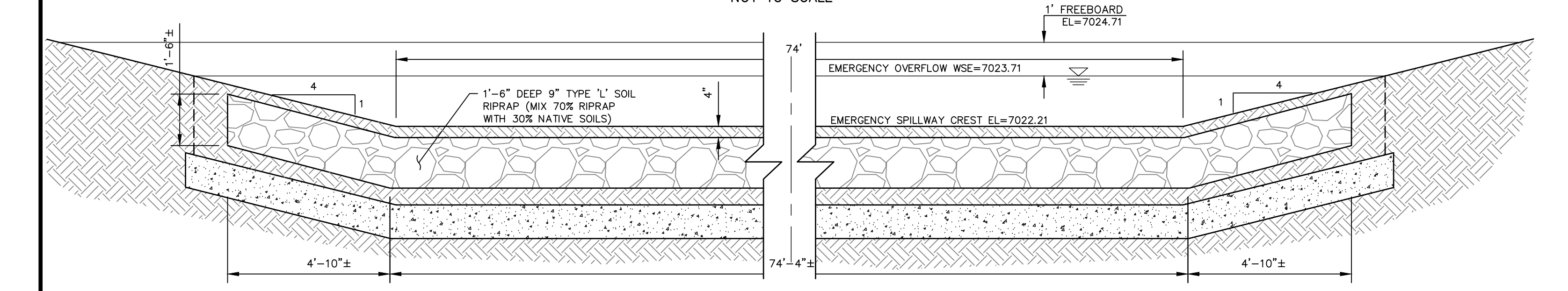
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



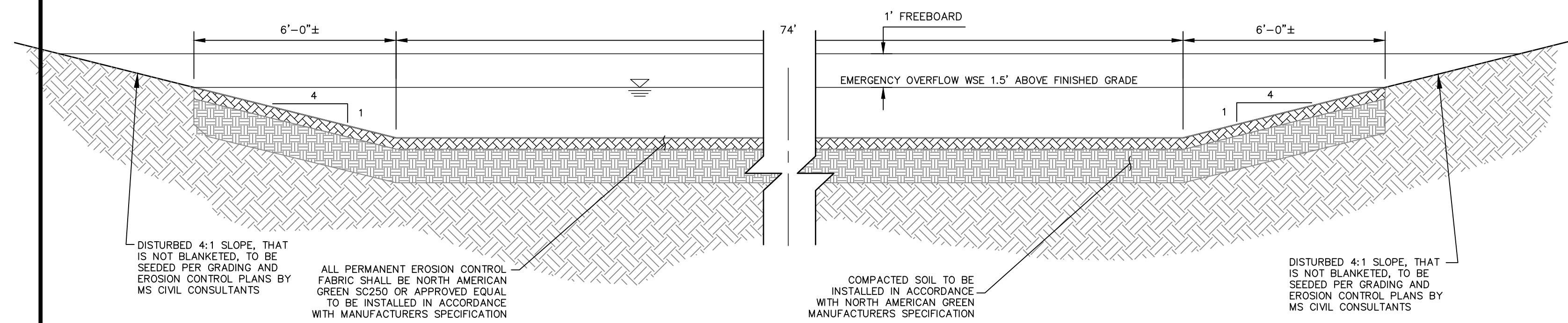
PREPARED FOR		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
DESIGNED BY		RAB	
DRAWN BY		KRW	
CHECKED BY			
DATE		04/15/21	
H-SCALE		1"=50'	
V-SCALE		1"=5'	
STERLING RANCH FILING NO.2		STORM SEWER PLANS	
SHEET		11 OF 26	
JOB NO.		25188.01	



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



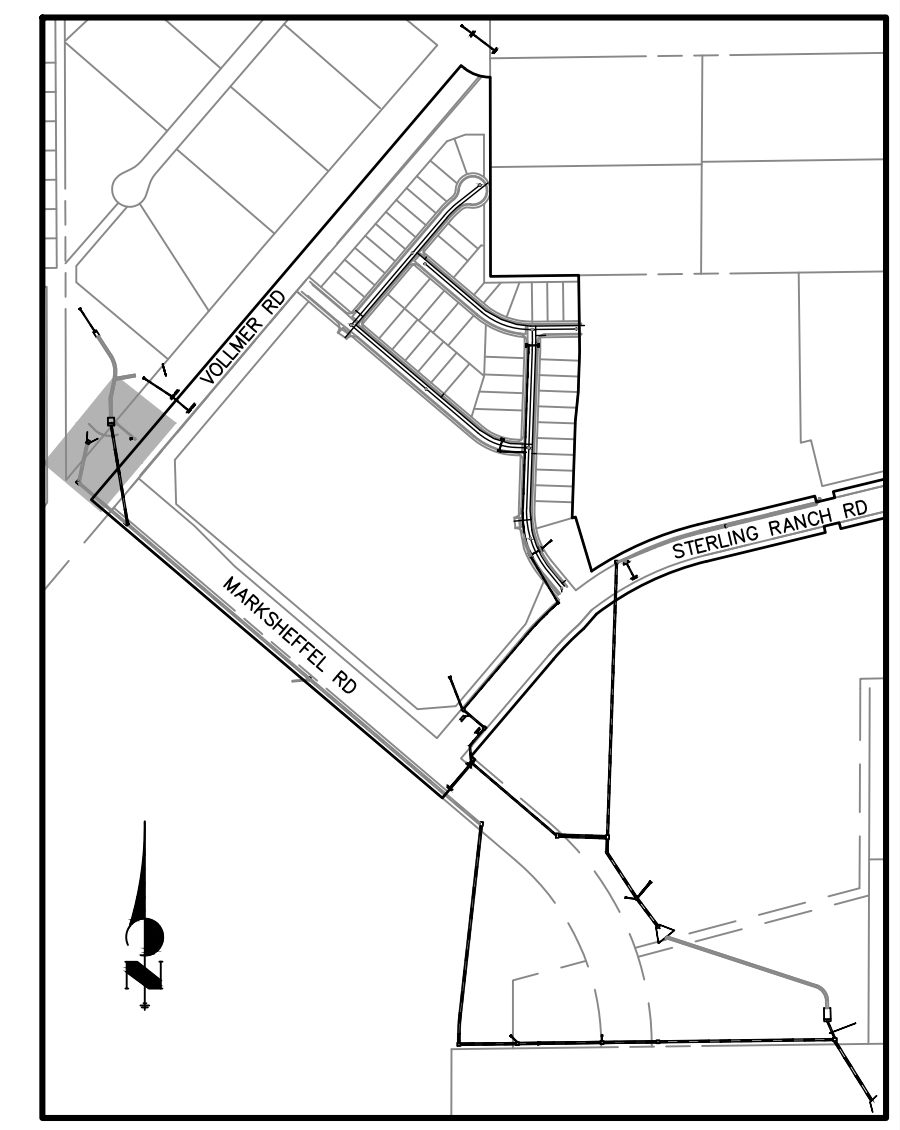
SECTION C-C
NOT TO SCALE



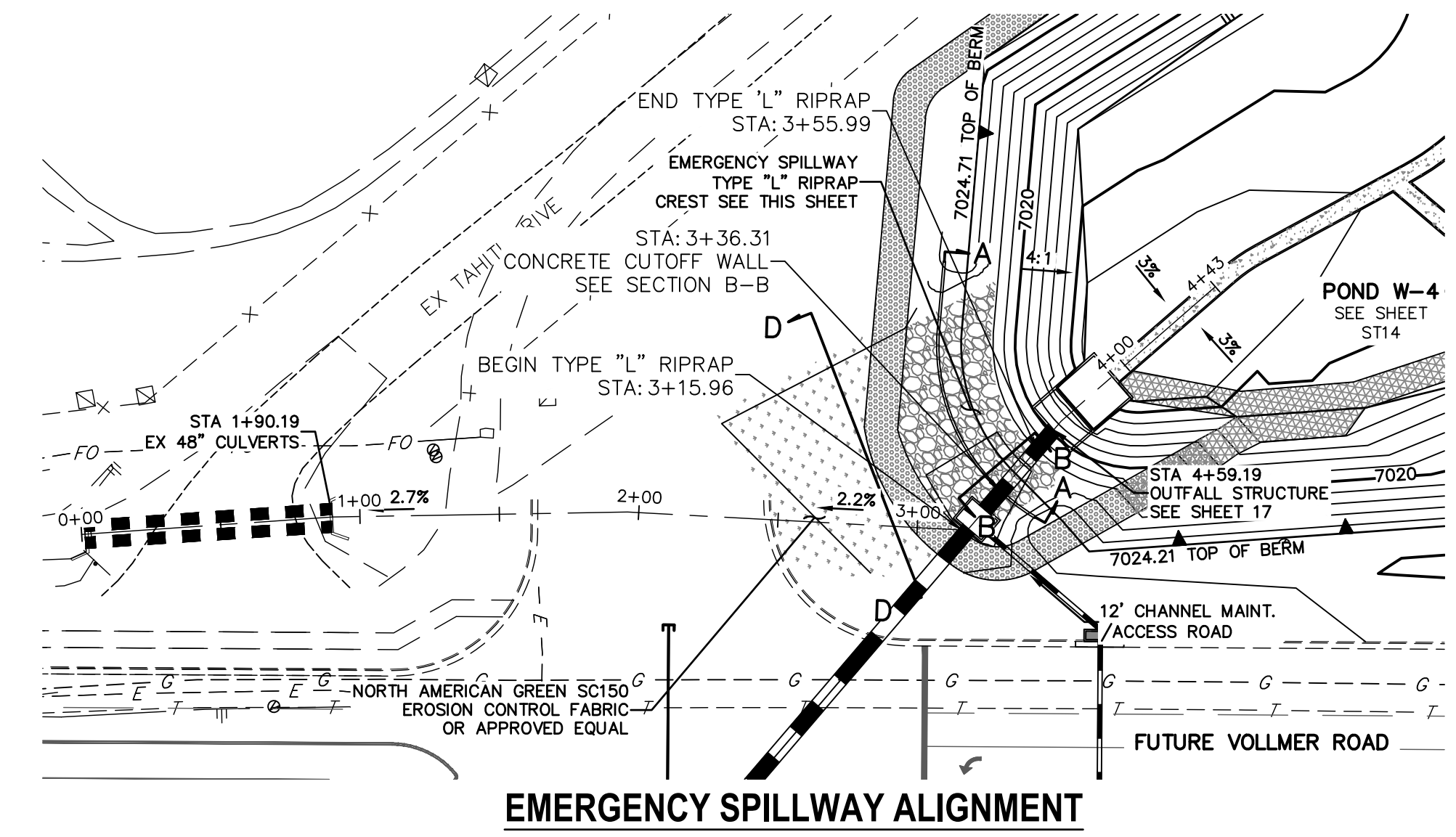
SECTION D-D SWALE RUNDOWN INTO VOLLMER DITCH
NOT TO SCALE

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 CONTROL BLANKET
- NORTH AMERICAN GREEN SC250 PERM EROSION CONTROL BLANKET
- 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

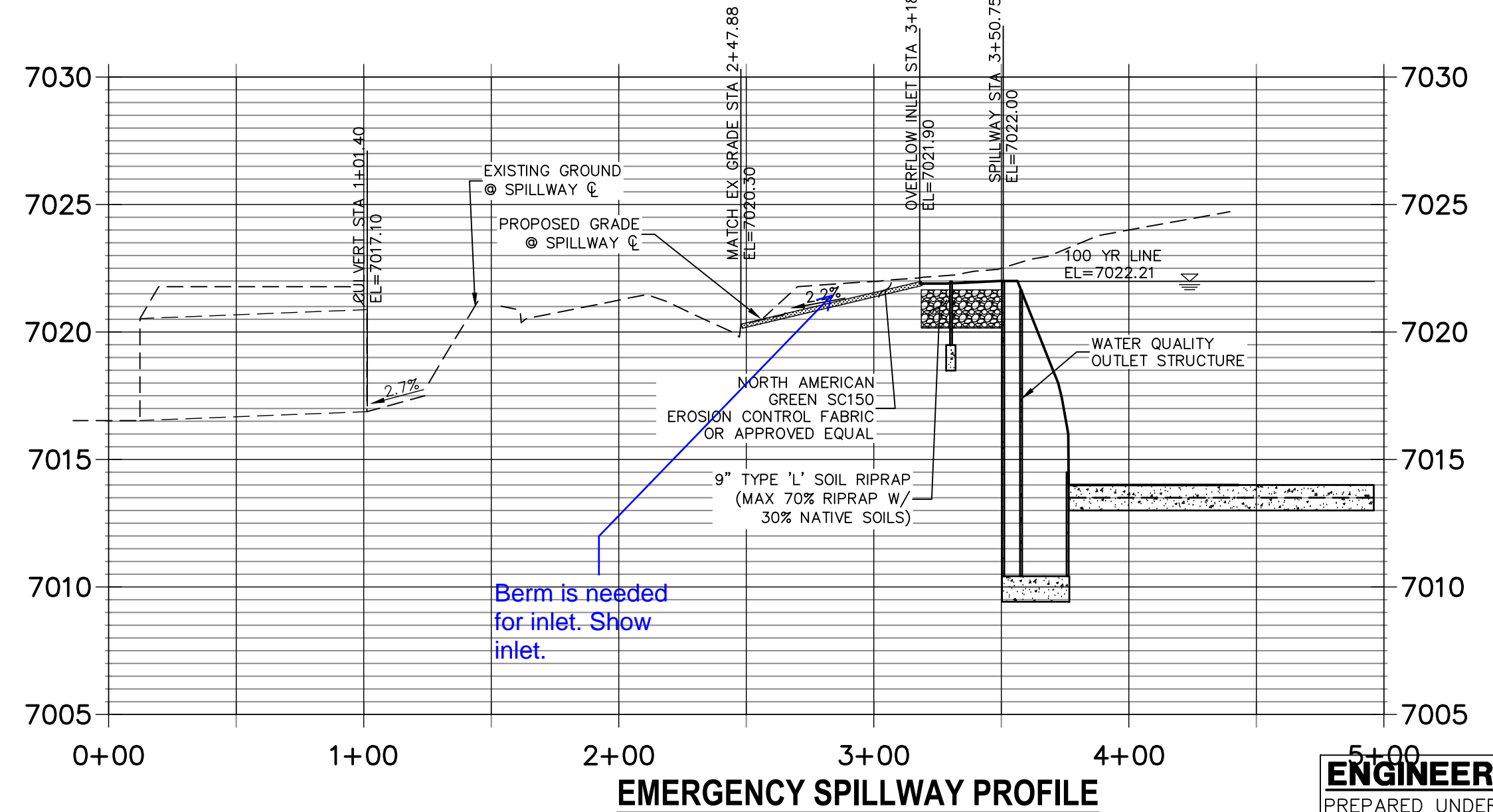


KEY MAP
NTS



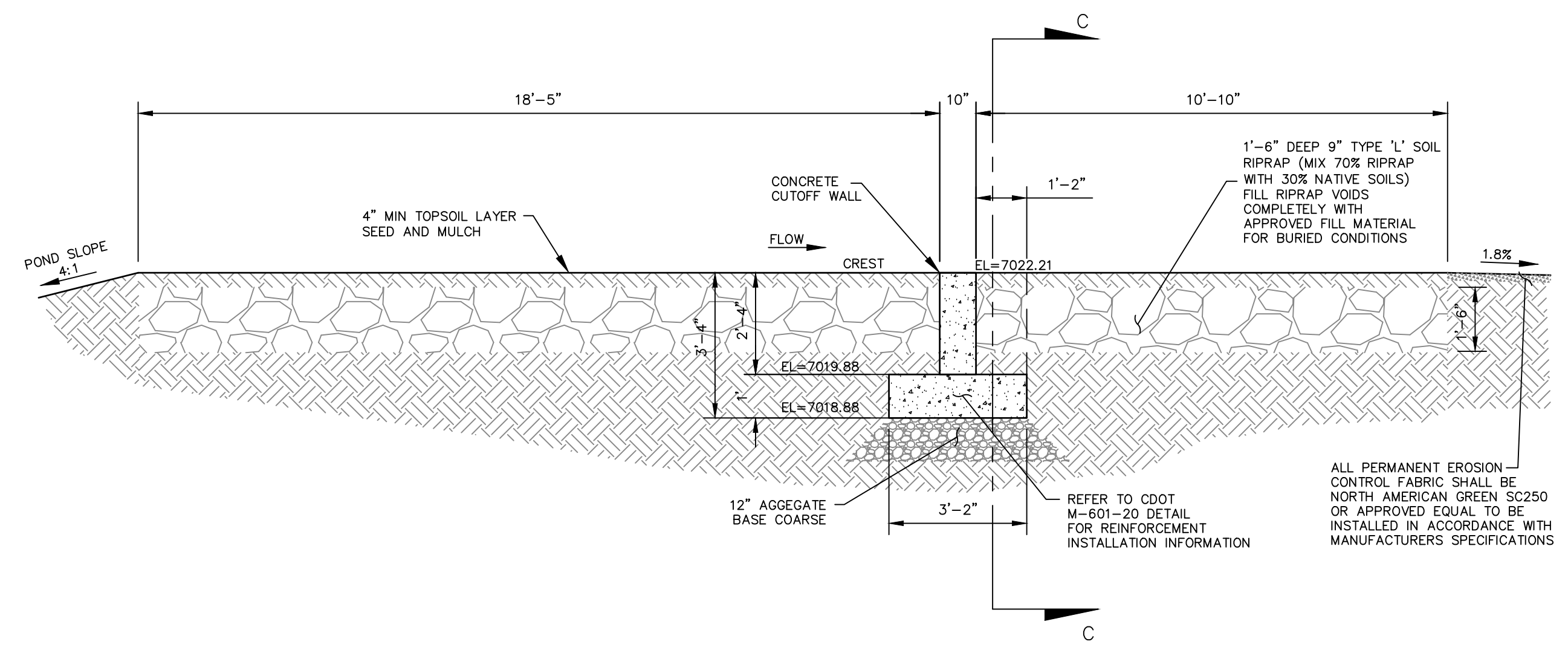
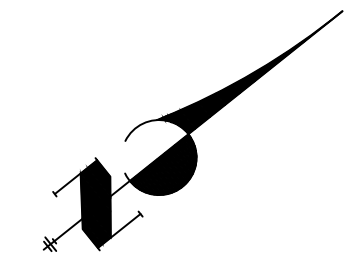
EMERGENCY SPILLWAY ALIGNMENT

**POND W4 EMERGENCY SPILLWAY4
STA 0+00.00 TO 5+00.00
PRIVATE (SRMD)**



EMERGENCY SPILLWAY PROFILE

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



SECTION B-B
NOT TO SCALE

NOTE:
SEE CDOT GRADATION TABLE 506-2
ON SHEET 19 FOR ADDITIONAL
INFORMATION ON RIP RAP MATERIAL

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

ENGINEER'S STATEMENT

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
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Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 04/15/21
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY

STERLING RANCH FILING NO.2
POND DETAILS

SHEET 22 OF 26
JOB NO. 25188.01