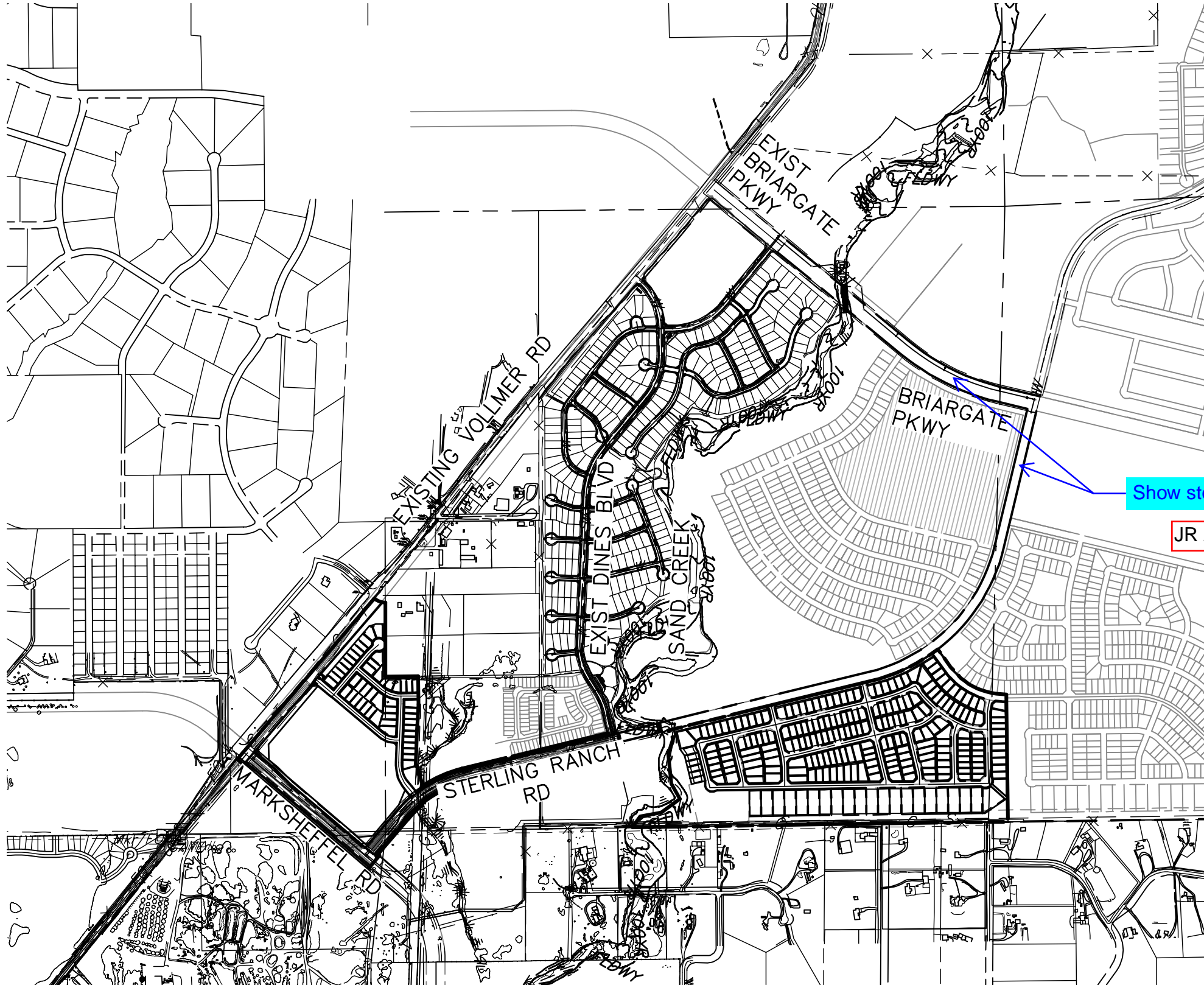


STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

COUNTY OF EL PASO, STATE OF COLORADO
STORM SEWER PLANS
MARCH 2022

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.

BENCHMARKS

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

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

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

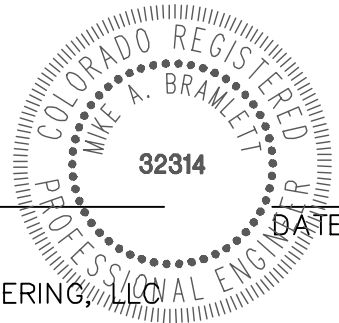
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT 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 Western Company



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

No.	REVISION	BY	DATE
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	COVER SHEET
SHEET 1 OF 23	JOB NO. 25188.03



Know what's below.
Call before you dig.

STANDARD CONSTRUCTION NOTES:

1. 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.
2. 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).
3. 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:
- 3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- 3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
- 3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- 3.4 CDOT M&S STANDARDS.
4. 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.
5. 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.
6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
8. 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

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. 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.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
7. 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.
8. 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.
9. 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.
10. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
11. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
12. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 1/4 OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
14. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
15. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
16. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
17. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
6. 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.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

1. 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.
2. 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.
3. 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.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. 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.
6. 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.
7. 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

	EXISTING	PROPOSED
PHASE LINE	_____	_____
MATCH LINE	_____	_____
SECTION LINE	_____	_____
BOUNDARY LINE	_____	_____
PROPERTY LINE	_____	_____
EASEMENT LINE	_____	_____
RIGHT OF WAY	_____	_____
CENTERLINE	_____	_____
CABLE TV	_____TV_____TV_____	_____TV_____TV_____
ELECTRIC	_____E_____E_____	_____E_____E_____
FIBER OPTIC	_____FO_____FO_____	_____FO_____FO_____
GAS MAIN	_____G_____G_____	_____G_____G_____
IRRIGATION MAIN	_____IRR_____IRR_____	_____IRR_____IRR_____
OIL/PETRO. MAIN	_____O_____O_____	_____O_____O_____
OVERHEAD UTILITY	_____OHU_____OHU_____	_____OHU_____OHU_____
SANITARY SEWER	_____S_____S_____	_____S_____S_____
STORM DRAIN	_____	_____
TELEPHONE	_____T_____T_____	_____T_____T_____
WATER MAIN	_____W_____W_____	_____W_____W_____
RAW WATER LINE	_____RWL_____RWL_____	_____RWL_____RWL_____
SWALE/WATERWAY FLOWLINE	_____	_____
DIVERSION DITCH	_____	_____
DIVERSION CHANNEL	_____	_____
TOP OF SLOPE	_____	_____
TOE OF SLOPE	_____	_____
EDGE OF WATER	_____6100_____	_____6100_____
INDEX CONTOUR	_____6100_____	_____6100_____
INTERMEDIATE CONTOUR	_____6100_____	_____6100_____
DEPRESSION CONT. (INDEX)	_____6100_____	_____6100_____
DEPRESSION CONT. (INTER)	_____6100_____	_____6100_____
100 YEAR FLOODPLAIN	_____100YR_____	_____100YR_____
500 YEAR FLOODPLAIN	_____500YR_____	_____500YR_____
FLOODWAY	_____FLDWY_____	_____FLDWY_____
BASE FLOOD ELEVATION	_____	_____
EDGE OF WETLANDS	_____	_____

ABBREVIATIONS

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



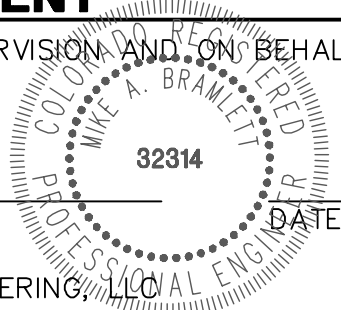
Know what's below.
Call before you dig.

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, INC.



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

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

J.R. ENGINEERING
A Westman Company

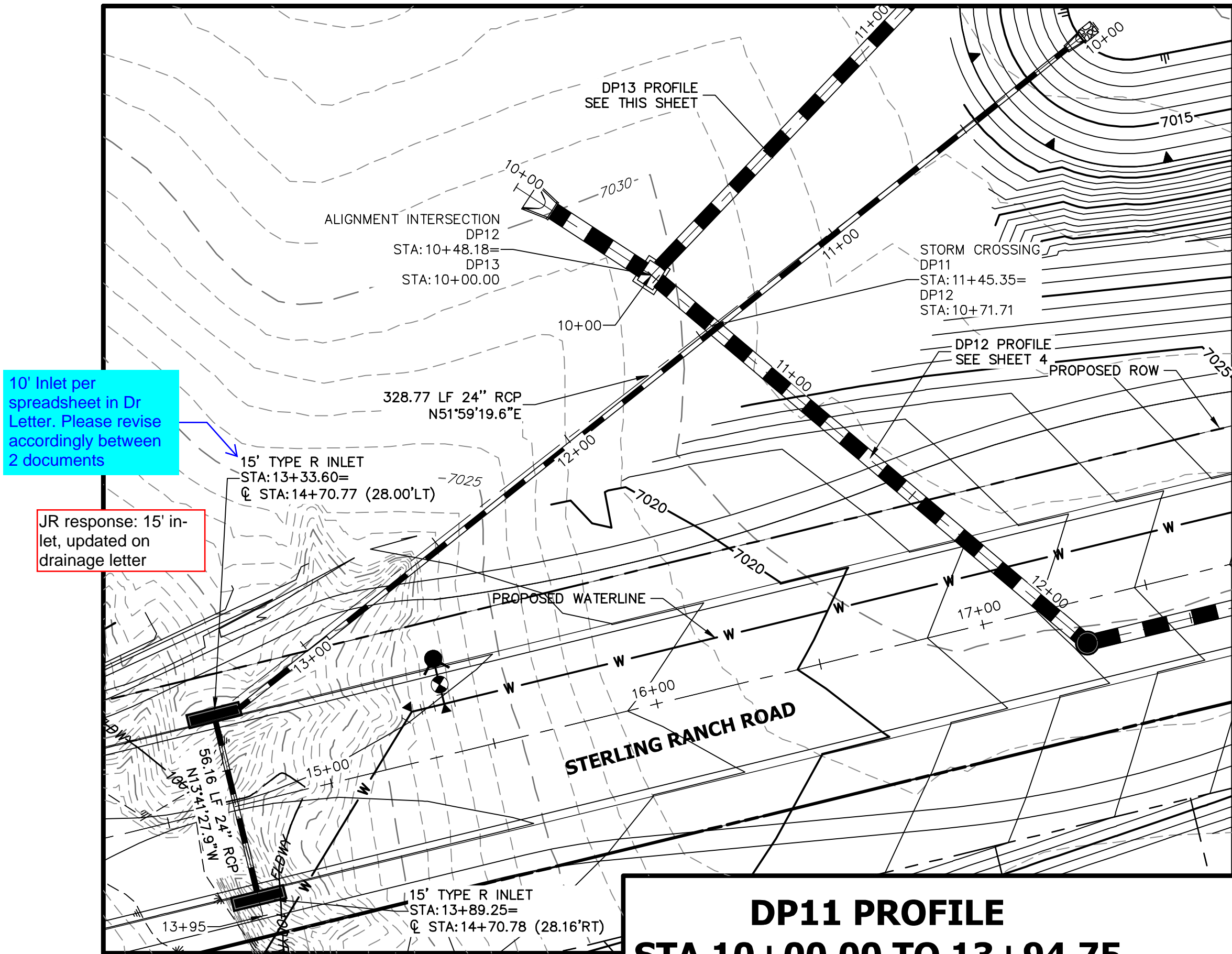
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=XX'	1"=X'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						03/22/22	XXX	XXX	

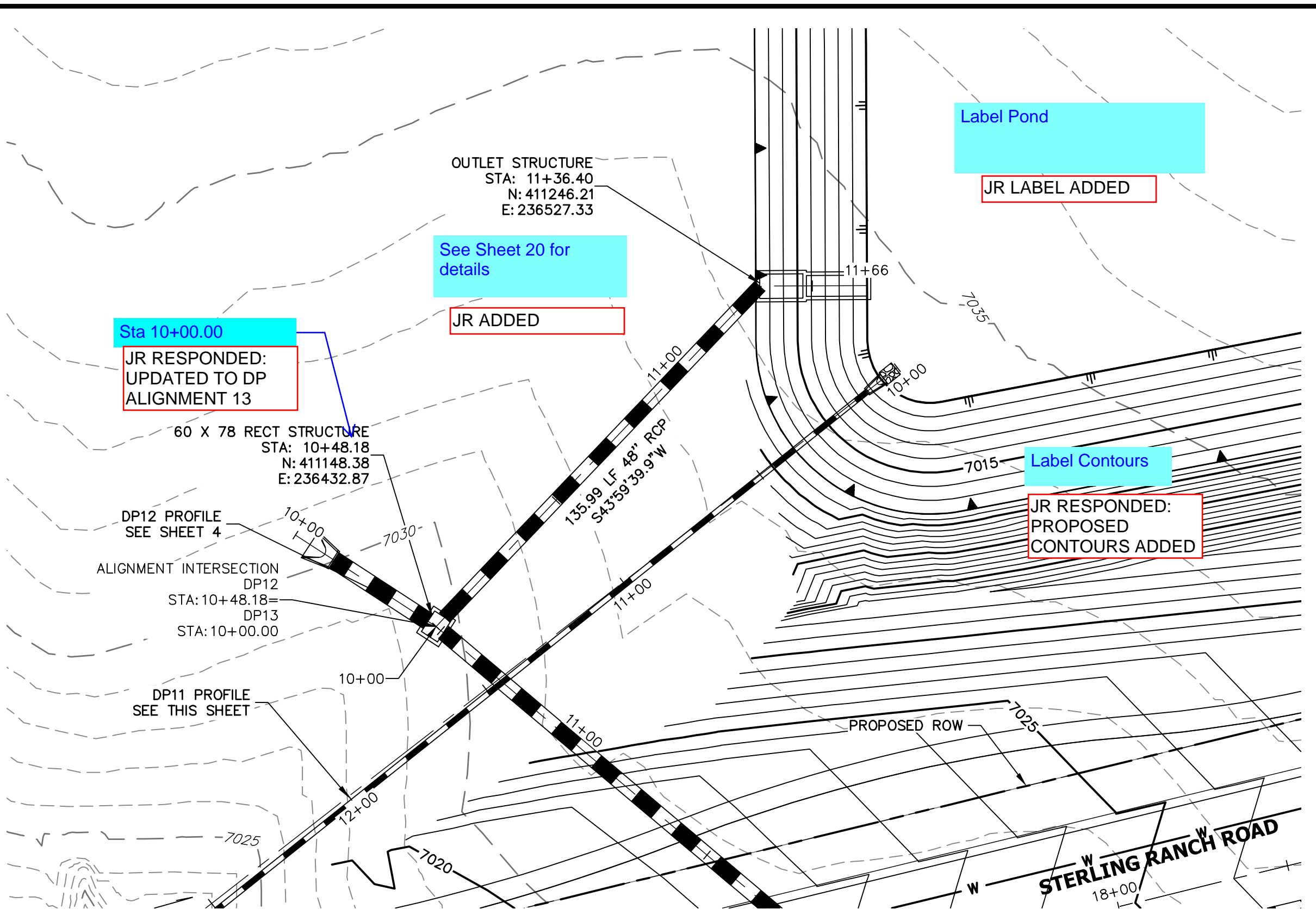
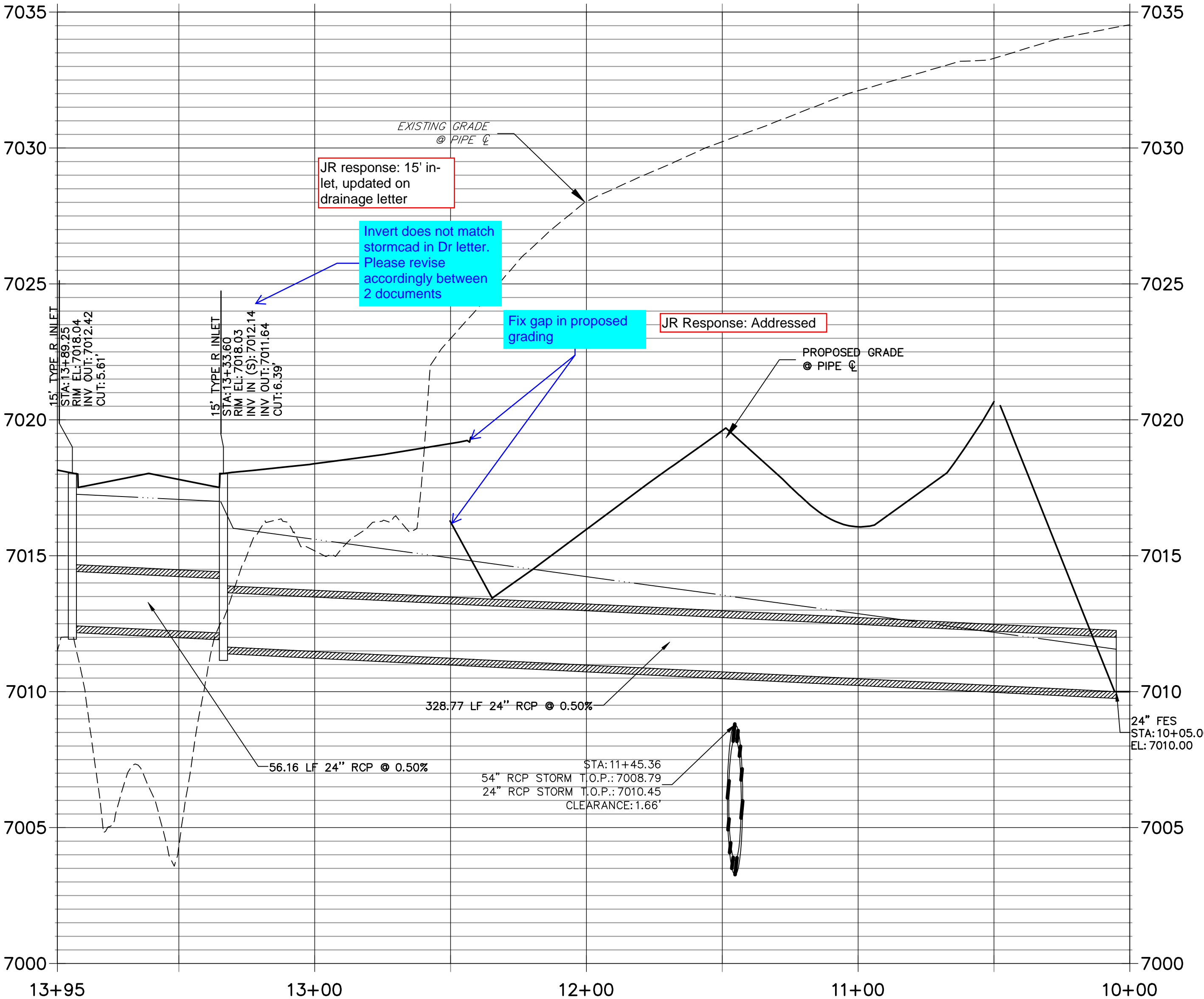
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
NOTES & LEGEND

SHEET 2 OF 23

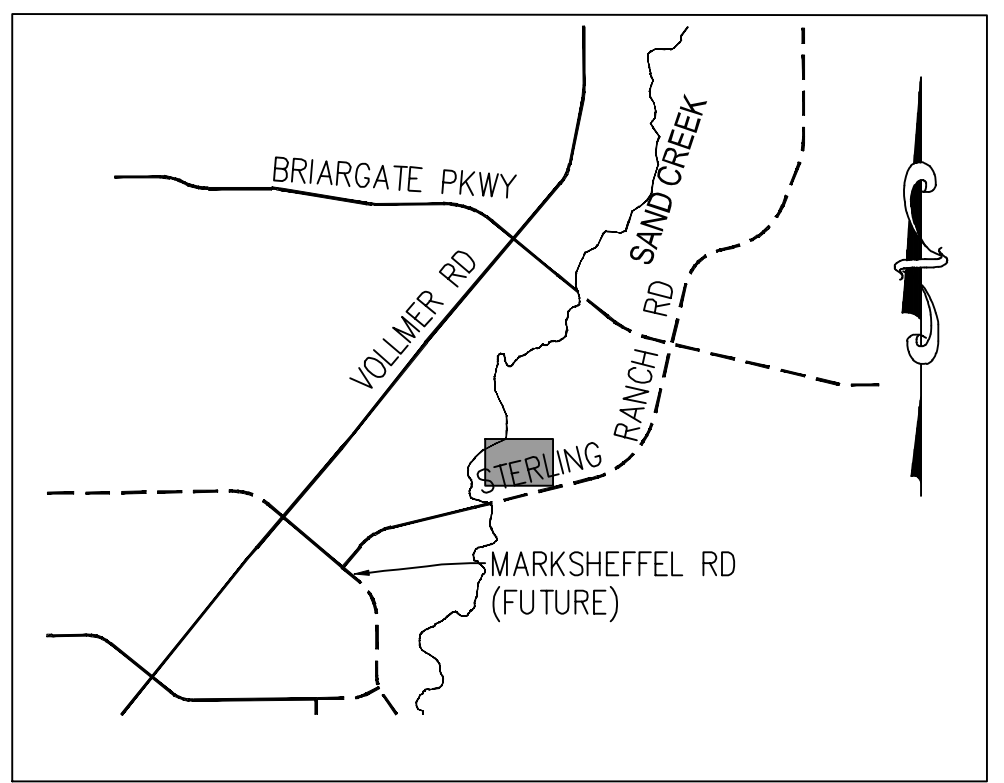
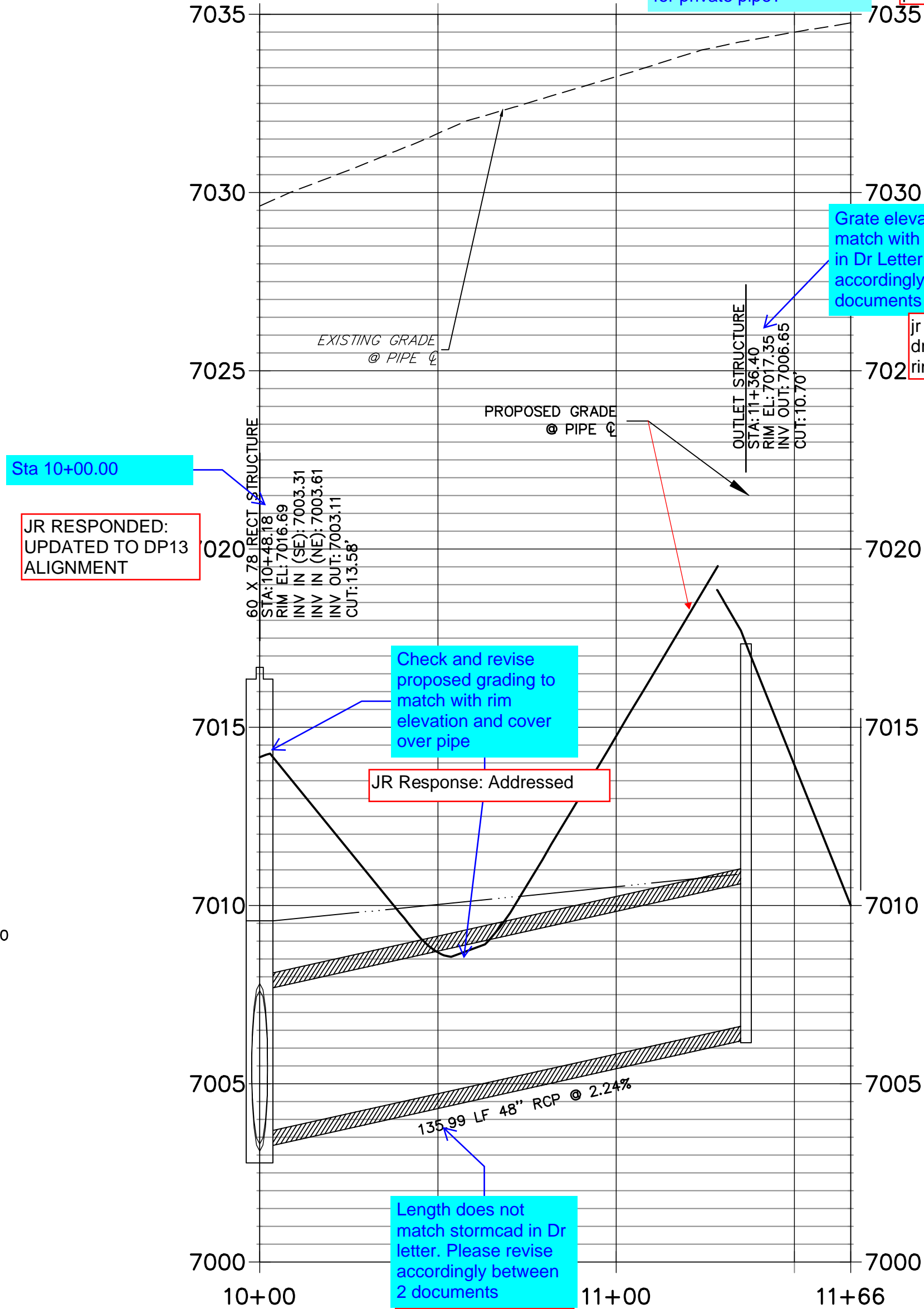
JOB NO. 25188.03



DP11 PROFILE
STA 10+00.00 TO 13+94.75
PUBLIC

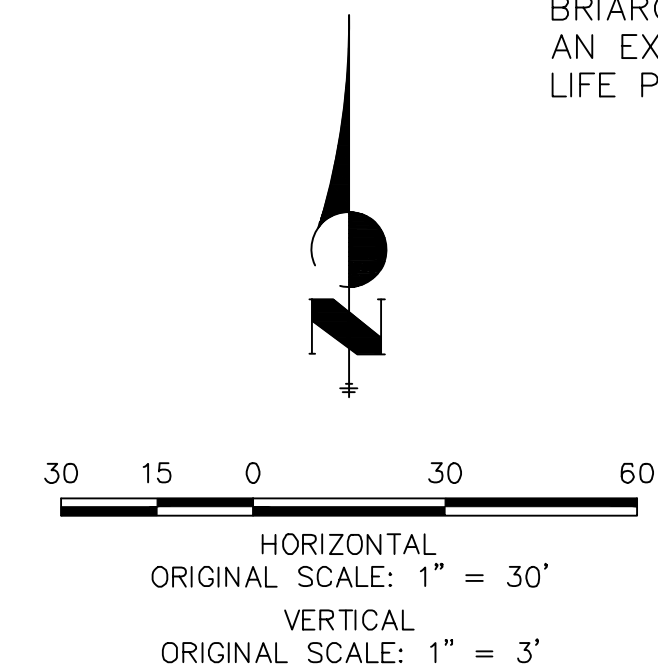


DP13 PROFILE
STA 10+00.00 TO 11+65.79
PRIVATE (SRMD)



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, LLC

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-481-9888 • www.jrengineering.com

BY	DATE	REVISION

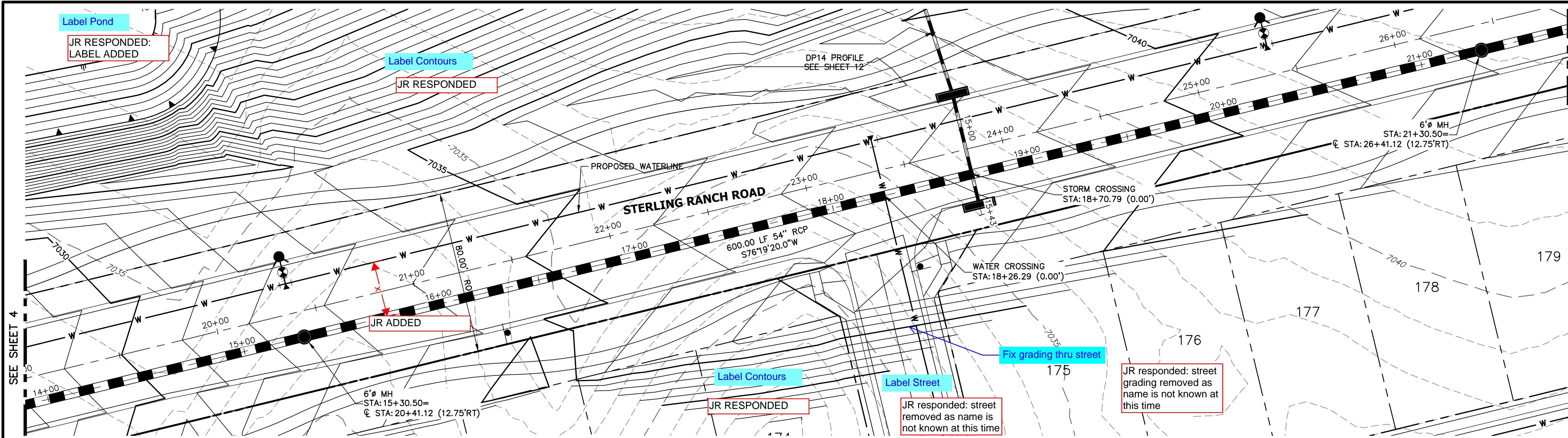
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1"=30'	1"=3'	03/22/22	MMC	MMC	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

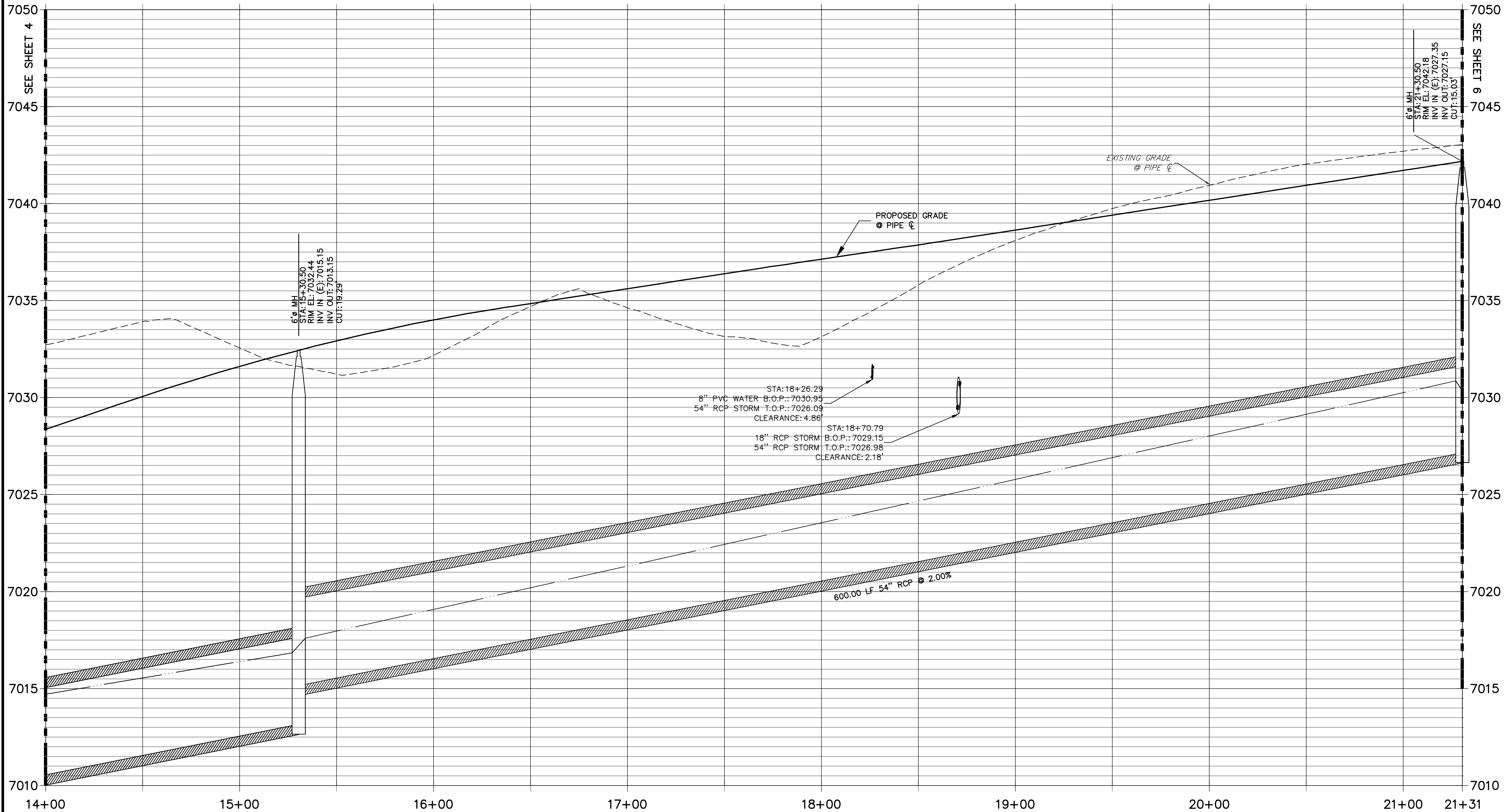
STORM SEWER PLAN & PROFILE

SHEET **3** OF **23**

JOB NO. **25188.03**

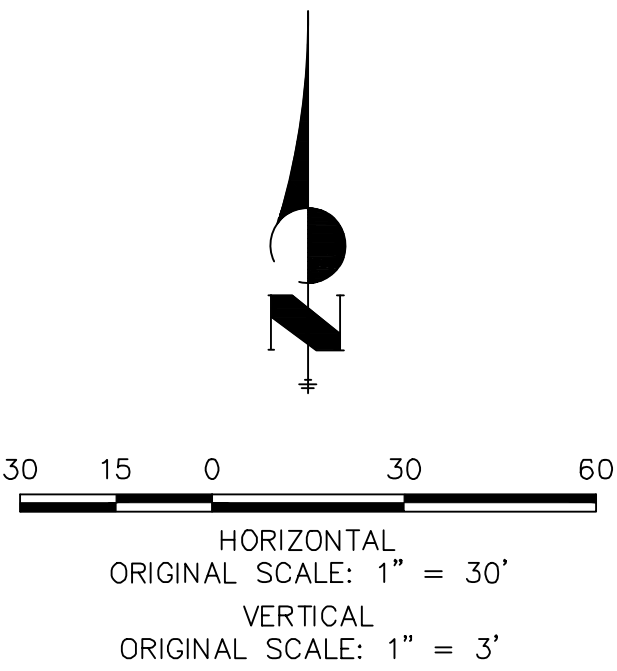


DP12 PROFILE(2)
STA 14+00.00 TO 21+30.50
PUBLIC



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

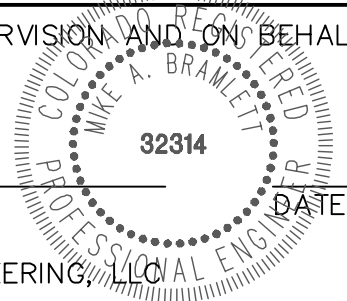


Know what's below.
Call before you dig.

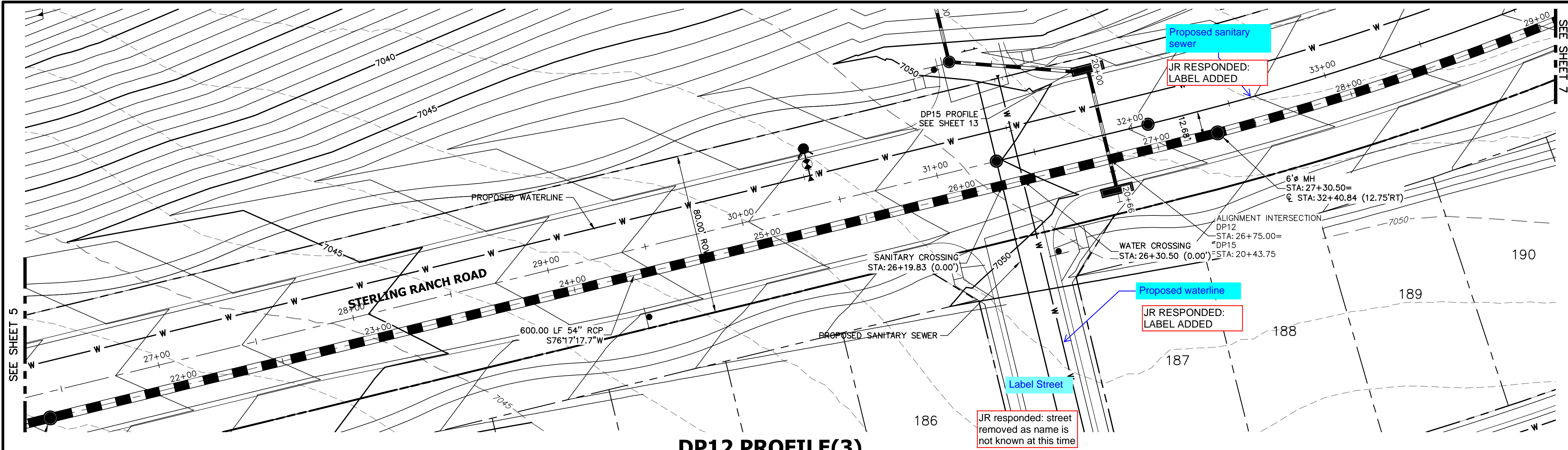
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

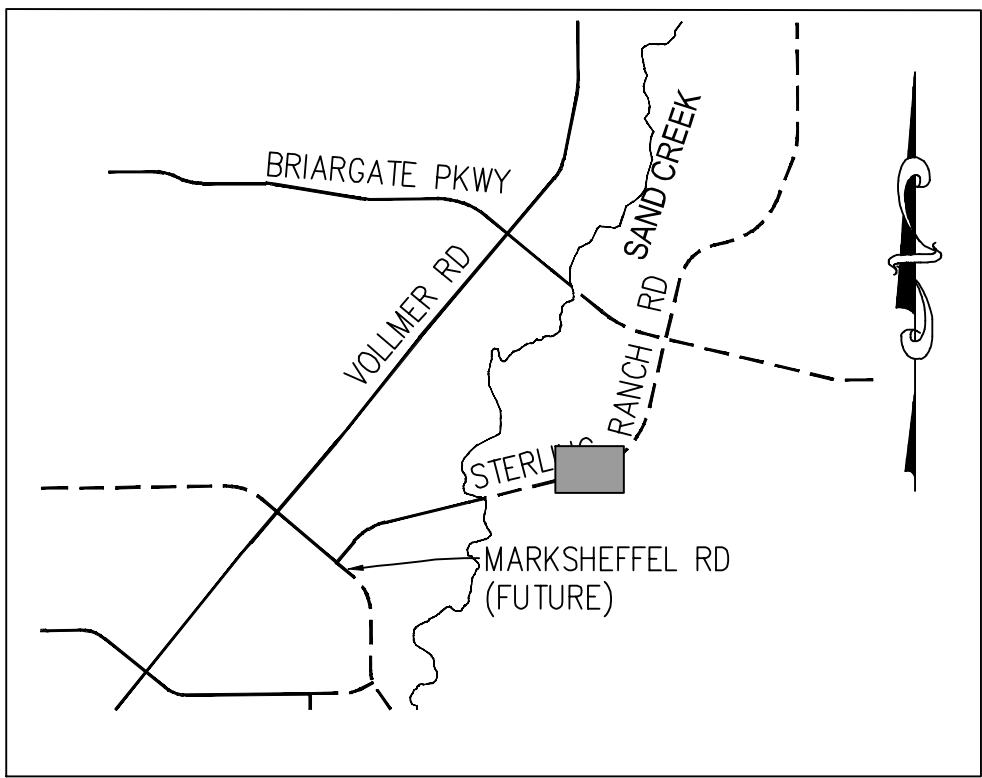
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



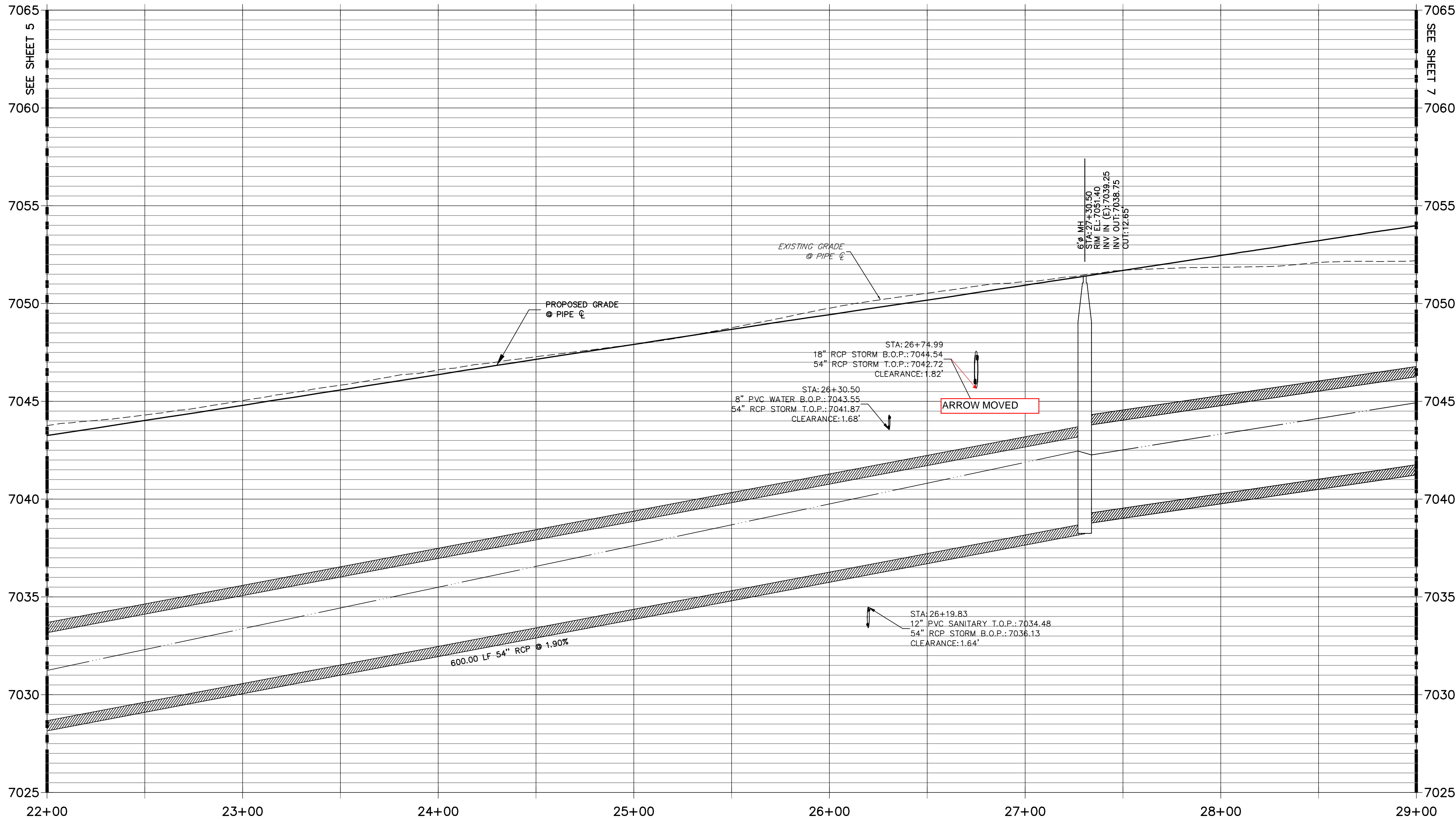
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING 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 03/22/22	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS			STORM SEWER PLAN & PROFILE		
SHEET 5 OF 23			JOB NO. 25188.03		



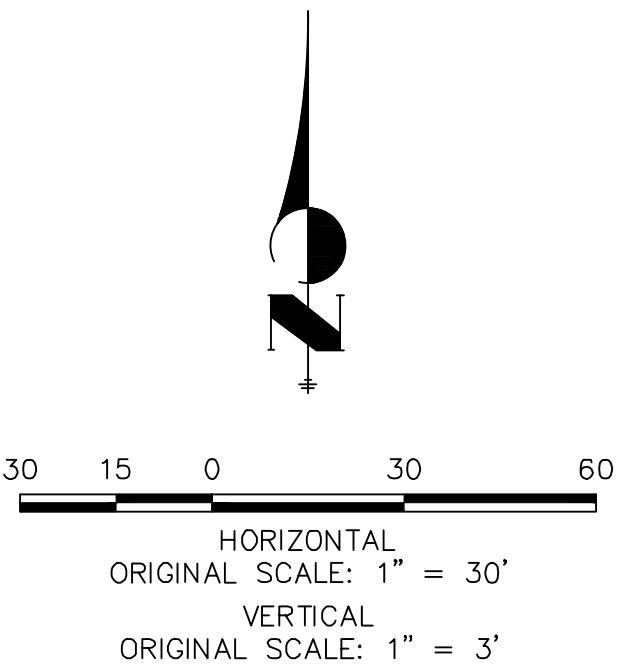
DP12 PROFILE(3)
STA 22+00.00 TO 29+00.00
PUBLIC



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, 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

J.R. ENGINEERING
A Western Company

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BY	DATE	No.	REVISION

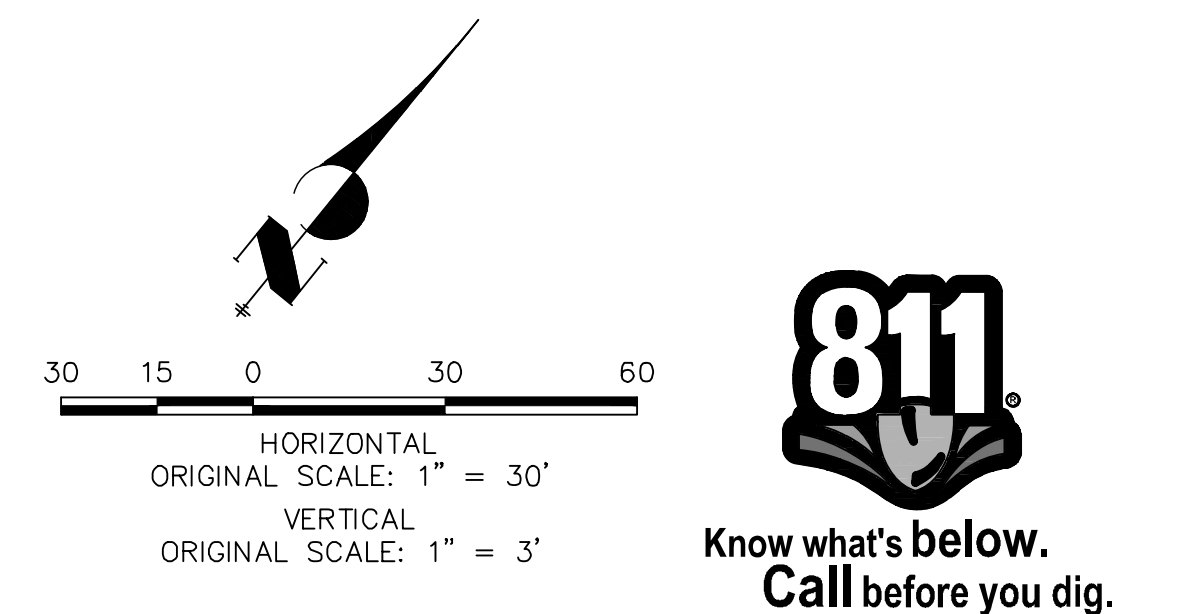
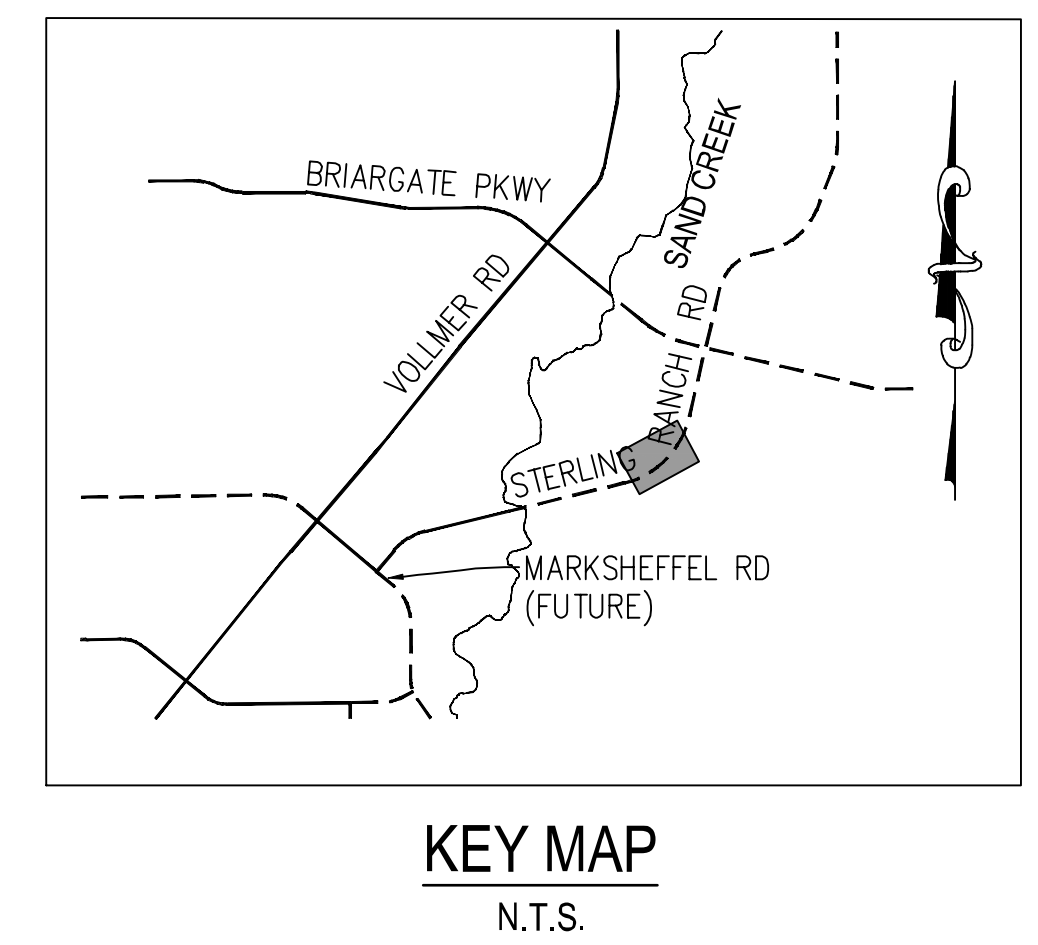
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1"=30'	1"=3'	03/22/22	MMC	MMC	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

STORM SEWER PLAN & PROFILE

SHEET 6 OF 23

JOB NO. 25188.03



ENGINEER'S STATEMENT


PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

32314

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

DATE

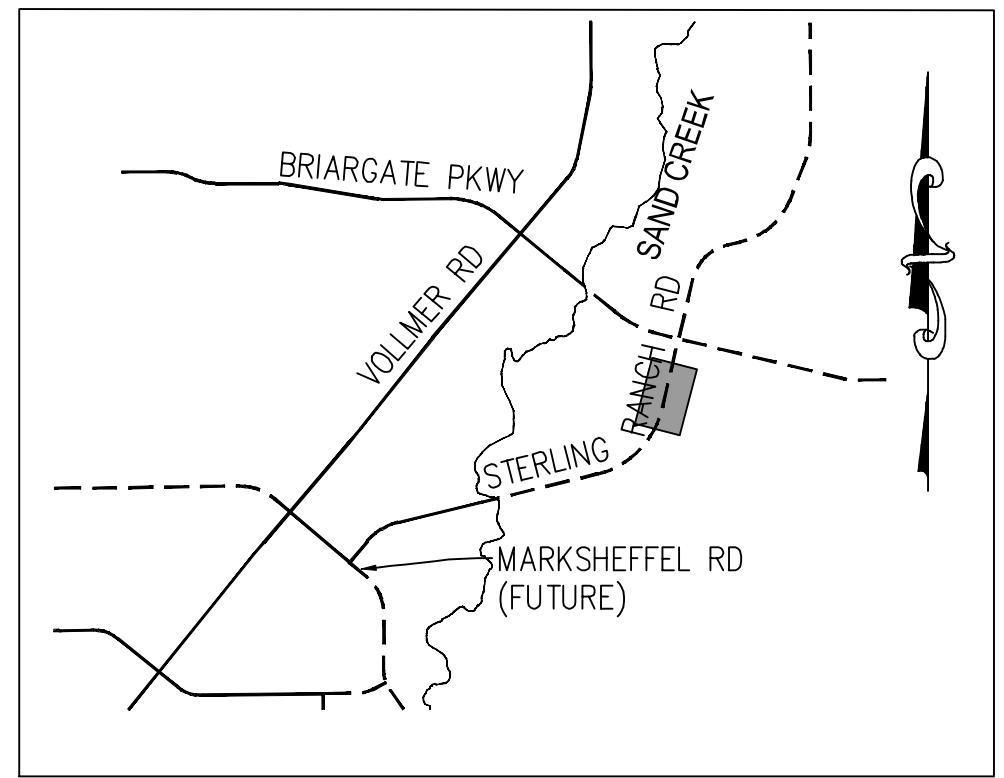
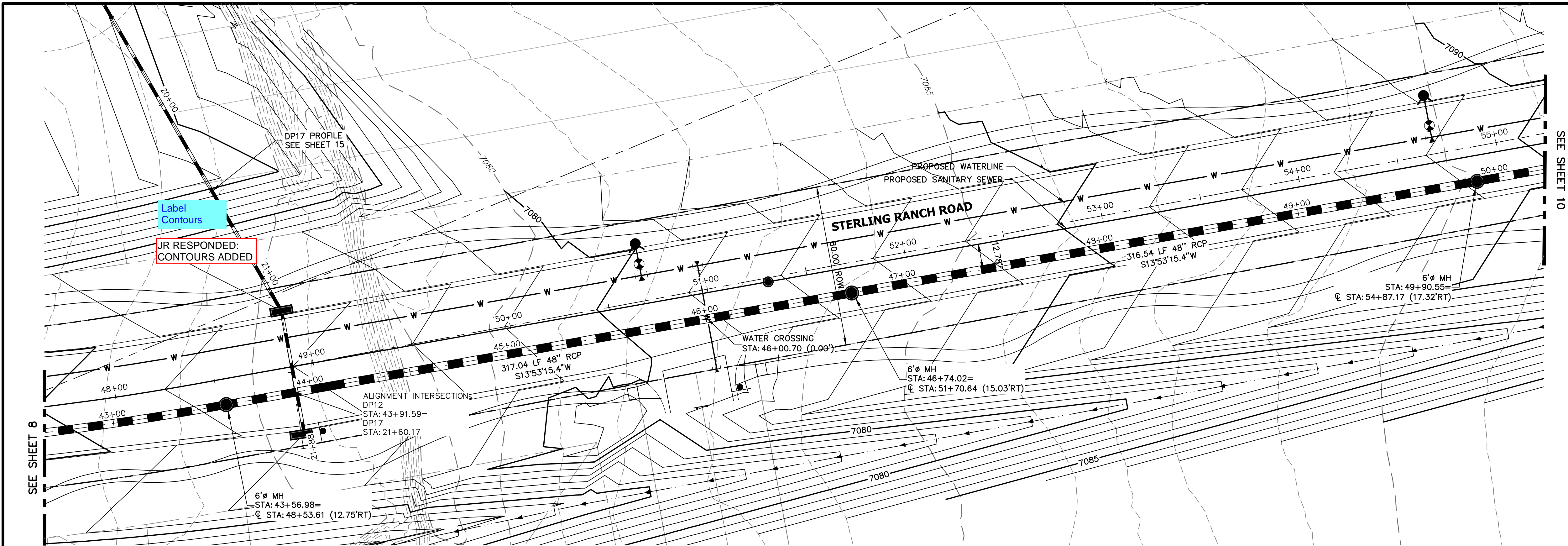
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

 **J•R ENGINEERING**
A Westrian Company

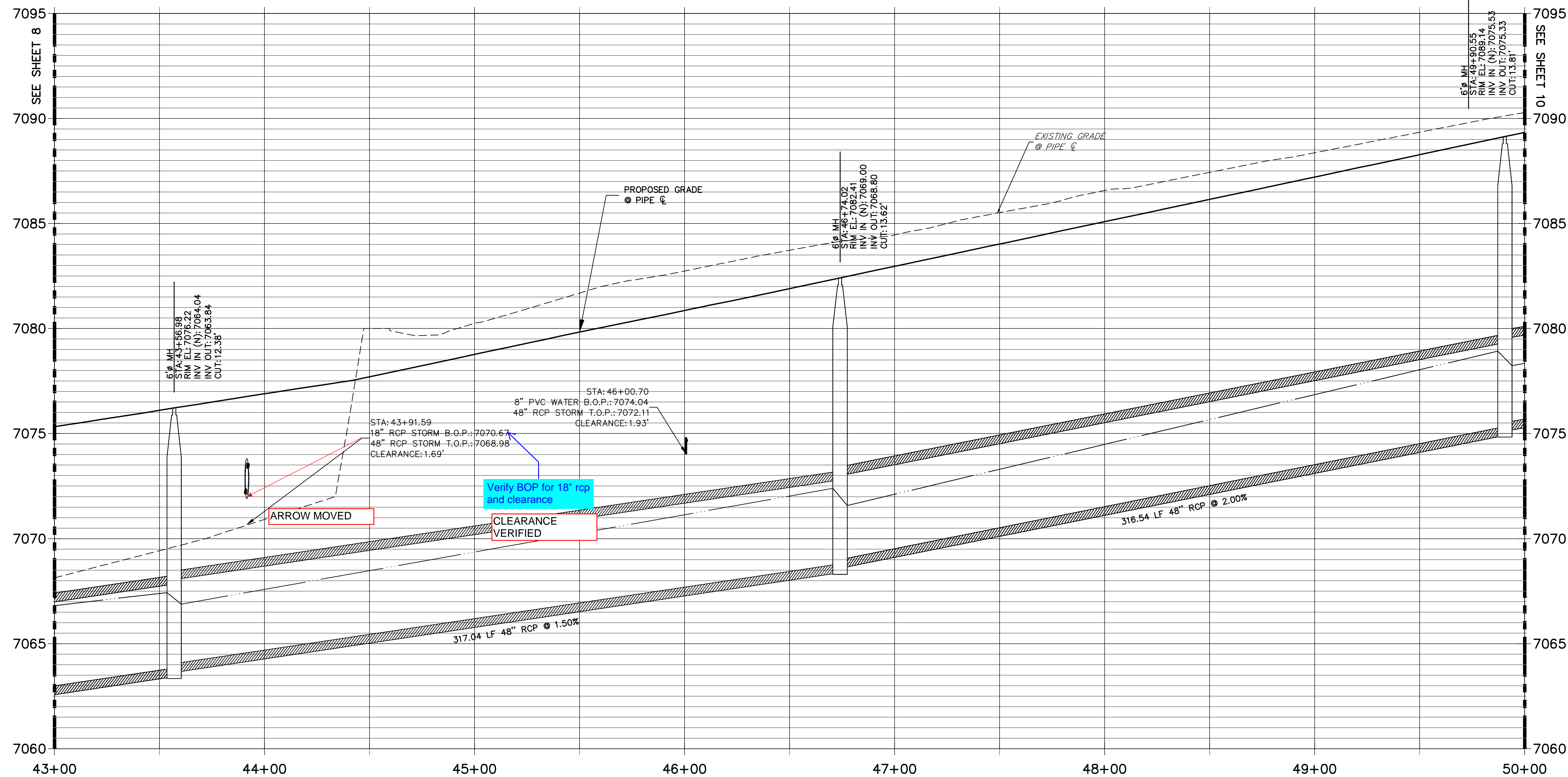
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Fort Collins 970-491-3688 • www.jrengineering.com

H-SCALE		1" = 30'	No.	REVISION	BY	DATE
V-SCALE		1" = 3"				
DATE		03/22/22				
DESIGNED BY		MMC				
DRAWN BY		MMC				
CHECKED BY						

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET	7 OF 23
JOB NO.	25188.03

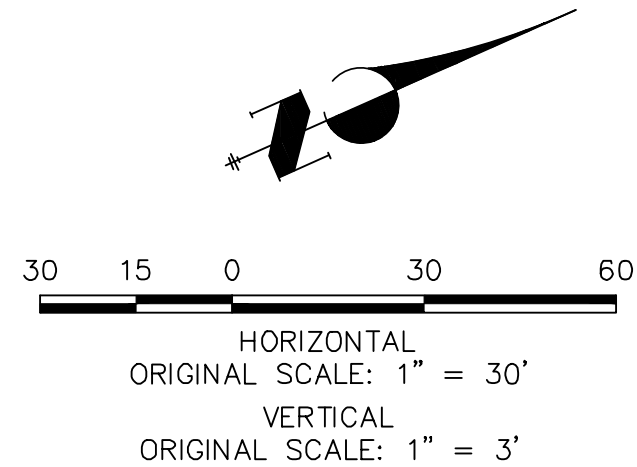


DP12 PROFILE(6)
STA 43+00.00 TO 50+00.00
PUBLIC



NOTE:

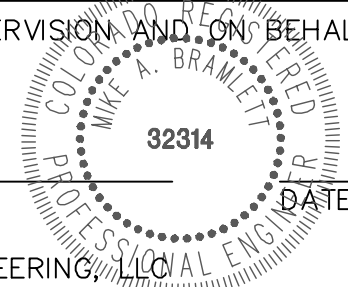
- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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 USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

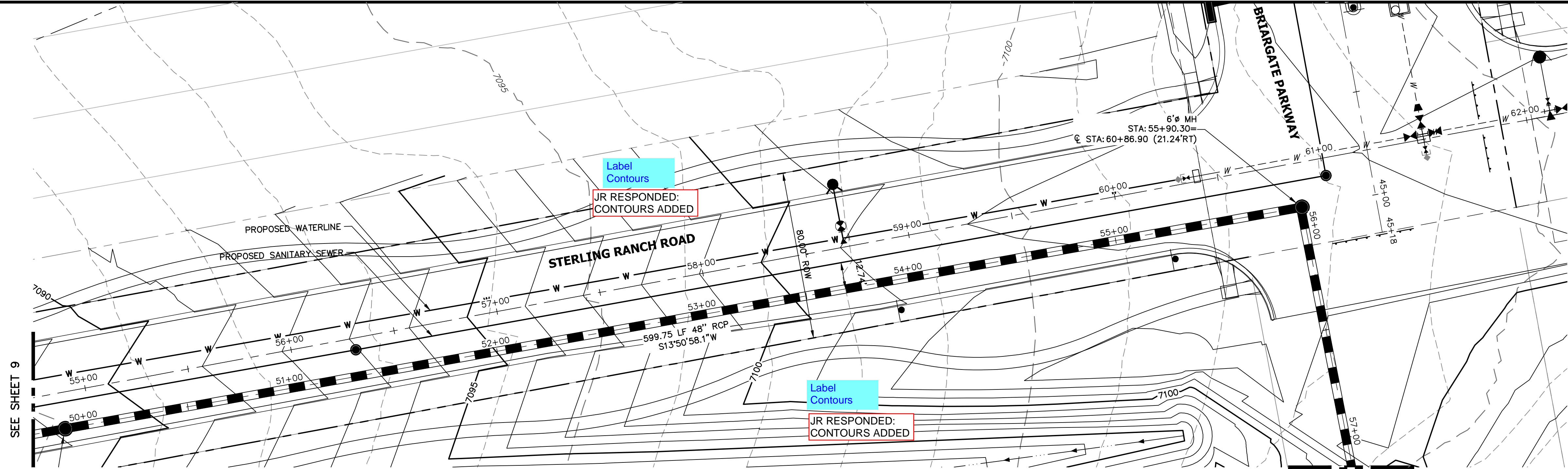
J.R. ENGINEERING
A Westman Company



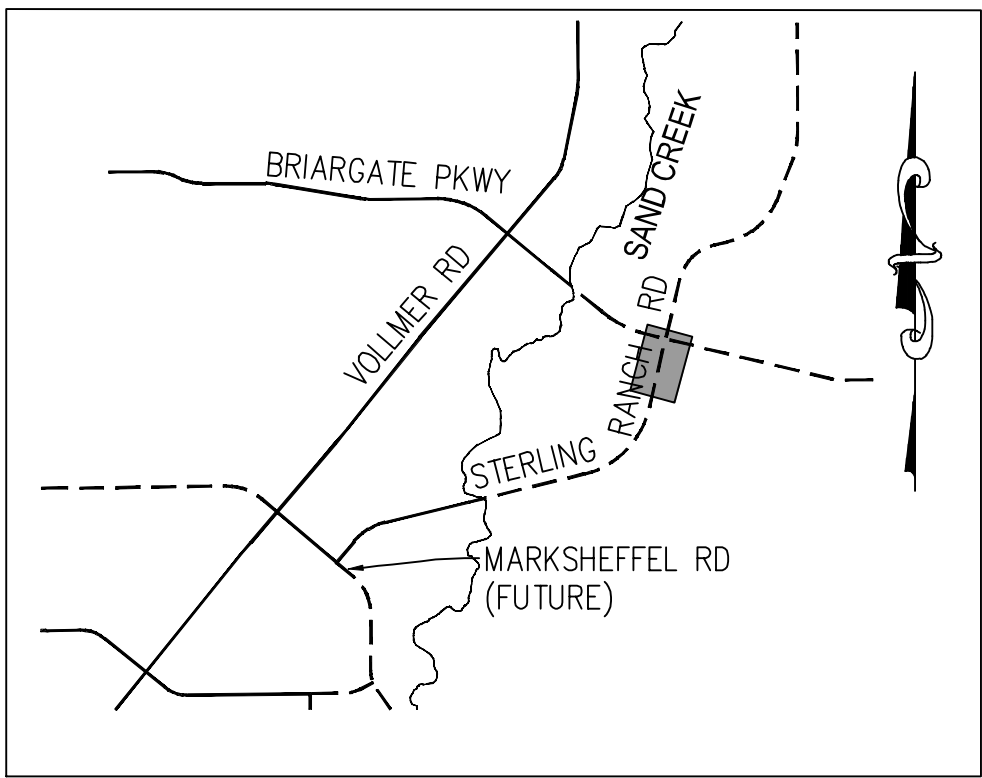
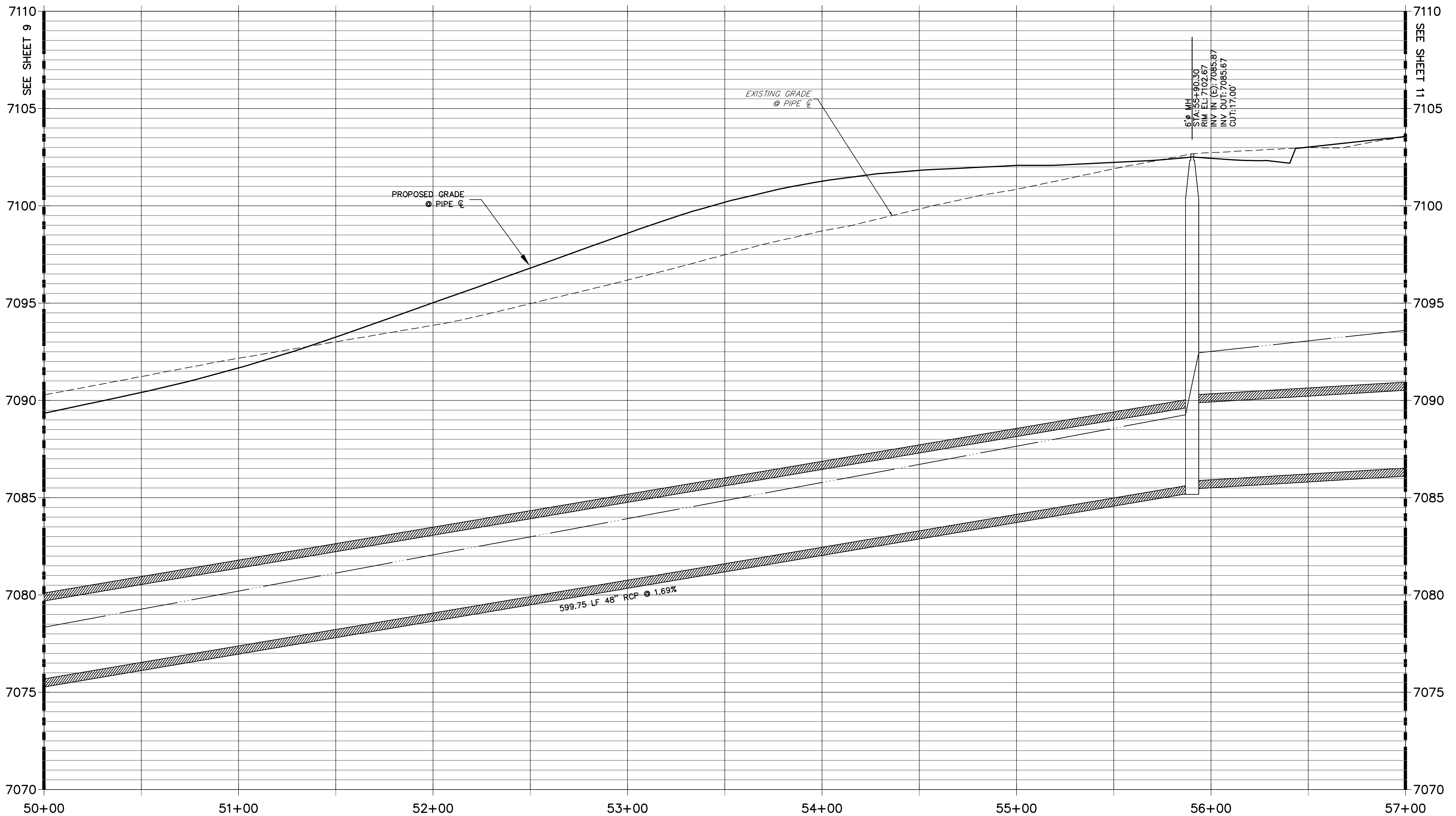
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	03/22/22	MMC	MMC	
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS					
STORM SEWER PLAN & PROFILE					
SHEET 9 OF 23					
JOB NO. 25188.03					



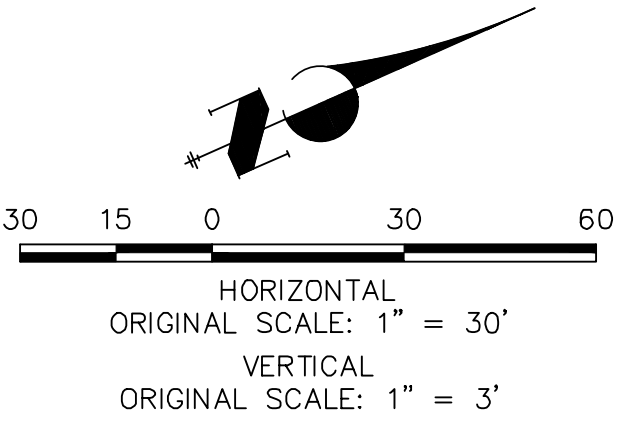
DP12 PROFILE(7)
STA 50+00.00 TO 57+00.00
PUBLIC



KEY MAP
N.T.S.

NOTE:

- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
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ENGINEER'S STATEMENT

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

32314

DATE

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

PREPARED FOR

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

J.R. ENGINEERING
A Westman Company



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BY

DATE

No. REVISION

1"=30'

H-SCALE

1"=3'

V-SCALE

DATE

DESIGNED BY

DRAWN BY

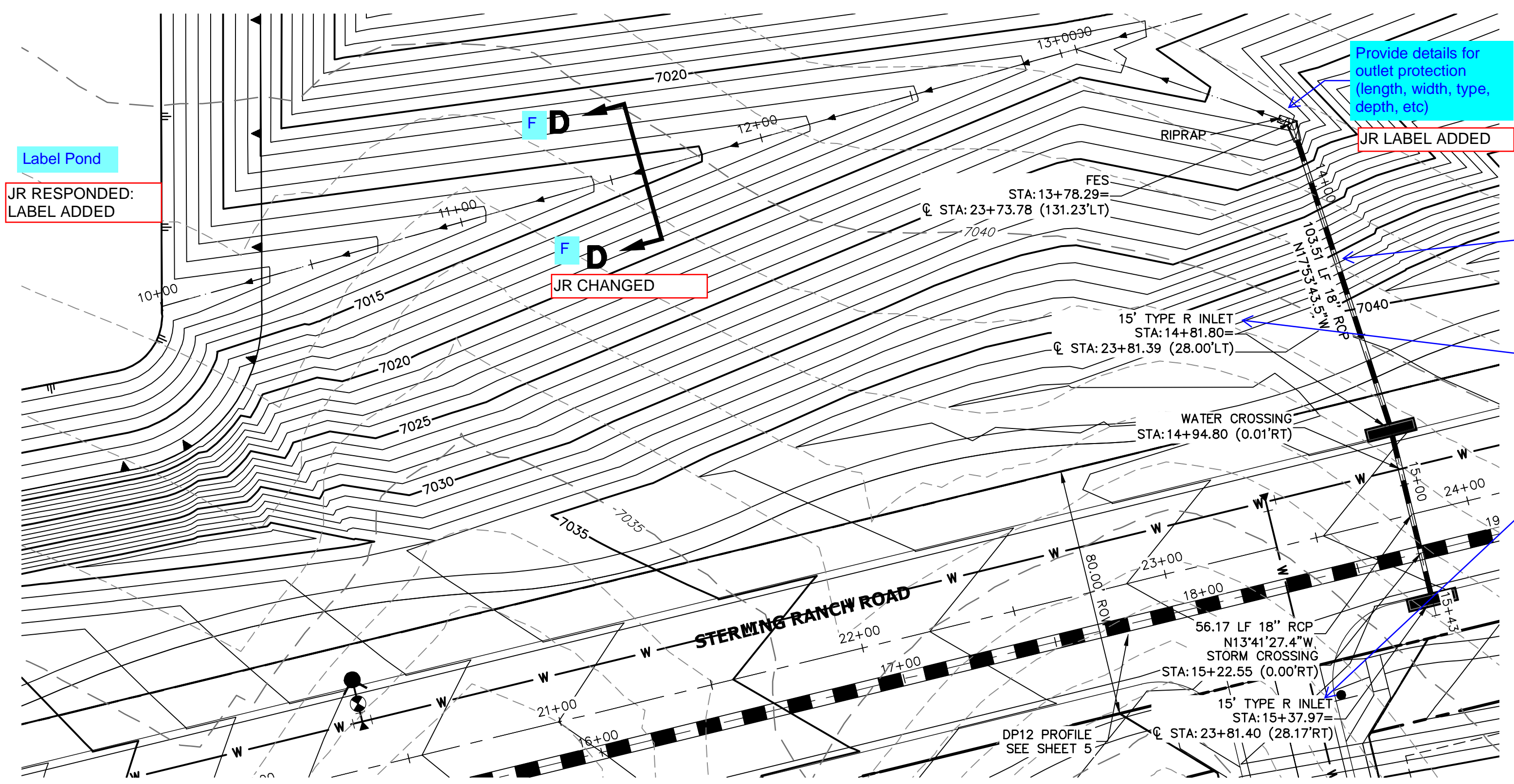
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STERLING RANCH ROAD & BRIARGATE
PARKWAY STORM PLANS

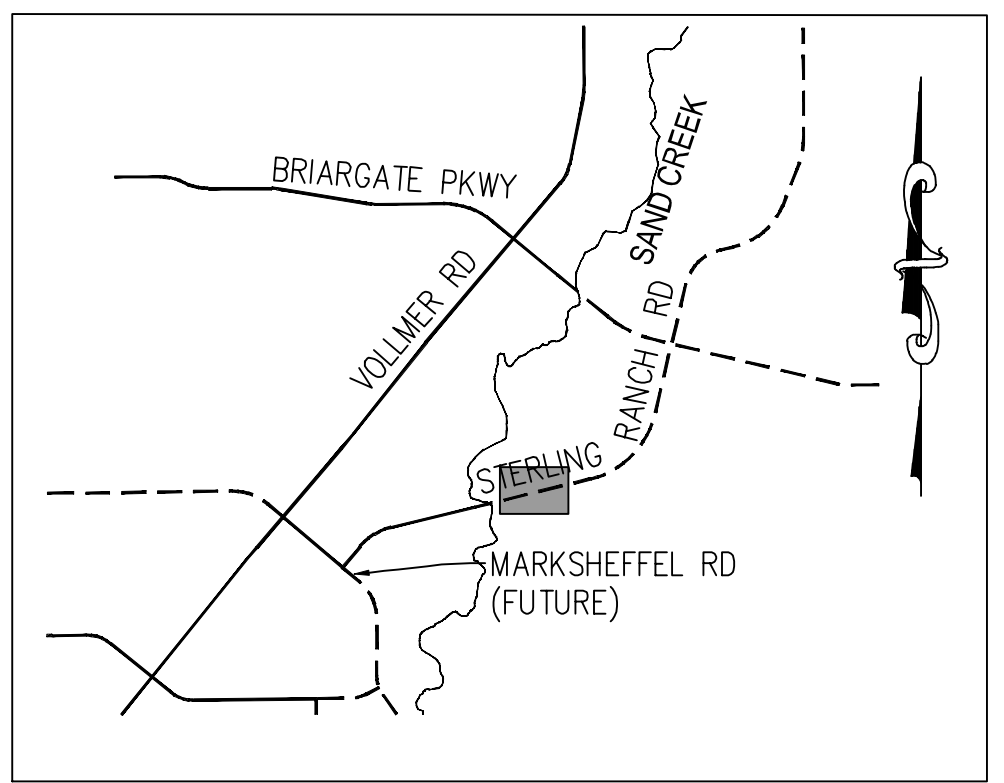
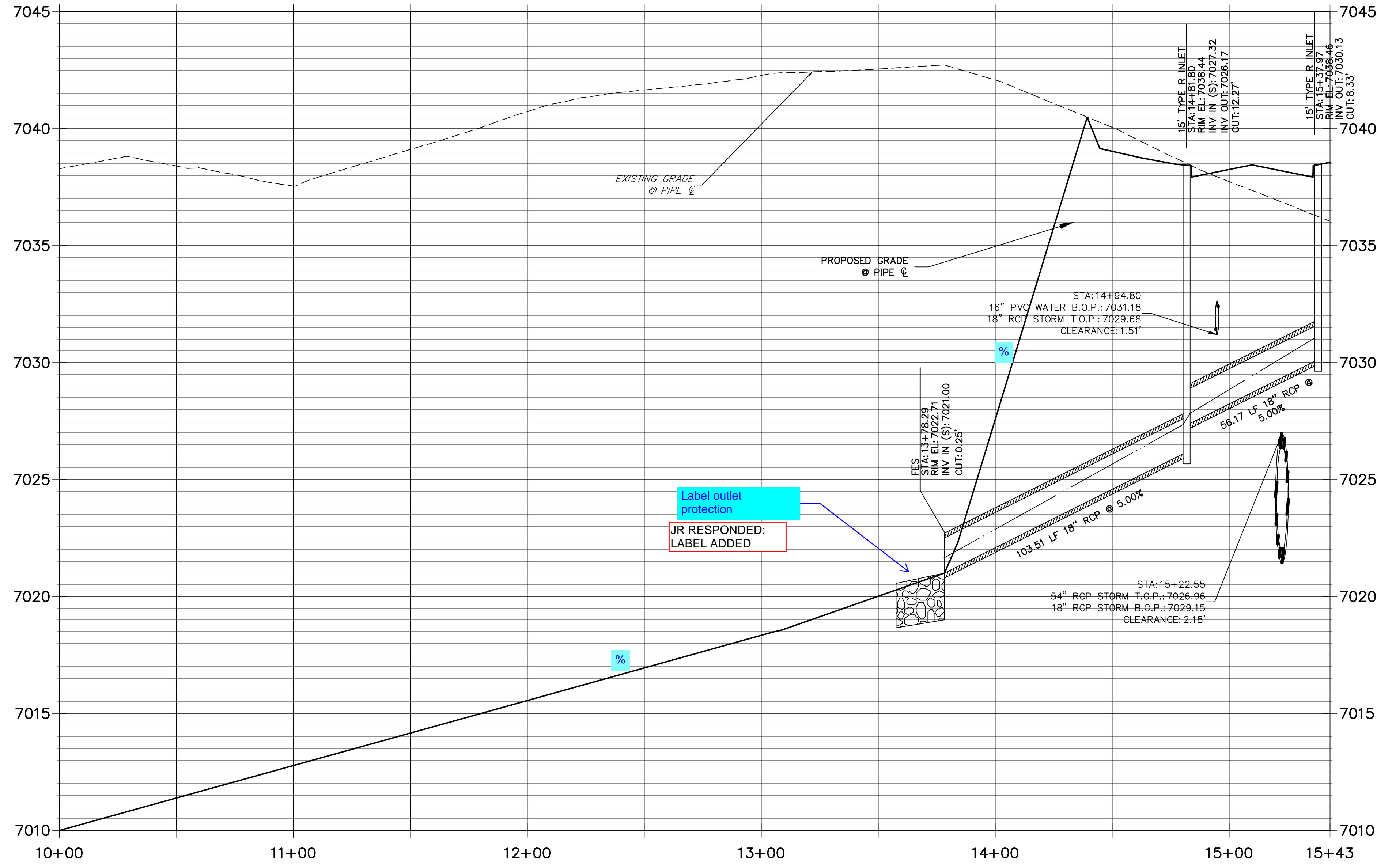
STORM SEWER PLAN &
PROFILE

SHEET 10 OF 23

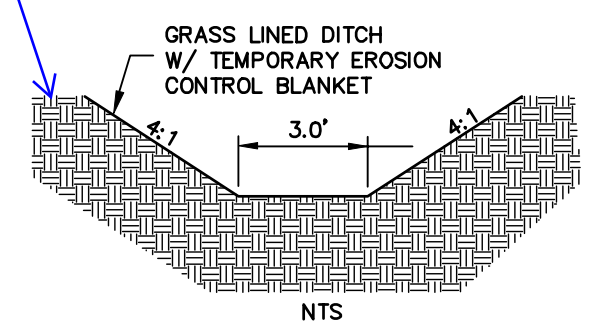
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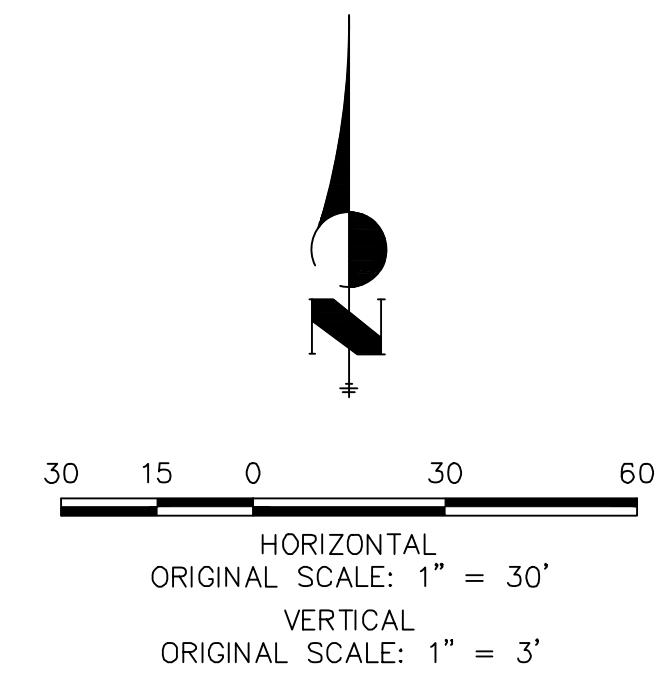
KEY MAP
N.T.S.



SWALE SECTION
F-F

JR RESPONDED:
ADDED TO TITLE

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

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-481-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

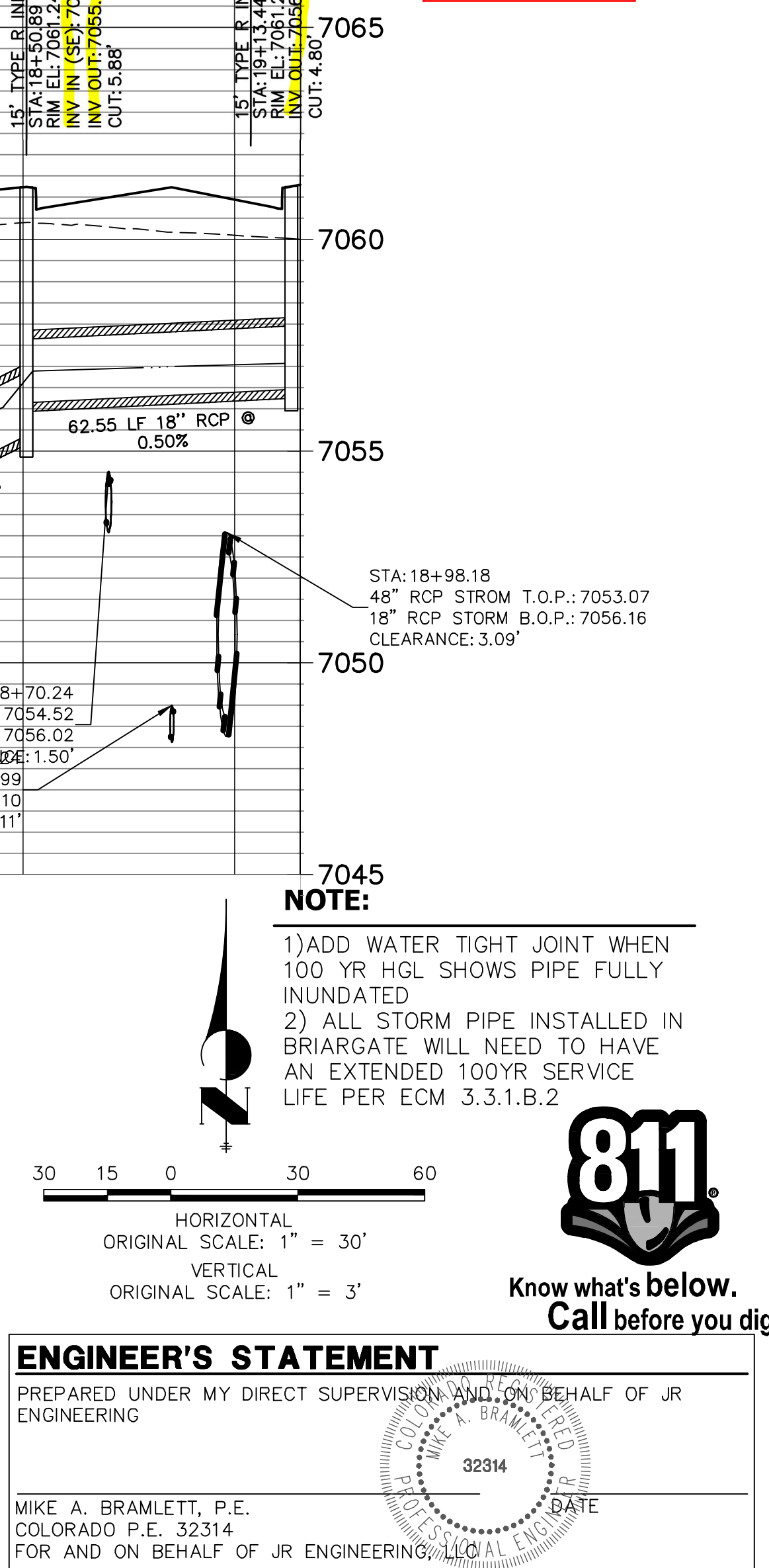
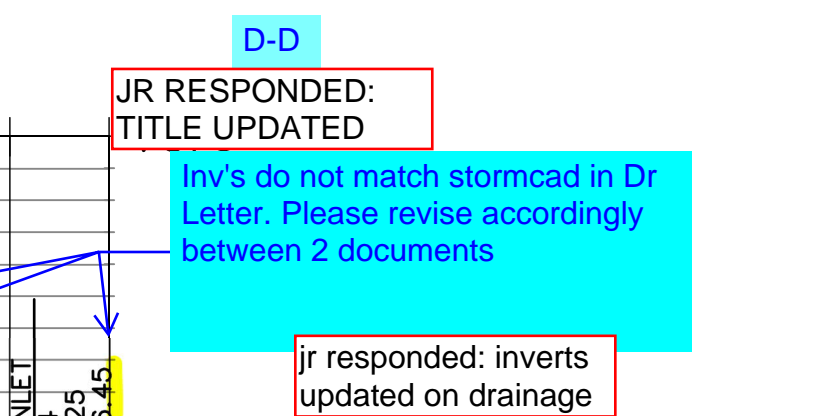
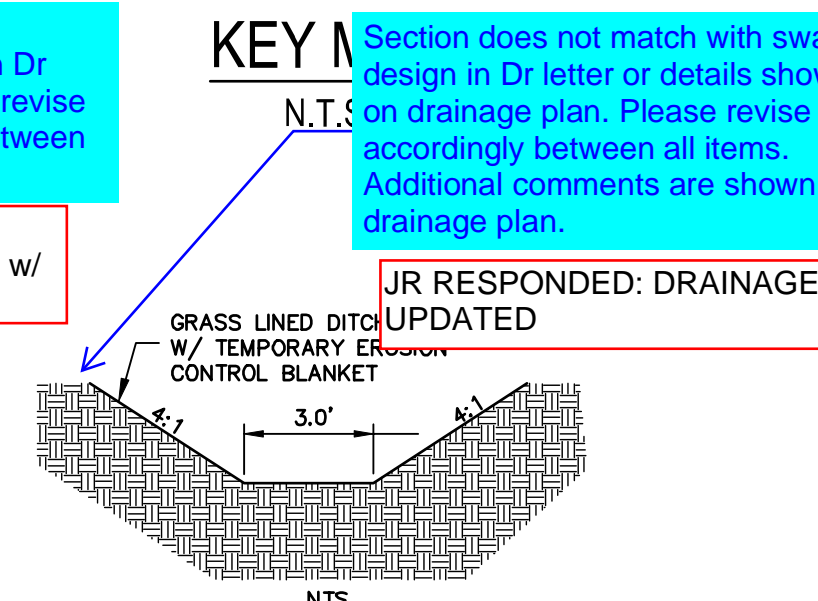
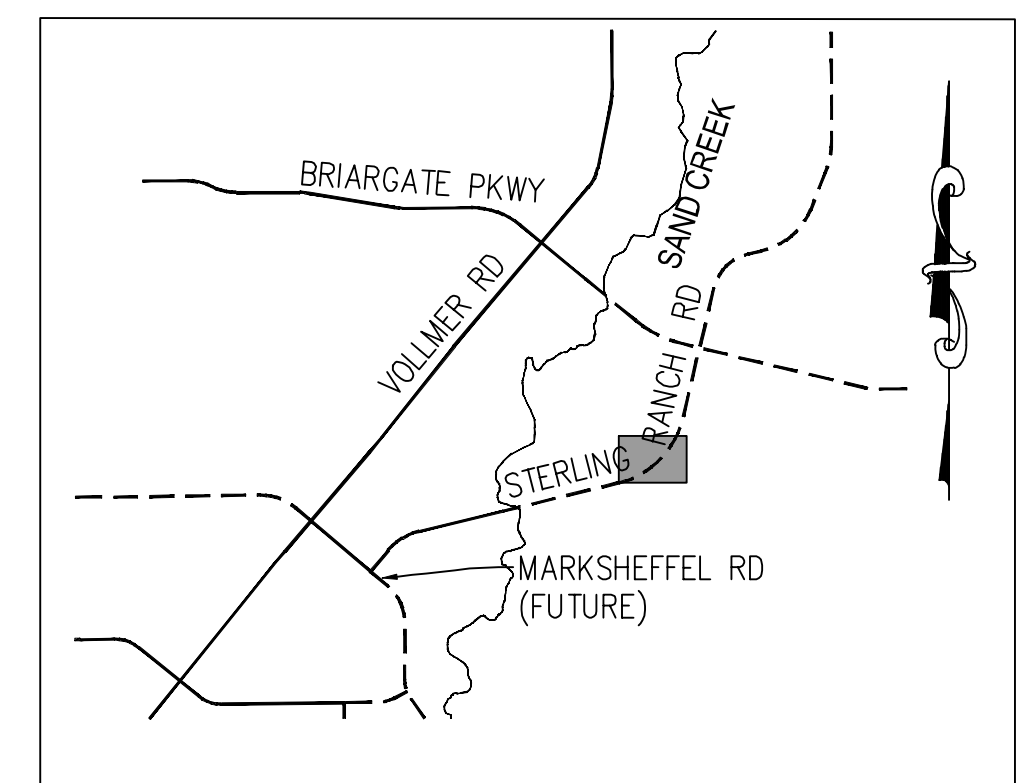
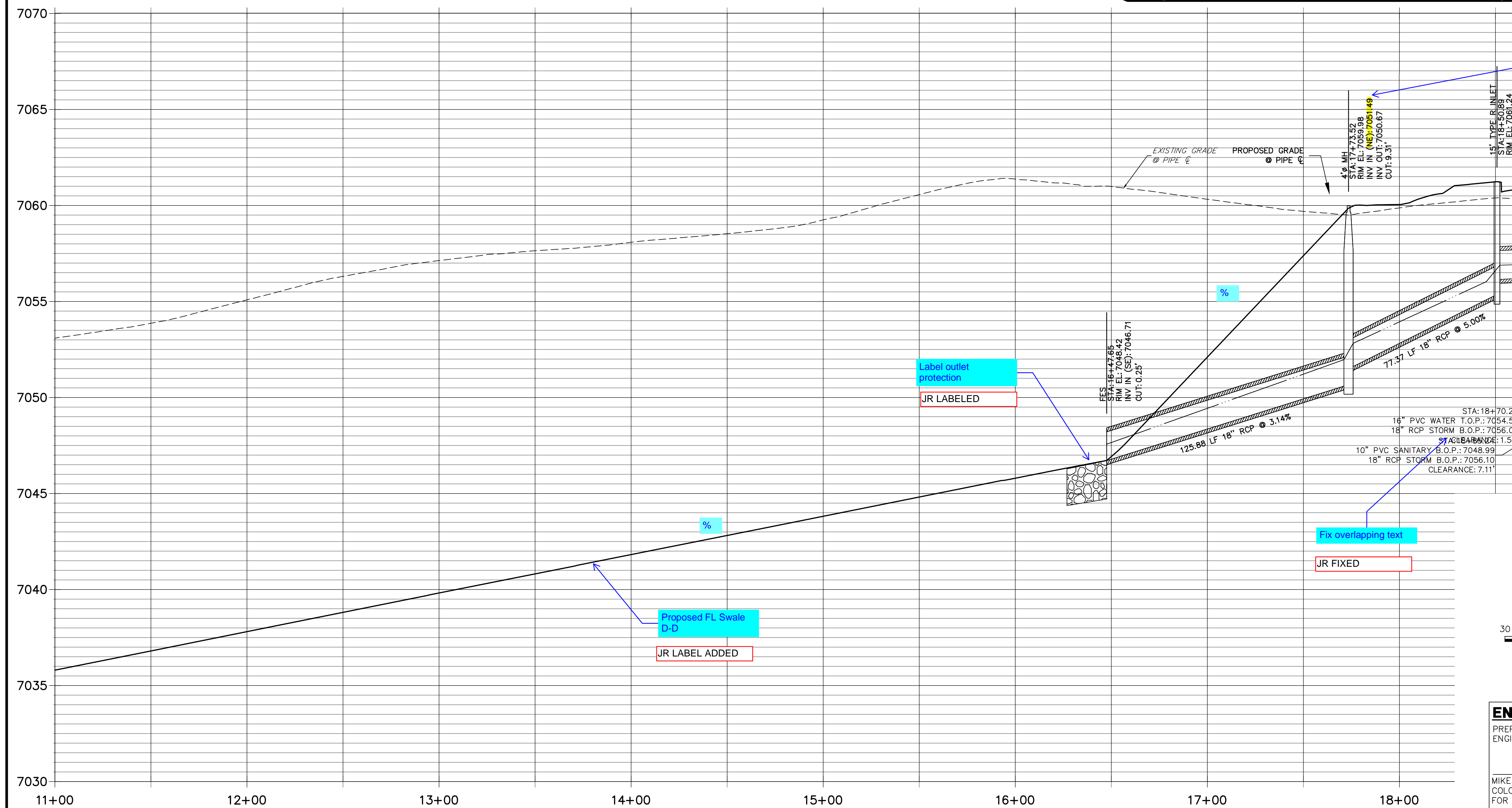
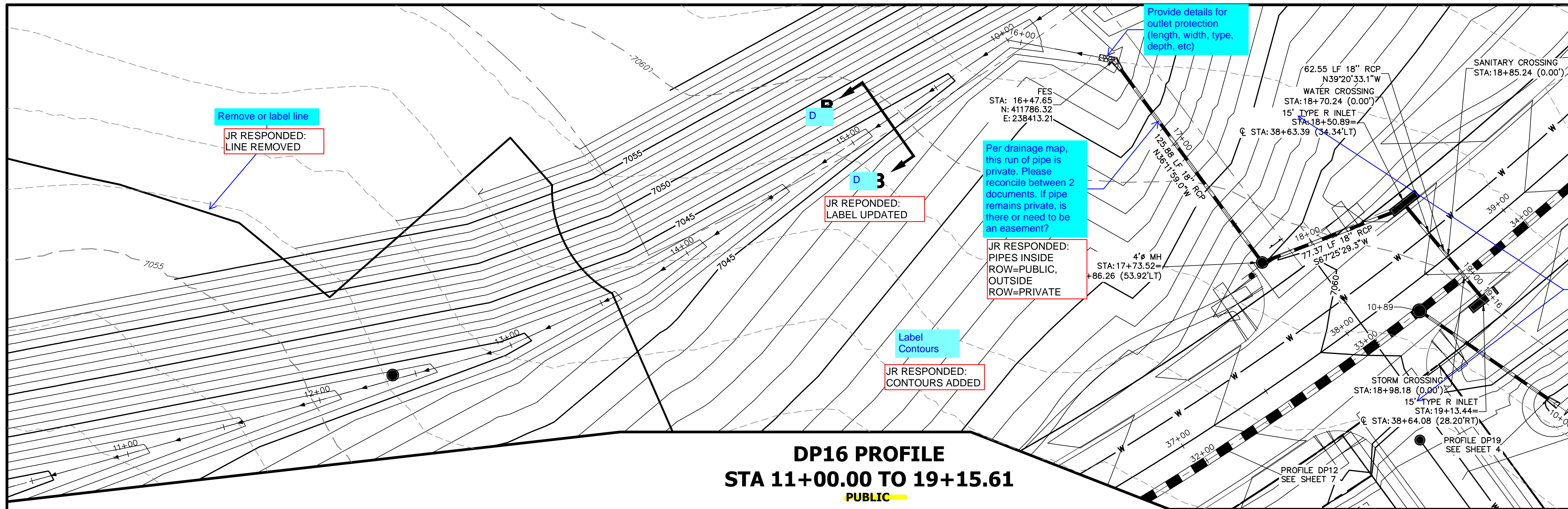
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1"=30'	1"=3'	03/22/22	MMC	MMC	

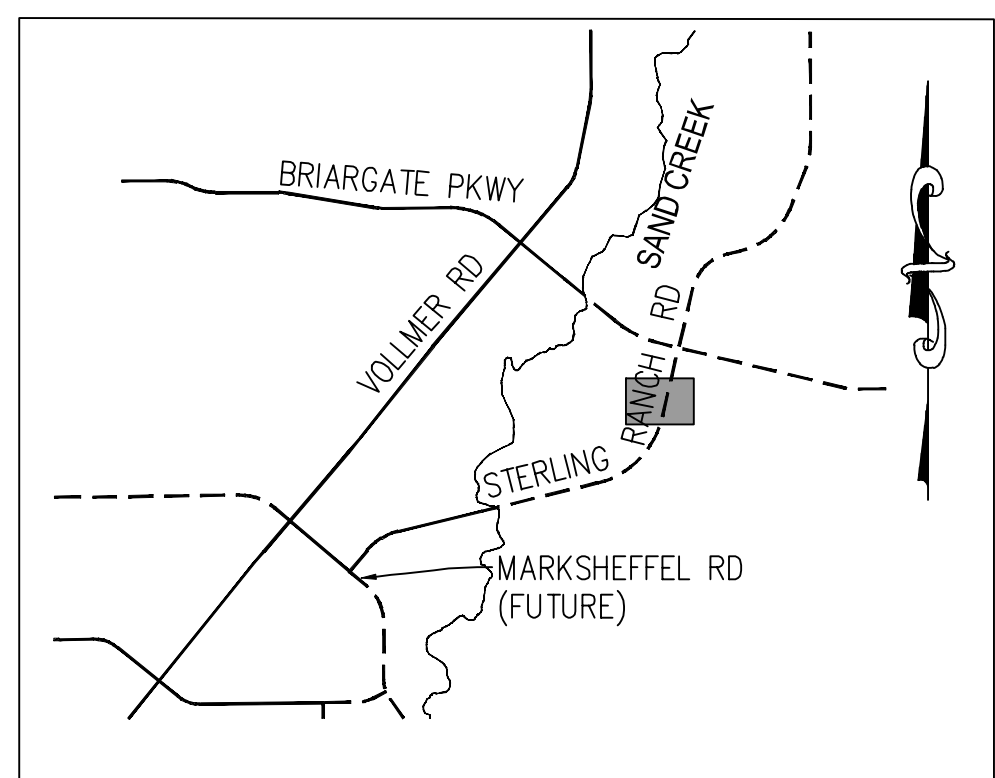
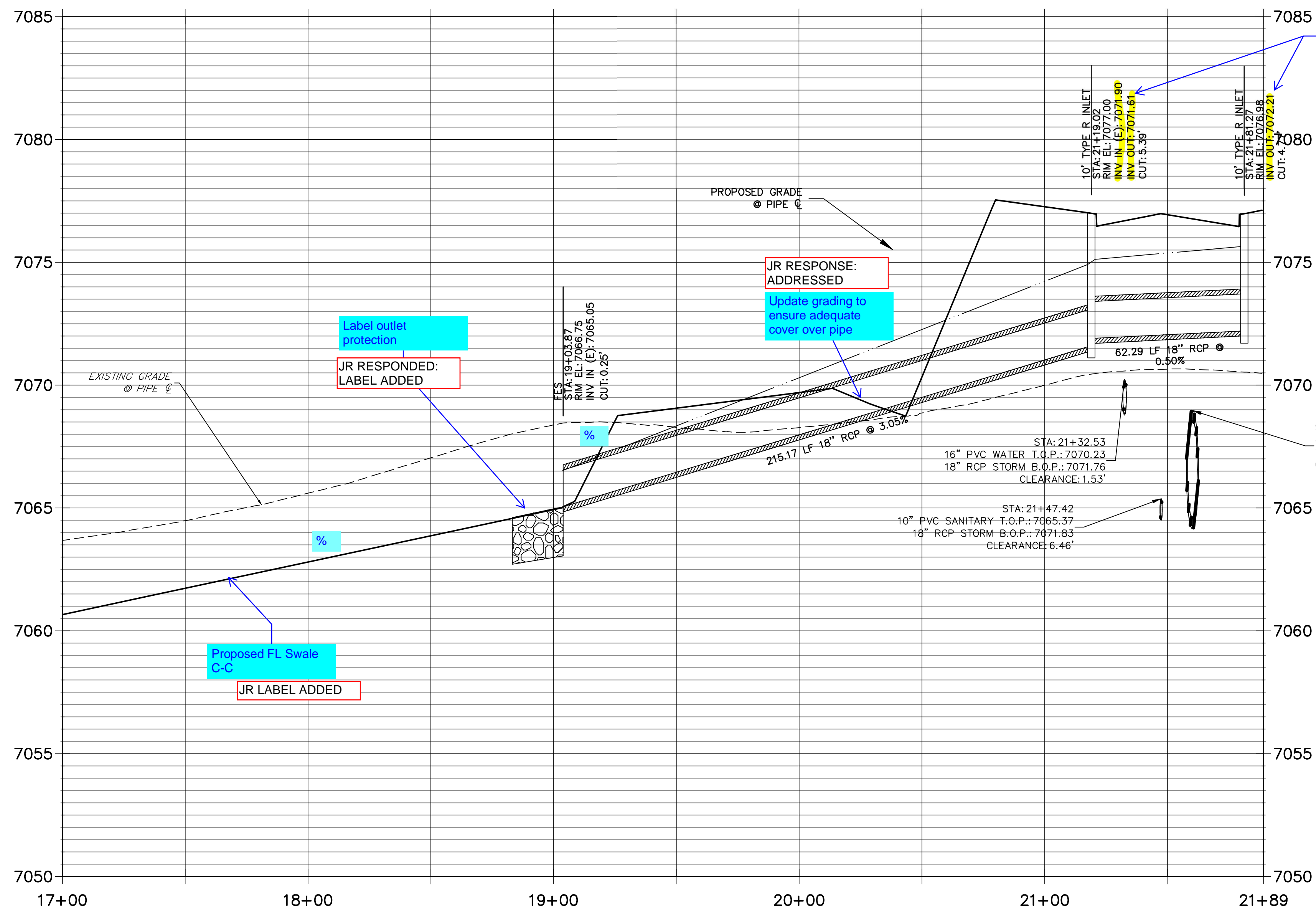
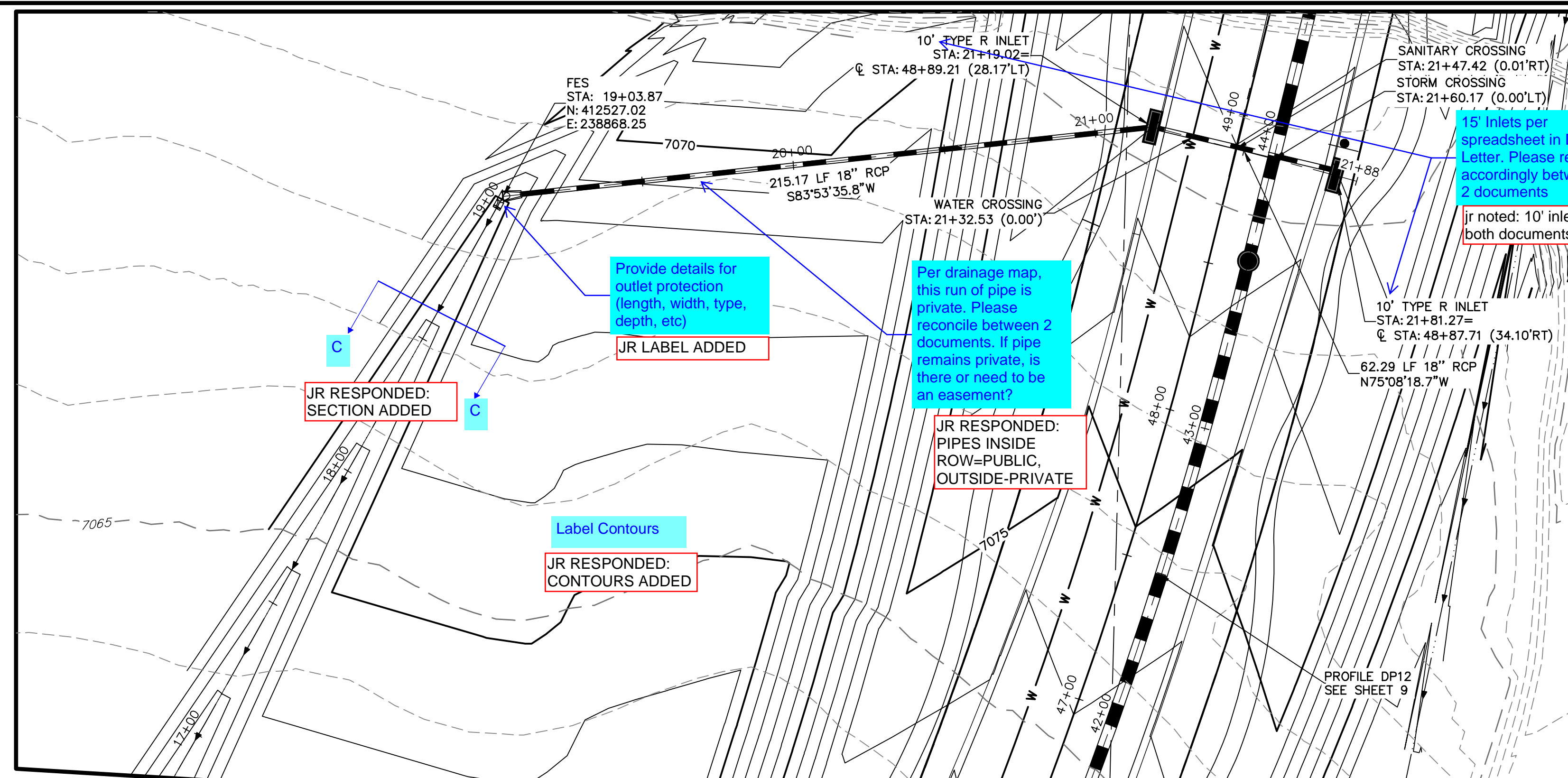
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

STORM SEWER PLAN & PROFILE

SHEET 12 OF 23

JOB NO. 25188.03



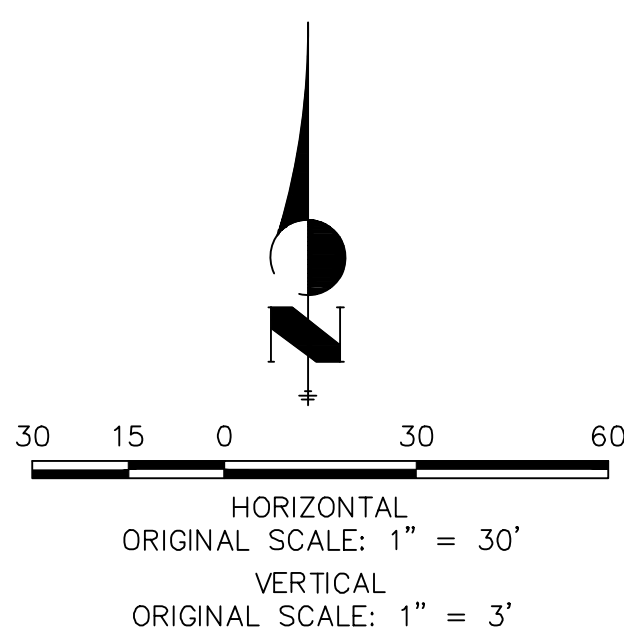


NOTE:

- 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

Include detail for Swale C-C section

JR RESPONDED:
SECTION ADDED
TO SHEET



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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

DAT

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903
JAMES E. MOBLEY

JAMES F. MURLEY
(719) 471-1742

(113)	+11	1742
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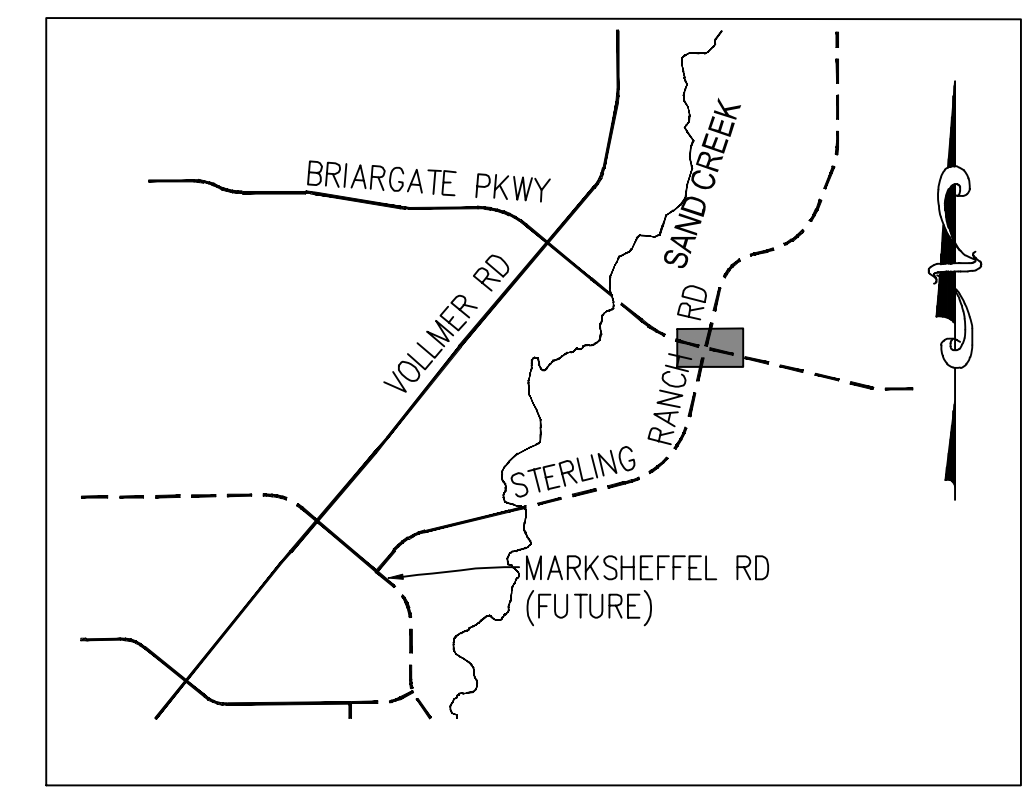
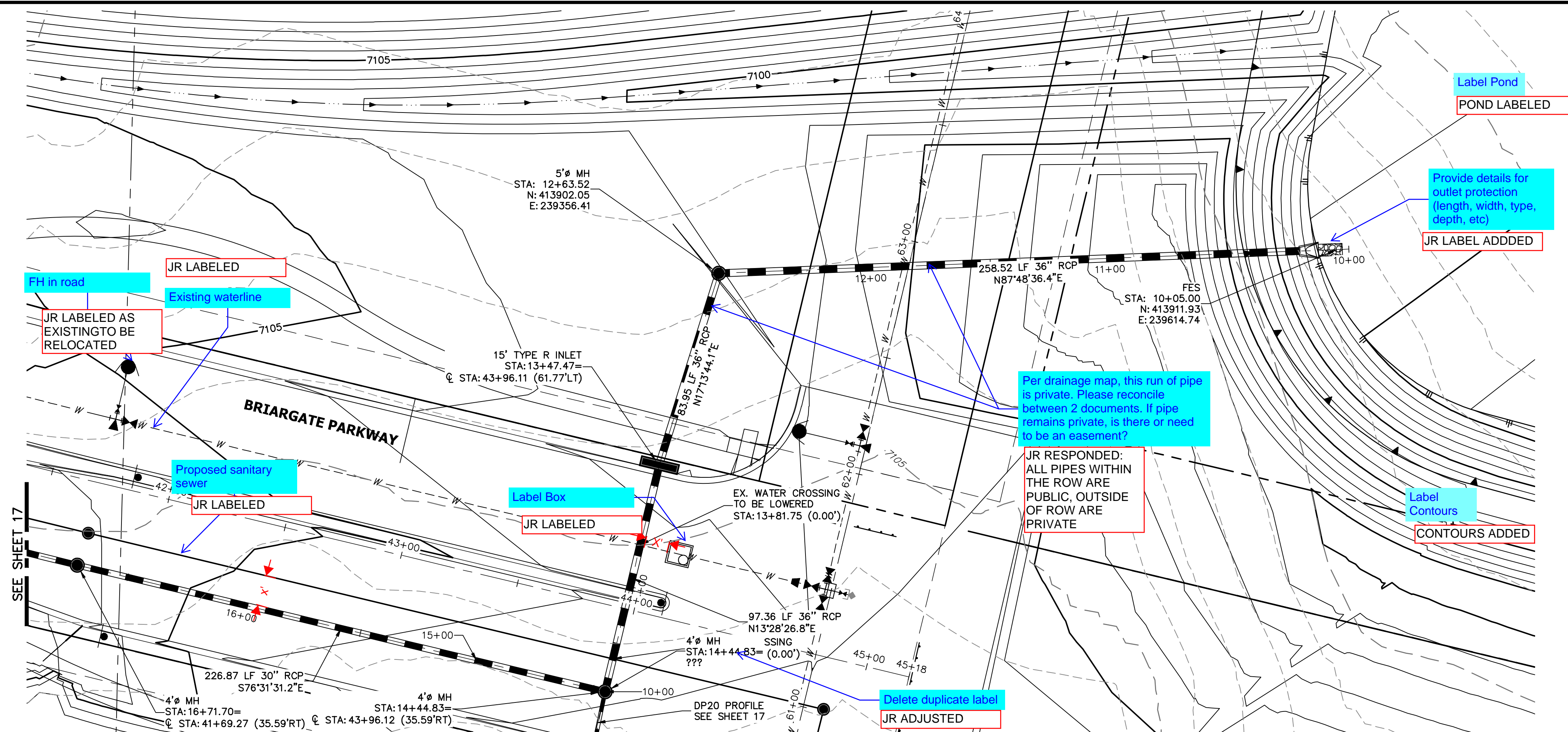
I·R ENGINEERING

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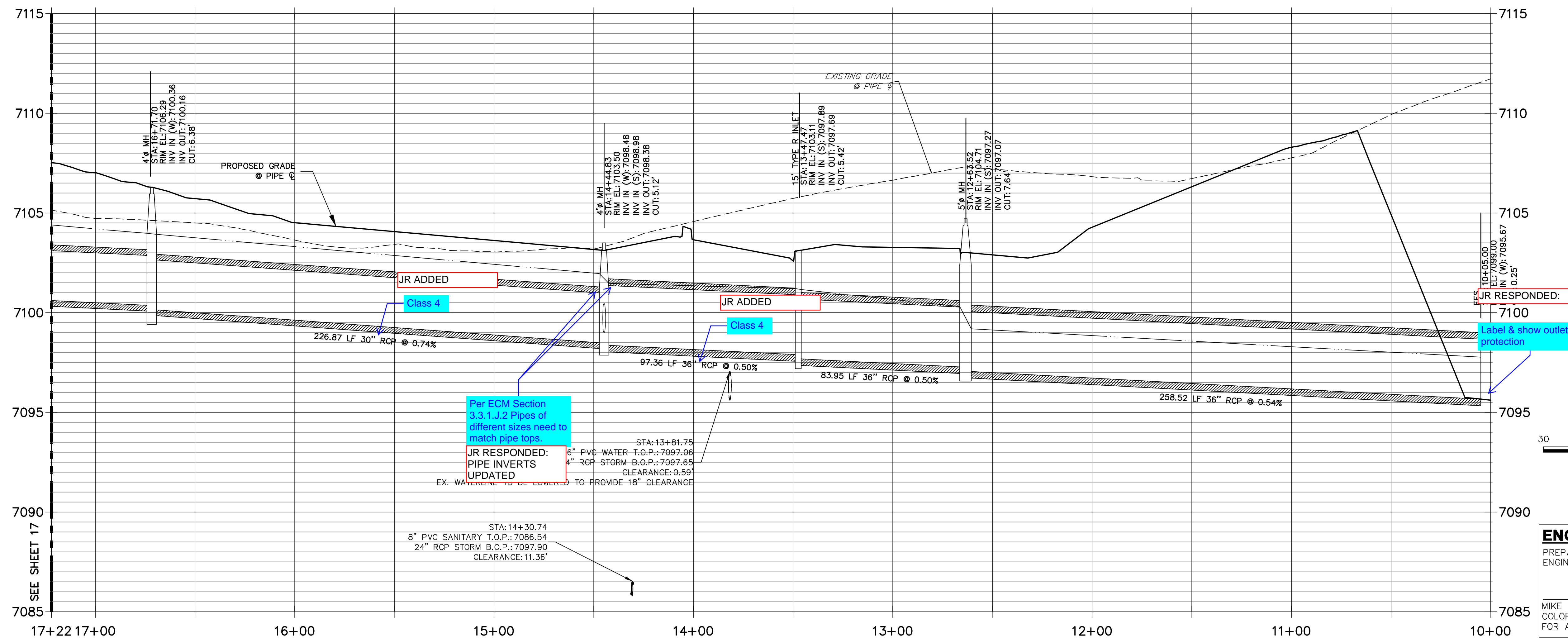
SHEET	15	OF	23
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS			
STORM SEWER PLAN & PROFILE			
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V-SCALE	1"=3'		
DATE	03/22/22		
DESIGNED BY	MMC		
DRAWN BY	MMC		
CHECKED BY			



KEY MAP

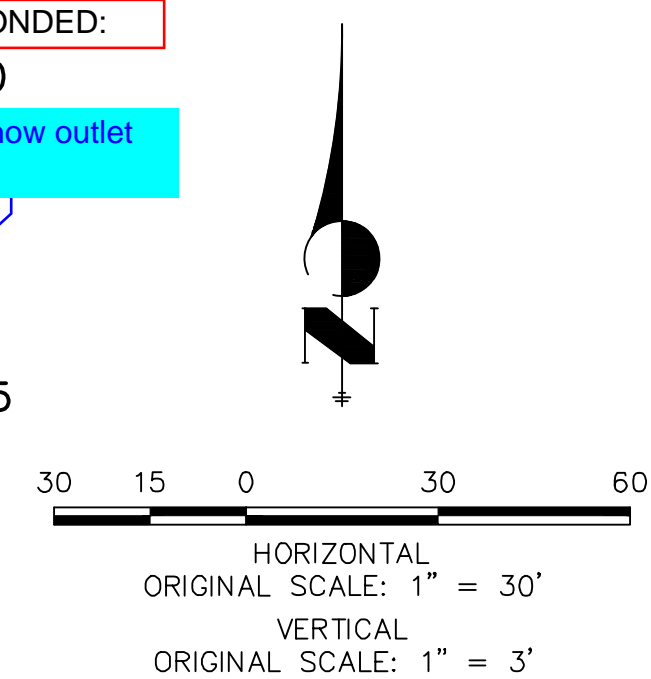
N.T.S.

DP18 PROFILE(1)
STA 10+00.00 TO 17+21.99
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




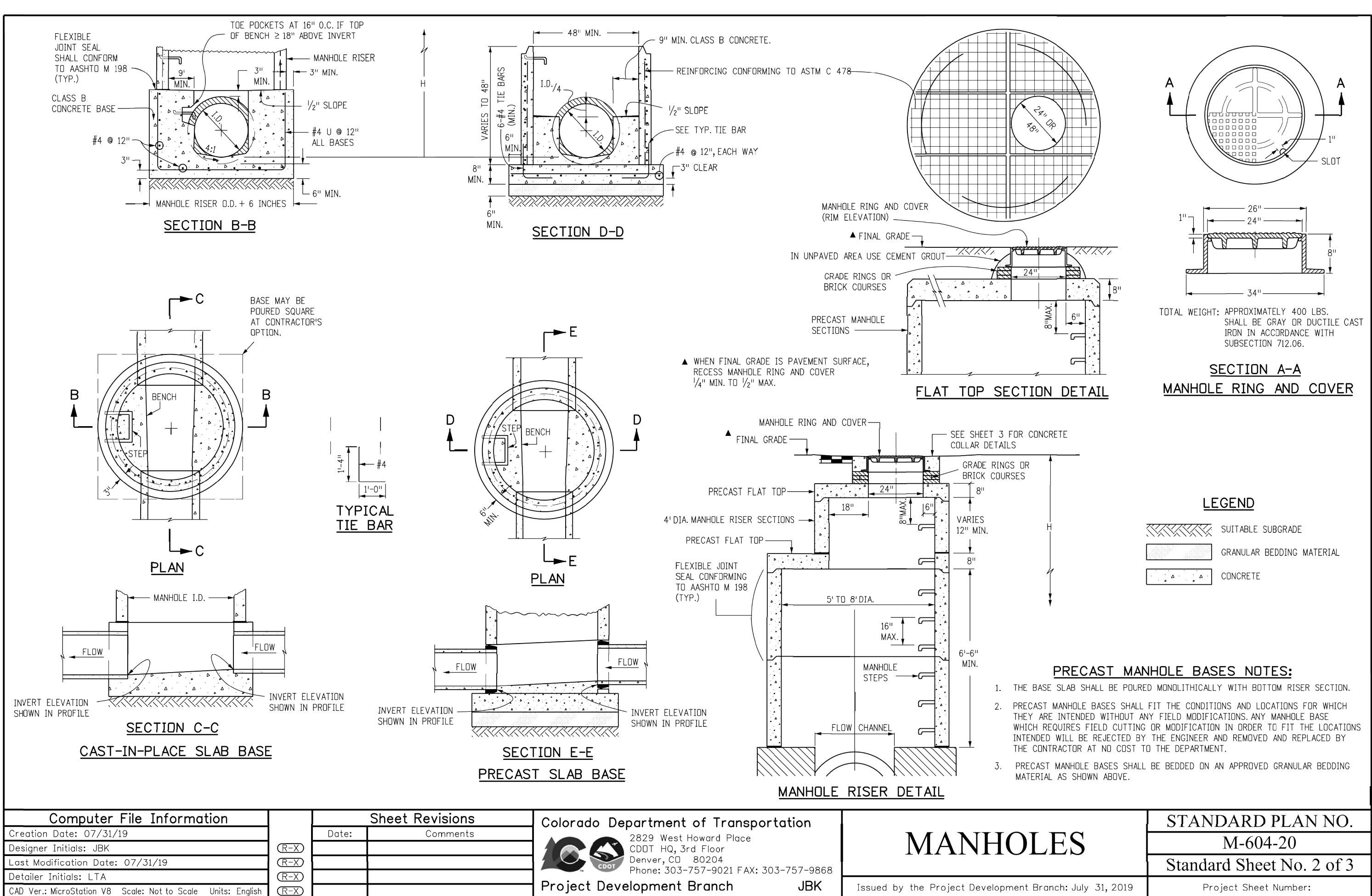
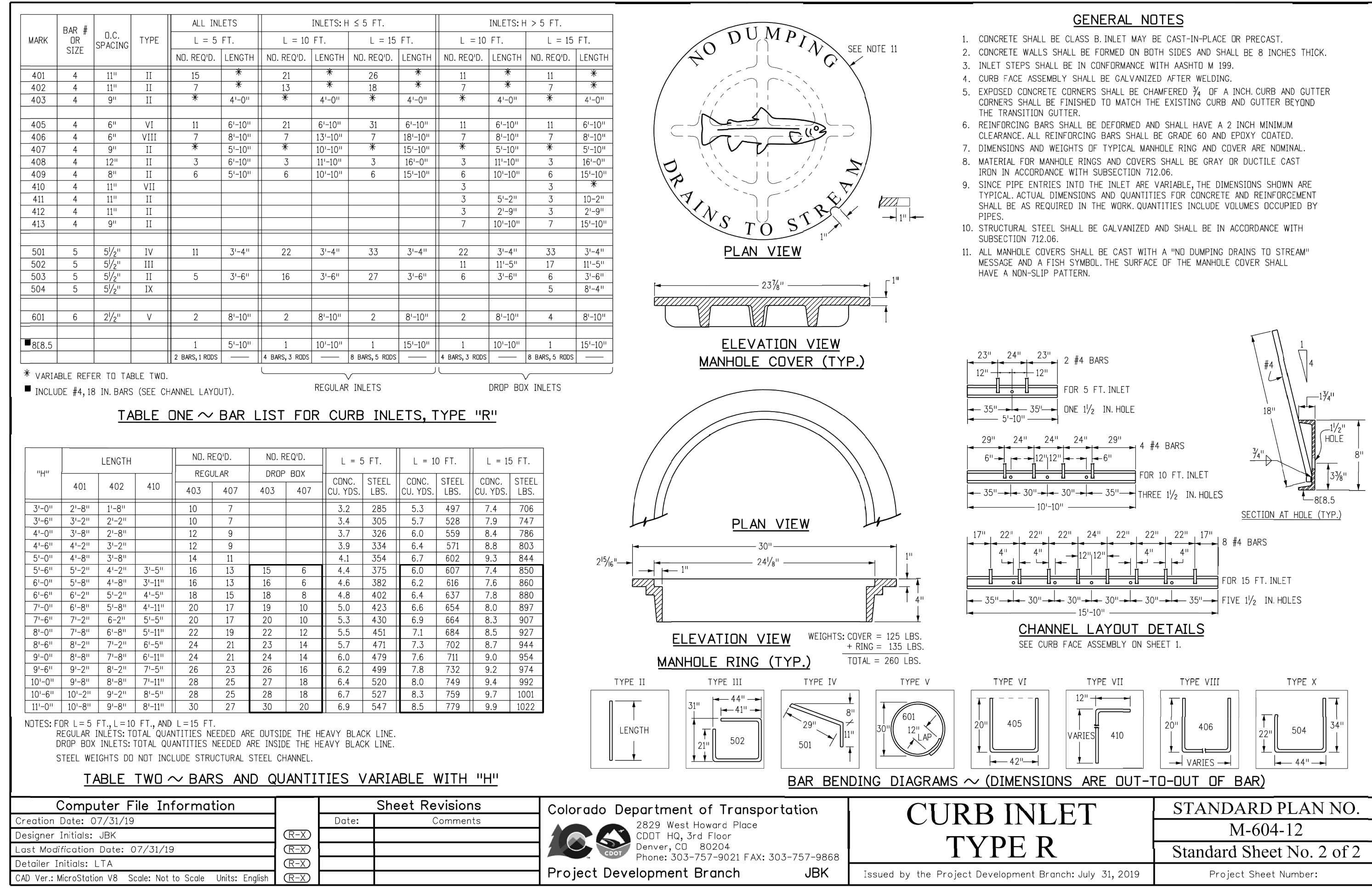
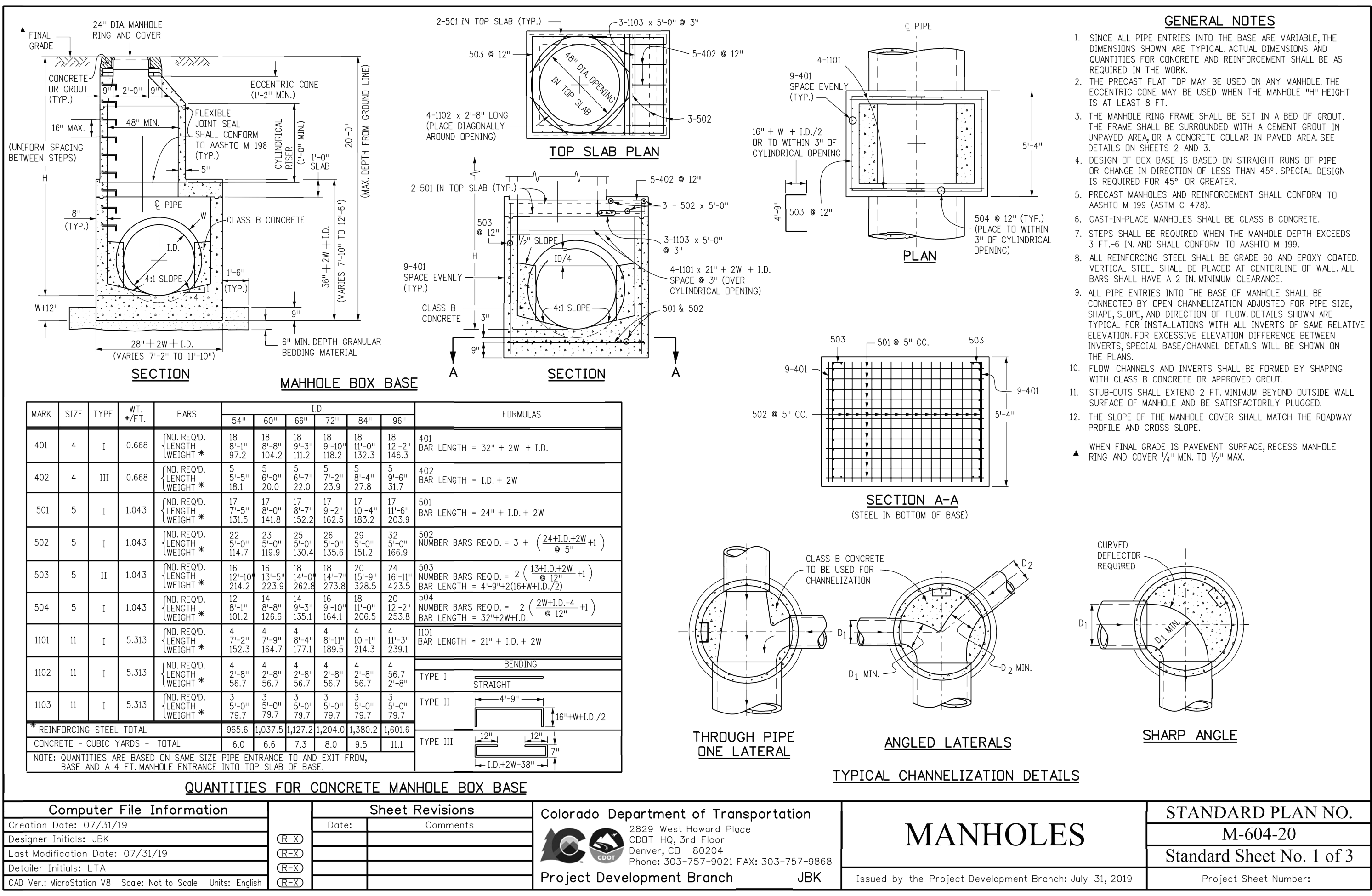
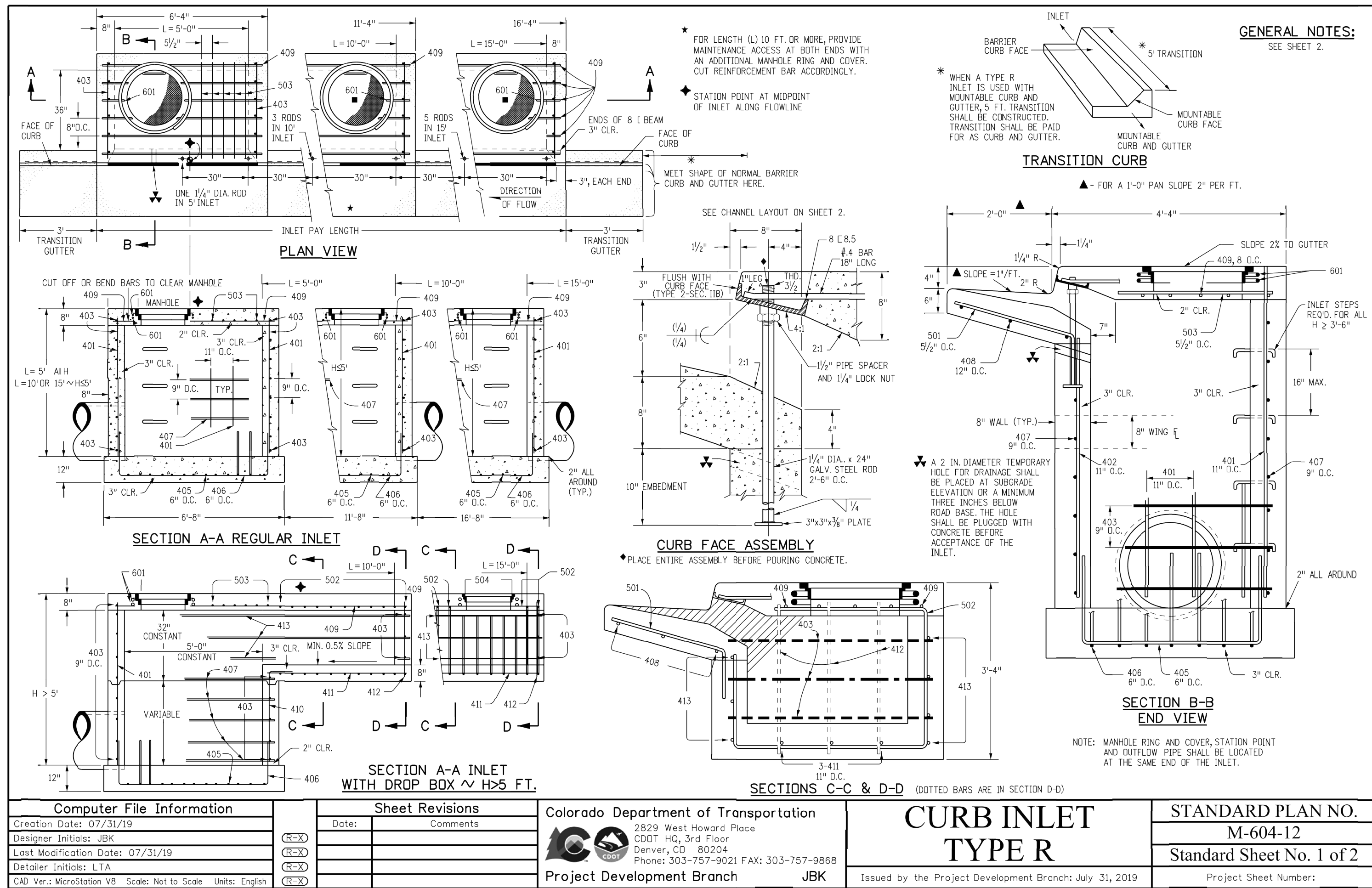
Know what's **below**.
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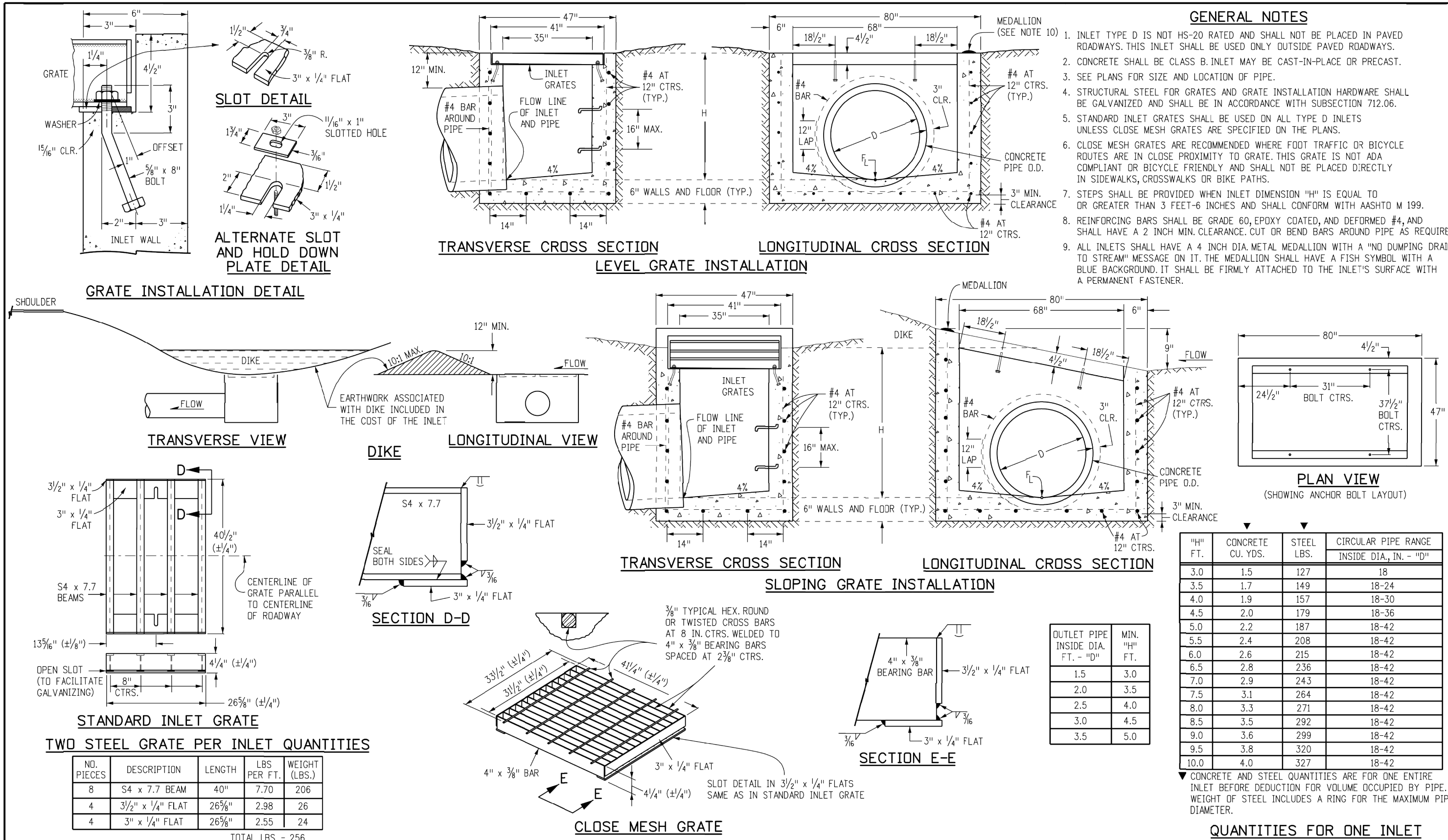
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

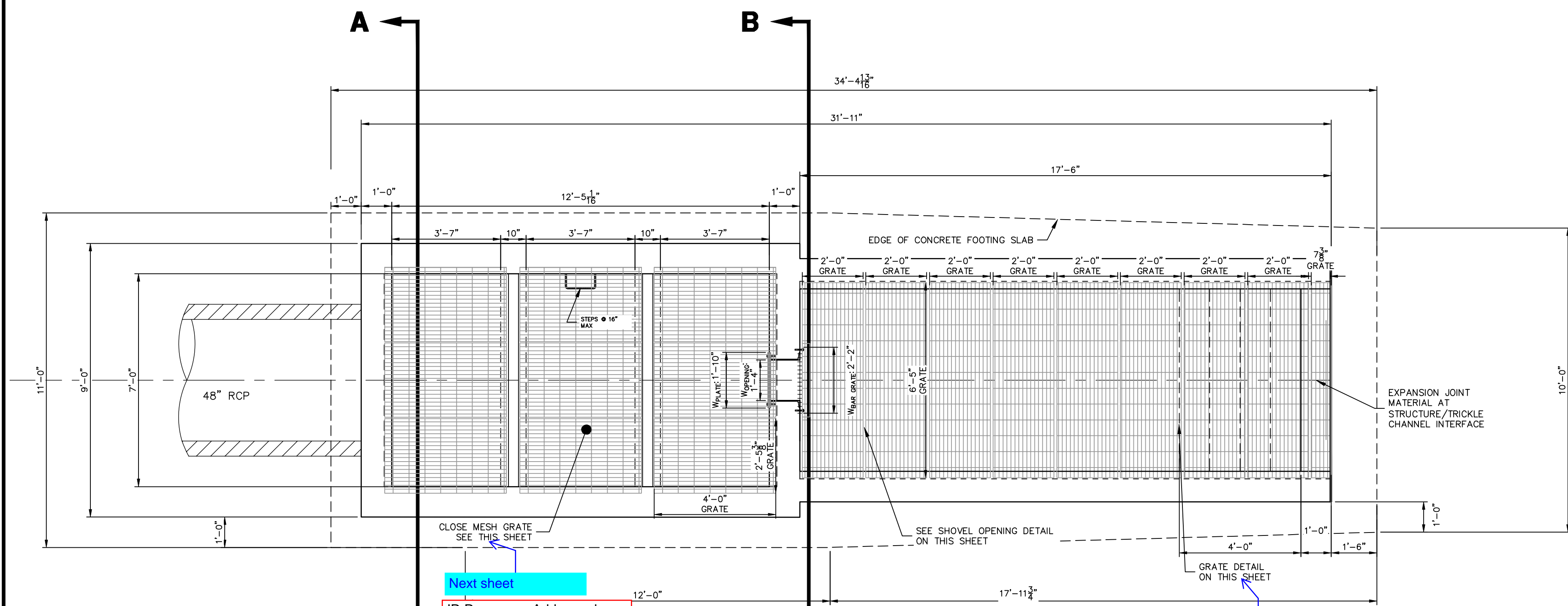
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	DESIGNED BY MMC		STORM SEWER PLAN & PROFILE	SHEET 16 OF 23
	DRAWN BY MMC			
	CHECKED BY			
	DATE 03/22/22			
V-SCALE 1"=3' H-SCALE 1"=30'		No. REVISION	BY DATE	 J-R ENGINEERING A Westlawn Company Centennial 303-740-3933 • Colorado Springs 719-559-2593 Fort Collins 970-491-9888 • www.jrengineering.com
SR LAND, LLC 20 BORDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742				
UNTIL SUCH TIME AS THIS DRAWING IS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				

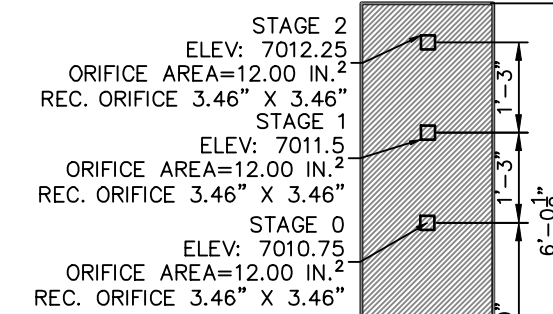




Computer File Information Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		Sheet Revisions Date: Comments:		Colorado Department of Transportation  2829 West Howard Place 2007 HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch		INLET, TYPE D Issued by the Project Development Branch: July 31, 2019		STANDARD PLAN NO. M-604-11 Standard Sheet No. 1 of 1	
				JBK		Project Sheet Number:			



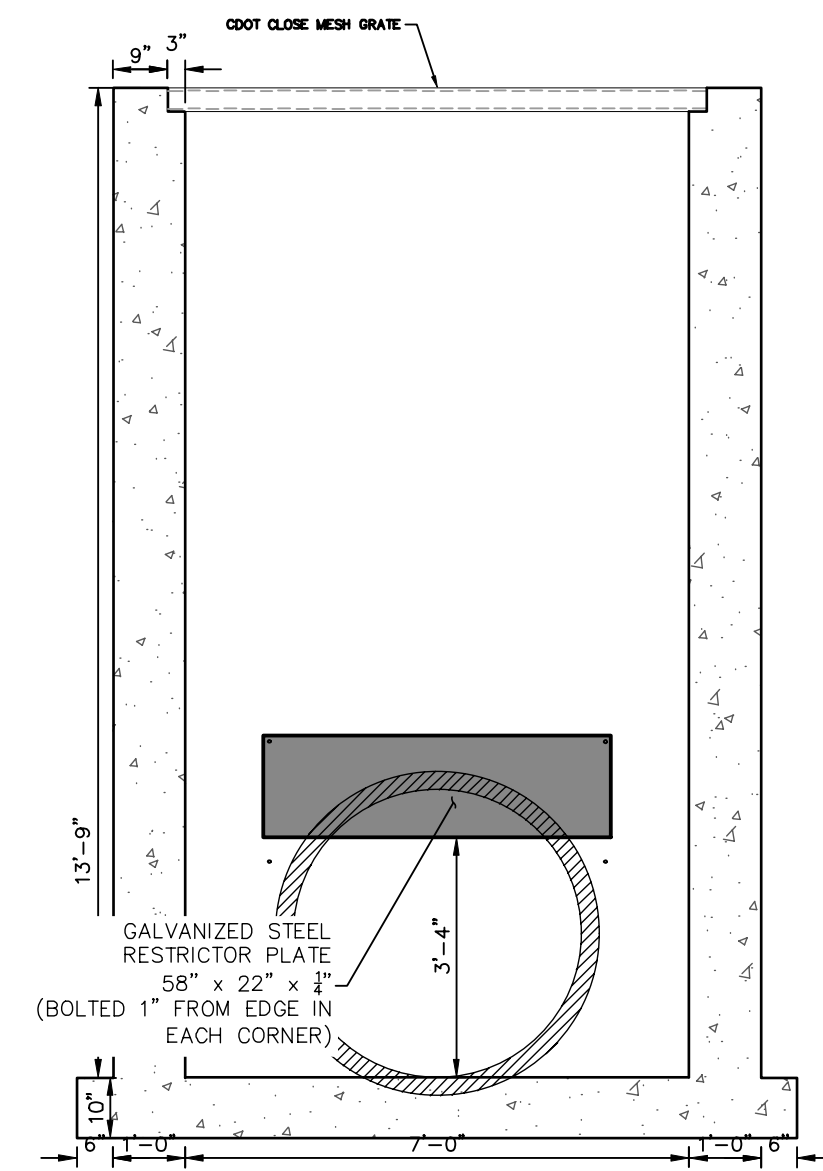
EURV/WQCV ORIFICE PLATE:
6'-0.5" x 1'-10" x 3/8" THICK FLOW GALVANIZED STEEL
FLOW CONTROL PLATE. PROVIDE CONTINUOUS
NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE
PLATE AND CONCRETE. BOLT PLATE TO CONCRETE @
12" MAX O.C., 1/2" FROM PLATE EDGE.



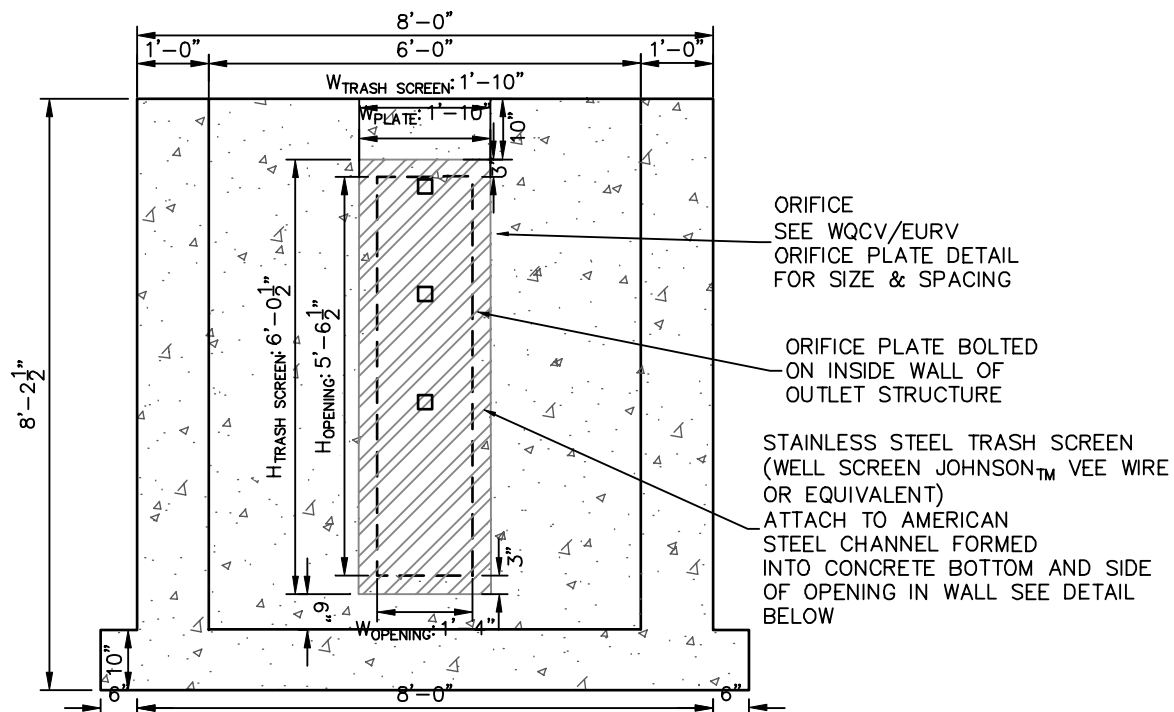
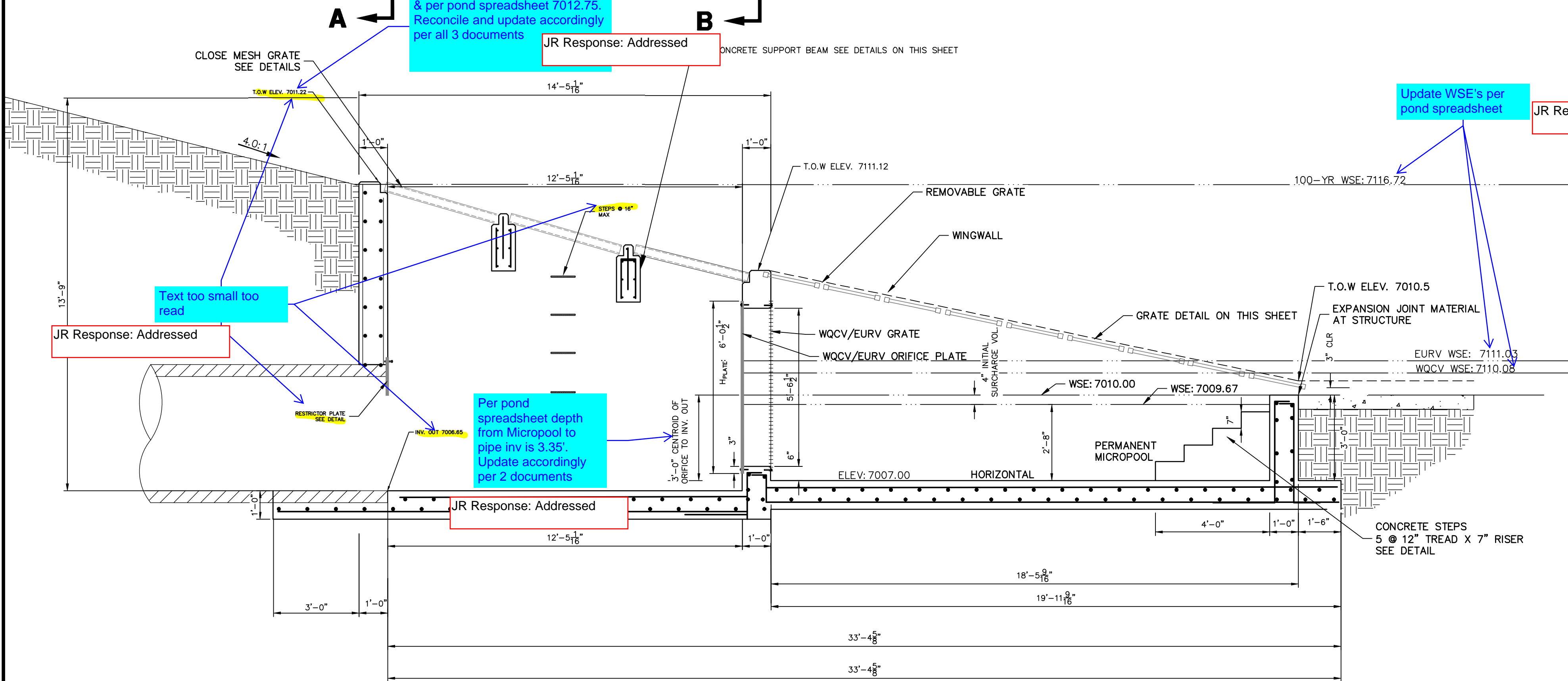
WQCV/EURV ORIFICE
PLATE DETAIL
SCALE: 3/8\"/>

Per pond spreadsheet, orifice plate
has 4 stages. Please revise
accordingly between 2 documents

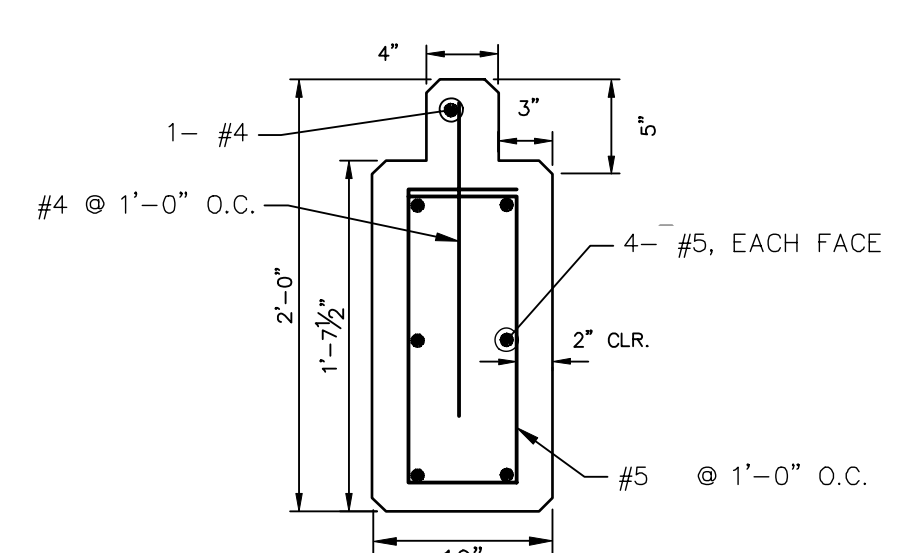
JR Response: orifice
plate updated



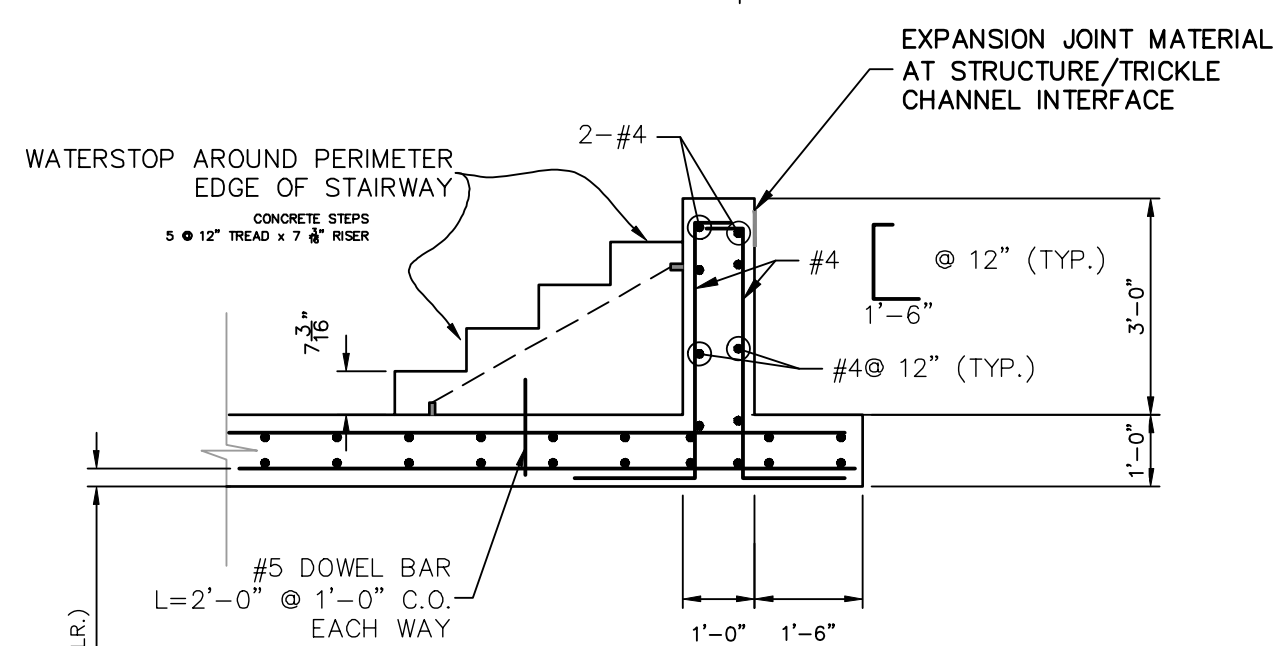
SECTION B AT OUTLET (REAR) WALL
SCALE: 3/8\"/>



SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/8\"/>



BEAM DETAIL
(OVERFLOW GRATE)
SCALE: 3/8\"/>



STAIRS DETAIL
SCALE: 3/8\"/>

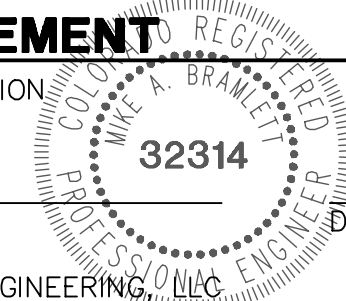
- OUTLET STRUCTURE STRUCTURAL NOTES:**
1. REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
 2. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 3. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
 4. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
 5. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
 6. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
 7. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'_c.
 8. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
 9. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
 10. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES. PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES, FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
 12. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

- OUTLET STRUCTURE PLATE AND GRADING NOTES:**
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1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
 3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
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5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 6. OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

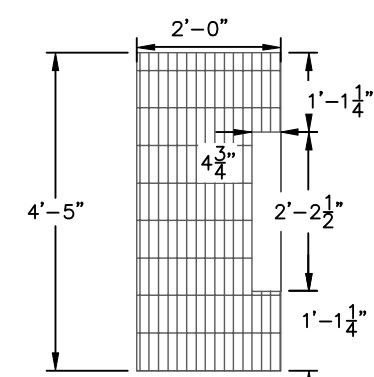
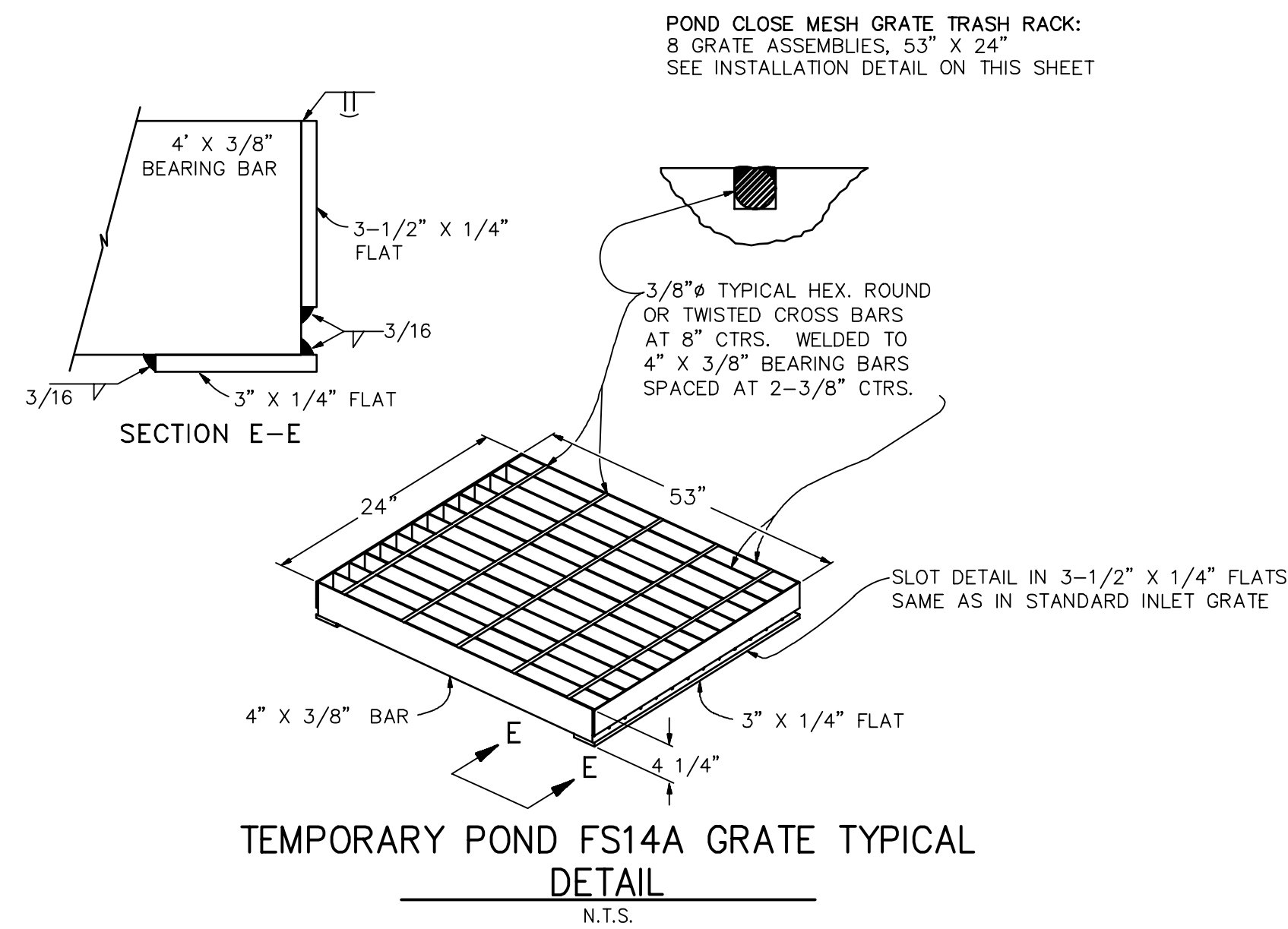
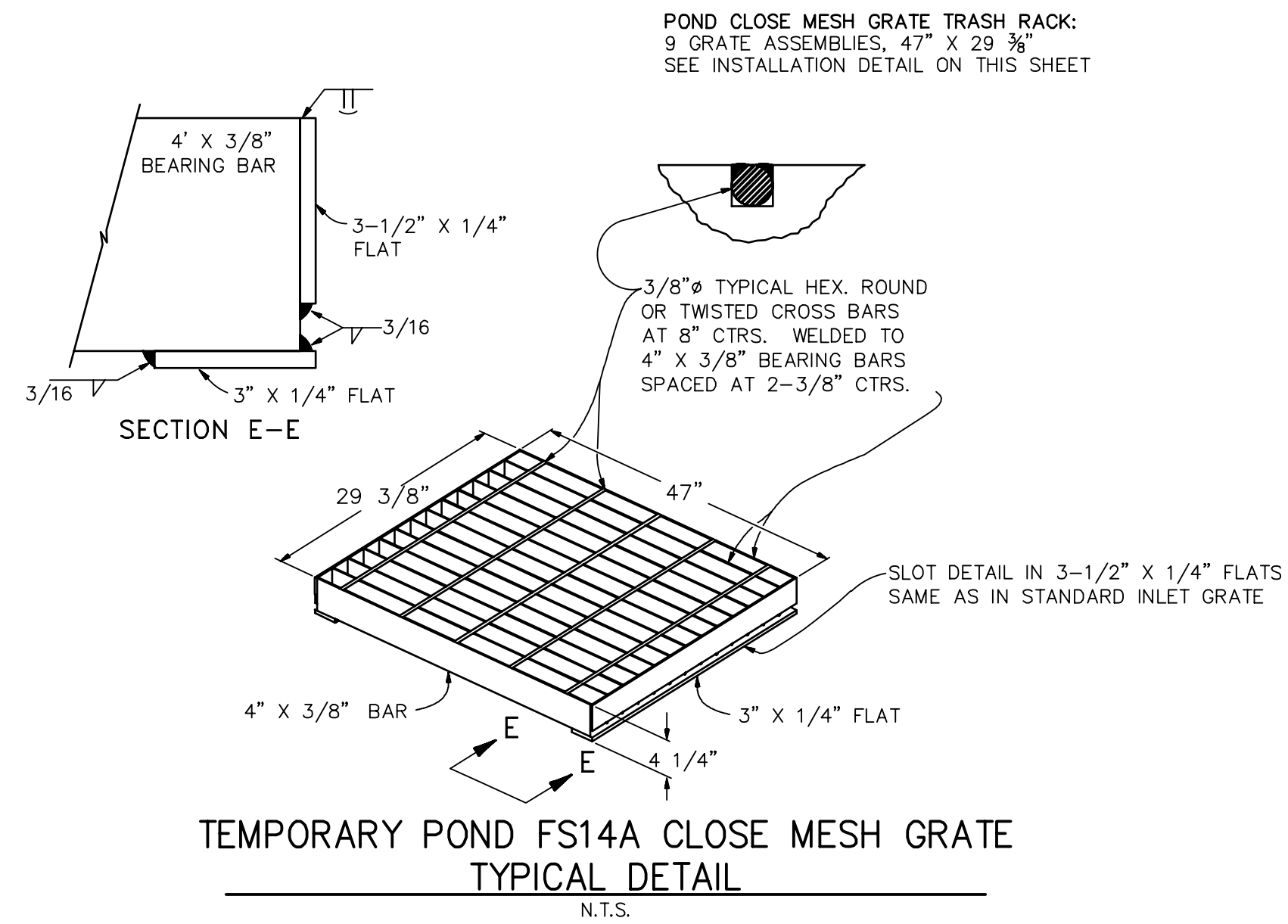
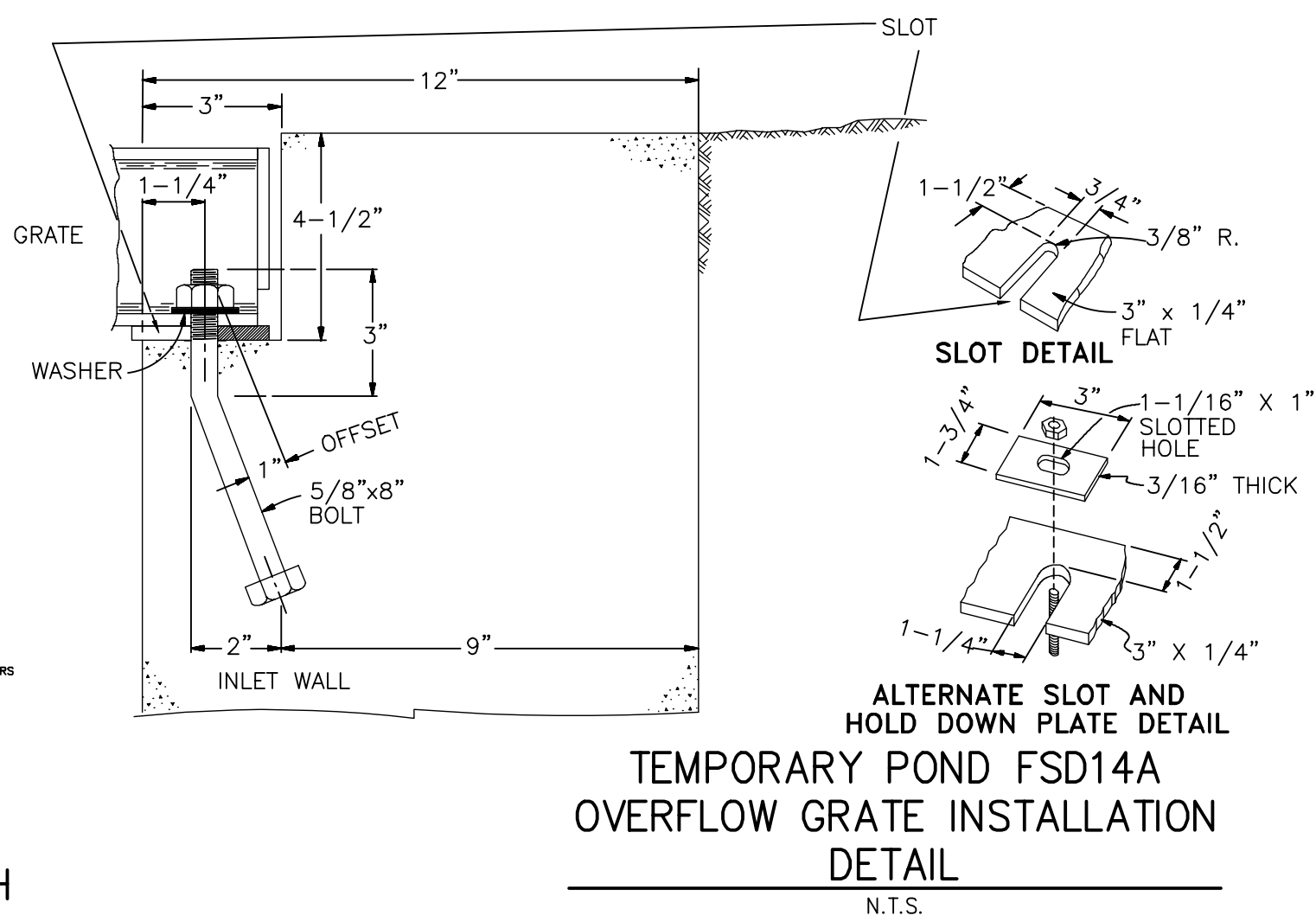
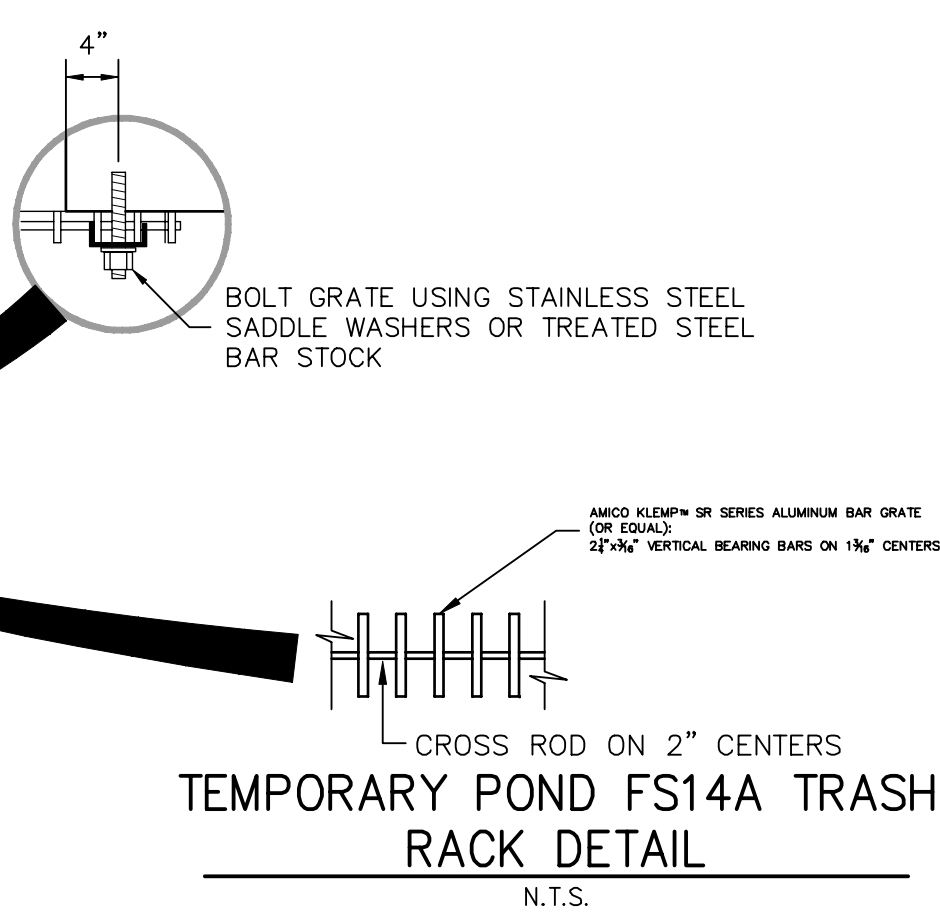
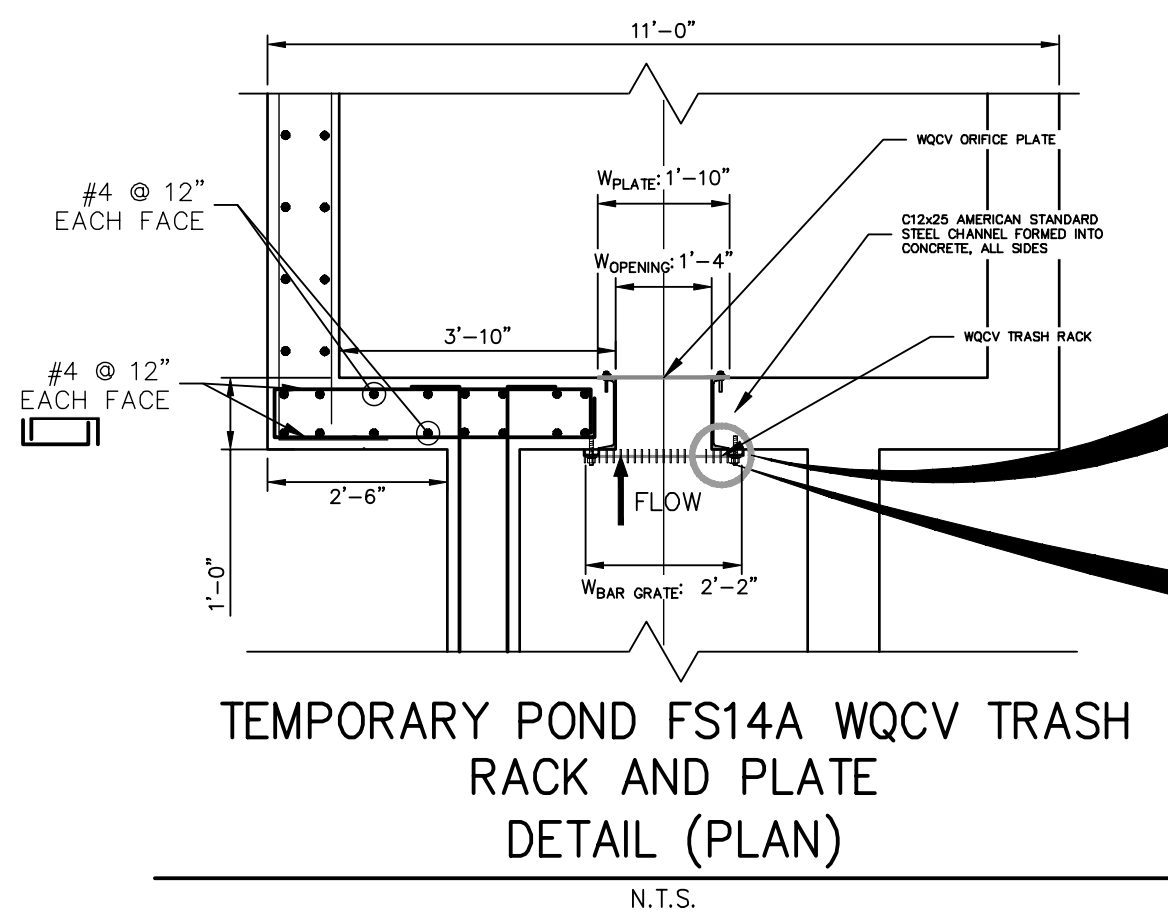
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	DETAILS SHEETS	PREPARED FOR		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
		J.R. ENGINEERING A Western Company		Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
		BY	DATE		
		No.	REVISION		
H-SCALE	3/4" = 1'	3/4" = 1'			
V-SCALE	3/4" = 1'	3/4" = 1'			
DATE	03/22/22				
DESIGNED BY	RAB				
DRAWN BY	CGV				
CHECKED BY					
SHEET 20 OF 23		JOB NO. 25188.03			



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

STERLING RANCH ROAD &
BRIARGATE PARKWAY STORM
PLANS

DETAILS SHEETS

SHEET 21 OF 23

JOB NO. 25188.03

BY DATE

REVISION

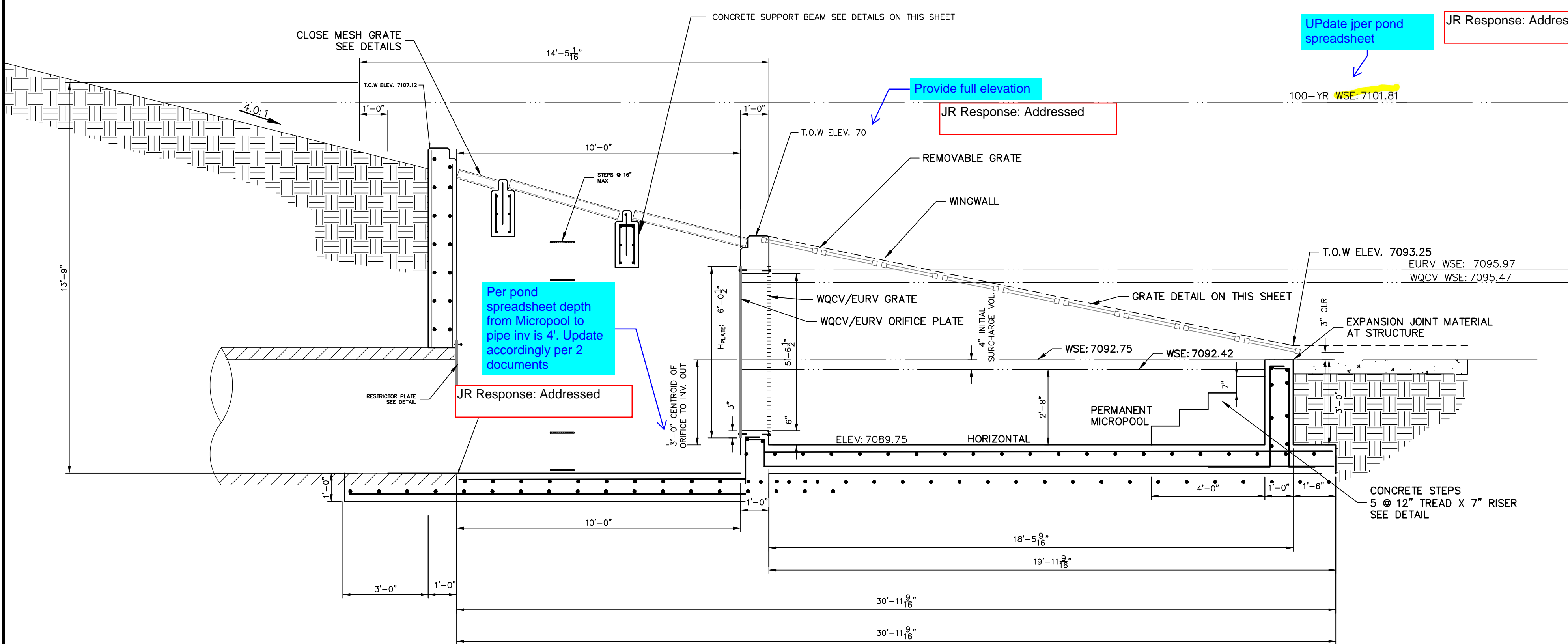
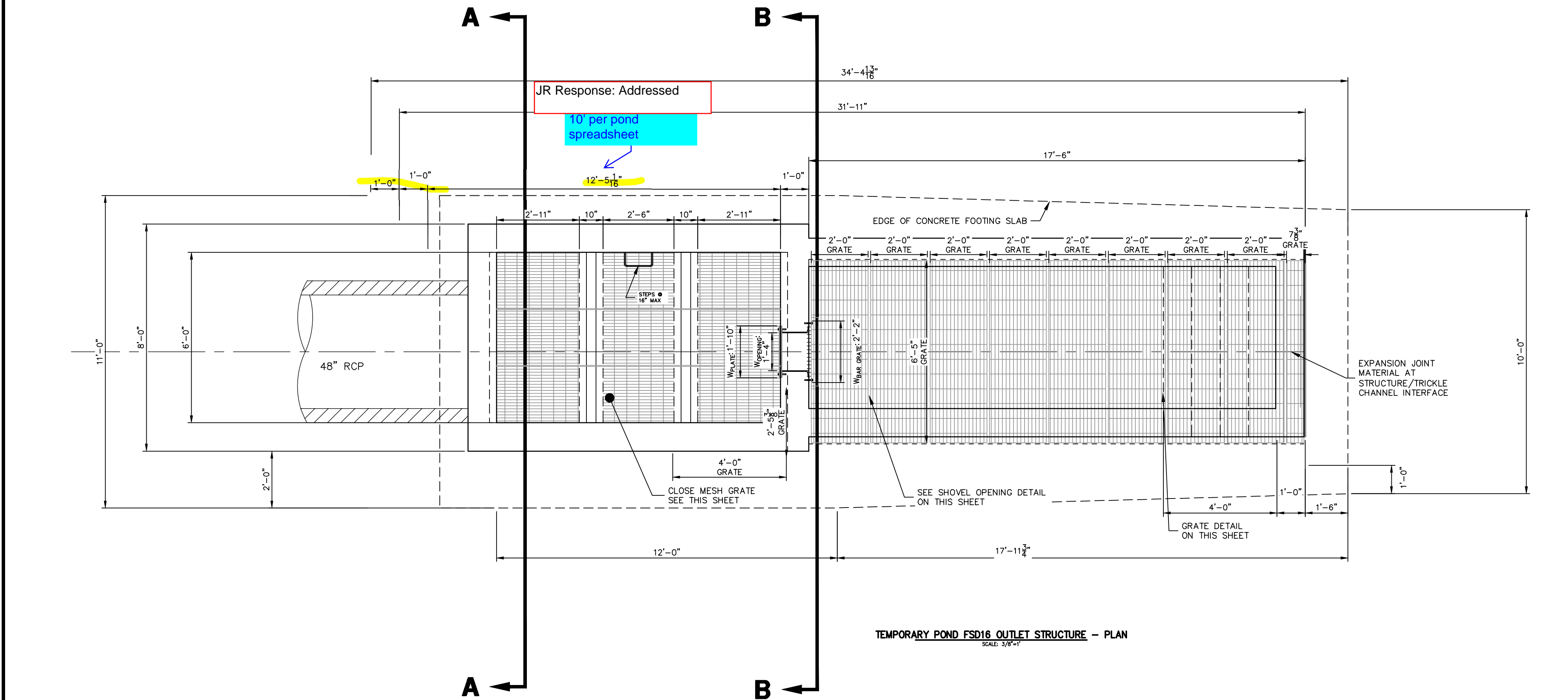
H-SCALE 3/4" = 1'
V-SCALE 3/4" = 1'
DATE 03/22/22
DESIGNED BY RAB
DRAWN BY CGV
CHECKED BY

J.R. ENGINEERING
A Westman Company

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

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

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

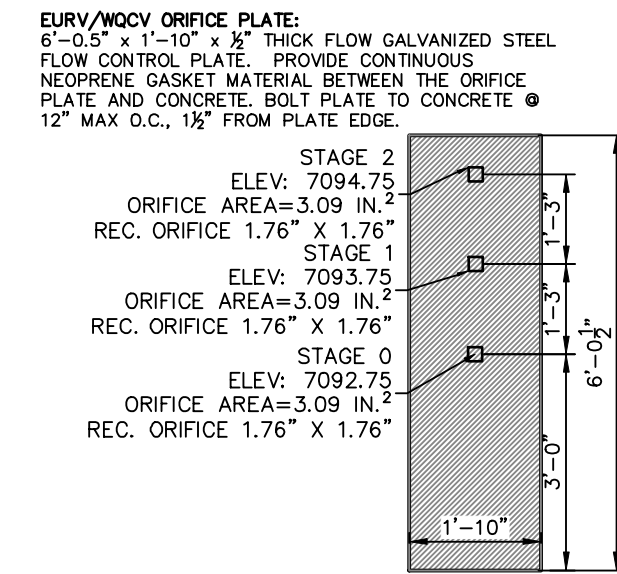
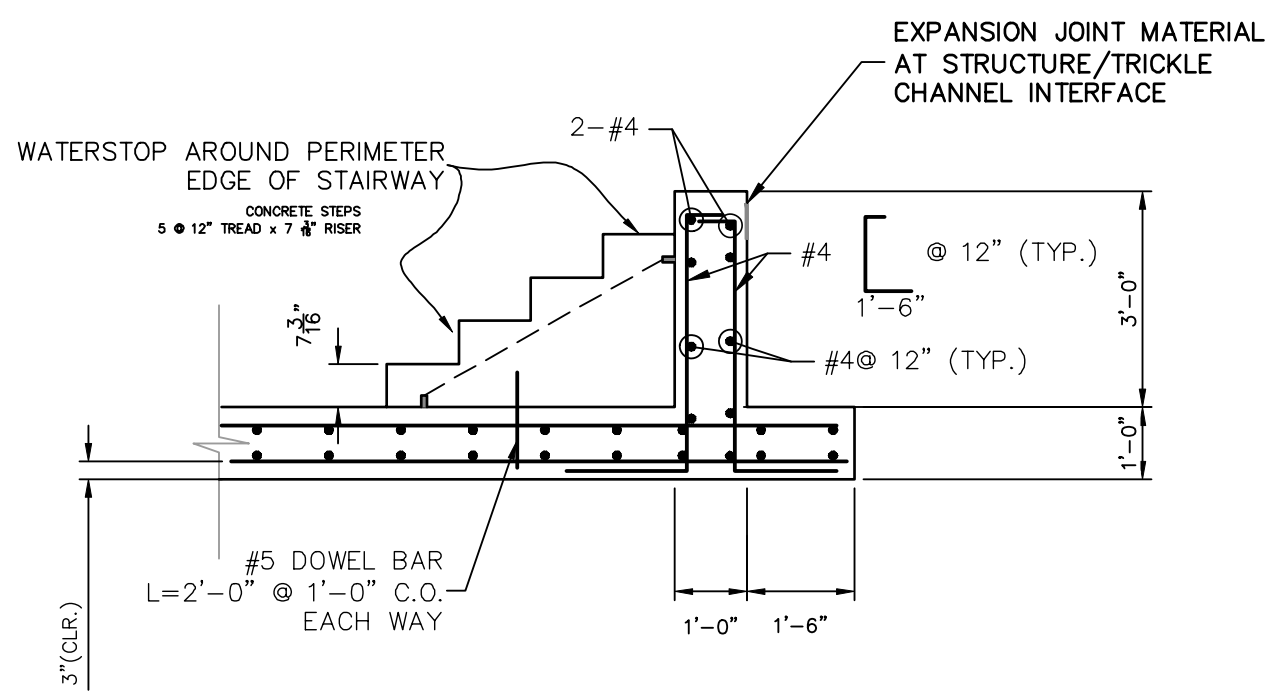


OUTLET STRUCTURE STRUCTURAL NOTES:

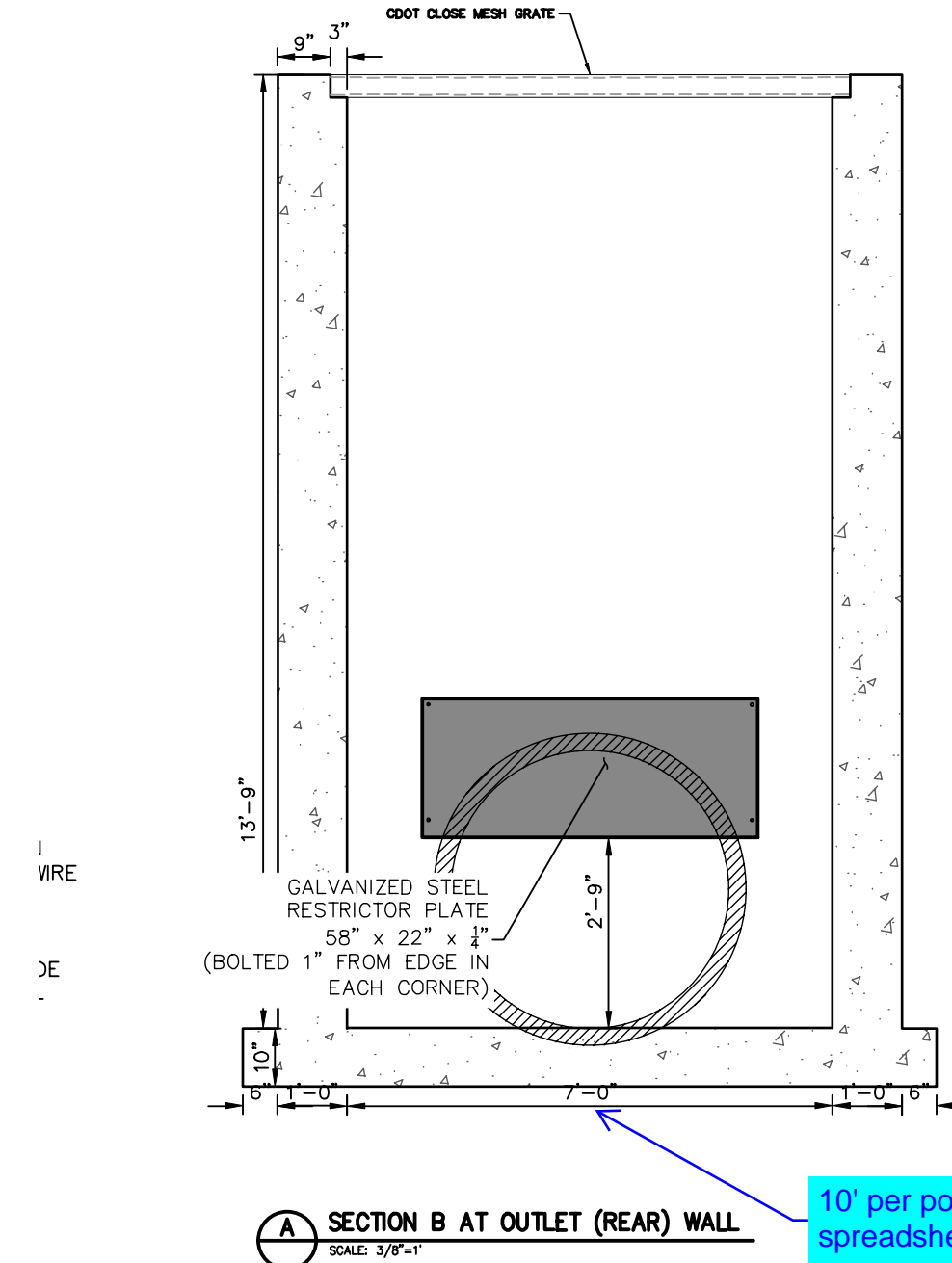
- REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
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OUTLET STRUCTURE PLATE AND GRADING NOTES:

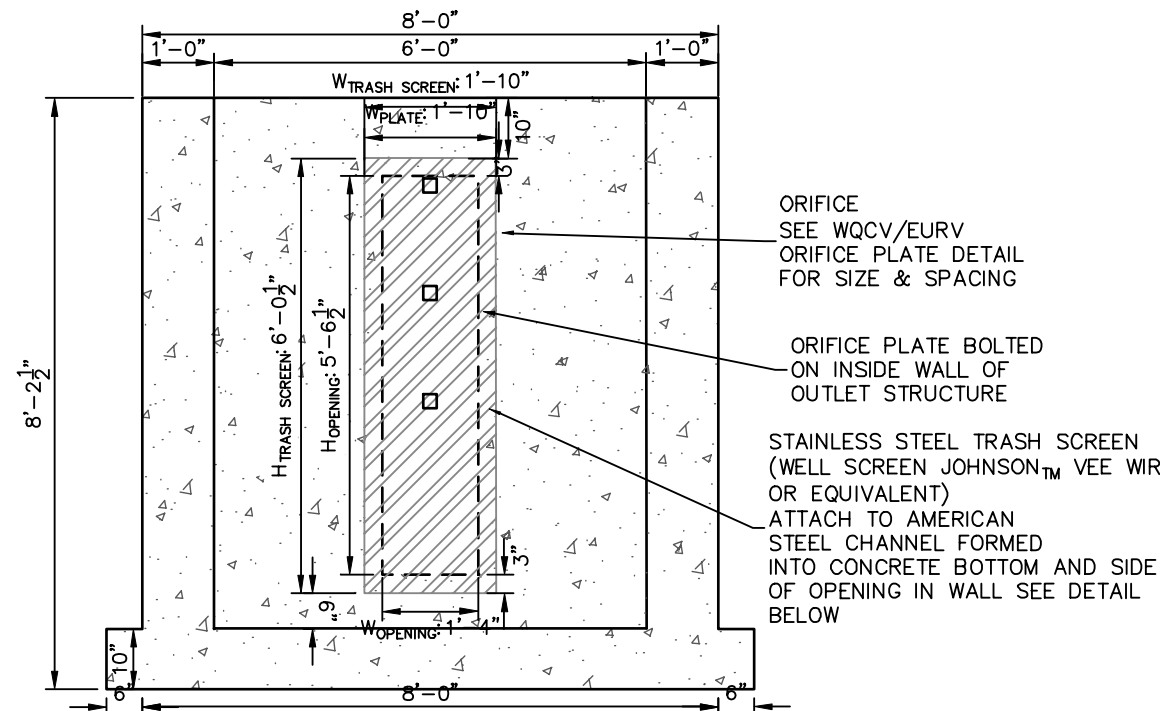
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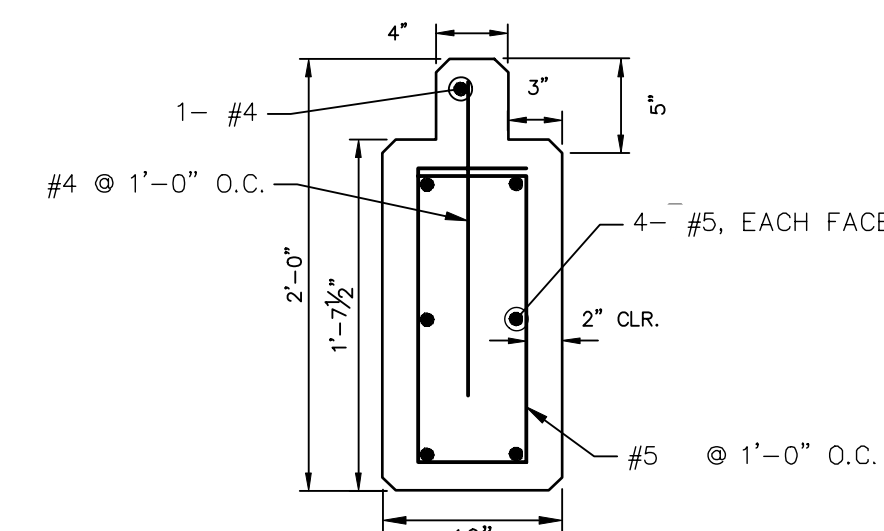
WQCV/EURV ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



SECTION B AT OUTLET (REAR) WALL
SCALE: 3/8"=1'



SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/8"=1'

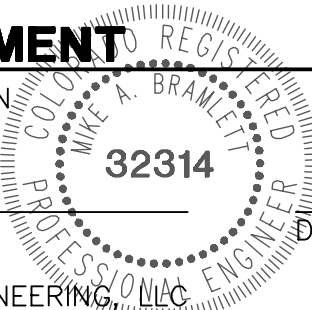


BEAM DETAIL (OVERFLOW GRATE)
SCALE: 3/8"=1'

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

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

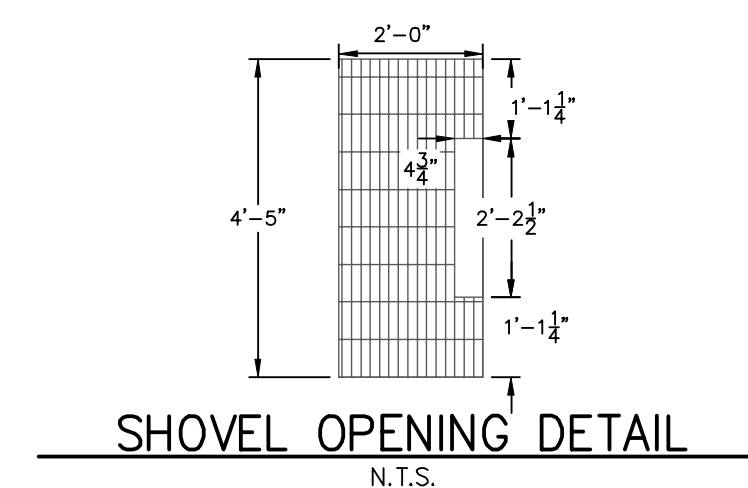
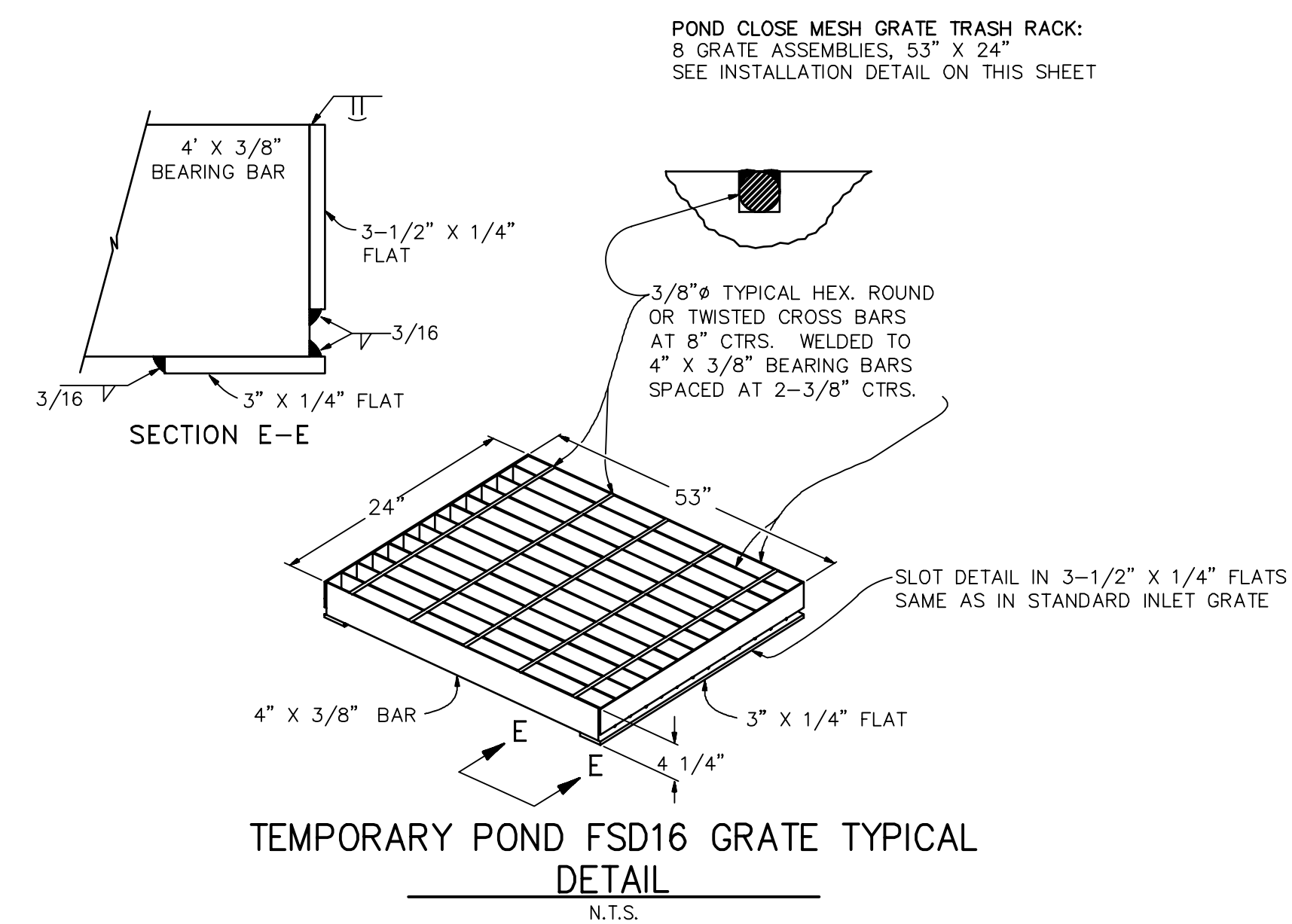
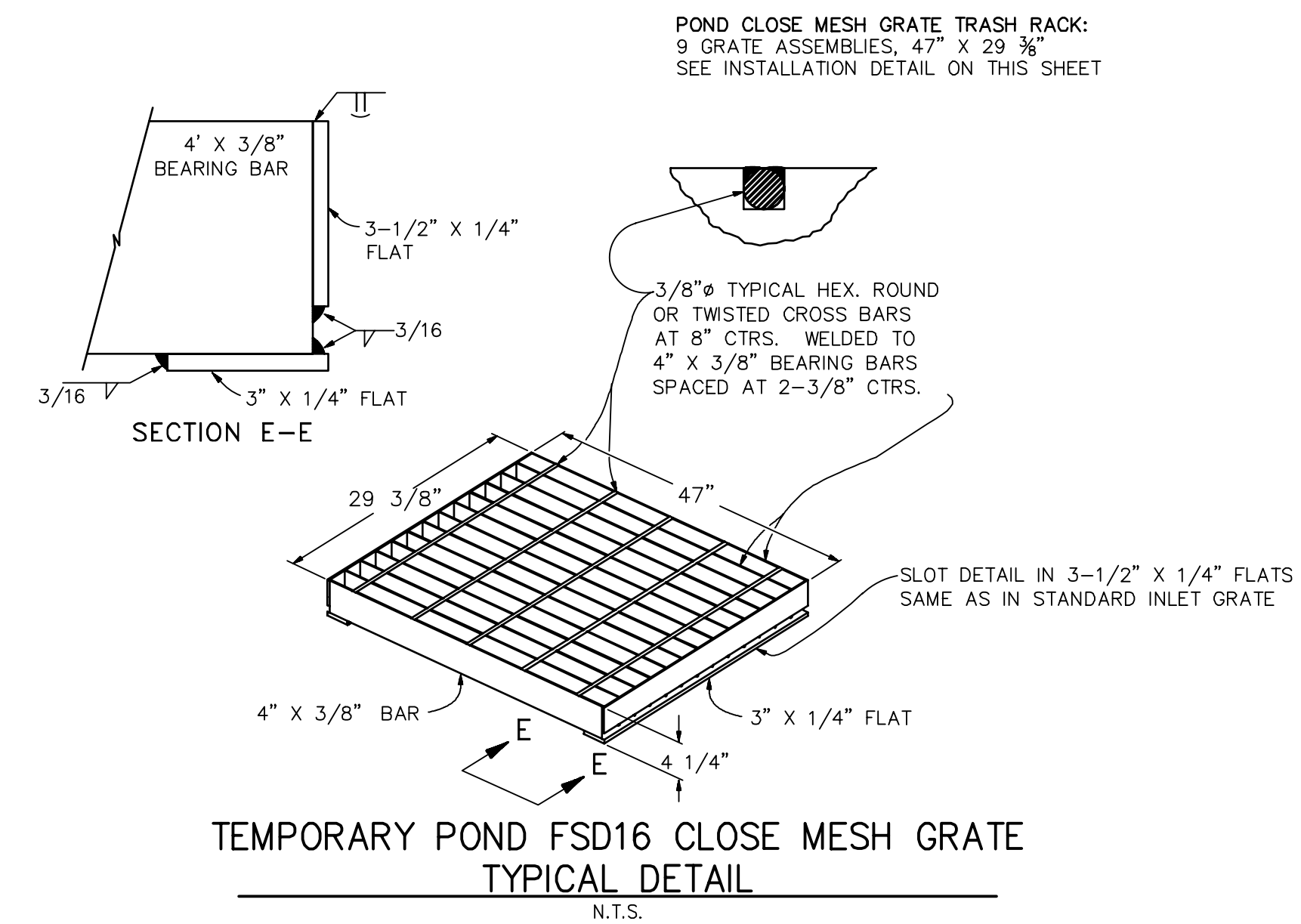
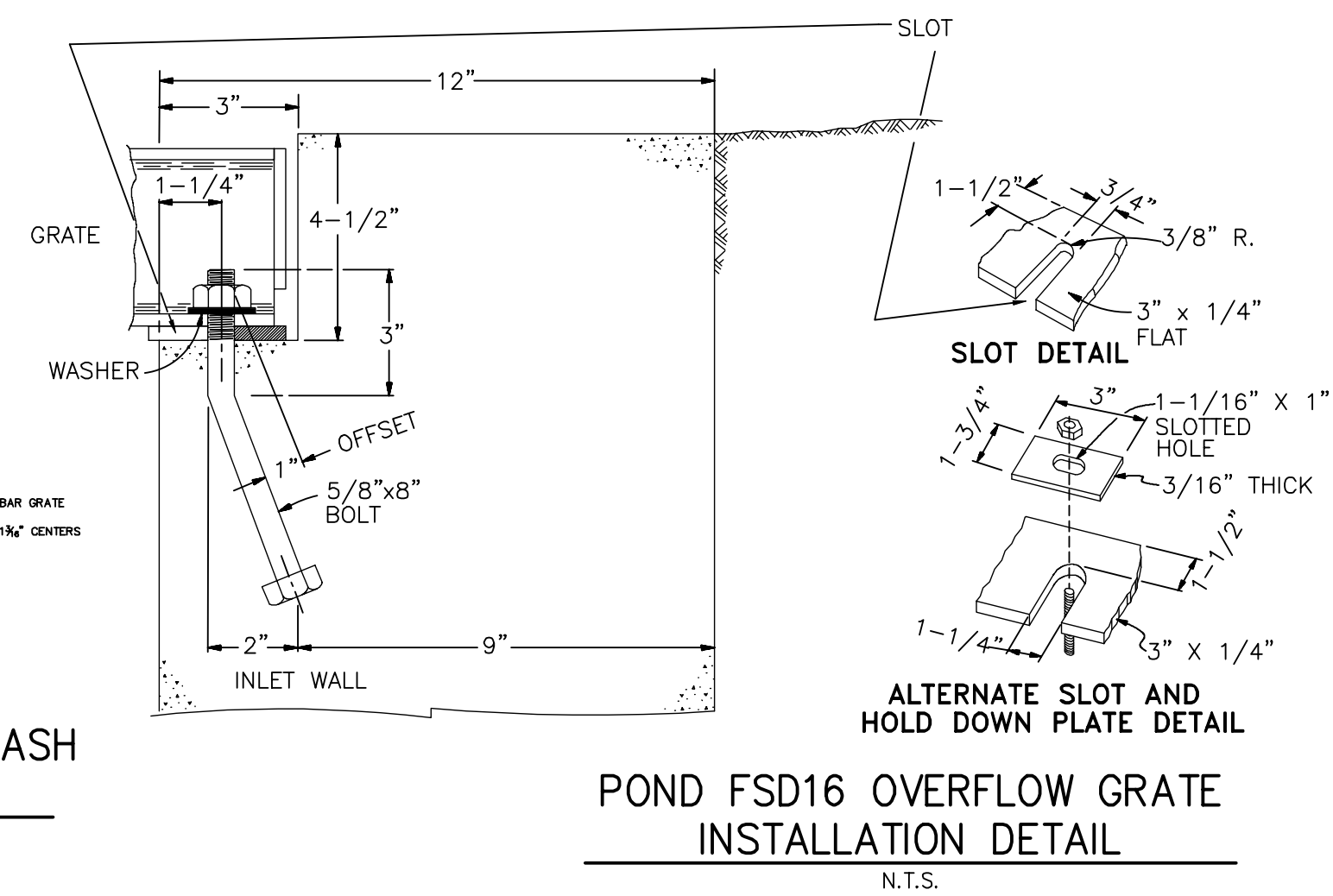
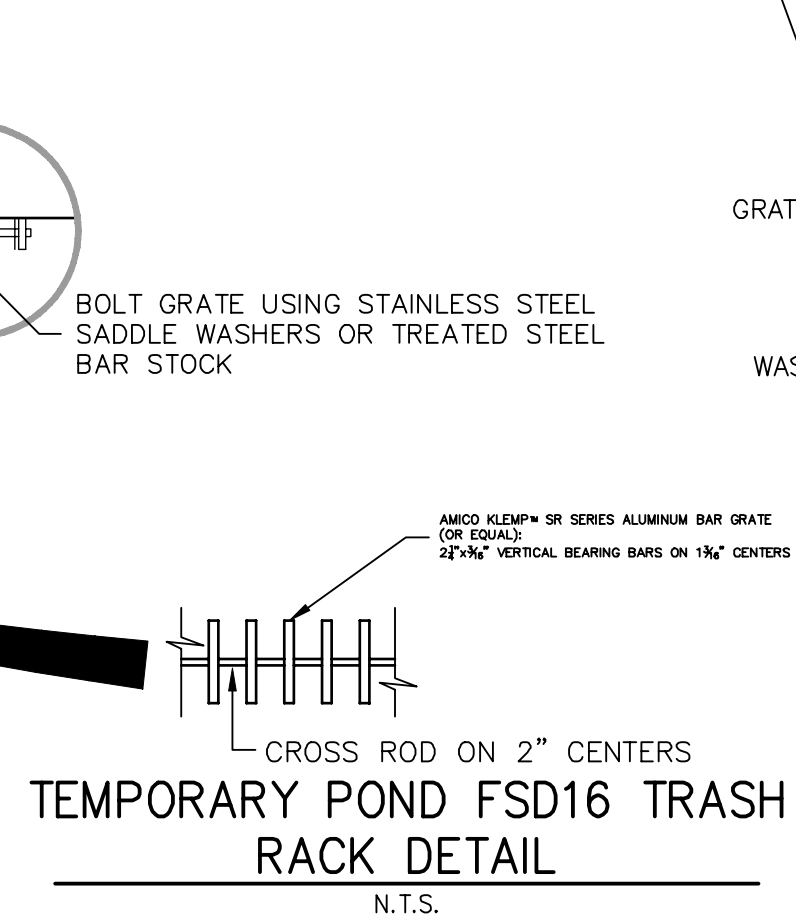
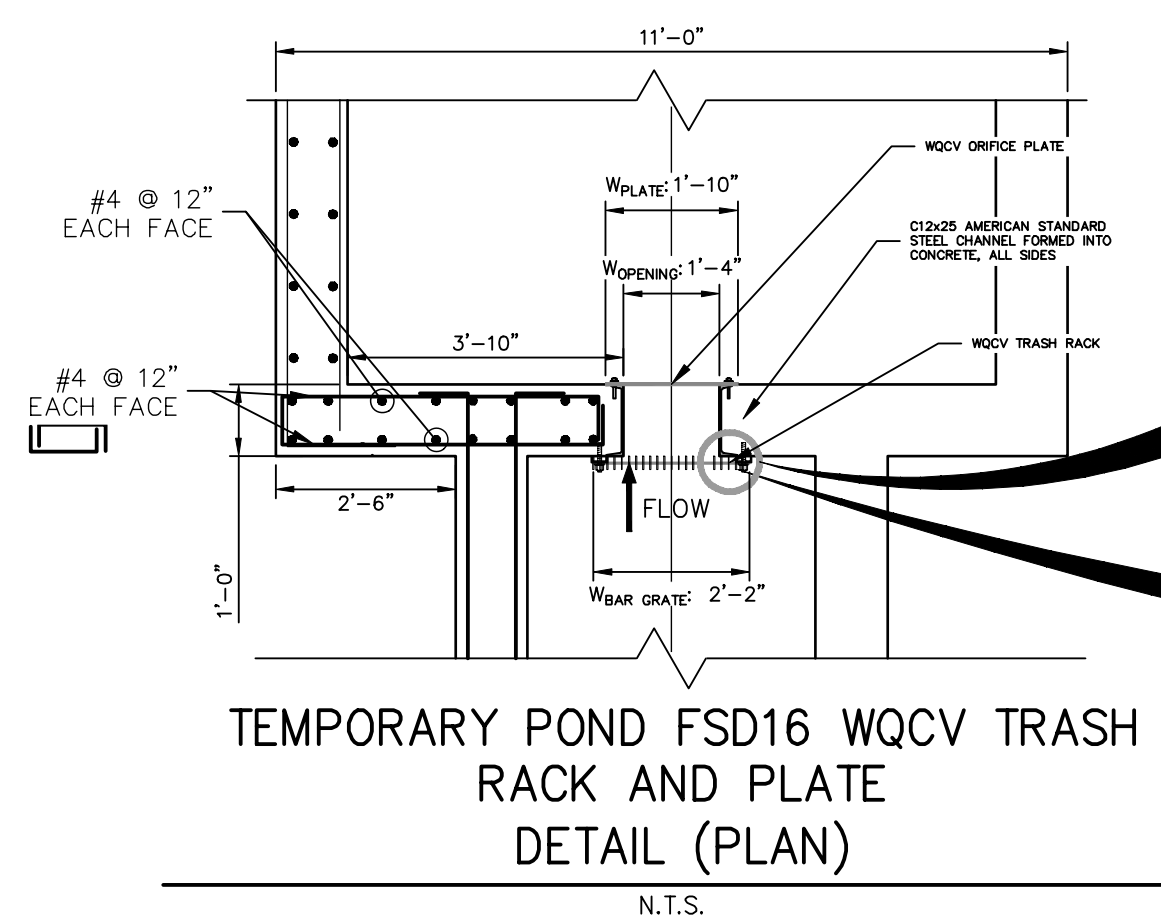
J.R. ENGINEERING
A Western Company
Central 303-740-9883 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				3/4" = 1'	3/4" = 1'	03/22/22	RAB	CGV	

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS
DETAILS SHEETS

SHEET 22 OF 23

JOB NO. 25188.03



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE _____

STERLING RANCH ROAD &
BRIARGATE PARKWAY STORM
PLANS

DETAILS SHEETS

SHEET 2.3 OF 2.3

JOB NO. 25188.03

PREPARED FOR

SR | AND | IC

BOULDER CRESCENT

SUITE 201
100 SPRINGS CO 8

JAMES F. MORLEY

719) 471-1742


J·R ENGINEERING

 A Division of J.R. Engineering, Inc.

Centennial 303-740-3393 • Colorado Springs 719-593-2593
Fort Collins 970-491-0888 • www.irencor.com
A Westman Company

BY	DATE
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1

VISION

= 1	No.	RE
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SCALE	3/4"
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SH	
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ROAD &

RANCH

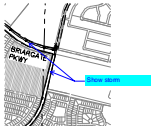
TERMINING

—	U
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JC

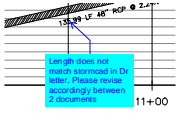
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CDurham (195)



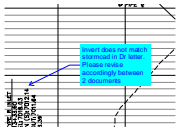
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Show storm



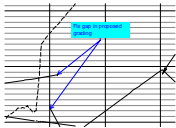
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Length does not match stormcad in Dr letter.
Please revise accordingly between 2 documents



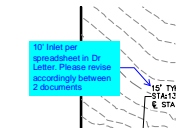
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revise accordingly between 2 documents



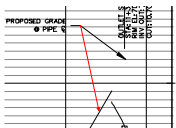
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Fix gap in proposed grading

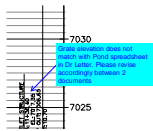


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10' Inlet per spreadsheet in Dr Letter. Please
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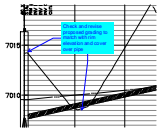


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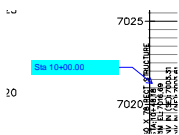
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Grate elevation does not match with Pond spreadsheet in Dr Letter. Please revise accordingly between 2 documents



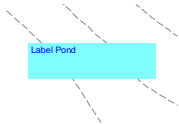
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Check and revise proposed grading to match with rim elevation and cover over pipe



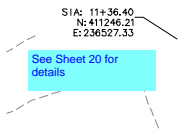
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Sta 10+00.00



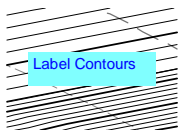
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Label Pond



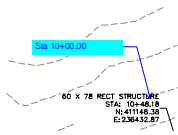
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See Sheet 20 for details



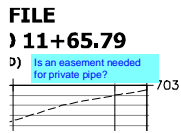
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Label Contours



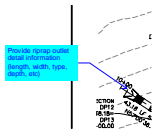
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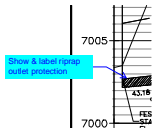
FILE
11+65.79
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Date: 4/6/2022 4:54:40 PM
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Is an easement needed for private pipe?



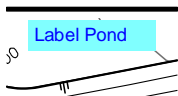
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Date: 4/6/2022 4:55:32 PM
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Provide riprap outlet detail information (length, width, type, depth, etc)



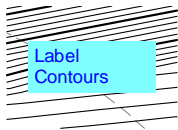
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Show & label riprap outlet protection



Subject: Text Box
Page Label: 4
Author: CDurham
Date: 4/6/2022 4:56:15 PM
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Space:

Label Pond



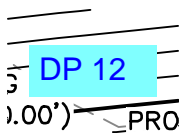
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Label Contours



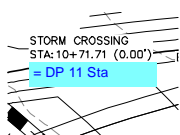
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ROW width



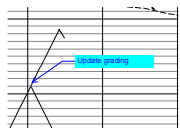
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DP 12



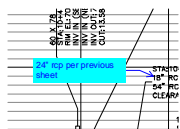
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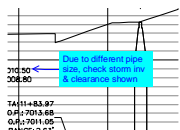
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Author: CDurham
Date: 4/6/2022 4:58:24 PM
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Space:

Update grading



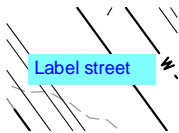
Subject: Callout
Page Label: 4
Author: CDurham
Date: 4/6/2022 4:58:41 PM
Status:
Color: ■
Layer:
Space:

24" rcp per previous sheet



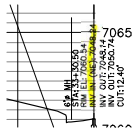
Subject: Callout
Page Label: 4
Author: CDurham
Date: 4/6/2022 4:59:24 PM
Status:
Color: ■
Layer:
Space:

Due to different pipe size, check storm inv & clearance shown

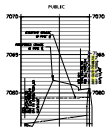


Subject: Text Box
Page Label: 4
Author: CDurham
Date: 4/6/2022 4:59:47 PM
Status:
Color: ■
Layer:
Space:

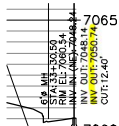
Label street



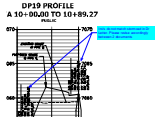
Subject: Highlight
Page Label: 4
Author: CDurham
Date: 4/6/2022 5:00:01 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 4
Author: CDurham
Date: 4/6/2022 5:00:04 PM
Status:
Color: ■
Layer:
Space:

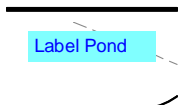


Subject: Highlight
Page Label: 4
Author: CDurham
Date: 4/6/2022 5:00:07 PM
Status:
Color: ■
Layer:
Space:



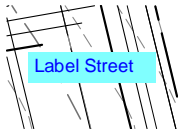
Subject: Callout
Page Label: 4
Author: CDurham
Date: 4/6/2022 5:00:56 PM
Status:
Color: ■
Layer:
Space:

Inv's do not match stormcad in Dr Letter. Please
revise accordingly between 2 documents



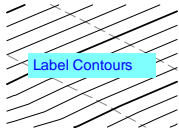
Subject: Text Box
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:01:19 PM
Status:
Color: ■
Layer:
Space:

Label Pond



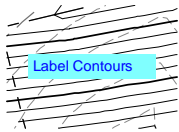
Subject: Text Box
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:01:38 PM
Status:
Color: ■
Layer:
Space:

Label Street



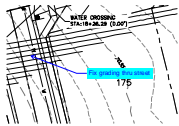
Subject: Text Box
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:01:46 PM
Status:
Color: ■
Layer:
Space:

Label Contours



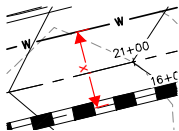
Subject: Text Box
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:02:05 PM
Status:
Color: ■
Layer:
Space:

Label Contours



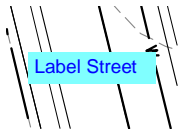
Subject: Callout
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:02:24 PM
Status:
Color: ■
Layer:
Space:

Fix grading thru street



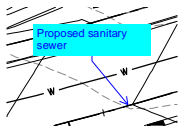
Subject: Dimension
Page Label: 5
Author: CDurham
Date: 4/6/2022 5:02:50 PM
Status:
Color: ■
Layer:
Space:

x'



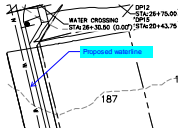
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 4/6/2022 5:03:23 PM
Status:
Color: ■
Layer:
Space:

Label Street



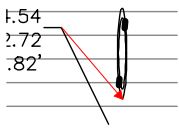
Subject: Callout
Page Label: 6
Author: CDurham
Date: 4/6/2022 5:03:59 PM
Status:
Color: ■
Layer:
Space:

Proposed sanitary sewer

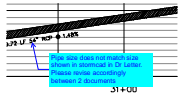


Subject: Callout
Page Label: 6
Author: CDurham
Date: 4/6/2022 5:04:04 PM
Status:
Color: ■
Layer:
Space:

Proposed waterline

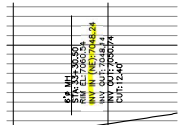


Subject: Arrow
Page Label: 6
Author: CDurham
Date: 4/6/2022 5:04:20 PM
Status:
Color: ■
Layer:
Space:

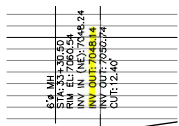


Subject: Callout
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:05:20 PM
Status:
Color: ■
Layer:
Space:

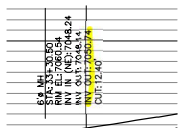
Pipe size does not match size shown in stormcad in Dr Letter. Please revise accordingly between 2 documents



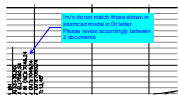
Subject: Highlight
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:05:45 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:05:47 PM
Status:
Color: ■
Layer:
Space:

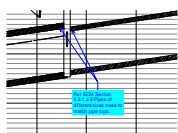


Subject: Highlight
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:05:49 PM
Status:
Color: ■
Layer:
Space:



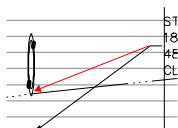
Subject: Callout
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:06:36 PM
Status:
Color: ■
Layer:
Space:

Inv's do not match those shown in stormcad model in Dr letter. Please revise accordingly between 2 documents

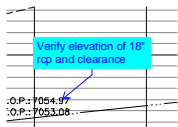


Subject: Callout
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:07:24 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 3.3.1.J.2 Pipes of different sizes need to match pipe tops.

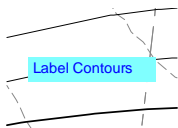


Subject: Arrow
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:07:46 PM
Status:
Color: ■
Layer:
Space:



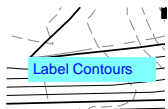
Subject: Callout
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:08:03 PM
Status:
Color: ■
Layer:
Space:

Verify elevation of 18" rcp and clearance



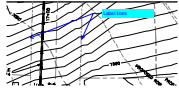
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:08:20 PM
Status:
Color: ■
Layer:
Space:

Label Contours



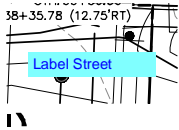
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:08:29 PM
Status:
Color: ■
Layer:
Space:

Label Contours



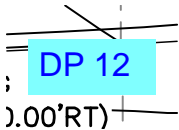
Subject: Callout
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:08:59 PM
Status:
Color: ■
Layer:
Space:

Label lines



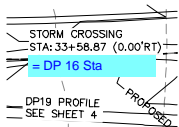
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:09:20 PM
Status:
Color: ■
Layer:
Space:

Label Street



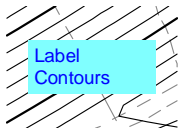
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:09:40 PM
Status:
Color: ■
Layer:
Space:

DP 12



Subject: Text Box
Page Label: 7
Author: CDurham
Date: 4/6/2022 5:10:01 PM
Status:
Color: ■
Layer:
Space:

= DP 16 Sta



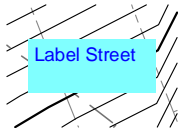
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 4/6/2022 5:10:40 PM
Status:
Color: ■
Layer:
Space:

Label Contours



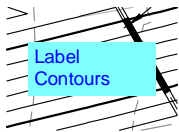
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 4/6/2022 5:10:55 PM
Status:
Color: ■
Layer:
Space:

Label Street



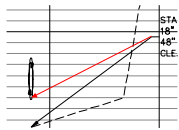
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 4/6/2022 5:10:59 PM
Status:
Color: ■
Layer:
Space:

Label Street



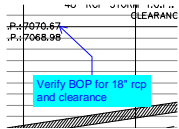
Subject: Text Box
Page Label: 9
Author: CDurham
Date: 4/6/2022 5:11:15 PM
Status:
Color: ■
Layer:
Space:

Label Contours

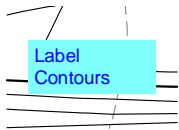


Subject: Arrow
Page Label: 9
Author: CDurham
Date: 4/6/2022 5:11:50 PM
Status:
Color: ■
Layer:
Space:

Verify BOP for 18" rcp and clearance

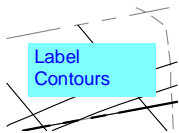


Subject: Callout
Page Label: 9
Author: CDurham
Date: 4/6/2022 5:12:07 PM
Status:
Color: ■
Layer:
Space:



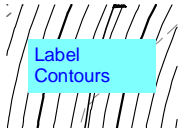
Subject: Text Box
Page Label: 10
Author: CDurham
Date: 4/6/2022 5:12:32 PM
Status:
Color: ■
Layer:
Space:

Label Contours



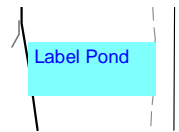
Subject: Text Box
Page Label: 10
Author: CDurham
Date: 4/6/2022 5:12:38 PM
Status:
Color: ■
Layer:
Space:

Label Contours



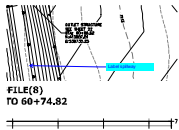
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:12:59 PM
Status:
Color: ■
Layer:
Space:

Label Contours



Subject: Text Box
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:13:13 PM
Status:
Color: ■
Layer:
Space:

Label Pond



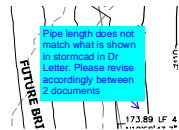
Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:13:26 PM
Status:
Color: ■
Layer:
Space:

Label spillway



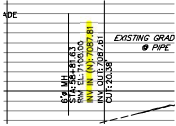
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:14:24 PM
Status:
Color: ■
Layer:
Space:

Note: If ponds are only being built to an interim condition and not providing all the Full-spectrum pond elements, a deviation will need to be provided.

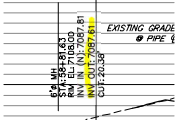


Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:15:02 PM
Status:
Color: ■
Layer:
Space:

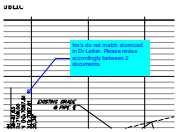
Pipe length does not match what is shown in stormcad in Dr Letter. Please revise accordingly between 2 documents



Subject: Highlight
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:15:18 PM
Status:
Color:
Layer:
Space:

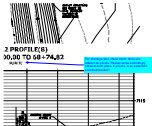


Subject: Highlight
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:15:20 PM
Status:
Color:
Layer:
Space:



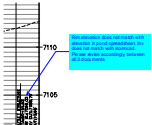
Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:15:50 PM
Status:
Color:
Layer:
Space:

Inv's do not match stormcad in Dr Letter. Please revise accordingly between 2 documents



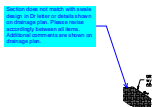
Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:16:53 PM
Status:
Color:
Layer:
Space:

Per drainage plan, these storm items are labeled as private. Please revise accordingly between both plans. If private, is an easement provided/needed?



Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/6/2022 5:18:44 PM
Status:
Color:
Layer:
Space:

Rim elevation does not match with elevation in pond spreadsheet. Inv does not match with stormcad. Please revise accordingly between all 3 documents




Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:20:56 PM
Status:
Color:
Layer:
Space:

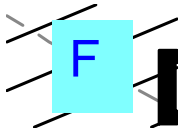
Section does not match with swale design in Dr letter or details shown on drainage plan. Please revise accordingly between all items. Additional comments are shown on drainage plan.


VALE SEC I

F-F

Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:21:04 PM
Status:
Color: 
Layer:
Space:


F-F



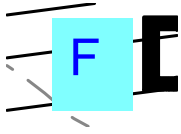
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:21:26 PM
Status:
Color: 
Layer:
Space:


F

Label Pond

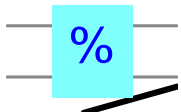
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:21:45 PM
Status:
Color: 
Layer:
Space:


Label Pond



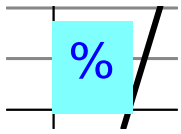
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:22:38 PM
Status:
Color: 
Layer:
Space:


F



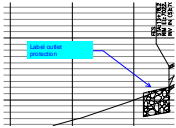
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:22:52 PM
Status:
Color: 
Layer:
Space:

%



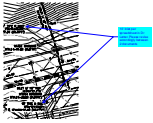
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:22:58 PM
Status:
Color: 
Layer:
Space:

%



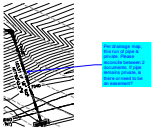
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:23:16 PM
Status:
Color: ■
Layer:
Space:

Label outlet protection



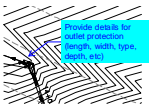
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:24:10 PM
Status:
Color: ■
Layer:
Space:

10' Inlet per spreadsheet in Dr Letter. Please revise accordingly between 2 documents



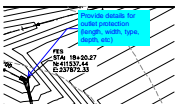
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:25:10 PM
Status:
Color: ■
Layer:
Space:

Per drainage map, this run of pipe is private. Please reconcile between 2 documents. If pipe remains private, is there or need to be an easement?



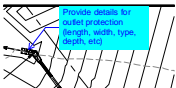
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/6/2022 5:25:19 PM
Status:
Color: ■
Layer:
Space:

Provide details for outlet protection (length, width, type, depth, etc)



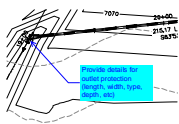
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:25:28 PM
Status:
Color: ■
Layer:
Space:

Provide details for outlet protection (length, width, type, depth, etc)



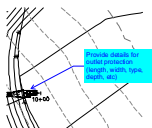
Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:25:47 PM
Status:
Color: ■
Layer:
Space:

Provide details for outlet protection (length, width, type, depth, etc)



Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:26:11 PM
Status:
Color: ■
Layer:
Space:

Provide details for outlet protection (length, width, type, depth, etc)



Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:26:33 PM
Status:
Color: ■
Layer:
Space:

Provide details for outlet protection (length, width, type, depth, etc)



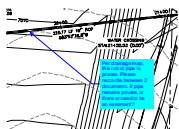
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:28:03 PM
Status:
Color: ■
Layer:
Space:

Per drainage map, these run of pipes are private. Please reconcile between 2 documents. If pipes remain private, is there or need to be an easement?



Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:28:26 PM
Status:
Color: ■
Layer:
Space:

Per drainage map, this run of pipe is private. Please reconcile between 2 documents. If pipe remains private, is there or need to be an easement?



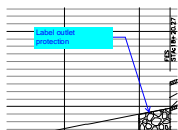
Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:28:42 PM
Status:
Color: ■
Layer:
Space:

Per drainage map, this run of pipe is private. Please reconcile between 2 documents. If pipe remains private, is there or need to be an easement?



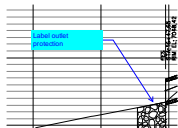
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:29:07 PM
Status:
Color: ■
Layer:
Space:

Per drainage map, this run of pipe is private. Please reconcile between 2 documents. If pipe remains private, is there or need to be an easement?



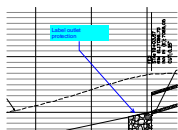
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:29:40 PM
Status:
Color: ■
Layer:
Space:

Label outlet protection



Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:29:49 PM
Status:
Color: ■
Layer:
Space:

Label outlet protection



Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:29:57 PM
Status:
Color: ■
Layer:
Space:

Label outlet protection



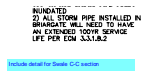
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:30:34 PM
Status:
Color: ■
Layer:
Space:

Section does not match with swale design in Dr letter or details shown on drainage plan. Please revise accordingly between all items. Additional comments are shown on drainage plan.



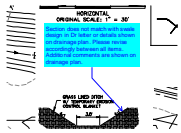
Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:30:55 PM
Status:
Color: ■
Layer:
Space:

Section does not match with swale design in Dr letter or details shown on drainage plan. Please revise accordingly between all items. Additional comments are shown on drainage plan.



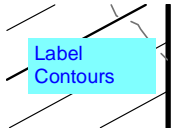
Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:31:18 PM
Status:
Color: ■
Layer:
Space:

Include detail for Swale C-C section



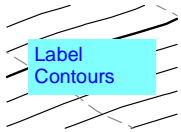
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 5:31:31 PM
Status:
Color: ■
Layer:
Space:

Section does not match with swale design in Dr letter or details shown on drainage plan. Please revise accordingly between all items. Additional comments are shown on drainage plan.



Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:32:14 PM
Status:
Color: ■
Layer:
Space:

Label Contours



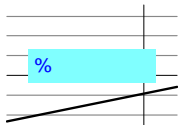
Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:32:36 PM
Status:
Color: ■
Layer:
Space:

Label Contours



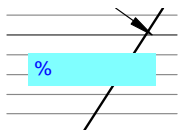
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:32:52 PM
Status:
Color: ■
Layer:
Space:

What is this line? Label or remove



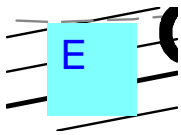
Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:33:05 PM
Status:
Color: ■
Layer:
Space:

%



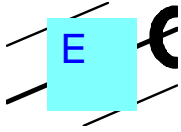
Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:33:20 PM
Status:
Color: ■
Layer:
Space:

%



Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:33:59 PM
Status:
Color: ■
Layer:
Space:

E

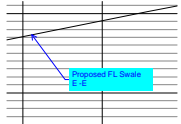


Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:34:05 PM
Status:
Color: ■
Layer:
Space:

E

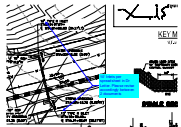


Subject: Highlight
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:34:21 PM
Status:
Color: ■
Layer:
Space:



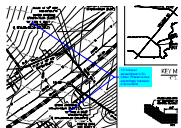
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:35:29 PM
Status:
Color: ■
Layer:
Space:

Proposed FL Swale E -E



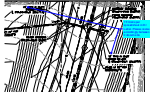
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:36:38 PM
Status:
Color: ■
Layer:
Space:

10' Inlets per spreadsheet in Dr Letter. Please
revise accordingly between 2 documents



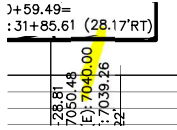
Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:37:26 PM
Status:
Color: ■
Layer:
Space:

10' Inlet per spreadsheet in Dr Letter. Please
revise accordingly between 2 documents

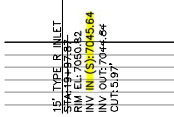


Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:37:58 PM
Status:
Color: ■
Layer:
Space:

15' Inlets per spreadsheet in Dr Letter. Please revise accordingly between 2 documents



Subject: Highlight
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:38:34 PM
Status:
Color: ■
Layer:
Space:



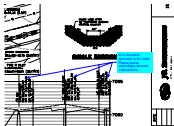
Subject: Highlight
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:38:40 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:38:42 PM
Status:
Color: ■
Layer:
Space:




Subject: Highlight
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:38:45 PM
Status:
Color: ■
Layer:
Space:



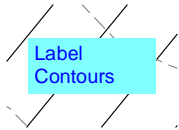
Subject: Callout
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:39:22 PM
Status:
Color: ■
Layer:
Space:


Inv's do match stormcad in Dr Letter. Please revise accordingly between 2 documents



Subject: Text Box
Page Label: 13
Author: CDurham
Date: 4/6/2022 5:39:27 PM
Status:
Color: 
Layer:
Space:


E - E



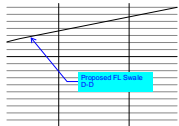
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:40:07 PM
Status:
Color: 
Layer:
Space:


Label Contours



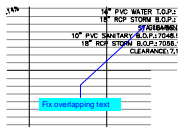
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:49:28 PM
Status:
Color: 
Layer:
Space:


%



Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:49:49 PM
Status:
Color: 
Layer:
Space:


Proposed FL Swale D-D



Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:50:06 PM
Status:
Color: 
Layer:
Space:


Fix overlapping text



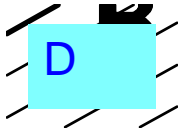
Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:50:20 PM
Status:
Color: 
Layer:
Space:


Remove or label line

D-D

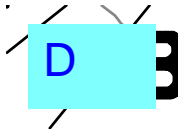
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:50:35 PM
Status:
Color: 
Layer:
Space:


D-D



Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:50:44 PM
Status:
Color: 
Layer:
Space:


D



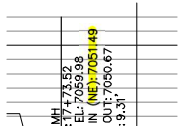
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:50:48 PM
Status:
Color: 
Layer:
Space:


D




Subject: Text Box
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:51:06 PM
Status:
Color: 
Layer:
Space:

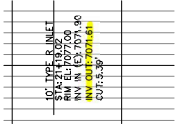
%




Subject: Highlight
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:51:27 PM
Status:
Color: 
Layer:
Space:




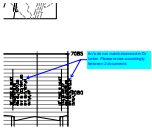
Subject: Highlight
Page Label: 14
Author: CDurham
Date: 4/6/2022 5:51:31 PM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:53:17 PM
Status:
Color: 
Layer:
Space:

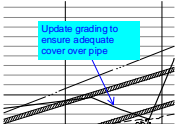



Subject: Highlight
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:53:21 PM
Status:
Color: 
Layer:
Space:



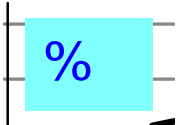
Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:53:58 PM
Status:
Color: 
Layer:
Space:


Inv's do not match stormcad in Dr Letter. Please revise accordingly between 2 documents



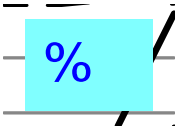
Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:54:23 PM
Status:
Color: 
Layer:
Space:


Update grading to ensure adequate cover over pipe



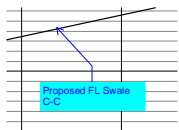
Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:54:37 PM
Status:
Color: 
Layer:
Space:


%



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:54:40 PM
Status:
Color: 
Layer:
Space:


%



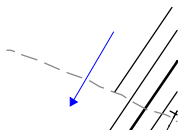
Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:54:59 PM
Status:
Color: 
Layer:
Space:


Proposed FL Swale C-C

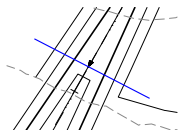



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:55:20 PM
Status:
Color: 
Layer:
Space:

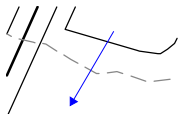
Label Contours




Subject: Arrow
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:55:45 PM
Status:
Color: 
Layer:
Space:




Subject: Line
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:56:10 PM
Status:
Color: 
Layer:
Space:



Subject: Arrow
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:56:16 PM
Status:
Color: 
Layer:
Space:



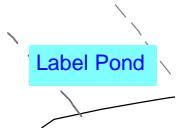
Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:56:40 PM
Status:
Color: 
Layer:
Space:

C



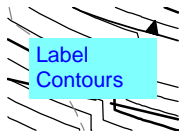
Subject: Text Box
Page Label: 15
Author: CDurham
Date: 4/6/2022 5:56:45 PM
Status:
Color: ■
Layer:
Space:

C



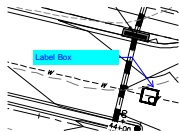
Subject: Text Box
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:57:48 PM
Status:
Color: ■
Layer:
Space:

Label Pond



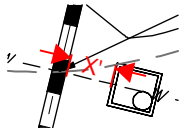
Subject: Text Box
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:58:29 PM
Status:
Color: ■
Layer:
Space:

Label Contours



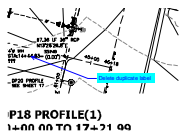
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:58:43 PM
Status:
Color: ■
Layer:
Space:

Label Box



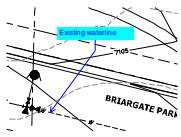
Subject: Dimension
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:58:56 PM
Status:
Color: ■
Layer:
Space:

X'



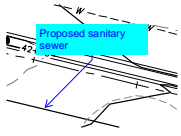
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:59:21 PM
Status:
Color: ■
Layer:
Space:

Delete duplicate label



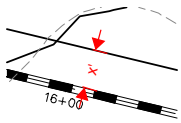
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:59:36 PM
Status:
Color: ■
Layer:
Space:

Existing waterline



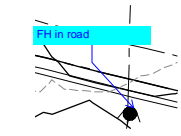
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 5:59:45 PM
Status:
Color: ■
Layer:
Space:

Proposed sanitary sewer



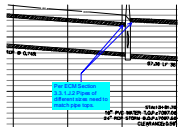
Subject: Dimension
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:00:07 PM
Status:
Color: ■
Layer:
Space:

x'



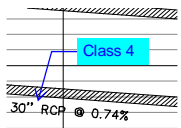
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:00:28 PM
Status:
Color: ■
Layer:
Space:

FH in road



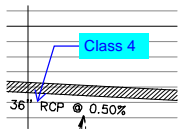
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:01:39 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 3.3.1.J.2 Pipes of different sizes need to match pipe tops.



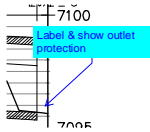
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:02:14 PM
Status:
Color: ■
Layer:
Space:

Class 4



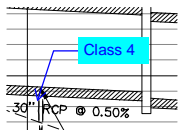
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:02:23 PM
Status:
Color: ■
Layer:
Space:

Class 4



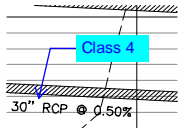
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/6/2022 6:03:08 PM
Status:
Color: ■
Layer:
Space:

Label & show outlet protection



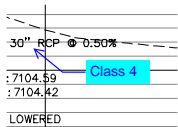
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:03:30 PM
Status:
Color: ■
Layer:
Space:

Class 4



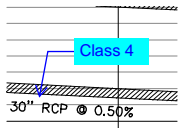
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:03:40 PM
Status:
Color: ■
Layer:
Space:

Class 4



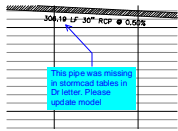
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:03:48 PM
Status:
Color: ■
Layer:
Space:

Class 4



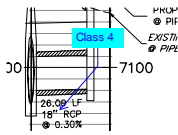
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:03:57 PM
Status:
Color: ■
Layer:
Space:

Class 4



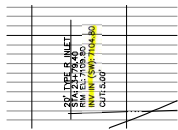
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:04:36 PM
Status:
Color: ■
Layer:
Space:

This pipe was missing in stormcad tables in Dr letter. Please update model



Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:04:51 PM
Status:
Color: ■
Layer:
Space:

Class 4



Subject: Highlight
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:05:16 PM
Status:
Color: ■
Layer:
Space:



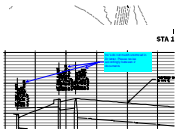
Subject: Highlight
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:05:22 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:05:24 PM
Status:
Color: ■
Layer:
Space:

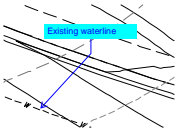


Subject: Highlight
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:05:28 PM
Status:
Color: ■
Layer:
Space:



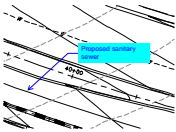
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:06:06 PM
Status:
Color: ■
Layer:
Space:

Inv's do not match stormcad in Dr letter. Please revise accordingly between 2 documents



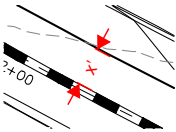
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:07:27 PM
Status:
Color: ■
Layer:
Space:

Existing waterline



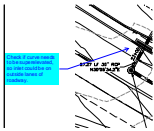
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:07:43 PM
Status:
Color: ■
Layer:
Space:

Proposed sanitary sewer



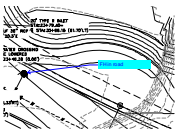
Subject: Dimension
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:08:04 PM
Status:
Color: ■
Layer:
Space:

x'



Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:08:47 PM
Status:
Color: ■
Layer:
Space:

Check if curve needs to be superelevated, so inlet could be on outside lanes of roadway.



Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:09:05 PM
Status:
Color: ■
Layer:
Space:

FH in road



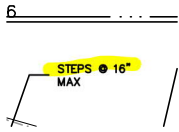
Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/6/2022 6:09:17 PM
Status:
Color: ■
Layer:
Space:

Sign in pan of C&G

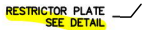


Subject: Text Box
Page Label: 19
Author: CDurham
Date: 4/6/2022 6:11:17 PM
Status:
Color: ■
Layer:
Space:

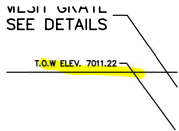
Add ECM dtl SD-3_5 MH lid detail & detail for riprap outlet protection



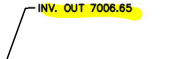
Subject: Highlight
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:11:44 PM
Status:
Color: ■
Layer:
Space:



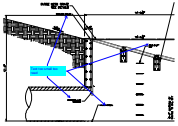
Subject: Highlight
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:11:45 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:11:47 PM
Status:
Color: ■
Layer:
Space:

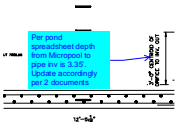


Subject: Highlight
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:11:50 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:12:09 PM
Status:
Color: ■
Layer:
Space:

Text too small too read



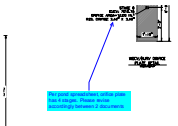
Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:14:18 PM
Status:
Color: ■
Layer:
Space:

Per pond spreadsheet depth from Micropool to pipe inv is 3.35'. Update accordingly per 2 documents



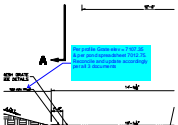
Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:14:50 PM
Status:
Color: ■
Layer:
Space:

Update WSE's per pond spreadsheet



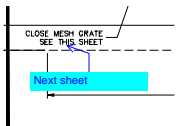
Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:15:40 PM
Status:
Color: ■
Layer:
Space:

Per pond spreadsheet, orifice plate has 4 stages. Please revise accordingly between 2 documents



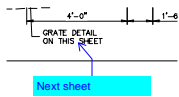
Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:15:52 PM
Status:
Color: ■
Layer:
Space:

Per profile Grate elev = 7107.35 & per pond spreadsheet 7012.75. Reconcile and update accordingly per all 3 documents



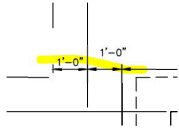
Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:16:03 PM
Status:
Color: ■
Layer:
Space:

Next sheet

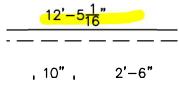


Subject: Callout
Page Label: 20
Author: CDurham
Date: 4/6/2022 6:16:09 PM
Status:
Color: ■
Layer:
Space:

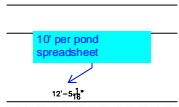
Next sheet



Subject: Highlight
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:16:45 PM
Status:
Color: ■
Layer:
Space:

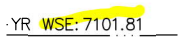


Subject: Highlight
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:16:49 PM
Status:
Color: ■
Layer:
Space:

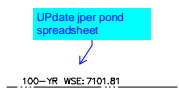


Subject: Callout
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:17:21 PM
Status:
Color: ■
Layer:
Space:

10' per pond spreadsheet

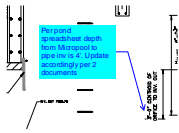


Subject: Highlight
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:17:34 PM
Status:
Color: ■
Layer:
Space:



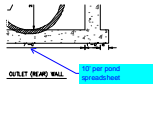
Subject: Callout
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:17:41 PM
Status:
Color: ■
Layer:
Space:

UPdate jper pond spreadsheet



Subject: Callout
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:18:21 PM
Status:
Color: ■
Layer:
Space:

Per pond spreadsheet depth from Micropool to pipe inv is 4'. Update accordingly per 2 documents



Subject: Callout
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:18:45 PM
Status:
Color: ■
Layer:
Space:

10' per pond spreadsheet

SEE DETAILS ON THIS SHEET



Subject: Callout
Page Label: 22
Author: CDurham
Date: 4/6/2022 6:19:05 PM
Status:
Color: ■
Layer:
Space:

Provide full elevation