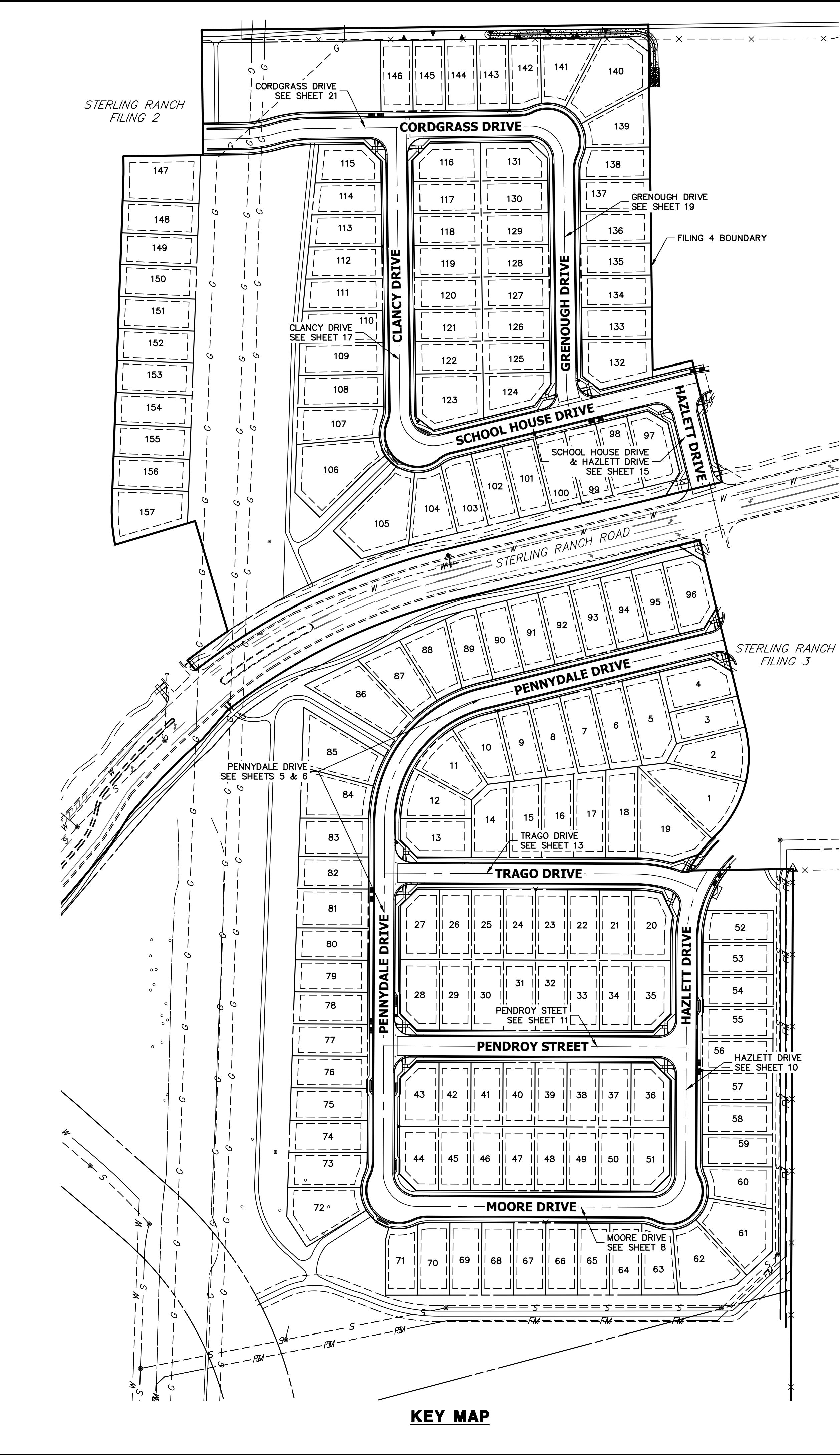




GENERAL CONSTRUCTION NOTES:

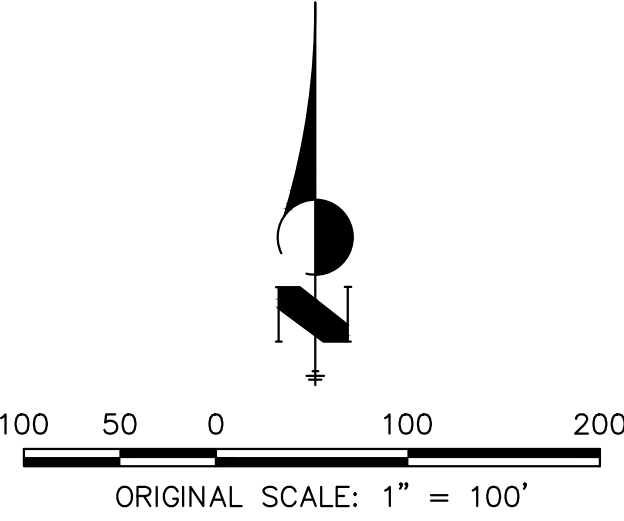
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALL SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.
- ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END FOLLOWING STREET GRADES. ALL SUMP INLETS ARE TO MATCH TBC ELEVATIONS AT THE CENTER OF THE STRUCTURE. SEE STORM SEWER PLANS BY JR ENGINEERING FOR REQUIRED INLET TYPES.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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 NOTIFICATION 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 TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S 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 STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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 OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



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

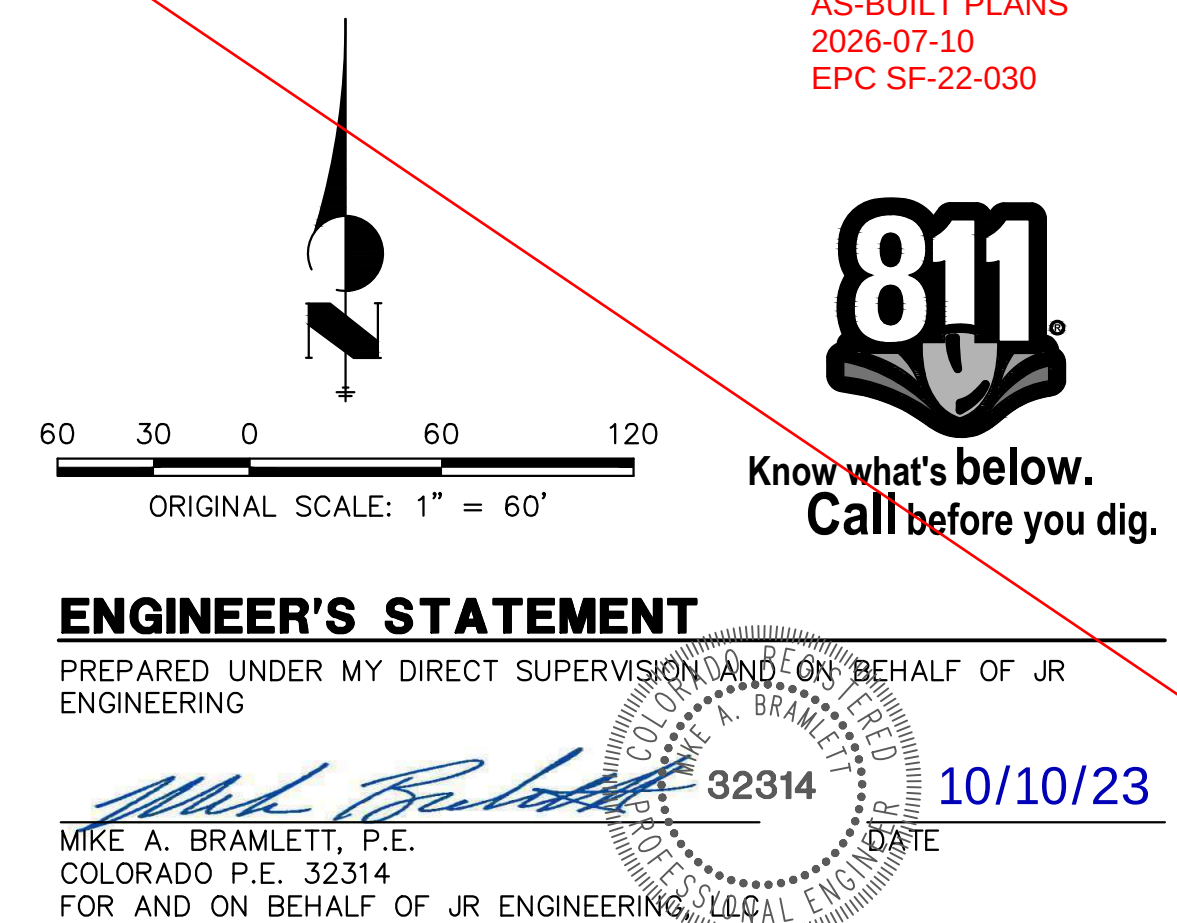
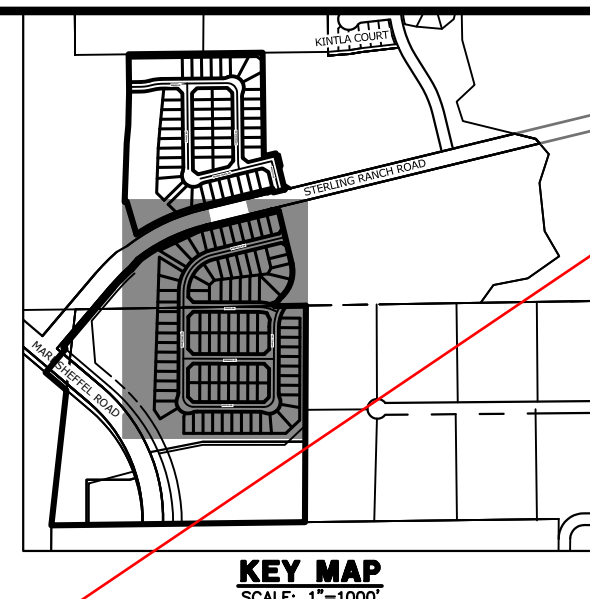
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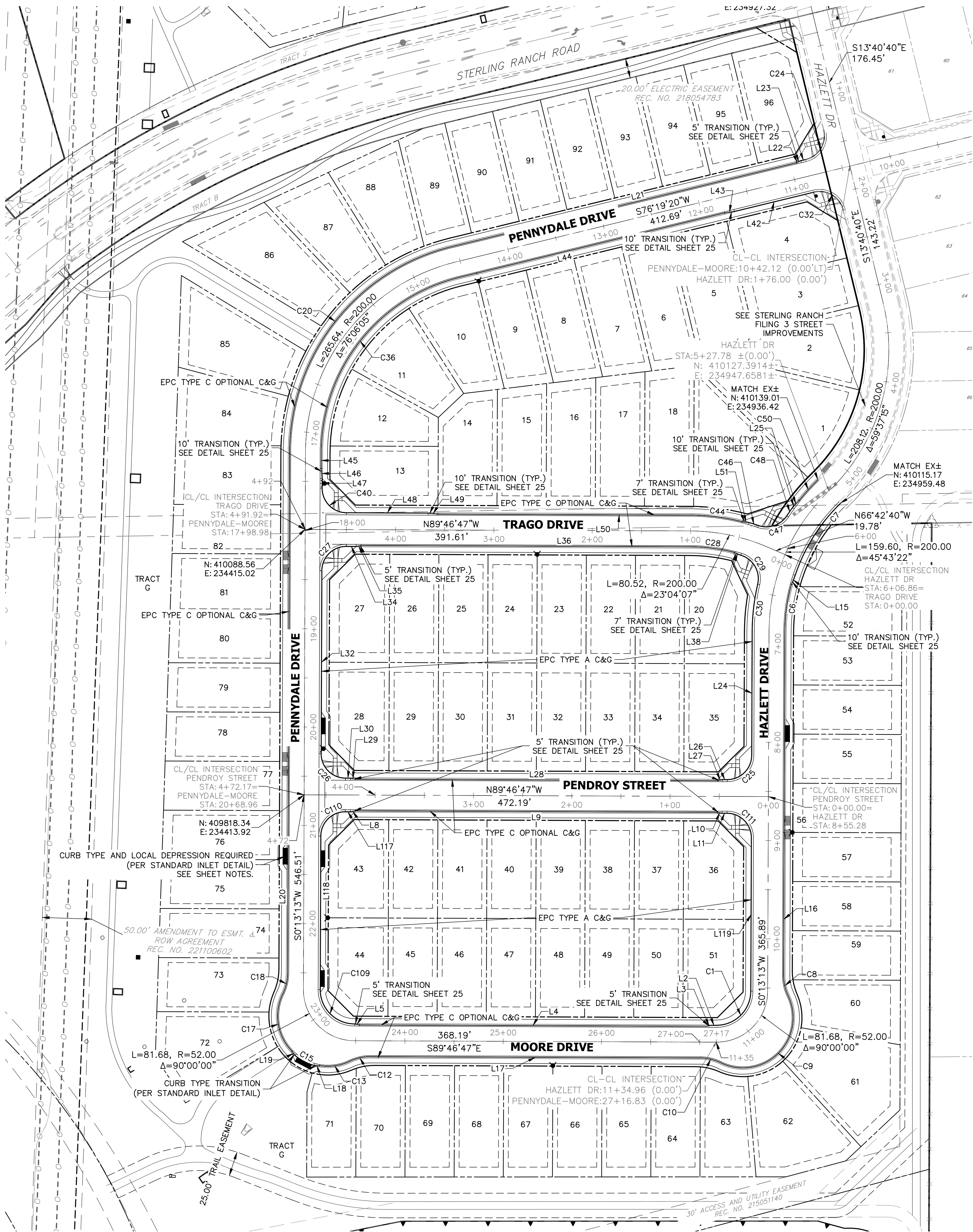
AS-BUILT PLANS
2026-07-10
EPC SF-22-030



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 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	
STERLING RANCH FILING 4	GENERAL NOTES	BY	DATE
		NO.	REVISION
SHEET 2 OF 25	JOB NO. 25188.11	H-SCALE	1"=100'
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		DRAWN BY	WKN
		CHECKED BY	

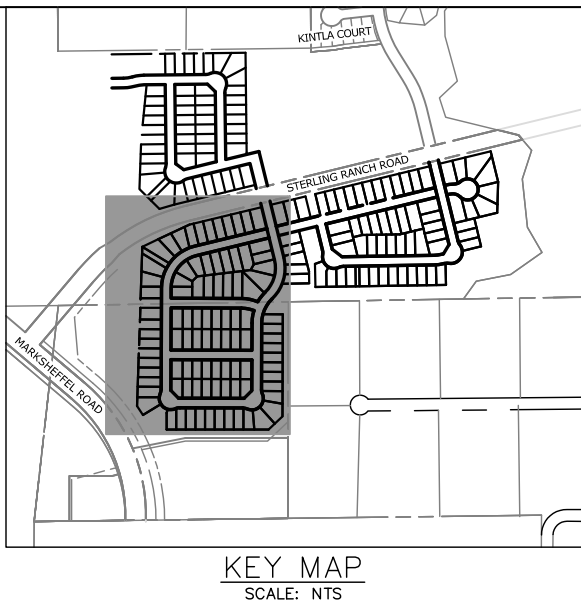


STERLING RANCH FILING 4		H-SCALE 1"=60'		No.		REVISION		BY		DATE		 J-R ENGINEERING A Western Company Centennial 303-740-9383 • Colorado Springs 719-595-2938 Fort Collins 970-491-8688 • www.jrengineering.com		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
HORIZONTAL CONTROL		V-SCALE N/A		DATE 10/09/23													
DESIGNED BY XXX																	
DRAWN BY WKN																	
CHECKED BY																	
JOB NO.	25188.11																



LINE TABLE		
LINE	BEARING	DISTANCE
L2	N89°46'47"W	5.00'
L3	S80°45'42"W	5.07'
L4	N89°46'47"W	353.19'
L5	N80°19'16"W	5.07'
L8	N80°45'43"E	5.07'
L9	S89°46'47"E	368.19'
L10	S80°19'16"E	5.07'
L11	S89°46'47"E	5.00'
L15	S21°42'31"W	10.06'
L16	S00°13'13"W	349.31'
L17	N89°46'47"W	335.01'
L18	N86°45'39"W	5.11'
L19	N37°59'25"W	5.11'
L20	N00°13'13"E	529.92'
L21	N76°19'20"E	360.69'
L22	N66°51'49"E	5.07'
L23	N76°19'20"E	5.00'
L24	S00°13'13"W	125.89'
L25	N41°50'07"E	10.05'
L26	N89°46'47"W	5.00'
L27	S79°16'51"W	4.39'
L28	N89°46'47"W	368.88'
L29	N80°19'16"W	5.07'
L30	N89°46'47"W	5.00'
L32	N00°13'13"E	186.00'
L36	S89°46'47"E	334.62'
L38	S68°04'37"E	7.46'
L42	S76°19'20"W	83.00'
L43	S81°05'03"W	10.03'
L44	S76°19'20"W	277.69'
L45	S00°13'13"W	16.51'
L46	S04°32'29"E	10.03'
L47	S00°13'13"W	10.00'
L48	S89°46'47"E	83.00'
L49	S85°01'04"E	10.03'
L50	S89°46'47"E	256.61'
L51	S82°16'23"E	6.23'
L117	S89°46'47"E	5.00'
L118	N00°13'13"E	156.00'
L119	S00°13'13"W	156.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'56"	35.00'	54.98'
C6	15°09'32"	184.01'	48.68'
C7	27°25'05"	183.00'	87.57'
C8	25°50'32"	48.83'	22.02'
C9	141°41'05"	51.17'	126.53'
C10	25°50'32"	48.83'	22.02'
C12	25°50'32"	48.83'	22.02'
C13	35°26'17"	51.17'	31.65'
C15	24°25'08"	52.00'	22.16'
C17	70°37'47"	51.17'	63.07'
C18	25°50'32"	48.83'	22.02'
C20	76°06'08"	216.17'	287.12'
C24	90°00'01"	25.00'	39.27'
C25	90°00'00"	25.00'	39.27'
C26	90°00'00"	25.00'	39.27'
C27	90°00'00"	25.00'	39.27'
C28	14°04'49"	183.83'	45.18'
C29	86°24'05"	25.01'	37.71'
C30	12°48'58"	217.00'	48.54'
C32	90°00'00"	25.00'	39.27'
C36	76°06'07"	183.83'	244.17'
C40	90°00'00"	25.00'	39.27'
C44	14°22'03"	216.17'	54.21'
C46	2°46'35"	206.40'	10.00'
C47	75°45'12"	25.00'	33.05'
C48	2°39'02"	217.00'	10.04'
C50	7°32'01"	216.17'	28.42'
C109	90°00'00"	35.00'	54.98'
C110	90°00'00"	25.00'	39.27'
C111	90°00'00"	25.00'	39.27'



RYAN E. BURNS, P.E.
54412
07/01/24
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

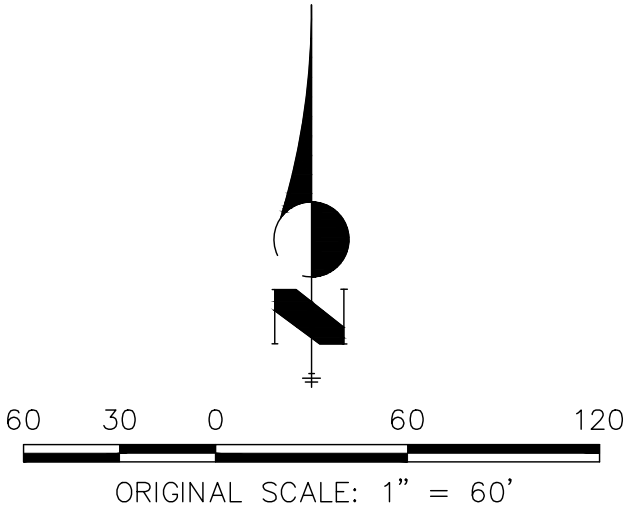


AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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

STREET NOTES

- ALL INLETS REQUIRE A "LOCAL DEPRESSION" IN THE CURB & GUTTER PER THE INLET'S STANDARD DETAIL. SEE STORM PLANS BY JR ENGINEERING FOR DESIGN INFORMATION.
- ALL INLETS PROPOSED ALONG MOUNTABLE CURB AND GUTTER, REQUIRE A CURB TYPE TRANSITION PER THE INLET'S STANDARD DETAIL, IN ADDITION TO THE LOCAL DEPRESSION. SEE STORM PLANS BY JR ENGINEERING FOR DESIGN INFORMATION. NOTE: NOT ALL CURB TYPE TRANSITIONS ARE SHOWN AT PROPOSED INLETS.
- ON-GRADE INLETS SHALL MATCH THE TBC ELEVATION @ EACH END & SUMP INLETS SHALL MATCH THE TBC ELEVATION @ MIDDLE OF INLET.
- CURB AND GUTTER SHALL BE EPC "OPTIONAL TYPE C" ALONG ALL LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
- VERTICAL CURB SHALL BE EPC TYPE A.
- SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

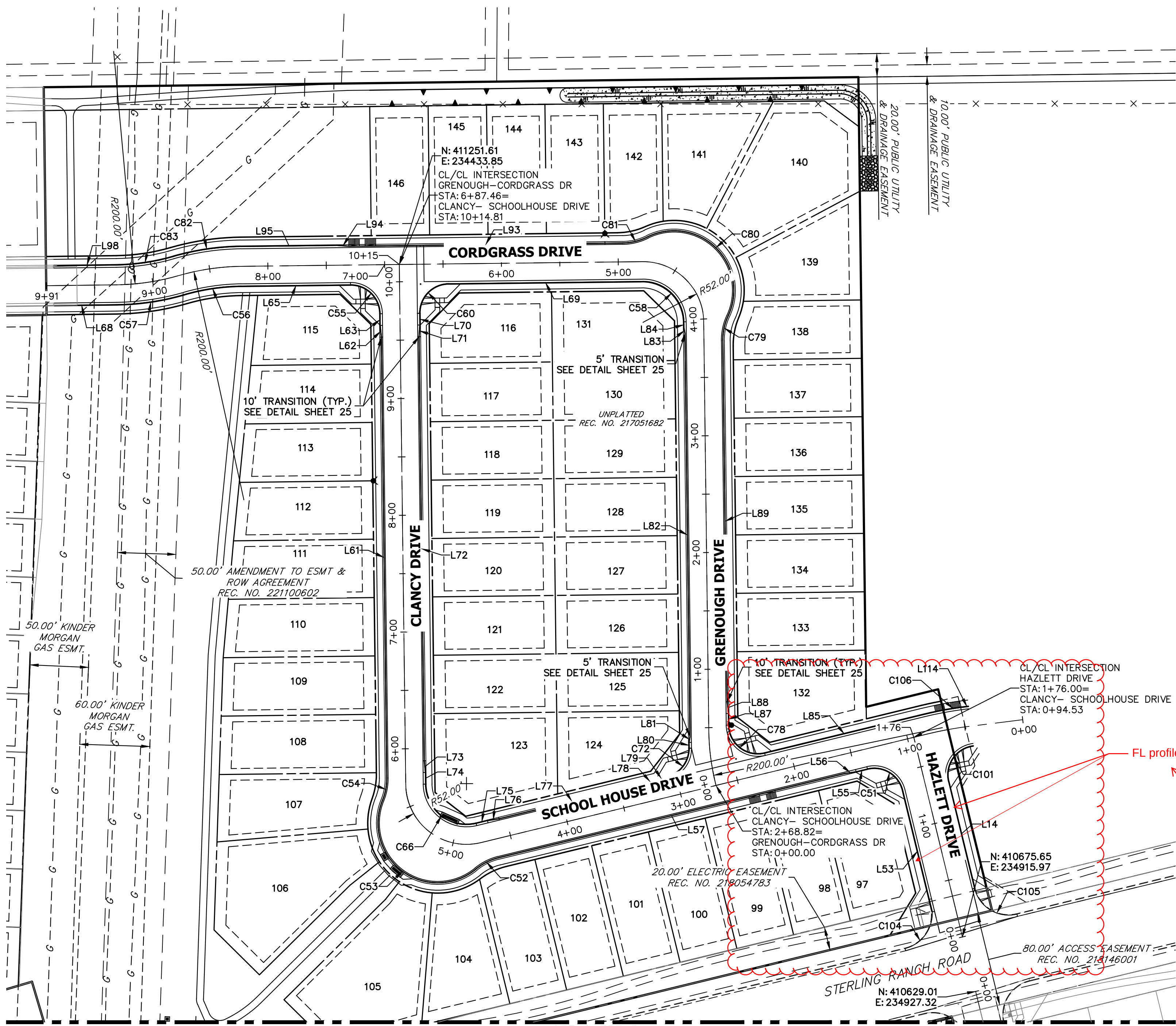
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REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

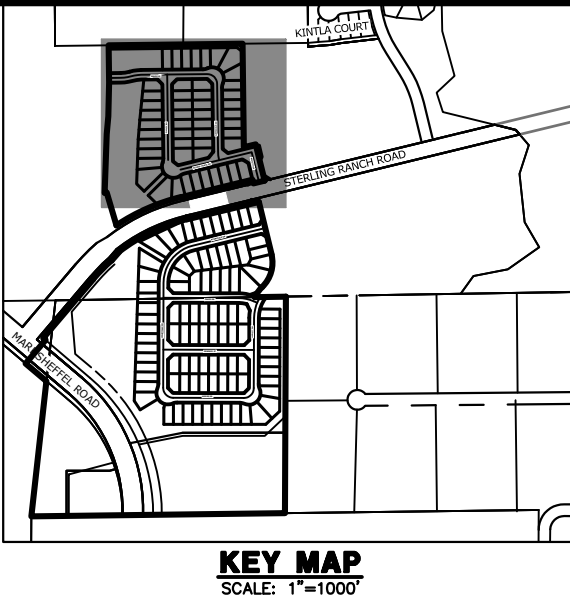
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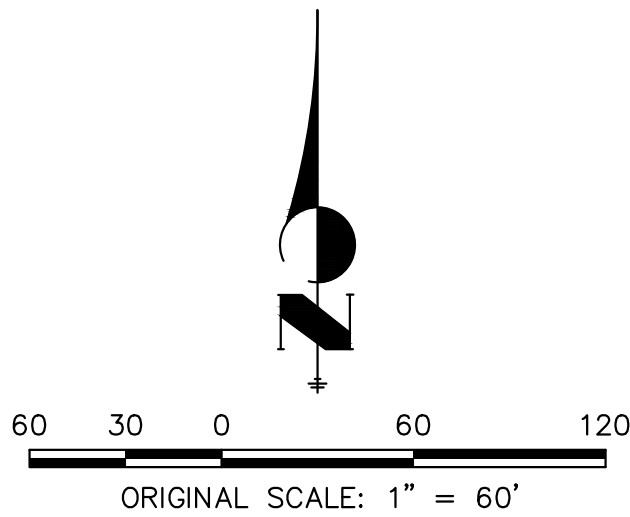
LINE TABLE		
LINE	BEARING	DISTANCE
L50	S89°46'47"E	256.61'
L51	S79°52'05"E	10.01'
L53	N13°40'40"W	107.00'
L55	S76°19'20"W	10.00'
L56	S81°05'11"W	10.03'
L57	S76°19'20"W	304.76'
L61	N00°42'35"W	377.69'
L62	N05°28'25"W	10.03'
L63	N00°42'35"W	10.00'
L65	S89°19'39"W	93.46'
L68	S89°17'25"W	60.22'
L69	S89°19'39"W	166.01'
L70	S00°42'35"E	10.00'
L71	S04°03'16"W	10.03'
L72	S00°42'35"E	363.28'
L73	S05°28'25"E	10.03'
L74	S00°42'35"E	10.00'
L75	N76°19'20"E	10.00'
L76	N81°05'05"E	10.03'
L77	N76°19'20"E	128.10'
L78	N71°33'30"E	10.03'
L79	N76°19'20"E	9.94'
L80	N00°41'31"W	5.01'
L81	N08°45'12"E	5.06'
L82	N00°42'35"W	345.22'
L83	N10°12'18"W	5.05'
L84	N00°42'35"W	5.00'
L85	S76°19'20"W	140.03'
L87	N00°42'35"W	10.00'
L88	N05°28'25"W	10.03'
L89	N00°42'35"W	309.26'
L93	S89°19'39"W	234.46'
L94	N85°54'31"W	10.03'
L95	S89°19'39"W	82.40'
L98	S89°17'25"W	50.22'
L114	S82°54'15"W	2.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C48	2°39'02"	217.00'	10.04'
C50	7°32'01"	216.17'	28.42'
C51	90°00'00"	25.00'	39.27'
C52	25°50'36"	48.83'	22.02'
C53	151°49'57"	51.17'	135.59'
C54	23°01'16"	48.83'	19.62'
C55	89°57'47"	25.00'	39.25'
C56	15°30'40"	183.00'	49.54'
C57	15°28'26"	217.00'	58.61'
C58	89°57'47"	35.00'	54.96'
C60	90°02'13"	25.00'	39.29'
C66	102°58'06"	35.00'	62.90'
C72	77°01'55"	25.00'	33.61'
C78	102°58'05"	25.00'	44.93'
C79	25°50'33"	48.83'	22.02'
C80	141°38'52"	51.17'	126.50'
C81	25°50'33"	48.83'	22.02'
C82	15°30'40"	217.00'	58.75'
C83	15°28'26"	183.00'	49.42'
C101	91°59'12"	25.00'	40.14'
C104	78°29'10"	30.87'	42.28'
C105	90°00'00"	30.00'	47.12'
C106	6°34'55"	317.00'	36.42'

Revised design due to mistakes in JR's surface



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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

32314

10/10/23

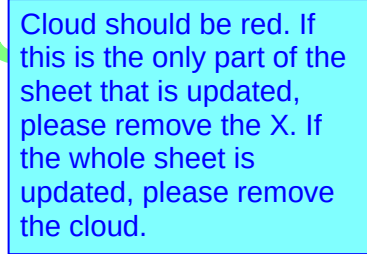
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. APPROVED BY: JAMES F. MORLEY (719) 471-1742

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-1742

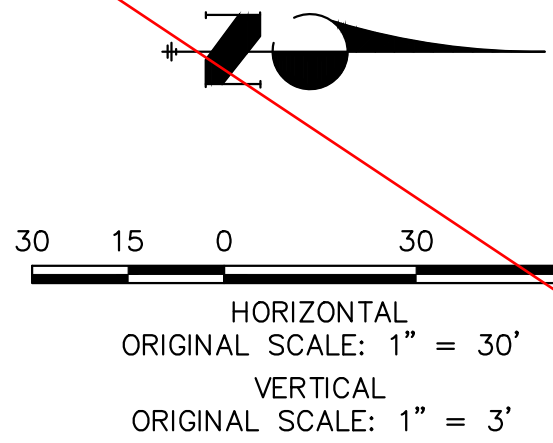
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=60'	N/A	10/09/23	XXX	WKN					

STERLING RANCH FILING 4	HORIZONTAL CONTROL	SHEET 4 OF 25
JOB NO.	25188.11	



LOCAL PUBLIC ROAD



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

PREPARED FOR

SR LAND, LLC

BOULDER CRESCENT
SUITE 200

COLORADO SPRINGS, CO 80903

JAMES F. MURLEY
(719) 471-1742

J·R ENGINEERING

Centennial 303-740-9893 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jengineering.com

BY	DATE
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No.	REVISION
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H-SCALE	1"=30'
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CTED INC BANCHE ELL INC A

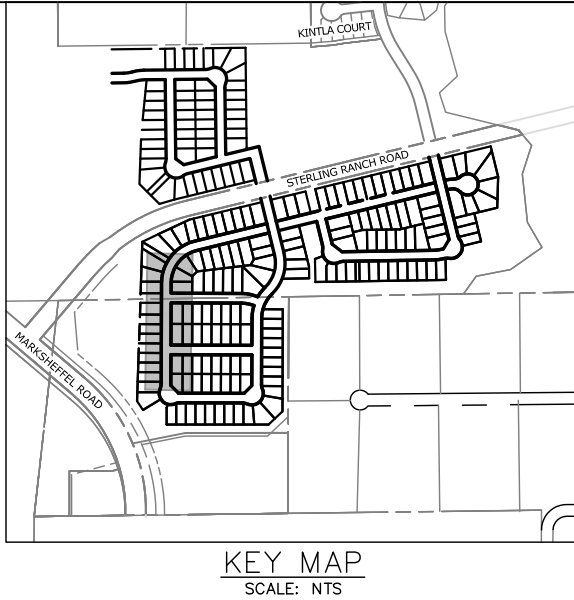
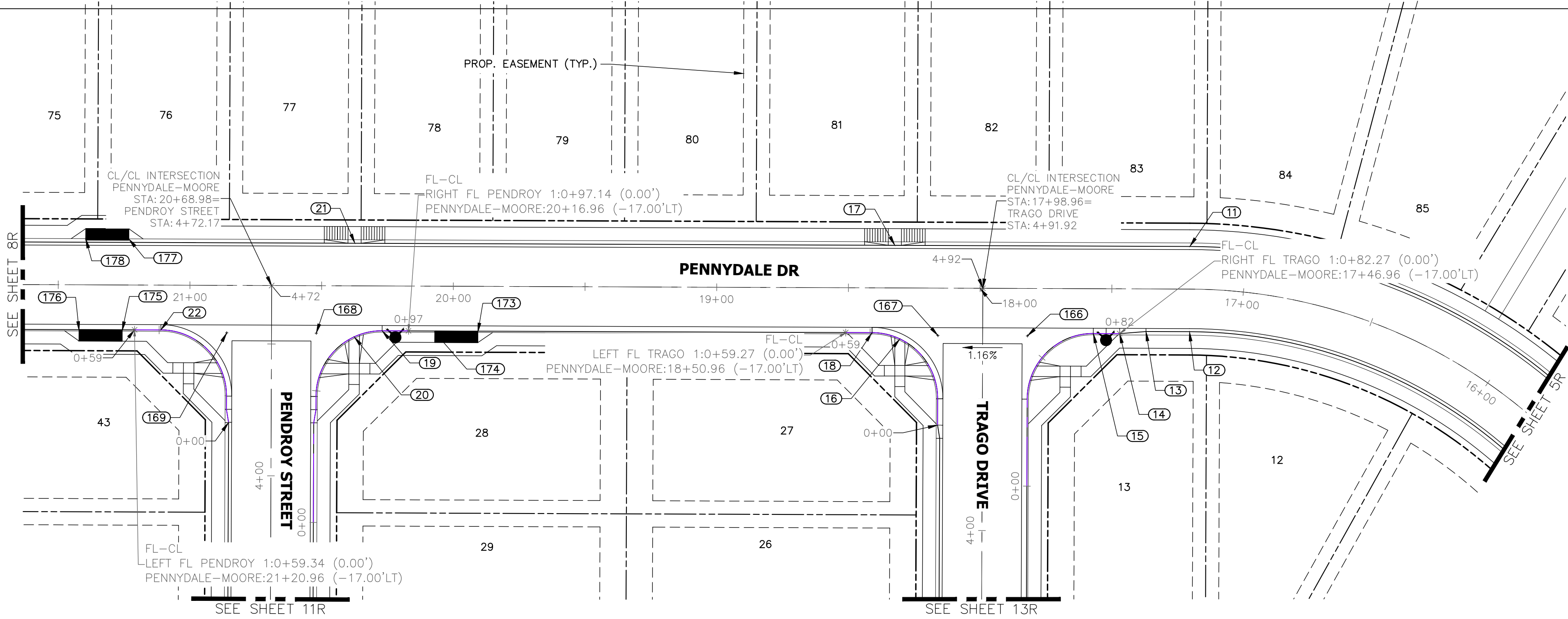
STREET IMPROVEMENT PLAN

SH

6

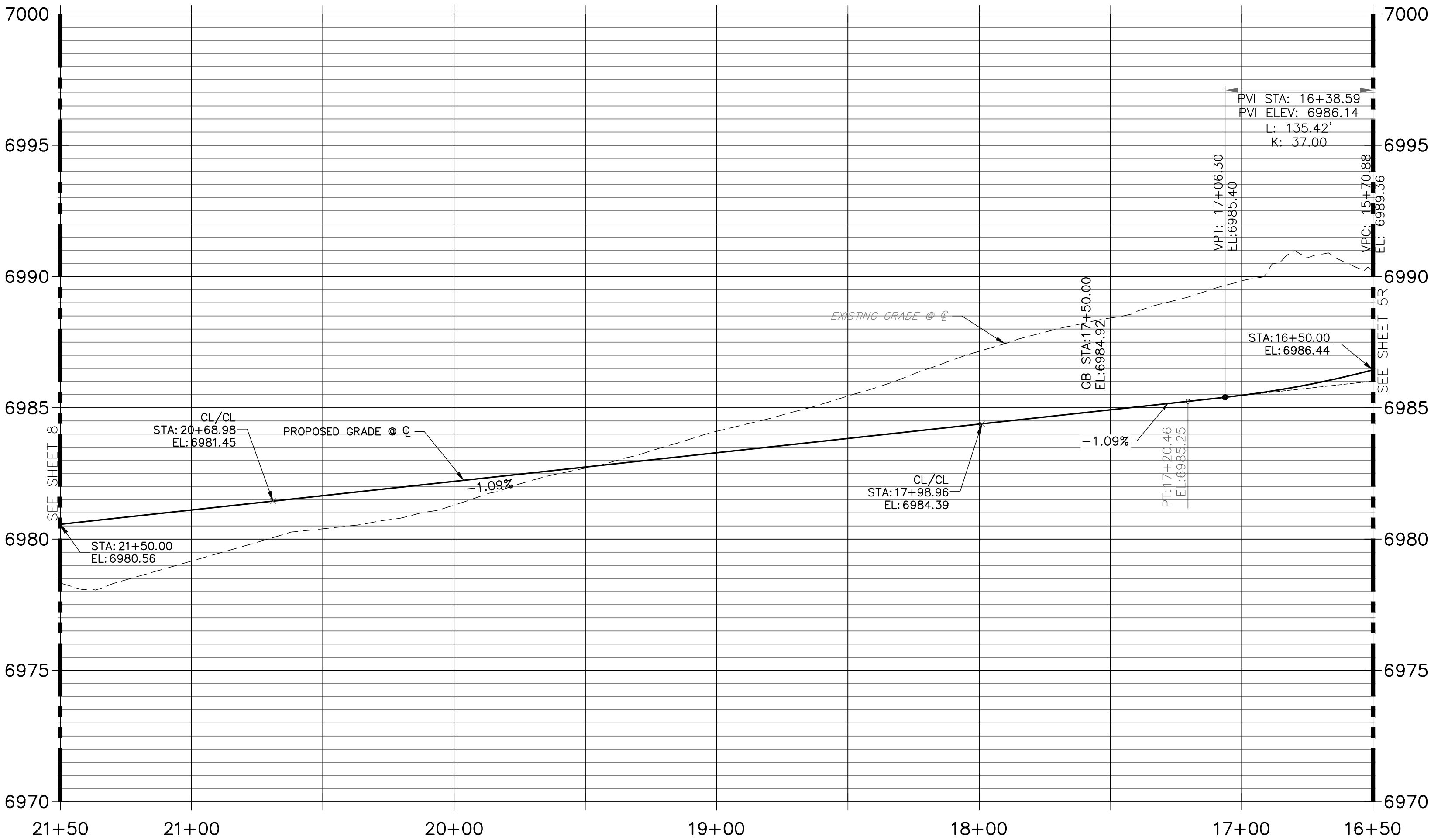
JO

~~25188.11~~



Please cloud changes.
FYI, if there is a sheet with no changes from the approved drawing, please just affix the "as-built" label to the approved sheet.

PENNYDALE PROFILE (2) STA 16+50.00 TO 21+50.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
11	17+20.46	16.17' (RT)	PENNYDALE-MOORE	6984.85	PT
12	17+20.46	16.17' (LT)	PENNYDALE-MOORE	6984.85	PT
13	17+36.96	16.17' (LT)	PENNYDALE-MOORE	6984.67	CURB TRANSITION
14	17+46.96	17.00' (LT)	PENNYDALE-MOORE	6984.56	CURB TRANSITION
15	17+56.96	17.00' (LT)	PENNYDALE-MOORE	6984.38	PCR
16	18+30.40	19.34' (LT)	PENNYDALE-MOORE	6983.63	HC RAMP MID PT
17	18+32.43	16.17' (RT)	PENNYDALE-MOORE	6983.63	HC RAMP MID PT
18	18+40.96	17.00' (LT)	PENNYDALE-MOORE	6983.46	PCR
19	20+26.96	17.00' (LT)	PENNYDALE-MOORE	6981.43	PCR
20	20+37.54	19.36' (LT)	PENNYDALE-MOORE	6981.32	HC RAMP MID PT
21	20+37.43	16.17' (RT)	PENNYDALE-MOORE	6981.39	HC RAMP MID PT
22	21+10.96	17.00' (LT)	PENNYDALE-MOORE	6980.52	PCR
166	17+81.97	18.00' (LT)	PENNYDALE-MOORE	6984.18	FL-FL INTERCEPT
167	18+15.96	18.00' (LT)	PENNYDALE-MOORE	6983.79	FL-FL INTERCEPT
168	20+51.96	18.00' (LT)	PENNYDALE-MOORE	6981.16	FL-FL INTERCEPT
169	20+85.96	18.00' (LT)	PENNYDALE-MOORE	6980.79	FL-FL INTERCEPT
173	19+90.63	17.50' (LT)	PENNYDALE-MOORE	6982.33	INLET SIDE TBC
174	20+06.96	17.50' (LT)	PENNYDALE-MOORE	6982.15	INLET SIDE TBC
175	21+25.67	17.50' (LT)	PENNYDALE-MOORE	6980.86	INLET SIDE TBC
176	21+42.00	17.50' (LT)	PENNYDALE-MOORE	6980.68	INLET SIDE TBC
177	21+23.27	17.50' (RT)	PENNYDALE-MOORE	6980.96	INLET SIDE TBC
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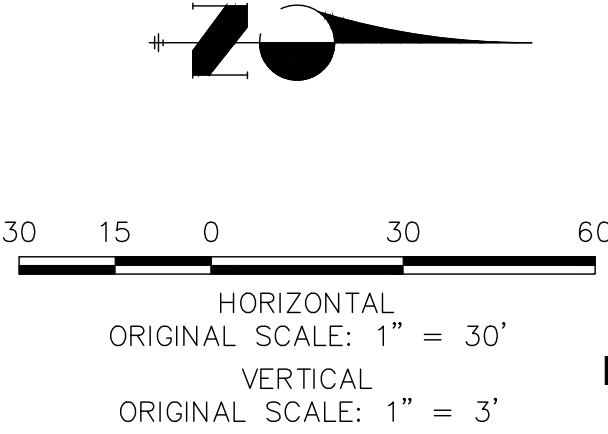


AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24

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

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AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

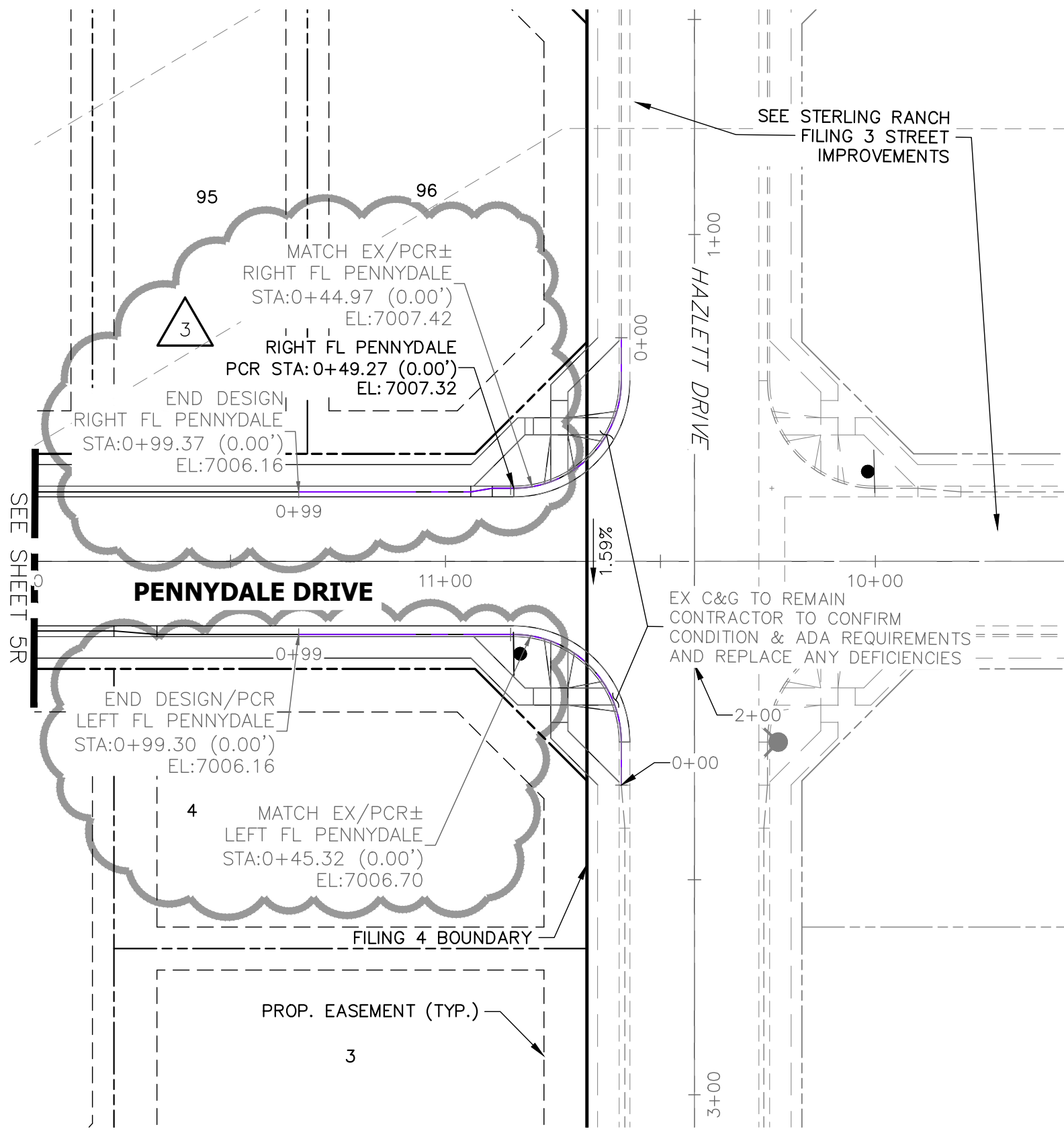
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

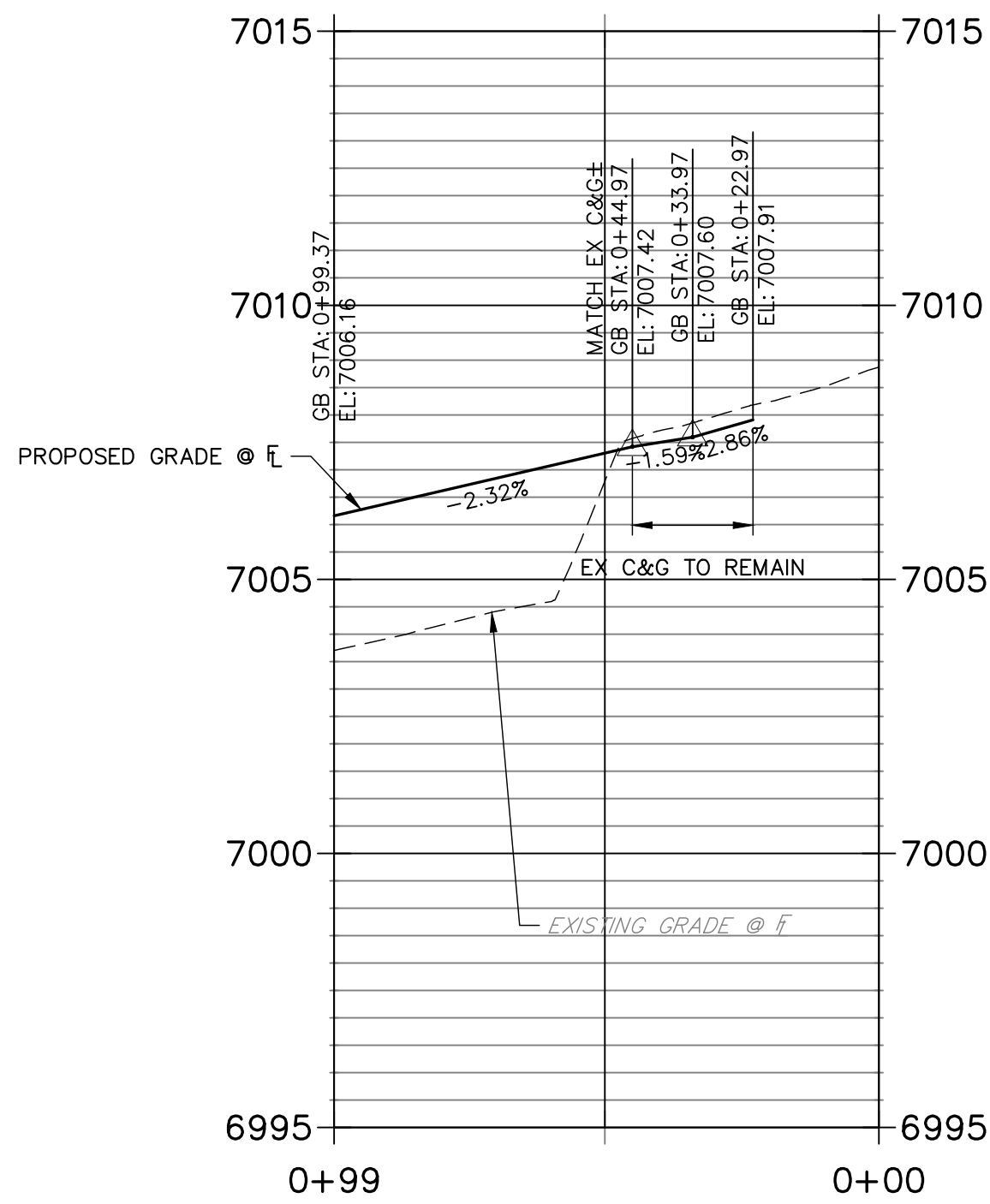
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

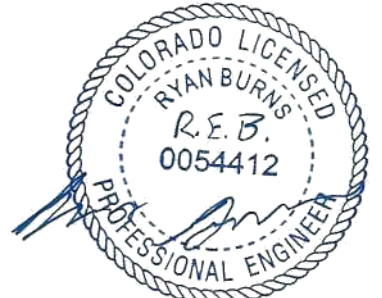
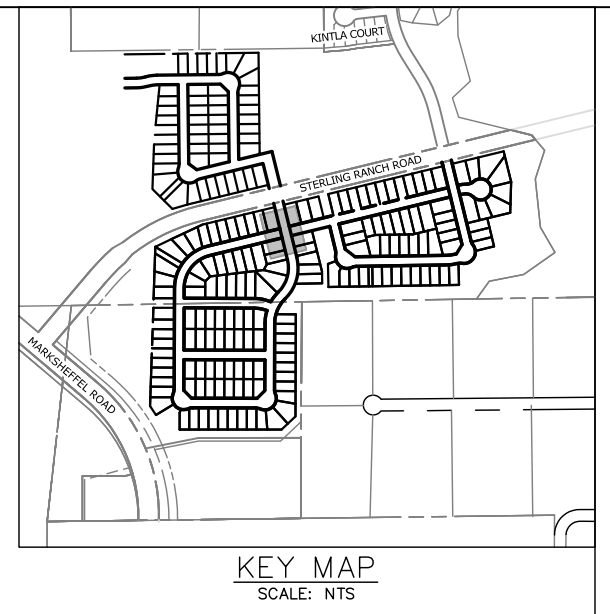
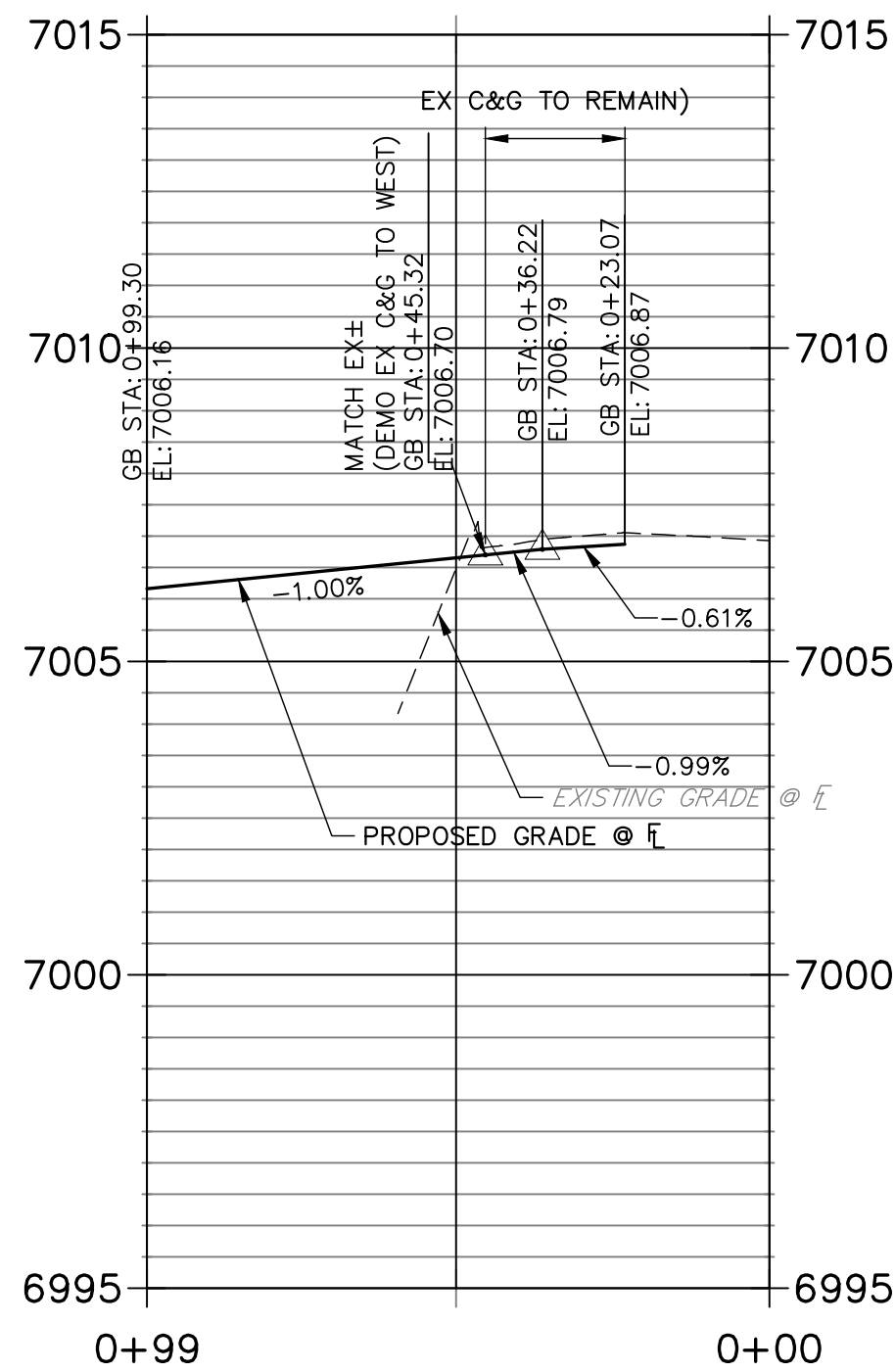
SHEET
6R OF 6



RIGHT FL PENNYDALE PROFILE STA 0+00.00 TO 0+99.37



LEFT FL PENNYDALE PROFILE STA 0+00.00 TO 0+99.30

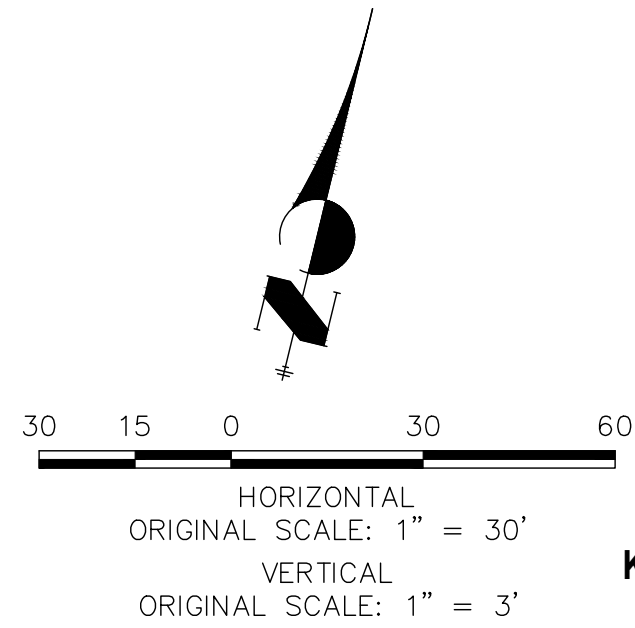


AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	8/22/25
3	PROFILE REV. PER AS-BUILT SHOTS	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

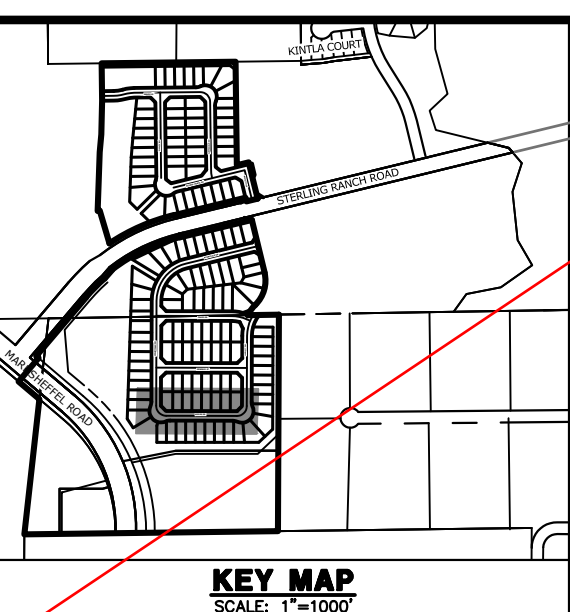
PREPARED FOR:
SR LAND, LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
(719) 471-1742

UNTIL SUCH TIME AS THESE
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NORMAN G. ROBERT, PE
555.991.7652 - NORMAN@ALLTERRAIN.COM

RYAN E. BURNS, PE
703.577.8866 - RYAN@ALLTERRAIN.COM



PREPARED FOR
SR LAND, LLC
20 LANDO CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

[illegible]

STERLING RANCH FILING 4		STREET IMPROVEMENT PLAN	
SHEET	8	OF	25
JOB NO.	25188.11		



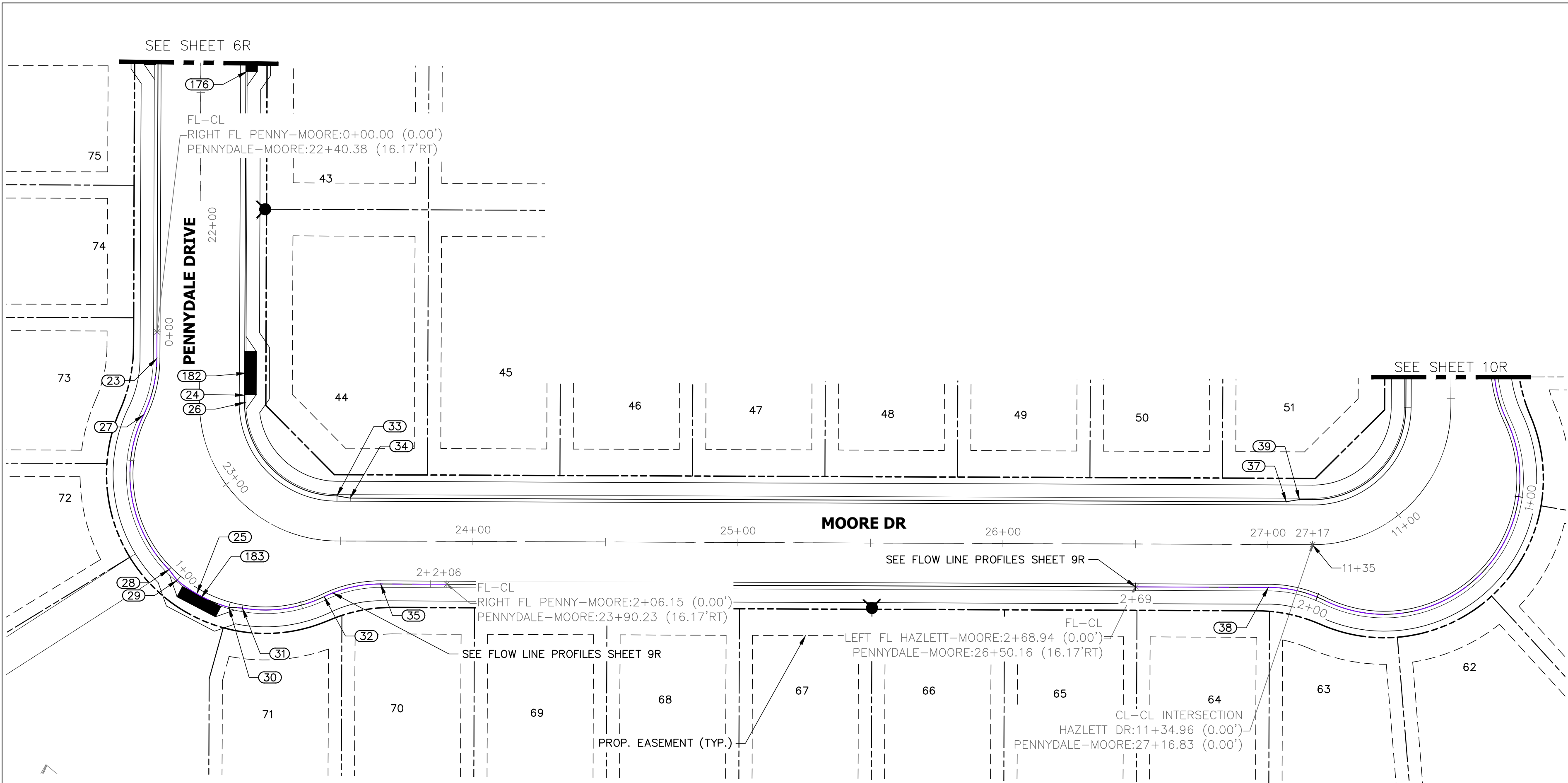
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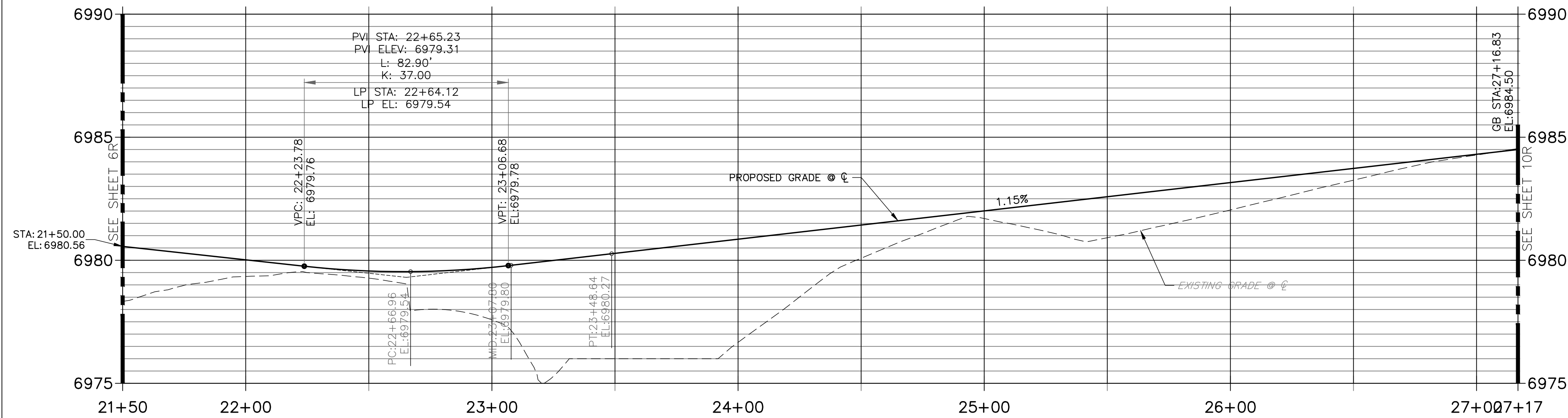
VERTICAL
ORIGINAL SCALE: 1" = 3'

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramlett 32314 10/10/23
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



**MOORE DRIVE PROFILE
STA 21+50.00 TO 27+16.83**



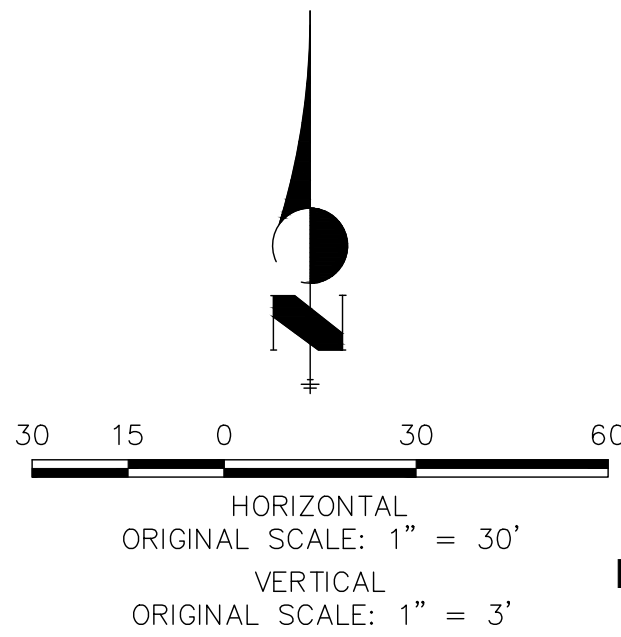
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AS-BUILT PLANS
2026-07-10
EPC SF-22-030

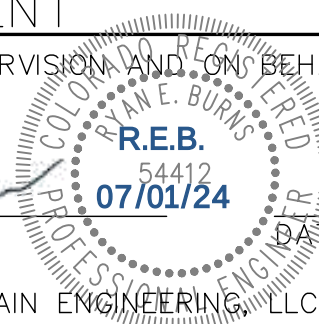


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

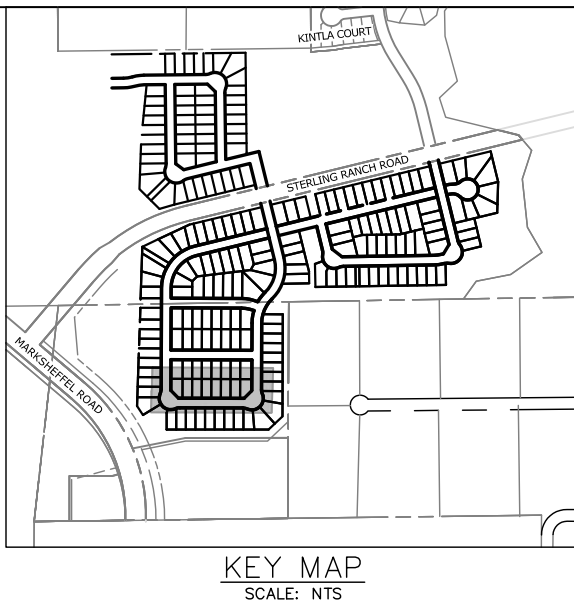
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

8R OF 6

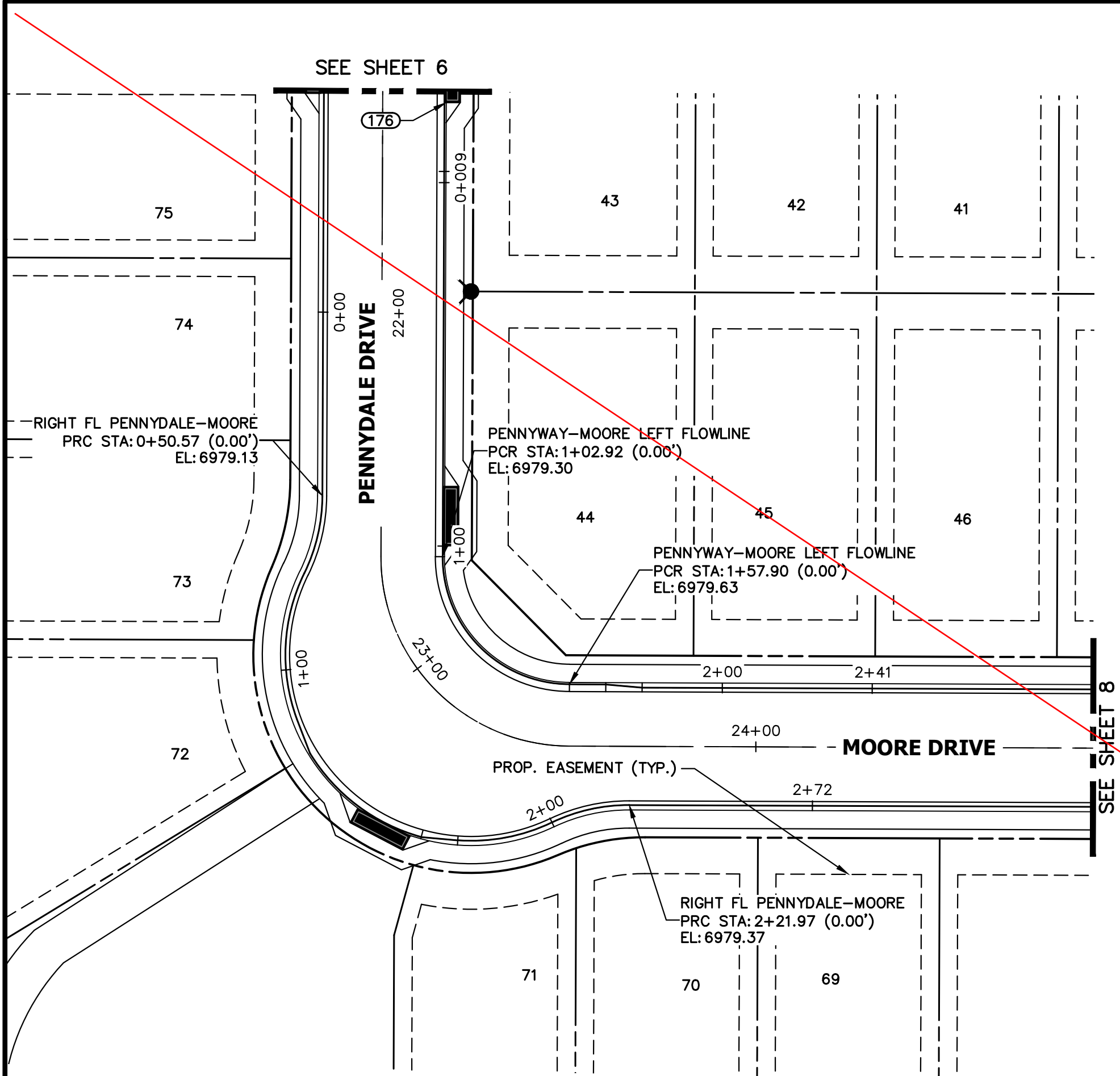


RYAN E. BURNS, P.E.
550.391.7602 - RJBURNS@ALLTERRAIN.COM

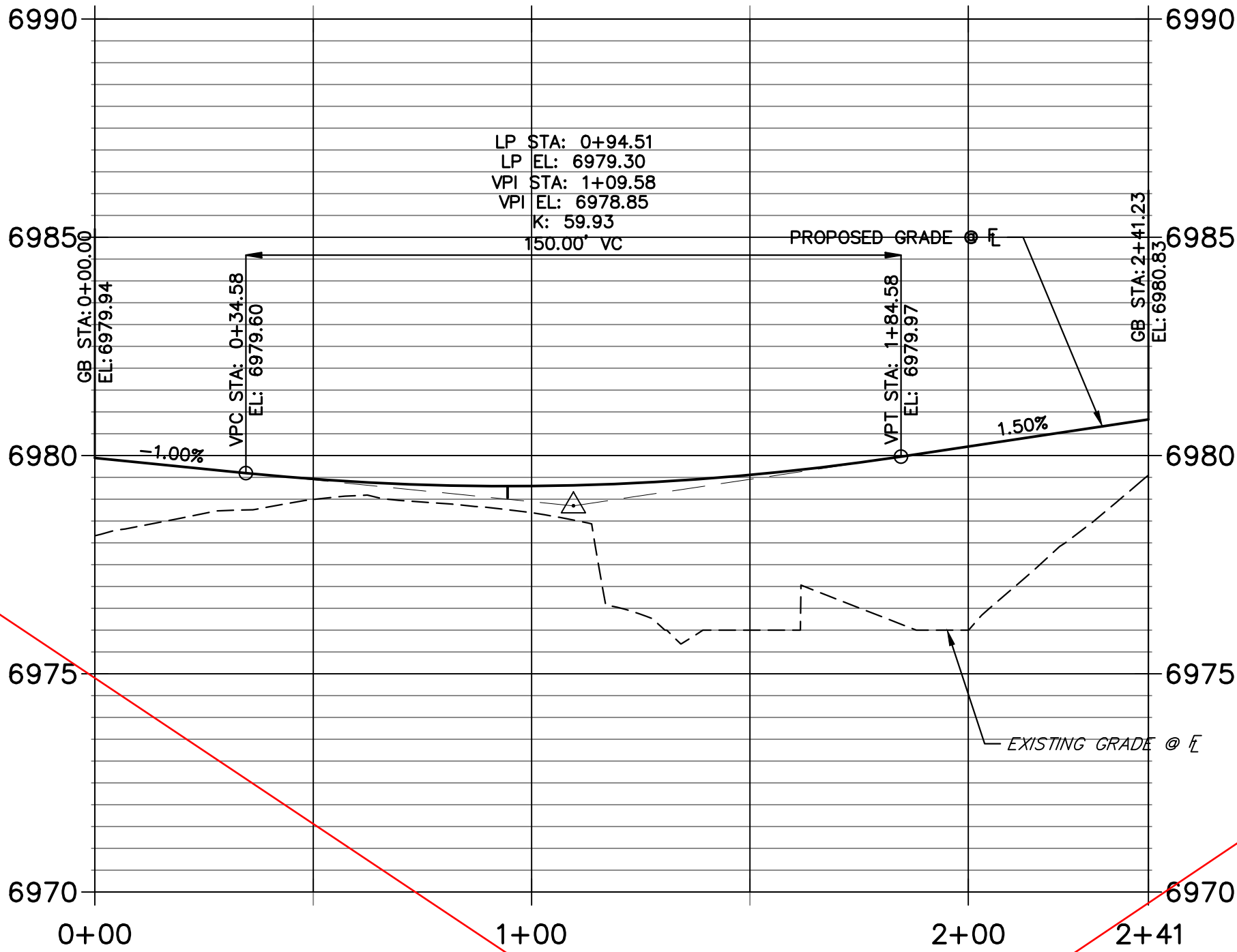
RYAN E. BURNS, P.E.
202.577.8888 - RJBURNS@ALLTERRAIN.COM

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

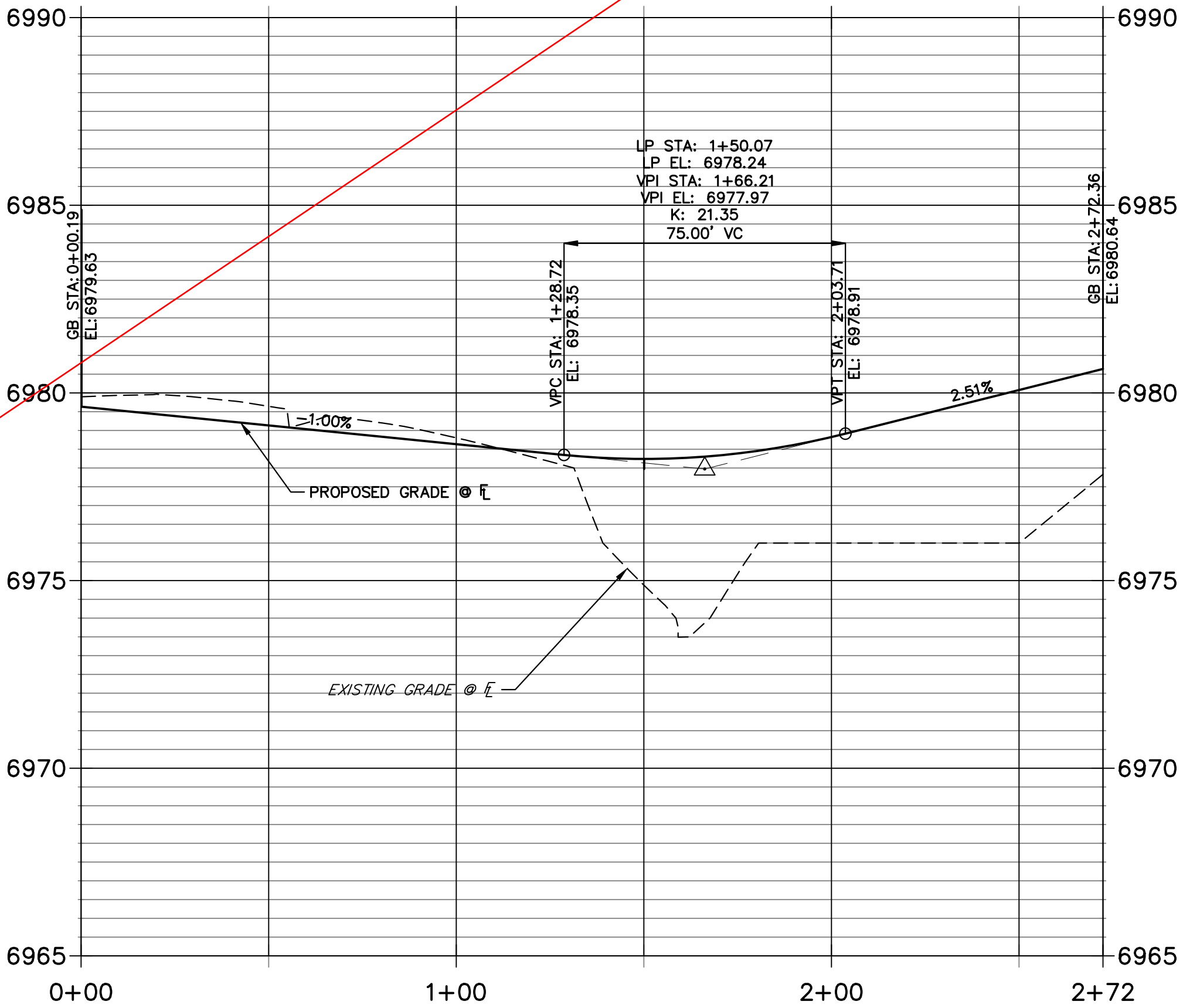
UNTIL SUCH TIME AS THESE
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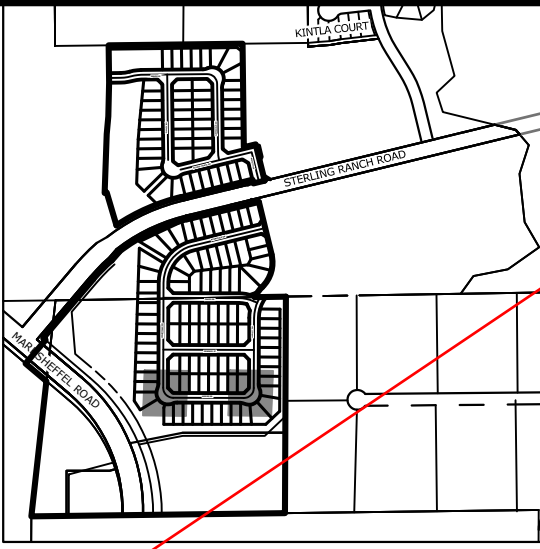
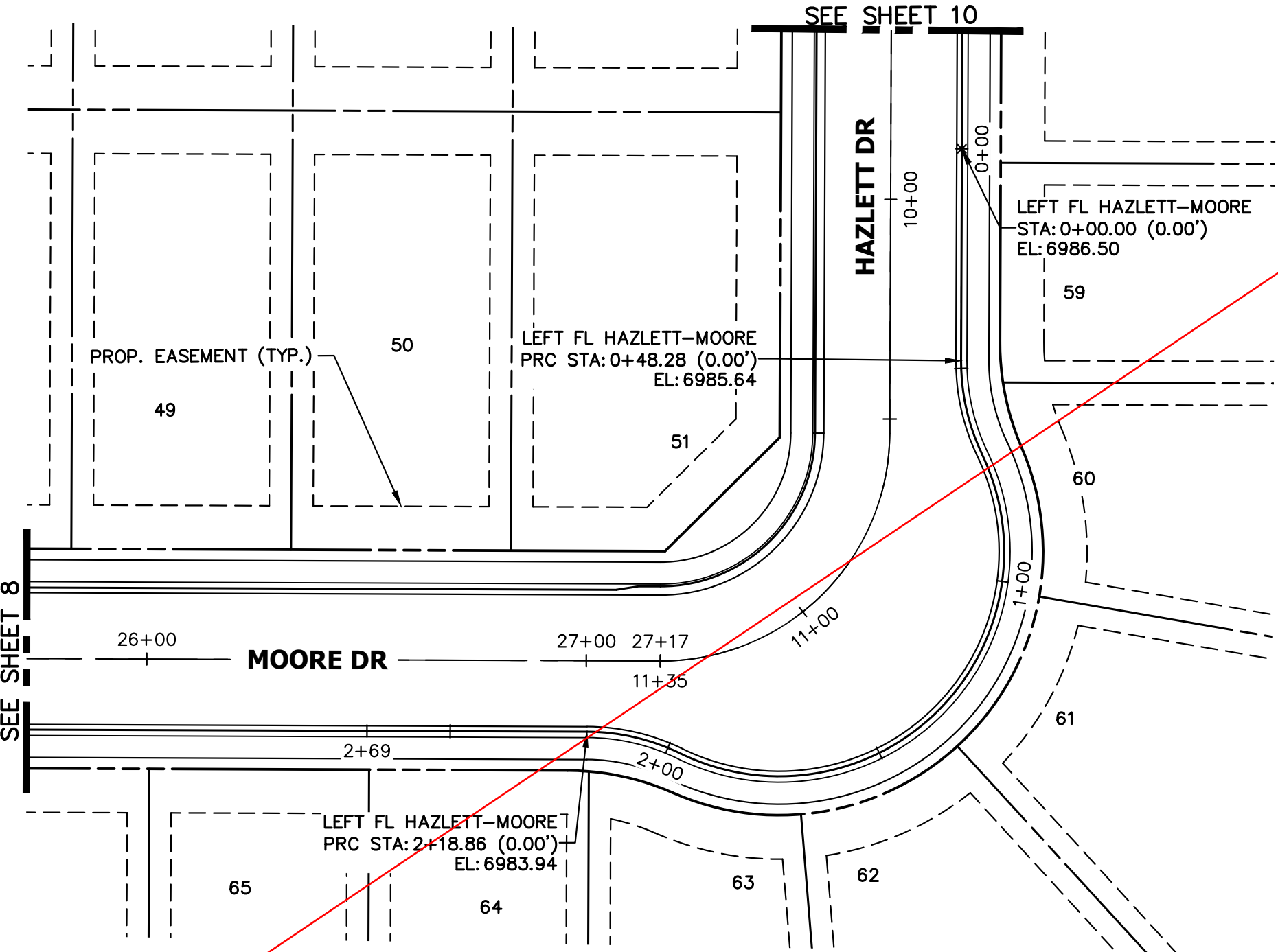
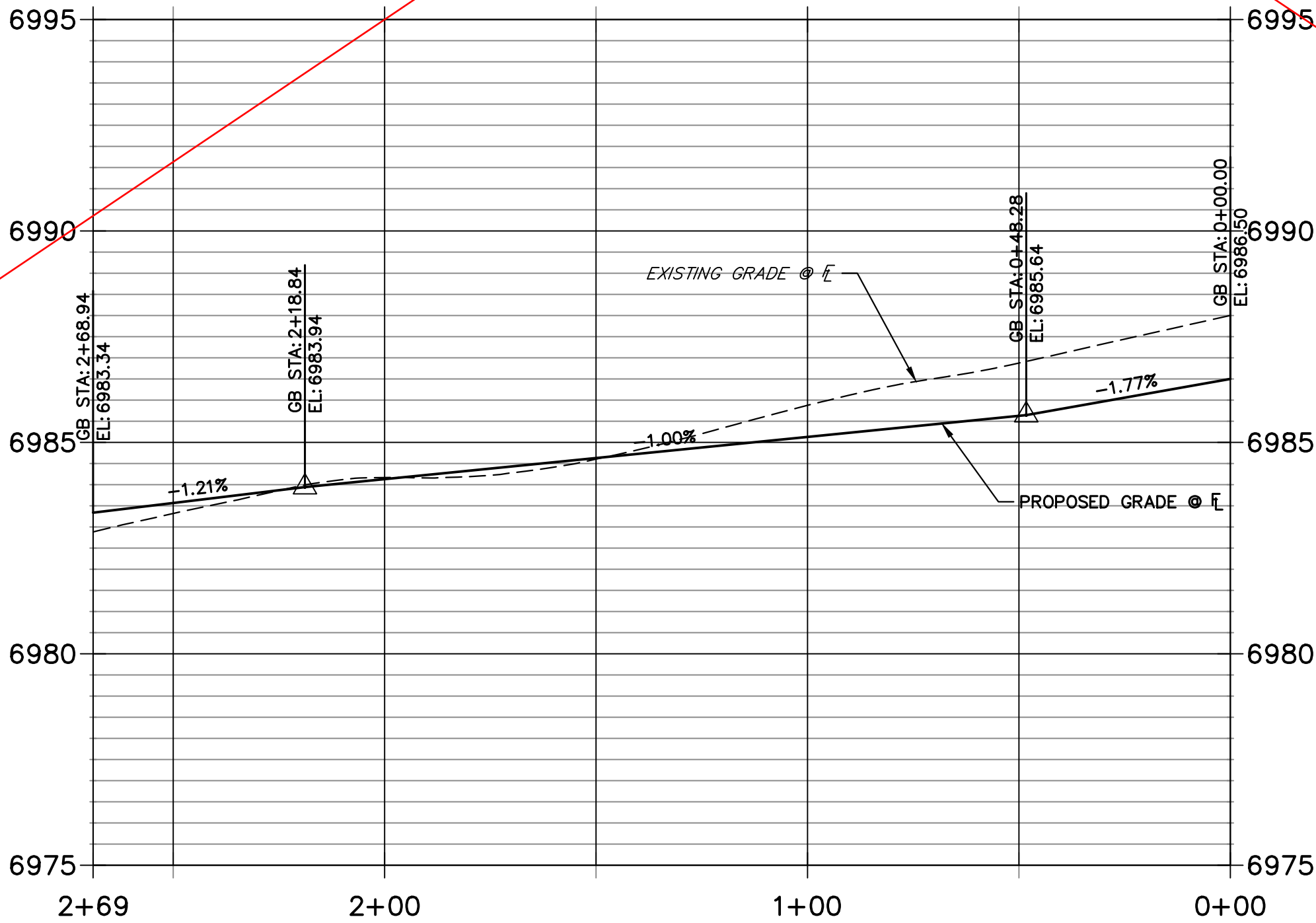
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STA 0+00.00 TO 2+41.23**



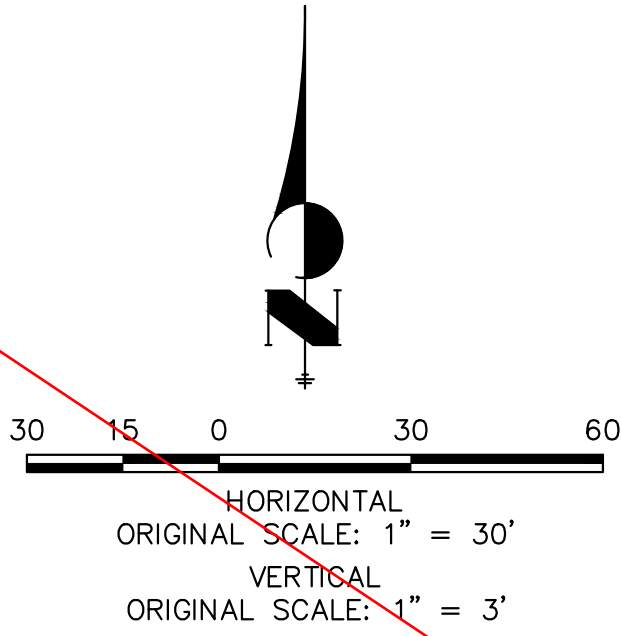
**RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+72.36**



**LEFT FL HAZLETT-MOORE PROFILE
STA 0+00.00 TO 2+68.94**



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



ENGINEER'S STATEMENT

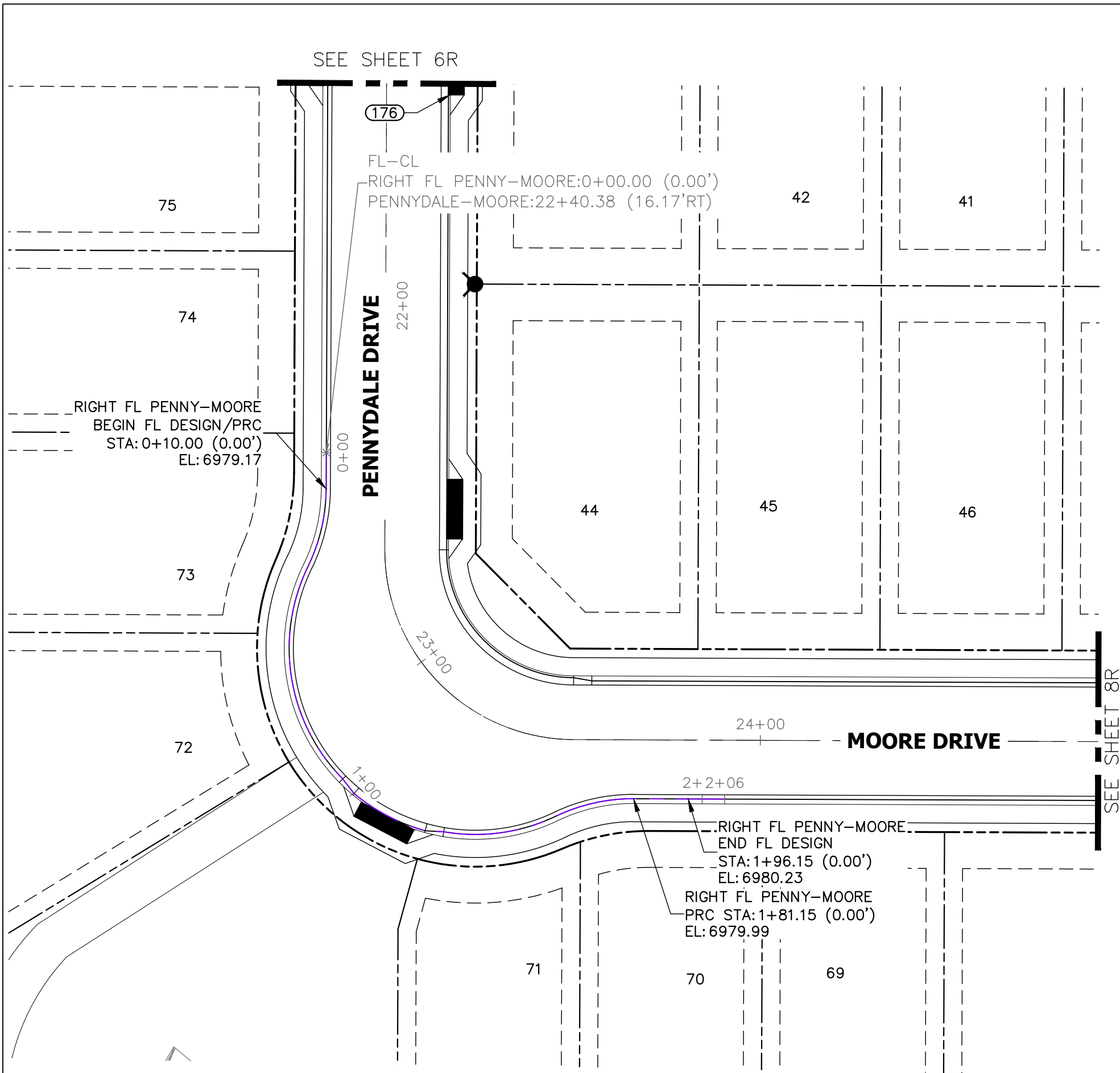
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

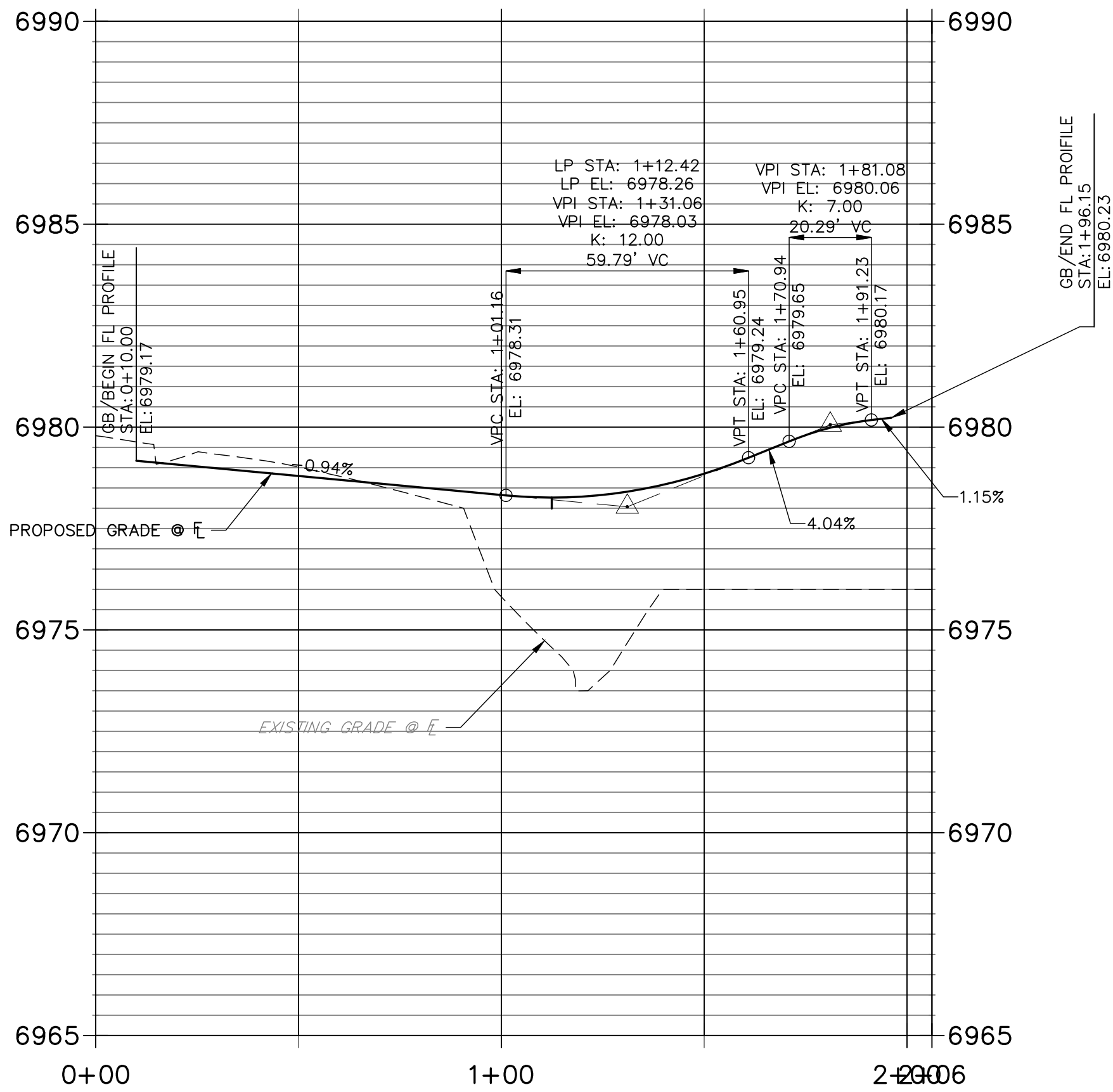


10/10/23

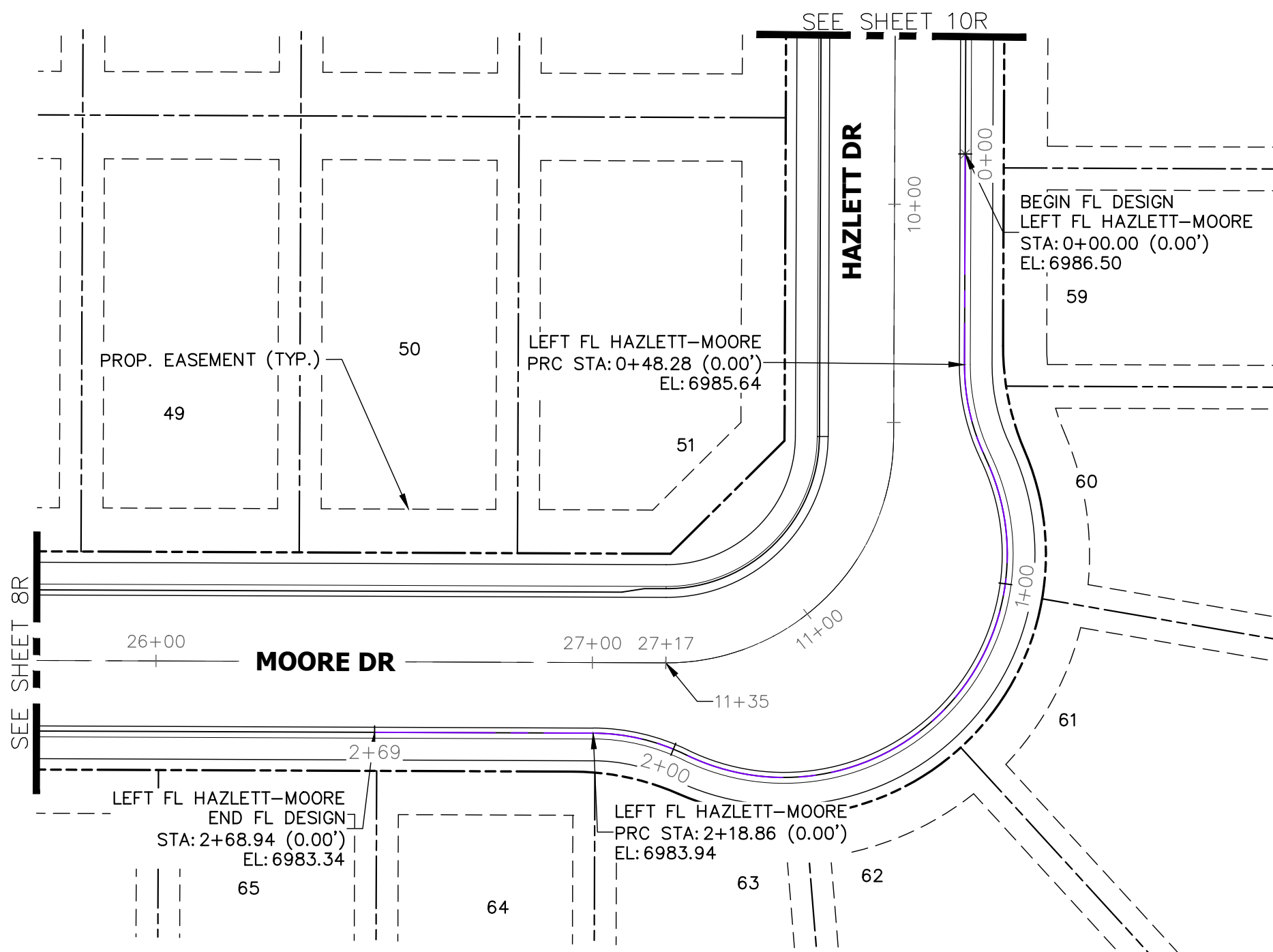
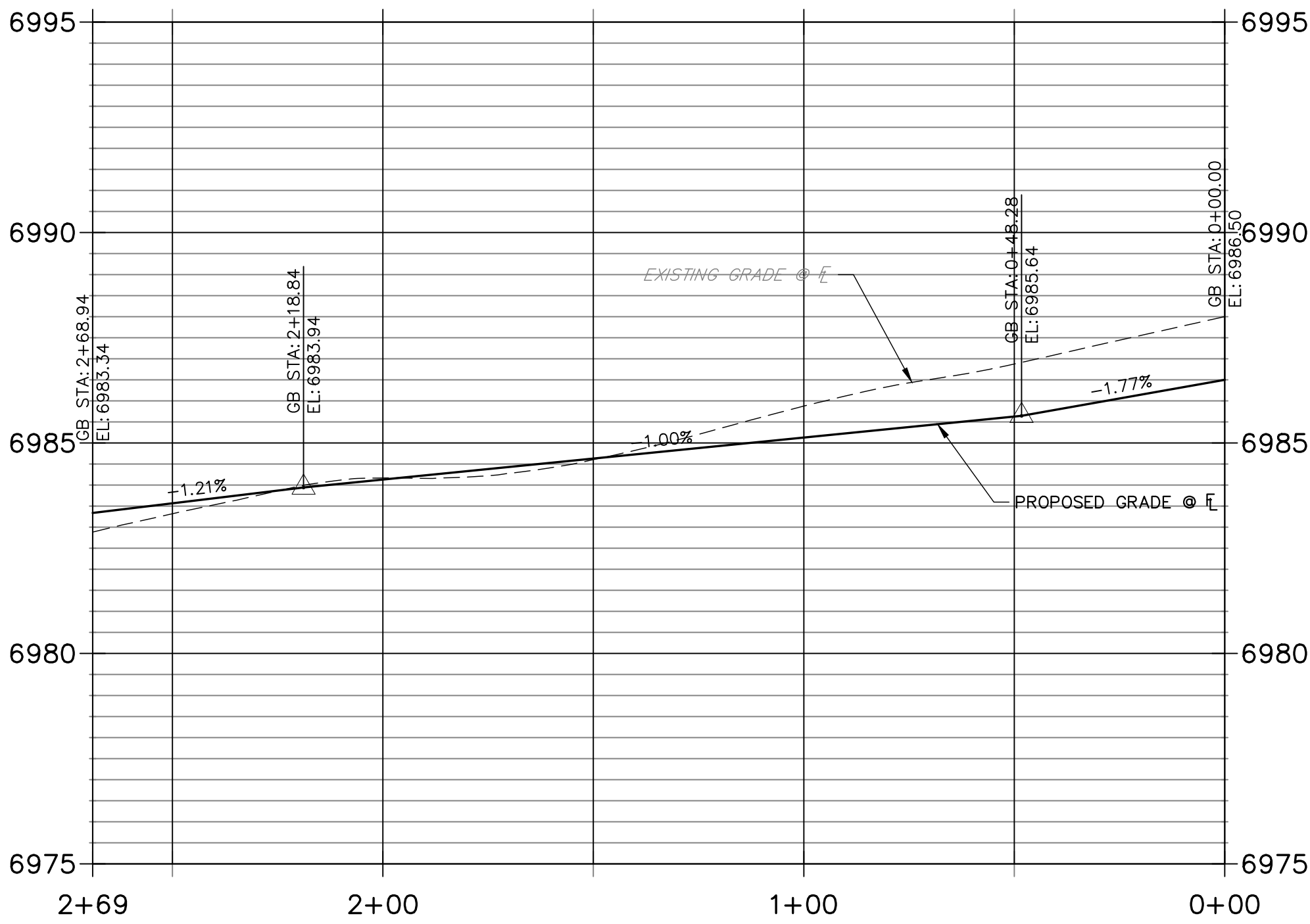
STERLING RANCH FILING 4		H-SCALE 1"=30'		No.	REVISION	BY	DATE	 J-R ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 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.
STREET IMPROVEMENT PLAN		V-SCALE 1"=3'								
		DATE 10/09/23								
		DESIGNED BY XXX								
		DRAWN BY WKN								
		CHECKED BY								
SHEET 9 OF 25										
JOB NO. 25188.11										



**RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+06.15**



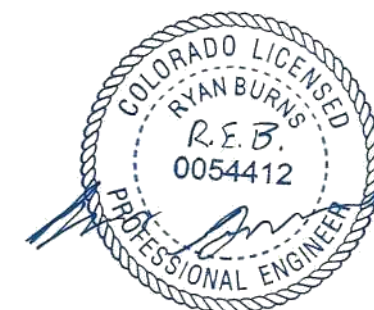
**LEFT FL HAZLETT-MOORE PROFILE
STA 0+00.00 TO 2+68.94**



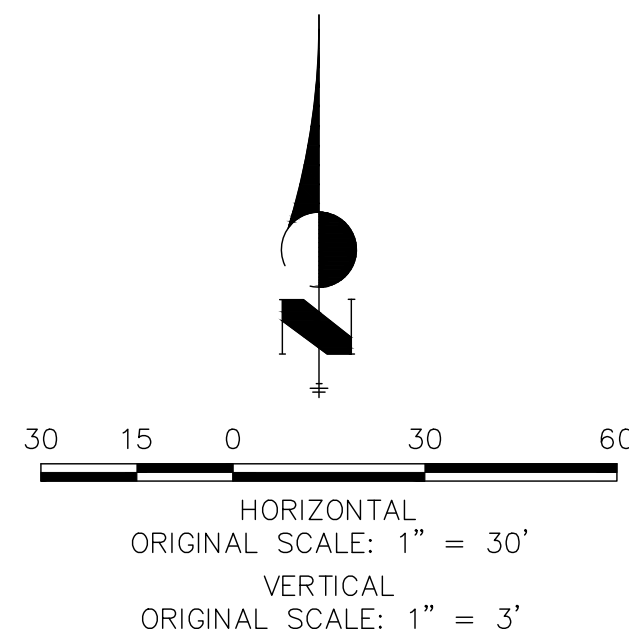
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AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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RYAN E. BURNS
COLORADO P.E. 54412
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07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

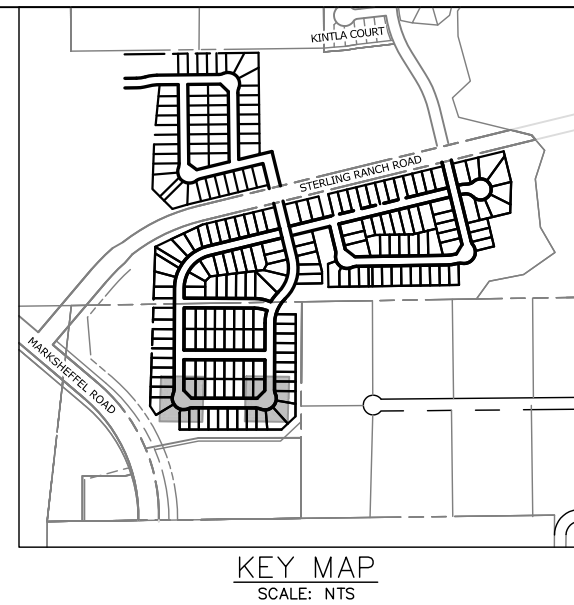
DESIGN: REB
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H-SCALE: 1" = 50'

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SHEET

9R OF 6

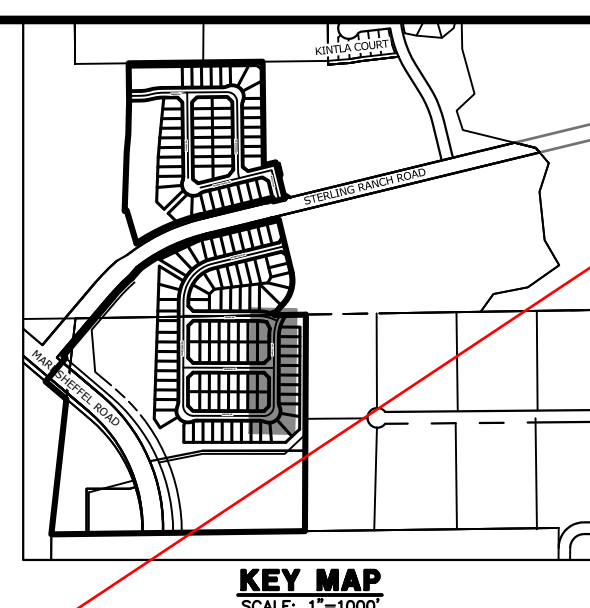


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NORMAN G. ROBERT, PE
555.991.7662 - NROBERT@ALLTERRAIN.COM

RYAN E. BURNS, PE
703.577.8866 - RBURNS@ALLTERRAIN.COM



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ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

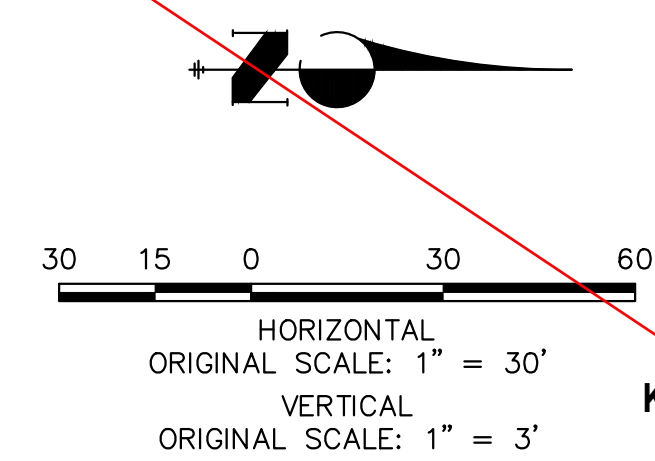
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742



J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-533-2593
Fort Collins 970-491-9888 • www.jrengineering.com

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.03	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.16	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.37	PT
43	10+56.61	21.20' (LT)	HAZLETT DR	6985.42	PRC
44	10+36.69	16.17' (LT)	HAZLETT DR	6985.64	PT
45	8+97.28	17.00' (RT)	HAZLETT DR	6987.81	PCR
46	8+86.69	19.35' (RT)	HAZLETT DR	6987.85	HC RAMP MID PT
47	8+86.68	16.17' (LT)	HAZLETT DR	6988.33	HC RAMP MID PT
48	8+13.28	17.00' (RT)	HAZLETT DR	6988.90	PCR
49	6+87.39	17.00' (RT)	HAZLETT DR	6990.97	PC
50	6+87.38	16.17' (LT)	HAZLETT DR	6991.04	PC
51	6+42.65	17.00' (RT)	HAZLETT DR	6991.38	PCR
52	6+34.42	16.17' (LT)	HAZLETT DR	6991.78	CURB TRANSITION
53	6+23.49	17.00' (LT)	HAZLETT DR	6991.87	CURB TRANSITION
54	5+76.13	17.00' (LT)	HAZLETT DR	6992.53	HC RAMP MID PT
55	5+79.60	18.34' (RT)	HAZLETT DR	6992.48	HC RAMP MID PT
56	5+72.58	17.00' (RT)	HAZLETT DR	6992.41	PCR
57	5+63.33	17.00' (RT)	HAZLETT DR	6992.61	CURB TRANSITION
58	5+54.08	16.17' (RT)	HAZLETT DR	6992.81	CURB TRANSITION
59	5+27.78	16.17' (RT)	HAZLETT DR	6993.38	MATCH EX C&G
60	5+27.78	17.00' (LT)	HAZLETT DR	6993.31	MATCH EX C&G
184	7+99.23	17.50' (LT)	HAZLETT DR	6989.70	INLET SIDE TBC
185	7+82.90	17.50' (LT)	HAZLETT DR	6989.93	INLET SIDE TBC



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

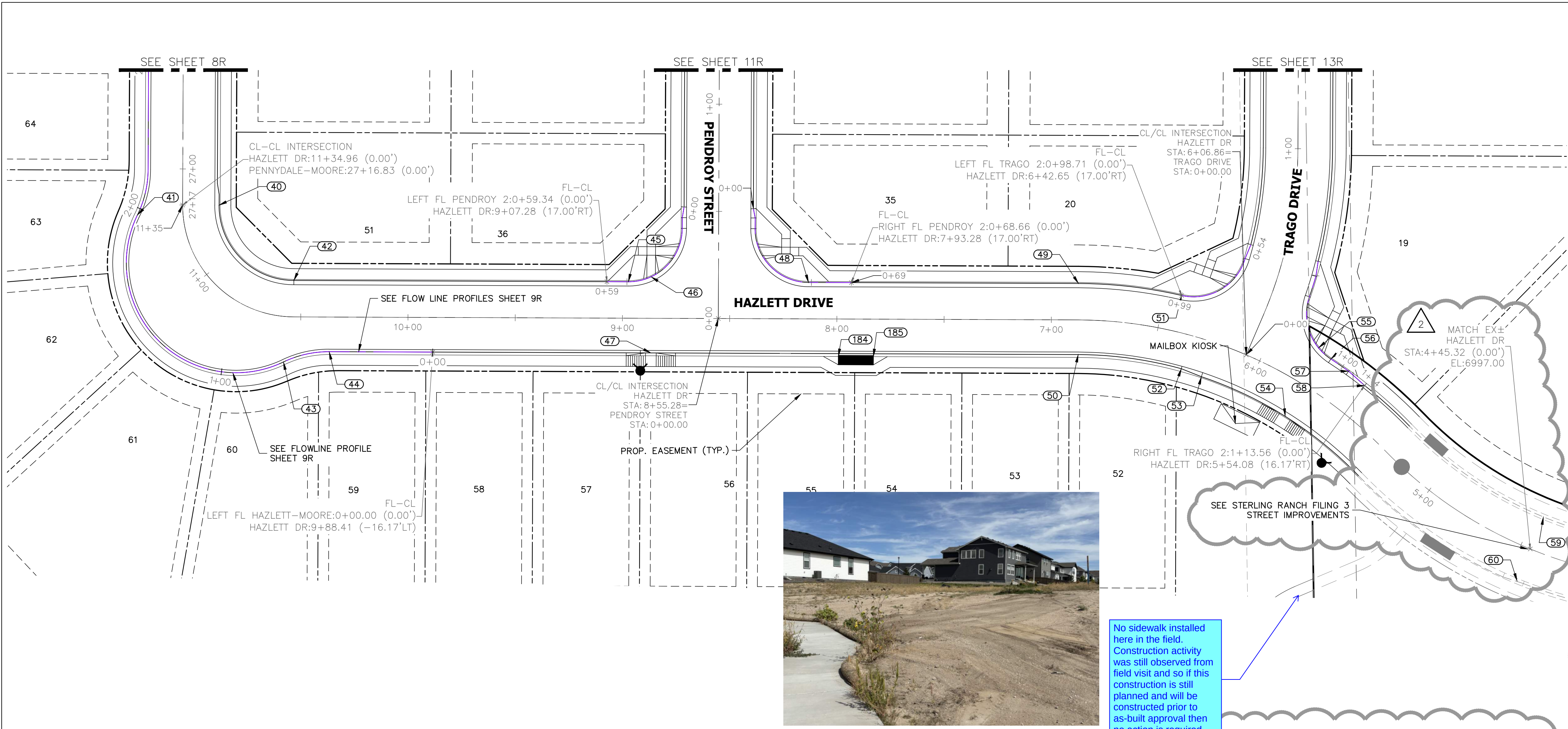

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC

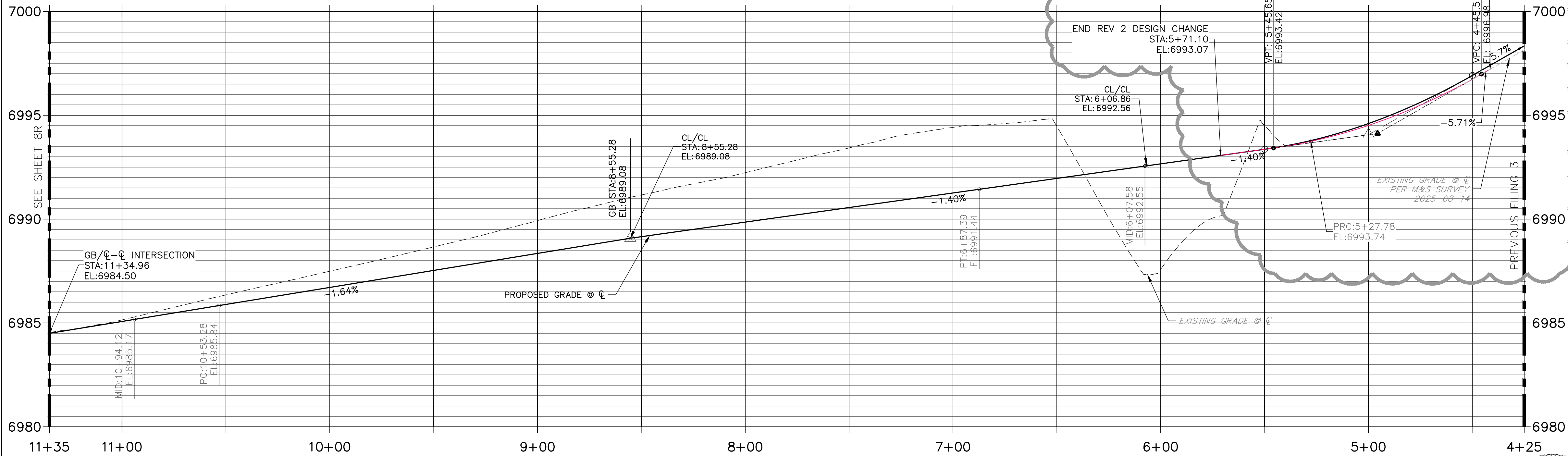


DATE 10/10/23

JOB NO.	SHEET 10 OF 25	STERLING RANCH FILING 4		H-SCALE	1" = 30'	No.	REVISION	BY	DATE
		STREET IMPROVEMENT PLAN		V-SCALE	1" = 3'				
25188.11				DATE	10/09/23				
				DESIGNED BY	XXX				
				DRAWN BY	WKN				
				CHECKED BY					



HAZLETT DRIVE
STA 4+25.00 TO 11+34.96

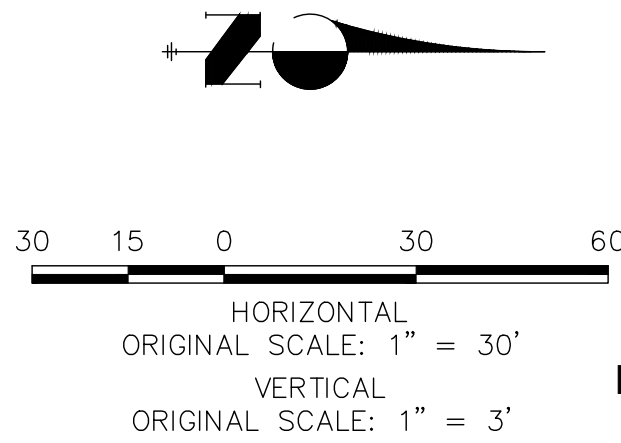


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43	10+56.61	21.20' (LT)	HAZLETT DR	6985.42	PCR
44	10+36.69	16.17' (LT)	HAZLETT DR	6985.64	PT
45	8+97.28	17.00' (RT)	HAZLETT DR	6987.92	PCR
46	8+86.69	19.35' (RT)	HAZLETT DR	6988.14	HC RAMP MID PT
47	8+86.68	16.17' (LT)	HAZLETT DR	6988.17	HC RAMP MID PT
48	8+13.28	17.00' (RT)	HAZLETT DR	6989.15	PCR
49	6+87.39	17.00' (RT)	HAZLETT DR	6990.97	PT
50	6+87.38	16.17' (LT)	HAZLETT DR	6991.04	PT
51	6+42.65	17.00' (RT)	HAZLETT DR	6991.60	PCR
52	6+34.42	16.17' (LT)	HAZLETT DR	6991.78	CURB TRANSITION
53	6+23.49	17.00' (LT)	HAZLETT DR	6991.87	CURB TRANSITION
54	5+76.13	17.00' (LT)	HAZLETT DR	6992.53	HC RAMP MID PT
55	5+79.60	18.34' (RT)	HAZLETT DR	6992.13	HC RAMP MID PT
56	5+72.58	17.00' (RT)	HAZLETT DR	6992.27	PCR
57	5+63.33	17.00' (RT)	HAZLETT DR	6992.57	CURB TRANSITION
58	5+54.08	16.17' (RT)	HAZLETT DR	6992.91	CURB TRANSITION
59	4+45.32	16.17' (RT)	HAZLETT DR	6996.62	MATCH EX C&G±
60	4+45.32	16.17' (LT)	HAZLETT DR	6996.57	MATCH EX C&G± BEGIN CURB TRANSITION
184	4+42.23	16.17' (LT)	HAZLETT DR	6988.9	INLET SIDE TBC
185	7+82.90	17.50' (LT)	HAZLETT DR	6990.20	INLET SIDE TBC

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

STREET NOTES

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- ALL INLETS PROPOSED ALONG MOUNTABLE CURB AND GUTTER, REQUIRE A CURB TYPE TRANSITION PER THE INLET'S STANDARD DETAIL. IN ADDITION TO THE LOCAL DEPRESSION, SEE STORM PLANS BY JR/ATE ENGINEERING FOR DESIGN INFORMATION. NOTE, NOT ALL CURB TYPE TRANSITIONS ARE SHOWN AT PROPOSED INLETS.
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AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	
2	PROFILE REV. (HAZLETT @ SRF3 TIE IN)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 30'

V-SCALE: 1" = 3'

SHEET

10R OF 25

PREPARED FOR:

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

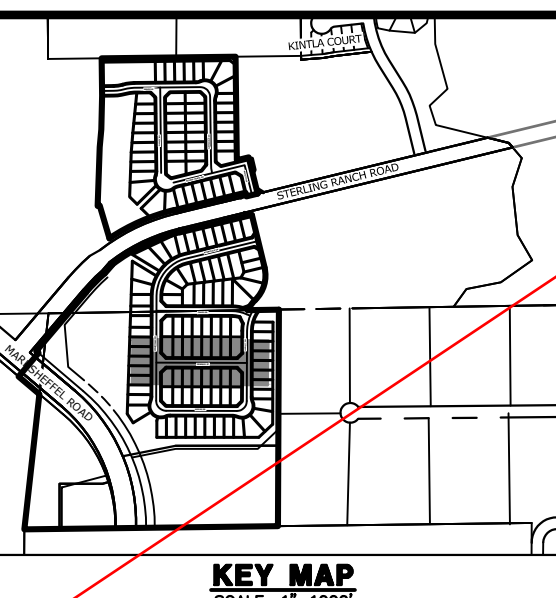
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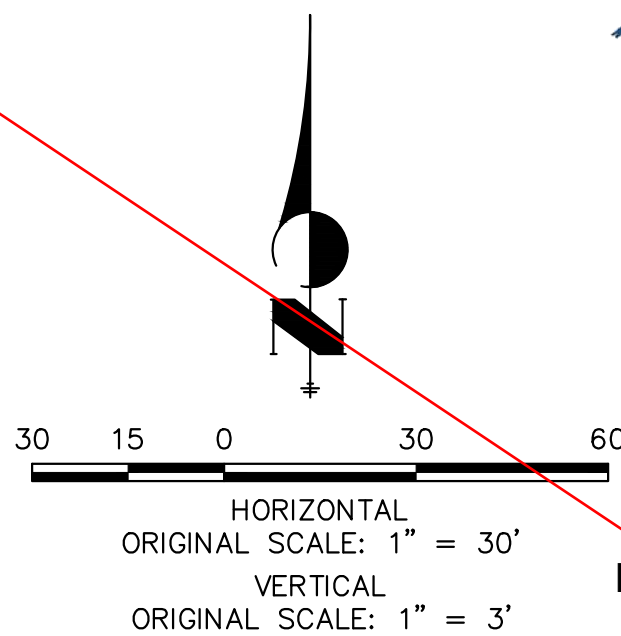
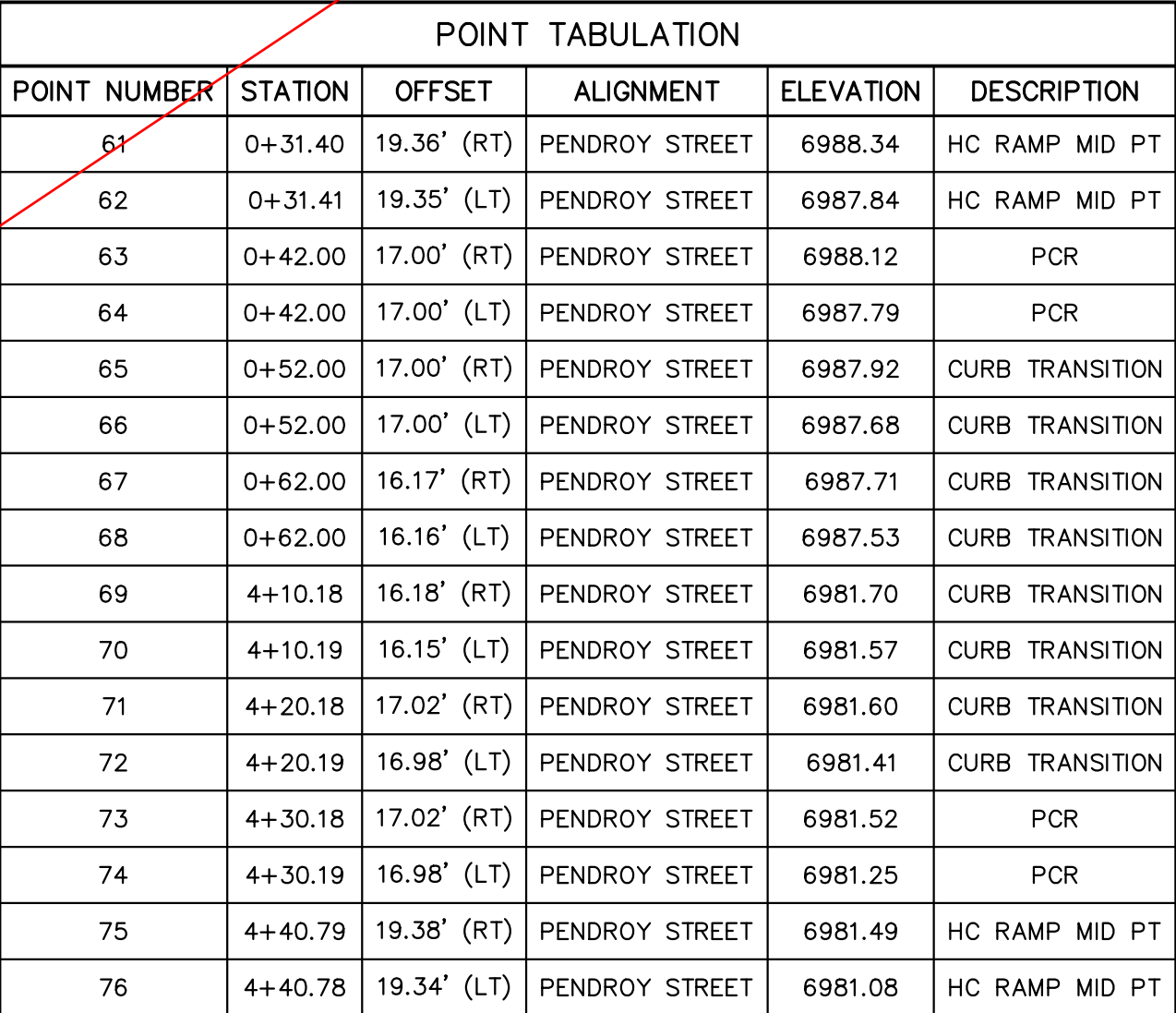
RYAN E. BURNS, P.E.
54412
07/01/24

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54412
07/01/24

RYAN E. BURNS, P.E.
54412
07/01/24



LOCAL PUBLIC ROAD



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

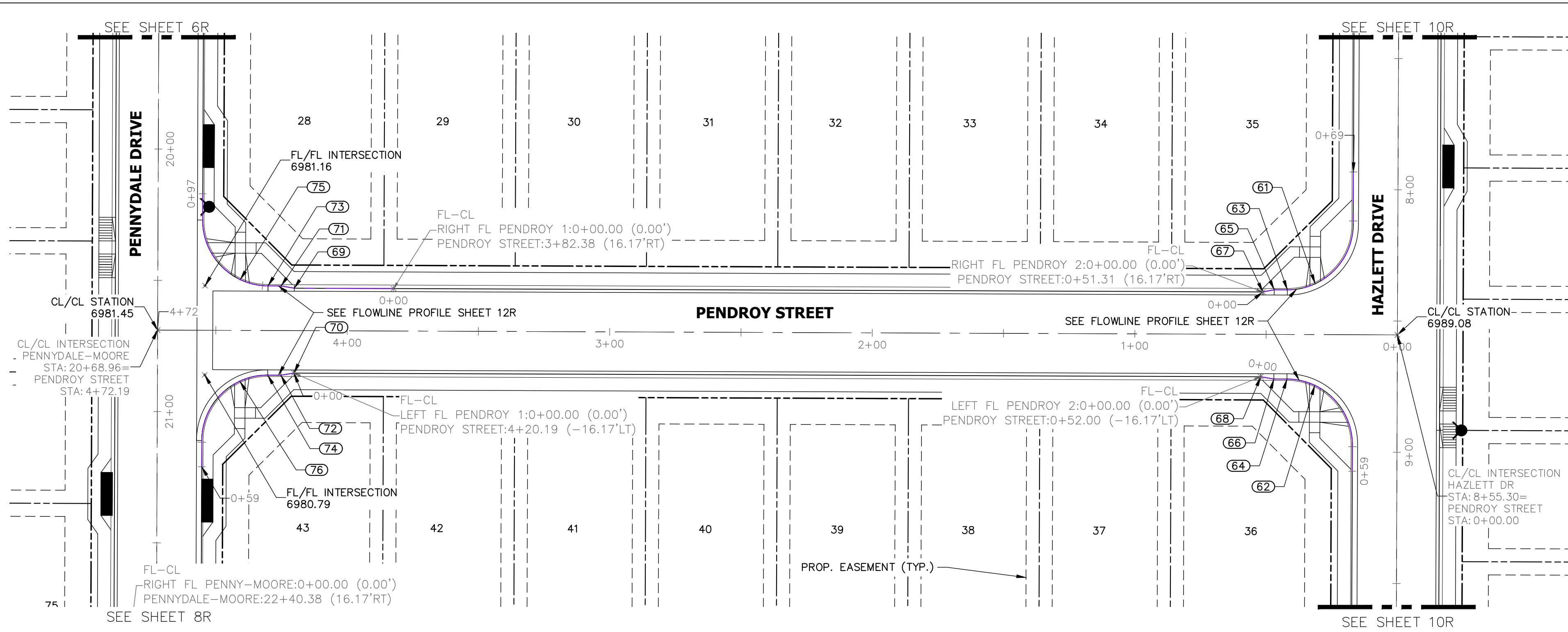
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

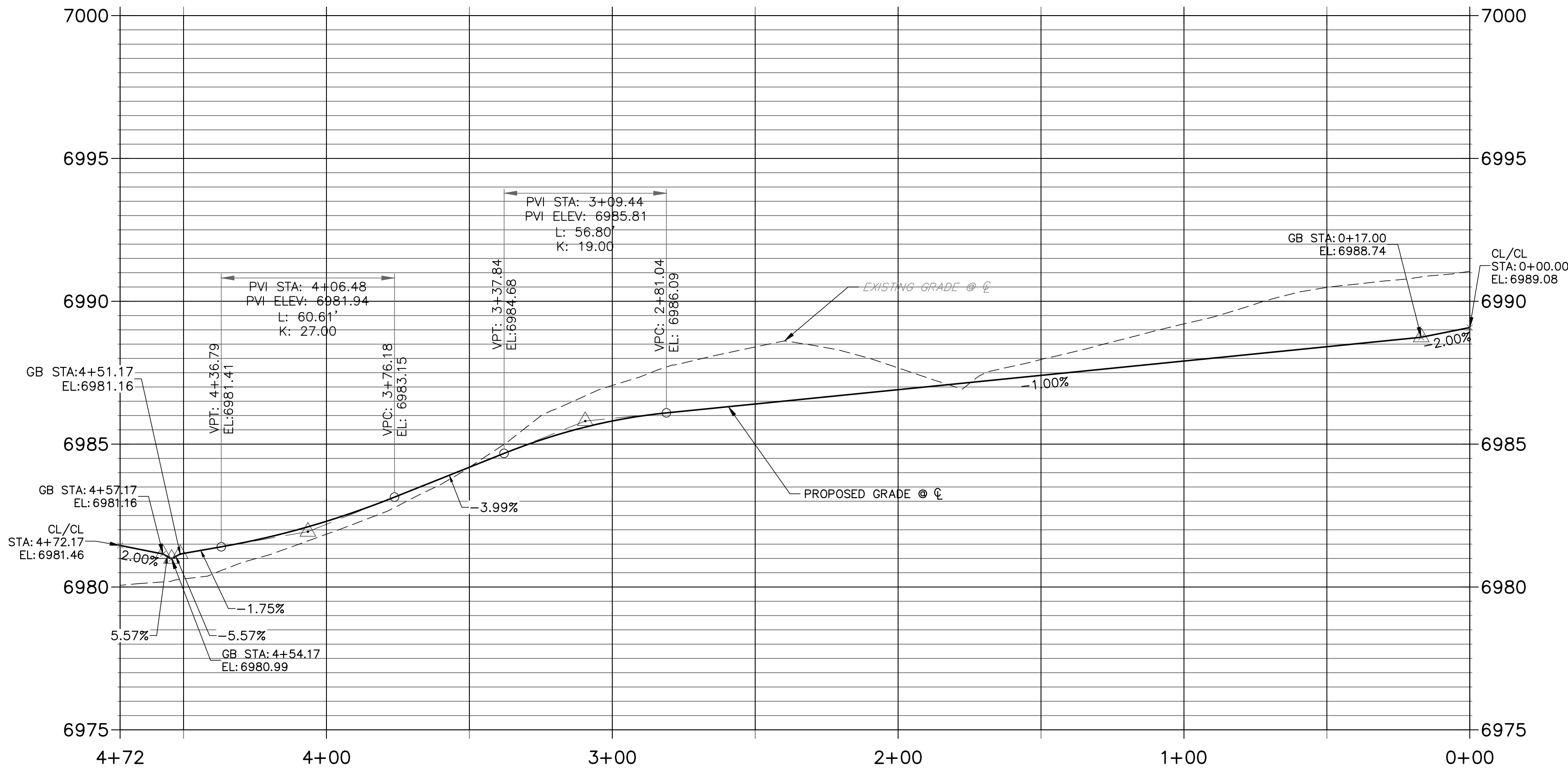
32314

10/10/23

COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING LLC



PENDROY STREET PROFILE
STA 0+00.00 TO 4+72.19

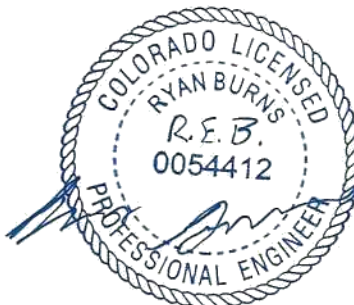
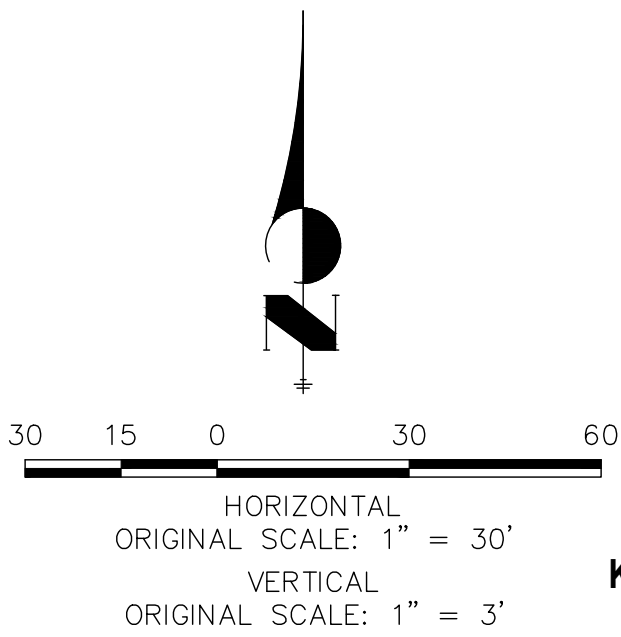


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
61	0+31.40	19.36' (RT)	PENDROY STREET	6988.28	HC RAMP MID PT
62	0+31.41	19.36' (LT)	PENDROY STREET	6988.27	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.13	PCR
64	0+42.00	17.00' (LT)	PENDROY STREET	6988.15	PCR
65	0+47.00	17.00' (RT)	PENDROY STREET	6988.06	CURB TRANSITION
66	0+47.00	17.00' (LT)	PENDROY STREET	6988.07	CURB TRANSITION
67	0+51.31	16.17' (RT)	PENDROY STREET	6988.00	CURB TRANSITION
68	0+52.00	16.17' (LT)	PENDROY STREET	6988.00	CURB TRANSITION
69	4+20.19	16.17' (RT)	PENDROY STREET	6981.63	CURB TRANSITION
70	4+20.19	16.17' (LT)	PENDROY STREET	6981.35	CURB TRANSITION
71	4+25.19	17.00' (RT)	PENDROY STREET	6981.58	CURB TRANSITION
72	4+25.19	17.00' (LT)	PENDROY STREET	6981.17	CURB TRANSITION
73	4+30.19	17.00' (RT)	PENDROY STREET	6981.53	PCR
74	4+30.19	17.00' (LT)	PENDROY STREET	6981.06	PCR
75	4+40.79	19.36' (RT)	PENDROY STREET	6981.42	HC RAMP MID PT
76	4+40.78	19.36' (LT)	PENDROY STREET	6980.91	HC RAMP MID PT

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AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

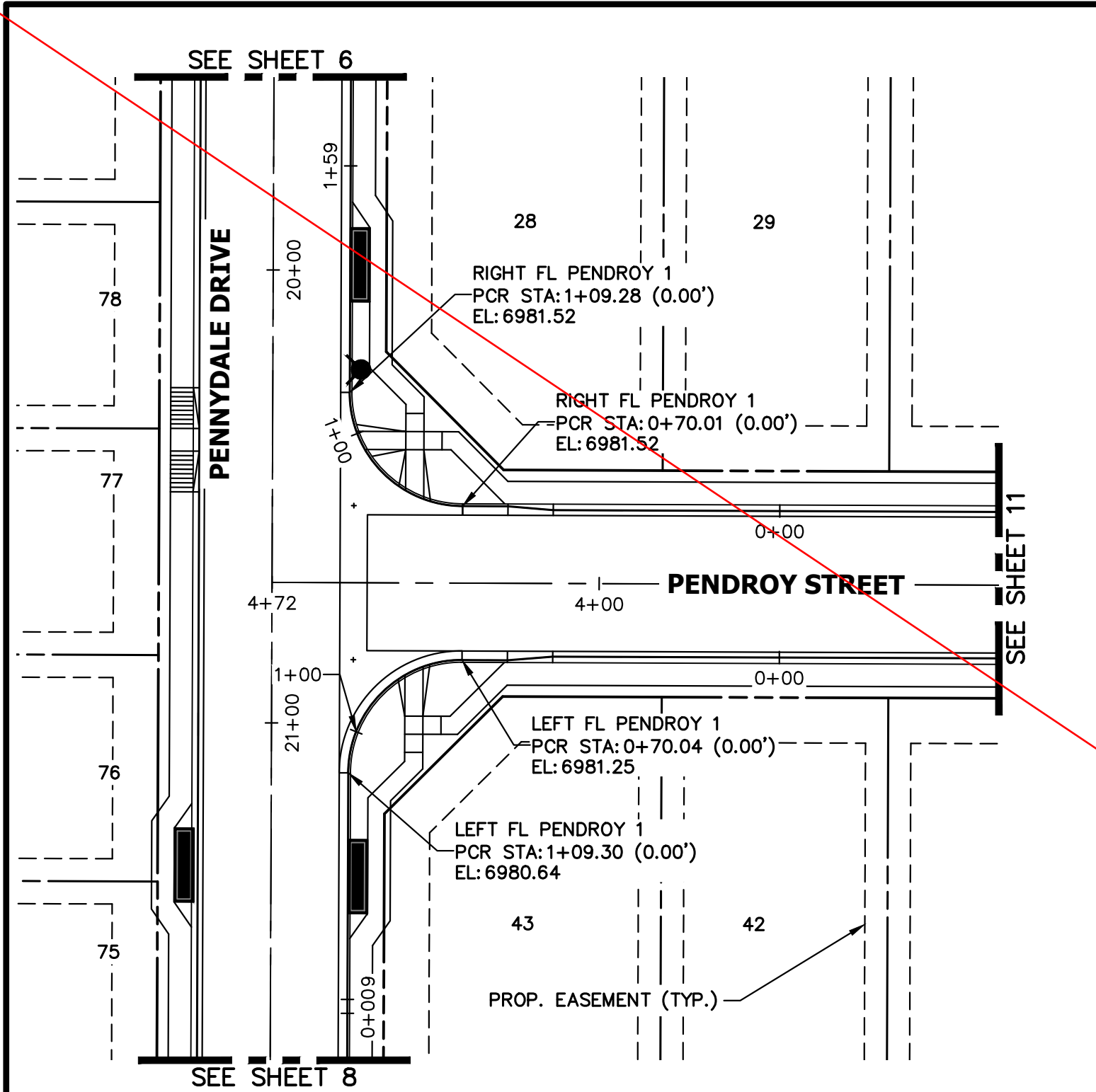
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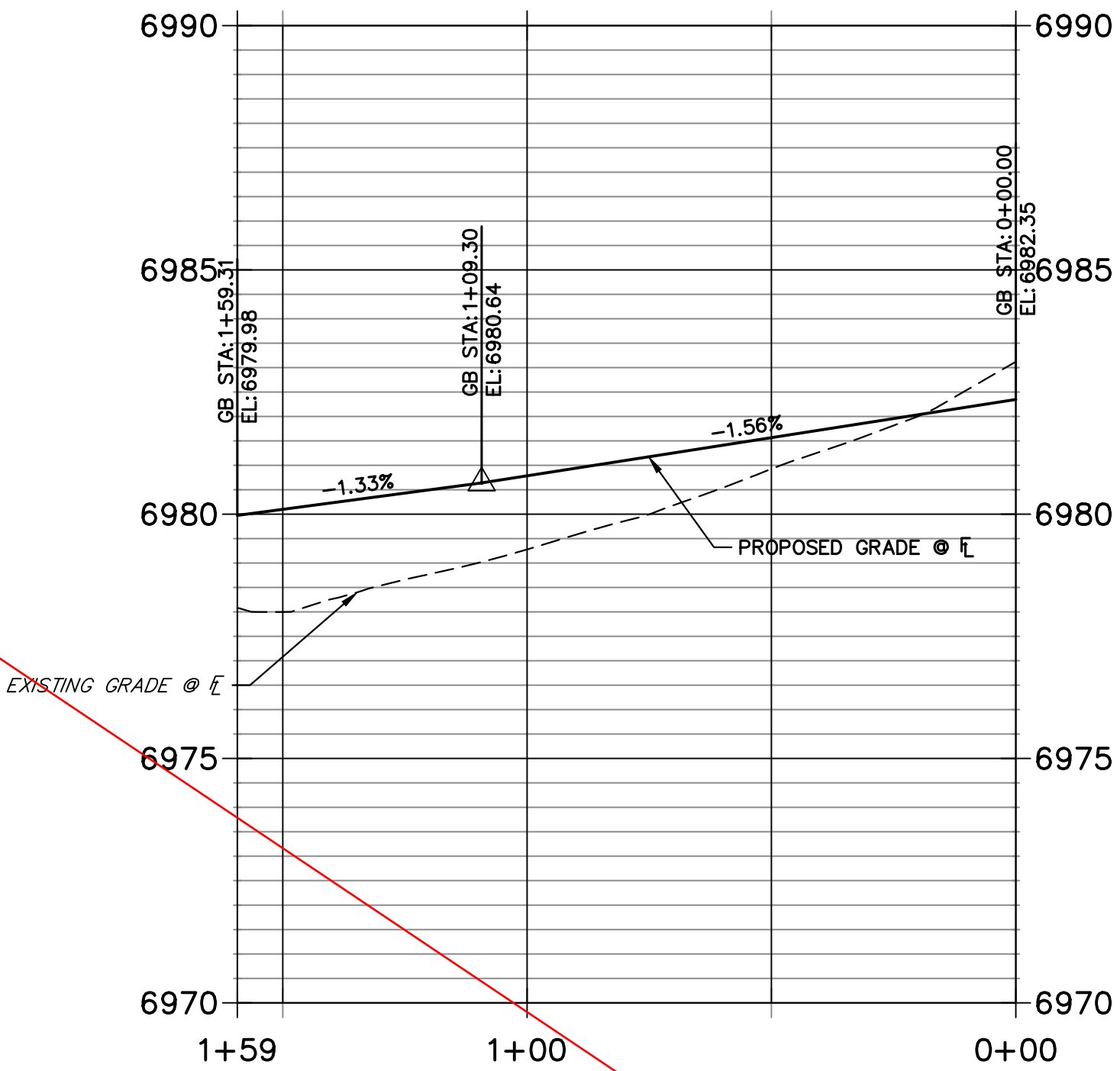
RYAN E. BURNS, P.E.
54412
07/01/24
ALLTERRAINENGINEERING.COM

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

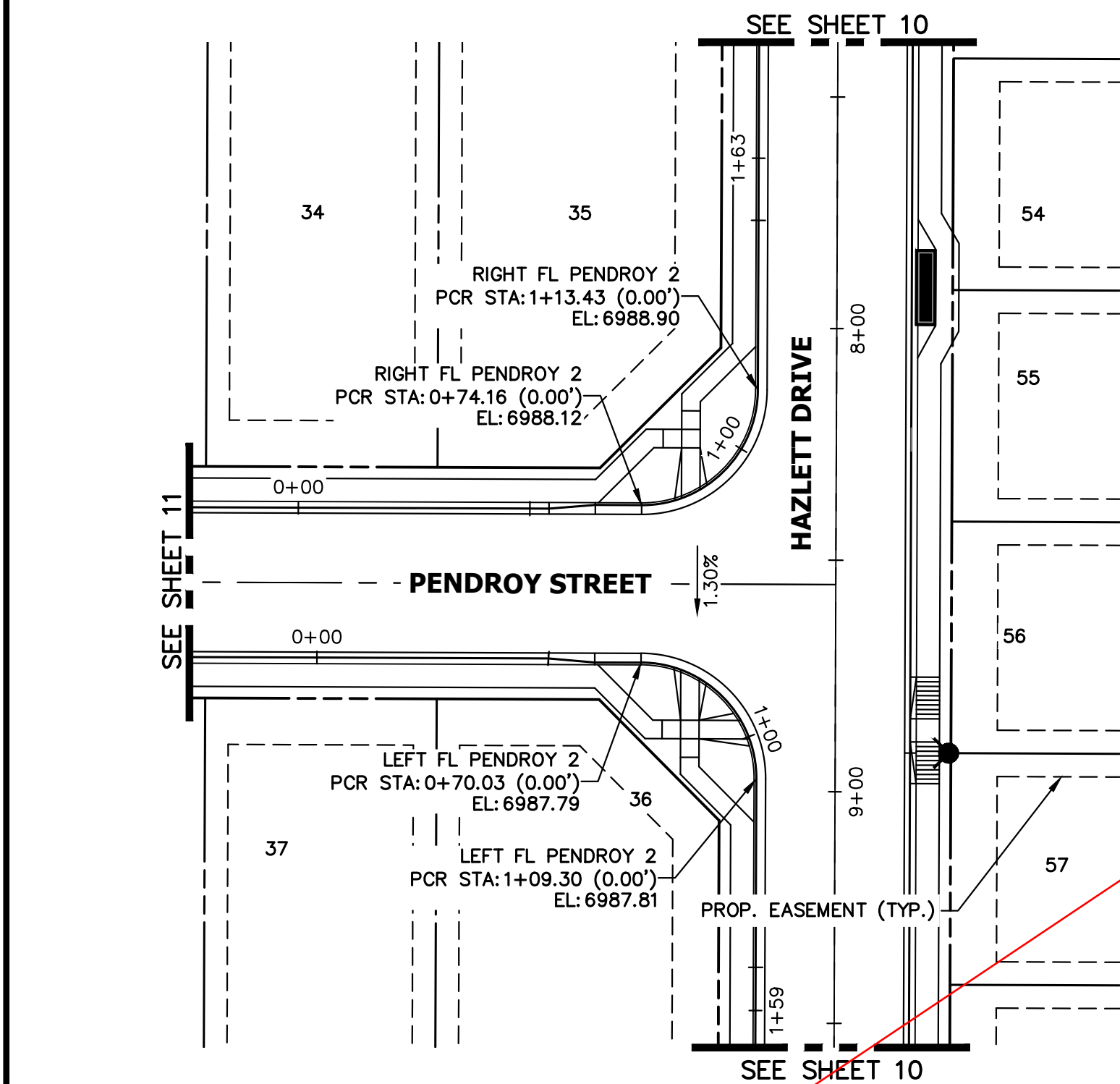
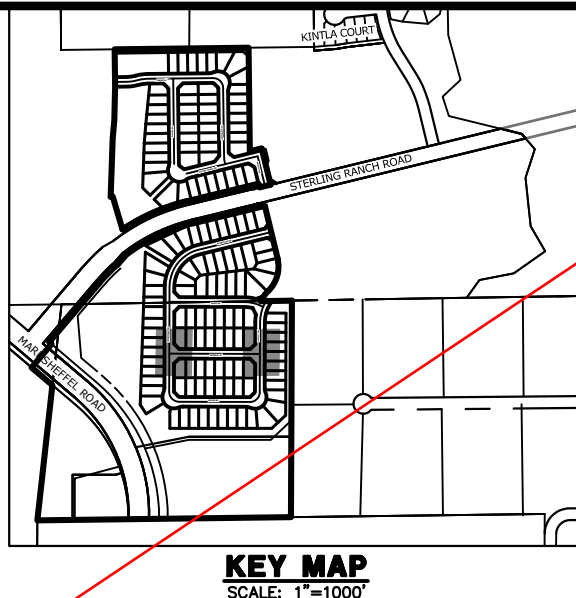
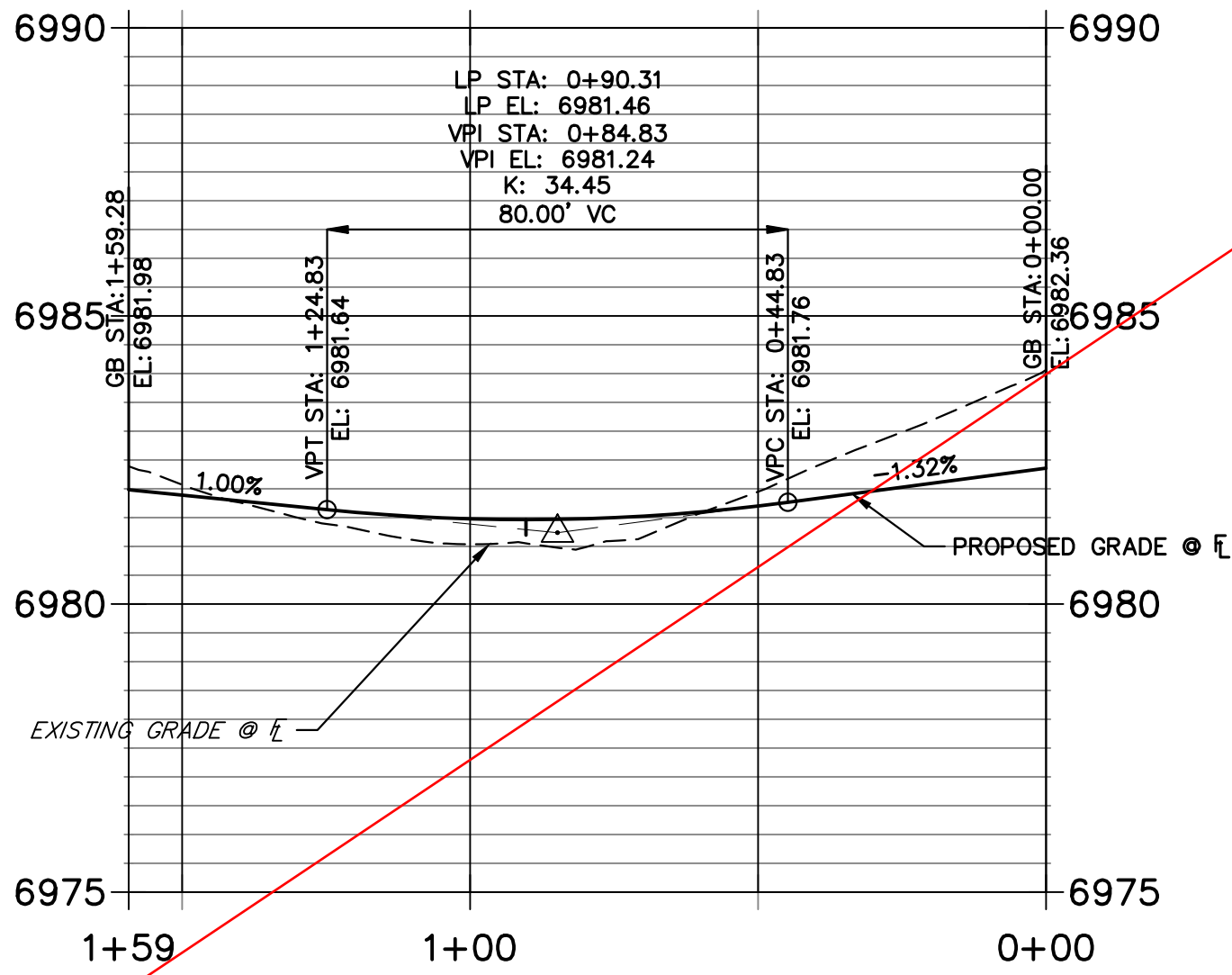
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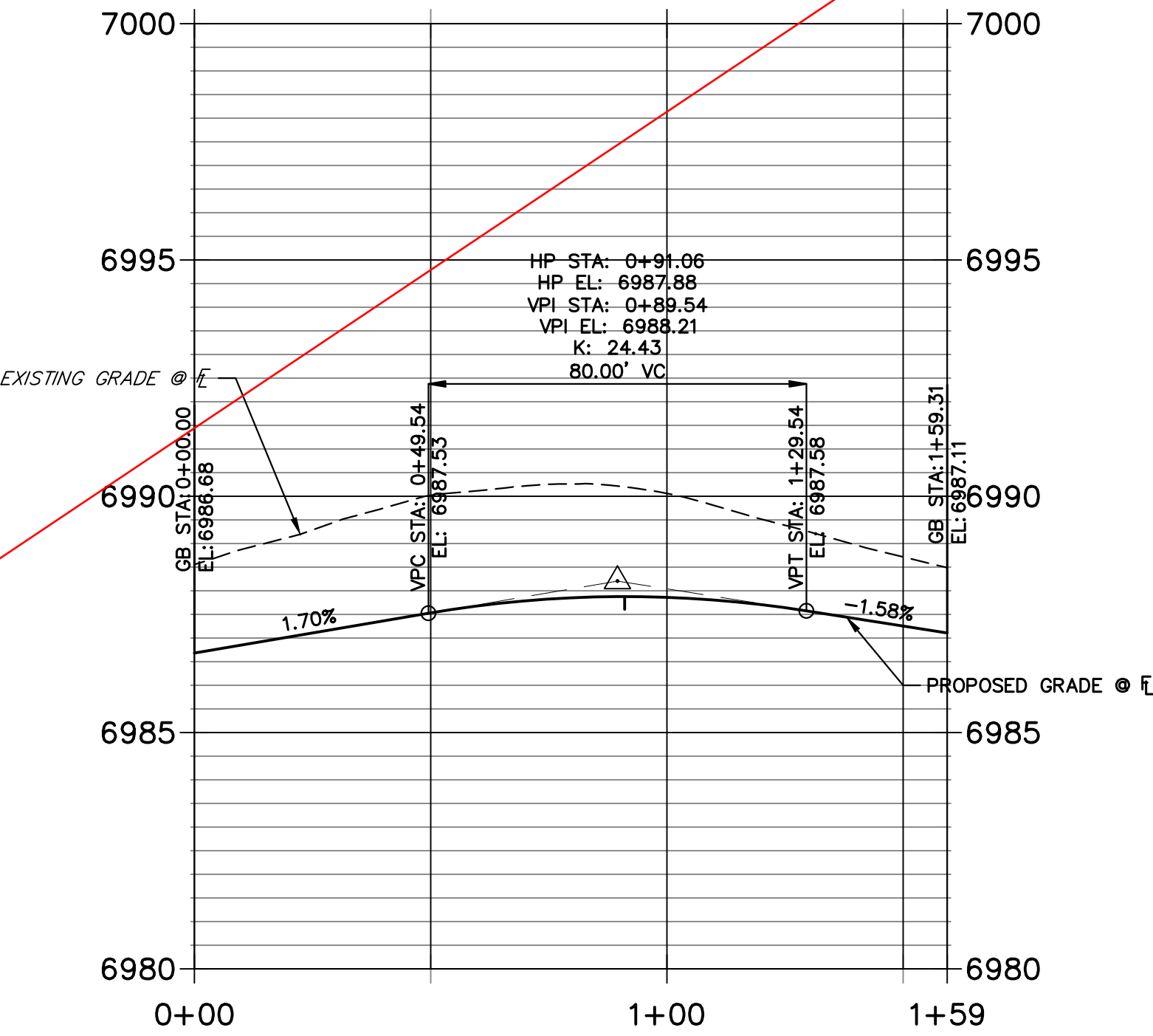
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STA 0+00.00 TO 1+59.31



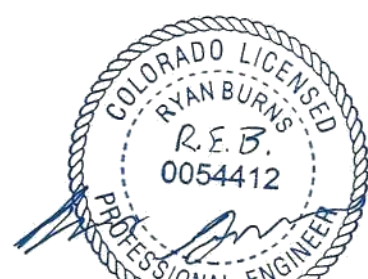
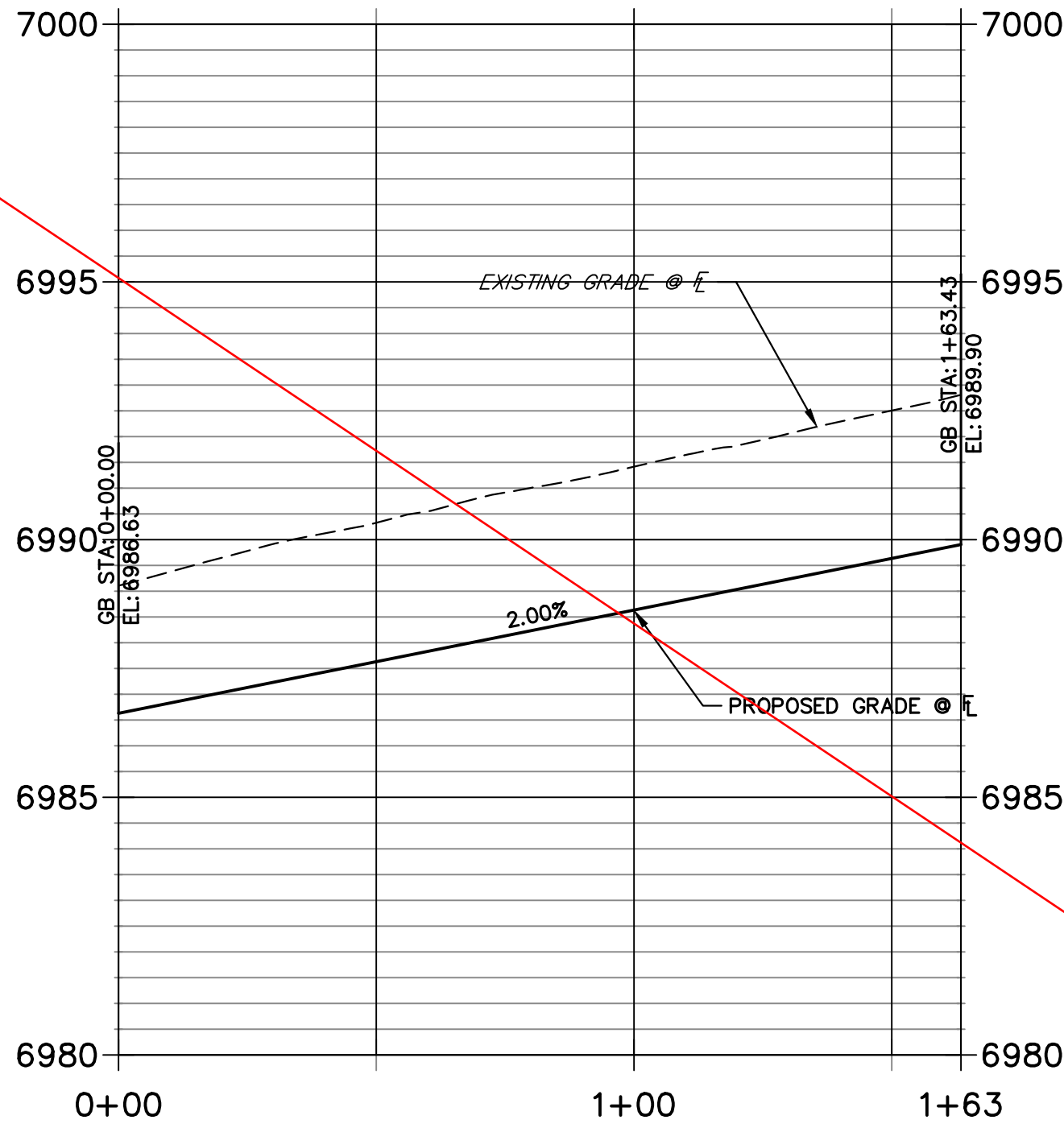
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STA 0+00.00 TO 1+59.28



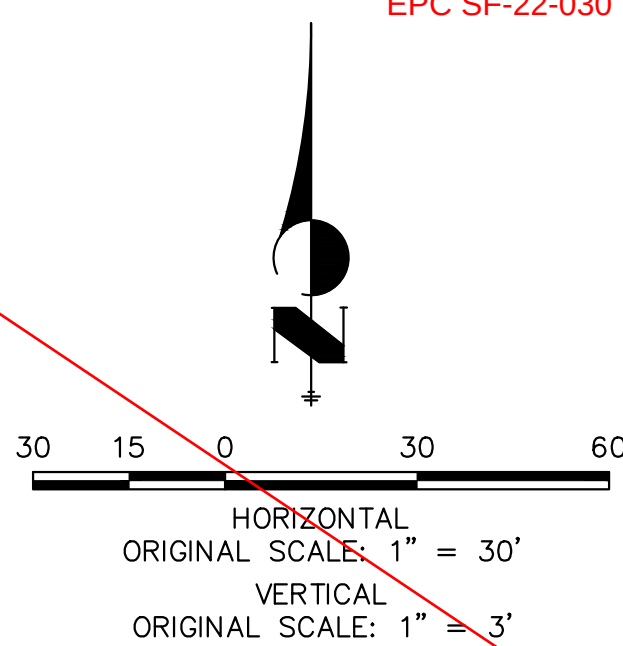
LEFT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+59.31



RIGHT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+63.43



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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

32314

10/10/23

STERLING RANCH FILING 4	BY		DATE	
	No.		REVISION	
	H-SCALE		1"=30'	
	V-SCALE		1"=3'	
	DATE		10/09/23	
	DESIGNED BY		XXX	
	DRAWN BY		WKN	
	CHECKED BY			
	SHEET 12		OF 25	
	JOB NO. 25188.11			



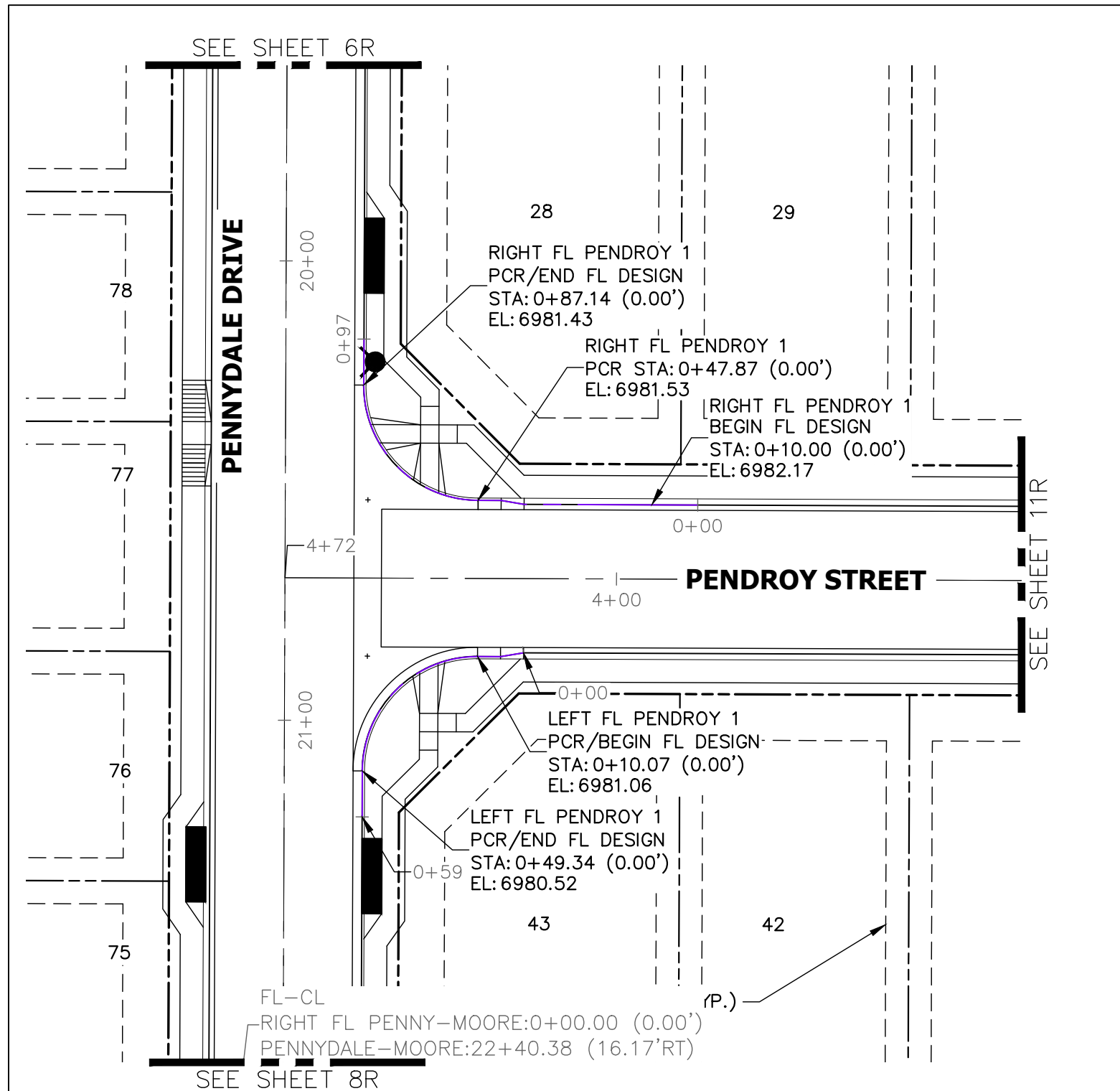
J-R ENGINEERING
A Westrian Company

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

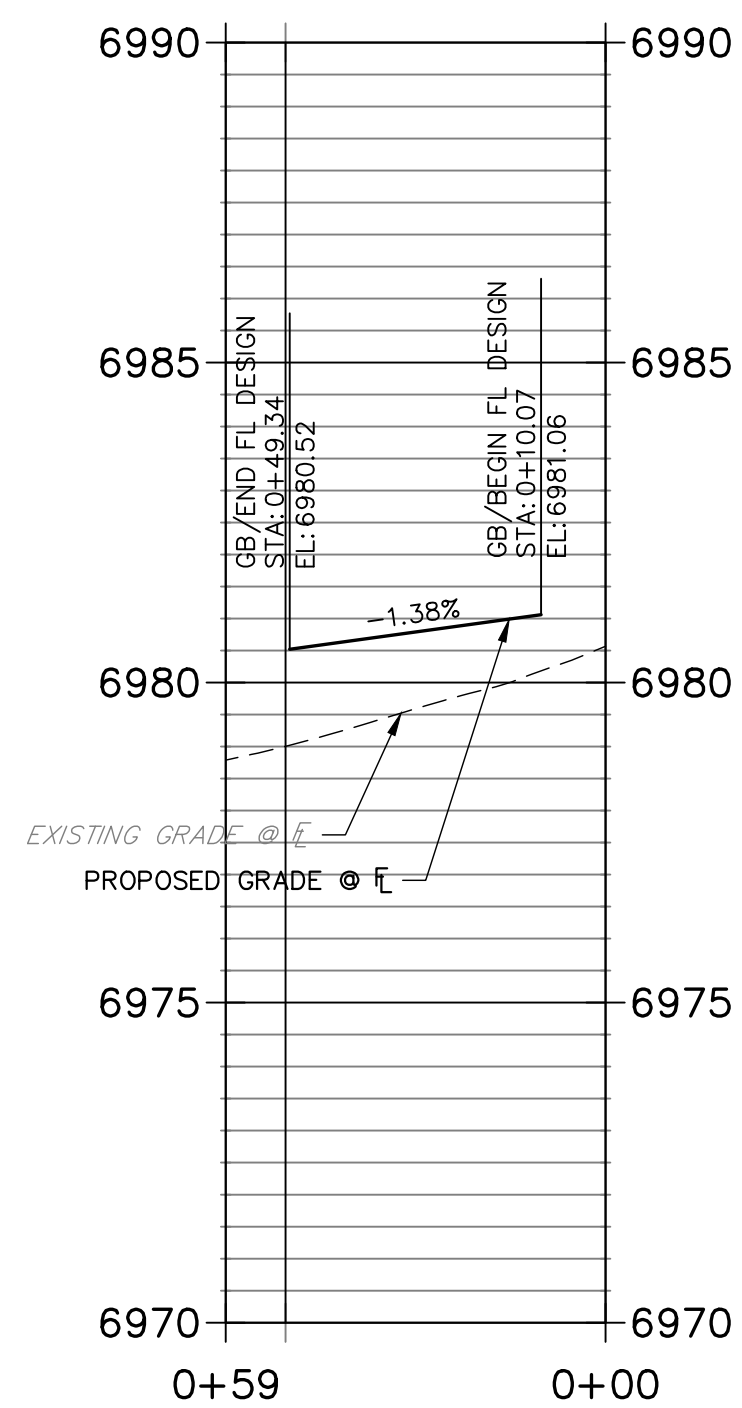
PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

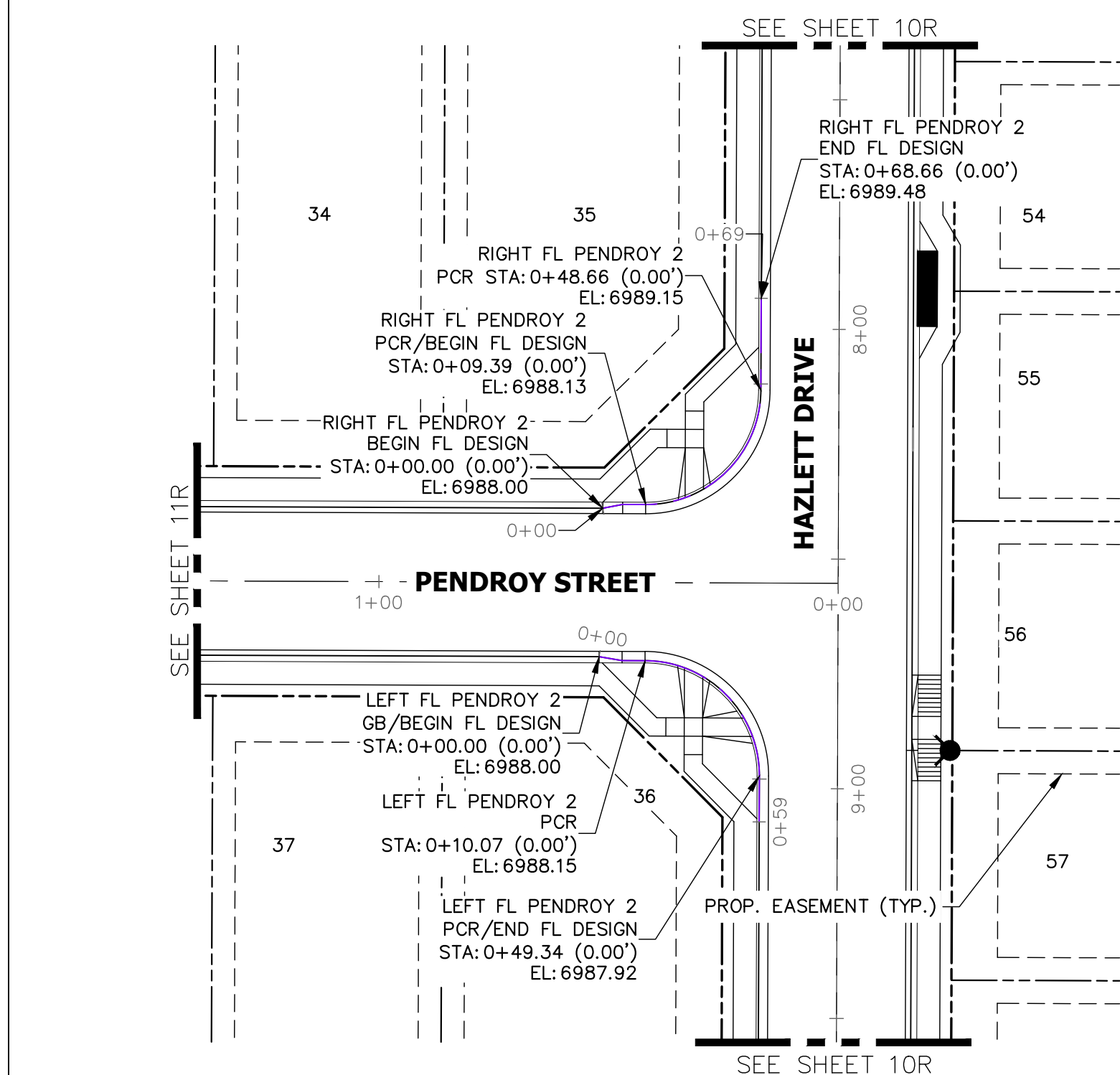
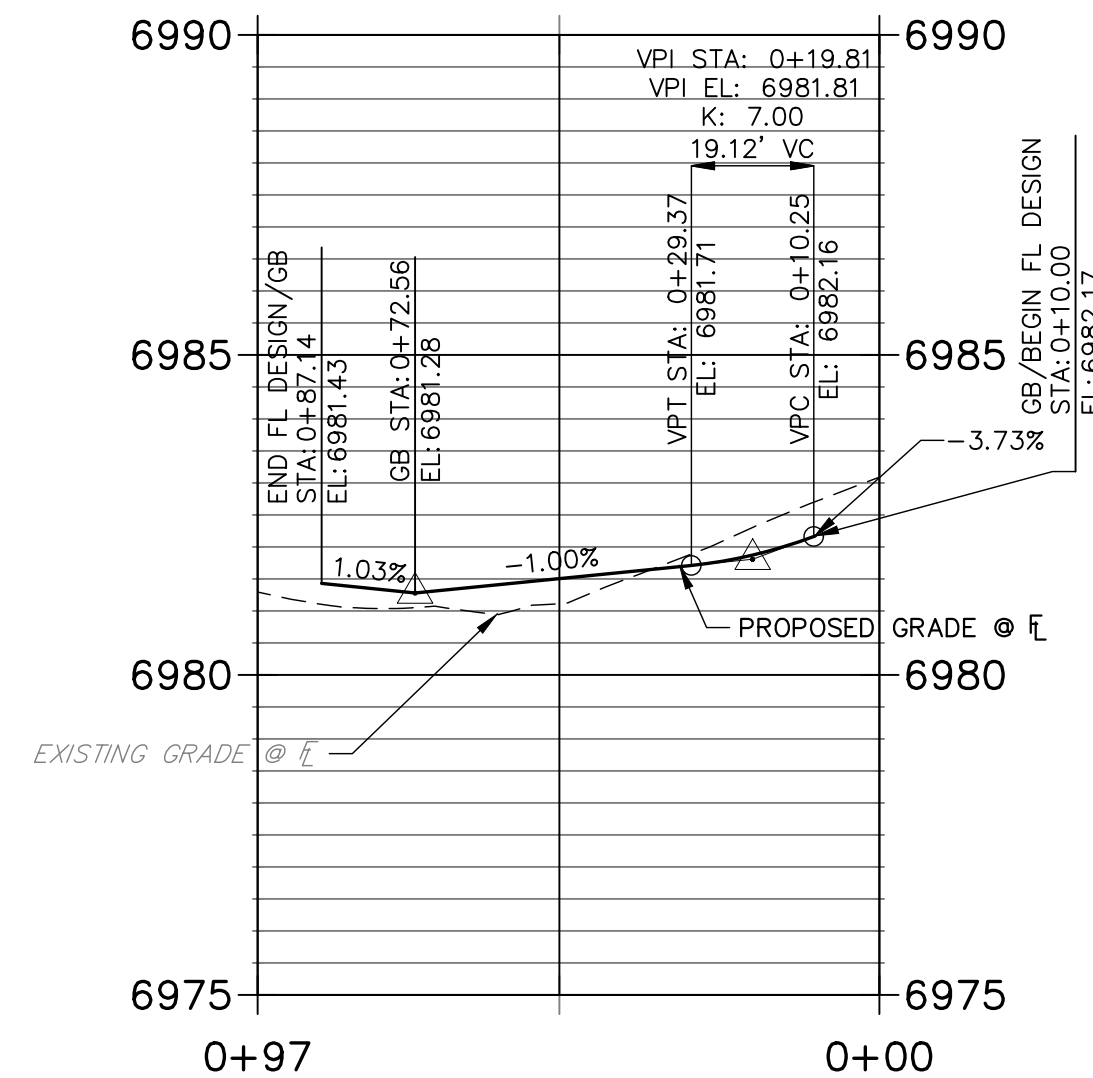
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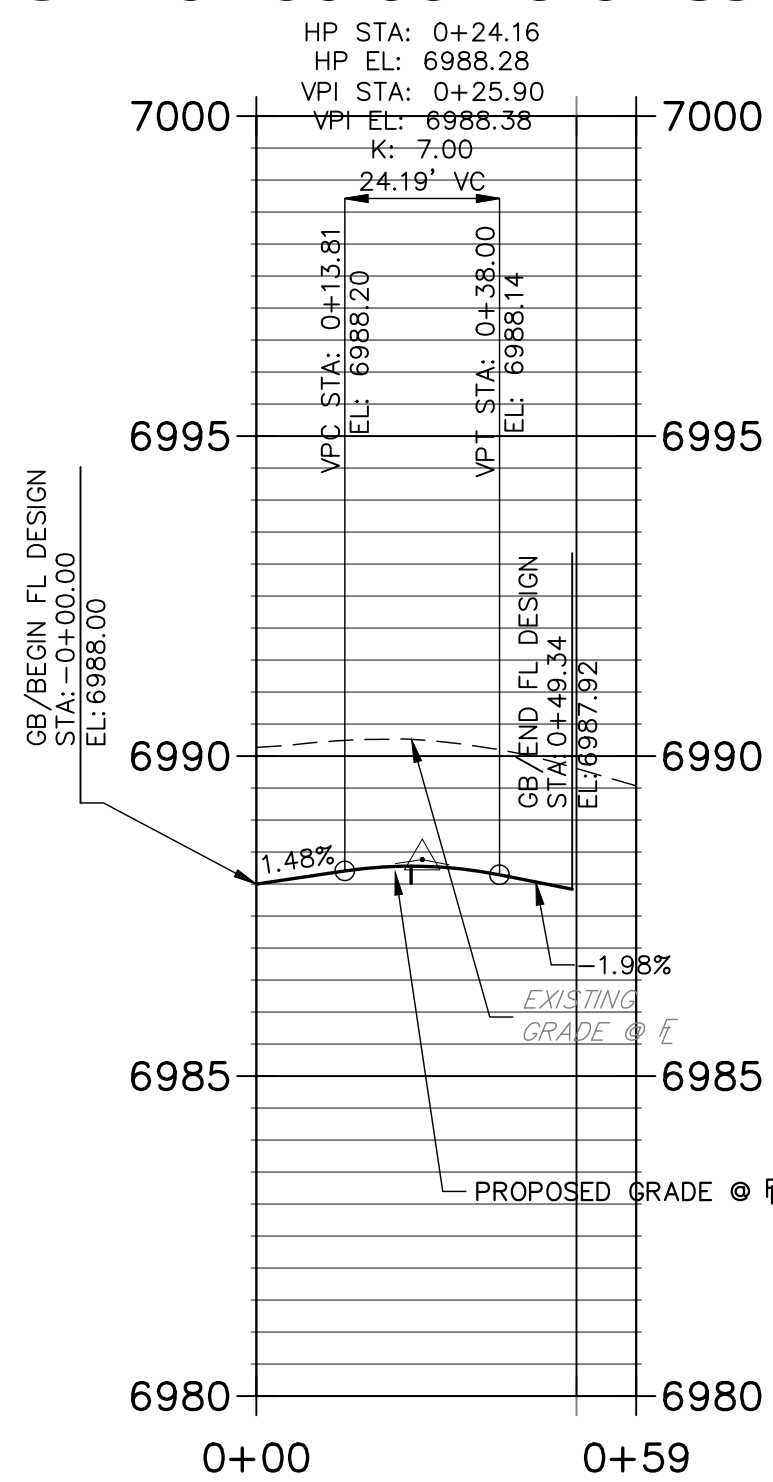
LEFT FL PENDROY 1 PROFILE STA 0+00.00 TO 0+59.34



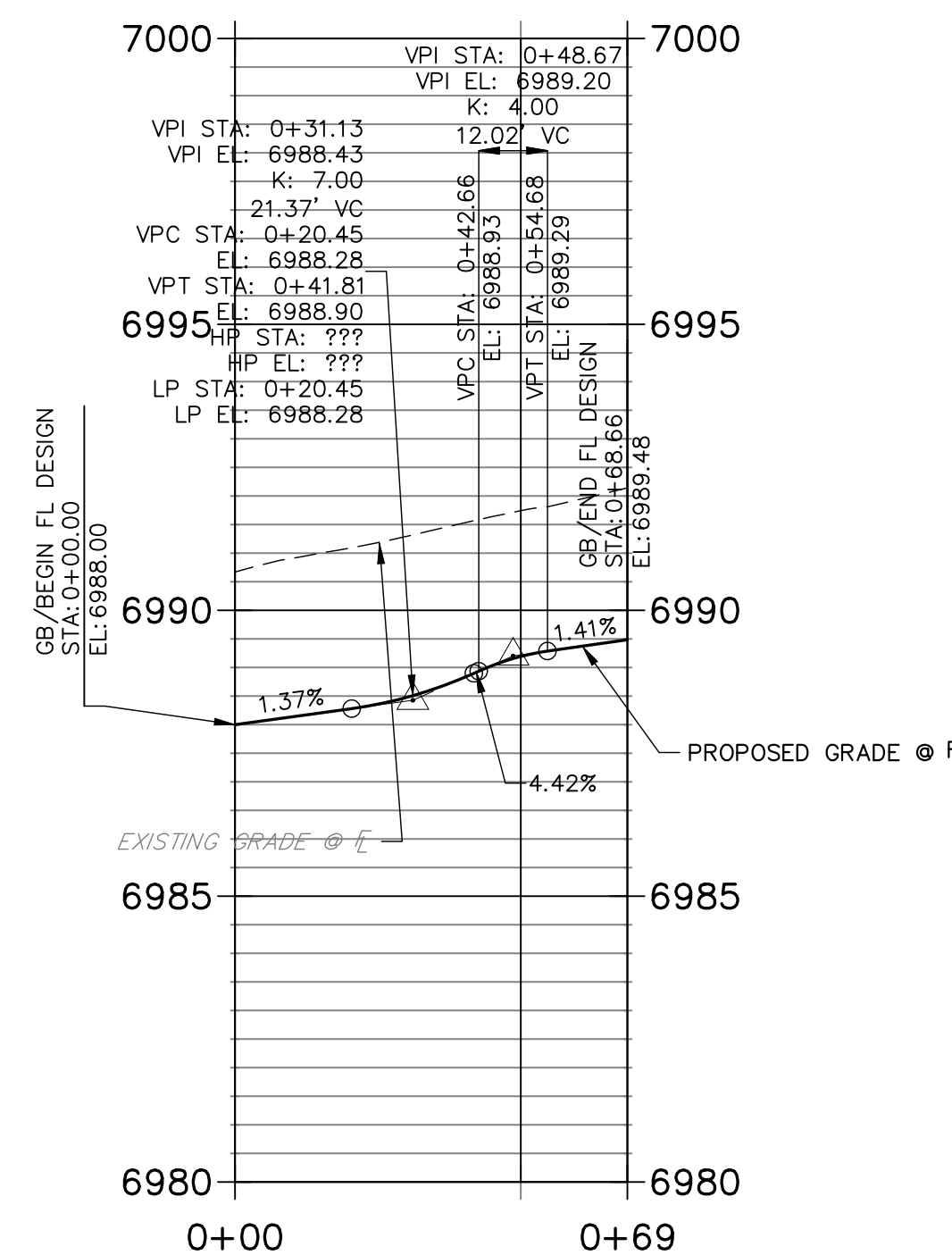
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LEFT FL PENDROY 2 PROFILE STA 0+00.00 TO 0+59.34



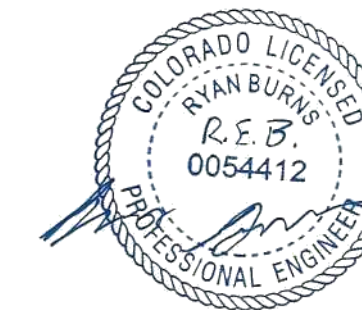
RIGHT FL PENDROY 2 PROFILE STA 0+00.00 TO 0+68.66



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AS-BUILT PLANS
2026-07-10
EPC SF-22-030



30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 3'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24

07/01/24

PREPARED FOR:

SR LAND, LLC
20 BOULDER CRESCENT
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JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

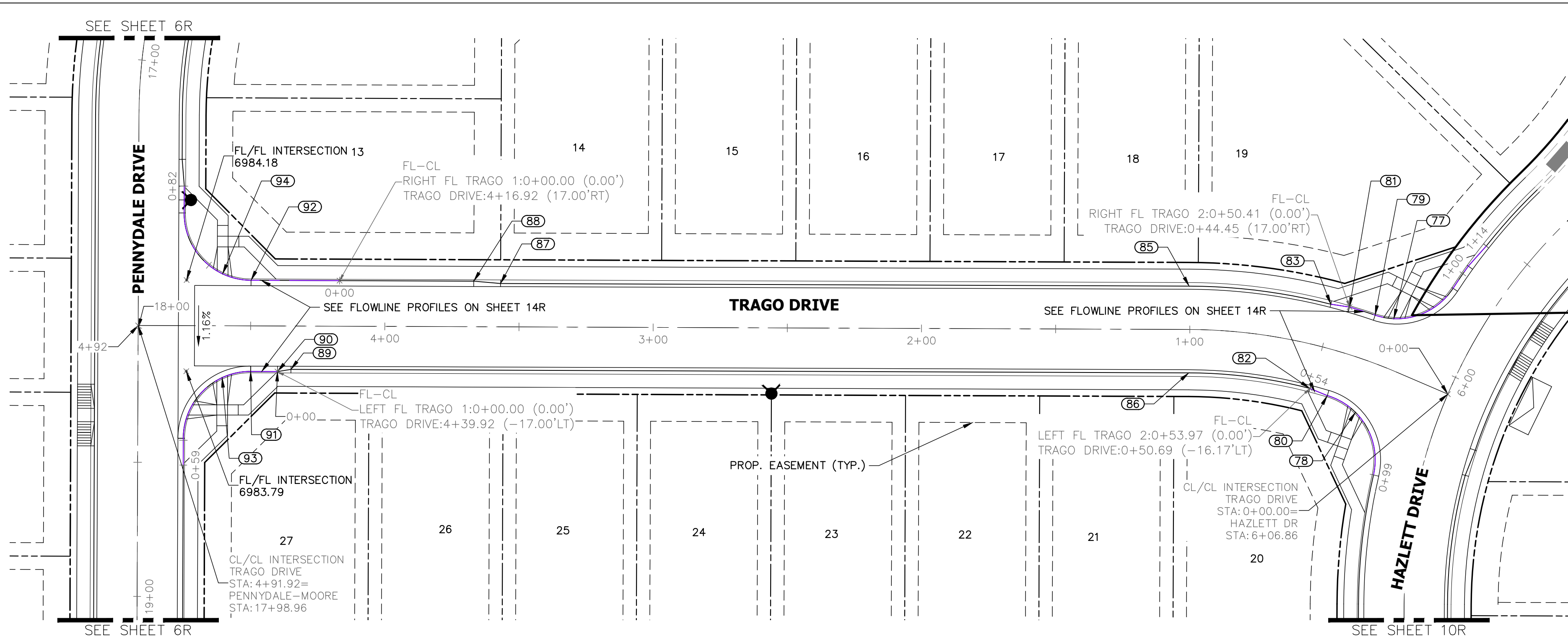
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12R OF 6

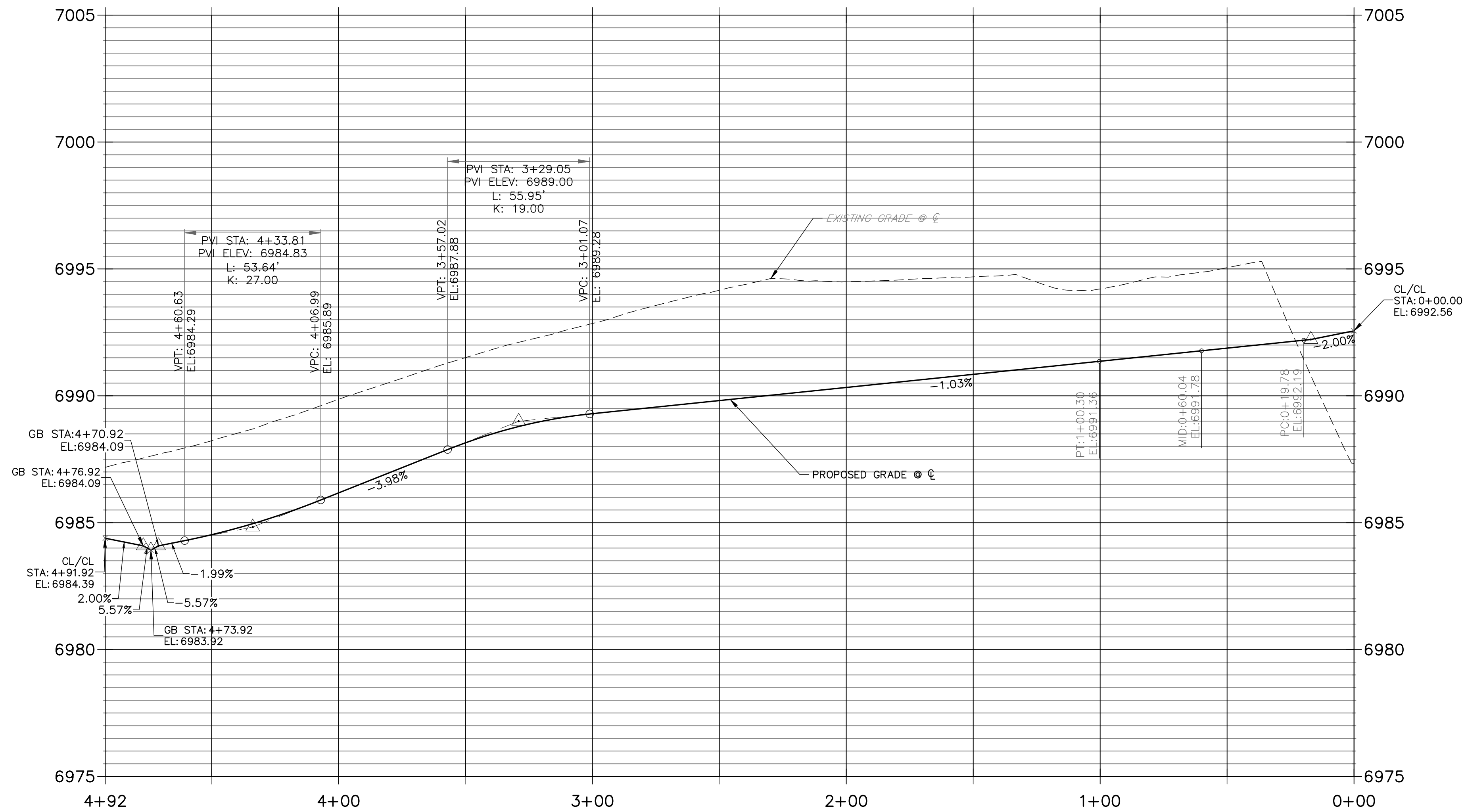


RYAN E. BURNS, P.E.
550.991.7600 - RJBURNS@TERRAIN.ENG

RYAN E. BURNS, P.E.
201.577.8866 - RJBURNS@TERRAIN.ENG



TRAGO DRIVE PROFILE
STA 0+00.00 TO 4+91.92

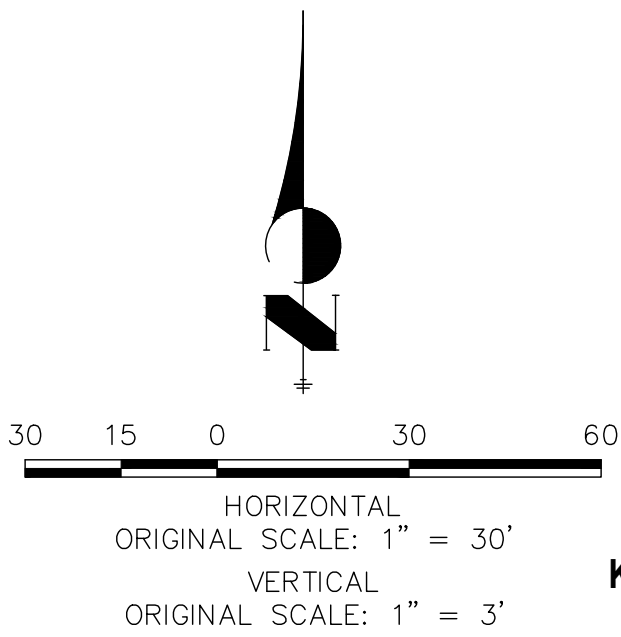


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6991.85	HC RAMP MID PT
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.75	HC RAMP MID PT
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.73	PCR
80	0+43.07	17.01' (LT)	TRAGO DRIVE	6991.57	PCR/CURB TRANSITION
81	0+44.45	17.00' (RT)	TRAGO DRIVE	6991.58	CURB TRANSITION
82	0+50.69	16.17' (LT)	TRAGO DRIVE	6991.47	CURB TRANSITION
83	0+50.92	16.17' (RT)	TRAGO DRIVE	6991.47	CURB TRANSITION
85	1+00.30	16.17' (RT)	TRAGO DRIVE	6990.96	PT
86	1+00.30	16.17' (LT)	TRAGO DRIVE	6990.96	PT
87	3+56.92	16.15' (RT)	TRAGO DRIVE	6987.49	CURB TRANSITION
88	3+66.92	17.00' (RT)	TRAGO DRIVE	6987.02	CURB TRANSITION
89	4+34.92	16.17' (LT)	TRAGO DRIVE	6984.54	CURB TRANSITION
90	4+39.92	17.00' (LT)	TRAGO DRIVE	6984.32	CURB TRANSITION
91	4+49.92	17.00' (LT)	TRAGO DRIVE	6984.06	PCR
92	4+49.92	17.00' (RT)	TRAGO DRIVE	6984.54	PCR
93	4+60.53	19.36' (LT)	TRAGO DRIVE	6983.89	HC RAMP MID PT
94	4+60.51	19.36' (RT)	TRAGO DRIVE	6984.38	HC RAMP MID PT

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- VERTICAL CURB SHALL BE EPC TYPE A.
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AS-BUILT PLANS
2026-07-10
EPC-SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



07/01/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

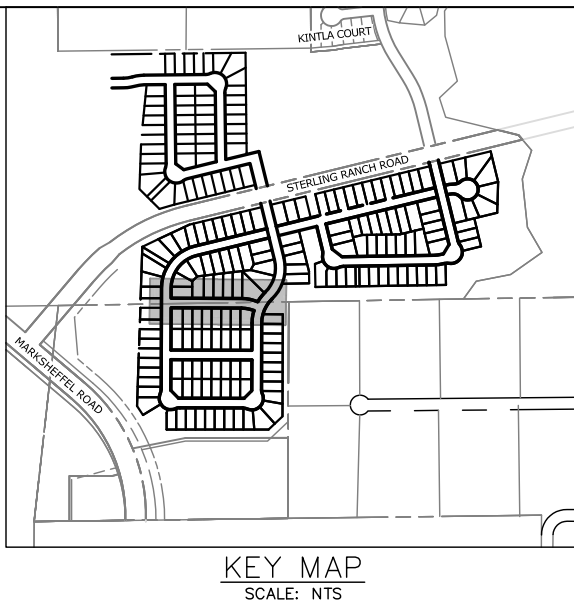
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REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

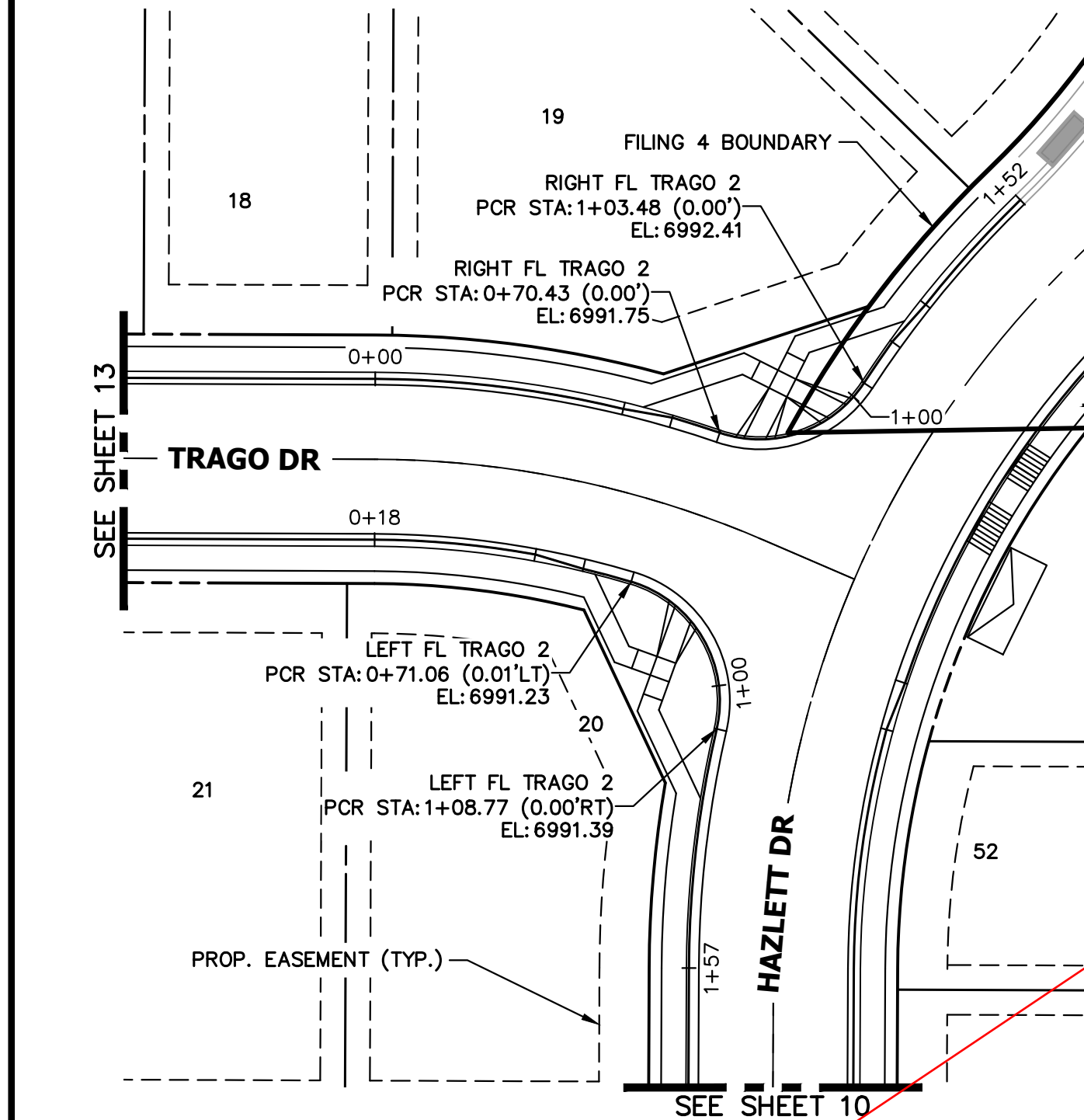
13R OF 6



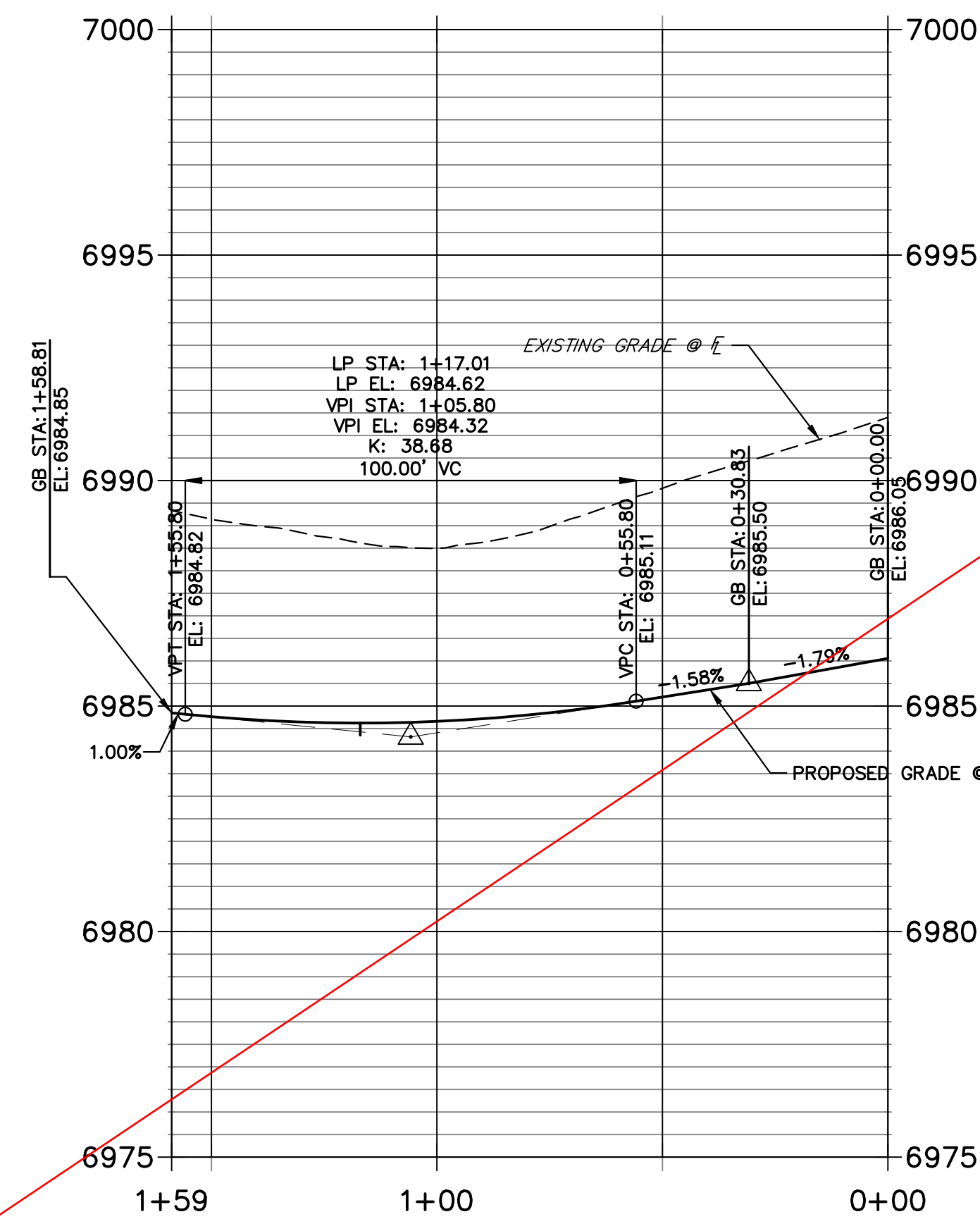
RYAN E. BURNS, P.E.
550.391.7600 - RYAN@ALLTERRAIN.COM
RYAN E. BURNS, P.E.
201.577.8866 - RYAN@ALLTERRAIN.COM

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

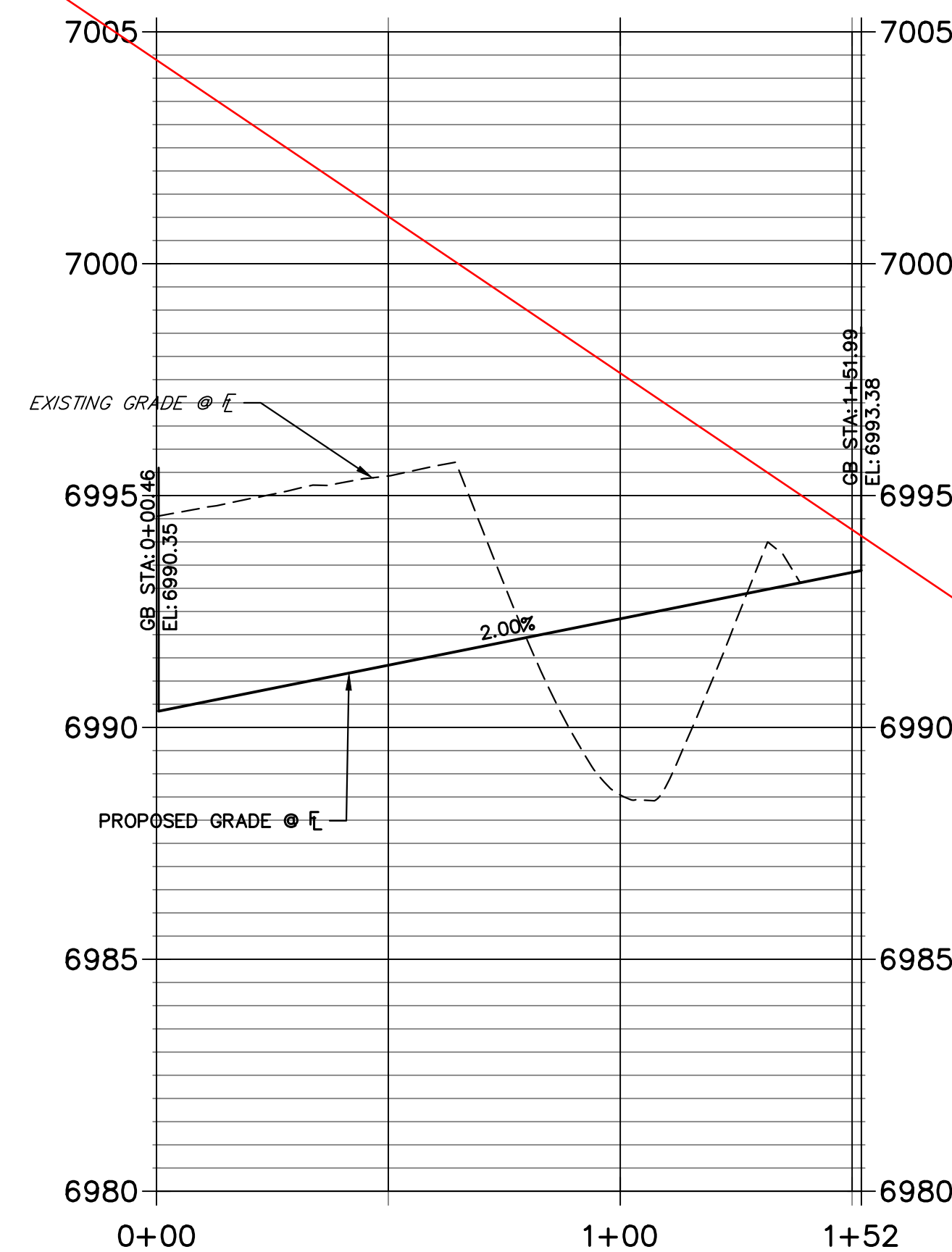
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DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.



RIGHT FL TRAGO 1 PROFILE
STA 0+00.00 TO 1+58.81



RIGHT FL TRAGO 2 PROFILE STA 0+00.00 TO 1+51.99



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramlett 32314 10/10/23
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SR LAND, LLC

J·R ENGINEERING
A Westrian Company

J•R ENGINEERING
A Westrian Company

Centennial 303-740-9883 • Colorado Springs 719-593-2588
Fort Collins 970-491-8888 • www.jrengineering.com

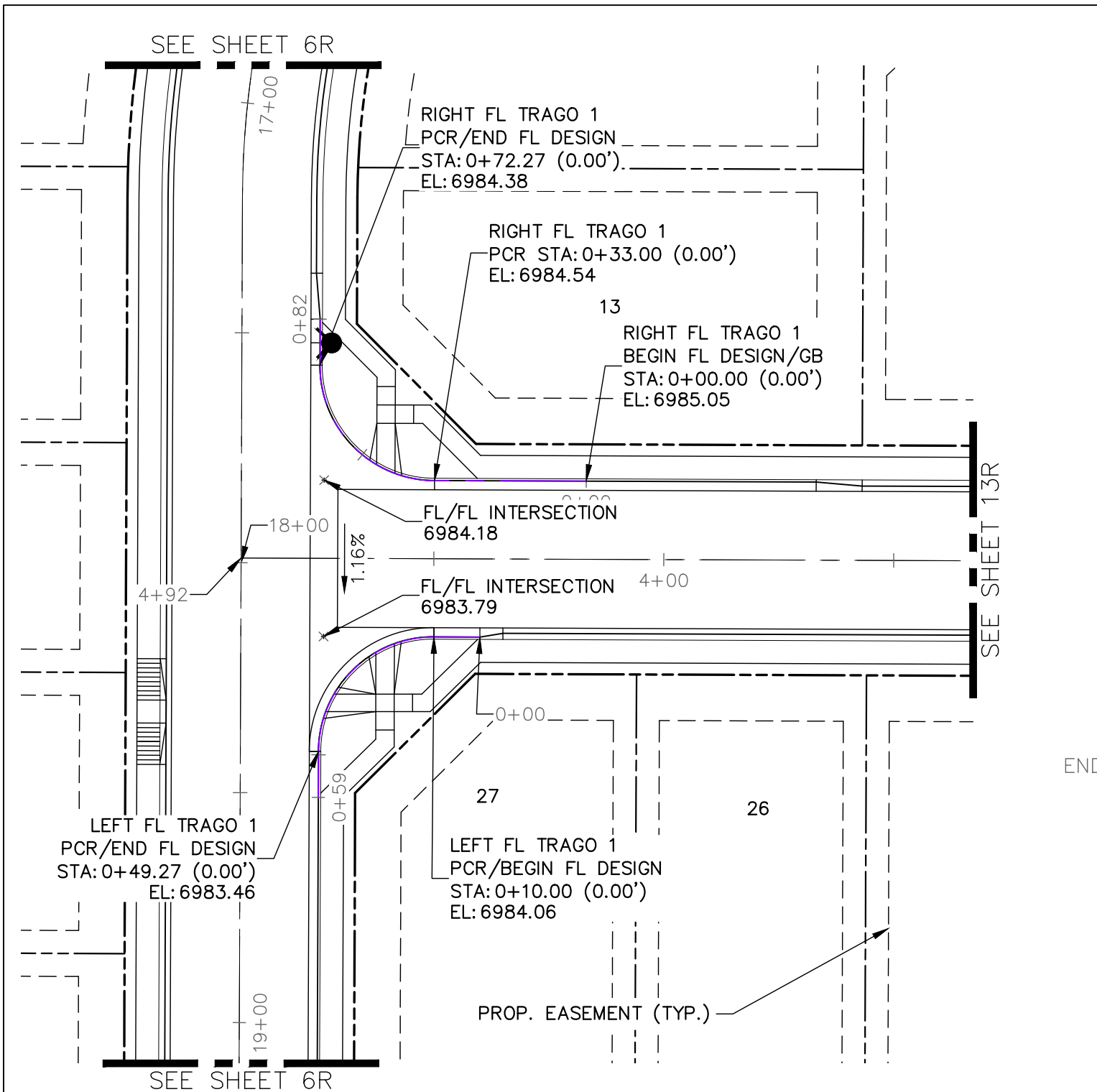
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DESIGNED BY	XXX				
DRAWN BY	WKN				
CHECKED BY					

STIERLING RANCH FILING 4

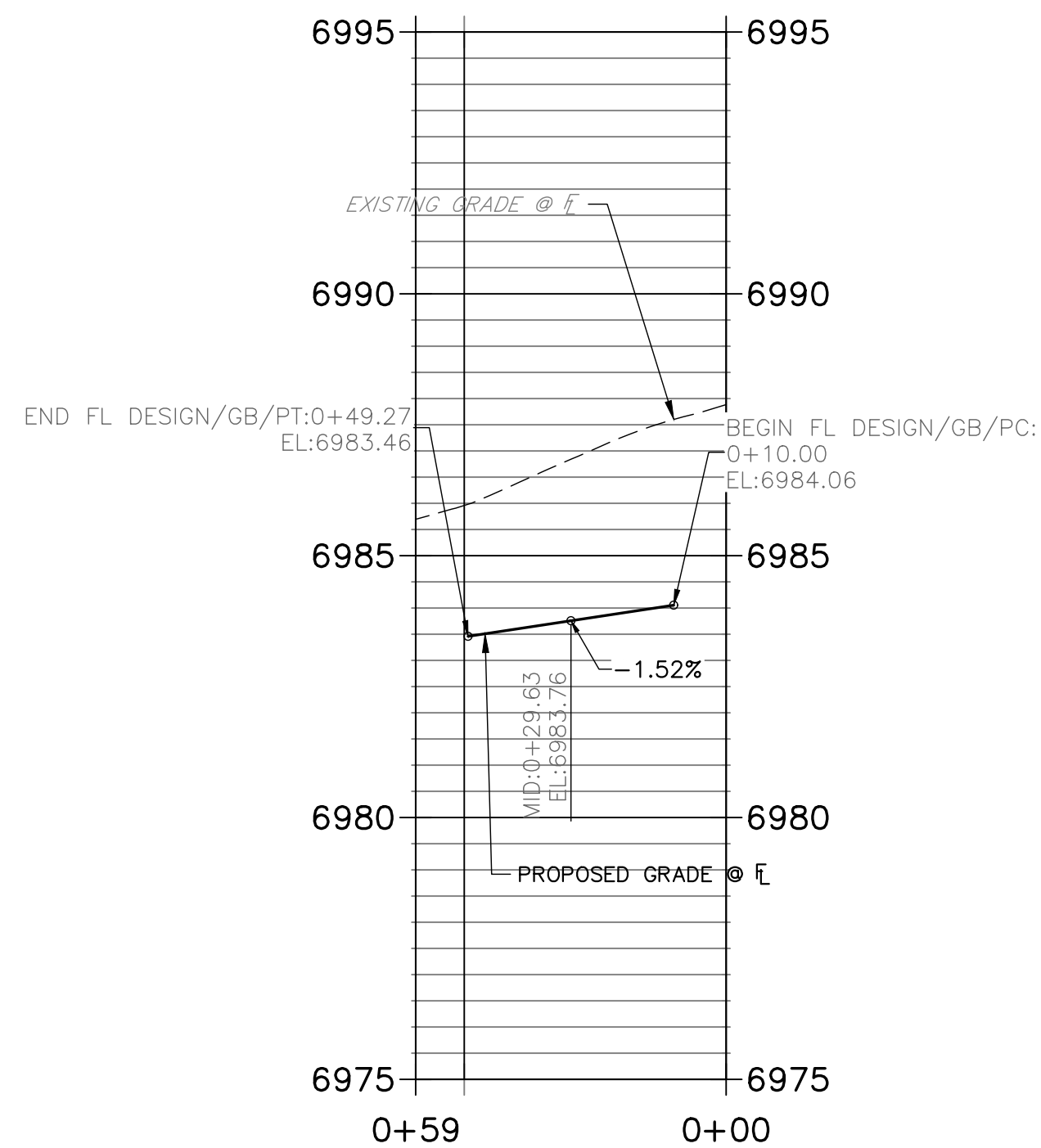
DIRECT IMPROVEMENT PLAN

PAGE 14 OF 25

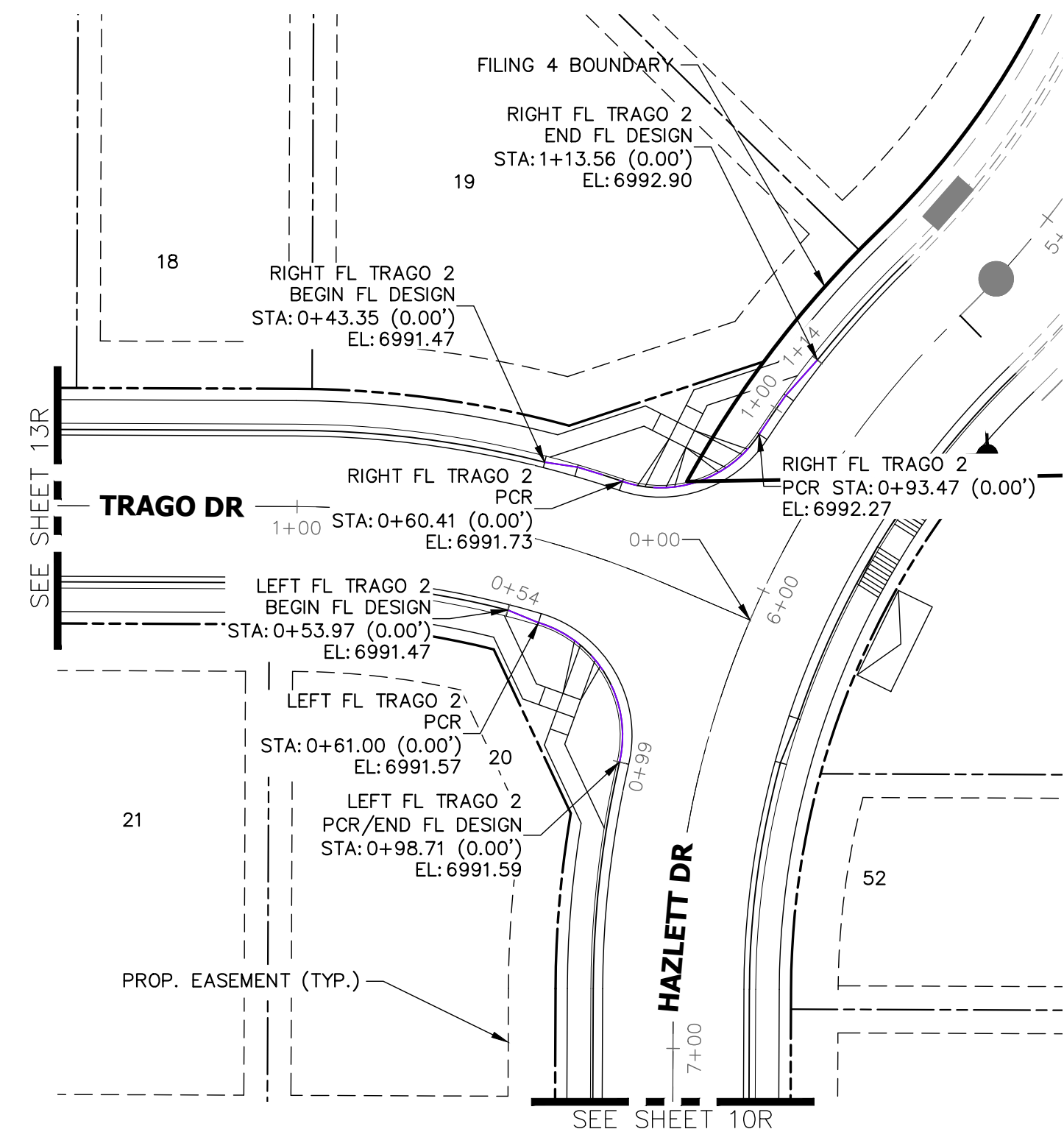
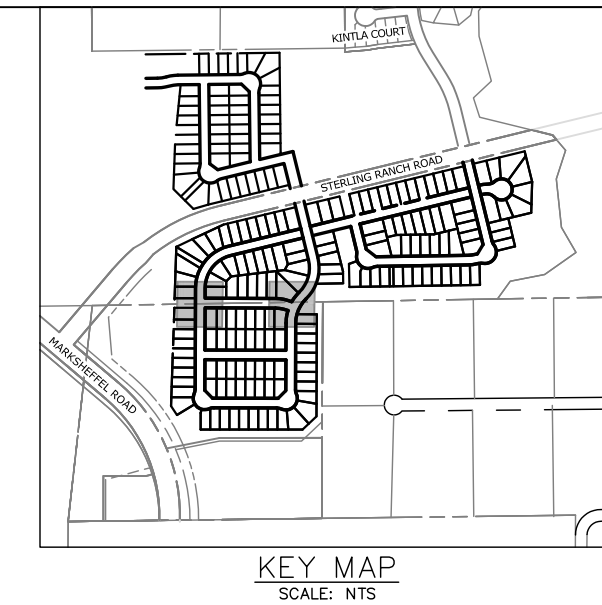
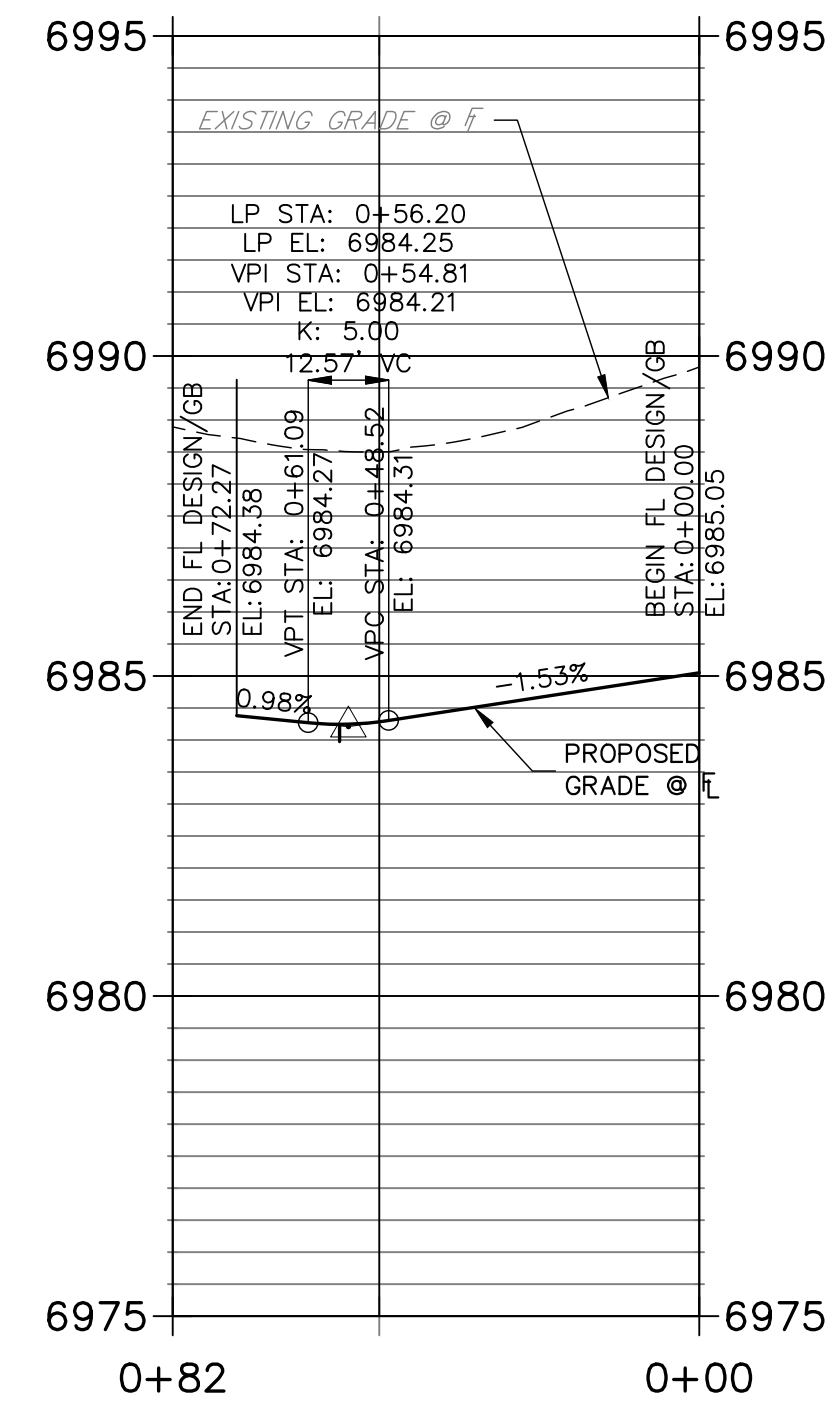
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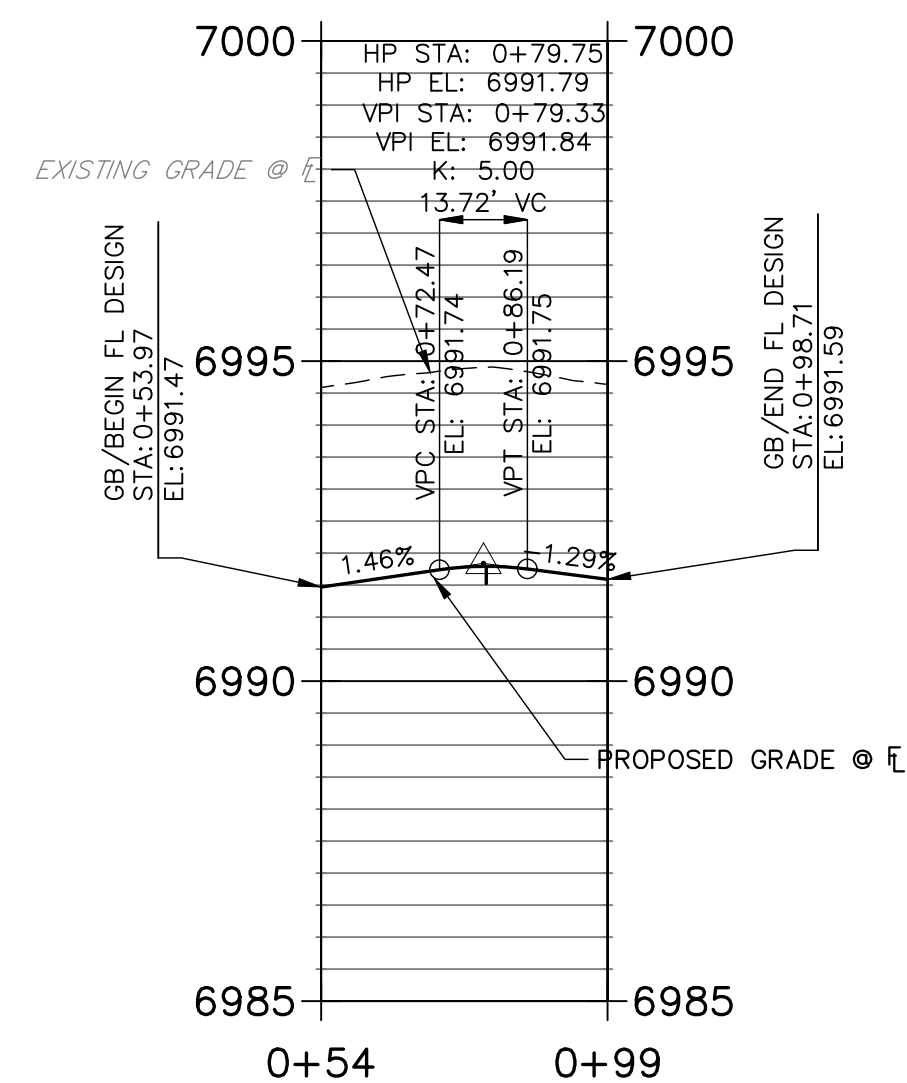
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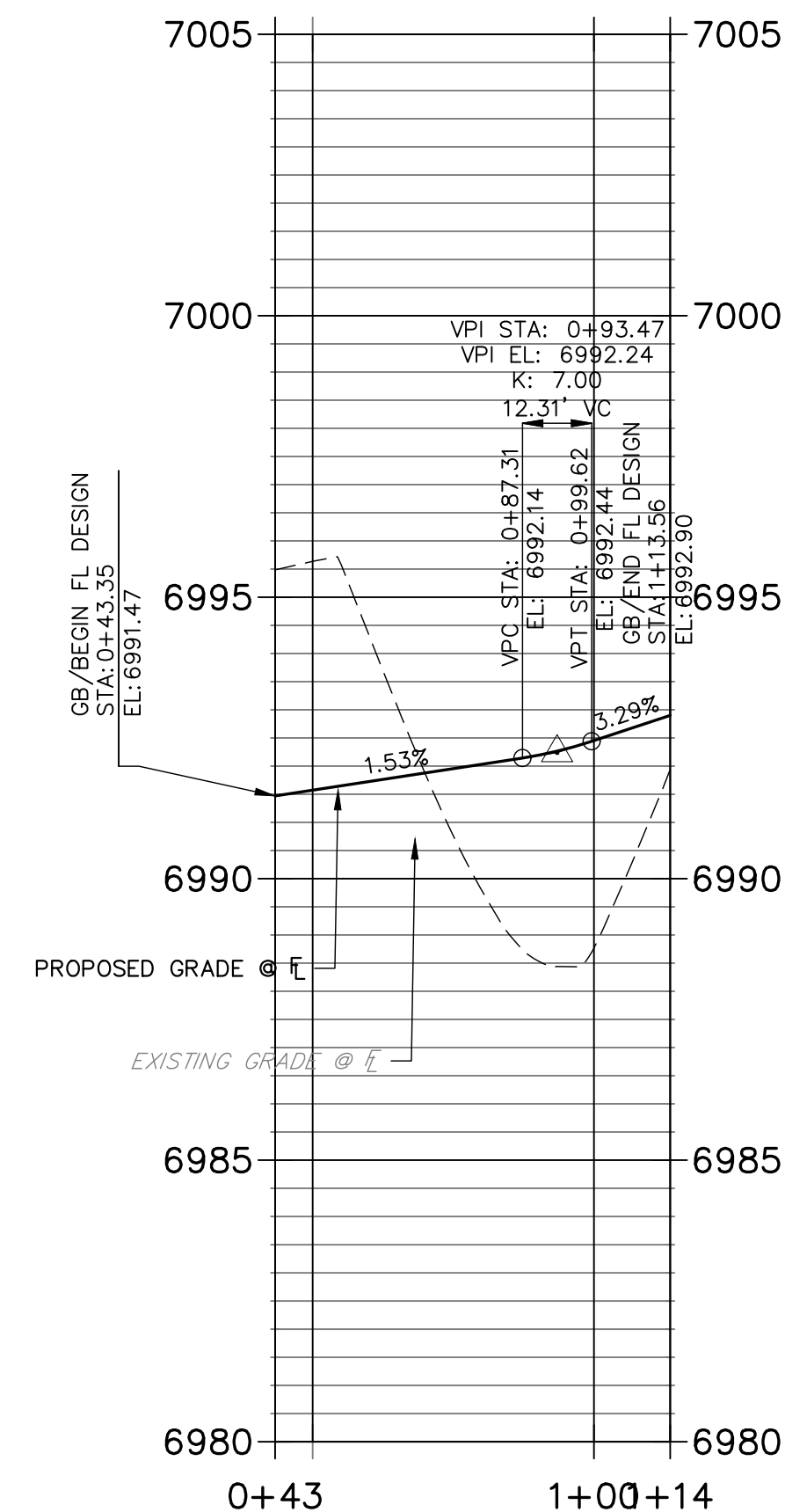
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LEFT FL TRAGO 2 PROFILE STA 0+53.97 TO 0+98.71



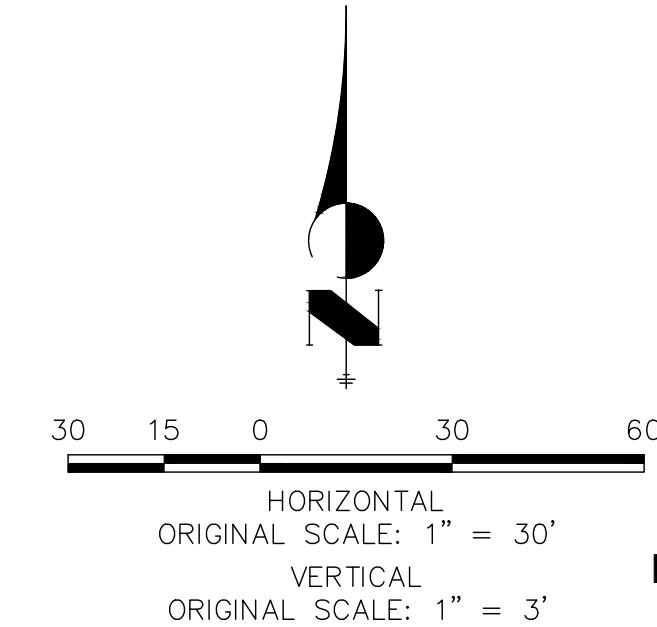
RIGHT FL TRAGO 2 PROFILE STA 0+43.35 TO 1+13.56



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
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ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
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AUTHORIZATION.

REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

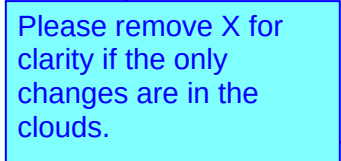
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

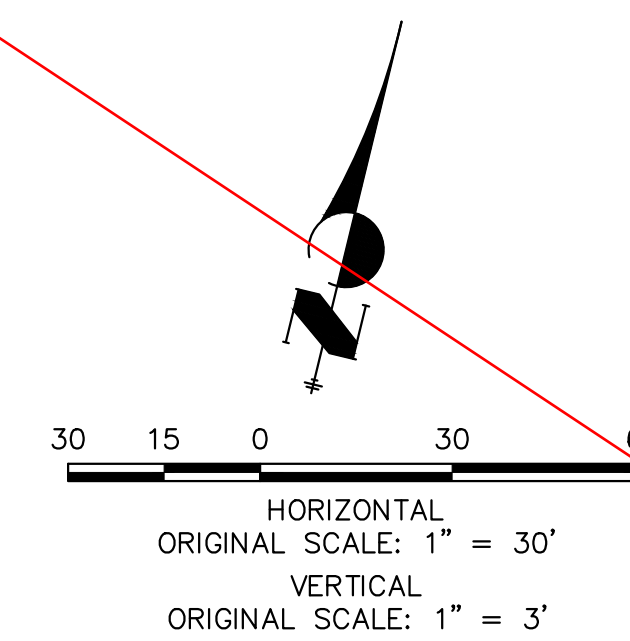
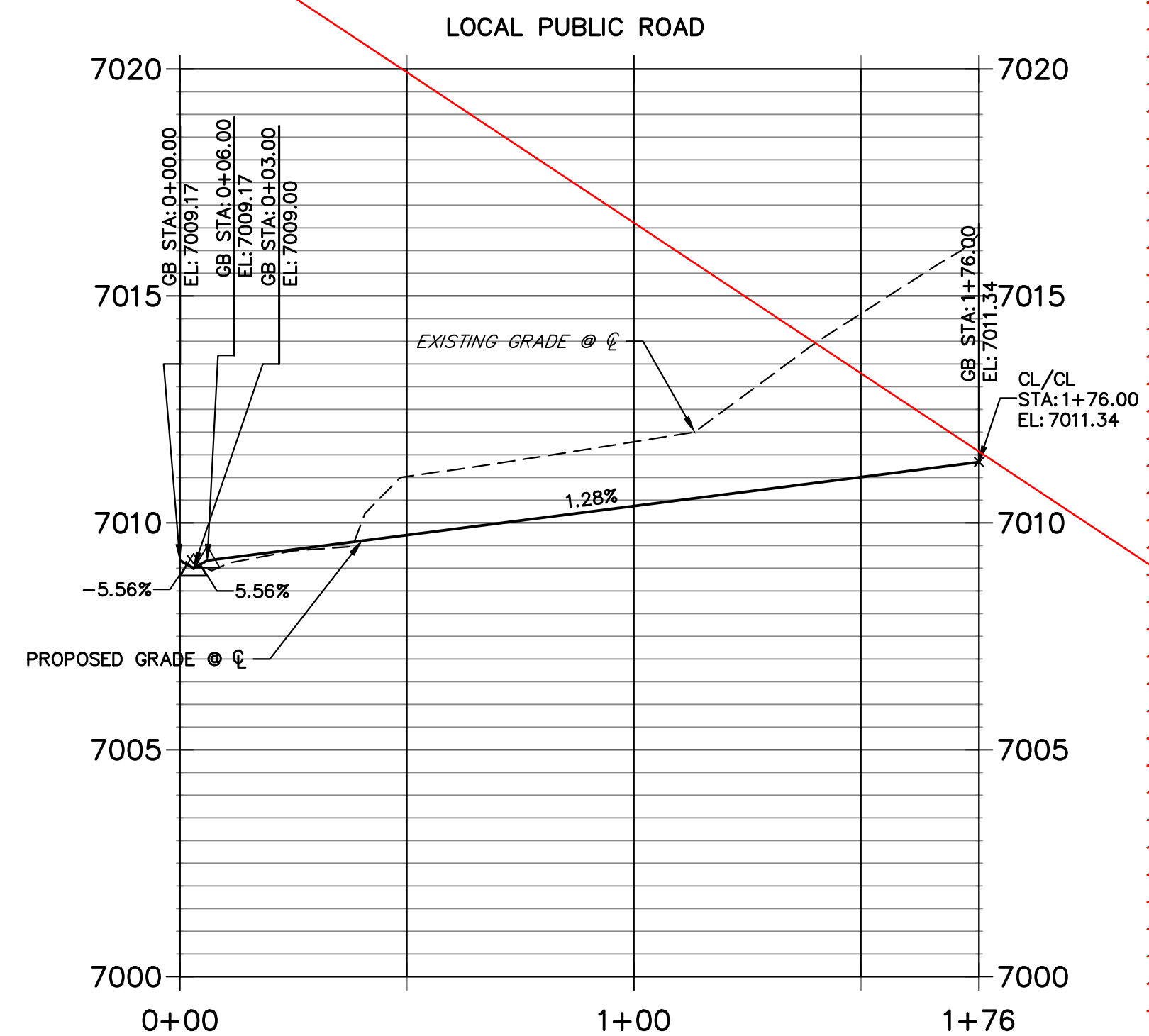
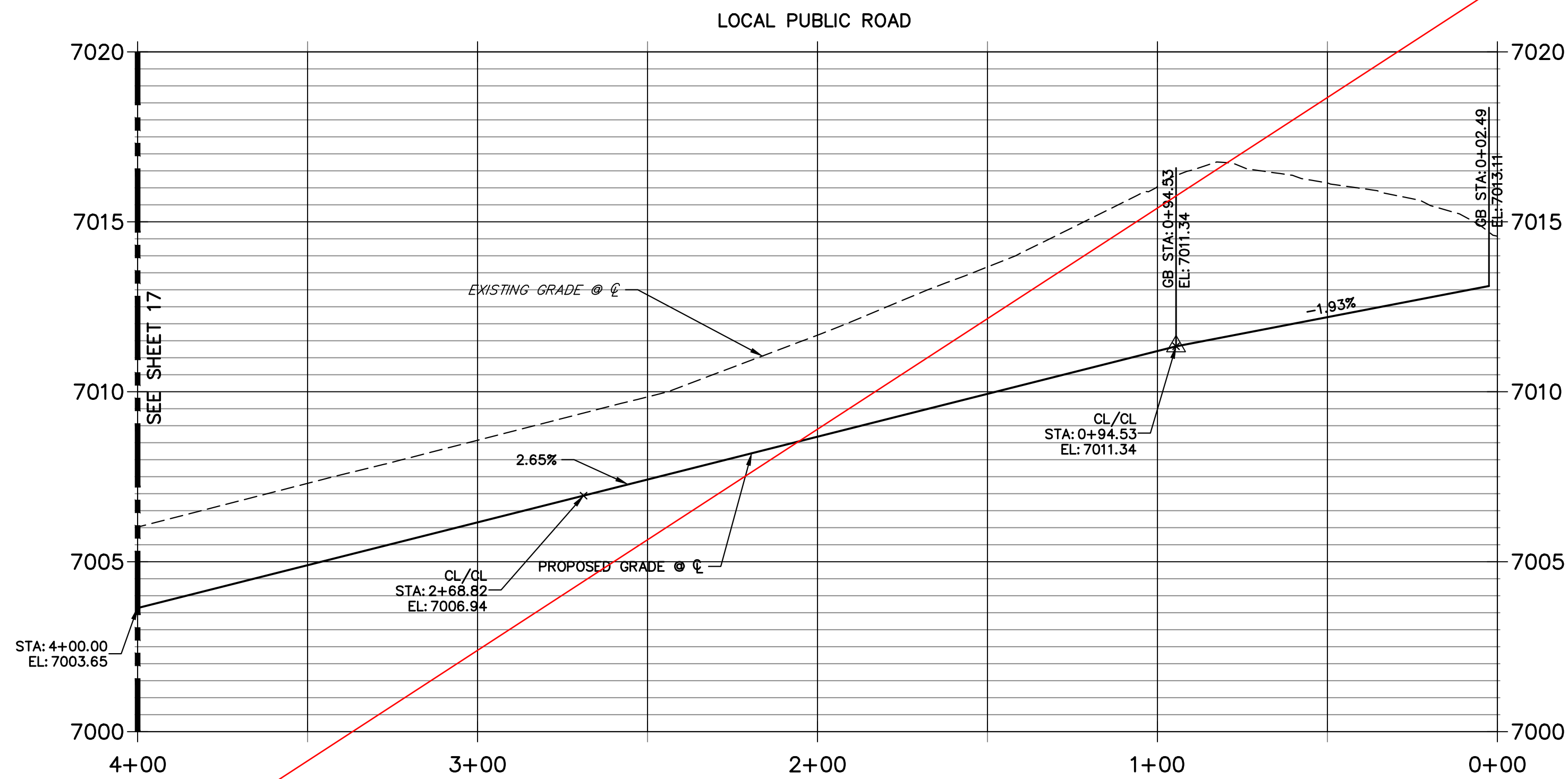
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
14R OF 6



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR
99	1+34.00	20.00' (RT)	HAZLETT DRIVE	7011.04	PCR
100	1+34.00	20.00' (LT)	HAZLETT DRIVE	7009.79	PCR
101	0+44.63	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
102	0+64.55	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.47	PT
103	0+44.63	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
104	1+39.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.65	PCR
105	1+49.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.50	CURB TRANSITION
106	1+59.53	16.17" (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.31	CURB TRANSITION
107	2+32.38	16.17" (LT)	CLANCY- SCHOOLHOUSE DRIVE	7007.46	HC RAMP MID P
108	2+21.81	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.15	PCR
109	2+32.38	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.56	HC RAMP MID P
110	3+08.01	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.49	PCR
111	3+17.95	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.24	CURB TRANSITION
112	3+27.95	16.17" (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.05	CURB TRANSITION
170	2+83.65	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7006.11	FL-FL INTERCEP
171	2+46.81	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.03	FL-FL INTERCEP



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

 32314 10/10/23
DATE
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

BY	DATE
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No.	REVISION
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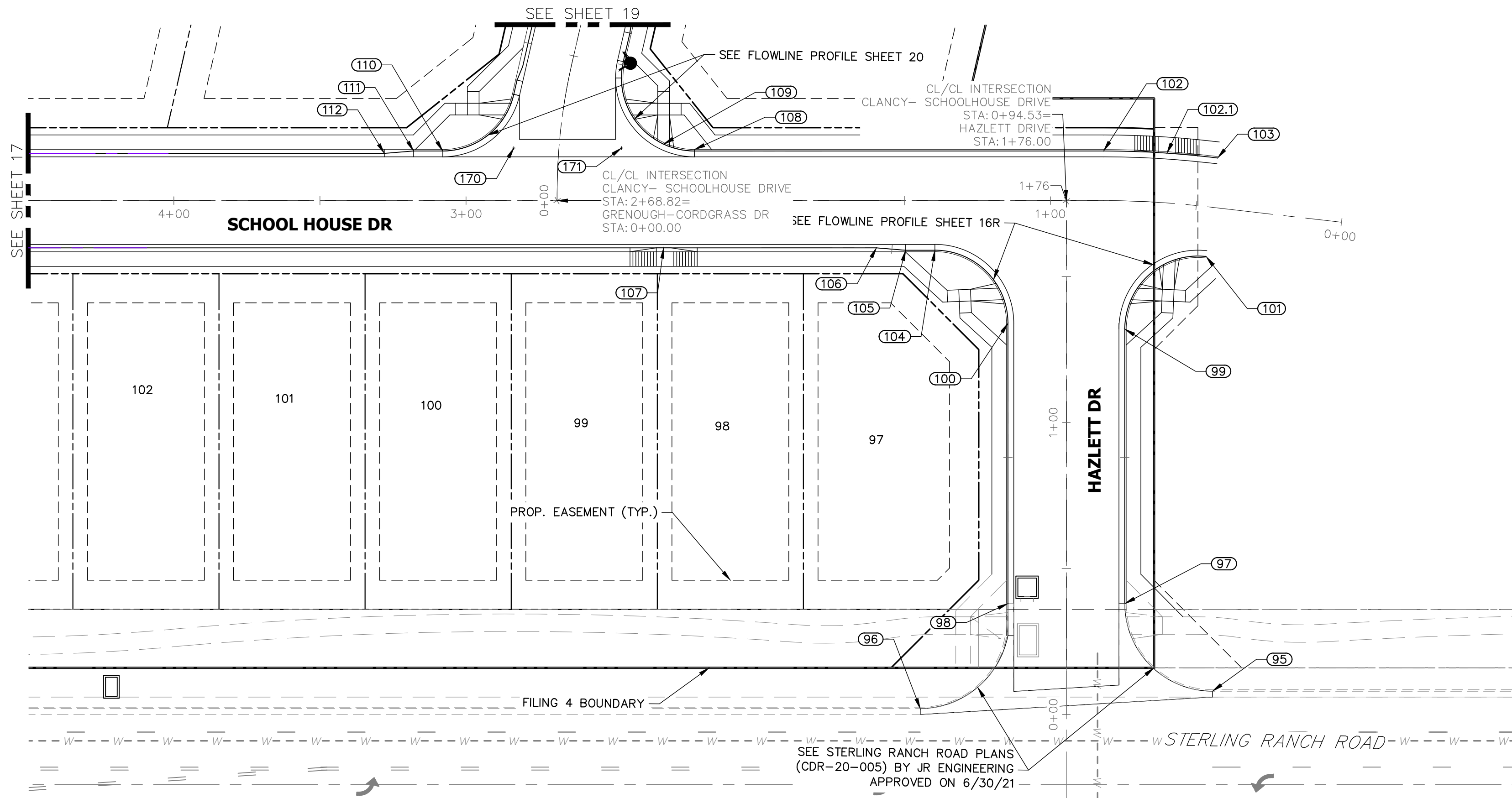
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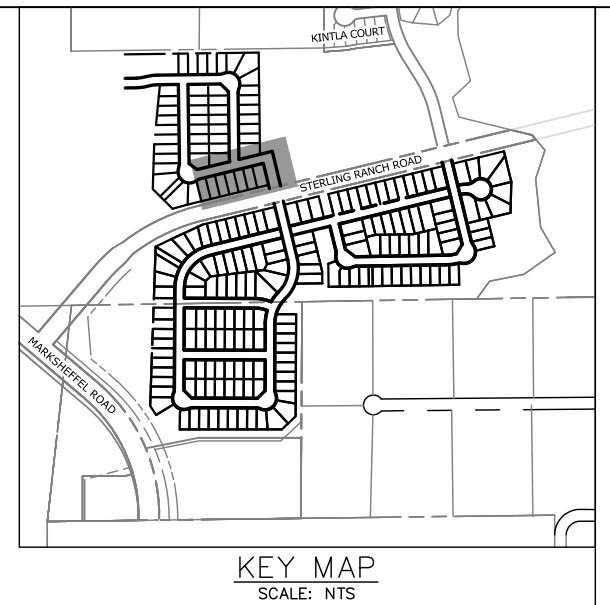
STREET IMPROVEMENT PLAN

SHEET 15 OF 25

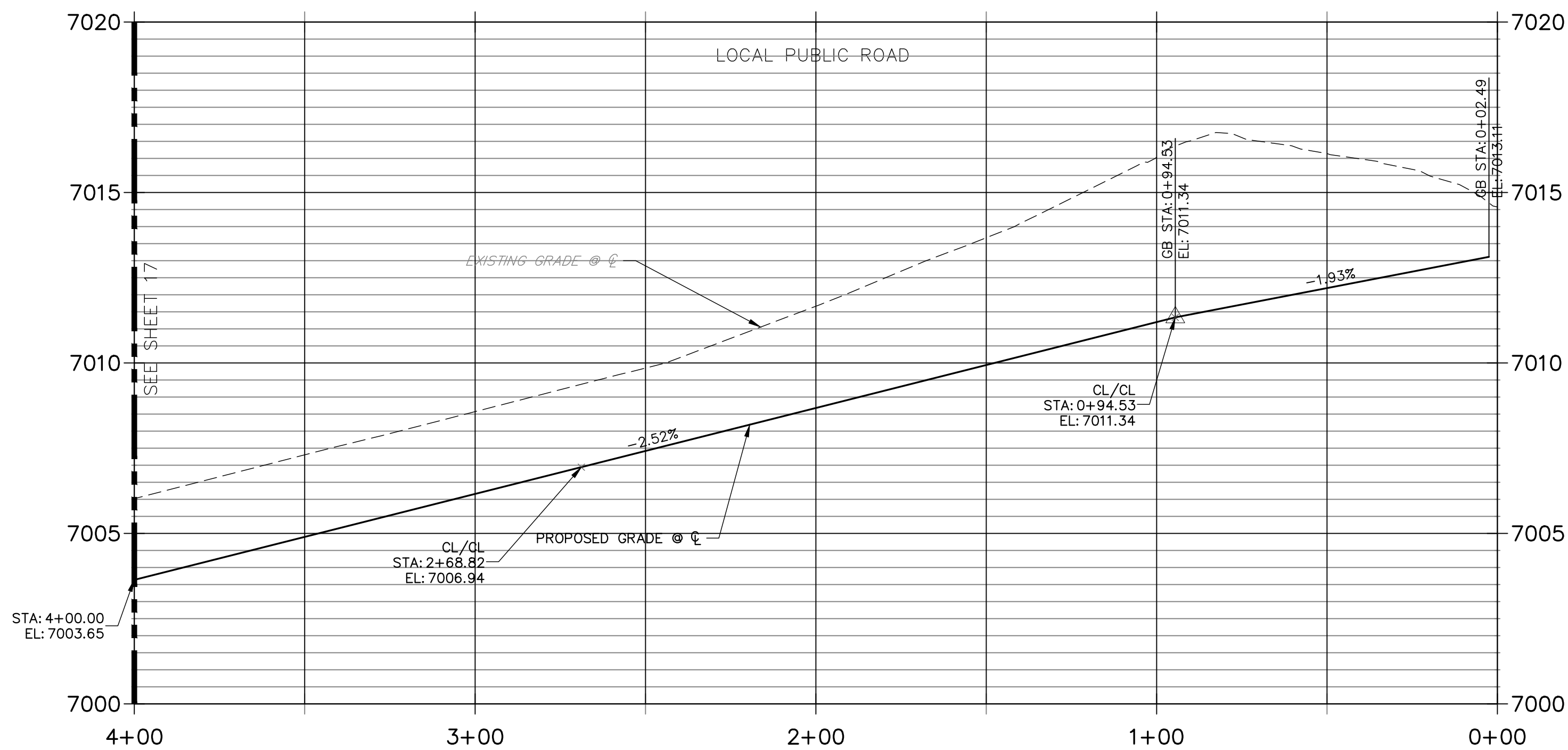
JOB NO. 25188.11



POINT TABULATION					
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97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7008.70	PCR/MATCH EX±
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR/MATCH EX±
99	1+31.99	20.00' (RT)	HAZLETT DRIVE	7010.70	PCR
100	1+34.00	20.00' (LT)	HAZLETT DRIVE	7010.38	PCR
101	0+44.63	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G/MATCH EX±
102	0+81.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.12	PT
102.1	0+61.27	16.99' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.51	HC RAMP MID PT
103	0+44.63	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G/MATCH EX±
104	1+39.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7010.23	PCR
105	1+49.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7010.03	CURB TRANSITION
106	1+59.53	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.76	CURB TRANSITION
107	2+32.38	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7007.46	HC RAMP MID PT
108	2+21.81	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.15	PCR
109	2+32.38	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.56	HC RAMP MID PT
110	3+08.01	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.49	PCR
111	3+17.95	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.24	CURB TRANSITION
112	3+27.95	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.05	CURB TRANSITION
170	2+83.65	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7006.11	FL-FL INTERCEPT
171	2+46.81	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.03	FL-FL INTERCEPT



CLANCY- SCHOOLHOUSE DRIVE PROFILE (7) STA 0+00.00 TO 4+00.00

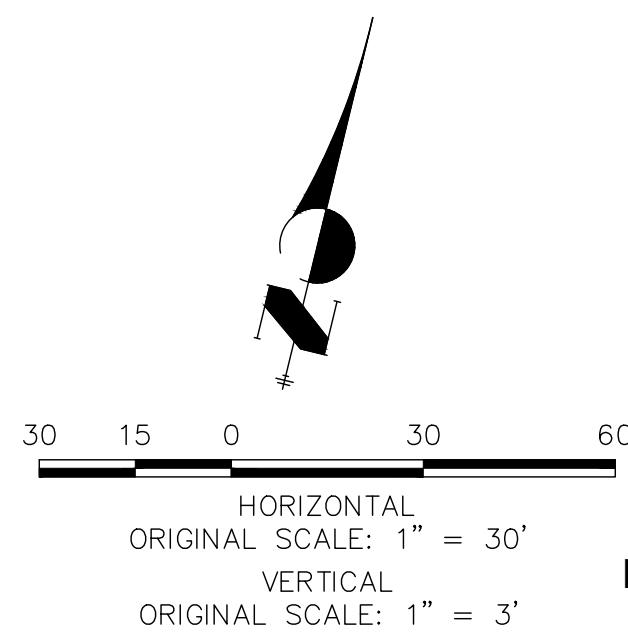
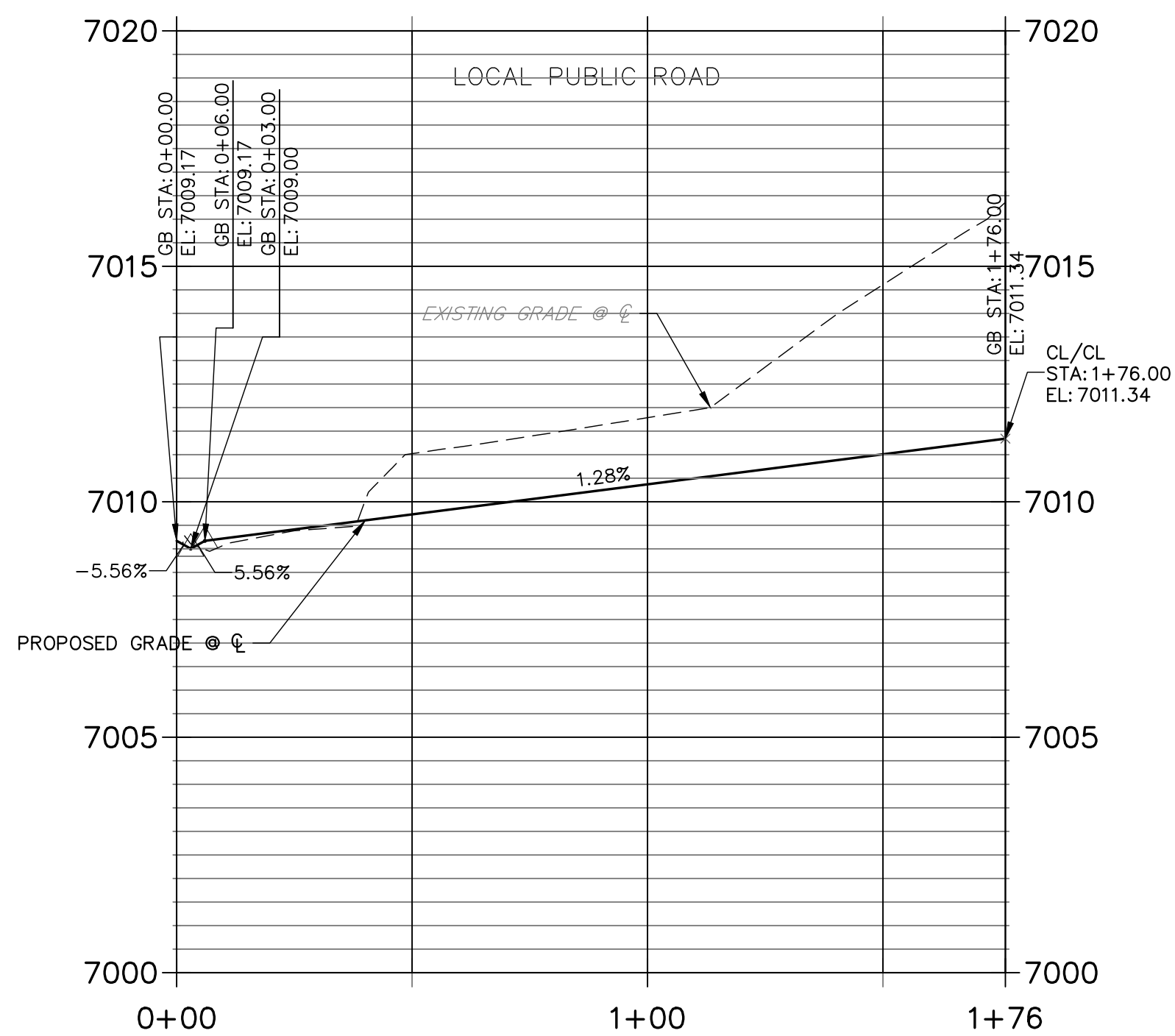


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HAZLETT DRIVE PROFILE STA 0+00.00 TO 1+76.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	HAZLETT PROFILE UPDATES + PT TAB	11-18-24

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 30'

V-SCALE: 1" = 3'

SHEET

15R OF 25

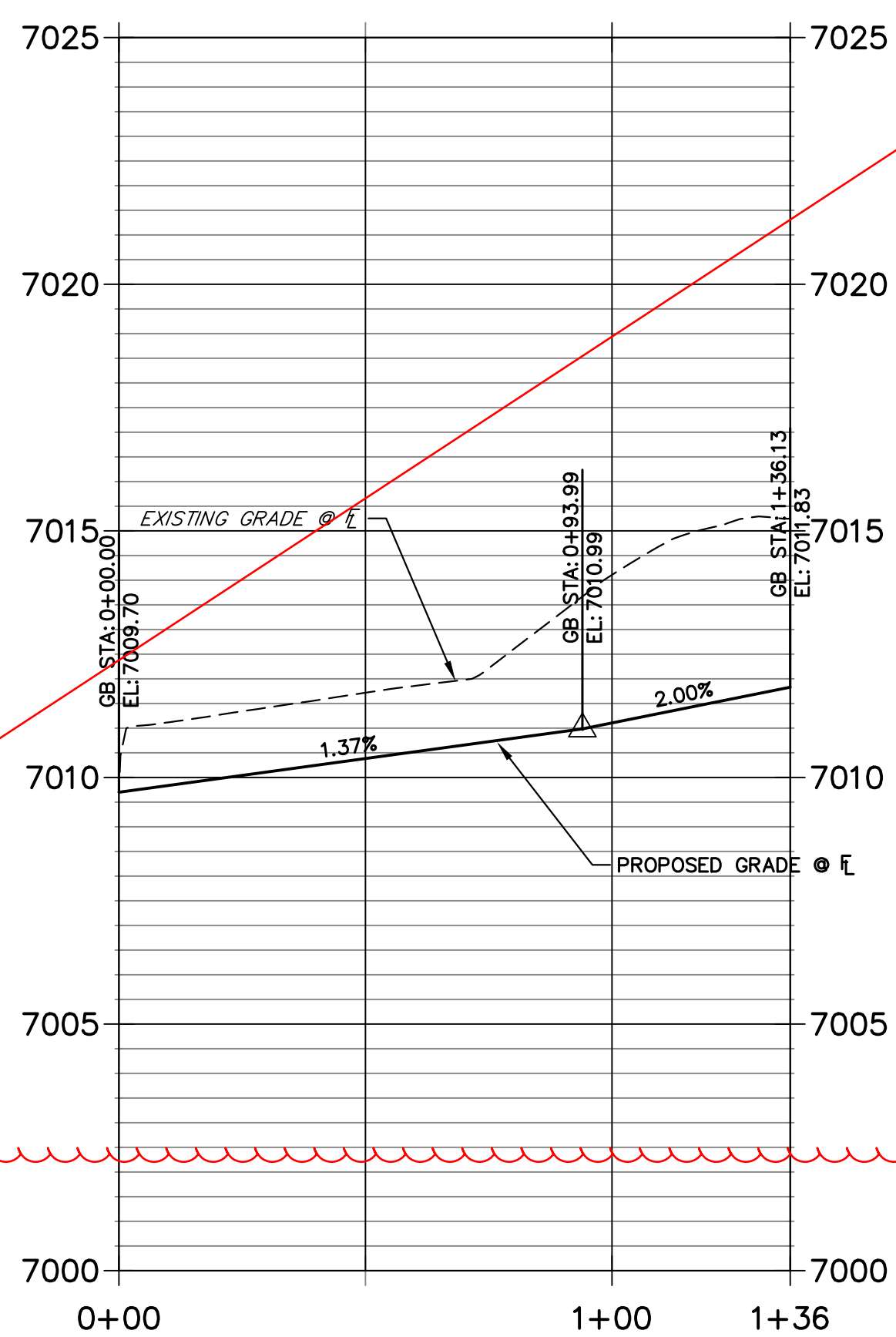
PREPARED FOR:

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

UNTIL SUCH TIME AS THESE
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AUTHORIZATION.



RYAN E. BURNS, P.E.
54412
2023.07.08 - 2025.07.08 - RYAN@ALLTERRAIN.COM



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 CRESS
SUITE 200
COLORADO SPRINGS, CO
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westrian Company



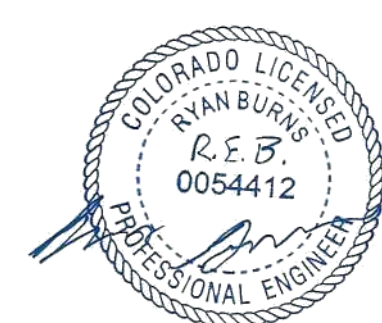
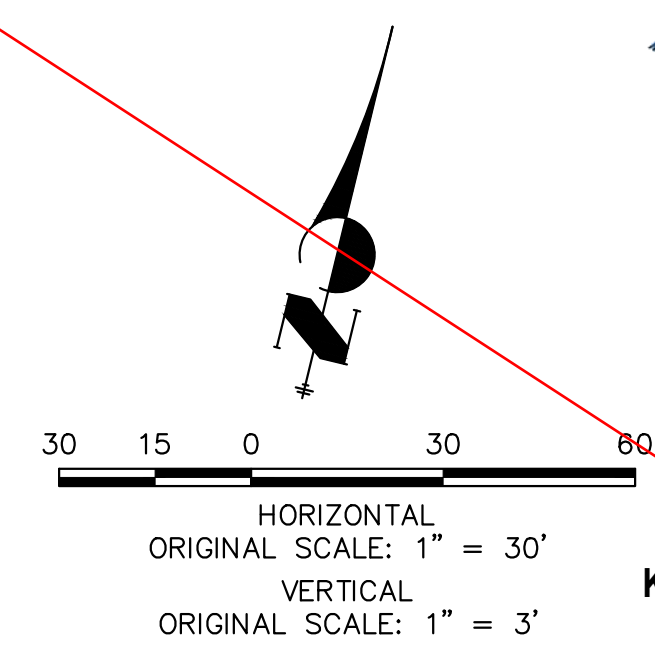
Centennial 303-740-9393 • Colorado Springs 719-592-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=3'				
DATE	10/09/23				
DESIGNED BY	XXX				
DRAWN BY	WKN				
CHECKED BY					

STERLING RANCH FILING 4	
STREET IMPROVEMENT PLAN	

SHEET 16 OF 25

Please remove X for clarity if the only changes are in the clouds (typ)



AS-BUILT PLANS
2026-07-10
EPC SE-22-030

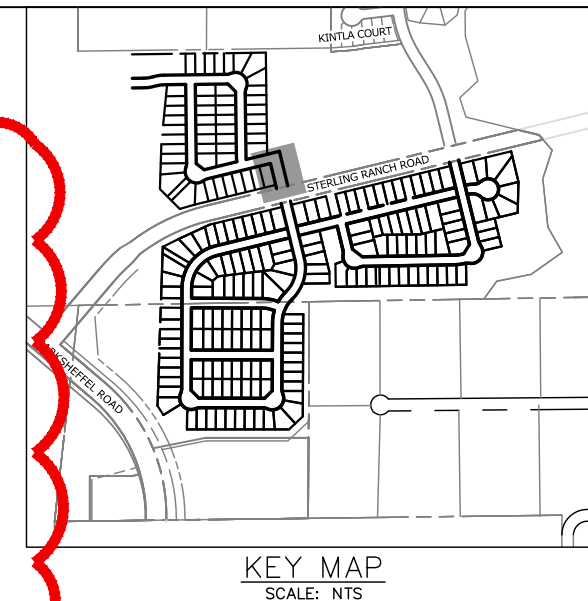


Know what's ~~below~~.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JF
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 APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR: SR LAND, LLC 20 BOULDER CRESCENT COLORADO SPRINGS, CO ATTN: JAMES F. MORLEY (719) 471-1742
--	---

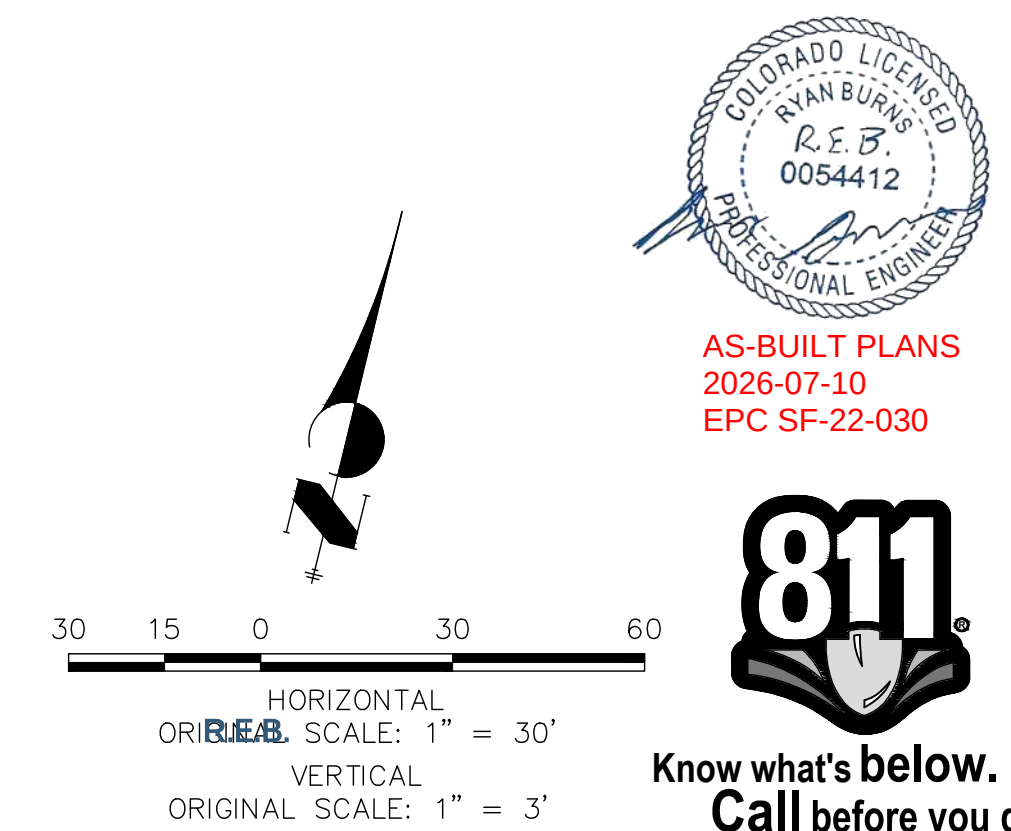
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STERLING RANCH FILING 4
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'
SHEET
16R OF 25

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

- ## STREET NOTES
1. ALL INLETS REQUIRE A "LOCAL DEPRESSION" IN THE CURB & GUTTER PER THE INLET'S STANDARD DETAIL. SEE STORM PLANS BY JR ENGINEERING FOR DESIGN INFORMATION.
 2. ALL INLETS PROPOSED TO BE CURB TYPE INLETS SHALL REQUIRE A CURB TYPE TRANSITION PER THE INLET'S STANDARD DETAIL, IN ADDITION TO THE LOCAL DEPRESSION. SEE STORM PLANS BY JR/ATE ENGINEERING FOR DESIGN INFORMATION. NOTE, NOT ALL CURB TYPE TRANSITIONS ARE SHOWN AT PROPOSED INLETS.
 3. ON-GRADE INLETS SHALL MATCH THE TBC ELEVATION @ EACH END & SUMP INLETS SHALL MATCH THE TBC ELEVATION @ MIDDLE OF INLET.
 4. CURB AND GUTTER SHALL BE EPC "OPTIONAL TYPE C" ALONG ALL FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
 5. VERTICAL CURB SHALL BE EPC TYPE "C".
 6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.



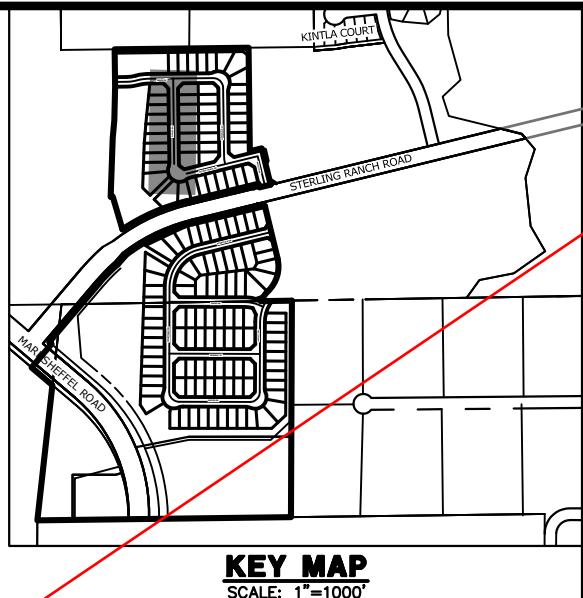
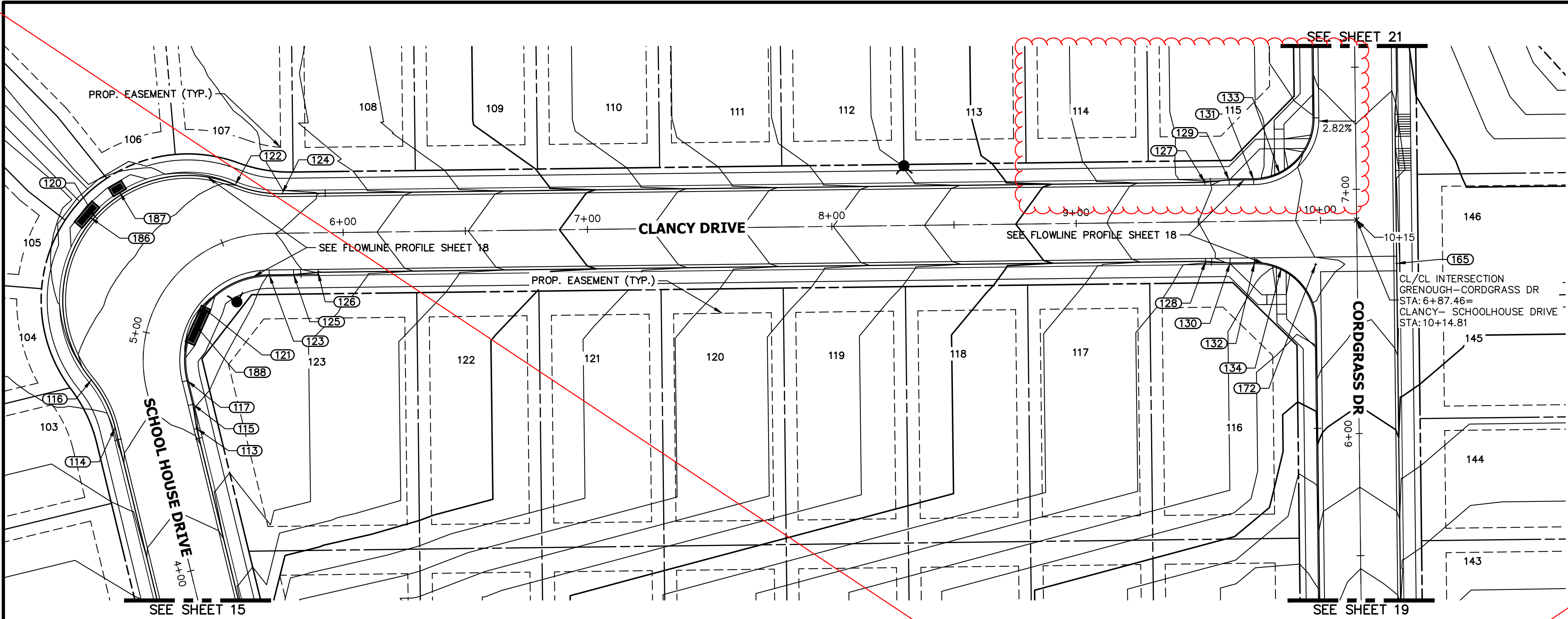
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL
TERRAIN ENGINEERING

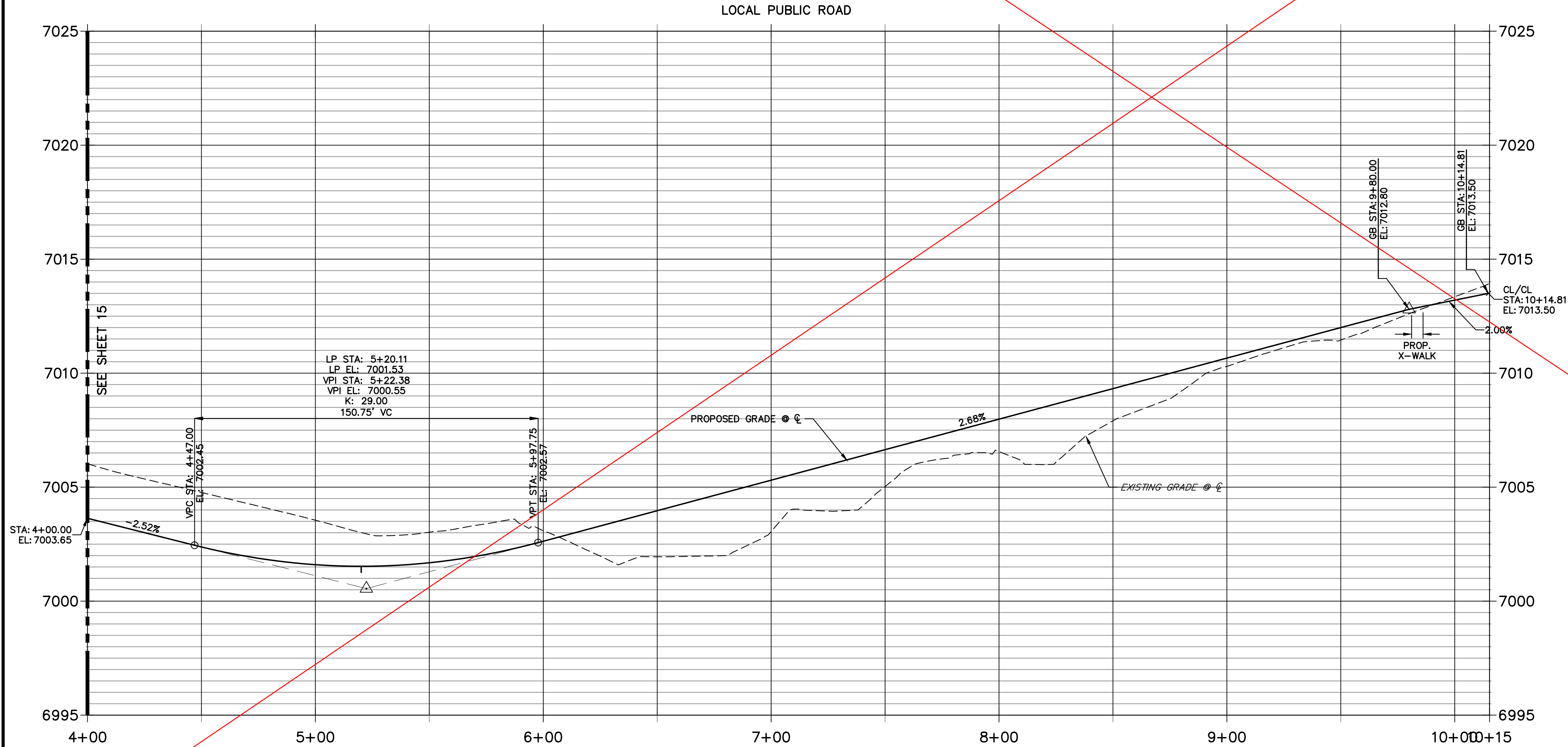
RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

11/18/24

11/18/24

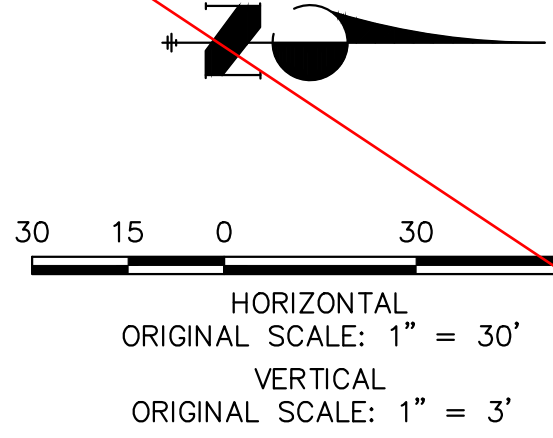


CLANCY- SCHOOLHOUSE DRIVE PROFILE
STA 4+00.00 TO 10+15.28



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
113	4+56.05	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.84	CURB TRANSITION
114	4+64.30	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.66	PC
115	4+66.05	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.46	CURB TRANSITION
116	4+82.80	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.13	PRC
117	4+76.05	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.19	PC
120	5+24.20	40.78' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.28	LOW PT
121	5+23.06	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7000.94	LOW PT
122	5+59.91	21.30' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.98	PRC
123	5+69.50	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.52	PT
124	5+75.15	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.49	PT
125	5+79.50	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.77	CURB TRANSITION
126	5+89.50	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7002.01	CURB TRANSITION
127	9+52.84	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.81	CURB TRANSITION
128	9+52.78	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.76	CURB TRANSITION
129	9+62.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.11	CURB TRANSITION
130	9+62.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.05	CURB TRANSITION
131	9+72.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.40	PCR
132	9+72.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.33	PCR
133	9+83.51	19.39' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.66	HC RAMP MID PT
134	9+83.66	19.49' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.58	HC RAMP MID PT
165	6+69.43	16.17' (RT)	GRENOUGH- CORDGRASS DR	7013.38	LOW PT
172	9+97.80	18.02' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.58	FL-FL INTERCEPT

186-188 MISSING



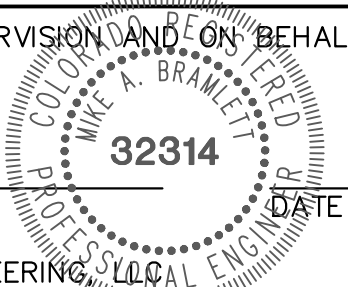
AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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



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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company

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

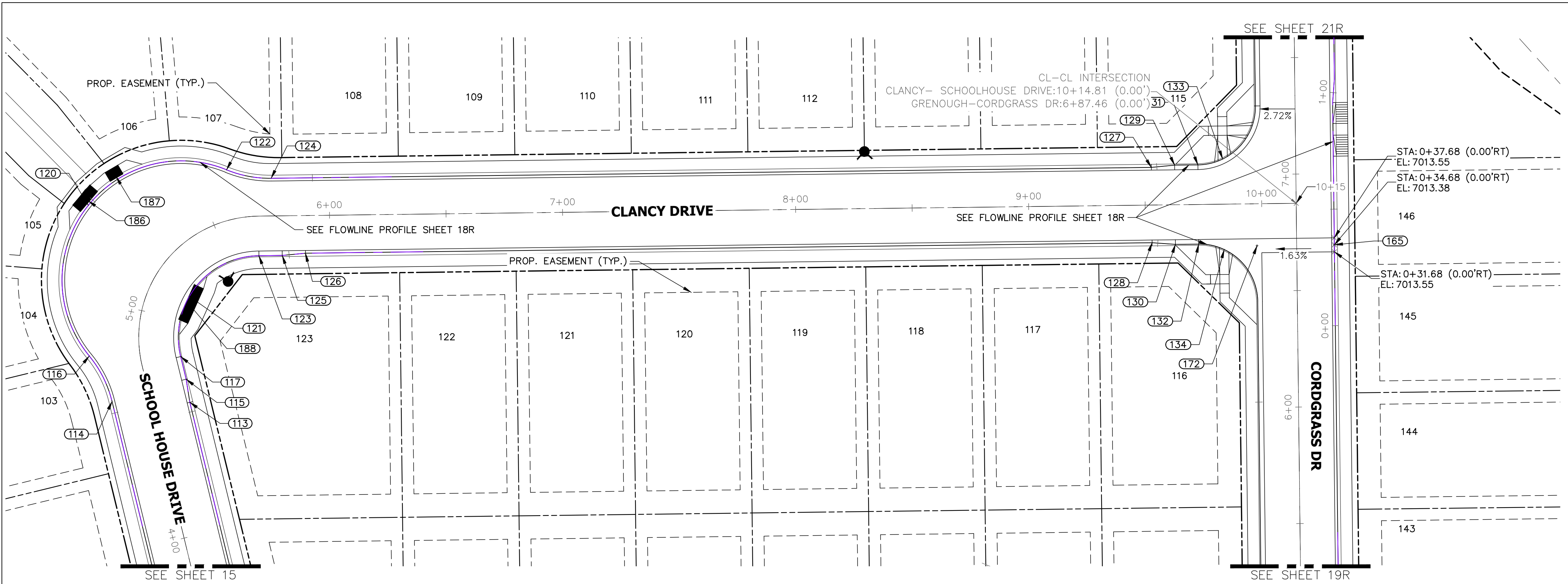
No.	REVISION	BY	DATE	1"=30'	1"=3'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				Clancy Left EL Profile Updates	1/10/24				

STERLING RANCH FILING 4

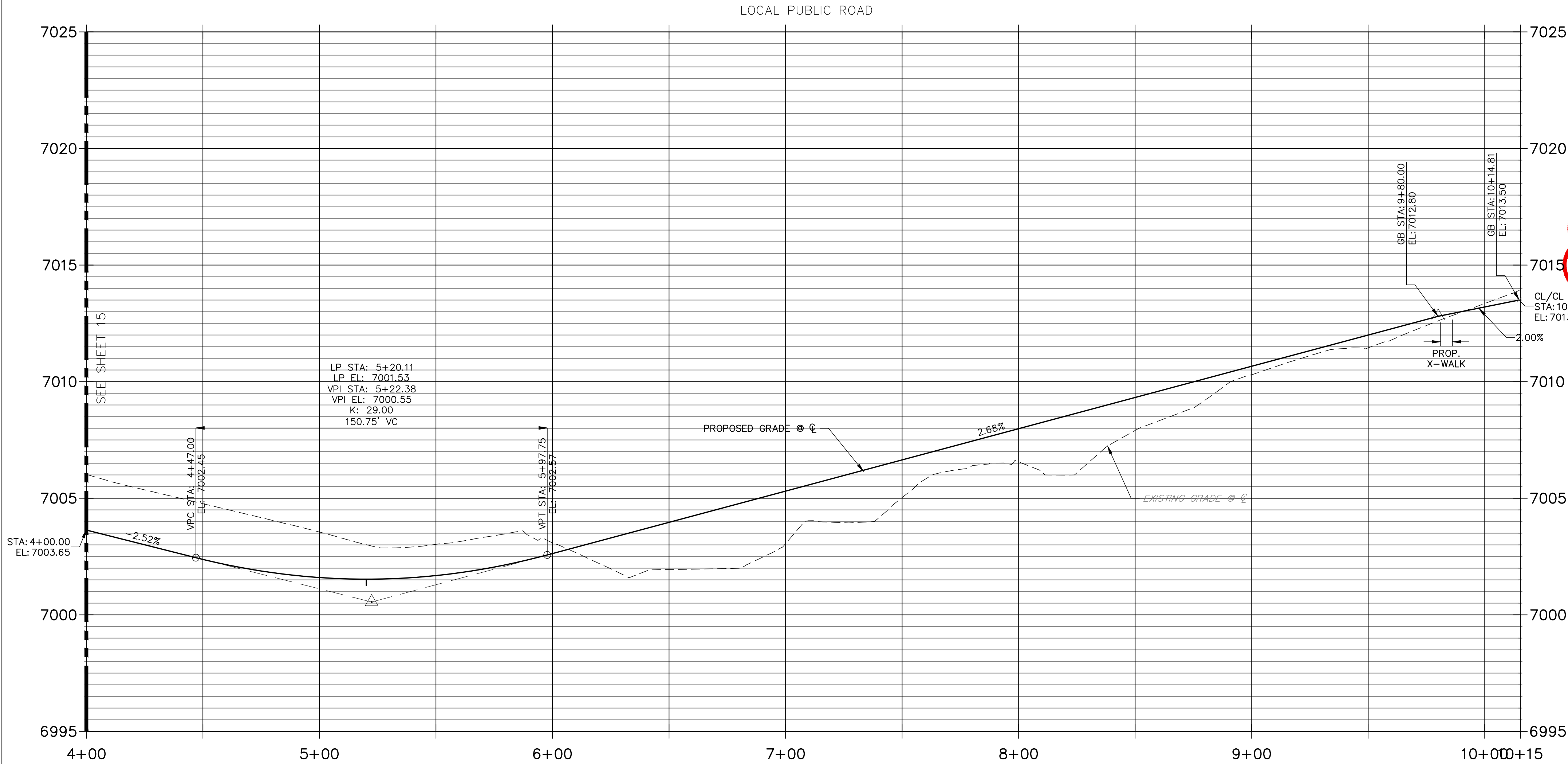
STREET IMPROVEMENT PLAN

SHEET 17 OF 25

JOB NO. 25188.11



CLANCY- SCHOOLHOUSE DRIVE PROFILE
STA 4+00.00 TO 10+15.28

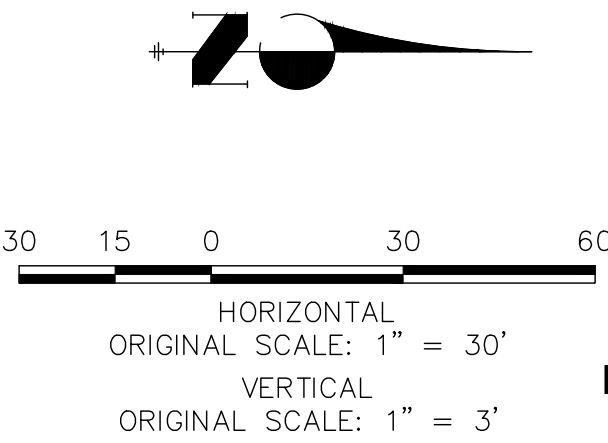


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116	4+82.80	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.13	PRC
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120	5+22.55	40.88' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.29	LOW PT
121	5+15.79	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7000.91	LOW PT
122	5+22.55	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.29	LOW PT
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172	9+97.80	18.02' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.84	FL-FL INTERCEPT
186	5+23.38	42.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.77	INLET MID POINT TBC (SUMP)
187	5+32.17	40.57' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.85	INLET MID POINT TBC (SUMP)
188	5+11.82	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.41	INLET MID POINT TBC (SUMP)

STREET NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

11/14/24

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
54412
11/14/24

PREPARED FOR:

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

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JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	POINT TAB MISSING POINTS & UPDATES	11-14-24

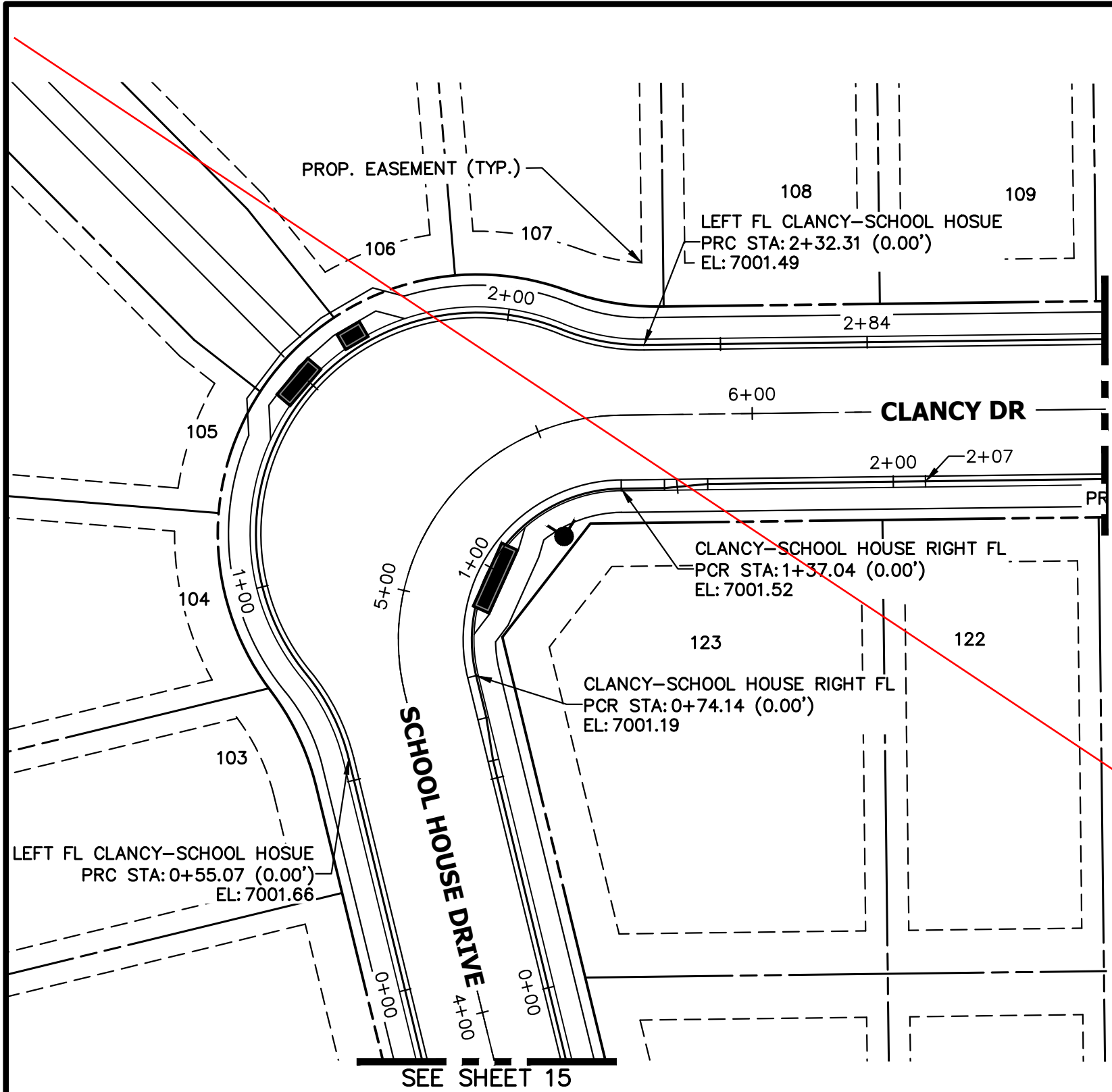
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

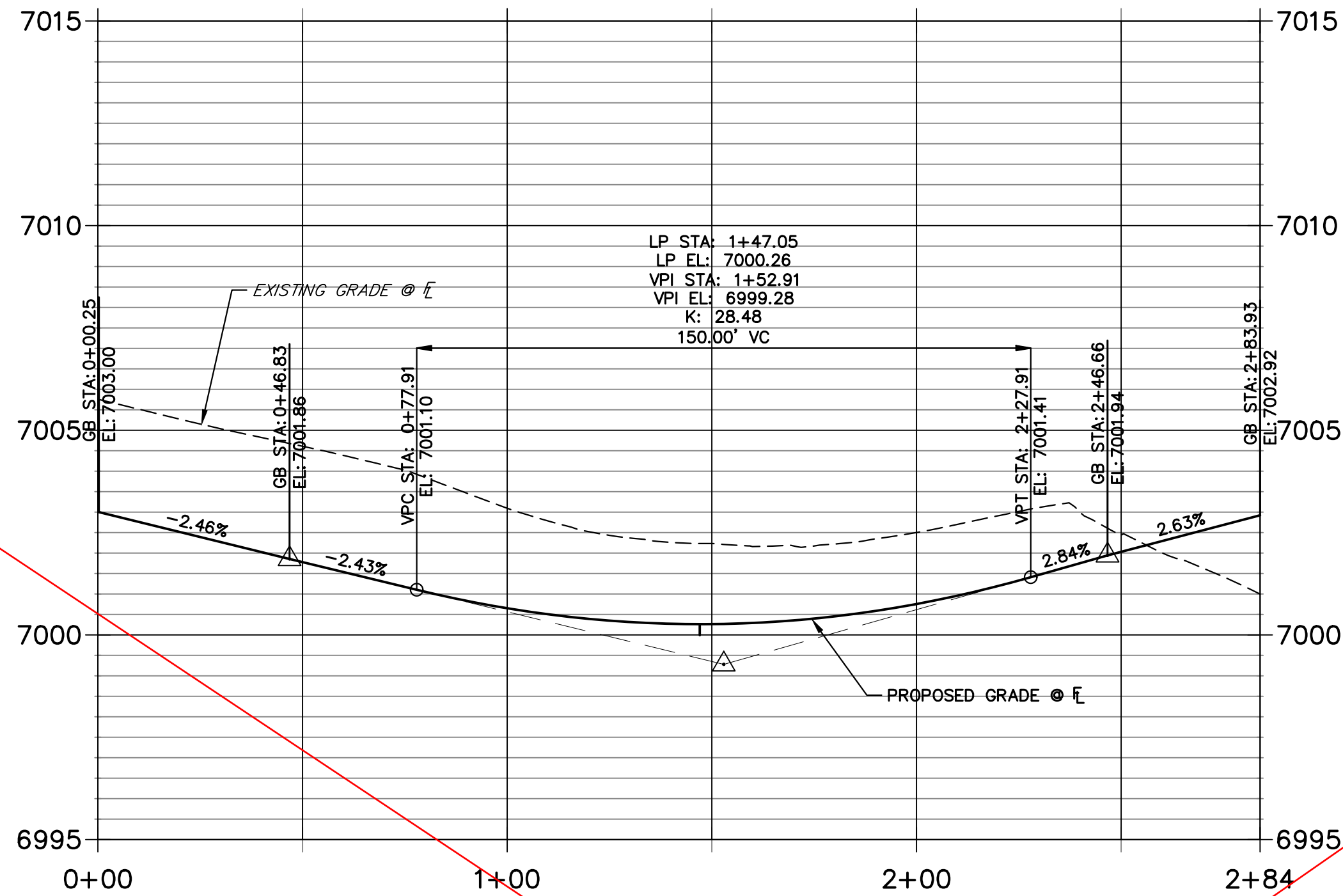
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DATE: 7/1/2024

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V-SCALE: 1" = 3'

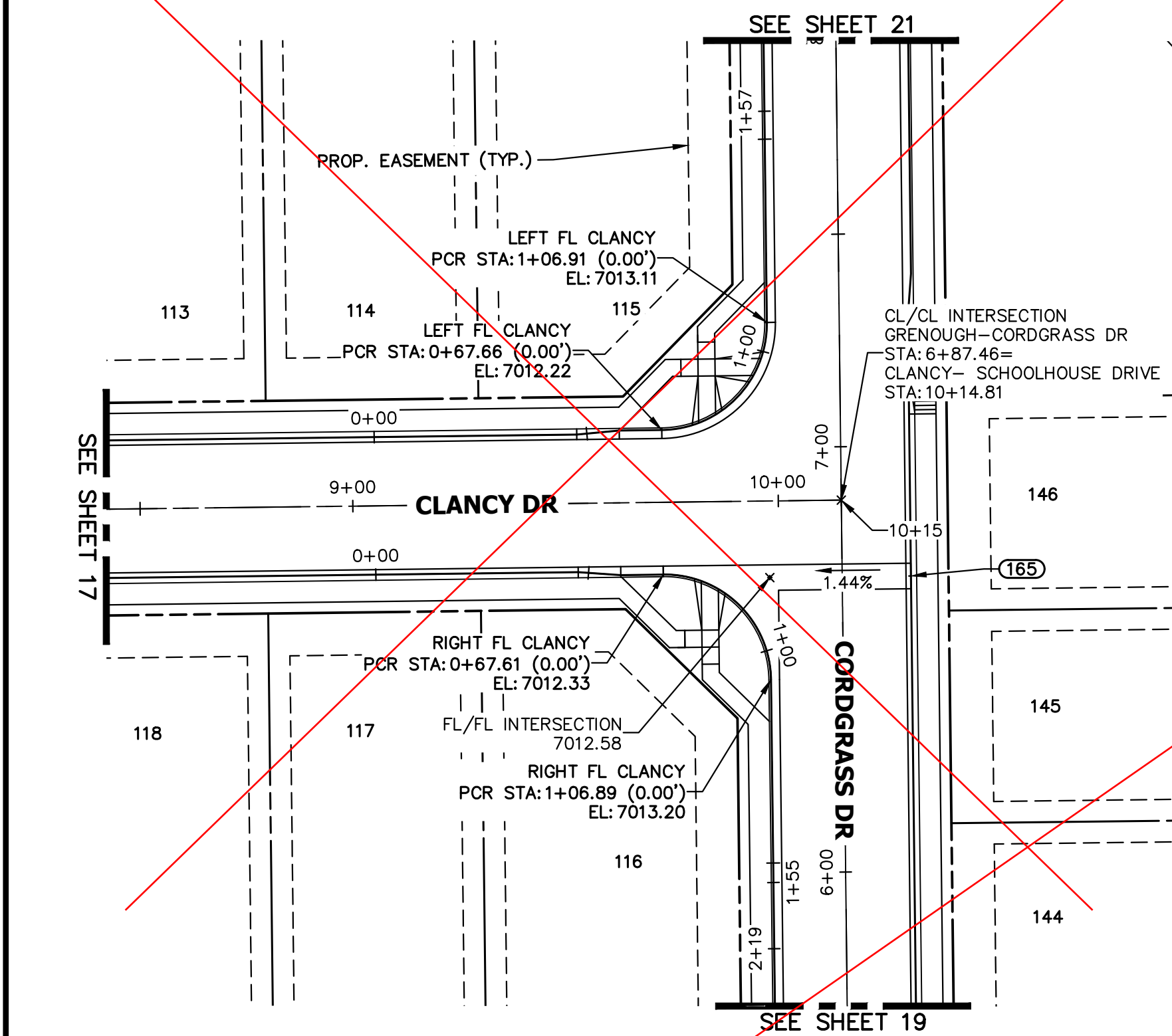
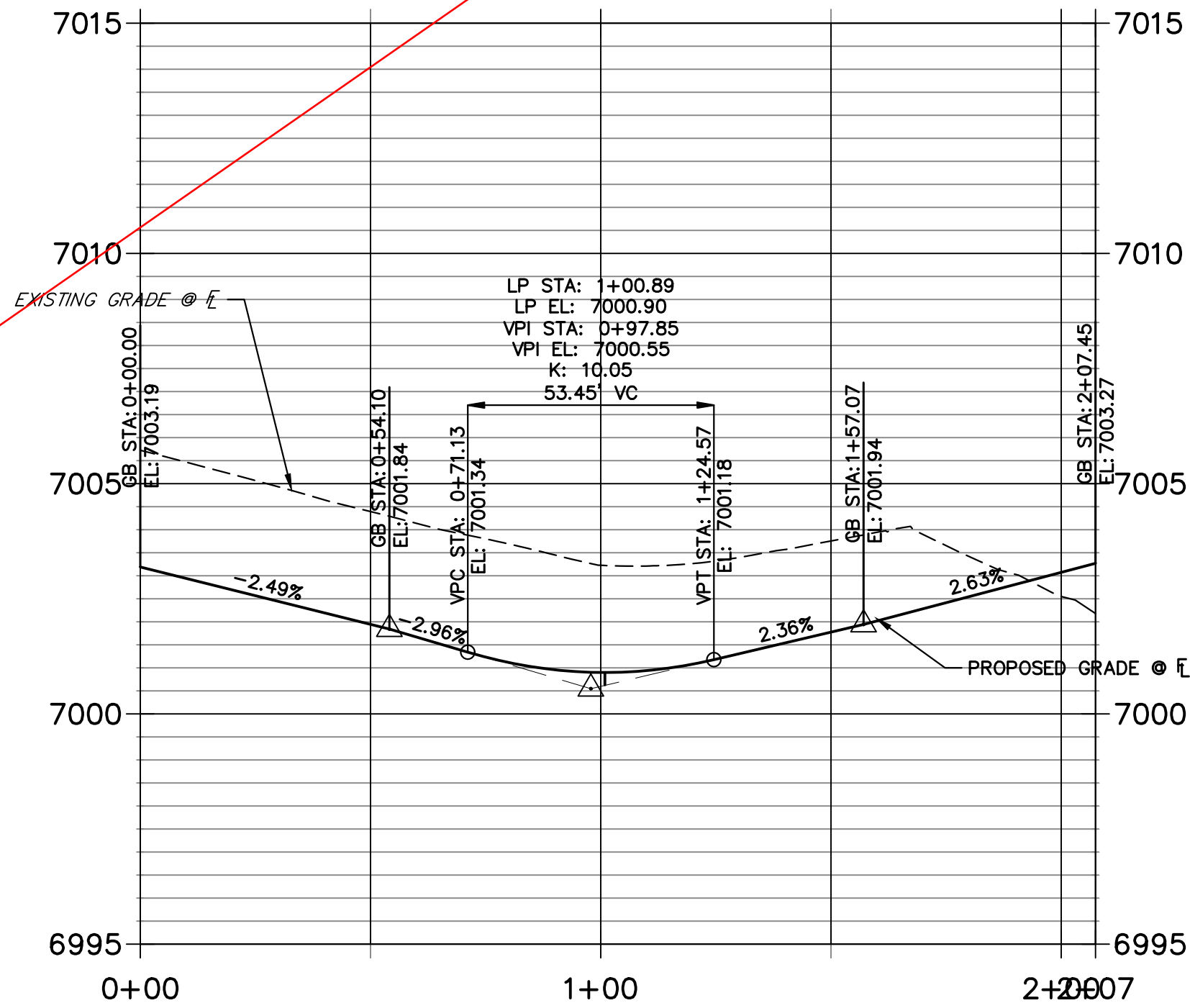
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17R OF 25



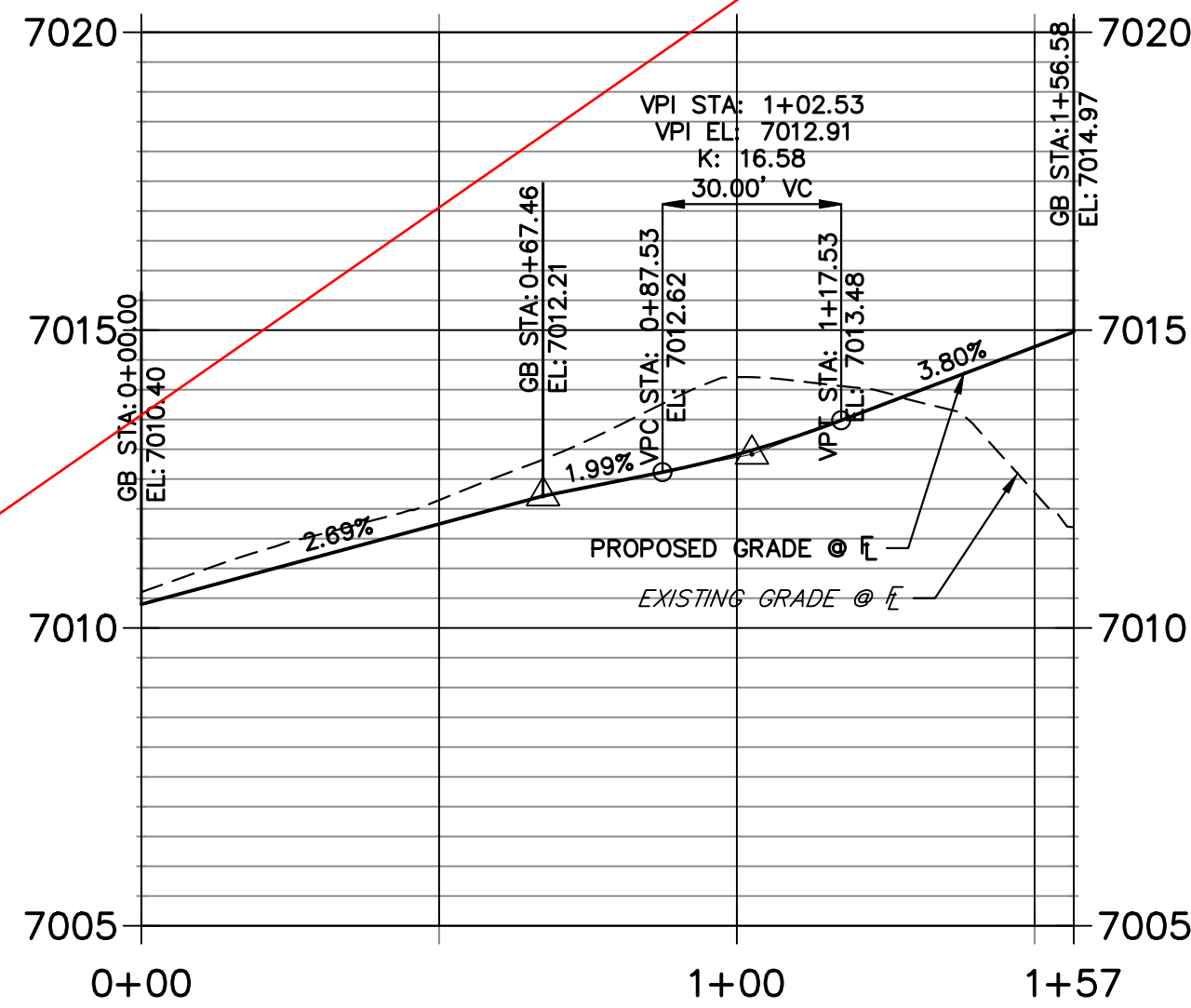
LEFT FL CLANCY-SCHOOL HOSUE PROFILE
STA 0+00.00 TO 2+83.93



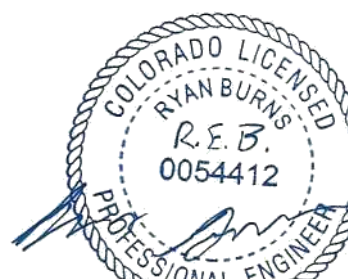
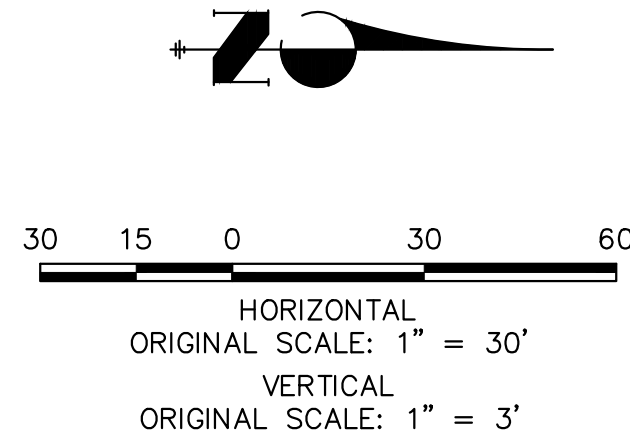
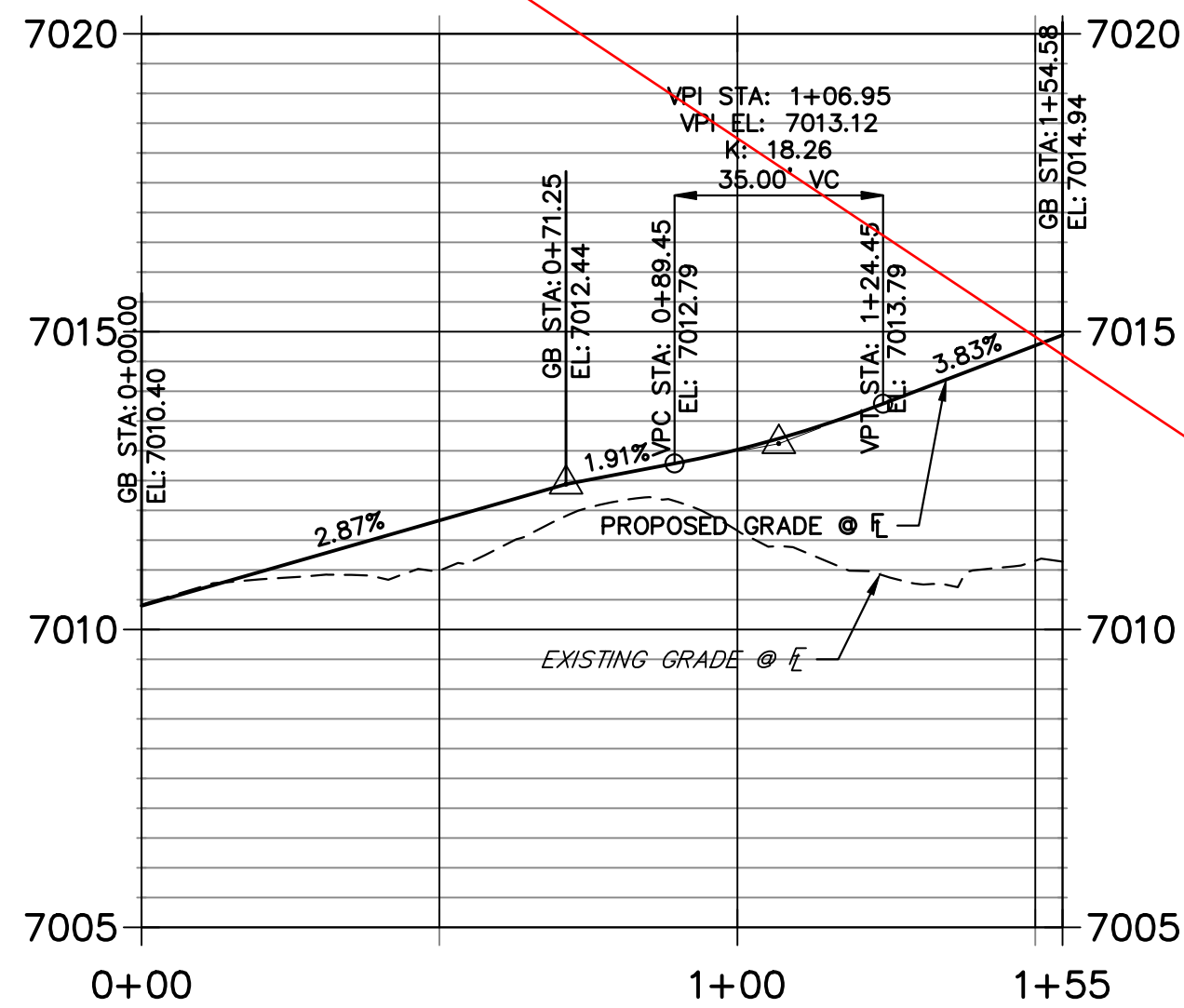
CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
STA 0+00.00 TO 2+07.45



LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58



RIGHT FL CLANCY PROFILE
STA 0+00.00 TO 1+54.58



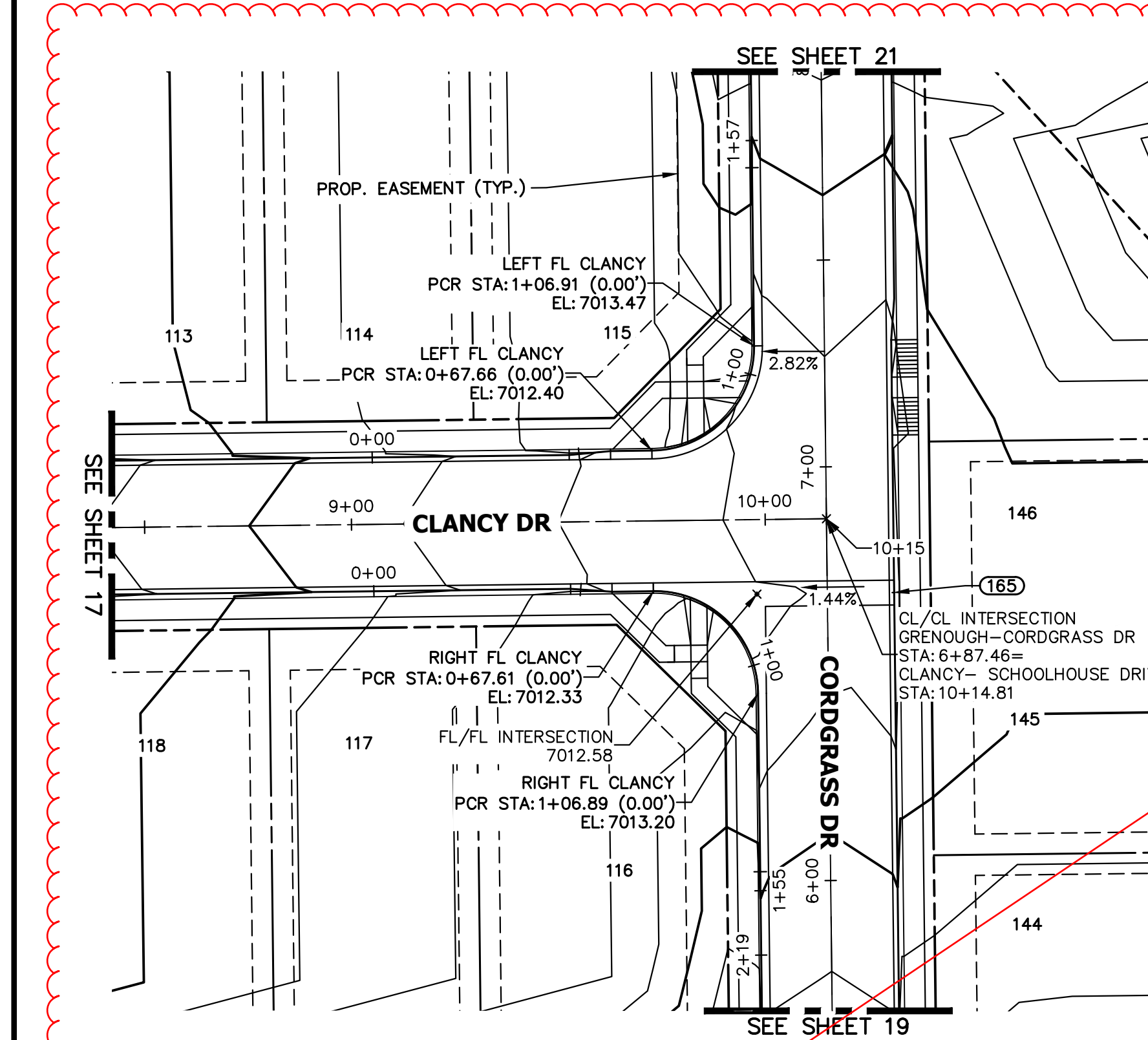
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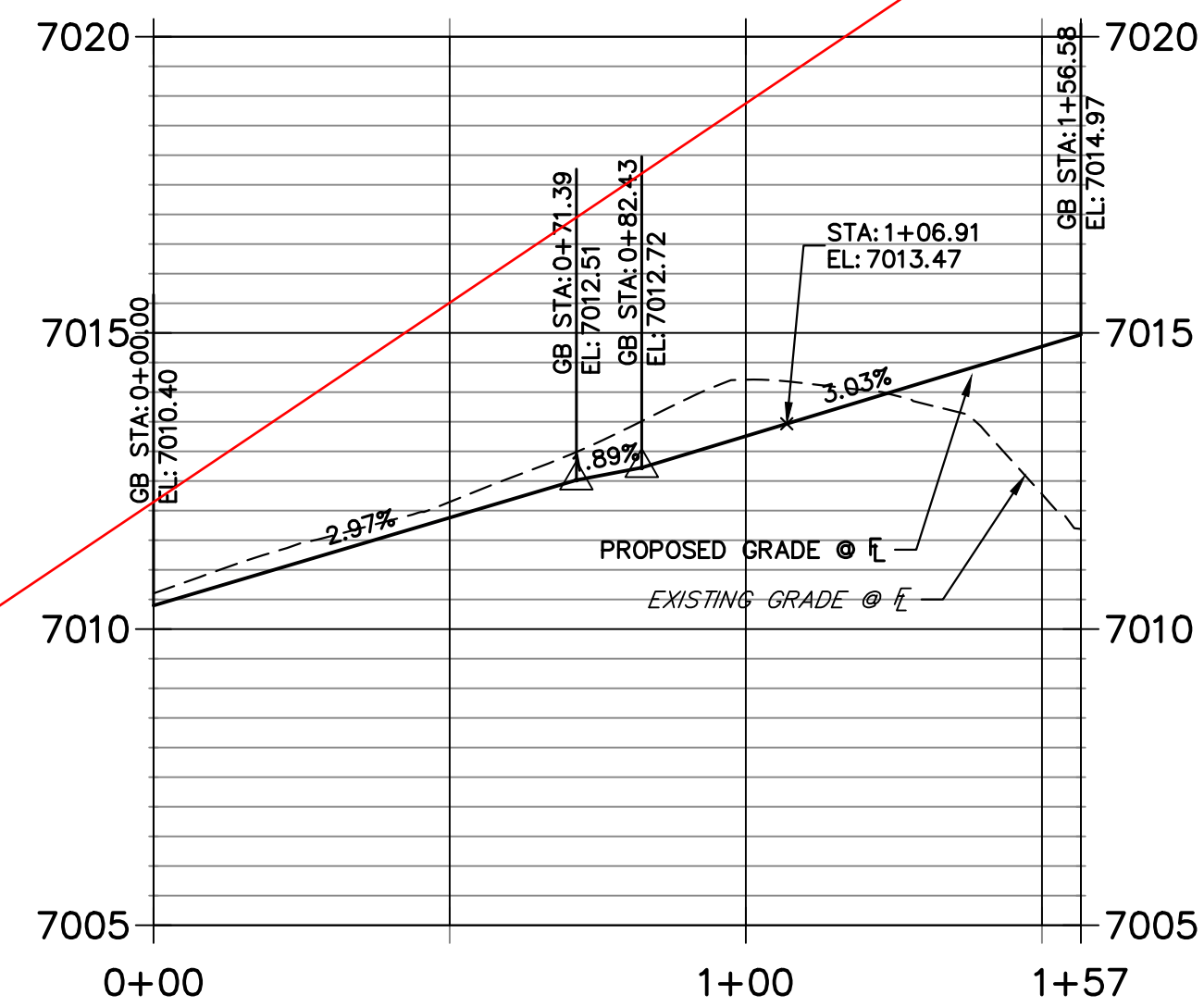
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314 10/10/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
J.R. ENGINEERING A Western Company		Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	No.	
		REVISION	
H-SCALE	1"=30'	DESIGNED BY	XXX
V-SCALE	1"=3'	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	
STERLING RANCH FILING 4		STREET IMPROVEMENT PLAN	
SHEET 18 OF 25		JOB NO. 25188.11	

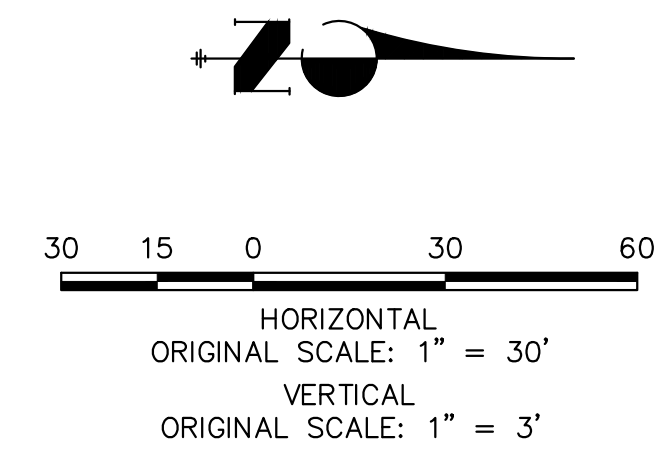
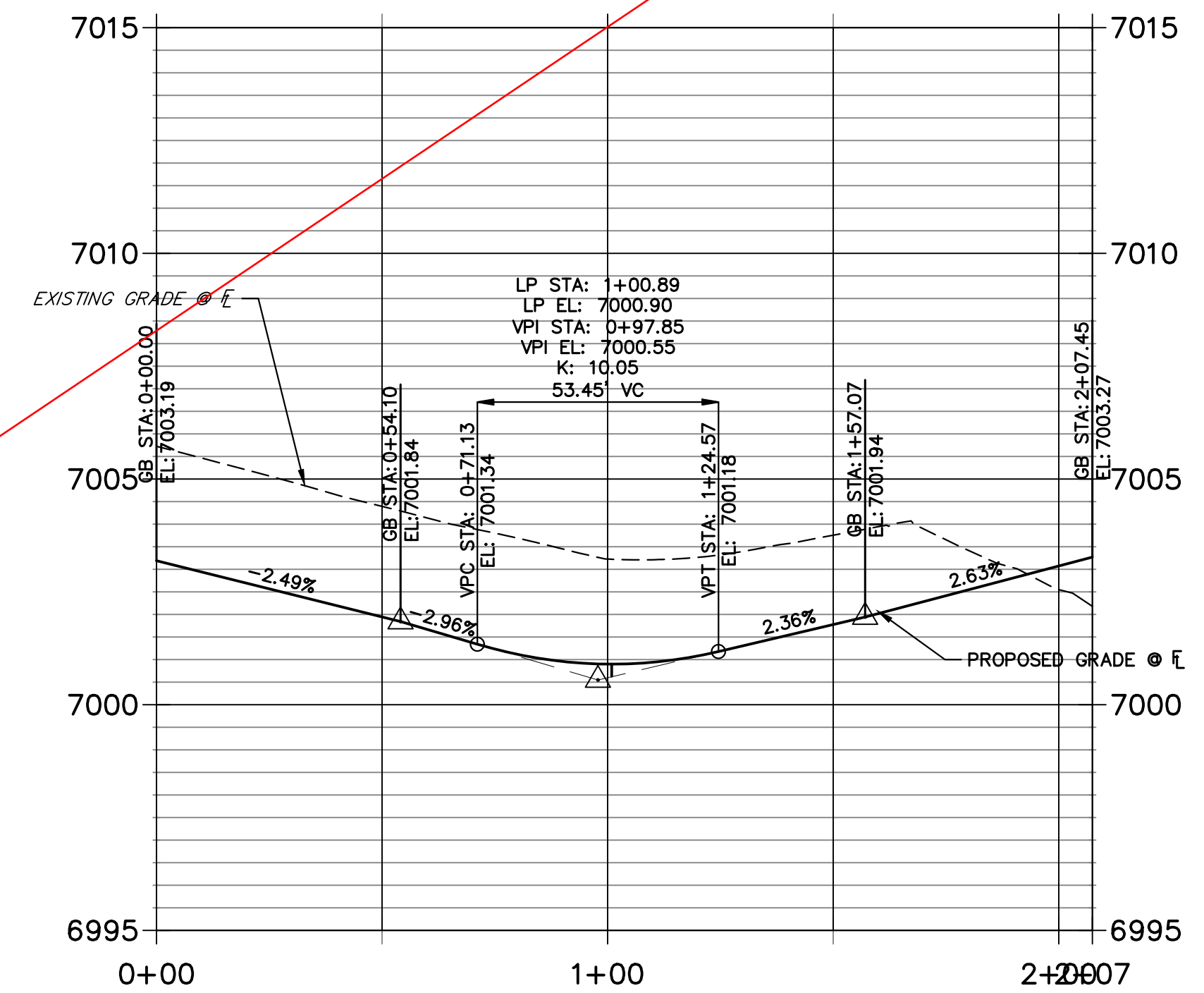


LEFT FL CLANCY PROFILE STA 0+00.00 TO 1+56.58



Profile view showing the proposed grade (solid line) and existing grade (dashed line) over a horizontal distance from 0+00 to 1+55. The vertical axis shows elevations from 7005 to 7020. Key data points include:

- GB STA: 0+00.00, EL: 7010.40
- GB STA: 0+71.25, EL: 7012.44
- VPI STA: 1+06.95, EL: 7013.12
- K: 18.26
- 35.00' VC
- UPC STA: 0+89.45, EL: 7012.79
- GB STA: 1+24.45, EL: 7013.79
- GB STA: 1+54.59, EL: 7014.94
- Proposed grade slopes: 2.87%, 1.91%, 3.83%
- Existing grade is shown as a dashed line below the proposed grade.



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

DATE _____

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

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

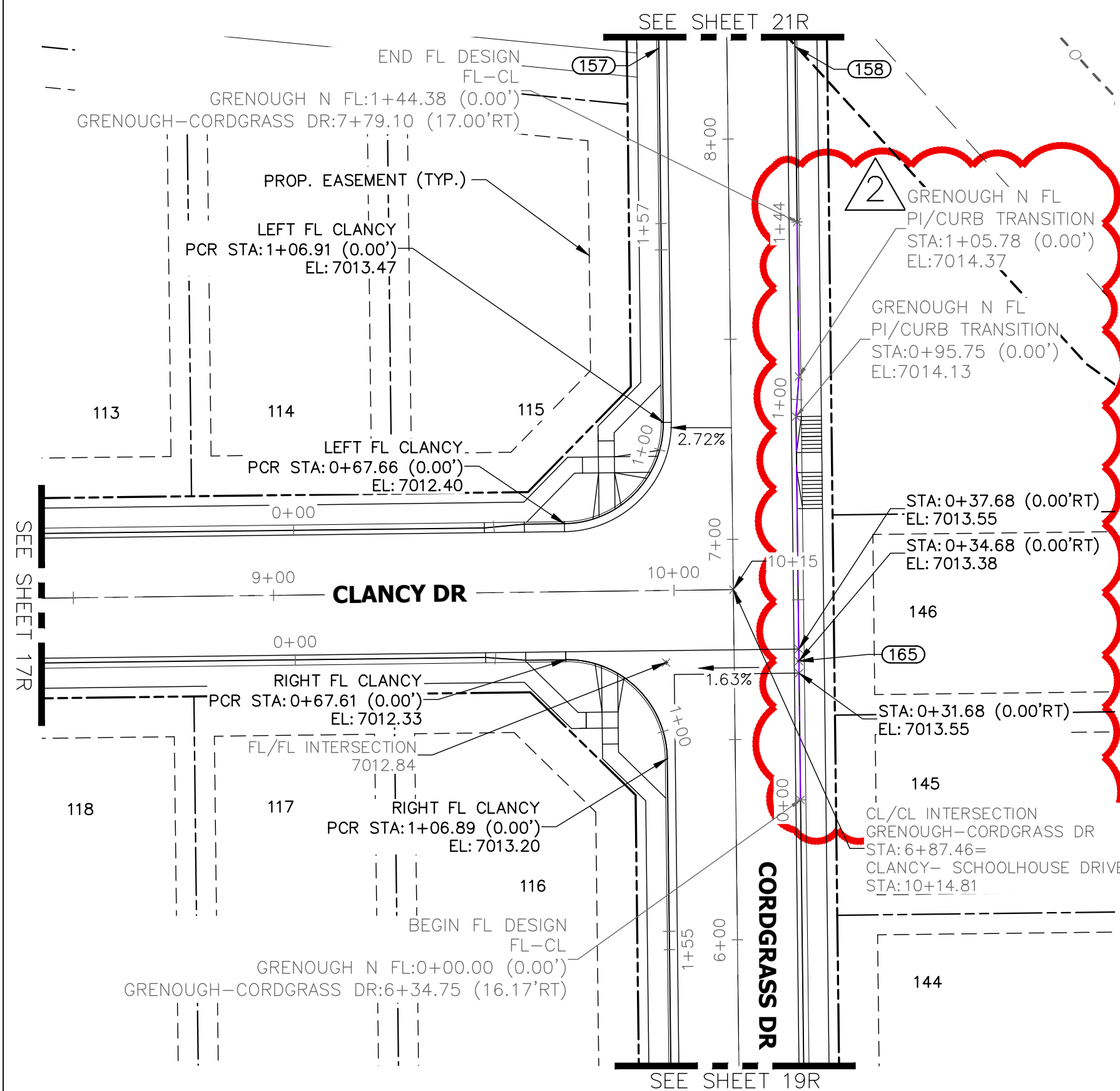
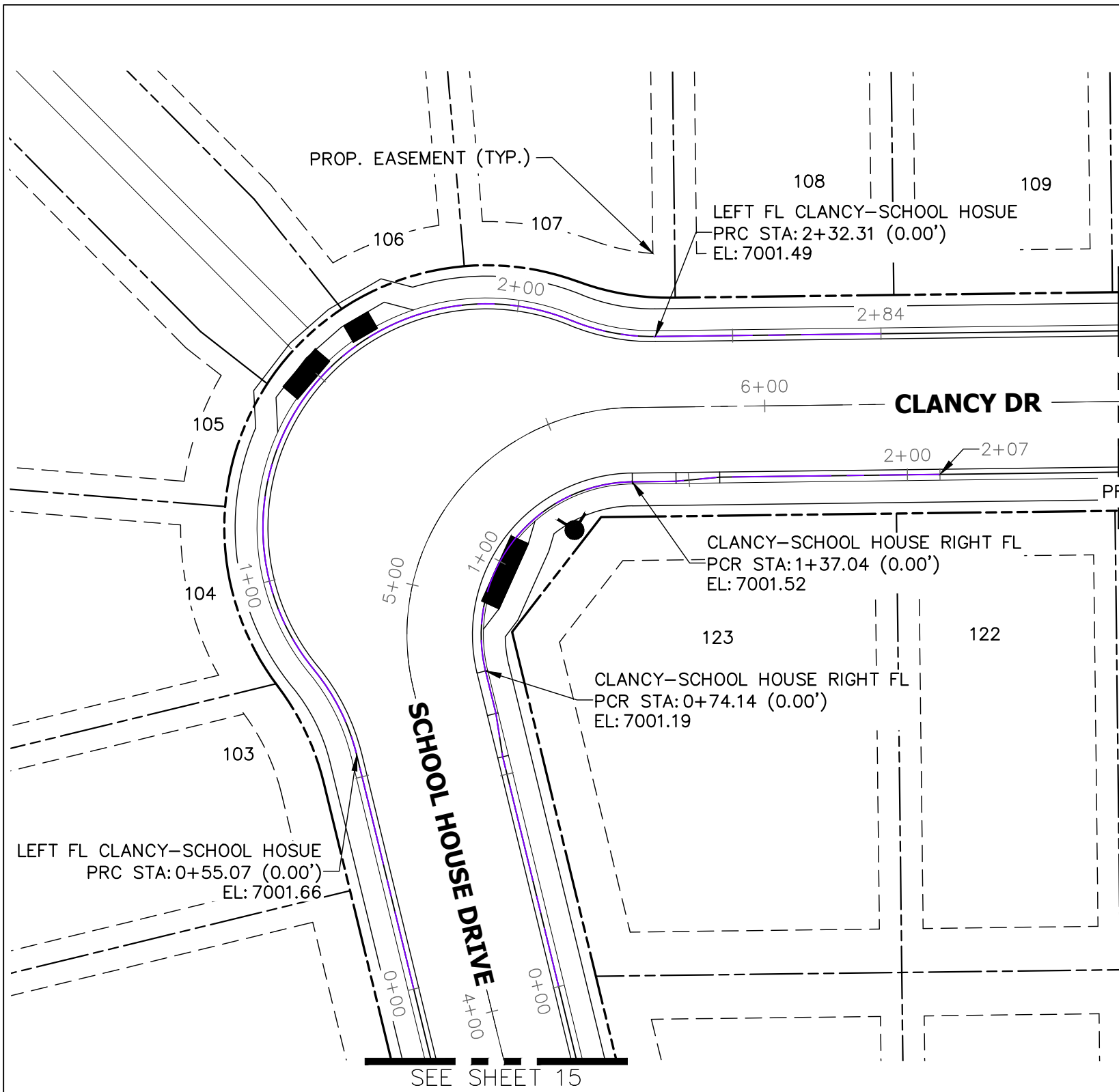
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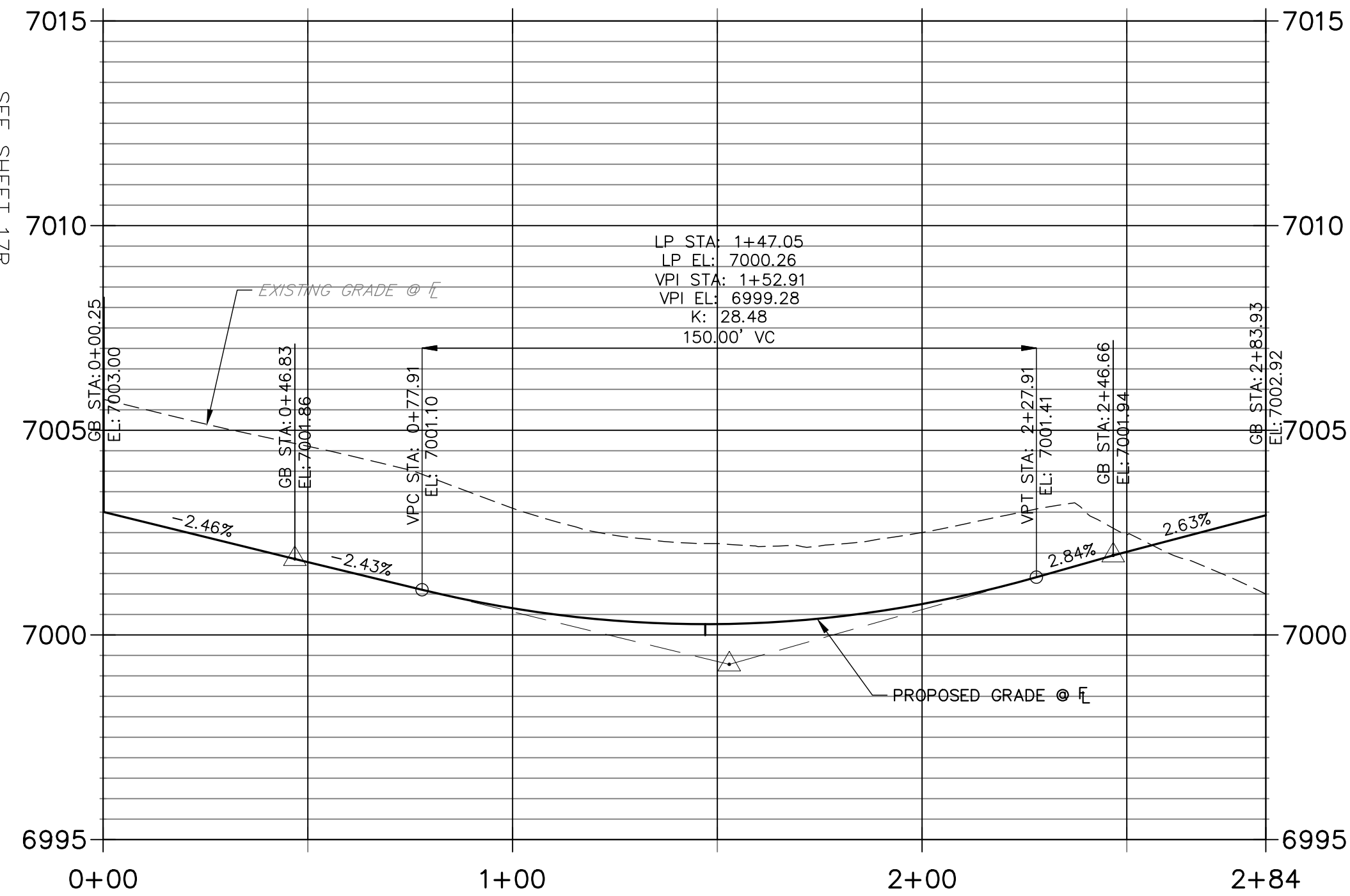
STREET IMPROVEMENT PLAN

ET 18 OF 25

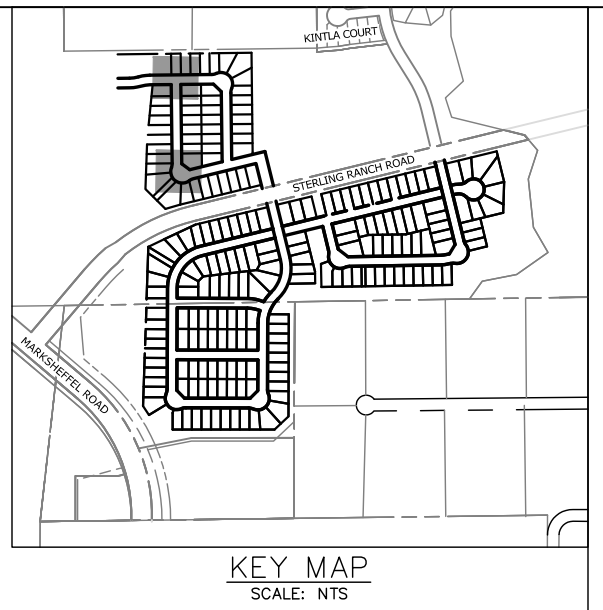
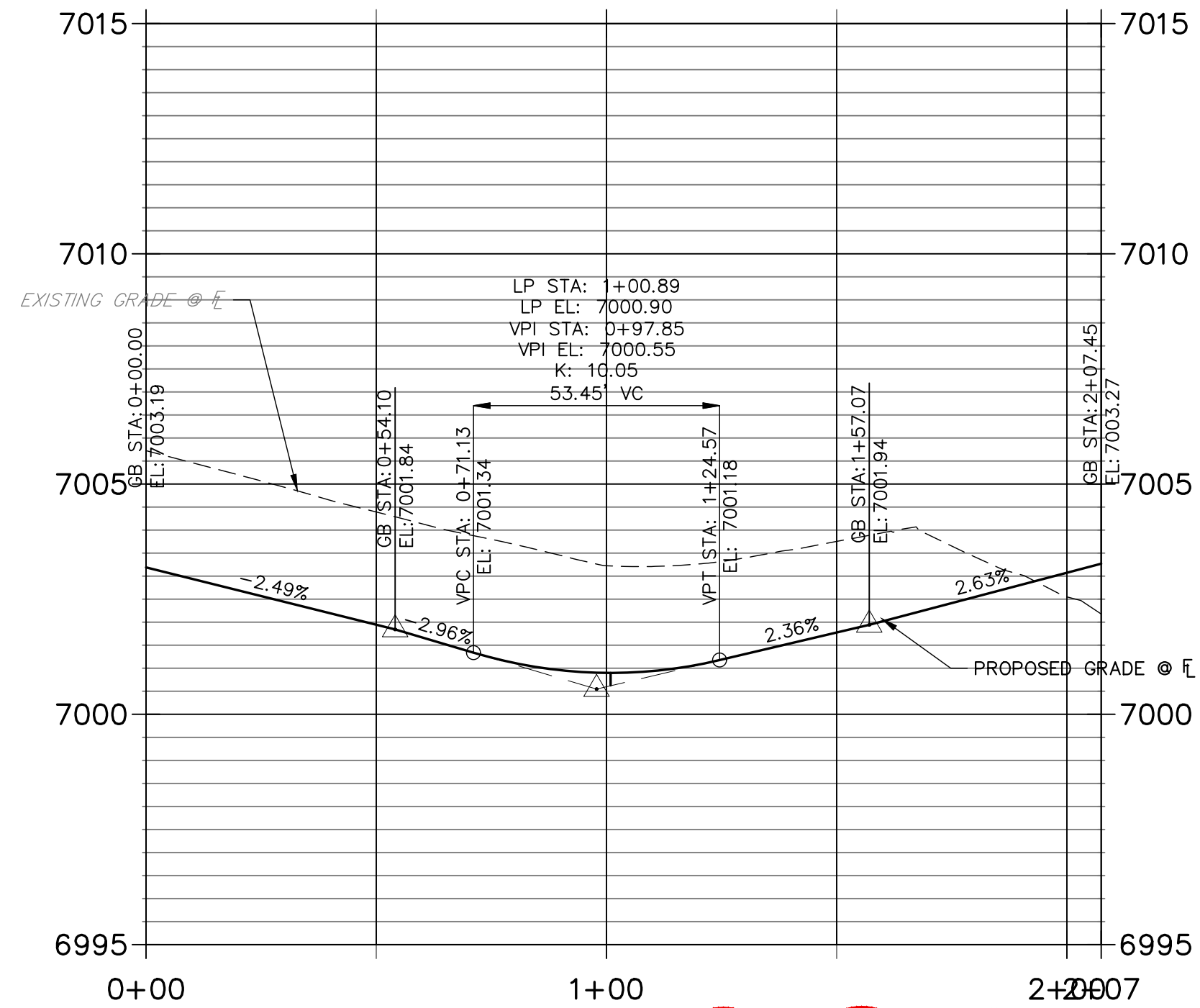
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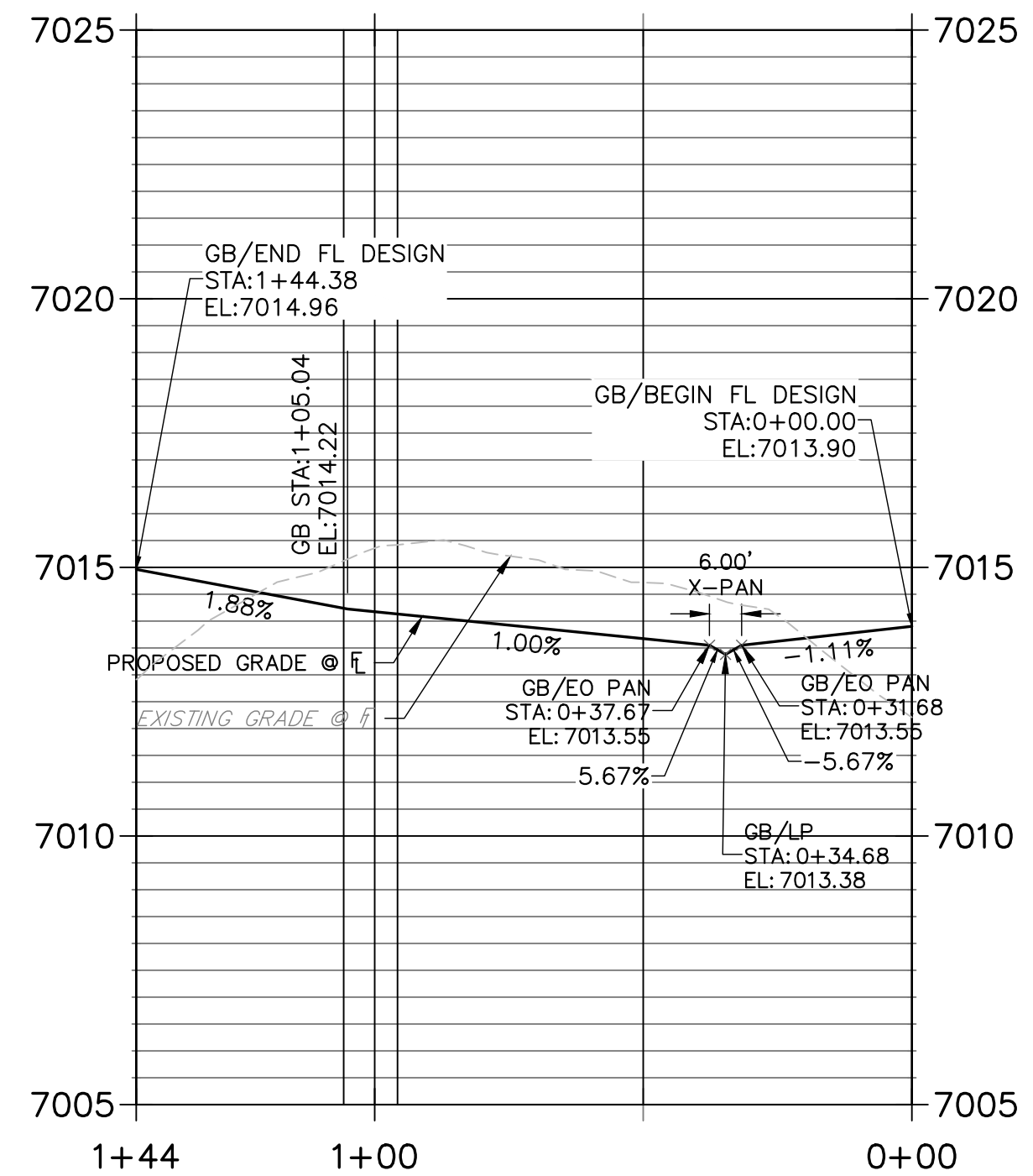
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STA 0+00.00 TO 2+83.93



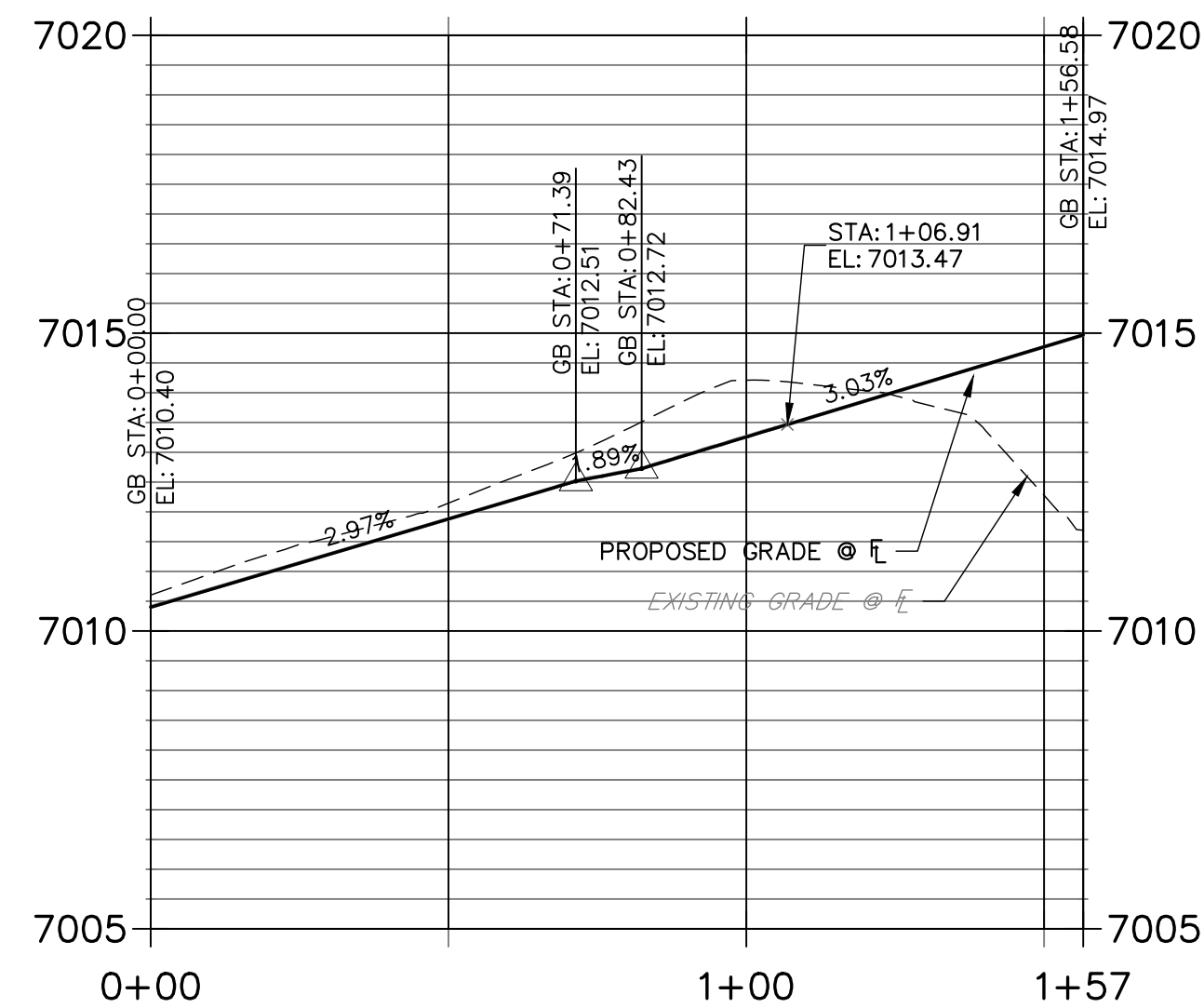
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STA 0+00.00 TO 2+07.45



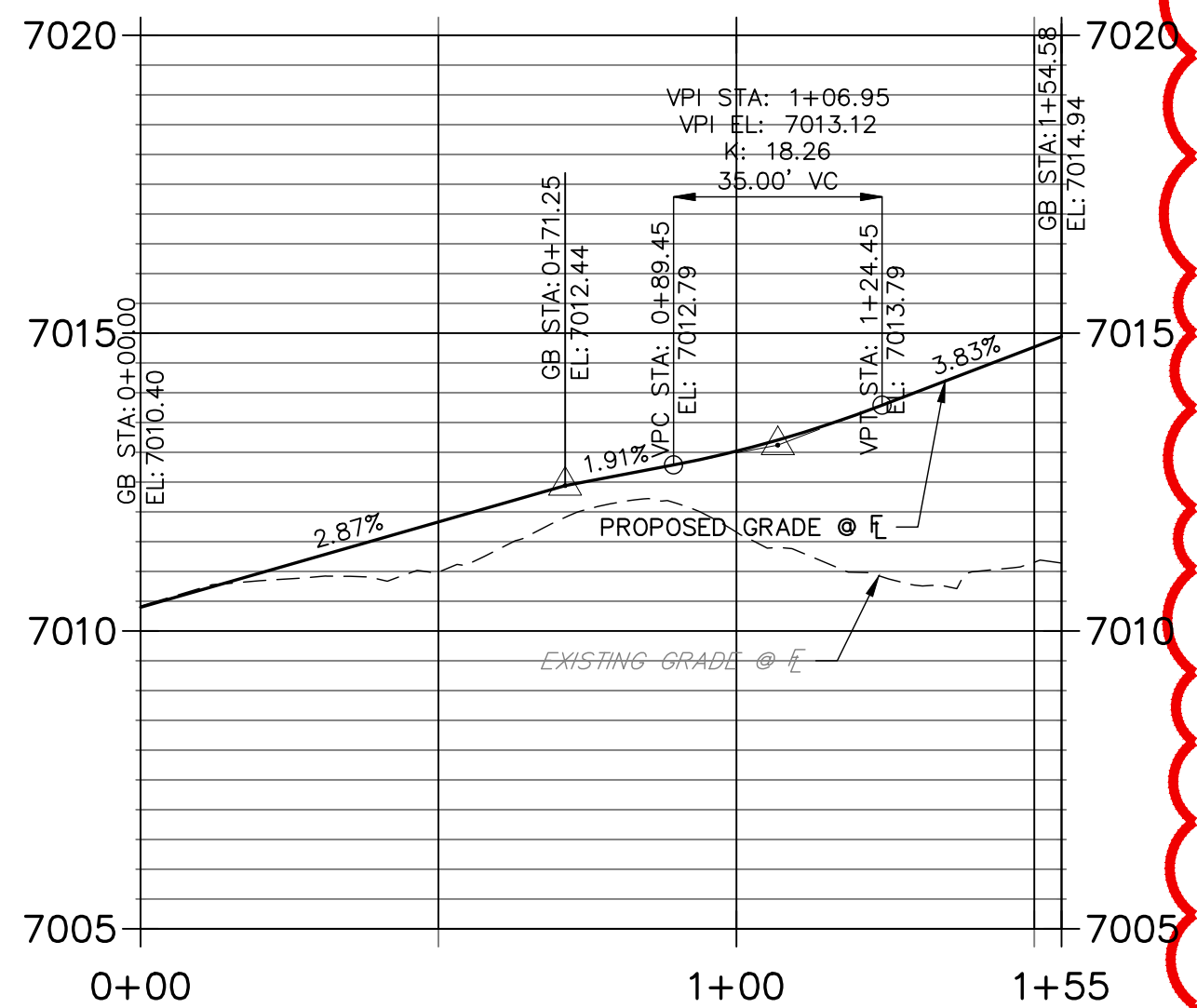
GRENOUGH N FL PROFILE
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LEFT FL CLANCY PROFILE
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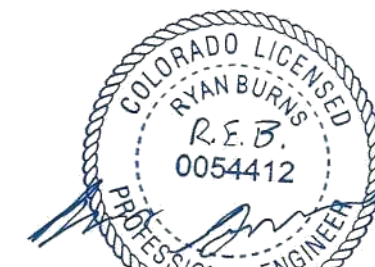
RIGHT FL CLANCY PROFILE
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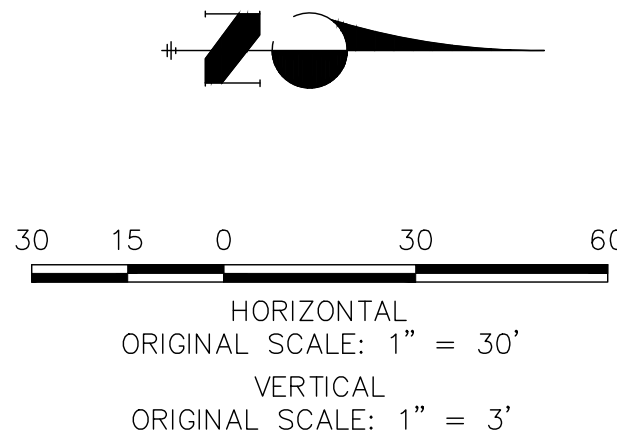
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AS-BUILT PLANS
2026-07-10
EPC SF-22-030



ENGINEER'S STATEMENT

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RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	CLANCY LEFT FL PROFILE UPDATES	11-16-24
2	GRENOUGH N FL DESIGN PROFILE	11-14-24

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NJQ
DATE: 7/1/2024

H-Scale: 1" = 30'
V-Scale: 1" = 3'
SHEET
18R OF 25

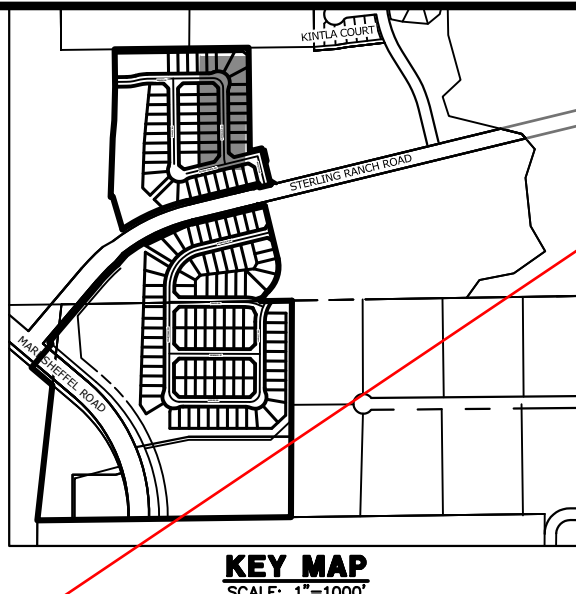
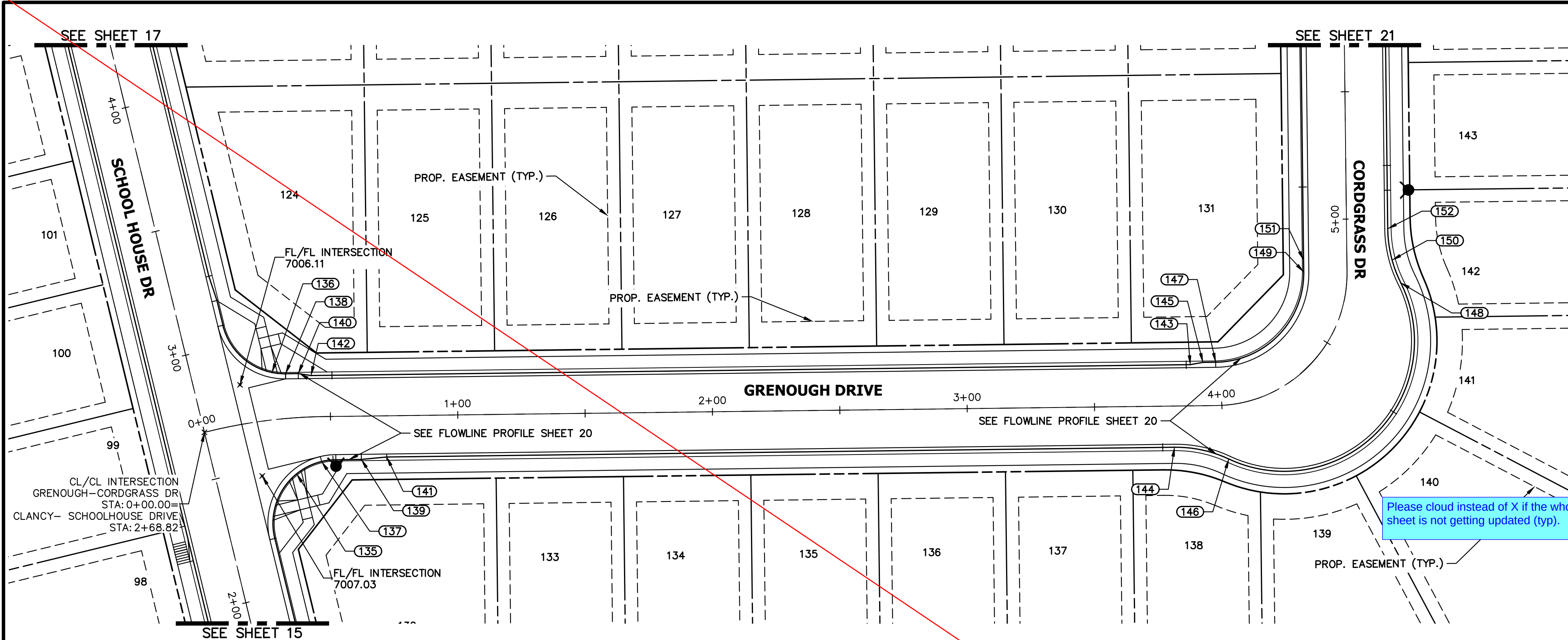
PREPARED FOR:

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

2

2



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

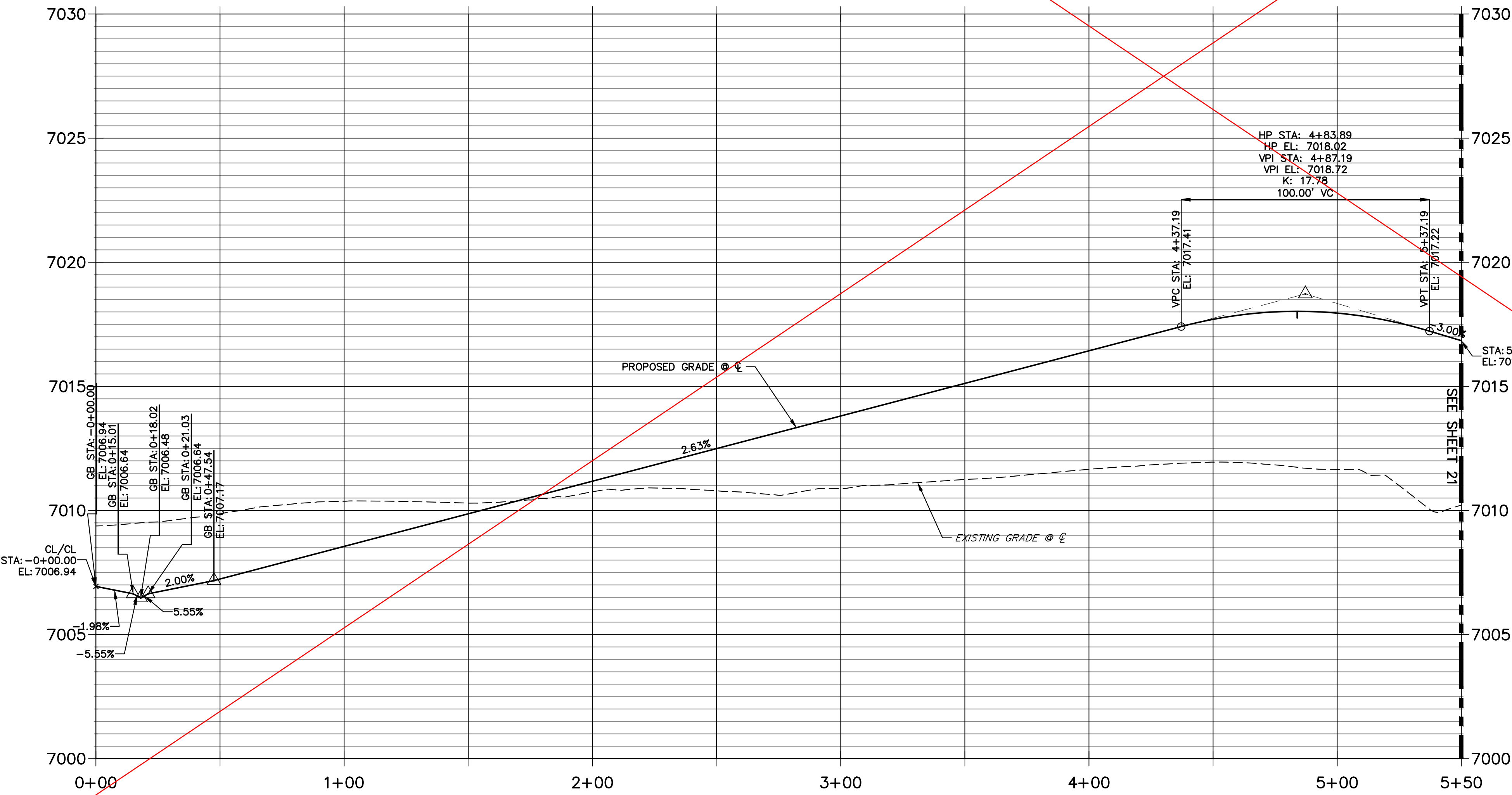
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Western Company

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

GRENOUGH-CORDGRASS DR PROFILE (8)
STA 0+00.00 TO 5+50.00
LOCAL PUBLIC ROAD

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
135	0+35.08	22.01' (RT)	GRENOUGH-CORDGRASS DR	7007.52	HC RAMP MID PT	
136	0+28.95	18.52' (LT)	GRENOUGH-CORDGRASS DR	7006.10	HC RAMP MID PT	
137	0+46.19	17.63' (RT)	GRENOUGH-CORDGRASS DR	7007.57	PCR	
138	0+33.77	17.51' (LT)	GRENOUGH-CORDGRASS DR	7006.24	PCR	
139	0+61.92	17.00' (RT)	GRENOUGH-CORDGRASS DR	7007.74	CURB TRANSITION	
140	0+38.37	17.23' (LT)	GRENOUGH-CORDGRASS DR	7006.38	CURB TRANSITION	
141	0+71.92	16.17' (RT)	GRENOUGH-CORDGRASS DR	7007.85	CURB TRANSITION	
142	0+42.95	16.22' (LT)	GRENOUGH-CORDGRASS DR	7006.53	CURB TRANSITION	
143	3+87.80	16.17' (LT)	GRENOUGH-CORDGRASS DR	7015.86	CURB TRANSITION	
144	3+81.18	16.17' (RT)	GRENOUGH-CORDGRASS DR	7015.47	PC	
145	3+92.78	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.00	CURB TRANSITION	
146	4+01.19	21.18' (RT)	GRENOUGH-CORDGRASS DR	7016.02	PRC	
147	3+97.79	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.13	PC	
148	4+76.04	21.18' (RT)	GRENOUGH-CORDGRASS DR	7017.89	PRC	
149	4+79.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.90	PT	
150	4+83.69	17.75' (RT)	GRENOUGH-CORDGRASS DR	7017.80	HIGH PT	
151	4+84.10	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.90	HIGH PT	
152	4+96.03	16.17' (RT)	GRENOUGH-CORDGRASS DR	7017.68	PT	



30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

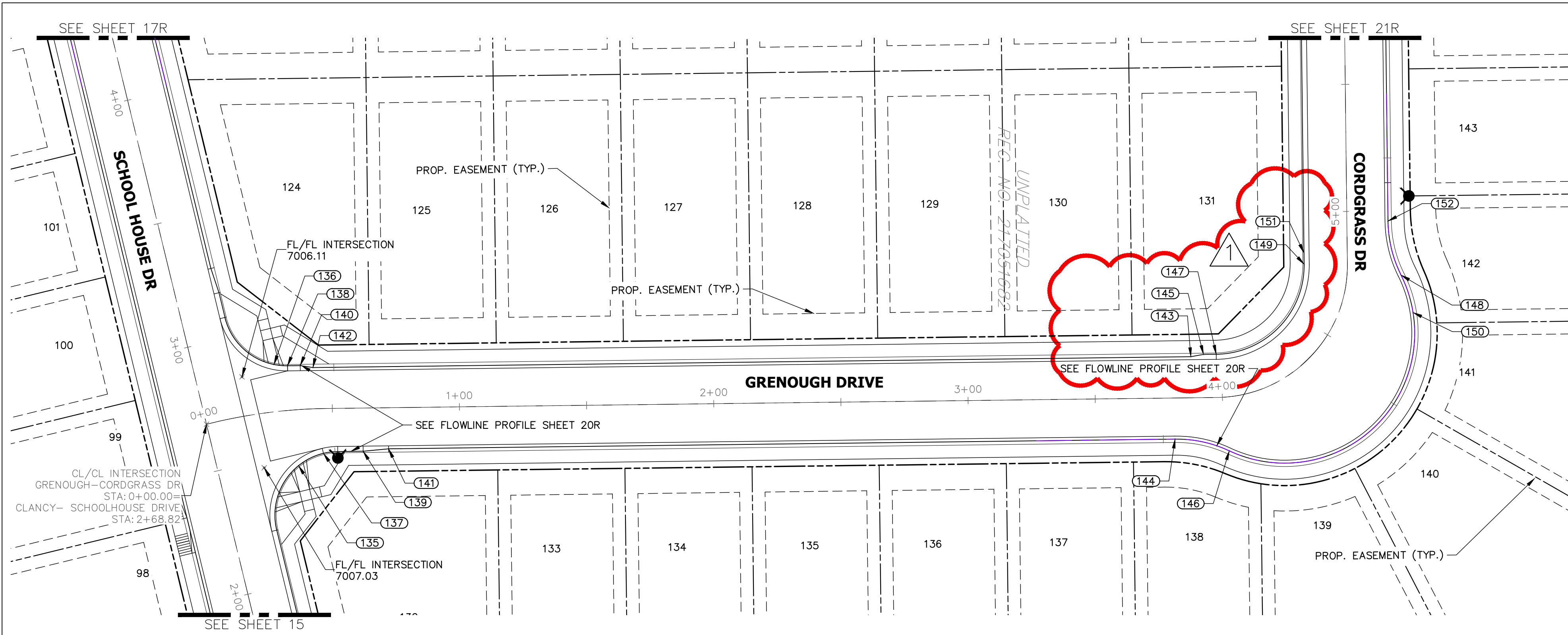
Know what's below.
Call before you dig.

AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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

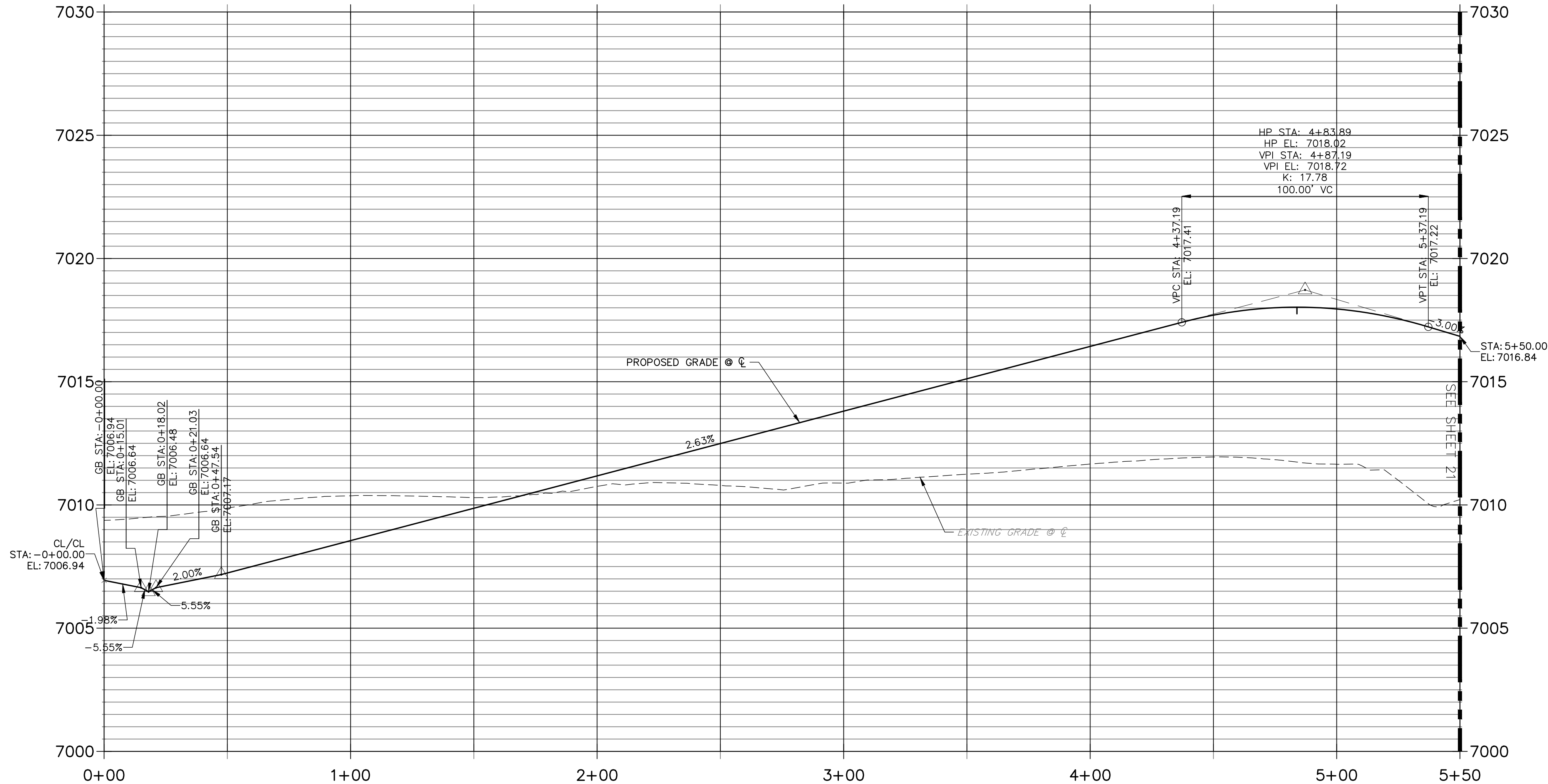
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 10/10/23

STERLING RANCH FILING 4	STREET IMPROVEMENT PLAN	BY		DATE	
		No.	REVISION		
SHEET 19 OF 25	JOB NO. 25188.11	H-SCALE	1"=30'	DESIGNED BY	XXX
		V-SCALE	1"=3'	DRAWN BY	WKN
		DATE	10/09/23	CHECKED BY	



GRENOUGH-CORDGRASS DR PROFILE (8)
STA 0+00.00 TO 5+50.00

LOCAL PUBLIC ROAD

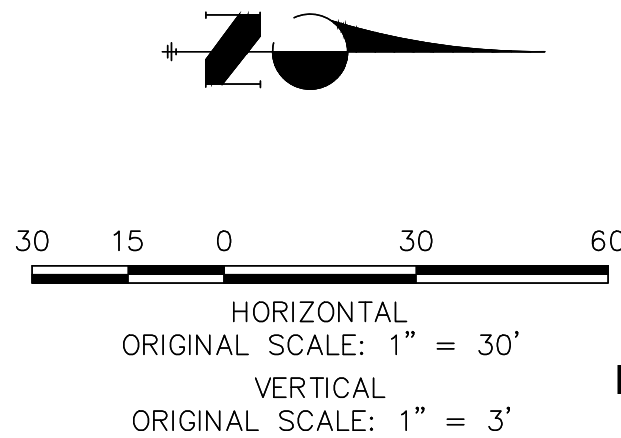


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142	0+42.95	16.22' (LT)	GRENOUGH-CORDGRASS DR	7006.53	CURB TRANSITION
143	3+87.80	16.17' (LT)	GRENOUGH-CORDGRASS DR	7015.72	CURB TRANSITION
144	3+81.18	16.17' (RT)	GRENOUGH-CORDGRASS DR	7015.47	PC
145	3+92.78	17.00' (LT)	GRENOUGH-CORDGRASS DR	7015.78	CURB TRANSITION
146	4+01.19	21.18' (RT)	GRENOUGH-CORDGRASS DR	7016.02	PRC
147	3+97.79	17.00' (LT)	GRENOUGH-CORDGRASS DR	7015.91	PC
148	4+76.04	21.18' (RT)	GRENOUGH-CORDGRASS DR	7017.89	PRC
149	4+79.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7017.55	PT
150	4+66.65	27.98' (RT)	GRENOUGH-CORDGRASS DR	7017.93	HIGH PT
151	4+83.89	17.00' (LT)	GRENOUGH-CORDGRASS DR	7017.56	HIGH PT
152	4+96.03	16.17' (RT)	GRENOUGH-CORDGRASS DR	7017.68	PT

STREET NOTES

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Know what's below.
Call before you dig.



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

11/14/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	LEFT FL REMOVED, RIGHT FL POINT TAB	11-14-24

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 30'

V-SCALE: 1" = 3'

SHEET

19R OF 25

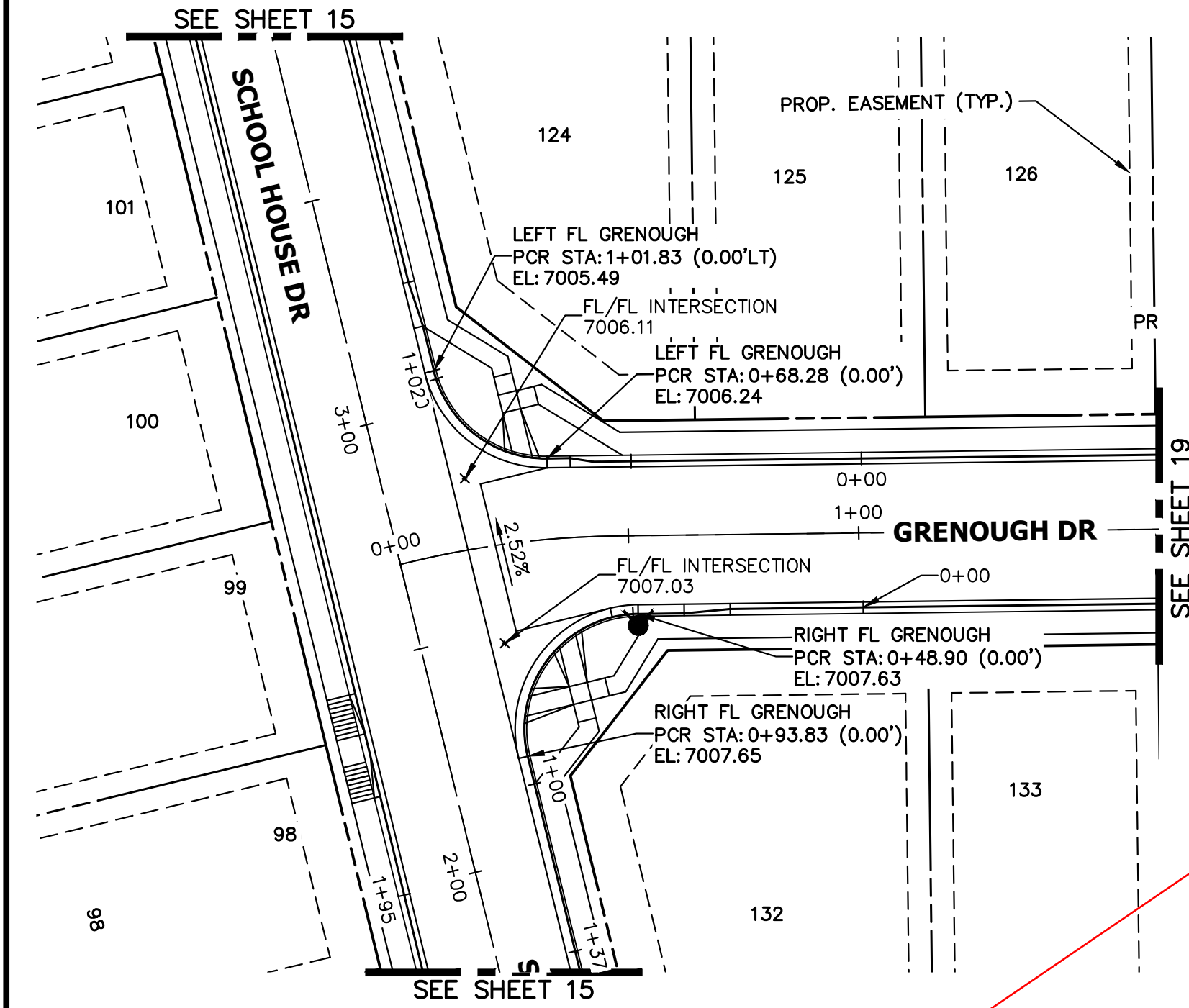
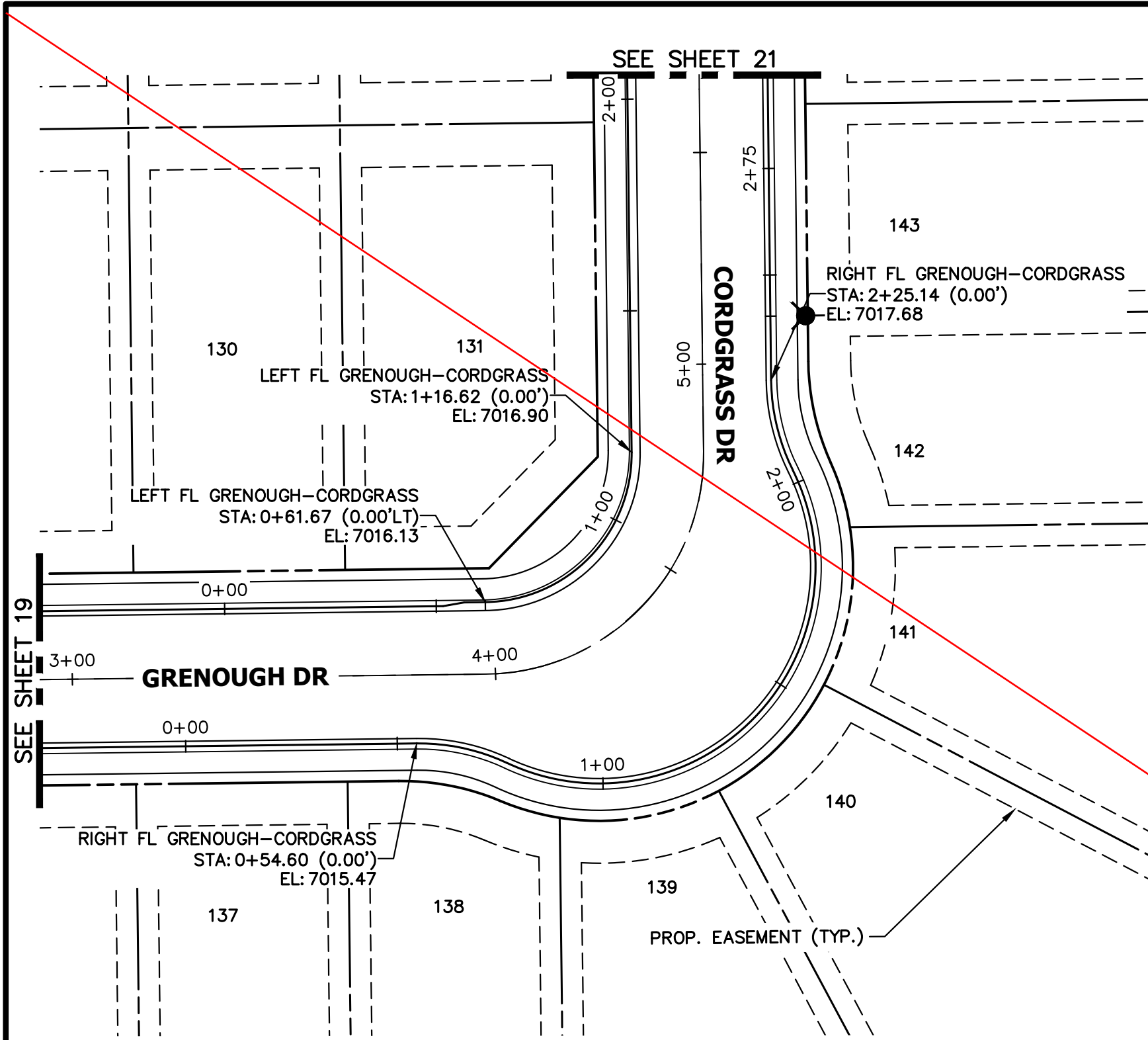
PREPARED FOR:

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

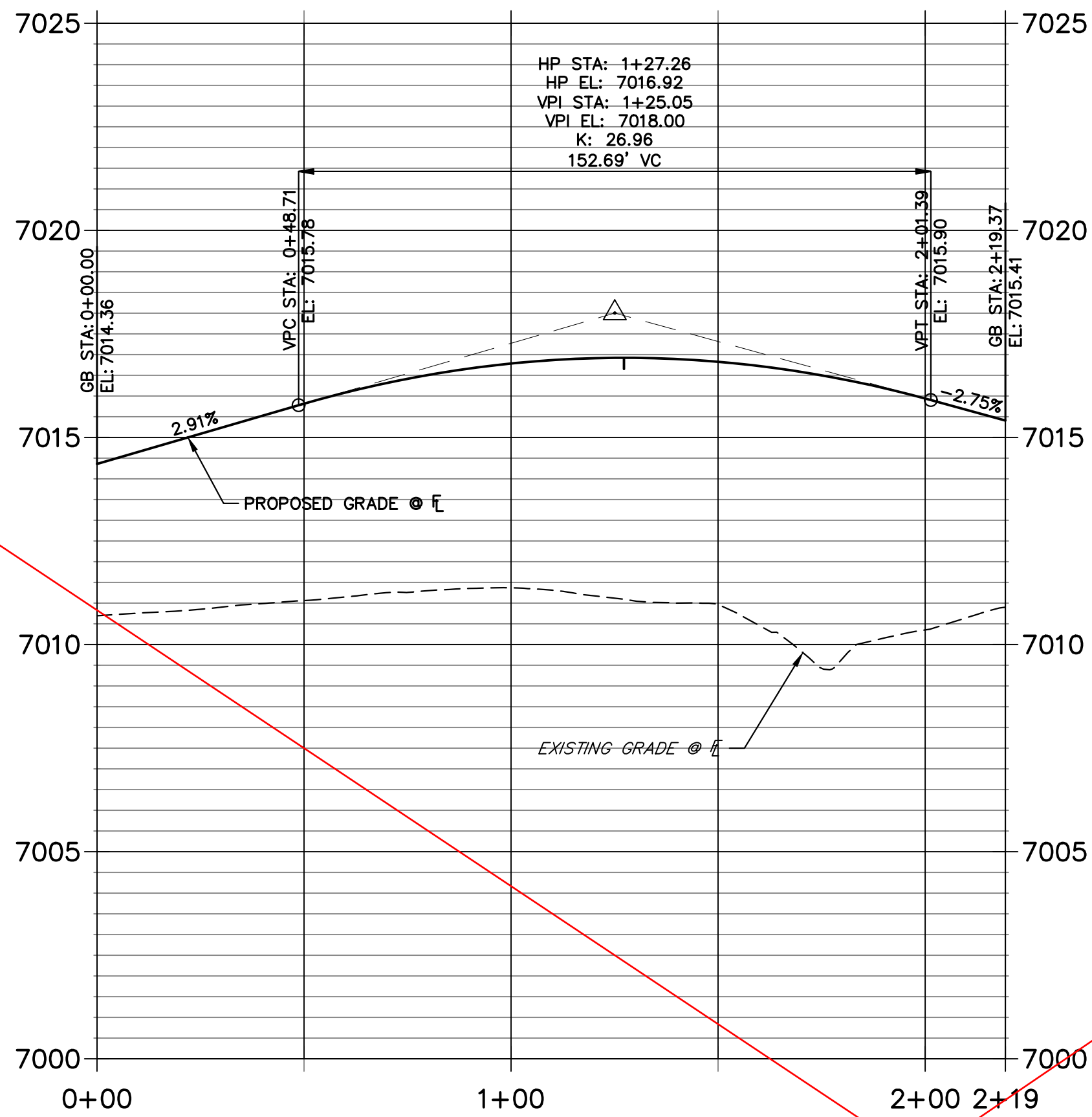
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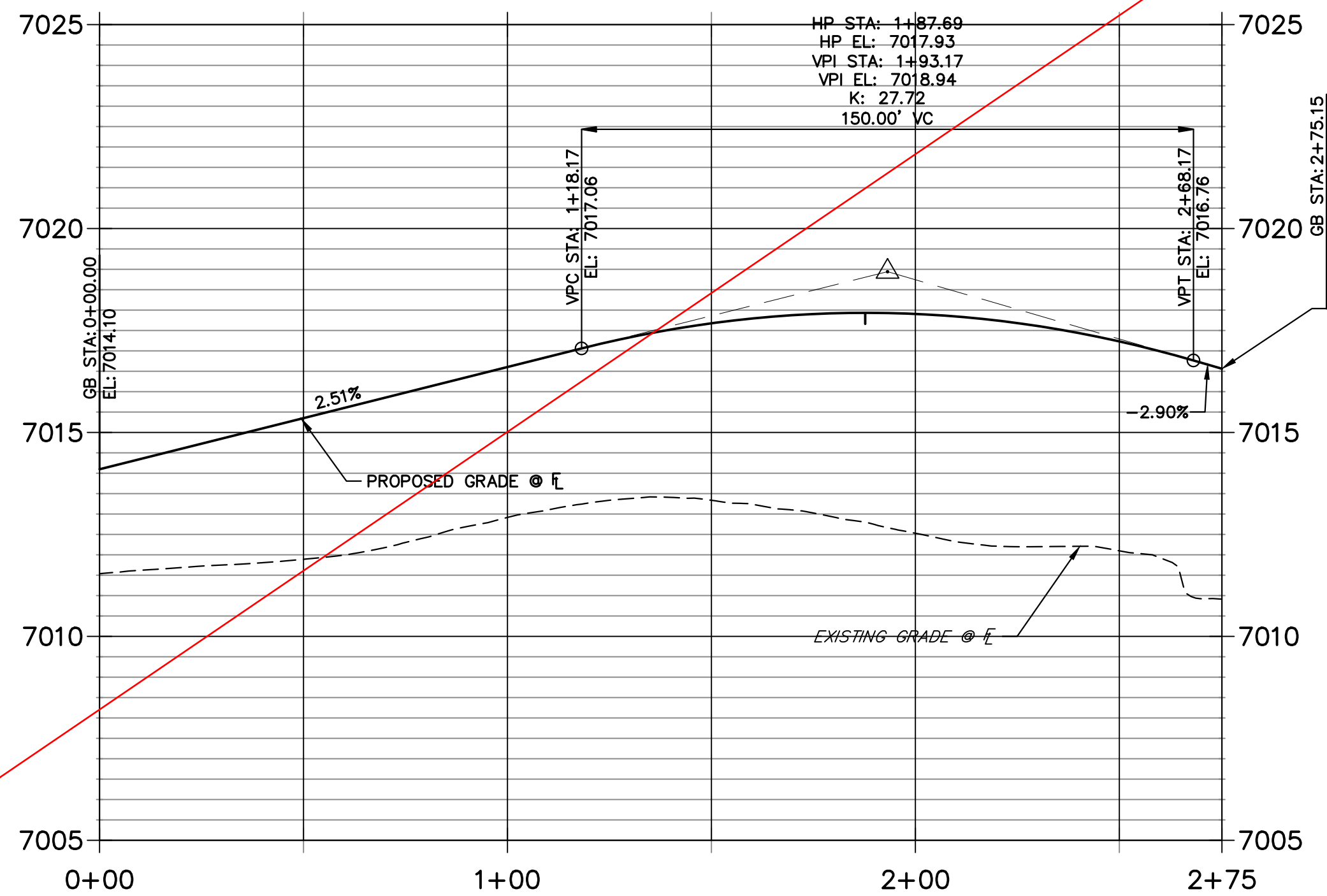
RYAN E. BURNS, P.E.
54412
550 391 7600 - RJBURNS@ALLTERRAIN.COM
NORMAN G. JOHNSON, P.E.
201 577 8866 - NJOHNSON@ALLTERRAIN.COM



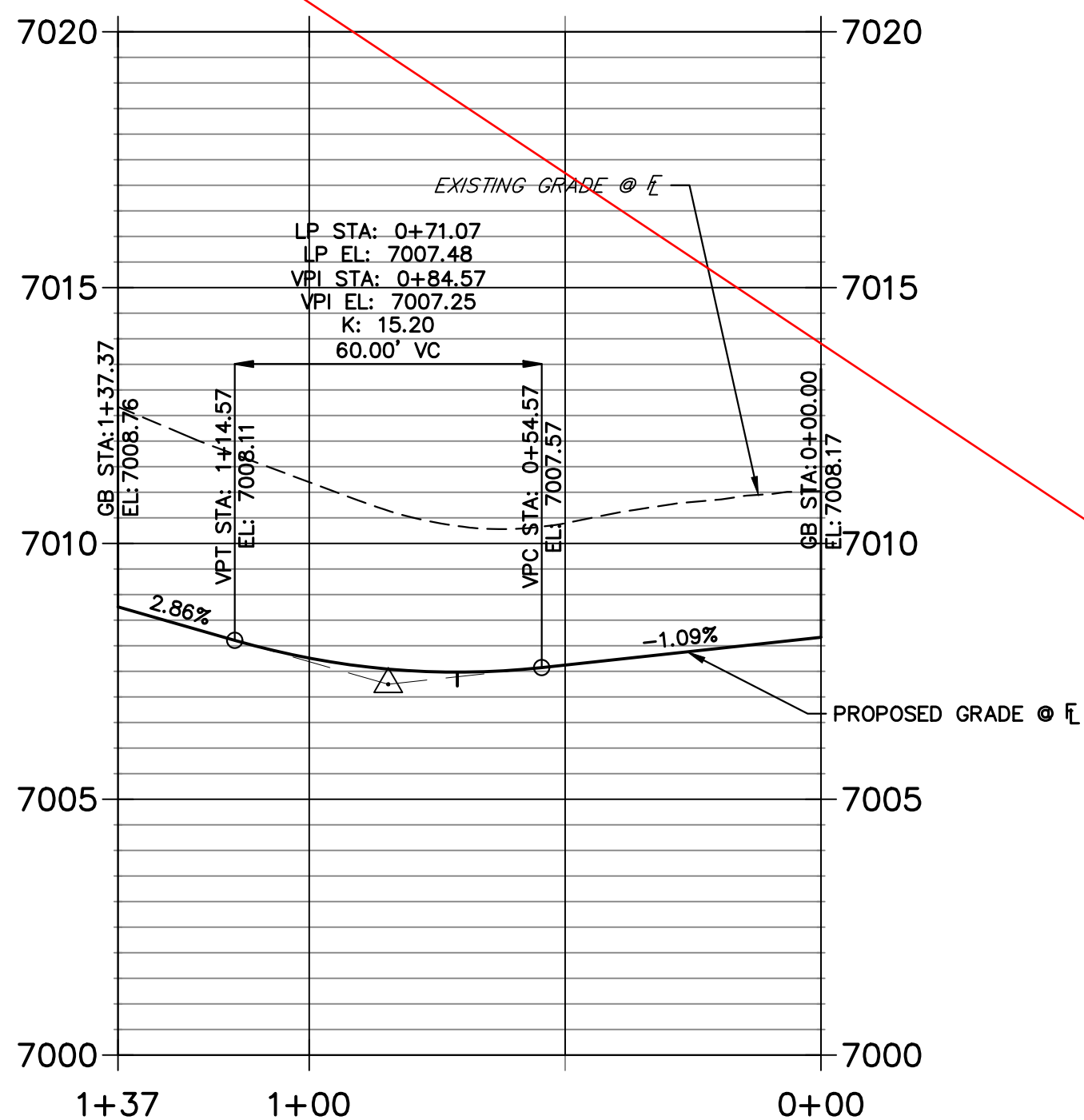
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STA 0+00.00 TO 2+19.37



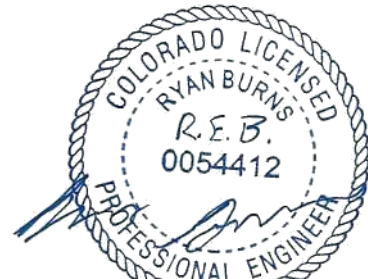
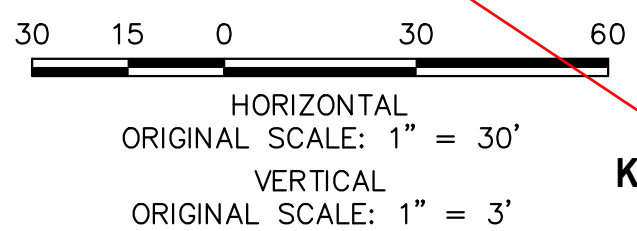
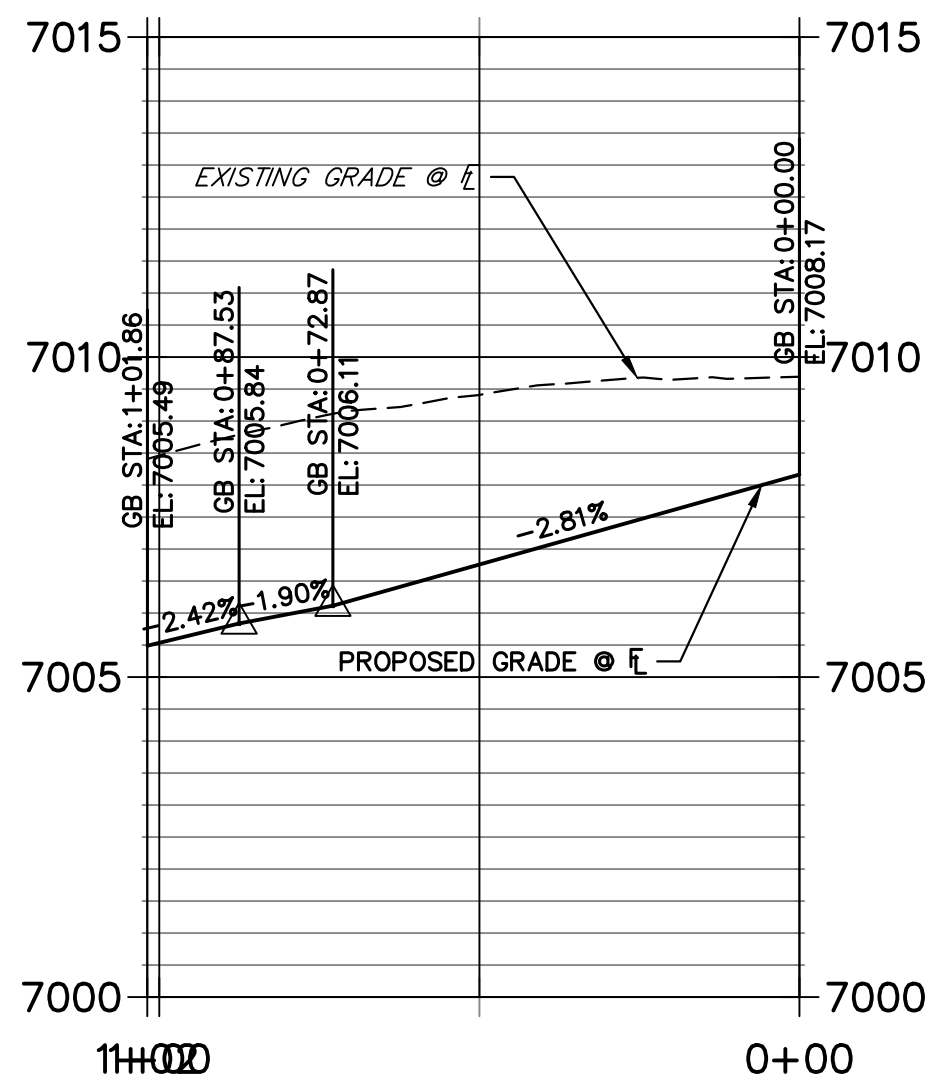
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STA 0+00.00 TO 2+75.15



RIGHT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+37.37



LEFT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+01.89



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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
DATE: 10/10/23

STERLING RANCH FILING 4	BY		DATE	REVISION		No.		1" = 30'		1" = 3'		DATE		DESIGNED BY		DRAWN BY		CHECKED BY																			
												10/09/23		XXX		WKN																					
STREET IMPROVEMENT PLAN																				SHEET 20 OF 25																	
JOB NO. 25188.11																																					



J-R ENGINEERING

A Western Company

Central 303-740-9383 • Colorado Springs 719-556-2563

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

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SR LAND, LLC

20 BOULDER CRESCENT

SUITE 200

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

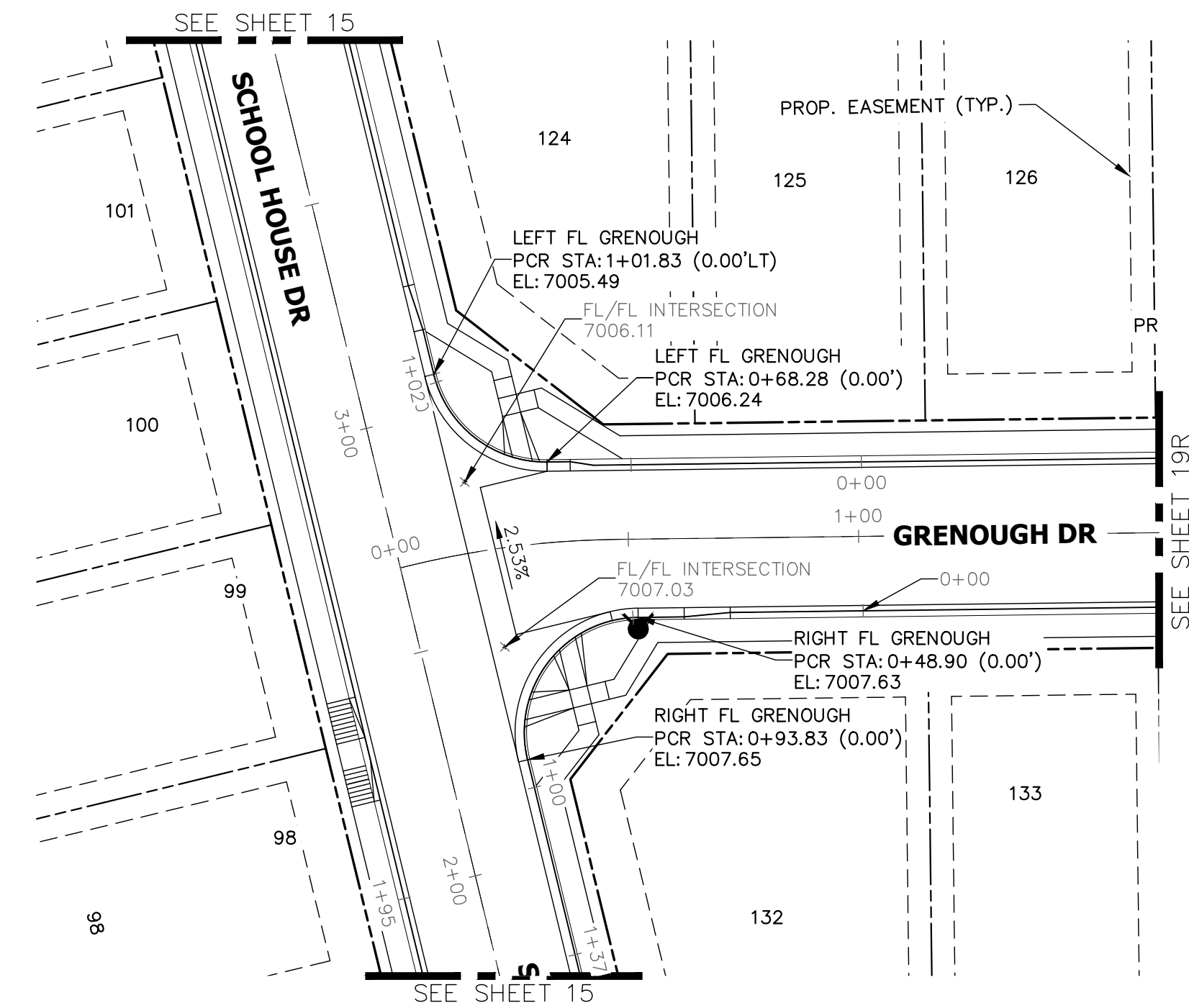
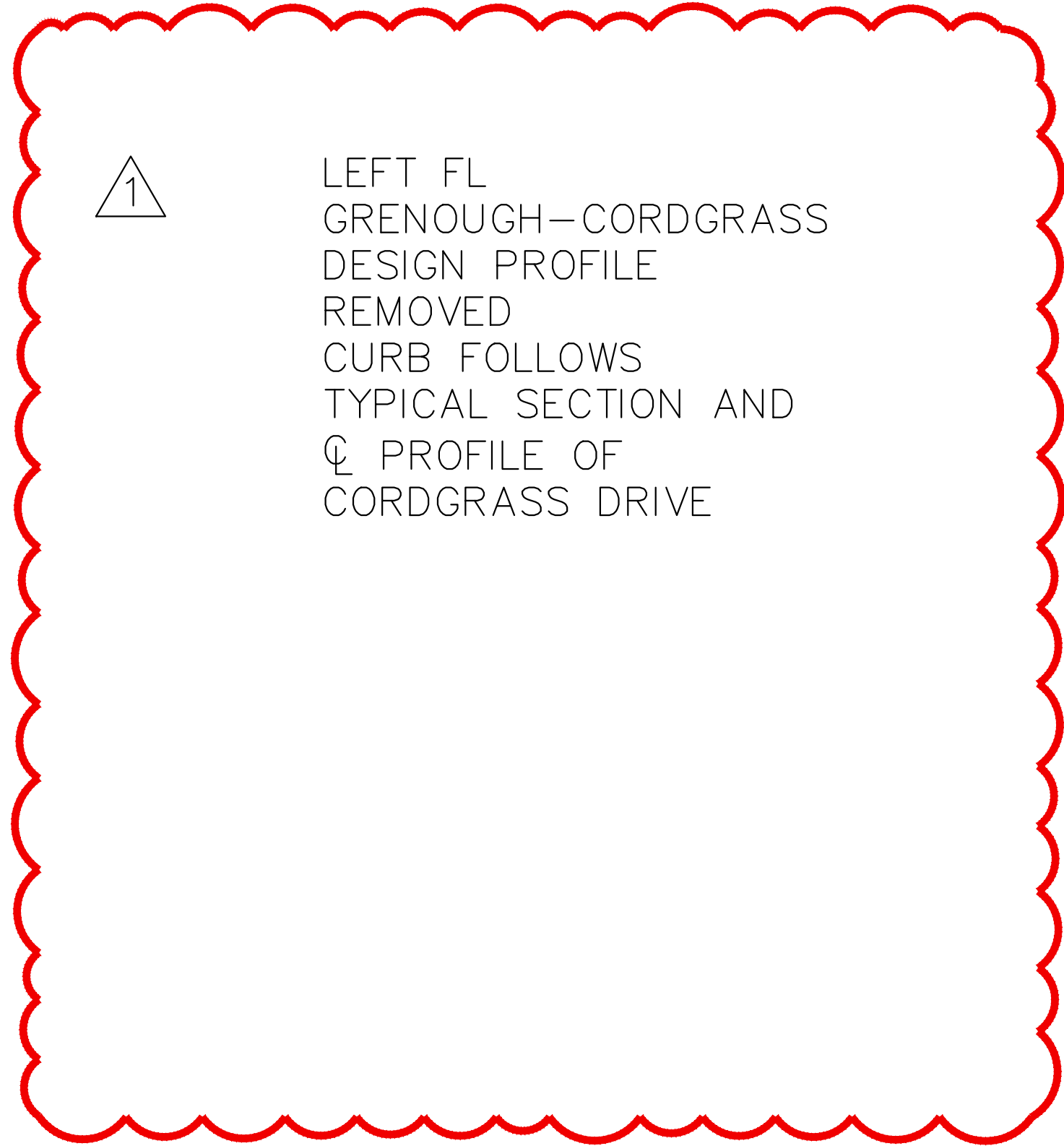
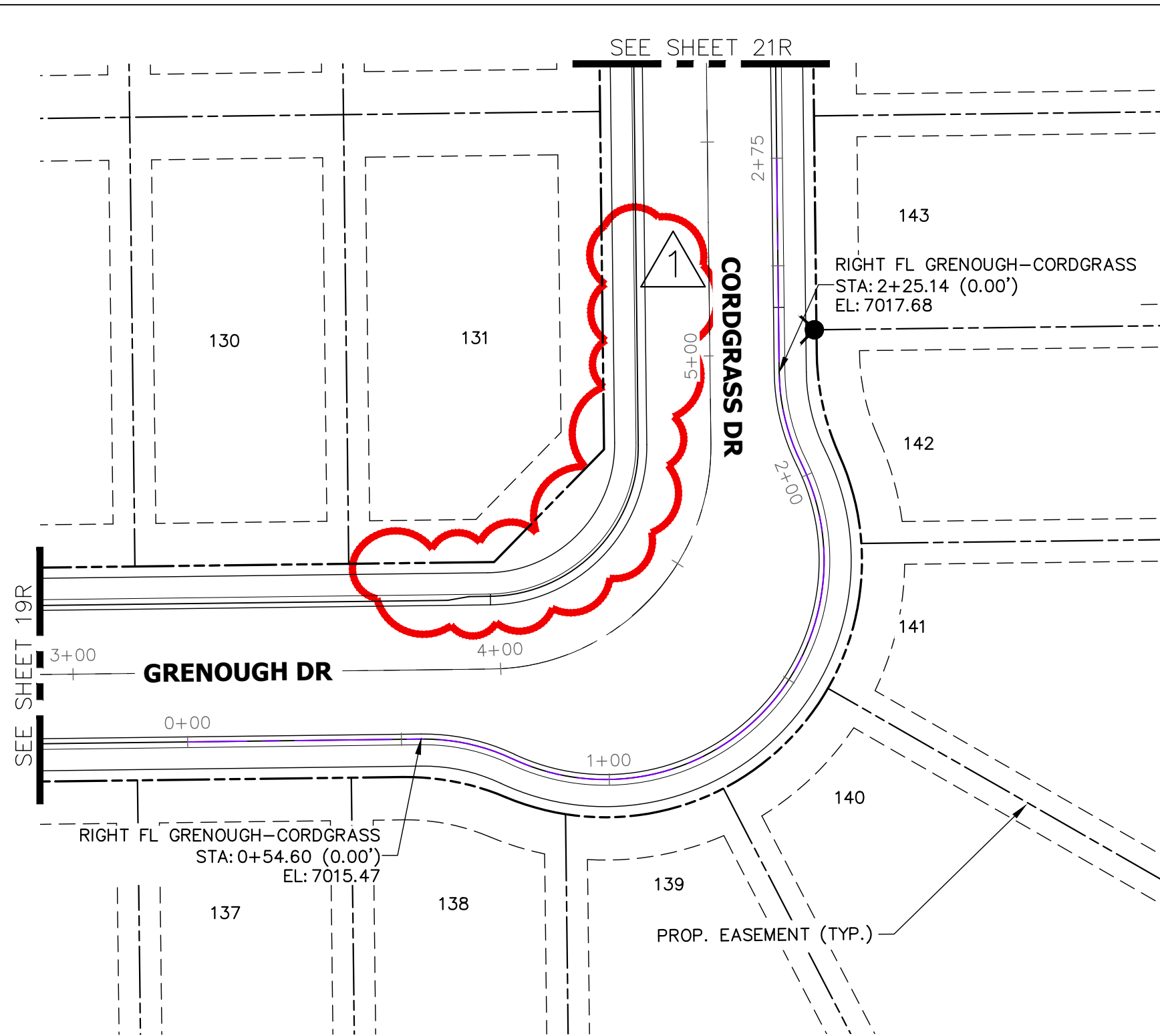
(719) 471-1742

PREPARED FOR

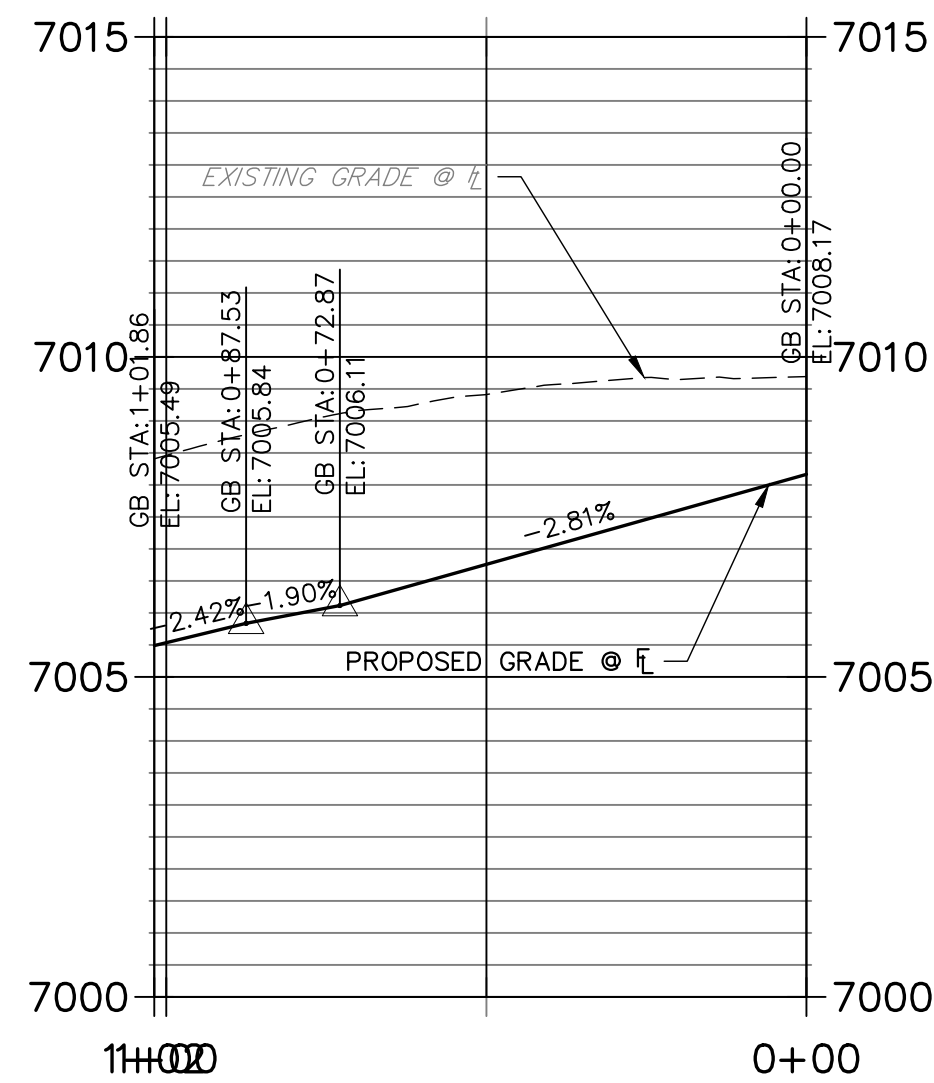
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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A Western Company
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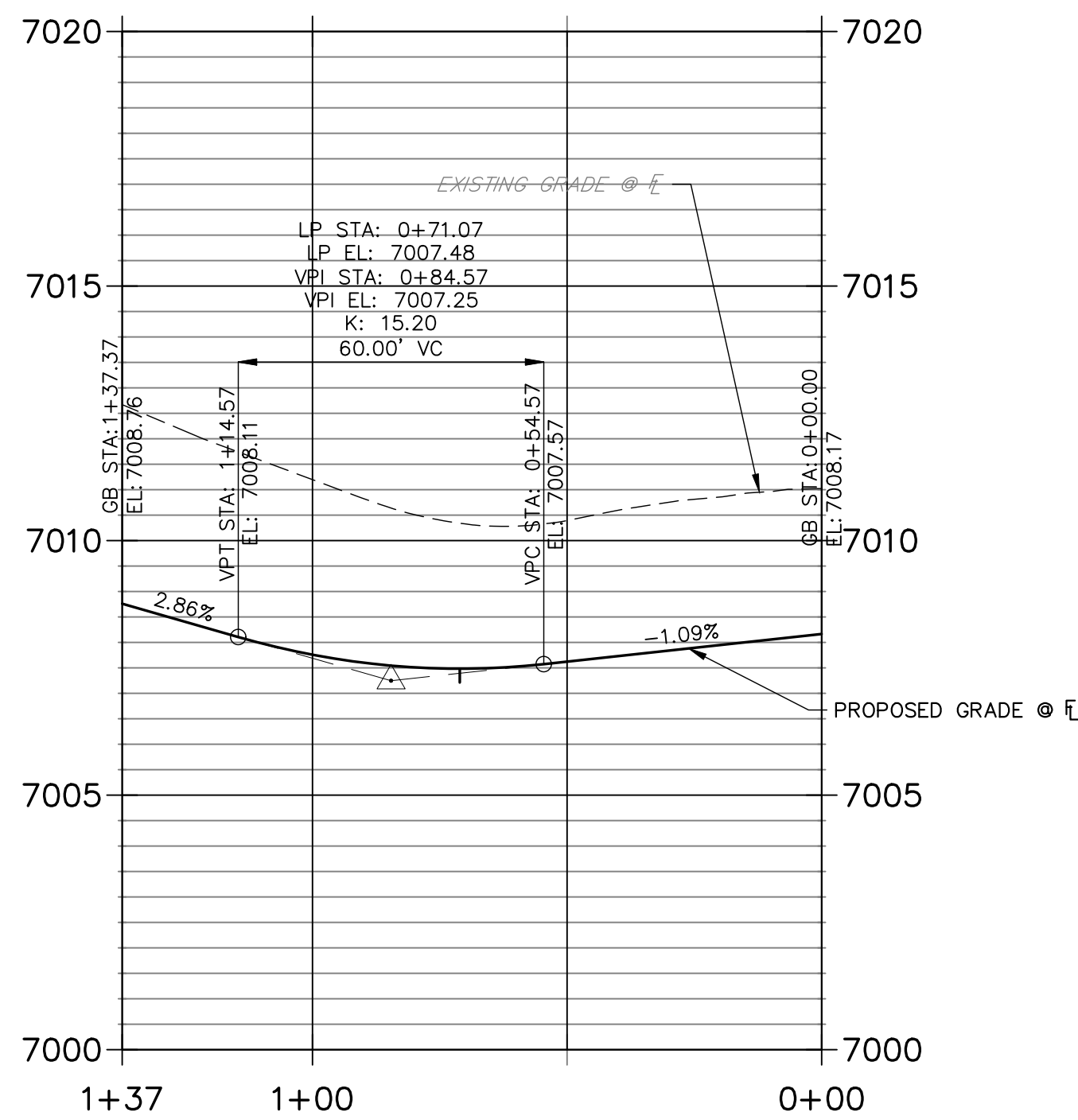
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APPROVES THEIR USE,
THESE DRAWINGS ARE
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AUTHORIZATION.



LEFT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+01.89



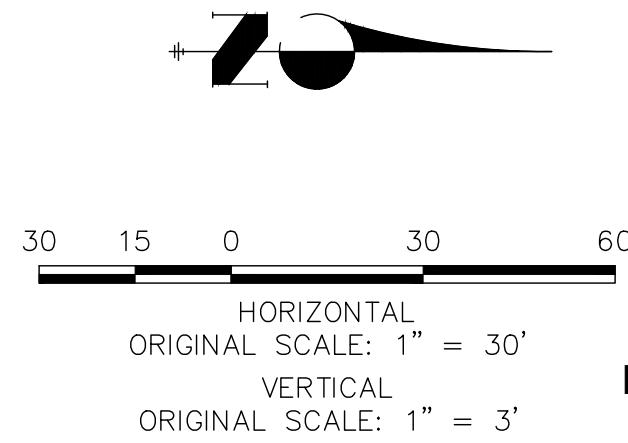
RIGHT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+37.37



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Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

11/14/24 11/14/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV DESCRIPTION DATE

1 LEFT FL GRENOUGH-CORDGRASS PROFILE 11-14-24

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 30'

V-SCALE: 1" = 3'

SHEET

20R OF 25

PREPARED FOR:

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

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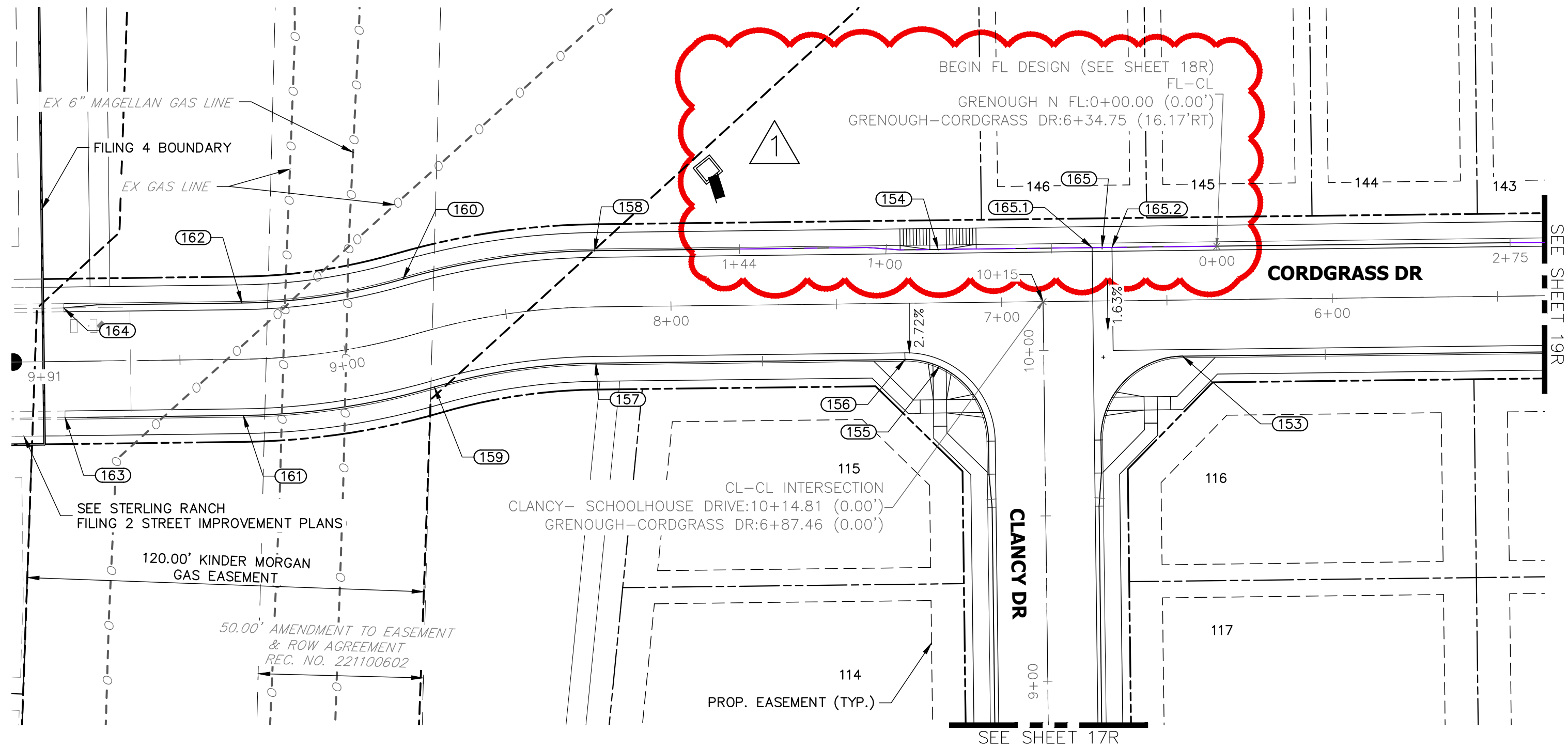


AS-BUILT PLANS
2026-07-10
EPC SF-22-030



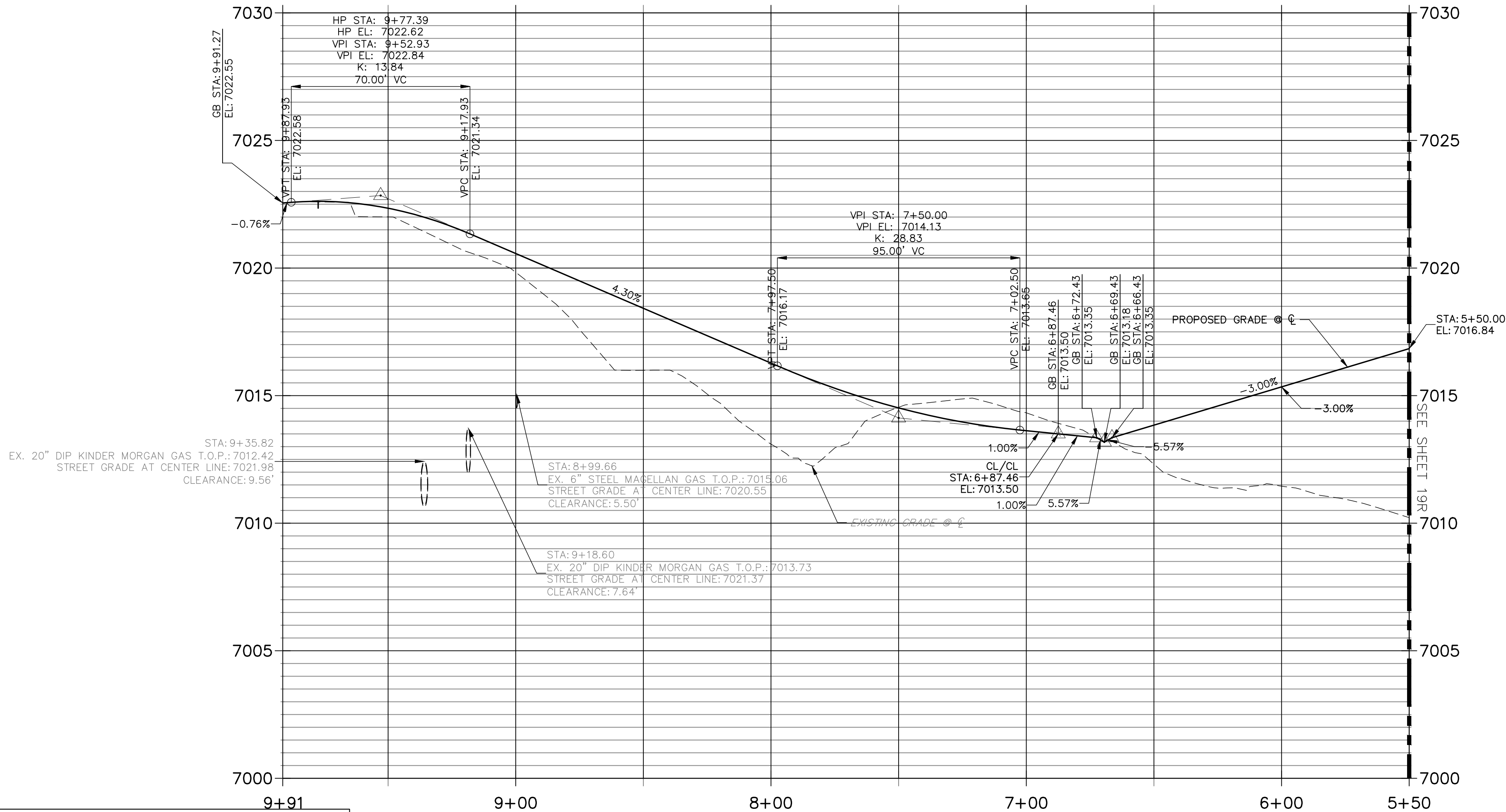
RYAN E. BURNS, P.E.
54412

RYAN E. BURNS, P.E.
54412



**GRENOUGH-CORDGRASS DR PROFILE
STA 5+50.00 TO 9+91.27**

LOCAL PUBLIC ROAD

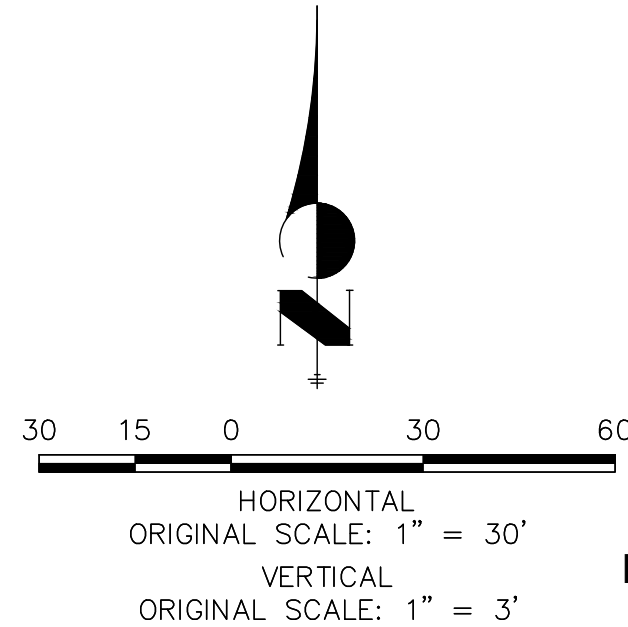


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155	7+19.00	19.28' (LT)	GRENOUGH-CORDGRASS DR	7013.14	HC RAMP MID PT
156	7+29.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7013.47	PCR
157	8+22.89	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.79	PC
158	8+22.89	17.00' (RT)	GRENOUGH-CORDGRASS DR	7016.79	PC
159	8+77.04	17.00' (LT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
160	8+77.04	17.00' (RT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
161	9+31.05	17.00' (LT)	GRENOUGH-CORDGRASS DR	7021.37	PT
162	9+31.05	17.00' (RT)	GRENOUGH-CORDGRASS DR	7021.37	PT
163	9+84.97	17.00' (LT)	GRENOUGH-CORDGRASS DR	7022.13	MATCH EX C&G
164	9+84.97	16.17' (RT)	GRENOUGH-CORDGRASS DR	7022.22	MATCH EX C&G
165	6+69.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.38	LOW PT
165.1	6+72.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.55	EDGE OF X-PAN
165.2	6+66.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.55	EDGE OF X-PAN

STREET NOTES

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AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

11/14/24

JOB NO: 24003 LOCATION: EL PASO COUNTY

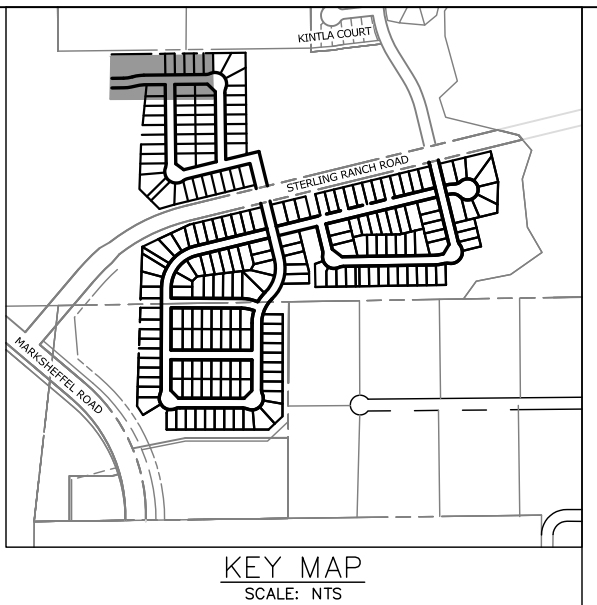
REV	DESCRIPTION	DATE
1	GRENOUGH N FL POINT TAB UPDATES	11-14-24

STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024

H-SCALE: 1" = 30'
V-SCALE: 1" = 3'
SHEET
21R OF 25



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

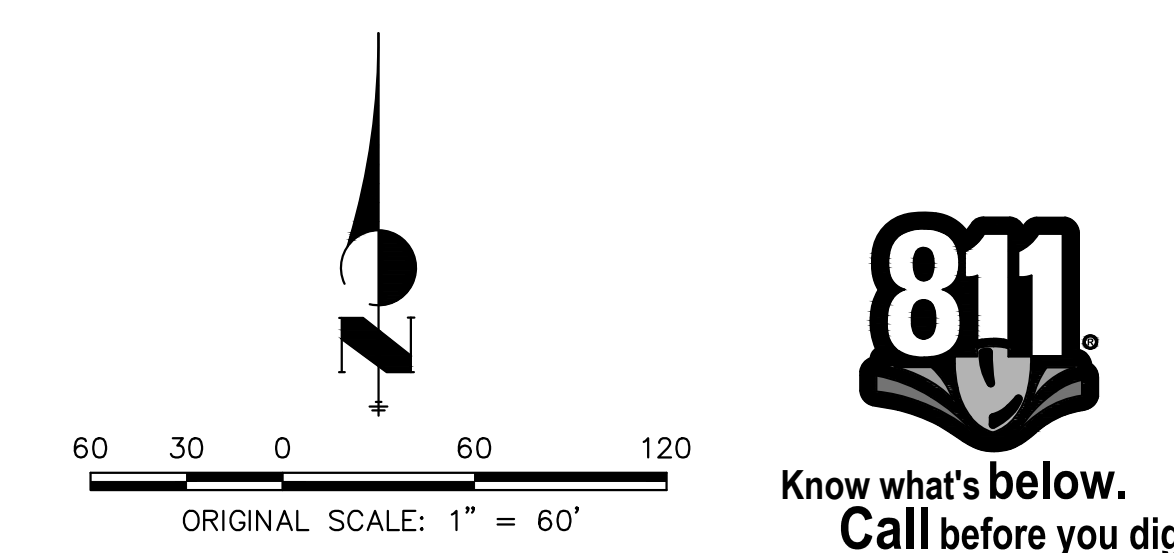
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RYAN E. BURNS, P.E.
54412
2025-07-10
ALLTERRAINENGINEERING.COM



Appendix B

Cluster Box Unit Installation Multiple Unit



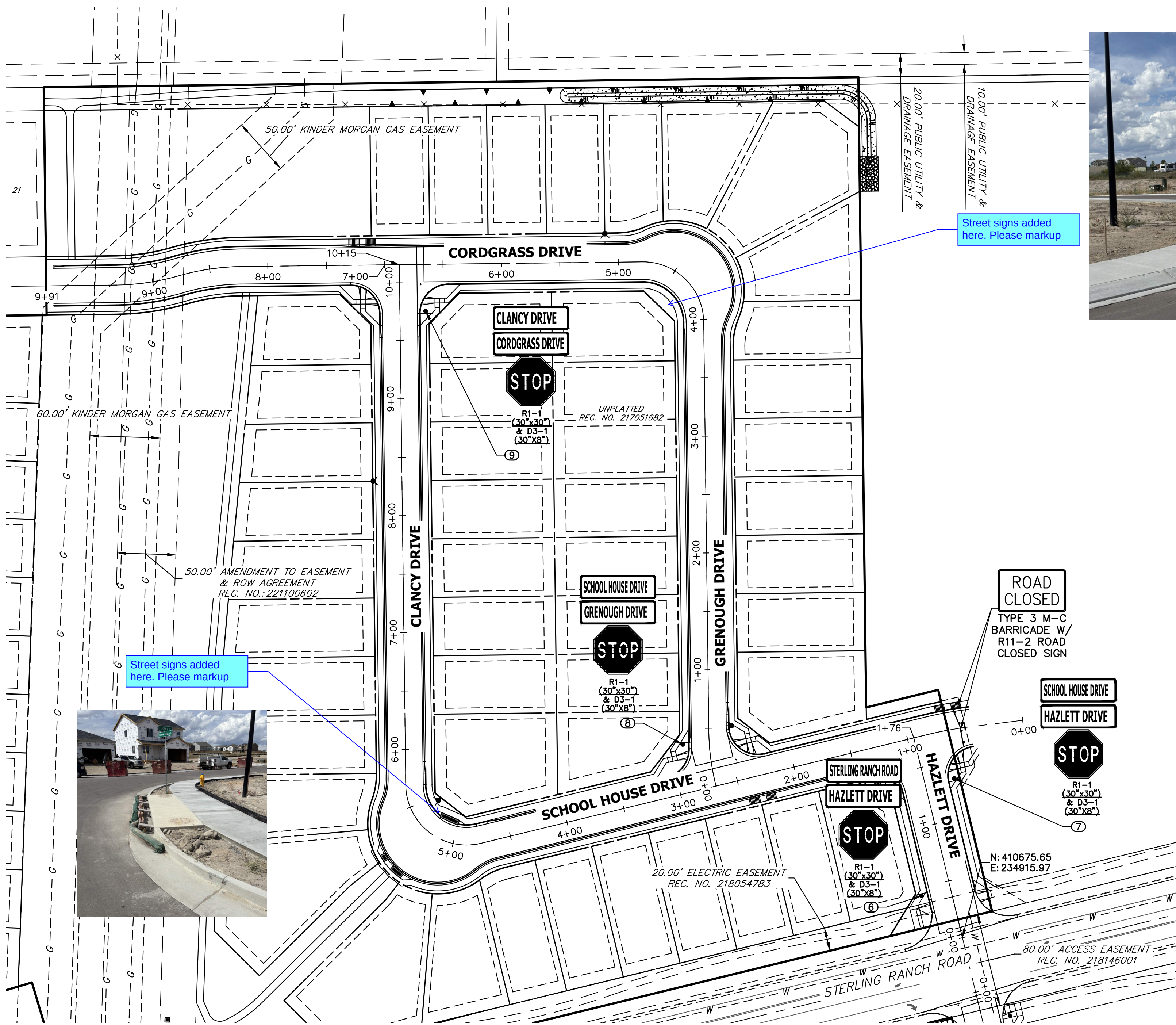
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR
ENGINEERING

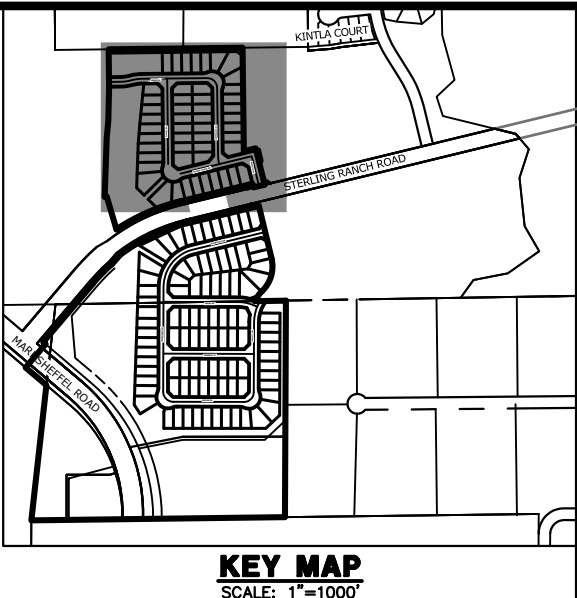
Mike A. Bramlett 32314 10/10/23

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

STERLING RANCH FILING 4	SHEET 22 OF 25		H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1" = 60' N/A 10/09/23 XXX WKN	No.	REVISION	BY	DATE	 J-R ENGINEERING A Westrian Company Centennial 303-740-8888 • Colorado Springs 719-593-2583 Fort Collins 970-491-9888 • www.jrengineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE REVISED TO REFLECT APPROPRIATE REVIEWING AGENCIES, J-R ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	STREET SIGNAGE										
JOB NO.	25188.11										



POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	0+43.00	25.50' (LT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
7	1+34.00	25.50' (RT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
8	0+37.56	22.77' (LT)	GRENOUGH-ENNIS DR	STOP SIGN AND STREET SIGNS
9	9+74.66	22.07' (RT)	CLANCY- SCHOOLHOUSE DRIVE	STOP SIGN AND STREET SIGNS



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

BY		DATE	
No.	REVISION	1"	60'
H-SCALE	V-SCALE	N/A	N/A
DATE	DESIGNED BY	10/09/23	XXX
DRAWN BY	WKN		
CHECKED BY			

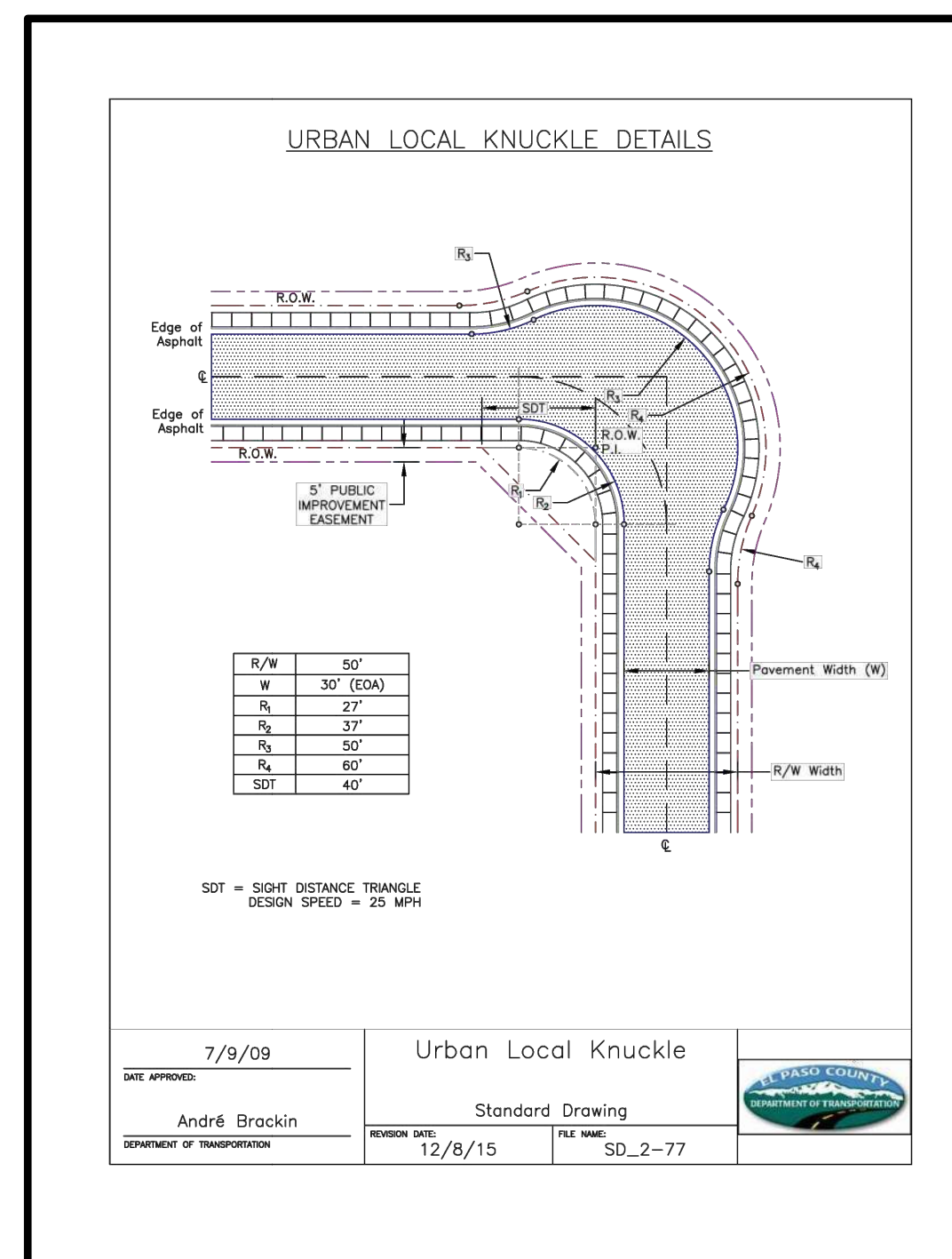
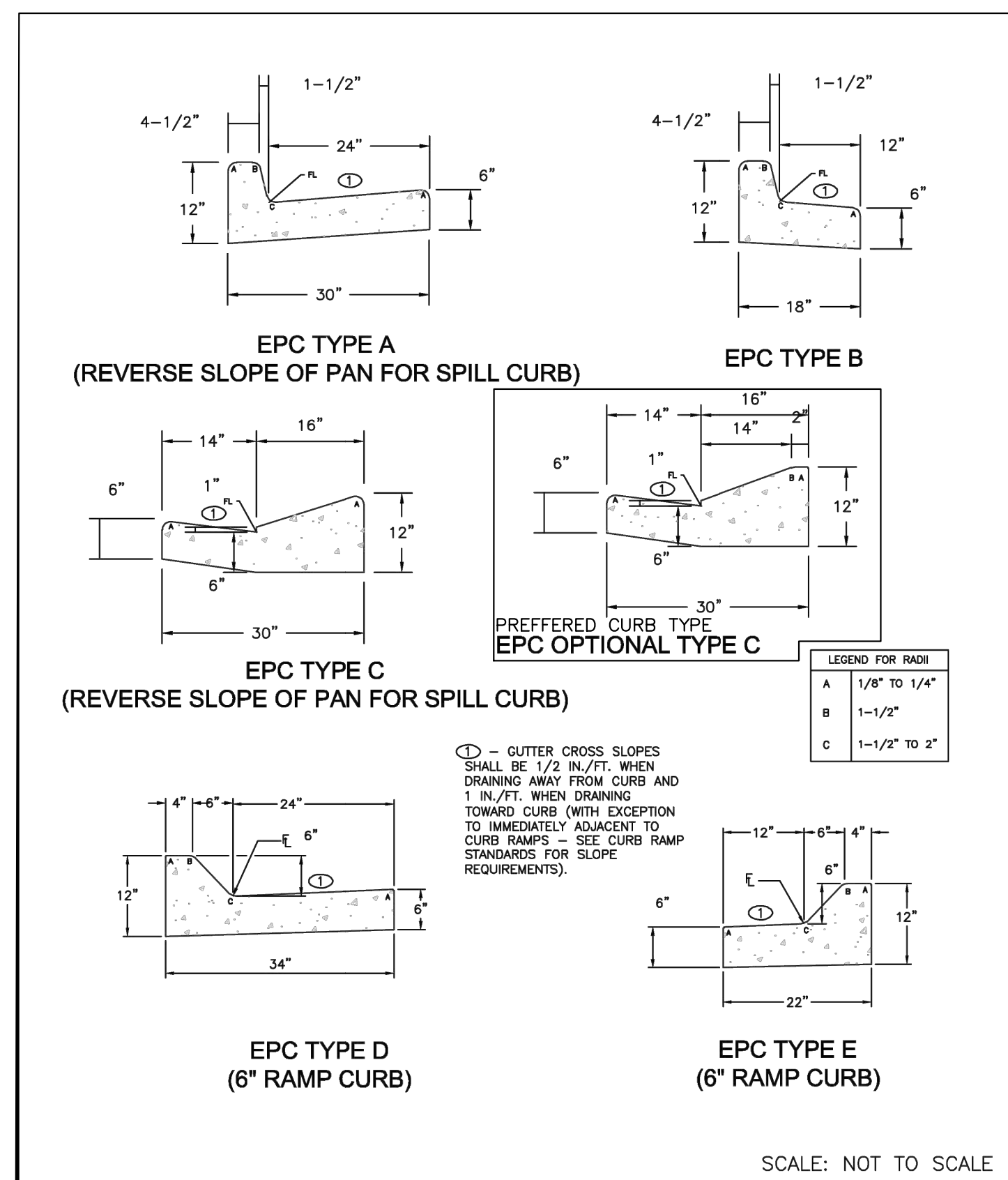
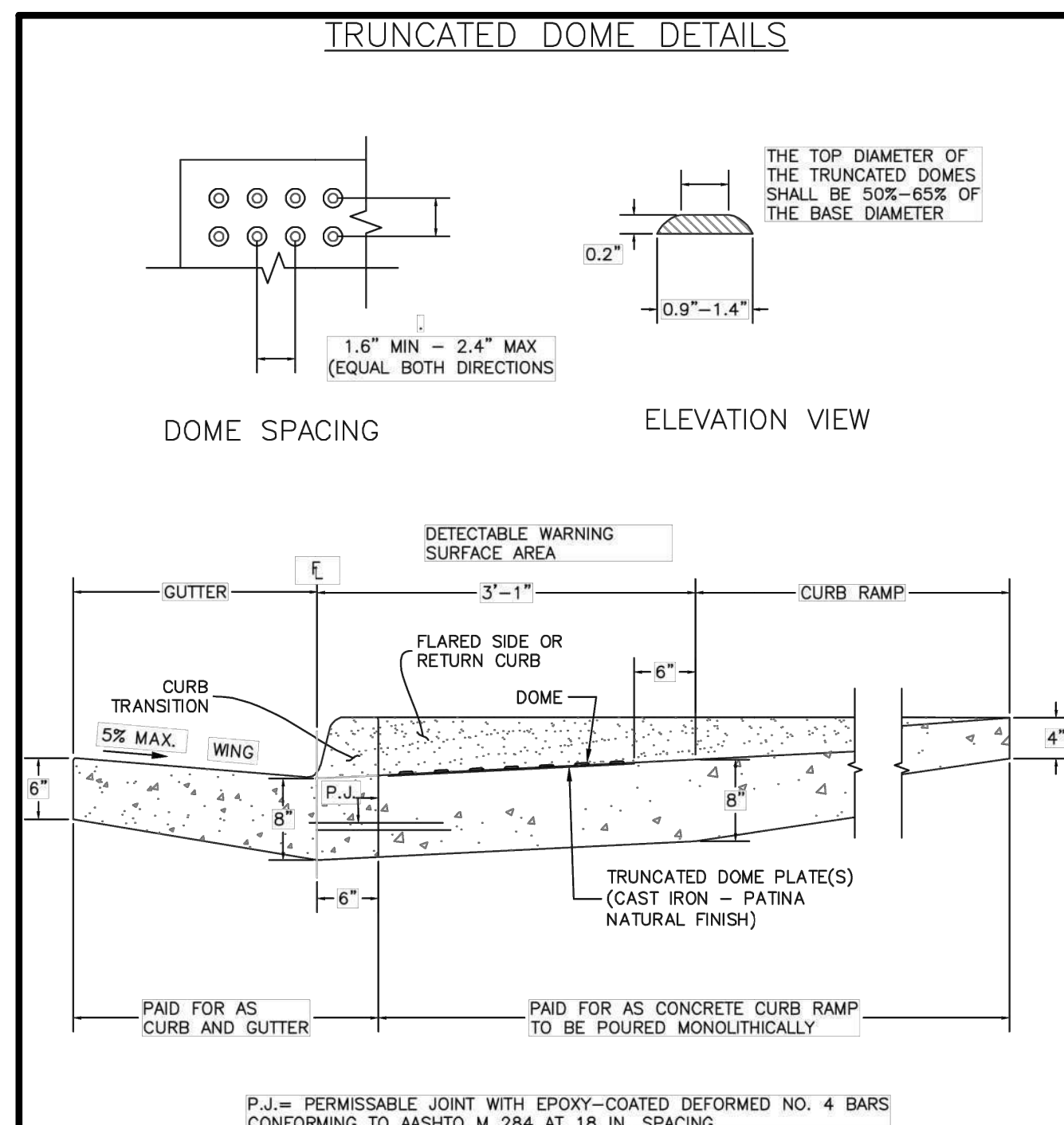
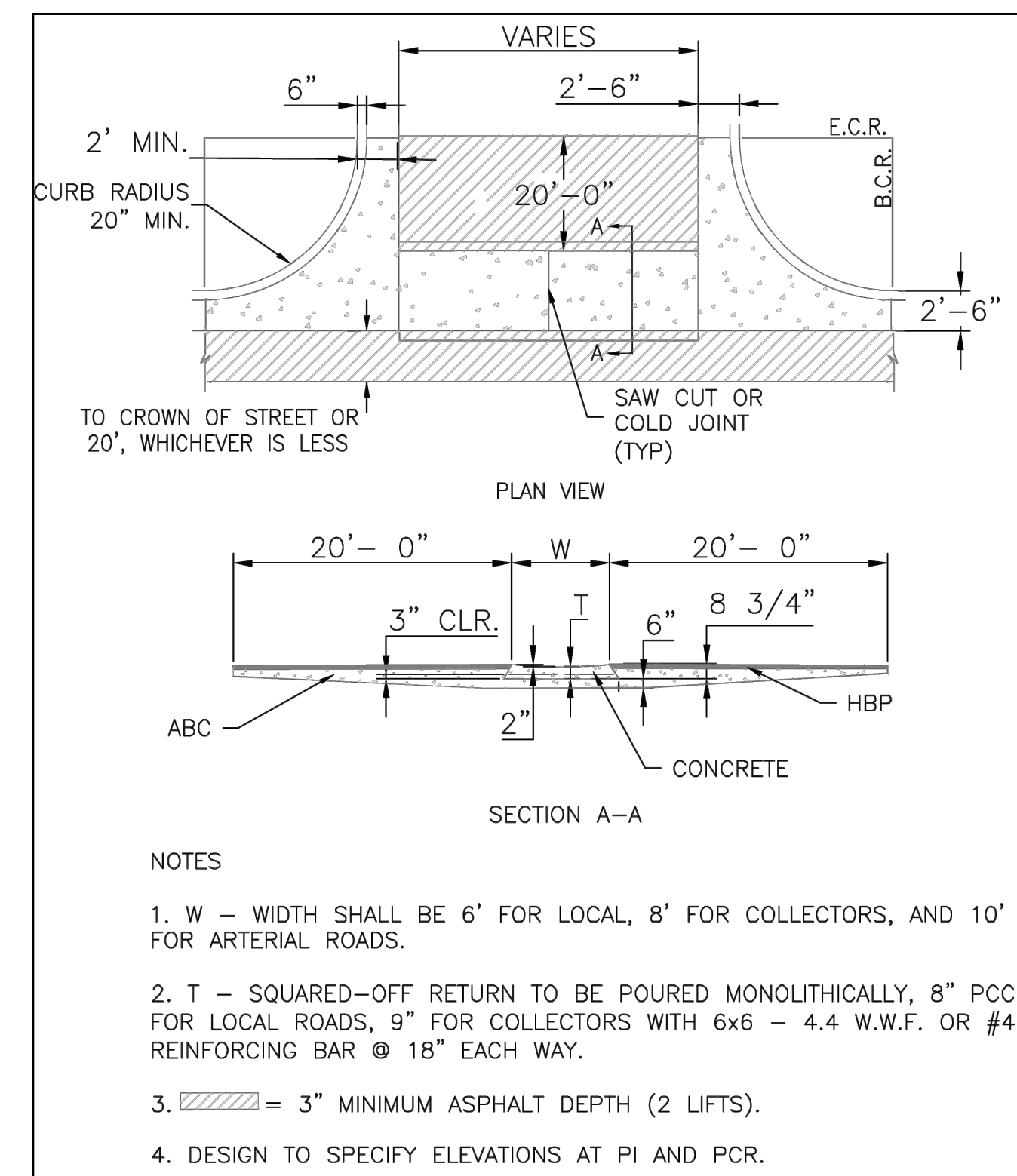
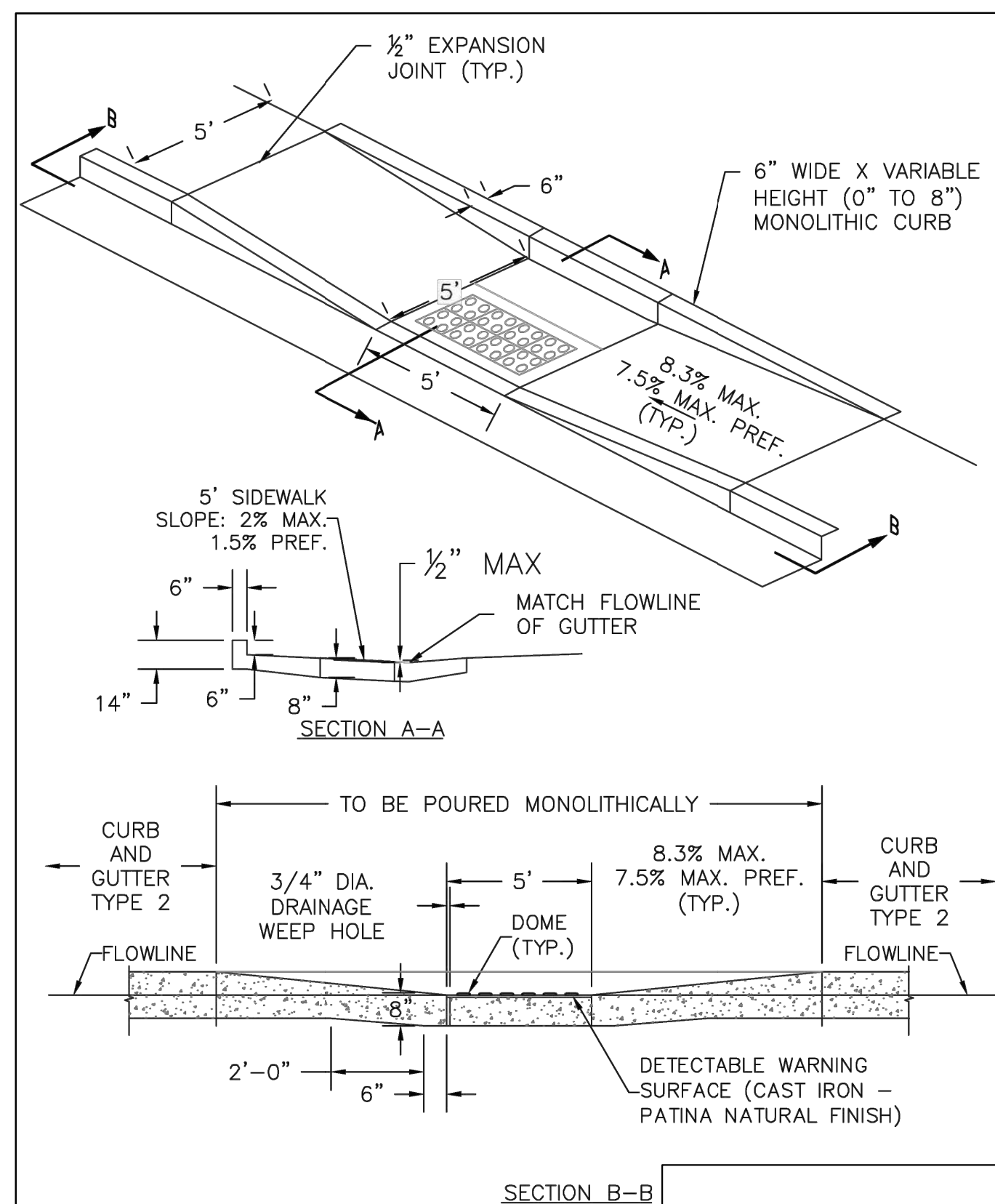
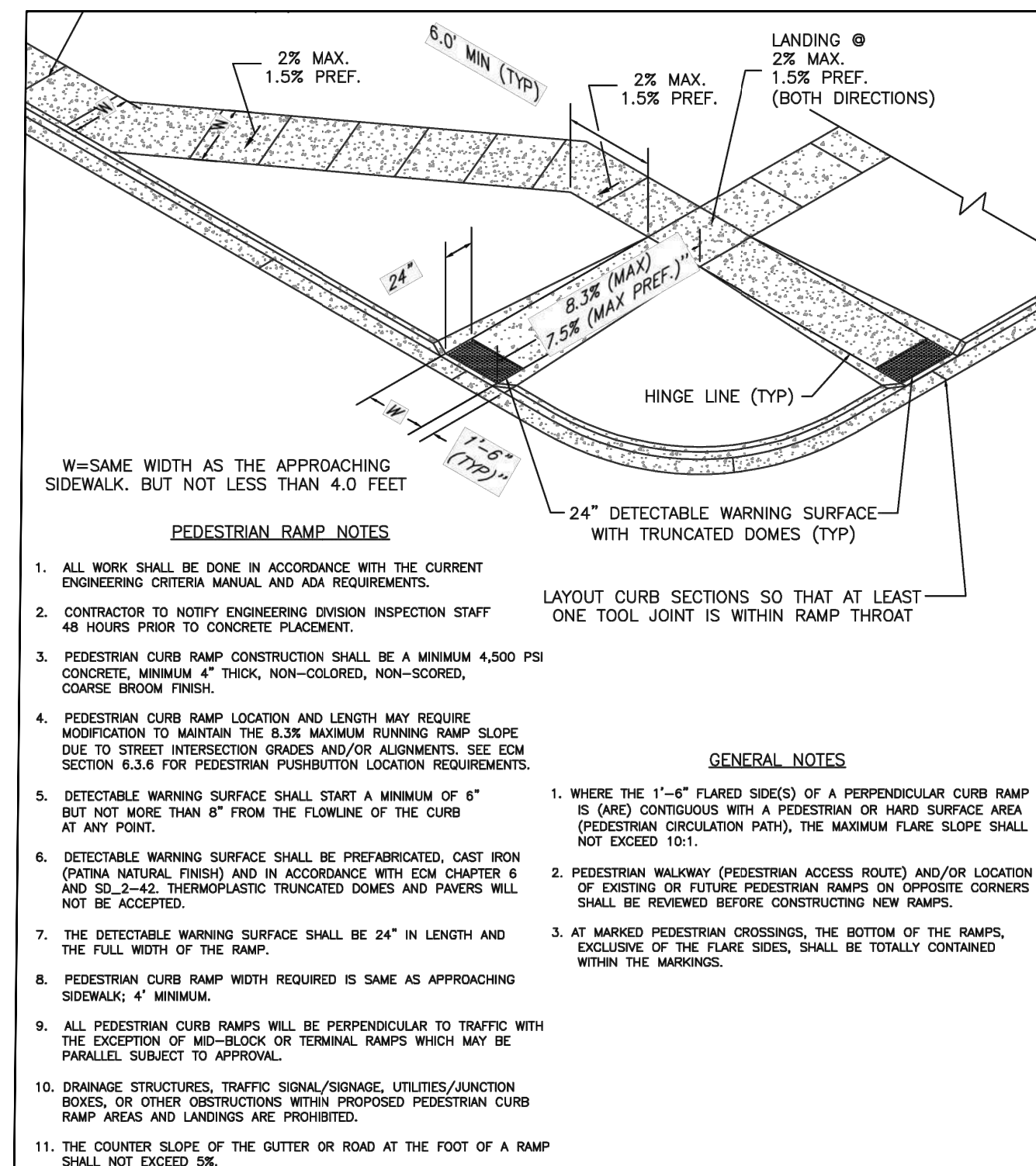
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SHEET 23	OF	25
JOB NO.	25188.11	

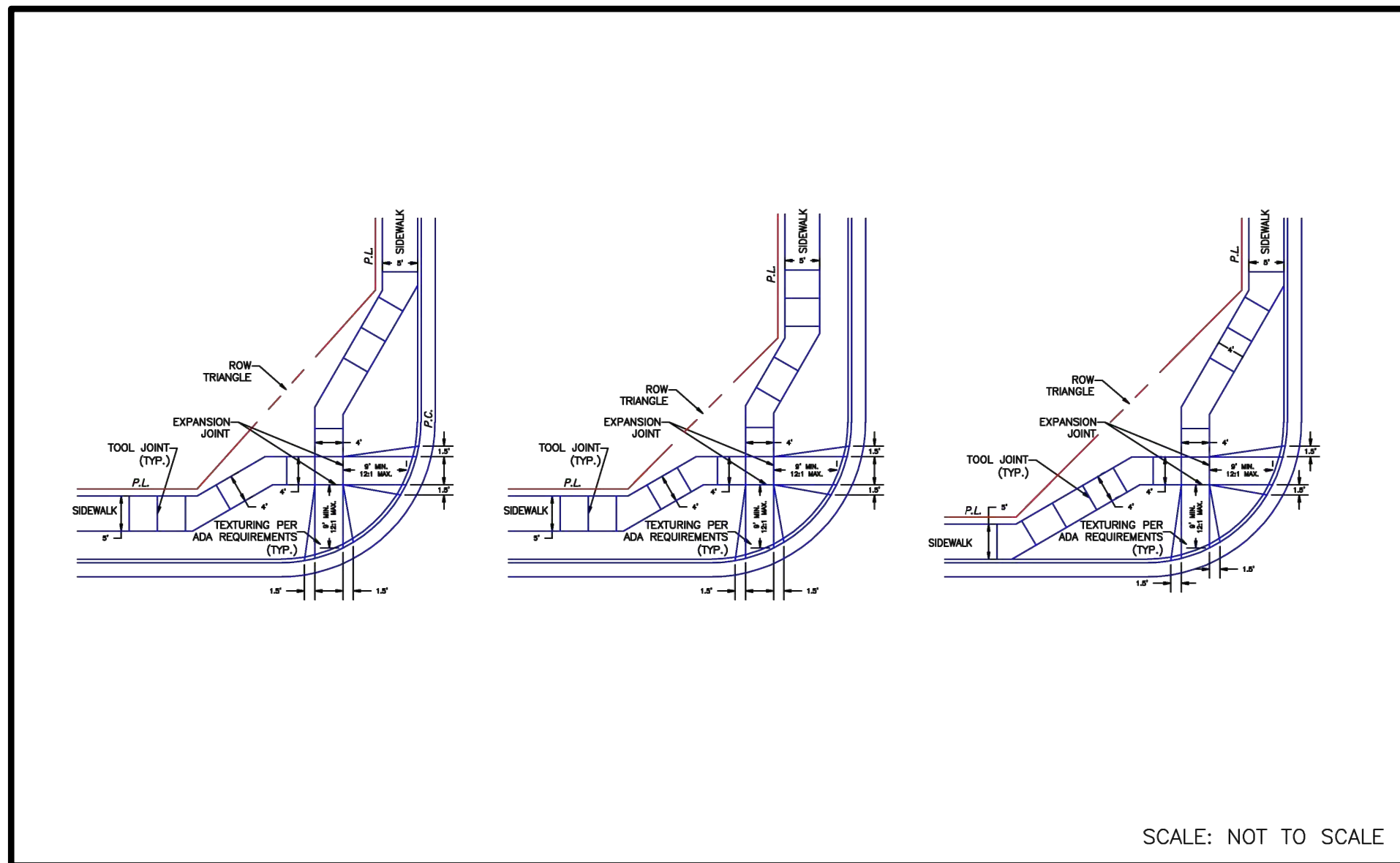
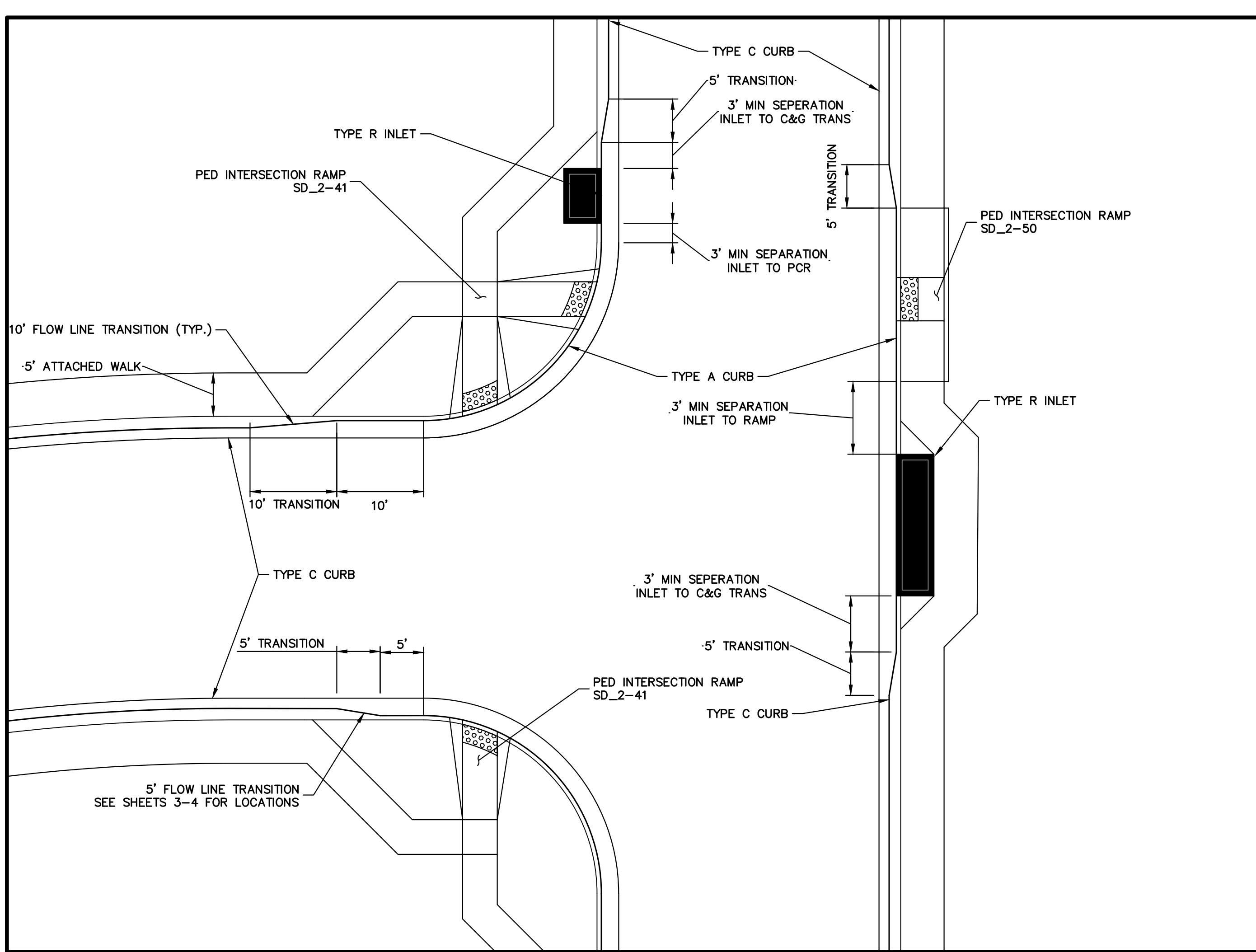
AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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

32314
10/10/23
DATE





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

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

PREPARED FOR

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AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 474-1742



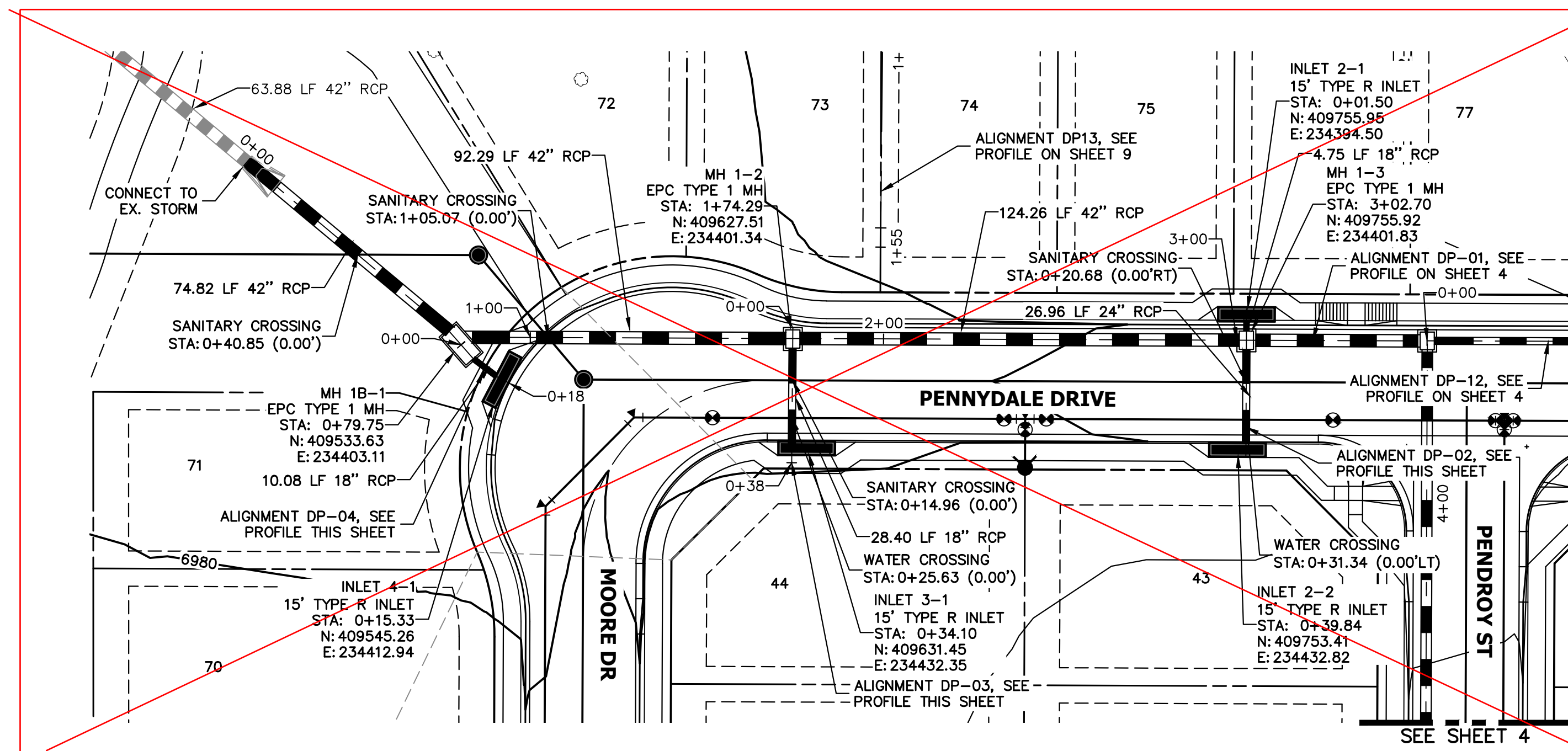
J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

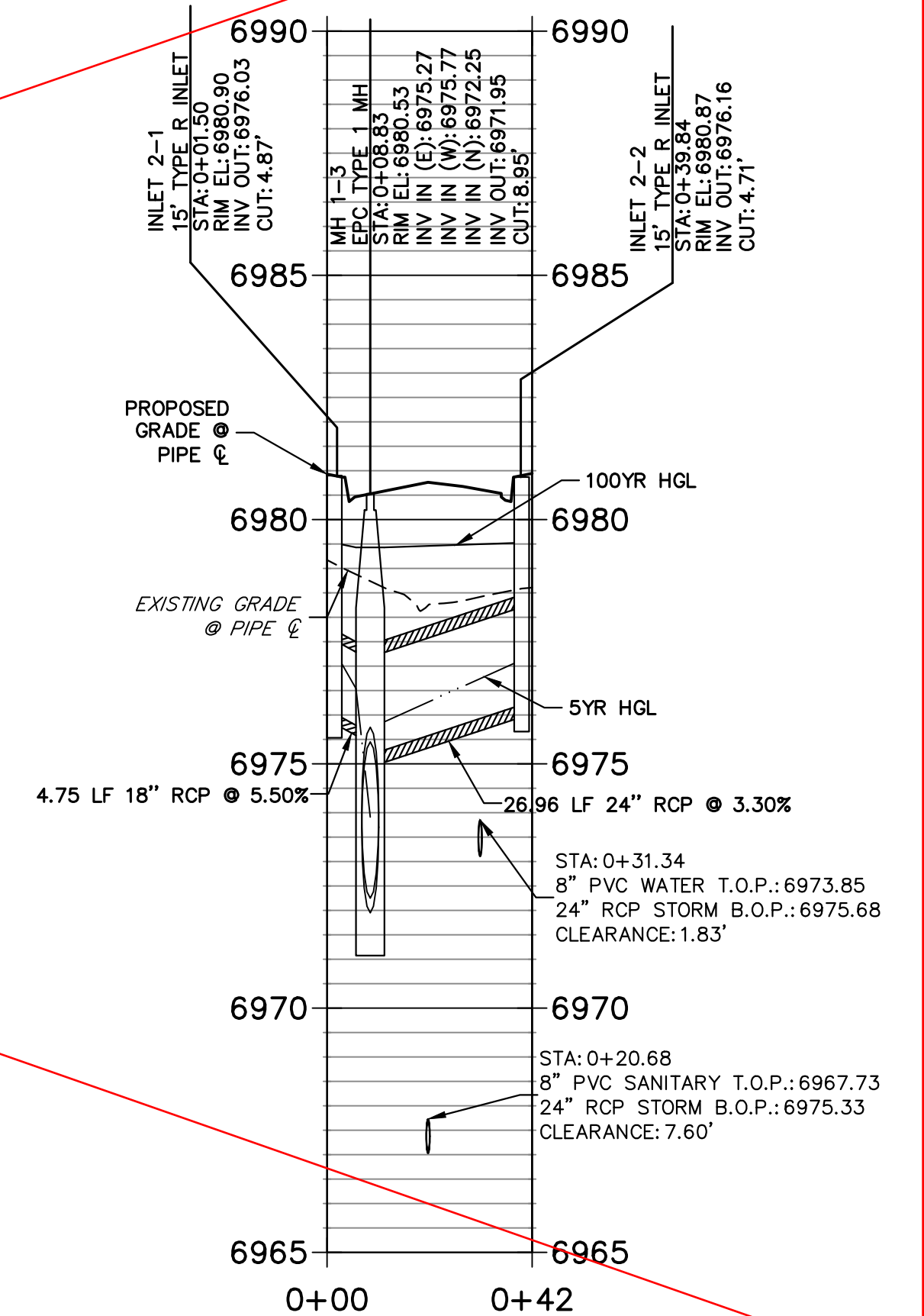
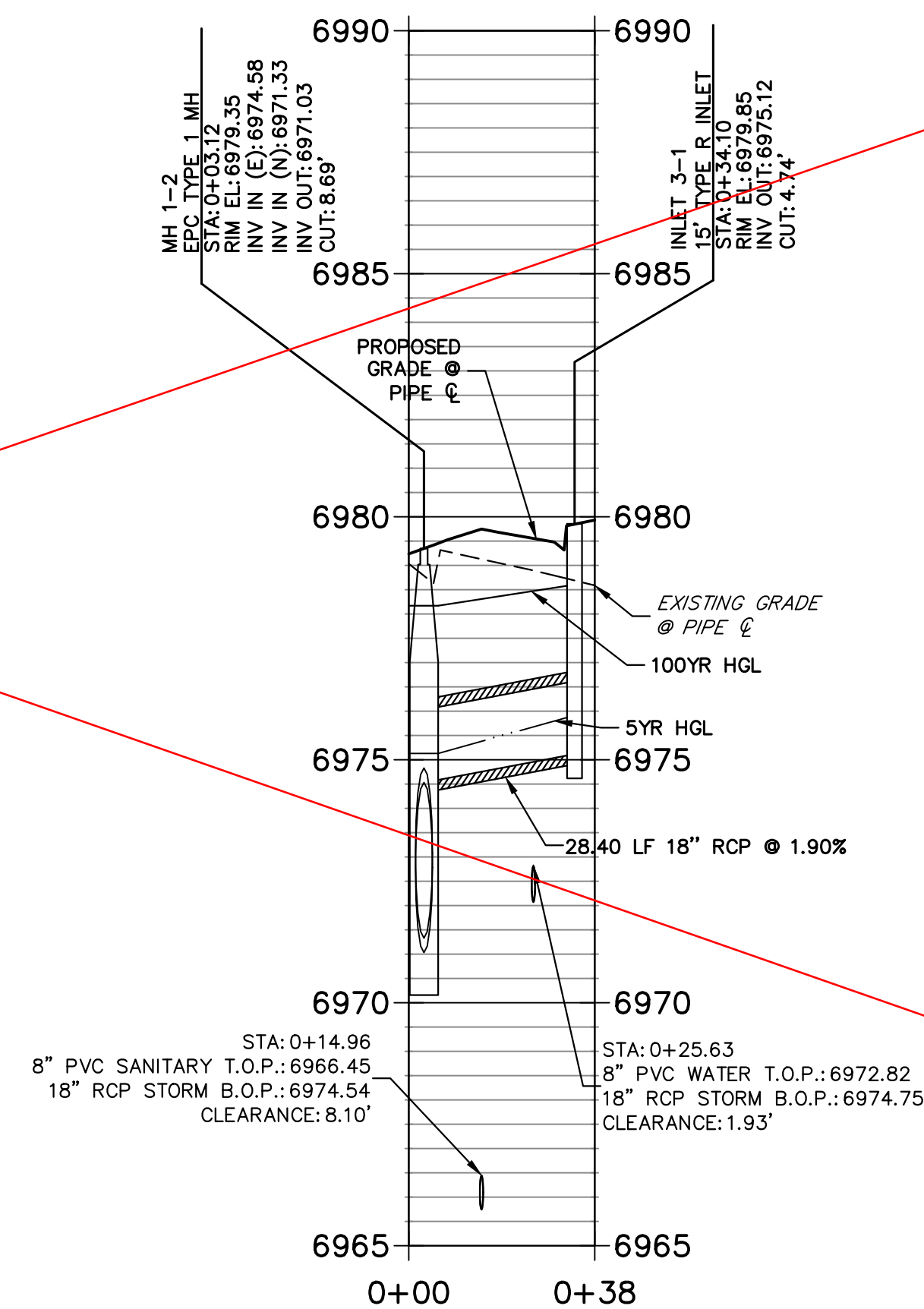
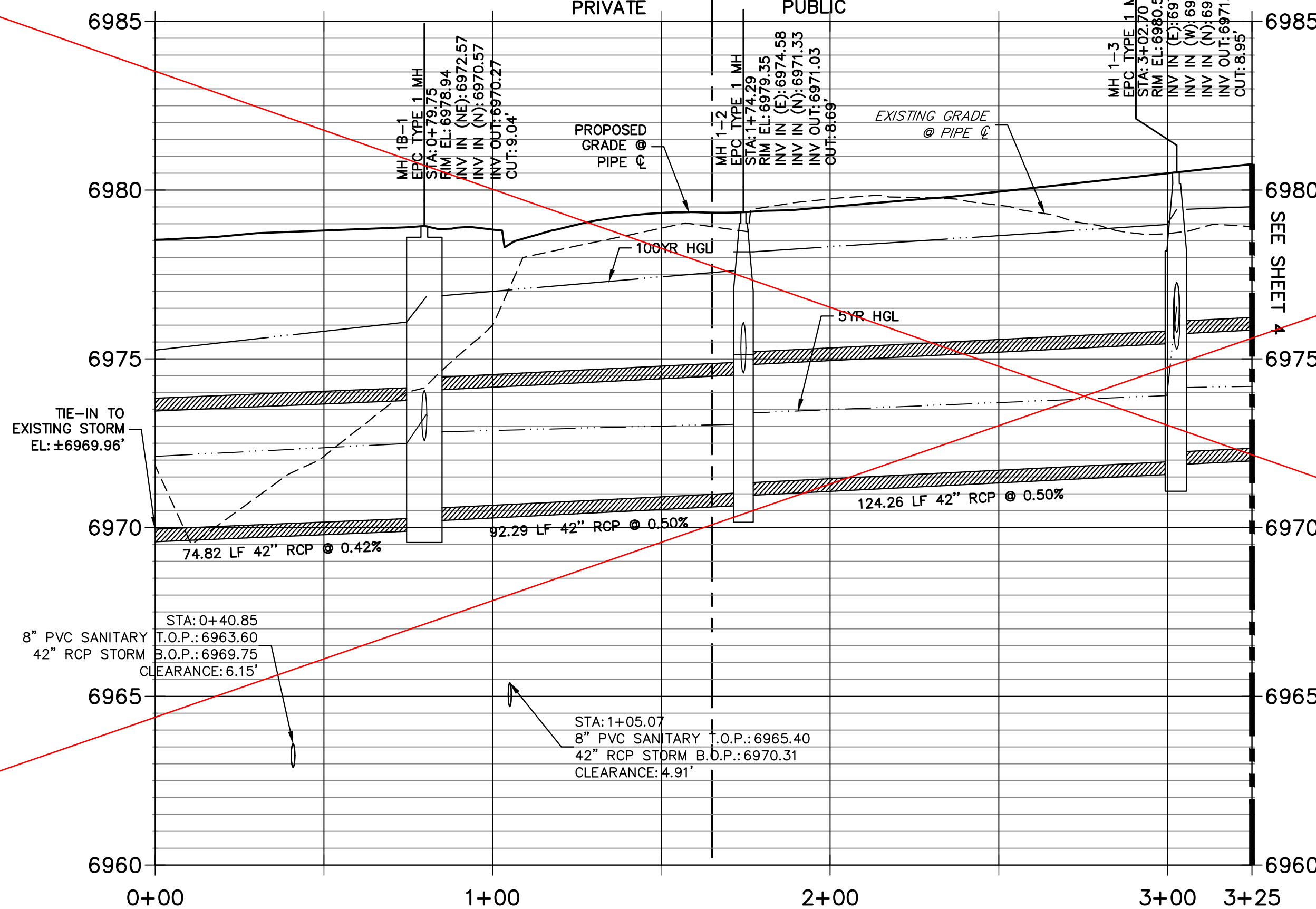
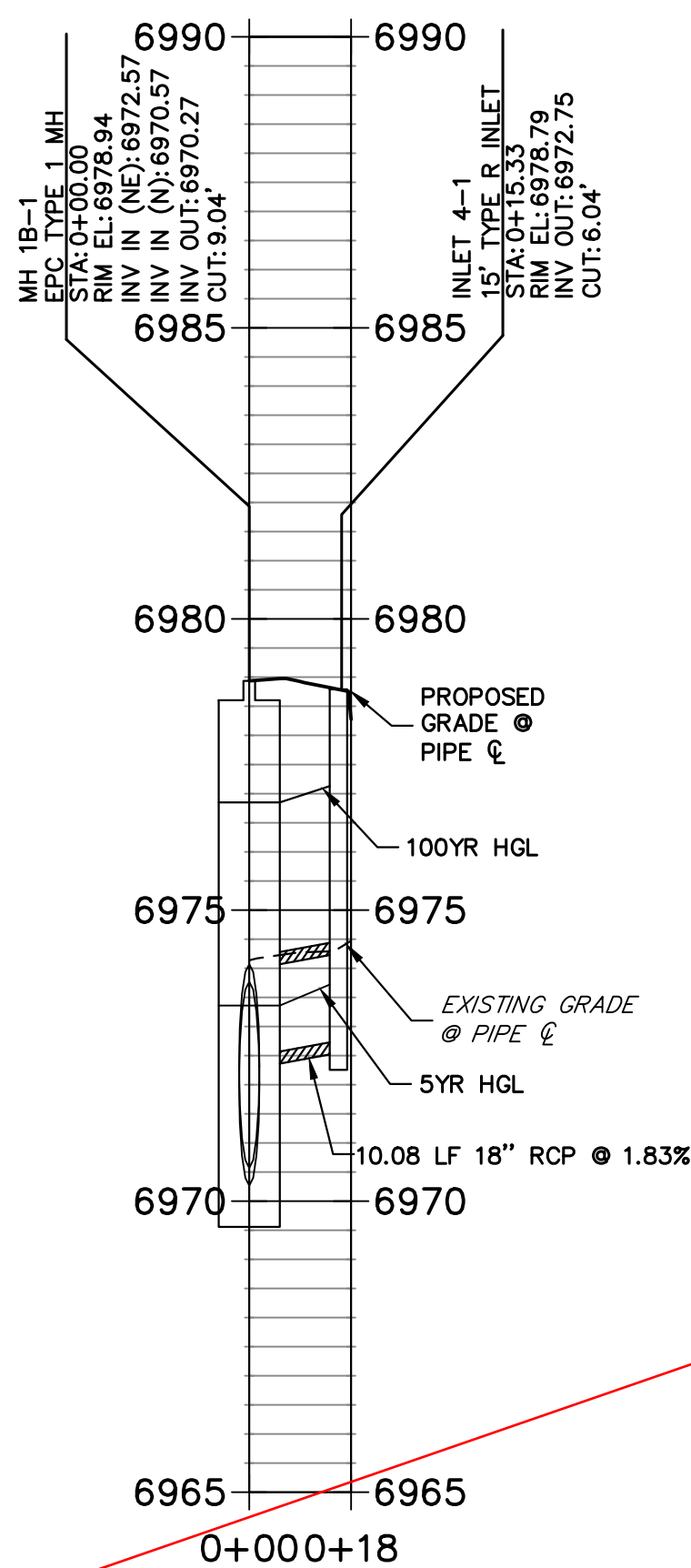
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							DATE		10/09/23									
							DESIGNED BY		AJH									
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							CHECKED BY											
JOB NO. 25188.11																		

SHEET 25 OF 25
JOB NO. 25188.11

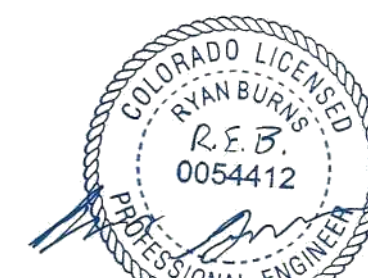
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SEE UPDATED SHEET 3,
"ALL TERRAIN ENGINEERING REVISIONS"
DATED: 06/20/2024



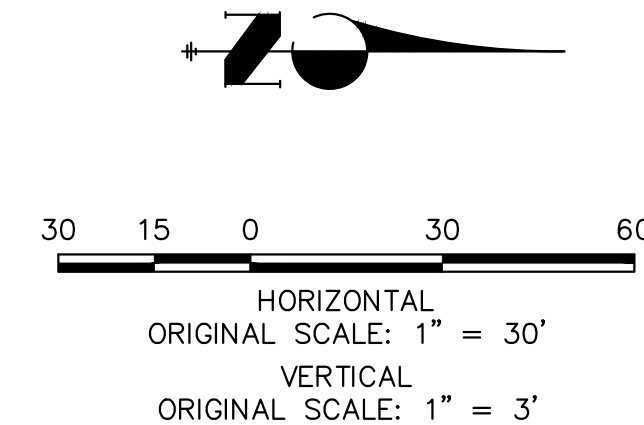
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

NOTE:

ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED



Know what's **below**.
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EPC 8/31/23

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.

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

08/14/23

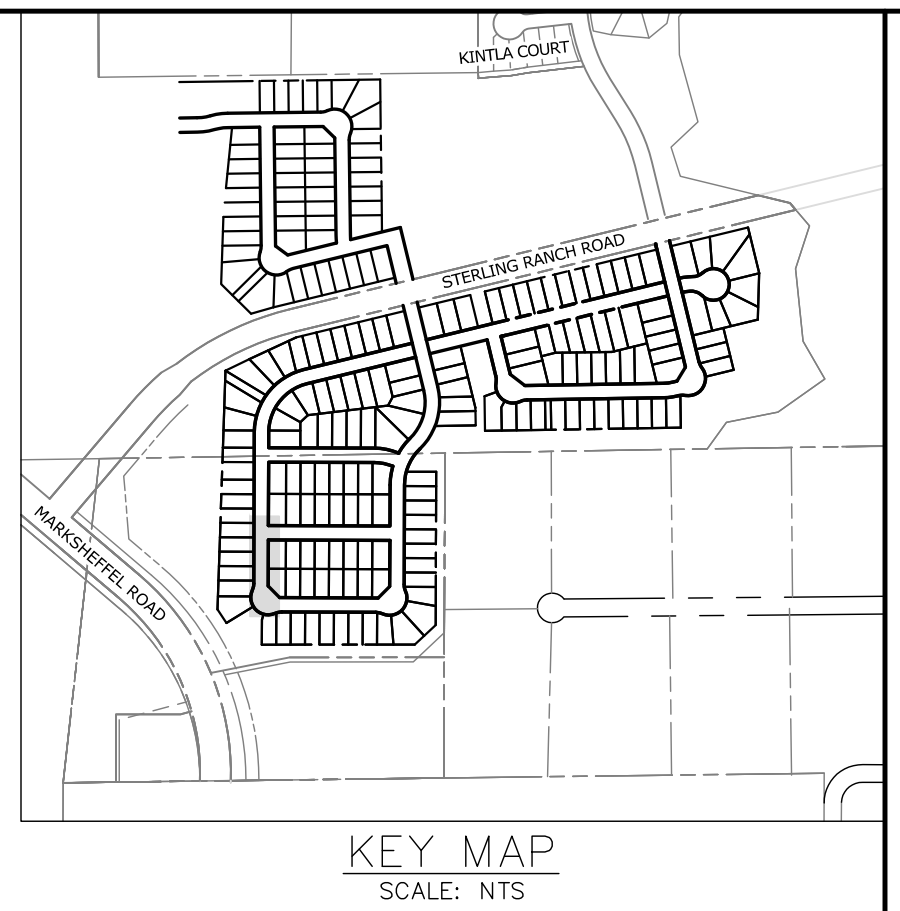
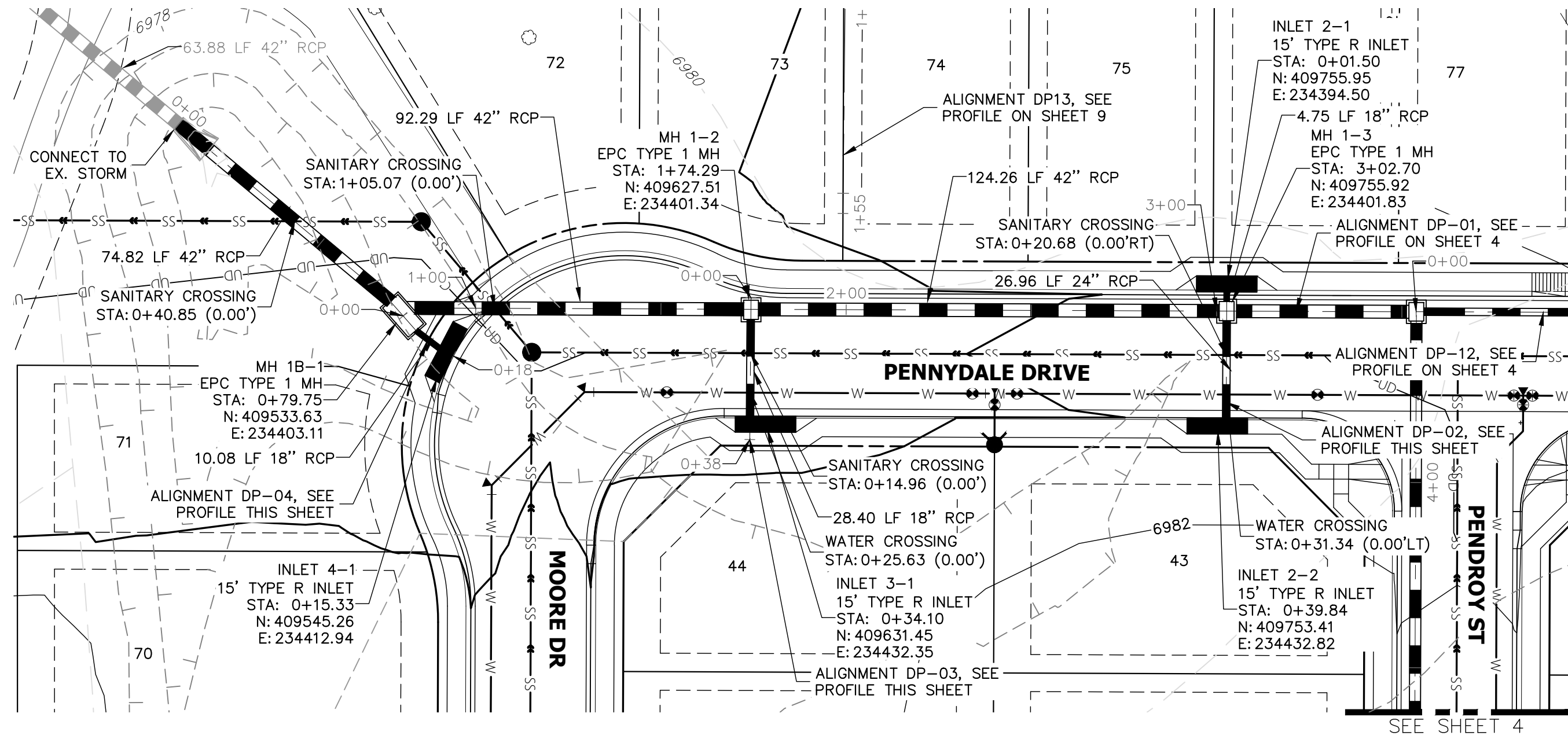
STIERLING RANCH FILING 4

STORM SEWER PLAN

SHEET 3 OF 14

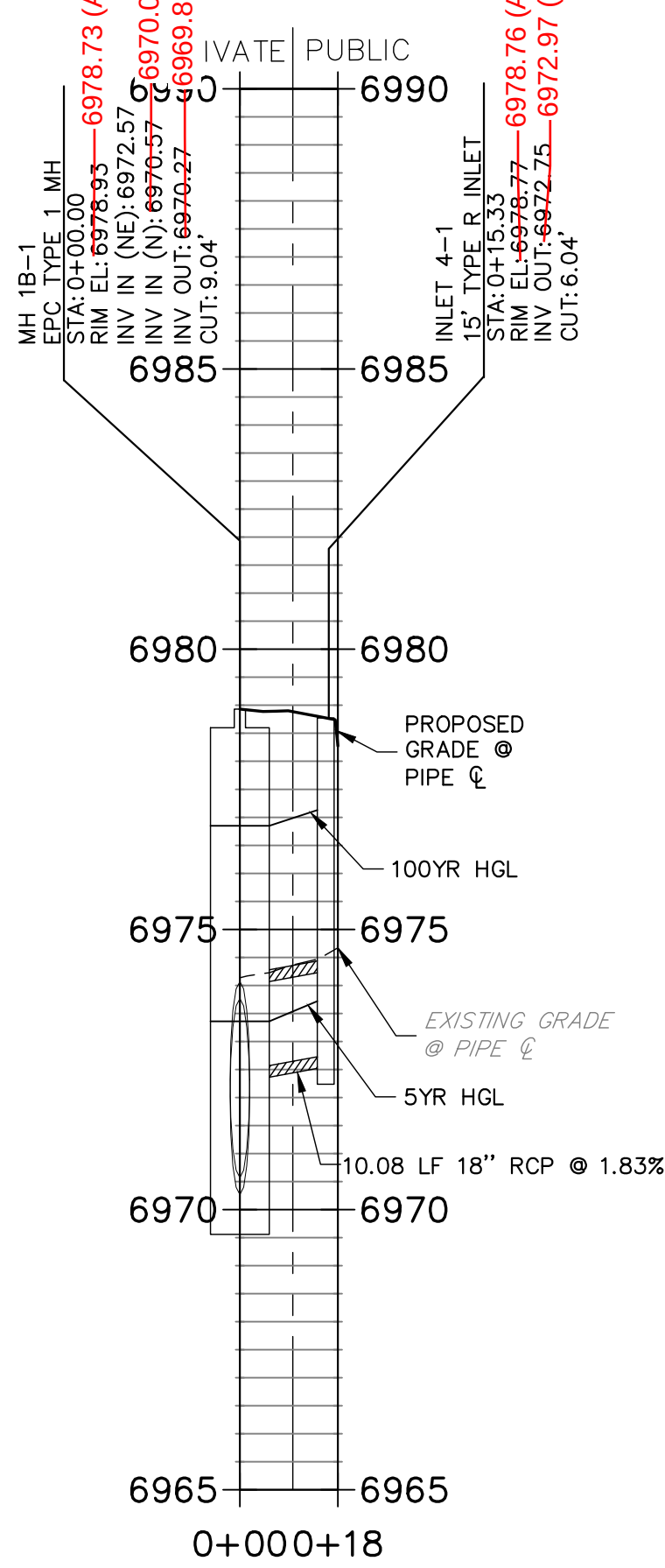
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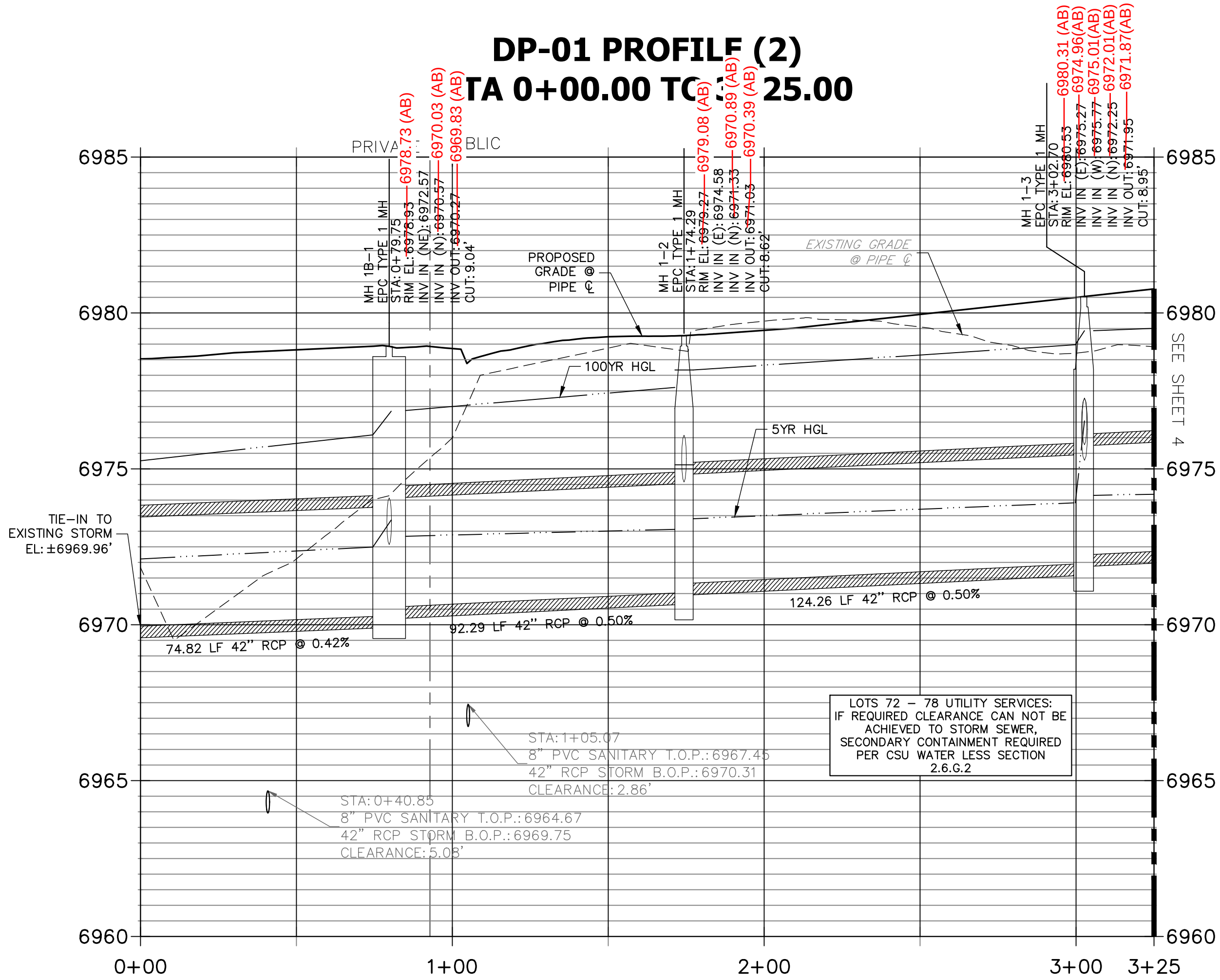


STORM SEWER NOTES:
1. SEE STREET PLANS FOR INLET ELEVATION AND DESIGN REQUIREMENTS. ON-GRADE INLETS SHALL MATCH TBC ELEVATION AT EACH END (FOLLOWING STREET GRADE). SUMP INLET SHALL MATCH TBC ELEVATION AT THE MIDPOINT OF THE INLET. INLET RIM ELEVATIONS CALLED OUT ON THESE PLANS ARE THE SURFACE ELEVATION AT CENTER OF STRUCTURE, NOT THE REQUIRED TBC ELEVATIONS SHOWN ON THE STREET PLANS.

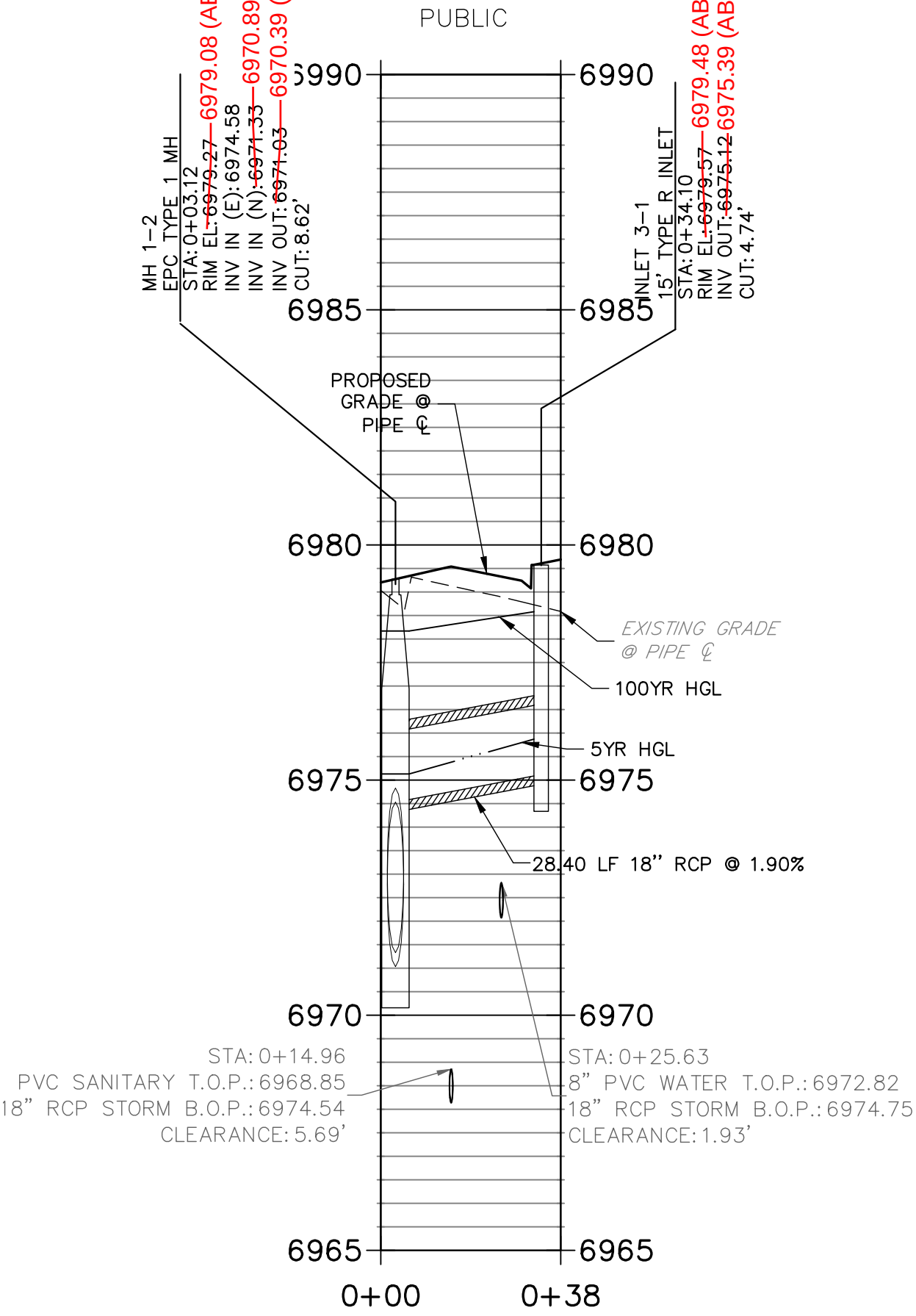
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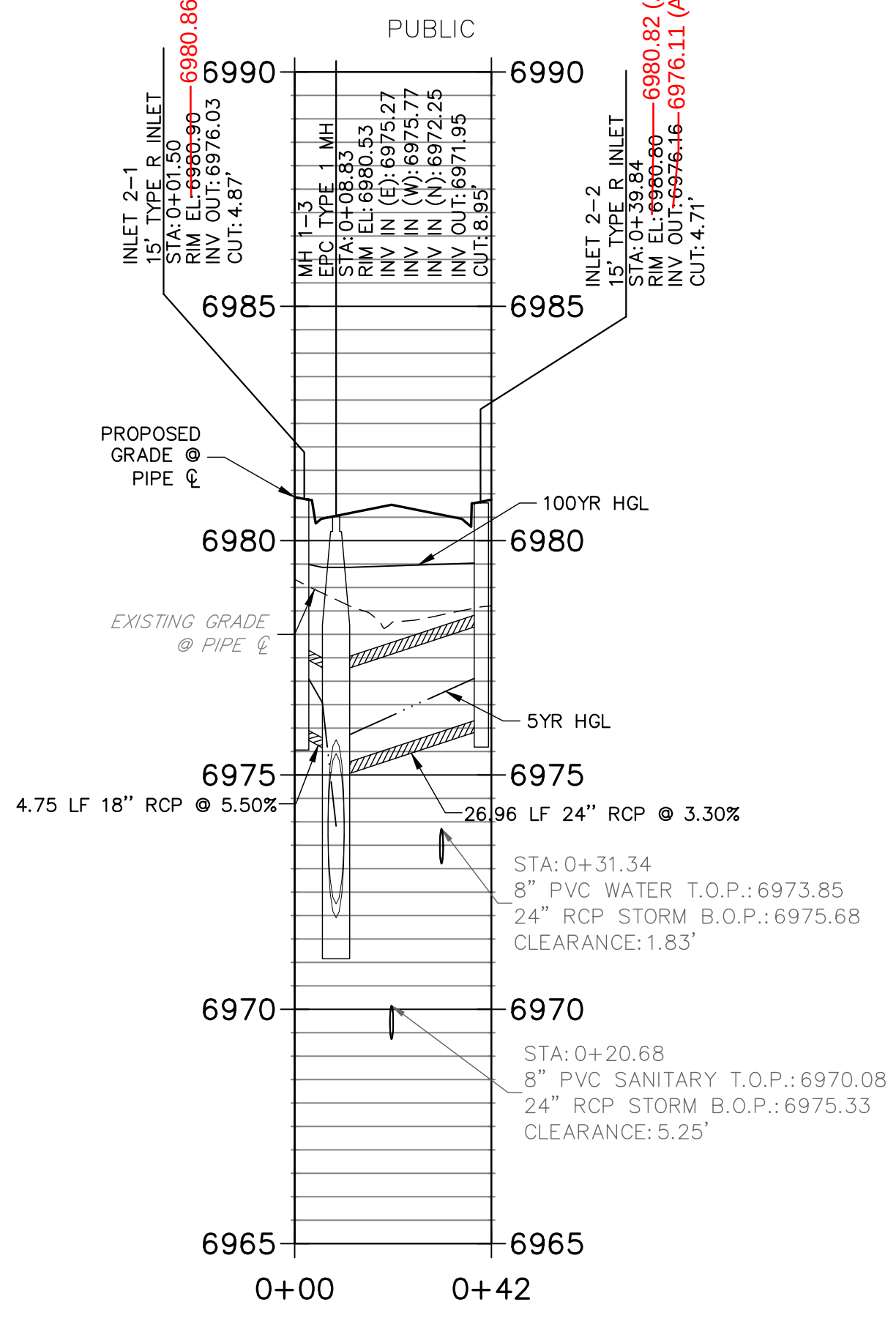
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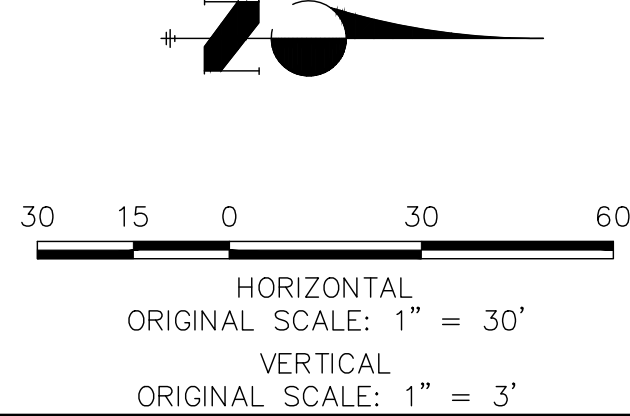
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AS-BUILT PLANS
2026-07-10
EPC SF-22-030

NOTE:

ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING
RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

Please use R for all the revised sheets.

PREPARED FOR:

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

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REV	DESCRIPTION	LOCATION	DATE
1	ALL TERRAIN ENGINEERING REVISIONS		06/20/24

STERLING RANCH FILING 4

STORM SEWER PLAN

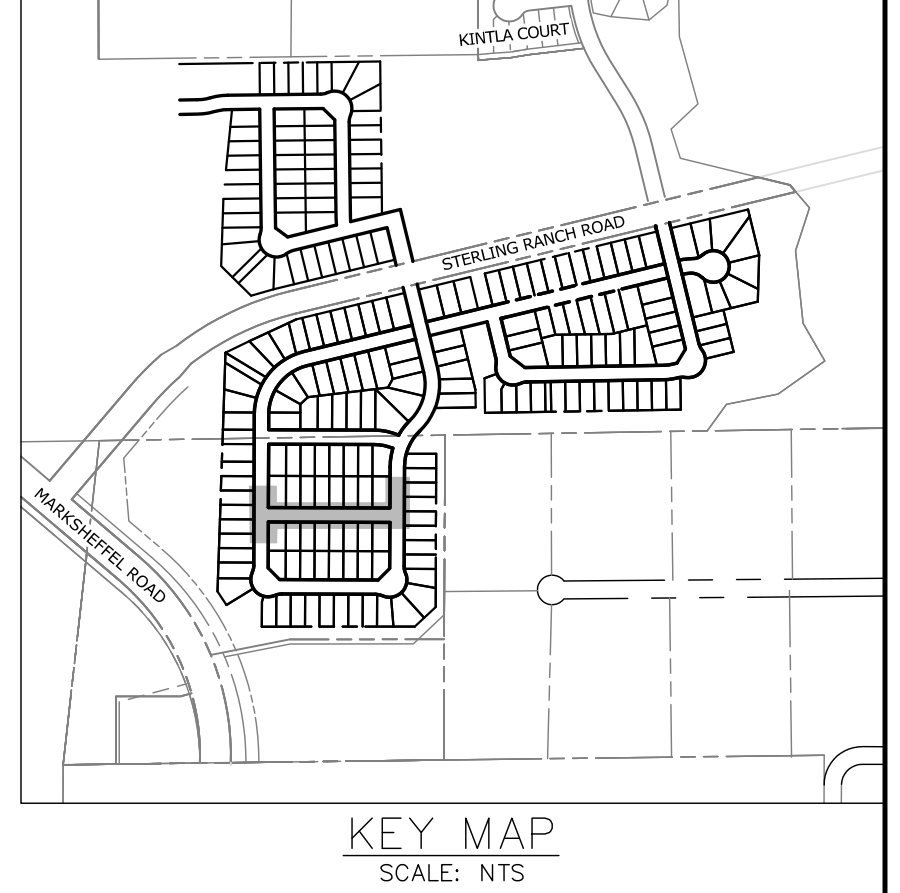
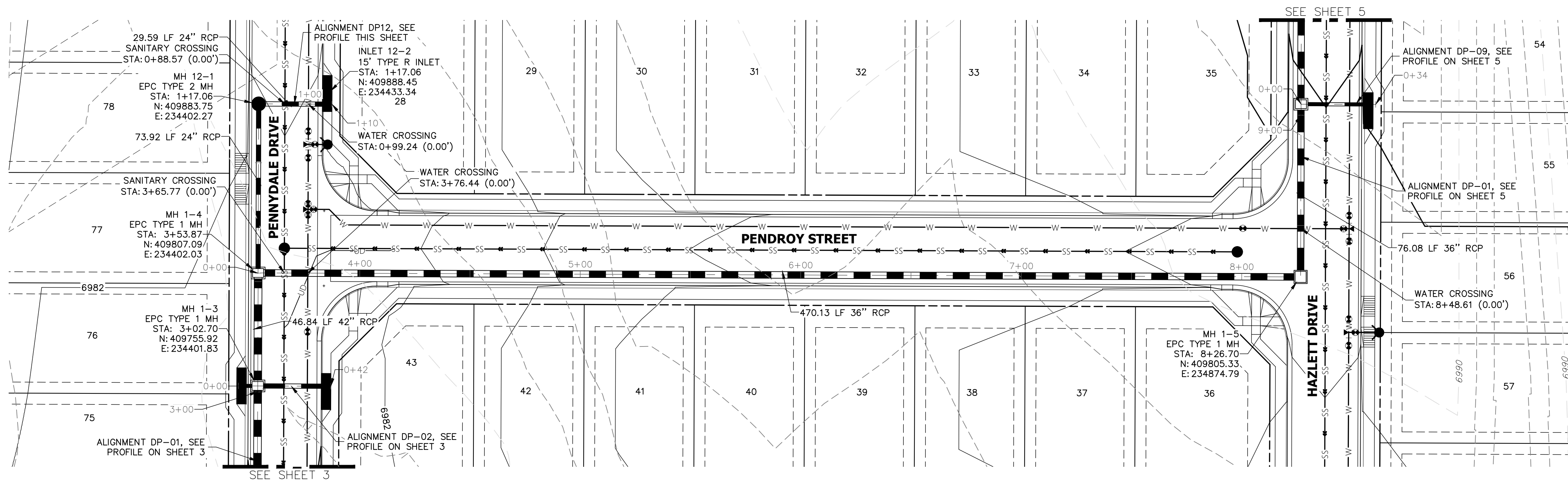
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REVIEW: NQJ
DATE: 06/20/2024

H-SCALE: 1" = 30'

V-SCALE: 1" = 3'

SHEET

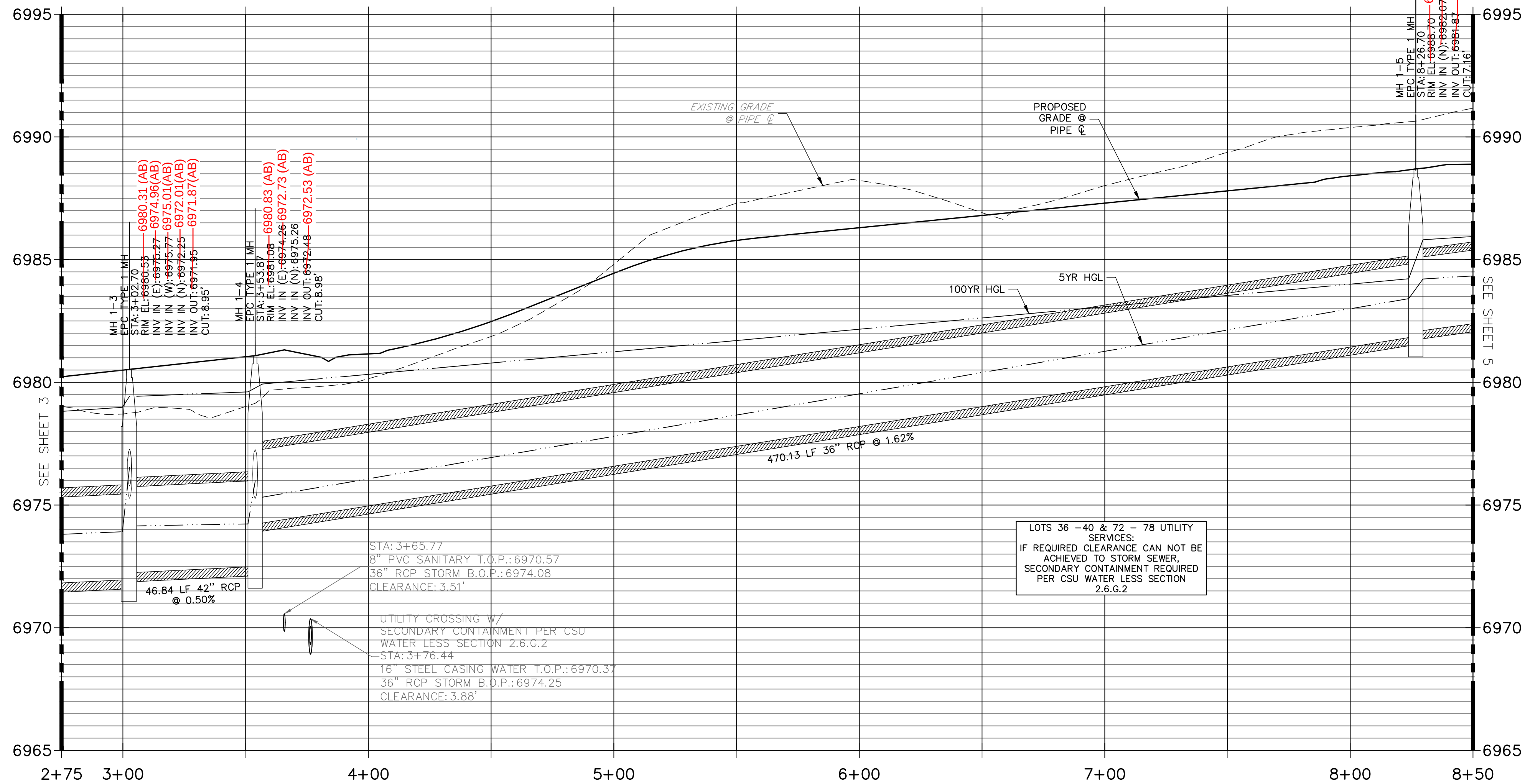
3 OF 14



STORM SEWER NOTES:
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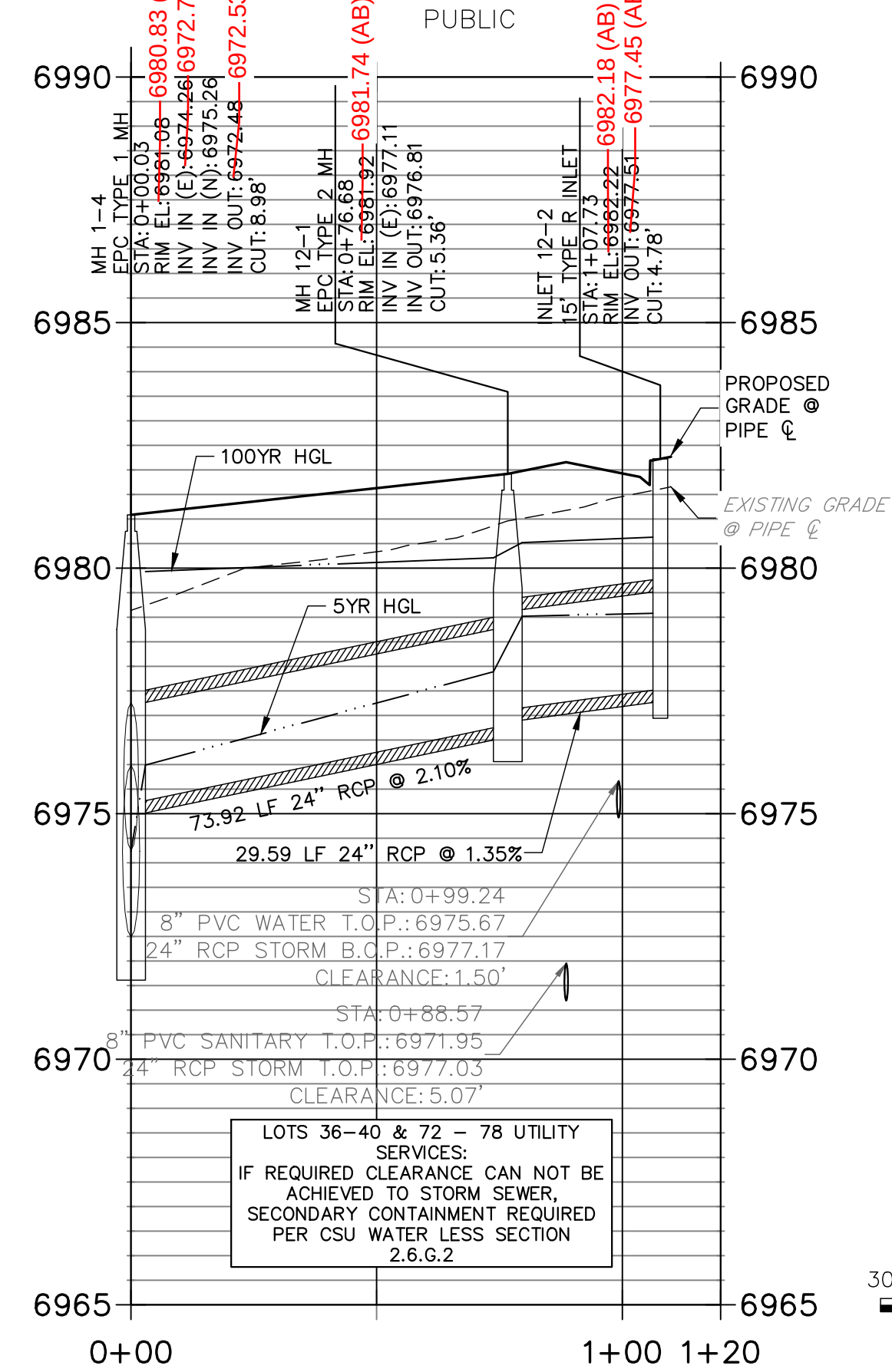
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PUBLIC

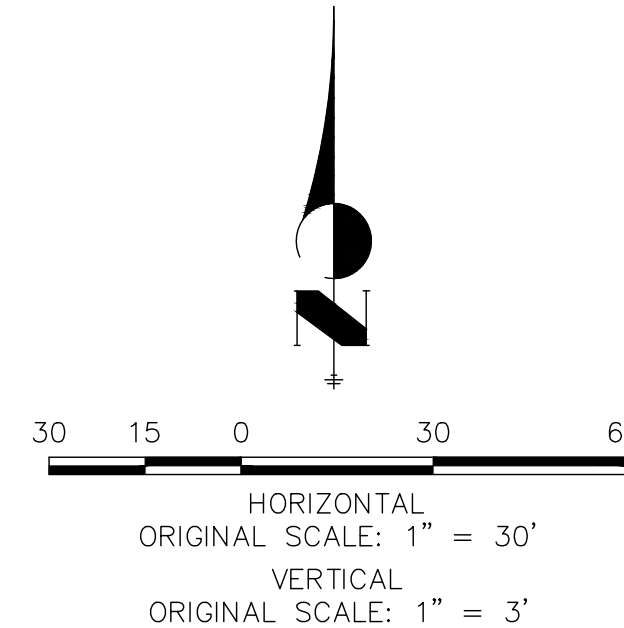


DP12 PROFILE STA 0+00.00 TO 1+20.00

PUBLIC



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



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NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING
RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC
07/01/24
07/01/24

ALL TERRAIN
ENGINEERING

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
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REV	DESCRIPTION	LOCATION	DATE
1	ALL TERRAIN ENGINEERING REVISIONS		06/20/24

STERLING RANCH FILING 4

STORM SEWER PLAN

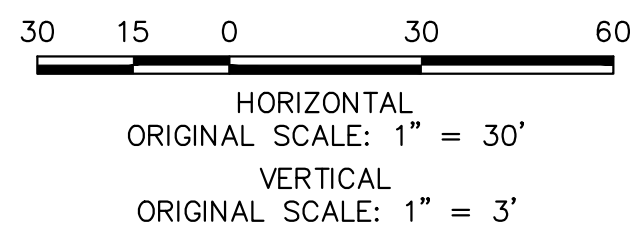
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DATE: 06/20/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'
SHEET
4 OF 14

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

NOTE:

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Call before you dig.

EPC 8/31/23

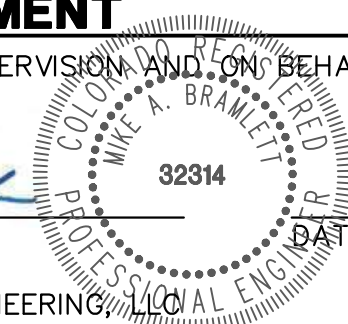
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

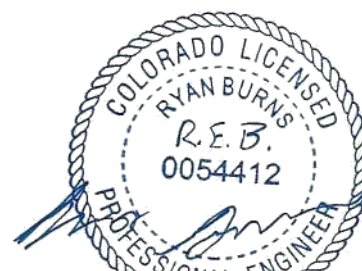
Mike A. Bramlett

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

FOR AND ON BEHALF OF JR ENGINEERING

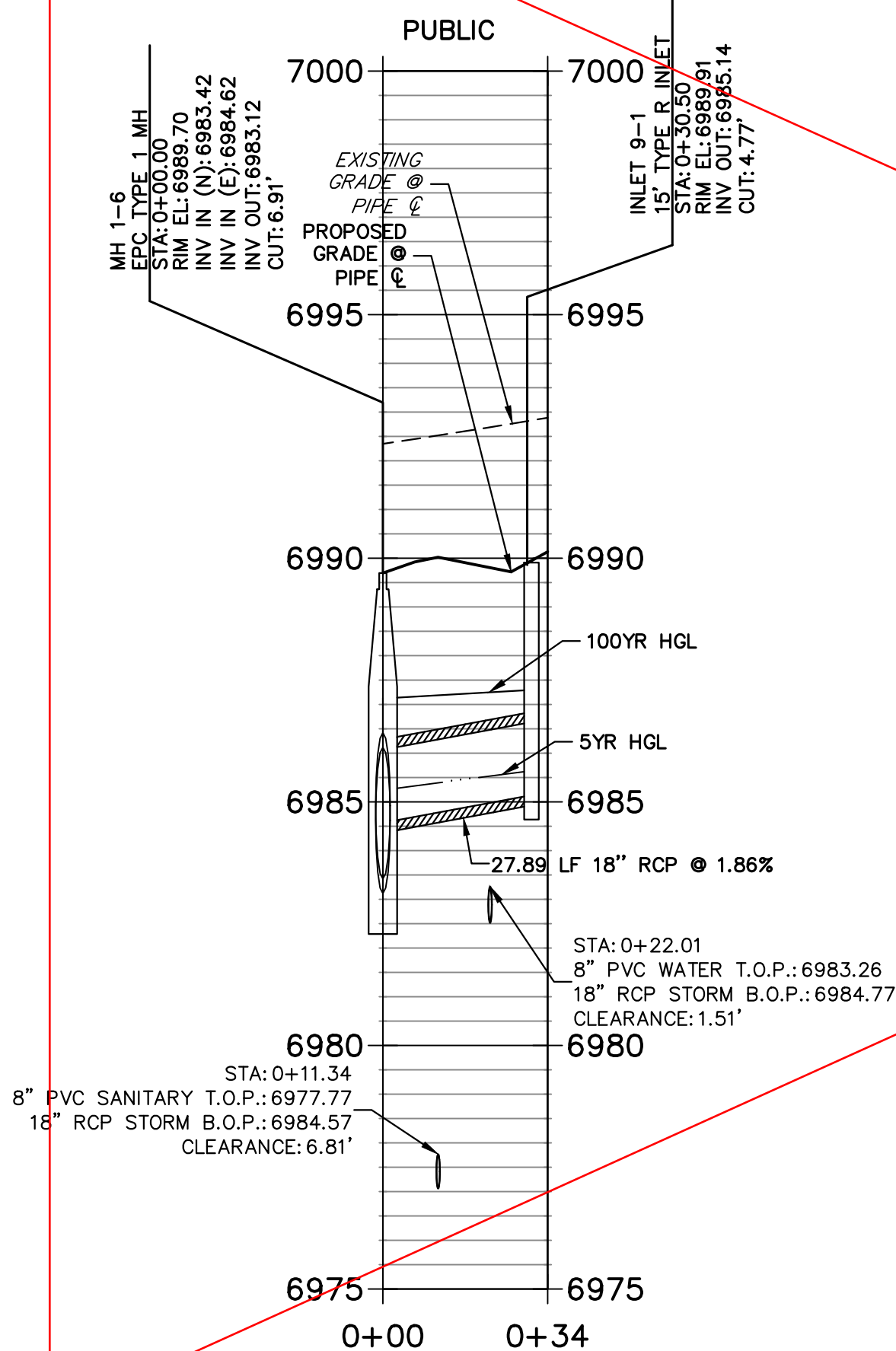


08/14/23

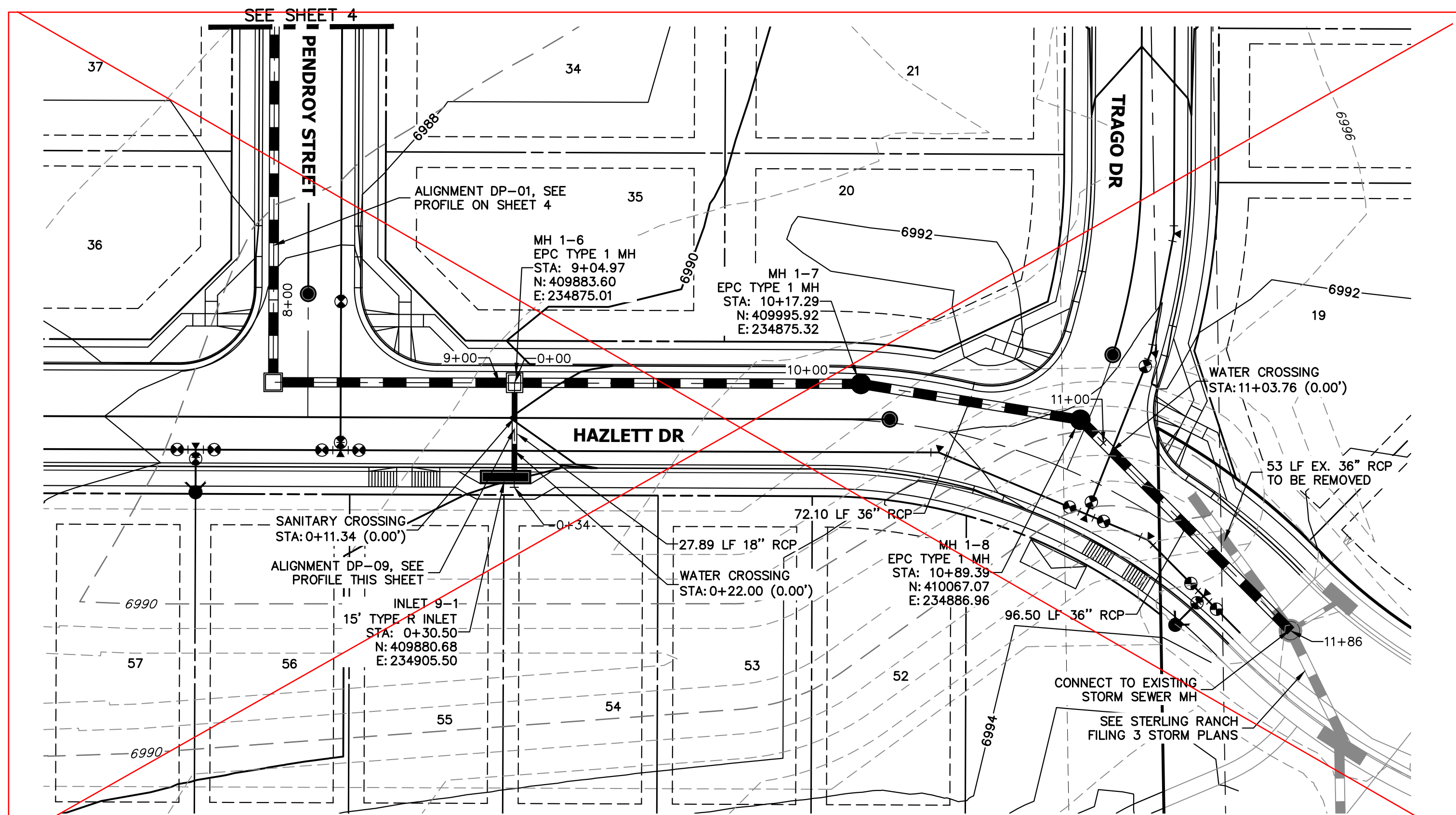
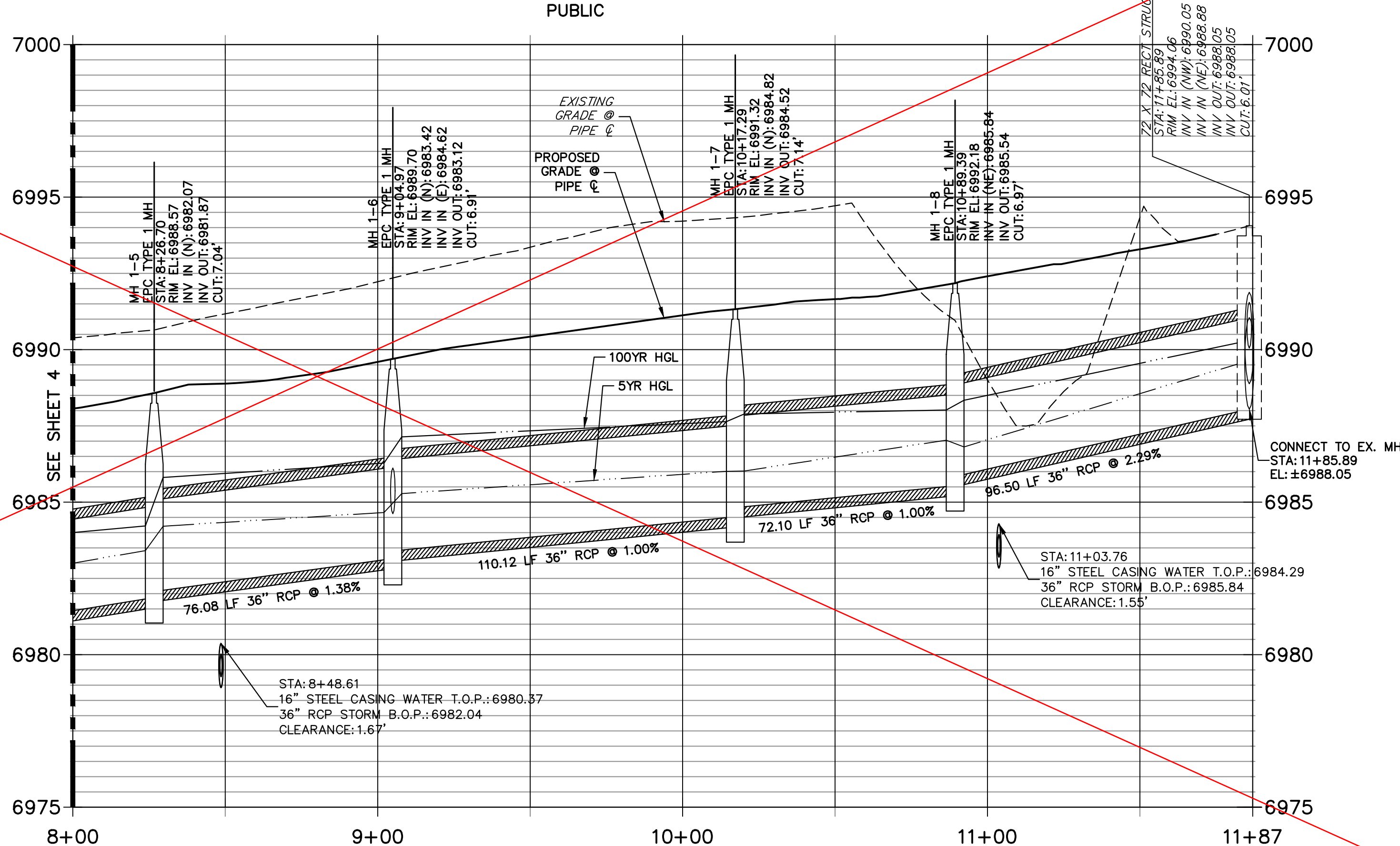


AS-BUILT PLANS
2026-07-10
EPC SF-22-030

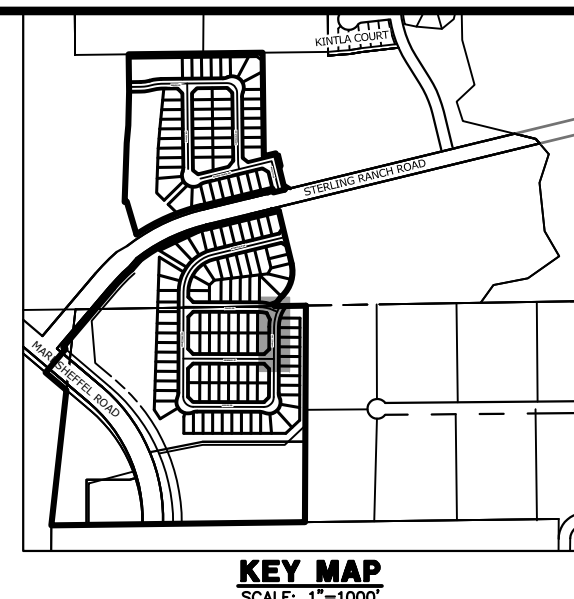
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**DP-01 PROFILE
STA 8+00.00 TO 11+87.00**

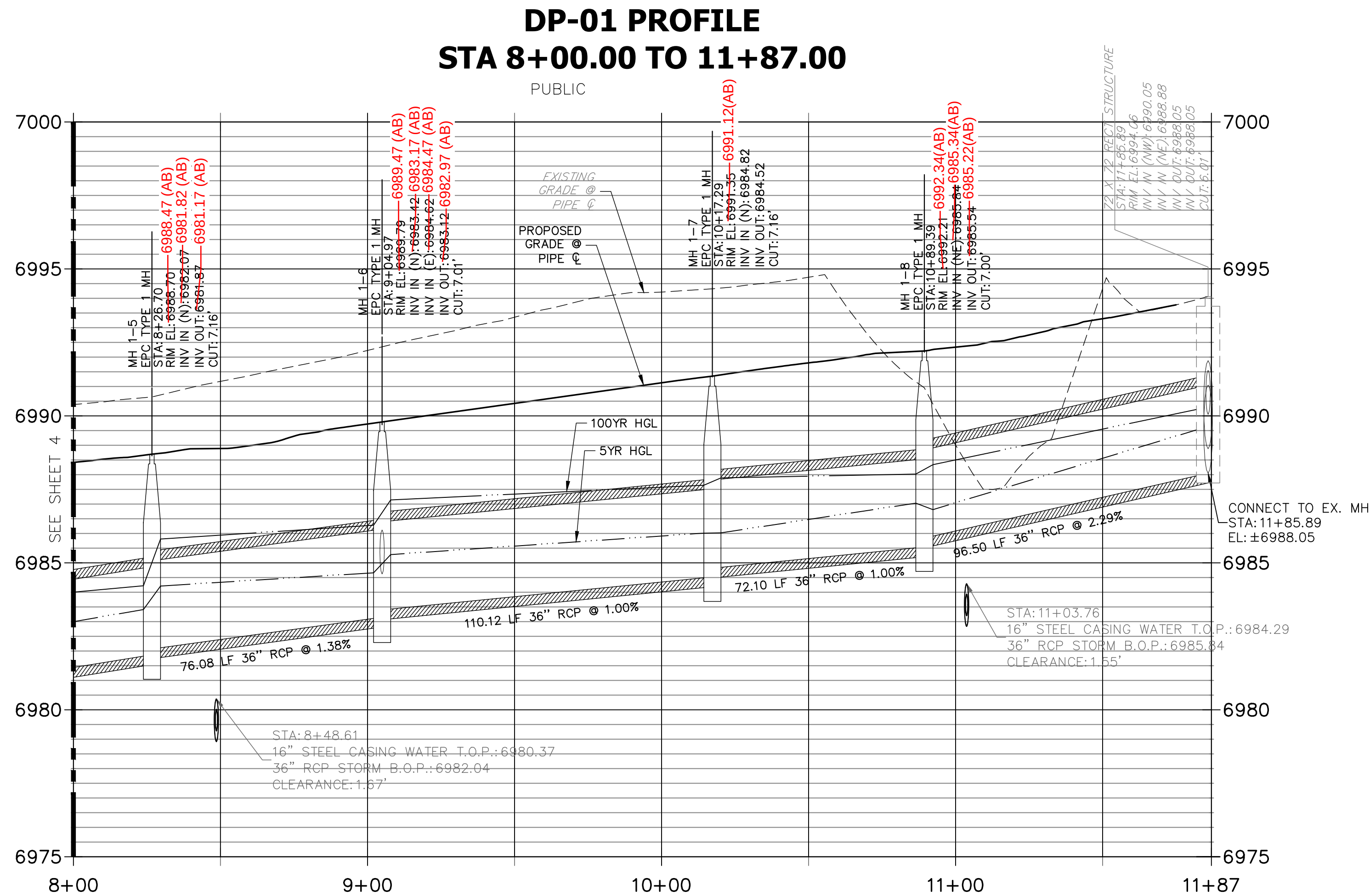
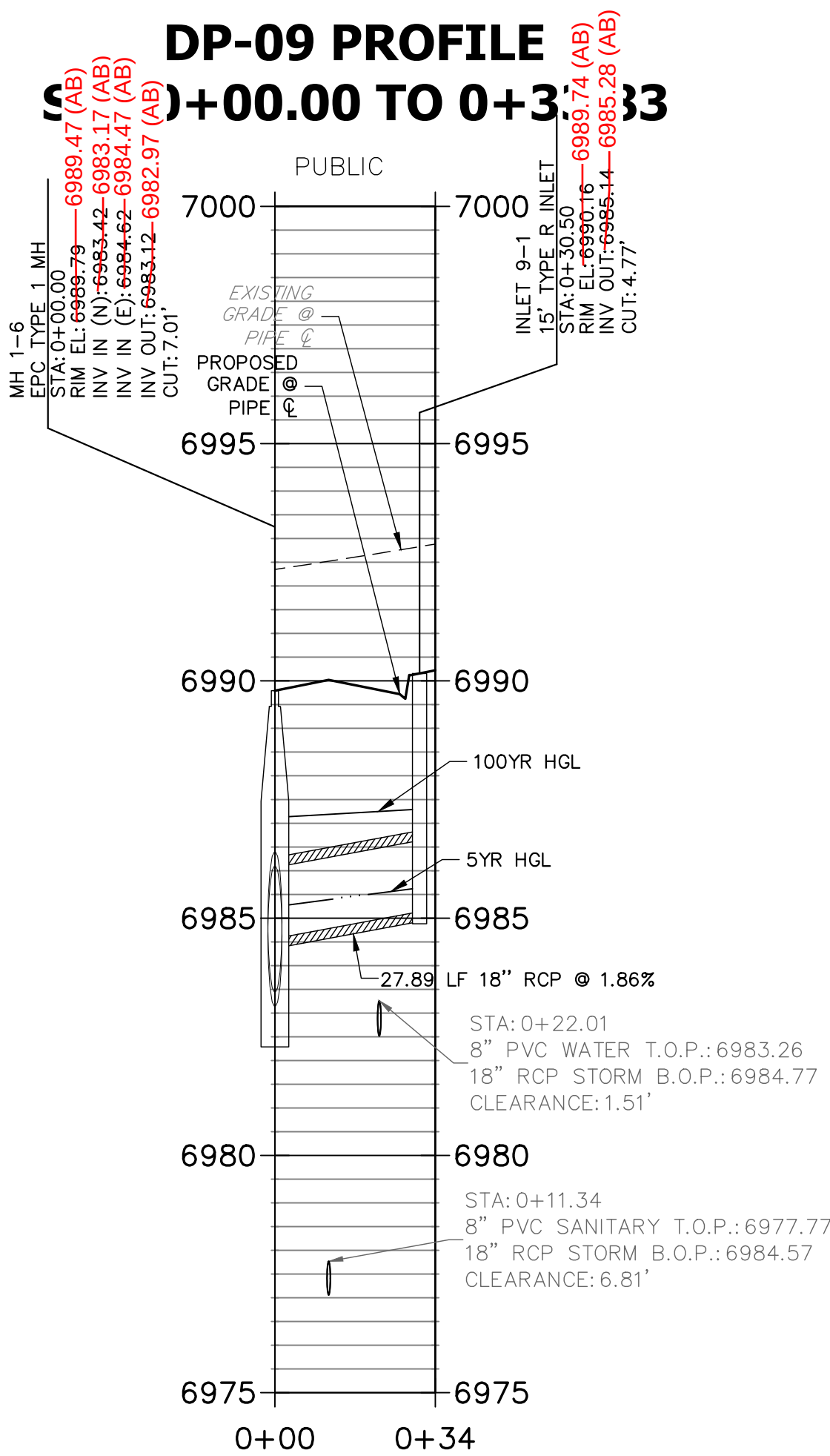


SEE UPDATED SHEET 5,
"ALL TERRAIN ENGINEERING REVISIONS"
DATED: 06/20/2024



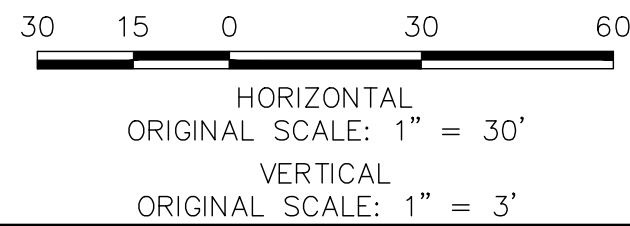
STERLING RANCH FILING 4		H-SCALE		1"= 30'	No.		REVISION		BY		DATE		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
STORM SEWER PLAN		V-SCALE		1"= 3"											
		DATE		08/14/23											
		DESIGNED BY		RAB											
		DRAWN BY		WKN											
		CHECKED BY													

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NOTE:

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WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED

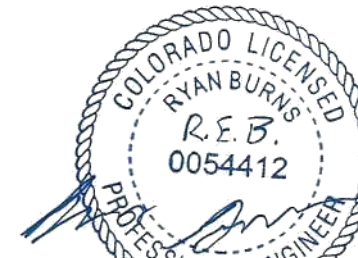


ENGINEER'S STATEMENT

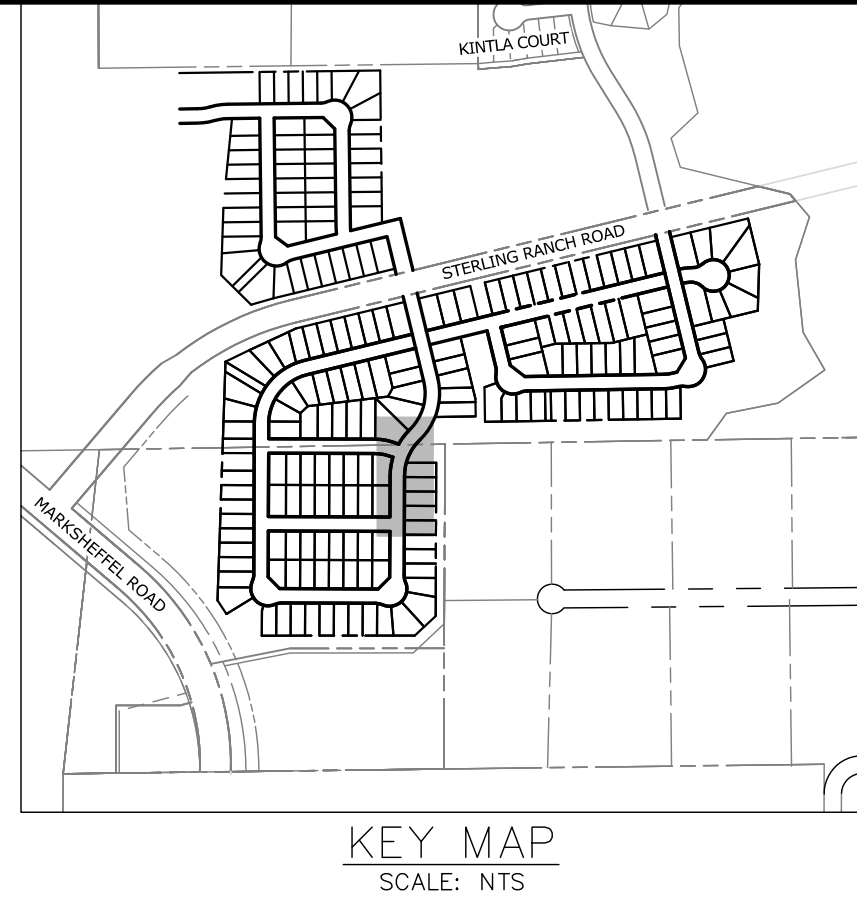
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL
TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



STORM SEWER NOTES:

1. SEE STREET PLANS FOR INLET ELEVATION AND DESIGN REQUIREMENTS. ON-GRADE INLETS SHALL MATCH TBC ELEVATION AT EACH END (FOLLOWING STREET GRADE). SUMP INLET SHALL MATCH TBC ELEVATION AT THE MIDPOINT OF THE INLET. INLET RIM ELEVATIONS CALLED OUT ON THESE PLANS ARE THE SURFACE ELEVATION AT CENTER OF STRUCTURE, NOT THE REQUIRED TBC ELEVATIONS SHOWN ON THE STREET PLANS.

PREPARED FOR:

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

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JOB NO: 24003 LOCATION: COS

REV	DESCRIPTION	DATE
1	ALL TERRAIN ENGINEERING REVISIONS	06/20/24

STERLING RANCH FILING 4

STORM SEWER PLAN

DESIGN: REB
REVIEW: NOJ
DATE: 06/20/2024

H-SCALE: 1" = 30'

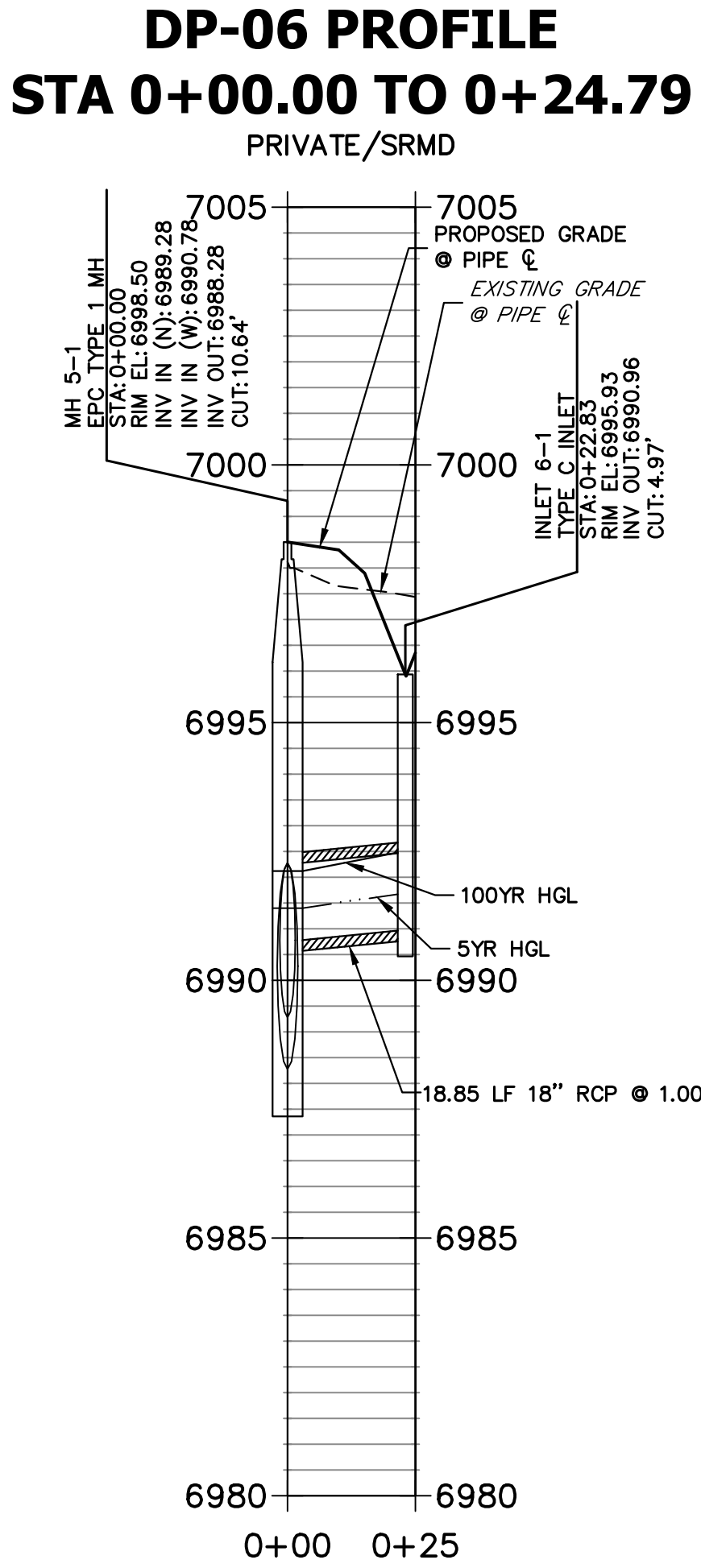
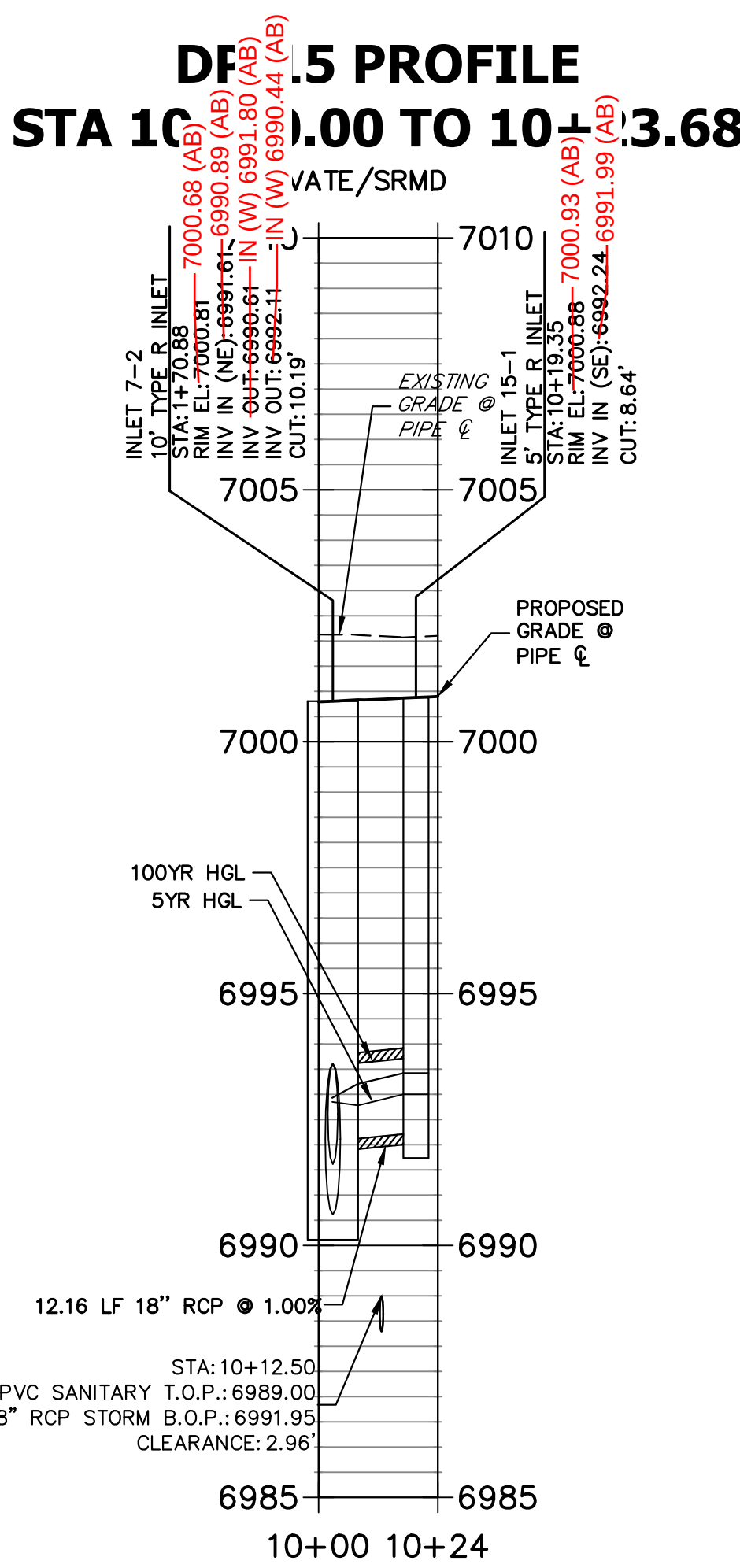
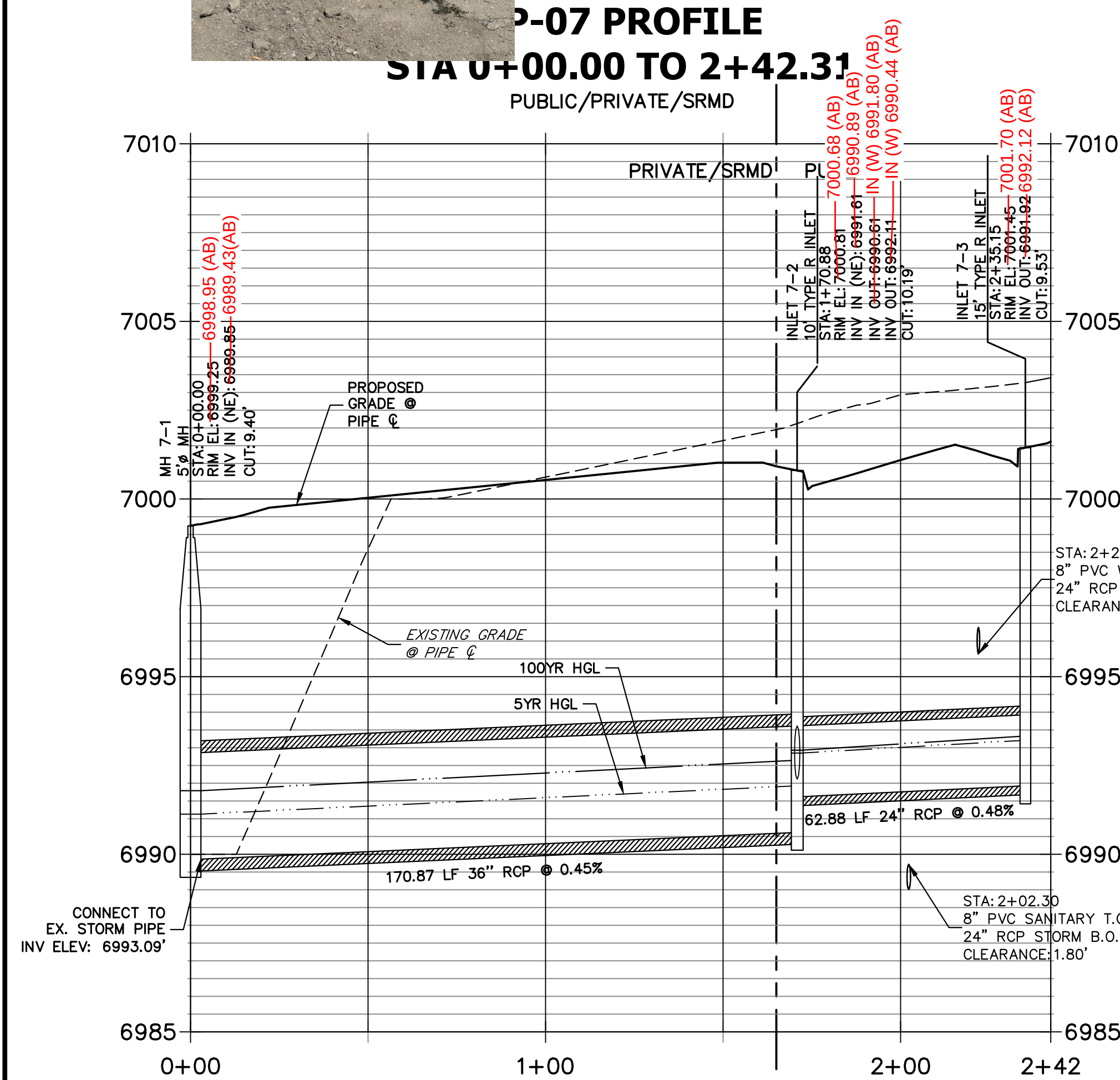
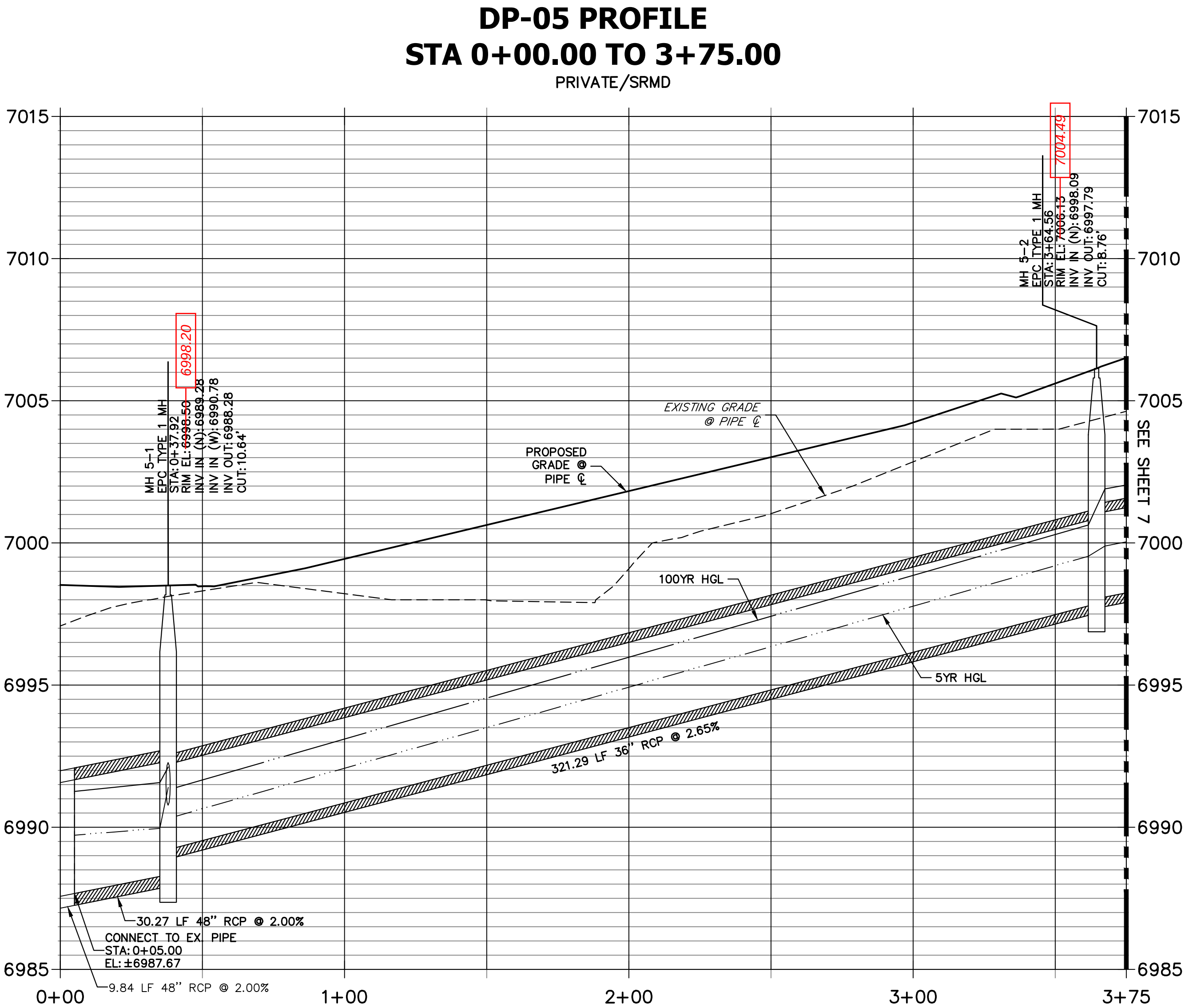
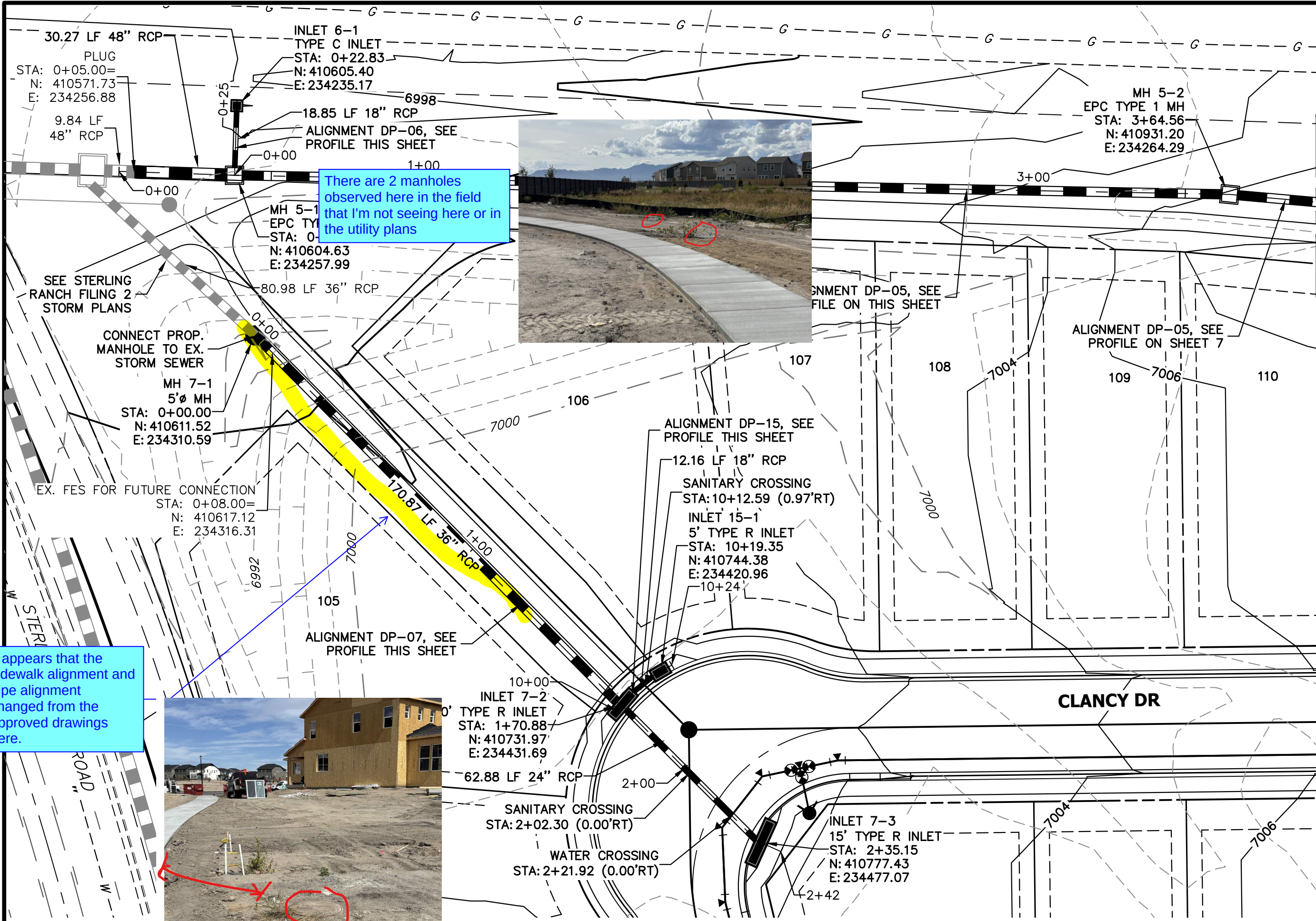
V-SCALE: 1" = 3'

SHEET

5 OF 14



RYAN E. BURNS, P.E.
54412
2025.07.10 - 2026.07.10
RYAN@ALLTERRAINENGINEERING.COM



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

NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED

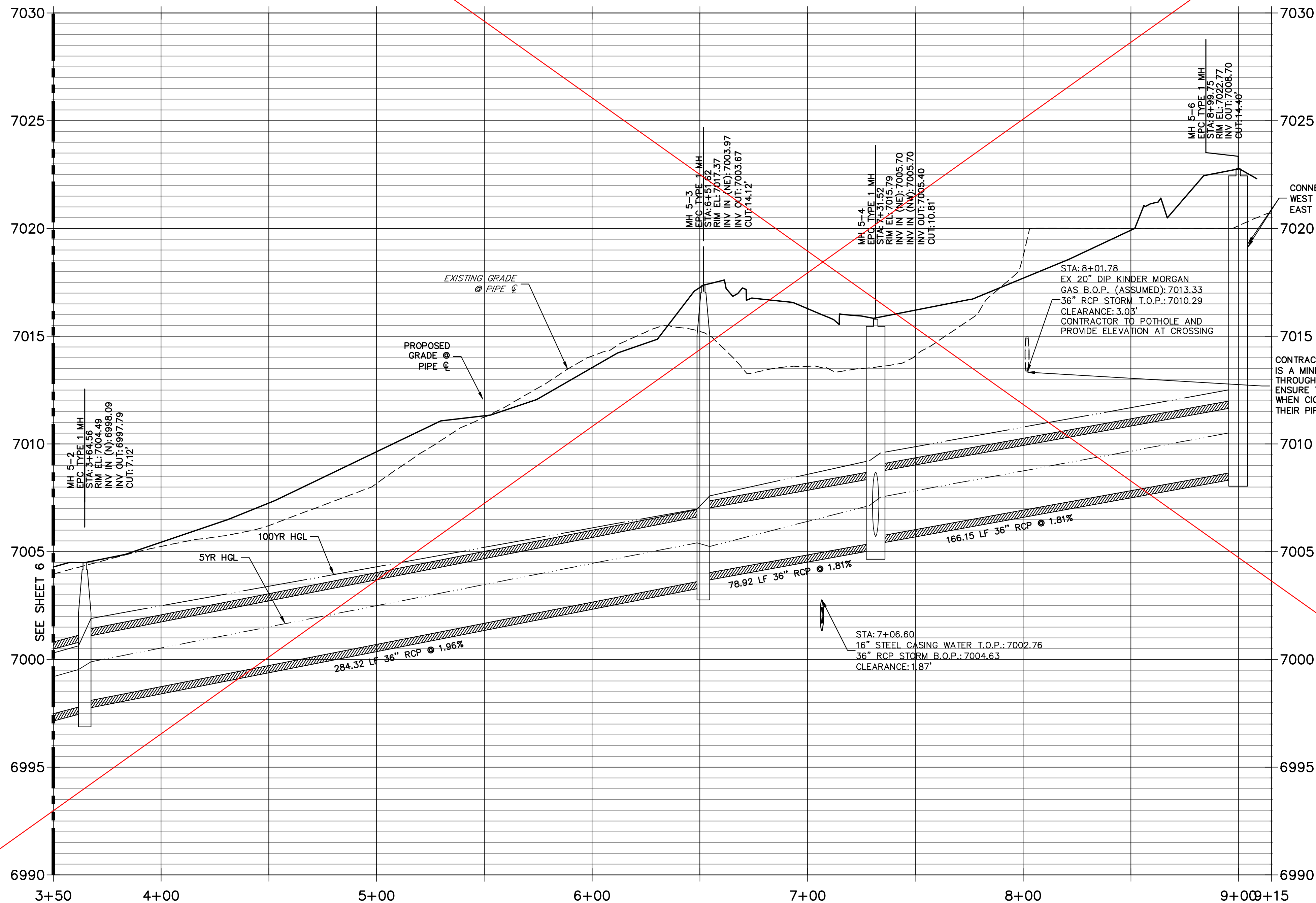


ENGINEER'S STATEMENT

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

STERLING RANCH FILING 4		SHEET 6 OF 14		JOB NO. 25188.11	
		STORM SEWER PLAN			
H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"= 3'				
DATE	08/14/23				
DESIGNED BY	RAB				
DRAWN BY	WKN				
CHECKED BY					
J-R ENGINEERING A Western Company				PREPARED FOR	
Central 303-740-6883 • Colorado Springs 719-556-2568 Fort Collins 970-491-8888 • www.jrengineering.com				SR LAND, LLC	
				20 BOULDER CRESCENT	
				SUITE 201	
				COLORADO SPRINGS, CO 80903	
				JAMES F. MORLEY (719) 471-1742	
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.					

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DP-05 PROFILE (3)
STA 3+50.00 TO 9+15.12
PRIVATE/SRMD

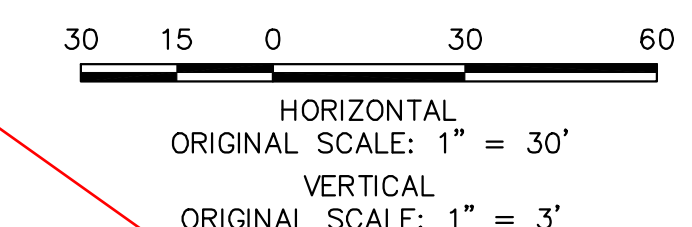
SEE ATE REVISED SHEET
DATED 2024-11-12



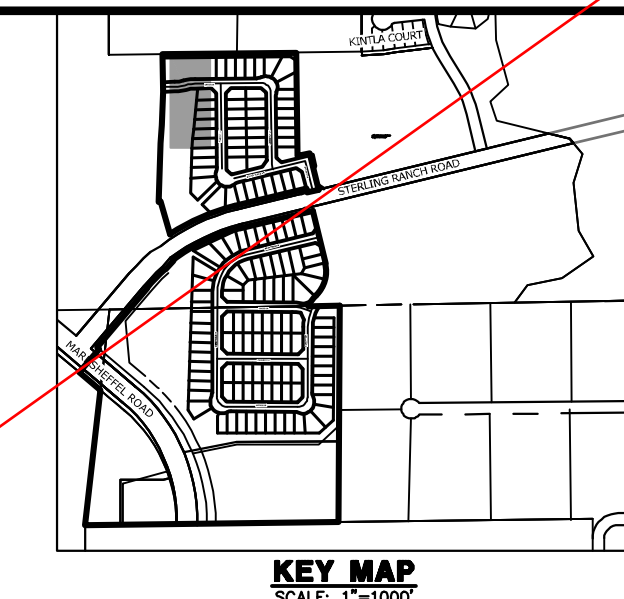
AS-BUILT PLANS
2026-07-10
EPC SF-22-030

**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:
ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDED



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, L.P.
DATE 12/21/23



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

J.R. ENGINEERING
A Western Company

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

No.	REVISION	BY	DATE
#	KINDER MORGAN FINAL SUBMITTAL	GAG	12/21/23
#		#	#
#		#	#
#		#	#

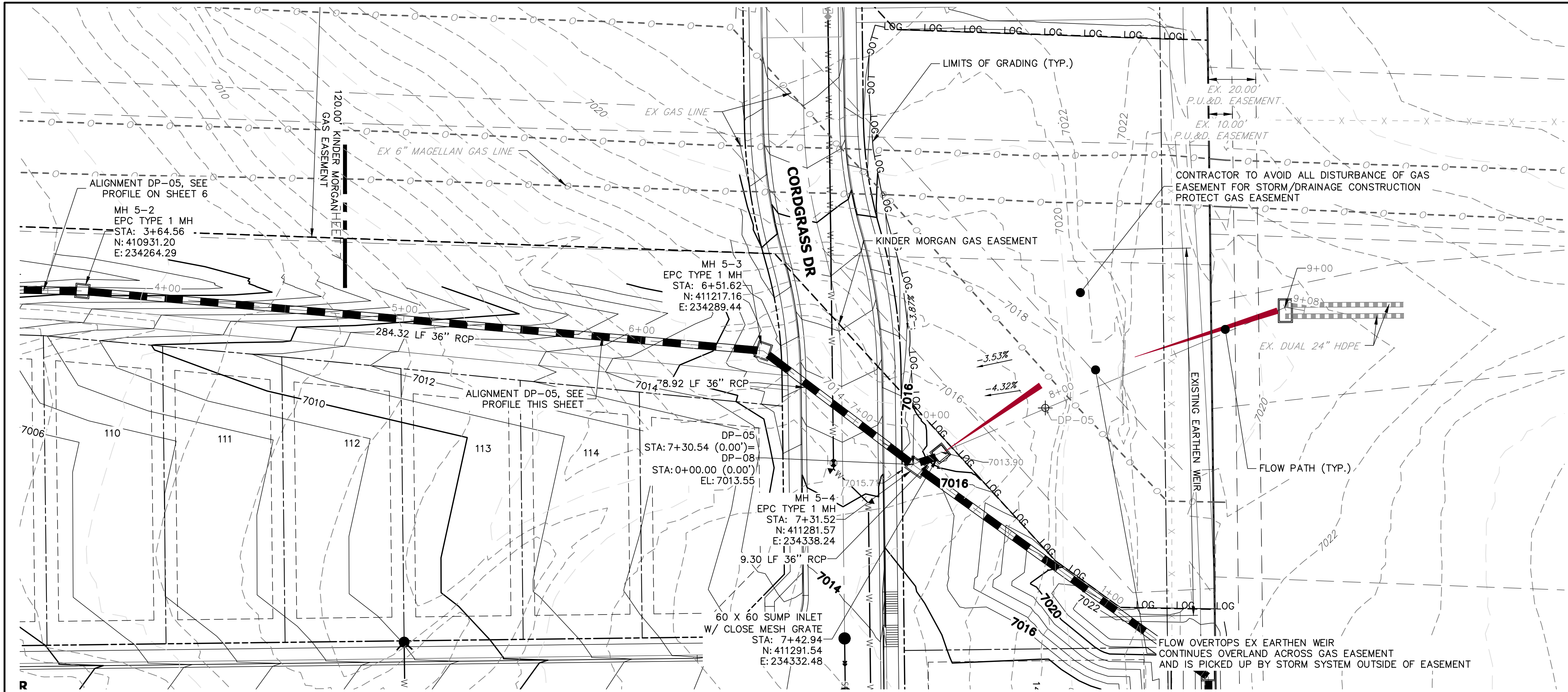
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	11-30-23	RAB	WKN	

STERLING RANCH FILING 4

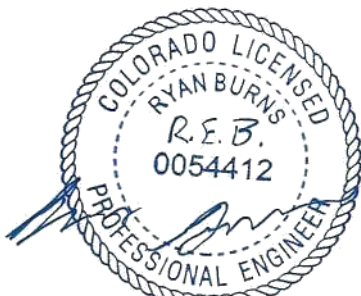
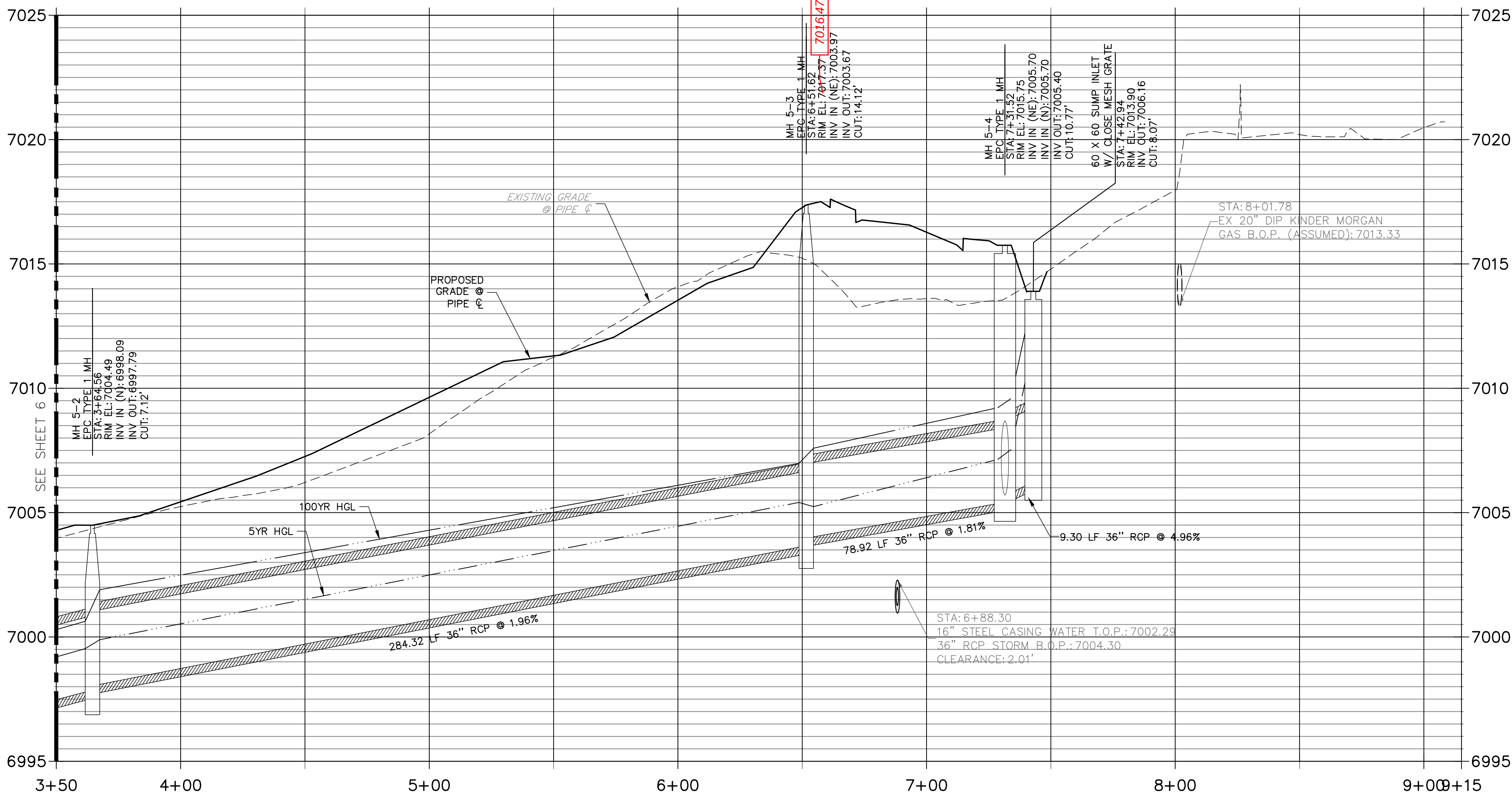
STORM SEWER PLAN

SHEET 7 OF 14

JOB NO. 25188.11

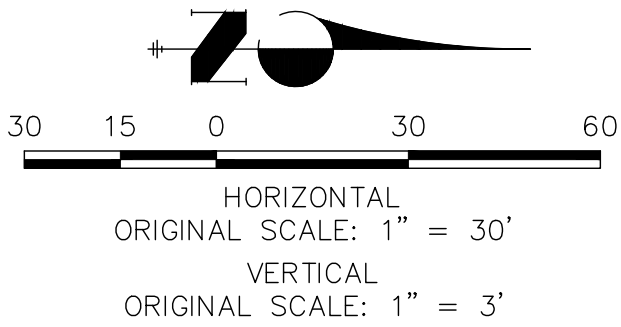


DP-05 PROFILE (3)
STA 3+50.00 TO 9+15.12



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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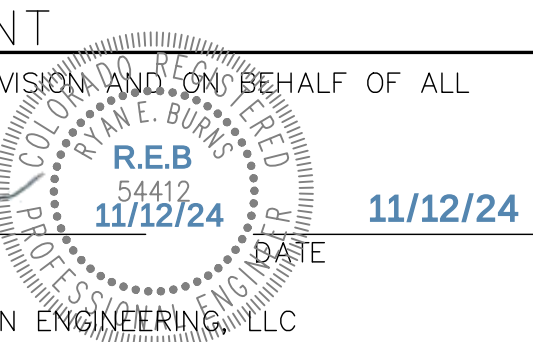
NOTE:
ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



ALL TERRAIN
ENGINEERING

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION	DATE
1	KINDER MORGAN FINAL SUBMITTAL	12/21/23
2	NEW SHEET ATE - REVISED DP-05	12/12/24

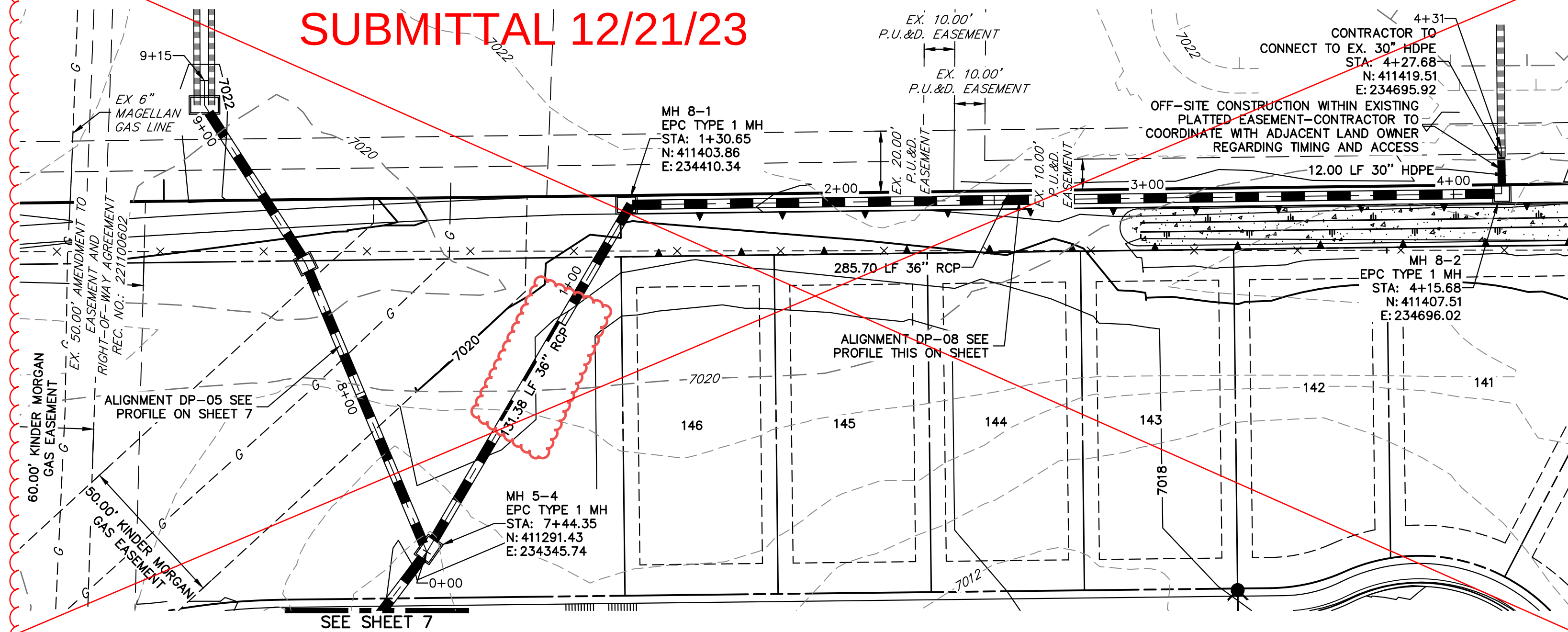
STERLING RANCH FILING NO. 4

STORM SEWER PLAN

REB
REVIEW: REB
DATE: 2024-11-12
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

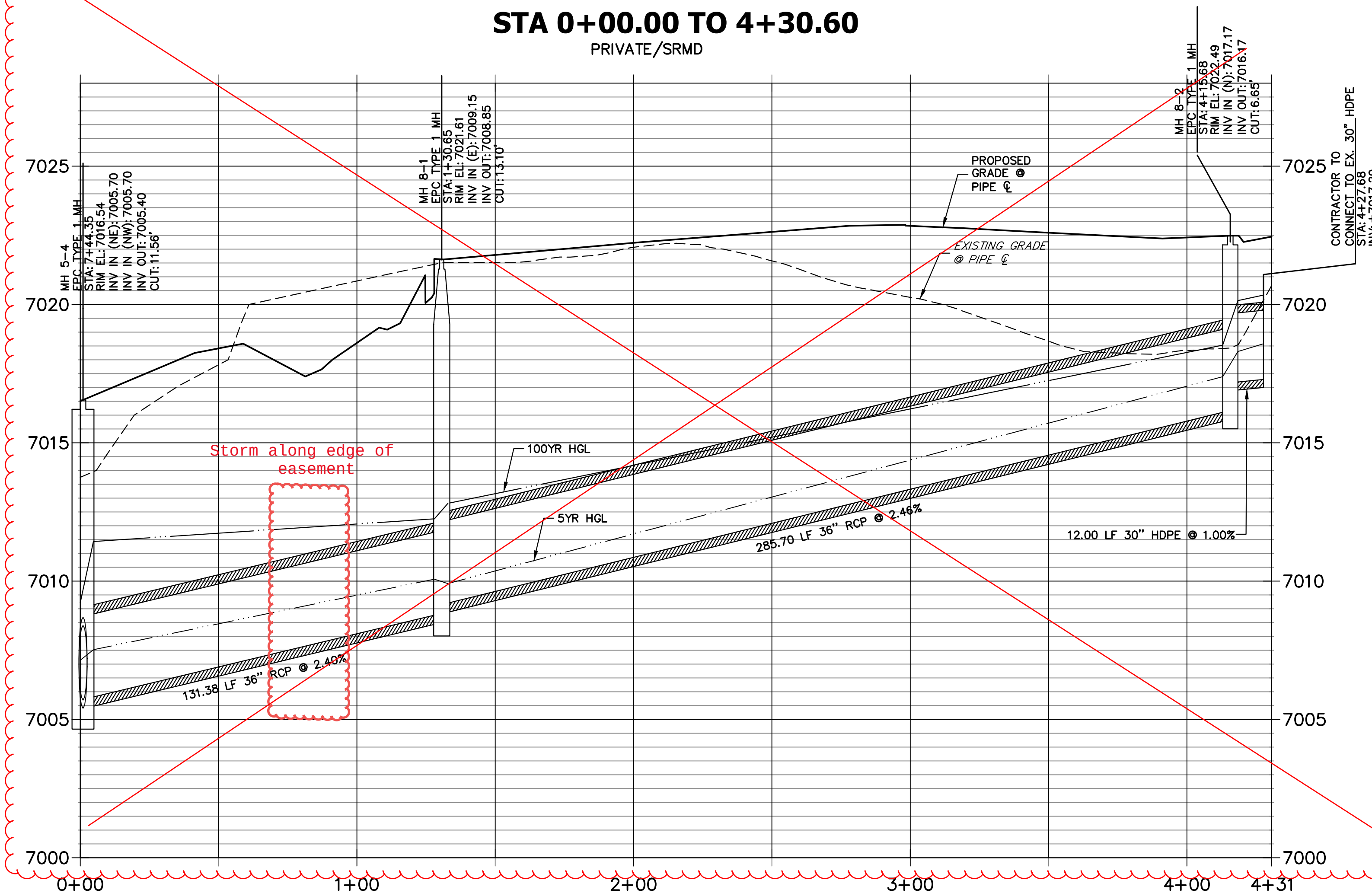
SHEET
7R OF 14

SEE UPDATED JR SHJEET 8,
"KINDER MORGAN FINAL
SUBMITTAL 12/21/23



The area in red clouding of the DP-8 storm line encroaches into the east edge of the new expanded Kinder Morgan easement, see Kinder Morgan encroachment exhibit

DP-08 PROFILE
STA 0+00.00 TO 4+30.60
PRIVATE/SRMD

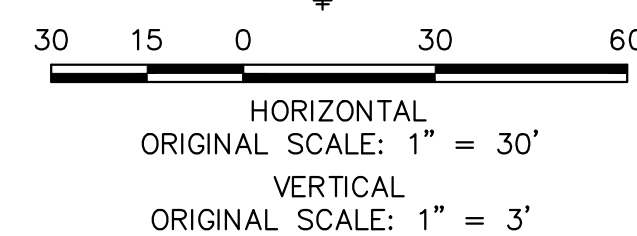


SEE UPDATED JR SHJEET 8,
"KINDER MORGAN FINAL
SUBMITTAL 12/21/23

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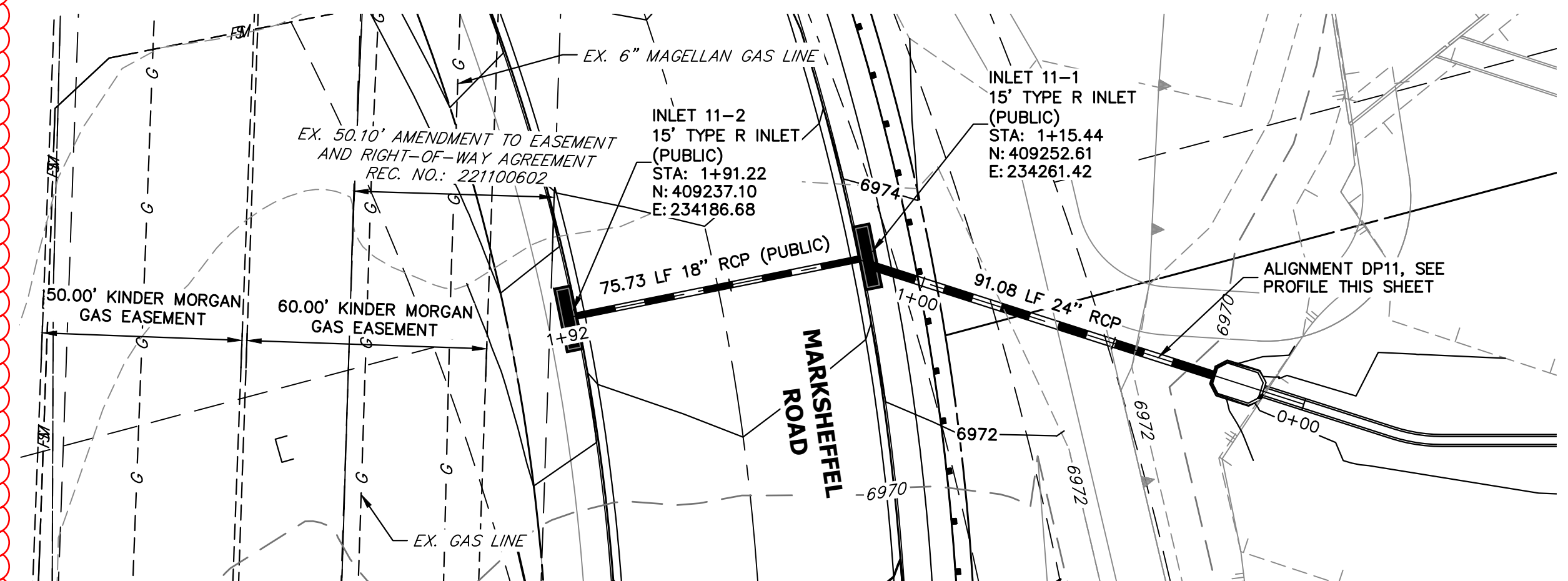


EPC 8/31/23

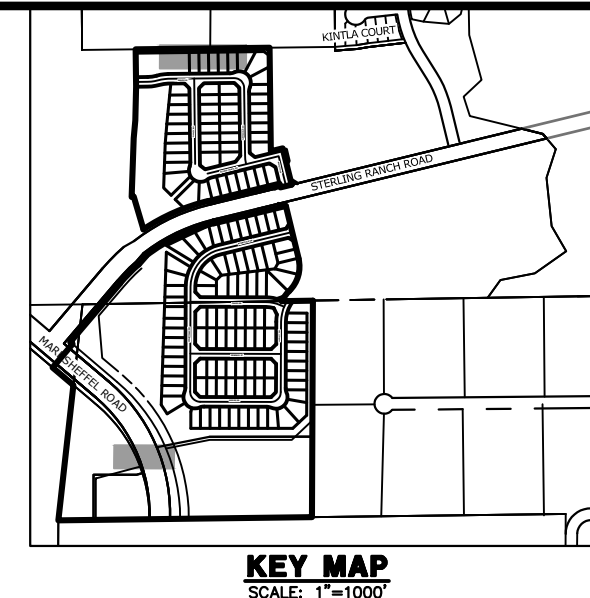
ENGINEER'S STATEMENT

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



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

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A Westrian Company

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Fort Collins 970-431-9888 • www.jrengineering.com

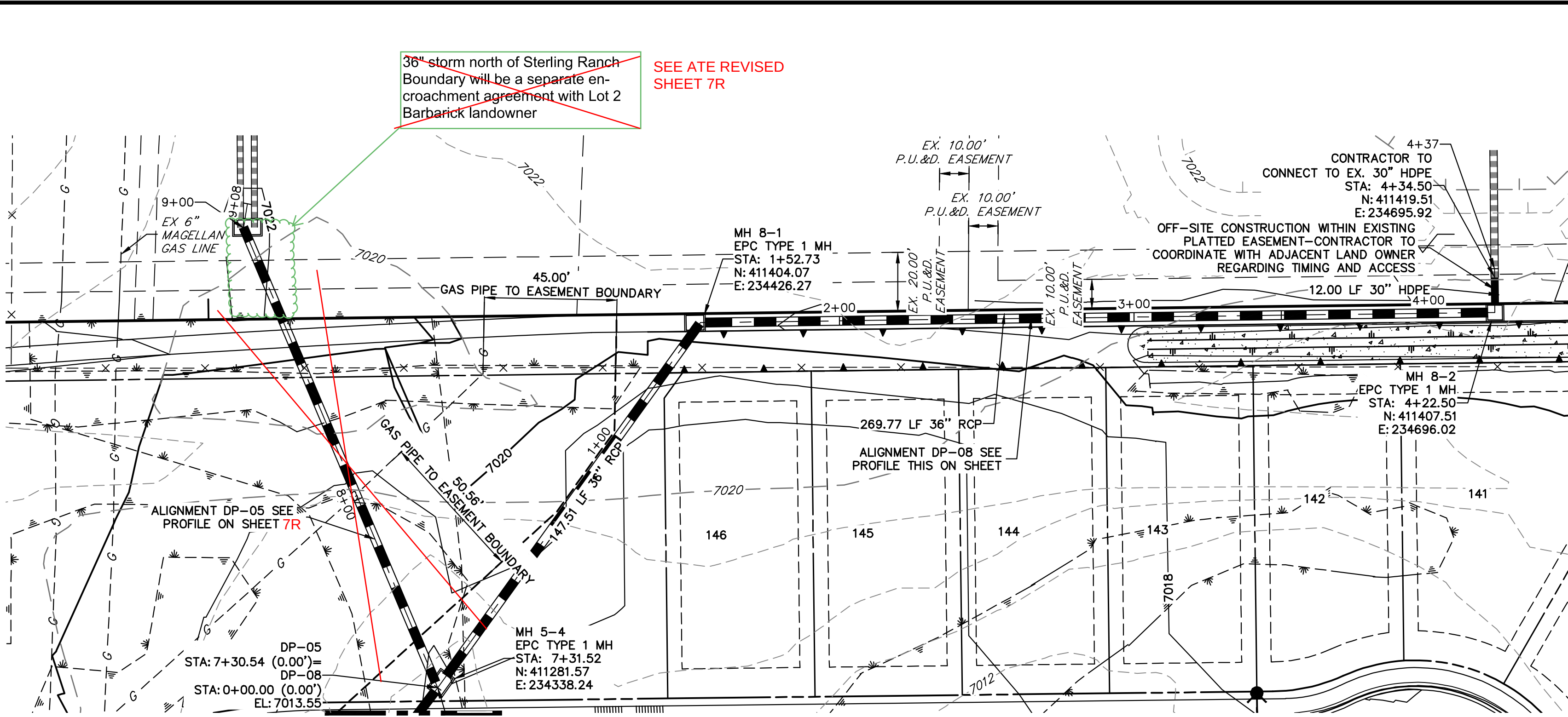
H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=3'				
DATE	08/14/23				
DESIGNED BY	RAB				
DRAWN BY	WKN				
CHECKED BY					

STERLING RANCH FILING 4

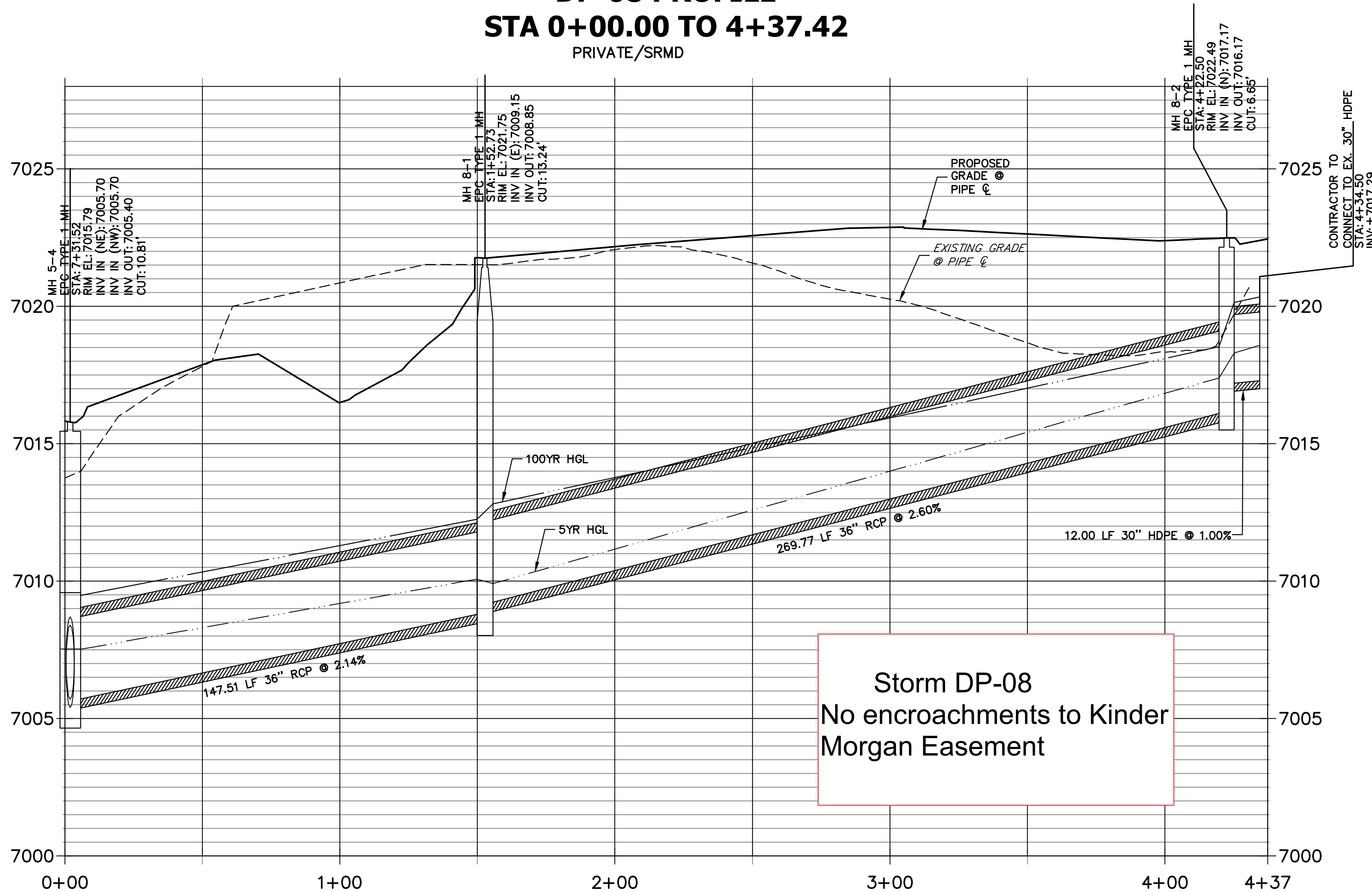
STORM SEWER PLAN

SHEET 8 OF 14

JOB NO. 25188.11



DP-08 PROFILE
STA 0+00.00 TO 4+37.42
PRIVATE/SRMD

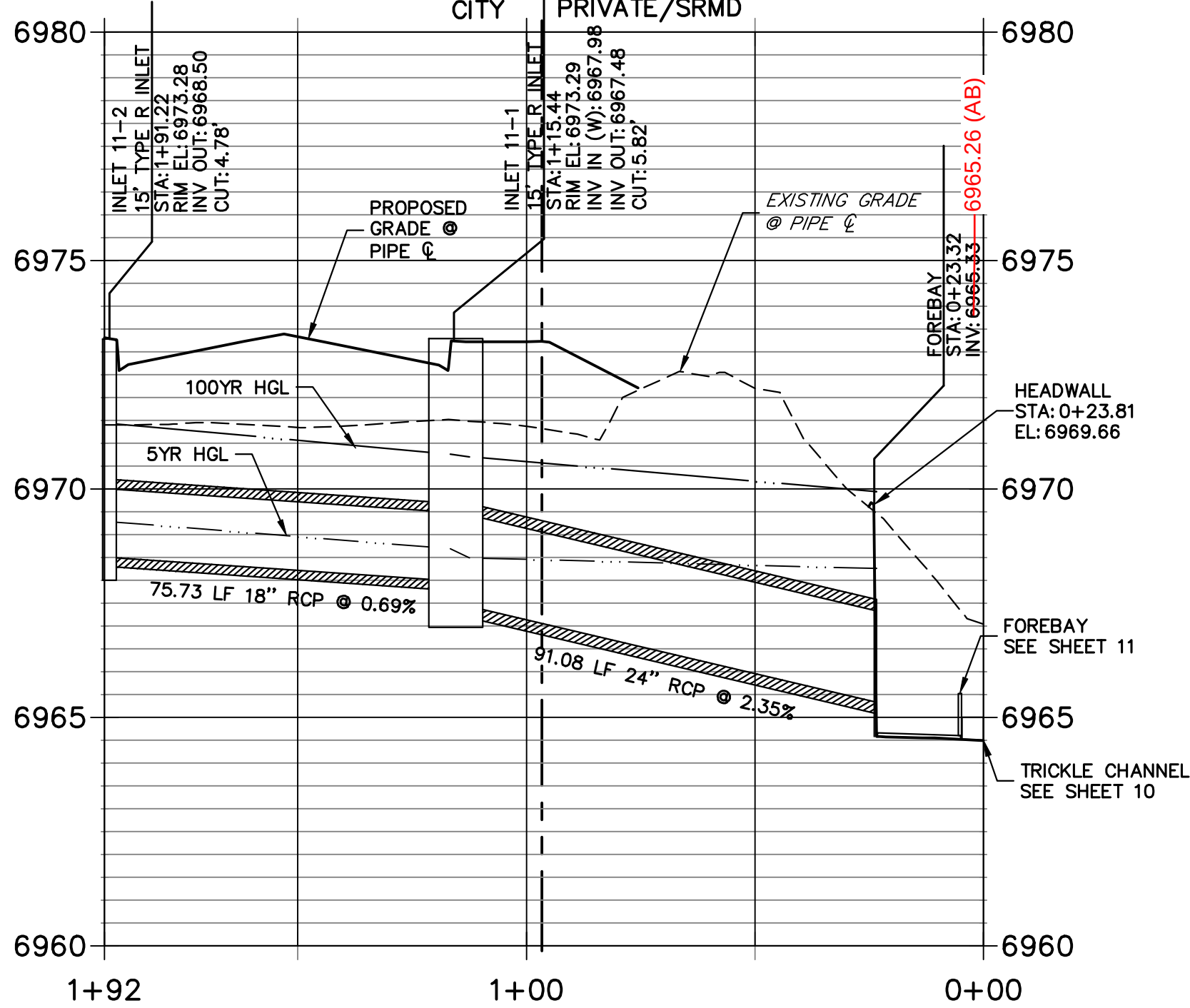


Storm DP-08
No encroachments to Kinder
Morgan Easement

Encroachment #1
36" Storm Crossing
Final 2024-02-20

Storm DP-11
No encroachments to Kinder
Morgan Easement

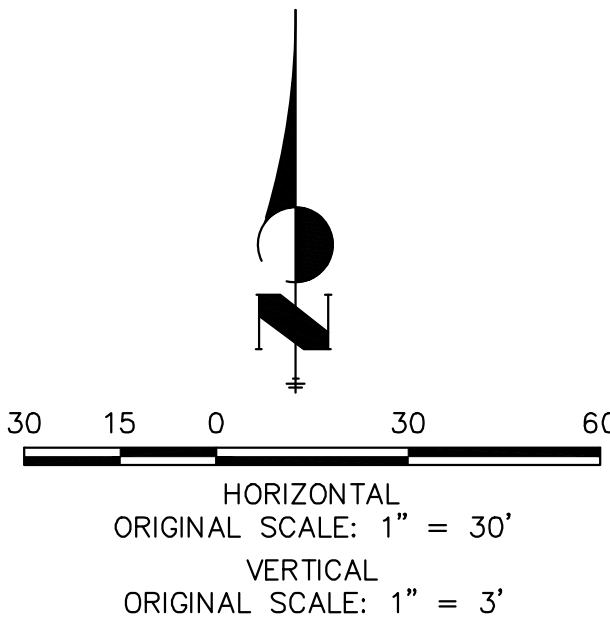
DP11 PROFILE
STA 0+00.00 TO 1+92.30
CITY/PRIVATE/SRMD



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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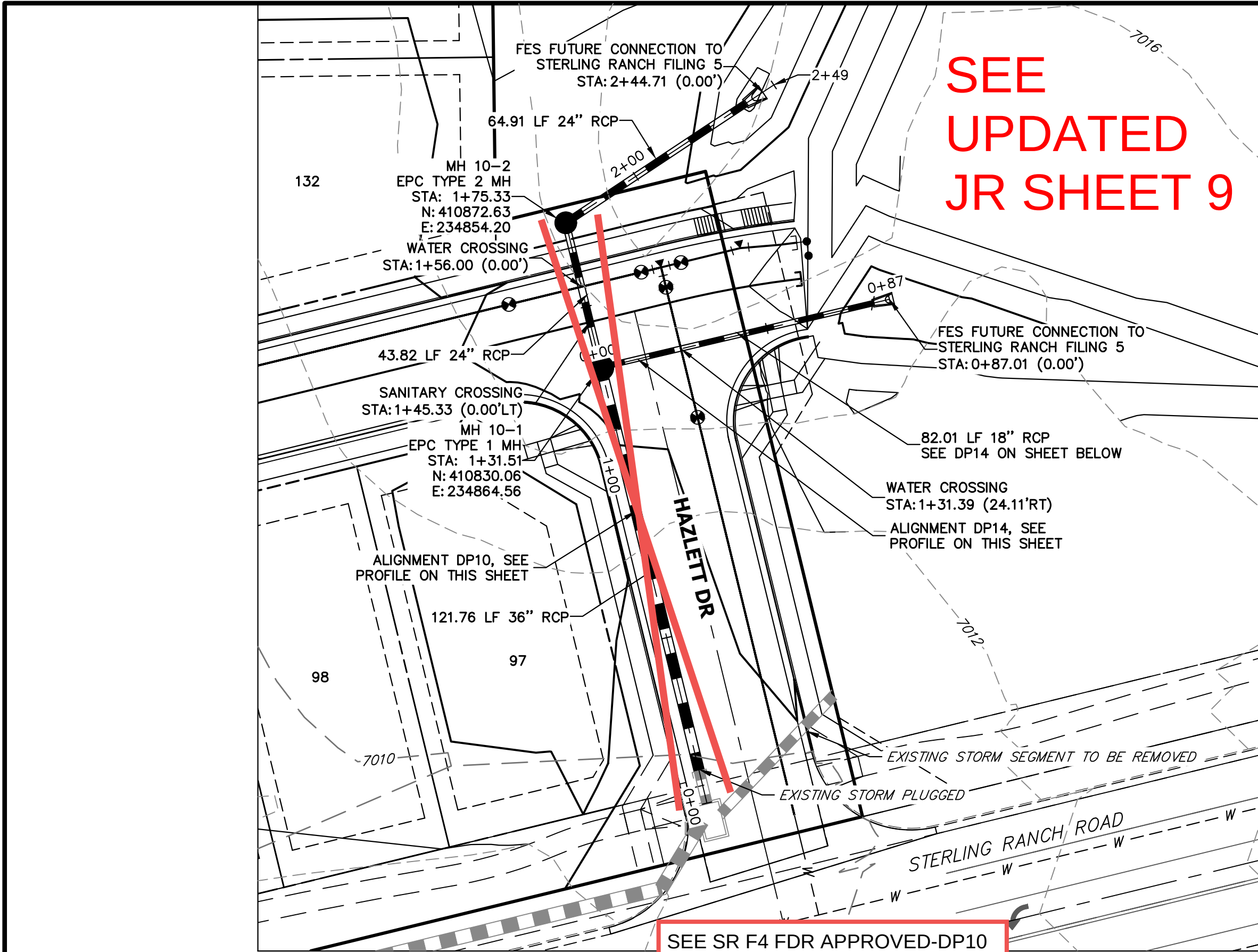


ENGINEER'S STATEMENT

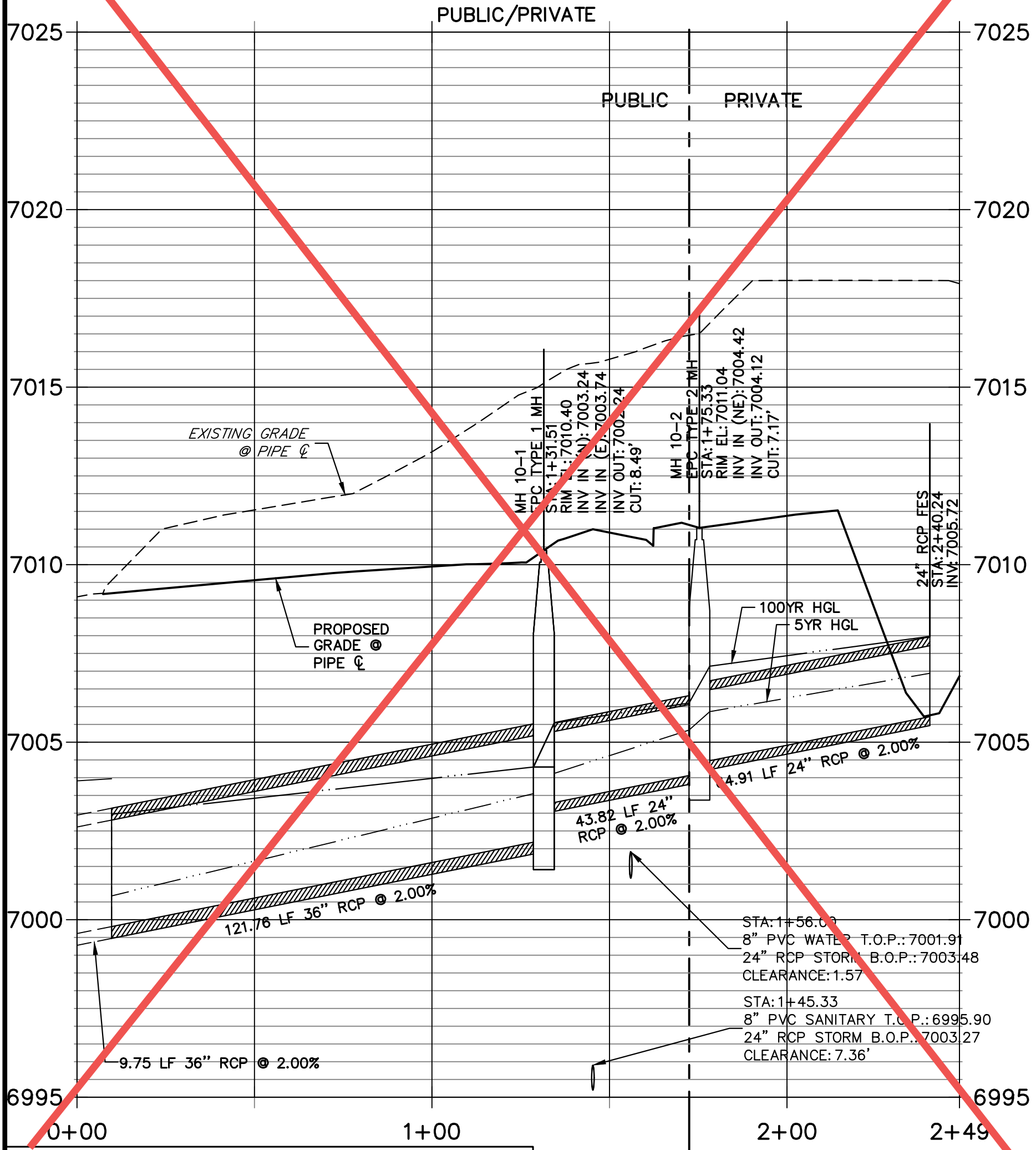
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 12/21/23

STERLING RANCH FILING 4	SHEET 8 OF 14	JOB NO. 25188.11	DESIGNED BY RAB DRAWN BY WKN CHECKED BY	DATE 11-30-23	H-SCALE 1"=30' V-SCALE 1"=3'	No. 2	REVISION KINDER MORGAN FINAL SUBMITTAL ATE DPO5 REVISIONS: SEE SHEET 7R	BY GAC	DATE 12/21/23	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

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



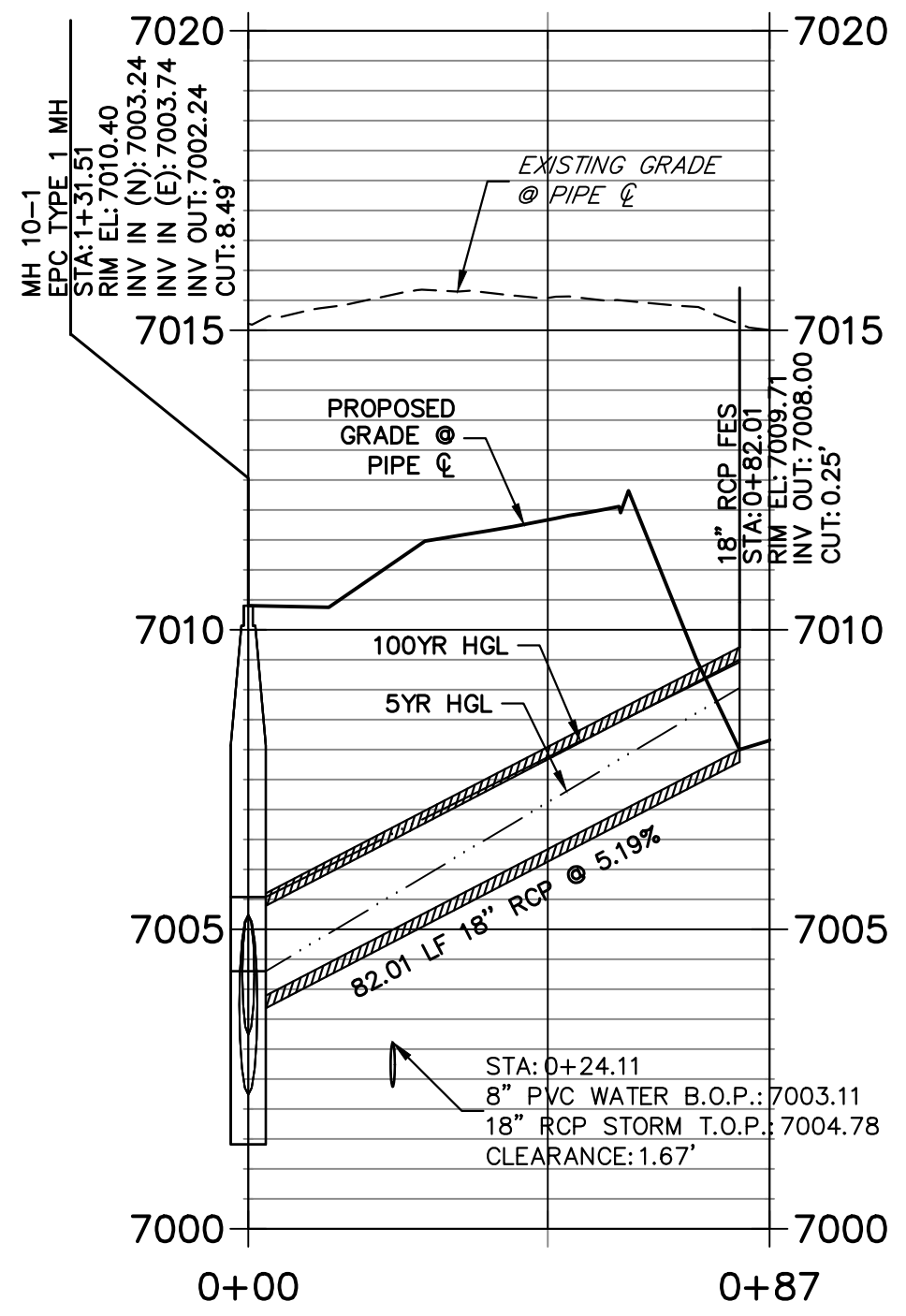
DP10 PROFILE
STA 0+00.00 TO 2+48.61



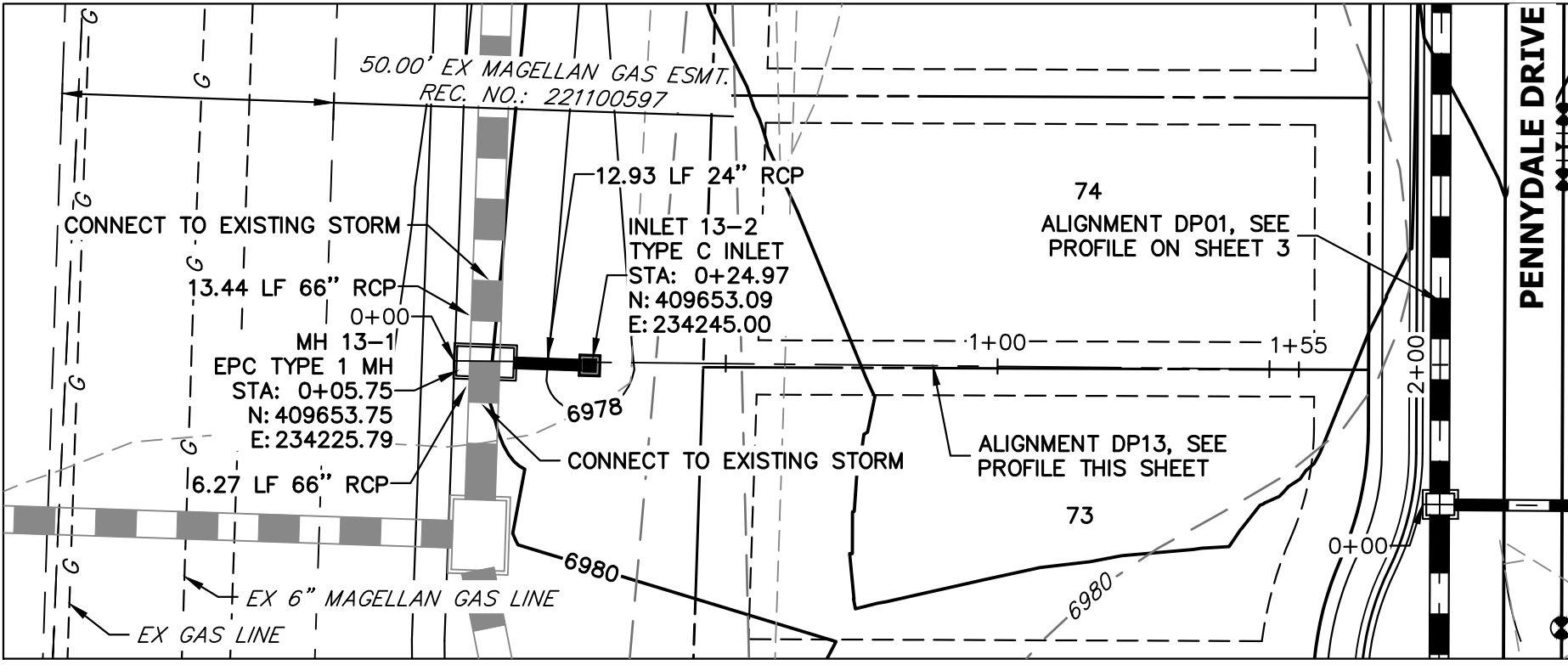
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SEE SR F4 FDR APPROVED-DP10 UPDATES FOR DESIGN CHANGES

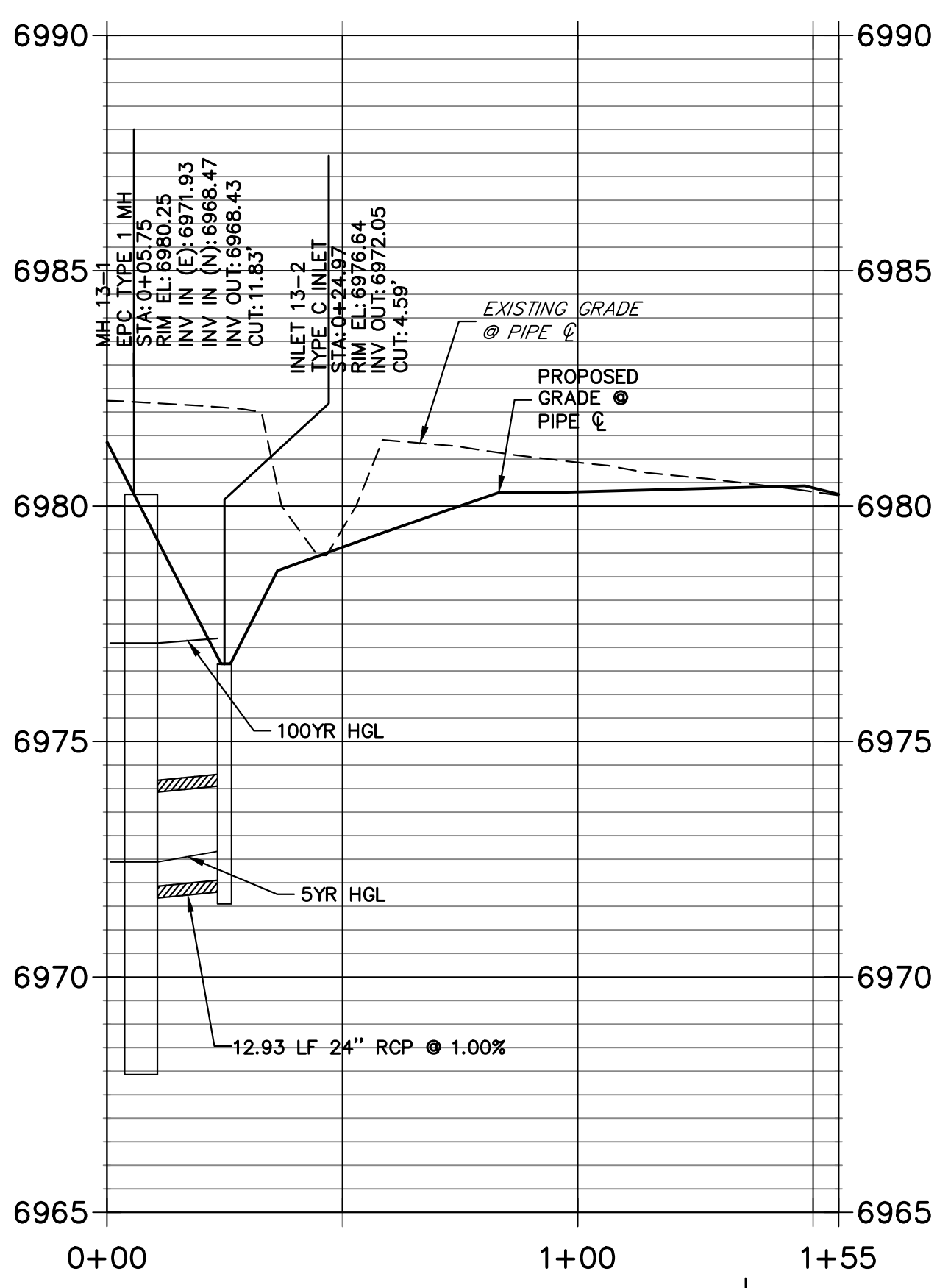
DP14 PROFILE
STA 0+00.00 TO 0+87.01



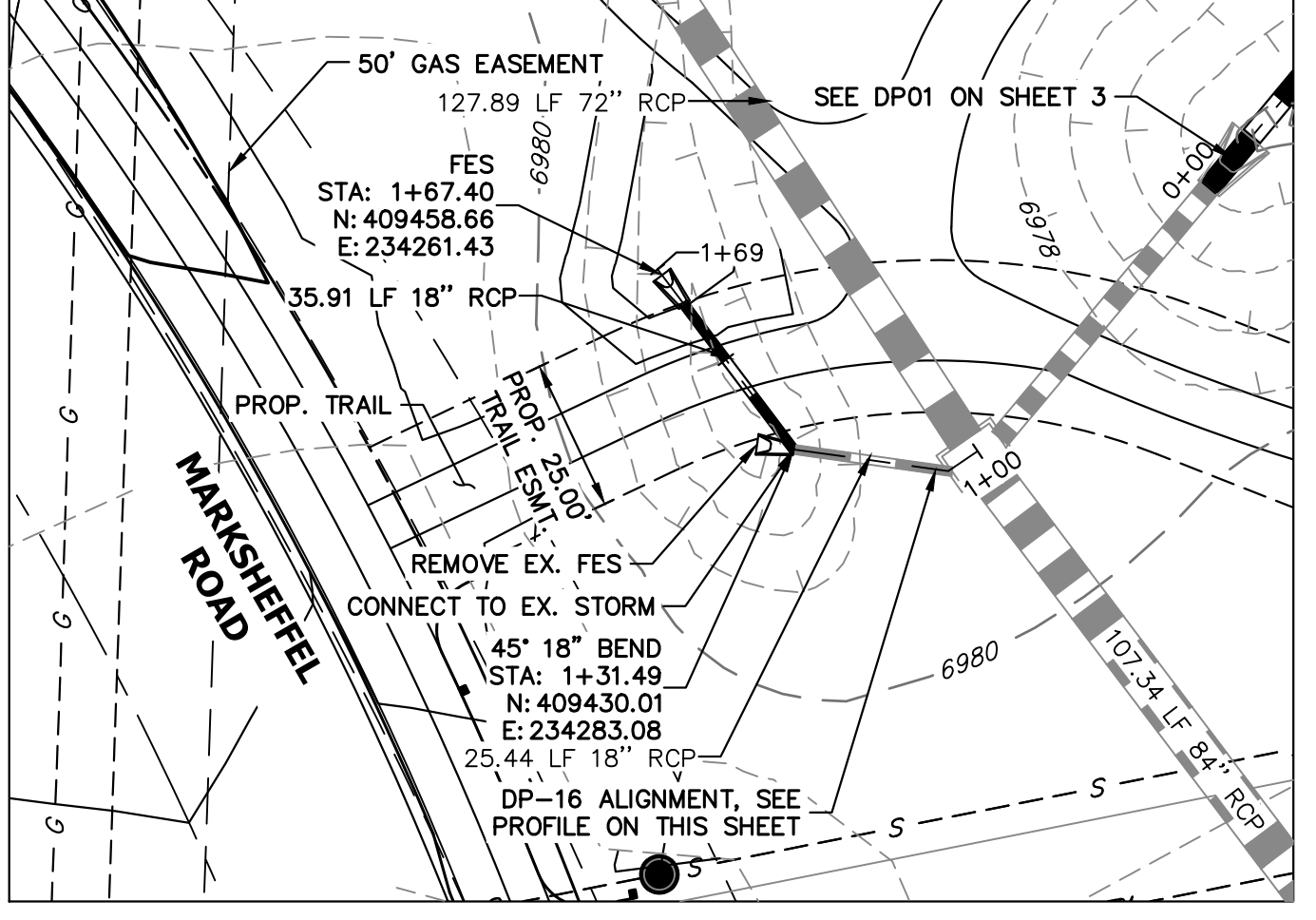
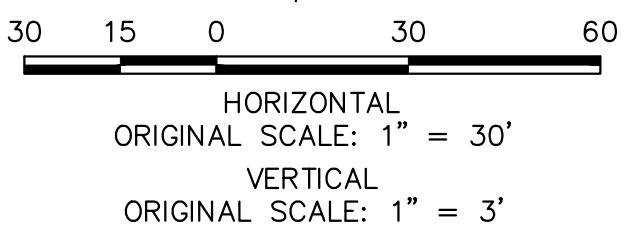
SEE STERLING RANCH FILING NO. 5 STORM PLANS (ASB)



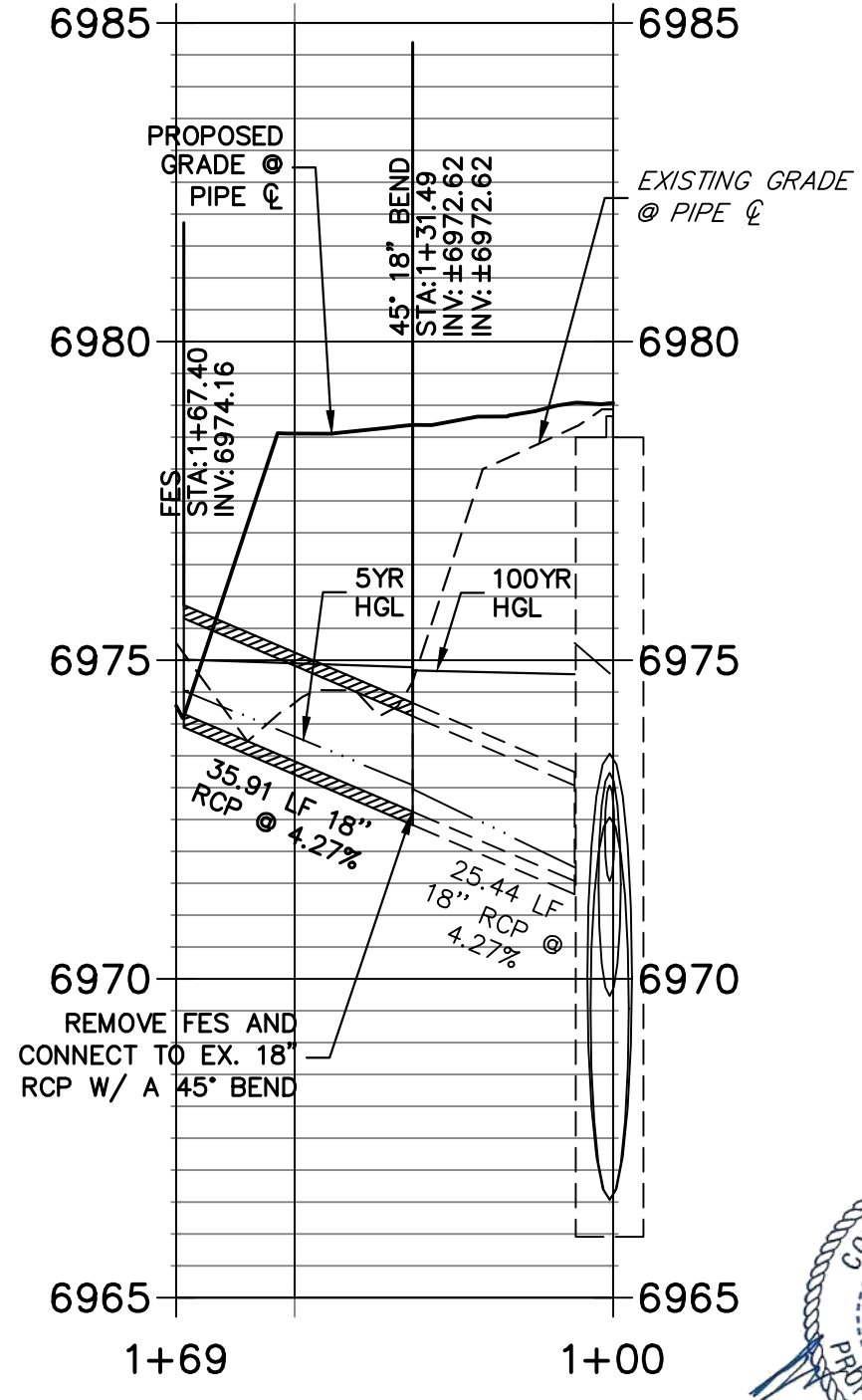
DP13 PROFILE
STA 0+00.00 TO 1+55.41



NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR. HGL SHOWS PIPE FULLY INUNDAED



DP-16 PROFILE
STA 1+00.00 TO 1+68.61



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 08/14/23

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

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

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	08/14/23	RAB	WKN	

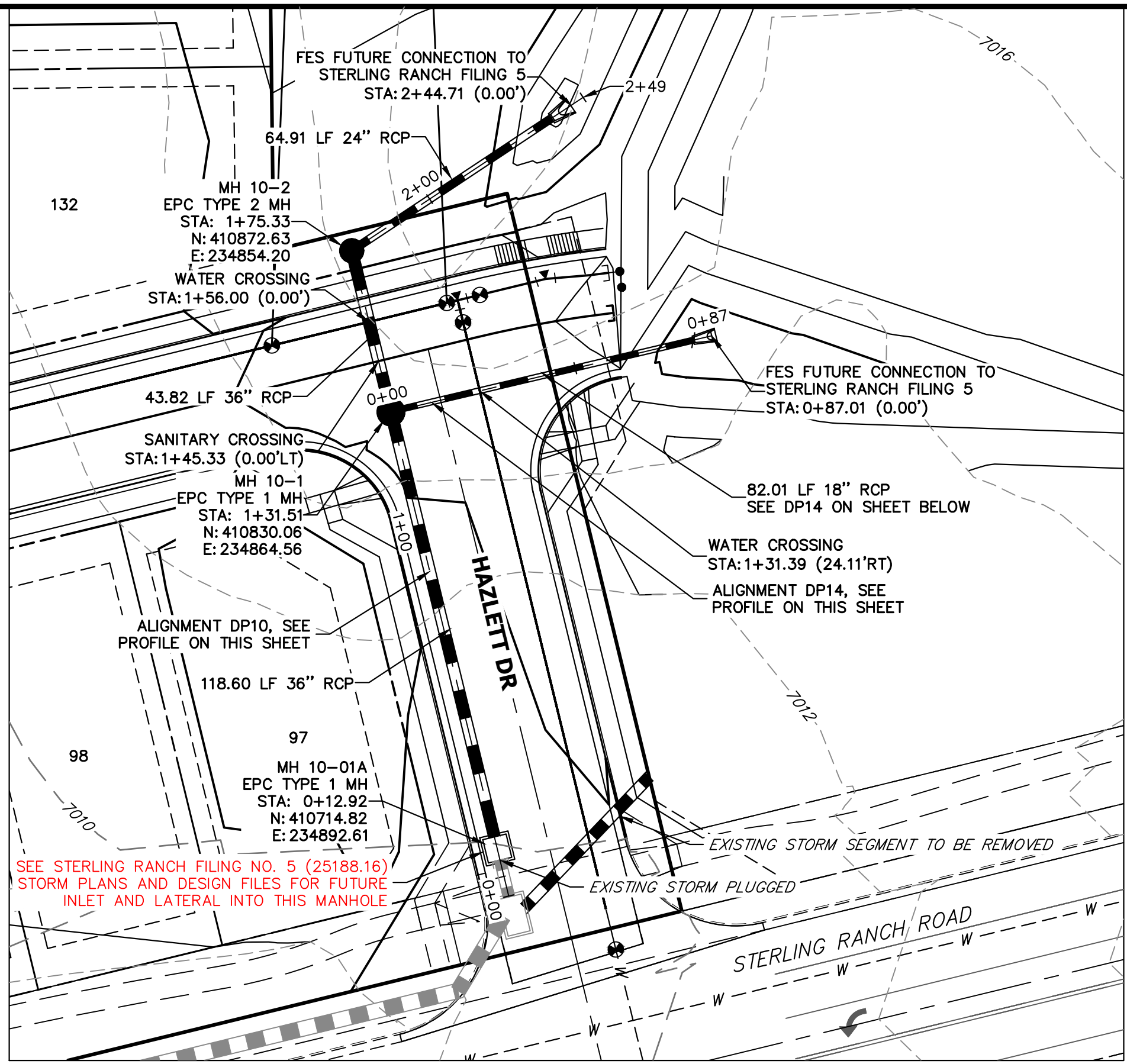
STERLING RANCH FILING 4

STORM SEWER PLAN

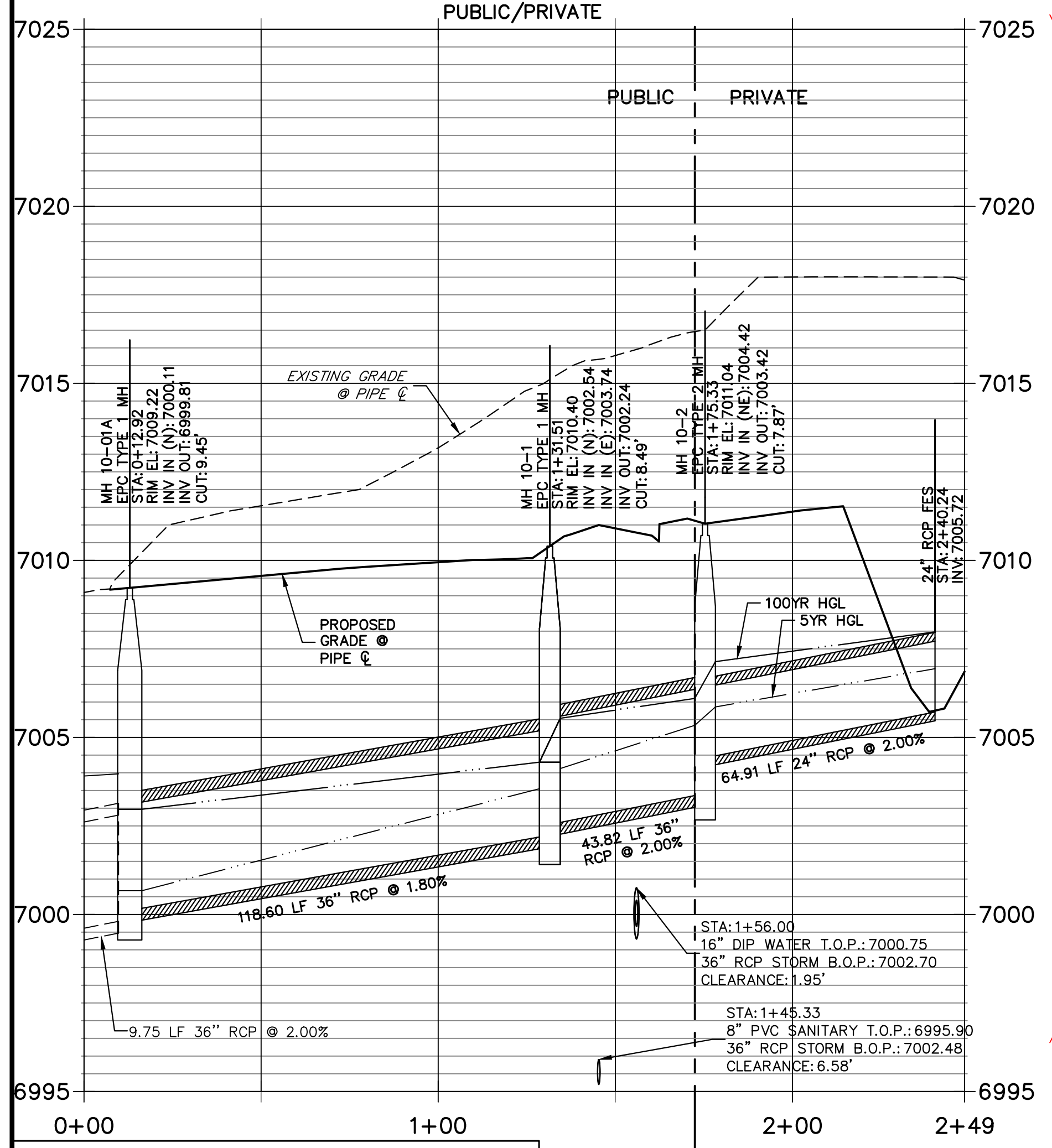
SHEET 9 OF 14

JOB NO. 25188.11

UPDATED JR SHEET 9

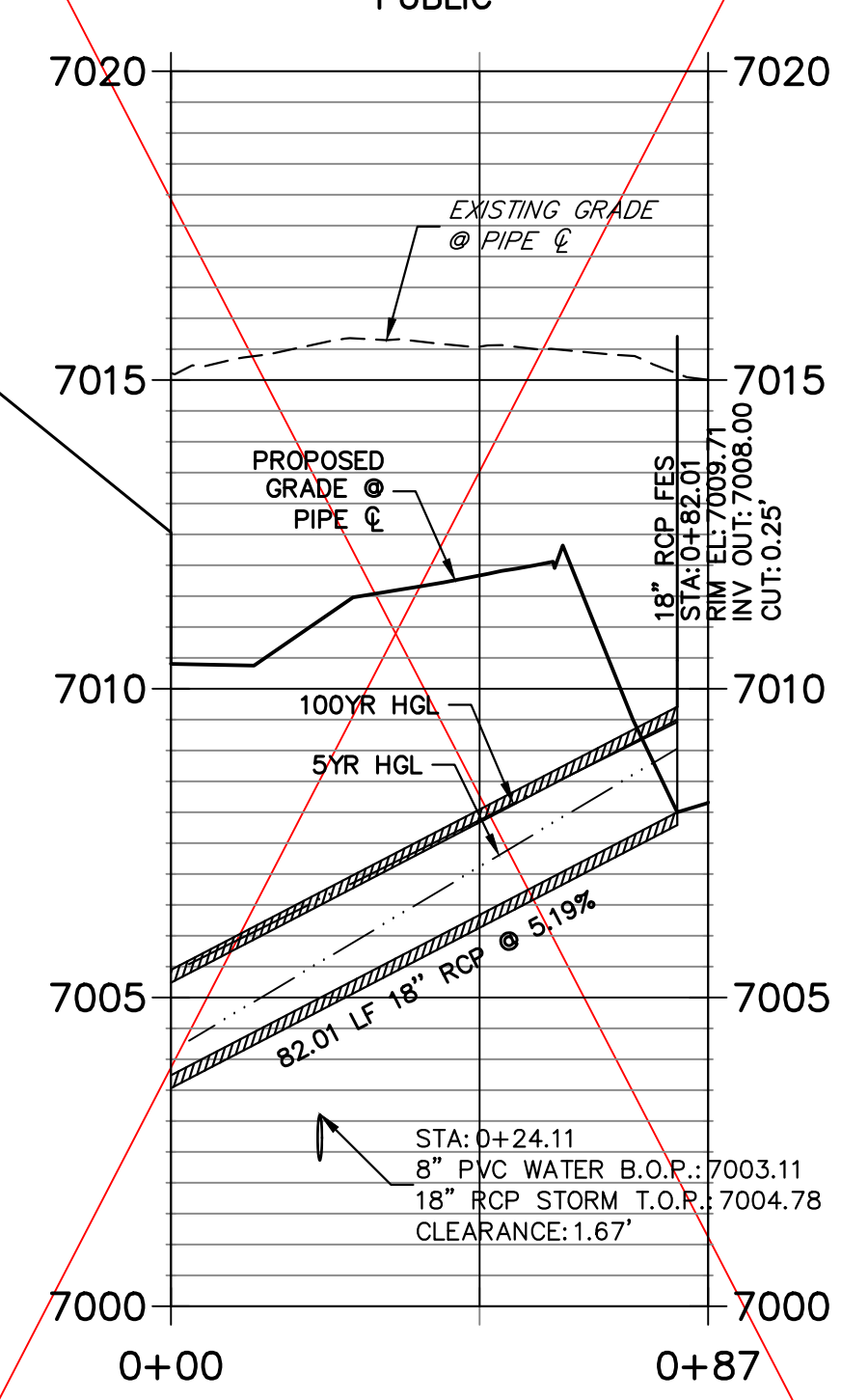


DP10 PROFILE
STA 0+00.00 TO 2+48.61



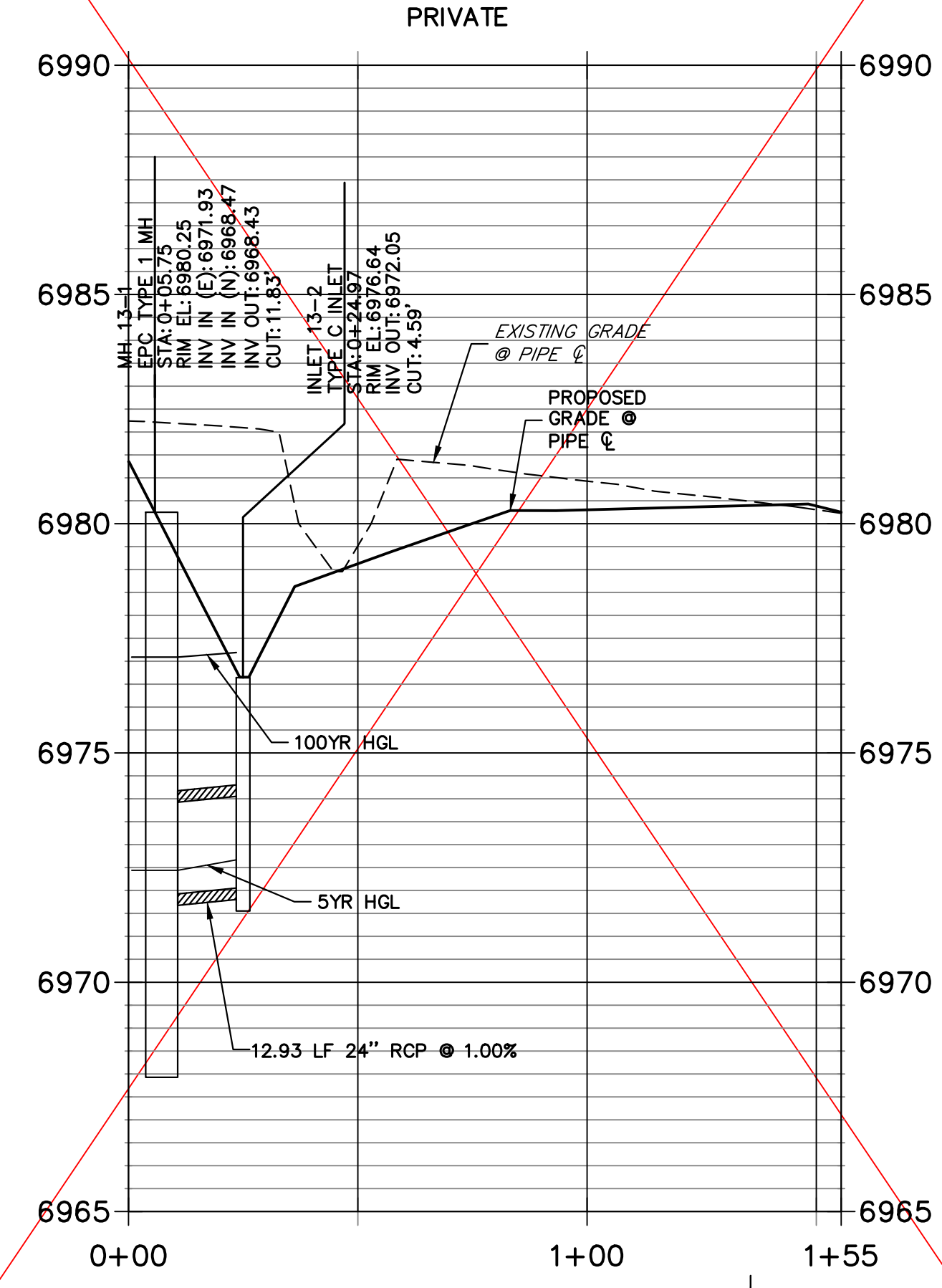
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DP14 PROFILE
STA 0+00.00 TO 0+87.01



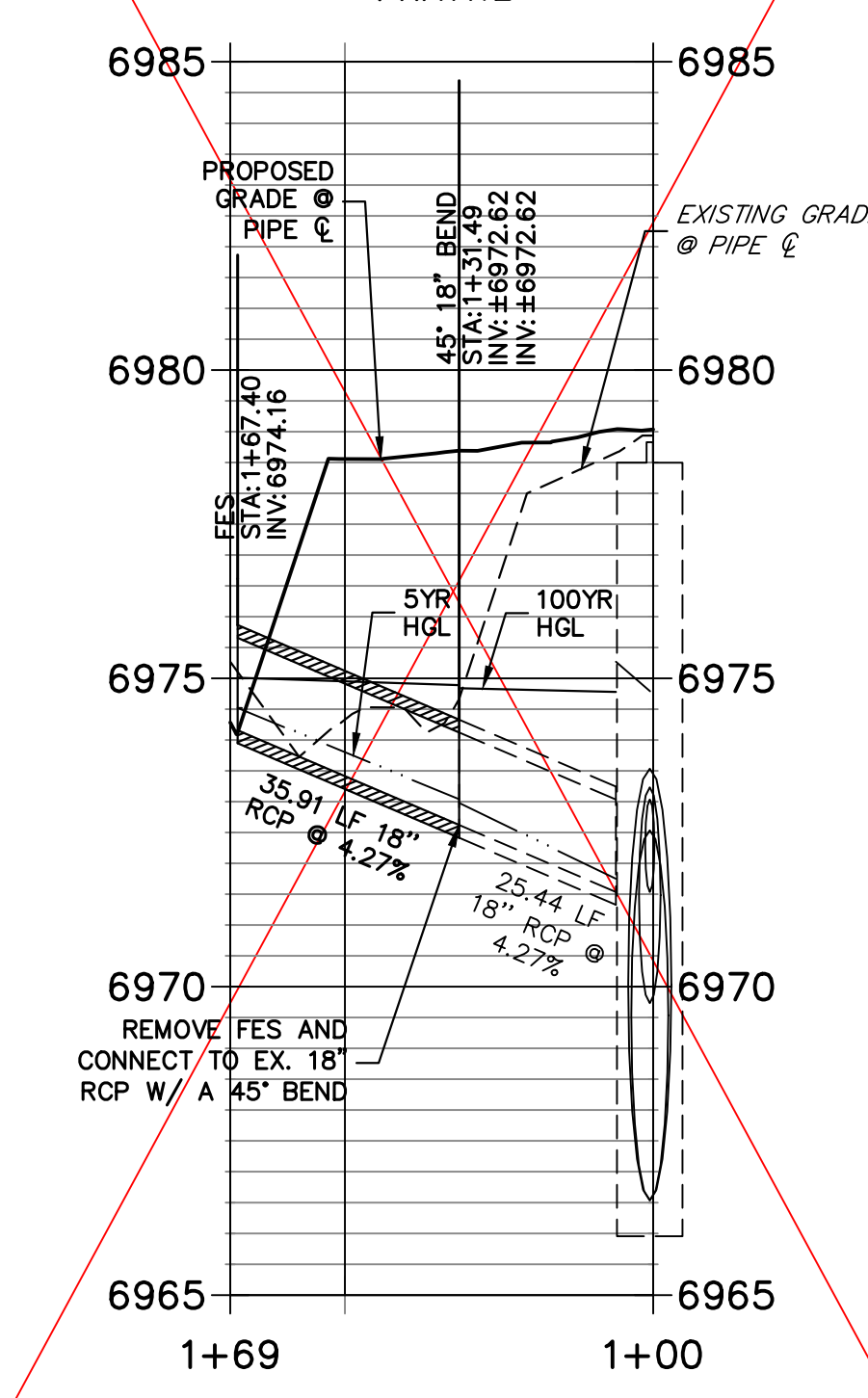
* SEE APPROVED STORM PLANS FOR THIS DESIGN

DP13 PROFILE
STA 0+00.00 TO 1+55.41



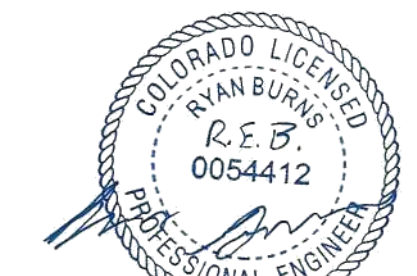
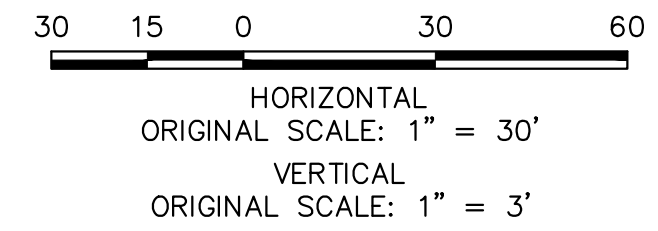
* SEE APPROVED STORM PLANS FOR THIS DESIGN

DP-16 PROFILE
STA 1+00.00 TO 1+68.61



* SEE APPROVED STORM PLANS FOR THIS DESIGN

NOTE:
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PIPE FULLY INUNDAED



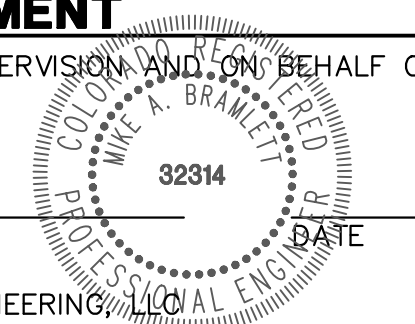
AS-BUILT PLANS
2026-07-10
EPC SF-22-030



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

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



STERLING RANCH FILING 4

STORM SEWER PLAN

SHEET 9 OF 14

JOB NO. 25188.11

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

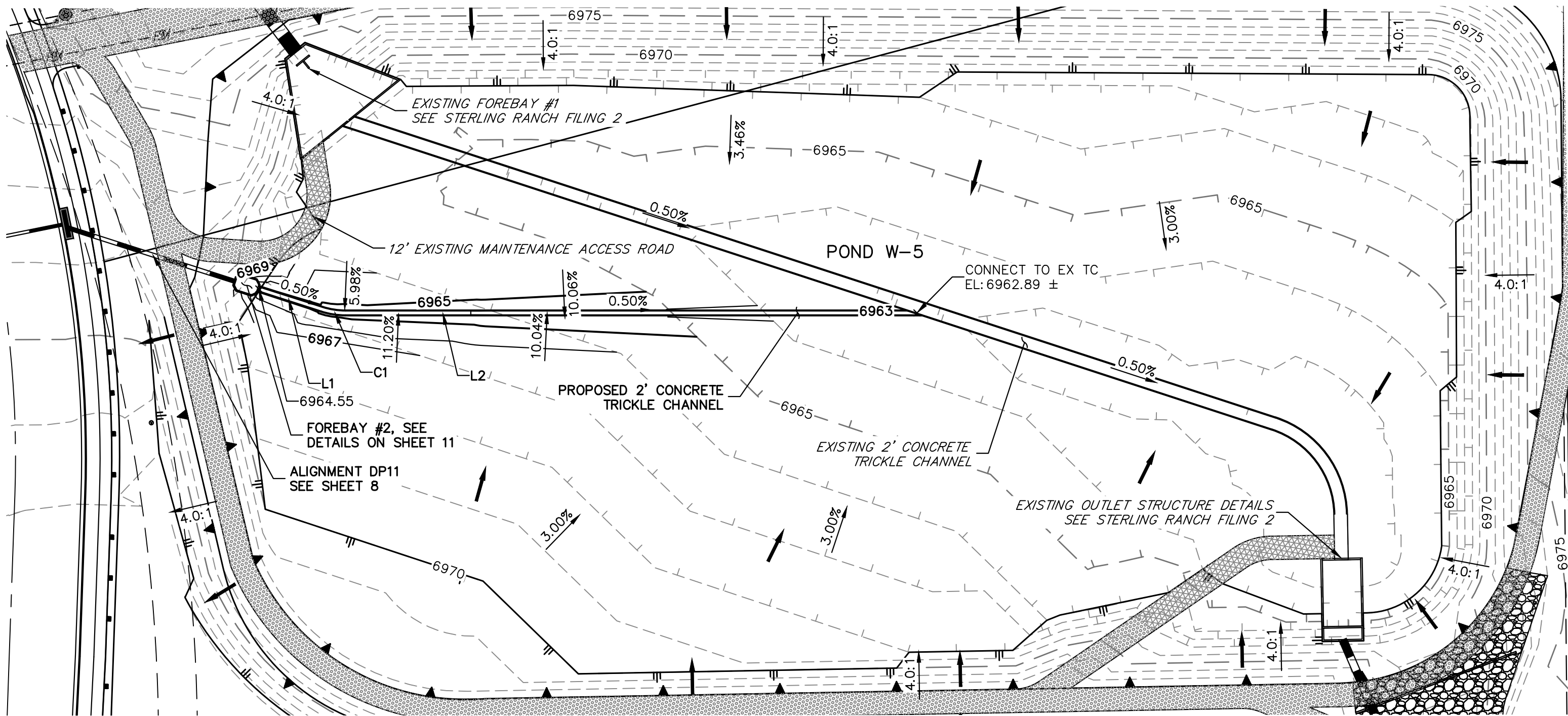
J.R. ENGINEERING
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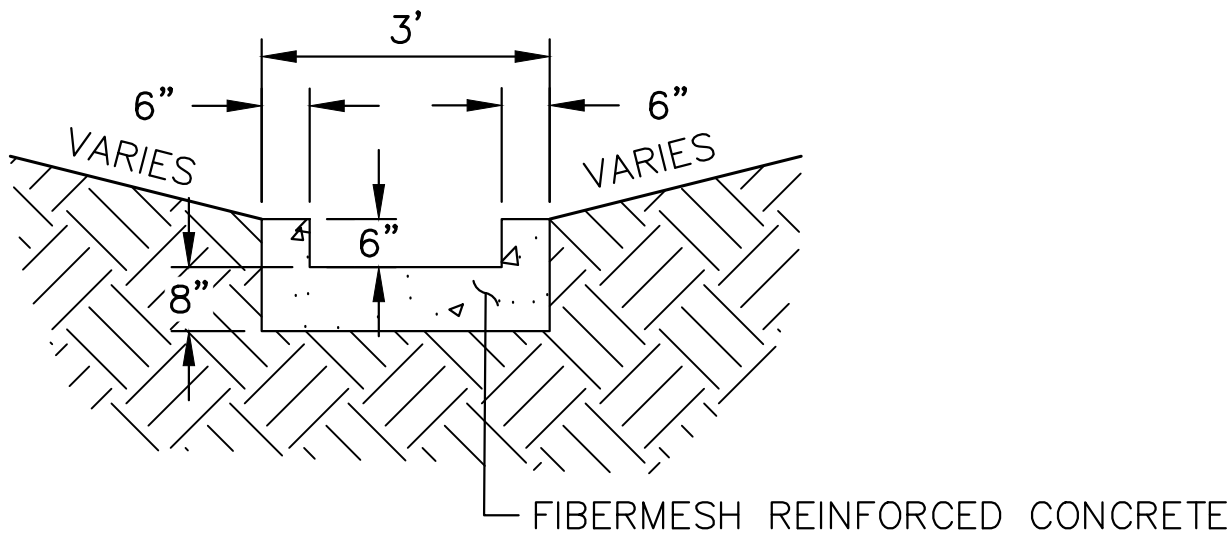
No.	REVISION	BY	DATE
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H-SCALE 1"=30'
V-SCALE 1"=3'

DATE 08/14/23
DESIGNED BY RAB
DRAWN BY WKN
CHECKED BY



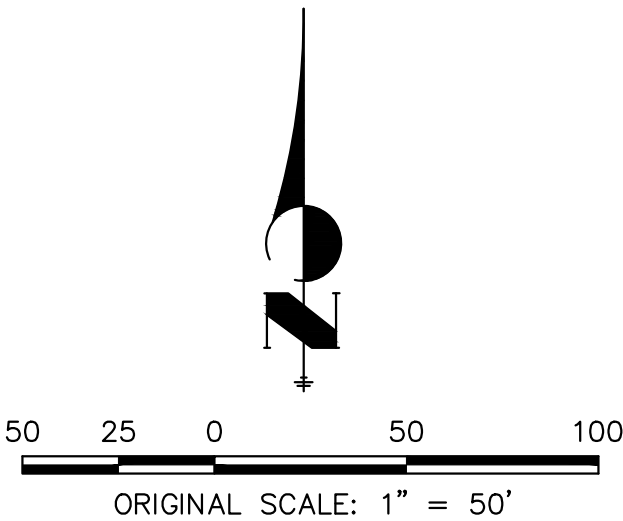
LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L2	N90°00'00"W	296.92'	
C1	17°46'12"	12.41'	40.00'
L1	N72°11'32"W	34.08'	



POND TRICKLE CHANNEL (ALL PONDS)
N.T.S.



AS-BUILT PLANS
2026-07-10
EPC SF-22-030



EPC 8/31/23
FILE NO. SF-22-030

GRADING NOTES:

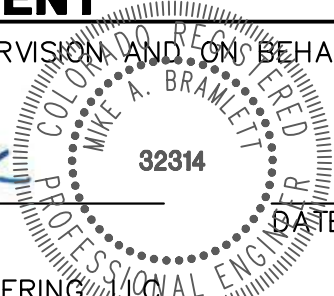
- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 AND AREAS OTHERWISE INDICATED BY WITHIN THESE PLANS, SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING 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 WOCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 8 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.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



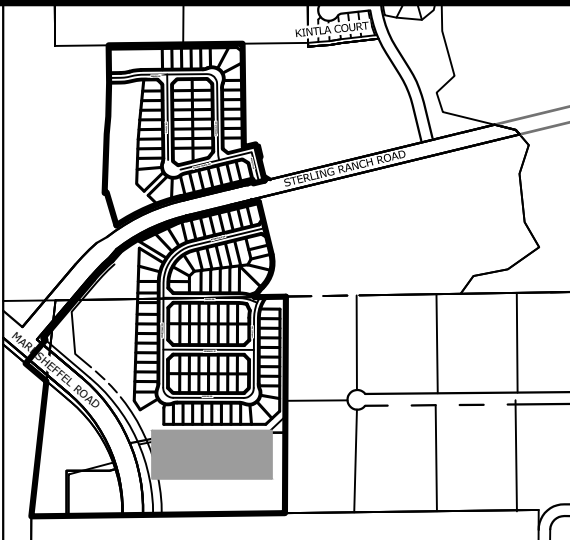
DATE 08/14/23

STERLING RANCH FILING 4

STORM SEWER PLAN

SHEET 10 OF 14

JOB NO. 25188.11



KEY MAP
SCALE: 1"=1000'

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

J.R. ENGINEERING

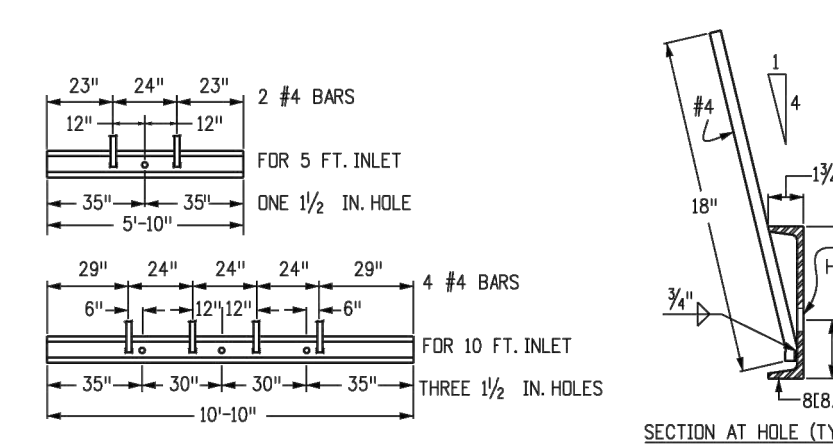
A Western Company



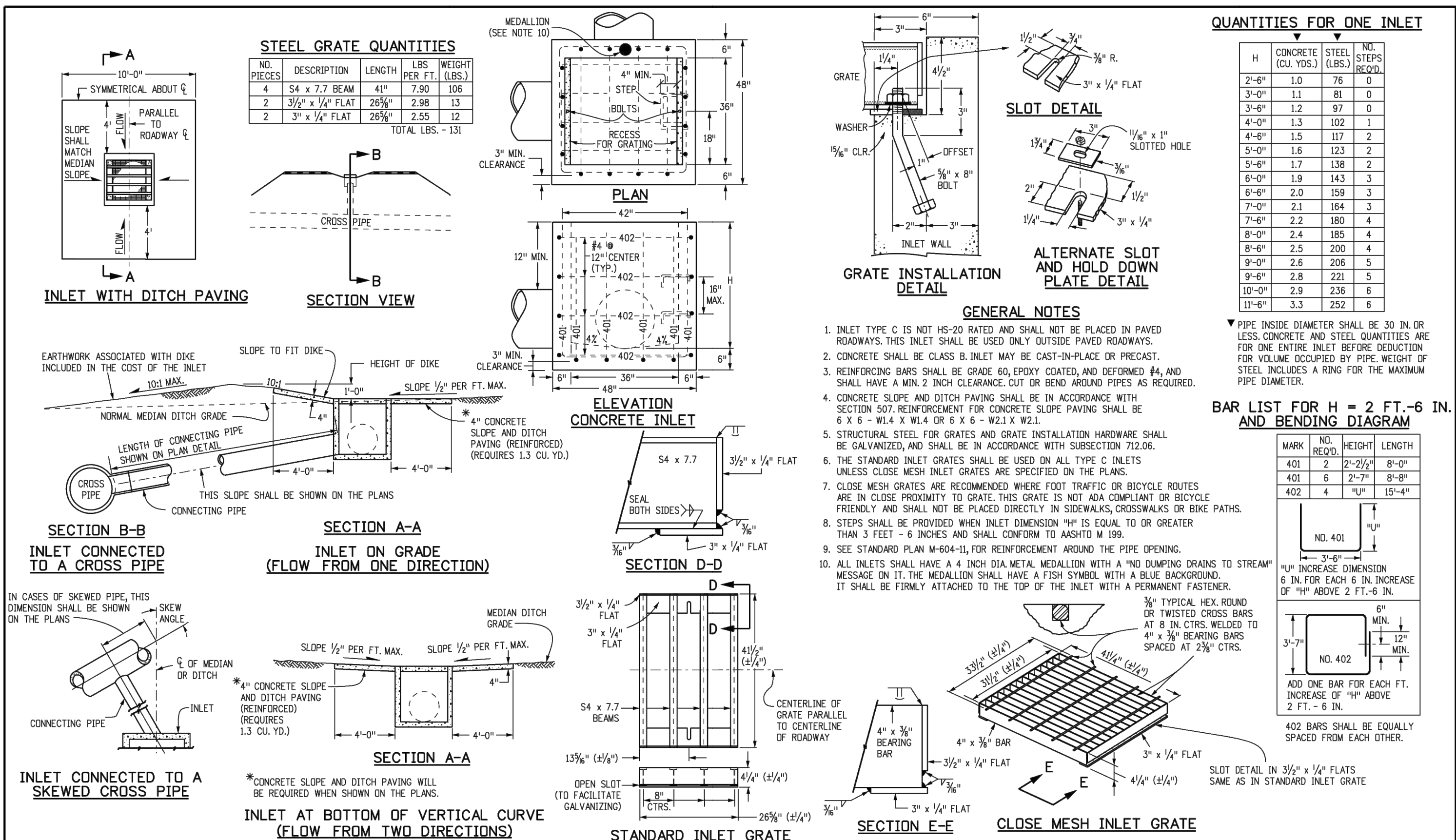
Central 303-740-9888 • Colorado Springs 719-583-2583

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

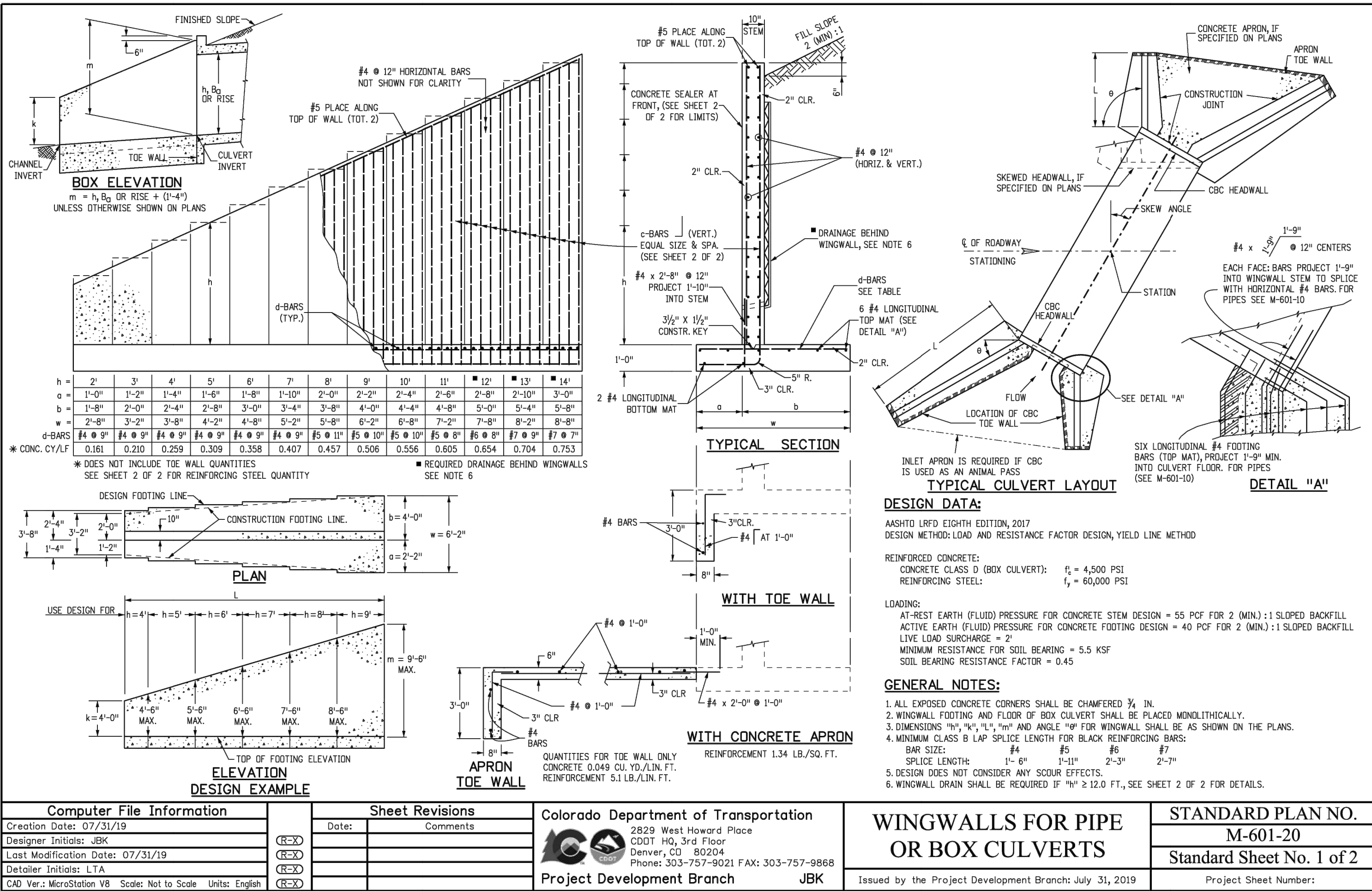
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FOR THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.



CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.

Project Sheet Number:

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



GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS NECESSARY TO AVOID THEM. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
CLASS D CONCRETE: fc'=4,500 psi
REINFORCING STEEL: fy=60,000 psi
ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
ALL LAP SPlice LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPlice LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPlice LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER. INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS.), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

Table with 2 columns: Bar Size (#) and Lap Length (inches).

WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPlice SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE
F.E. = FAR FACE
N.F. = NEAR FACE
I.F. = INSIDE FACE
T.W. = TWO WAY
E.S. = EACH SIDE

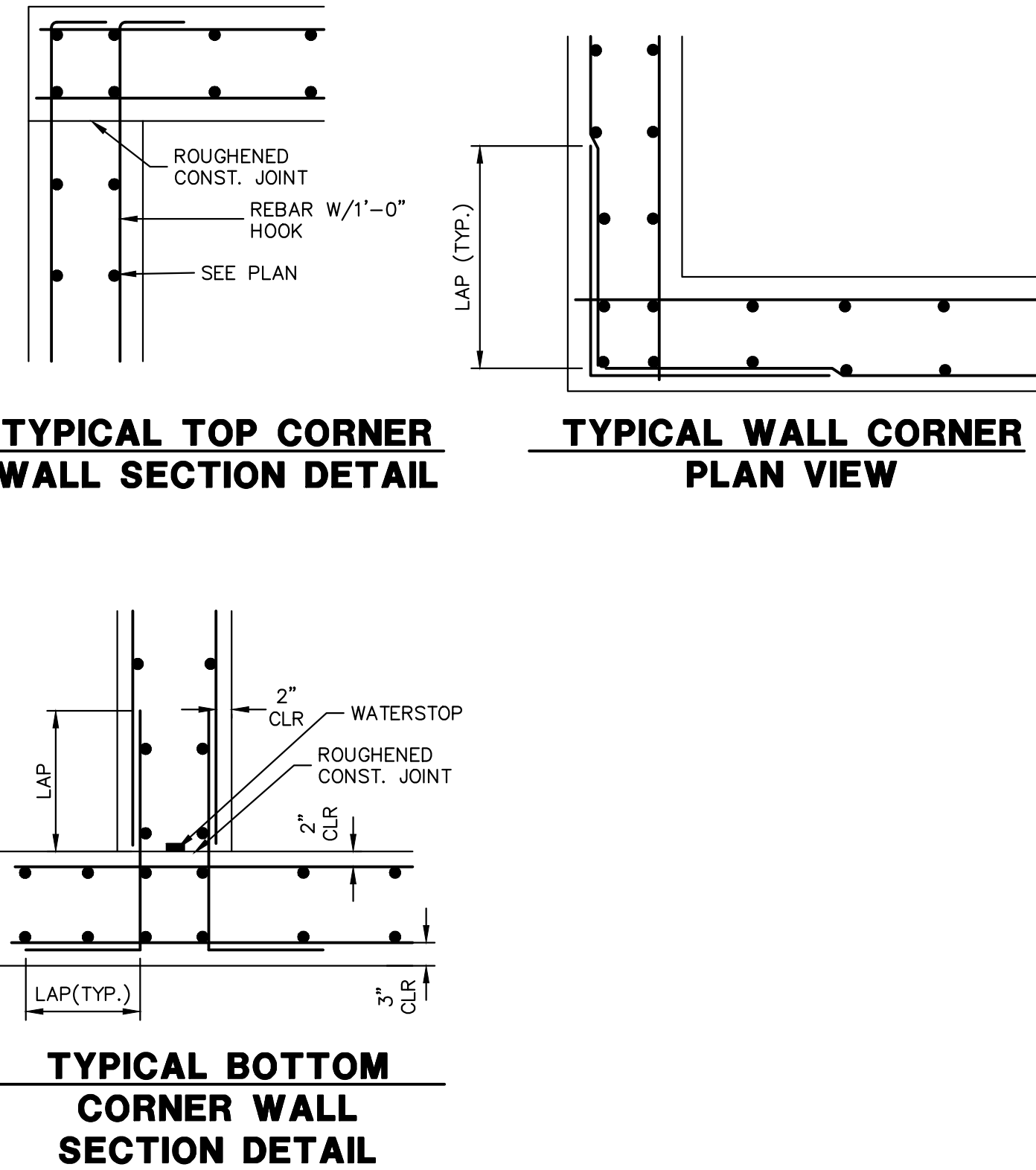
O.F. = OUTSIDE FACE
T.&B. = TOP AND BOTTOM
T.F. = TOP FACE
B.F. = BOTTOM FACE
T.F. = TWO FACES
Lp = LAP LENGTH

CAST-IN-PLACE STRUCTURAL NOTES:

- 1. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- 2. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- 4. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, f'c.
- 5. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- 6. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- 7. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
- 8. WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.

Table with 2 main sections: c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL) and REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

Computer File Information, Sheet Revisions, Colorado Department of Transportation, WINGWALLS FOR PIPE OR BOX CULVERTS, STANDARD PLAN NO. M-601-20, Standard Sheet No. 1 of 2.



AS-BUILT PLANS
2026-07-10
EPC SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

EPC 8/31/23

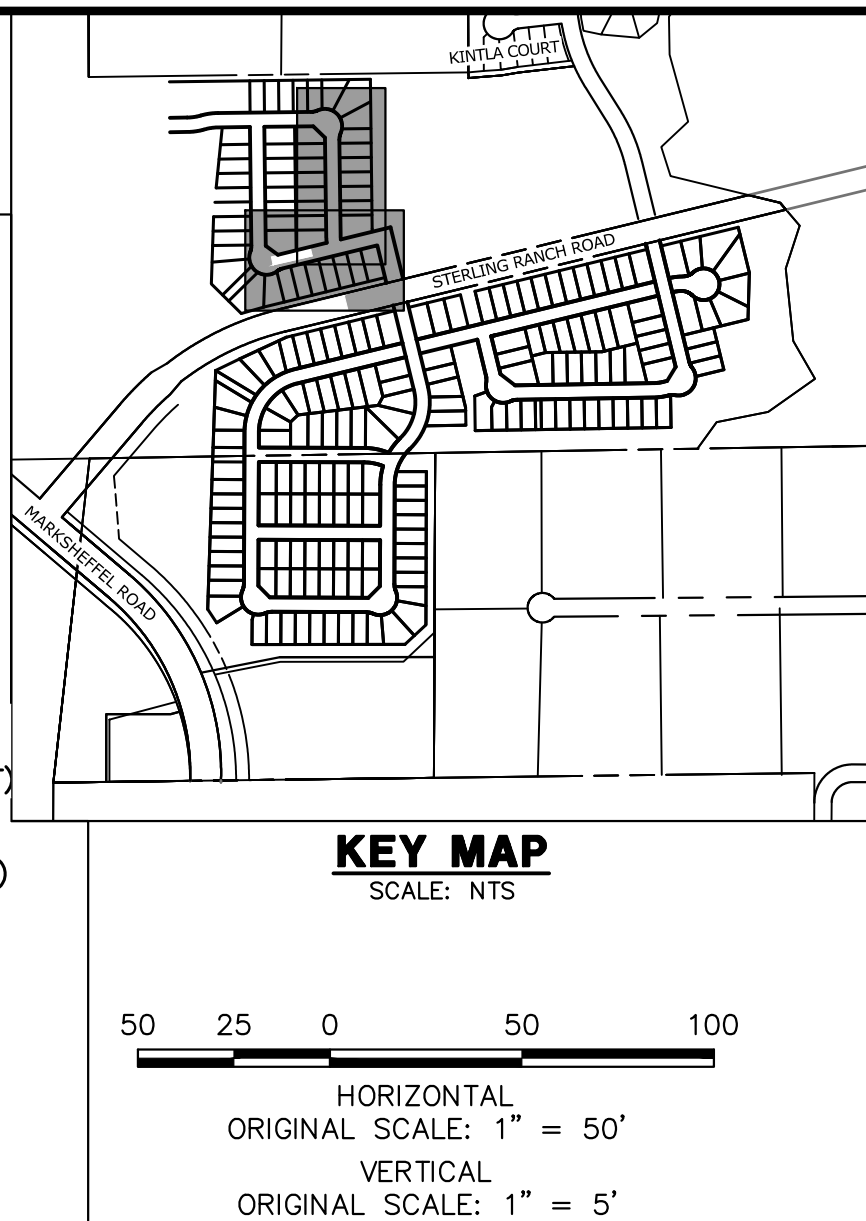
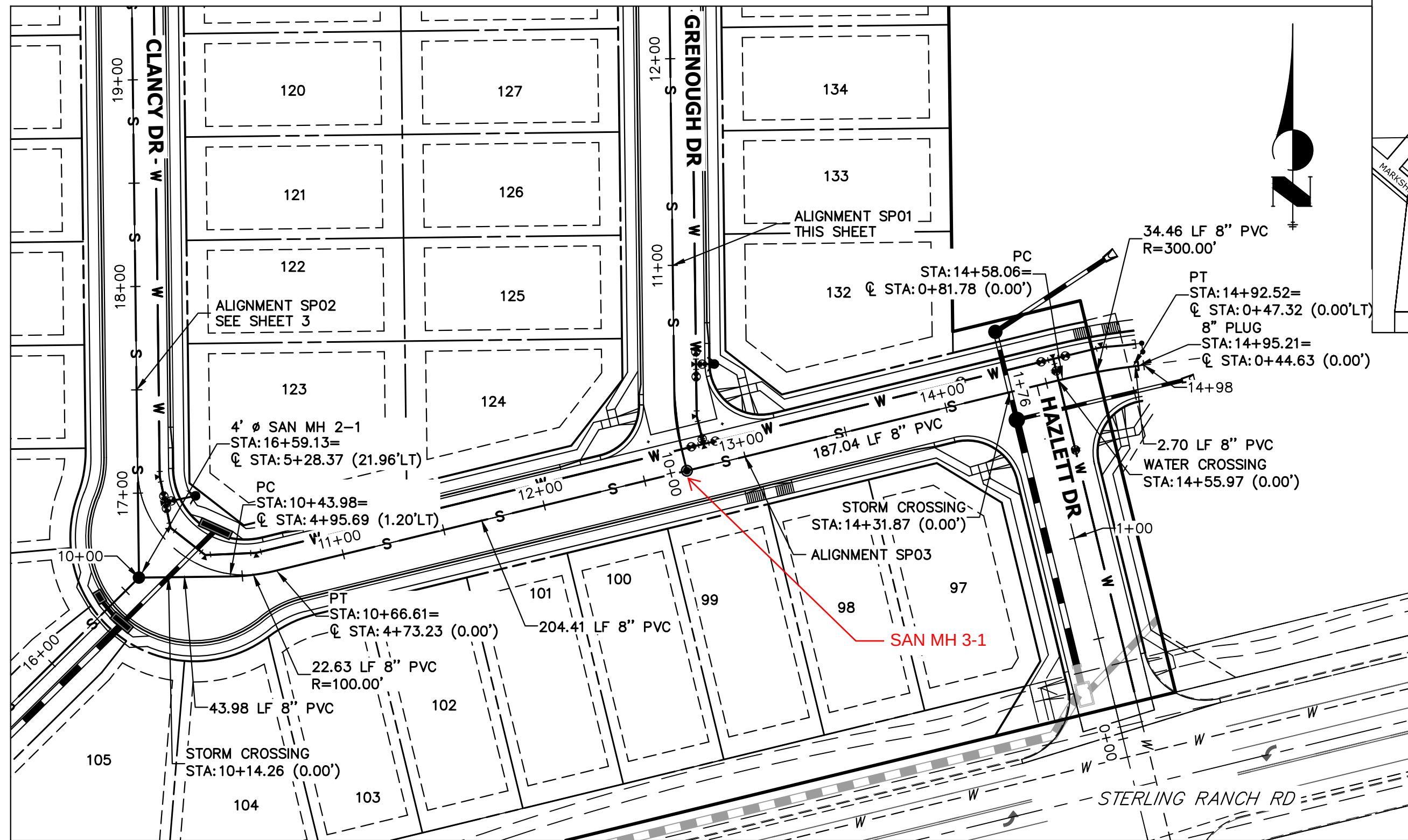
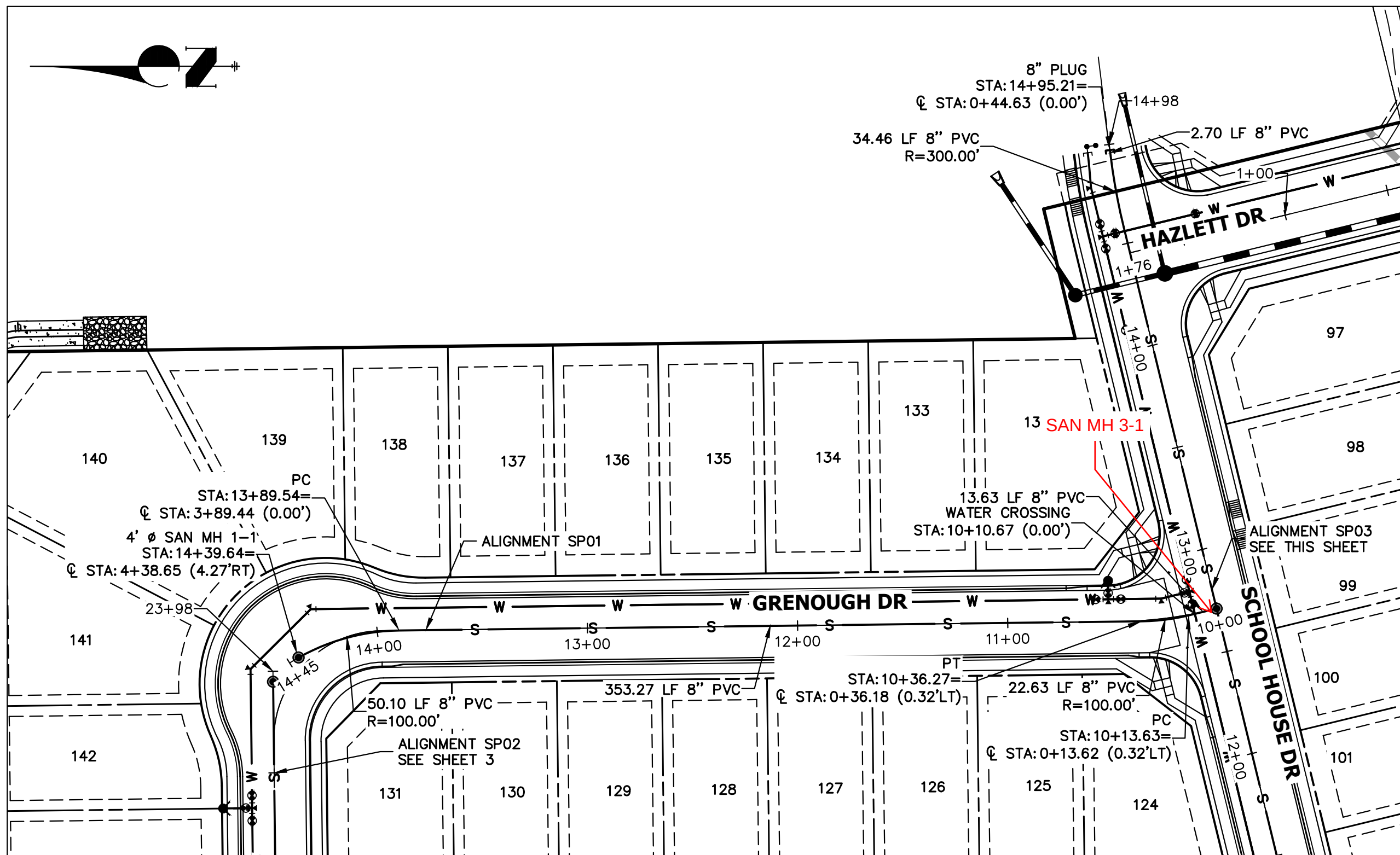
FILE NO. SF-22-030

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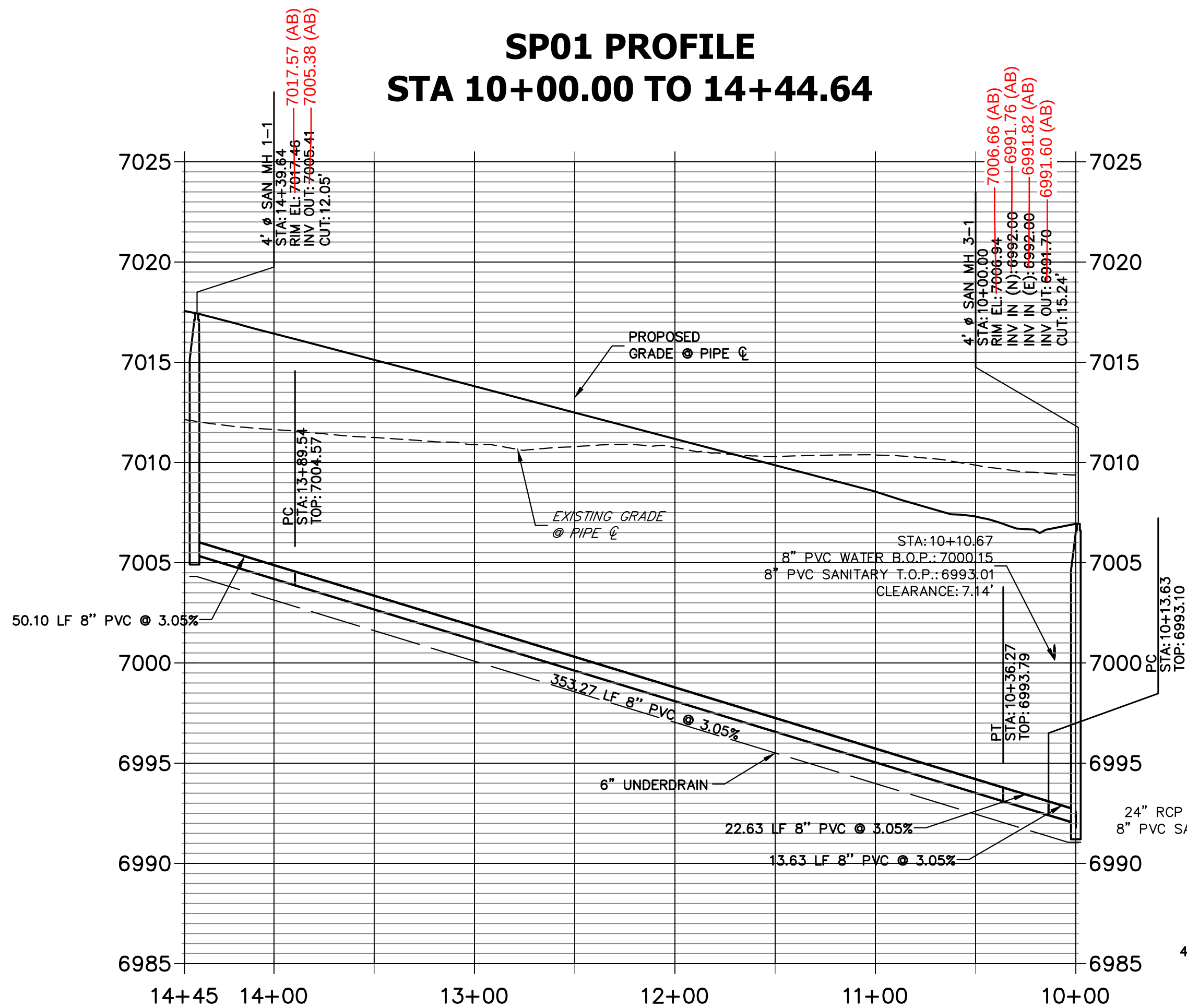
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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Central 303-740-9383 • Colorado Springs 719-583-2583
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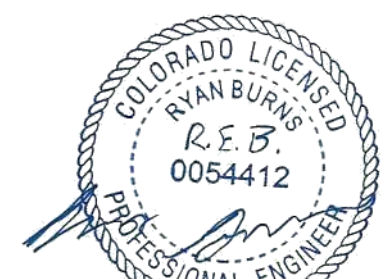
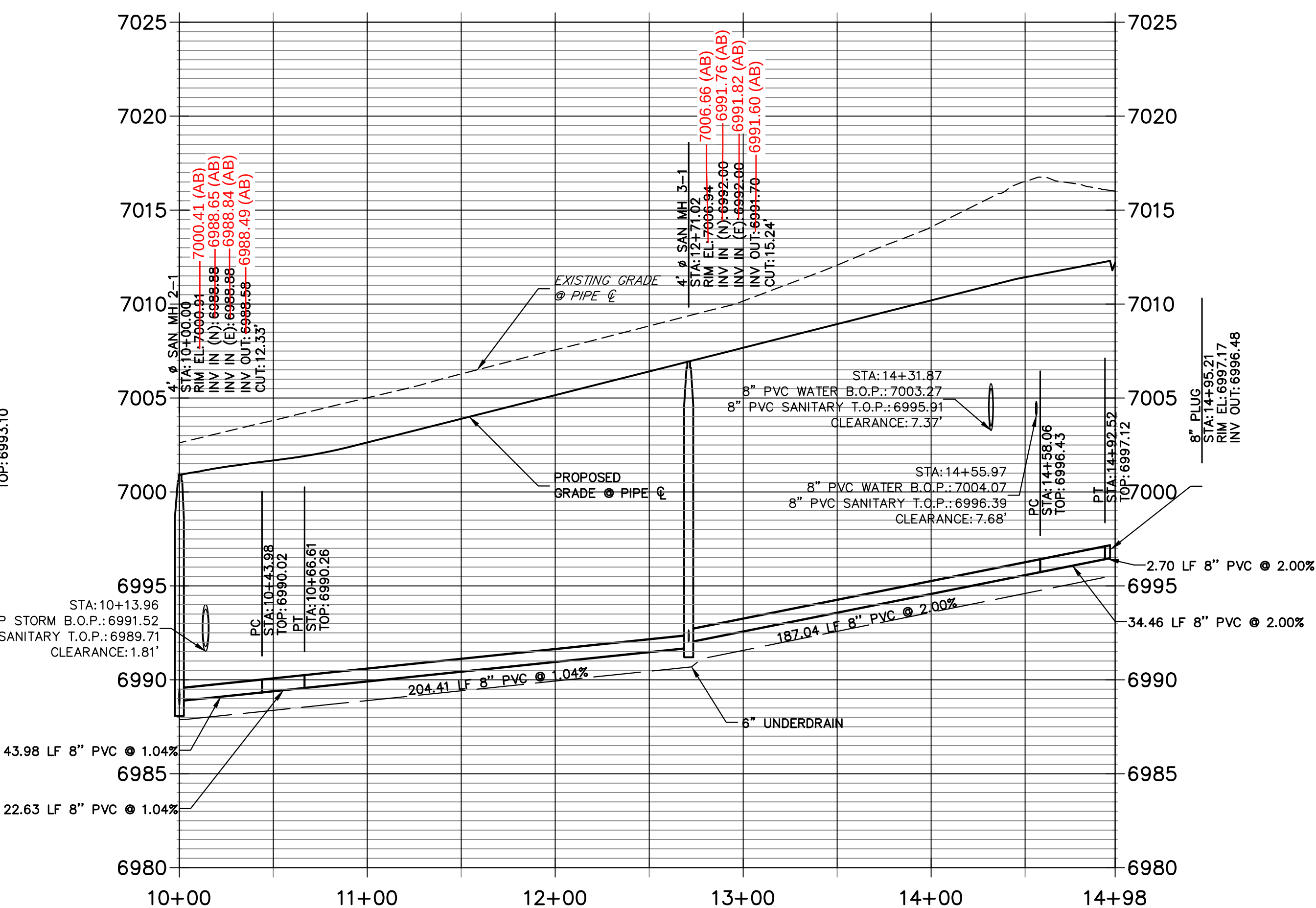
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SP01 PROFILE
STA 10+00.00 TO 14+44.64



SP03 PROFILE
STA 10+00.00 TO 14+97.91



AS-BUILT PLANS
2025-09-29
EPC SF-22-30



ENGINEER'S STATEMENT

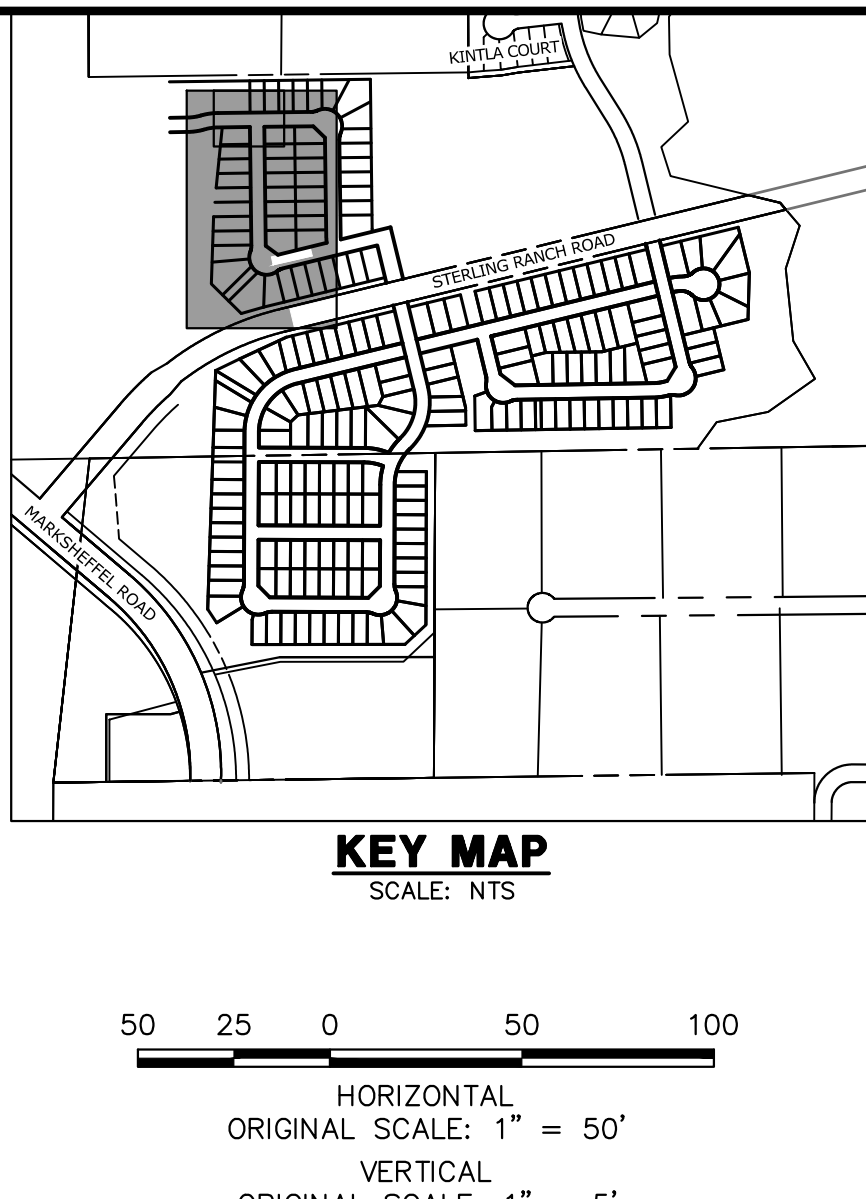
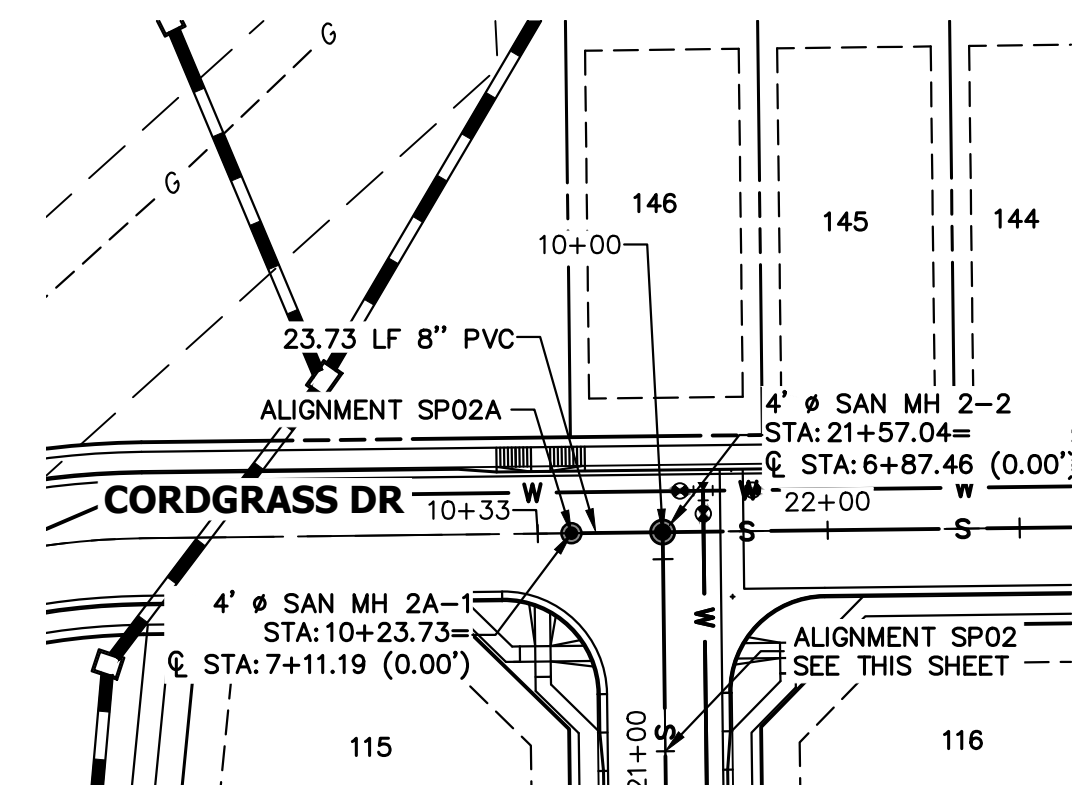
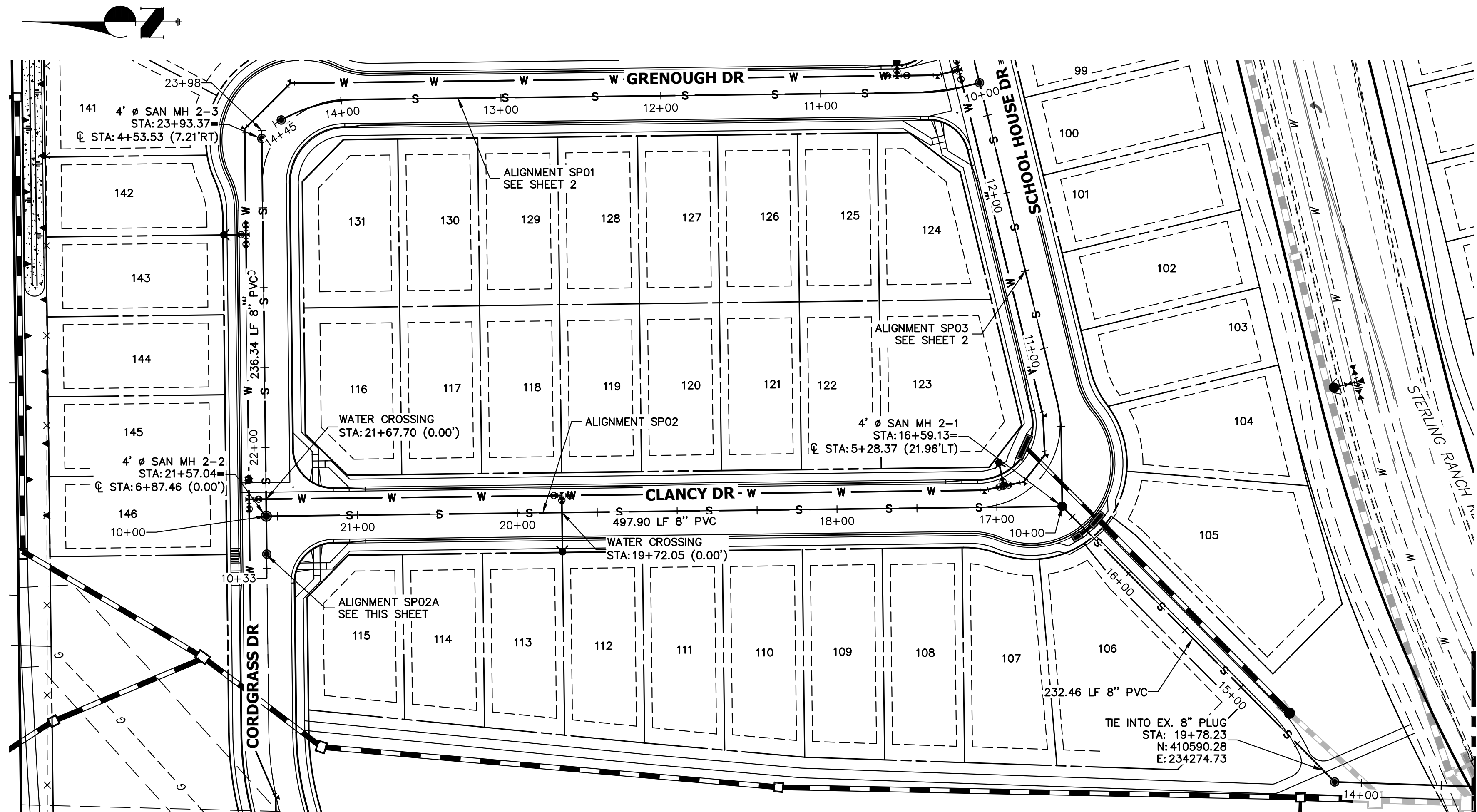
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

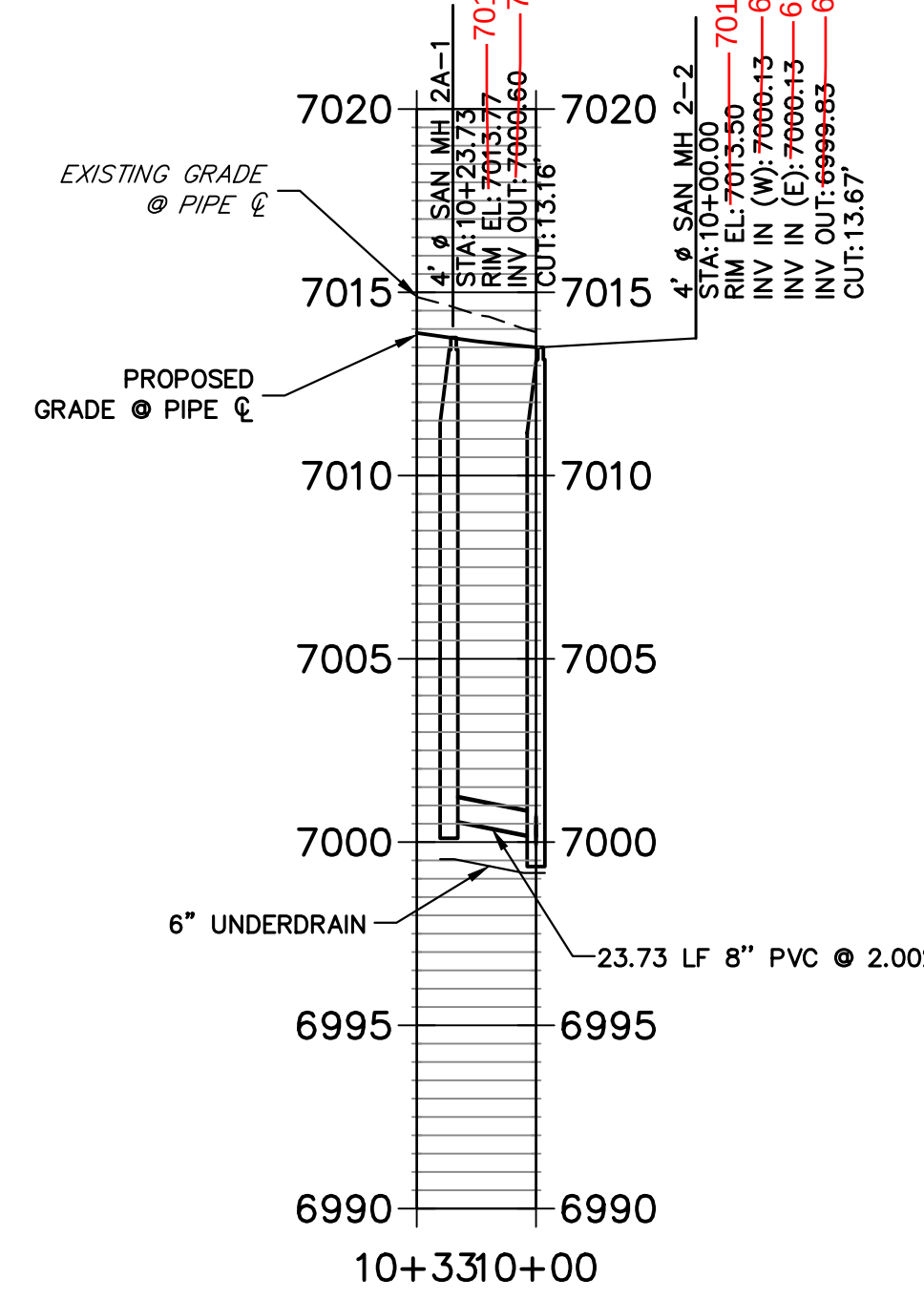
10/10/23

FOR AND ON BEHALF OF JR ENGINEERING, INC.

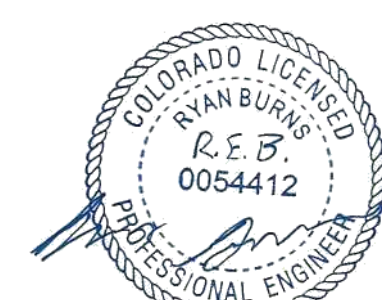
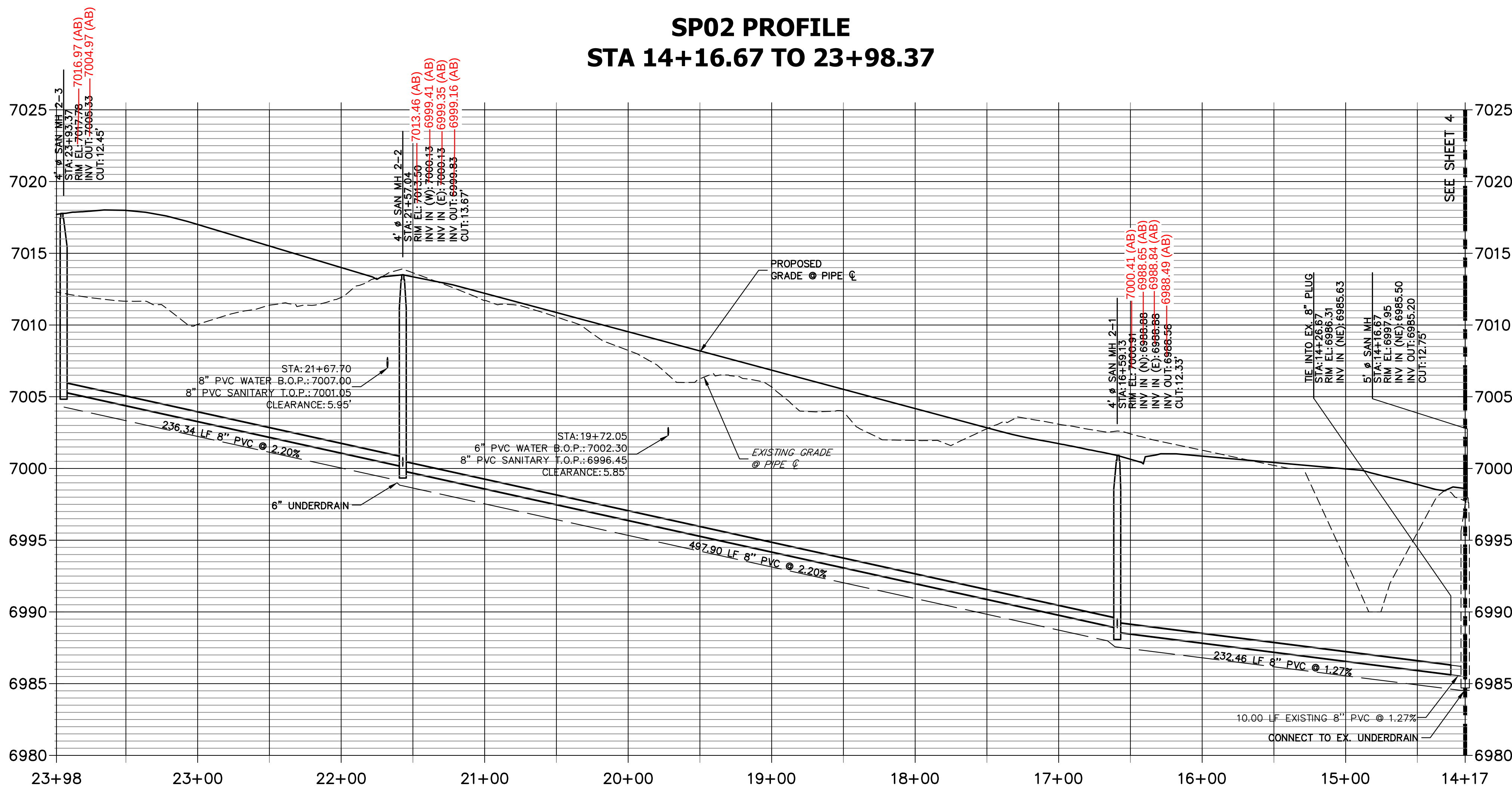
STERLING RANCH FILING 4		H-SCALE	1"=50'	No.	REVISION	BY	DATE	 J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING AGENCIES, OR ENGINEERING AGENCIES DESIGNATED BY WRITTEN AUTHORIZATION.
		V-SCALE	1"=5'						
SANITARY SEWER PLAN		DATE	10/09/23					PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
		DESIGNED BY	MMC						
		DRAWN BY	MMC						
		CHECKED BY							
SHEET	2	OF		10					
JOB NO.		25188.11							



SP02A PROFILE
STA 10+00.00 TO 10+33.10



SP02 PROFILE
STA 14+16.67 TO 23+98.37



AS-BUILT PLANS
2025-09-29
EPC SF-22-30

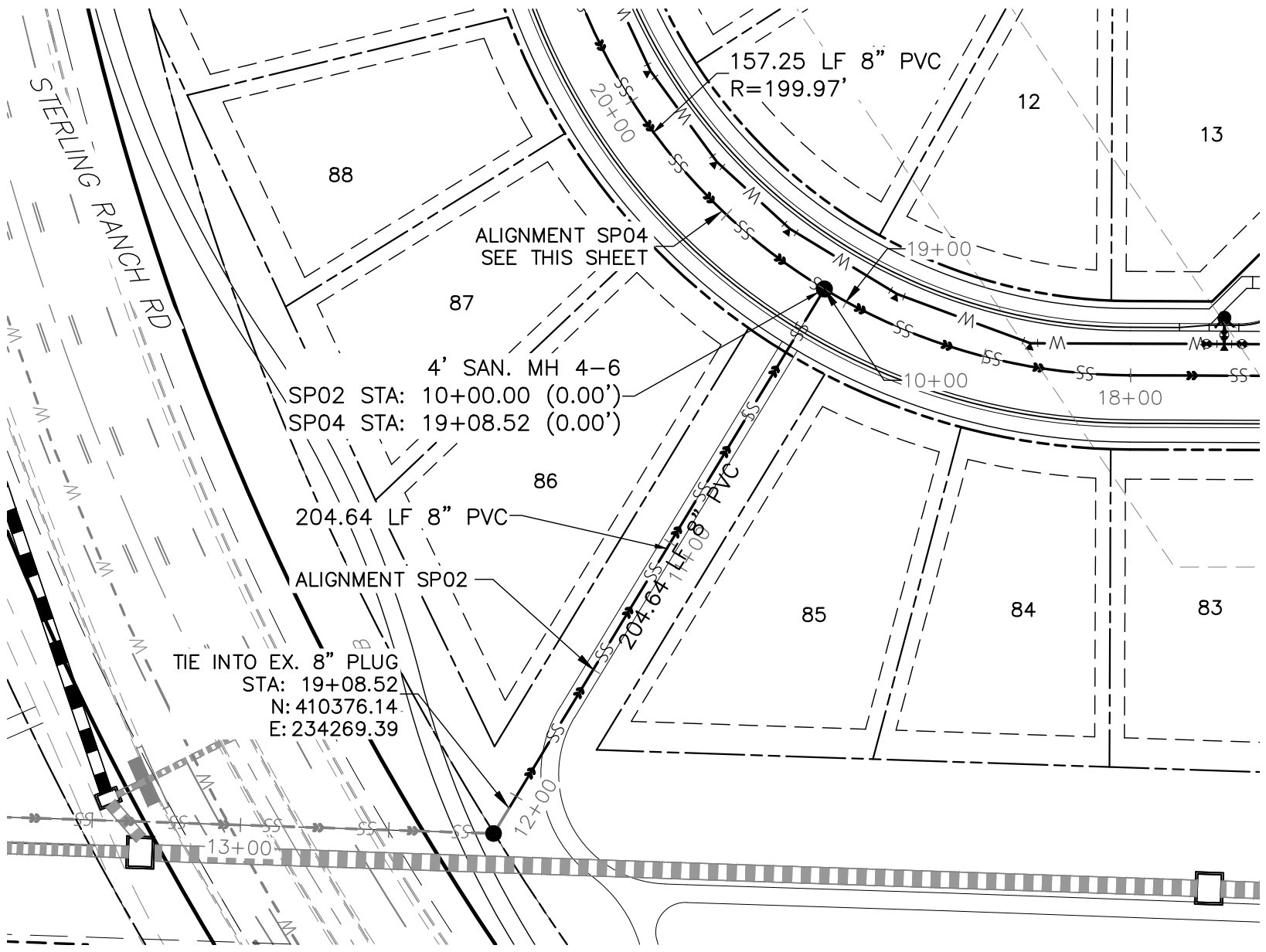


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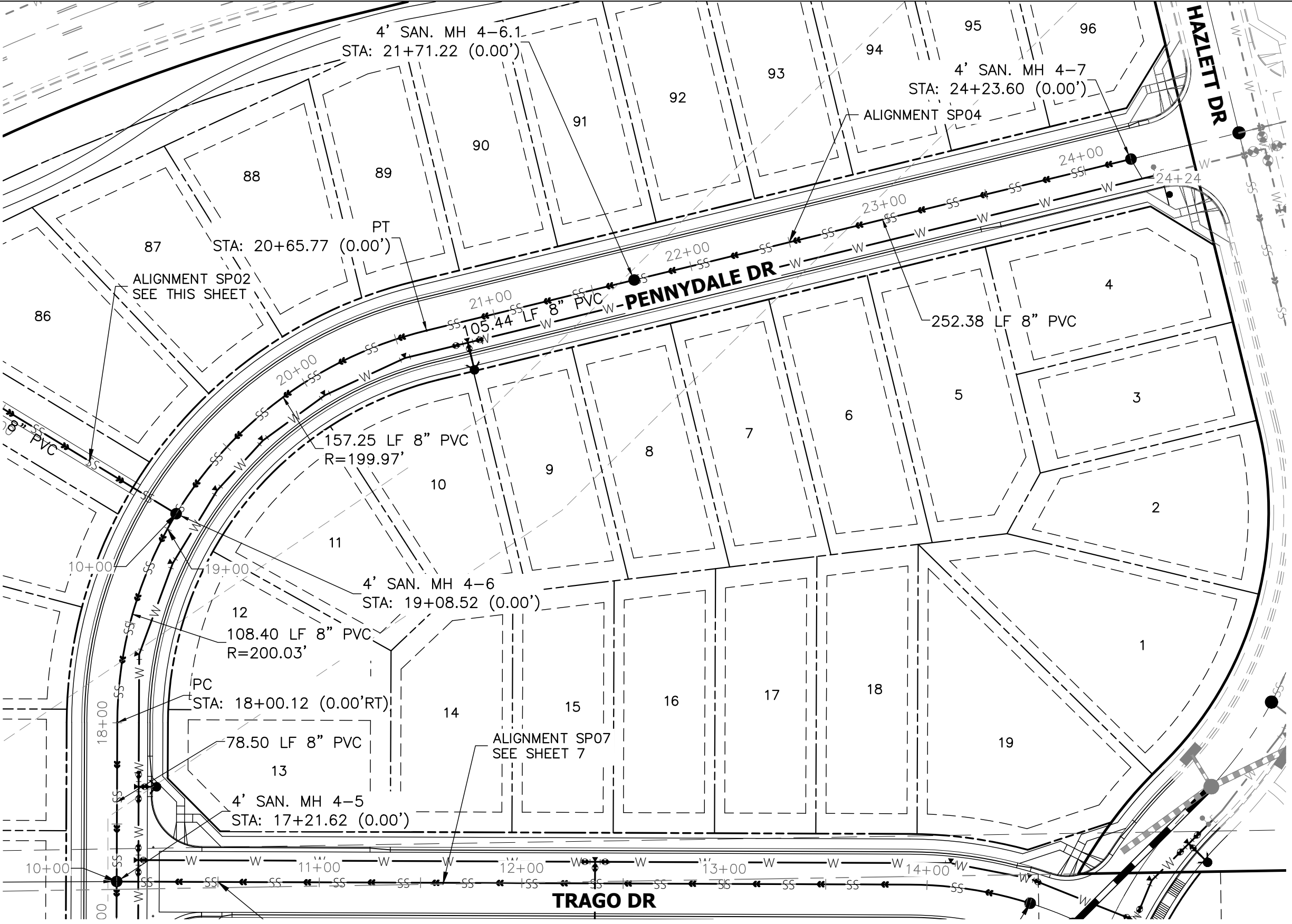
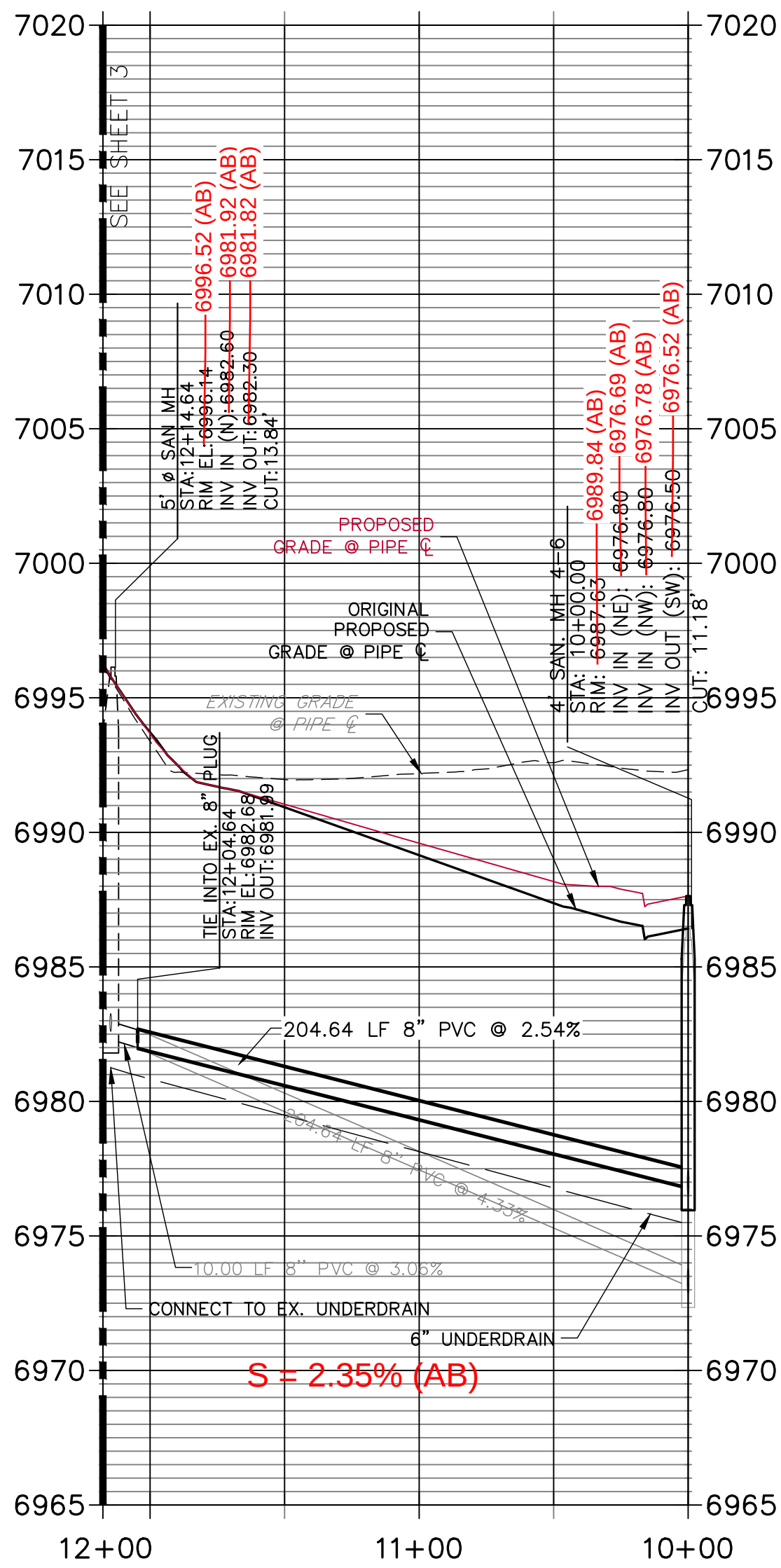
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Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE 10/10/23

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com		BY	DATE	No.	REVISION	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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SANITARY SEWER PLAN												
SHEET 3 OF 10												
JOB NO. 25188.11												

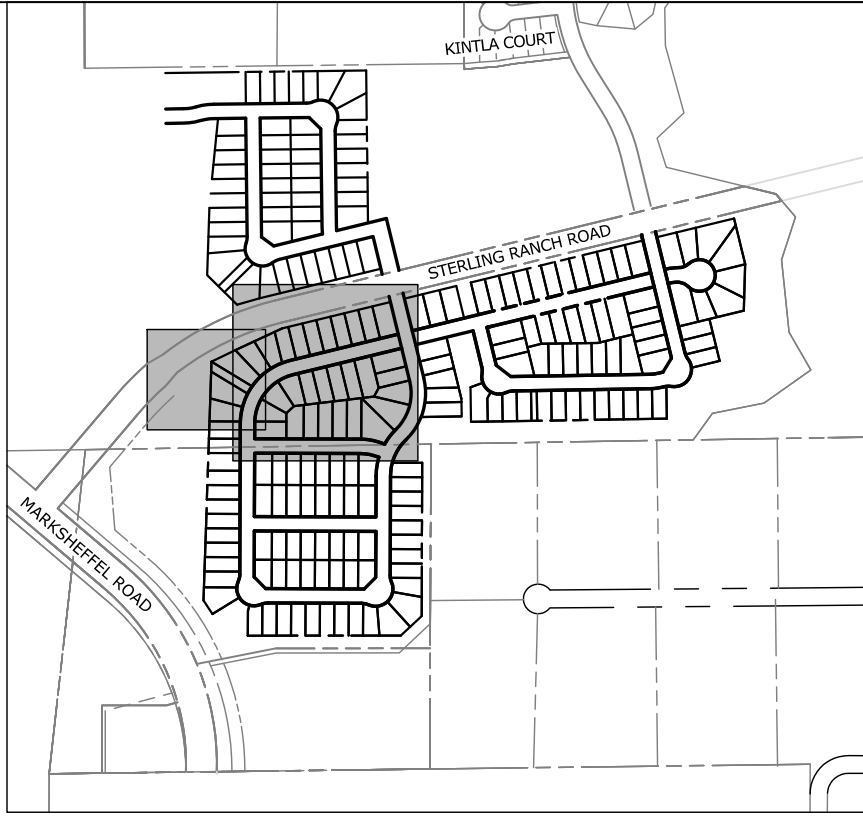
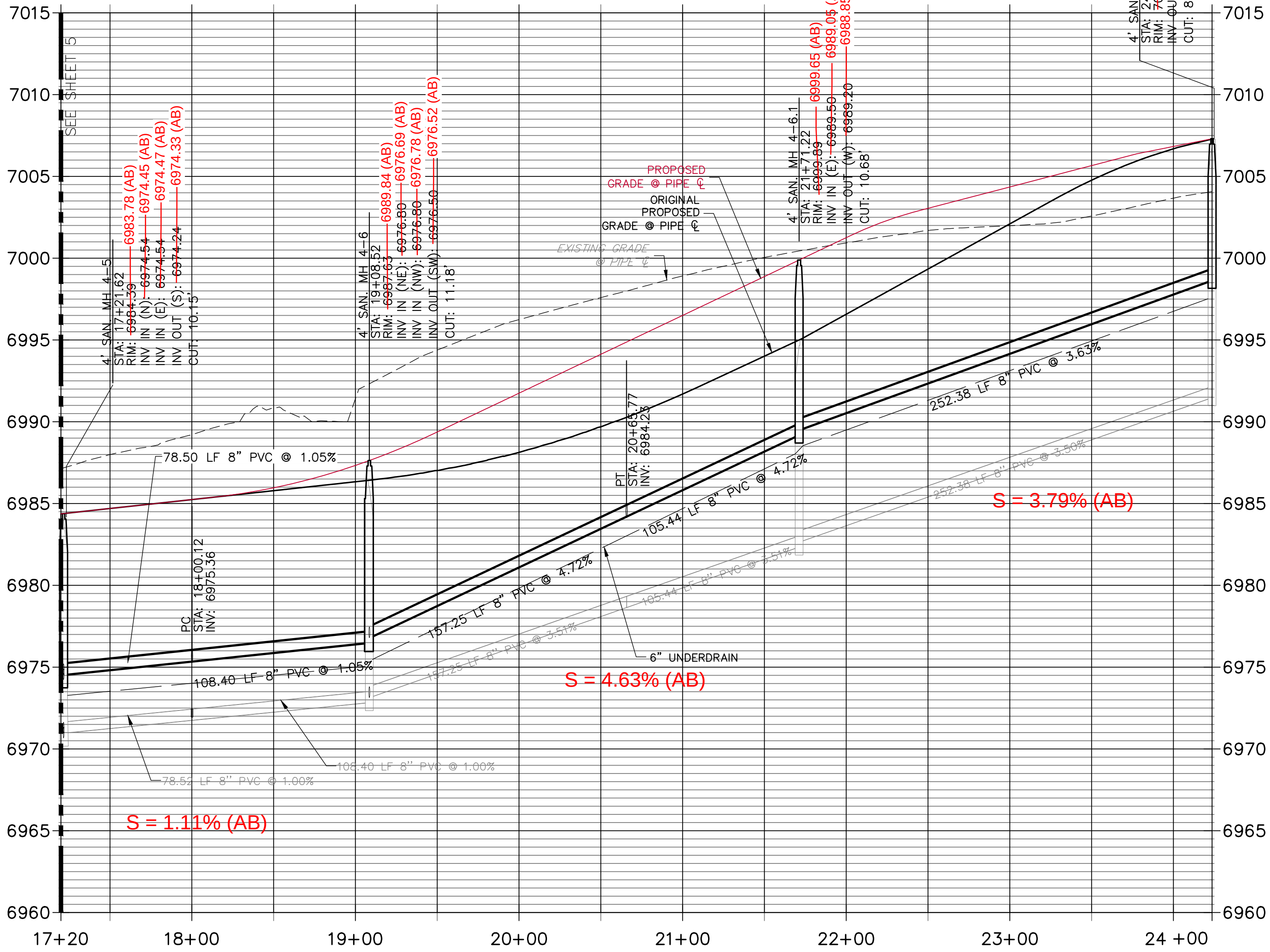
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SP04 PROFILE
STA 17+20.00 TO 24+23.60



KEY MAP
SCALE: NTS

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

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

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AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24003 LOCATION: EL PASO COUNTY

STERLING RANCH FILING 4

SANITARY SEWER PLANS



AS-BUILT PLANS
2025-09-29
EPC SF-22-30



ENGINEER'S STATEMENT
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TERRAIN ENGINEERING

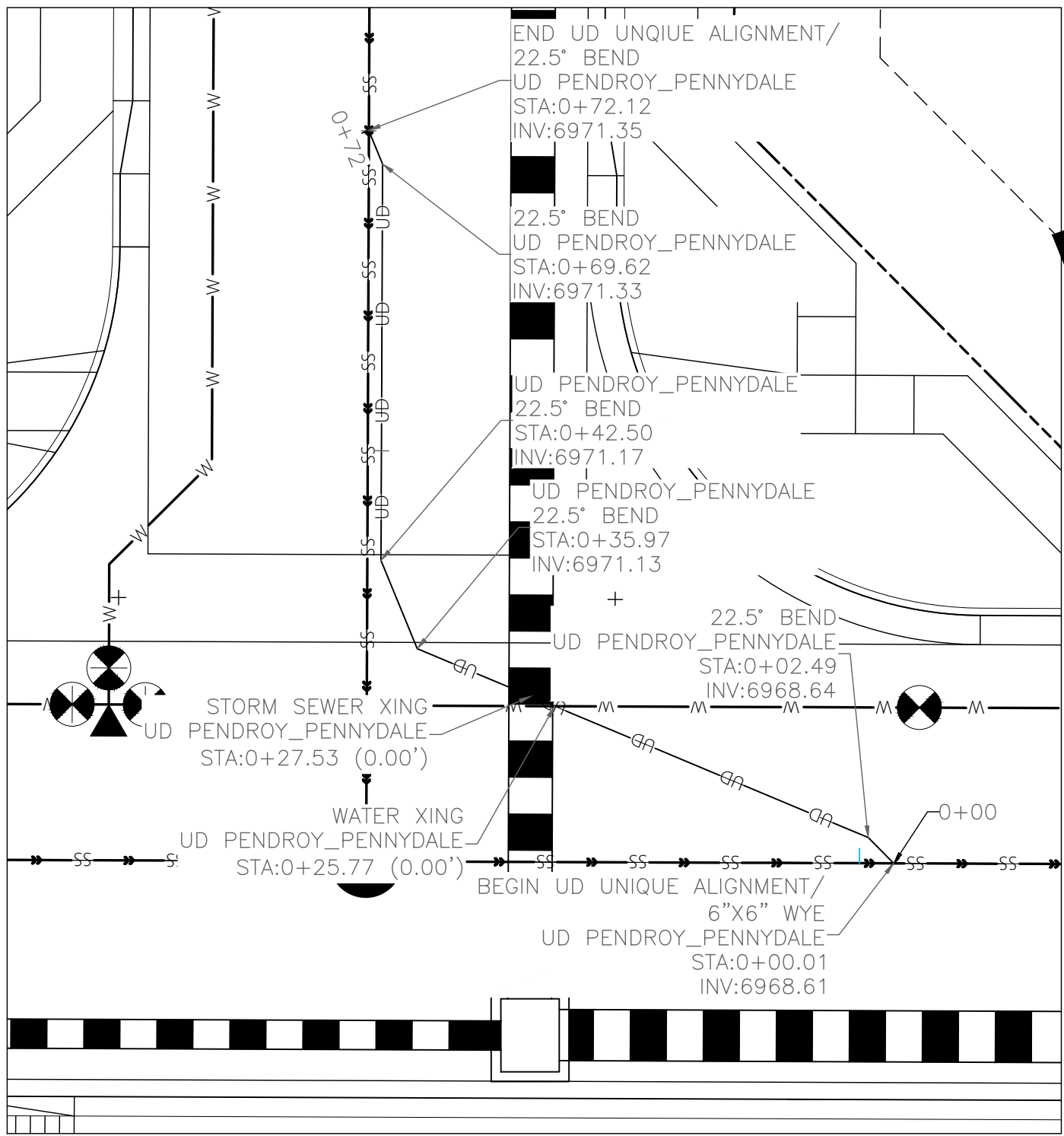
RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24

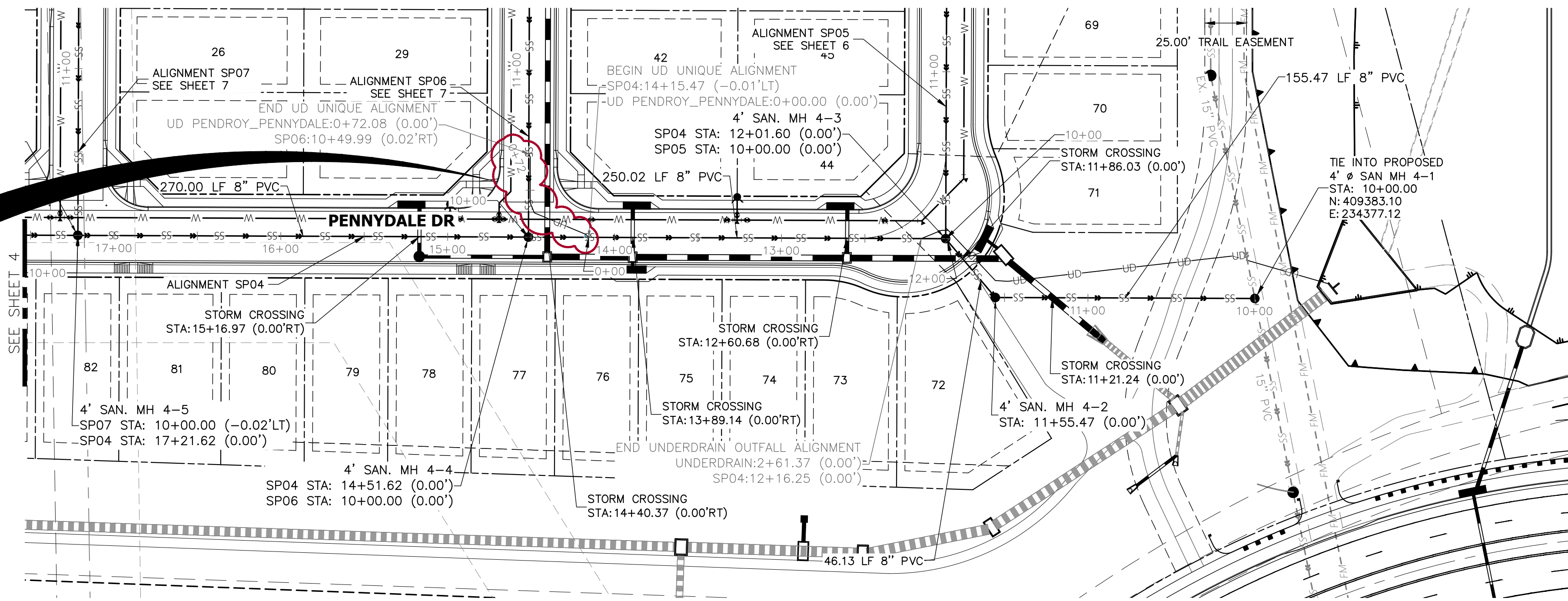
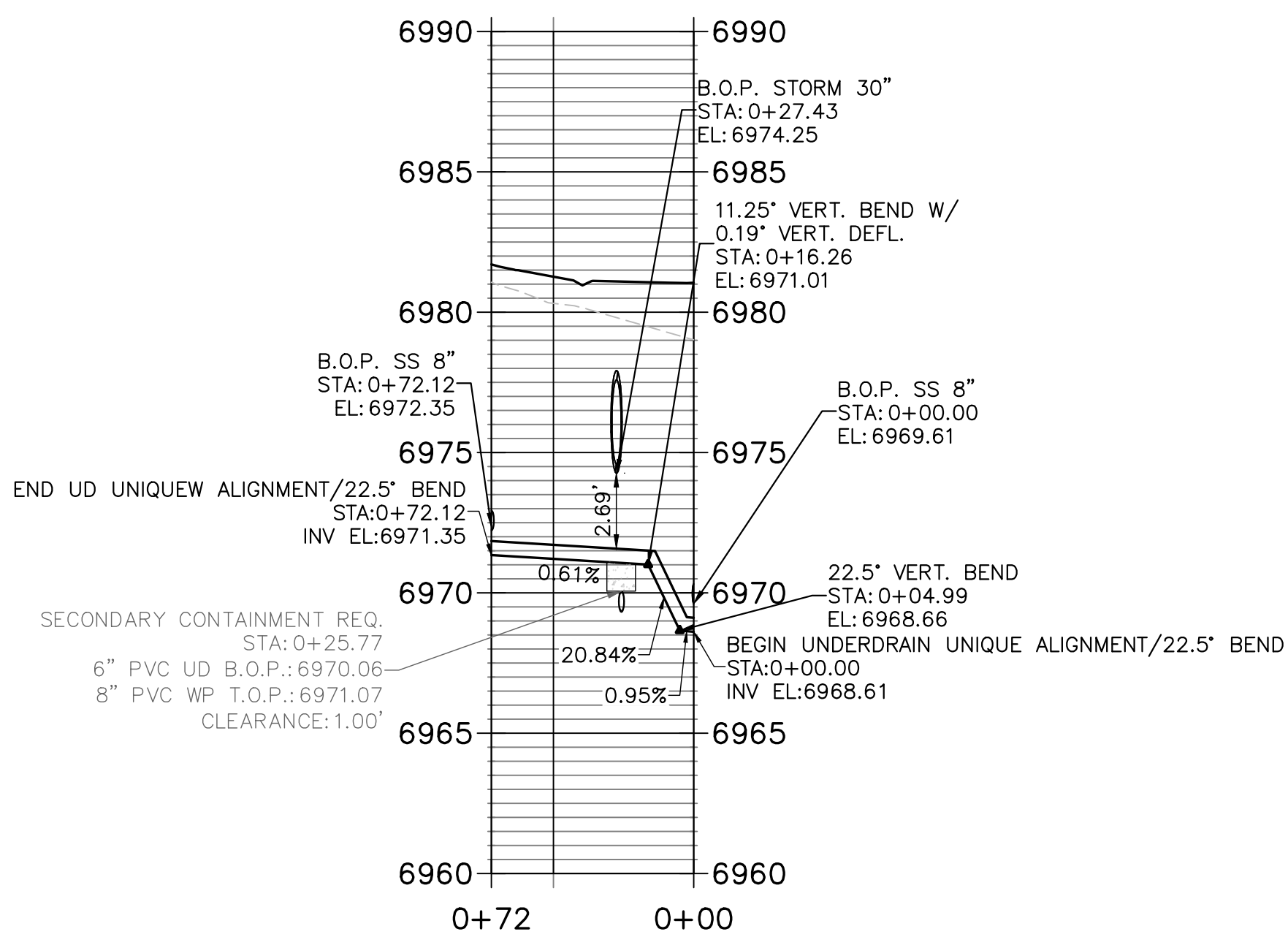
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REVIEW: NQJ
DATE: 6/28/2024

H-Scale: 1" = X'
V-Scale: 1" = X'

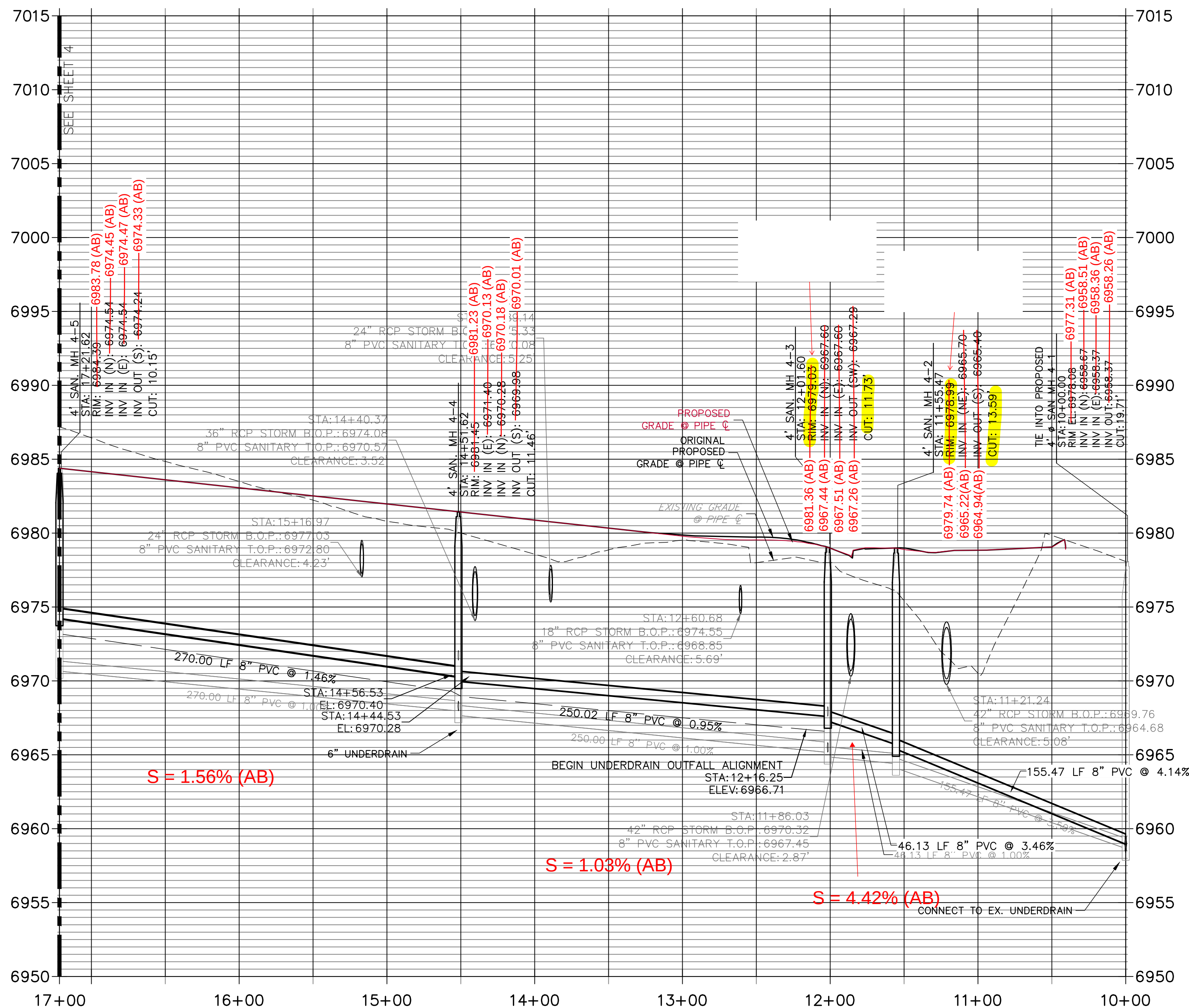
SHEET
4R OF 6



UD PENDROY_PENNYDALE2 STA 0+00.00 TO 0+72.12

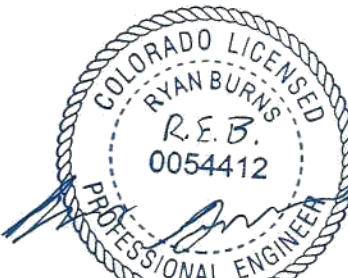


SP04 PROFILE (2) STA 10+00.00 TO 17+21.62



UNDERDRAIN NOTES

- SEE EXHIBIT BY ENTECH ENGINEERING FOR ACTIVE UNDERDRAIN LIMITS (ATTACHED TO THIS PLAN SET). ALL UNDERDRAIN IS PASSIVE, UNLESS OTHERWISE SHOWN OR REQUIRED BY THE CONSTRUCTION STANDARDS.
- SEE SHEET UD-8 & 5R FOR WHERE UNDERDRAIN DEVIATES FROM TYPICAL ALIGNMENT.
- ACTIVE UNDERDRAIN REQUIRES TRENCH DAMNS EVERY 100', AT TRANSITIONS TO PASSIVE, AND AT MANHOLES PER DETAIL C6-1.
- CLEAN-OUTS ARE REQUIRED EVERY 200', MAXIMUM, AND AT MANHOLES PER DETAIL 6-1.
- UNDERDRAIN SHALL BE CONSTRUCTED AND INSTALLED PER CSU WASTEWATER LINE EXTENSION STANDARDS.



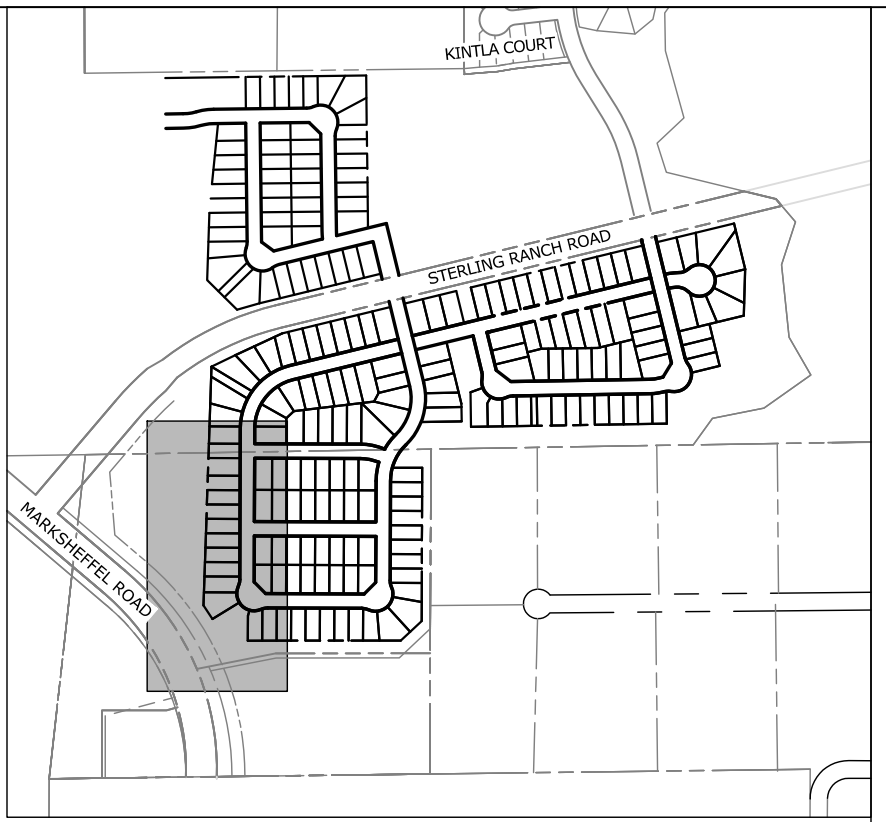
AS-BUILT PLANS
2025-09-29
EPC SF-22-30

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24



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



Know what's below.
Call before you dig.

PREPARED FOR:

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

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JOB NO: 24003 LOCATION: EL PASO COUNTY

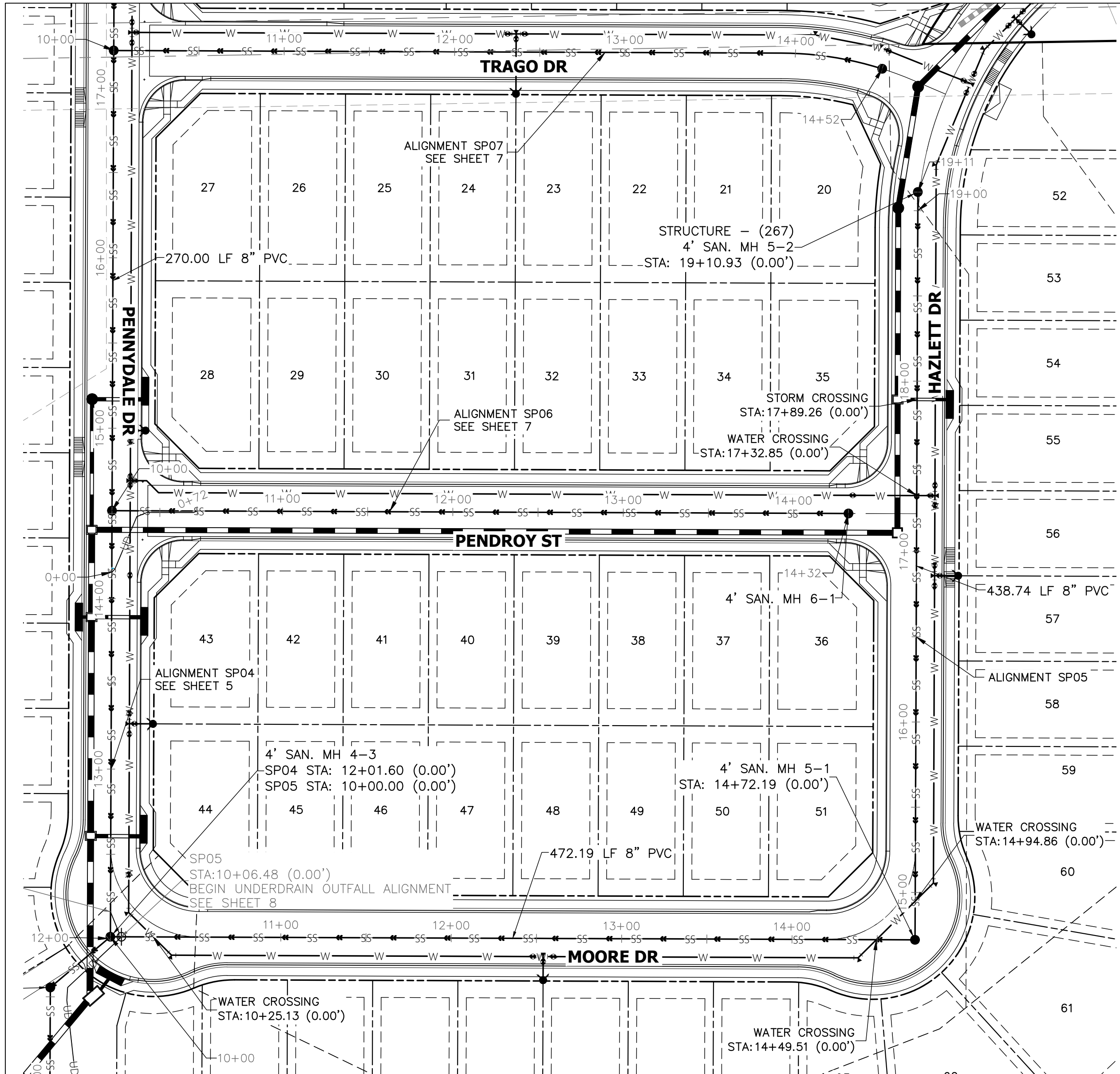
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REVIEW: NQJ
DATE: 6/28/2024

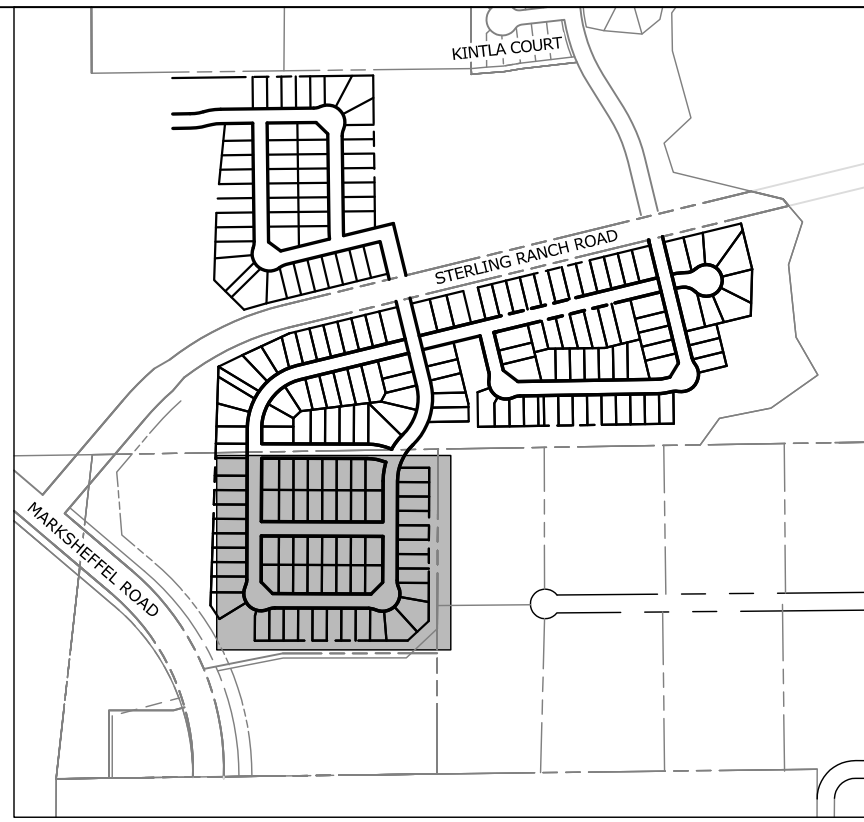
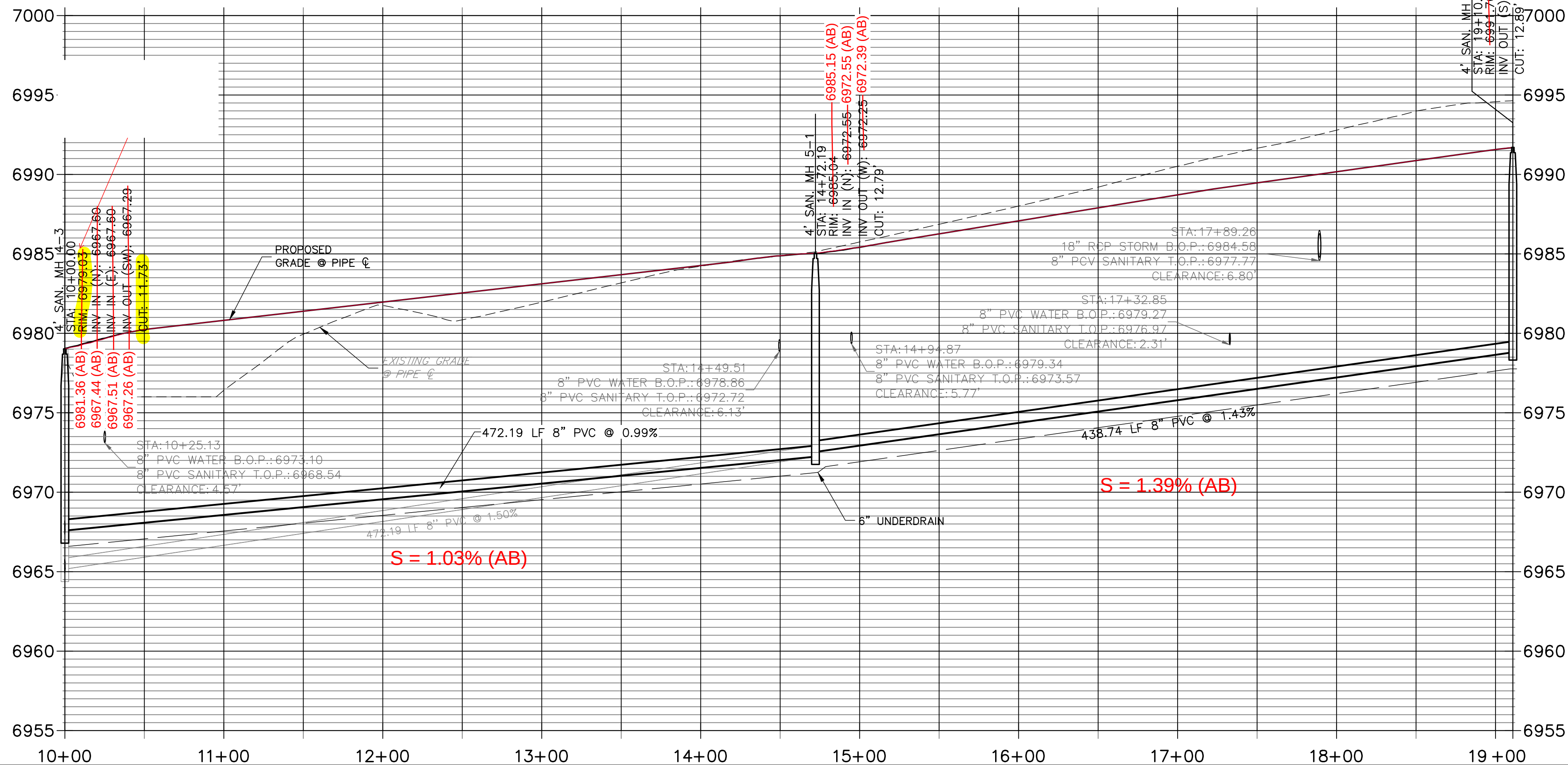
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SHEET

5R OF 6



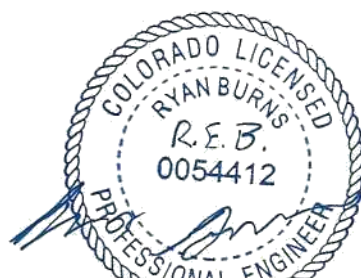
SP05 PROFILE
STA 10+00.00 TO 19+10.93



KEY MAP
SCALE: NTS

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'



AS-BUILT PLANS
2025-09-29
EPC SF-22-30



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24
07/01/24

PREPARED FOR:

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

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JOB NO: 24003 LOCATION: EL PASO COUNTY

REV DESCRIPTION DATE

STERLING RANCH FILING 4

SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024

H-SCALE: 1" = X'

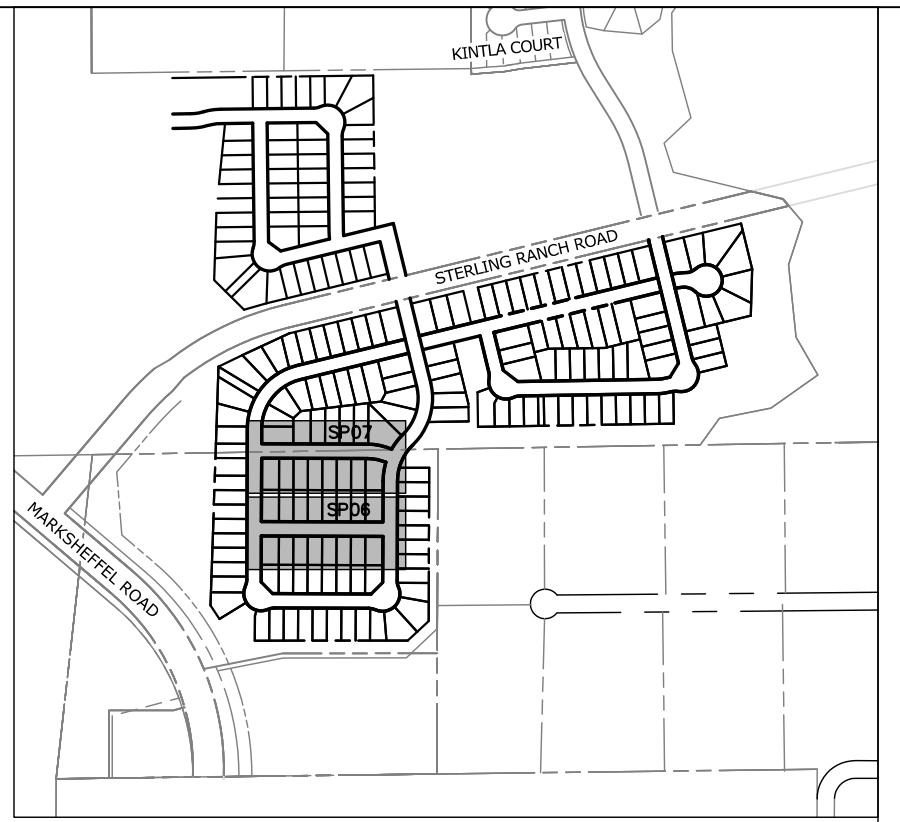
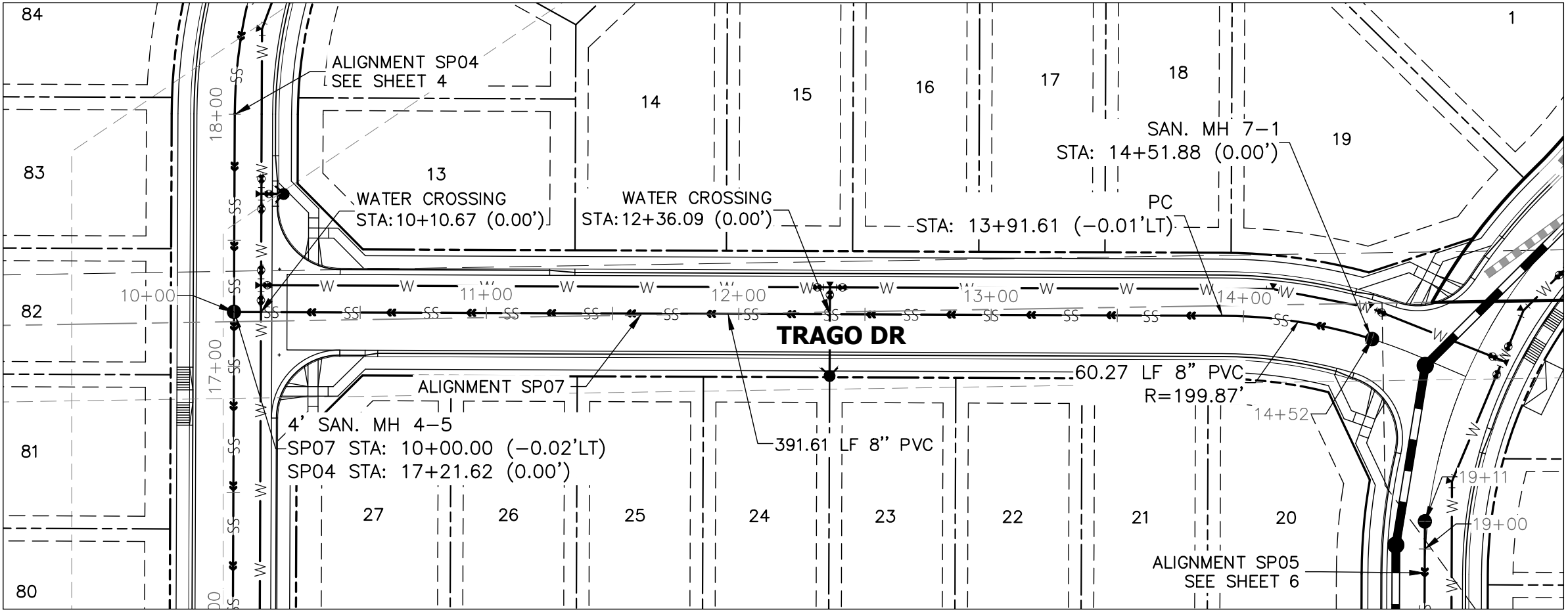
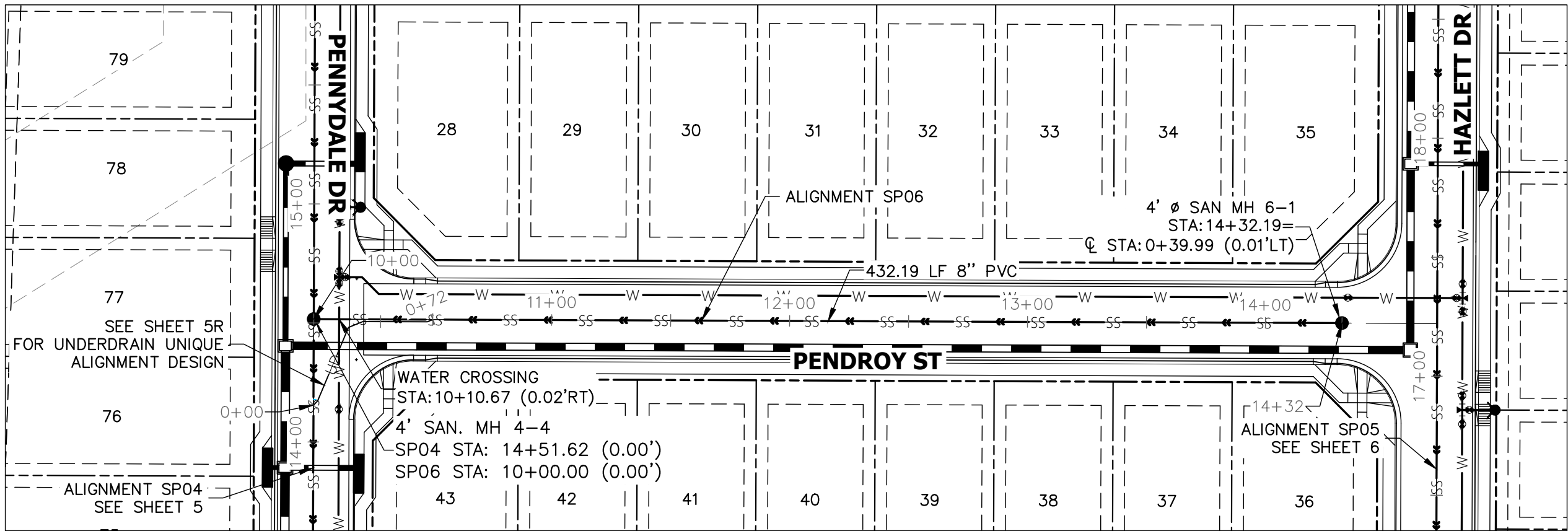
V-SCALE: 1" = X'

SHEET

6R OF 6



RYAN E. BURNS, P.E.
550.391.7602 - R.BURNS@ALLTERRAIN.COM
RYAN E. BURNS, P.E.
202.577.8866 - R.BURNS@ALLTERRAIN.COM



KEY MAP
SCALE: NTS

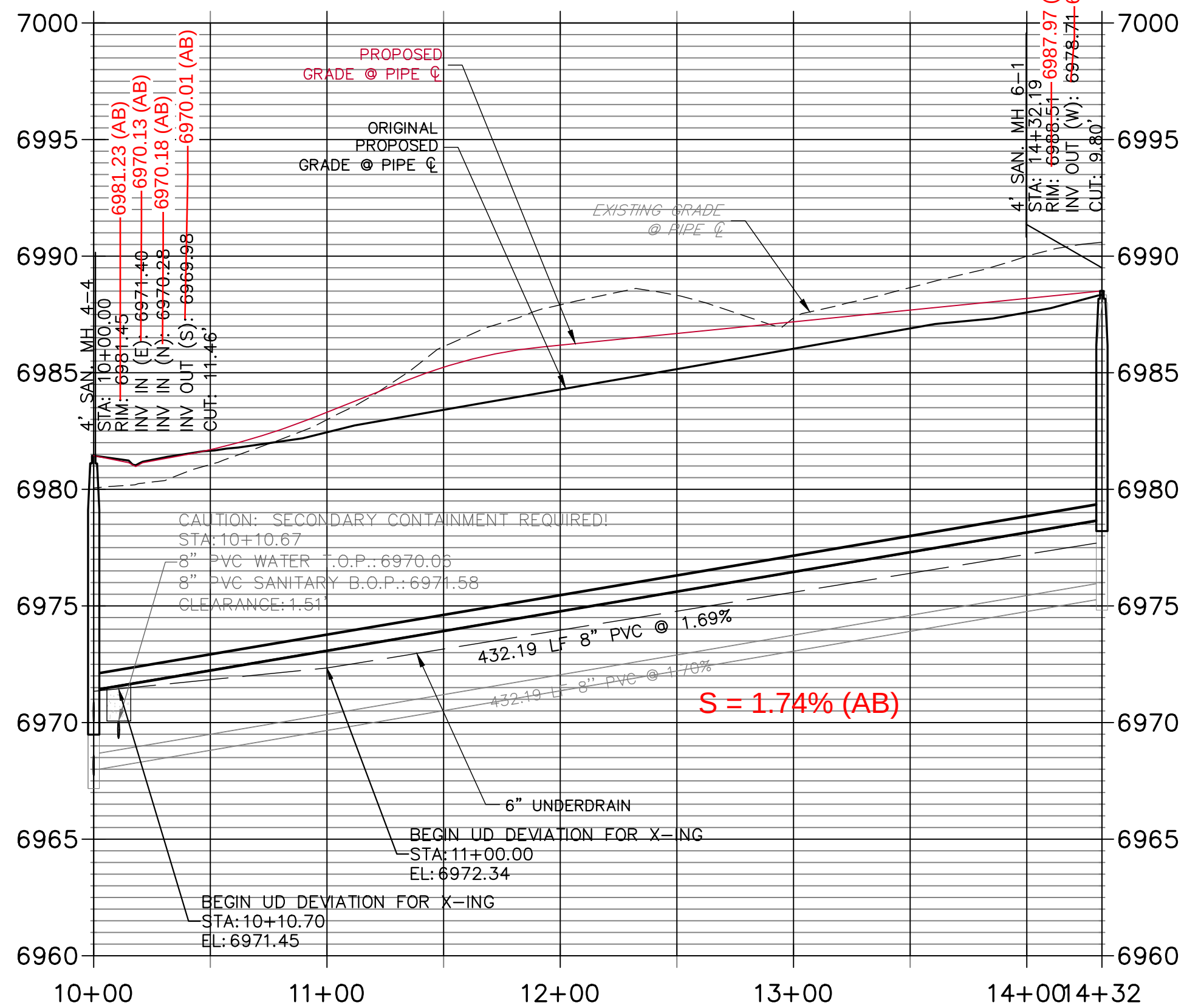
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

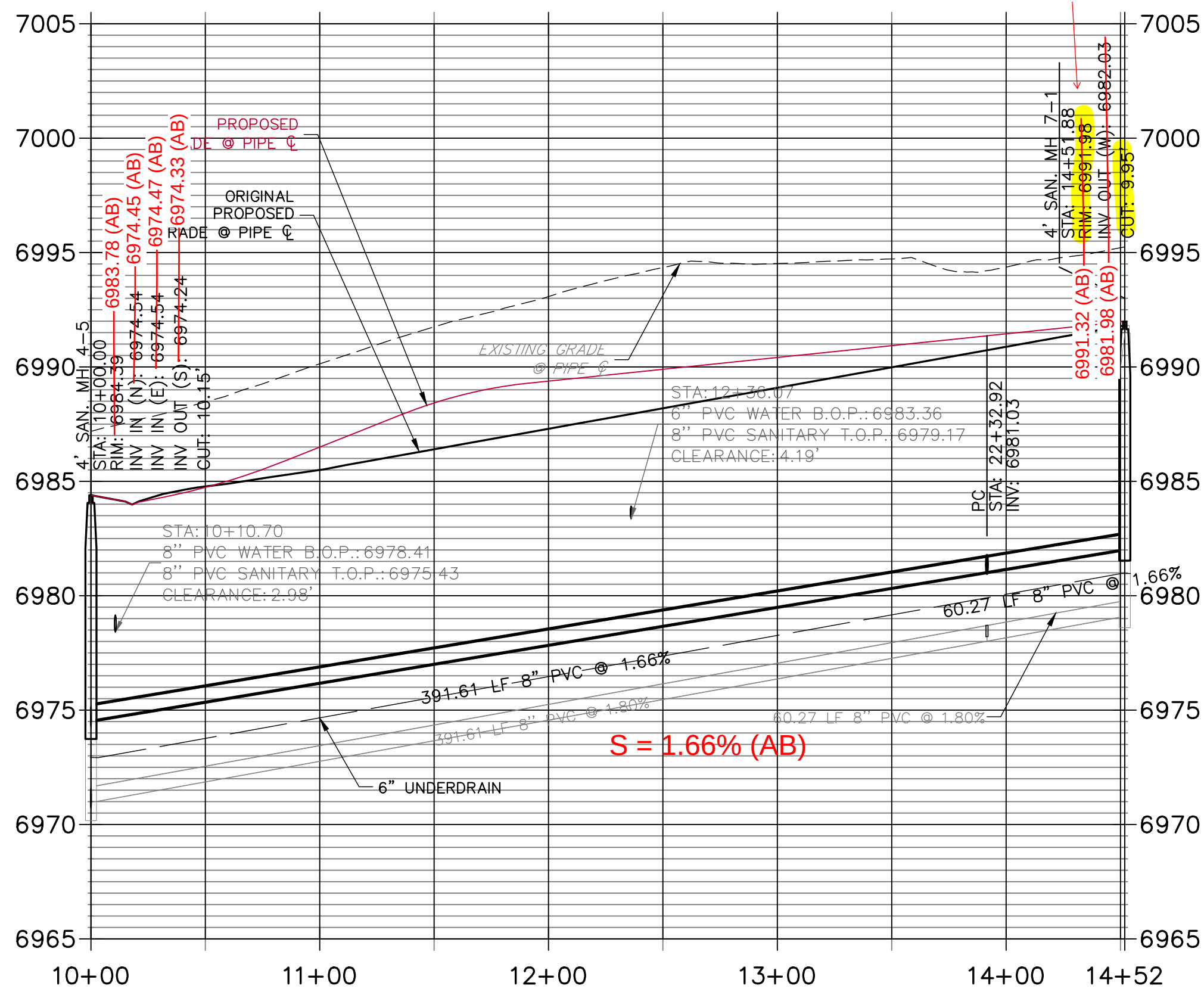
VERTICAL
ORIGINAL SCALE: 1" = 5'



SP06 PROFILE
STA 10+00.00 TO 14+32.19



SP07 PROFILE
STA 10+00.00 TO 14+51.88



AS-BUILT PLANS
2025-09-29
EPC SF-22-30



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24 07/01/24

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION	DATE

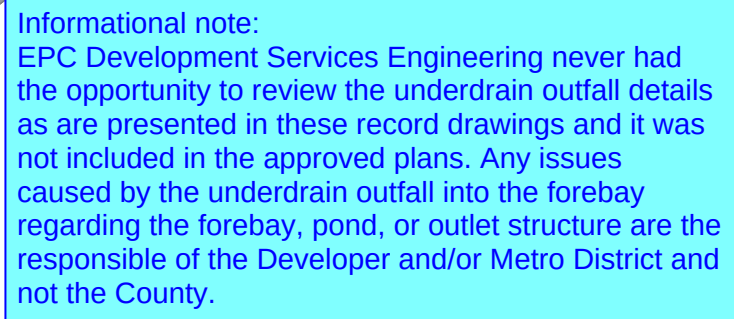
STERLING RANCH FILING 4

SANITARY SEWER PLANS

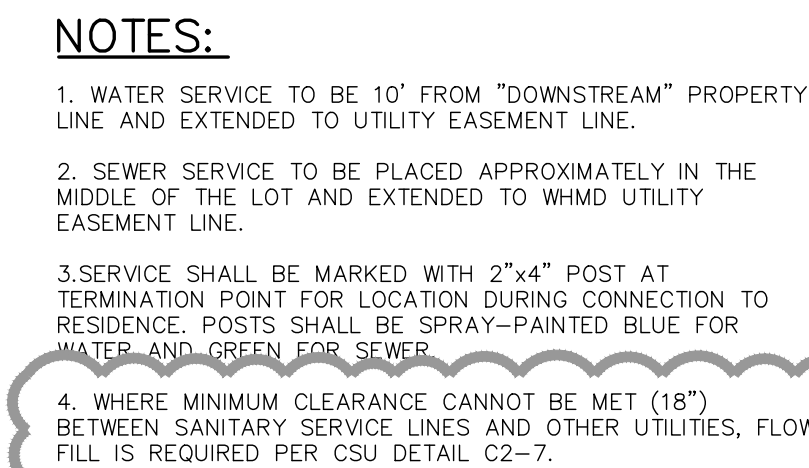
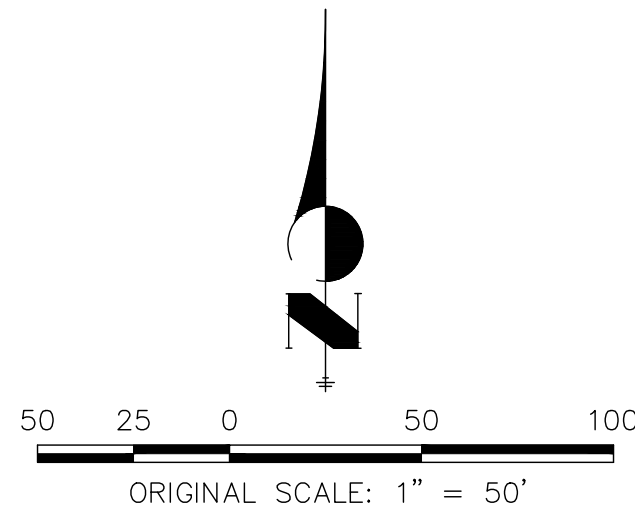
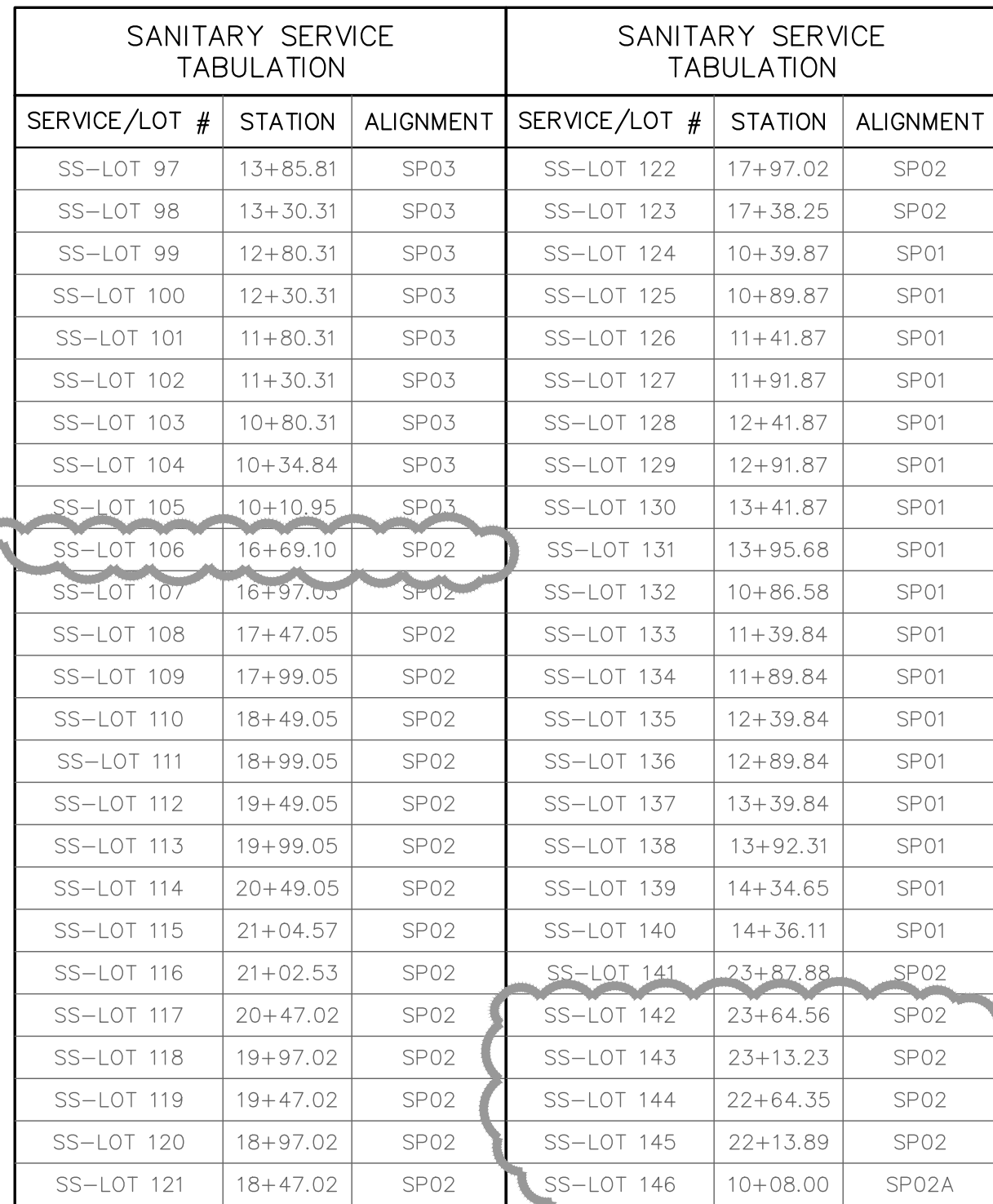
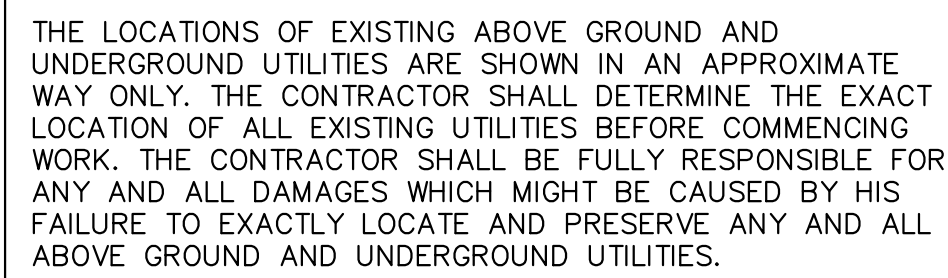
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REVIEW: NQJ
DATE: 6/28/2024

H-Scale: 1" = X'
V-Scale: 1" = X'

SHEET
7R OF 6



UD-8 OF 6



RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



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

UNTIL SUCH TIME AS THESE

[illegible]

STERLING RANCH FILING 4

SANITARY SEWER PLANS

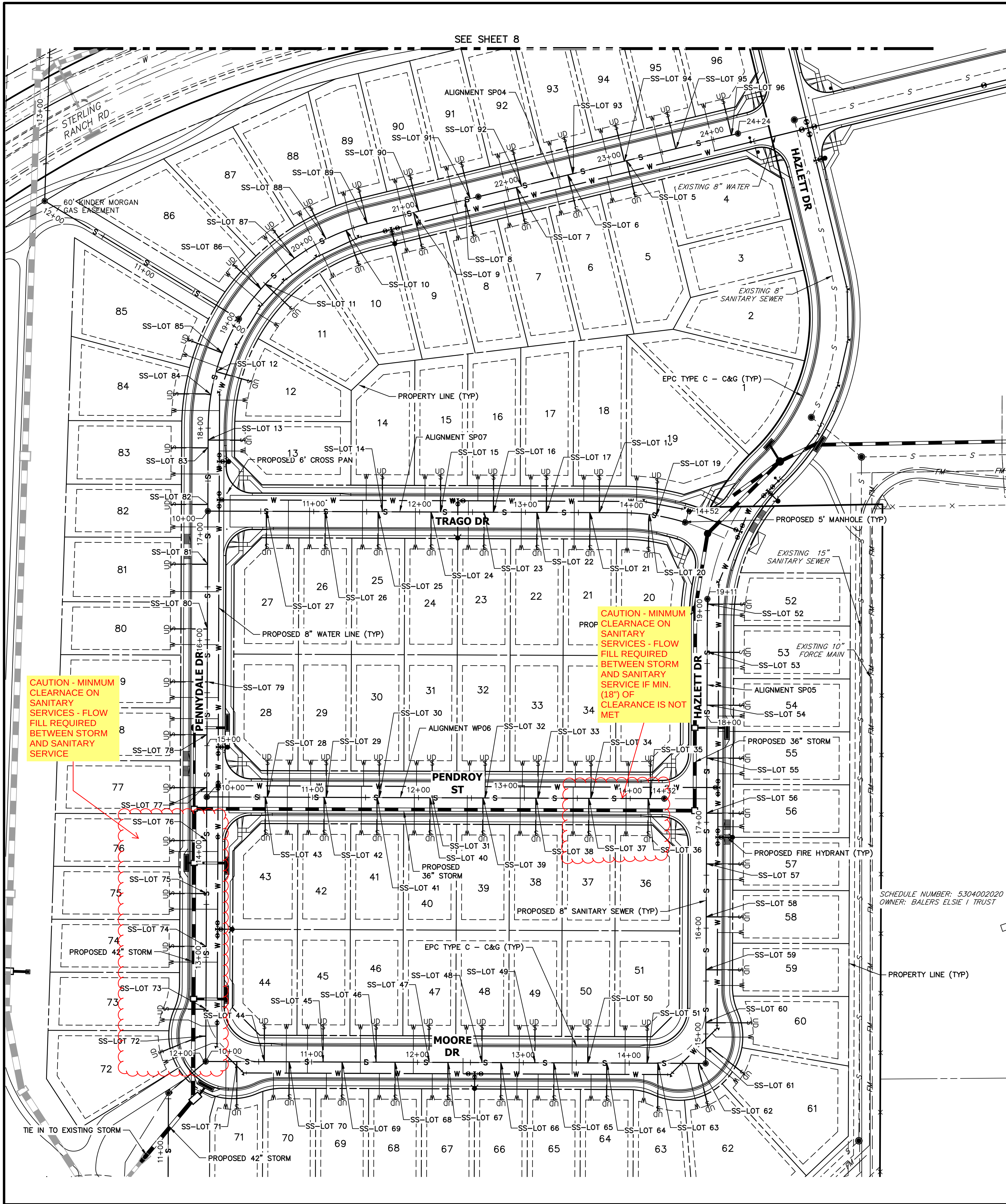
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REVIEW: NQJ
DATE: 6/28/2024

H-SCALE: 1" = 50'

SCALE: 1" = 1'

SHEET

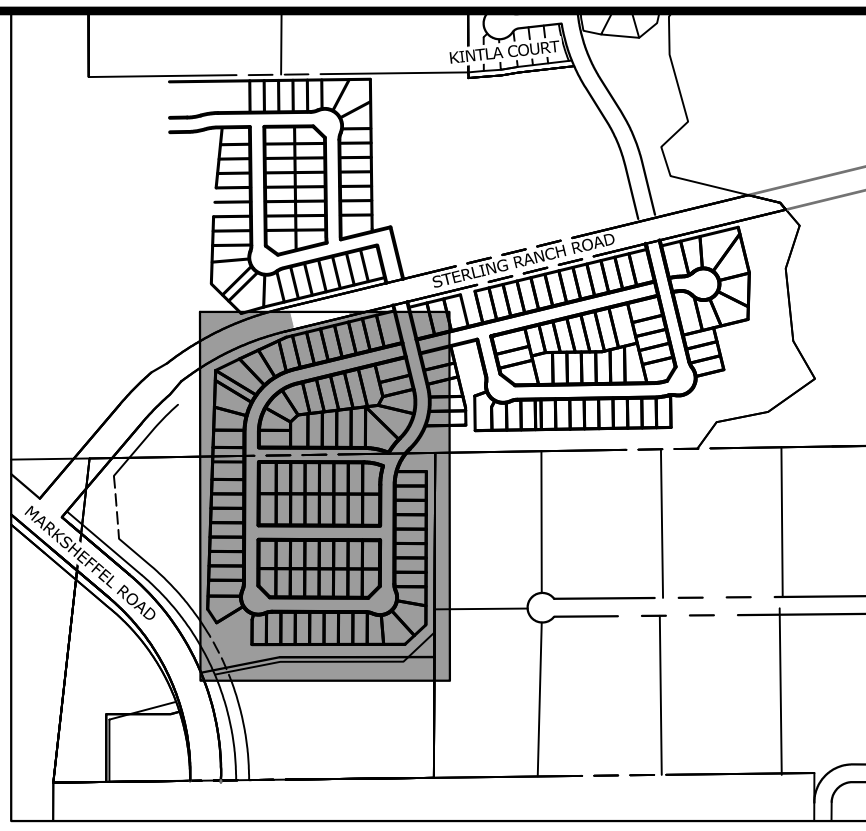
8R OF 6



SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 5	23+15.46	SP04	SS-LOT 25	11+61.09	SP07
SS-LOT 6	22+58.46	SP04	SS-LOT 26	11+11.09	SP07
SS-LOT 7	22+08.46	SP04	SS-LOT 27	10+55.55	SP07
SS-LOT 8	21+58.46	SP04	SS-LOT 28	10+57.54	SP06
SS-LOT 9	21+08.46	SP04	SS-LOT 29	11+13.09	SP06
SS-LOT 10	20+42.54	SP04	SS-LOT 30	11+63.09	SP06
SS-LOT 11	19+50.05	SP04	SS-LOT 31	12+13.09	SP06
SS-LOT 12	18+54.36	SP04	SS-LOT 32	12+63.09	SP06
SS-LOT 13	17+88.97	SP04	SS-LOT 33	13+13.09	SP06
SS-LOT 14	11+65.00	SP07	SS-LOT 34	13+63.09	SP06
SS-LOT 15	12+20.00	SP07	SS-LOT 35	14+19.13	SP06
SS-LOT 16	12+70.00	SP07	SS-LOT 36	14+17.13	SP06
SS-LOT 17	13+20.00	SP07	SS-LOT 37	13+61.08	SP06
SS-LOT 18	13+70.00	SP07	SS-LOT 38	13+11.08	SP06
SS-LOT 19	14+23.94	SP07	SS-LOT 39	12+61.08	SP06
SS-LOT 20	14+17.35	SP07	SS-LOT 40	12+11.08	SP06
SS-LOT 21	13+61.09	SP07	SS-LOT 41	11+61.08	SP06
SS-LOT 22	13+11.09	SP07	SS-LOT 42	11+11.08	SP06
SS-LOT 23	12+61.09	SP07	SS-LOT 43	10+55.54	SP06
SS-LOT 24	12+11.09	SP07	SS-LOT 44	10+55.53	SP05

SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 45	11+11.08	SP05	SS-LOT 65	13+29.02	SP05
SS-LOT 46	11+61.08	SP05	SS-LOT 66	12+79.02	SP05
SS-LOT 47	12+11.08	SP05	SS-LOT 67	12+29.02	SP05
SS-LOT 48	12+61.08	SP05	SS-LOT 68	11+79.02	SP05
SS-LOT 49	13+11.08	SP05	SS-LOT 69	11+29.02	SP05
SS-LOT 50	13+61.08	SP05	SS-LOT 70	10+79.02	SP05
SS-LOT 51	14+17.12	SP05	SS-LOT 71	10+29.59	SP05
SS-LOT 52	19+06.36	SP05	SS-LOT 72	12+25.77	SP04
SS-LOT 53	18+60.89	SP05	SS-LOT 73	12+51.25	SP04
SS-LOT 54	18+10.89	SP05	SS-LOT 74	13+10.47	SP04
SS-LOT 55	17+60.89	SP05	SS-LOT 75	13+60.47	SP04
SS-LOT 56	17+08.85	SP05	SS-LOT 76	14+10.47	SP04
SS-LOT 57	16+60.89	SP05	SS-LOT 77	14+60.47	SP04
SS-LOT 58	16+10.89	SP05	SS-LOT 78	15+10.47	SP04
SS-LOT 59	15+60.89	SP05	SS-LOT 79	15+60.47	SP04
SS-LOT 60	15+10.89	SP05	SS-LOT 80	16+10.47	SP04
SS-LOT 61	14+87.21	SP05	SS-LOT 81	16+71.62	SP04
SS-LOT 62	14+65.76	SP05	SS-LOT 82	17+28.10	SP04
SS-LOT 63	14+27.30	SP05	SS-LOT 83	17+81.62	SP04
SS-LOT 64	13+79.02	SP05	SS-LOT 84	18+31.88	SP04

SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 85	18+72.91	SP04
SS-LOT 86	19+43.90	SP04
SS-LOT 87	19+86.72	SP04
SS-LOT 88	20+21.92	SP04
SS-LOT 89	20+63.46	SP04
SS-LOT 90	21+13.46	SP04
SS-LOT 91	21+63.46	SP04
SS-LOT 92	22+13.46	SP04
SS-LOT 93	22+63.46	SP04
SS-LOT 94	23+13.46	SP04
SS-LOT 95	23+63.46	SP04
SS-LOT 96	24+17.60	SP04

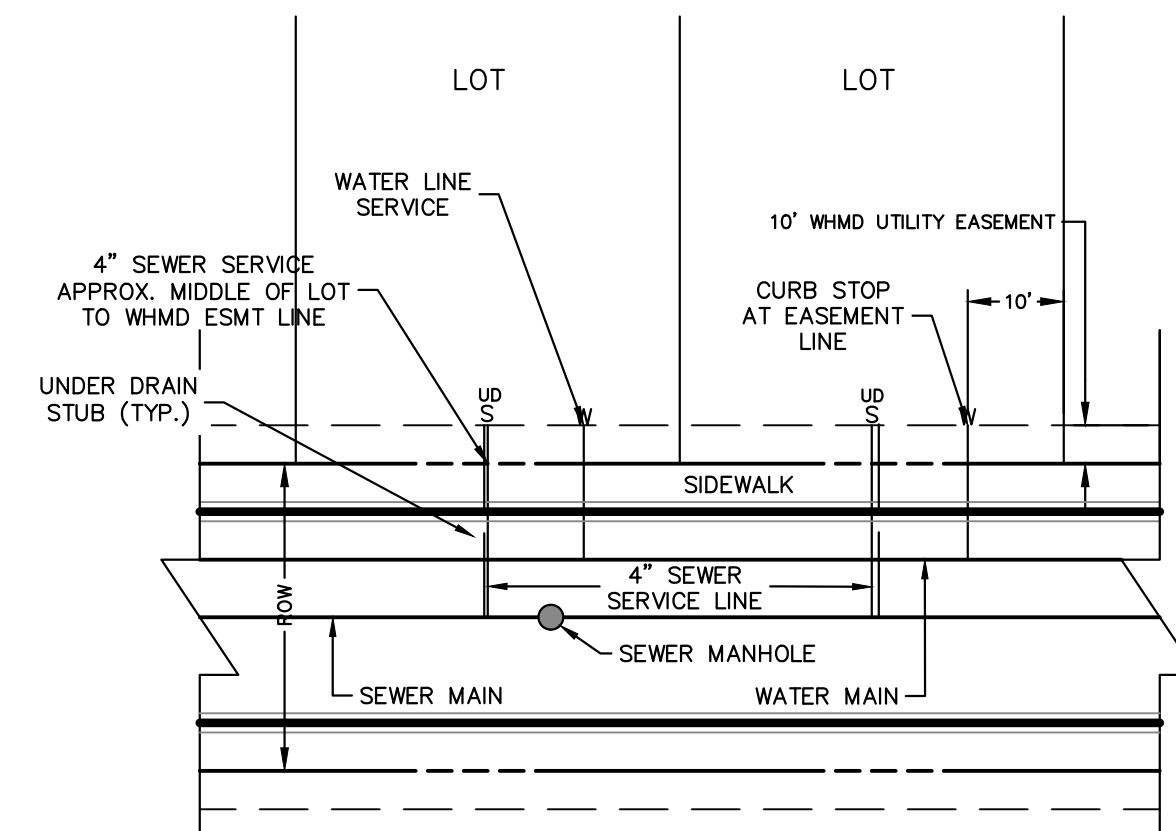


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE
1	1"=50'		
2	H-SCALE		
3	V-SCALE		
4	DATE		
5	DESIGNED BY		
6	DRAWN BY		
7	CHECKED BY		



- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

Know what's below.
Call before you dig.

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

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

DATE: **10/10/23**

PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
4" - 12" DIP	4"00"	286'	256'	229'	200'	172'	143'	115'	100'	100'	100'
14" - 16" DIP	5"12"	358'	322'	287'	251'	215'	179'	143'	107'	100'	100'
18" - 36" DIP	2"24"	477'	430'	362'	334'	286'	239'	191'	143'	100'	100'
4" - 36" SDR 35 PVC	3"00"	382'	344'	306'	267'	230'	191'	153'	115'	100'	100'

NOTES:

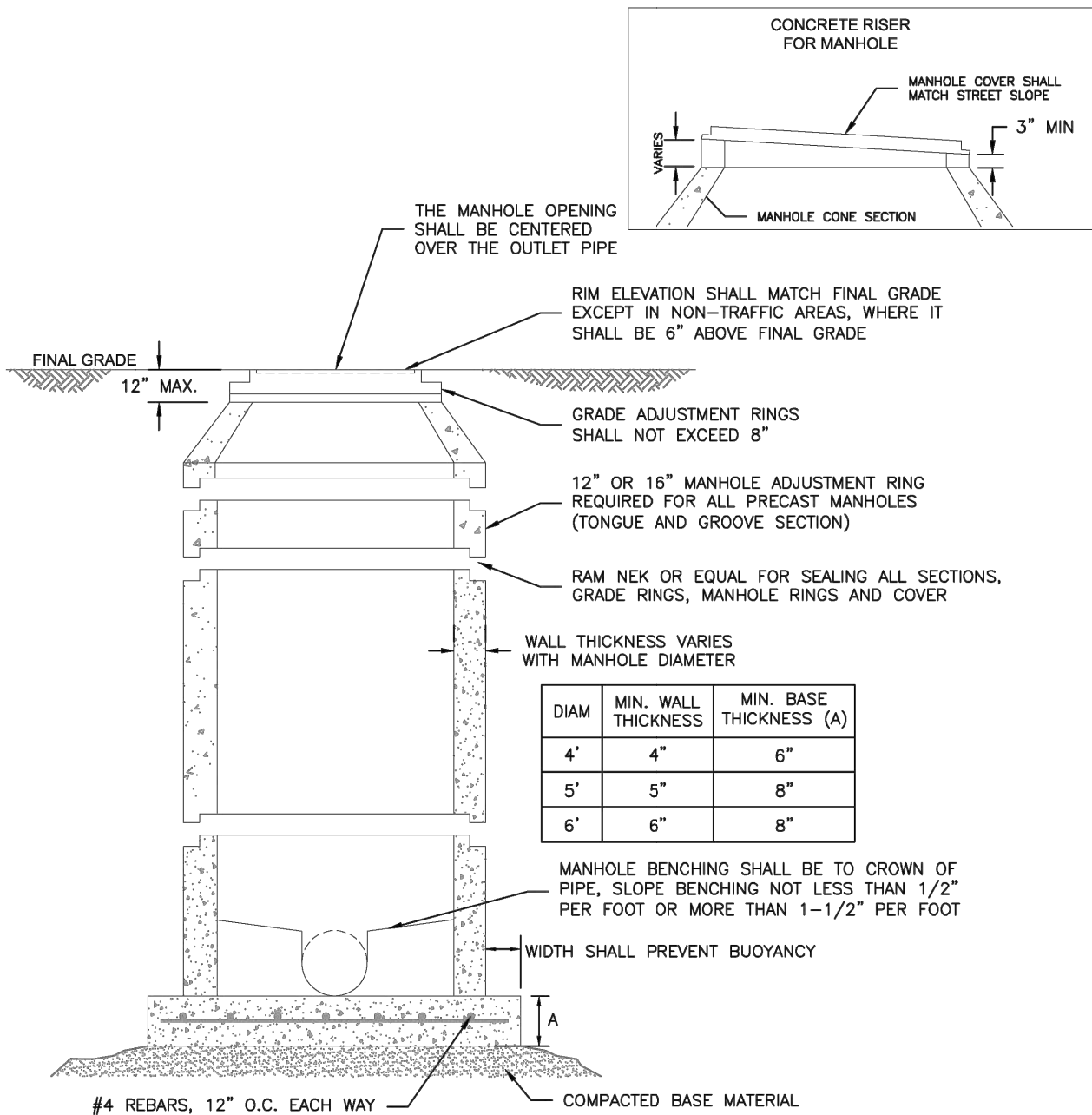
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
- SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3" BENDS.
- MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.



MINIMUM RADIUS FOR DIP AND PVC PIPE

C2-2

DATED: 5/2015



NOTES:

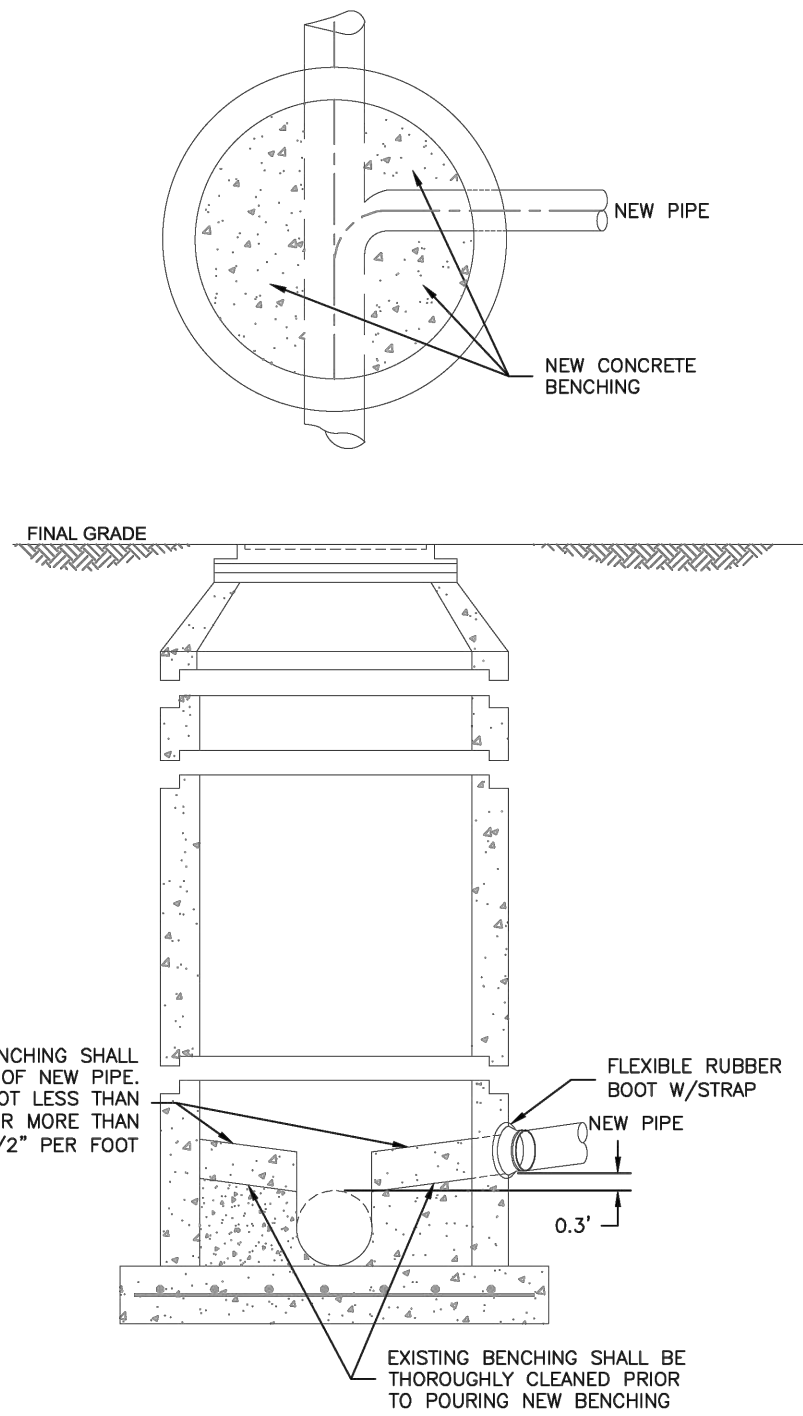
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
- ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
- FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.
- 3/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 6" UP TO SPRINGLINE OF PIPE, 2'-3" RADIUS AROUND BASE.
- ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION.
- STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478. ASTM C-478 SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.



STANDARD CONCRETE MANHOLE

C3-1

DATED: 5/2015



NOTES:

- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

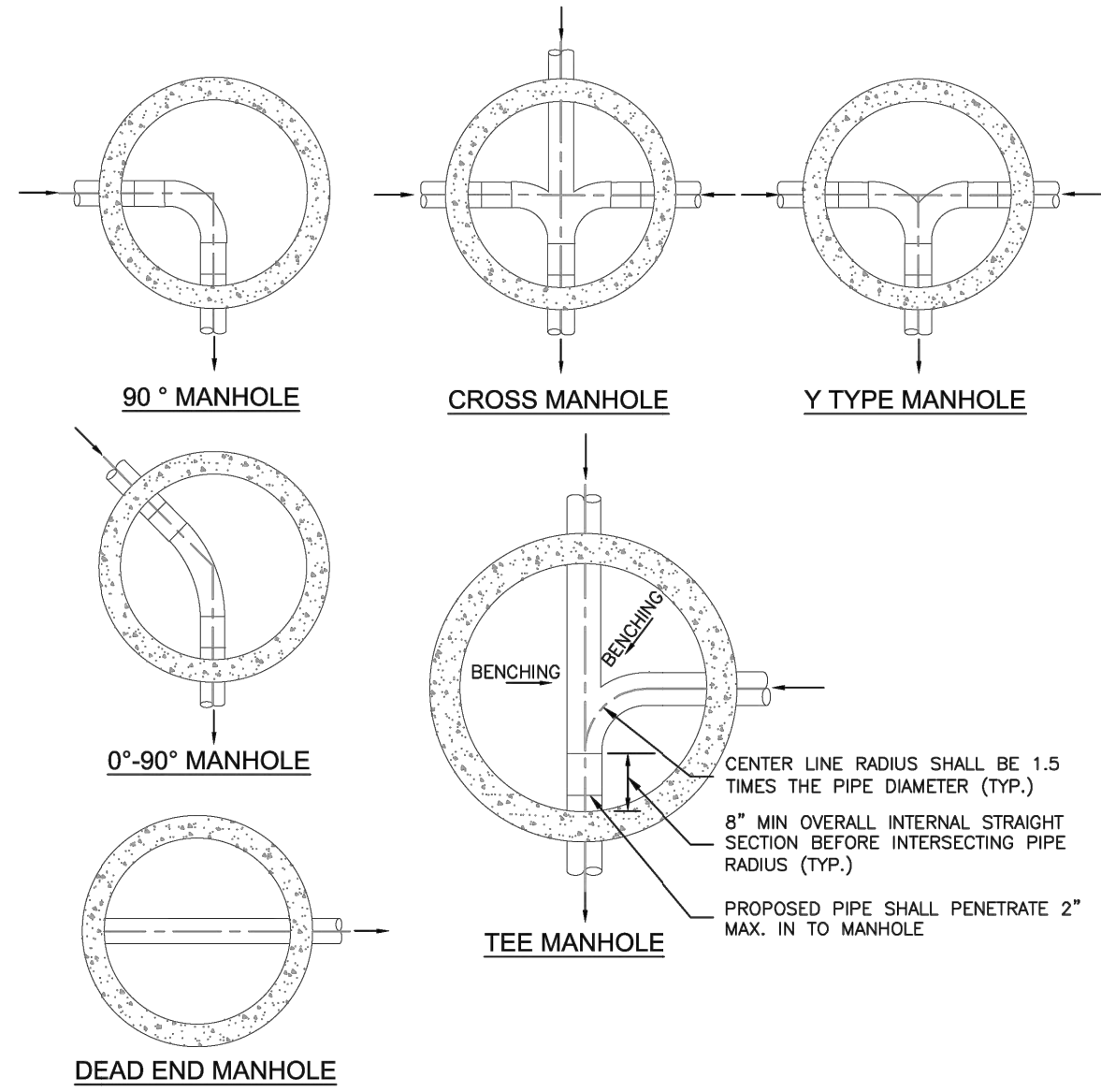


CORE DRILLING INTO AN EXISTING MANHOLE

C3-3

DATED: 5/2015

TYPICAL INTERSECTING PIPE MANHOLE LAYOUTS



NOTES:

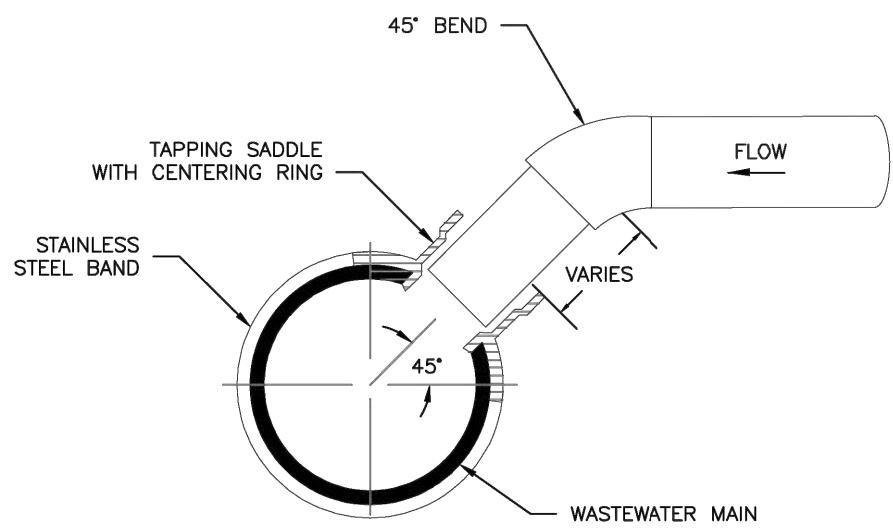
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
- LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
- TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.



TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS

C3-2

DATED: 5/2015



TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

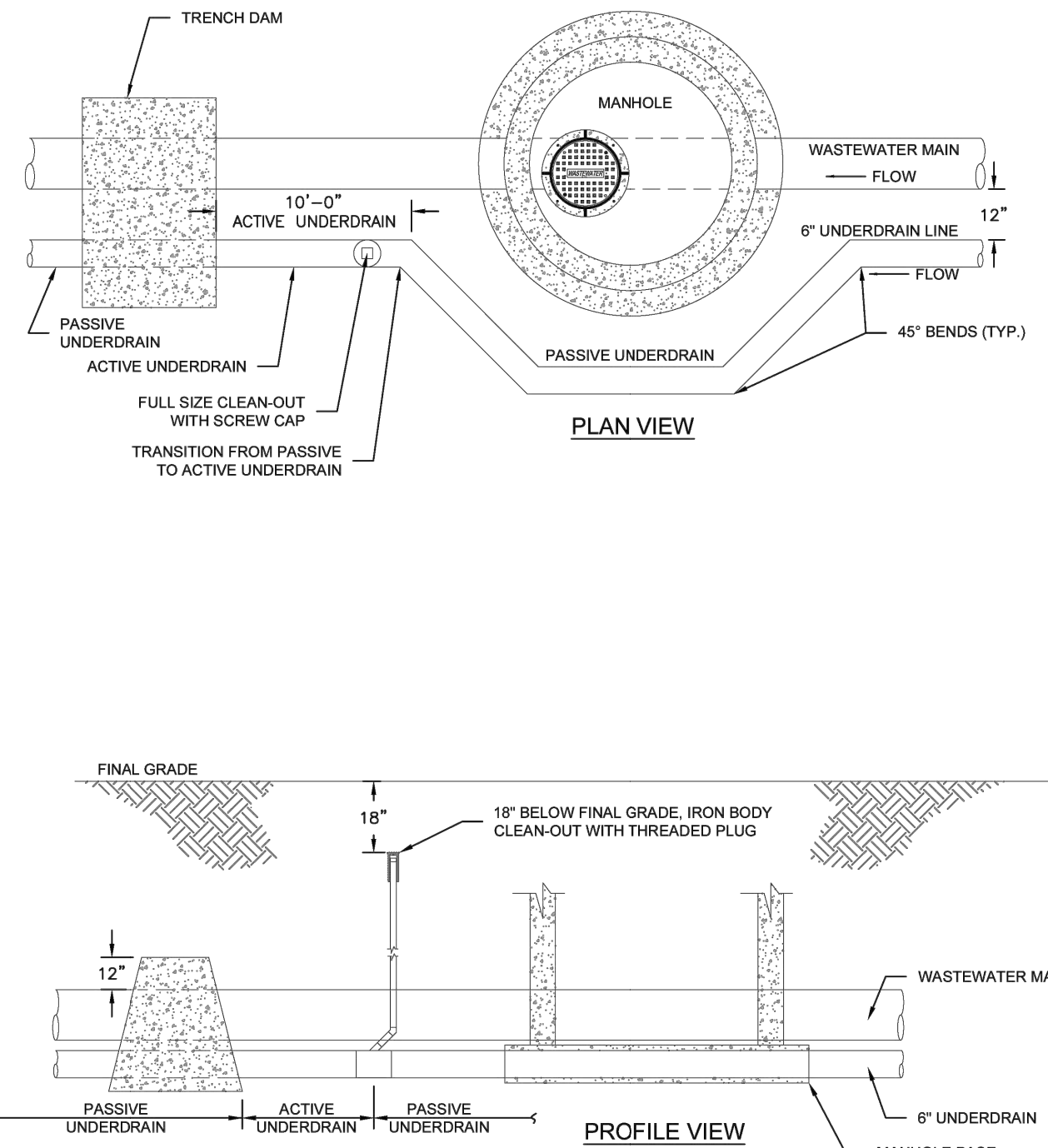
- WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
- PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
- ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
- WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
- A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.



TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1-6

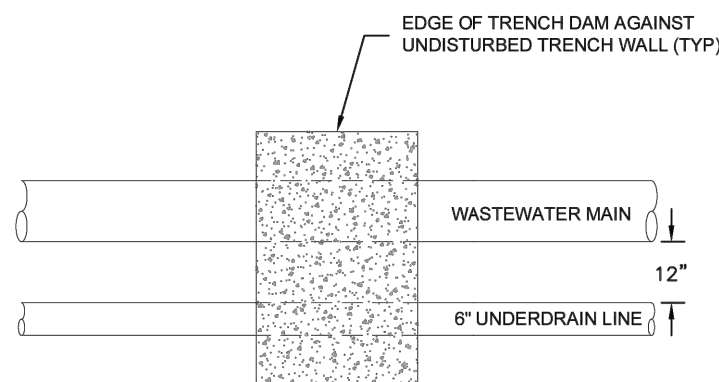
DATED: 5/2015



PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC

C6-1

DATED: 5/2015



NOTES:

- TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

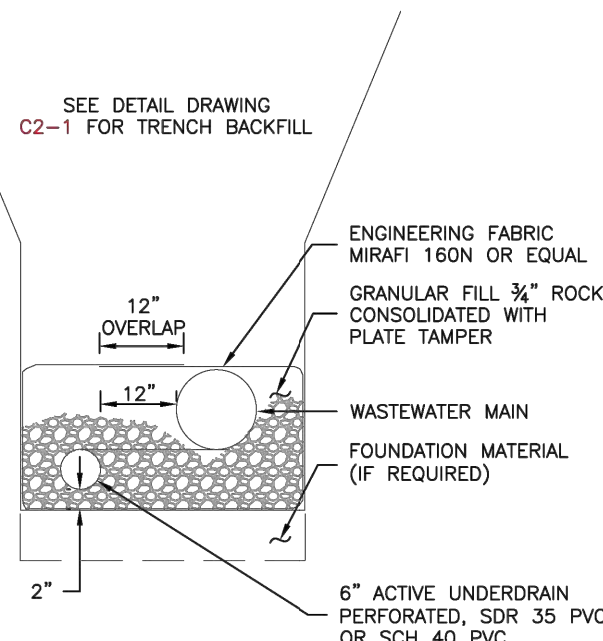


UNDERDRAIN TRENCH DAM

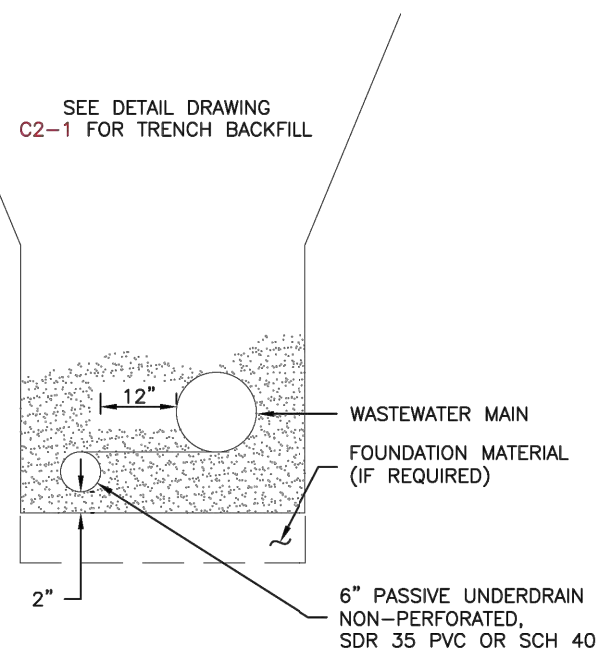
C6-2

DATED: 5/2015

ACTIVE UNDERDRAIN PIPE



PASSIVE UNDERDRAIN PIPE



NOTES:

- ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.



PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN

C6-3

DATED: 5/2015



AS-BUILT PLANS
2025-09-29
EPC SF-22-30

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

ENGINEER'S STATEMENT

STANDARD NOTES AND DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024

H-SCALE: 1" = X'

V-SCALE: 1" = X'

SHEET

10R OF 6

PREPARED FOR:

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

UNTIL SUCH TIME AS THESE
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APPROPRIATE REVIEWING
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DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV DESCRIPTION DATE

STERLING RANCH FILING 4

SANITARY/SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024

H-SCALE: 1" = X'

V-SCALE: 1" = X'

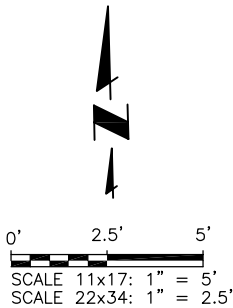
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10R OF 6

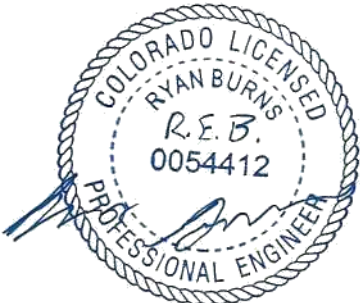
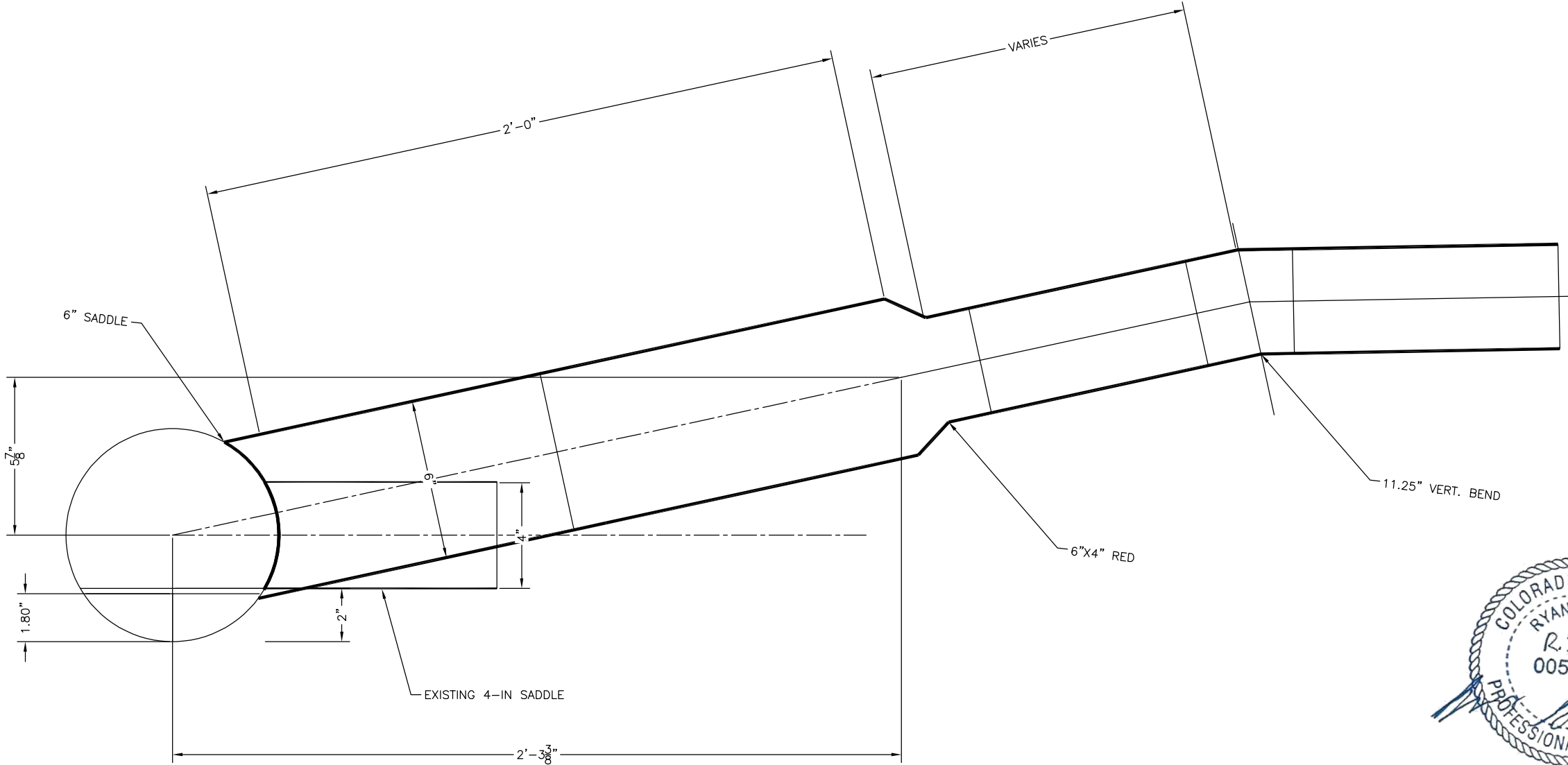


NORMAN G. ROBERT, PE
555.991.7652 - NROBERT@ALLTERRAIN.COM

RYAN E. BURNS, PE
703.577.8866 - RBURNS@ALLTERRAIN.COM



THIS SERVICE TAP
DETAIL WAS USED ON
LOTS SOUTH OF
STERLING RANCH ROAD
(LOTS 5-96) (AB)



AS-BUILT PLANS
2025-09-29
EPC SF-22-30

- NOTES:
- * CONTRACTOR TO USE A HOLE SAW.
 - * CONTRACTOR TO USE A JIG TO ENSURE NEW TAP IS CUT CLEANLY.
 - * INSTALLED AT A SLOPE OF 22%
 - * FLOW FILL REQUIRED BETWEEN STORM AND SANITARY SERVICE IF MIN. (18") OF CLEARANCE IS NOT MET.

FALCON AREA WATER & WASTEWATER AUTHORITY
STERLING RANCH FILING 4
6 IN TAP REPAIR DETAIL

REVISIONS		BY	APP.	DATE
NO.	DESCRIPTION			
1				
2				
3				
4				
5				
6				
7				

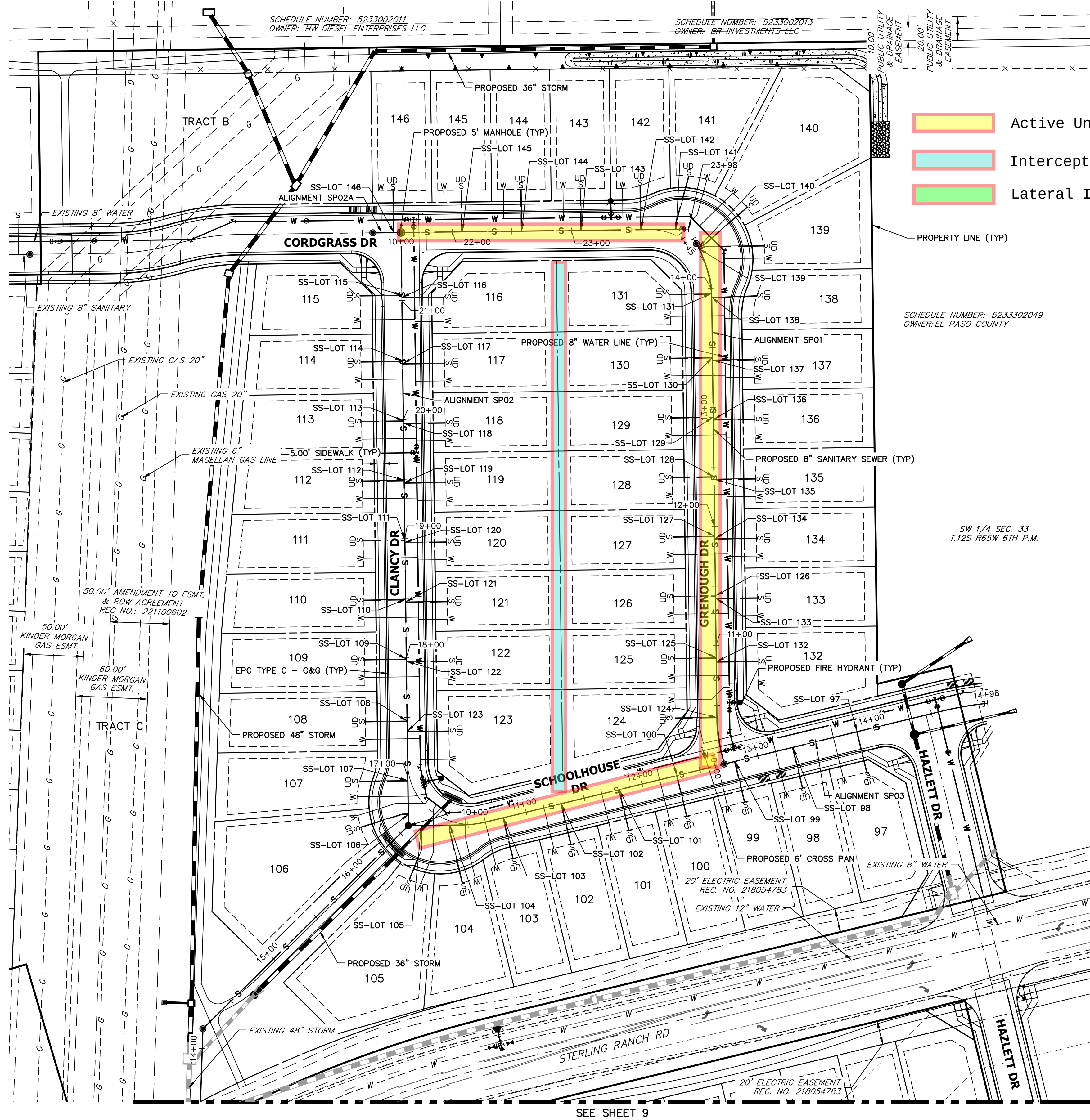
EXHIBIT

Proj.#: W0242.22001
Date: 04/04/2025
Design: MLD
Drawn: NEL
Check: MLD

SHEET NUMBER
1

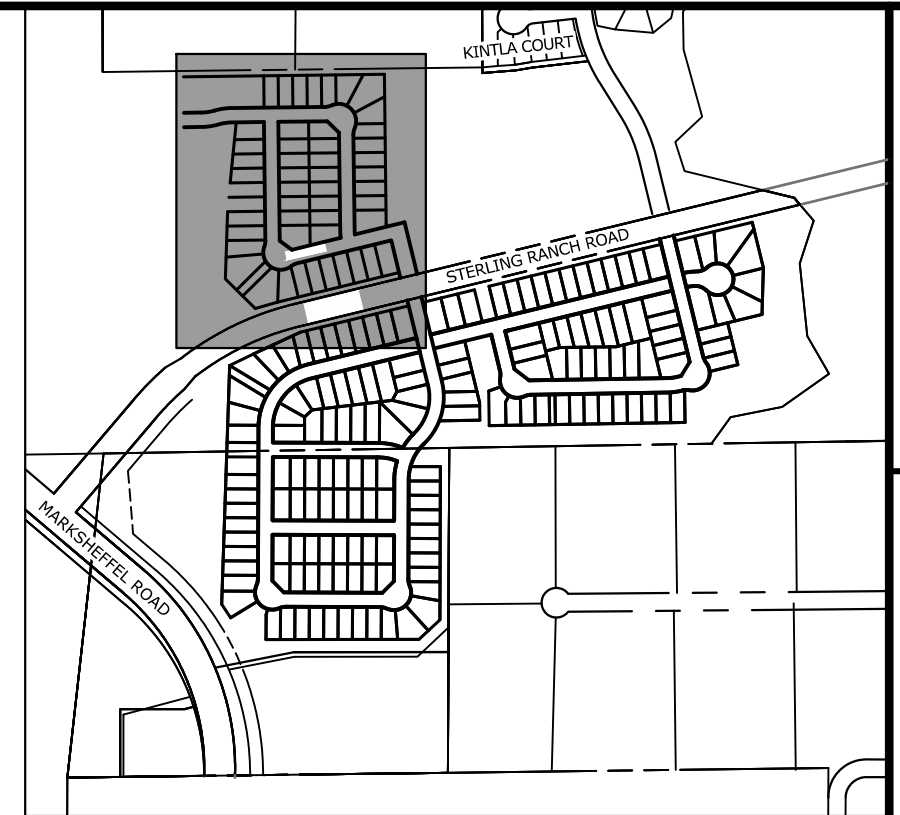


Colorado Springs, CO
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.227.0072
www.respec.com



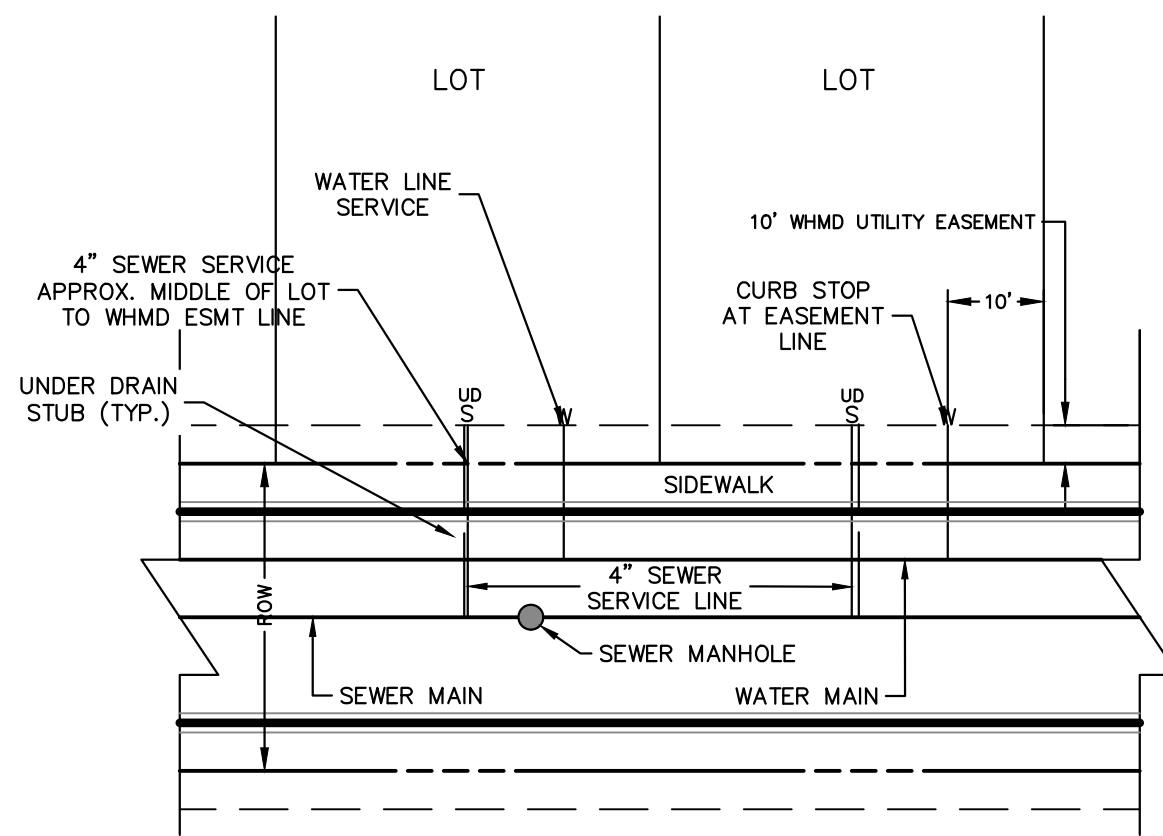
ENTECH ENGINEERING ACTIVE UNDERDRAIN EXHIBIT

- Active Underdrain
- Interceptor Drain (if necessary)
- Lateral Interceptor Drains (if necessary)



KEY MAP
SCALE: NTS

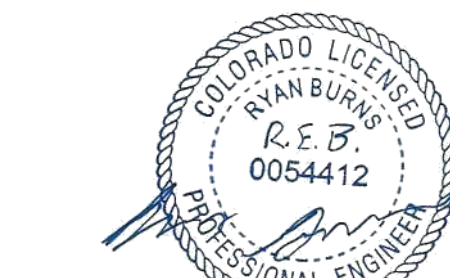
SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS--LOT 97	13+85.81	SP03	SS--LOT 122	17+97.02	SP02
SS--LOT 98	13+30.31	SP03	SS--LOT 123	17+38.25	SP02
SS--LOT 99	12+80.31	SP03	SS--LOT 124	10+39.87	SP01
SS--LOT 100	12+30.31	SP03	SS--LOT 125	10+89.87	SP01
SS--LOT 101	11+80.31	SP03	SS--LOT 126	11+41.87	SP01
SS--LOT 102	11+30.31	SP03	SS--LOT 127	11+91.87	SP01
SS--LOT 103	10+80.31	SP03	SS--LOT 128	12+41.87	SP01
SS--LOT 104	10+34.84	SP03	SS--LOT 129	12+91.87	SP01
SS--LOT 105	10+10.95	SP03	SS--LOT 130	13+41.87	SP01
SS--LOT 106	16+68.57	SP02	SS--LOT 131	13+95.68	SP01
SS--LOT 107	16+97.05	SP02	SS--LOT 132	10+86.58	SP01
SS--LOT 108	17+47.05	SP02	SS--LOT 133	11+39.84	SP01
SS--LOT 109	17+99.05	SP02	SS--LOT 134	11+89.84	SP01
SS--LOT 110	18+49.05	SP02	SS--LOT 135	12+39.84	SP01
SS--LOT 111	18+99.05	SP02	SS--LOT 136	12+89.84	SP01
SS--LOT 112	19+49.05	SP02	SS--LOT 137	13+39.84	SP01
SS--LOT 113	19+99.05	SP02	SS--LOT 138	13+92.31	SP01
SS--LOT 114	20+49.05	SP02	SS--LOT 139	14+34.65	SP01
SS--LOT 115	21+04.57	SP02	SS--LOT 140	14+36.11	SP01
SS--LOT 116	21+02.53	SP02	SS--LOT 141	23+87.88	SP02
SS--LOT 117	20+47.02	SP02	SS--LOT 142	23+58.37	SP02
SS--LOT 118	19+97.02	SP02	SS--LOT 143	23+08.31	SP02
SS--LOT 119	19+47.02	SP02	SS--LOT 144	22+58.31	SP02
SS--LOT 120	18+97.02	SP02	SS--LOT 145	22+08.31	SP02
SS--LOT 121	18+47.02	SP02	SS--LOT 146	10+06.00	SP02A



NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

UTILITY SERVICE LOCATIONS



AS-BUILT PLANS
2025-09-29
EPC SF-22-30

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'



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

DATE 10/10/23

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

No.	REVISION	BY	DATE
1	50'		
2	1"=50'		
3	V-SCALE		
4	N/A		
5	DATE		10/09/23
6	DESIGNED BY		MMC
7	DRAWN BY		MMC
8	CHECKED BY		

STERLING RANCH FILING 4	SANITARY SEWER PLAN
SHEET 8 OF 10	JOB NO. 25188.11

3. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
5. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
6. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
7. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
8. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
9. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
10. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. THE CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
13. AT ALL LOCATIONS WHERE CAP AND PLUG IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
15. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
17. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
18. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
19. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - a. PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.

- a. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
- b. ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
- c. ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
22. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
23. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
24. ACCEPTANCE:
 - a. THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - b. A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARBONITE MARKER ALONG WITH TRACER WIRE.
27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

1. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ON-HALF (5.5) FEET.
2. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
3. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPEMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
4. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
5. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
6. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
7. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
8. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - a. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - b. NO WATER FACILITY IN SERVICE UNTIL ALL PRESSURE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - c. ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
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	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JOS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

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.

By: **Gilbert LaForce, P.E.**
Engineering Manager
 Date: **11/08/2023 4:51:42 PM**
 El Paso County Department of Public Works

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED JAMES F. MORLEY DATE 8/17/23

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

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR THE SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION. RESPONSIBILITY FOR COMPLETENESS AND ACCURACY REMAINS WITH THE DESIGN ENGINEER.

SIGNED *A. M. F. M. A.* DATE 10/23/2023
FAWQA ENGINEER

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

THIS WATER SYSTEM PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR WASTEWATER SYSTEM PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

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

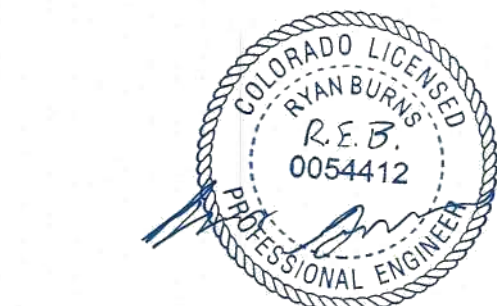
SR LAND, LLC

LB ENGINEERING



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

JOB NO. 25188.1		SHEET 1 OF 9		STERLING RANCH FILING 4		H-SCALE 1"=1000'		No. REVISION		BY DATE	
						V-SCALE		N/A			
						DATE		10/09/23			
						DESIGNED BY		MMC			
						DRAWN BY		MMC			
						CHECKED BY					



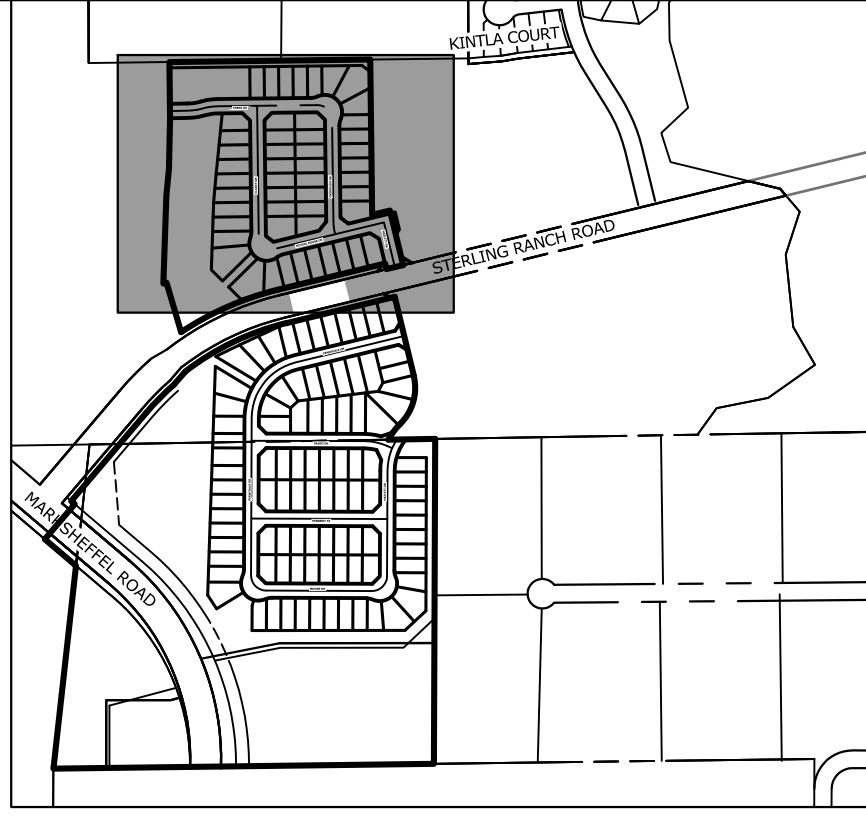
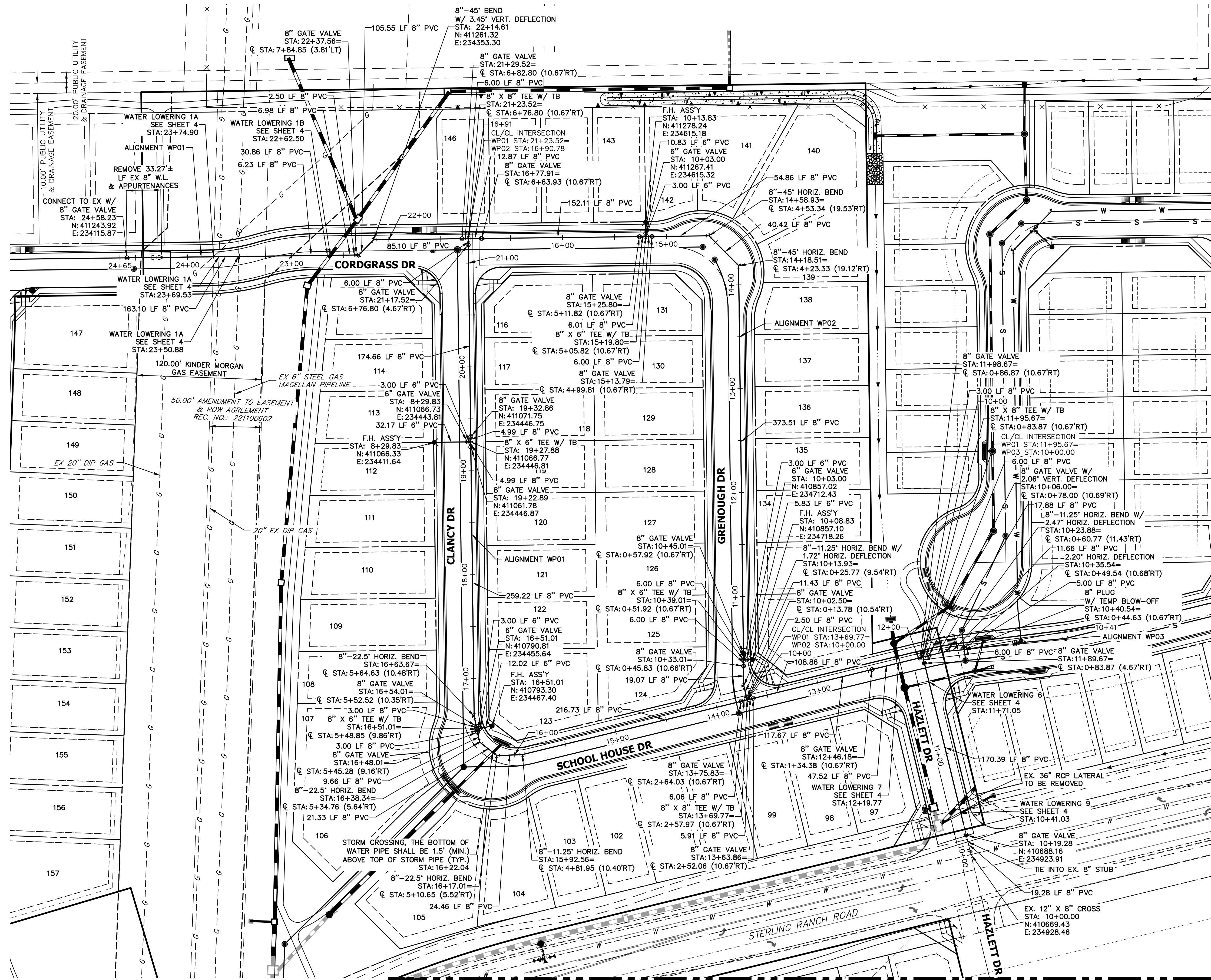
AS-BUILT PLANS
2025-09-29
EPC SF-22-30



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



JR revised water sheet January 2024

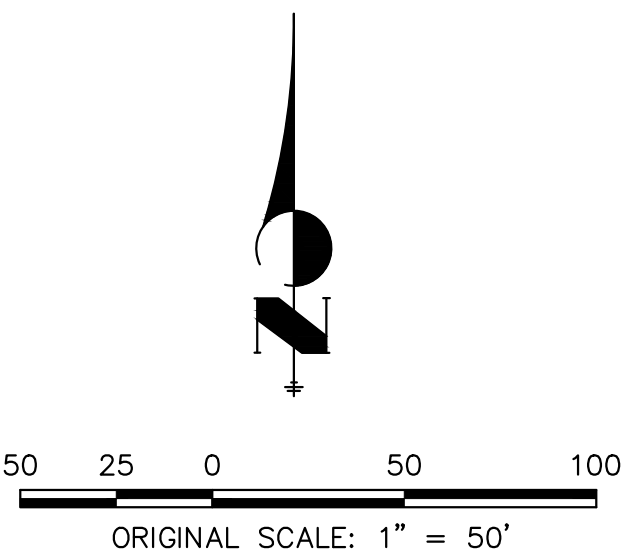


KEY MAP
SCALE: 1"=1000'

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

WATER NOTES

1. ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED
2. ALL WATER MAINS SHALL BE INSTALLED AT A STANDARD DEPTH OF 5'-6' UNLESS OTHERWISE SHOWN
3. MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES

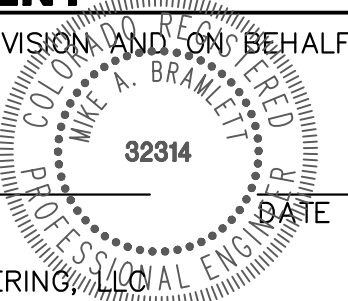


AS-BUILT PLANS
2025-09-29
EPC SF-22-30

ENGINEER'S STATEMENT

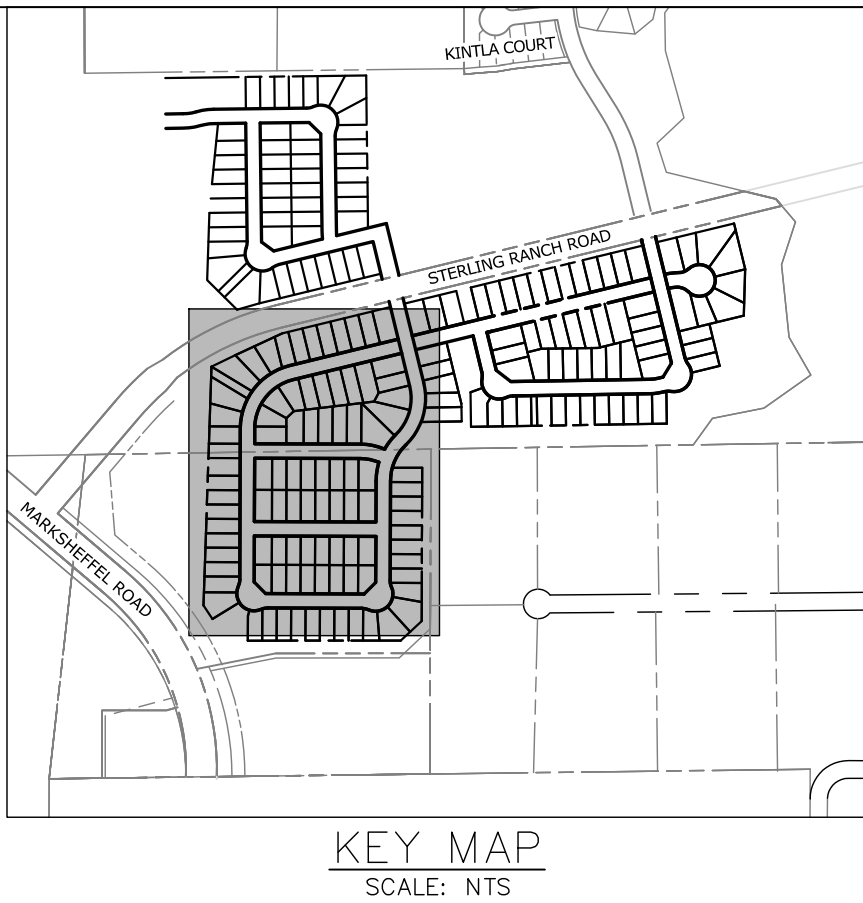
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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 AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNED BY: JAMES F. MORLEY AUTHORIZATION:										
BY	DATE	No.	REVISION	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 1/10/24	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY	STERLING RANCH FILING 4	WATER PLAN
										SHEET 2 OF 9	JOB NO. 25188.11

Please indicate the original sheets in
addition the reviewed sheets for this set.



RYAN E. BURNS, P.E.
54412
07/01/24
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

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

UNTIL SUCH TIME AS THESE
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AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	WTR REVISIONS (GRADING AND SAN. ADJ.)	

STERLING RANCH FILING 4

POTABLE WATER PLANS

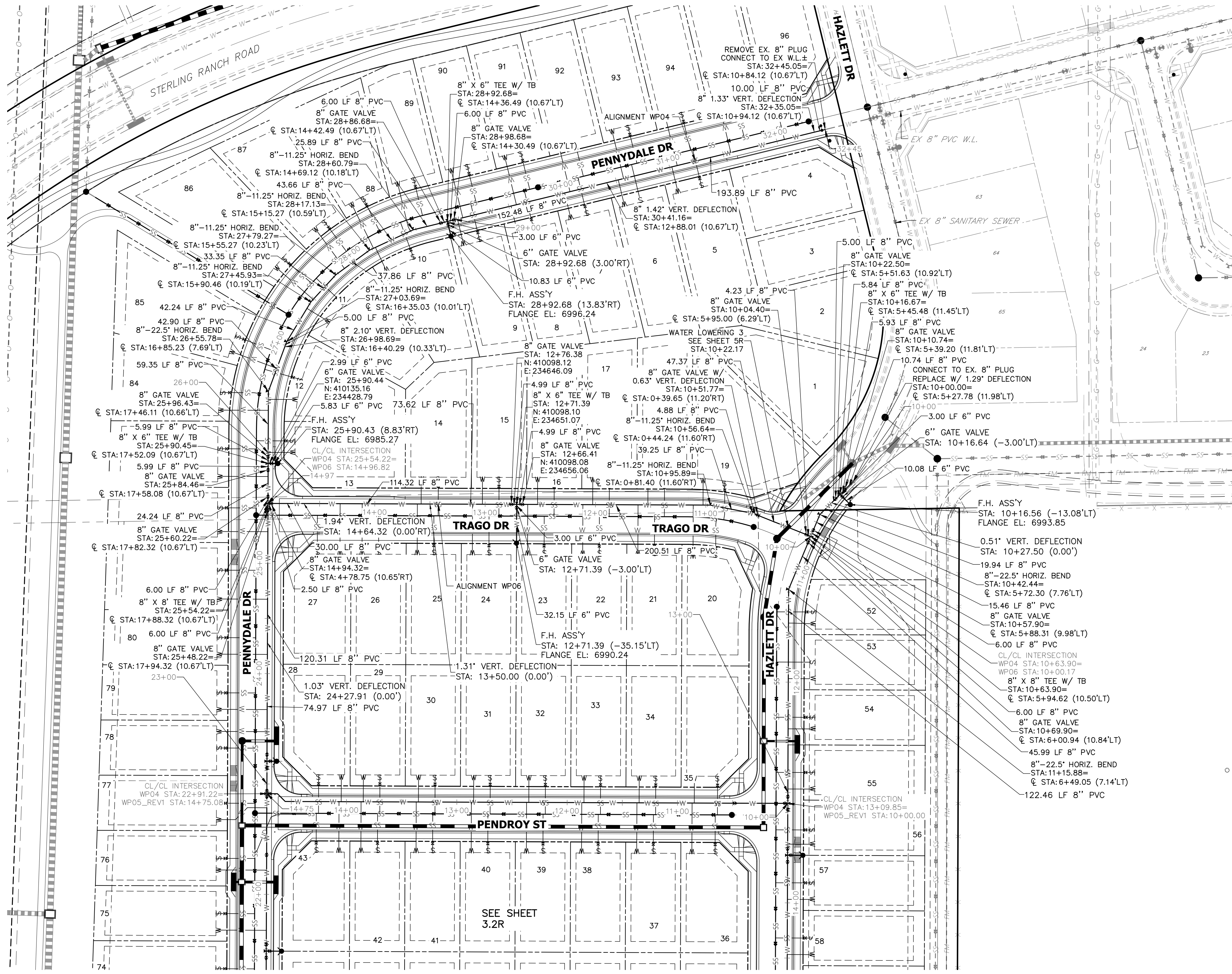
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REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'

V-SCALE: N/A

SHEET

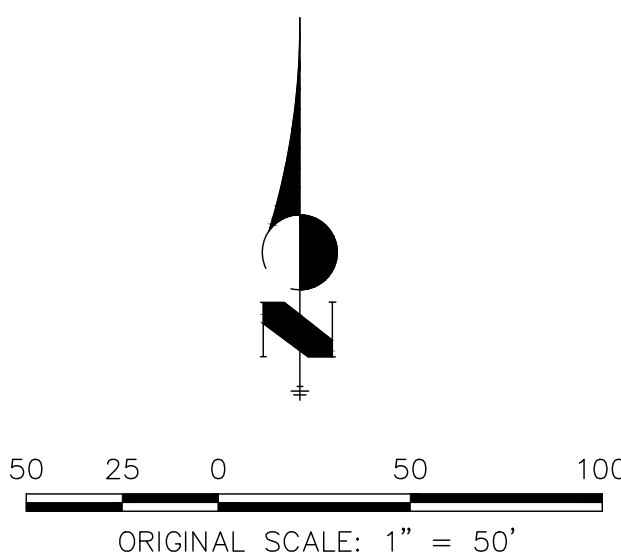
3.1R OF 9



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4. SECONDARY CONTAINMENT REQUIRED WHEN WATER CROSSES BELOW STORM OR SANITARY
5. CL STATIONING NOT SHOWN IN PLAN VIEW, PLEASE SEE STREET PLANS FOR CL STATIONS.



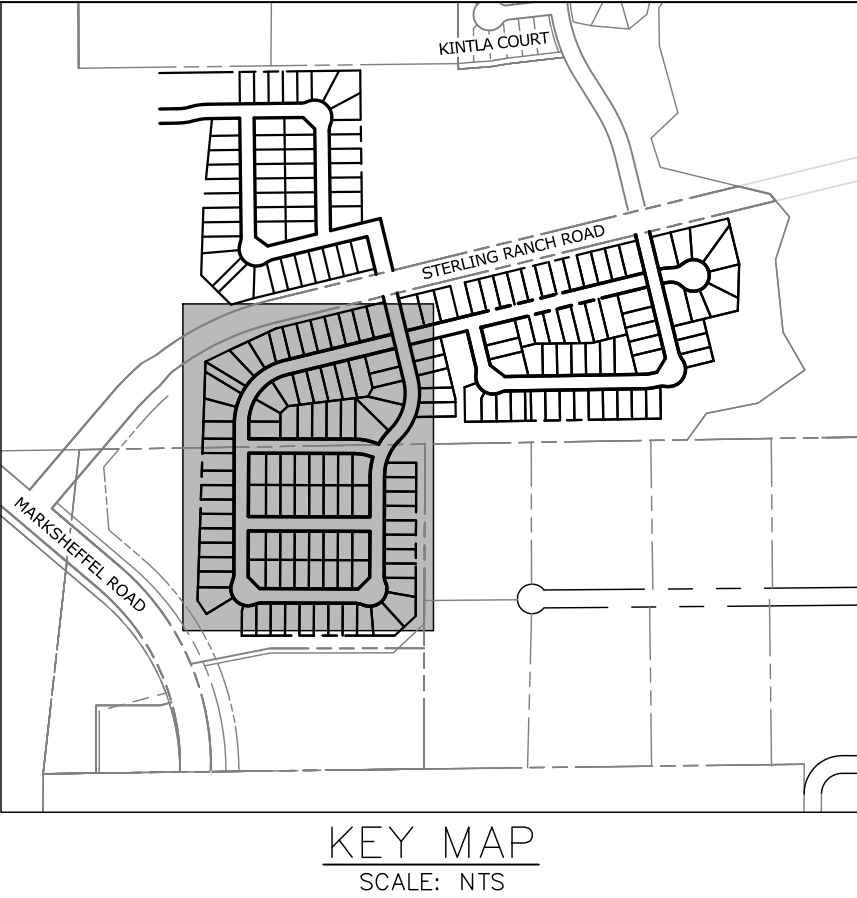
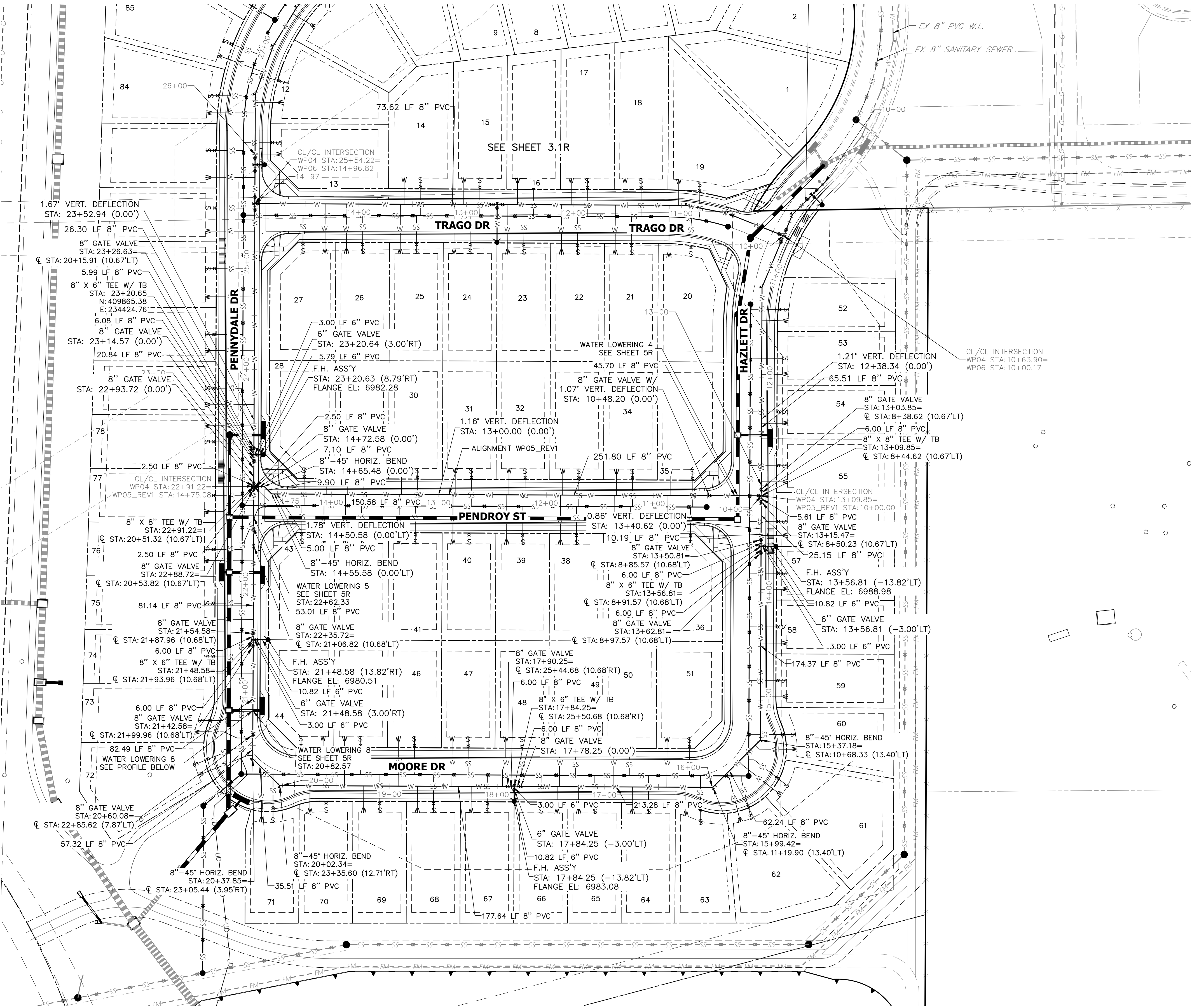
AS-BUILT PLANS
2025-09-29
EPC SF-22-30

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL
TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

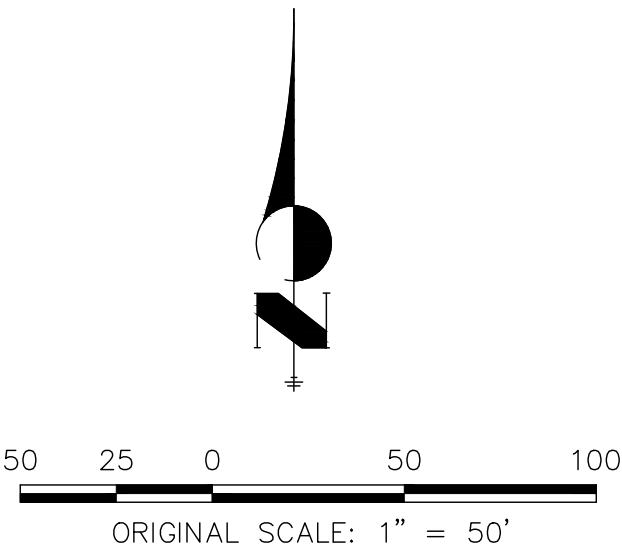
07/01/24



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AS-BUILT PLANS
2025-09-29
EPC SF-22-30

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

07/01/24

REV	DESCRIPTION	LOCATION	EL PASO COUNTY	DATE
1	WTR REVISIONS (GRADING AND SAN. ADJ.)			

STERLING RANCH FILING 4

POTABLE WATER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'

V-SCALE: N/A

SHEET

3.2R OF 9

PREPARED FOR:

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

UNTIL SUCH TIME AS THESE

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ENGINEERING APPROVES THEIR
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JOB NO: 24003 LOCATION: EL PASO COUNTY

STERLING RANCH FILING 4

POTABLE WATER PLANS

DESIGN: REB
REVIEW: NQJ
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H-SCALE: 1" = 50'

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SHEET

3.2R OF 9

PREPARED FOR:

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POTABLE WATER PLANS

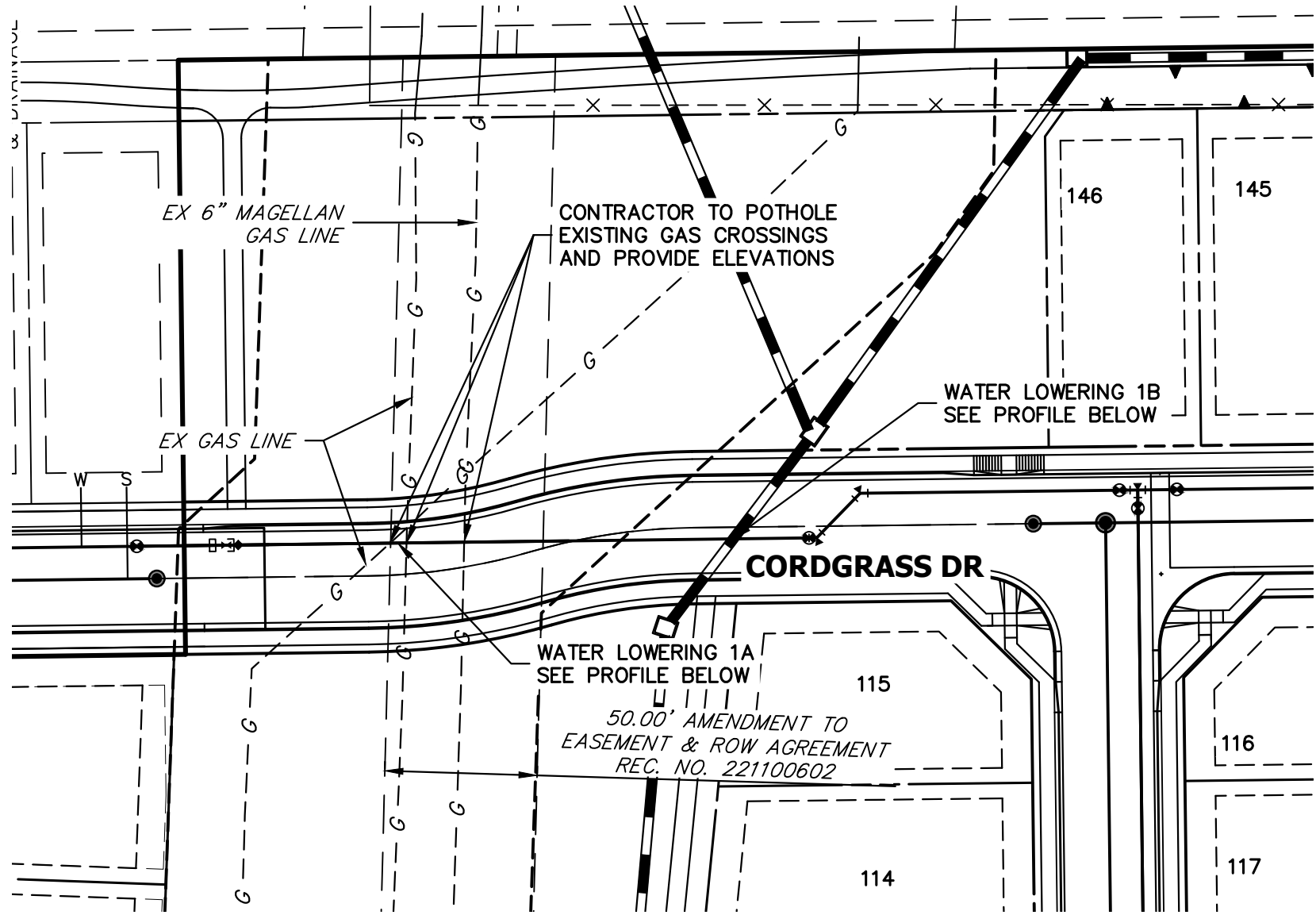
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REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'

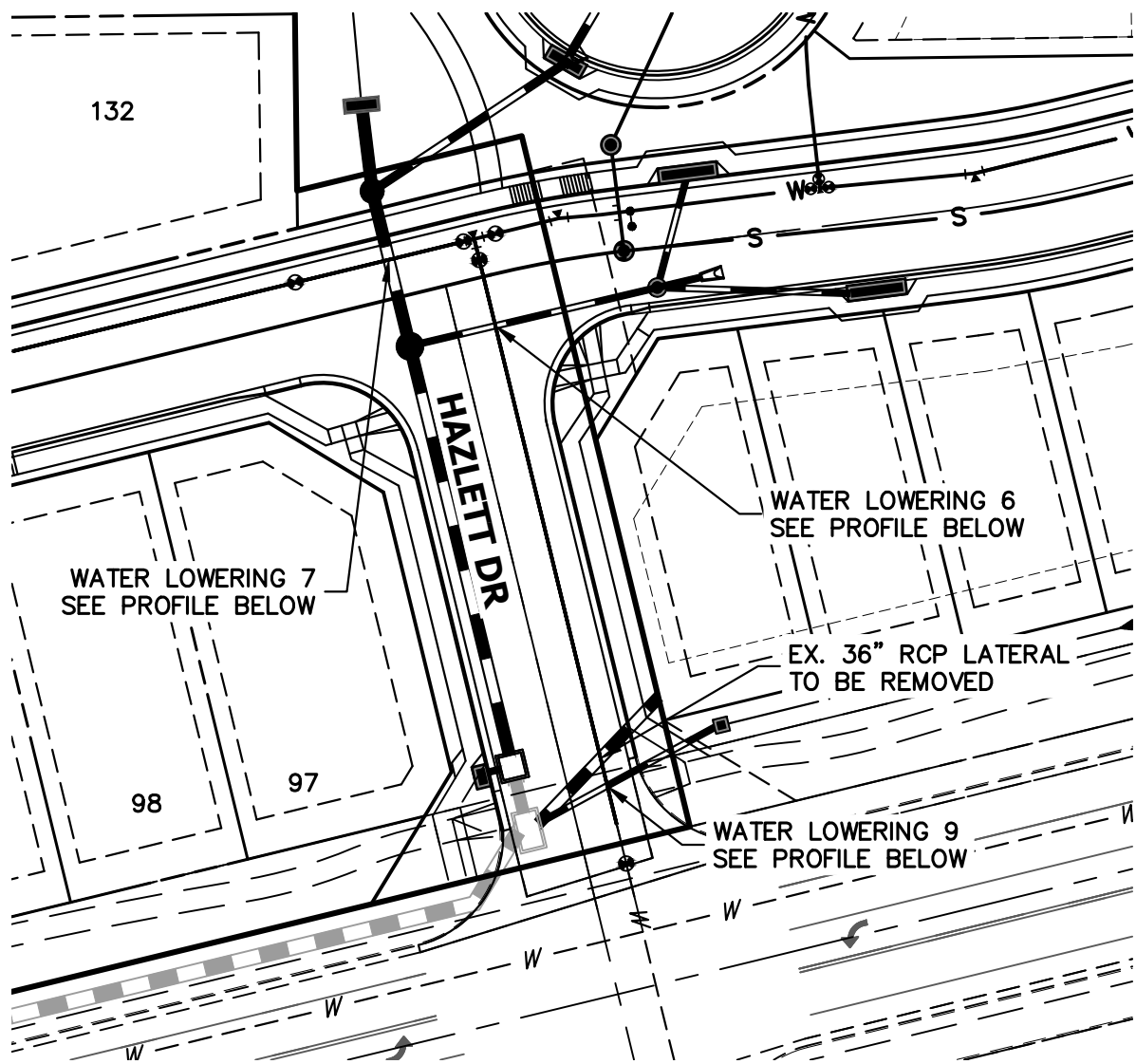
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SHEET

3.2R OF 9

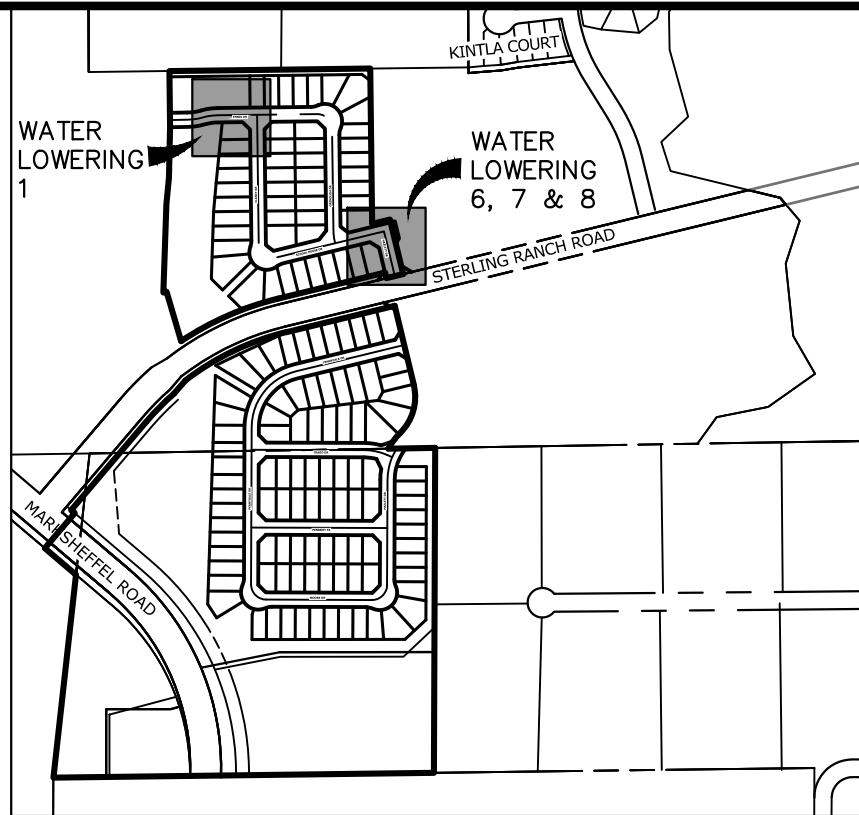
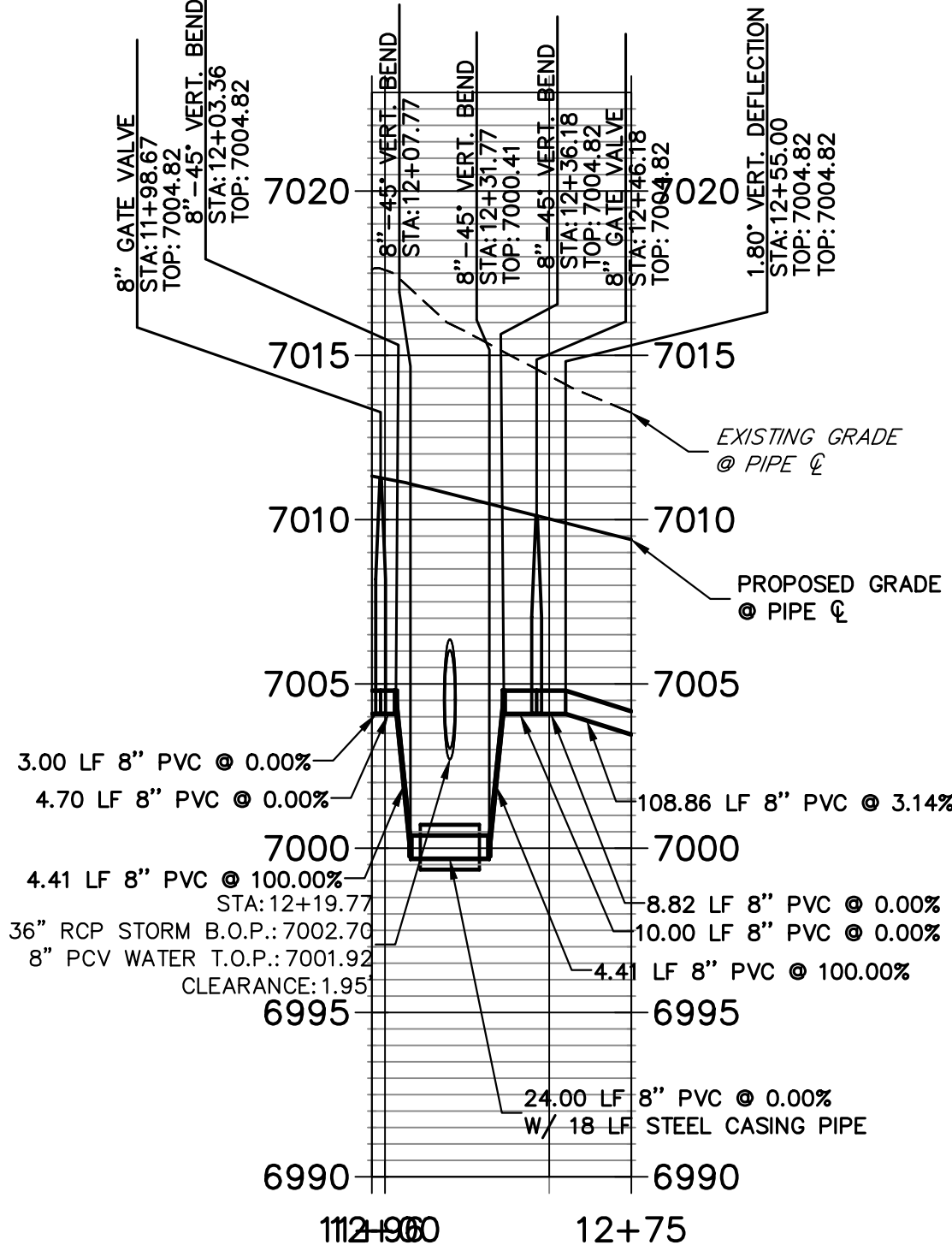


WATER LOWERING 1A & 1B:WP01 ALIGNMENT



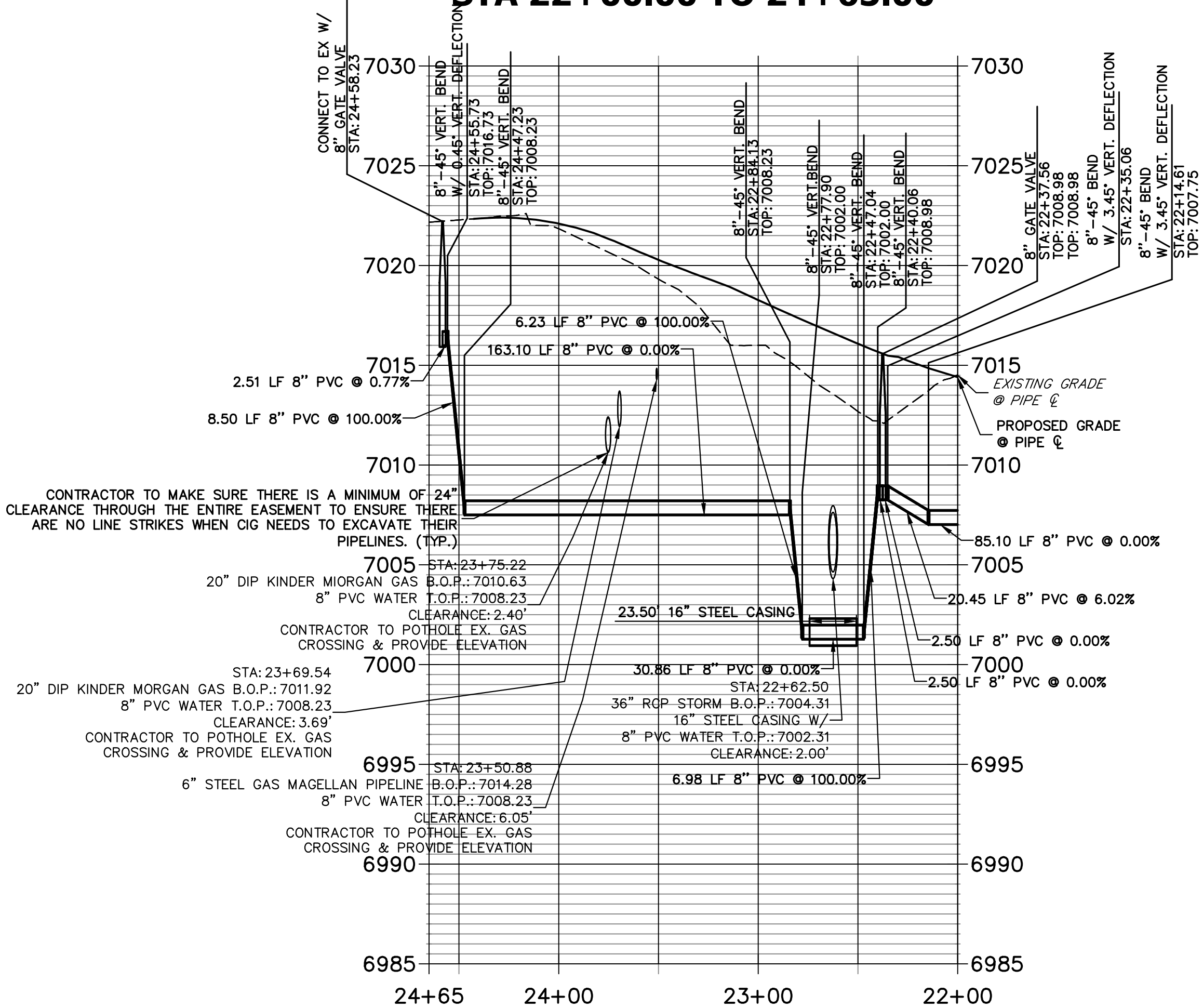
WATER LOWERING 6, 7 & 8:WP01 ALIGNMENT

WATER LOWERING 7: WP01 ALIGNMENT
STA 11+96.00 TO 12+75.00

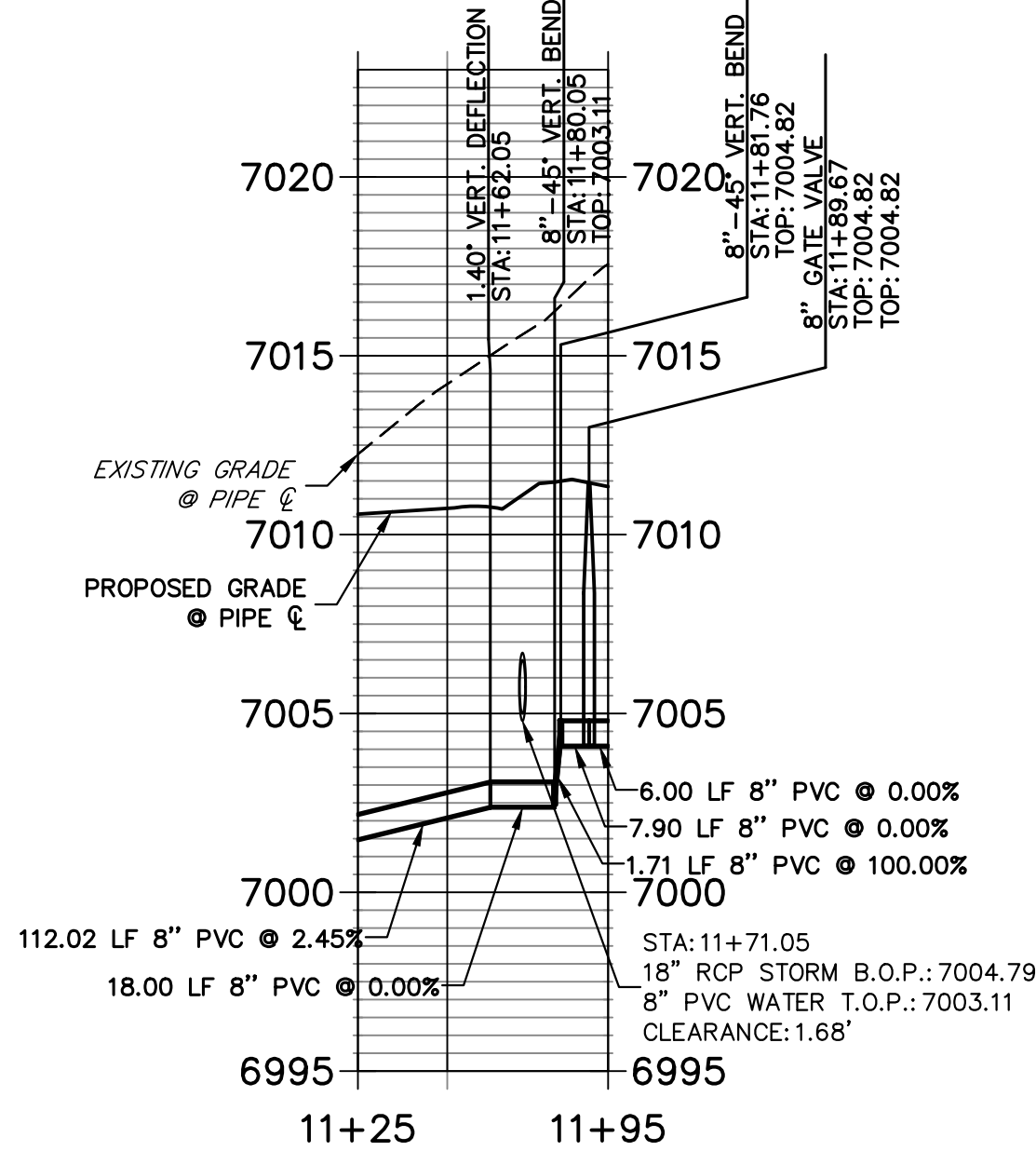


KEY MAP
SCALE: 1"=1000'

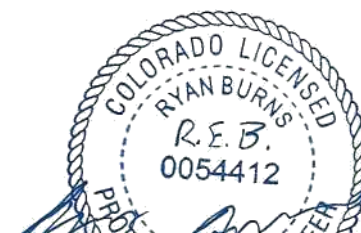
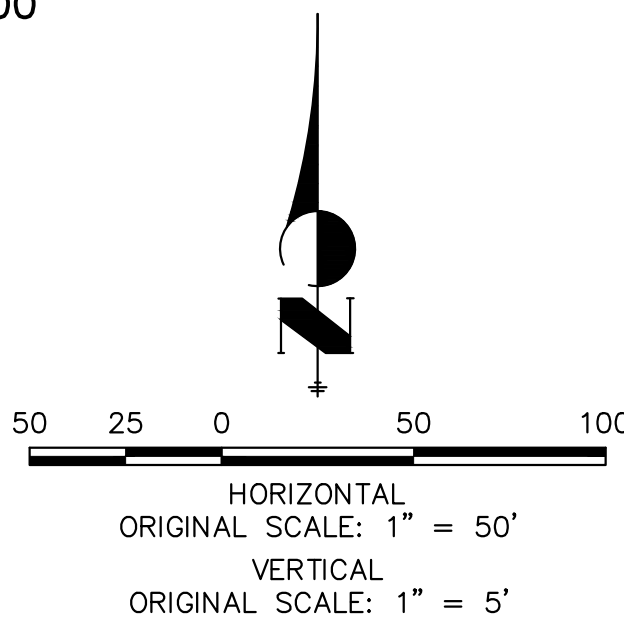
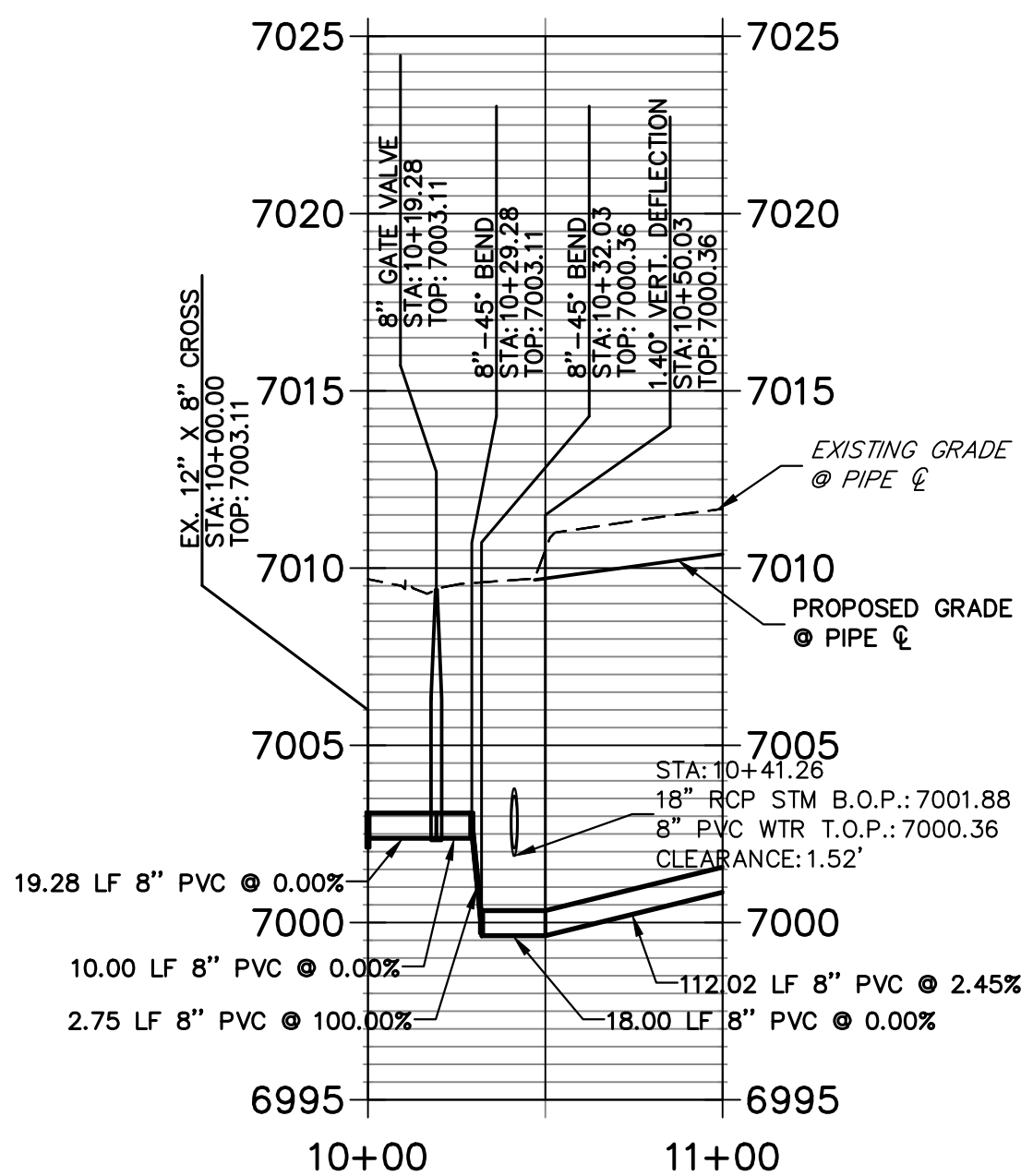
WATER LOWERING 1A & 1B: WP01 ALIGNMENT
STA 22+00.00 TO 24+65.00



WATER LOWERING 6: WP01 ALIGNMENT
STA 11+25.00 TO 11+95.00



WATER LOWERING 9: WP01 ALIGNMENT
STA 10+00.00 TO 11+00.00



AS-BUILT PLANS
2025-09-29
EPC SF-22-30



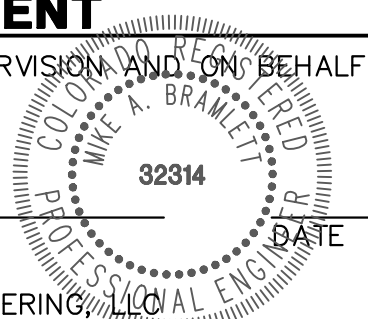
WATER NOTES

1. ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10\"/>

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



STERLING RANCH FILING 4

WATER PLAN

SHEET 4 OF 9
JOB NO. 25188.11



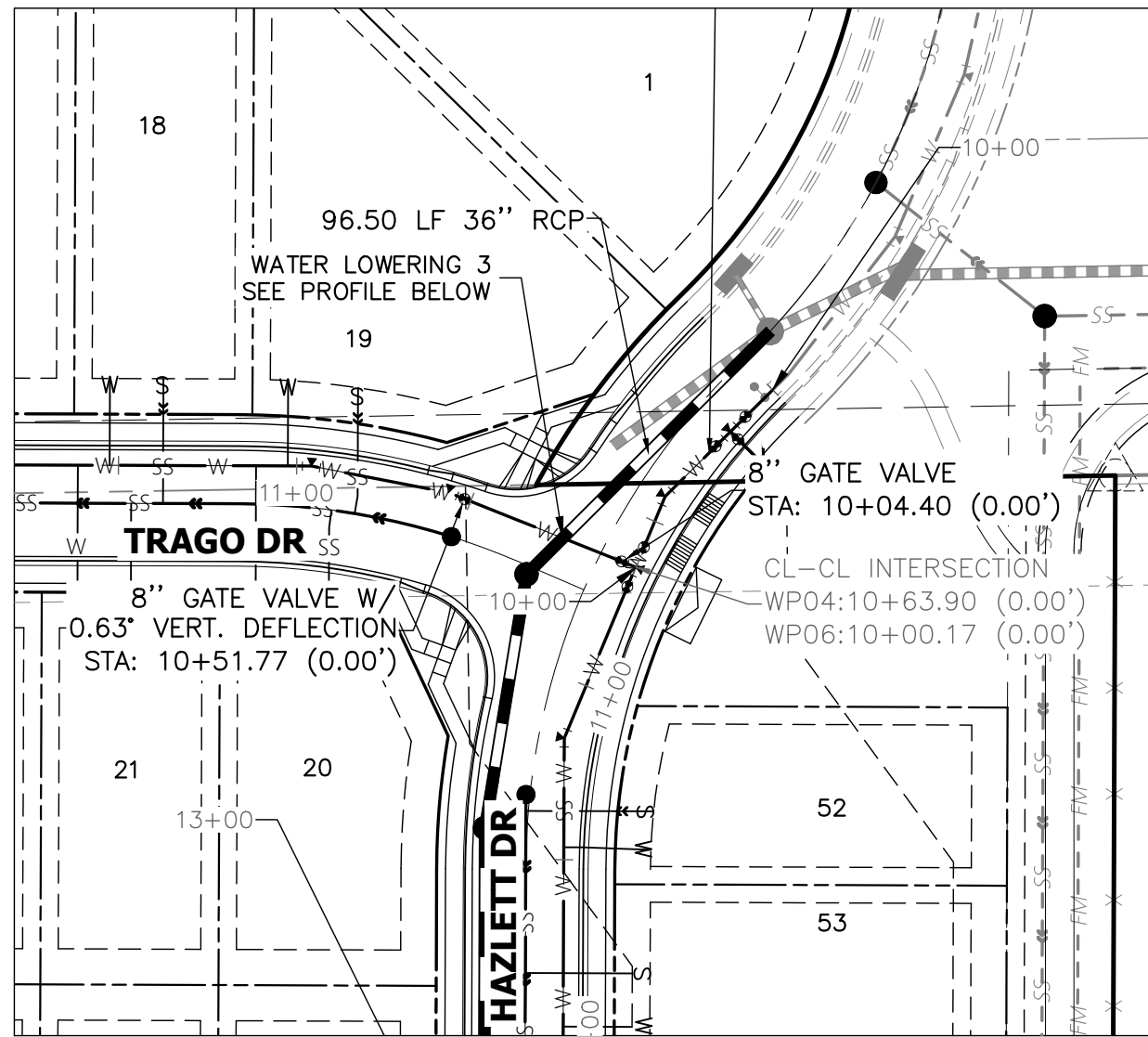
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

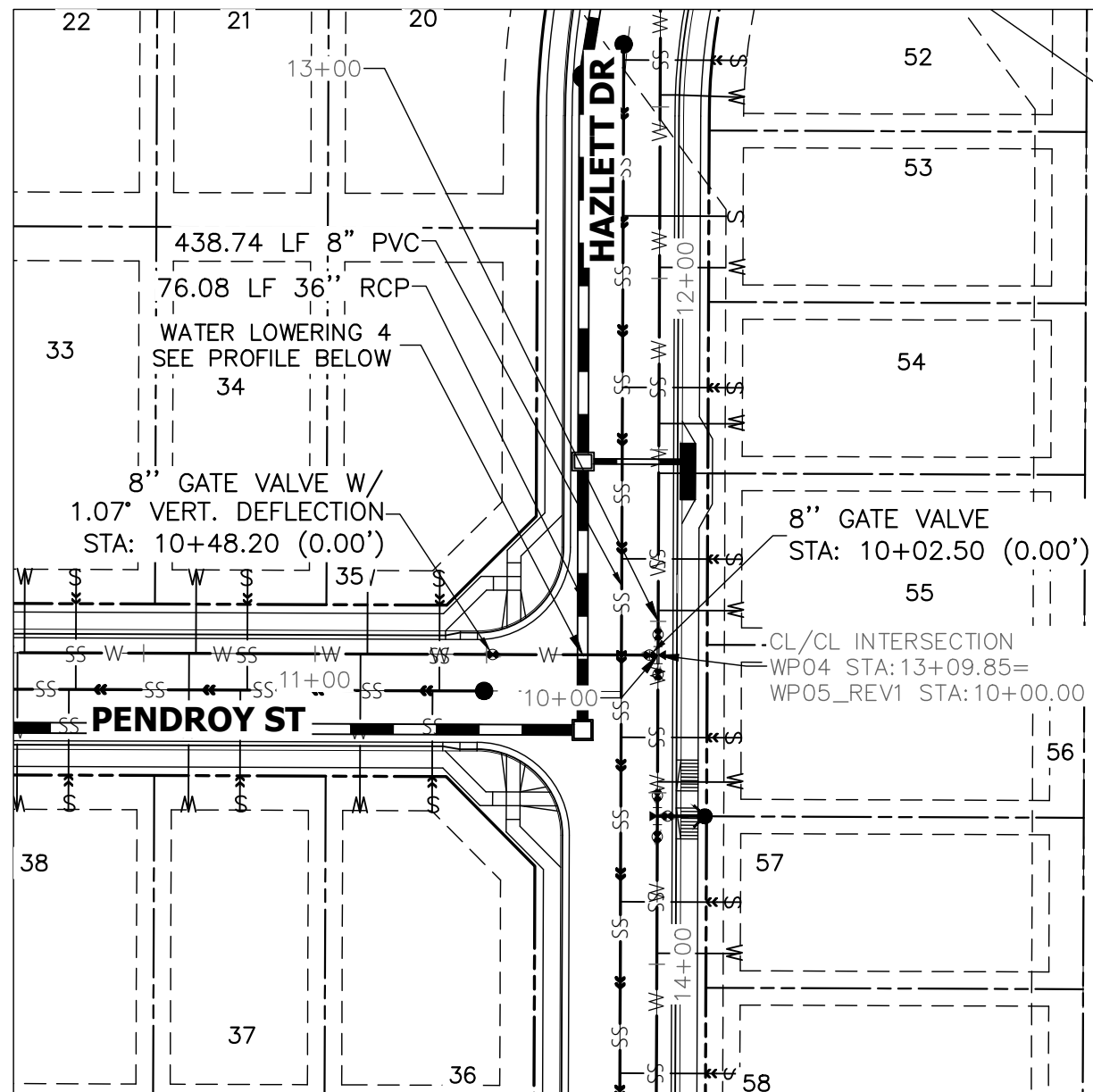
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
DESIGNATED BY WRITTEN
AUTHORIZATION.

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.

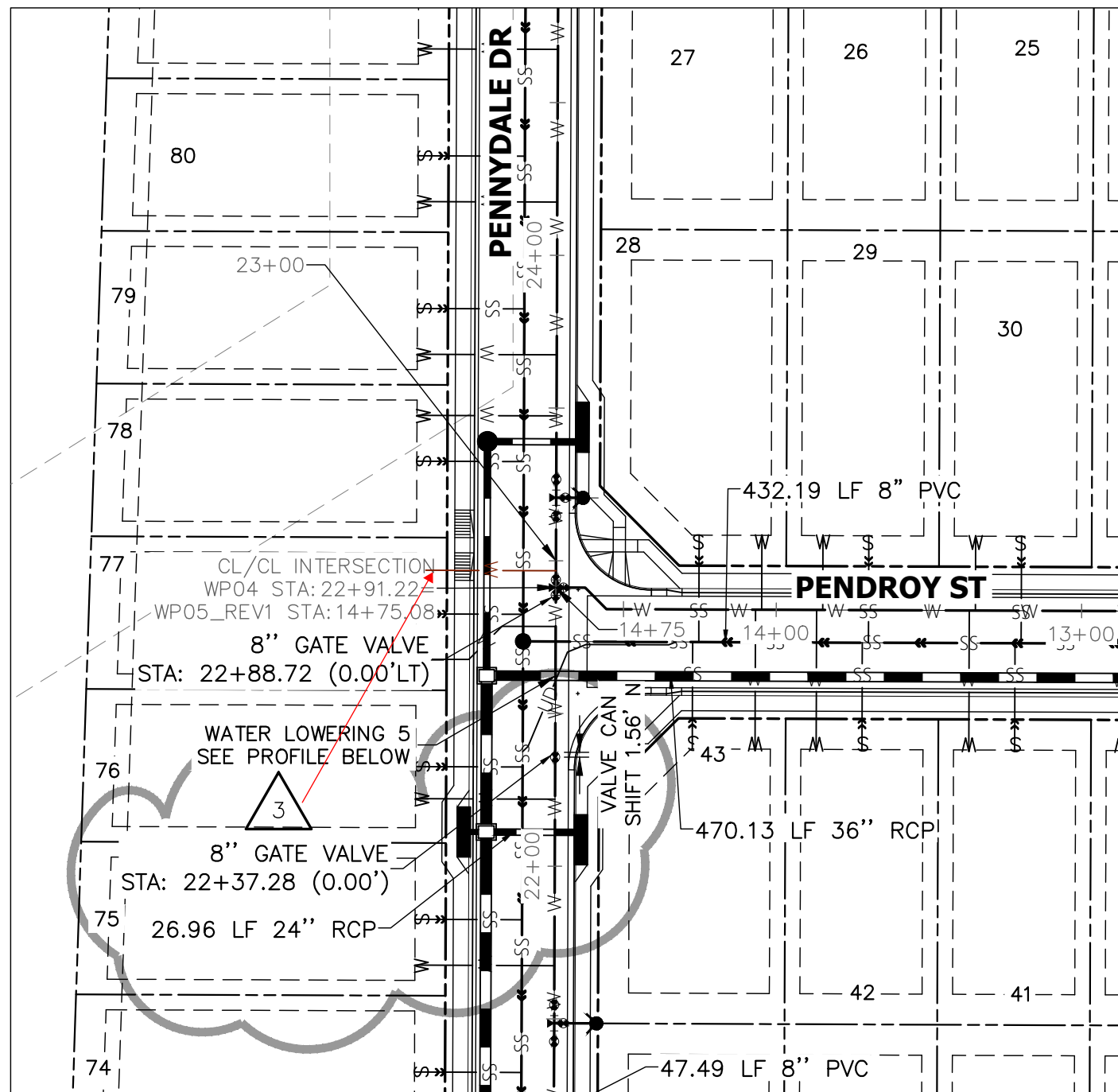
THE LOCATIONS OF EXISTING ABOVE GROUND AND
UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE
WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT
LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING
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FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL
ABOVE GROUND AND UNDERGROUND UTILITIES.



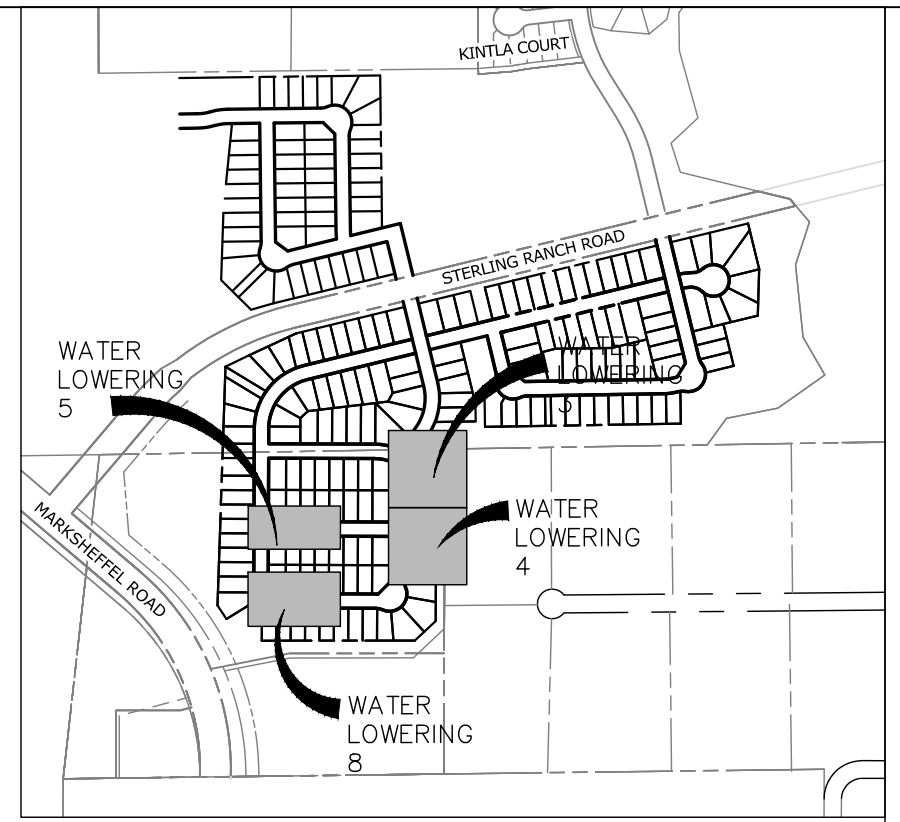
WATER LOWERING 3: WP06 ALIGNMENT



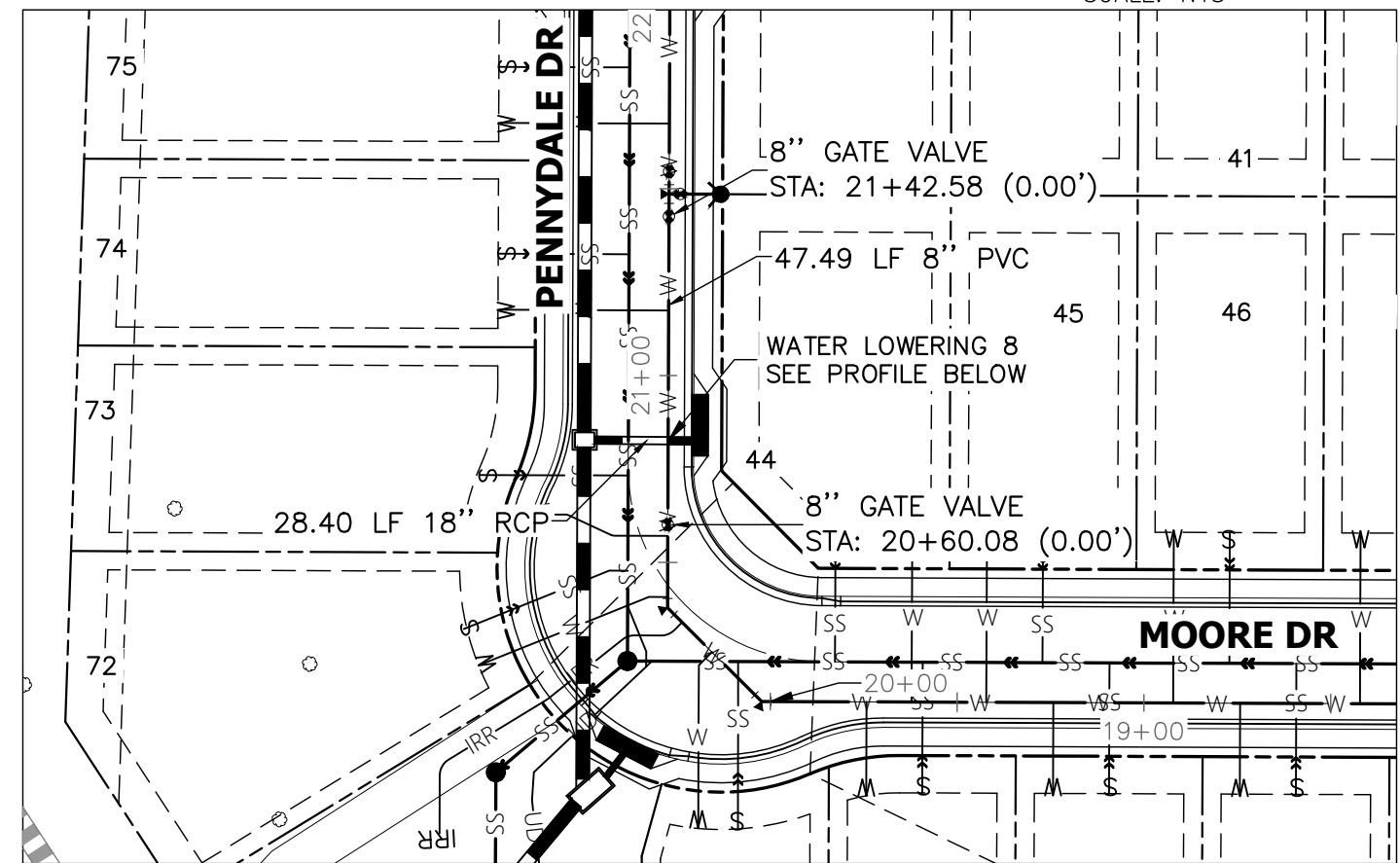
WATER LOWERING 4: WP05_REV1 ALIGNMENT



WATER LOWERING 5: WP04 ALIGNMENT

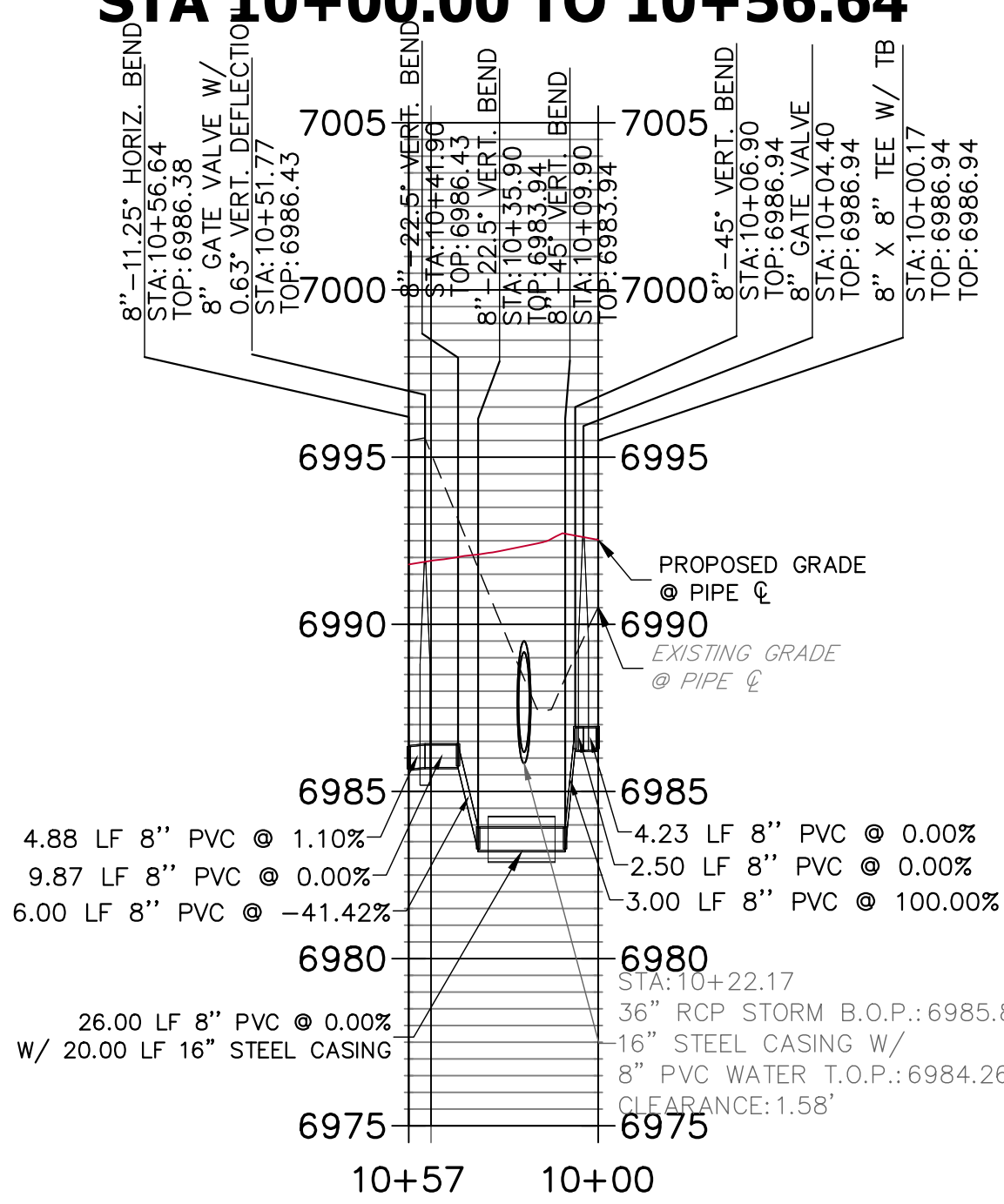


KEY MAP
SCALE: NTS

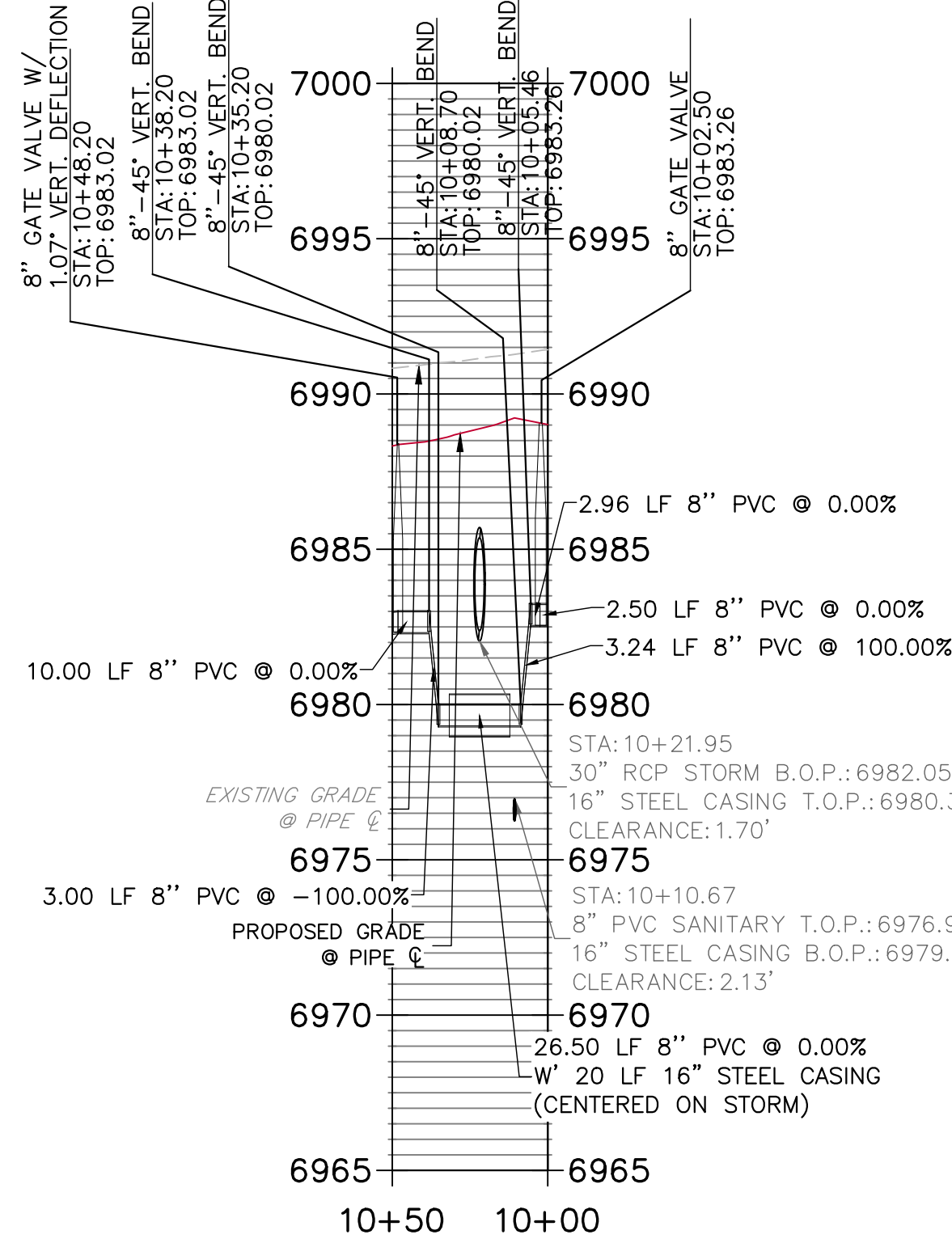


WATER LOWERING 8: WP04 ALIGNMENT

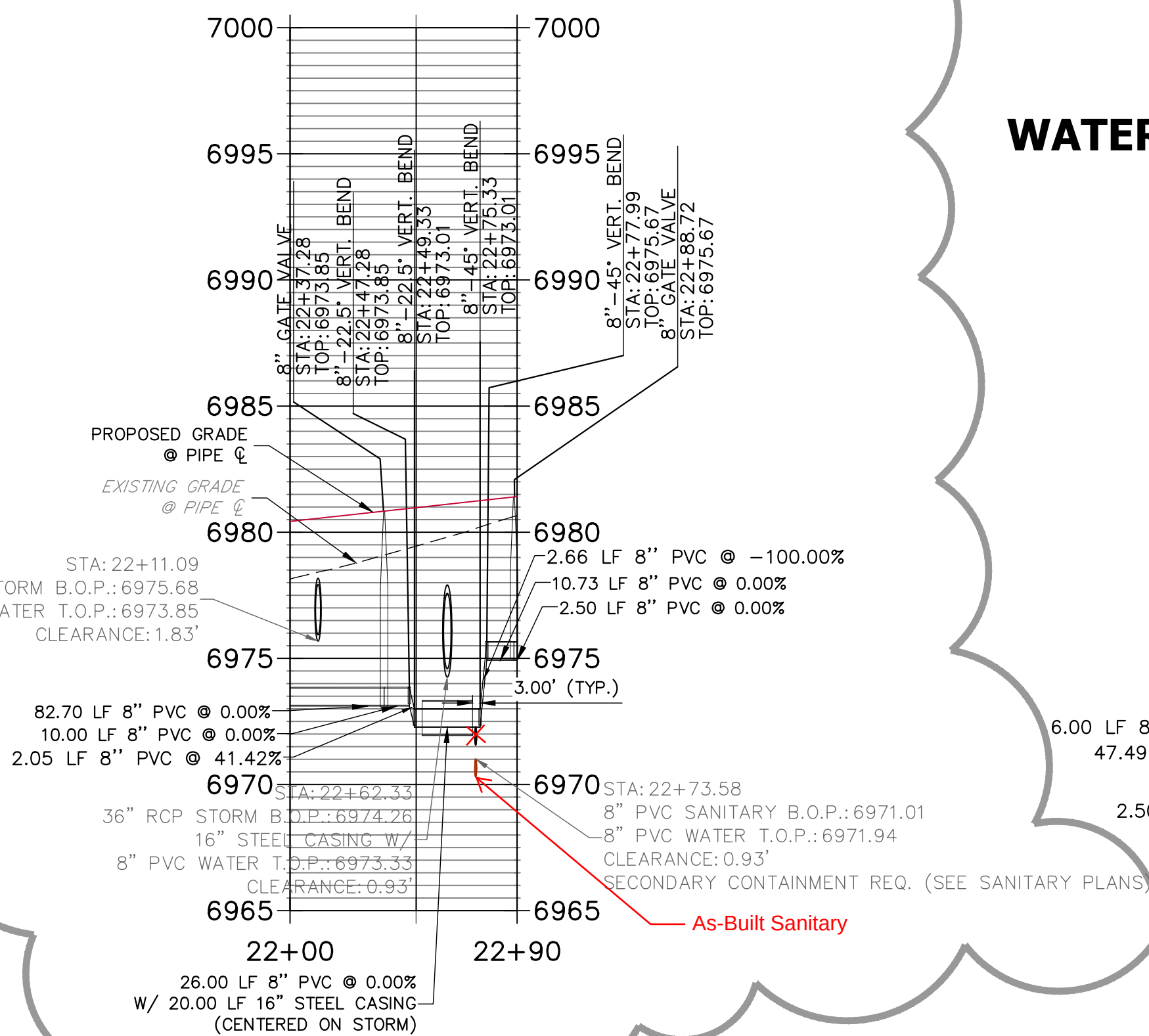
WATER LOWERING 3: WP06 ALIGNMENT STA 10+00.00 TO 10+56.64



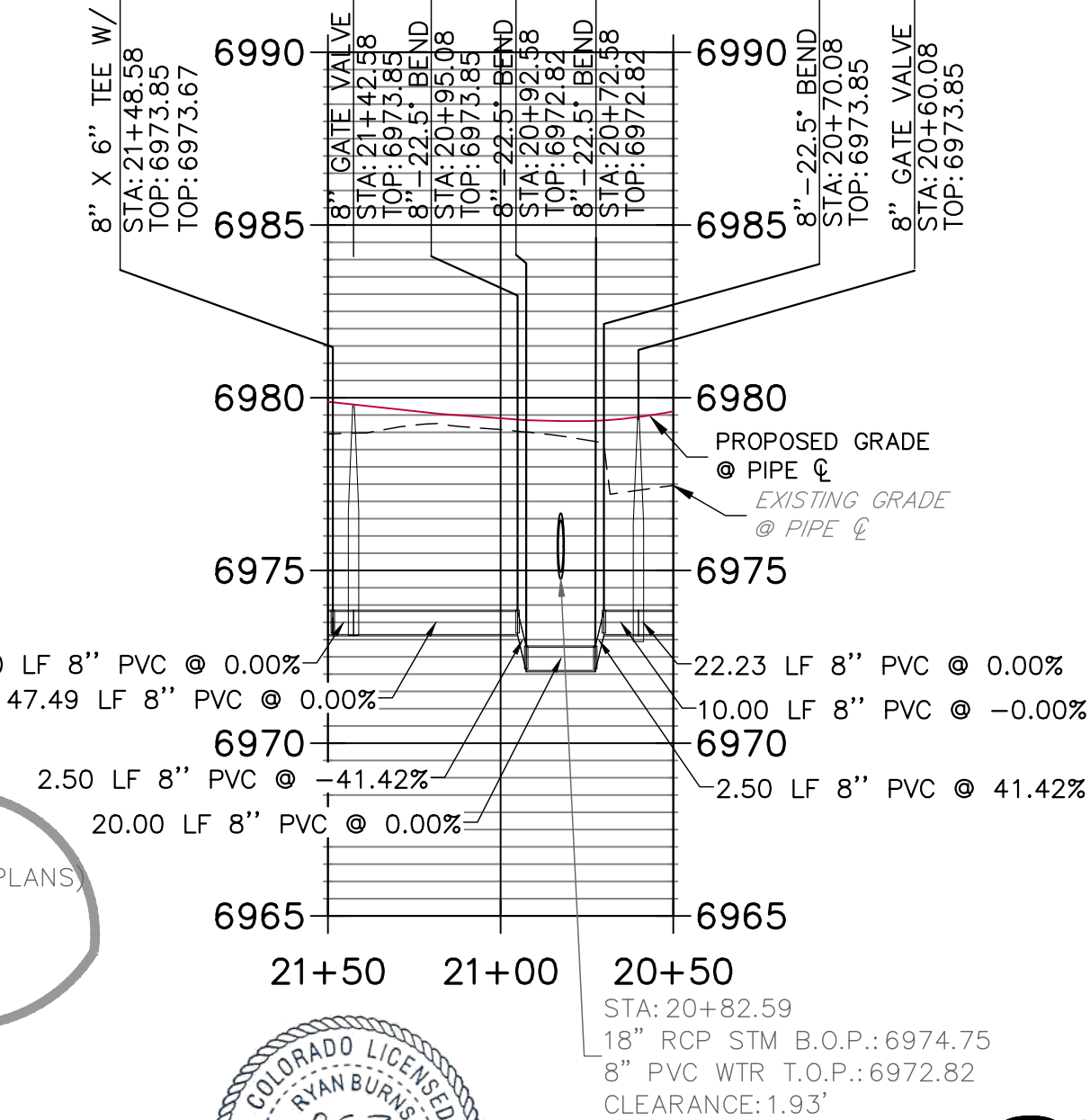
WATER LOWERING 4: WP05_REV1 STA 10+00.00 TO 10+50.00



WATER LOWERING 5: WP04 ALIGNMENT STA 22+00.00 TO 22+90.00



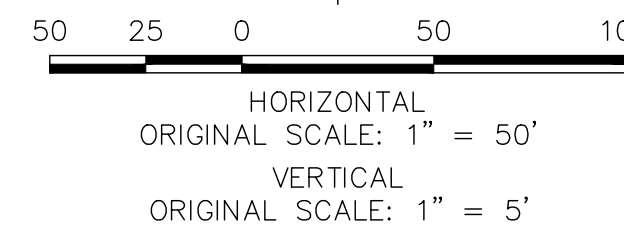
WATER LOWERING 8: WP04 ALIGNMENT STA 20+50.00 TO 21+50.00



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

WATER NOTES

- ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED.
- ALL WATER MAINS SHALL BE INSTALLED AT A STANDARD DEPTH OF 5'-6" UNLESS OTHERWISE SHOWN.
- MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES.
- SECONDARY CONTAINMENT REQUIRED WHEN WATER CROSSES BELOW STORM OR SANITARY.
- STATIONING NOT SHOWN IN PLAN VIEW, PLEASE SEE STREET PLANS FOR C STATIONS.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

9/12/2024

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION	DATE
1	WTR REVISIONS (GRADING AND SAN. ADJ.)	6/18/25
3	WTR LOWERING 5 - REVISIONS	

STERLING RANCH FILING 4

POTABLE WATER PLANS

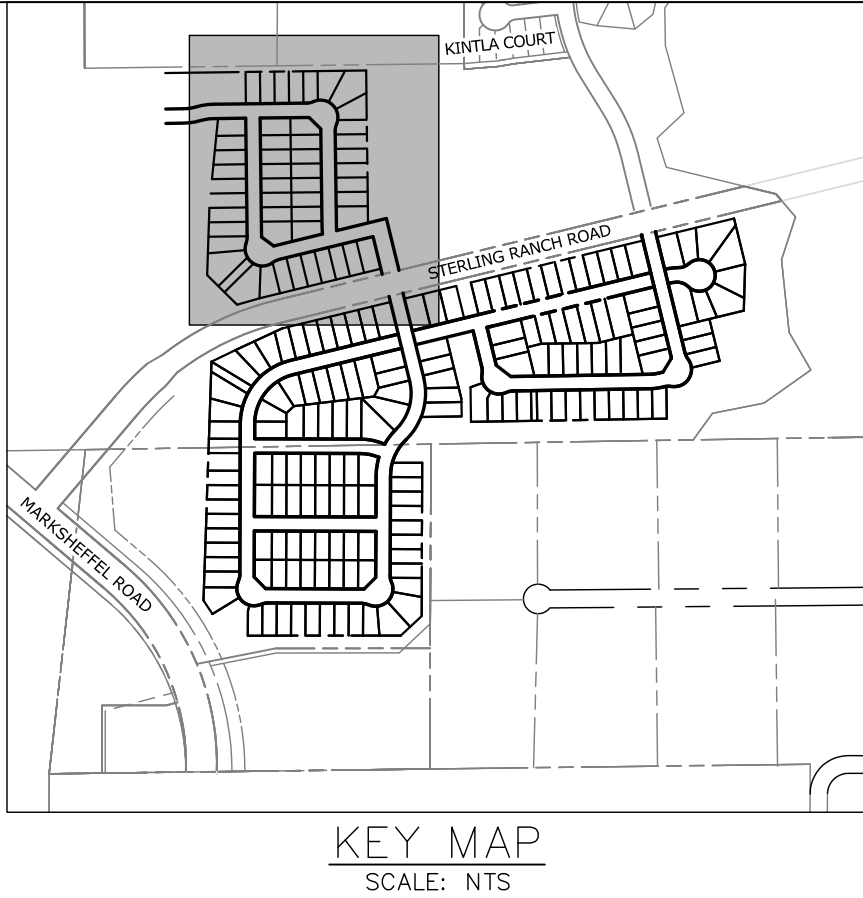
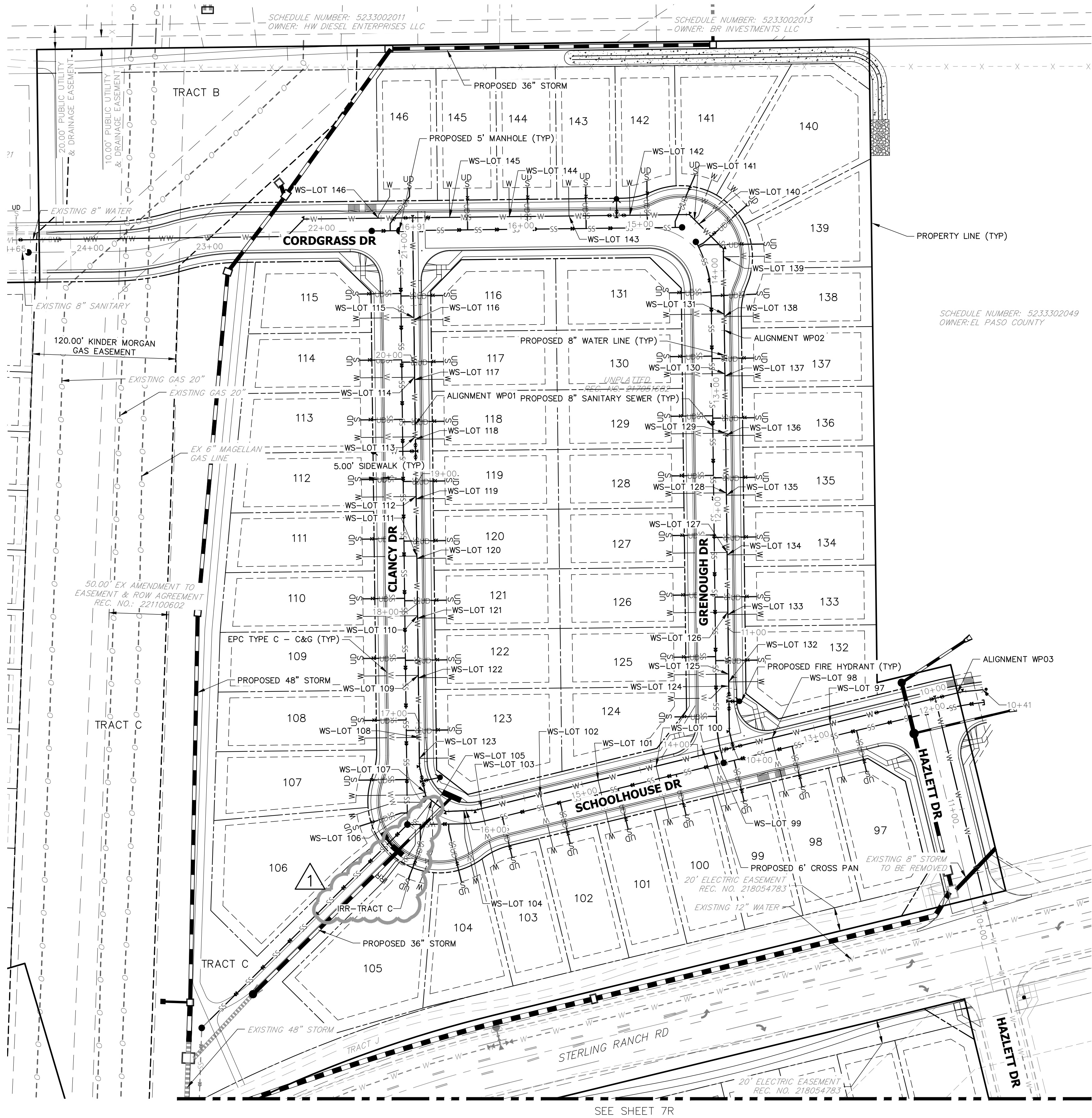
DESIGN: REB
REVIEW: NJQ
DATE: 6/20/2024

H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
5R OF 10

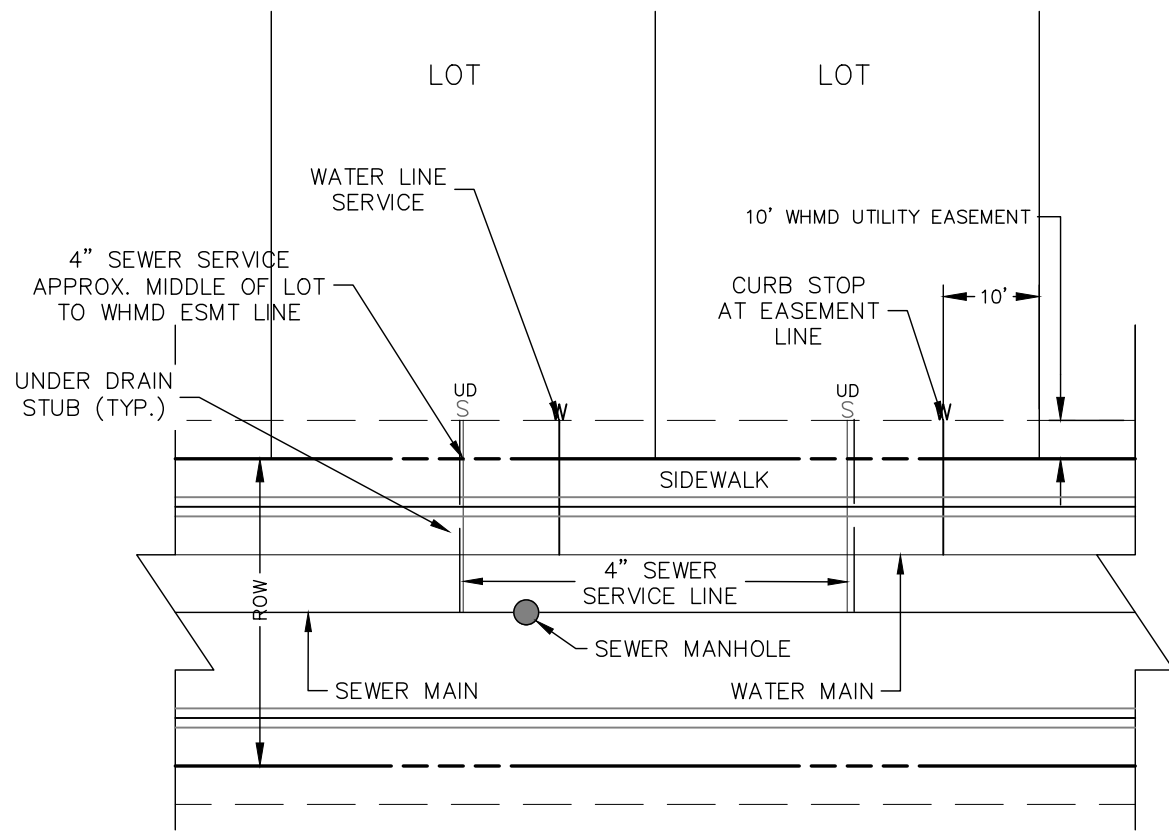


RYAN E. BURNS, P.E.
550 991 7600 - RYAN@ALLTERRAIN.COM
RYAN E. BURNS, P.E.
550 991 7600 - RYAN@ALLTERRAIN.COM



WATER SERVICE TABULATION			WATER SERVICE TABULATION			IRRIGATION SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 97	12+86.33	WP01	WS-LOT 122	17+37.85	WP01	IRR-TRACT C	16+31.81	WP01
WS-LOT 98	13+36.33	WP01	WS-LOT 123	16+70.31	WP01			
WS-LOT 99	13+86.33	WP01	WS-LOT 124	10+51.79	WP02			
WS-LOT 100	14+36.33	WP01	WS-LOT 125	10+61.86	WP02			
WS-LOT 101	14+86.33	WP01	WS-LOT 126	11+13.86	WP02			
WS-LOT 102	15+36.33	WP01	WS-LOT 127	11+63.86	WP02			
WS-LOT 103	15+86.90	WP01	WS-LOT 128	12+13.86	WP02			
WS-LOT 104	16+01.89	WP01	WS-LOT 129	12+63.86	WP02			
WS-LOT 105	16+27.78	WP01	WS-LOT 130	13+13.86	WP02			
WS-LOT 106	16+35.83	WP01	WS-LOT 131	13+63.86	WP02			
WS-LOT 107	16+41.24	WP01	WS-LOT 132	10+55.31	WP02			
WS-LOT 108	16+87.88	WP01	WS-LOT 133	11+11.82	WP02			
WS-LOT 109	10+64.02	WP02	WS-LOT 134	11+61.82	WP02			
WS-LOT 110	11+14.02	WP02	WS-LOT 135	12+11.82	WP02			
WS-LOT 111	11+64.02	WP02	WS-LOT 136	12+61.82	WP02			
WS-LOT 112	16+90.63	WP02	WS-LOT 137	13+11.82	WP02			
WS-LOT 113	16+90.66	WP02	WS-LOT 138	13+61.82	WP02			
WS-LOT 114	16+90.69	WP02	WS-LOT 139	14+11.78	WP02			
WS-LOT 115	16+90.73	WP02	WS-LOT 140	14+47.53	WP02			
WS-LOT 116	20+37.85	WP01	WS-LOT 141	14+52.92	WP02			
WS-LOT 117	19+87.85	WP01	WS-LOT 142	15+08.79	WP02			
WS-LOT 118	19+37.85	WP01	WS-LOT 143	15+59.81	WP02			
WS-LOT 119	18+87.85	WP01	WS-LOT 144	16+09.79	WP02			
WS-LOT 120	18+37.85	WP01	WS-LOT 145	16+59.81	WP02			
WS-LOT 121	17+87.85	WP01	WS-LOT 146	21+52.18	WP01			

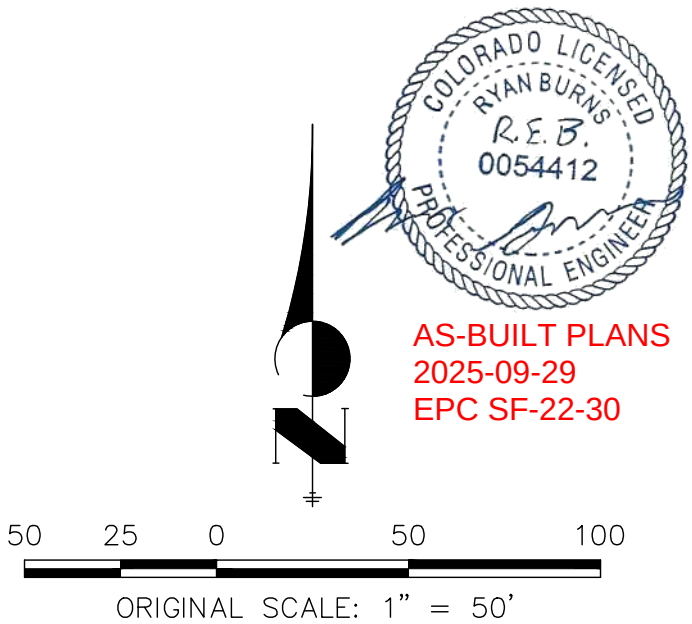
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- NOTES:
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO UTILITY EASEMENT LINE OR PAST.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
 4. ALL WATER AND IRRIGATION SERVICES SHALL BE 1" HOPE OR 2" TYPE K COPPER.
 5. IRRIGATION SERVICES TO INCLUDE METER AND BACKFLOW PER CSU DETAILS B4-2A & B4-9
 6. WATER SERVICES SHALL BE PER CSU DETAILS B1-3 OR B1-4.
 7. WATER SERVICE SLEEVES ARE REQUIRED WHERE MINIMUM SEPARATION CANNOT BE MET OR WATER SERVICES CROSS UNDERNEATH STORM SEWER OF 30" OR GREATER, PER CSU DETAIL B1-7.

1

UTILITY SERVICE LOCATIONS
NTS



AS-BUILT PLANS
2025-09-29
EPC SF-22-30

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



PREPARED FOR:

SR LAND, LLC
20 BOULDER CREST
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
(719) 471-1742

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AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	ADDED IRRIGATION SERVICES	24/09/12

STERLING RANCH FILING 4

POTABLE WATER PLANS

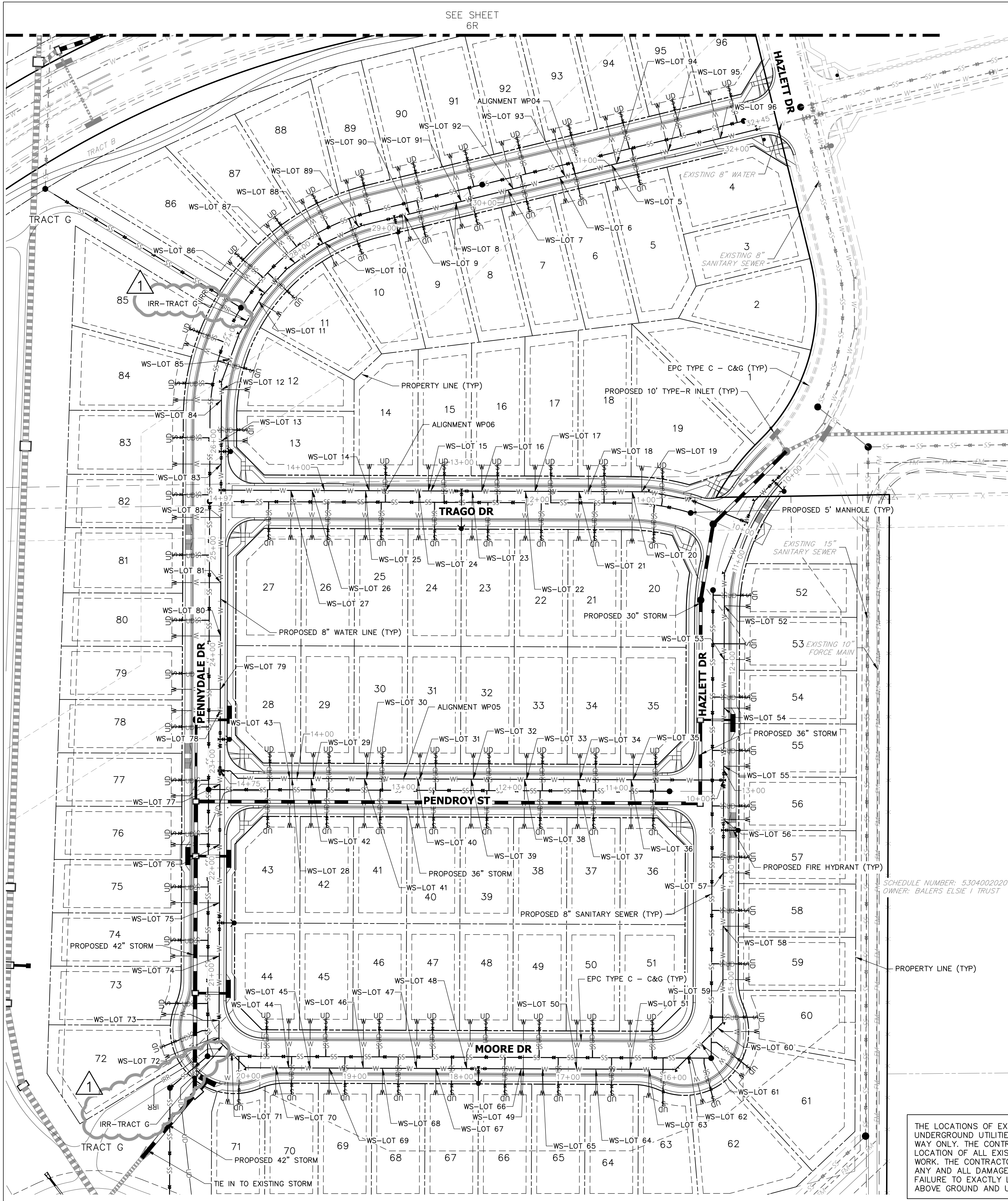
DESIGN: REB
REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

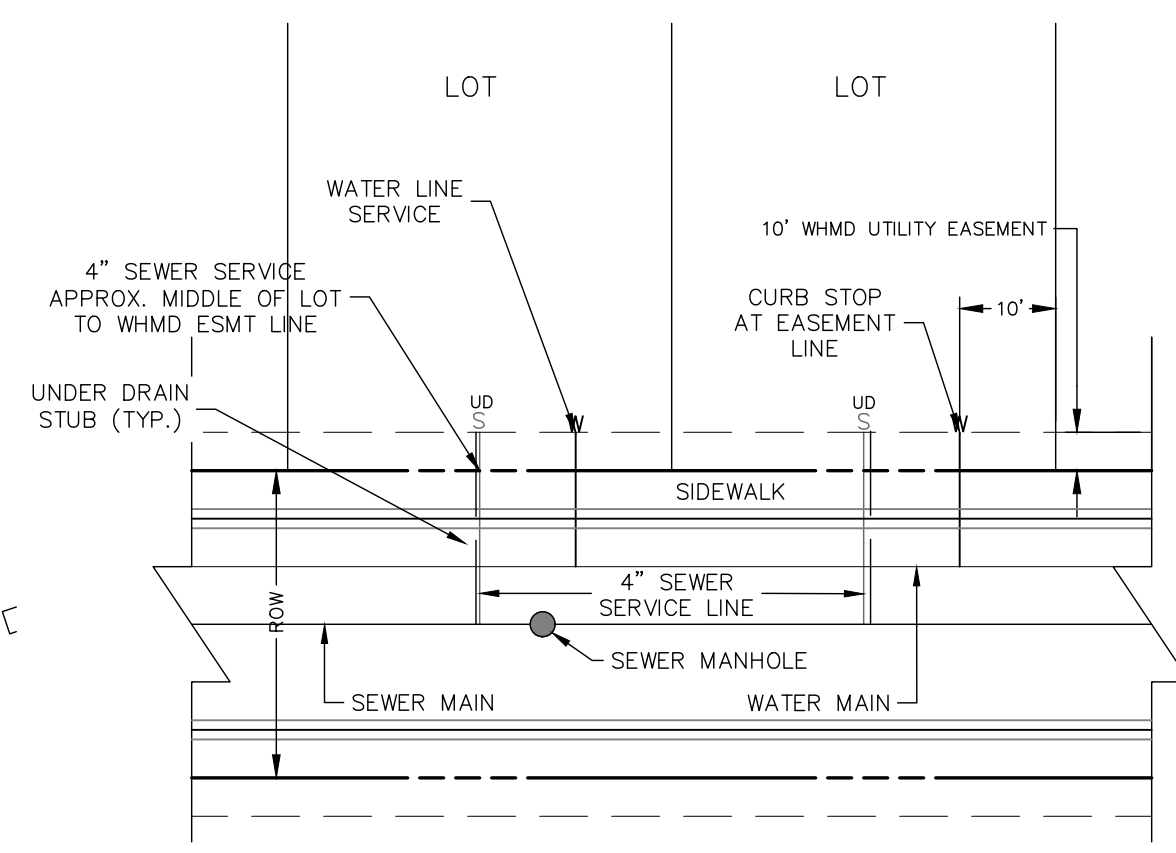
SHEET

6R OF 10



WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 5	31+02.05	WP04	WS-LOT 25	13+61.39	WP06
WS-LOT 6	30+52.05	WP04	WS-LOT 26	14+11.39	WP06
WS-LOT 7	30+02.05	WP04	WS-LOT 27	14+31.39	WP06
WS-LOT 8	29+52.05	WP04	WS-LOT 28	14+04.77	WP05
WS-LOT 9	29+02.05	WP04	WS-LOT 29	13+84.77	WP05
WS-LOT 10	28+23.06	WP04	WS-LOT 30	13+34.77	WP05
WS-LOT 11	27+39.03	WP04	WS-LOT 31	12+84.77	WP05
WS-LOT 12	26+48.49	WP04	WS-LOT 32	12+34.77	WP05
WS-LOT 13	25+58.49	WP04	WS-LOT 33	11+84.77	WP05
WS-LOT 14	13+57.98	WP06	WS-LOT 34	11+34.77	WP05
WS-LOT 15	13+02.48	WP06	WS-LOT 35	10+84.77	WP05
WS-LOT 16	12+27.85	WP05	WS-LOT 36	10+86.77	WP05
WS-LOT 17	12+02.48	WP06	WS-LOT 37	11+36.77	WP05
WS-LOT 18	11+52.48	WP06	WS-LOT 38	11+86.77	WP05
WS-LOT 19	11+02.49	WP06	WS-LOT 39	12+36.77	WP05
WS-LOT 20	11+11.39	WP06	WS-LOT 40	12+86.77	WP05
WS-LOT 21	11+61.39	WP06	WS-LOT 41	13+36.77	WP05
WS-LOT 22	12+11.39	WP06	WS-LOT 42	13+86.77	WP05
WS-LOT 23	12+61.39	WP06	WS-LOT 43	14+06.77	WP05
WS-LOT 24	13+11.39	WP06	WS-LOT 44	19+62.18	WP04

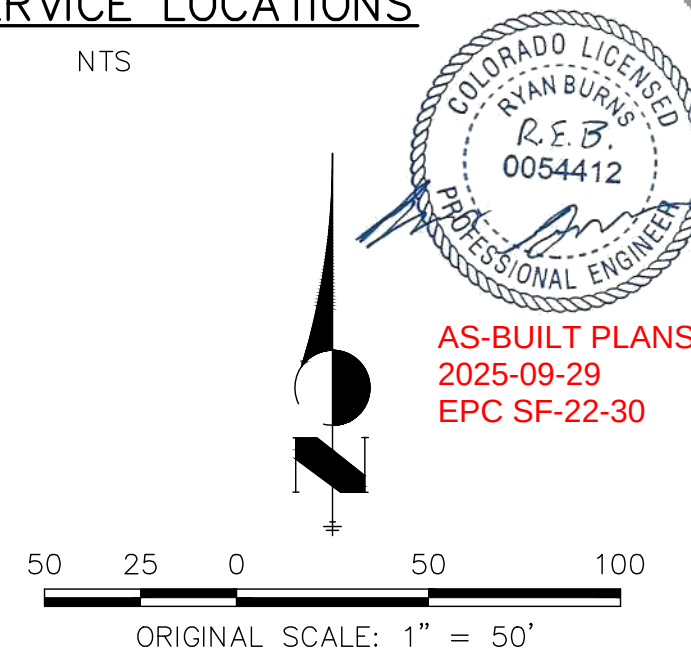
WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 45	19+42.18	WP04	WS-LOT 65	17+24.25	WP04
WS-LOT 46	18+92.18	WP04	WS-LOT 66	17+44.25	WP04
WS-LOT 47	18+42.18	WP04	WS-LOT 67	18+24.25	WP04
WS-LOT 48	17+95.25	WP04	WS-LOT 68	18+74.25	WP04
WS-LOT 49	17+42.18	WP04	WS-LOT 69	19+24.25	WP04
WS-LOT 50	16+92.18	WP04	WS-LOT 70	19+74.25	WP04
WS-LOT 51	16+42.18	WP04	WS-LOT 71	20+21.06	WP04
WS-LOT 52	11+46.50	WP04	WS-LOT 72	20+40.73	WP04
WS-LOT 53	11+96.81	WP04	WS-LOT 73	20+57.08	WP04
WS-LOT 54	12+42.31	WP04	WS-LOT 74	21+17.43	WP04
WS-LOT 55	12+96.81	WP04	WS-LOT 75	21+67.43	WP04
WS-LOT 56	13+46.81	WP04	WS-LOT 76	22+21.93	WP04
WS-LOT 57	13+96.81	WP04	WS-LOT 77	22+78.47	WP04
WS-LOT 58	14+46.81	WP04	WS-LOT 78	23+47.43	WP04
WS-LOT 59	14+96.81	WP04	WS-LOT 79	23+67.43	WP04
WS-LOT 60	15+44.04	WP04	WS-LOT 80	24+17.43	WP04
WS-LOT 61	15+65.22	WP04	WS-LOT 81	24+67.43	WP04
WS-LOT 62	15+82.66	WP04	WS-LOT 82	25+28.58	WP04
WS-LOT 63	16+24.46	WP04	WS-LOT 83	25+78.58	WP04
WS-LOT 64	16+74.25	WP04	WS-LOT 84	26+38.56	WP04



NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO UTILITY EASEMENT LINE OR PAST.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.
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6. WATER SERVICES SHALL BE PER CSU DETAILS B1-3 OR B1-4.
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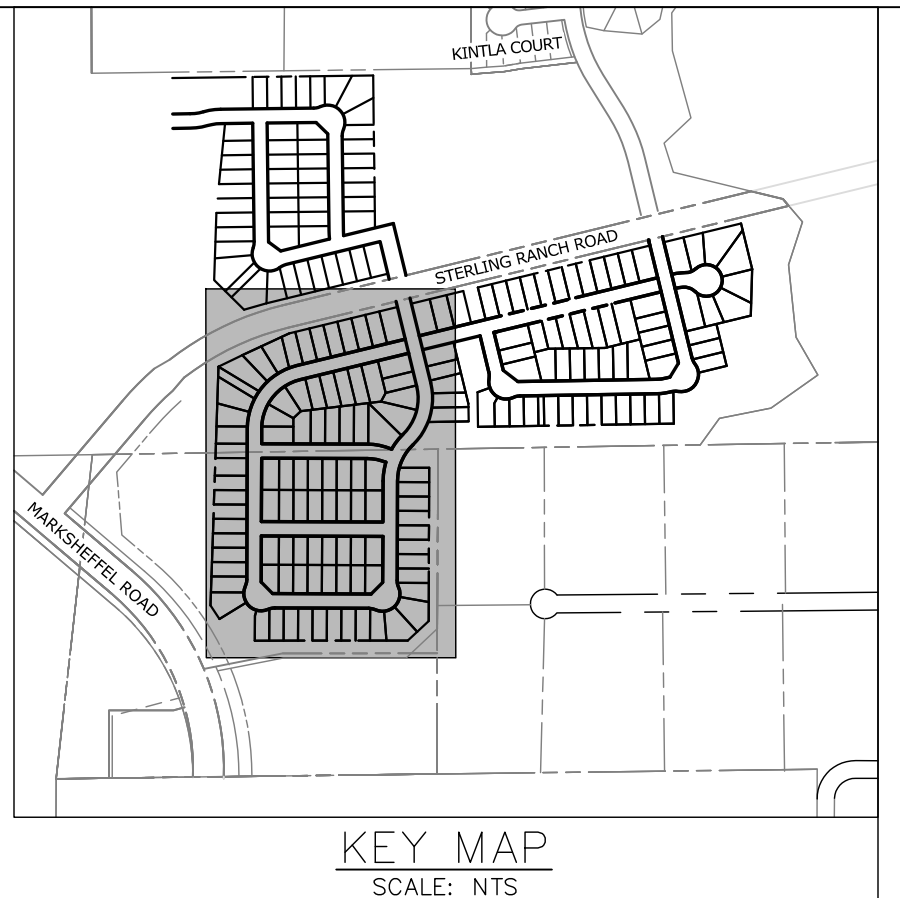
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



ALL TERRAIN ENGINEERING

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

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JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1 <td>ADDED IRRIGATION SERVICES</td> <td>24/09/12</td>	ADDED IRRIGATION SERVICES	24/09/12
2 <td>CORRECTED SERVICE TAP STATIONS</td> <td>25/03/09</td>	CORRECTED SERVICE TAP STATIONS	25/03/09

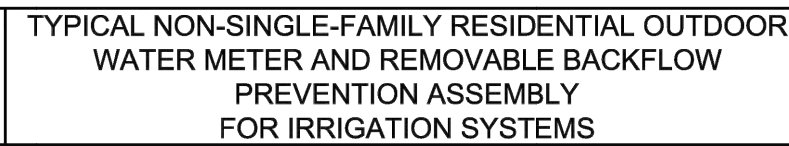
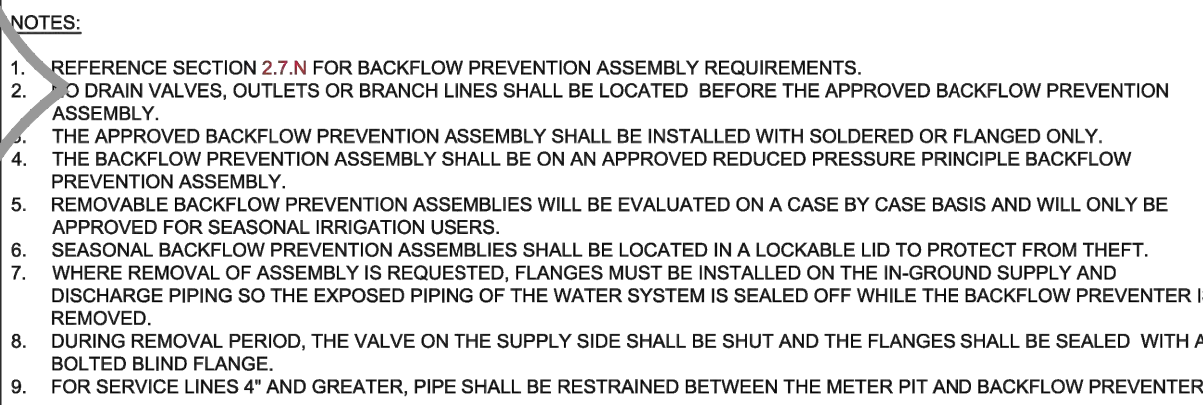
STERLING RANCH FILING 4

POTABLE WATER PLANS

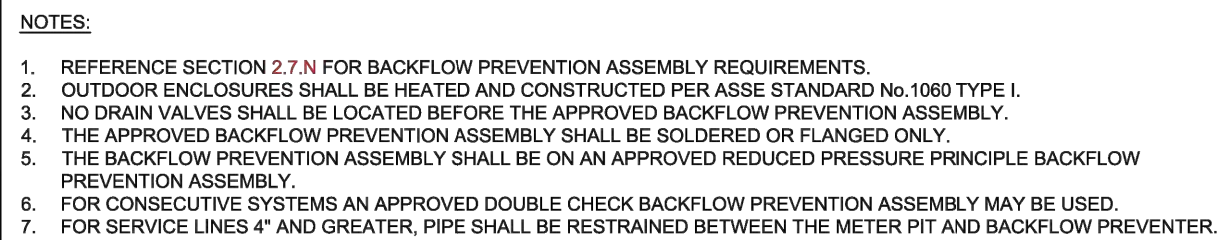
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REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

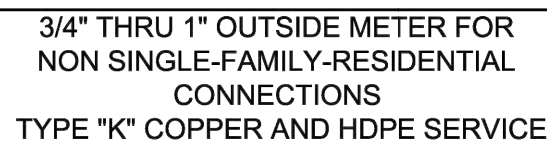
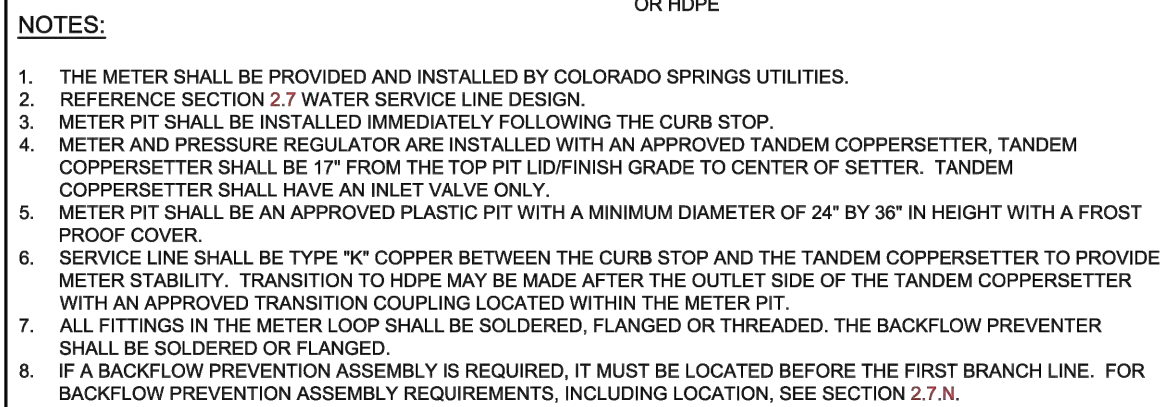
SHEET
7R OF 10



B4-10

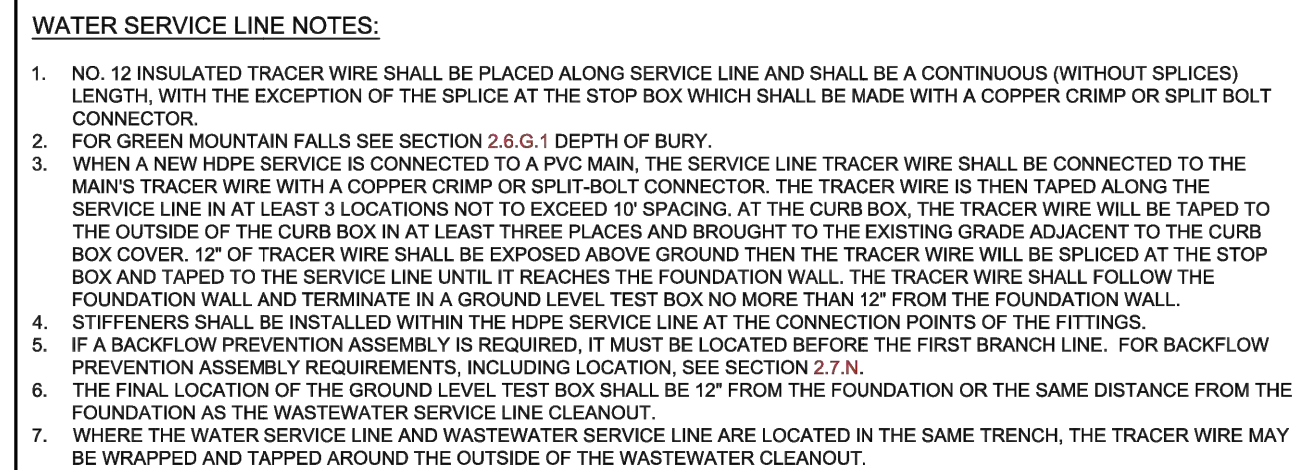


DATED 6/13/65



B4-2A

DATED 09/20/



B1-4

DATED 01/20/1



STANDARD NOTES AND DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

JOB NO: 24003	LOCATION: EL PASO COUNTY
REV DESCRIPTION	DATE

STERLING RANCH FILING 4

POTABLE WATER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/20/2024

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

[illegible]

10N OF

ION	OF
-----	----

PREPARED FOR:

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

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

NICHOLAS Q. JOKERST, PE
330 191 7635 - NJOKERST@INTERPAINENG.COM

RYAN E. BURNS, PE
303.577.2656 - PRUPNS@OUTERPAINFIC.COM

V1_Engineering Record Drawings (As-Builts).pdf Markup Summary

Joseph Sandstrom (29)



Subject: Text Box
Page Label: [1] 1 2518811 CV01 - CV01
Author: Joseph Sandstrom
Date: 9/17/2026 4:41:48 PM
Status:
Color: ■
Layer:
Space:

General comments:

Please note that additional comments may be generated after the PA walk that is scheduled for next week (no PA walk was scheduled prior to the as-built submission).

Thank you for the level of survey and detail provided in these record drawings.

Please consistently use red markups for the clouds and as-built conditions through the plans. Currently some markups and clouds are red and others are gray.

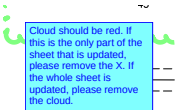
If an entire sheet is updated please cloud the outside of the entire sheet in red.



Subject: Callout
Page Label: [1] PENNYDALE_01
Author: Joseph Sandstrom
Date: 9/17/2026 12:56:48 PM
Status:
Color: ■
Layer:
Space:

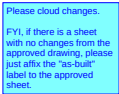
Please use red linework and red clouds (typical comment).

For this sheet, it seems like the whole sheet is updated and so the whole sheet can be clouded.



Subject: Callout
Page Label: [6] 6 2518811 SI02 - Pennydale 2
Author: Joseph Sandstrom
Date: 9/17/2026 10:27:45 AM
Status:
Color: ■
Layer:
Space:

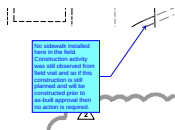
Cloud should be red. If this is the only part of the sheet that is updated, please remove the X. If the whole sheet is updated, please remove the cloud.



Subject: Callout
Page Label: [3] 6R PENNYDALE_02
Author: Joseph Sandstrom
Date: 9/17/2026 10:30:55 AM
Status:
Color: ■
Layer:
Space:

Please cloud changes.

FYI, if there is a sheet with no changes from the approved drawing, please just affix the "as-built" label to the approved sheet.



Subject: Callout
Page Label: [1] HAZLETT_01_REV2
Author: Joseph Sandstrom
Date: 9/17/2026 12:51:41 PM
Status:
Color: ■
Layer:
Space:

No sidewalk installed here in the field. Construction activity was still observed from field visit and so if this construction is still planned and will be constructed prior to as-built approval then no action is required.



Subject: Image
Page Label: [1] HAZLETT_01_REV2
Author: Joseph Sandstrom
Date: 9/17/2026 12:51:56 PM
Status:
Color: ■
Layer:
Space:

Please remove X for clarity if the only changes are in the clouds.

Subject: Callout
Page Label: [15] 15 2518811 SI02 - Hazlett-School House 1
Author: Joseph Sandstrom
Date: 9/17/2026 10:32:17 AM
Status:
Color: ■
Layer:
Space:

Please remove X for clarity if the only changes are in the clouds.

Please remove X for clarity if the only changes are in the clouds (typ)

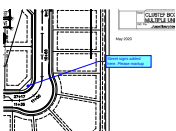
Subject: Callout
Page Label: [16] 16 2518811 SI02 - Hazlett-School House FL Profiles
Author: Joseph Sandstrom
Date: 9/17/2026 10:32:39 AM
Status:
Color: ■
Layer:
Space:

Please remove X for clarity if the only changes are in the clouds (typ)



Subject: Text Box
Page Label: [19] 19 2518811 SI02 - Grenough 1
Author: Joseph Sandstrom
Date: 9/17/2026 10:43:45 AM
Status:
Color: ■
Layer:
Space:

Please cloud instead of X if the whole sheet is not getting updated (typ).



Subject: Callout
Page Label: [22] 22 2518811 SG01 - SG01
Author: Joseph Sandstrom
Date: 9/16/2026 4:39:51 PM
Status:
Color: ■
Layer:
Space:

Street signs added here. Please markup



Subject: Image
Page Label: [22] 22 2518811 SG01 - SG01
Author: Joseph Sandstrom
Date: 9/16/2026 4:42:20 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [22] 22 2518811 SG01 - SG01
Author: Joseph Sandstrom
Date: 9/16/2026 4:42:29 PM
Status:
Color: ■
Layer:
Space:

Street signs added here. Please markup



Subject: Image
Page Label: [22] 22 2518811 SG01 - SG01
Author: Joseph Sandstrom
Date: 9/16/2026 4:42:50 PM
Status:
Color: ■
Layer:
Space:

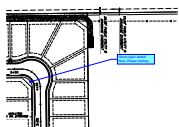


Subject: Image
Page Label: [23] 23 2518811 SG01 - SG02
Author: Joseph Sandstrom
Date: 9/16/2026 4:43:26 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [23] 23 2518811 SG01 - SG02
Author: Joseph Sandstrom
Date: 9/16/2026 4:43:44 PM
Status:
Color: ■
Layer:
Space:

Street signs added here. Please markup



Subject: Callout
Page Label: [23] 23 2518811 SG01 - SG02
Author: Joseph Sandstrom
Date: 9/16/2026 4:44:07 PM
Status:
Color: ■
Layer:
Space:

Street signs added here. Please markup

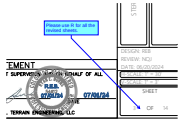


Subject: Image
Page Label: [23] 23 2518811 SG01 - SG02
Author: Joseph Sandstrom
Date: 9/16/2026 4:44:21 PM
Status:
Color: ■
Layer:
Space:

Please cloud whole sheet if whole sheet is being replaced. (typ)

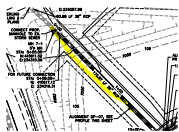
Subject: Text Box
Page Label: [1] DP01 - DP05 - DP08 revisions over gas line-DP01 (3)
Author: Joseph Sandstrom
Date: 9/17/2026 10:48:44 AM
Status:
Color: ■
Layer:
Space:

Please cloud whole sheet if whole sheet is being replaced. (typ)



Subject: Callout
Page Label: [1] DP01 - DP05 - DP08 revisions over gas line-DP01 (3)
Author: Joseph Sandstrom
Date: 9/17/2026 11:20:24 AM
Status:
Color: ■
Layer:
Space:

Please use R for all the revised sheets.



Subject: Highlight
Page Label: [1] 5 DP01
Author: Joseph Sandstrom
Date: 9/17/2026 11:53:40 AM
Status:
Color: ■
Layer:
Space:

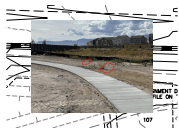


Subject: Callout
Page Label: [1] 5 DP01
Author: Joseph Sandstrom
Date: 9/17/2026 11:54:45 AM
Status:
Color: ■
Layer:
Space:

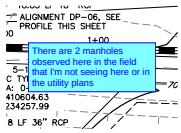
It appears that the sidewalk alignment and pipe alignment changed from the approved drawings here.



Subject: Image
Page Label: [1] 5 DP01
Author: Joseph Sandstrom
Date: 9/17/2026 11:56:04 AM
Status:
Color: ■
Layer:
Space:

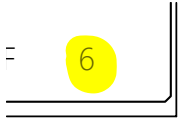


Subject: Image
Page Label: [1] 5 DP01
Author: Joseph Sandstrom
Date: 9/17/2026 12:47:07 PM
Status:
Color: ■
Layer:
Space:

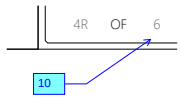


Subject: Callout
Page Label: [1] 5 DP01
Author: Joseph Sandstrom
Date: 9/17/2026 12:47:05 PM
Status:
Color: ■
Layer:
Space:

There are 2 manholes observed here in the field that I'm not seeing here or in the utility plans



Subject: Highlight
Page Label: [1] 24003_SP01-SP02(2)-SP04(1)
Author: Joseph Sandstrom
Date: 9/17/2026 1:02:41 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] 24003_SP01-SP02(2)-SP04(1)
Author: Joseph Sandstrom
Date: 9/17/2026 1:02:57 PM
Status:
Color: ■
Layer:
Space:

10



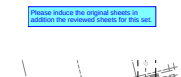
Subject: Text Box
Page Label: [1] 24003_SP01-SP02(2)-SP04(1)
Author: Joseph Sandstrom
Date: 9/17/2026 1:03:31 PM
Status:
Color: ■
Layer:
Space:

Please include all original sheets in addition to the revised sheets for this set.



Subject: Callout
Page Label: [5] 24003_SP01-UNDERDRAIN OUTFALL
Author: Joseph Sandstrom
Date: 9/17/2026 4:46:30 PM
Status:
Color: ■
Layer:
Space:

Informational note:
EPC Development Services Engineering never had the opportunity to review the underdrain outfall details as are presented in these record drawings and it was not included in the approved plans. Any issues caused by the underdrain outfall into the forebay regarding the forebay, pond, or outlet structure are the responsible of the Developer and/or Metro District and not the County.



Subject: Text Box
Page Label: [1] 24003_WP01-WP02N_ATE
Author: Joseph Sandstrom
Date: 9/17/2026 1:00:57 PM
Status:
Color: ■
Layer:
Space:

Please induce the original sheets in addition the reviewed sheets for this set.