

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

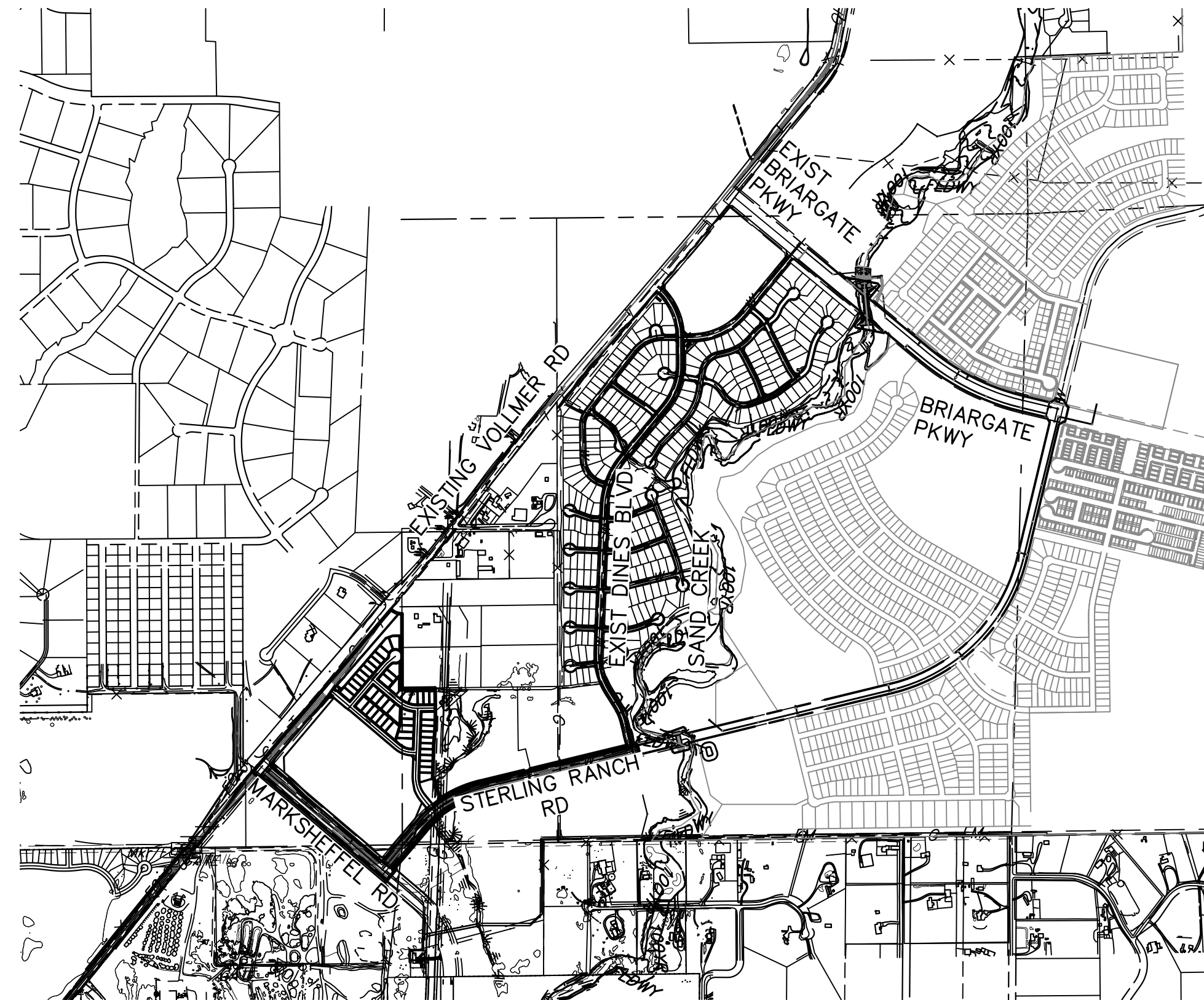
JANUARY 2023

PCF FILING NO.: CDR 221

PCD

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
- GAS MAINS:**
- STORMWATER:** STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719)-385-5918



VICINITY MAP

SCALE : 1"=1,000'

BASIS OF BEARINGS

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

SHEET INDEX

1	COVER SHEET
2	NOTES & LEGEND
3-15	STORM SEWER PLAN & PROFILE
16-17	DETAILS SHEETS
17	TOTAL SHEETS

BENCHMARKS

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

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

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, INC.



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.

JOSHUA PALMER, P.E. _____ DATE _____

INTERIM COUNTY ENGINEER/ECM ADMINISTRATOR

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, 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

J.R. ENGINEERING
A Westman Company
Central 303-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=1,000'			
			H-SCALE	V-SCALE	DATE	DESIGNED BY
			N/A	01/11/23	RAB	RAB

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
COVER SHEET

SHEET 1 OF 17

JOB NO. 25188.03



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.
- 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 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:

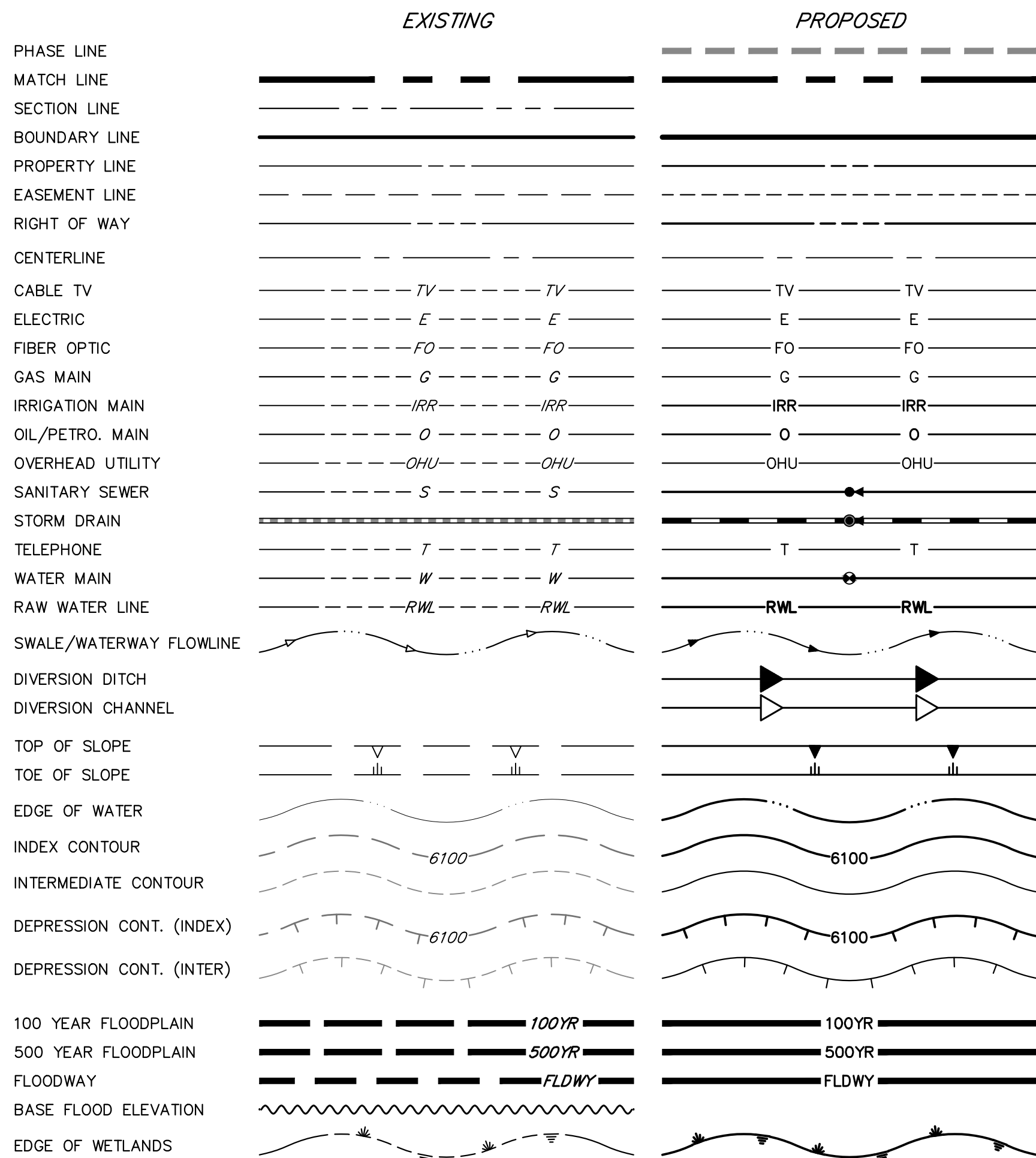
- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL 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 (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

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

LAYER LINETYPE LEGEND**ABBREVIATIONS**

AC	ACRE	LP	LOW POINT
AVE	AVENUE	LS	LUMP SUM
		MAX	MAXIMUM
		MDDP	MASTER DEVELOPMENT
BNDY	BOUNDARY		DRAINAGE PLAN
BOP	BOTTOM OF PIPE	MH	MANHOLE
BOV	BLOW OFF VALVE	MIN	MINIMUM
BLVD	BOULEVARD	N	NORTH
BOW	BOTTOM OF WALL		
C&G	CURB & GUTTER	OHE	OVERHEAD ELECTRIC
CATV	CABLE TELEVISION	OHU	OVERHEAD UTILITY
CB	CATCH BASIN	PC	POINT OF CURVATURE
CBC	CONCRETE BOX CULVERT	PCC	POINT OF COMPOUND
CDOT	COLORADO DEPARTMENT OF		CURVATURE
	TRANSPORTATION	PCR	POINT OF CURB RETURN
CDS	CUL-DE-SAC	PE	PROFESSIONAL ENGINEER
CF	CUBIC FOOT	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	PKWY	PARKWAY
CIP	COMPLETE IN PLACE	PL	PROPERTY LINE
CL	CENTER LINE	PR	PROPOSED
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVATURE
CO	CLEAN OUT	PT	POINT OF TANGENCY
COCs	CITY OF COLORADO SPRINGS	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	R	RADIUS
CR	CIRCLE	RCBC	REINFORCED CONCRETE BOX
CSP	CORRUGATED STEEL PIPE		CULVERT
CSU	COLORADO SPRINGS UTILITIES	RCP	REINFORCED CONCRETE PIPE
CTRB	CONCRETE THRUST REDUCER	RD	ROAD
CY	CUBIC YARD	ROW	RIGHT OF WAY
DBPS	DRAINAGE BASIN PLANNING	S	SOUTH
	STUDY	SAN	SANITARY SEWER
DE	DRAINAGE EASEMENT	SF	SQUARE FOOT
DIA	DIAMETER	ST	STREET
DIP	DUCTILE IRON PIPE	STA	STATION
DR	DRIVE	SY	SQUARE YARD
DRC	DESIGN REVIEW COMMITTEE	TB	THRUST BLOCK
DU	DWELLING UNITS	TBC	TOP BACK OF CURB
E	EAST	TBW	TOP BACK OF WALK
EA	EACH	TEL	TELEPHONE
EGL	ENERGY GRADE LINE		
EL	ELEVATION	TOC	TOP OF CURB OR CONCRETE
ELEC	ELECTRIC		TOP OF FOUNDATION
EOA	EDGE OF ASPHALT	TOP	TOP OF PIPE
EPC	EL PASO COUNTY	TW	TOP OF WALL
ERCP	ELLIPTICAL RCP	TYP	TYPICAL
ESMT	EASEMENT	UE	UTILITY EASEMENT
EX	EXISTING	U&DE	UTILITY & DRAINAGE EASEMENT
FES	FLARED END SECTION	VPC	VERTICAL POINT OF CURVATURE
FF	FINISHED FLOOR ELEVATION	VPI	VERTICAL POINT OF
FG	FINISHED GRADE		INTERSECTION
FH	FIRE HYDRANT	VPT	VERTICAL POINT OF TANGENCY
FL	FLOWLINE	VTC	VEHICLE TRACKING CONTROL
FIL	FILING	W	WEST
FO	FIBER OPTIC CABLE	WL	WATER LINE
		WS	WATER SURFACE
		WSE	WATER SURFACE ELEVATION
GIS	GEOGRAPHIC INFORMATION		
	SYSTEM		
GL	GAS LINE		
GPS	GLOBAL POSITIONING SYSTEM		
GV	GATE VALVE		
HBP	HOT BITUMINOUS PAVEMENT		
HC	HANDICAP		
HDPE	HIGH DENSITY POLYETHYLENE		
HGL	HYDRAULIC GRADE LINE		
HMA	HOT MIX ASPHALT		
HOA	HOME OWNERS ASSOCIATION		
KB	KICK (THRUST) BLOCK		
LF	LINEAR FOOT		

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
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 Centennial 303-740-9888 • Colorado Springs 719-583-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	N/A	N/A



Know what's below.
 Call before you dig.

STERLING RANCH ROAD & BRIARGATE
 PARKWAY STORM PLANS

NOTES & LEGEND

ENGINEER'S STATEMENT

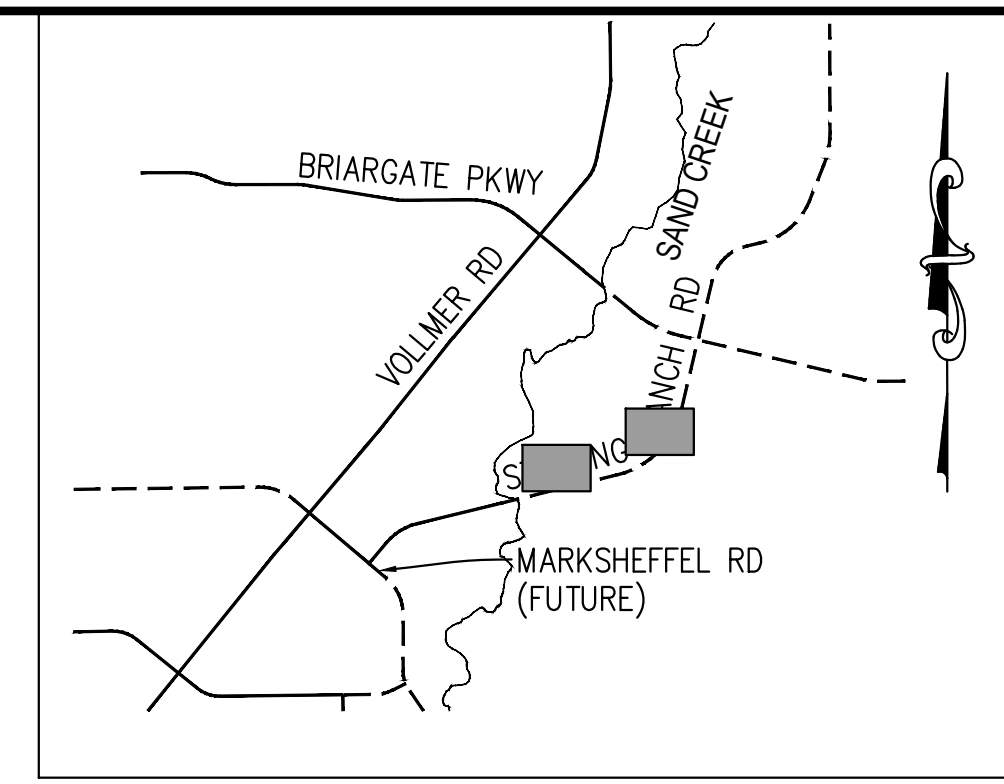
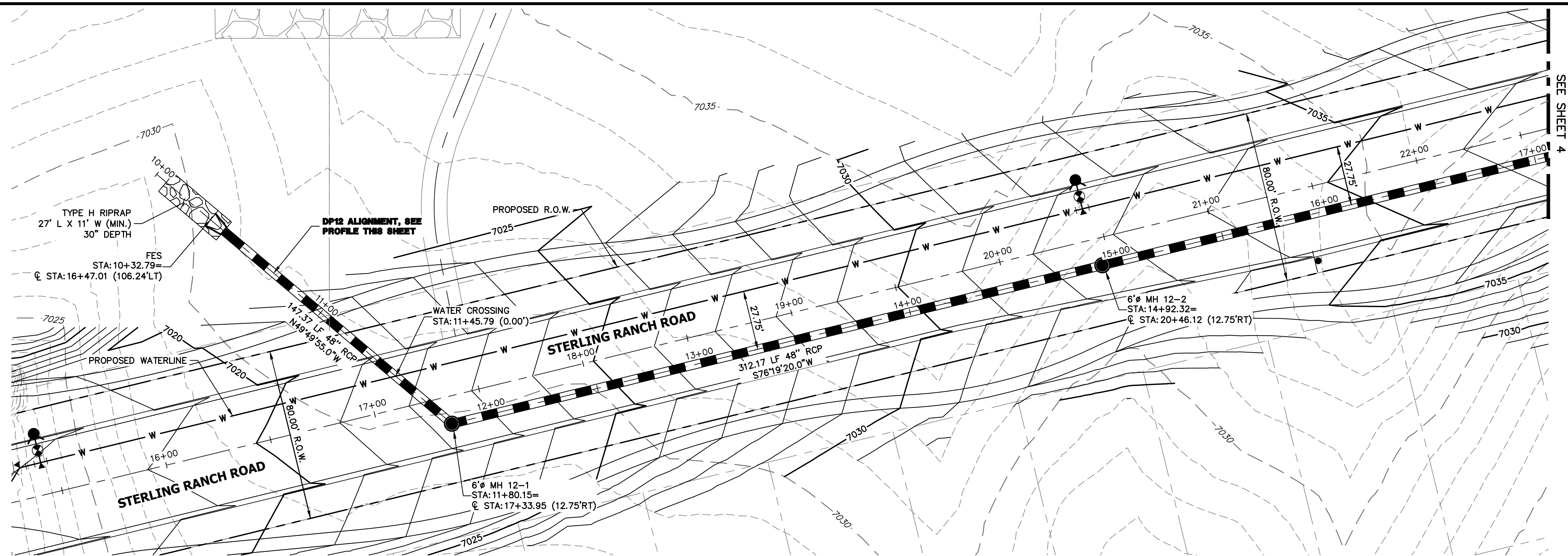
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

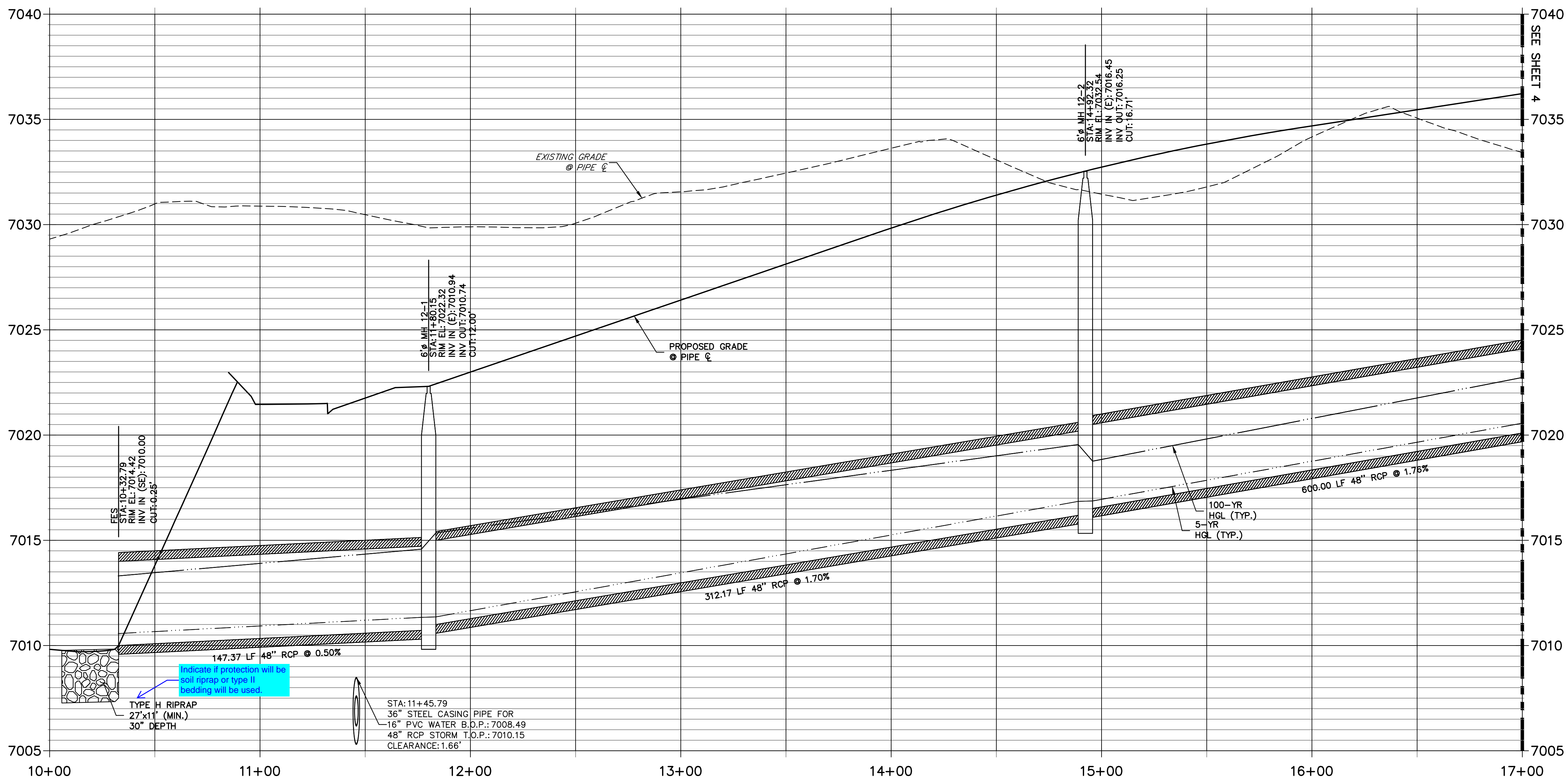
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SHEET 2 OF 17

JOB NO. 25188.03

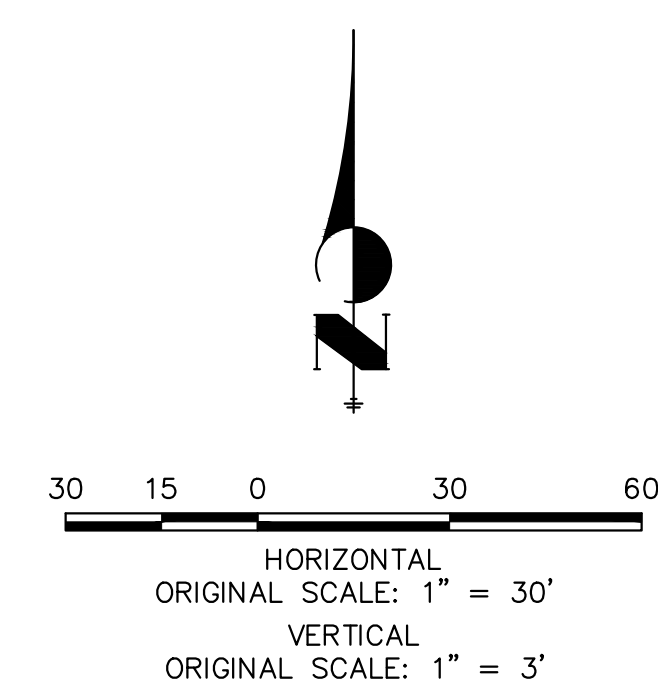


DP12 PROFILE (1)
STA 10+00.00 TO 17+00.00
 PUBLIC



NOTE:

- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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, LOCAL ENGINEER

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

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No.	REVISION	BY	DATE

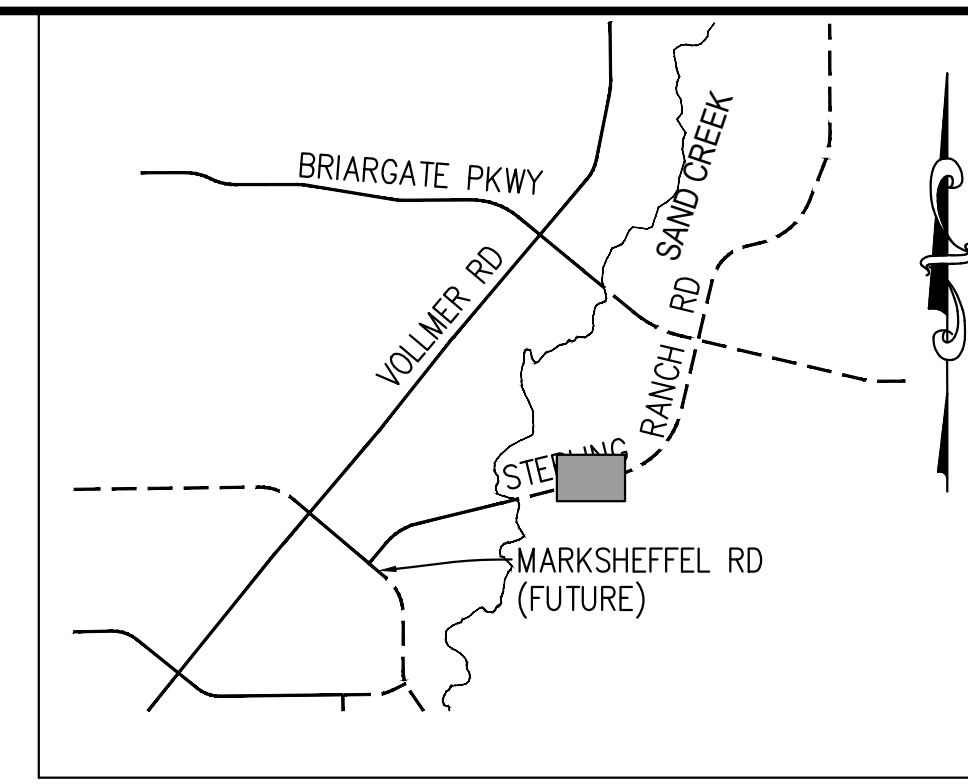
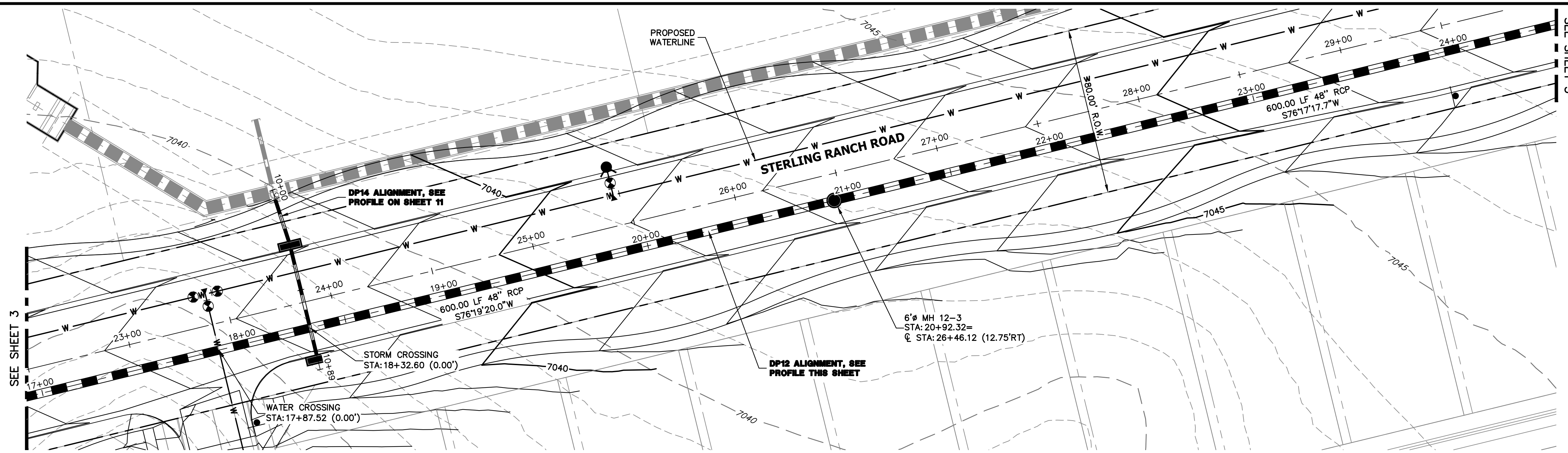
H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 01/11/23
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

STORM SEWER PLAN & PROFILE

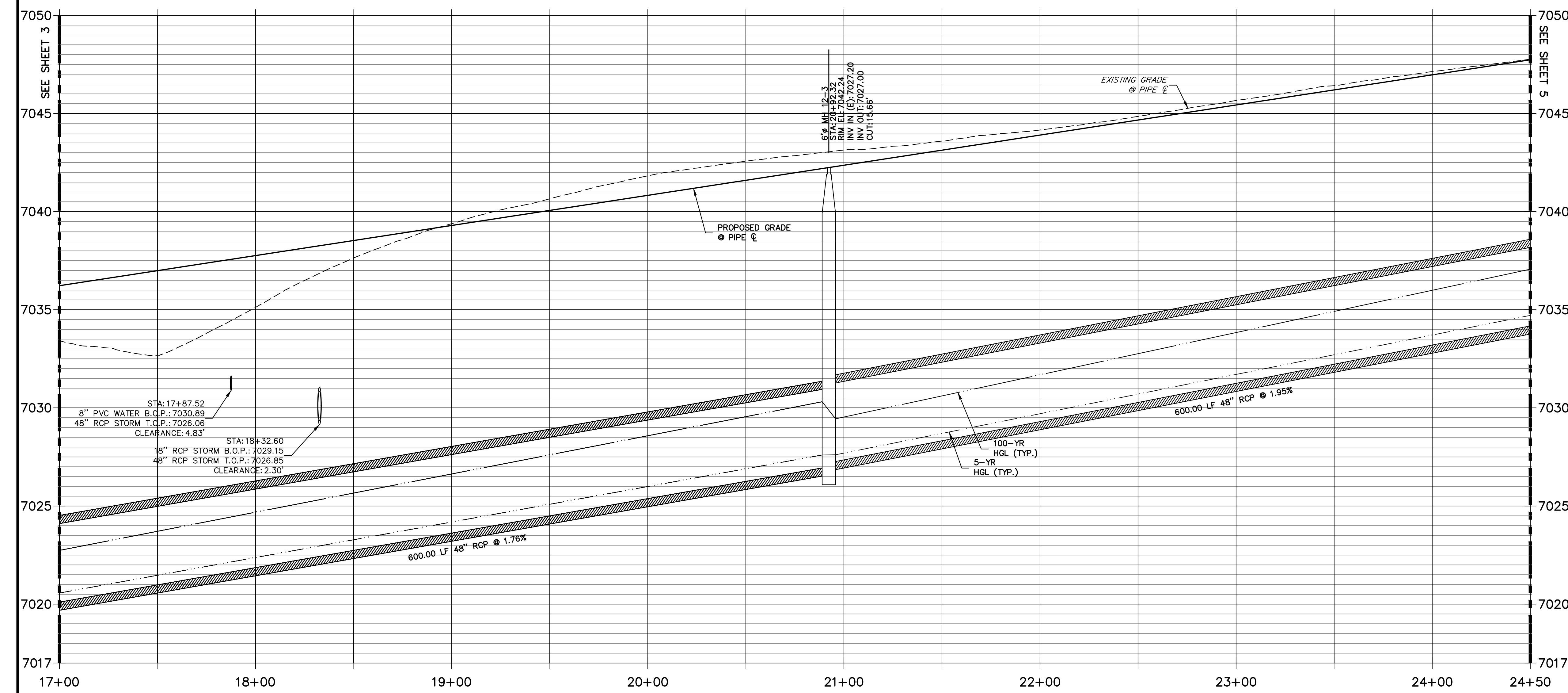
SHEET 3 OF 17

JOB NO. 25188.03

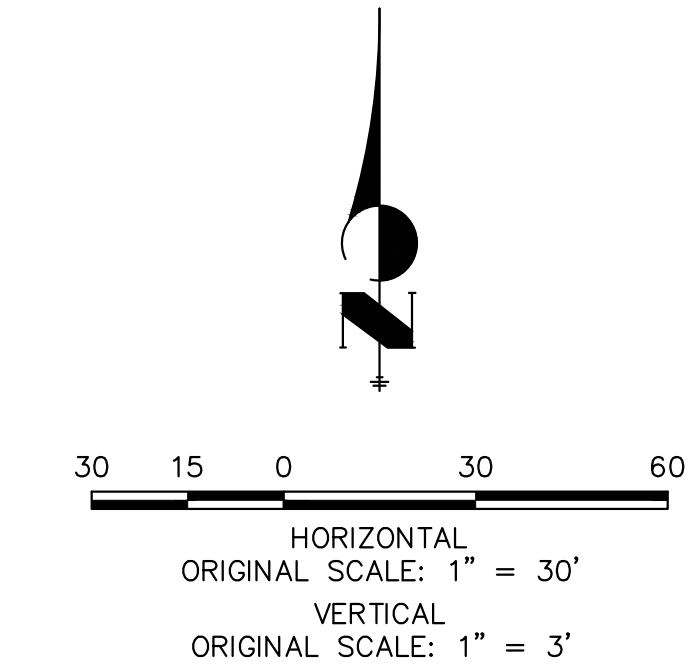


KEY MAP
N.T.S.

DP12 PROFILE(2)
STA 17+00.00 TO 24+50.00
PUBLIC



NOTE:
1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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.

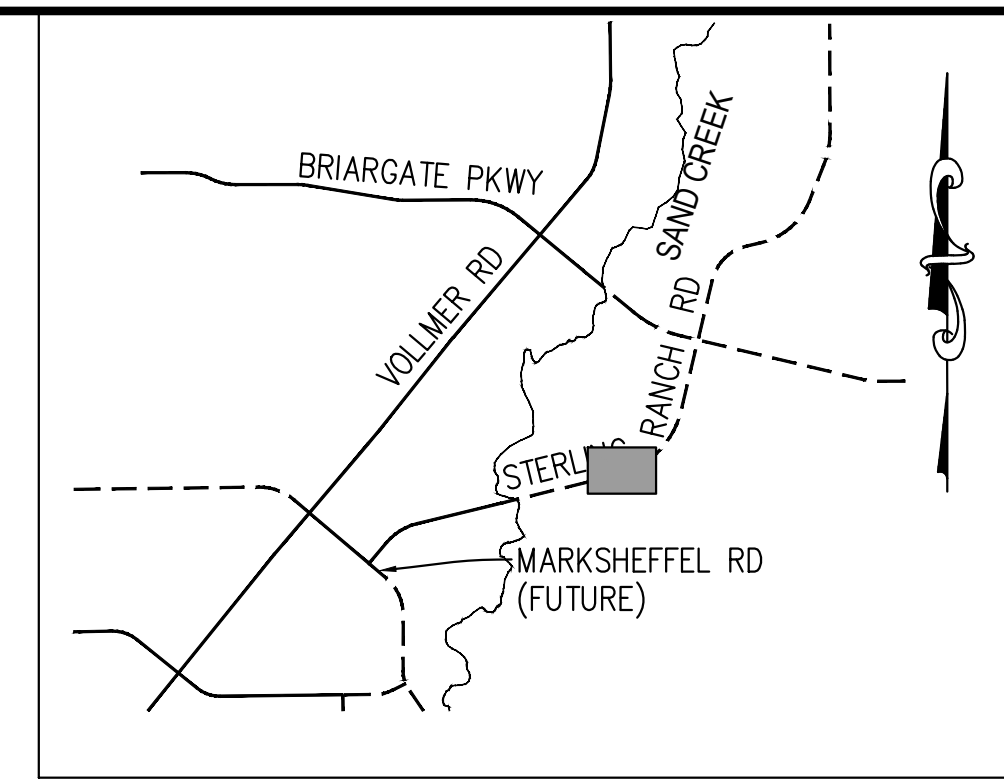
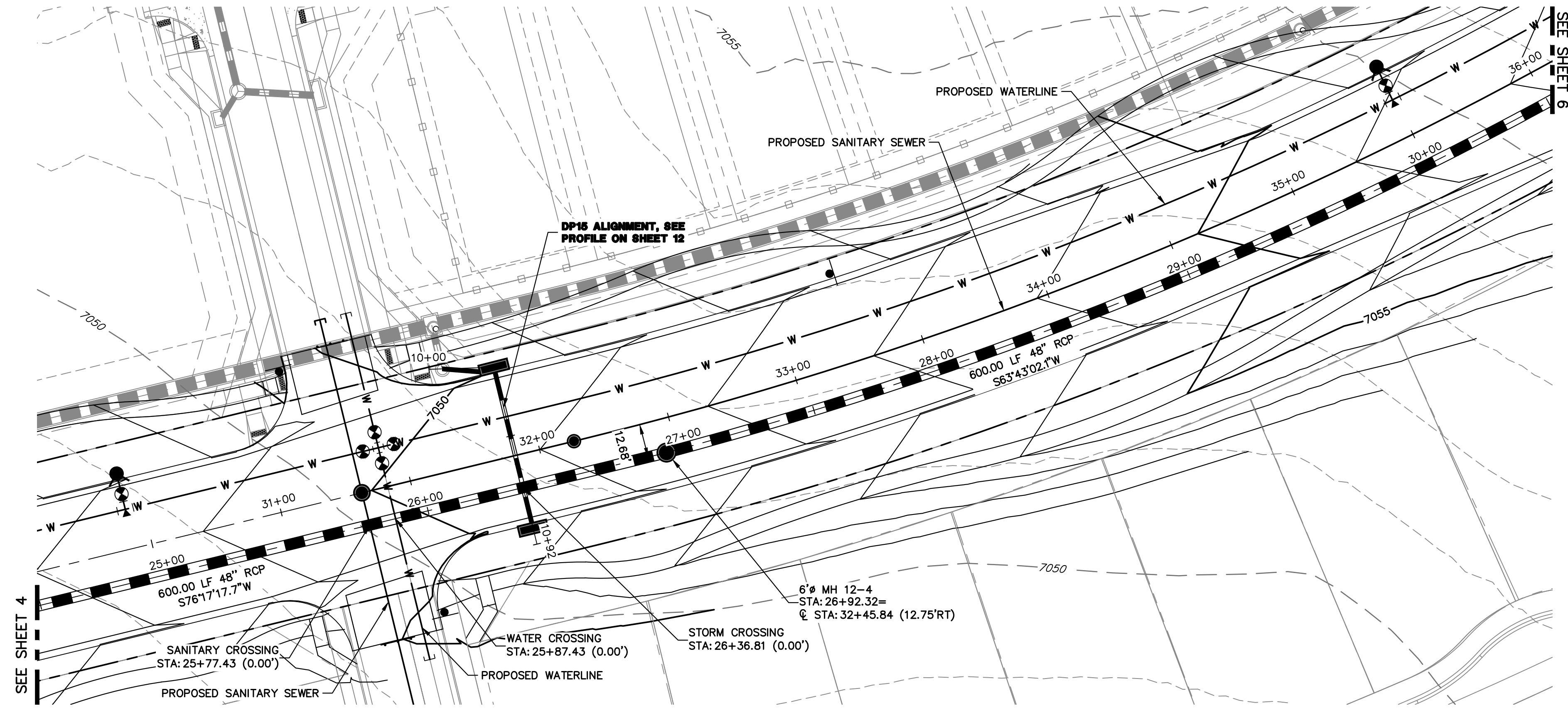
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

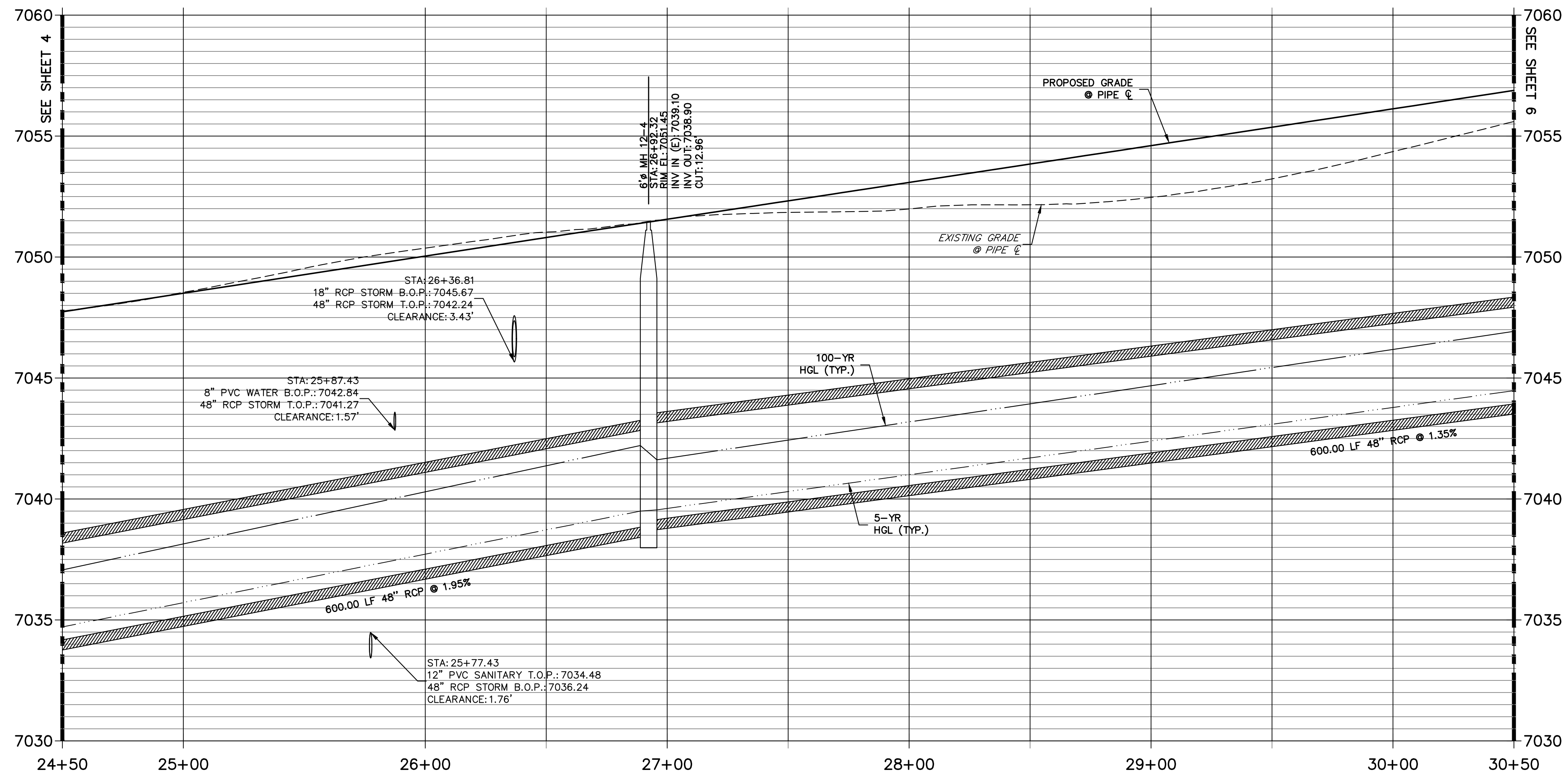
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

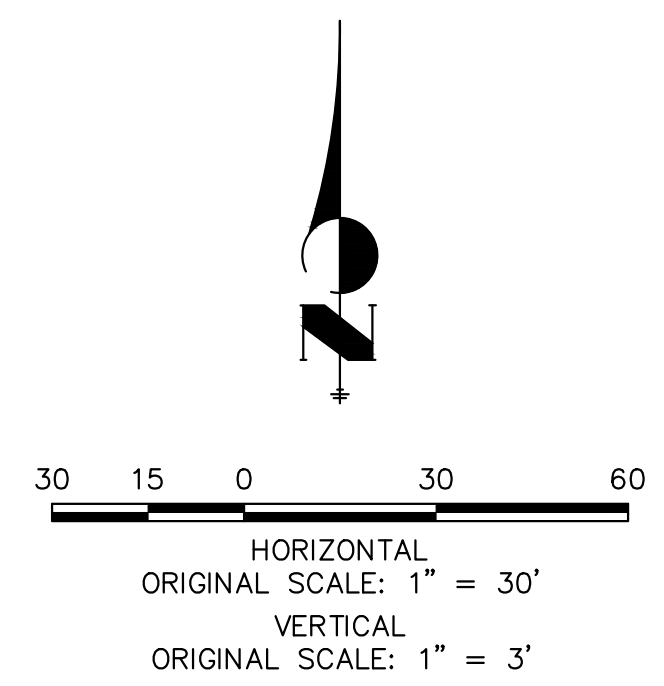
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE
SHEET 4 OF 17
JOB NO. 25188.03



DP12 PROFILE(3)
STA 24+50.00 TO 30+50.00
 PUBLIC



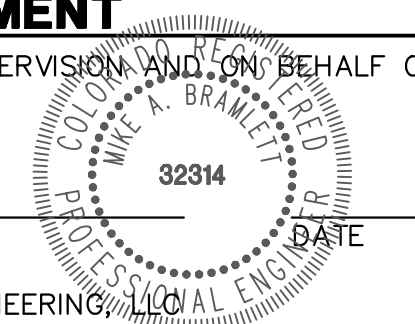
NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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



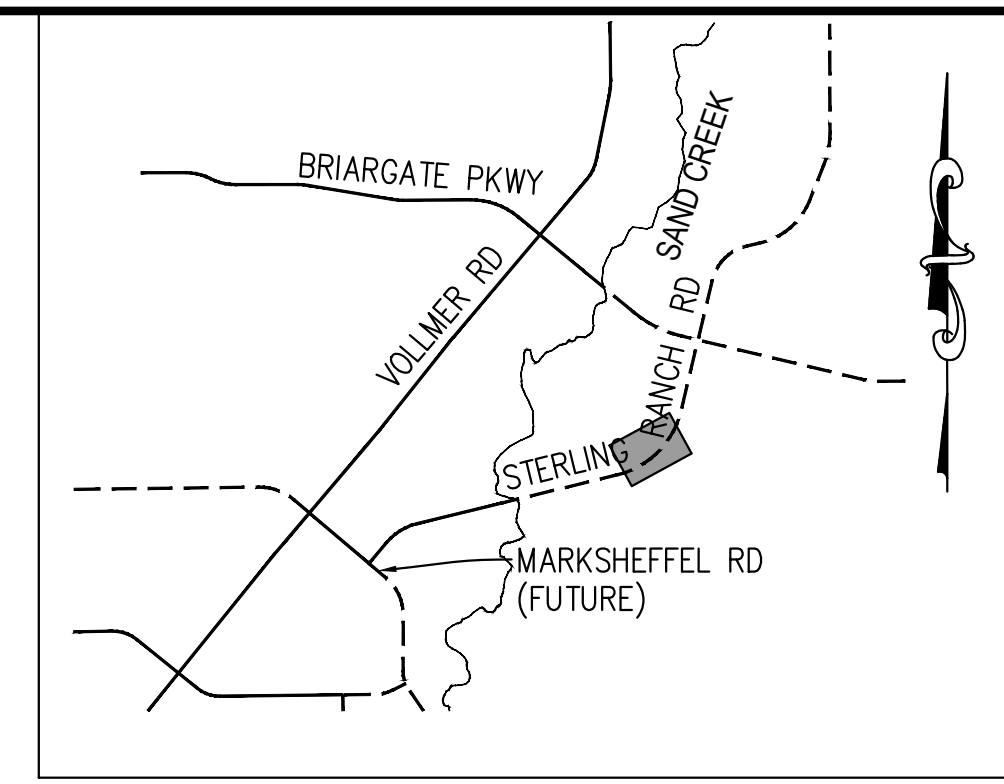
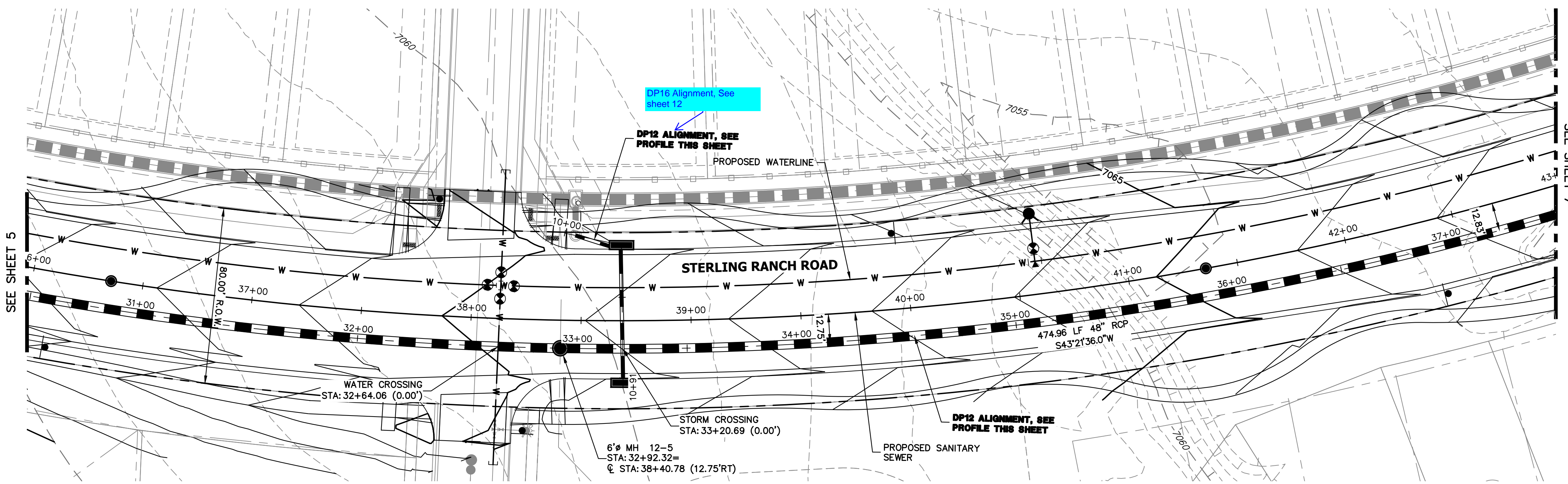
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

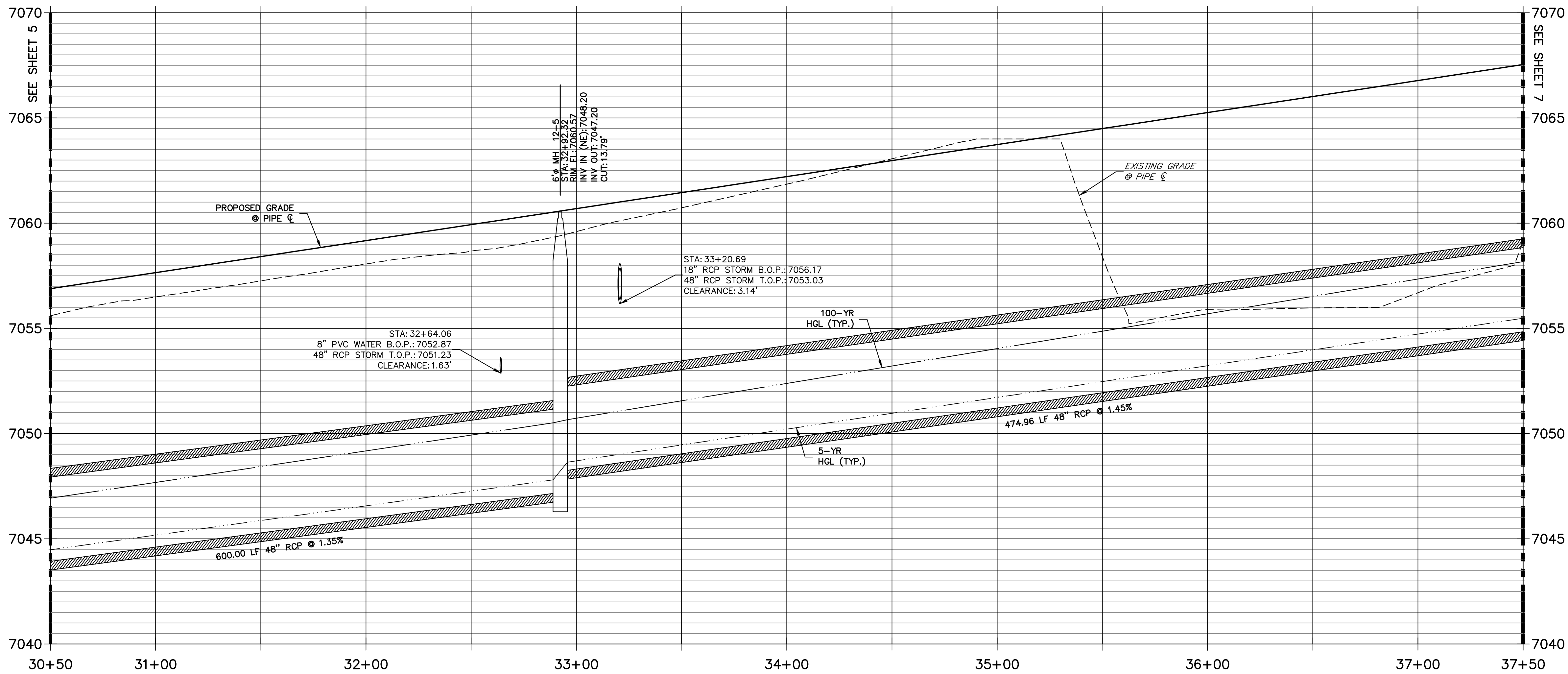
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

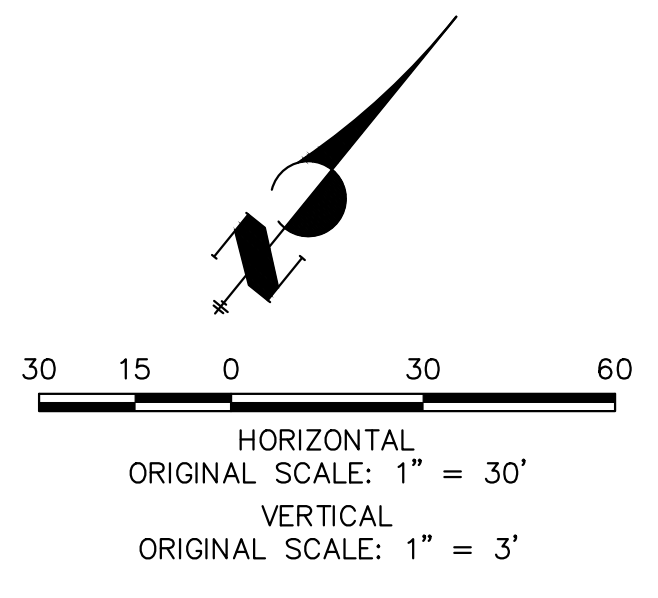
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE
 SHEET 5 OF 17
 JOB NO. 25188.03



**DP12 PROFILE(4)
STA 30+50.00 TO 37+50.00**



NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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, LOCAL ENGINEER

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

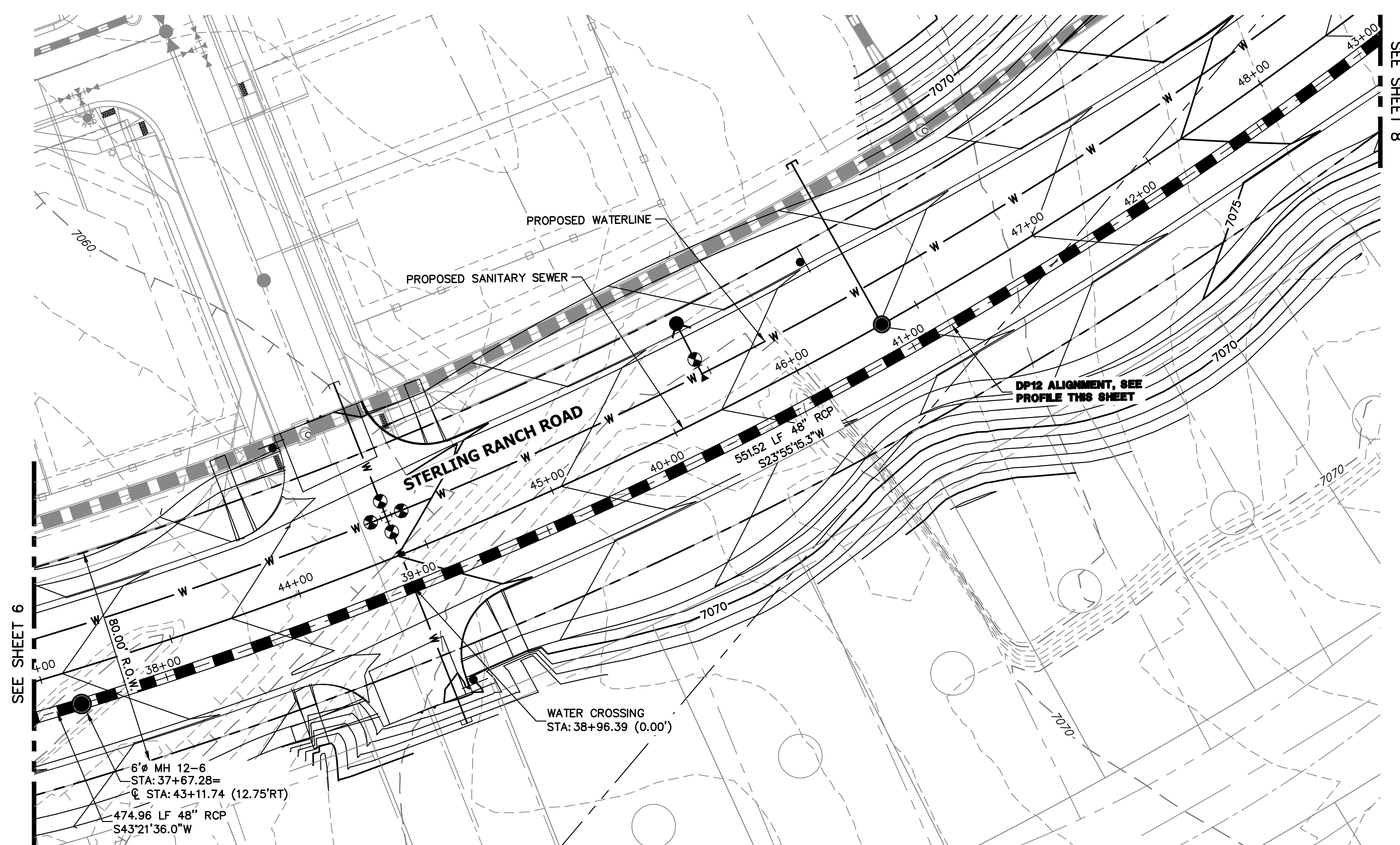
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

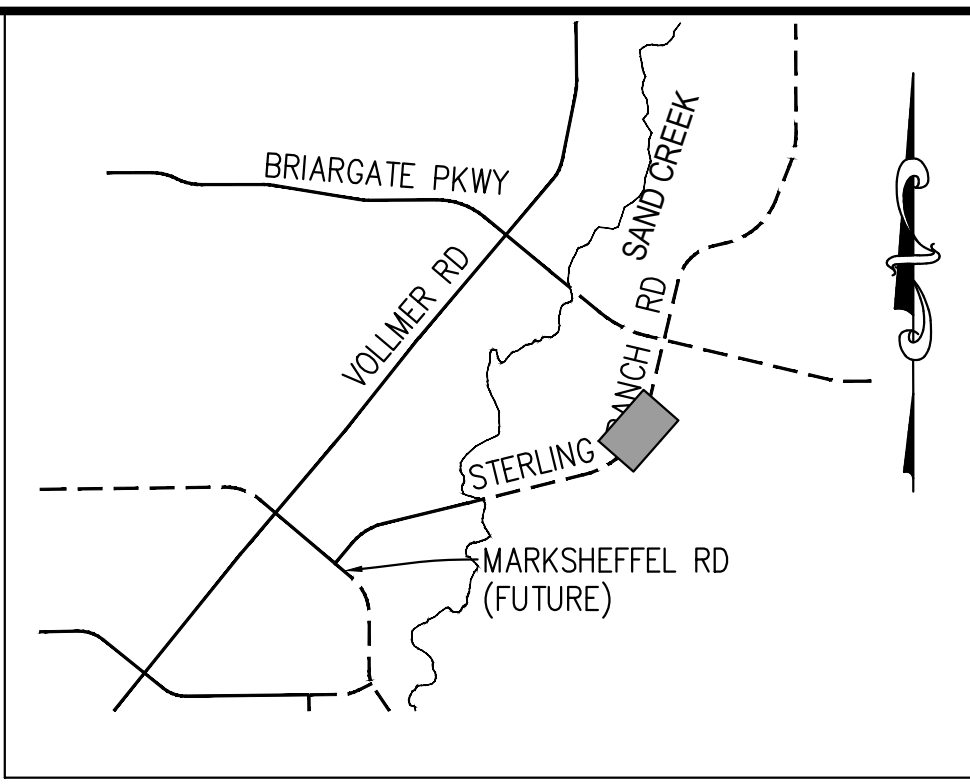
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	01/11/23	MMC	MMC	

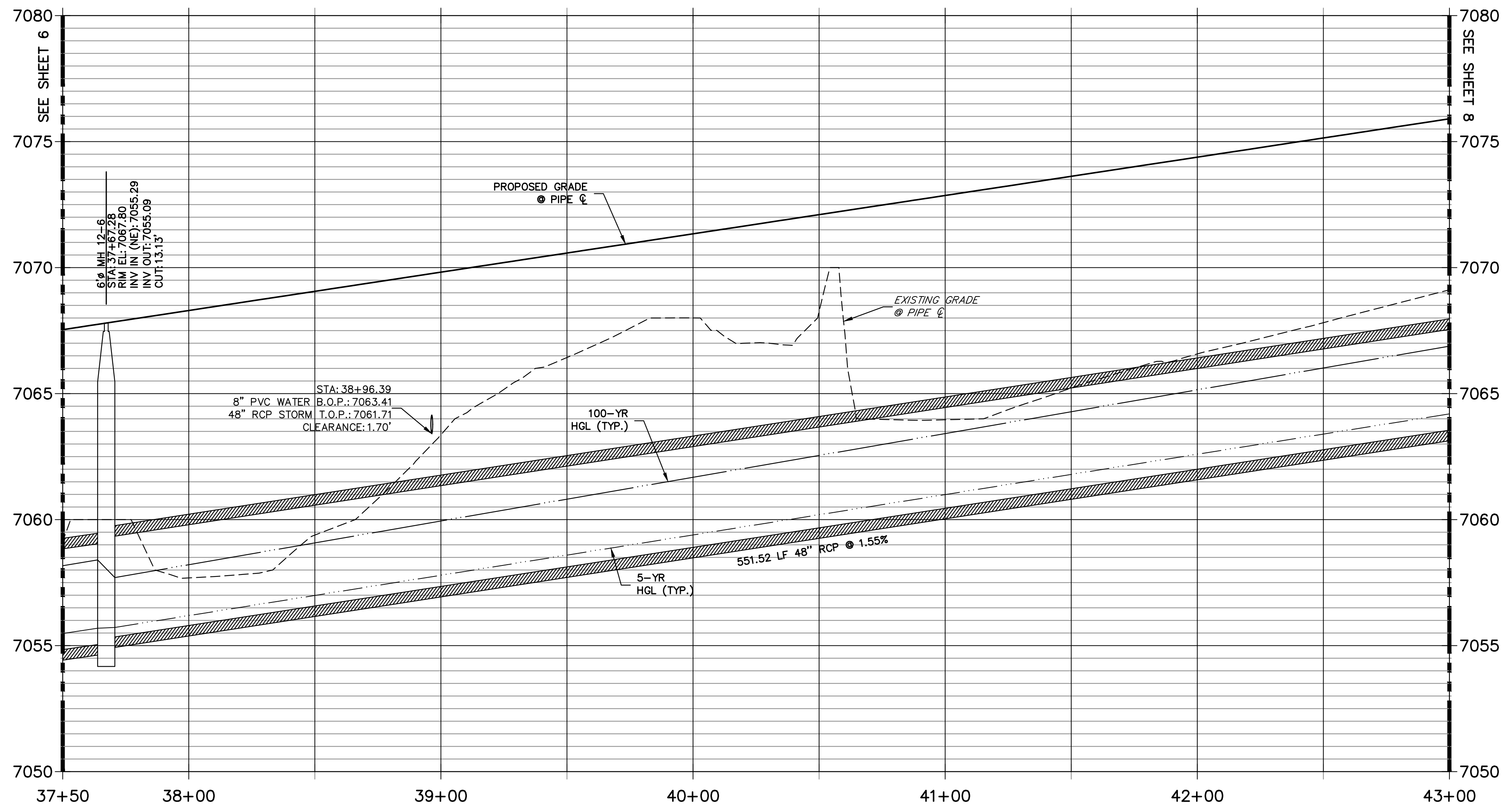
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE
 SHEET 6 OF 17
 JOB NO. 25188.03



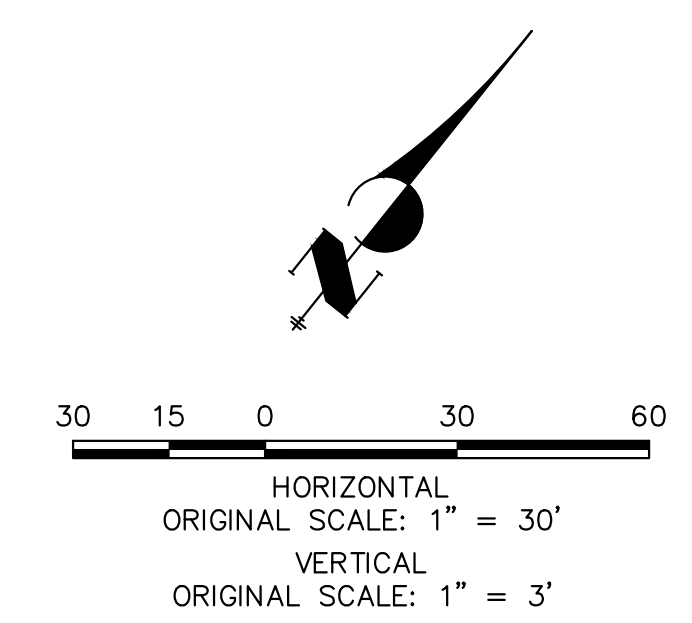
DP12 PROFILE(5)
STA 37+50.00 TO 43+00.00
 PUBLIC



KEY MAP
 N.T.S.

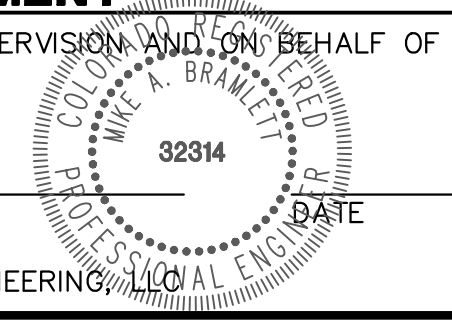


NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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



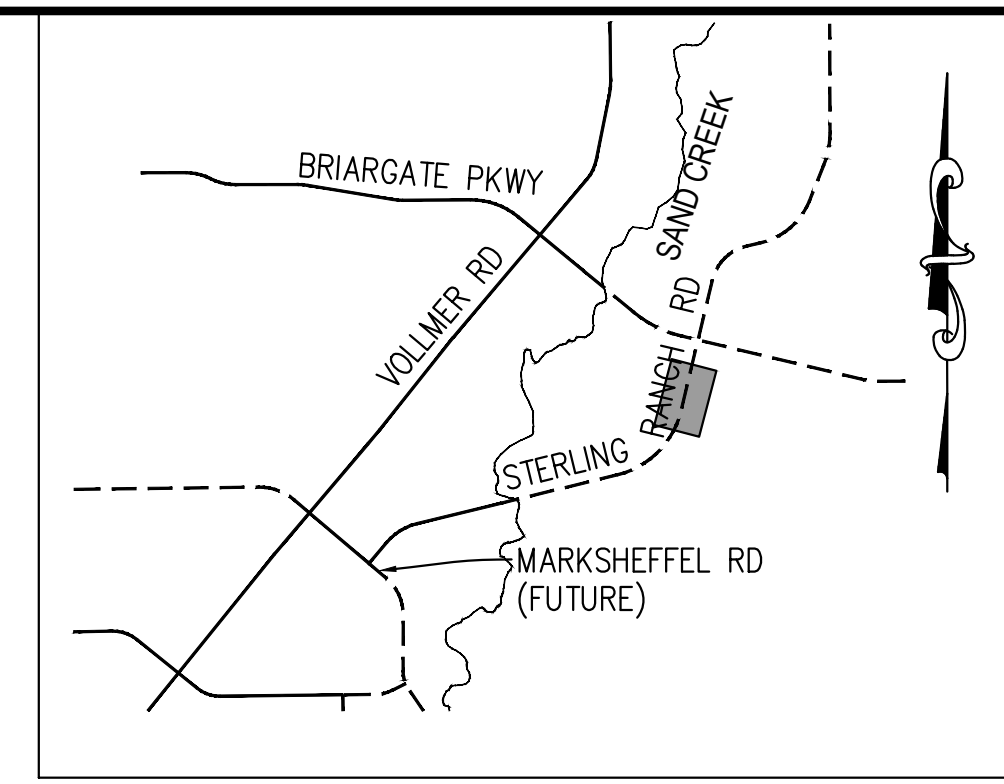
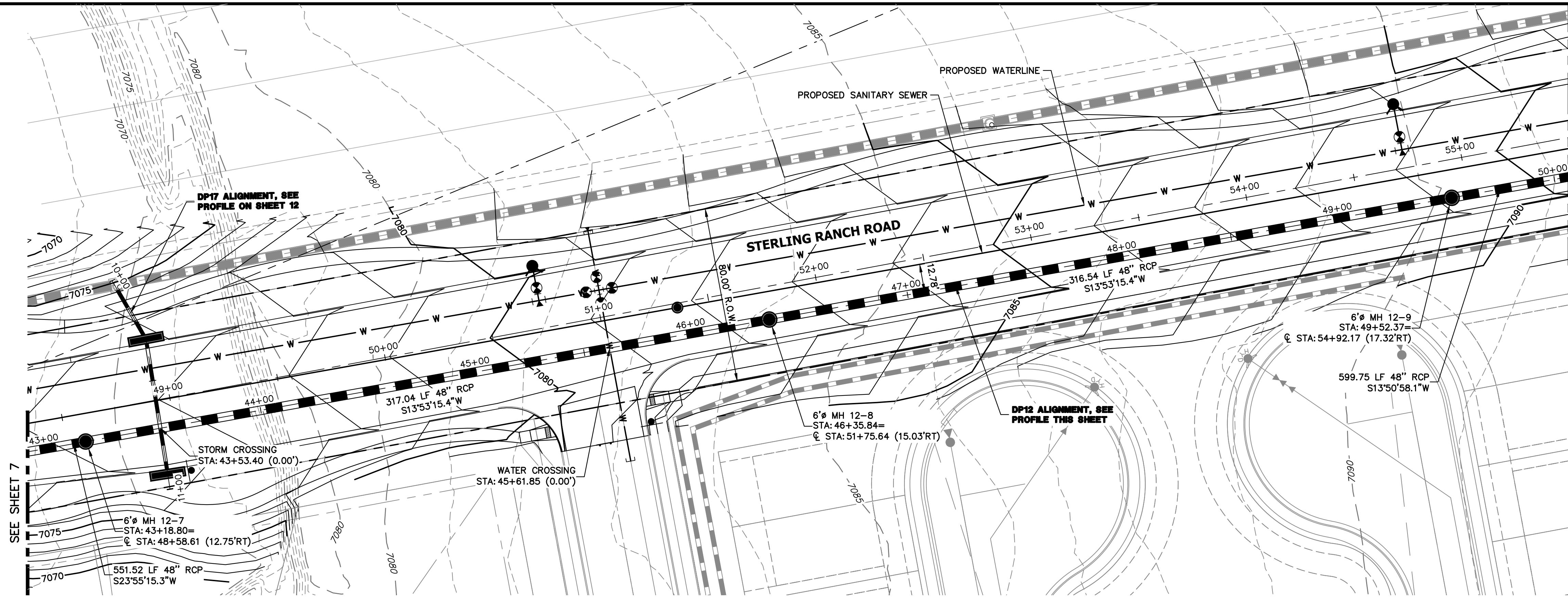
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

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
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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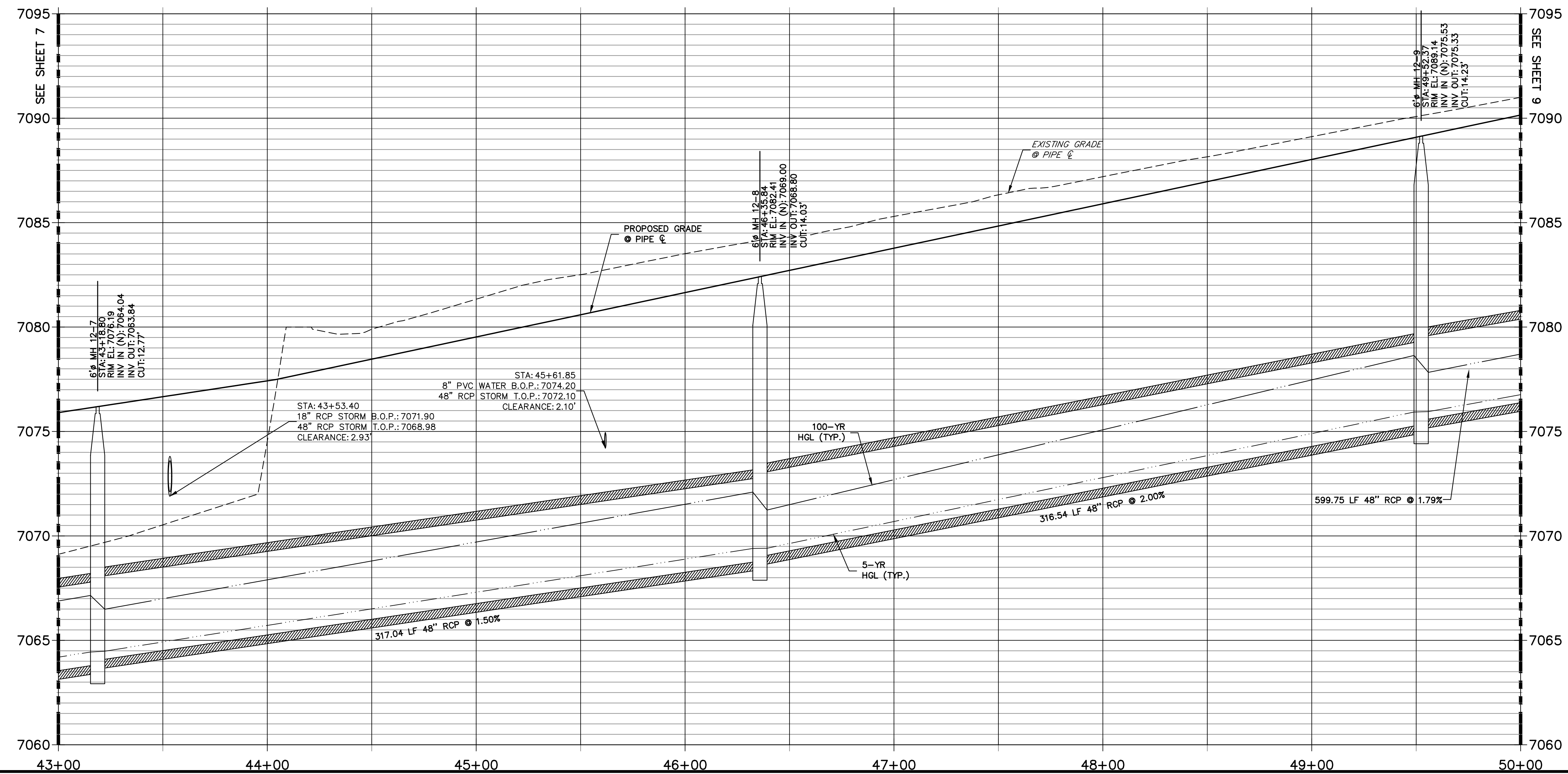
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE
 SHEET 7 OF 17
 JOB NO. 25188.03

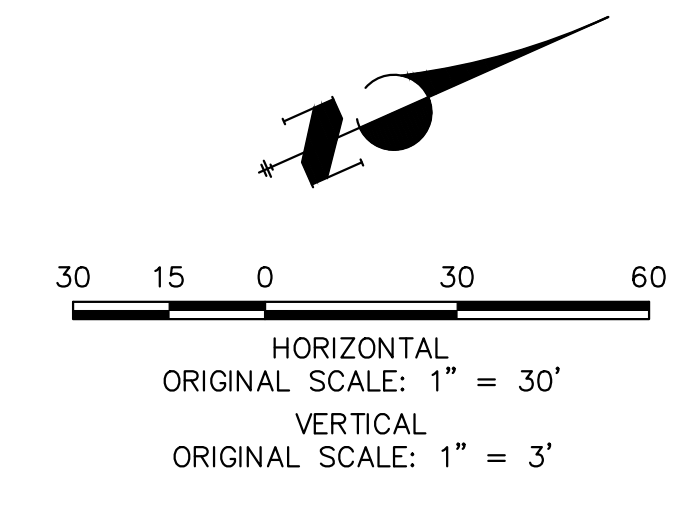


KEY MAP
N.T.S.

DP12 PROFILE(6)
STA 43+00.00 TO 50+00.00
PUBLIC



NOTE:
1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
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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, INC.

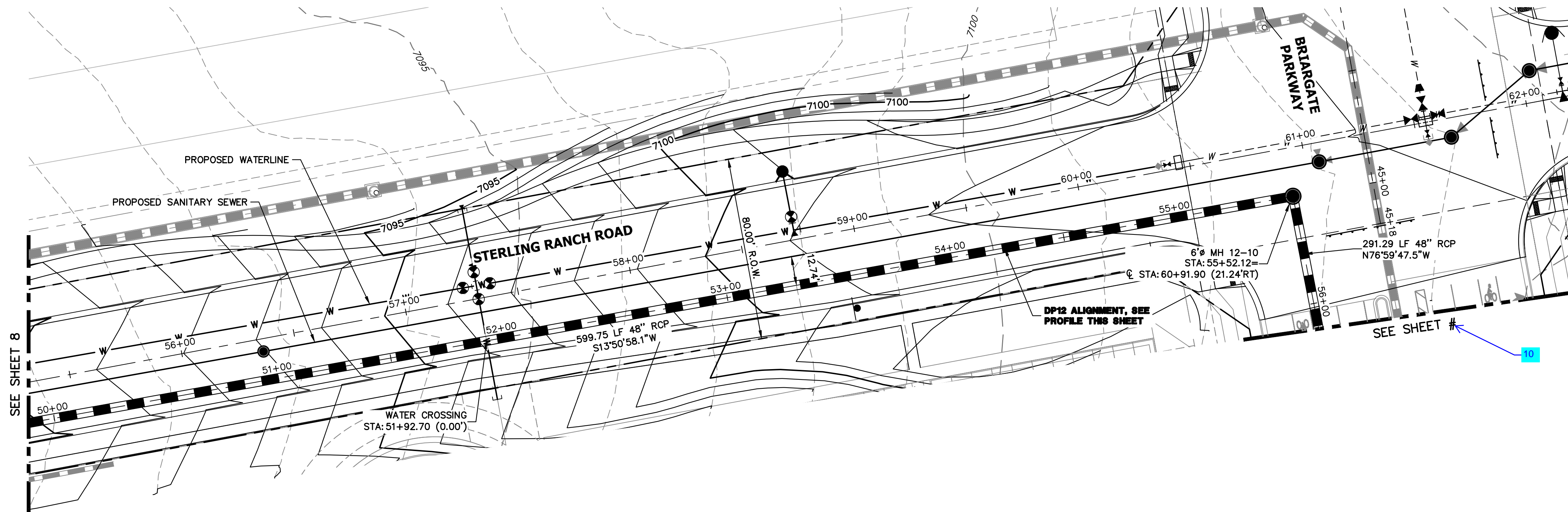
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

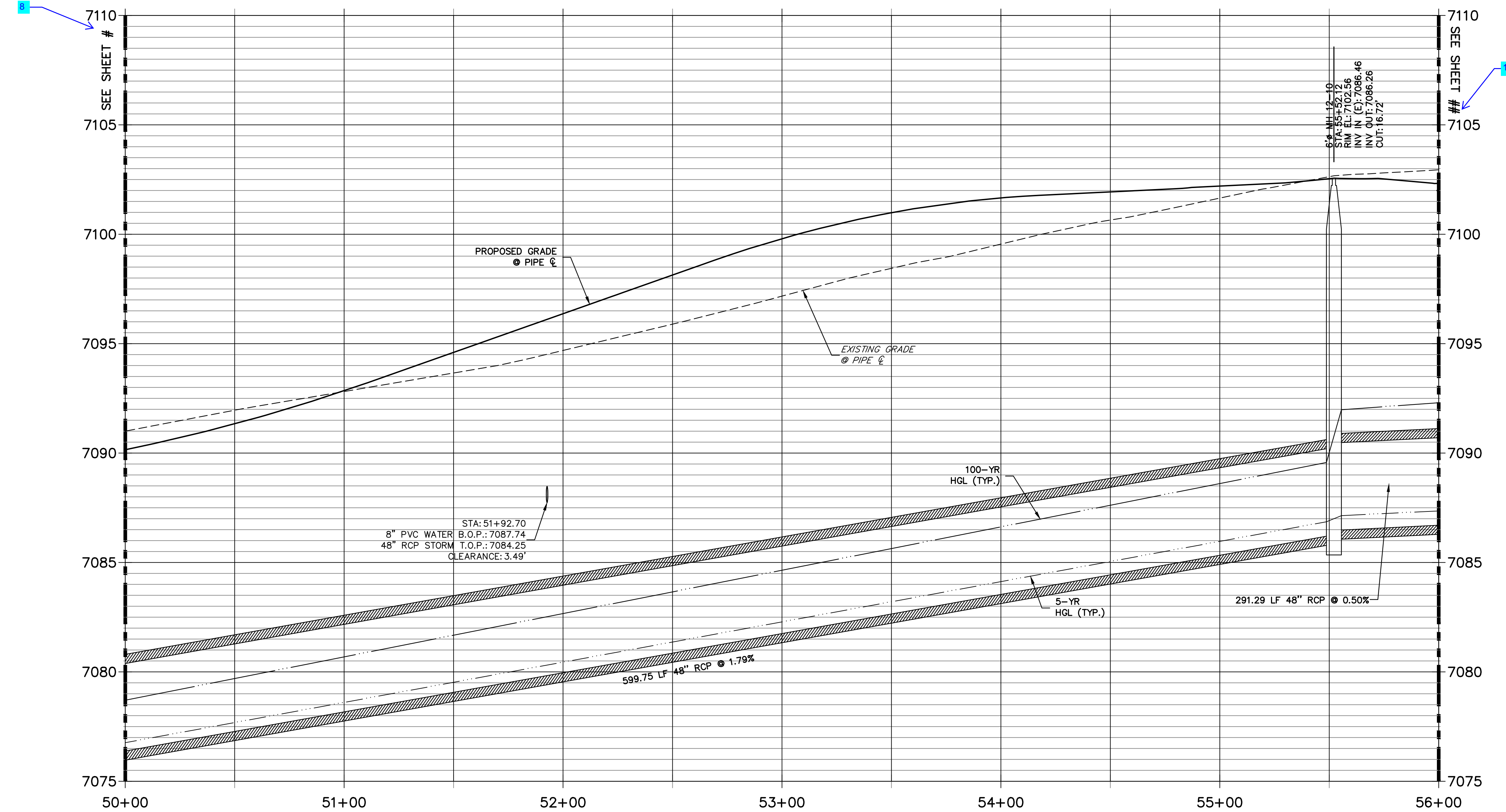
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BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE
 SHEET 8 OF 17
 JOB NO. 25188.03



**DP12 PROFILE(7)
STA 50+00.00 TO 56+00.00
PUBLIC**



NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2

HORIZONTAL ORIGINAL SCALE: 1" = 30'
 VERTICAL ORIGINAL SCALE: 1" = 3'

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 APPROPRIATE REVIEWING 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

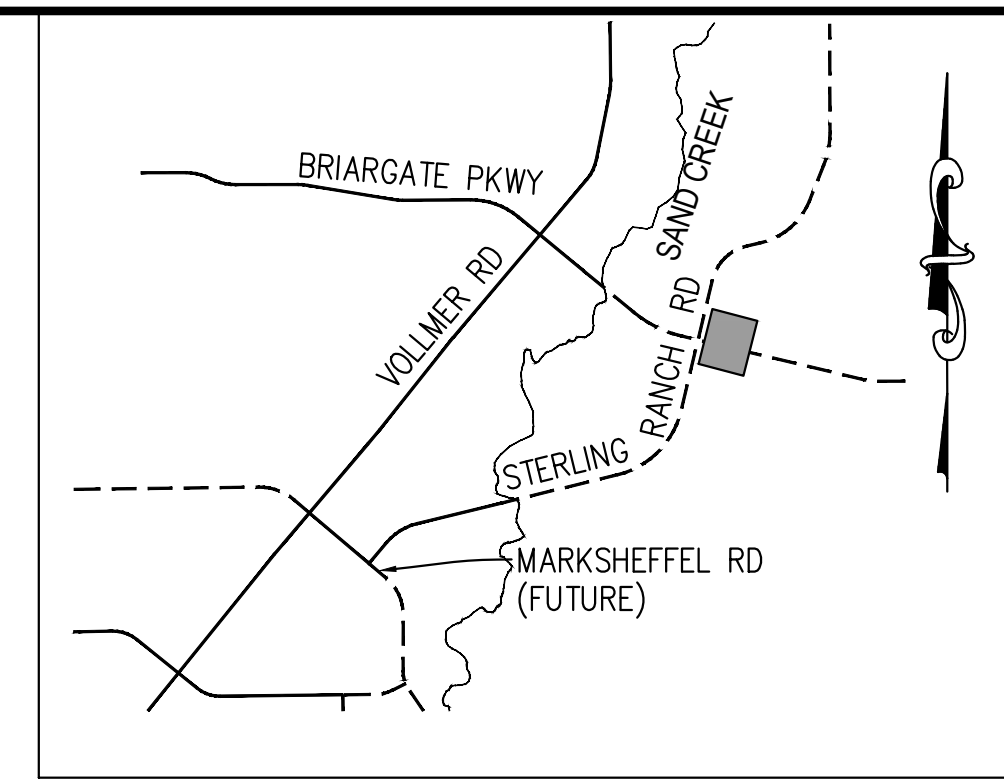
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 01/11/23
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE

SHEET 9 OF 17
 JOB NO. 25188.03



KEY MAP
N.T.S.

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

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

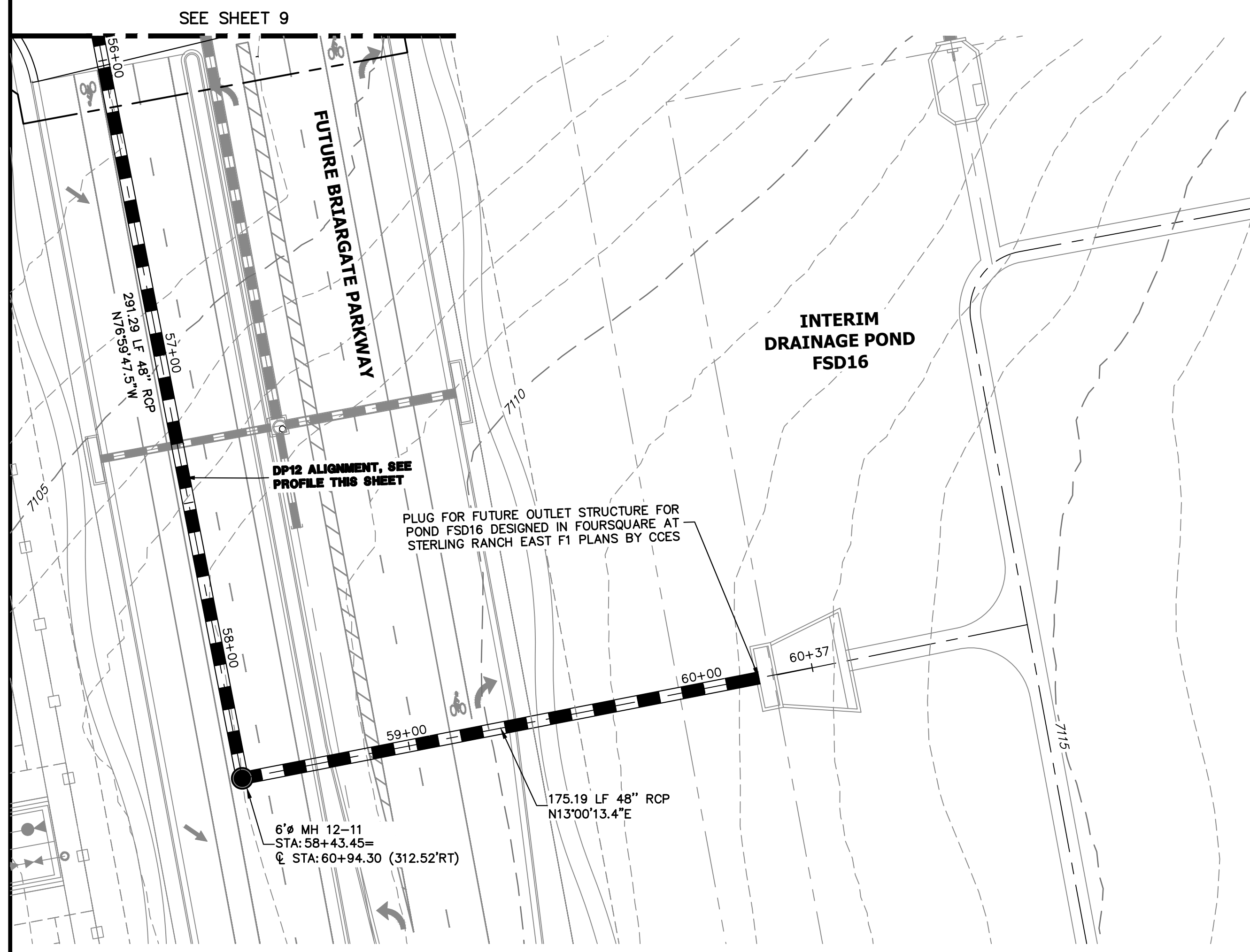
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

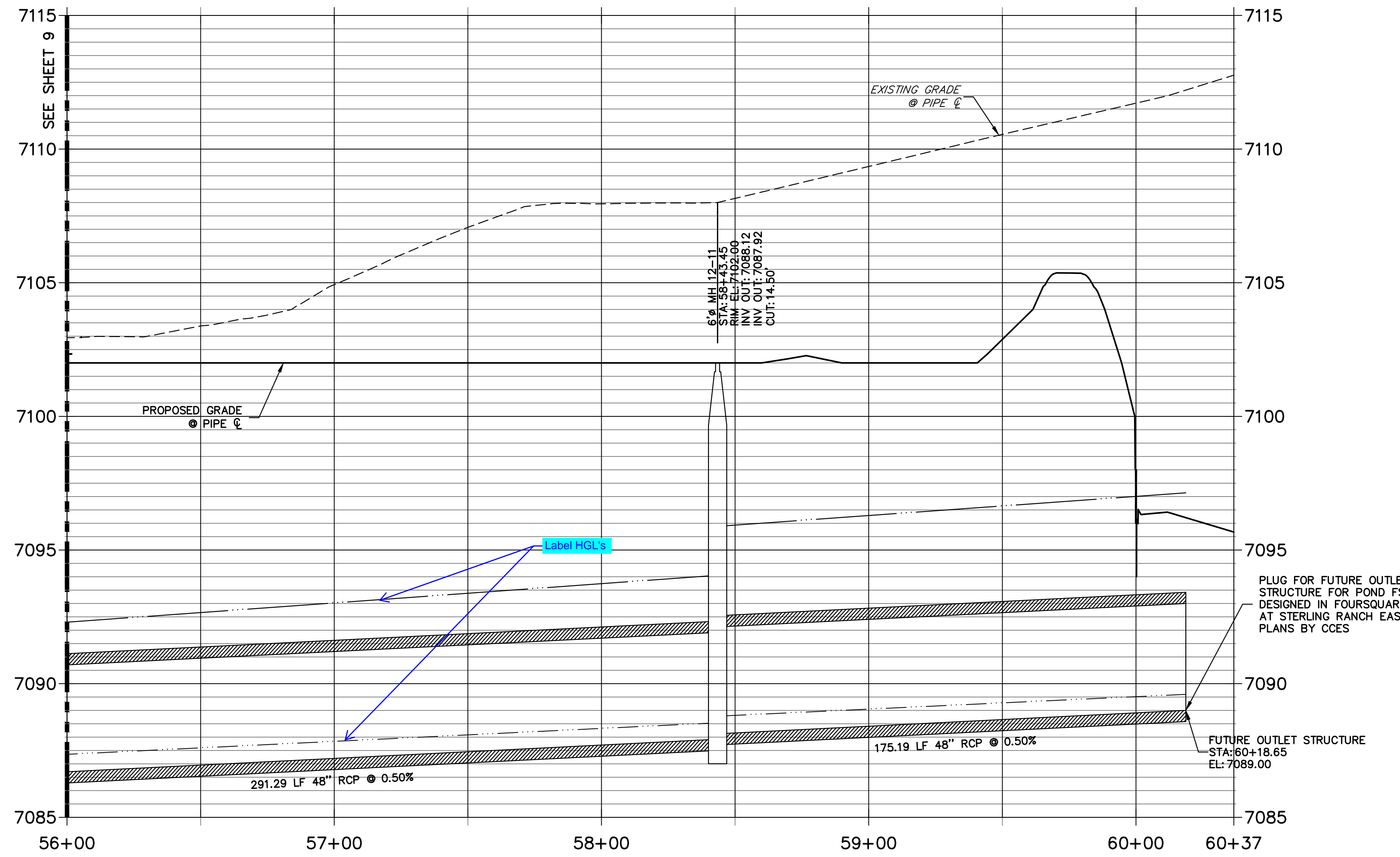
STORM SEWER PLAN & PROFILE

SHEET 10 OF 17

JOB NO. 25188.03

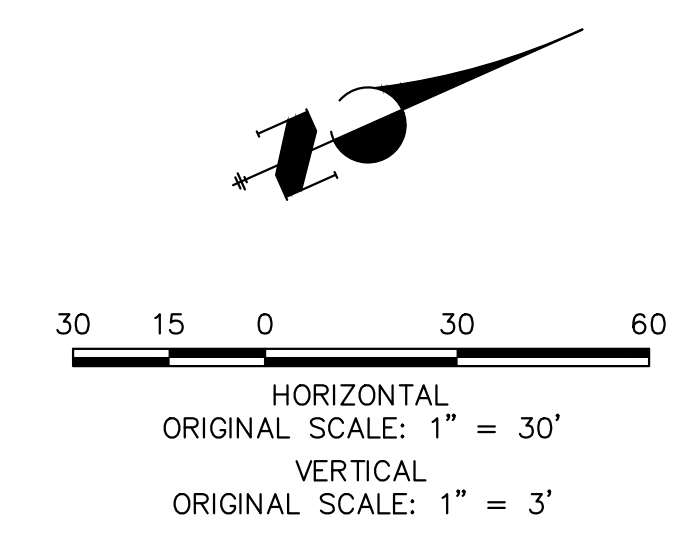


DP12 PROFILE(8)
STA 56+00.00 TO 60+36.64
PRIVATE (SRMD)



NOTE:

- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



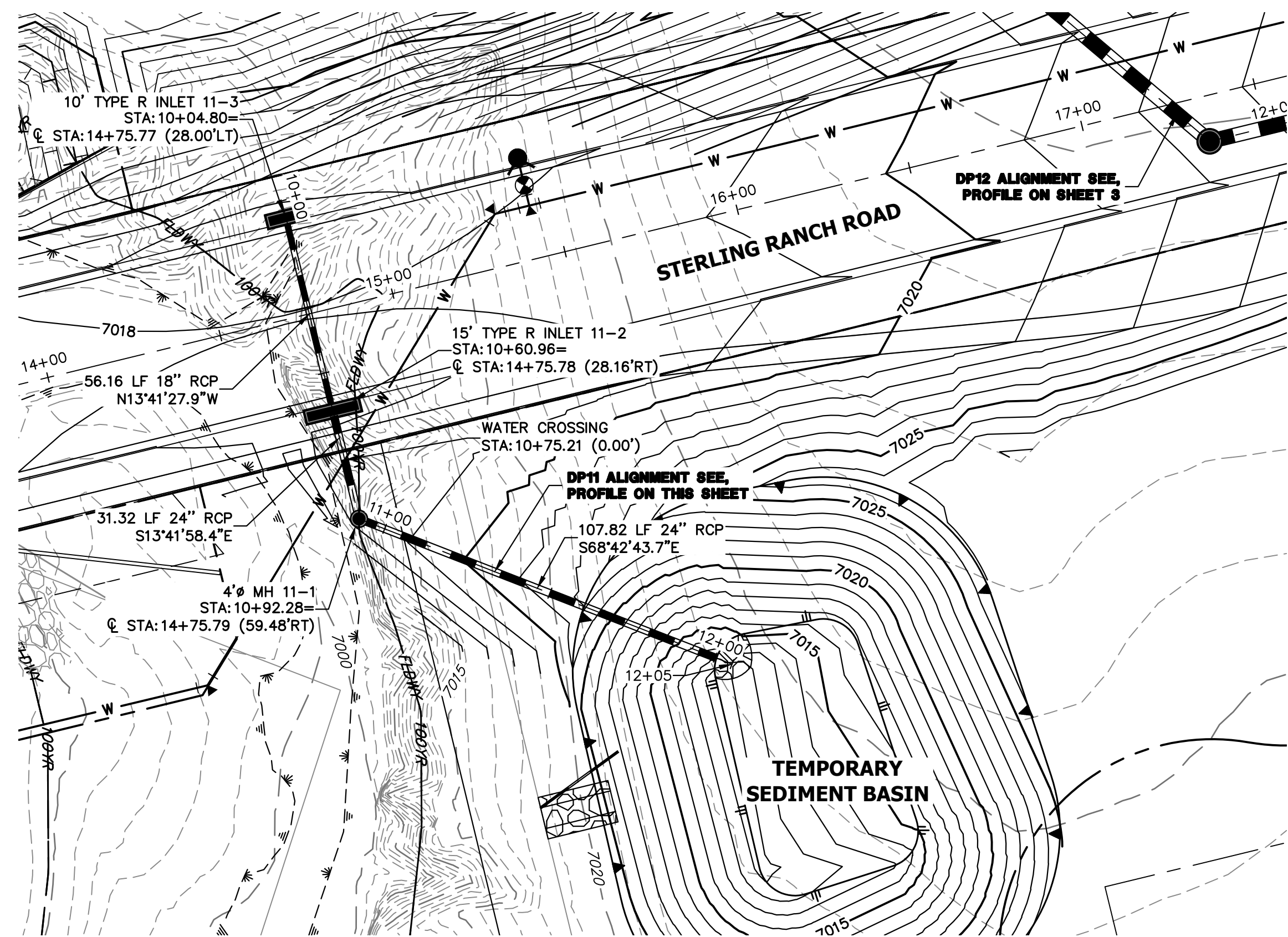
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

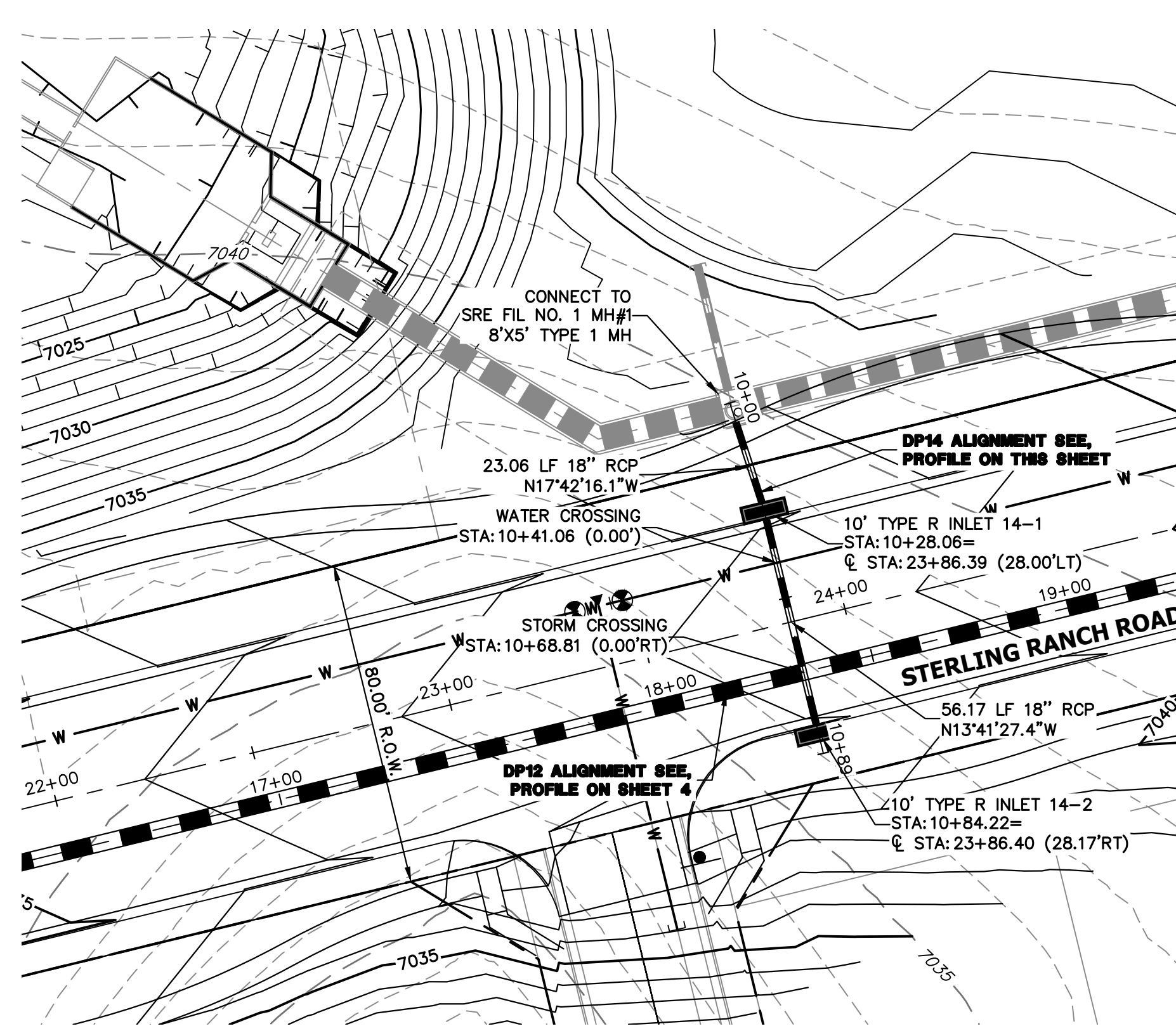
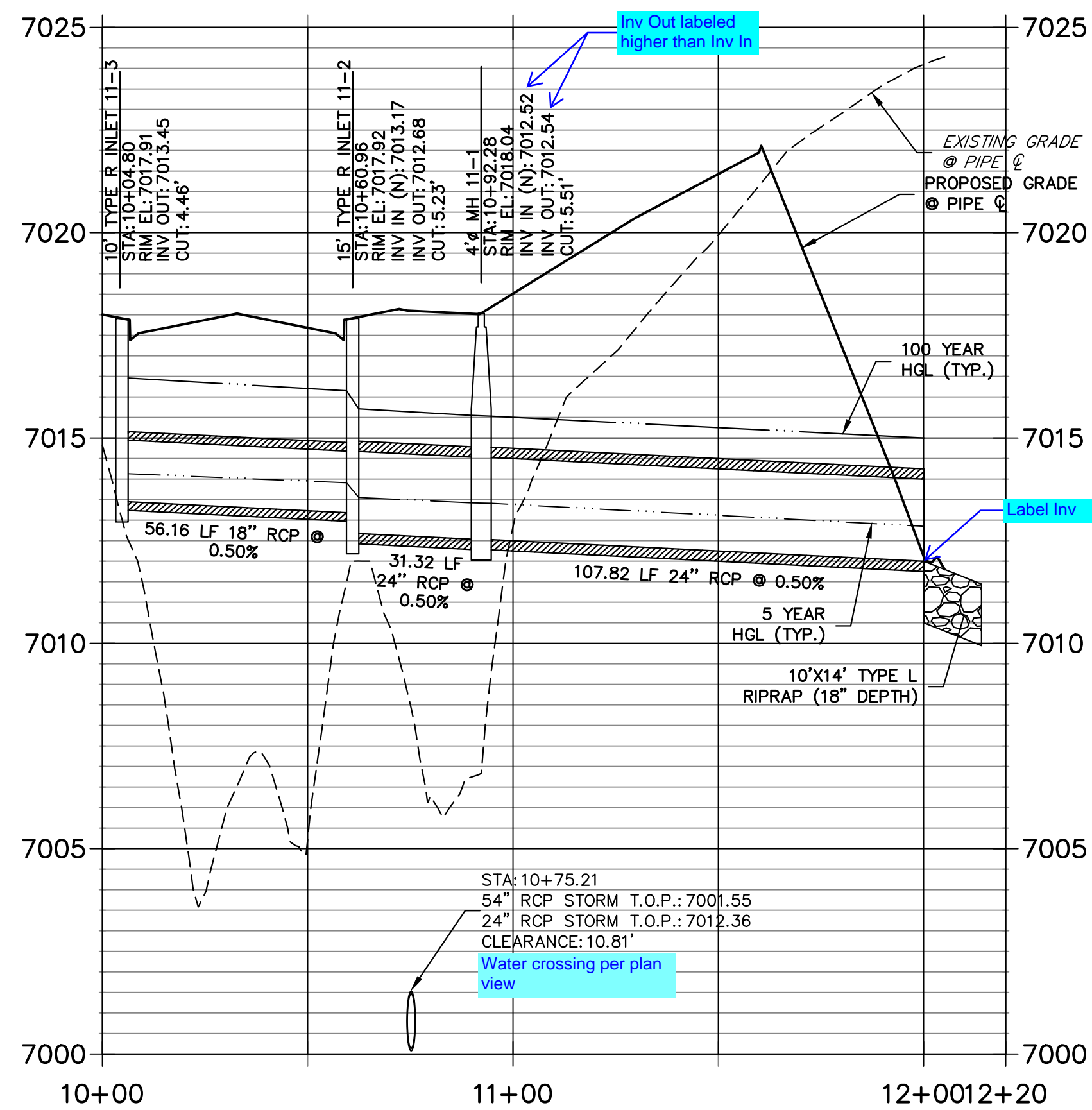
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

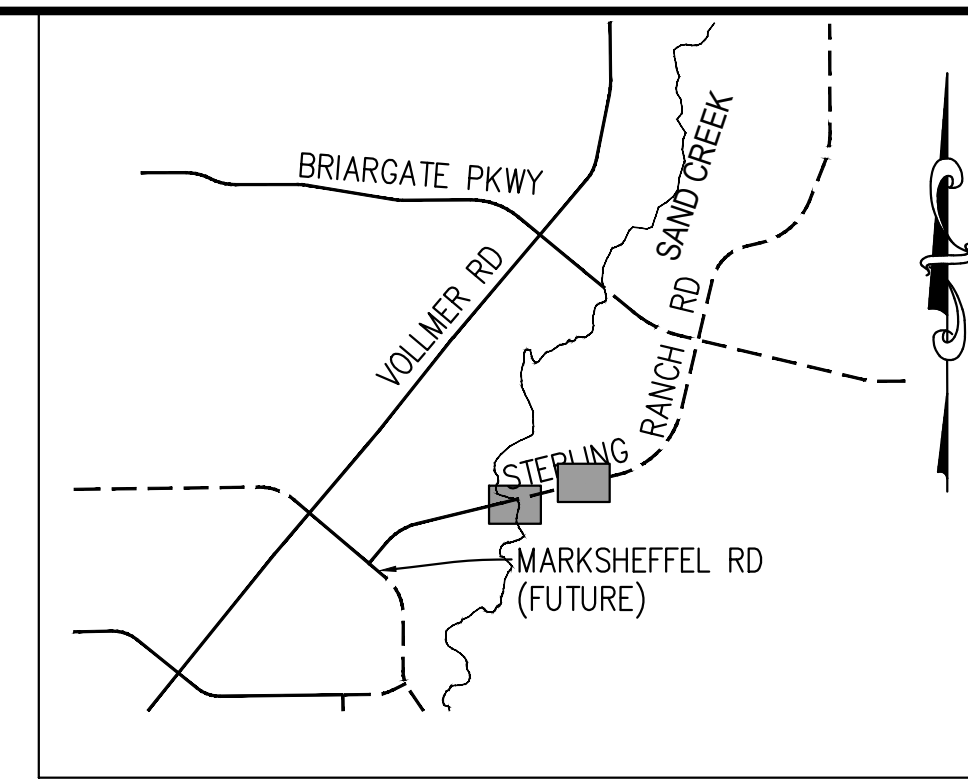
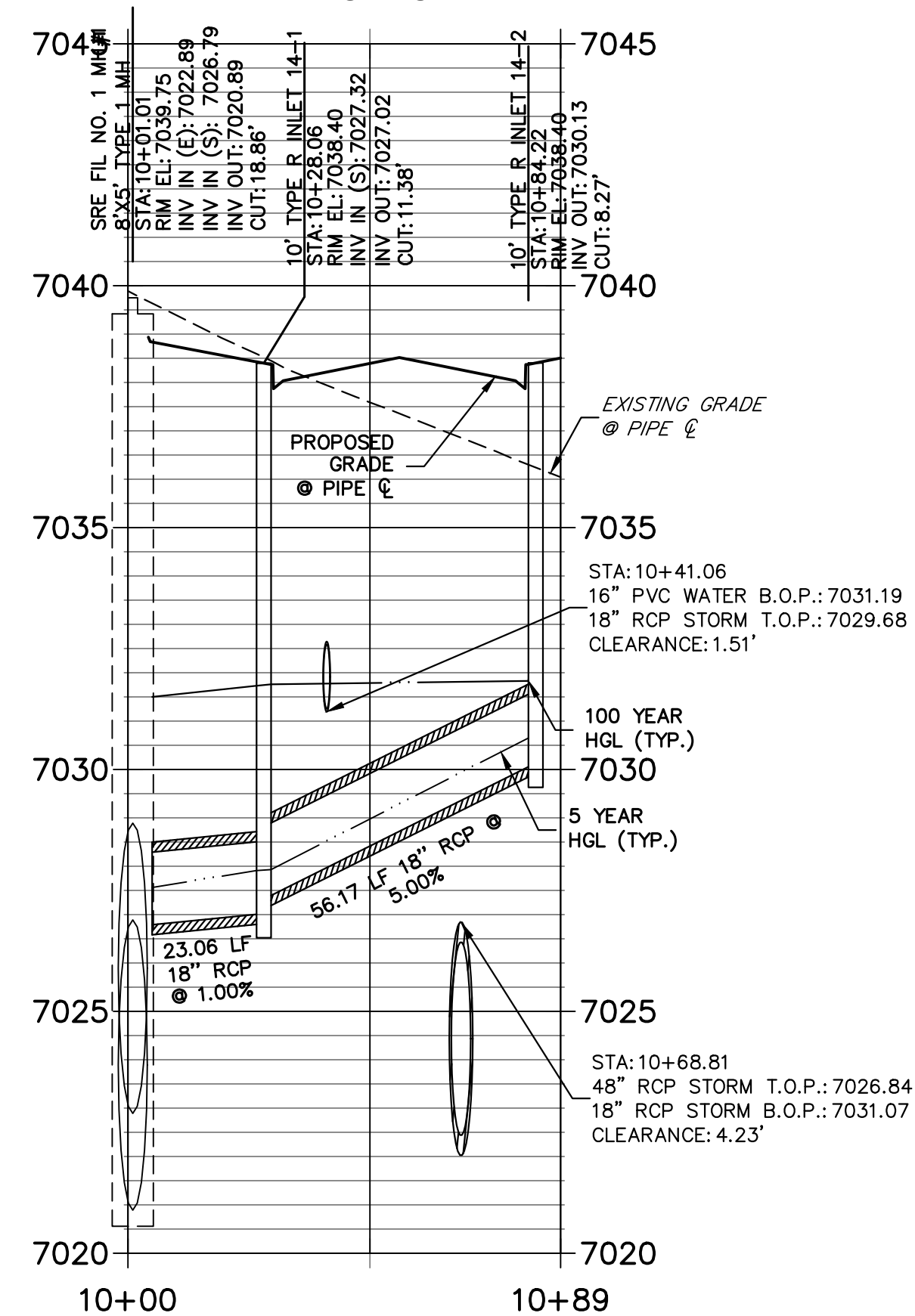
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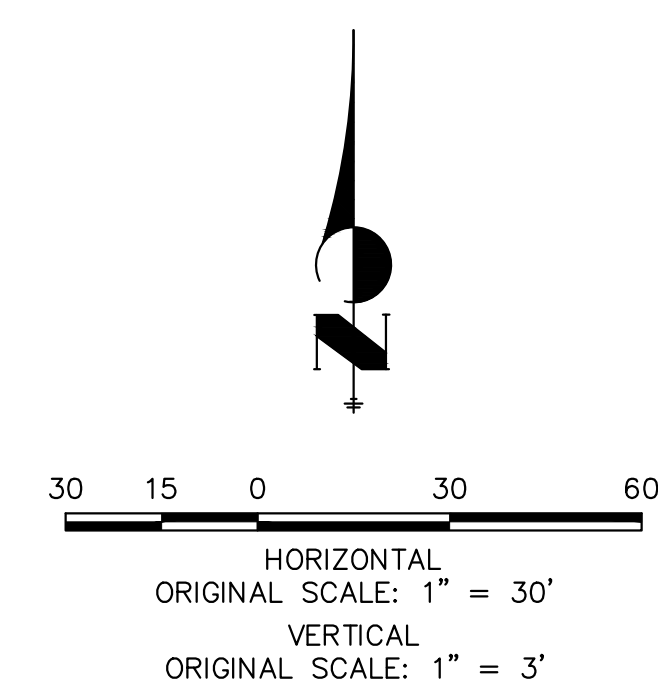
DP11 PROFILE
STA 10+00.00 TO 12+20.00
 PUBLIC



DP14 PROFILE
STA 10+00.00 TO 10+89.39
 PUBLIC



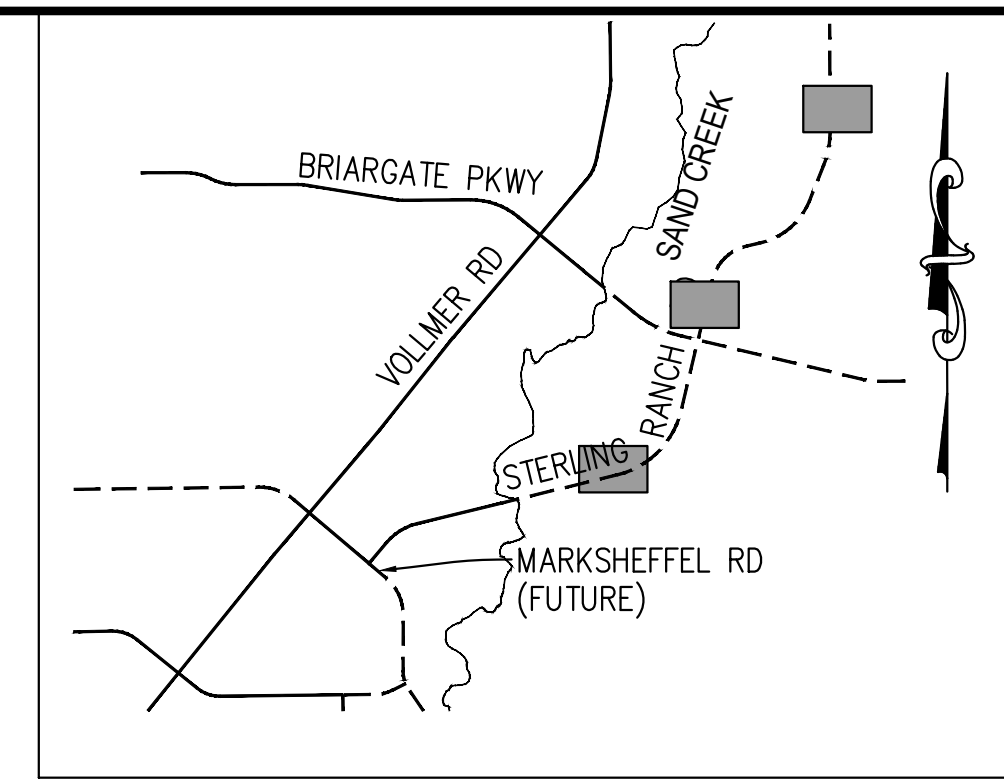
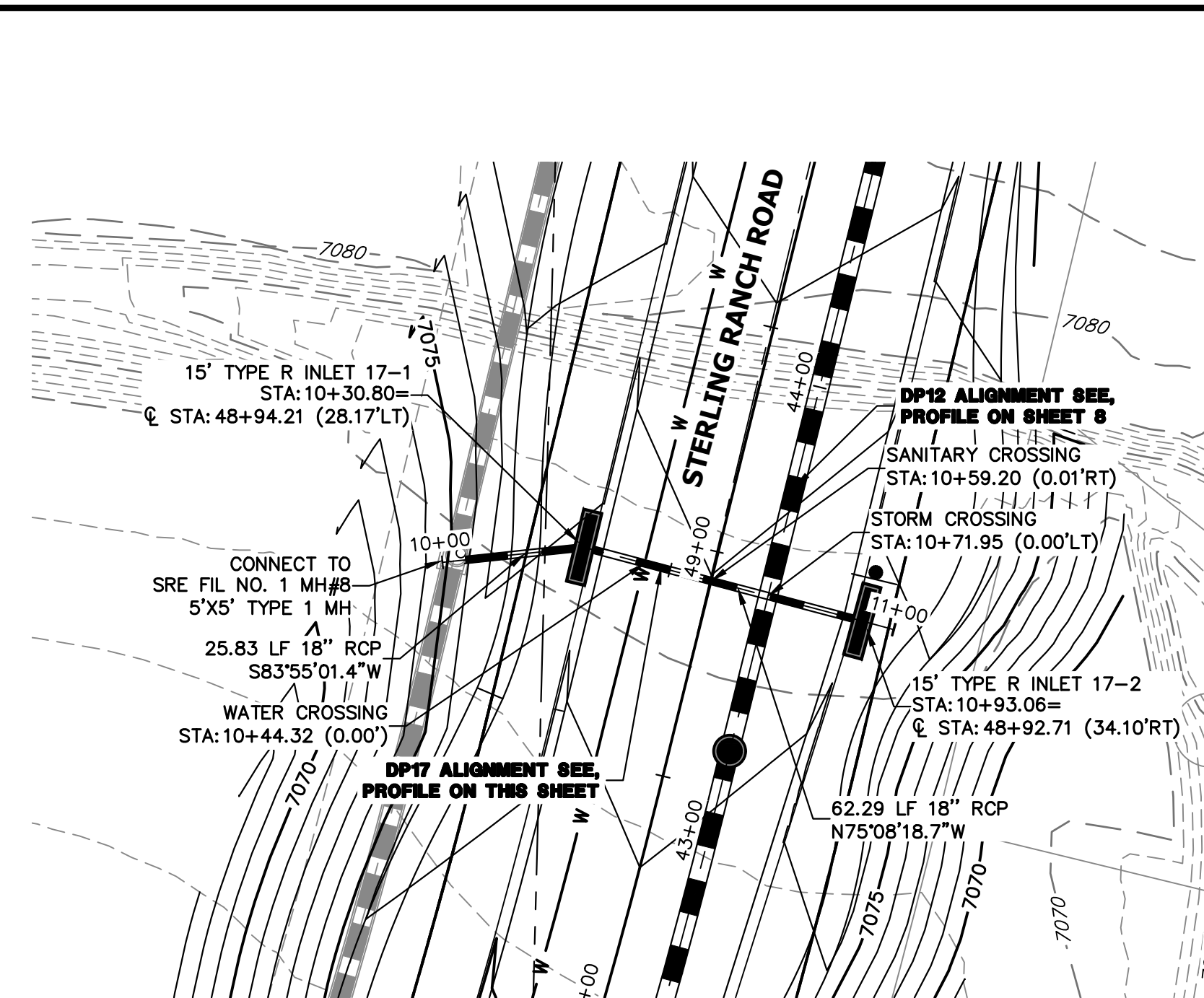
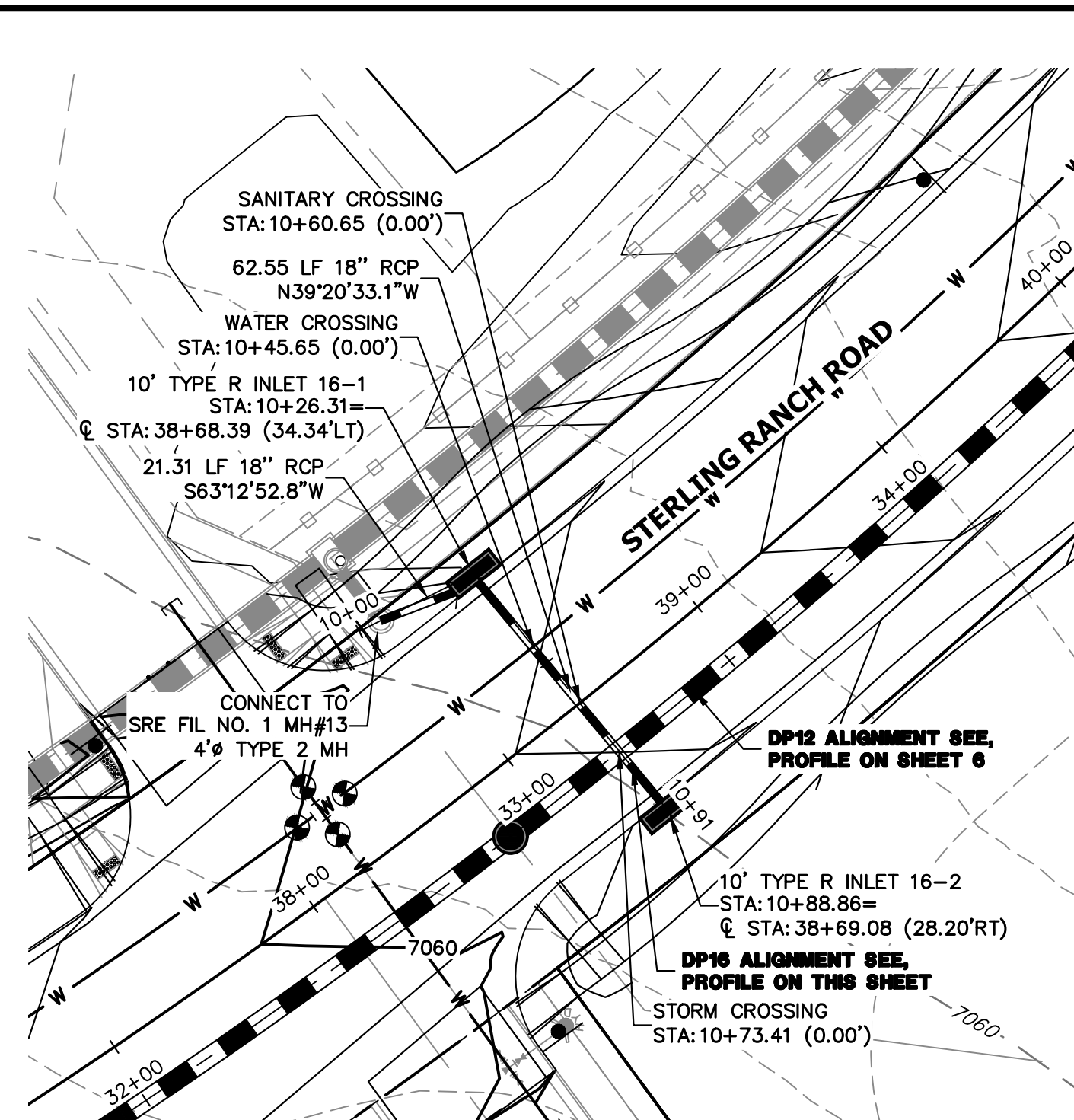
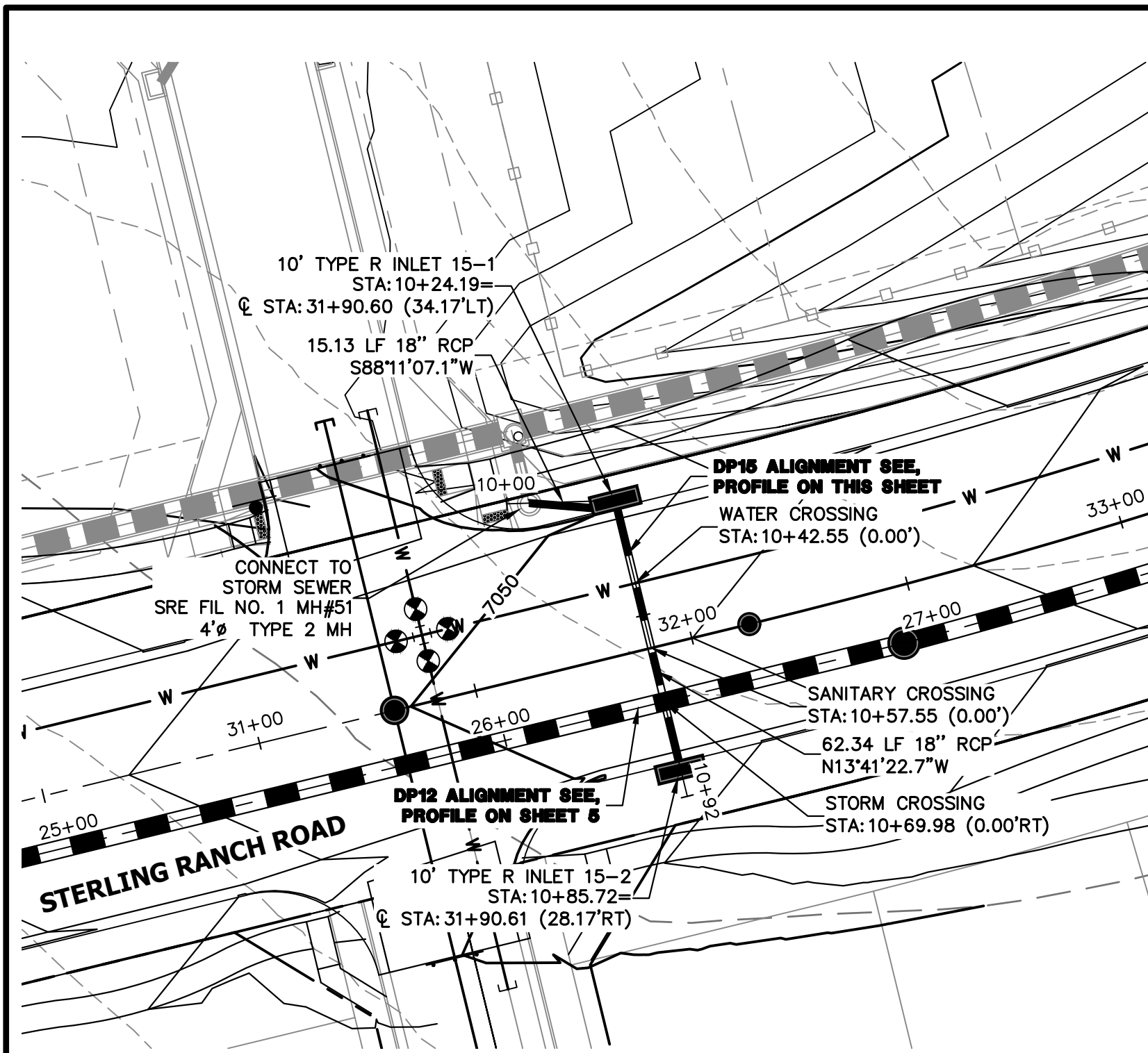
KEY MAP
 N.T.S.



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

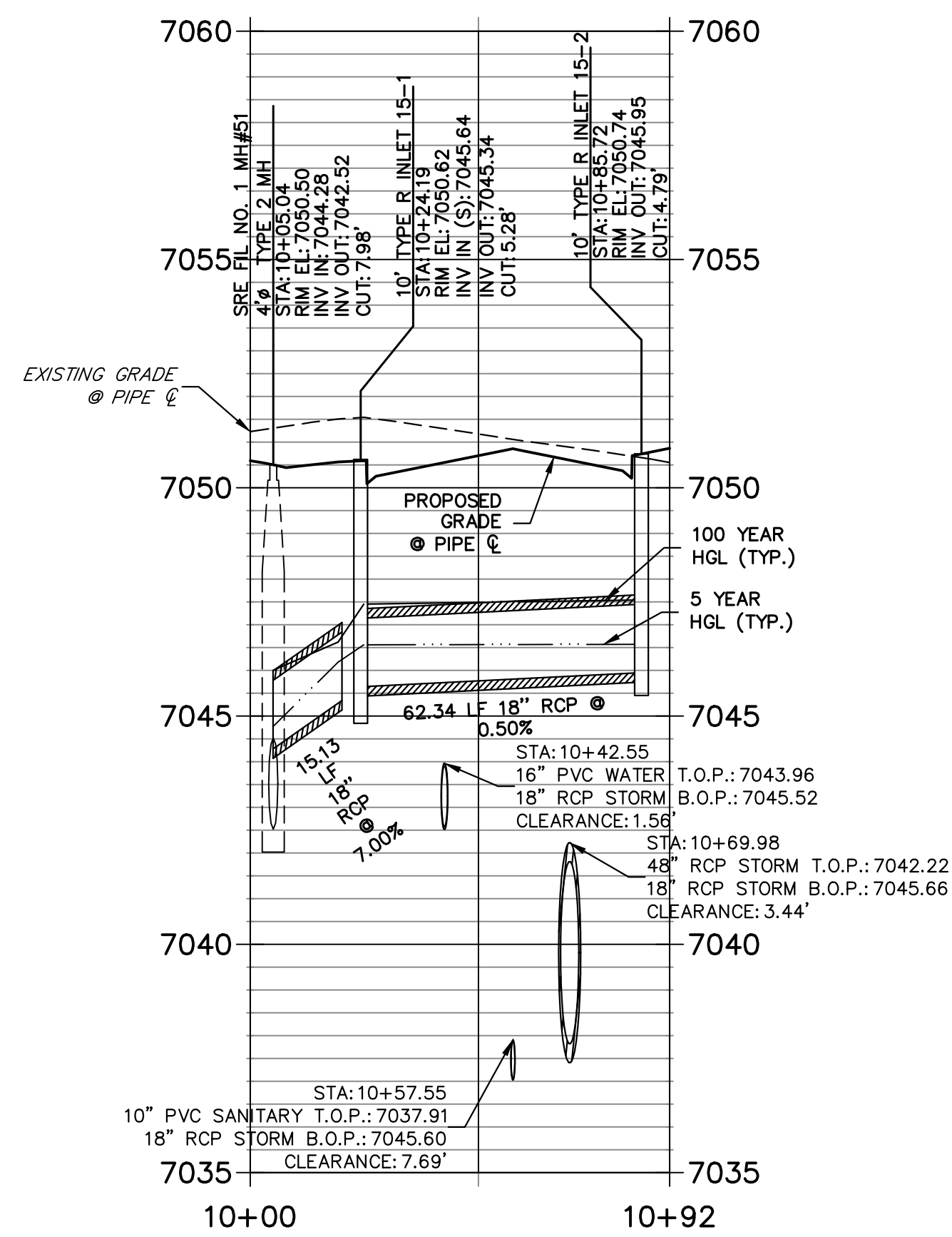
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=30'	V-SCALE 1"=3'
DATE 01/11/23	DESIGNED BY MMC
DRAWN BY MMC	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET 11	OF 17
JOB NO. 25188.03	

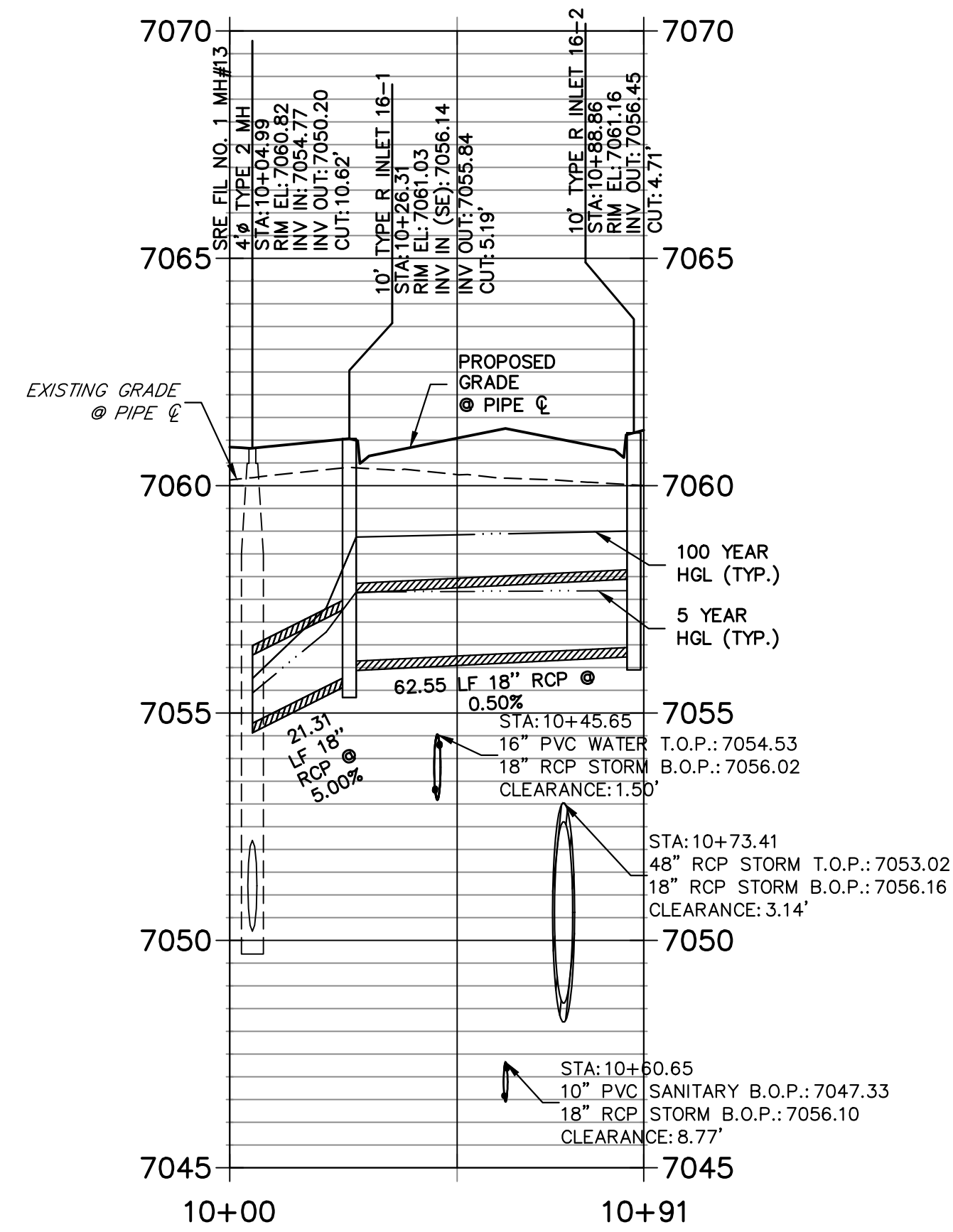


KEY MAP
N.T.S.

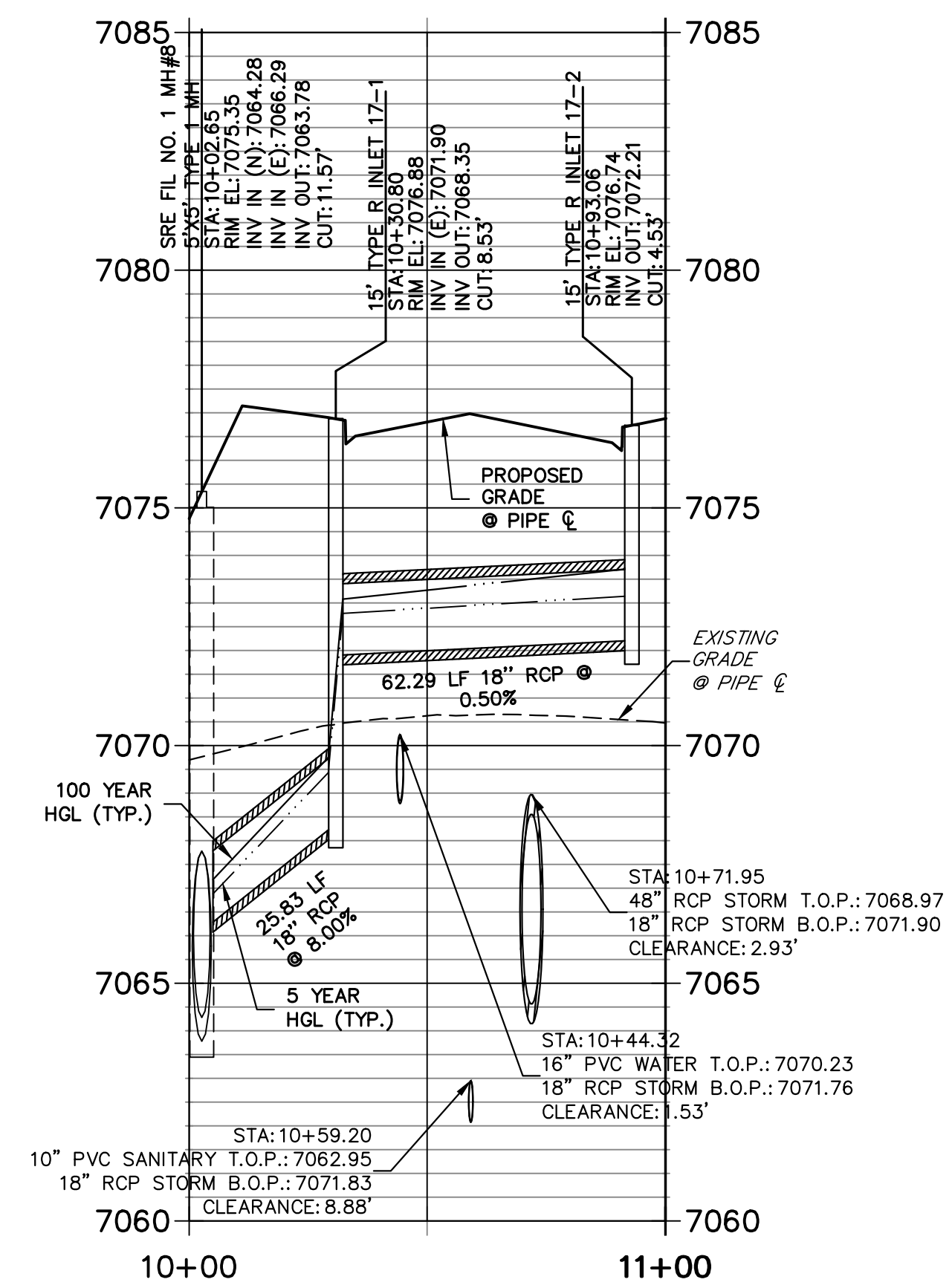
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PUBLIC



DP16 PROFILE
STA 10+00.00 TO 10+91.02
PUBLIC

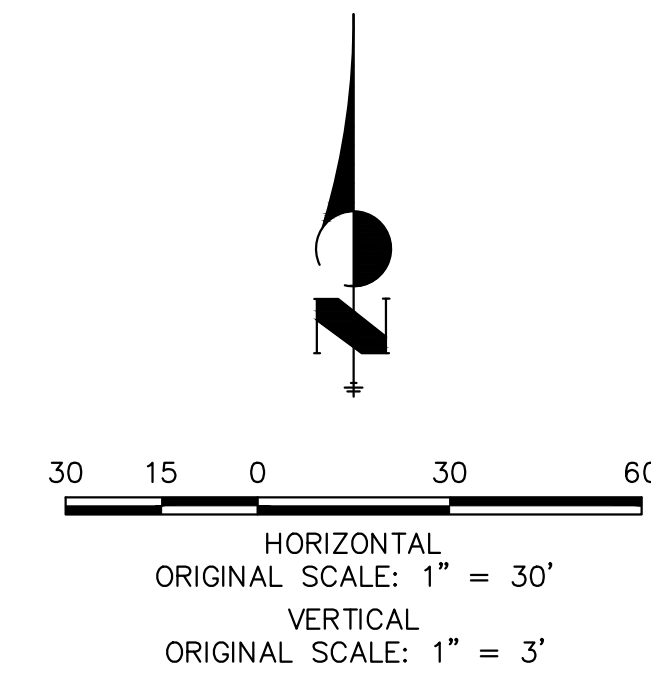


DP17 PROFILE
STA 10+00.00 TO 11+00.23
PUBLIC



NOTE:

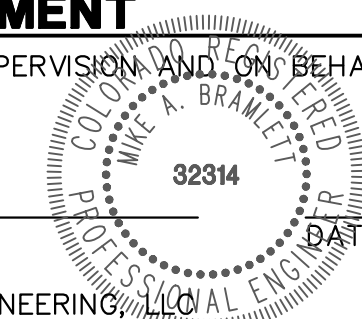
- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314



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

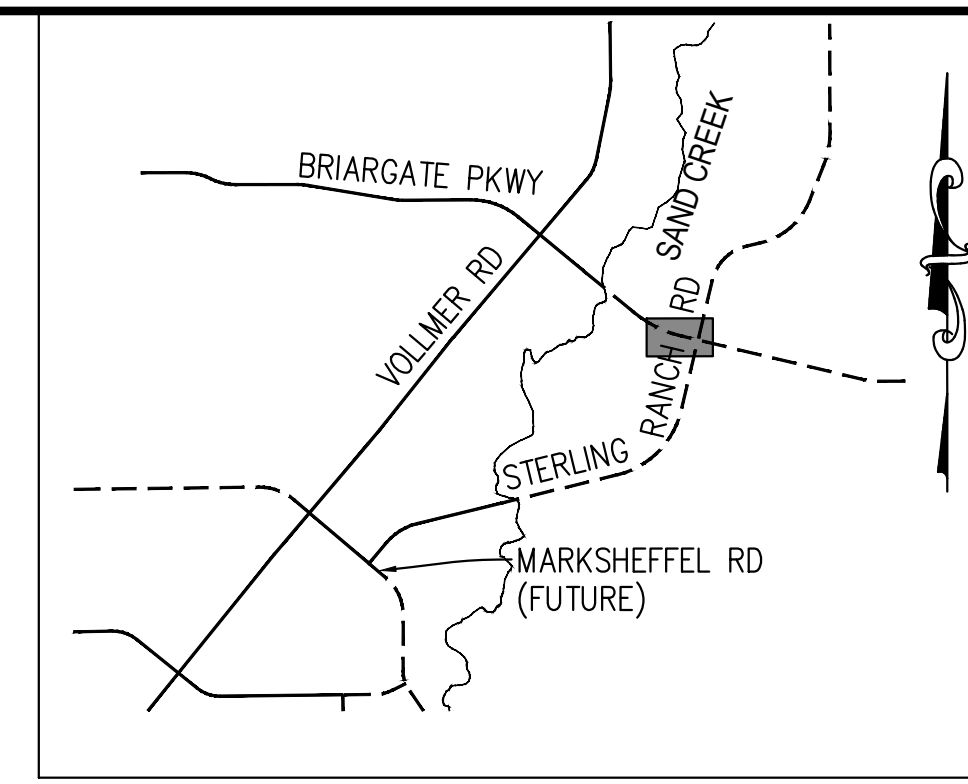
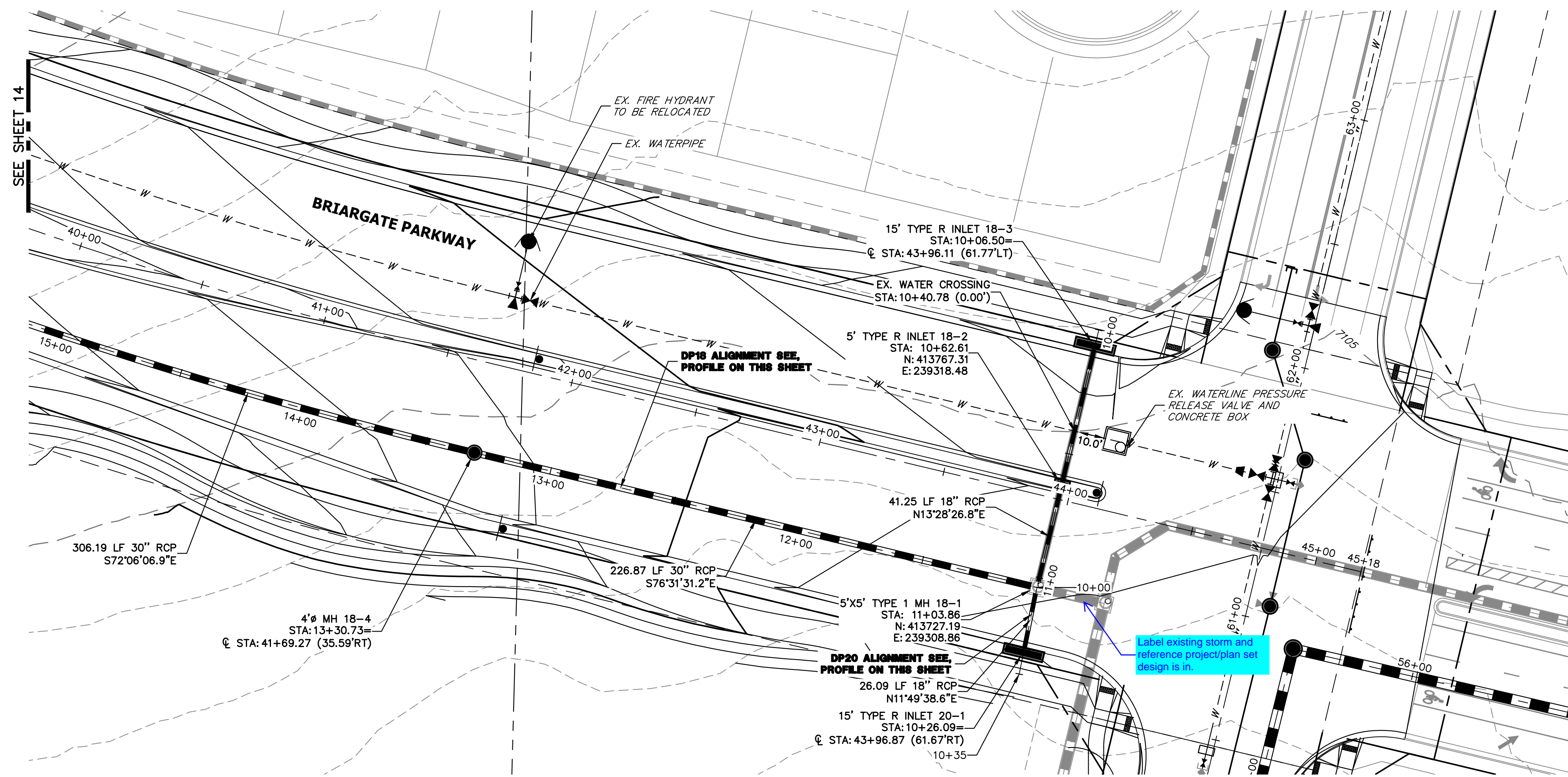
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-583-2583
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No.	REVISION	BY	DATE

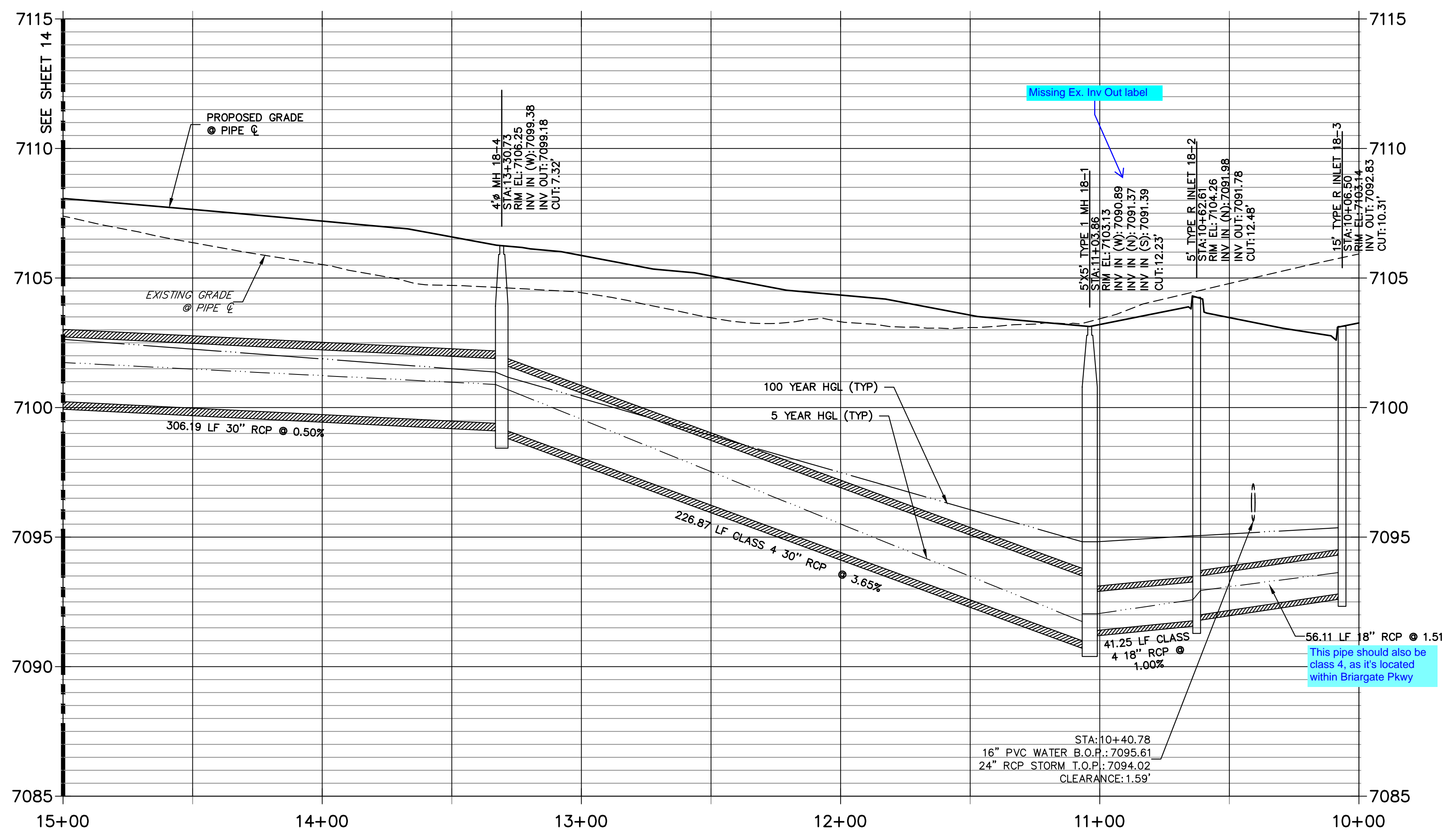
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V-SCALE	1"=3'
DATE	01/11/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE
SHEET 12 OF 17
JOB NO. 25188.03

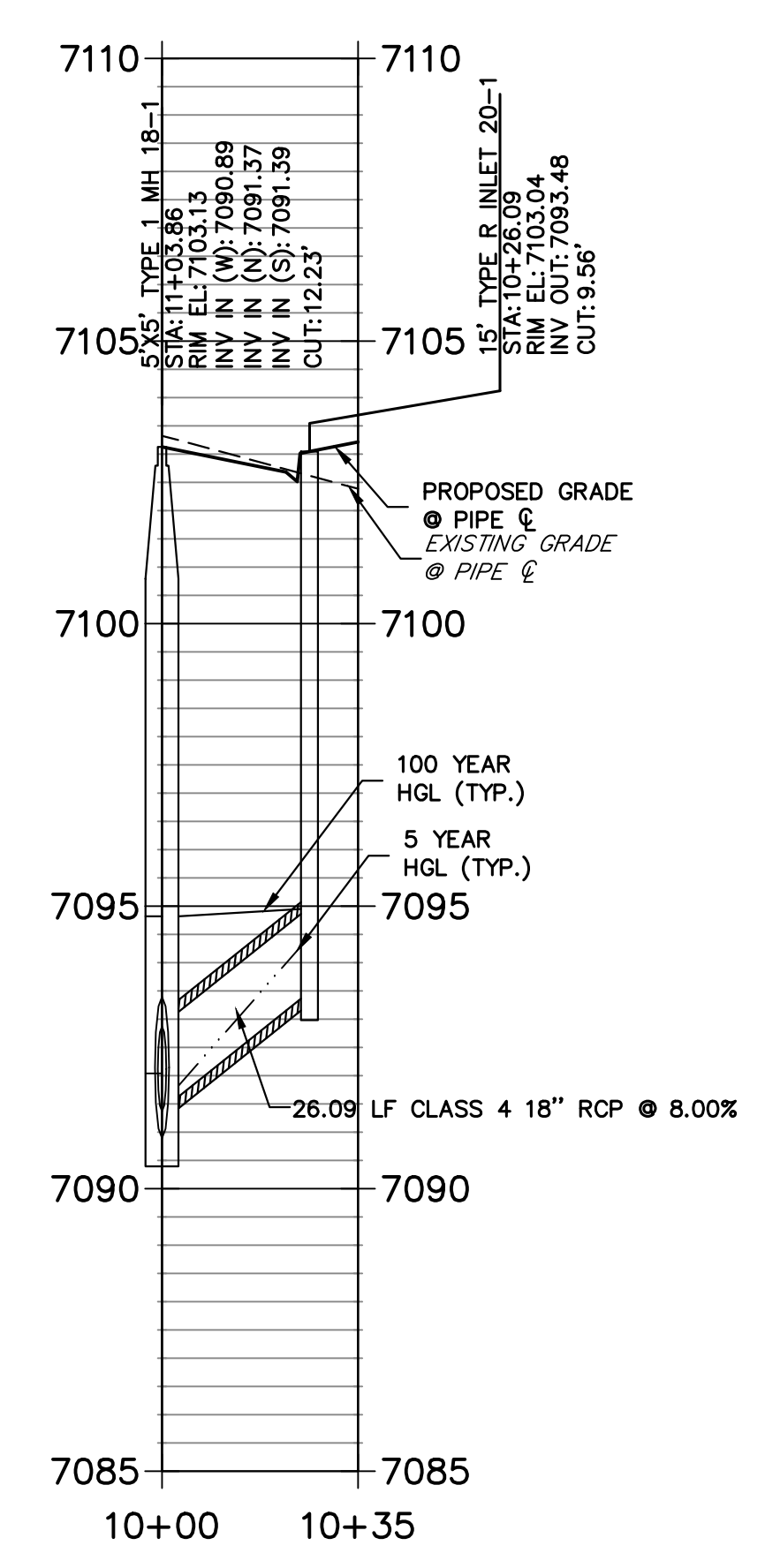


KEY MAP
N.T.S.

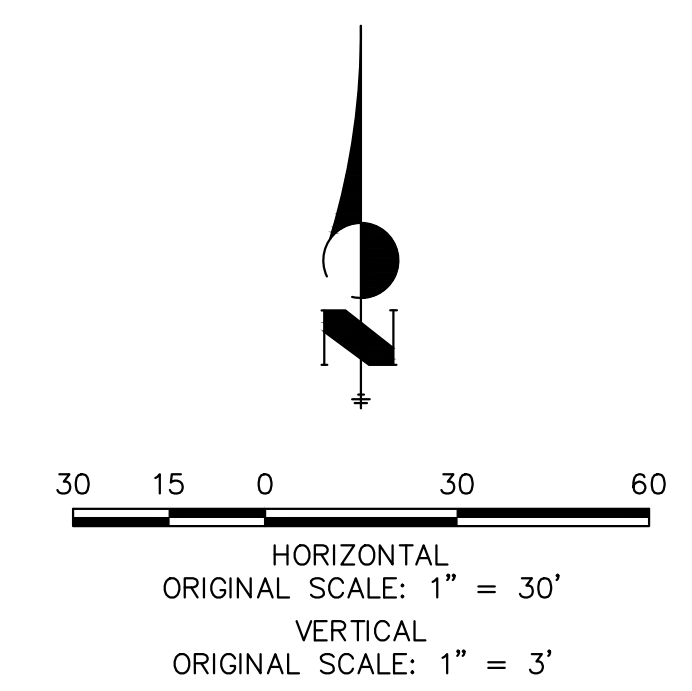
DP18 PROFILE(1)
STA 10+00.00 TO 15+00.00
PUBLIC



DP20 PROFILE
STA 10+00.00 TO 10+34.67
PUBLIC



NOTE:
1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
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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, LOCAL ENGINEER

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

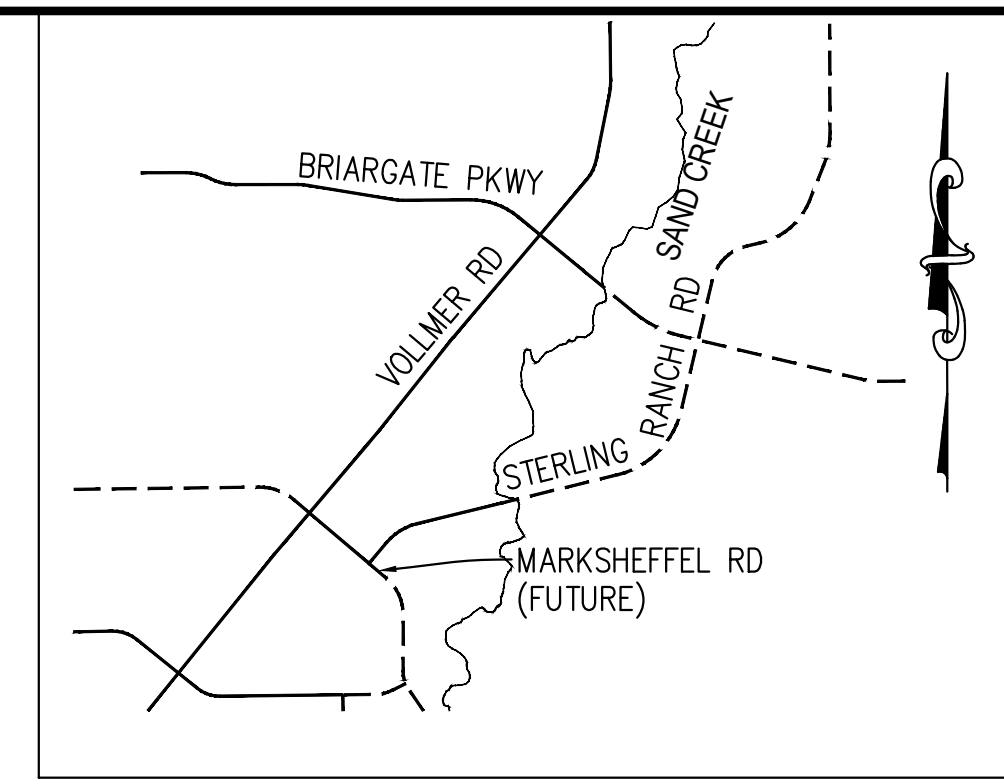
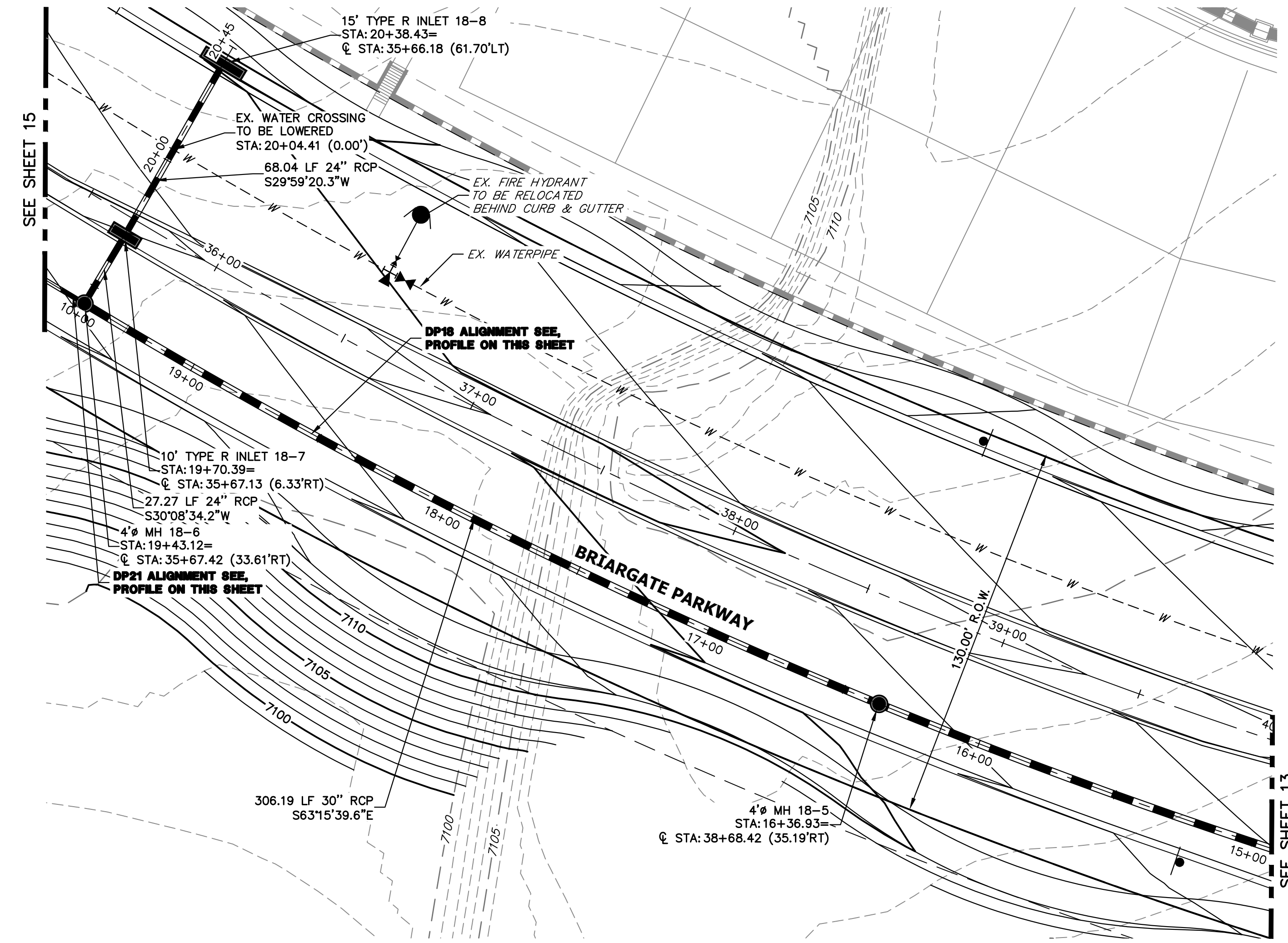
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

No.	REVISION	BY	DATE

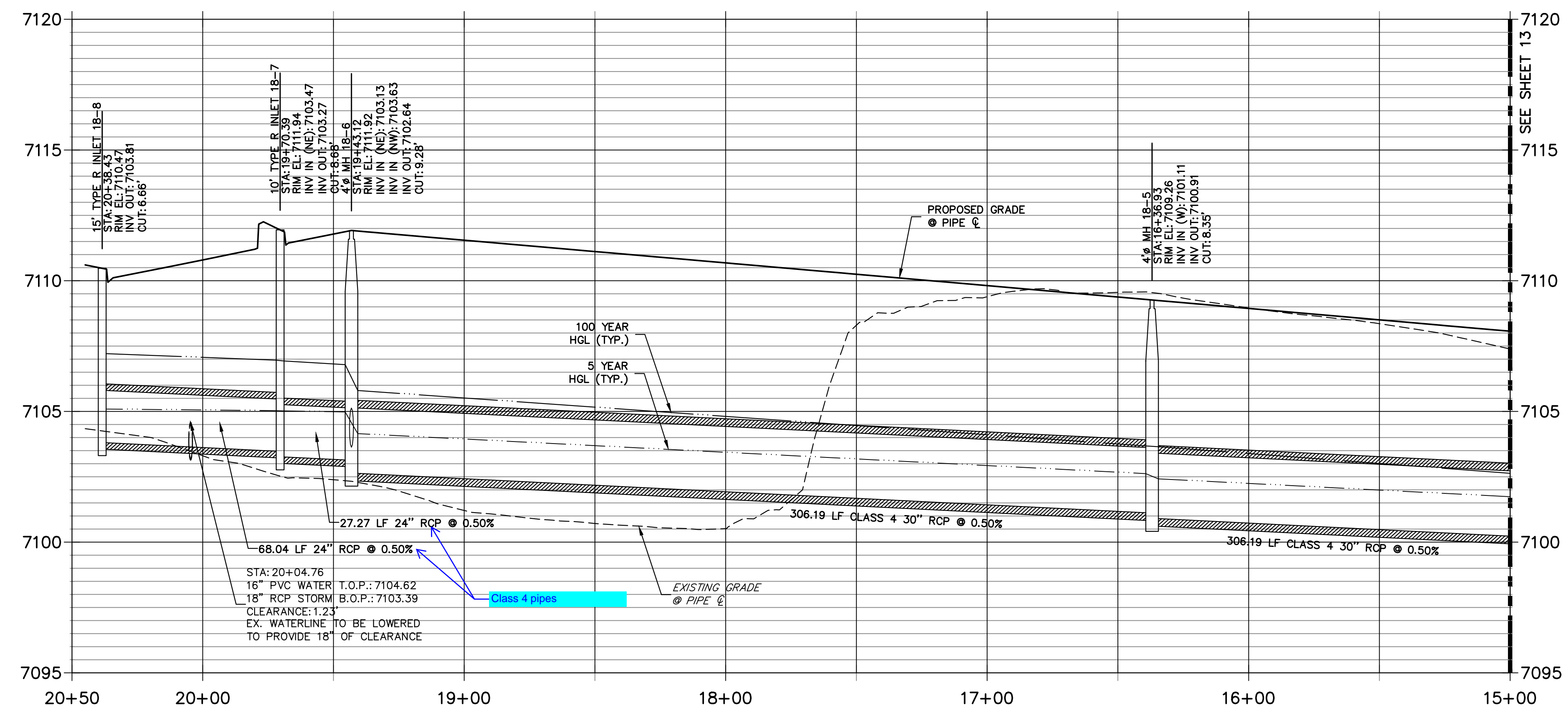
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	01/11/23	MMC	MMC	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE
SHEET 13 OF 17
JOB NO. 25188.03

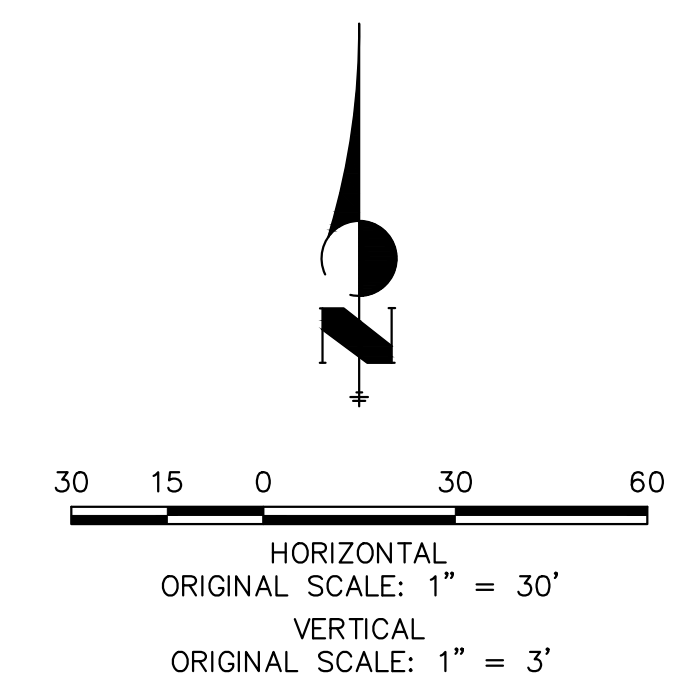


KEY MAP
N.T.S.

DP18 PROFILE(2)
STA 15+00.00 TO 20+50.00
PUBLIC



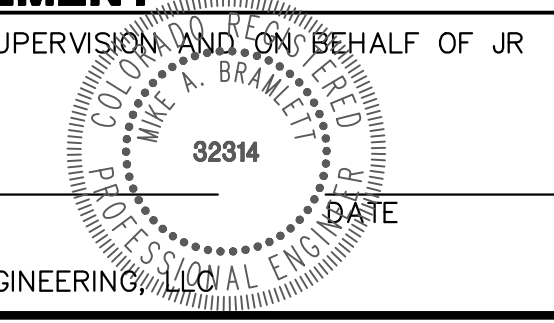
NOTE:
1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314



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

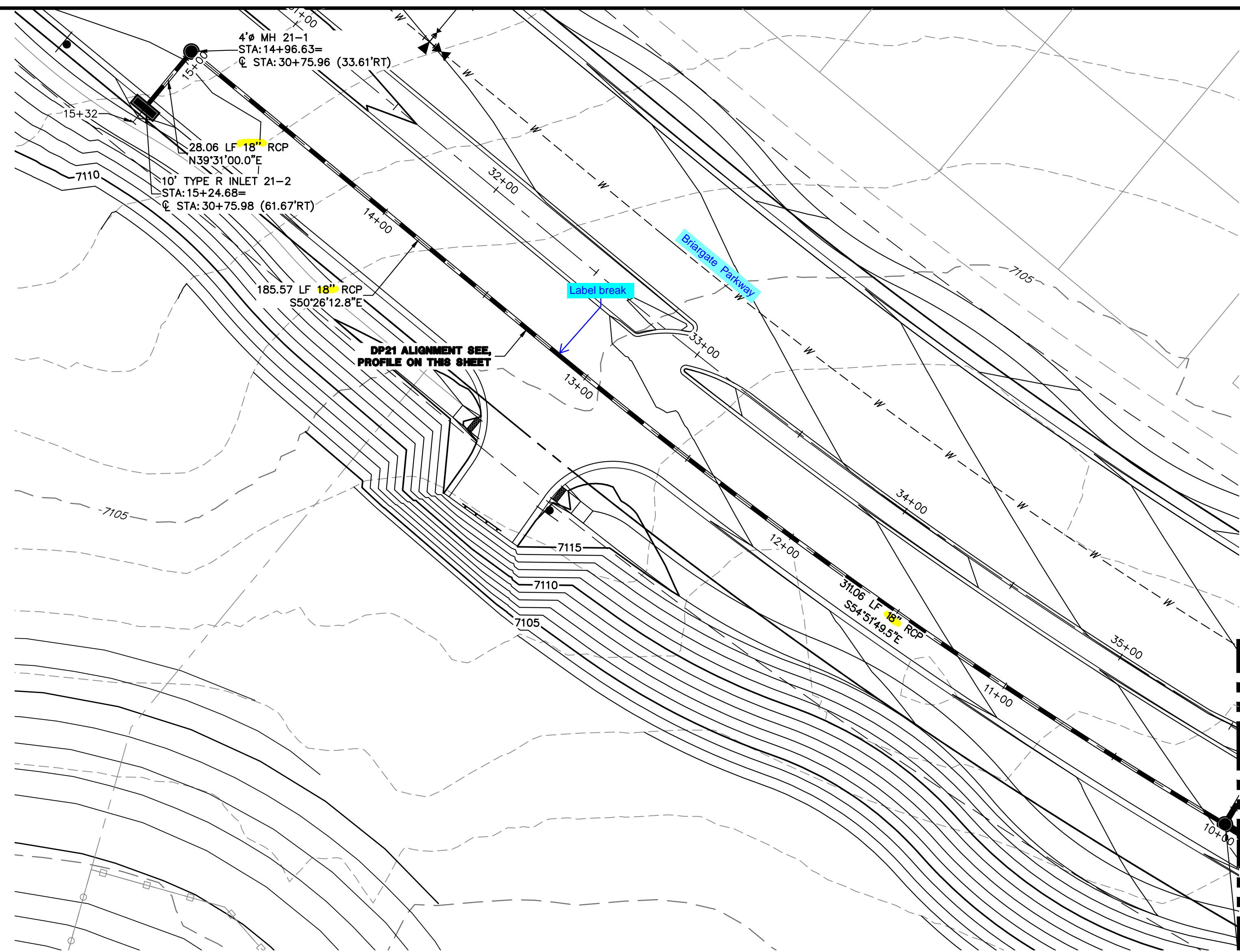
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

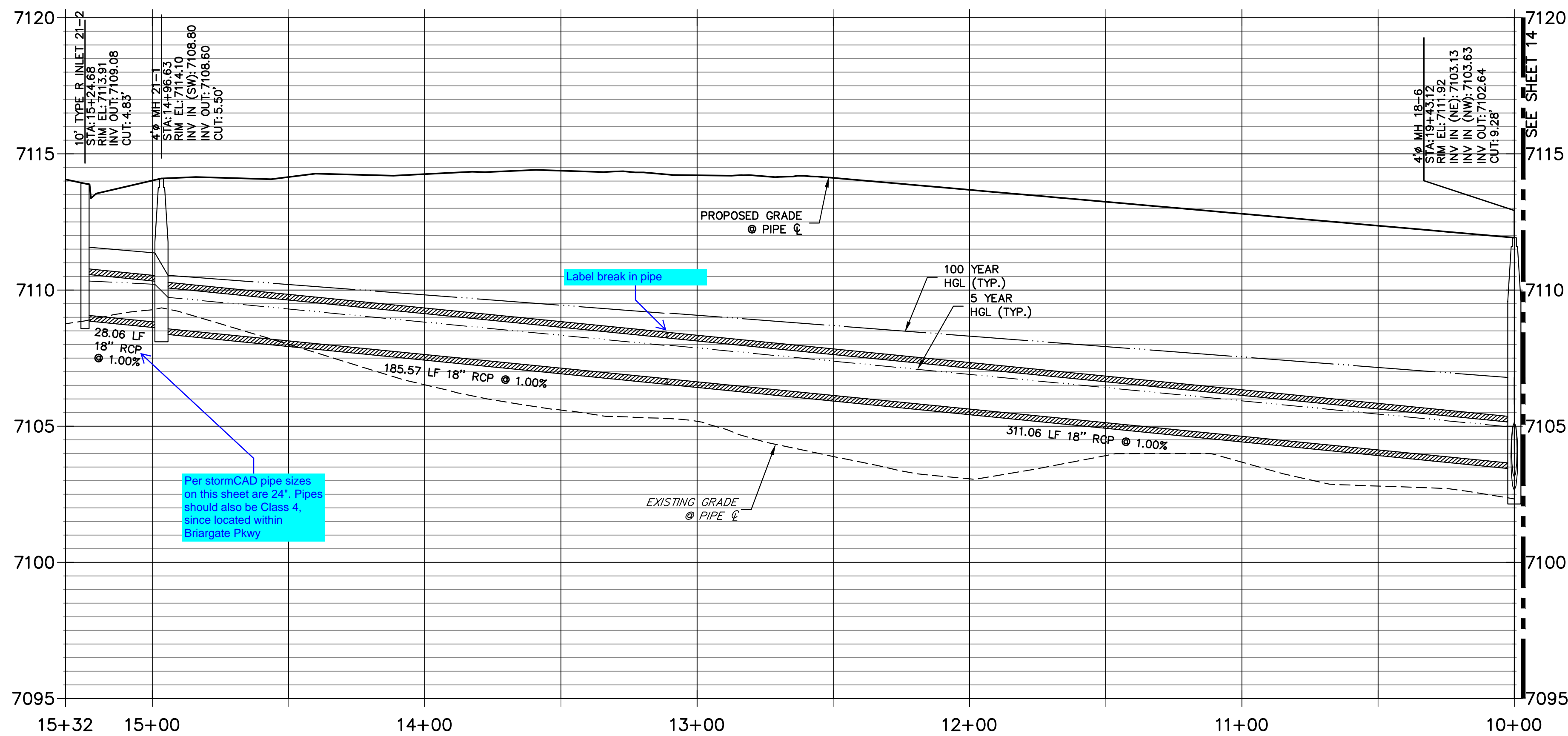
No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE

SHEET 14 OF 17
JOB NO. 25188.03

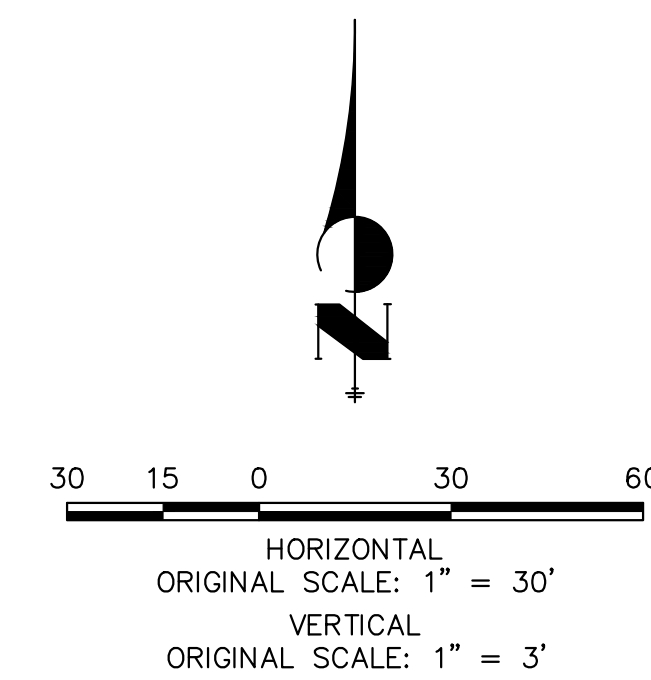


DP21 PROFILE
STA 10+00.00 TO 15+31.85
 PUBLIC



NOTE:

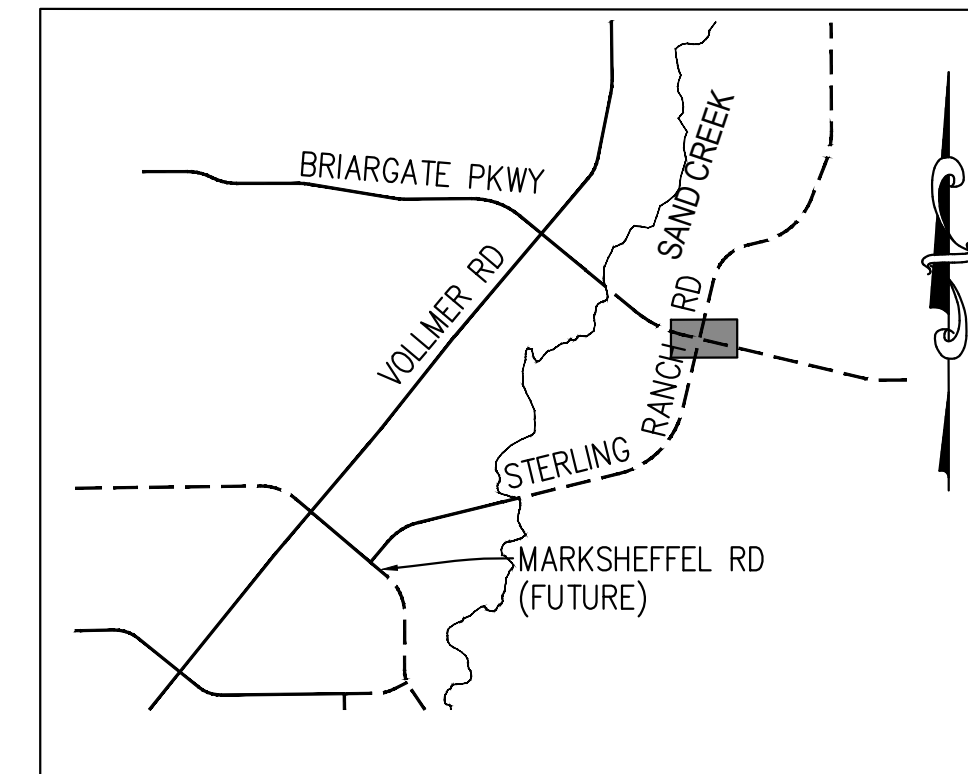
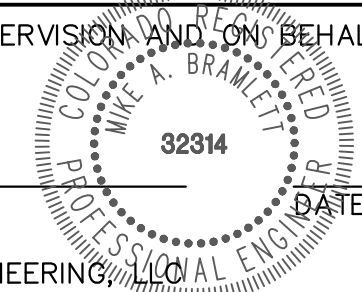
- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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



KEY MAP
 N.T.S.

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

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

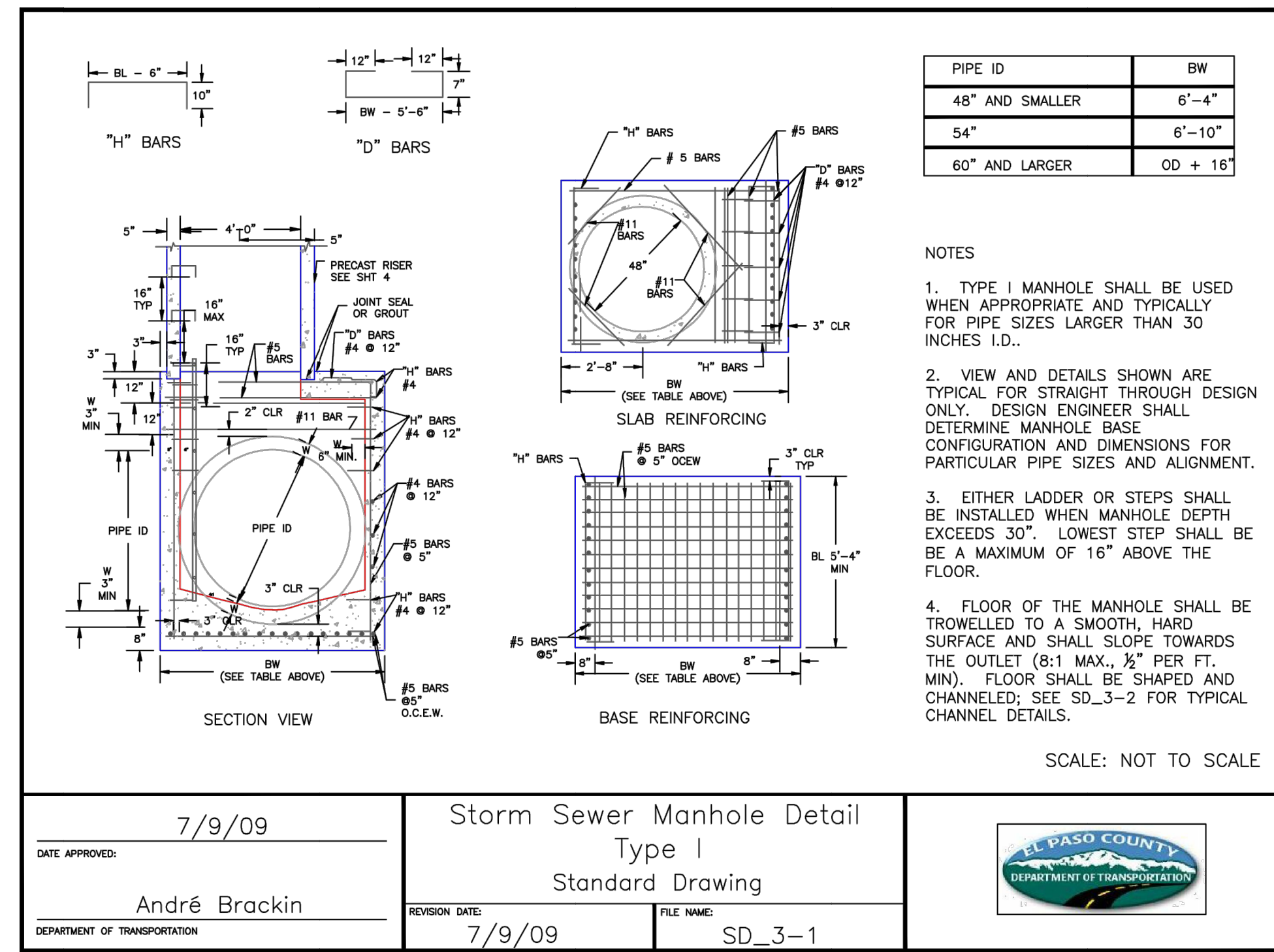
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

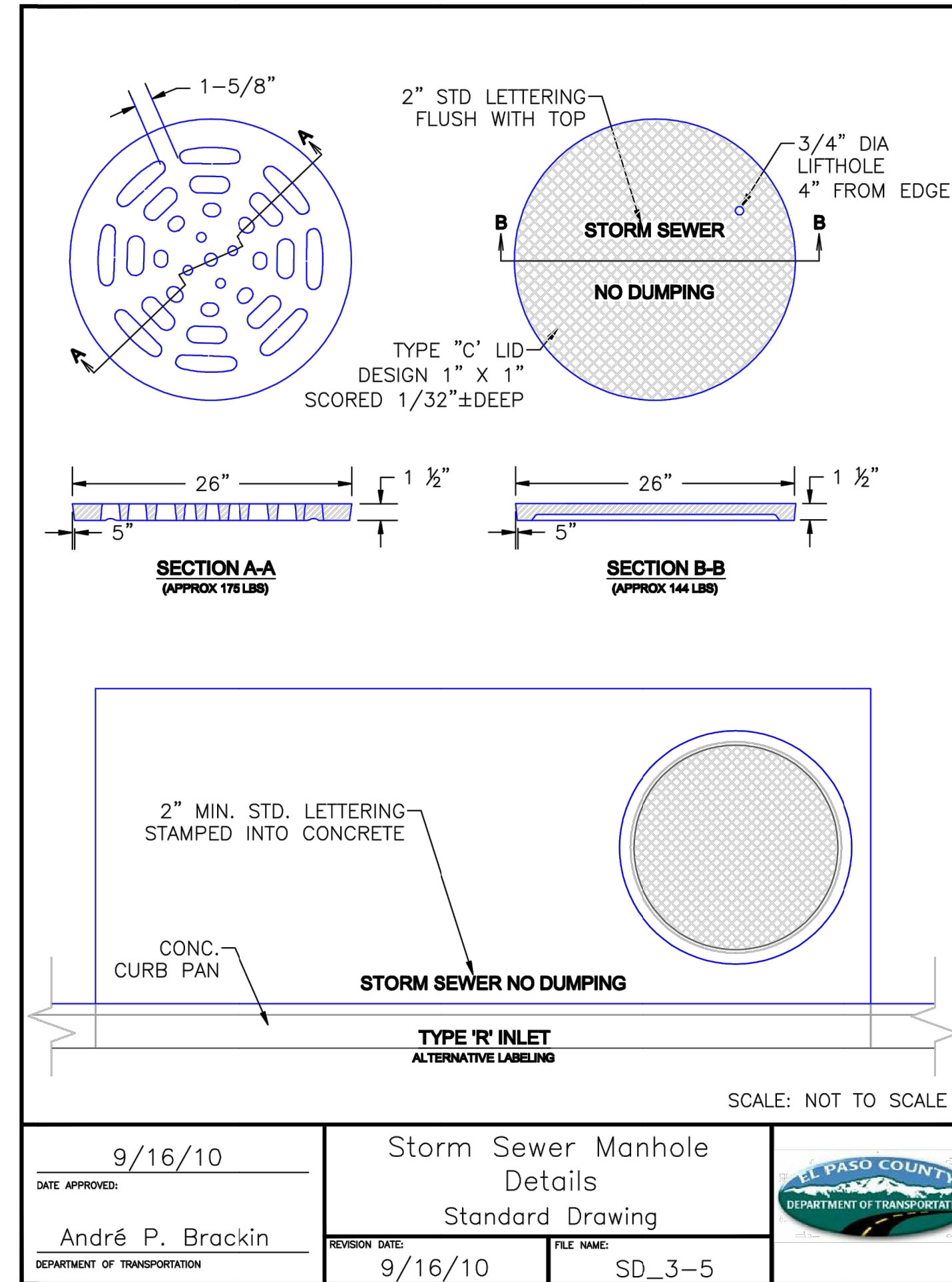
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V-SCALE	1"=3'
DATE	01/11/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE

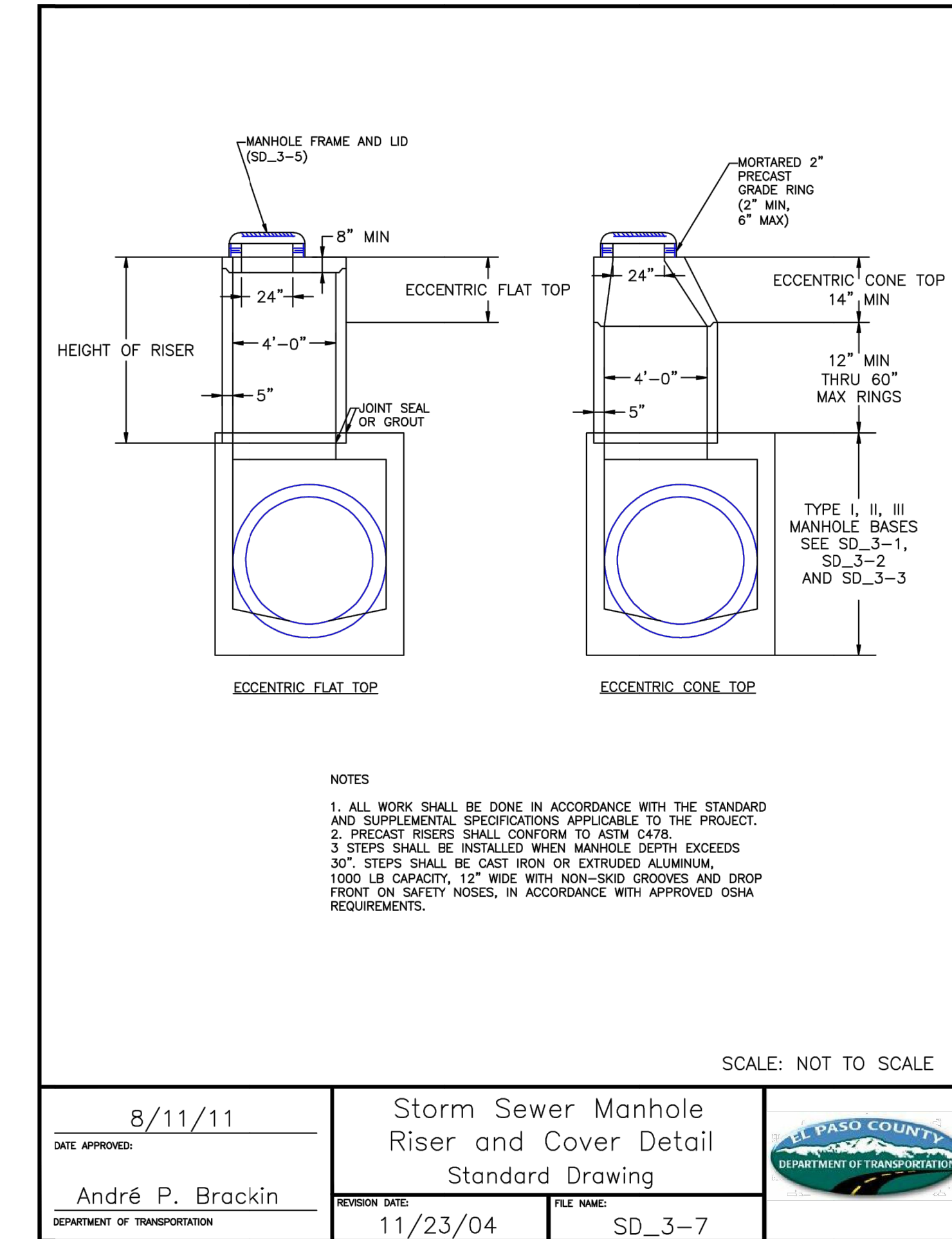
X:\2518803\Drawings\Sheet\Storm Sewer Plans\2518803 DP21.dwg, DP21, 1/11/2023 2:07:56 PM, CS



DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	
André Brackin	REVISION DATE: 7/9/09 FILE NAME: SD_3-1	



DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
André P. Brackin	REVISION DATE: 9/16/10 FILE NAME: SD_3-5	



DATE APPROVED: 8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	
André P. Brackin	REVISION DATE: 11/23/04 FILE NAME: SD_3-7	

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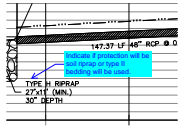
BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 DETAILS SHEETS

SHEET 17 OF 17
 JOB NO. 25188.03

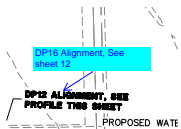
v4_CDs Storm.pdf Markup Summary

Callout (15)



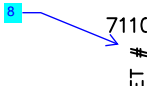
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Page Label: [3] 3 DP12(1)
Author: CDurham
Date: 2/13/2023 12:14:34 PM
Status:
Color: ■
Layer:
Space:

Indicate if protection will be soil riprap or type II bedding will be used.



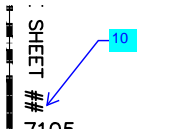
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Page Label: [6] 6 DP12(4)
Author: CDurham
Date: 2/13/2023 12:15:18 PM
Status:
Color: ■
Layer:
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DP16 Alignment, See sheet 12



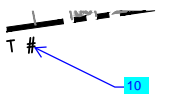
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8



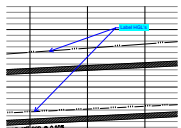
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10



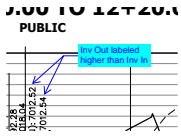
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10



Subject: Callout
Page Label: [1] 10 DP12(8)
Author: CDurham
Date: 2/13/2023 12:16:59 PM
Status:
Color: ■
Layer:
Space:

Label HGL's



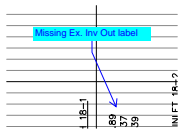
Subject: Callout
Page Label: [10] 10 DP12(8)
Author: CDurham
Date: 2/13/2023 12:17:59 PM
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Inv Out labeled higher than Inv In



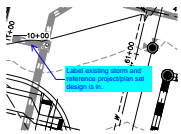
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Author: CDurham
Date: 2/13/2023 12:18:09 PM
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Label Inv



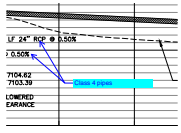
Subject: Callout
Page Label: [12] 12 DP15 DP16 DP17
Author: CDurham
Date: 2/13/2023 12:19:29 PM
Status:
Color: ■
Layer:
Space:

Missing Ex. Inv Out label



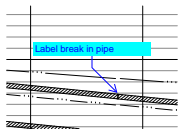
Subject: Callout
Page Label: [12] 12 DP15 DP16 DP17
Author: CDurham
Date: 2/13/2023 12:20:38 PM
Status:
Color: ■
Layer:
Space:

Label existing storm and reference project/plan set design is in.



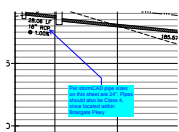
Subject: Callout
Page Label: [13] 13 DP18(1)
Author: CDurham
Date: 2/13/2023 12:21:09 PM
Status:
Color: ■
Layer:
Space:

Class 4 pipes



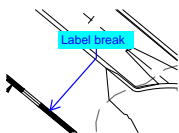
Subject: Callout
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:21:44 PM
Status:
Color: ■
Layer:
Space:

Label break in pipe



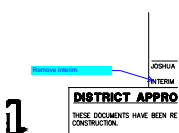
Subject: Callout
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:22:23 PM
Status:
Color: ■
Layer:
Space:

Per stormCAD pipe sizes on this sheet are 24".
 Pipes should also be Class 4, since located within
 Briargate Pkwy



Subject: Callout
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:23:53 PM
Status:
Color: ■
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Space:

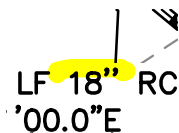
Label break



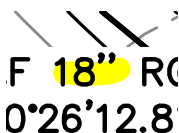
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Page Label: [1] 1 CV01
Author: CDurham
Date: 2/7/2023 9:50:15 AM
Status:
Color: ■
Layer:
Space:

Remove interim

Highlight (3)



Subject: Highlight
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:24:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
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Author: CDurham
Date: 2/13/2023 12:24:07 PM
Status:
Color: ■
Layer:
Space:



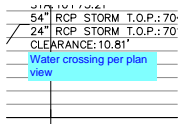
Subject: Highlight
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:24:15 PM
Status:
Color: ■
Layer:
Space:

Text Box (4)



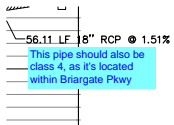
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PCD



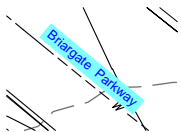
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Author: CDurham
Date: 2/13/2023 12:18:48 PM
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Layer:
Space:

Water crossing per plan view



Subject: Text Box
Page Label: [12] 12 DP15 DP16 DP17
Author: CDurham
Date: 2/13/2023 12:20:06 PM
Status:
Color: ■
Layer:
Space:

This pipe should also be class 4, as it's located within Briargate Pkwy



Subject: Text Box
Page Label: [14] 14 DP18 (2) DP20
Author: CDurham
Date: 2/13/2023 12:23:03 PM
Status:
Color: ■
Layer:
Space:

Briargate Parkway