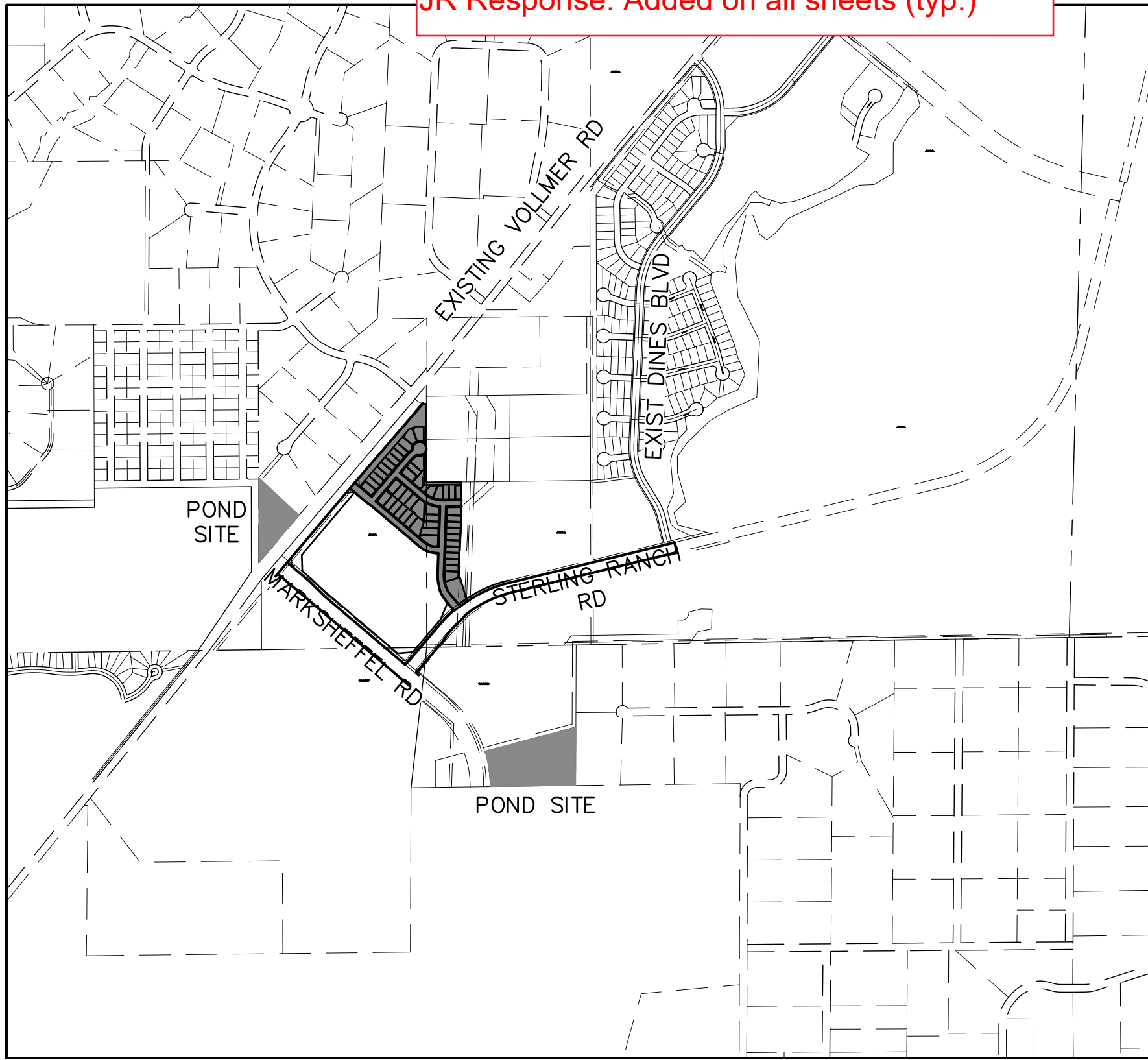


STERLING RANCH FILING NO.2  
COUNTY OF EL PASO, STATE OF COLORADO  
STREET IMPROVEMENT PLAN  
JANUARY 2021

SF-20-015

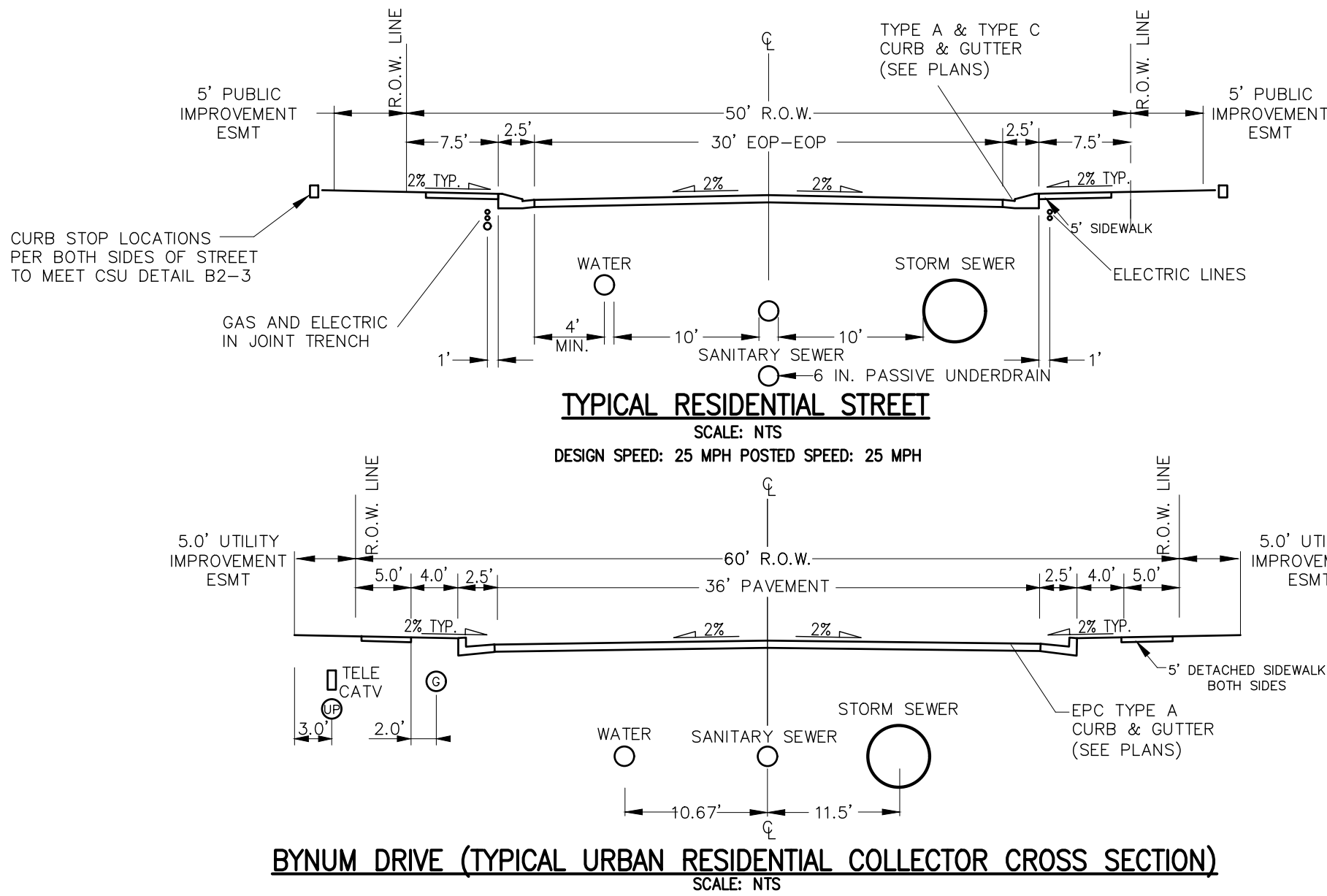
JR Response: Added on all sheets (typ.)



VICINITY MAP  
SCALE : 1"=1,000'

SHEET INDEX

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



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

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

PCD-ENGINEERING REVIEW COMMENTS IN BLUE BOXES WITH BLUE TEXT

Engineering Review

03/30/2021 12:52:29 PM  
dsdrice  
JeffRice@elpasoco.com  
(719) 520-7877

EPC Planning & Community Development Department

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY

DATE

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

EL PASO COUNTY STATEMENT

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

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

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

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

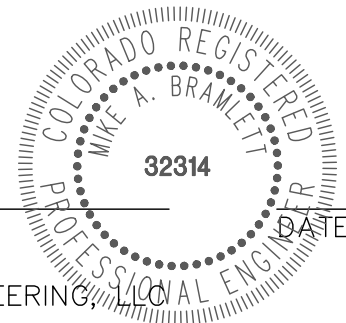
ENGINEER'S STATEMENT

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

MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING



DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT

DATE

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

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

J.R. ENGINEERING

A Western Company



Centennial 303-740-9883 • Colorado Springs 719-583-2583

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

BY

DATE

REVISION

No.

N/A

N/A

02/01/21

RAB

RAB

DRAWN BY

CHECKED BY

STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

SHEET 1 OF 8

JOB NO.

25188.01

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 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   MACELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986

BENCHMARKS

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

JR Response: Horizontal control plan added

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



Know what's below.  
Call before you dig.



GENERAL CONSTRUCTION NOTES:

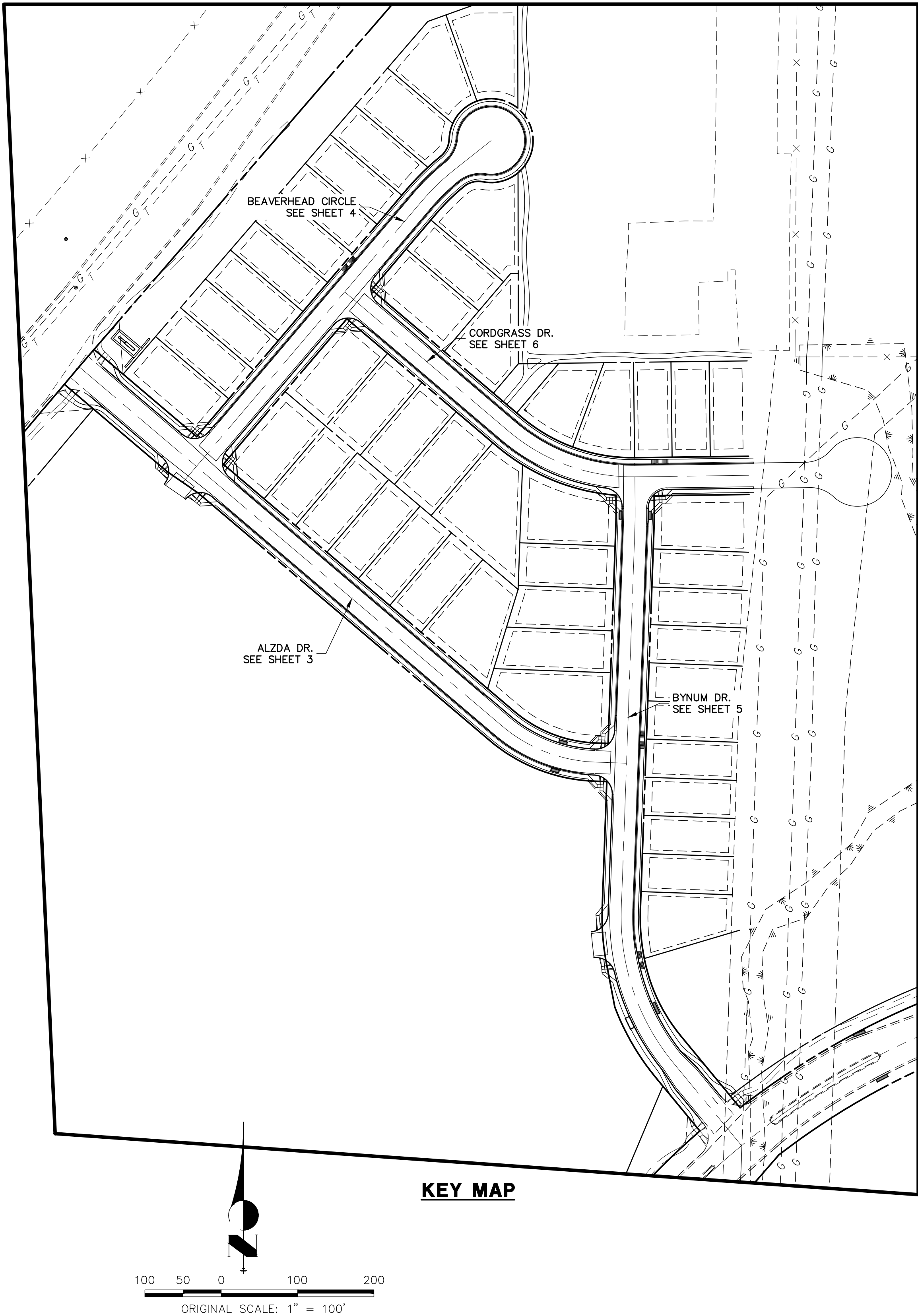
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND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

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROWSWALK 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. CROWSWALKS 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.



Know what's below.  
Call before you dig.

PREPARED FOR

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

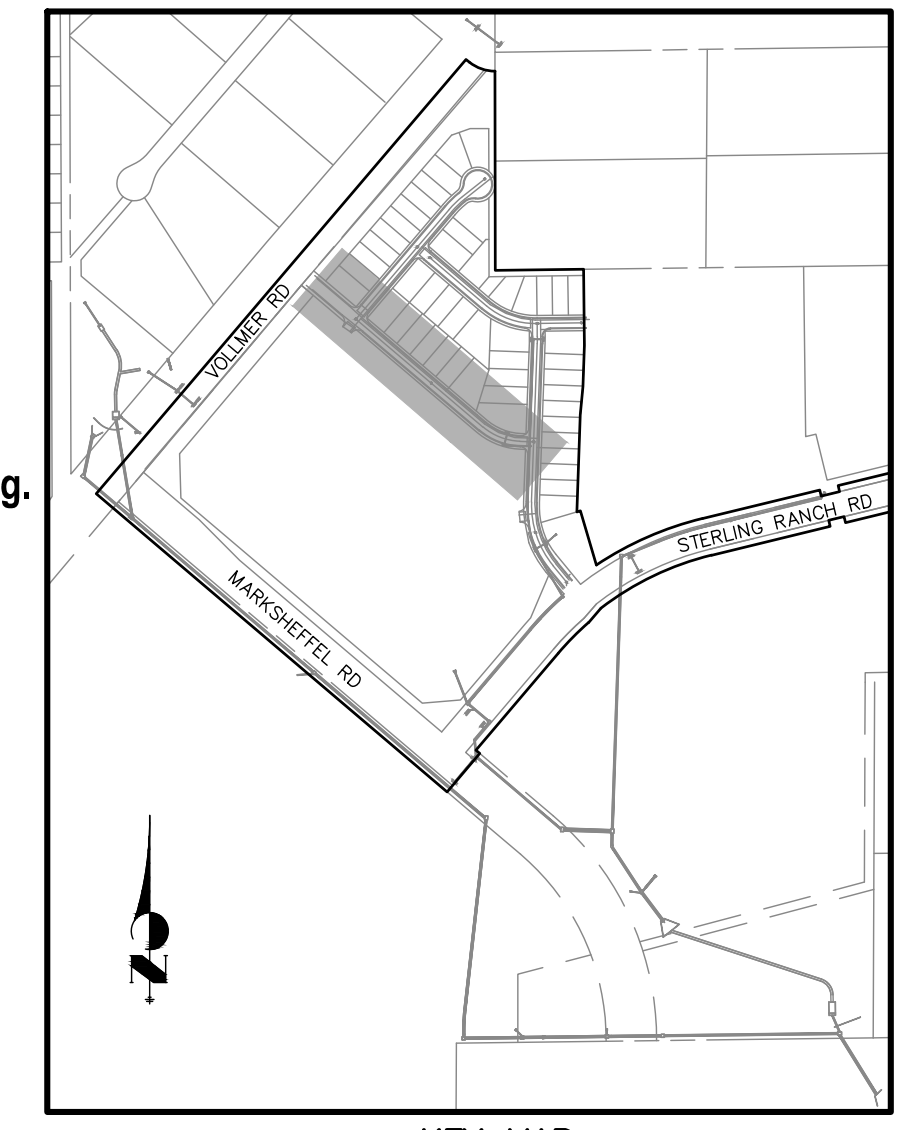
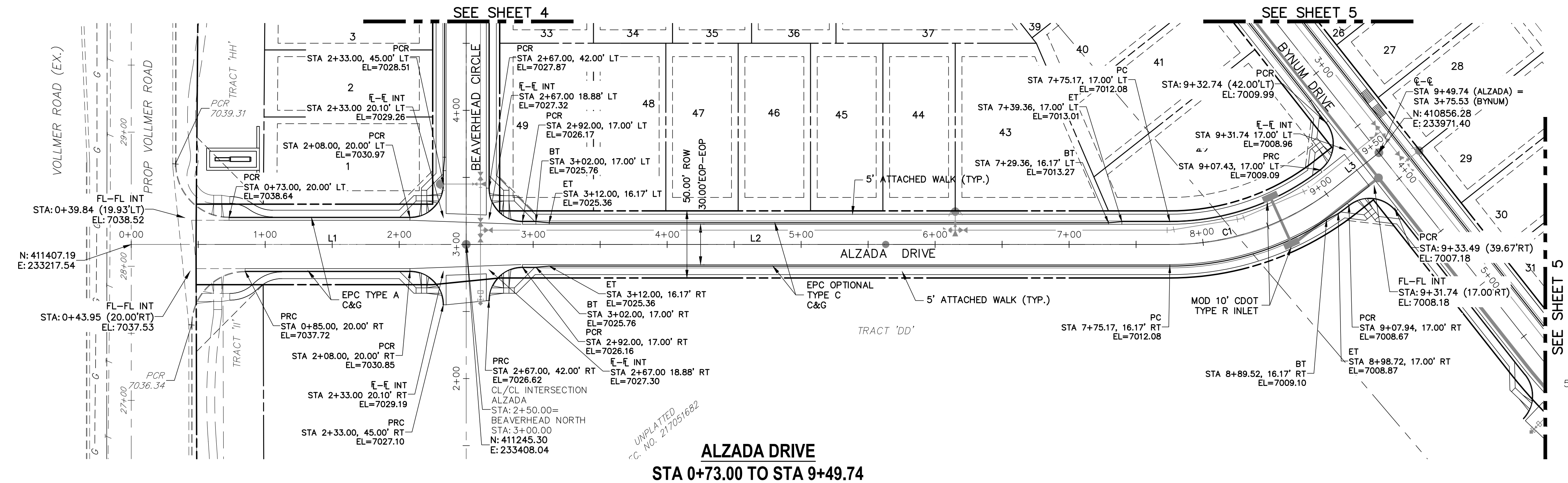
J-R ENGINEERING  
A Western Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	STERLING RANCH FILING NO.2	SHEET 2 OF 8	JOB NO. 25188.01
													STREET IMPROVEMENT PLAN	

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, OR ENGINEER'S REVIEW, THIS IS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.





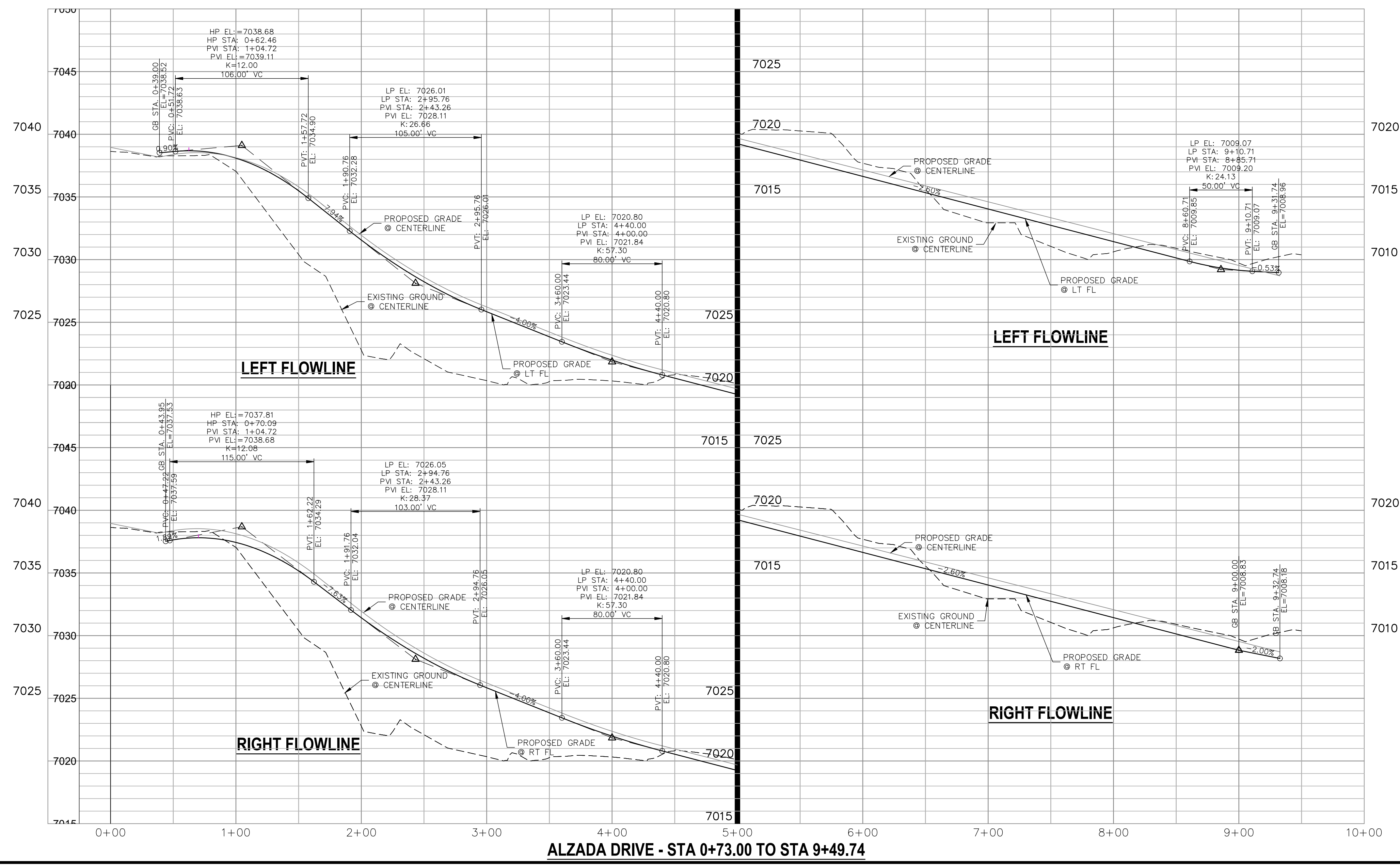
50 25 0 50 100  
ORIGINAL SCALE: 1" = 50'

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

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

- ABBREVIATION LEGEND**
- C-C CENTERLINE INTERSECTION  
F-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  
SRR STERLING RANCH ROAD (EX.)  
VR VOLLMER ROAD (EX.)  
CDS CUL-DE-SAC  
KN KNUCKLE



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

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

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

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

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No.	REVISION	BY	DATE

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

**STERLING RANCH FILING NO.2**

**STREET IMPROVEMENT PLAN**

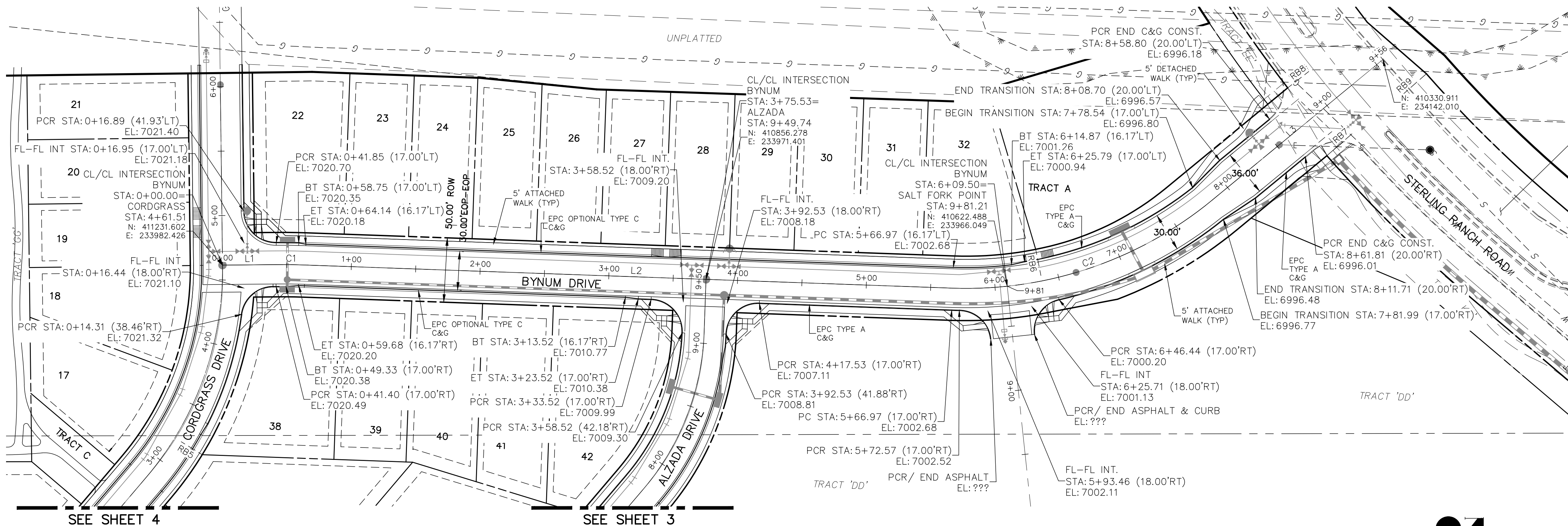
SHEET **3** OF **8**

JOB NO. **25188.01**

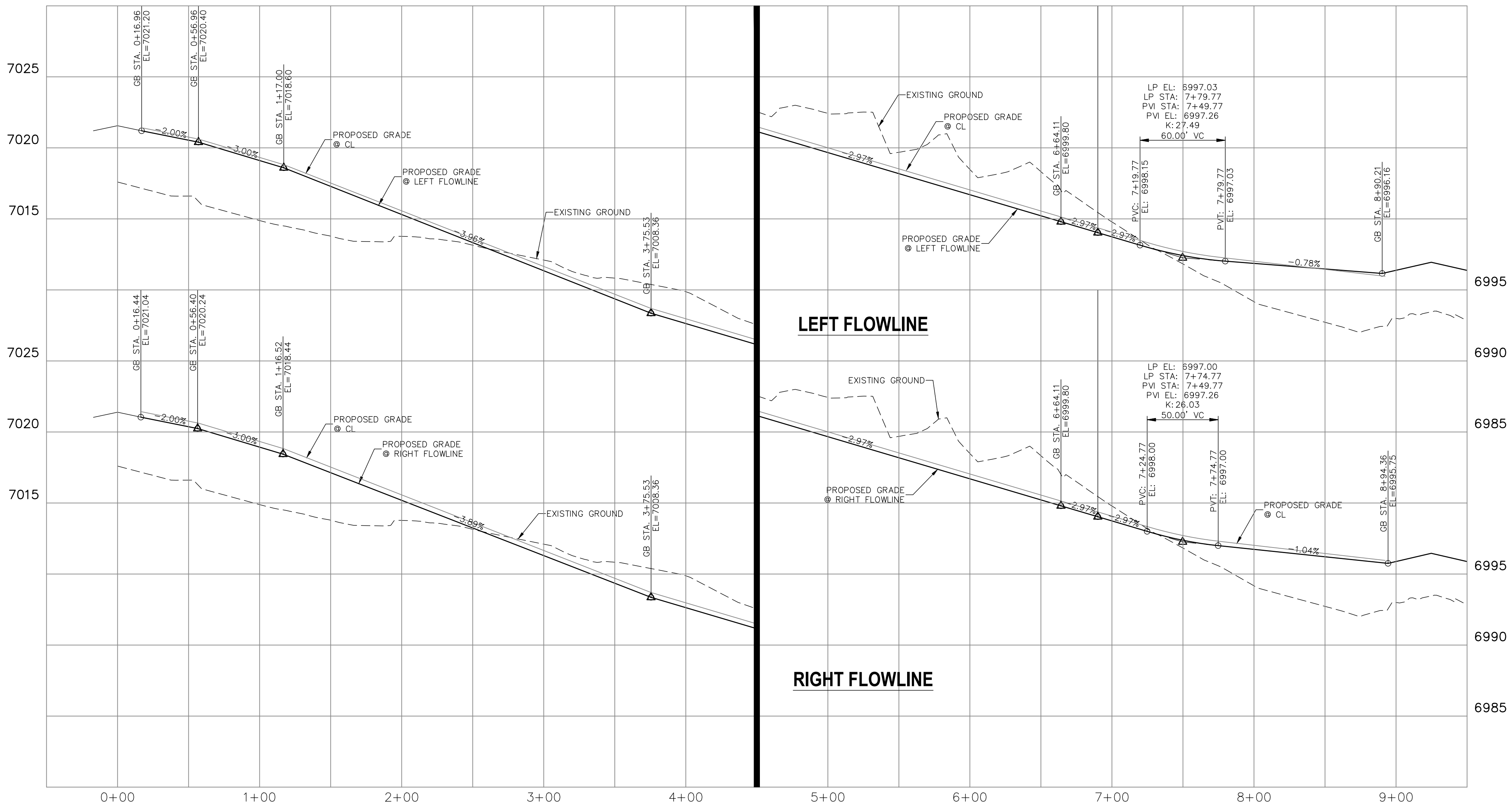
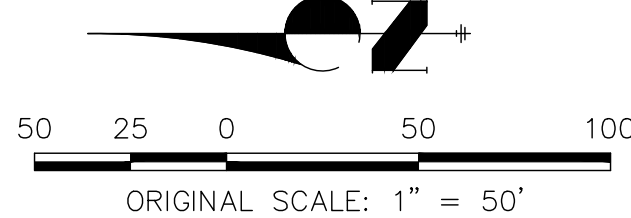








BYNUM DRIVE  
STA 0+00.00 TO STA 9+24.77



BYNUM DRIVE - STA 0+00.00 TO STA 8+94.36



Know what's below.  
Call before you dig.

SEE STERLING RANCH-  
STERLING RANCH ROAD  
PLAN & PROFILE

#### 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

#### KEY MAP

NTS

#### 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

#### 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

32314

DATE

STERLING RANCH FILING NO.2

STREET IMPROVEMENT PLAN

SHEET 5 OF 8

JOB NO. 25188.01

BY DATE

No. REVISION

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

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

DATE

No. REVISION

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

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

DATE

No. REVISION

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

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

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PARCEL LINE TABLE		
Line #	Length	Direction
L1	287.93	S49° 38' 28.98
L3	353.44	N89° 21' 38.89

PARCEL CURVE			
Curve #	Length	Radius	De
C1	173.58	250.53	39

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 RETURB
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
EL	ELEVATION
LT	LEFT
RT	RIGHT

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

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

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



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STERLING RANCH FILING NO.2

## STREET IMPROVEMENT PLAN

SHEET 6 OF 8  
JOB NO. 25188.01

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



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jirengineering.com](http://www.jirengineering.com)







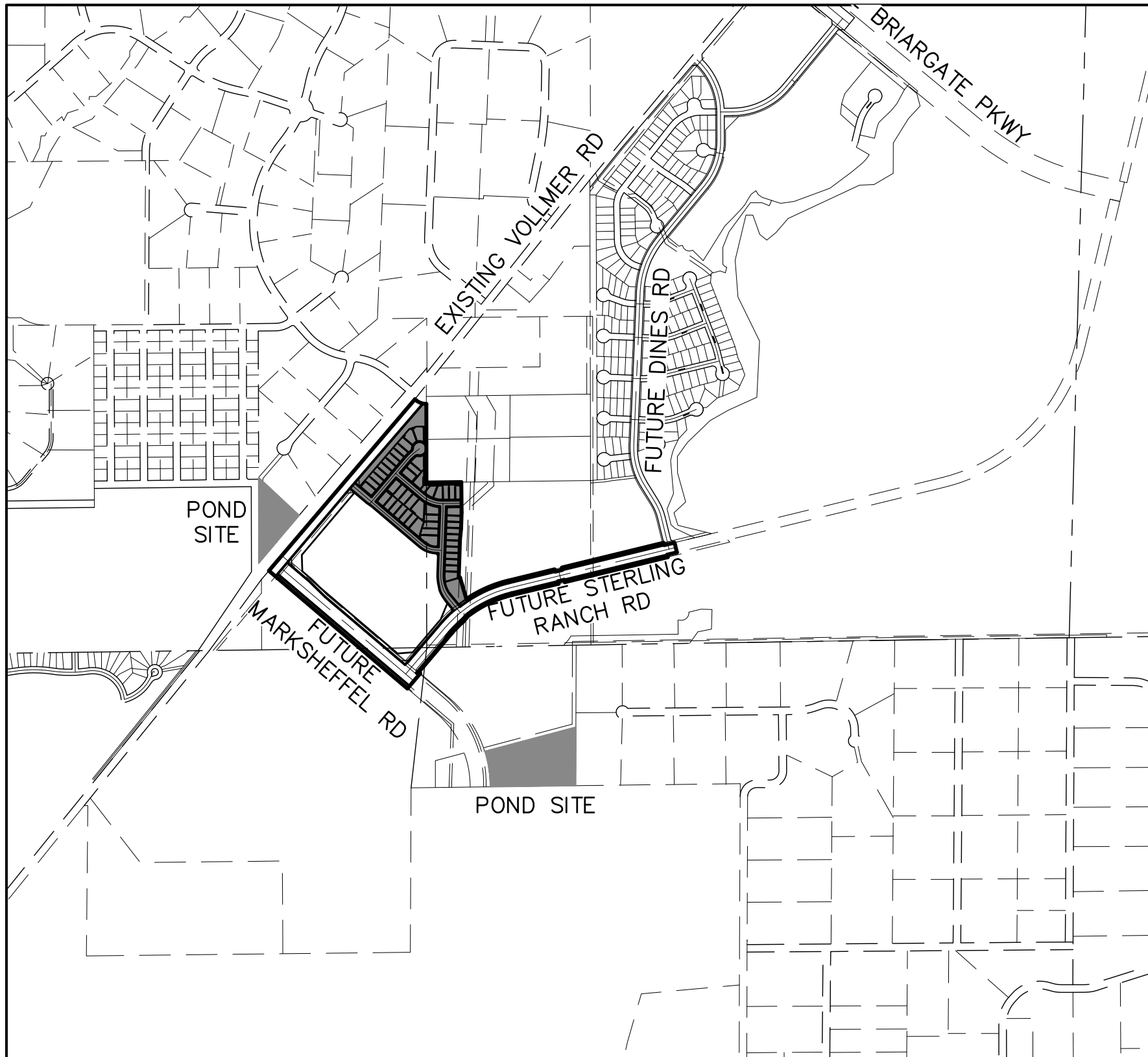




STERLING RANCH FILING NO.2  
COUNTY OF EL PASO, STATE OF COLORADO  
STORM SEWER PLANS  
JANUARY 2021

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719) 385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 719-659-5936
GAS:	CRAIG KEIRSEY REAL ESTATE   MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 918-574-7986



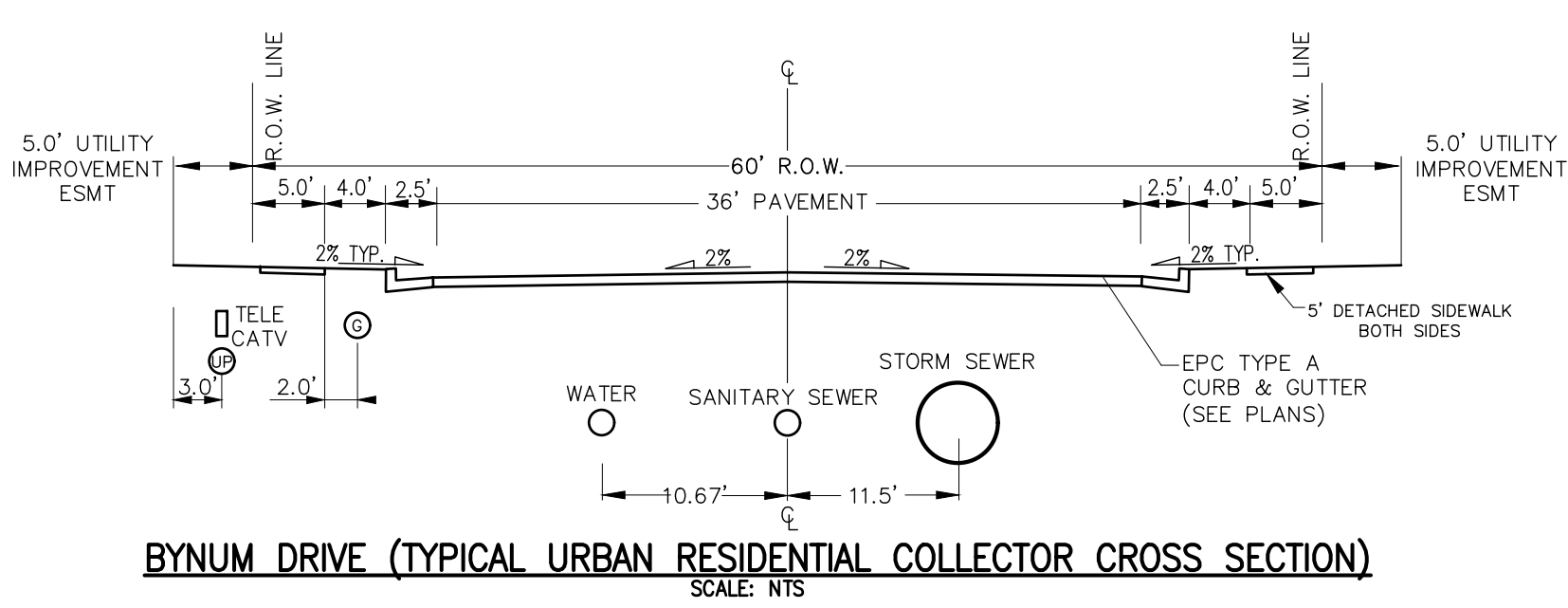
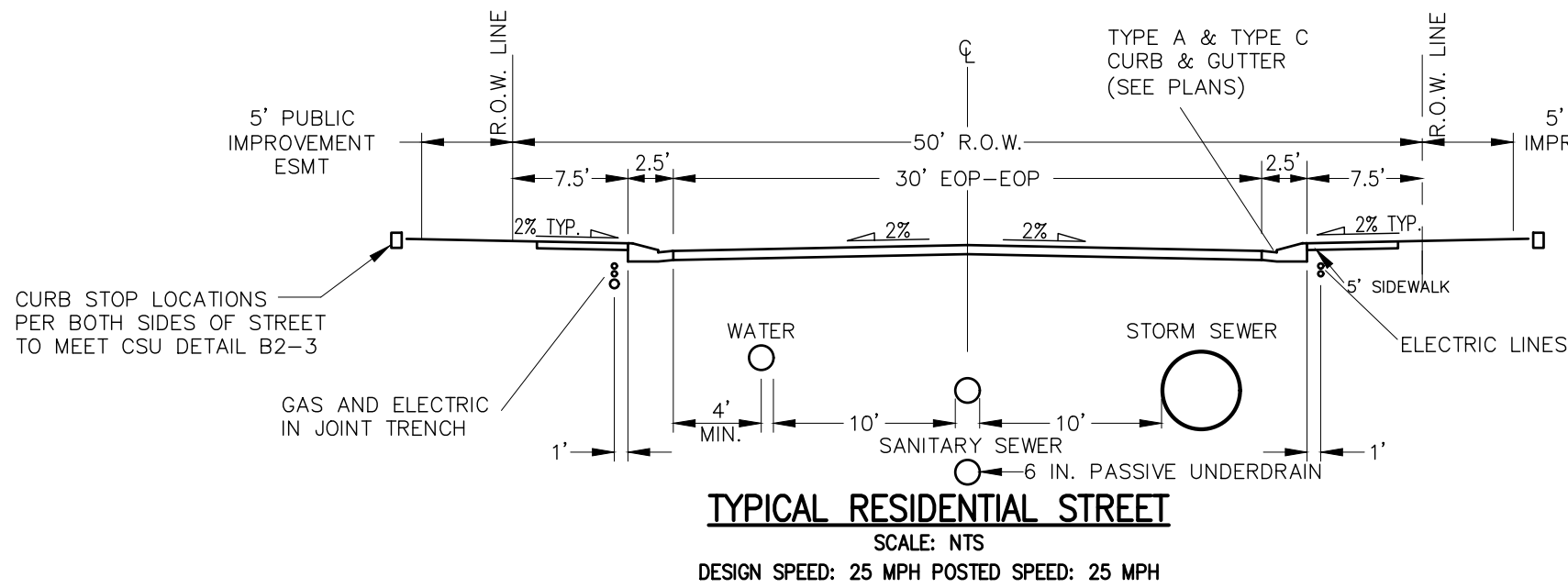
VICINITY MAP  
SCALE : 1"=1,000'

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
24-25	DETAIL SHEET

BENCHMARKS

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



OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY

DATE

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

EL PASO COUNTY STATEMENT

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

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

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

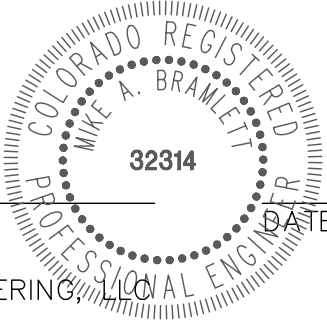
JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT



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

PREPARED FOR

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

J.R. ENGINEERING  
A Western Company



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

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SHEET 1 OF 25

JOB NO. 25188.01



STANDARD CONSTRUCTION NOTES:

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

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT  $\frac{1}{4}$  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 ( $\frac{1}{3}$ ) 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.

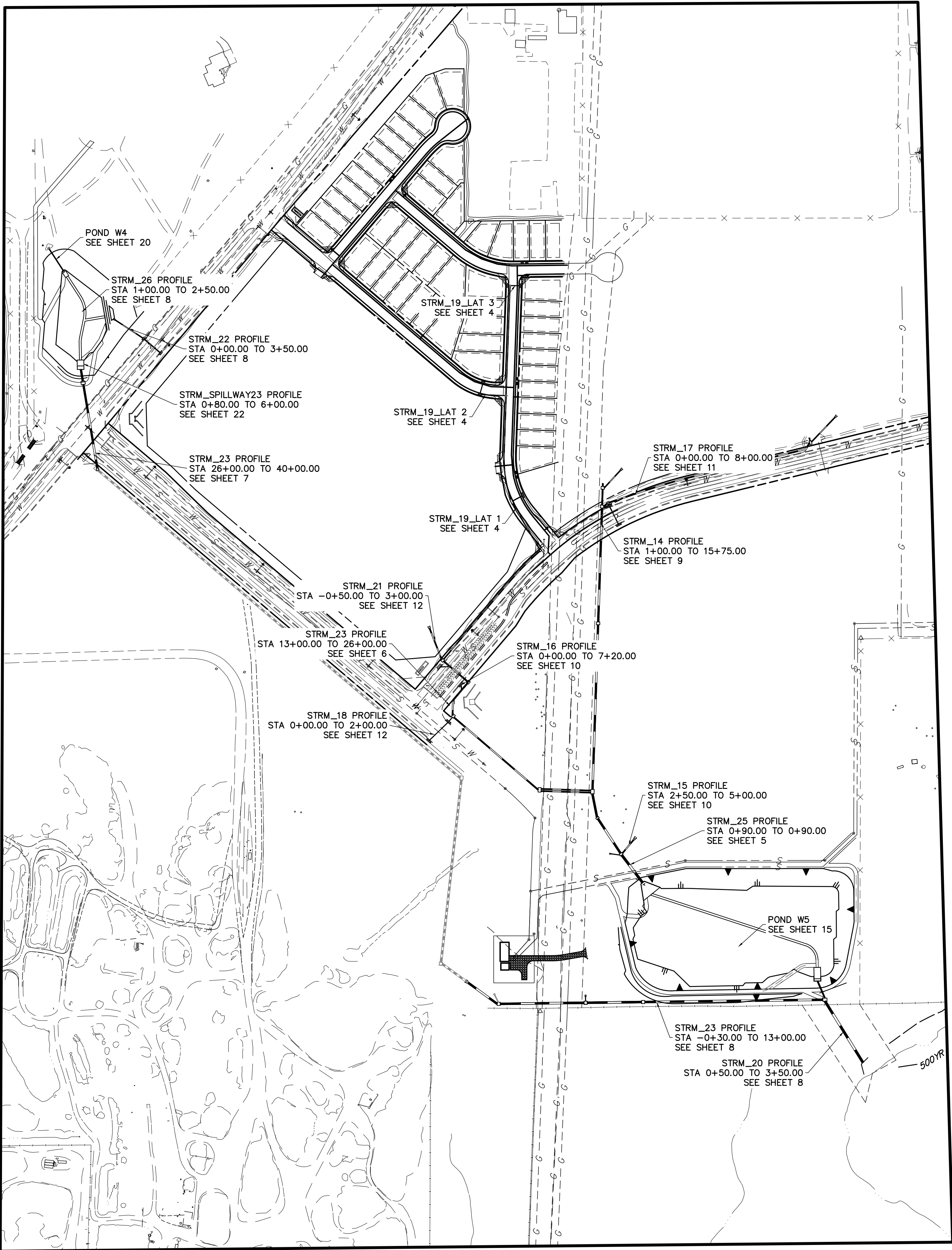
STRUCTURAL CONCRETE NOTES:

- 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 ( $f_c$ ) 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).

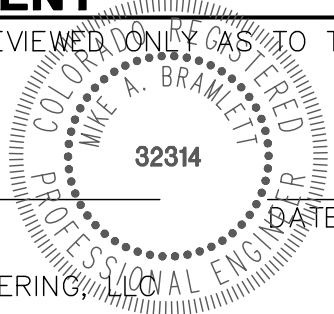
ABBREVIATIONS  
E.C. --- EPOXY COATED    O.F. --- OUTSIDE FACE    E.F. --- EACH FACE    E.W. --- EACH WAY    I.F. --- INSIDE FACE    N.F. --- NEAR FACE  
T.O.C. --- TOP OF CONCRETE    B.O.C. --- BOTTOM OF CONCRETE    CONT. --- CONTINUOUS



ENGINEER'S STATEMENT

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

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



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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

STERLING RANCH FILING NO.2

**FUTURE** STORM SEWER PLAN

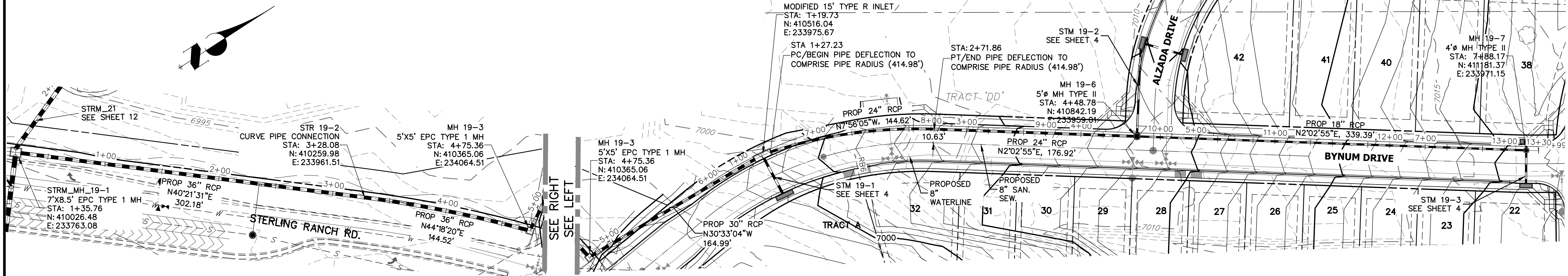
SHEET 2 OF 25

JOB NO. 25188.01



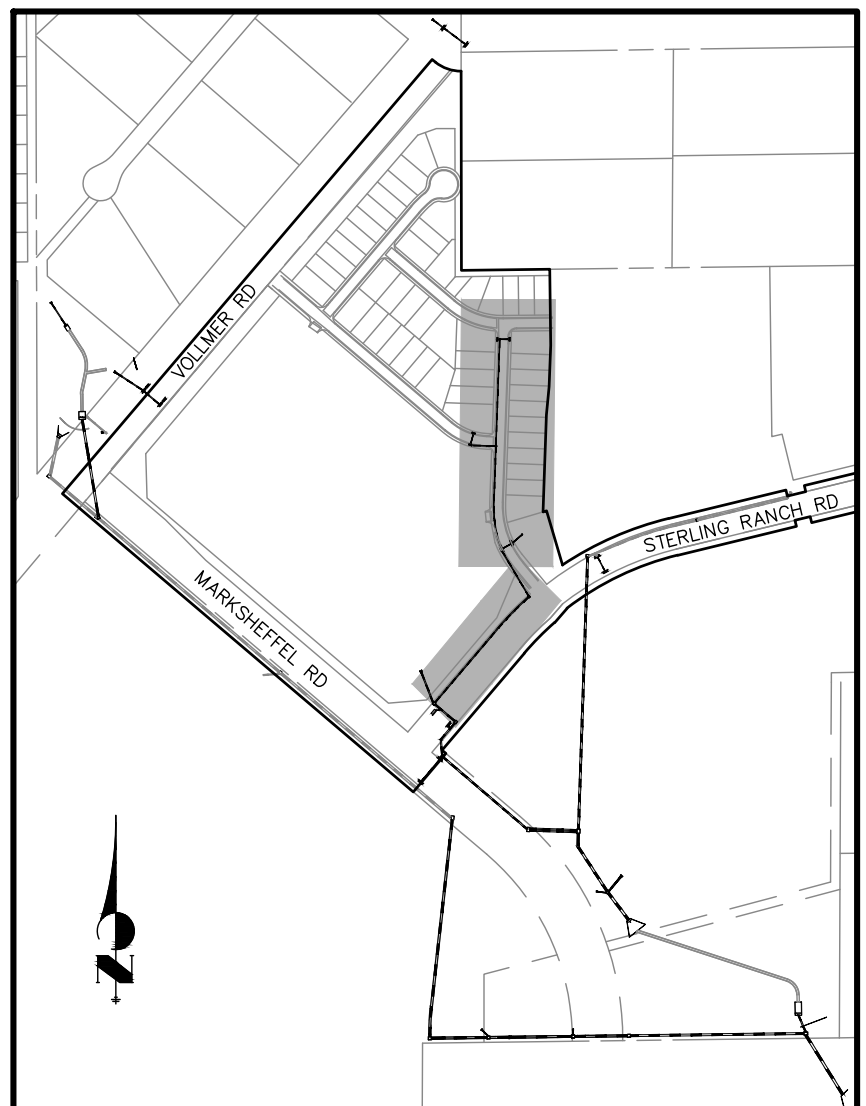
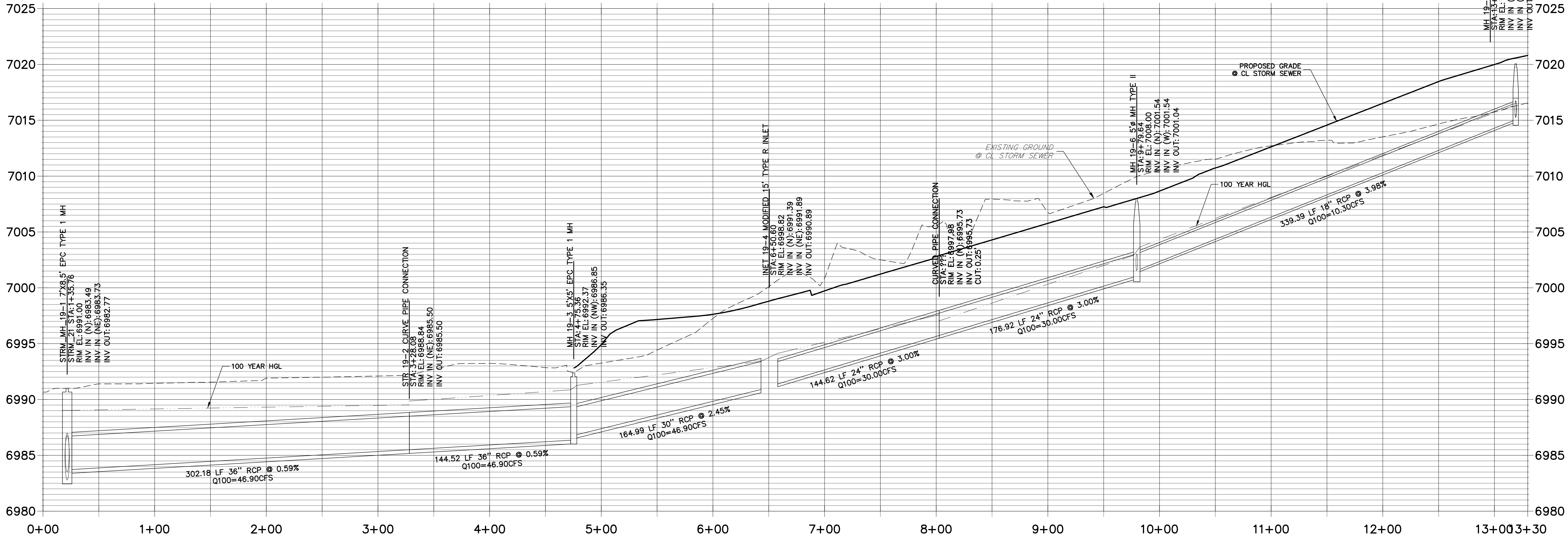


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**STRM\_19 PROFILE**  
**STA 0+00.00 TO 13+29.82**  
**PRIVATE (SRMD)**

JR RESPONSE:  
Text changed to  
SRMD



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

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STERLING RANCH FILING NO.2

FUTURE STORM SEWER PLAN

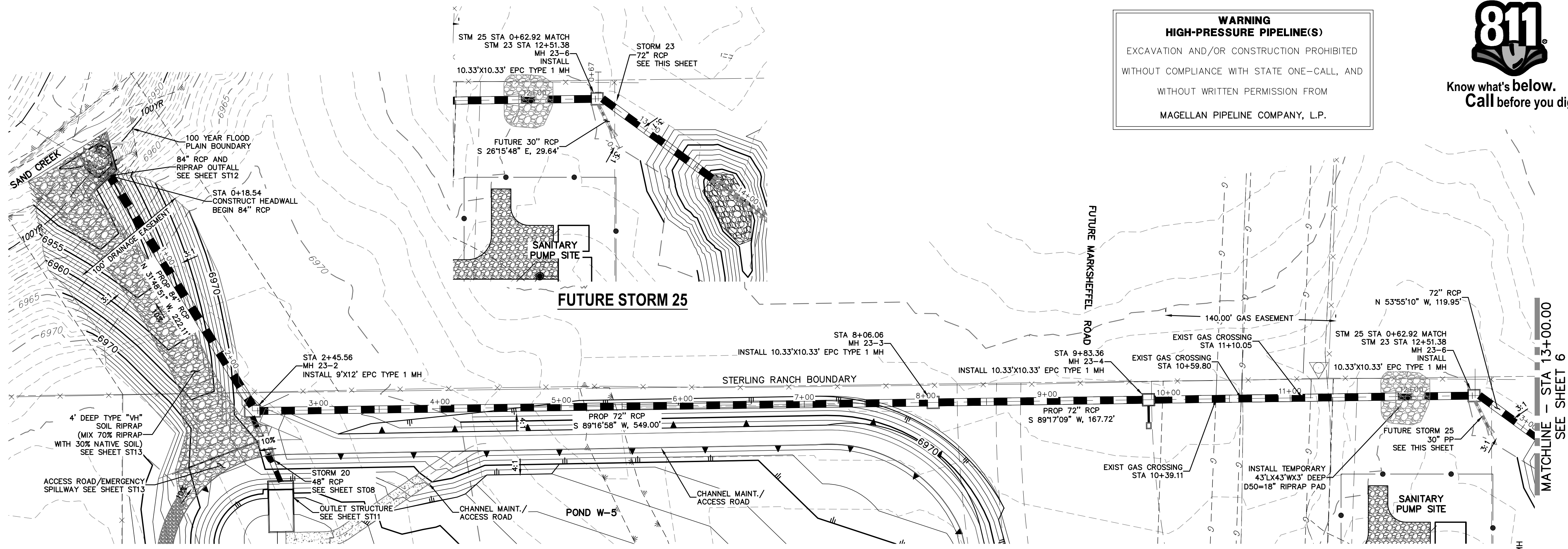
SHEET 3 OF 25

JOB NO. 25188.01

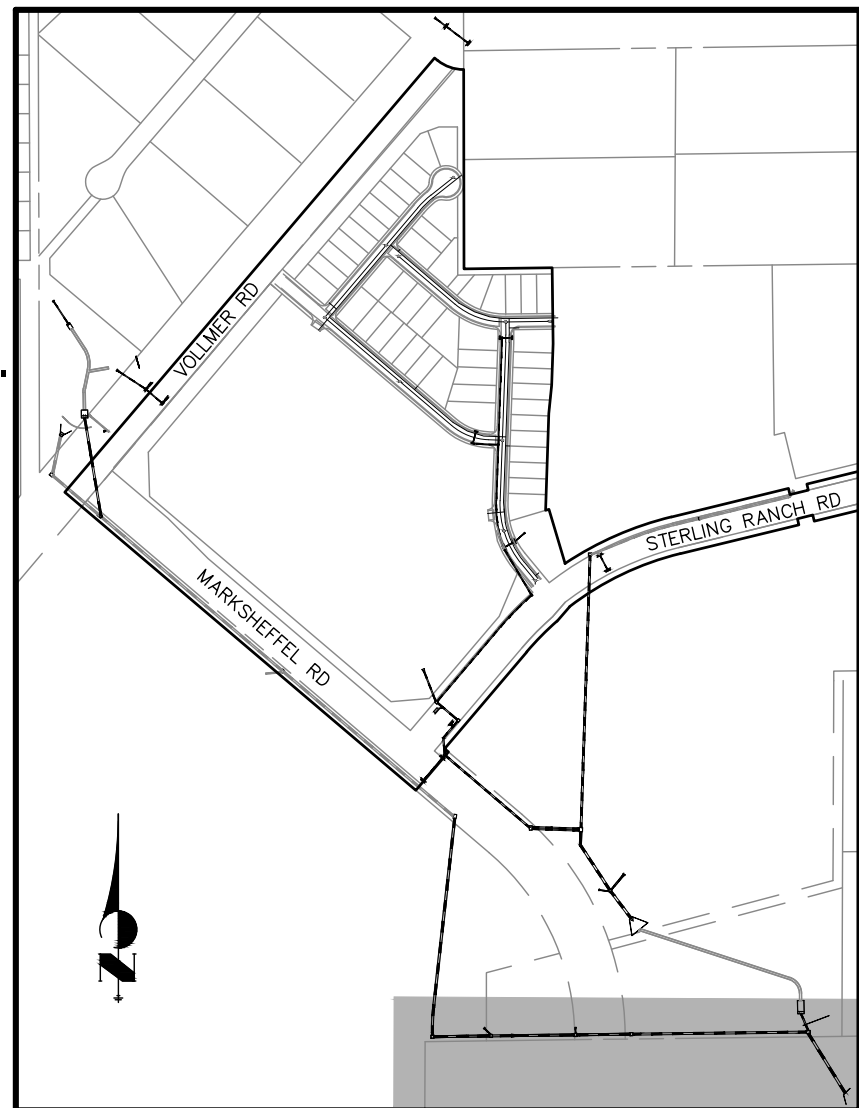








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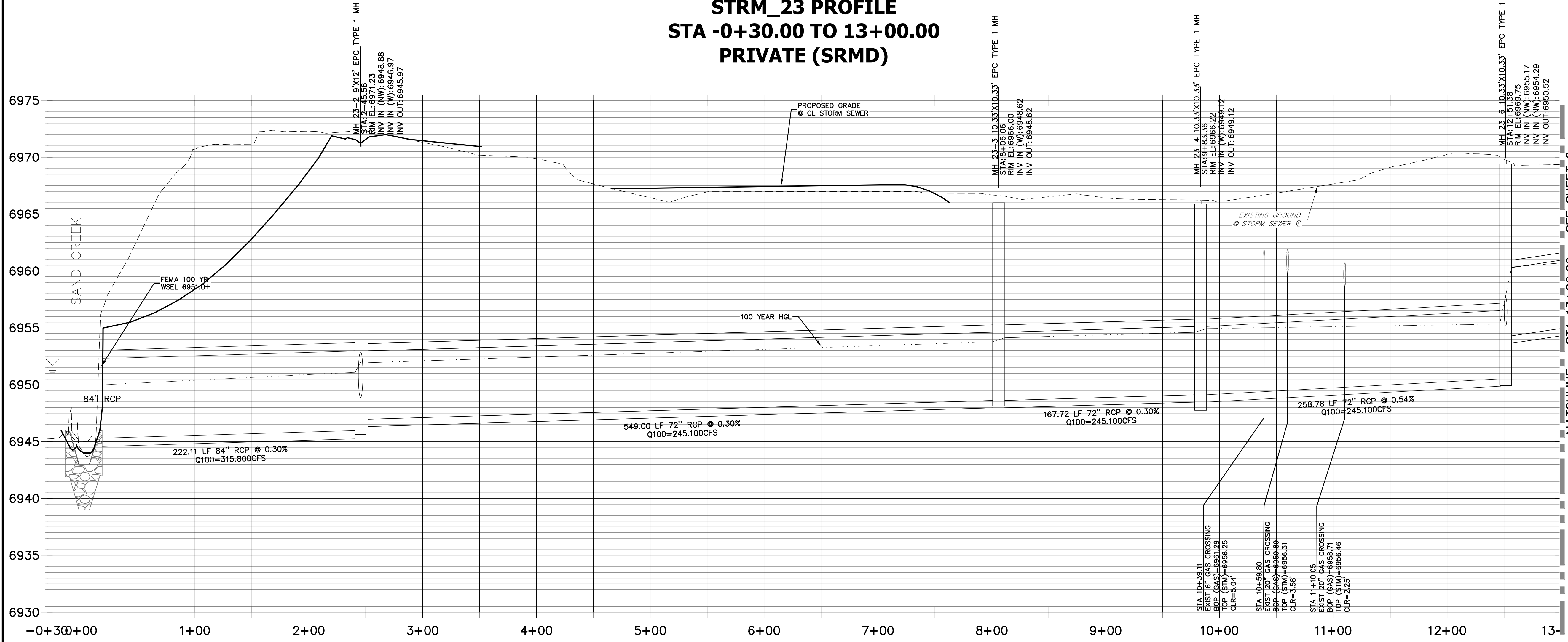
KEY MAP

**NOTE**

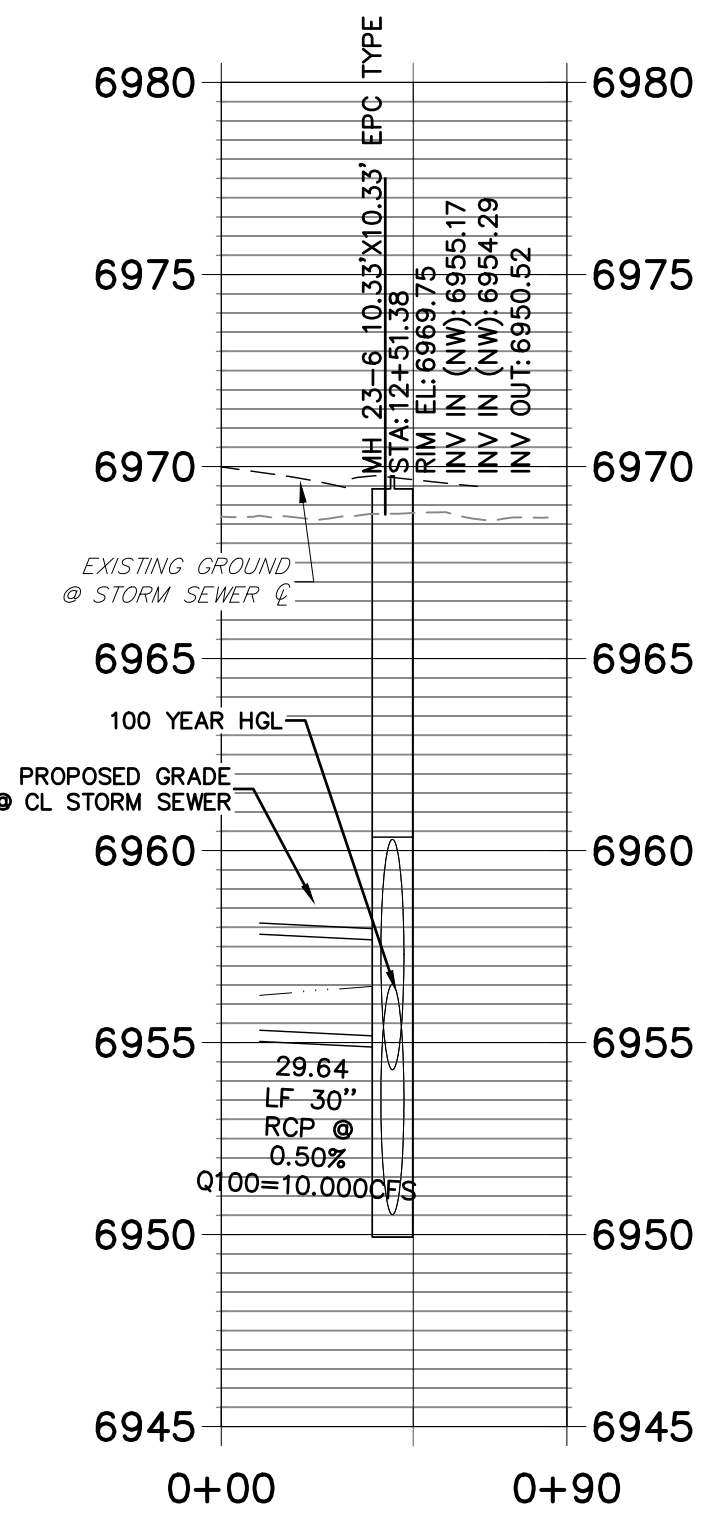
WATER TIGHT JOINTS  
REQUIRED WHERE HGL IS  
OUTSIDE OF THE PIPE.

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

**STRM\_23 PROFILE**  
**STA -0+30.00 TO 13+00.00**  
**PRIVATE (SRMD)**



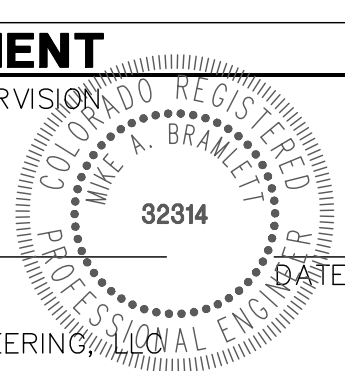
**STRM 25**  
**STA 0+00.00 TO 0+90.00**  
**PRIVATE (SRMD)**



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION

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



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BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						02/01/21	RAB	KRW	

STERLING RANCH FILING NO.2  
**FUTURE** STORM SEWER PLAN  
SHEET 5 OF 25  
JOB NO. 25188.01



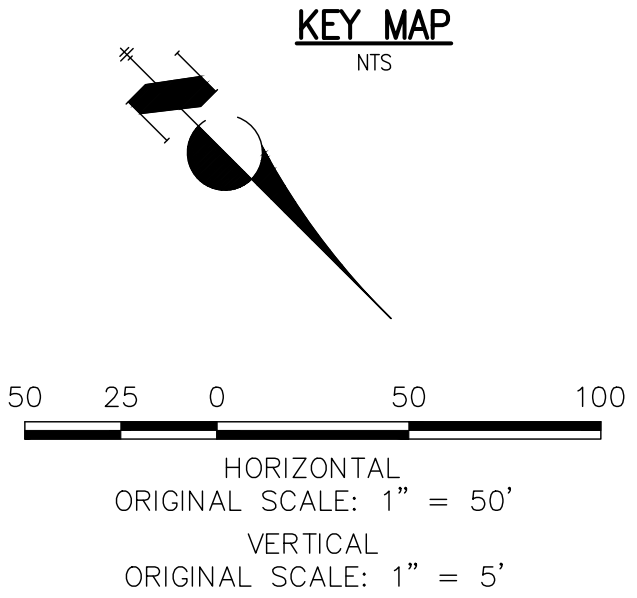
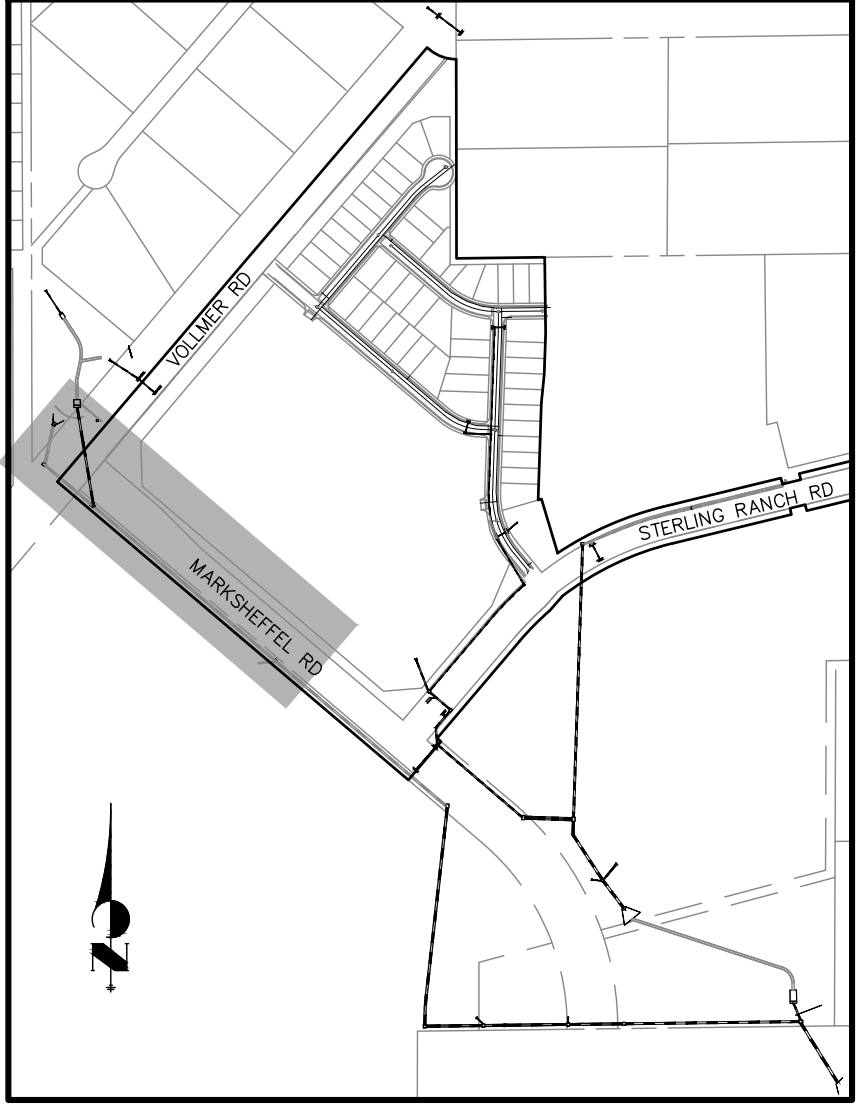
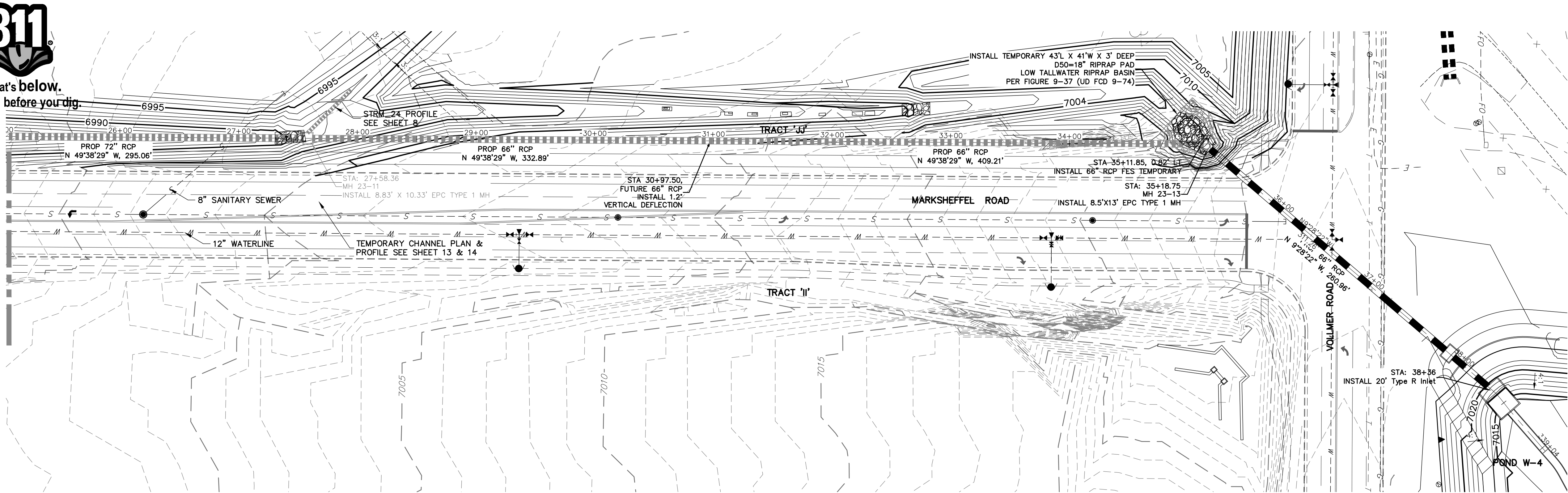






Know what's below.  
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MATCHLINE - STA 26+00.00  
SEE SHEET 6

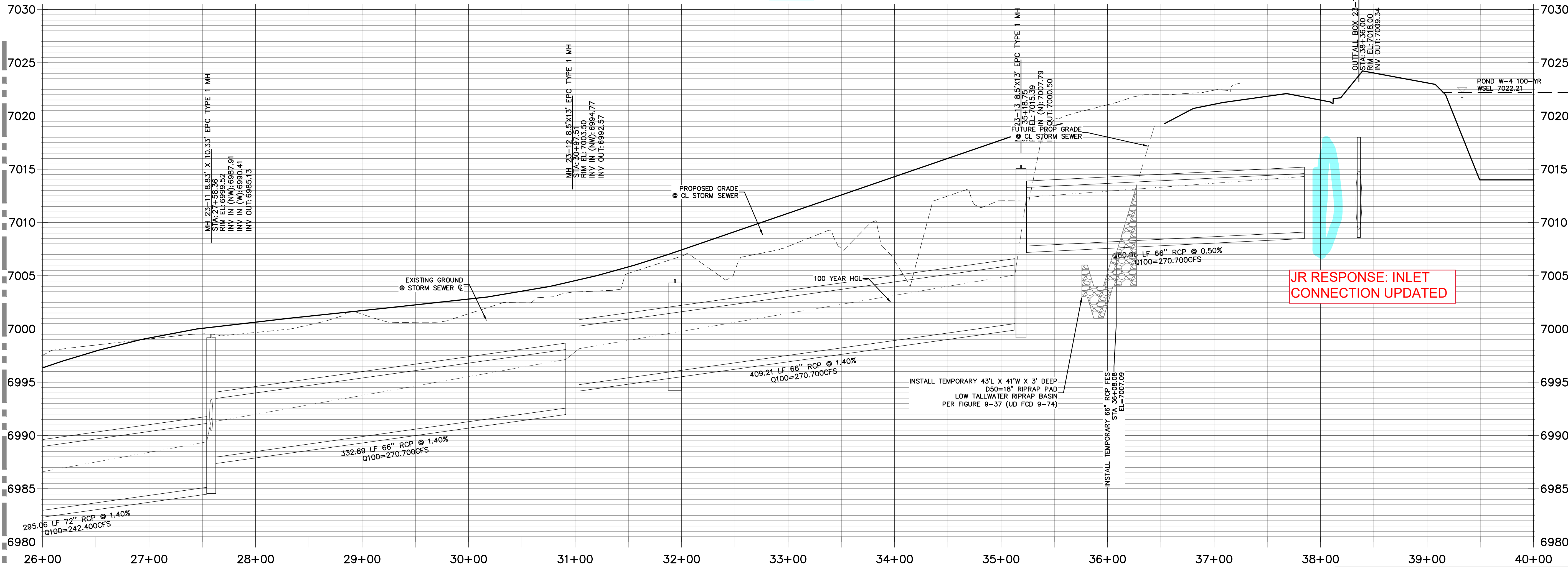


**NOTE**  
WATER TIGHT JOINTS  
REQUIRED WHERE HGL IS  
OUTSIDE OF THE PIPE.

**STRM\_23 PROFILE  
STA 26+00.00 TO 40+00.00**

SRMD

MATCHLINE - STA 26+00.00 - SEE SHEET 6

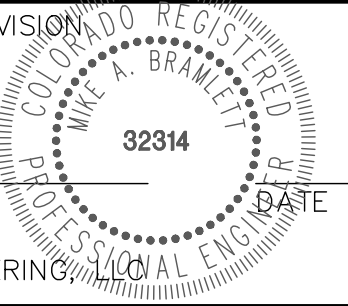


JR RESPONSE: INLET  
CONNECTION UPDATED

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION

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



STERLING RANCH FILING NO.2

FUTURE STORM SEWER PLAN

BY DATE

No. REVISION

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

SHEET 7 OF 25

JOB NO. 25188.01

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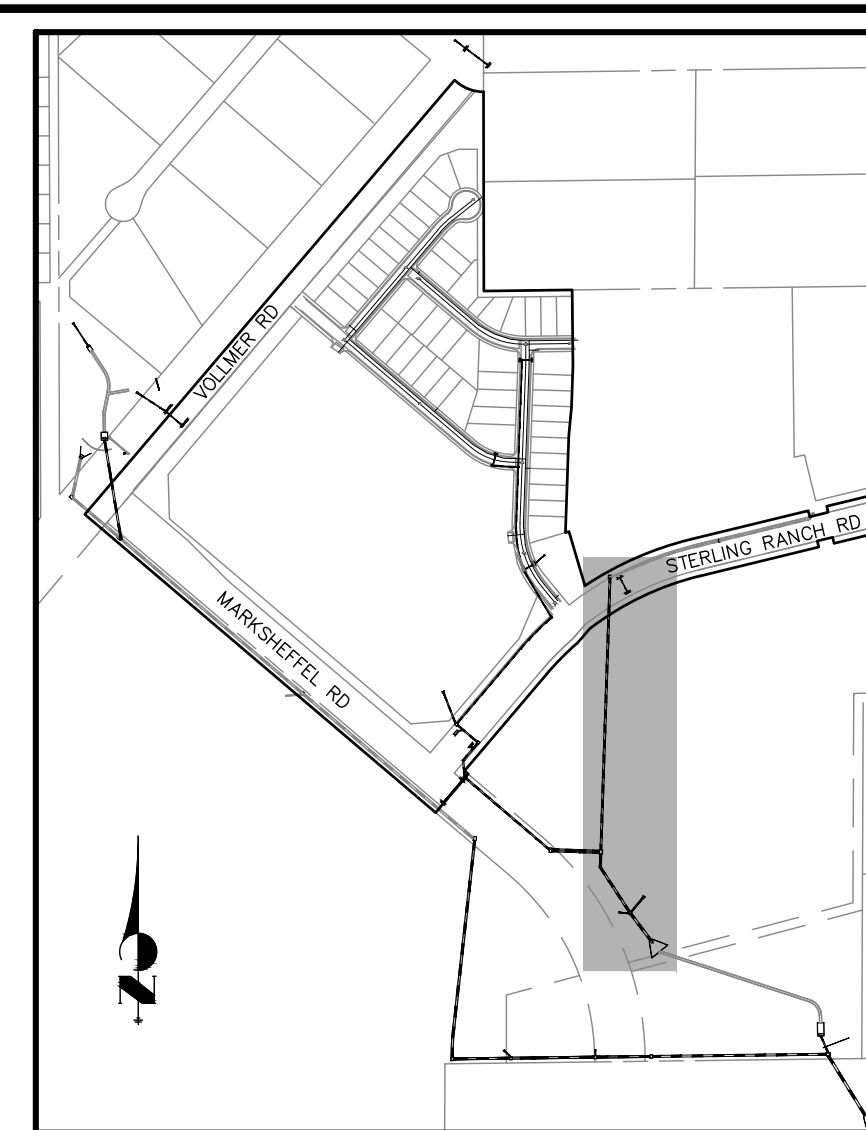
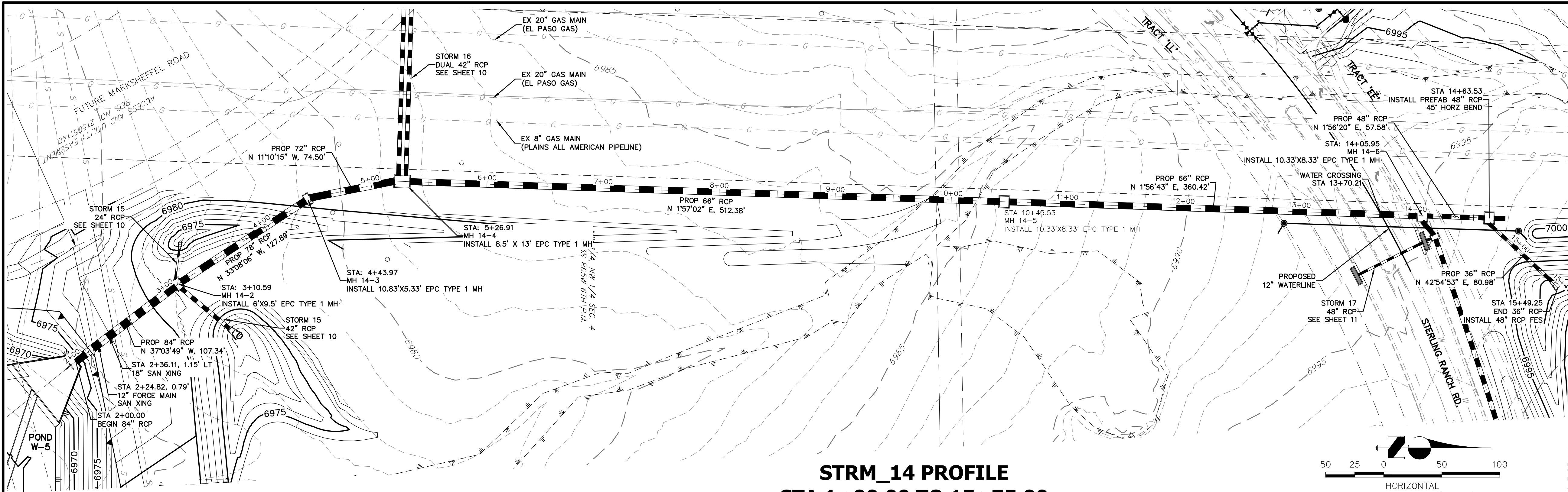
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

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DESIGNATED BY WRITTEN  
AUTHORIZATION.



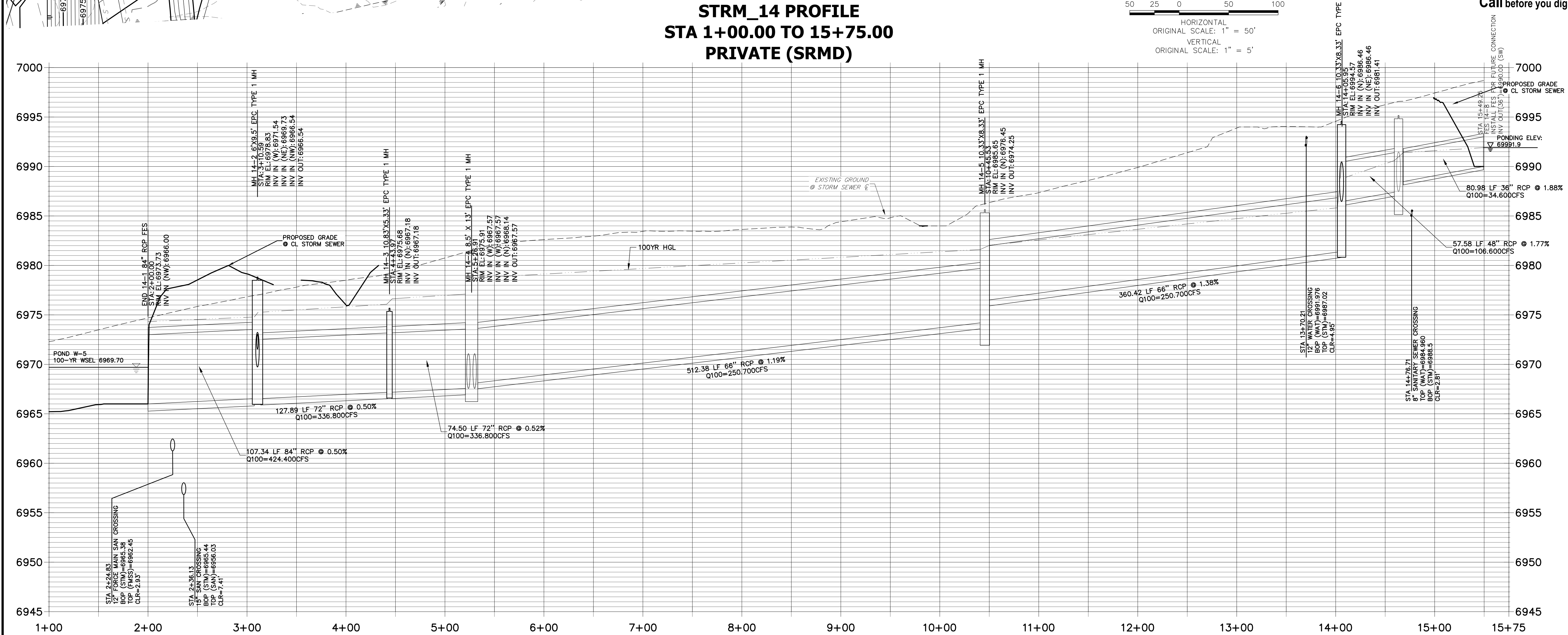






**NOTE**  
WATER TIGHT JOINTS  
REQUIRED WHERE HGL IS  
OUTSIDE OF THE PIPE.

**811**  
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

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COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
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DATE	BY	REVISION	No.

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

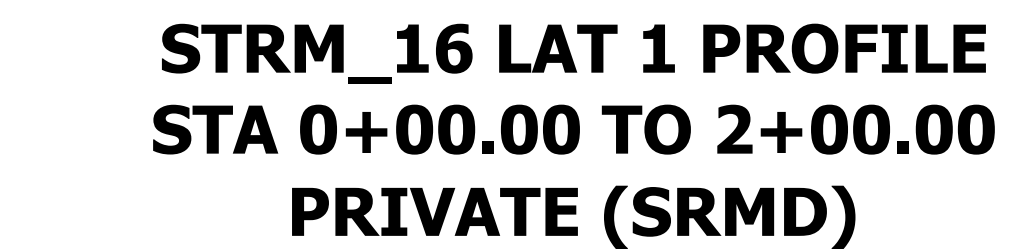
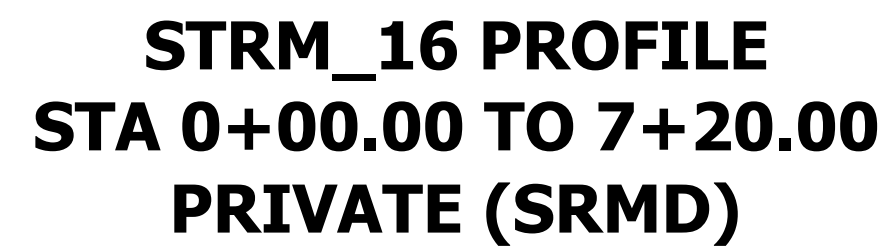
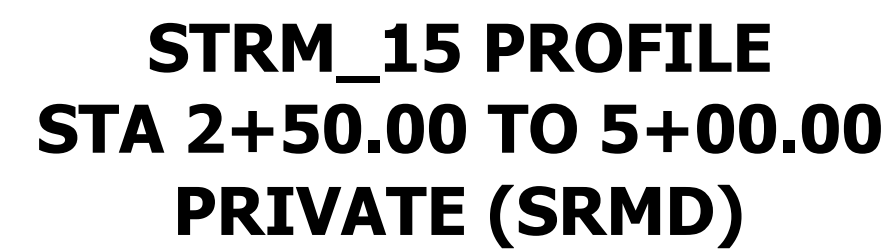
STERLING RANCH FILING NO.2

**FUTURE** STORM SEWER PLAN

SHEET **9** OF **25**

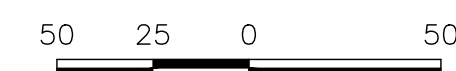
JOB NO. **25188.01**





PREPARED UNDER MY DIRECT SUPERVISION

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

DATE 11/19/11

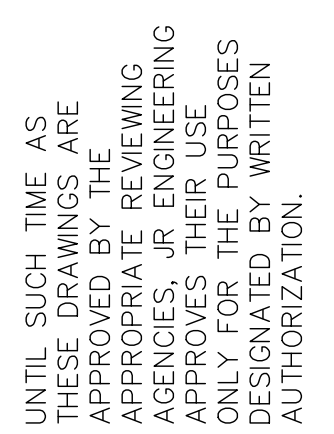
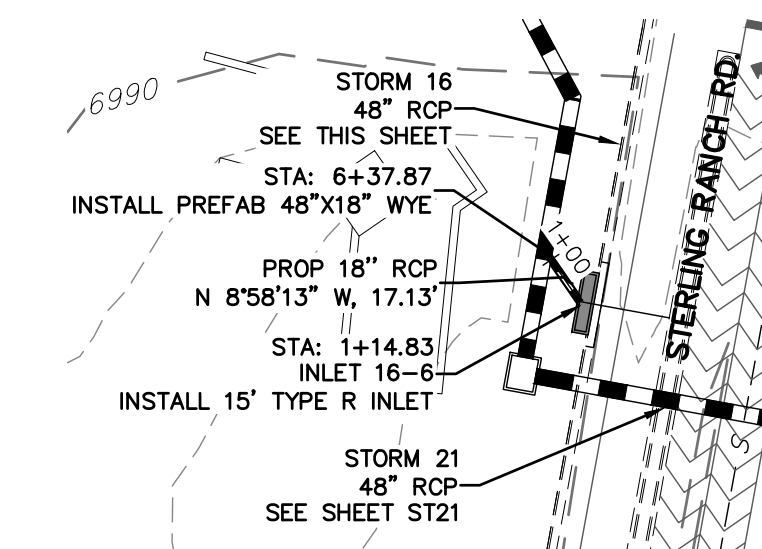
HORIZONTAL

ORIGINAL SCALE: 1" = 50'

VERTICAL  
ORIGINAL SCALE: 1" = 5'

**NOTE**

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



**SR LAND, LLC**  
20 BOULDER CRESCENT  
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	H-SCALE	I = 50	INSTR.	REVISION	SHEET NO.	TOTAL SHEETS
V-SCALE	V-Scale	1"=5'				
DATE	DATE	02/01/21				
DESIGNED BY	DESIGNED BY	RAB				
DRAWN BY	DRAWN BY	KRW				
CHECKED BY	CHECKED BY					

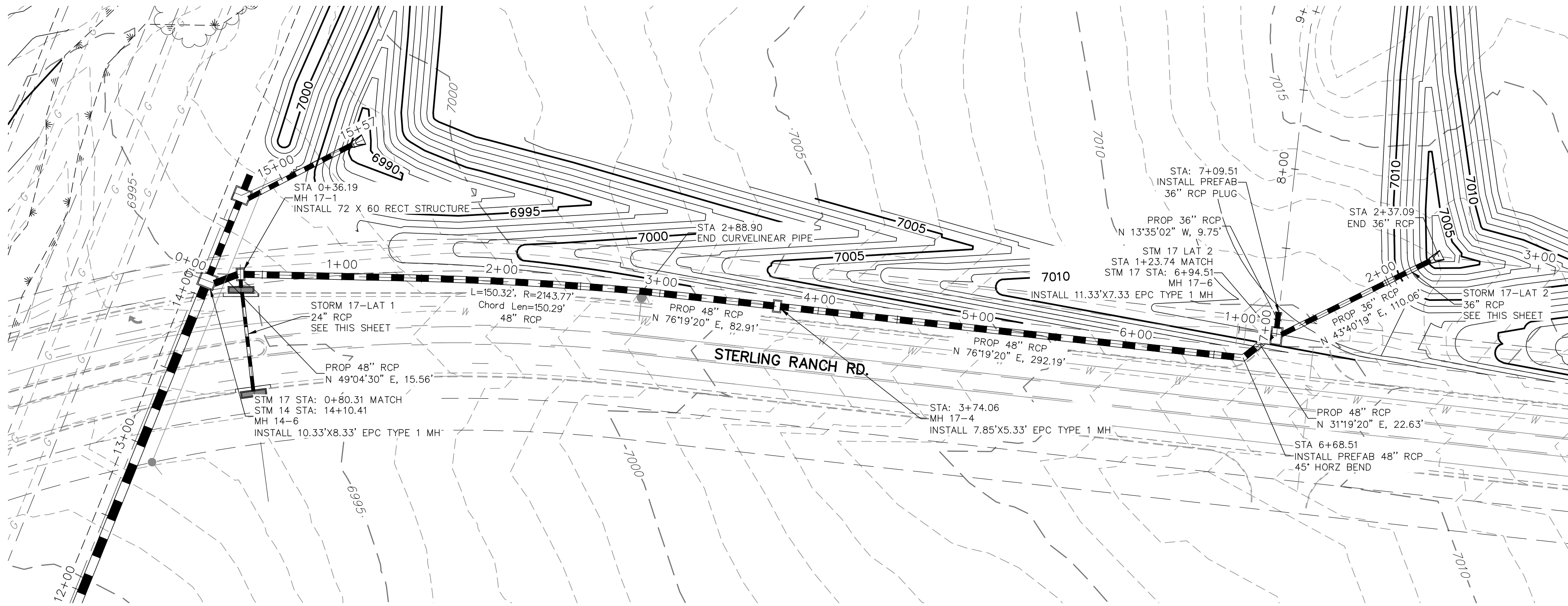
STERLING RANCH FILING NO.2

# FUTURE STORM SEWER PLAN

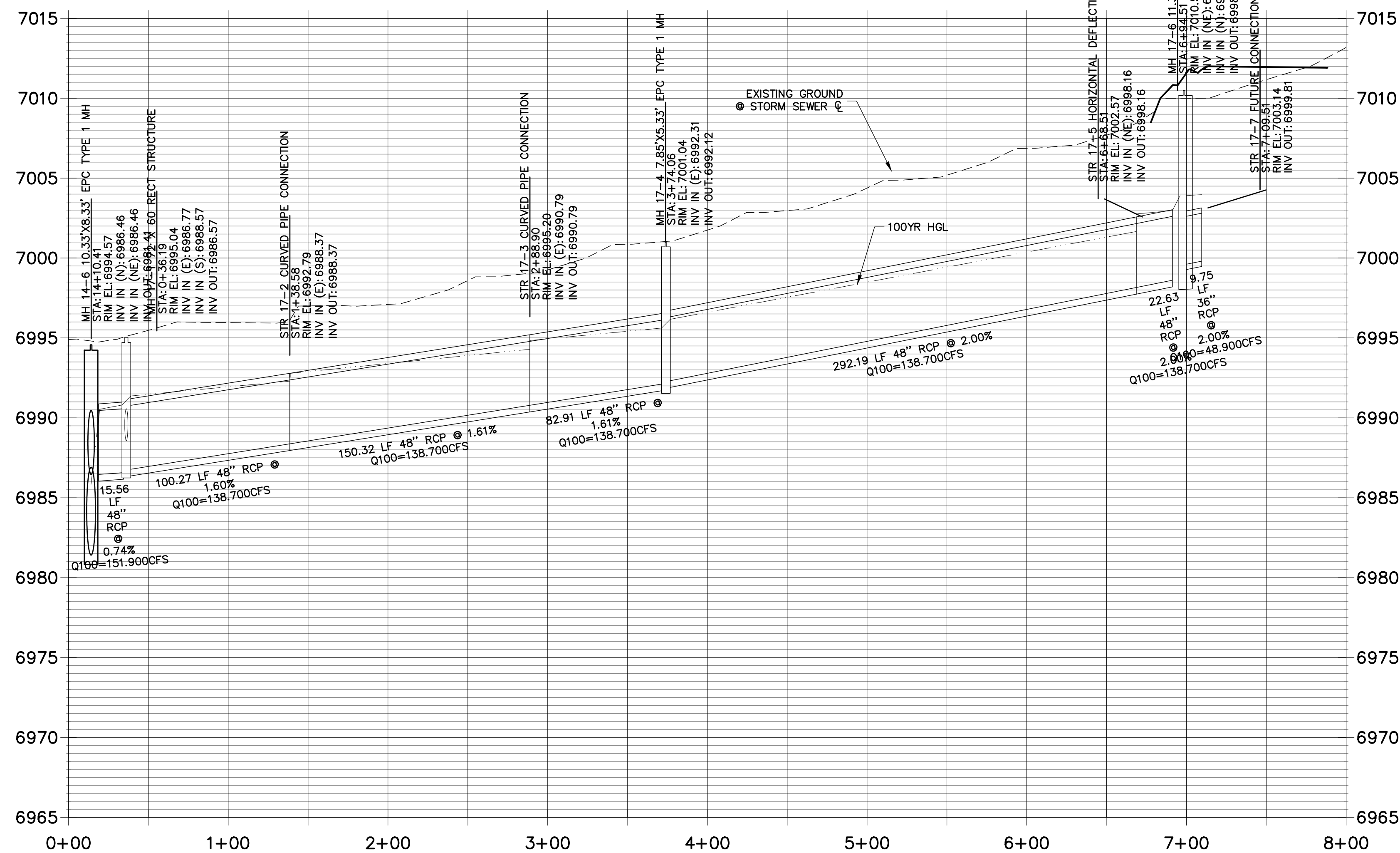
SHEET 10 OF 25

OB NO. 25188.01

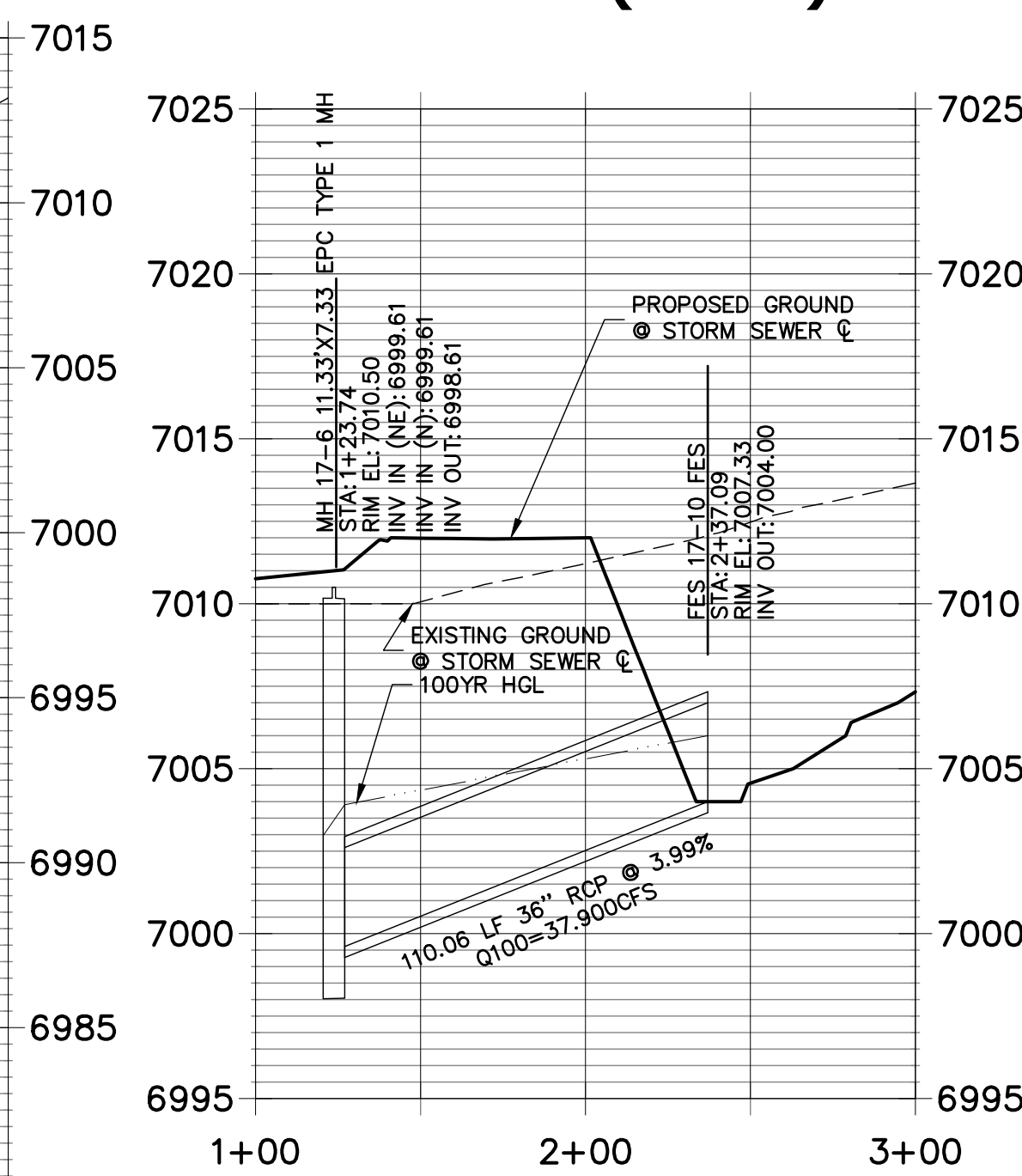




**STRM\_17 PROFILE  
STA 0+00.00 TO 8+00.00  
PRIVATE (SRMD)**

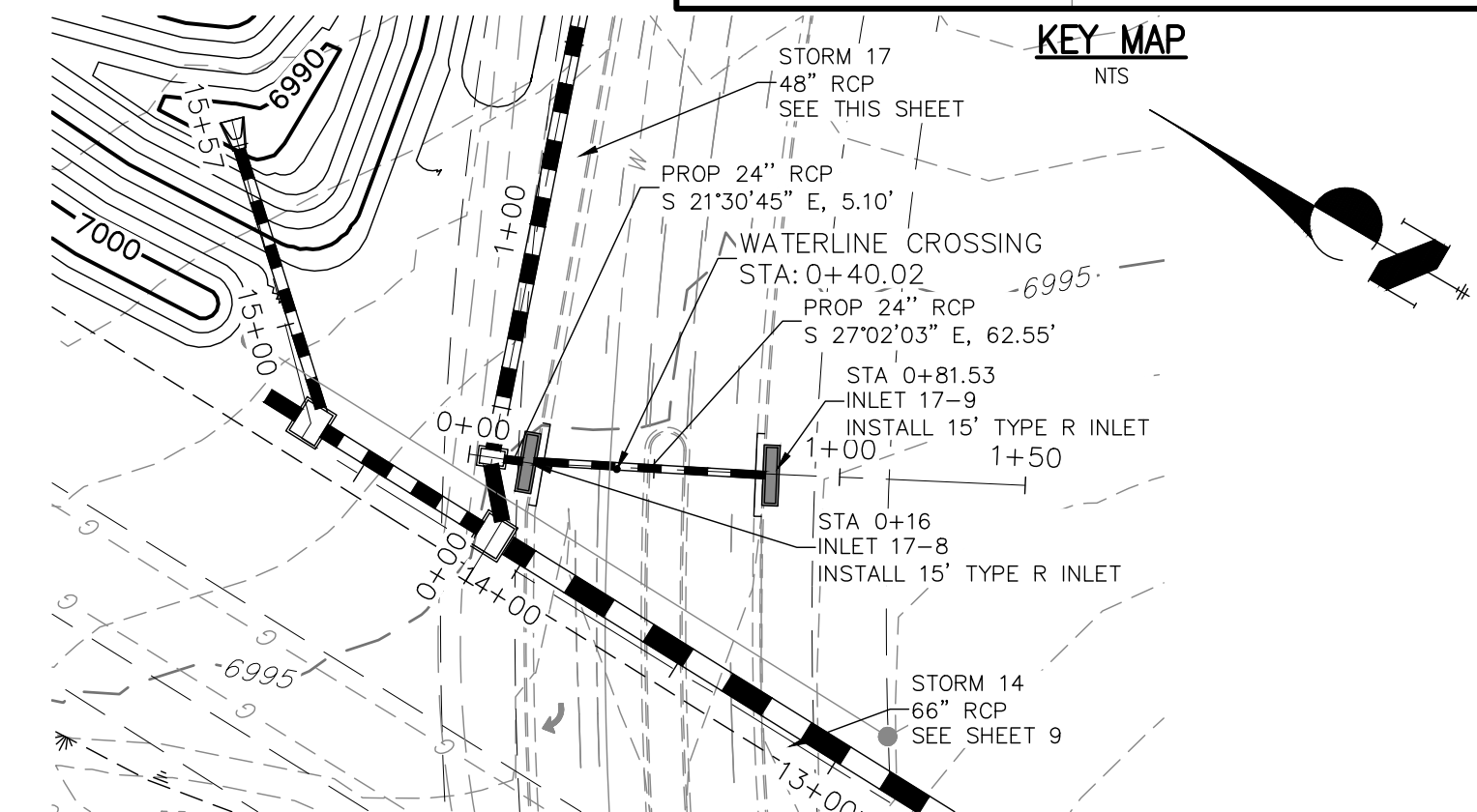


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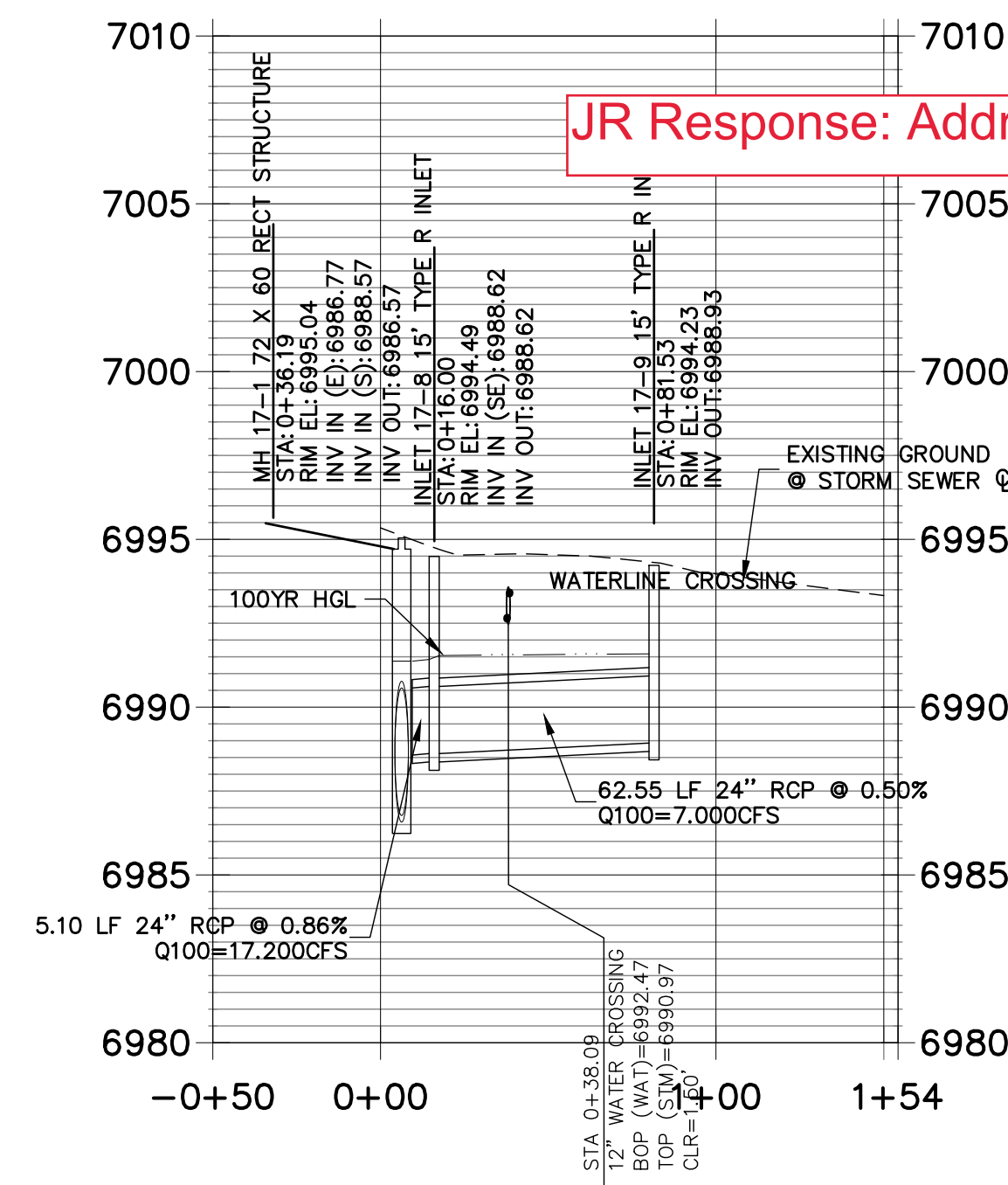
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HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



**NOTE**  
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REQUIRED WHERE HGL IS  
OUTSIDE OF THE PIPE.

**STRM\_17 LAT 1 PROFILE  
STA -0+50.00 TO 1+54.28  
PRIVATE (SRMD)**

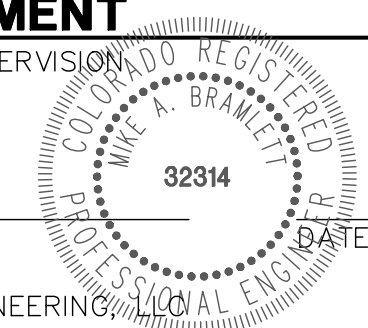


JR Response: Addressed

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION

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



STERLING RANCH FILING NO.2

**FUTURE** STORM SEWER PLAN

SHEET 11 OF 25  
JOB NO. 25188.01

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BY	DATE
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No.	REVISION
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H-SCALE	1"=50'
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V-SCALE	1"=5'
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DATE	02/01/21
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DESIGNED BY	RAB
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DRAWN BY	KRW
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STERLING RANCH FILING NO.2

FUTURE STORM SEWER PLAN

SHEET 16 OF 25

JOB NO. 25188.01

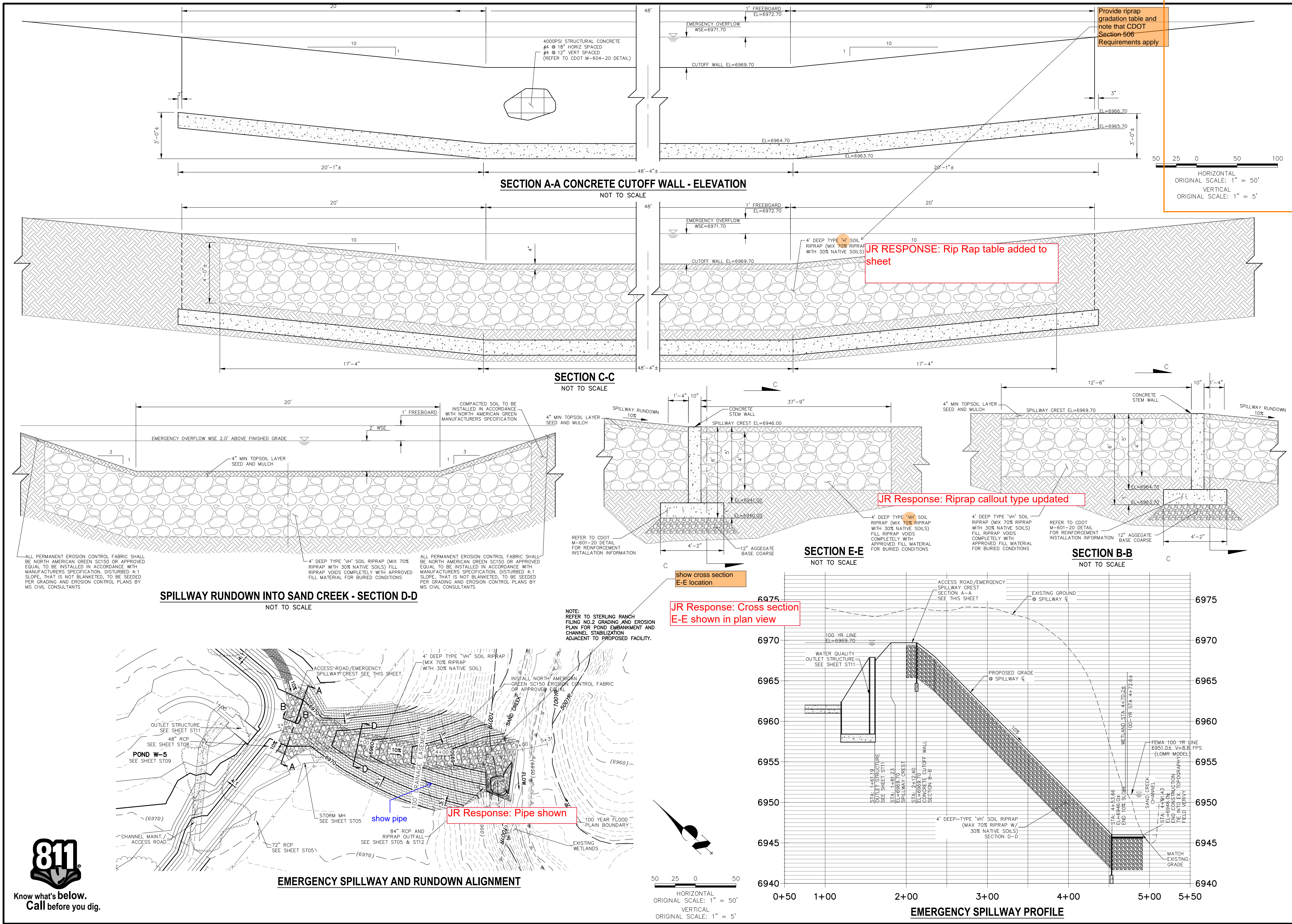






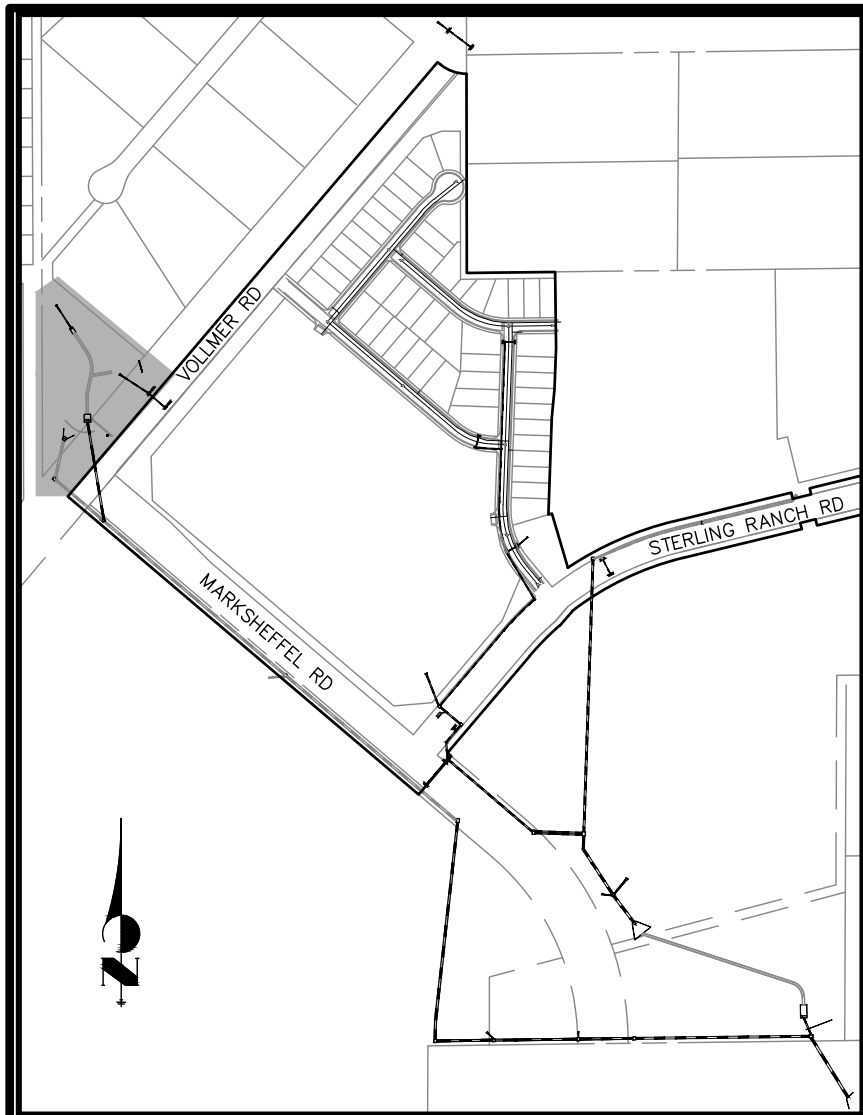




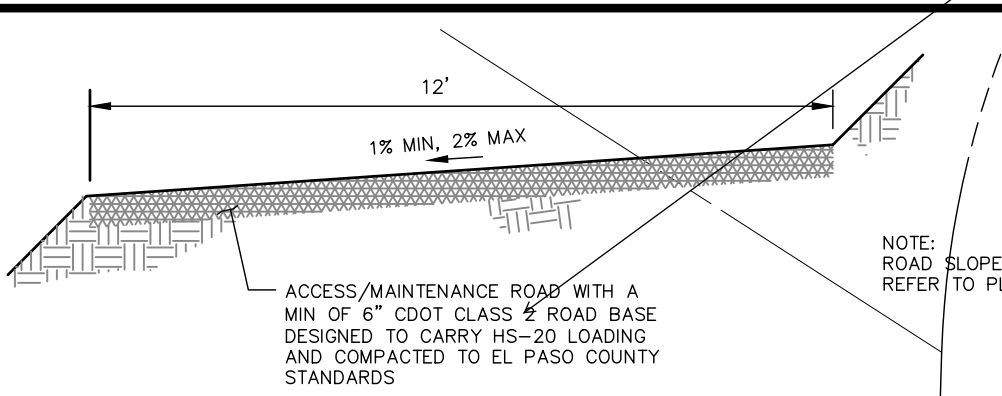


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	SUITE 201
	COLORADO SPRINGS, CO 80903
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BY	DATE
NO.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 02/01/21	DESIGNED BY RAB
DRAWN BY KRW	CHECKED BY
STERLING RANCH FILING NO.2	
FUTURE STORM SEWER PLAN	
SHEET 19 OF 25	
JOB NO. 25188.01	

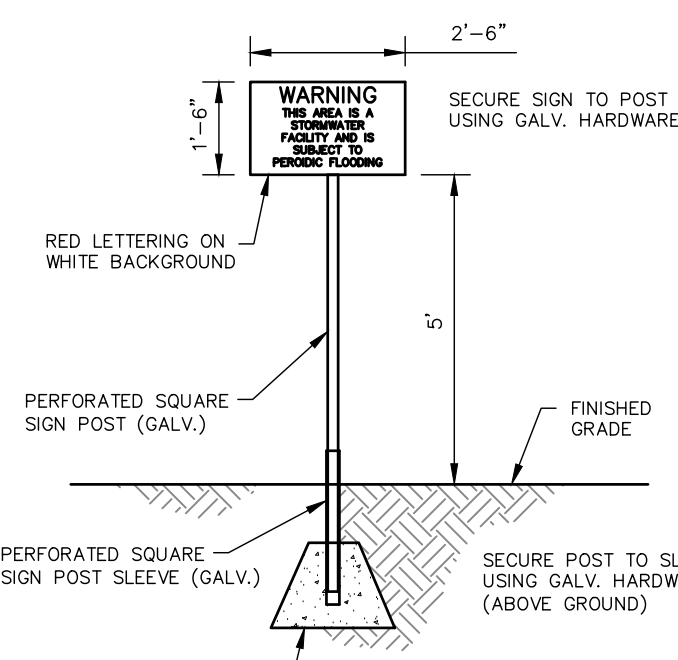




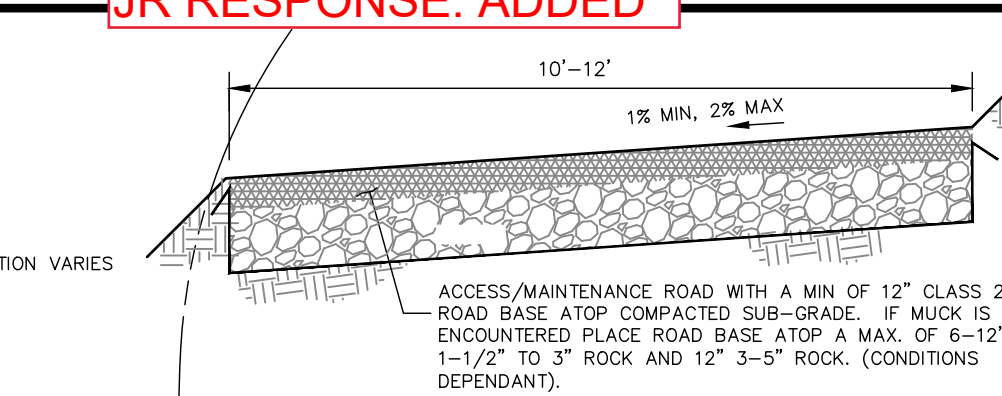
- LEGEND**
- EX EXISTING
  - FUT FUTURE
  - PROP PROPOSED
  - 7070 PROP MAJ CONT
  - (7070) PROP MIN CONT
  - EXIST MAJ CONT
  - EXIST MIN CONT
  - NORTH AMERICAN GREEN SC150 PERM EROSION CONTROLBLANKET
  - NORTH AMERICAN GREEN SC250 PERM EROSION CONTROLBLANKET
  - GROUTED RIPRAP
  - RIPRAP TYP.
  - STABILIZED MAINTENANCE ROAD ABOVE EURV
  - STABILIZED MAINT. ROAD BELOW EURV
  - RIPRAP LOW FLOW CHANNEL
  - EX. FLOW ARROW
  - PROP. FLOW ARROW



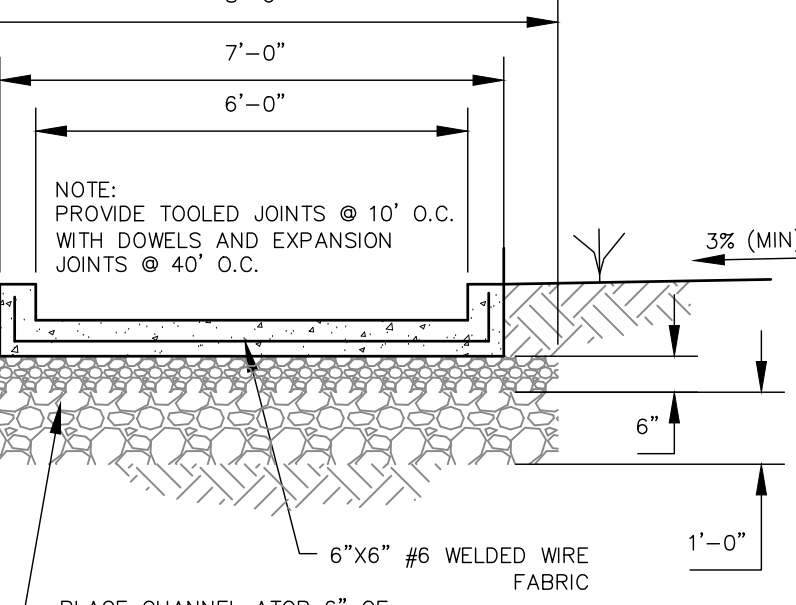
**MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION**  
NOT TO SCALE



**POND WARNING SIGN**  
NOT TO SCALE



**MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION**  
NOT TO SCALE



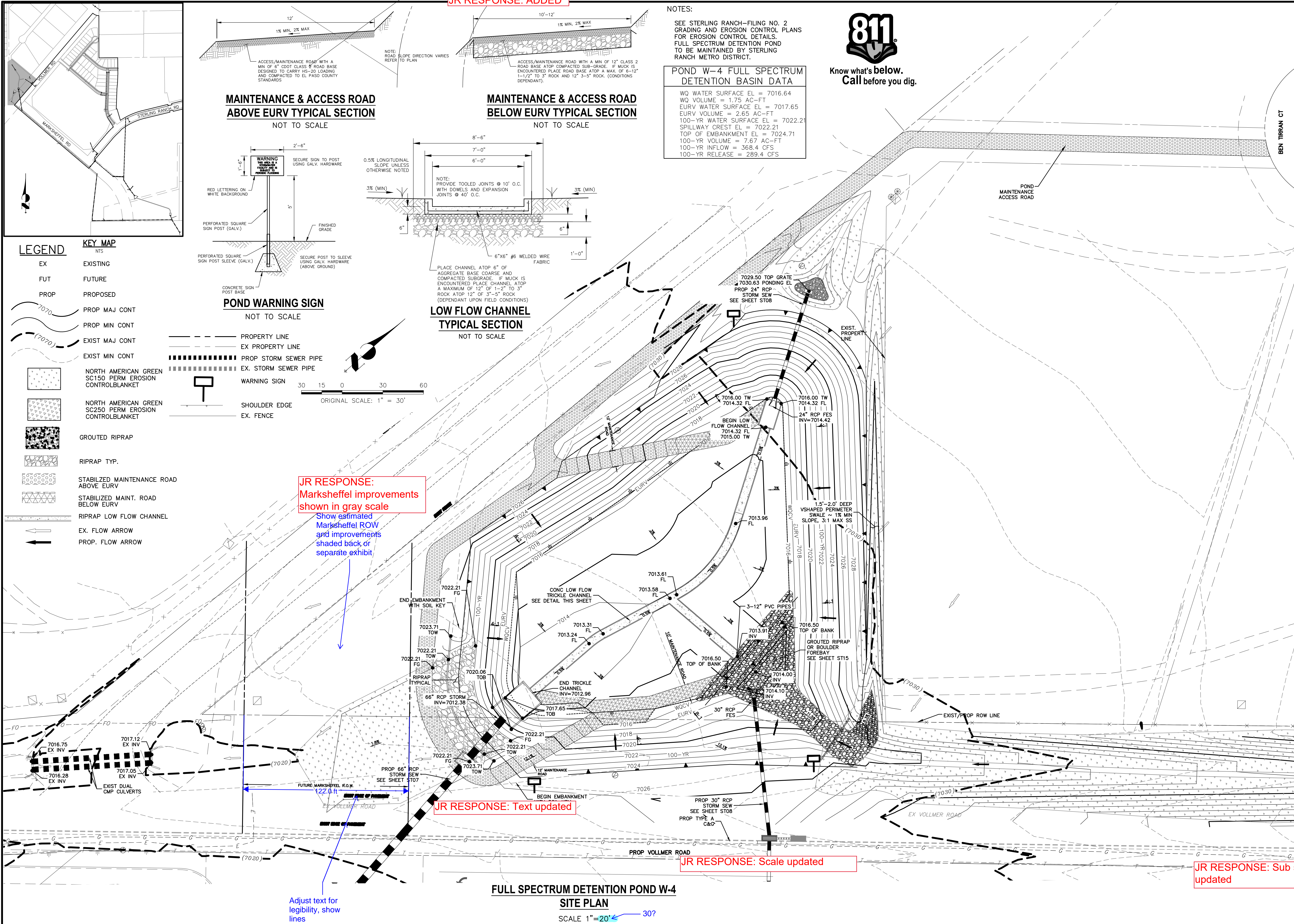
**LOW FLOW CHANNEL TYPICAL SECTION**  
NOT TO SCALE

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 INFLOW = 368.4 CFS  
100-YR RELEASE = 289.4 CFS



JR RESPONSE: Marksheffel improvements shown in gray scale

Show estimated Marksheffel ROW and improvements shaded back or separate exhibit

JR RESPONSE: Text updated

JR RESPONSE: Scale updated

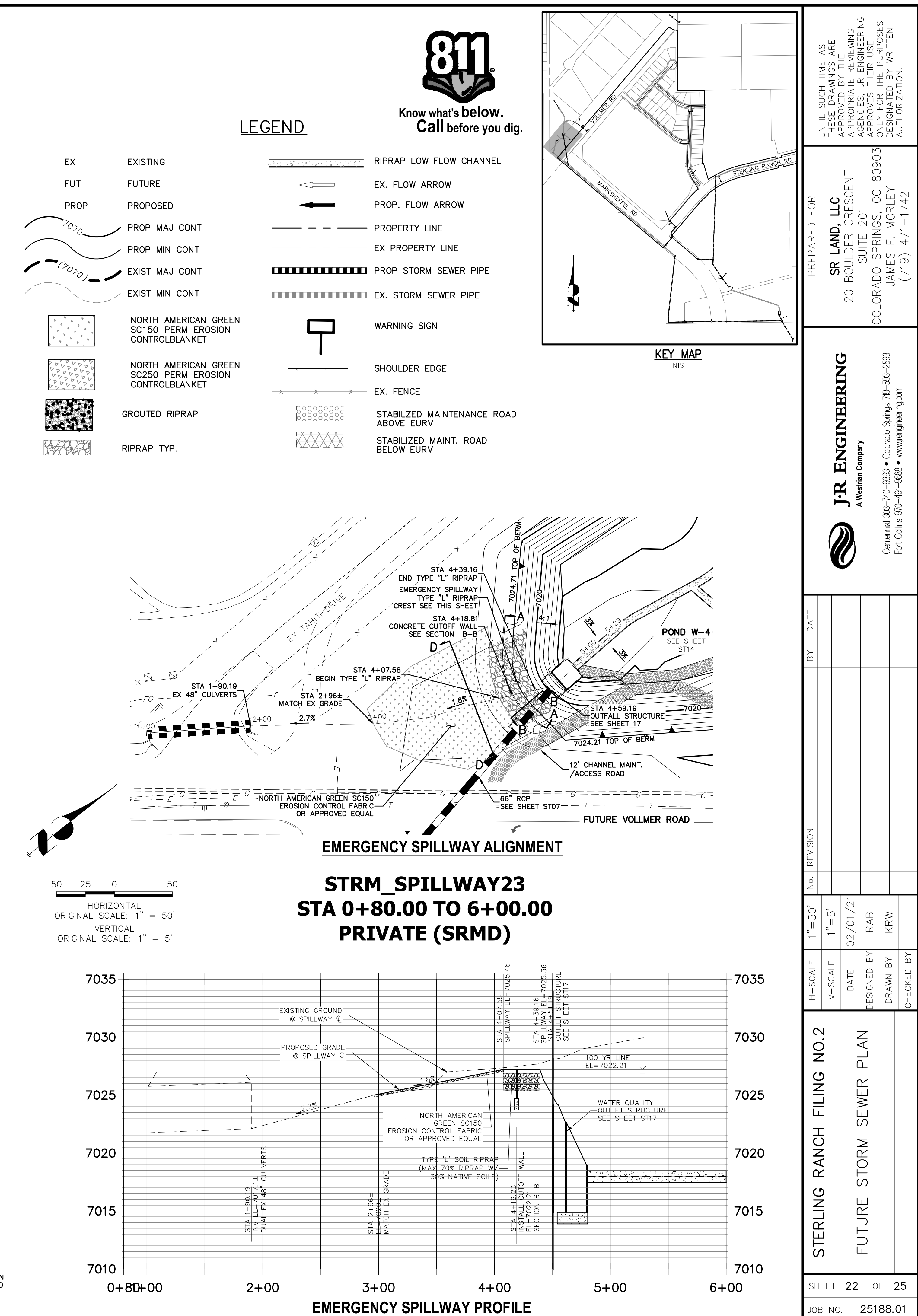
JR RESPONSE: Sub sets updated


PREPARED FOR		SR LAND, LLC		20 BOULDER CRESCENT		SUITE 201		COLORADO SPRINGS, CO 80903		JAMES F. MORLEY		(719) 471-1742	
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, NO PART OF THESE DRAWINGS SHALL BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.		J-R ENGINEERING		A Western Company		Central 303-740-9383 • Colorado Springs 719-593-2933		Fort Collins 970-491-9888 • www.jrengineering.com		BY		DATE	
H-SCALE 1"=50'		V-SCALE 1"=5'		DATE 02/01/21		DESIGNED BY RAB		DRAWN BY KRW		CHECKED BY		RLING RANCH FILING NO.2	
FUTURE STORM SEWER PLAN		SHEET 20 OF 25		JOB NO. 25188.01									



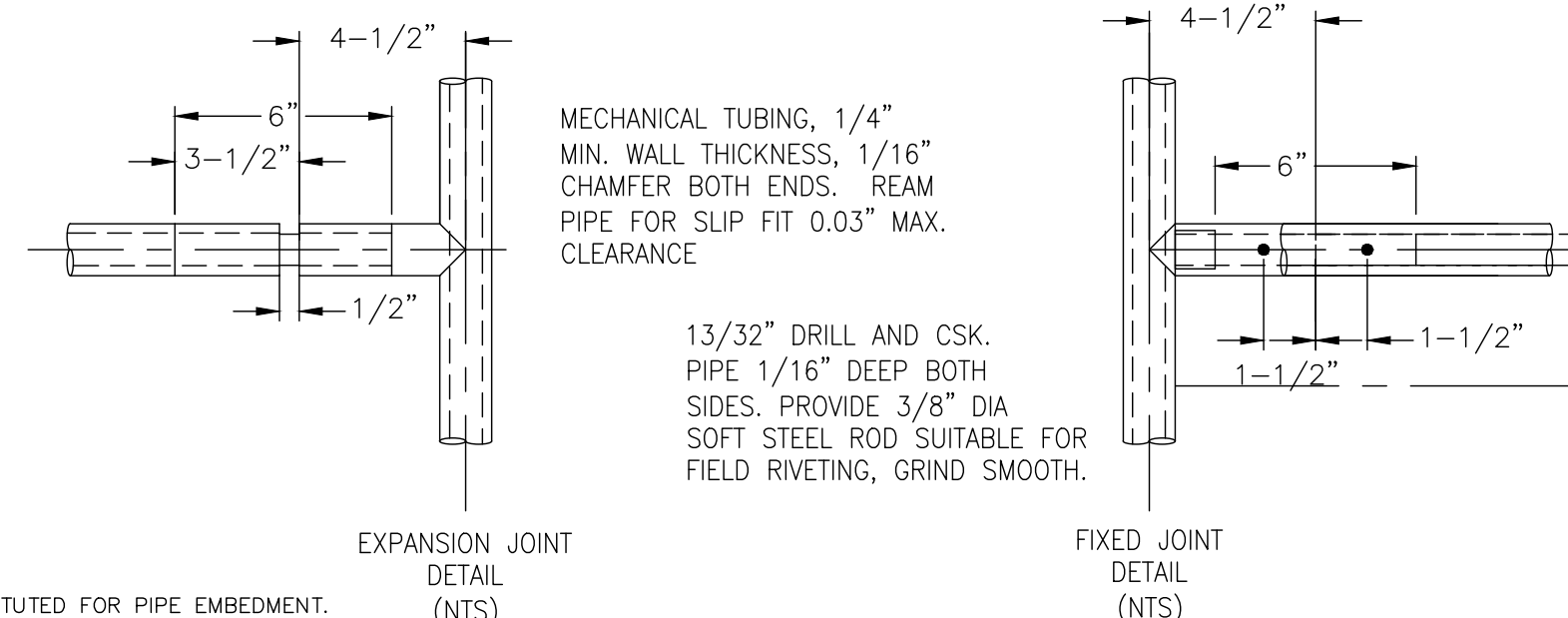






JOB NO.	SHEET	STERLING RANCH FILING NO.2		H-SCALE 1"=50'	V-SCALE 1"=5'	No.	REVISION	BY	DATE	 <b>J.R. ENGINEERING</b> A Westrian Company Centennial 303-740-5688 • Colorado Springs 719-588-2588 Fort Collins 970-491-8888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a>	PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING ENGINEER. NO ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
		22	OF									
25188.01		FUTURE STORM SEWER PLAN		DESIGNED BY RAB	DATE 02/01/21							
				DRAWN BY KRW								
				CHECKED BY								



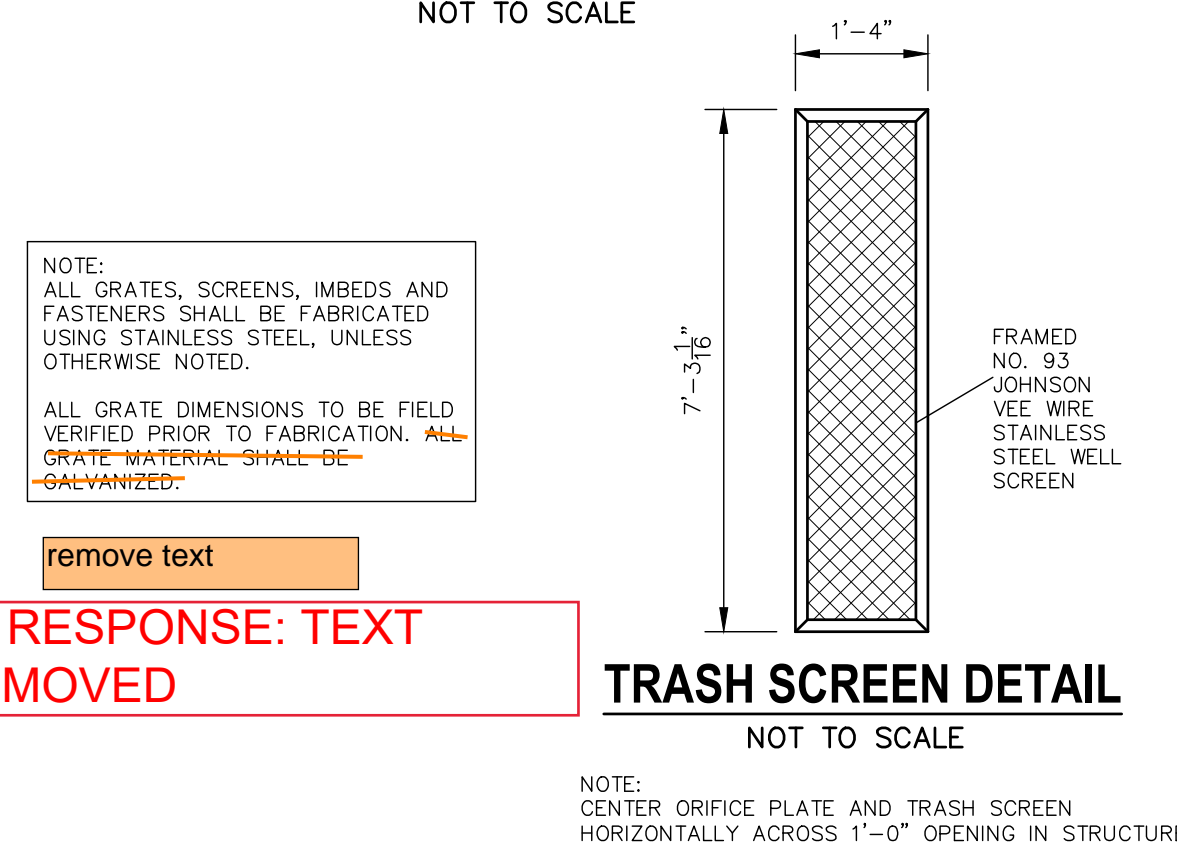
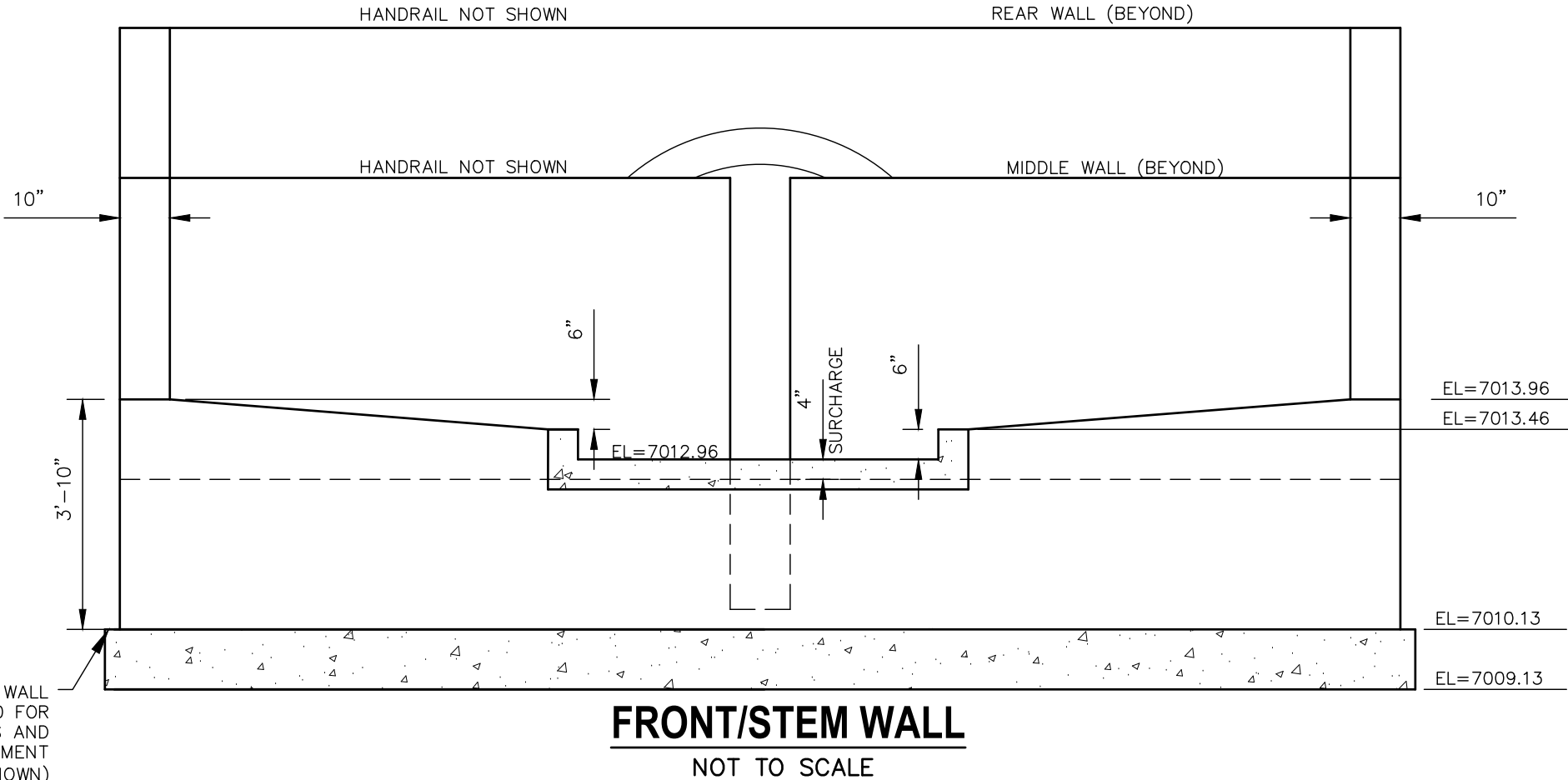
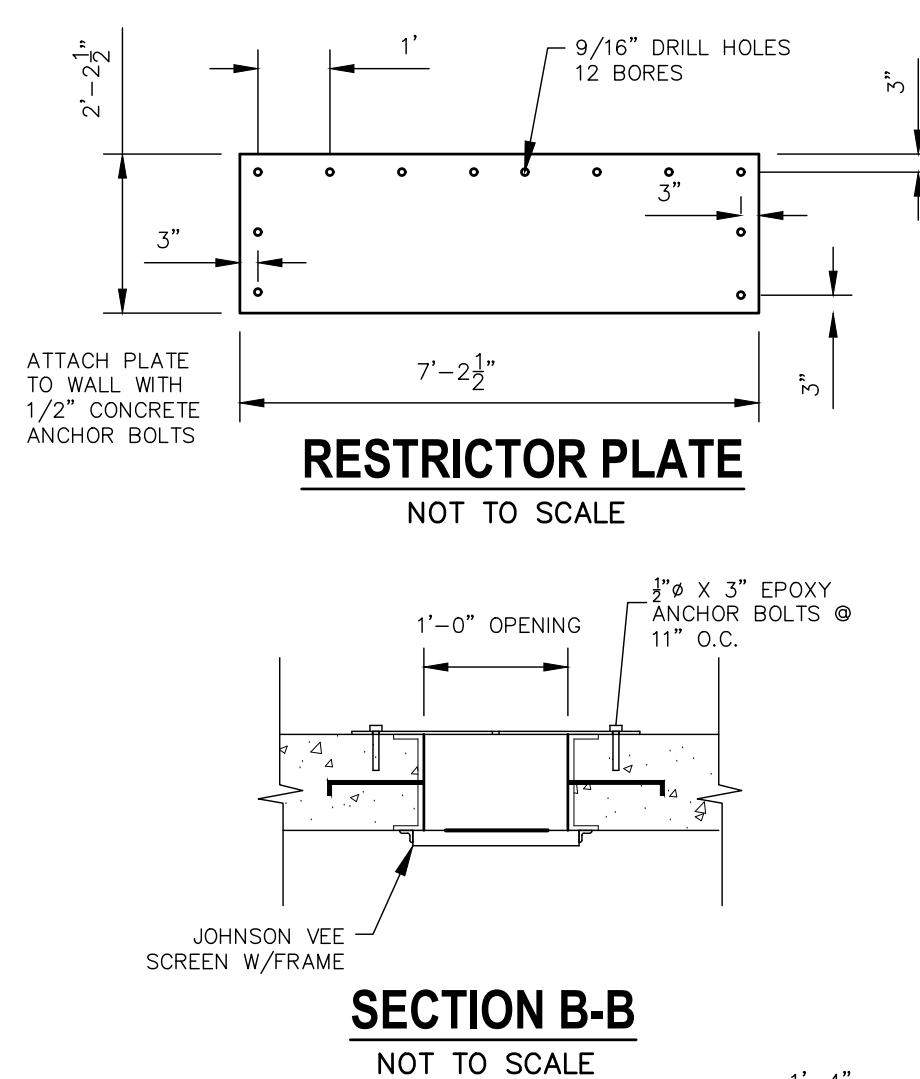
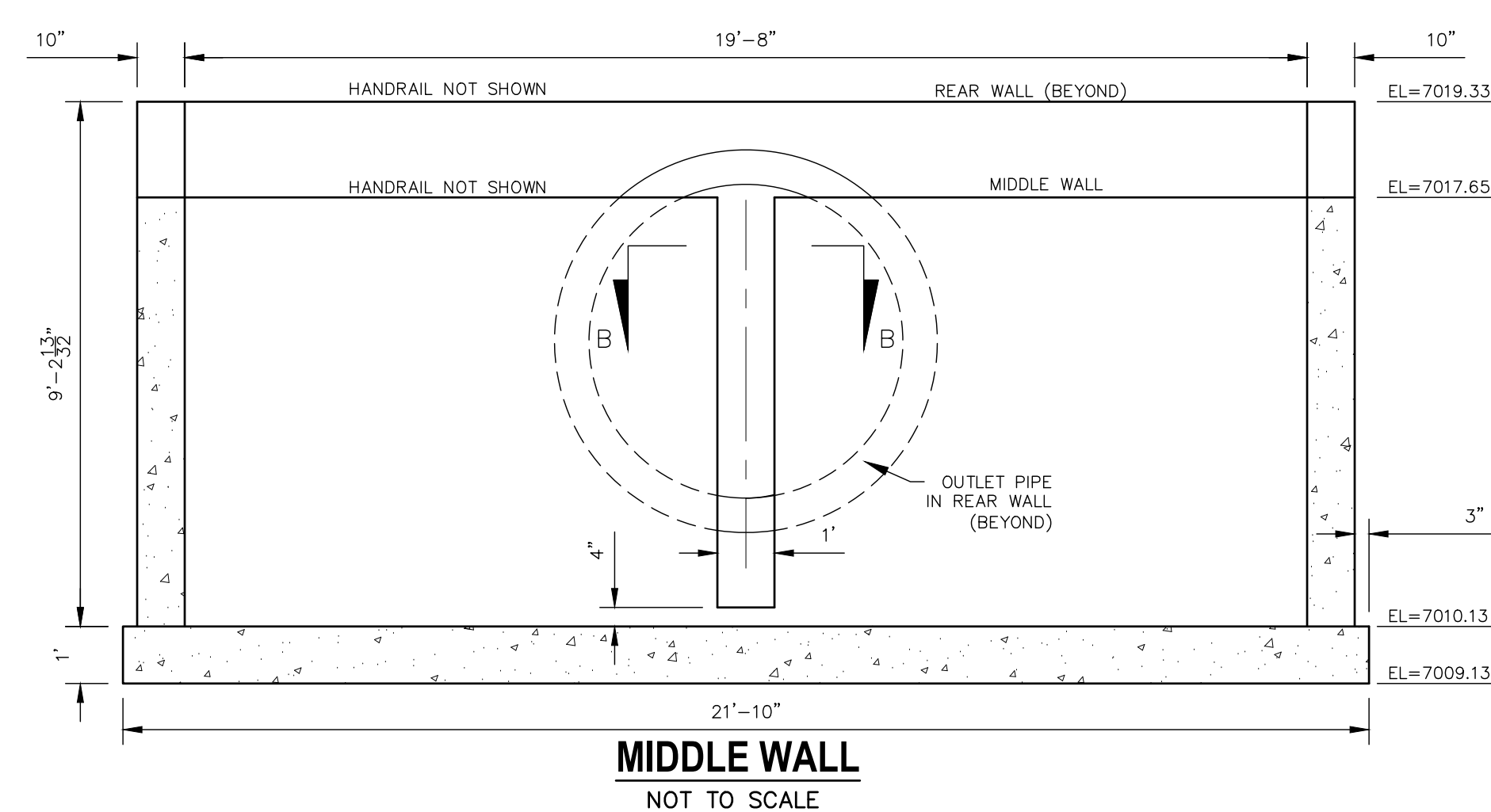
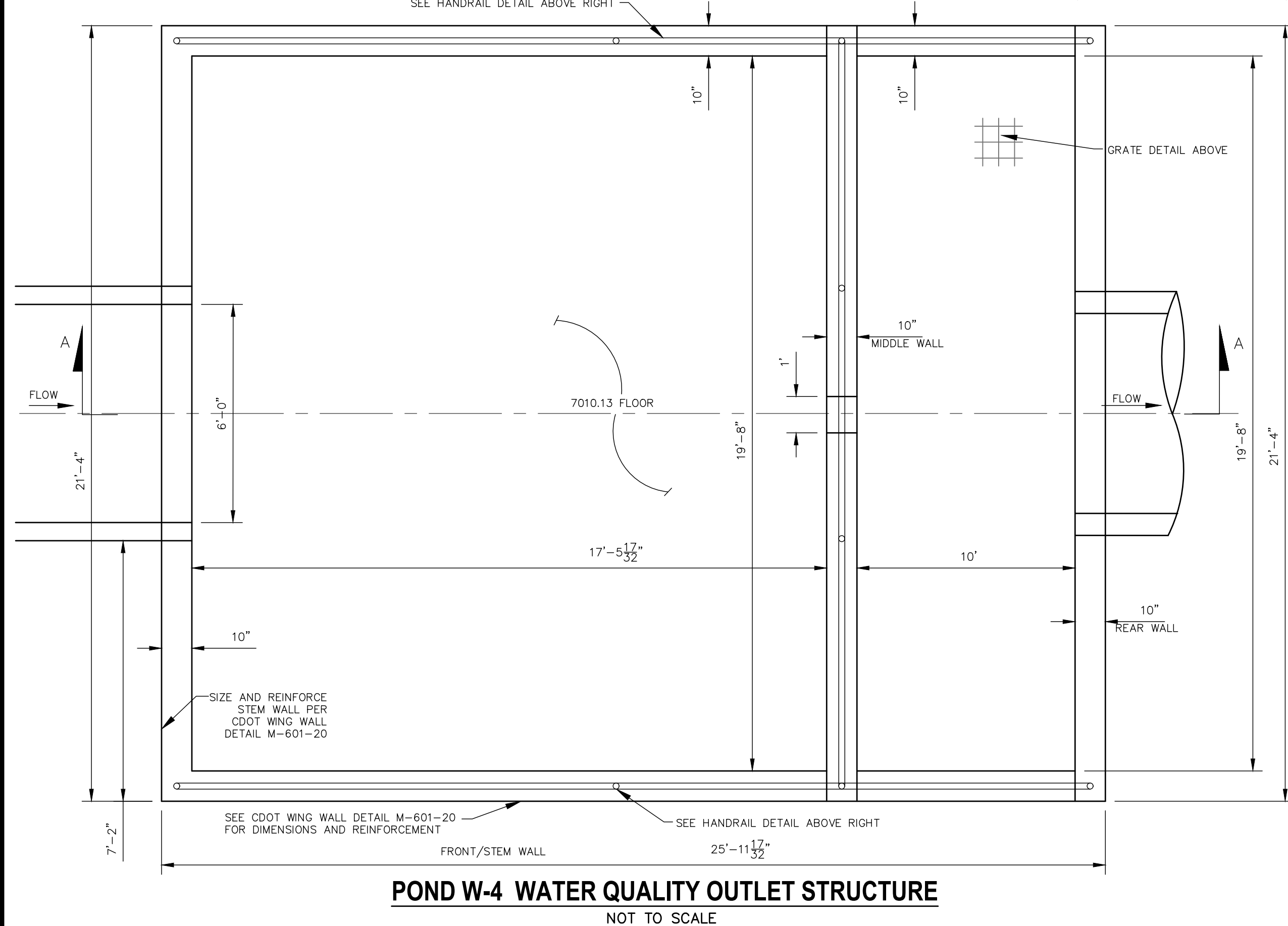
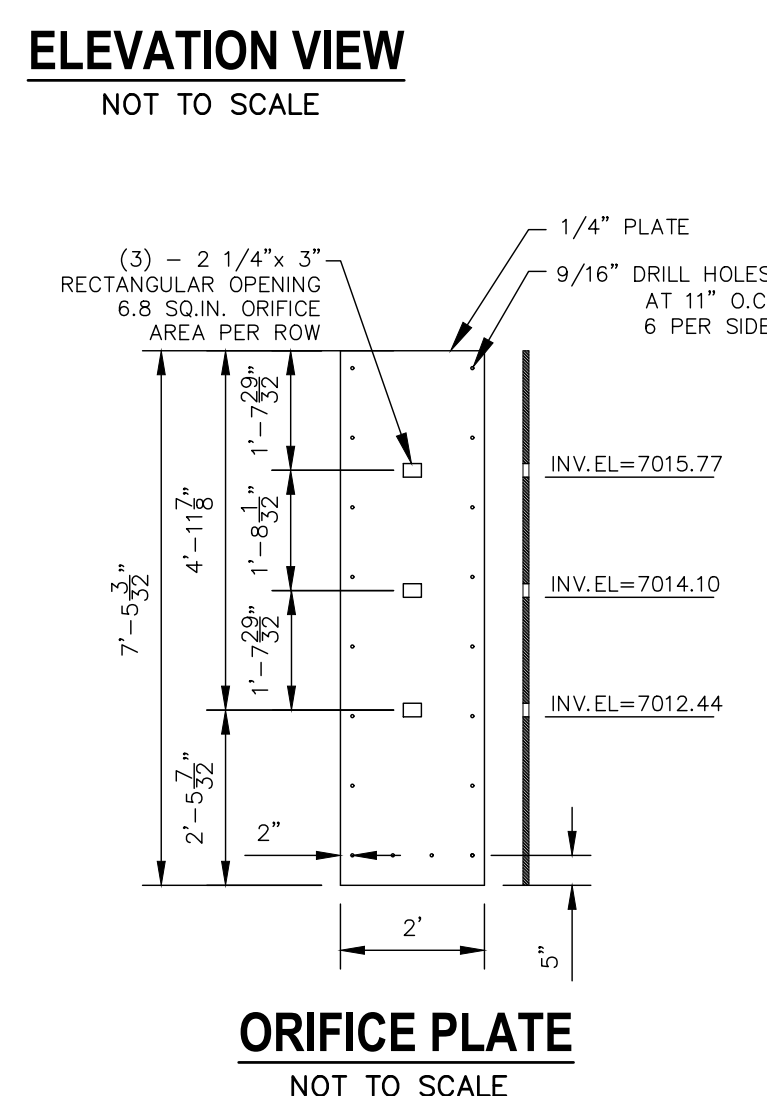
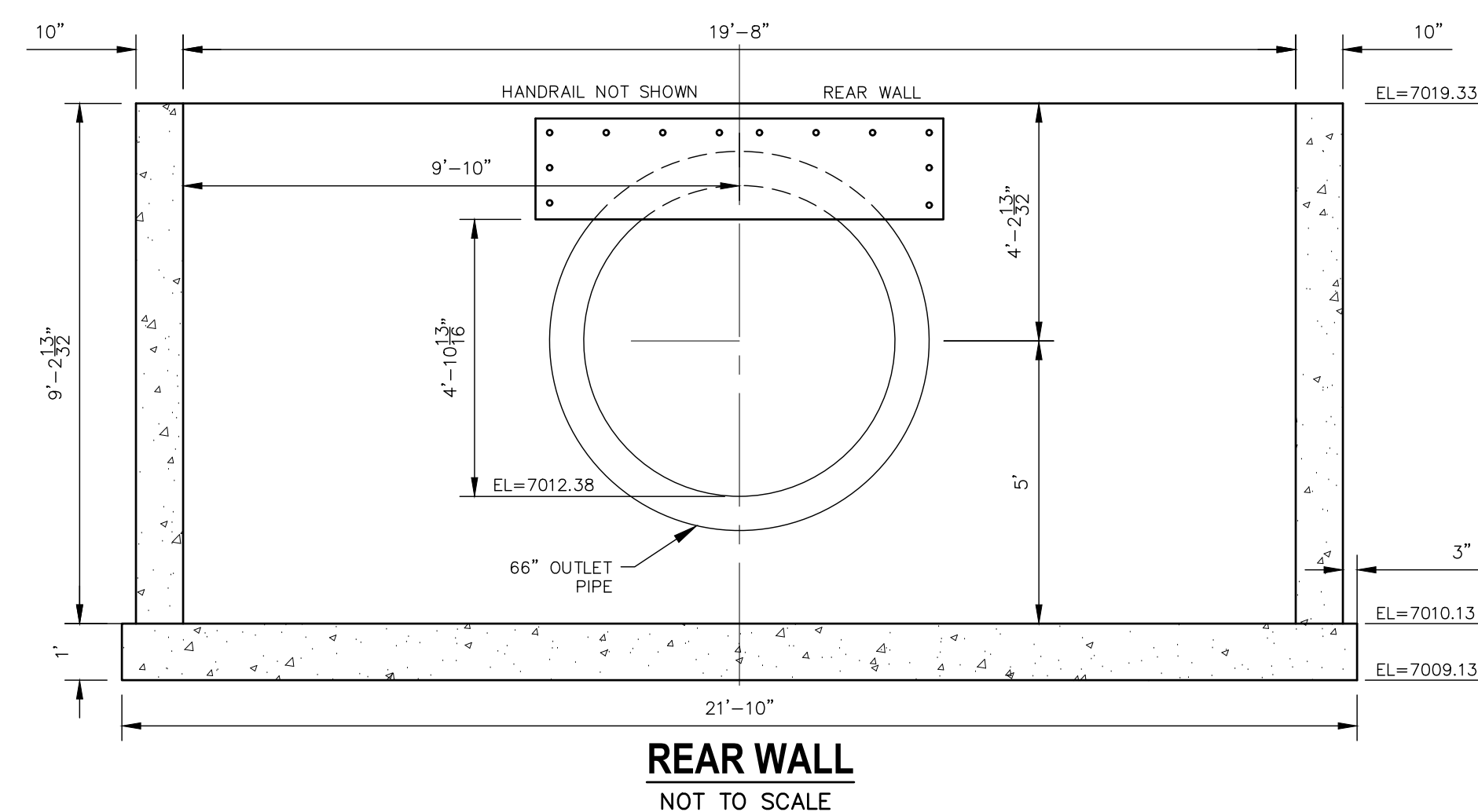


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20 BOULDER CRESSC  
SUITE 201  
COLORADO SPRINGS, CO  
JAMES F. MORLEY  
(719) 471-1742

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

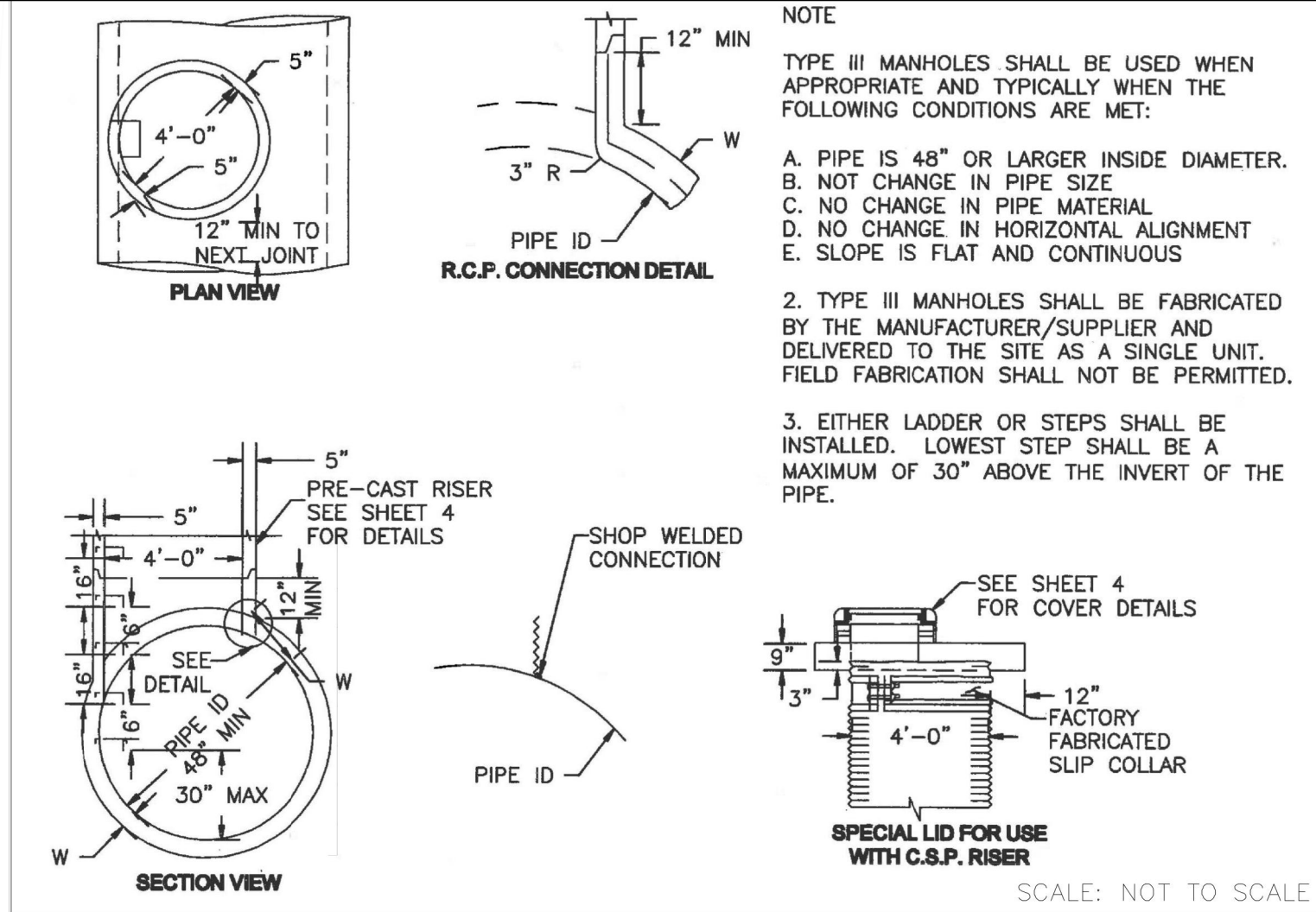
STERLING RANCH FILING NO.2
FUTURE STORM SEWER PLAN

SHEET 23 OF 25  
JOB NO. 25188.01

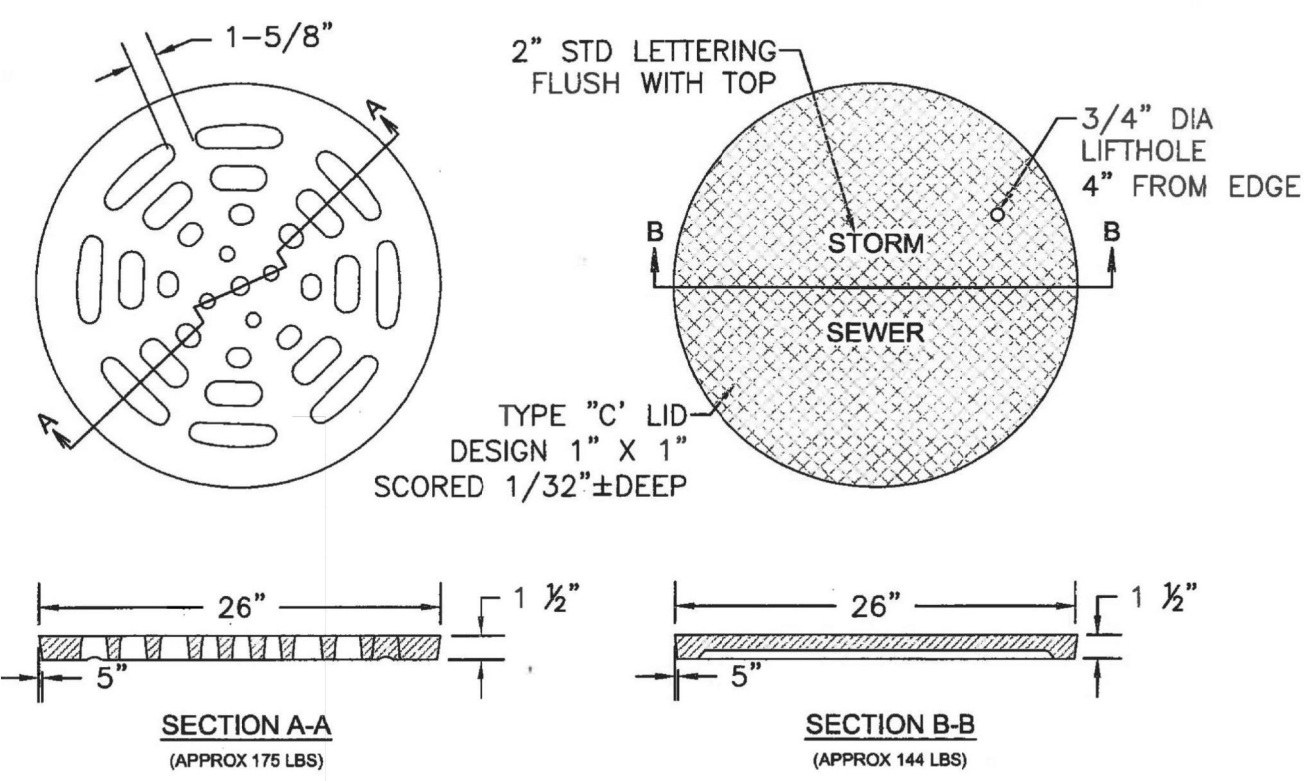




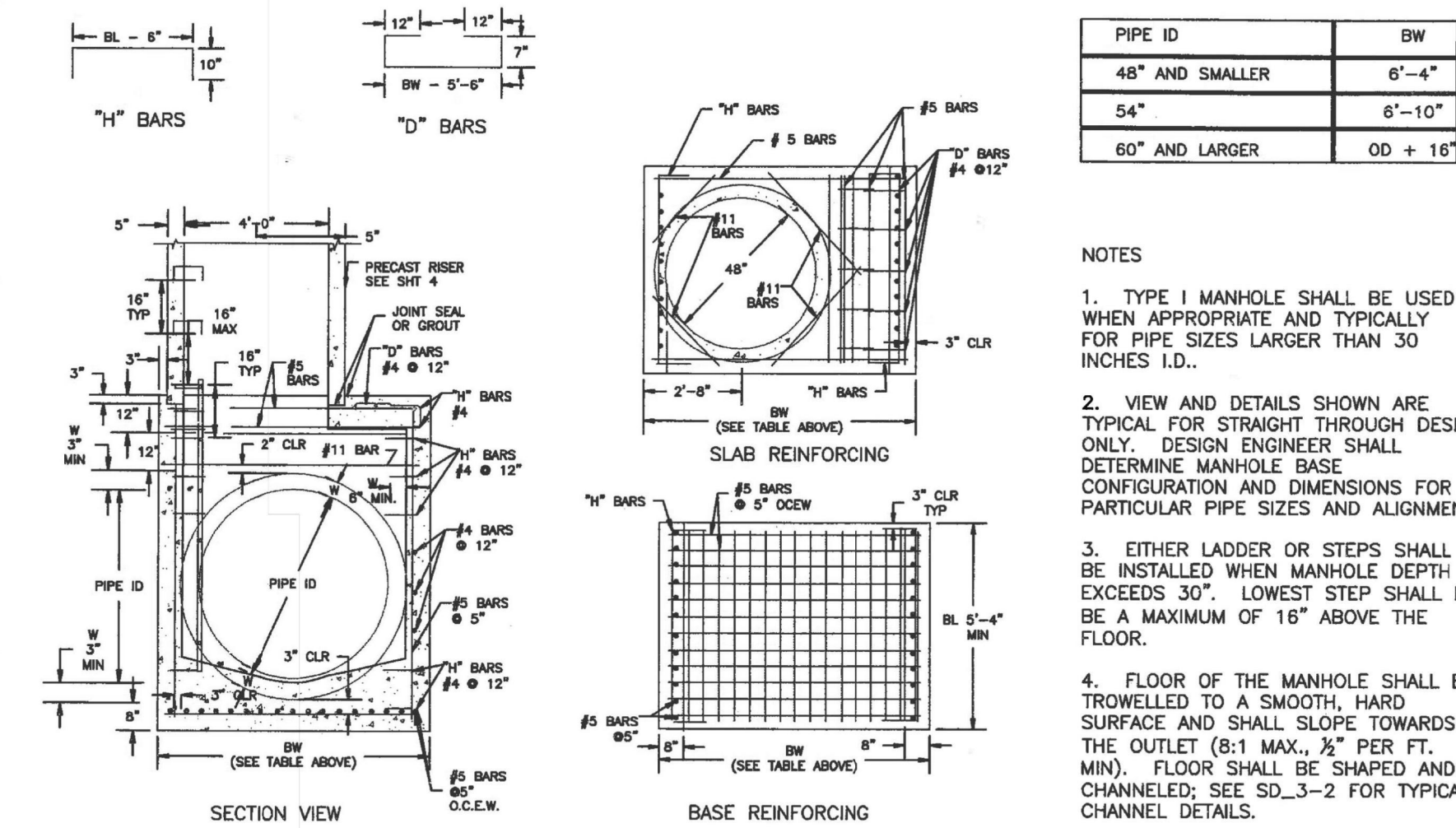




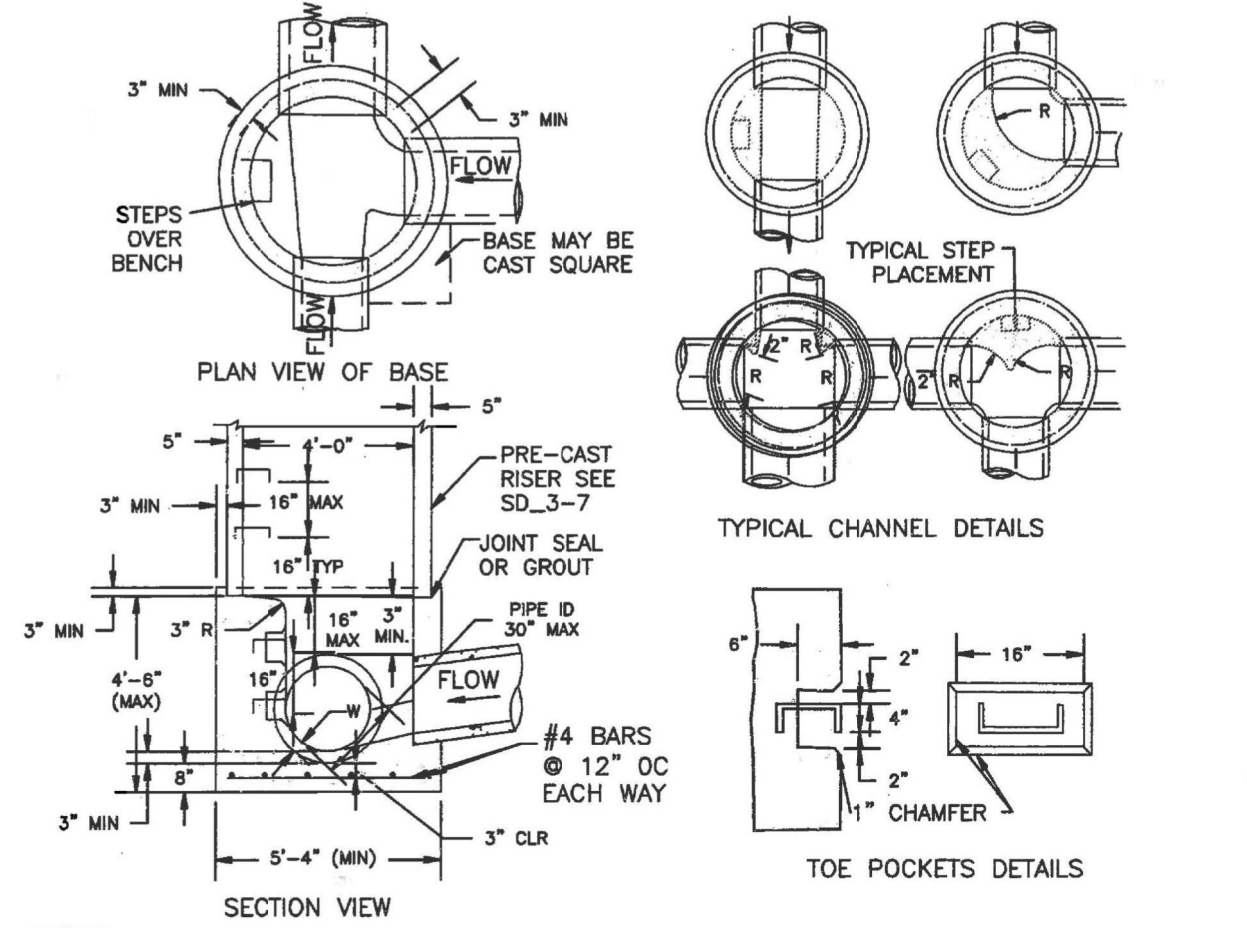
STORM SEWER MANHOLE DETAIL  
TYPE III SD 3-3



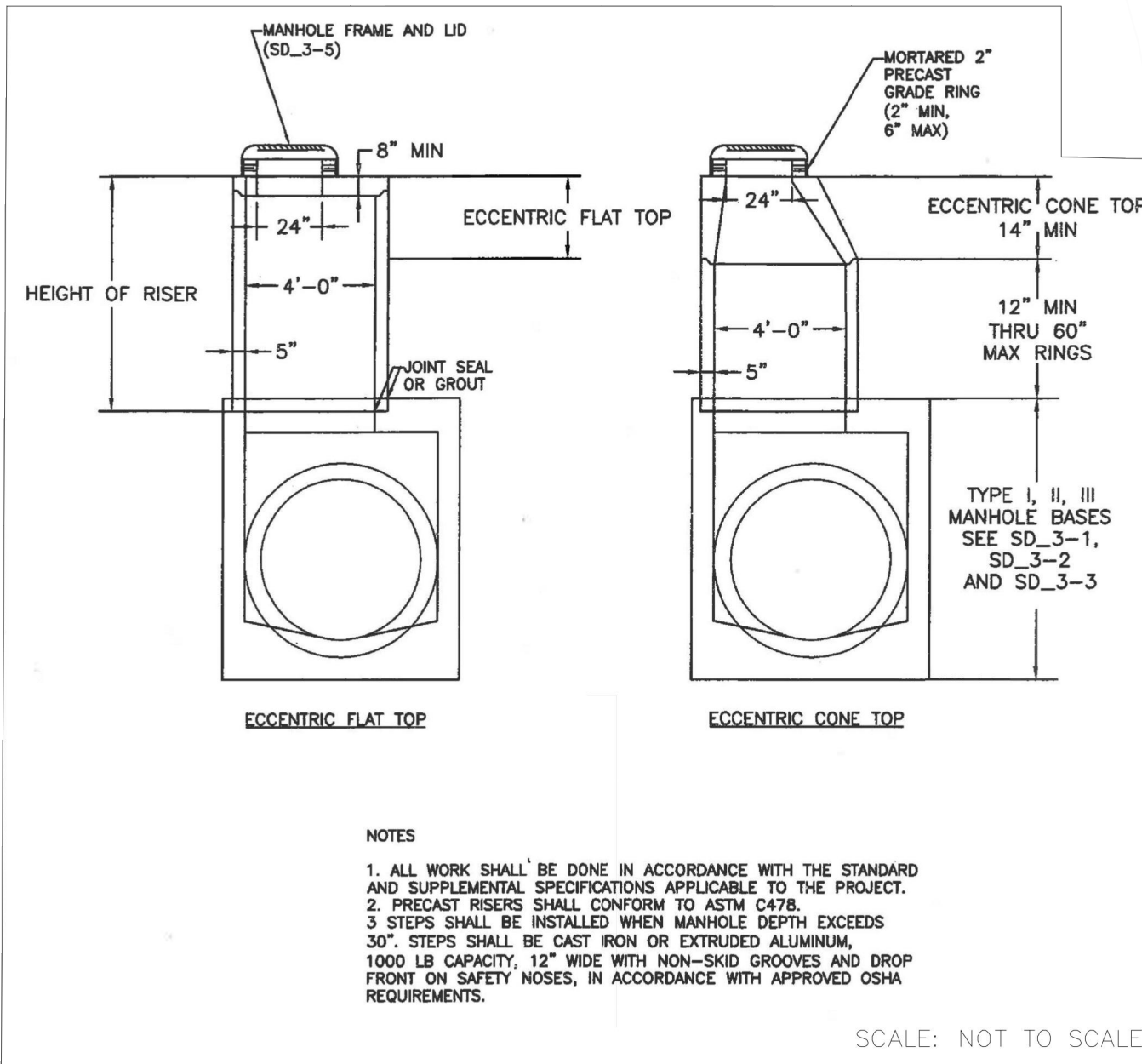
STORM SEWER MANHOLE LID DETAILS SD 3-2



STORM SEWER MANHOLE DETAIL  
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL  
TYPE II SD 3-2



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

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BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	02/01/21	DESIGNED BY	RAB	DRAWN BY	KRW	CHECKED BY	
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STERLING RANCH FILING NO.2	
FUTURE STORM SEWER PLAN	



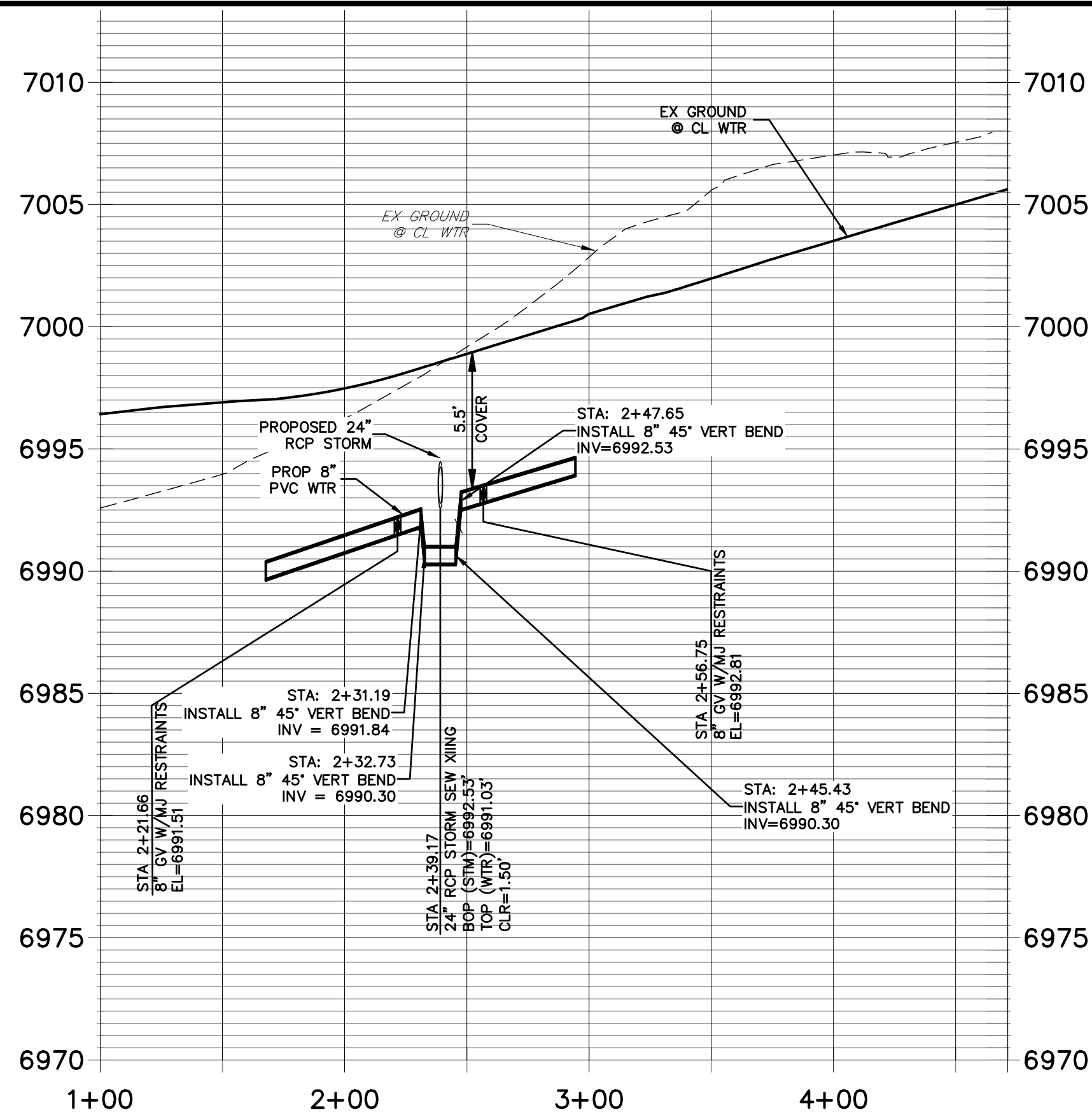
## GENERAL NOTES

JOB NO. 25188.01

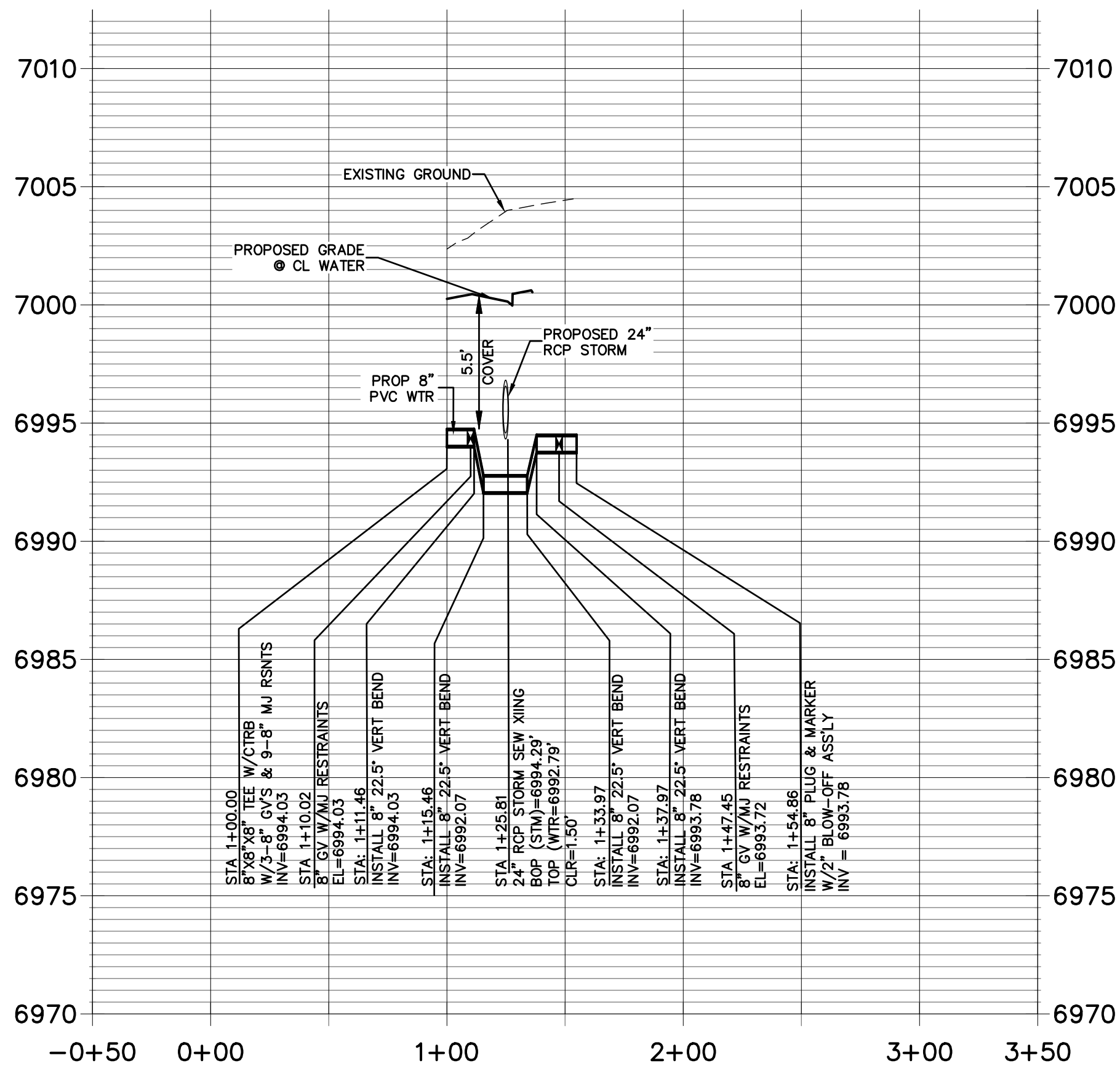




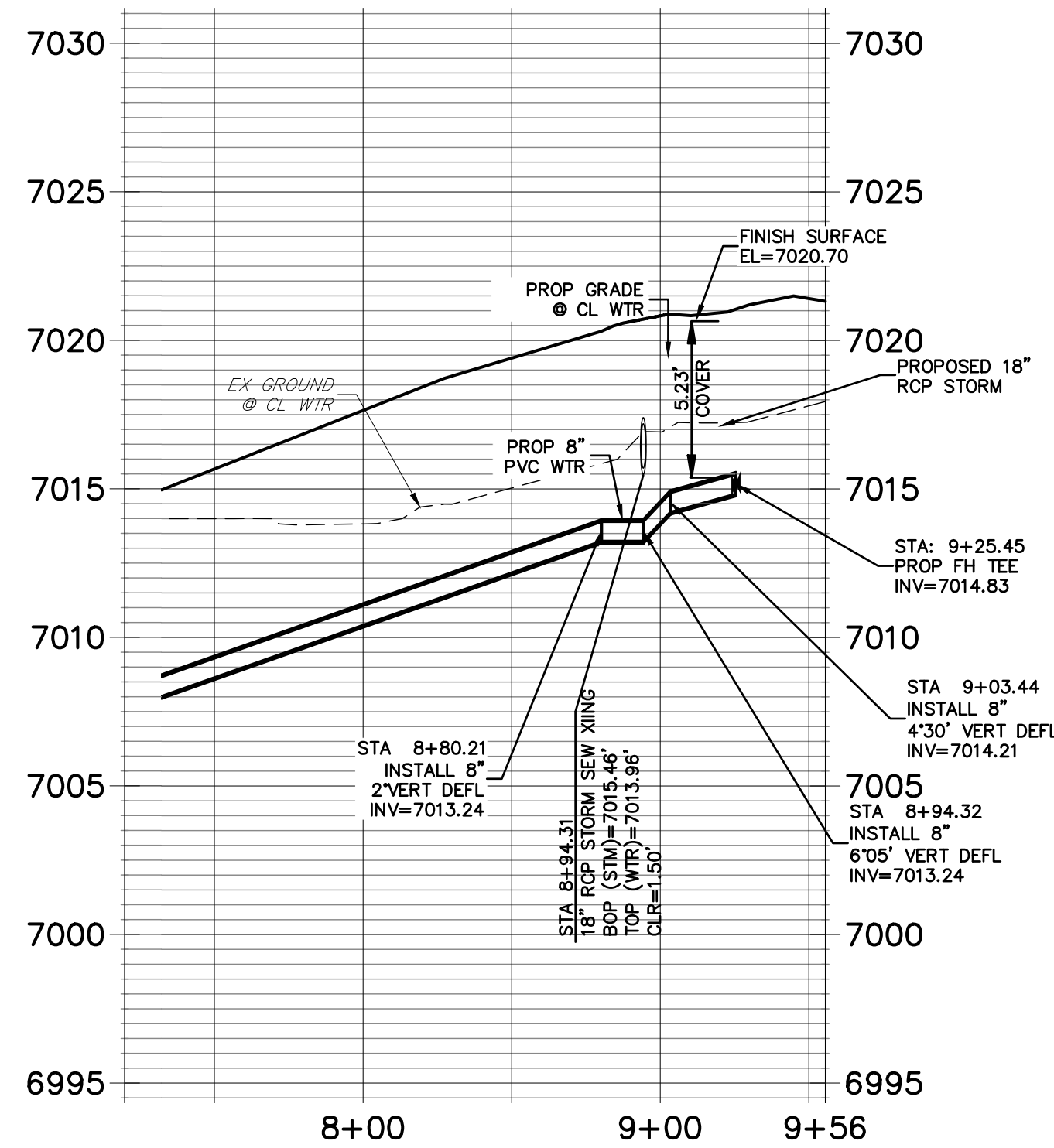




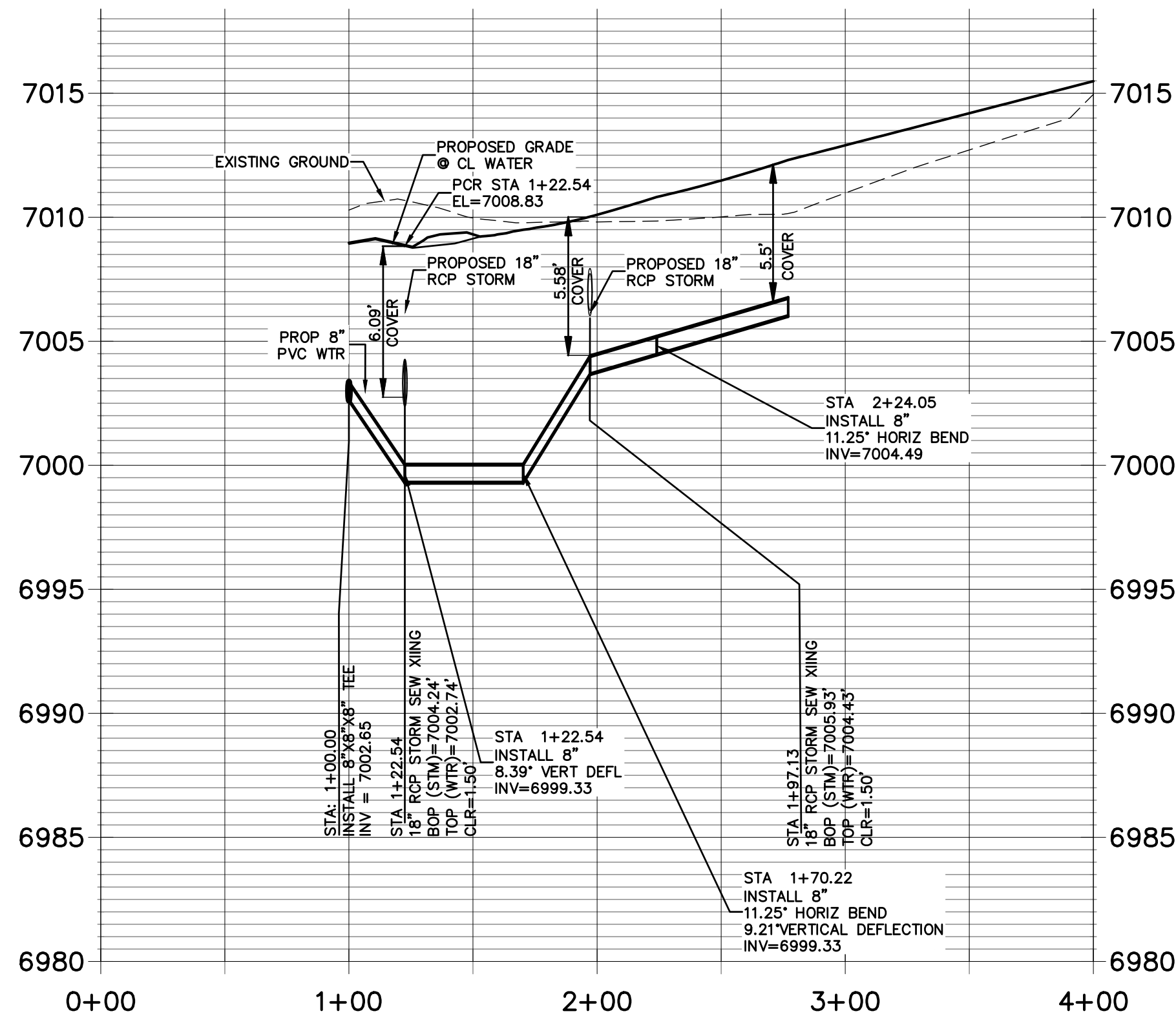
WATER LOWERING "A"  
STA 2+39.17



WATER LOWERING "B"  
STA 1+25.81



WATER LOWERING "D"  
STA 8+94.31



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

STREET ABBREVIATIONS

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



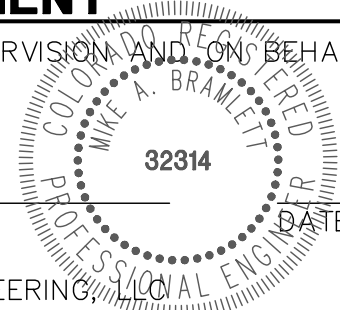
HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



STERLING RANCH FILING NO.2

WATER PLAN

SHEET 3 OF 5

JOB NO. 25188.01

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 02/01/21

DESIGNED BY RAB

DRAWN BY RAB

CHECKED BY

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

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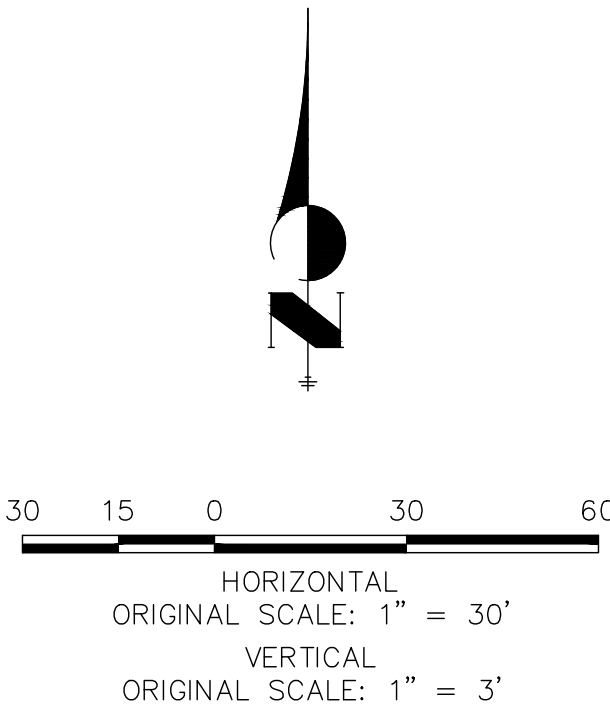
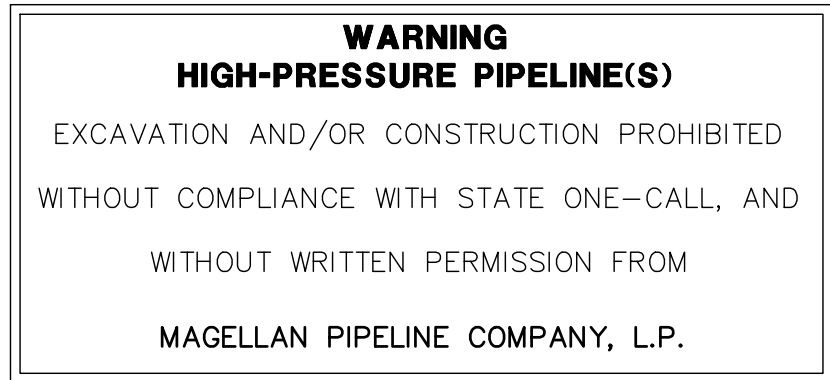
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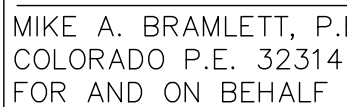
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Know what's **below**.  
**Call** before you dig.

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ENGINEERING



No.	REVISION	BY	DATE
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STERLING RANCH FILING NO.2

WATER PLAN

SHEET 4 OF 5

JOB NO. 25188.01

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

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(719) 471-1742

# I·R ENGINEERING

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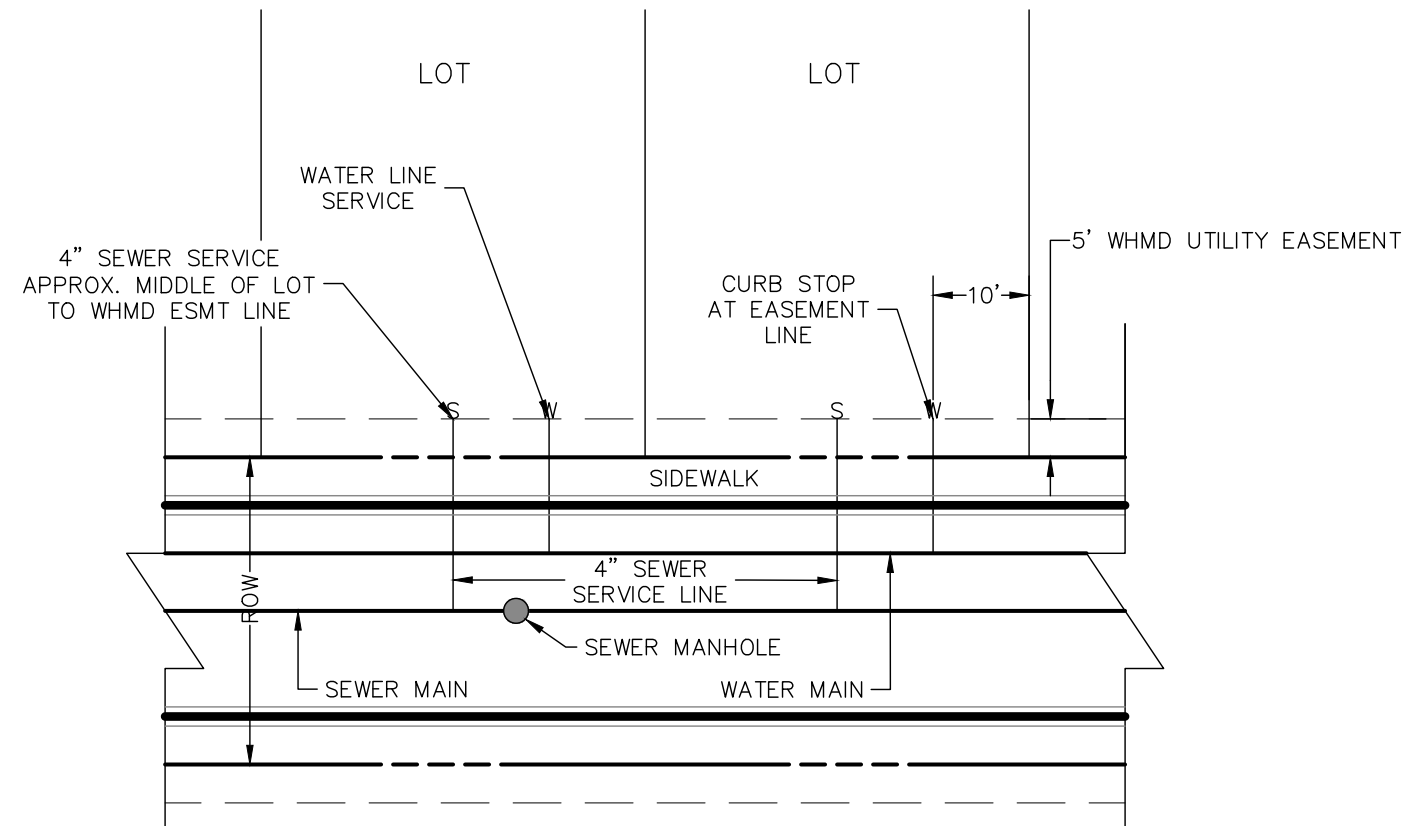
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NOTES:

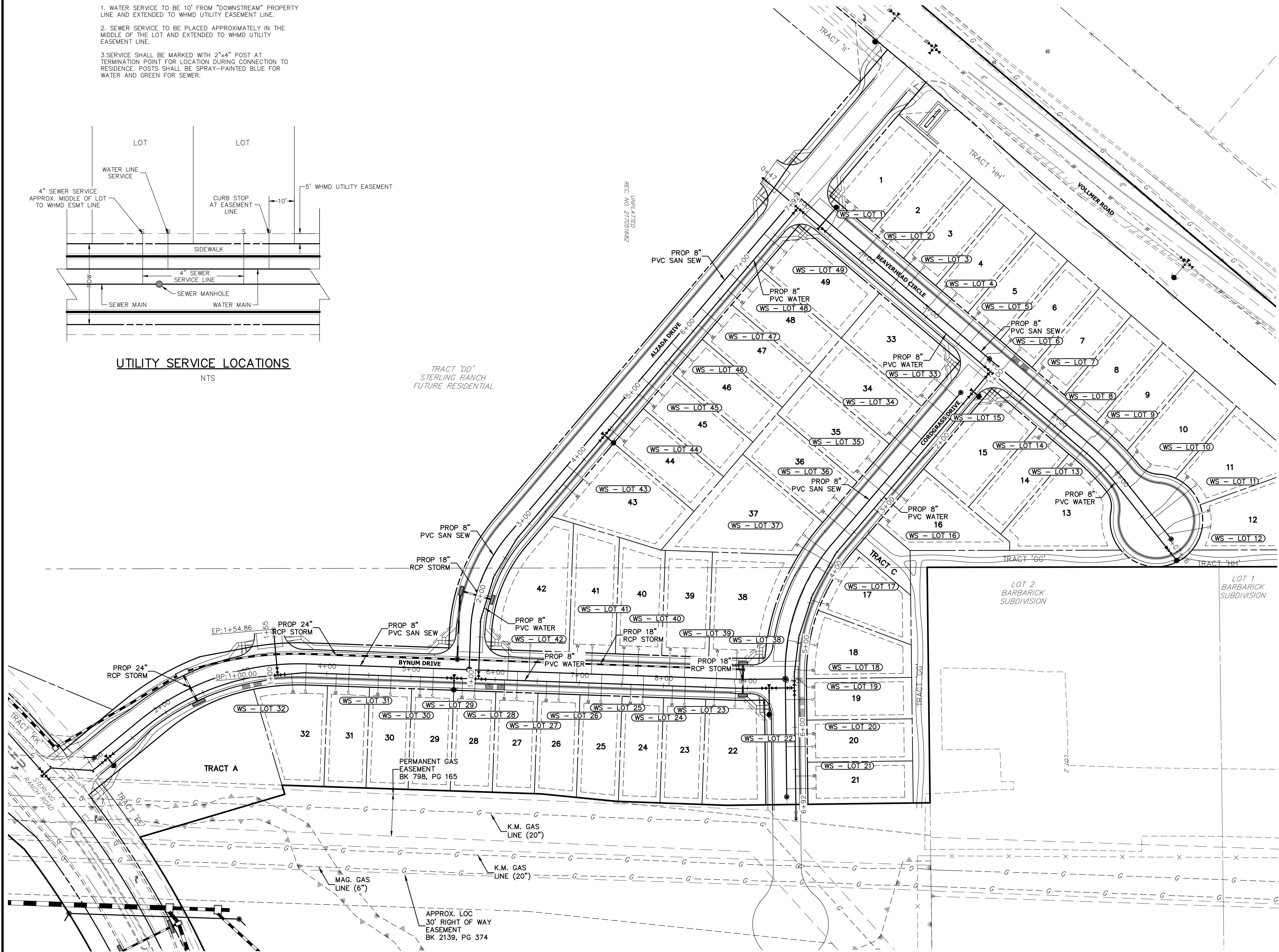
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION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



UTILITY SERVICE LOCATIONS

NTS

TRACT "DD"  
STERLING RANCH  
FUTURE RESIDENTIAL



KEY MAP

SCALE: NTS

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

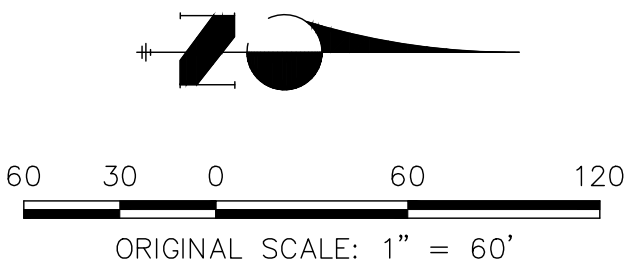
WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS - LOT 43	3+61.58	WT-AD
WS - LOT 44	4+47.68	WT-AD
WS - LOT 45	5+01.68	WT-AD
WS - LOT 46	5+55.68	WT-AD
WS - LOT 47	6+09.68	WT-AD
WS - LOT 48	6+63.68	WT-AD
WS - LOT 49	7+17.68	WT-AD

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

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

STREET ABBREVIATIONS

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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**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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No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=50'	N/A	02/01/21	BAB	ARJ	

STERLING RANCH FILING NO.2

WATER PLAN

SHEET 5 OF 5

JOB NO. 25188.01



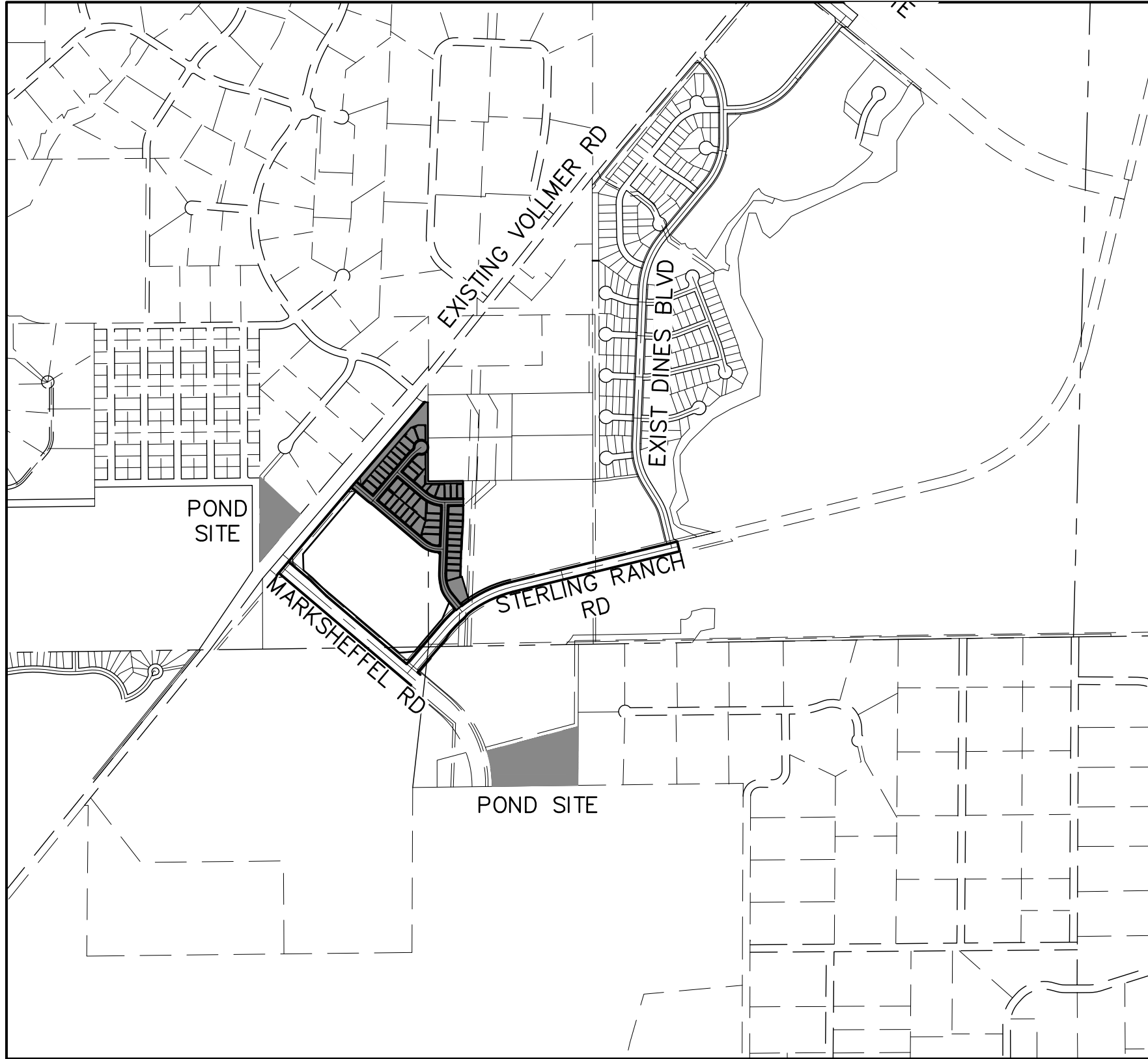
STERLING RANCH FILING NO.2  
COUNTY OF EL PASO, STATE OF COLORADO  
SANITARY SEWER PLAN - INCLUDING UTILITY SERVICE PLAN  
JANUARY 2021

GENERAL NOTES

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



Know what's below.  
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VICINITY MAP

SCALE : 1"=1,000'

SHEET INDEX

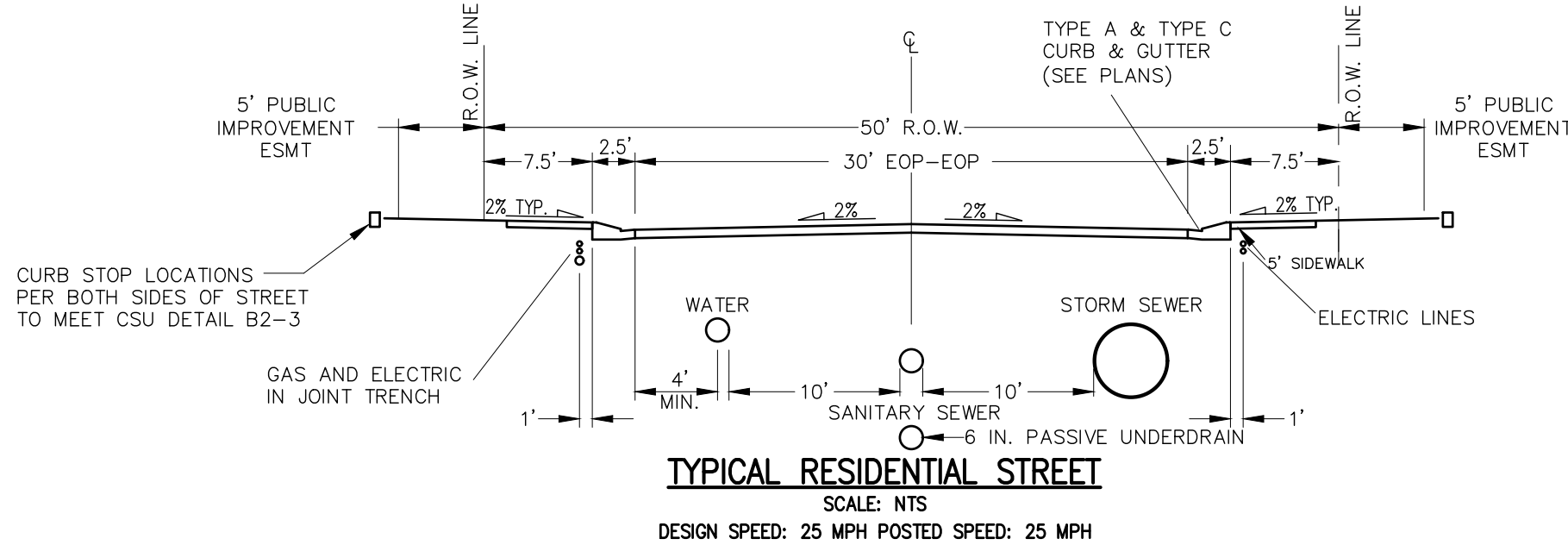
1	COVER SHEET
2-5	SANITARY SEWER PLANS
6	UTILITY SERVICE PLAN

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION= 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION= 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 235849.817  
ELEVATION= 7030.82

LEGEND

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



WASTEWATER SYSTEM INSTALLATION NOTES

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

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5936
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769	GAS:	CRAIG KEIRSEY REAL ESTATE   MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300		
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556		
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283		

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

WATER & SEWER MAIN EXTENSIONS

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

SIGNED

DATE

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

DISTRICT APPROVALS

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

STERLING RANCH METROPOLITAN DISTRICT  
WASTEWATER DESIGN APPROVAL

DATE: BY:

PROJECT NO.

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

ENGINEER'S STATEMENT

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



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

DATE

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

PREPARED FOR

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

J.R. ENGINEERING  
A Western Company



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

BY

DATE

REVISION

No.

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

RAB

RAB

02/01/21

N/A

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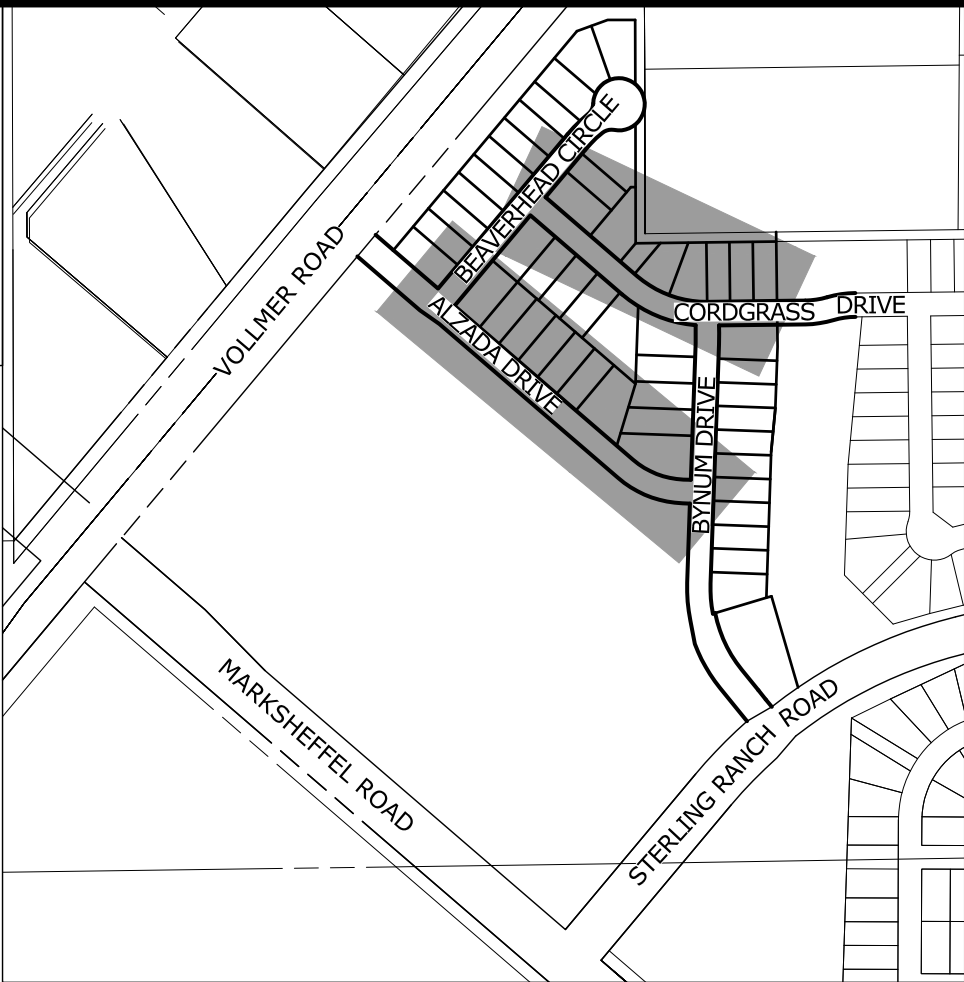
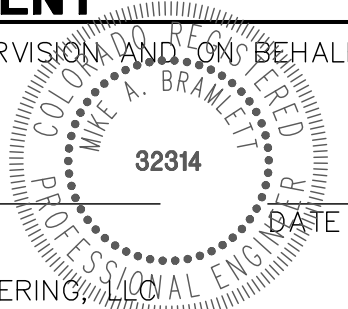
SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L1	235.51'	S49°38'29"E
L2	5.62'	N89°17'25"E
L3	131.72'	N89°17'25"E
L4	313.08'	S49°38'29"E
L5	215.56'	S49°38'29"E
L6	44.31'	S87°57'05"E

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

ENGINEER'S STATEMENT

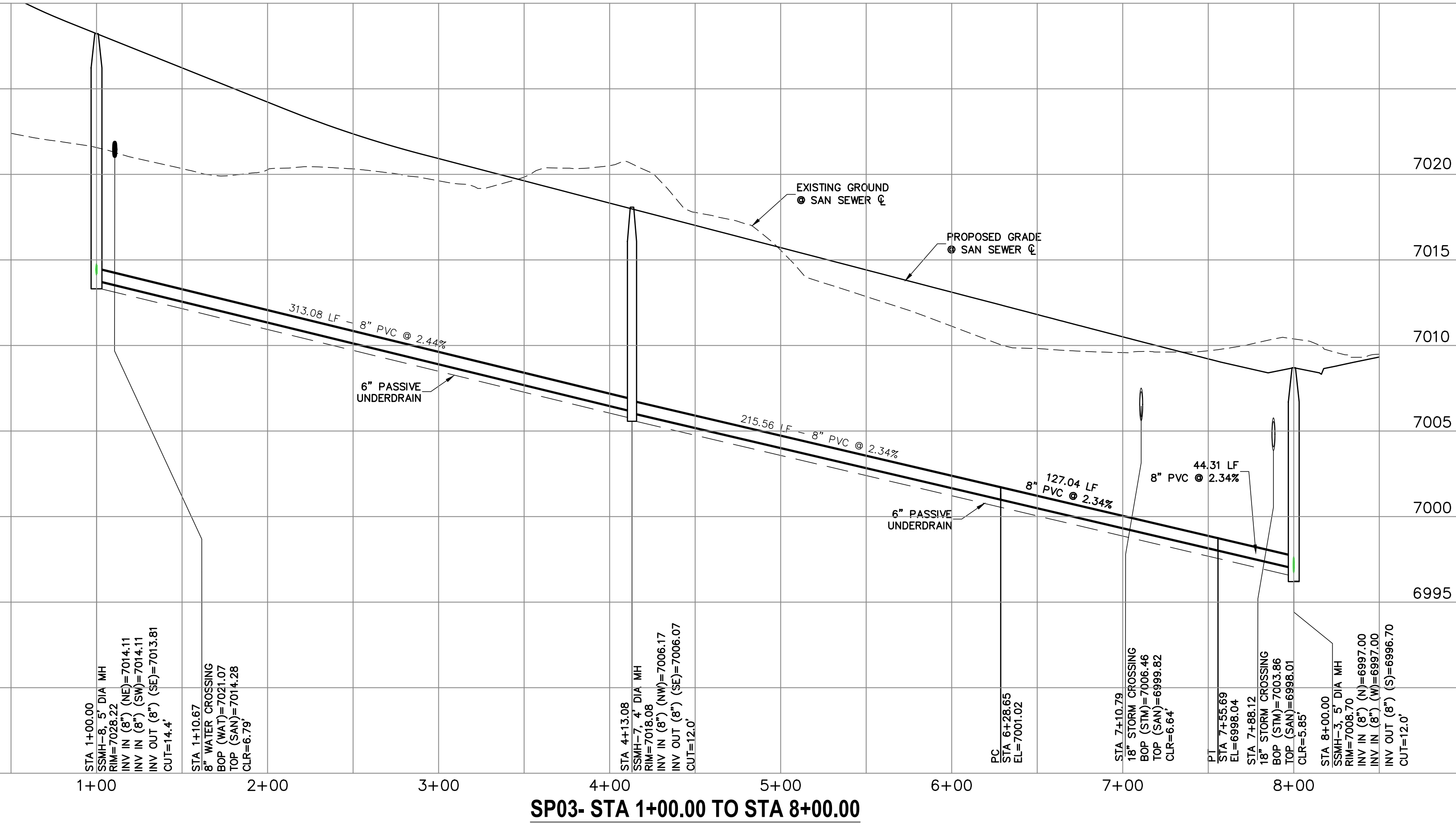
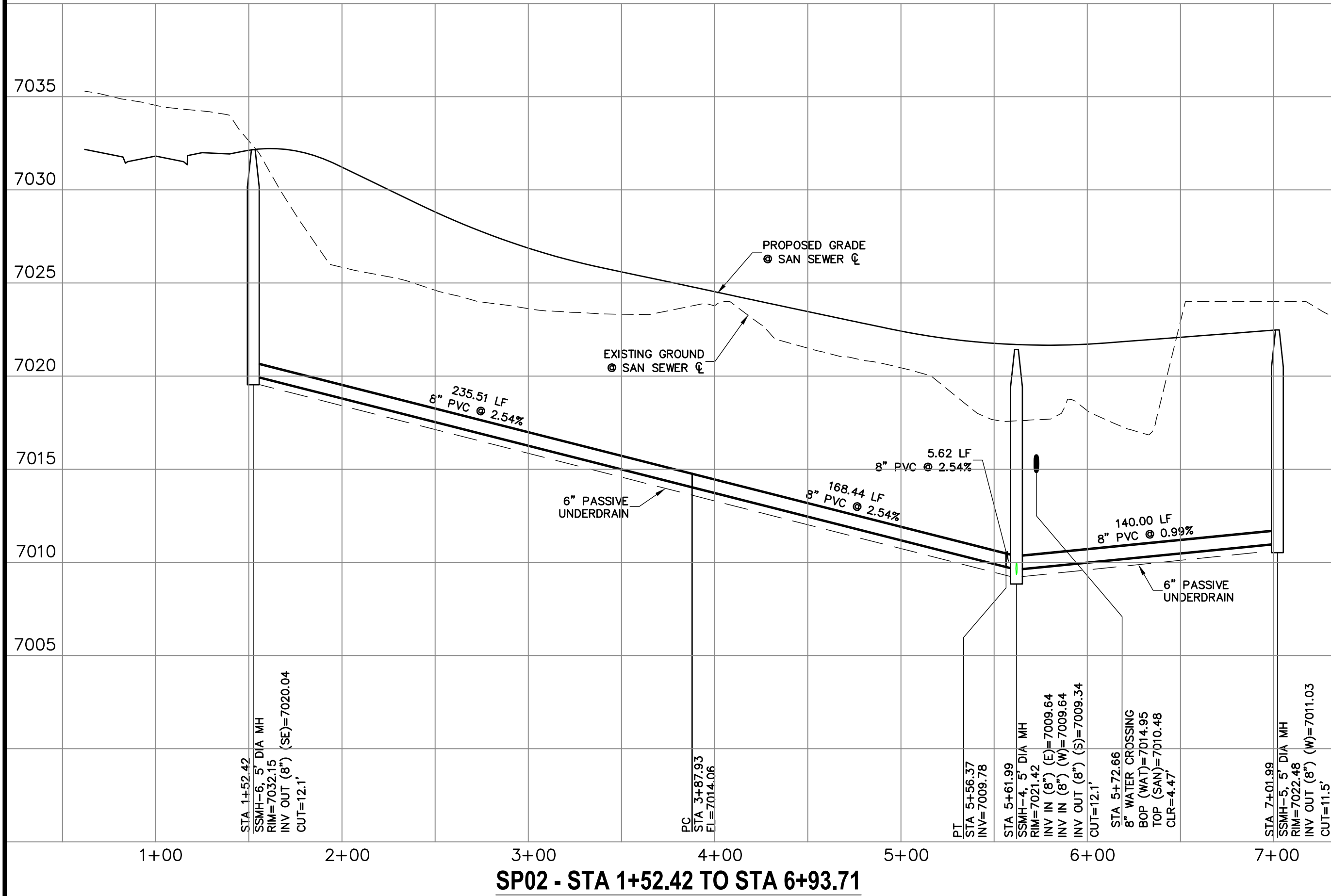
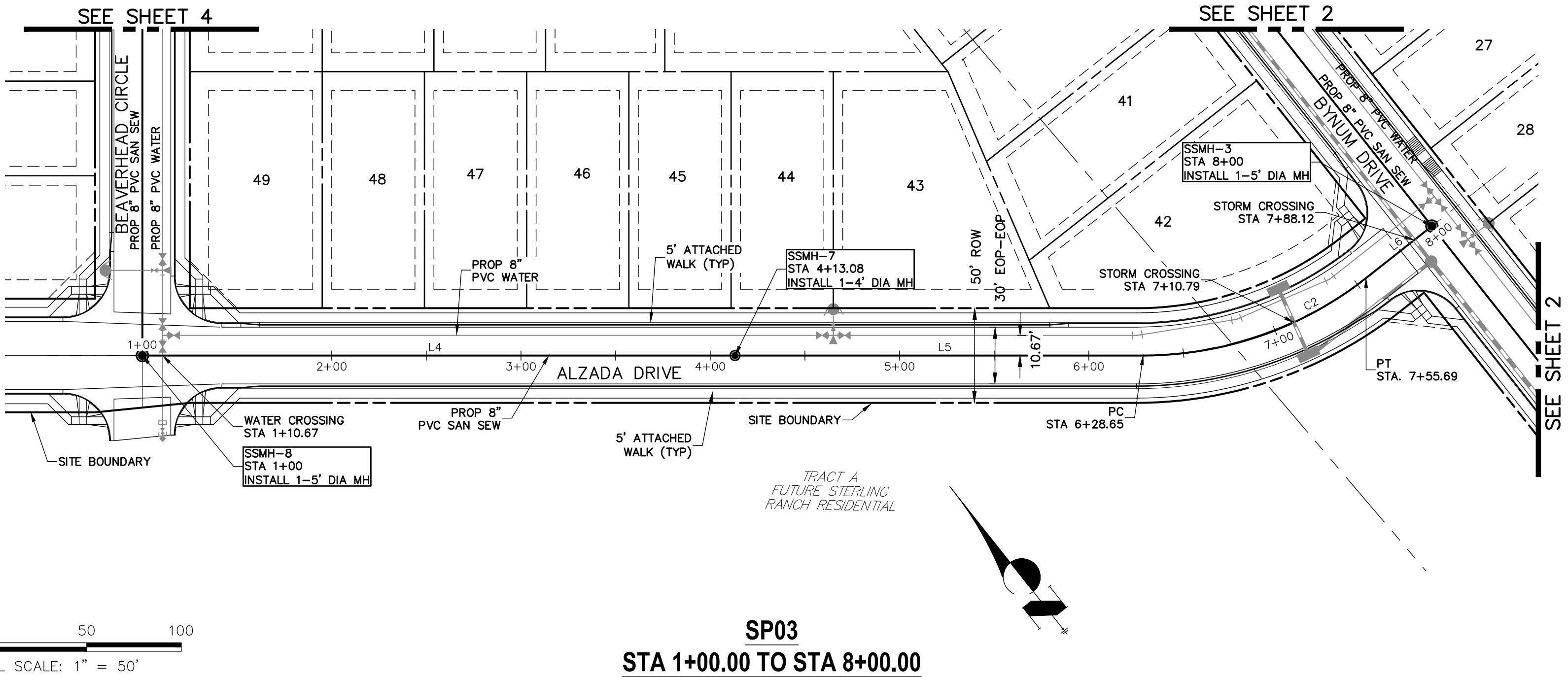
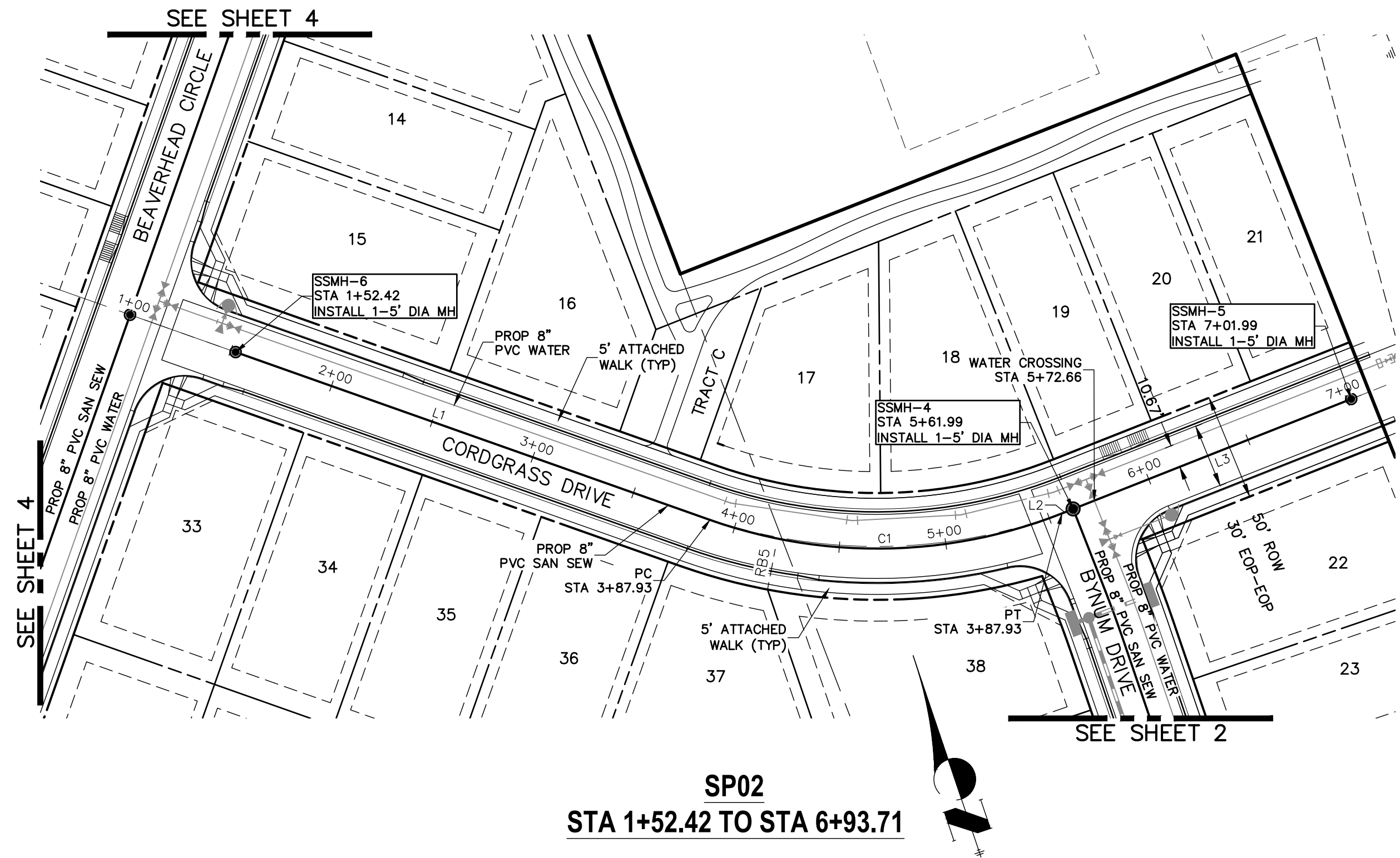
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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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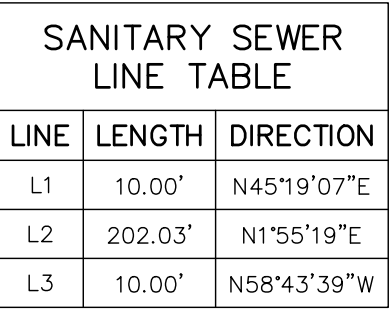


No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1"=50'	1"=5'				
								02/01/21	RAB		
STERLING RANCH FILING NO.2				SANITARY SEWER PLAN							
SHEET 3 OF 6				JOB NO. 25188.01							









PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLLEGE OF BUSINESS 107 7110C 30608 00 80003

JAMES F. MORLEY  
(719) 471-1742

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STA 0+10.00  
SSMH=12, 5' ø SAN MH  
RIM=6997.28  
INV IN (8") (NE)=6985.50  
INV OUT (8") (S)=6985.20  
CUT=12.1

STORM CROSSING  
STA 0+15.21  
36" RCP  
INV=6988.75  
CLEARANCE: 3.19

EXISTING GROUND  
● SAN SEWER C

STORM CROSSING  
STA 0+10.93  
48" RCP  
INV=6986.51  
CLEARANCE: 1.77

STA 2+12.03  
SSMH=13, 5' ø SAN MH  
RIM=6993.10  
INV IN (8") (N)=6982.60  
INV OUT (8") (SE)=6982.30  
CUT=10.8

10.00 LF  
8" PVC ● 1.27%

202.03 LF  
8" PVC ● 1.29%

10.00 LF  
8" PVC ● 3.06%

0+00 1+00 2+00 3+00

7010  
7005  
7000  
6995  
6990  
6985  
6980  
6975



Know what's **below**.  
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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

FOR AND ON BEHALF OF JR ENGINEERING

STERLING RANCH FILING NO.2

# SANITARY SEWER PLAN

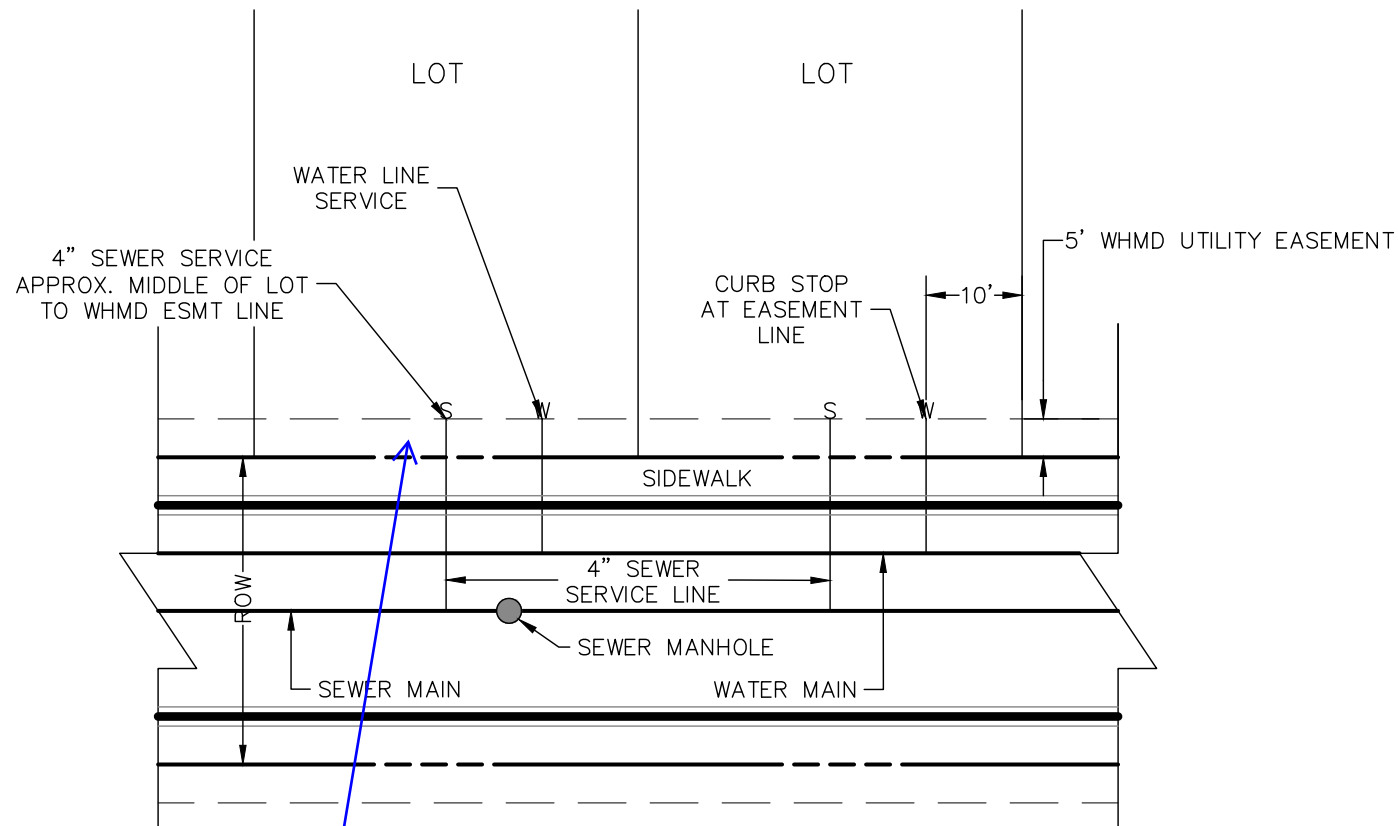
SHEET 5 OF 6

JOB NO. 25188.01



NOTES:

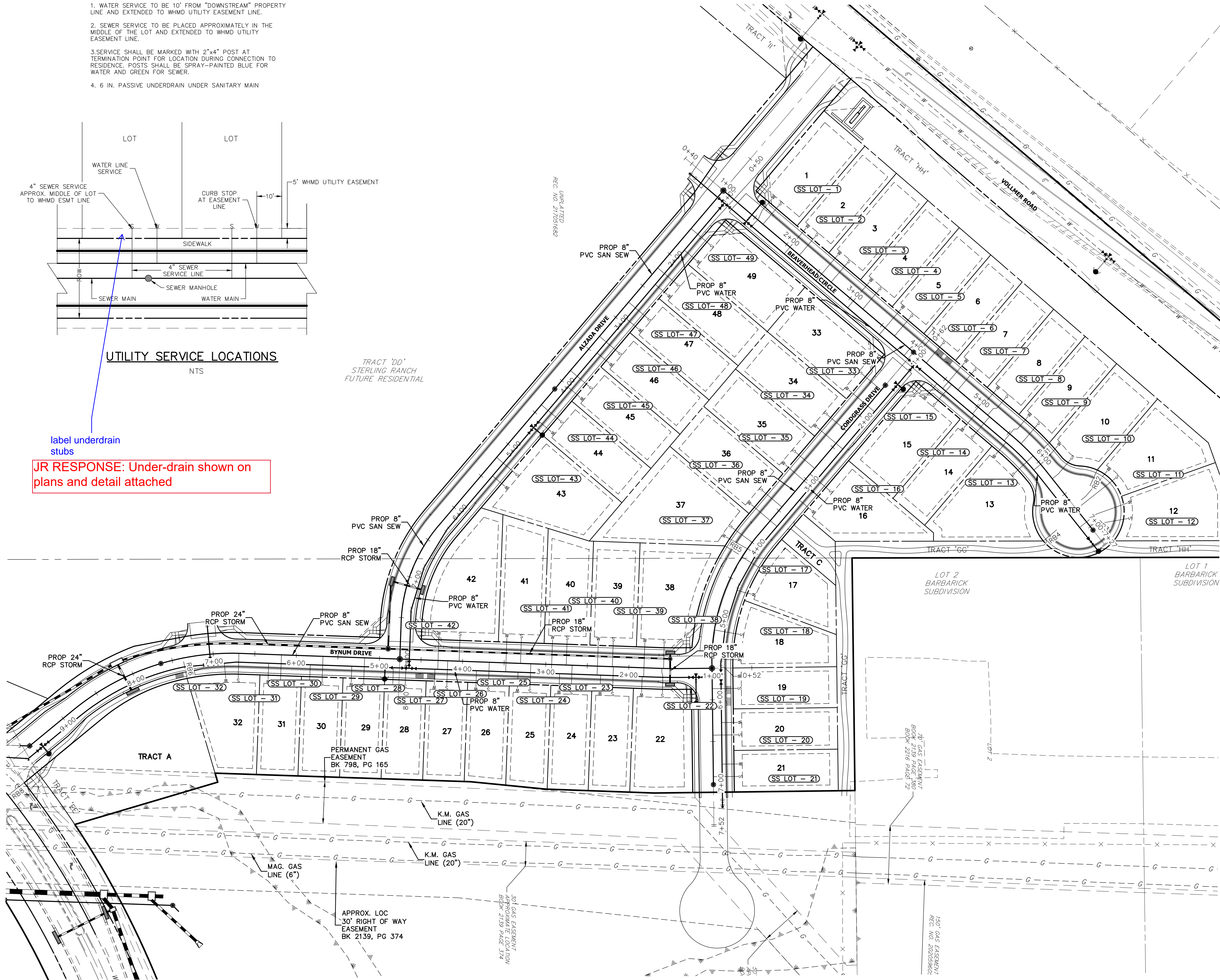
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION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



UTILITY SERVICE LOCATIONS  
NTS

label underdrain stubs

JR RESPONSE: Under-drain shown on plans and detail attached



KEY MAP  
SCALE: NTS

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

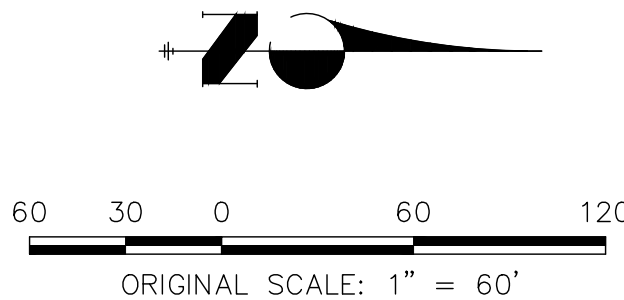
SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
SS LOT - 43	5+20.87	SS-AD
SS LOT - 44	4+38.00	SS-AD
SS LOT - 45	3+84.00	SS-AD
SS LOT - 46	3+30.00	SS-AD
SS LOT - 47	2+76.00	SS-AD
SS LOT - 48	2+22.00	SS-AD
SS LOT - 49	1+60.00	SS-AD

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

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

STREET ABBREVIATIONS

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

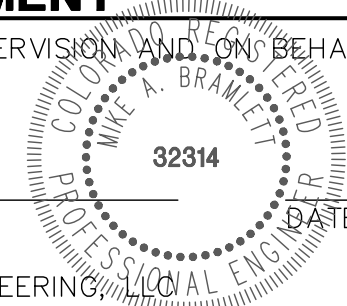


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



STERLING RANCH FILING NO.2

SANITARY SEWER PLAN

SHEET 6 OF 6  
JOB NO. 25188.01

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A Western Company



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

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