

Mike Bramlett

From: Lupe Packman <LupePackman@elpasoco.com>
Sent: Wednesday, June 5, 2024 11:53 AM
To: Mike Bramlett
Cc: Peggy Libbey
Subject: RE: Sterling Ranch Road and Marksheffel Road CDs - As-Builts

Please disregard that requirement. Everything should be good to go now.



Lupe Packman, Engineer I
Department of Public Works
Development Services
2880 International Circle
Colorado Springs, CO. 80910
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in **EDARP** go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

FAWWA accepted all sewer and water facilities in Sterling Ranch constructed prior to August 2022 and provided a Bill of Sale on the following pages.

Sewer and water associated with Vollmer South, M1 and Sterling Ranch Road was all included in the FAWWA purchase and following Bill of Sale

From: Mike Bramlett <mbramlett@jrengineering.com>
Sent: Wednesday, May 22, 2024 6:42 AM
To: Lupe Packman <LupePackman@elpasoco.com>
Cc: Peggy Libbey <peggylibbey@morleycos.com>
Subject: Sterling Ranch Road and Marksheffel Road CDs - As-Builts

Mike Bramlett, PE
1/30/2025

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Lupe,

In your review of the as-builts, you mentioned the need for a utility acceptance letter? The submittal included a FAWWA bill of sale for the water and sewer facilities which is the typical form of acceptance for that district? FAWWA took over ownership of all the previously installed Sterling Ranch Metro District water and sewer systems in 2022 and the sewer and water under the roads was included in that transfer but it is buried in 100's of pages of supporting document. Are you looking for an acknowledgement from FAWWA that specifically says they will own and maintain the sewer and water systems under Marksheffel Road from Vollmer to Sterling Ranch Road and Sterling Ranch Road from Marksheffel to Dines?

Project

Project Name [Sterling Ranch Road & Marksheffel Road CDs](#)
Applicant JR Engineering
File Number ASB2417
Project Manager Brad Walters (bradwalters@elpasoco.com)
(719) 520-8819

Submission Request

Comment
Request Date 5/8/2024 7:27:19 AM

Submission

Comment

Submit

Submission Documents

[Upload Documents](#)

Link	Document	Comment	
Agency Review Comments			
Link	Agency	Comment	Date
	EPC Stormwater Review	Review 1: There were not any ponds constructed under CDR205 and thus EPC DPW Stormwater does not have comments on any of the submitted documents for this ASB review. Reviewed by: Glenn Reese, P.E. Stormwater Engineer III GlennReese@elpasoco.com	4/20/2024 2:00:50
	PCD Engineering Division	Comments are as follows: Please provide a utility acceptance letter from the authority that will be maintaining the infrastructure in the next submittal. Comments on the CAD file might be forthcoming in the next review. Reviewed By: Lupe Packman lupepackman@elpasoco.com	5/6/2024 1:32:38

Thanks

Mike Bramlett, PE
Client Manager - Retired
JR Engineering, LLC
5475 Tech Center Drive, Suite 235, Colorado Springs, CO 80919
Cell: (719) 659-7679

mbramlett@jrengineering.com

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that SR WATER, LLC and SR WATER, LLC (collectively, the “Grantor”), in and for the consideration set forth in the Infrastructure Purchase and Sale Agreement for Water and Sewer Improvements between SR Water, LLC and SR Sewer, LLC, and the Authority dated as of August 17, 2022 (“Purchase Agreement”), paid by the Falcon Area Water and Wastewater Authority (the “Authority”), a public corporation and political subdivision of the State of Colorado, has bargained and sold, and by these presents, does grant and convey unto the Authority, its successors and assigns, all of its right, title and interest in the personal property, fixtures, improvements, facilities, and related appurtenances defined in the Purchase Agreement, and generally described in **Exhibit A**, attached hereto and incorporated herein (the Improvements”).

TO HAVE AND TO HOLD the same unto the Authority, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said Improvements made unto the Authority, its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the Improvements to the Authority, its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets it seal as of this 23rd day of August, 2022.

(Signature page follows.)

GRANTOR:

SR WATER, LLC

By: James F. Morley

Name: JAMES F. MORLEY

Its: MANAGER

STATE OF COLORADO)

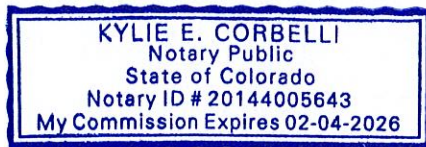
COUNTY OF EL PASO)

ss.

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 2022, by James F. Morley as manager of SR WATER, LLC, Grantor.

Witness my hand and official seal.

My commission expires: 2/4/26



Kylie E. Corbelli
Notary Public

SR SEWER, LLC

By: James F. Morley

Name: JAMES F. MORLEY

Its: MANAGER

STATE OF COLORADO)

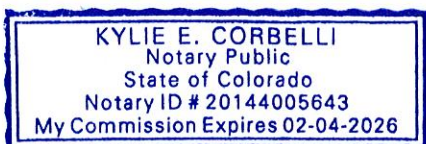
COUNTY OF EL PASO)

ss.

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 2022, by James F. Morley as manager of SR SEWER, LLC, Grantor.

Witness my hand and official seal.

My commission expires: 2/4/26



Kylie E. Corbelli
Notary Public

EXHIBIT A