

STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

APRIL 2021

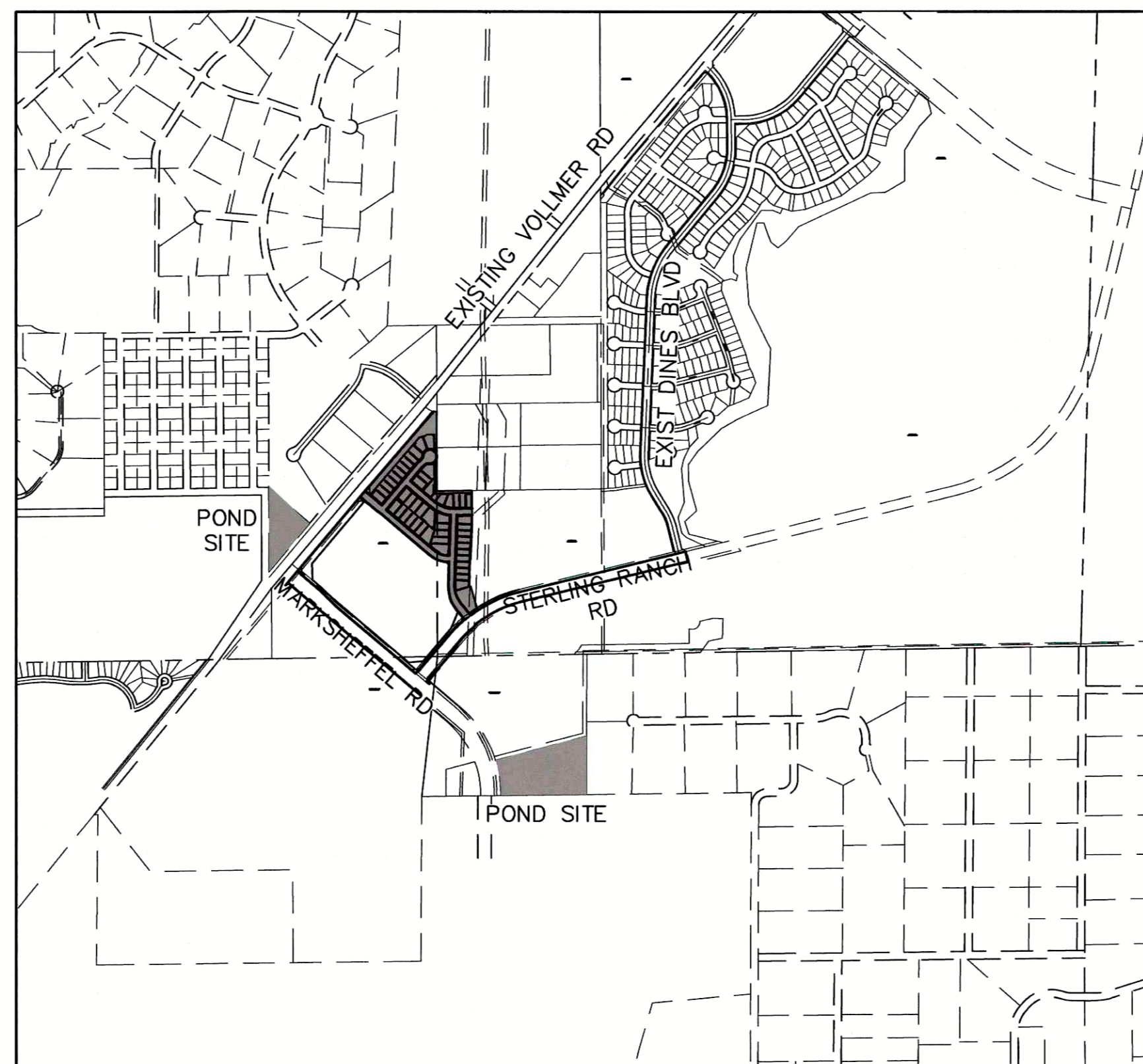
SF-20-015

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5918
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719)-495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AV. 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-8, TULSA, OK 74172 (918)-574-7986

BENCHMARKS

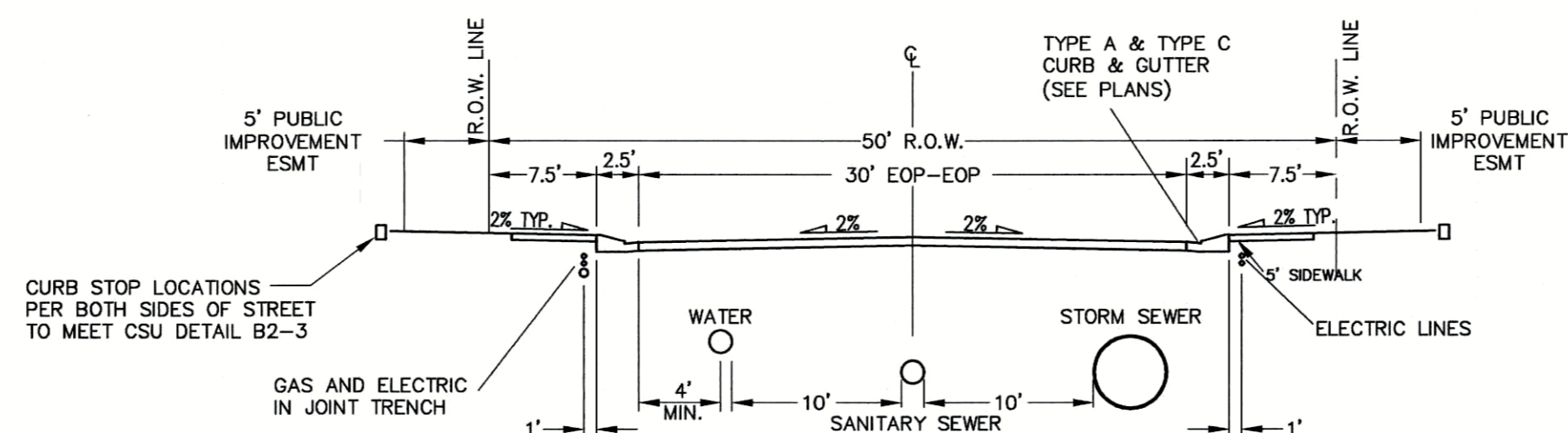
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 411095.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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EASTING = 233849.817
ELEVATION = 7030.82



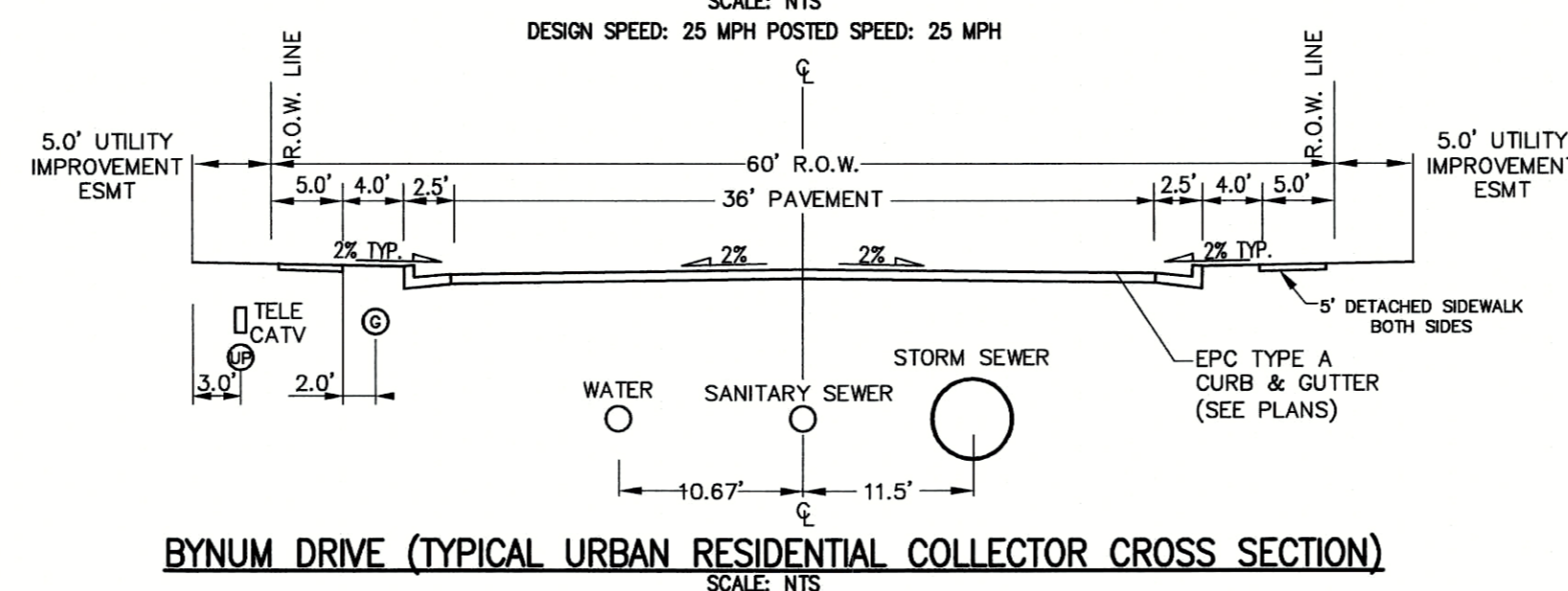
VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

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TYPICAL RESIDENTIAL STREET
SCALE: NTS



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

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DISTRICT APPROVALS

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

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



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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
(719) 471-1742

JR ENGINEERING
A Westman Company

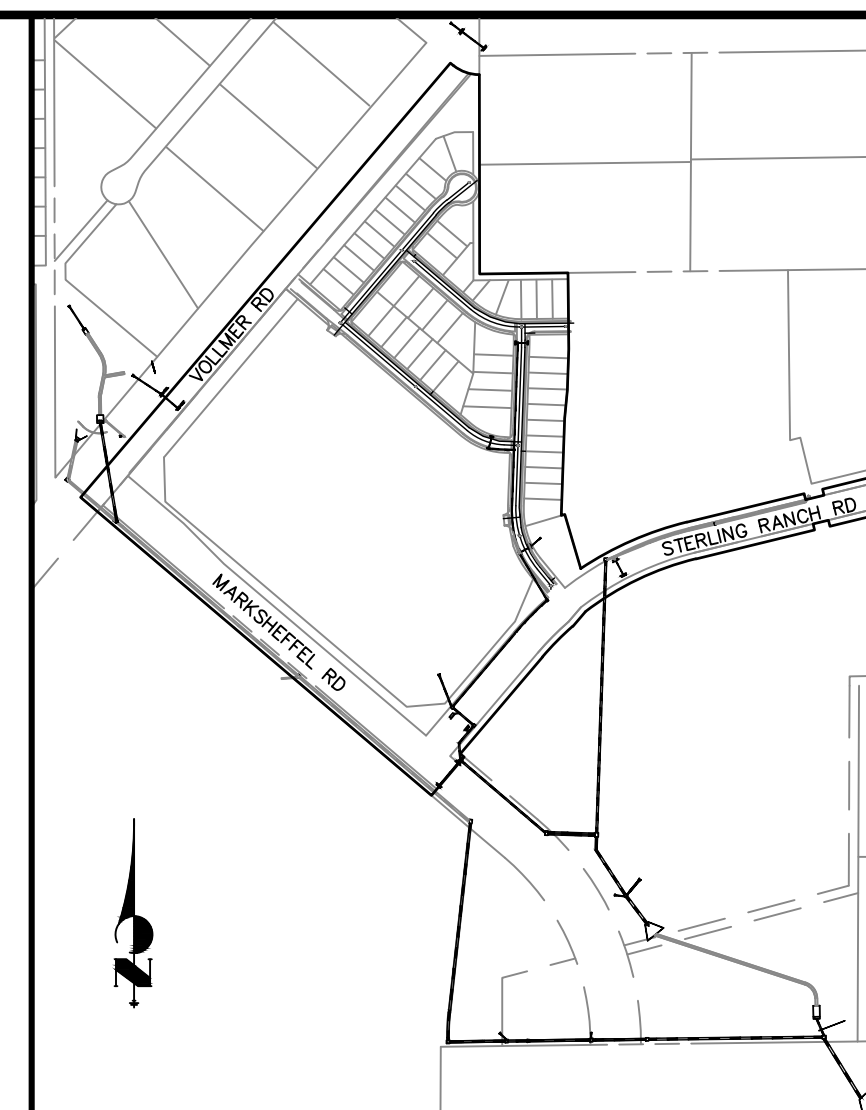
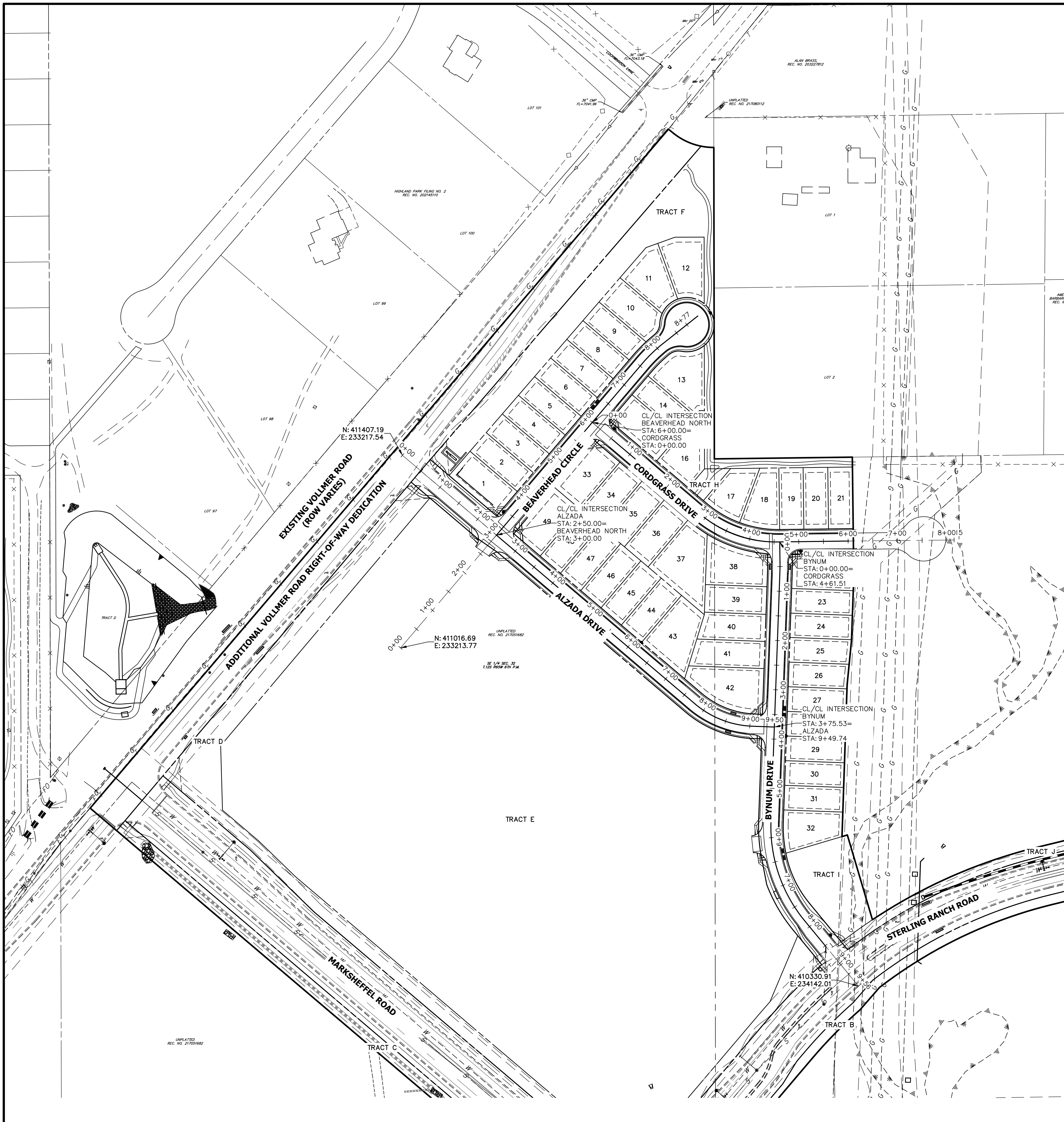


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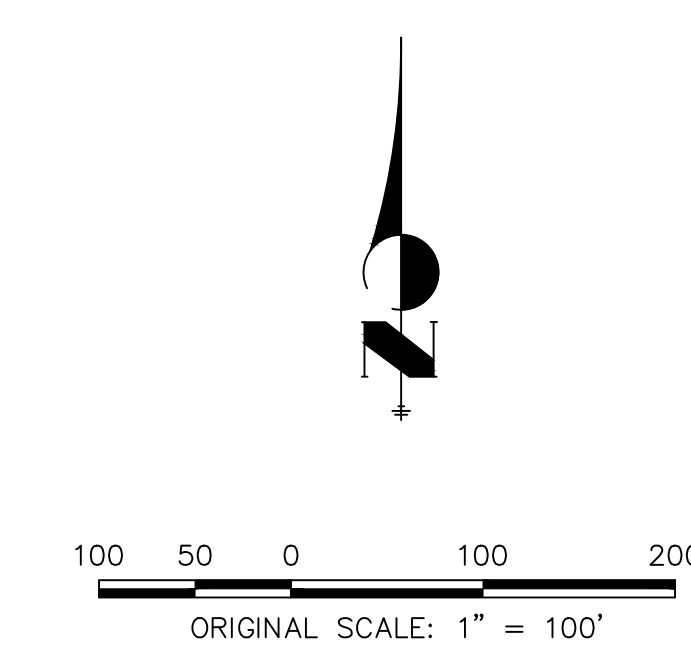
NO.	REVISION	BY	DATE

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

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN



KEY MAP
NTS



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM
 DATE 4/20/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
STERLING RANCH FILING NO.2	BY DATE
STREET IMPROVEMENT PLAN	REVISION
	1"=100'
	N/A
	DATE 04/15/21
	DESIGNED BY BAB
	DRAWN BY ARJ
	CHECKED BY
SHEET 2 OF 9	
JOB NO. 25188.01	

GENERAL CONSTRUCTION NOTES:

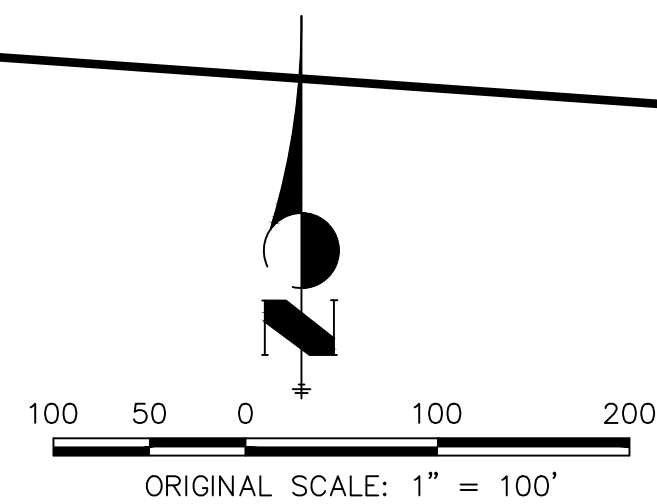
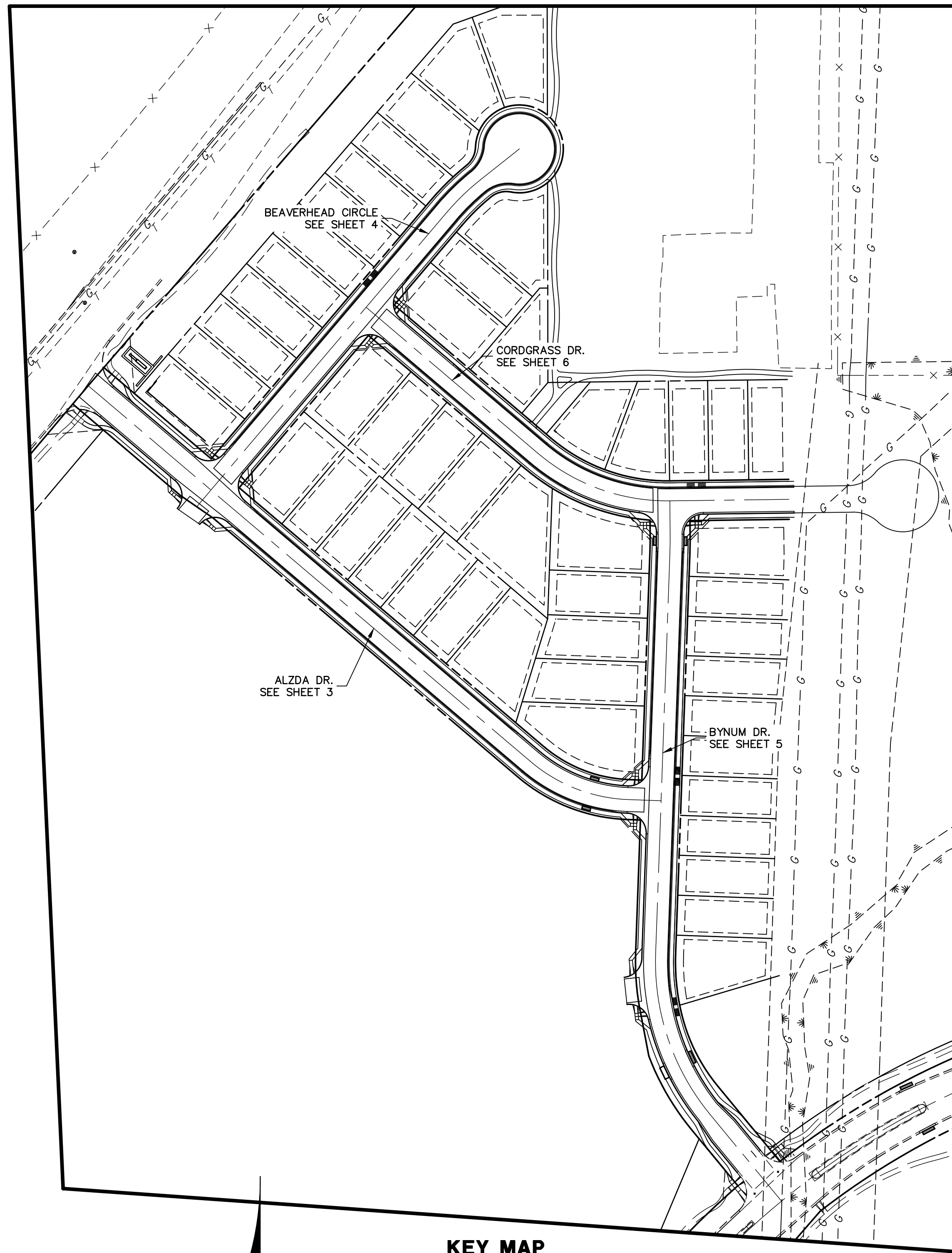
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-814-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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



KEY MAP

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

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

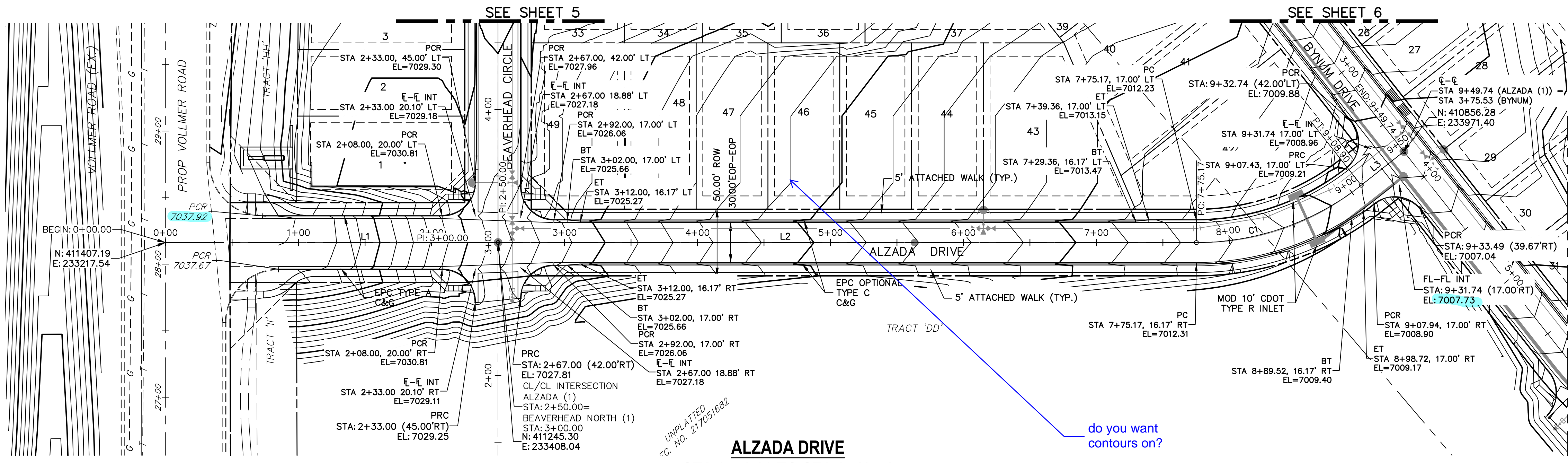
J-R ENGINEERING
 A Western Company
 Centennial 305-740-9383 • Colorado Springs 719-580-2938
 Fort Collins 970-491-8888 • www.jrengineering.com

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

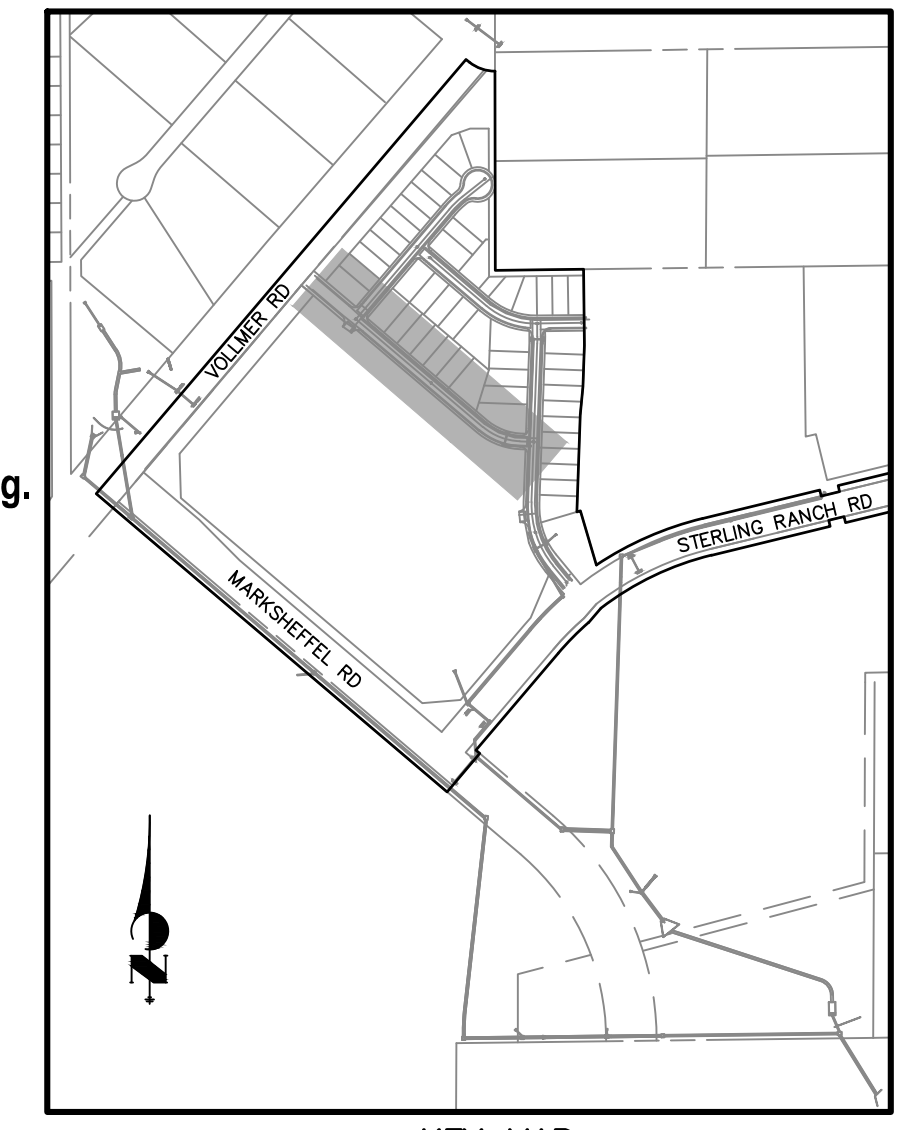
STERLING RANCH FILING NO.2
 STREET IMPROVEMENT PLAN



Know what's below.
 Call before you dig.



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

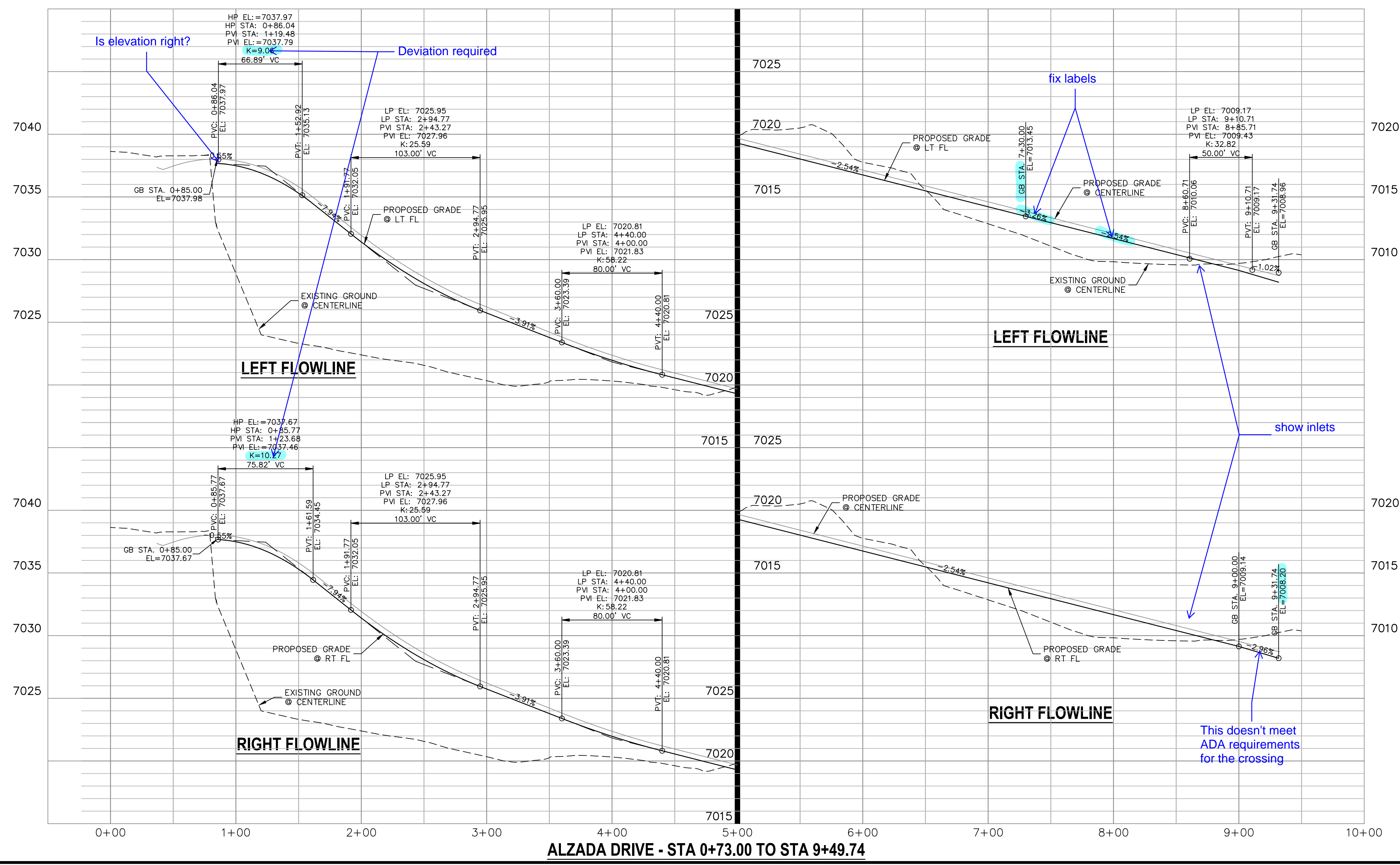


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°38'29\"E	200.00'
L2	S49°38'29\"E	525.17'
L3	S87°57'05\"E	40.83'

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

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

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



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike 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, JR ENGINEERING APPROVES THEIR USES 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

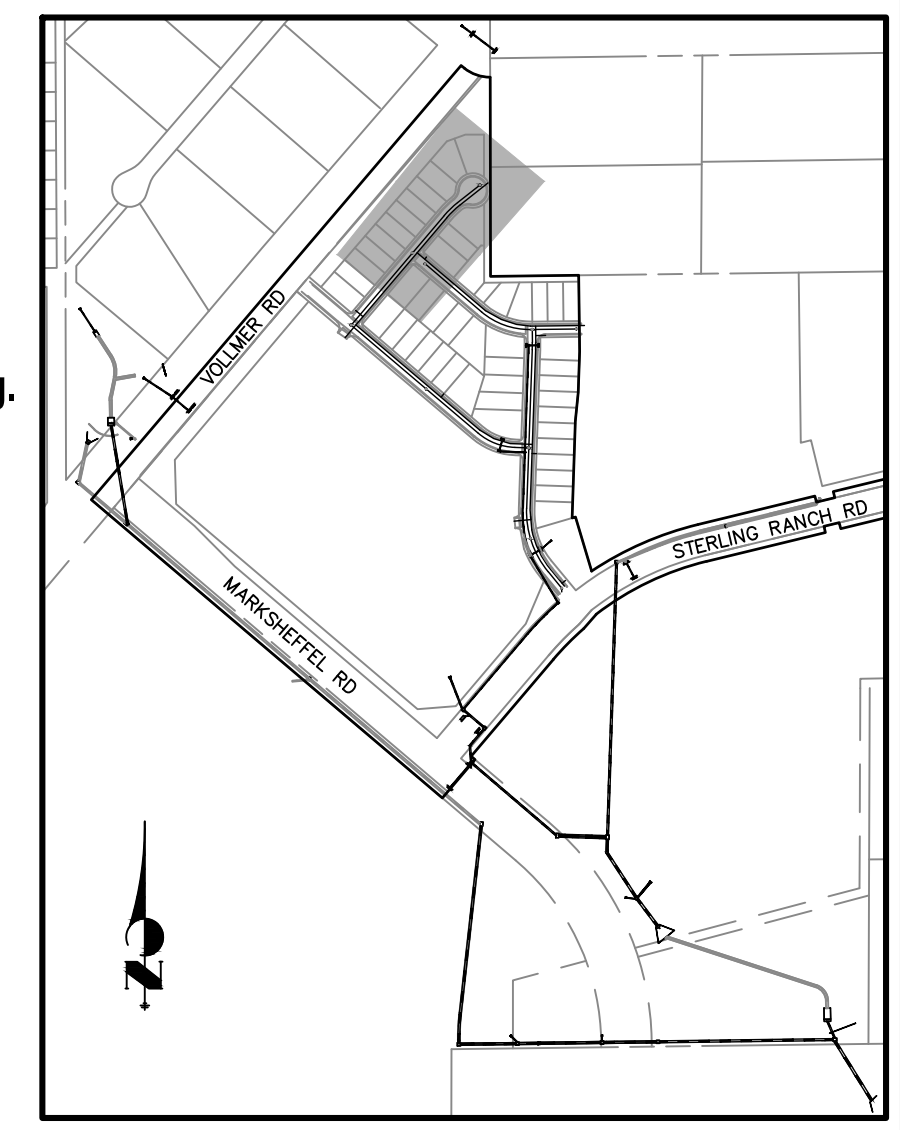
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No.	REVISION	BY	DATE

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

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

SHEET 4 OF 9
 JOB NO. 25188.01

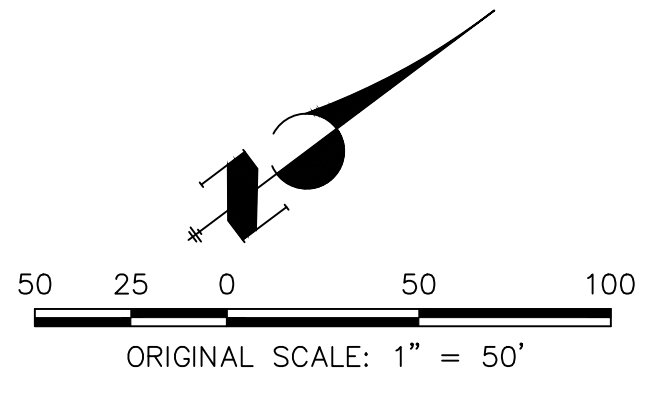
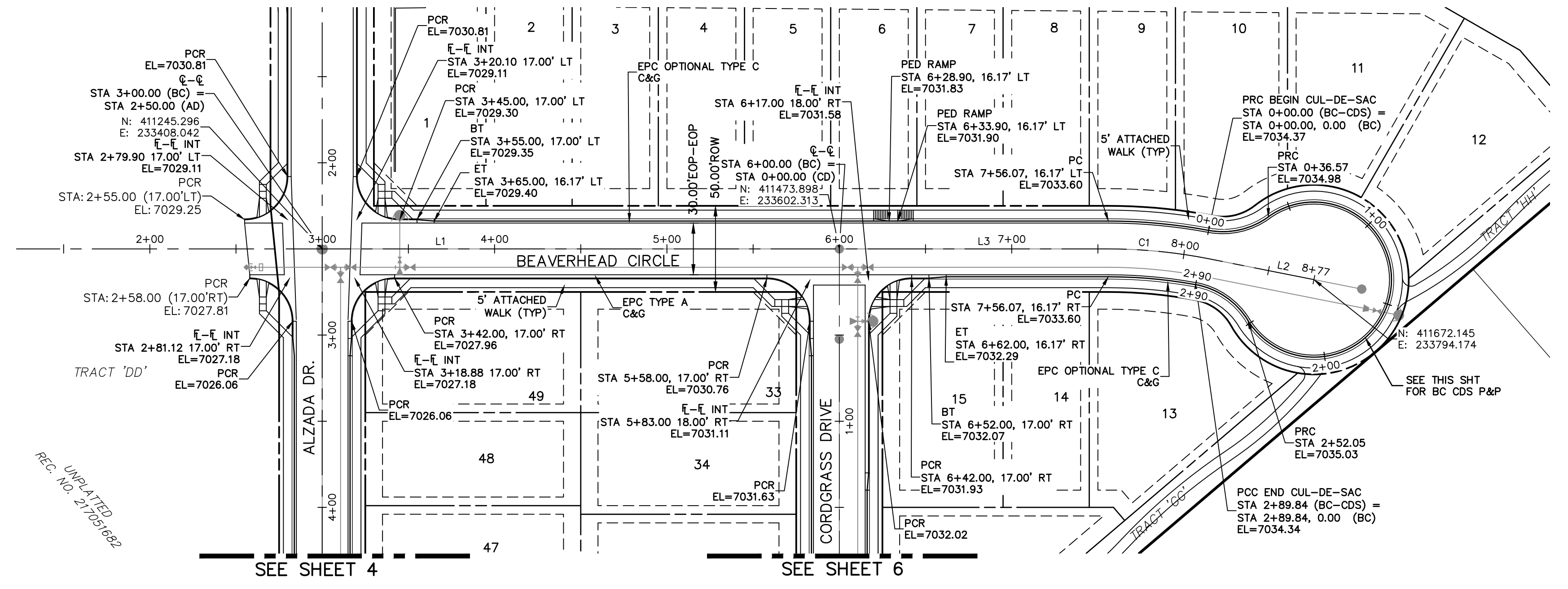


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STERLING RANCH FILING NO.2	DATE	BY
STREET IMPROVEMENT PLAN	REVISION	
SHEET 5 OF 9	H-SCALE 1"=50'	V-SCALE 1"=5'
JOB NO. 25188.01	DATE 04/15/21	DESIGNED BY RAB
	DRAWN BY RAB	CHECKED BY



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

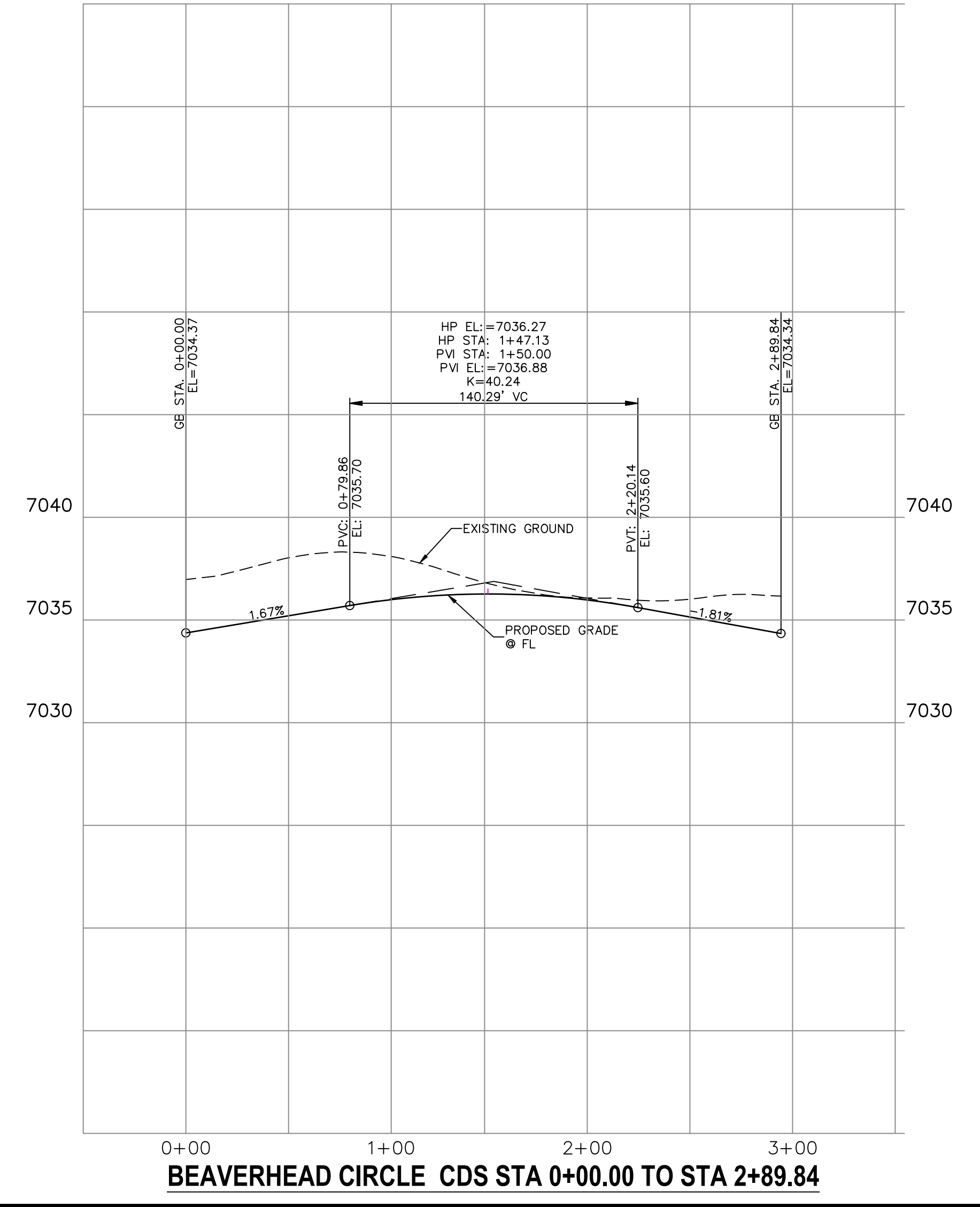
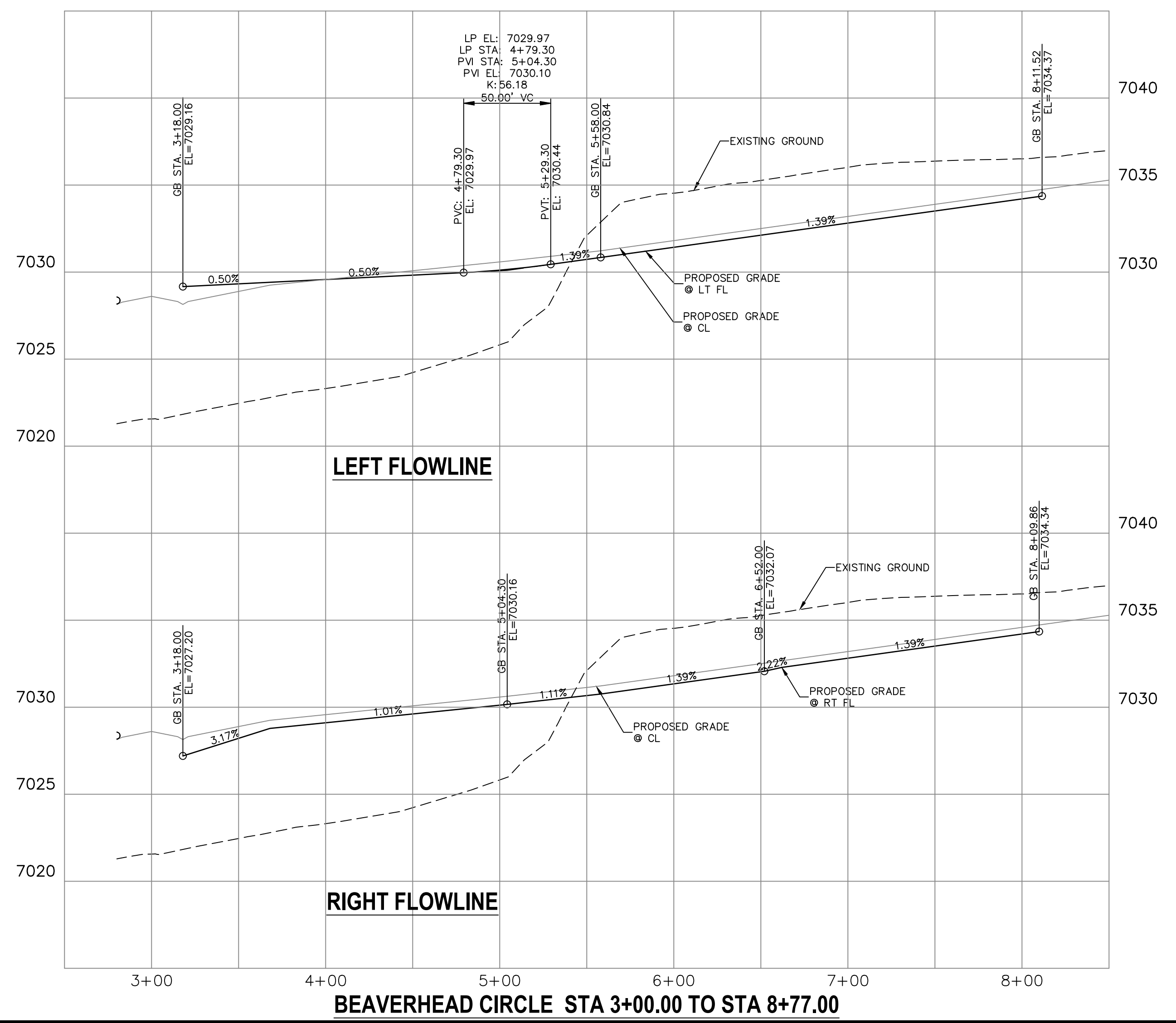
LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	62.00'	N51°35'24"E
L3	156.07'	N40°21'31"E

STREET ABBREVIATIONS

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

ABBREVIATION LEGEND

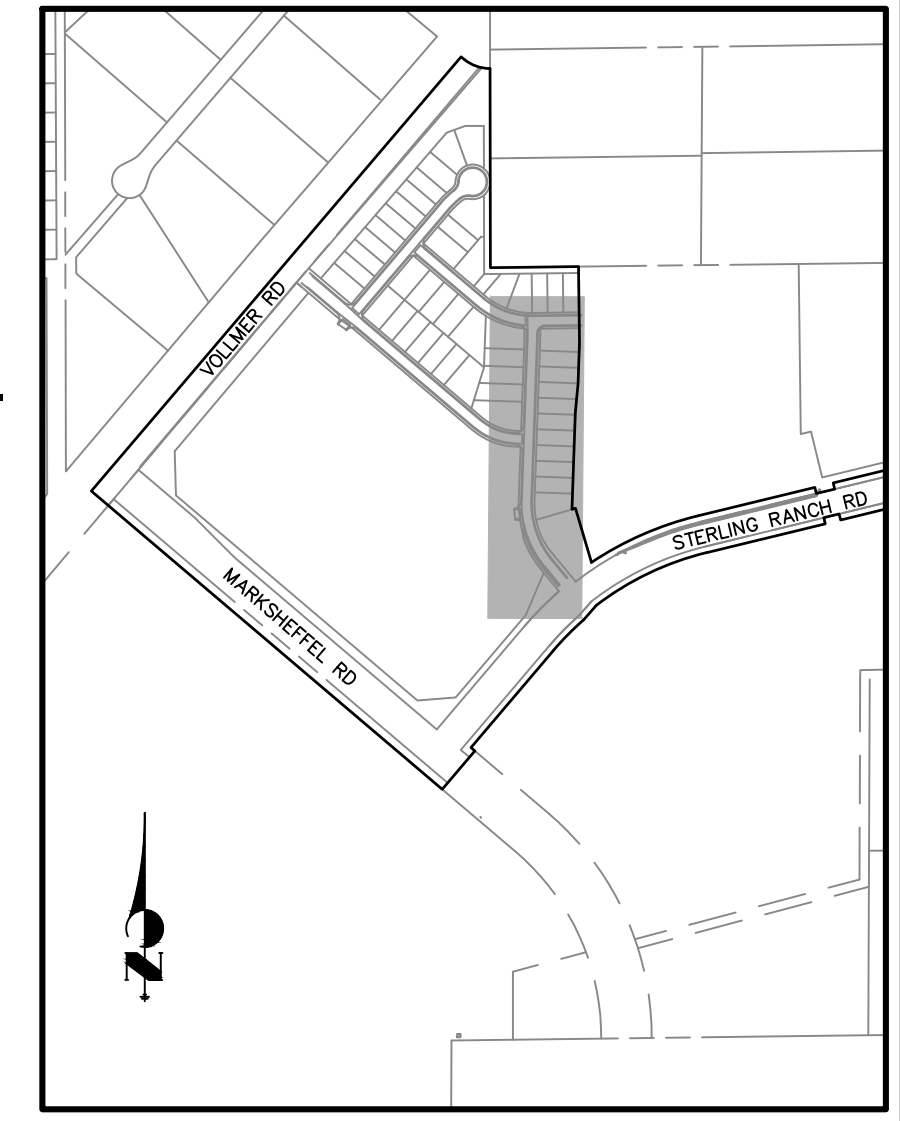
⊕-⊕ CENTERLINE INTERSECTION
 ⊕-⊕ FLOWLINE INTERSECTION
 BT BEGIN TRANSITION
 ET END TRANSITION
 PC POINT OF CURVE
 PCC POINT OF COMPOUND CURVE
 PCR POINT OF CURB RETURN
 PRC POINT OF REVERSE CURVE
 PT POINT OF TANGENT
 EL ELEVATION
 LT LEFT
 RT RIGHT



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE 4/20/21



Know what's below.
Call before you dig.



KEY MAP

ABBREVIATION LEGEND

- C-C CENTERLINE INTERSECTION
- E-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

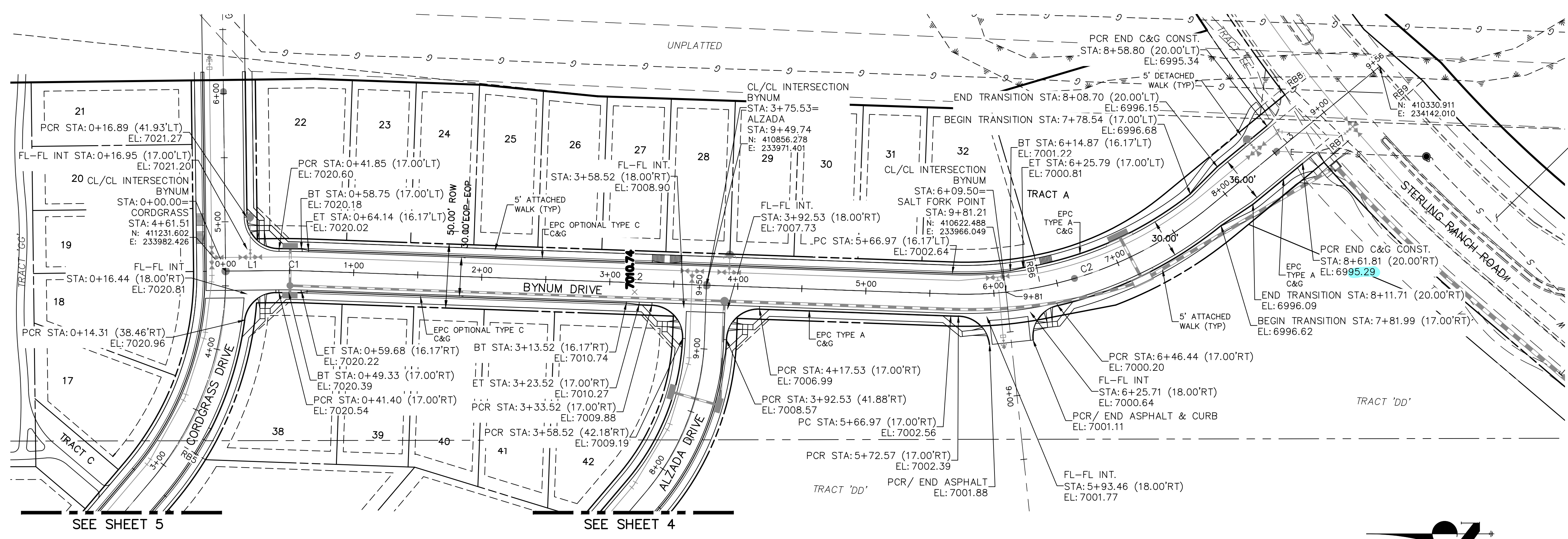
- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE
- SF SALT FORK POINT
- SRR STERLING RANCH ROAD (EX.)
- VR VOLLMER ROAD (EX.)
- CDS CUL-DE-SAC
- KN KNUCKLE

CENTERLINE LINE TABLE

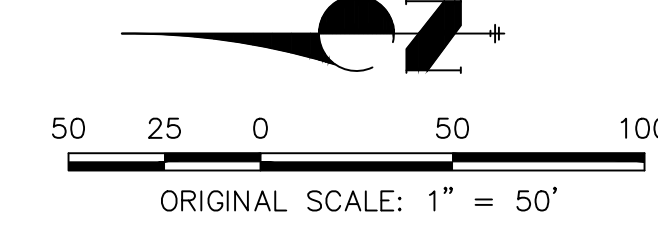
Line #	Length	Direction
L1	41.40	S0° 33' 26.07"E
L2	502.83	S2° 02' 55.33"W
L3	140.37	S39°28'36"E

CENTERLINE CURVE TABLE

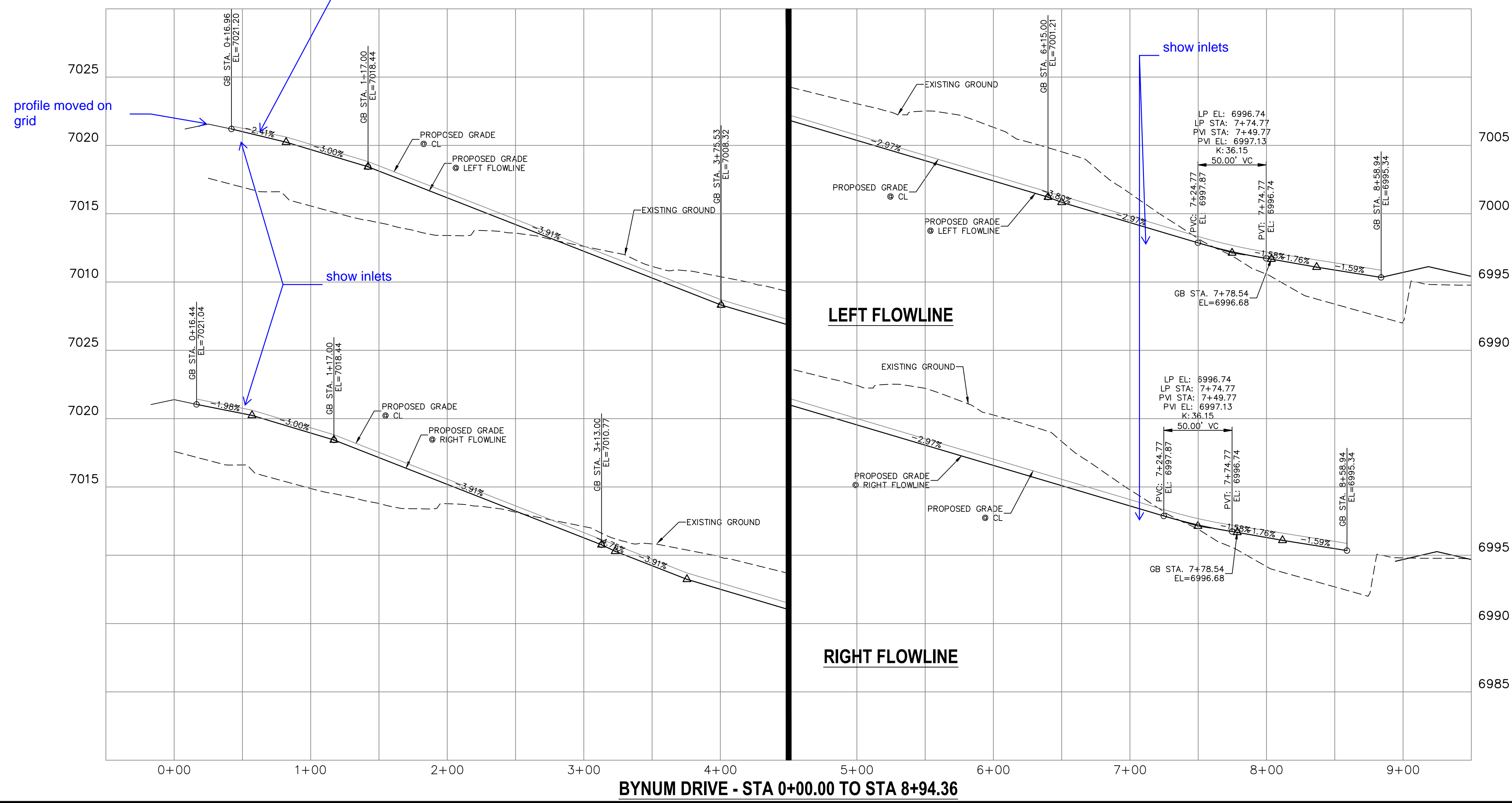
Curve #	Length	Radius	Delta
C1	22.74	500.00	2.61
C2	217.43	300.00	41.53



BYNUM DRIVE
STA 0+00.00 TO STA 9+24.77



This doesn't meet ADA requirements



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, INC. LOCAL ENGINEER
 DATE 4/20/21

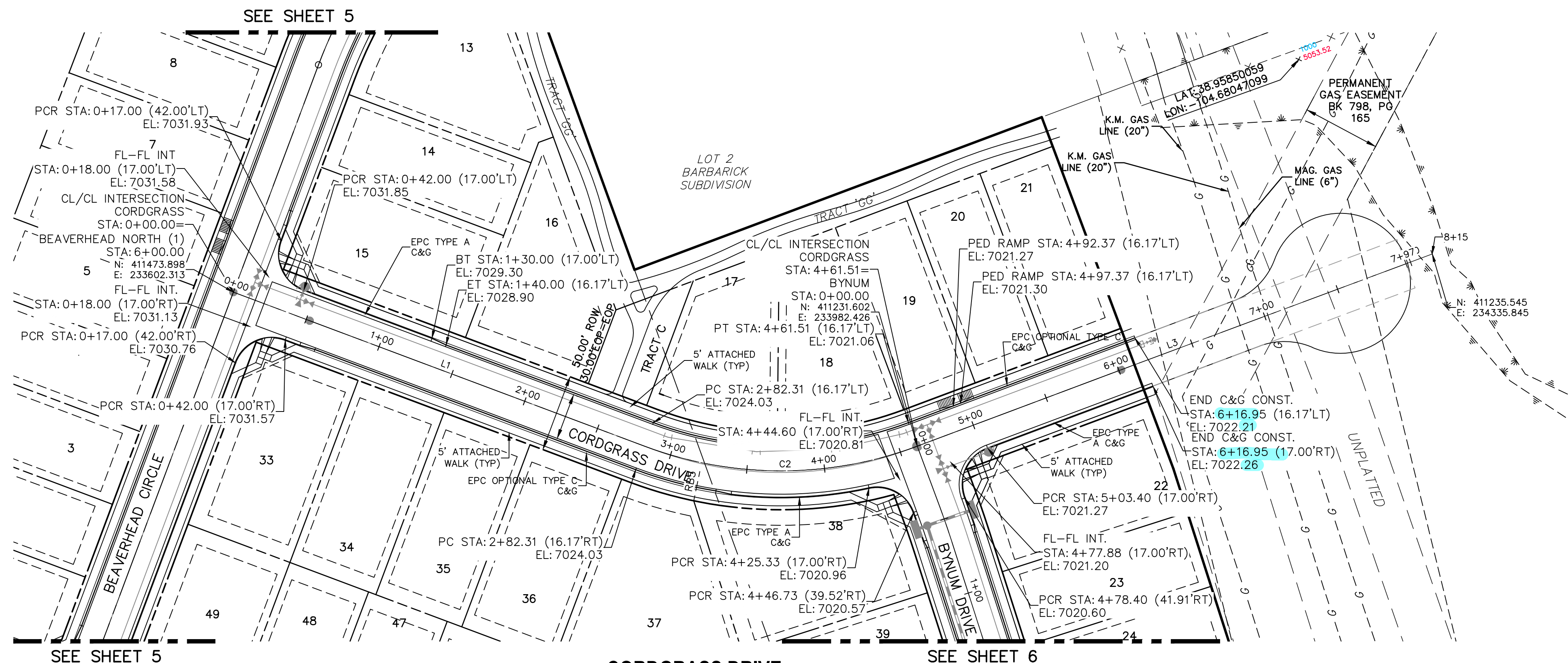
PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

JR ENGINEERING
 A Western Company
 Centennial 305-740-9383 • Colorado Springs 719-580-2583
 Fort Collins 970-491-8888 • www.jrengineering.com

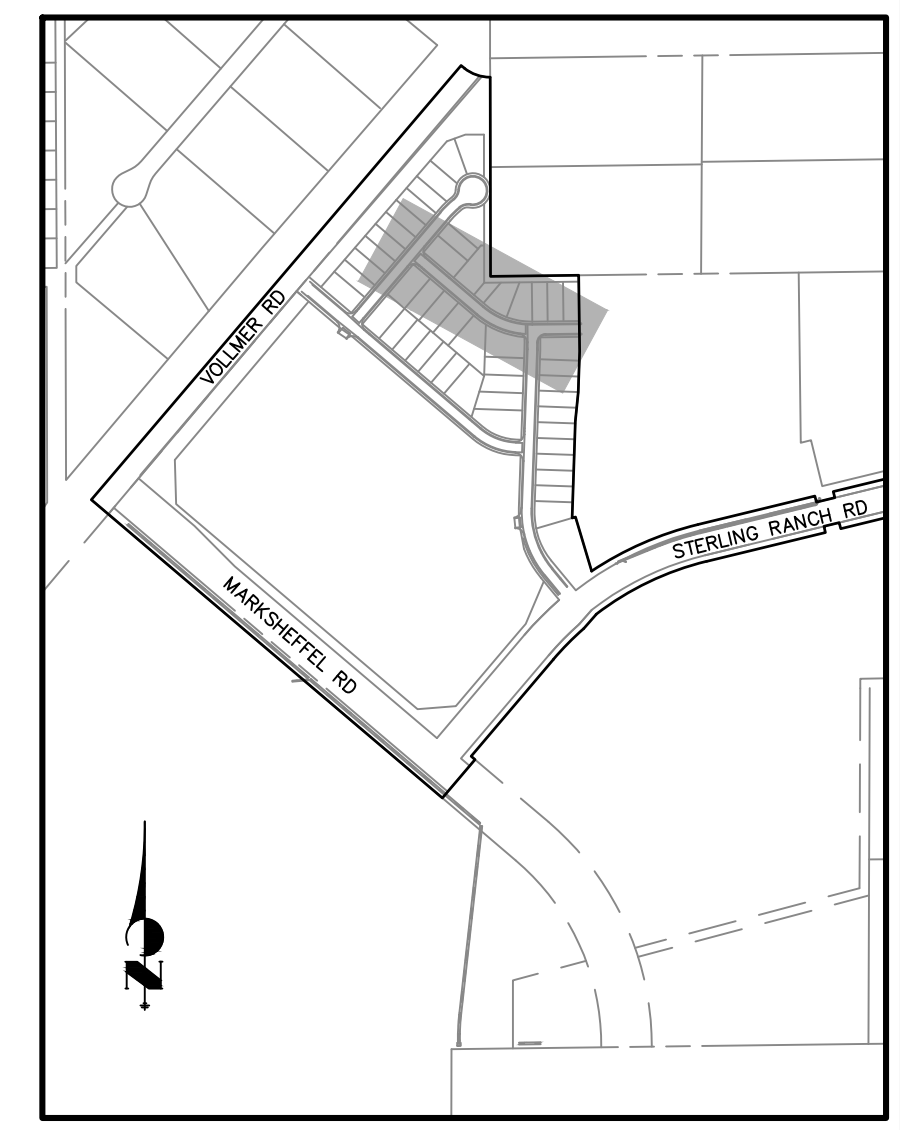
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								1"=50'	1"=5'
STERLING RANCH FILING NO.2									
STREET IMPROVEMENT PLAN									
SHEET 6 OF 9									
JOB NO. 25188.01									



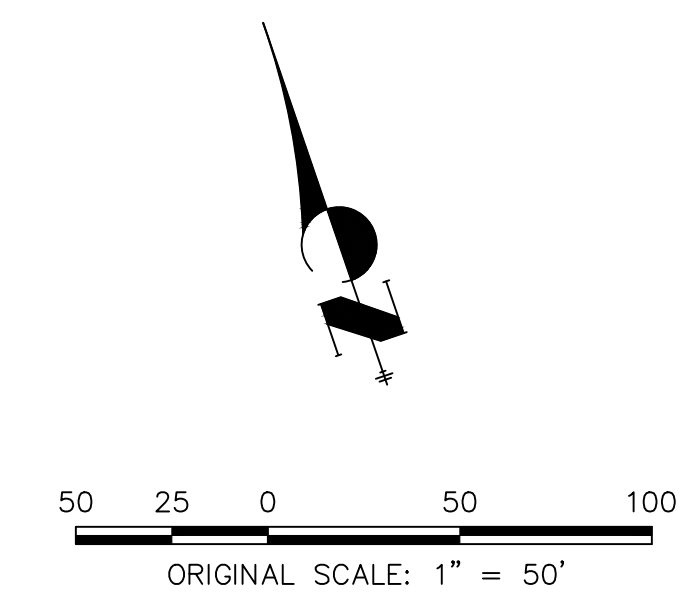
Know what's below.
Call before you dig.



**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

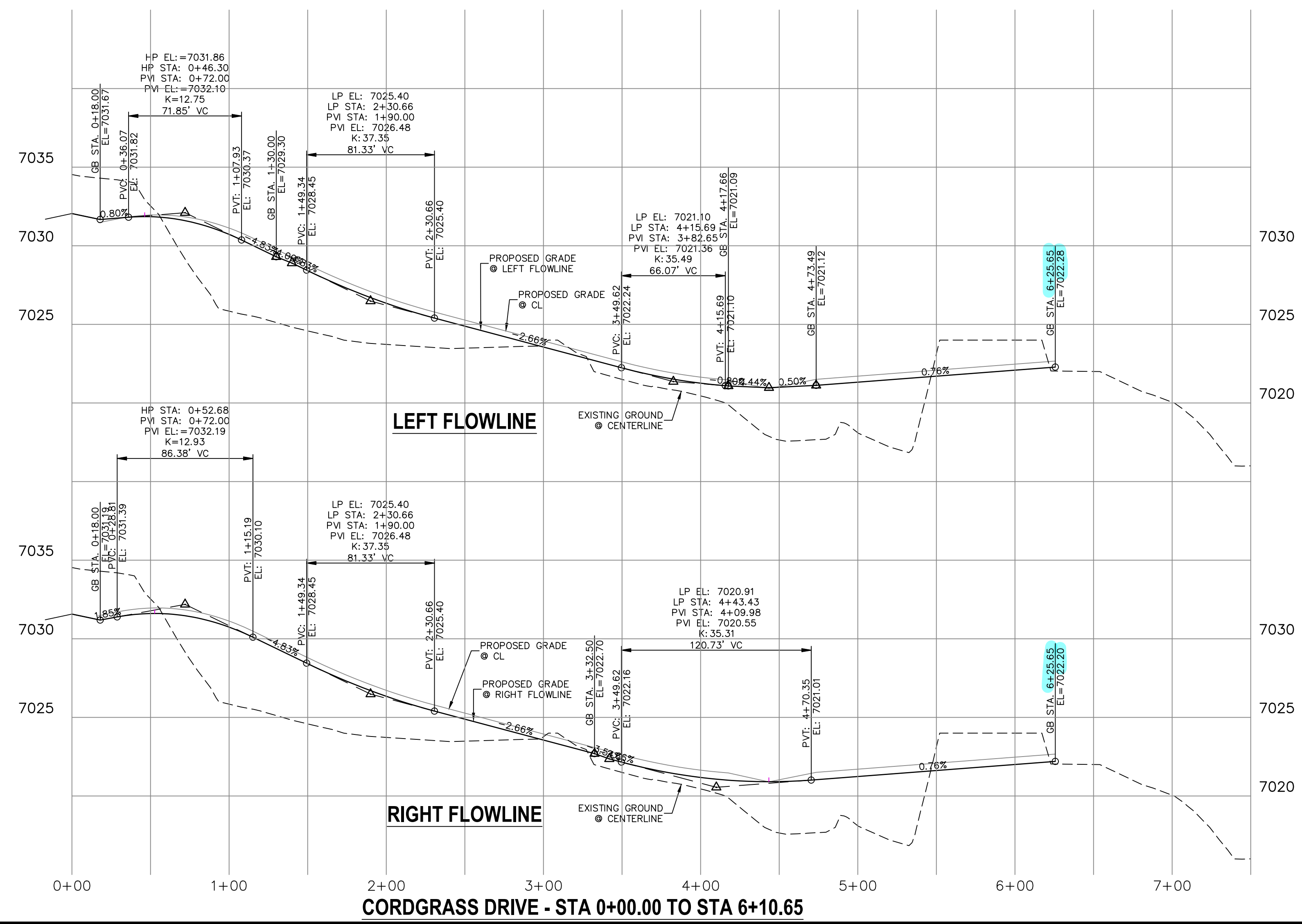
PARCEL CURVE

Curve #	Length	Radius	Delta
C1	173.58	250.53	39.70

STREET ABBREVIATIONS

AD	ALZADA DRIVE
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

**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.



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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
DATE 4/20/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

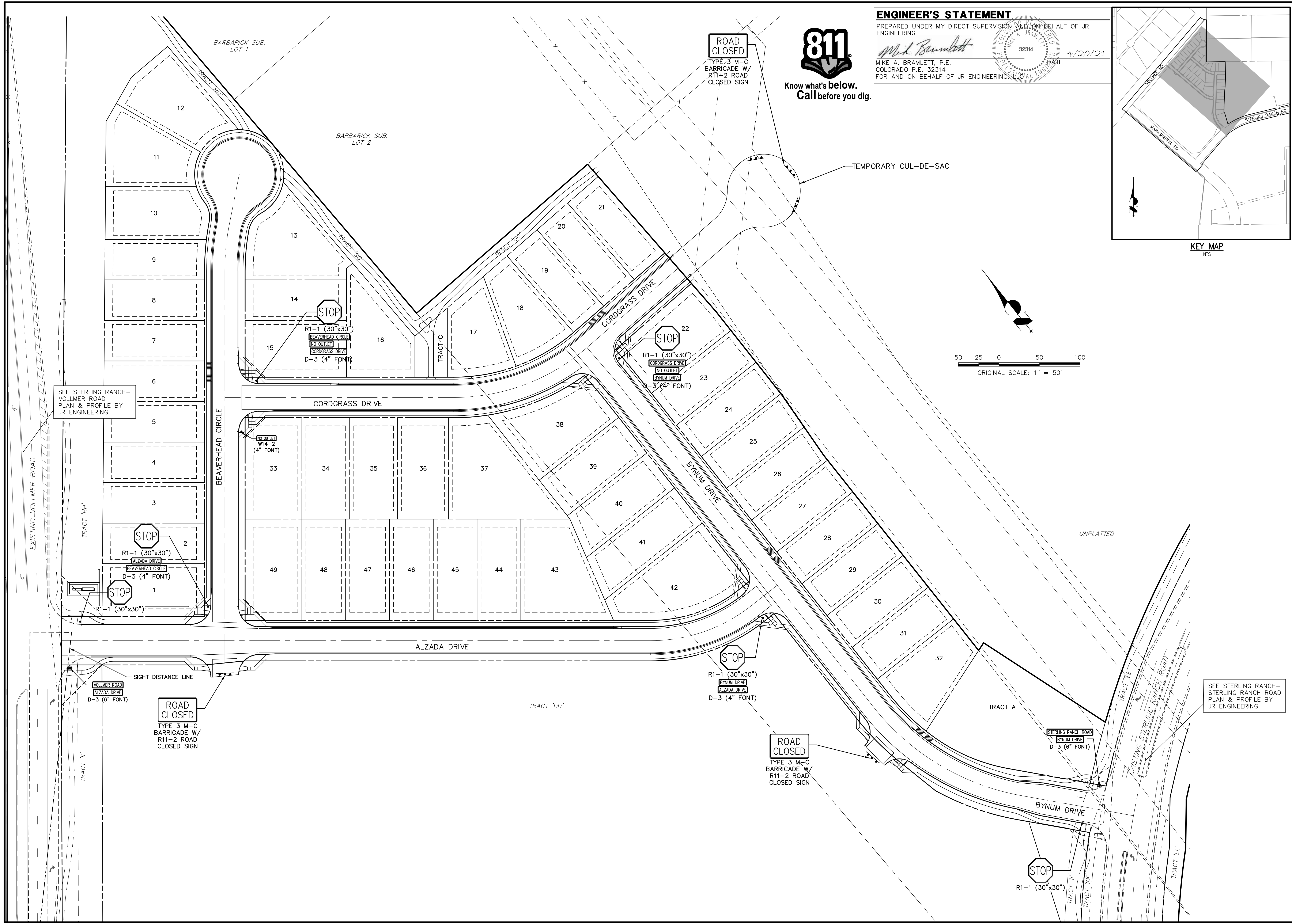
J-R ENGINEERING
A Western Company
Centennial 305-740-9383 • Colorado Springs 719-580-2983
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

STERLING RANCH FILING NO.2
STREET IMPROVEMENT PLAN

SHEET 7 OF 9
JOB NO. 25188.01

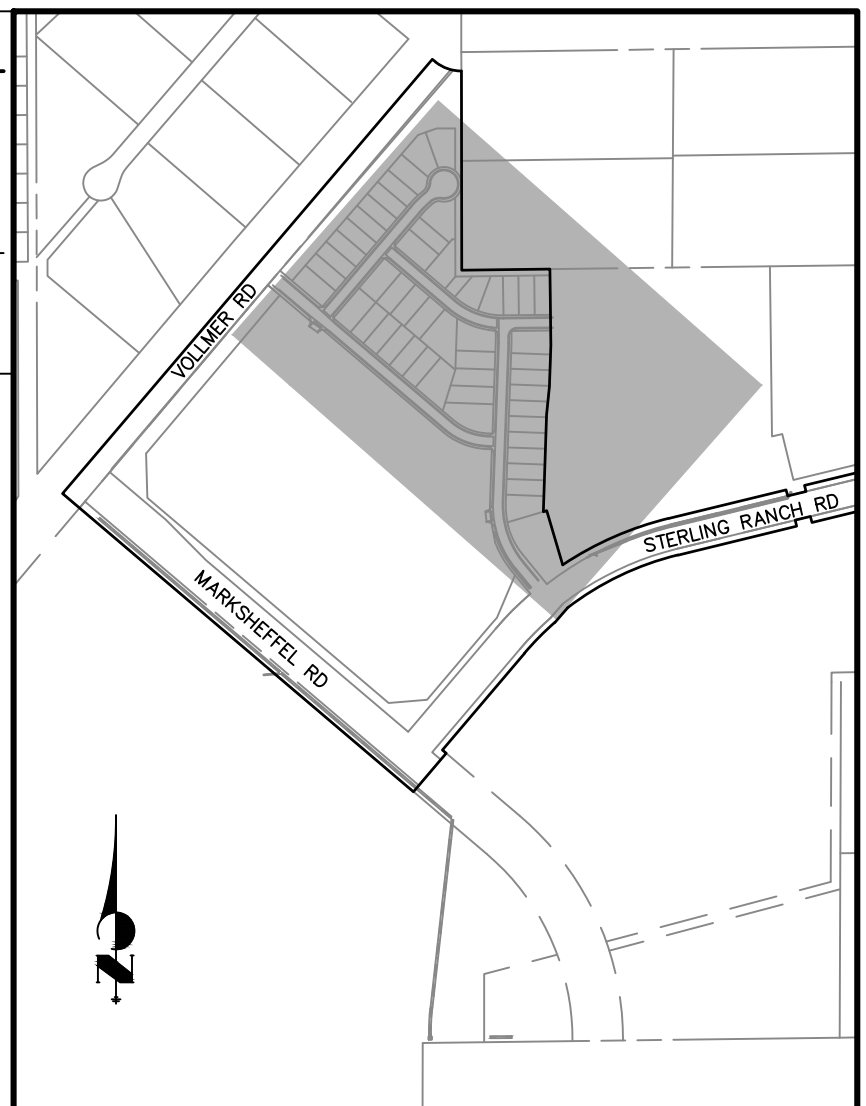
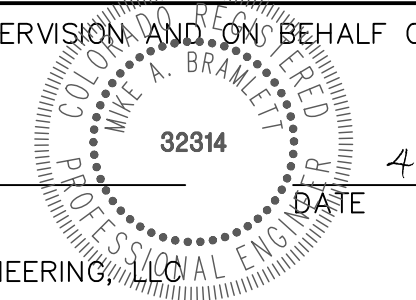


ENGINEER'S STATEMENT

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, INC.



Know what's below.
 Call before you dig.



KEY MAP
 NTS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR 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

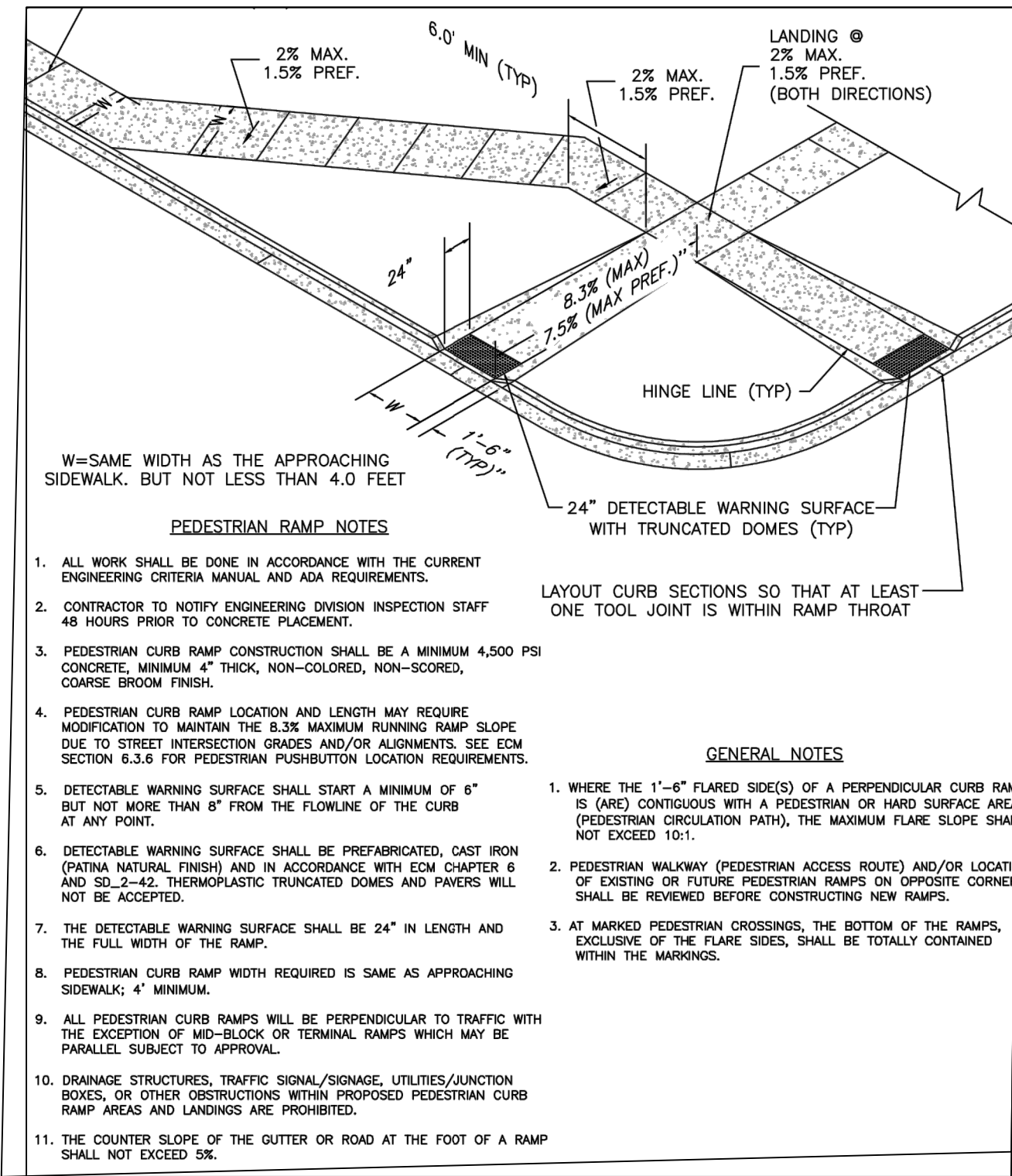
J.R. ENGINEERING
 A Westman Company
 Central 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH FILING NO.2
 STREET IMPROVEMENT PLAN
 SHEET 8 OF 9
 JOB NO. 25188.01

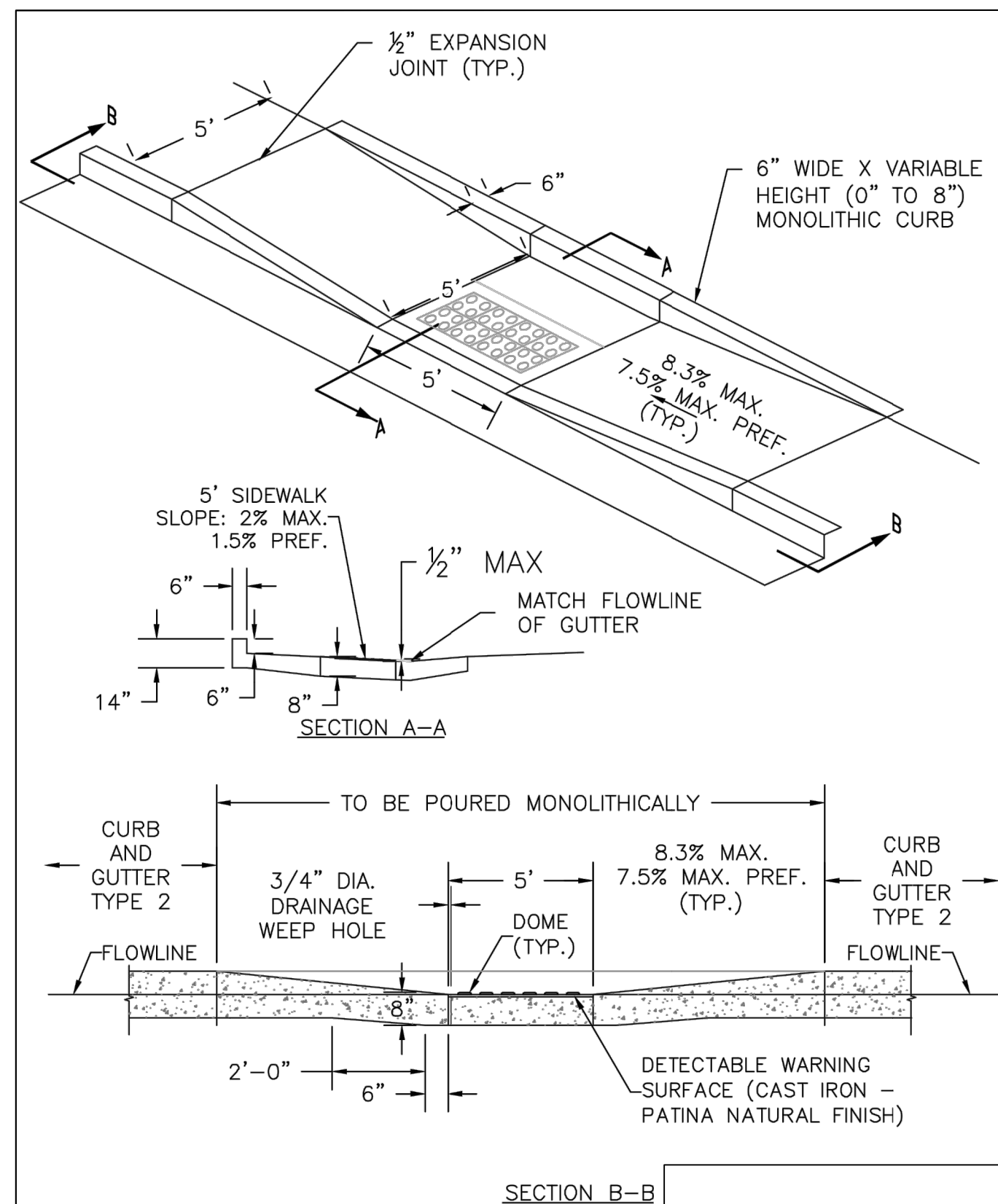
SEE STERLING RANCH-VOLLMER ROAD PLAN & PROFILE BY JR ENGINEERING.

SEE STERLING RANCH-STERLING RANCH ROAD PLAN & PROFILE BY JR ENGINEERING.



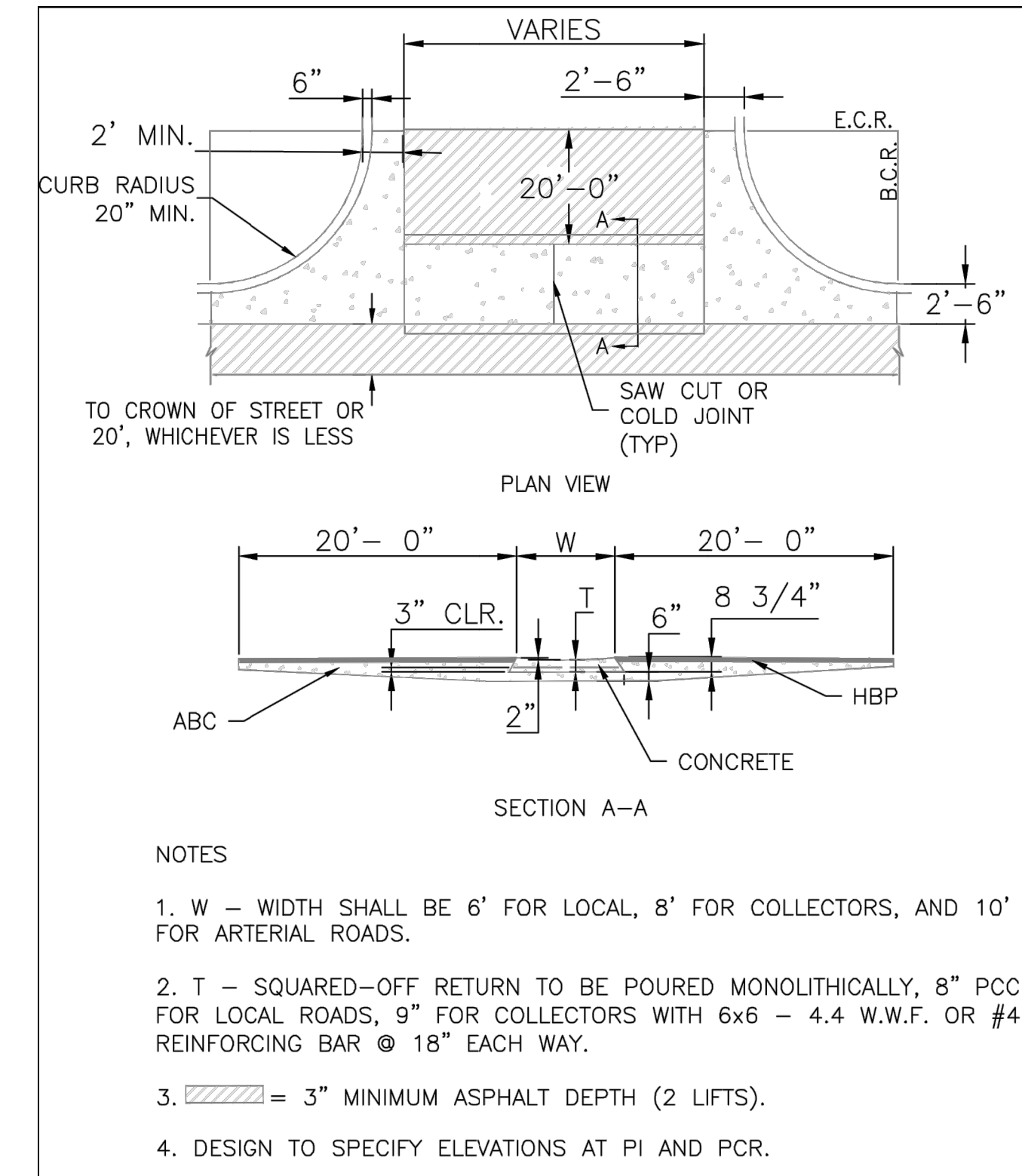
PEDESTRIAN INTERSECTION RAMP (SD 2-41)

SCALE: NTS



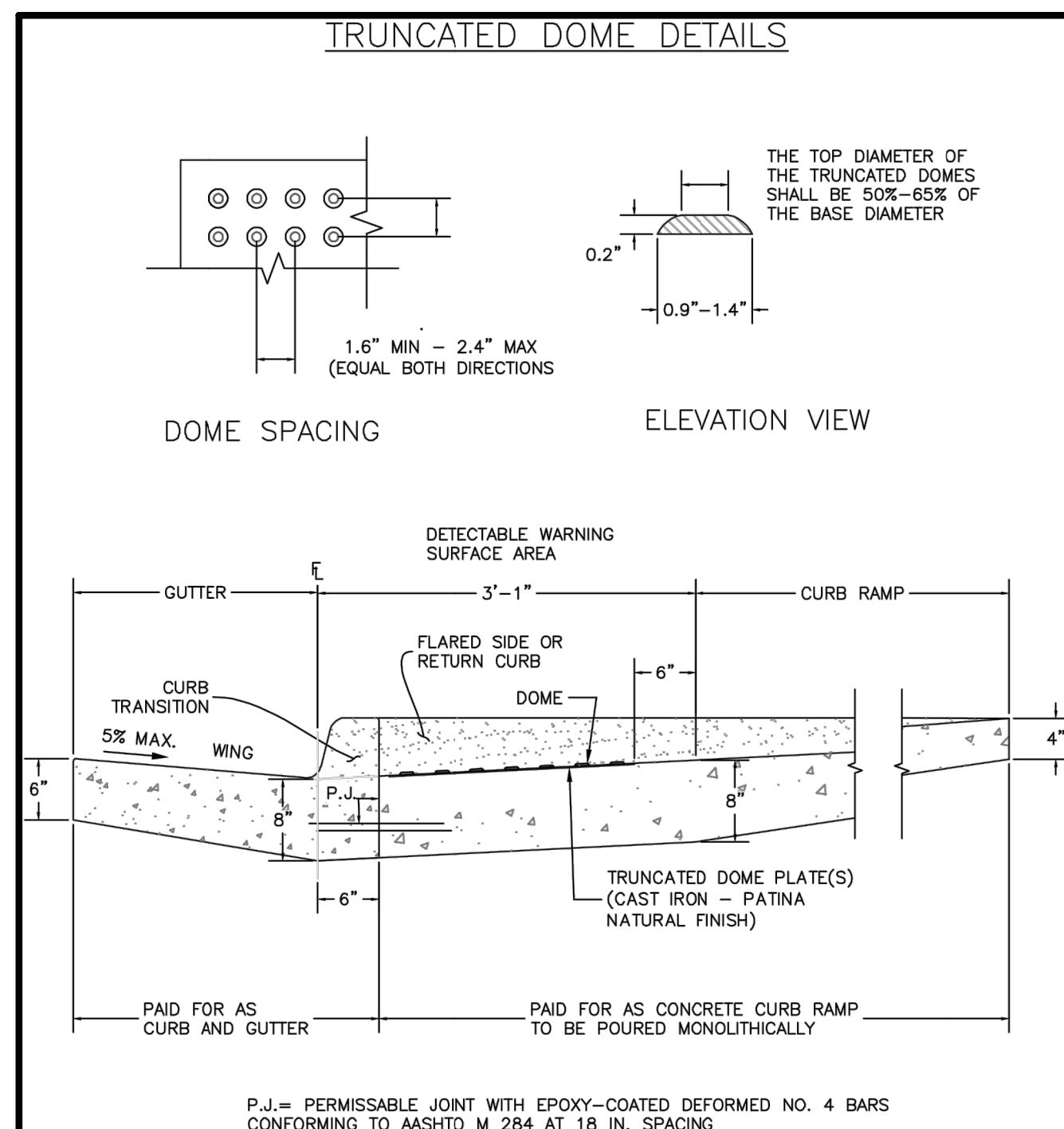
PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS



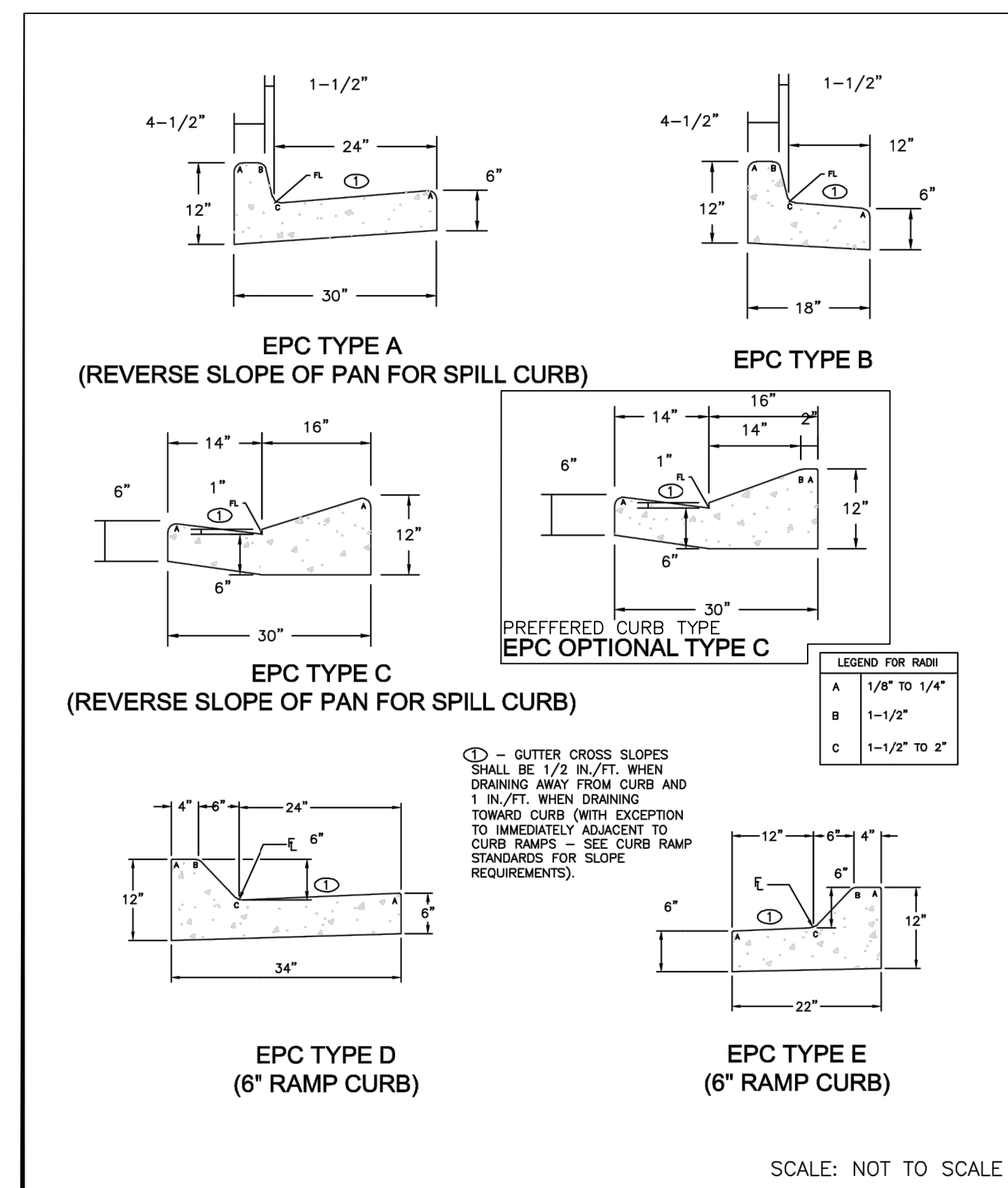
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS



DETECTABLE WARNING SURFACE DETAILS (SD 2-42)

SCALE: NTS



TYPICAL CURB AND GUTTER DETAILS (SD 2-20)

SCALE: NTS

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 Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

STERLING RANCH FILING NO.2
 STREET IMPROVEMENT PLAN



STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

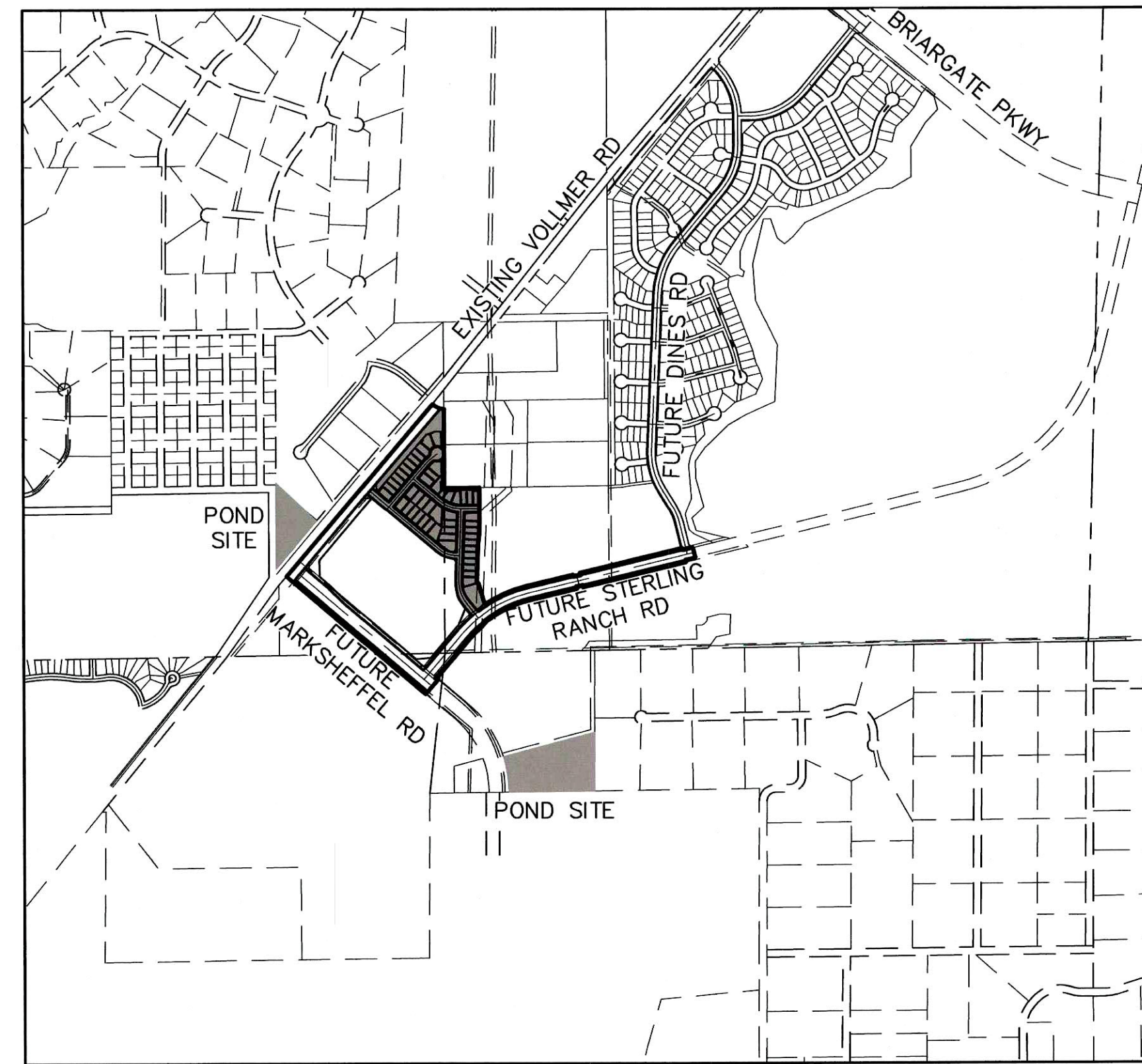
STORM SEWER PLANS

APRIL 2021

SF-20-015

AGENCIES

- OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JOS-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-8, 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
- 24-26 DETAIL SHEET

CITY OF COLORADO SPRINGS STATEMENT

REVIEWED AND ARE APPROVED FOR STORM DRAIN FACILITIES INSTALLATION CONSTRUCTION.

DATE

THE STORM FACILITIES CROSSING LANDS WITHIN THE CITY OF COLORADO SPRINGS JURISDICTION HAVE BEEN REVIEWED. PLAN REVIEW BY CITY OF COLORADO SPRINGS IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE CITY OF COLORADO SPRINGS, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMANCE WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Mike A. Bramlett 04/20/21
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC A WESTRIAN COMPANY

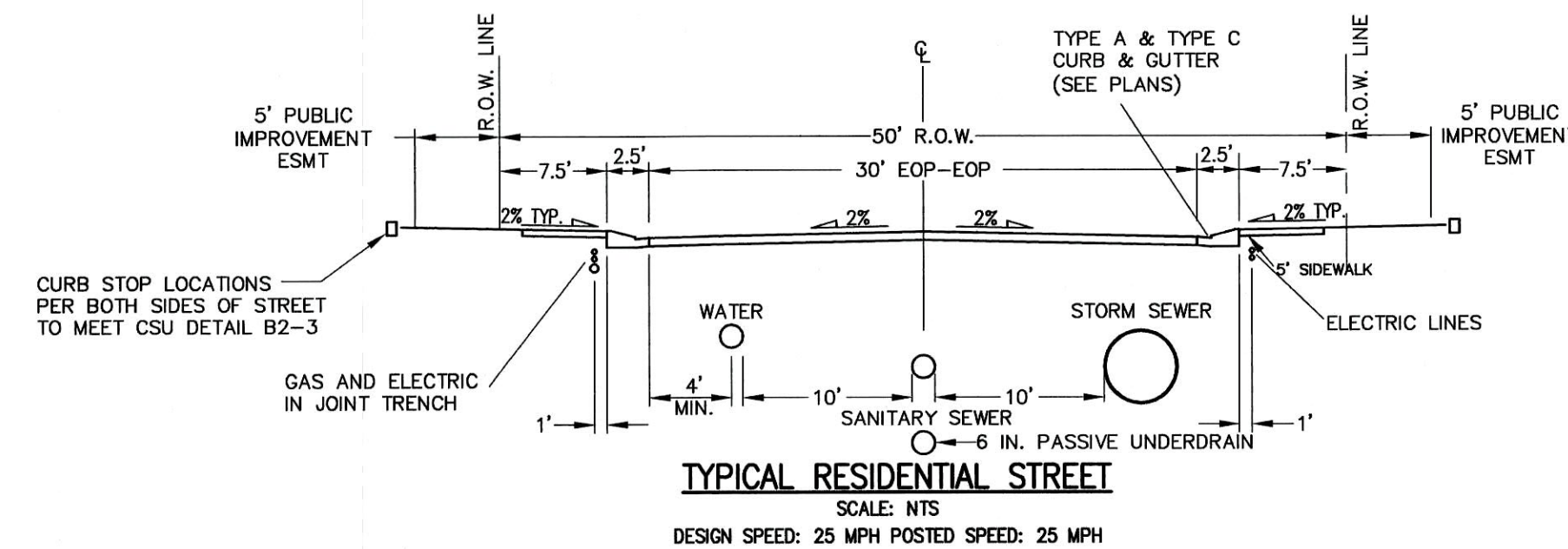
DISTRICT APPROVALS

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

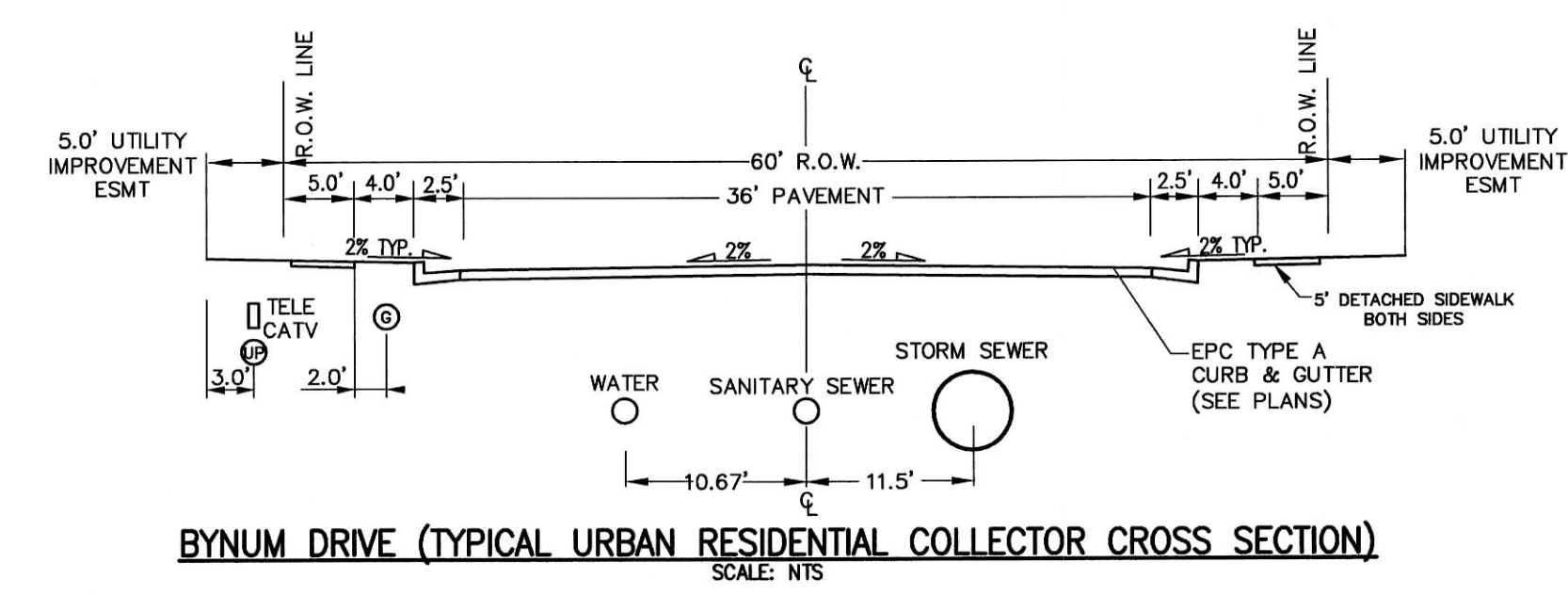
James F. Morley 4/20/21
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9653", 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 PAINNEE 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

UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE ENGINEERING 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
(719) 471-1742

JR ENGINEERING
A Westrian Company
Central 303-740-8888 • Colorado Springs 719-588-2888
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	DATE

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

STERLING RANCH FILING NO.2

COVER SHEET

SHEET 1 OF 25

JOB NO. 25188.01



Know what's below.
Call before you dig.

STANDARD CONSTRUCTION NOTES:

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

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT. **Pipes with watertight joints require 100-year design life.**
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 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.

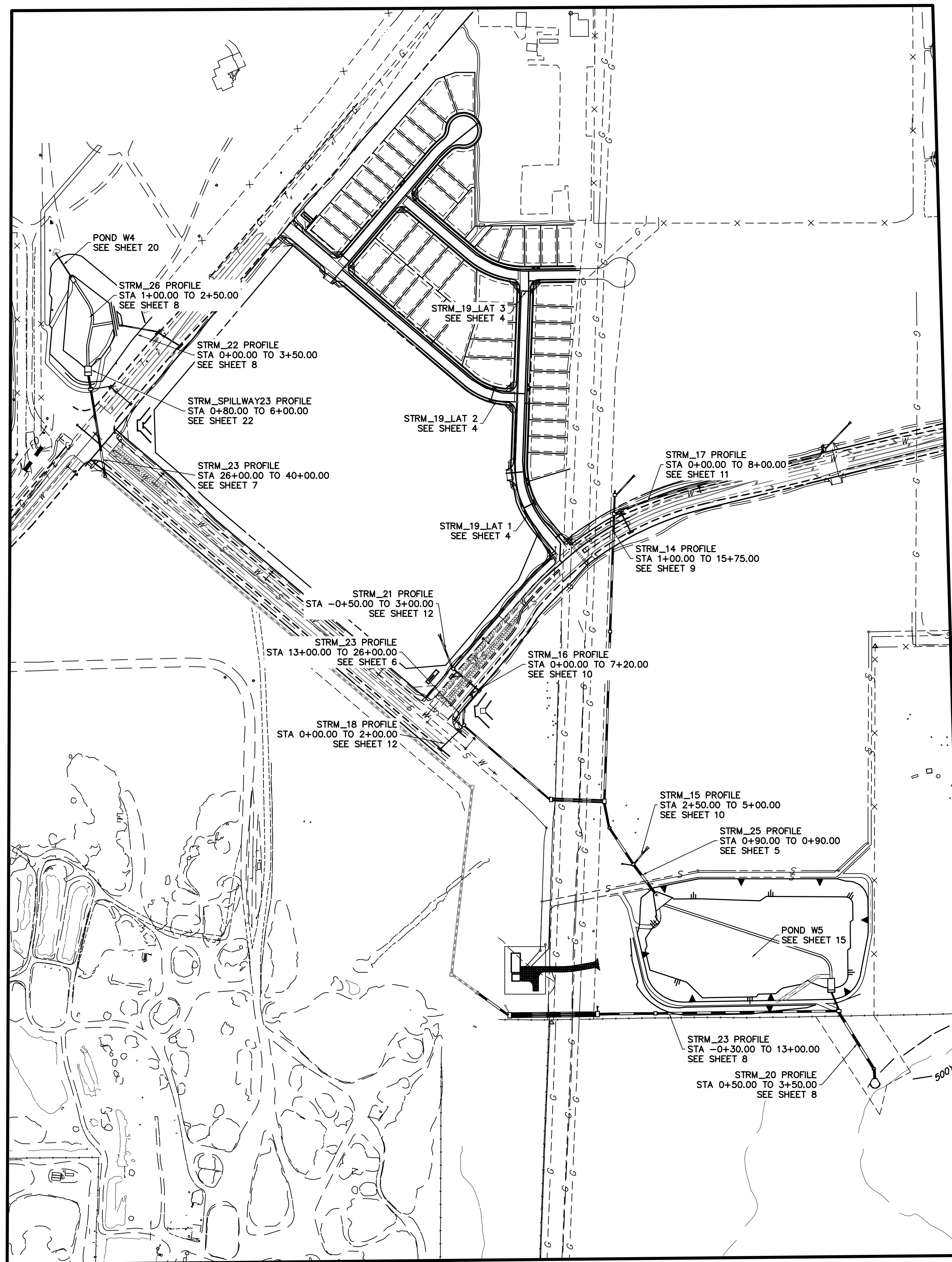
STRUCTURAL CONCRETE NOTES:

- 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

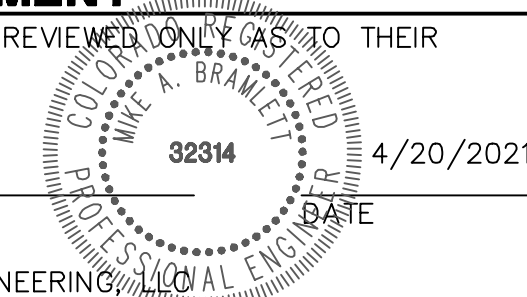


ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

Mike Bramlett 32314 4/20/2021

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 APPROVES THEIR USE FOR 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

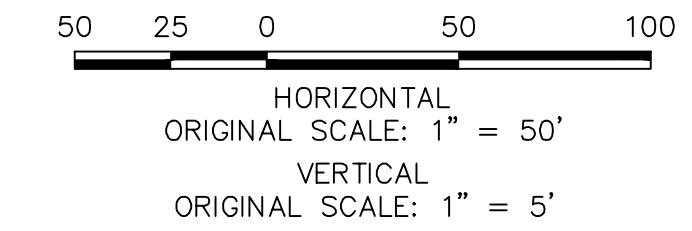
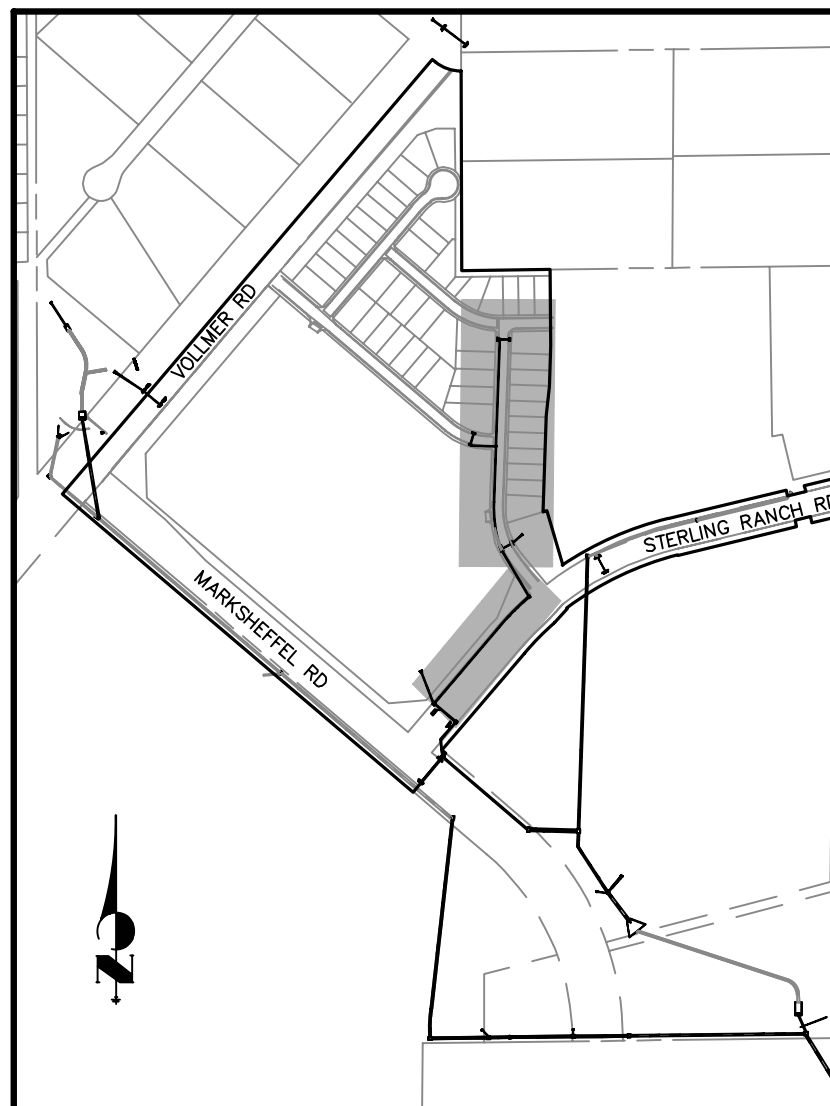
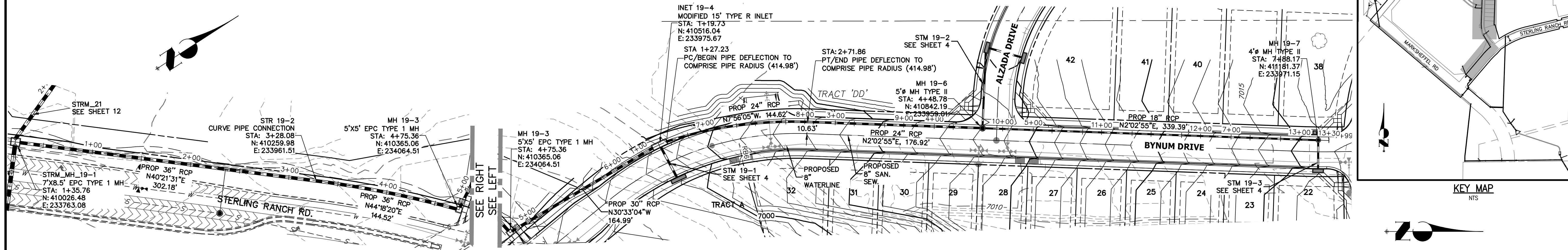
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BY	DATE	No.	REVISION

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

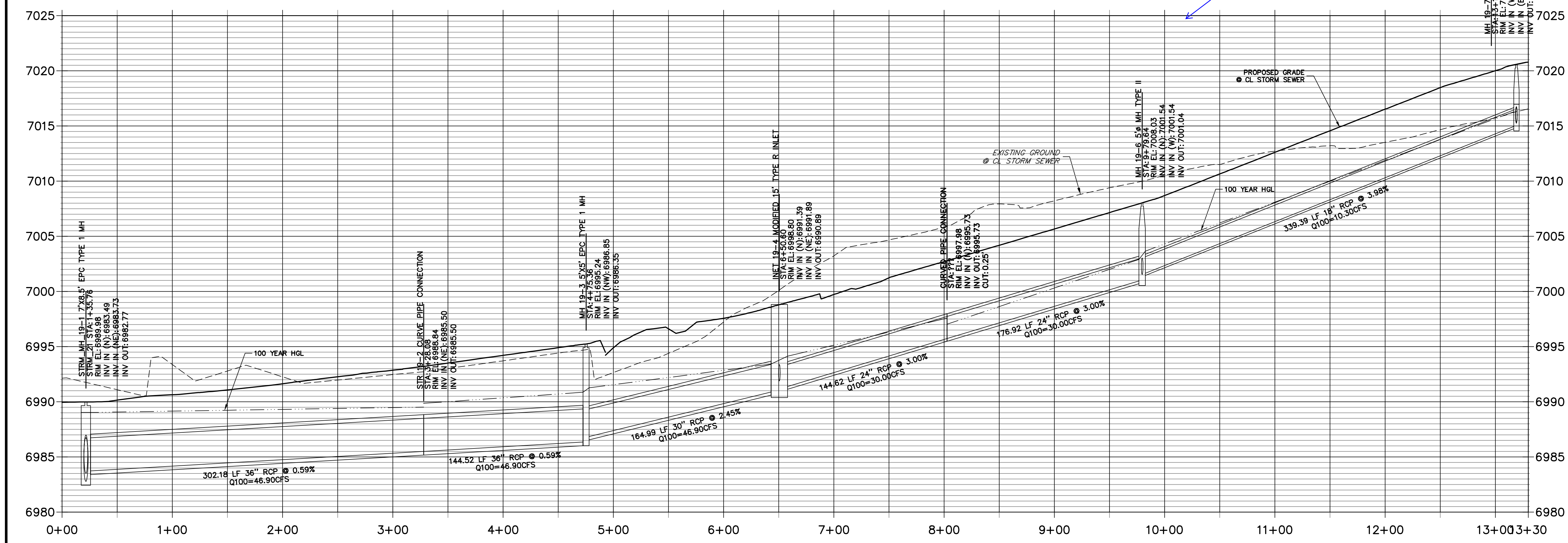


Know what's below.
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STRM_19 PROFILE STA 0+00.00 TO 13+29.82 SRMD Public

Please show water line crossings on all storm profiles.



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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

32314
4/20/2021

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

J.R. ENGINEERING
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No.	REVISION	BY	DATE

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

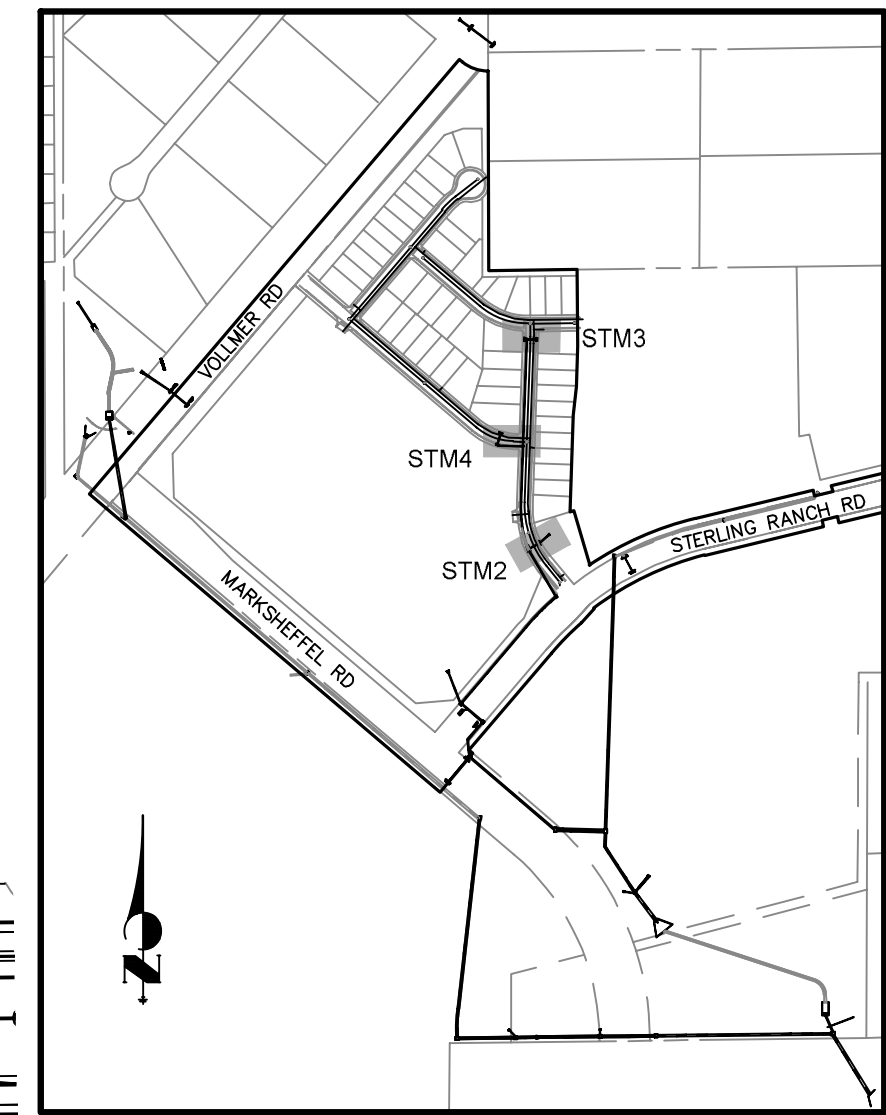
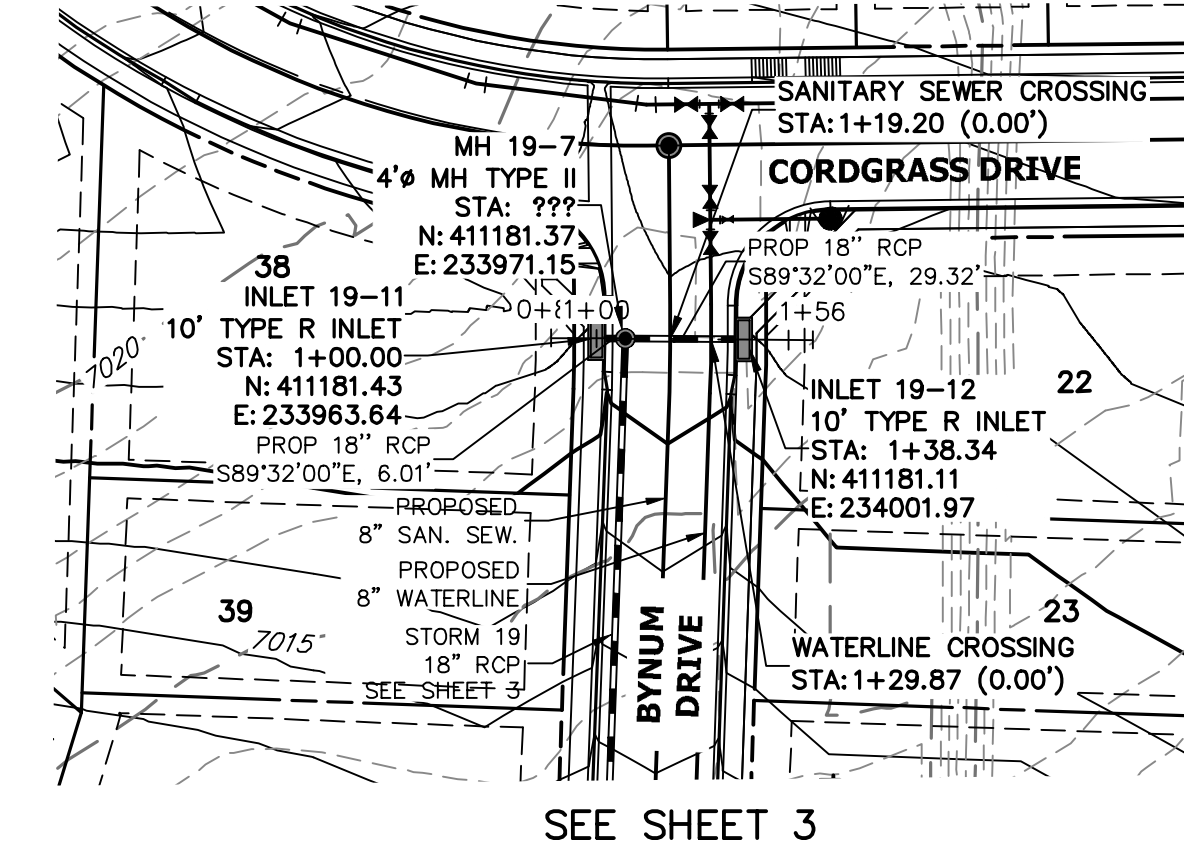
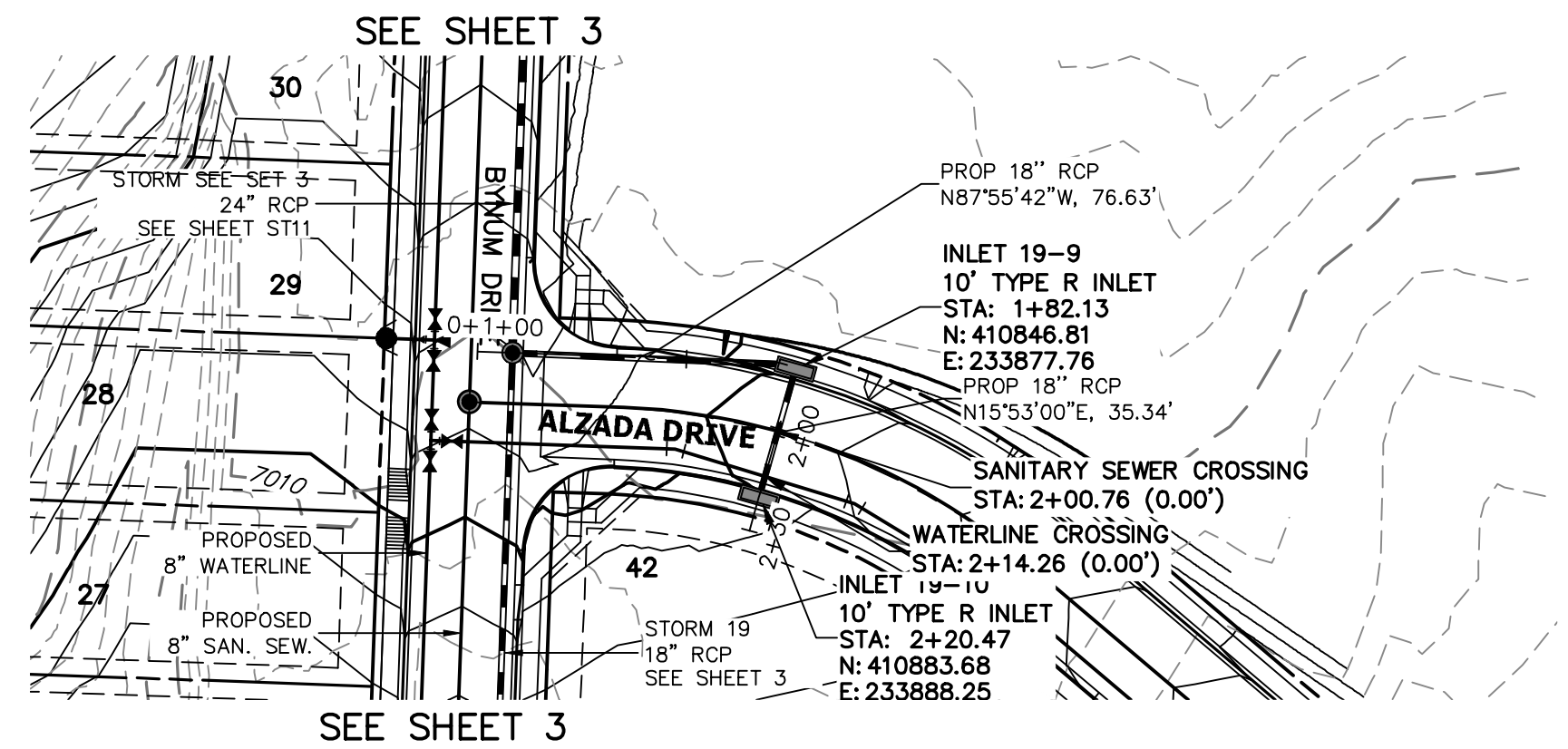
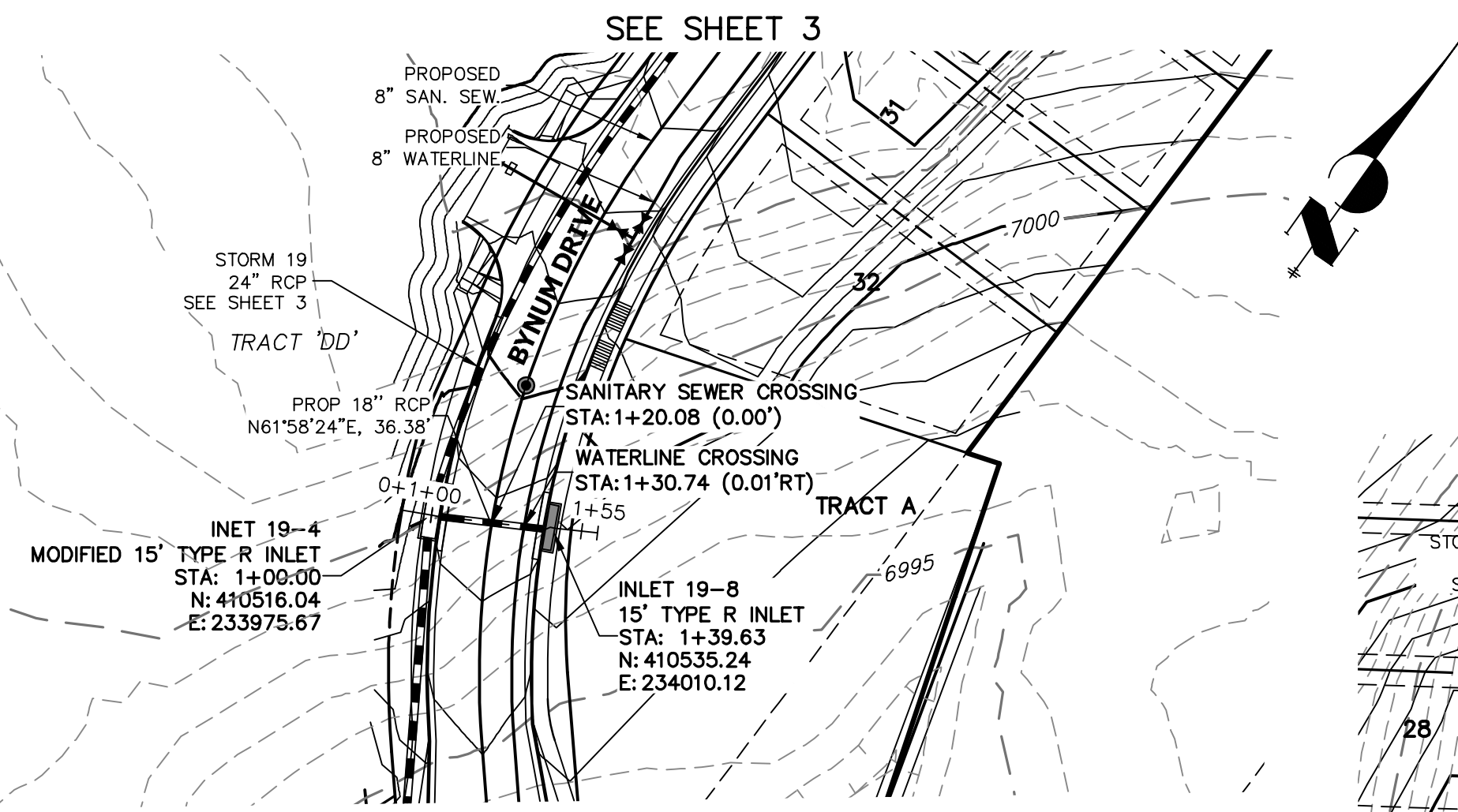
STERLING RANCH FILING NO.2
STORM SEWER PLANS

SHEET 3 OF 25
JOB NO. 25188.01

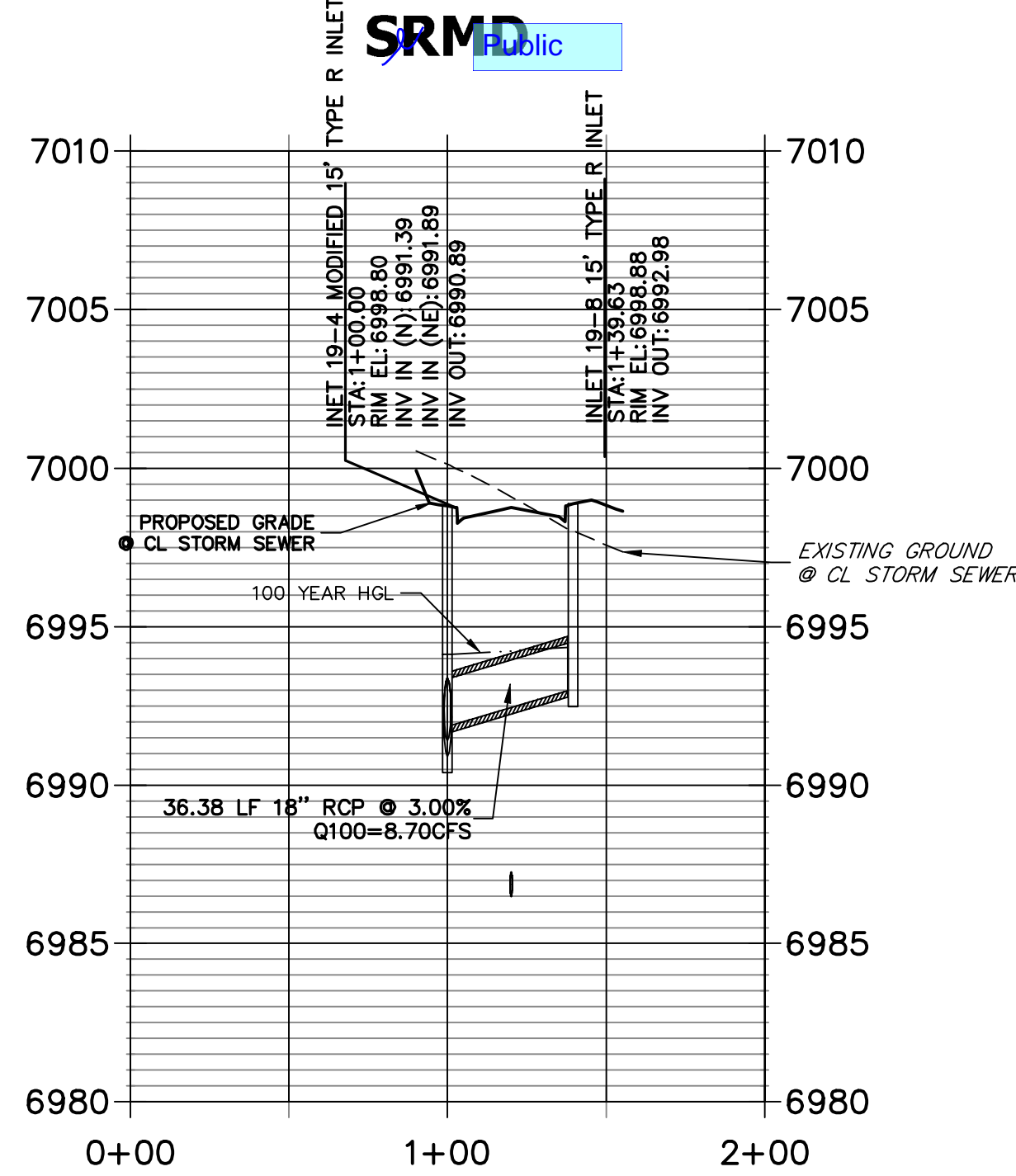


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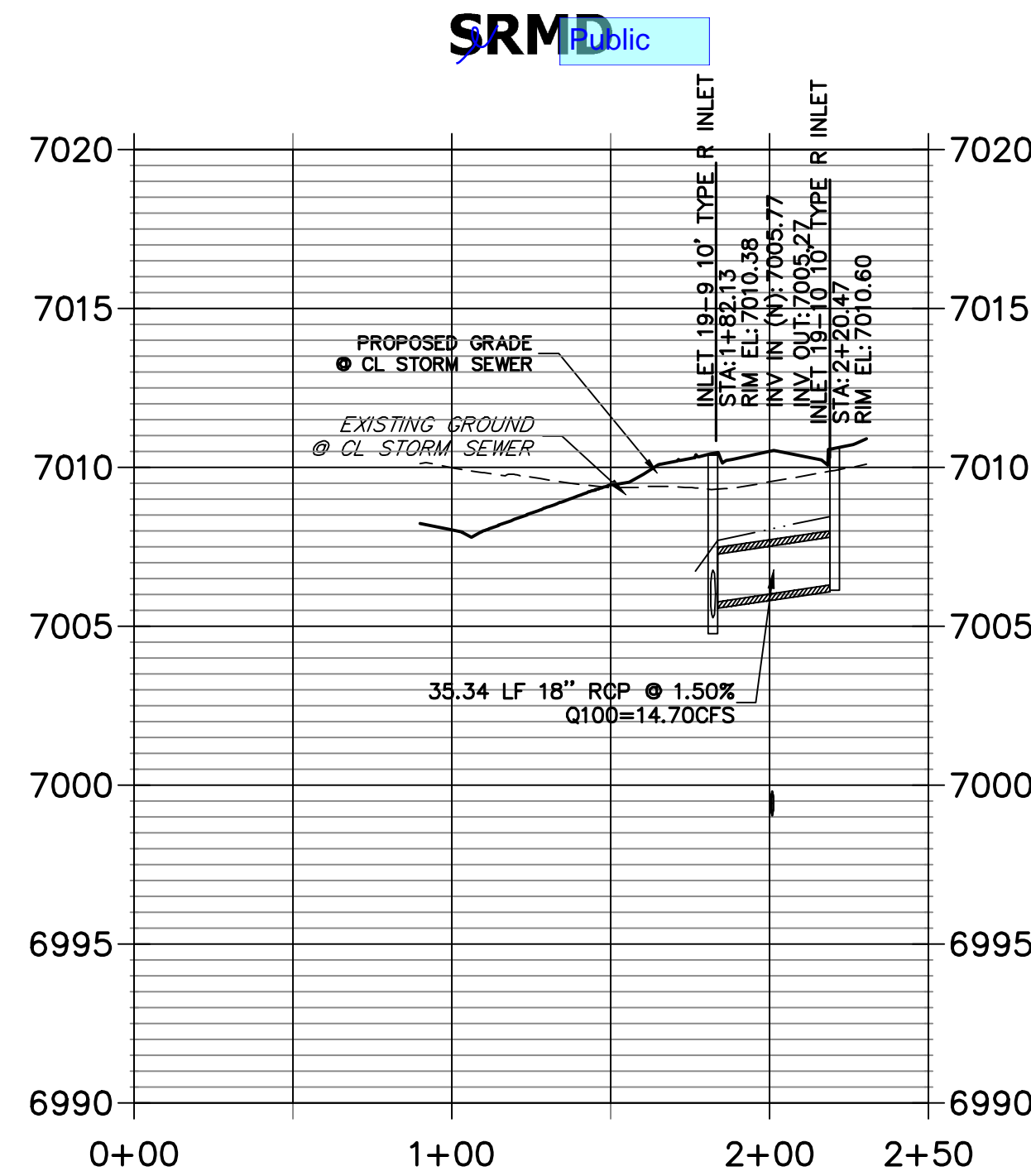
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VERTICAL
ORIGINAL SCALE: 1" = 5'



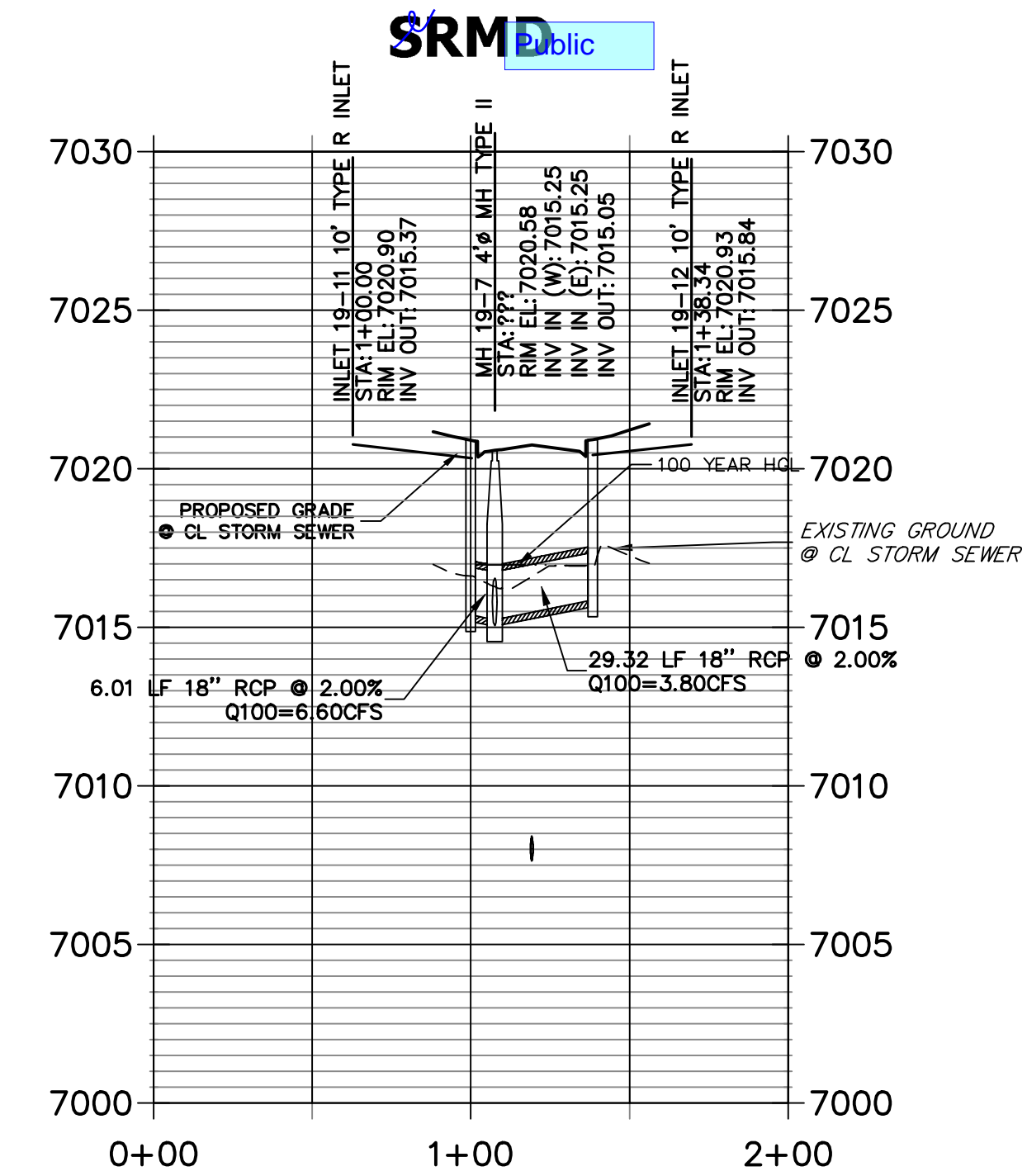
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STRM_19_LAT 2 PROFILE
STA 0+00.00 TO 2+50.00



STRM_19_LAT 3 PROFILE
STA 0+00.00 TO 2+00.00



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE 4/20/2021

UNTIL SUCH TIME AS
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DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
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SUITE 201
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(719) 471-1742

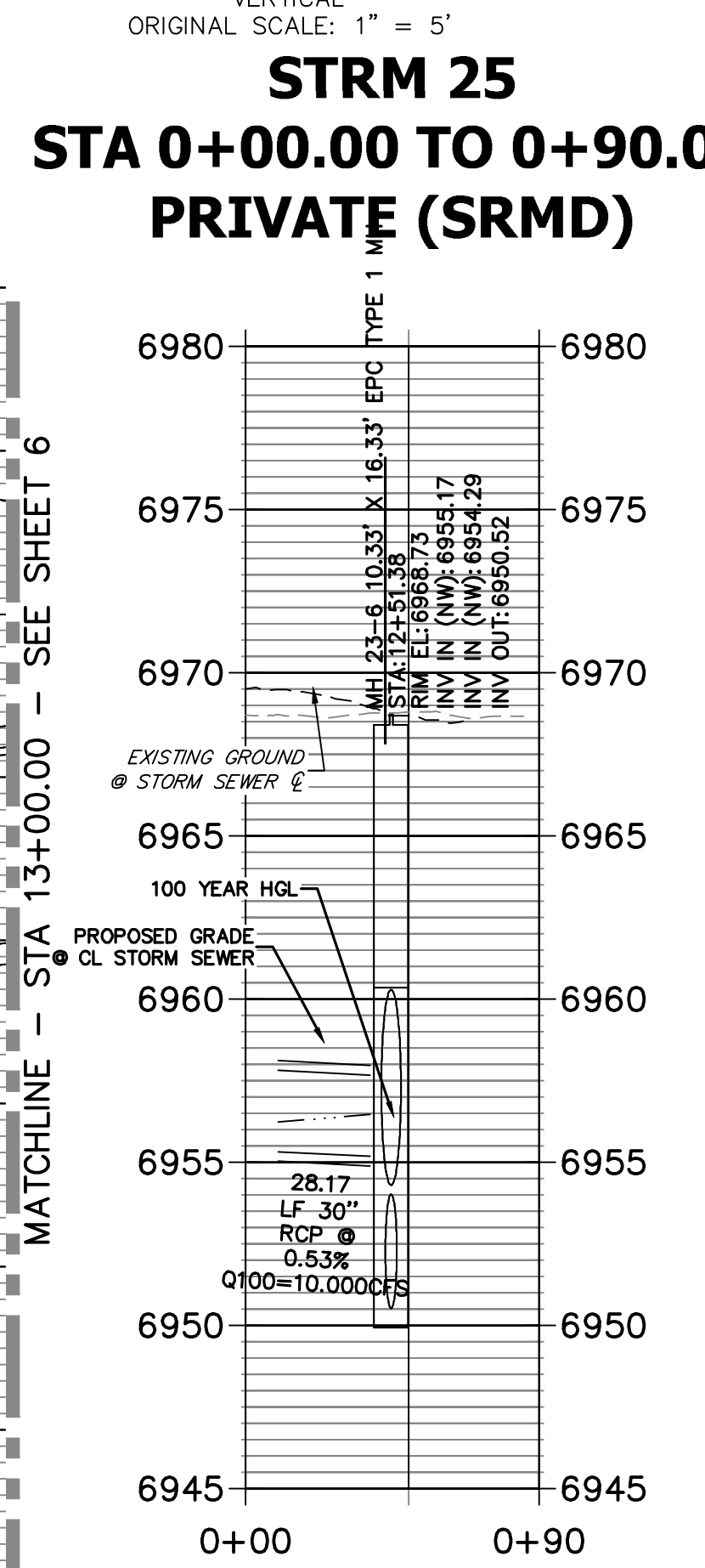
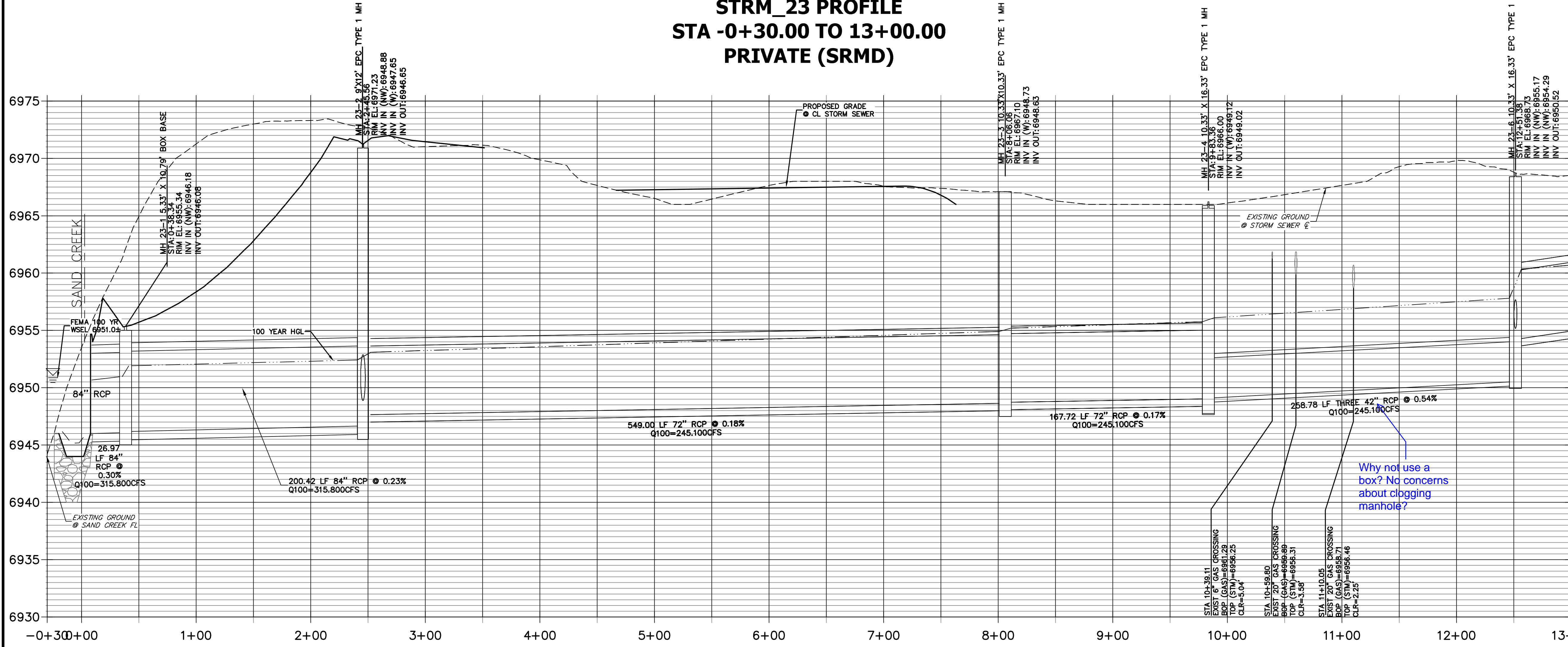
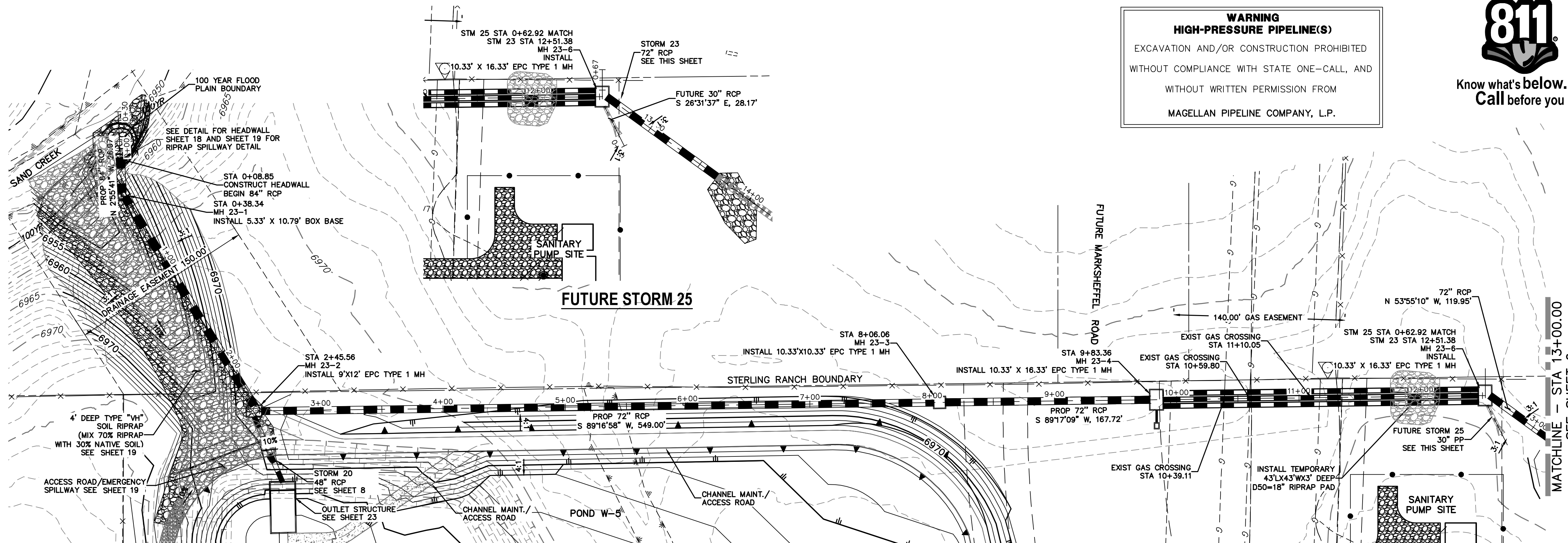
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BY	DATE

No.	REVISION

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

STERLING RANCH FILING NO.2
STORM SEWER PLANS
SHEET 4 OF 25
JOB NO. 25188.01



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

DATE: 4/20/2021

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

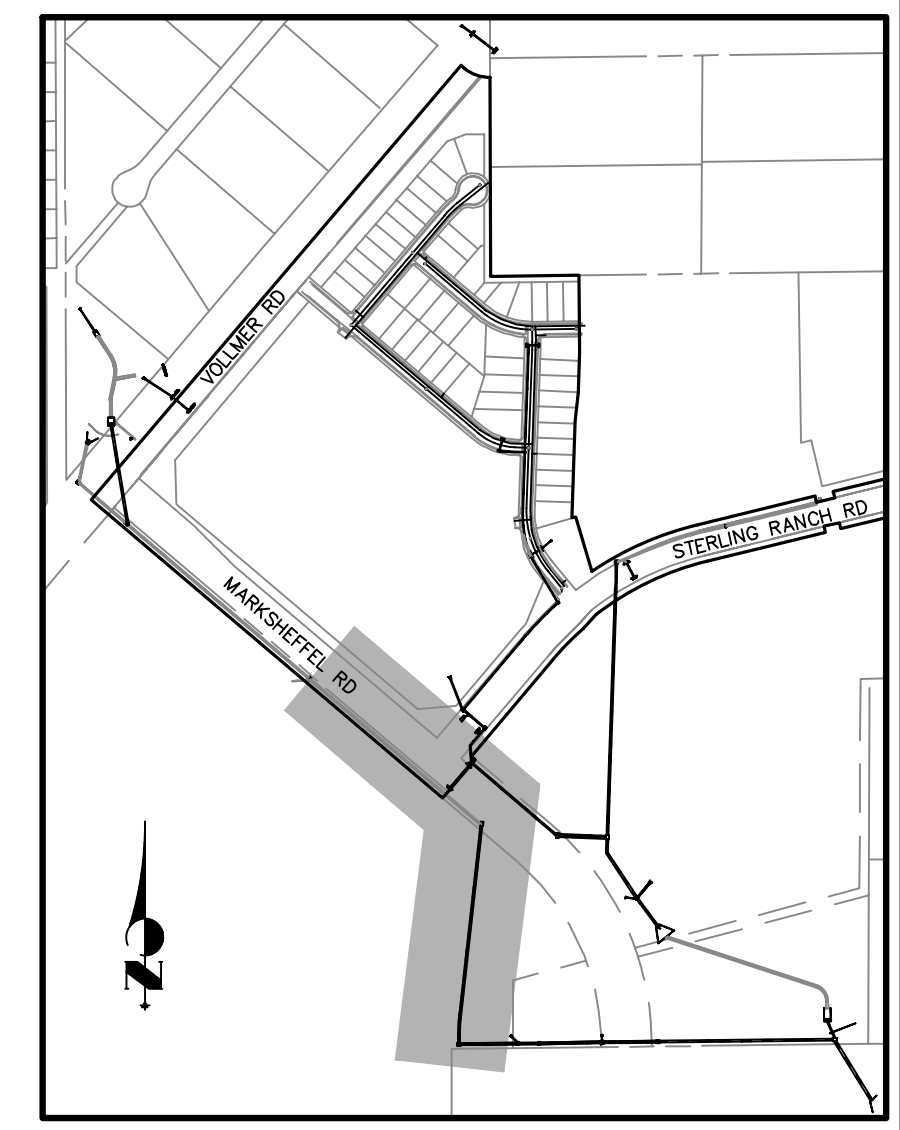
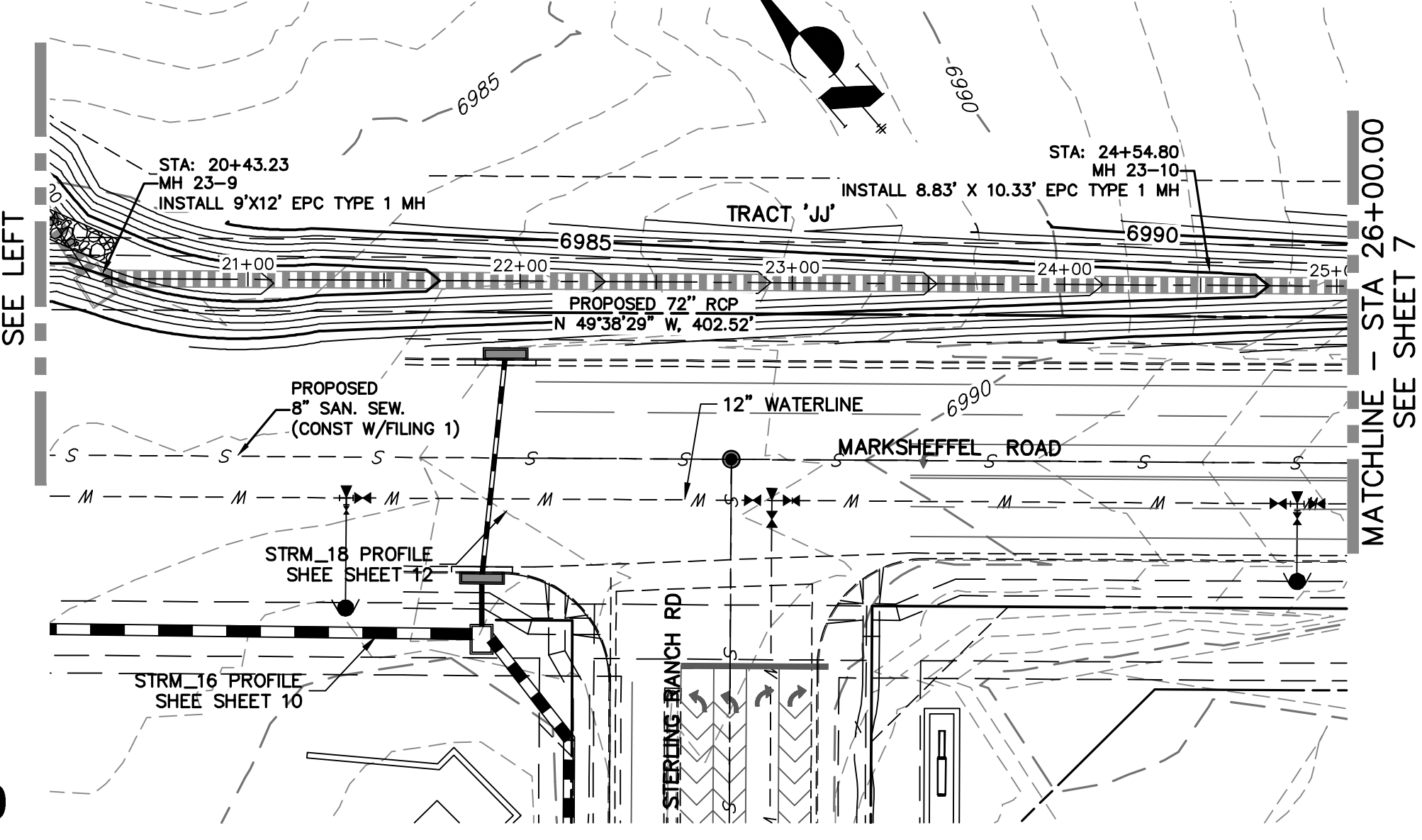
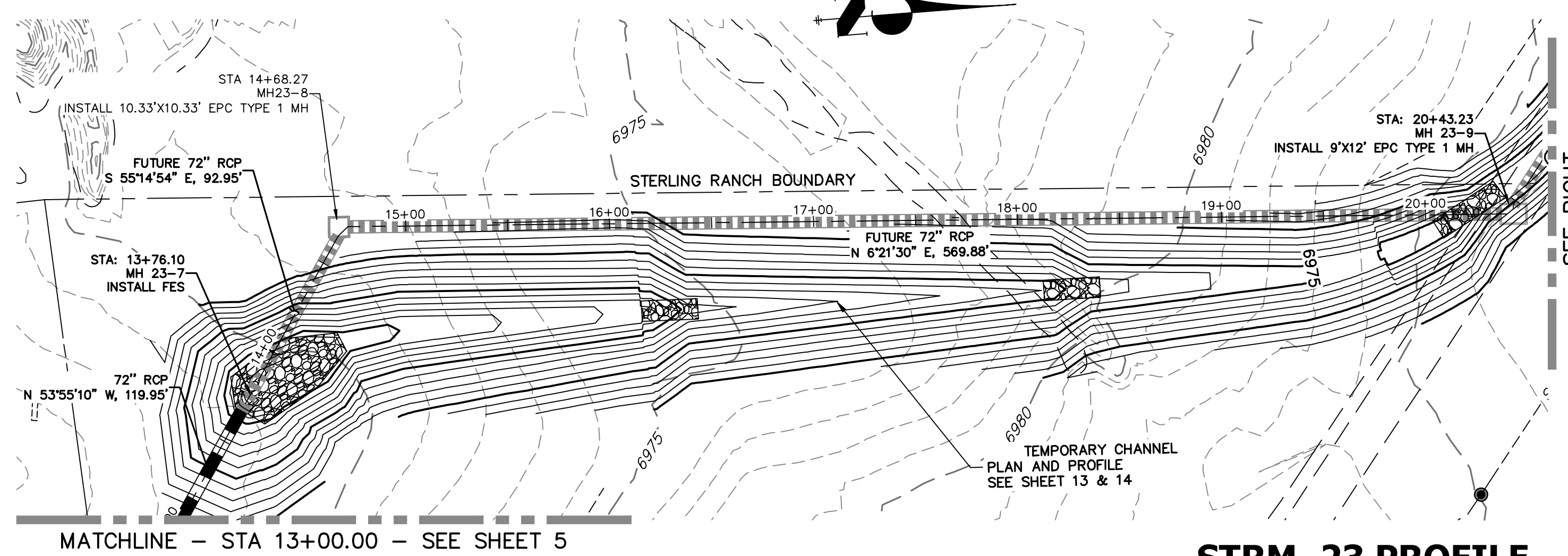
JR ENGINEERING
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No.	REVISION	DATE

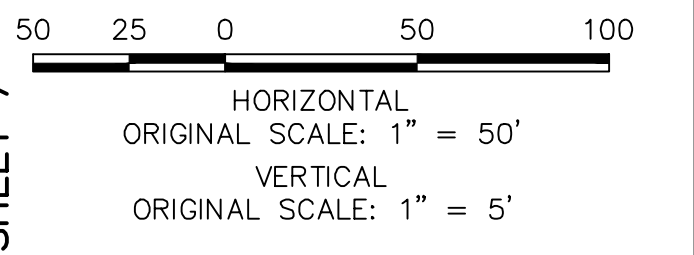
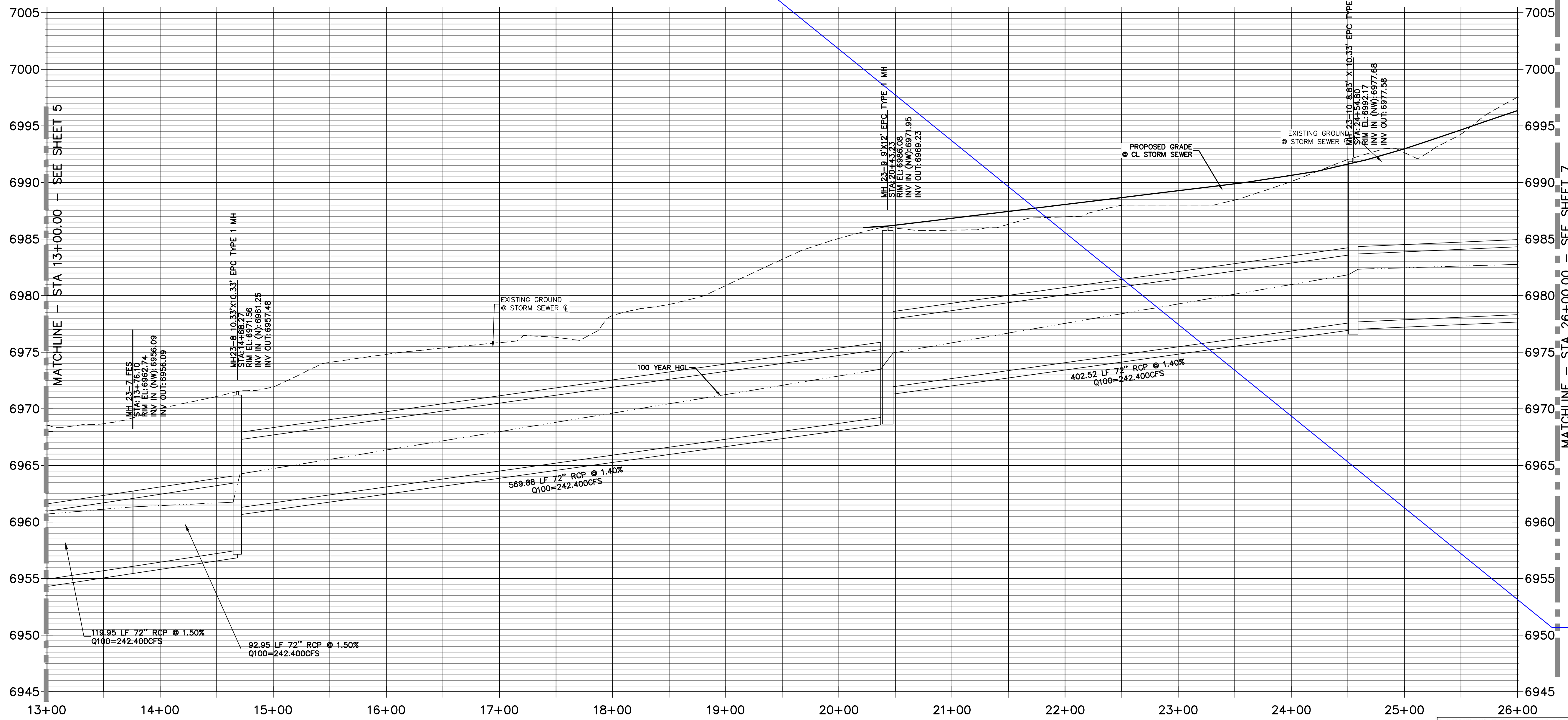
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 DATE 04/15/21
 DESIGNED BY RAB
 DRAWN BY KRW
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STERLING RANCH FILING NO.2
 STORM SEWER PLANS

SHEET 5 OF 25
 JOB NO. 25188.01



**STRM_23 PROFILE
STA 13+00.00 TO 26+00.00
PRIVATE (SRMD)**



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



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

32314
4/20/2021
DATE

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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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STORM SEWER PLANS

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SHEET 6 OF 25

JOB NO. 25188.01



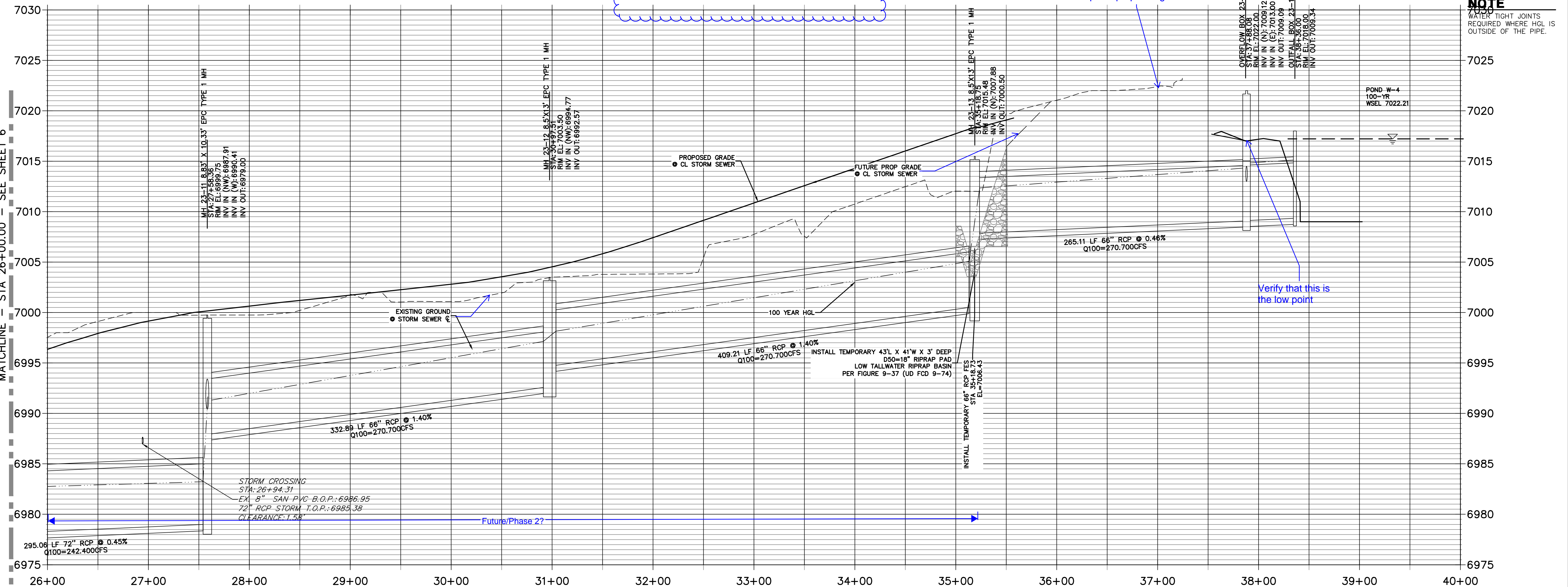
Know what's below.
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MATCHLINE - STA 26+00.00
SEE SHEET 6

PROP 72" RCP
N 49°38'29" W, 295.06'

MATCHLINE - STA 26+00.00 - SEE SHEET 6

MATCHLINE - STA 26+00.00 - SEE SHEET 6

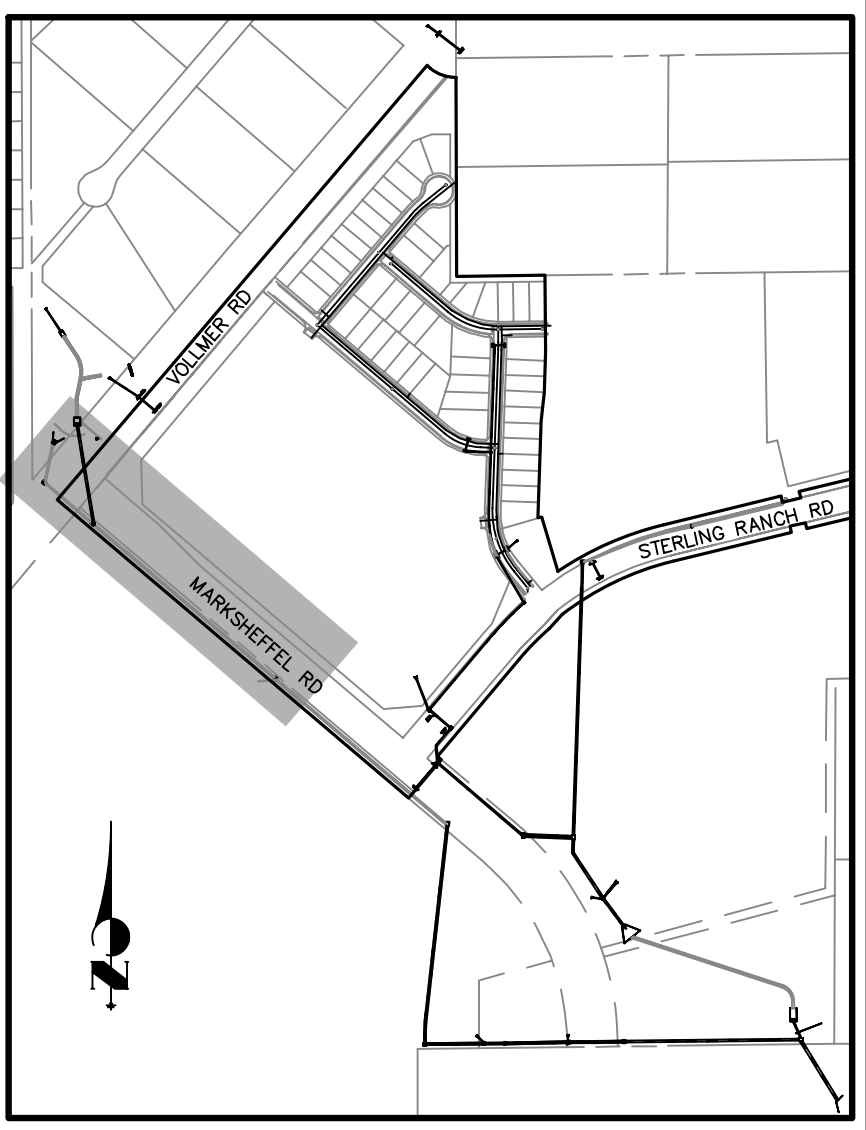


STRM

replace info

replace proposed grade

Verify that this is the low point



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

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

32314
 4/20/2021

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

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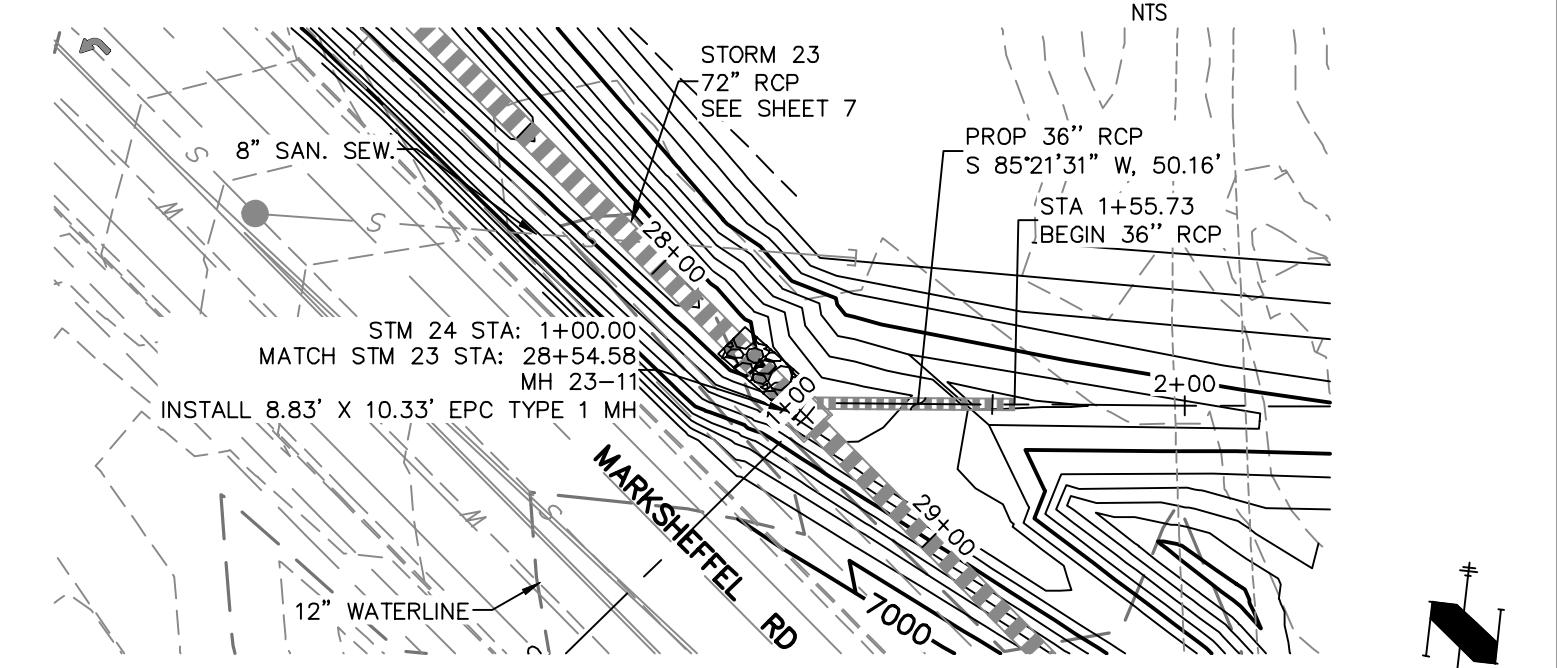
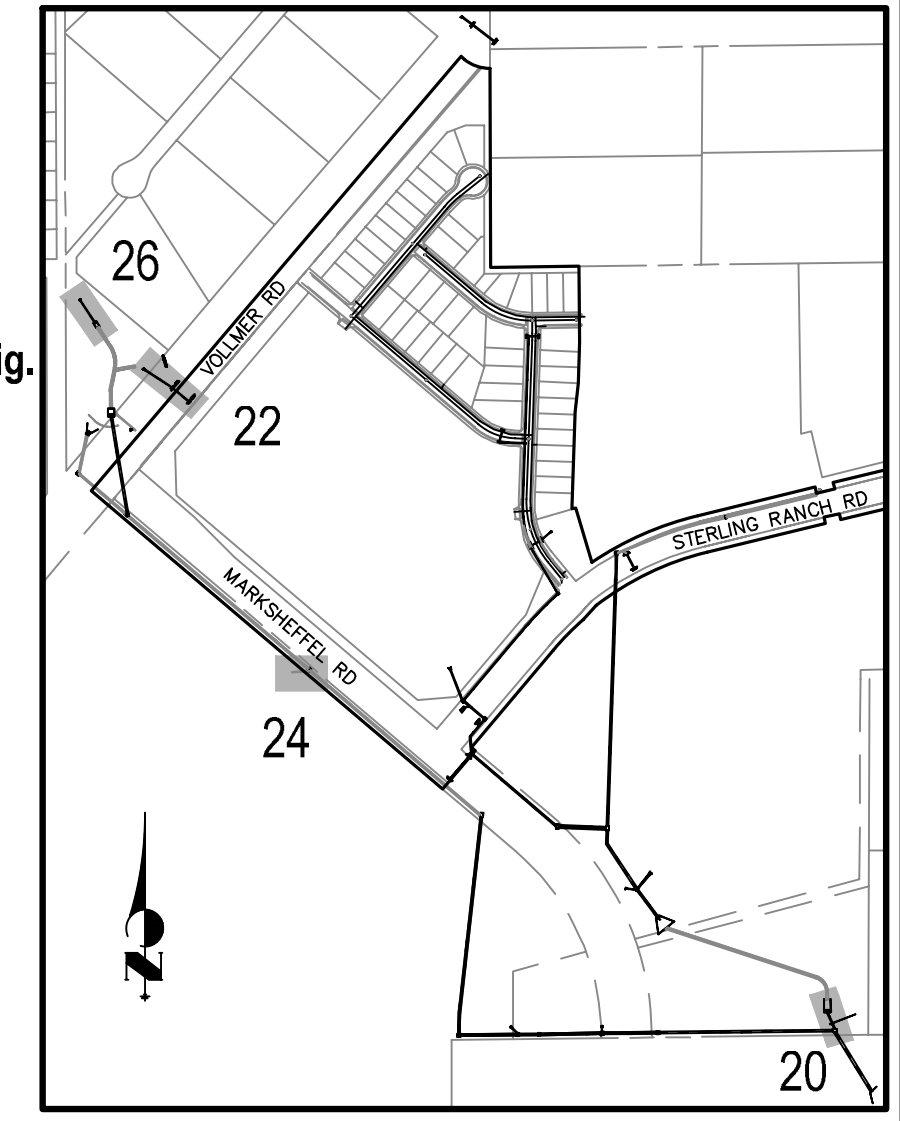
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 STORM SEWER PLANS

DESIGNED BY: RAB
 DRAWN BY: KRW
 CHECKED BY: []

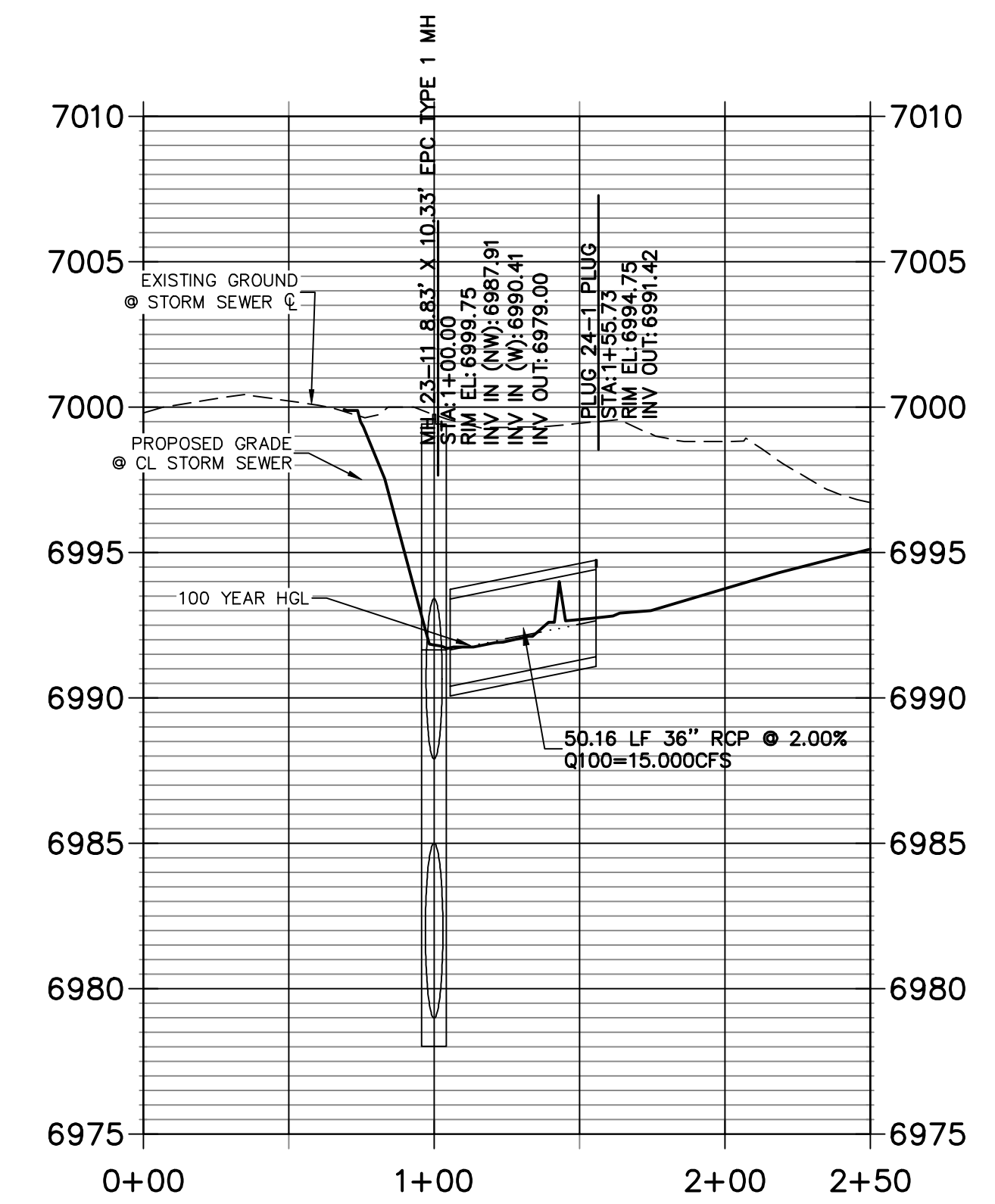
SHEET 7 OF 25
 JOB NO. 25188.01



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STRM_24 PROFILE
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PRIVATE (SRMD)



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, LLC
 DATE 4/20/2021

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

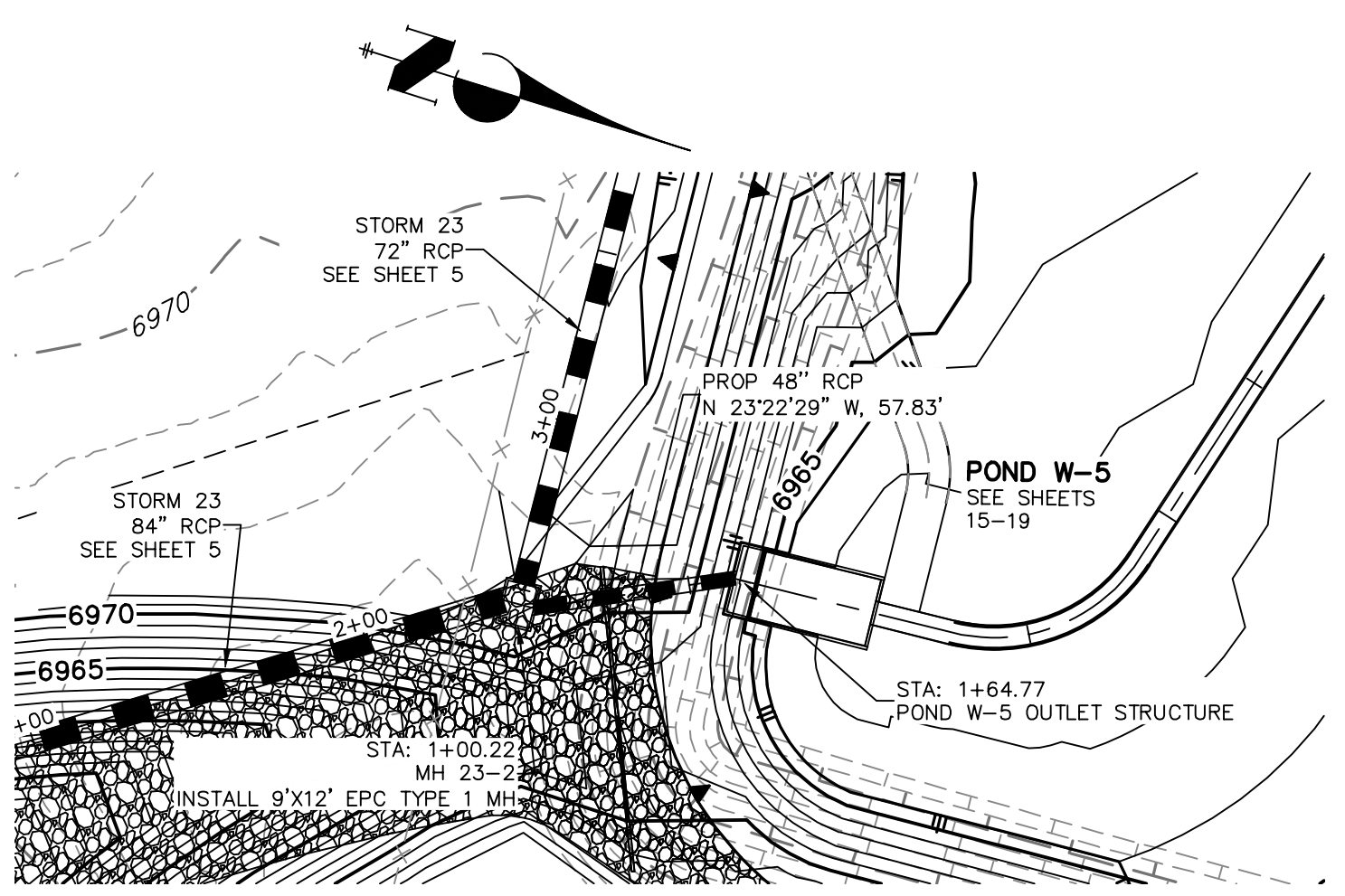
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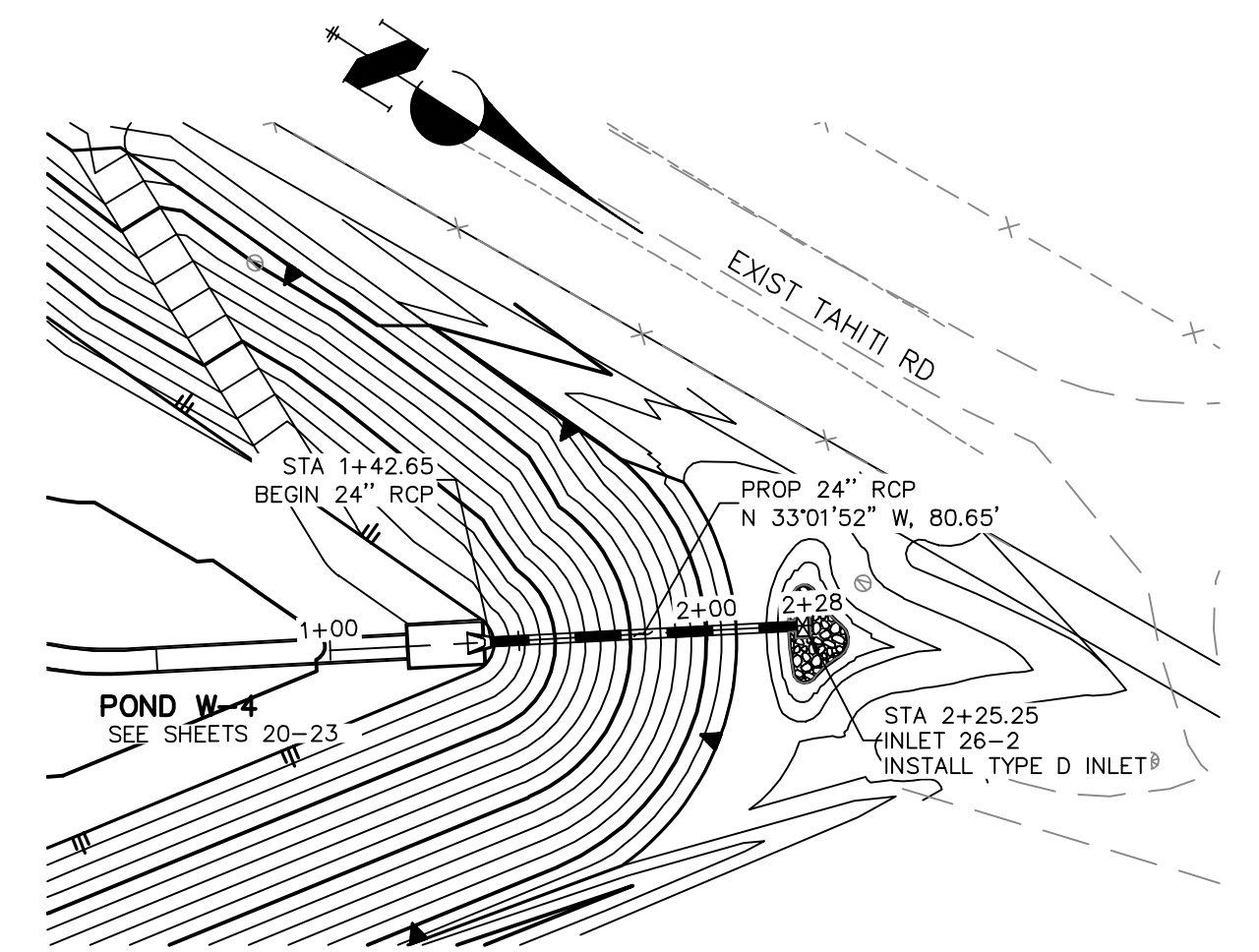
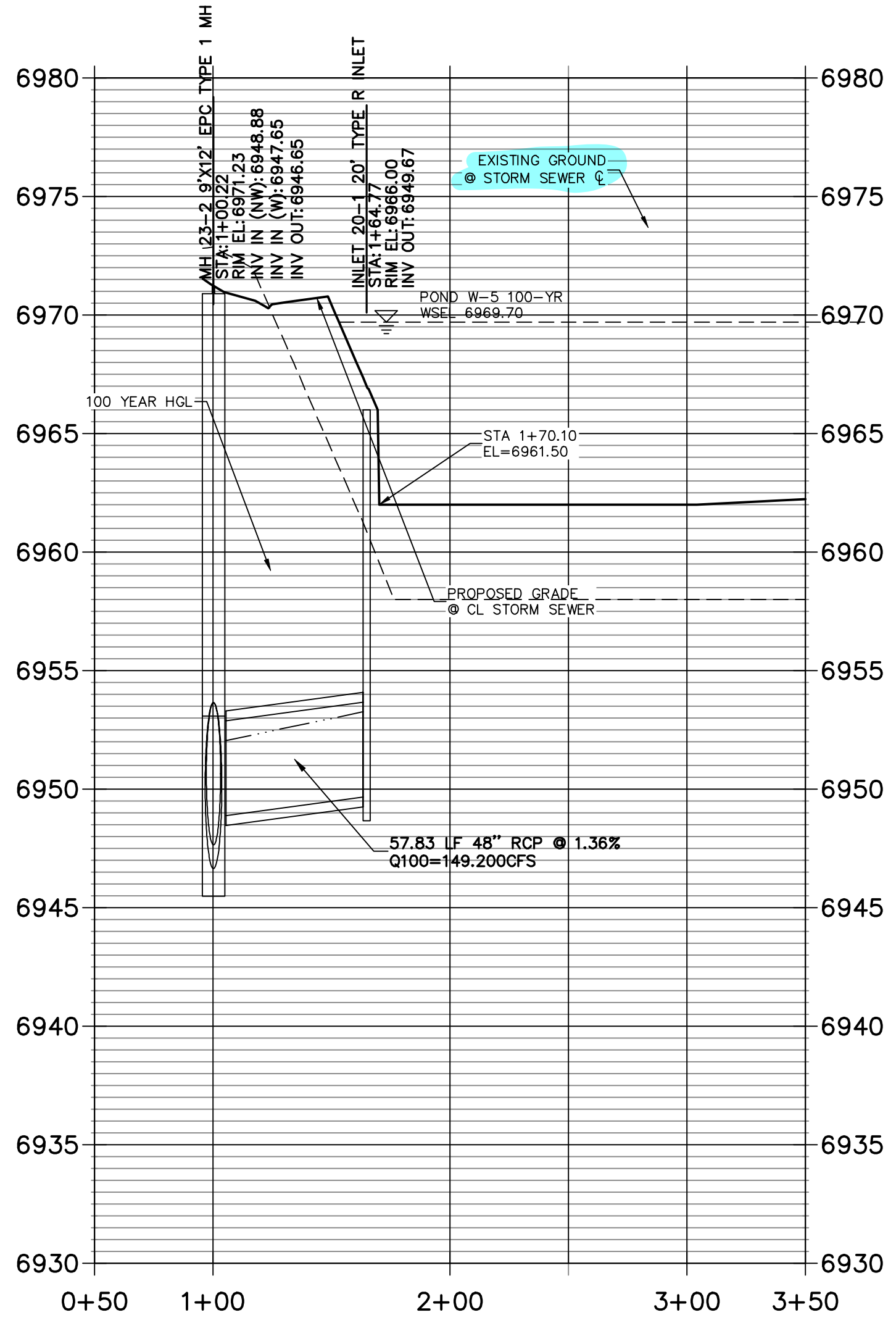
No.	REVISION	BY	DATE

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
STORM SEWER PLANS
 SHEET 8 OF 25
 JOB NO. 25188.01

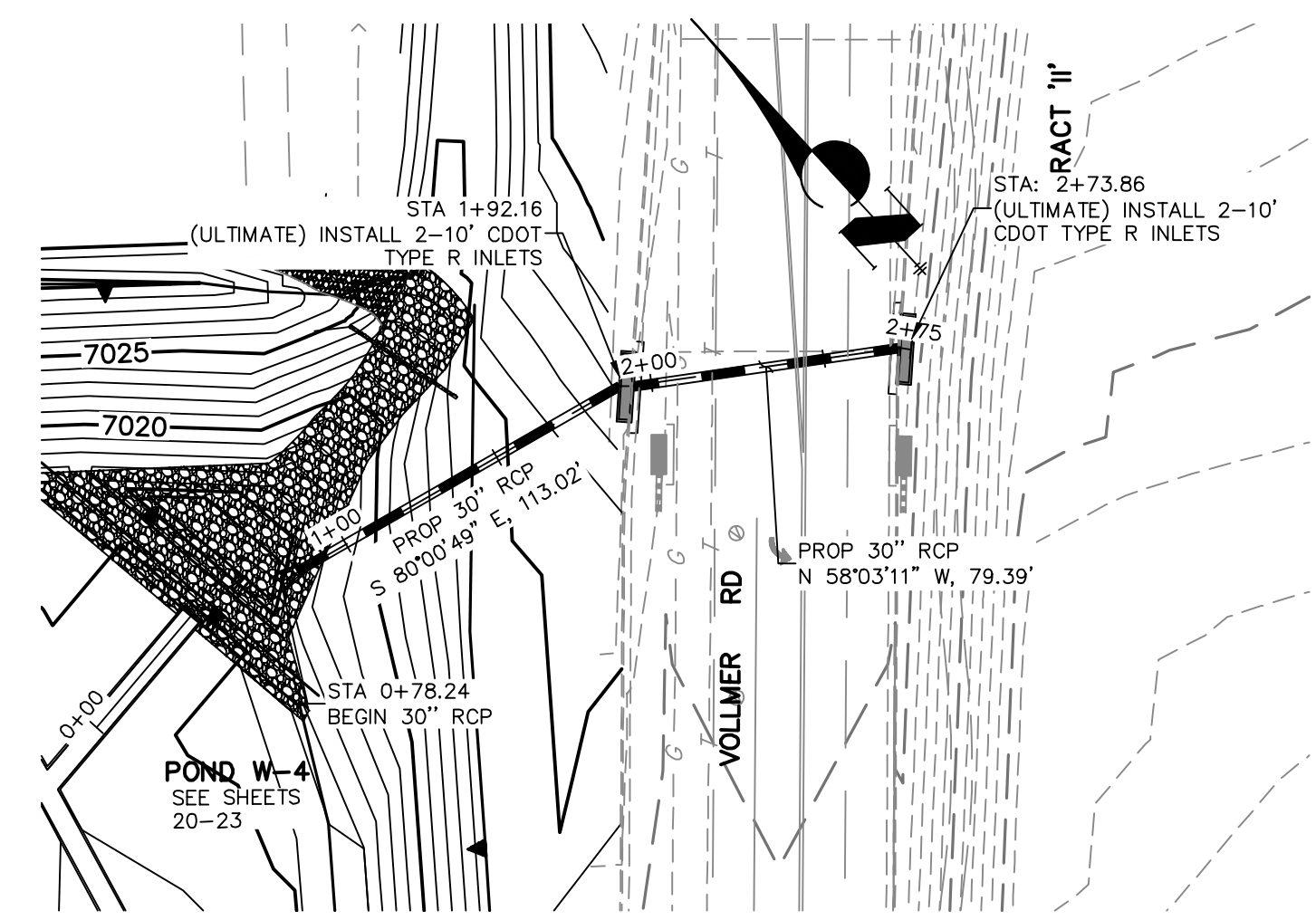
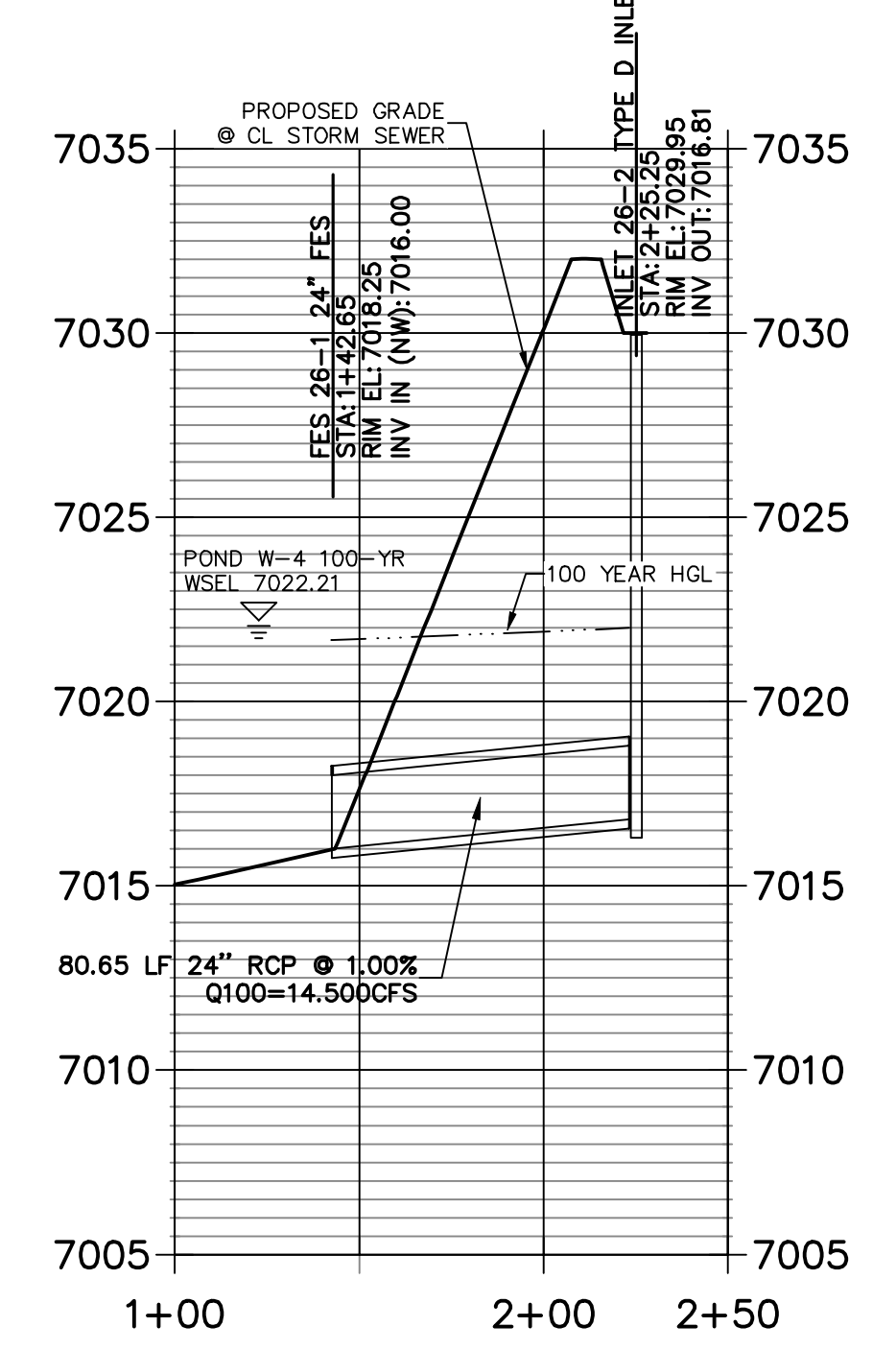
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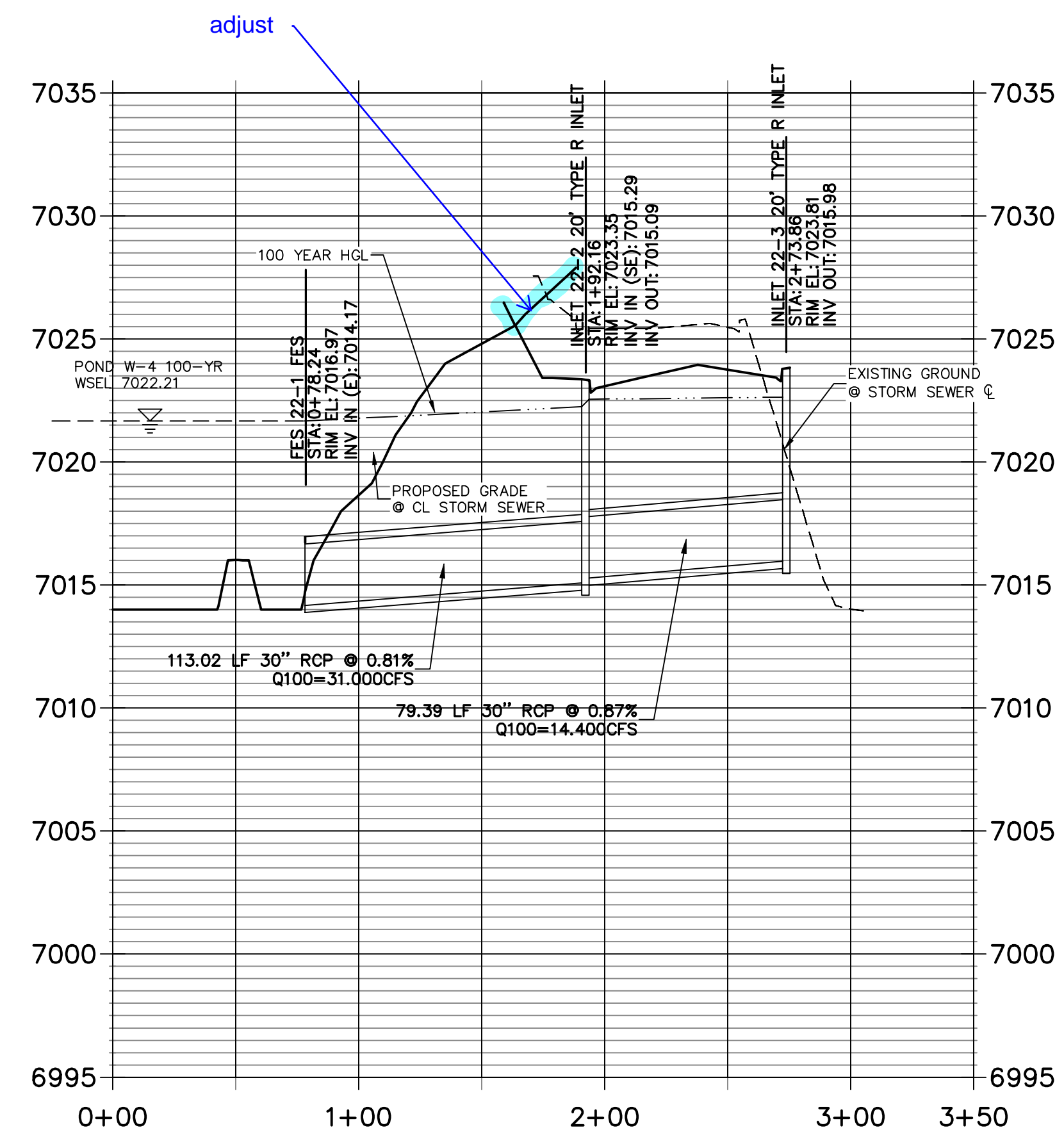
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PRIVATE (SRMD)

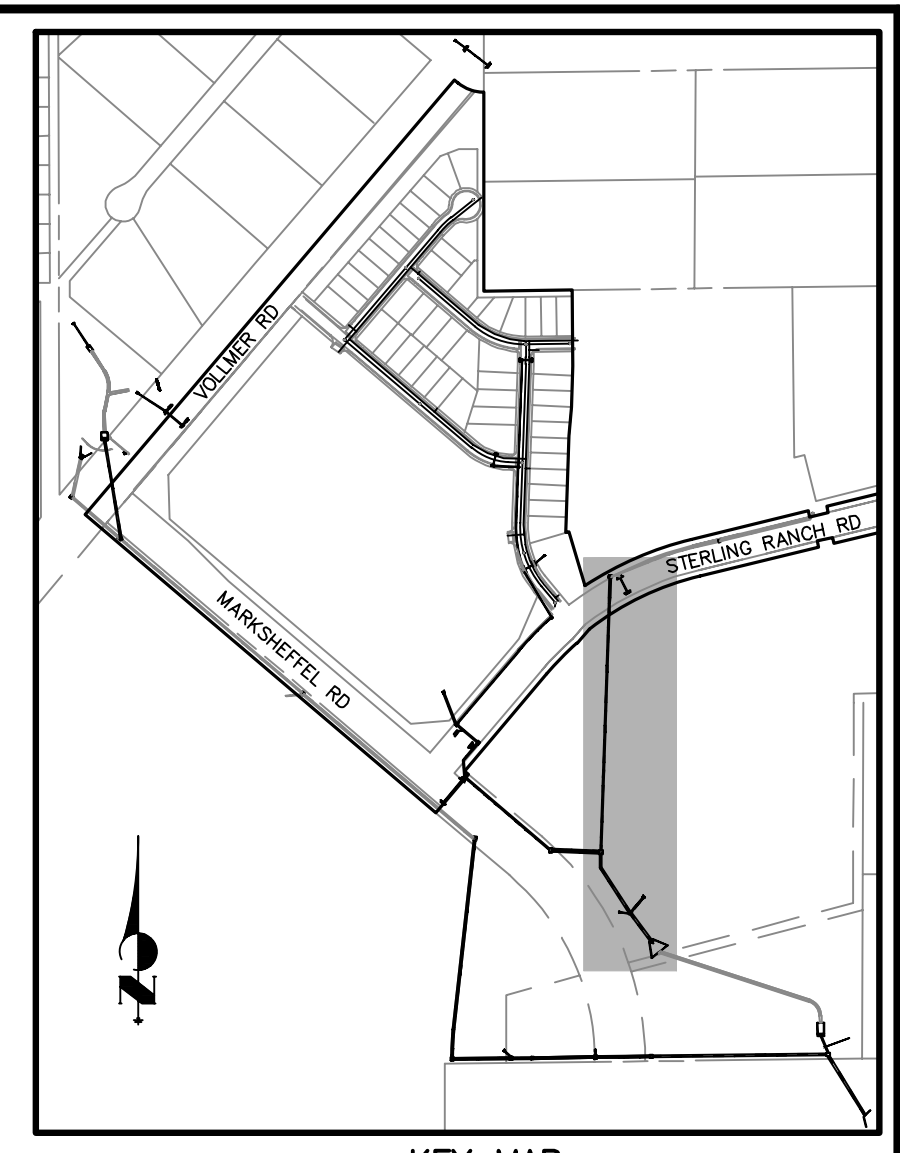
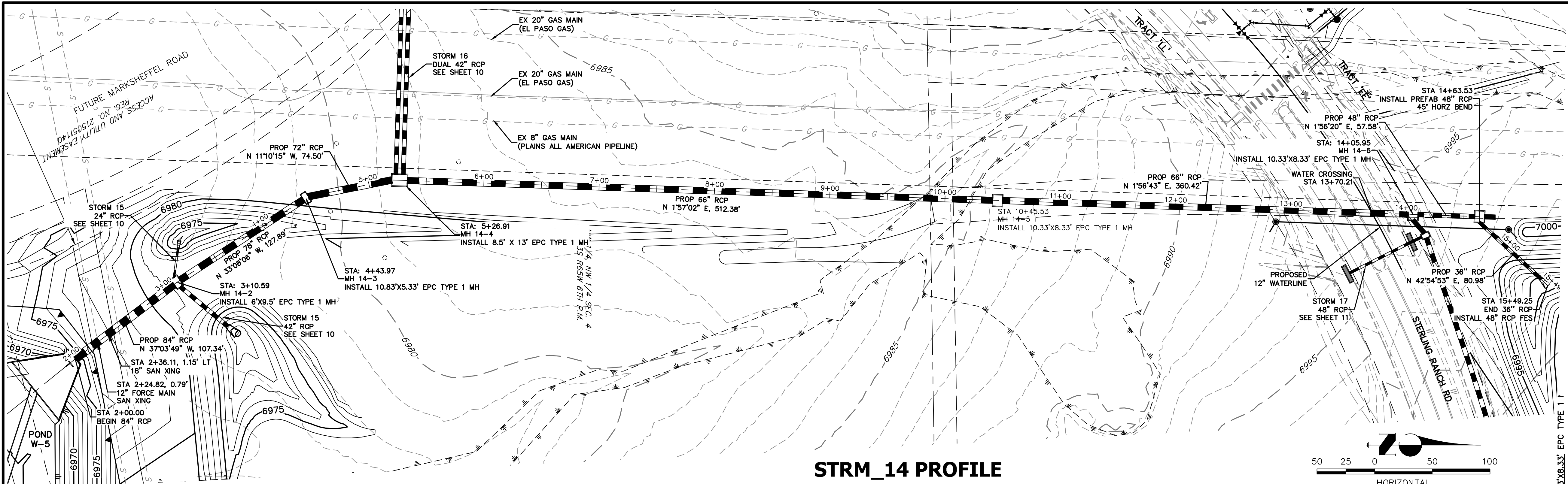


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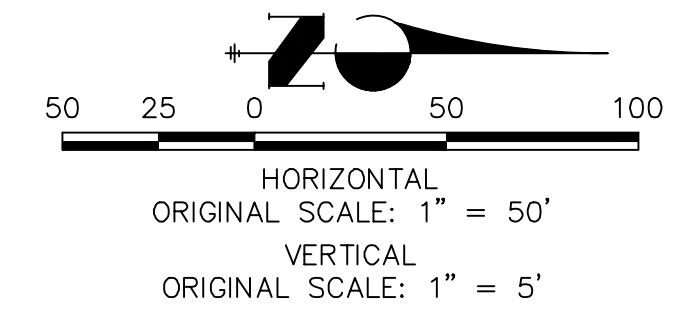


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Public



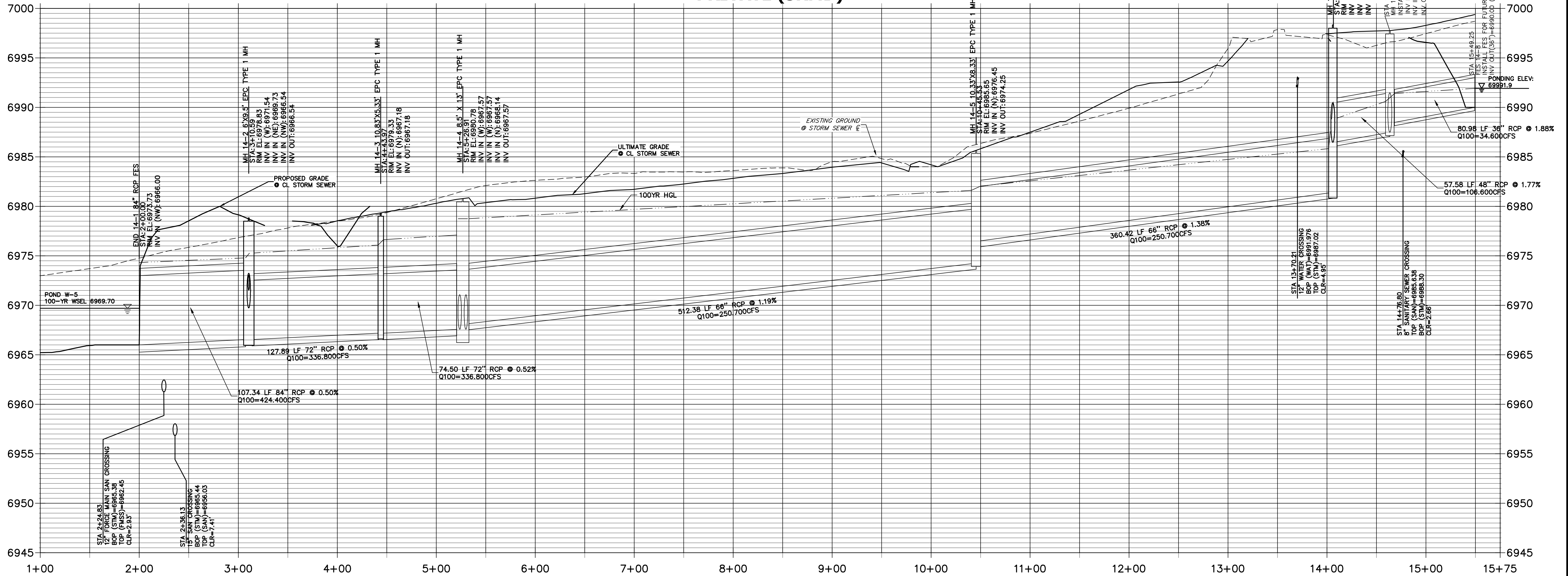


**STRM_14 PROFILE
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PRIVATE (SRMD)**



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

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



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

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCY, THESE DRAWINGS
APPROVE THE DESIGN
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 303-740-9388 • Colorado Springs 719-589-2593
Fort Collins 970-491-9888 • www.jrengineering.com

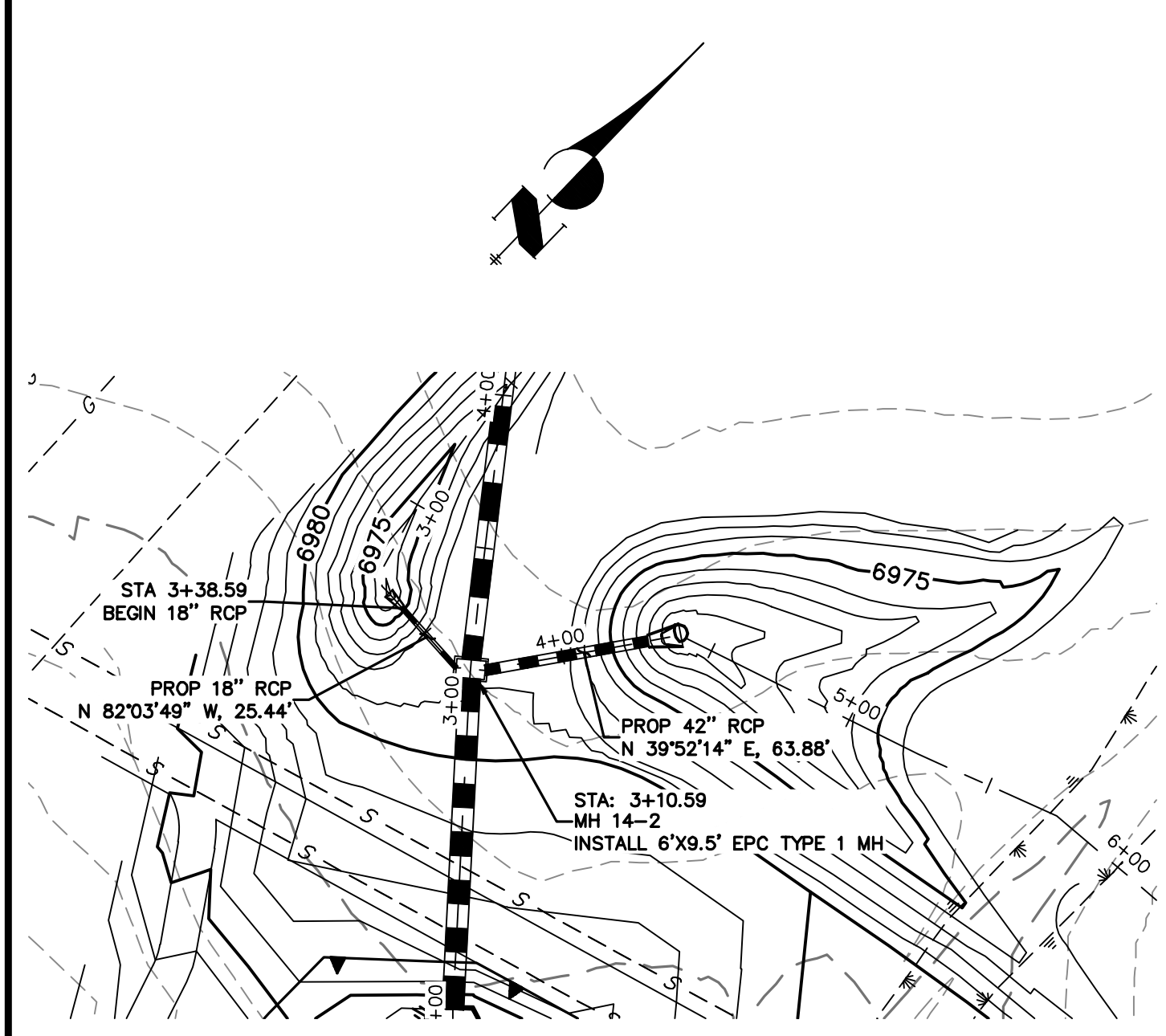
No.	REVISION	DATE

STERLING RANCH FILING NO.2

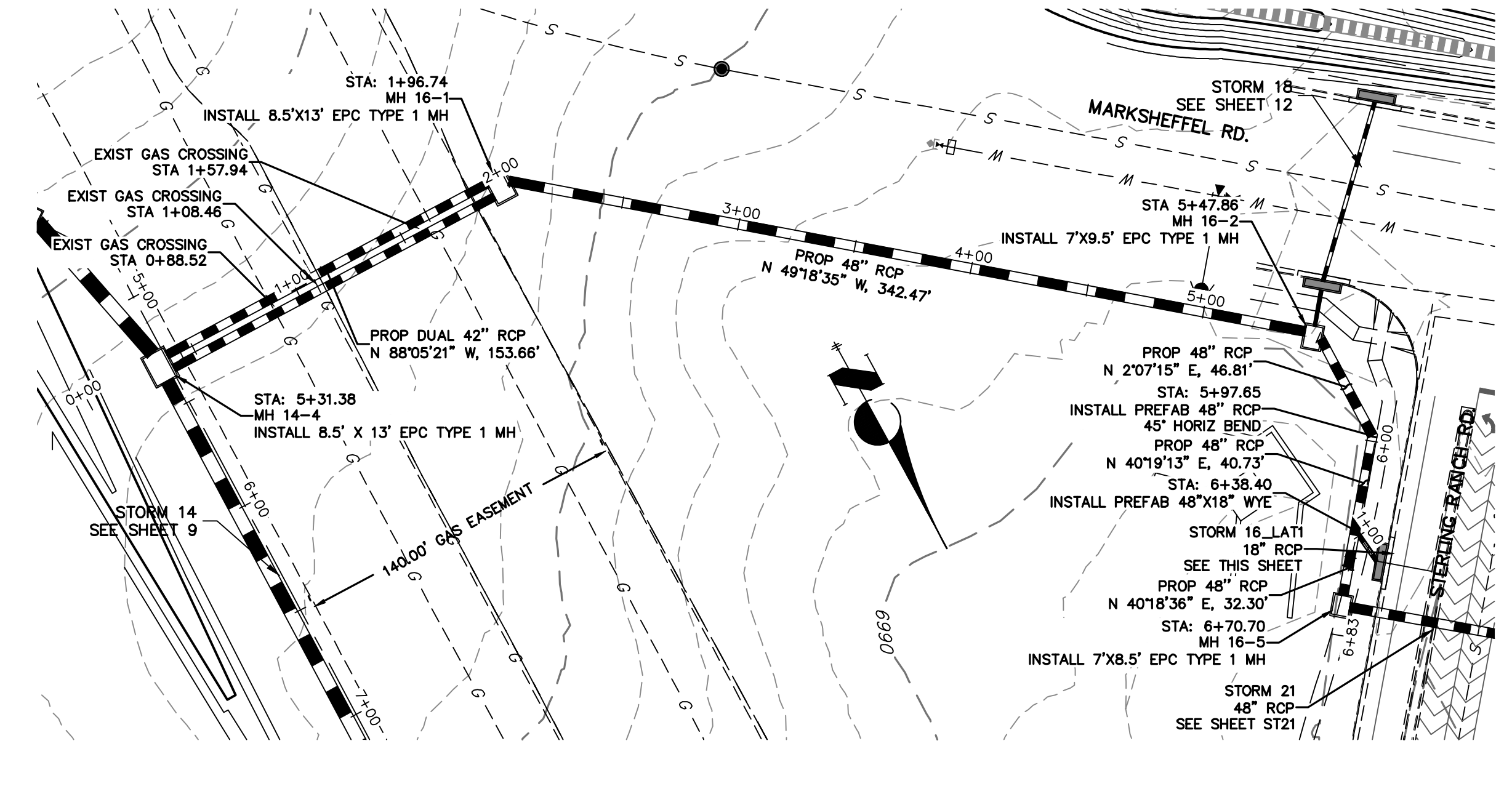
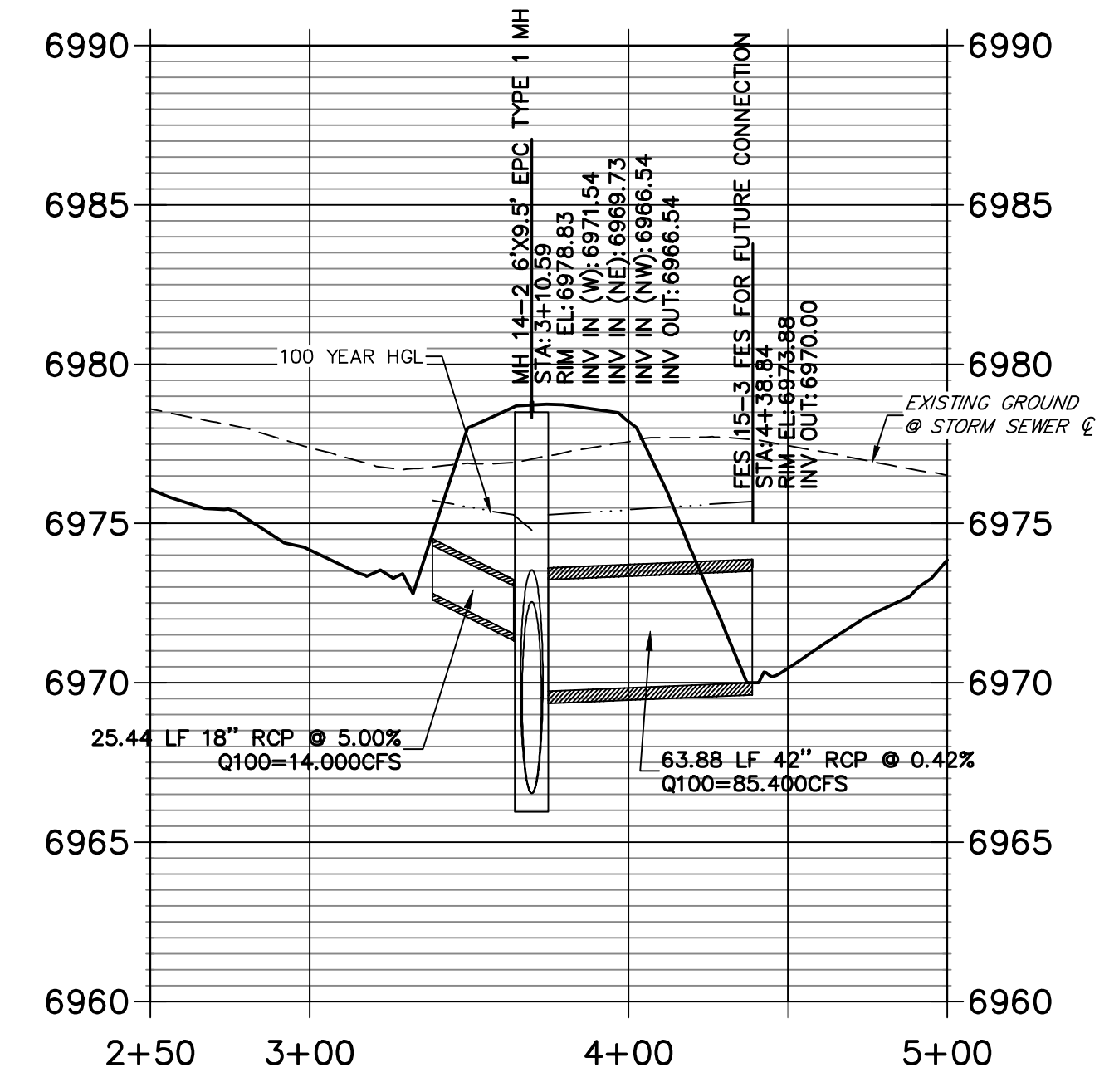
STORM SEWER PLANS

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

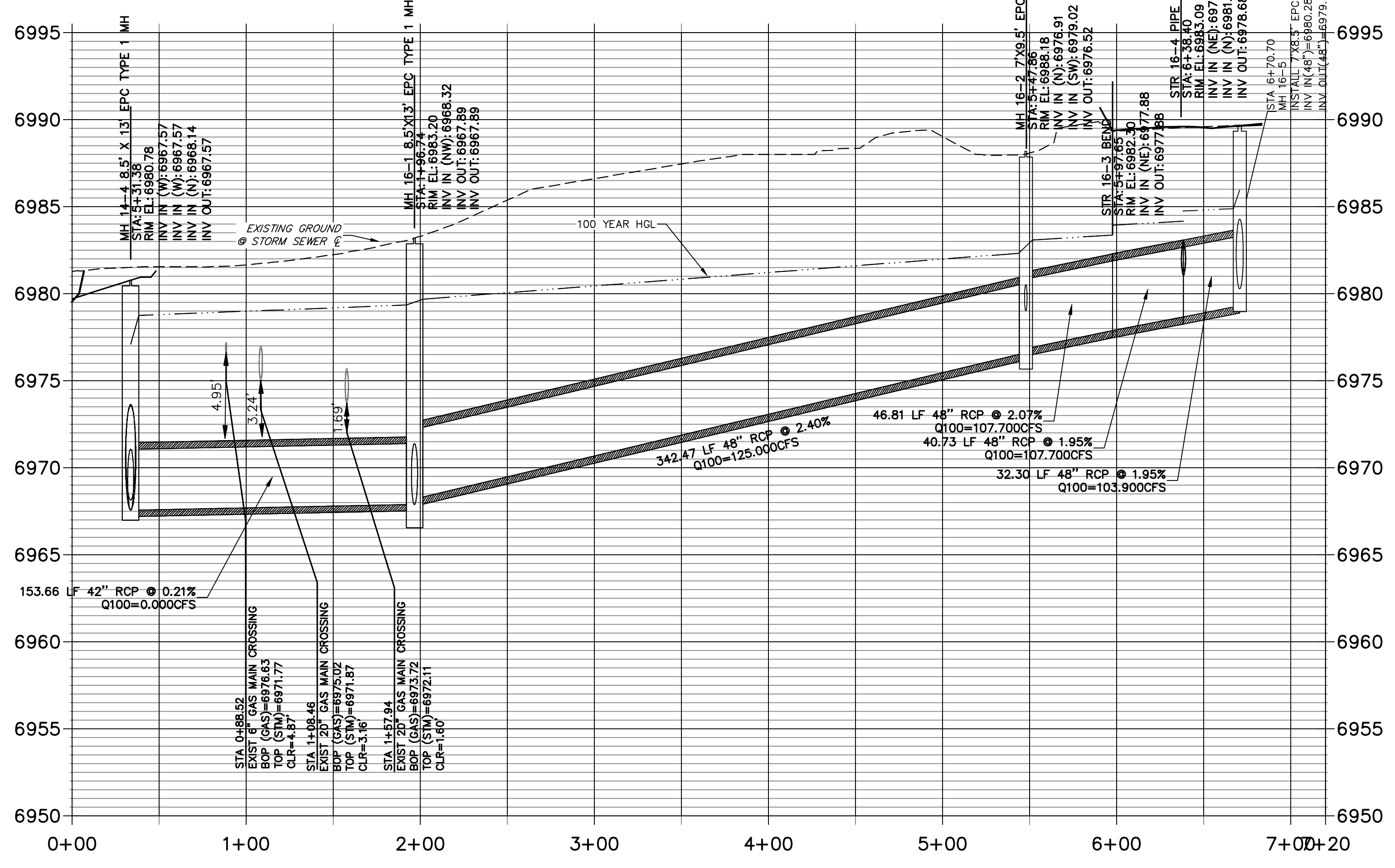
SHEET 9 OF 25
JOB NO. 25188.01



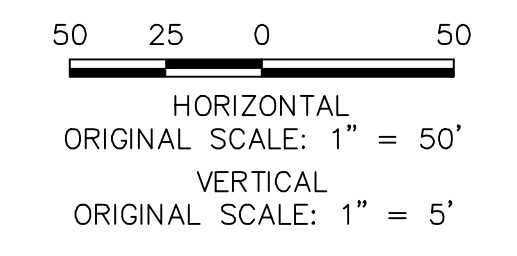
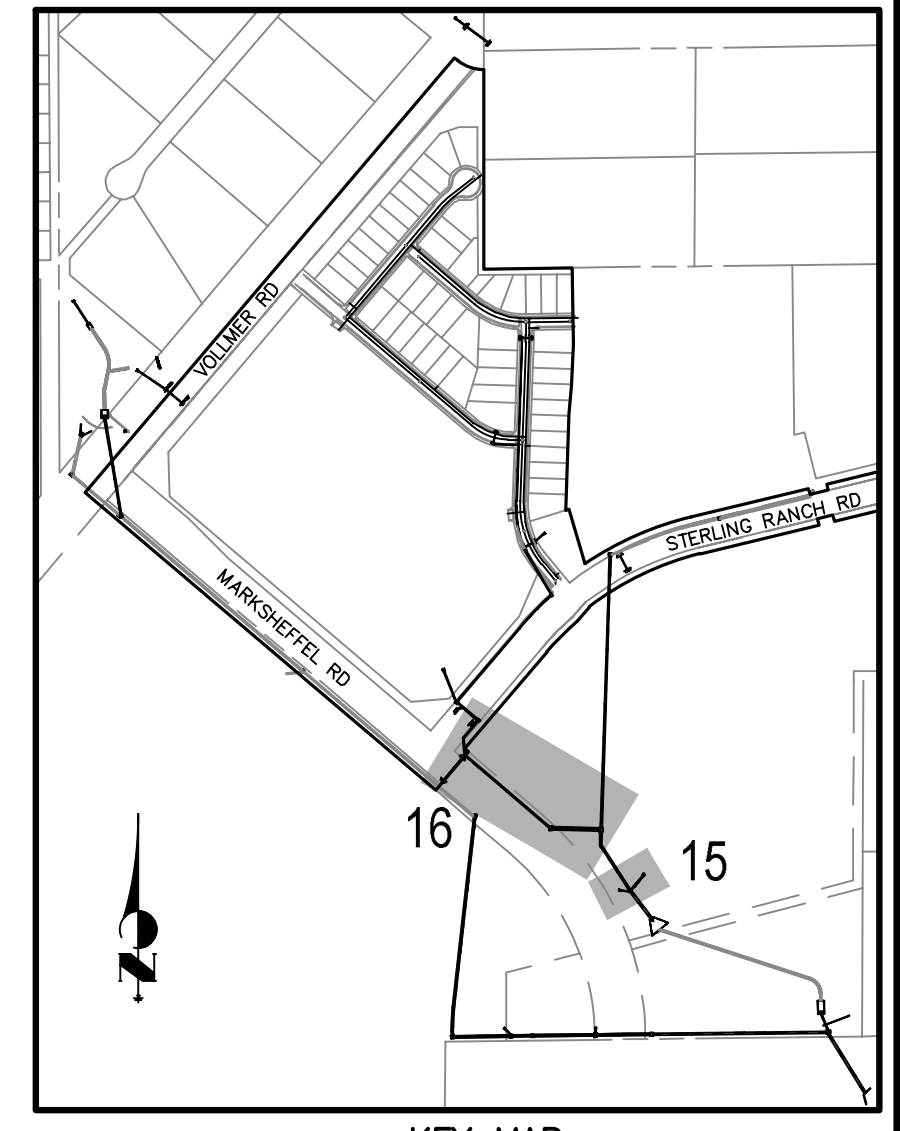
**STRM_15 PROFILE
STA 2+50.00 TO 5+00.00
PRIVATE (SRMD)**



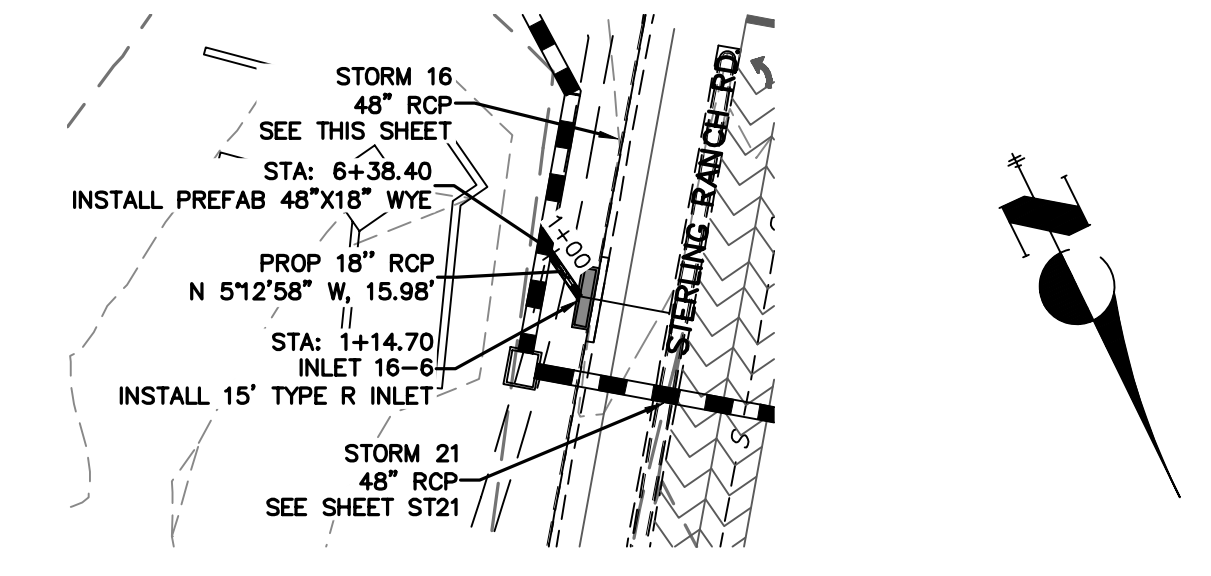
**STRM_16 PROFILE
STA 0+00.00 TO 7+20.00
PRIVATE (SRMD)**



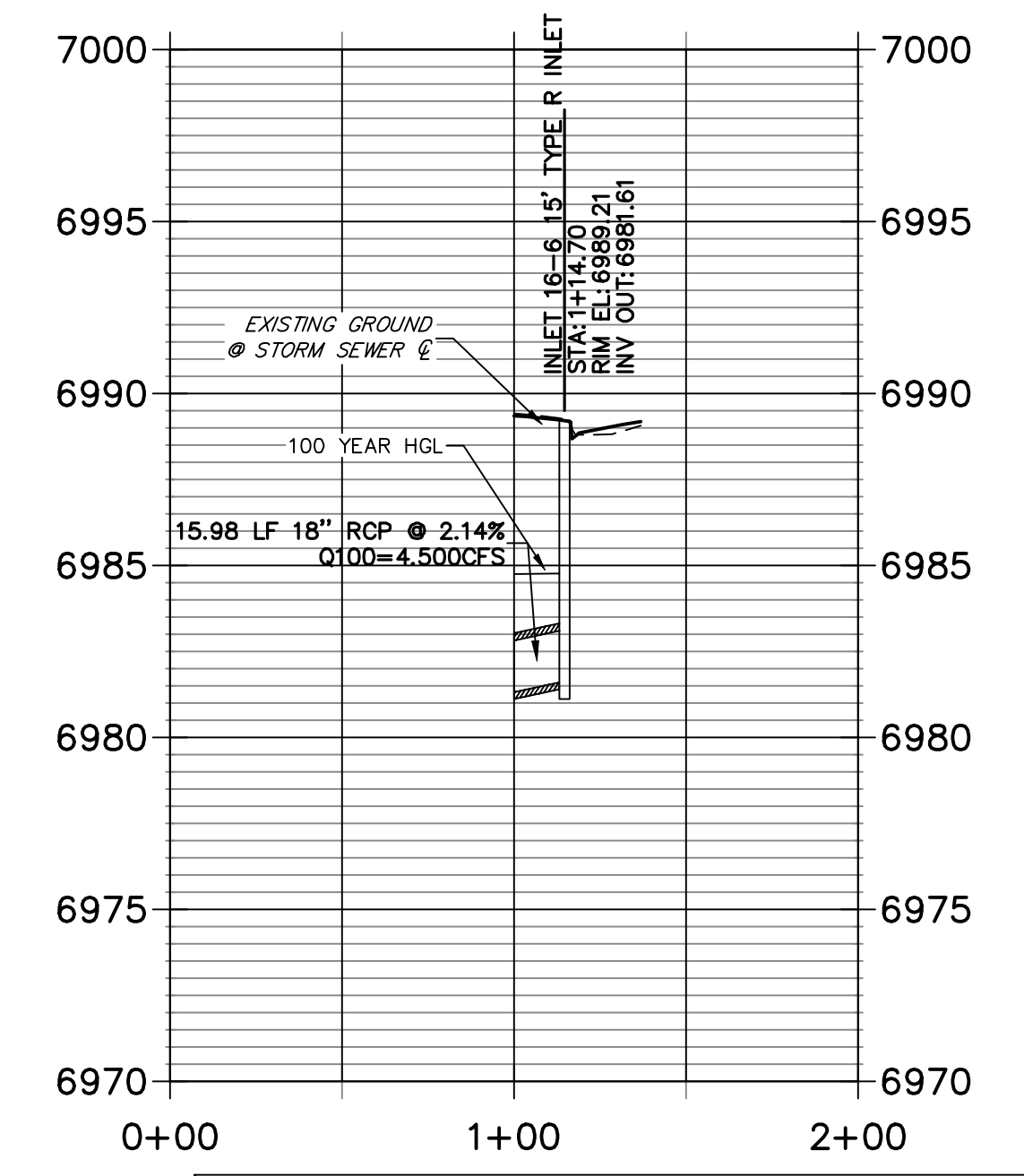
**WARNING
HIGH-PRESSURE PIPELINE(S)**
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.



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

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

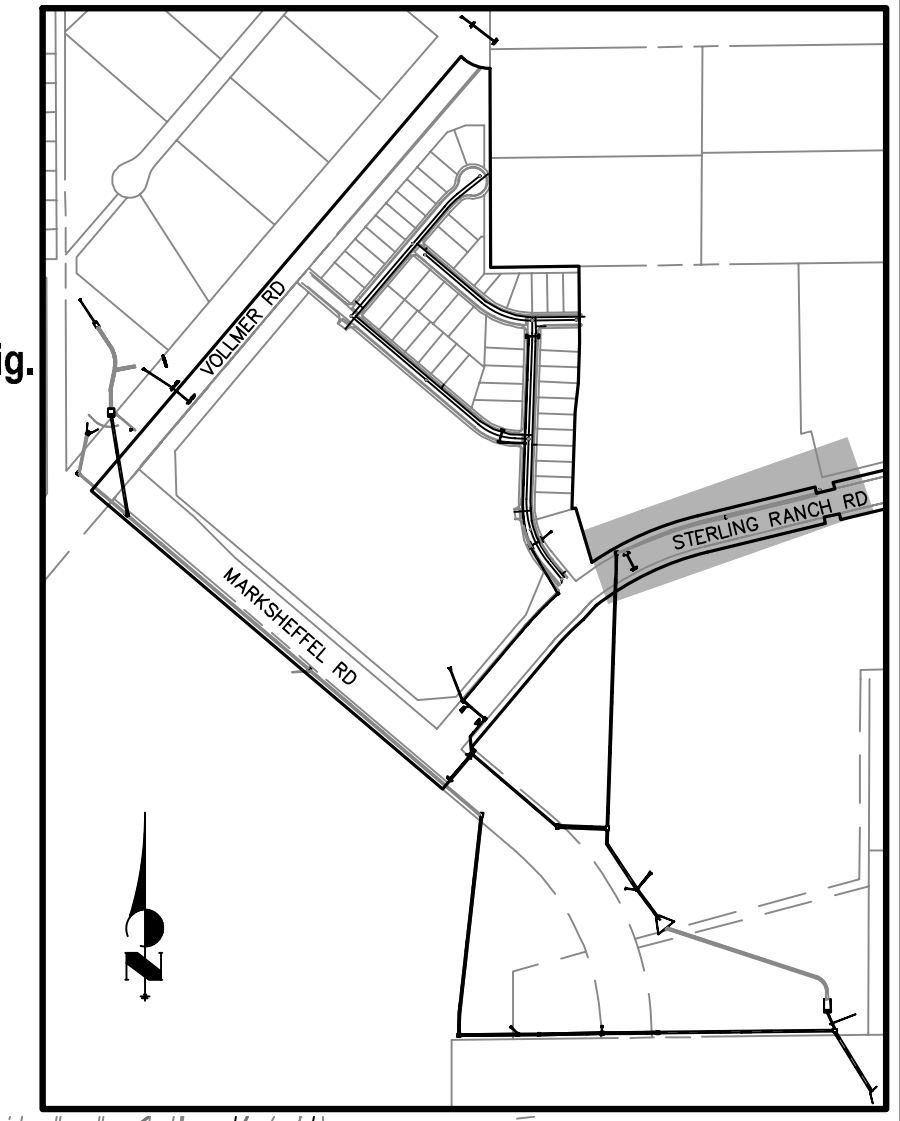
J-R ENGINEERING
A Western Company
Centennial 305-740-9388 • Colorado Springs 719-589-2588
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

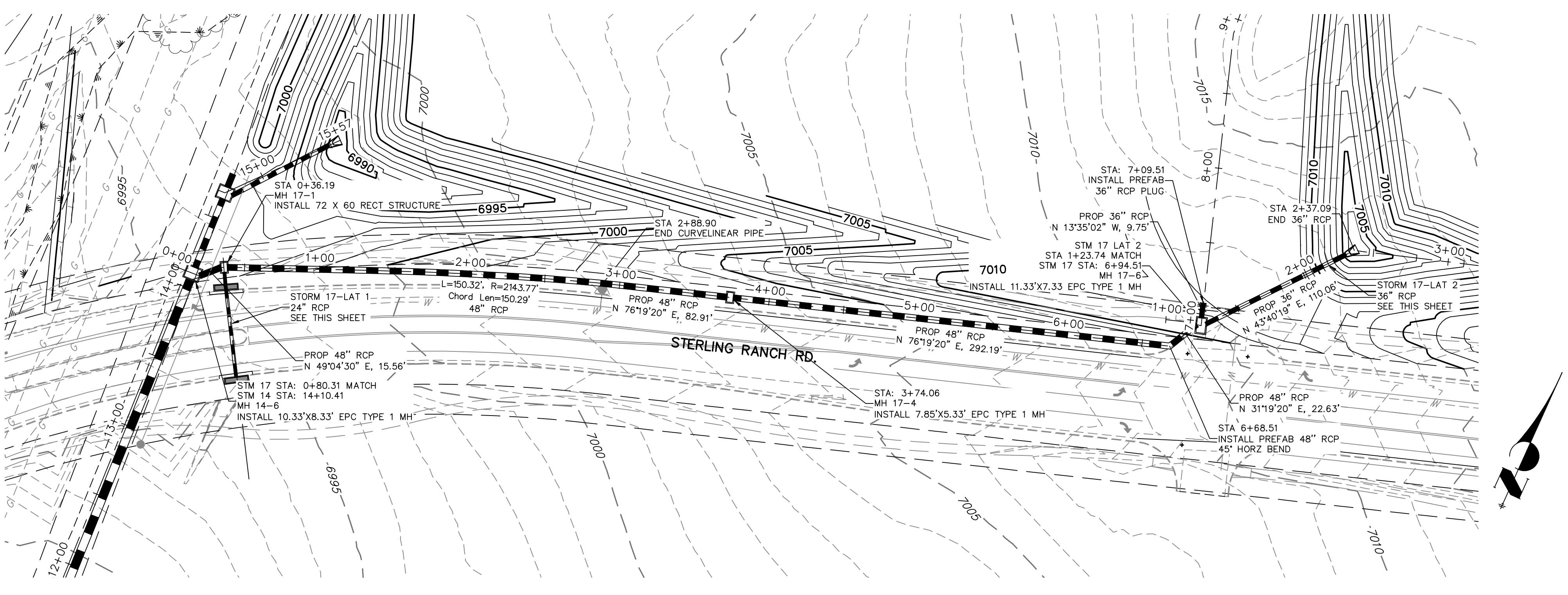
STERLING RANCH FILING NO.2
STORM SEWER PLANS
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY
SHEET 10 OF 25
JOB NO. 25188.01



Know what's below.
Call before you dig.

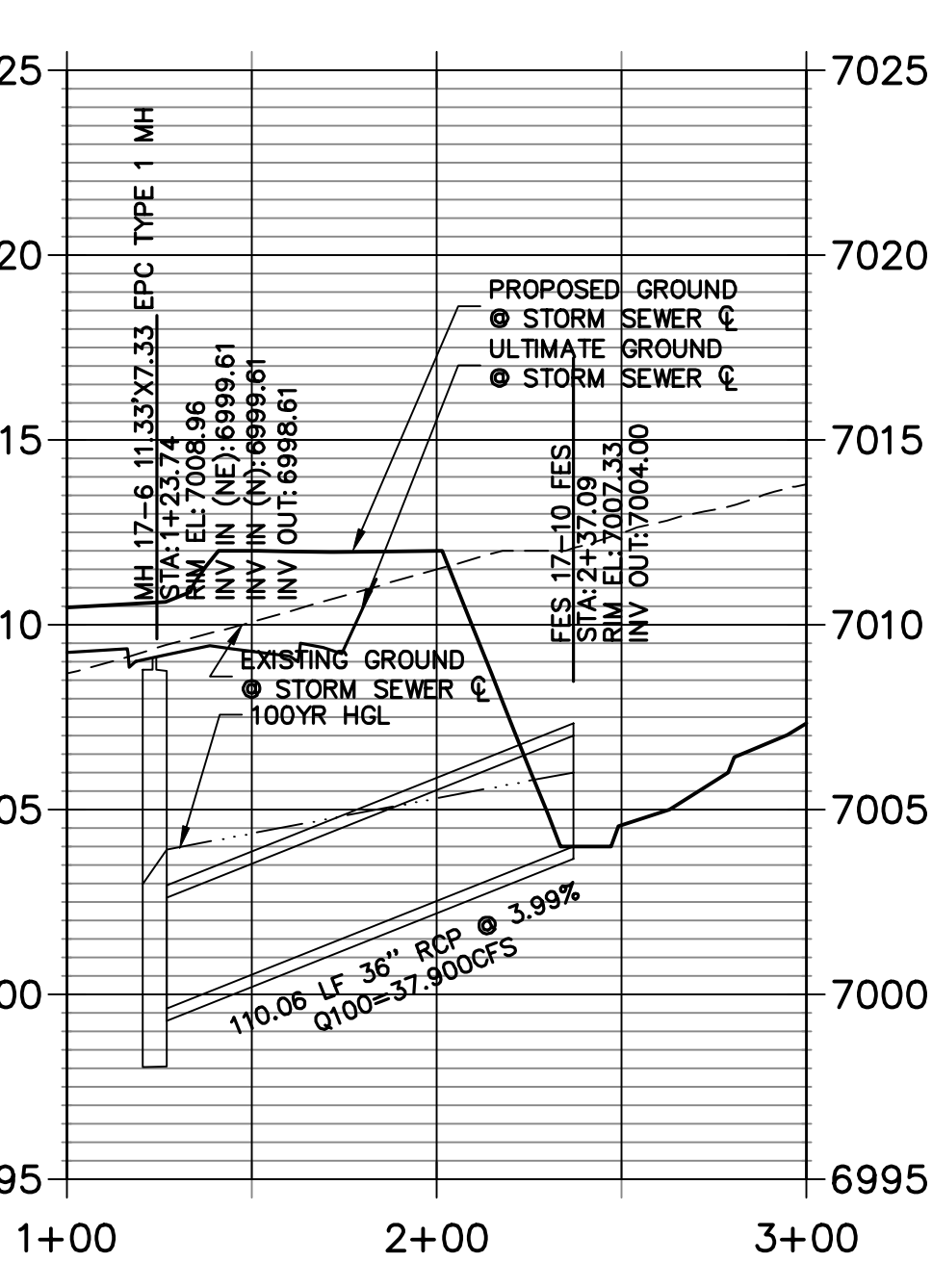
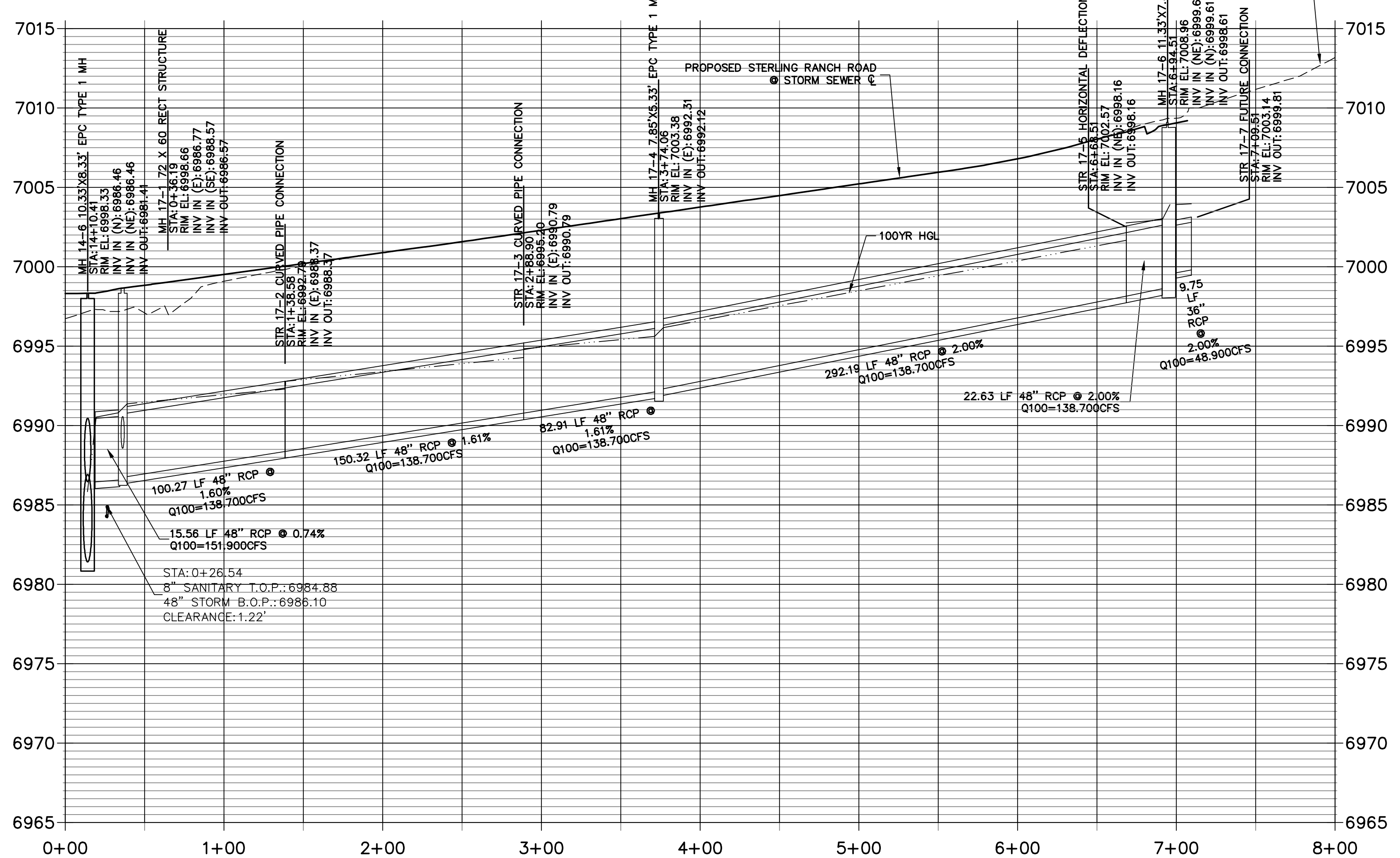


HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

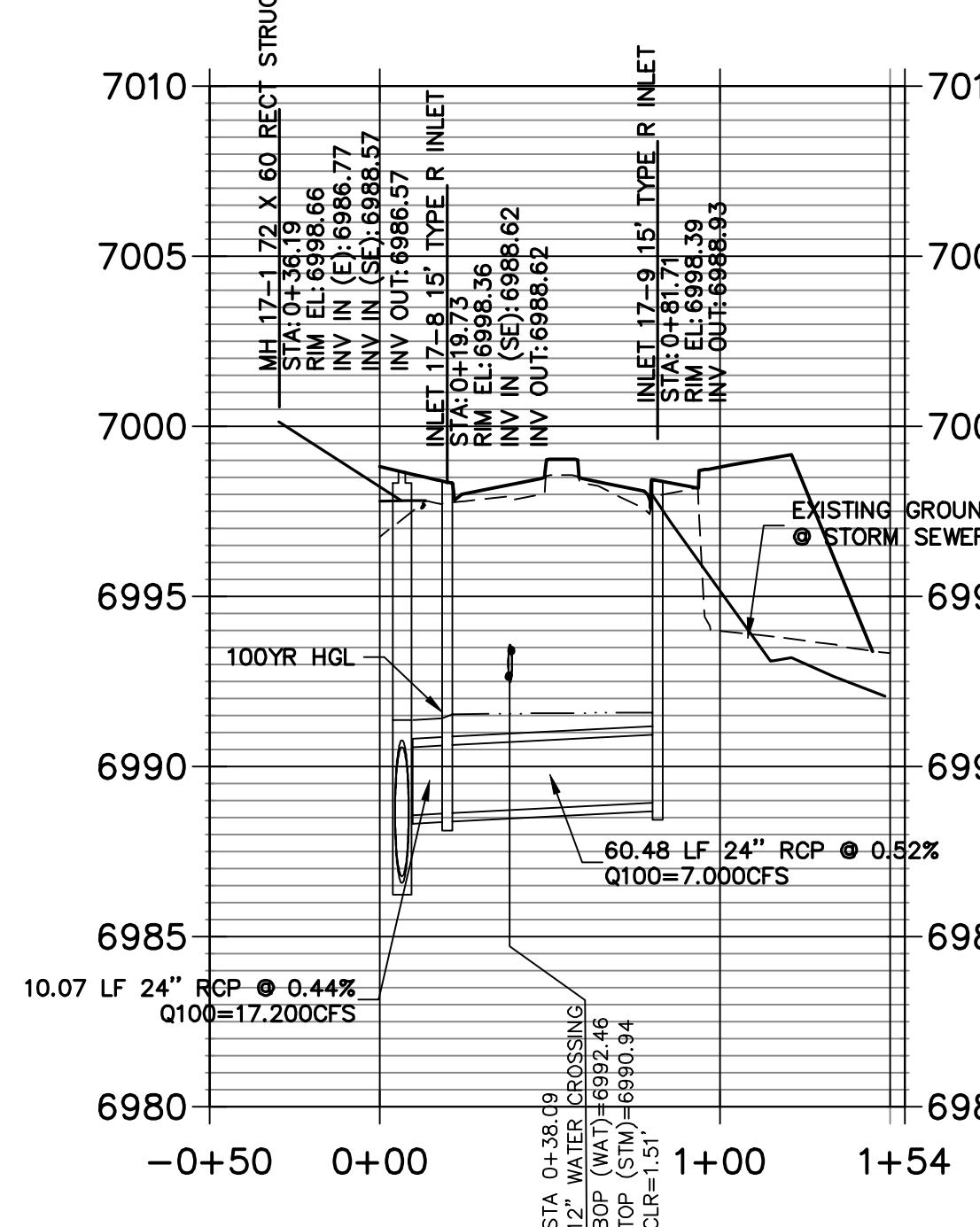


STRM_17 PROFILE
STA 0+00.00 TO 8+00.00
PRIVATE (SRMD)

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



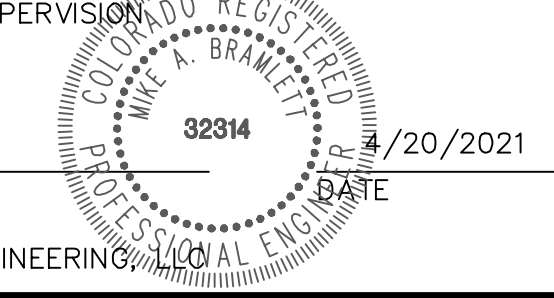
STRM_17 LAT 1 PROFILE
STA -0+50.00 TO 1+54.28
SRMD Public



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

ENGINEER'S STATEMENT

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



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 Western Company
Central 300-740-9383 • Colorado Springs 719-580-2938
Fort Collins 970-491-9888 • www.jrengineering.com

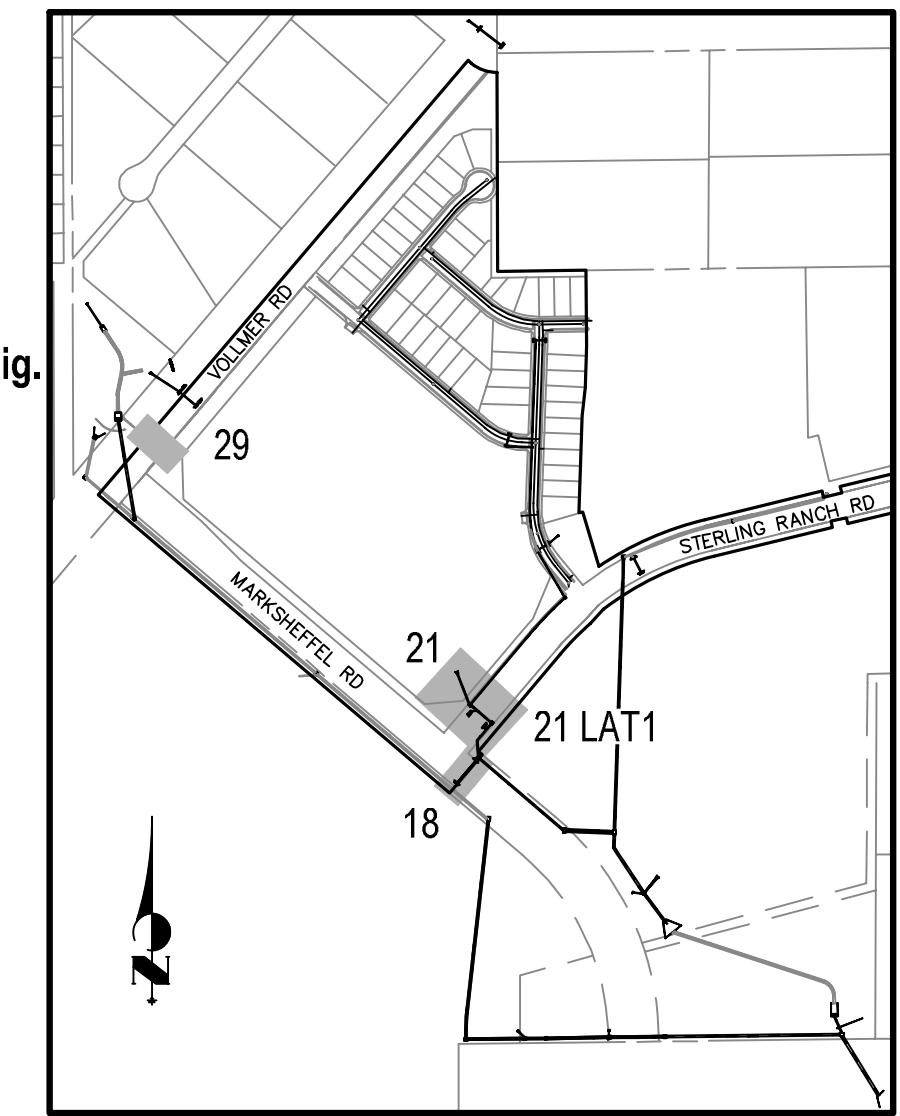
No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	04/15/21	RAB	KRW	

STERLING RANCH FILING NO.2
STORM SEWER PLANS
SHEET 11 OF 25
JOB NO. 25188.01



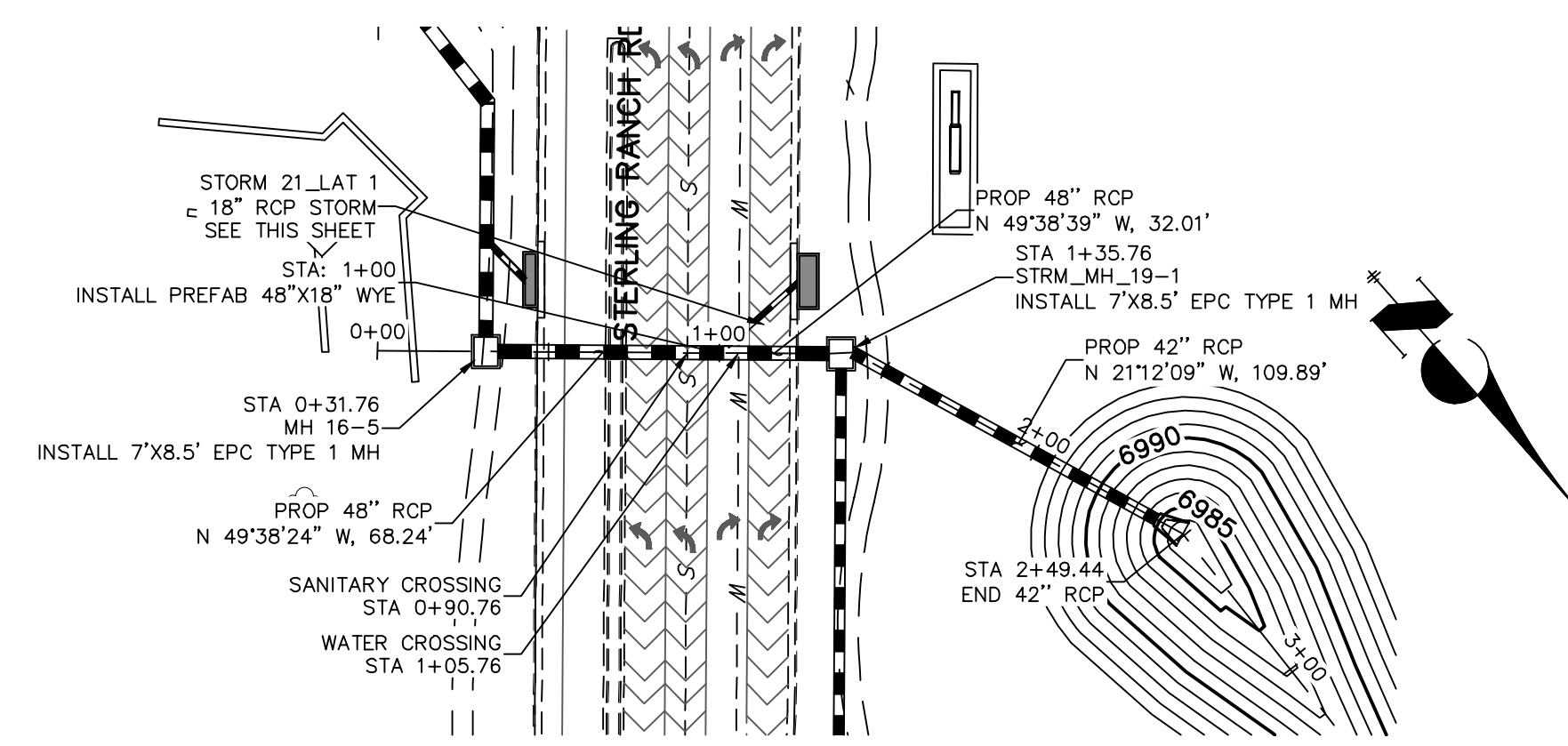
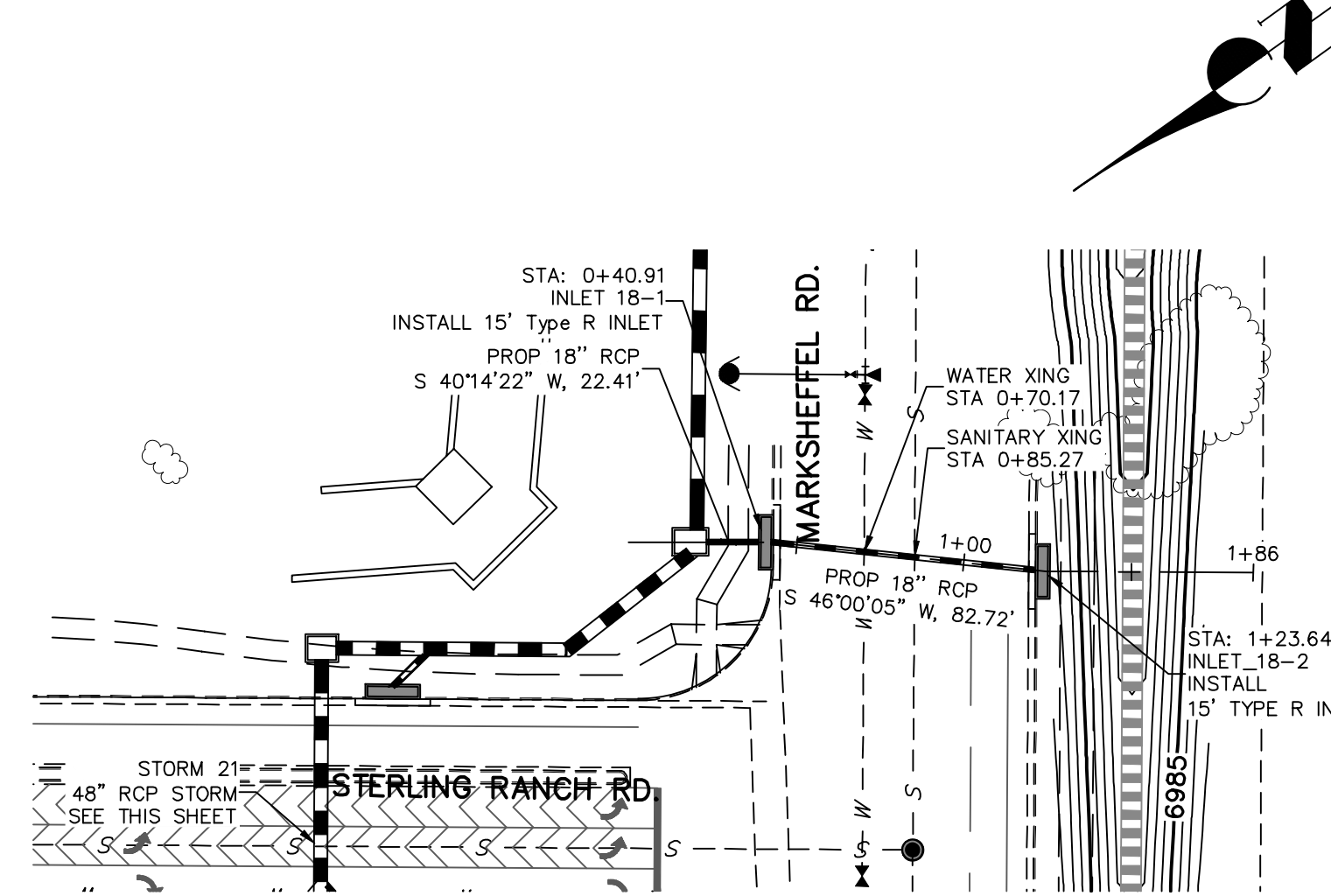
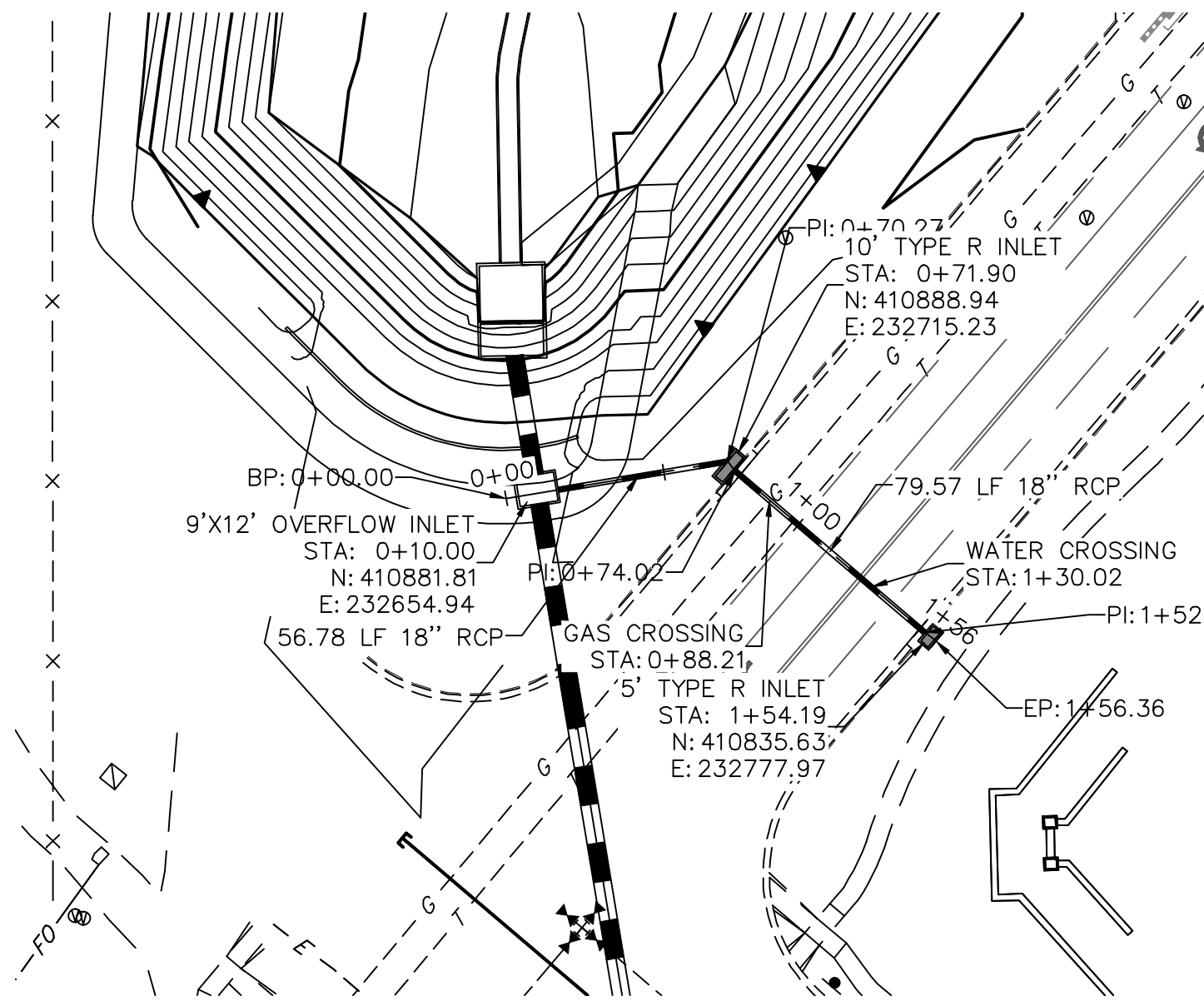
Know what's below.
Call before you dig.

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

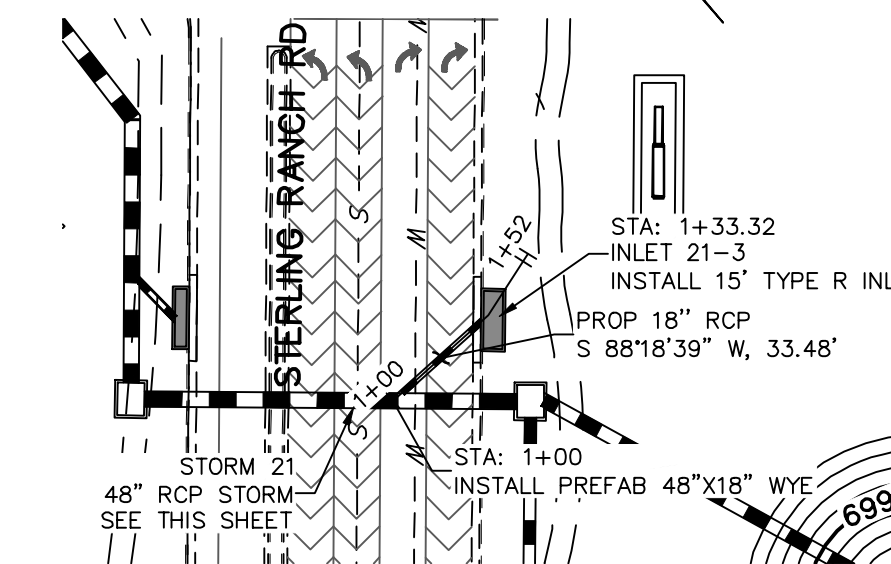


KEY MAP

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

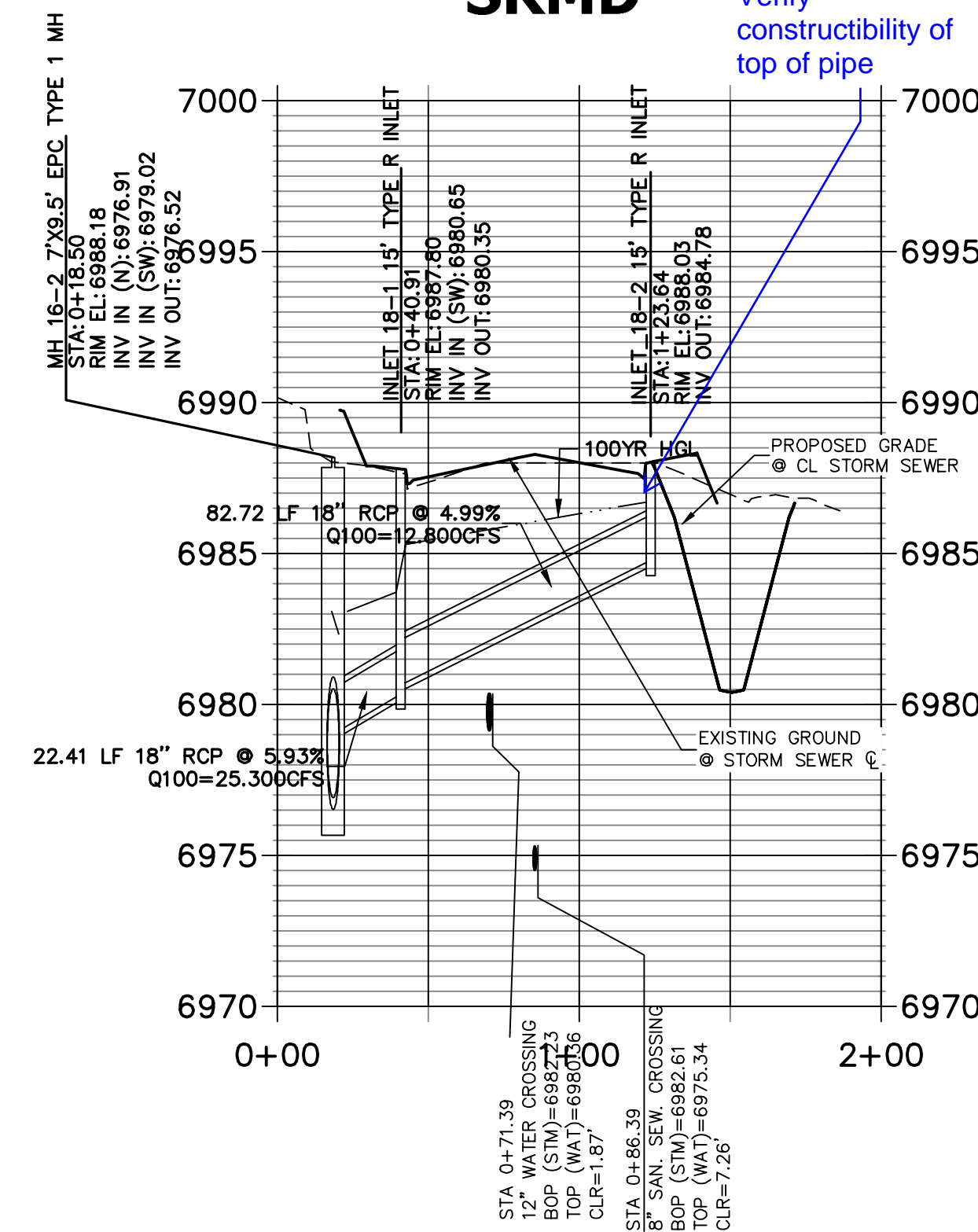


**STRM_21 PROFILE
STA -0+50.00 TO 3+00.00
SRMD**

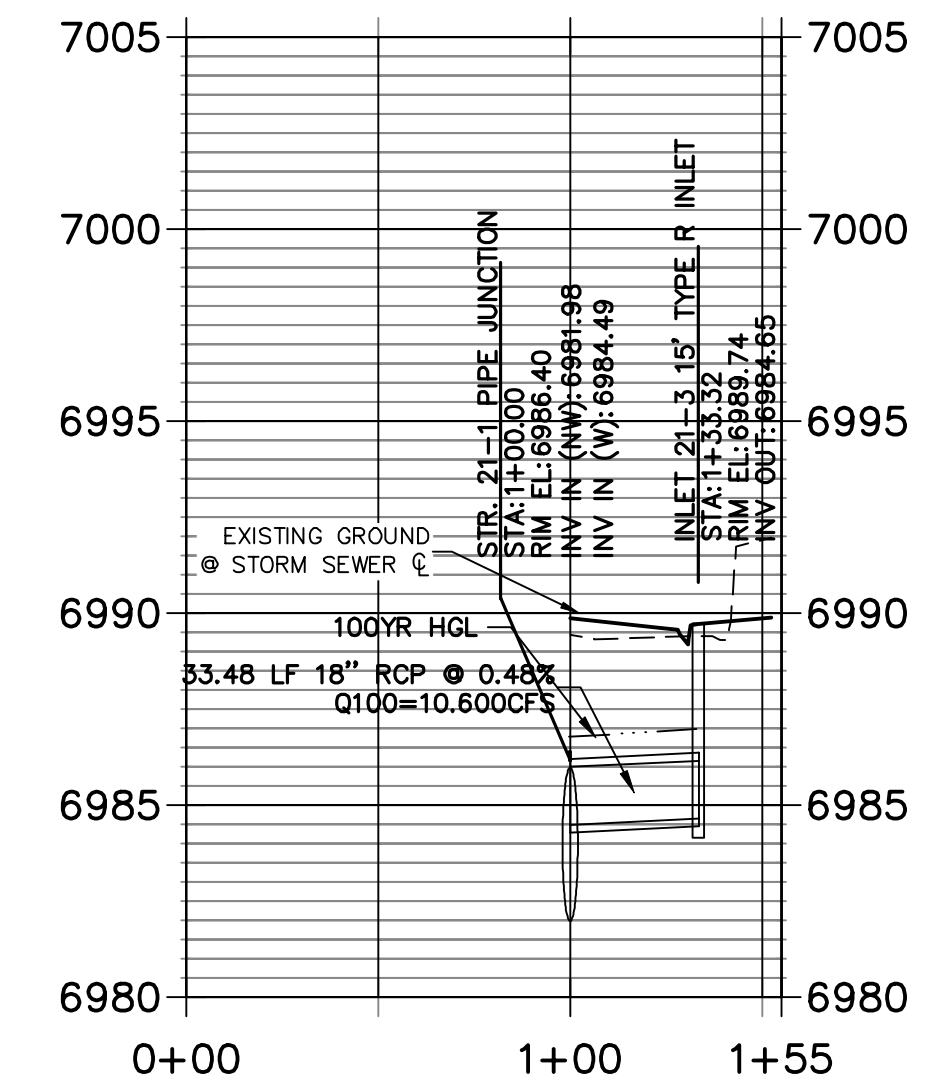
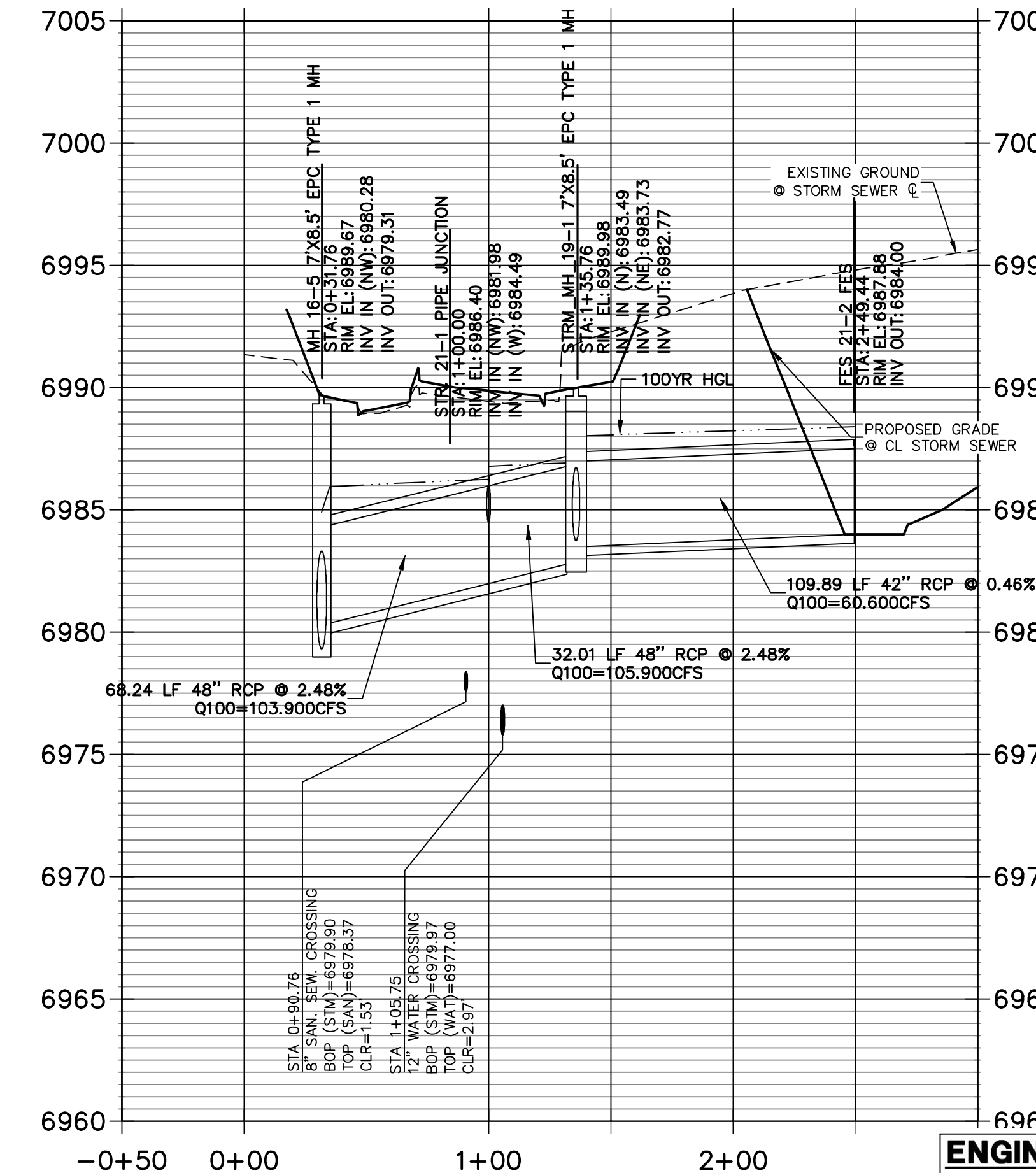


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STA 0+00.00 TO 1+55.00
SRMD**

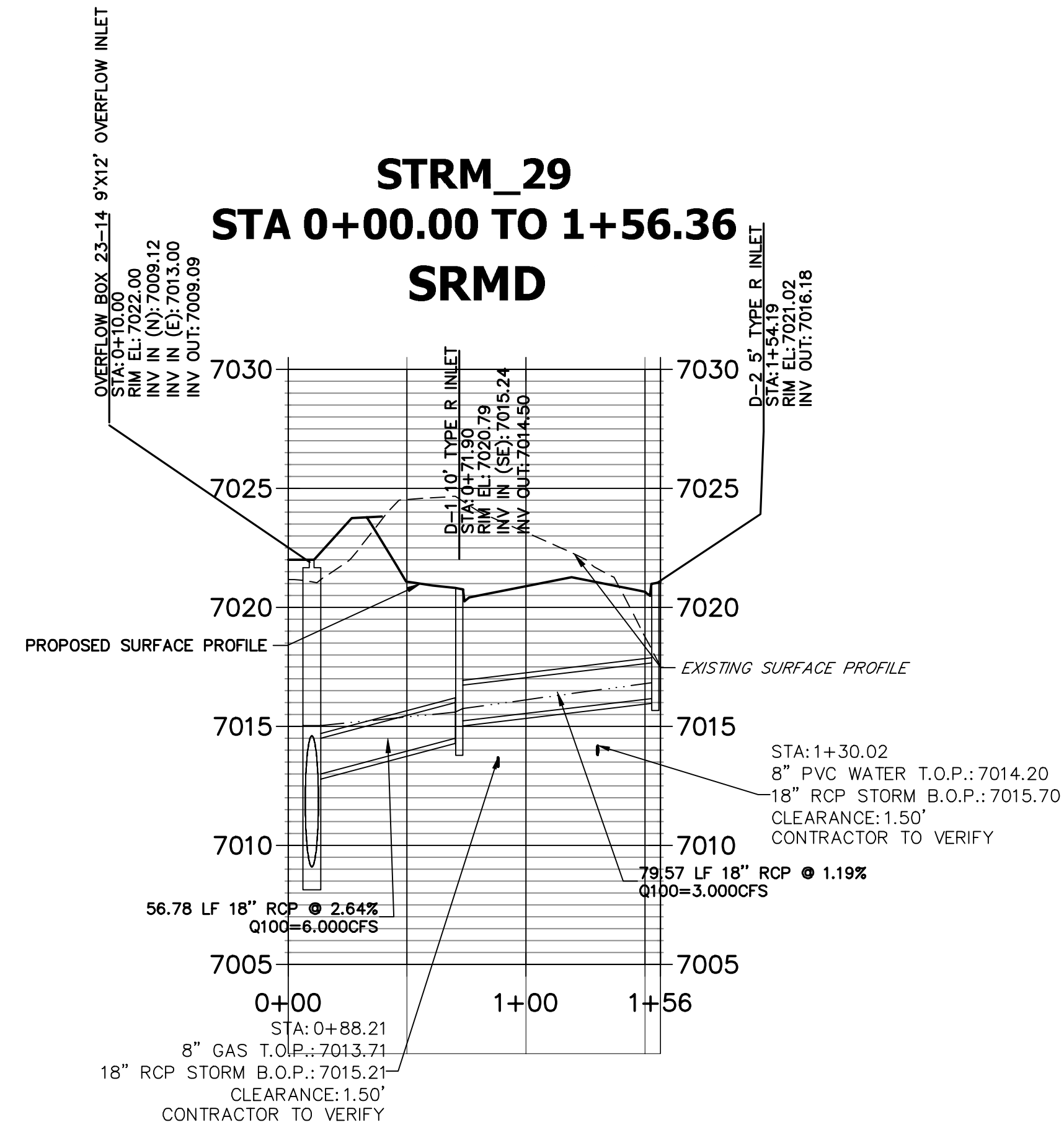
**STRM_18 PROFILE
STA 0+00.00 TO 2+00.00
SRMD**



Verify constructibility of top of pipe



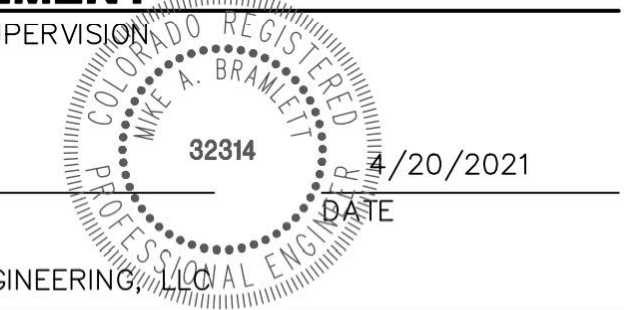
**STRM_29
STA 0+00.00 TO 1+56.36
SRMD**



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



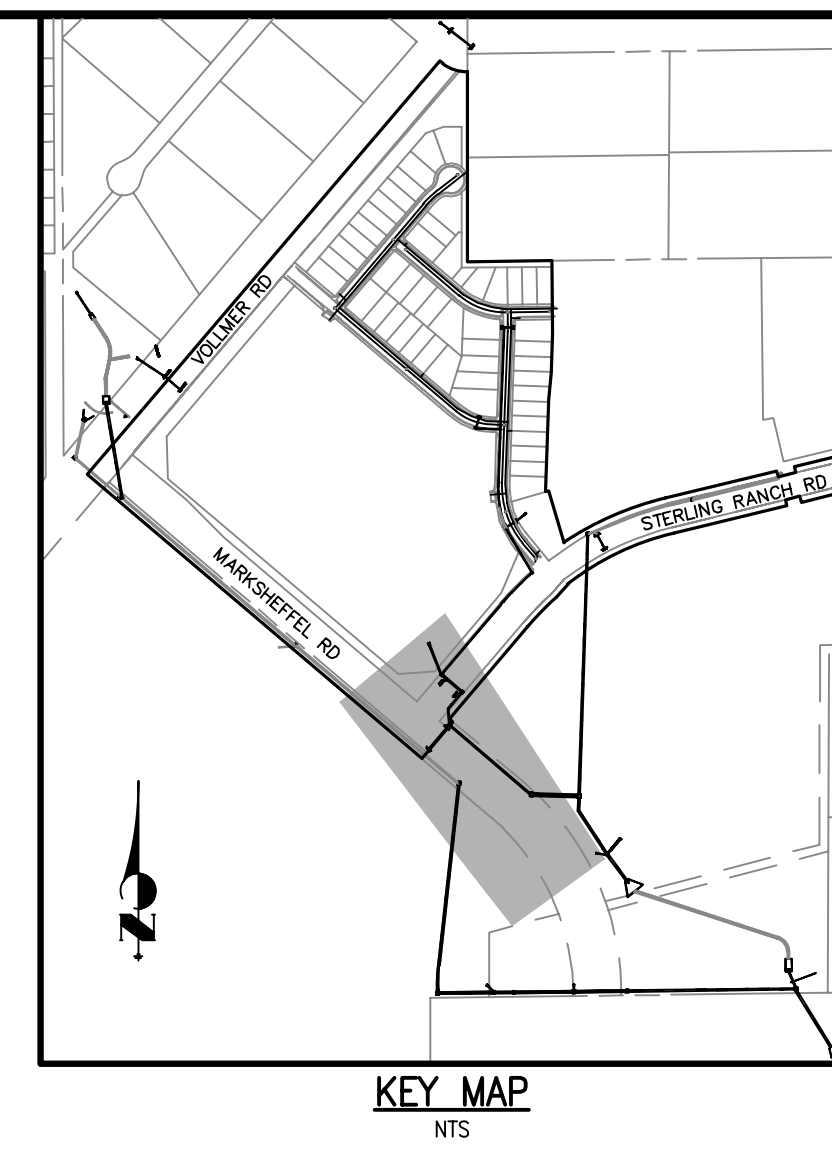
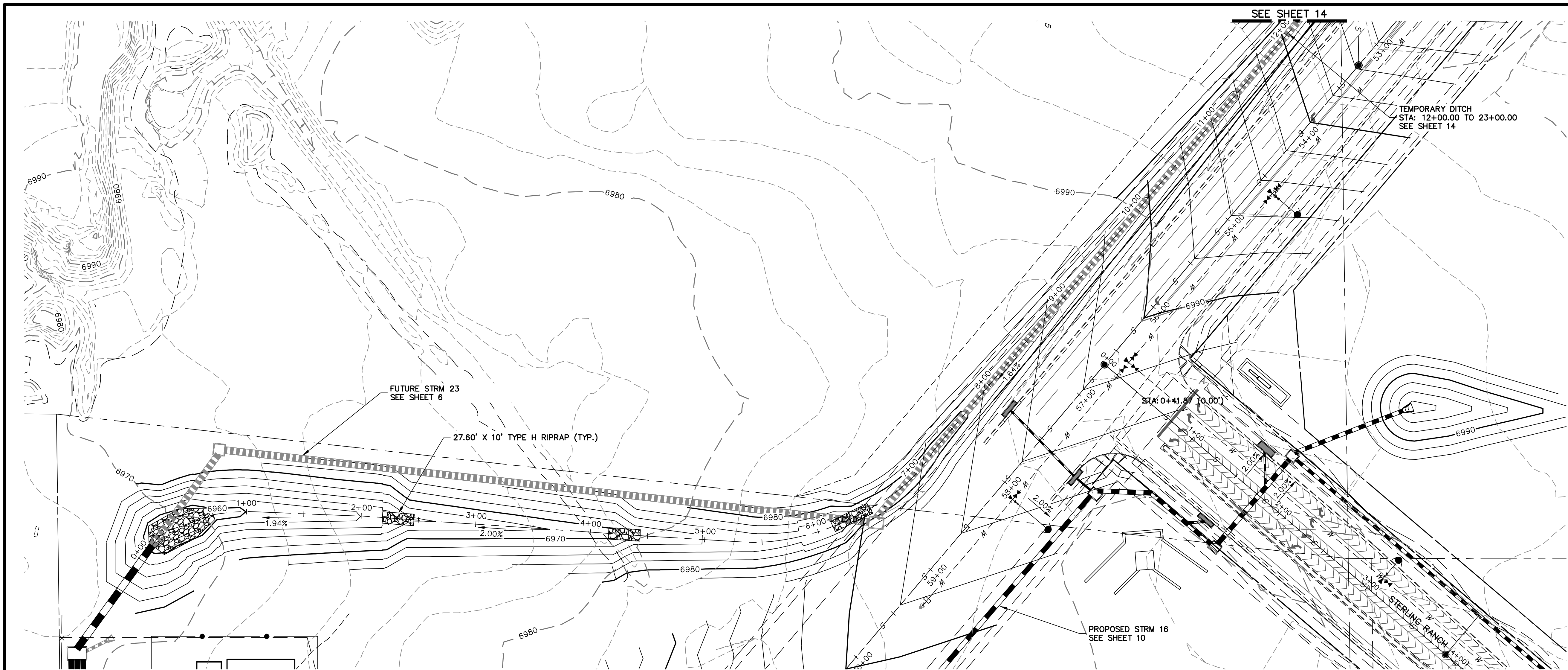
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING AGENCIES, THIS IS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J-R ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-589-2988
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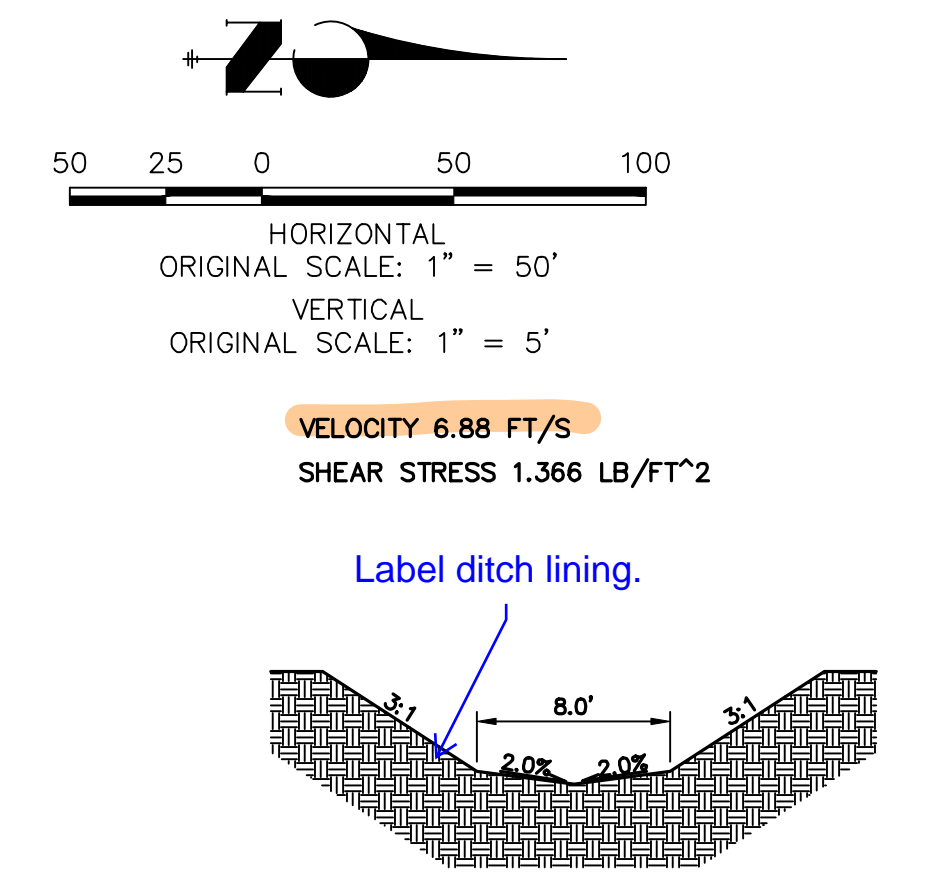
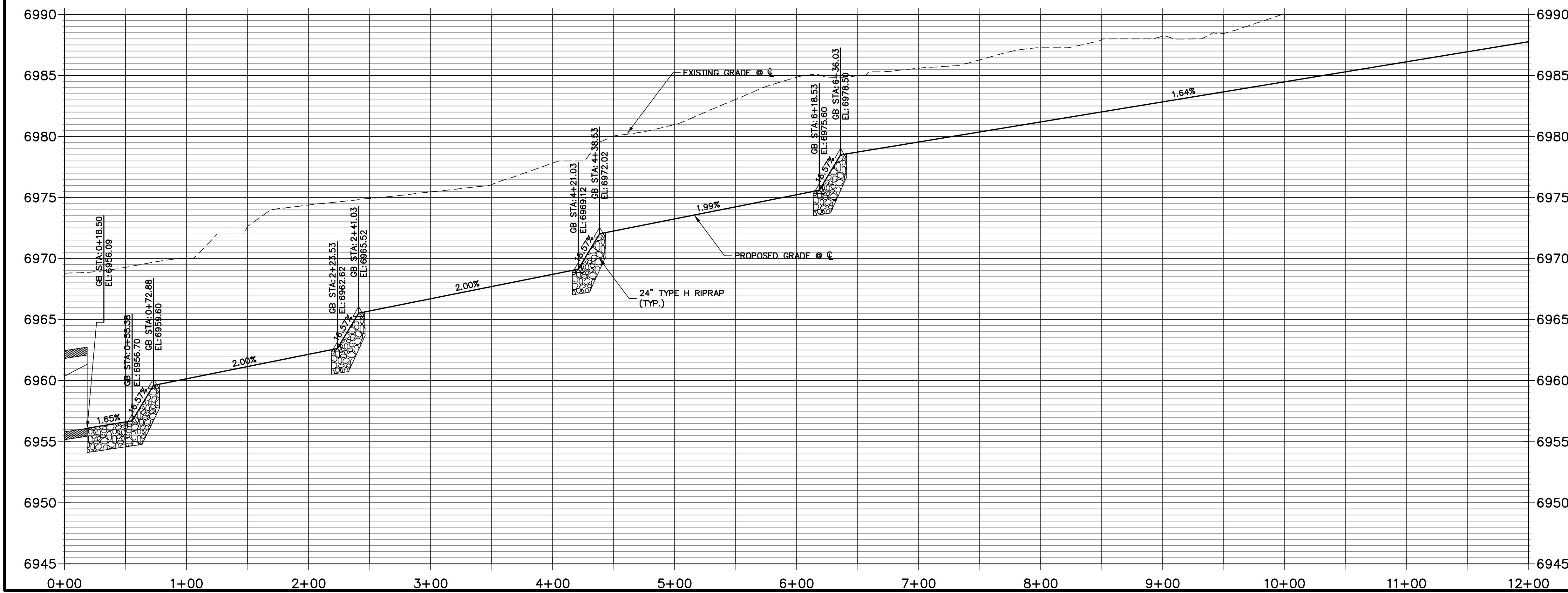
NO.	REVISION	BY	DATE

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

STERLING RANCH FILING NO.2
STORM SEWER PLANS
SHEET 12 OF 25
JOB NO. 25188.01



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



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 APPROPRIATE REVIEWING AGENCIES, JR 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 Westman Company

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No.	REVISION	BY	DATE

STERLING RANCH FILING NO.2

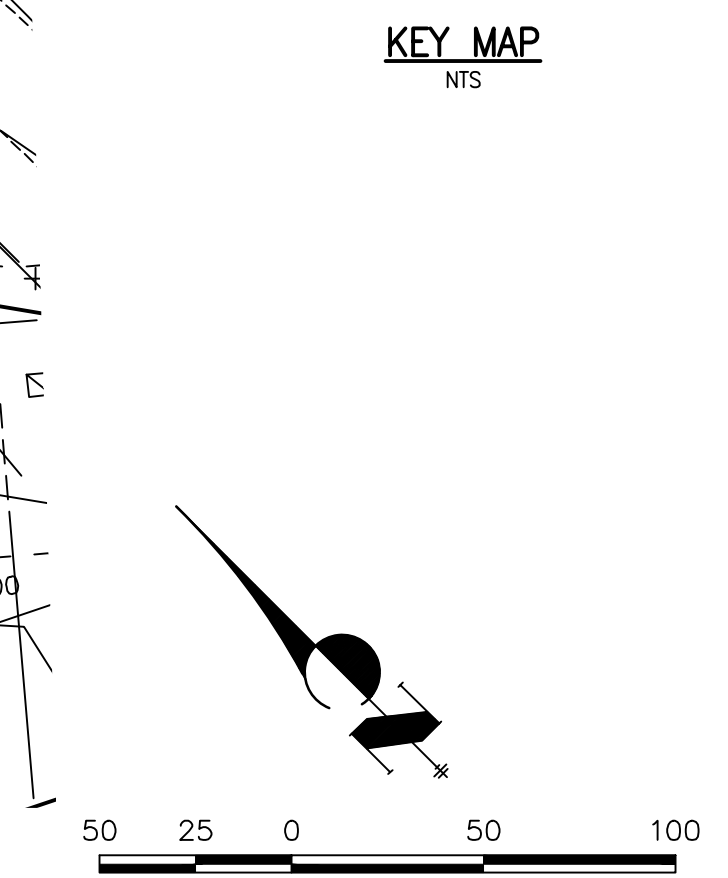
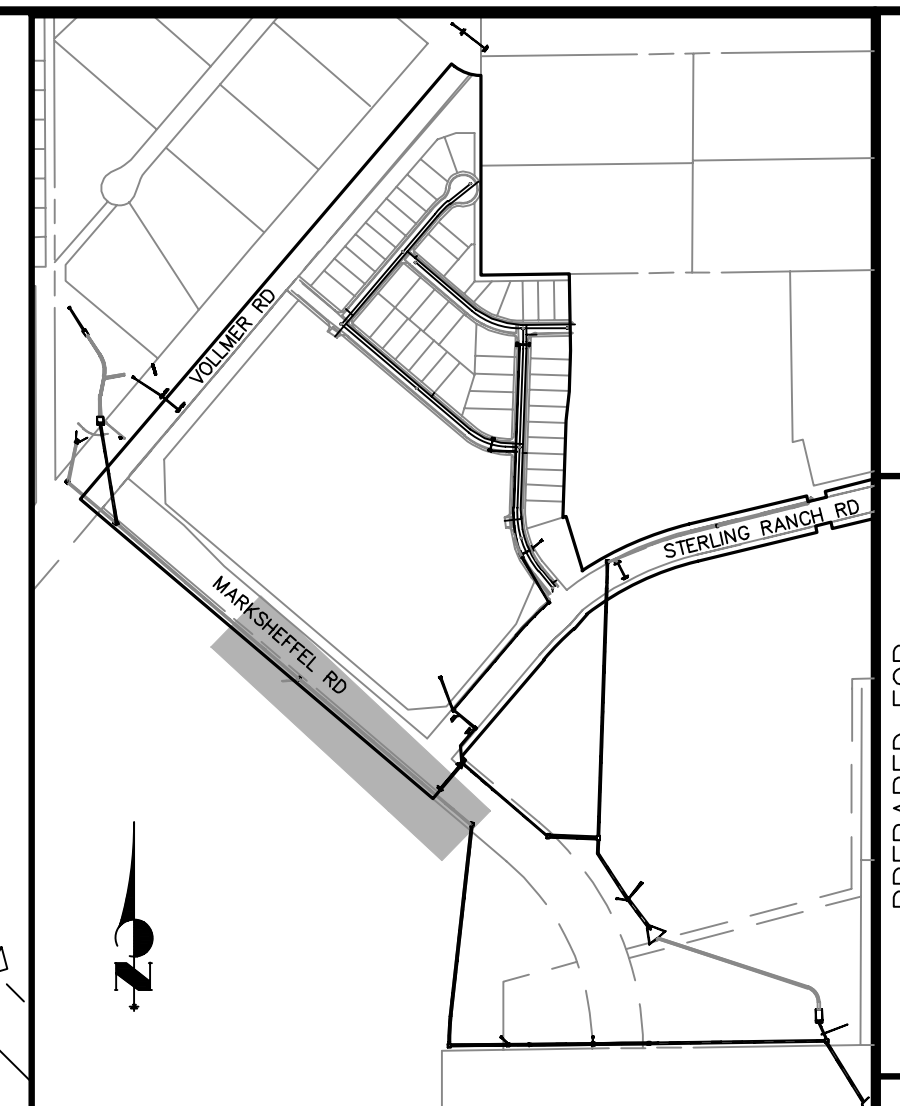
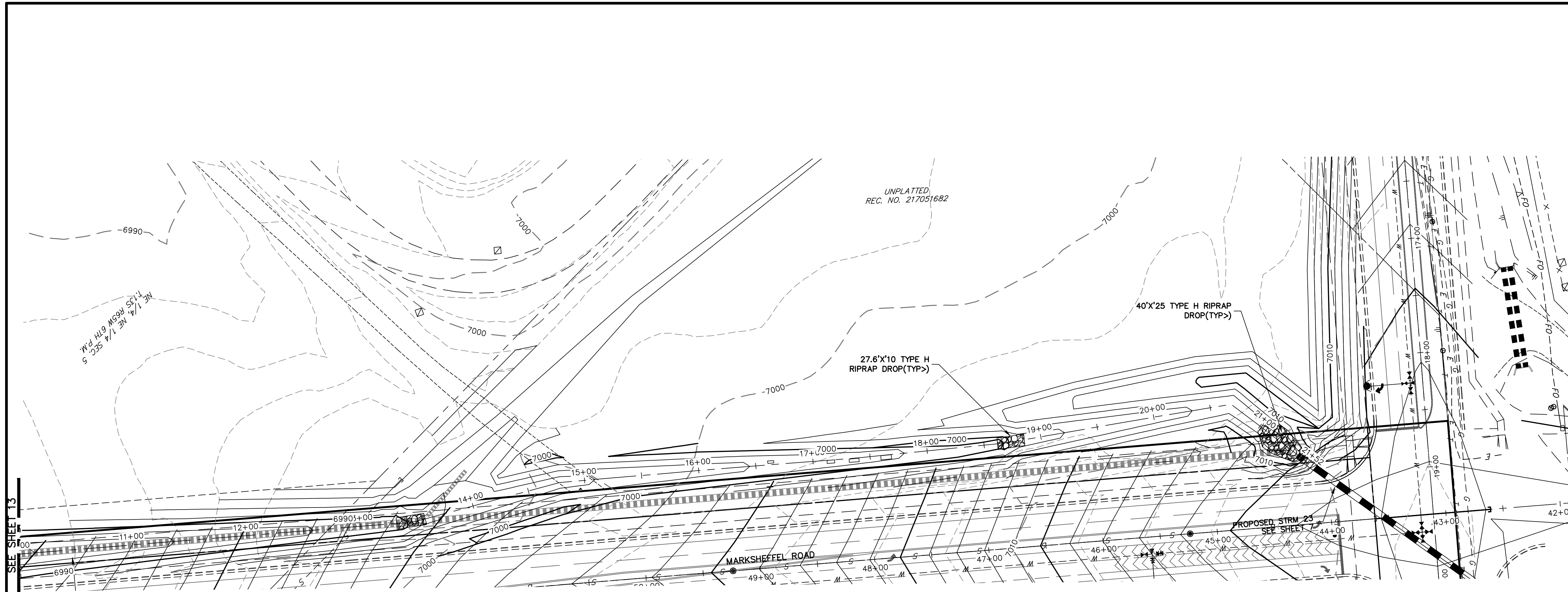
DESIGNED BY: RAB
 DRAWN BY: RAB
 CHECKED BY: RAB

DATE: 04/15/21

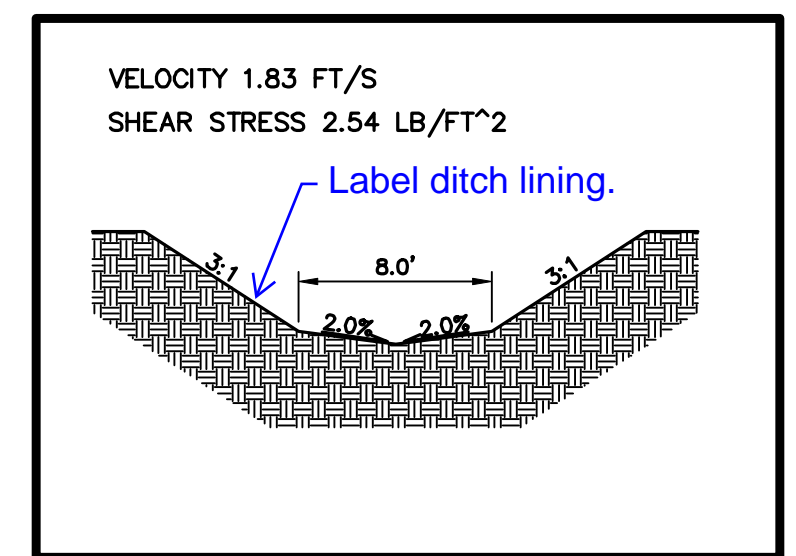
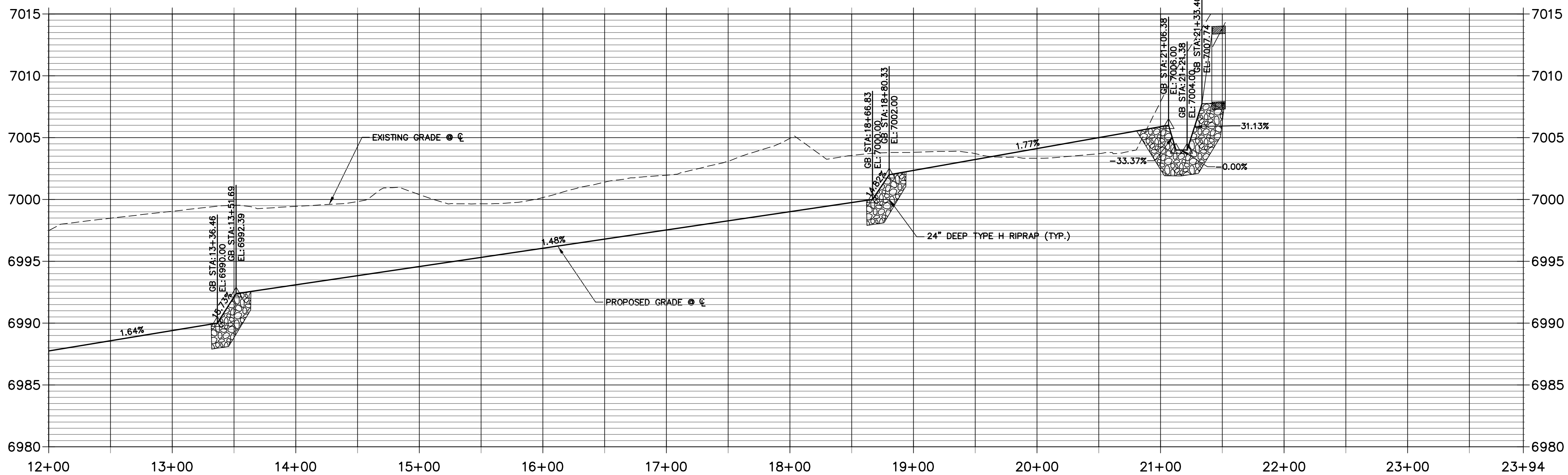
TEMPORARY DITCH

SHEET 13 OF 25

JOB NO. 25188.01



TEMPORARY DITCH PROFILE STA 12+00.00 TO 23+93.57



TYPICAL DITCH CROSS SECTION



Know what's below.
Call before you dig.

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
 32314
 4/20/2021

UNPLATTED
REC. NO. 217051682

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 WestPlan Company

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BY	DATE	No.	REVISION

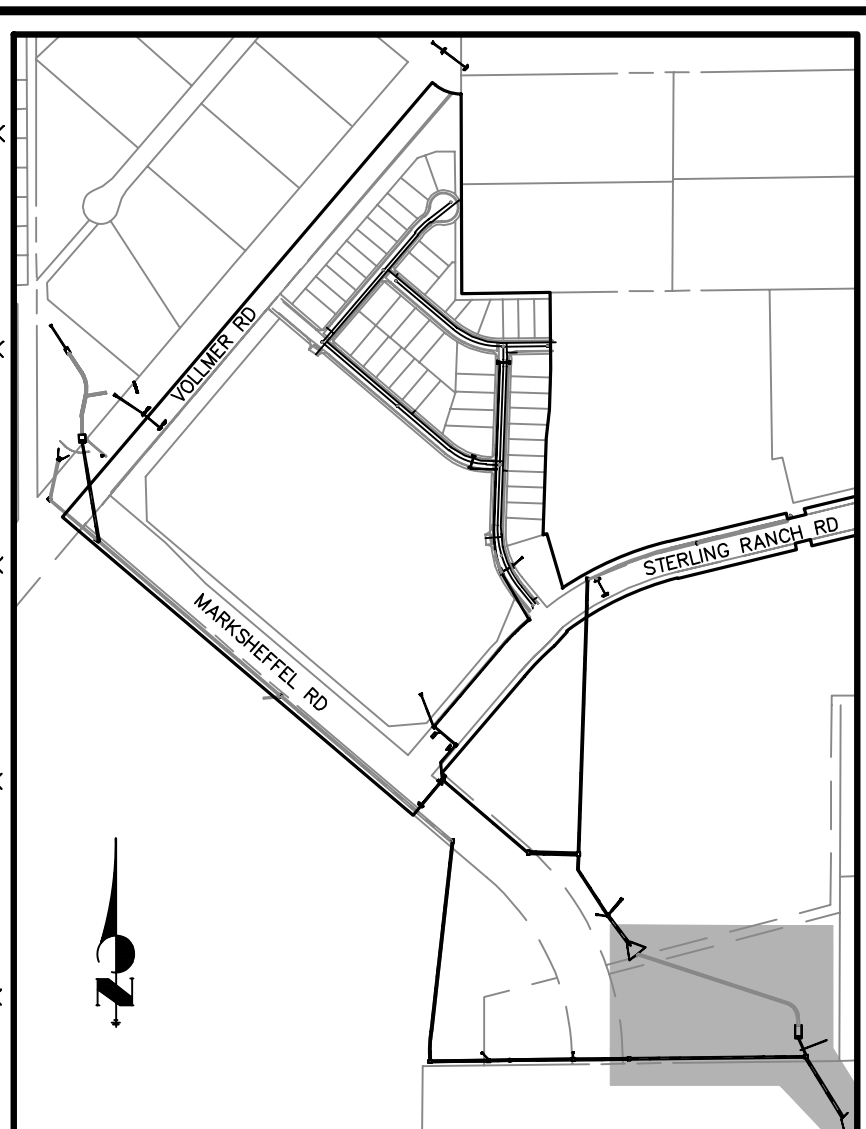
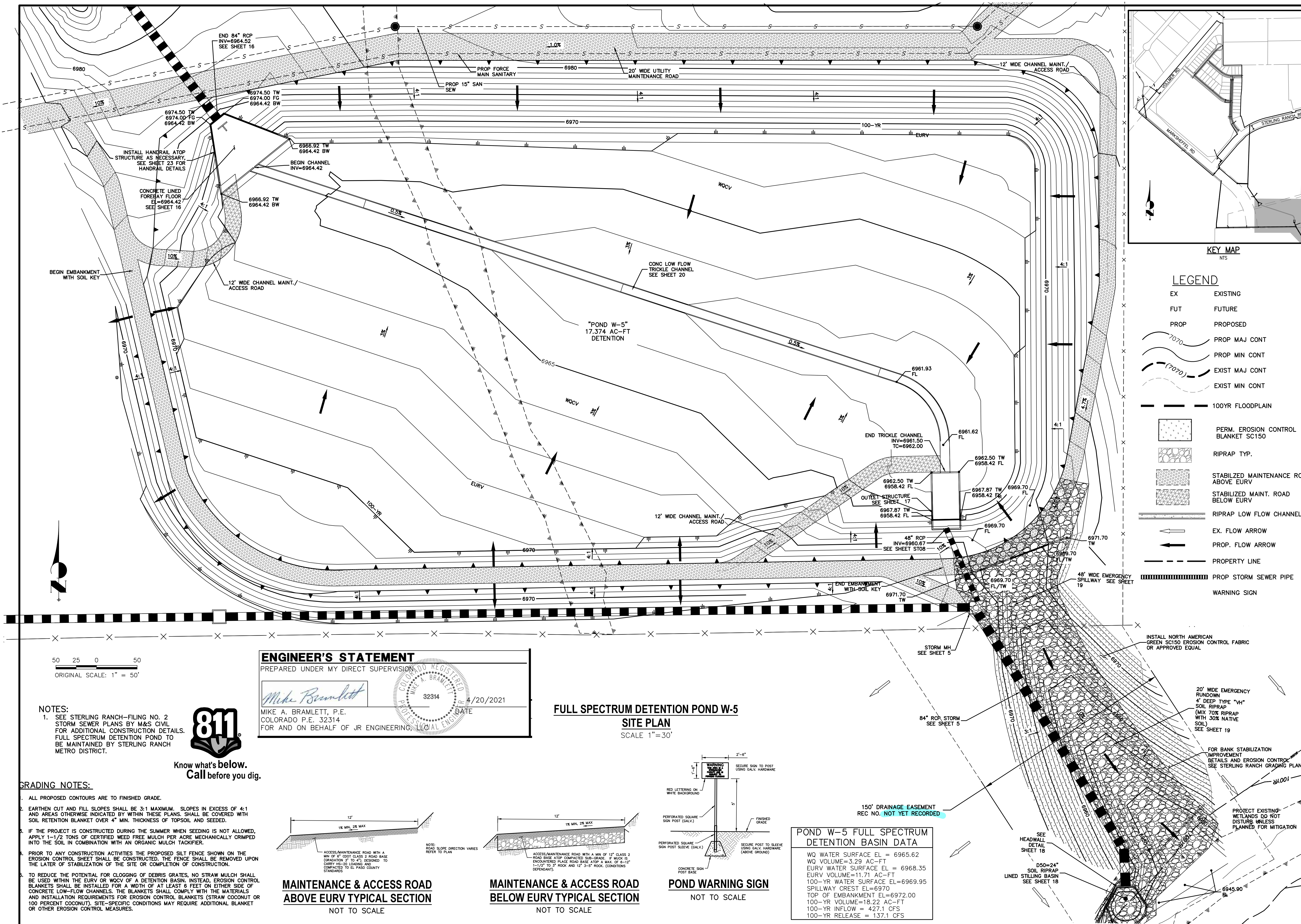
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	04/15/21	RAB	RAB	

STERLING RANCH FILING NO.2

TEMPORARY DITCH

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

J.R. ENGINEERING
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 Centennial 300-740-0888 • Colorado Springs 719-588-2583
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BY	DATE

No.	REVISION

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

STERLING RANCH FILING NO.2
POND W5

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

32314 4/20/2021

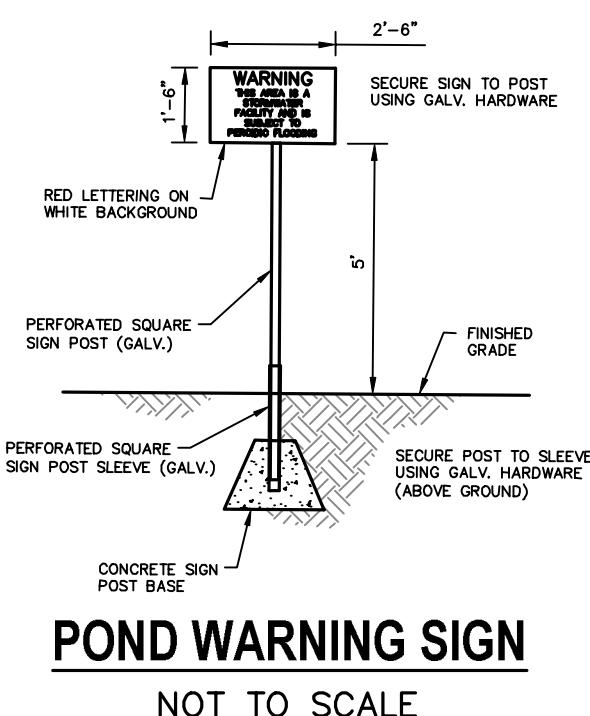
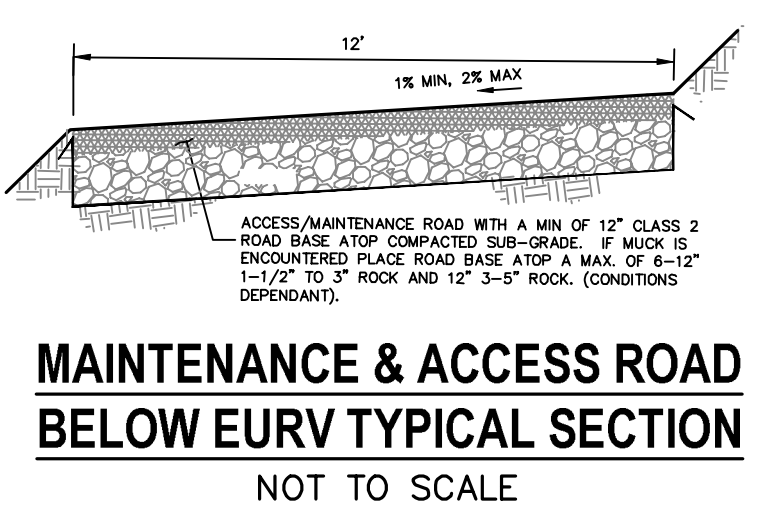
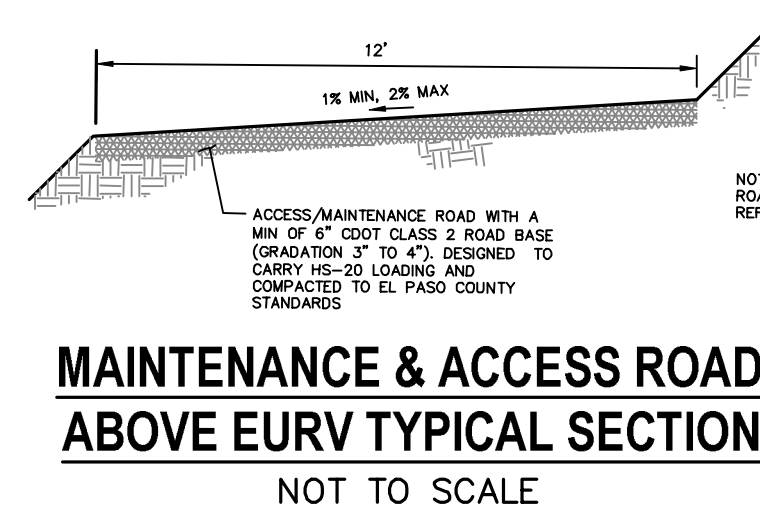
FULL SPECTRUM DETENTION POND W-5
SITE PLAN
 SCALE 1"=30'

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.

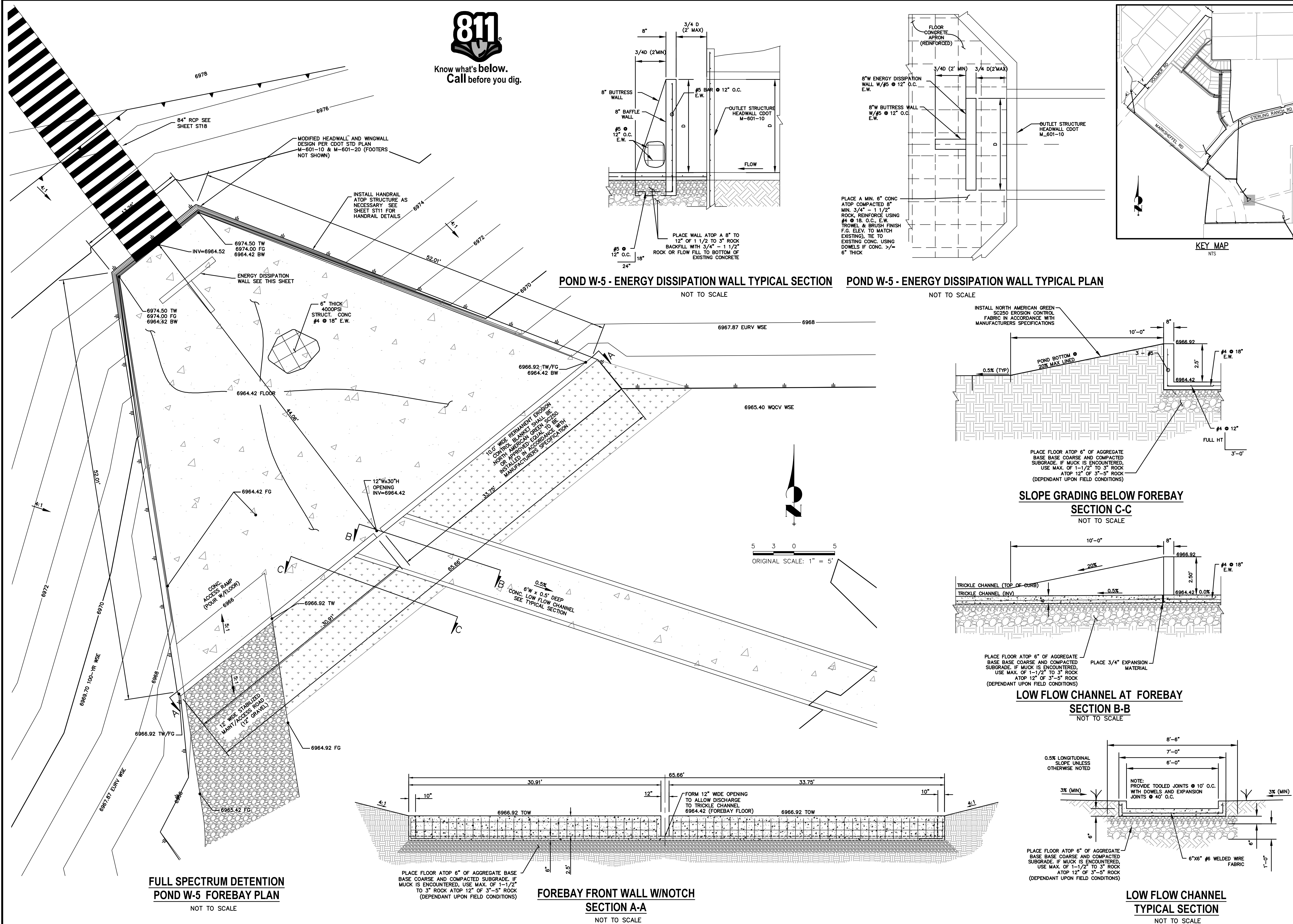


POND W-5 FULL SPECTRUM DETENTION BASIN DATA

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

NOT TO SCALE

POND W-5 - ENERGY DISSIPATION WALL TYPICAL PLAN

NOT TO SCALE

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

FULL SPECTRUM DETENTION POND W-5 FOREBAY PLAN

NOT TO SCALE

FOREBAY FRONT WALL W/NOTCH SECTION A-A

NOT TO SCALE

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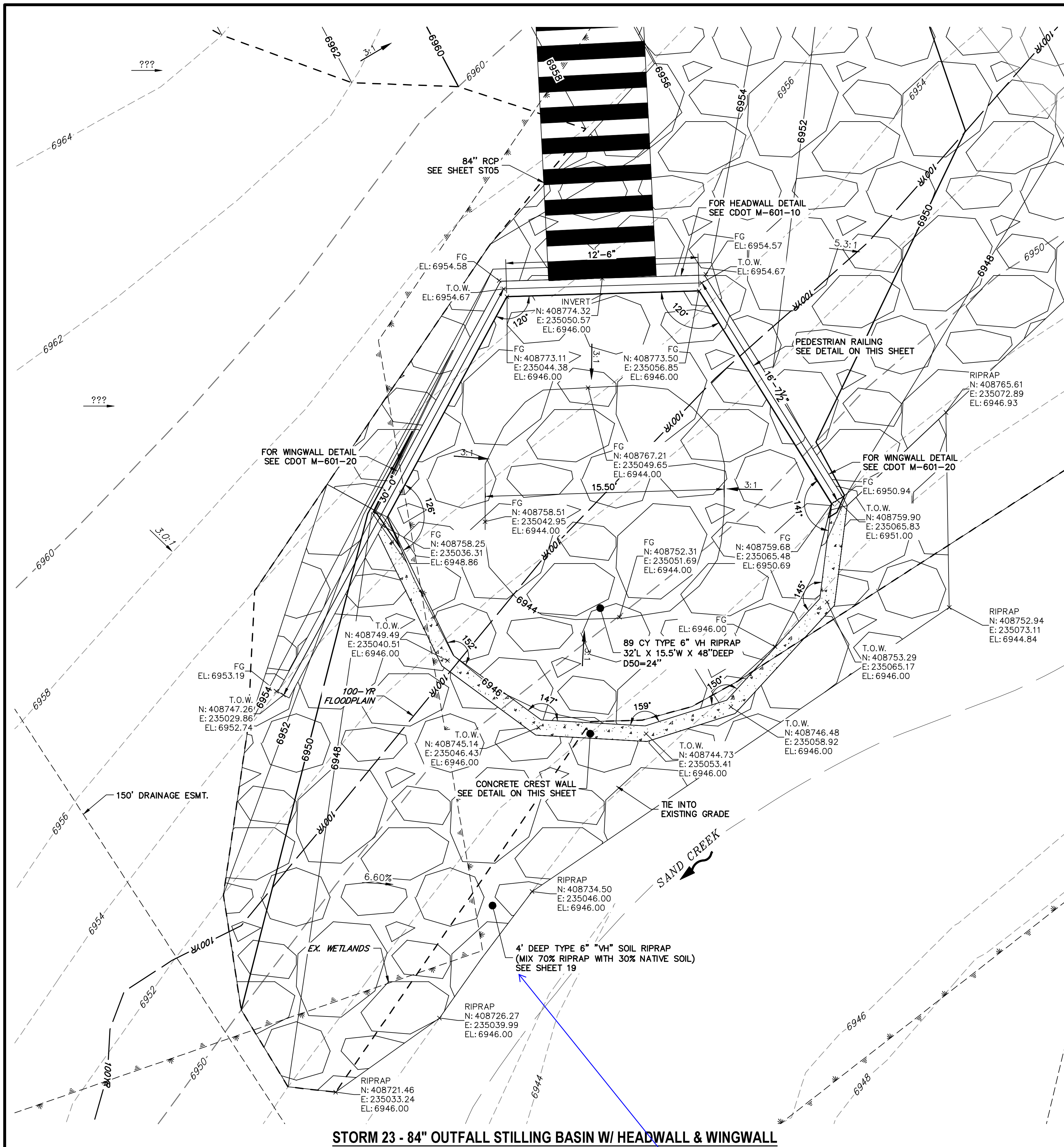
PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

JR ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

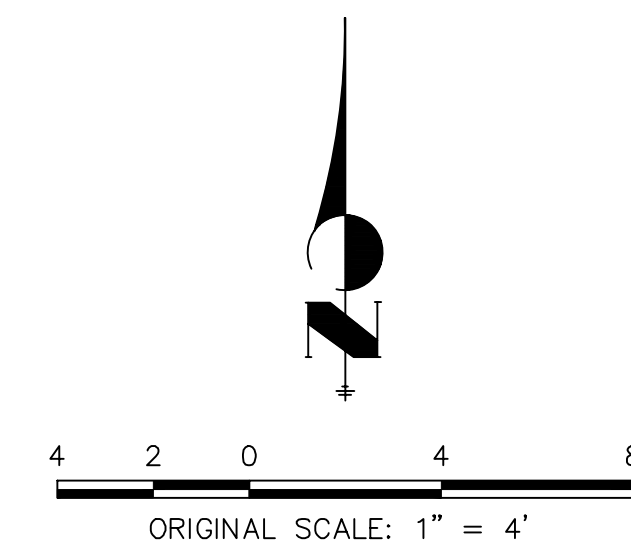
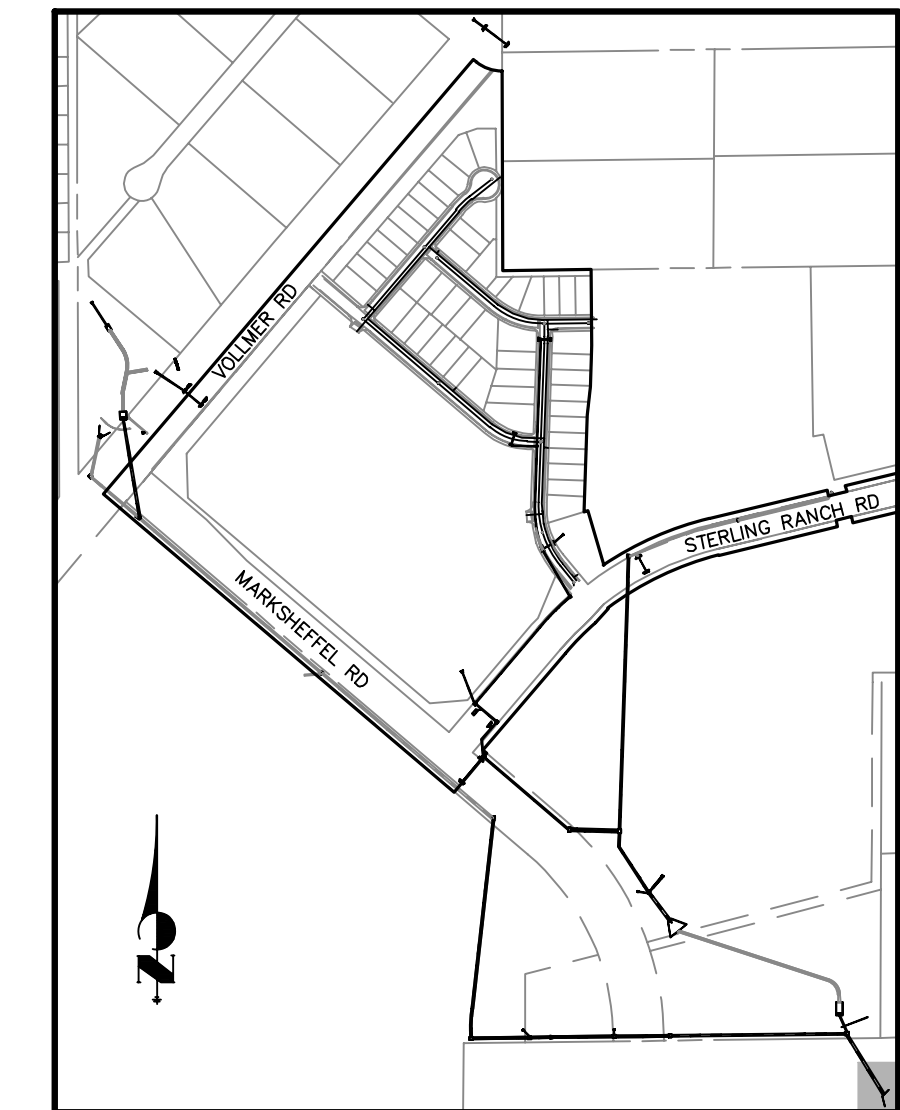
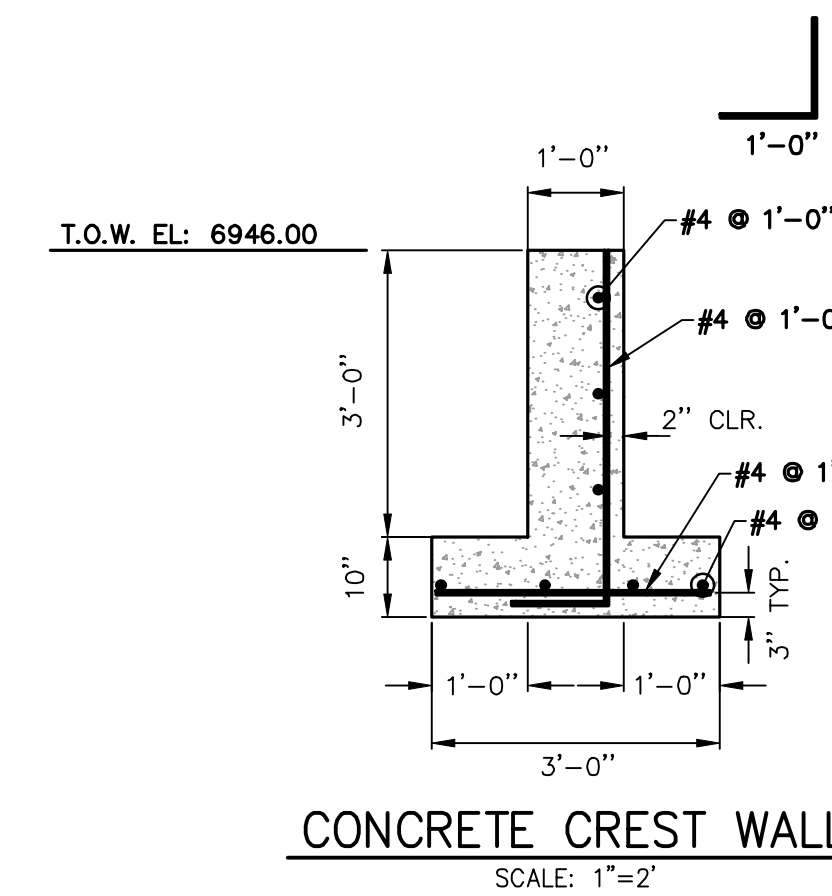
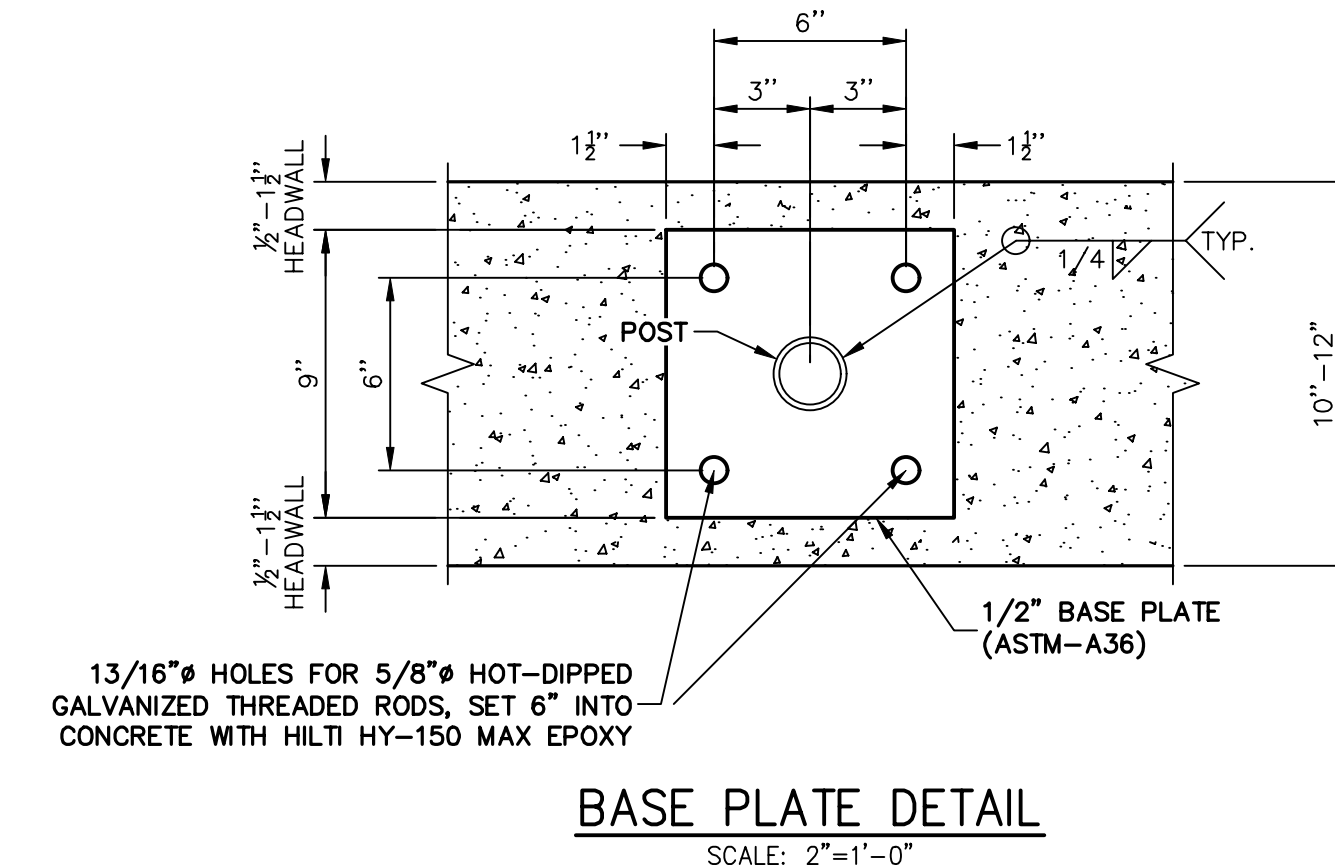
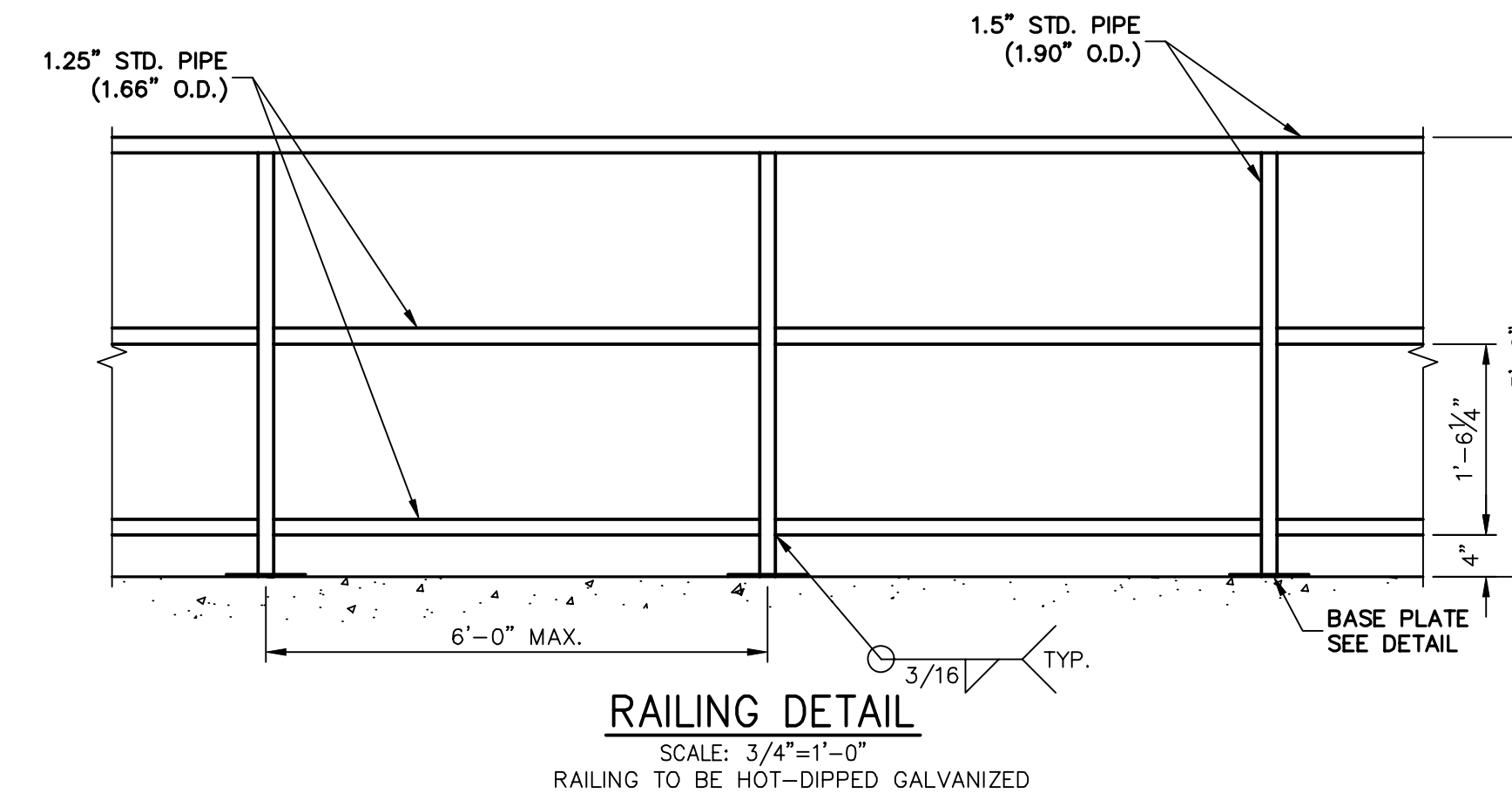
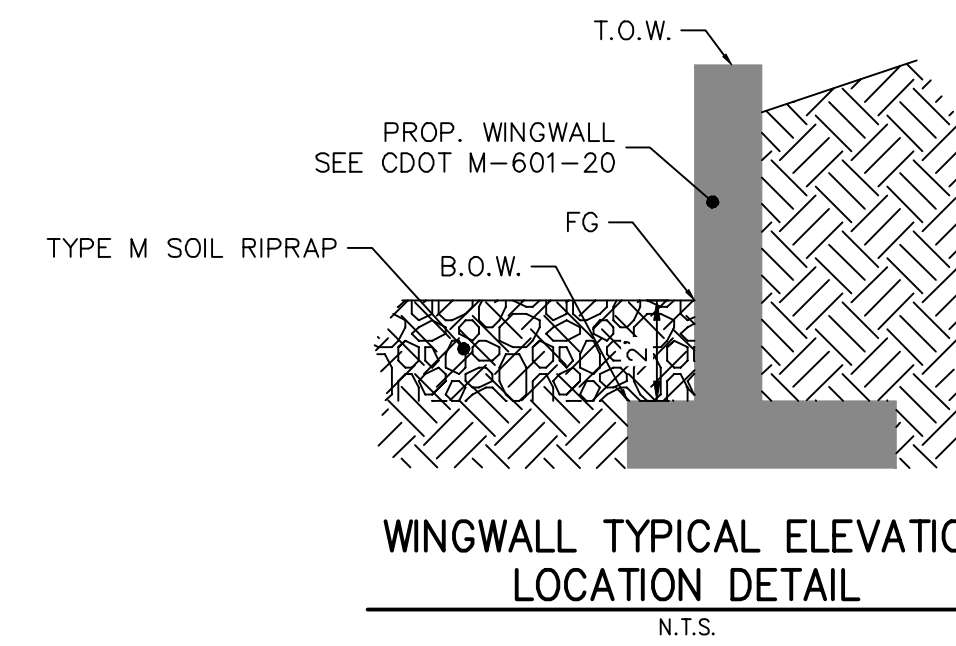
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/15/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO.2
POND DETAILS



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

Does riprap need to extend to the bottom of channel?



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

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

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BY	DATE	REVISION

H-SCALE	AS NOTED	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			04/15/21	RAB	KRW	

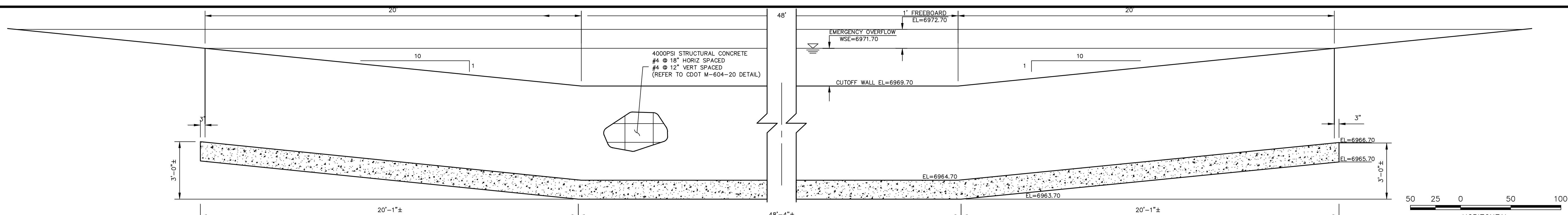
STERLING RANCH FILING NO.2
POND DETAILS



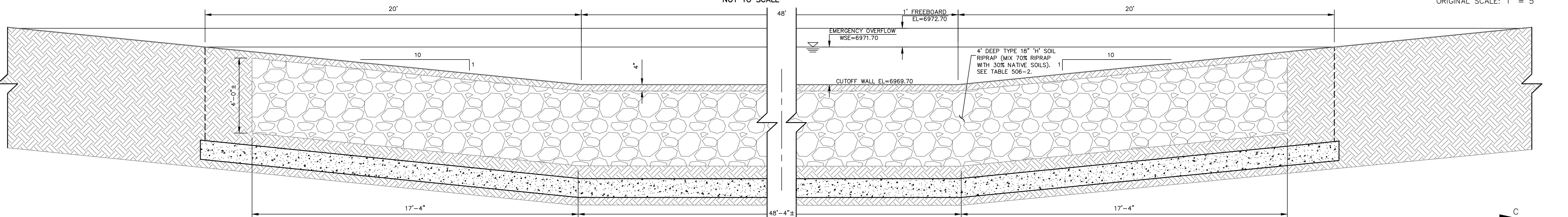
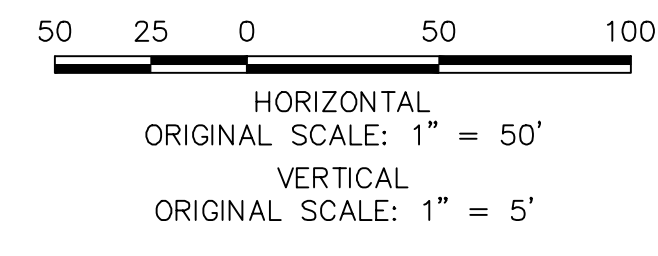
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

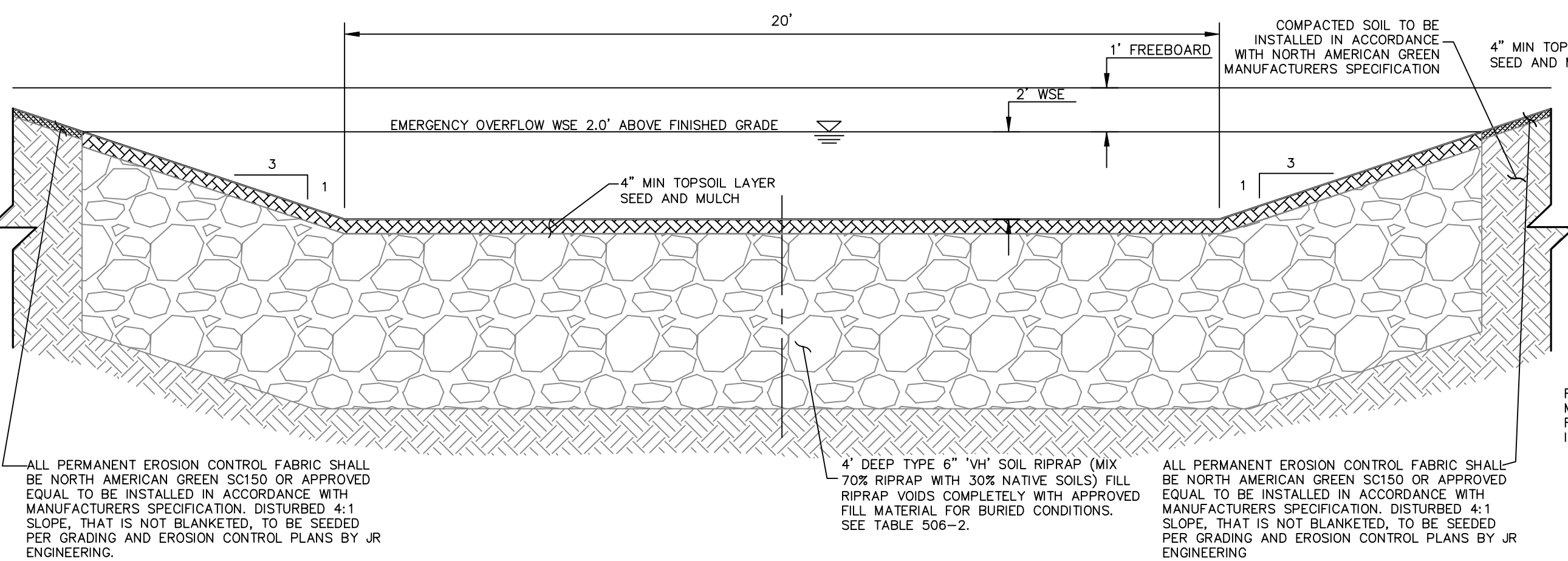
32314
4/20/2021



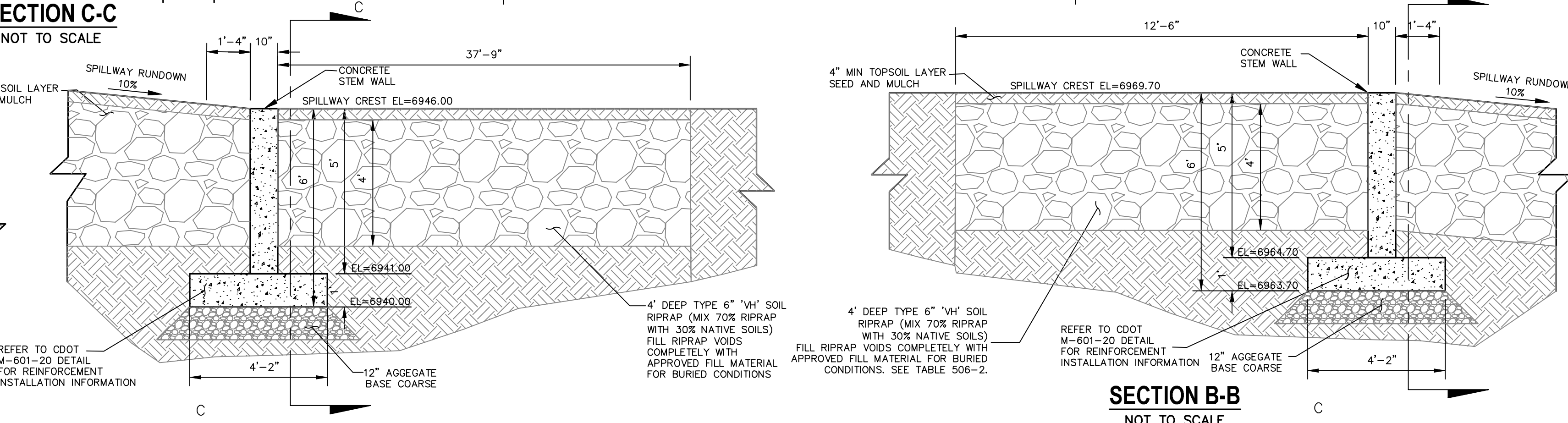
SECTION A-A CONCRETE CUTOFF WALL - ELEVATION
NOT TO SCALE



SECTION C-C
NOT TO SCALE



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



SECTION E-E
NOT TO SCALE

SECTION B-B
NOT TO SCALE

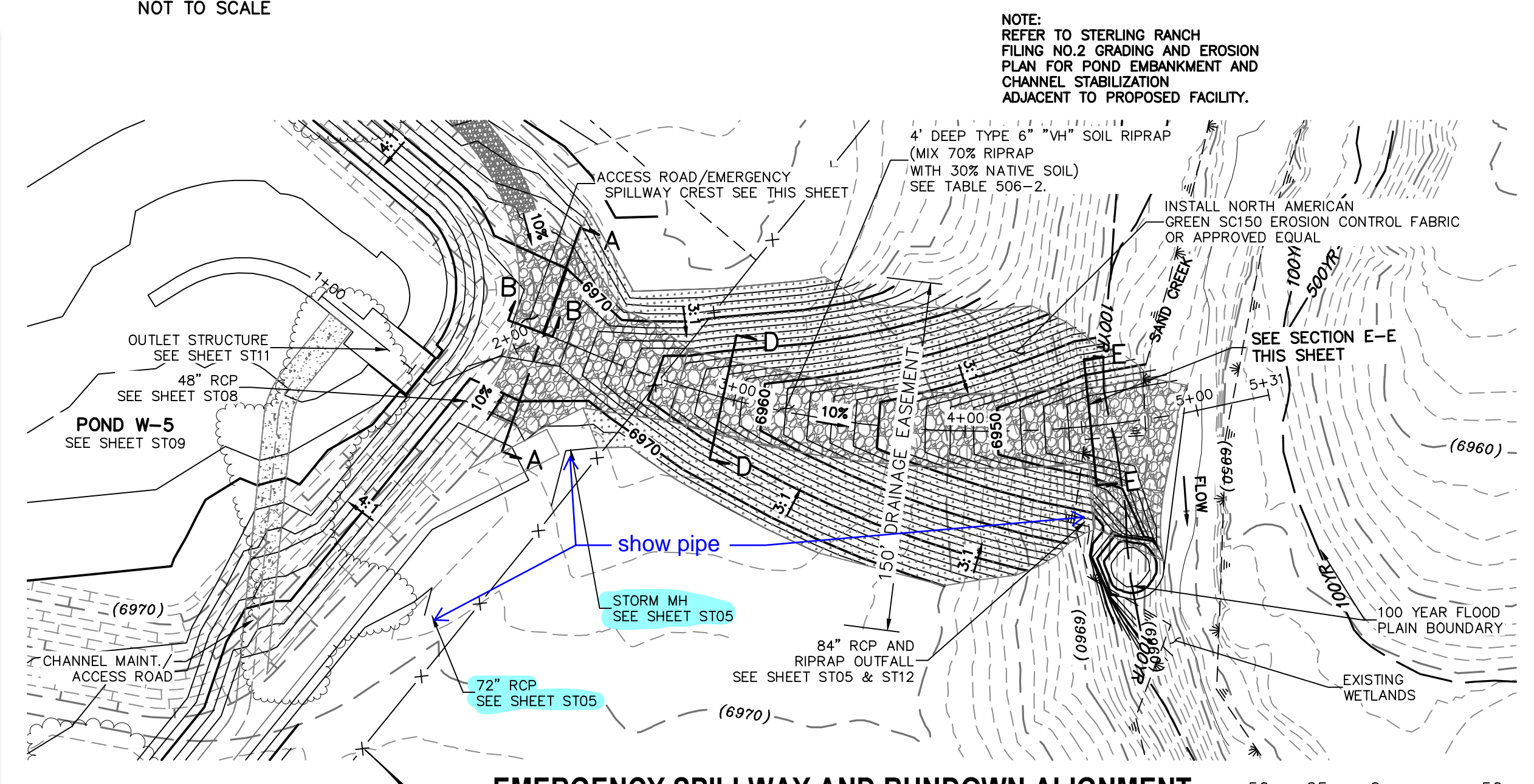
Table 506-2

Pay Item	Stone Size d ₅₀ ^a (Inches)	Percent of Material Smaller Than Typical Stone ^b	Typical Stone Dimensions ^c (Inches)	Typical Stone Weight ^d (Pounds)
Riprap TYPE VL	6	70-100	12	85
		50-70	9	35
		35-50	6	10
Riprap TYPE L	9	70-100	15	160
		50-70	12	85
		35-50	9	35
Riprap TYPE M	12	70-100	21	440
		50-70	18	275
		35-50	12	85
Riprap TYPE H	18	70-100	30	1280
		50-70	24	650
		35-50	18	275
Riprap TYPE VH	24	70-100	42	3500
		50-70	33	1700
		35-50	24	650

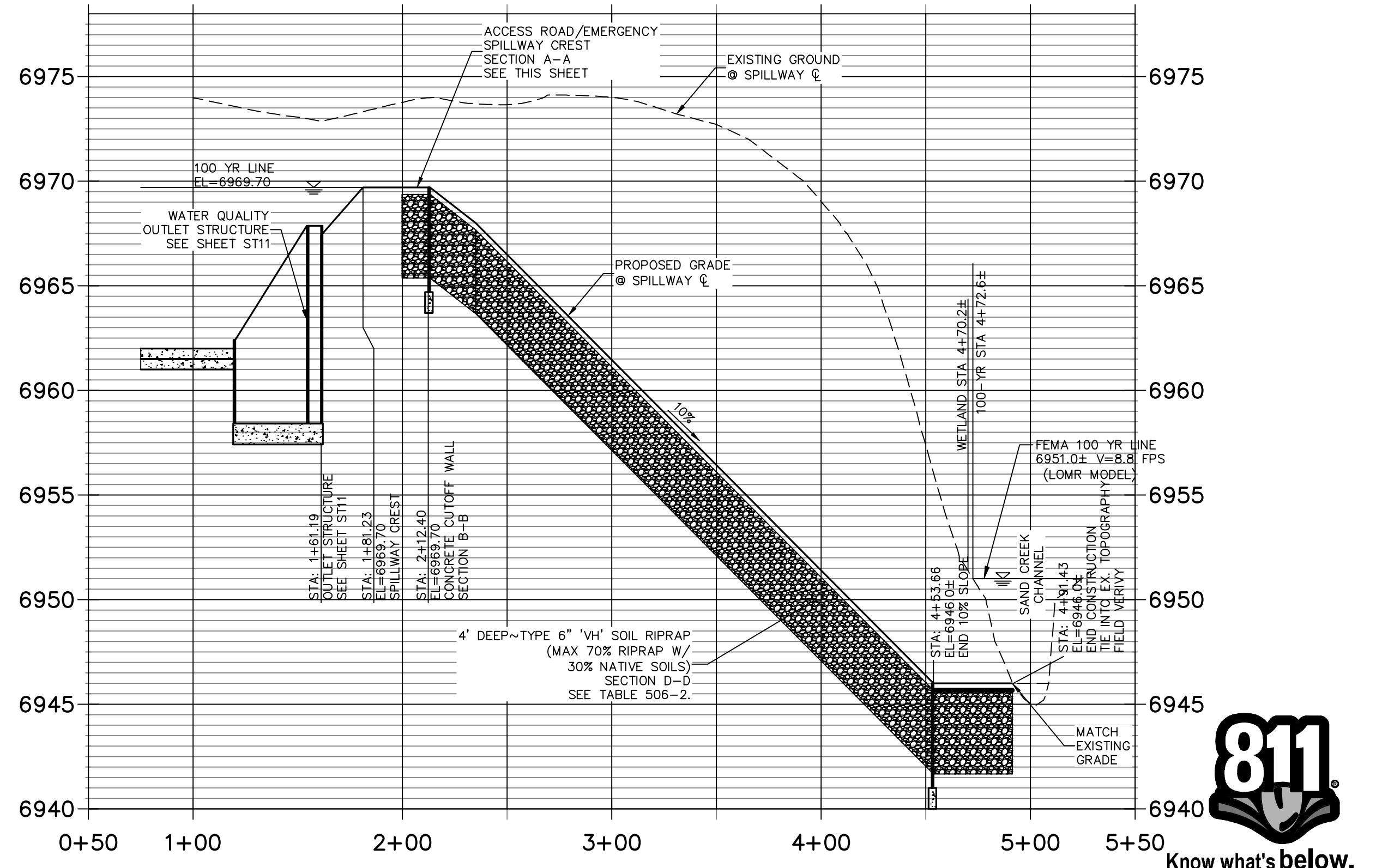
^ad₅₀ = nominal stone size
^bbased on typical rock mass
^cequivalent spherical diameter
^dbased on a specific gravity = 2.5

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

NOTE: CDOT SECTION 506 REQUIREMENTS APPLY



EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT



EMERGENCY SPILLWAY PROFILE

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

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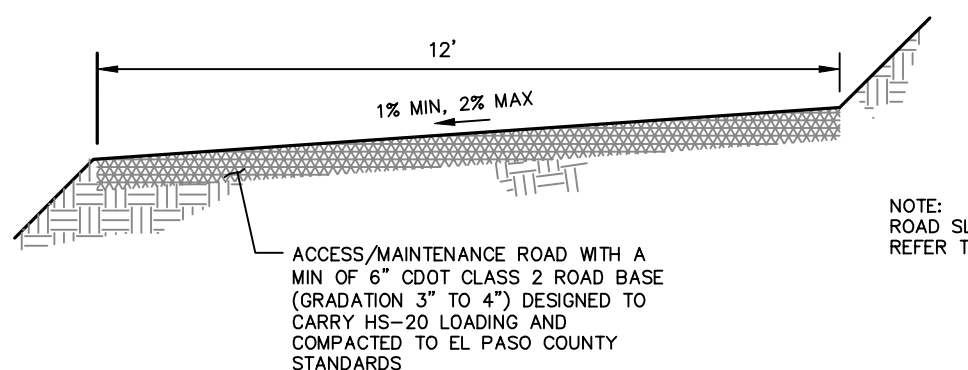
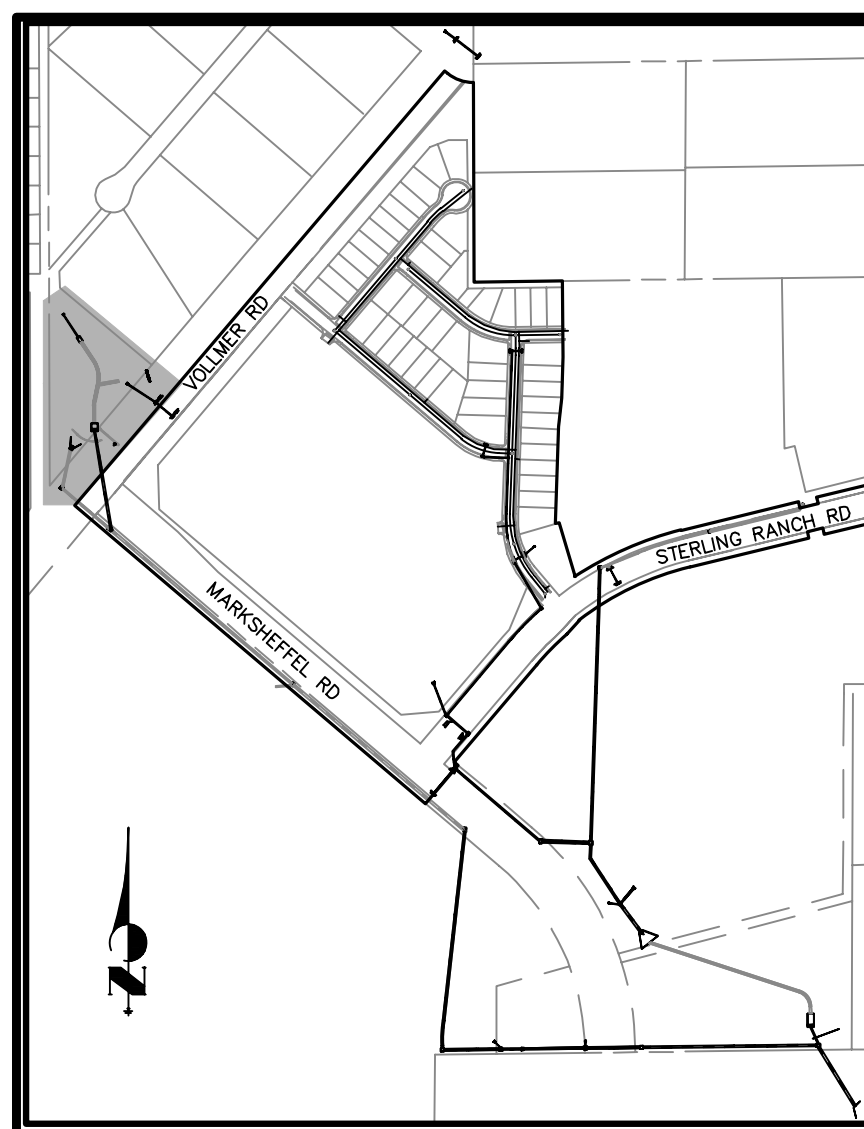
No.	REVISION	BY	DATE

STERLING RANCH FILING NO.2
 POND DETAILS

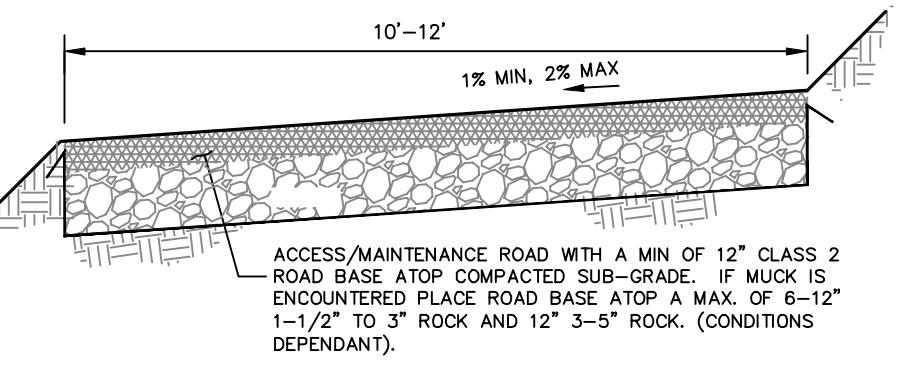
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 04/15/21
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

SHEET 19 OF 25
 JOB NO. 25188.01

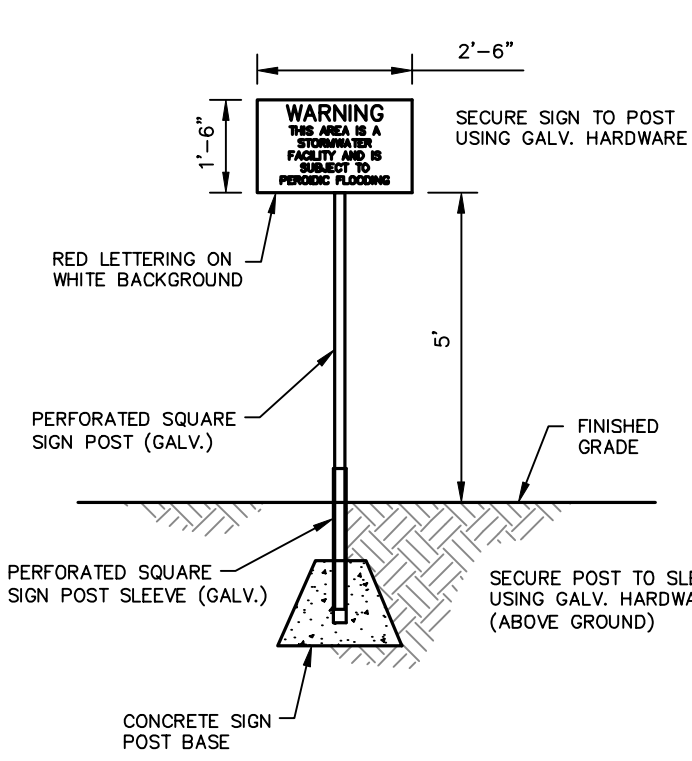




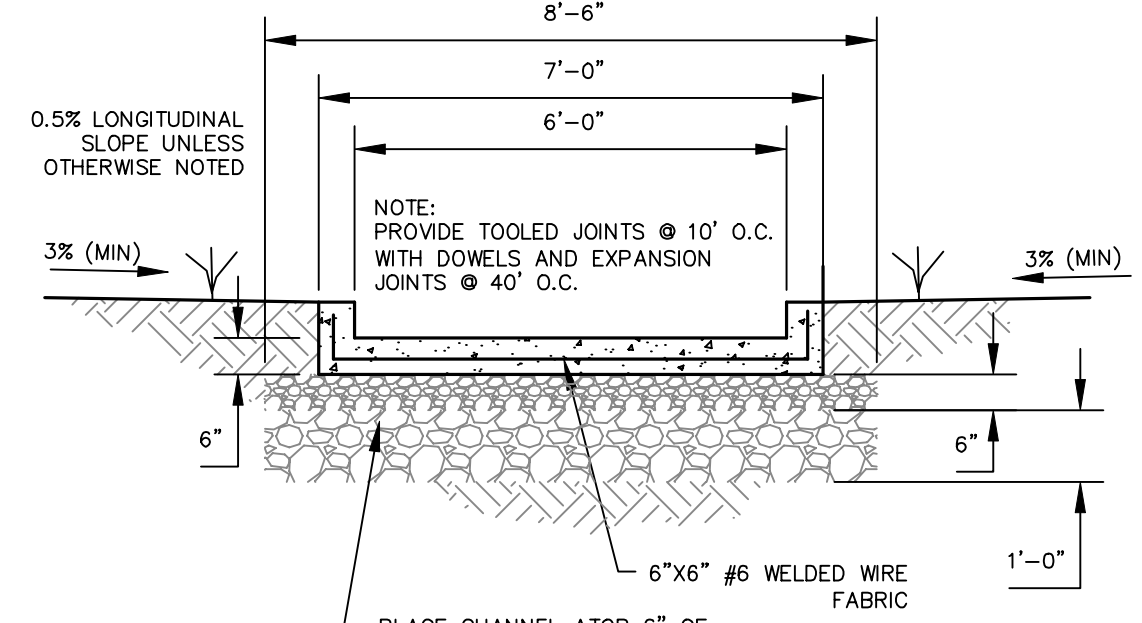
MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
NOT TO SCALE



MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE



POND WARNING SIGN
NOT TO SCALE



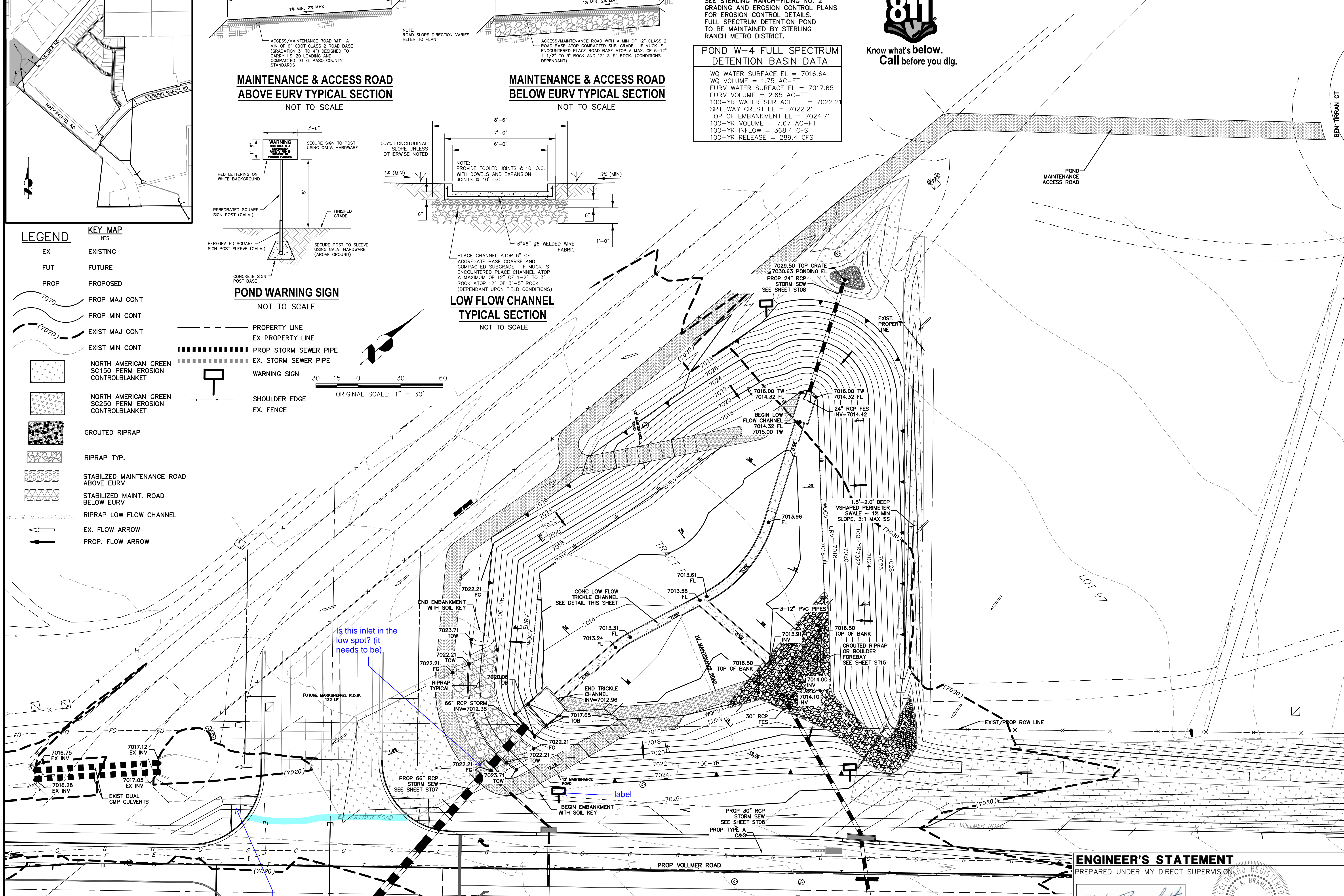
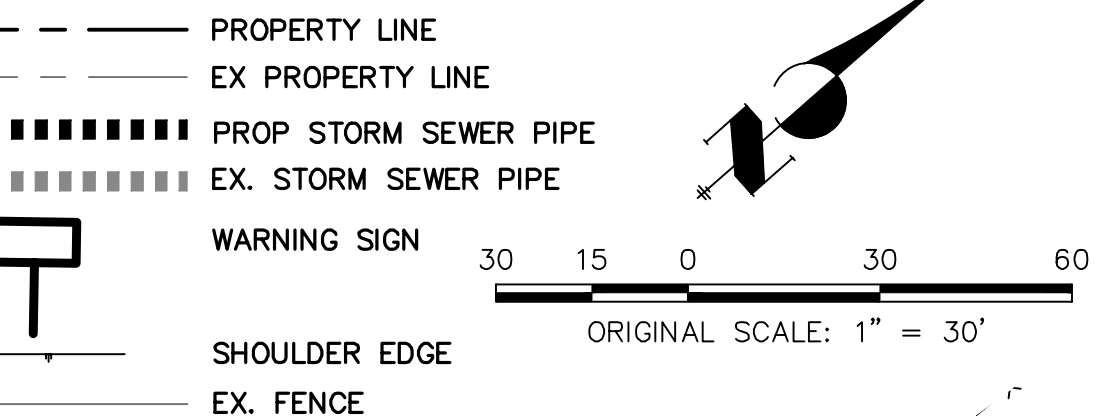
LOW FLOW CHANNEL TYPICAL SECTION
NOT TO SCALE

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

POND W-4 FULL SPECTRUM DETENTION BASIN DATA
WQ WATER SURFACE EL = 7016.64
WQ VOLUME = 1.75 AC-FT
EURV WATER SURFACE EL = 7017.65
EURV VOLUME = 2.65 AC-FT
100-YR WATER SURFACE EL = 7022.21
SPILLWAY CREST EL = 7022.21
TOP OF EMBANKMENT EL = 7024.71
100-YR 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"=30'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

32314
4/20/2021

STERLING RANCH FILING NO.2	DATE	
	BY	
POND W-4	REVISION	
	No.	
SHEET 20 OF 25	H-SCALE	1"=30'
	V-SCALE	N/A
JOB NO. 25188.01	DATE	04/15/21
	DESIGNED BY	RAB
	DRAWN BY	KRW
	CHECKED BY	

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Is this inlet in the low spot? (it needs to be)

duplicate sidewalks? Is one interim (show)?



Know what's below.
Call before you dig.

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(719) 471-1742

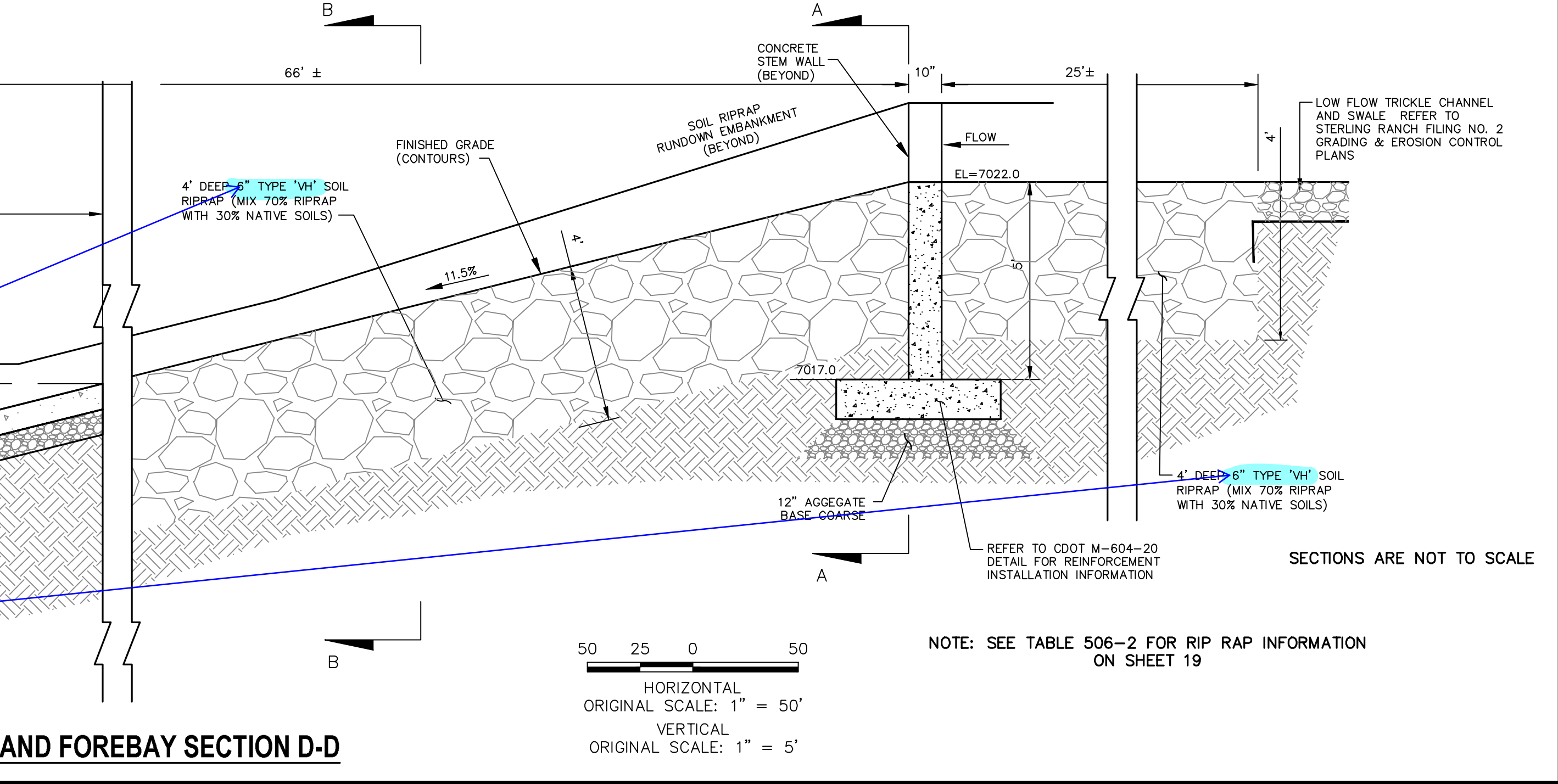
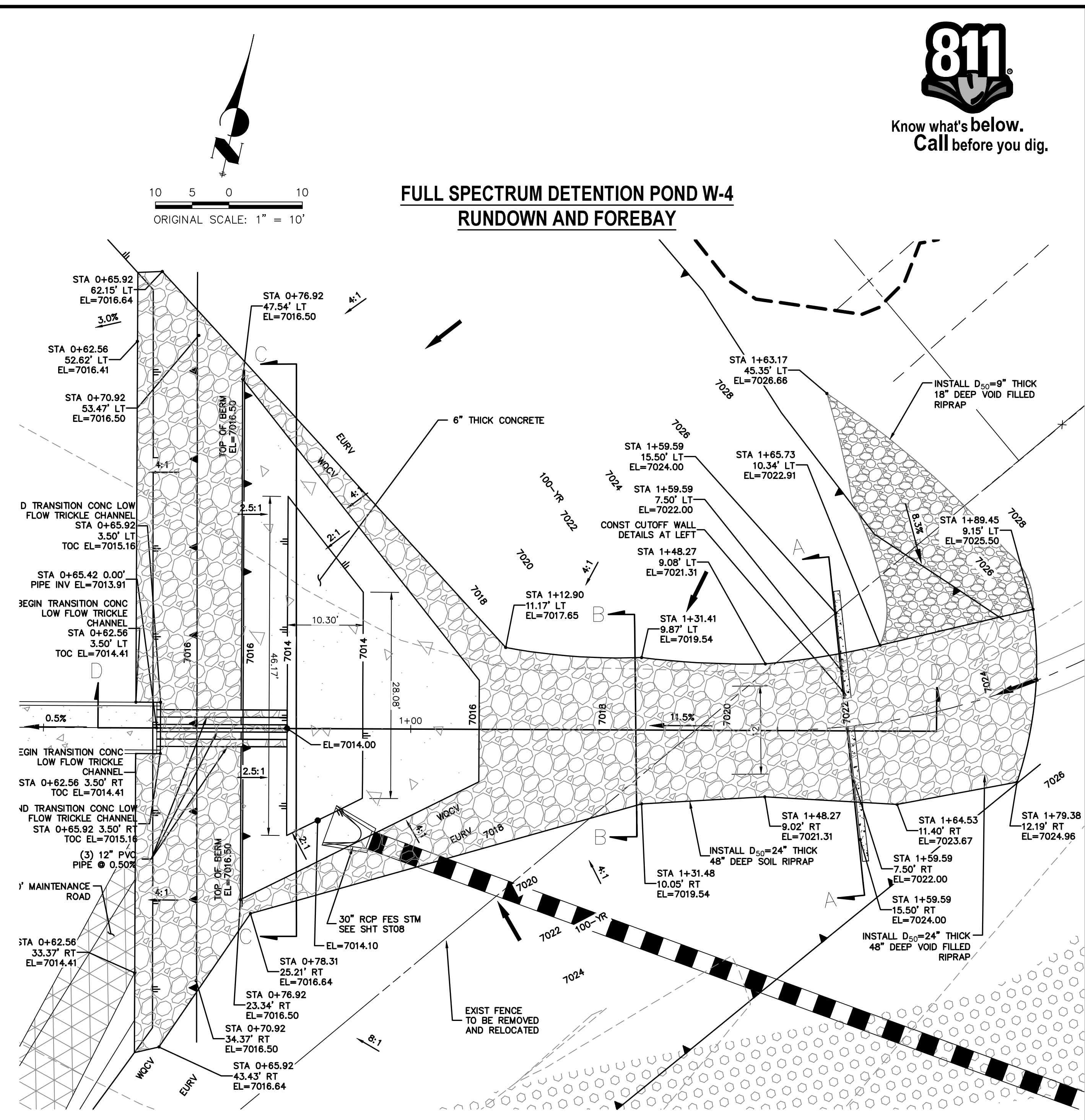
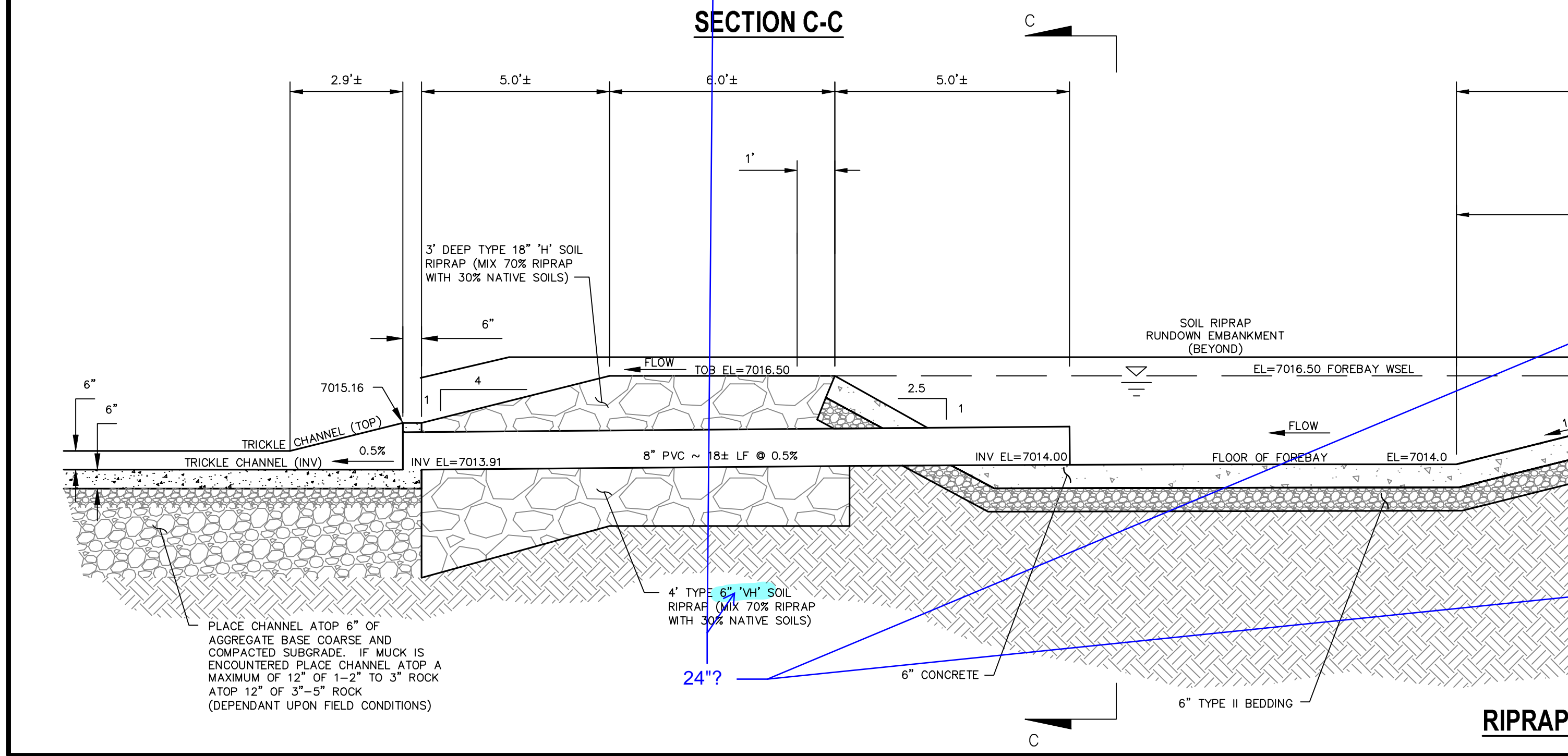
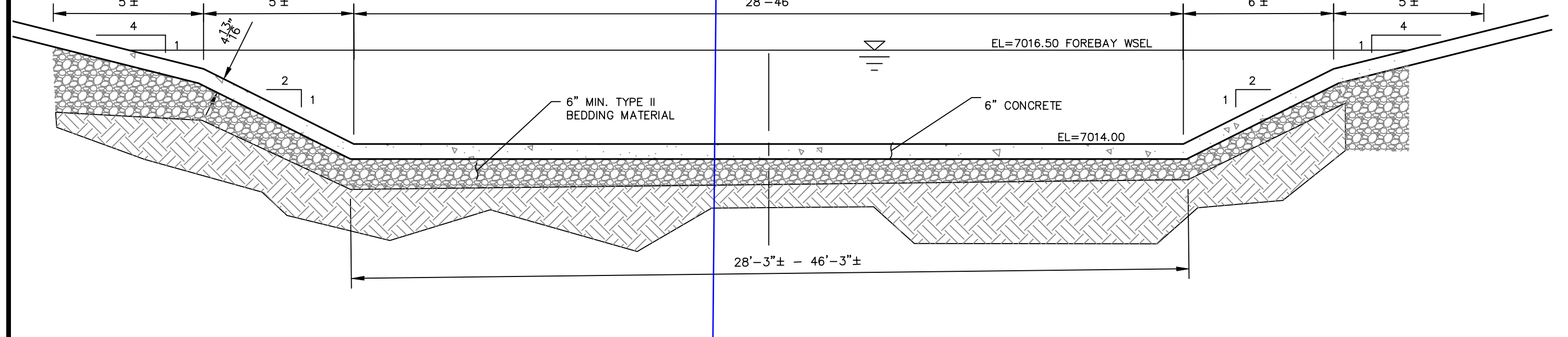
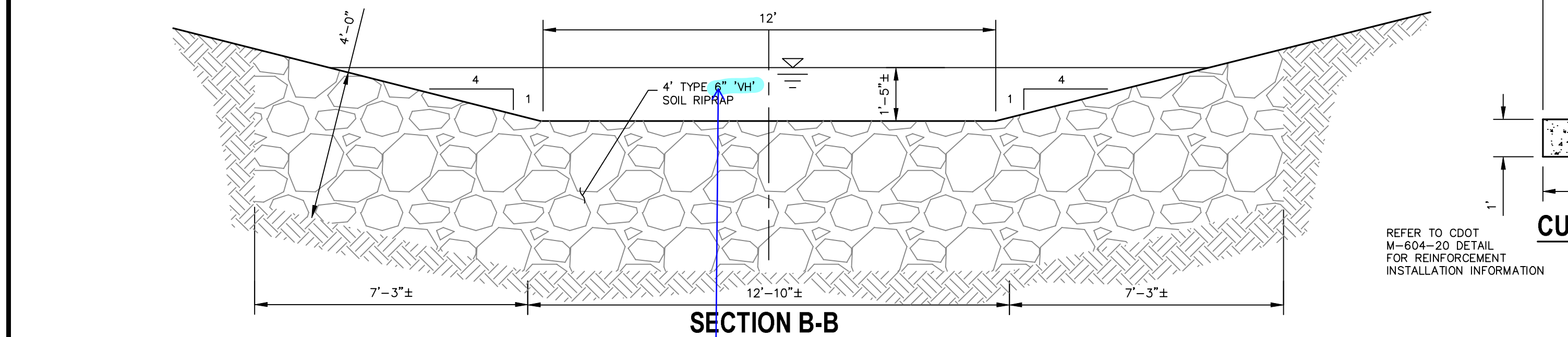
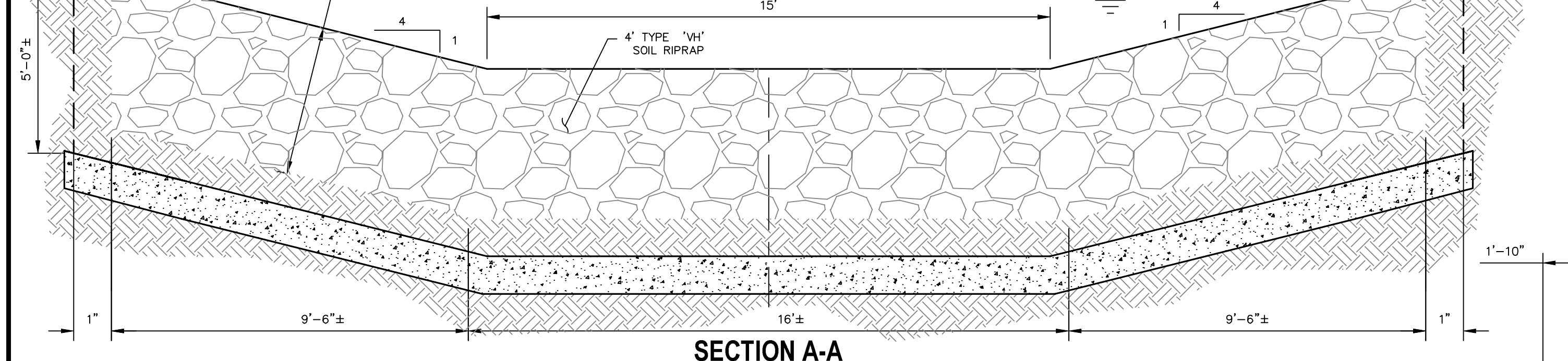
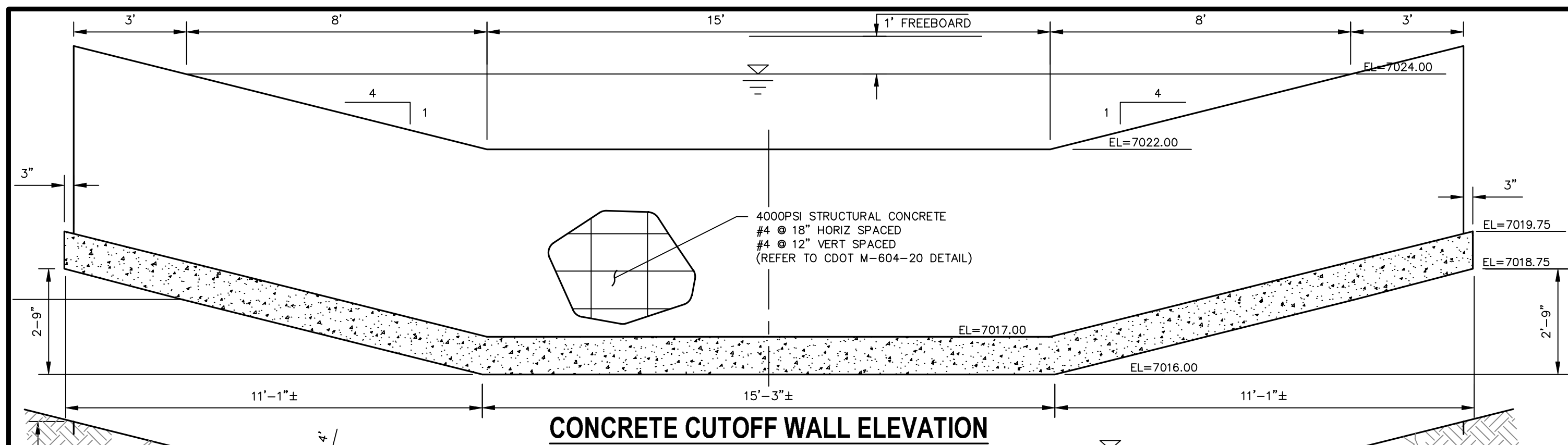
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No.	REVISION	DATE

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

STERLING RANCH FILING NO.2
POND DETAILS

SHEET 21 OF 25
JOB NO. 25188.01

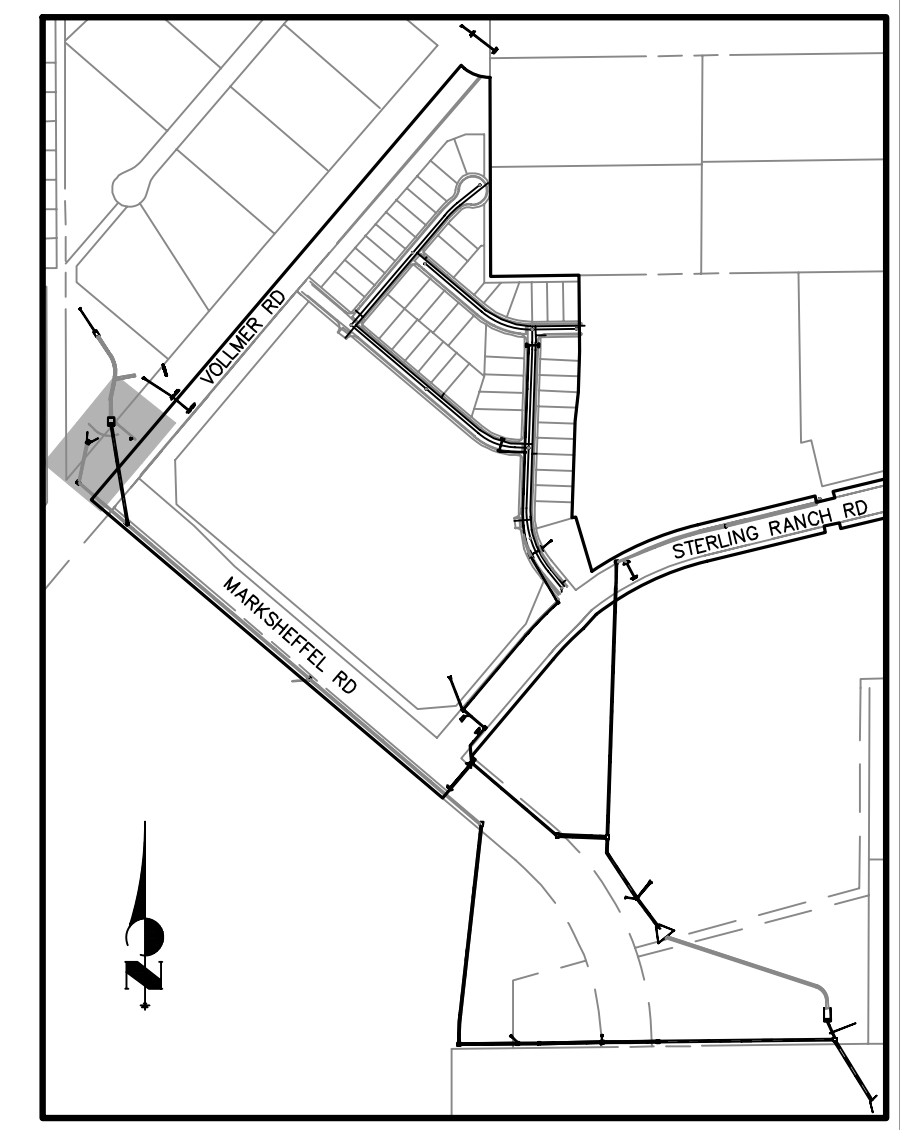




Know what's below. Call before you dig.

LEGEND

EX	EXISTING		RIPRAP LOW FLOW CHANNEL
FUT	FUTURE		EX. FLOW ARROW
PROP	PROPOSED		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
			NORTH AMERICAN GREEN SC150 PERM EROSION CONTROL BLANKET
			NORTH AMERICAN GREEN SC250 PERM EROSION CONTROL BLANKET
			GROUTED RIPRAP
			RIPRAP TYP.



KEY MAP NTS

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No.	REVISION	BY	DATE

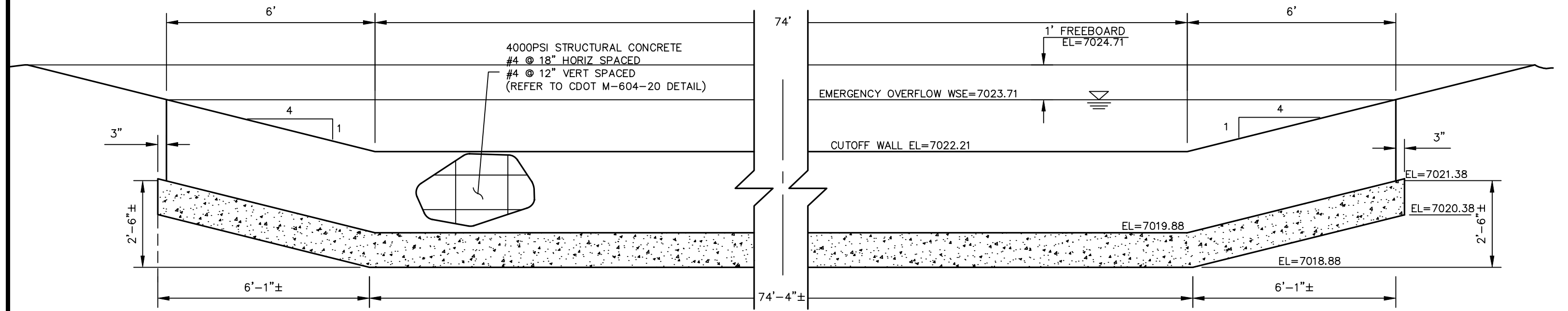
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/15/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

STERLING RANCH FILING NO.2

POND DETAILS

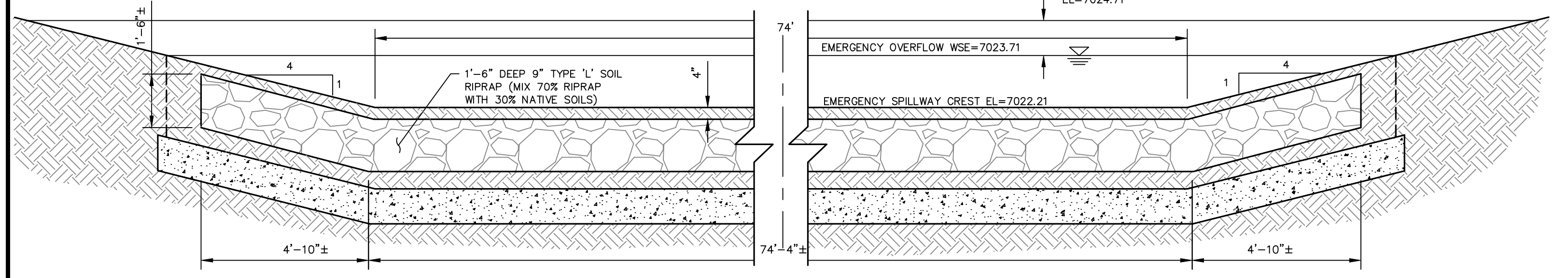
SHEET 22 OF 25

JOB NO. 25188.01



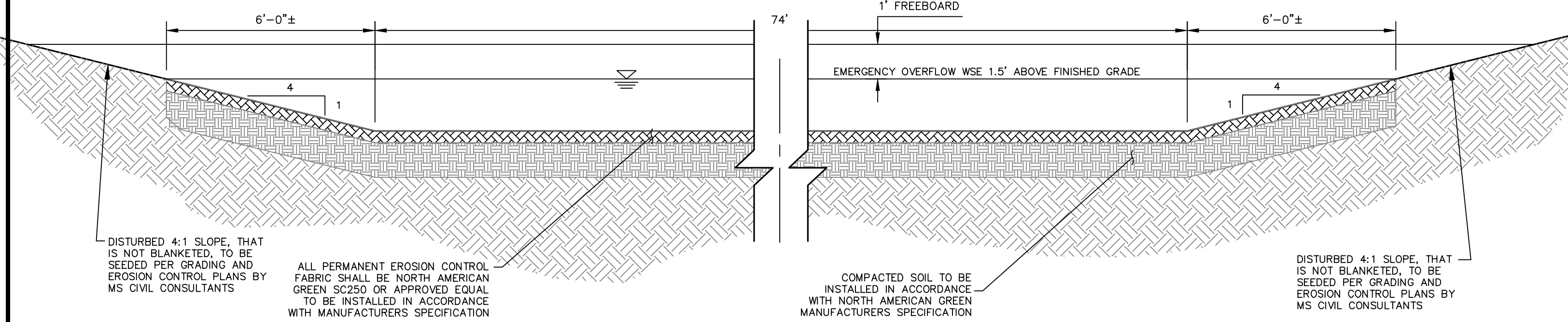
SECTION A-A CONCRETE CUTOFF WALL - ELEVATION

NOT TO SCALE



SECTION C-C

NOT TO SCALE



SECTION D-D SWALE RUNDOWN INTO VOLLMER DITCH

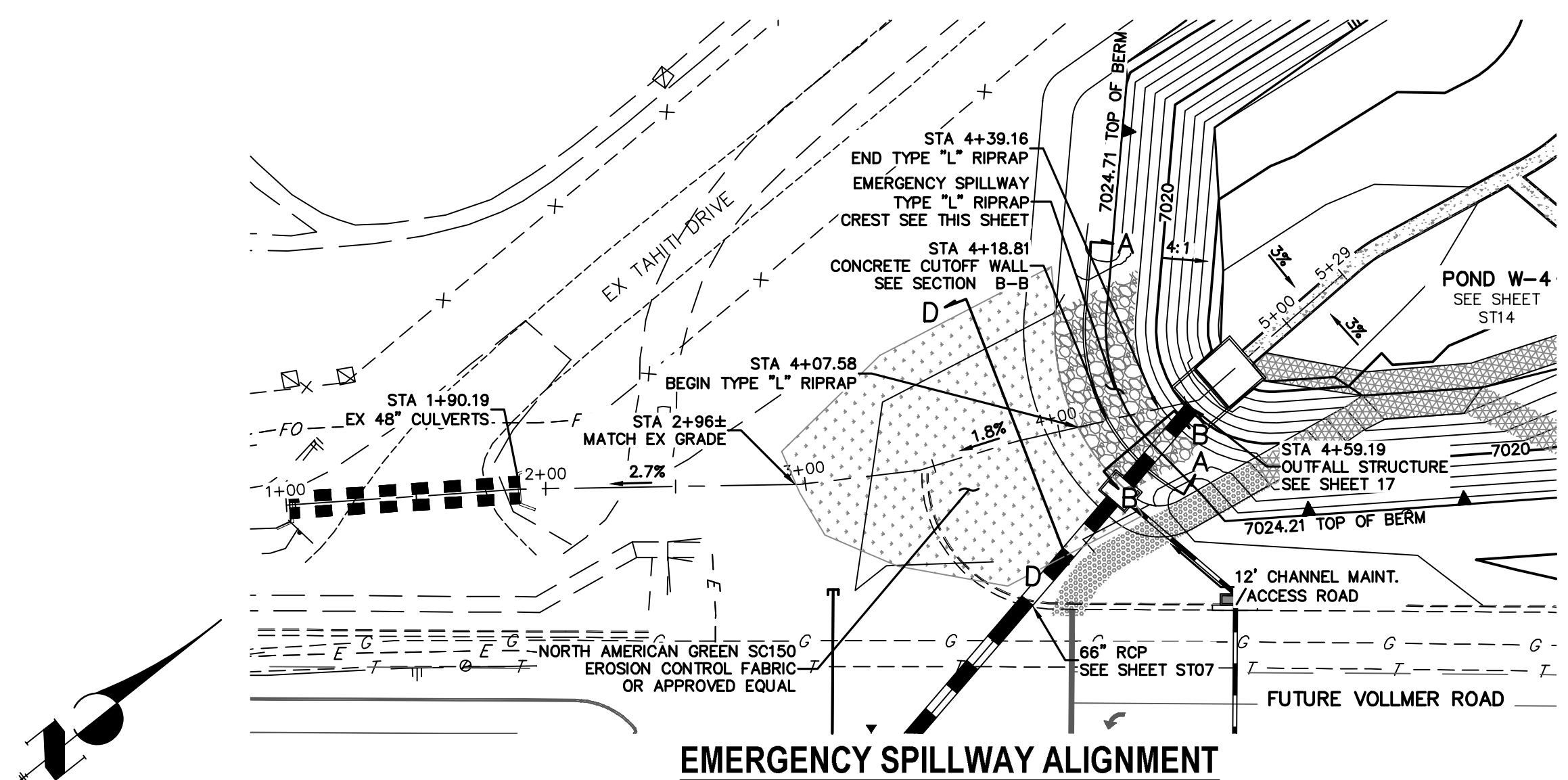
NOT TO SCALE

DISTURBED 4:1 SLOPE, THAT IS NOT BLANKETED, TO BE SEED PER GRADING AND EROSION CONTROL PLANS BY MS CIVIL CONSULTANTS

ALL PERMANENT EROSION CONTROL FABRIC SHALL BE NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

COMPACTED SOIL TO BE INSTALLED IN ACCORDANCE WITH NORTH AMERICAN GREEN MANUFACTURERS SPECIFICATION

DISTURBED 4:1 SLOPE, THAT IS NOT BLANKETED, TO BE SEED PER GRADING AND EROSION CONTROL PLANS BY MS CIVIL CONSULTANTS



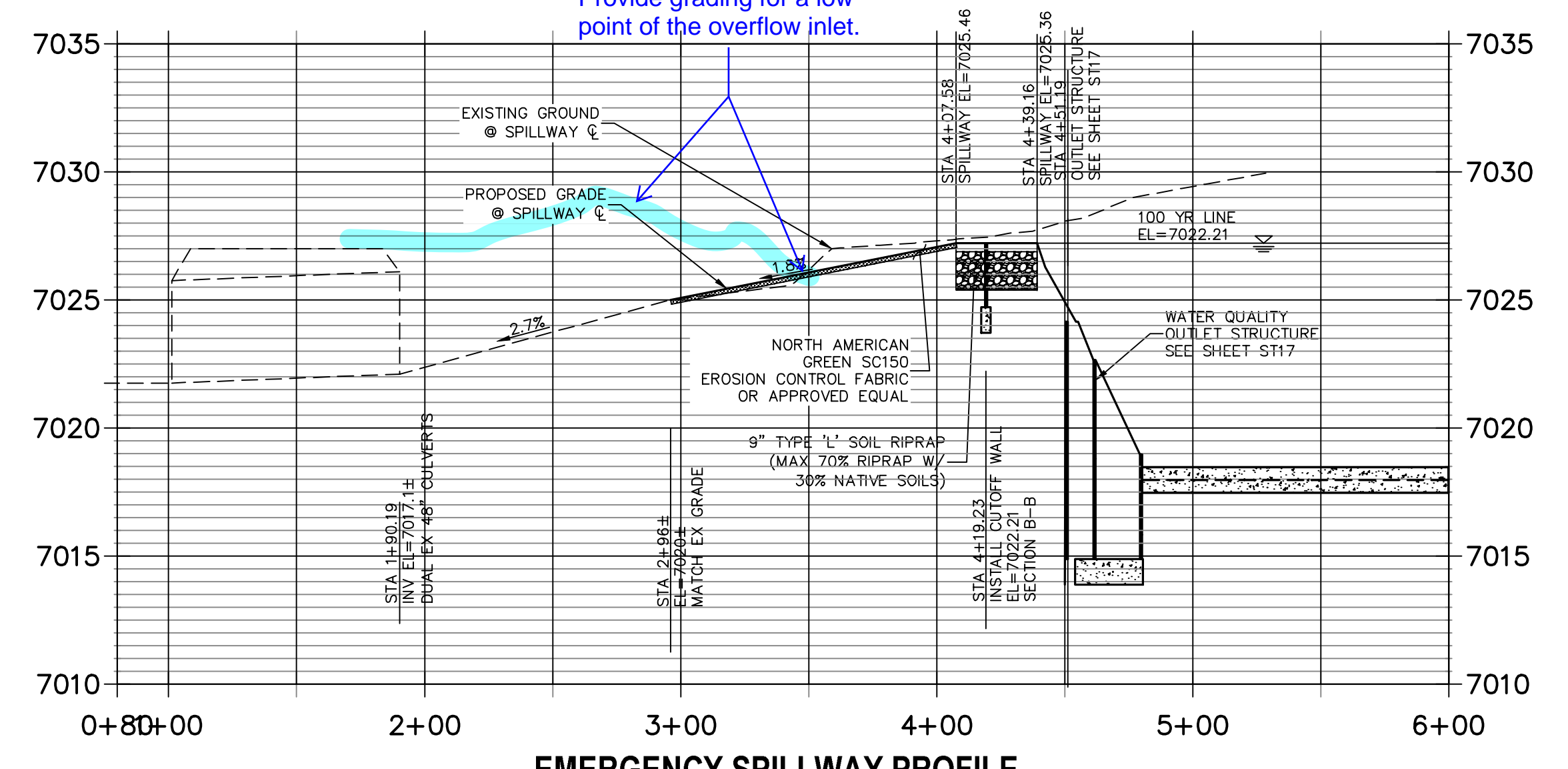
EMERGENCY SPILLWAY ALIGNMENT

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

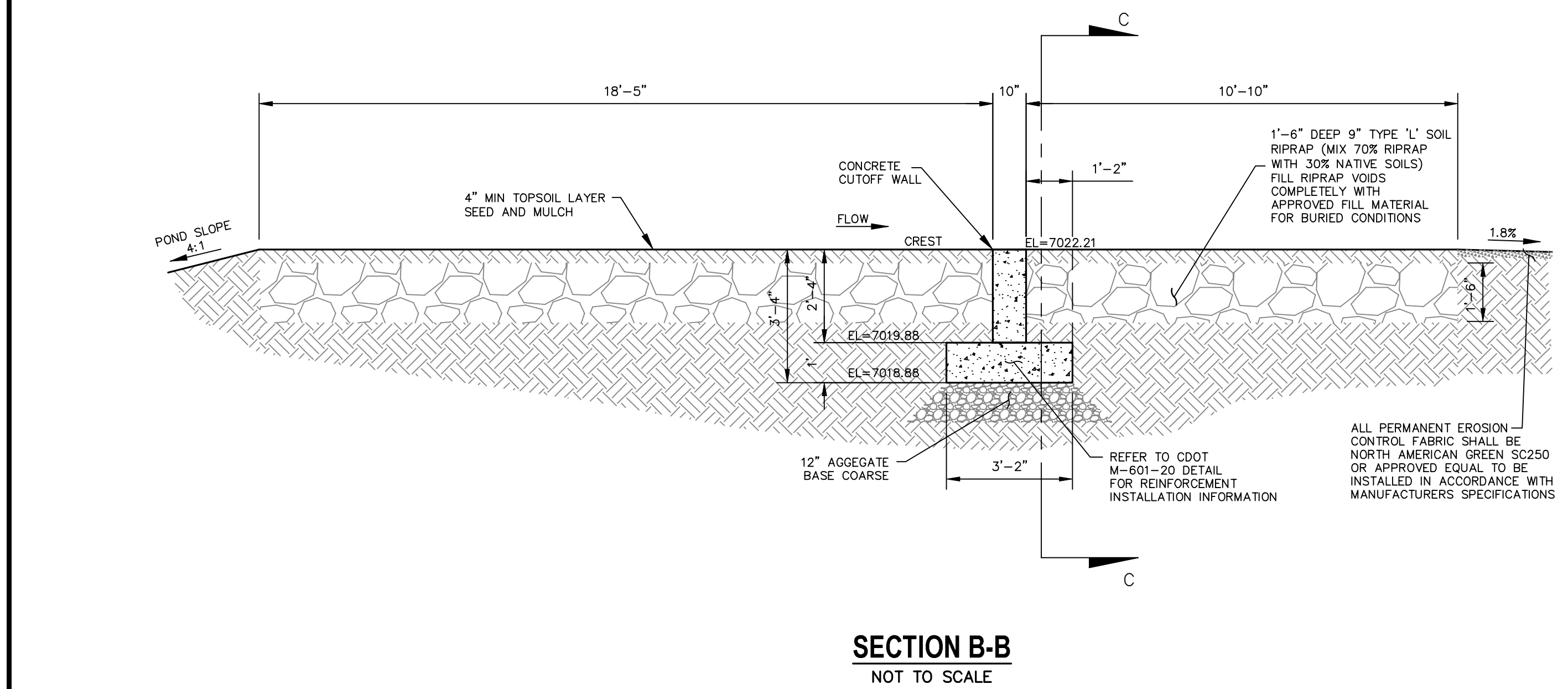
50 25 0 50

HORIZONTAL ORIGINAL SCALE: 1" = 50'

VERTICAL ORIGINAL SCALE: 1" = 5'



EMERGENCY SPILLWAY PROFILE

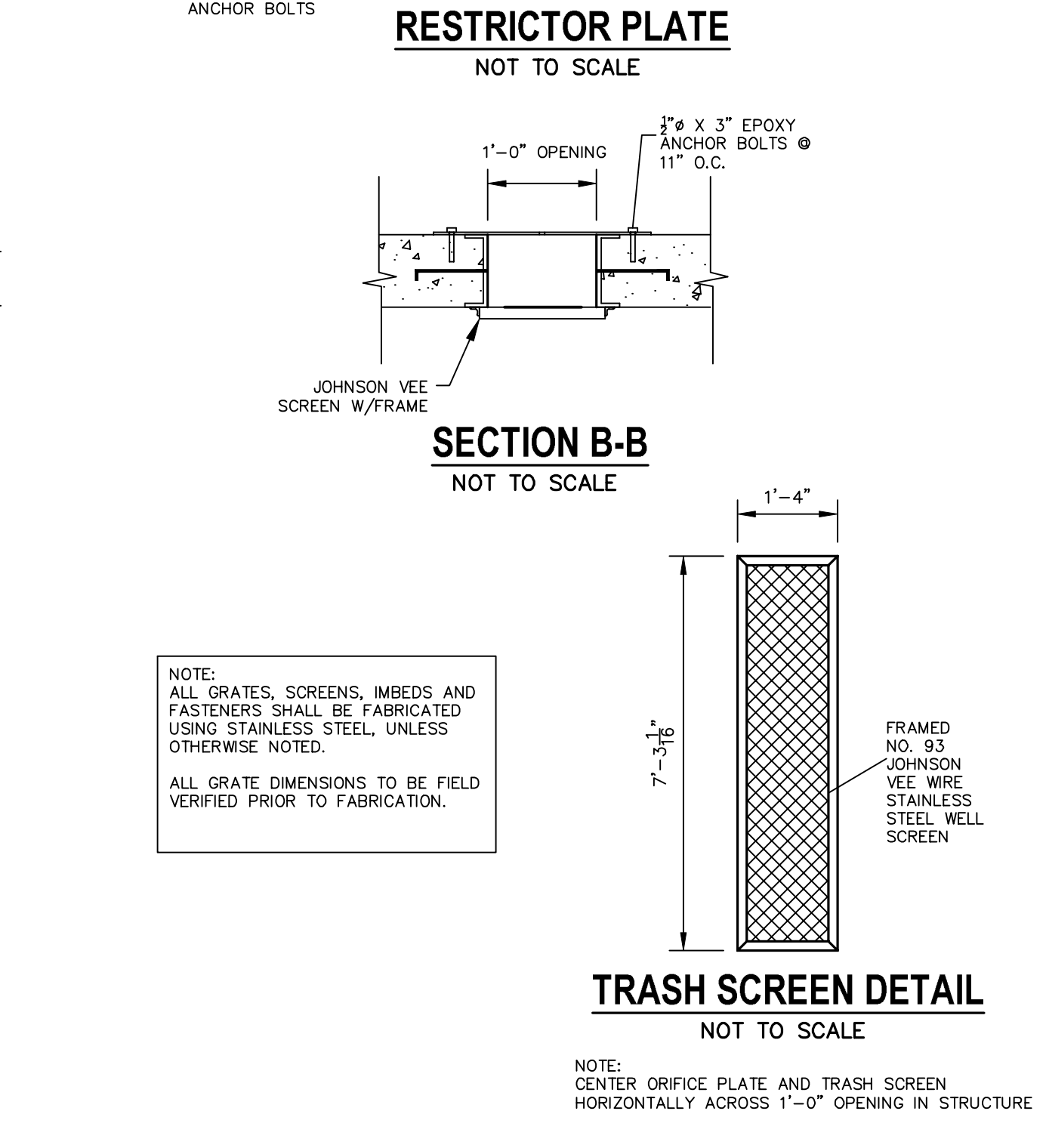
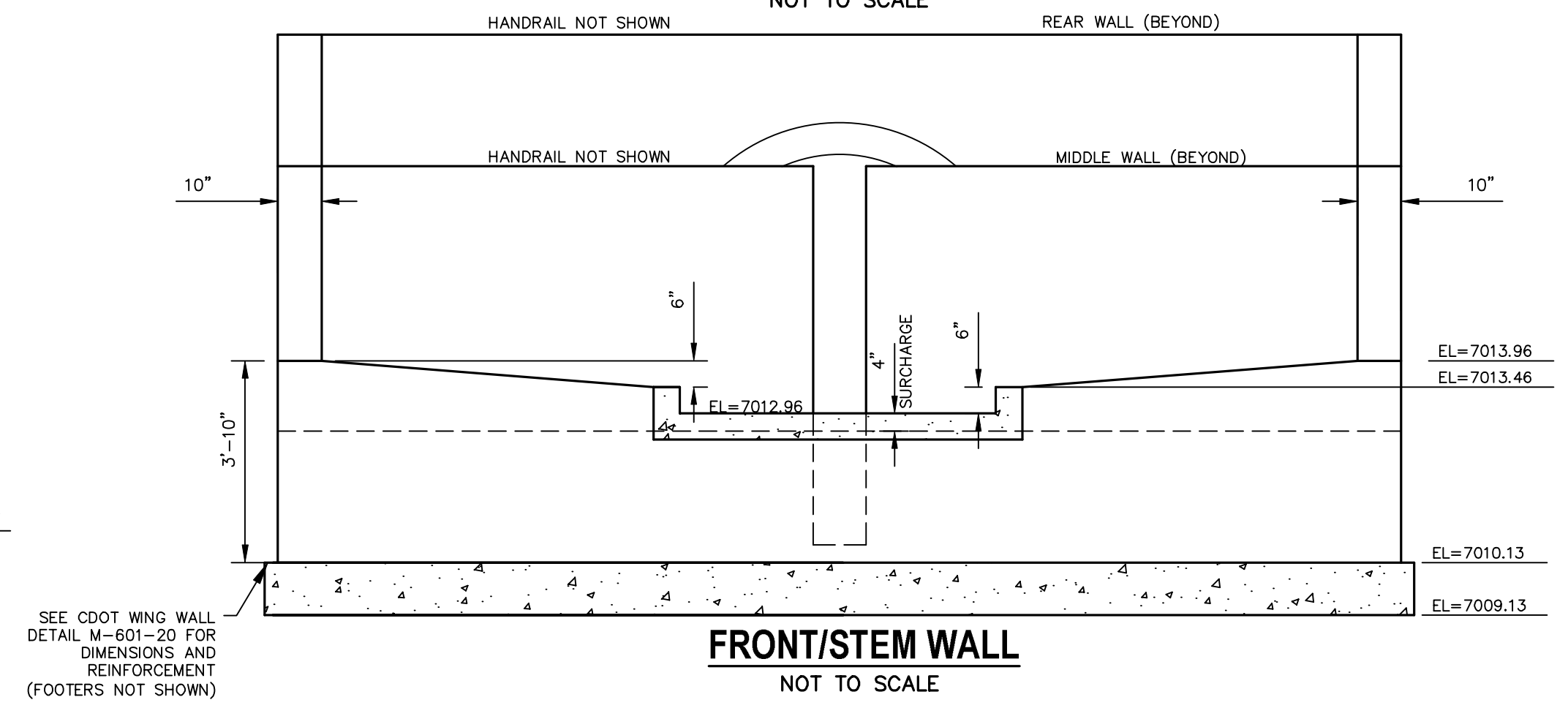
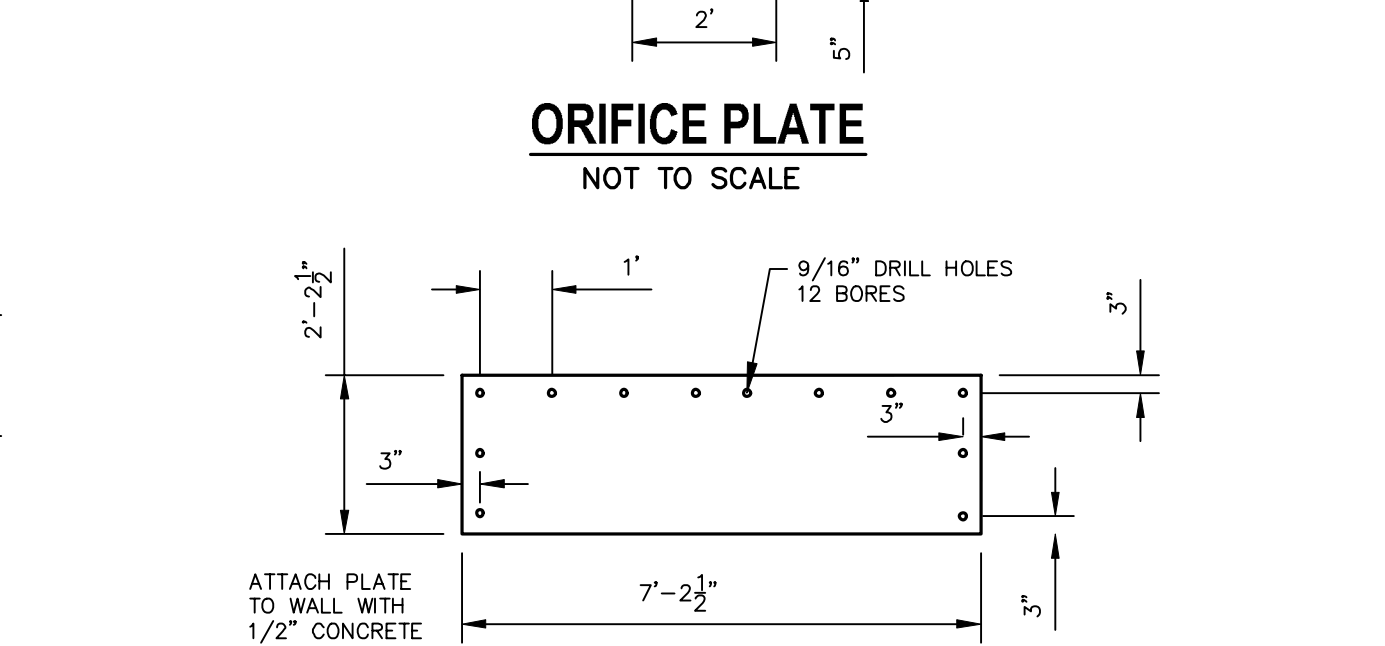
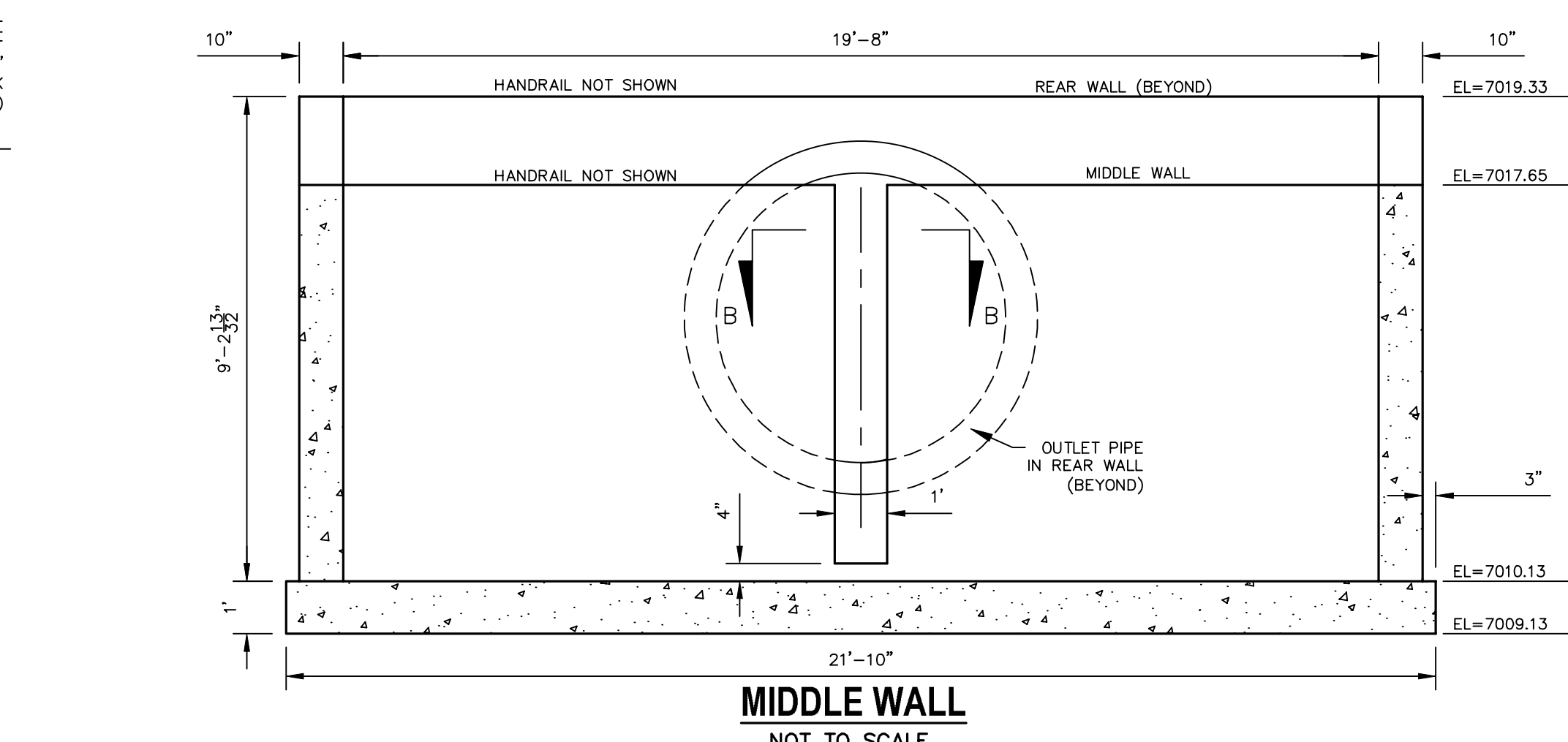
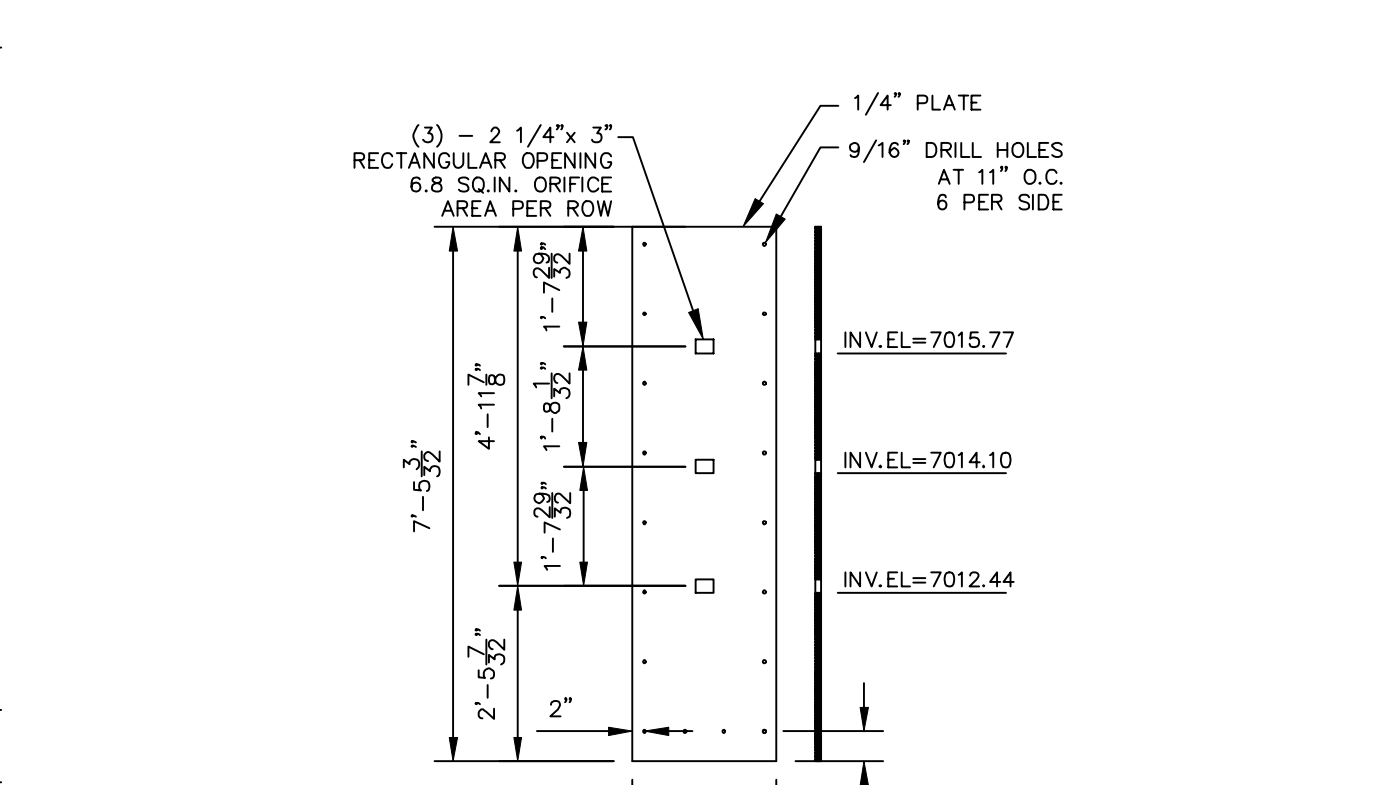
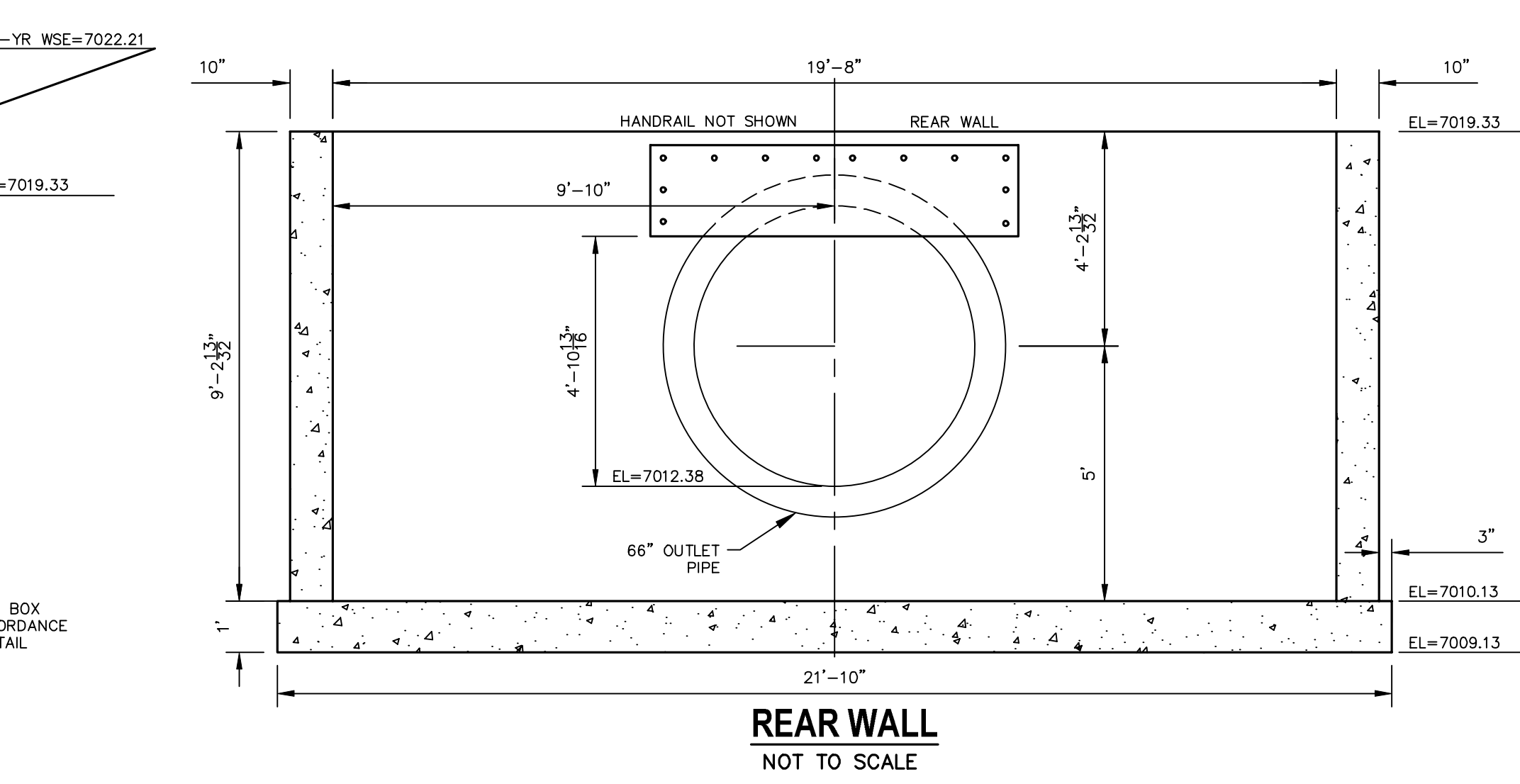
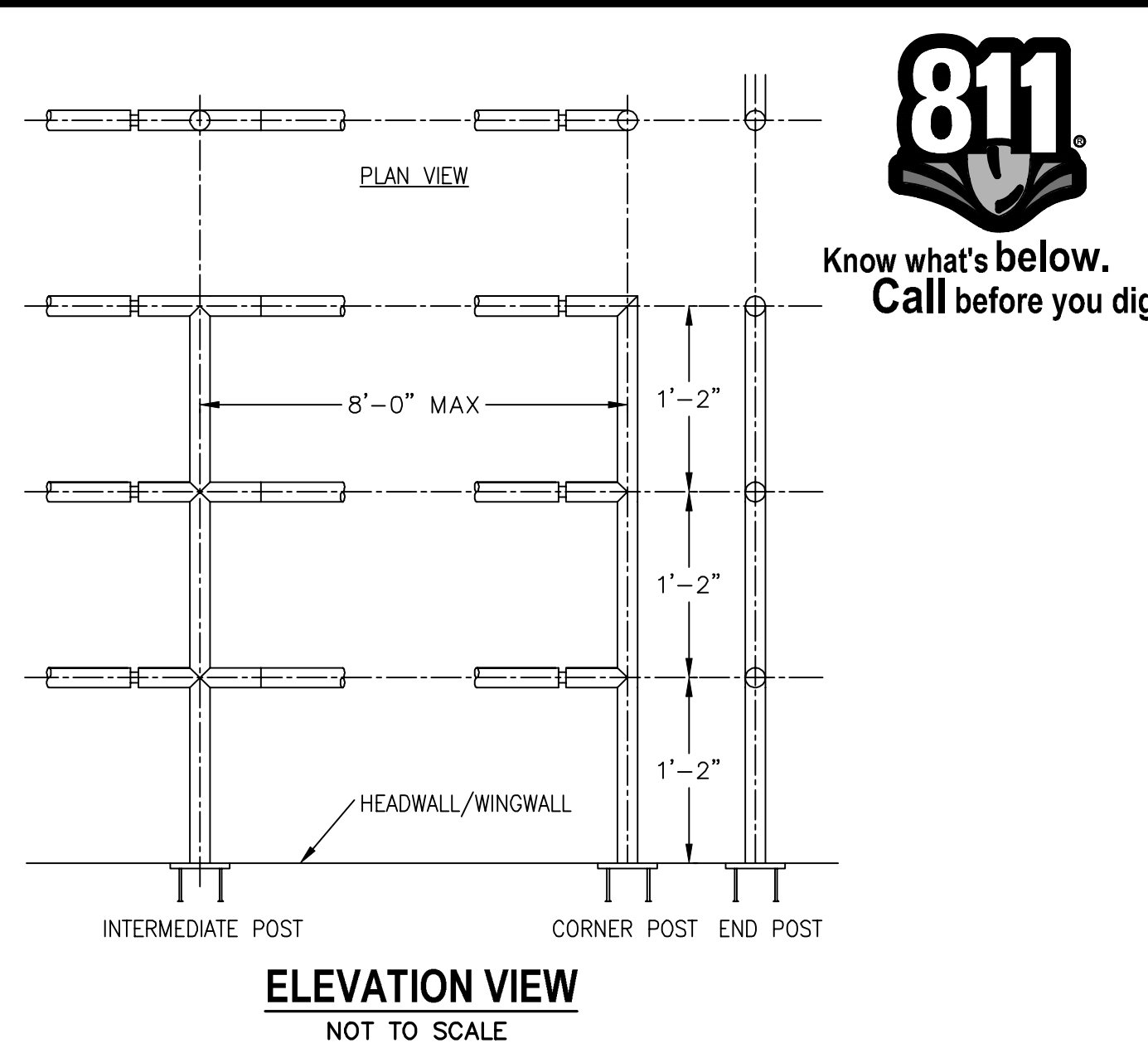
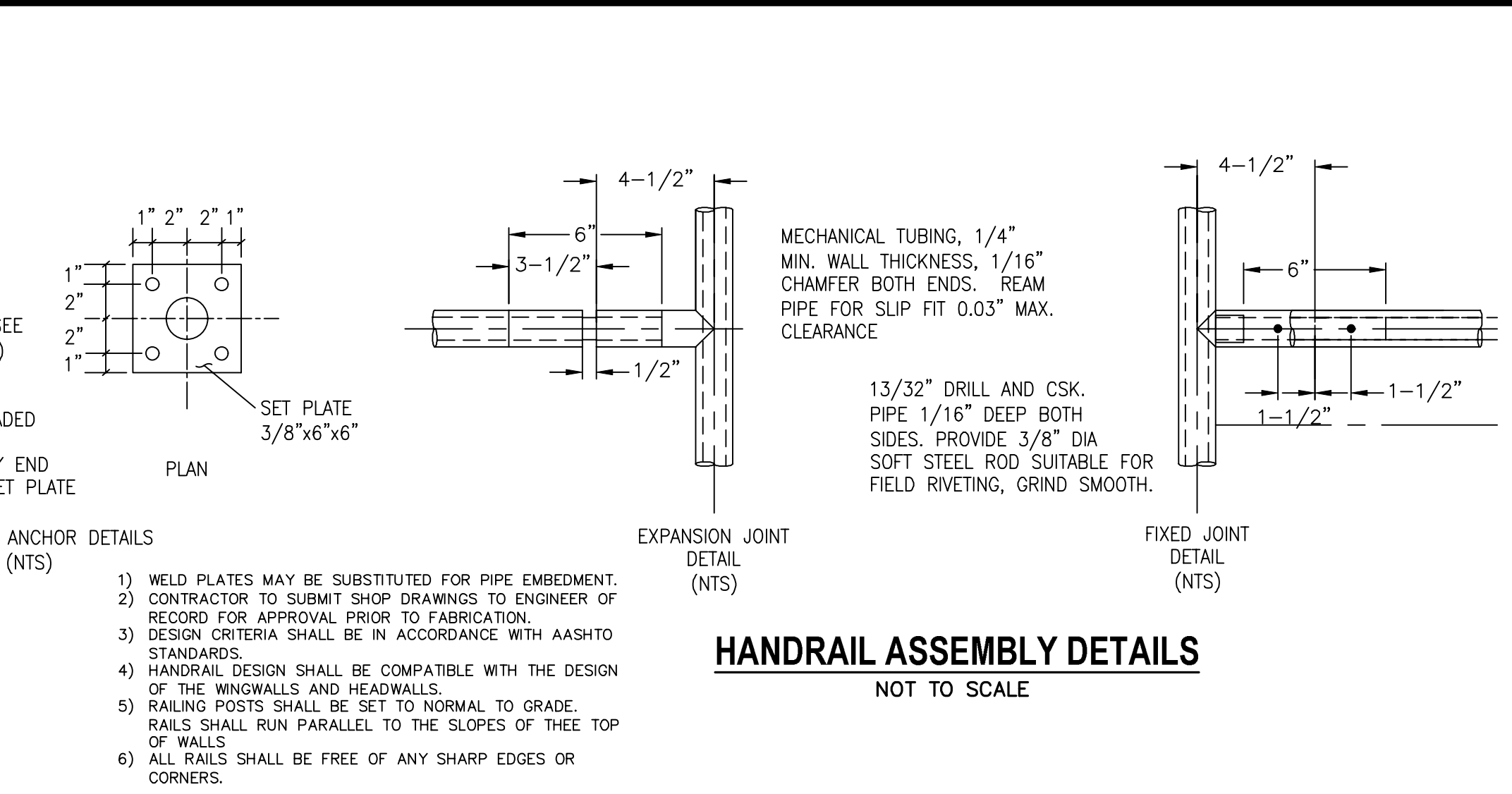
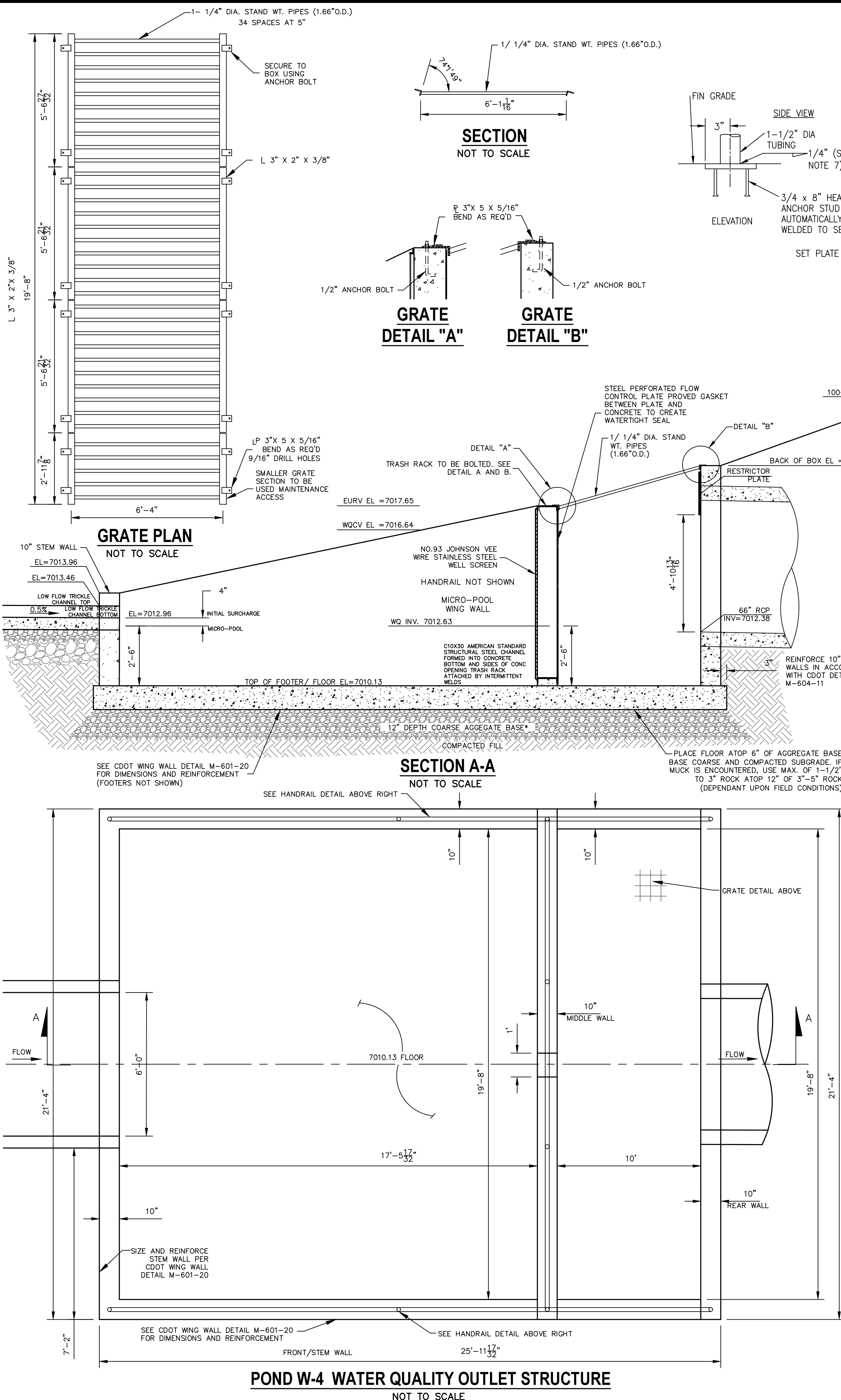


SECTION B-B

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.



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

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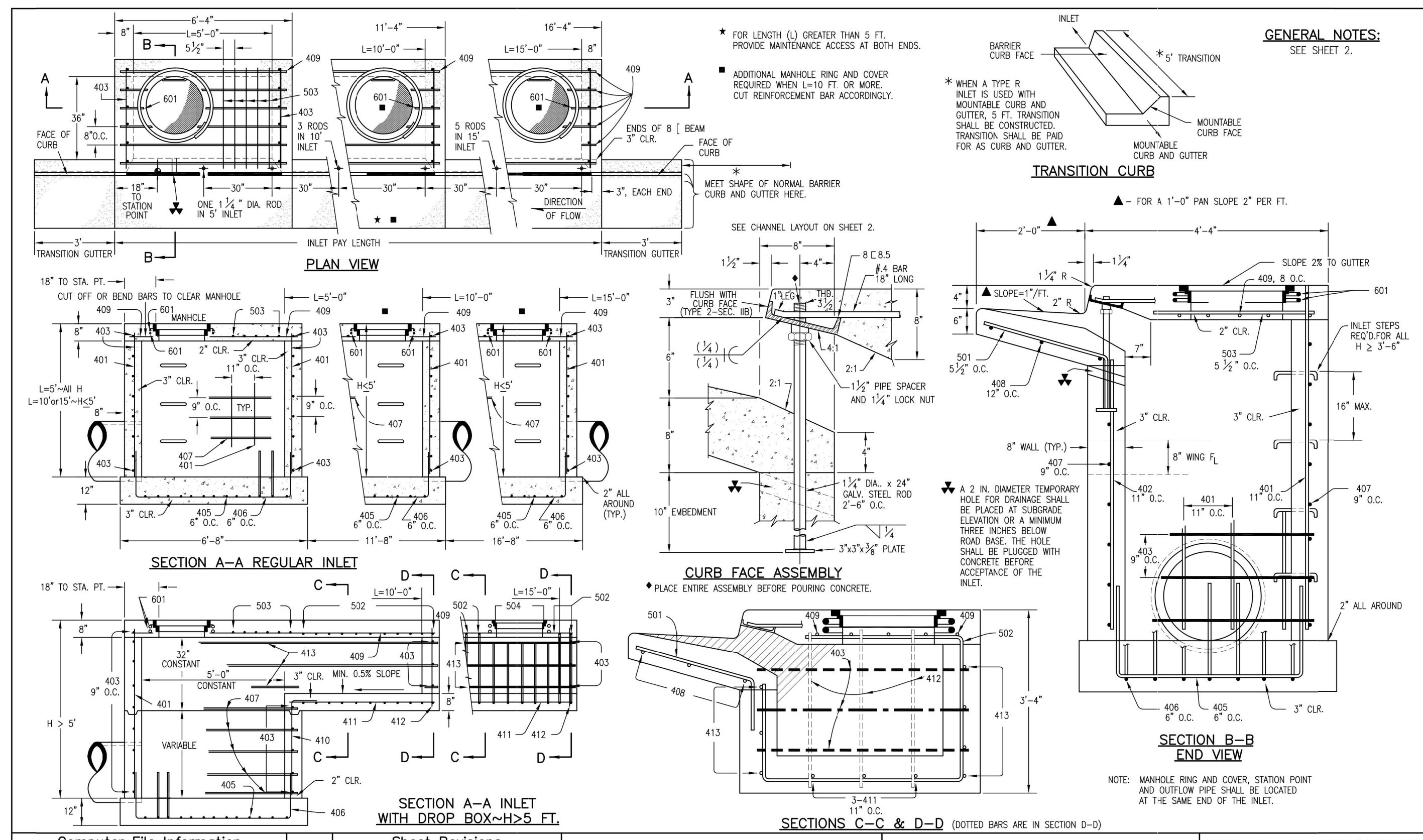
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J-R ENGINEERING
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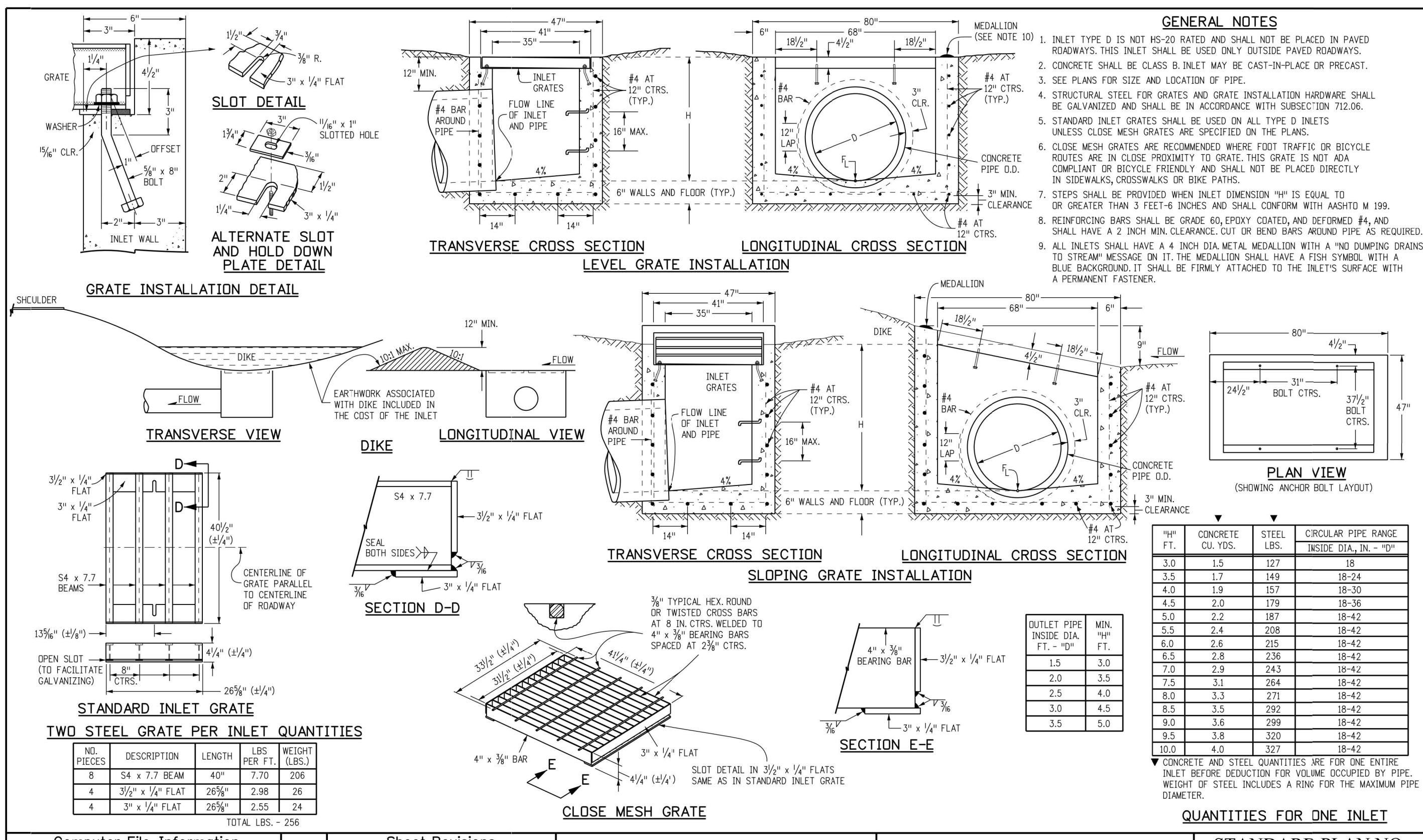
NO.	REVISION	DATE	BY
1			

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

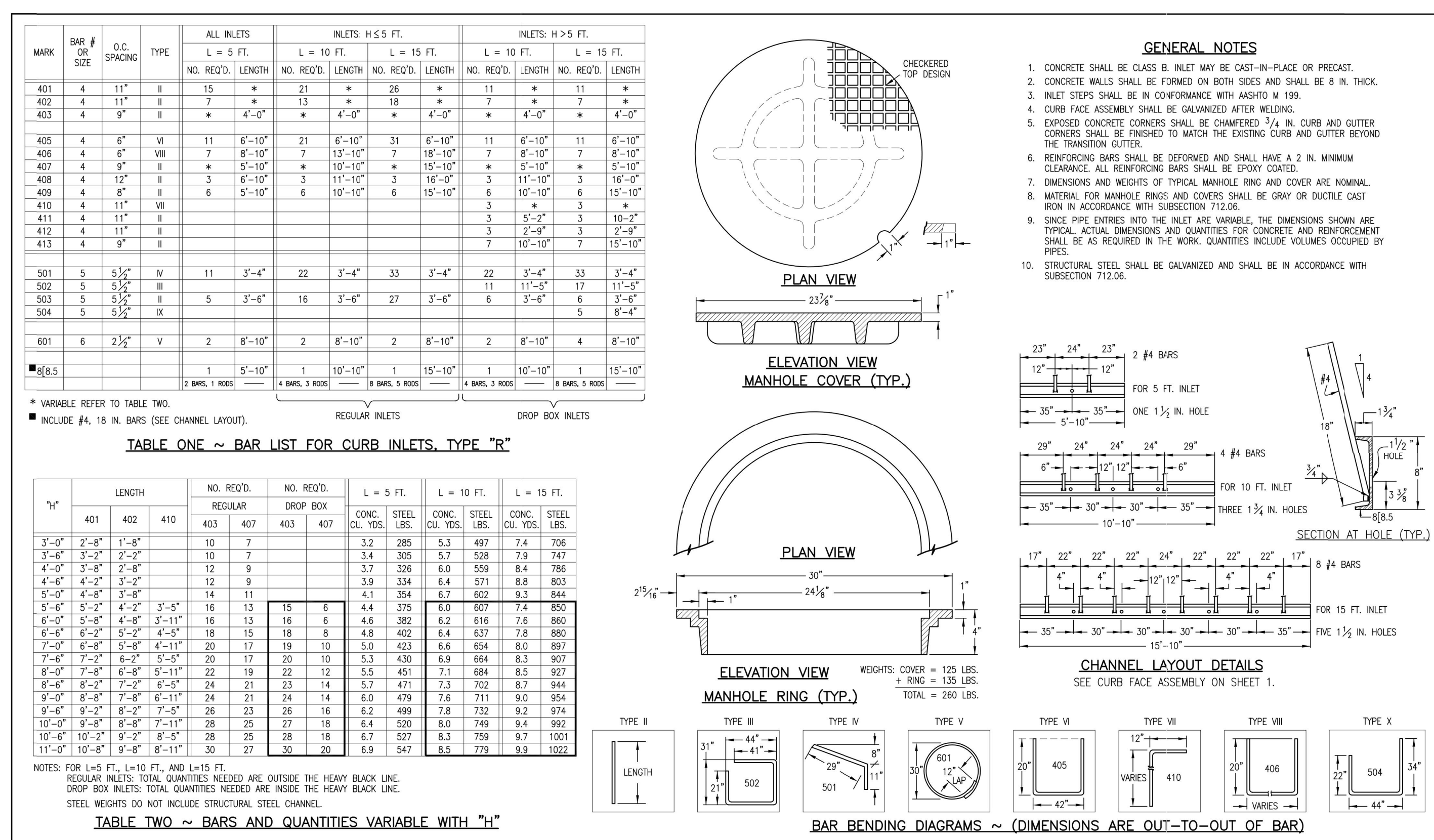
STERLING RANCH FILING NO.2
POND DETAILS



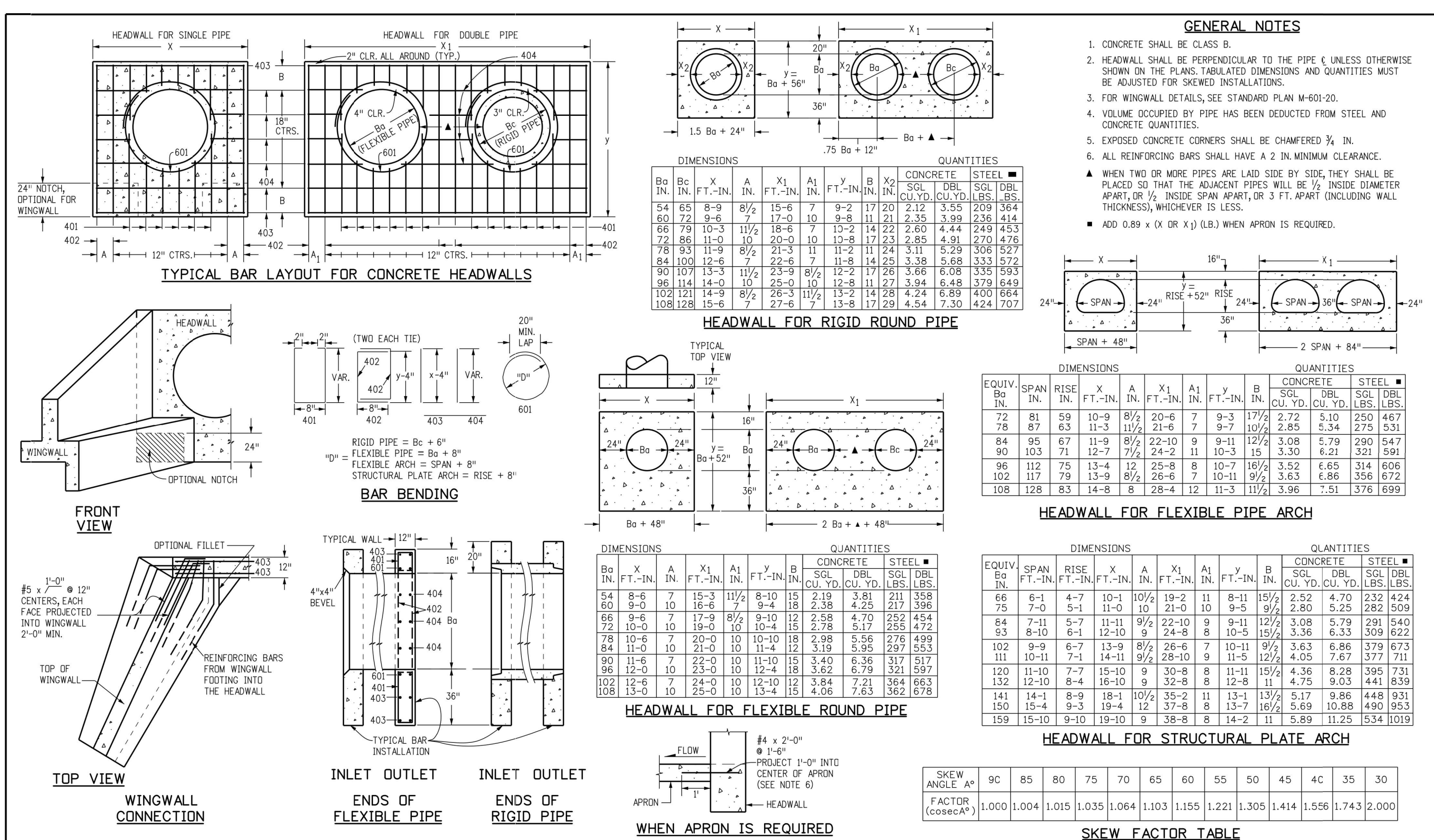
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Computer File Information Creation Date: 07/31/19 Designer Initials: JBR Task Modification Date: 07/31/19 Distributor Initials: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: _____ Comments: _____	Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBR	STANDARD PLAN NO. M-604-11 Standard Sheet No. 1 of 1
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Computer File Information Creation Date: 07/31/19 Designer Initials: JBR Task Modification Date: 07/31/19 Distributor 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 JBR	STANDARD PLAN NO. M-601-10 Standard Sheet No. 1 of 1
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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STERLING RANCH FILING NO.2

DATE: 04/15/21

DESIGNED BY: RAB

DRAWN BY: KRW

CHECKED BY:

H-SCALE: N/A

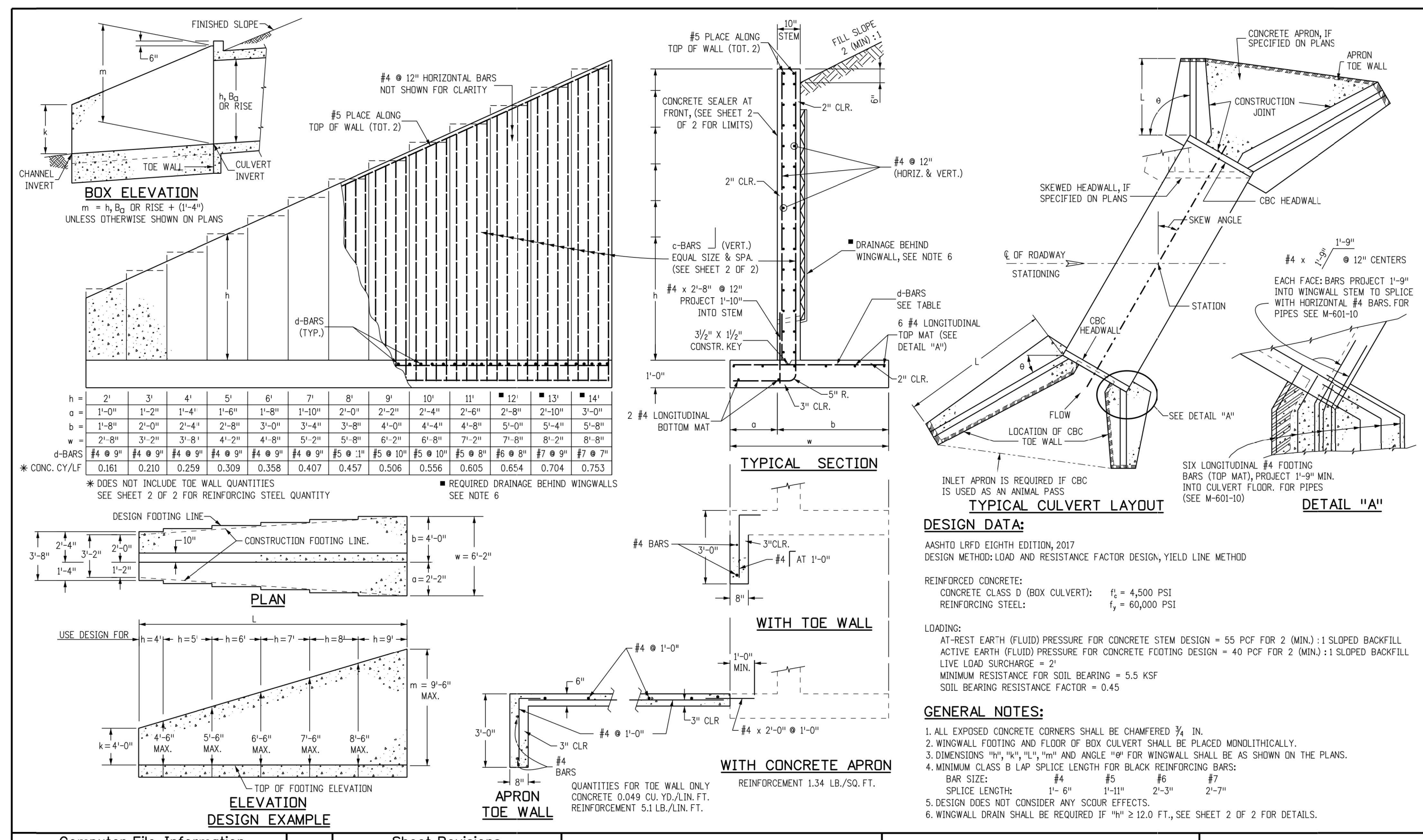
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BY: DATE

NO. REVISION

SHEET 24 OF 25

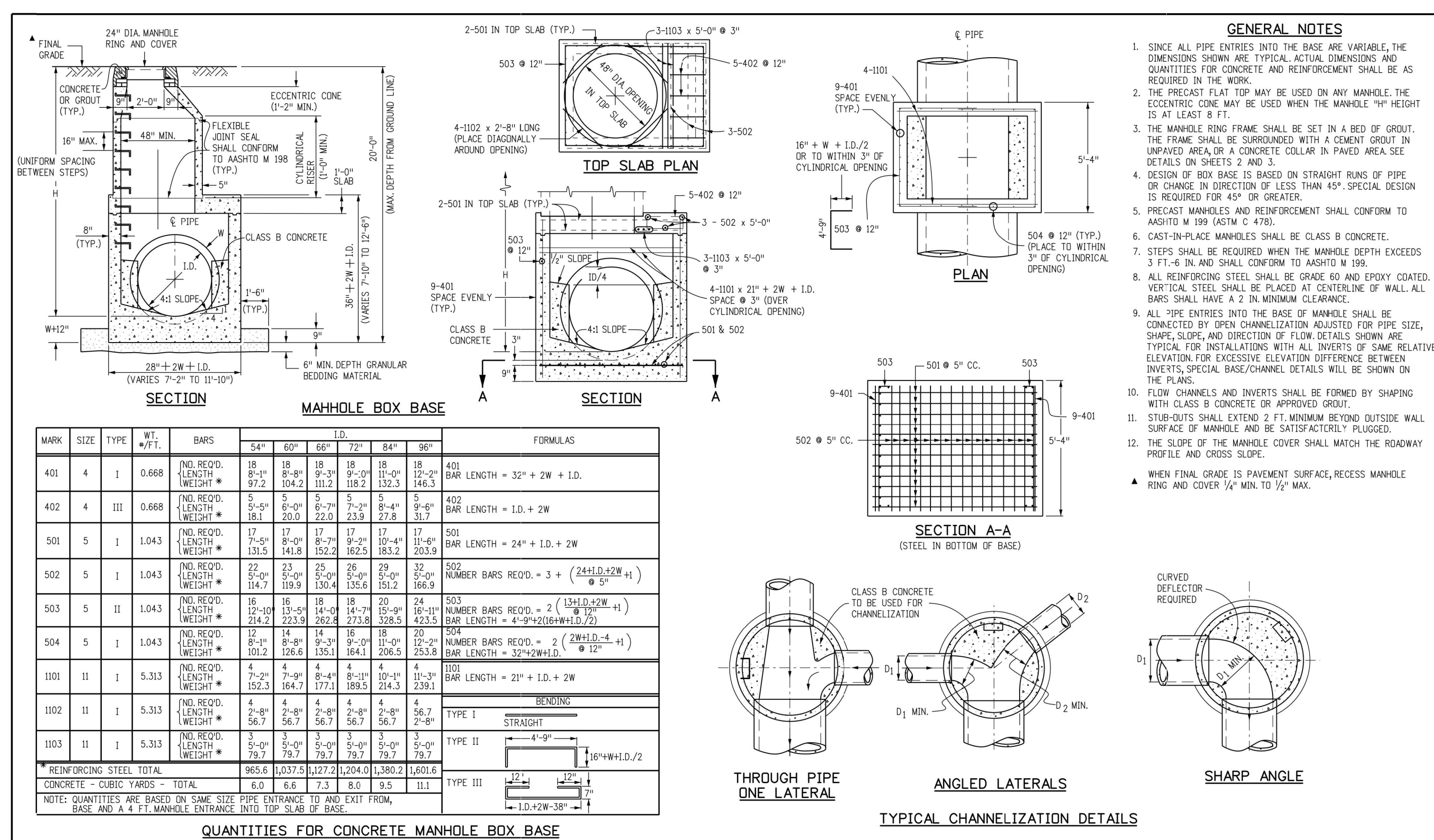
JOB NO. 25188.01



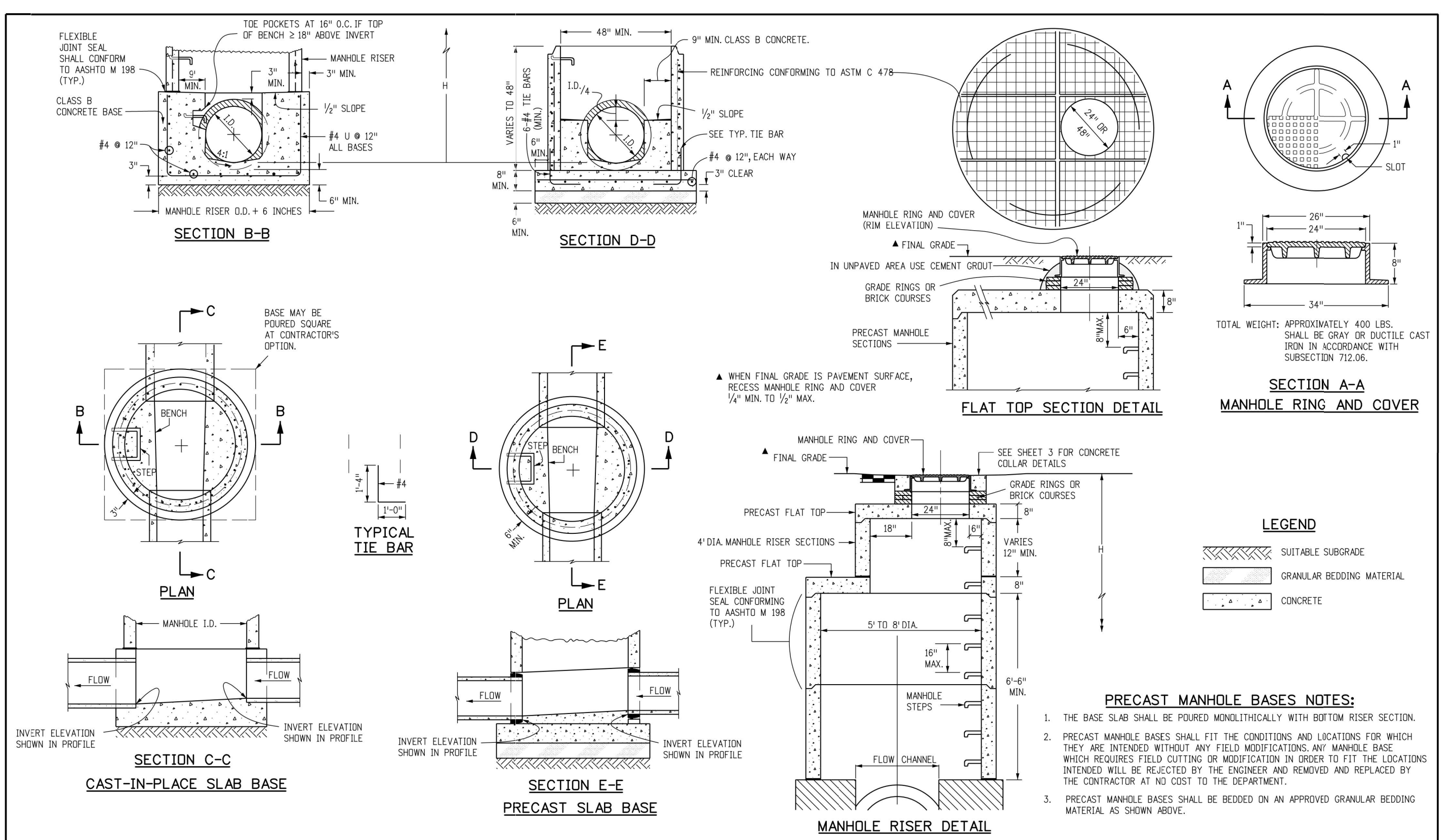
Computer File Information	Sheet Revisions	Colorado Department of Transportation	WINGWALLS FOR PIPE OR BOX CULVERTS	STANDARD PLAN NO. M-601-20
Creation Date: 07/04/12 Last Modification Date: 09/04/18 Full Path: www.codot.gov/business/designsupport Drawing File Name: 60102002.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: 09/04/18 Initials: HHB Comments: LRF Design	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support HHB	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2

L (MULTIPLE OF 10')	S (2.0 x m)	S (1.25 x m)		S (1.5 x m)		S (2.0 x m)		S (2.25 x m)		S (3.0 x m)		S (3.25 x m)		S (3.5 x m)	
		REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.	REINFORCING LB./FT.
14	4	44	44	44	44	44	44	44	44	44	44	44	44	44	44
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12	4	44	44	44	44	44	44	44	44	44	44	44	44	44	44
11	4	44	44	44	44	44	44	44	44	44	44	44	44	44	44
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9	4	44	44	44	44	44	44	44	44	44	44	44	44	44	44
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	WINGWALLS FOR PIPE OR BOX CULVERTS	STANDARD PLAN NO. M-601-20
Creation Date: 07/04/12 Last Modification Date: 09/04/18 Full Path: www.codot.gov/business/designsupport Drawing File Name: 60102002.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: 09/04/18 Initials: HHB Comments: LRF Design	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support HHB	Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 2



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MANHOLES	STANDARD PLAN NO. M-604-20
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	Date: 07/31/19 Initials: JBK Comments: LRF Design	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MANHOLES	STANDARD PLAN NO. M-604-20
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	Date: 07/31/19 Initials: JBK Comments: LRF Design	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

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

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20 BOULDER CRESCENT SUITE 201
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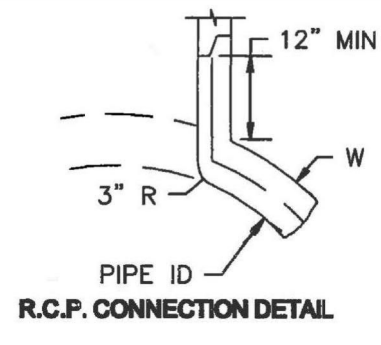
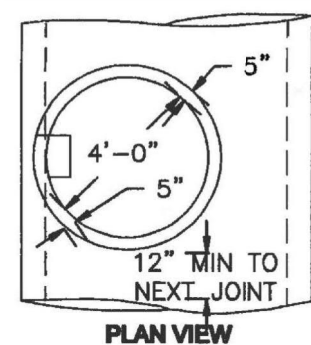
J.R. ENGINEERING
A Westcon Company
Central 303-740-0888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO. 2
DETAILS

BY DATE

No.	REVISION	N/A	N/A	04/15/21	RAB	KRW
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	

SHEET 25 OF 25
JOB NO. 25188.01

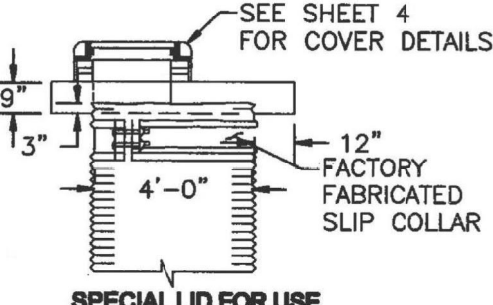
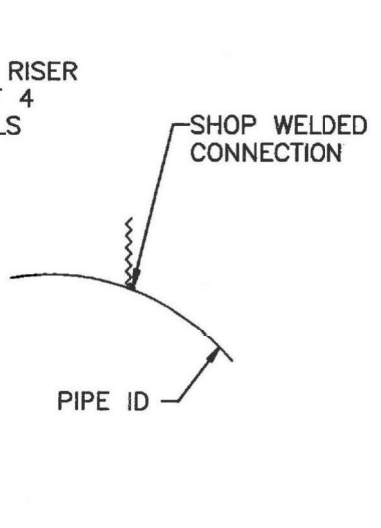
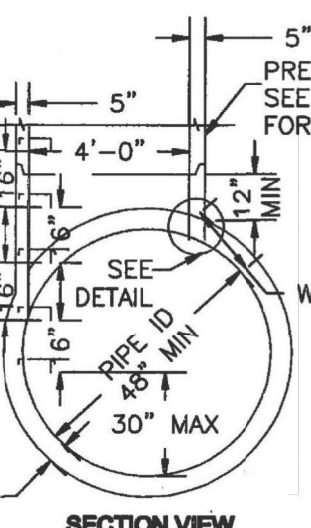


NOTE

- 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.

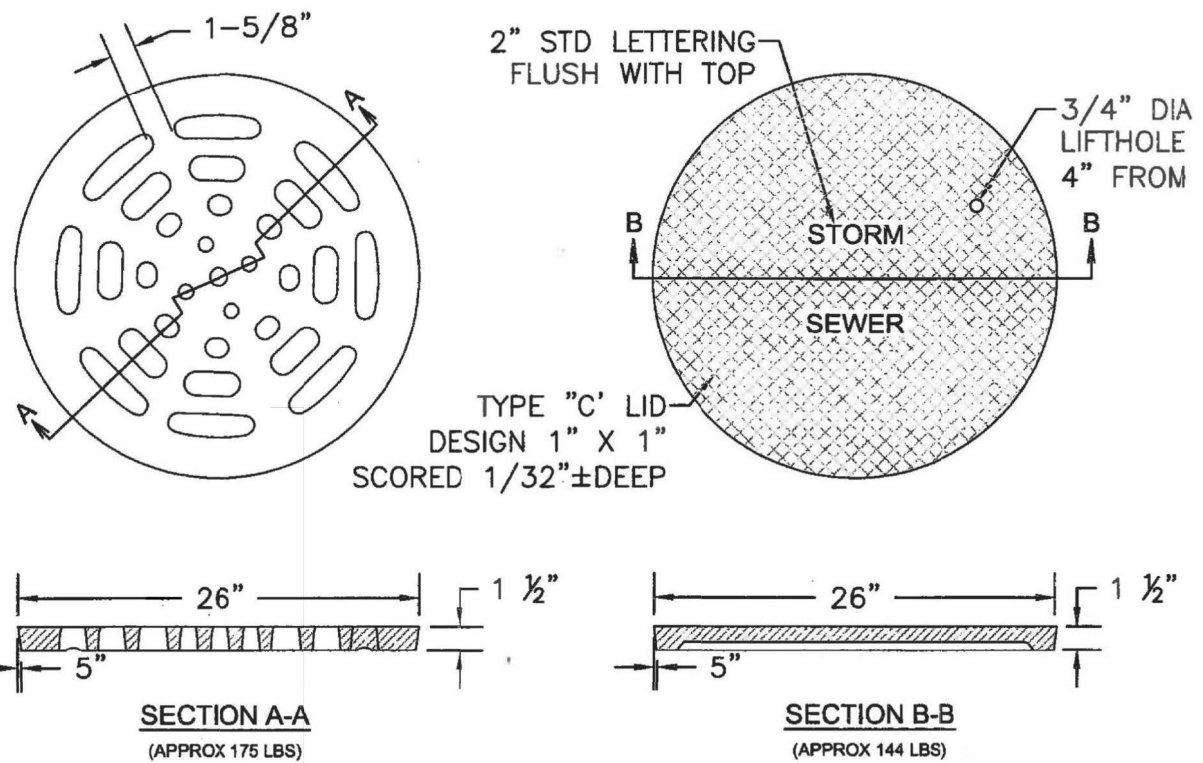
2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

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



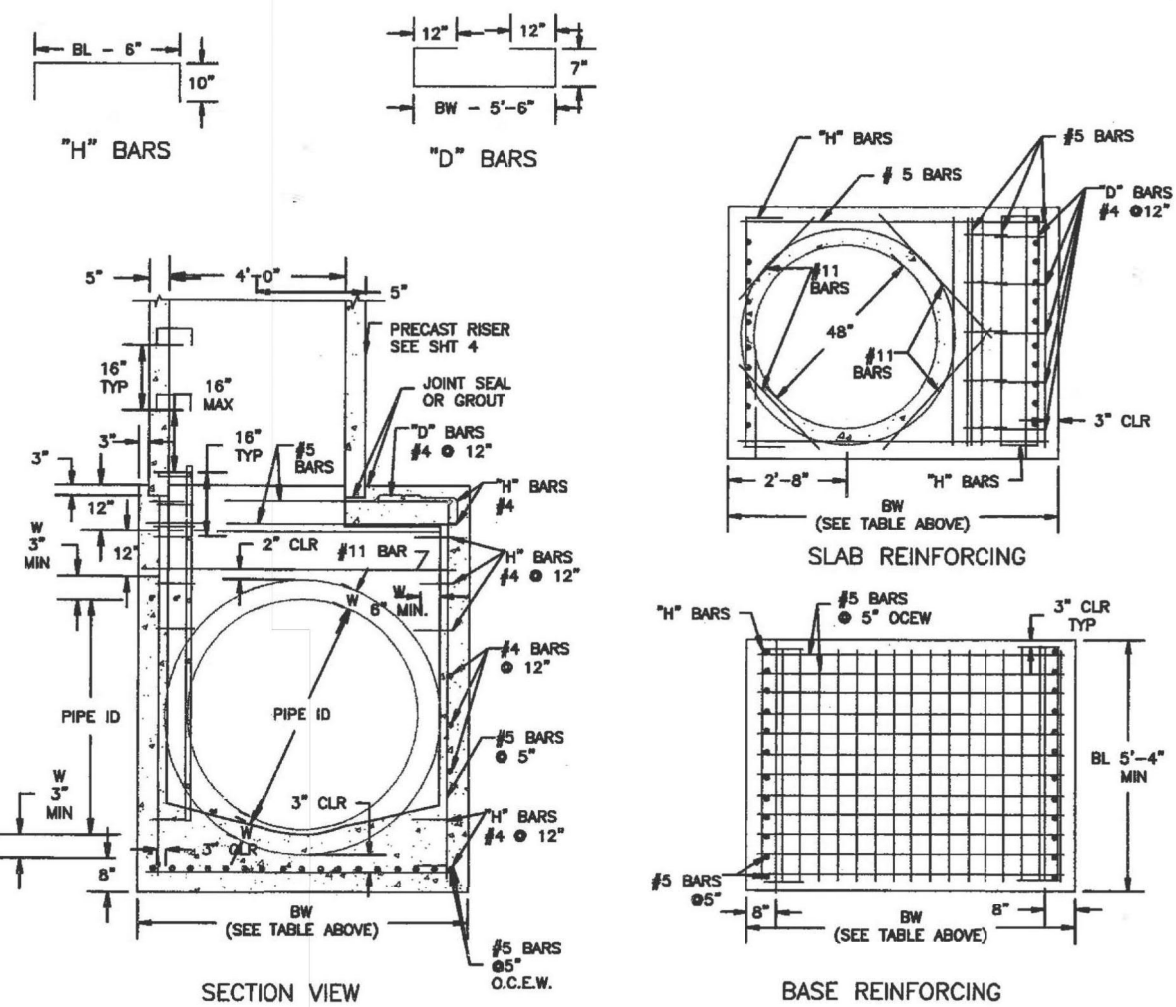
SCALE: NOT TO SCALE

STORM SEWER MANHOLE DETAIL
TYPE III SD 3-3



SCALE: NOT TO SCALE

STORM SEWER MANHOLE L
LID DETAILS SD 3-2



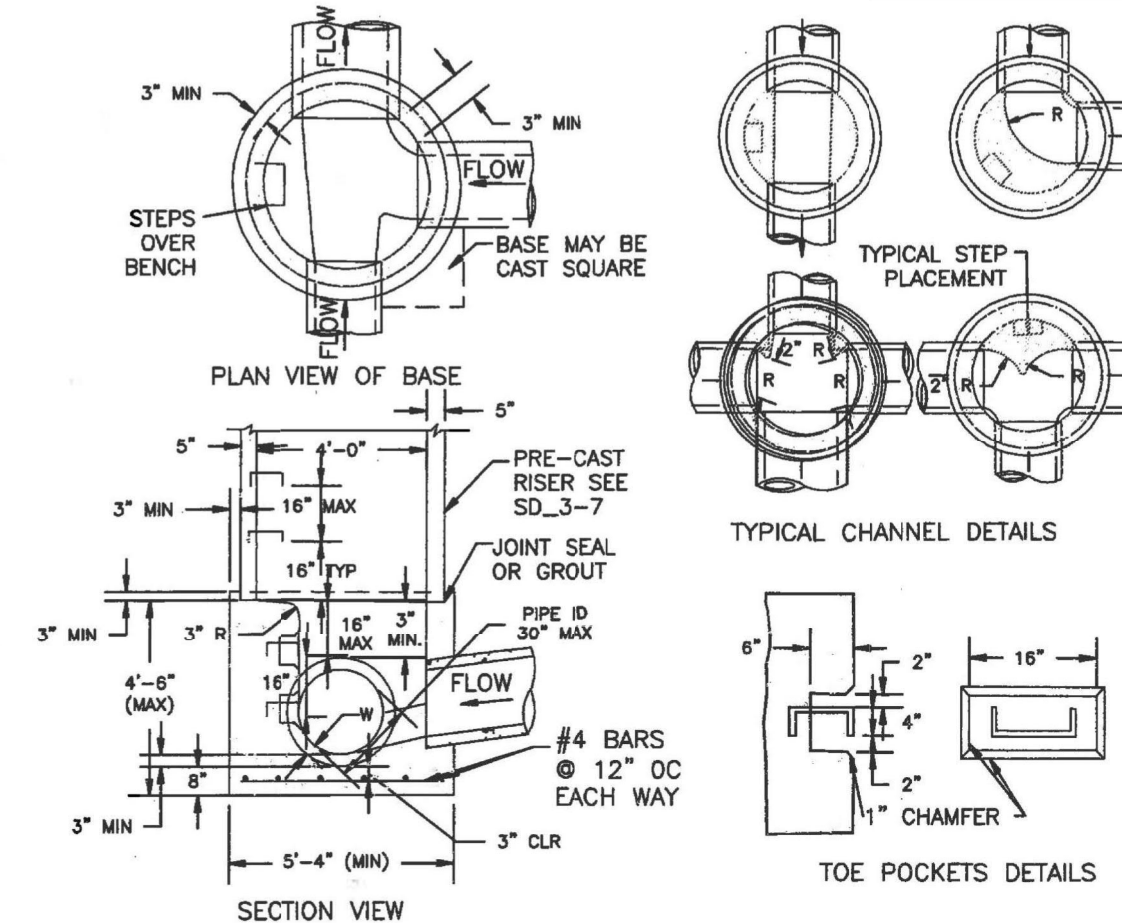
PIPE ID	BW
48" AND SMALLER	6"-4"
54"	6"-10"
60" AND LARGER	OD + 16"

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 CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1

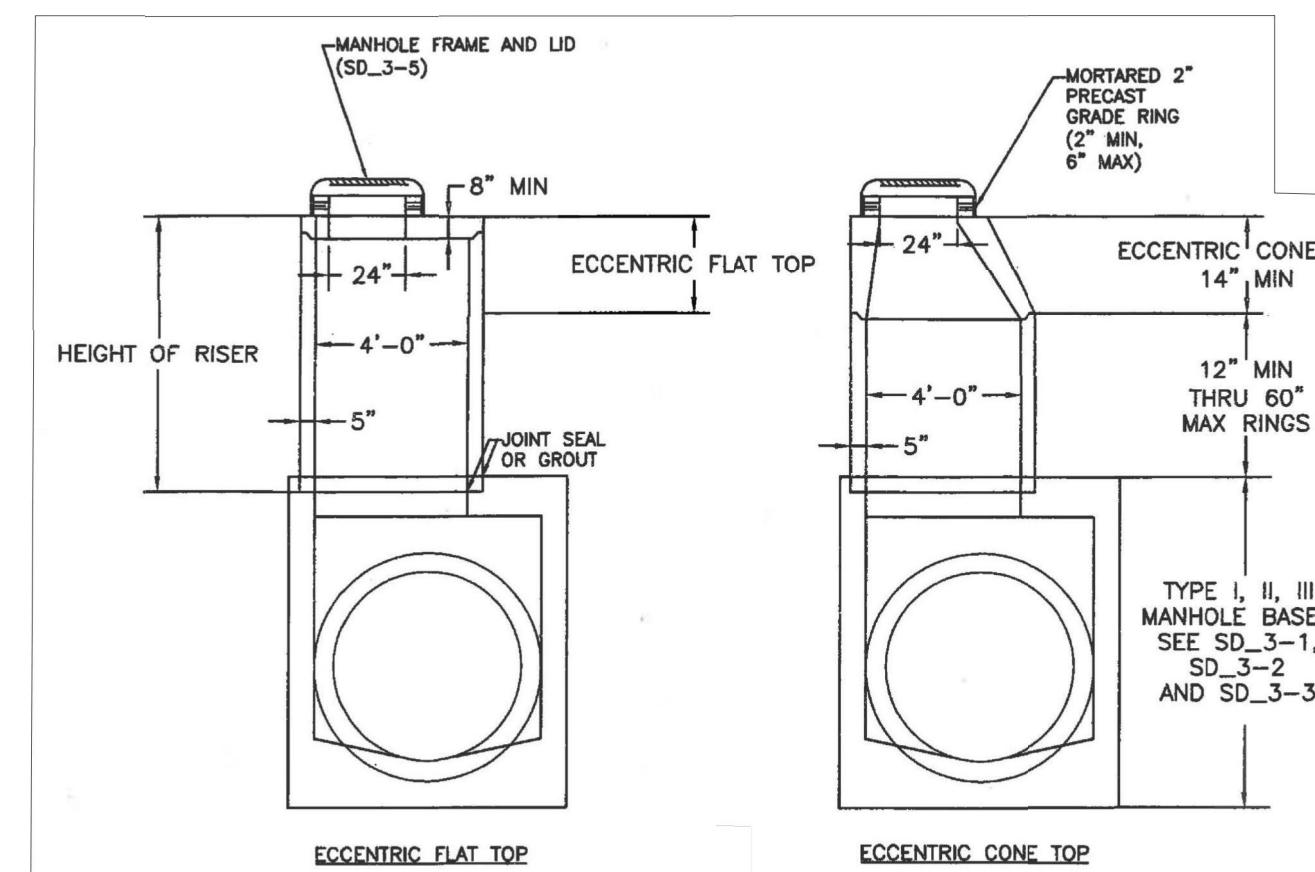


NOTES

- 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 OF 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 CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2

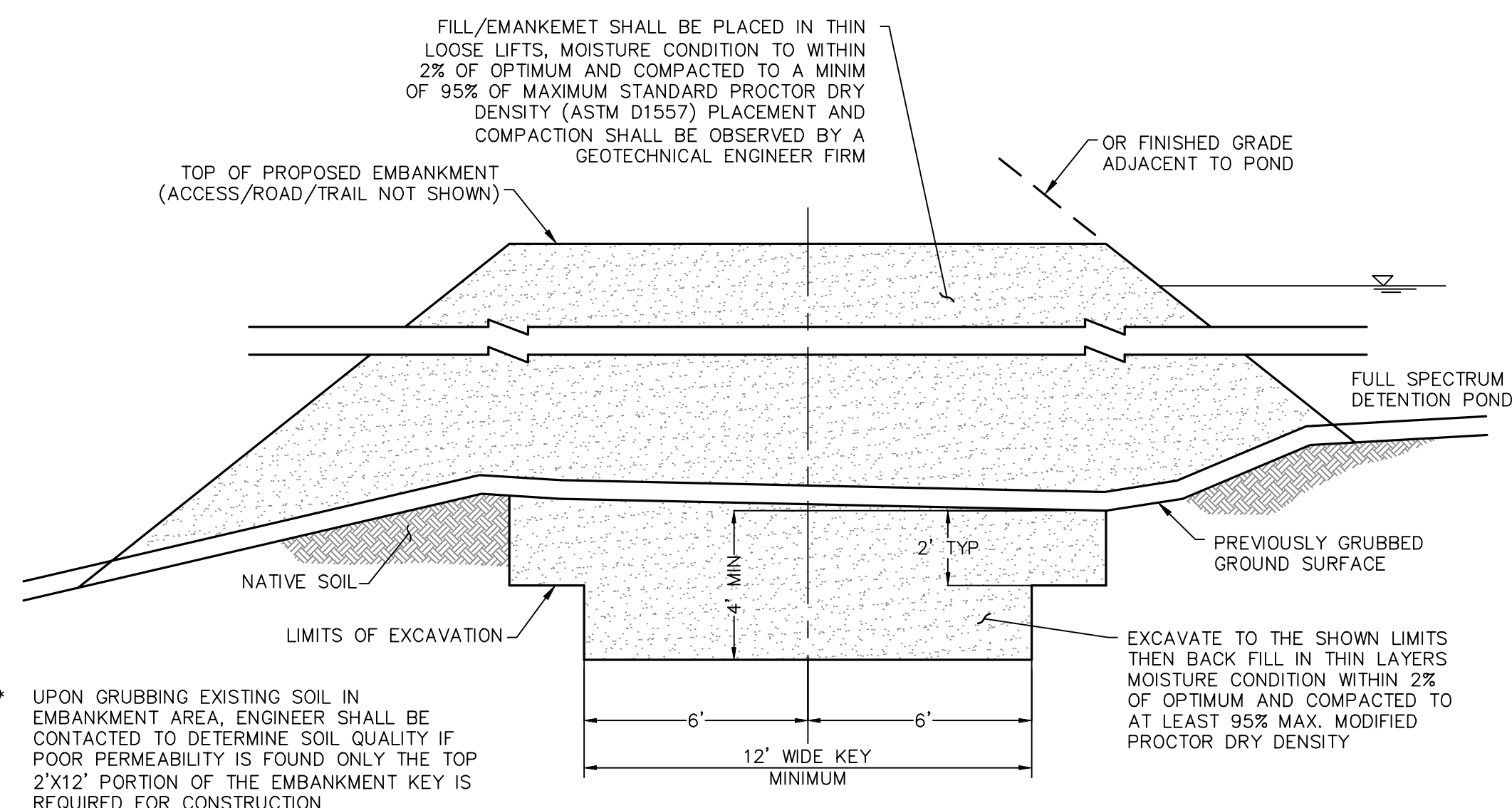


NOTES

- 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.

SCALE: NOT TO SCALE

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



EMBankment DETAIL
NOT TO SCALE

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.

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H-SCALE	V-SCALE	DATE	DESIGNED BY		DRAWN BY		CHECKED BY
			N/A	N/A	RAB	KRW	
		04/15/21					
No. REVISION							
BY DATE							

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