

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

COUNTY OF EL PASO, STATE OF COLORADO STORM SEWER PLANS

MAY 2023

PCD FILING NO.: CDR 221

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

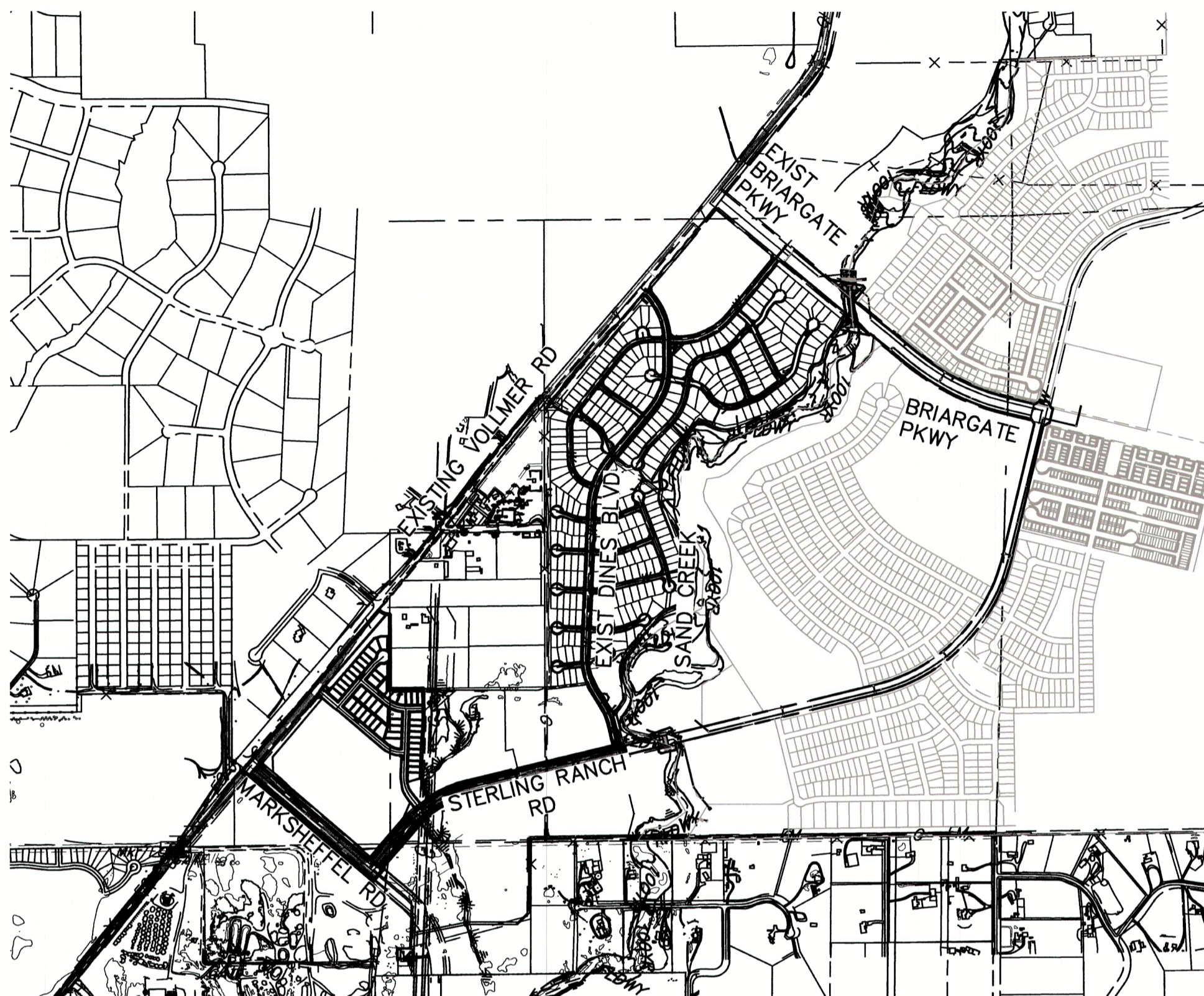
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

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'

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES & LEGEND
- 3-15 STORM SEWER PLAN & PROFILE
- 16-17 POND FSD-11B (INTERIM DESIGN)
- 18-19 DETAILS SHEETS
- 19 TOTAL SHEETS

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.

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 5/19/2023
DATE
JAMES F. MORLEY

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 05/08/23
DATE
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

James F. Morley 5/19/2023
DATE
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT

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 Weichman Company
Central 303-740-6883 • Colorado Springs 719-569-2593
Fort Collins 970-451-9888 • www.jrengineering.com

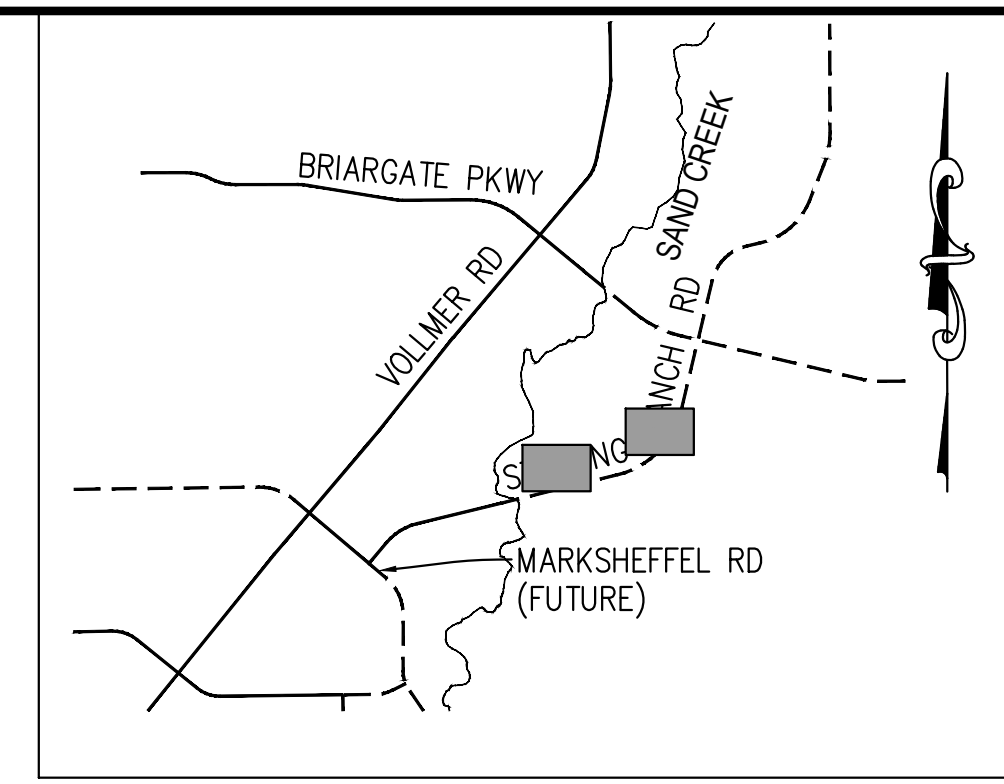
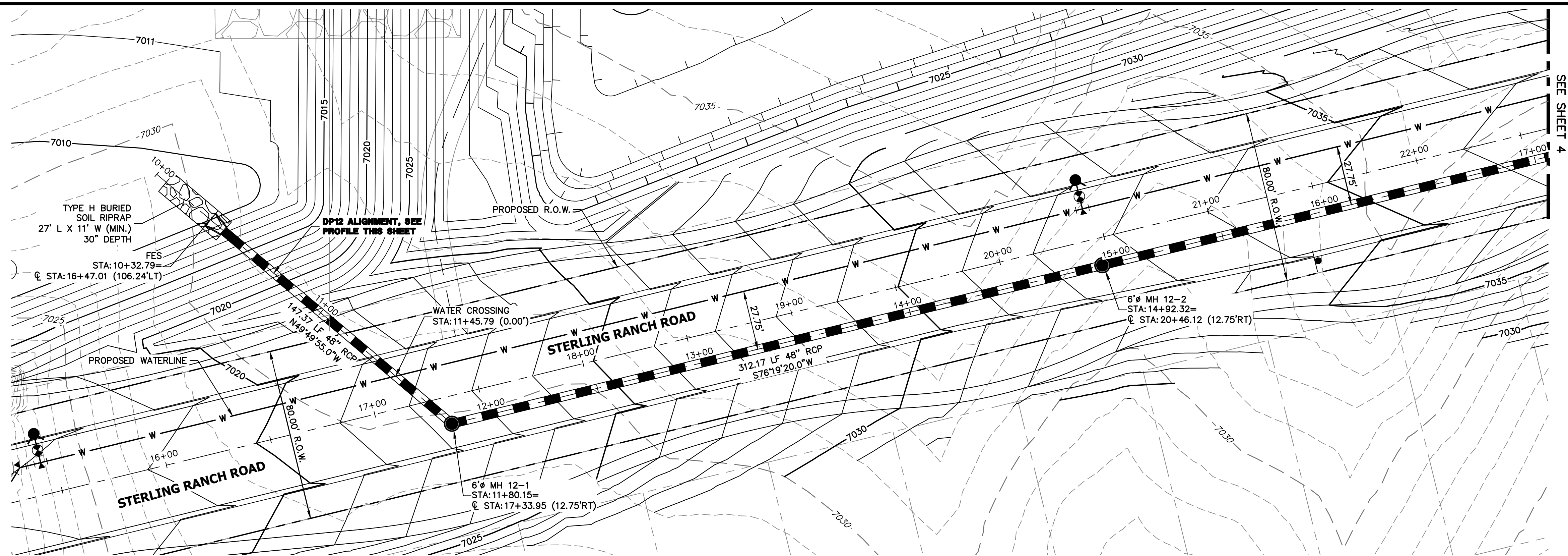
NO.	REVISION	DATE	BY

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V-SCALE N/A
DATE 05/04/23
DESIGNED BY RAB
DRAWN BY RAB
CHECKED BY

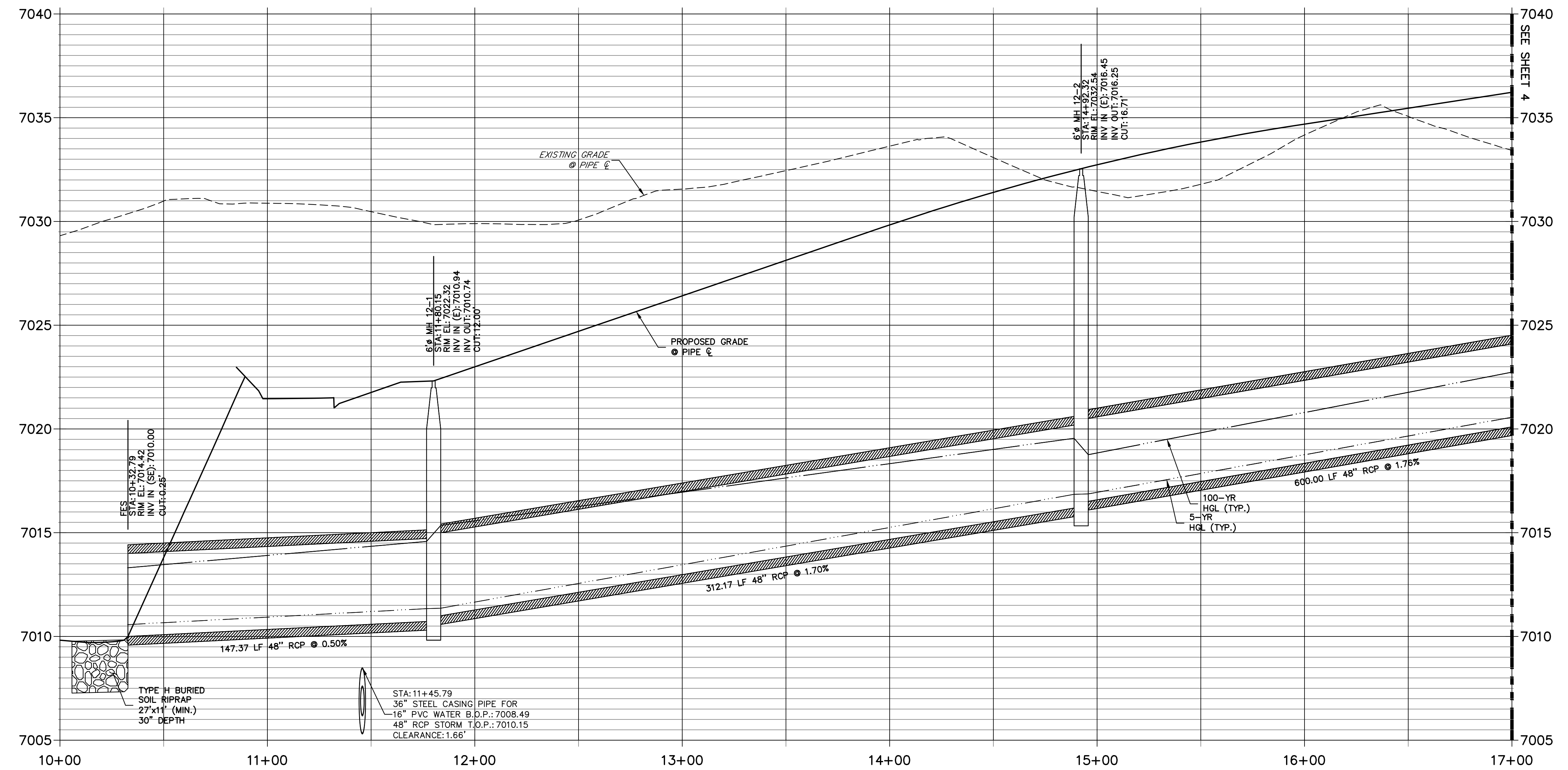
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
COVER SHEET

SHEET 1 OF 19
JOB NO. 25188.03



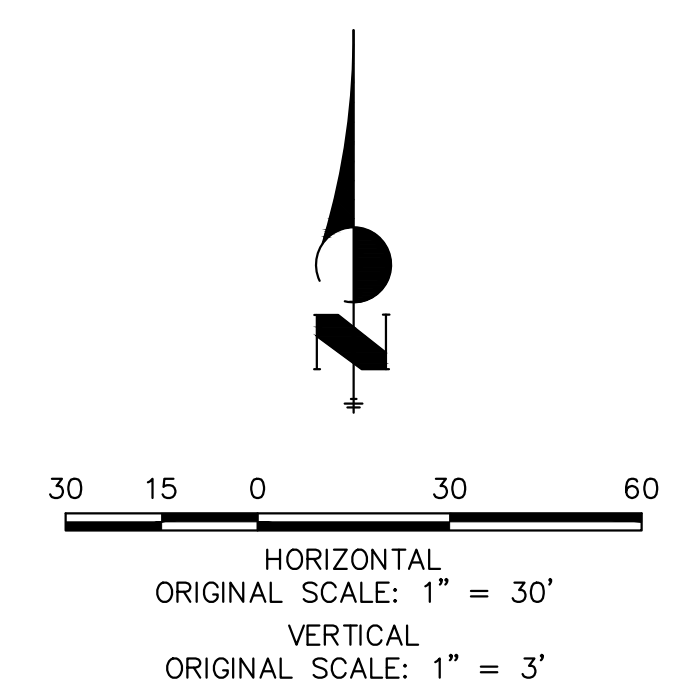


DP12 PROFILE (1)
STA 10+00.00 TO 17+00.00
 PUBLIC



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 Bramlett

32314

05/08/23

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

BY	DATE	No.	REVISION

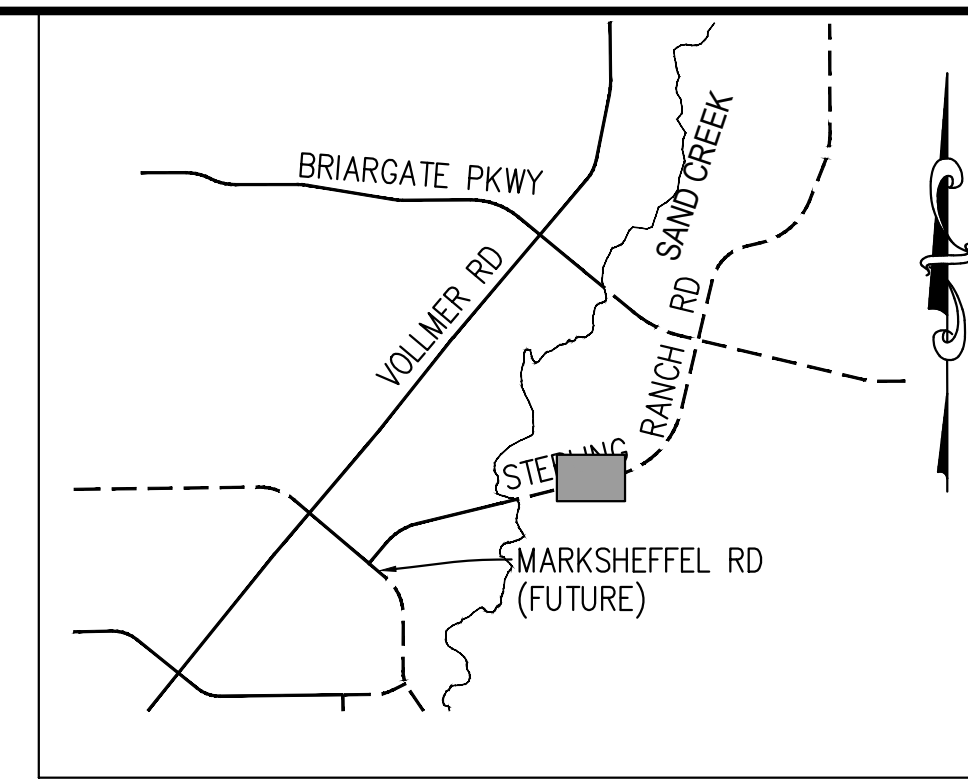
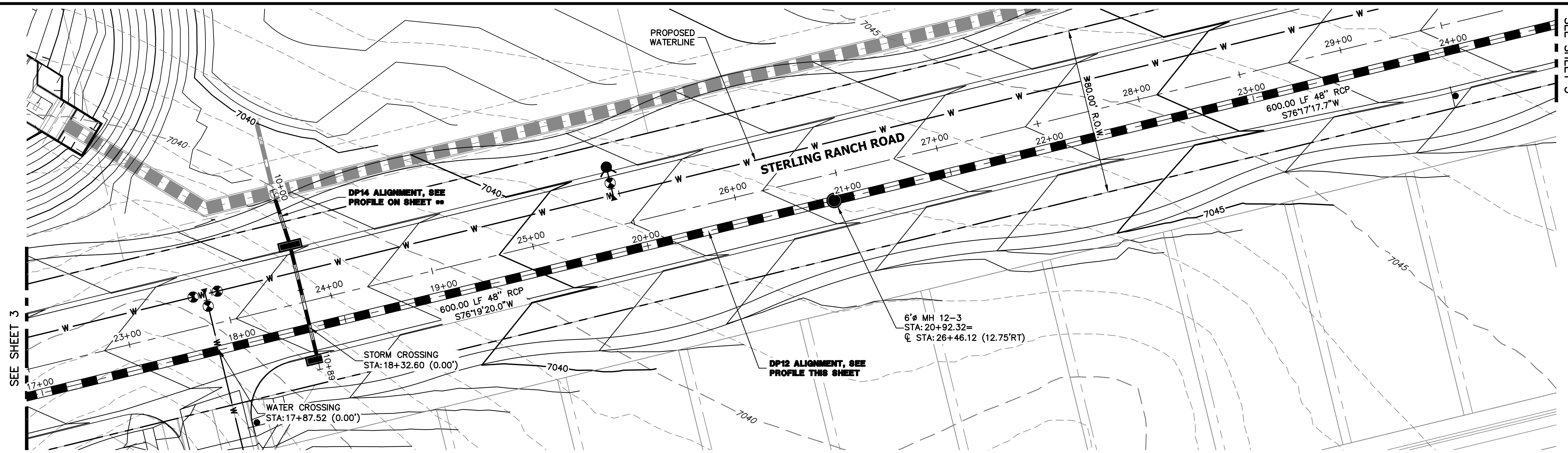
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 V-SCALE 1"=3'
 DATE 05/04/23
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

STORM SEWER PLAN & PROFILE

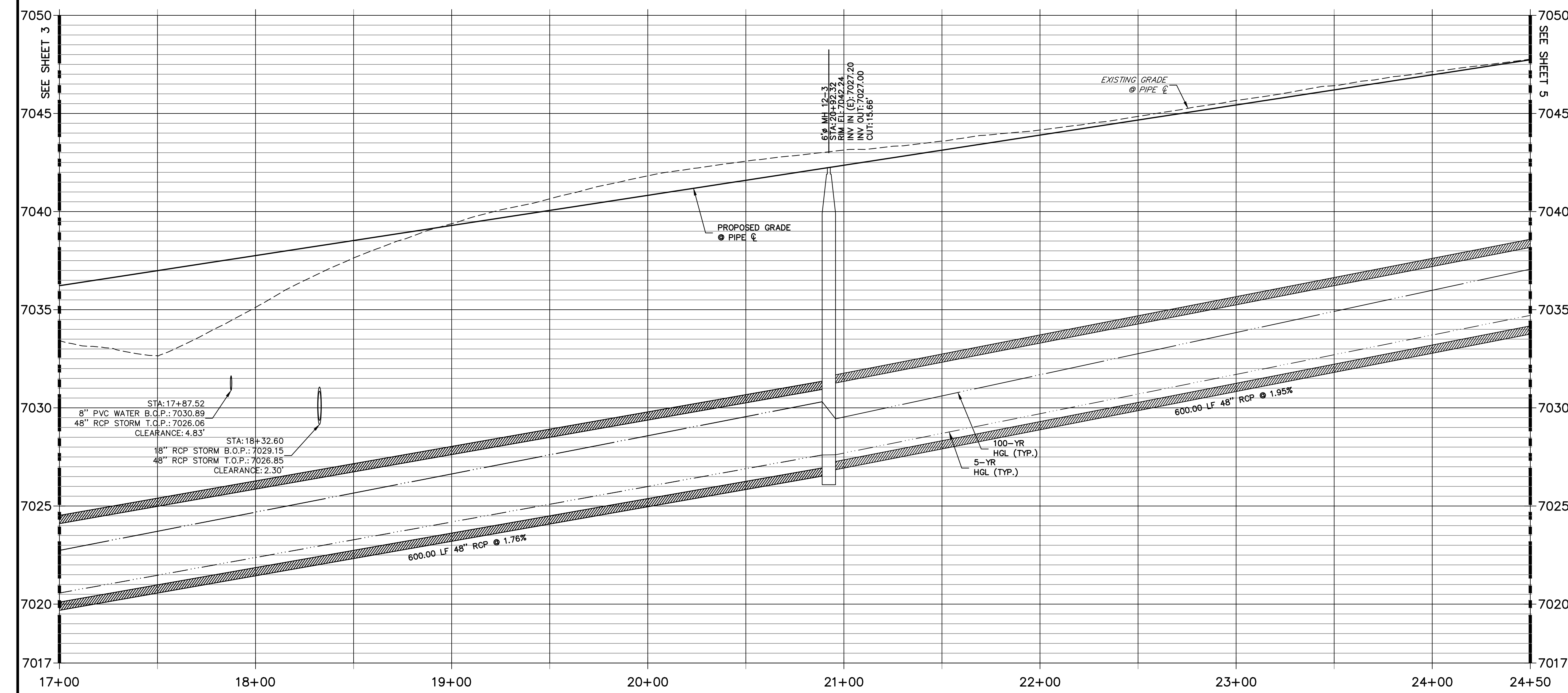
SHEET 3 OF 19

JOB NO. 25188.03

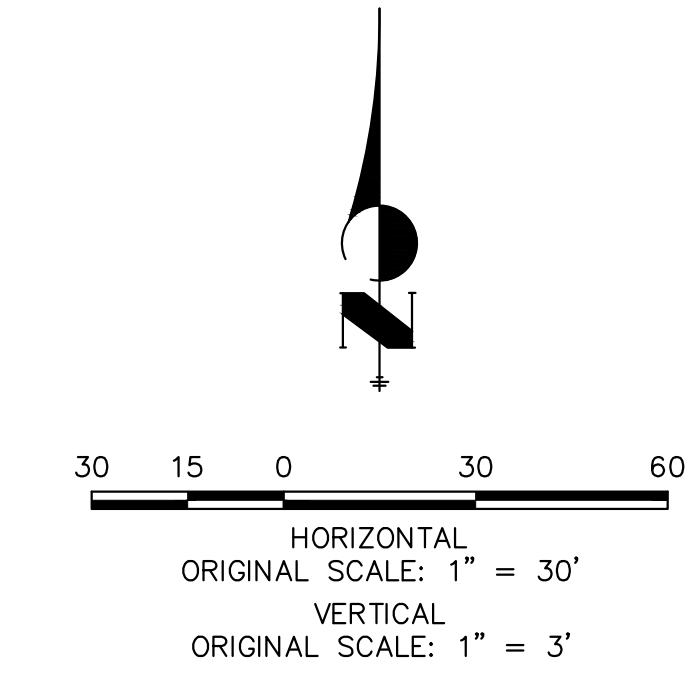


KEY MAP
N.T.S.

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
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 05/08/23

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

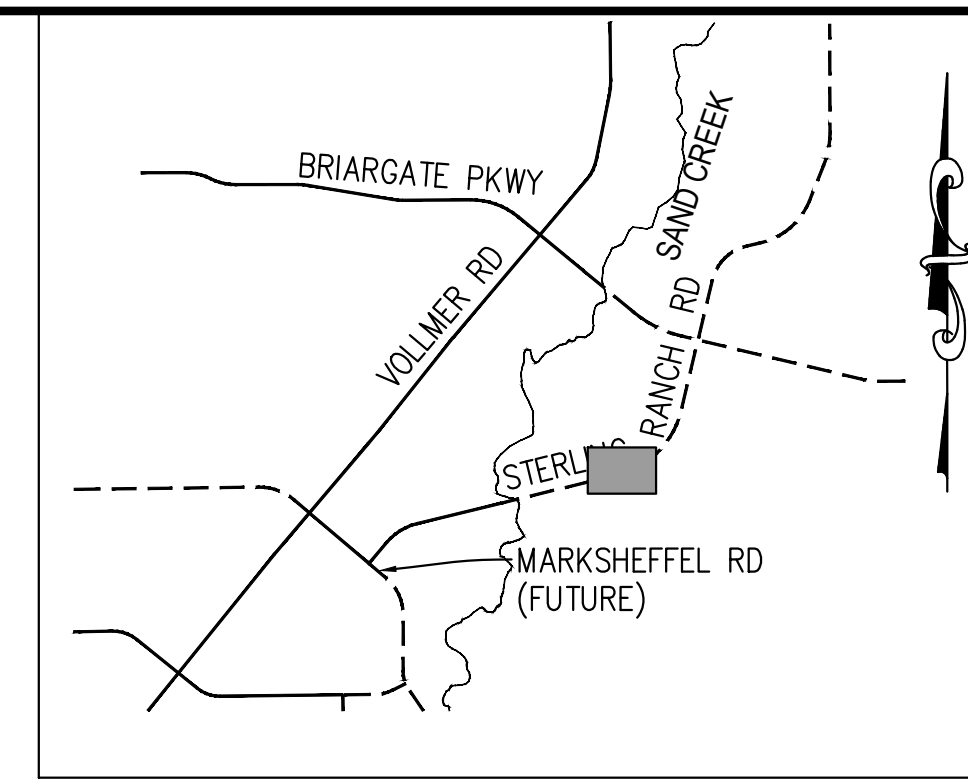
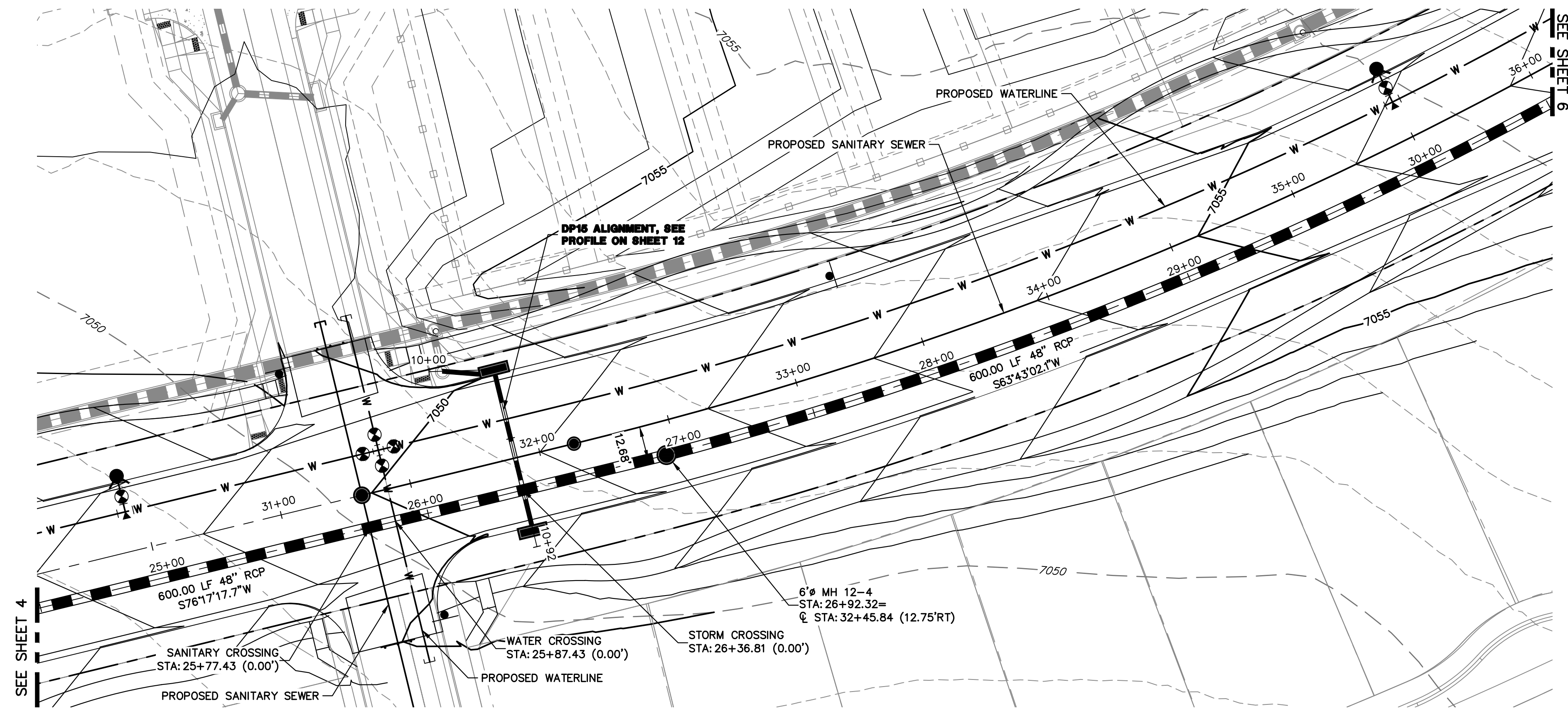
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

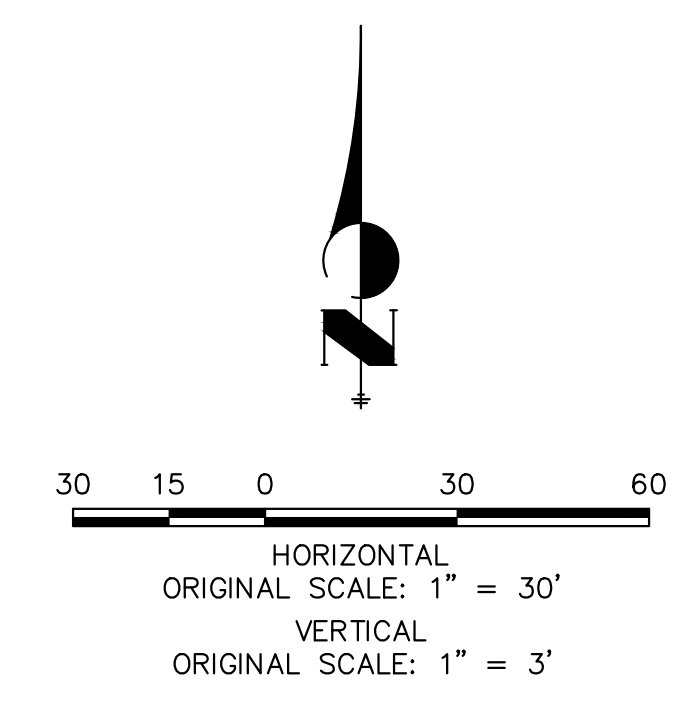
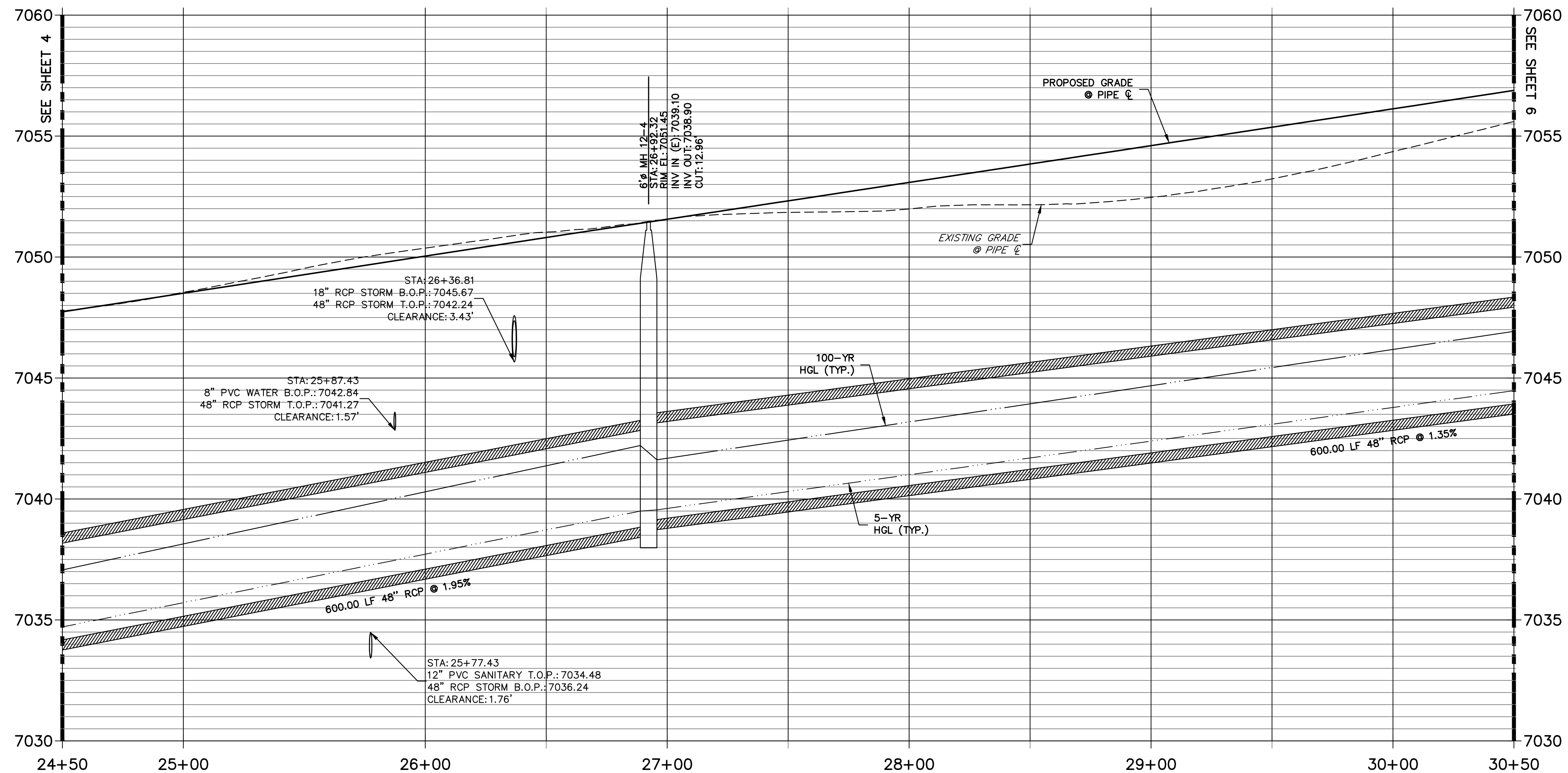
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/04/23	MMC	MMC	

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

SHEET 4 OF 19
JOB NO. 25188.03



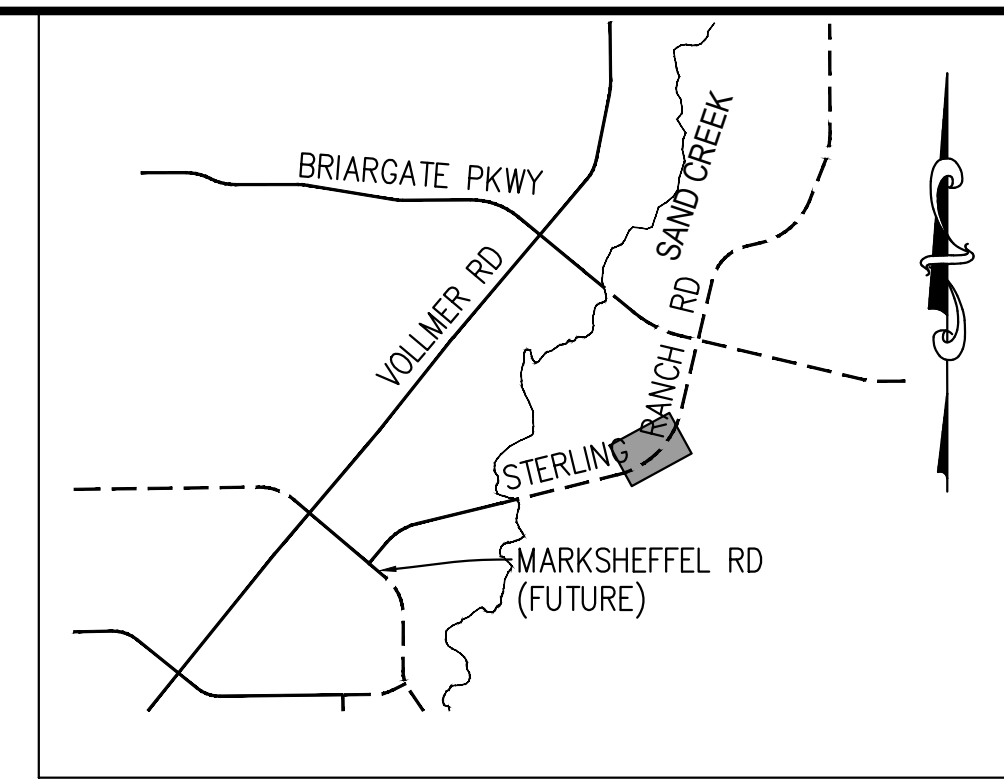
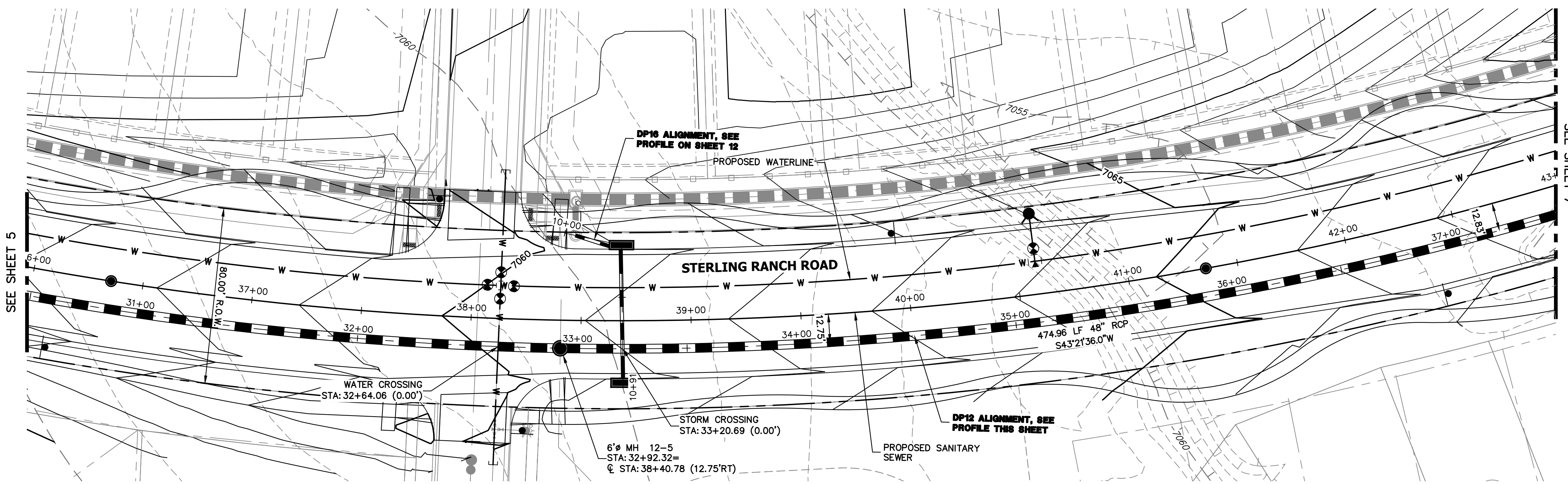
DP12 PROFILE(3)
STA 24+50.00 TO 30+50.00
 PUBLIC



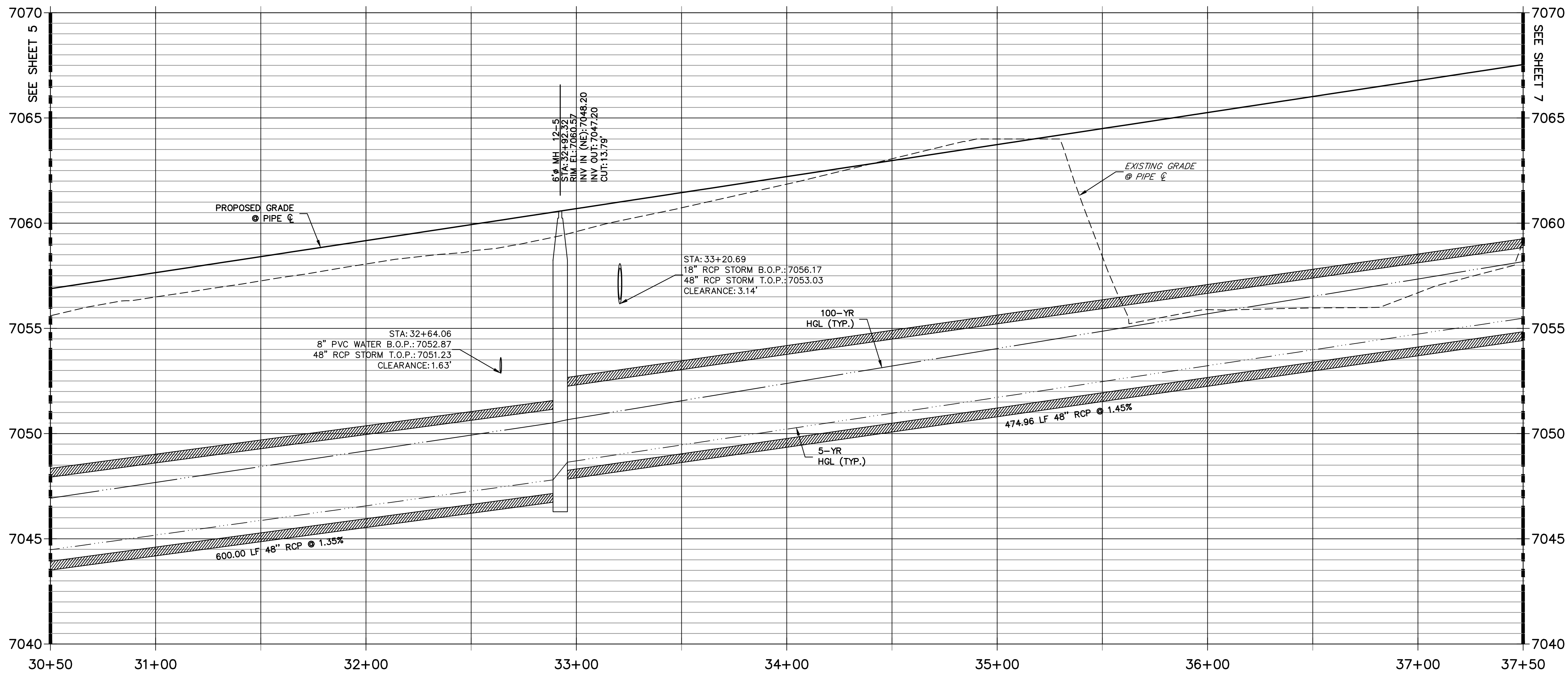
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

32314
 05/08/23
 DATE

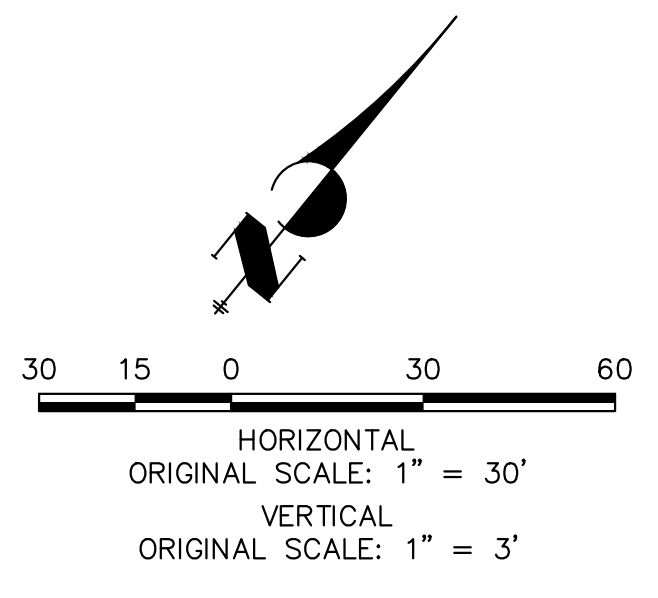
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
 J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	05/04/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET	5 OF 19
JOB NO. 25188.03	



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

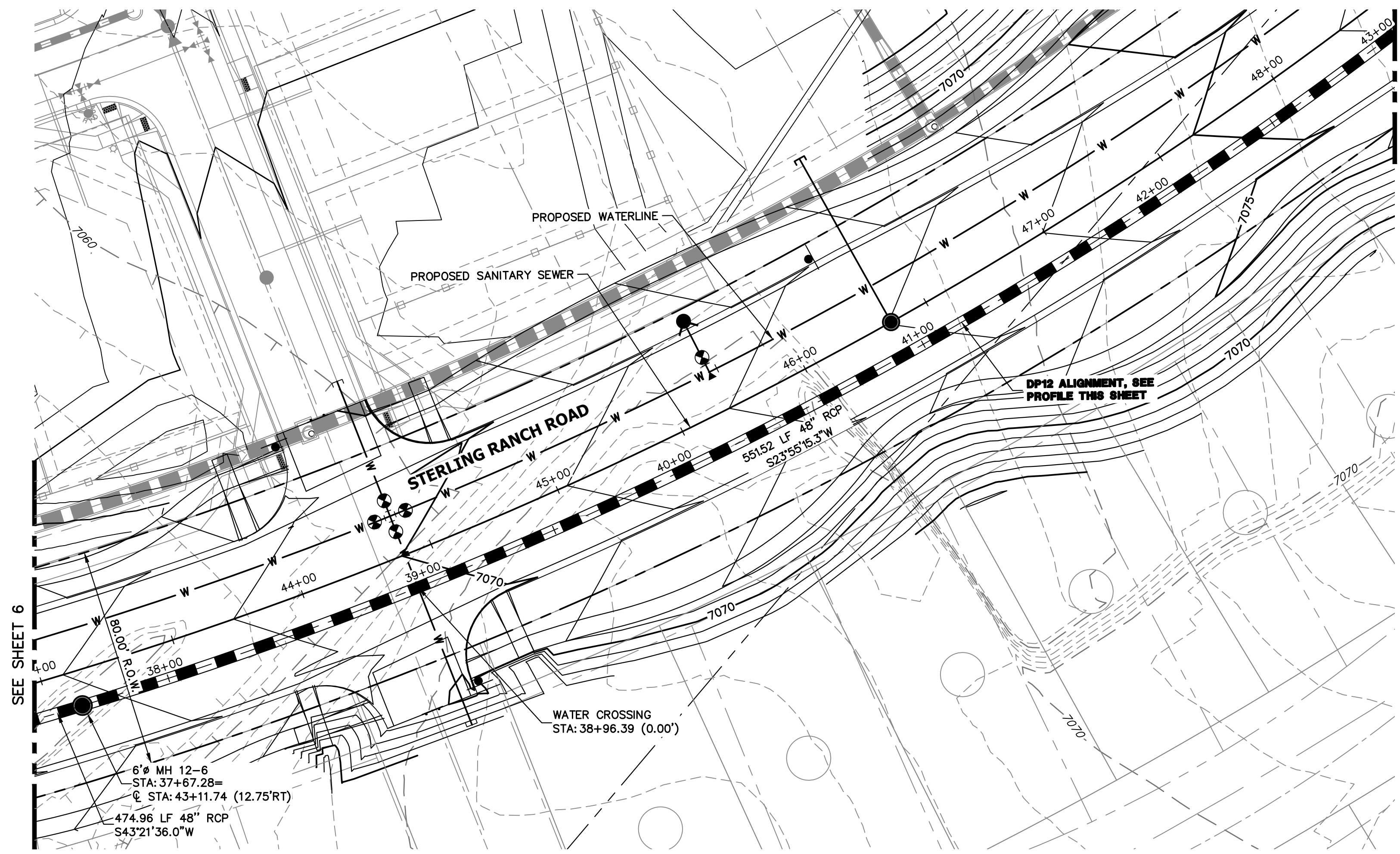


NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2

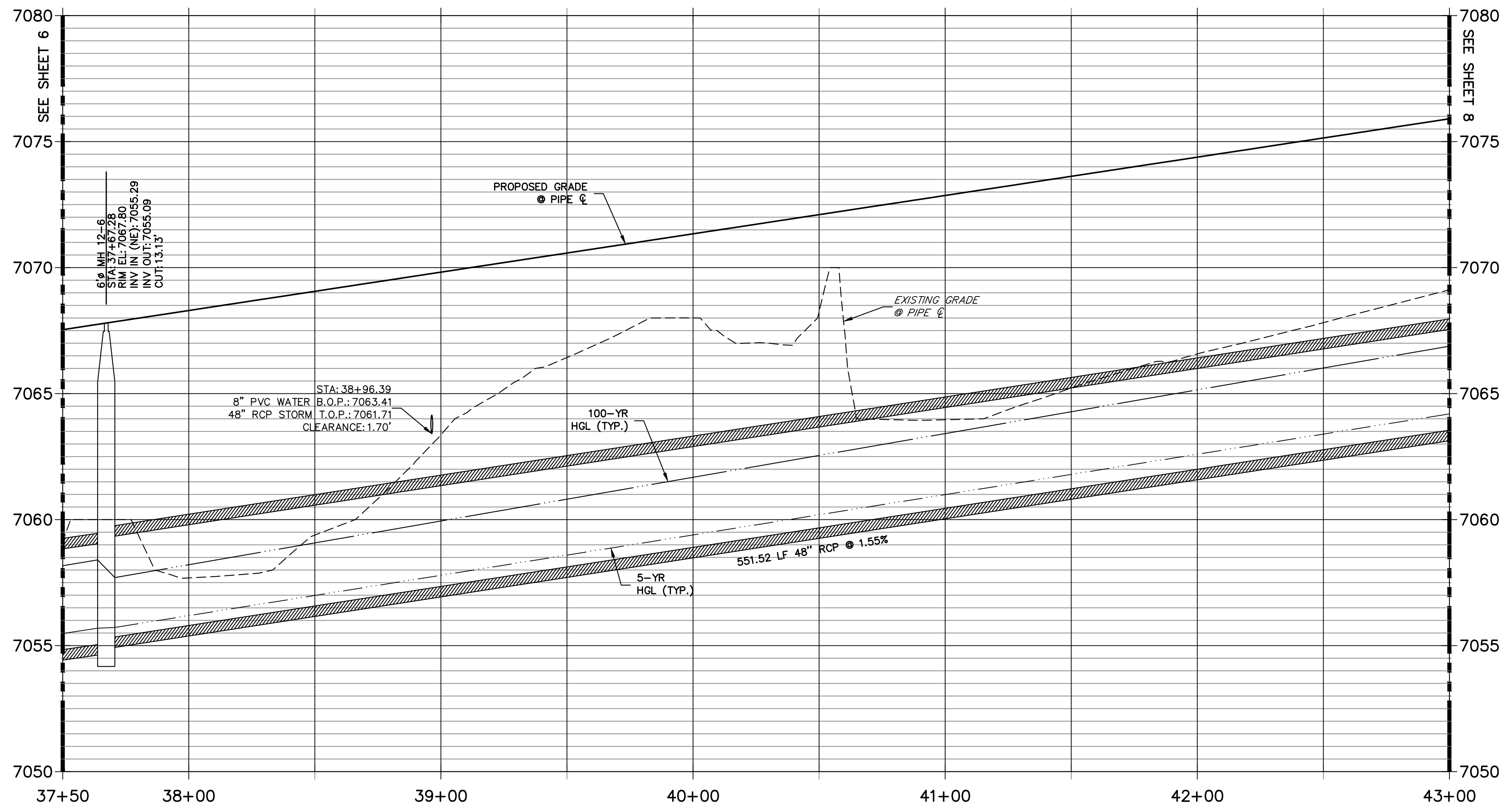
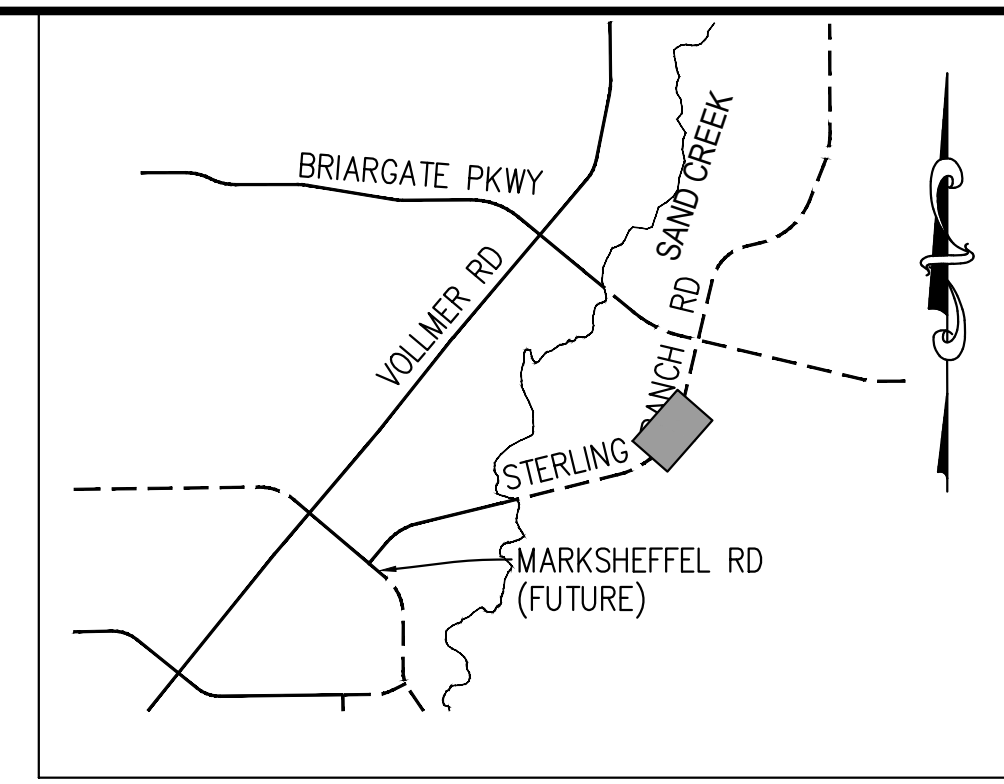


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 05/08/23

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	
BY	DATE
No.	REVISION
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	05/04/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET	6 OF 19
JOB NO.	25188.03



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



NOTE:
 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
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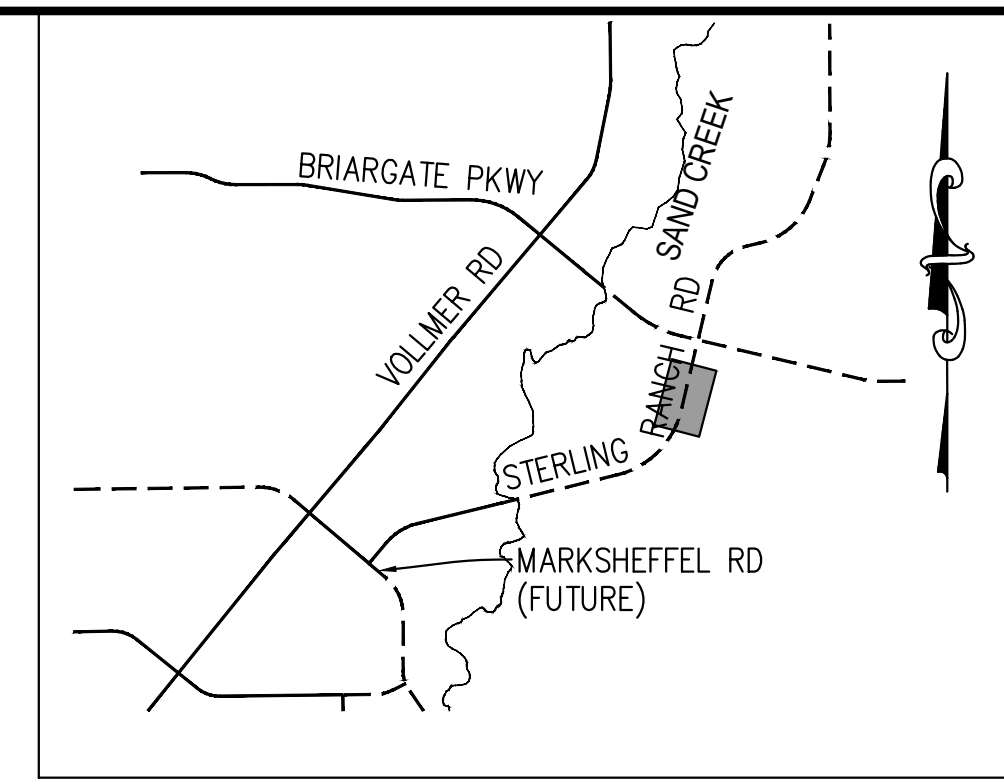
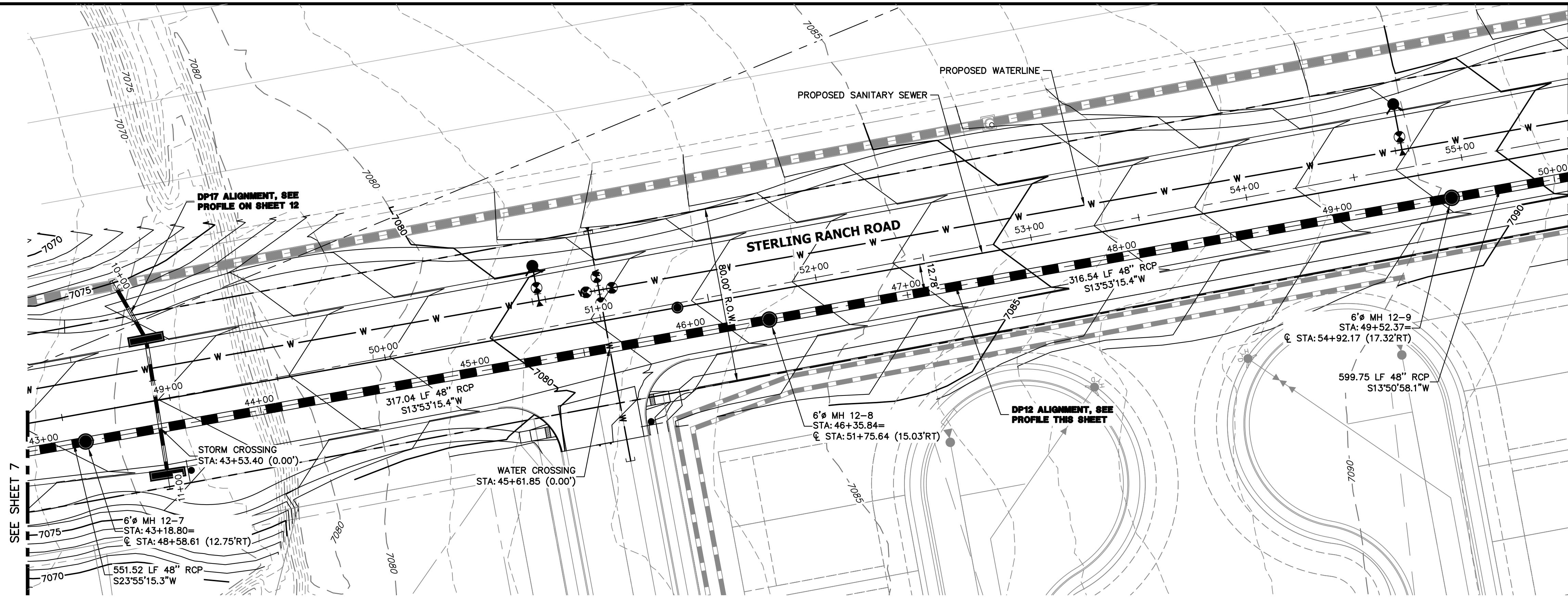
30 15 0 30 60
 HORIZONTAL ORIGINAL SCALE: 1" = 30'
 VERTICAL ORIGINAL SCALE: 1" = 3'

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

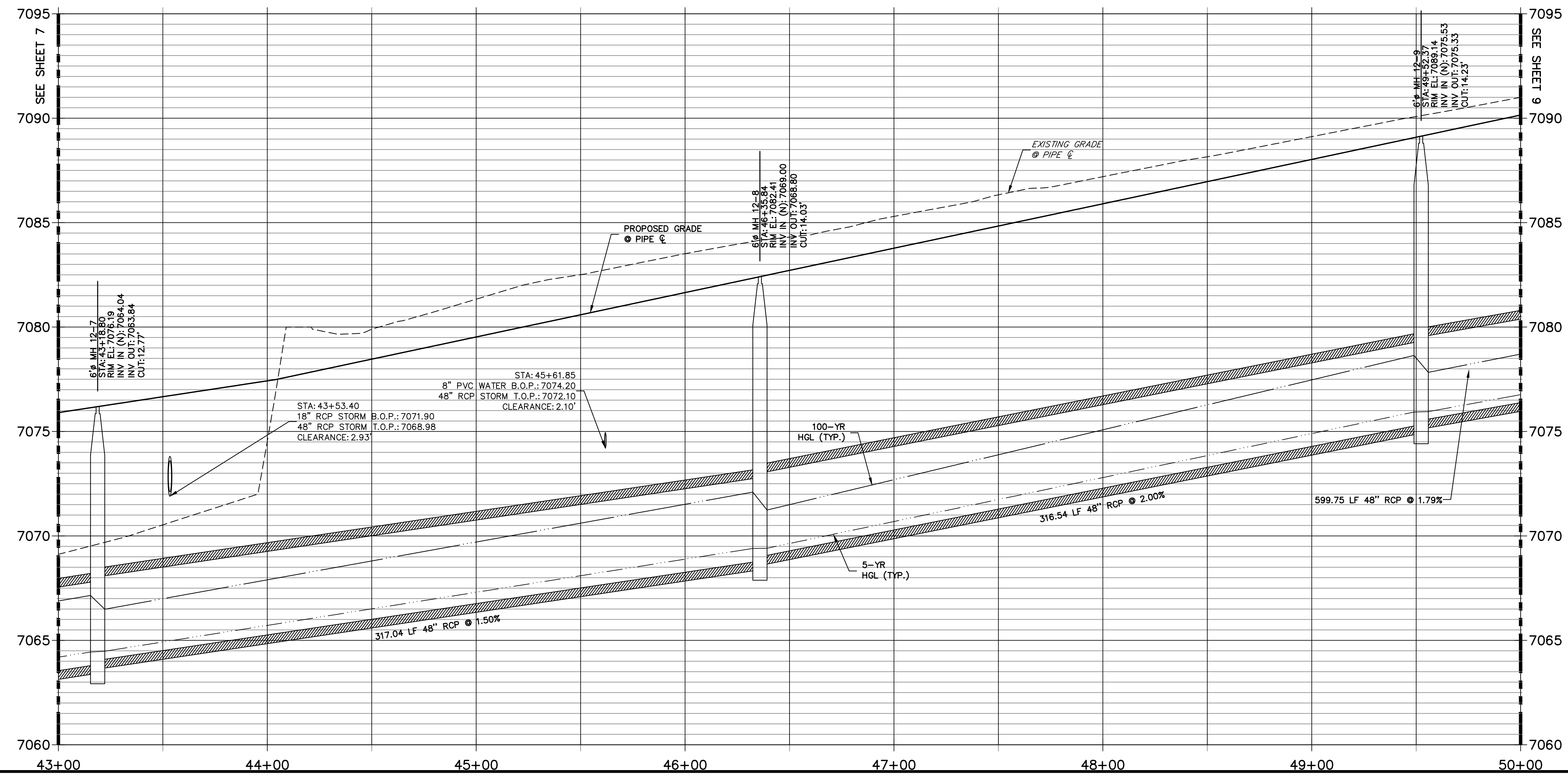
DATE: 05/08/23

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PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
 J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
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DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET	7 OF 19
JOB NO.	25188.03

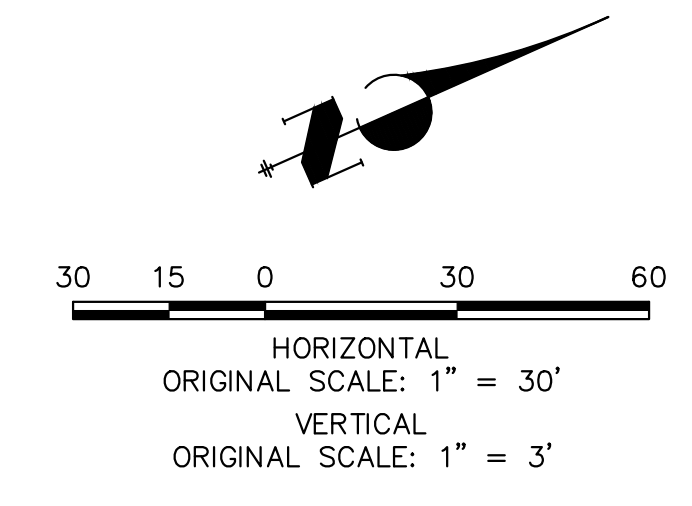


KEY MAP
N.T.S.

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 Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 05/08/23

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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
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JAMES F. MORLEY
(719) 471-1742

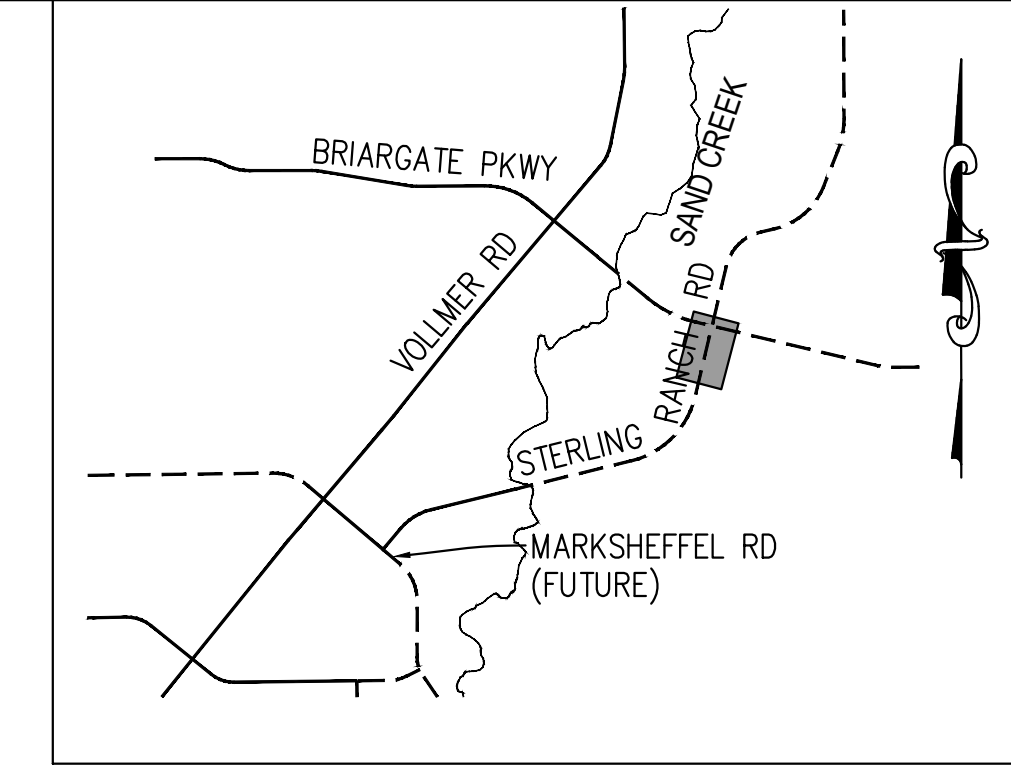
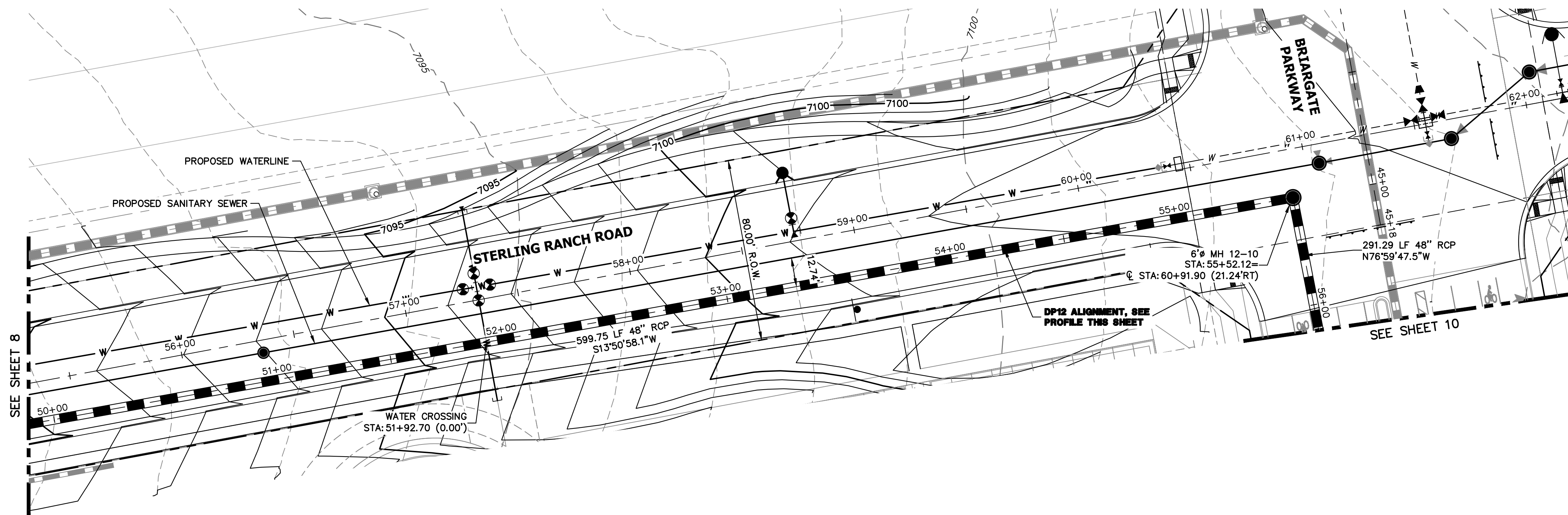
J.R. ENGINEERING
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Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 05/04/23
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

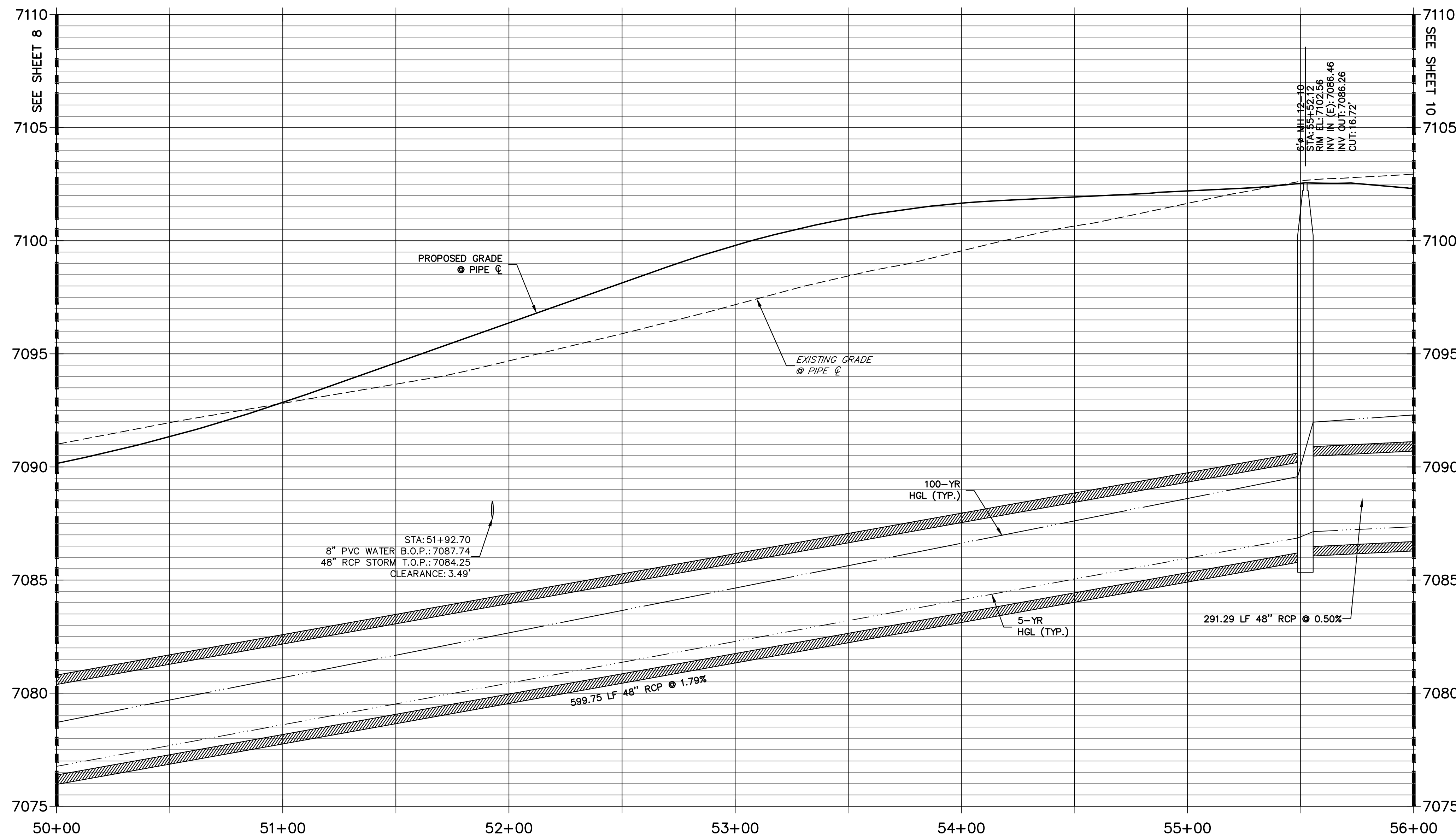
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE

SHEET 8 OF 19
JOB NO. 25188.03



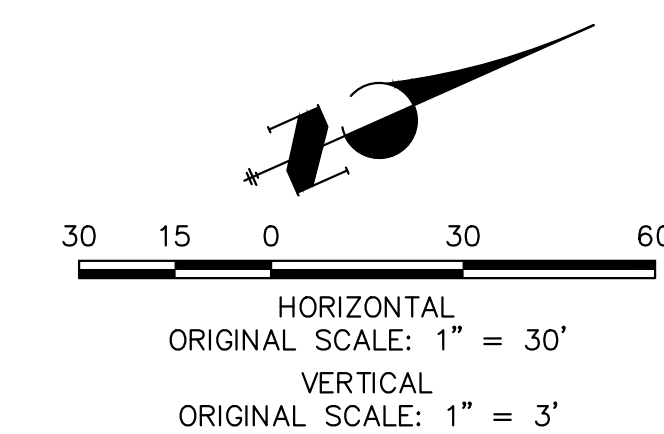
KEY MAP
N.T.S.

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
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE 05/08/23

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SR LAND, LLC
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 JAMES F. MORLEY
 (719) 471-1742

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No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE
 SHEET 9 OF 19
 JOB NO. 25188.03

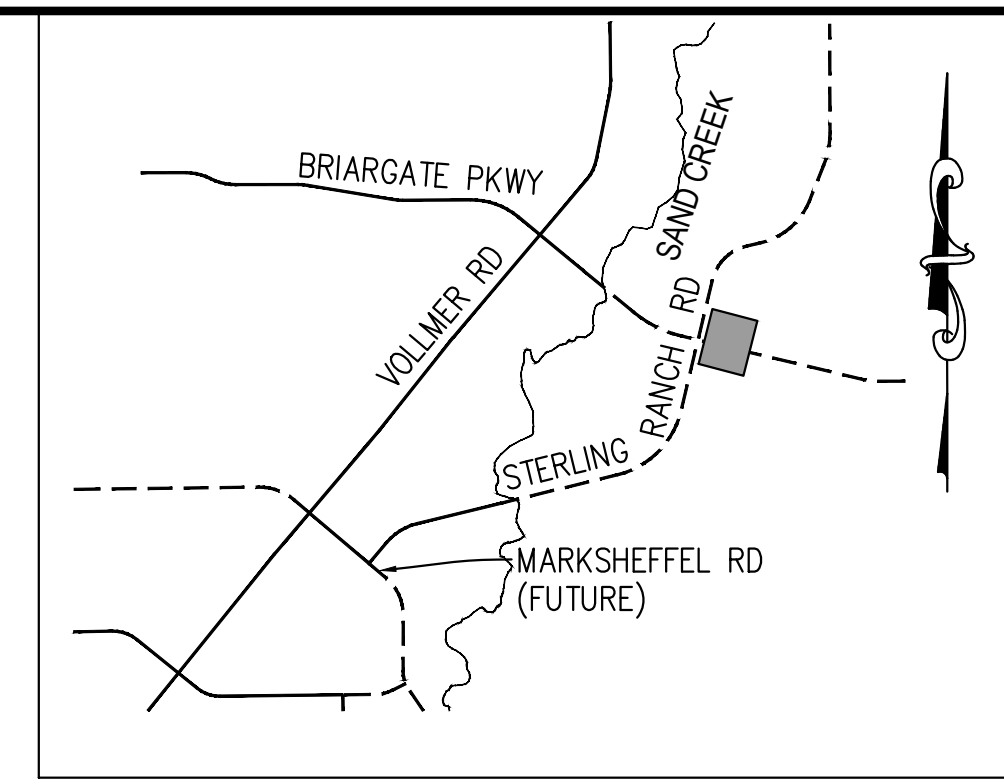
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

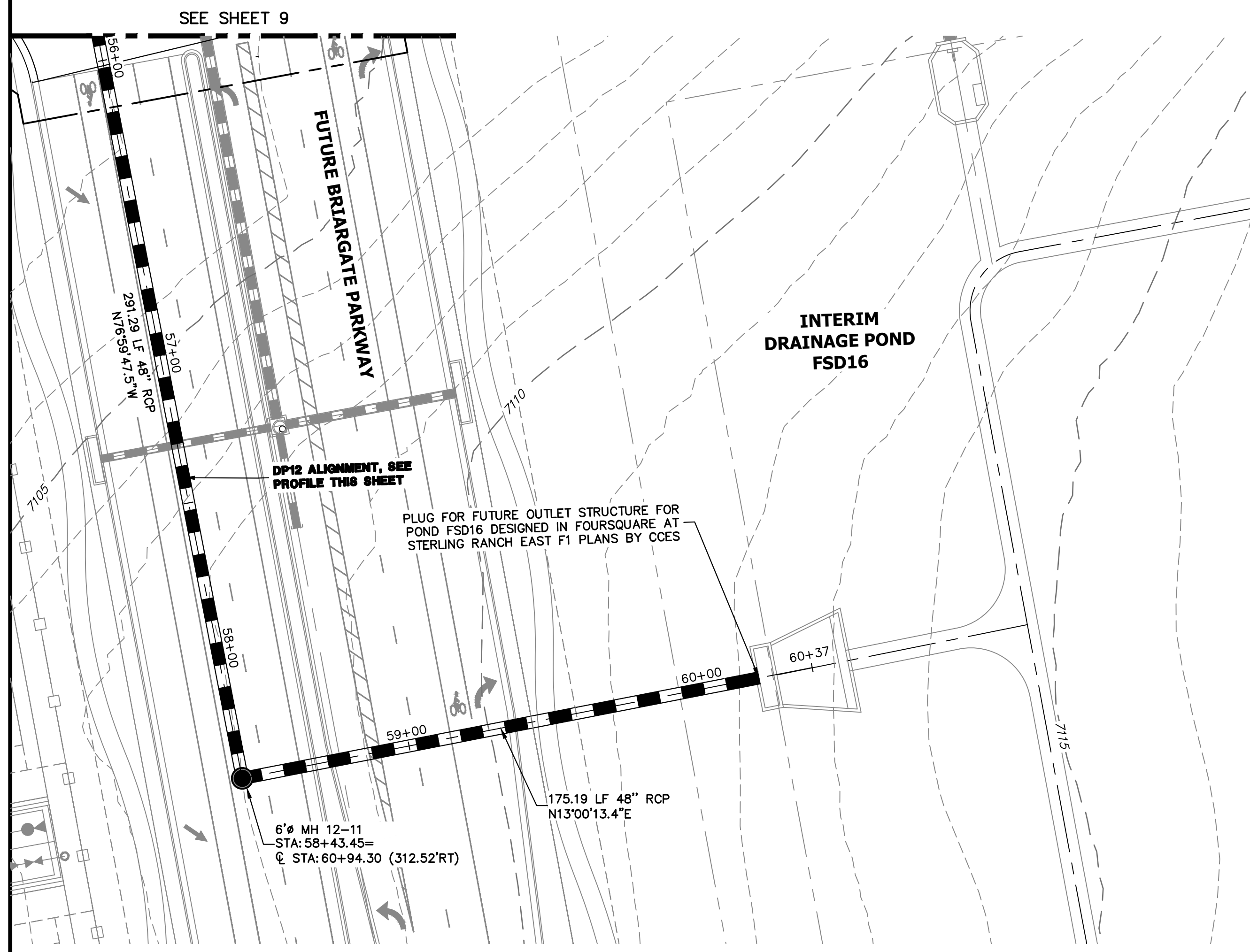
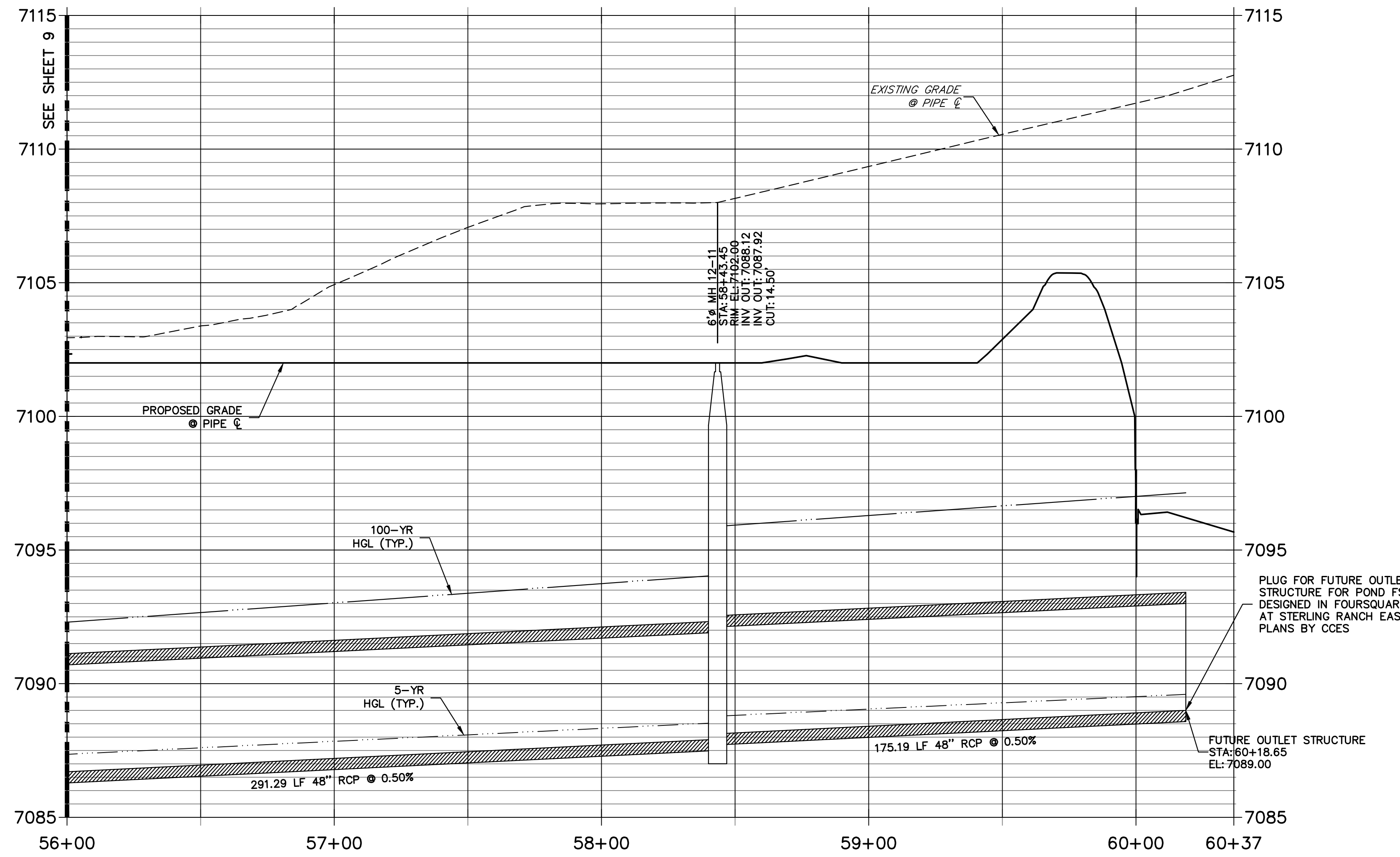
J.R. ENGINEERING
 A Westman Company

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



KEY MAP
N.T.S.

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



No.	REVISION	BY	DATE

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 V-SCALE 1"=3'
 DATE 05/04/23
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

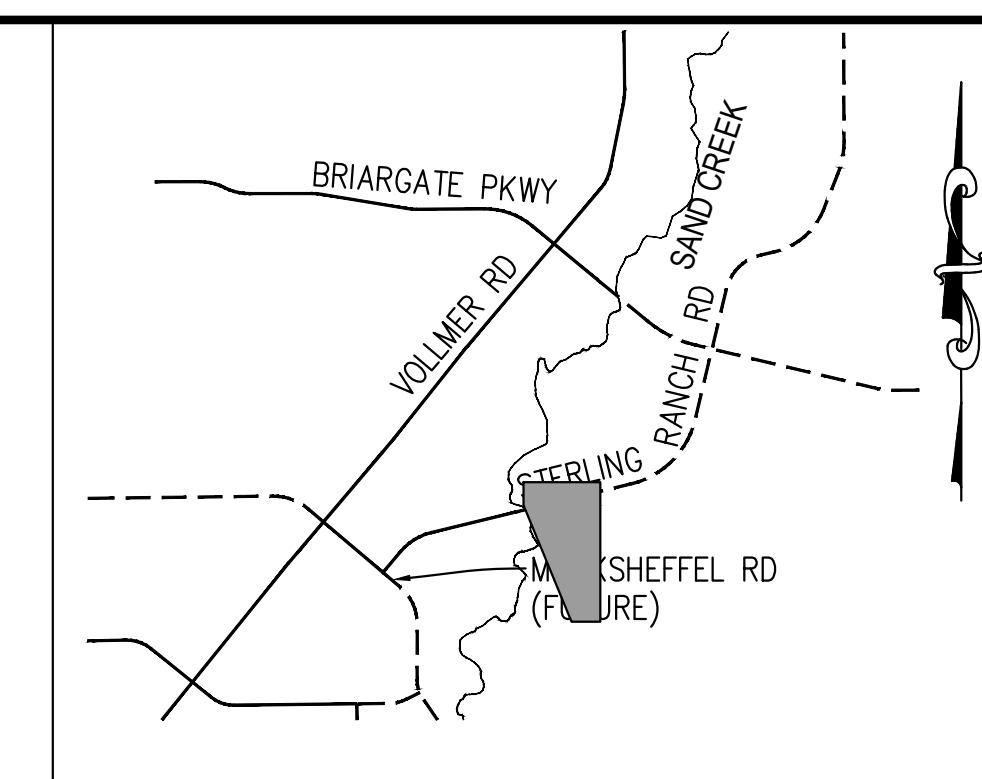
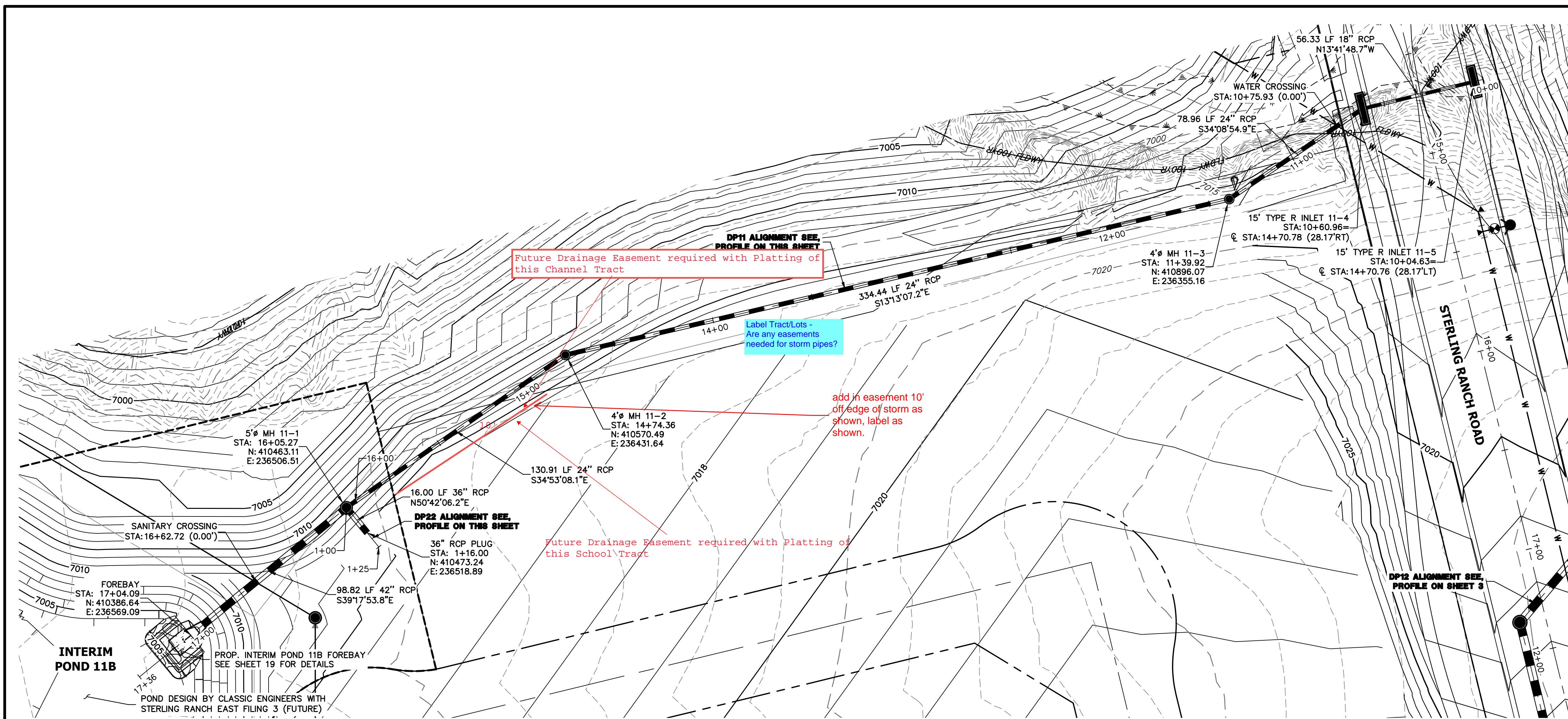
811
 Know what's below.
 Call before you dig.

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

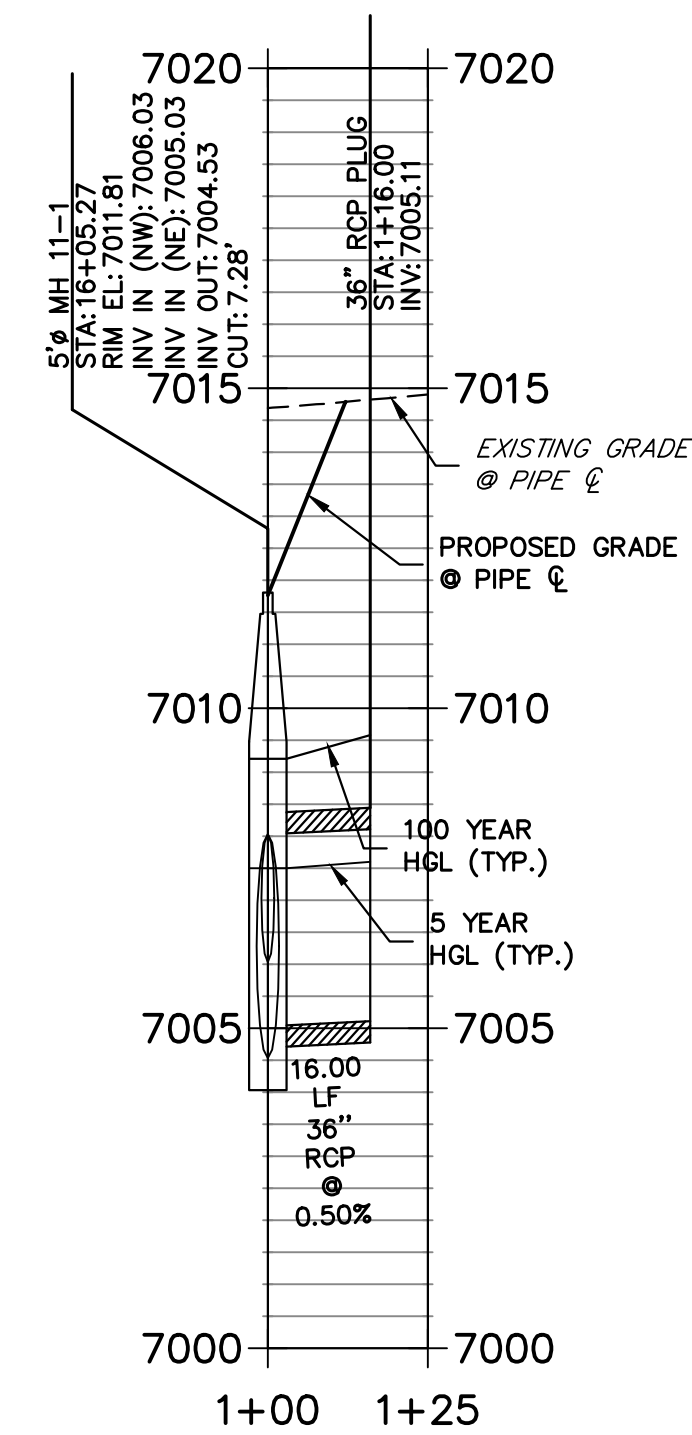
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 05/08/23

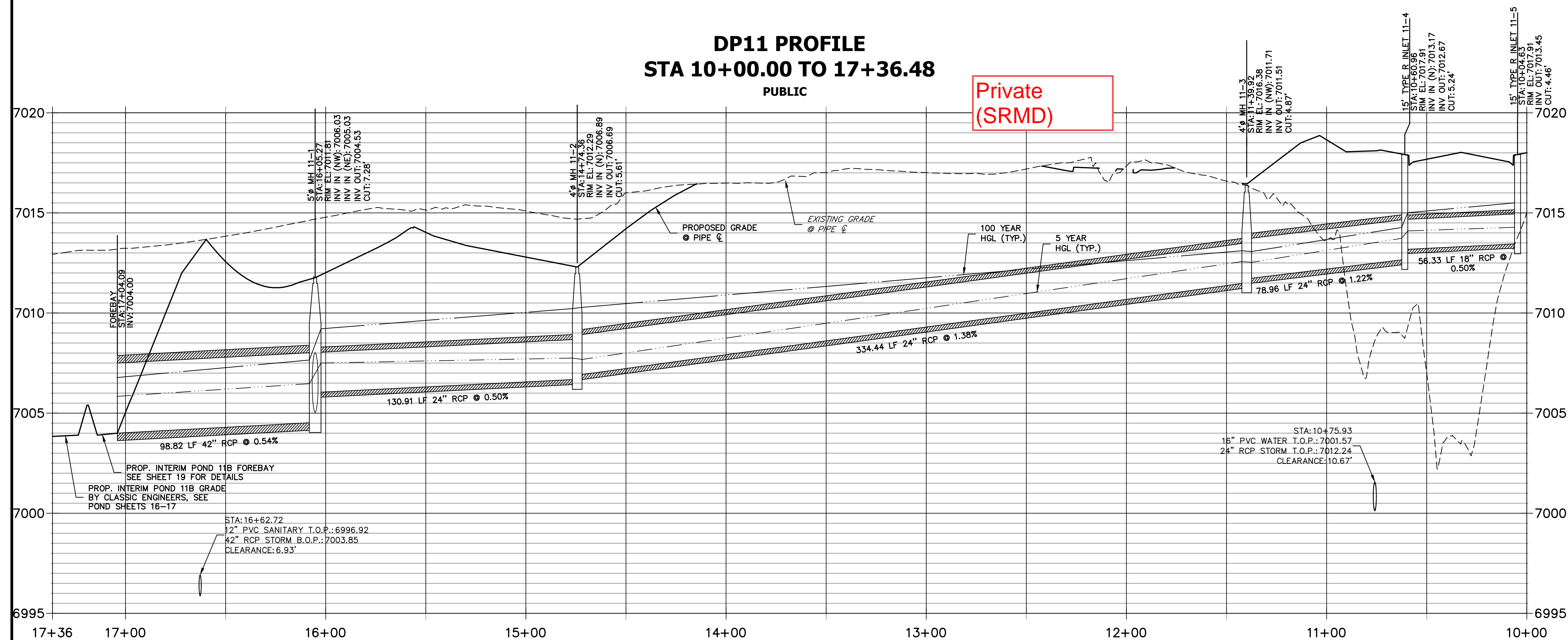


**DP22 PROFILE
STA 1+00.00 TO 1+25.00**



**DP11 PROFILE
STA 10+00.00 TO 17+36.48**
PUBLIC

Private (SRMD)



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

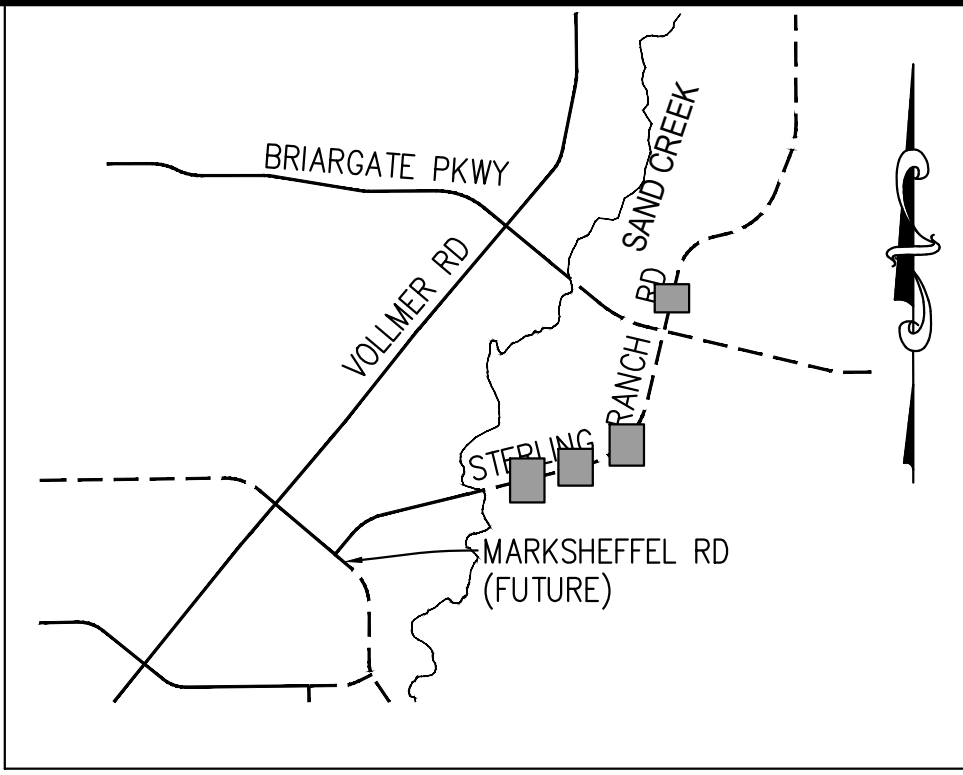
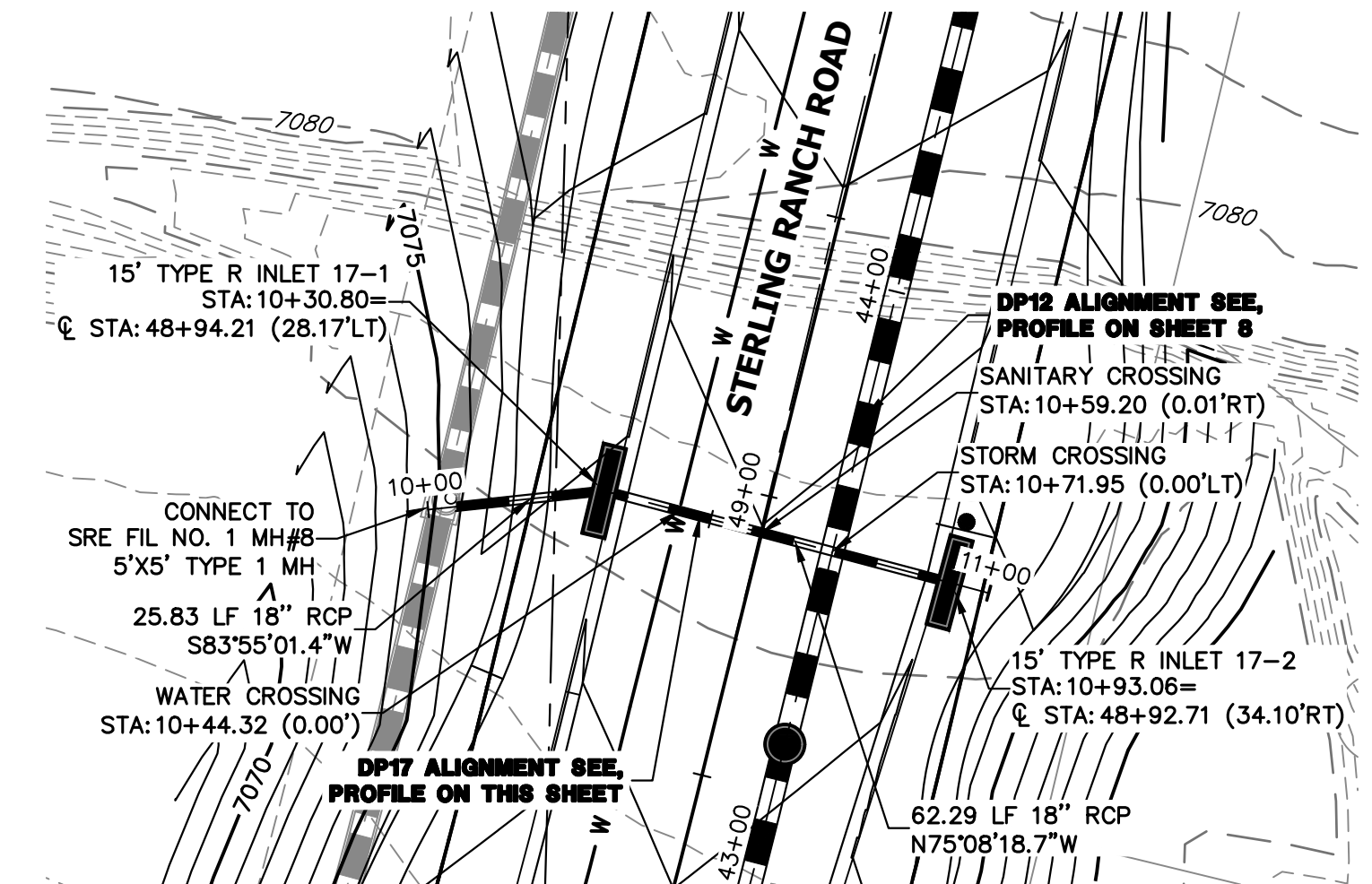
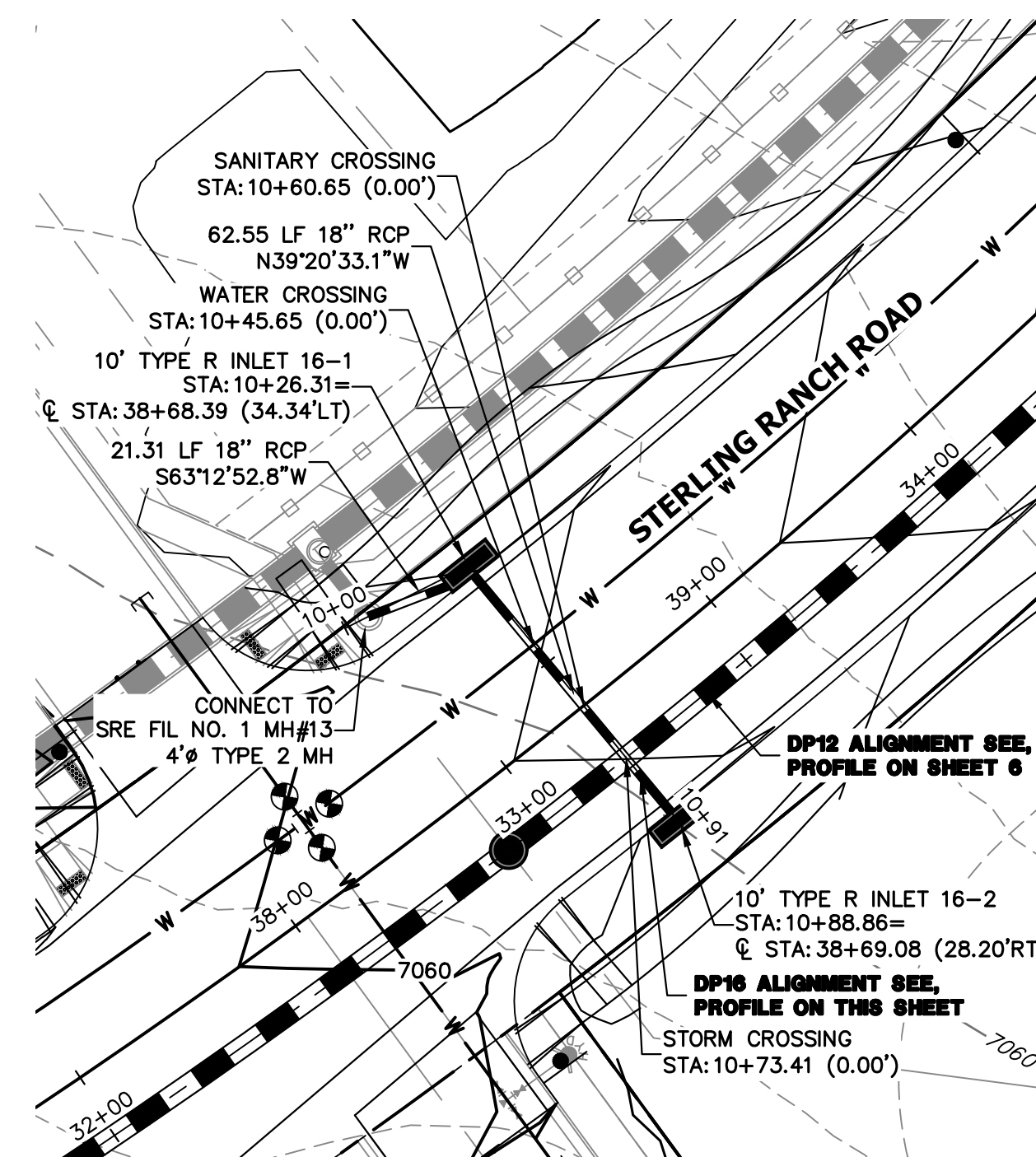
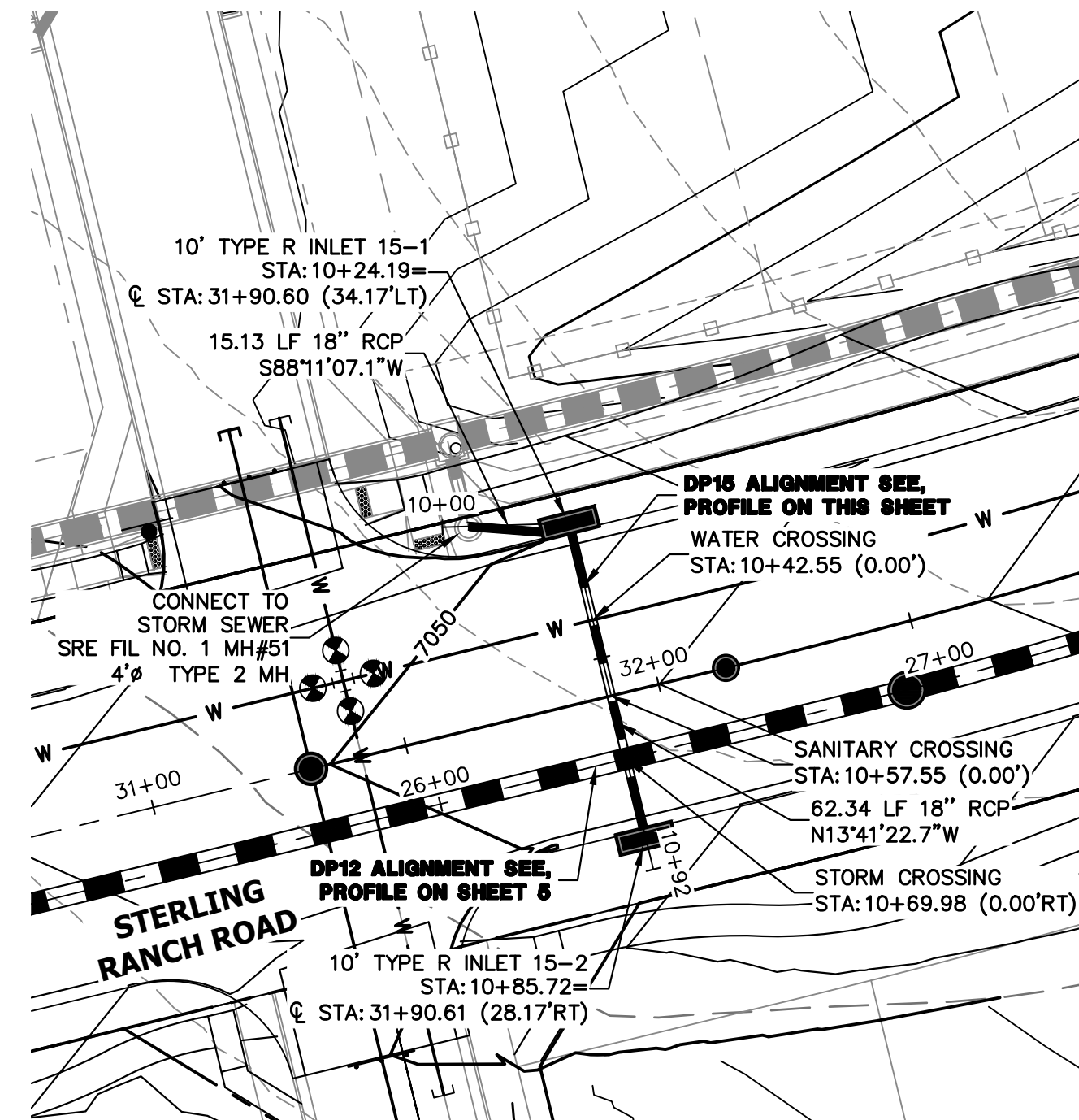
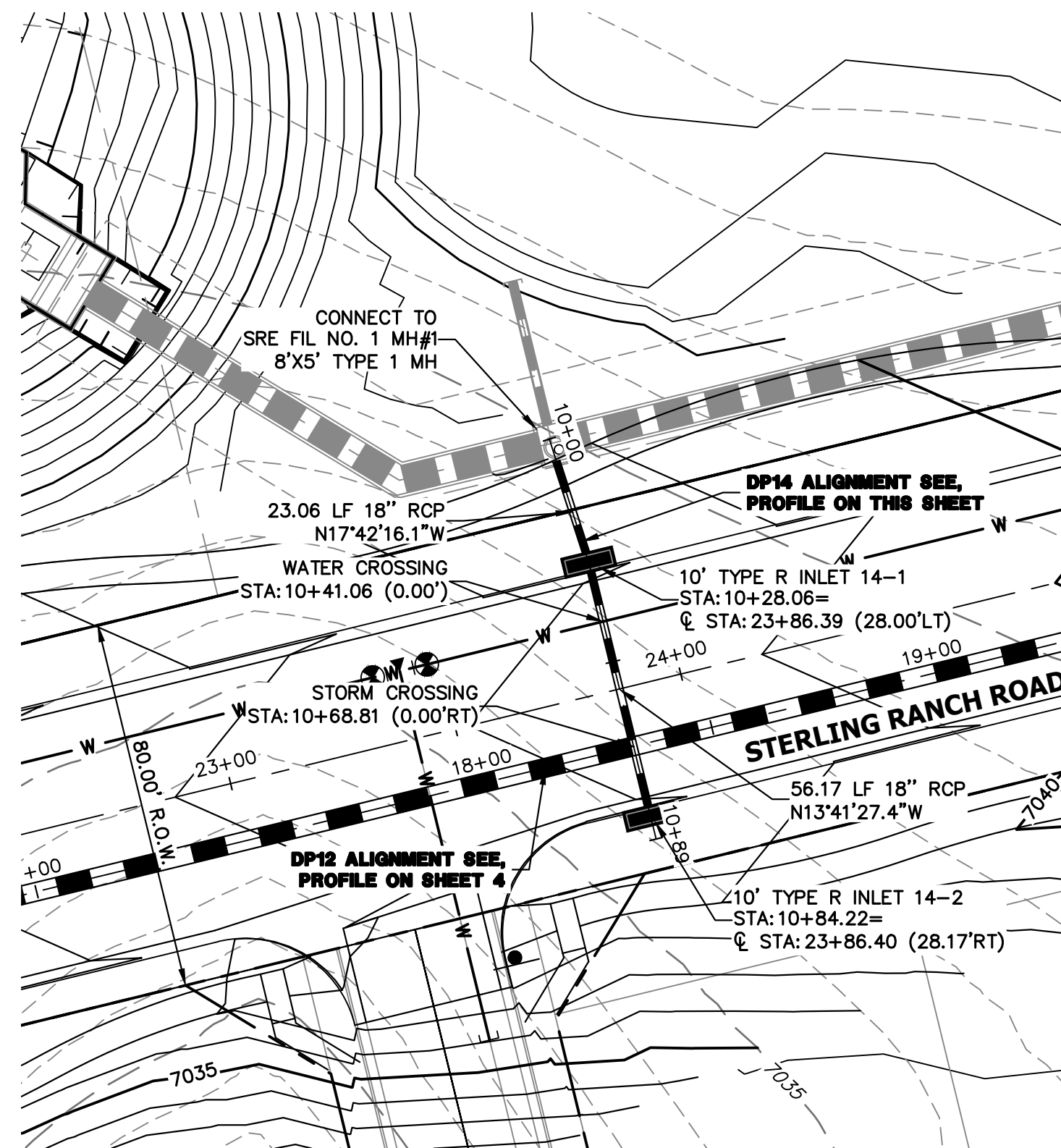
HORIZONTAL ORIGINAL SCALE: 1" = 30'
VERTICAL ORIGINAL SCALE: 1" = 3'

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

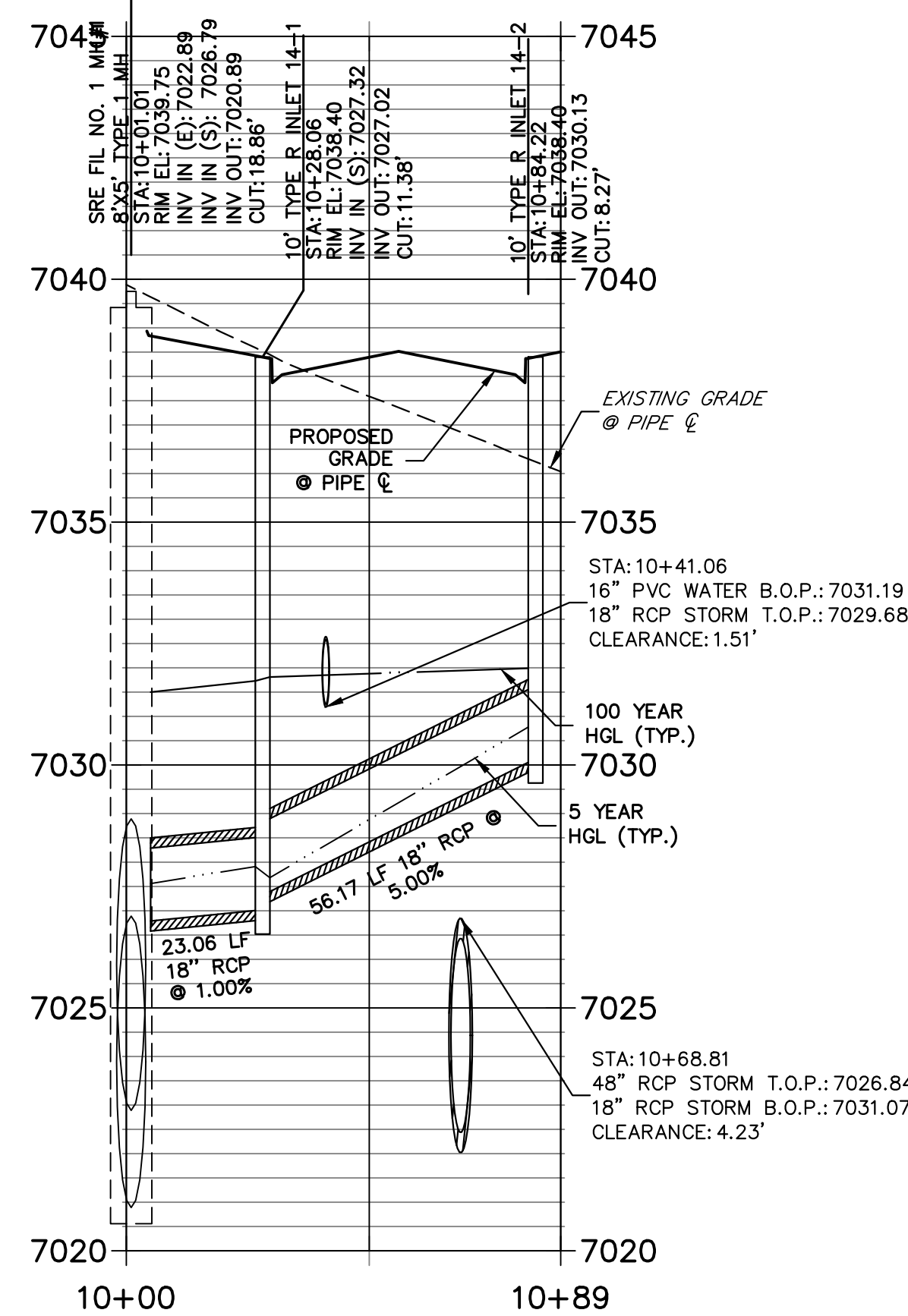
Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE 05/08/23

FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

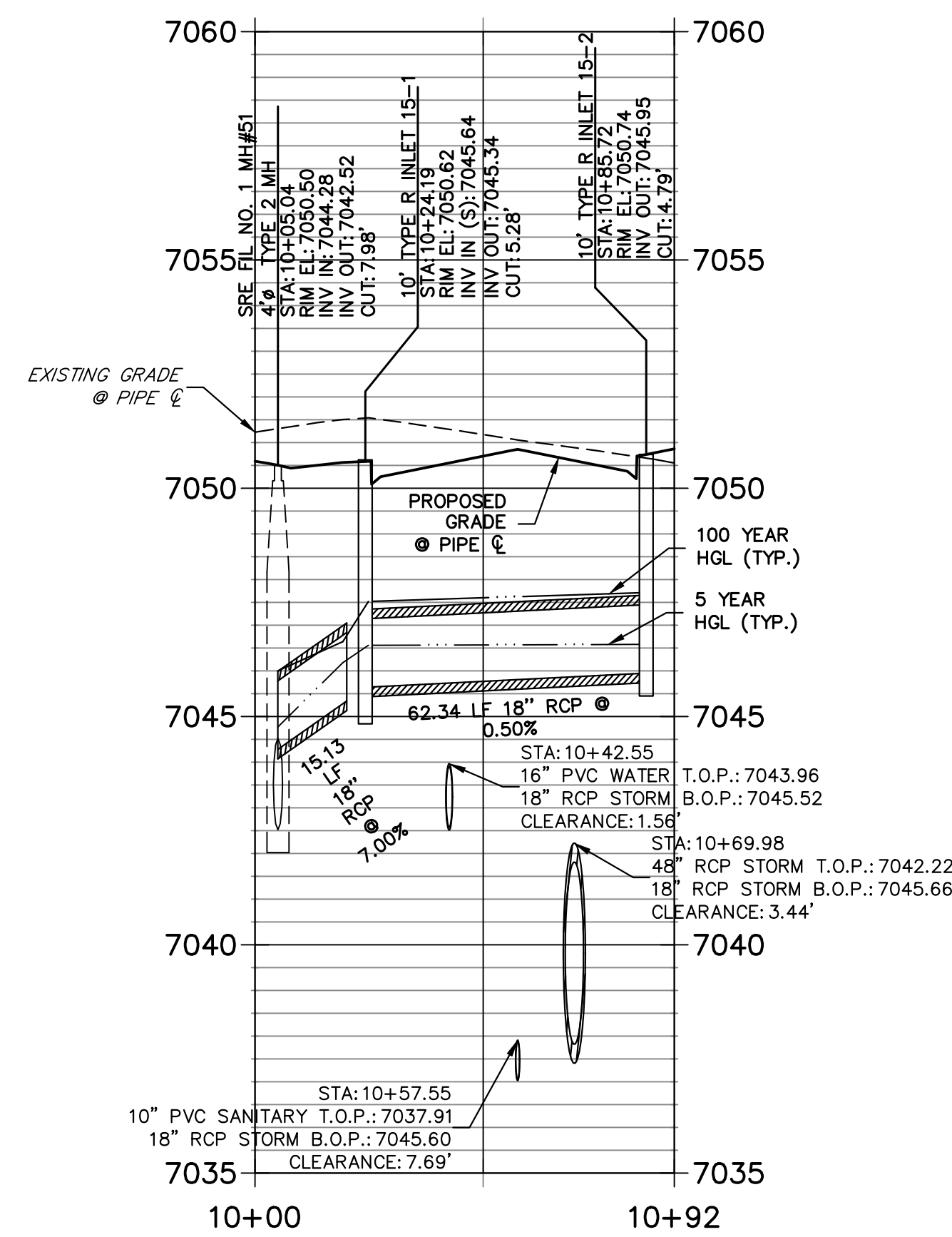
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
BY	DATE
No.	REVISION
H-SCALE 1"=30'	V-SCALE 1"=3'
DATE 05/04/23	DESIGNED BY MMC
DRAWN BY MMC	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET 11 OF 19	JOB NO. 25188.03



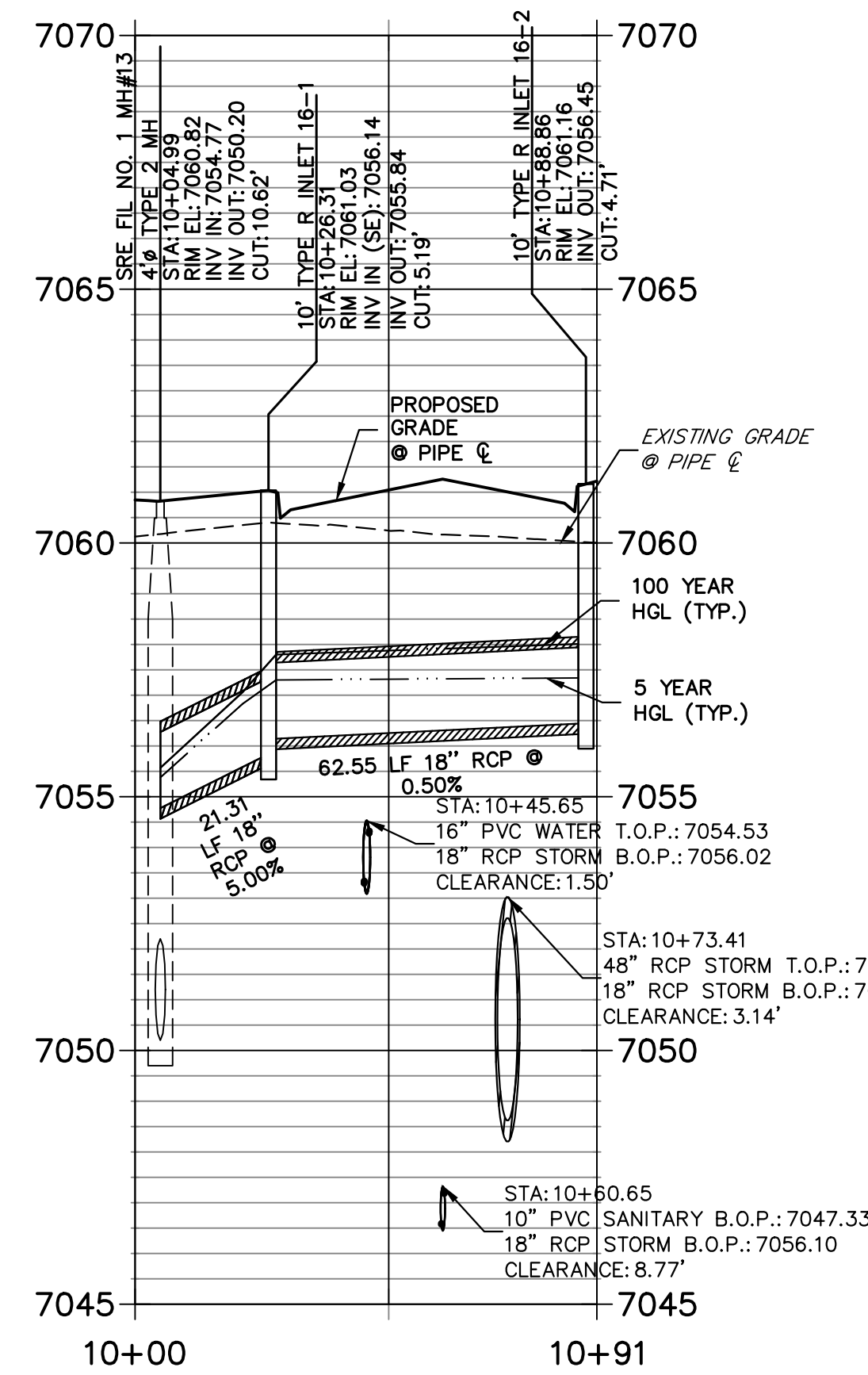
DP14 PROFILE
STA 10+00.00 TO 10+89.39
PUBLIC



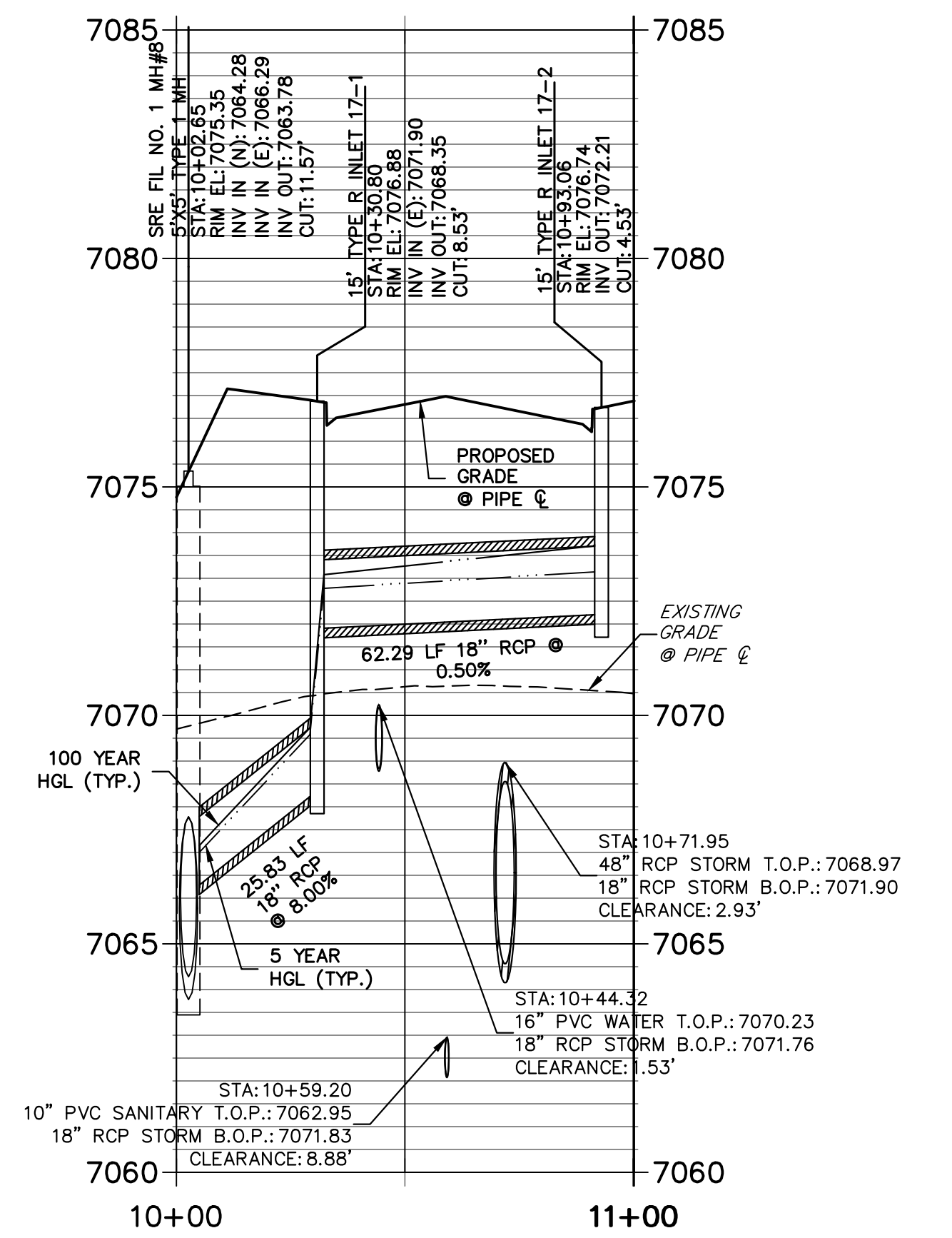
DP15 PROFILE
STA 10+00.00 TO 10+91.88
PUBLIC



DP16 PROFILE
STA 10+00.00 TO 10+91.02
PUBLIC



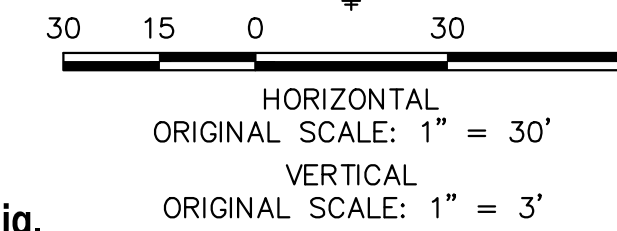
DP17 PROFILE
STA 10+00.00 TO 11+00.23
PUBLIC



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



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

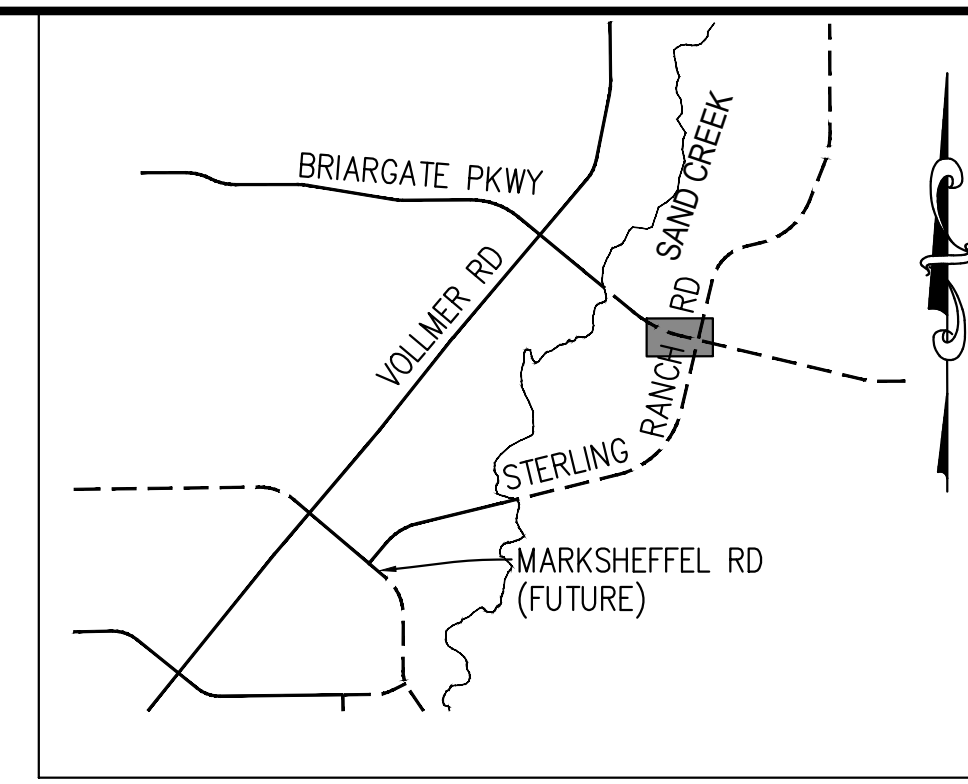
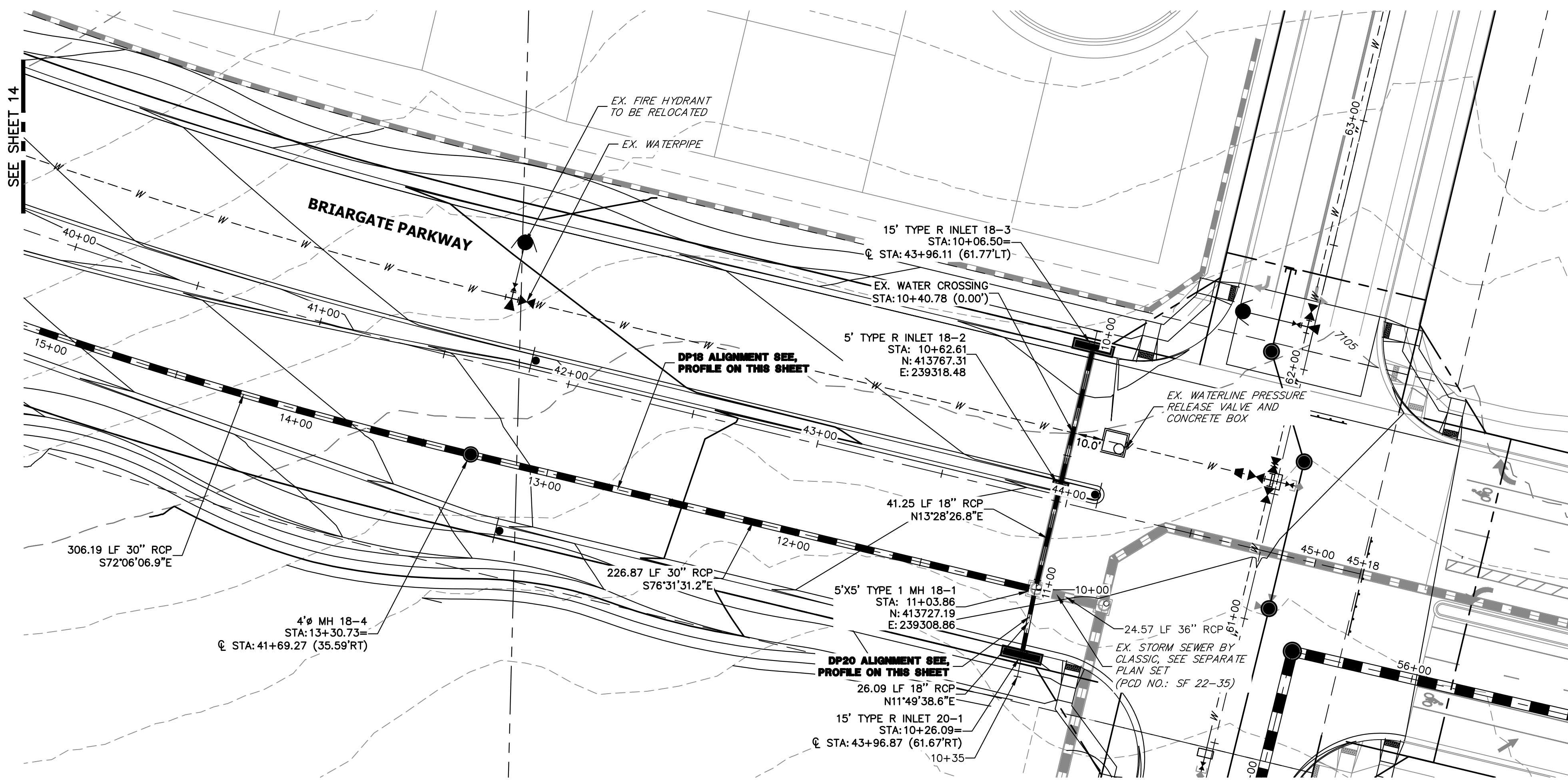
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE: 05/08/23

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

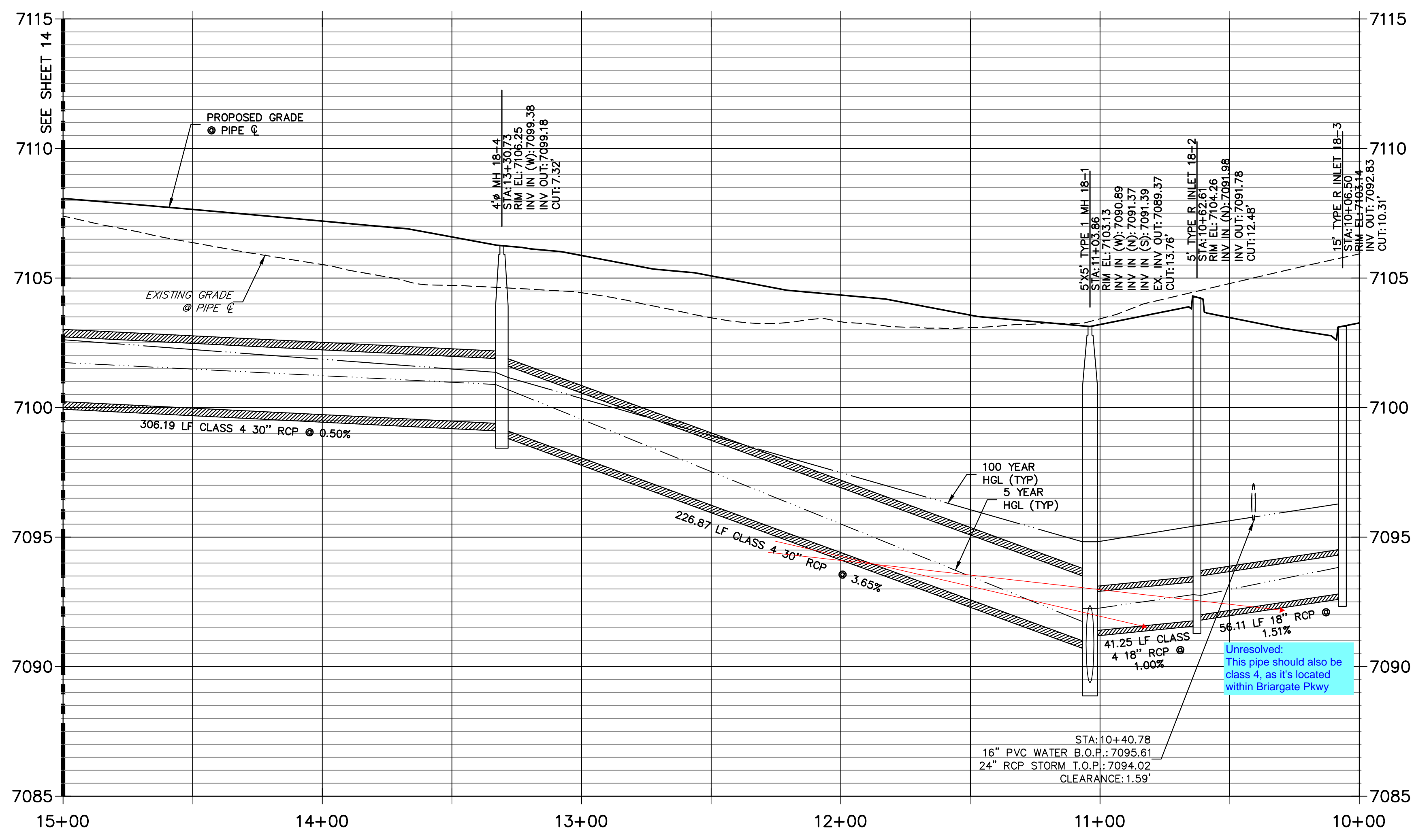
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
 STORM SEWER PLAN & PROFILE
 SHEET 12 OF 19
 JOB NO. 25188.03

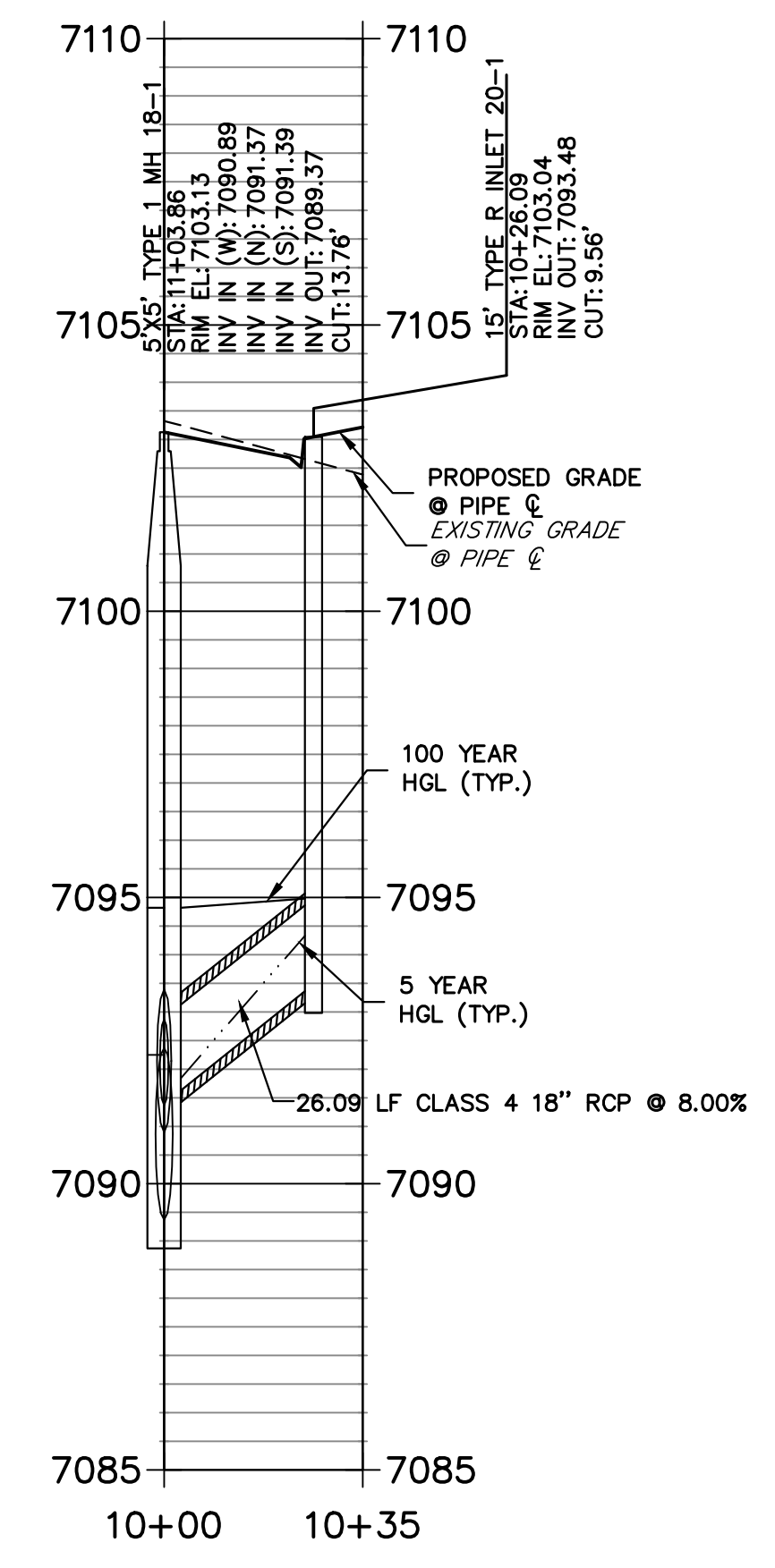


KEY MAP
N.T.S.

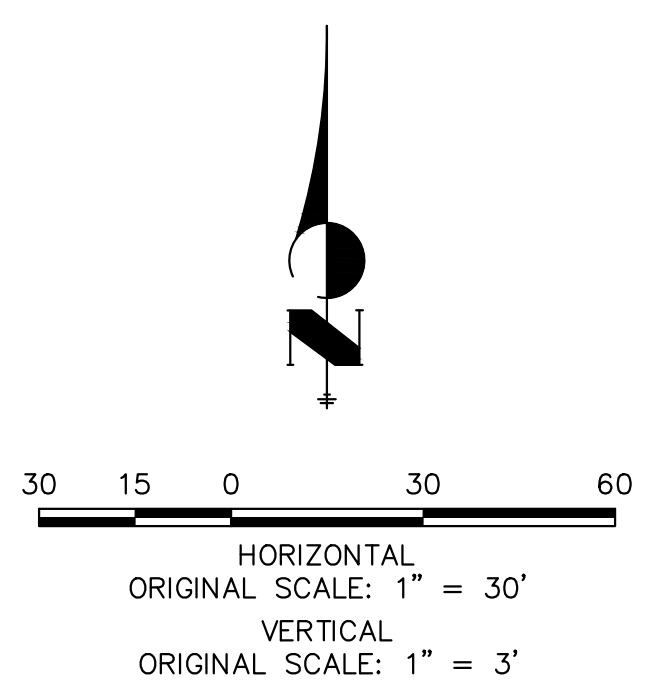
DP18 PROFILE(1)
STA 10+00.00 TO 15+00.00
PUBLIC



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
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 Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
DATE 05/08/23

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

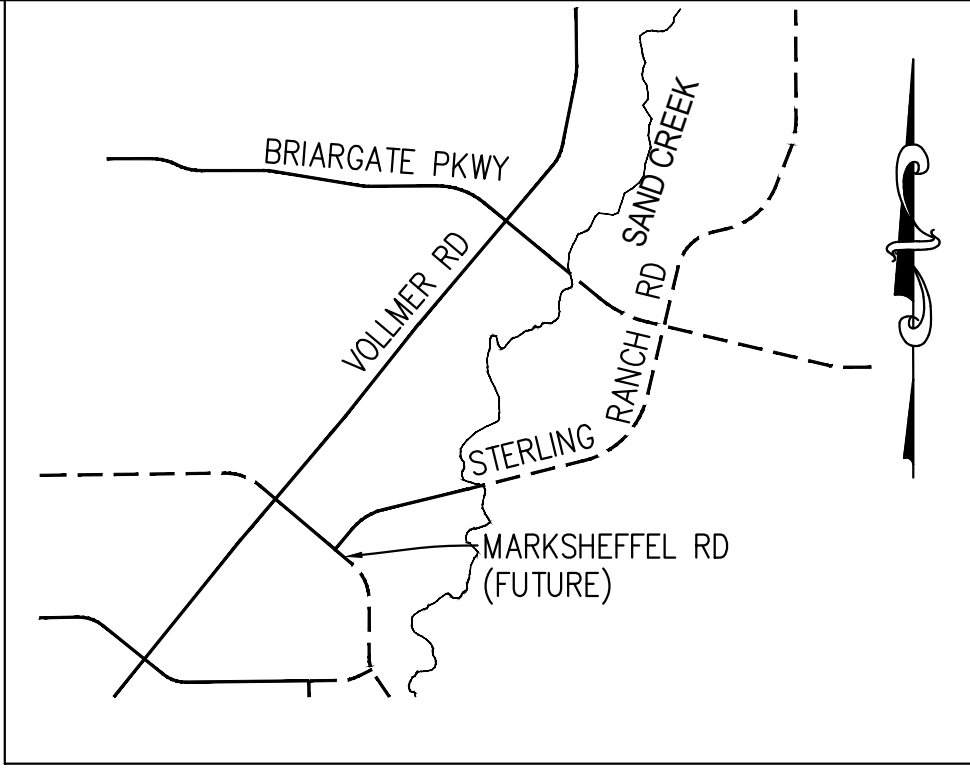
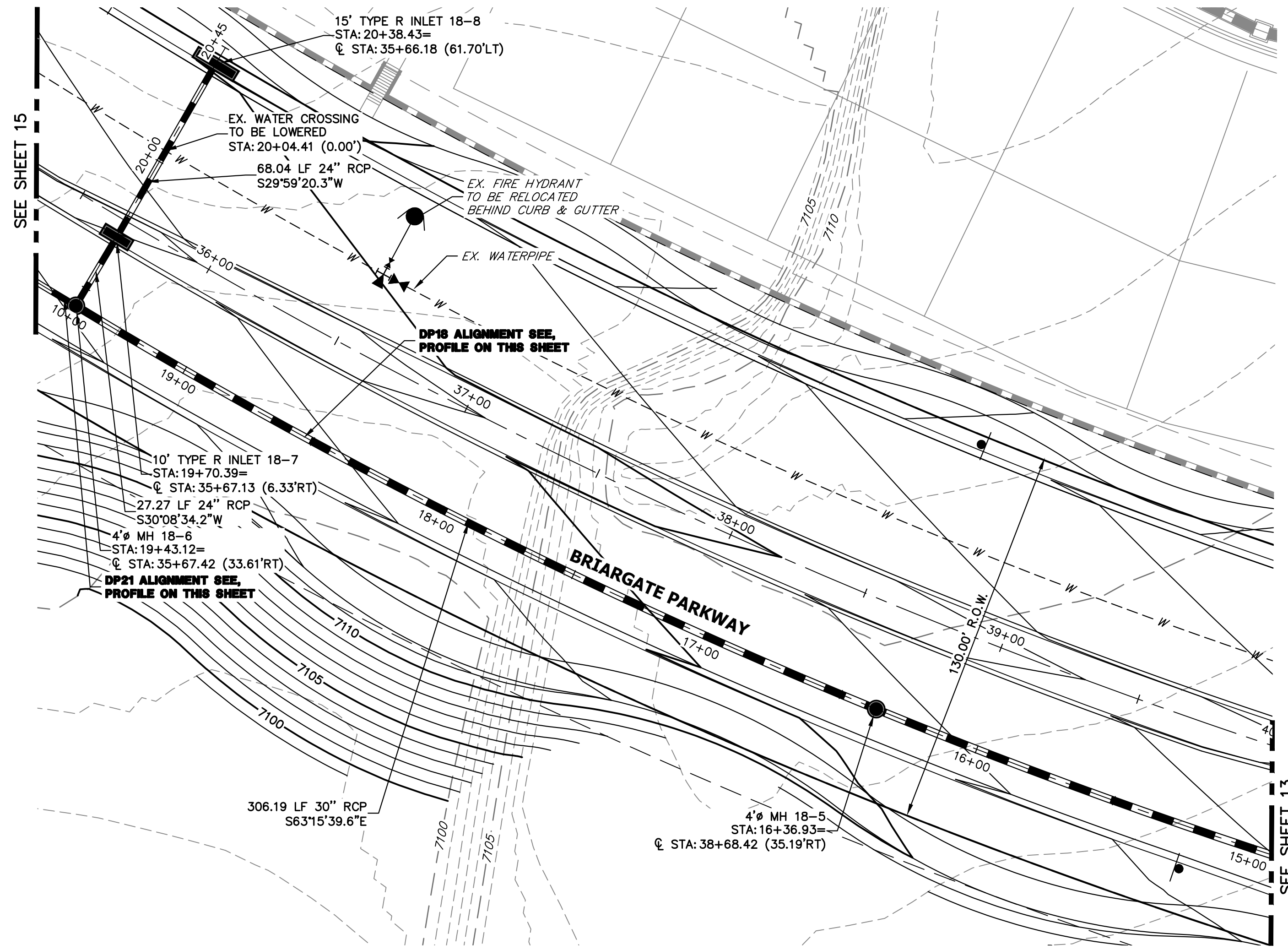
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/04/23	MMC	MMC	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
STORM SEWER PLAN & PROFILE
SHEET 13 OF 19
JOB NO. 25188.03



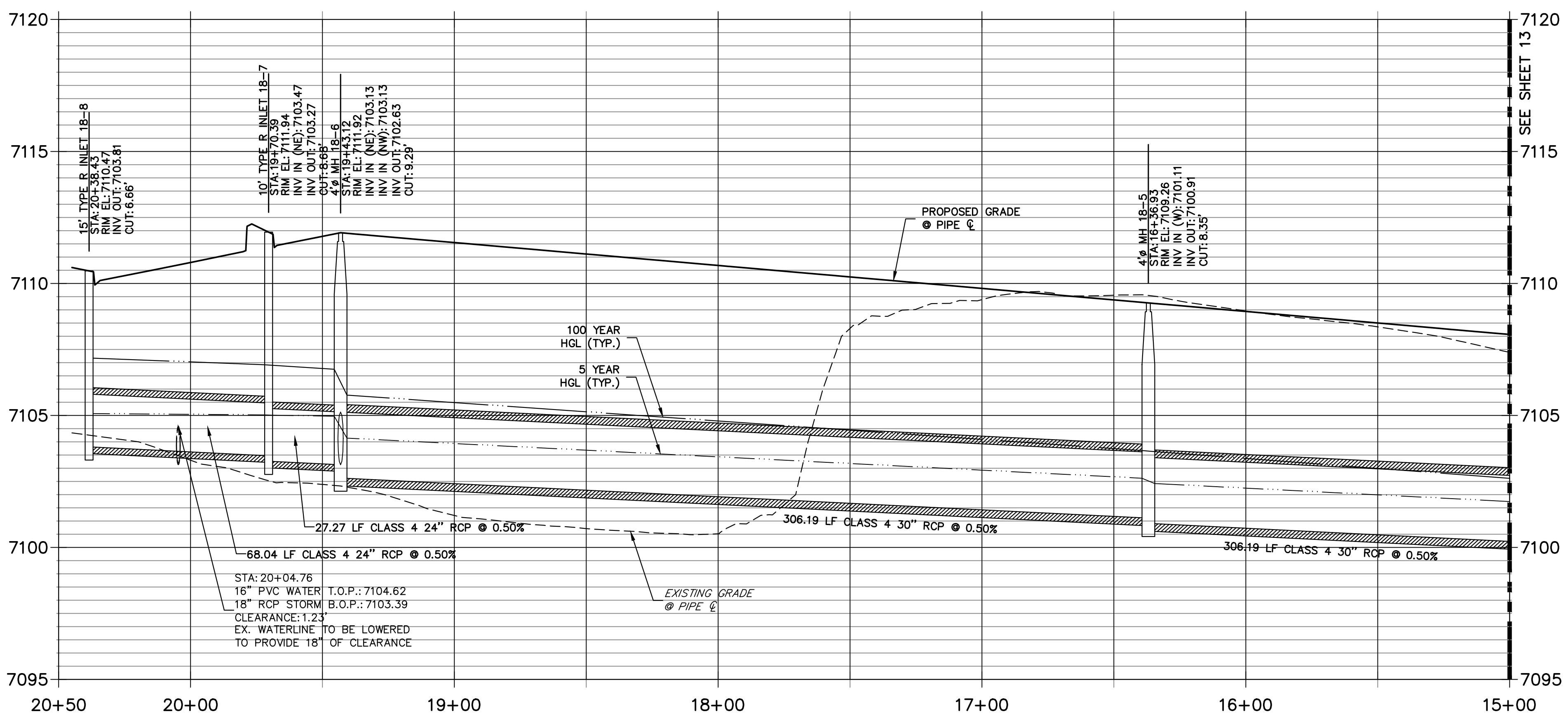
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
DESIGNATED BY WRITTEN
AUTHORIZATION.

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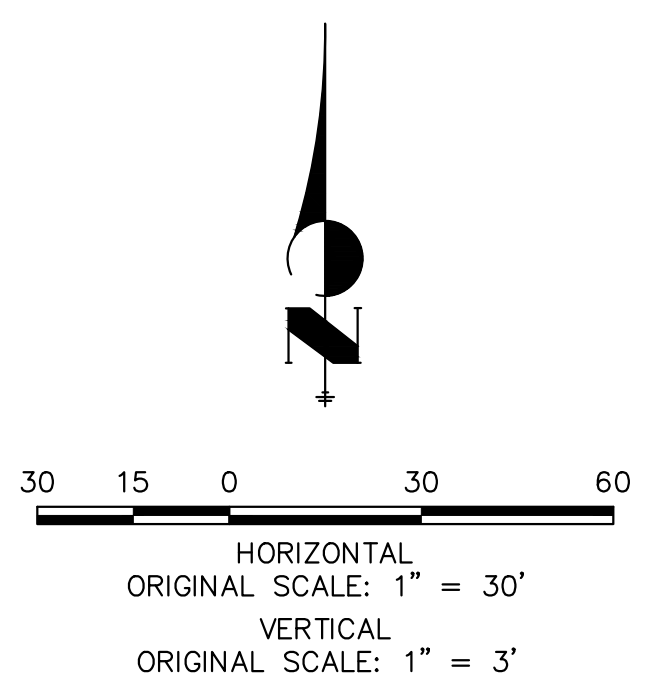
DP18 PROFILE(2)
STA 15+00.00 TO 20+50.00
PUBLIC



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

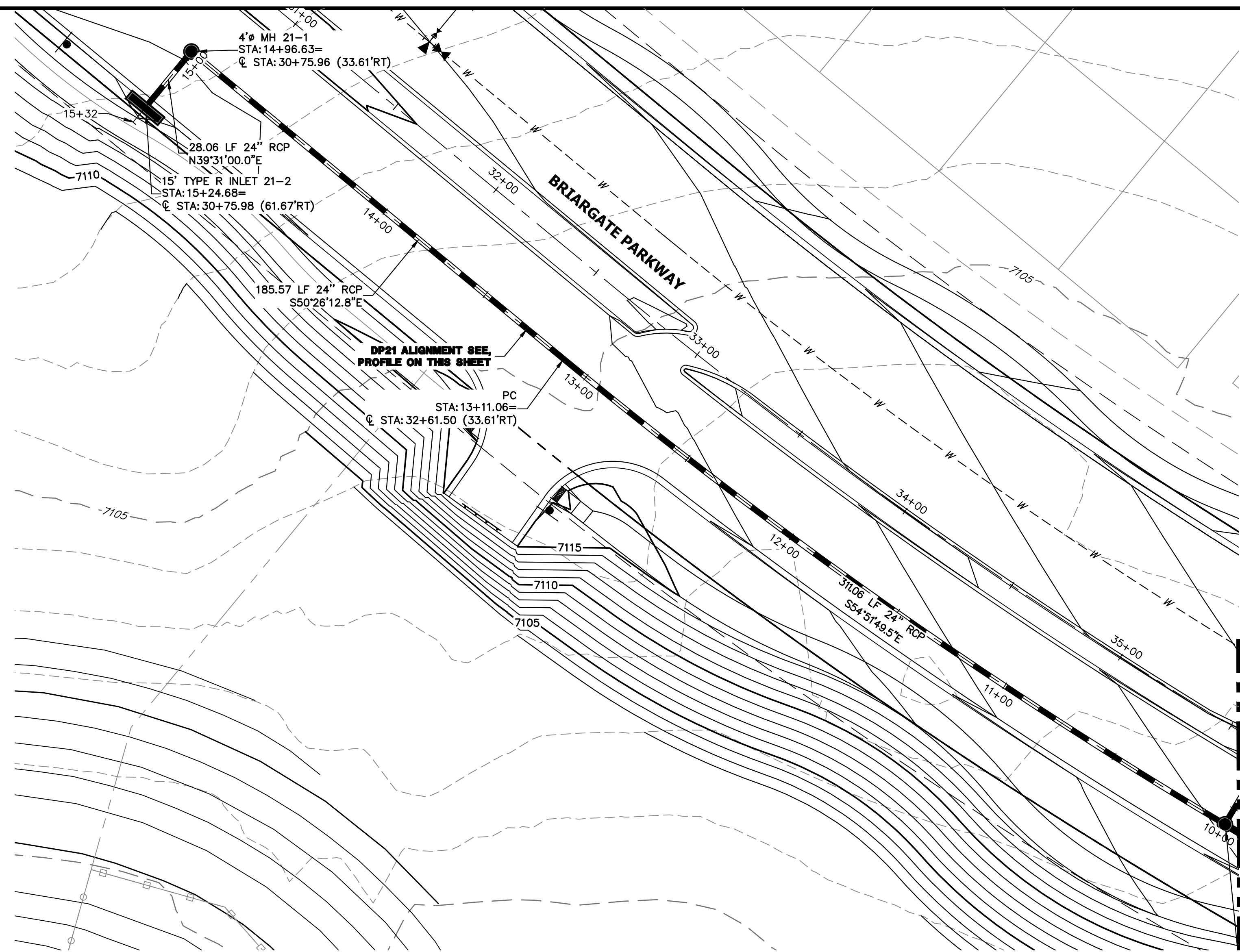
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

DATE: 05/08/23

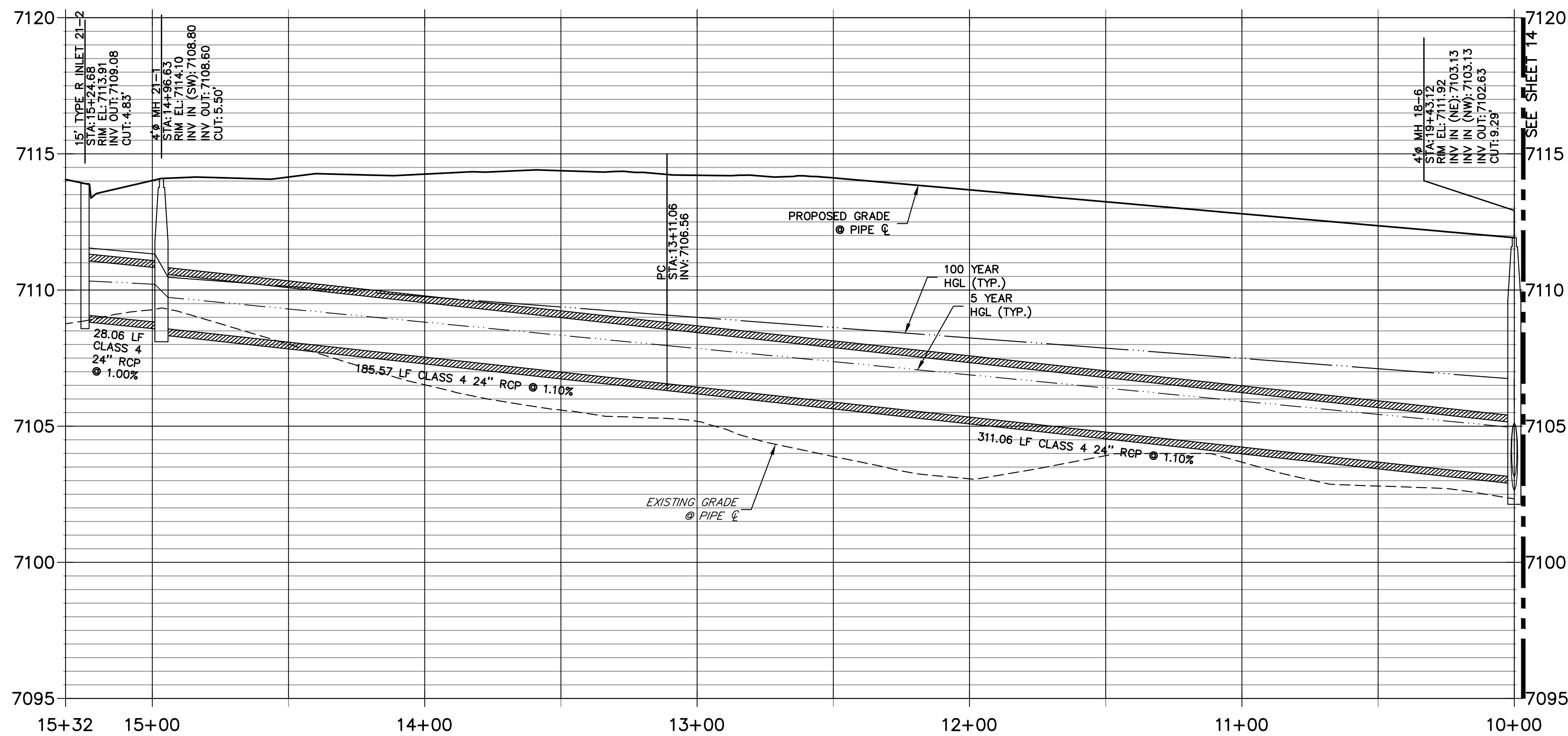
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/04/23	MMC	MMC	

No.	REVISION	BY	DATE

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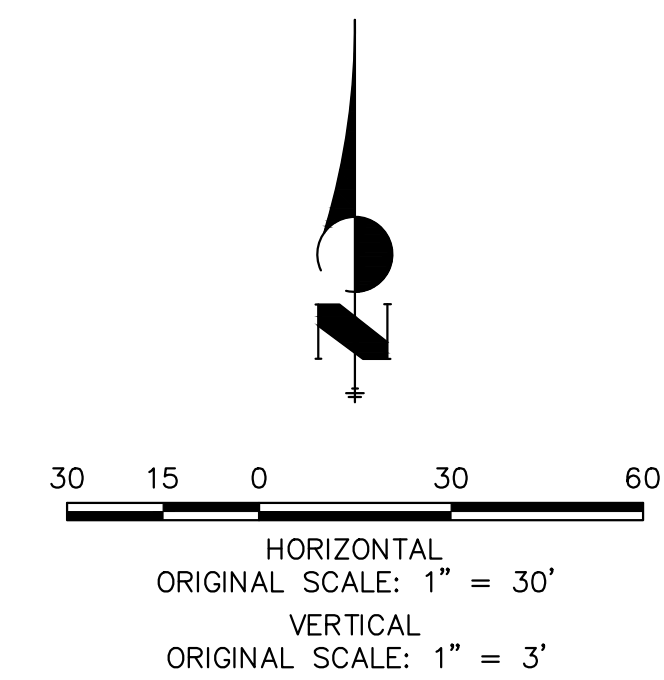


DP21 PROFILE
STA 10+00.00 TO 15+31.85
 PUBLIC



NOTE:

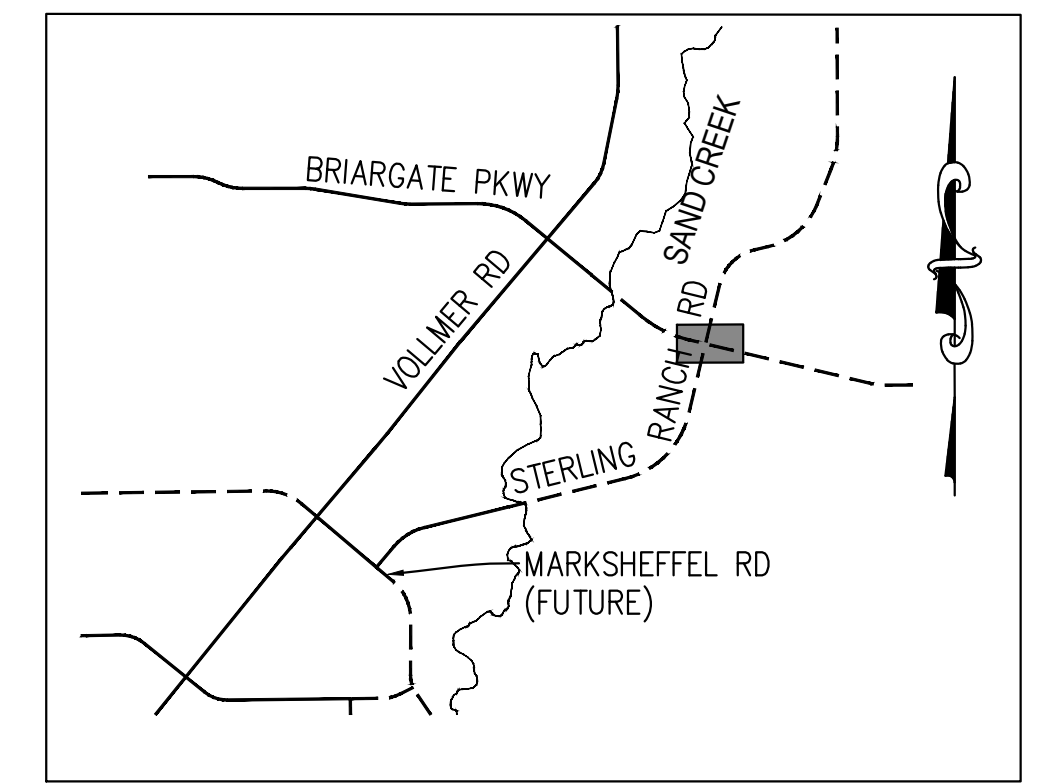
- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING


Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 05/08/23



KEY MAP
 N.T.S.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
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 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

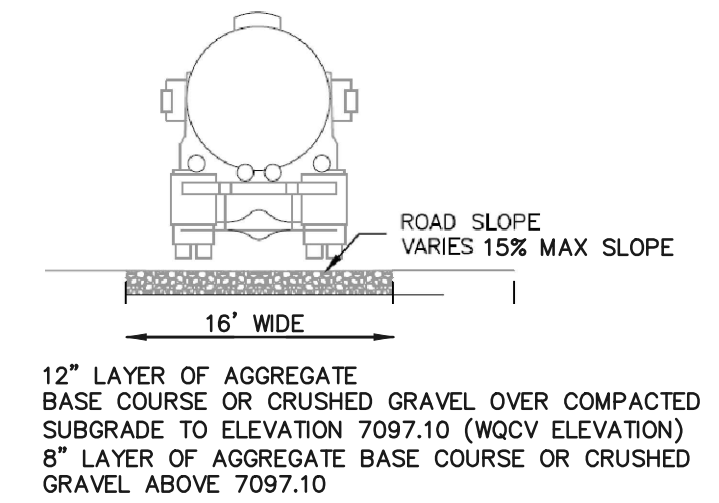
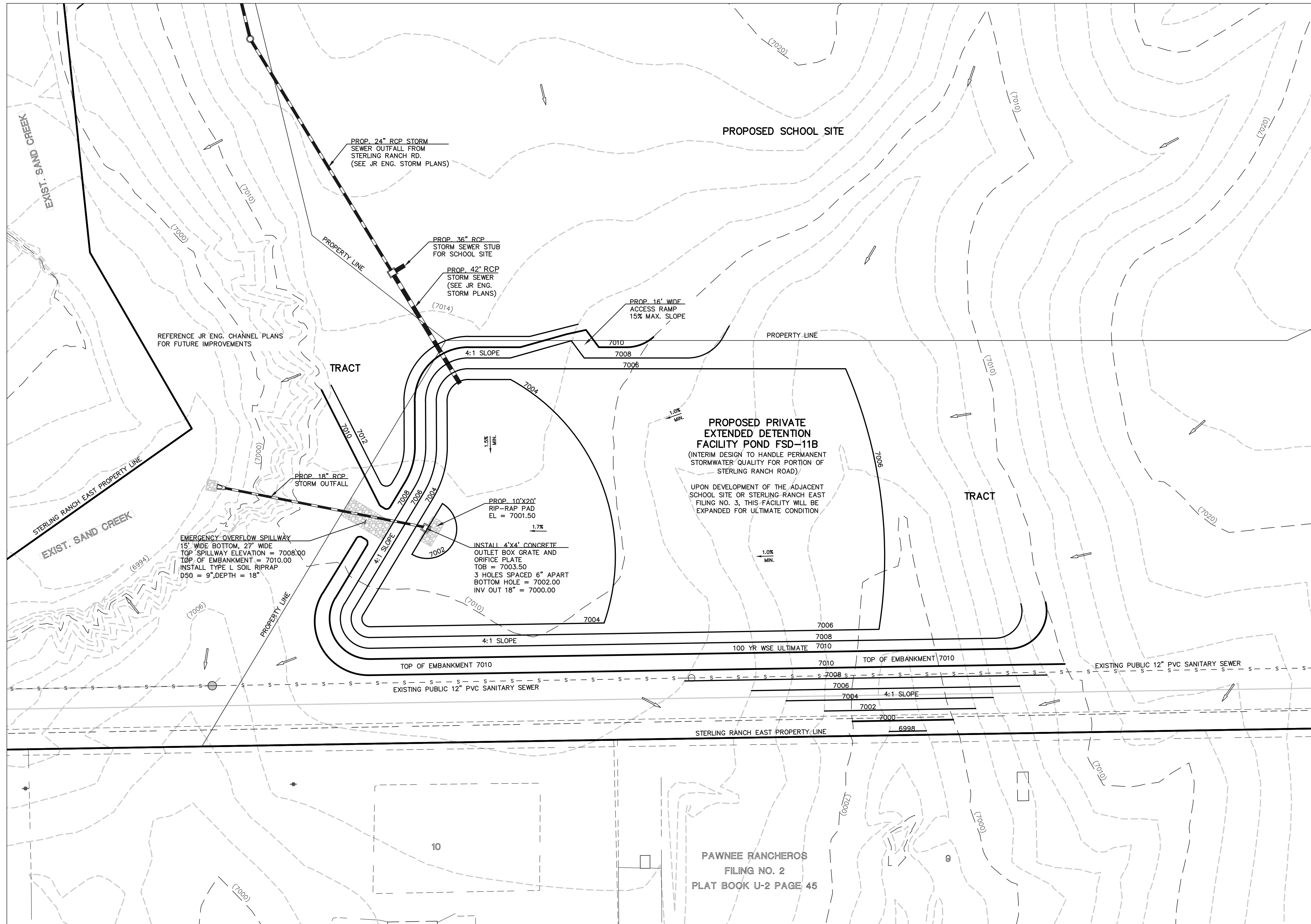
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	05/04/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

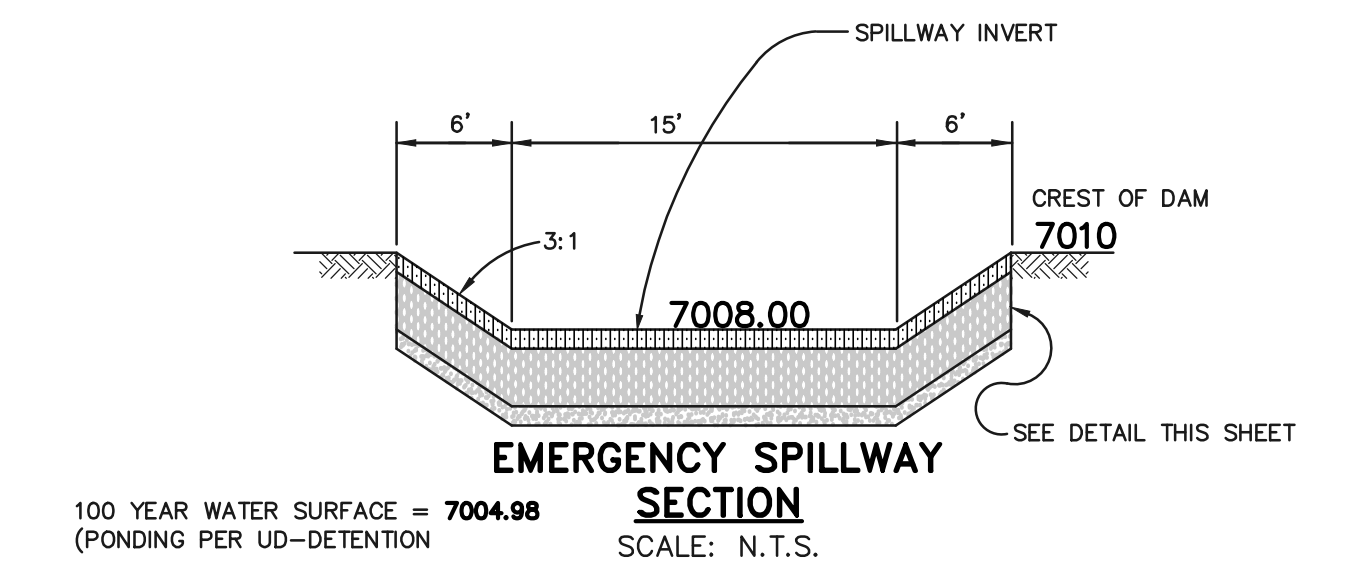
STORM SEWER PLAN & PROFILE

SHEET 15 OF 19

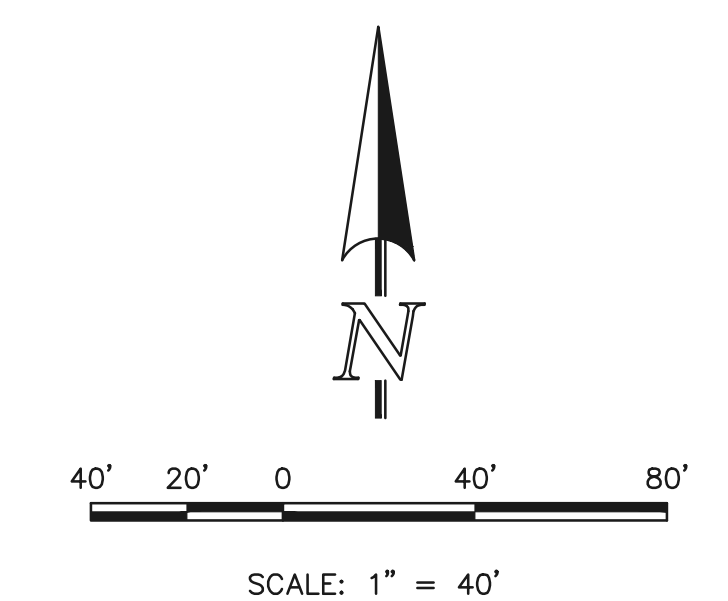
JOB NO. 25188.03



ACCESS ROAD



POND FSD-11B (INTERIM DESIGN)



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE

REVIEW:

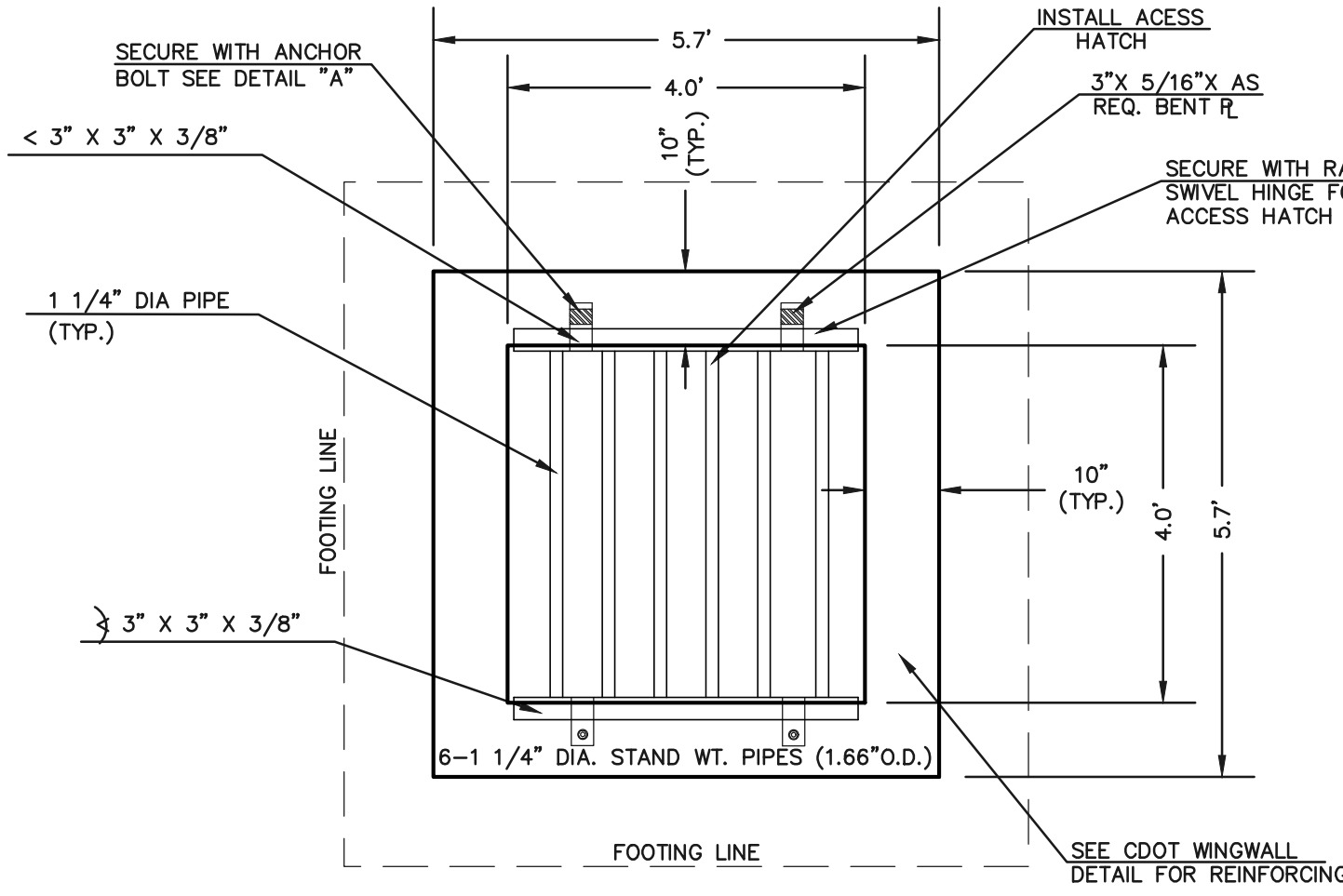
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

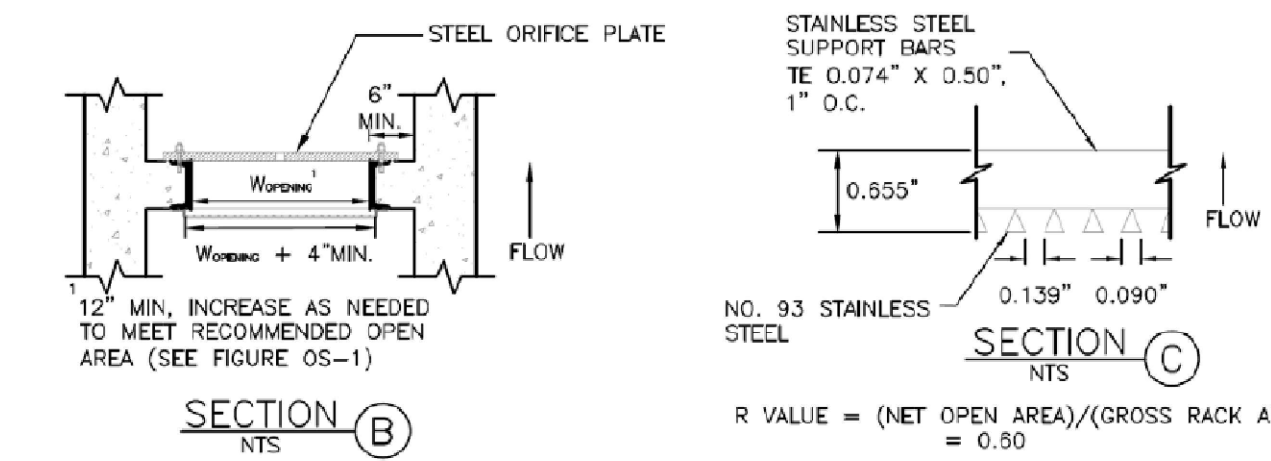
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS			
PRIVATE POND FSD-11B (INTERIM DESIGN)			
POND PLAN			
DESIGNED BY	MAW	SCALE	DATE 4/5/23
DRAWN BY	ESO	(H) 1" = 40'	SHEET 16 OF 19
CHECKED BY		(V) 1" = N/A	JOB NO. 25188.03

NOTES:

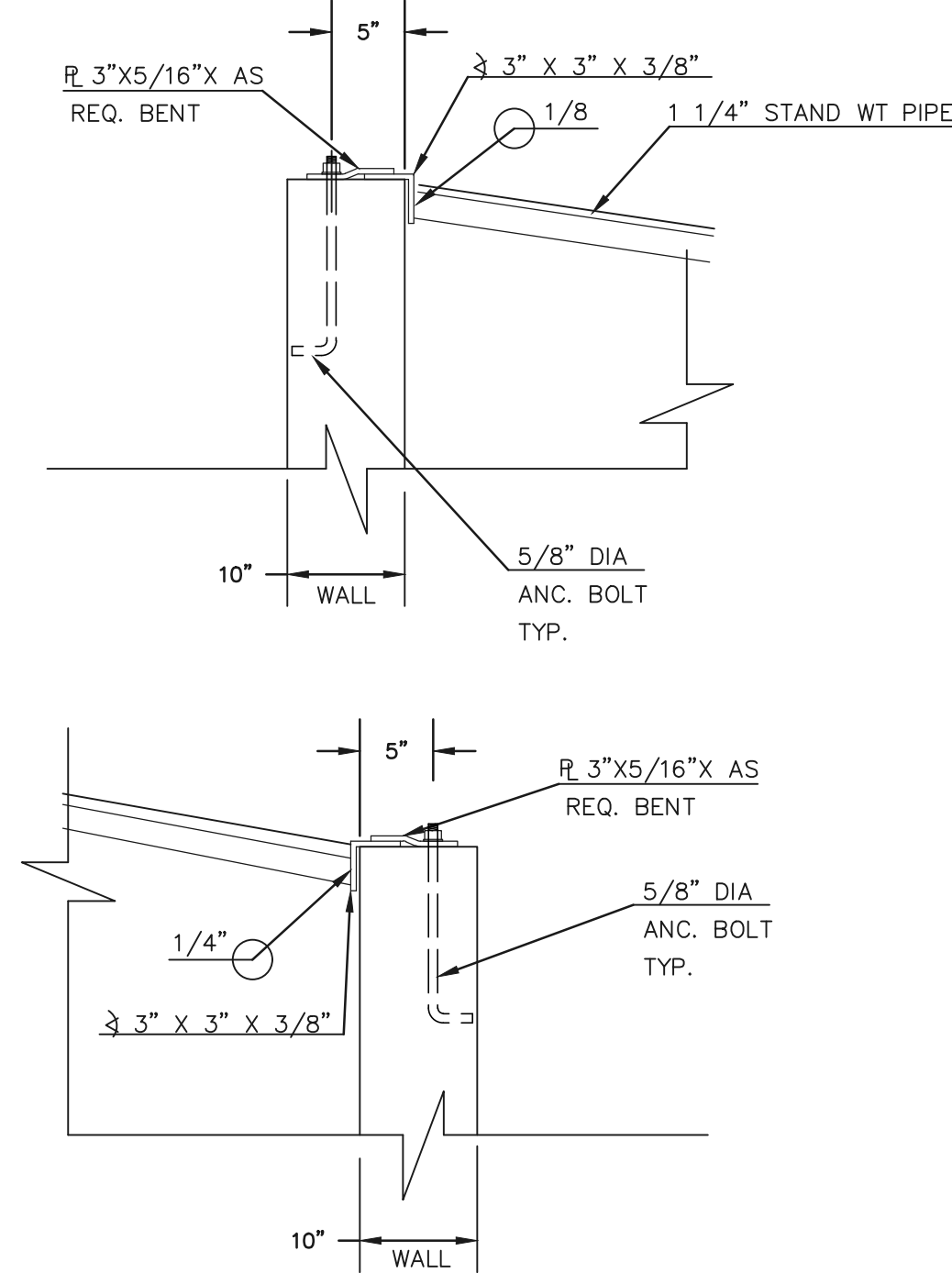
- WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
- DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
- HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
- RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
- ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



4'x4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2'



4'x4' OUTLET BOX ORIFICE PLATE
SCALE 1" = 2'



DETENTION BASIN STAGE-STORAGE TABLE BUILDER

Project: STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Sheet ID: POND-FSD-11B (Interim)

Water Level (ft)	Storage (cu ft)	Depth (ft)	Area (sq ft)	Volume (cu ft)	Area (sq ft)	Volume (cu ft)
7000	0.00	0.00	0.00	0.00	0.00	0.00
7005	4.00	0.00	68.20	1.56	115.49	1.60
7010	8.00	0.00	110.00	2.50	226.50	2.50
7015	12.00	0.00	155.00	3.42	342.50	3.42

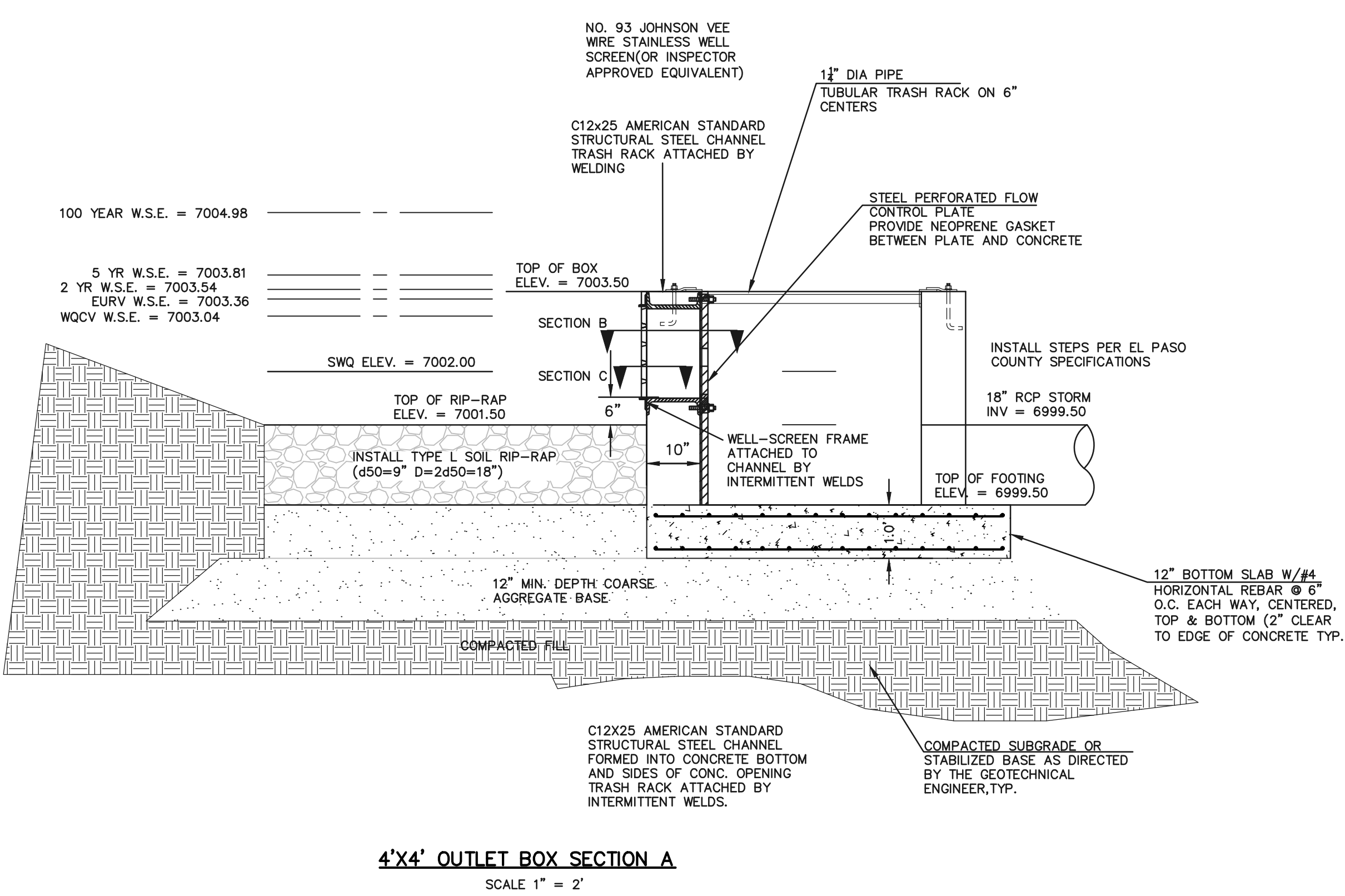
118333 MFD-Deletion_v4-06 - FSD-11B - Interim Basin
4/14/2023, 9:58 AM

DETENTION BASIN OUTLET STRUCTURE DESIGN

Project: STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Sheet ID: POND-FSD-11B (Interim)

Zone	WQCV	Estimated Stage (ft)	Estimated Volume (cu ft)	Outlet Type
Zone 1 (WQCV)	1.04	0.152	0.152	Underdrain
Zone 2 (EURV)	1.36	0.104	0.104	Underdrain
Zone 3 (100-year)	2.65	0.748	0.748	Underdrain
Total (all zones)				1.004

118333 MFD-Deletion_v4-06 - FSD-11B - Interim, Outlet Structure
4/14/2023, 9:54 AM



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
- INSTALL HOLES AS SHOWN ON DETAIL TO LEFT.
 - PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE
- EURV AND WQCV TRASH RACKS:
- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 - BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 - STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK
- OVERFLOW TRASH RACKS:
- ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
 - TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 - TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 - STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

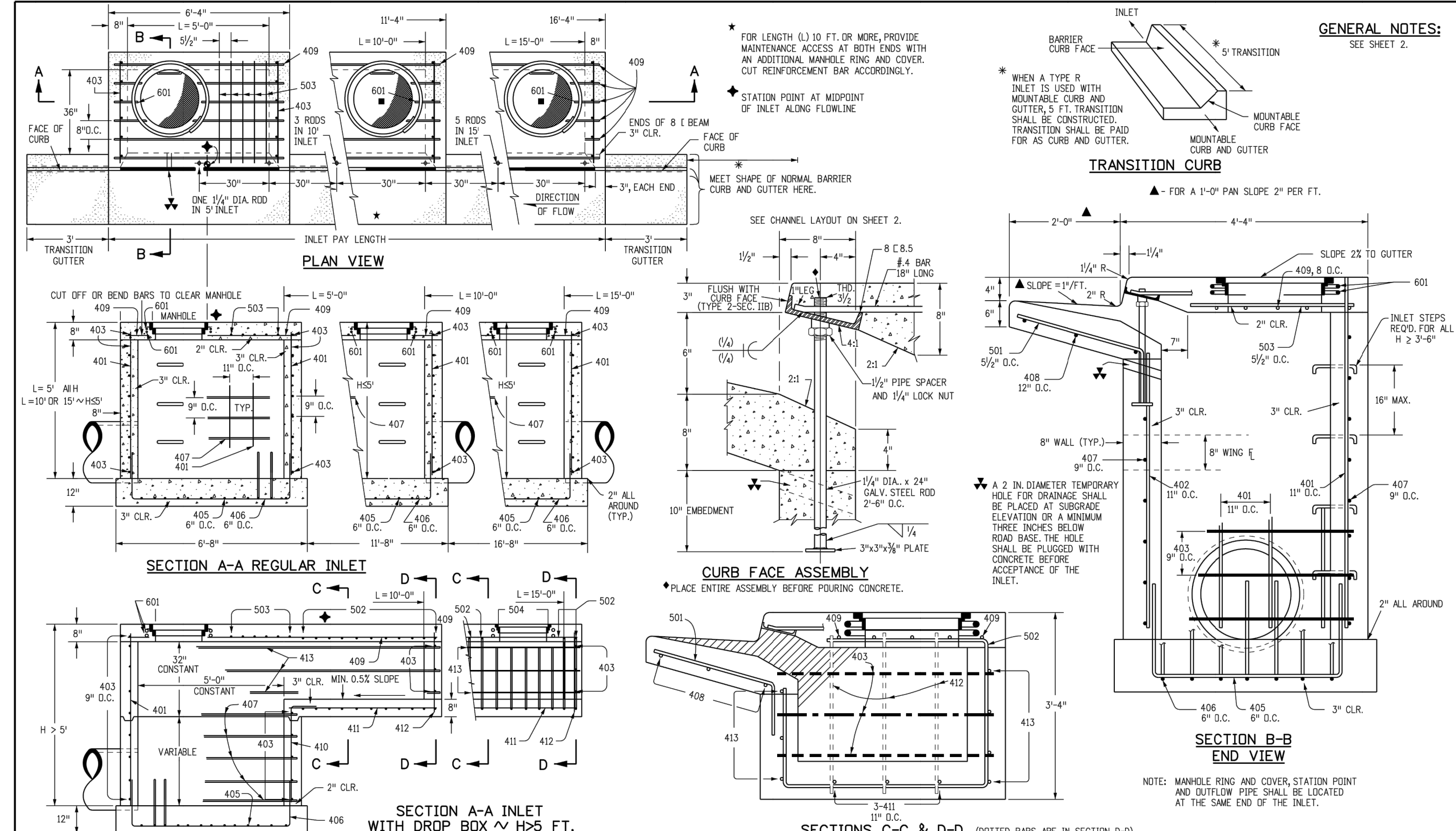
STERLING RANCH & BRIARGATE PARKWAY STORM PLANS
PRIVATE POND FSD-11B (INTERIM DESIGN)
OUTLET STRUCTURE DETAILS

DESIGNED BY MAW SCALE DATE 4/5/23
DRAWN BY MAW (H) 1"= N/A SHEET 17 OF 19
CHECKED BY (V) 1"= N/A JOB NO. 25188.03

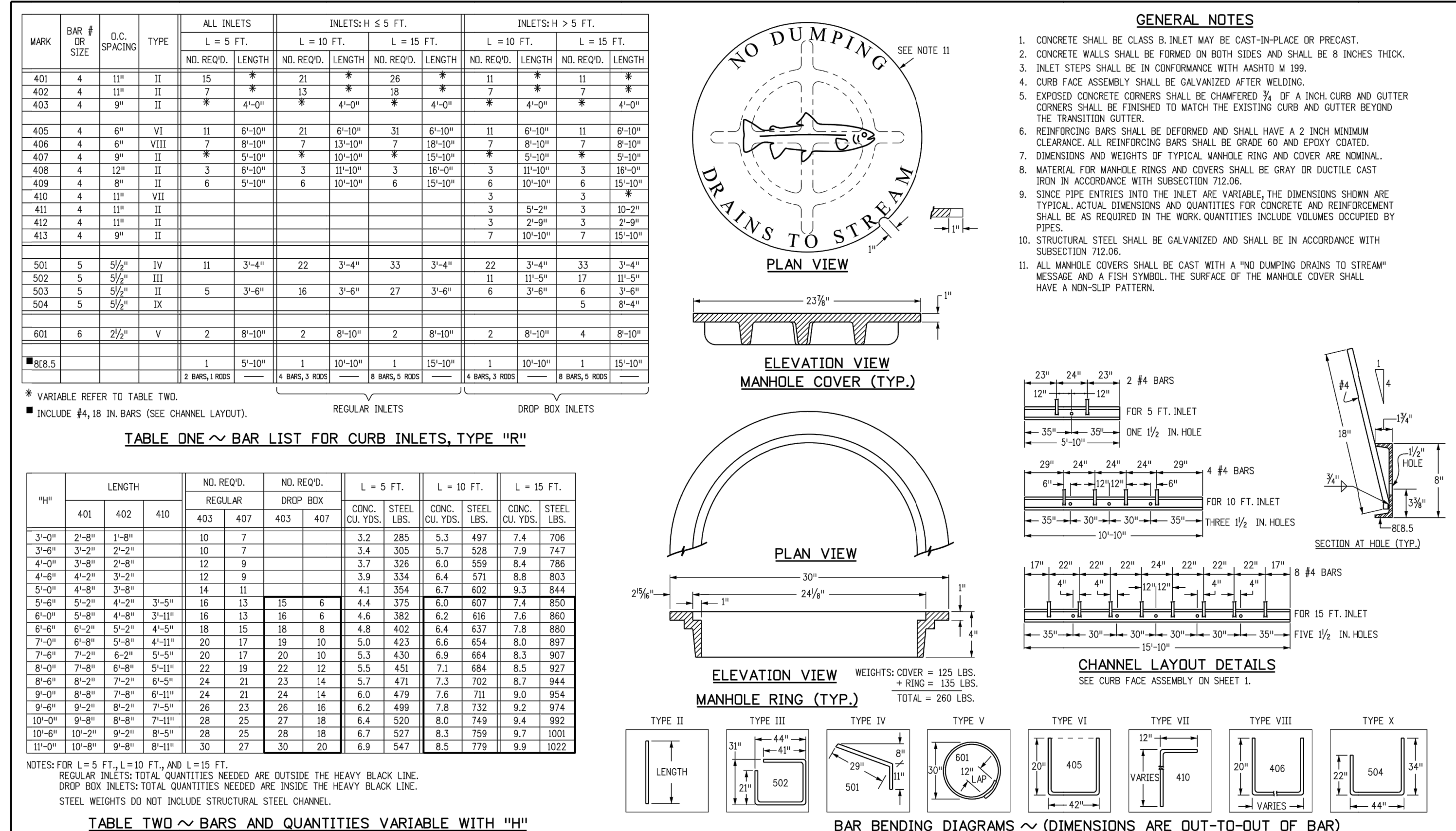
CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

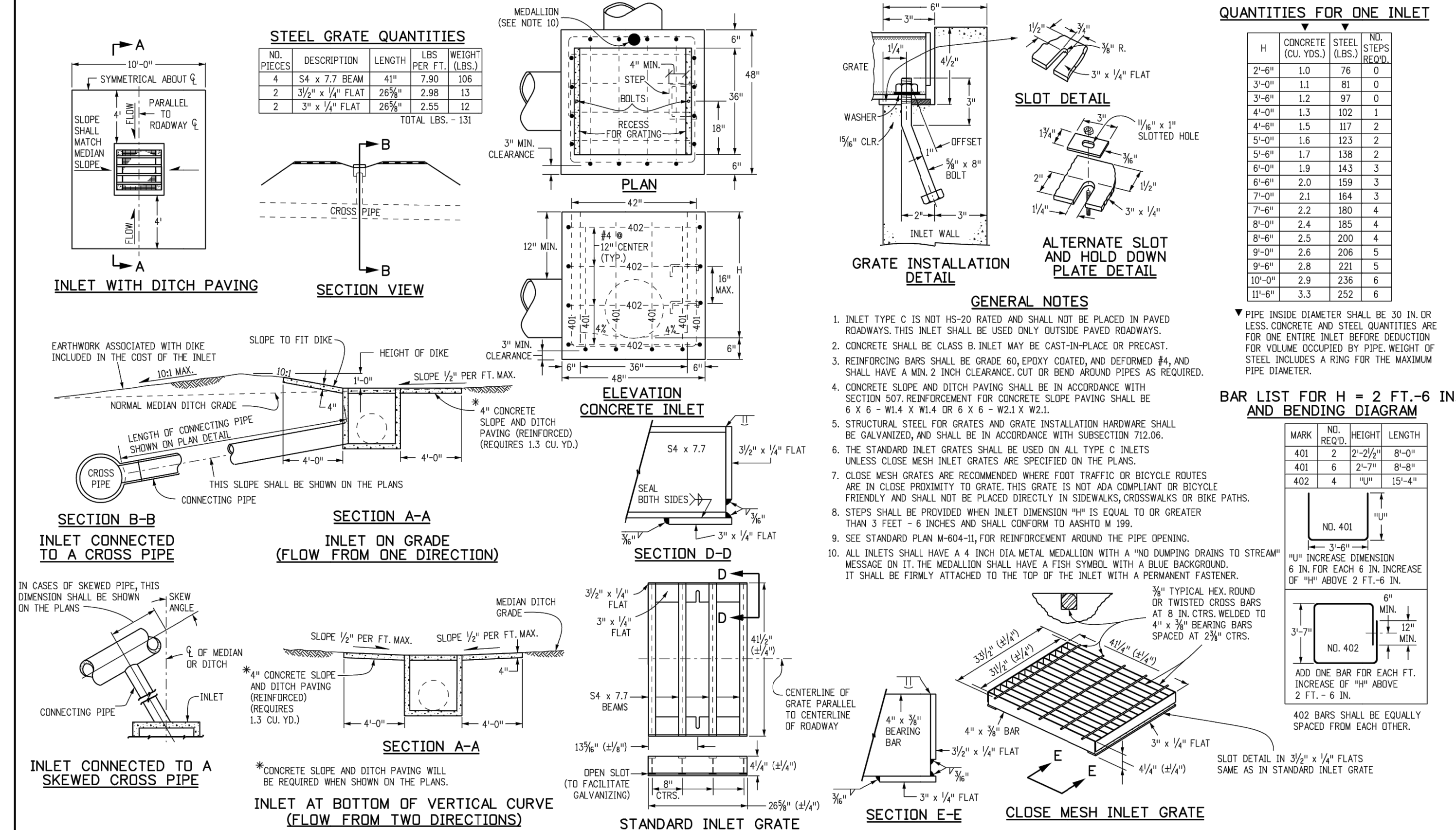
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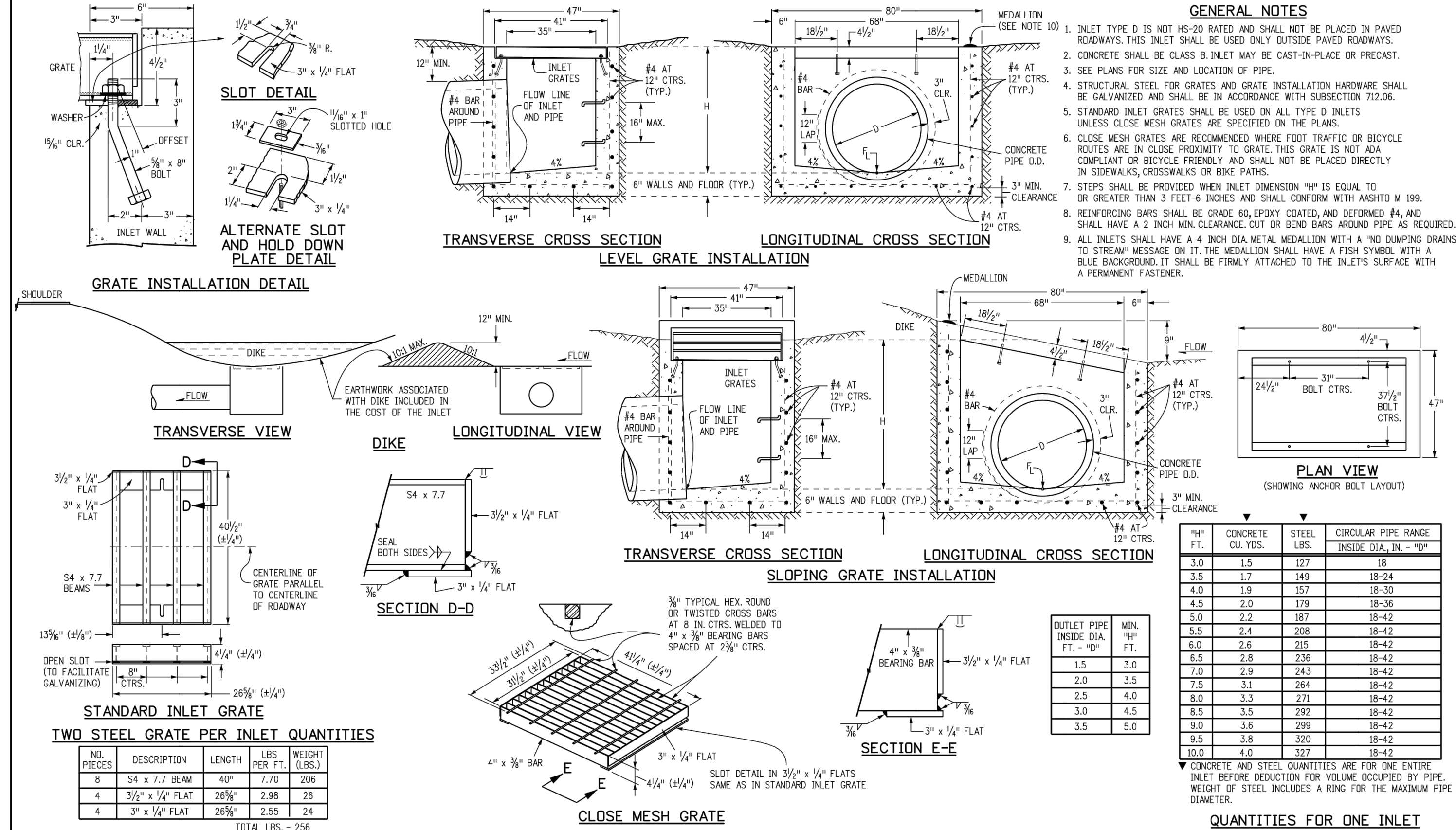
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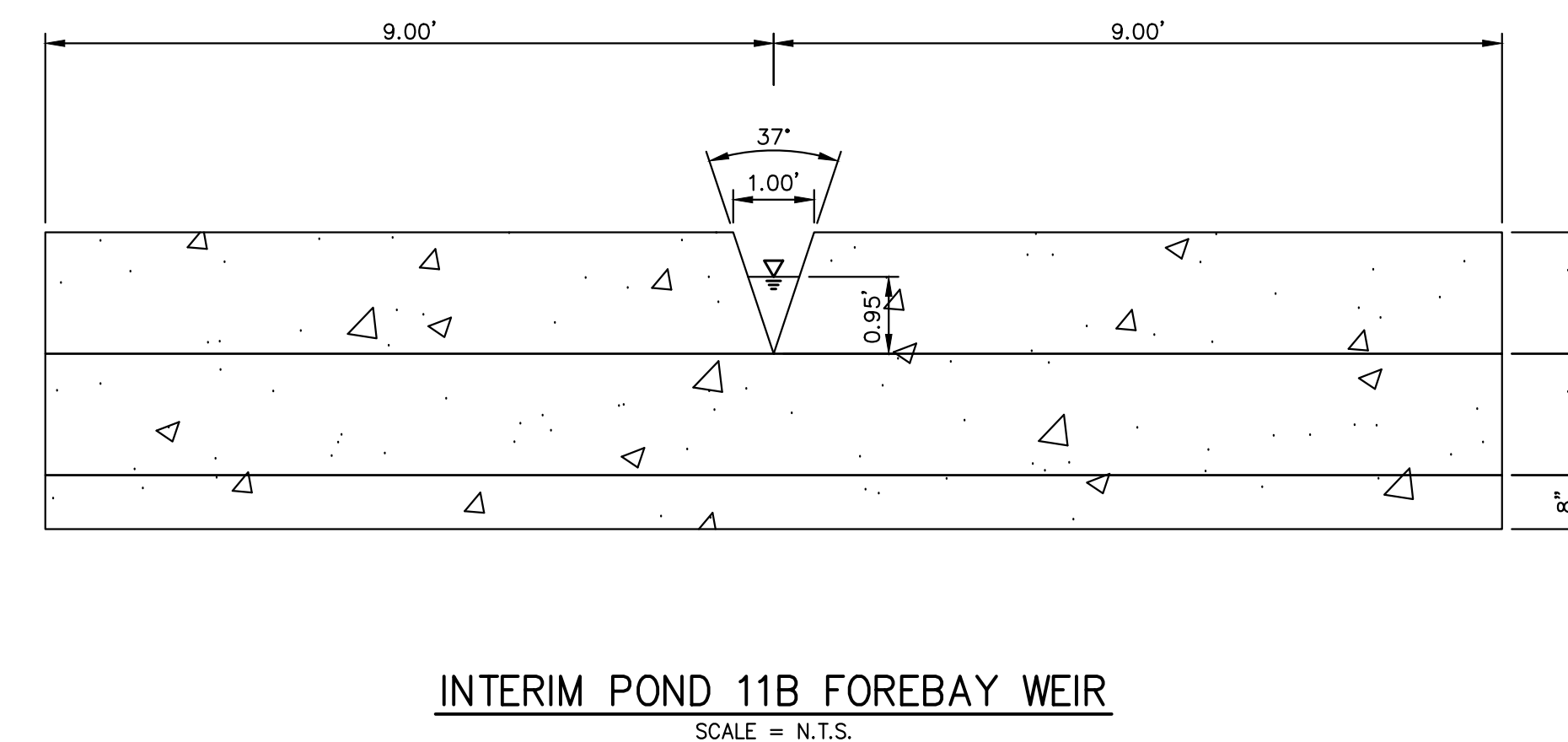
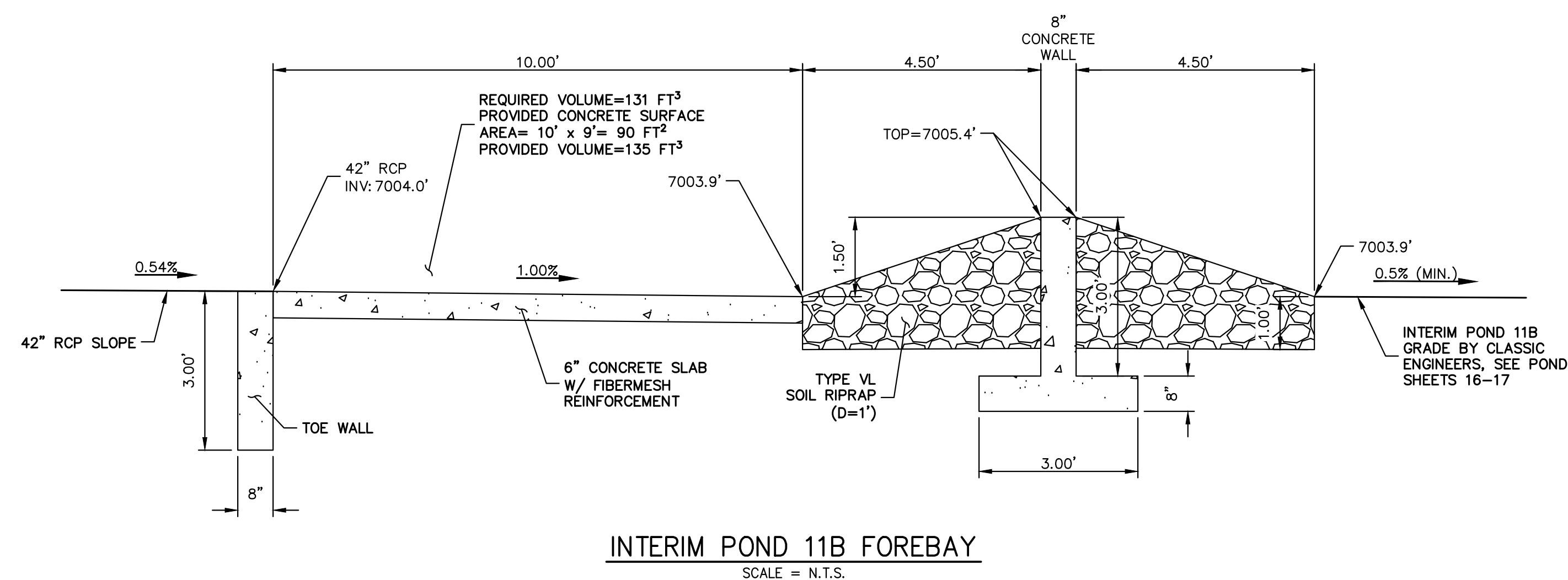
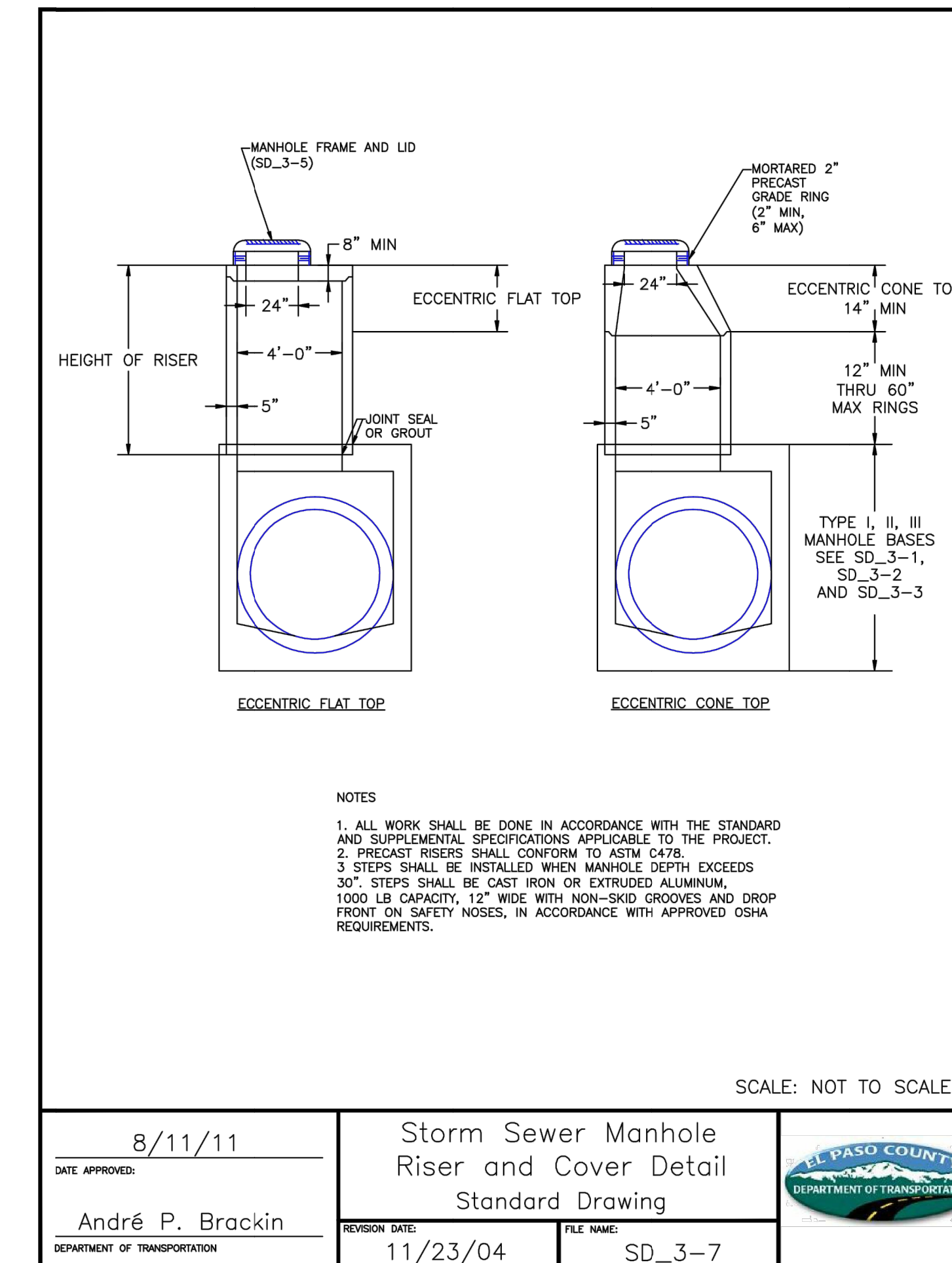
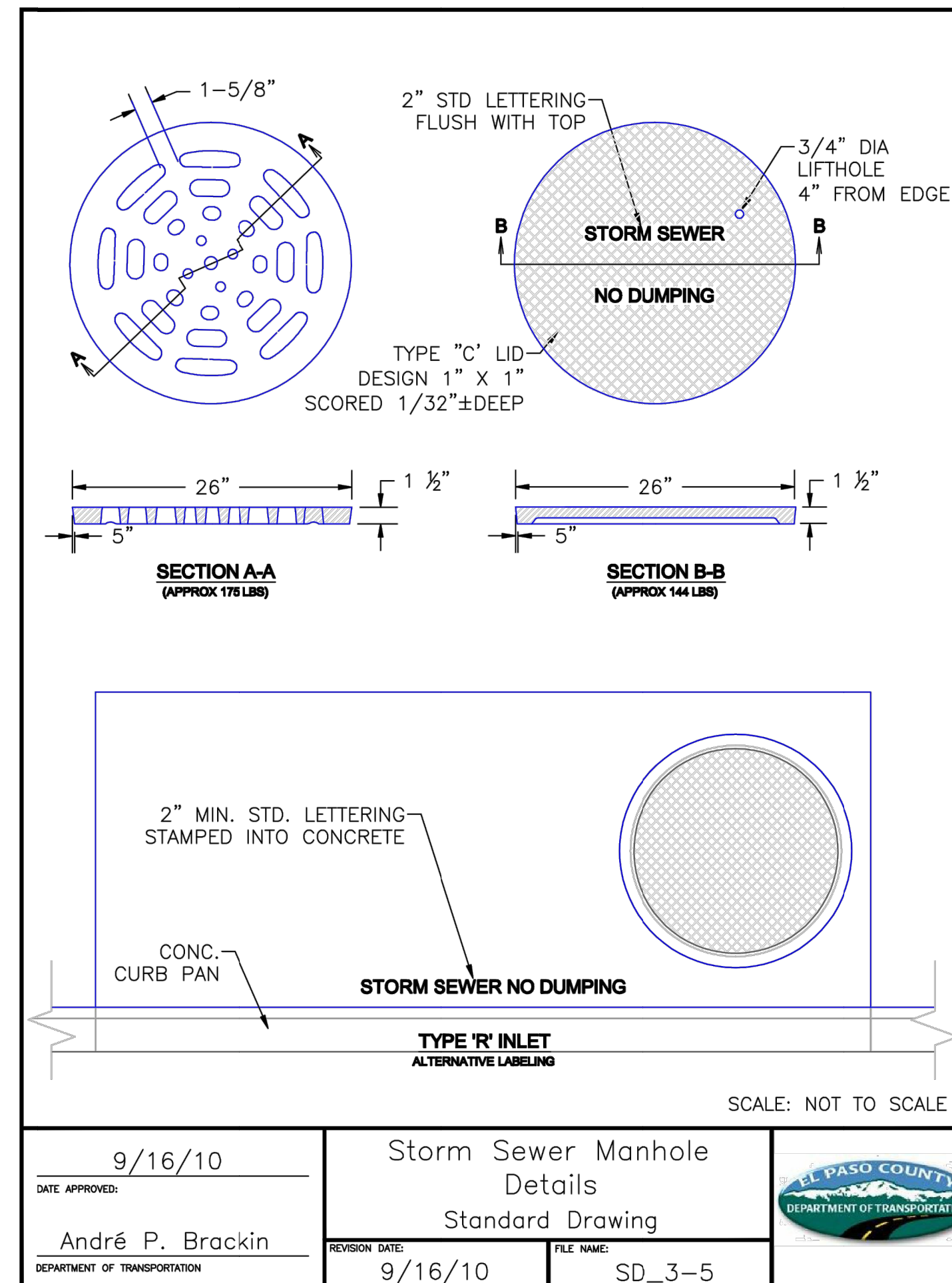
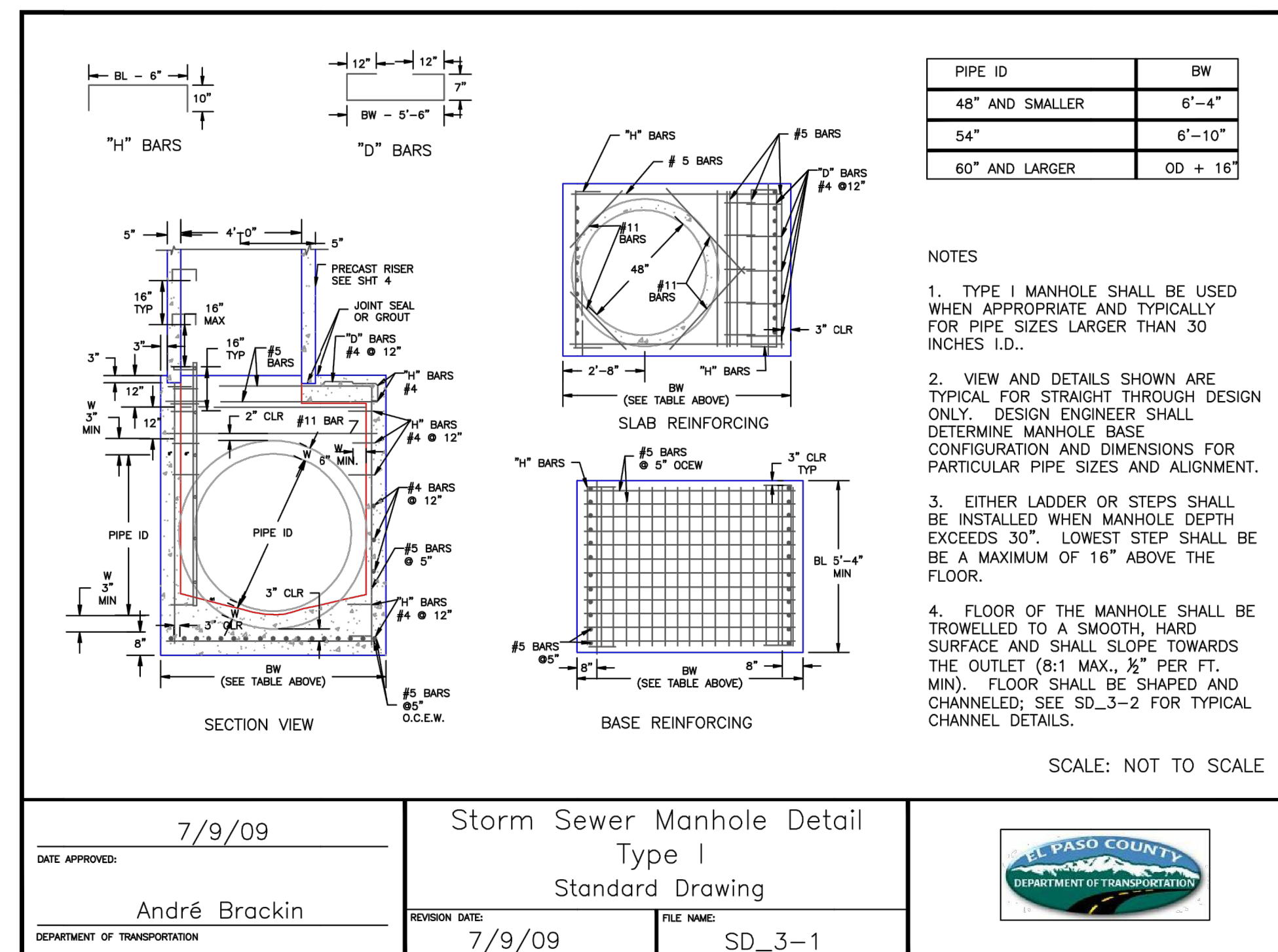
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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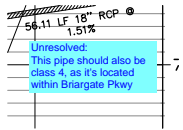
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BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				05/04/23	N/A	N/A	N/A

v5_CDs Storm.pdf Markup Summary

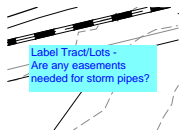
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JR RESPONSE:
PIPE CALLED OUT
AS CLASS 4

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



Subject: Text Box
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JR RESPONSE:
EASEMENT ADDED
FOR STORM PIPE

Label Tract/Lots -
Are any easements needed for storm pipes?