

# STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

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

Add text:  
PCD Filing No.: CDR221

## AGENCIES

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

CIVIL ENGINEER: JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE  
COLORADO SPRINGS, CO 80919  
MIKE BRAMLETT P.E. (303) 267-6240

COUNTY ENGINEERING: EL PASO COUNTY PLANNING  
AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JENNIFER IRVINE, P.E. (719) 520-6460

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS  
JDS-HYDRO CONSULTANTS  
545 E. PIKES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300

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

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS  
(U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674

GAS MAINS:

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



VICINITY MAP  
SCALE : 1"=1,000'

## SHEET INDEX

1	COVER SHEET
2	NOTES & LEGEND
3-17	STORM SEWER PLAN & PROFILE
18-19	POND GRADING PLAN
20-25	DETAILS SHEETS
25	TOTAL SHEETS

## BASIS OF BEARINGS

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

## BENCHMARKS

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

## OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY 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.

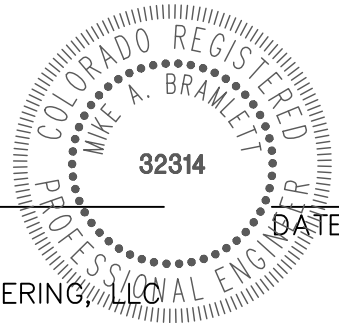
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF 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 Westman Company



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

No.	REVISION	BY	DATE
1	1"=1,000'		
2	N/A		
3	05/18/22		
4	RAB		
5	RAB		
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STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM PLANS

COVER SHEET

SHEET 1 OF 25

JOB NO. 25188.03



Know what's below.  
Call before you dig.



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.

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

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 1 1/2 TIMES 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.

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	#5	#6	#7	#8
SPlice LENGTH	1'-9"	2'-2"	2'-7"	3'-4"
ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.	4'-3"			

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).

### LAYER LINETYPE LEGEND

Feature	Symbol	Symbol
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		

ACRE	LP	LOW POINT
AVE	LS	LUMP SUM
	LX	MAXIMUM
	MDPP	MASTER DEVELOPMENT DRAINAGE PLAN
BNDY		
BOP	MH	MANHOLE
BOV	MIN	MINIMUM
BFV		
BLVD	N	NORTH
BOW		
C&G	OHE	OVERHEAD ELECTRIC
CATV	OHU	OVERHEAD UTILITY
CB	PC	POINT OF CURVATURE
CBC	PCC	POINT OF COMPOUND CURVATURE
CDOT		
	PCR	POINT OF CURB RETURN
CDS	PE	PROFESSIONAL ENGINEER
CF	PI	POINT OF INTERSECTION
GFS	PKWY	PARKWAY
OP		
CL	PR	PROPOSED
CMPL	PRC	POINT OF REVERSE CURVATURE
CO	PT	POINT OF TANGENCY
	PVC	POLYVINYL CHLORIDE
COCs	R	RADIUS
CONC	RCBC	REINFORCED CONCRETE BOX CULVERT
CSP	RCP	REINFORCED CONCRETE PIPE
CSU	RD	ROAD
CTRB	ROW	RIGHT OF WAY
	S	SOUTH
CY		
DBPS		
	SAN	SANITARY SEWER
DE	SF	SQUARE FOOT
DIA	ST	STREET
DIP	STA	STATION
	SY	SQUARE YARD
DRC	TB	THRUST BLOCK
DU	TBC	TOP BACK OF CURB
E	TBW	TOP BACK OF WALK
EA	TEL	TELEPHONE
EGL		
EL	TOC	TOP OF CURB OR CONCRETE
ELEC	TOF	TOP OF FOUNDATION
	TOP	TOP OF PIPE
EOP	TW	TOP OF WALL
ELC	TP	TYPICAL
ESMT	UE	UTILITY EASEMENT
EX	U&DE	UTILITY & DRAINAGE EASEMENT
FES	VPC	VERTICAL POINT OF CURVATURE
FF	VPI	VERTICAL POINT OF INTERSECTION
FG		
FH	VPT	VERTICAL POINT OF TANGENCY
FL	VTC	VEHICLE TRACKING CONTROL
FIL	W	WEST
FLO	WL	WATER LINE
GIS	WS	WATER SURFACE
	WSE	WATER SURFACE ELEVATION
GL		
GPS		
GV		
HBP		
HC		
HDPE		
HGL		
HMA		
HOA		
KB		
LF		

PREPARED FOR  
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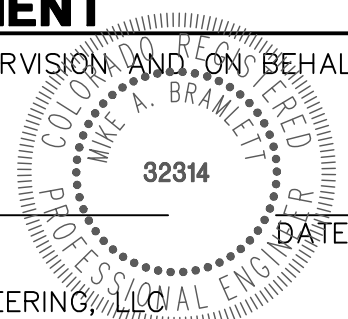
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SHEET 2 OF 25  
JOB NO. 25188.03

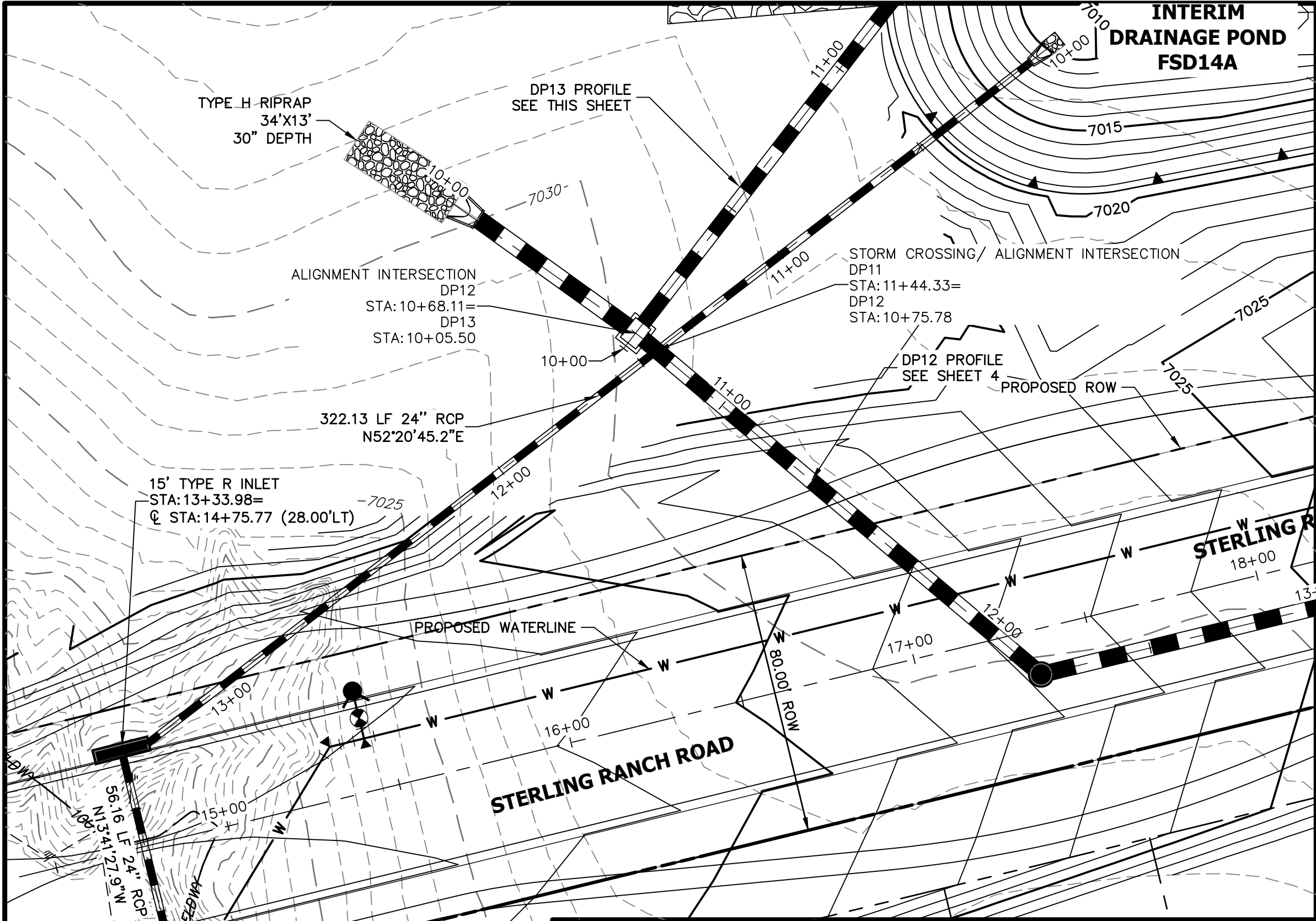


PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

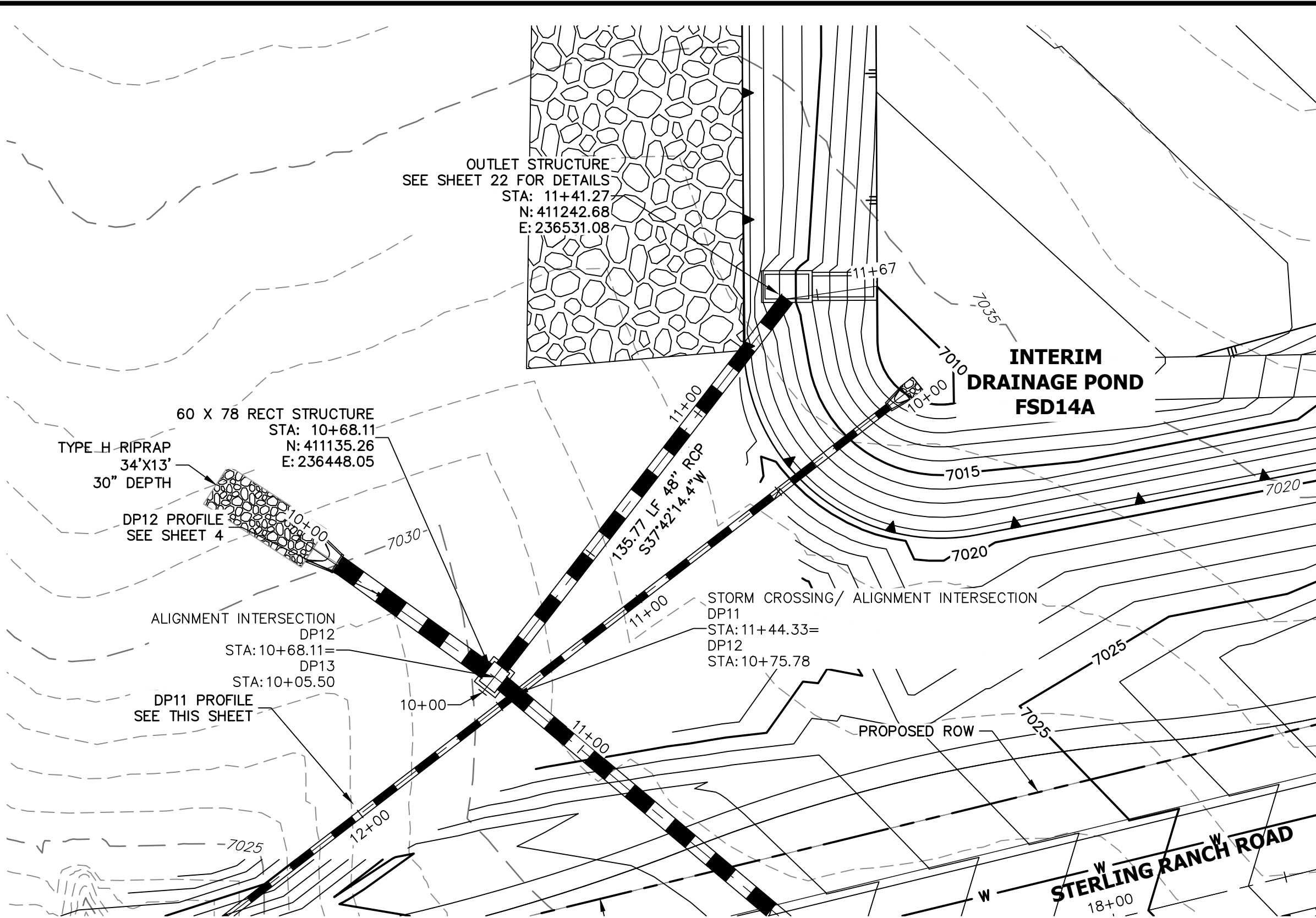
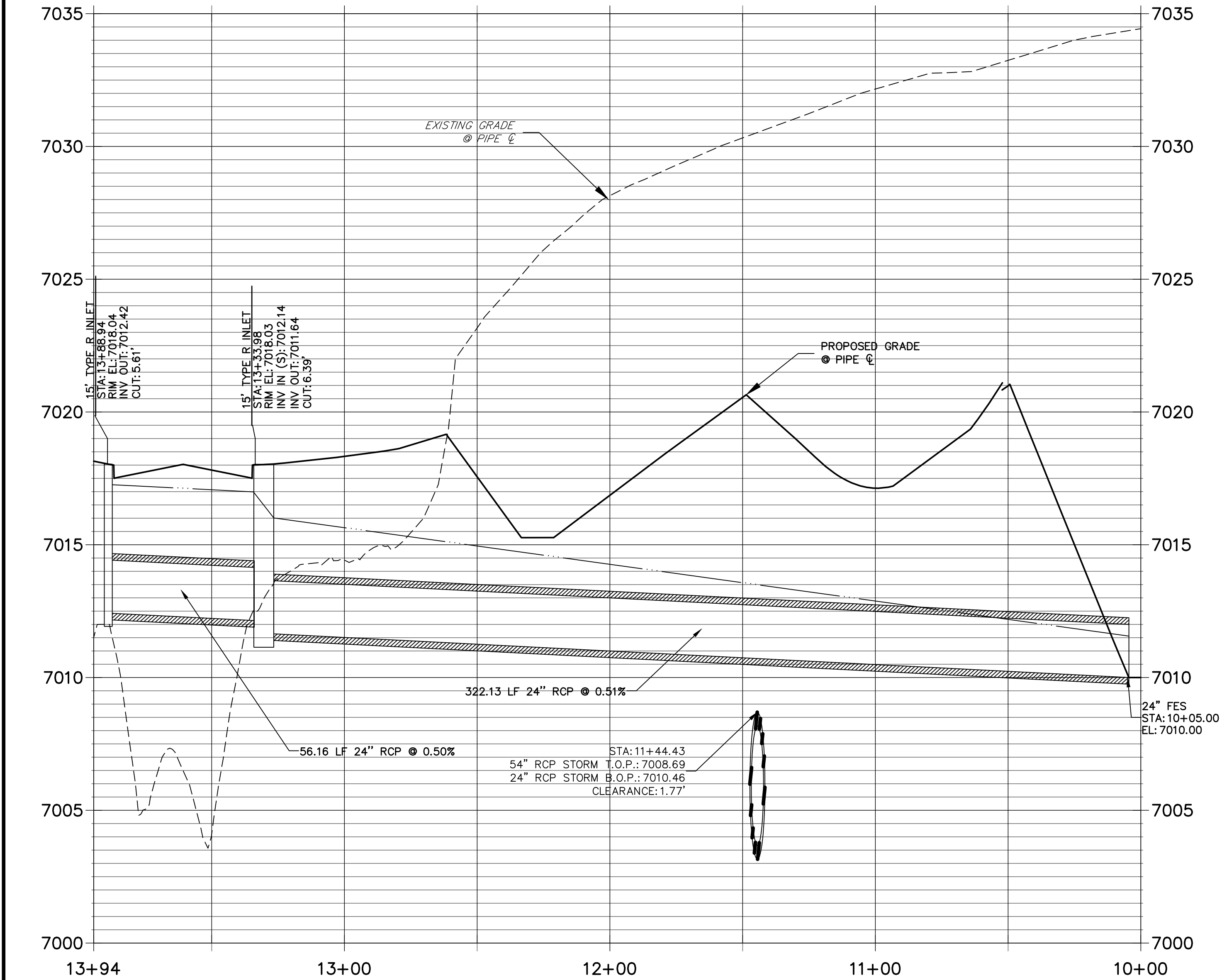
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



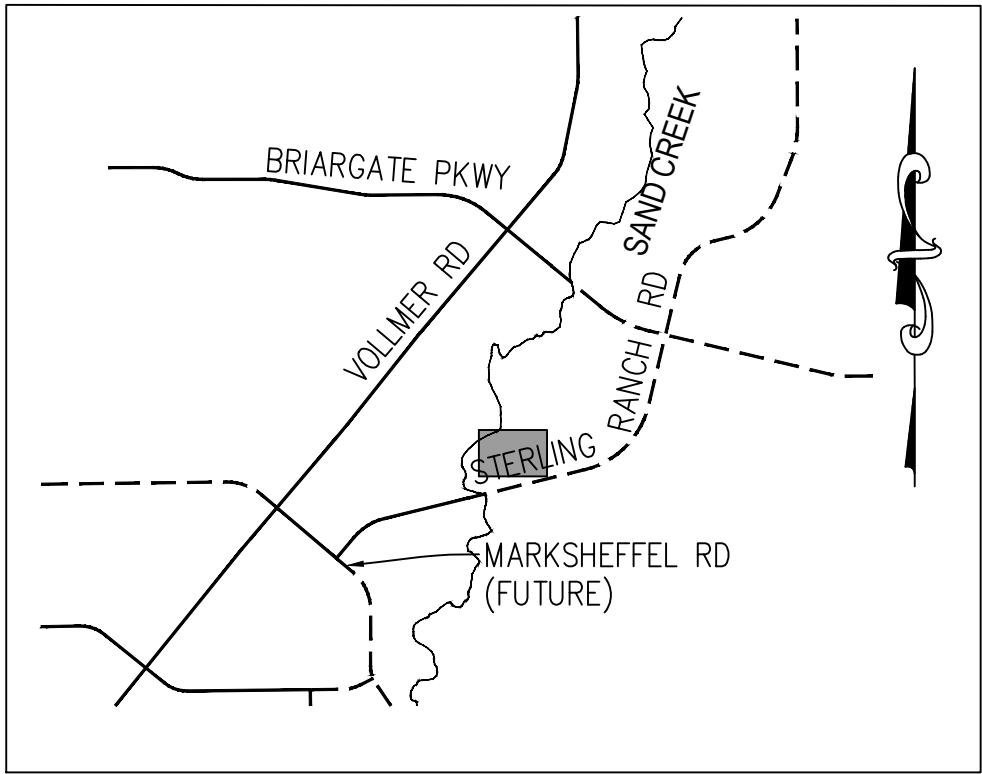
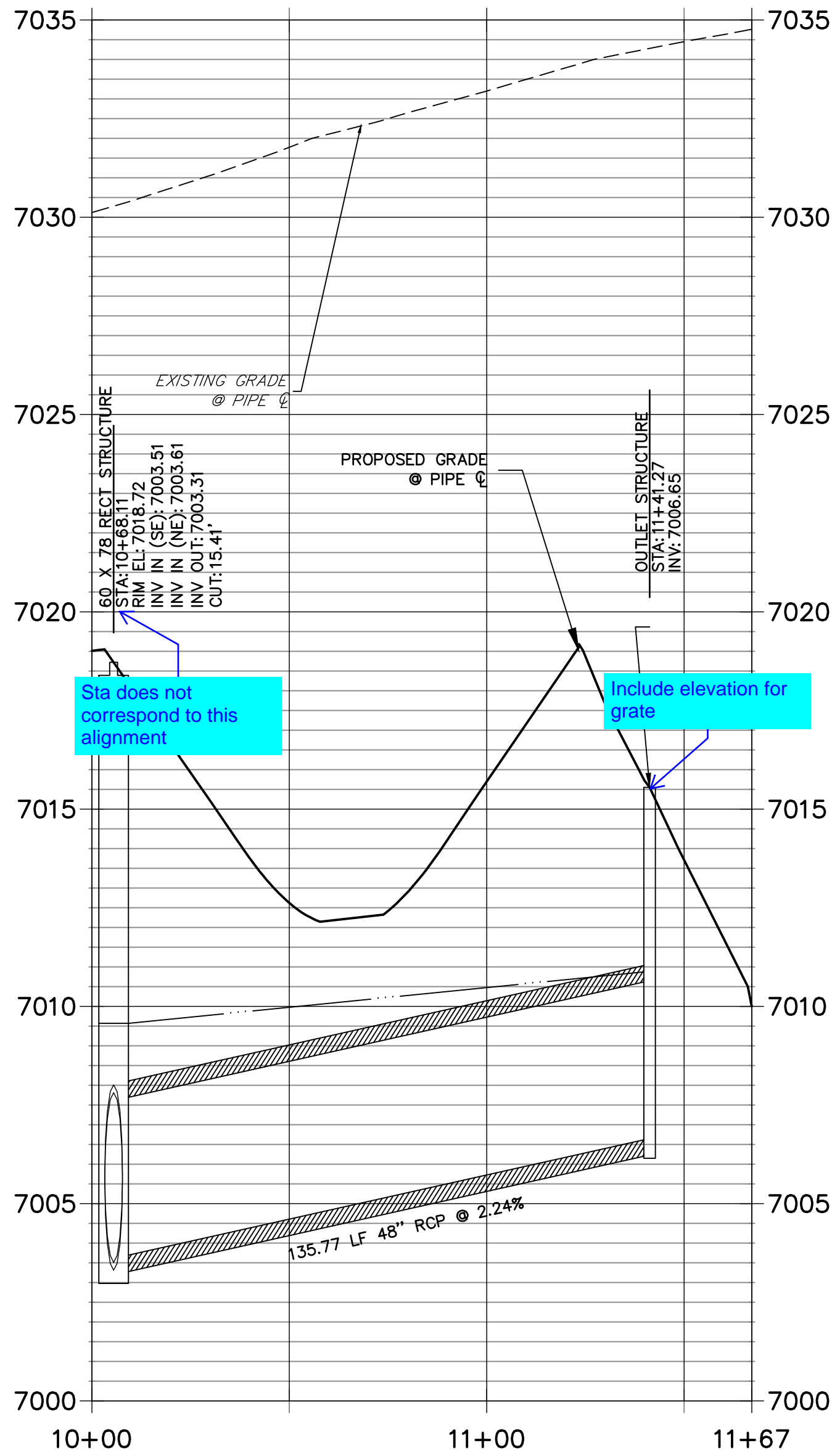




**DP11 PROFILE**  
**STA 10+00.00 TO 13+94.44**  
PUBLIC



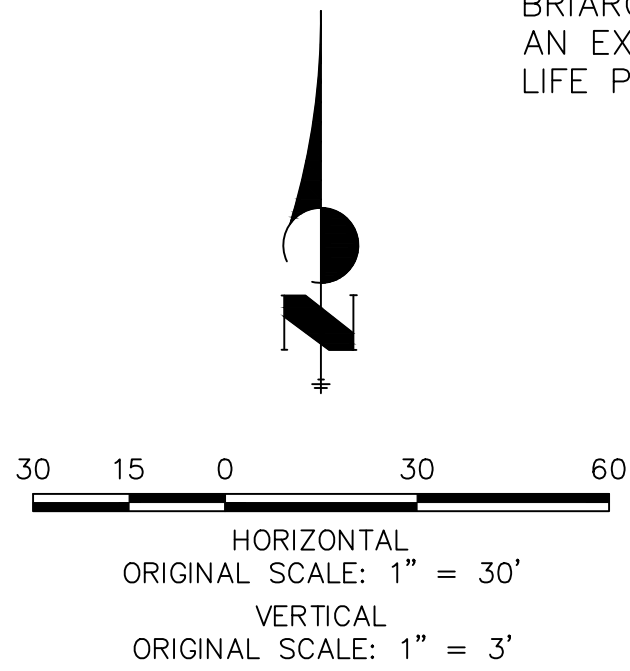
**DP13 PROFILE**  
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PRIVATE (SRMD)



**KEY MAP**  
N.T.S.

**NOTE:**

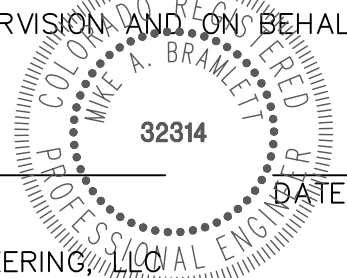
- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



**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, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
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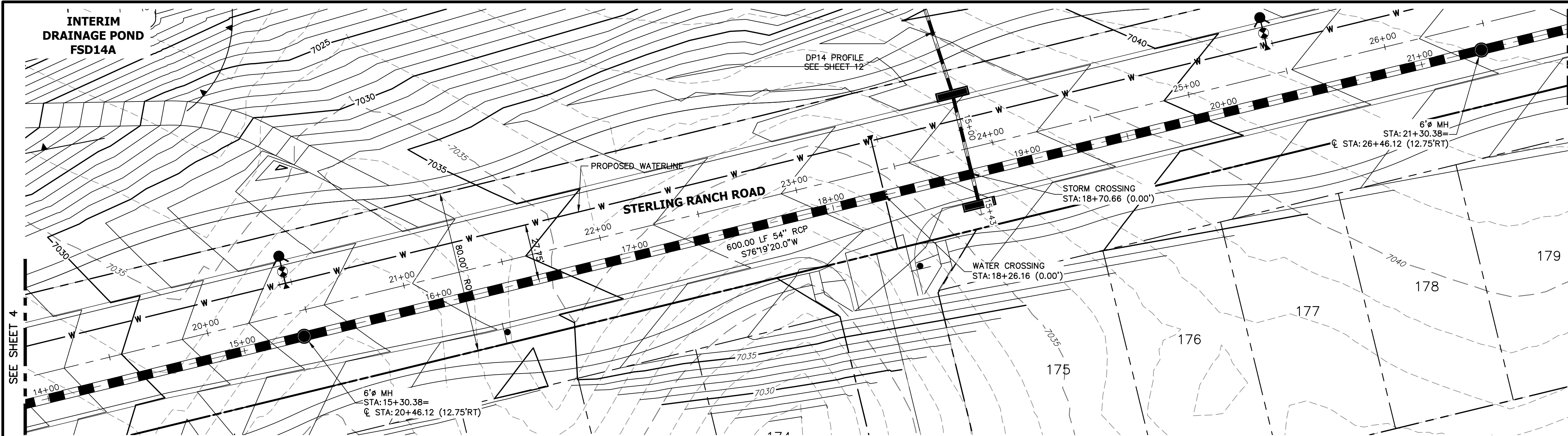
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	STORM SEWER PLAN & PROFILE
SHEET 3 OF 25	JOB NO. 25188.03

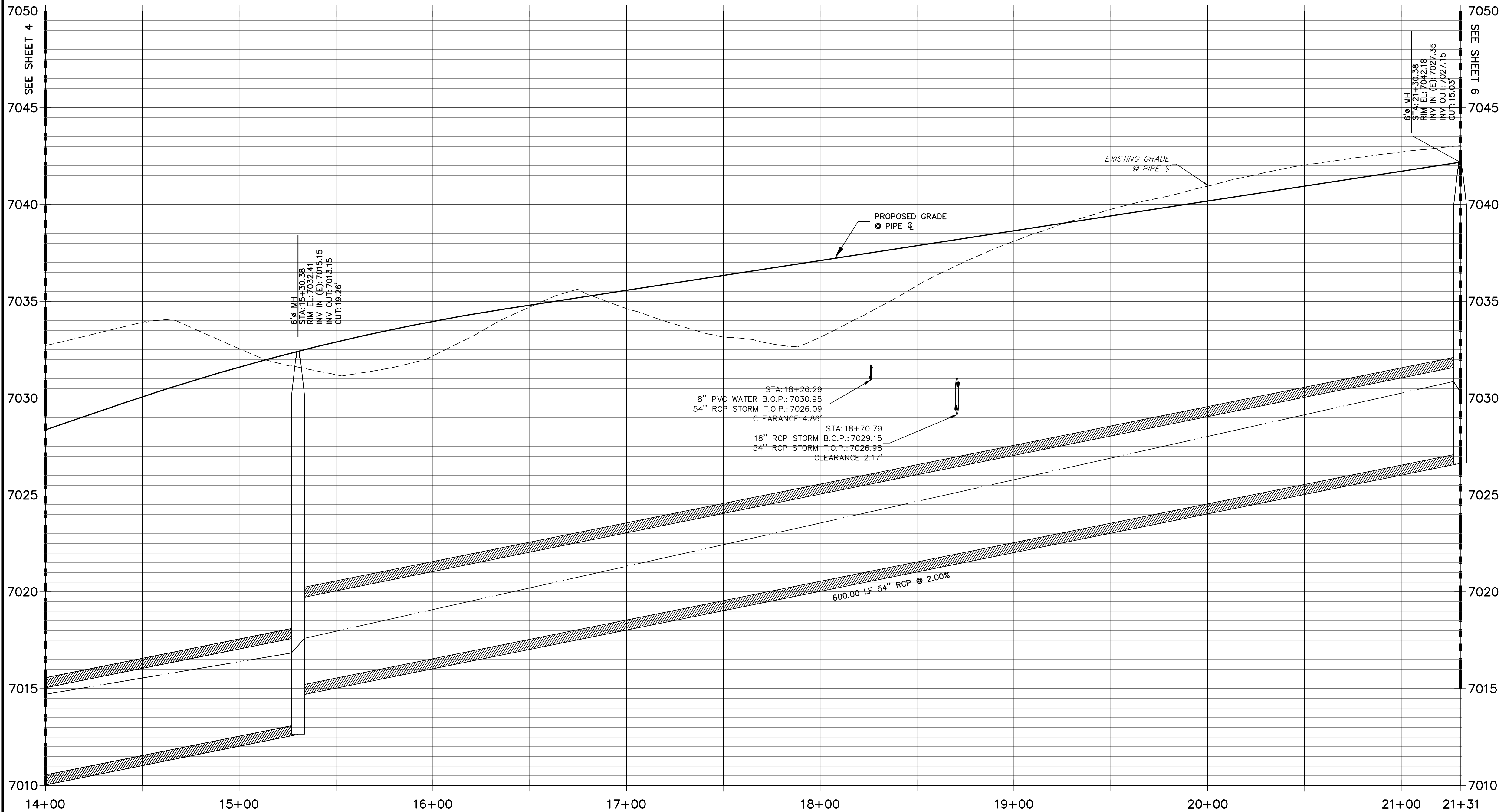




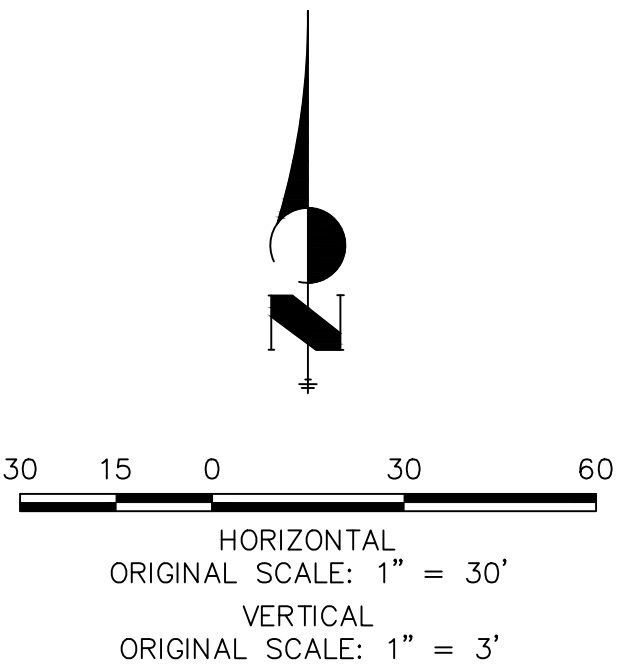




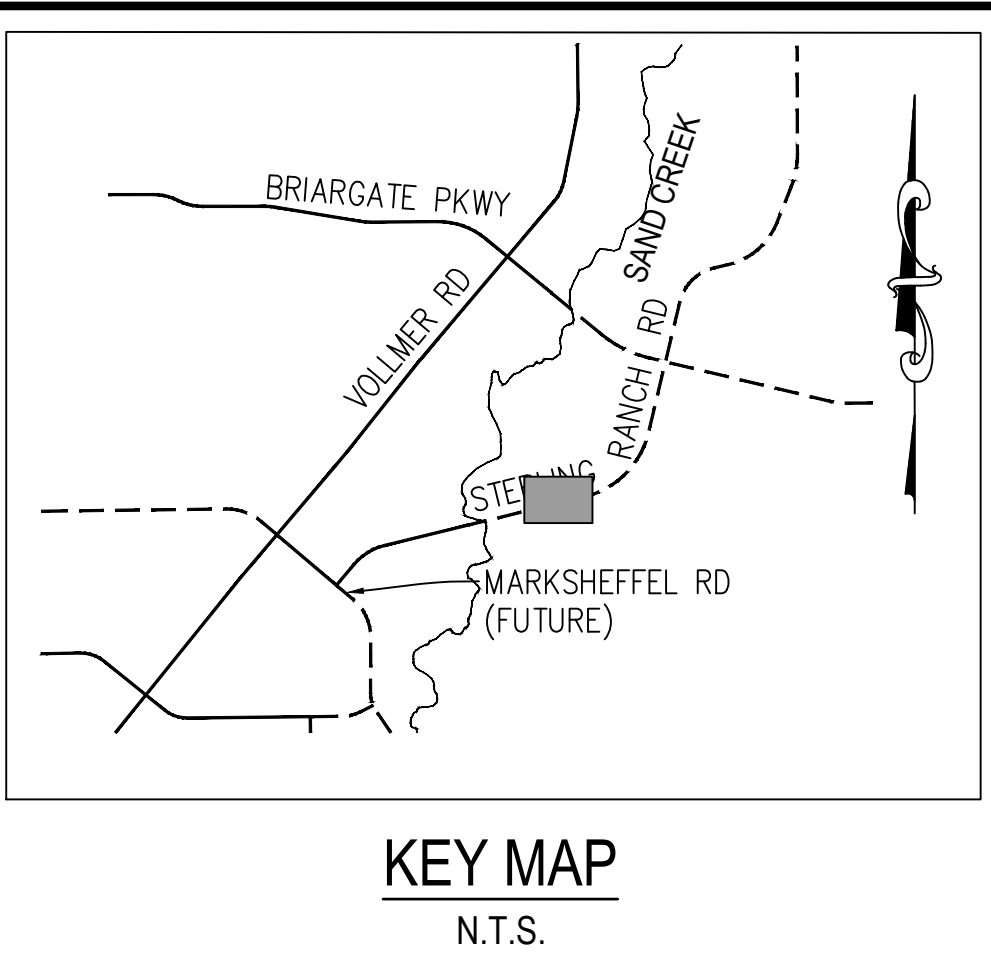
DP12 PROFILE(2)  
STA 14+00.00 TO 21+30.50  
PUBLIC



**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



**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.



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

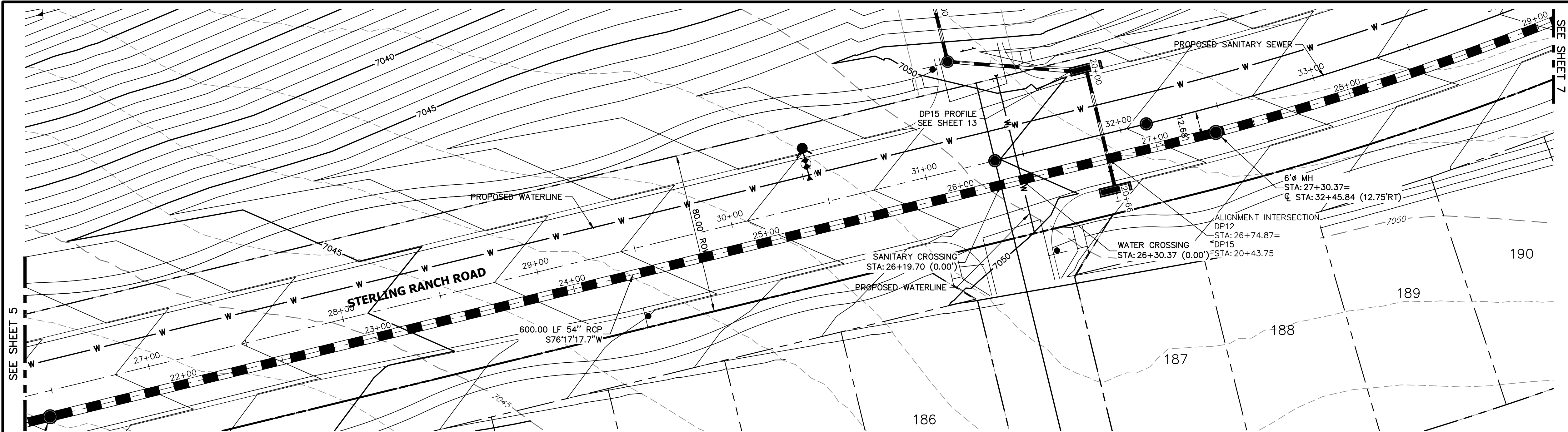
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	No.	REVISION

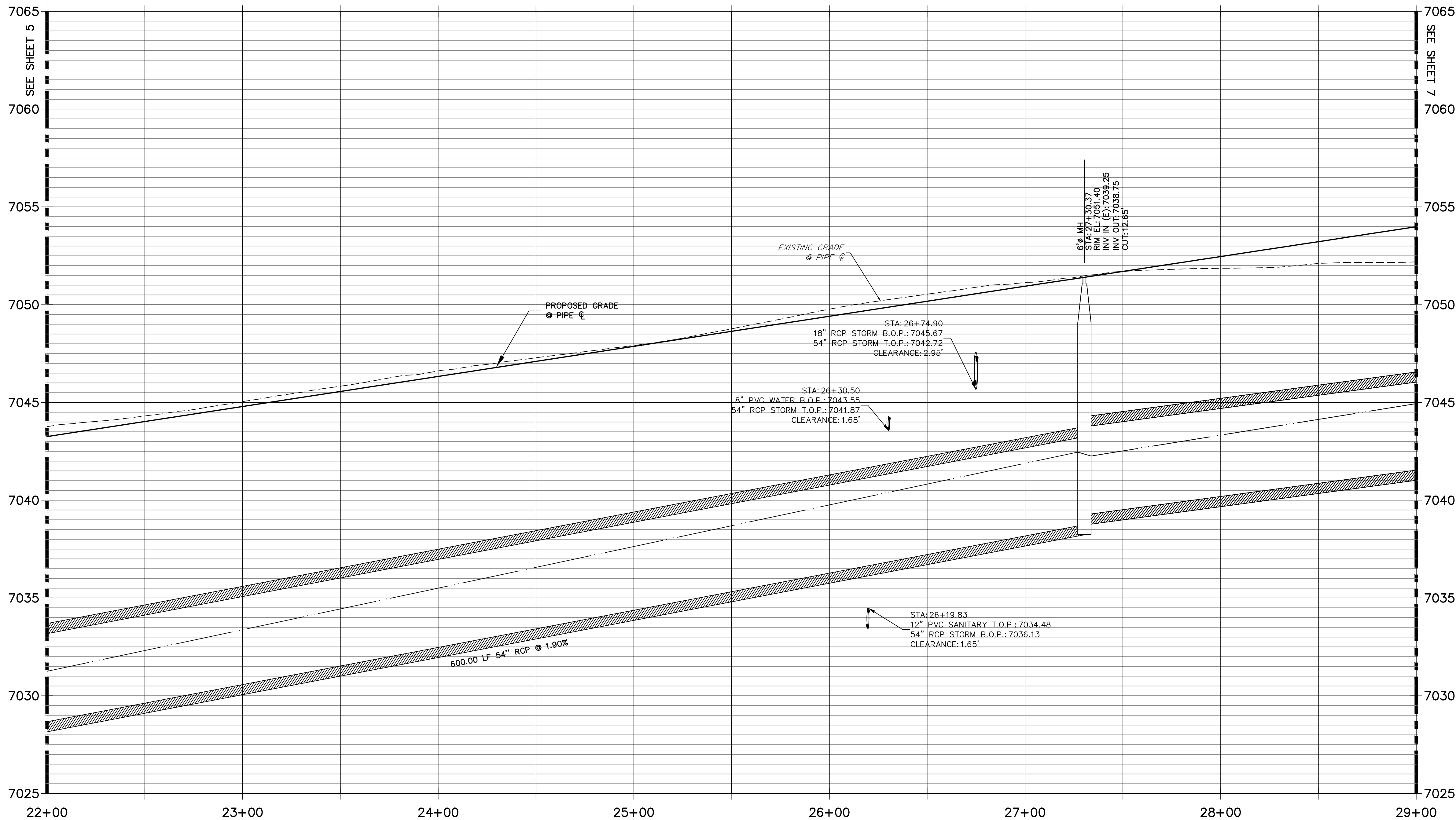
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS										
STORM SEWER PLAN & PROFILE										

SHEET 5 OF 25  
JOB NO. 25188.03



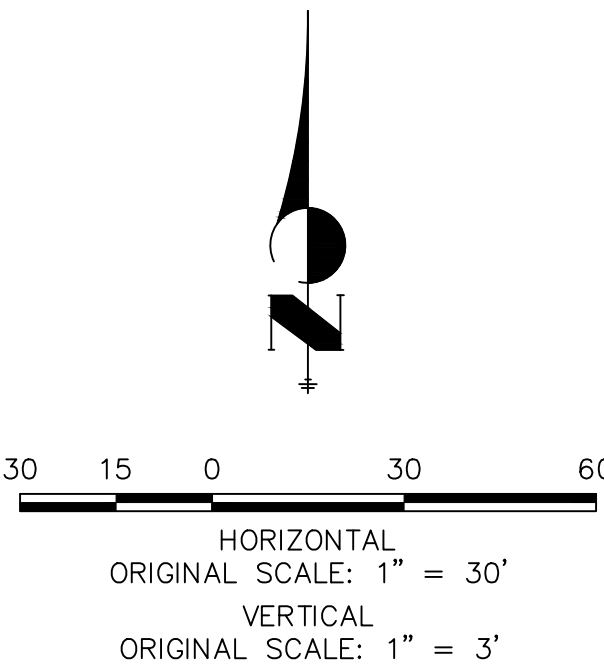


DP12 PROFILE(3)  
STA 22+00.00 TO 29+00.00  
PUBLIC



NOTE:

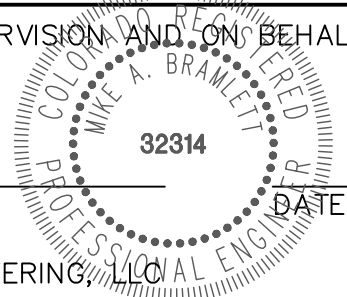
- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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 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**  
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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/18/22	MMC	MMC	

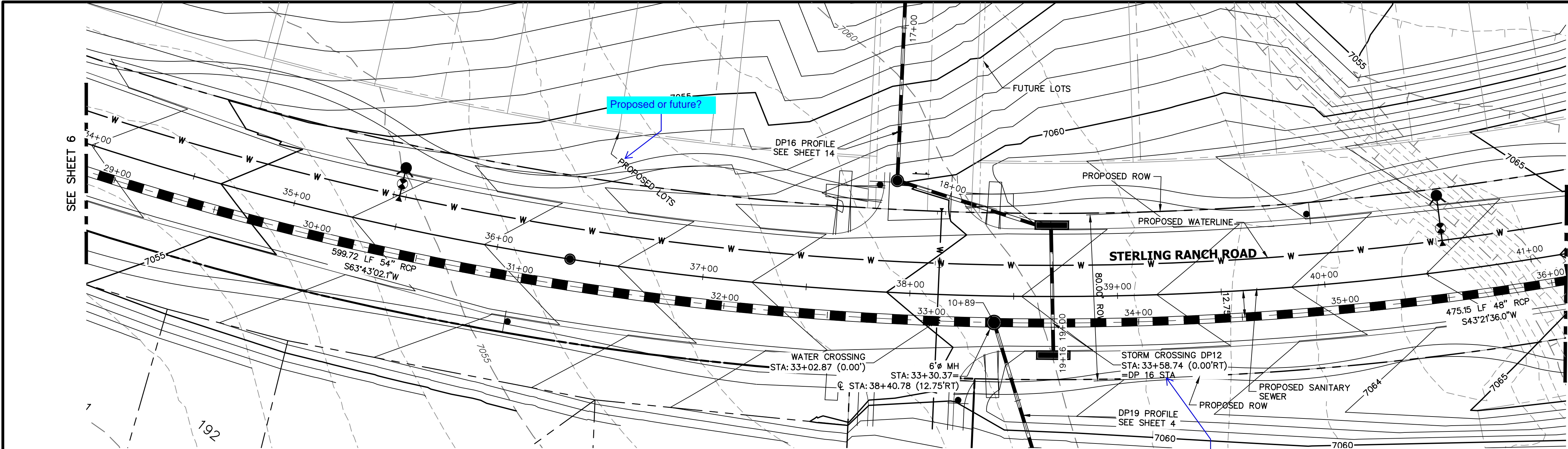
STERLING RANCH ROAD & BRIARGATE  
PARKWAY STORM PLANS

STORM SEWER PLAN &  
PROFILE

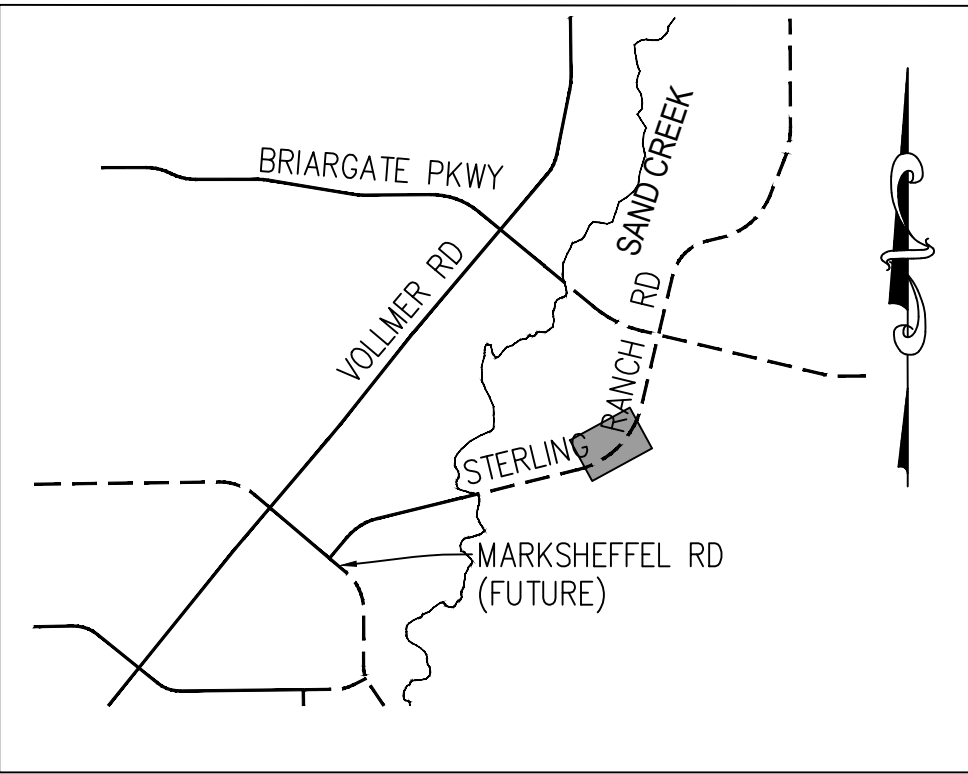
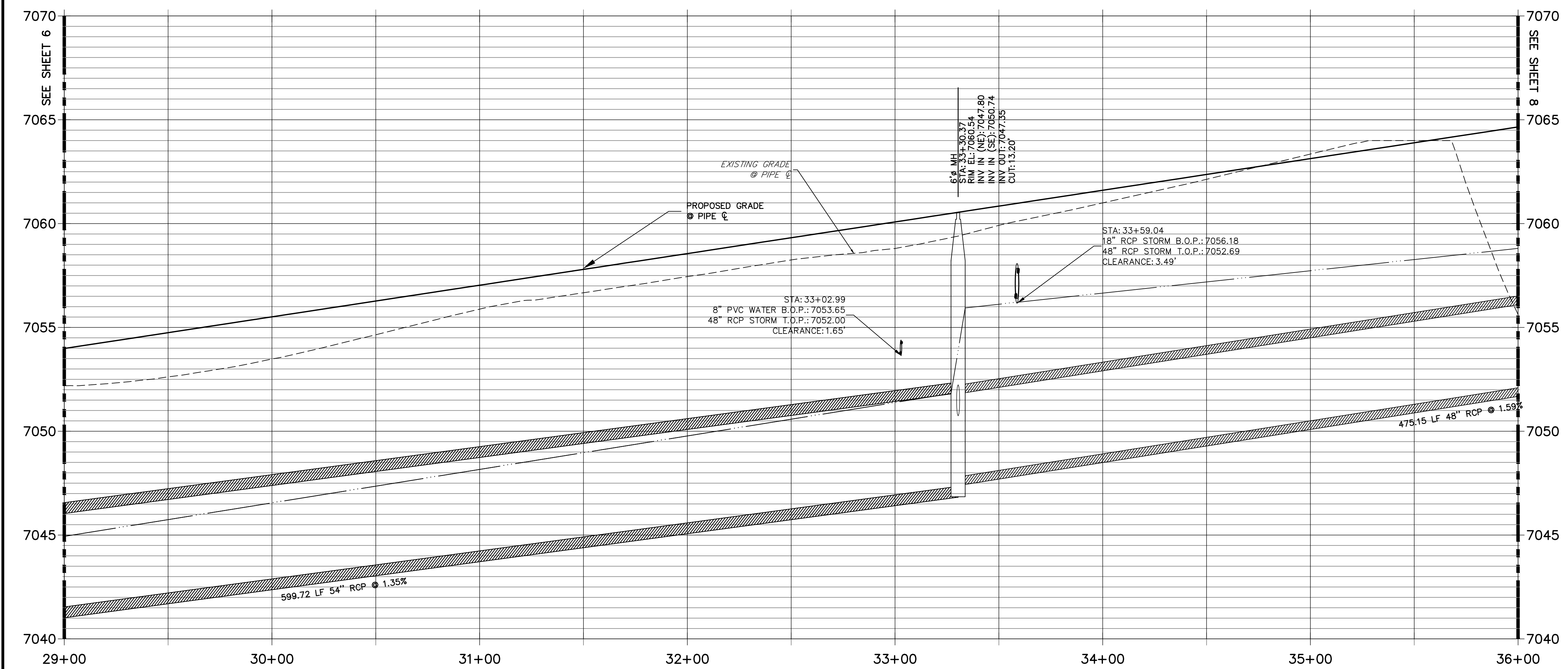
SHEET 6 OF 25

JOB NO. 25188.03





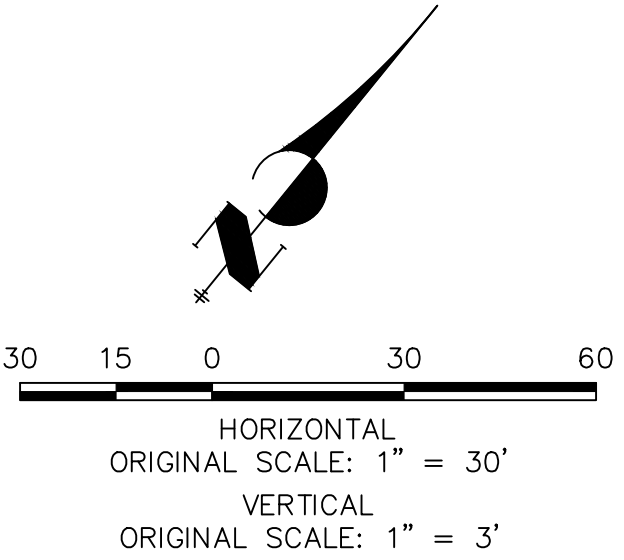
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STA 29+00.00 TO 36+00.00  
PUBLIC



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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

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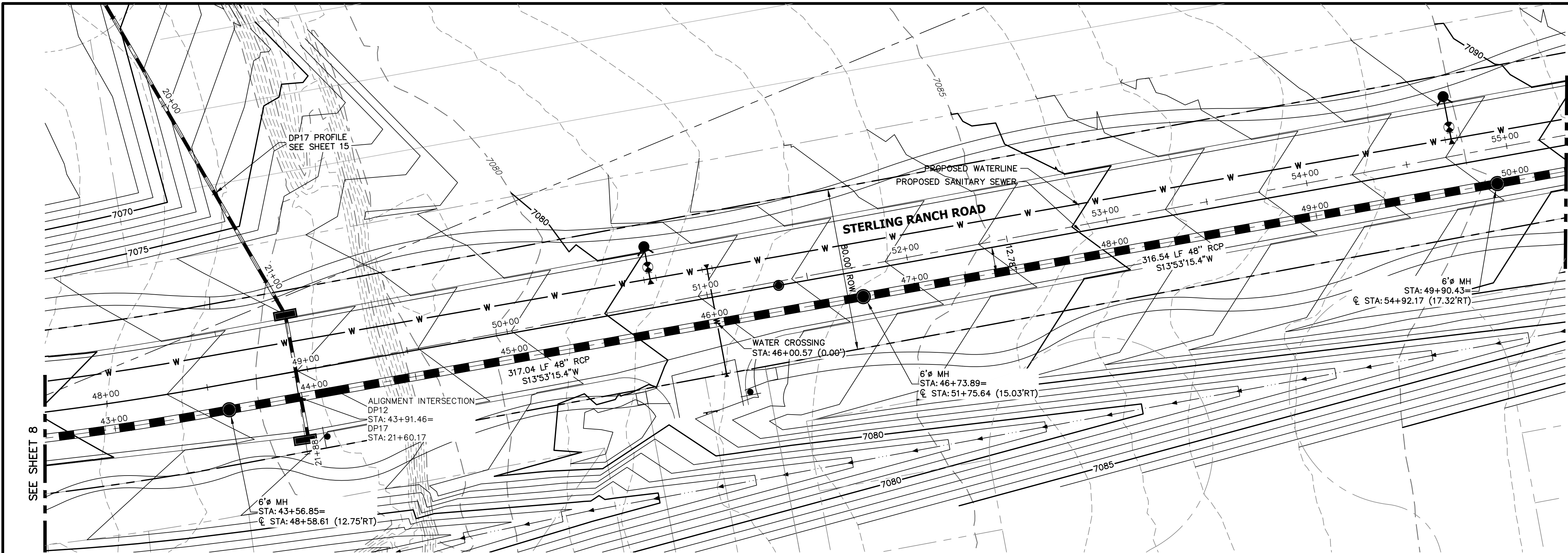
BY	DATE	No.	REVISION

H-SCALE	1"=30'	V-SCALE	1"=3'	DATE	05/18/22	DESIGNED BY	MMC	DRAWN BY	MMC	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS										
STORM SEWER PLAN & PROFILE										
SHEET 7 OF 25										
JOB NO. 25188.03										

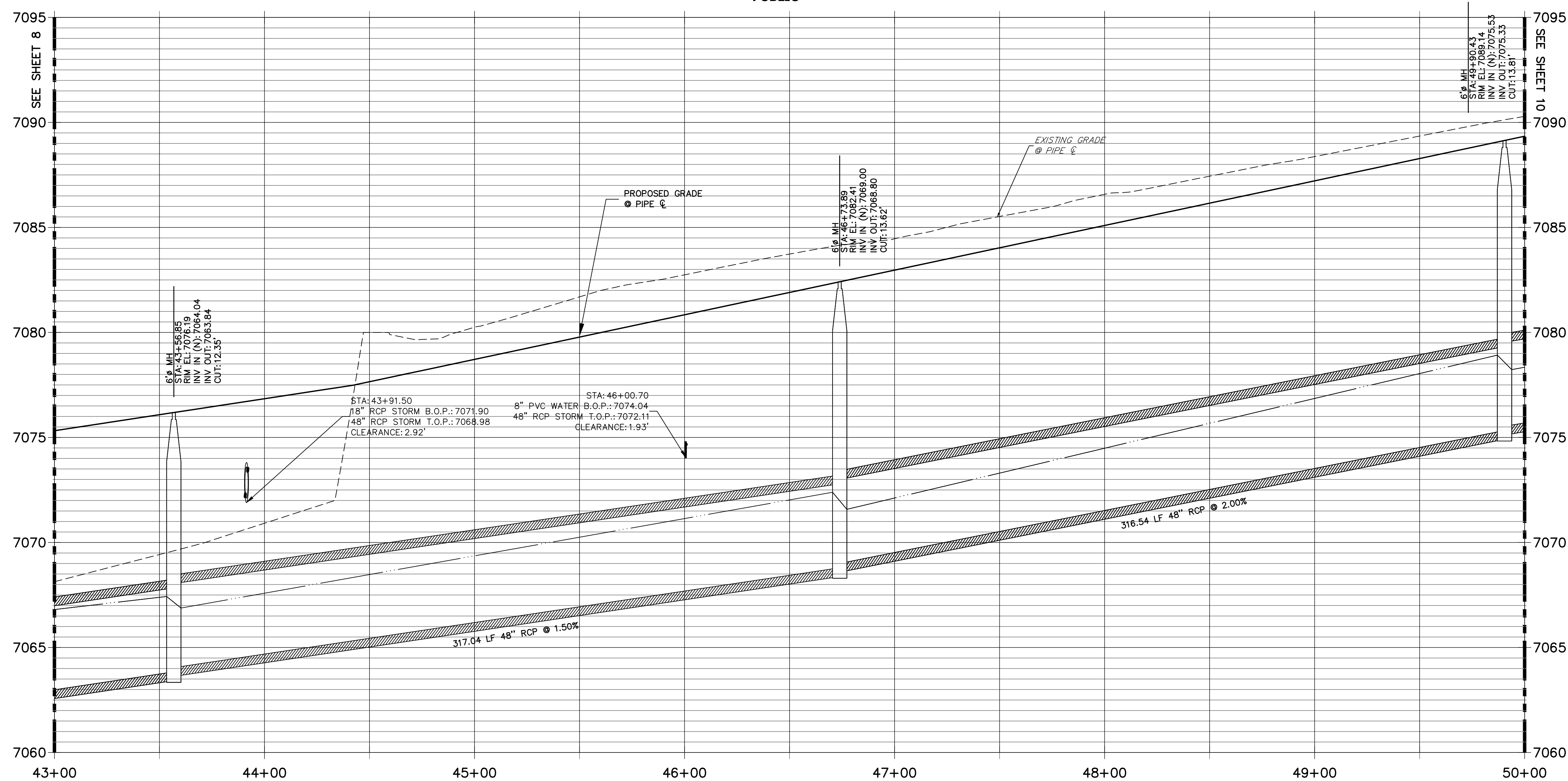






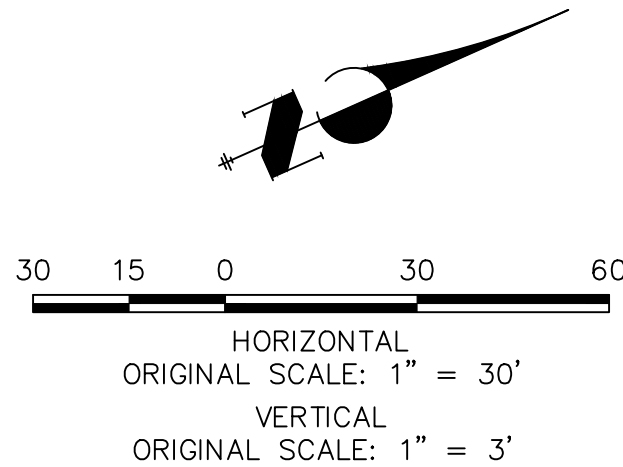


DP12 PROFILE(6)  
STA 43+00.00 TO 50+00.00  
PUBLIC



NOTE:

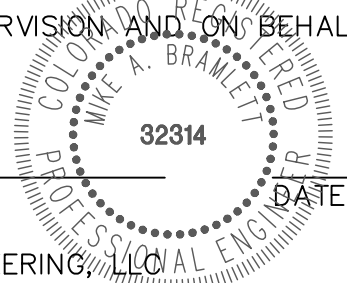
- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2




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



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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS												
STORM SEWER PLAN & PROFILE												
SHEET 9 OF 25												
JOB NO. 25188.03												













- 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



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

32314

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DESIGNATED BY WRITTEN  
AUTHORIZATION.

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

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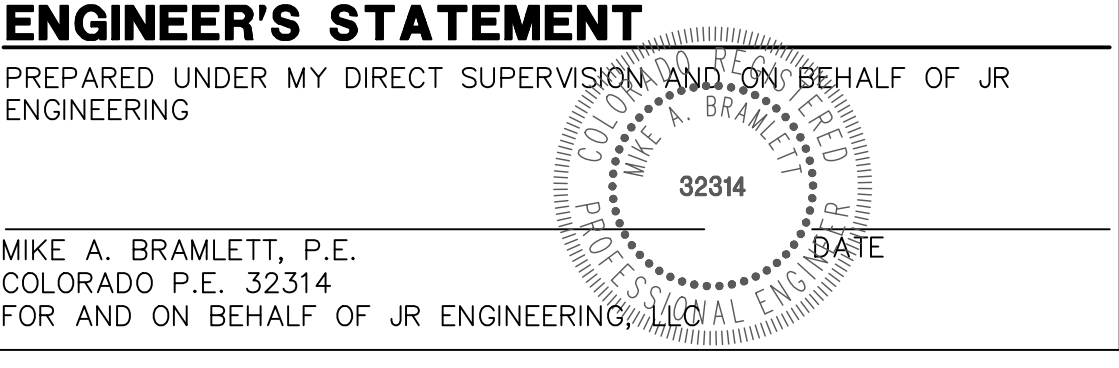
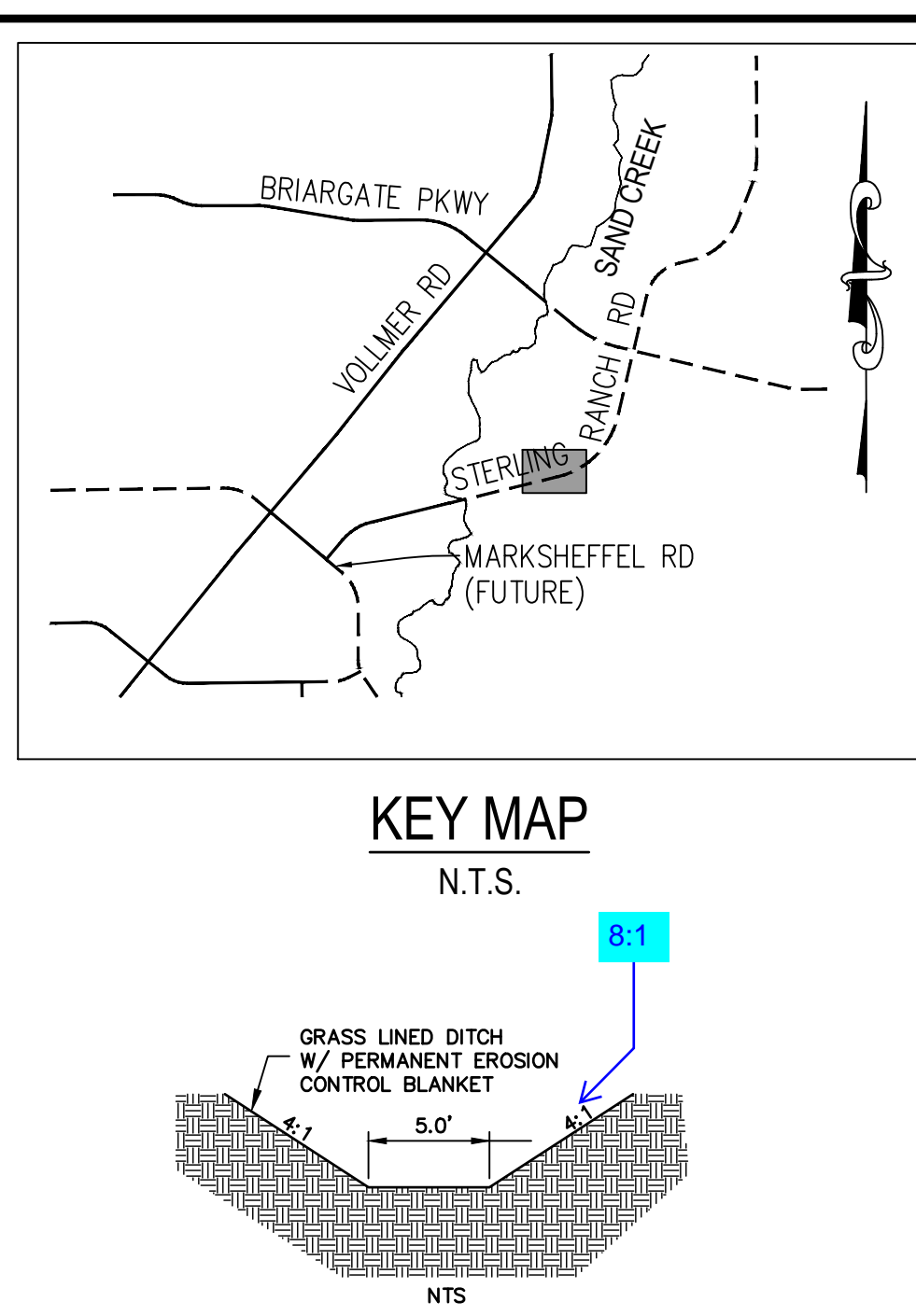
H-SCALE	I" = 30'	No.	REVISION	BY	DATE
V-SCALE	1" = 3'				
DATE	05/18/22				
DESIGNED BY	MMC				
DRAWN BY	MMC				
CHECKED BY					

# STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

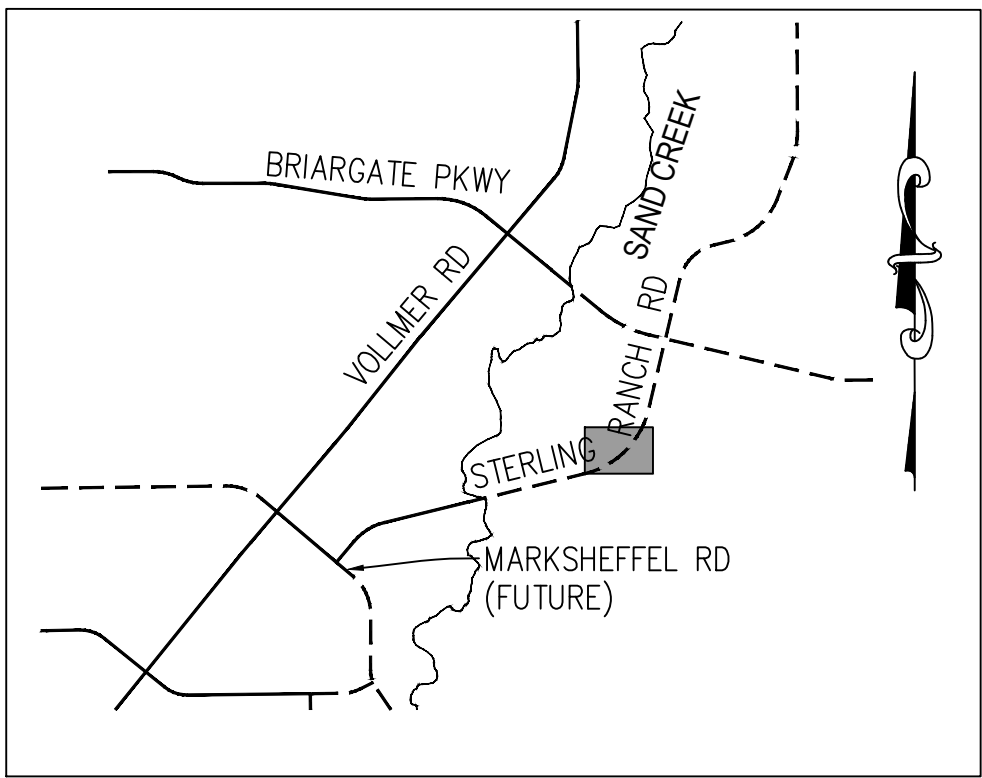
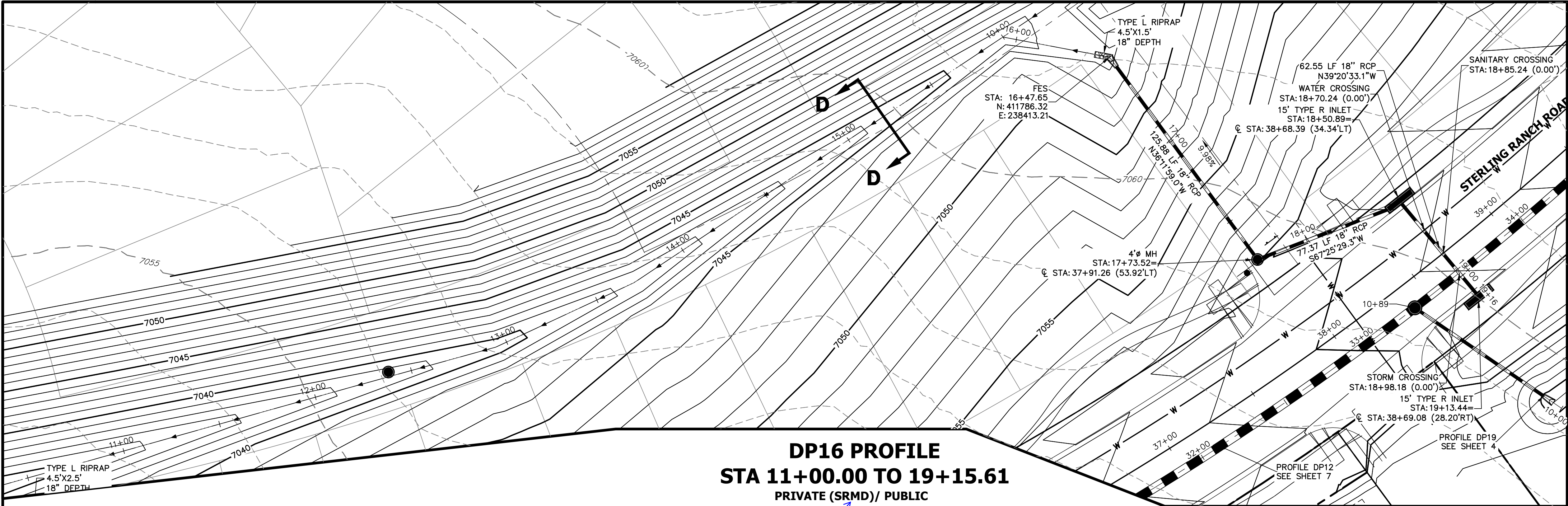
SHEET 12 OF 25

JOB NO. 25188.03

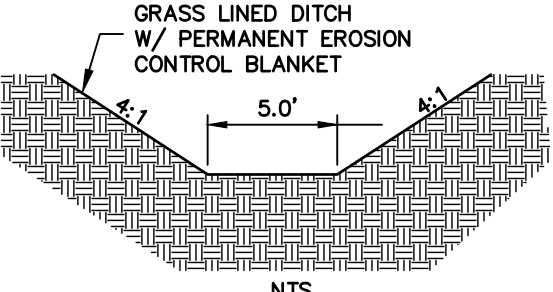






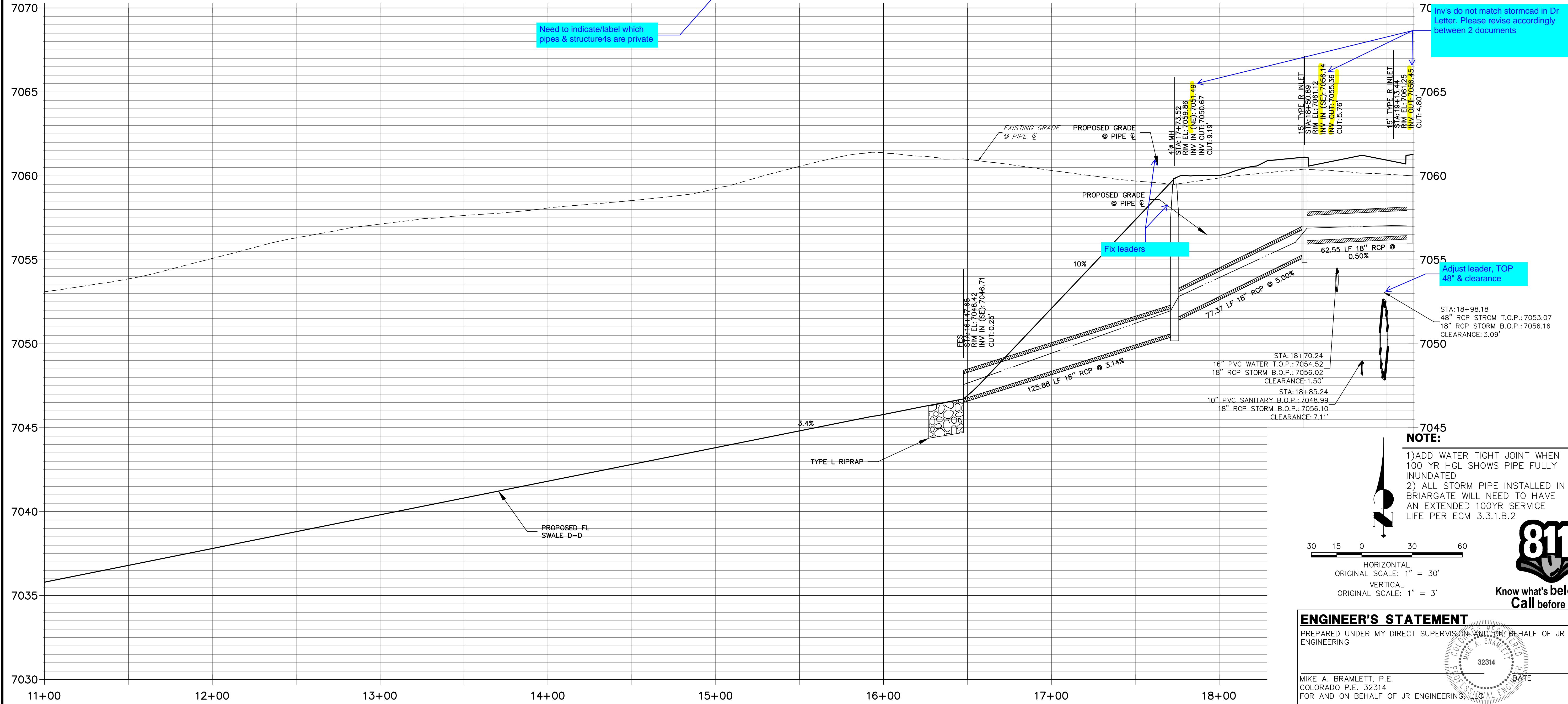


KEY MAP  
N.T.S.



SWALE SECTION D-D

DP16 PROFILE  
STA 11+00.00 TO 19+15.61  
PRIVATE (SRMD)/ 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

**811**  
Know what's below.  
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HORIZONTAL  
ORIGINAL SCALE: 1" = 30'  
VERTICAL  
ORIGINAL SCALE: 1" = 3'

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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<b>J.R. ENGINEERING</b> 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 1"=30'	V-SCALE 1"=3'
DATE 05/18/22	DESIGNED BY MMC
DRAWN BY	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET 14	OF 25
JOB NO. 25188.03	









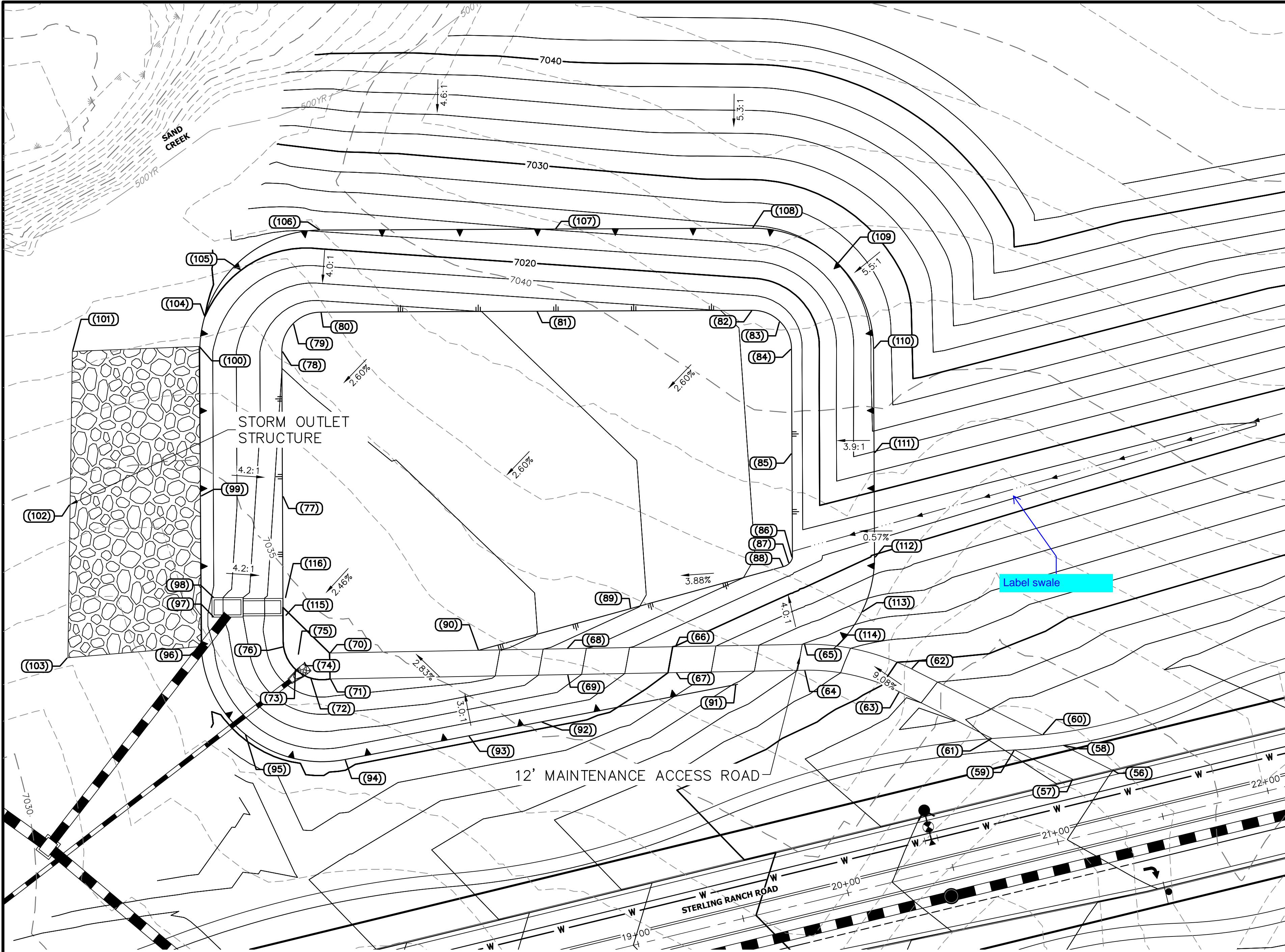






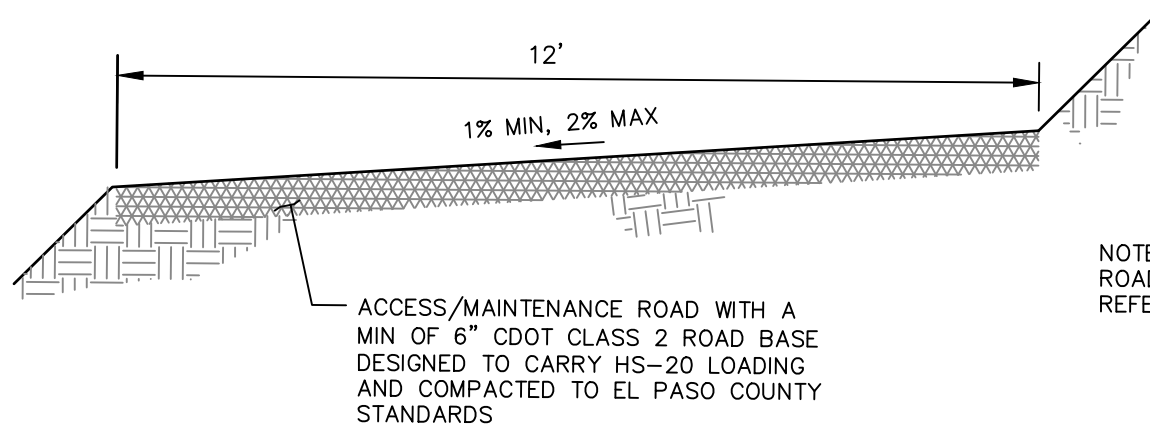






**GRADING NOTES:**

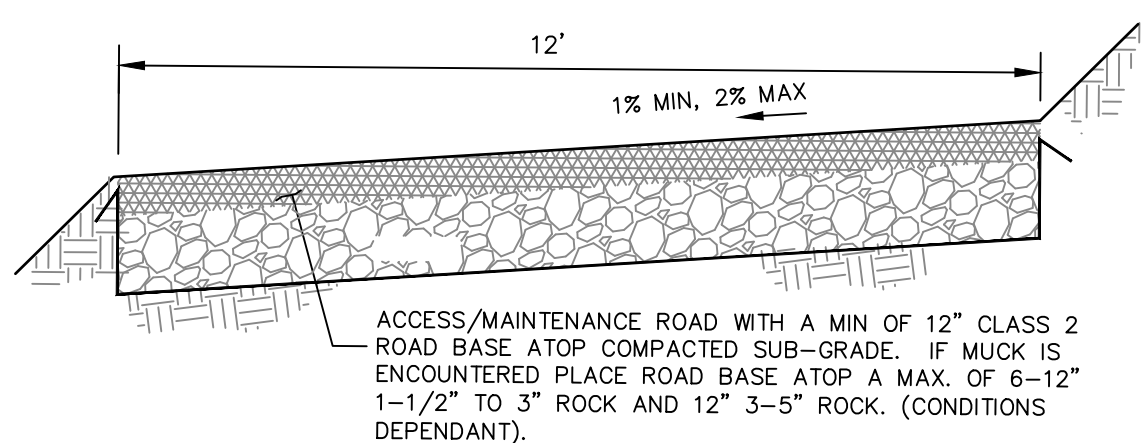
- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 AND AREAS OTHERWISE INDICATED BY WITHIN THESE PLANS, SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WOVY OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.



**MAINTENANCE & ACCESS ROAD  
ABOVE EURV TYPICAL SECTION**

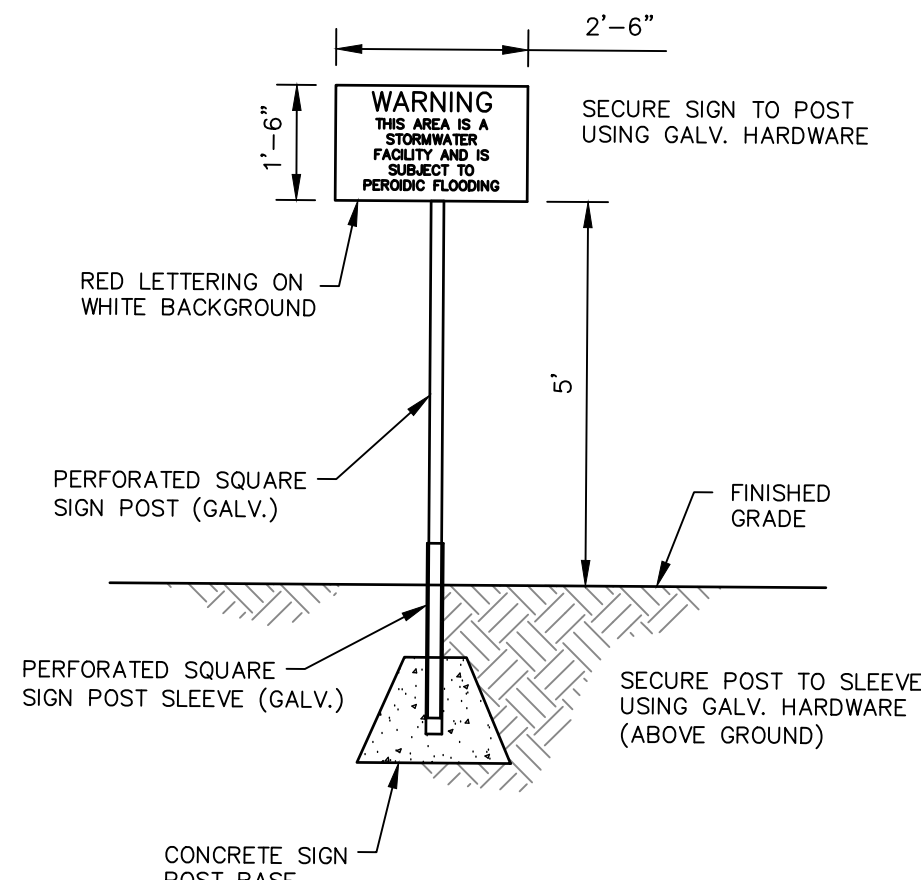
NOT TO SCALE

NOTE:  
ROAD SLOPE DIRECTION VARIES  
REFER TO PLAN

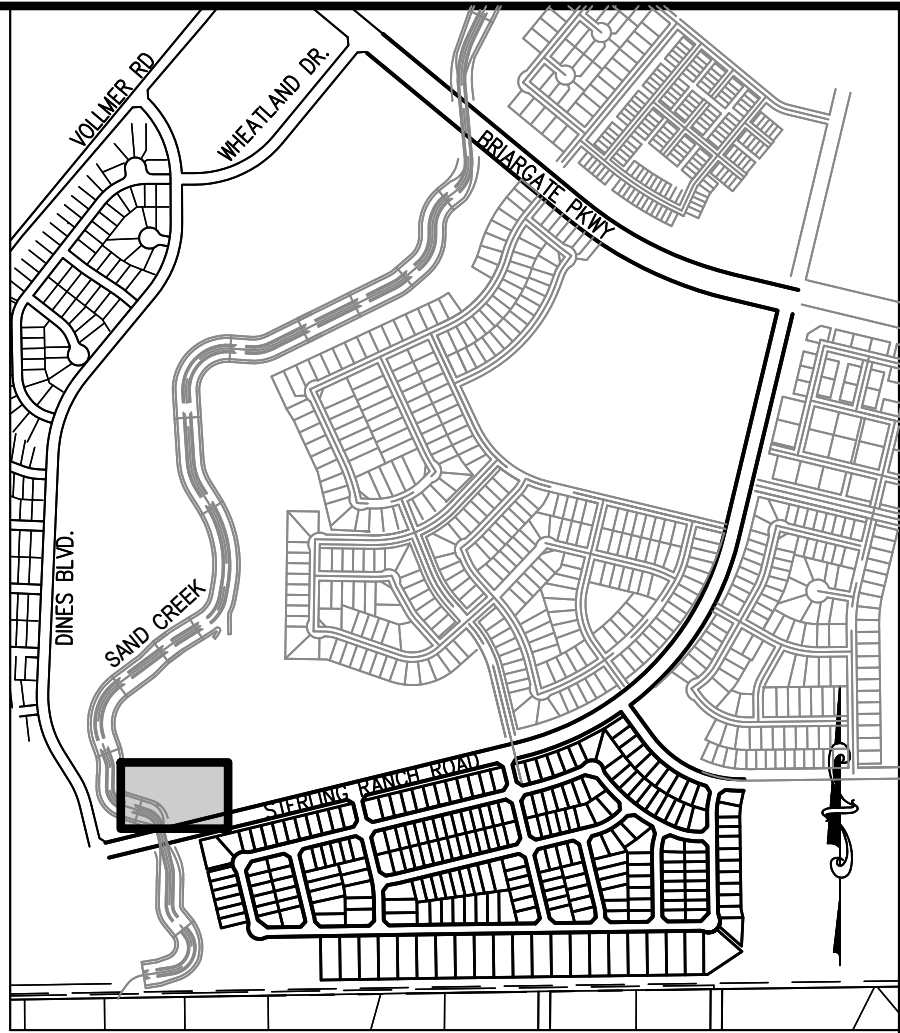


**MAINTENANCE & ACCESS ROAD  
BELOW EURV TYPICAL SECTION**

NOT TO SCALE

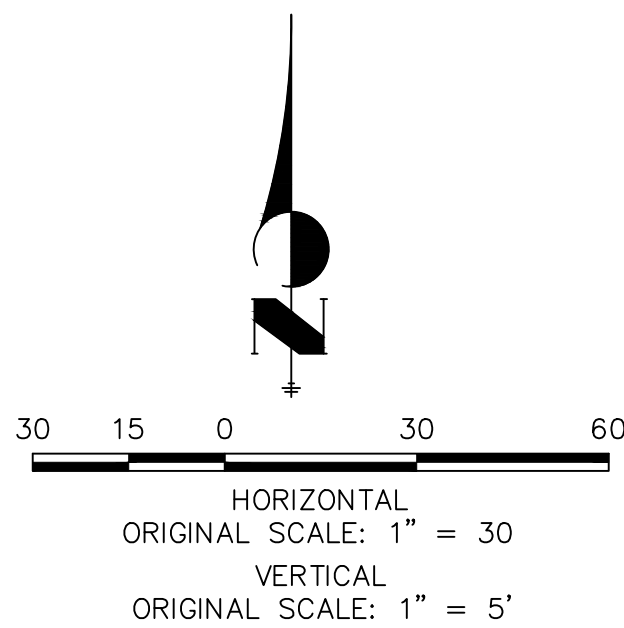


Include details for spillway & outlet structure



**KEY MAP**  
SCALE: NTS

POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
(61)	ACCESS ROAD	N: 411185.45 E: 236885.00	7034.04	(91)	TOP	N: 411210.57 E: 236766.57	7024.11
(62)	ACCESS ROAD	N: 411217.74 E: 236847.60	7030.64	(92)	TOP	N: 411193.15 E: 236676.28	7019.49
(63)	ACCESS ROAD	N: 411207.02 E: 236842.20	7030.88	(93)	TOP	N: 411186.69 E: 236642.60	7019.48
(64)	ACCESS ROAD	N: 411217.07 E: 236798.16	7026.32	(94)	TOP	N: 411175.71 E: 236585.33	7019.48
(65)	ACCESS ROAD	N: 411229.07 E: 236797.94	7026.08	(95)	TOP	N: 411187.46 E: 236539.21	7019.50
(66)	ACCESS ROAD	N: 411228.21 E: 236738.34	7020.00	(96)	SPILLWAY/TOP	N: 411228.06 E: 236518.85	7019.49
(67)	ACCESS ROAD	N: 411215.97 E: 236738.57	7020.36	(97)	OUTLET STRUCTURE	N: 411241.66 E: 236524.88	7016.89
(68)	ACCESS ROAD	N: 411227.04 E: 236688.12	7015.09	(98)	OUTLET STRUCTURE	N: 411250.66 E: 236524.84	7016.89
(69)	ACCESS ROAD	N: 411215.05 E: 236688.34	7015.33	(99)	SPILLWAY/TOP	N: 411297.62 E: 236518.49	7019.50
(70)	ACCESS ROAD	N: 411225.02 E: 236578.30	7010.00	(100)	SPILLWAY/TOP	N: 411366.98 E: 236517.81	7036.84
(71)	ACCESS ROAD/TOE	N: 411213.03 E: 236578.52	7010.00	(101)	SPILLWAY	N: 411364.67 E: 236459.20	7037.41
(72)	TOE	N: 411213.48 E: 236569.48	7010.00	(102)	SPILLWAY	N: 411293.77 E: 236458.17	7034.57
(73)	TOE	N: 411217.44 E: 236562.60	7010.00	(103)	SPILLWAY	N: 411222.86 E: 236457.15	7032.15
(74)	RIPRAP	N: 411220.80 E: 236566.27	7010.00	(104)	TOP	N: 411381.13 E: 236520.61	7020.00
(75)	TOE	N: 411224.08 E: 236563.65	7010.00	(105)	TOP	N: 411404.28 E: 236534.42	7020.83
(76)	TOE	N: 411227.87 E: 236557.00	7010.00	(106)	TOP	N: 411420.86 E: 236573.95	7022.17
(77)	TOE	N: 411297.70 E: 236556.49	7010.93	(107)	TOP	N: 411421.33 E: 236682.63	7024.13
(78)	TOE	N: 411364.78 E: 236556.20	7012.14	(108)	TOP	N: 411421.74 E: 236773.95	7025.78
(79)	TOE	N: 411377.53 E: 236561.41	7012.42	(109)	TOP	N: 411405.51 E: 236813.62	7026.05
(80)	TOE	N: 411382.86 E: 236574.12	7012.67	(110)	TOP	N: 411365.98 E: 236830.19	7026.30
(81)	TOE	N: 411383.30 E: 236674.12	7014.48	(111)	TOP	N: 411317.63 E: 236830.41	7023.86
(82)	TOE	N: 411383.74 E: 236774.12	7016.29	(112)	TOP	N: 411269.27 E: 236830.62	7020.24
(83)	TOE	N: 411378.52 E: 236786.87	7016.54	(113)	TOP	N: 411244.05 E: 236824.75	7025.05
(84)	TOE	N: 411365.82 E: 236792.19	7016.78	(114)	ACCESS ROAD/TOP	N: 411228.27 E: 236813.03	7027.41
(85)	TOE	N: 411317.46 E: 236792.41	7016.78	(115)	OUTLET STRUCTURE	N: 411242.30 E: 236557.73	7010.00
(86)	TOE	N: 411269.10 E: 236792.62	7016.78	(116)	OUTLET STRUCTURE	N: 411250.30 E: 236557.70	7010.09
(87)	TOE	N: 411266.55 E: 236791.15	7016.76				
(88)	TOE	N: 411265.09 E: 236788.60	7016.78				
(89)	TOE	N: 411245.69 E: 236717.98	7013.83				
(90)	ACCESS ROAD/TOE	N: 411226.29 E: 236647.36	7011.15				



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

**J.R. ENGINEERING**  
A Western Company

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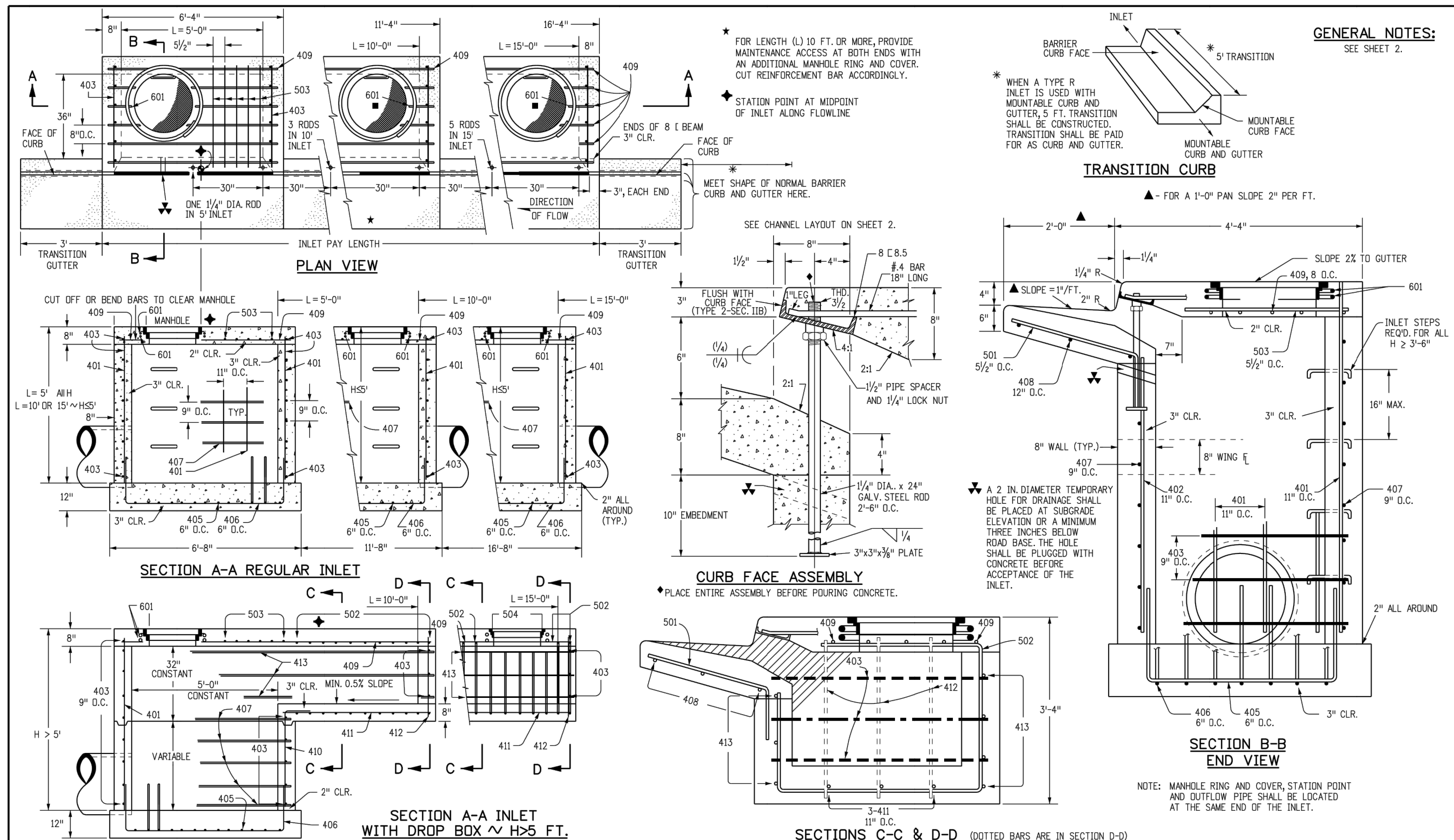
BY	DATE	REVISION	No.	1"=30'	1"=5'	DATE	DESIGNED BY	RAB	DIG	CHECKED BY
						05/18/22				

**STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM  
PLANS**

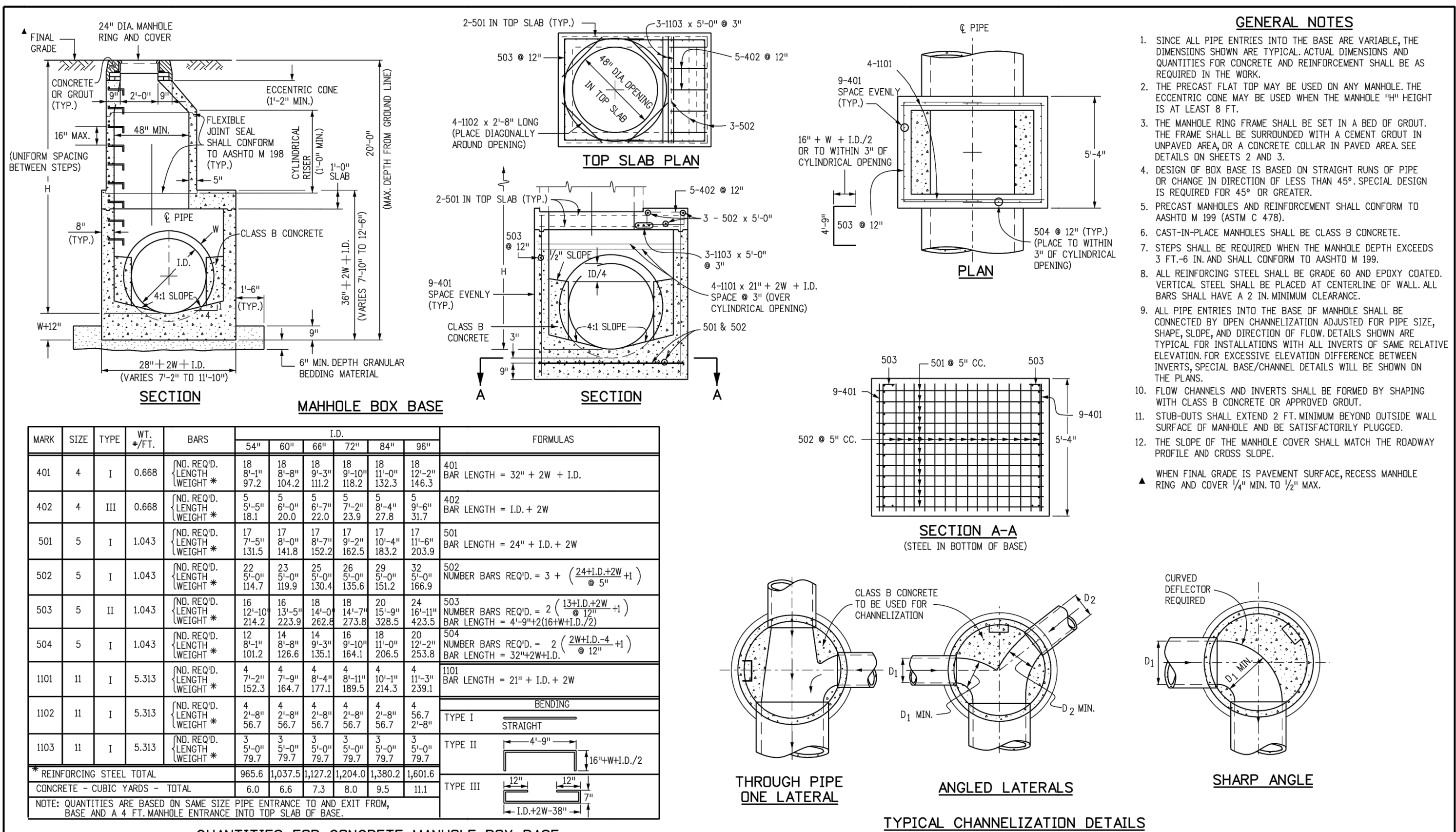
**POND GRADING PLAN**

SHEET 19 OF 25  
JOB NO. 25188.03

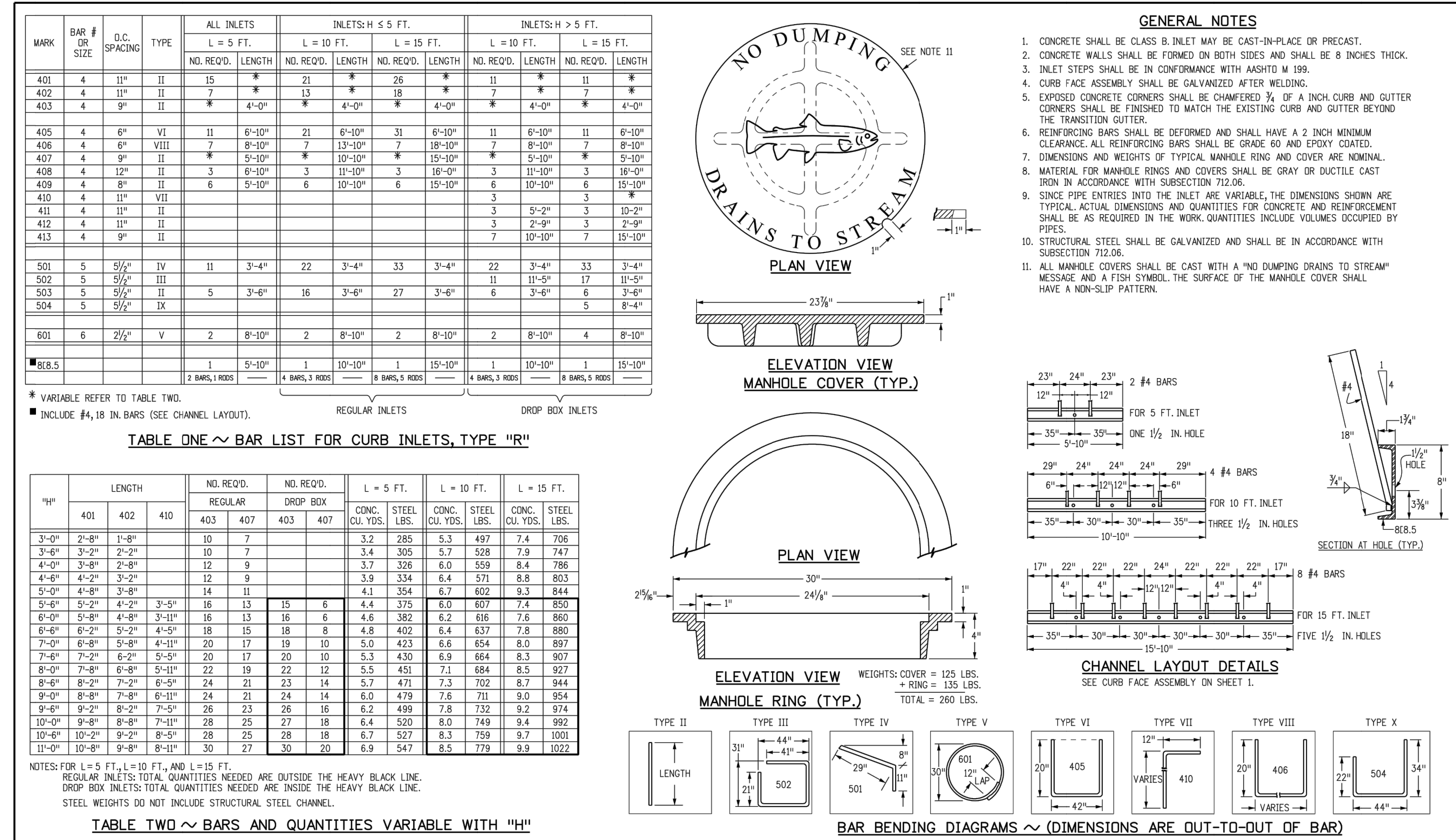




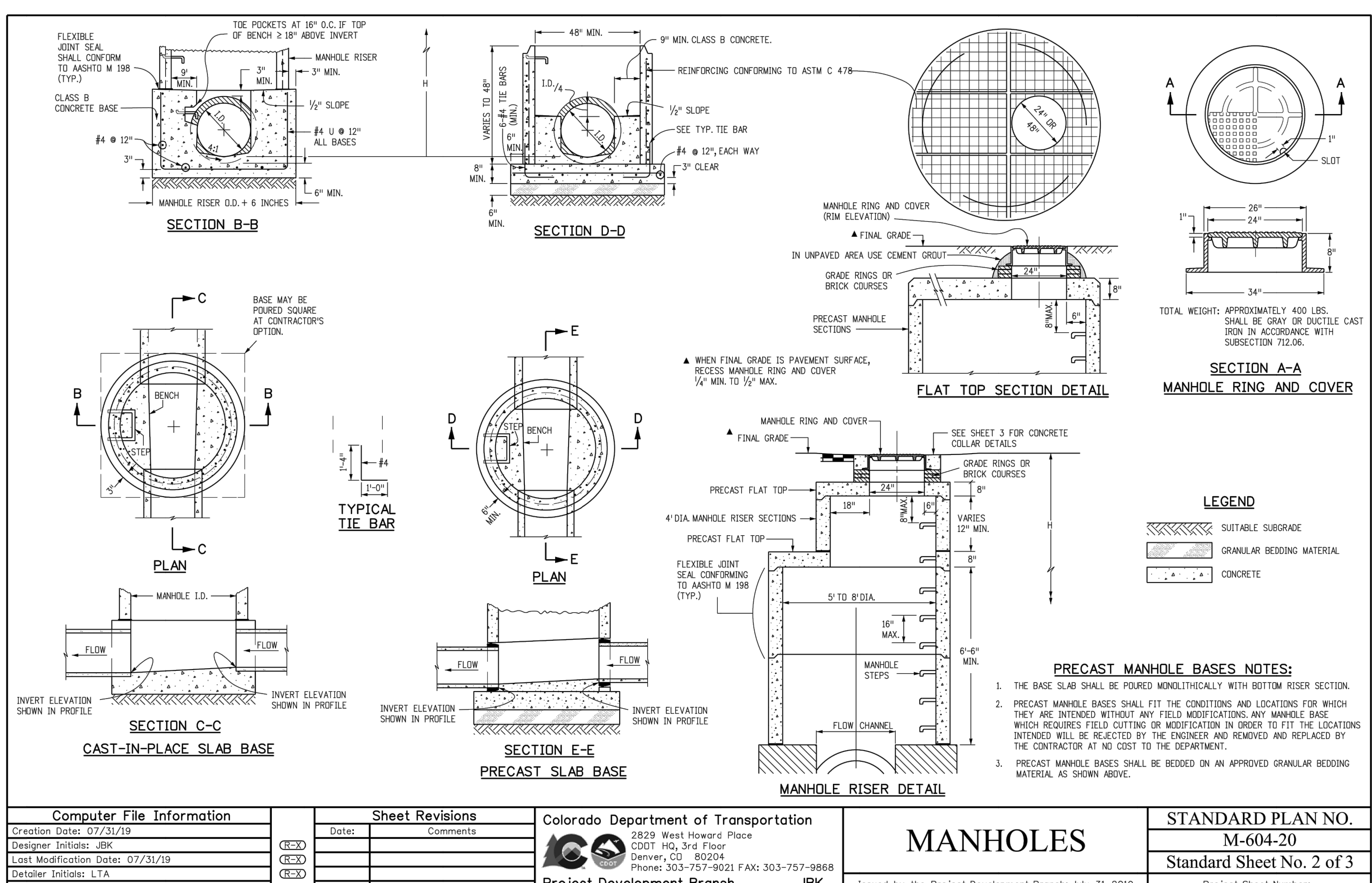
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Creation Date: 07/31/19		Date/ Comments		2829 West Howard Place		CDOT HQ, 3rd Floor		M-604-12	
Designer Initials: JBK		(C-2)				Denver, CO 80204		Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19		(C-2)		Project Development Branch		JBK		Issued by the Project Development Branch: July 31, 2019	
Detailer Initials: LTA		(C-2)						Project Sheet Number:	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(C-2)							



QUANTITIES FOR CONCRETE MANHOLE BOX BASE									
Computer File Information			Sheet Revisions		Colorado Department of Transportation			STANDARD PLAN NO.	
Creation Date: 07/31/19			Date: _____		 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868			M-604-20	
Designer Initials: JBK			(E-X)						
Last Modification Date: 07/31/19			(E-X)						
Detailer Initials: LTA			(E-X)						
CAD Ver.: MicroStation V8    Scale: Not to Scale    Units: English			(E-X)		Project Development Branch    JBK			Standard Sheet No. 1 of 3	
Issued by the Project Development Branch: July 31, 2019								Project Sheet Number: _____	



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:		2829 West Howard Place		M-604-12		Issued by the Project Development Branch: July 31, 2019	
Designer Initials: JBK		Comments:		CDOT HQ, 3rd Floor		Project Sheet Number:		Standard Sheet No. 2 of 2	
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK					



CAD Ver.: MicroStation V8   Scale: Not to Scale   Units: English <span style="border: 1px solid black; padding: 0 2px;">R-2</span>		Project Development Branch   JBK		Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
FILE NO. SF-21-XXX					
<div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">CDR-22-001</div>					

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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

DATE	BY	REVISION
05/18/22 <td>XXX <td>DESIGNED BY</td> </td>	XXX <td>DESIGNED BY</td>	DESIGNED BY
XXX	XXX	DRAWN BY
XXX	XXX	CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

DETAILS SHEETS

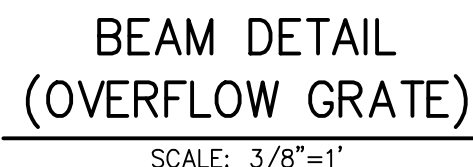
SHEET 20 OF 25

JOB NO. 25188.03









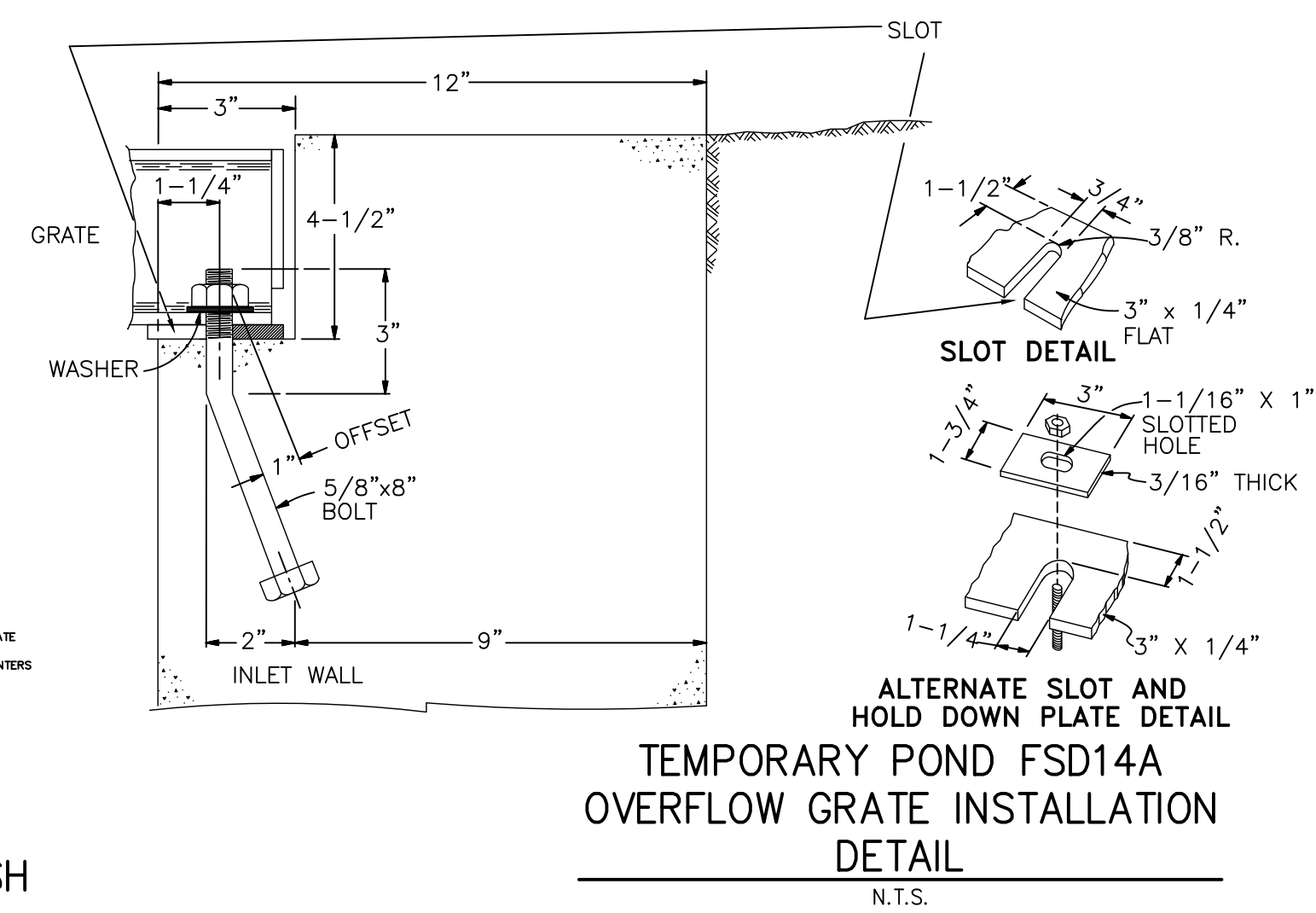
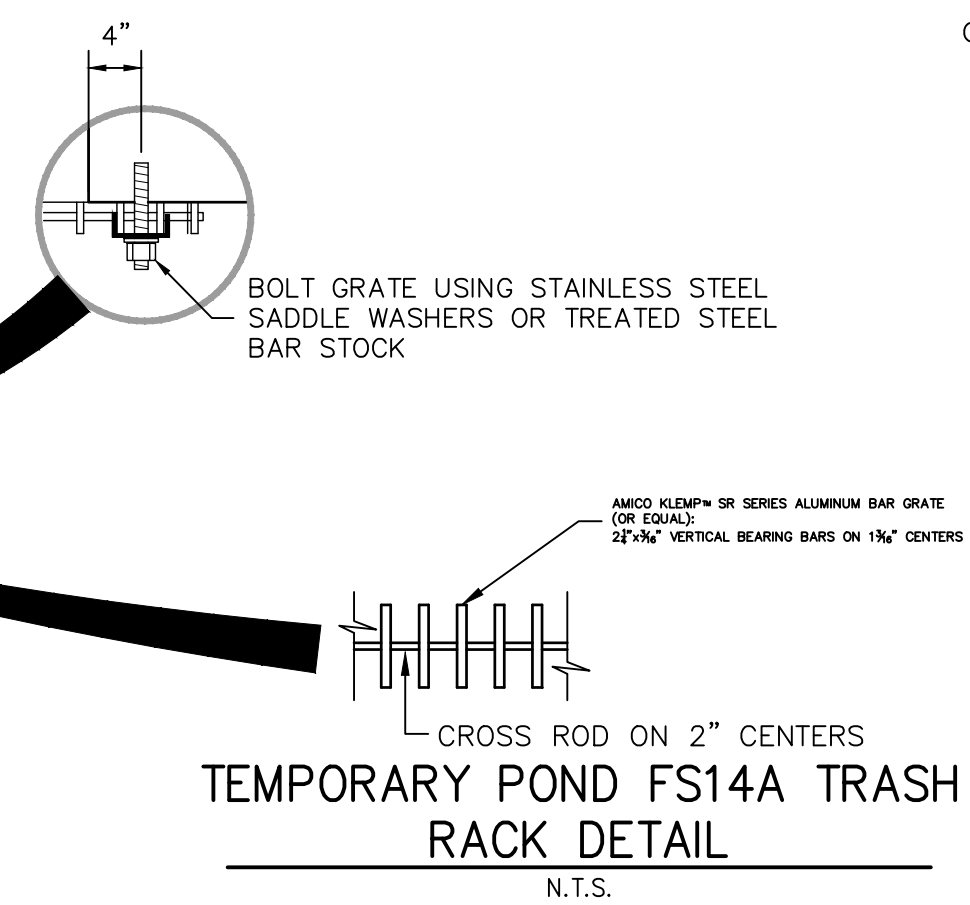
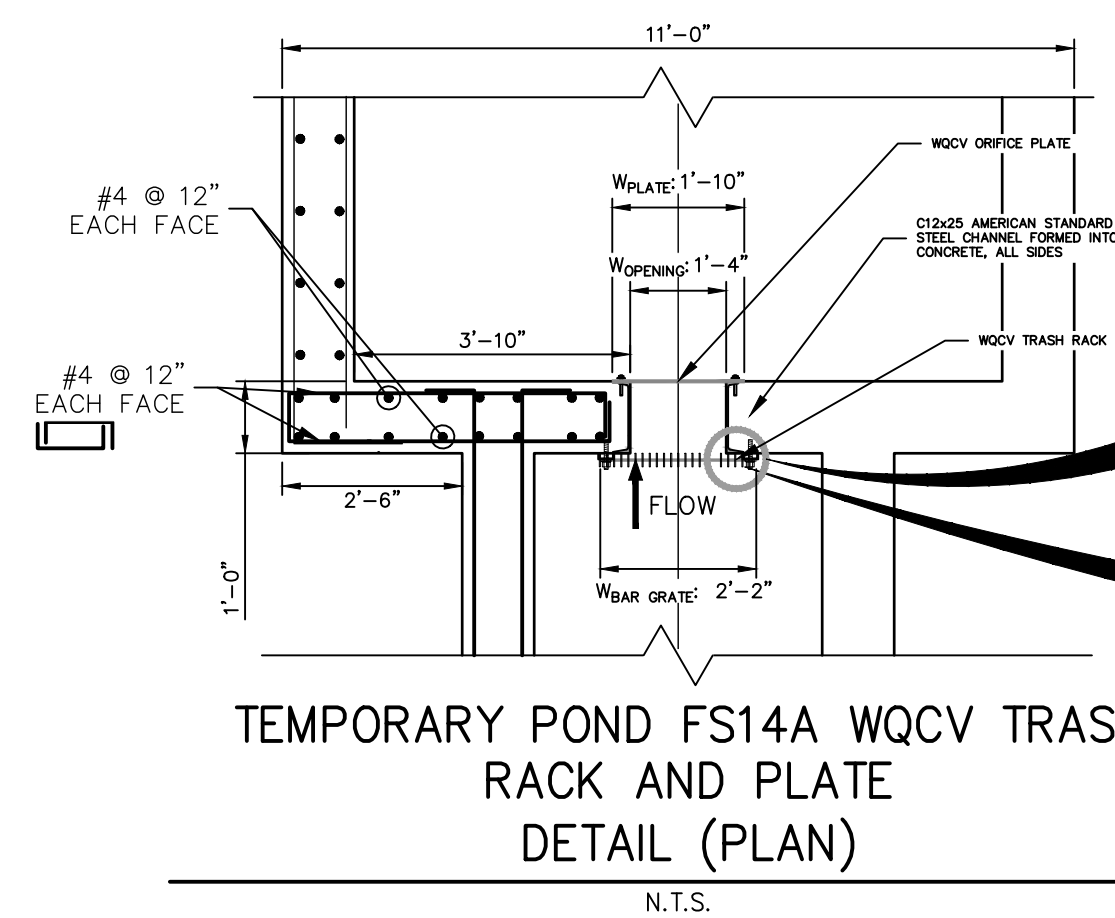
So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.



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.
- OVERFLOW GRATE:
5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS POINTS AS SHOWN ON THE PLANS.
  6. OVERFLOW GRAS SHALL BE 1/2" BARS, DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

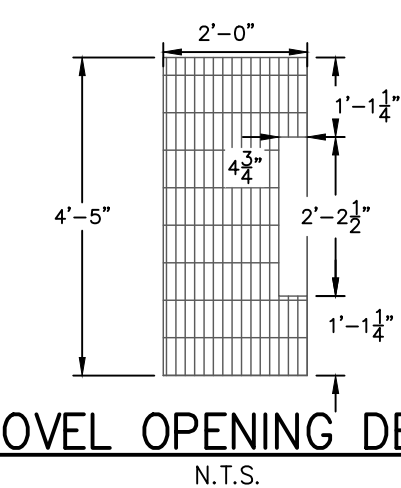
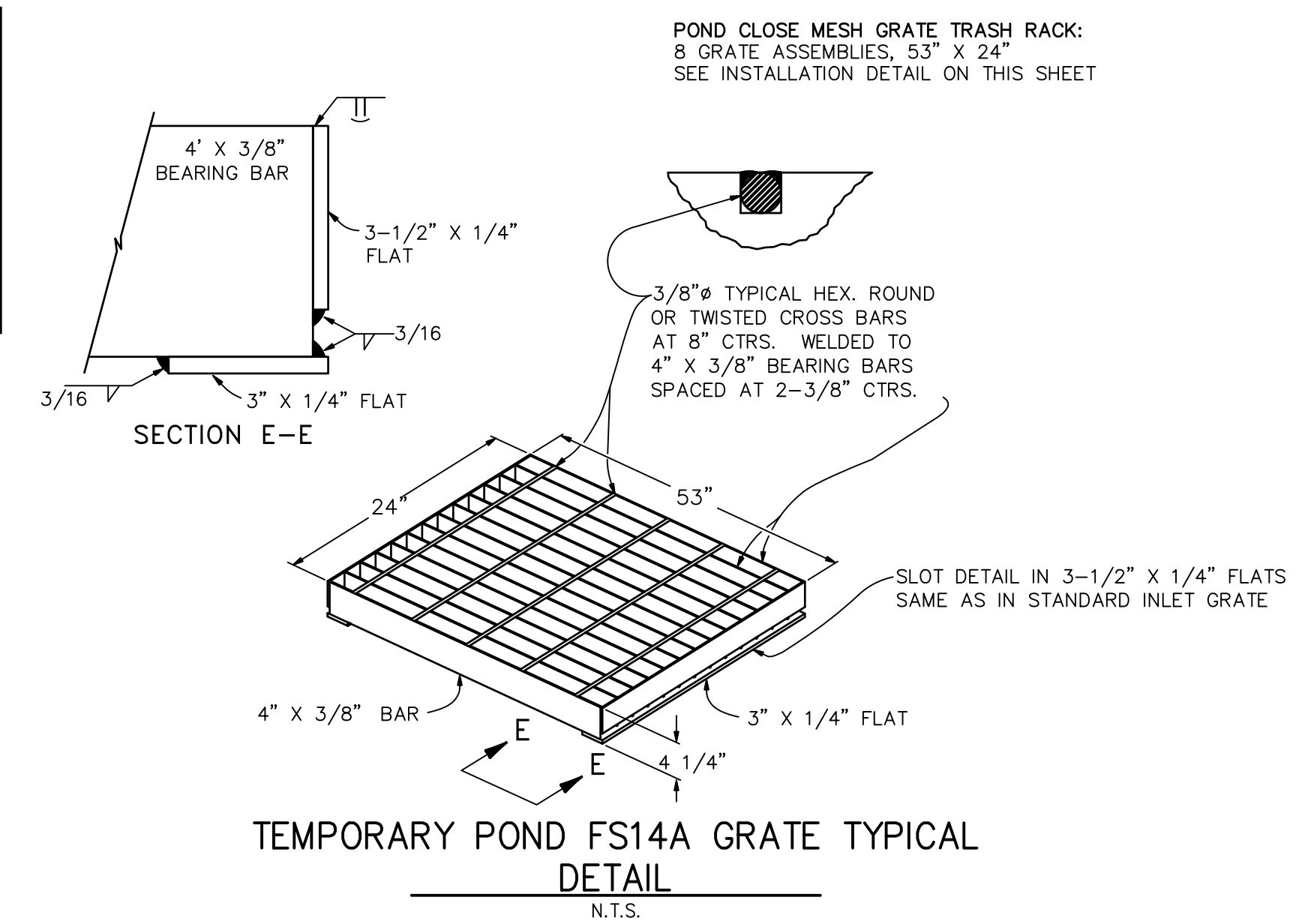
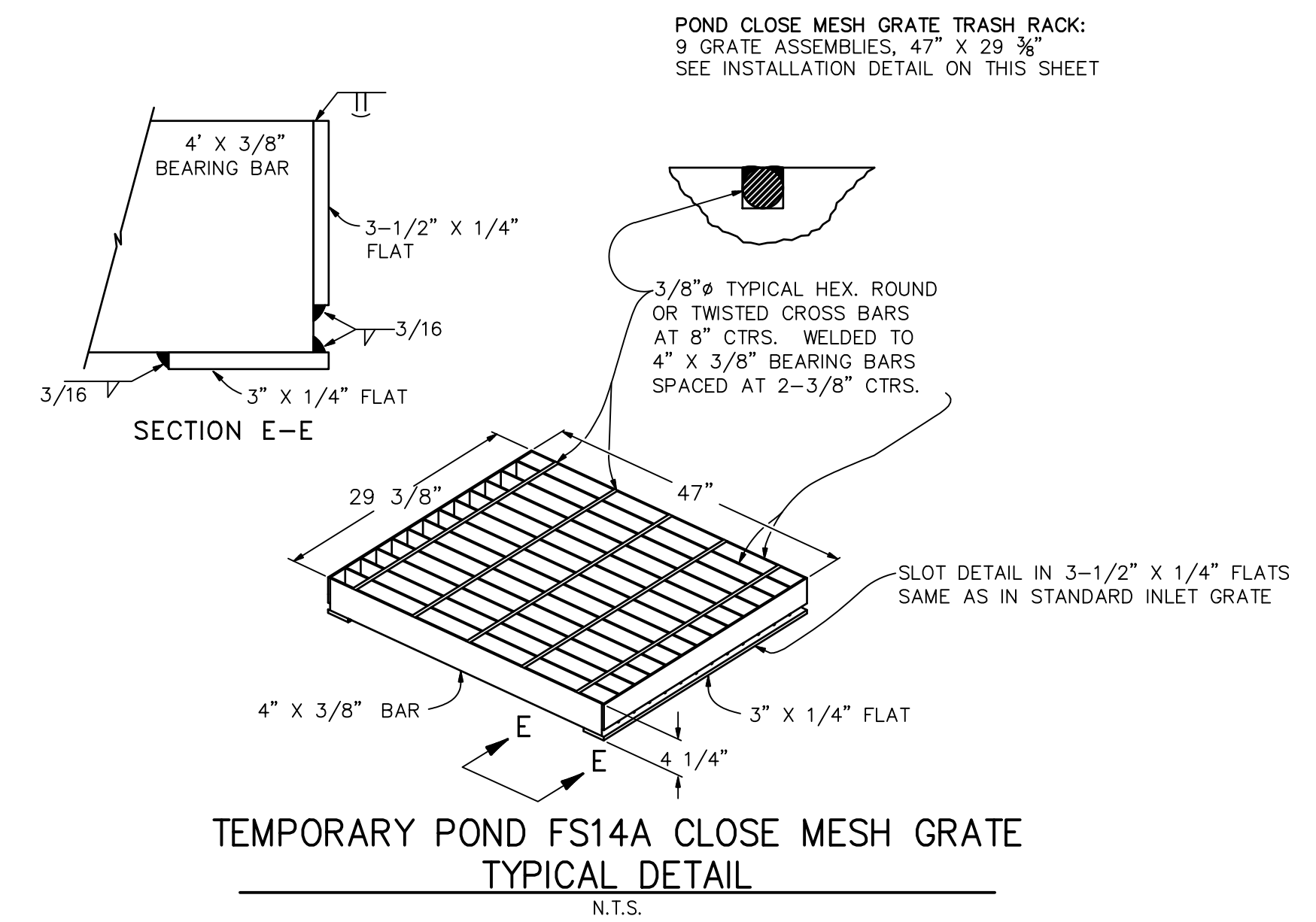
SHEET		STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS				H-SCALE	3/4" = 1'	No.	REVISION	BY	DATE
JOB NO.		25188.03				V-SCALE	3/4" = 1'				
		DETAILS SHEETS				DATE	05/18/22				
						DESIGNED BY	RAB				
						DRAWN BY	CGV				
						CHECKED BY					
		22	OF	25							





Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.



### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
ONLY 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

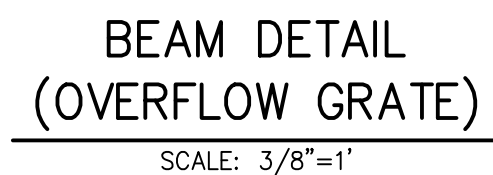
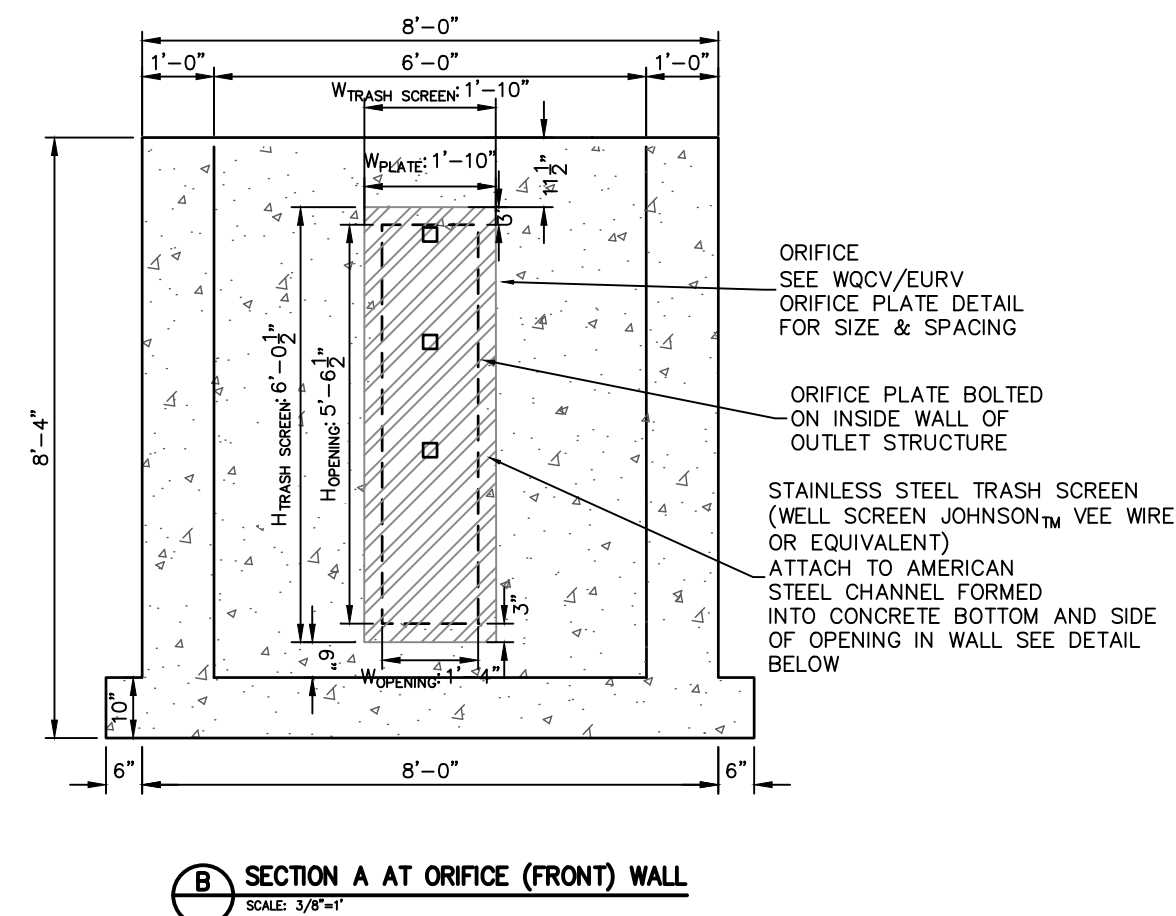
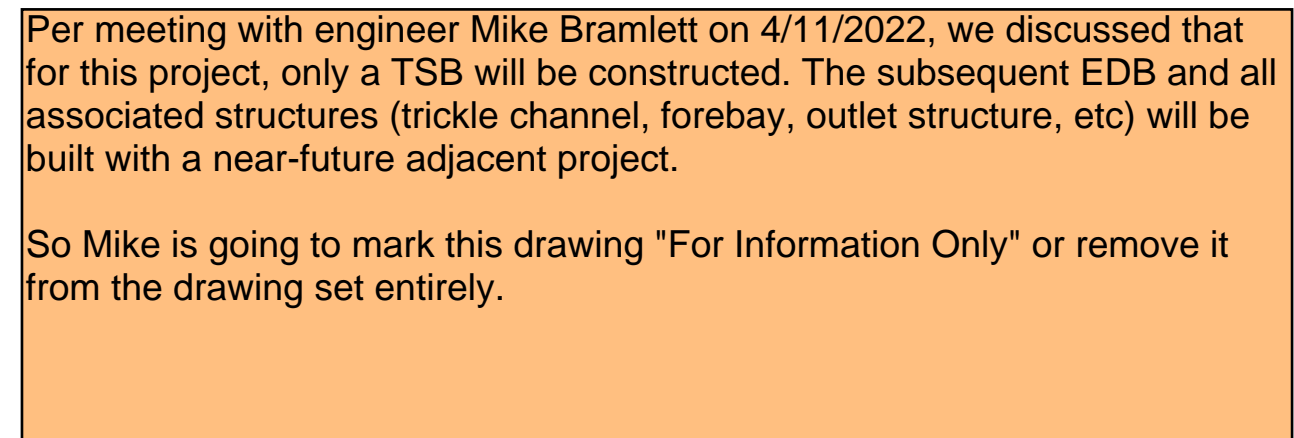
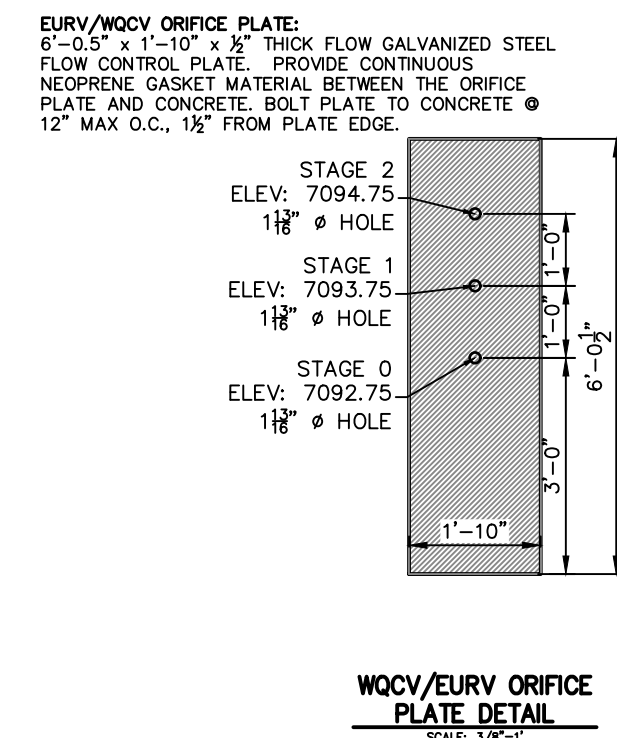
**J.R. ENGINEERING**  
A Westrian Company

Central 303-740-9383 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE
V-Scale	3/4" = 1"		
H-Scale	3/4" = 1"		
DESIGNED BY	RAB		
DRAWN BY	CGV		
CHECKED BY			

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS			
DETAILS SHEETS			
SHEET	23	OF	25
JOB NO.	25188.03		





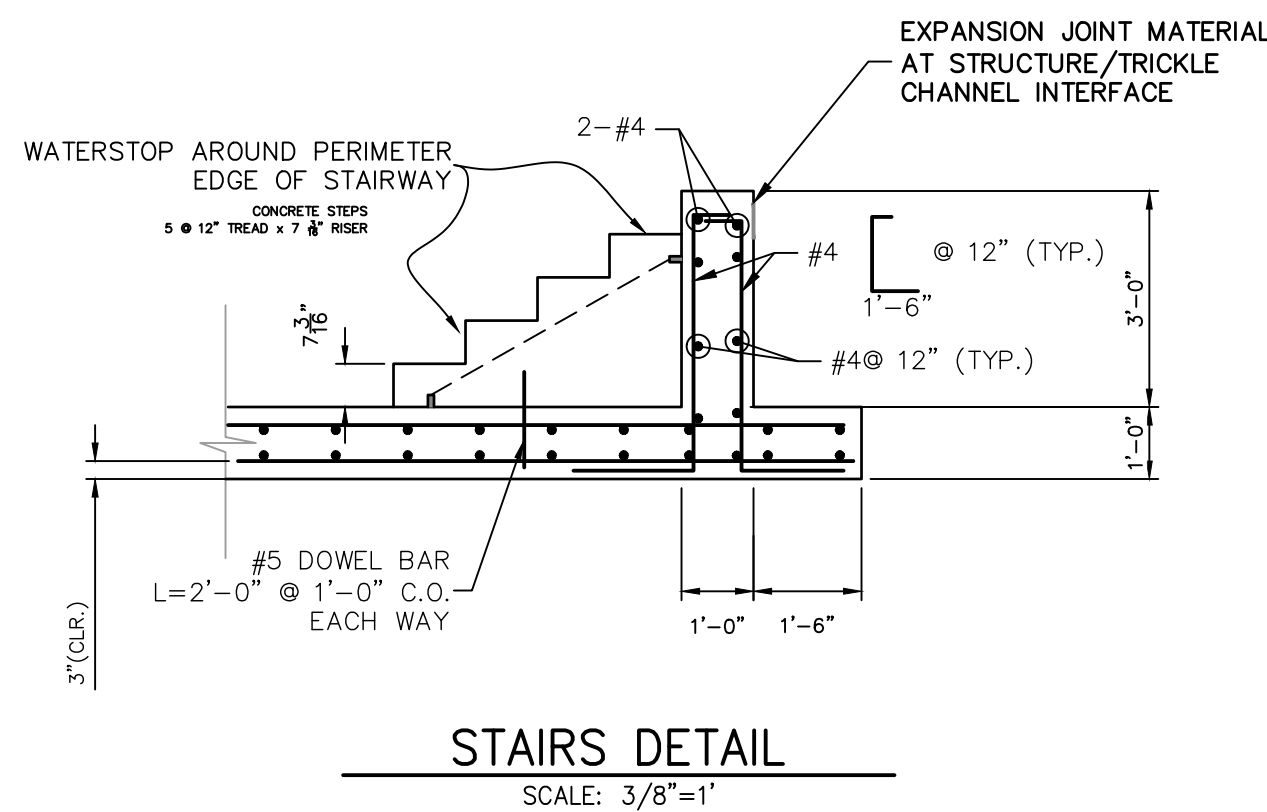
1. REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
2. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
4. ALL CONSTRUCTION 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 BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F<sub>c</sub>.
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 ¾"
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. COLOR AND FINISH SHALL SUIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

**ORIFICE PLATE AND RESTRICTOR PLATE:**

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE WITH 1" DIA. 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.

**OVERFLOW GRATE:**

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 GRATING SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.




SHEET 24 OF 25

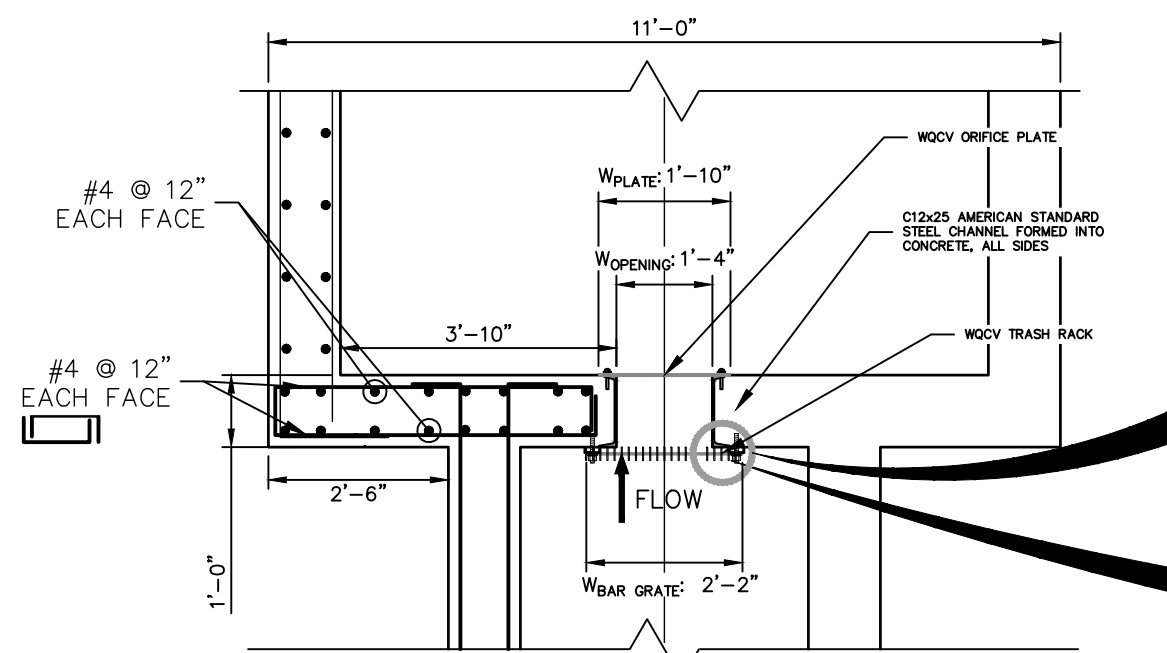
JOB NO. 25188.03

PREPARED UNDER MY SUPERVISION

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







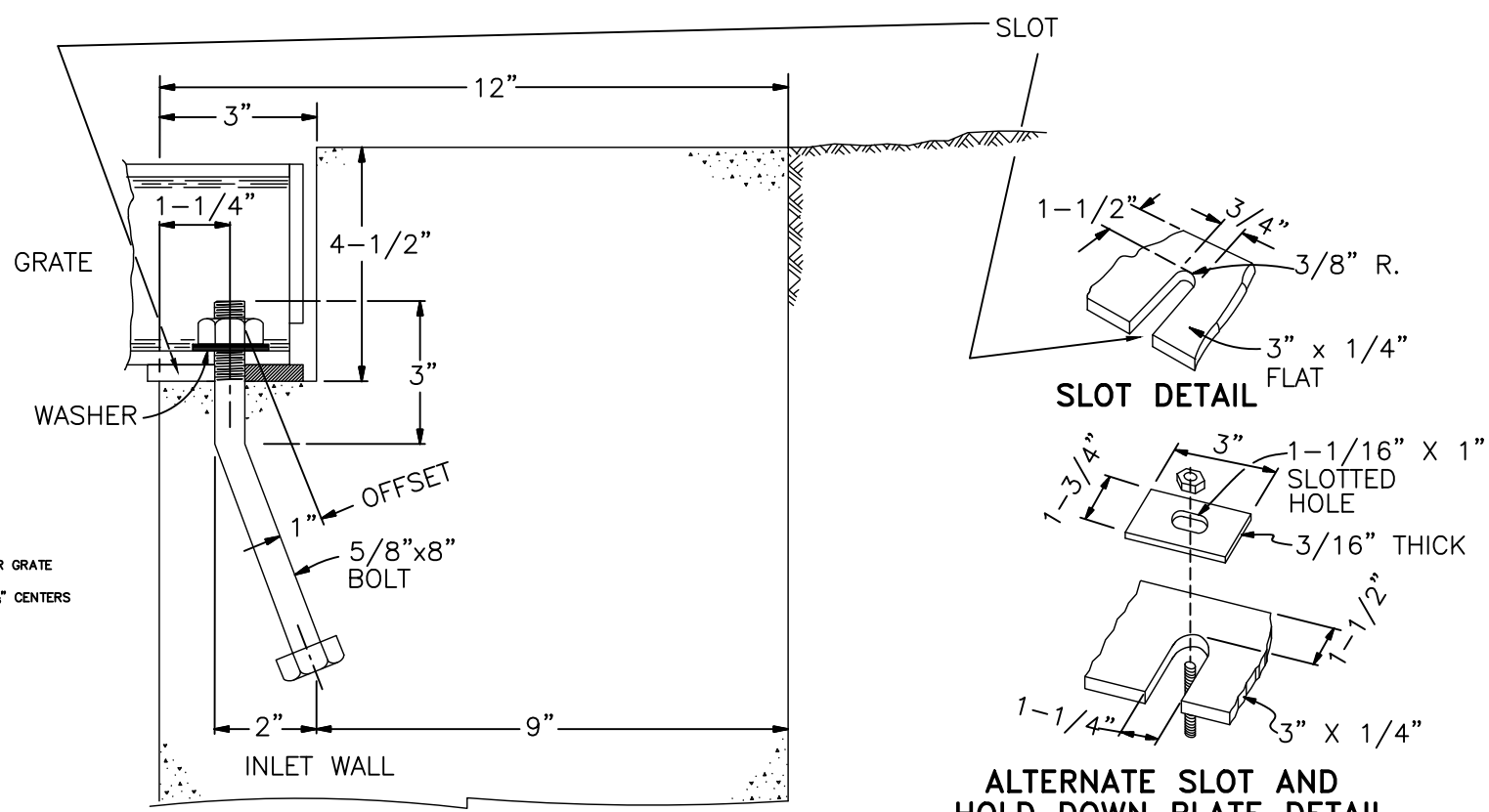
TEMPORARY POND FSD16 WQCV TRASH RACK AND PLATE DETAIL (PLAN)

N.T.S.



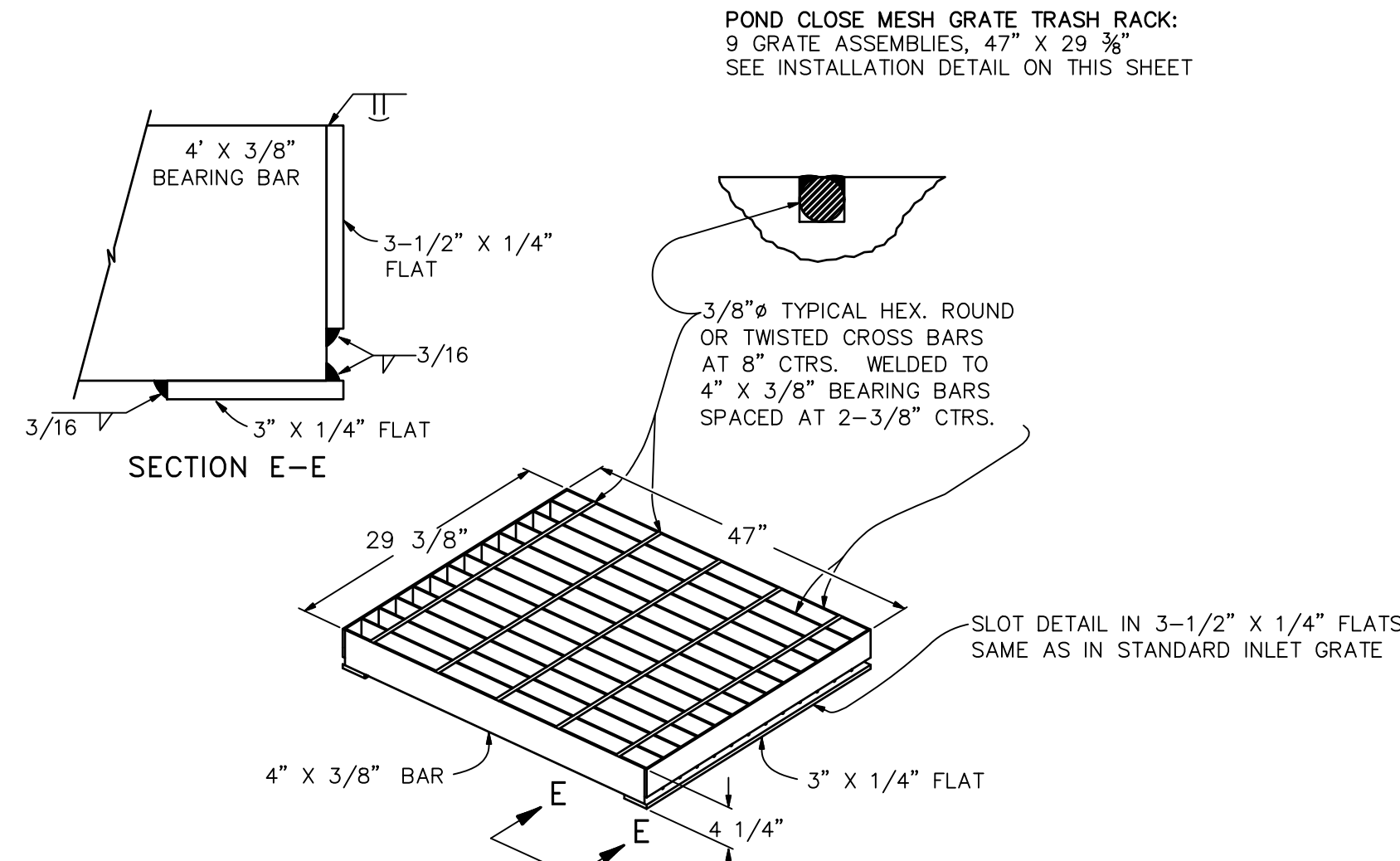
TEMPORARY POND FSD16 TRASH RACK DETAIL

N.T.S.



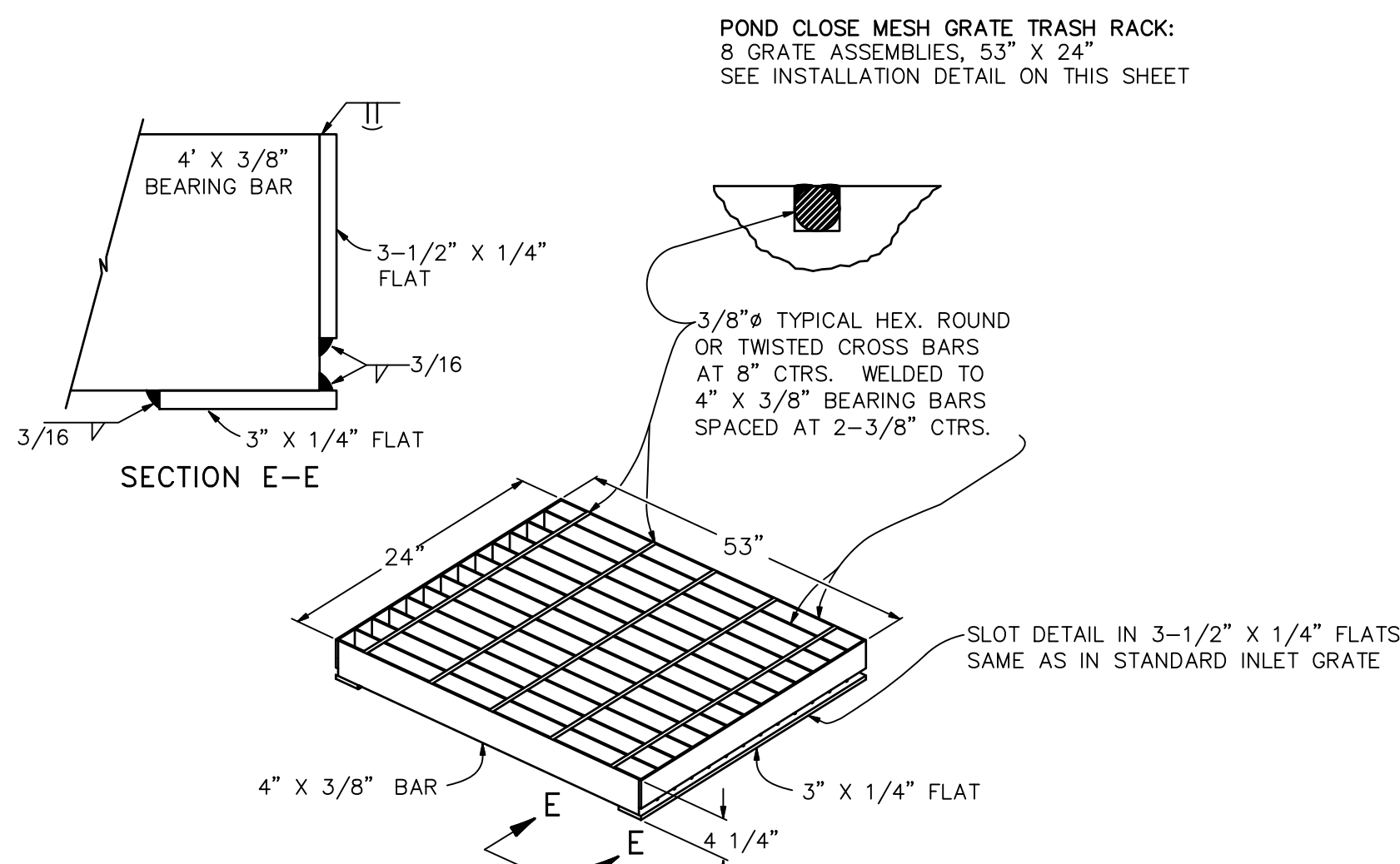
POND FSD16 OVERFLOW GRATE INSTALLATION DETAIL

N.T.S.



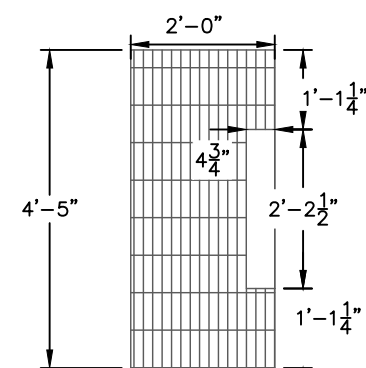
TEMPORARY POND FSD16 CLOSE MESH GRATE TYPICAL DETAIL

N.T.S.



TEMPORARY POND FSD16 GRATE TYPICAL DETAIL

N.T.S.



SHOVEL OPENING DETAIL

N.T.S.

Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM  
PLANS

DETAILS SHEETS

SHEET 25 OF 25

JOB NO. 25188.03

BY DATE

REVISION

1  
3/4" = 1"

1  
3/4" = 1"

05/18/22

RAB

CGV

CHECKED BY

J.R. ENGINEERING  
A Western Company



Centennial 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201

COLORADO SPRINGS, CO 80903

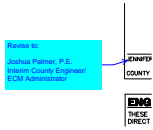
JAMES F. MORLEY  
(719) 471-1742


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



# ENG-CDR22001-R3-CDs Storm.pdf Markup Summary

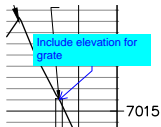
CDurham (43)




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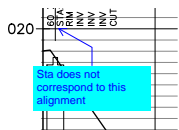
Revise to:


Joshua Palmer, P.E.  
Interim County Engineer/ ECM Administrator



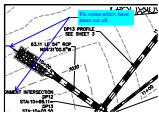
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Include elevation for grate



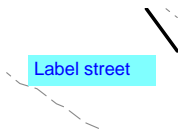
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Sta does not correspond to this alignment



**Subject:** Callout  
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Fix notes which have been cut off.



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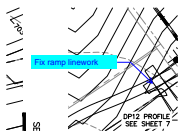
Label street



**Subject:** Text Box  
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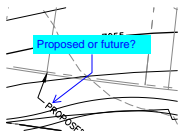
Park Access





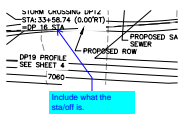
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Fix ramp linework



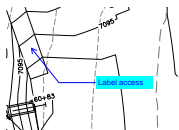
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Proposed or future?



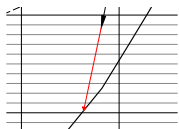
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Include what the sta/off is.



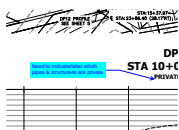
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Label access



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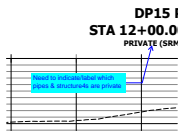
Label access



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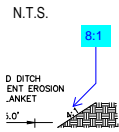
Need to indicate/label which pipes & structure4s are private





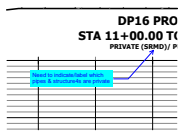
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Need to indicate/label which pipes & structures are private



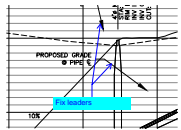
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8:1



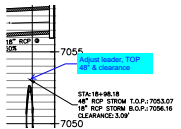
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Need to indicate/label which pipes & structures are private



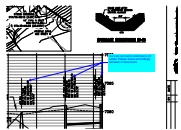
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Fix leaders



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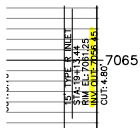
Adjust leader, TOP 48" & clearance



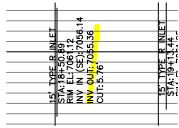
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Inv's do not match stormcad in Dr Letter. Please revise accordingly between 2 documents

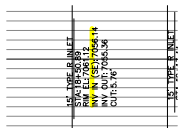




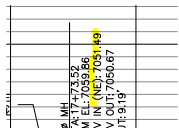
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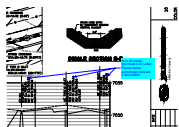
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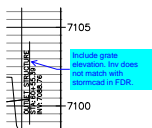


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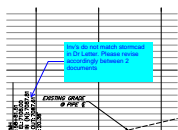
Inv's do match stormcad in Dr Letter. Please revise accordingly between 2 documents



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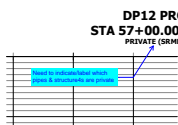
Include grate elevation. Inv does not match with stormcad in FDR.





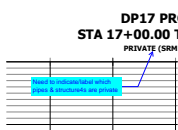
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**Page Label:** [11] 11 DP12(8)  
**Author:** CDurham  
**Date:** 6/9/2022 4:09:18 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

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



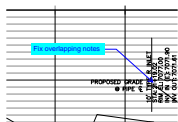
**Subject:** Callout  
**Page Label:** [11] 11 DP12(8)  
**Author:** CDurham  
**Date:** 6/9/2022 4:09:56 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Need to indicate/label which pipes & structure4s are private



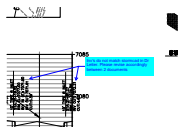
**Subject:** Callout  
**Page Label:** [16] 16 DP18(1)  
**Author:** CDurham  
**Date:** 6/9/2022 4:11:10 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Need to indicate/label which pipes & structure4s are private



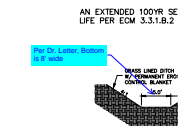
**Subject:** Callout  
**Page Label:** [16] 16 DP18(1)  
**Author:** CDurham  
**Date:** 6/9/2022 4:14:22 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Fix overlapping notes



**Subject:** Callout  
**Page Label:** [16] 16 DP18(1)  
**Author:** CDurham  
**Date:** 6/9/2022 4:14:50 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

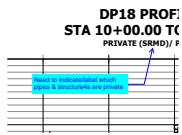
Inv's do not match stormcad in Dr Letter. Please revise accordingly between 2 documents



**Subject:** Callout  
**Page Label:** [16] 16 DP18(1)  
**Author:** CDurham  
**Date:** 6/9/2022 4:15:36 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

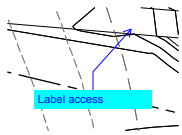
Per Dr. Letter, Bottom is 8' wide





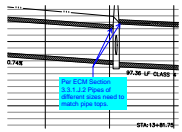
**Subject:** Callout  
**Page Label:** [17] 17 DP18 (2) DP20  
**Author:** CDurham  
**Date:** 6/9/2022 4:17:39 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Need to indicate/label which pipes & structures are private



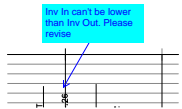
**Subject:** Callout  
**Page Label:** [17] 17 DP18 (2) DP20  
**Author:** CDurham  
**Date:** 6/9/2022 4:18:10 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Label access



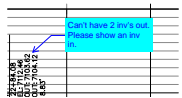
**Subject:** Callout  
**Page Label:** [17] 17 DP18 (2) DP20  
**Author:** CDurham  
**Date:** 6/9/2022 4:20:23 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

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



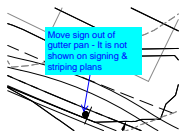
**Subject:** Callout  
**Page Label:** [18] 18 2518803 DP03 - GR01  
**Author:** CDurham  
**Date:** 6/9/2022 4:23:41 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Inv In can't be lower than Inv Out. Please revise



**Subject:** Callout  
**Page Label:** [18] 18 2518803 DP03 - GR01  
**Author:** CDurham  
**Date:** 6/9/2022 4:24:08 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

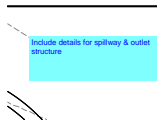
Can't have 2 inv's out. Please show an inv in.



**Subject:** Callout  
**Page Label:** [18] 18 2518803 DP03 - GR01  
**Author:** CDurham  
**Date:** 6/9/2022 4:26:23 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Move sign out of gutter pan - It is not shown on signing & striping plans





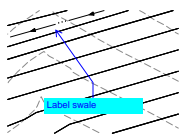
**Subject:** Text Box  
**Page Label:** [19] 19 2518803 DP03 - GR02  
**Author:** CDurham  
**Date:** 6/9/2022 4:33:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include details for spillway & outlet structure



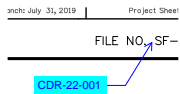
**Subject:** Text Box  
**Page Label:** [20] 20 DT01  
**Author:** CDurham  
**Date:** 6/9/2022 4:33:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include details for spillway & outlet structure



**Subject:** Callout  
**Page Label:** [20] 20 DT01  
**Author:** CDurham  
**Date:** 6/9/2022 4:33:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label swale



**Subject:** Callout  
**Page Label:** [21] 21 DT02  
**Author:** CDurham  
**Date:** 6/9/2022 4:34:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

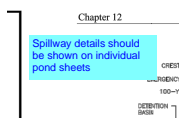
CDR-22-001

O. SF-21-XXX

**Subject:** Highlight  
**Page Label:** [22] 22 Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2022 4:34:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Text Box  
**Page Label:** [22] 22 Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2022 4:42:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Spillway details should be shown on individual pond sheets





Add outlet paving (for  
riprap) detail from  
CDOT Std M-601-12

EXTD  
UPST  
3" TO 4"

**Subject:** Text Box  
**Page Label:** [22] 22 Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2022 4:43:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add outlet paving (for riprap) detail from CDOT Std M-601-12

## Glenn Reese - EPC Stormwater (5)

**MAY 2022**

Add text:  
PCD Filing No.: CDR221

**Subject:** SW - Textbox  
**Page Label:** [1] 1 CV01  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 6/14/2022 6:07:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

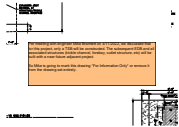
Add text:  
PCD Filing No.: CDR221



**Subject:** SW - Textbox  
**Page Label:** [25] 25 Outlet Structure (4)  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 6/14/2022 6:08:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

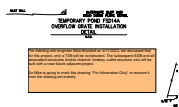
So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.



**Subject:** SW - Textbox  
**Page Label:** [25] 25 Outlet Structure (4)  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 6/14/2022 6:08:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

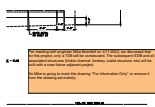
So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.



**Subject:** SW - Textbox  
**Page Label:** [24] 24 Outlet Structure (3)  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 6/14/2022 6:08:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.



**Subject:** SW - Textbox  
**Page Label:** [23] 23 Outlet Structure (2)  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 6/14/2022 6:08:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per meeting with engineer Mike Bramlett on 4/11/2022, we discussed that for this project, only a TSB will be constructed. The subsequent EDB and all associated structures (trickle channel, forebay, outlet structure, etc) will be built with a near-future adjacent project.

So Mike is going to mark this drawing "For Information Only" or remove it from the drawing set entirely.