

STERLING RANCH FILING NO.2

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

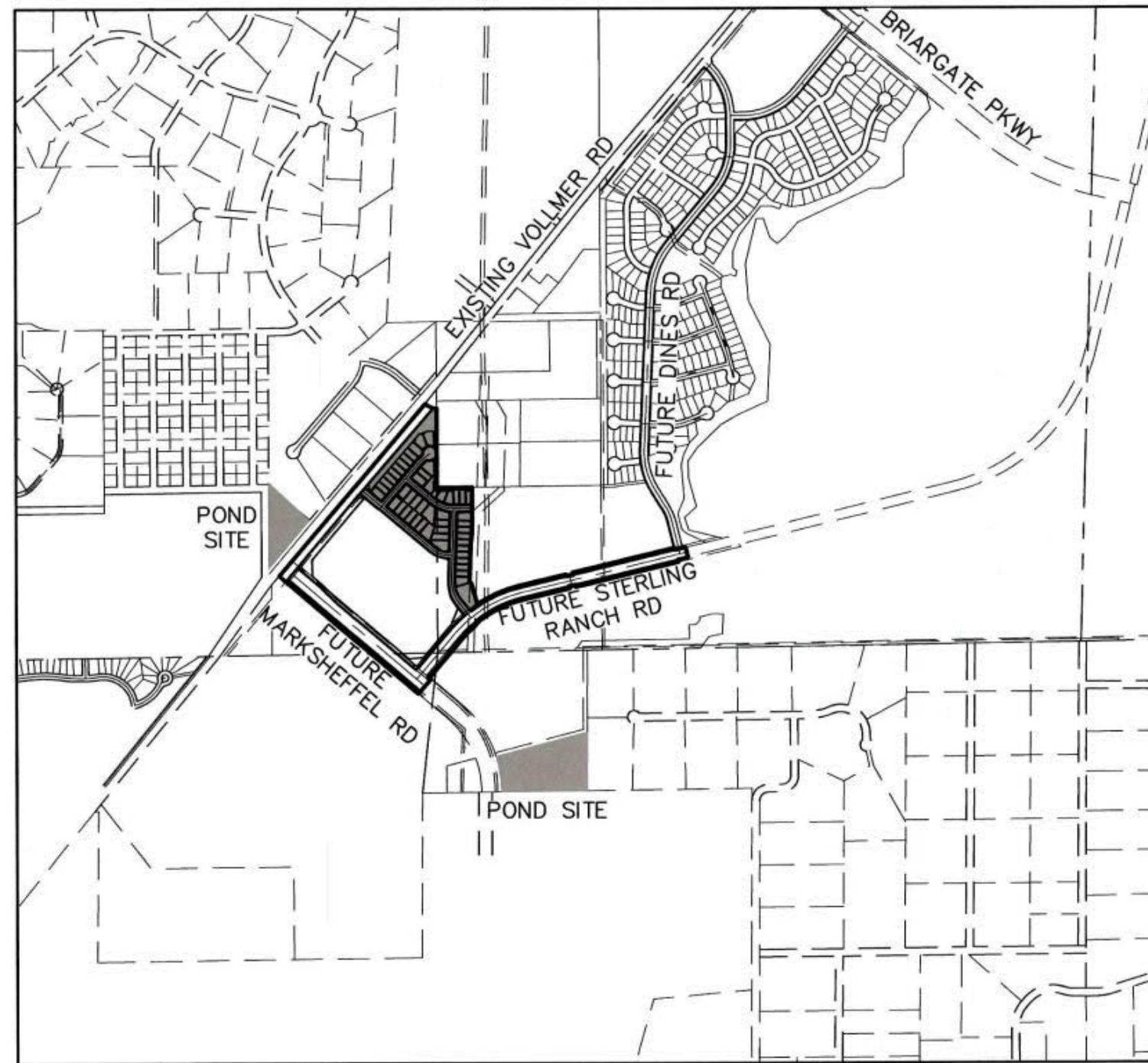
APRIL 2021
SF-20-015

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 JOS-HYDRO CONSULTANTS 545 E. Pikes Peak Ave., Suite 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 688-8769
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) 688-3556
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
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719) 385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719) 385-5980
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 719-659-5936
GAS:	CRAIG KERSEY REAL ESTATE MACELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 918-574-7986

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 PANINE 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



VICINITY MAP

SCALE: 1"=1,000'

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CITY OF COLORADO SPRINGS STATEMENT

REVIEWED AND ARE APPROVED FOR STORM DRAIN FACILITIES INSTALLATION CONSTRUCTION.

J.F. 7/15/2021
DATE

THE STORM FACILITIES CROSSING LANDS WITHIN THE CITY OF COLORADO SPRINGS JURISDICTION HAVE BEEN REVIEWED. PLAN REVIEW BY CITY OF COLORADO SPRINGS IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE CITY OF COLORADO SPRINGS, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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 4/20/21
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 EDC 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.

APPROVED

Engineering Department

11/17/2021 9:25 AM

Jennifery

EPC Planning & Community Development Department

JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

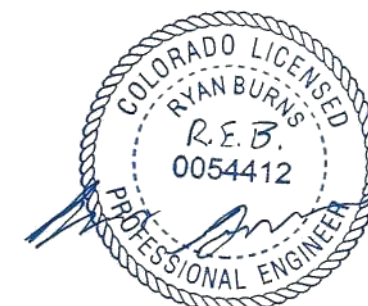
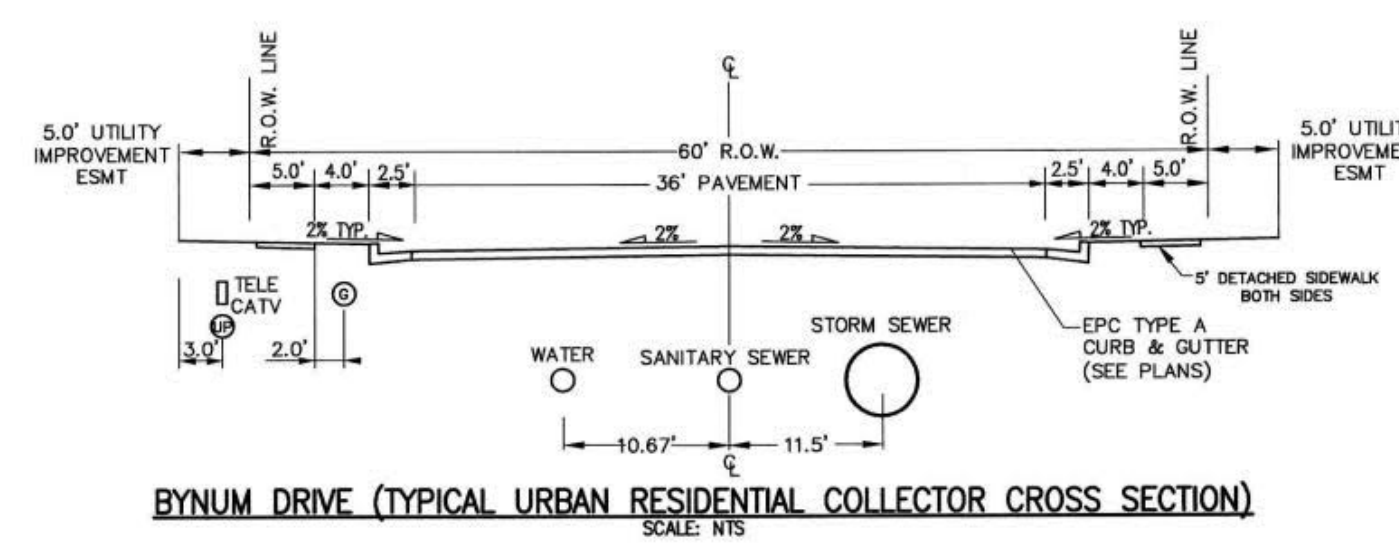
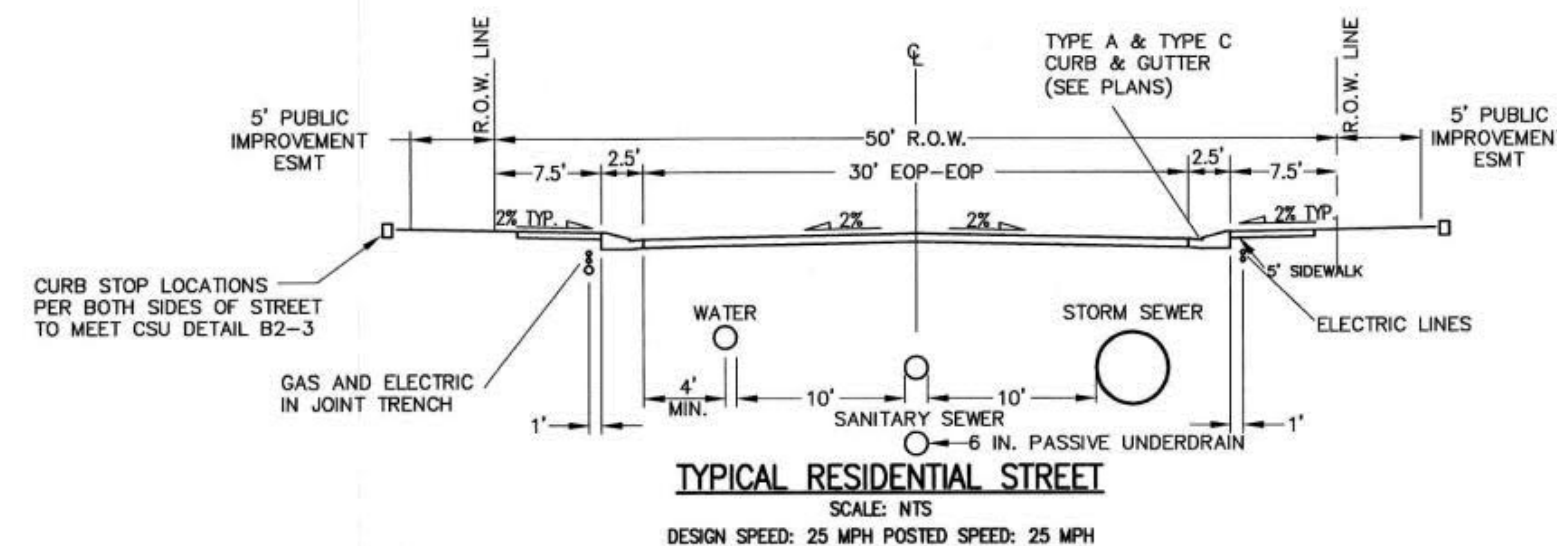
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS 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 04/20/21
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.

James F. Morley 4/20/21
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE



AS-BUILT PLANS
2020-05-26
EPC SF-20-15



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE EL PASO COUNTY ENGINEER, THE USER ASSUMES ALL LIABILITY FOR THE USE OF THESE DRAWINGS 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	JR ENGINEERING A Weidman Company Central 303-740-3883 • Colorado Springs 719-585-2588 Fort Collins 970-497-3668 • www.jrengineering.com
STERLING RANCH FILING NO.2	COVER SHEET	
SHEET 1 OF 25		
JOB NO. 25188.01		

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT. PIPES WITH WATERTIGHT JOINTS REQUIRE 100-YEAR DESIGN LIFE.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT $\frac{1}{4}$ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

SOIL RIPRAP NOTES:

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

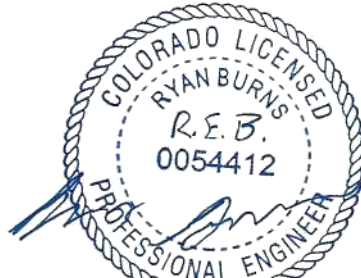
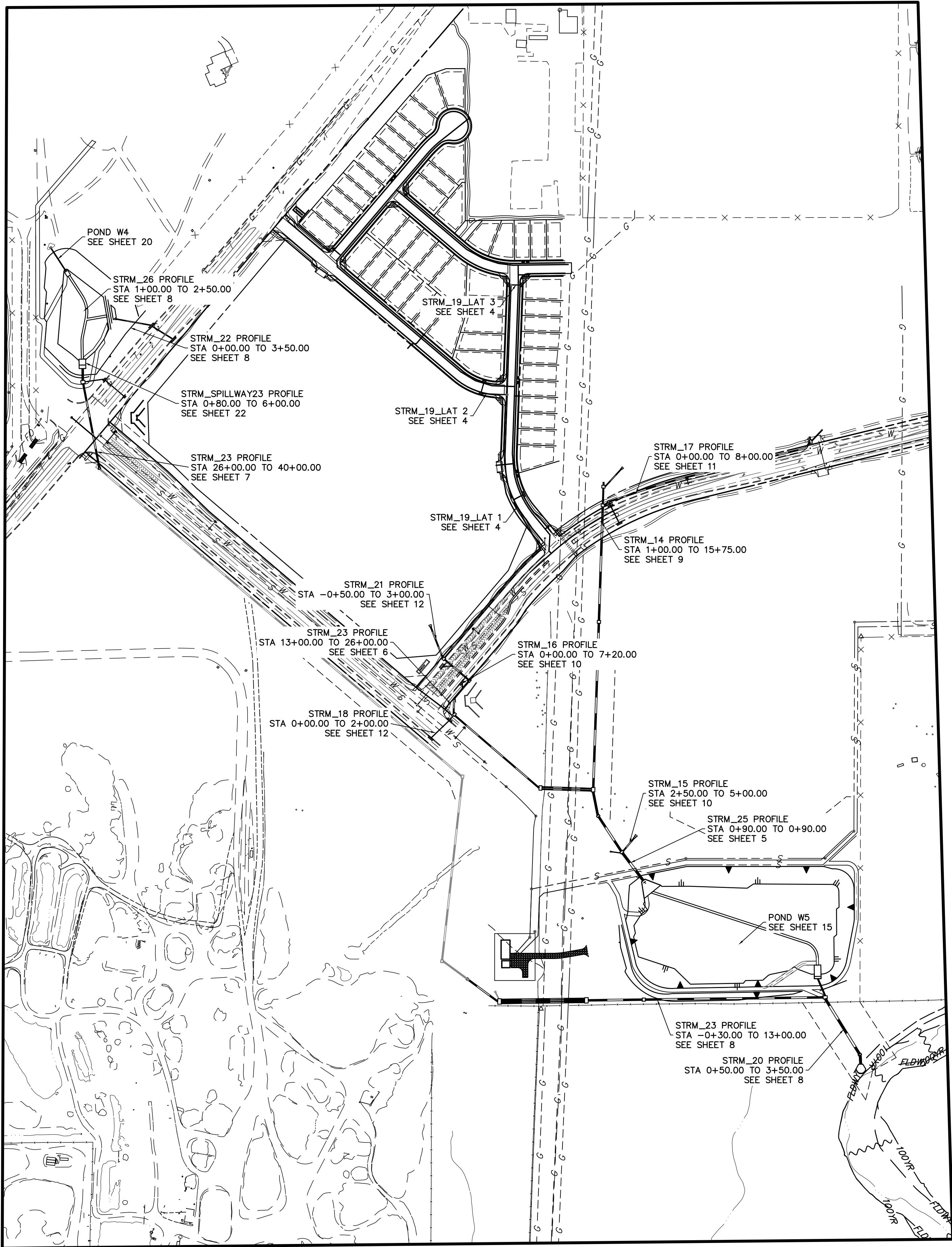
STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE
T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS



AS-BUILT PLANS
2026-05-26
EPC SF-20-15

EPC 11/17/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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

32314
8/18/2021
DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR

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

J.R. ENGINEERING
A Westlin Company



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

BY DATE

No. REVISION

H-SCALE
V-SCALE
DATE
DESIGNED BY
DRAWN BY
CHECKED BY

STERLING RANCH FILING NO.2

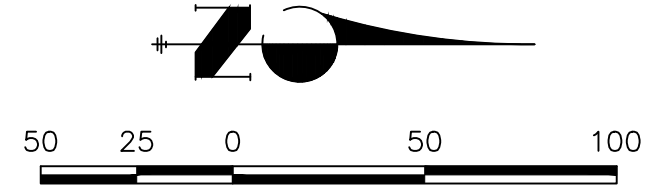
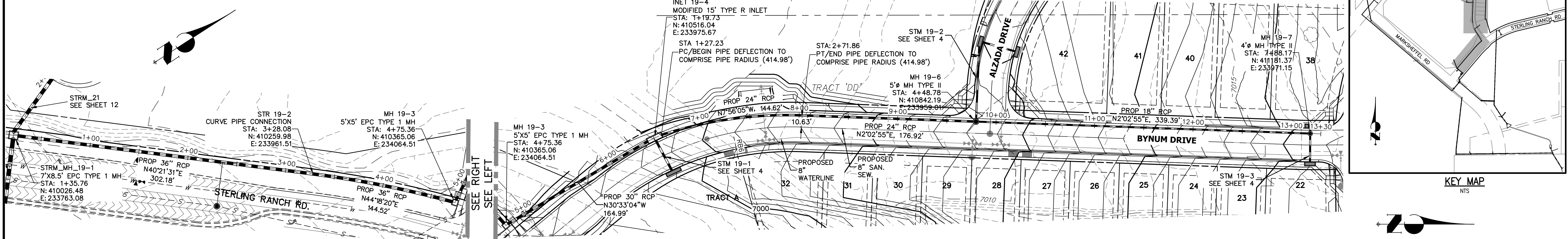
NOTES

SHEET 2 OF 26

JOB NO. 25188.01



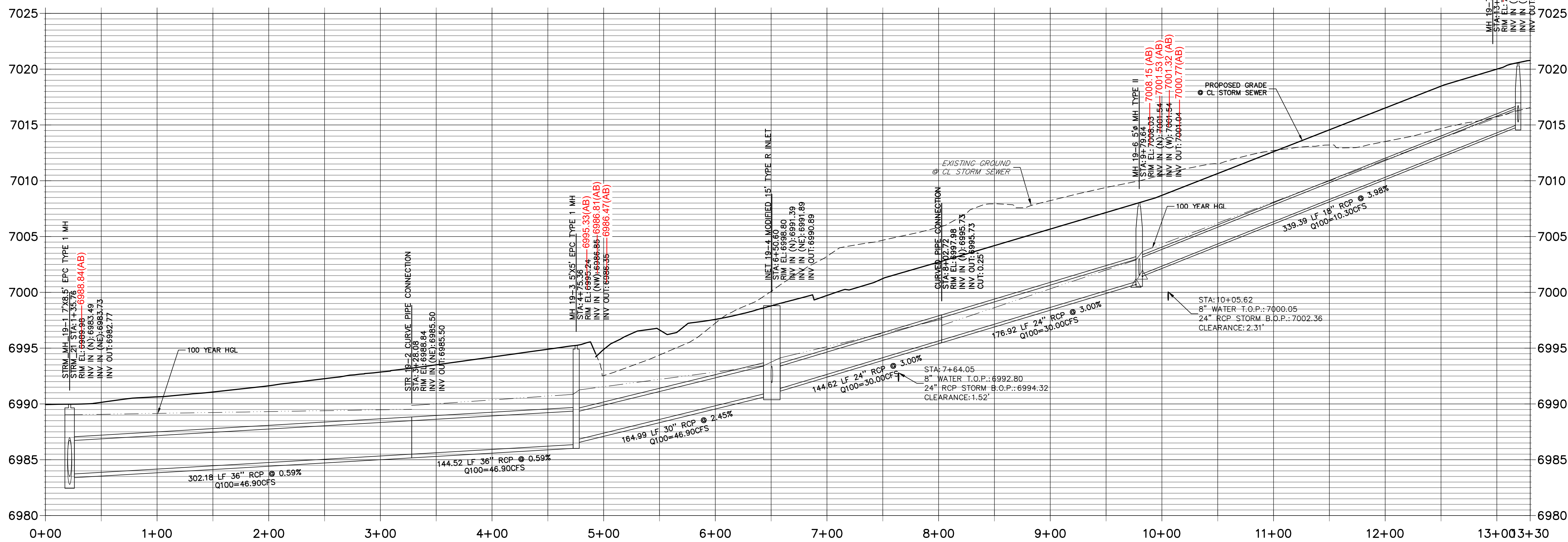
Know what's below.
Call before you dig.



HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

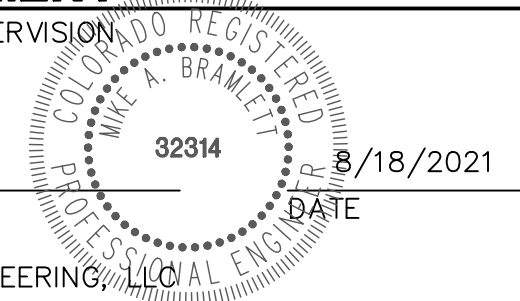
**STRM_19 PROFILE
STA 0+00.00 TO 13+29.82
PUBLIC**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

EPC 11/17/2021



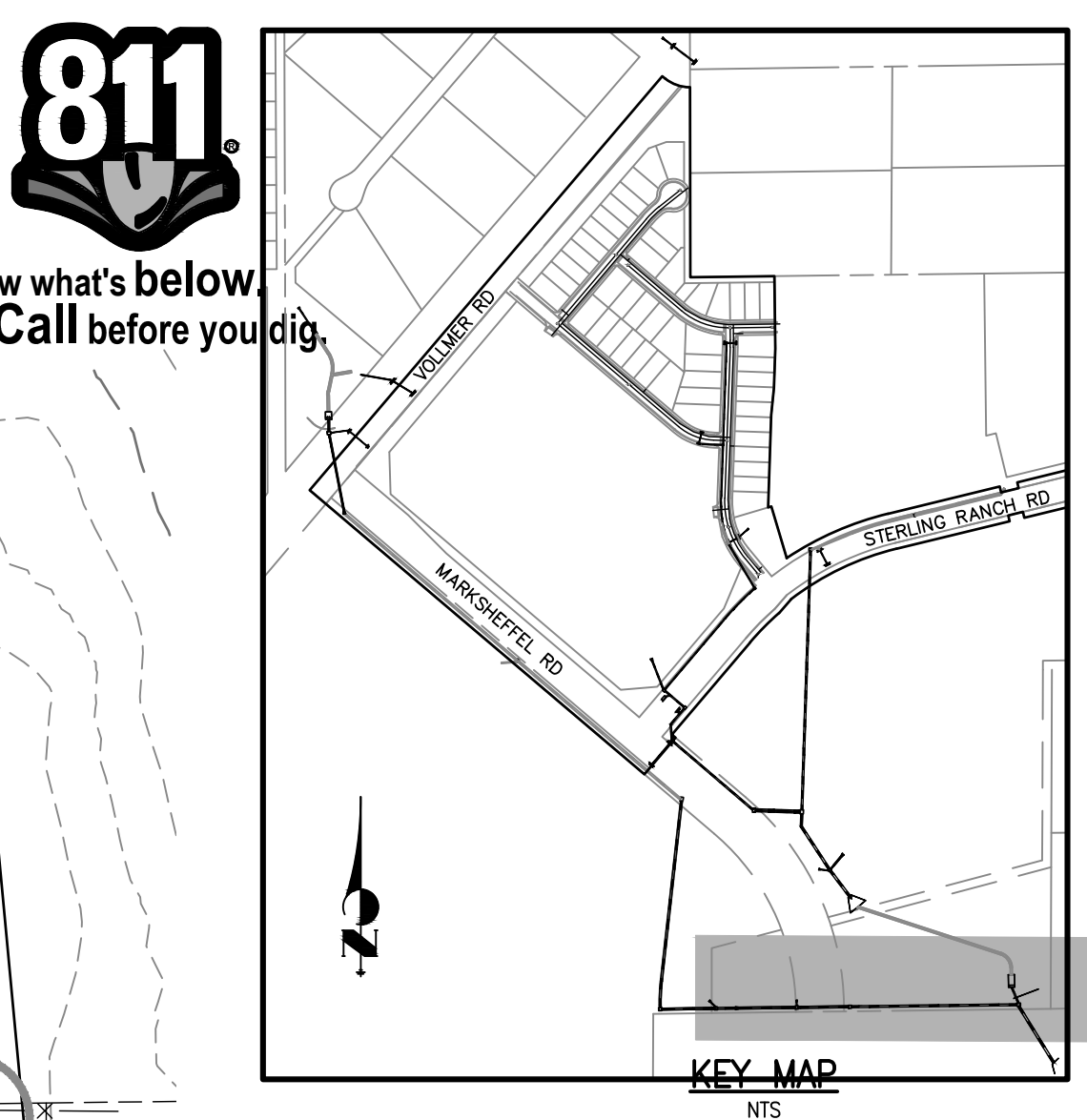
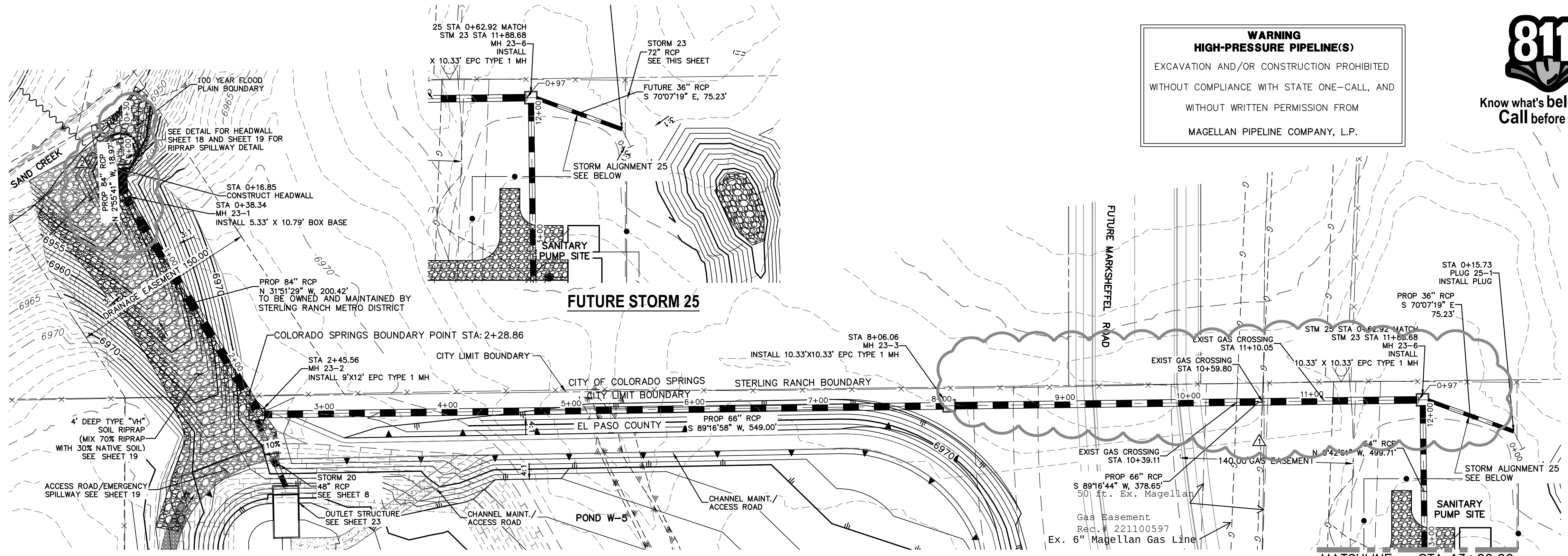
STERLING RANCH FILING NO.2		H-SCALE		1"=50'		No.		REVISION		BY		DATE		 JR ENGINEERING A Westrian Company Centennial 303-740-3333 • Colorado Springs 719-593-2533 Fort Collins 970-491-9888 • www.jrengineering.com		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
STORM SEWER PLANS		V-SCALE		1"=5'															
		DATE		08/18/21															
		DESIGNED BY		RAB															
		DRAWN BY		KRW															
SHEET 3 OF 26		CHECKED BY																	
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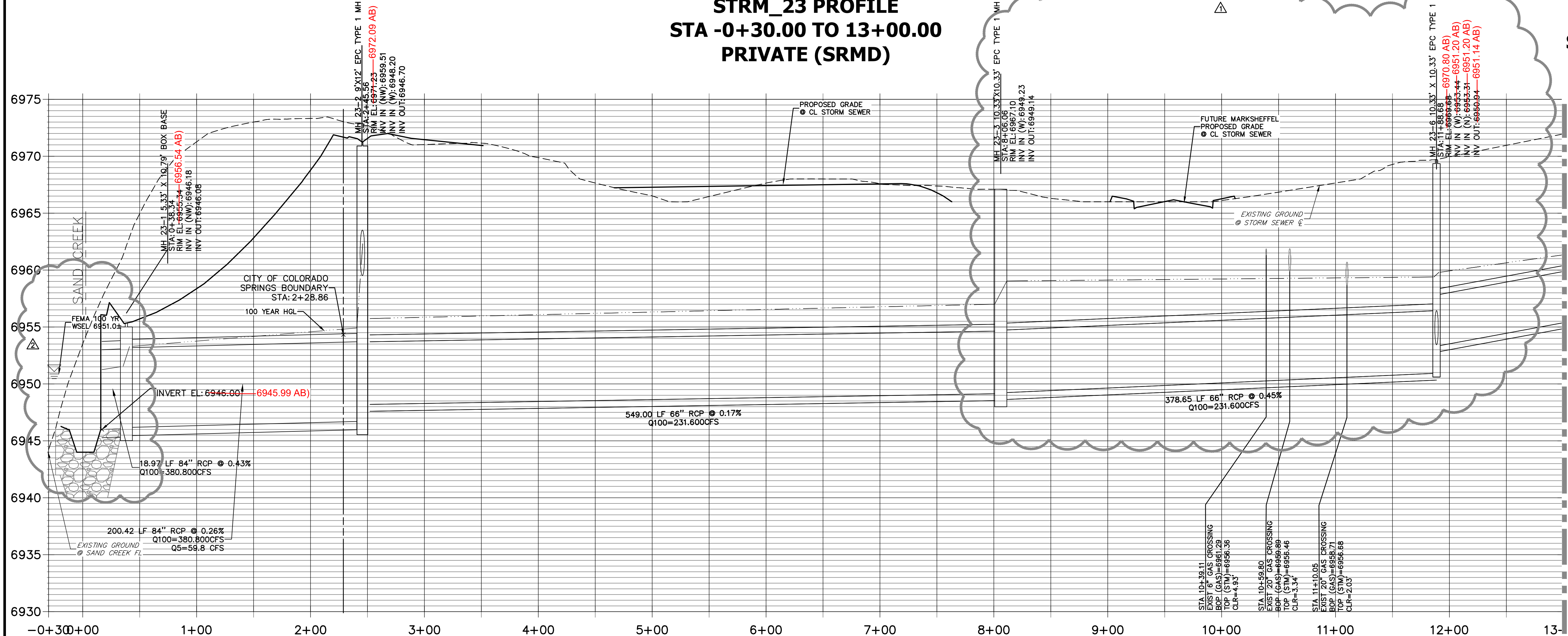


WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

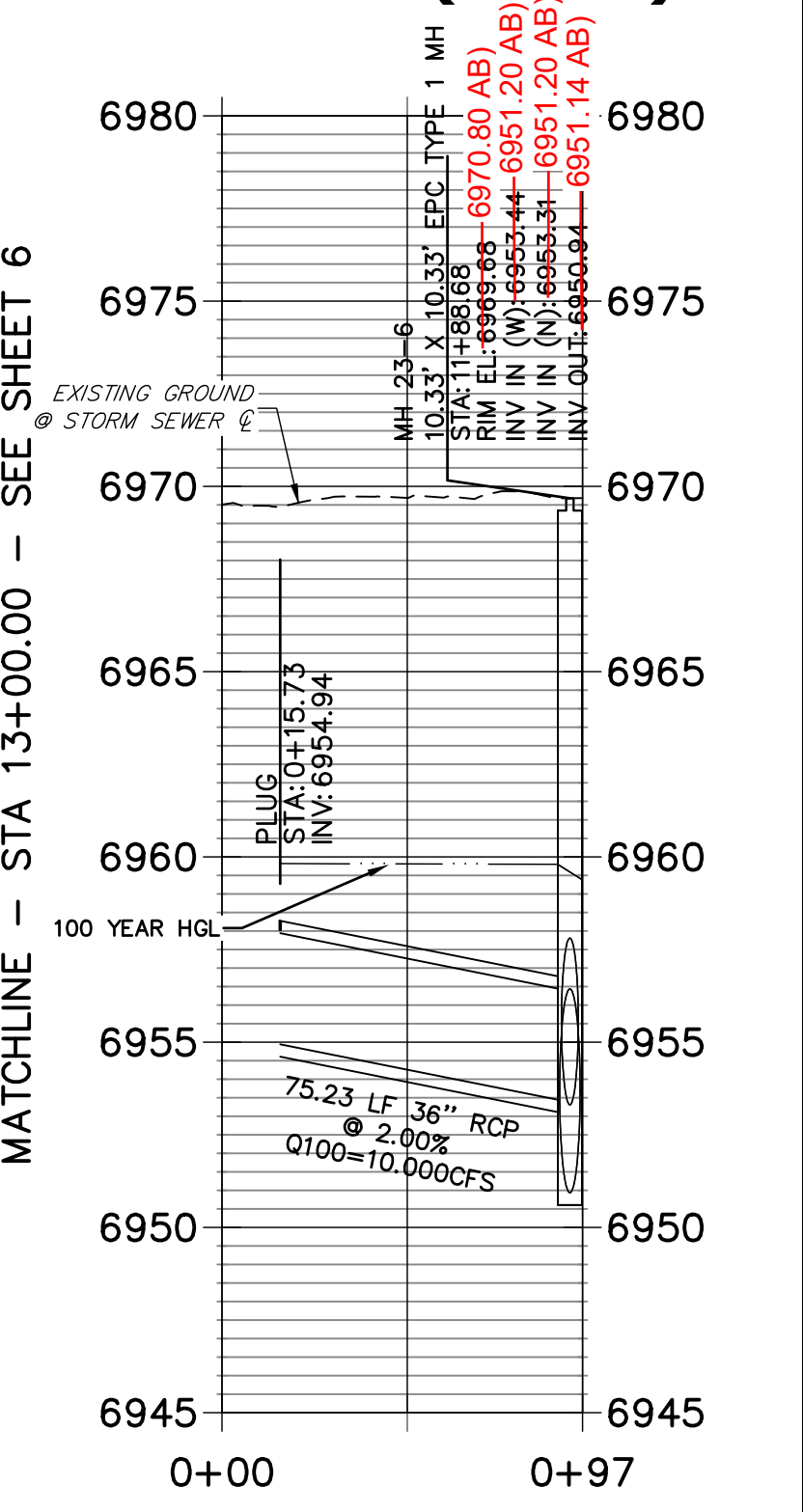
NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

STRM_23 PROFILE
STA -0+30.00 TO 13+00.00
PRIVATE (SRMD)



STRM 25
STA 0+00.00 TO 0+97.29
PRIVATE (SRMD)



AS-BUILT PLANS
2026-05-26
EPC SF-20-15

ENGINEER'S STATEMENT

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FOR AND ON BEHALF OF JR ENGINEERING

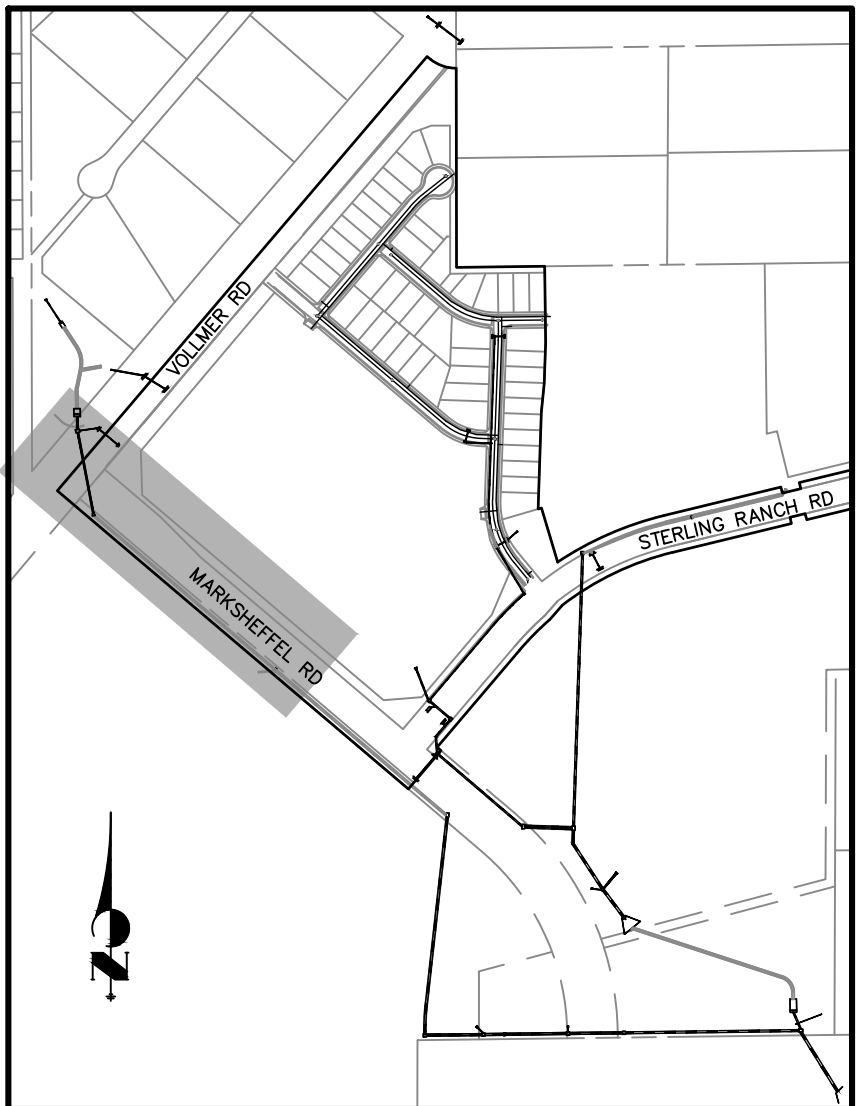
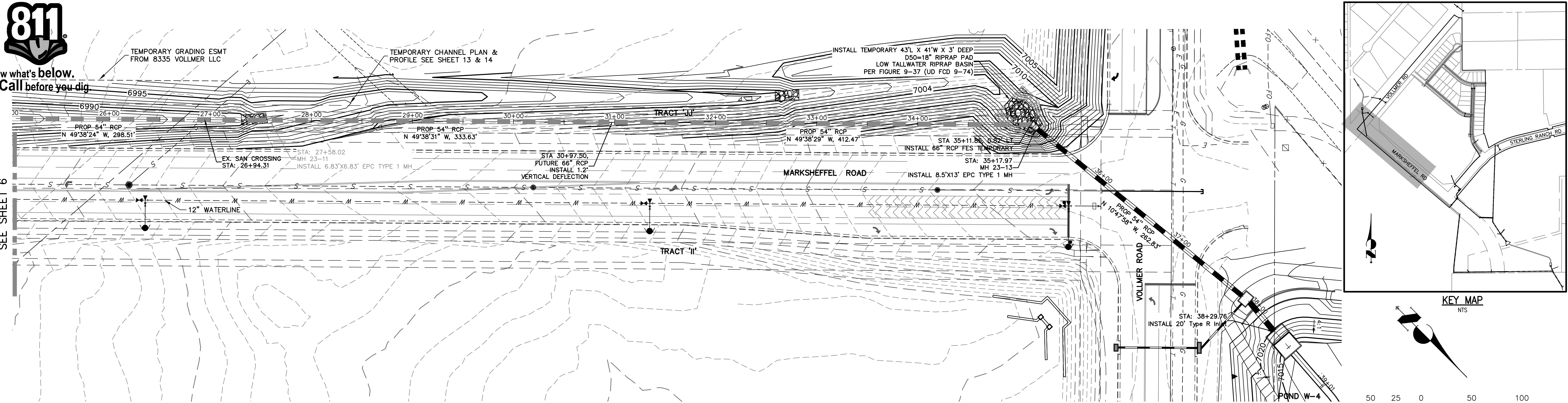


STERLING RANCH FILING NO.2		H-SCALE 1"=50'		No. REVISION		BY DATE		PREPARED FOR	
SHEET 5 OF 26	JOB NO. 25188.01	STORM SEWER PLANS	V-SCALE 1"=5'	1	STORM PIPE CROSSING GAS LINES	RAB	2/22/22	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
			2	SHORTEN OUTFALL 8' @ MATRIX REQUEST	JSC	6/22/22			
			DATE 08/18/21						
			DESIGNED BY RAB						
			DRAWN BY KRW						
			CHECKED BY						
									
				J.R. ENGINEERING A Western Company					
				Centennial 303-740-9383 • Colorado Springs 719-583-2533 Fort Collins 970-491-9888 • www.jrengineering.com					
				UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING WILL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.					

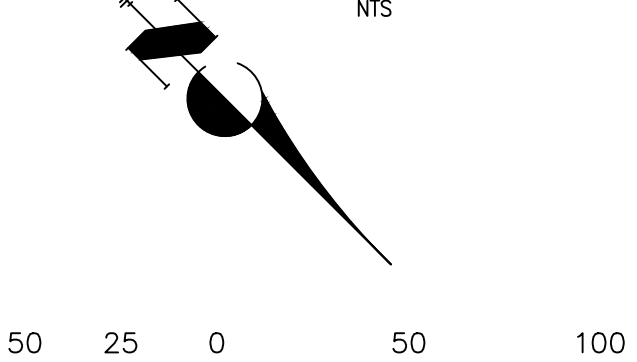


Know what's below.
Call before you dig.

MATCHLINE - STA 26+00.00
SEE SHEET 6



KEY MAP

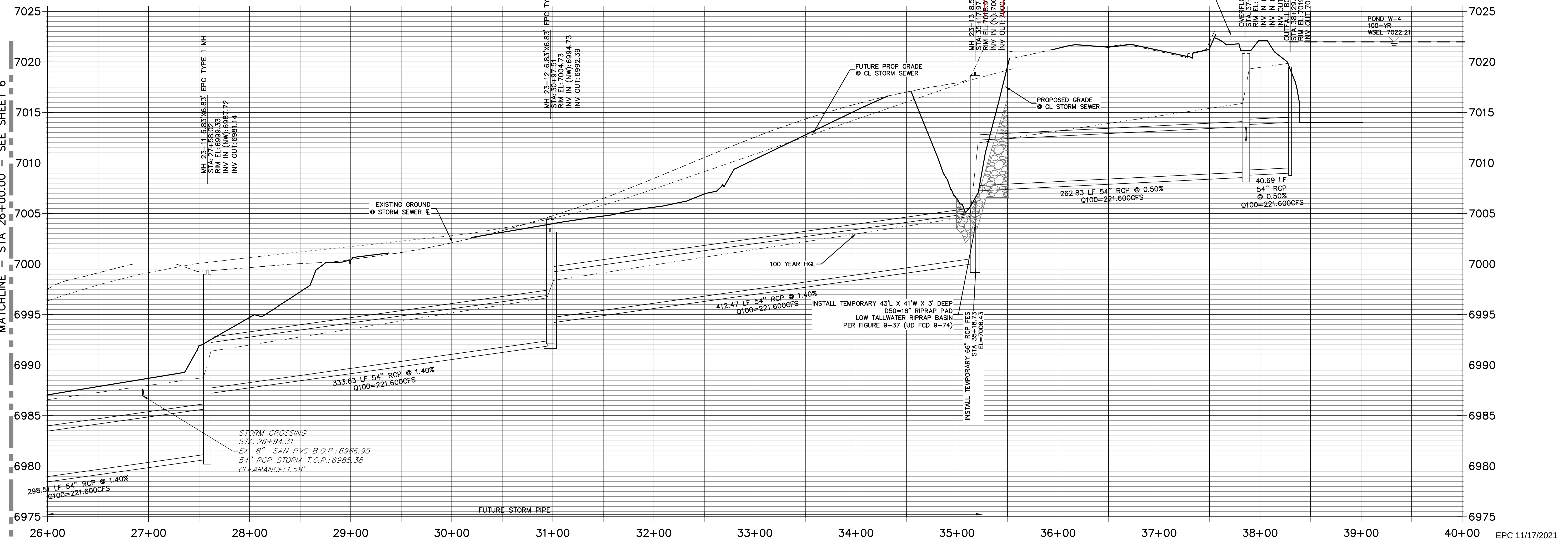


NOTE

WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.

**STRM_23 PROFILE
STA 26+00.00 TO 40+00.00
PRIVATE (STRMD)**

MATCHLINE - STA 26+00.00 - SEE SHEET 6



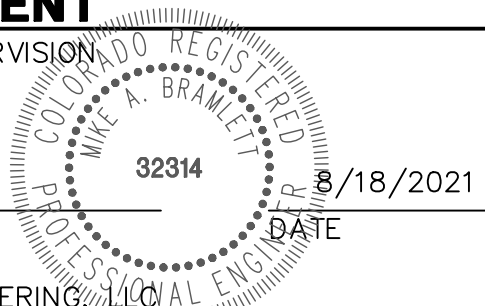
AS-BUILT PLANS
2026-05-26
EPC SF-20-15

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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

FOR AND ON BEHALF OF JR ENGINEERING



STERLING RANCH FILING NO.2

STORM SEWER PLANS

SHEET 7 OF 26

JOB NO. 25188.01

BY DATE

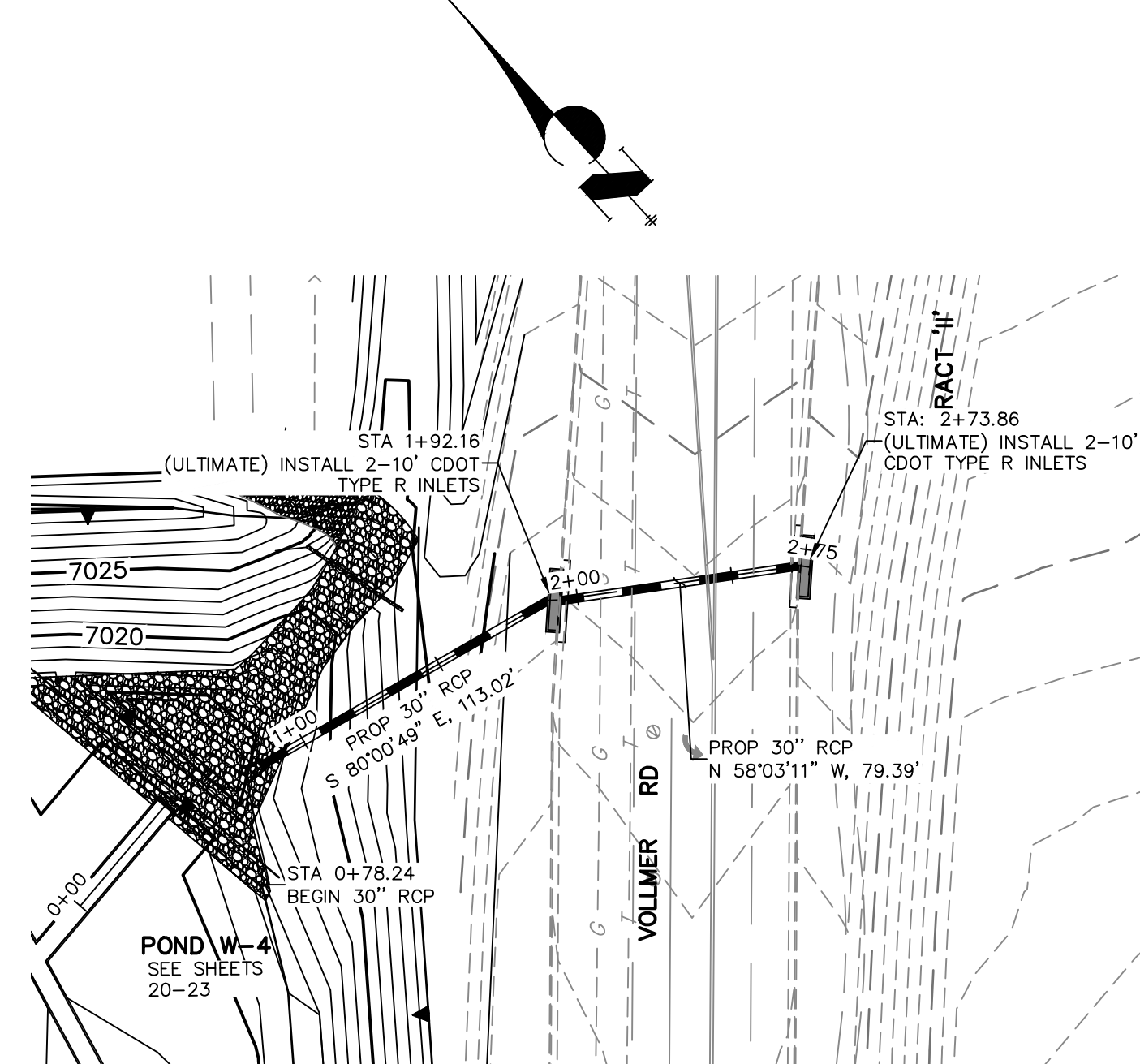
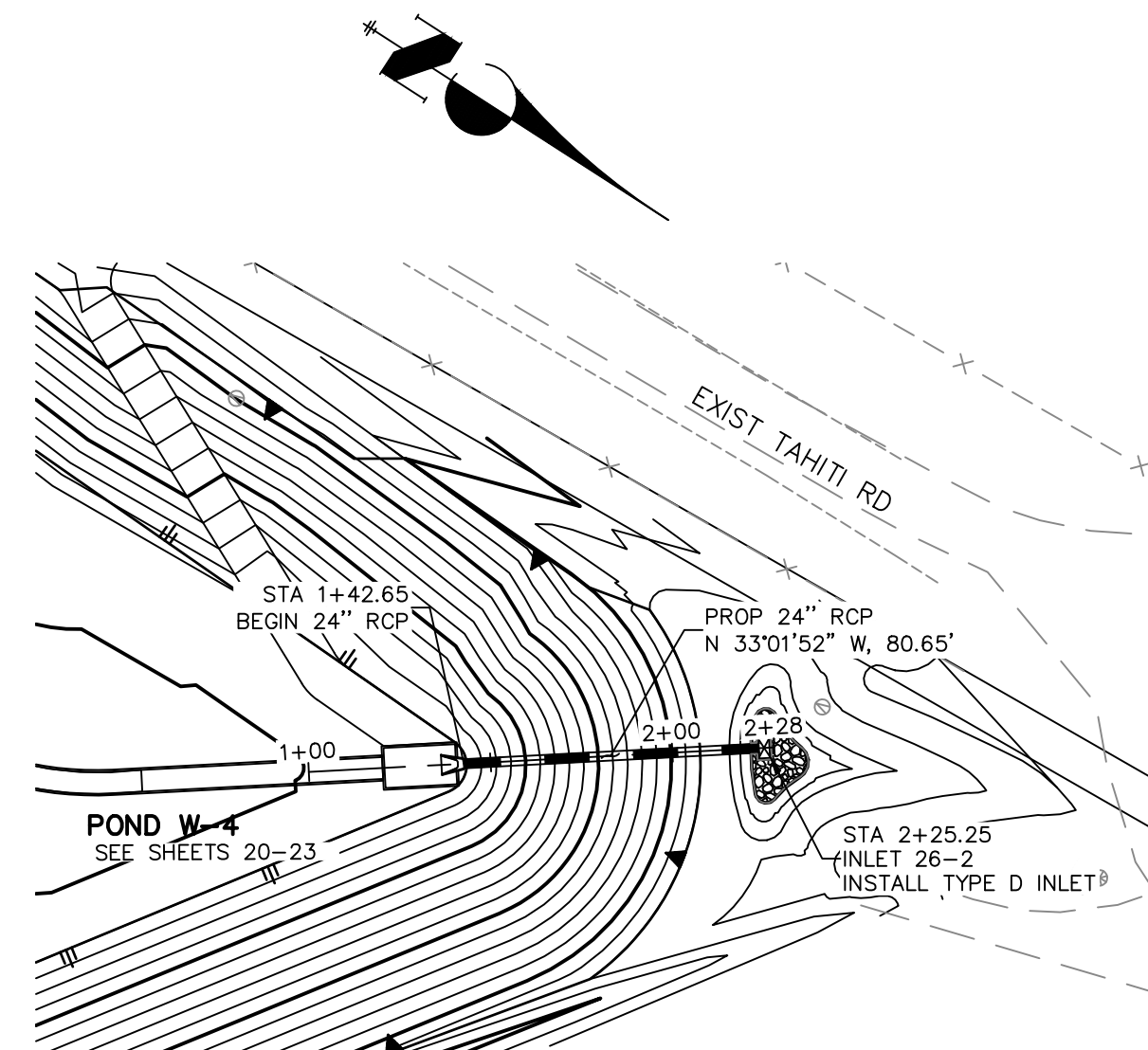
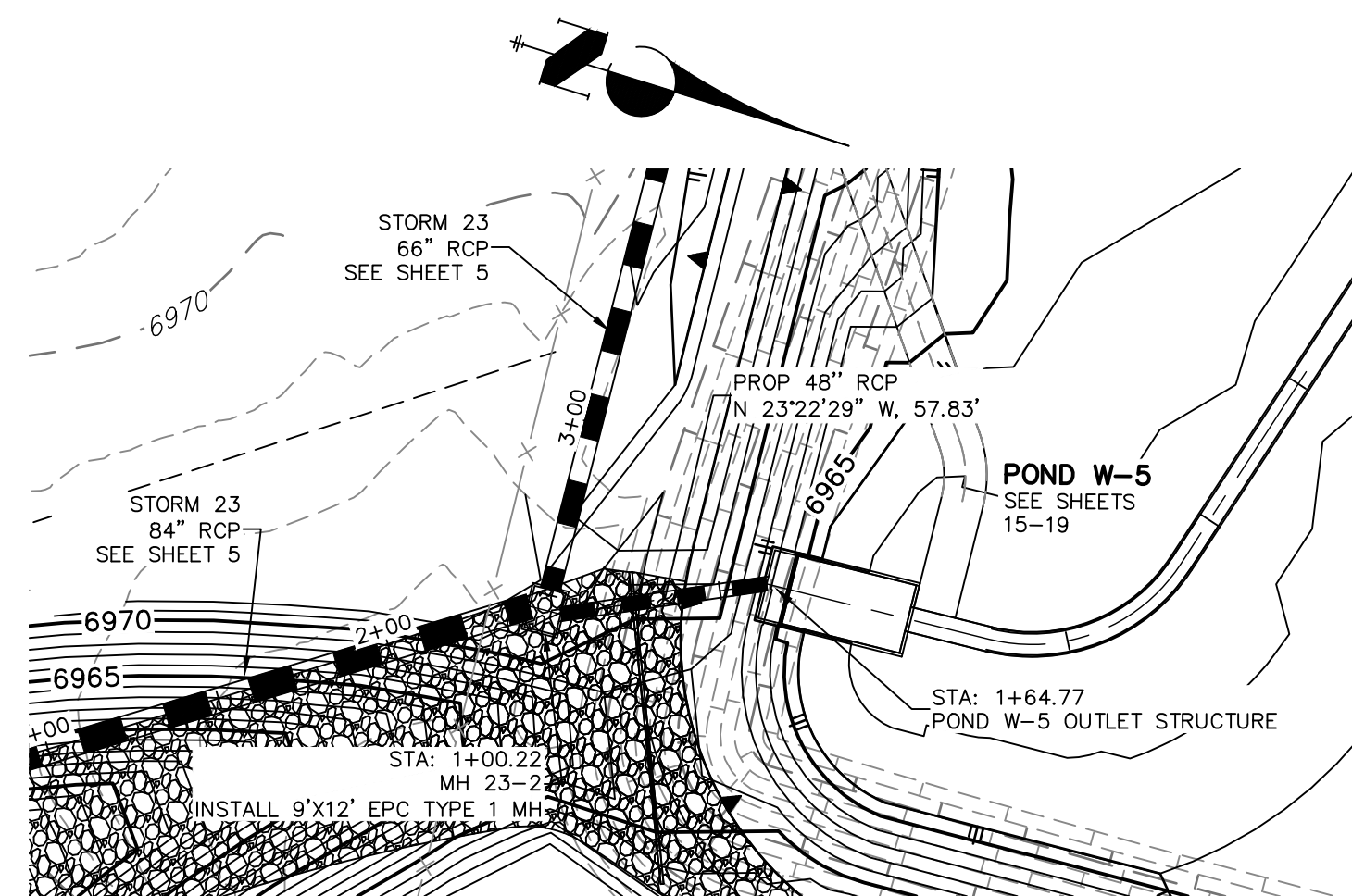
No. REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 08/18/21
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY

UNTIL SUCH TIME AS
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APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR THE
DESIGNER'S SEAL IS
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

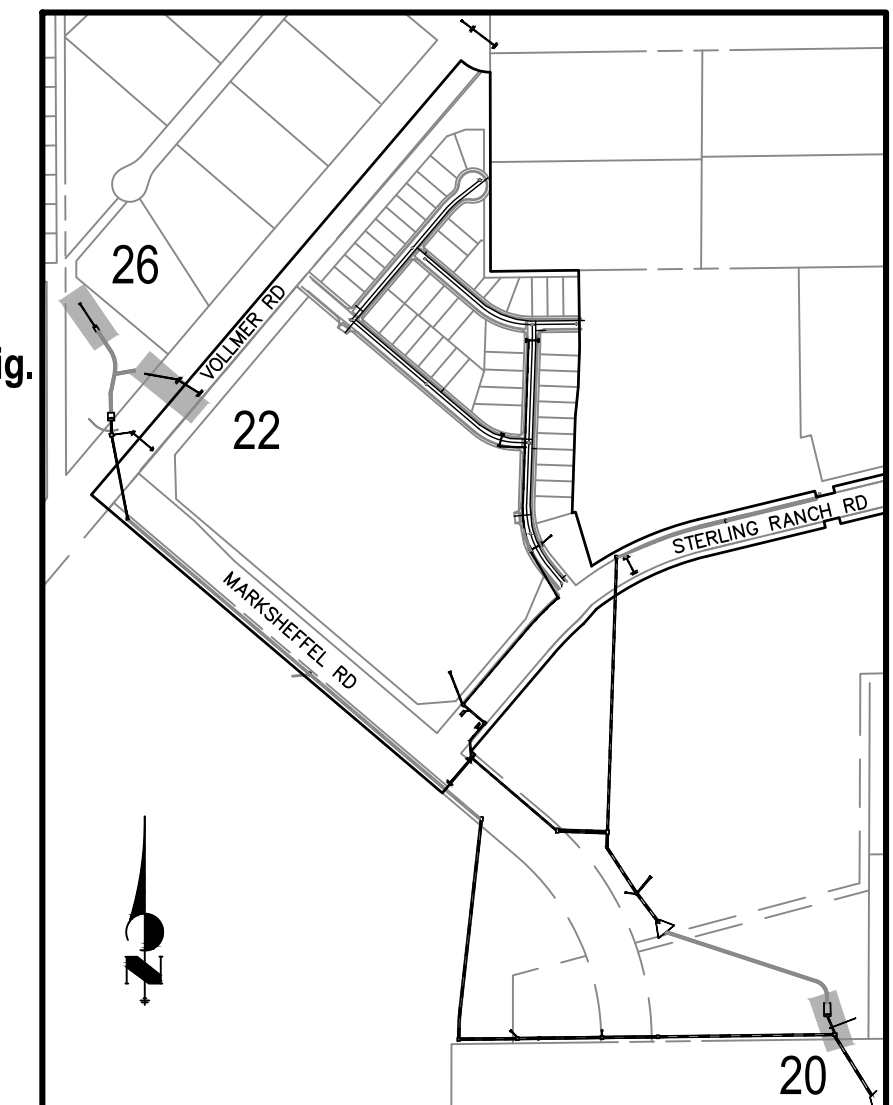
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J-R ENGINEERING
A Western Company
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Profile view of the proposed storm sewer system. The vertical axis shows elevation from 6995 to 7035 feet. The horizontal axis shows stationing from 0+00 to 3+50. The profile includes the existing ground line, the proposed sewer grade line, and the 100-year high water level (HGL). Key features include:

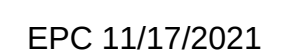
- Pond W-4 100-YR WSEL: 7022.11
- 113.02 LF 30" RCP @ 0.50% Q100=31.000CFS
- 79.39 LF 30" RCP @ 0.86% Q100=14.400CFS
- Manhole 22-1 (Type R) at station 1+92.16: STA: 1+92.16, RIM EL: 7023.35, INV IN (SE): 7015.04, INV OUT: 7014.92 (AB)
- Manhole 22-3 (Type R) at station 2+94.74: STA: 2+94.74, RIM EL: 7023.81, INV OUT: 7015.73
- 100 YEAR HGL
- EXISTING GROUND
- CL STORM SEWER



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H-SCALE V-SCALE		1"=50' 1"=5'		No. REVISION		BY DATE	
DATE		08/18/21					
DESIGNED BY		RAB					
DRAWN BY		KRW					
CHECKED BY							

SHEET	8	OF	26
JOB NO.	25188.01		

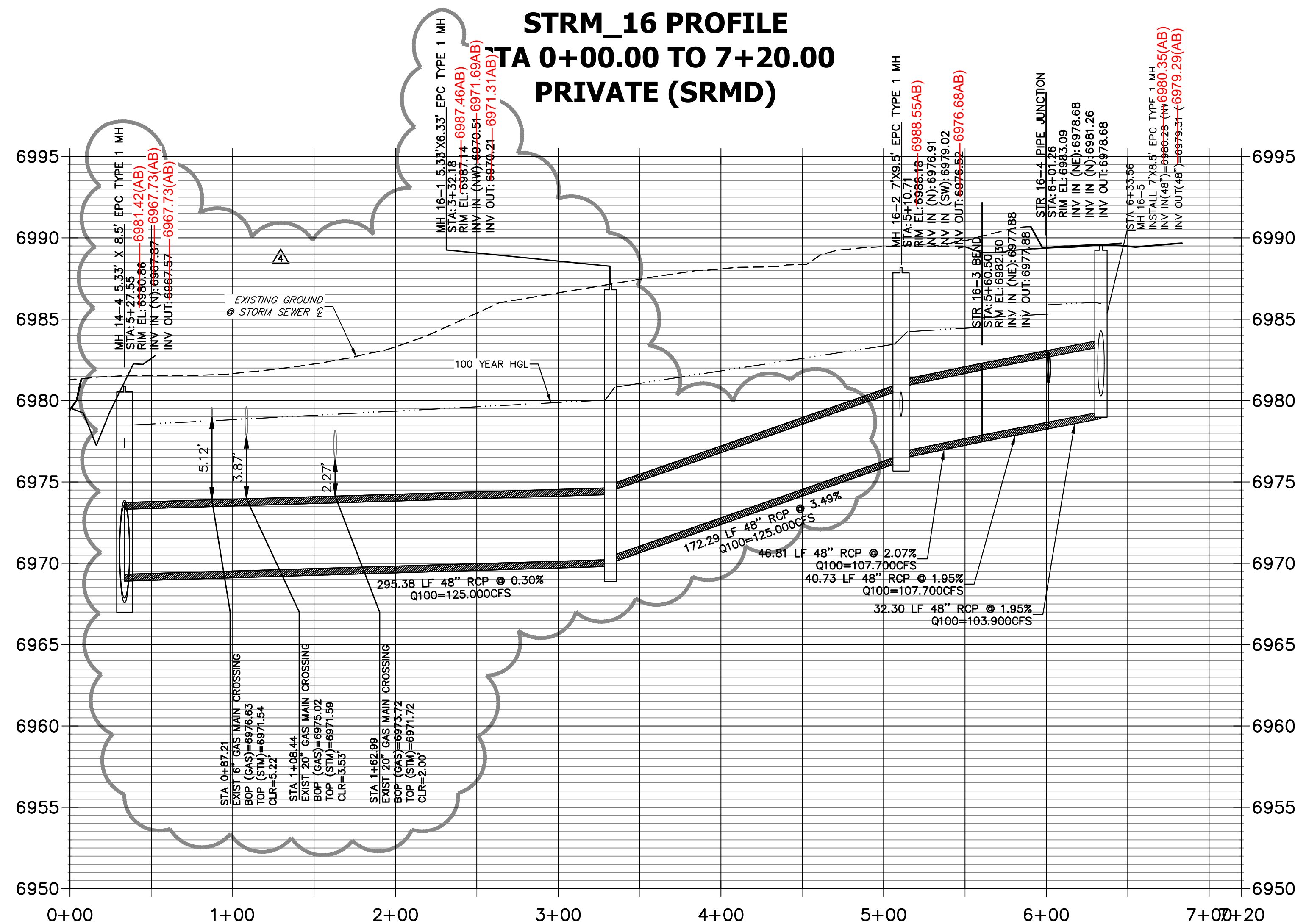


PREPARED UNDER MY DIRECT SUPERVISION

FOR AND ON BEHALF OF JR ENGINEERING,

32314 8/18/2021

AS-BUILT PLANS
2026-05-26
EPC SF-20-15



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

KEY MAP
NTS

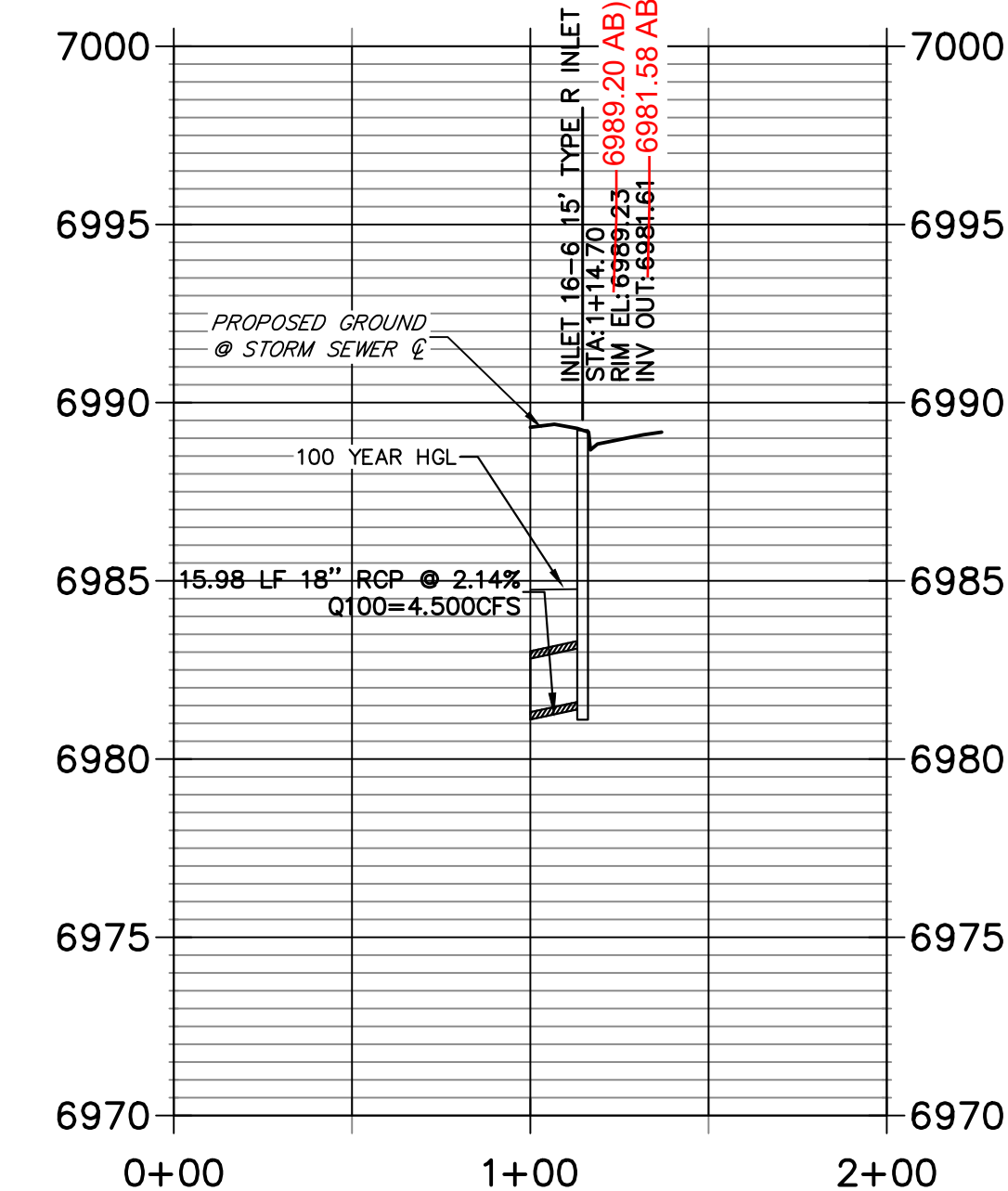
50 25 0 50



HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Brundlett

MIKE A. BRAMLETT P.

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

32314 8/18/2022
DATE

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company



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BY	DATE
----	------

RAB	02-22-22
02-22-22	02-22-22

No.	REVISION
-----	----------

1	STORM PIPE CROSSING GAS LINES
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H-SCALE	1"=50'
---------	--------

V-SCALE	1"=5'
---------	-------

1001

NO. 2

1000

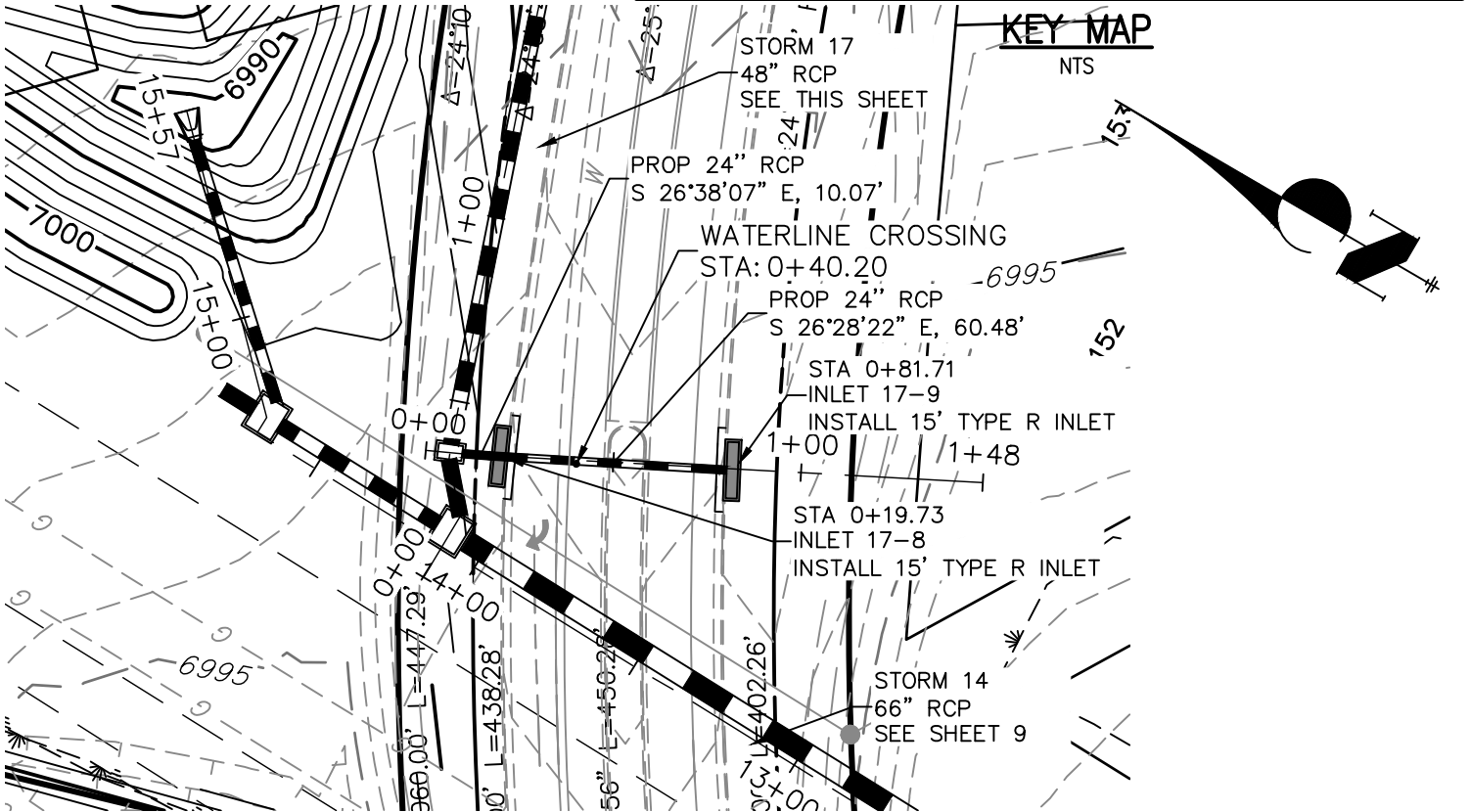
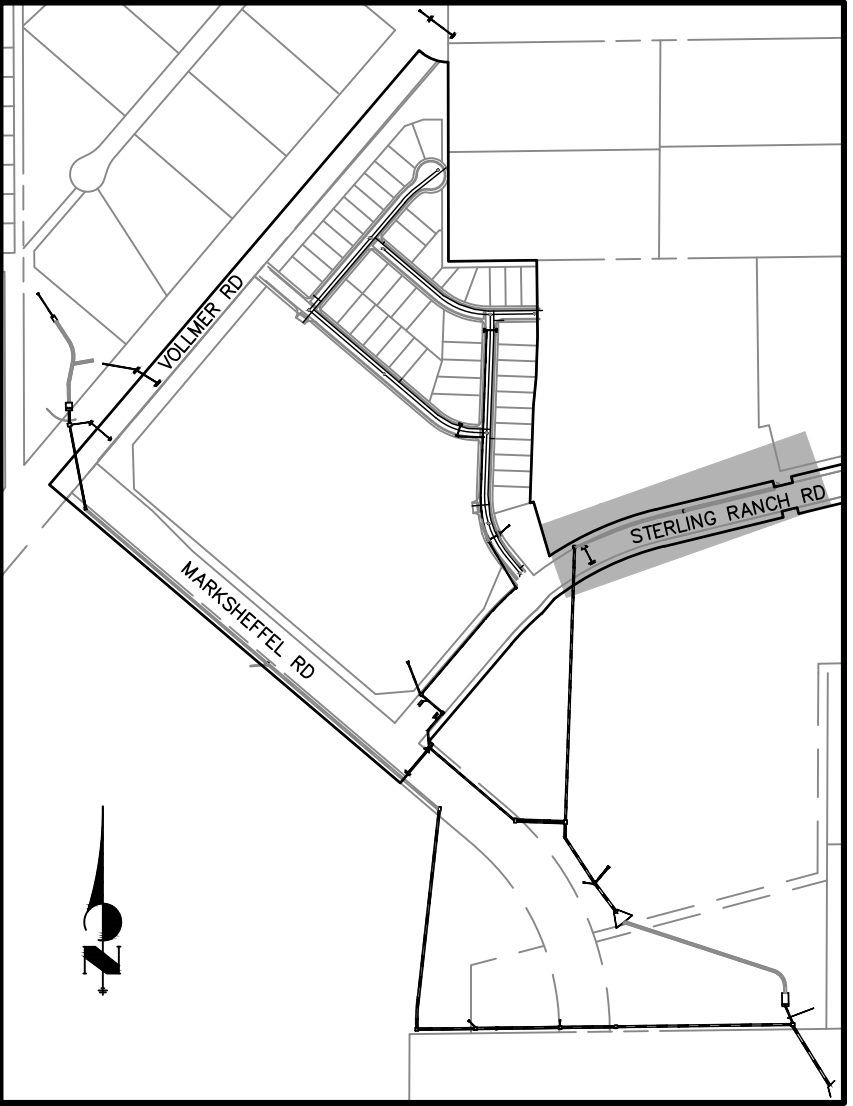
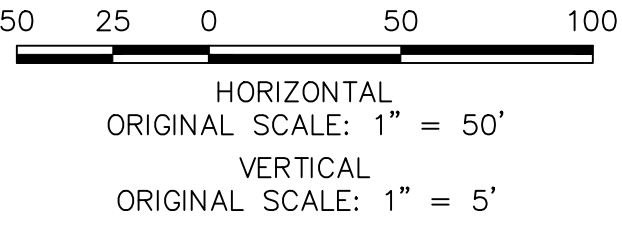
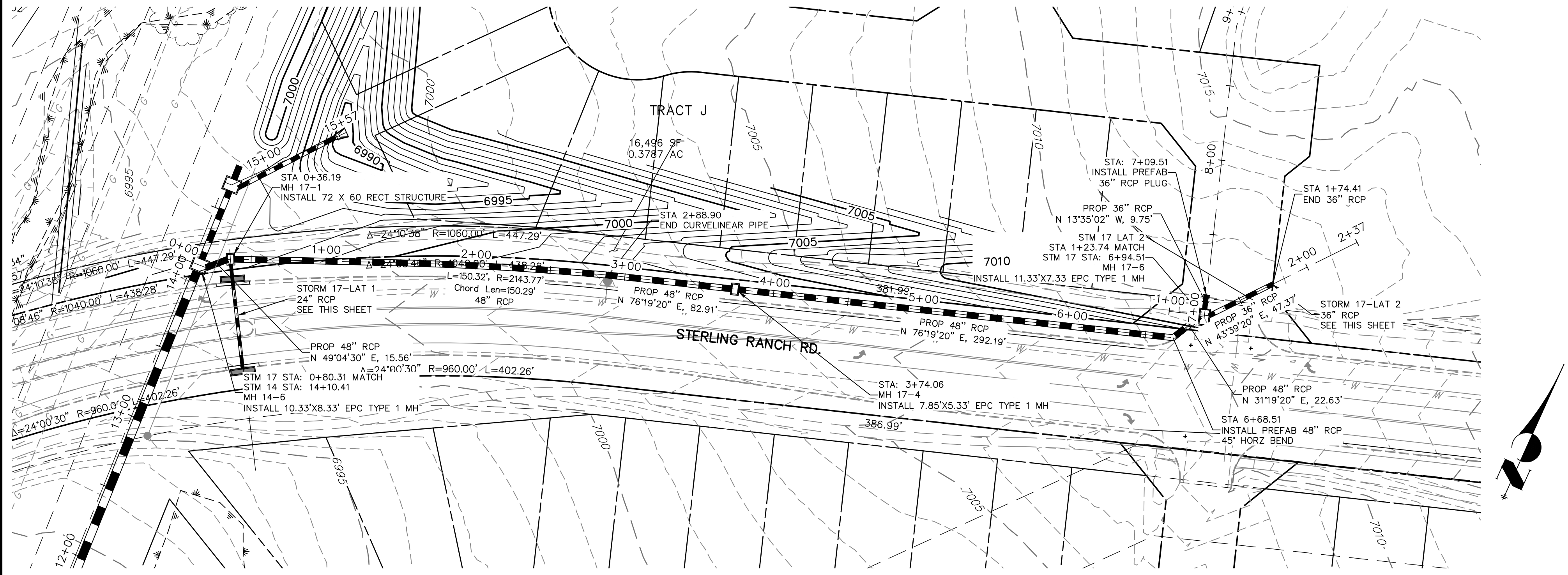
BRANCH FILE

STEDING

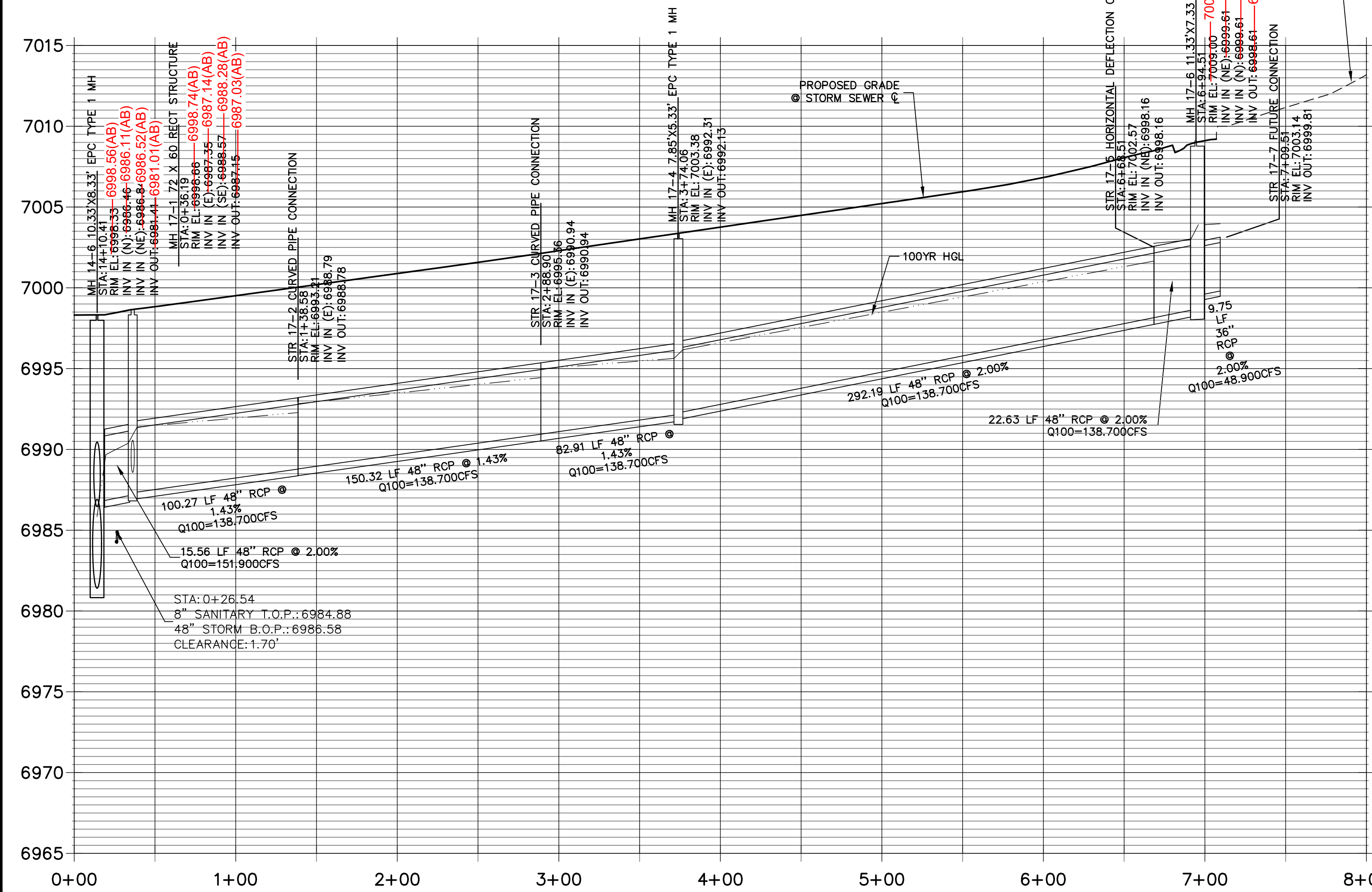
STERLING

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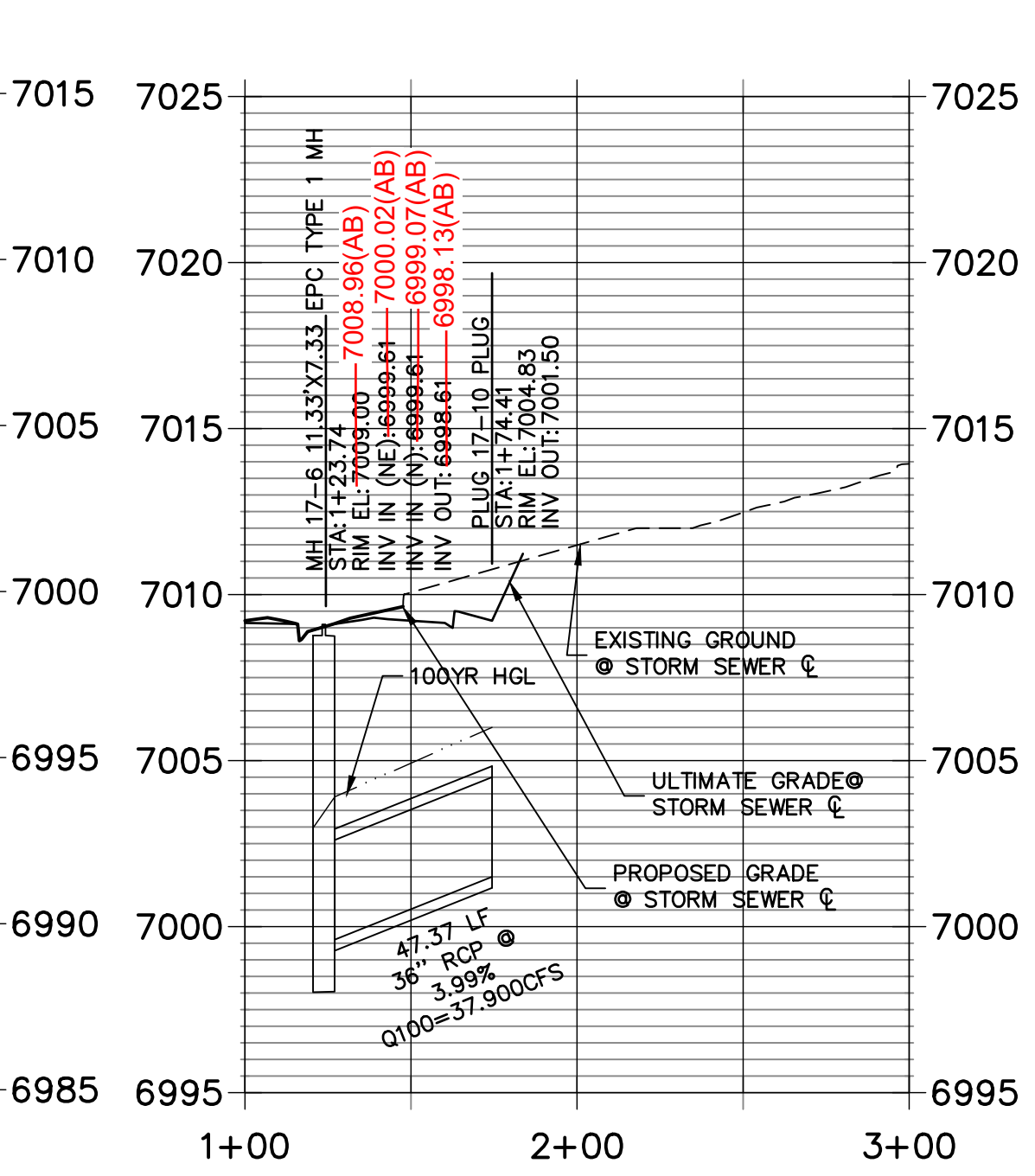
JOB NO. 25188.01



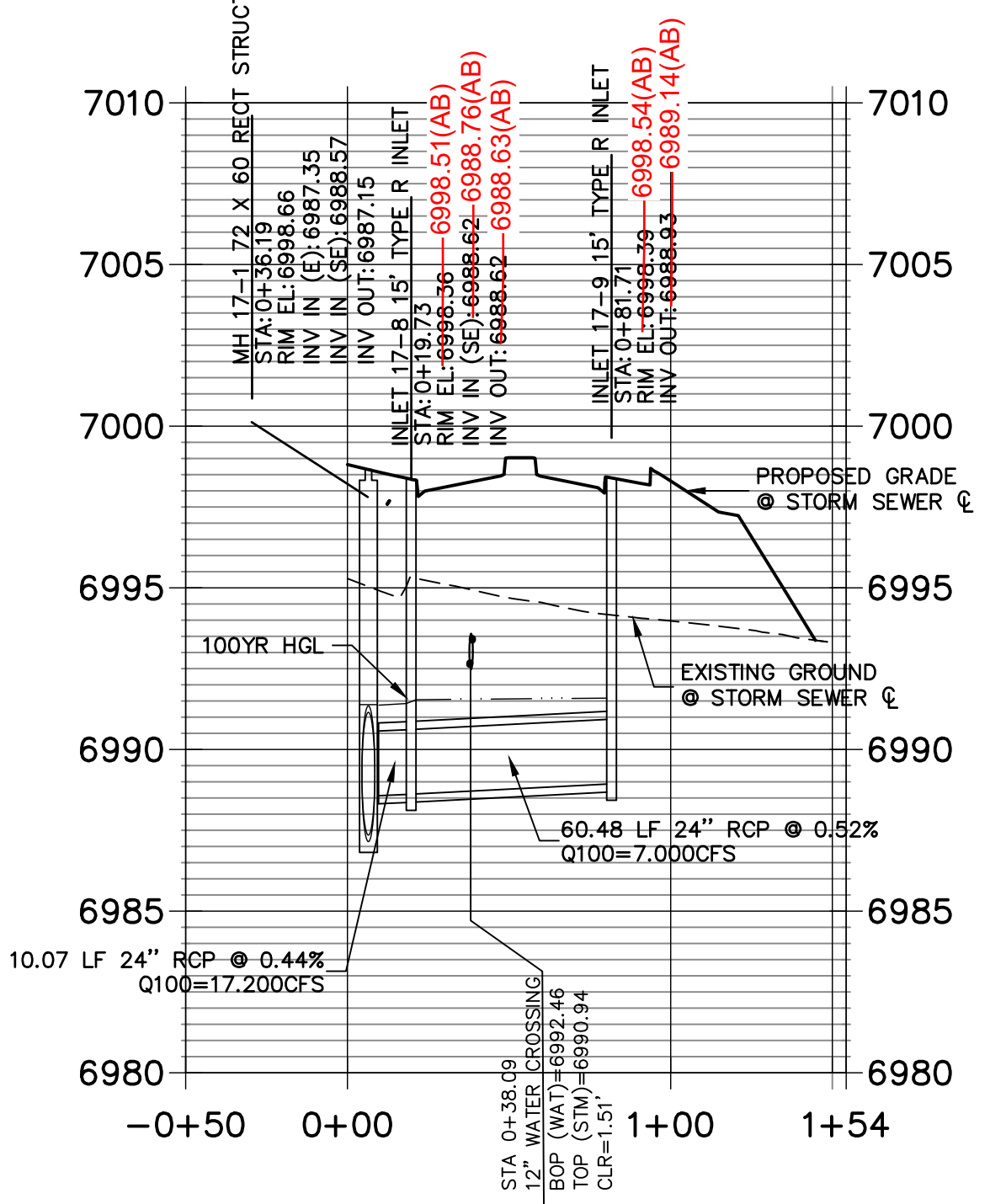
STRM_17 PROFILE
STA 0+00.00 TO 8+00.00
PRIVATE (SRMD)



STRM_17 LAT 2 PROFILE
STA 1+00.00 TO 3+00.00
PRIVATE (SRMD)



STRM_17 LAT 1 PROFILE
STA -0+50.00 TO 1+54.28
PUBLIC



NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.



AS-BUILT PLANS
2026-05-26
EPC SF-20-15

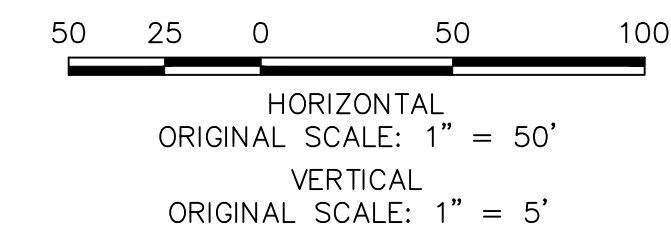
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

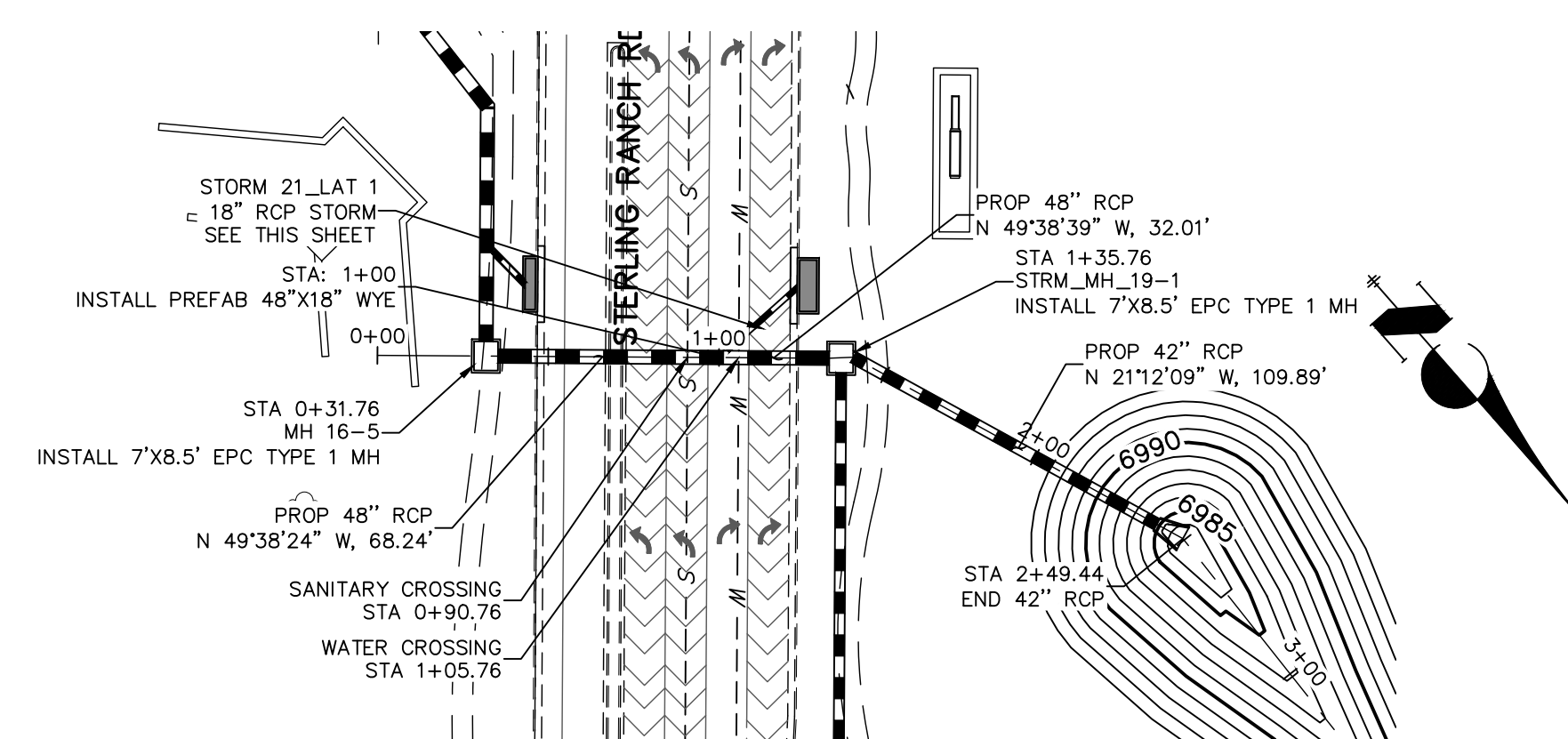
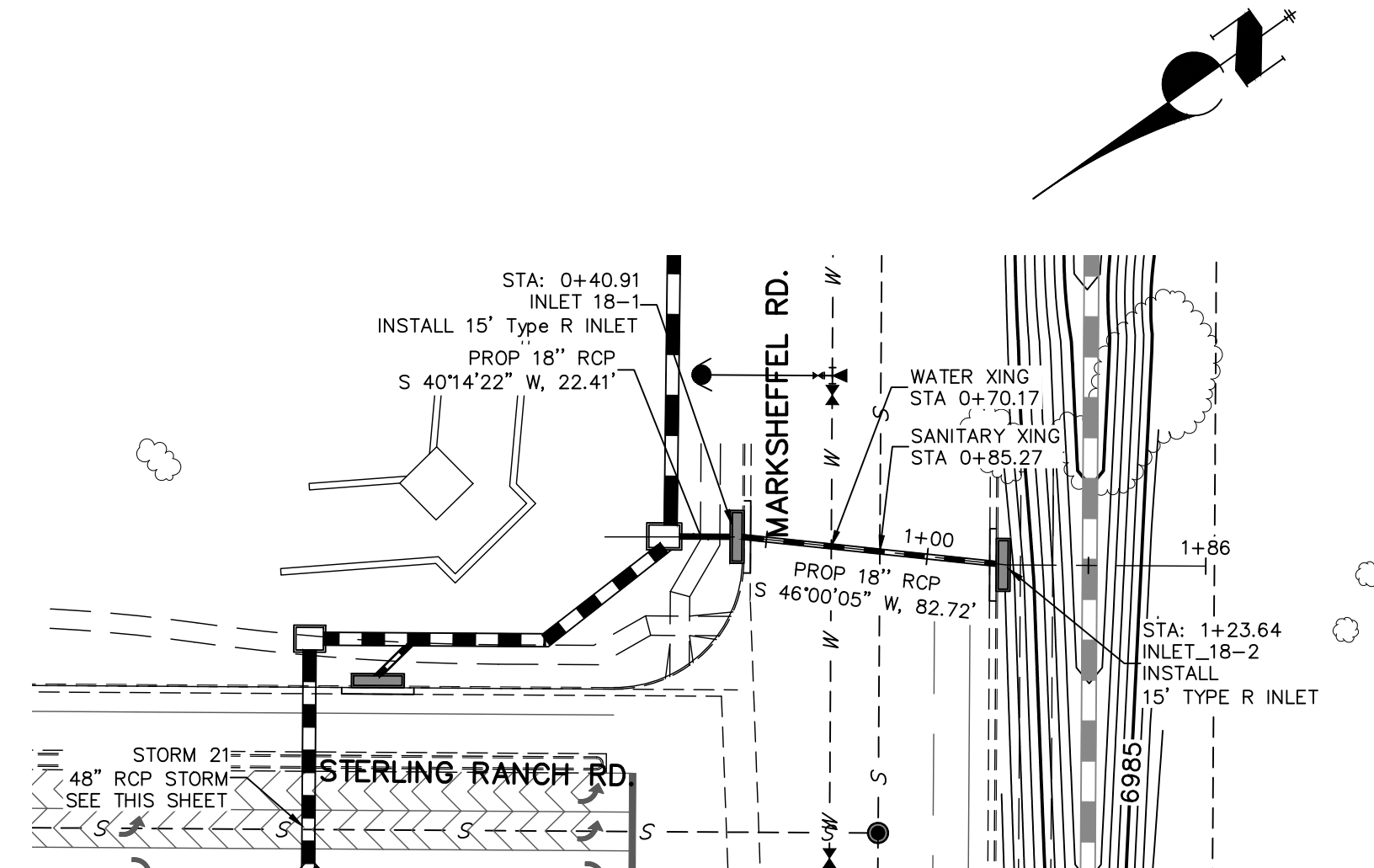
Mike A. Bramlett, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



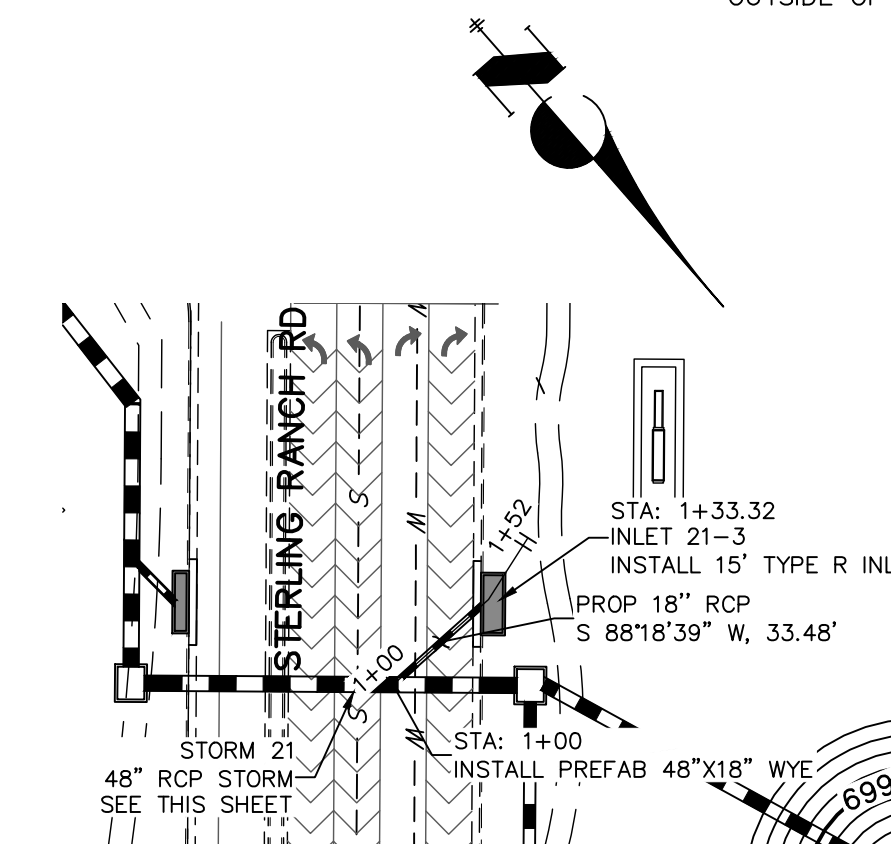
STERLING RANCH FILING NO.2		SHEET 11		OF 26	
		JOB NO. 25188.01			
STORM SEWER PLANS		H-SCALE 1"=50'		No. REVISION	
		V-SCALE 1"=5'			
		DATE 08/18/21			
		DESIGNED BY RAB			
		DRAWN BY KRW			
		CHECKED BY			



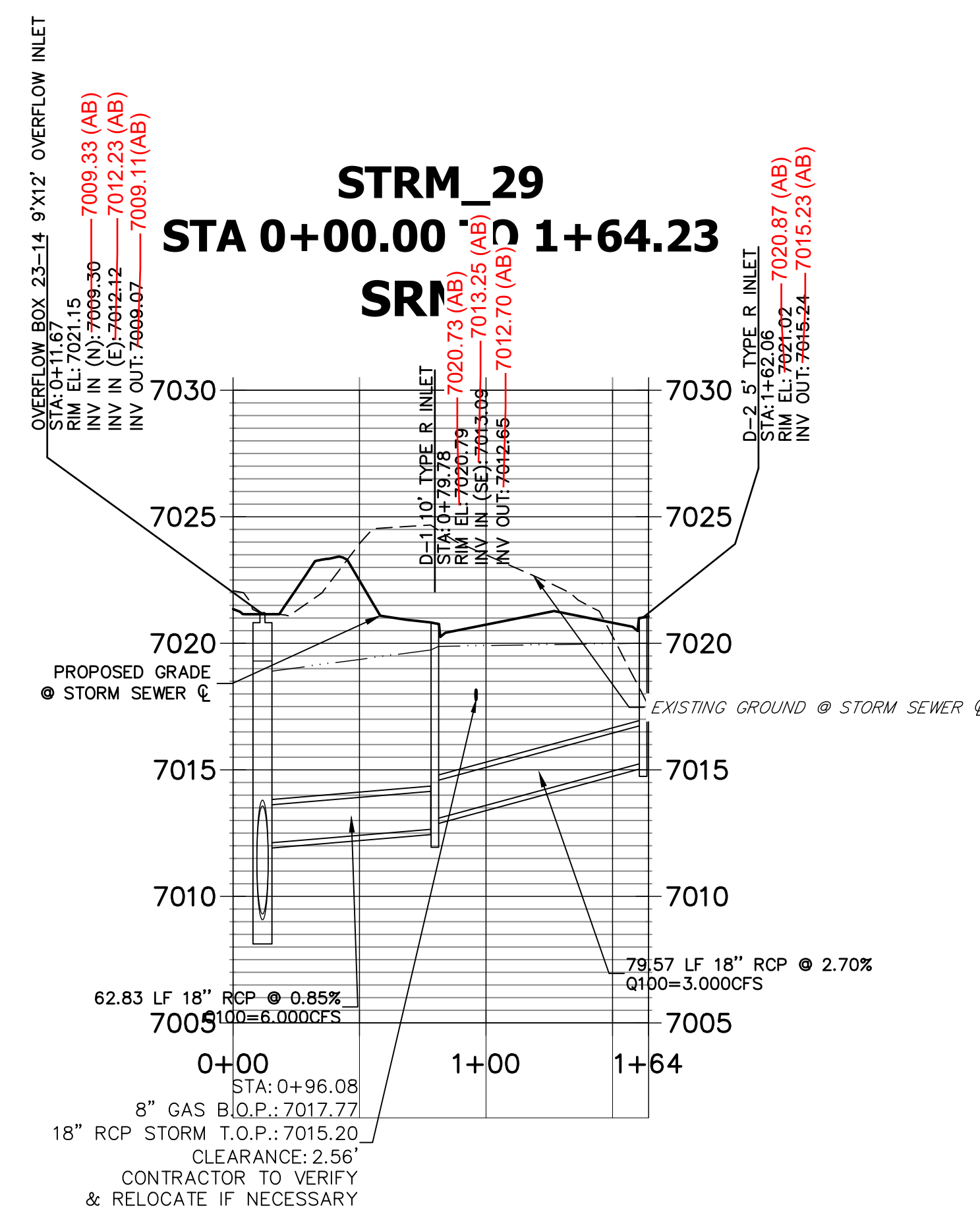
NOTE
WATER TIGHT JOINTS
REQUIRED WHERE HGL IS
OUTSIDE OF THE PIPE.



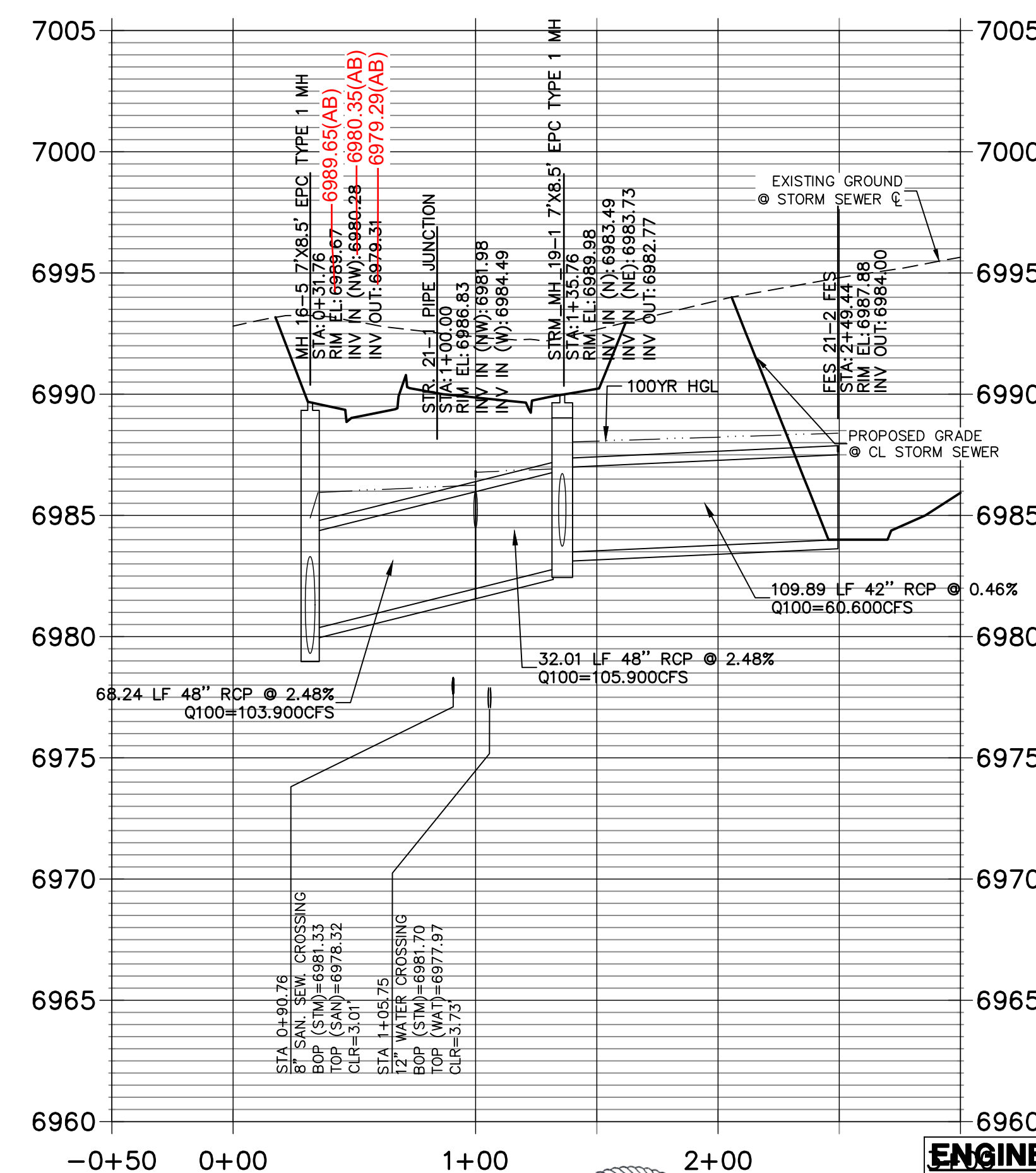
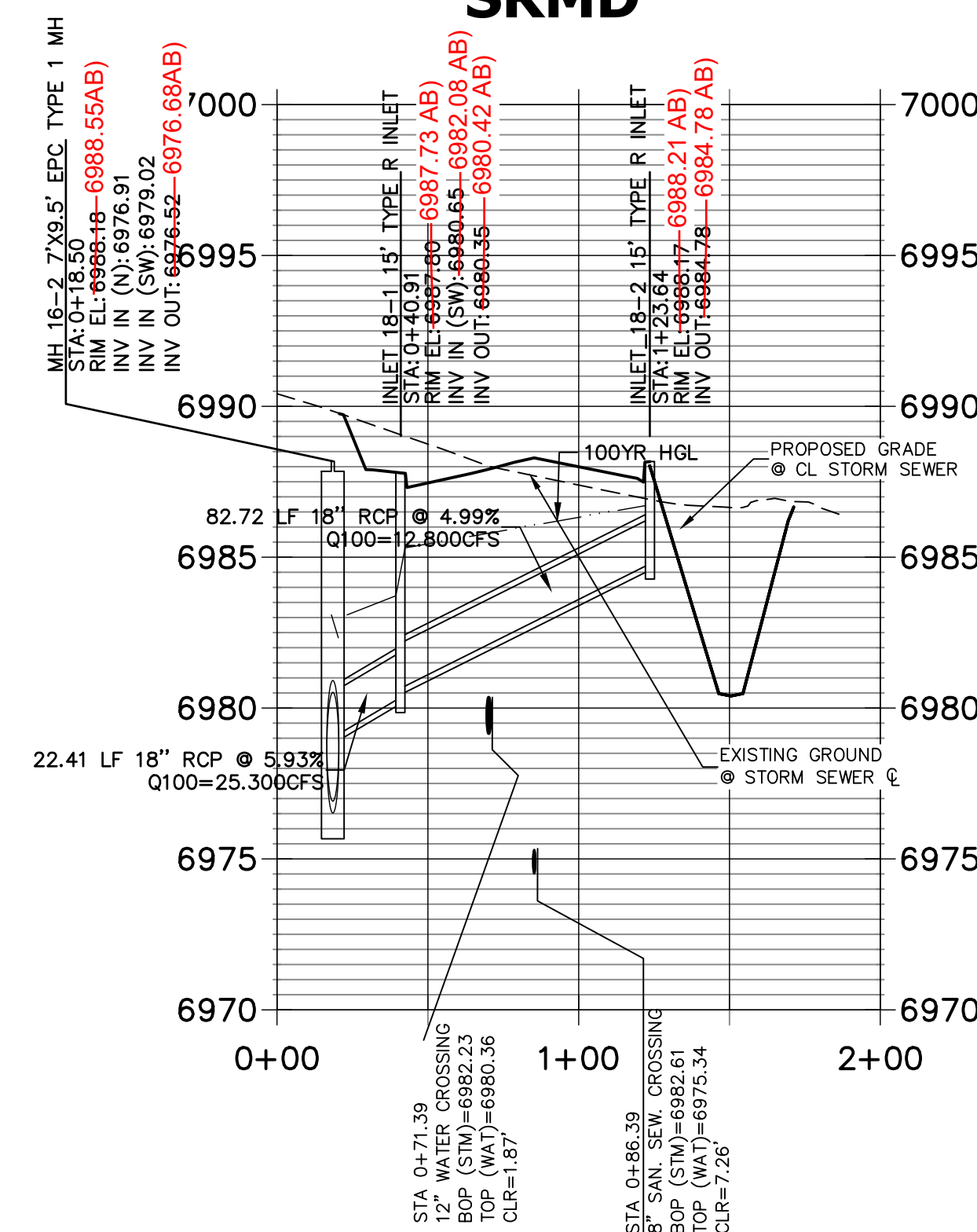
STRM_21 PROFILE
STA -0+50.00 TO 3+00.00
SRMD



STRM_21 LAT 1 PROFILE
STA 0+00.00 TO 1+55.00
SRMD



STRM_18 PROFILE
STA 0+00.00 TO 2+00.00
SRMD



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

1070

MS m. 1 B. 117

Mike / Simon

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

FOR AND ON BEHALF OF JR ENGINEERING,

EPC 11/17/2021

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APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
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DESIGNATED BY WRITTEN
AUTHORIZATION.

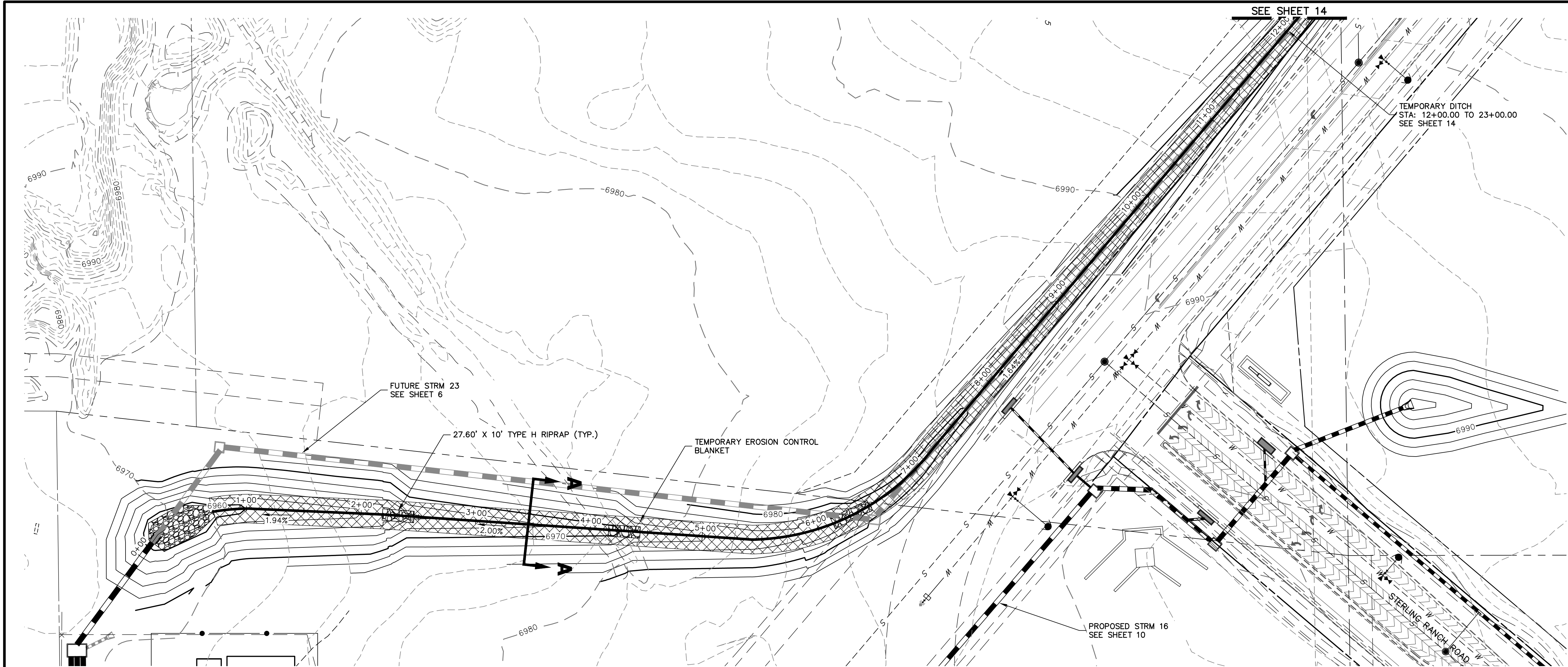
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

 **J·R ENGINEERING**
A Westrian Company

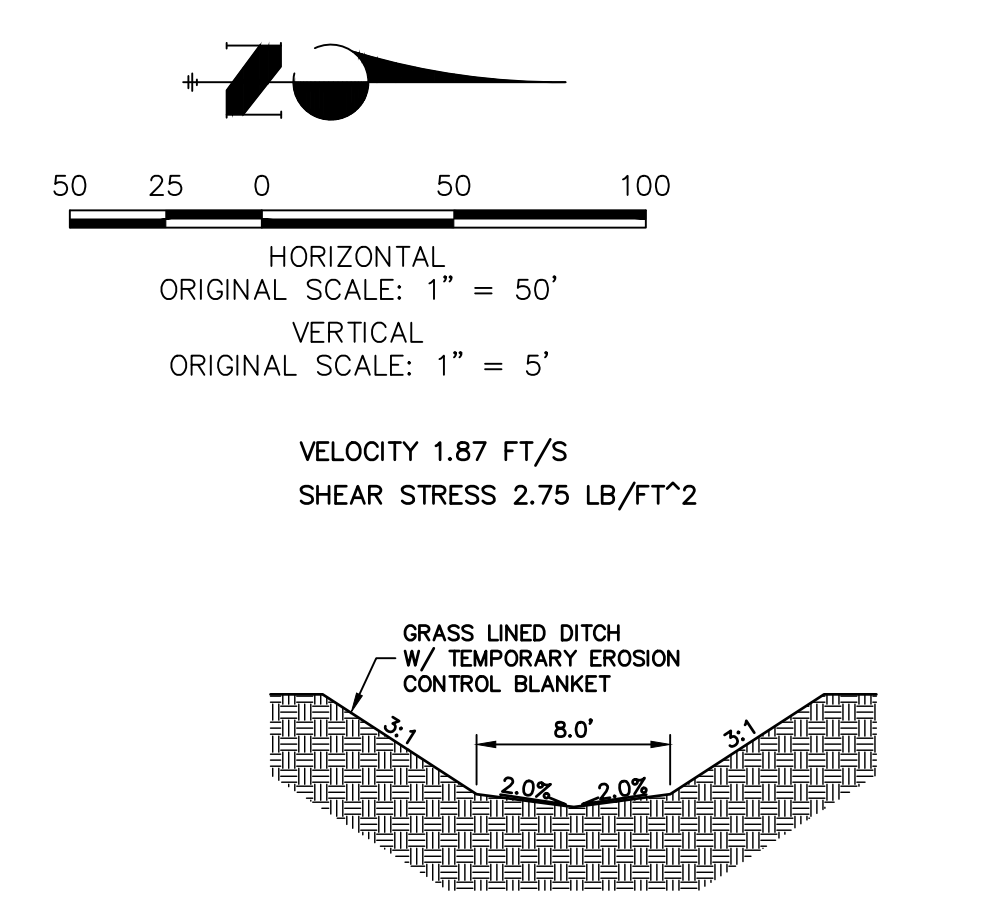
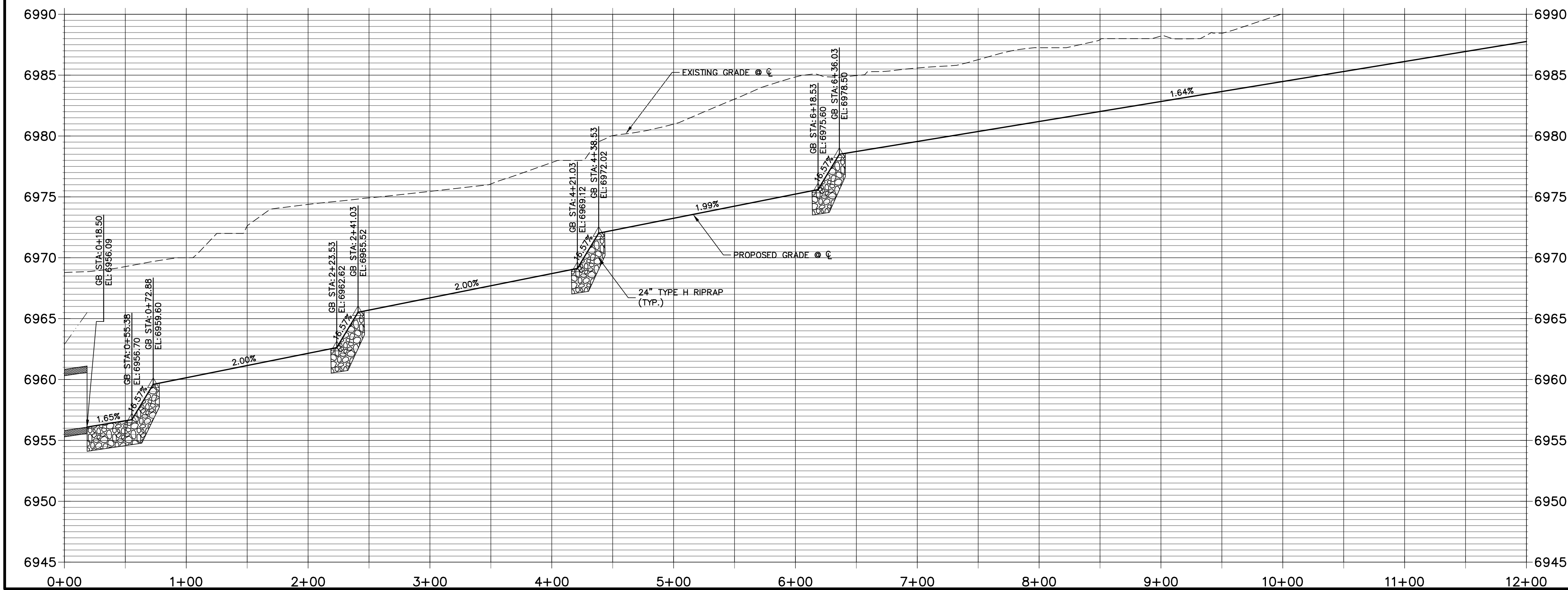
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3	50	
4	50	
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STERLING RANCH FILING NO.2	
12	26
STORM SEWER PLANS	
JOB NO. 25188.01	



TEMPORARY DITCH PROFILE
STA 0+00.00 TO 12+00.00



TYPICAL DITCH CROSS SECTION A-A

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

EPC 11/17/2021

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

DATE 8/18/2021

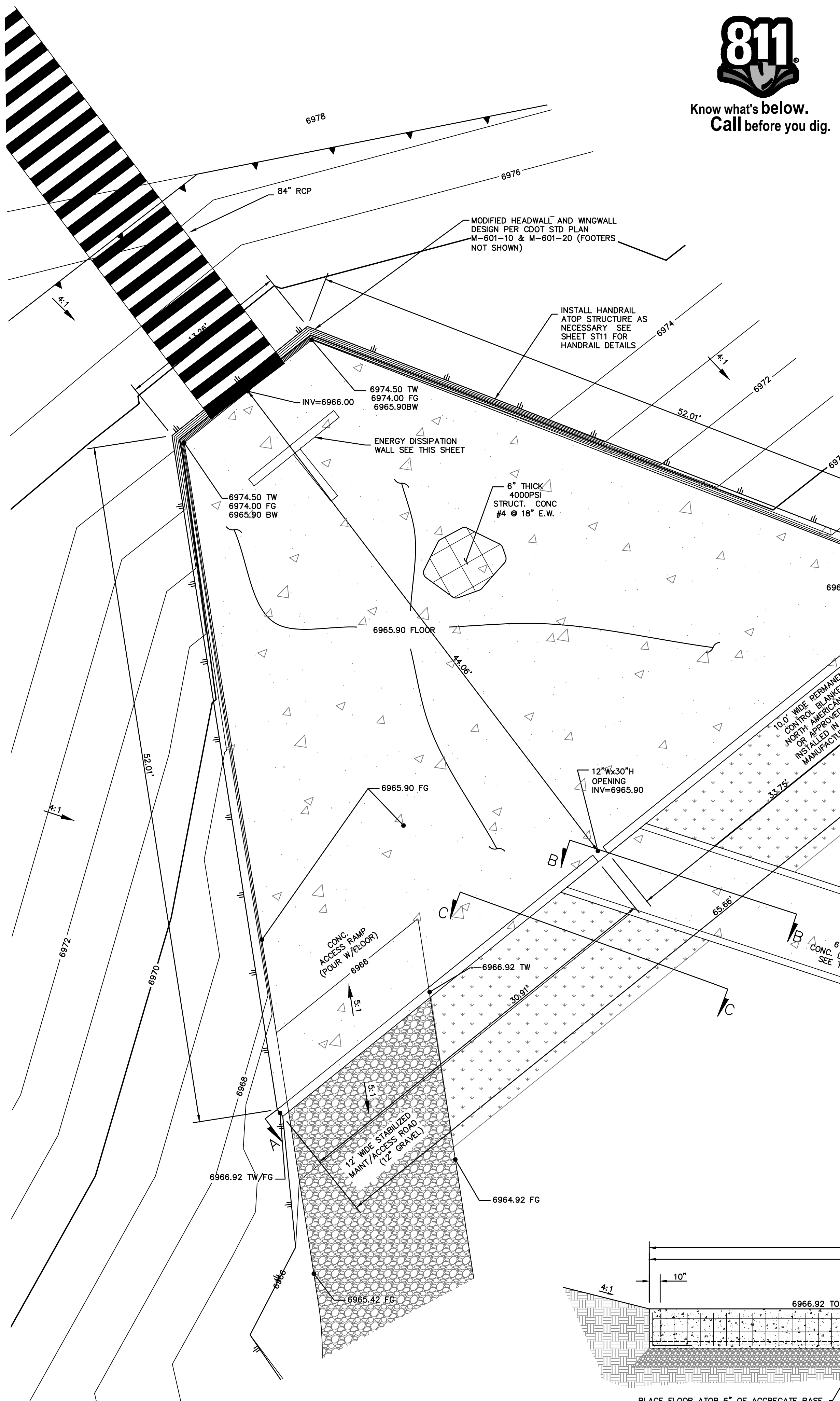
COLORADO LICENSED
R.E.B.
0054412
PROFESSIONAL ENGINEER

AS-BUILT PLANS
2026-05-26
EPC SF-20-15

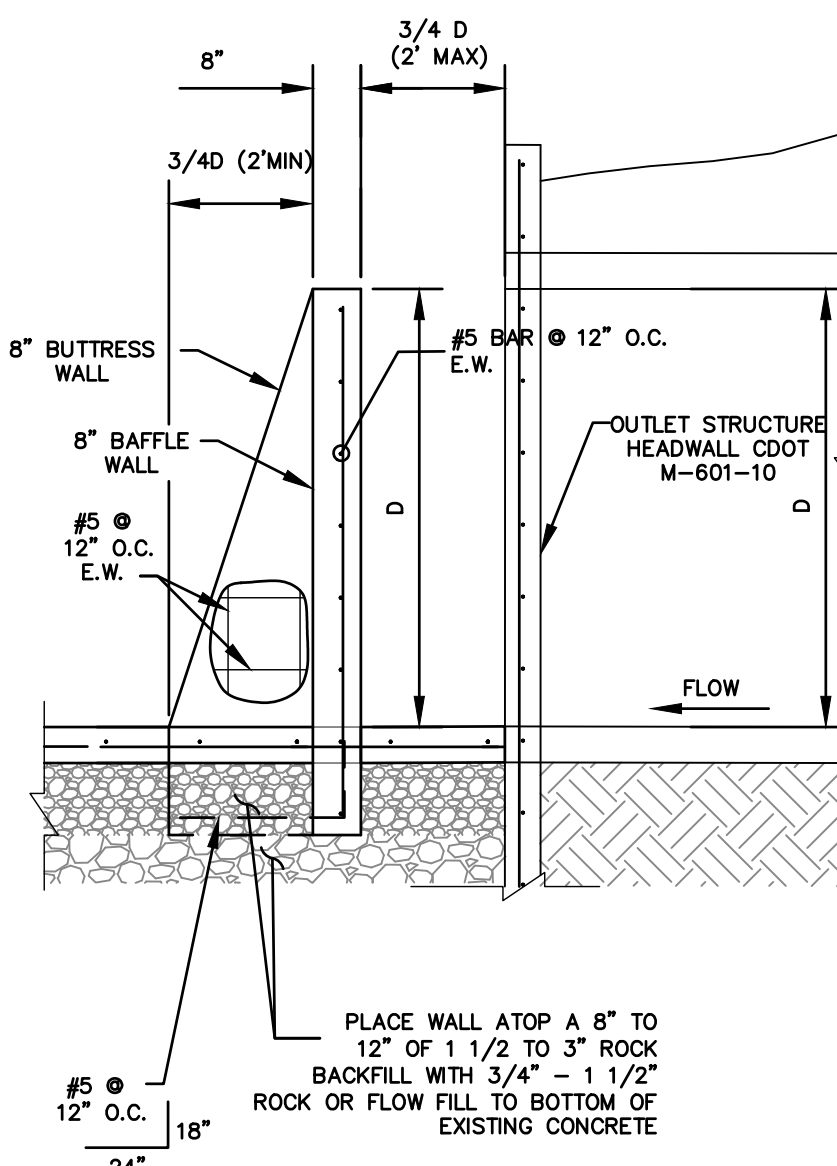
STERLING RANCH FILING NO.2		H-SCALE 1"=50'		No.		REVISION		BY		DATE		 J-R ENGINEERING A Westrian Company Centennial 303-740-3833 • Colorado Springs 719-699-2638 Fort Collins 970-491-9888 • www.jrengineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
TEMPORARY DITCH		V-SCALE 1"=5'		DATE 08/18/21		DESIGNED BY RAB		DRAWN BY RAB		CHECKED BY				
SHEET 13 OF 26														
JOB NO. 25188.01														



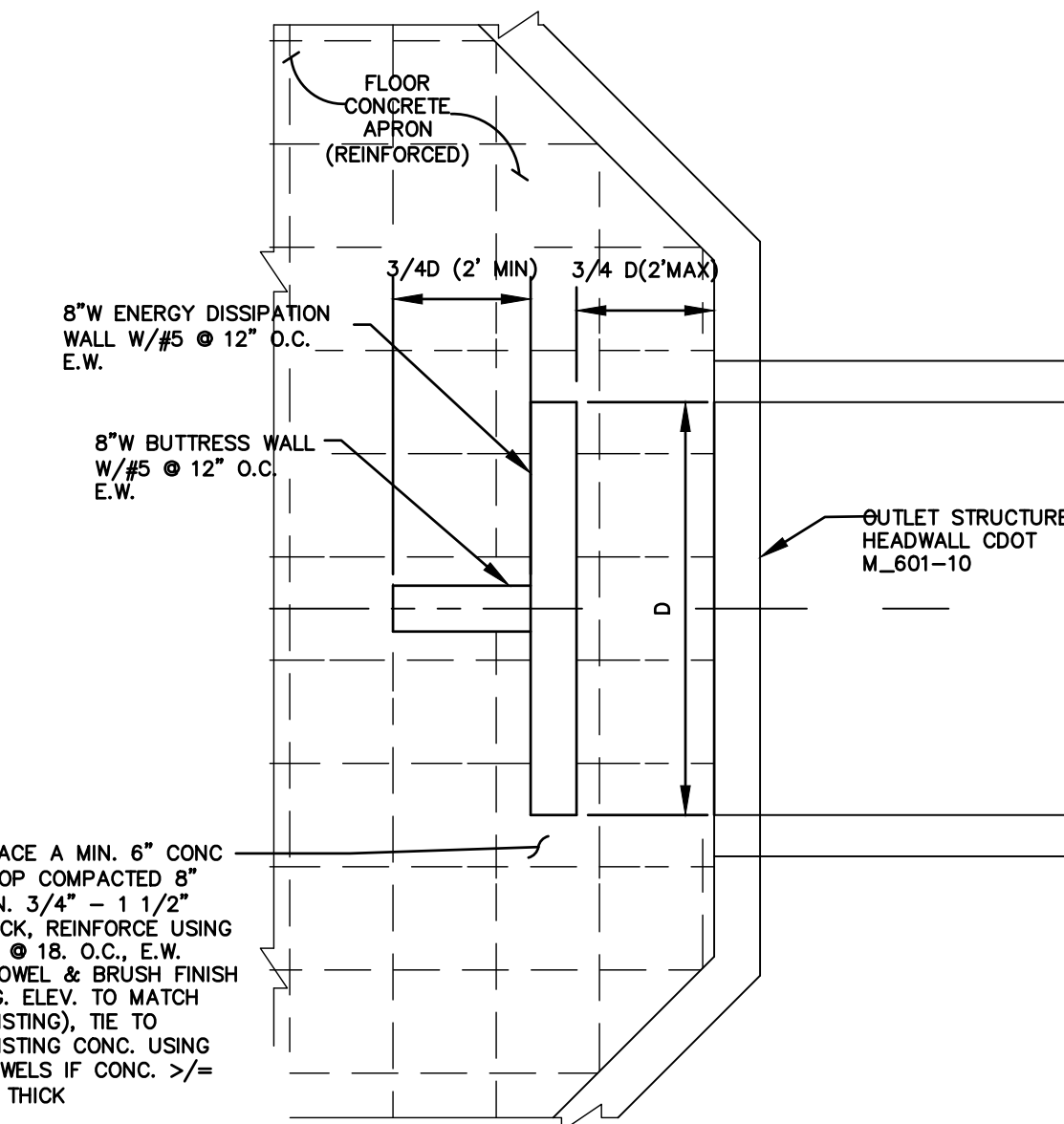
Know what's below.
Call before you dig.



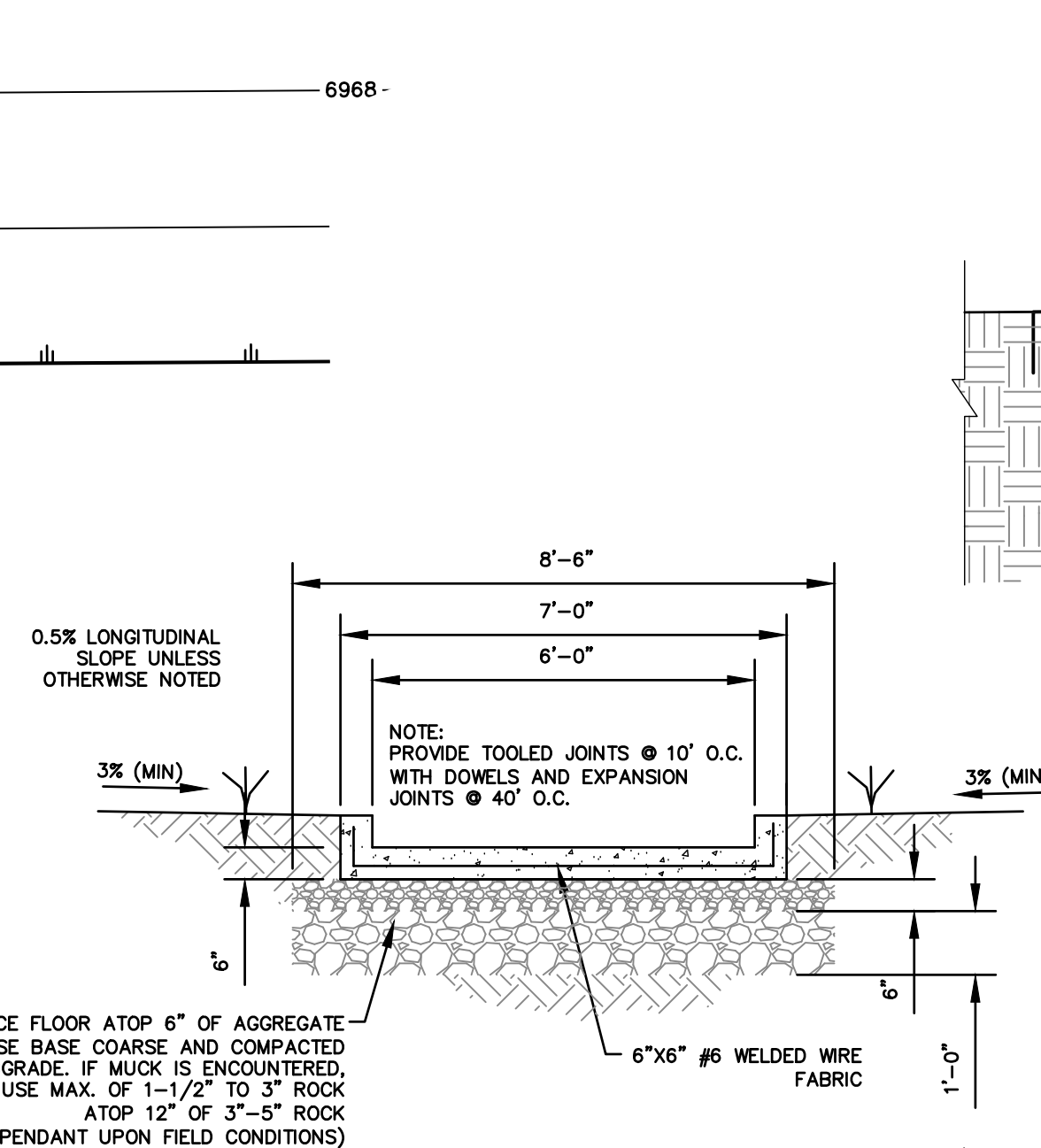
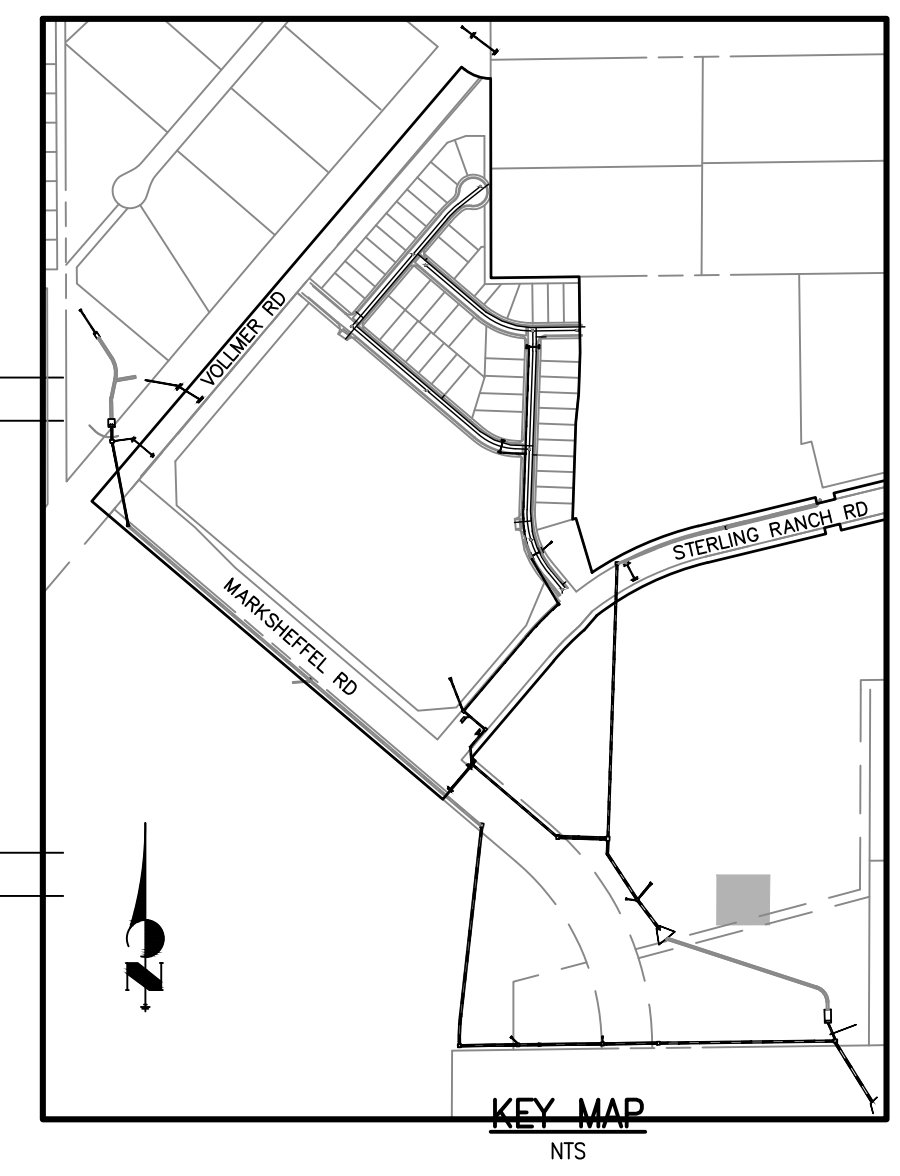
**FULL SPECTRUM DETENTION
POND W-5 FOREBAY PLAN**
NOT TO SCALE



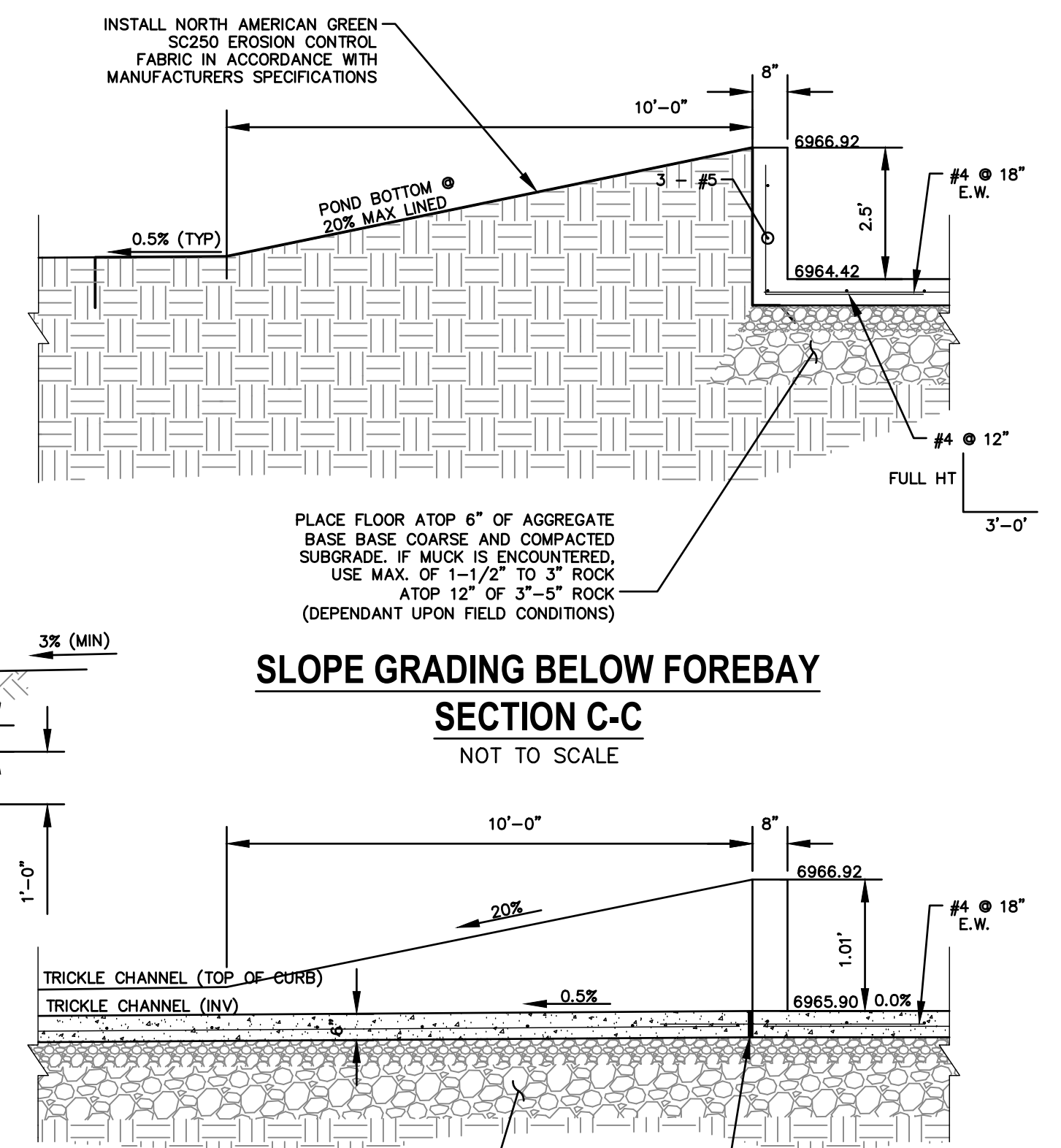
POND W-5 - ENERGY DISSIPATION WALL TYPICAL SECTION
NOT TO SCALE



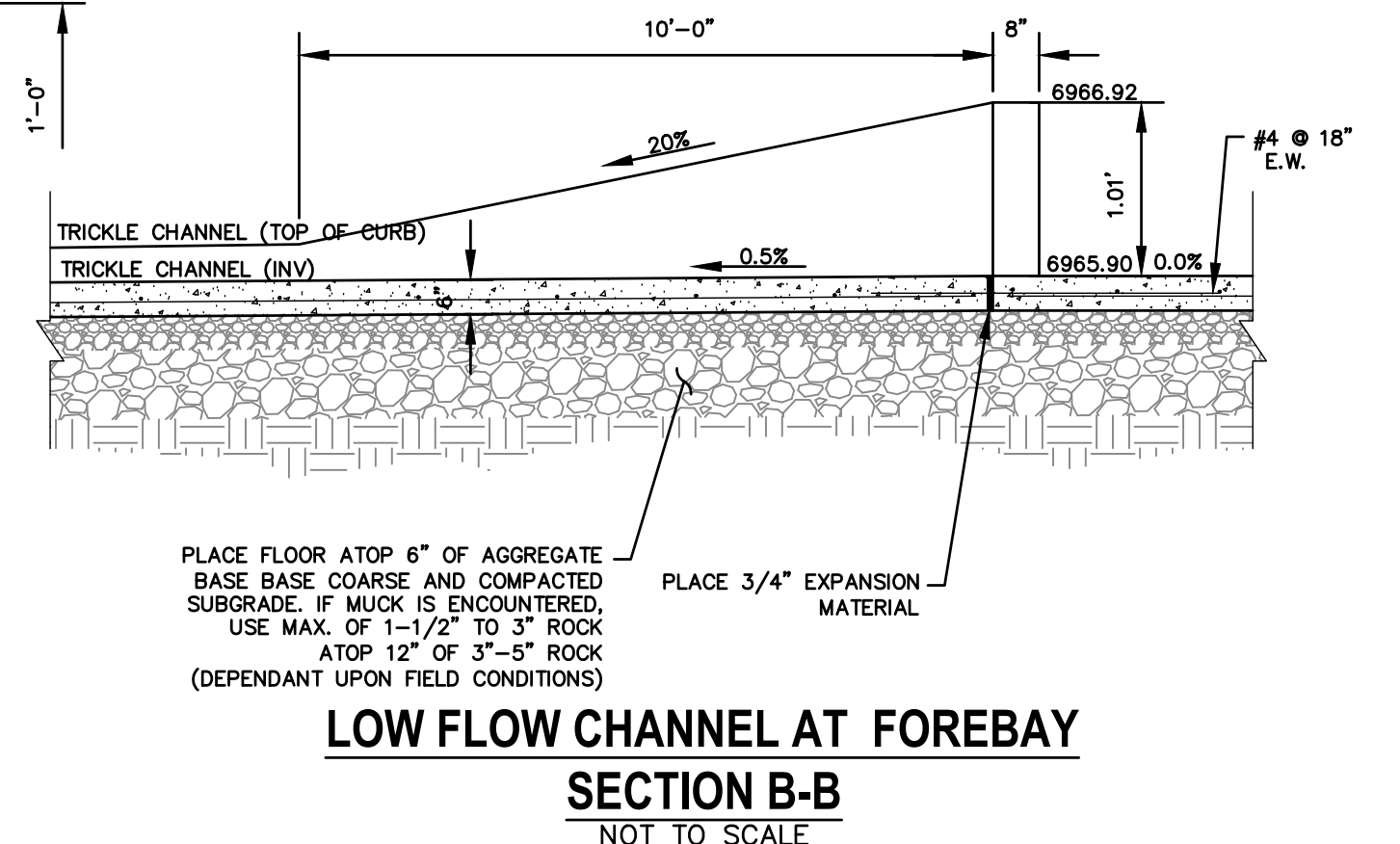
POND W-5 - ENERGY DISSIPATION WALL TYPICAL PLAN
NOT TO SCALE



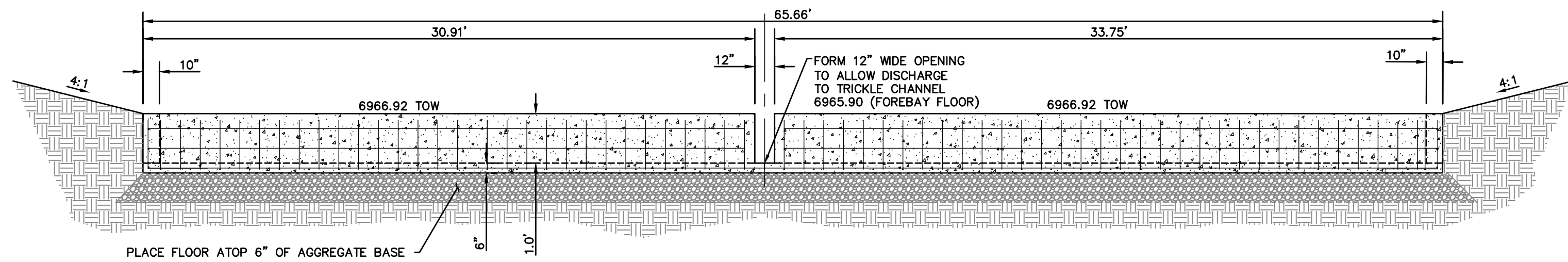
**LOW FLOW CHANNEL
TYPICAL SECTION**
NOT TO SCALE



**SLOPE GRADING BELOW FOREBAY
SECTION C-C**
NOT TO SCALE



**LOW FLOW CHANNEL AT FOREBAY
SECTION B-B**
NOT TO SCALE



**FOREBAY FRONT WALL W/NOTCH
SECTION A-A**
NOT TO SCALE



AS-BUILT PLANS
2026-05-26
EPC SF-20-15

EPC 11/17/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

32314
DATE 8/18/2021

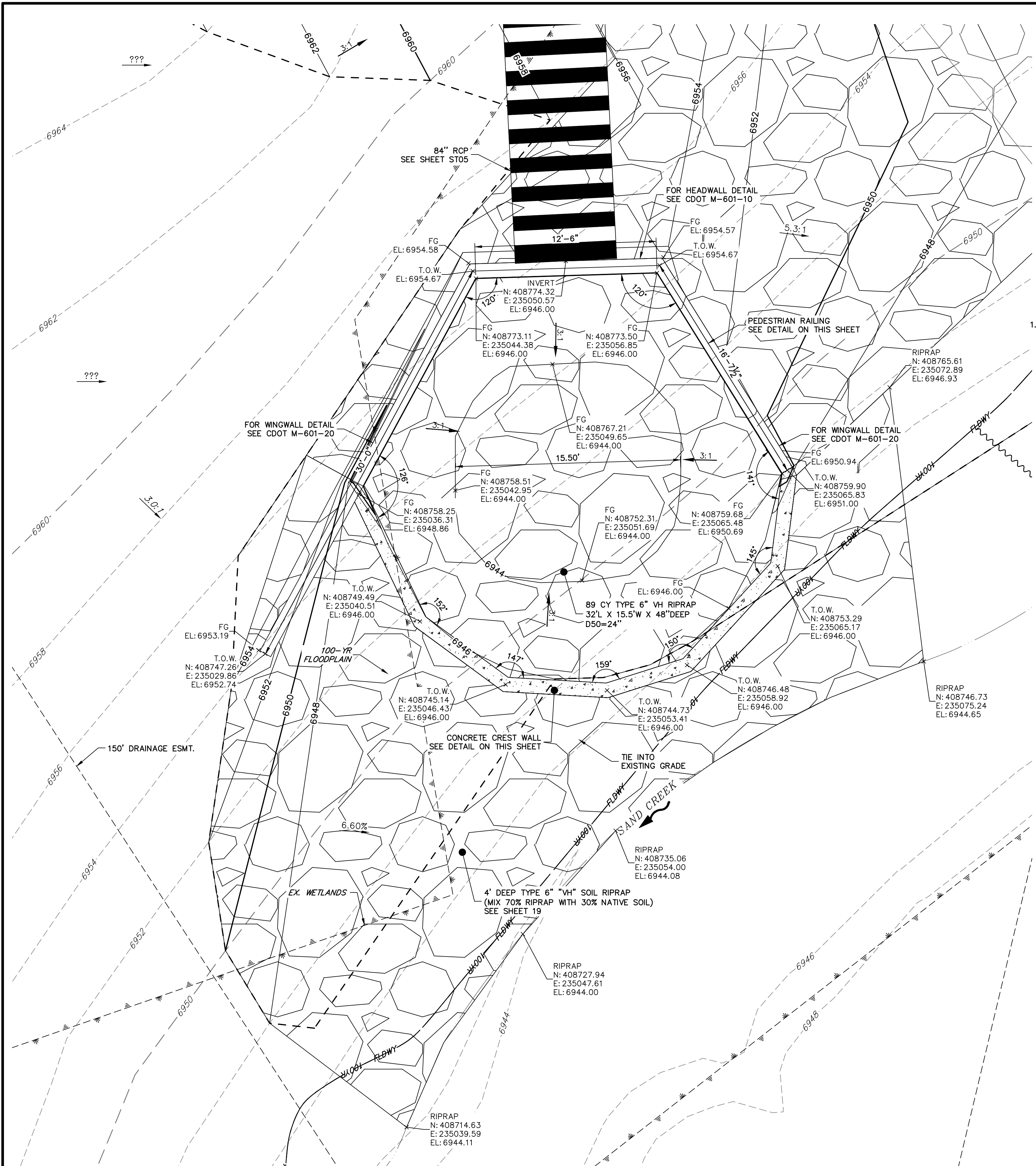
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APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
ACCEPTS NO LIABILITY
OTHER THAN FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

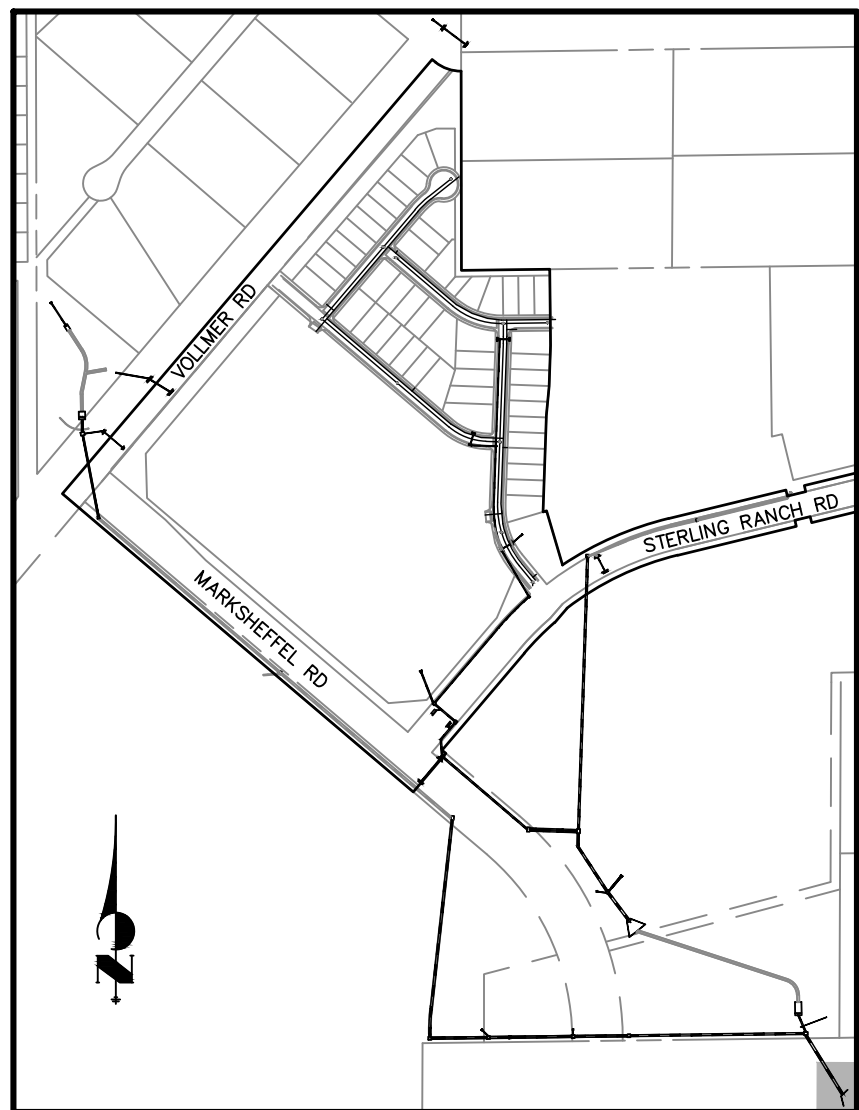
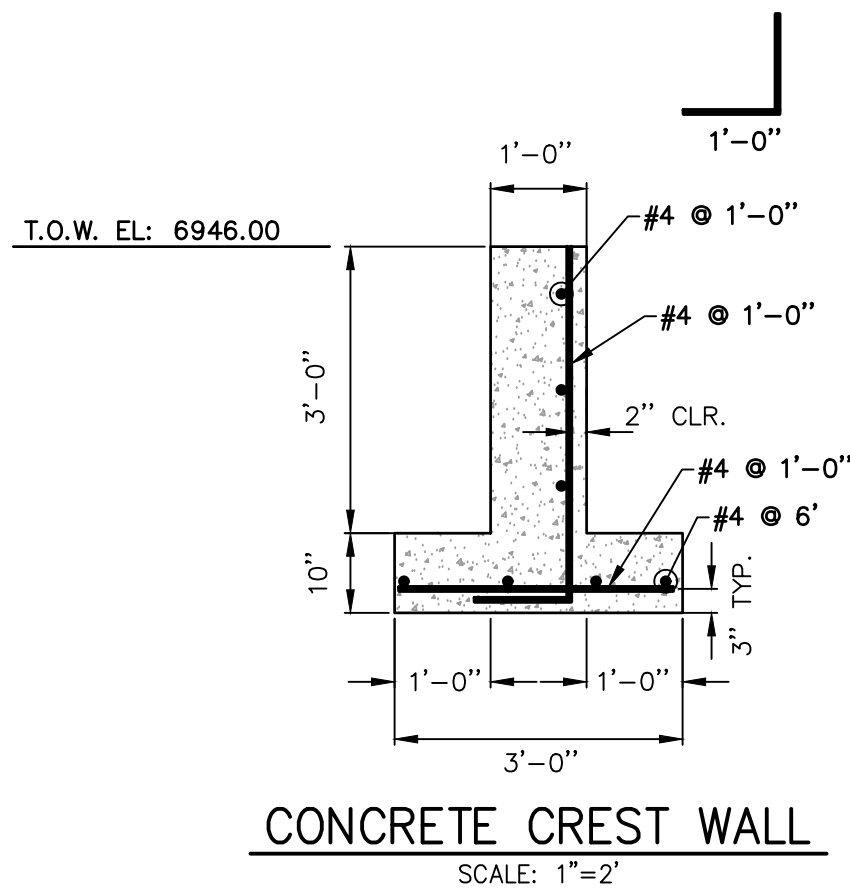
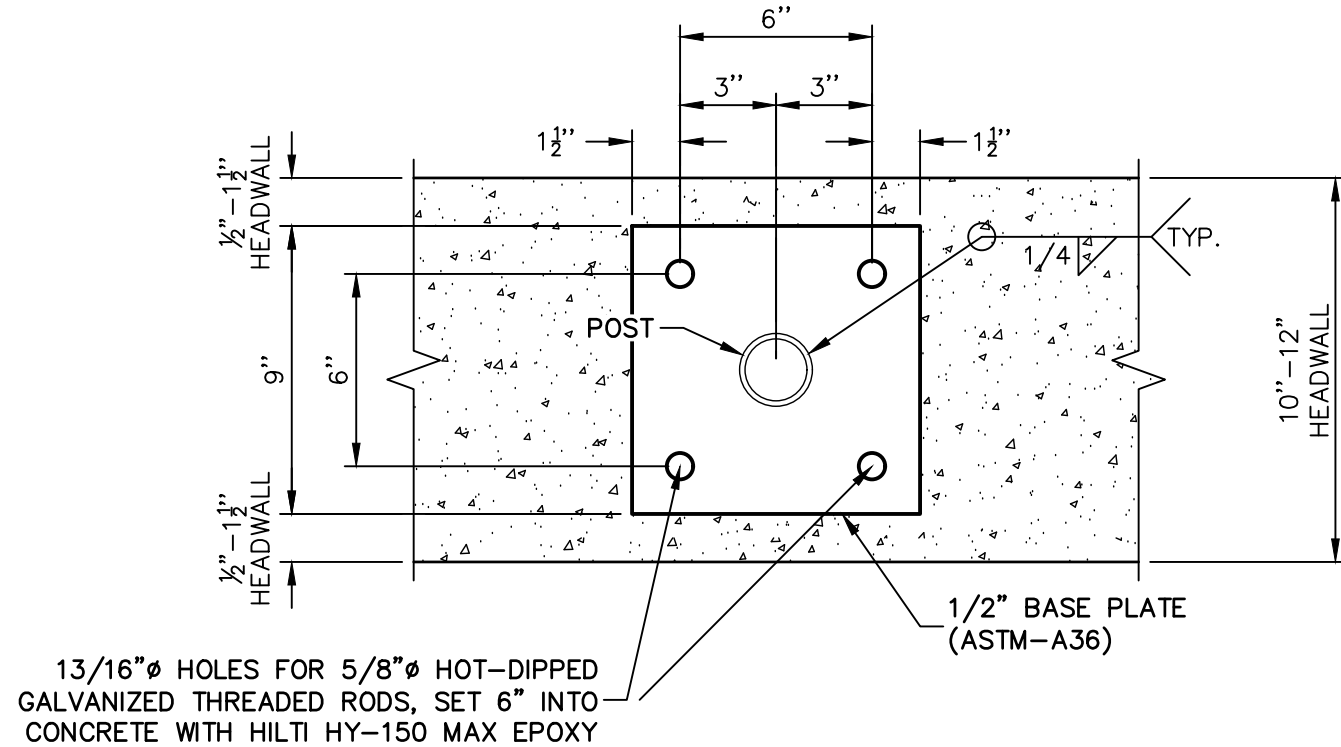
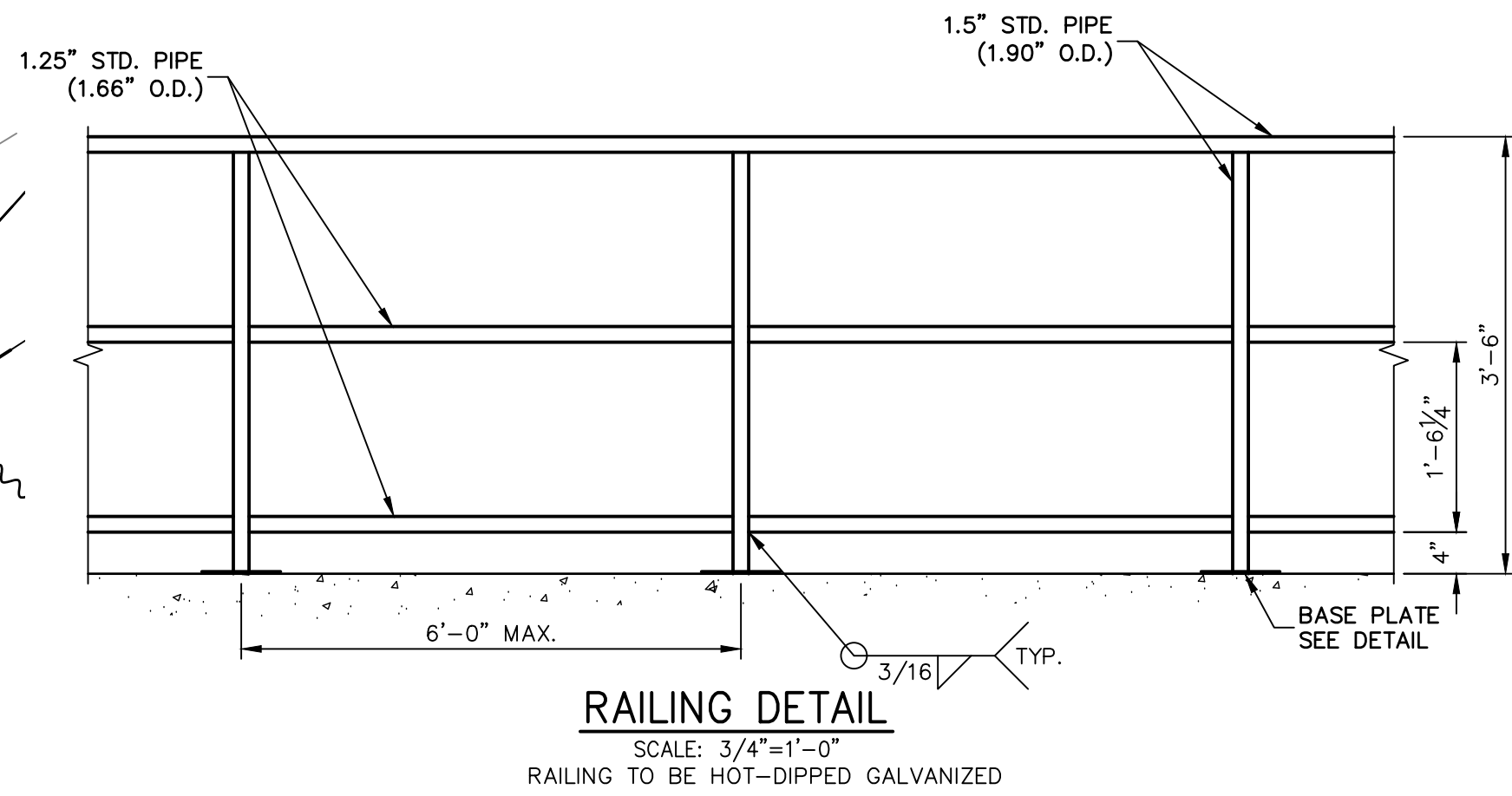
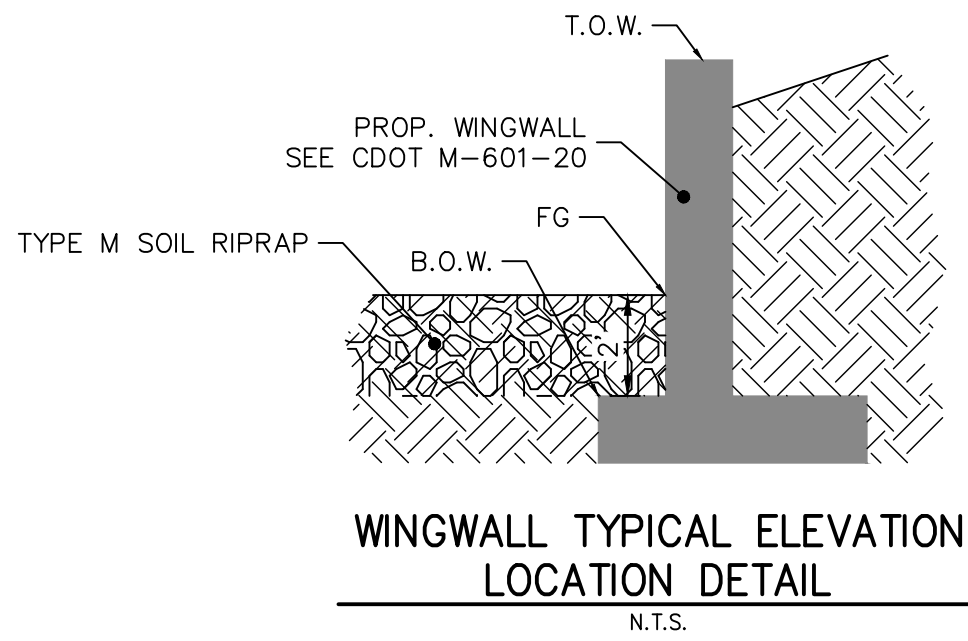
J-R ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-583-2933
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BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						08/18/21	RAB	KRW	

STERLING RANCH FILING NO.2
POND DETAILS
SHEET 16 OF 26
JOB NO. 25188.01



STORM 23 - 84" OUTFALL STILLING BASIN W/ HEADWALL & WINGWALL
SCALE: 1" = 4'



KEY MAP
N.T.S.



AS-BUILT PLANS
2026-05-26
EPC SF-20-15

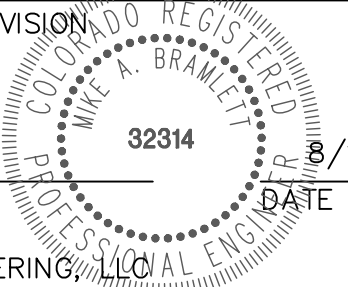


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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

FOR AND ON BEHALF OF JR ENGINEERING



EPC 11/17/2021

STERLING RANCH FILING NO.2

POND DETAILS

SHEET 18 OF 26

JOB NO. 25188.01

BY DATE

No. REVISION

H-SCALE AS NOTED
V-SCALE N/A
DATE 08/18/21
DESIGNED BY RAB
DRAWN BY KRW
CHECKED BY

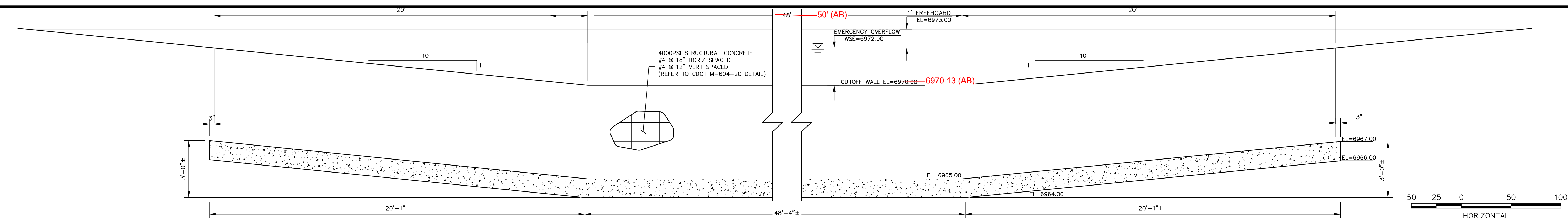


J.R. ENGINEERING
A Western Company

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

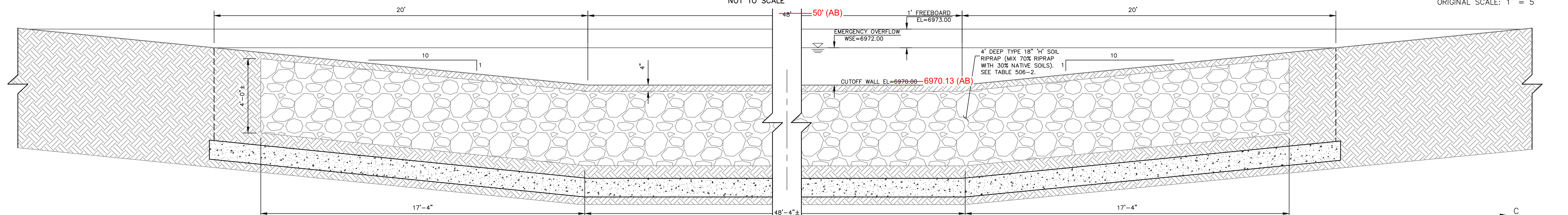
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.



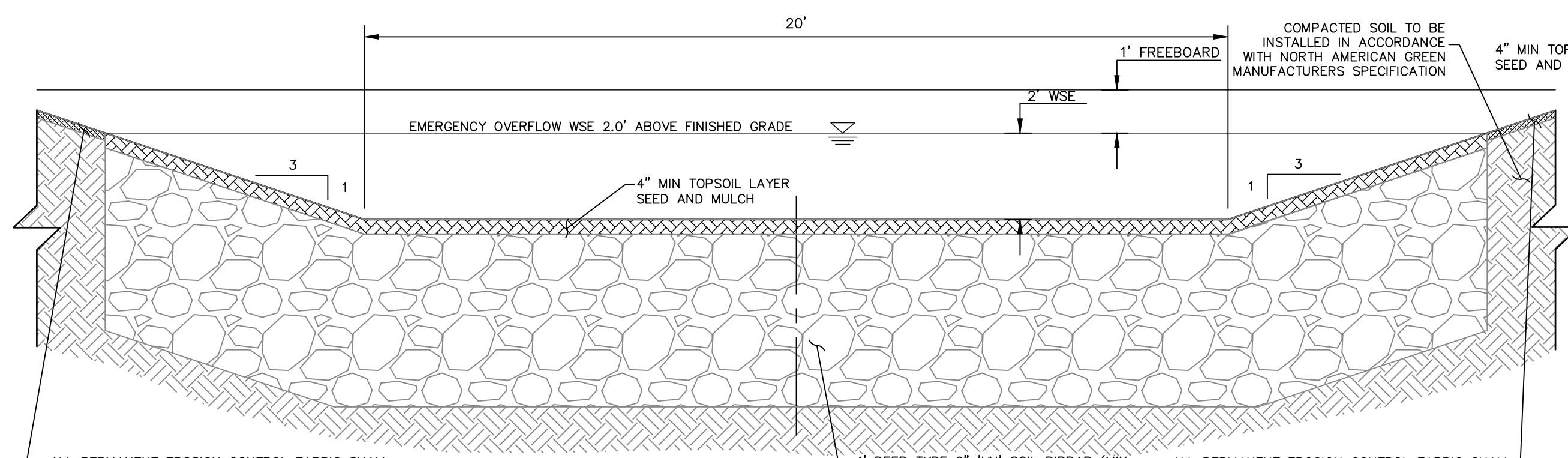
SECTION A-A CONCRETE CUTOFF WALL - ELEVATION

NOT TO SCALE



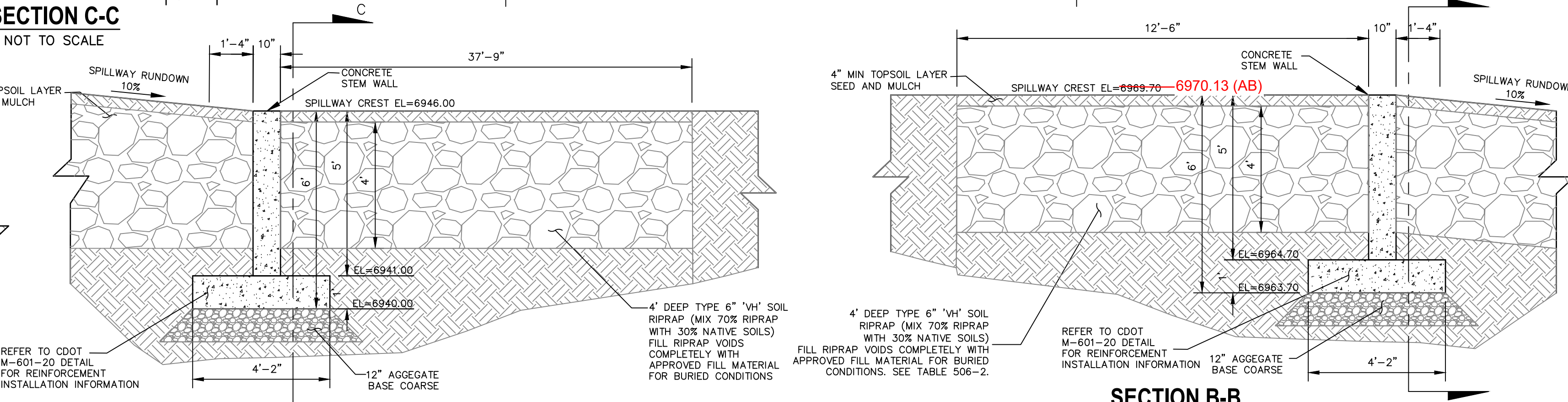
SECTION C-C

NOT TO SCALE



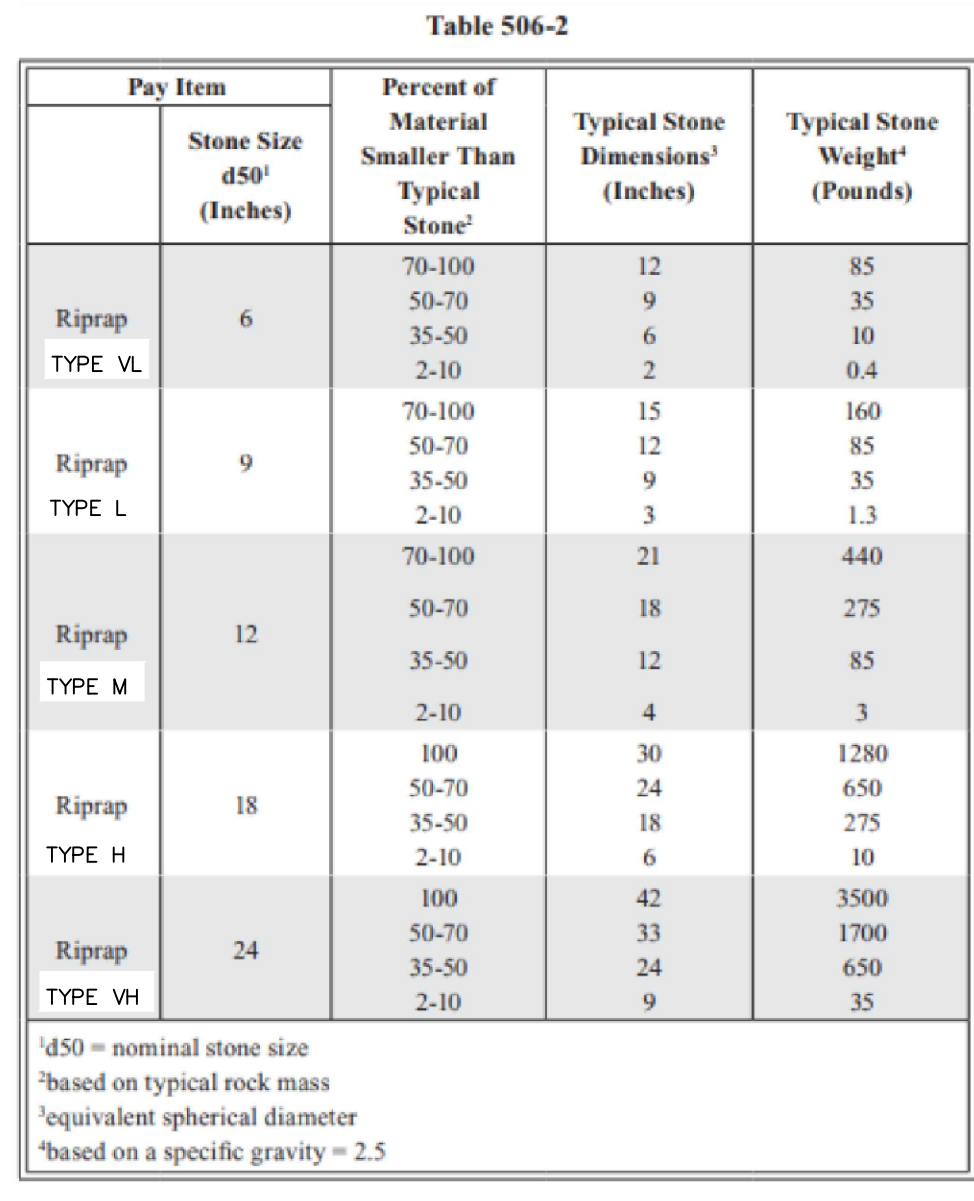
SPILLWAY RUNDOWN INTO SAND CREEK - SECTION D-D

NOT TO SCALE



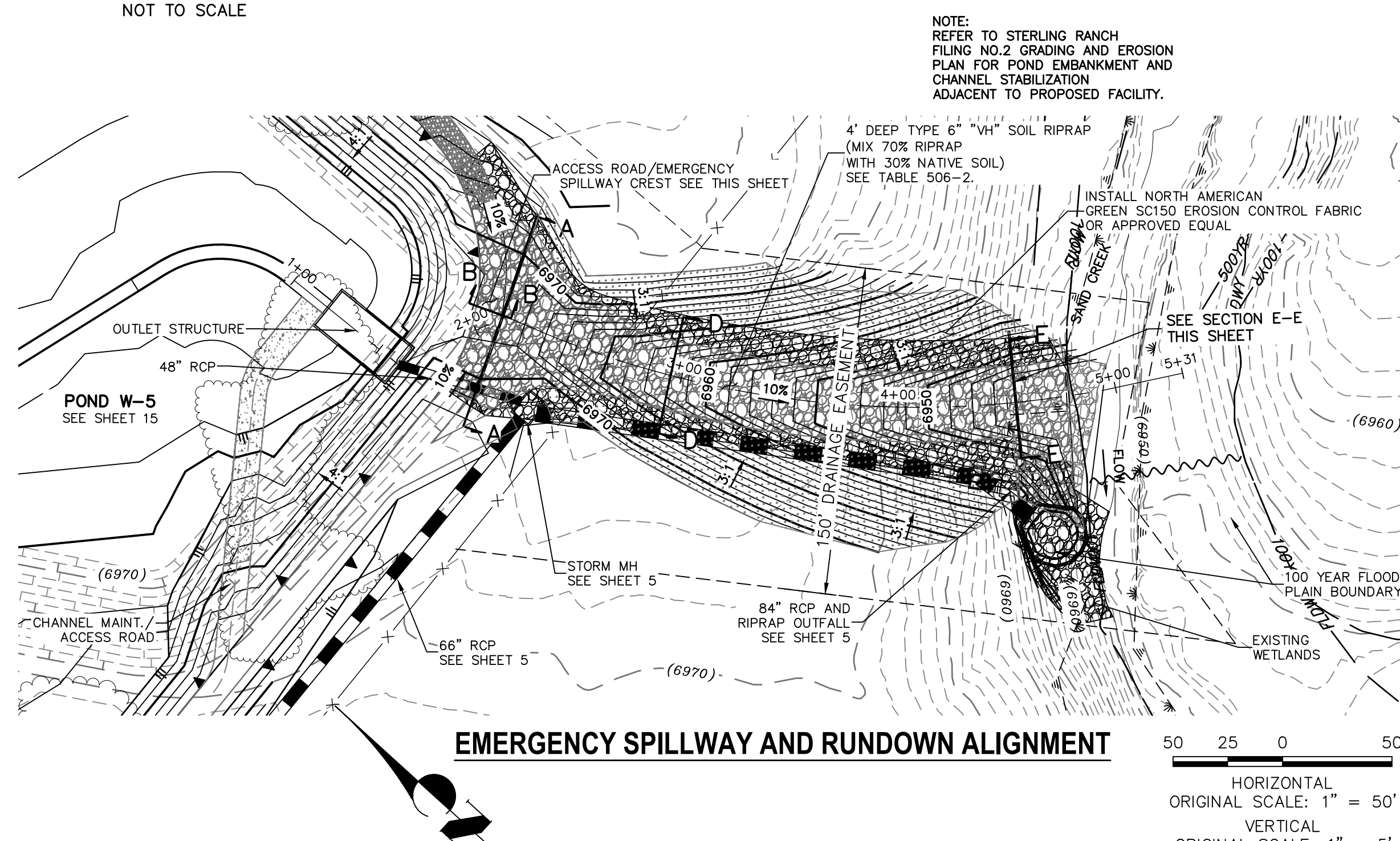
SECTION B-B

NOT TO SCALE



Nominal stone size and total thickness of the riprap shall be as shown on the plans.

NOTE: CDOT SECTION 506
REQUIREMENTS APPLY

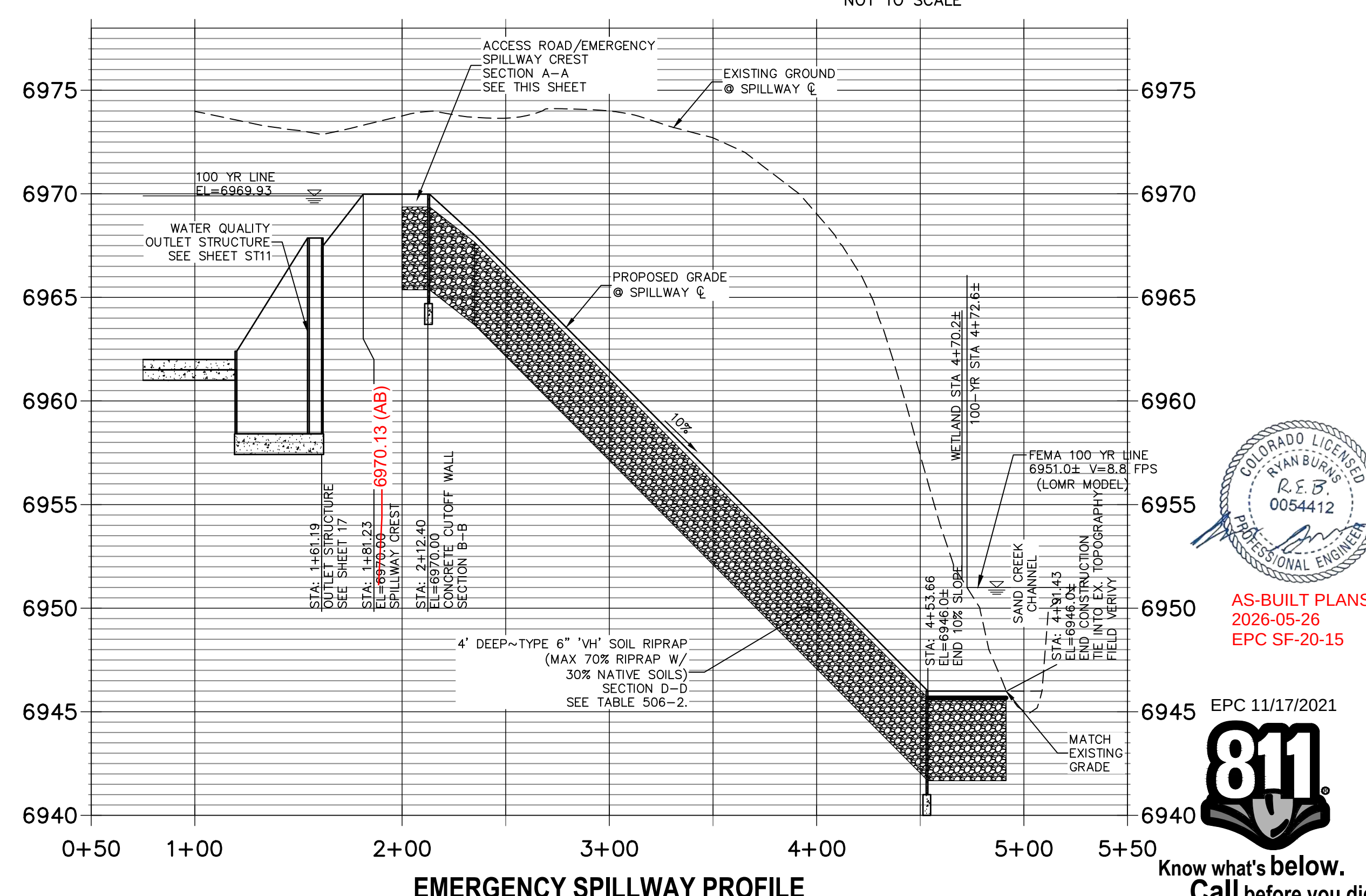


EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT

HORIZONTAL

ORIGINAL SCALE: 1" = 50'

VERTICAL



EMERGENCY SPILLWAY PROFILE

6955

COLORADO LICENSED
RYAN BURNS
R.E.B.
0054412
PROFESSIONAL ENGINEER

AS-BUILT PLANS
2026-05-26
EPC SF-20-15

5 EPC 11/17/202

811

0

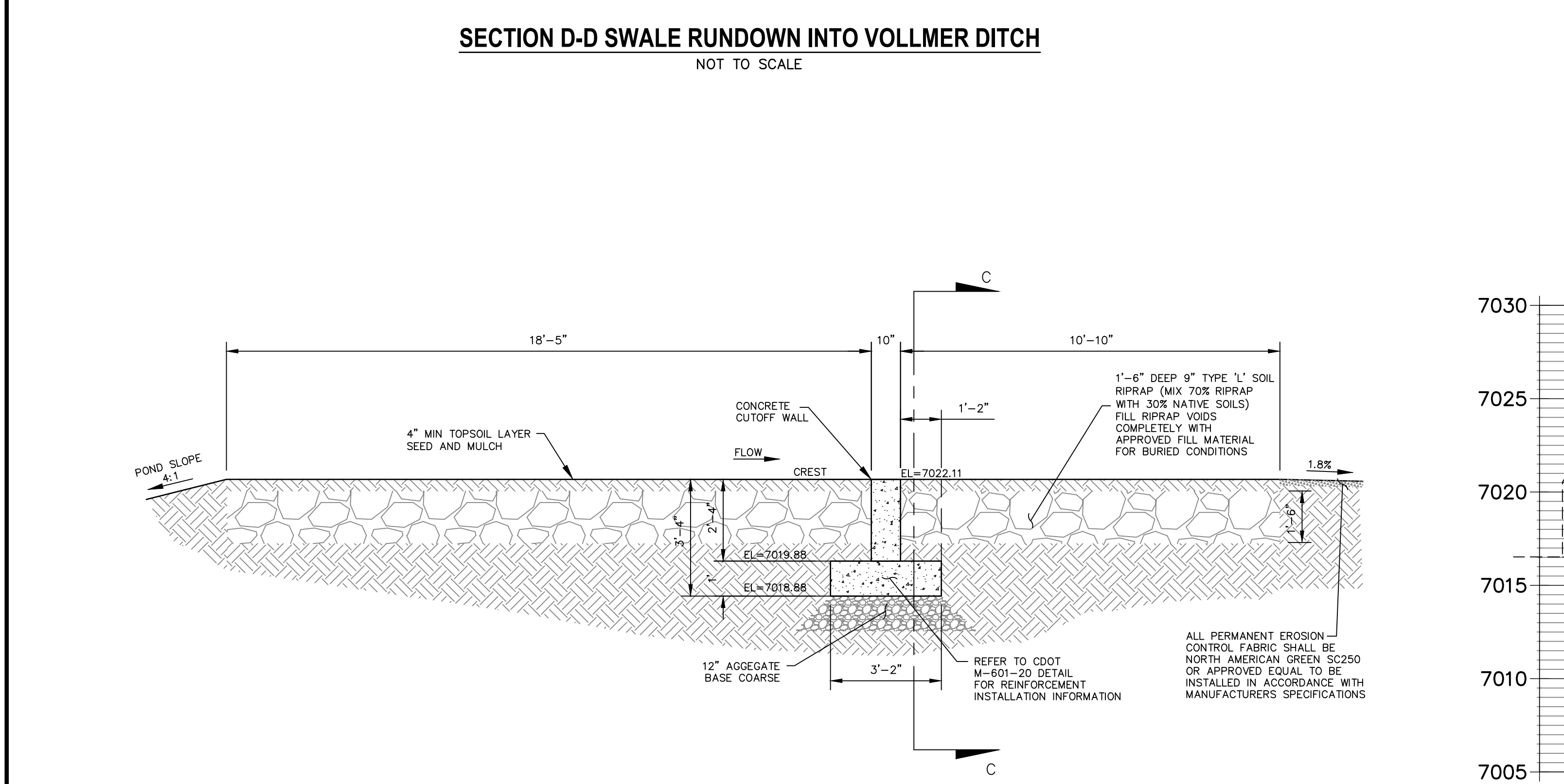
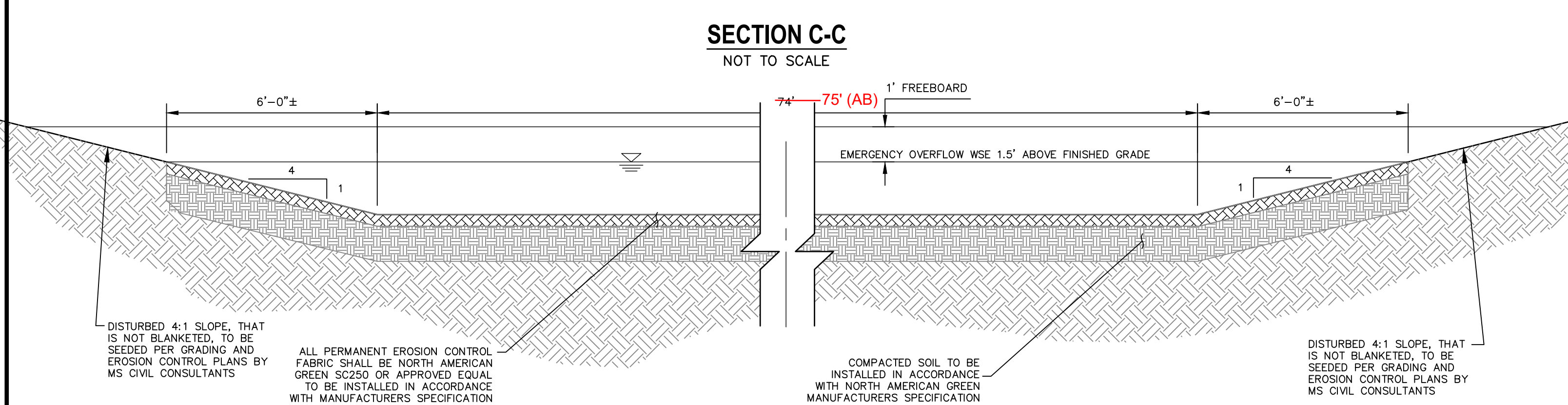
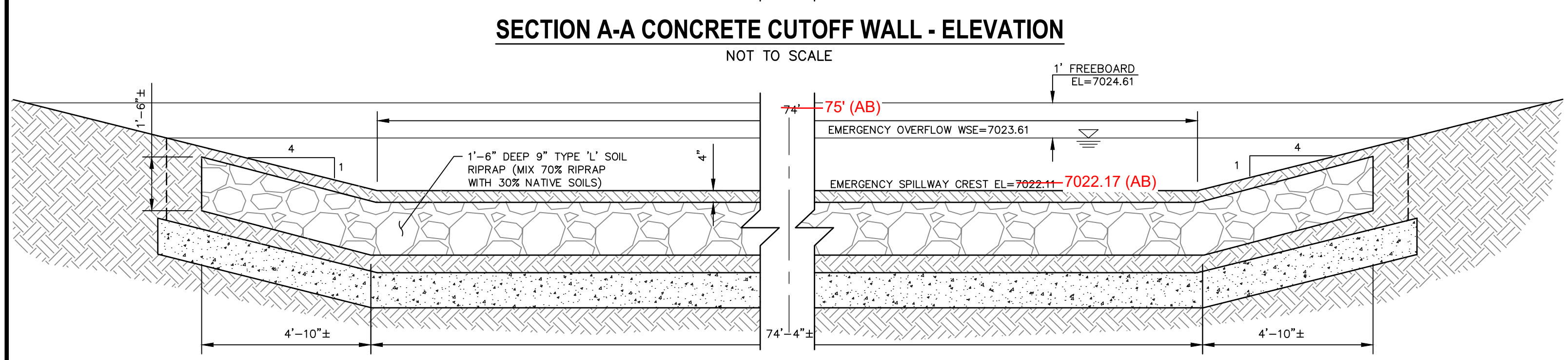
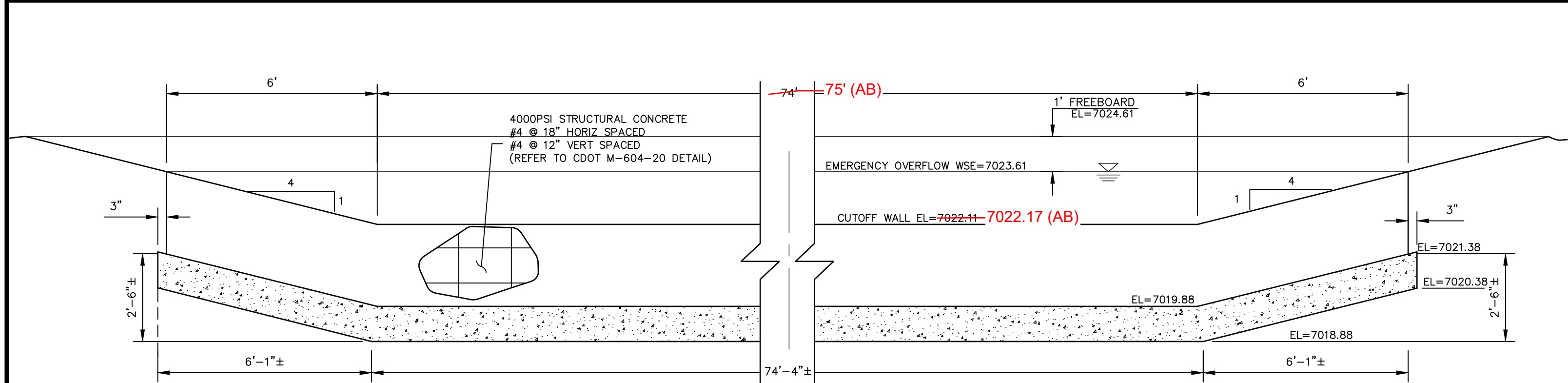
Know what's **below**.
Call before you dig.

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

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Centennial 303-740-9383 • Colorado Springs 719-539-2583
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JOB NO.	SHEET	STERLING RANCH FILING NO.2	H-SCALE	1"= 50'	No.	REVISION	BY	DATE
			V-SCALE	1"= 5'				
25188.01	19	OF	26	DATE	08/18/21			
				DESIGNED BY	RAB			
				DRAWN BY	KRW			
				CHECKED BY				

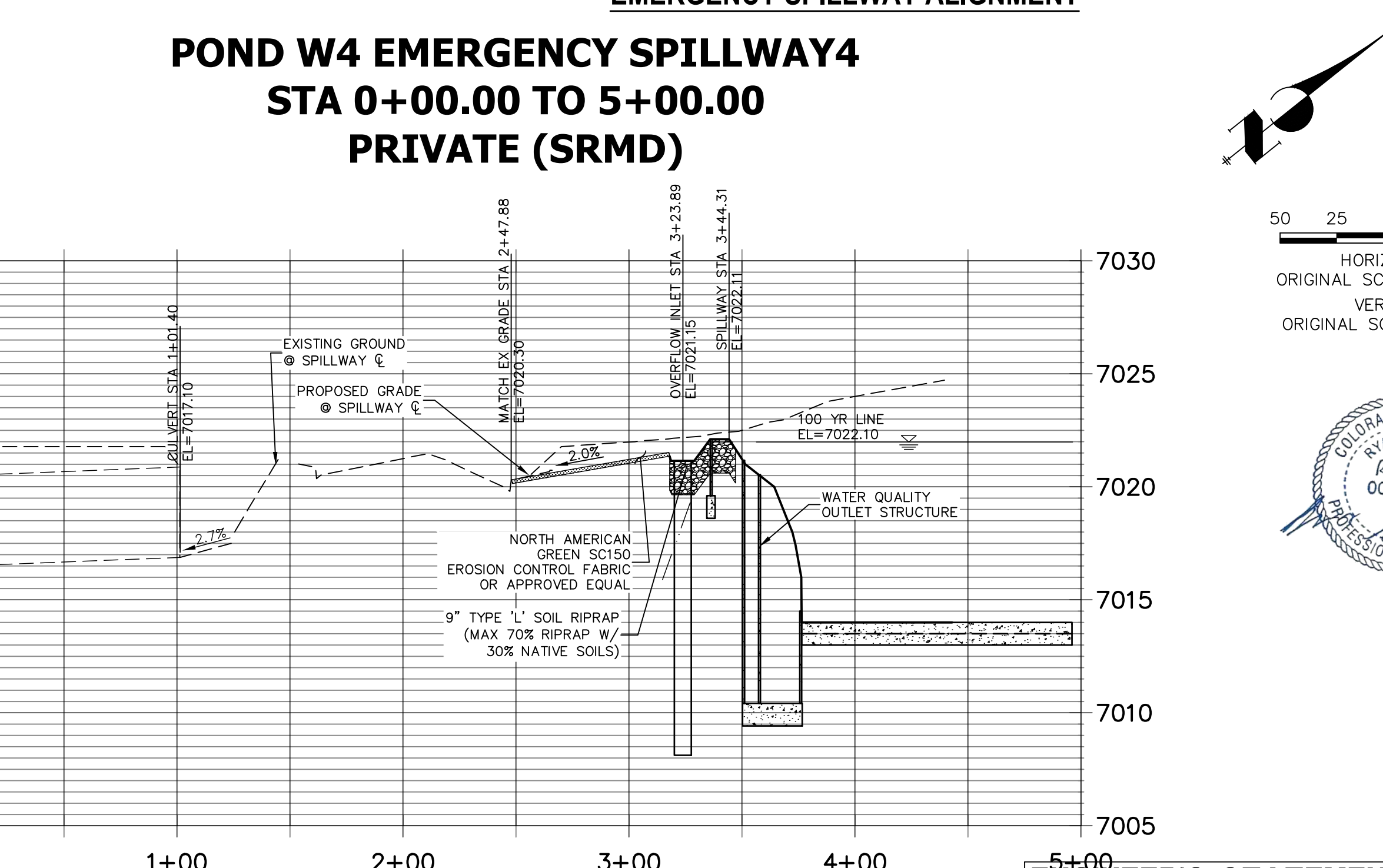
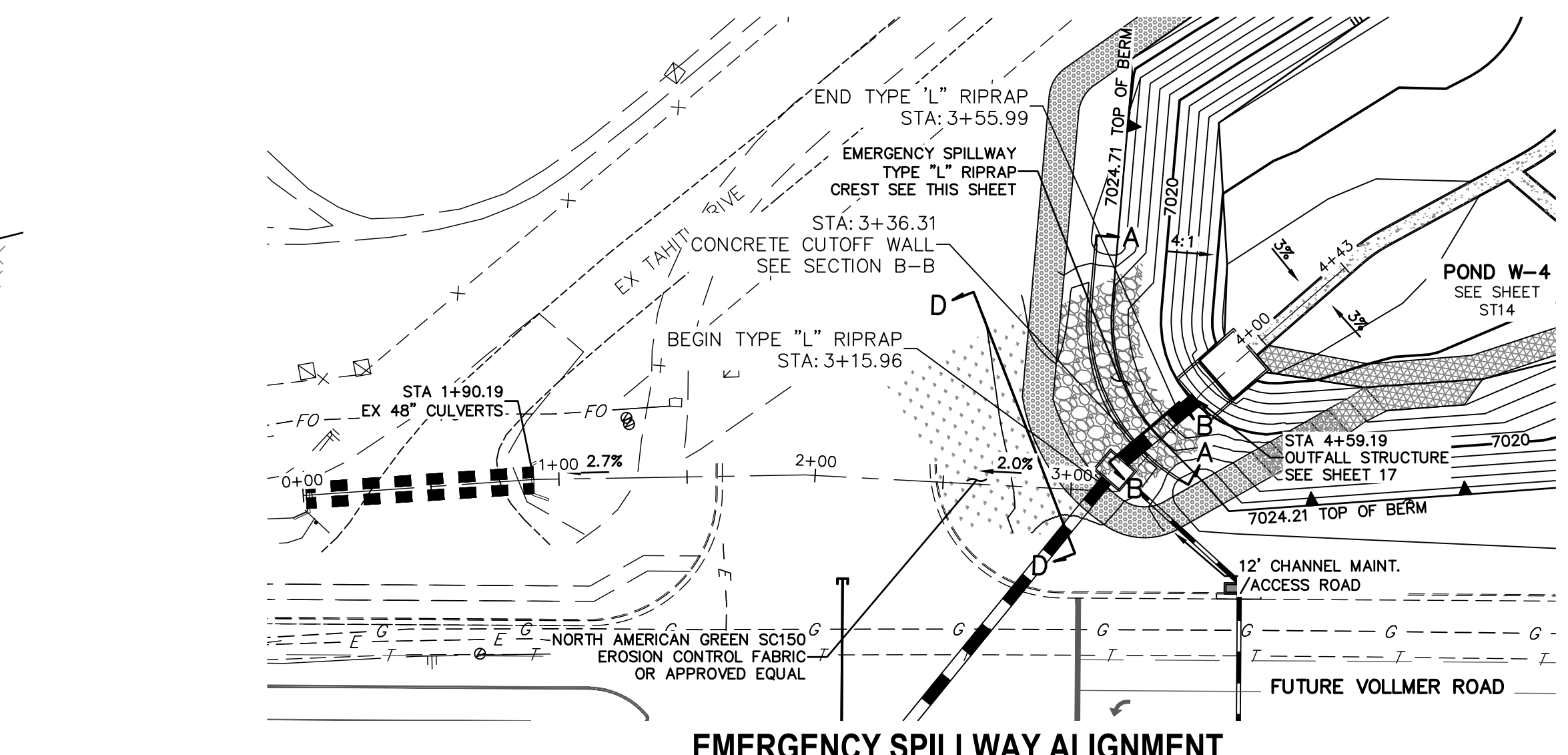


SECTION B-B
NOT TO SCALE

NOTE:
SEE CDOT GRADATION TABLE 506-2
ON SHEET 19 FOR ADDITIONAL
INFORMATION ON RIP RAP MATERIAL

NOTE:
REFER TO STERLING RANCH
FILING NO.2 GRADING AND EROSION
PLAN FOR POND EMBANKMENT AND
CHANNEL STABILIZATION
ADJACENT TO PROPOSED FACILITY.

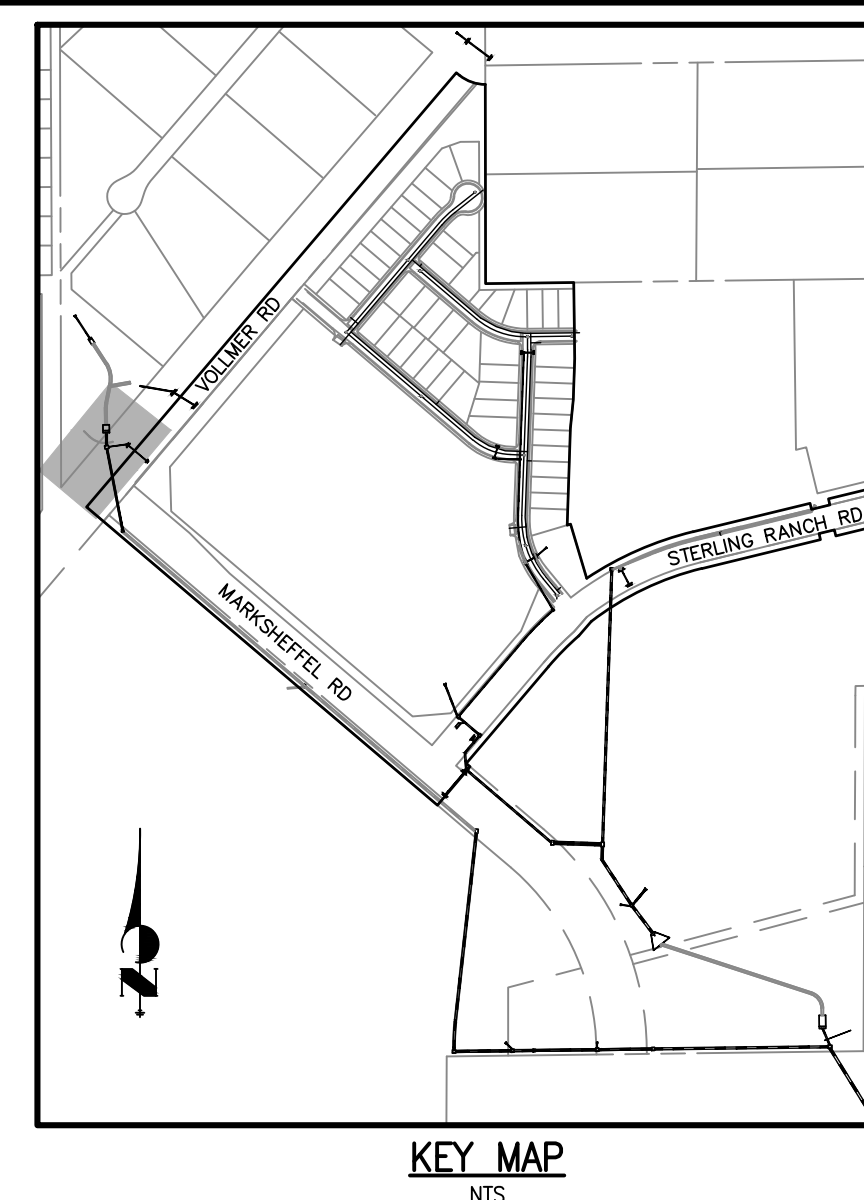
- LEGEND**
- | | | | |
|------|---|--|---|
| EX | EXISTING | | RIPRAP LOW FLOW CHANNEL |
| FUT | FUTURE | | EX. FLOW ARROW |
| PROP | PROPOSED | | PROP. FLOW ARROW |
| | PROP MAJ CONT | | PROPERTY LINE |
| | PROP MIN CONT | | EX PROPERTY LINE |
| | EXIST MAJ CONT | | PROP STORM SEWER PIPE |
| | EXIST MIN CONT | | EX. STORM SEWER PIPE |
| | NORTH AMERICAN GREEN
SC150 PERM EROSION
CONTROL BLANKET | | WARNING SIGN |
| | NORTH AMERICAN GREEN
SC250 PERM EROSION
CONTROL BLANKET | | SHOULDER EDGE |
| | GROUTED RIPRAP | | EX. FENCE |
| | RIPRAP TYP. | | STABILIZED MAINTENANCE ROAD
ABOVE EURL |
| | | | STABILIZED MAINT. ROAD
BELOW EURL |



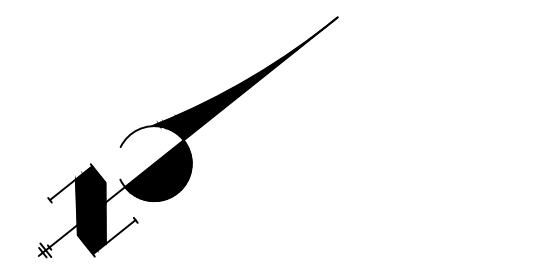
EMERGENCY SPILLWAY PROFILE

NOTE:
SEE CDOT GRADATION TABLE 506-2
ON SHEET 19 FOR ADDITIONAL
INFORMATION ON RIP RAP MATERIAL

NOTE:
REFER TO STERLING RANCH
FILING NO.2 GRADING AND EROSION
PLAN FOR POND EMBANKMENT AND
CHANNEL STABILIZATION
ADJACENT TO PROPOSED FACILITY.



KEY MAP
NTS



50 25 0 50
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



Know what's below.
Call before you dig.

EPC 11/17/2021

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

DATE: 8/18/2021

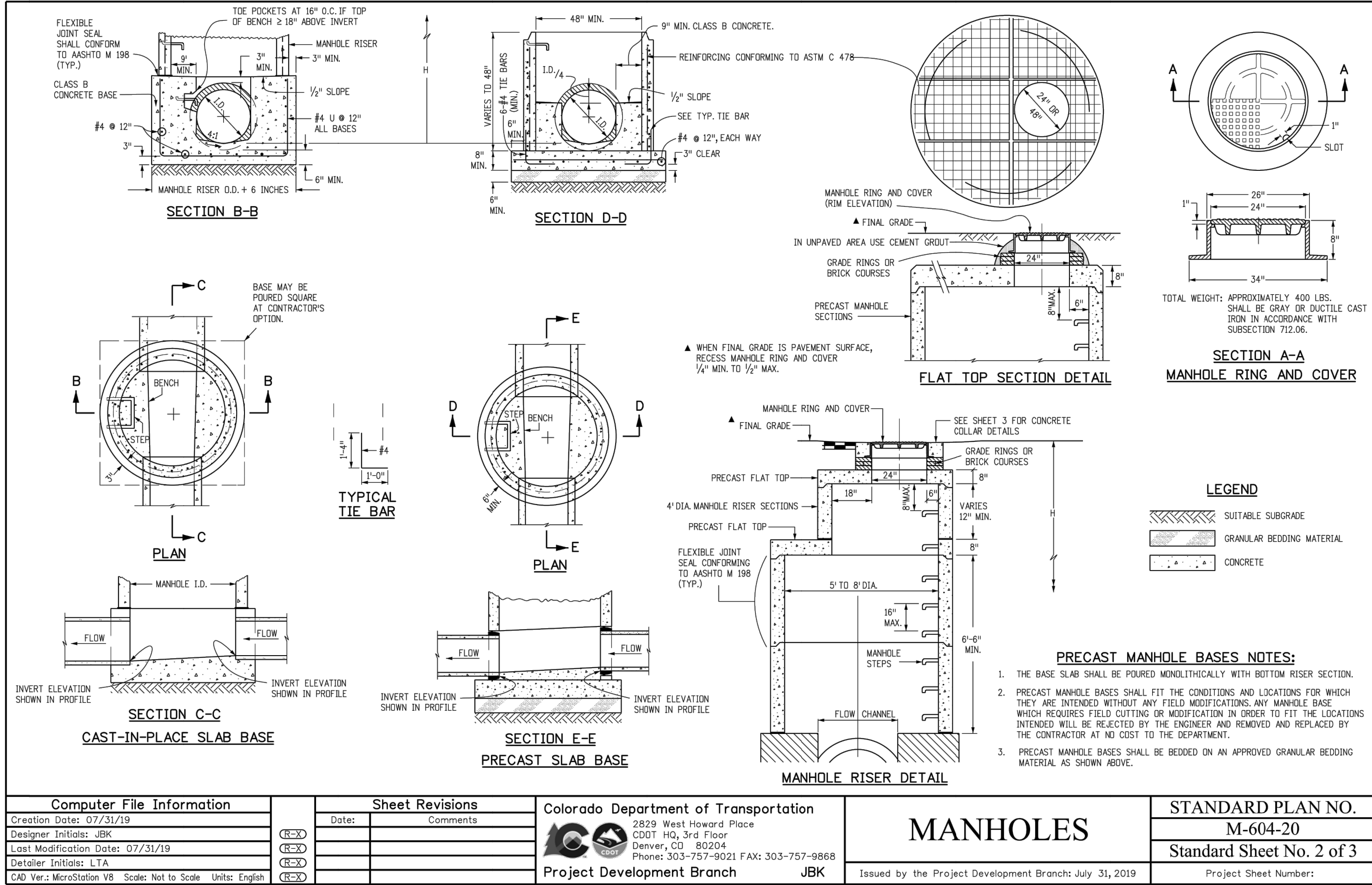
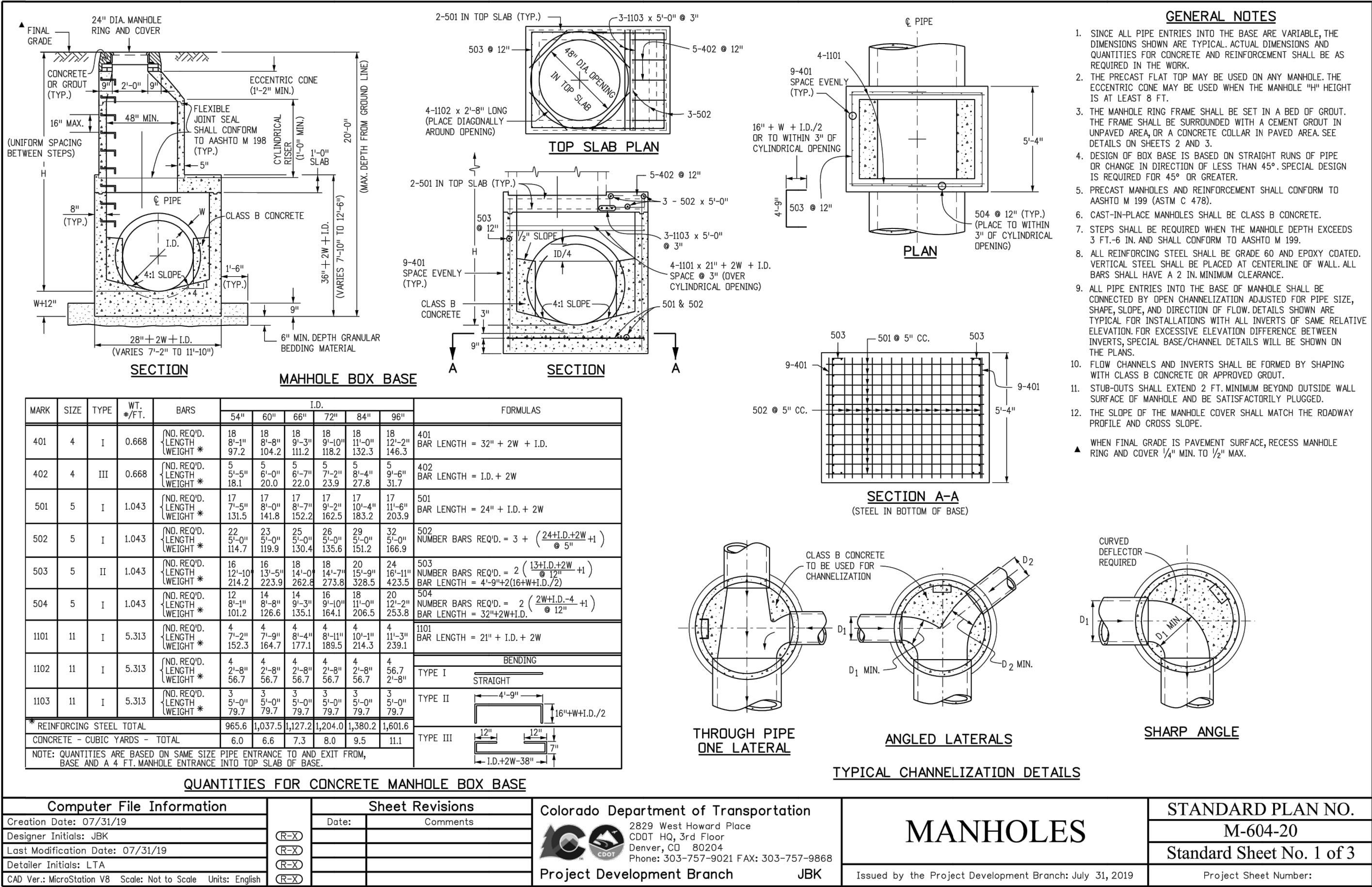
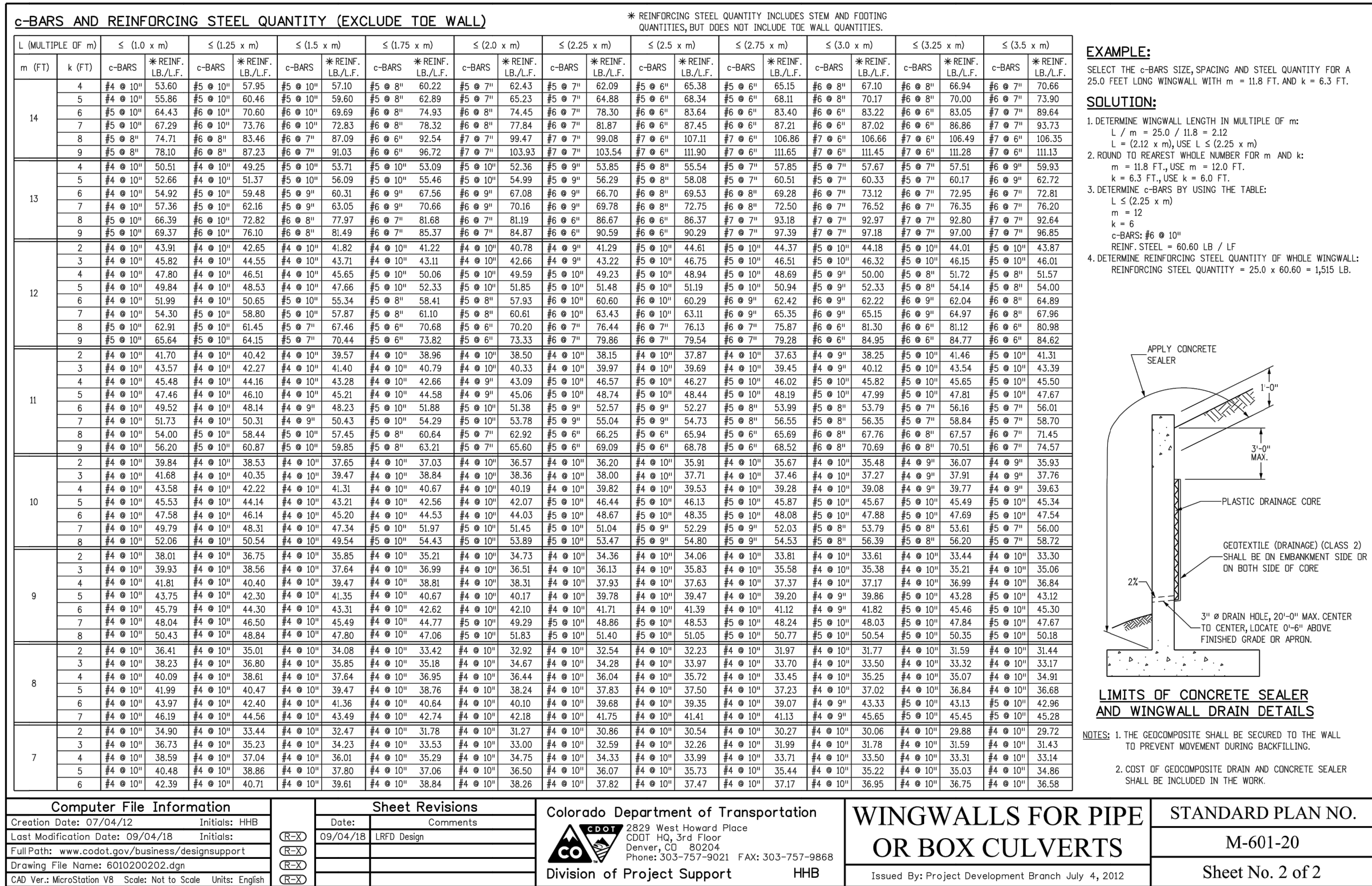
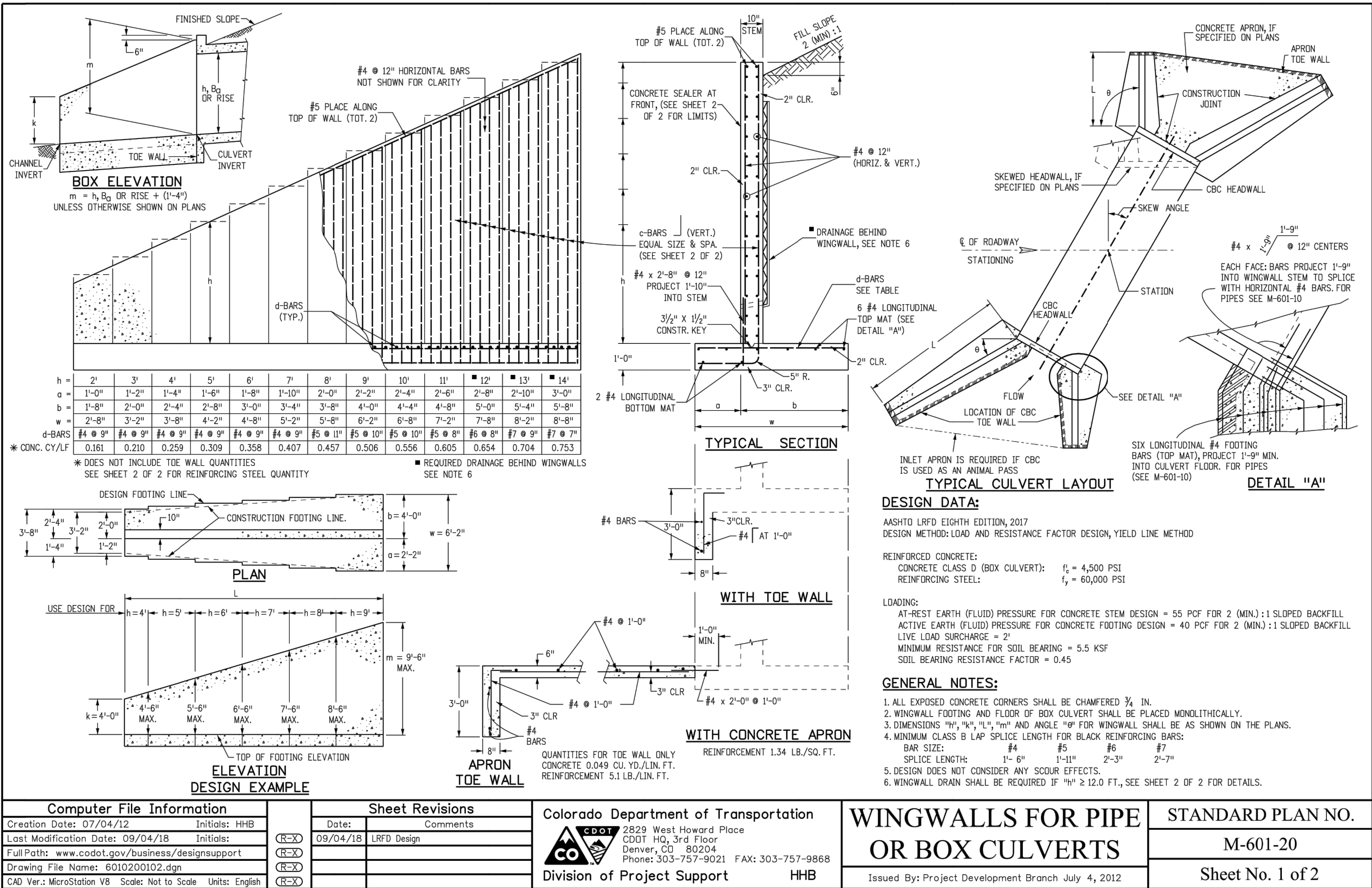
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DRAWINGS ARE NOT TO BE
USED FOR ANY PURPOSES
OTHER THAN THE PURPOSES
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AUTHORIZATION.

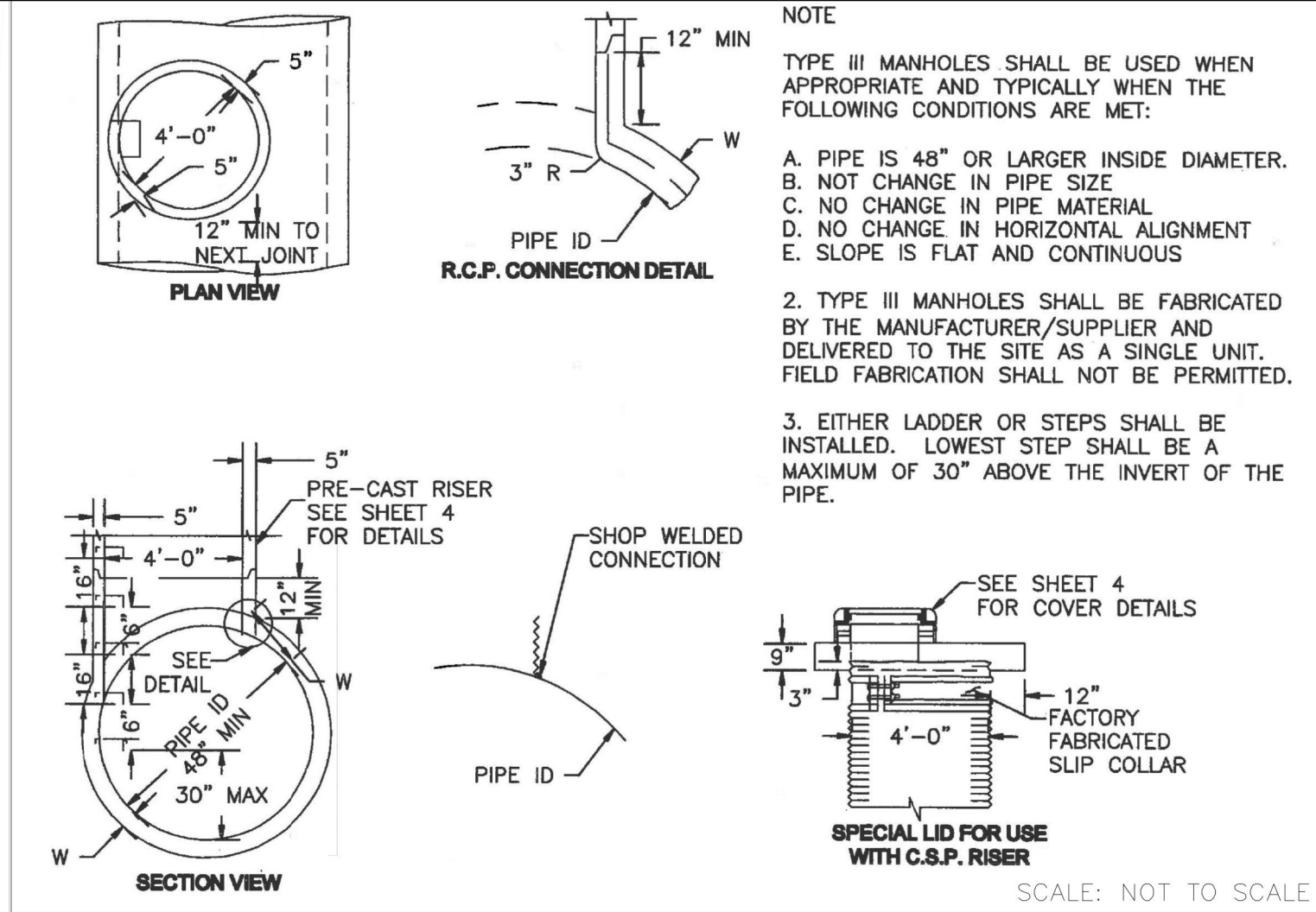
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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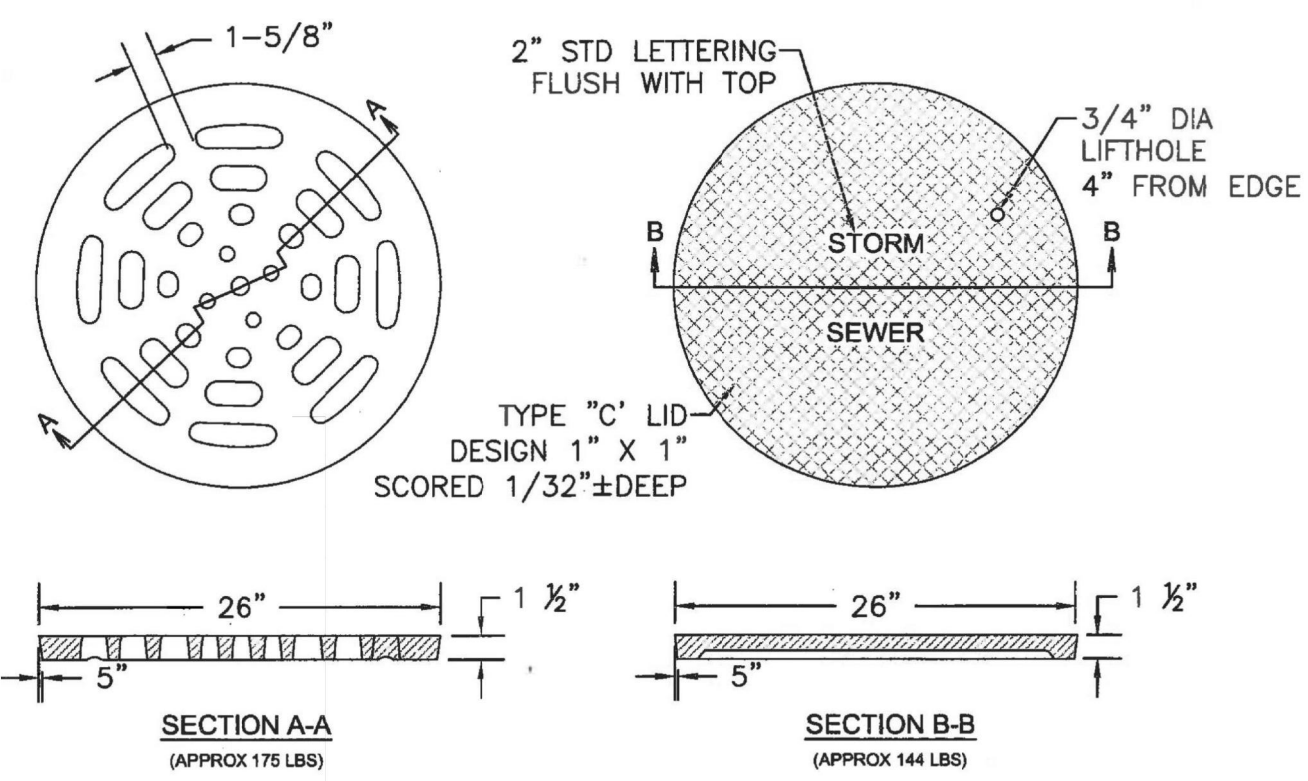
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BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	STERLING RANCH FILING NO.2	POND DETAILS	SHEET 22 OF 26	JOB NO. 25188.01
				1"=50'	1"=5'	08/18/21	RAB	KRW					

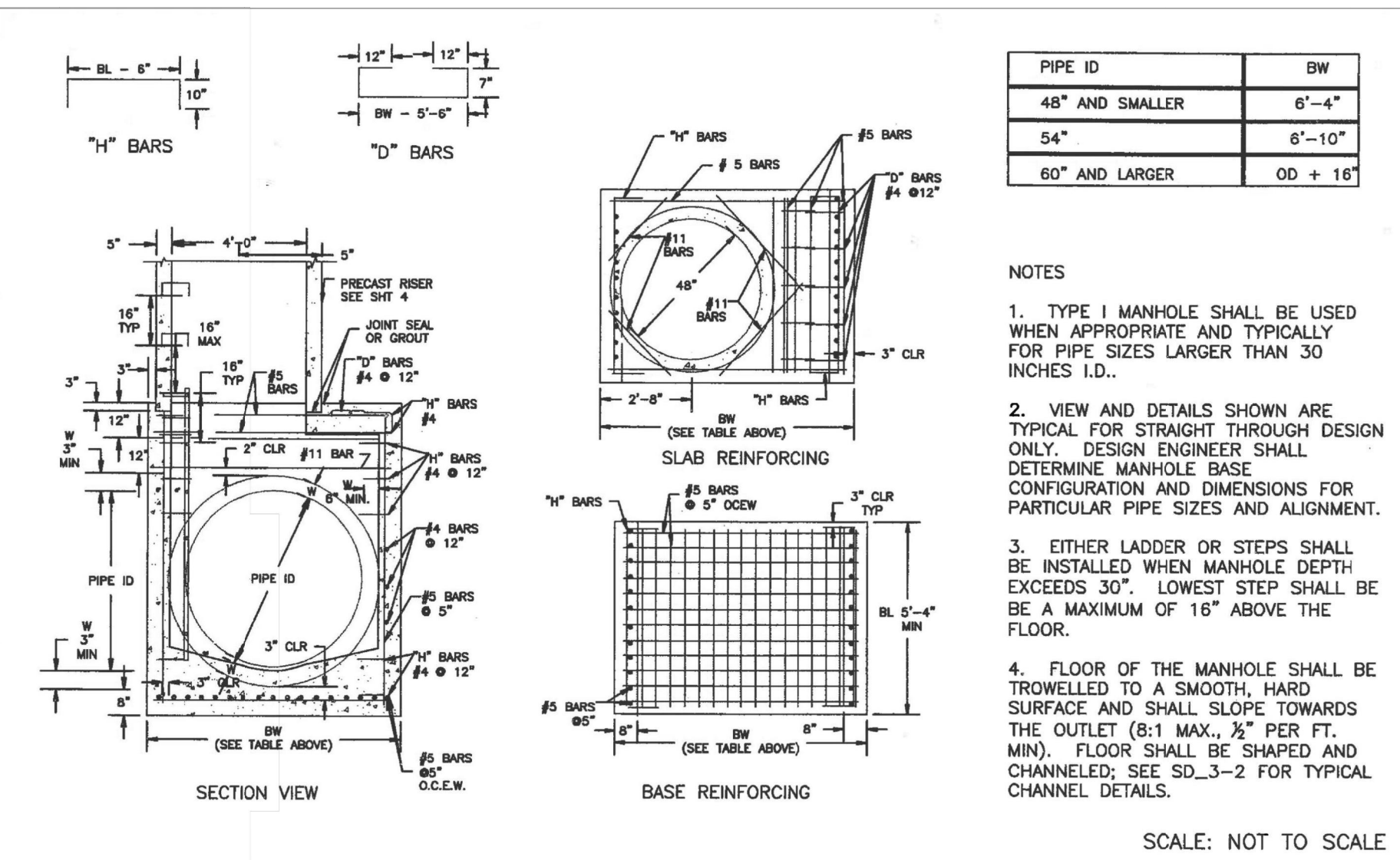




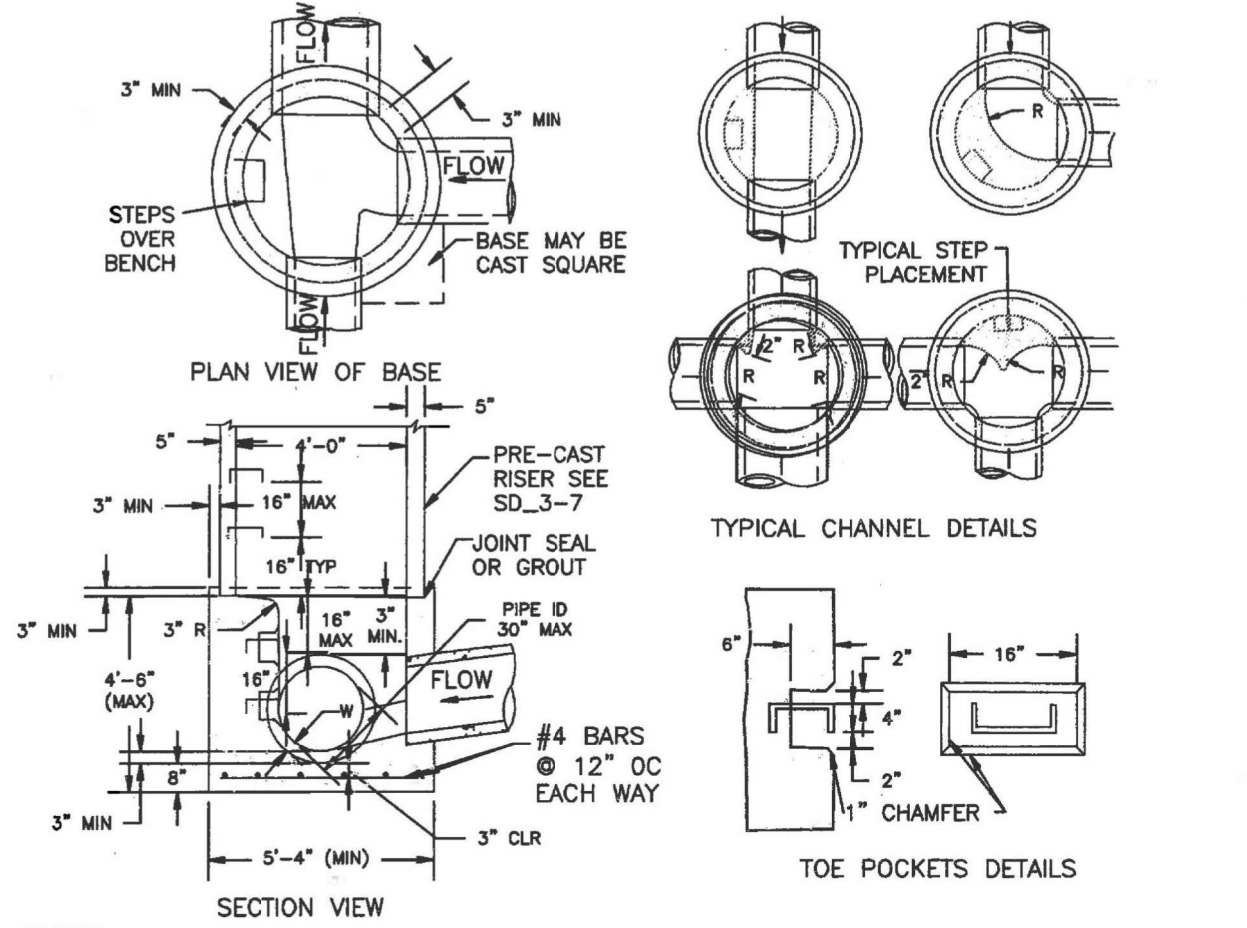
STORM SEWER MANHOLE DETAIL
TYPE III SD 3-3



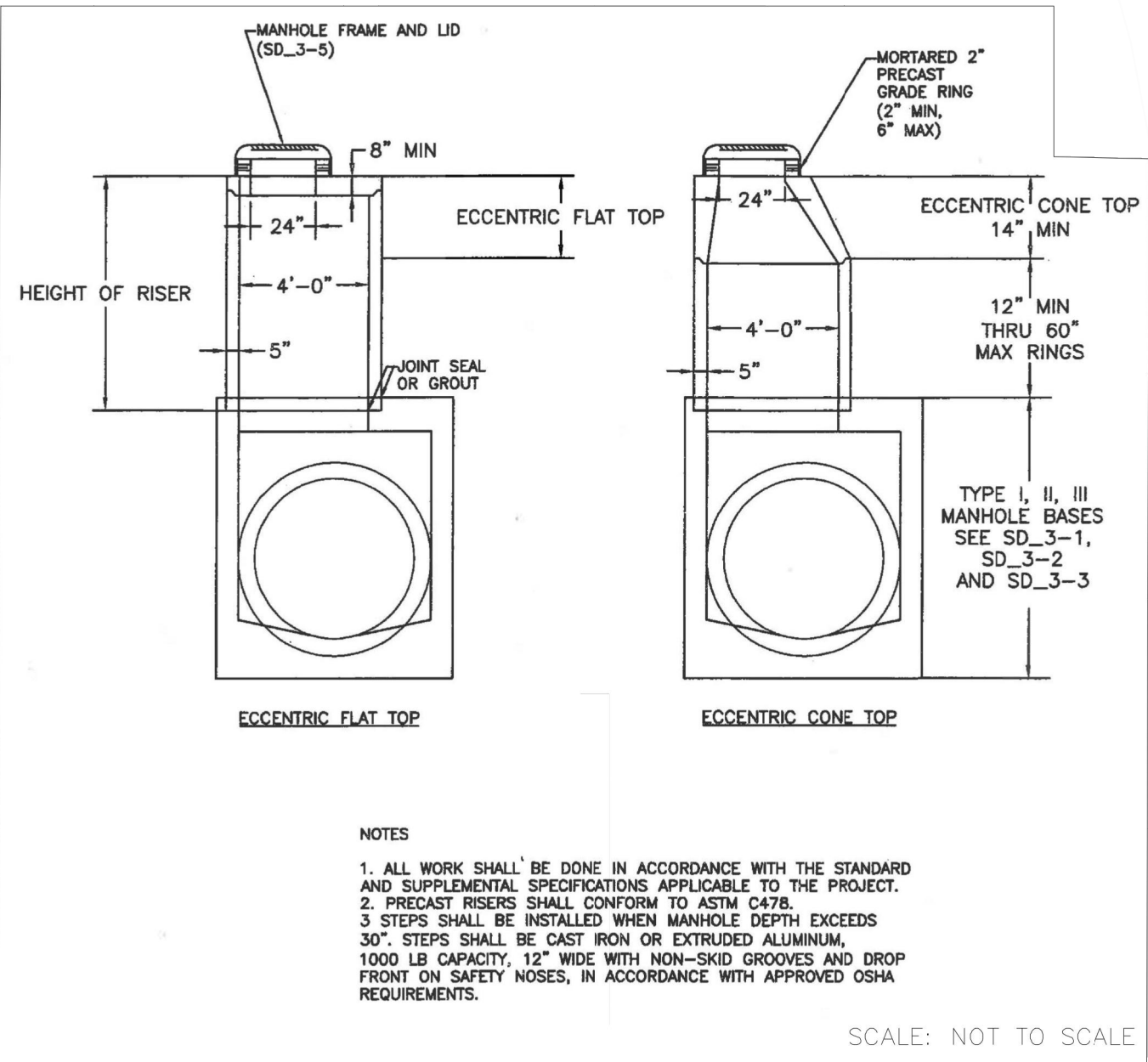
STORM SEWER MANHOLE LID DETAILS SD 3-2



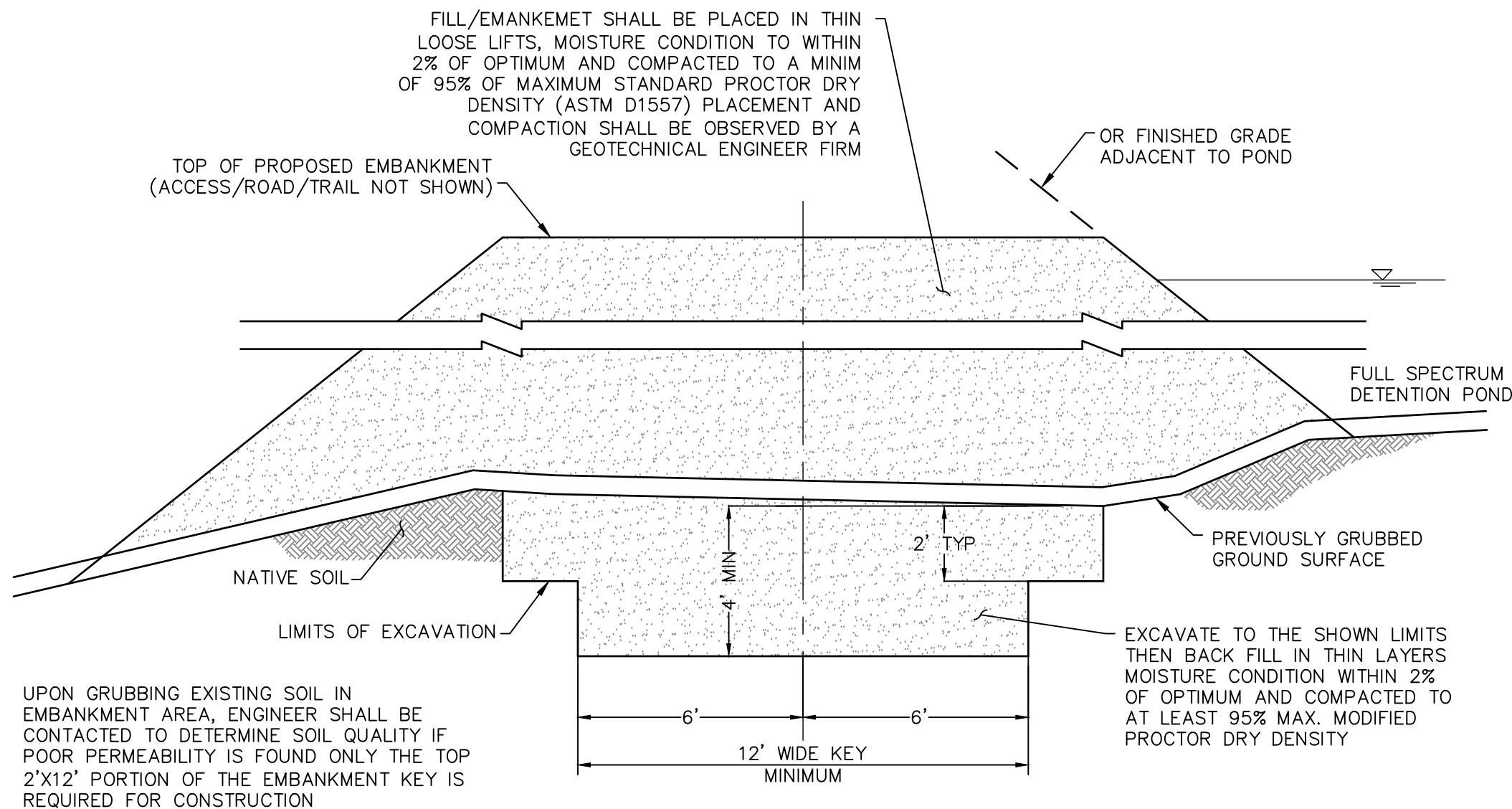
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE RISER AND COVER DETAIL
TYPE SD 3-7



EMBANKMENT DETAIL
NOT TO SCALE

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BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	08/18/21	RAB	KRW	

STERLING RANCH FILING NO.2	DETAILS
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